

2 MARC ROAD
SITE PLAN OF LAND
IN MEDWAY, MASSACHUSETTS

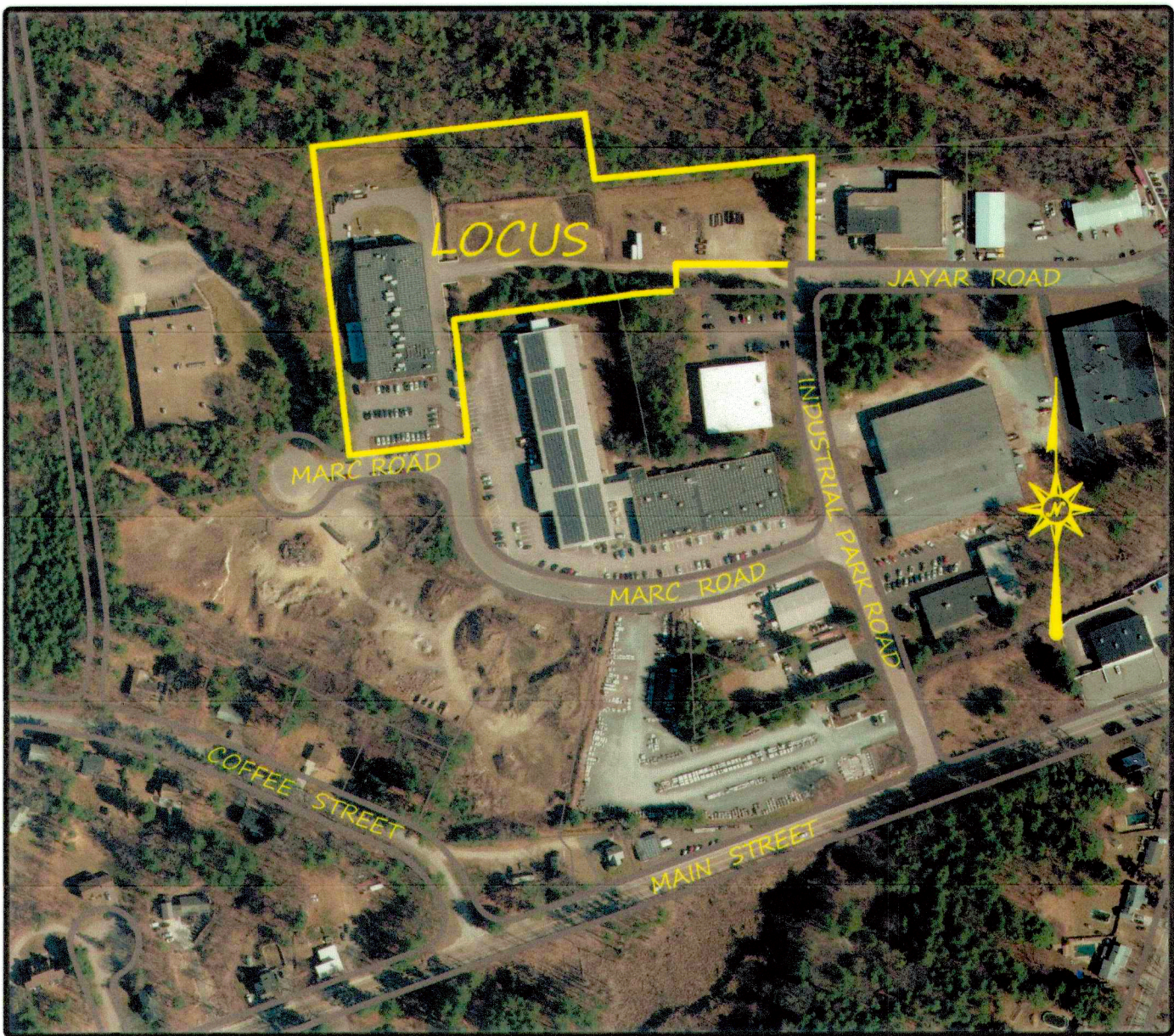
PREPARED BY:
MERRIKIN ENGINEERING, LLP
730 MAIN STREET, SUITE 2C
MILLIS, MA 02054

FEBRUARY 28, 2022
Latest Revision: December 28, 2022

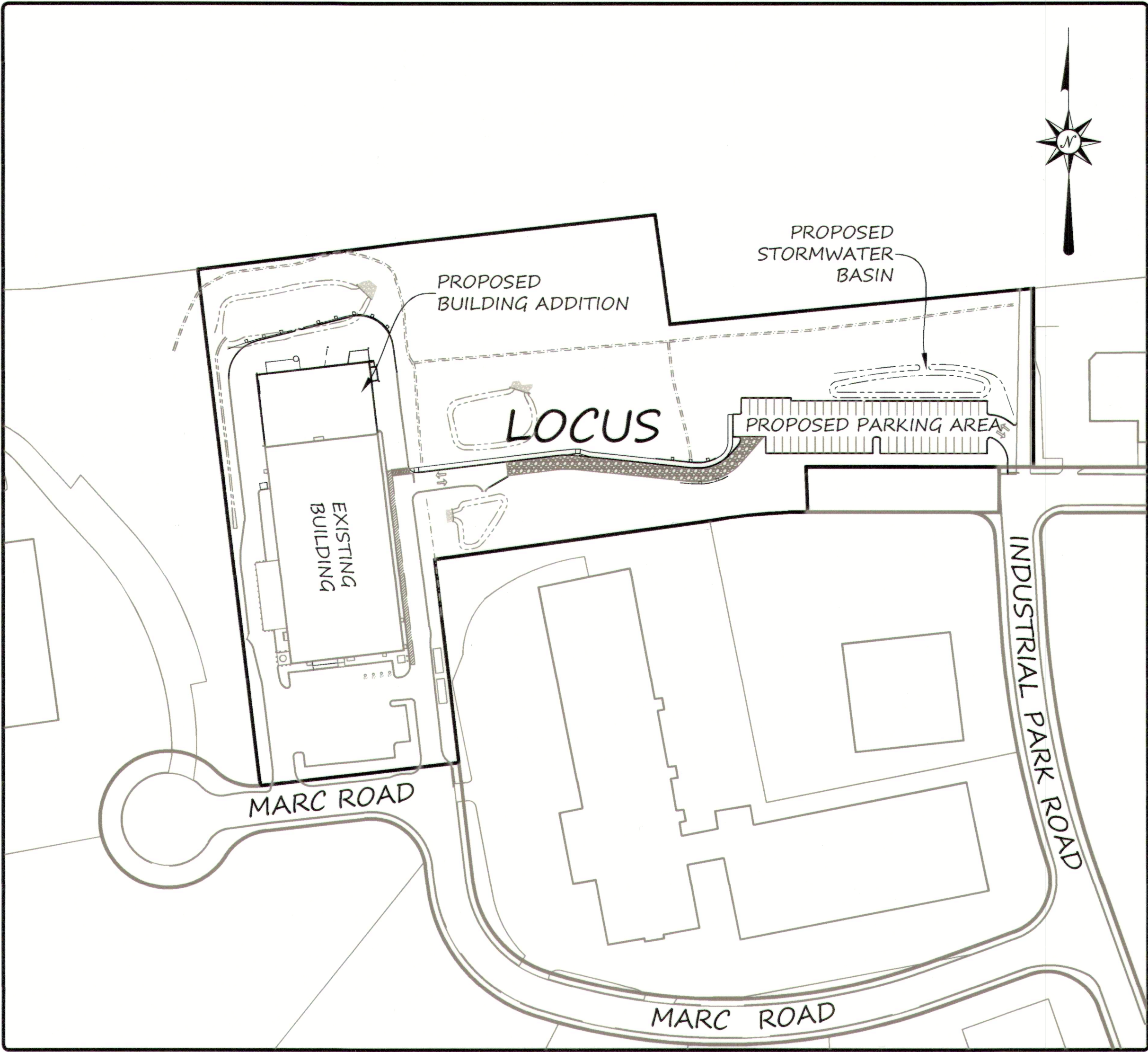
PREPARED FOR:
2 MARC ROAD LLC
730 MAIN STREET
MILLIS, MA 02054



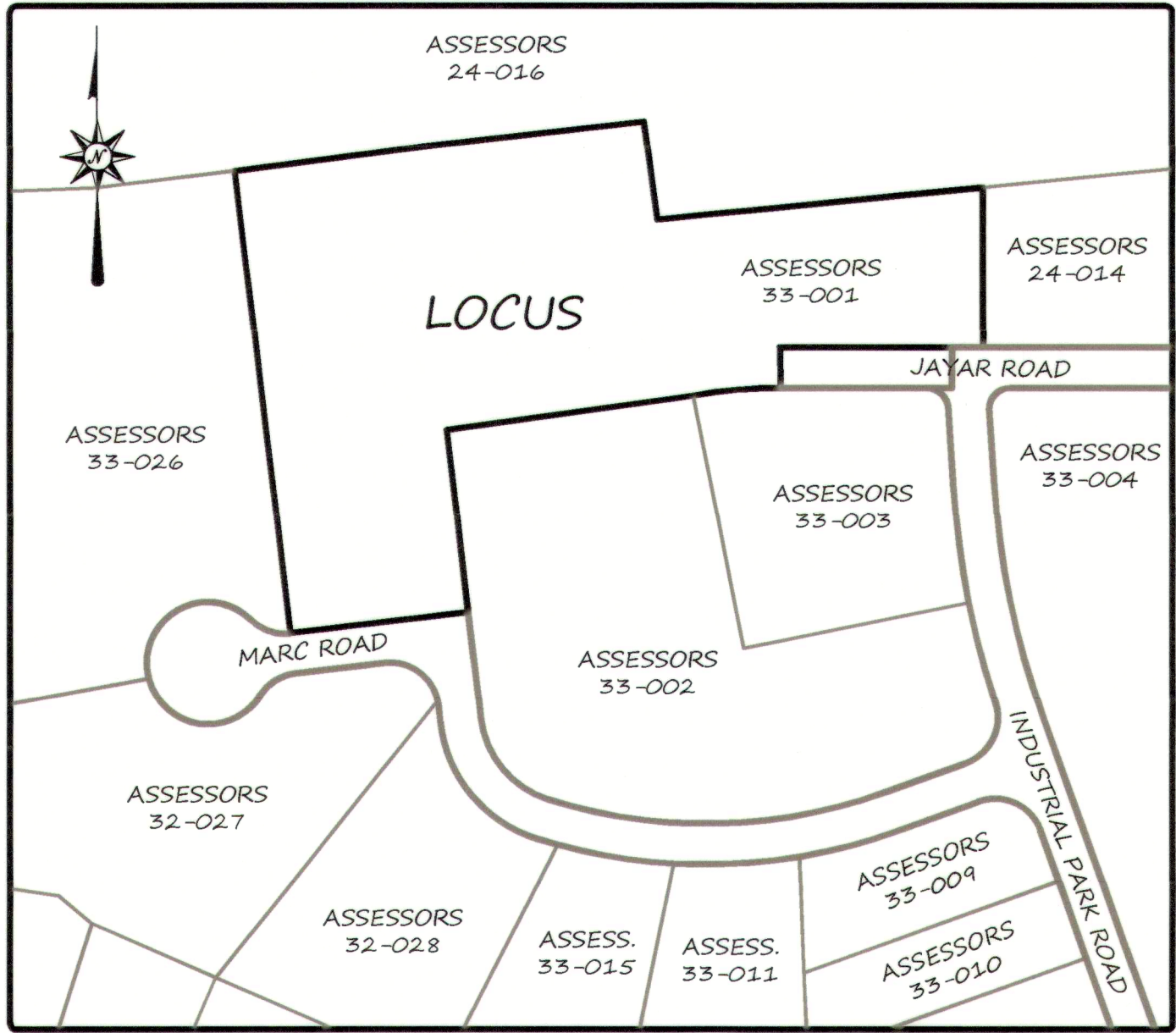
For Registry Use



2019 MASSGIS AERIAL LOCUS
SCALE: 1" = 300'



LOCUS
SCALE: 1" = 100'



ASSESSORS LOCUS
SCALE: 1" = 200'

SITE ADDRESS:
2 MARC ROAD

MAP AND PARCEL:
MAP 33, PARCEL 001

ZONING CLASSIFICATION:
EAST INDUSTRIAL

OVERLAY DISTRICTS:
GROUNDWATER PROTECTION DISTRICT

OWNER & APPLICANT:
2 MARC ROAD LLC
ELLEN ROSENFELD
730 MAIN STREET, SUITE 2A
MILLIS, MA 02054
508-376-2041

DEED
BOOK 40331 PAGE 234

DATE APPROVAL ISSUED: 11-22-2022

PLAN ENDORSEMENT DATE: 1-10-2023

[Signature]
MEDWAY PLANNING & ECONOMIC
DEVELOPMENT BOARD

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

I HEREBY CERTIFY THAT THIS SURVEY AND PLAN CONFORMS TO THE ETHICAL, PROCEDURAL AND TECHNICAL STANDARDS IN THE COMMONWEALTH OF MASSACHUSETTS.

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[Signature]
REGISTERED LAND SURVEYOR

PLAN INDEX

SHEET C-0: COVER
SHEET C-1: EXISTING CONDITIONS
SHEET C-2: EROSION CONTROL
SHEET C-3: LAYOUT
SHEET C-4: GRADING & UTILITY
SHEET C-5: LIGHTING
SHEET C-6: O&M PLAN
SHEET C-7: DETAIL
SHEET C-8: DETAIL
SHEET C-9: DETAIL
SHEET A1.0: FIRST FLOOR PLAN
SHEET A1.2: SECOND FLOOR PLAN
SHEET A4.0: EXTERIOR ELEVATIONS
SHEET A4.1: RENDERINGS

APPROVED WAIVERS:

- S204-S.C.3: NOT TO HAVE TO INCLUDE AN "EXISTING LANDSCAPE INVENTORY" PREPARED BY A PROFESSIONAL LANDSCAPE ARCHITECT.
- S204-S.D.8.a: NOT REQUIRE THE SUBMISSION OF A LANDSCAPE PLAN.
- S207-11.B.2: TO ALLOW CAPE COD BERM ACROSS THE SITE.
- S207-19.C.1.a: TO NOT REQUIRE 10% OF INTERNAL PARKING AREA TO BE LANDSCAPED.
- S207-19.C.1.c: TO NOT REQUIRE PARKING AISLES EXCEEDING 25 SPACES TO HAVE LANDSCAPED ISLANDS.
- S207-19.E: TO NOT REQUIRE LANDSCAPING AROUND THE PROPOSED BASIN.

PREVIOUS APPROVALS:

- SPECIAL PERMITS AND SITE PLAN DECISION, JUNE 28, 2016
1.1. DEED BOOK 34328 PAGE 450, PLAN BOOK 650 PAGE 96
- SPECIAL PERMIT DECISION, FEBRUARY 26, 2019
2.1. DEED BOOK 36679 PAGE 81
- SPECIAL PERMIT MODIFICATION, JANUARY 14, 2020
3.1. DEED BOOK 37427 PAGE 175, PLAN BOOK 692 PAGE 22

PLAN SCALE: AS NOTED

PLAN DATE: FEBRUARY 28, 2022

REVISION	DATE	BY
NEW WETLAND FLAGS	2022-06-22	DJM
CHANGES PER TOWN COMMENTS	2022-08-26	DJM
CHANGES PER OWNER COMMENTS	2022-10-20	DJM
CHANGES PER LOCATION COMMENTS	2022-10-20	DJM
DUMPSTER LOCATION REVISED	2022-10-26	DJM
REVISIONS PER DECISION	2022-12-28	DJM

2 MARC ROAD
COVER SHEET
PLAN OF LAND
IN
MEDWAY, MA

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



LEGACY
ENGINEERING

C-0

GENERAL NOTES:

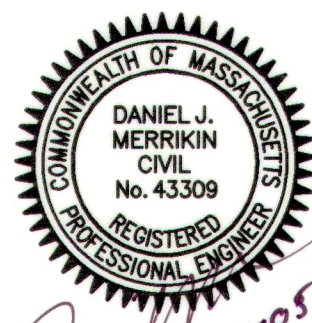
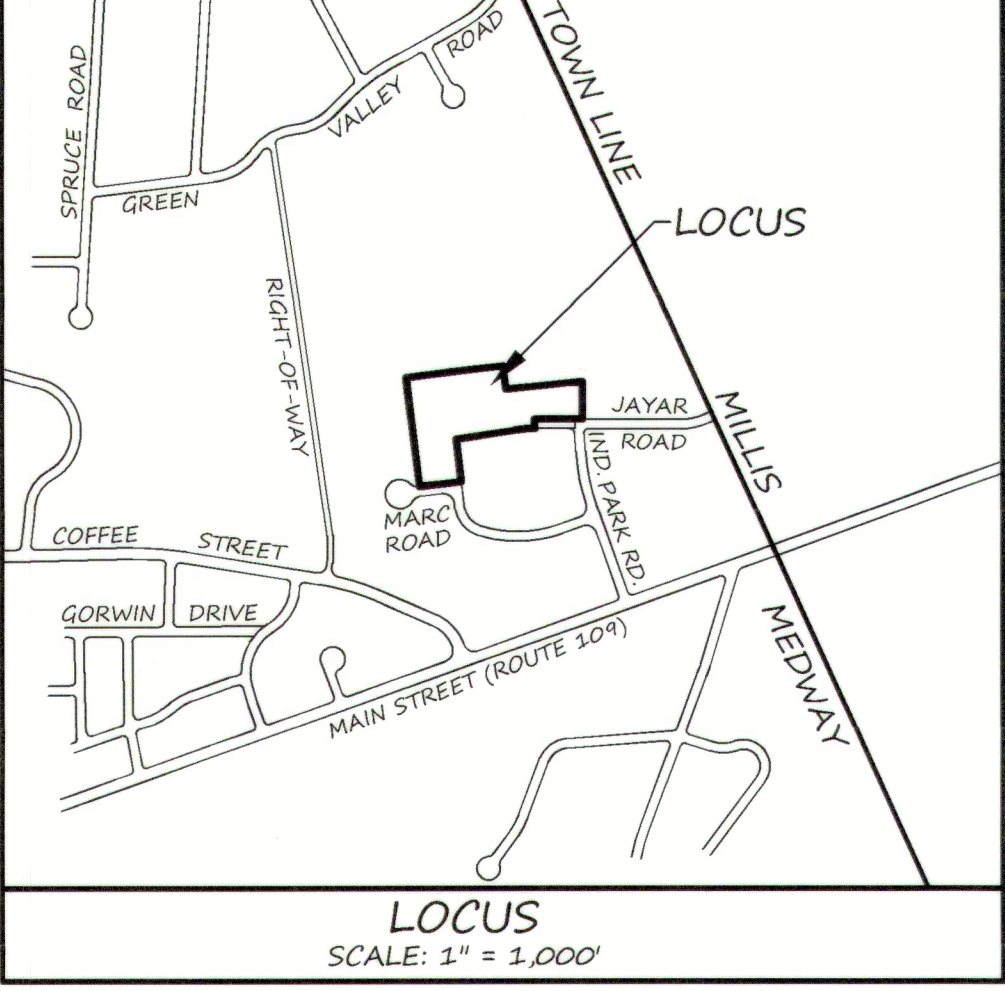
1. SURVEY & PLAN REFERENCES:
A. DEED REFERENCES:
BOOK 8379, PAGE 83
BOOK 18164, PAGE 320
BOOK 40331, PAGE 234
B. PLAN REFERENCES:
PLAN BOOK 299 NO. 900
PLAN BOOK 300 NO. 955
PLAN BOOK 326 NO. 1145
PLAN BOOK 410 NO. 749
PLAN BOOK 454 NO. 94
2. DATUM: NAVD88
3. EXISTING UTILITY INFORMATION IS BASED ON 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.
4. FEATURES OUTSIDE OF THE SITE SUCH AS ADJACENT STRUCTURES ARE APPROXIMATE ONLY AND BASED ON AVAILABLE AERIAL PHOTOGRAPHY.

CONSERVATION/EROSION & SEDIMENT CONTROL NOTES:

1. PER 310 CMR 10.02(2)(C), THE EXISTING ON-SITE STORMWATER SWALES WERE RECONSTRUCTED FOR MAINTENANCE PURPOSES IN 2017 PURSUANT TO AND ORDER OF CONDITIONS AND ARE THEREFORE NOT CONSIDERED TO BE WETLAND RESOURCE AREAS UNDER THE WETLANDS PROTECTION ACT. THE PRIOR WETLAND DELINEATION ALONG THESE SWALES FROM THE 2016 DESIGN IS SHOWN FOR INFORMATIONAL PURPOSES. BUFFER ZONE LINES INCLUDE THE PRIOR SWALE WETLAND DELINEATION LINES BECAUSE IT IS UNCLEAR HOW THEY ARE TREATED UNDER THE MEDWAY WETLAND BYLAW.
2. WETLANDS BOUNDARIES WERE DELINEATED BY RUSSELL WALDRON.

CONSTRUCTION NOTES:

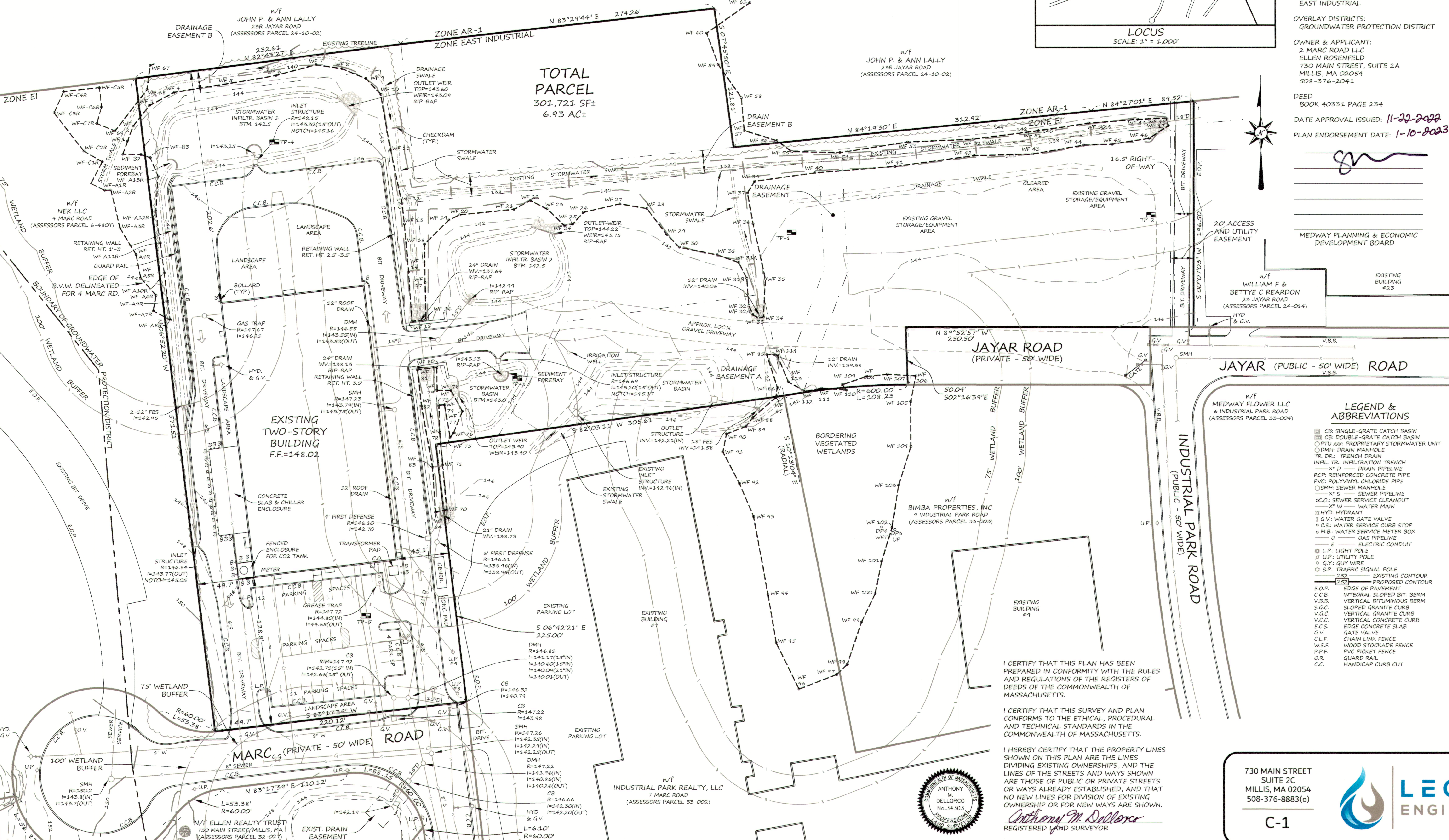
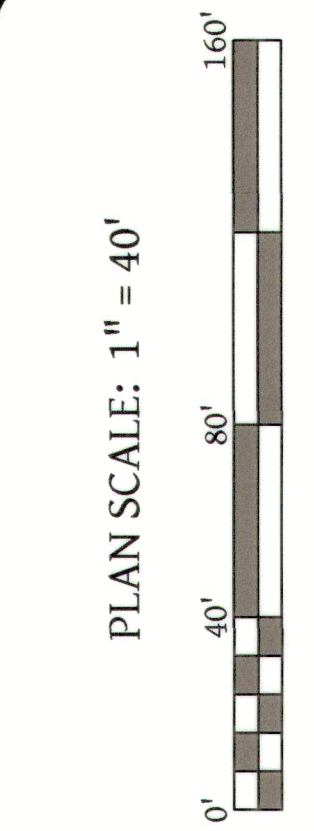
1. THE CONTRACTOR SHALL CONTACT DIGSAFE AT 811 PRIOR TO ANY EXCAVATION ACTIVITIES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN OF ANY STRUCTURAL RETAINING WALLS (WALLS WITH AN EXPOSED FACE OF GREATER THAN 4'). DESIGN SHALL BE BY A REGISTERED STRUCTURAL ENGINEER AND SHALL BE STAMPED ACCORDINGLY.



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Anthony M. Sellers
REGISTERED LAND SURVEYOR

LEGEND & ABBREVIATIONS

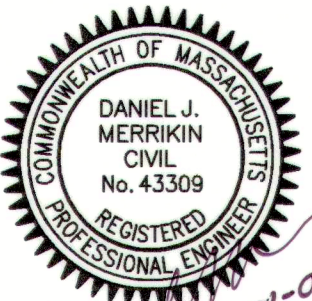
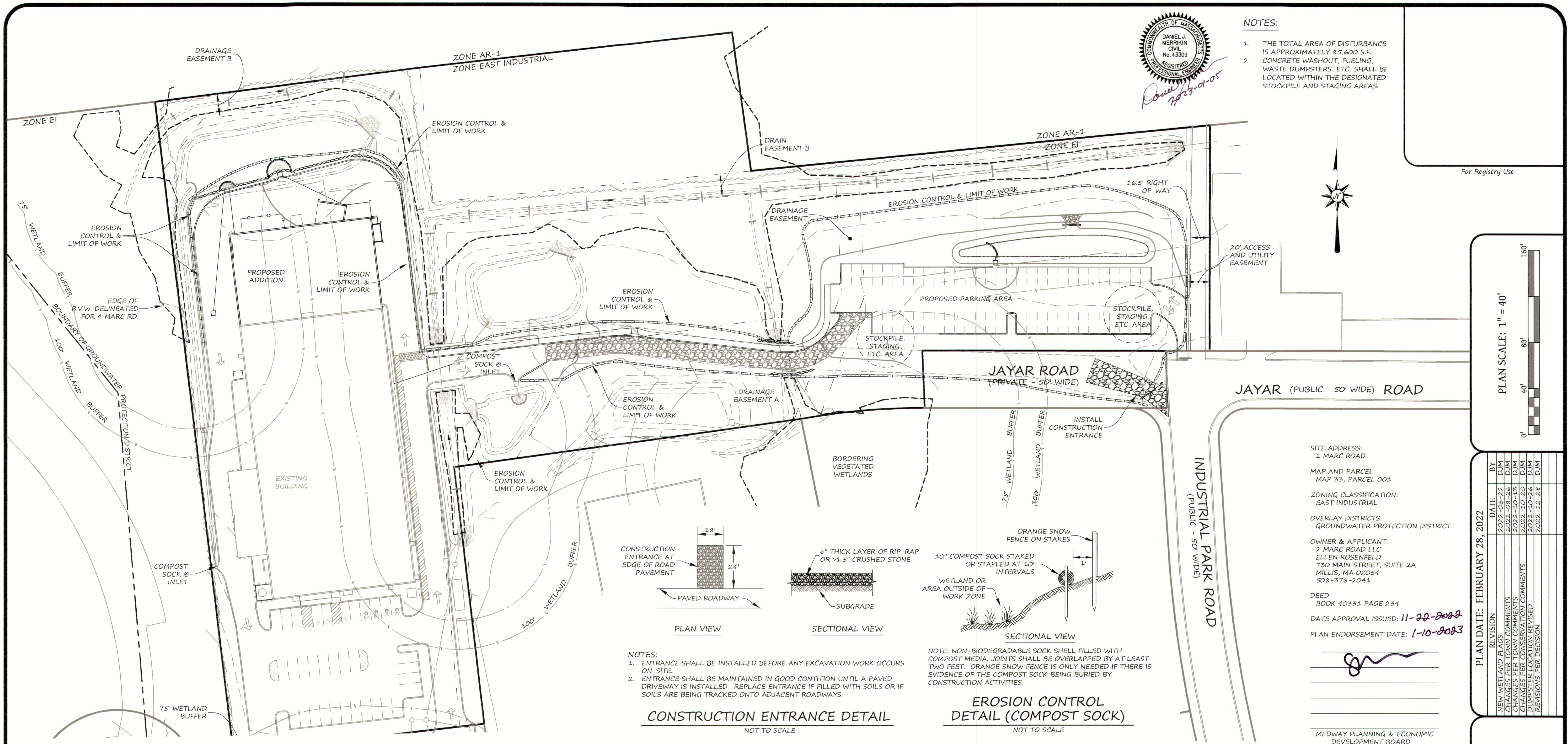
- CB: SINGLE-GRATE CATCH BASIN
- CB: DOUBLE-GRATE CATCH BASIN
- PTU: PROPRIETARY STORMWATER UNIT
- DMH: DRAIN MANHOLE
- TR: TRENCH DRAIN
- INFIL: INFILTRATION TRENCH
- X" D: DRAIN PIPELINE
- RCP: REINFORCED CONCRETE PIPE
- PVC: POLYVINYL CHLORIDE PIPE
- SMH: SEWER MANHOLE
- X" S: SEWER PIPELINE
- QCO: 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
- E: ELECTRIC CONDUIT
- L.P.: LIGHT POLE
- U.P.: UTILITY POLE
- G.Y.: GUY WIRE
- S.P.: TRAFFIC SIGNAL POLE
- 252: EXISTING CONTOUR
- 252: PROPOSED CONTOUR
- E.O.P.: EDGE OF PAVEMENT
- C.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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REVISIONS PER DECISION	2022-12-28	DJM	

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EXISTING CONDITIONS
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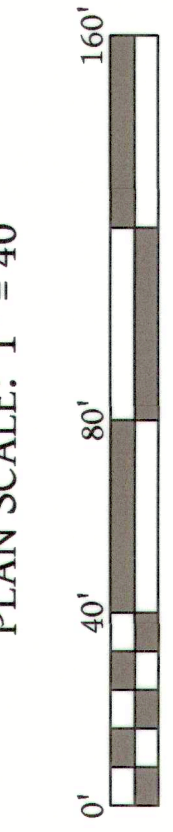




- NOTES:
1. THE TOTAL AREA OF DISTURBANCE IS APPROXIMATELY 85,600 S.F.
 2. CONCRETE WASHOUT, FUELING, WASTE DUMPSTERS, ETC. SHALL BE LOCATED WITHIN THE DESIGNATED STOCKPILE AND STAGING AREAS.



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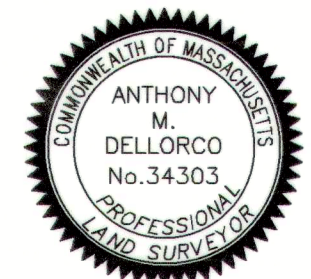
MEDWAY PLANNING & ECONOMIC
DEVELOPMENT BOARD

SEDIMENT & EROSION CONTROL NOTES

- GENERAL**
1. IF APPLICABLE (I.E. >1 ACRE OF DISTURBANCE), FOR COMPLETE EROSION CONTROL AND CONSTRUCTION ACTIVITY GUIDANCE, REFER TO THE SWPPP. OTHERWISE FOLLOW THE SITE PLAN.
 2. FOR SWPPP PROJECTS, A NOTICE SHALL BE POSTED VISIBLE FROM A PUBLIC RIGHT-OF-WAY WITH CONTACT INFORMATION AND INSTRUCTIONS TO FIND A COPY OF THE SWPPP.
- PHASING AND CONSTRUCTION SEQUENCE**
1. PHASE 1 - CONSTRUCTION SEQUENCE
 - 1.1. STAKEOUT AND INSTALL EROSION AND PERIMETER CONTROLS (WHICH WILL DELINEATE THE LIMIT OF WORK FOR THE PROJECT).
 - 1.2. DEMARCATATE THE LOCATION OF EXISTING UTILITIES ON AND AROUND THE CONSTRUCTION AREA.
 - 1.3. CLEAR THE PROPOSED ENTRY AREAS AND INSTALL THE CONSTRUCTION ENTRANCE APRON(S).
 - 1.4. CLEAR AND GRUB THE DEVELOPMENT AREA.
 - 1.5. STRIP AND STOCKPILE TOPSOIL.
 - 1.6. COMMENCE ROUGH GRADING TO SUB-GRADE ELEVATIONS.
 - 1.7. INSTALL BUILDING FOUNDATION(S) AND BEGIN BUILDING CONSTRUCTION.
 - 1.8. INSTALL NEW SITE UTILITIES, INCLUDING THE STORMWATER MANAGEMENT SYSTEM.
 - 1.9. COMPLETE CONSTRUCTION OF NEW BUILDING(S).
 - 1.10. PAVE THE ROAD/DRIVEWAY AND SIDEWALK (IF APPLICABLE) TO BINDER COURSE.
 - 1.11. LOAM, SEED, AND STABILIZE DISTURBED AREAS, INCLUDING ALL SITE LANDSCAPING.
 - 1.12. CLEANOUT ALL CATCH BASINS AND NEW STORMWATER BMPs IN THE PORTION OF THE SITE AFFECTED BY CONSTRUCTION ACTIVITIES AFTER THE SITE IS FULLY STABILIZED.
- PERIMETER EROSION CONTROL AND SEDIMENT CONTROLS**
1. PERIMETER EROSION AND SEDIMENT CONTROL BARRIERS WILL BE PROVIDED, INSTALLED, AND MAINTAINED DOWNSTREAM OF ALL PROPOSED CONSTRUCTION ACTIVITIES IN ACCORDANCE WITH THE SWPPP (IF APPLICABLE), THE SITE PLAN, AND ALL PERMITS ISSUED FOR THE SITE DEVELOPMENT. SUCH CONTROLS MUST BE INSTALLED BEFORE ANY EARTH-DISTURBING ACTIVITIES OCCUR ON THE SITE IN QUESTION. EROSION AND SEDIMENT CONTROLS MAY BE INSTALLED IN PHASES SO LONG AS IT PRECEDES ANY EARTH-DISTURBING ACTIVITIES WITHIN THE CONTROLS' UPSTREAM WATERSHED.
 2. SEDIMENT SHALL BE REMOVED ALONG SUCH CONTROLS ON A REGULAR BASIS. IN NO CASE, SHALL SEDIMENT BE ALLOWED TO REACH A DEPTH EQUAL TO ONE HALF OF THE ABOVE GROUND HEIGHT OF THE EROSION CONTROL DEVICE.
- SITE ACCESS CONTROLS**
1. CONSTRUCTION VEHICLES WILL USE DESIGNATED ENTRY POINTS FOR EACH SITE. CRUSHED STONE OR RIP-RAP ENTRY APRON(S) WILL BE INSTALLED AND PROPERLY MAINTAINED DURING CONSTRUCTION UNTIL THE SITE IS PAVED. ALL CONSTRUCTION ACCESS WILL BE VIA THE FRONTAGE PUBLIC ROAD STREET, WHICH WILL BE KEPT CLEAN AND SWEEP AS NEEDED TO MINIMIZE THE TRACKING OF SOILS AND DUST FROM THE SITE.

- STOCKPILED SOILS**
1. SOIL STOCKPILES TO BE LEFT IN PLACE MORE THAN 24 HOURS SHALL BE SURROUNDED WITH A LINE OF SILT FENCE OR COMPOST SOCK TO PREVENT THE PILES FROM ERODING INTO THE SITE AND TO DISCOURAGE ON-SITE RUNOFF FROM ERODING THE STOCKPILES. SOIL STOCKPILES TO BE LEFT IN PLACE MORE THAN 34 DAYS SHALL BE STABILIZED TEMPORARILY. DUST CONTROL MEASURES SHALL BE IMPLEMENTED TO PREVENT WIND EROSION OF THE STOCKPILES.
- DUST CONTROL**
1. DUST CONTROL MEASURES WILL BE IMPLEMENTED REGULARLY TO PREVENT THE OFF-SITE DEPOSITION OF WIND-ERODED SOILS. THE PRINCIPAL FORM OF DUST CONTROL WILL BE WATER APPLICATION.
- DISTURBANCE OF STEEP SLOPES**
1. CONTRACTORS MUST PAY CAREFUL ATTENTION TO STEEP SLOPES AND MUST IMPLEMENT ADDITIONAL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES DURING WORK ON STEEP SLOPES TO PREVENT EROSION. INSTALL EROSION CONTROL BLANKETS IF NEEDED.
- SOIL COMPACTION**
1. AREAS DESIGNATED FOR FINAL VEGETATIVE SURFACES OR CONSTRUCTION-STAGE OR FINAL STORMWATER INFILTRATION PRACTICES SHALL BE PROTECTED FROM EXCESSIVE COMPACTION BY RESTRICTING VEHICLE ACCESS AND THE TYPES OF EQUIPMENT THAT MAY BE USED IN SUCH AREAS. PRIOR TO SEEDING/PLANTING OF SUCH AREAS, EXPOSED SOIL THAT HAS BEEN COMPACTED SHALL BE LOOSENEED BY TILLING OR OTHER SIMILAR METHODS. CONDITIONING SHALL CONSIST OF DEEP TILLING WITH A ROTARY TILLER, DISC HARROWING, OR MANUAL LOOSENING AND RE-GRADING WITH AN EXCAVATOR BUCKET. CONDITIONING SHALL EXTEND TO A DEPTH OF AT LEAST 12-INCHES.
- PROTECTION OF STORM DRAIN INLETS**
1. ALL STORM DRAIN SYSTEM INLETS INSIDE OF PERIMETER CONTROLS SHALL BE PROTECTED WITH SEDIMENT CONTROL MEASURES DESIGNED TO REMOVE SEDIMENT FROM STORMWATER PRIOR TO ENTERING THE INLET. CATCH BASINS ALONG THE STREET FRONTAGE SHALL ALSO BE PROTECTED. SUCH MEASURES SHALL BE PERIODICALLY MAINTAINED AND REPLACED AS NEEDED TO ENSURE THEIR PROPER FUNCTIONALITY. SEDIMENT SHALL BE REMOVED DAILY WHERE FOUND.
- TEMPORARY STABILIZATION**
1. FOR PERMANENTLY OR TEMPORARILY (14 DAYS) CEASED CONSTRUCTION ACTIVITIES, TEMPORARY SOIL STABILIZATION MEASURES WILL BE EMPLOYED AS SOON AS PRACTICABLE BUT NO LONGER THAN 14 CALENDAR DAYS AFTER STABILIZATION HAS BEEN INITIATED. WHERE APPLICABLE, SEE THE SWPPP FOR ADDITIONAL REQUIREMENTS.
- MAINTENANCE OF EROSION & SEDIMENT CONTROL MEASURES**
1. EROSION AND SEDIMENT CONTROL MEASURES WILL BE MAINTAINED IN GOOD CONDITION FOR THE DURATION OF THE CONSTRUCTION ACTIVITY AND UNTIL SUCH TIME AS THE UPSTREAM AREAS ACHIEVE FINAL STABILIZATION. SEDIMENT WILL BE REMOVED ALONG PERIMETER EROSION CONTROLS WHEN THE DEPTH EXCEEDS FOUR-INCHES. ALL CONTROL

- MEASURES WILL BE MAINTAINED IN EFFECTIVE OPERATING CONDITION. IF SITE INSPECTIONS IDENTIFY CONTROL MEASURES THAT ARE NOT OPERATING EFFECTIVELY OR FINDS OTHER PROBLEMS, THE CONTRACTOR MUST:
- 1.1. INITIATE WORK TO CORRECT THE PROBLEM IMMEDIATELY UPON DISCOVERY AND COMPLETE THE WORK BY THE CLOSE OF THE NEXT WORK DAY IF THE PROBLEM CAN BE CORRECTED THROUGH ROUTINE MAINTENANCE.
 - 1.2. FOR MORE SIGNIFICANT REPAIRS OR WHERE INSPECTIONS DETERMINE THAT ADDITIONAL EROSION AND SEDIMENT CONTROLS ARE NEEDED, SUCH WORK MUST BE COMPLETED AND OPERATION NO LATER THAN 7 CALENDAR DAYS AFTER DISCOVERY OF THE PROBLEM.
- POLLUTION PREVENTION**
1. CONSTRUCTION STAGING AREAS WILL BE LIMITED IN QUANTITY AND WILL BE MAINTAINED IN A NEAT AND ORDERLY FASHION. REFER TO THE SITE PLAN FOR STAGING AREA LOCATION(S).
 2. VEHICLES SHALL BE STORED IN FUELED IN DESIGNATED AREAS. MONITOR ALL EQUIPMENT FOR LEAKS. WHERE APPLICABLE, REFER TO THE SWPPP FOR ADDITIONAL VEHICLE STORAGE AREA REQUIREMENTS.
 3. VEHICLE OR EQUIPMENT WASHING IS NOT ALLOWED ON-SITE.
 4. MATERIALS AND EQUIPMENT SHALL BE STORED PROPERLY AND ORDERLY.
 5. WHERE APPLICABLE, REFER TO THE SWPPP FOR:
 - 5.1. FURTHER INSTRUCTIONS ON PROPER MATERIAL AND EQUIPMENT STORAGE.
 - 5.2. REFER TO THE SWPPP FOR DISPOSAL OF WASTE, INCLUDING HAZARDOUS WASTE.
 - 5.3. REFER TO THE SWPPP FOR SPILL PREVENTION AND RESPONSE PROCEDURES.
- DEWATERING PRACTICES**
1. THIS SITE IS NOT EXPECTED TO ENCOUNTER SIGNIFICANT QUANTITIES OF GROUNDWATER DURING CONSTRUCTION ACTIVITIES BUT IF IT DOES, THE FOLLOWING PRACTICES WILL BE IMPLEMENTED:
 - 1.1. DO NOT DISCHARGE ANY FLOATING SOLIDS OR FOAM.
 - 1.2. IF DEWATERING WATER IS FOUND TO CONTAIN OIL, GREASE, ETC., IT MUST BE FILTERED OR PASSED THROUGH AN OIL/WATER SEPARATOR PRIOR TO DISCHARGE.
 - 1.3. WHEREVER POSSIBLE, DISCHARGE DEWATERING WATER TO VEGETATED UPLAND AREAS FOR INFILTRATION. WHERE THIS IS NOT POSSIBLE, DISCHARGE DEWATERING WATER INTO A FILTERING PIT CONSISTING OF A PERIMETER OF DOUBLE ROWS OF HAYBALES LINED WITH THREE LAYERS OF FILTER FABRIC. DO NOT DIRECT DEWATERING WATER INTO WETLANDS WITHOUT PRIOR TREATMENT.
 - 1.4. VELOCITY DISSIPATION MEASURES MUST BE INCLUDED AT ALL DISCHARGE POINTS (RIP-RAP OR CRUSHED STONE APRON).
- INSPECTIONS**
1. WHERE APPLICABLE, REFER TO SWPPP FOR INSPECTION & REPORTING REQUIREMENTS IN ADDITION TO THE FOLLOWING:
 - 1.1. THE SITE SHALL BE INSPECTED AT LEAST ONCE EVERY 14 CALENDAR DAYS AND WITHIN 24 HOURS OF THE OCCURRENCE OF A STORM EVENT OF 0.25-INCHES OR GREATER. INSPECTIONS MAY BE REDUCED DURING THE WINTER AND IN STABILIZED AREAS.
 - 1.2. ANY DEFICIENCIES SHALL BE REMEDIATED IMMEDIATELY AND NO LATER THAN 7 DAYS AFTER DISCOVERY OF THE DEFICIENCY, AND IF POSSIBLE, PRIOR TO THE NEXT RAINFALL EVENT.



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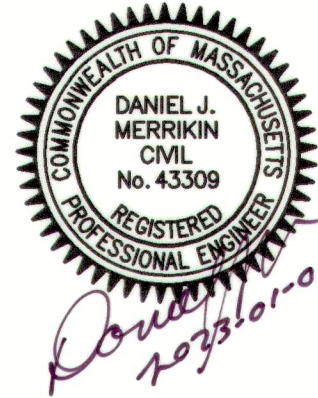
2 MARC ROAD
EROSION CONTROL
PLAN OF LAND
IN
MEDWAY, MA

LAYOUT NOTES:

1. THE SLOPE OF THE PAVEMENT IN HANDICAP PARKING SPACES SHALL NOT EXCEED 2% IN ANY DIRECTION.
2. SNOW STORAGE IN WINDROWS ALONG PAVEMENT EDGE AND IN OTHER AREAS SHOWN ON THIS PLAN.
3. STANDARD PARKING SPACES SHALL BE 9' WIDE X 18' DEEP. HANDICAP SPACES SHALL BE 8' WIDE X 18' DEEP, AND COMPACT SPACES SHALL BE 9' WIDE BY 15' DEEP.
4. BIKE RACK SHALL HOLD A MINIMUM OF FIVE BIKES.

SNOW STORAGE NOTES:

1. SNOW MAY BE LEFT IN REASONABLY SIZED WINDROWS ALONG THE EDGE OF DRIVEWAYS AND PARKING AREAS. SUCH WINDROWS SHALL NOT INTERFERE WITH PARKING.
2. SNOW MAY BE PILED IN THE VARIOUS SNOW STORAGE AREAS SHOWN HEREON.
3. SNOW ACCUMULATION MAY NOT INTERFERE WITH PARKING OR TURNING MOVEMENTS AT INTERSECTIONS.
4. AT SUCH TIME AS SNOW ACCUMULATIONS EXCEED THE CAPACITY OF ON-SITE STORAGE AREAS, SUCH EXCESS SNOW SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH STATE, LOCAL AND FEDERAL LAWS AND REGULATIONS.



LANDSCAPE LEGEND

- 24 @ 2.5" MIN. CALIPER, 12' MIN. HEIGHT DECIDUOUS TREE (MIX OF RED MAPLE, RED OAK, AND SWAMP WHITE OAK)
- 34 SHRUBS, MIN. HEIGHT AT INSTALL=18" MIXTURE OF THE FOLLOWING VARIETIES
Highbush Blueberry (Vaccinium corymbosum)
Rhodora (Rhododendron canadense)
Pintax Flower (Rhododendron nudiflorum)
Early Azalea (Rhododendron roseum)
Sheep Laurel (Kalmia augustifolia)
Mountain Laurel (Kalmia latifolia)

PLANTING NOTES:

1. PLANT LOCATIONS MAY VARY.
2. SHRUB QUANTITIES MAY VARY DEPENDING ON AVAILABILITY.
3. TREE SPECIES MAY BE SUBSTITUTED BASED ON AVAILABILITY BUT SHALL BE NATIVE TO MASSACHUSETTS AND SHALL BE OF THE APPROVED SPECIES LISTED IN THE MEDWAY SITE PLAN REGULATIONS. NO CULTIVARS ALLOWED.
4. INVASIVE SPECIES SHALL NOT BE USED.
5. ALL LANDSCAPE AREAS THAT ARE NOT FINISHED AS MULCHED PLANTING BEDS SHALL BE SURFACED WITH A MINIMUM OF 6-INCHES OF LOAM AND SEEDED.
6. WITHIN THE WORK AREA, FOR DISTURBED/REVEGETATED AREAS THAT ARE NOT PART OF A STORMWATER FACILITY OR OTHERWISE STABILIZED WITH PERMANENT IMPROVEMENTS, LOAM AND SEED WITH CONSERVATION/ WILDLIFE SEED MIX.
7. ALL SEED MIXES AND PLANT SPECIES TO BE APPROVED BY CONSERVATION AGENT PRIOR TO INSTALLATION.

SITE ADDRESS:
2 MARC ROAD

MAP AND PARCEL:
MAP 33, PARCEL 001

ZONING CLASSIFICATION:
EAST INDUSTRIAL

OVERLAY DISTRICTS:
GROUNDWATER PROTECTION DISTRICT

OWNER & APPLICANT:
2 MARC ROAD LLC
ELLEN ROSENFELD
730 MAIN STREET, SUITE 2A
MILLIS, MA 02054
508-376-2041

DEED
BOOK 40331 PAGE 234

DATE APPROVAL ISSUED: 11-22-2022

PLAN ENDORSEMENT DATE: 1-10-2023

For Registry Use

MEDWAY PLANNING & ECONOMIC
DEVELOPMENT BOARD

W/F
WILLIAM F &
BETTYE C REARDON
23 JAYAR ROAD
(ASSESSORS PARCEL 24-014)

JAYAR (PUBLIC - 50' WIDE) ROAD

W/F
MEDWAY FLOWER LLC
6 INDUSTRIAL PARK ROAD
(ASSESSORS PARCEL 33-004)

ZONING NOTES:

USE:
MARIJUANA CULTIVATION
FACILITY

LOT FRONTAGE (WIDTH):
REQ'D: 100'
PROV'D: 220.12'

LOT AREA:
REQ'D: 20,000 S.F.
PROV'D: 6.93 AC±

LOT SHAPE FACTOR:
REQ'D: P*P/A<=22
PROV'D:
IMAGINARY LOT AREA (A)
= 49,52.9 S.F.±
IMAGINARY LOT
PERIMETER (P) = 890.25'
SHAPE FACTOR=16.00

COVERAGE BY
STRUCTURES:
MAX. ALLOWED: 40%
PROPOSED: 13.3%

IMPERVIOUS COVERAGE:
MAX. ALLOWED: 15%

PROPOSED: 35.3%
PARKING:
REQ'D: TBD BY S.P.G.A.
PROVIDED: 90 SPACES
(INCLUDING 4 HANDICAP
SPACES & 24 COMPACT
SPACES)

SETBACKS:
FRONT YARD:
MIN. ALLOWED: 30'
PROVIDED: 129.1'
REAR YARD:
MIN. ALLOWED: 30'
PROVIDED: 122.6'
RIGHT SIDE YARD:
MIN. ALLOWED: 20'
PROVIDED: 45.1'
LEFT SIDE YARD:
MIN. ALLOWED: 20'
PROVIDED: 49.7'

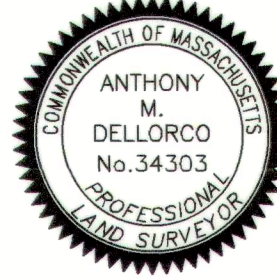
BUILDING HEIGHT:
MAX. ALLOWED: 60'
PROVIDED: 34'

I CERTIFY THAT THIS PLAN HAS BEEN
PREPARED IN CONFORMITY WITH THE RULES
AND REGULATIONS OF THE REGISTERS OF
DEEDS OF THE COMMONWEALTH OF
MASSACHUSETTS.

I CERTIFY THAT THIS SURVEY AND PLAN
CONFORMS TO THE ETHICAL, PROCEDURAL
AND TECHNICAL STANDARDS IN THE
COMMONWEALTH OF MASSACHUSETTS.

I HEREBY CERTIFY THAT THE PROPERTY LINES
SHOWN ON THIS PLAN ARE THE LINES
DIVIDING EXISTING OWNERSHIPS, AND THE
LINES OF THE STREETS AND WAYS SHOWN
ARE THOSE OF PUBLIC OR PRIVATE STREETS
OR WAYS ALREADY ESTABLISHED, AND THAT
NO NEW LINES FOR DIVISION OF EXISTING
OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

Anthony M. Dellorco
REGISTERED LAND SURVEYOR



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



LEGACY
ENGINEERING

C-3

PLAN SCALE: 1" = 40'

REVISION	DATE	BY
NEW WETLAND FLAGS	2022-06-22	DJM
CHANGES PER TOWN COMMENTS	2022-08-26	DJM
CHANGES PER TOWN COMMENTS	2022-10-13	DJM
CHANGES PER CONSERVATION COMMENTS	2022-10-20	DJM
CHANGES PER CONSERVATION COMMENTS	2022-12-28	DJM
REVISIONS PER DECISION	2022-12-28	DJM

2 MARC ROAD
LAYOUT
PLAN OF LAND
IN
MEDWAY, MA

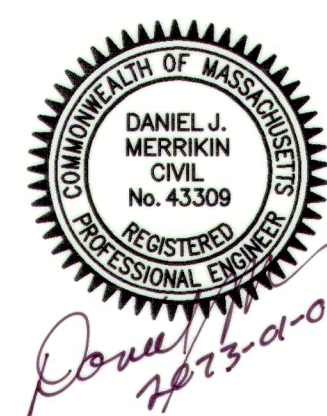


GRADING NOTES:

- 1. SITE CUT/FILL CALCULATIONS:
 - 1.1. FILL VOLUME: 1,050 C.Y.
 - 1.2. CUT VOLUME: 150 C.Y.
 - 1.3. TOTAL FILL VOLUME: 900 C.Y.

UTILITY NOTES:

- 1. DRAINAGE PIPING SHALL BE HDPE RATED FOR H2O LOADING. (ADS N12 OR EQUAL)
- 2. PLUMBERS AND DRAIN LAYERS OF ESTABLISHED REPUTATION AND EXPERIENCE WILL BE LICENSED BY THE BOARD AS DRAIN LAYERS AUTHORIZED TO PERFORM THE WORK.
- 3. ELECTRIC CONDUIT IS TO BE RUN TO THE PROPOSED PARKING AREA FOR FUTURE EV PARKING SPACES.



SITE ADDRESS:
2 MARC ROAD

MAP AND PARCEL:
MAP 33, PARCEL 001

ZONING CLASSIFICATION:
EAST INDUSTRIAL

OVERLAY DISTRICTS:
GROUNDWATER PROTECTION DISTRICT

OWNER & APPLICANT:
2 MARC ROAD LLC
ELLEN ROSENFELD
730 MAIN STREET, SUITE 2A
MILLIS, MA 02054
508-376-2041

DEED
BOOK 40331 PAGE 234

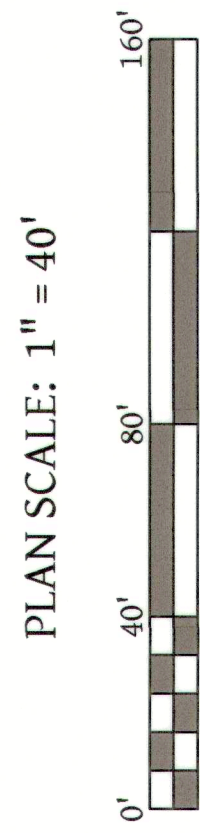
DATE APPROVAL ISSUED: 11-22-2022

PLAN ENDORSEMENT DATE: 1-10-2023

Signature

MEDWAY PLANNING & ECONOMIC
DEVELOPMENT BOARD

For Registry Use



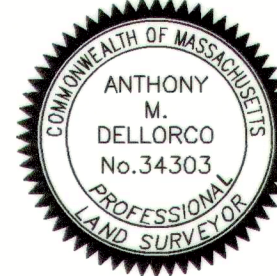
REVISION	DATE	BY
NEW WETLAND FLAGS	2022-06-22	DJM
CHANGES PER TOWN COMMENTS	2022-08-26	DJM
CHANGES PER TOWN COMMENTS	2022-10-13	DJM
CHANGES PER TOWN COMMENTS	2022-10-20	DJM
CHANGES PER TOWN COMMENTS	2022-11-08	DJM
REVISIONS PER DECISION	2022-12-28	DJM

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Anthony M. Dellorco
REGISTERED LAND SURVEYOR

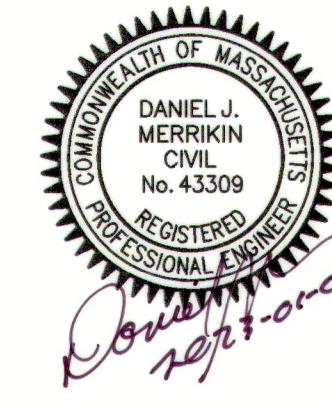


730 MAIN STREET
SUITE 2C
MILLIS, MA 02054
508-376-8883(o)



LEGACY
ENGINEERING

C-4



SITE ADDRESS:
2 MARC ROAD

MAP AND PARCEL:
MAP 33, PARCEL 001

ZONING CLASSIFICATION:
EAST INDUSTRIAL

OVERLAY DISTRICTS:
GROUNDWATER PROTECTION DISTRICT

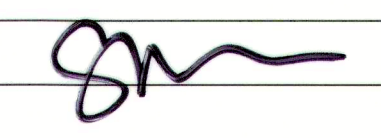
OWNER & APPLICANT:
2 MARC ROAD LLC
ELLEN ROSENFELD
730 MAIN STREET, SUITE 2A
MILLIS, MA 02054
508-376-2041

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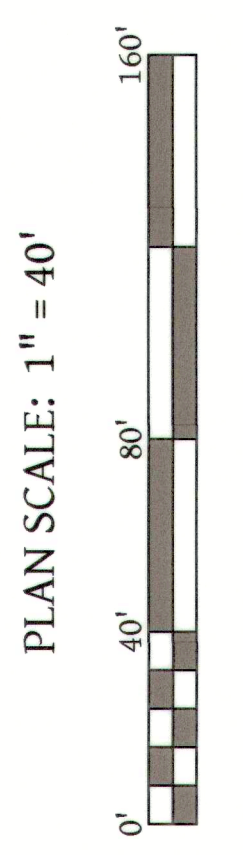
PLAN ENDORSEMENT DATE: 1-10-2023

For Registry Use


MEDWAY PLANNING & ECONOMIC
DEVELOPMENT BOARD

n/f
WILLIAM F &
BETTYE C REARDON
23 JAVAR ROAD
(ASSESSORS PARCEL 24-014)

n/f
MEDWAY FLOWER LLC
6 INDUSTRIAL PARK ROAD
(ASSESSORS PARCEL 33-004)



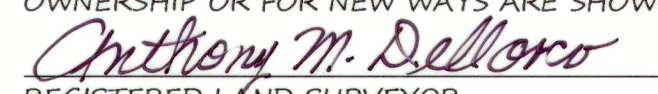
REVISION	DATE	BY
NEW WETLAND FLAGS	2022-06-22	DJM
CHANGES PER TOWN COMMENTS	2022-08-26	DJM
CHANGES PER TOWN COMMENTS	2022-10-13	DJM
CHANGES PER CONSERVATION COMMENTS	2022-10-20	DJM
CHANGES PER CONSERVATION COMMENTS	2022-11-03	DJM
REVISIONS PER DECISION	2022-12-28	DJM

2 MARC ROAD
LIGHTING
PLAN OF LAND
IN
MEDWAY, MA

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

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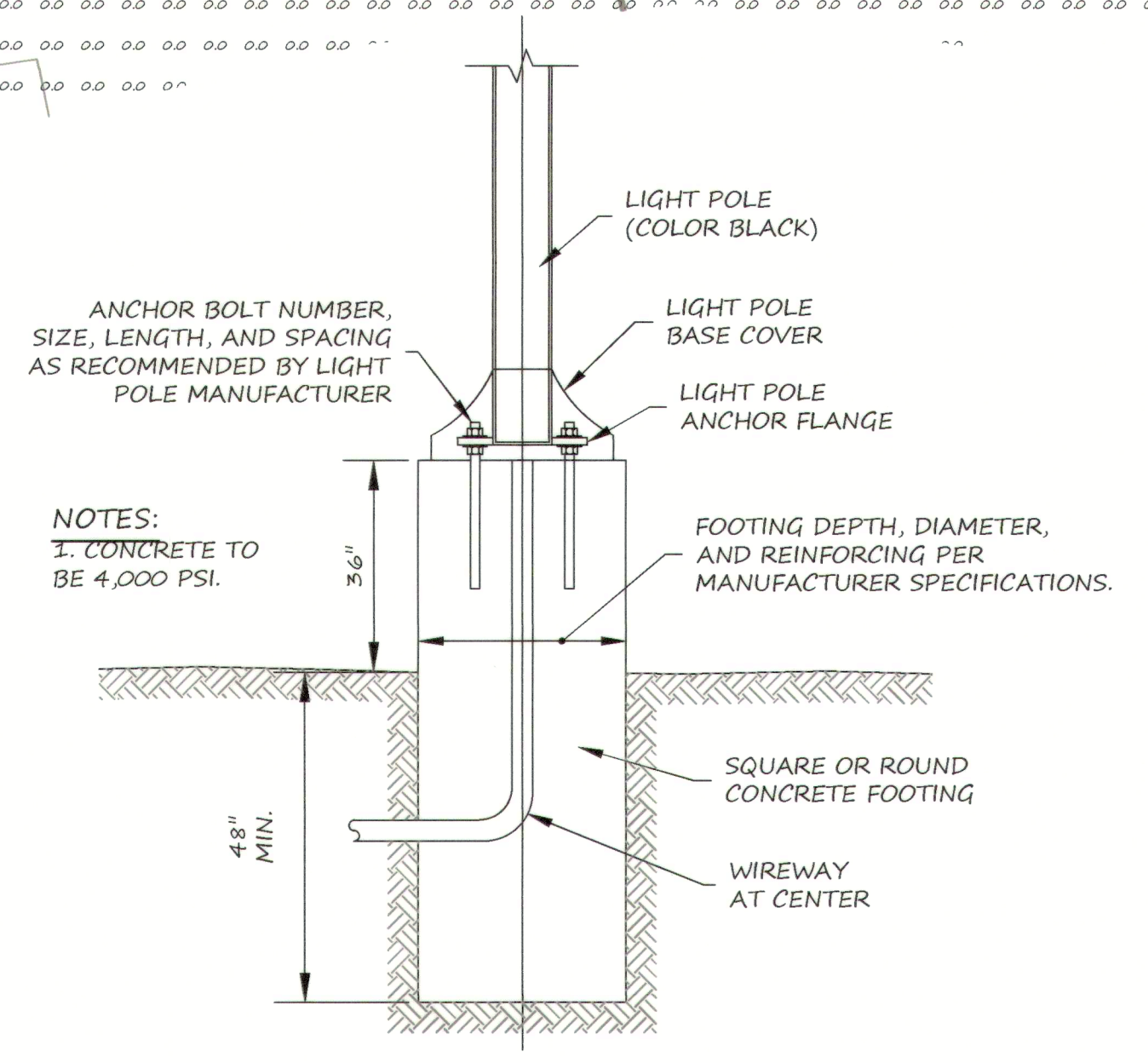
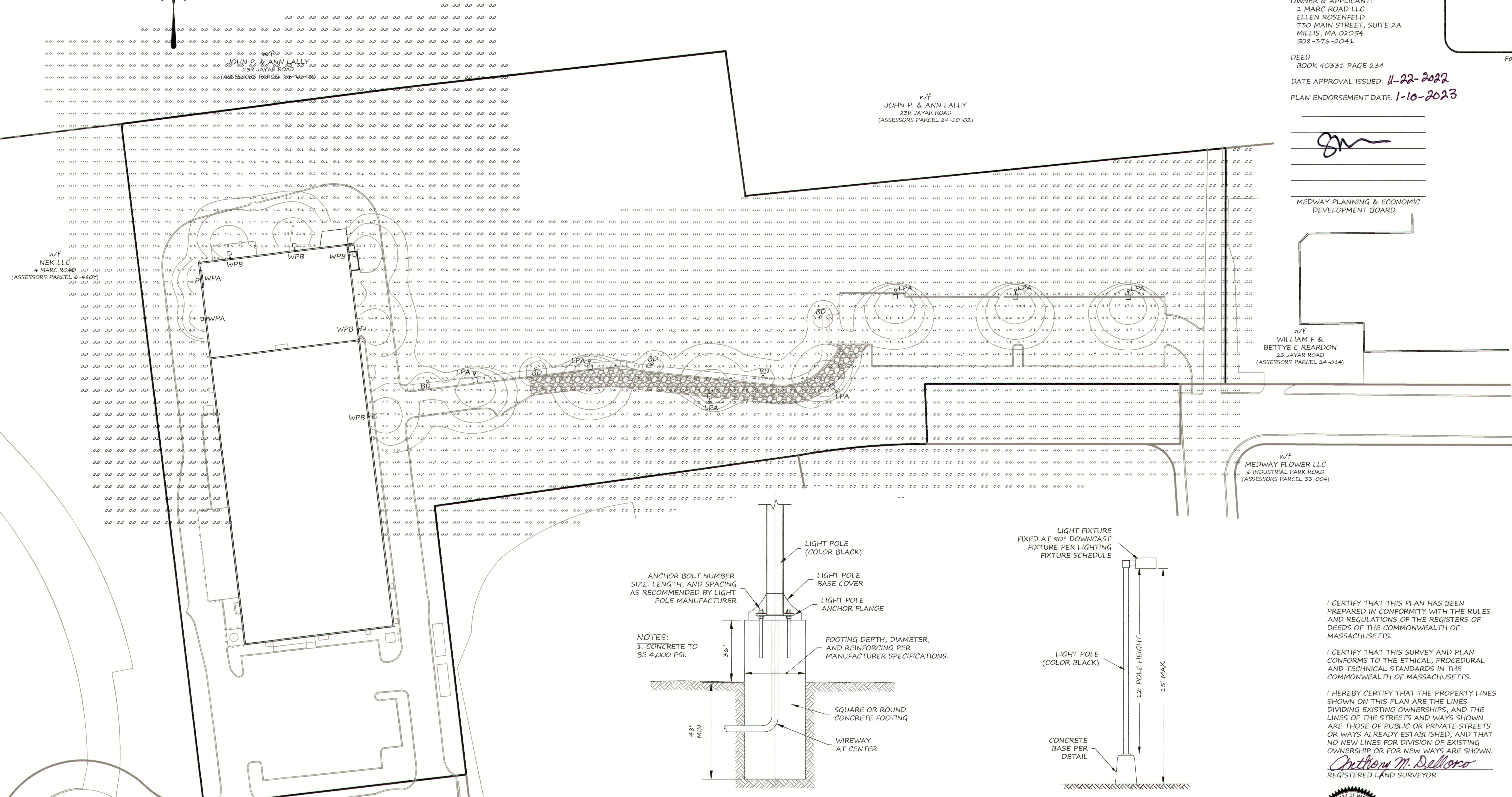
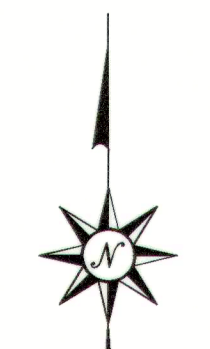

REGISTERED LAND SURVEYOR



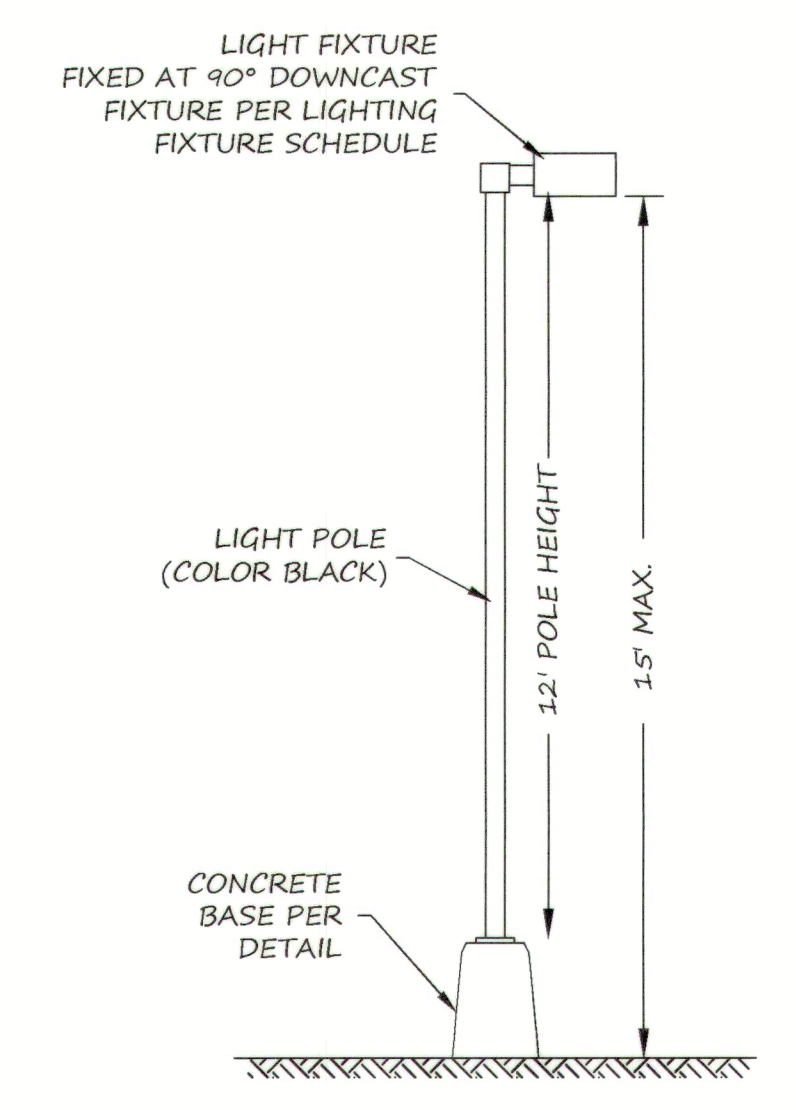
730 MAIN STREET
SUITE 2C
MILLIS, MA 02054
508-376-8883(o)



C-5



CONCRETE LIGHT POLE BASE DETAIL
(NO SCALE)



TYPICAL LIGHT POLE DETAIL
(NOT TO SCALE)

Luminaire Schedule				
Symbol	Qty	Label	Arrangement	Description
o□	7	LPA	POLE WITH SINGLE FIXTURE @ 15' A.G.	RAB LIGHTING ALED4T105
→	2	WPA	SINGLE WALL SCONCE @ 10' A.G.	RAB LIGHTING SLIM57Y
□	5	WPB	SINGLE WALL SCONCE @ 15' A.G.	RAB LIGHTING WPLED4T305Y
o	5	BD	LED BOLLARD LIGHT (ROUND)	RAB LIGHTING BDLED18

LIGHTING FIXTURE SCHEDULE
(NOT TO SCALE)

n/f ELLEN REALTY TRUST
730 MAIN STREET, MILLIS, MA
(ASSESSORS PARCEL 32-027)

PART 1: STORMWATER SYSTEM OPERATIONS AND MAINTENANCE

IN ORDER TO MAXIMIZE THE CONTINUED EFFECTIVENESS OF THE STORMWATER MANAGEMENT BMP'S FOR THE DEVELOPMENT, THE FOLLOWING OPERATION AND MAINTENANCE REQUIREMENTS APPLY TO ALL STORMWATER FACILITIES WITHIN THE EXTENTS OF THE DEVELOPMENT. THE STORMWATER FACILITIES ARE DEPICTED ON THE SITE PLAN AND ARE HEREINAFTER REFERRED TO AS THE "STORMWATER FACILITIES."

OPERATIONS AND MAINTENANCE RESPONSIBILITIES

THE OPERATOR OR ITS DESIGNEE SHALL BE RESPONSIBLE FOR IMPLEMENTING ALL OPERATIONS AND MAINTENANCE (O&M) RESPONSIBILITIES.

EASEMENT AREAS

THE ABUTTER AT 7 MARC ROAD HAS AN EASEMENT OVER A STORMWATER BASIN ON THE PROPERTY.

COMMENCEMENT OF OPERATIONS AND MAINTENANCE RESPONSIBILITIES

OPERATIONS AND MAINTENANCE TASKS SHALL BE COMMENCED ONCE EACH RESPECTIVE STORMWATER FACILITY IS FULLY CONSTRUCTED AND IS RECEIVING RUNOFF FROM THE DEVELOPMENT.

OPERATIONS AND MAINTENANCE TASKS

DEEP SUMP CATCH BASINS:

1. DEEP SUMP CATCH BASINS SHALL BE INSPECTED DAILY DURING CONSTRUCTION ACTIVITIES AND ALL SEDIMENTS AND DEBRIS SHALL BE REMOVED FOUR TIMES PER YEAR UNLESS THE OWNER CAN DETERMINE THROUGH RECORDED OBSERVATIONS THAT SEDIMENT ACCUMULATION DOES NOT WARRANT SUCH FREQUENT CLEANINGS. IF DEEP SUMP CATCH BASIN CLEANING OCCURS LESS THAN FOUR TIMES PER YEAR, CLEANING SHALL OCCUR WHEN TWO FEET OF SEDIMENTS HAVE ACCUMULATED IN THE SUMP AND AT LEAST ONCE PER YEAR.
2. SILT SACKS SHALL BE INSTALLED ON ALL CATCH BASINS THROUGHOUT THE TIME OF CONSTRUCTION.
3. ALL SEDIMENTS AND HYDROCARBONS SHALL BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS.

SEDIMENT FOREBAYS:

1. SEDIMENT FOREBAYS SHALL BE INSPECTED AT LEAST FOUR TIMES PER YEAR TO INSURE PROPER OPERATION (DURING A STORM EVENT).
2. SEDIMENT FOREBAYS SHOULD BE MOWED AND ALL CLIPPINGS AND DEBRIS REMOVED AT LEAST TWICE PER YEAR. DEBRIS SHALL BE REMOVED AT MORE FREQUENT INTERVALS IF WARRANTED BY EXTREME WEATHER EVENTS.
3. SEDIMENT SHOULD BE REMOVED WHEN 3-INCHES OF SEDIMENT ACCUMULATES ANYWHERE IN THE FOREBAY.
4. REMOVE WOODY VEGETATION, LEAVES, AND OTHER MATERIALS THAT WOULD AFFECT THE LIFE OF THE SYSTEM OR ITS OPERATIONS.

SWALES:

1. SWALES SHALL BE INSPECTED AT LEAST TWICE PER YEAR TO ENSURE PROPER OPERATION (DURING A STORM EVENT).
2. INSPECTIONS SHALL INCLUDE SLOPE INTEGRITY, SOIL MOISTURE, VEGETATIVE HEALTH, SOIL STABILITY, SOIL COMPACTION, SOIL EROSION, POINDING AND SEDIMENTATION.
3. REGULAR MAINTENANCE INCLUDES MOWING, FERTILIZING, LIMING, WATERING, PRUNING, AND WEED/PEST CONTROL. GRASS HEIGHT SHOULD NOT EXCEED 6 INCHES.
4. MANUALLY REMOVE SEDIMENT AT LEAST ONCE PER YEAR.
5. RESEED AS NECESSARY.

STORMWATER INFILTRATION BASIN:

1. STORMWATER BASINS SHALL BE INSPECTED AT LEAST TWICE PER YEAR TO INSURE PROPER OPERATION (DURING A STORM EVENT).
2. INSPECTIONS SHALL INCLUDE ENSURING THAT INLET, OUTLET, AND SPLASH PAD RIP-RAP APRONS ARE IN GOOD CONDITION AND THAT THAT INTERIOR WALL SYSTEMS ARE IN GOOD CONDITION. DEFICIENCIES SHALL BE REMEDIED IMMEDIATELY.
3. INSPECTIONS SHALL INCLUDE AN OBSERVATION OF THE ACCUMULATION OF SEDIMENT IN THE BASIN. PRETREATMENT BMPs ARE INTENDED TO CAPTURE AND CONTAIN COARSE SEDIMENTS. SHOULD INDICATION OF SIGNIFICANT ACCUMULATION OF SEDIMENTS IN THE INFILTRATION BASIN BE OBSERVED, INCREASED FREQUENCY OF CLEANING OF THE PRECEDING SEDIMENT FOREBAY AND CATCH BASINS SHALL BE IMPLEMENTED.
4. INSPECTIONS SHALL INCLUDE ENSURING THAT OUTLET STRUCTURES ARE UNOBSTRUCTED AND FREE-FLOWING PER THE SITE PLAN DESIGN SPECIFICATIONS.
5. INSPECTIONS SHALL INCLUDE ENSURING THAT ALL BERMS ARE FULLY STABILIZED, STRUCTURALLY SOUND AND NOT ERODED. DEFICIENCIES SHALL BE REMEDIED IMMEDIATELY.
6. STORMWATER BASINS SHOULD BE MOWED AND ALL CLIPPINGS AND DEBRIS REMOVED AT LEAST TWICE PER YEAR. DEBRIS SHALL BE REMOVED AT MORE FREQUENT INTERVALS IF WARRANTED BY EXTREME WEATHER EVENTS. IF WETLAND VEGETATION GROWS AT THE BOTTOM OF THE STORMWATER BASIN, IT SHALL ONLY BE MOWED ONCE PER YEAR AT THE BEGINNING OF THE WINTER SEASON.
7. SEDIMENT SHOULD BE REMOVED AT LEAST ONCE EVERY 5 YEARS OR WHEN 2-INCHES OF SEDIMENT ACCUMULATES ANYWHERE IN THE BASIN AND DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS. TWO SEDIMENTATION MARKERS SHALL BE INSTALLED IN THE BASIN BY A REGISTERED LAND SURVEYORS WITH A CLEAR MARKING OF THE 2-INCH ACCUMULATION LINE. IT IS RECOMMENDED THAT STONE BOUNDS BE INSTALLED WITH CHISELED MARKS INDICATING THE LIMIT OF ACCUMULATION, ALTHOUGH OTHER SIMILARLY PERMANENT MARKING METHODS MAY BE UTILIZED.

STORMWATER TREATMENT UNITS (SHOWN ON THE SITE PLAN AS "FIRST DEFENSE UNITS"): (MAINTENANCE TASKS AND FREQUENCY FROM MANUFACTURER PUBLISHED DATA)

1. STORMWATER TREATMENT UNITS SHALL BE INSPECTED TWICE PER YEAR. SEDIMENTS AND FLOATING DEBRIS AND PETROLEUM PRODUCTS SHALL BE REMOVED WITH A VACUUM TRUCK WHEN EITHER THE SEDIMENT DEPTH REACHES 6-INCHES OR THE FLOATING DEPTH OF PETROLEUM PRODUCTS REACHES 3-INCHES. SEDIMENT AND FLOATING DEBRIS REMOVAL SHALL OCCUR AT LEAST ONCE PER YEAR UNLESS THE OPERATOR CAN DEMONSTRATE THAT SEDIMENT/FLOATING DEBRIS ACCUMULATION DOES NOT ACHIEVE THE THRESHOLDS NOTED ABOVE WITHIN A TYPICAL YEAR. THE OPERATOR SHALL SUBMIT AN ANALYSIS BY A REGISTERED PROFESSIONAL ENGINEER TO THE PLANNING BOARD EXPLAINING THE BASIS FOR MORE INFREQUENT CLEANING.
2. ALL SEDIMENTS AND HYDROCARBONS SHALL BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS.

STORMWATER PIPES, INLETS AND OUTFALLS:

1. ALL STORMWATER INLETS AND OUTFALLS SHALL BE INSPECTED TWICE PER YEAR, INCLUDING THE 6" CULVERTS UNDER THE SIDEWALK FROM THE REMOTE PARKING AREA TO THE BUILDING.
2. TRASH, LEAVES, DEBRIS AND SEDIMENT SHALL BE REMOVED FROM INLETS AND OUTFALLS AS NEEDED TO KEEP THEM FREE FLOWING.
3. IF INSPECTIONS INDICATE THAT STORMWATER PIPELINES HAVE BECOME PARTIALLY OBSTRUCTED WITH TRASH, LEAVES, DEBRIS OR SEDIMENT, THE PIPELINES SHALL BE CLEANED BY WATER JET TRUCK AND THE OBSTRUCTIONS REMOVED AND DISPOSED OF.

THE VARIOUS OPERATIONS AND MAINTENANCE SCHEDULE REQUIREMENTS LISTED ABOVE MAY BE REDUCED IN FREQUENCY BY APPROVAL FROM THE TOWN. SHOULD SUCH PERMISSION BE DESIRED, THE OPERATOR SHALL PROVIDE DOCUMENTATION OF ACTUAL ON-SITE MAINTENANCE OBSERVATIONS BY A QUALIFIED SOURCE (ENGINEER OR OTHER QUALIFIED PERSON MEETING THE APPROVAL OF THE TOWN) DEMONSTRATING THAT THE PARTICULAR STORMWATER BMP IN QUESTION DOES NOT WARRANT THE SPECIFIED FREQUENCY OF INSPECTION OR MAINTENANCE ACTIVITIES.

REPORTING REQUIREMENTS

THE FOLLOWING DOCUMENTATION SHALL BE SUBMITTED NO LATER THAN DECEMBER 31ST OF EACH CALENDAR YEAR TO THE TOWN:

1. A STATEMENT, SIGNED BY AN AUTHORIZED REPRESENTATIVE OF THE OPERATOR INDICATING THAT THE REQUIREMENTS OF THIS O&M PLAN WERE PERFORMED DURING THE PREVIOUS CALENDAR YEAR, WHERE REQUIREMENTS WERE NOT MET, A SCHEDULE FOR THEIR COMPLETION SHALL BE PROVIDED AND A FOLLOW-UP STATEMENT SUBMITTED WHEN COMPLETE.
2. A LIST OF THE MAINTENANCE ACTIVITIES PERFORMED ALONG WITH THE APPROXIMATE DATE OF THE WORK.
3. A LIST OF THE INSPECTIONS PERFORMED ALONG WITH A STATEMENT BY EACH INSPECTOR SUMMARIZING THE RESULTS OF THE INSPECTIONS PERFORMED IN ACCORDANCE WITH THIS O&M PLAN.
4. COPIES OF APPURTENANT DOCUMENTATION SUPPORTING THE COMPLETION OF THE O&M RESPONSIBILITIES SUCH AS COPIES OF CONTRACTS AND/OR RECEIPTS WITH PARTIES ENGAGED TO PERFORM MAINTENANCE AND INSPECTION SERVICES.
5. A NOTATION REGARDING WHETHER THERE HAS BEEN ANY CHANGE IN THE NAME AND OR CONTACT INFORMATION FOR THE OPERATOR.

PUBLIC SAFETY FEATURES

THE STORMWATER SYSTEM HAS BEEN DESIGNED TO SAFELY COLLECT SURFACE RUNOFF FROM DEVELOPED AREAS (AS DESCRIBED ON THE SITE PLAN AND STORMWATER REPORT) BY PROVIDING COLLECTIONS SYSTEMS AT REGULAR INTERVALS TO PREVENT SURFACE FLOODING AND TO TREAT THAT RUNOFF IN ACCORDANCE WITH THE PROVISIONS OF THE MASSACHUSETTS STORMWATER MANAGEMENT STANDARDS AND HANDBOOK.

PART 2: INTEGRATED PEST MANAGEMENT PLAN

APPLICABILITY

THE DEVELOPMENT SHALL ADHERE TO THIS IPM IN PERPETUITY, UNLESS THE CONSERVATION COMMISSION RELEASES THE OPERATOR FROM THIS OBLIGATION IN WRITING.

LAWN PREPARATION AND INSTALLATION

THE FOLLOWING METHODS SHALL BE EMPLOYED FOR ALL LAWN INSTALLATION AND REPLACEMENTS.

- TOPSOIL INSTALLED IN LAWN AREAS SHALL BE INSTALLED TO A MINIMUM THICKNESS OF 4-INCHES. INSTALLATION SHALL BE IN A MANNER THAT MINIMIZES COMPACTION OF THE TOPSOIL. TOPSOIL SHOULD INCLUDE A MINIMUM ORGANIC CONTENT OF 18% IN THE TOP 4-INCHES. IN AREAS WHERE EXISTING TOPSOIL IS LIMITED OR NON-EXISTENT DUE TO BEDROCK OR HARDPAN, 6-24 INCHES OF SANDY LOAM TOPSOIL SHOULD BE SPREAD WITH A MINIMUM 18% ORGANIC CONTENT IN THE TOP 6-INCHES.
- TOPSOIL SHALL BE TESTED FOR PH, ORGANIC CONTENT AND MINERAL CONTENT INCLUDING CALCIUM, MAGNESIUM, POTASSIUM AND SODIUM AT THE TIME OF INSTALLATION AND SUPPLEMENTS SHALL BE ADDED AS RECOMMENDED. LIME SHALL BE ADDED AT THE RATES RECOMMENDED BY THE SOIL TEST LAB TO BRING TOPSOIL PH WITHIN RECOMMENDED LEVELS.
- SEEDING SHALL INCLUDE AT LEAST THREE OF THE FOLLOWING TURF TYPES: FINE FESCUE, KENTUCKY BLUEGRASS, PERENNIAL RYE GRASS, AND TALL FESCUE.
- FERTILIZER APPLICATION AT THE TIME OF SEEDING SHALL NOT EXCEED 0.5 POUNDS PER 1,000 SQUARE FEET AND SHALL BE EITHER ORGANIC OR MINERAL.
- DURING THE PERIOD OF TURF ESTABLISHMENT (1-2 SEASONS AFTER SEEDING), UP TO TWO BROADLEAF WEED CONTROL APPLICATIONS PER YEAR MAY BE APPLIED TO THE ENTIRE LAWN AREA TO ENCOURAGE THE ESTABLISHMENT OF THE TURF AND PREVENT WEED INFESTATIONS.

MECHANICAL LAWN CARE STANDARDS

THE FOLLOWING MAINTENANCE GUIDELINES SHALL BE GENERALLY APPLIED TO LAWN CARE, ALTHOUGH SPECIFIC ADHERENCE TO EVERY STANDARD IS NOT NECESSARY. ADHERENCE TO THESE MECHANICAL LAWN CARE STANDARDS WILL ENCOURAGE THE DEVELOPMENT OF A THICK, DENSE, AND HEALTHY TURF SYSTEM WHICH WILL ULTIMATELY RESULT IN FEWER LAWN CARE TREATMENT REQUIREMENTS.

- LAWN CUTTING HEIGHT SHOULD BE ADJUSTED ACCORDING TO THE SEASON USING THE FOLLOWING AS GUIDANCE:
 - MAY - JUNE: 2.5" CUT HEIGHT
 - JULY - AUGUST: 3-3.5" CUT HEIGHT
 - SEPTEMBER: 2.5-3" CUT HEIGHT
 - OCTOBER - NOVEMBER: 2" CUT HEIGHT
- LAWN MOWING SHOULD BE AT SUFFICIENT FREQUENCY SUCH THAT NOT MORE THAN 1/3 OF THE LEAF BLADE HEIGHT IS CUT OFF.
- AERATE THE LAWN GENERALLY ONCE PER YEAR IN THE MID-SUMMER TO MID-FALL PERIOD. A SECOND AERATION IN THE SPRING MAY BE APPROPRIATE FOR COMPACT SOILS CONDITIONS.
- DETHATCHING IS GENERALLY NOT NECESSARY UNLESS THE THATCH LAYER EXCEED ¾".

CORE LAWN CARE TREATMENT PROGRAM

EACH LAWN SHALL ADHERE TO THE FOLLOWING LAWN CARE PRACTICES AND RESTRICTIONS:

- A SOIL TEST SHALL BE CONDUCTED AT LEAST ONCE EVERY TWO YEARS TO EVALUATE TOPSOIL PH LEVEL AND THE NECESSARY APPLICATION OF LIME WILL BE MADE TO BRING SOIL PH WITHIN RECOMMENDED LEVELS. RECOMMENDED TOPSOIL PH LEVELS ARE BETWEEN 6.5 AND 6.8. SOILS TESTING SHALL ALSO INCLUDE ORGANIC CONTENT, MINERAL CONTENT, INCLUDING CALCIUM, MAGNESIUM, POTASSIUM AND SODIUM, TOTAL CATION EXCHANGE CAPACITY, AND HYDROGEN. IDEAL BSE SATURATION PERCENTAGES FOR THESE PARAMETERS ARE AS FOLLOWS:
 - CALCIUM: 68-70%
 - MAGNESIUM: 15-20%
 - POTASSIUM: 4.5-6%
 - SODIUM: <3%
 - OTHER BASES: 4-8%
 - HYDROGEN: 5-10%
- FERTILIZER APPLICATION SHALL BE AS-NEEDED BASED ON THE RESULTS OF THE LATEST SOILS TEST, PLANT HEALTH, ROOTING CHARACTERISTICS, GROWTH RATE DESIRED, AND SEASON. FERTILIZER APPLICATION SHALL NOT EXCEED FIVE TIMES PER CALENDAR YEAR AND THE TOTAL QUANTITY OF FERTILIZER APPLIED IN ANY GIVEN YEAR SHALL NOT RESULT IN THE APPLICATION OF MORE THAN THREE POUNDS OF NITROGEN PER 1,000 SQUARE FEET WITH NOT MORE THAN ONE POUND OF NITROGEN APPLIED PER 1,000 SQUARE FEET IN ANY SINGLE APPLICATION. NITROGEN, IN THE FORM OF FERTILIZER, SHOULD GENERALLY BE APPLIED IN SMALL INCREMENTS TO AVOID NITRATE LEACHATE AND RUNOFF, UNDESIRIED SPIRITS IN GROWTH, AND INCREASE IN PEST POPULATION. GRANULAR ORGANIC AND/OR ORGANIC/SYNTHETIC SLOW RELEASE FERTILIZERS SHALL BE USED. THE OPTIMAL USE OF FERTILIZERS IS TO CREATE AN ORGANIC FOUNDATION FOR SOIL HEALTH AND DEVELOPMENT WHICH PROVIDES SUFFICIENT NUTRIENTS FOR CONTROLLED PLANT GROWTH AND AVOIDING SUBSURFACE AND SURFACE NUTRIENT LOSS TO GROUNDWATER OR STORMWATER RUNOFF.
- EXCEPT AS NOTED BELOW, ONLY ONE APPLICATION OF CRAB-GRASS PREVENTION PRODUCT IS PERMITTED PER YEAR DURING MARCH OR APRIL, AND ONLY IN PORTIONS OF THE LAWN IN FULL SUN WHICH ARE PRONE TO SUCH INFESTATIONS. THE USE OF CORN GLUTIN (ORGANIC CRAB-GRASS CONTROL METHOD) IS PERMITTED TWICE PER YEAR.
- AT THE TIME OF FERTILIZER APPLICATION, ANY ACCIDENTAL SPILLAGE ONTO IMPERVIOUS SURFACES SUCH AS DRIVEWAYS, WALKWAYS, PATIOS, AND STREETS SHALL BE SWEEPED UP AND EITHER APPLIED TO THE LAWN OR REMOVED FROM THE SITE.

OPTIONAL MAINTENANCE PRACTICES TO BE APPLIED AS NEEDED

- WHERE TOPSOIL TESTING DEMONSTRATES A DEFICIENCY, MINERAL OR ORGANIC MICRO-NUTRIENTS MAY BE ADDED TO ACHIEVE RECOMMENDED LEVELS.
- GENERALLY, CHEMICAL PESTICIDES SHOULD BE USED AS A FINAL OPTION AND THE MINIMUM AMOUNT NECESSARY TO ACHIEVE THE DESIRED RESULT SHOULD BE USED. NON CHEMICAL MEANS OF PEST CONTROL SHOULD BE TRIED FIRST. IN THE EVENT OF SUSPECTED PEST PROBLEM, A VISUAL INSPECTION SHALL FIRST BE MADE BY QUALIFIED PERSONNEL TO CONFIRM THE PRESENCE OF STRESSED VEGETATION, WILDLIFE ACTIVITY, PATHOGENS, AND OTHER SIMILAR INDICATORS. SHOULD A PEST PROBLEM BE IDENTIFIED, THE CONDITION SHALL BE MONITORED PERIODICALLY SUCH THAT IF THE PROBLEM SUBSIDES, TREATMENT METHODS CAN STOP AS SOON AS POSSIBLE THEREAFTER.
- ROOT BIO-STIMULANTS FROM ORGANIC SOURCES (EXAMPLES INCLUDE ROOTS, ORGANICA, OR PHC TYPE PRODUCTS, WHICH ARE BRAND NAMES AND WHICH MAY CHANGE DEPENDING ON MARKET CONDITIONS) MAY BE USED AS NEEDED.
- COMPOST TOPDRESSING (1/8" - ¾" DEPTH) MAY BE APPLIED AS NEEDED.
- SPOT TREATMENT OF WEEDS AND CRABGRASS MAY BE IMPLEMENTED AT ANY TIME AS NEEDED, BUT ONLY ON A SPOT-TREATMENT BASIS AND ONLY TO THOSE AREAS AFFECTED.
- SPOT TREATMENT FOR TURF DISEASE MAY BE IMPLEMENTED AT ANY TIME AS NEEDED, BUT ONLY ONE A SPOT-TREATMENT BASIS AND ONLY TO THOSE AREAS AFFECTED.
- GRUB CONTROL PRODUCTS AND SIMILAR PRODUCTS MAY BE APPLIED TO LOCALIZED AREAS ONLY WHERE GRUB ACTIVITY IS EVIDENT. GRUB CONTROL MAY BE APPLIED WHEN GRUB POPULATIONS REACH AN AVERAGE OF 8-10 GRUBS PER SQUARE FOOT OR IF THE PLANT/LAWNS ARE SHOWING SIGNS OF STRESS FROM GRUB ACTIVITY.
- ONE APPLICATION OF IMIDACLOPRID (MERIT) OR SIMILAR PRODUCTS PER YEAR IS PERMITTED DURING JUNE AND JULY IN AREAS WHERE GRUB ACTIVITY HAS HISTORICALLY OCCURRED.
- PESTICIDES WHICH ARE CLASSIFIED FOR RESTRICTED USE PURSUANT TO 333 CMR MAY ONLY BE APPLIED BY PROPERLY LICENSED OR CERTIFIED PERSONNEL OR BY INDIVIDUALS UNDER THE DIRECT ON-SITE SUPERVISION OF PROPERLY LICENSED OR CERTIFIED PERSONNEL IN ACCORDANCE WITH 333 CMR.

PART 3: MISCELLANEOUS PROVISIONS

GOOD HOUSEKEEPING CONTROLS

THE FOLLOWING GOOD HOUSEKEEPING MEASURES WILL BE IMPLEMENTED IN THE DAY-TO-DAY OPERATION OF THE DEVELOPMENT:

1. THE SITE WILL BE MAINTAINED IN A NEAT AND ORDERLY MANNER.
2. FERTILIZERS AND PESTICIDE APPLICATION SHALL BE IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS.
3. ALL WASTE MATERIALS FROM THE DEVELOPMENT WILL BE COLLECTED IN DUMPSTERS AND REMOVED FROM THE SITE BY PROPERLY LICENSED DISPOSAL COMPANIES.

MANAGEMENT OF DEICING CHEMICALS AND SNOW

MANAGEMENT OF ON-SITE SNOW WILL BE AS FOLLOWS:

1. THE SITE SHALL BE PLOWED AS NEEDED TO MAINTAIN SAFE DRIVING CONDITIONS. SNOW WILL BE STORED IN WINDROWS ALONG PAVEMENT EDGES AND SHALL BE PILED IN LANDSCAPE STRIPS AS NEEDED.
2. SNOW WILL NOT BE PLOWED INTO PILES WHICH BLOCK OR OBSTRUCT STORMWATER MANAGEMENT FACILITIES.
3. SNOW WILL NOT BE PLOWED INTO PILES AT ROADWAY INTERSECTIONS SUCH THAT IT WOULD OBSTRUCT VISIBILITY FOR ENTERING OR EXITING VEHICLES.
4. DEICING CHEMICALS APPLICATION WILL BE AS LITTLE AS POSSIBLE WHILE PROVIDE A SAFE ENVIRONMENT FOR VEHICULAR OPERATION AND FUNCTION.
5. AT SUCH TIME AS SNOW ACCUMULATIONS EXCEED THE CAPACITY OF ON-SITE STORAGE AREAS, SUCH EXCESS SNOW SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH STATE, LOCAL, AND FEDERAL LAWS AND REGULATIONS.

OPERATOR TRAINING

THE OPERATOR IS RESPONSIBLE FOR PROVIDING TRAINING FOR THE STAFF THAT WILL BE RESPONSIBLE FOR THE IMPLEMENTATION OF THIS O&M PLAN. SUCH TRAINING SHALL OCCUR AT LEAST ONCE ANNUALLY.

ILICIT DISCHARGES

THE OPERATOR SHALL NOT ALLOW NON-STORMWATER DISCHARGES INTO THE DEVELOPMENT'S STORMWATER SYSTEM. ANY DISCOVERED NON-STORMWATER DISCHARGES INTO THE DEVELOPMENT'S STORMWATER SYSTEM SHALL BE IMMEDIATELY DISCONNECTED.

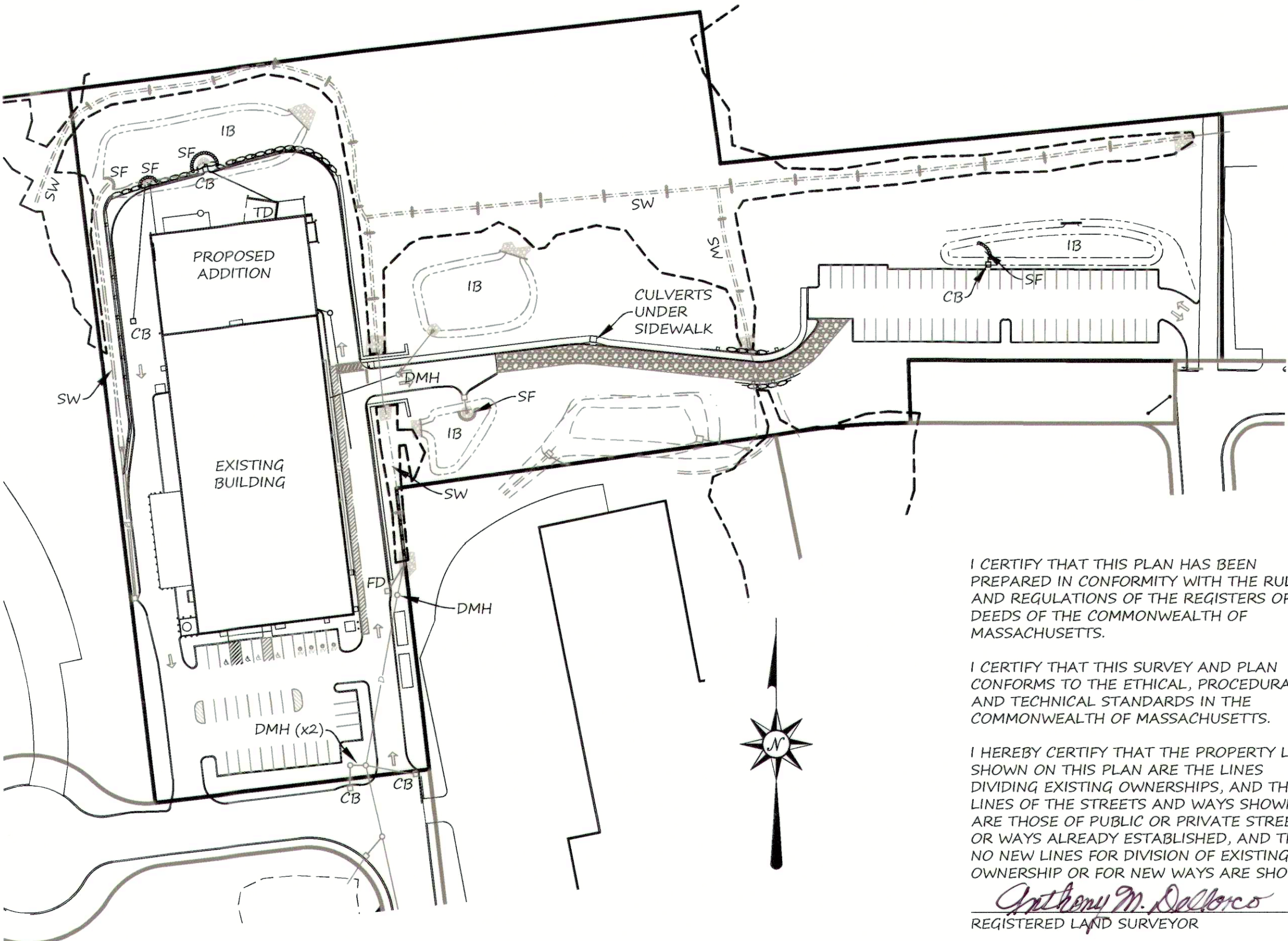
ESTIMATED OPERATIONS AND MAINTENANCE BUDGET

IT IS ESTIMATED THAT THE REGULAR ANNUAL MAINTENANCE TASKS DESCRIBED HEREIN WILL COST \$2,000 PER YEAR (2022 VALUE).

PART 4: ACCIDENTAL SPILL AND EMERGENCY RESPONSE PLAN

IN THE EVENT OF AN ACCIDENT WITHIN THE BOUNDARIES OF THE SITE, WHERE SIGNIFICANT GASOLINE OR OTHER PETROLEUM PRODUCTS OR OTHER HAZARDOUS MATERIALS ARE RELEASED, THE FOLLOWING PROCEDURE SHALL BE FOLLOWED IN THE ORDER NOTED:

1. AS QUICKLY AS POSSIBLE, ATTEMPT TO BLOCK THE NEAREST STORMWATER CATCH BASINS IF ON A ROADWAY, OR IF IN PROXIMITY TO WETLANDS, CREATE A BERM OF SOIL DOWNSLOPE OF THE SPILL.
2. IMMEDIATELY, AND WHILE THE CONTAINMENT MEASURES ARE IMPLEMENTED AS DESCRIBED ABOVE, NOTIFY THE FOLLOWING GOVERNMENTAL ENTITIES AND INFORM THEM OF THE TYPE OF SPILL THAT OCCURRED:
 - MEDWAY FIRE DEPARTMENT AT 911,
 - MEDWAY BOARD OF HEALTH AT 508-533-3206,
 - MEDWAY CONSERVATION COMMISSION AT 508-533-3292,
 - MASS. DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) CENTRAL REGION AT (508) 792-7650 (ADDRESS IS 8 NEW BOND STREET, WORCESTER, MA 01606), AND
 - NATIONAL RESPONSE CENTER (NRC) AT (800) 424-8802 (FOR SPILLS THAT REQUIRE SUCH NOTIFICATION PURSUANT TO 40 CFR PART 110, 40 CFR PART 117, AND 40 CFR PART 302).
3. ONCE THE VARIOUS EMERGENCY RESPONSE TEAMS HAVE ARRIVED AT THE SITE AND IF THE SPILL OCCURS ON A LOT, THE OWNER SHALL FOLLOW THE INSTRUCTIONS OF THE VARIOUS GOVERNMENTAL ENTITIES, WHICH MAY INCLUDE THE FOLLOWING:
 - A CLEAN UP FIRM MAY NEED TO BE IMMEDIATELY CONTACTED.
 - IF THE HAZARDOUS MATERIALS HAVE ENTERED THE STORMWATER SYSTEM, PORTIONS OF IT MAY NEED TO BE CLEANED AND RESTORED PER THE DEP. ALL SUCH ACTIVITIES SHALL BE AS SPECIFIED BY THE DEP.

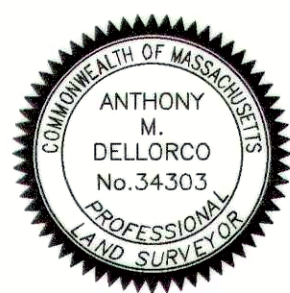


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Anthony M. Dellorco
REGISTERED LAND SURVEYOR

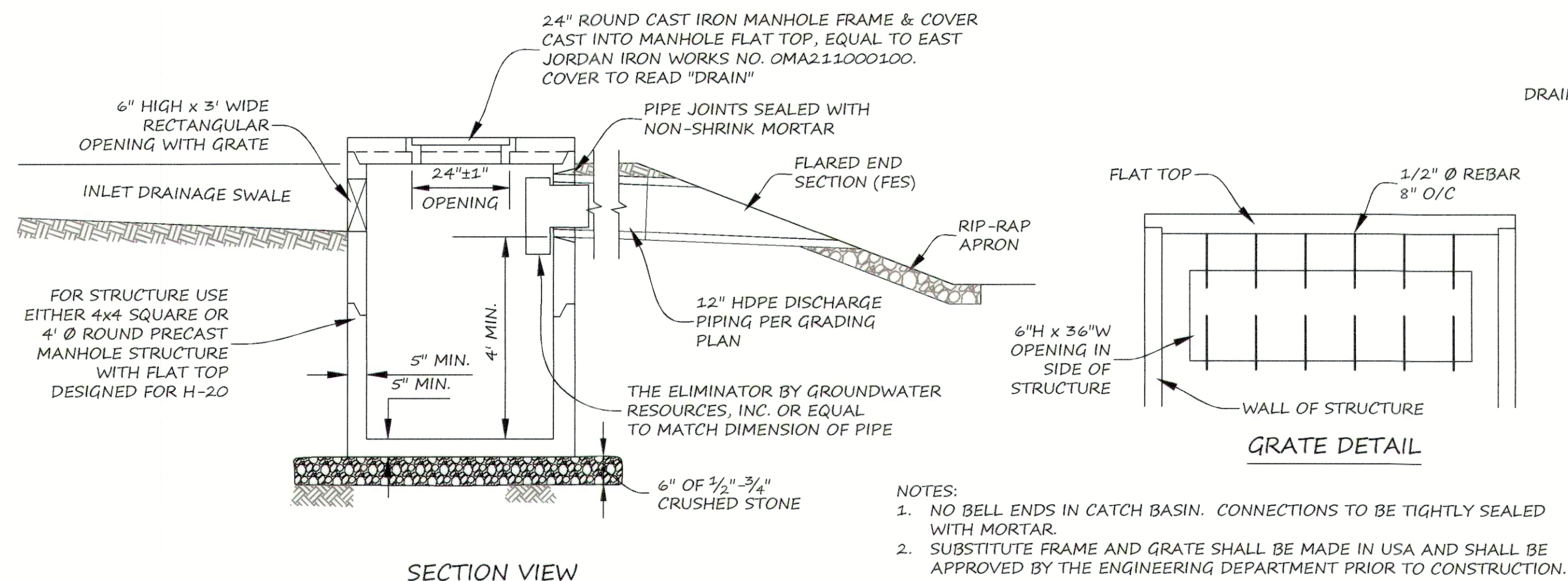


730 MAIN STREET
SUITE 2C
MILLIS, MA 02054
508-376-8883(o)



LEGACY
ENGINEERING

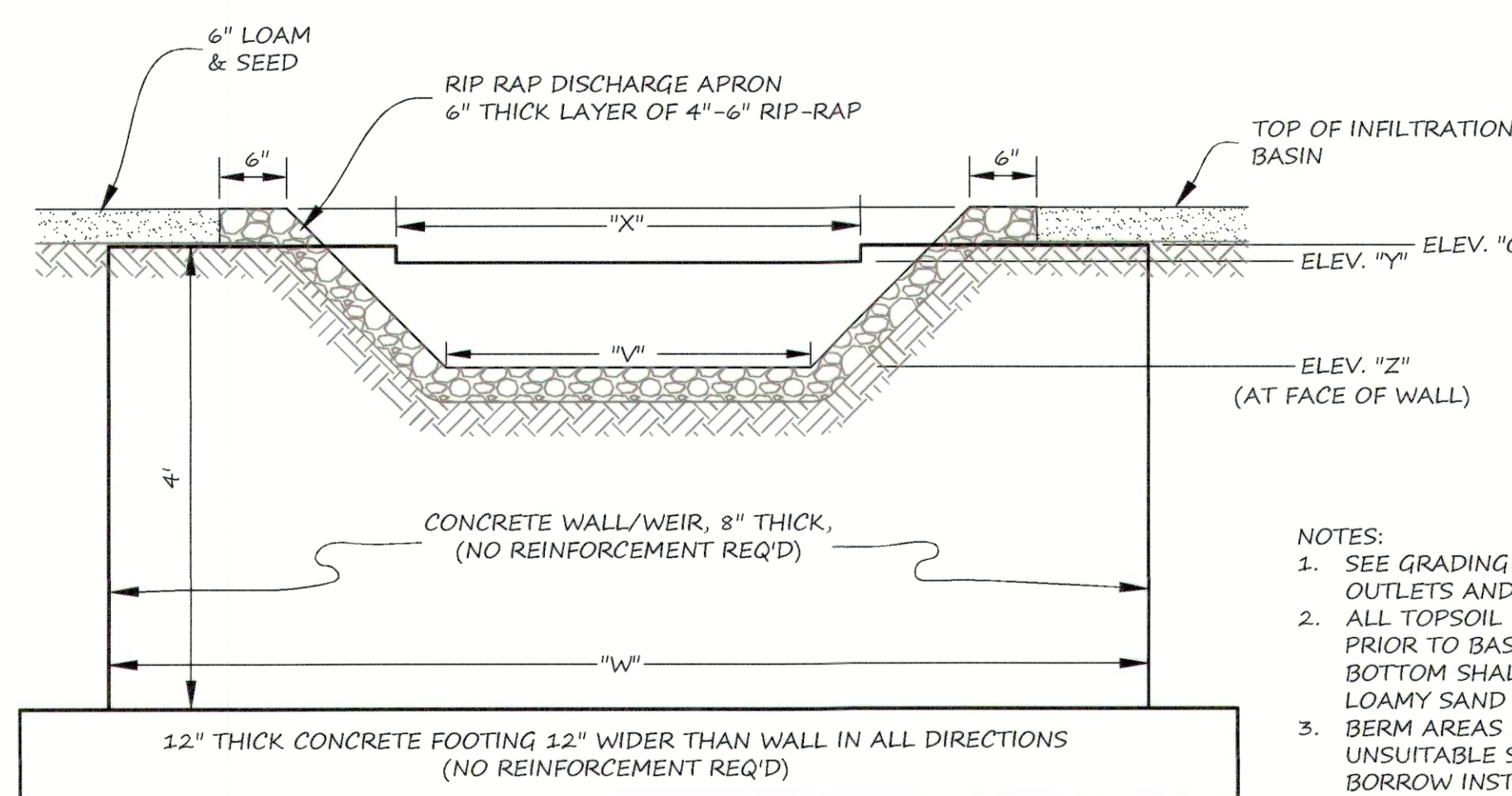
C-6



SECTION VIEW

PRECAST CONCRETE IN-SWALE CATCH BASIN

NOT TO SCALE

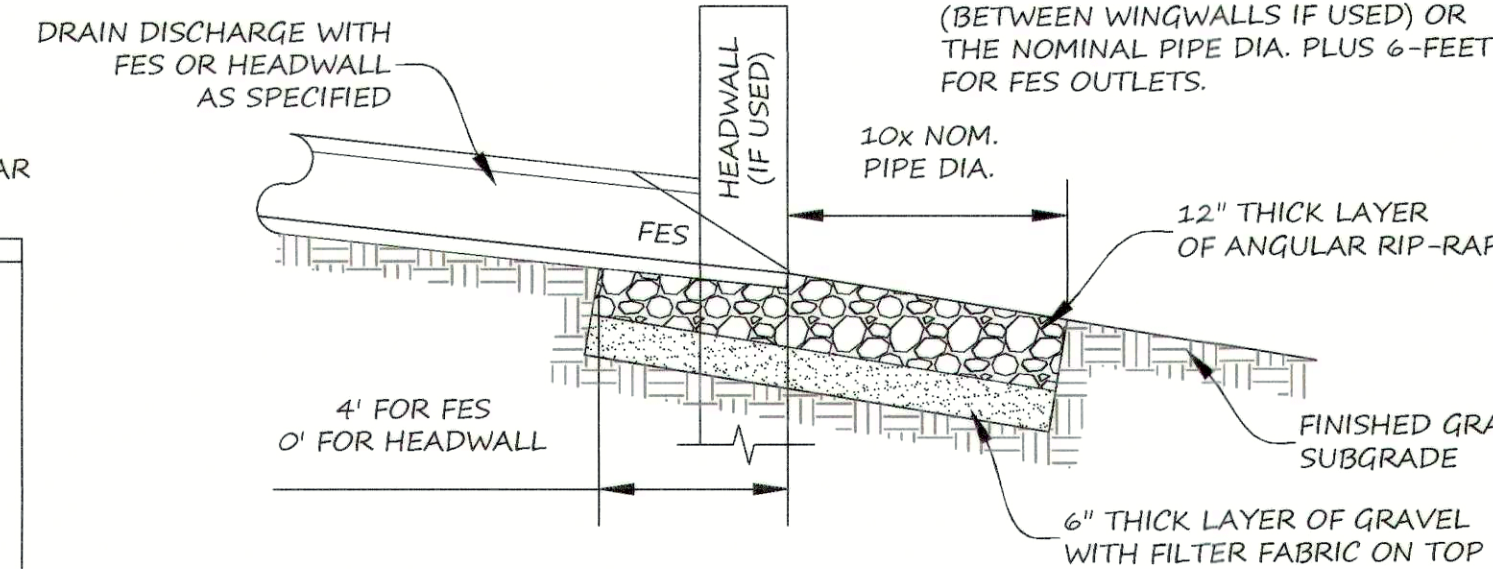


OUTLET WEIR AND RIP-RAP SWALE DETAIL

- NOTES:
- SEE GRADING SHEETS AND PROFILE SHEETS FOR SIZE OF INLETS AND OUTLETS AND OTHER DIMENSIONAL REQUIREMENTS FOR EACH BASIN.
 - ALL TOPSOIL BELOW THE BOTTOM OF THE BASIN SHALL BE REMOVED PRIOR TO BASIN CONSTRUCTION. FILL MATERIALS UNDER THE BASIN BOTTOM SHALL BE CLEAN GRAVEL. FILL FOR BERMS MAY BE SAND, LOAMY SAND OR SANDY LOAM. (TITLE V CLASSIFICATIONS).
 - BERM AREAS SHALL BE REMOVED OF ALL TOPSOIL AND OTHER UNSUITABLE SOILS. BERM CORE SHALL CONSIST OF ORDINARY BORROW INSTALLED IN 12-INCH LIFTS TO A MINIMUM 93% PROCTOR DENSITY.

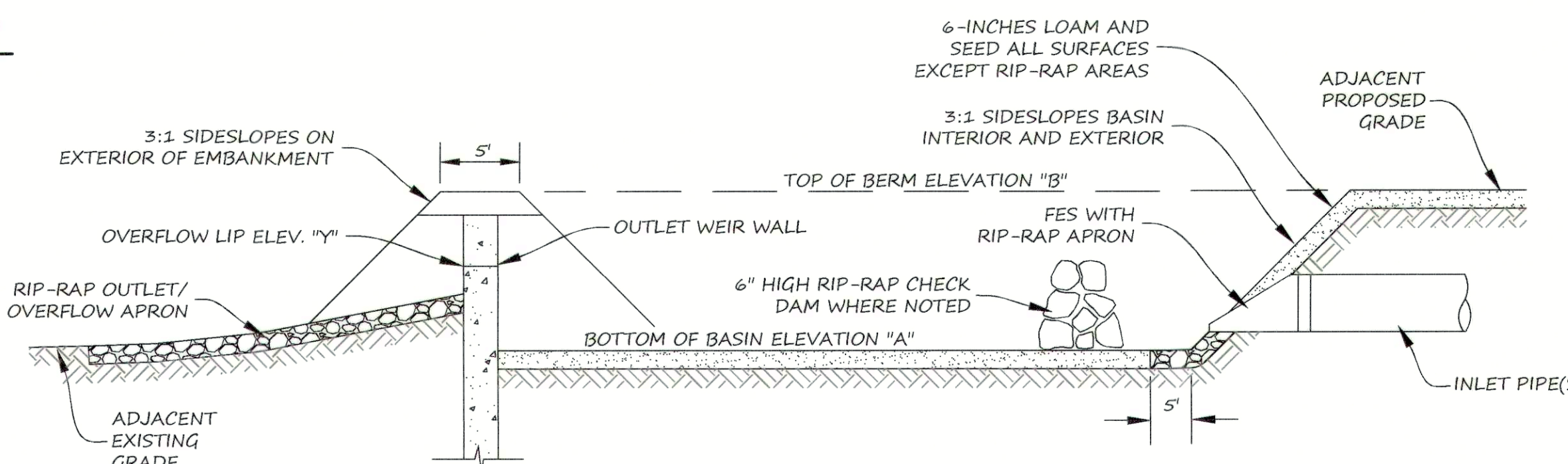
TYPICAL INFILTRATION BASIN CROSS-SECTION

NOT TO SCALE



TYPICAL RIP-RAP APRON DETAIL

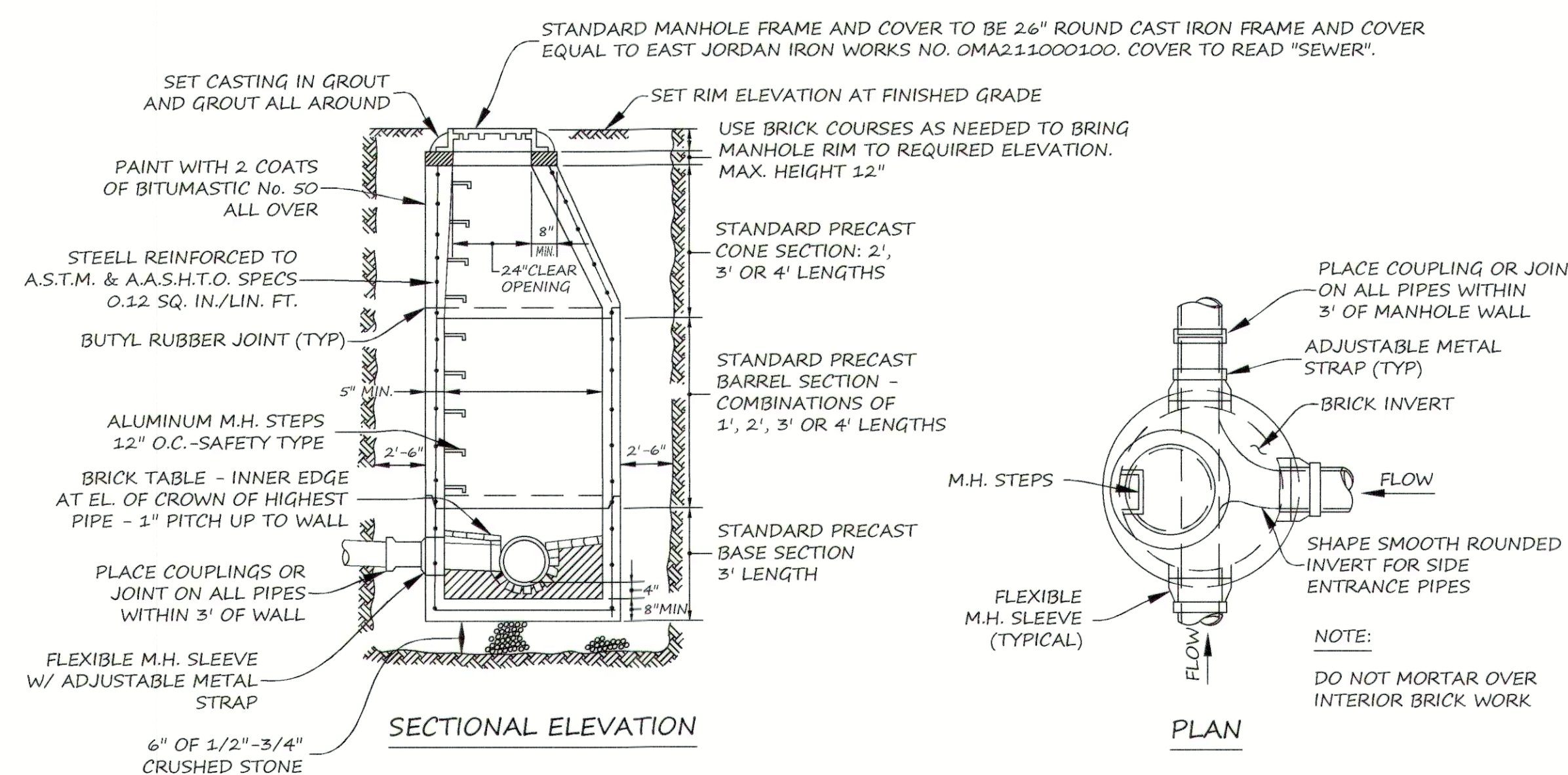
NOT TO SCALE



TYPICAL BASIN CROSS-SECTION

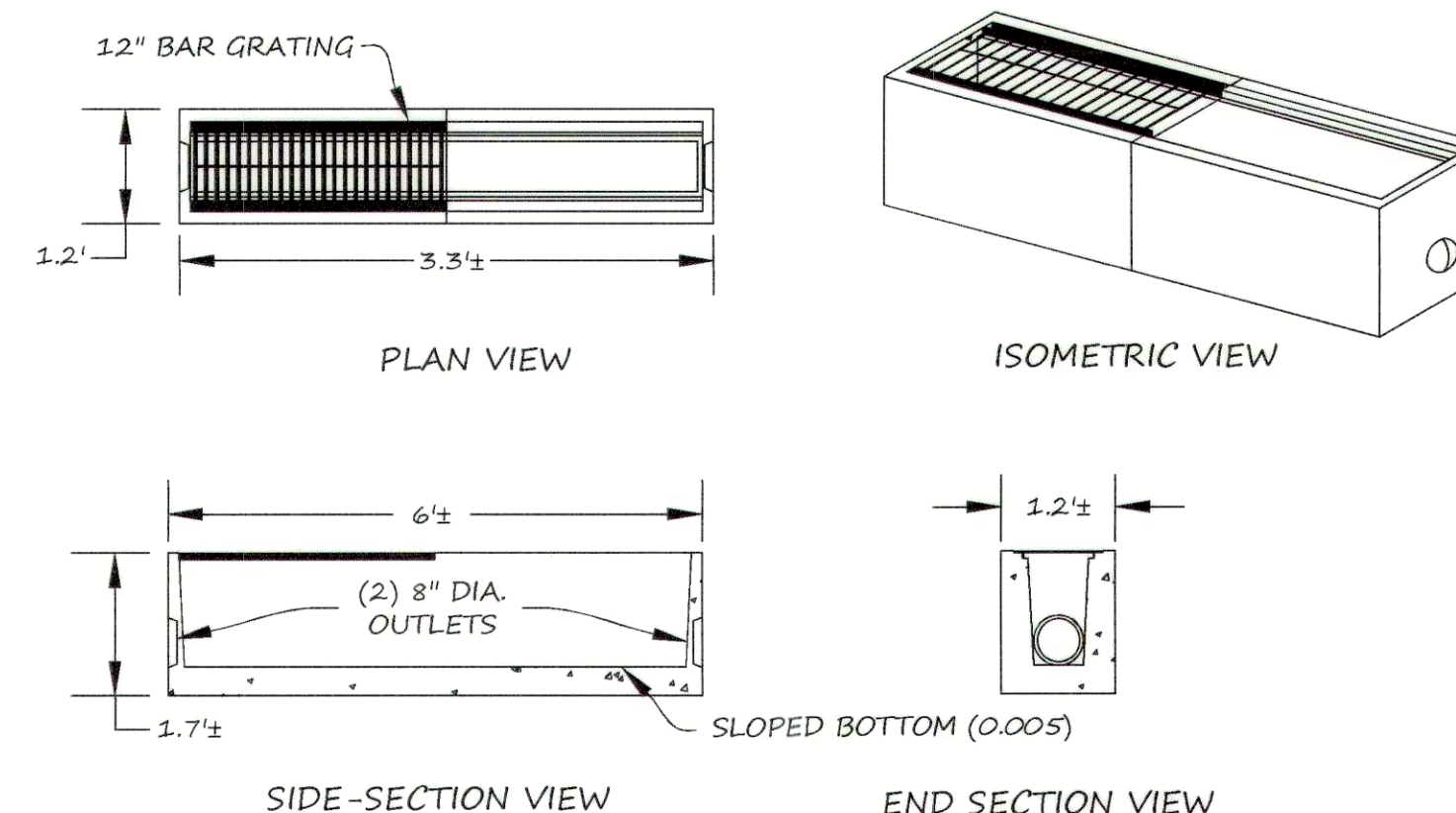
SCHEDULE OF DIMENSIONS AND ELEVATIONS

	BASIN #1	BASIN #2	BASIN #3	BASIN #4
BOTTOM OF BASIN ELEVATION "A"	142.5	142.5	143.0	142.0
TOP OF BERM ELEVATION "B"	144.5	144.5	144.9	144.0
OUTLET WEIR WALL LENGTH "W"	23'	23'	14'	16'
OVERFLOW WEIR NOTCH LENGTH "X"	13'	13'	6'	9'
OVERFLOW ELEVATION "Y"	143.10	143.75	143.40	142.70
TOP OF WEIR WALL "C"	143.60	144.25	143.90	143.50
RIP RAP SWALE OUTLET ELEV. "Z" (AT OUTSIDE FACE OF WALL)	142.5	143.0	143.0	142.5



TYPICAL PRECAST CONCRETE SEWER MANHOLE DETAILS

NOT TO SCALE



TRENCH DRAIN DETAIL

NOT TO SCALE

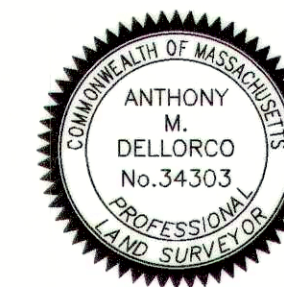
- NOTES:
- CONCRETE SHALL BE 4,000 PSI AFTER 28 DAYS.
 - SHALL CONFORM TO H-20 LOADINGS.
 - SHALL BE POWER DRAIN S300K BY ACO DRAIN OR EQUAL.

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Anthony M. Dellorco
REGISTERED LAND SURVEYOR



SITE ADDRESS:
2 MARC ROAD

MAP AND PARCEL:
MAP 33, PARCEL 001

ZONING CLASSIFICATION:
EAST INDUSTRIAL

OVERLAY DISTRICTS:
GROUNDWATER PROTECTION DISTRICT

OWNER & APPLICANT:
2 MARC ROAD LLC
ELLEN ROSENFELD
730 MAIN STREET, SUITE 2A
MILLIS, MA 02054
508-376-2041

DEED
BOOK 40331 PAGE 234

DATE APPROVAL ISSUED: 11-22-2022

PLAN ENDORSEMENT DATE: 1-10-2023

MEDWAY PLANNING & ECONOMIC
DEVELOPMENT BOARD



PLAN SCALE: N.T.S.

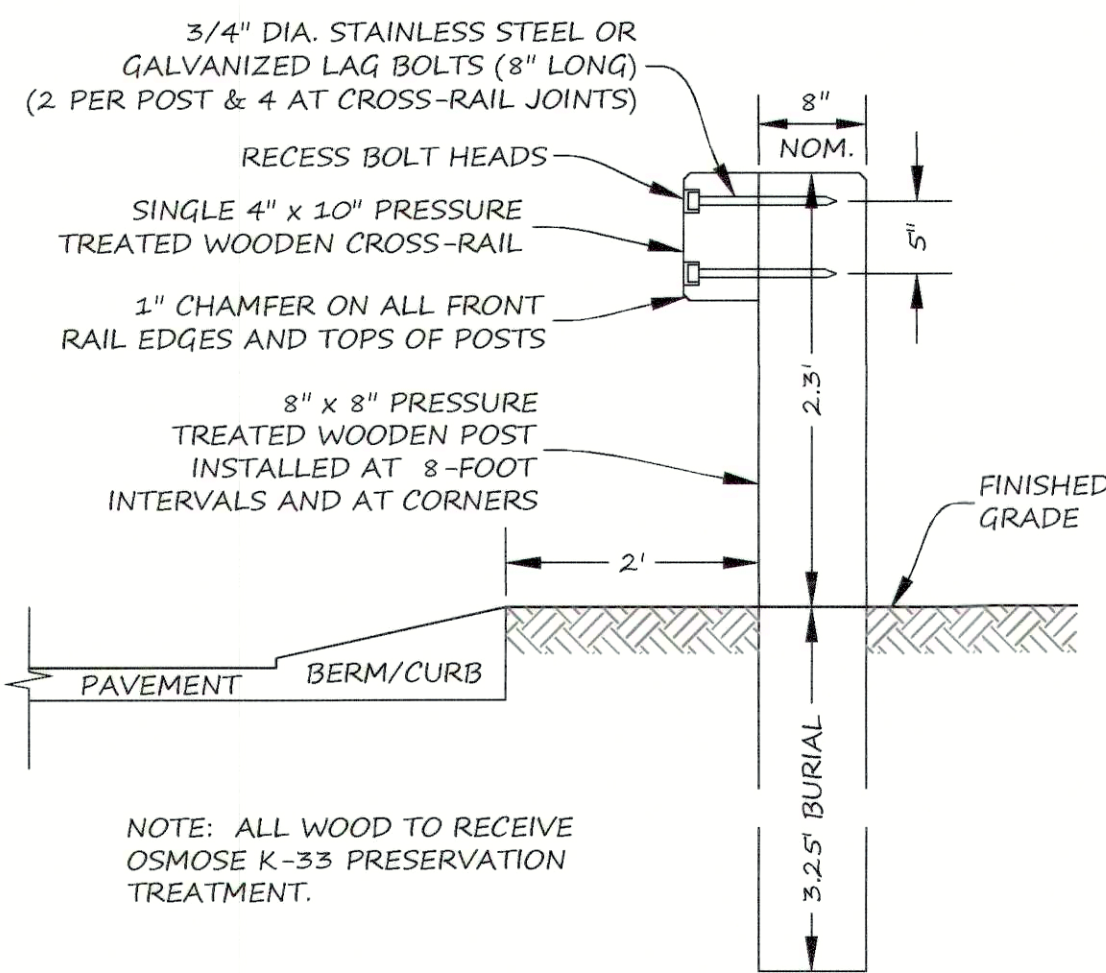
REVISION	DATE	BY
NEW WETLAND FLAGS	2022-06-22	DJM
CHANGES PER TOWN COMMENTS	2022-08-26	DJM
CHANGES PER TOWN COMMENTS	2022-10-13	DJM
CHANGES PER TOWN COMMENTS	2022-10-26	DJM
CHANGES PER TOWN COMMENTS	2022-12-28	DJM

2 MARC ROAD
DETAIL
PLAN OF LAND
IN
MEDWAY, MA

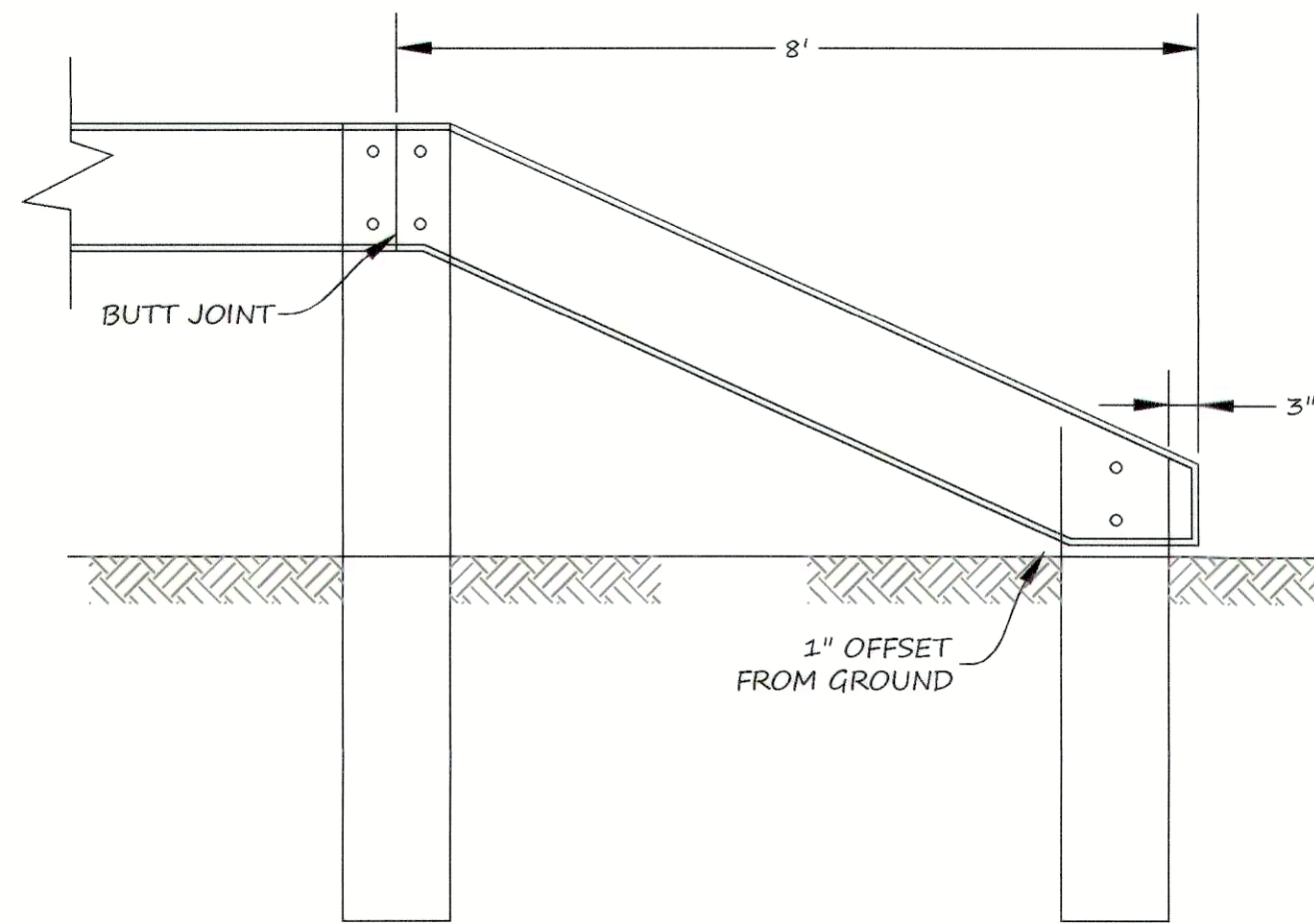
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C-7



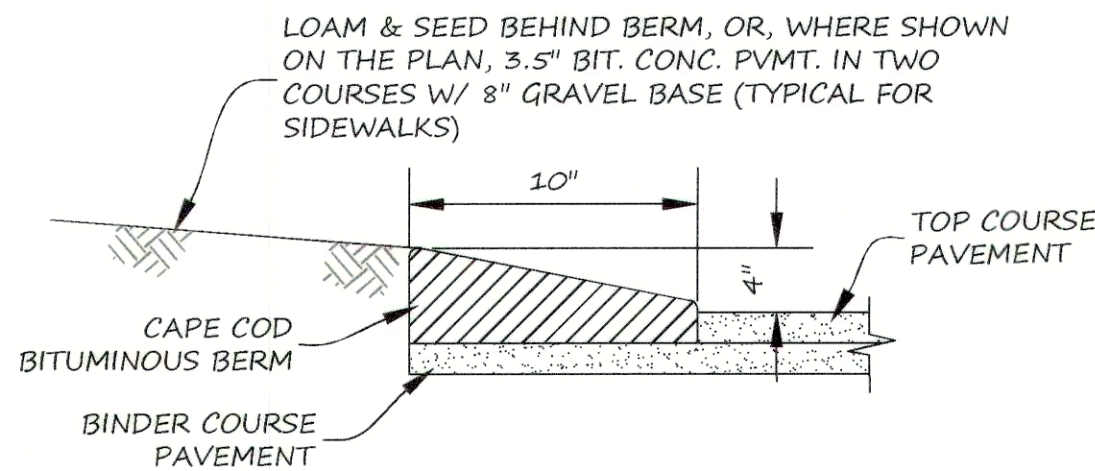


SIDE SECTIONAL VIEW

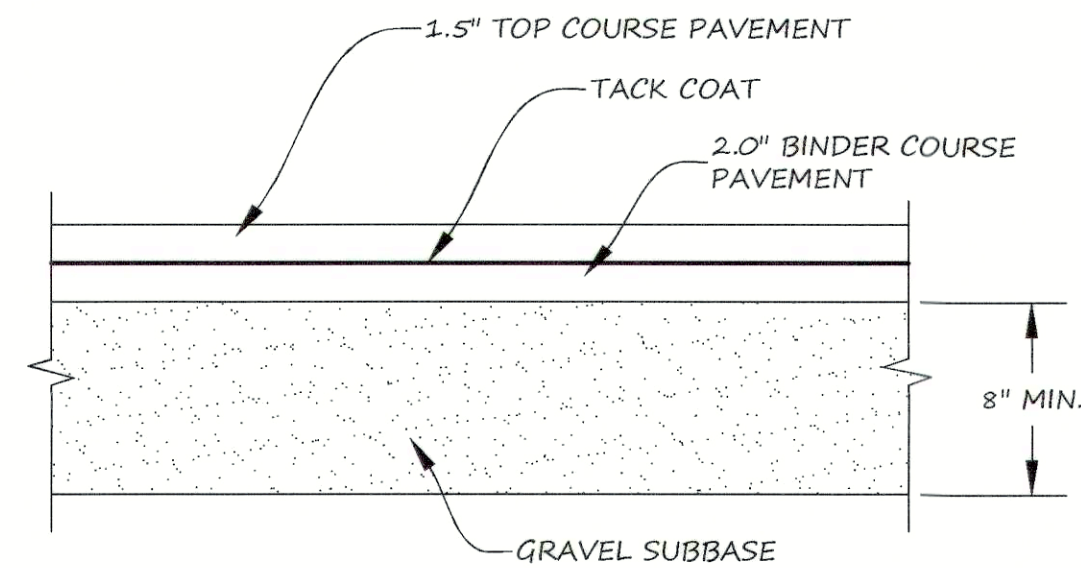


FRONT VIEW - TYPICAL END SECTION

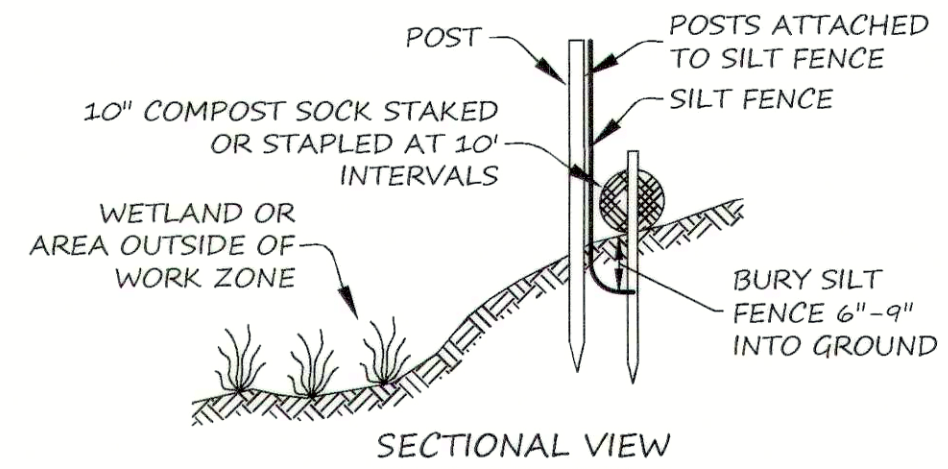
WOOD GUARD RAIL DETAIL
NOT TO SCALE



CAPE COD BERM DETAIL -
PAVED DRIVEWAY
(NO SCALE)

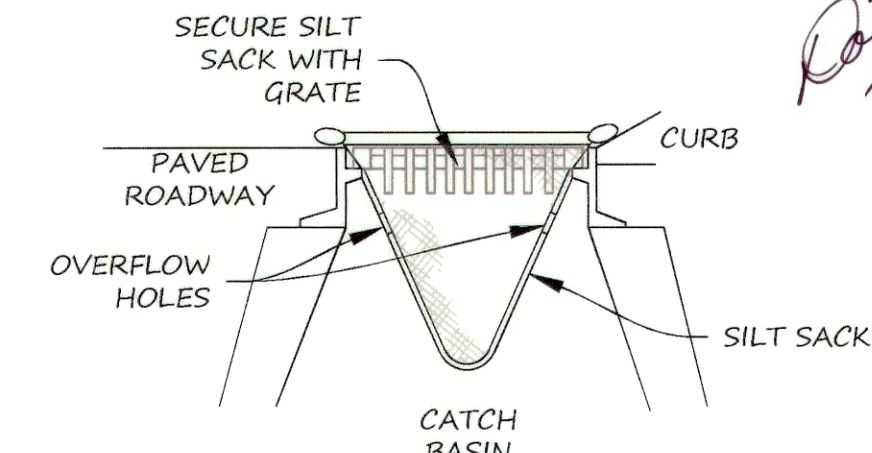


TYPICAL PARKING LOT PAVING SECTION
NOT TO SCALE

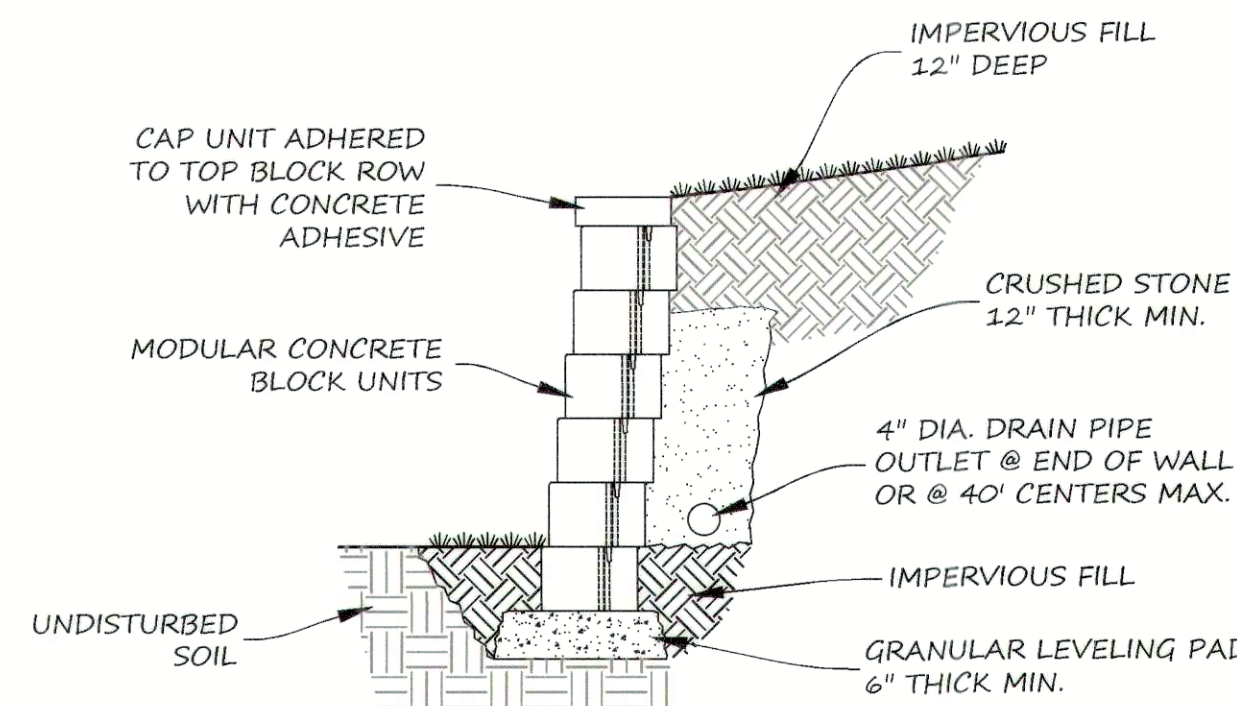


NOTE: NON-BIODEGRADABLE SOCK SHELL FILLED WITH COMPOST MEDIA. JOINTS SHALL BE OVERLAPPED BY AT LEAST TWO FEET. ORANGE SNOW FENCE IS ONLY NEEDED IF THERE IS EVIDENCE OF THE COMPOST SOCK BEING BURIED BY CONSTRUCTION ACTIVITIES.

EROSION CONTROL
DETAIL (COMPOST SOCK)
NOT TO SCALE

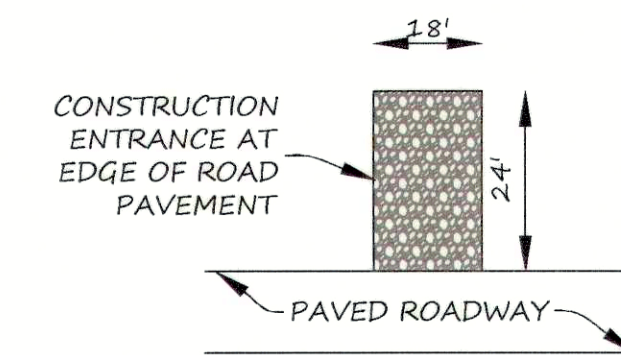


CATCH BASIN SILT SACK DETAIL
NOT TO SCALE

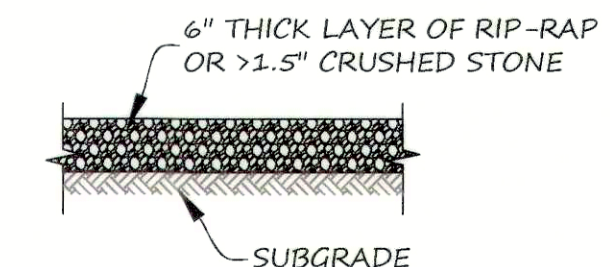


- NOTES:
1. SMALL BLOCK UNITS SHALL BE THE SQUARE FOOT PRODUCT BY VERSA-LOK OR APPROVED EQUAL. WALL HEIGHT WITHOUT REINFORCEMENT SHALL BE LIMITED TO 3.5' EXPOSED FACE.
 2. WALL HEIGHTS OVER FOUR FEET, INCLUDING FOOTING, MAY REQUIRE A BUILDING PERMIT AND/OR STRUCTURAL DESIGN. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY NECESSARY BUILDING PERMITS AND FOR PROVIDING STRUCTURAL WALL DESIGN MEETING THE REQUIREMENTS OF THE MASSACHUSETTS BUILDING CODE, AS DEEMED APPLICABLE BY THE BUILDING INSPECTOR.
 3. INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS.

TYPICAL "SMALL BLOCK" RETAINING WALL
NOT TO SCALE



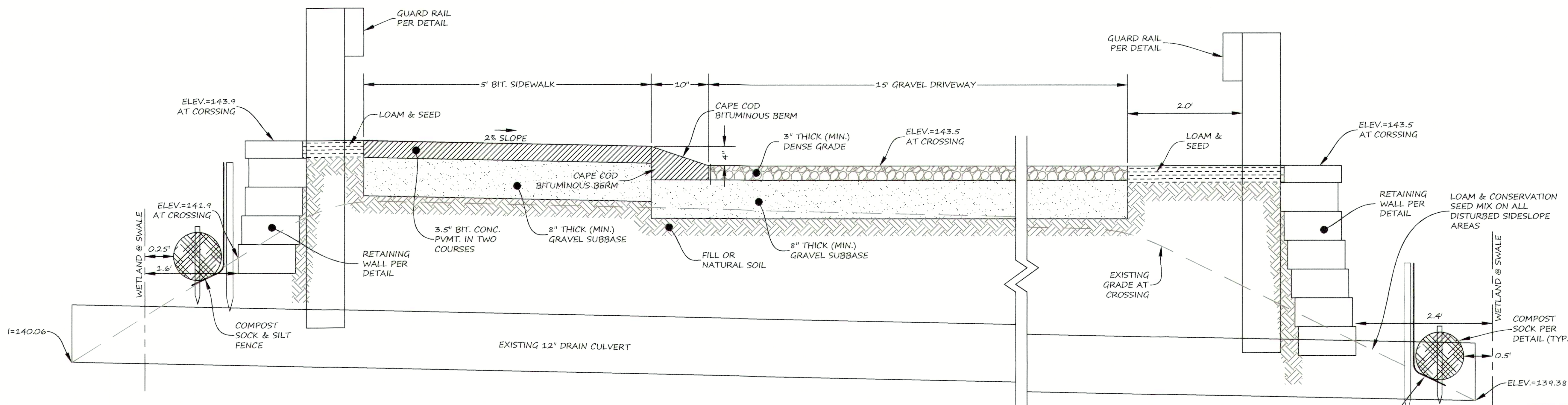
PLAN VIEW



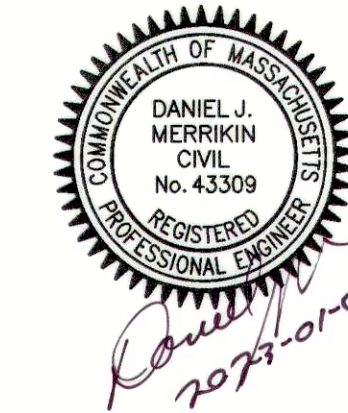
SECTIONAL VIEW

- NOTES:
1. ENTRANCE SHALL BE INSTALLED BEFORE ANY EXCAVATION WORK OCCURS ON-SITE.
 2. 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



DRIVEWAY AT CULVERT CROSSING DETAIL
NOT TO SCALE



SITE ADDRESS:
2 MARC ROAD

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MAP 33, PARCEL 001

ZONING CLASSIFICATION:
EAST INDUSTRIAL

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DEED
BOOK 40331 PAGE 234

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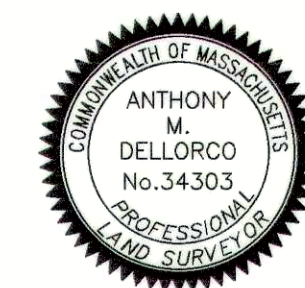
PLAN ENDORSEMENT DATE: 1-10-2023

MEDWAY PLANNING & ECONOMIC
DEVELOPMENT BOARD

PLAN SCALE: N.T.S.

REVISION	DATE	BY
NEW WETLAND FLAGS	2022-06-22	DJM
CHANGES PER TOWN COMMENTS	2022-08-26	DJM
CHANGES PER TOWN COMMENTS	2022-10-15	DJM
CHANGES PER TOWN COMMENTS	2022-10-26	DJM
DUMPSTER LOCATION REVISED	2022-12-28	DJM
REVISIONS PER DECISION	2022-12-28	DJM

2 MARC ROAD
DETAIL
PLAN OF LAND
IN
MEDWAY, MA



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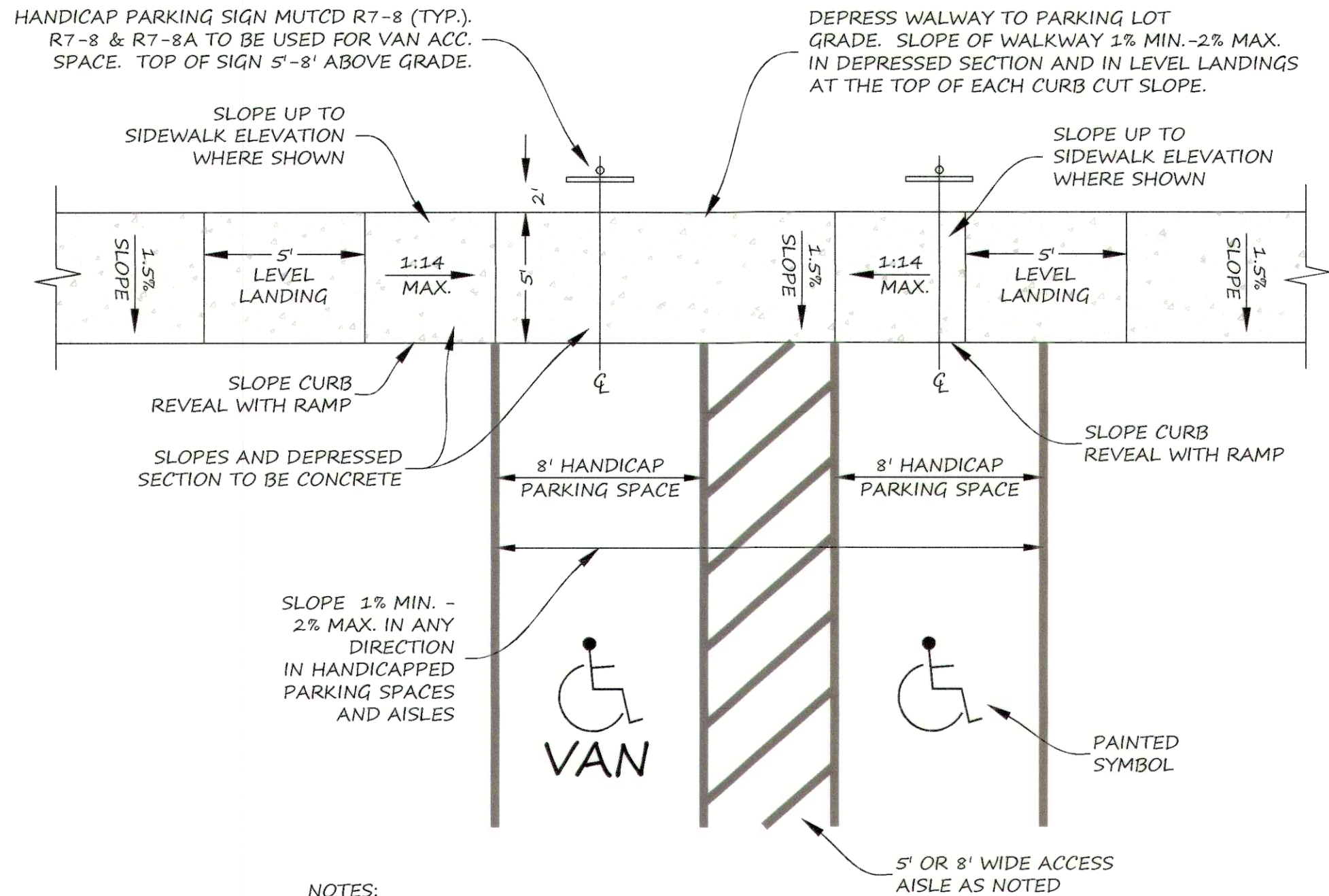
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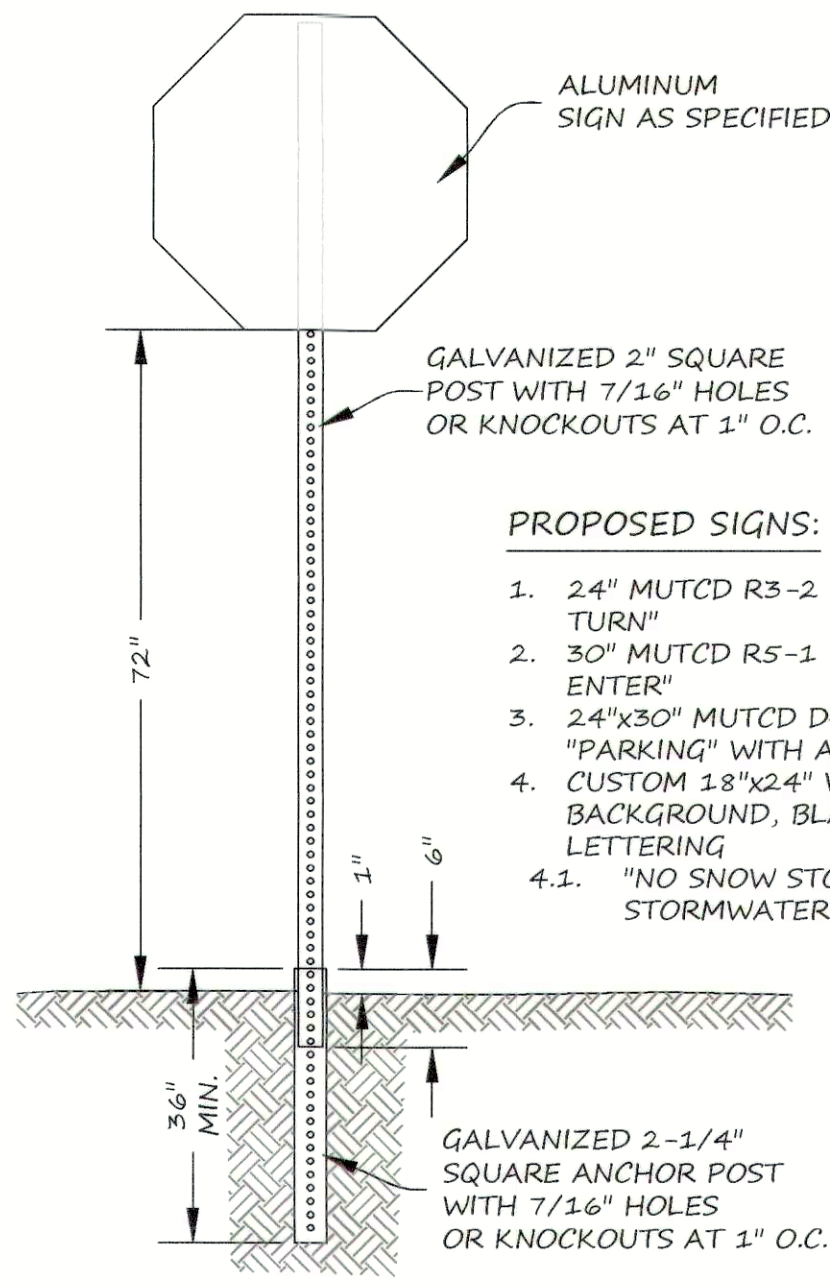




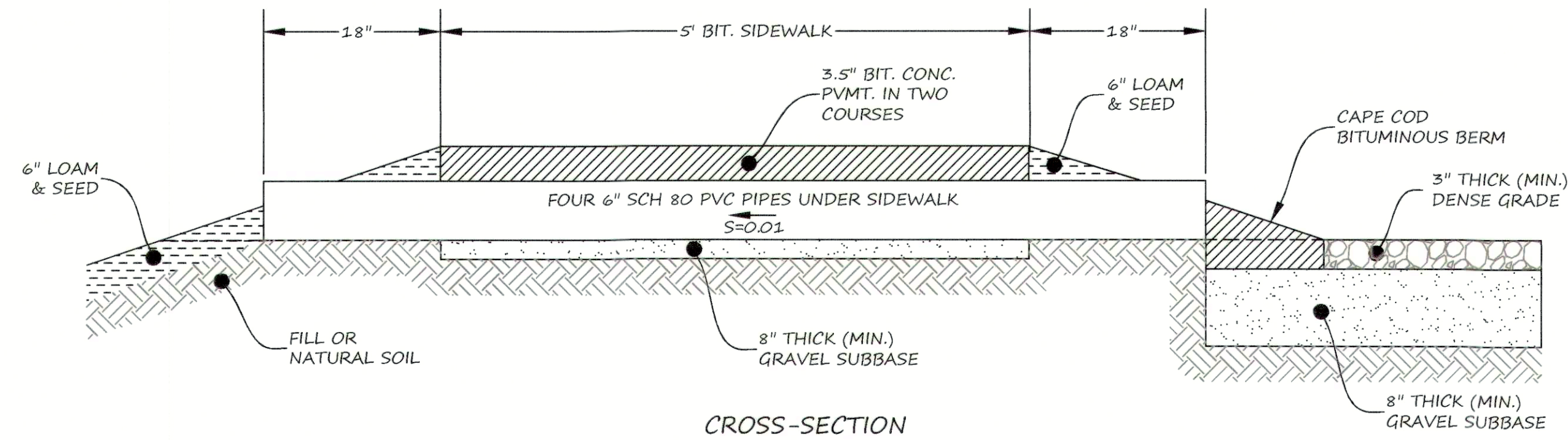
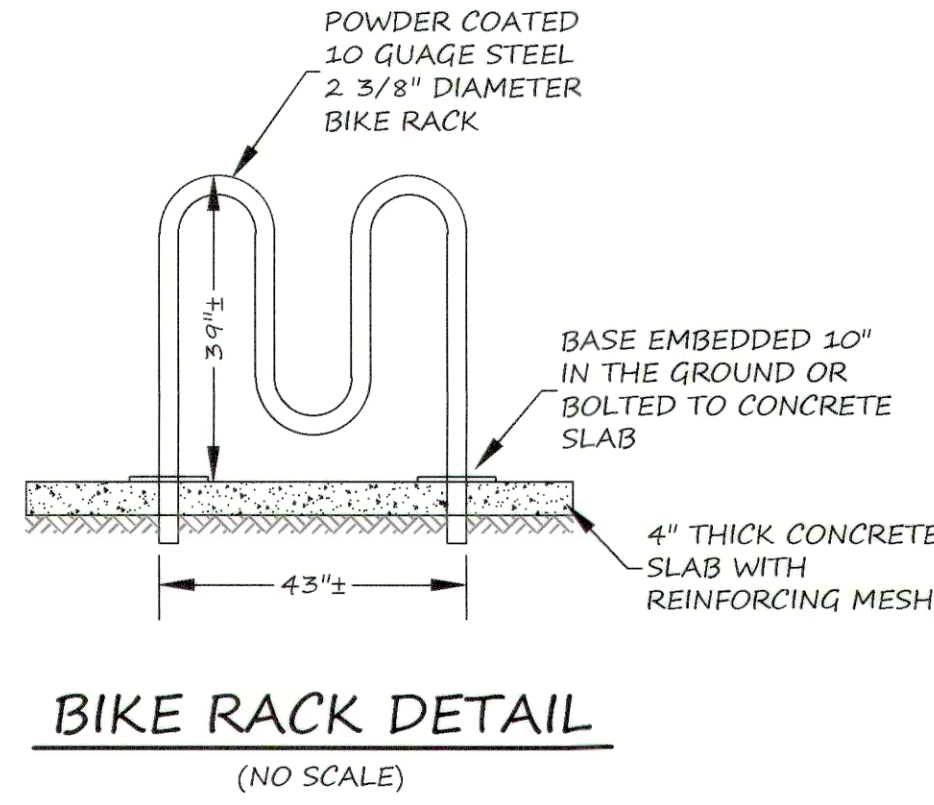
NOTES:

1. REFER TO THE LAYOUT PLAN FOR THE LOCATION, LAYOUT, AND NUMBER OF HANDICAP PARKING SPACES IN RELATION TO ADJOINING WALKWAYS.
2. HANDICAP PARKING SPACES AND ACCESSIBLE ROUTES (CURB CUTS, RAMPS, WALKWAYS, ETC...) SHALL BE IN ACCORDANCE WITH 521 CMR.

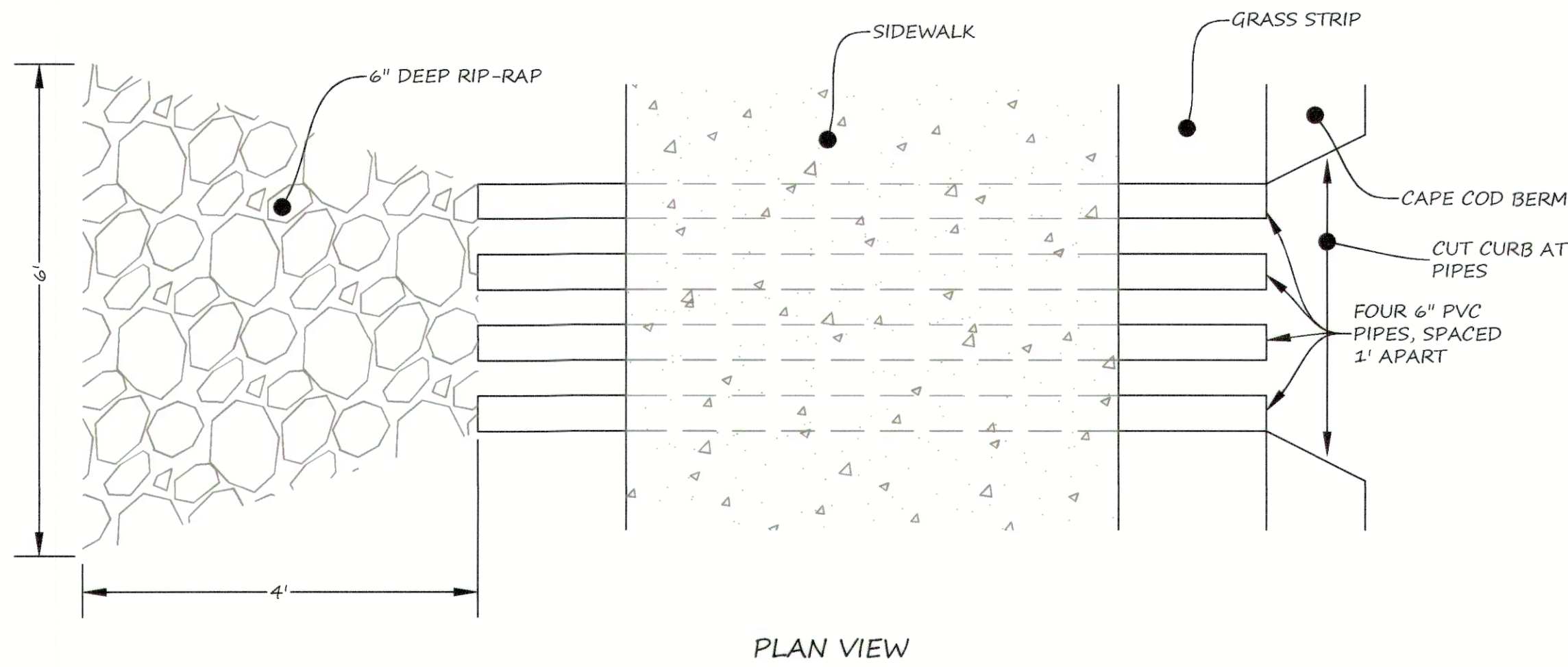
TYPICAL HANDICAP PARKING DETAIL
(NO SCALE)



TYPICAL SIGN POST DETAIL
(NOT TO SCALE)

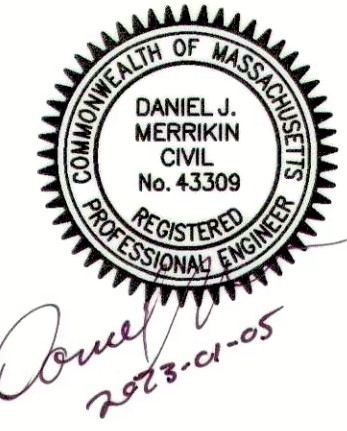


CROSS-SECTION



PLAN VIEW

CULVERTS UNDER SIDEWALK DETAIL
(NO SCALE)



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2 MARC ROAD

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MAP 33, PARCEL 001

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MEDWAY PLANNING & ECONOMIC
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CHANGES PER TOWN COMMENTS	2022-10-13	DJM
CHANGES PER CONSERVATION COMMENTS	2022-10-20	DJM
CHANGES PER CONSERVATION COMMENTS	2022-10-20	DJM
REVISIONS PER DECISION	2022-12-28	DJM

2 MARC ROAD
DETAIL
PLAN OF LAND
IN
MEDWAY, MA

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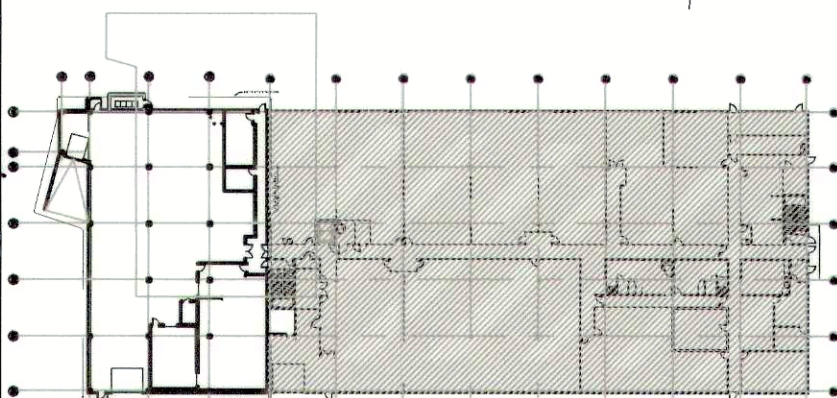
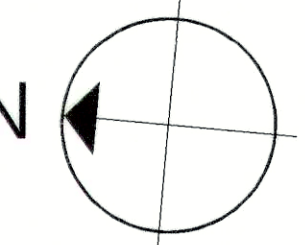
Anthony M. Dellorco
REGISTERED LAND SURVEYOR

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



LEGACY
ENGINEERING

C-9



KEY PLAN

Scale: N.T.S.

Drawing Status:

Client:

Commonwealth Cannabis
Company
2 Marc Rd.
Medway, MA

Project:

Grow Facility Addition
2 Marc Rd.
Medway, MA

Drawing:

FIRST FLOOR ADDITION PLAN

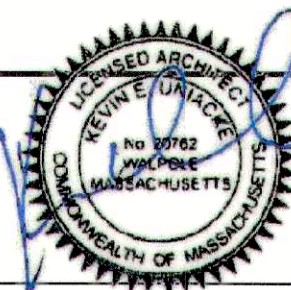
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Date: 12/28/2022

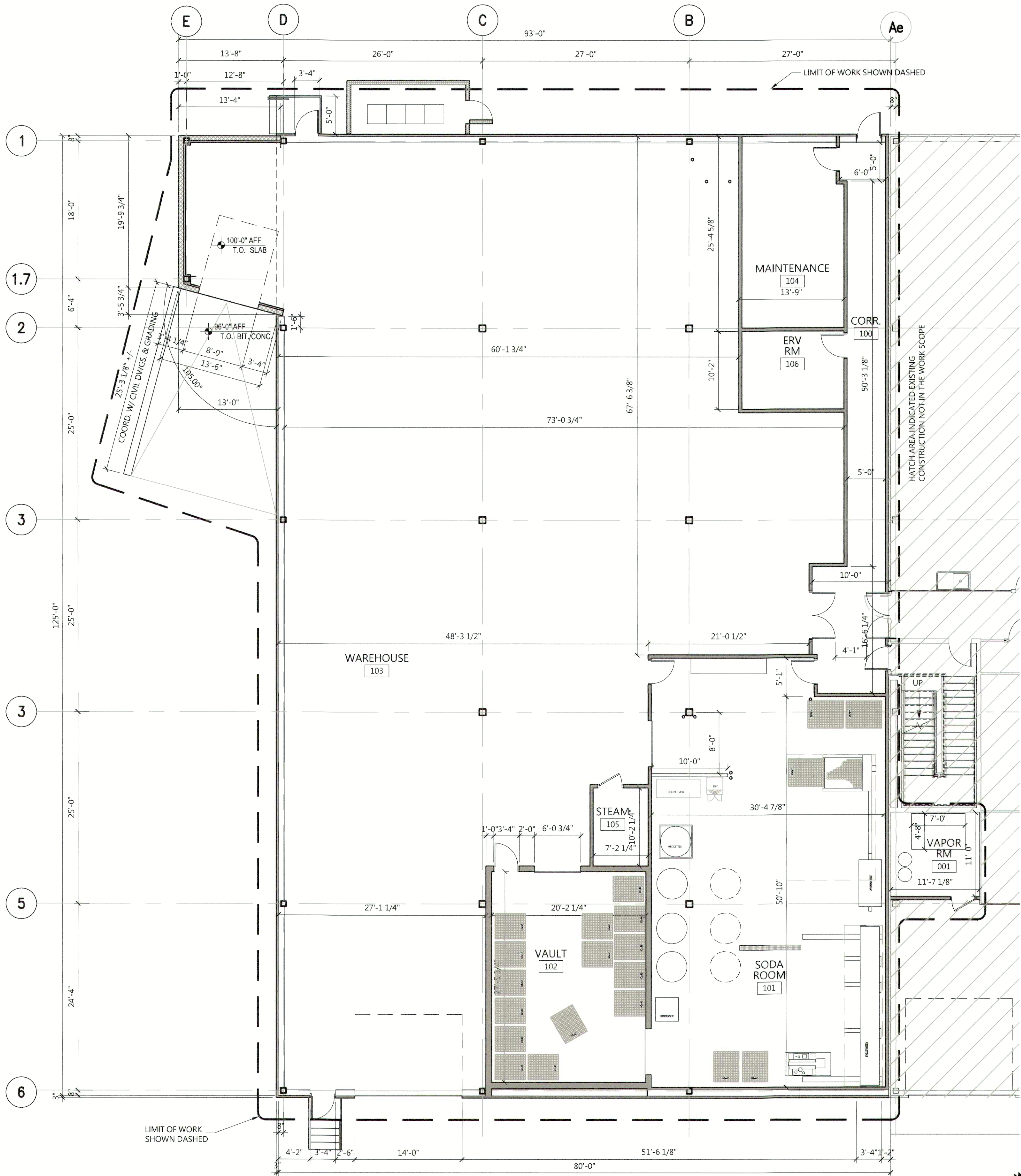
Job Number: 21052

Drawn By: TJF

Checked By: KEU



A1.0



1st FLOOR PLAN

SCALE: 1/8" = 1'-0"



I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

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Anthony M. Dellorco
REGISTERED LAND SURVEYOR

SITE ADDRESS:
2 MARC ROAD

MAP AND PARCEL:
MAP 33, PARCEL 001

ZONING CLASSIFICATION:
EAST INDUSTRIAL

OVERLAY DISTRICTS:
GROUNDWATER PROTECTION DISTRICT

OWNER & APPLICANT:
2 MARC ROAD LLC
ELLEN ROSENFELD
730 MAIN STREET, SUITE 2A
MILLIS, MA 02054
508-376-2041

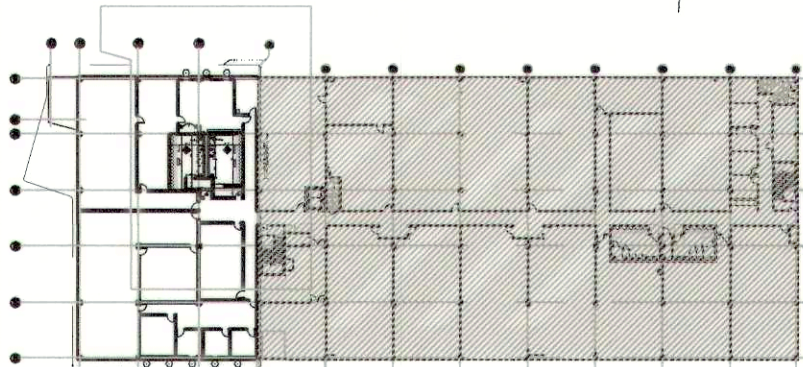
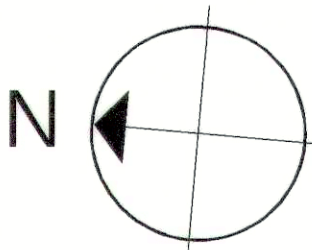
DEED
BOOK 40331 PAGE 234

DATE APPROVAL ISSUED: 11-22-2022

PLAN ENDORSEMENT DATE: 1-10-2023

Signature of Anthony M. Dellorco

MEDWAY PLANNING & ECONOMIC
DEVELOPMENT BOARD



KEY PLAN

Scale: N.T.S.

Drawing Status:

Client:
Commonwealth Cannabis Company
2 Marc Rd.
Medway, MA

Project:
Grow Facility Addition
2 Marc Rd.
Medway, MA

Drawing:

SECOND FLOOR ADDITION PLAN

Scale: AS NOTED

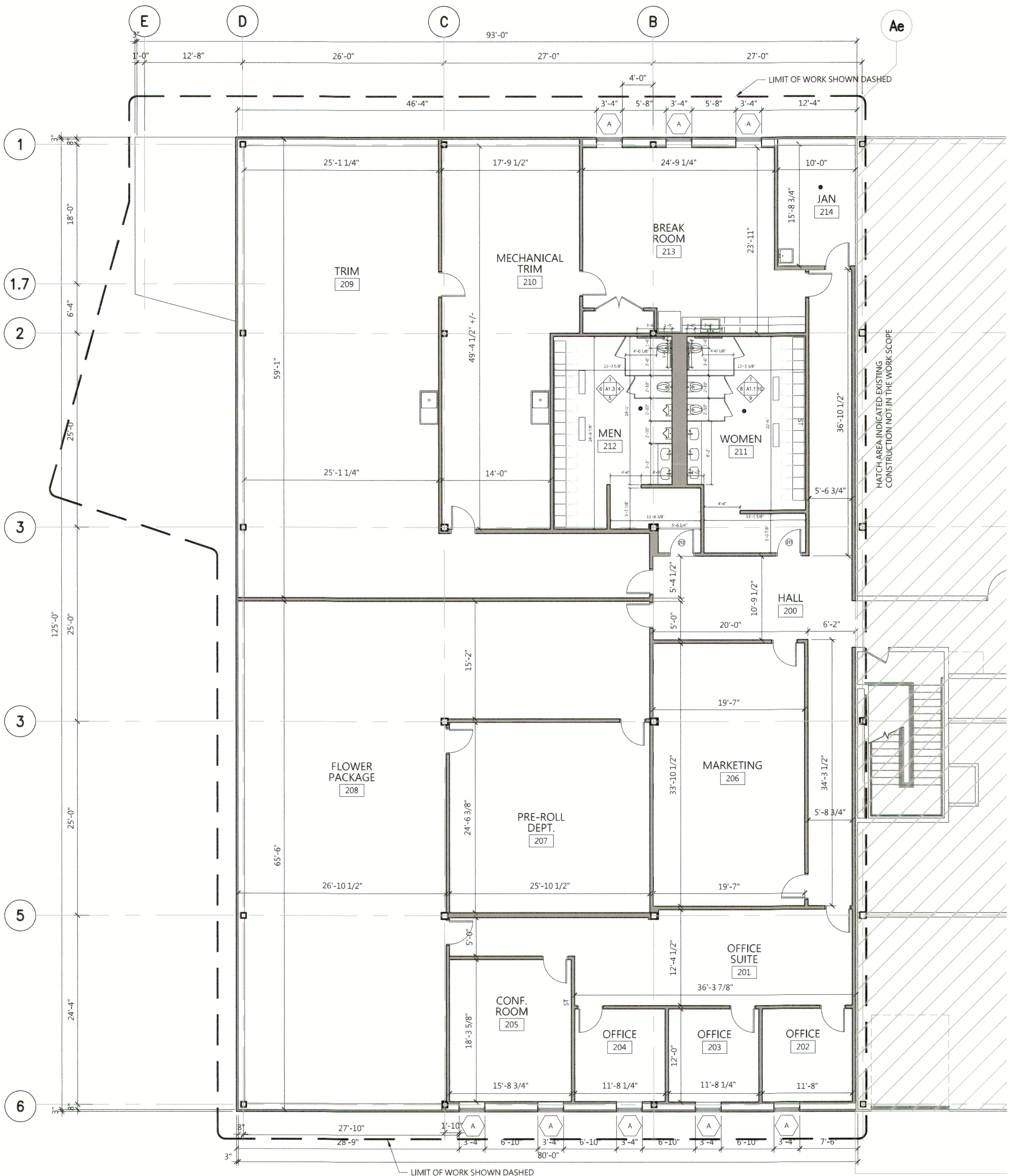
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Job Number: 21052

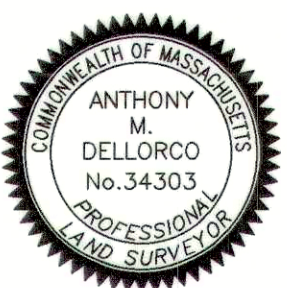
Drawn By: TJF

Checked By: KEU

A1.2



1
A1.2
2nd FLOOR PLAN
SCALE: 1/8" = 1'-0"



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Anthony M. Dellorco
REGISTERED LAND SURVEYOR

For Registry Use

SITE ADDRESS:
2 MARC ROAD

MAP AND PARCEL:
MAP 33, PARCEL 001

ZONING CLASSIFICATION:
EAST INDUSTRIAL

OVERLAY DISTRICTS:
GROUNDWATER PROTECTION DISTRICT

OWNER & APPLICANT:
2 MARC ROAD LLC
ELLEN ROSENFELD
730 MAIN STREET, SUITE 2A
MILLIS, MA 02054
508-376-2041

DEED
BOOK 40331 PAGE 234

DATE APPROVAL ISSUED: 11-22-2022

PLAN ENDORSEMENT DATE: 1-10-2023

MEDWAY PLANNING & ECONOMIC
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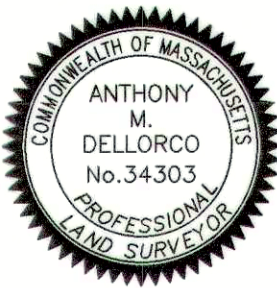
For Registry Use

SITE ADDRESS:
2 MARC ROAD
MAP AND PARCEL:
MAP 33, PARCEL 001
ZONING CLASSIFICATION:
EAST INDUSTRIAL
OVERLAY DISTRICTS:
GROUNDWATER PROTECTION DISTRICT
OWNER & APPLICANT:
2 MARC ROAD LLC
ELLEN ROSENFELD
730 MAIN STREET, SUITE 2A
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Anthony M. Dellorco
REGISTERED LAND SURVEYOR

MEDWAY PLANNING & ECONOMIC
DEVELOPMENT BOARD

KEY PLAN

Scale: N.T.S.

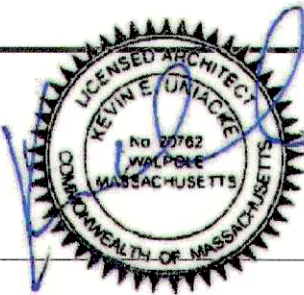
Drawing Status:

Client:
Commonwealth Cannabis
Company
2 Marc Rd.
Medway, MA

Project:
Grow Facility Addition
2 Marc Rd.
Medway, MA

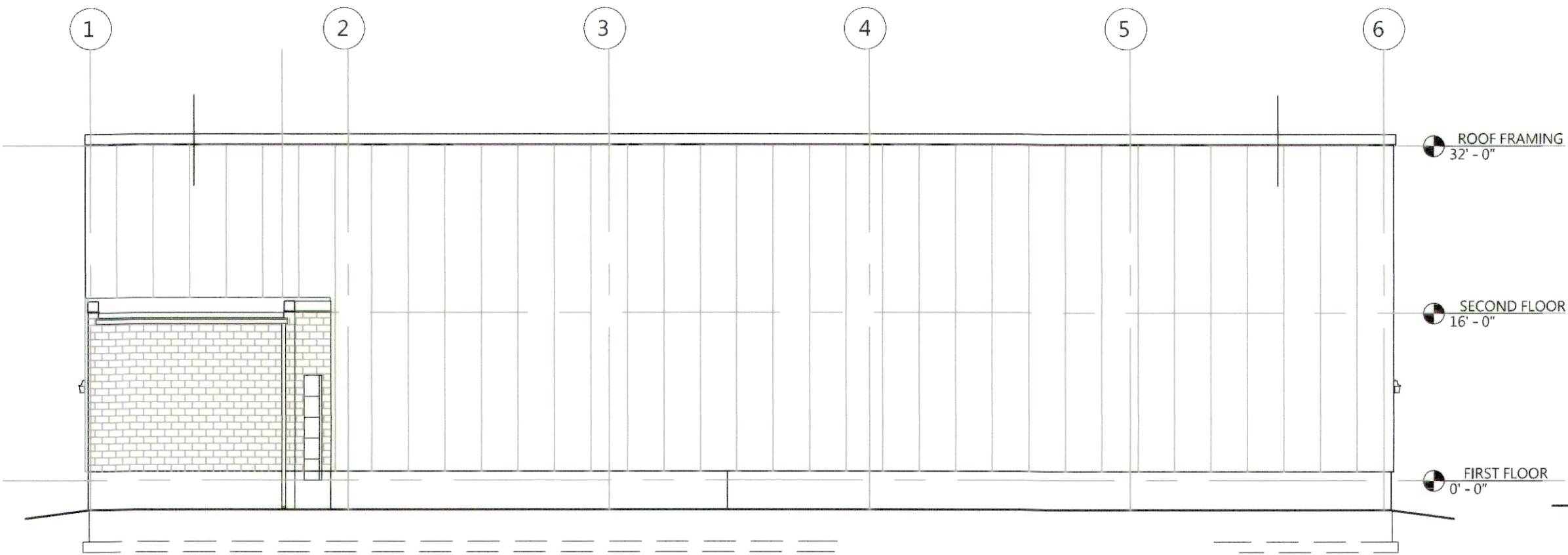
Drawing:

EXTERIOR ELEVATIONS



Scale: AS NOTED
Date: 12/28/2022
Job Number: 21052
Drawn By: TJF
Checked By: KEU

A4.0



3
A4.0

NORTH ELEVATION

SCALE: N.T.S.



2
A4.0

EAST ELEVATION

SCALE: 1/8" = N.T.S.



1
A4.0

WEST ELEVATION

SCALE: N.T.S.



1
A4.1
RIGHT REAR CORNER LOOKING SOUTH
NTS

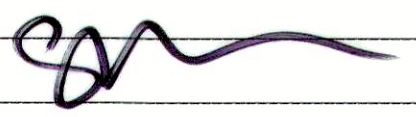


2
A4.1
LEFT REAR CORNER LOOKING SOUTH
NTS



For Registry Use

SITE ADDRESS:
2 MARC ROAD
MAP AND PARCEL:
MAP 33, PARCEL 001
ZONING CLASSIFICATION:
EAST INDUSTRIAL
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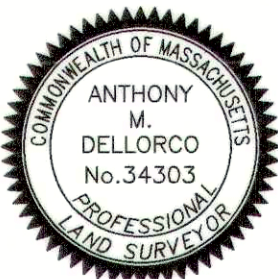
MEDWAY PLANNING & ECONOMIC
DEVELOPMENT BOARD

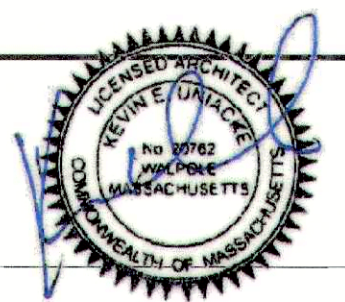
KEY PLAN
Scale: N.T.S.

Drawing Status:

Client:
Commonwealth Cannabis Company
2 Marc Rd.
Medway, MA
Project:
Grow Facility Addition
2 Marc Rd.
Medway, MA

Drawing:
EXTERIOR RENDERINGS

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Anthony M. Dellorco
REGISTERED LAND SURVEYOR


Scale: AS NOTED
Date: 12/28/2022
Job Number: 21052
Drawn By: TJF
Checked By: KEU
A4.1