

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 26, 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

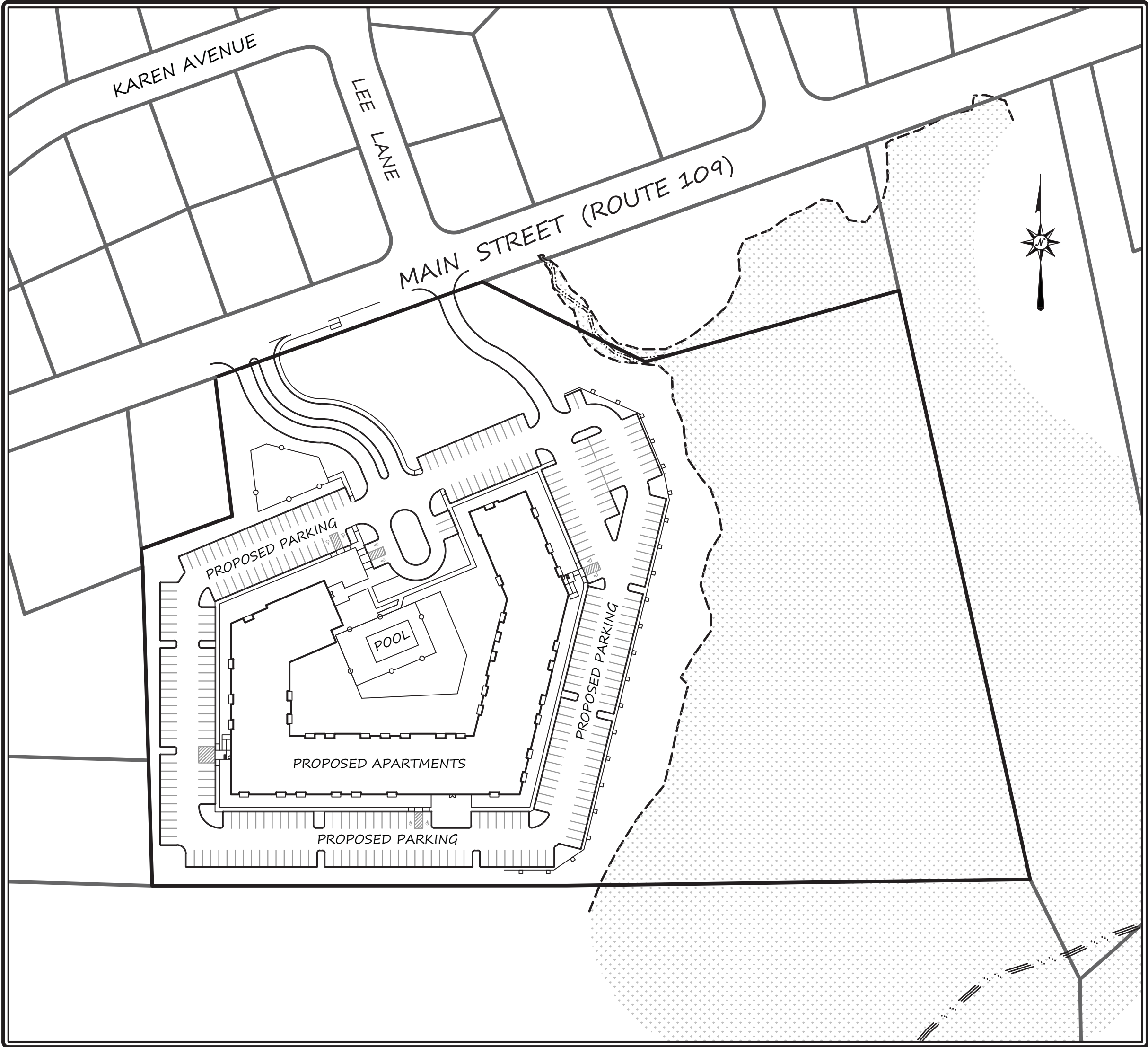
MAP AND PARCEL
MAP 41
PARCELS 35 & 35-1

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

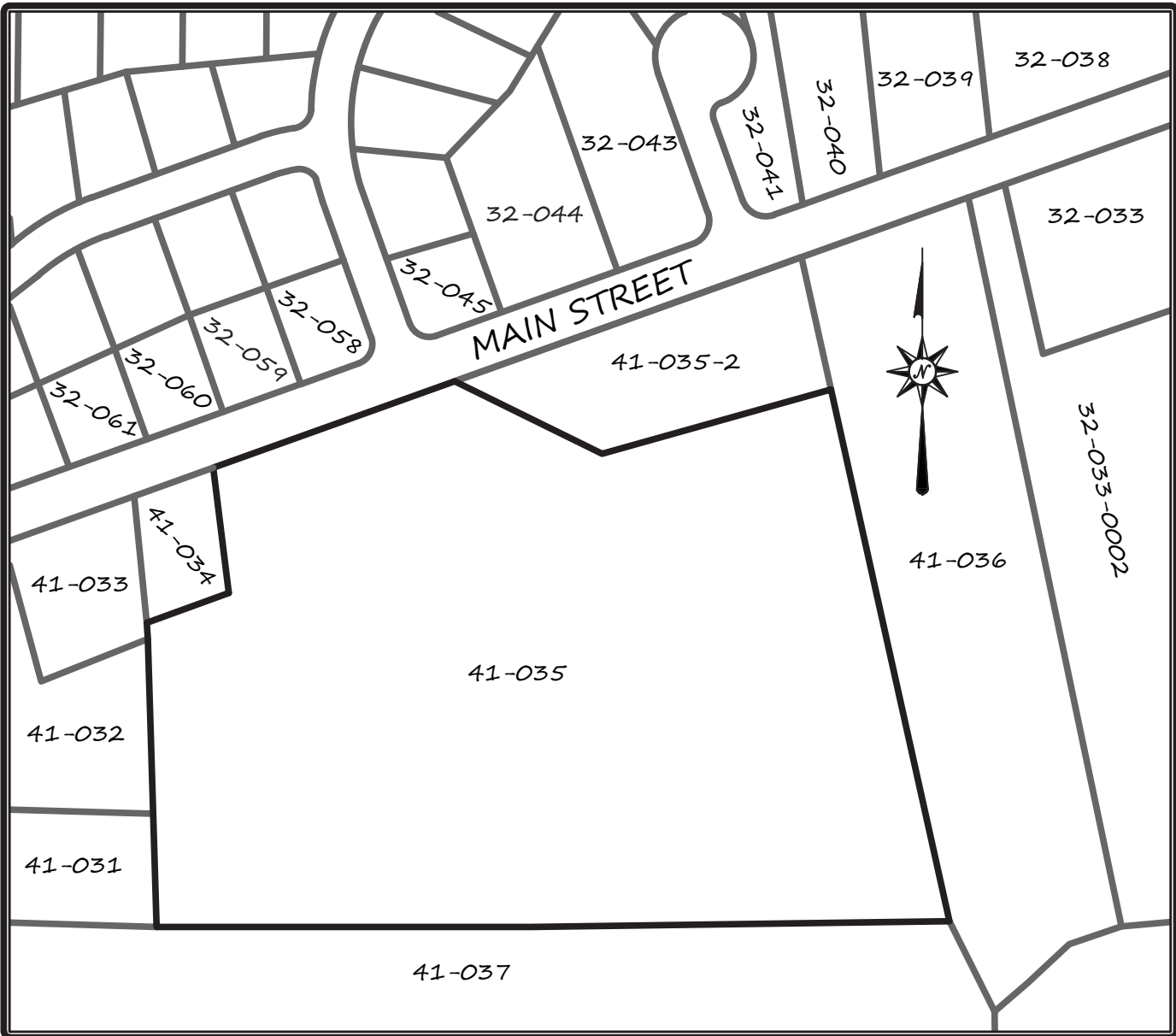

Digitally signed by Daniel J. Merrikin, P.E.
Date: 2019.04.04 09:02:04 -04'00'



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
REVISED PER TOWN COMMENTS	2018-11-30	D.J.M.
UPDATES FOR COMPE PERMIT APPLICATION	2019-03-10	D.J.M.
UPDATES FOR CONSERVATION APPLICATION	2019-03-26	D.J.M.

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

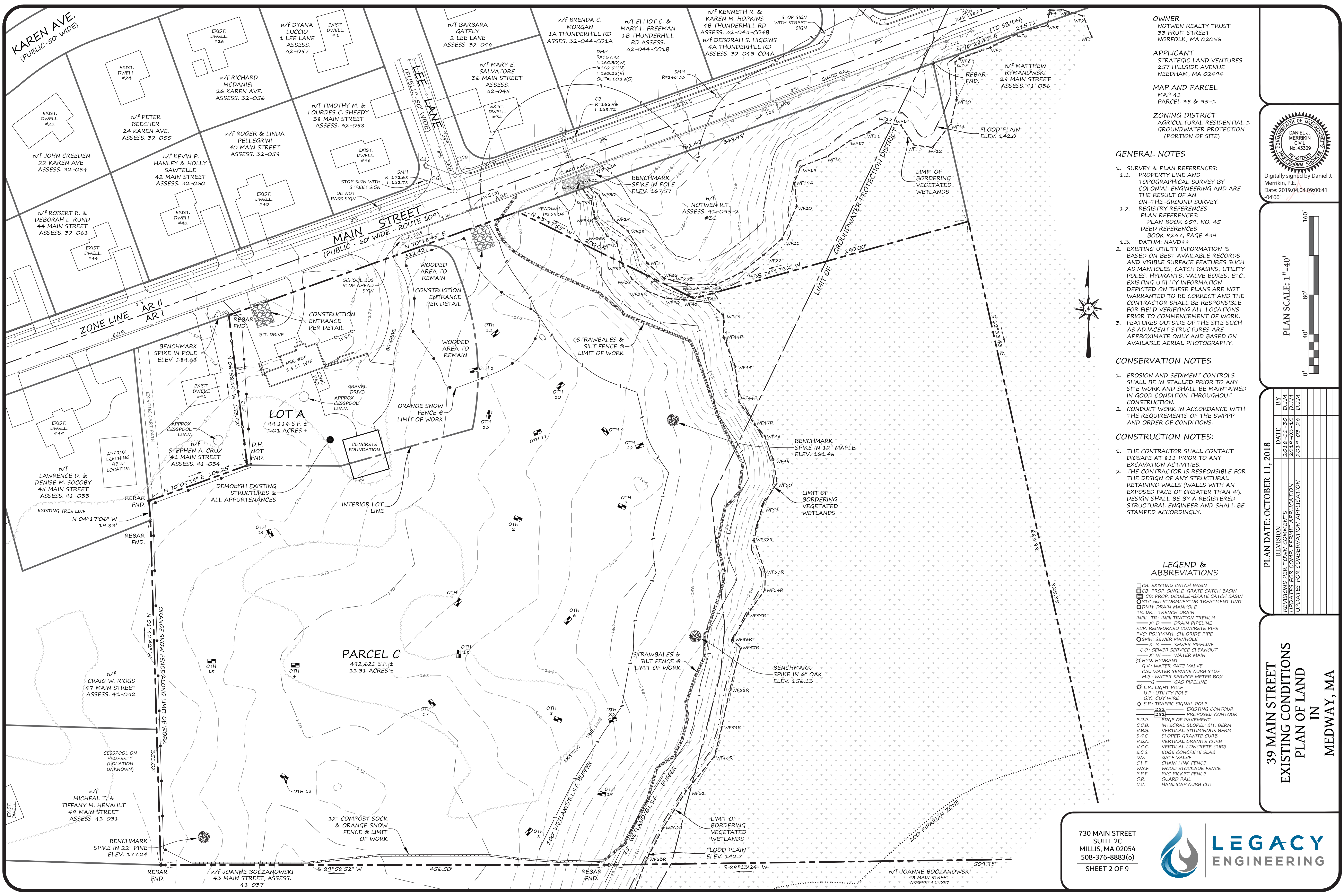
PLAN INDEX

- SHEET 1 - COVER
- SHEET 2 - EXISTING CONDITIONS & EROSION CONTROL
- SHEET 3 - LAYOUT SHEET
- SHEET 4 - GRADING
- SHEET 5 - UTILITY
- SHEET 6 - LIGHTING
- SHEET 7 - DETAILS
- SHEET 8 - DETAILS
- SHEET 9 - DETAILS

730 MAIN STREET
SUITE 2C
MILLIS, MA 02054
508-376-8883(o)
SHEET 1 OF 9



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ENGINEERING



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MAP AND PARCEL
MAP
PARCEL 35 & 35-1

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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:

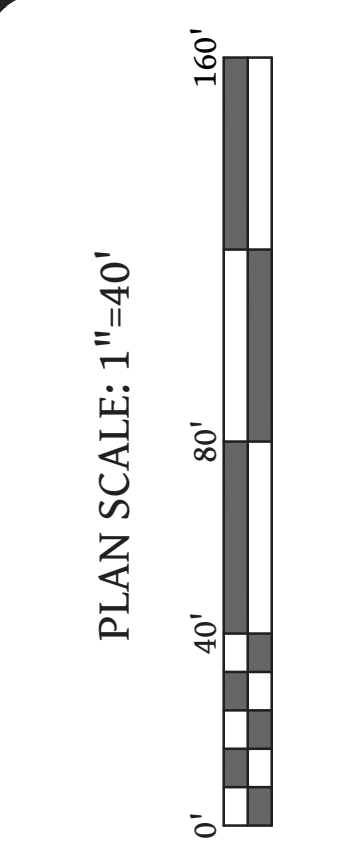
- THE CONTRACTOR SHALL CONTACT DIGSAFE AT 811 PRIOR TO ANY EXCAVATION ACTIVITIES.
- THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN OF ANY STRUCTURAL RETAINING WALLS (WALLS WITH AN EXPOSED FACE OF GREATER THAN 4'). DESIGN SHALL BE BY A REGISTERED STRUCTURAL ENGINEER AND SHALL BE STAMPED ACCORDINGLY.

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



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Date: 2019.04.04 09:00:41 -0400

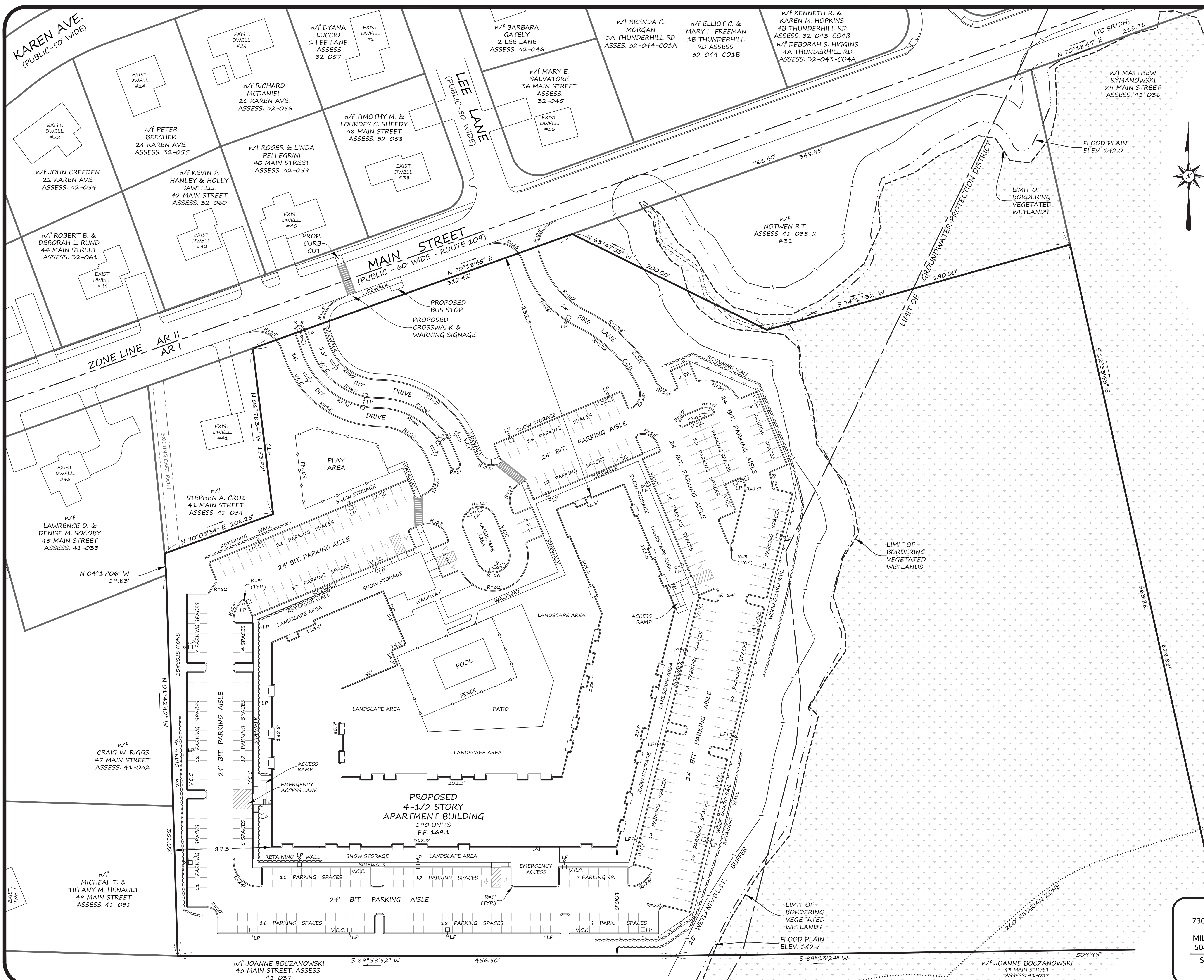


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REVISED PER TOWN COMMENTS	2018-11-30	D.J.M.
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39 MAIN STREET
EXISTING CONDITIONS
PLAN OF LAND
IN
MEDWAY, MA

730 MAIN STREET
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MILLIS, MA 02054
508-376-8883(o)
SHEET 2 OF 9





OWNER
NOTWEN REALTY TRUST
33 FRUIT STREET
NORFOLK, MA 02056

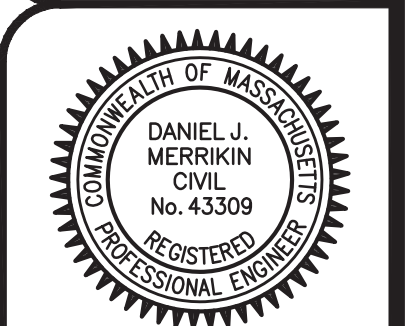
APPLICANT
STRATEGIC LAND VENTURES
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MAP AND PARCEL
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PARCEL 35 & 35-1

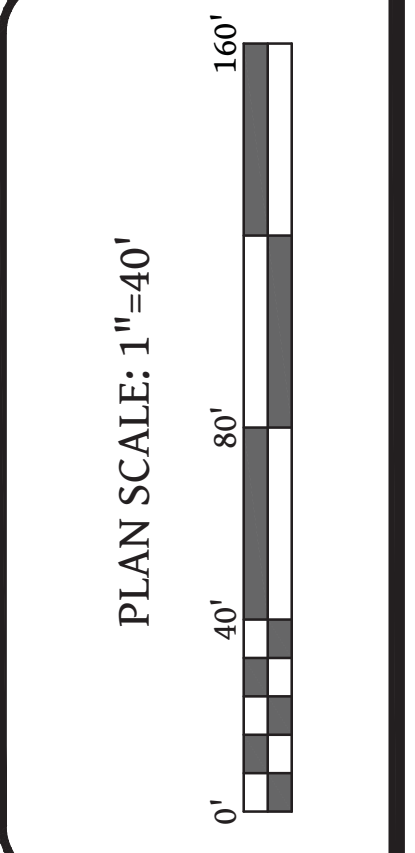
ZONING DISTRICT
AGRICULTURAL RESIDENTIAL 1
GROUNDWATER PROTECTION
(PORTION OF SITE)

- 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: 2019.04.04 08:59:59 -04'00'

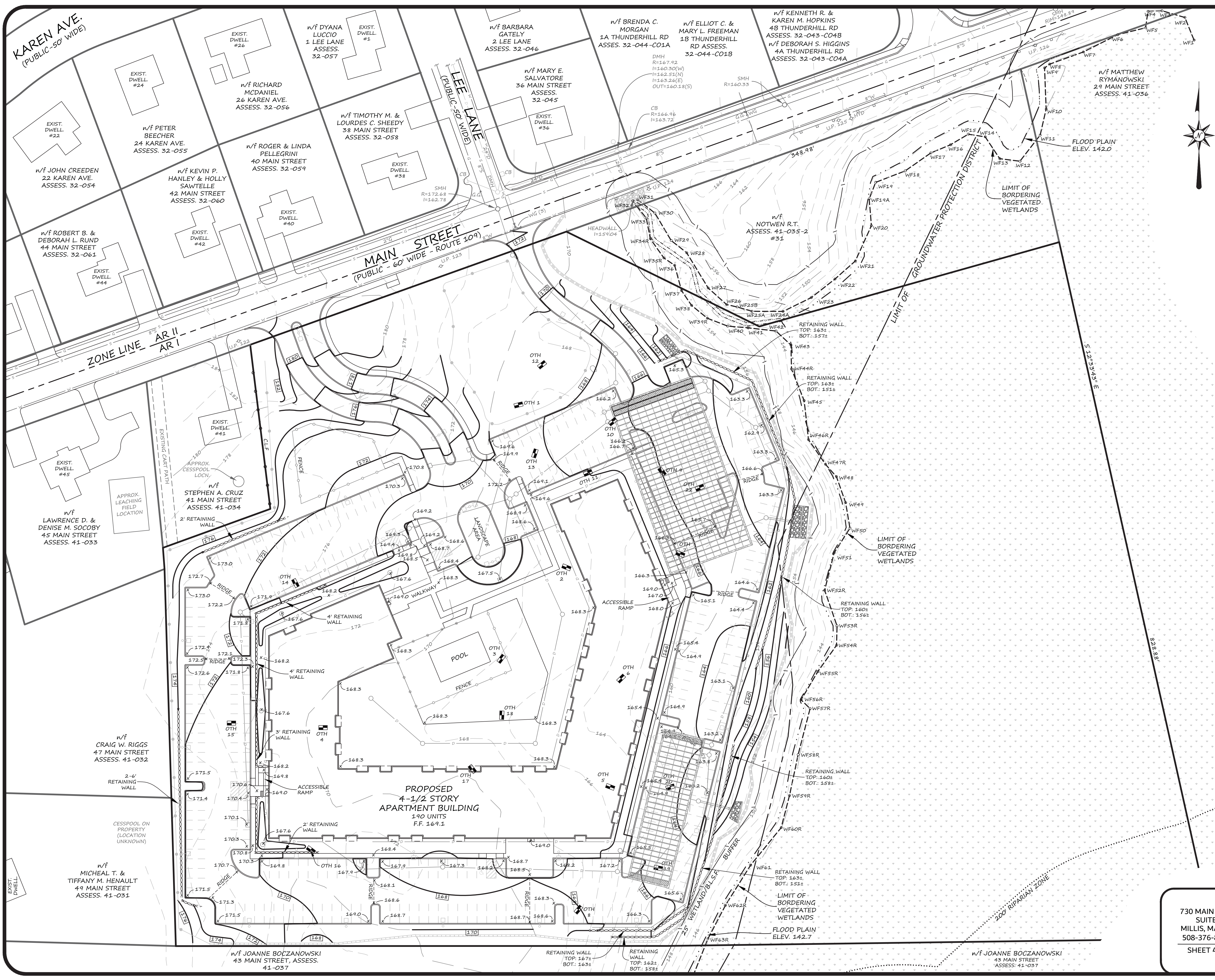


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LAYOUT
PLAN OF LAND
IN
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SHEET 3 OF 9





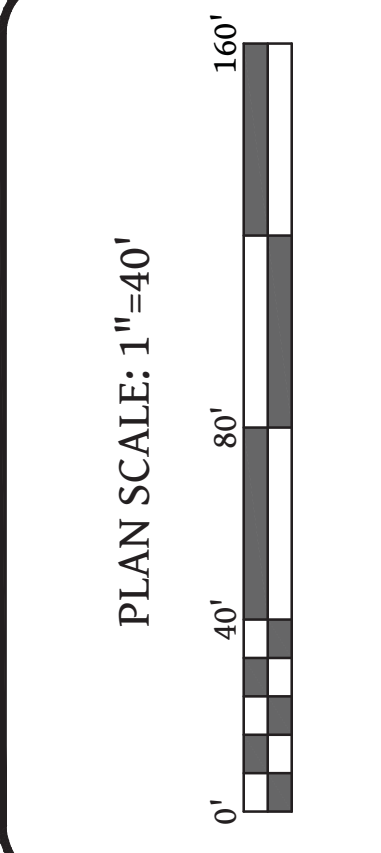
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GROUNDWATER PROTECTION (PORTION OF SITE)

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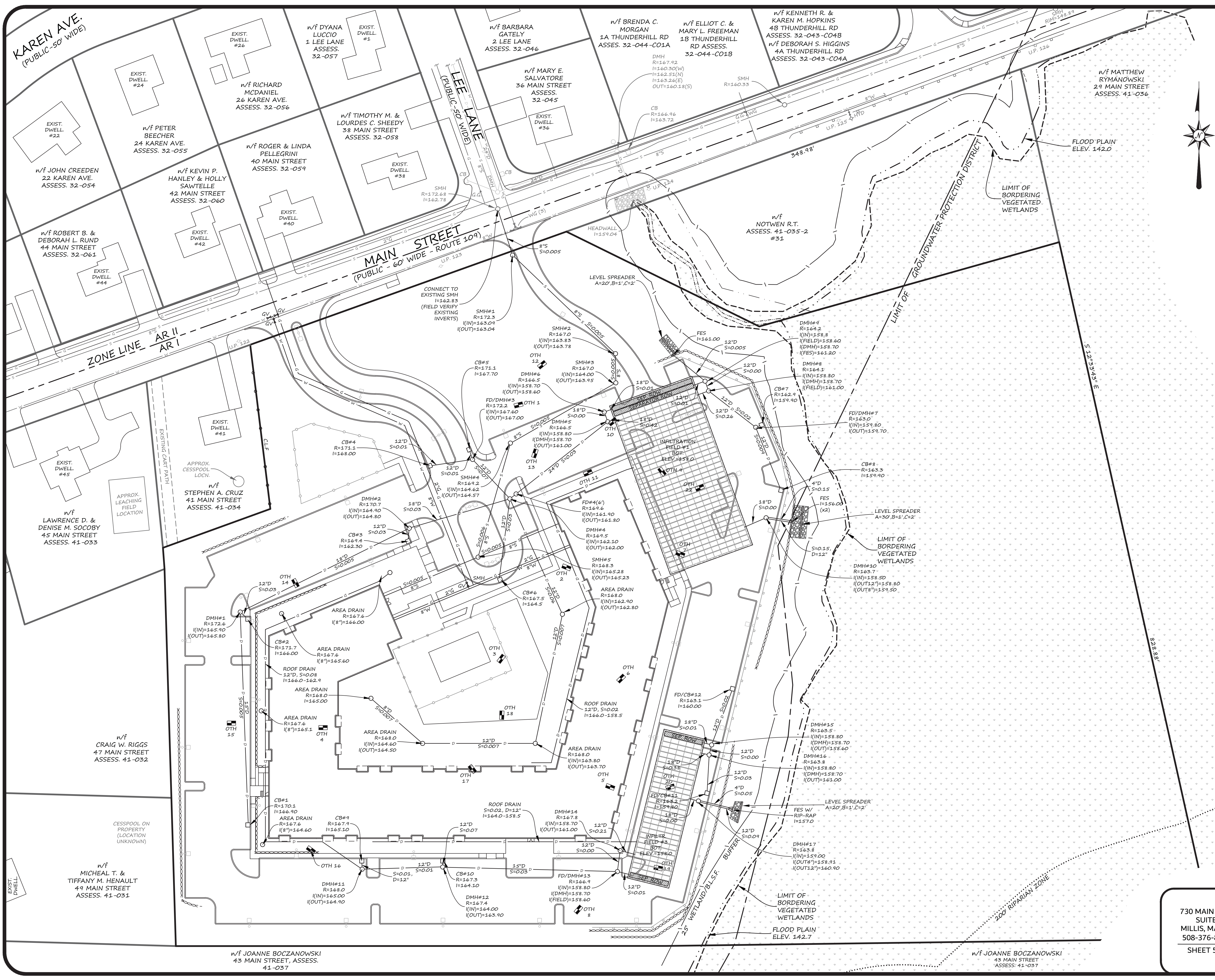
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UPDATES FOR CONSERVATION APPLICATION	2019-03-26	D.J.M.

PLAN DATE: OCTOBER 11, 2018

39 MAIN STREET
GRADING
PLAN OF LAND
IN
MEDWAY, MA

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SHEET 4 OF 9





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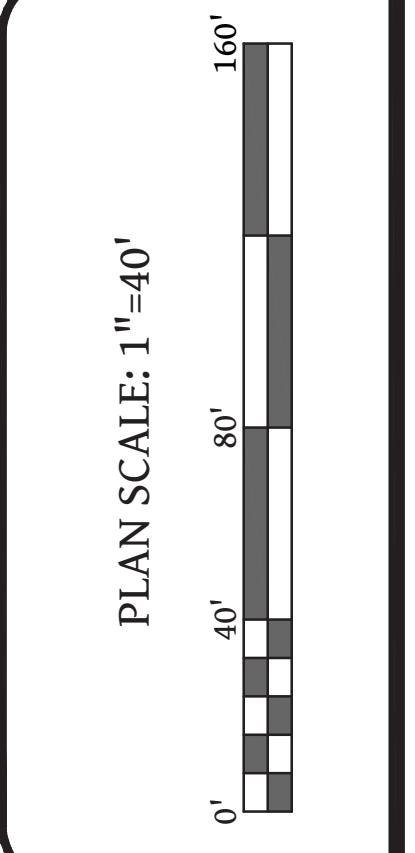
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39 MAIN STREET
UTILITIES
PLAN OF LAND
IN
MEDWAY, MA

- UTILITY NOTES:
1. DOMESTIC WATER SERVICE SHALL BE TYPE K COPPER IN ACCORDANCE WITH THE REQUIREMENTS OF THE SEWER AND WATER DEPARTMENT. THE PROJECT ARCHITECT SHALL VERIFY THE DOMESTIC, IRRIGATION AND FIRE WATER SERVICE PIPE SIZE REQUIREMENTS FOR THE BUILDINGS.
 2. WATER MAINS SHALL BE CLASS 52 CEMENT LINED DUCTILE IRON.
 3. SEWER SERVICE SHALL BE 8-INCH SDR35 PIPE. CLEANOUTS SHALL BE POSITIONED IN LANDSCAPE AREAS.
 4. DRAINAGE PIPING SHALL BE HDPE RATED FOR H2O LOADING. (ADS N12 OR EQUAL)
 5. THE ELECTRIC COMPANY SHALL DETERMINE THE FINAL LOCATION AND DESIGN OF THE ELECTRIC SERVICE AND TRANSFORMER (IF NEEDED). CONDUITS TO PROPOSED LIGHT POLES SHALL BE DESIGNED BY THE ARCHITECT.

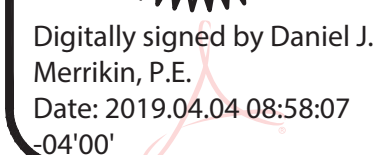
730 MAIN STREET
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508-376-8883(o)
SHEET 5 OF 9



w/f JOANNE BOCZANOWSKI
43 MAIN STREET, ASSESS.
41-037

w/f JOANNE BOCZANOWSKI
43 MAIN STREET
ASSESS. 41-037

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



PLAN SCALE: 1"=40'

[illegible]

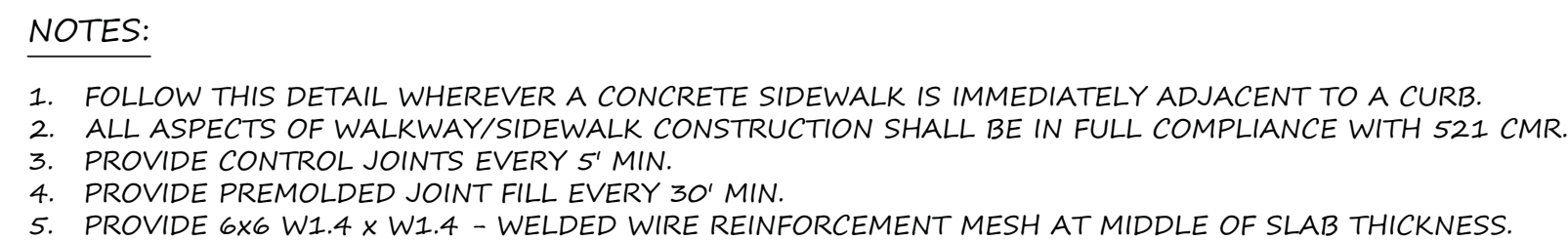
339 MAIN STREET
LIGHTING
PLAN OF LAND
IN
MEDWAY, MA

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

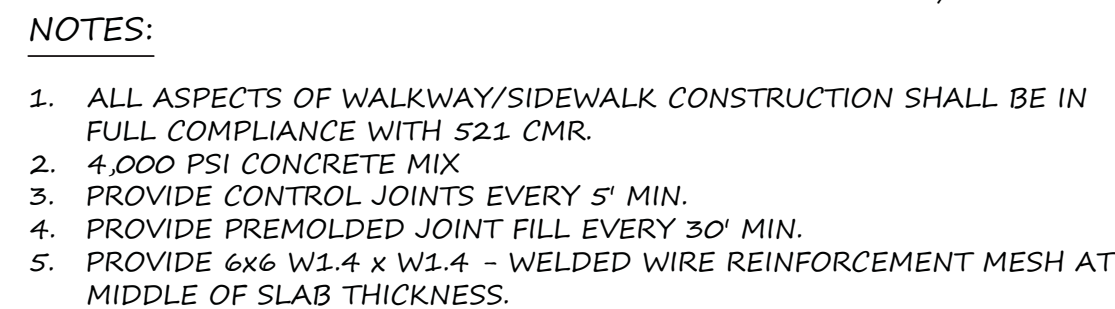
SHEET 6 OF 9



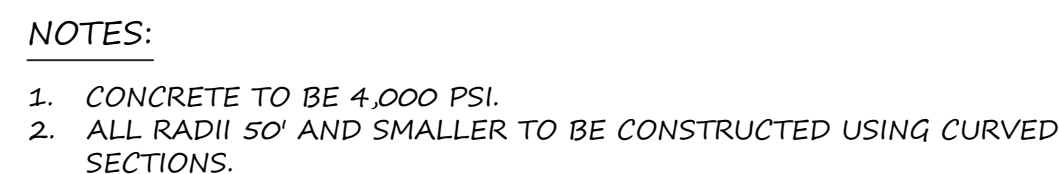
LUMINAIRE SCHEDULE						
CALLOUT	SYMBOL	LAMP	MOUNTING	MODEL	QUANTITY	MOUNTING HEIGHT
P1		(6) SIX WHITE MULTI-CHIP LEDS	POLE - SINGLE FIXTURE	ALED4T125Y (TYPE IV)	29	20'
P2		(6) SIX WHITE MULTI-CHIP LEDS	POLE - DOUBLE FIXTURE	ALED4T125Y (TYPE IV)	7	20'
P3		(6) SIX WHITE MULTI-CHIP LEDS	POLE - SINGLE FIXTURE	ALED4T125Y (TYPE IV)	1	20'



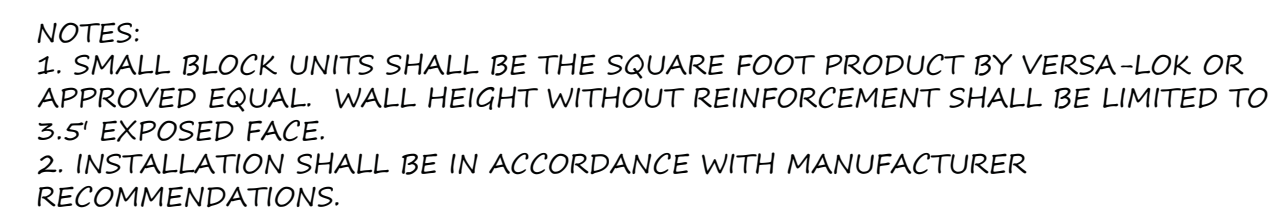
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(NO SCALE)



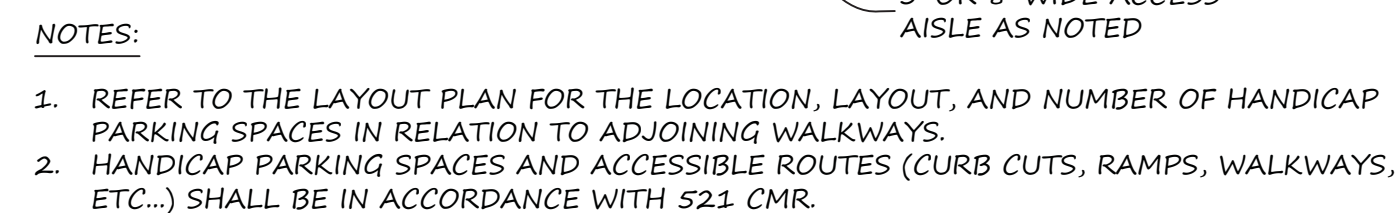
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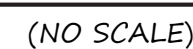
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NOT TO SCALE



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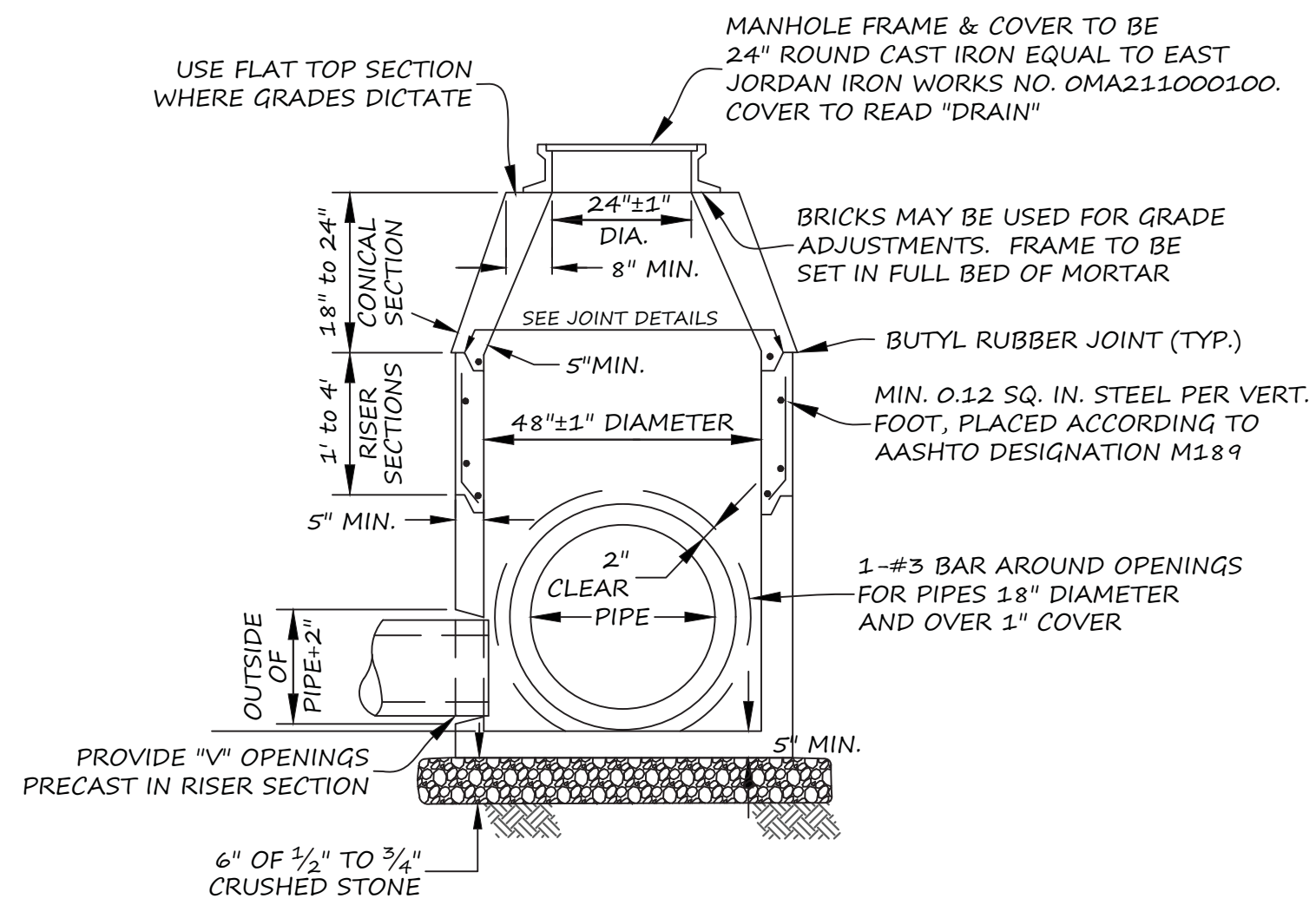
PLAN SCALE: NOT TO SCALE

[illegible]

339 MAIN STREET
DETAILS
PLAN OF LAND
IN
MEDWAY, MA



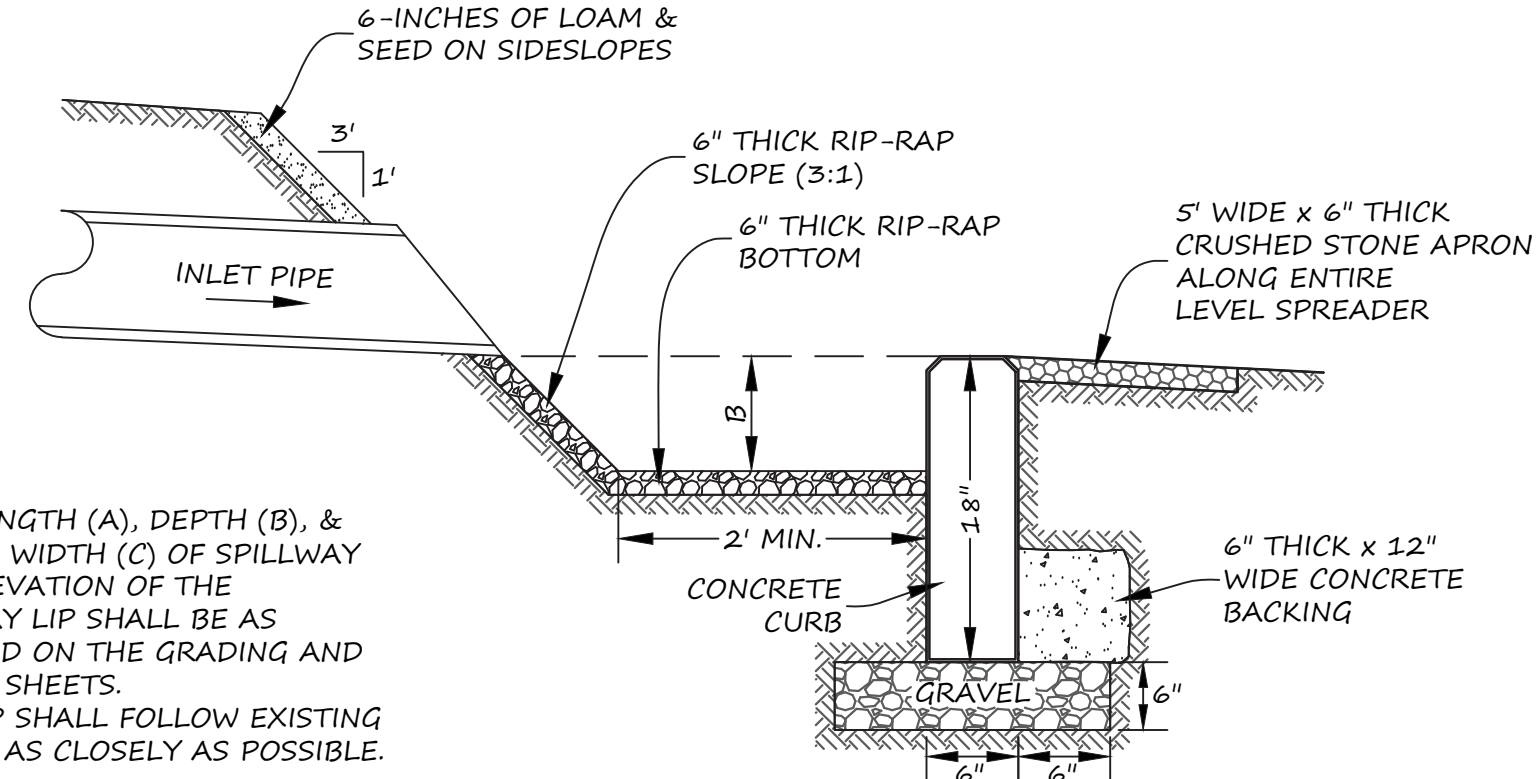
LEGACY
ENGINEERING



- NOTES:
- MANHOLE DIAMETER SHALL BE INCREASED IF NUMBER, SIZE, AND CONFIGURATION OF INLET/OUTLET PIPING NECESSITATES A LARGER MANHOLE DIAMETER.
 - 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

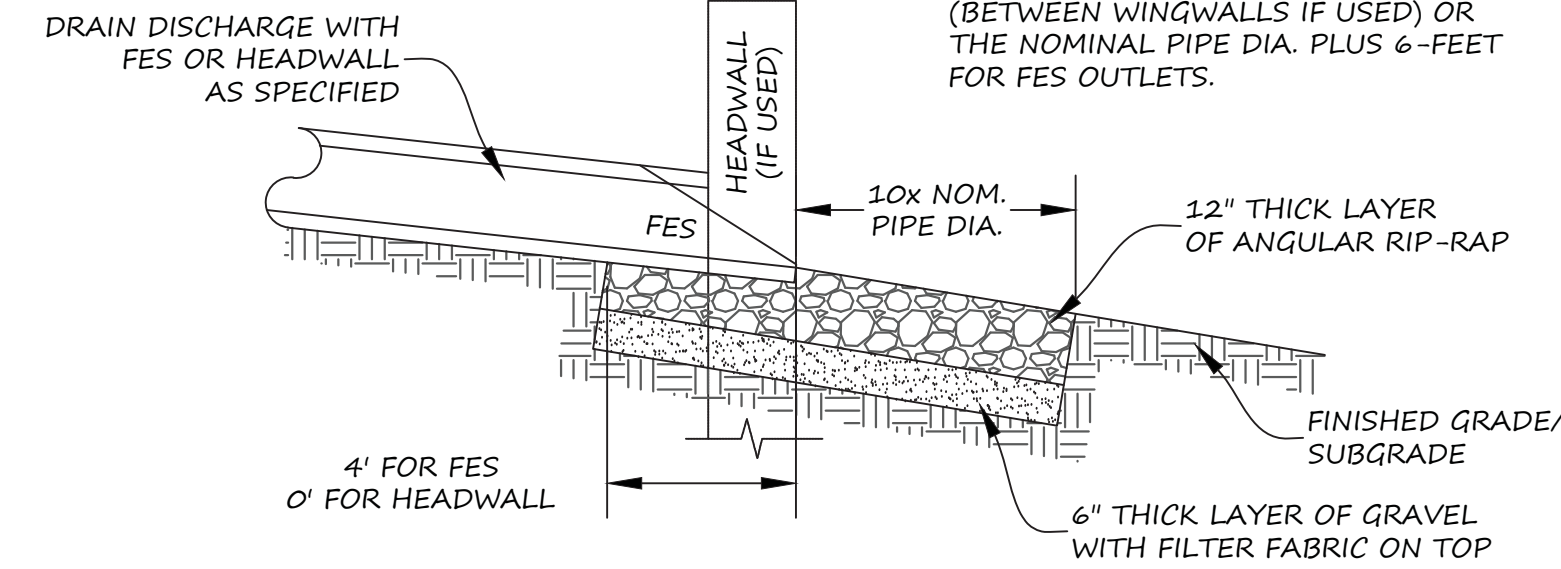


- NOTES:
- WEIR LENGTH (A), DEPTH (B), & BOTTOM WIDTH (C) OF SPILLWAY AND ELEVATION OF THE SPILLWAY LIP SHALL BE AS SPECIFIED ON THE GRADING AND PROFILE SHEETS.
 - WEIR LIP SHALL FOLLOW EXISTING GRADES AS CLOSELY AS POSSIBLE.

TYPICAL SECTIONAL VIEW

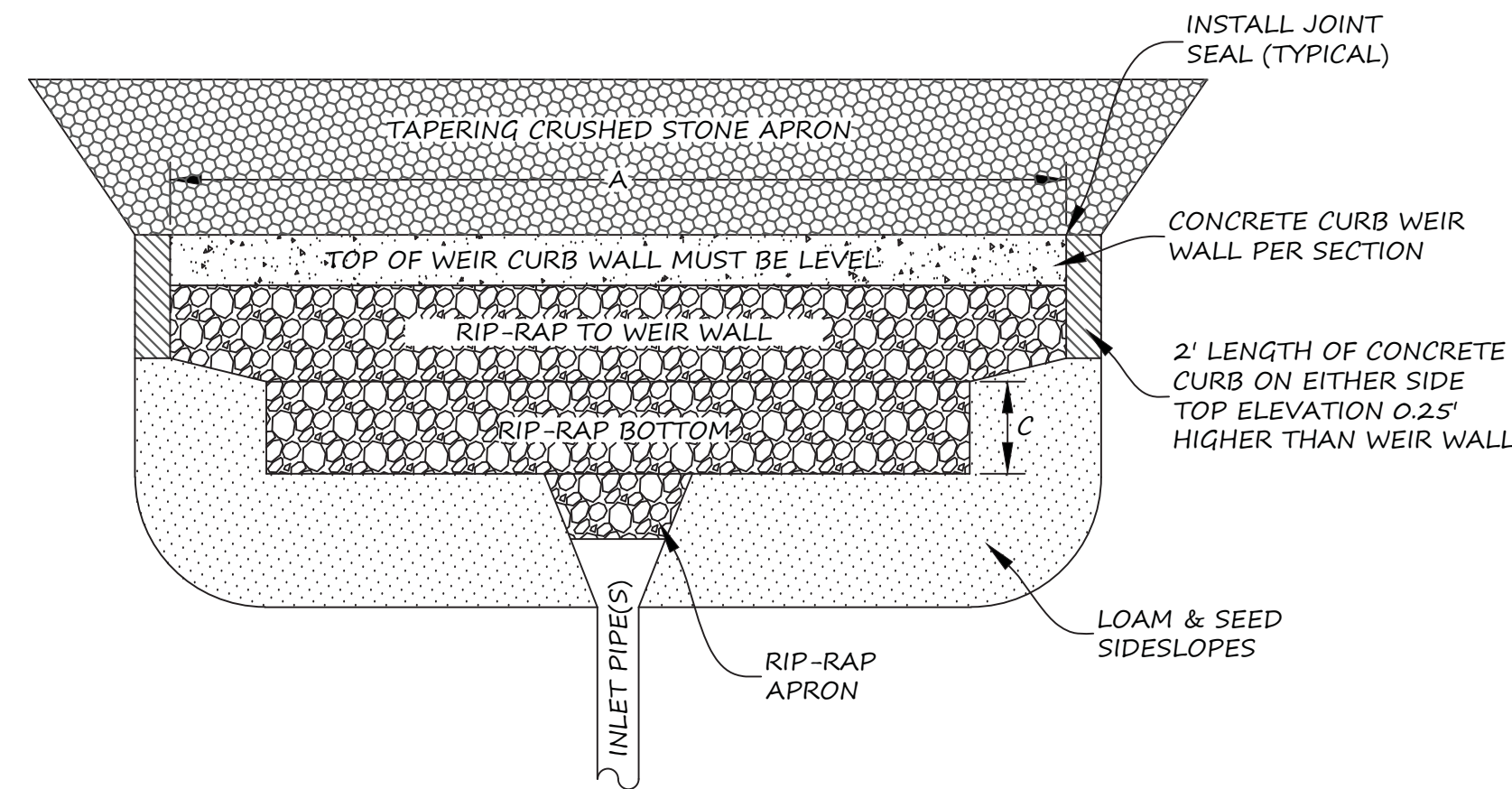
LEVEL SPREADER DETAIL

NOT TO SCALE

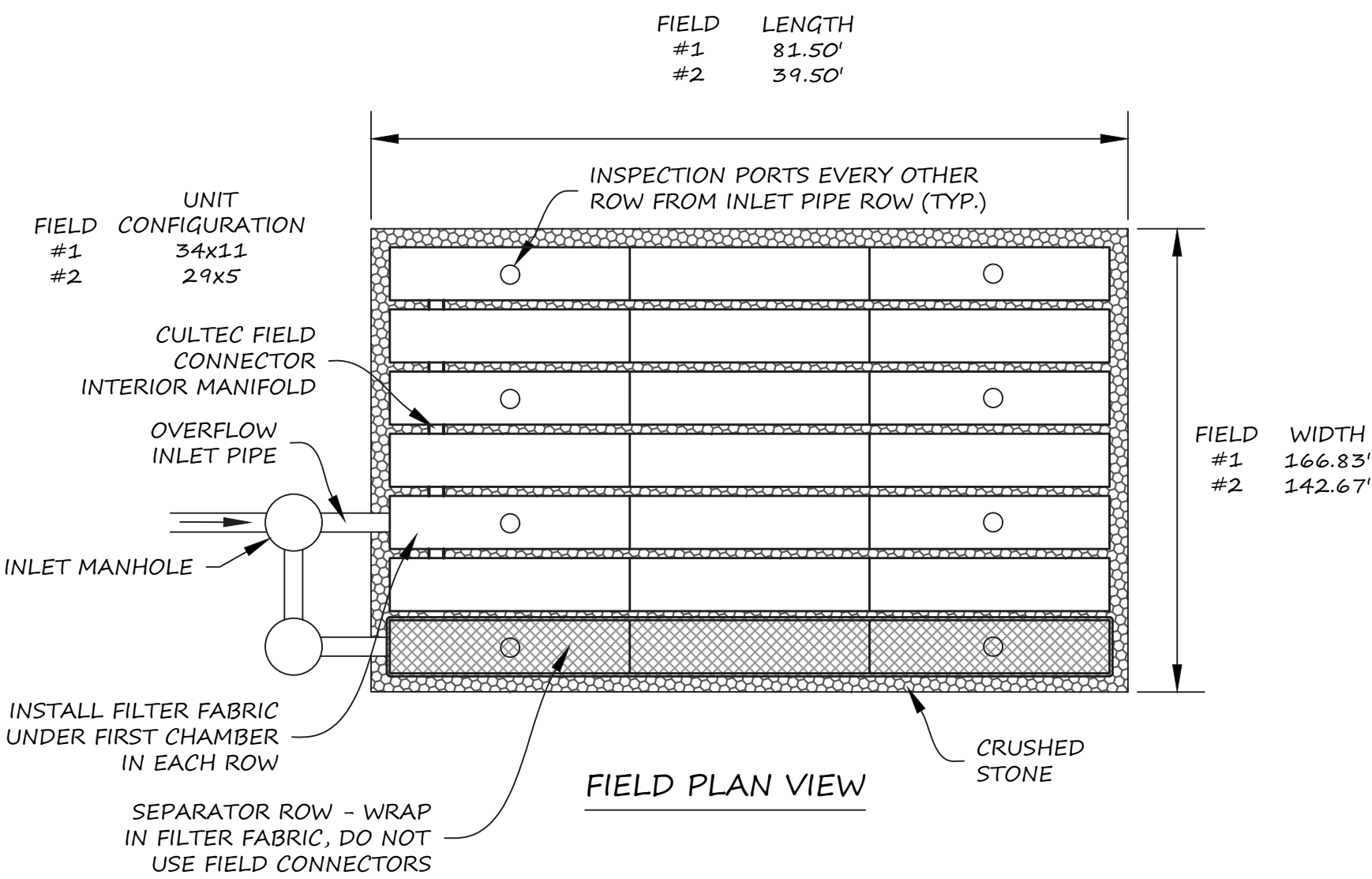


TYPICAL RIP-RAP APRON DETAIL

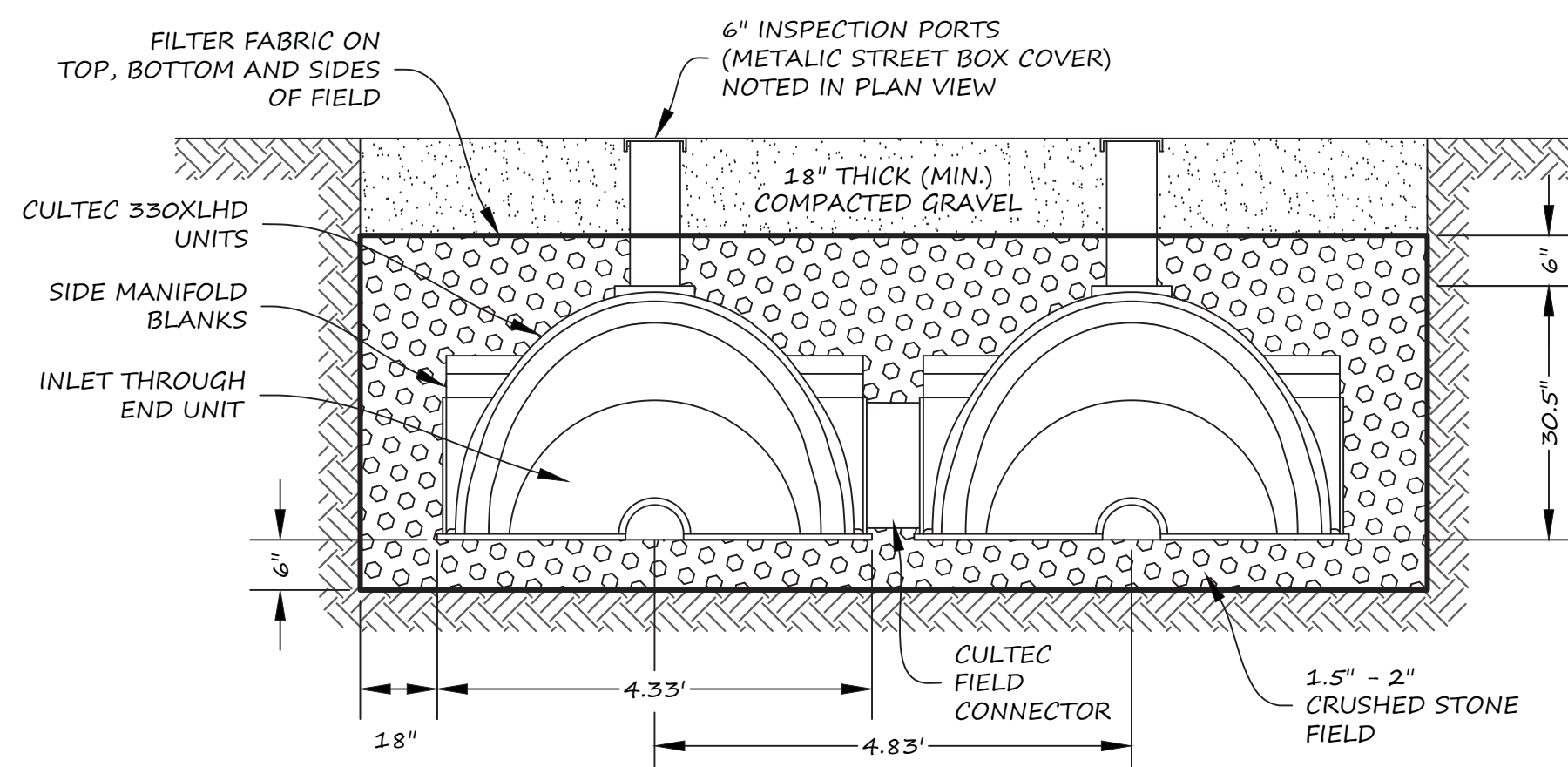
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PLAN VIEW



FIELD PLAN VIEW



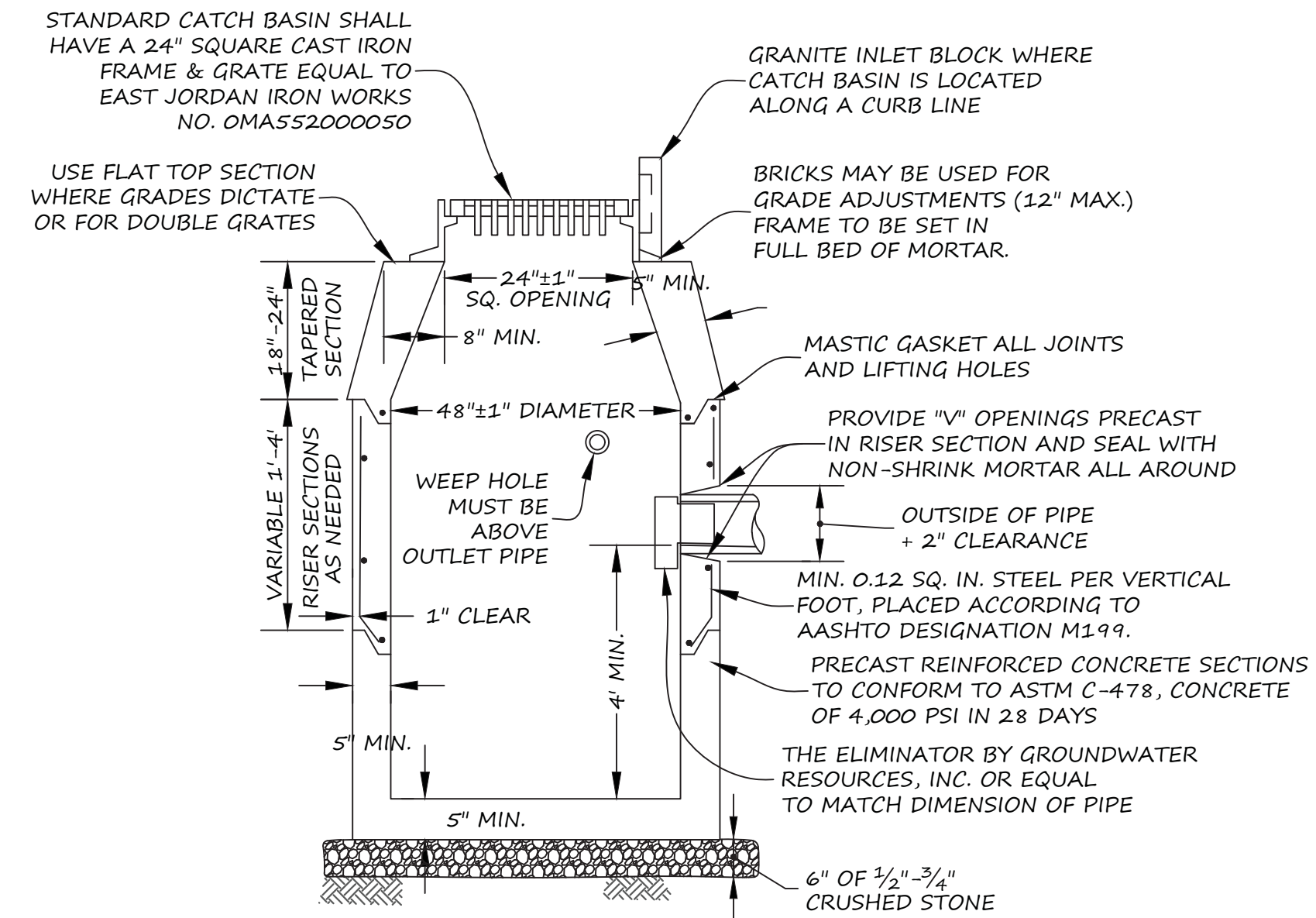
SECTION THROUGH TYPICAL LEACHING FIELD

NOTES:

- INFILTRATION TRENCH UNITS TO BE RECHARGER 330XLHD AS MANUFACTURED BY CULTREC, 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.
- INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS.
- TWO-TRENCH SYSTEM CROSS-SECTION SHOWN. MULTIPLE TRENCHES WOULD USE THE SAME EXTERIOR STONE THICKNESS AND INTERIOR CHAMBER SEPARATION VALUES.
- INFILTRATION TRENCH UNITS SHALL BE ABLE TO WITHSTAND H-20 LOADINGS.
- REMOVE FILL UNDERNEATH INFILTRATION FIELDS AND REPLACE WITH SAND OR GRAVEL AS NEEDED.

INFILTRATION TRENCH/FIELD DETAIL

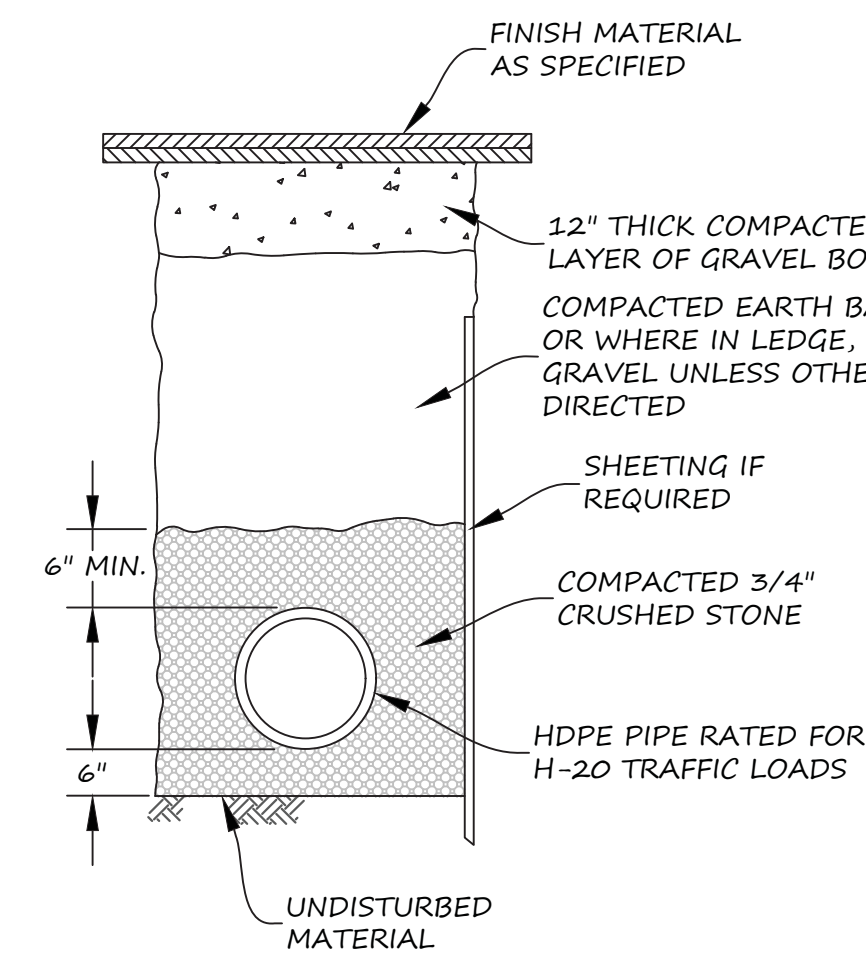
NOT TO SCALE



- NOTES:
- NO BELL ENDS IN CATCH BASIN. CONNECTIONS TO BE TIGHTLY SEALED WITH MORTAR.
 - SUBSTITUTE FRAME AND GRATE SHALL BE MADE IN USA AND SHALL BE APPROVED BY THE ENGINEERING DEPARTMENT OR PLANNING BOARD PRIOR TO CONSTRUCTION.
 - 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.

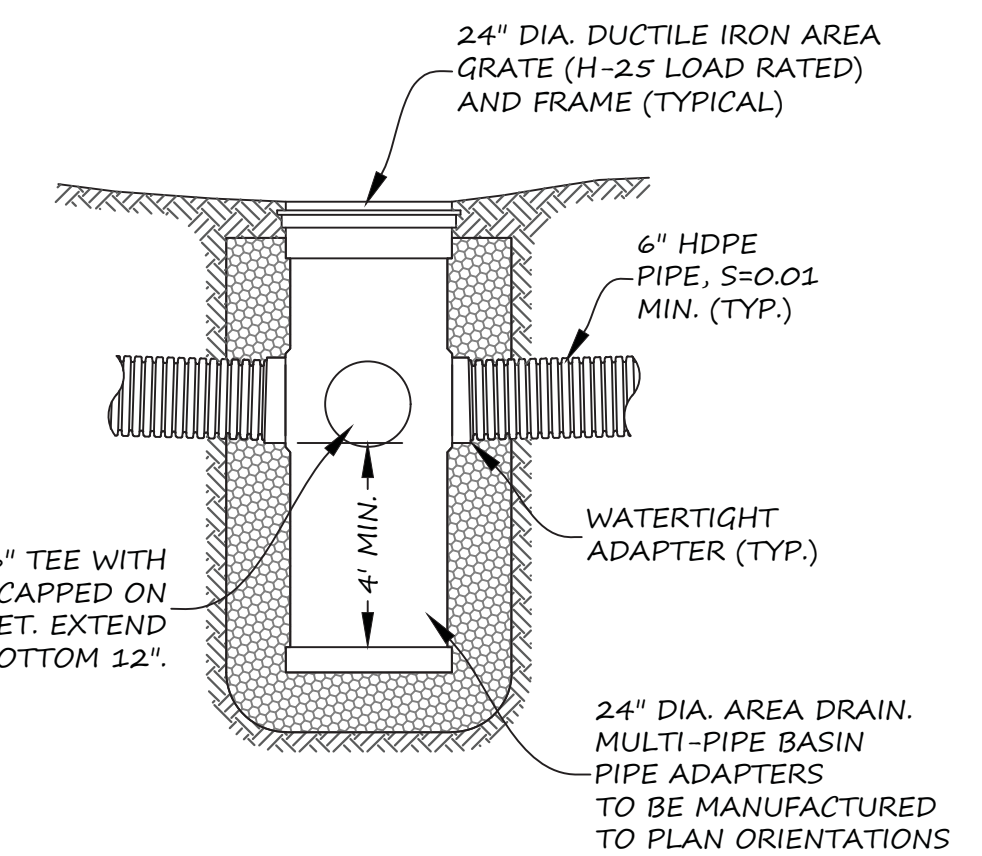
PRECAST CONCRETE CATCH BASIN

NOT TO SCALE



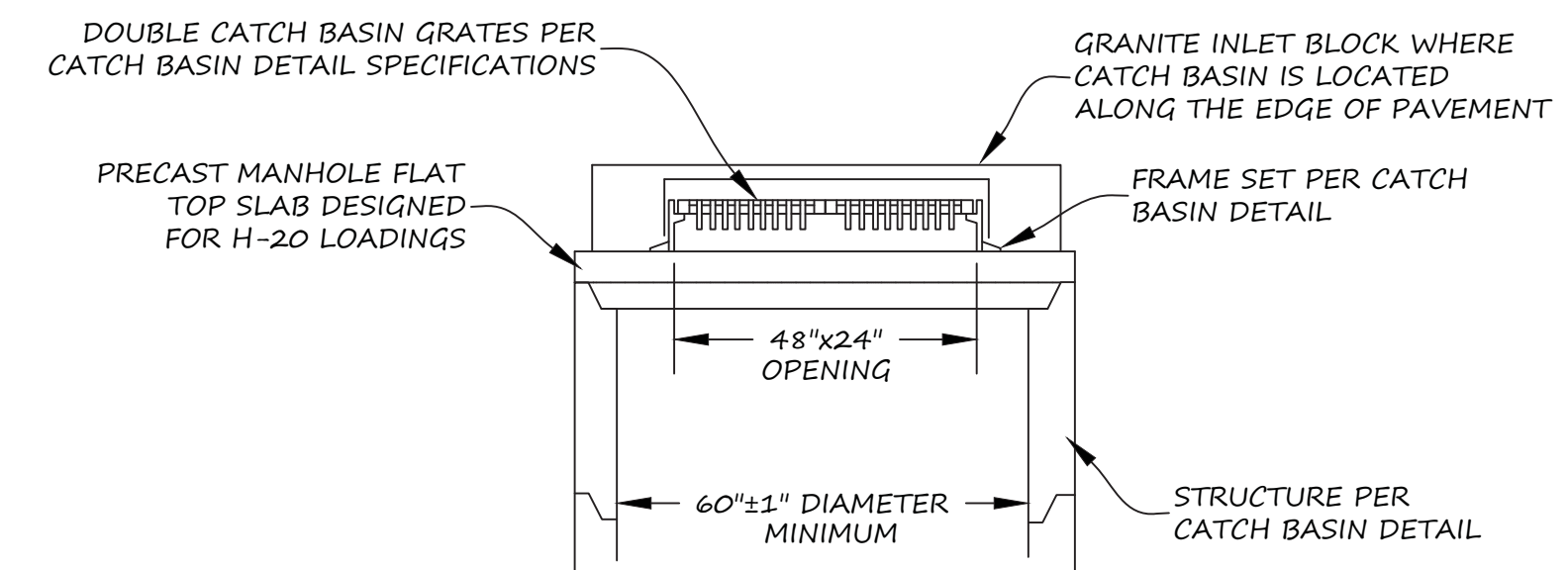
TYPICAL DRAIN TRENCH

(NO SCALE)



AREA DRAIN (A.D.) DETAIL

NOT TO SCALE



CATCH BASIN DOUBLE GRATE DETAIL

NOT TO SCALE

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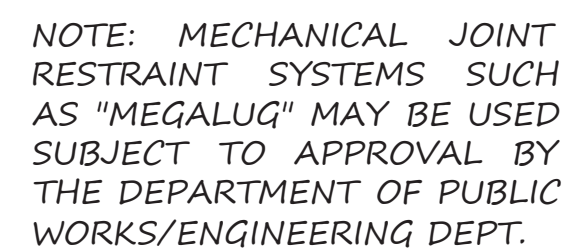
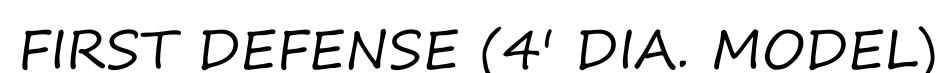




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J. Merrikin, P.E.
Date: 2019.04.04 08:56:50
-04'00'



CONSTRUCTION ENTRANCE DETAIL



LEGACY
ENGINEERING

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