EVERGREEN VILLAGE

22 EVERGREEN STREET
MEDWAY, MASSACHUSETTS

OWNER/APPLICANT:

SAMPSON POND LLC
P.O.BOX 5
MEDWAY, MA 02053

ARCHITECT:

DANIEL LEWIS AIA LLED AP
332 WHITNEY STREET
NORTHBOROUGH, MA 01532

LANDSCAPE DESIGN:

McCARTHY ENGINEERING
42 JUNGLE ROAD
LEOMINSTER MA 01453

SURVEY:

CHENEY ENGINEERING CO, INC.
53 MELLEN STREET
NEEDHAM MA 02494

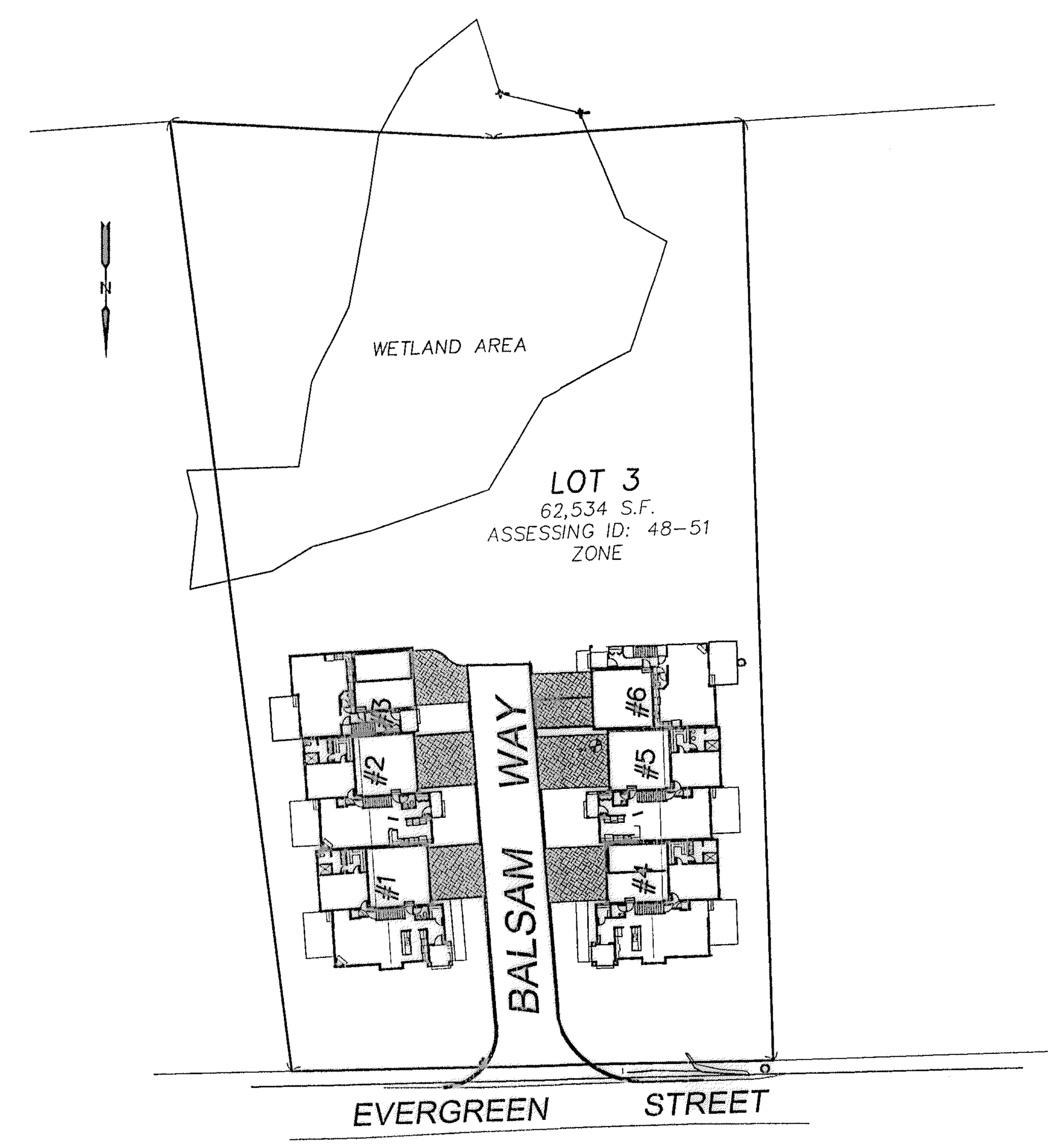
ENGINEER:

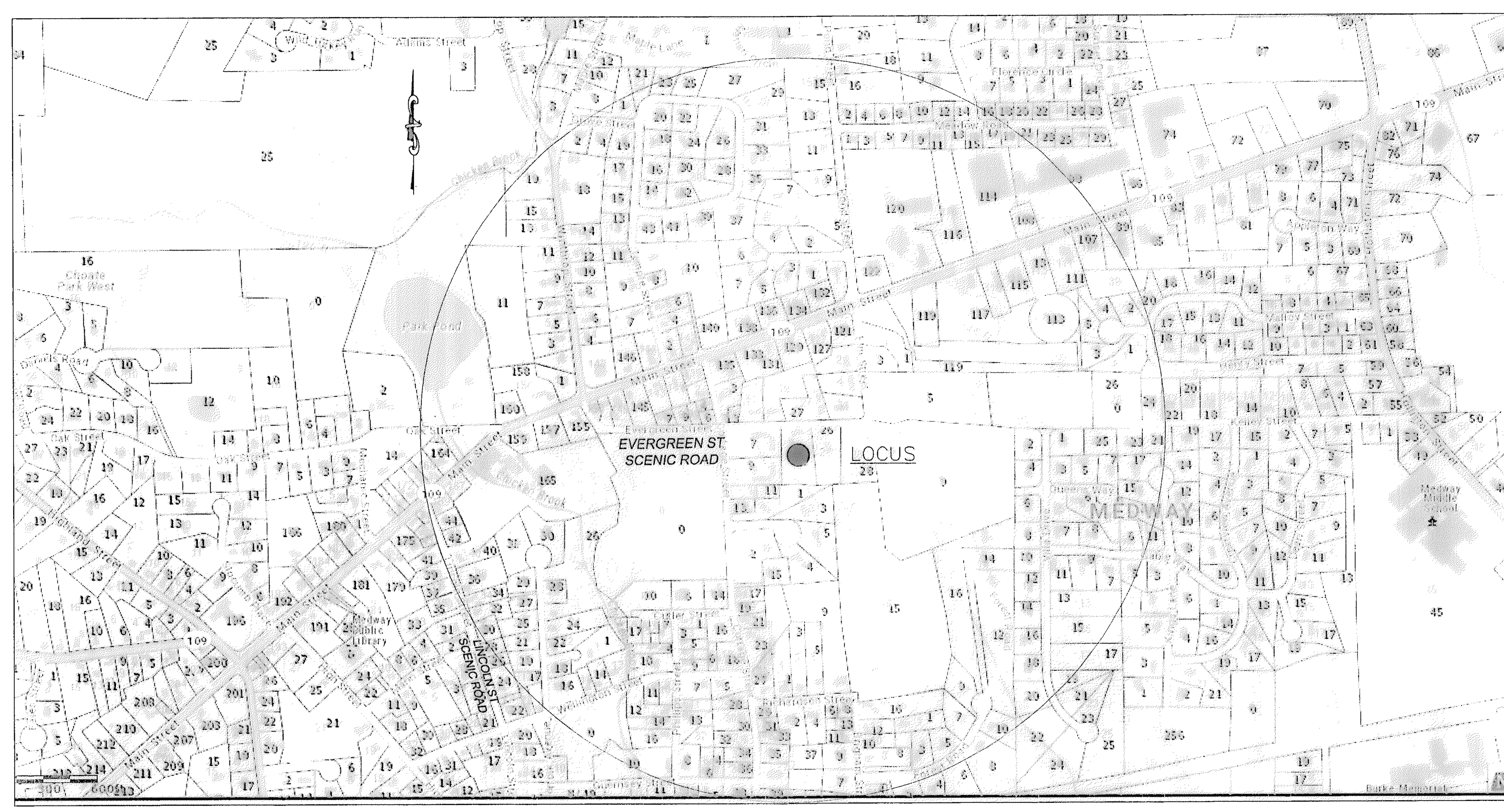
RONALD TIBERI P.E.
9 MASSACHUSETTS AVE.
NATICK MA 01760

SIGNATURE DATE 8-11-20

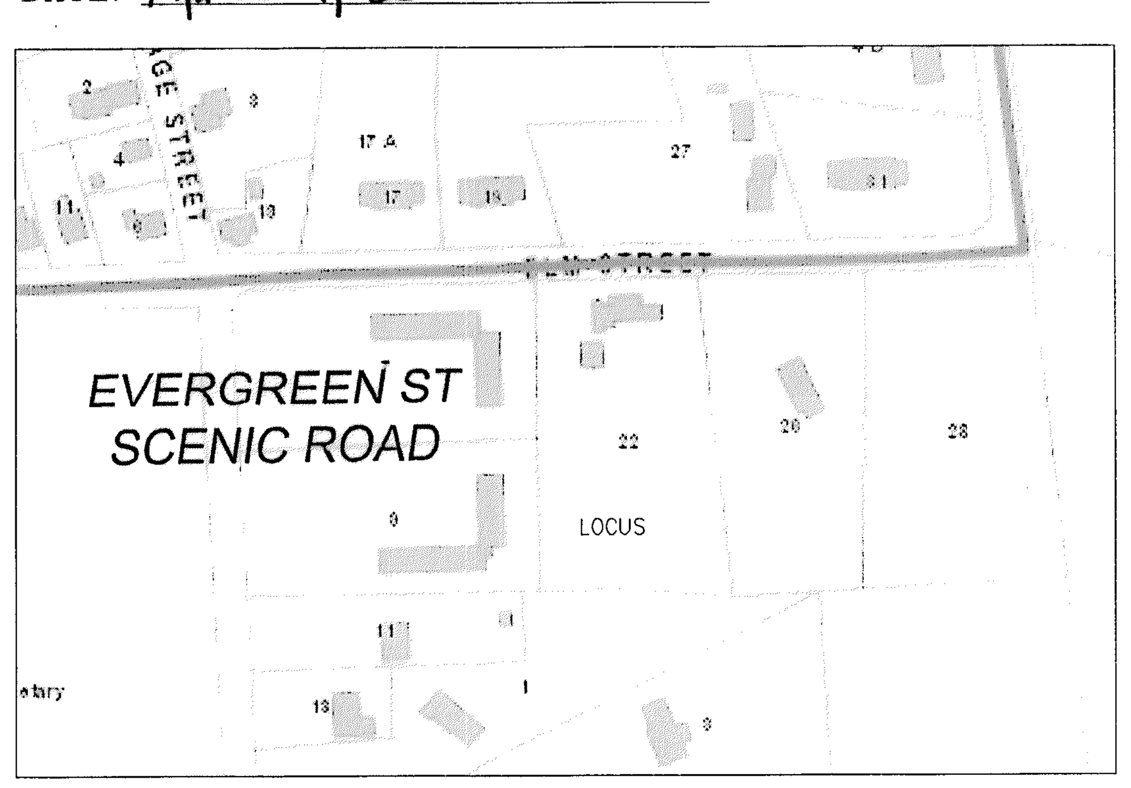
APPROVED BY PLANNING BOARD

DATE: April 7, 2020





LOCUS MAP
1" = 300'



ABUTTERS LOCUS MAP
1" = 200'

ZONING TABLE-AR-II RESIDENTAIL II DISTRICT

	REQUIRED	PROPOSED
LOT AREA	22500	62534
LOT FRONTAGE	150	171+
LOT WIDTH	NA	188+
FRONT SETBACK	35	35
SIDE SETBACK	15	15
REAR SETBACK	15	15
BLDG. HT.	40'	38'
LOT COVERAGE (BUILDINGS)	NA	16.5%
LOT COVERAGE (IMPERVIOUS)	NA	29.0%
PARKING	1.5/UNIT	2/UNIT

PLAN INDEX

APPROVED WAIVERS-

1) Section 204 ? 3. Planning Board Submittals A. 7. - A written Development Impact Statement shall be provided which shall describe the potential and anticipated impacts of the proposed development, identify all positive and adverse impacts, and propose an acceptable program to prevent or mitigate adverse impacts.

2) Section 204 ? 4. Standards for Site Plan Preparation, B. - The site plan shall be drawn at a scale of one (1) inch equals forty (40) feet or such other scale that has been approved in advance by the Planning Board and that clearly and adequately represents the proposed improvements. The submitted plans are drawn at a scale of 1? = 20 feet.

3) Section 204 ? 5 Site Plan Contents. C. Existing Conditions. 3) An Existing Landscape Inventory shall be prepared by a Professional Landscape Architect licensed in the Commonwealth of Massachusetts. This inventory shall include a ?mapped? overview of existing landscape features and structures and a general inventory of major plant species including the specific identification of existing trees with a diameter of one (1) foot or greater at four (4) feet above grade. As requested by the Board, a tree inventory was prepared to document the existence of 18 trees more than 18? in diameter scattered throughout the site. It was prepared by applicant Maria Varrichione with assistance from Steve Devilacqua, a certified arborist with Tree Timber Corporation of Canton, MA.

SITE PLAN DEVELOPMENT STANDARDS

1) Section 205-2 Design Standards

G. Ground floor facades shall have arcades, display windows, entry areas, canopies, awnings or other such features with pleasing aesthetics along no less than sixty (60) percent of their horizontal length.

H. Buildings shall have architectural features that provide visual interest at the pedestrian scale and incorporate local character with detailing that is conservative in color and has a village feel, thus avoiding massive aesthetic effects.

2) Section 205 ? 3 B. Internal Site Driveways 3. - Driveways should intersect the road at an angle of ninety (90) degrees.

3) Section 205 ? 3 D. Sidewalks - Where no pedestrian ways exist, the applicant shall create pedestrian ways and connections between streets, the proposed development, surrounding neighborhoods, and other surrounding uses providing safe access to the nearest existing pedestrian facility or sidewalk.

4) Section 205 ? 4 Drainage and Stormwater Management. B. Test pits and percolation tests must be performed to support infiltration calculations and assumptions related to the Stormwater Management Design.

5) Section 205 ? 6 H. Curbing ? The perimeter of the parking area shall be bounded with vertical granite curb or similar type of edge treatment to delineate the parking lot.

6) Section 205 ? 6 I. Travel Lanes - Travel lanes in the parking area shall be a minimum of twenty-four (24) feet wide.

7) Section 205 ? 9 C. Parking Areas - Internal landscape planted divisions (islands and peninsulas) shall be constructed within all parking lots to provide shading and buffering. At least one deciduous tree of a minimum two and one-half (2 1/2) inches caliper in diameter shall be provided for every six (6) parking spaces. Only trees providing shade to the parking area shall be counted as meeting this requirement. This requirement may be waived in lieu of the preservation of existing trees subject to approval by the Board.

8) Section 205-9. F. Landscaping - Tree Replacement ? The total diameter of all trees over ten (10) inches in diameter that are removed from the site shall be replaced with trees that equal the total breast height diameter of the removed trees. The replacement trees may be placed on or off site as recommended by the Board.

COMMONWEALTH OF MASSACHUSETTS
RONALD TIBERI
CIVIL
No. 34773
REGISTERED
PROFESSIONAL ENGINEER

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

4/20/20
DATE

RONALD TIBERI P.E.

I, Maryjane White, Clerk of the Town of Medway, received and recorded approval from the Planning and Economic Development Board of this plan and its corresponding decision on April 13, 2020 and no appeal was taken for twenty (20) days, thereafter.

Maryjane White (Signature) Aug 12, 2020 (Date)

This project is subject to a performance security covenant to be recorded herewith.

FOR REGISTRY USE

MULTIFAMILY HOUSING TABLE

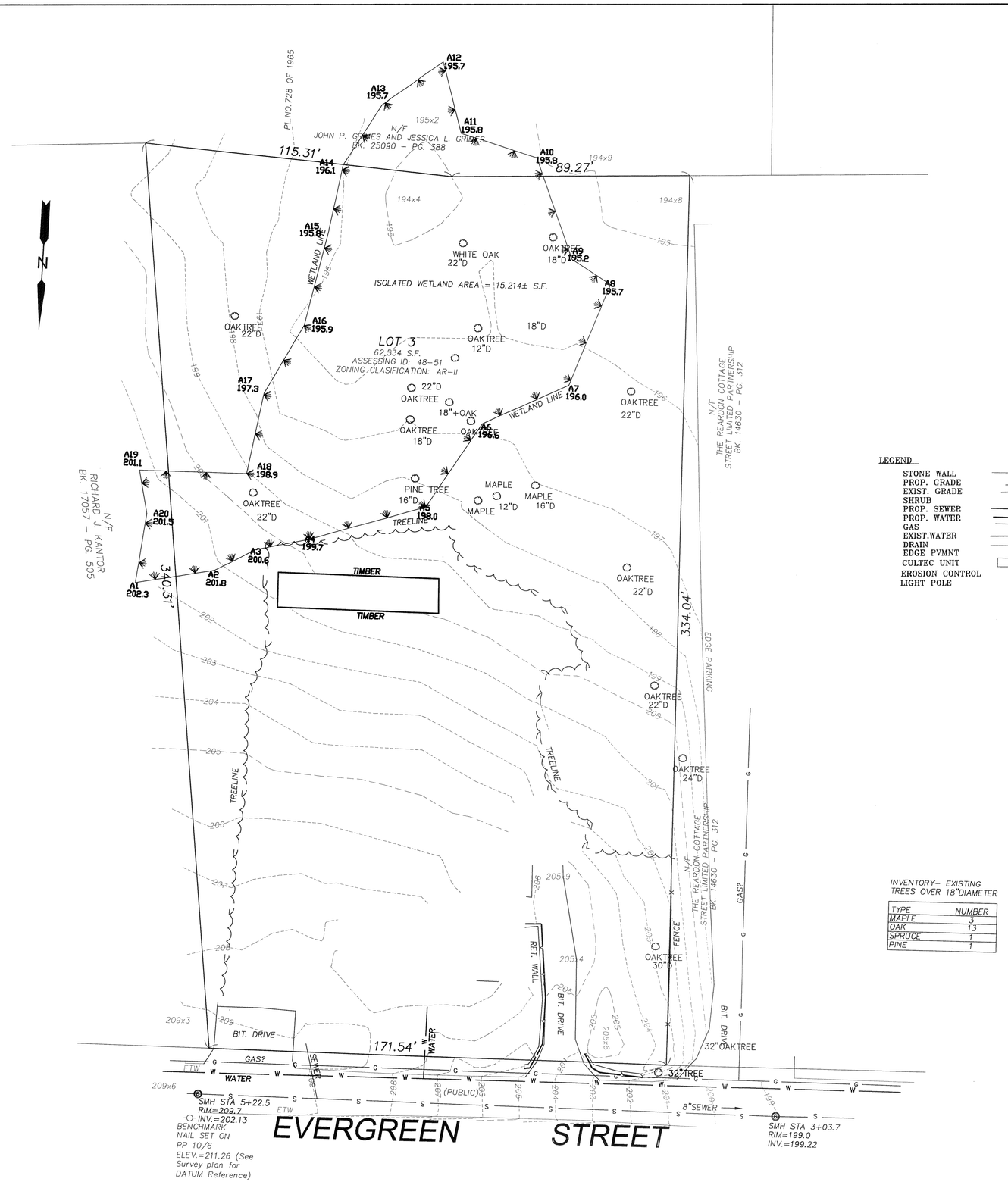
	REQUIRED	PROPOSED
LOT AREA	22500	62534
LOT FRONTAGE	50	171+
UNIT DENSITY	12	6
AFFORDABLE UNITS	1	1
BLDG. HT.	40'	38'
OPEN SPACE	15%	62%
PARKING SPACES	12	23

LOT 3
22 EVERGREEN STREET
ASSESSING ID: 48-51
ZONE: AR-2
DISTRICT

DATE ISSUED:
SEPT 5, 2019

DATE REVISED:
NOV 20, 2019
FEB. 6, 2020
APRIL. 6, 2020

T-1



LEGEND

STONE WALL	
PROP. GRADE	[2TT]
EXIST. GRADE	
SHRUB	☼
PROP. SEWER	
PROP. WATER	
GAS	
EXIST.WATER	
DRAIN	
EDGE PVMNT	
CULTEC UNIT	
EROSION CONTROL	
LIGHT POLE	LP ✳

INVENTORY– EXISTING TREES OVER 18"DIAMETER

TYPE	NUMBER
MAPLE	3
OAK	13
SPRUCE	1
PINE	1

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APRIL7,2020
DATE

RONALD TIBERI P.E.

COMMONWEALTH OF MASSACHUSETTS
RONALD TIBERI
CIVIL
No. 34773
REGISTERED PROFESSIONAL ENGINEER

GENERAL SITE NOTES

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5. ALL EXCAVATED UNSUITABLE MATERIAL MUST BE TRANSPORTED TO AN APPROVED DISPOSAL LOCATION.

6. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY "DIG SAFE" (1-888-344-7233) 72 HOURS PRIOR TO ANY EXCAVATION ON THIS SITE. CONTRACTOR SHALL ALSO NOTIFY THE LOCAL DEPARTMENT OF PUBLIC WORKS TO MARK OUT THEIR UTILITIES.

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CONSTRUCTION ON THIS LAND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS, OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.

8-11-2020

APPROVED BY PLANNING BOARD
DATE: April 7, 2020

REVISIONS

No.	DATE	DESCRIPTION
1.	11-22-19	TREE DIA'S AND INVENTORY
2.	2-6-20	TOWN & PEER REVIEW COMMENTS
3.	4-6-20	TOWN REVIEW COMMENTS-STRUCTUES NOT SHOWN

EXISTING CONDITIONS PLAN

IN
MEDWAY, MASSACHUSETTS

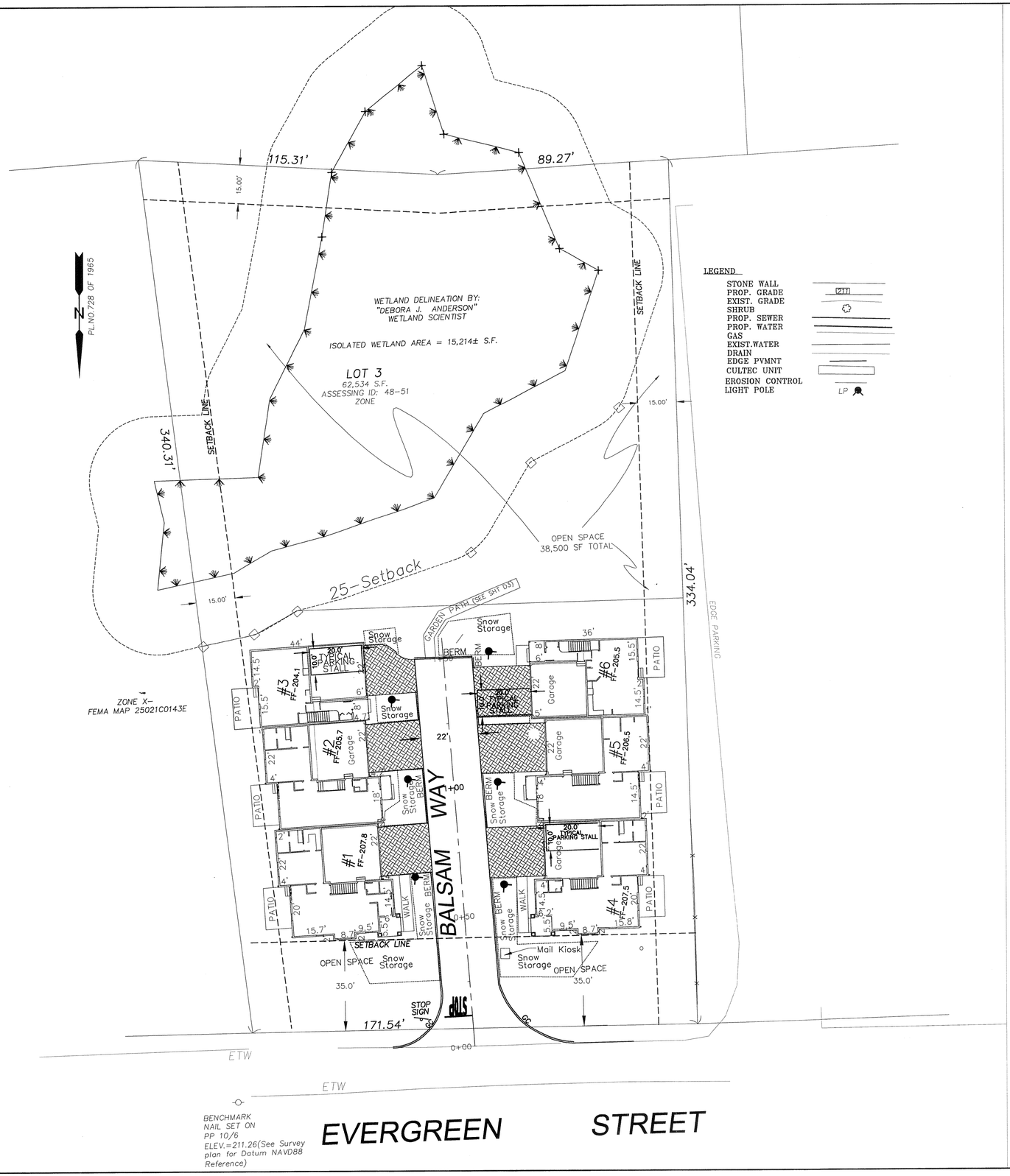
EVERGREEN VILLAGE
22 EVERGREEN STREET

PREPARED FOR:
SAMPSON POND LLC
P.O. Box 5
MEDWAY MA 02053

PREPARED By:
RONALD TIBERI P.E.
9 MASSACHUSETTS AVE.
NATICK MA 01760

DRAWING SCALE: 1 inch = 20 feet
PROJECT NUMBER: 2616
DATE: MARCH 2.2019

S-1



LEGEND

STONE WALL	
PROP. GRADE	211
EXIST. GRADE	
SHRUB	
PROP. SEWER	
PROP. WATER	
GAS	
EXIST.WATER	
DRAIN	
EDGE PVMNT	
CULTEC UNIT	
EROSION CONTROL	
LIGHT POLE	LP

SNOW STORAGE:

MAXIMUM AREA REQUIRING SNOW STORAGE REMOVAL IS 5680 SF
SNOW STORAGE BASE AREA IS APPROXIMAETLEY 2605 SF.

0 20 40 60 80

FOR REGISTRY USE

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4/20/20
DATE

RONALD TIBERI P.E.

COMMONWEALTH OF MASSACHUSETTS
RONALD TIBERI
CIVIL
No. 34773
REGISTERED
PROFESSIONAL ENGINEER

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8-11-2020

APPROVED BY PLANNING BOARD
DATE: April 7, 2020

REVISIONS

No.	DATE	DESCRIPTION
1.	11-24-19	TOWN COMMENTS
2.	12-3-19	TOWN COMMENTS
3.	2-6-20	TOWN & PEER REVIEW COMMENTS

PROPOSED
SITE LAYOUT PLAN
IN
MEDWAY, MASSACHUSETTS

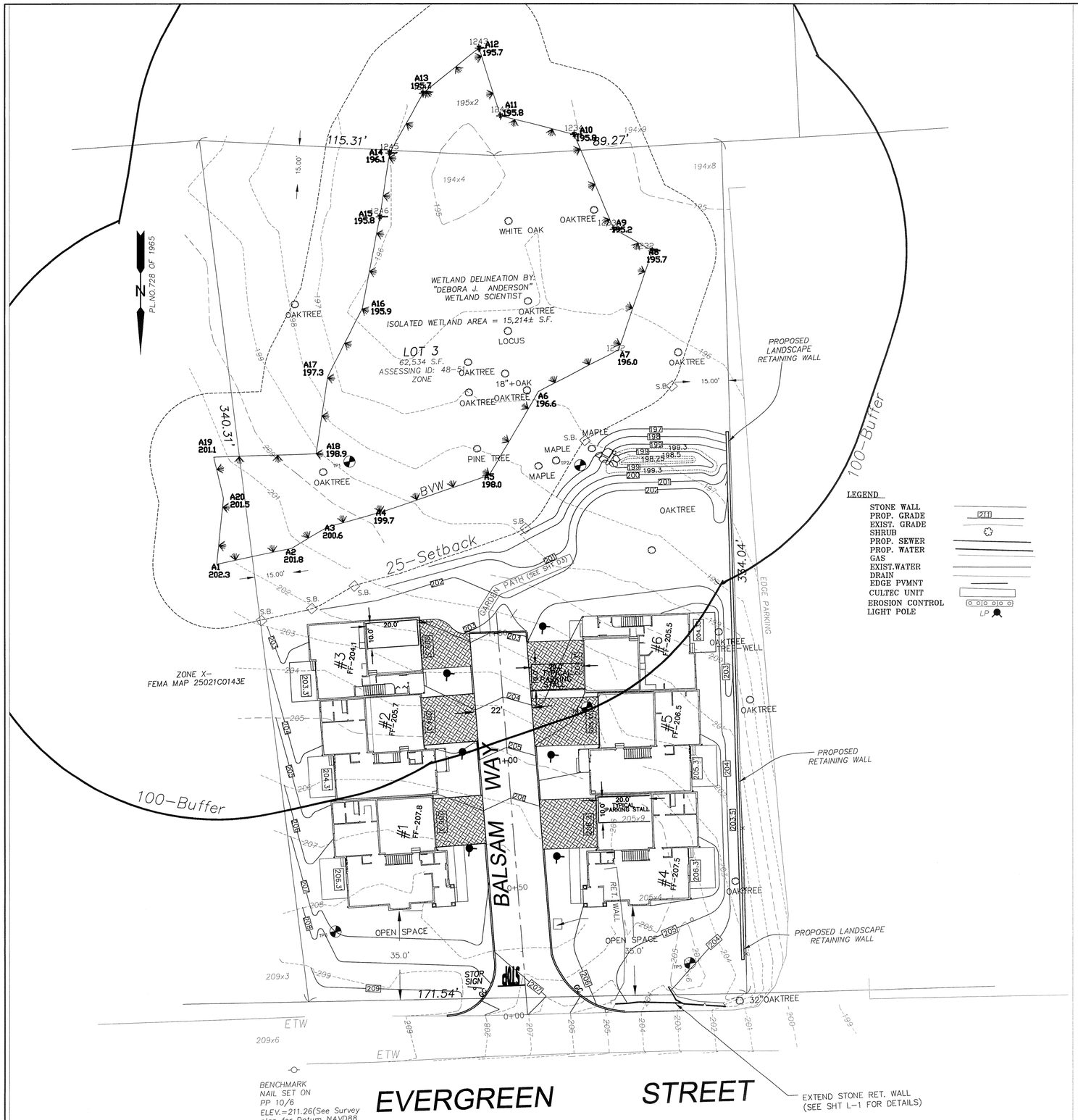
EVERGREEN VILLAGE
22 EVERGREEN STREET

PREPARED FOR: SAMPSON POND LLC
P.O. Box 5
MEDWAY MA 02053

PREPARED By: RONALD TIBERI P.E.
9 MASSACHUSETTS AVE.
NATICK MA 01760

DRAWING SCALE: 1 inch = 20 feet
PROJECT NUMBER: 2616
DATE: SEPT 2.2019

S-2



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STONE WALL	
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0 20 40 60 80

FOR REGISTRY USE

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4/28/20
DATE

RONALD TIBERI P.E.

COMMONWEALTH OF MASSACHUSETTS
RONALD TIBERI
CIVIL
No. 34773
REGISTERED
PROFESSIONAL ENGINEER

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2.	12-3-19	TOWN COMMENTS
3.	2-6-20	TOWN & PEER REVIEW COMMENTS
4.	3-15-20	LINE OF SIGHT GRADING

PROPOSED
SITE GRADING PLAN
IN
MEDWAY, MASSACHUSETTS

EVERGREEN VILLAGE
22 EVERGREEN STREET

PREPARED FOR:
SAMPSON POND LLC
P.O. Box 5
MEDWAY MA 02053

PREPARED By:
RONALD TIBERI P.E.
9 MASSACHUSETTS AVE.
NATICK MA 01760

DRAWING SCALE: 1 inch = 20 feet
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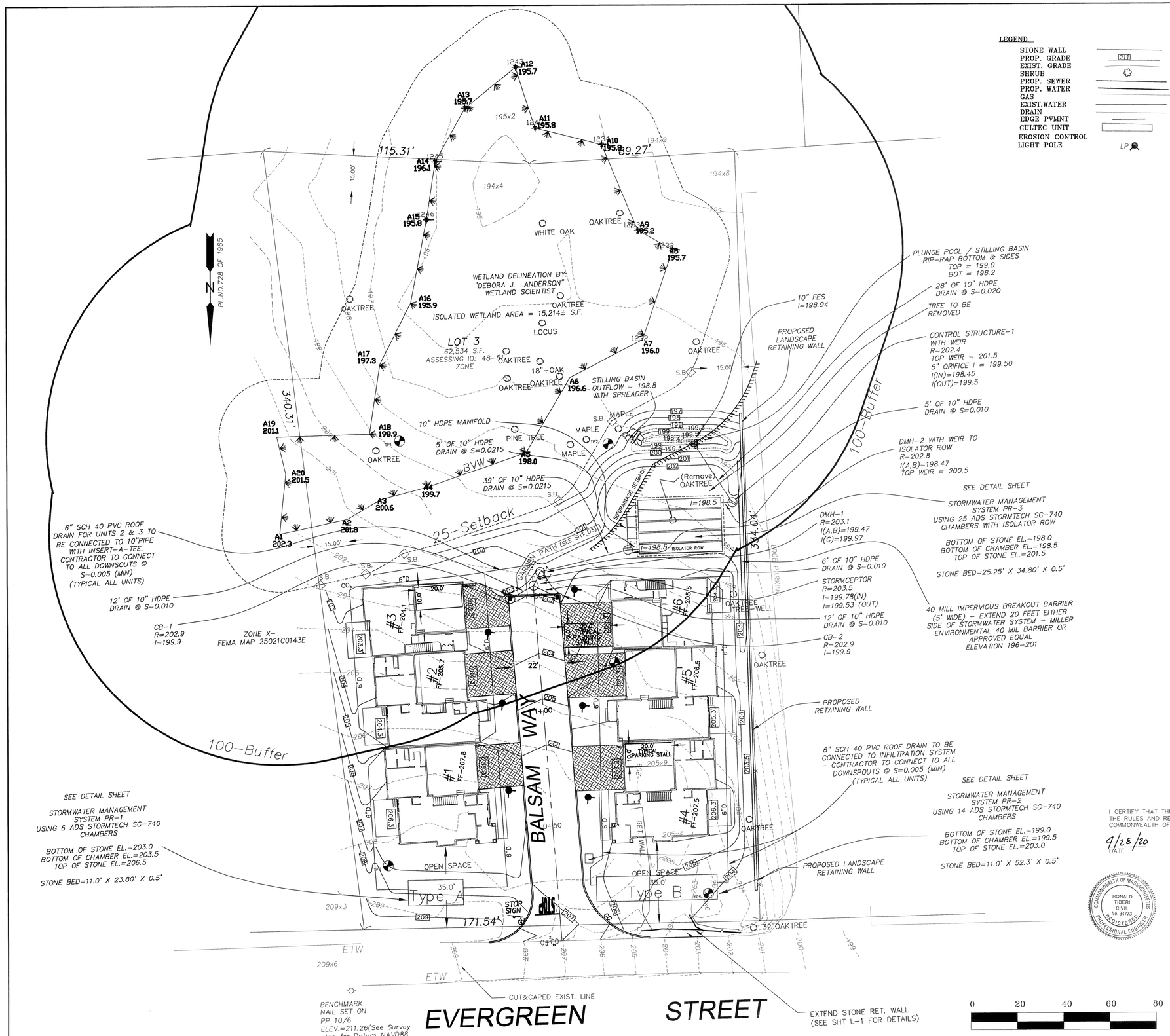

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CONSTRUCTION ON THIS LAND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS, OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.

8-11-2020

APPROVED BY PLANNING BOARD

DATE: April 7, 2020

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

4/28/20
DATE

RONALD TIBERI P.E.

COMMONWEALTH OF MASSACHUSETTS
RONALD TIBERI
CIVIL
No. 34773
REGISTERED PROFESSIONAL ENGINEER

FOR REGISTRY USE

REVISIONS		
No.	DATE	DESCRIPTION
1.	11-24-19	TOWN COMMENTS
2.	12-3-19	TOWN COMMENTS
3.	2-6-20	TOWN & PEER REVIEW COMMENTS

PROPOSED SITE DRAINAGE PLAN
IN
MEDWAY, MASSACHUSETTS

EVERGREEN VILLAGE
22 EVERGREEN STREET

PREPARED FOR:
SAMPSON POND LLC
P.O. Box 5
MEDWAY MA 02053

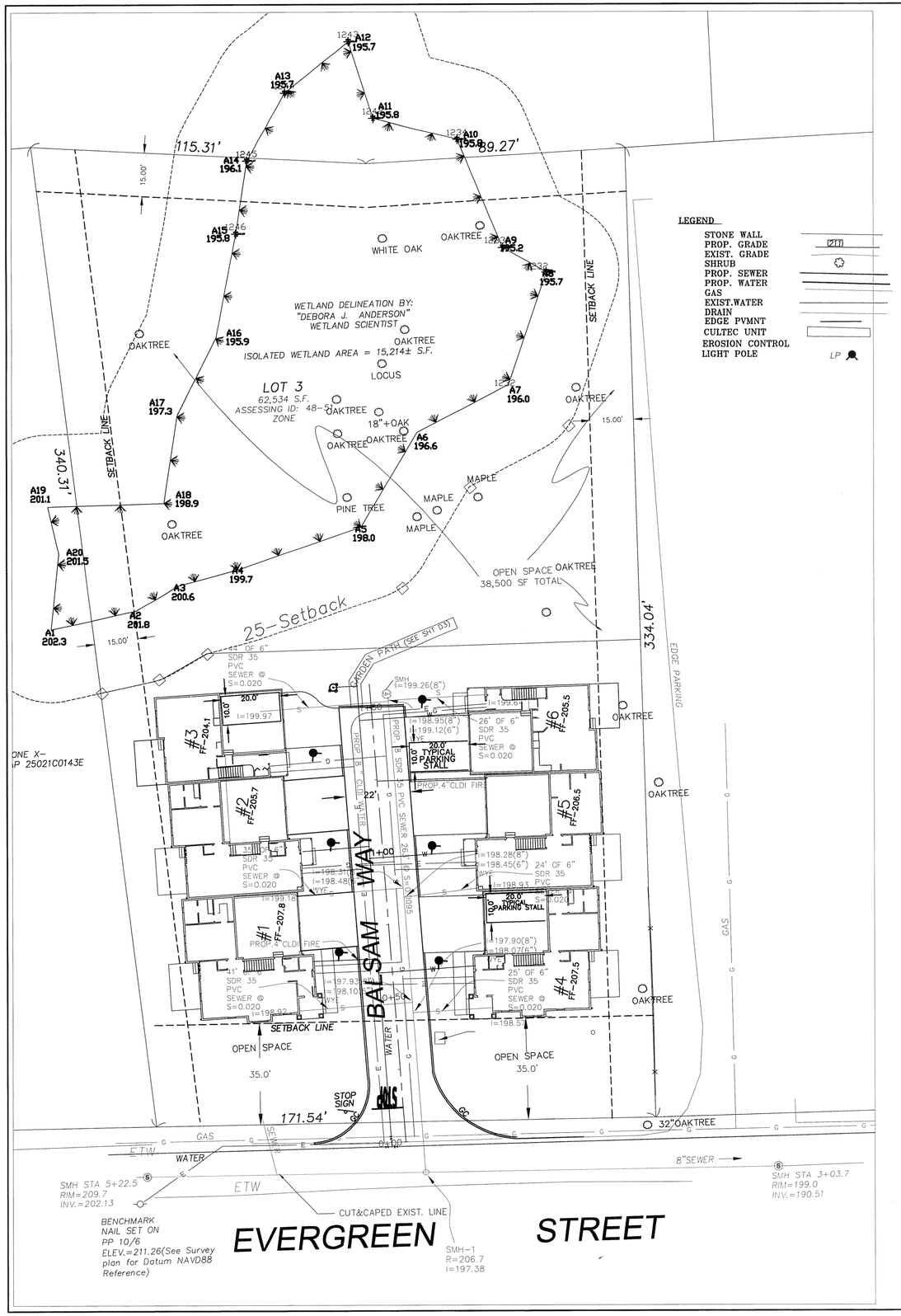
PREPARED By:
RONALD TIBERI P.E.
9 MASSACHUSETTS AVE.
NATICK MA 01760

DRAWING SCALE: 1 inch = 20 feet

PROJECT NUMBER: 2616

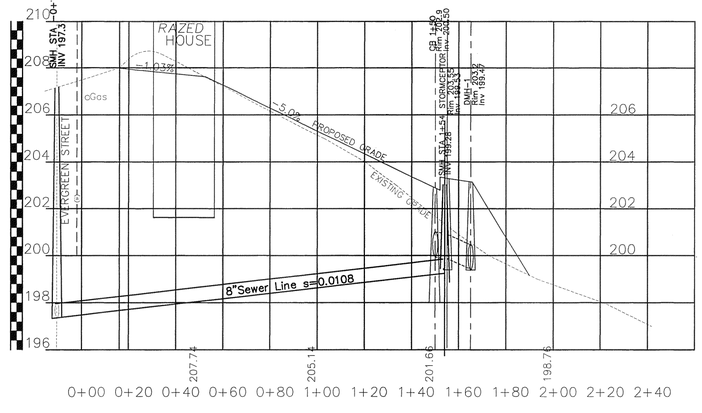
DATE: JAN2.2019

S-4



LEGEND

- STONE WALL
- PROP. GRADE
- EXIST. GRADE
- SHRUB
- PROP. SEWER
- PROP. WATER
- GAS
- EXIST.WATER
- DRAIN
- EDGE PVMNT
- CULTEC UNIT
- EROSION CONTROL
- LIGHT POLE



DRIVE PROFILE

SCALE: 1Inch = 30H Feet
1Inch = 3H Feet

UTILITY NOTES:

1) LOCATION OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. SANITARY SEWER AND ALL OTHER UTILITY SERVICE CONNECTION POINTS SHALL BE CONFIRMED INDEPENDENTLY BY THE CONTRACTOR IN FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL DISCREPENCIES SHALL BE REPORTED IMMEDIATELY IN WRITING TO THE ENGINEER. CONSTRUCTION SHALL COMMENCE BEGINNING AT THE LOWEST INVERT (POINT OF CONNECTION) AND PROGRESS UP GRADIENT. INTERFACE POINTS (CROSSINGS) WITH EXISITING UNDERGROUND INSTALLATIONS SHALL BE FIELD VERIFIED BY TEST PIT PRIOR TO COMMENCEMENT OF CONSTRUCTION. A MINIMUM OF 15" VERTICAL CLEARANCE SHALL BE MAINTAINED BETWEEN ALL UTILITY CROSSINGS. ANY POTENTIAL CROSSINGS LESS THAN THE MINIMUM REQUIRED SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY IN WRITING.

2) PROPERTY LINES TO BE VERIFIED BY CONTRACTOR.

3) ALL PROPOSED UTILITY SERVICES TO BE MADE IN ACCORDANCE WITH LOCAL REQUIREMENTS. INCLUDING TOWN OF MEDWAY WATER & SEWER REGULATIONS 2017 (OR LASTEST EDITION).

4) STORMWATER PIPING SHALL BE HDPE RATED FOR H20 LOADIING.

5) ELECTRICA; COMPANY SHALL DETERMINE TRANFORMER LOCATIONS AND FINAL UNDERGROUND WIRING.

6) FIRE WATER SERVICE SIZING TO BE PROVIDED BY SPRINKLER SYSTEM DESIGN ENGINEER.

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

9/28/20
DATE

RONALD TIBERI P.E.

COMMONWEALTH OF MASSACHUSETTS
RONALD TIBERI
CIVIL
No. 34773
REGISTERED PROFESSIONAL ENGINEER

FOR REGISTRY USE

0 20 40 60 80

GENERAL SITE NOTES

1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORKSCOPE PRIOR TO THE INTIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS, RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.

2. ALL WORK SHALL CONFORM TO LOCAL, COMMONWEALTH OF MASSACHUSETTS, AND OSHA STANDARDS AND GUIDELINES.

3. LOCATION OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. ALL UTILITY SERVICE CONNECTION POINTS SHALL BE CONFIRMED INDEPENDENTLY BY THE CONTRACTOR IN THE FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

4. ALL UTILITY LOCATIONS ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE CONDUITS, PRODUCT PIPING, ETC. PRIOR TO COMMENCEMENT OF EXCAVATION OF ANY TYPE.

5. ALL EXCAVATED UNSUITABLE MATERIAL MUST BE TRANSPORTED TO AN APPROVED DISPOSAL LOCATION.

6. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY "DIG SAFE" (1-888-344-7233) 72 HOURS PRIOR TO ANY EXCAVATION ON THIS SITE. CONTRACTOR SHALL ALSO NOTIFY THE LOCAL DEPARTMENT OF PUBLIC WORKS TO MARK OUT THEIR UTILITIES.

7. THE LIMITS OF WORK SHALL BE CLEARLY MARKED IN THE FIELD PRIOR TO THE START OF CONSTRUCTION OR SITE CLEARING.

8. ALL CONCRETE AND BITUMINOUS PATCH AREAS TO MATCH EXISTING GRADES.

9. SOLID WASTE TO BE DISPOSED OF BY CONTRACTOR IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.

10. CONTRACTOR IS RESPONSIBLE FOR ALL EXCAVATION TO BE PERFORMED IN ACCORDANCE WITH CURRENT STANDARDS, AS WELL AS ADDITIONAL PROVISIONS TO ASSURE STABILITY OF CONTIGUOUS STRUCTURES.

11. IN CASE OF DISCREPANCIES BETWEEN PLANS, THE SITE PLAN WILL SUPERCEDE IN ALL CASES. NOTIFY ENGINEER OF RECORD OF ANY CONFLICTS.

DIG SAFE NOTE:

UTILITIES ARE PLOTTED FROM FIELD LOCATION AND ANY RECORD INFORMATION AVAILABLE, AND SHOULD BE CONSIDERED APPROXIMATE. OTHER UTILITIES MAY EXIST WHICH ARE NOT EVIDENT OR FOR WHICH RECORD INFORMATION WAS NOT AVAILABLE. CONTRACTORS (IN ACCORDANCE WITH MASS.G.L. CHAPTER 82 SECTION 40 AS AMENDED) MUST CONTACT ALL UTILITY COMPANIES BEFORE EXCAVATING AND DRILLING. ALSO, CALL "DIG-SAFE" AT 1(888)344-7233 [1(888)DIG-SAFE].

THE OFFSETS AS SHOWN ON THIS PLAN ARE NOT TO BE USED FOR THE ESTABLISHMENT OF PROPERTY LINES OR FOR THE ESTABLISHMENT OF ANY PROPOSED CONSTRUCTION UNLESS SAID CONSTRUCTION IS SHOWN HEREON.

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8-11-2020

APPROVED BY PLANNING BOARD
DATE: April 9, 2020

REVISIONS		
No.	DATE	DESCRIPTION
1.	11-24-19	TOWN COMMENTS
2.	12-3-19	TOWN COMMENTS
3.	2-6-20	TOWN & PEER REVIEW COMMENTS

PROPOSED
SITE UTILITIES
IN
MEDWAY, MASSACHUSETTS

EVERGREEN VILLAGE
22 EVERGREEN STREET

PREPARED FOR:
SAMPSON POND LLC
P.O. Box 5
MEDWAY MA 02053

PREPARED By:
RONALD TIBERI P.E.
9 MASSACHUSETTS AVE.
NATICK MA 01760

DRAWING SCALE: 1 inch = 20 feet
PROJECT NUMBER: 2616
DATE: JAN2.2019

S-5

LEGEND

STONE WALL	
PROP. GRADE	[2ft]
EXIST. GRADE	
SHRUB	
PROP. SEWER	
PROP. WATER	
GAS	
EXIST.WATER	
DRAIN	
EDGE PVMNT	
CULTEC UNIT	
EROSION CONTROL	
LIGHT POLE	LP

FOR REGISTRY USE

4/22/20

COMMONWEALTH OF MASSACHUSETTS
RONALD TIBERI
CIVIL
No. 34773
REGISTERED PROFESSIONAL ENGINEER

8-11-2020

APPROVED BY PLANNING BOARD
DATE: April 7, 2020

REVISIONS		
No.	DATE	DESCRIPTION
1.	11-24-19	TOWN REVIEW COMMENTS
2.	12-3-19	TOWN COMMENTS

PROPOSED
SIGHT DISTANCE PLAN
IN
MEDWAY, MASSACHUSETTS

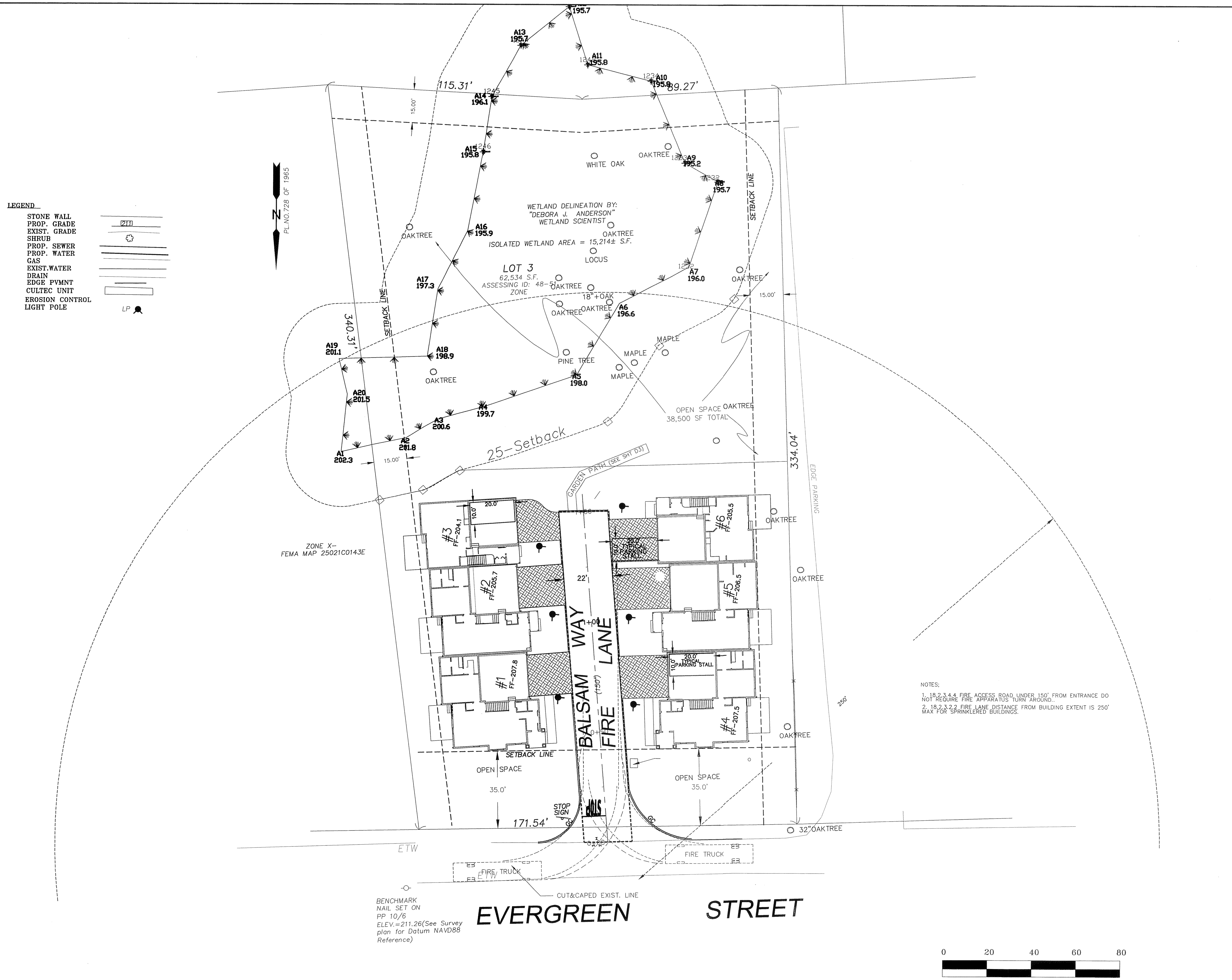
EVERGREEN VILLAGE
22 EVERGREEN STREET

PREPARED FOR:
SAMPSON POND LLC
P.O. Box 5
MEDWAY MA 02053

PREPARED By:
RONALD TIBERI P.E.
9 MASSACHUSETTS AVE.
NATICK MA 01760

DRAWING SCALE: 1 inch = 30 feet
PROJECT NUMBER: 2616
DATE: SEPT 2.2019

S-6


LEGEND
STONE WALL
PROP. GRADE
EXIST. GRADE
SHRUB
PROP. SEWER
PROP. WATER
GAS
EXIST.WATER
DRAIN
EDGE PVMNT
CULTEC UNIT
EROSION CONTROL
LIGHT POLE
LP
N
PL.NO.728 OF 1965
WETLAND DELINEATION BY:
"DEBORA J. ANDERSON"
WETLAND SCIENTIST
ISOLATED WETLAND AREA = 15,214± S.F.
LOT 3
62,534 S.F.
ASSESSING ID: 48-51
ZONE
OPEN SPACE
38,500 SF TOTAL
25-Setback
SETBACK LINE
GARDEN PATH (SEE SHT D3)
ZONE X-
FEMA MAP 25021C0143E
BALSAM WAY
FIRE LANE
(150')
22'
20.0' TYPICAL PARKING STALL
OPEN SPACE
35.0'
STOP SIGN
171.54'
340.31'
334.04'
115.31'
89.27'
EDGE PARKING
32" OAKTREE
FIRE TRUCK
CUT&CAPED EXIST. LINE
ETW
BENCHMARK
NAIL SET ON
PP 10/6
ELEV.=211.26(See Survey plan for Datum NAVD88 Reference)
EVERGREEN STREET
0 20 40 60 80

NOTES;

1. 18.2.3.4.4 FIRE ACCESS ROAD UNDER 150' FROM ENTRANCE DO NOT REQUIRE FIRE APPARATUS TURN AROUND..
2. 18.2.3.2.2 FIRE LANE DISTANCE FROM BUILDING EXTENT IS 250' MAX FOR SPRINKLERED BUILDINGS.

FOR REGISTRY USE

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

4/28/20
DATE

RONALD TIBERI P.E.

COMMONWEALTH OF MASSACHUSETTS
RONALD TIBERI
CIVIL
No. 34773
REGISTERED
PROFESSIONAL ENGINEER

8-11-2020

APPROVED BY PLANNING BOARD
DATE: April 7, 2020

REVISIONS		
No.	DATE	DESCRIPTION
1.	10-20-19	FIRE LANE ADJUSTMENT
3.	2-6-20	TOWN & PEER REVIEW COMMENTS

PROPOSED EMERGENCY VEHICLE ACCESS PLAN
IN
MEDWAY, MASSACHUSETTS

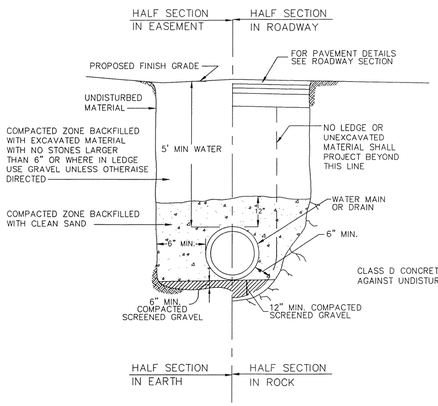
EVERGREEN VILLAGE
22 EVERGREEN STREET

PREPARED FOR:
SAMPSON POND LLC
P.O. Box 5
MEDWAY MA 02053

PREPARED By:
RONALD TIBERI P.E.
9 MASSACHUSETTS AVE.
NATICK MA 01760

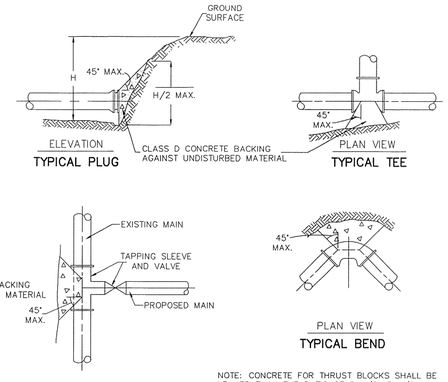
DRAWING SCALE: 1 inch = 20 feet
PROJECT NUMBER: 2616
DATE: JAN2.2019

S-7



WATER MAIN TRENCH DETAILS

NOT TO SCALE

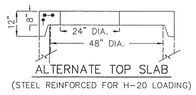


NOTE: CONCRETE FOR THRUST BLOCKS SHALL BE LEANER THAN THE RATIO OF 2-1/2: 5-1/2 AND SHALL HAVE A MINIMUM COMPRESSIVE STRENGHT OF 2000 PSI (SO THAT FLANGES AND BOLTS ARE ACCESSIBLE.)
BEARING AREAS OF THRUST BLOCKS (BEARING AREA IN SQUARE FEET)

BEARING AREAS OF THRUST BLOCKS (BEARING AREA IN SQUARE FT.)				
PIPE SIZE INCHES	1/4 BEND	1/8 BEND	1/16 BEND	PLUG TEES
6 AND 8	8	8	–	8
10 AND 12	22	13	8	16

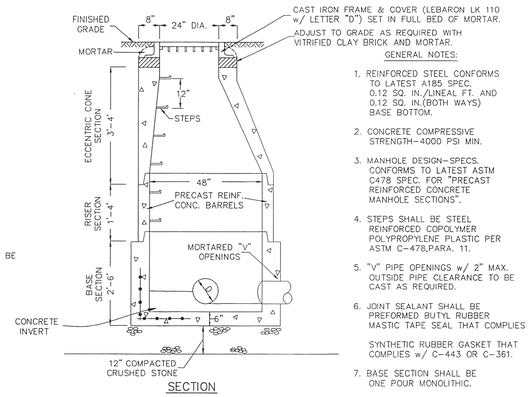
WATER MAIN THRUST BLOCK DETAILS

NOT TO SCALE



ALTERNATE TOP SLAB

(STEEL REINFORCED FOR H-20 LOADING)



GENERAL NOTES:

1. REINFORCED STEEL CONFORMS TO LATEST A185 SPEC. 0.12 SQ. IN./LINEAL FT. AND 0.12 SQ. IN.(BOTH WAYS) BASE BOTTOM.
2. CONCRETE COMPRESSIVE STRENGTH-4000 PSI MIN.
3. MANHOLE DESIGN-SPECS. CONFORMS TO LATEST ASTM C478 SPEC. FOR "PRECAST REINFORCED CONCRETE MANHOLE SECTIONS".
4. STEPS SHALL BE STEEL REINFORCED COPOLYMER POLYPROPYLENE PLASTIC PER ASTM C-478,PARA. 11.
5. "V" PIPE OPENINGS w/ 2" MAX. OUTSIDE PIPE CLEARANCE TO BE CAST AS REQUIRED.
6. JOINT SEALANT SHALL BE PREFORMED BUTYL RUBBER MASTIC TAPE SEAL THAT COMPLIES

   SYNTHETIC RUBBER GASKET THAT COMPLIES w/ C-443 OR C-361.
7. BASE SECTION SHALL BE ONE POUR MONOLITHIC.

48" DIAMETER PRECAST DRAIN MANHOLE (DMH) FOR PIPE DIAMETERS UP TO 24"

NOT TO SCALE

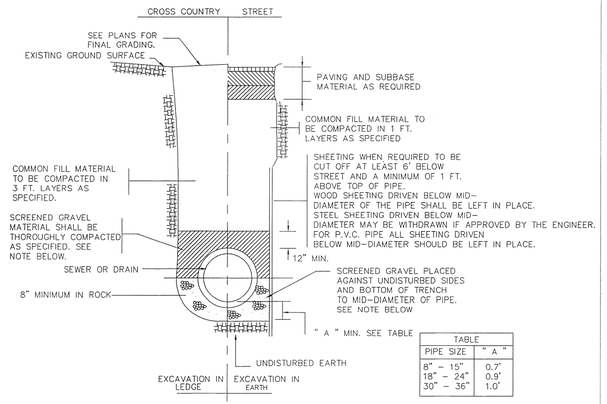


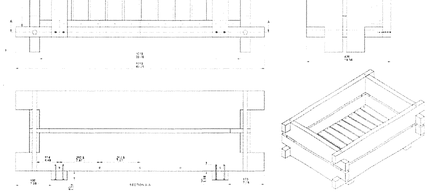
TABLE	
PIPE SIZE	" A "
8" – 15"	0.7'
18" – 24"	0.9'
30" – 36"	1.0'

NOTES :

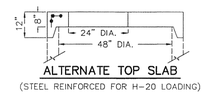
1. FOR P.V.C. PIPE SCREENED GRAVEL TO EXTEND TO 12" ABOVE TOP OF PIPE.
2. PROVIDE AT LEAST ONE DAM IN GRAVEL BEDDING BETWEEN EACH MANHOLE WHERE DIRECTED OR EVERY 300 FT. WHICHEVER IS LESS.

TYPICAL TRENCH DETAIL FOR SEWER & DRAIN

NOT TO SCALE

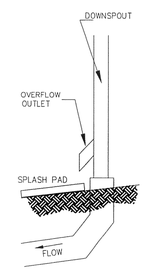


PLANTER BOX DETAIL



ALTERNATE TOP SLAB

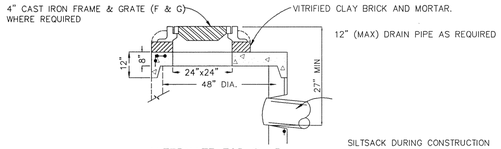
(STEEL REINFORCED FOR H-20 LOADING)



PVC PIPE TO CULTEC NON-PERFORATED

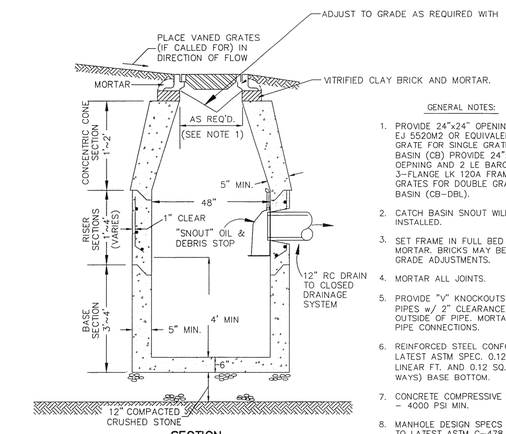
DOWNSPOUT

NOT TO SCALE



ALTERNATE TOP SLAB FOR SHALLOW INVERTS

(STEEL REINFORCED FOR H-20 LOADING)



GENERAL NOTES:

1. PROVIDE 24"x24" OPENING AND EJ 5520M2 OR EQUIVALENT AND GRATE FOR SINGLE GRATE CARCH BASIN (CB) PROVIDE 24"x36" OEPNING AND 2 LE BARON 3-FLANGE LK 120A FRAME AND GRATES FOR DOUBLE GRATE CATCH BASIN (CB-DBL).
2. CATCH BASIN SNOUT WILL BE INSTALLED.
3. SET FRAME IN FULL BED OF MORTAR. BRICKS MAY BE USED FOR GRADE ADJUSTMENTS.
4. MORTAR ALL JOINTS.
5. PROVIDE "V" KNOCKOUTS FOR PIPES w/ 2" CLEARANCE TO OUTSIDE OF PIPE. MORTAR ALL PIPE CONNECTIONS.
6. REINFORCED STEEL CONFORMS TO LATEST ASTM SPEC. 0.12 SQ. IN./LINEAR FT. AND 0.12 SQ. IN. (BOTH WAYS) BASE BOTTOM.
7. CONCRETE COMPRESSIVE STRENGTH – 4000 PSI MIN.
8. MANHOLE DESIGN SPECS CONFORM TO LATEST ASTM C-478 SPEC FOR "PRECAST REINFORCED CONCRETE MANHOLE SECTIONS."

CATCH BASIN (CB) & DOUBLE GRATE CATCH BASIN (CB-DBL)

NOT TO SCALE

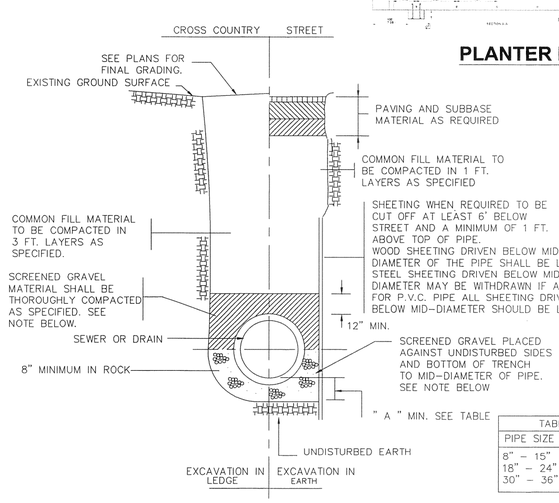


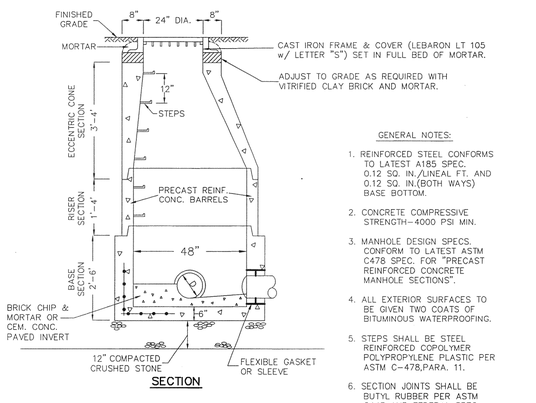
TABLE	
PIPE SIZE	" A "
8" – 15"	0.7'
18" – 24"	0.9'
30" – 36"	1.0'

NOTES :

1. FOR P.V.C. PIPE SCREENED GRAVEL TO EXTEND TO 12" ABOVE TOP OF PIPE.
2. PROVIDE AT LEAST ONE DAM IN GRAVEL BEDDING BETWEEN EACH MANHOLE WHERE DIRECTED OR EVERY 300 FT. WHICHEVER IS LESS.

TYPICAL TRENCH DETAIL FOR SEWER & DRAIN

NOT TO SCALE



GENERAL NOTES:

1. REINFORCED STEEL CONFORMS TO LATEST A185 SPEC. 0.12 SQ. IN./LINEAL FT. AND 0.12 SQ. IN.(BOTH WAYS) BASE BOTTOM.
2. CONCRETE COMPRESSIVE STRENGTH-4000 PSI MIN.
3. MANHOLE DESIGN SPECS. CONFORM TO LATEST ASTM C478 SPEC. FOR "PRECAST REINFORCED CONCRETE MANHOLE SECTIONS".
4. ALL EXTERIOR SURFACES TO BE GIVEN TWO COATS OF BITUMINOUS WATERPROOFING.
5. STEPS SHALL BE STEEL REINFORCED COPOLYMER POLYPROPYLENE PLASTIC PER ASTM C-478,PARA. 11.
6. SECTION JOINTS SHALL BE BUTYL RUBBER PER ASTM C443 AND FEDERAL SPEC. SS-S210A.
7. BASE SECTION SHALL BE ONE POUR MONOLITHIC.

SANITARY SEWER MANHOLE (SMH)

NOT TO SCALE

FOR REGISTRY USE

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

4/22/20
DATE

RONALD TIBERI P.E.

COMMONWEALTH OF MASSACHUSETTS
RONALD TIBERI
CIVIL
No. 34773
REGISTERED
PROFESSIONAL ENGINEER

8-11-2020

APPROVED BY PLANNING BOARD

DATE: April 7, 2020

REVISIONS		
No.	DATE	DESCRIPTION
1.	11-24-19	TOWN COMMENTS
2.	12-3-19	TOWN COMMENTS
3.	2-6-20	TOWN & PEER REVIEW COMMENTS

DETAILS

IN

MEDWAY, MASSACHUSETTS

EVERGREEN VILLAGE
22 EVERGREEN STREET

PREPARED FOR:
SAMPSON POND LLC
P.O. Box 5
MEDWAY MA 02053

PREPARED By:
RONALD TIBERI P.E.
9 MASSACHUSETTS AVE.
NATICK MA 01760

DRAWING SCALE: 1 inch = 20 feet

PROJECT NUMBER: 2616

DATE: SEPT 2.2019

D-1

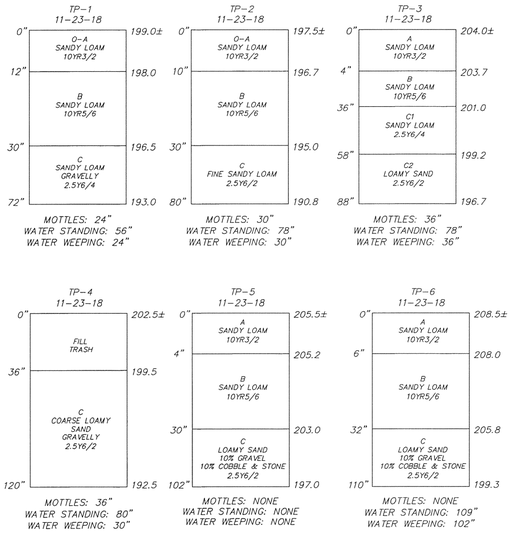
SITE: 22 EVERGREEN STREET, MEDWAY, MA

COMMENTS:

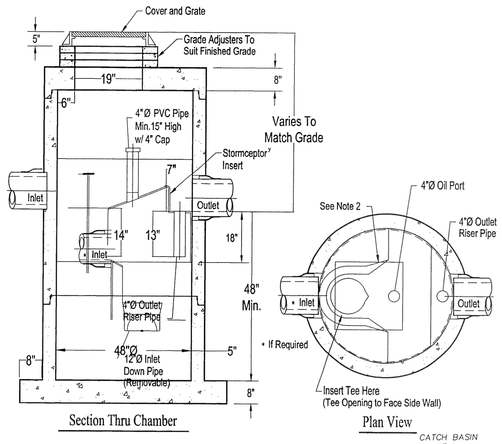
RECENT HEAVY RAIN, WET CONDITIONS, SATURATED SOIL.

SOIL EVALUATIONS PERFORMED BY MASSACHUSETTS CERTIFIED DEP SOIL EVALUATOR ON NOV. 23, 2018.

GREGORY A. BINAVICZ, SE 2712



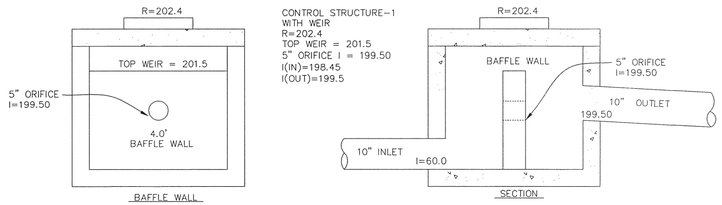
STC 450i Precast Concrete Stormceptor (450 U.S. Gallon Capacity)



CATCH BASIN 48" DIA (SHEA, OAE) TO TOWN STANDARDS

Notes:

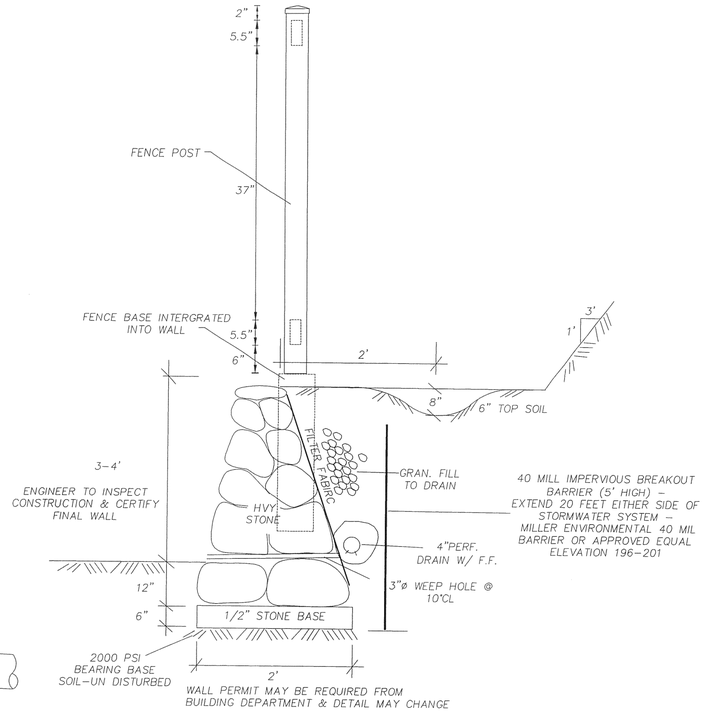
1. The Use Of Flexible Connection is Recommended at The Inlet and Outlet Where Applicable.
2. The Cover Should be Positioned Over The Inlet Drop Pipe and The Oil Port.
3. The Stormceptor System is protected by one or more of the following U.S. Patents: #4985148, #5498331, #5725760, #5753115, #5849181, #6068765, #6371690.



CONTROL STRUCTURE-1

NOT TO SCALE

TYPICAL WALL/SWALE DETAIL

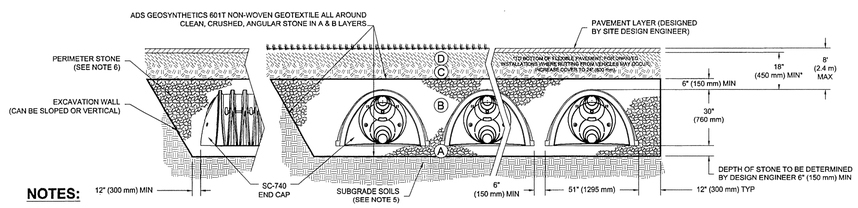


ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 CHAMBER SYSTEMS

	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE	CLEAN, CRUSHED, ANGULAR STONE, NOMINAL SIZE DISTRIBUTION BETWEEN 3/4-2 INCH (20-50 mm)	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE, NOMINAL SIZE DISTRIBUTION BETWEEN 3/4-2 INCH (20-50 mm)	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. [2,3]

PLEASE NOTE:

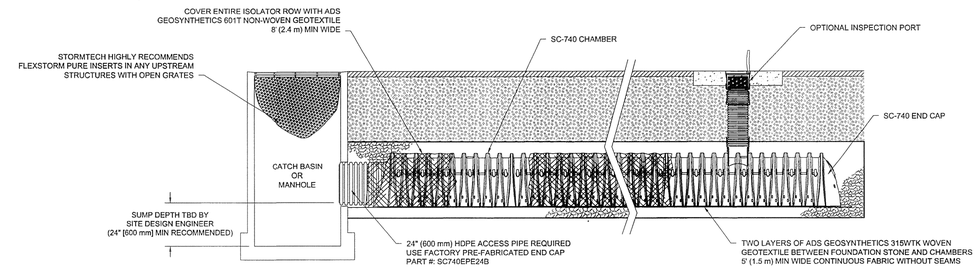
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.



NOTES:

1. SC-740 CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS", OR ASTM F2922 "STANDARD SPECIFICATION FOR POLYETHYLENE (PE) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. SC-740 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. "ACCEPTABLE FILL MATERIALS" TABLE ABOVE PROVIDES MATERIAL LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBEDMENT, AND FILL MATERIALS.
4. THE "SITE DESIGN ENGINEER" REFERS TO THE ENGINEER RESPONSIBLE FOR THE DESIGN AND LAYOUT OF THE STORMTECH CHAMBERS FOR THIS PROJECT.
5. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
6. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
7. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.

STORMTECH SC-740 CHAMBER CROSS-SECTION



INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR ROWS
  - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW
  - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW THROUGH OUTLET PIPE
    - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

STEP 2) CLEAN OUT ISOLATOR ROW USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

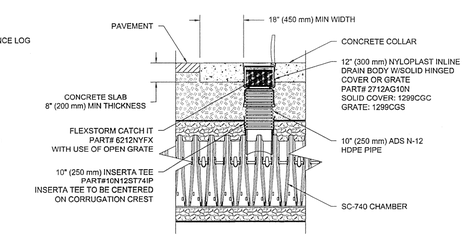
STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

SC-740 ISOLATOR ROW DETAIL

NTS



SC-740 INSPECTION PORT DETAIL

NTS

FOR REGISTRY USE

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

4/20/20
DATE

RONALD TIBERI P.E.

COMMONWEALTH OF MASSACHUSETTS
RONALD TIBERI
CIVIL
No. 34773
REGISTERED PROFESSIONAL ENGINEER

8-11-2020

APPROVED BY PLANNING BOARD
DATE: April 7, 2020

REVISIONS		
No.	DATE	DESCRIPTION
1.	11-24-19	TOWN COMMENTS
2.	12-3-19	TOWN COMMENTS
3.	2-6-20	TOWN & PEER REVIEW COMMENTS

DETAILS

IN
MEDWAY, MASSACHUSETTS

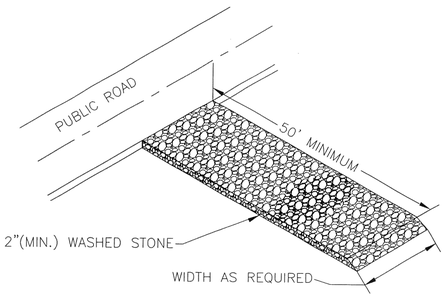
EVERGREEN VILLAGE
22 EVERGREEN STREET

PREPARED FOR:
SAMPSON POND LLC
P.O. Box 5
MEDWAY MA 02053

PREPARED By:
RONALD TIBERI P.E.
9 MASSACHUSETTS AVE.
NATICK MA 01760

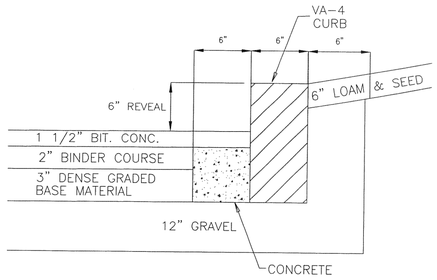
DRAWING SCALE: 1 inch = 20 feet
PROJECT NUMBER: 2616
DATE: SEPT 2.2019

D-2



CONSTRUCTION ENTRANCE DETAIL

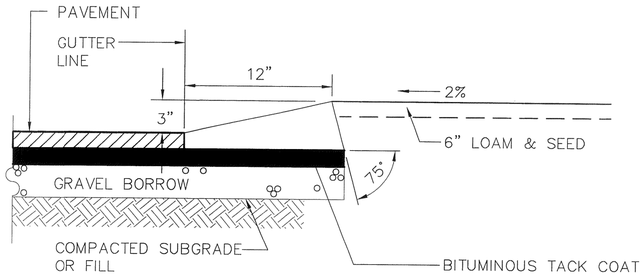
NOT TO SCALE



NOTE:
1. PLACE GRAVEL PRIOR TO SETTING OF EDGING.

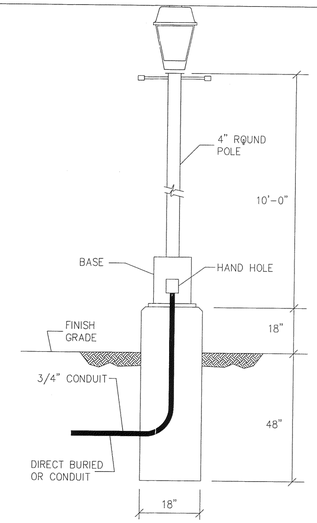
VERTICAL GRANITE CURB DETAIL

NOT TO SCALE



CAPE COD BERM DETAIL

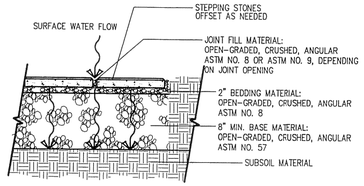
NOT TO SCALE



POLE LAMP (TYP)

N.T.S.

TYPE	MOUNT	VOLT	LAMP	CATALOG #	MANUFACTURER
II	POLE	120	39W	20LEDE10	VALIANT



GARDEN PATH DETAIL

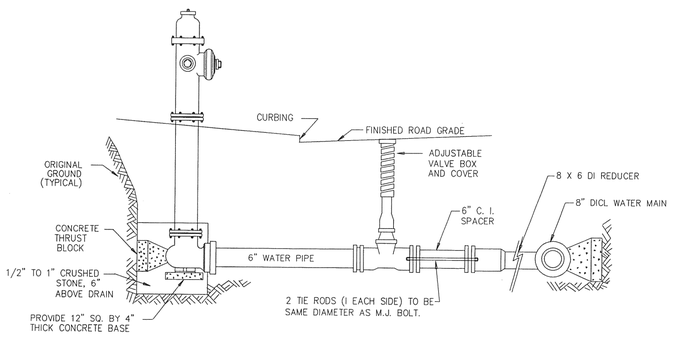
NOT TO SCALE

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

4/24/20
DATE

RONALD TIBERI P.E.

FOR REGISTRY USE



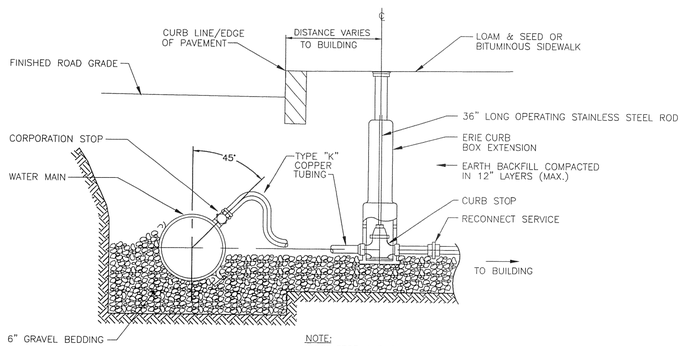
TYPICAL HYDRANT INSTALLATION

(NOT TO SCALE)

NOTES:
1. ONLY MUELLER, AMERICAN-DARLING B-62-B OR U.S. PIPE METROPOLITAN HYDRANTS CAN BE USED.

2. ALL WATER LINES WILL HAVE MEGA LUG OR EQUAL RESTRAINTS ON ALL UNRESTRAINED JOINTS.

3. TIE RODS TO BE USED IN PLACE OF TRUST BLOCK BLOCKS IN FILL AREAS OR WHERE EXISTING SOIL LACKS SUFFICIENT BEARING STRENGTH.



NOTE:
CURB STOP AND BOX SHALL BE INSTALLED A MINIMUM OF 2'-0" BEYOND CURB/EDGE OF PAVEMENT.

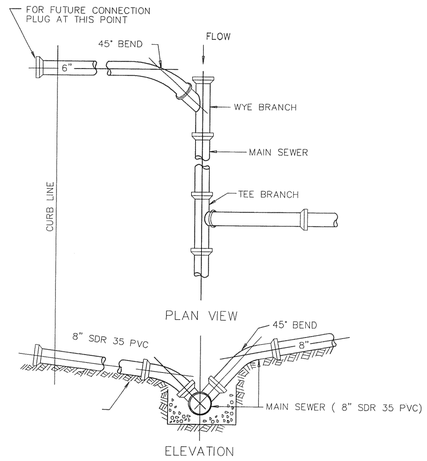
TYPICAL HOUSE SERVICE CONNECTION

(NOT TO SCALE)

NOTE:

1. ALL SERVICE CONNECTION FITTINGS SHALL BE BY THE MUELLER COMPANY.

2. ALL WORK AND MATERIALS SHALL CONFORM TO STANDARDS AND SPECIFICATIONS OF THE TOWN OF MEDWAY'S DEPARTMENT OF PUBLIC WORKS.



SEWER SERVICE CONNECTION DETAIL

NOT TO SCALE

REVISIONS		
No.	DATE	DESCRIPTION

SITE DETAILS

EVERGREEN VILLAGE
22 EVERGREEN STREET

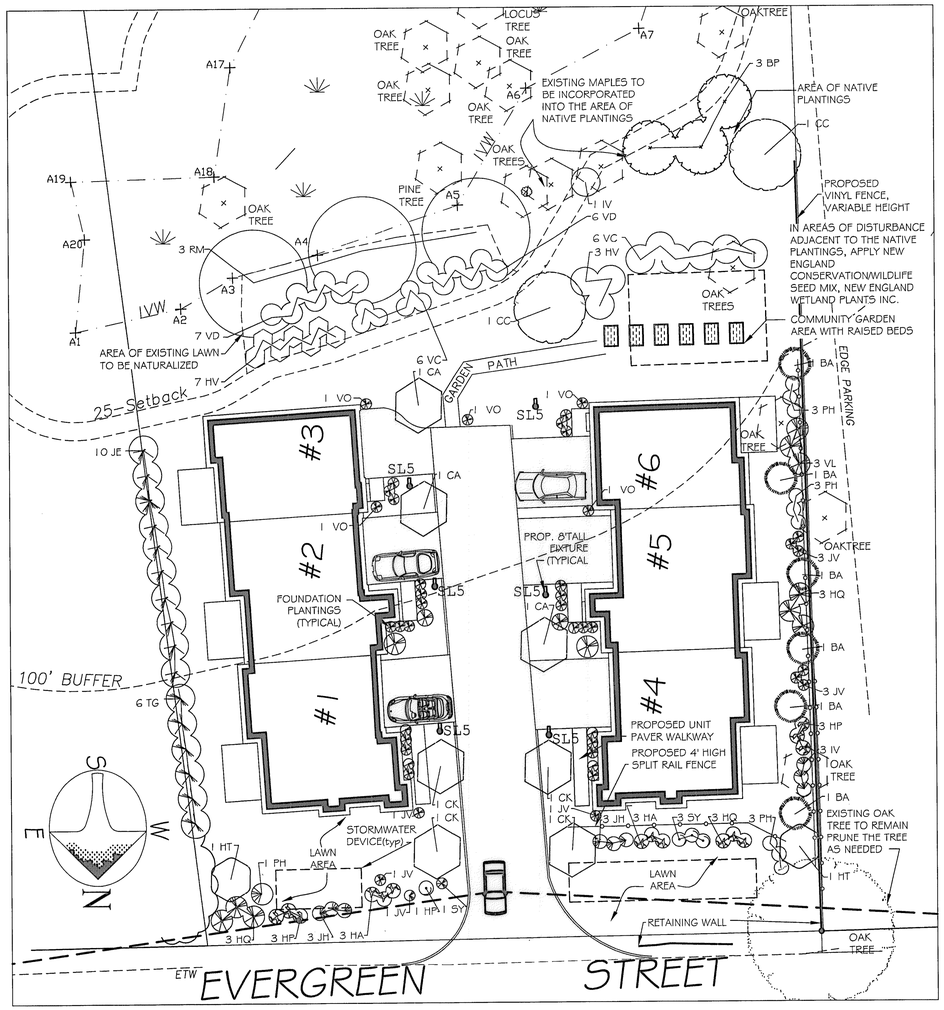
PREPARED FOR: SAMPSON POND LLC
P.O. Box 5
MEDWAY MA 02053

PREPARED By: RONALD TIBERI P.E.
9 MASSACHUSETTS AVE.
NATICK MA 01760

DRAWING SCALE: 1 inch = 20 feet

PROJECT NUMBER: 2616

DATE: NOV.2019



LANDSCAPING NOTES

1. NOTIFY DIG-SAFE AT 1-888-DIG-SAFE AND LOCAL AUTHORITIES PRIOR TO ANY TYPE OF SITE PREPARATION OR CONSTRUCTION.
2. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL AND MULCH IN SUFFICIENT QUANTITIES TO COMPLETE PLANTING AS SHOWN ON THE DRAWINGS.
3. DRAWING QUANTITIES TAKE PRECEDENCE OVER PLANT LIST QUANTITIES.
4. ALL PLANT MATERIAL SHALL CONFORM TO THE GUIDELINES SET FORTH BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
5. ALL TREES AND SHRUBS SHALL BE PLANTED WITH THE 'BEST FACE' SHOWING. ALL PLANTS SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN, UNLESS OTHERWISE APPROVED BY THE LANDSCAPE ARCHITECT.
6. ALL CONTAINER GROWN STOCK SHALL BE HEALTHY, VIGOROUS, WELL ROOTED AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE GROWING. THEY SHALL HAVE TOPS OF GOOD QUALITY, NO APPARENT INJURY AND BE IN A HEALTHY GROWING CONDITION. A CONTAINER GROWN PLANT SHALL HAVE A WELL ESTABLISHED ROOT SYSTEM REACHING THE SIDES OF THE CONTAINER TO MAINTAIN A FIRM BALL.
7. THE QUALITY OF ALL TREES & SHRUBS IS TO BE NORMAL FOR THE SPECIES. ALL PLANTS ARE TO HAVE DEVELOPED ROOT SYSTEMS, TO BE FREE OF INSECTS AND DISEASES AS WELL AS MECHANICAL INJURIES, AND IN ALL RESPECTS BE SUITABLE FOR PLANTINGS.
8. ALL CONIFERS SHALL HAVE DORMANT BUDS AND SECONDARY NEEDLES.
9. WHERE SPECIFIED, CALIPER SIZE IS TO BE THE OVERRIDING FACTOR IN TREE SELECTION. CALIPER SIZE SHALL BE MEASURED 12" ABOVE THE ROOTBALL.
10. PLANT SUBSTITUTIONS ARE NOT ALLOWED UNLESS APPROVED BY THE PROJECT LANDSCAPE ARCHITECT.
11. ALL DISTURBED AREAS NOT SHOWN OTHERWISE SHALL BE LOAMED AND SEEDED AND BLENDED INTO EXISTING GRADE AND CONDITIONS.
12. PRIOR TO INSTALLING ANY PLANT MATERIAL, THE CONTRACTOR SHALL SUBMIT A LOAM SOIL SAMPLE FOR A ROUTINE, ORGANIC, SALTS, AND NITRATE SOIL TEST. UPON THE RESULTS OF THIS TEST, THE SITE CONTRACTOR SHALL AMEND THE LOAM AS RECOMMENDED. SEND THE SOIL SAMPLE TO THE UNIVERSITY OF MASSACHUSETTS SOIL AND PLANT TISSUE TESTING LABORATORY, WEST EXPERIMENT STATION, 682 NORTH PLEASANT ST., UNIVERSITY OF MASSACHUSETTS, AMHERST, MA 01003.
13. LAWN SEED MIX SHALL BE THE PREVIOUS YEARS CROP: 35% JEFFERSON KENTUCKY BLUEGRASS, 35% CARMEN CHEWING FESCUE AND 30% STALLION PERENNIAL RYEGRASS, OR APPROVED EQUAL. PLANT AT A RATE OF 1 LB. PER 150 SQUARE FEET.
14. SLOPE SEED MIX SHALL BE THE PREVIOUS YEARS CROP. PLANT AT A RATE OF 1 LB. PER 150. SQUARE FEET. SEED MIX SHALL BE STALLION PERENNIAL RYE 10%, CREEPING RED FESCUE 50%, ANNUAL RYE GRASS 15%, JEFFERSON KENTUCKY BLUE GRASS 10%, RED TOP CLOVER 5%, AND LADINO CLOVER 5%, OR APPROVED EQUAL. PLANT AT A RATE OF 1 LB. PER 150SF.
15. LAWN SEED AREAS SHALL BE NOT BE DEEMED ACCEPTABLE UNTIL IN EXCESS OF 90% OF EACH AREA, INDEPENDENTLY, IS GERMINATED, GROWING AND DISPLAYING HEALTHY, UNIFORM GROWTH AND HAS BEEN CUT TWICE. THE SITE CONTRACTOR IS RESPONSIBLE FOR APPLYING AT A MINIMUM 1" OF WATER A WEEK UNTIL THE SEEDED AREAS HAVE BEEN ACCEPTED. THE WATERING SHALL OCCUR IN SMALL DOSES. THE SITE CONTRACTOR IS RESPONSIBLE FOR REMOVING ANY WEEDS (CRAB GRASS) WITHIN THE SEEDED AREAS UNTIL THE SEEDED AREAS HAVE BEEN ACCEPTED.
16. THE HYDRO SEED SLURRY SHALL BE A WOOD BASED BONDED FIBER MATRIX. THE APPLICATION RATE SHALL BE 2,500-3,000LB. PER ACRE SPRAYED IN A LEAST TWO DIRECTIONS. DO NOT APPLY HYDRO SEED SLURRY IF RAIN IS EXPECTED WITHIN 12 HOURS, AND WHEN TEMPERATURES ARE BELOW 50 DEGREES.
17. PRIOR TO PLANTING, THE LANDSCAPER SHALL REVIEW AND COORDINATE WITH THE SITE UTILITY PLAN AND GRADING PLAN.
18. THE ROOTS OF NEWLY PLANTED TREES AND SHRUBS MUST BE KEPT STEADILY MOIST, AS THE DEVELOPING ROOTS ESTABLISH IN THE NEW SOIL. AT PLANTING, WATER THOROUGHLY TO SOAK THE ROOTS AND TO SETTLE THE NEW SOIL AROUND THE ROOT BALL THE AMOUNT OF SUPPLEMENTAL WATER NEEDED EACH WEEK DURING THE FIRST GROWING SEASON AFTER PLANTING DEPENDS ON RECENT RAINFALL, TEMPERATURE, AND WIND. IF LESS THAN ONE-INCH OF RAIN HAS FALLEN OVER THE PAST FIVE TO SEVEN DAYS, THE NEW PLANTINGS MUST BE WATERED. LAWNS, TREES, AND SHRUBS WATERING SHALL OCCUR AT A MINIMUM OF TWO (2) TIMES A DAY FOR THE FIRST TWO (2) MONTHS; ONCE IN THE EARLY MORNING AND THEN THE OTHER IN THE LATE AFTERNOON. IN GENERAL TEN GALLONS OF WATER APPLIED TWICE A WEEK WILL WET A 20"-24" ROOT BALL AND PROVIDE THE EQUIVALENT OF ONE INCH OF RAIN FALL. NEW LAWNS SHALL BE WATERED SO THAT IS RECEIVES AT A MINIMUM ONE INCH (1") OF WATER EVERY WEEK.
19. WITHIN THE LANDSCAPE BEDS ADJACENT TO THE BUILDING FOUNDATIONS, NO (HEMLOCK, PINE, SPRUCE, OR CEDAR) MULCH OR OTHER COMBUSTIBLE LANDSCAPE MATERIALS SHALL BE INSTALLED WITHIN 18" OF THE FOUNDATION.
20. ALL LANDSCAPE BEDS SHALL RECEIVE THREE-INCHES OF BARK MULCH.
21. LANDSCAPE AREAS SHALL BE DEEP TILLED TO A DEPTH OF TWELVE INCHES TO FACILITATE DEEP WATER PENETRATION.
22. THE QUANTITIES OF THE FOUNDATION PLANTINGS ARE NOT LISTED WITHIN THE PLANTING SCHEDULE. FOUNDATION PLANTINGS FOR UNITS OUTSIDE THE 100' BUFFER AND WITHIN THE 100' BUFFER SHALL BE FROM THE RECOMMENDED LISTS BELOW

GENERAL SITE NOTES

1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORKSCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS, RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.
2. ALL WORK SHALL CONFORM TO LOCAL, COMMONWEALTH OF MASSACHUSETTS, AND OSHA STANDARDS AND GUIDELINES.
3. LOCATION OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. ALL UTILITY SERVICE CONNECTION POINTS SHALL BE CONFIRMED INDEPENDENTLY BY THE CONTRACTOR IN THE FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
4. ALL UTILITY LOCATIONS ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE CONDUITS, PRODUCT PIPING, ETC. PRIOR TO COMMENCEMENT OF EXCAVATION OF ANY TYPE.
5. ALL EXCAVATED UNSUITABLE MATERIAL MUST BE TRANSPORTED TO AN APPROVED DISPOSAL LOCATION.
6. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY "DIG SAFE" (1-888-344-7233) 72 HOURS PRIOR TO ANY EXCAVATION ON THIS SITE. CONTRACTOR SHALL ALSO NOTIFY THE LOCAL DEPARTMENT OF PUBLIC WORKS TO MARK OUT THEIR UTILITIES.
7. THE LIMITS OF WORK SHALL BE CLEARLY MARKED IN THE FIELD PRIOR TO THE START OF CONSTRUCTION OR SITE CLEARING.
8. ALL CONCRETE AND BITUMINOUS PATCH AREAS TO MATCH EXISTING GRADES.
9. SOLID WASTE TO BE DISPOSED OF BY CONTRACTOR IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.
10. CONTRACTOR IS RESPONSIBLE FOR ALL EXCAVATION TO BE PERFORMED IN ACCORDANCE WITH CURRENT STANDARDS, AS WELL AS ADDITIONAL PROVISIONS TO ASSURE STABILITY OF CONTIGUOUS STRUCTURES.
11. IN CASE OF DISCREPANCIES BETWEEN PLANS, THE SITE PLAN WILL SUPERCEDE IN ALL CASES. NOTIFY ENGINEER OF RECORD OF ANY CONFLICTS.

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

LAWRENCE GREENE, PRLA#1561 — DATE 04/23/20

APPROVED BY PLANNING BOARD

DATE: April 7, 2020

8-11-2020

REVISIONS		
No.	DATE	DESCRIPTION
1.	09/02/19	Town comments
2.	11/04/19	Town comments
3.	11/25/19	Plan edits
4.	12/31/19	Town comments
5.	01/21/20	Town comments
6.	04/02/20	Town comments

PROPOSED SITE LANDSCAPE PLAN

IN

MEDWAY, MASSACHUSETTS

EVERGREEN VILLAGE
22 EVERGREEN STREET

PREPARED FOR: SAMPSON POND LLC, P.O. Box 5, MEDWAY MA 02053

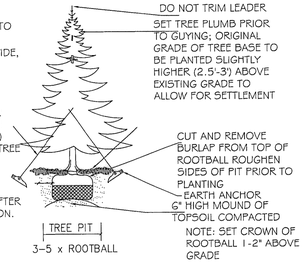
PREPARED By: McCARTY ENGINEERING, 42 JUNGLE ROAD, LEOMINSTER, MA 01453

DRAWING SCALE: 1 inch = 20 feet

PROJECT NUMBER: 2616

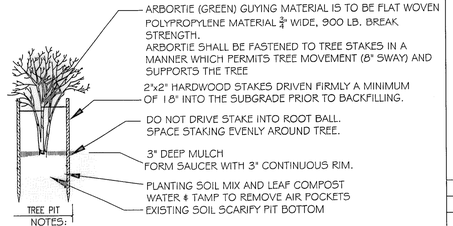
DATE: SEPTEMBER 2.2019

L-1



EVERGREEN TREE PLANTING

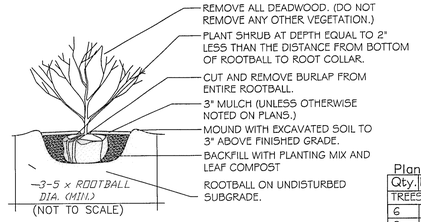
NOT TO SCALE

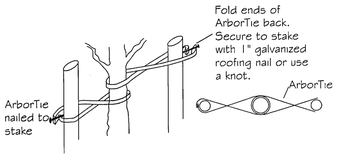


NOTES:
1. STAKE TO MAIN BRANCHES AS NECESSARY FOR FIRM SUPPORT.
2. PLANT SO THAT TOP OF ROOT BALL IS EVEN WITH THE FINISHED GRADE.
3. GUY WIRE SHALL NOT TOUCH OR RUB ADJACENT TRUNKS OR BRANCHES.
4. REMOVE ALL CONTAINERS AND BASKETS FROM ROOT BALL.
5. REMOVE BURLAP FROM TOP ONE THIRD OF ROOT BALL.
6. LOOSEN ROOTBALL PRIOR TO PLANTING.

DECIDUOUS TREE PLANTING

NOT TO SCALE





SHRUB PLANTING

NOT TO SCALE

Planting Schedule

Qty.	Key	Common Name	Botanical Name	Size	Remarks
TREES					
6	BA	Balsam Fir	*Abies balsamea*	8' Ht.	B&B
3	BP	Grey Birch	*Betula populifolia*	8' Ht.	B&B-Multi-stem
3	CA	Pagoda Dogwood	*Cornus alternifolia*	3" Cal.	B&B
2	CC	Hornbeam	*Carpinus caroliniana*	3" Cal.	B&B
4	CK	'Cherokee Brave' Dogwood	*Cornus florida 'Cherokee Brave'*	3" Cal.	B&B
2	HT	'Tardiva' Hydrangea	*Hydrangea paniculata 'Tardiva' treeform*	#15pot	Container Grown
3	RM	Red Maple	*Acer rubrum*	3" Cal.	B&B
6	TG	'Green Giant' Arborvitae	*Thuju x plicata 'Green Giant'*	6' Ht.	B&B
SHRUBS					
9	HQ	Ockleaf Hydrangea	*Hydrangea quercifolia*	24" Ht.	B&B
10	HV	Common Witchhazel	*Hamamelis virginiana*	24" Ht.	B&B
4	IV	Winterberry	*Ilex verticillata*	24" Ht.	B&B
7	HP	Golden Cup 'St. John's Wort	*Hypericum Hidcote*	24" Ht.	B&B
10	JE	Eastern Red Cedar	*Juniperus virginiana*	48" Ht.	B&B
6	JH	Creeping Juniper	*Juniperus horizontalis*	#7 Pot	Container Grown
7	JV	'Taylor' Red Cedar	*Juniperus virginiana 'Taylor'*	48" Ht.	B&B
10	PH	'Summerwine' Purple Ninebark	*Physocarpus opulifolius 'Summerwine'*	24" Ht.	B&B
4	SY	'Bloomerang' Lilac	*Syringa x Bloomerang*	#3 Pot	Container Grown
12	VC	Highbush Blueberry	*Vaccinium corymbosum*	24" Ht.	B&B
13	VD	Arrowwood Viburnum	*Viburnum dentatum*	36" Ht.	B&B
3	VL	Chicago Lustre' Viburnum	*Viburnum dentatum 'Chicago Lustre'*	36" Ht.	B&B
5	VO	Highbush cranberry	*Viburnum opulus*	36" Ht.	B&B
PERENNIALS					
6	HA	'Aureola' Hakone Grass	*Hakonechloa macra 'Aureola'*	#3 Pot	Container Grown

DIG SAFE NOTE:

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THE OFFSETS AS SHOWN ON THIS PLAN ARE NOT TO BE USED FOR THE ESTABLISHMENT OF PROPERTY LINES OR FOR THE ESTABLISHMENT OF ANY PROPOSED CONSTRUCTION UNLESS SAID CONSTRUCTION IS SHOWN HEREON.

THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE AND PURPOSE FOR THE PARTY STATED HEREON AND SHALL NOT BE USED BY ANY THIRD PARTY WITHOUT THE EXPRESSED WRITTEN PERMISSION OF RONALD TIBERI P.E.

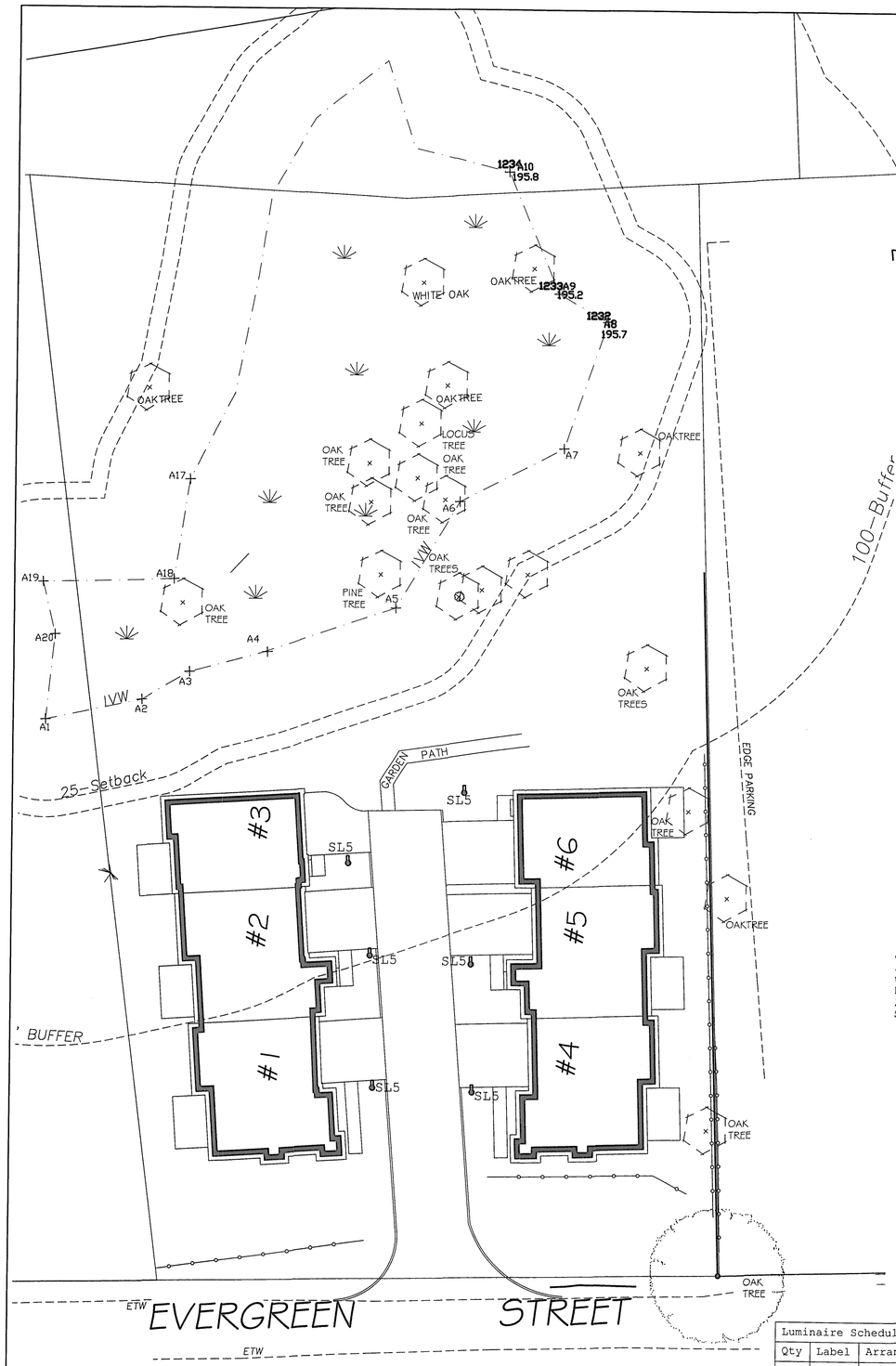
CONSTRUCTION ON THIS LAND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS, OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.

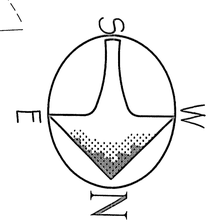
PLANT SCHEDULE - RECOMMENDED FOUNDATION PLANTINGS FOR BUILDING UNITS OUTSIDE THE 100' WETLAND BUFFER

'Buzz Midnight' Butterfly Bush	*Buddeia davidi 'Buzz Midnight'*	36" Ht.	B&B
'Blue Chip' Butterfly Bush	*Buddeia davidi 'Blue Chip'*	36" Ht.	B&B
'Dark Knight' Bluebeard	*Caryopteris x clandonensis'Dark Knight'*	36" Ht.	B&B
'Golden Mops' Hinoki Cypress	*Chamaecyparis obtusa 'Golden Mops'*	36" Ht.	B&B
'Pearl Glam' Callicarpa	*Callicarpa sp. 'Pearl Glam'*	36" Ht.	B&B
'Ivory Halo' Dogwood	*Cornus alba 'Ivory halo'*	36" Ht.	B&B
'Gold Splash' Euonymus	*Euonymus fortunei 'Gold Splash'*	36" Ht.	B&B
'Lady Stanley' Rose of Sharon	*Hibiscus syriacus 'Lady Stanley'*	36" Ht.	B&B
'Little Quick Fire' Hydrangea	*Hydrangea paniculata 'Little quick fire'*	36" Ht.	B&B
'Limelight' Hydrangea	*Hydrangea paniculata 'Limelight'*	36" Ht.	B&B
'Sky Pencil' Holly	*Ilex crenata 'Sky Pencil'*	36" Ht.	B&B
'Blushing Knock out' Rose	*Rosa sp. 'Blushing Knock Out'*	36" Ht.	B&B
'Little Princes' Spirea	*Spirea japonica 'Little Princes'*	36" Ht.	B&B
'Blue Muffin' Viburnum	*Viburnum dentatum 'Blue Muffin'*	36" Ht.	B&B
'Shasta' Viburnum	*Viburnum plicatum tomen. 'Shasta'*	36" Ht.	B&B
'Hameln' Fountain Grass	*Pennisetum alopecuroides 'Hameln'*	#3 Pot	C.G.

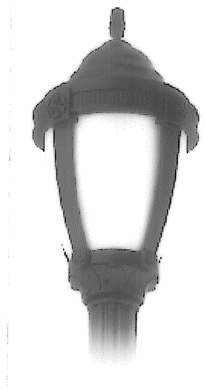
PLANT SCHEDULE - RECOMMENDED FOUNDATION PLANTINGS FOR BUILDING UNITS WITHIN THE 100' WETLAND BUFFER

Shadlow. service berry	*Amelanchier canadensis-single stem*	36" Ht.	B&B
Sweet pepperbush	*Clethra alnifolia*	36" Ht.	B&B
Sweet fern	*Comptonia peregrina*	#3 Pot	C.G.
Grey Dogwood	*Cornus racemosa*	36" Ht.	B&B
Red Twig Dogwood	*Cornus sericea*	36" Ht.	B&B
Silky Dogwood	*Cornus amomum*	36" Ht.	B&B
Fothergilla	*Fothergilla major*	36" Ht.	B&B
Mountain pieris	*Pieris floribunda*	36" Ht.	B&B
Beach plum	*Prunus maritima*	36" Ht.	B&B
Rosebay Rhododendron	*Rhododendron maximum*	36" Ht.	B&B
Cananda yew	*Taxus canadensis*	36" Ht.	B&B
Maple leaf viburnum	*Viburnum acerifolia*	36" Ht.	B&B





JOB NAME: EVERGREEN VILLAGE
APEX LIGHTING SOLUTIONS
WORKPLANE/CALC PLANE: AT FINISH GRADE
MOUNTING HEIGHT: SEE LUMINAIRE SCHEDULE
APPS: LRE
SALES: SS



PROPOSED STREET LIGHT

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Luminaire Schedule							
Qty	Label	Arrangement	Lumens	Input Watts	LLF	BUG Rating	Description
6	SL5	SINGLE	2885	37.74	0.850	B2-U3-G2	HADCO TX132-G2-B-S-L-CAGE-FINIAL-FASTENER-FINISH-5-PHOTO-NA3 / MOUNTED TO 8FT POLE

Calculation Summary						
Label	Grid Height	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	0	0.16	1.8	0.0	N.A.	N.A.
DRIVE LANE		0.89	1.8	0.1	8.90	18.00

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

LAWRENCE GREENE, RLA#1561 — DATE: 04/23/20

8-11-2020

APPROVED BY PLANNING BOARD
DATE: April 9, 2020

REVISIONS		
No.	DATE	DESCRIPTION
1.	09/02/19	Town comments
2.	11/04/19	Town comments
3.	11/25/19	Plan edits
4.	04/03/20	Plan edits

PROPOSED SITE LIGHTING PLAN
IN
MEDWAY, MASSACHUSETTS

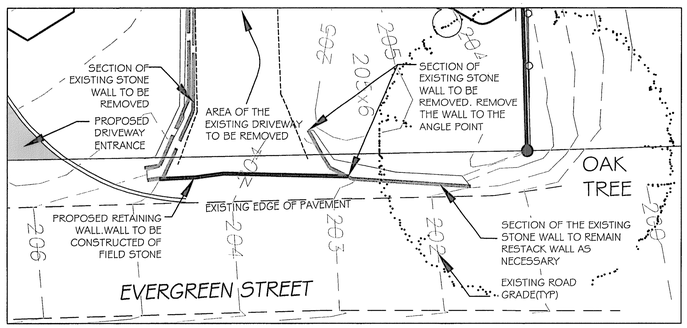
EVERGREEN VILLAGE
22 EVERGREEN STREET

PREPARED FOR:
SAMPSON POND LLC
P.O. Box 5
MEDWAY MA 02053

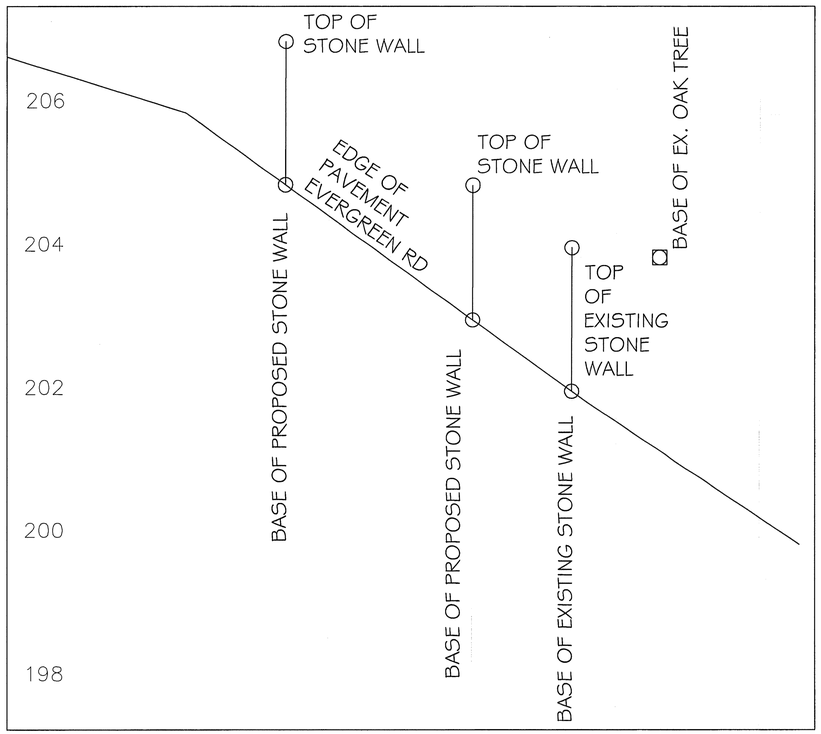
PREPARED By:
McCARTY ENGINEERING
42 JUNGLE ROAD
LEOMINSTER, MA 01453

DRAWING SCALE: 1 inch = 20 feet
PROJECT NUMBER: 2616
DATE: MARCH 14.2019

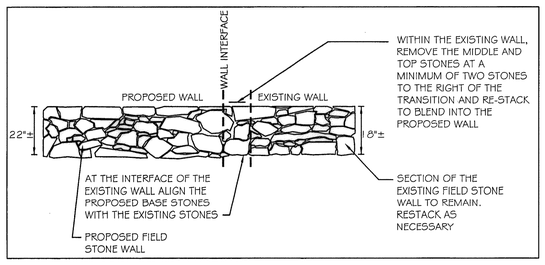
L-2



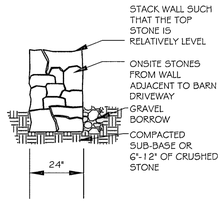
WALL INFORMATION
SCALE 1"=10'



WALL PROFILE
SCALE 1"=10'

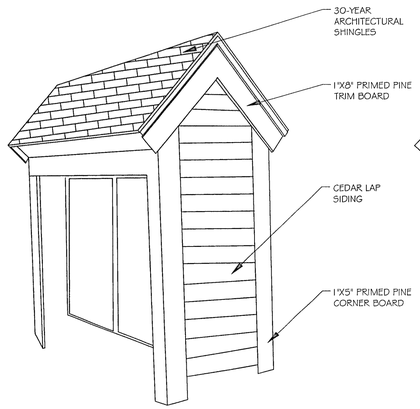


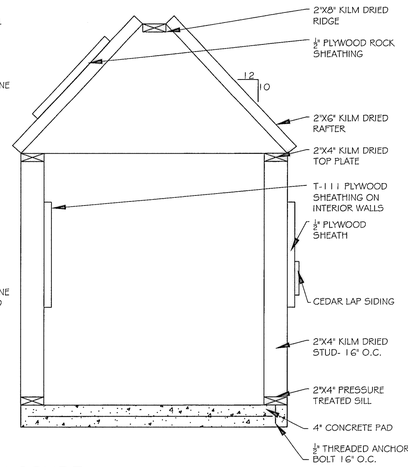
WALL SECTION
SCALE 1"=10'



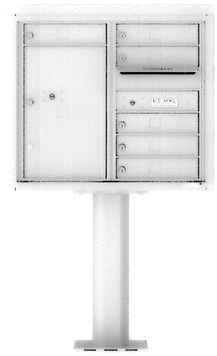
1.PLACE STONES SUCH THAT THE FLAT FACE POINTS OUT ORIENT THE LONG PIECES TOWARDS THE INTERIOR OF THE WALL
2.CONTINUE FACE OF WALL 24" BELOW GRADE FIRST TIER OF STONES TO BLEND TO THE EXISTING STONE WALL
3.USE LARGER STONES FOR THE BASE STONES
4.WHEN BEGINNING SECOND COURSES, CHOOSE STONES TO BRIDGE THE FIRST JOINTS OF THE BOTTOM COURSE.
5.CONTINUE BUILDING IN THE SAME MANNER STACKING THE STONES, STAGGER THE JOINTS
6.USE SMALLER STONES TO FILL IN THE VOIDS

WALL SECTION
NOT TO SCALE





MAILBOX ENCLOSURE
NOT TO SCALE



6-UNIT PEDESTAL MAILBOX WITH PARCEL UNIT
NOT TO SCALE

Front Elevation -
not to scale

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

LAWRENCE GREENE, RLA#1561 — DATE

COMMONWEALTH OF MASSACHUSETTS
RONALD TIBERI
CIVIL
No. 34773
REGISTERED
PROFESSIONAL ENGINEER

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8-11-2020

APPROVED BY PLANNING BOARD
DATE: April 7, 2020

REVISIONS		
No.	DATE	DESCRIPTION
1.	09/02/19	Town comments
2.	11/04/19	Town comments
3.	11/25/19	Plan edits
4.	12/31/19	Town comments
5.	01/21/20	Town comments
6.	04/03/20	Town comments

PROPOSED SITE LANDSCAPE PLAN
IN
MEDWAY, MASSACHUSETTS

EVERGREEN VILLAGE
22 EVERGREEN STREET

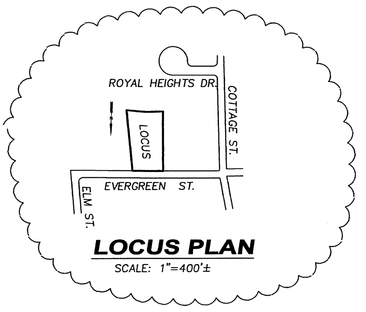
PREPARED FOR:
SAMPSON POND LLC
P.O. Box 5
MEDWAY MA 02053

PREPARED By:
McCARTY ENGINEERING
42 JUNGLE ROAD
LEOMINSETER, MA 01453

DRAWING SCALE: variable
PROJECT NUMBER: 2616
DATE: SEPTEMBER 2.2019

L-3

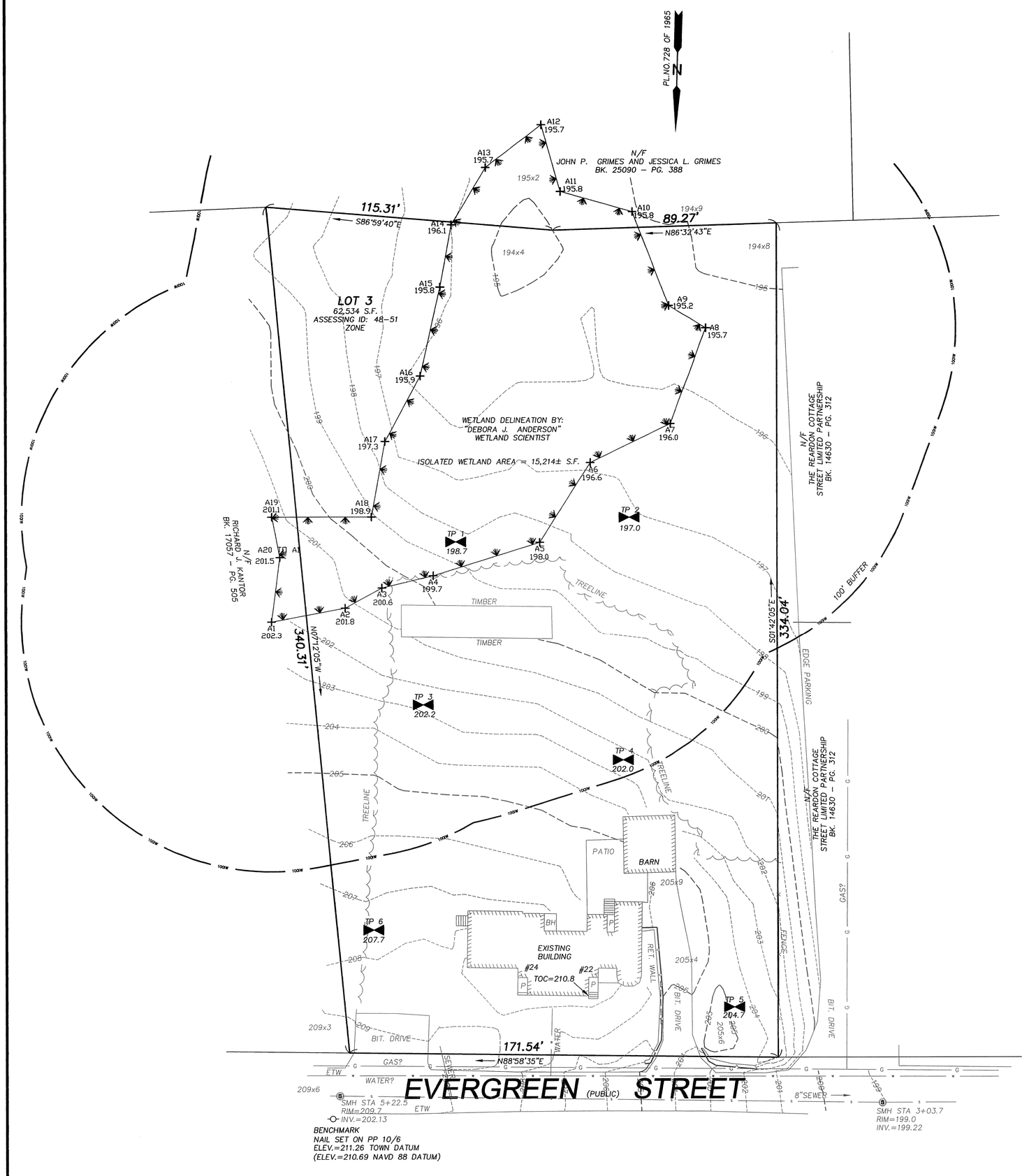
FOR REGISTRY USE ONLY



LOCUS PLAN
SCALE: 1"=400'±

NOTES:

1. SUBJECT TO ANY STATEMENT OF FACT AN UP-TO -DATE ABSTRACT OF TITLE WOULD DISCLOSE.
2. SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD.
3. UNDERGROUND UTILITIES, STRUCTURES AND FACILITIES, IF ANY, HAVE BEEN SHOWN FROM SURFACE LOCATIONS AND MEASUREMENTS OBTAINED FROM A FIELD SURVEY AND RECORD LOCATIONS, THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHER UTILITIES WHICH THE EXISTENCE OF ARE NOT KNOWN, SIZE, TYPE AND LOCATION OF ALL UTILITIES AND STRUCTURES MUST BE VERIFIED BY PROPER AUTHORITIES PRIOR TO ANY AND ALL CONSTRUCTION. CALL TOLL FREE, DIG SAFE CALL CENTER AT 1-888-3444-7233 SEVENTY-TWO HOURS PRIOR TO ANY EXCAVATION.
4. ELEVATIONS ARE BASED ON RECORD SEWER DRAWING FOR EVERGREEN STREET. SUBTRACT 0.57 FROM ELEVATIONS SHOWN TO CONVERT ELEVATIONS ON NAVD 88 DATUM.



BENCHMARK
NAIL SET ON PP 10/6
ELEV.=211.26 TOWN DATUM
(ELEV.=210.69 NAVD 88 DATUM)

PROPERTY OWNER:
JOHN T. SHEA, III AND CYNTHIA A. SHEA
BK. 8482 - PG. 89

I CERTIFY THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS.

ALSO CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED ON 6/20/18, 7/5/18, 6/7/19 AND THE LATEST PLANS AND DEEDS OF RECORD.

STEPHEN E DAVIS

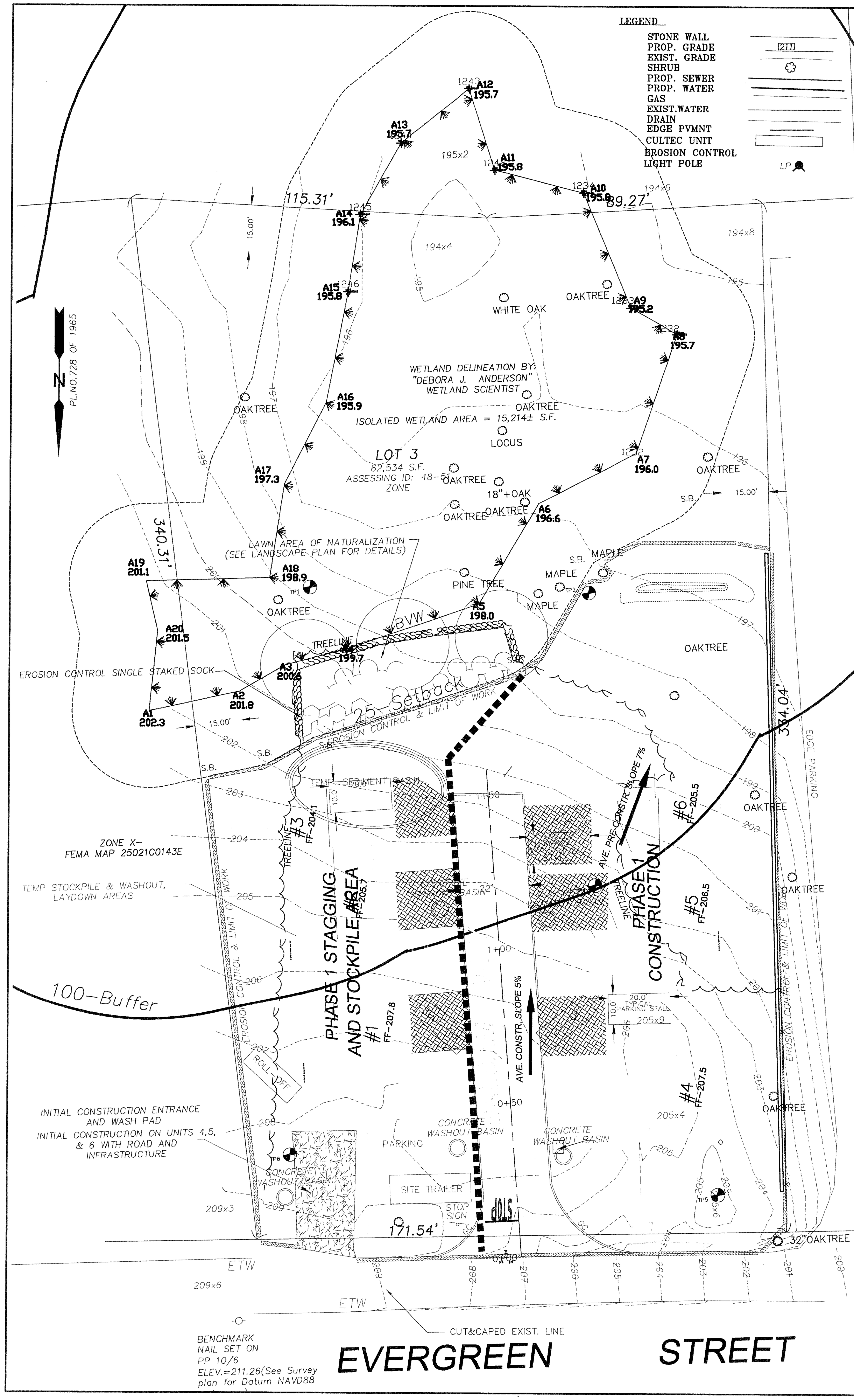
0 10 20 30 40 60
GRAPHIC SCALE
1"=20'

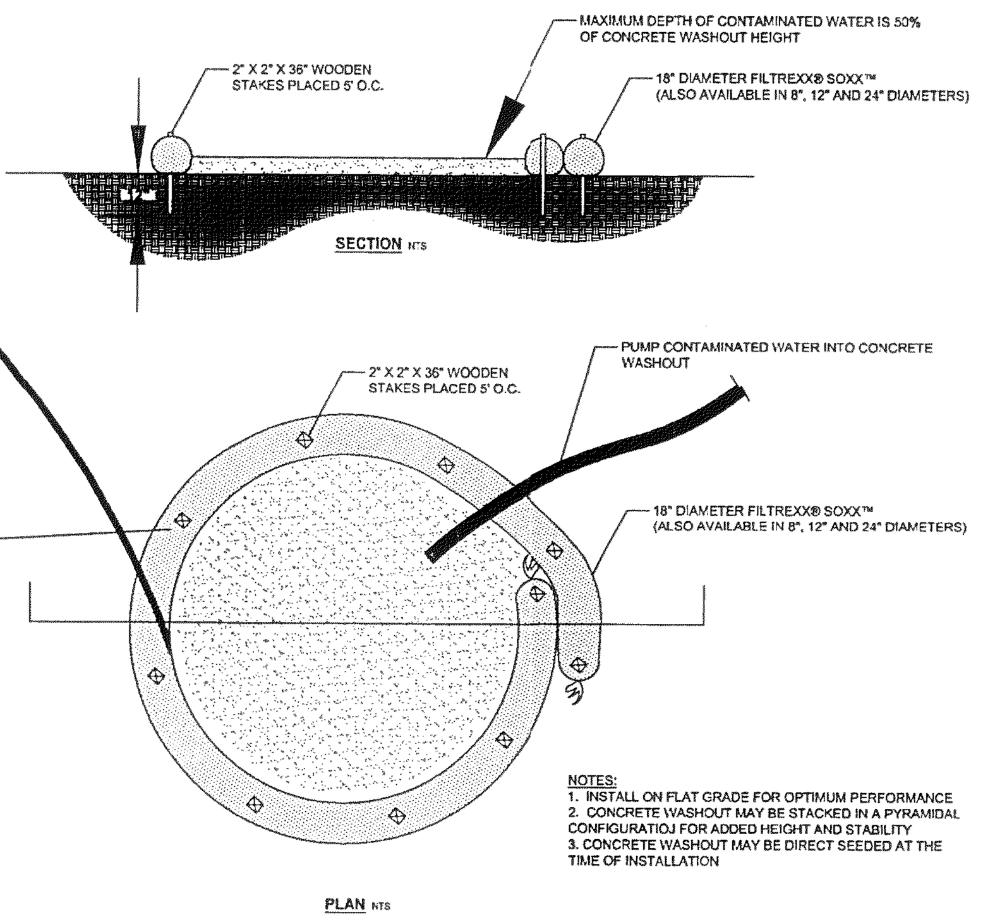
EXISTING CONDITIONS PLAN
#22 EVERGREEN STREET
MEDWAY, MASSACHUSETTS
NORFOLK COUNTY
AS PREPARED FOR
SAMPSON POND LLC

CHENEY ENGINEERING CO., INC.
53 MELLEN STREET
NEEDHAM, MA 02494
TEL. 781-444-2188

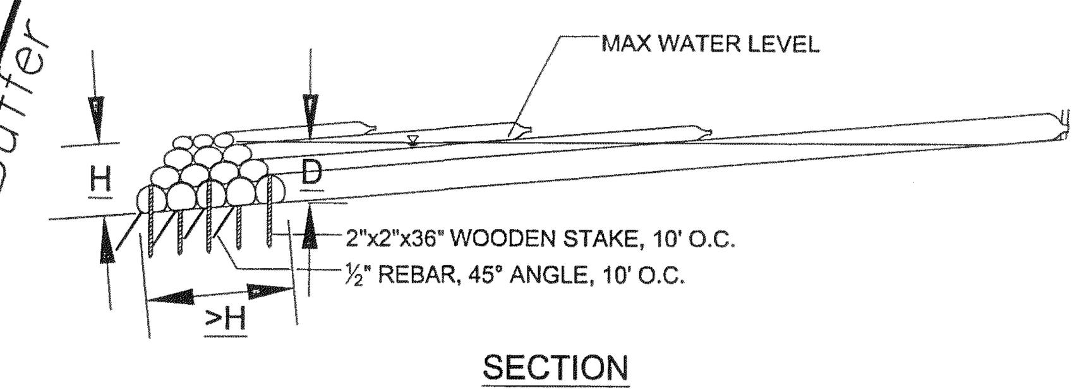
COMMONWEALTH OF MASSACHUSETTS
STEPHEN E. DAVIS No. 33033
REGISTERED PROFESSIONAL LAND SURVEYOR
STEPHEN E DAVIS

DATE: 7/19/2018	PROJECT # 6098
REV.	
6/12/19	WETLAND FLAGS, 100' BUFFER & TEST PITS
3/31/20	ELEVATION REFERENCE TO NAVD 88 DATUM



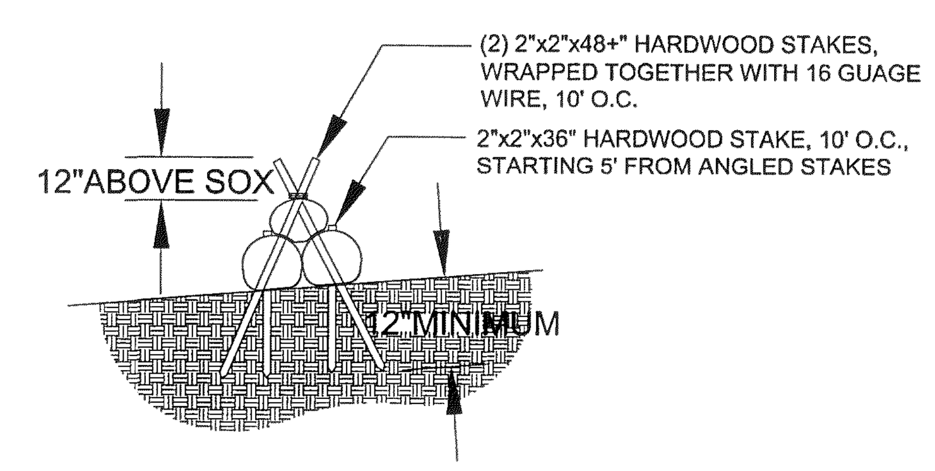


FILTREXX® CONCRETE WASHOUT



FILTREXX® SEDIMENT TRAP

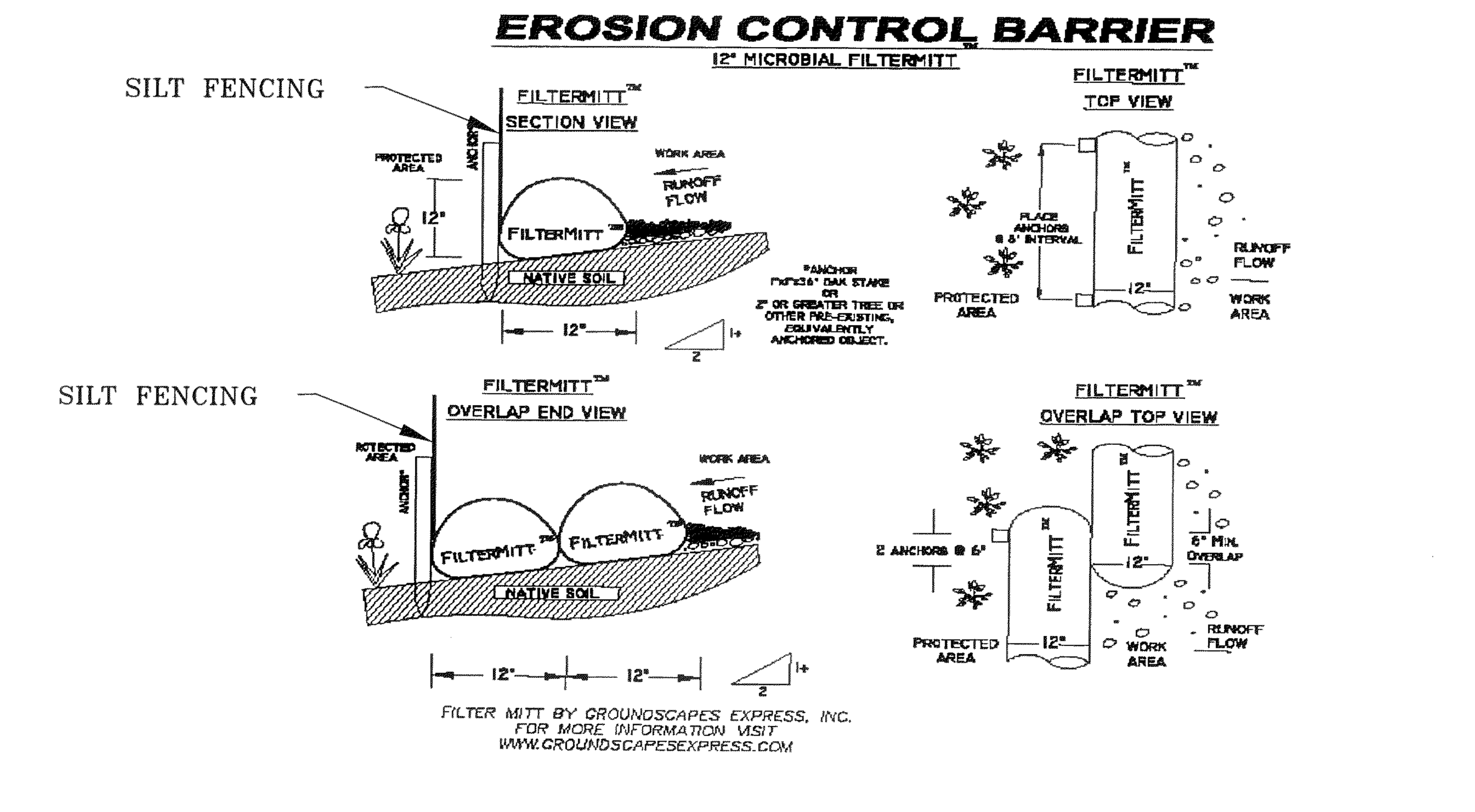
NTS

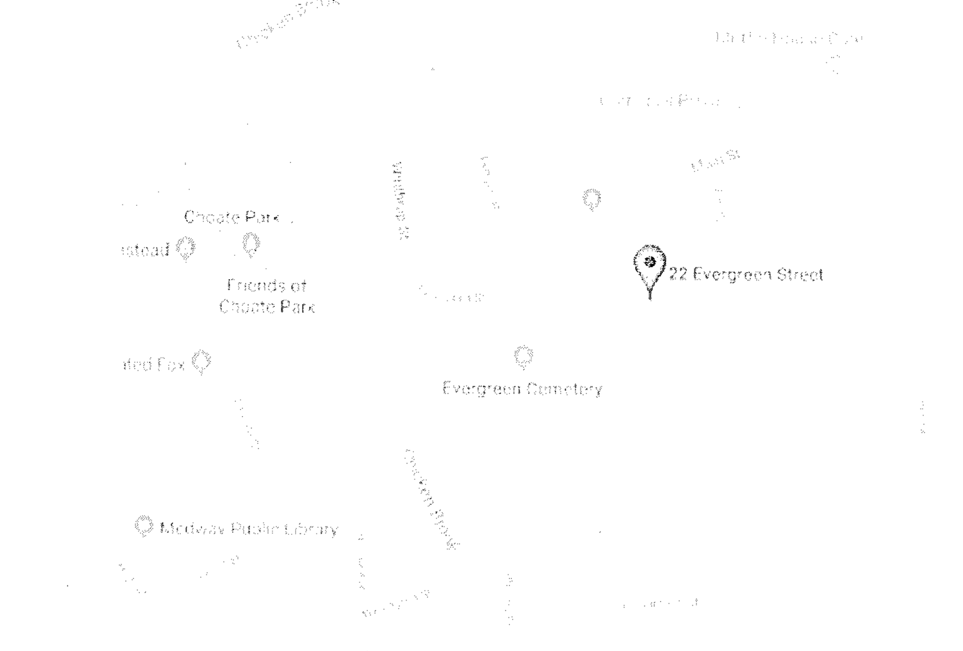


FILTREXX® SEDIMENT TRAP STAKING DETAIL

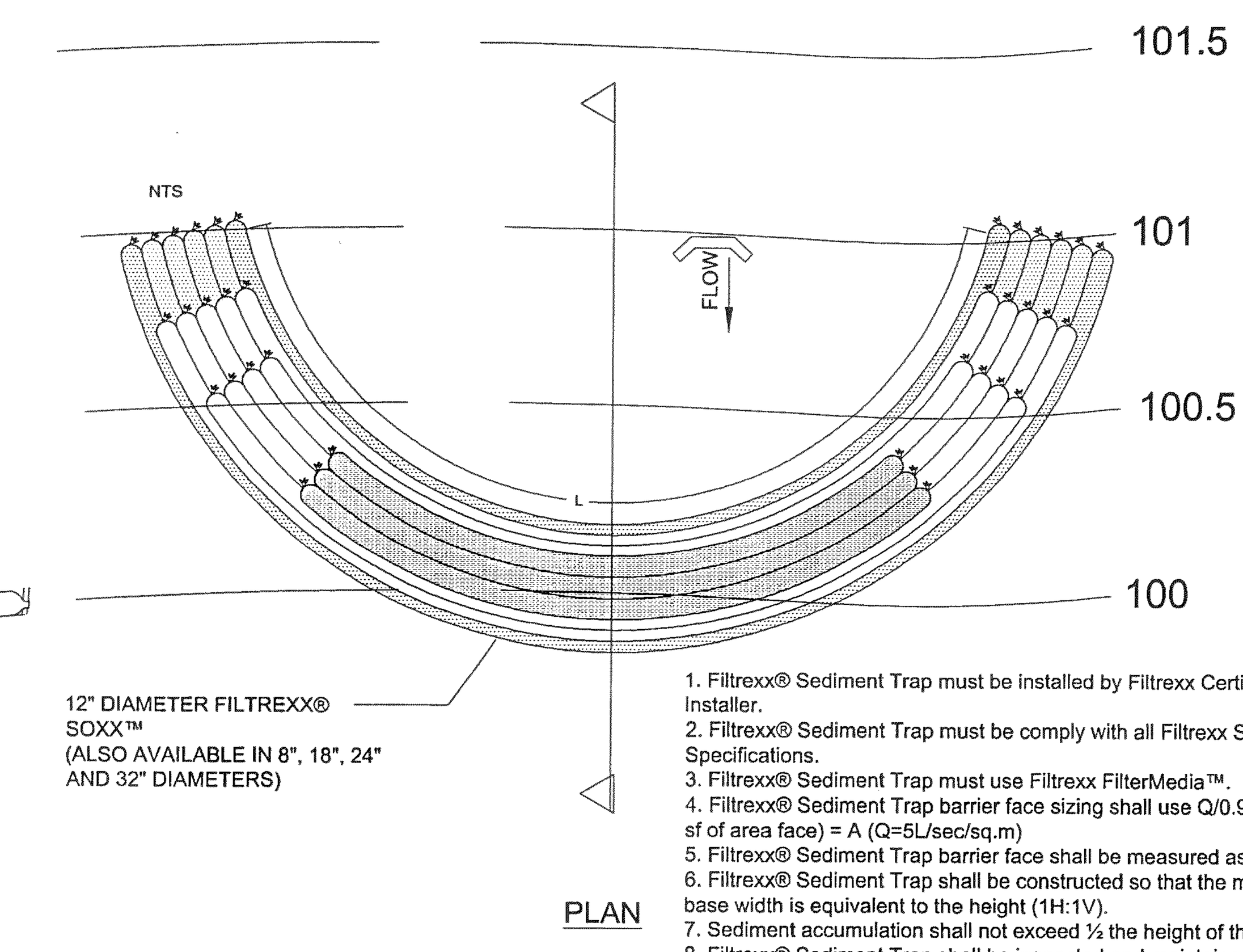
EROSION CONTROL BARRIER

12" MICROBIAL FILTERMITT





LOCUS PLAN



1. Filtrexx® Sediment Trap must be installed by Filtrexx Certified Installer.
2. Filtrexx® Sediment Trap must be comply with all Filtrexx Standard Specifications.
3. Filtrexx® Sediment Trap must use Filtrexx FilterMedia™.
4. Filtrexx® Sediment Trap barrier face sizing shall use Q/0.98cfm(per sf of area face) = A (Q=5L/sec/sq.m)
5. Filtrexx® Sediment Trap barrier face shall be measured as A=L*D.
6. Filtrexx® Sediment Trap shall be constructed so that the minimum base width is equivalent to the height (1H:1V).
7. Sediment accumulation shall not exceed ½ the height of the barrier.
8. Filtrexx® Sediment Trap shall be inspected and maintained after storm events.
9. Soxx™ shall be of larger diameter at the base of the Sediment Tra and decrease in diameter for successive layers.
10. Ends of the Sediment Trap shall be a minimum 1 ft (30 cm) higher in elevation than the mid-section, which shall be at the lowest elevation.
11. Bottom layer of Soxx™ shall be staked with 2x2x36" wooden stakes. Successive layers shall be staked with ½" rebar at a 45 degree angle.

SITE NOTES

1. AREA OF DISTURBANCE IS 35365 SF
2. EARTHWORK QUANTITIES
CUTS–(FOOTINGS FOUNDATION = 711 CYS
FILLS– (GRADING) = 1280 CYS
NET FILL = 540 CYS
3. ALL FILL SHALL MEET TOWN OF MEDWAY STANDARDS FROM A CERTIFIED SOURCE AS REQUIRED.
4. CONTRACTOR SHALL BE FAMILIAR WITH ALL STORM WATER OPERATION & MAINTENANCE PLAN AND SPILL PREVENTION REQUIREMENTS.
5. CONTRACTOR SHALL BE FAMILIAR WITH ALL CONSERVATION COMMISSION NOTICE OF INTENT CONDITIONS AND PLANNING BOARD APPROVAL REQUIREMENTS.

Approximate Construction Sequence:

1. Install Erosion Controls throughout & Catch Basin Protection site wide – 1Wk
2. Clear & Grub site wide – 1Wk
3. Rough Grade site wide, create drainage migration paths Phase 1– 2Wk
4. Install Foundations Phase 1 – 3Wk
5. Backfill foundation and landscape wall Phase 1 – 1Wk
6. Install drainage & utilities Phase 1 – 3Wks
7. Complete access road to binder Phase 1 – 2Wks
8. Rough grade & conduct lawn naturalization area Phase 2 – 1Wk
9. Install & Backfill foundation Phase 2 – 3Wks
10. Install Drainage & utilities Phase 2– 2Wks
11. Complete finish driveway and access road, curbing and walks site wide – 1Wk
12. Fine grading and Landscaping site wide– 3Wks
13. Remove Erosion Control Measures site wide – 1Wk

8-11-2020

APPROVED BY PLANNING BOARD

DATE: April 7, 2020

REVISIONS		
No.	DATE	DESCRIPTION
1.	11–24–19	TOWN COMMENTS
2.	12–3–19	TOWN COMMENTS
3.	2–6–20	TOWN & PEER REVIEW COMMENTS

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

4/30/20
DATE

RONALD TIBERI P.E.

COMMONWEALTH OF MASSACHUSETTS RONALD TIBERI CIVIL No. 34773 REGISTERED PROFESSIONAL ENGINEER

FOR REGISTRY USE

EROSION CONTROL SITE PLAN

IN MEDWAY, MASSACHUSETTS

EVERGREEN VILLAGE 22 EVERGREEN STREET

PREPARED FOR: SAMPSON POND LLC
P.O. Box 5
MEDWAY MA 02053
(508) 561-6048

PREPARED By: RONALD TIBERI P.E.
9 MASSACHUSETTS AVE.
NATICK MA 01760

0 20 40 60 80

DRAWING SCALE: 1 inch = 20 feet

PROJECT NUMBER: 2616

DATE: JAN2.2019

E–1

Stormwater Operations and Maintenance Plan

For Evergreen Village
22 Evergreen Street
Medway, Massachusetts

Prepared for and Owned by:
Sampson Pond LLC
P.O. Box 5
Medway MA 02053 or its successor in title (the "Owner")

Operation & Maintenance
Responsibility: Sampson Pond LLC
P.O. Box 5
Medway MA 02053 or its successor in title (the "Owner")

Prepared By: Ronald Tiberi P.E.
9 Massachusetts Ave
Natick, MA 01760
508-361-5077

December 10, 2019
Feb. 6, 2020
REV. Feb. 24, 2020

Introduction

All measures both temporary and permanent taken shall be coordinated with all the approved documents for the project including but not limited to the Erosion Control Site Plan (sheet E-1), the Spill prevention plan, the approve Order of Conditions and the Town of Medway regulations.

Temporary Stormwater Measures

Temporary stormwater measures are the structural or non-structural practices employed to reduce or eliminate stormwater degradation and site erosion during construction. The placement, monitoring and successful operations of temporary measures shall be the Owner's responsibility with authority assigned to the construction manager, general contractor or site contractor, as applicable.

The temporary stormwater measures are as follows:

- oStabilized Construction Entrance
- oCrushed Stone Check Dams
- oStaked Erosion Control Barriers
- oSilt Sack
- oMaterial Stockpiles with Containment Barrier and/or Mulch Covering
- oTemporary Stormwater Settling Basins
- oConcrete Washout basins

Please also refer to the project specific BMP reference documents contained in the project stormwater report, permit documents and SWPPP.

Permanent Stormwater Measures

Permanent stormwater measures are the structural or non-structural practices employed to reduce or eliminate stormwater degradation and site erosion following completion of construction, site stabilization and property occupancy. The placement, monitoring and successful operations of temporary measures shall be the Property Manager's responsibility. A third party stormwater agent may be contracted by the property manager for certain operation and maintenance responsibilities. All such contractual arrangements will be added to the final Stormwater Operations and Maintenance Plan with business registrations, certifications and insurances as applicable.

The proposed stormwater measures are as follows:

- oBituminous Pavement with Curbing (Access Drives and Parking) (30-yr replacement schedule)
- oCatchbasins with Deep Sumps and outlet Hoods (75 year service life)
- oStormceptor STC 450i Precast Concrete hydrodynamic structural units (50 year service life)
- oStormtech Underground Storage Chambers (75 year service life)
- oModular Block or Boulder or Cast in Place Retaining Wall(s) (100 year service life)
- oVegetation Filter Strips and Landscape Plantings (Lawns and Gardens) (service and replacement on an on-going basis)

Please also refer to the project specific BMP reference documents contained in the project stormwater report, permit documents and SWPPP.

Material and Equipment Storage

Material and equipment storage will vary according to the project phase. During construction, all material and equipment will be stored in an organized staging area. In addition, the operations and maintenance of the temporary storage area will be as described in the SWPPP. Additionally, the project SWPPP addresses typical temporary operations such as material stabilization techniques, equipment fueling, debris collection, storage and disposal. In general, the Owner is responsible with typical assignment and agency granted to the construction manager, general contractor or site contractor for all temporary material and equipment storage, in accordance with usual and customary construction means and methods.
At no time will equipment maintenance or long-term fuel storage be permitted on site. All equipment maintenance will be performed off site. Re-fuelers are permitted on site, but must operate within the temporary storage area.

Preventative landscaping and grounds control

Permanent Seeding & Lawn care

Permanent Seeding should be done immediately after the final design grades are achieved. Native species of grass should be used to establish perennial vegetative cover on disturbed areas. The revegetation should be completed early enough in the fall so that a good cover is established before cold weather inhibits growth until the spring. A good cover typically represents vegetation covering 75 percent or more of the ground surface.
Permanent Seeding Seedbed Preparation
In infertile or coarse-textured subsoil, it is recommended to spread topsoil over the finished slope at a minimum 2 to 6-inch depth and roll it to provide a firm seedbed. The topsoil must have a sandy loam to silt loam texture with 15% to 20% organic content. If construction fill operations have left soil exposed with a loose, rough, or irregular surface, smooth with blade and roll. (Naturalization area to be done by hand)
a) Loosen the soil to a depth of 3-5 inches with suitable agricultural or construction equipment.
b) Areas not to receive topsoil shall be treated to firm the seedbed after incorporation of the lime and fertilizer so that it is depressed no more than ½ – 1 inch beneath foot traffic. Areas to receive topsoil shall not be firmed until after topsoil, lime and fertilizer is applied and incorporated, at which time it shall be treated to firm the seedbed as described above.
Permanent Seeding Grass Selection/Application
a) Select an appropriate cool or warm season grass based on site conditions and seeding date. Apply the seed uniformly by hydroseeding, broadcasting, or by hand. Uniform seed distribution is essential. On steep slopes, hydroseeding may be the most effective seeding method. Surface roughening is particularly important when preparing slopes for hydroseeding. (naturalization areas to be done by hand)
b) Lime and fertilize.
c) Mulch the seedings with straw applied at the rate of ½ tons per acre. Anchor the mulch with erosion control netting or fabric on sloping areas. Amoco supergrow or equivalent should be utilized.

Permanent Seeding Inspection/Maintenance

a) Frequently inspect seeded areas for failure and make necessary repairs and reseed immediately. Conduct or follow-up survey after one year and replace failed grasses where necessary. 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 base saturation percentages for these parameters are as follows:
- o Calcium: 68-70%
- o Magnesium: 15-20%
- o Potassium: 4.5-6%
- o Sodium: <3%
- o Other Bases: 4-8%
- o Hydrogen: 5-10%

b) If vegetative cover is inadequate to prevent rill erosion, overseed and fertilize in accordance with soil test results. 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 with typical assignment and agency granted to the construction manager, general contractor or site contractor for all temporary material and equipment storage, in accordance with usual and customary construction means and methods.
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- o Other Bases: 4-8%
- o Hydrogen: 5-10%

b) If vegetative cover is inadequate to prevent rill erosion, overseed and fertilize in accordance with soil test results. 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, undesired sprits 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. Fertilizer shall be slow release, organic, and low in phosphorous in the 100? wetland buffer

c) If a stand has less than 40% cover, reevaluate choice of grass seed and quantities of lime and fertilizer. Re-establish the stand following seedbed preparation and seeding recommendations, omitting lime and fertilizer in the absence of soil test results. If the season prevents re-sowing, mulch or jute netting is an effective temporary cover.

d) Seeded areas should be fertilized during the second growing season. Lime and fertilize thereafter at periodic intervals, as needed.

Fertilizers/Detergents/Pet Wastes:

Fertilizers and detergents contain nutrients such as phosphorous and nitrogen which can contribute to water pollution. The following practices should be utilized to reduce the risks of using fertilizer/detergent products.

1) Limit the application of fertilizers to the minimum area and the minimum recommended amounts.
2) Reduce the exposure of nutrients to storm water runoff by working the fertilizer deep into the soil (depth of 4 to 6 inches) instead of letting it remain on the surface.
3) Apply fertilizer more frequently, but at lower application rates.
4) Hydro-seeding where lime and fertilizers are applied to the ground surface in one application should be limited where possible.
5) Limit the use of detergents onsite; wash water containing detergents should not be discharged in the storm water system.
6) Apply fertilizer and use detergents only in the recommended manner and only in recommended amounts.
7) All pet wastes shall not be allowed to accumulate on property and shall be property disposed of.

Snow Operations Management

The proper management of snow and snow melt, in terms of snow removal and storage, use of deicing compounds, and other practices will prevent or minimize the major runoff and pollutant loading impacts. The following practices should be employed to avoid pollution impacts from snow.
1) Use of De-icing Compounds
a) The Town of Medway may agree to the use of certain chemicals for de-icing.
Alternative de-icing compounds such as calcium chloride (CaCl2) and calcium magnesium acetate (CMA) are possibilities.
b) Use a sand only for deicing road treatment.
c) There are no stockpiles of salt and sand stored or proposed on this site for de-icing.
2) Snow Removal and Storage: Place plowed snow in designated pervious areas where it can slowly infiltrate. This can be accomplished at the edge of the parking area surface. Snow will not be plowed into piles which block or obstruct stormwater management facilities.
3) Blow snow from paved areas to grass or pervious areas.
4) Utilize pavement sweeping and catch basin cleaning as a minimum bi-annual in the early spring (after winter storms),and mid-fall (after the leaf drop). The disposal of street sweepings shall comply with DEP/BWP Final Policy #94-092.
The preceding does not cover sweepings known to be contaminated by spills, and such sweepings should be collected separately and kept segregated.

COMMONWEALTH OF MASSACHUSETTS
RONALD TIBERI CIVIL No. 34773 REGISTERED PROFESSIONAL ENGINEER

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

4/30/20
DATE

RONALD TIBERI P.E.

FOR REGISTRY USE

REVISIONS		
No.	DATE	DESCRIPTION

STORMWATER OPERATIONS AND MAINTENCE PLAN

EVERGREEN VILLAGE
22 EVERGREEN STREET

PREPARED FOR: SAMPSON POND LLC
P.O. Box 5
MEDWAY MA 02053

PREPARED By: RONALD TIBERI P.E.
9 MASSACHUSETTS AVE.
NATICK MA 01760

DRAWING SCALE: 1 inch = 20 feet
PROJECT NUMBER: 2616
DATE: APRIL 2020

Stormwater Systems

The temporary stormwater systems are documented within the project SWPPP. The Owner is responsible with typical authority granted to the construction manager, general contractor or site contractor.
The permanent stormwater systems are designed to enhance recharge to groundwater on a sitewide basis. In general, all the clean roof runoff will be collected, stored and infiltrated through underground chamber systems designed to replicate the naturally–occurring site–wide recharge characteristics of the locus. The associated site access and parking areas are conventional bituminous pavement with edging to direct surface flow into deep sump catch basins with outlet hoods. There are hydrodynamic structural units to collect and treat surface flows prior to recharge in underground storage systems. Collectively, the stormwater design will meet or exceed local, state and federal standards as designed when operated, monitored and maintained properly.
Please also refer to the project specific BMP reference documents contained in the stormwater report, permit documents and SWPPP.

Stormwater Operations and Maintenance

The combined stormwater systems operations and maintenance can be performed by the Sampson Pond LLC property manager or their assigned agent. Nonetheless, due to proprietary product knowledge, training and specialty maintenance equipment required, it is recommended that the property manager secure and maintain a long term third party contract with an industry specific trained and licensed professional capable of operating, inspecting and maintaining stormceptor hydrodynamic units and stormtech underground chamber systems.

The following activities should be carried out on an on–going basis to maintain good site operations:

Site Maintenance: The site and all components are to be kept in a neat, orderly and clean fashion. Routine upkeep shall be performed by either the Owner

Property Management Staff and/or their assignees. Typical site maintenance activities shall include responsible construction practices, careful employment of temporary erosion control methods, street sweeping, landscape management and grounds maintenance.

Trash Disposal: The applicant shall petition for curbside pickup. Otherwise all common household waste materials shall be collected and stored in securely fastened metal dumpsters within secured enclosures and maintained on site by a refuse collection vendor. The dumpster will be emptied regularly, and not be over–filled.
All residents and property management personnel will be instructed on proper onsite waste disposal practices. In addition to on–site signage, all residents will receive specific onsite disposal services, including recycling if applicable within their lease agreement documentation.

Spill Control & Containment: Good housekeeping and spill control practices will minimize stormwater contamination from petroleum products, paints and cleaning products. All resident vehicles will be routinely monitored for leaks. Written notices will be distributed as required by property management staff. Habitual offenders will be removed from the site with parking privileges revokes, if necessary. Emergency spill kits will be available on site to be operated and deployed by trained property management staff. s representatives, No hazardous or dangerous material or chemical storage will be permitted on premises in any quantity by either property management representatives, tenants or residents. Only common,

over–the–counter household cleaning products within acceptable consumable legal limits will be permitted on site. Any and all such consumable products may be routinely disposed of within the onsite refuse receptacles, in accordance with state and federal laws.

Management, Training and Certification

The Owner is responsible to ensure that their assigned construction manager, general contractor or site contractor utilizes qualified and competent personnel who have been trained and are certified in the site specific temporary stormwater systems management. All temporary stormwater systems training and certifications must be documented to remain on file or within the SWPPP documentation.

The Evergreen Village permanent stormwater systems are to be monitored, operated and maintained by trained individuals, certified in stormwater management practices. Either the property management staff may become trained and certified or utilize a professional contractor with the appropriate training and certifications capable of responsibly ensuring stormwater systems operations and maintenance compliance.
Both the Owner and property manager shall maintain responsible and current records of all stormwater management training and certifications, as are required and performed within the SWPPP. Please also refer to the project BMP reference documents and sample report forms contained in the stormwater report, permit documents and SWPPP.

Observation/Corrective Logs

The Owner is responsible to ensure their assigned construction manager, general contractor or site contractor routinely completes stormwater observation logs in compliance with the SWPPP.
The Property Manager and/or their stormwater consultant(s) are responsible to complete stormwater observation logs in compliance with state and local stormwater compliance regulations, in addition to the suggested manufacturer specifications.
Please also refer to the project specific sample report forms contained in the project stormwater report, permit documents and SWPPP as required.

When required and as necessary, corrective action shall be prepared and logged. The purpose and intent of corrective actions logged are to document a stormwater occurrence that required additional, amended or revised stormwater measures than the approved or permitted devices in operation.
Both temporary and permanent stormwater measures may require corrective action. The documentation and corrective action reporting shall be the Owners or Property Manager
Please also refer to the sample report forms contained in the project stormwater report, permit documents and SWPPP as required.

BMPs

Both temporary and permanent BMP inspection, operation and maintenance is critical to the health and success of stormwater system sustainability. Usual and customary BMP literature is included in the project stormwater report permit documents and SWPPP. However these representative BMP?s shall be considered the minimum requirement, providing practical stormwater operation and maintenance guidance. Additional BMP?s may be required, depending on actual site conditions to augment or replace current BMP?s The use, replacement or amendment of onsite BMP?s, whether temporary or permanent will be determined by either the local or state stormwater official or the project engineer of record.

Operation
Once the infiltration facilities have been constructed and the site has been permanently stabilized and put into action, the operation of the drainage works will be routine. Storm water runoff is directed into the catch basin grates, to the Stormceptor drain manhole, and to the infiltration galley systems. The galley systems have been designed to retain the flow and volume of runoff for the 2–year through 100–year storm event.

Maintenance
The storm water drainage system complies with the Best Management Practices (BMP) standards of the Massachusetts Department of Environmental Protection, as described in Storm Water Management Policy. In order to keep the drainage system operating under those standards, maintenance of the various components is required by the facilities operator, facility owner, or his service contractor. These items include but not limited to the following:

A) Annual pavement sweeping before April 30th.
B) Minimum bi–annual cleaning of the 48? deep sump catch basins at the end of foliage and snow removal seasons, and approved disposal of the recovered materials.
C) Bi–annual inspection of the drainage works may require remedial action. Any extensive damage repair for weather and non–weather related activities should be made immediately. Chronological Records of the repairs shall be kept in a file on–site. Records shall be kept for a period of at least 7–years.
D) Periodic checking and cleaning the catch basins on an as–needed basis to remove debris, trash, leaves, and accumulated sediment. The sumps must be monitored quarterly for the first 2–years of operation to measure the accumulation of sediment and/or pollutants that may be contained at the inlet sum. Then adjust the checking and monitoring to suit conditions expected for experience from the initial 2–year period.
E) Record keeping of the maintenance, checking and monitoring of the system shall be maintained by the owner. Service contractors shall provide the owner with receipt showing a clear description of their site visit; and, findings shall be clearly and legibly printed and dated on the receipt.
F) A copy of the service contractor?s manifest record shall be provided to the owner and/or operator of the system.

DETAILED BMP REQUIREMENTS

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 structure 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 in and around the development 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.

Stormwater Infiltration/stilling 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 the 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.

Underground Infiltration Field:

1.Perform all pretreatment BMP maintenance, structural and non–structural, as required herein.
2.Inspect the infiltration field at least twice per year, approximately 2–4 days after a rainfall event to ensure that water is not still in the field (as it should have infiltrated into underlying soils by then). Should the infiltration field fail to infiltrate water sufficiently, the field system shall be excavated and replaced in accordance with the original design.
3. Basins should be mowed and all clippings and debris removed at least twice per year. Evasive shrubs or plants shall be removed to mitigate root intrusion. Observation ports shall be kept clear and accessible.

Stormwater Pipes, Inlets, downspouts and Outfalls:
1.All stormwater inlets and outfalls shall be inspected twice per year.
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.

StormCeptor System:
StormCeptor structure and equipment shall be inspected and maintained as per manufacturers recommendations.
StormCeptor manual is attached to this plan.

Inspections should be conducted as follows:
–Post–construction inspection is required prior to putting the Stormceptor into service.
–Routine inspections are recommended first year to assess sediment accumulation. Subsequent inspection will be based upon data acquires in the first year to determine maintenance program as per manufacturers requirements.
–Inspections shall be performed immediately after oil, fuel, or other chemical spills.

Maintenance cleaning needed for optimum performance, the unit should be cleaned out once the sediment depth reaches the recommended maintenance sediment depth, which is approximately 15% of the units total storage capacity. The frequency should be adjusted based on historical inspection results due to variable site pollutant loading.

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4/20/20
DATE

RONALD TIBERI P.E.

COMMONWEALTH OF MASSACHUSETTS
RONALD TIBERI
CIVIL
No. 34773
REGISTERED PROFESSIONAL ENGINEER

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