

MINOR SITE PLAN FOR CHIPOTLE & STARBUCKS

MEDWAY COMMONS

67C MAIN STREET MEDWAY, MASSACHUSETTS

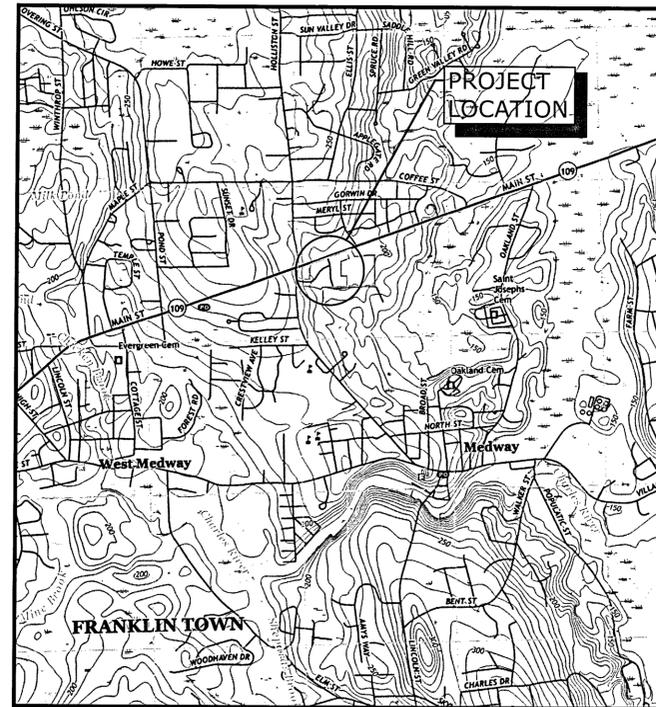
PARCELS 41-023-067A & B, CENTRAL BUSINESS ZONE

DECEMBER 22, 2022

LAST REVISED: MARCH 21, 2023

APPROVED BY: TOWN OF MEDWAY PLANNING AND ECONOMIC DEVELOPMENT BOARD
<i>[Signature]</i>
<i>[Signature]</i>
APPROVAL DATE: 3-14-2023
ENDORSEMENT DATE: 4-11-2023

LIST OF DRAWINGS	
SHEET NO.	SHEET TITLE
	COVER
1 OF 2	ALTA/NSPS LAND TITLE SURVEY (BY R.E. CAMERON & ASSOCIATES, INC.)
2 OF 2	ALTA/NSPS LAND TITLE SURVEY (BY R.E. CAMERON & ASSOCIATES, INC.)
C-100	OVERALL SITE PLAN
C-101	DEMOLITION PLAN
C-102	SITE PLAN
C-103	UTILITY, GRADING, DRAINAGE, & EROSION CONTROL PLAN
C-104	LANDSCAPE PLAN
C-105	CIRCULATION PLAN
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C-502	DETAILS
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A201	EXISTING ELEVATIONS (BY SCOTT GRIFFIN ARCHITECTS)
A202	PROPOSED ELEVATIONS (BY SCOTT GRIFFIN ARCHITECTS)
A203	PROPOSED ELEVATIONS COLORED (BY SCOTT GRIFFIN ARCHITECTS)
A204	3D PERSPECTIVES (BY SCOTT GRIFFIN ARCHITECTS)
A206	ROOF LADDER DETAIL (BY SCOTT GRIFFIN ARCHITECTS)



LOCATION MAP
SCALE: 1" = 2000'

PREPARED BY:

Tighe & Bond

Engineers | Environmental Specialists
177 Corporate Drive
Portsmouth, NH 03801
(603) 433-8818

PREPARED FOR:

Charter Realty & Development
1666 Massachusetts Ave - Suite 6A
Lexington, Massachusetts 02420

PREPARED WITH:

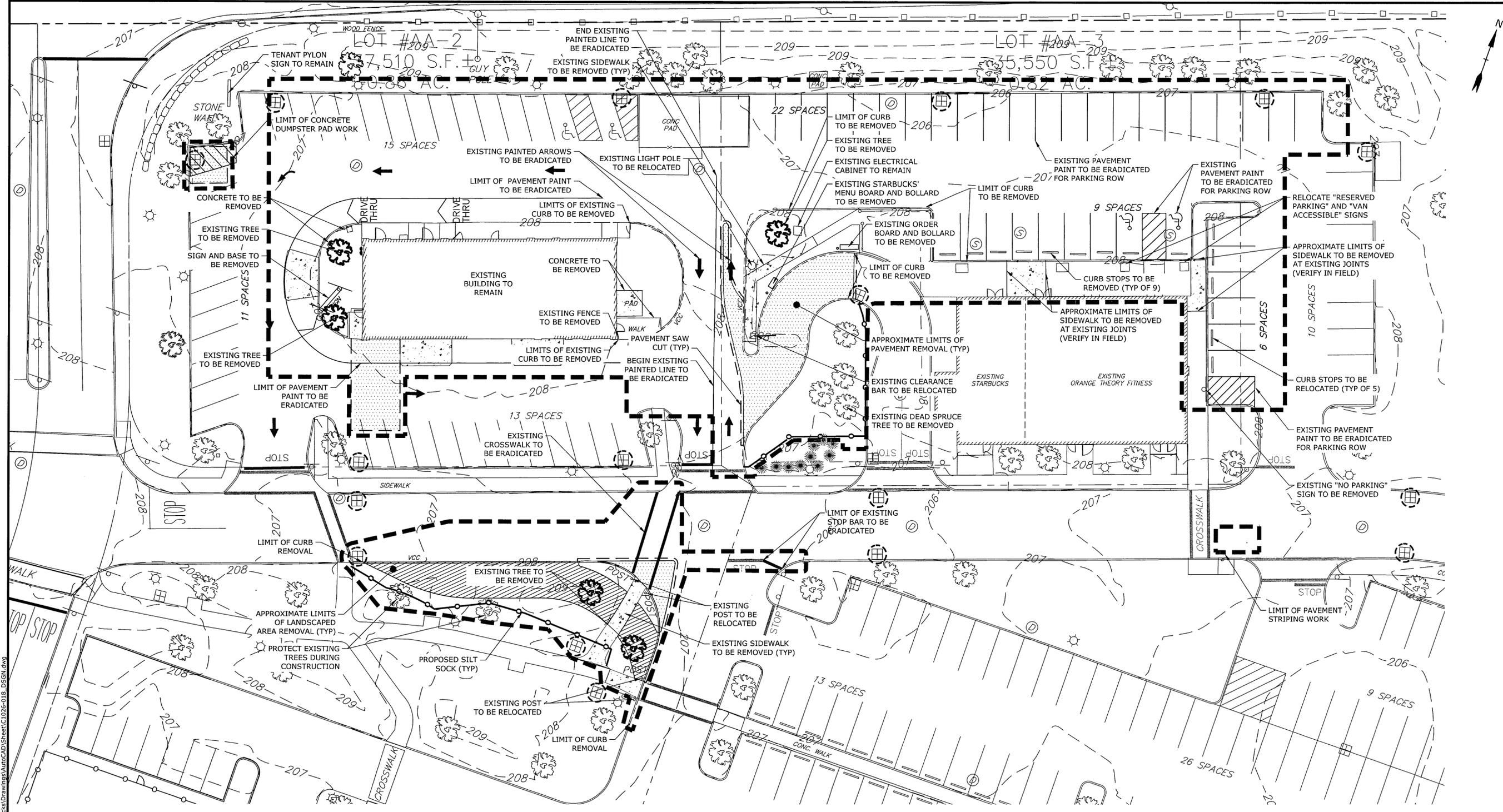
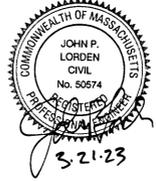
Scott Griffin Architects
880 Main Street 5th Floor
Waltham, Massachusetts 02451



WAIVER GRANTED:
THE FOLLOWING WAIVER REQUEST, FROM THE TOWN OF MEDWAY'S SITE PLAN RULES AND REGULATIONS, WAS GRANTED ON MARCH 14, 2023.
1. ARTICLE V SECTION 205-4 - ALL EXISTING AND PROPOSED ELEVATIONS SHALL REFER TO NAVD88.

**PERMIT SET - NOT FOR CONSTRUCTION
COMPLETE SET 18 SHEETS**

PROJECT NO: C1026-023



PERMIT PLANS - NOT FOR CONSTRUCTION

**MINOR SITE PLAN FOR
Chipotle &
Starbucks**
Medway Commons
67C Main Street
Medway,
Massachusetts

Charter Realty &
Development Corp.

DEMOLITION NOTES:

- THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND THE LOCATIONS ARE NOT GUARANTEED BY THE OWNER OR THE ENGINEER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UTILITIES, ANTICIPATE CONFLICTS, REPAIR EXISTING UTILITIES AND RELOCATE EXISTING UTILITIES REQUIRED TO COMPLETE THE WORK.
- THE CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES. CALL DIG SAFE AT LEAST 72 HOURS PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION/CONSTRUCTION ACTIVITIES.
- ALL MATERIALS SCHEDULED TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL DISPOSE OF ALL MATERIALS OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS, ORDINANCES AND CODES.
- COORDINATE REMOVAL, RELOCATION, DISPOSAL OR SALVAGE OF UTILITIES WITH THE OWNER AND APPROPRIATE UTILITY COMPANY.
- ANY EXISTING WORK OR PROPERTY DAMAGED OR DISRUPTED BY CONSTRUCTION/DEMOLITION ACTIVITIES SHALL BE REPLACED OR REPAIRED TO MATCH ORIGINAL EXISTING CONDITIONS BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- SAW CUT AND REMOVE PAVEMENT ONE (1) FOOT OFF PROPOSED EDGE OF PAVEMENT OR EXISTING CURB LINE IN ALL AREAS WHERE PAVEMENT TO BE REMOVED ADJUTS EXISTING PAVEMENT OR CONCRETE TO REMAIN.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH THE CONDITIONS OF ALL OF THE PERMIT APPROVALS.
- THE CONTRACTOR SHALL OBTAIN AND PAY FOR ADDITIONAL PERMITS, NOTICES AND FEES NECESSARY TO COMPLETE THE WORK AND ARRANGE FOR AND PAY FOR NECESSARY INSPECTIONS AND APPROVALS FROM THE AUTHORITIES HAVING JURISDICTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DEMOLITION AND OFF-SITE DISPOSAL OF MATERIALS REQUIRED TO COMPLETE THE WORK, EXCEPT FOR WORK NOTED TO BE COMPLETED BY OTHERS.
- PAVEMENT REMOVAL LIMITS ARE SHOWN FOR CONTRACTOR'S CONVENIENCE. ADDITIONAL PAVEMENT REMOVAL MAY BE REQUIRED DEPENDING ON THE CONTRACTOR'S OPERATION. CONTRACTOR TO VERIFY FULL LIMITS OF PAVEMENT REMOVAL PRIOR TO BID.
- THE CONTRACTOR SHALL REMOVE AND LEGALLY DISPOSE OF OFF-SITE ALL UTILITIES, UTILITY STRUCTURES, DRAINAGE PIPE, DRAINAGE STRUCTURES, CONCRETE PAVEMENT, FENCES, LIGHTING BASES/POLES/FIXTURES, CURBING, TREES, SHRUBS AND OTHER MAN MADE OBJECTS OR MATERIALS WITHIN THE LIMITS OF WORK THAT ARE NOT INCORPORATED IN THE NEW LAYOUT.

- REMOVE TREES AND BRUSH AS REQUIRED FOR COMPLETION OF WORK. CONTRACTOR SHALL GRUB AND REMOVE ALL STUMPS WITHIN LIMITS OF WORK AND DISPOSE OF OFF SITE IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS.
- CONTRACTOR SHALL PROTECT ALL PROPERTY MONUMENTATION THROUGHOUT DEMOLITION AND CONSTRUCTION OPERATIONS. SHOULD ANY MONUMENTATION BE DISTURBED BY THE CONTRACTOR, THE CONTRACTOR SHALL EMPLOY A MASSACHUSETTS LICENSED SURVEYOR TO REPLACE DISTURBED MONUMENTS.
- PROVIDE INLET PROTECTION BARRIERS AT ALL CATCH BASINS/CURB INLETS WITHIN CONSTRUCTION LIMITS AS WELL AS CATCH BASINS/CURB INLETS THAT RECEIVE RUNOFF FROM CONSTRUCTION ACTIVITIES. INLET PROTECTION BARRIERS SHALL BE MAINTAINED FOR THE DURATION OF THE PROJECT. INLET PROTECTION BARRIERS SHALL BE "HIGH FLOW SILT SACK" BY ACF ENVIRONMENTAL OR EQUAL. INSPECT BARRIERS WEEKLY AND AFTER EACH RAIN EVENT OF 0.25 INCHES OR GREATER. CONTRACTOR SHALL COMPLETE A MAINTENANCE INSPECTION REPORT AFTER EACH INSPECTION. SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT OR MORE OFTEN IF THE FABRIC BECOMES CLOGGED OR SEDIMENT HAS ACCUMULATED TO 1/3 THE DESIGN DEPTH OF THE BARRIER.
- THE CONTRACTOR SHALL PHASE DEMOLITION AND CONSTRUCTION AS REQUIRED TO PROVIDE CONTINUOUS SERVICE TO EXISTING BUSINESSES AND HOMES THROUGHOUT THE CONSTRUCTION PERIOD. EXISTING BUSINESS AND HOME SERVICES INCLUDE, BUT ARE NOT LIMITED TO ELECTRICAL, COMMUNICATION, FIRE PROTECTION, DOMESTIC WATER AND SEWER SERVICES. TEMPORARY SERVICES, IF REQUIRED, SHALL COMPLY WITH ALL FEDERAL, STATE, LOCAL AND UTILITY COMPANY STANDARDS. CONTRACTOR SHALL PROVIDE DETAILED CONSTRUCTION SCHEDULE TO OWNER PRIOR TO ANY DEMOLITION/CONSTRUCTION ACTIVITIES AND SHALL COORDINATE TEMPORARY SERVICES TO ABBUTERS WITH THE UTILITY COMPANY AND AFFECTED ABBUTTER.
- EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF ANY CLEARING OR DEMOLITION ACTIVITIES.
- THE CONTRACTOR SHALL PAY ALL COSTS NECESSARY FOR TEMPORARY PARTITIONING, BARRICADING, FENCING, SECURITY AND SAFETY DEVICES REQUIRED FOR THE MAINTENANCE OF A CLEAN AND SAFE CONSTRUCTION SITE.
- EXISTING MARKING TO BE ERADICATED SHALL BE DONE BY METHOD OF USING BLACK OUT PAINT.

REFERENCE PLANS:

- "SITE AS-BUILT PLAN MAIN AND HOLLISTON STREETS IN MEDWAY MA" PREPARED BY DAYLOR CONSULTING GROUP INC., DATED JULY 14, 2004.
- "ALTA/NSPS LAND TITLE SURVEY, MEDWAY COMMONS, 65 MAIN STREET, MEDWAY, MASSACHUSETTS" PREPARED BY R.E. CAMERON & ASSOCIATES, INC., DATED OCTOBER 6, 2017.

LEGEND

TYP	TYPICAL
	PROPOSED SILT SOCK
	LIMIT OF WORK
	PROPOSED SAW CUT LINE
	EXISTING PAVEMENT REMOVAL
	EXISTING CONCRETE TO BE REMOVED
	EXISTING LANDSCAPE AREA TO BE REMOVED
	PROPOSED INLET PROTECTION

APPROVED BY:
TOWN OF MEDWAY PLANNING AND
ECONOMIC DEVELOPMENT BOARD

APPROVAL DATE: 3-14-2023
ENDORSEMENT DATE: 4-11-2023



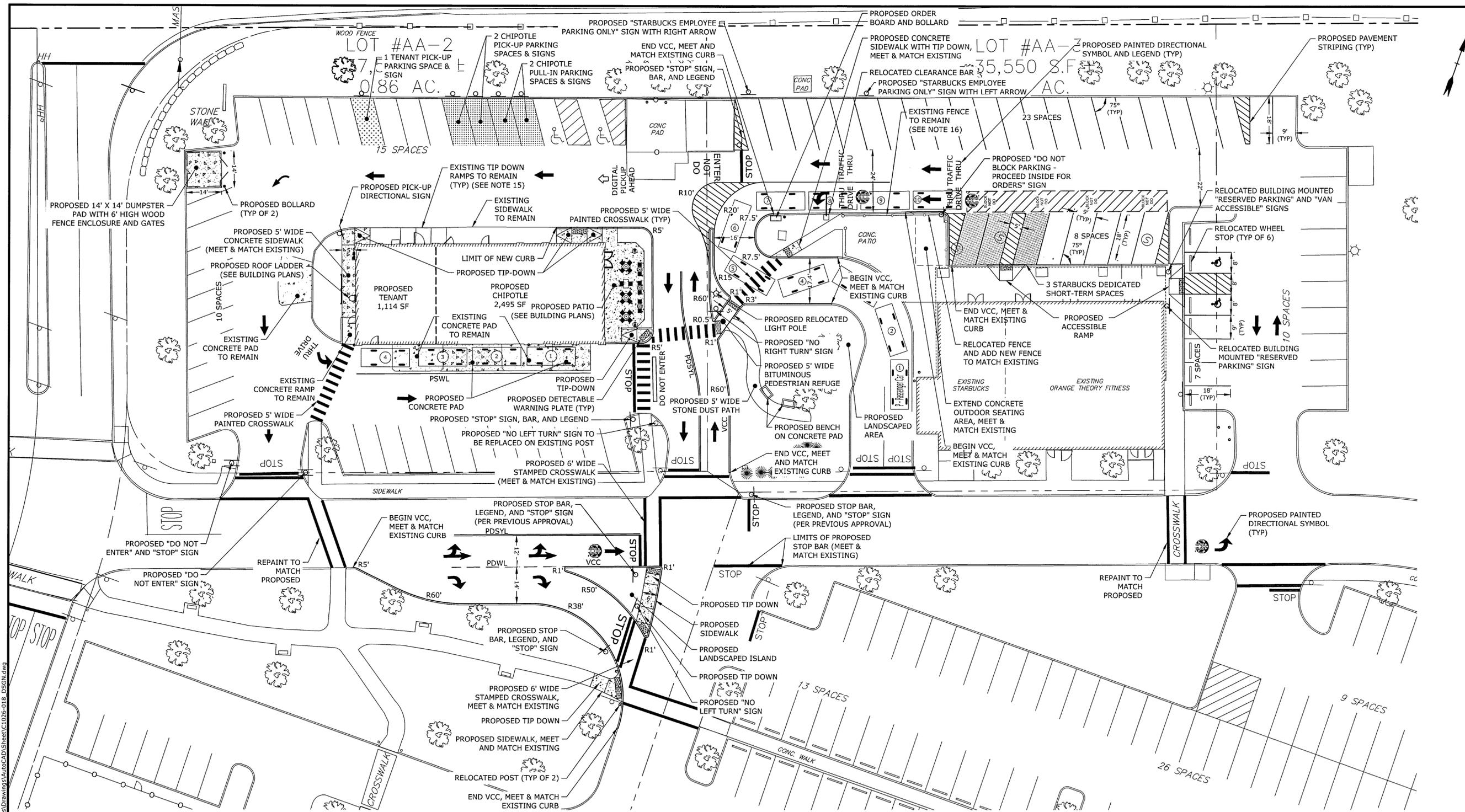
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MARK	DATE	DESCRIPTION
3	3/21/2023	REVISE PER APPROVAL
2	3/1/2023	REVISE PER REVIEW COMMENTS
1	1/31/2023	REVISE PER LEASE PLAN

PROJECT NO:	C1026-023
DATE:	DECEMBER 22, 2022
FILE:	C1026-018_DSGN.DWG
DRAWN BY:	JRW
CHECKED:	JPL
APPROVED:	BLM

DEMOLITION PLAN

SCALE: AS SHOWN



PERMIT PLANS - NOT FOR CONSTRUCTION

**MINOR SITE PLAN FOR
Chipotle &
Starbucks**
Medway Commons
67C Main Street
Medway,
Massachusetts

Charter Realty &
Development Corp.

- SITE NOTES:**
1. STRIPE PARKING AREAS AS SHOWN, INCLUDING PARKING SPACES, AND ADA SYMBOLS. PAINT SHALL BE FAST DRYING AND SHALL MEET THE REQUIREMENTS OF AASHTO M249. ALL TRAFFIC PAINT SHALL MEET THE REQUIREMENTS OF AASHTO M248 TYPE "F".
 2. ALL PAVEMENT MARKINGS AND REGULATORY SIGNS, TO CONFORM TO "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", "STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS", AND THE AMERICANS WITH DISABILITIES ACT REQUIREMENTS, LATEST EDITIONS.
 3. SEE DETAILS FOR PARKING STALL MARKINGS, ADA SYMBOLS, SIGNS AND SIGN POSTS.
 4. THE CONTRACTOR SHALL EMPLOY A MASSACHUSETTS LICENSED LAND SURVEYOR TO DETERMINE ALL LINES AND GRADES.
 5. CLEAN AND COAT VERTICAL FACE OF EXISTING PAVEMENT AT SAW CUT LINE WITH RS-1 EMULSION IMMEDIATELY PRIOR TO PLACING NEW BITUMINOUS CONCRETE.
 6. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM WITH APPLICABLE FEDERAL, STATE, AND LOCAL CODES & SPECIFICATIONS.
 7. CONTRACTOR TO SUBMIT AS-BUILT PLANS IN DIGITAL FORMAT (.DWG AND .PDF FILES) ON DISK TO THE OWNER AND ENGINEER UPON COMPLETION OF THE PROJECT. AS-BUILTS SHALL BE PREPARED AND CERTIFIED BY A MASSACHUSETTS LICENSED LAND SURVEYOR.
 8. ALL WORK SHALL CONFORM TO THE TOWN OF MEDWAY DEPARTMENT OF PUBLIC WORKS, STANDARD SPECIFICATIONS AND WITH THE STATE OF MASSACHUSETTS DEPARTMENT OF TRANSPORTATION, "STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES", CURRENT EDITION.
 9. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
 10. CONTRACTOR TO PROVIDE FENCING TO PROTECT THE PUBLIC USING THE PLAZA DURING CONSTRUCTION.
 11. CENTERLINES SHALL BE FOUR (4) INCH WIDE YELLOW LINES. STOP BARS SHALL BE EIGHTEEN (18) INCHES WIDE.
 12. PAINTED ISLANDS SHALL BE FOUR (4) INCH WIDE DIAGONAL LINES AT 3'-0" O.C. BORDERED BY FOUR (4) INCH WIDE LINES.
 13. SEE ARCHITECTURAL/BUILDING DRAWINGS FOR ALL CONCRETE PADS & SIDEWALKS ADJACENT TO BUILDING.
 14. COORDINATE ALL WORK ADJACENT TO BUILDING WITH BUILDING CONTRACTOR.
 15. TIP DOWN RAMPS TO REMAIN AROUND THE PROPOSED CHIPOTLE ARE APPROXIMATE.
 16. EXISTING FENCE TO REMAIN AROUND THE OUTDOOR SEATING AREA AT STARBUCKS IS APPROXIMATE.
 17. WHEEL STOPS TO BE PINNED THROUGH ASPHALT PAVEMENT USING 3/8" DOWELS AND CENTERED IN PARKING SPACE.

LEGEND

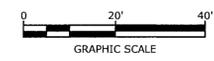
•	PROPOSED BOLLARD	EXISTING CONCRETE
S'R	RADIUS	PROPOSED CONCRETE
TYP	TYPICAL	PROPOSED PAINTED ISLAND
VCC	VERTICAL CONCRETE CURB	PROPOSED PAVEMENT
□	ACCESSIBLE PAVEMENT MARKING	
○	PROPOSED SIGN	
PDWL	PROPOSED DASHED WHITE LINE	
PSWL	PROPOSED SOLID WHITE LINE	
PSYL	PROPOSED SOLID YELLOW LINE	
PDSYL	PROPOSED DOUBLE SOLID YELLOW LINE	
→	PROPOSED PAVEMENT MARKINGS	
→	PROPOSED DETECTABLE WARNING PLATE	
—	EXISTING FENCE	
—	PROPOSED FENCE	
—	PROPOSED EDGE OF PAVEMENT/CURB	

WAIVER GRANTED:
THE FOLLOWING WAIVER REQUEST, FROM THE TOWN OF MEDWAY'S SITE PLAN RULES AND REGULATIONS, WAS GRANTED ON MARCH 14, 2023.
1. ARTICLE V SECTION 205-4 - ALL EXISTING AND PROPOSED ELEVATIONS SHALL REFER TO NAVD88.

APPROVALS:
THE FOLLOWING APPROVALS WERE GRANTED AT THE MARCH 14, 2023 TOWN OF MEDWAY PLANNING AND ECONOMIC DEVELOPMENT BOARD.
1. MINOR SITE PLAN AND WAIVERS.
2. DRIVE-THROUGH FACILITY SPECIAL PERMIT.

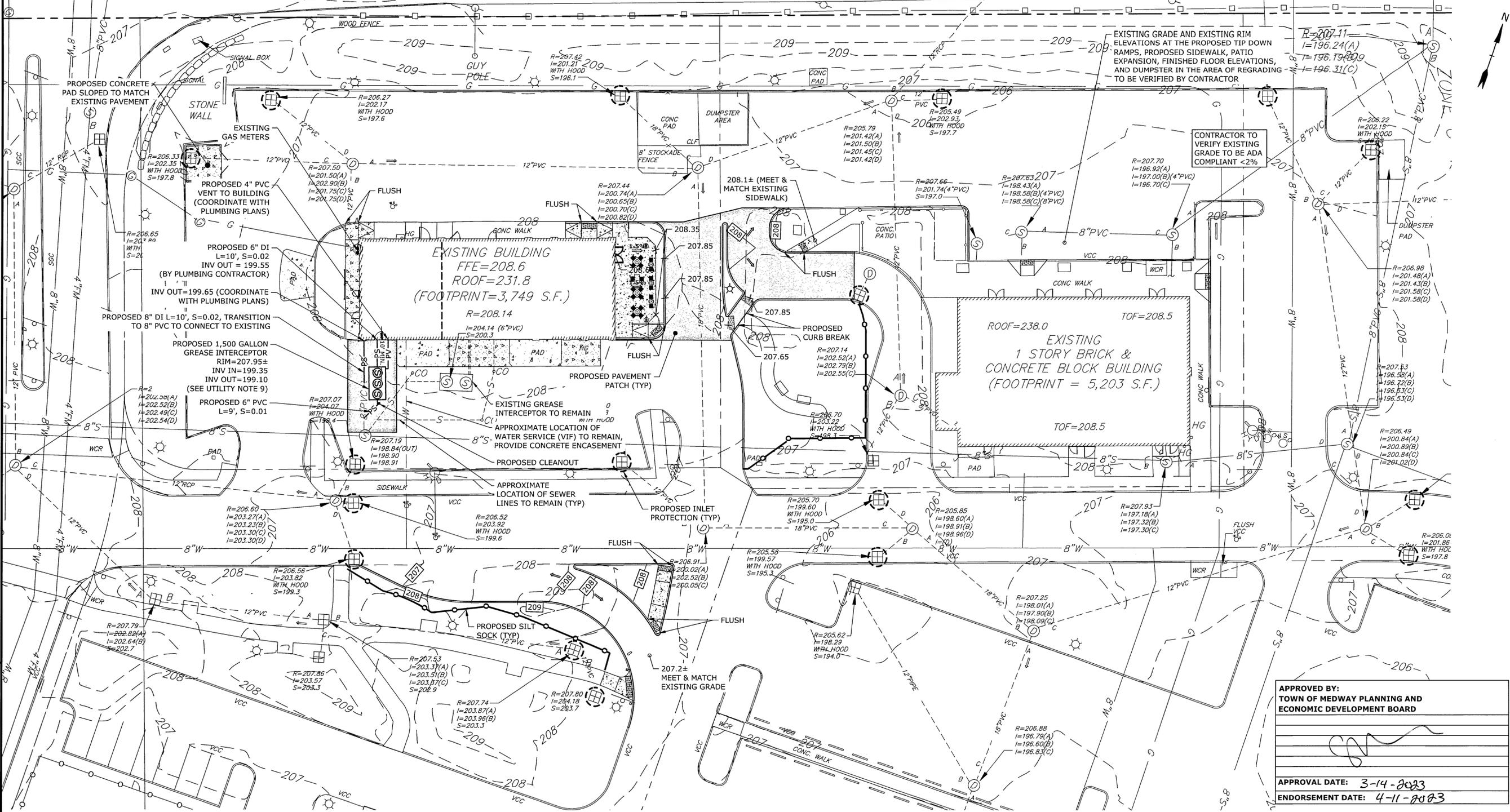
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APPROVAL DATE: 3-14-2023
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Plotted On: Mar 23, 2023 10:30am
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SCALE: AS SHOWN



PERMIT PLANS - NOT FOR CONSTRUCTION

MINOR SITE PLAN FOR
Chipotle & Starbucks
 Medway Commons
 67C Main Street
 Medway,
 Massachusetts

Charter Realty & Development Corp.

APPROVED BY:
 TOWN OF MEDWAY PLANNING AND ECONOMIC DEVELOPMENT BOARD

APPROVAL DATE: 3-14-2023
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GRADING AND DRAINAGE NOTES:

1. COMPACTION REQUIREMENTS:
 BELOW PAVED OR CONCRETE AREAS 95%
 TRENCH BEDDING MATERIAL AND SAND BLANKET BACKFILL 95%
 BELOW LOAM AND SEED AREAS 90%
 * ALL PERCENTAGES OF COMPACTION SHALL BE OF THE MAXIMUM DRY DENSITY AT THE OPTIMUM MOISTURE CONTENT AS DETERMINED AND CONTROLLED IN ACCORDANCE WITH ASTM D-1557, METHOD C FIELD DENSITY TESTS SHALL BE MADE IN ACCORDANCE WITH ASTM D-1556 OR ASTM-2922.
2. CONTRACTOR SHALL THOROUGHLY CLEAN ALL CATCH BASINS AND DRAIN LINES, WITHIN THE LIMIT OF WORK, OF SEDIMENT IMMEDIATELY UPON COMPLETION OF CONSTRUCTION.
3. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM WITH APPLICABLE FEDERAL, STATE AND LOCAL CODES.
4. ALL STORM DRAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE COMMONWEALTH OF MASSACHUSETTS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, LATEST EDITION.
5. ALL WORK SHALL CONFORM TO THE TOWN OF MEDWAY DEPARTMENT OF PUBLIC WORKS, STANDARD SPECIFICATIONS AND WITH THE STATE OF MASSACHUSETTS DEPARTMENT OF TRANSPORTATION, "STANDARD SPECIFICATIONS OF HIGHWAYS AND BRIDGES CONSTRUCTION", CURRENT EDITION.
6. ADJUST ALL MANHOLES, CATCH BASINS, CURB BOXES, ETC. WITHIN LIMITS OF WORK TO FINISH GRADE.
7. CONTRACTOR SHALL PROVIDE A FINISH PAVEMENT SURFACE AND LAWN AREAS FREE OF LOW SPOTS AND PONDING AREAS. CRITICAL AREAS INCLUDE BUILDING ENTRANCES, EXITS, RAMPS, AND AREAS ADJACENT TO THE BUILDING.
8. ALL DISTURBED AREAS NOT TO BE PAVED OR OTHERWISE TREATED SHALL RECEIVE 6" LOAM, SEED FERTILIZER AND MULCH.

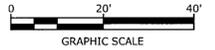
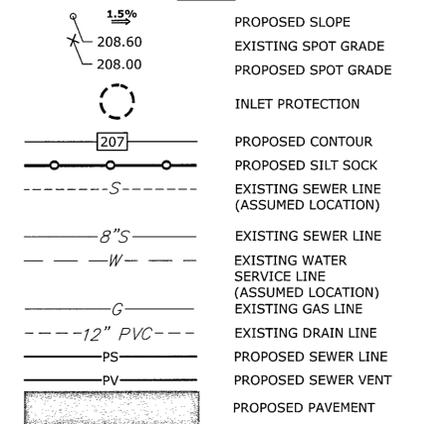
EROSION CONTROL NOTES:

1. INSTALL EROSION CONTROL BARRIERS AS SHOWN AS FIRST ORDER OF WORK.
2. SEE GENERAL EROSION CONTROL NOTES ON "EROSION CONTROL NOTES & DETAILS SHEET".
3. PROVIDE INLET PROTECTION AROUND ALL EXISTING AND PROPOSED CATCH BASIN INLETS WITHIN THE WORK LIMITS AS WELL AS CATCH BASINS/CURB INLETS THAT RECEIVE RUNOFF FROM CONSTRUCTION ACTIVITIES. MAINTAIN FOR THE DURATION OF THE PROJECT.
4. INSPECT INLET PROTECTION AND PERIMETER EROSION CONTROL MEASURES DAILY AND AFTER EACH RAIN STORM OF 0.25 INCH OR GREATER. REPAIR/MODIFY PROTECTION AS NECESSARY TO MAXIMIZE EFFICIENCY OF FILTER. REPLACE ALL FILTERS WHEN SEDIMENT IS 1/3 THE FILTER HEIGHT.
5. PRIOR TO ANY WORK OR SOIL DISTURBANCE COMMENCING ON THE SUBJECT PROPERTY, INCLUDING MOVING OF EARTH, THE APPLICANT SHALL INSTALL ALL EROSION AND SILTATION MITIGATION AND CONTROL MEASURES AS REQUIRED BY STATE AND LOCAL PERMITS AND APPROVALS.
6. CONTRACTOR SHALL BE RESPONSIBLE TO CONTROL DUST AND WIND EROSION THROUGHOUT THE CONSTRUCTION PERIOD. DUST CONTROL MEASURES SHALL INCLUDE, BUT ARE NOT LIMITED TO, SPRINKLING WATER ON UNSTABLE SOILS SUBJECT TO ARID CONDITIONS.
7. THE CONTRACTOR SHALL REMOVE AND PROPERLY DISPOSE OF ALL TEMPORARY EROSION CONTROL DEVICES UPON COMPLETION OF CONSTRUCTION.
8. TEMPORARY SOIL STOCKPILE SHALL BE SURROUNDED WITH PERIMETER CONTROLS AND SHALL BE STABILIZED BY TEMPORARY EROSION CONTROL SEEDING.
9. SAFETY FENCING SHALL BE PROVIDED AROUND STOCKPILES OVER 10 FT.
10. CONCRETE TRUCKS WILL BE REQUIRED TO WASH OUT (IF NECESSARY) SHOOTS ONLY WITHIN AREAS WHERE CONCRETE HAS BEEN PLACED. NO OTHER WASH OUT WILL BE ALLOWED.

UTILITY NOTES:

1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE APPROXIMATE AND THE LOCATIONS ARE NOT GUARANTEED BY THE OWNER OR ENGINEER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UTILITIES, ANTICIPATE CONFLICTS, REPAIR EXISTING UTILITIES, AND RELOCATE EXISTING UTILITIES REQUIRED TO COMPLETE THE WORK AT NO ADDITIONAL COST TO THE OWNER.
2. CONTRACTOR SHALL MAINTAIN UTILITY SERVICES TO ABUTTING PROPERTIES THROUGHOUT CONSTRUCTION.
3. THE EXACT LOCATION OF NEW UTILITY SERVICES AND CONNECTIONS SHALL BE COORDINATED WITH THE BUILDING DRAWINGS AND THE APPLICABLE UTILITY COMPANIES.
4. ADJUST ALL MANHOLES, CATCH BASINS, CURB BOXES, ETC. WITHIN LIMITS OF WORK TO FINISH GRADE.
5. THE CONTRACTOR SHALL OBTAIN, PAY FOR, AND COMPLY WITH ALL REQUIRED PERMITS, ARRANGE FOR ALL INSPECTIONS, AND SUBMIT COPIES OF ACCEPTANCE CERTIFICATES TO THE OWNER PRIOR TO THE COMPLETION OF THIS PROJECT.
6. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL MANHOLES, BOXES, FITTINGS, CONNECTORS, COVER PLATES, AND OTHER MISCELLANEOUS ITEMS NOT NECESSARILY DETAILED ON THESE DRAWINGS TO RENDER INSTALLATION OF UTILITIES COMPLETE AND OPERATIONAL.
7. THE CONTRACTOR SHALL CONTACT "DIG-SAFE" 72 HOURS PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL HAVE THE "DIG-SAFE" NUMBER ON SITE AT ALL TIMES.
8. SAW CUT AND REMOVE PAVEMENT AND CONSTRUCT PAVEMENT TRENCH PATCH FOR ALL PROPOSED UTILITIES LOCATED IN EXISTING PAVEMENT AREAS TO REMAIN.
9. ASSUMED WATER SERVICE AND SEWER LINES LOCATIONS SHOWN ON THE PLANS FROM THE MCDONALD'S BUILDING. ALL UTILITIES IN THE VICINITY OF THE PROPOSED GREASE INTERCEPTOR SHALL BE VERIFIED IN FIELD BY CONTRACTOR TO CHECK FOR CONFLICTS. CONTRACTOR TO REPORT ANY CONFLICTS TO OWNER AND ENGINEER PRIOR TO CONSTRUCTION.

LEGEND



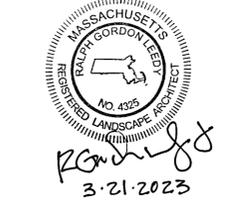
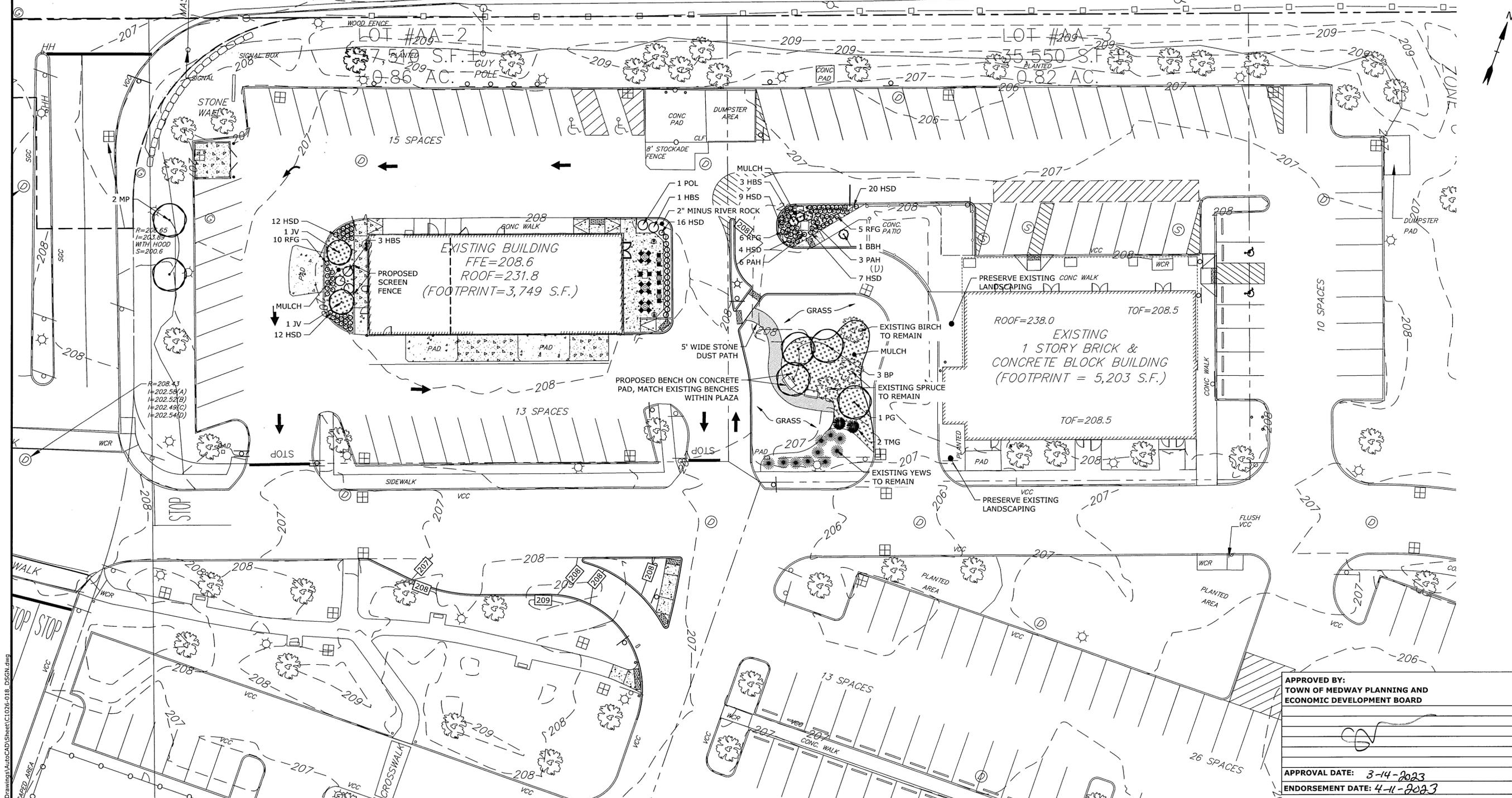
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UTILITY, GRADING, DRAINAGE, & EROSION CONTROL PLAN

SCALE: AS SHOWN



PERMIT PLANS - NOT FOR CONSTRUCTION

MINOR SITE PLAN FOR
Chipotle & Starbucks
 Medway Commons
 67C Main Street
 Medway,
 Massachusetts

APPROVED BY:
 TOWN OF MEDWAY PLANNING AND
 ECONOMIC DEVELOPMENT BOARD

APPROVAL DATE: 3-14-2023
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LANDSCAPE NOTES:

- THE CONTRACTOR SHALL FURNISH AND PLANT ALL PLANTS IN QUANTITIES AS SHOWN ON THIS PLAN. NO SUBSTITUTIONS WILL BE PERMITTED UNLESS APPROVED BY OWNER. ALL PLANTS SHALL BE NURSERY GROWN.
- ALL PLANTS SHALL BE NURSERY GROWN AND PLANTS AND WORKMANSHIP SHALL CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS, INCLUDING BUT NOT LIMITED TO SIZE, HEALTH, SHAPE, ETC., AND SHALL BE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO ARRIVAL ON-SITE AND AFTER PLANTING.
- PLANT STOCK SHALL BE GROWN WITHIN THE HARDINESS ZONES 4 THRU 7 ESTABLISHED BY THE PLANT HARDINESS ZONE MAP, MISCELLANEOUS PUBLICATIONS NO. 814, AGRICULTURAL RESEARCH SERVICE, UNITED STATES DEPARTMENT AGRICULTURE, LATEST REVISION.
- PLANT MATERIAL SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS TO THE ORIGINAL PLANTING GRADE PRIOR TO DIGGING.
- THE NUMBER OF EACH INDIVIDUAL PLANT TYPE AND SIZE PROVIDED IN THE PLANT LIST OR ON THE PLAN IS FOR THE CONTRACTOR'S CONVENIENCE ONLY. IF A DISCREPANCY EXISTS BETWEEN THE NUMBER OF PLANTS ON THE LABEL AND THE NUMBER OF SYMBOLS SHOWN ON THE DRAWINGS, THE GREATER NUMBER SHALL APPLY.
- NO SUBSTITUTION OF PLANT MATERIALS WILL BE ALLOWED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL LOCATE, VERIFY AND MARK ALL EXISTING AND NEWLY INSTALLED UNDERGROUND UTILITIES PRIOR TO ANY LAWN WORK OR PLANTING. ANY CONFLICTS WHICH MIGHT OCCUR BETWEEN PLANTING AND UTILITIES SHALL IMMEDIATELY BE REPORTED TO THE OWNER SO THAT ALTERNATE PLANTING LOCATIONS CAN BE DETERMINED.
- ALL DISTURBED AREAS NOT TO BE PAVED OR OTHERWISE TREATED, SHALL RECEIVE 6" OF LOAM AND SEED. NO FILL SHALL BE PLACED IN ANY WETLAND AREA.
- THREE INCHES (3") OF BARK MULCH IS TO BE USED AROUND THE TREE AND SHRUB PLANTING AS SPECIFIED IN THE DETAILS. WHERE BARK MULCH IS TO BE USED IN A CURBED ISLAND THE BARK MULCH SHALL MEET THE TOP INSIDE EDGE OF THE CURB. ALL OTHER AREAS SHALL RECEIVE 6" INCHES OF LOAM AND SEED.
- LANDSCAPING SHALL BE LOCATED WITHIN 150 FT OF EXTERIOR HOSE ATTACHMENT OR SHALL BE PROVIDED WITH AN IRRIGATION SYSTEM.
- SEE PLANTING DETAILS AND SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

- TREE STAKES SHALL REMAIN IN PLACE FOR NO LESS THAN 6 MONTHS AND NO MORE THAN 1 YEAR.
- PLANTING SHALL BE COMPLETED FROM APRIL 15TH THROUGH OCTOBER 1ST. NO PLANTING DURING JULY AND AUGUST UNLESS SPECIAL PROVISIONS ARE MADE FOR DROUGHT.
- PARKING AREA PLANTED ISLANDS TO HAVE MINIMUM OF 1"-0" TOPSOIL PLACED TO WITHIN 3 INCHES OF THE TOP OF CURB ELEVATION. REMOVE ALL CONSTRUCTION DEBRIS BEFORE PLACING TOPSOIL.
- TREES SHALL BE PRUNED IN ACCORDANCE WITH THE LATEST EDITION OF ANSI A300 'TREES, SHRUBS AND OTHER WOOD PLANT MAINTENANCE STANDARD PRACTICES.
- ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24 HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL BE WATERED WEEKLY, OR MORE OFTEN, IF NECESSARY DURING THE FIRST GROWING SEASON. LANDSCAPE CONTRACTOR SHALL COORDINATE WATERING SCHEDULE WITH OWNER DURING THE ONE (1) YEAR GUARANTEE PERIOD.
- EXISTING TREES AND SHRUBS SHOWN ON THE PLAN ARE TO REMAIN UNDISTURBED. ALL EXISTING TREES AND SHRUBS SHOWN TO REMAIN ARE TO BE PROTECTED WITH A 4-FOOT SNOW FENCE PLACED AT THE DRIP LINE OF THE BRANCHES OR AT 8 FEET MINIMUM FROM THE TREE TRUNK. ANY EXISTING TREE OR SHRUB SHOWN TO REMAIN, WHICH IS REMOVED DURING CONSTRUCTION, SHALL BE REPLACED BY A TREE OF COMPARABLE SIZE AND SPECIES TREE OR SHRUB.
- THE CONTRACTOR SHALL GUARANTEE ALL PLANTINGS TO BE IN GOOD HEALTHY, FLOURISHING AND ACCEPTABLE CONDITION FOR A PERIOD OF ONE (1) YEAR BEGINNING AT THE DATE OF ACCEPTANCE OF SUBSTANTIAL COMPLETION. ALL GRASSES, TREES AND SHRUBS THAT, IN THE OPINION OF THE LANDSCAPE ARCHITECT, SHOW LESS THAN 80% HEALTHY GROWTH AT THE END OF ONE YEAR PERIOD SHALL BE REPLACED BY THE CONTRACTOR.
- UPON EXPIRATION OF THE CONTRACTOR'S ONE YEAR GUARANTEE PERIOD, THE OWNER SHALL BE RESPONSIBLE FOR LANDSCAPE MAINTENANCE INCLUDING WATERING DURING PERIODS OF DROUGHT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL PLANTING AND LAWNS AGAINST DAMAGE FROM ONGOING CONSTRUCTION. THIS PROTECTION SHALL BEGIN AT THE TIME THE PLANT IS INSTALLED AND CONTINUE UNTIL THE FORMAL ACCEPTANCE OF ALL THE PLANTINGS.
- PRE-PURCHASE PLANT MATERIAL AND ARRANGE FOR DELIVERY TO MEET PROJECT SCHEDULE AS REQUIRED IT MAY BE NECESSARY TO PRE-DIG CERTAIN SPECIES WELL IN ADVANCE OF ACTUAL PLANTING DATES.
- VEGETATION WITHIN THE AREA OF THE CROSSWALK SHALL BE MAINTAINED SO THE CROSSWALK IS AS VISIBLE AS POSSIBLE.

PLANT SCHEDULE				
CODE	COMMON NAME	SIZE	REMARKS	
TREES				
BP	BETULA PAPIRYRIFERA 'OASIS'	OASIS PAPER BIRCH	8'-10' MULTI	B & B
JV	JUNIPERUS VIRGINIANA 'EMERALD SENTINEL'	EMERALD SENTINEL RED CEDAR	6'-7' HT	B & B
MP	MALUS 'PRAIRIEFIRE'	PRAIRIEFIRE CRABAPPLE	2'-2 1/2' CAL.	B & B
PG	PICEA GLAUCA	WHITE SPRUCE	10'-12' HT.	B & B
SHRUBS				
BBH	BUDDLEIA 'BLUE HEAVEN'	BLUE HEAVEN BUTTERFLY BUSH	3 GAL.	CONT.
HBS	HYDRANGEA 'BLOOMSTRUCK'	BLOOM STRUCK HYDRANGEA	5 GAL.	CONT.
POL	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL'	LITTLE DEVIL NINEBARK	5 GAL.	CONT.
TMG	TAXUS MEDIA 'GREENWAVE'	GREENWAVE SPREADING YEY	2'-2.5'	B & B
PERENNIALS				
HSD	HEMEROCALIS 'STELLA D'ORO'	STELLA D'ORO DAY LILY	1 GAL.	CONT.
PAH	PENNISSETUM ALOPECUROIDES 'HAMELN'	HAMELN FOUNTAIN GRASS	1 GAL.	CONT.
RFG	RUBBECKIA FULGIDA 'GOLDSTORM'	BLACKEYE SUSAN	1 GAL.	CONT.

LEGEND

- B & B BALLED AND BURLAPPED
- CAL. CALIPER
- CONT. CONTAINER
- EVERGREEN SHRUB
- SHRUB
- PERENNIAL
- DECIDUOUS TREE
- PROPOSED MULCH
- PROPOSED STONE DUST

0 20' 40'
 GRAPHIC SCALE

Charter Realty & Development Corp.

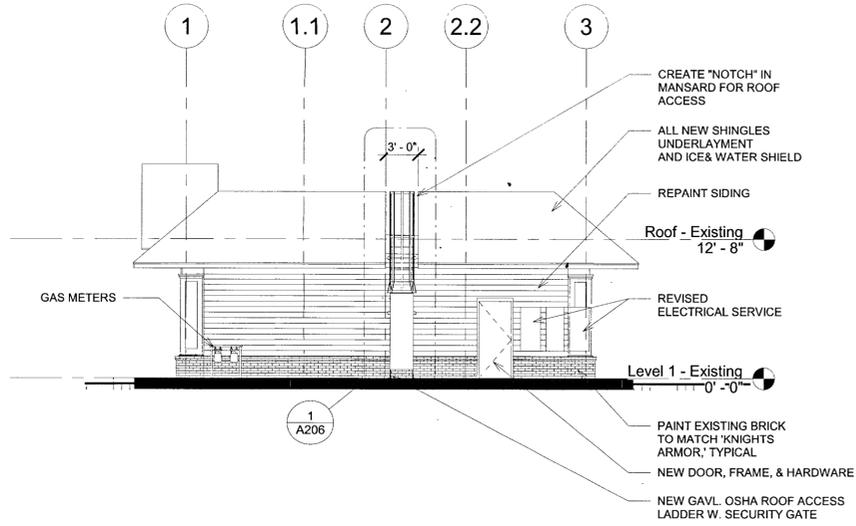
MARK	DATE	DESCRIPTION
3	3/21/2023	REVISE PER APPROVAL
2	3/1/2023	REVISE PER REVIEW COMMENTS
1	1/31/2023	REVISE PER LEASE PLAN

PROJECT NO: C1026-023
 DATE: DECEMBER 22, 2022
 FILE: C1026-018_DSGN.DWG
 DRAWN BY: JRW
 CHECKED: JPL
 APPROVED: BLM

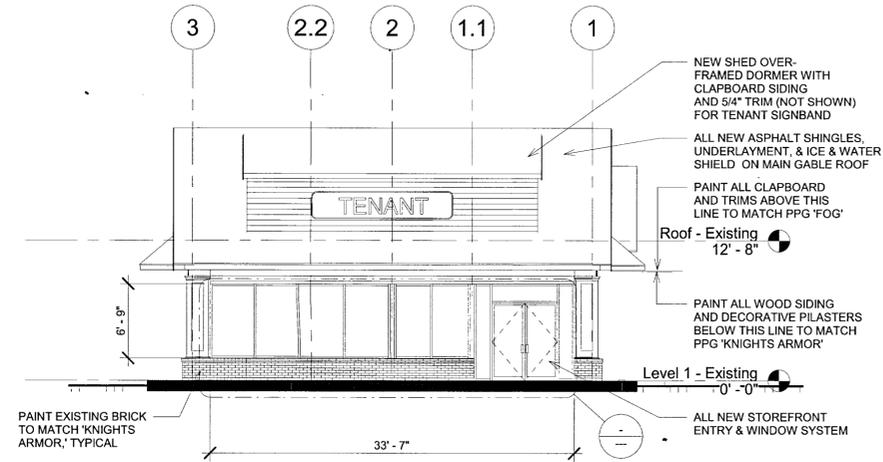
LANDSCAPE PLAN

SCALE: AS SHOWN

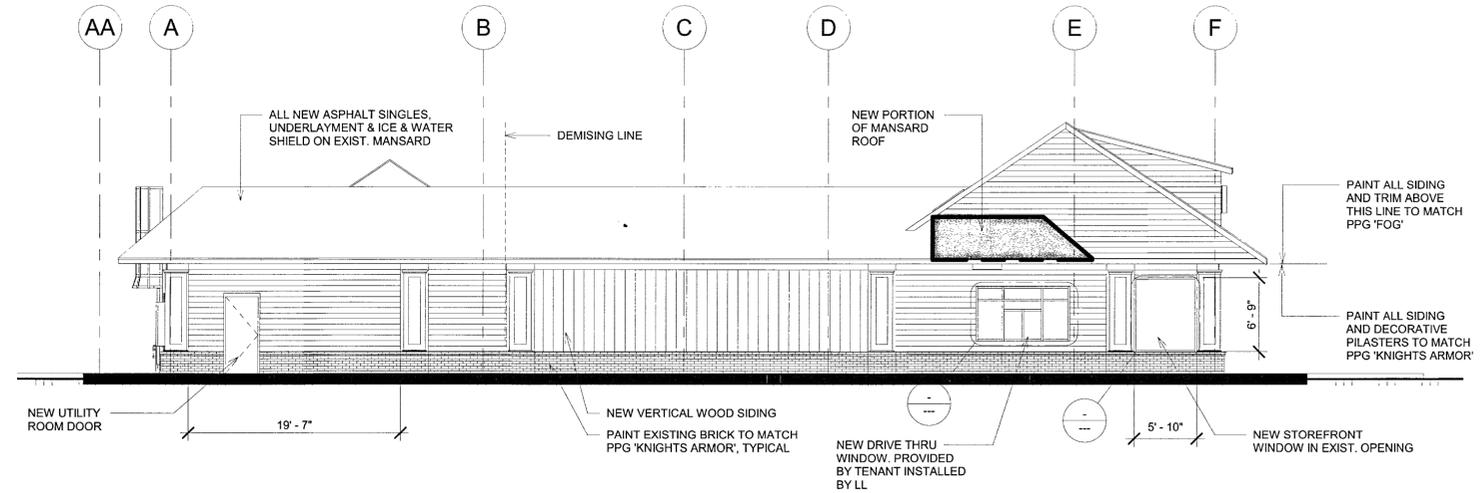
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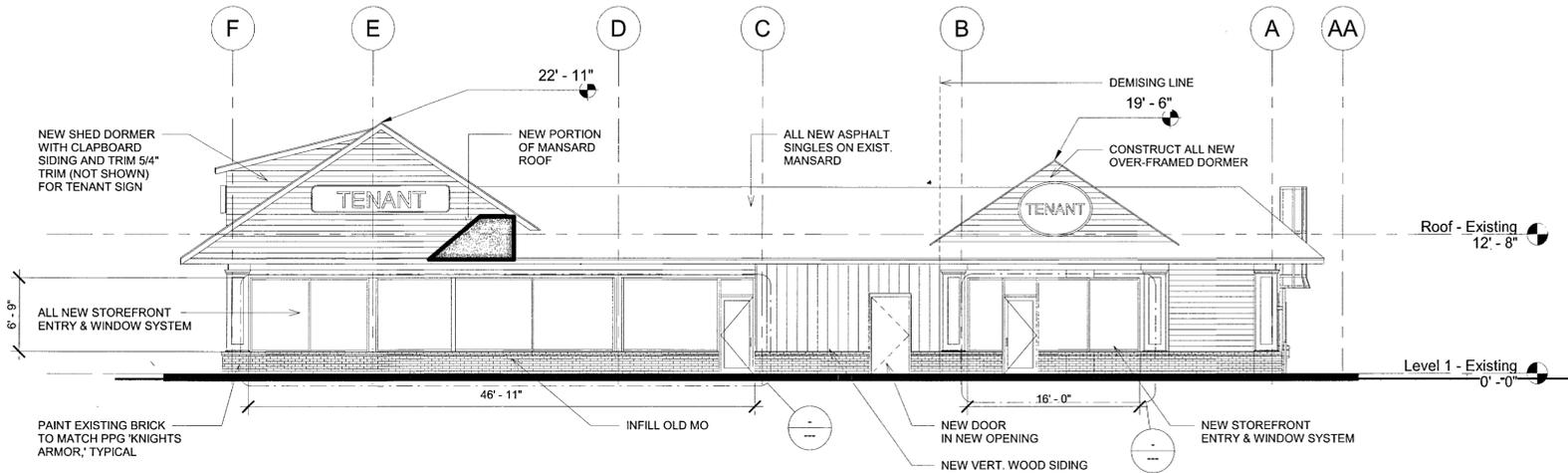
4 Proposed West
1/8" = 1'-0"



3 Proposed East
1/8" = 1'-0"



2 Proposed South
1/8" = 1'-0"



1 Proposed North
1/8" = 1'-0"

Revision Schedule	Date
# 1 PRICING	02/17/23

SCOTT GRIFFIN ARCHITECTS
800 Main Street, Fifth Floor
Waltham, Massachusetts 02451
Phone (781) 693-7400 Fax (781) 693-7350

CHARTER REALTY & DEVELOPMENT

MACDONALDS REDEVELOPMENT
MEDWAY COMMONS
MEDWAY, MA

PROPOSED ELEVATIONS

DATE	02/28/2023
DRAWN BY	JN
CHECKED BY	TS
PROJECT NUMBER	22099.00
SCALE	1/8" = 1'-0"

A202