

# 39 MAIN STREET SITE PLAN OF LAND

PREPARED BY:  
LEGACY ENGINEERING LLC  
730 MAIN STREET, SUITE 2C  
MILLIS, MA 02054

MEDWAY, MA  
OCTOBER 11, 2018  
Latest Revision: March 10, 2019

PREPARED FOR:  
STRATEGIC LAND VENTURES  
257 HILLSIDE AVENUE  
NEEDHAM, MA 02494

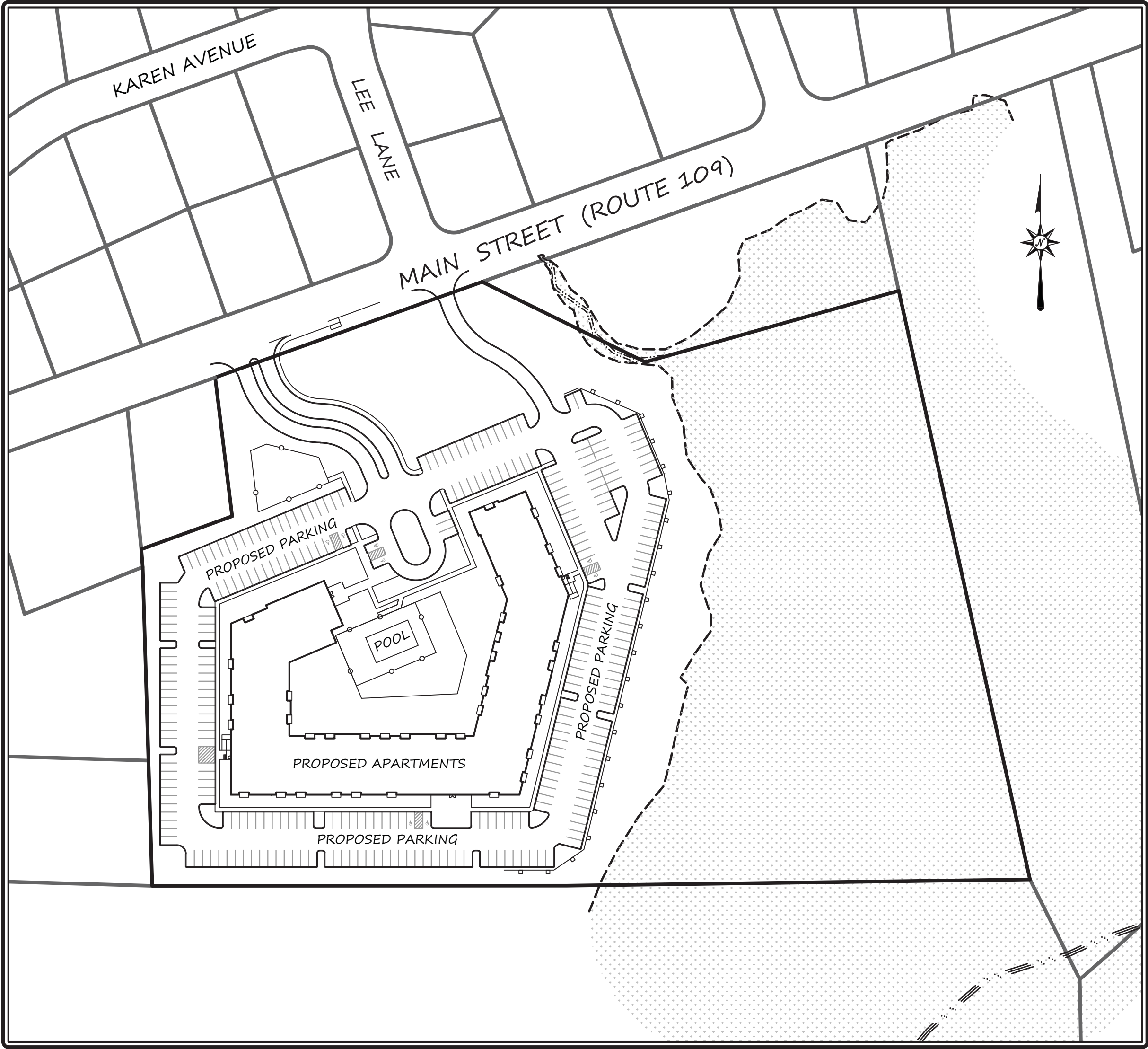
OWNER  
NOTWEN REALTY TRUST  
33 FRUIT STREET  
NORFOLK, MA 02056  
  
APPLICANT  
STRATEGIC LAND VENTURES  
257 HILLSIDE AVENUE  
NEEDHAM, MA 02494  
  
MAP AND PARCEL  
MAP 41  
PARCELS 35 & 35-1  
  
ZONING DISTRICT  
AGRICULTURAL RESIDENTIAL 1  
GROUNDWATER PROTECTION 1  
(PORTION OF SITE)



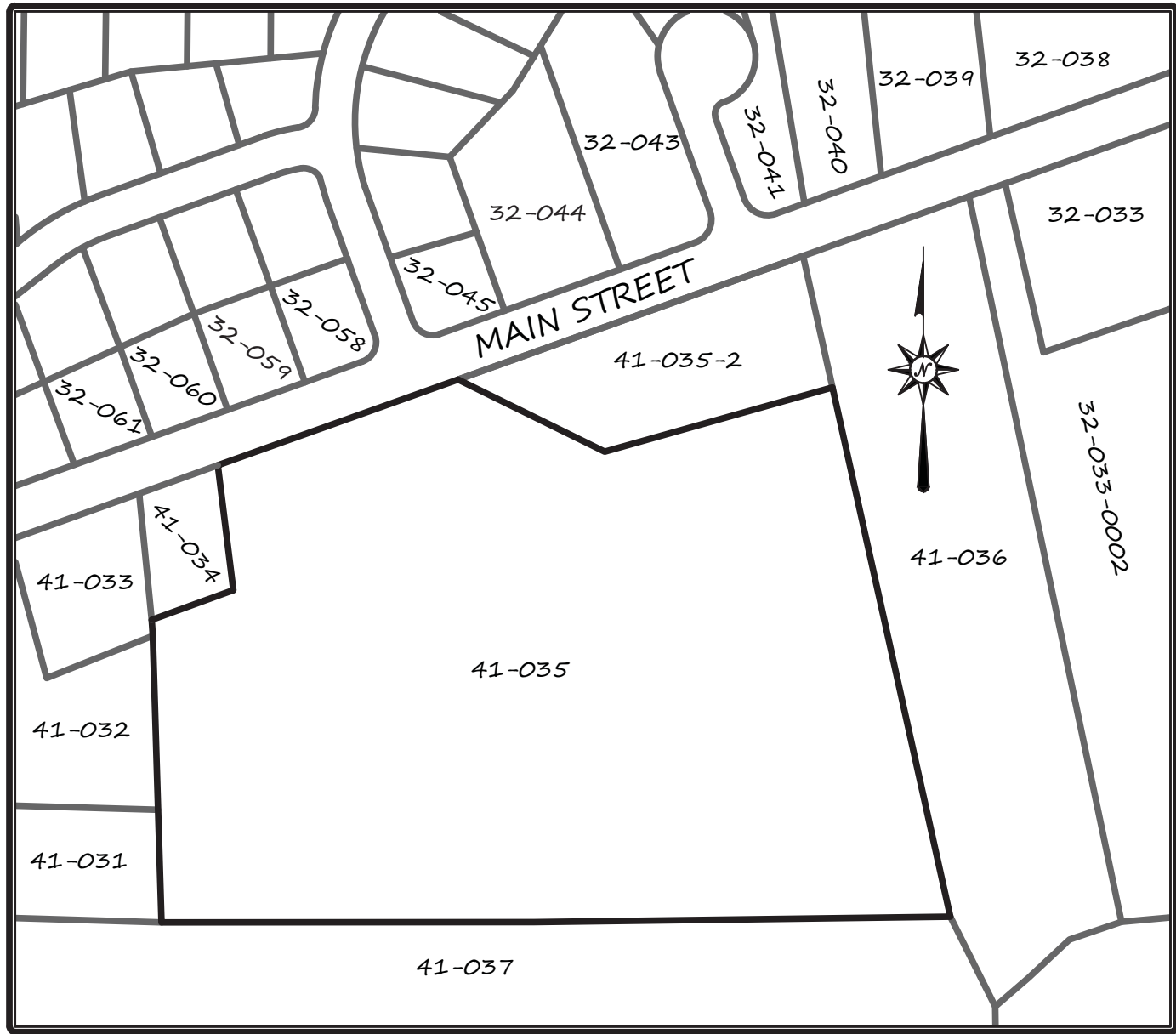
Digitally signed by Daniel J. Merrikin, P.E.  
Date: 2019.03.11 16:29:34 -0400



2013 MASSGIS AERIAL LOCUS  
SCALE: 1" = 500'



LOCUS  
SCALE: 1"=100'



MEDWAY ASSESSORS LOCUS  
SCALE: 1" = 200'

PLAN SCALE: AS NOTED

ORIGINAL PLAN PREPARED BY MERRIKIN ENGINEERING, LLP

REVISION	DATE	BY
REVISIONS PER TOWN COMMENTS	2018-11-30	D.J.M.
UPDATES FOR COMP. PERMIT APPLICATION	2019-03-10	D.J.M.

39 MAIN STREET  
COVER SHEET  
PLAN OF LAND  
IN  
MEDWAY, MA

### PLAN INDEX

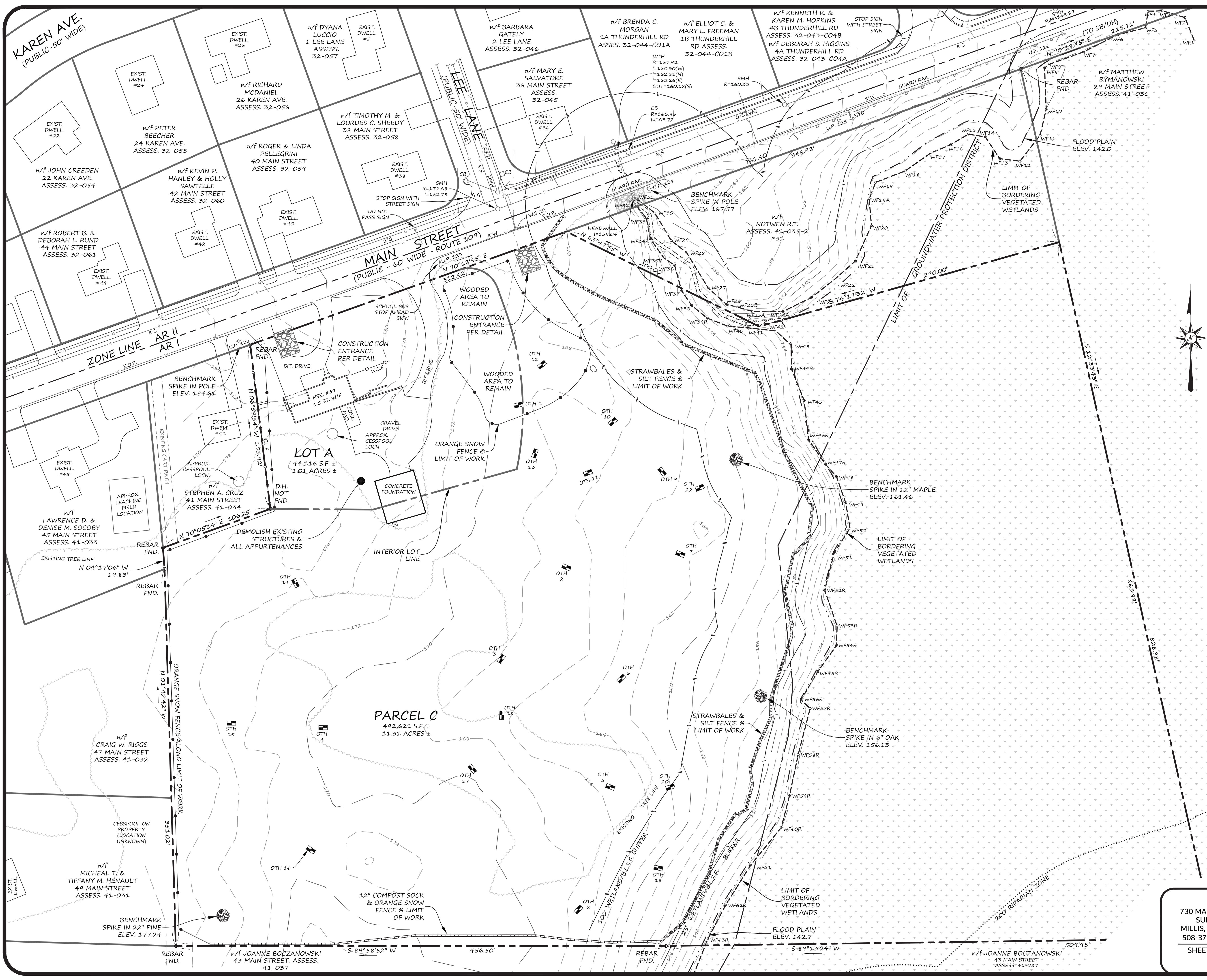
- SHEET 1 - COVER
- SHEET 2 - EXISTING CONDITIONS & EROSION CONTROL
- SHEET 3 - LAYOUT SHEET
- SHEET 4 - GRADING & UTILITY
- SHEET 5 - DETAILS
- SHEET 6 - DETAILS
- SHEET 7 - DETAILS

730 MAIN STREET  
SUITE 2C  
MILLIS, MA 02054  
508-376-8883(o)  
SHEET 1 OF 7



LEGACY  
ENGINEERING





OWNER  
NOTWEN REALTY TRUST  
33 FRUIT STREET  
NORFOLK, MA 02056

APPLICANT  
STRATEGIC LAND VENTURES  
257 HILLSIDE AVENUE  
NEEDHAM, MA 02494

MAP AND PARCEL  
MAP  
PARCELS 35 & 35-1

ZONING DISTRICT  
AGRICULTURAL RESIDENTIAL 1  
GROUNDWATER PROTECTION  
(PORTION OF SITE)

GENERAL NOTES

- SURVEY & PLAN REFERENCES:
  - PROPERTY LINE AND TOPOGRAPHICAL SURVEY BY COLONIAL ENGINEERING AND ARE THE RESULT OF AN ON-THE-GROUND SURVEY.
  - REGISTRY REFERENCES: PLAN REFERENCES: PLAN BOOK 659, NO. 45 DEED REFERENCES: BOOK 9237, PAGE 439
  - DATUM: NAVD88
- EXISTING UTILITY INFORMATION IS BASED ON BEST AVAILABLE RECORDS AND VISIBLE SURFACE FEATURES SUCH AS MANHOLES, CATCH BASINS, UTILITY POLES, HYDRANTS, VALVE BOXES, ETC... EXISTING UTILITY INFORMATION DEPICTED ON THESE PLANS ARE NOT WARRANTED TO BE CORRECT AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING ALL LOCATIONS PRIOR TO COMMENCEMENT OF WORK.
- FEATURES OUTSIDE OF THE SITE SUCH AS ADJACENT STRUCTURES ARE APPROXIMATE ONLY AND BASED ON AVAILABLE AERIAL PHOTOGRAPHY.

CONSERVATION NOTES

- EROSION AND SEDIMENT CONTROLS SHALL BE IN STALLED PRIOR TO ANY SITE WORK AND SHALL BE MAINTAINED IN GOOD CONDITION THROUGHOUT CONSTRUCTION.
- CONDUCT WORK IN ACCORDANCE WITH THE REQUIREMENTS OF THE SWPPP AND ORDER OF CONDITIONS.

CONSTRUCTION NOTES:

- THE CONTRACTOR SHALL CONTACT DIGSAFE AT 811 PRIOR TO ANY EXCAVATION ACTIVITIES.
- THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN OF ANY STRUCTURAL RETAINING WALLS (WALLS WITH AN EXPOSED FACE OF GREATER THAN 4'). DESIGN SHALL BE BY A REGISTERED STRUCTURAL ENGINEER AND SHALL BE STAMPED ACCORDINGLY.

LEGEND & ABBREVIATIONS

- CB: EXISTING CATCH BASIN
- CB: PROP. SINGLE-GRATE CATCH BASIN
- CB: PROP. DOUBLE-GRATE CATCH BASIN
- STC: STORMCATCHER TREATMENT UNIT
- DMH: DRAIN MANHOLE
- TR. DR.: TRENCH DRAIN
- INFIL. TR.: INFILTRATION TRENCH
- X" D: DRAIN PIPELINE
- RCP: REINFORCED CONCRETE PIPE
- PVC: POLYVINYL CHLORIDE PIPE
- SMH: SEWER MANHOLE
- X" S: SEWER PIPELINE
- C.O.: SEWER SERVICE CLEANOUT
- X" W: WATER MAIN
- HYD: HYDRANT
- G.V.: WATER GATE VALVE
- C.S.: WATER SERVICE CURB STOP
- M.B.: WATER SERVICE METER BOX
- G: GAS PIPELINE
- LP: LIGHT POLE
- UT: UTILITY POLE
- GUY: GUY WIRE
- S.P.: TRAFFIC SIGNAL POLE
- 252: EXISTING CONTOUR
- 252: PROPOSED CONTOUR
- E.O.P.: EDGE OF PAVEMENT
- C.B.: INTEGRAL SLOPED BIT. BERM
- V.B.B.: VERTICAL BITUMINOUS BERM
- S.G.C.: SLOPED GRANITE CURB
- V.G.C.: VERTICAL GRANITE CURB
- V.C.C.: VERTICAL CONCRETE CURB
- E.C.S.: EDGE CONCRETE SLAB
- G.V.: GATE VALVE
- C.L.F.: CHAIN LINK FENCE
- W.S.F.: WOOD STOCKADE FENCE
- P.P.F.: PVC PICKET FENCE
- G.R.: GUARD RAIL
- C.C.: HANDICAP CURB CUT

730 MAIN STREET  
SUITE 2C  
MILLIS, MA 02054  
508-376-8883(o)  
SHEET 2 OF 7



39 MAIN STREET  
EXISTING CONDITIONS  
PLAN OF LAND  
IN  
MEDWAY, MA

REVISION	DATE	BY
REVISED PER TOWN COMMENTS	2018-11-30	D.J.M.
UPDATES FOR COMP. PERMIT APPLICATION	2019-03-10	D.J.M.

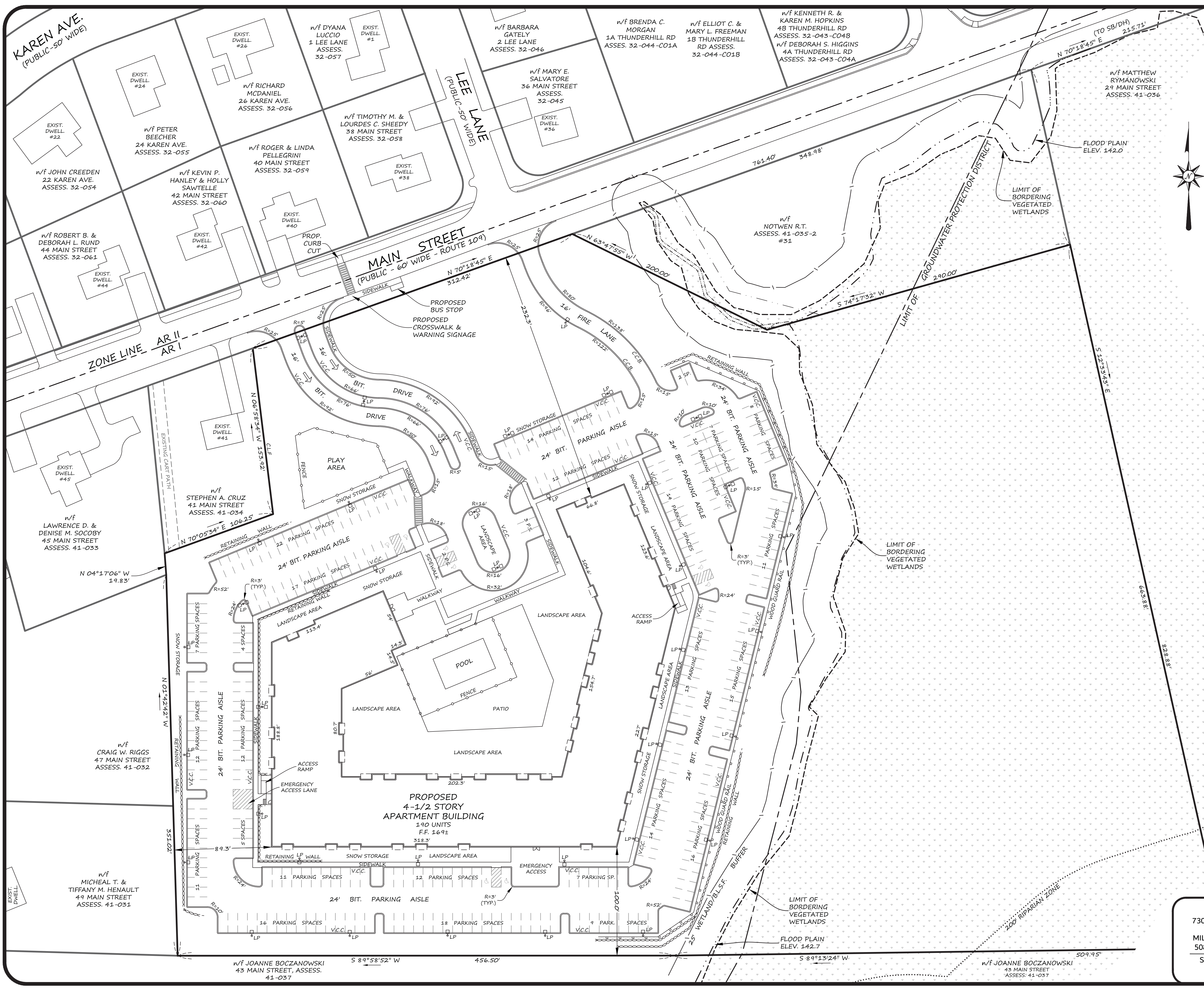
PLAN DATE: OCTOBER 11, 2018

PLAN SCALE: 1"=40'

DANIEL J. MERRIKIN  
CIVIL  
No. 43309  
REGISTERED PROFESSIONAL ENGINEER

Digitally signed by Daniel J. Merrikin, P.E.  
Date: 2019.03.11 16:28:51 -04'00'





OWNER  
NOTWEN REALTY TRUST  
33 FRUIT STREET  
NORFOLK, MA 02056

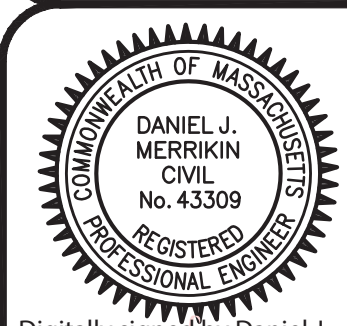
APPLICANT  
STRATEGIC LAND VENTURES  
257 HILLSIDE AVENUE  
NEEDHAM, MA 02494

MAP AND PARCEL  
MAP 41  
PARCELS 35 & 35-1

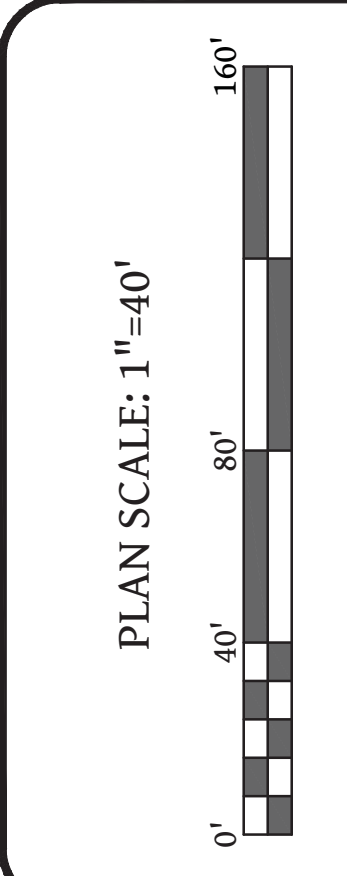
ZONING DISTRICT  
AGRICULTURAL RESIDENTIAL 1  
GROUNDWATER PROTECTION (PORTION OF SITE)

- ZONING TABLE:**
- ZONE: AGRICULTURAL RESIDENTIAL 1  
MIN. LOT AREA:  
REQUIRED: 44,000 S.F.  
PROVIDED: 536,737 S.F. (12.3 ACRES±)  
MIN. FRONTAGE:  
REQUIRED: 180'  
PROVIDED: 312.42'  
MIN. FRONT SETBACK:  
REQUIRED: 35'  
PROVIDED: 232.3'  
MIN. SIDE SETBACK:  
REQUIRED: 15'  
PROVIDED: 89.3'  
MIN. REAR SETBACK:  
REQUIRED: 15'  
PROVIDED: 100.0'  
MAX. HEIGHT:  
REQUIRED: 35'  
PROVIDED: ~60'  
MAX. BLDG. COVERAGE:  
REQUIRED: 25%  
PROVIDED: 9.5%  
MAX. IMPERVIOUS COVERAGE:  
REQUIRED: 35%  
PROVIDED: ~40%  
PARKING:  
REQUIRED: 1.5 SP/UNIT=285  
PROVIDED: 304 SPACES  
(INCL. 7 HANDICAPPED)

- LAYOUT NOTES**
1. PARKING SPACES ARE 9' WIDE BY 18' DEEP EXCEPT FOR HANDICAP SPACES WHICH ARE AS NOTED ON THE DETAIL.



Digitally signed by Daniel J. Merrikin, P.E.  
Date: 2019.03.11 16:28:16 -0400



REVISION	DATE	BY
REVISIONS PER TOWN COMMENTS	2018-11-30	D.J.M.
UPDATES FOR COMP. PERMIT APPLICATION	2019-03-10	D.J.M.

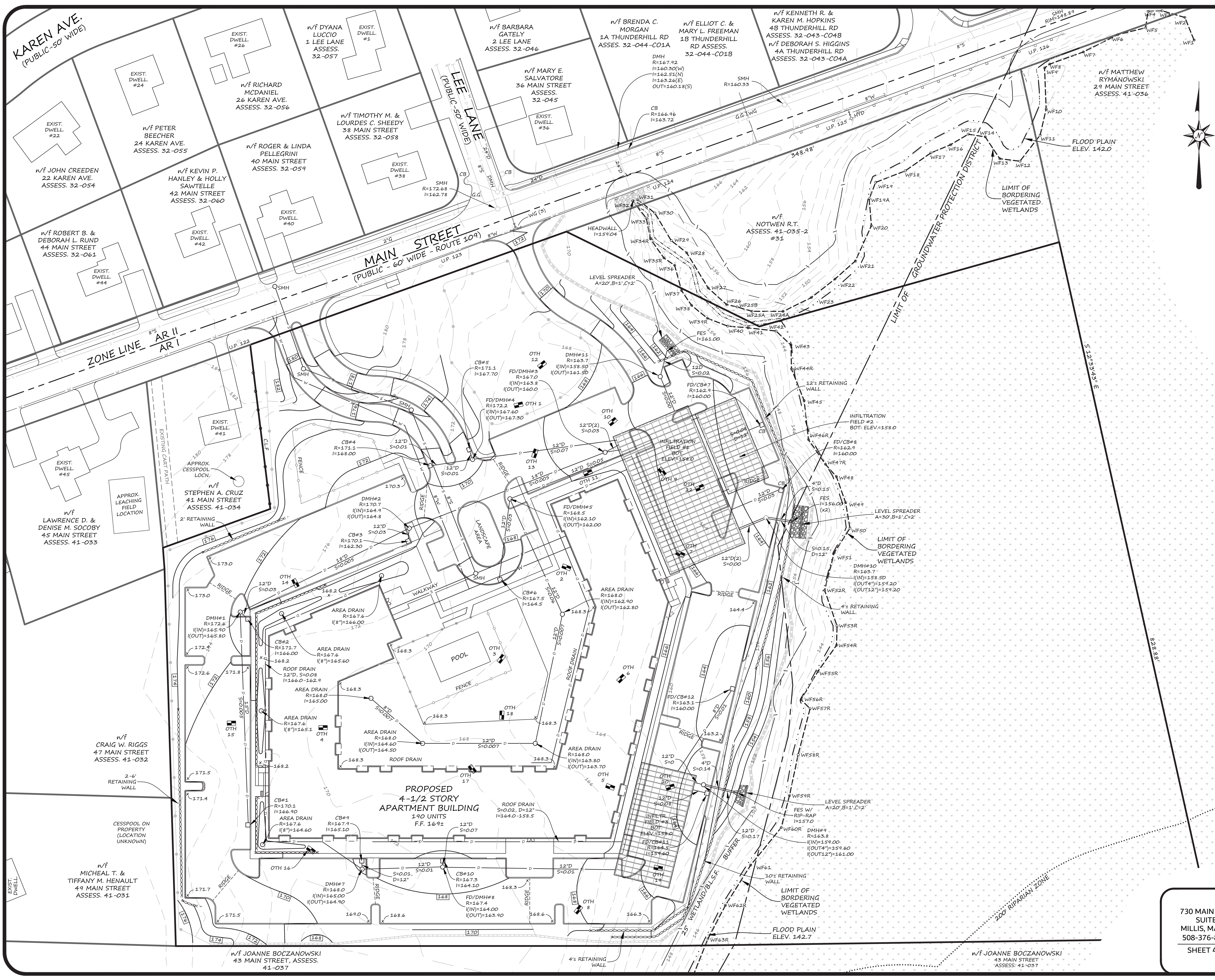
PLAN DATE: OCTOBER 11, 2018

39 MAIN STREET  
LAYOUT  
PLAN OF LAND  
IN  
MEDWAY, MA

730 MAIN STREET  
SUITE 2C  
MILLIS, MA 02054  
508-376-8883(o)  
SHEET 3 OF 7







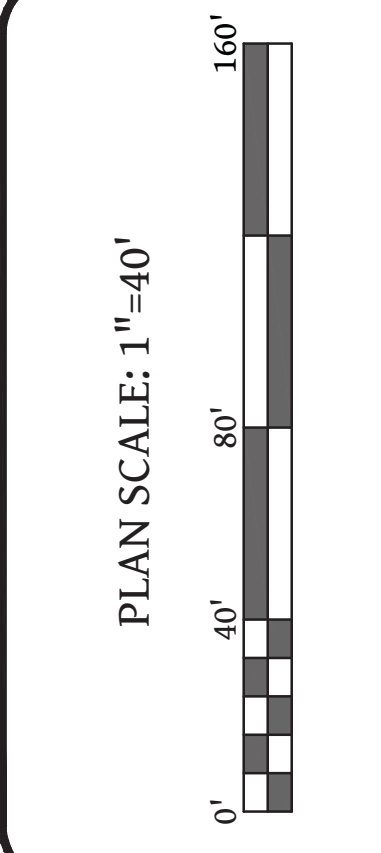
OWNER  
NOTWEN REALTY TRUST  
33 FRUIT STREET  
NORFOLK, MA 02056

APPLICANT  
STRATEGIC LAND VENTURES  
257 HILLSIDE AVENUE  
NEEDHAM, MA 02494

MAP AND PARCEL  
MAP 4  
PARCELS 35 & 35-1

ZONING DISTRICT  
AGRICULTURAL RESIDENTIAL 1  
GROUNDWATER PROTECTION (PORTION OF SITE)

Digitally signed by Daniel J. Merrikin, P.E.  
Date: 2019.03.11 16:27:44 -04'00'



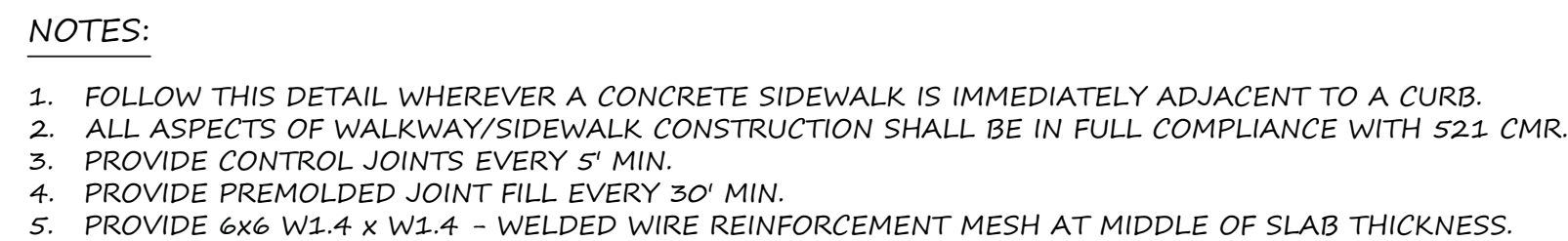
REVISION	DATE	BY
REVISED PER TOWN COMMENTS	2018-11-30	D.J.M.
UPDATES FOR COMP. PERMIT APPLICATION	2019-03-10	D.J.M.

39 MAIN STREET  
GRADING & UTILITIES  
PLAN OF LAND  
IN  
MEDWAY, MA

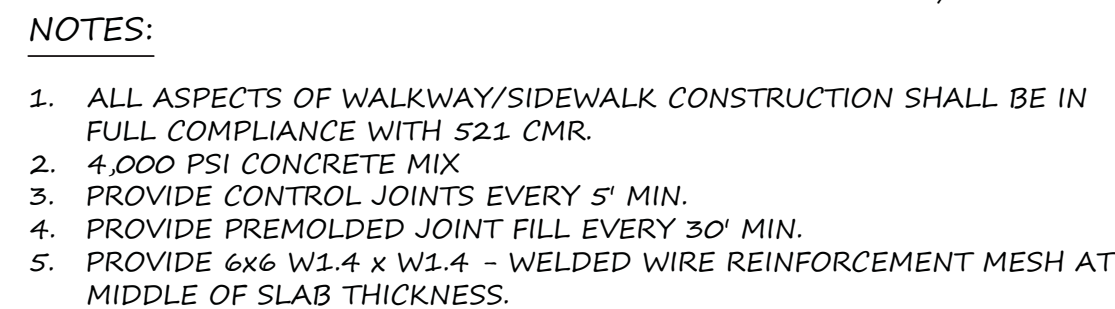
730 MAIN STREET  
SUITE 2C  
MILLIS, MA 02054  
508-376-8883(o)  
SHEET 4 OF 7



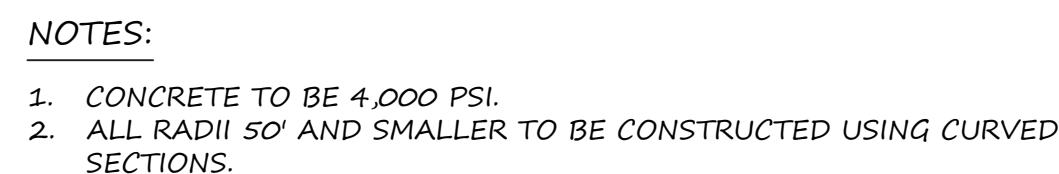




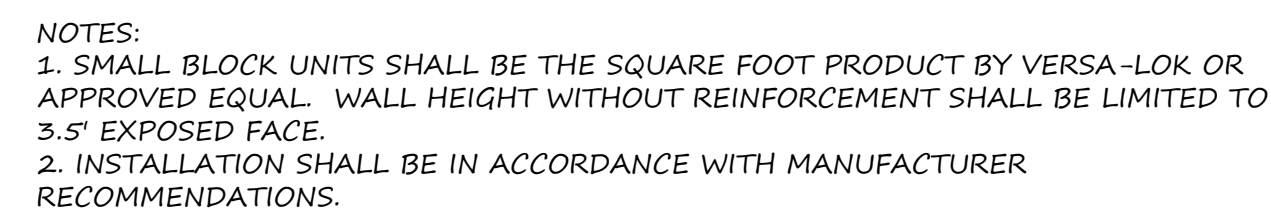
(NO SCALE)



(NO SCALE)



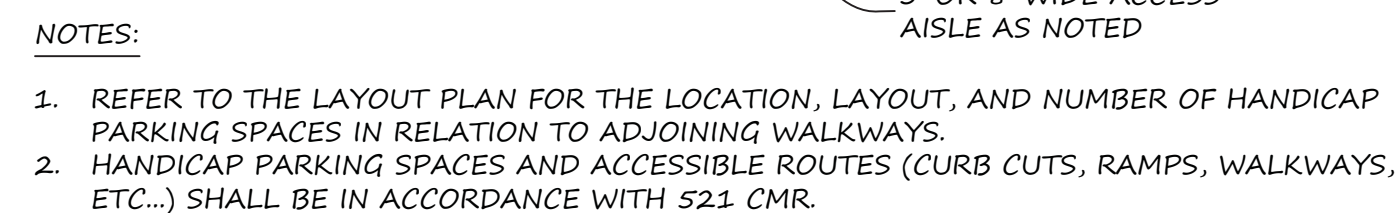
(NO SCALE)



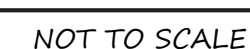
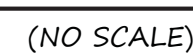
NOT TO SCALE



NOT TO SCALE



(NO SCALE)



Digitally signed by Daniel J. Merrikin, P.E.  
Date: 2019.03.11 16:26:55 -04'00'

PLAN SCALE: NOT TO SCALE

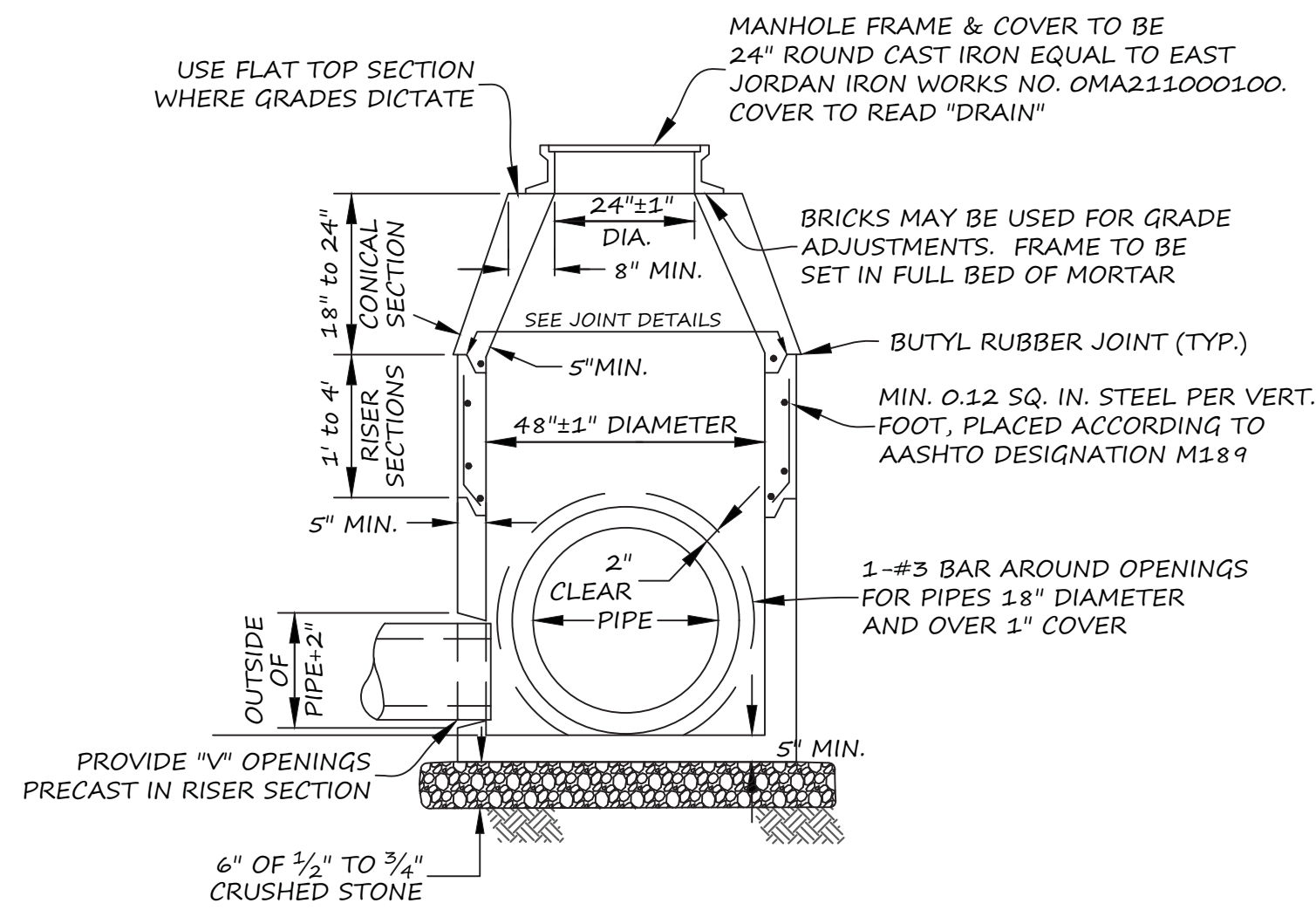
[illegible]

339 MAIN STREET  
DETAIL  
PLAN OF LAND  
IN  
MEDWAY, MA



**LEGACY**  
ENGINEERING

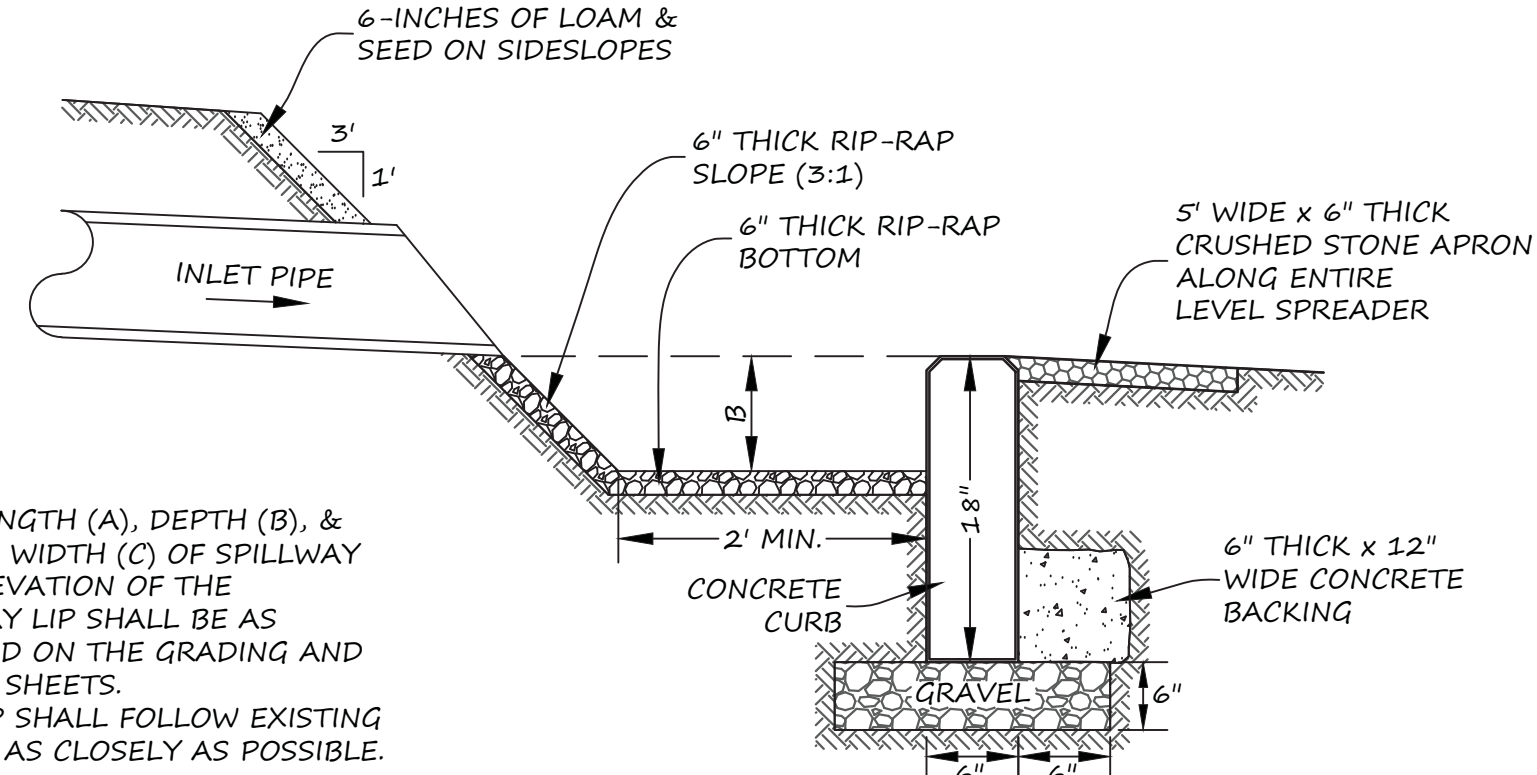




- NOTES:
1. MANHOLE DIAMETER SHALL BE INCREASED IF NUMBER, SIZE, AND CONFIGURATION OF INLET/OUTLET PIPING NECESSITATES A LARGER MANHOLE DIAMETER.
  2. SUBSTITUTE FRAME AND COVERS SHALL BE MADE IN USA AND SHALL BE APPROVED BY THE ENGINEERING DEPARTMENT OR PLANNING BOARD PRIOR TO CONSTRUCTION.

### PRECAST CONCRETE MANHOLE

NOT TO SCALE

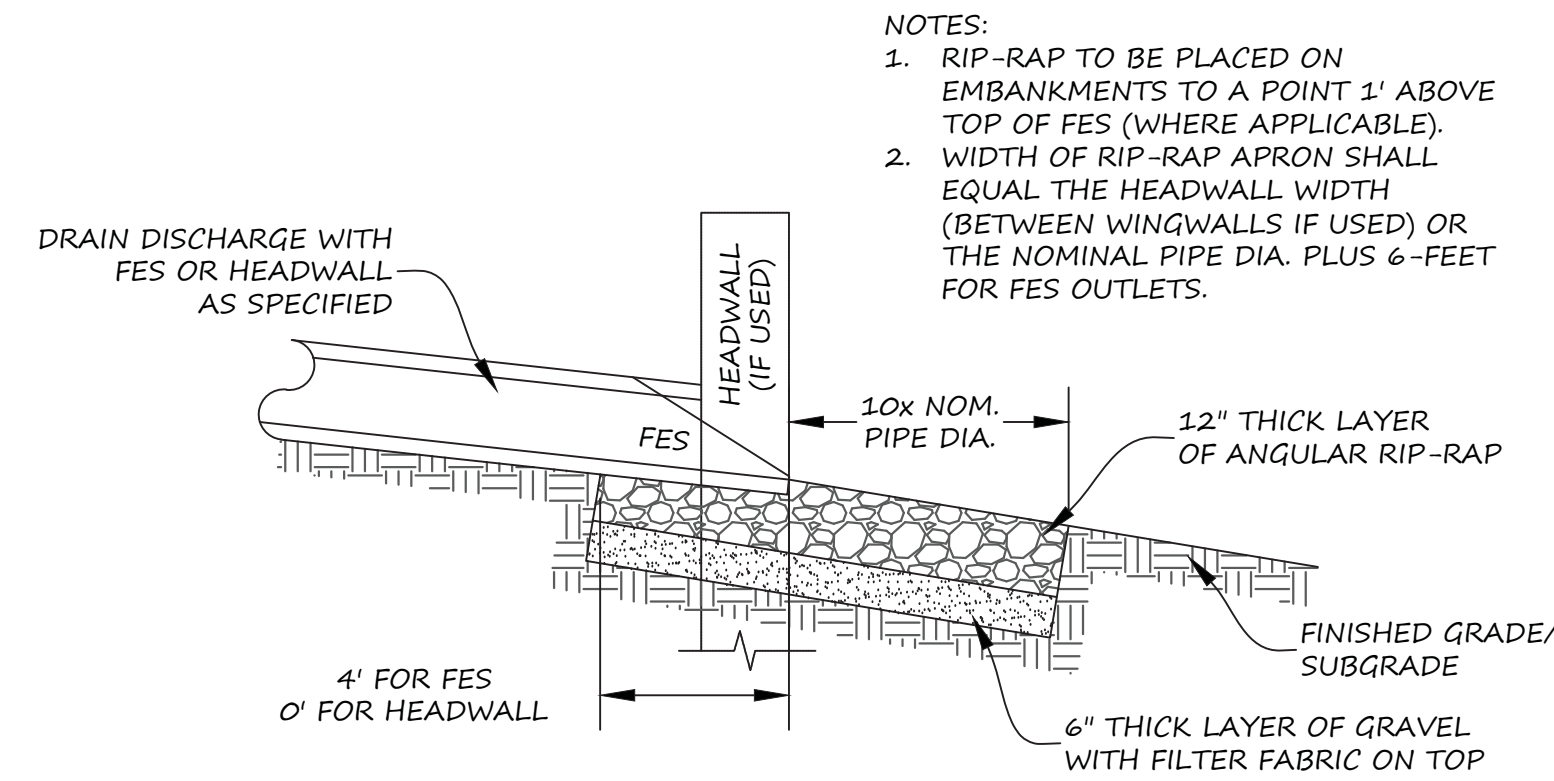


- NOTES:
1. WEIR LENGTH (A), DEPTH (B), & BOTTOM WIDTH (C) OF SPILLWAY AND ELEVATION OF THE SPILLWAY LIP SHALL BE AS SPECIFIED ON THE GRADING AND PROFILE SHEETS.
  2. WEIR LIP SHALL FOLLOW EXISTING GRADES AS CLOSELY AS POSSIBLE.

### TYPICAL SECTIONAL VIEW

### LEVEL SPREADER DETAIL

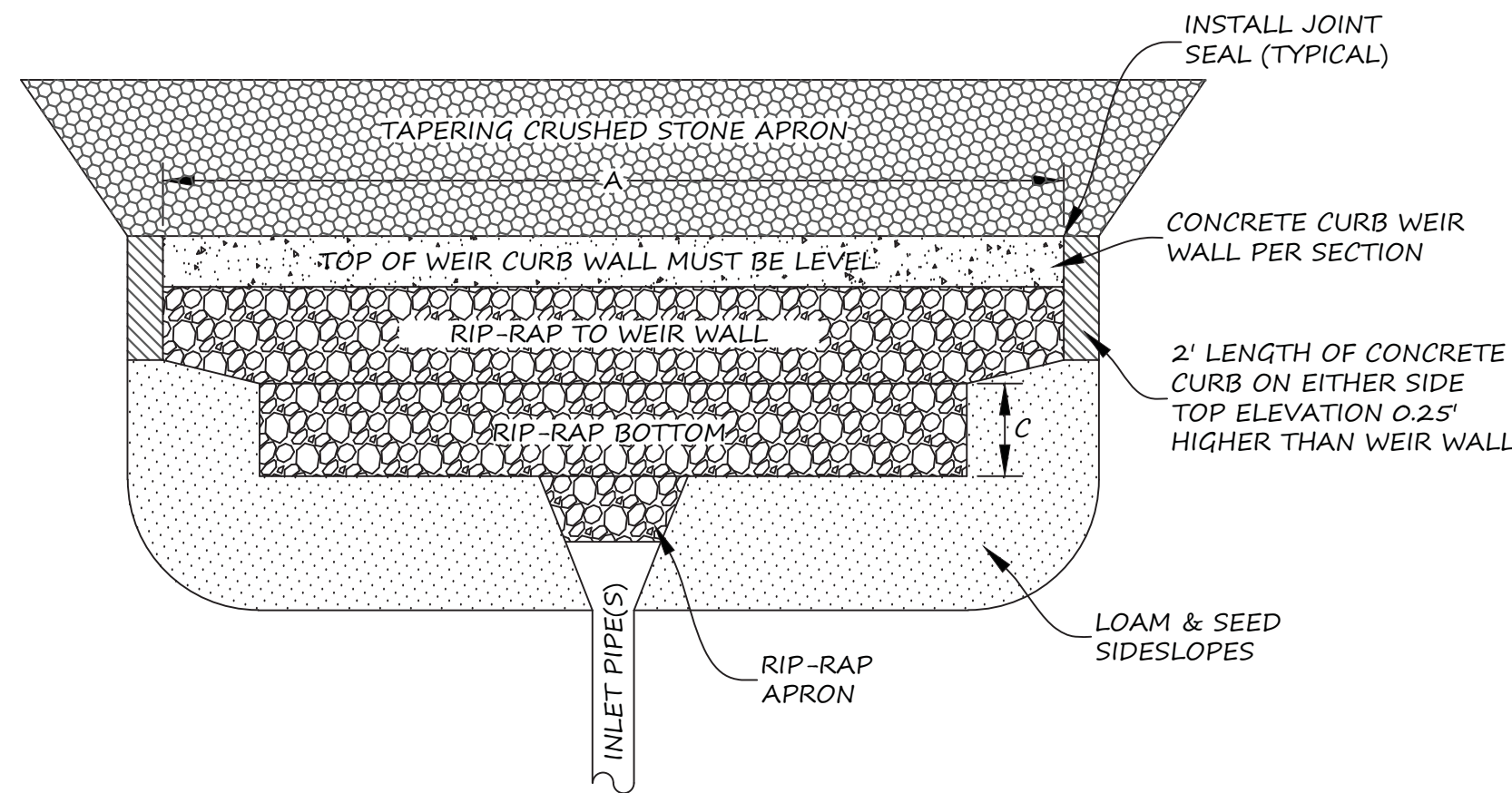
NOT TO SCALE



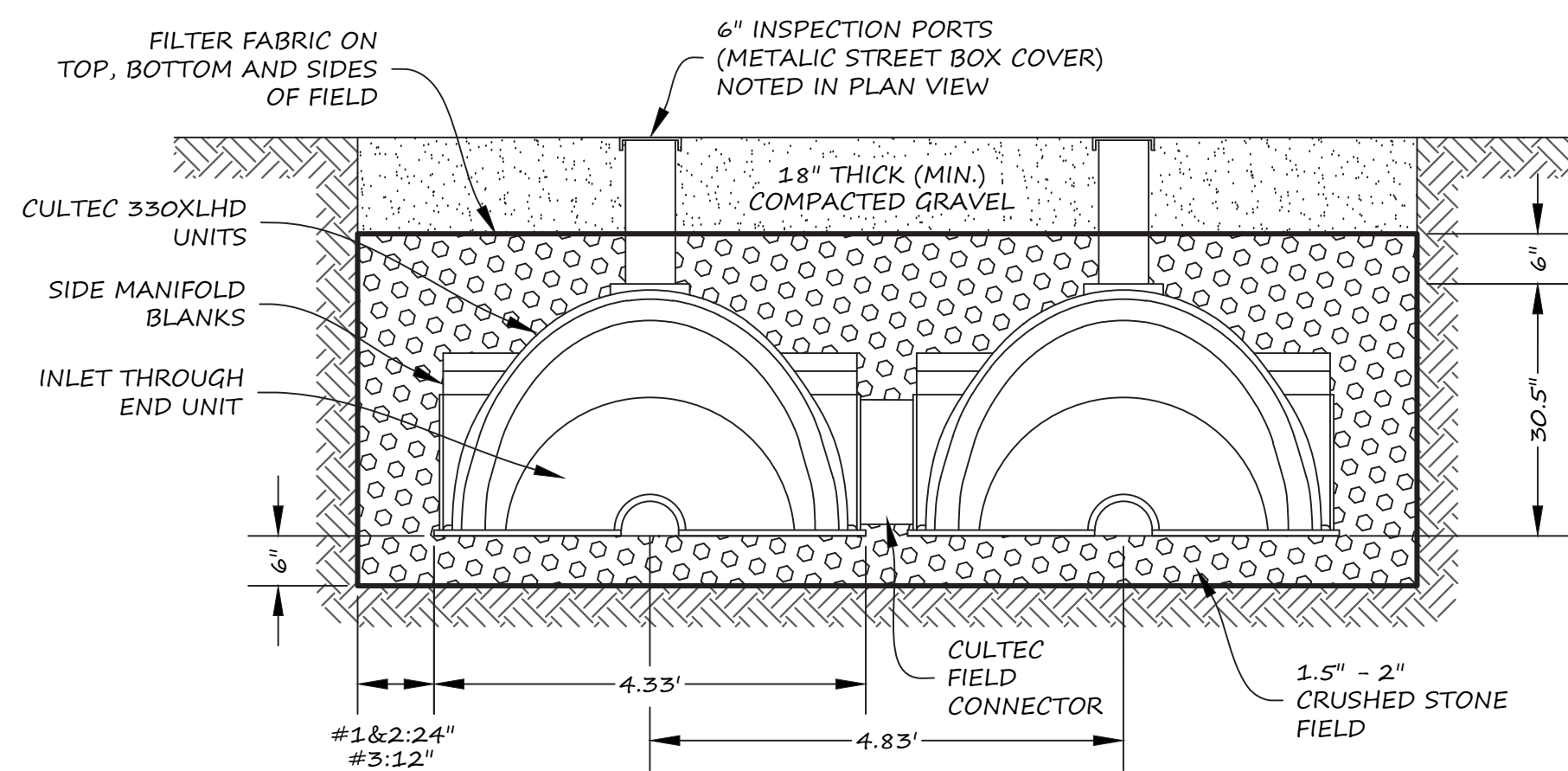
- NOTES:
1. RIP-RAP TO BE PLACED ON EMBANKMENTS TO A POINT 1' ABOVE TOP OF FES (WHERE APPLICABLE).
  2. WIDTH OF RIP-RAP APRON SHALL EQUAL THE HEADWALL WIDTH (BETWEEN WINGWALLS IF USED) OR THE NOMINAL PIPE DIA. PLUS 6- FEET FOR FES OUTLETS.

### TYPICAL RIP-RAP APRON DETAIL

NOT TO SCALE



### PLAN VIEW



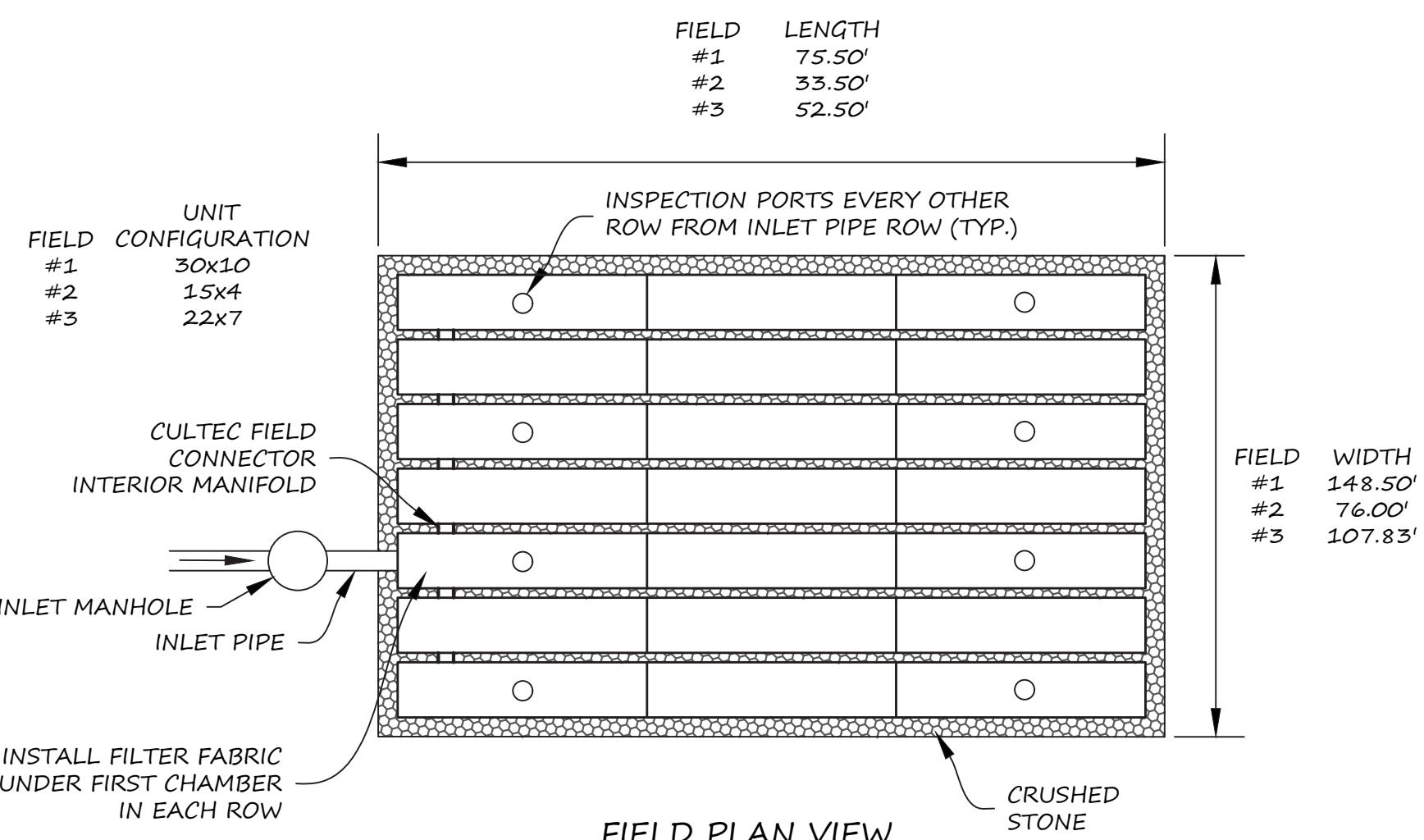
### SECTION THROUGH TYPICAL LEACHING FIELD

NOTES:

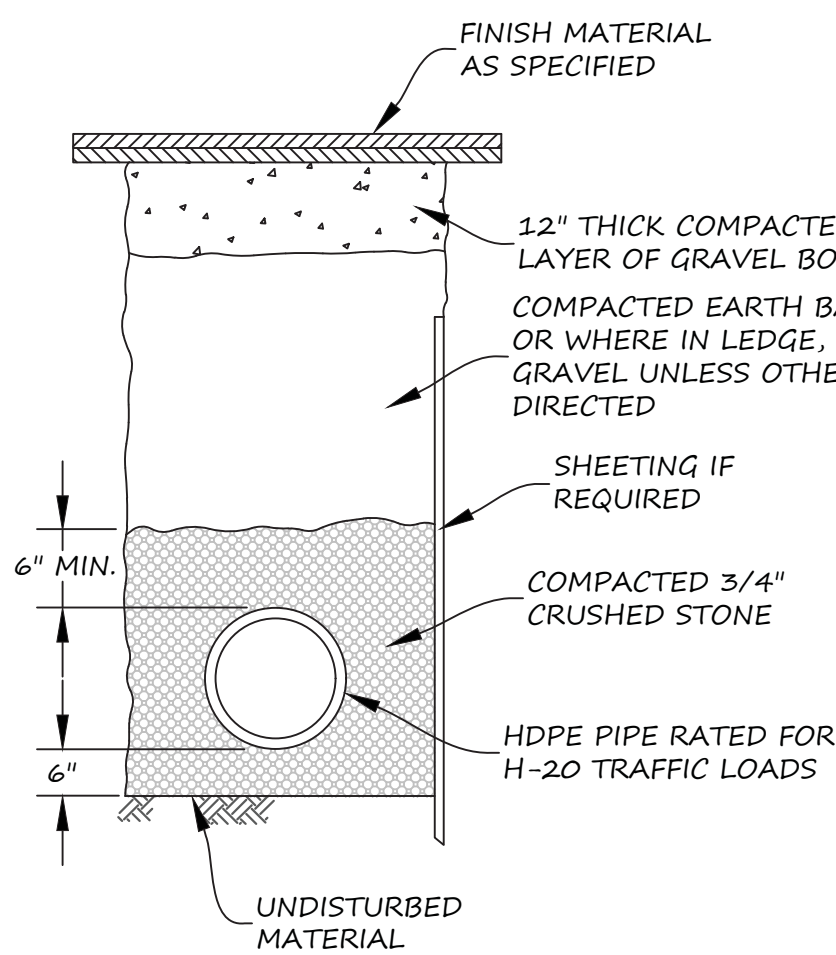
1. INFILTRATION TRENCH UNITS TO BE RECHARGER 330XLHD AS MANUFACTURED BY CULTEC, INC., 878 FEDERAL ROAD, BROOKFIELD, CT 06804, OR APPROVED EQUAL. APPROVED EQUALS MUST CONTAIN AT LEAST THE SAME TOTAL SYSTEM STORAGE VOLUME AND BOTTOM AREA.
2. INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS.
3. TWO-TRENCH SYSTEM CROSS-SECTION SHOWN. MULTIPLE TRENCHES WOULD USE THE SAME EXTERIOR STONE THICKNESS AND INTERIOR CHAMBER SEPARATION VALUES.
4. INFILTRATION TRENCH UNITS SHALL BE ABLE TO WITHSTAND H-20 LOADINGS.

### INFILTRATION TRENCH/FIELD DETAIL

NOT TO SCALE

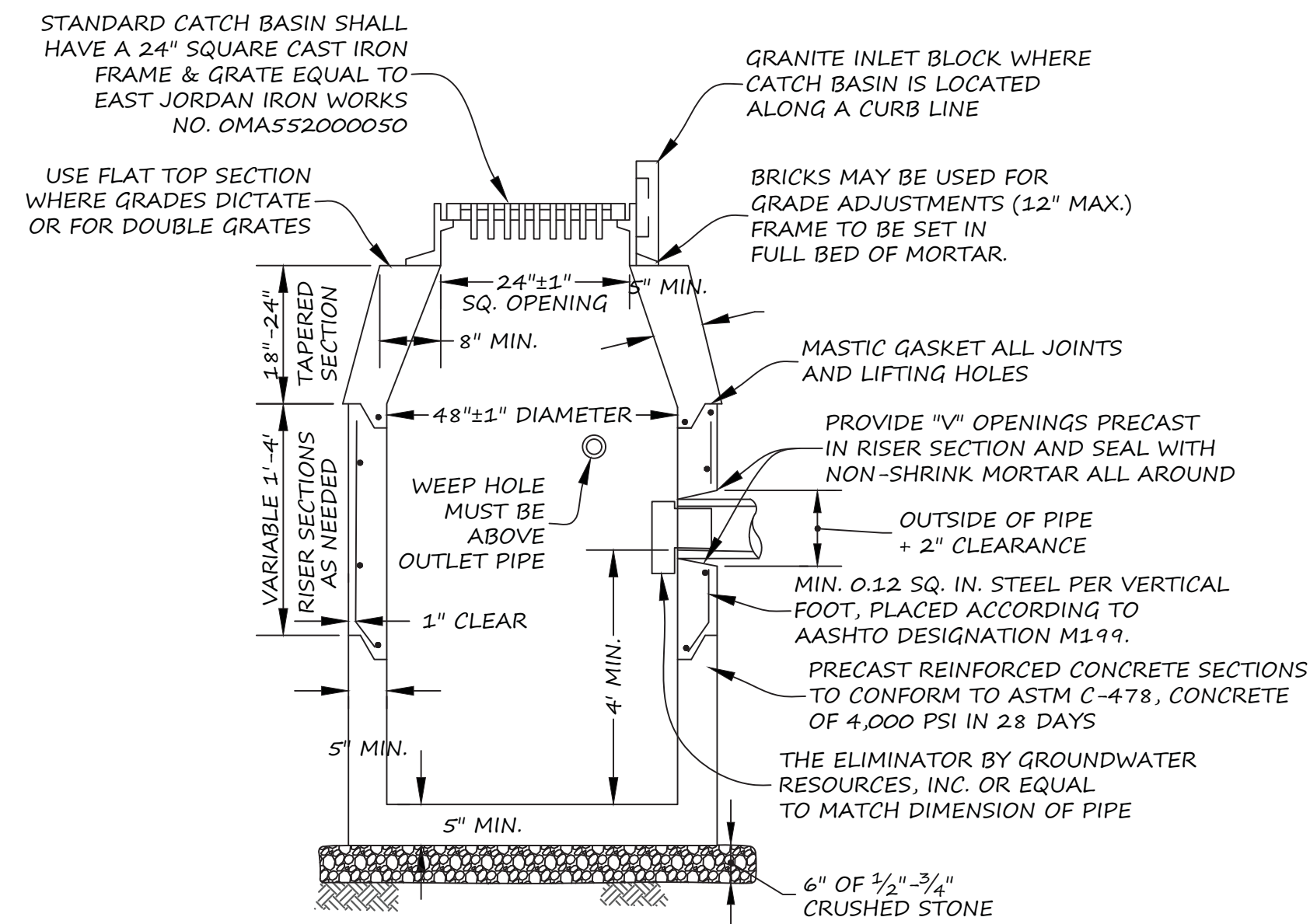


### FIELD PLAN VIEW



### TYPICAL DRAIN TRENCH

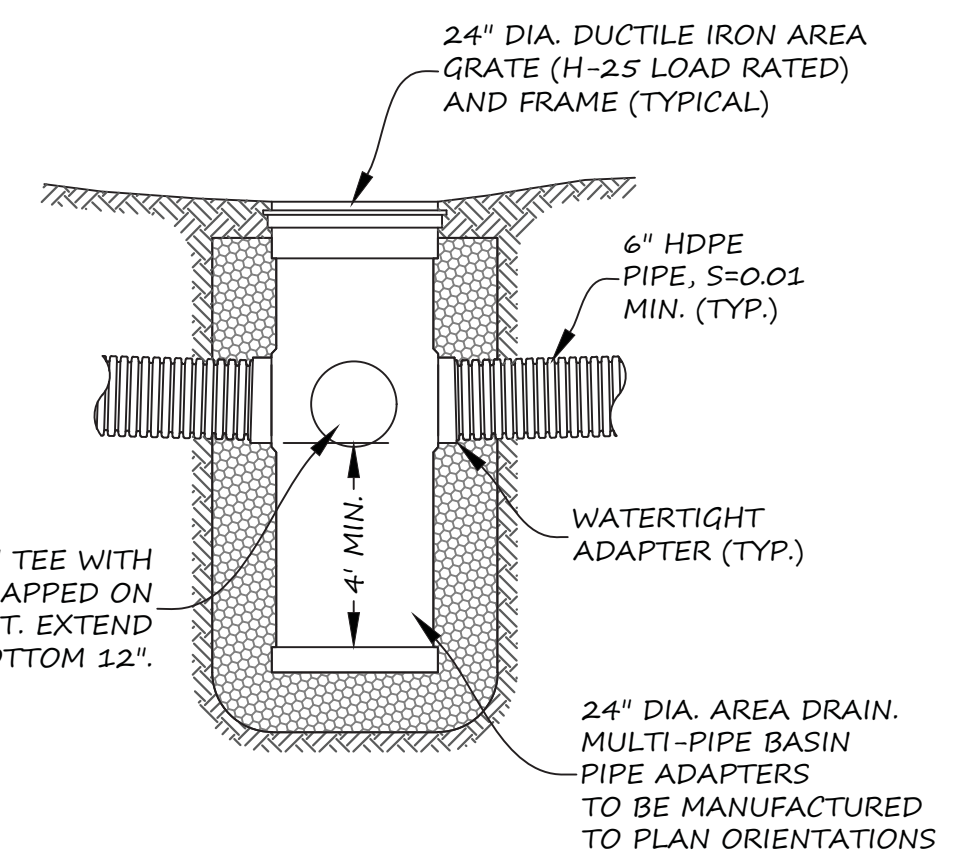
(NO SCALE)



- NOTES:
1. NO BELL ENDS IN CATCH BASIN. CONNECTIONS TO BE TIGHTLY SEALED WITH MORTAR.
  2. SUBSTITUTE FRAME AND GRATE SHALL BE MADE IN USA AND SHALL BE APPROVED BY THE ENGINEERING DEPARTMENT OR PLANNING BOARD PRIOR TO CONSTRUCTION.
  3. PROVIDE 5" DIAMETER STRUCTURE WITH FLAT TOP WITH RECTANGULAR OPENING FOR DOUBLE GRATES, WHICH SHALL BE EAST JORDAN IRON WORKS NO. OMA544000002 WITH GRATES EQUAL TO ABOVE-SPECIFICATION.

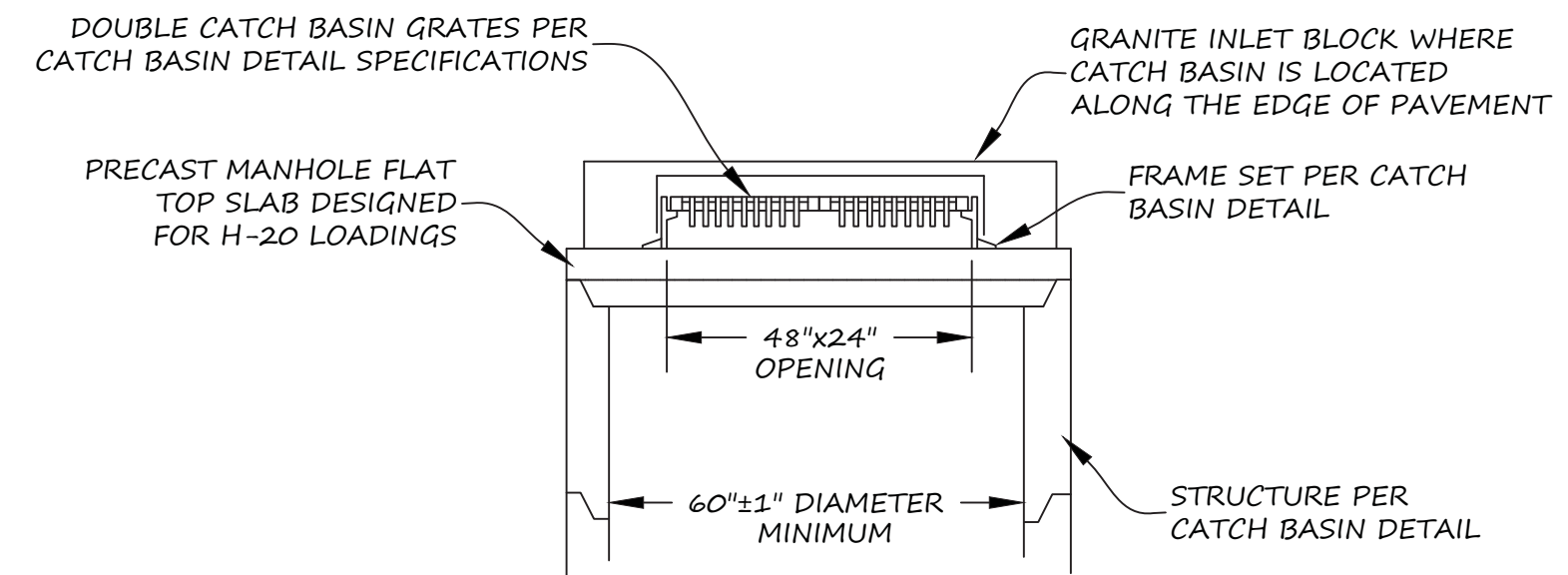
### PRECAST CONCRETE CATCH BASIN

NOT TO SCALE



### AREA DRAIN (A.D.) DETAIL

NOT TO SCALE



### CATCH BASIN DOUBLE GRATE DETAIL

NOT TO SCALE

OWNER  
NOTWEN REALTY TRUST  
33 FRUIT STREET  
NORFOLK, MA 02056

APPLICANT  
STRATEGIC LAND VENTURES  
257 HILLSIDE AVENUE  
NEEDHAM, MA 02494

MAP AND PARCEL  
MAP 41  
PARCELS 35 & 35-1

ZONING DISTRICT  
AGRICULTURAL RESIDENTIAL 1  
GROUNDWATER PROTECTION (PORTION OF SITE)



Digitally signed by Daniel J. Merrikin, P.E.  
Date: 2019.03.11 16:26:27 -04'00'

PLAN SCALE: NOT TO SCALE

REVISION	DATE	BY
2018-11-30	D.J.M.	
2019-03-10	D.J.M.	
REVISED PER TOWN COMMENTS		
UPDATES FOR COMP. PERMIT APPLICATION		

PLAN DATE: OCTOBER 11, 2018

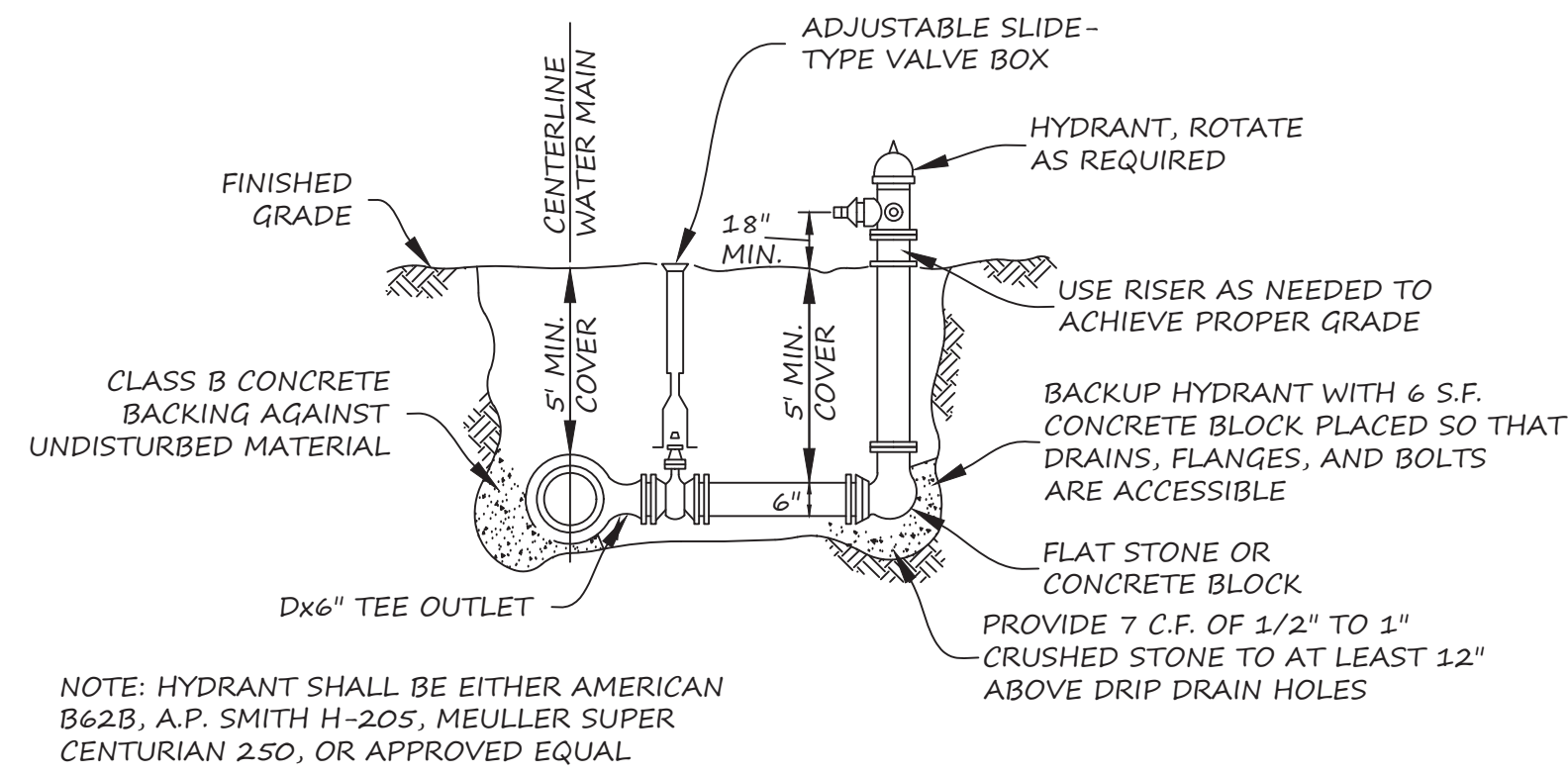
39 MAIN STREET  
GRADING & UTILITIES  
PLAN OF LAND  
IN  
MEDWAY, MA

730 MAIN STREET  
SUITE 2C  
MILLIS, MA 02054  
508-376-8883(o)  
SHEET 6 OF 7

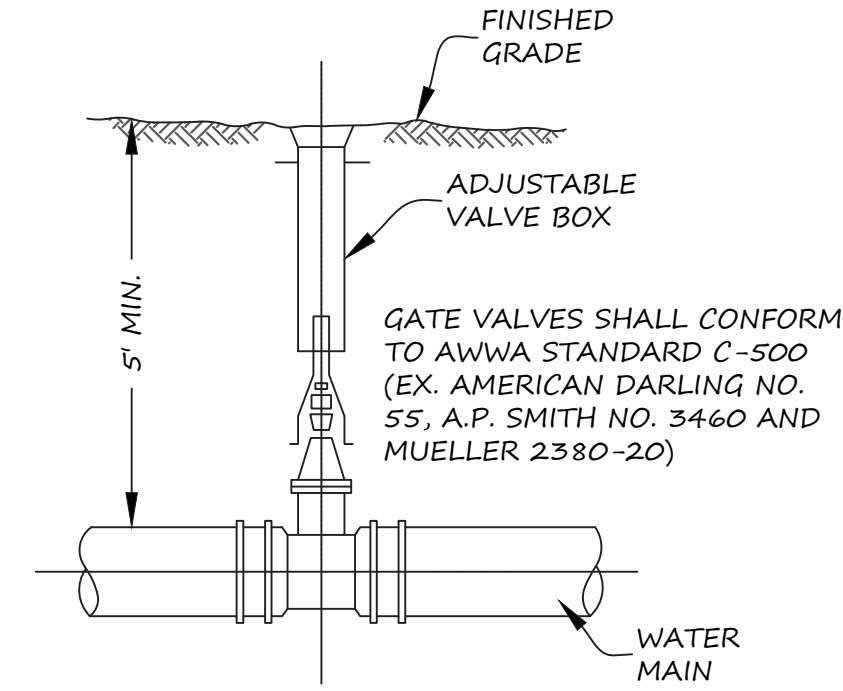


LEGACY  
ENGINEERING

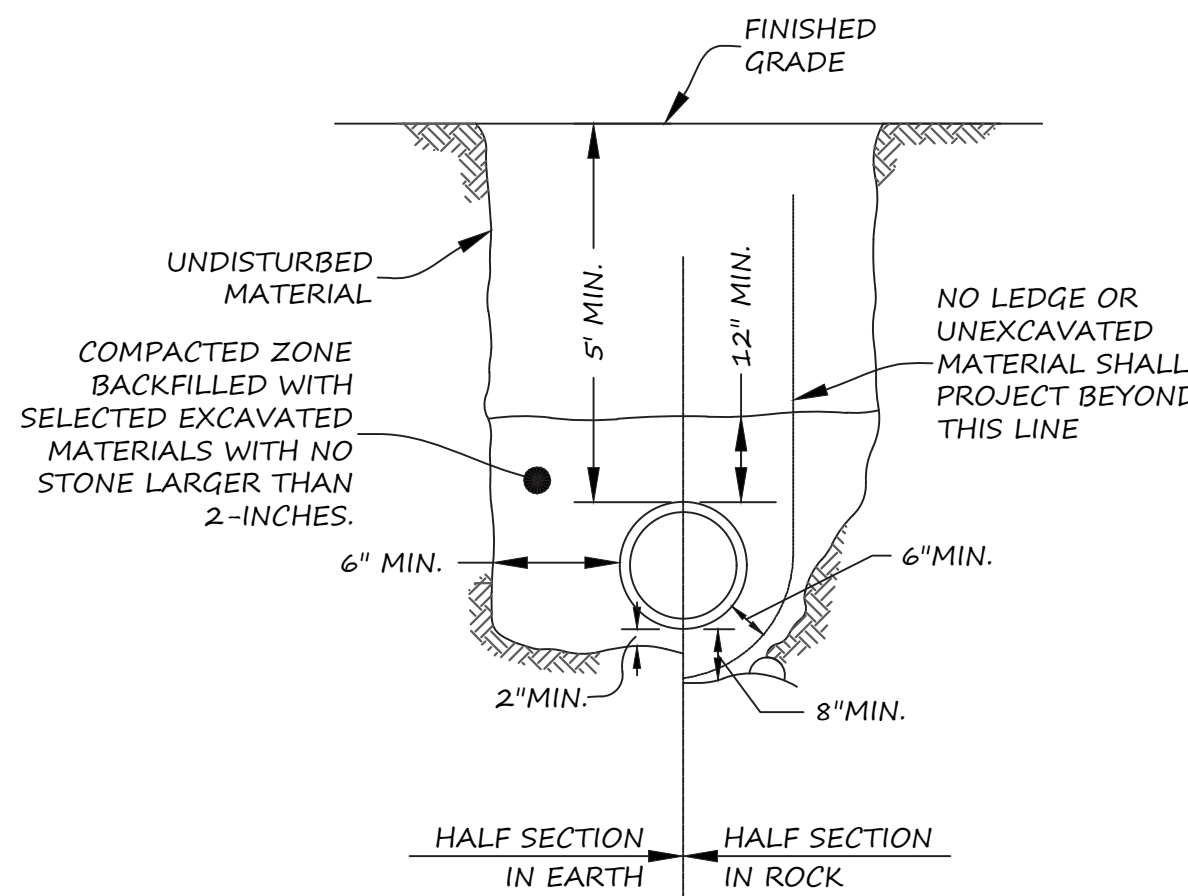




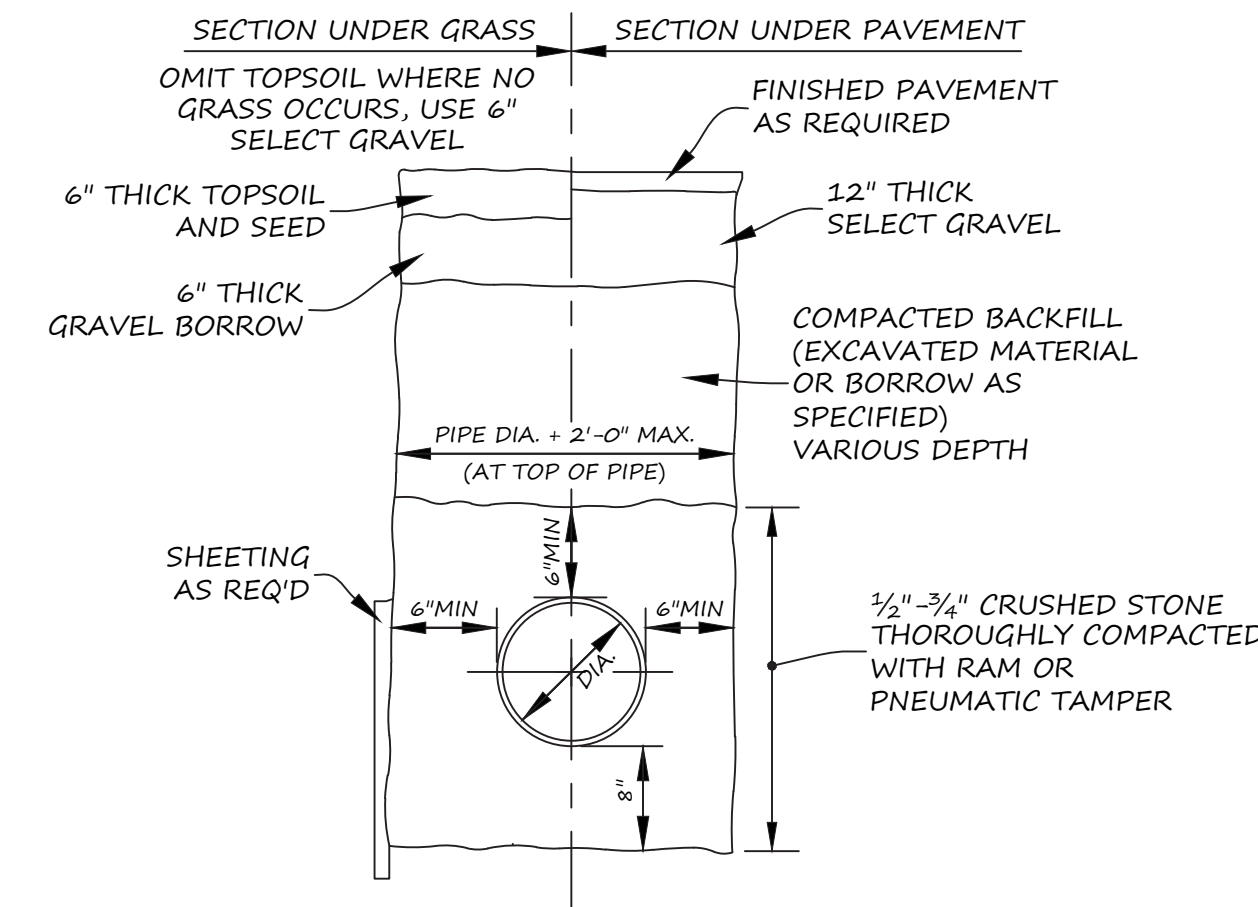
**TYPICAL HYDRANT ASSEMBLY DETAIL**  
NOT TO SCALE



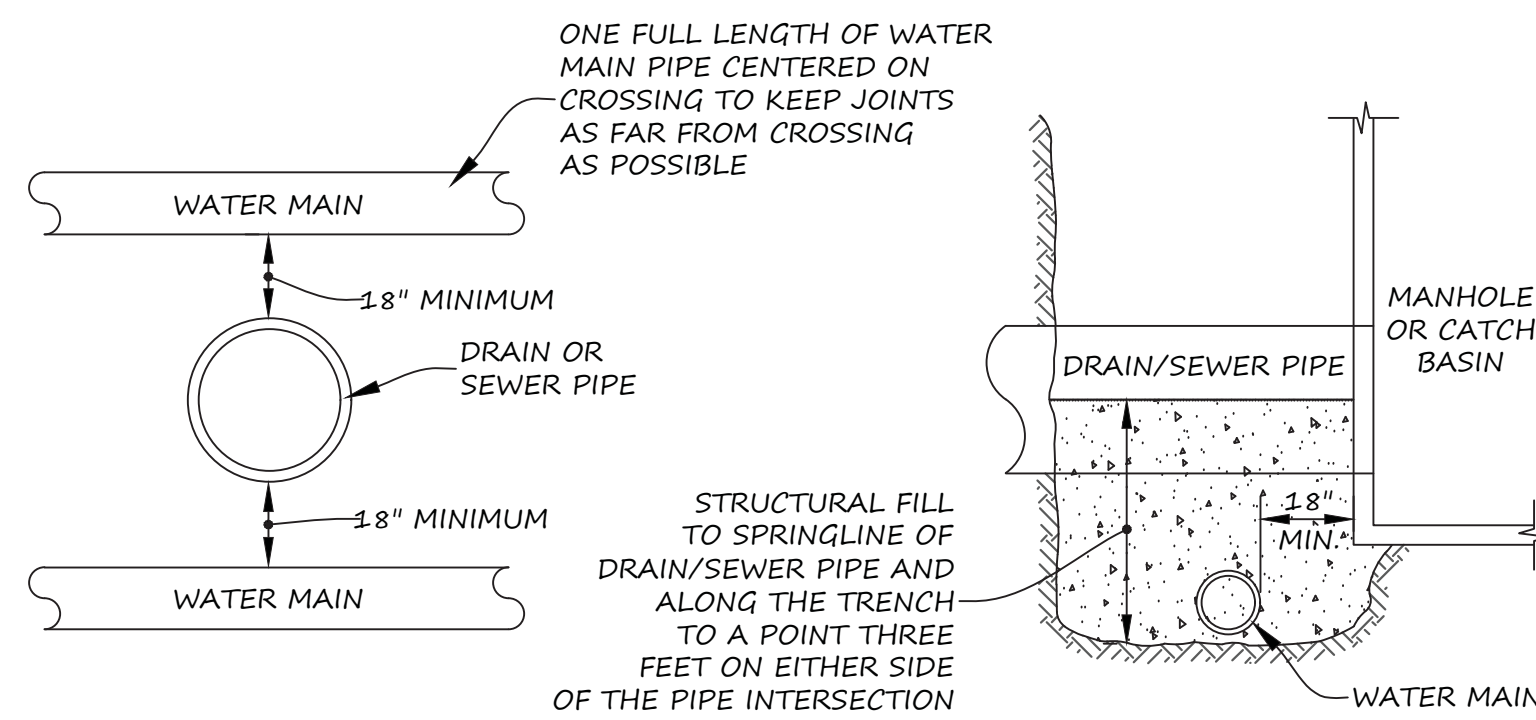
**TYPICAL GATE VALVE**  
NOT TO SCALE



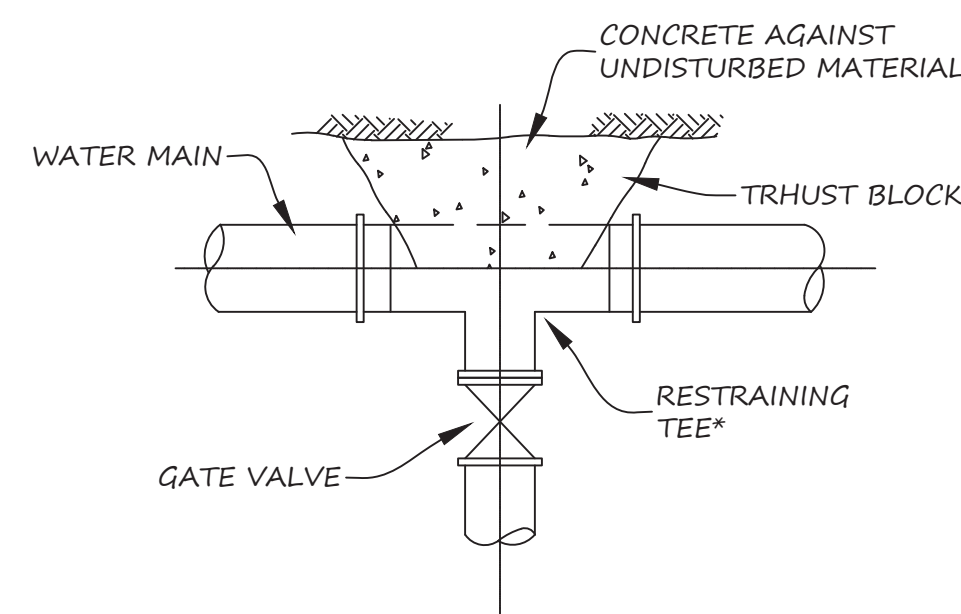
**WATER MAIN TRENCH DETAIL**  
NOT TO SCALE



**TYPICAL SEWER TRENCH**  
NOT TO SCALE

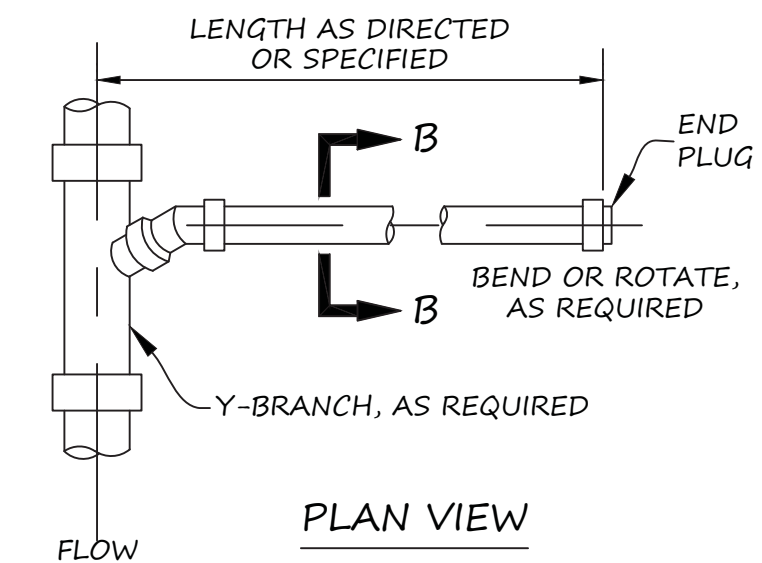


**WATER MAIN CROSSING DETAIL**  
NOT TO SCALE

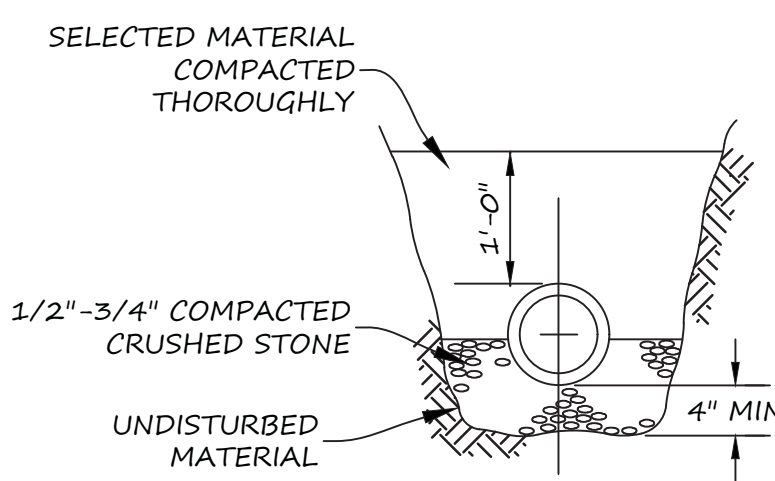


NOTE: MECHANICAL JOINT RESTRAINT SYSTEMS SUCH AS "MEGALUG" MAY BE USED SUBJECT TO APPROVAL BY THE DEPARTMENT OF PUBLIC WORKS/ENGINEERING DEPT.

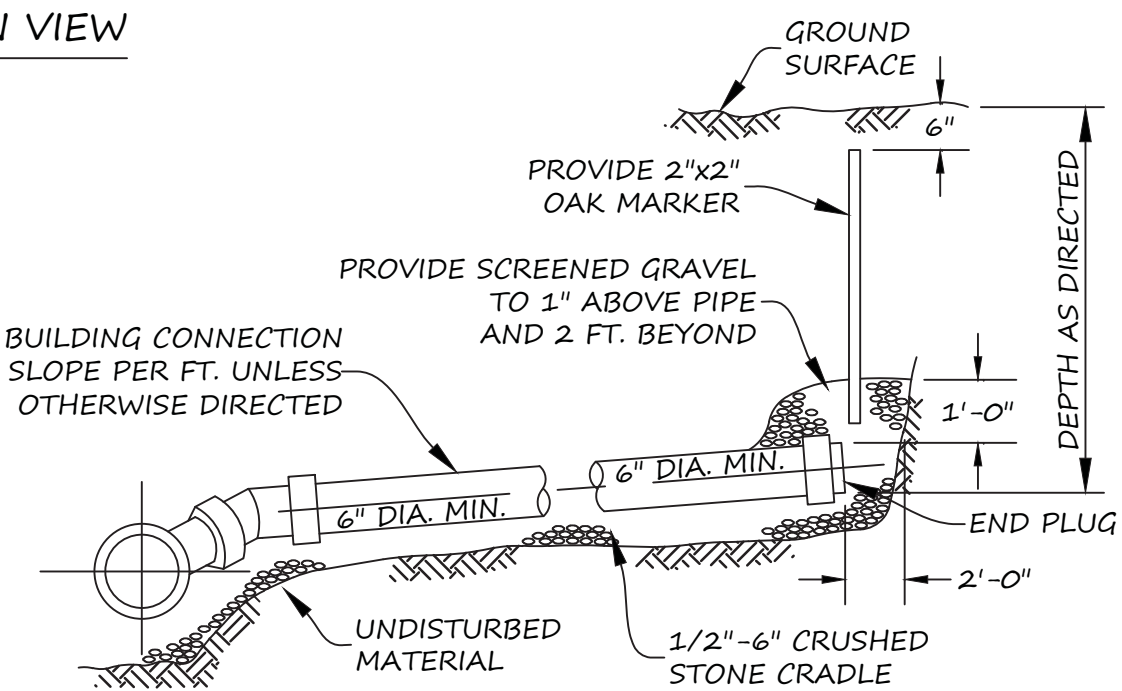
**TYPICAL LATERAL GATE VALVE CONNECTION DETAILS**  
NOT TO SCALE



**PLAN VIEW**

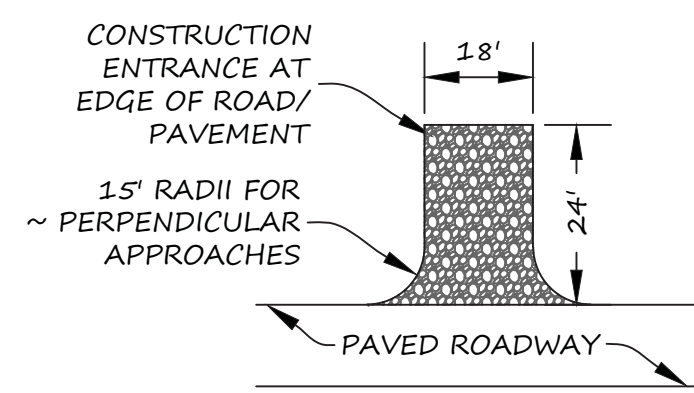


**SECTION B-B**

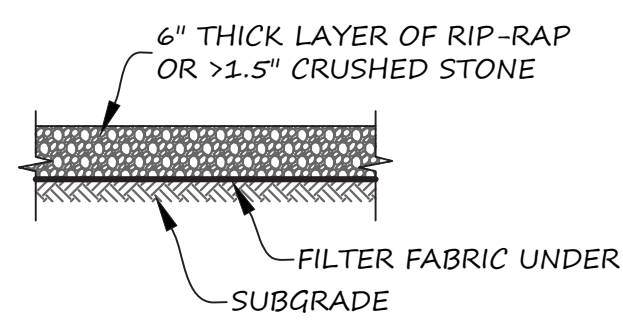


**SECTION**

**TYPICAL BUILDING SEWER SERVICE CONNECTION**  
NOT TO SCALE



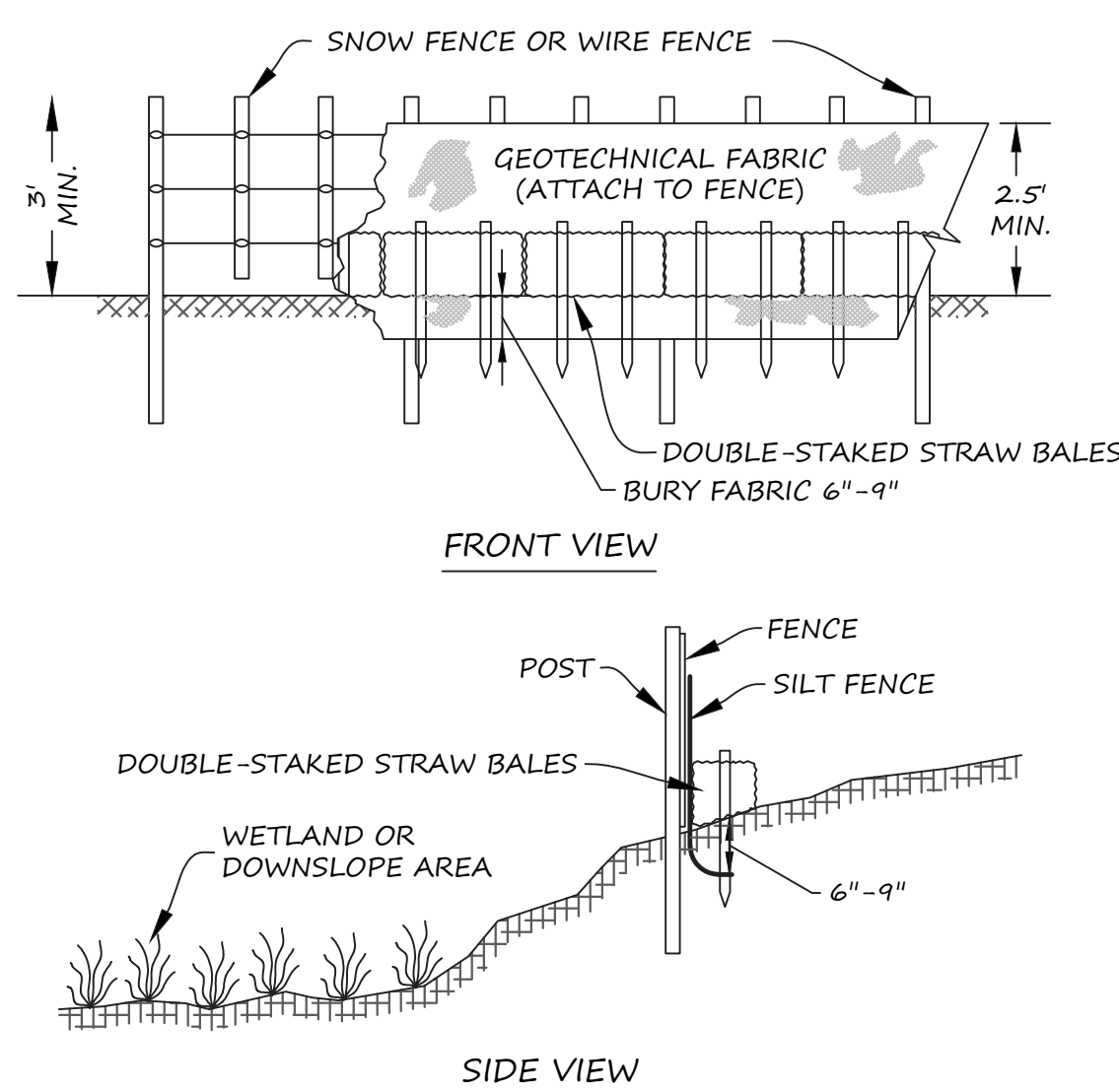
**PLAN VIEW**



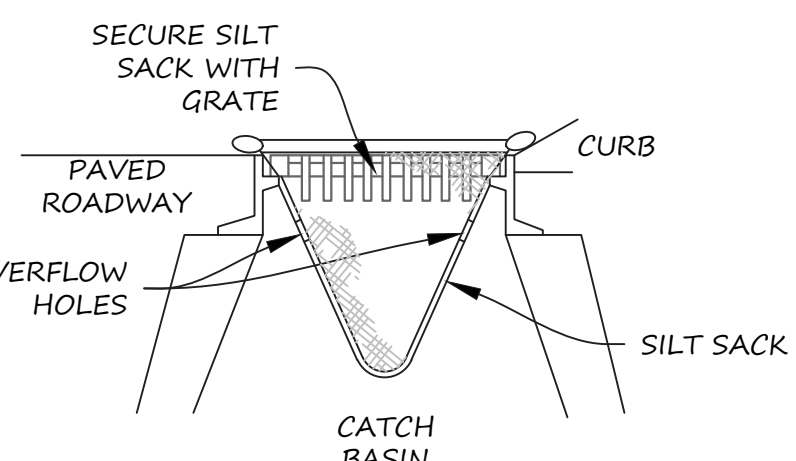
**SECTIONAL VIEW**

- NOTES:
- ENTRANCE SHALL BE INSTALLED BEFORE ANY EXCAVATION WORK OCCURS ON-SITE.
  - ENTRANCE SHALL BE MAINTAINED IN GOOD CONTITION UNTIL A PAVED DRIVEWAY IS INSTALLED. REPLACE ENTRANCE IF FILLED WITH SOILS OR IF SOILS ARE BEING TRACKED ONTO ADJACENT ROADWAYS.

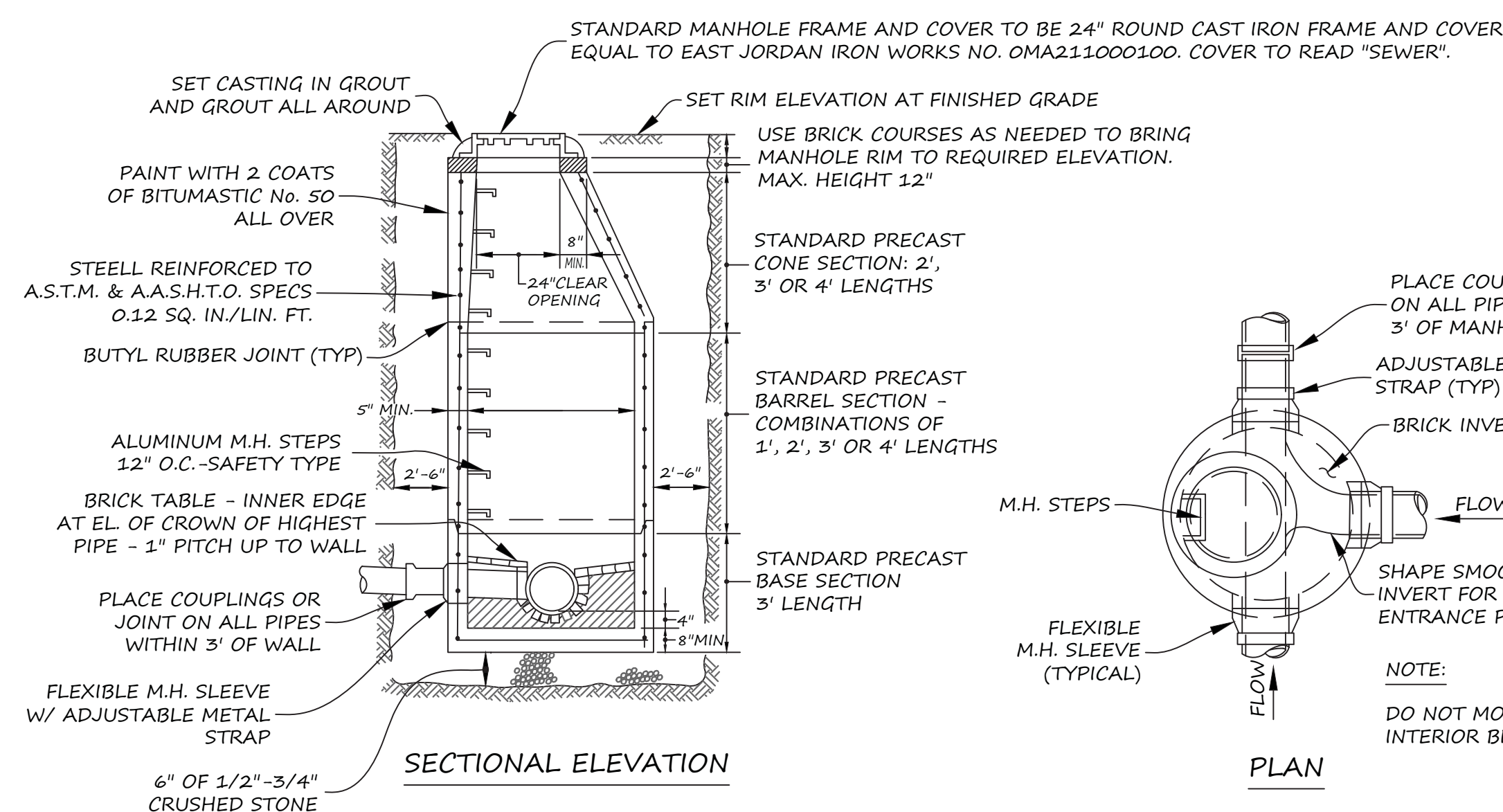
**CONSTRUCTION ENTRANCE DETAIL**  
NOT TO SCALE



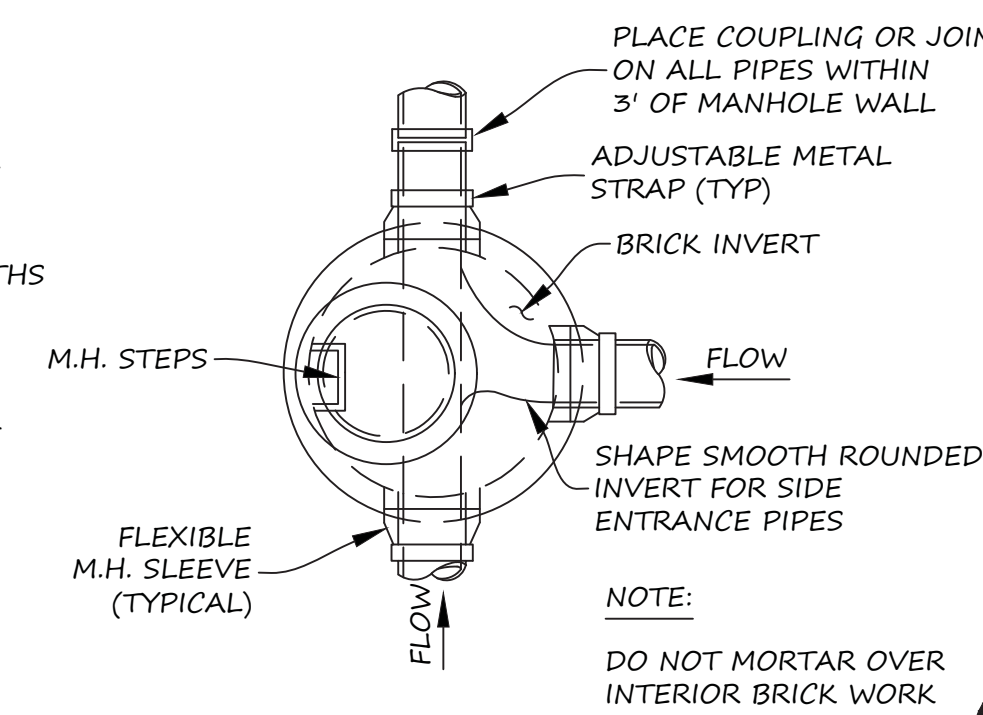
**SILT FENCE & HAY-BALES DETAIL**  
NOT TO SCALE



**CATCH BASIN SILT SACK DETAIL**  
NOT TO SCALE



**TYPICAL PRECAST CONCRETE MANHOLE DETAILS**  
NOT TO SCALE



**PLAN**

NOTE:  
DO NOT MORTAR OVER INTERIOR BRICK WORK

OWNER  
NOTWEN REALTY TRUST  
33 FRUIT STREET  
NORFOLK, MA 02056

APPLICANT  
STRATEGIC LAND VENTURES  
257 HILLSIDE AVENUE  
NEEDHAM, MA 02494

MAP AND PARCEL  
MAP 41  
PARCELS 35 & 35-1

ZONING DISTRICT  
AGRICULTURAL RESIDENTIAL 1  
GROUNDWATER PROTECTION  
(PORTION OF SITE)



Digitally signed by Daniel J. Merrikin, P.E.  
Date: 2019.03.11 16:26:08 -04'00'

PLAN SCALE: NOT TO SCALE

REVISION	DATE	BY
1	2018-11-30	D.J.M.
2	2019-03-10	D.J.M.

PLAN DATE: OCTOBER 11, 2018

REVISIONS PER TOWN COMMENTS:  
2018-11-30 D.J.M.  
2019-03-10 D.J.M.

39 MAIN STREET  
DETAIL  
PLAN OF LAND  
IN  
MEDWAY, MA

730 MAIN STREET  
SUITE 2C  
MILLIS, MA 02054  
508-376-8883(o)  
SHEET 7 OF 7

