

SITE PLAN
FOR
MEDWAY PLACE
98, 108 & 114 MAIN STREET (ROUTE 109)
MEDWAY, MASSACHUSETTS

HOWARD STEIN HUDSON
114 Turnpike Road, Suite 2C
Chelmsford, MA 01824
www.hshassoc.com

PREPARED FOR:

MEDWAY PLACE
98 108 & 114 MAIN STREET (ROUTE 109)
MEDWAY, MA 02053
NORFOLK COUNTY

SHEET INDEX

SHEET C0.00	COVER SHEET
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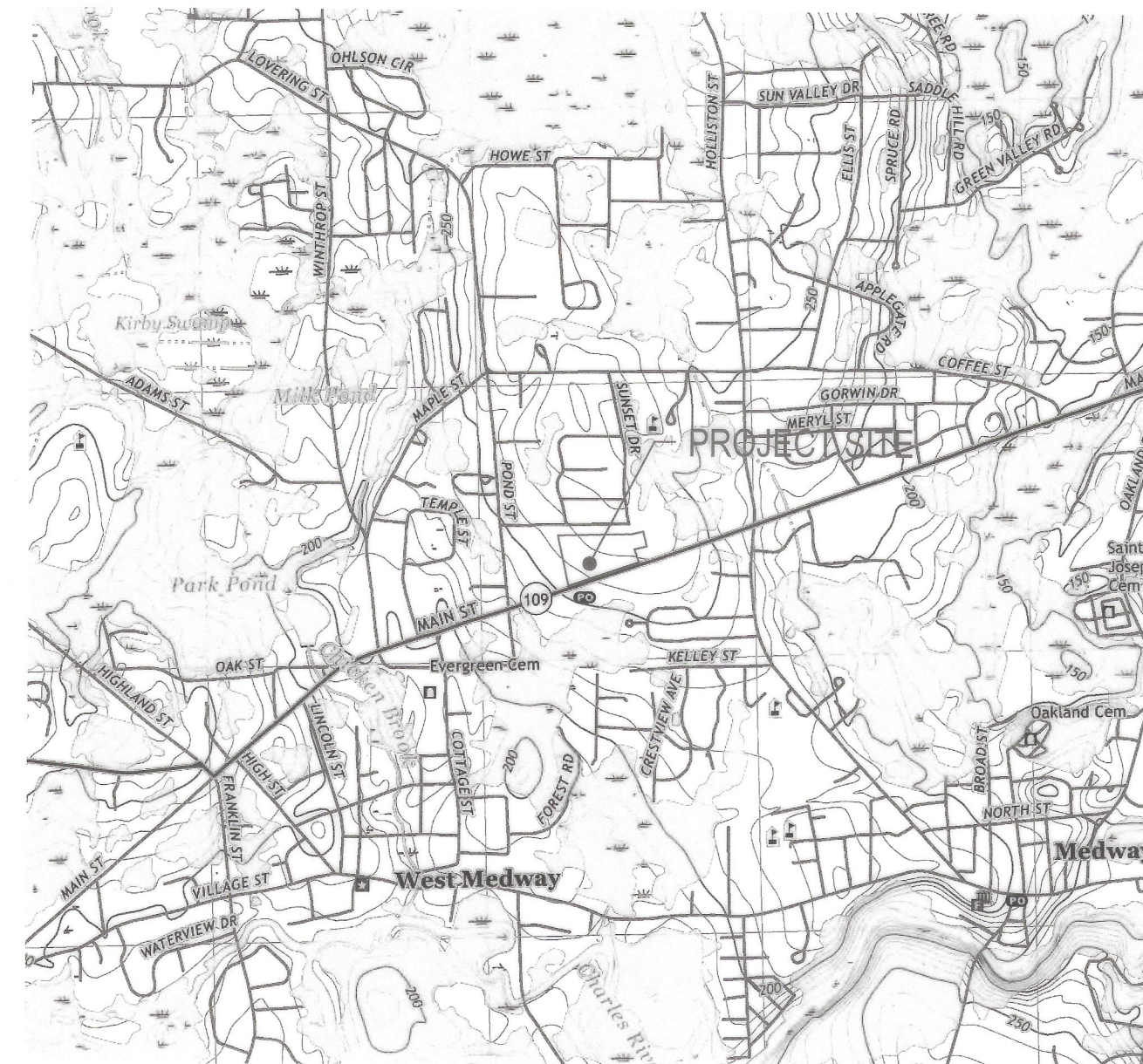
REFERENCE PLANS

THE FOLLOWING SHEETS ARE PROVIDED FOR COORDINATION PURPOSES AND HAVE BEEN PREVIOUSLY APPROVED BY THE TOWN (MS4CD). THE SHEETS ARE FROM THE PLAN SET ENTITLED "DRAINAGE IMPROVEMENT PLAN, #98, #108, & #114 MAIN STREET, MEDWAY MASSACHUSETTS," PREPARED BY GRADY CONSULTING, L.L.C. AND DATED SEPTEMBER 7, 2019.

SHEET 1	EXISTING CONDITIONS
SHEET 2	SITE PLAN
SHEET 3	SITE PLAN
SHEET 4	DETAILS

GENERAL NOTES:

- EXISTING CONDITIONS INFORMATION SHOWN IS BASED ON AN EXISTING SURVEY CONDUCTED BY GRADY CONULSTING LLC ON JUNE 12, 2019.
- THE ACCURACY AND COMPLETENESS OF THE UNDERGROUND UTILITIES AS SHOWN ON THE PLANS ARE NOT GUARANTEED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION, SIZE, TYPE, ETC. OF ALL UNDERGROUND UTILITIES THAT MAY BE AFFECTED BY THE WORK. AT LEAST 72 HOURS BEFORE EXCAVATION THE CONTRACTOR SHALL BE REQUIRED TO CONTACT DIGSAFE AT 1-888-344-7233.
- THE CONTRACTOR SHALL FIELD VERIFY CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
- WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION, AND SIZE OF THE UTILITY SHALL BE APPROPRIATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR AND THE INFORMATION FURNISHED TO THE ENGINEER FOR RESOLUTION.
- ALL UTILITY COMPANIES, PUBLIC AND PRIVATE, MUST BE NOTIFIED, INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THIS PLAN, PRIOR TO EXCAVATING, BLASTING, INSTALLING, BACKFILLING, GRADING, PAVEMENT RESTORATION OR REPAVING.
- THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES EXCEPT THOSE NOTED TO BE ABANDONED, REMOVED AND DISPOSED.
- THE CONTRACTOR SHALL DISPOSE OF ALL WASTE MATERIAL IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REQUIREMENTS AT HIS/HER OWN EXPENSE, OUTSIDE OF THE PROJECT LIMITS.
- THE SITE PLAN IS SUBJECT TO THE MASTER SIGNAGE PLAN DATED 9-30-21 AND LANDSCAPE MAINTENANCE PROGRAM DATED 9-30-21



LOCUS MAP
1"=2,000'±

SITE ADDRESS:
98, 108, 144 MAIN STREET

MAP & PARCELS
40-055, 056, & 057

ZONING CLASSIFICATION
CENTRAL BUSINESS (CB)

OWNER
MEDWAY REALTY, LLC
63 ATLANTIC AVENUE
BOSTON, MA 02110

DEED BOOK
CERTIFICATE #161308

DECISION DATE

PLAN ENDORSEMENT DATE

cdy Rod 8/27/24
SM 8/27/24
Wm H. Hines 8.27.24
YSP 8/27/24
J. M. M. D. 8/27/24

MEDWAY PLANNING & ECONOMIC
DEVELOPMENT BOARD

LIST OF WAIVERS

SECTION 204-3 F.

WRITTEN DEVELOPMENT IMPACT STATEMENT 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, REDUCE OR MITIGATE ADVERSE IMPACTS. THE DEVELOPMENT IMPACT STATEMENT SHALL CONSIST OF THE FOLLOWING FOUR ELEMENTS: TRAFFIC IMPACT ASSESSMENT, ENVIRONMENTAL IMPACT ASSESSMENT, NEIGHBORHOOD IMPACT ASSESSMENT, AND A PARKING IMPACT ASSESSMENT.

SECTION 204-3 K.

A COPY OF AN ORDER OF RESOURCE AREA DELINEATION (ORAD) FROM THE MEDWAY CONSERVATION COMMISSION DEPICTING THE APPROVED WETLAND RESOURCE AFFECTING THE PROPOSED PROJECT OR AN ORDER OF CONDITIONS ISSUED WITHIN THE PAST THREE YEARS, OR A DETERMINATION OF APPLICABILITY WITH A FINDING FROM THE CONSERVATION COMMISSION THAT THE PROPOSED PROJECT IS NOT WITHIN ITS JURISDICTION.

SECTION 204-5 D. 9) BUILDING ELEVATIONS AND ARCHITECTURAL PLAN

SECTION 204-5 D. 10) COLOR RENDERINGS

SECTION 204-5 D. 11) BUILDING LAYOUT OR FLOOR PLAN

SECTION 204-5 D. 12) ENTRY AND EXIT TO STRUCTURES

SECTION 204-5 D. 17) TABLE OUTLINING CONFORMANCE WITH ZONING BYLAW REQUIREMENTS (LOT AREA, FRONTAGE, DEPTH, WIDTH, SETBACKS, BUILDING HEIGHT, LOT COVERAGES, IMPERVIOUS AREA, GROSS FLOOR AREA, OPEN SPACE CALCULATIONS, PARKING SPACE CALCULATIONS, ETC.)

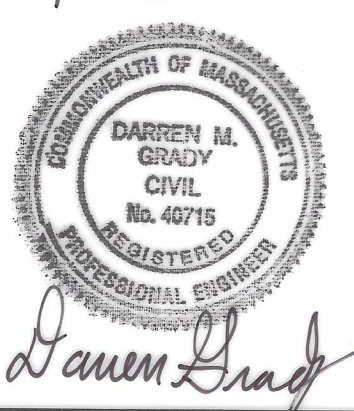
SECTION 204-5 D. 19) INFORMATION QUANTIFYING ON-SITE GENERATION OF NOISE AND ODORS

SECTION 204-5 D. 20) PROPOSED OFF-SITE ROADWAY AND TRAFFIC MANAGEMENT IMPROVEMENTS

REVISIONS:

NO	BY	DATE	DESCRIPTION
1	GP	4/24/24	DECISION COMMENTS
2	GP	6/5/24	REVIEW COMMENTS
3	GP	7/17/24	REVIEW COMMENTS
4	GP	8/5/24	REVIEW COMMENTS
5	GP	8/12/24	HEARING COMMENTS
6	GP	8/21/24	HEARING COMMENTS

Grady Consulting LLC

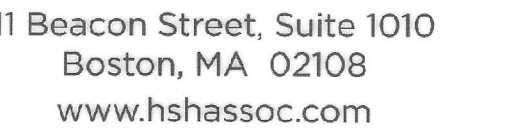


PERMIT SET
NOT FOR CONSTRUCTION

COVER
SHEET

DATE:	08/30/2021
PROJECT NUMBER:	14041.00
DESIGNED BY:	ML
DRAWN BY:	JC
CHECKED BY:	RL

C0.00



MEDWAY PLACE
98, 108 & 114 MAIN STREET (ROUTE 109)
MEDWAY, MA 02053
NORFOLK COUNTY

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6	GP	8/21/24	HEARING COMMENTS

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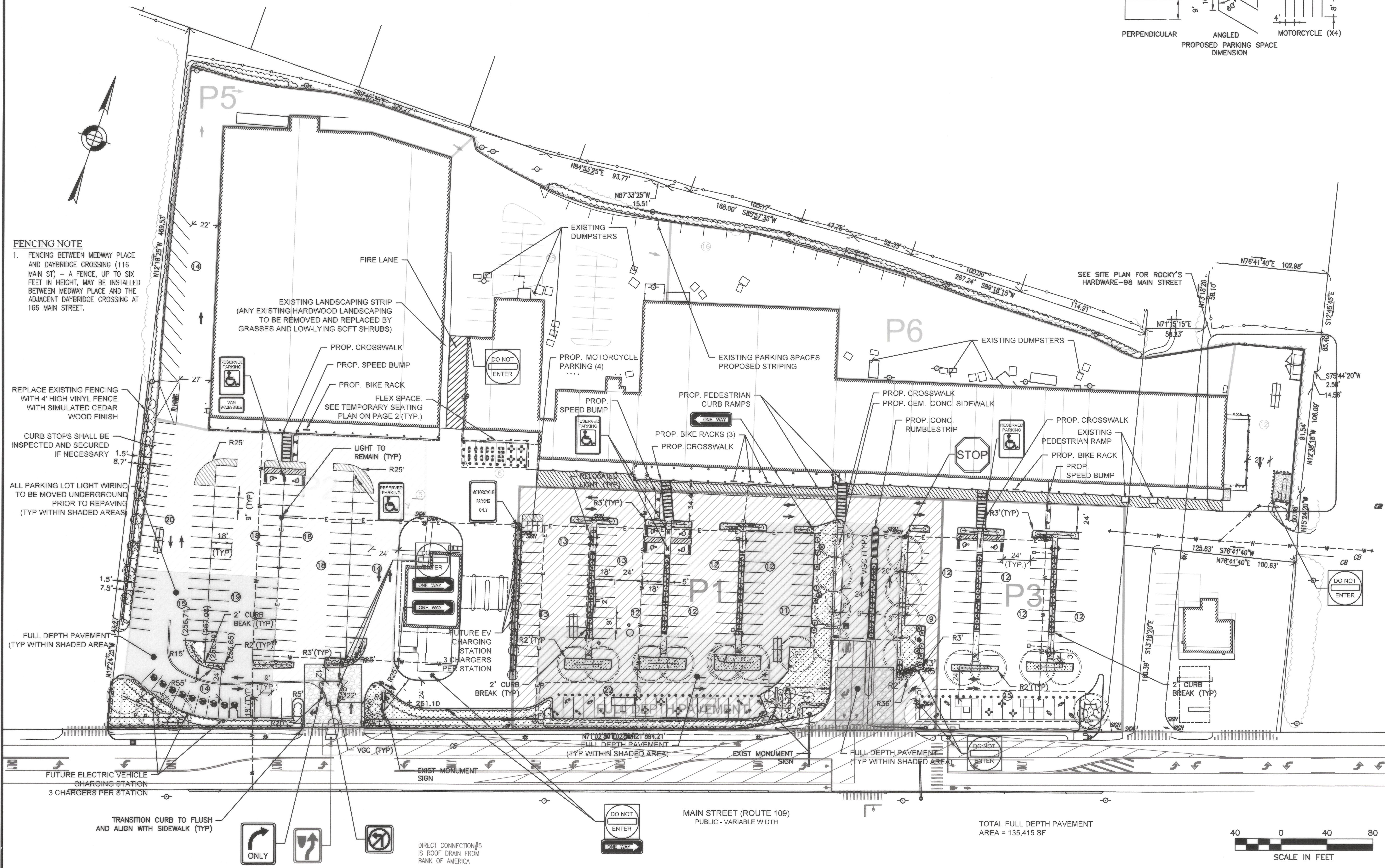
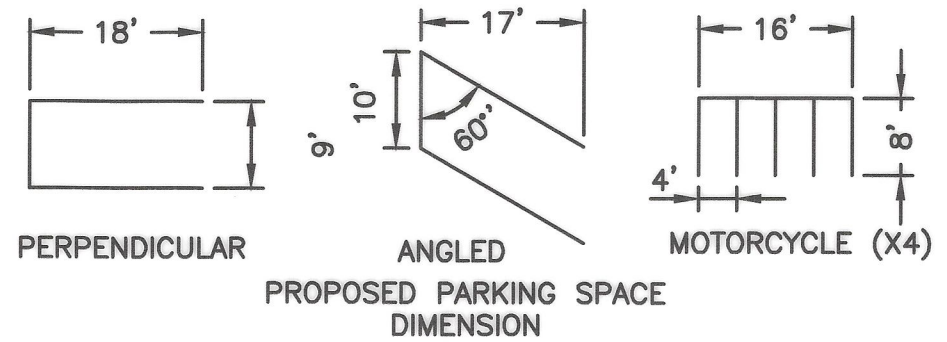
PERMIT SET
NOT FOR CONSTRUCTION

LAYOUT & MATERIALS PLAN

DATE:	08/20/2021
PROJECT NUMBER:	14041.0
DESIGNED BY:	M
DRAWN BY:	M
CHECKED BY:	R

C1.00

PARKING SPACES SUMMARY		
EXISTING	433	
TOTAL PROPOSED	433	392
PROPOSED STANDARD	411	371
PROPOSED ACCESSIBLE	9	8
PROPOSED MOTORCYCLE	4	4
PROPOSED ELECTRIC VEHICLE CHARGING	9	9
NET CHANGE	0	-41





HOWARD STEIN HUDSON

11 Beacon Street, Suite 1010
Boston, MA 02108
www.hshassoc.com

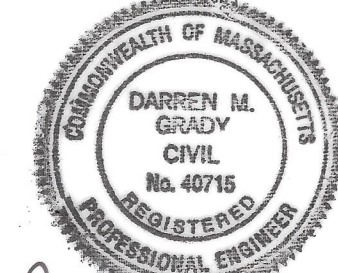
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98, 108-114 MAIN STREET (ROUTE 109)
MEDWAY, MA 02053
NORFOLK COUNTY

REVISIONS:

NO	BY	DATE	DESCRIPTION
1	ML	4/22/21	TEMP SEATING
2	JC	7/13/21	TEMP SEATING
3	GP	6/5/24	REVIEW COMMENTS
4	GP	7/17/24	REVIEW COMMENTS
5	GP	8/5/24	REVIEW COMMENTS
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7	GP	8/21/24	HEARING COMMENTS

Grady Consulting LLC



Darren M. Grady

PERMIT SET

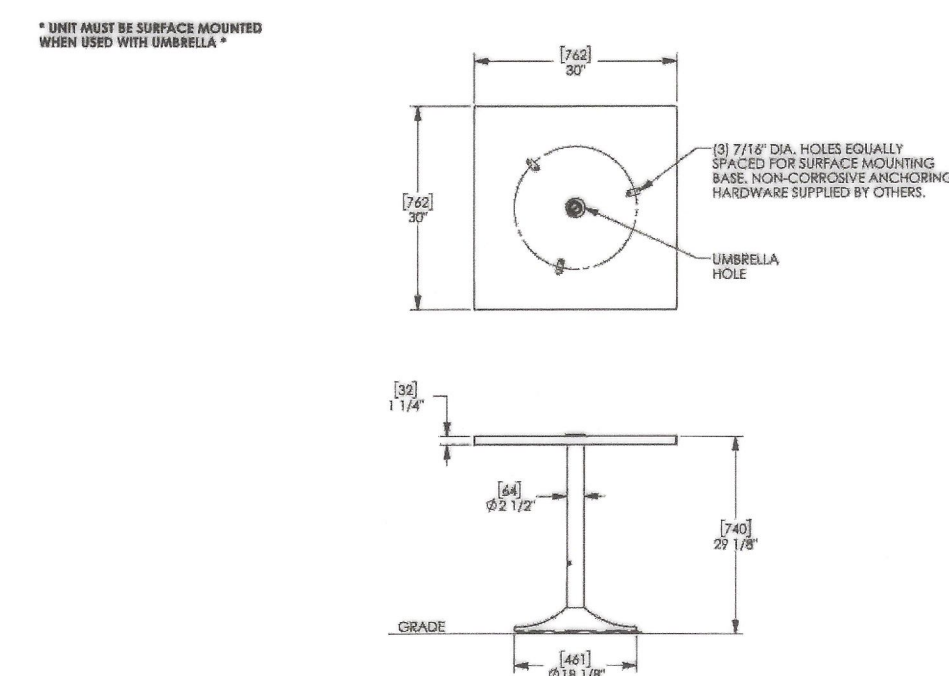
NOT FOR CONSTRUCTION

LAYOUT PLAN
ENLARGEMENTS

DATE:	4/22/2021
PROJECT NUMBER:	201404
DESIGNED BY:	ML
DRAWN BY:	ML
CHECKED BY:	RL

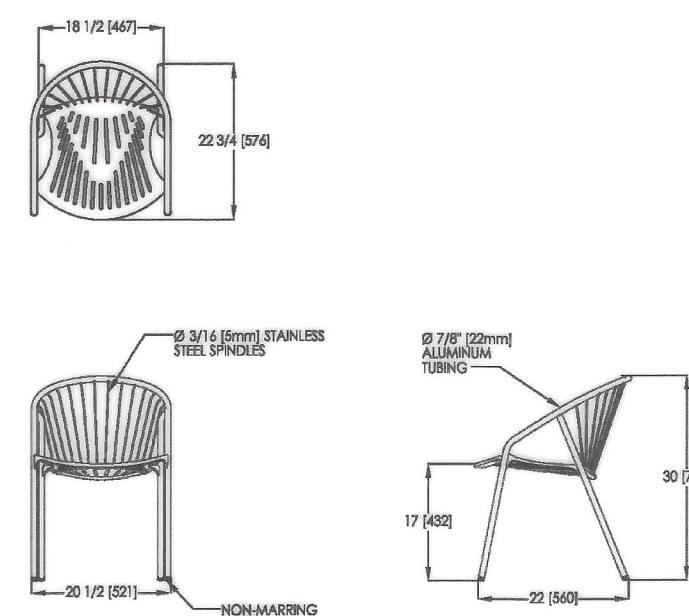
C1.01

TABLE
NOT TO SCALE



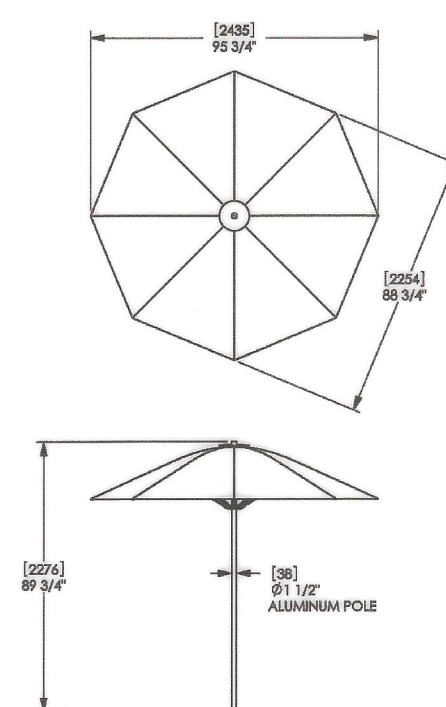
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CHAIR
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EXISTING ACE HARDWARE FENCE

CRASH PROTECTION BOLLARD

1000 GALLON PROPANE TANK

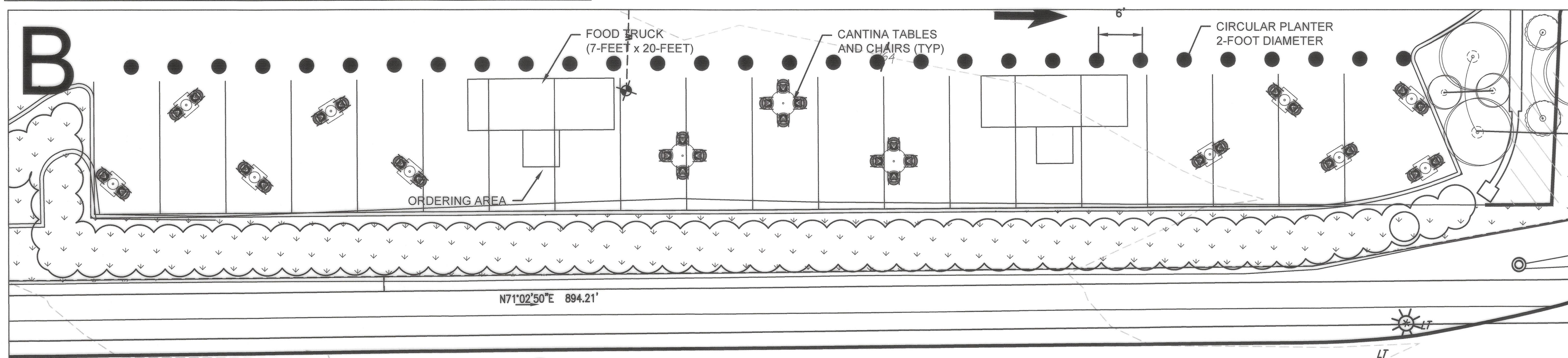
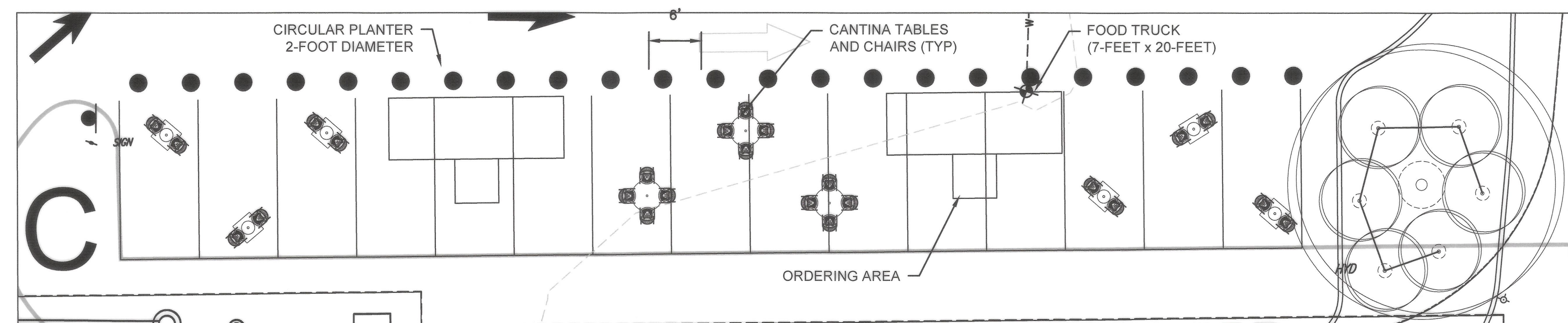
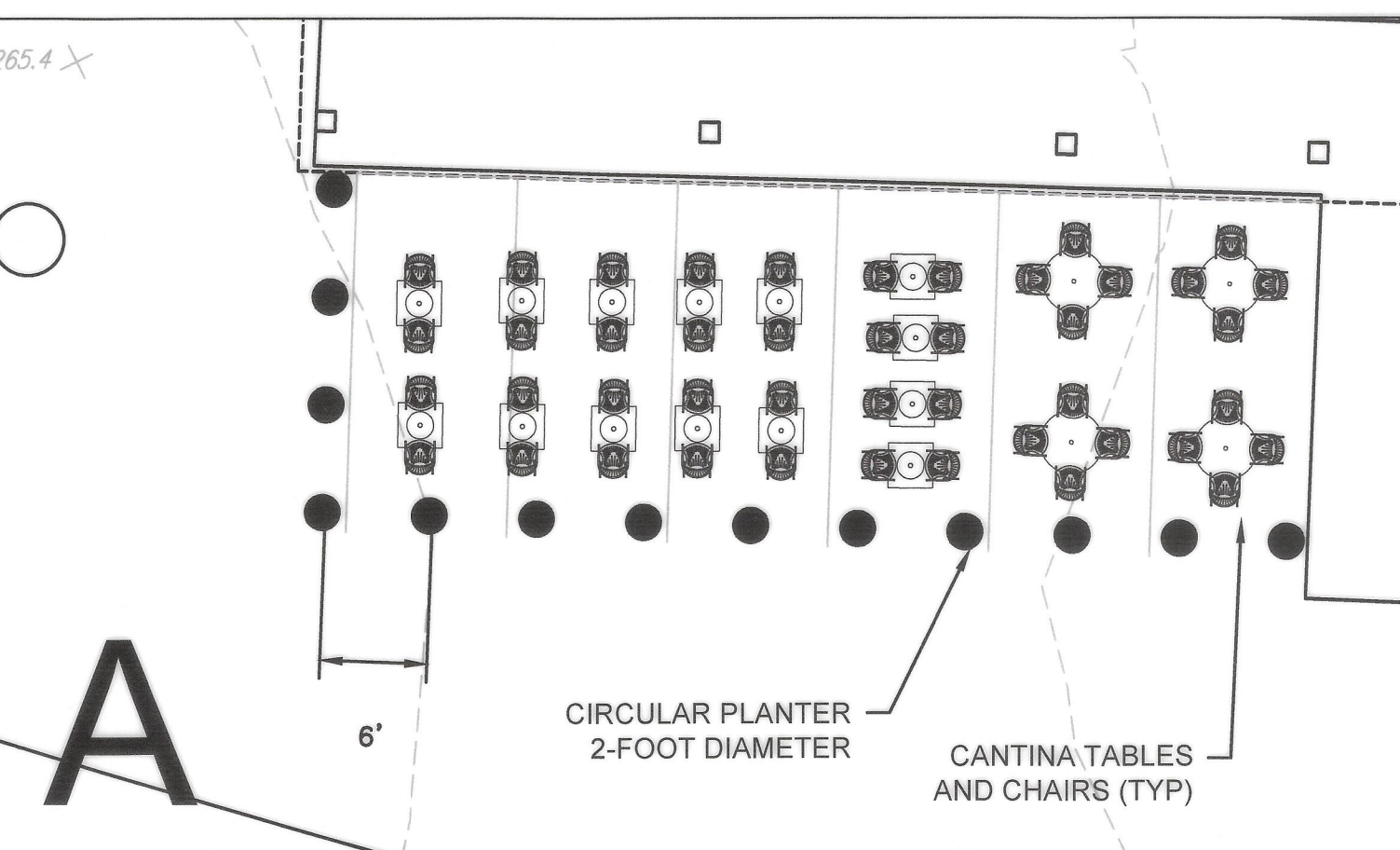
CONCRETE WALL

FIRE HYDRANT

PROPANE FILL STATION DETAIL
SCALE 1"=3'

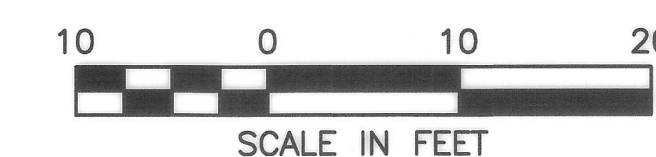
WC

25.9'



NOTES:

- ALL PROPOSED CHANGES ARE SUBJECT TO LOCAL APPROVALS REQUIRED UNDER THE ZONING BYLAWS.





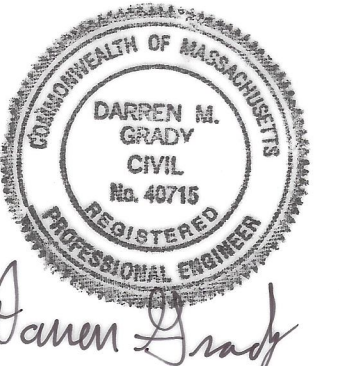
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GRADY CONSULTING LLC

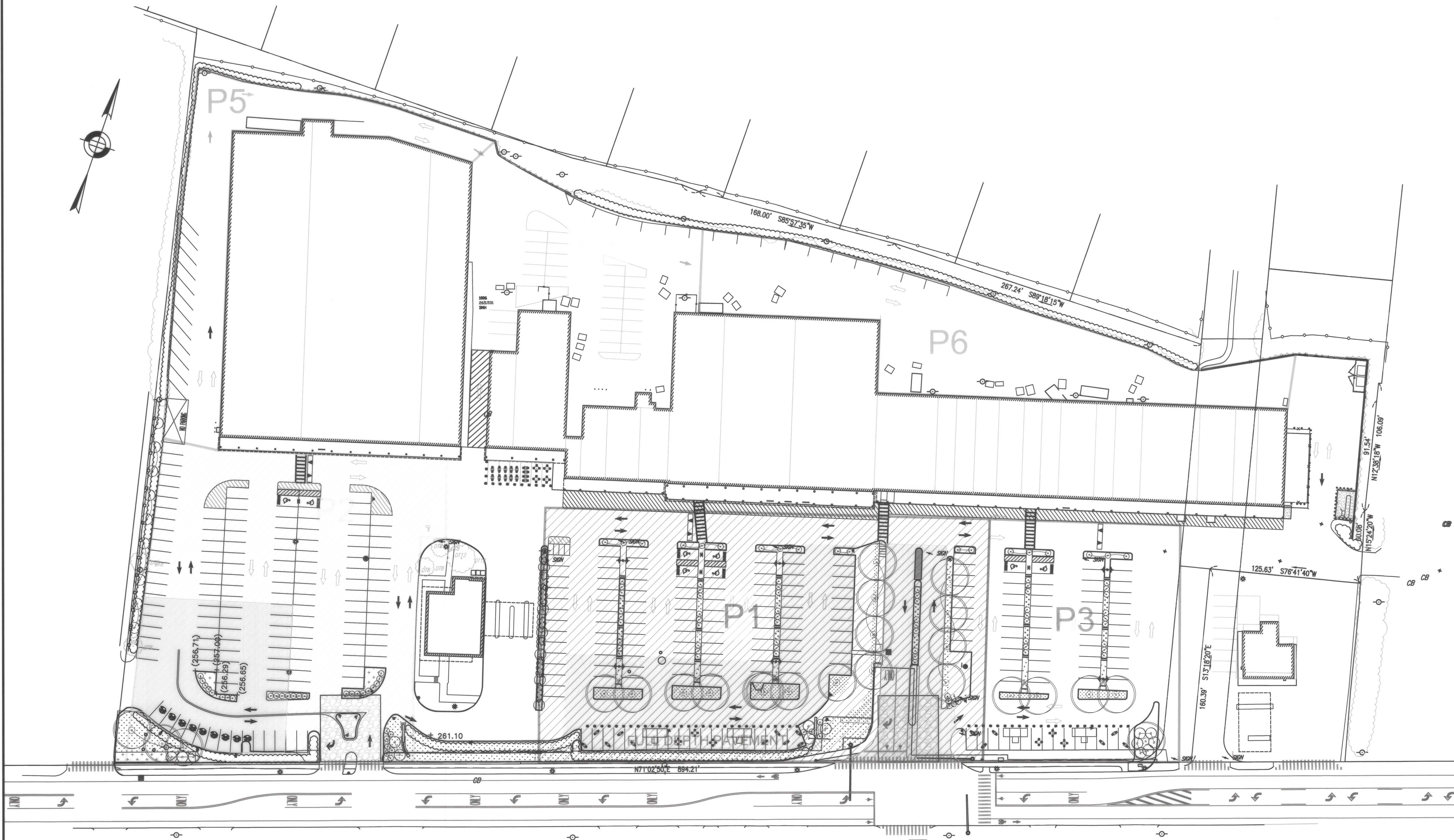


PERMIT SET
NOT FOR CONSTRUCTION

PHASING
PLAN

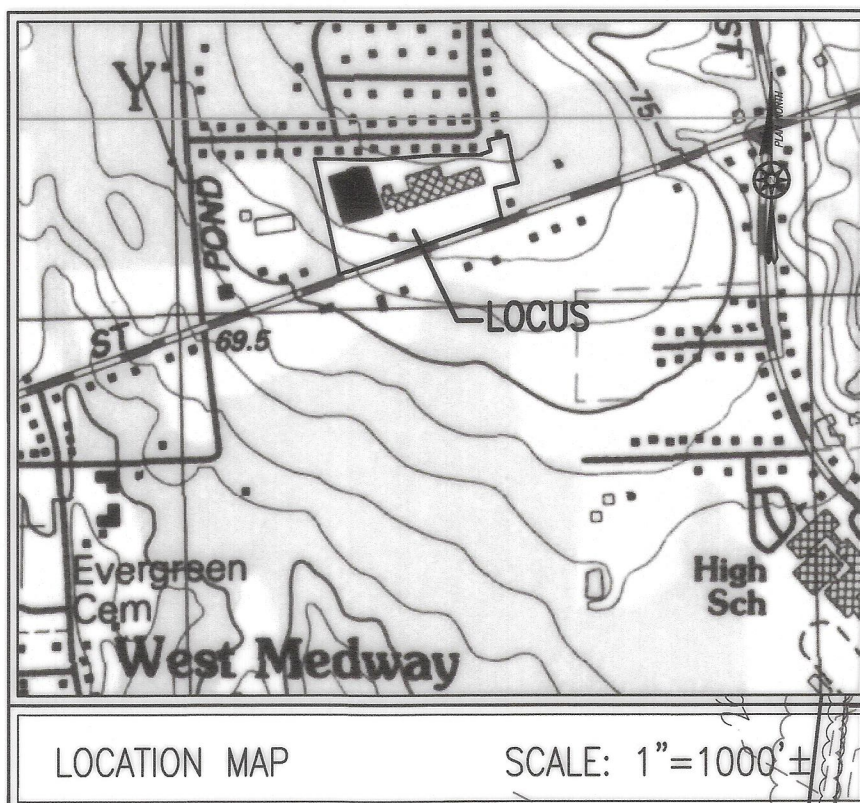
DATE:	08/20/2021
PROJECT NUMBER:	14041.00
DESIGNED BY:	ML
DRAWN BY:	ML
CHECKED BY:	RL

C1.02



MAIN STREET (ROUTE 109)
PUBLIC - VARIABLE WIDTH





LAND DISTURBANCE
FULL DEPTH PAVEMENT CONSTRUCTION AREA
(LAND DISTURBANCE) = 135,415 SF

CROSSWALK STRIPING NOTE

- ALL CROSSWALK STRIPING THAT WAS REMOVED FROM PREVIOUS STORMWATER IMPROVEMENTS AND CONTINUED ASPHALT REPAIRS OF PARKING LOT SHALL BE RESTORED TO THEIR PREVIOUS CONDITION AT THE APRONS OF 109 AND PLAZA ENTRANCES

FENCING NOTE

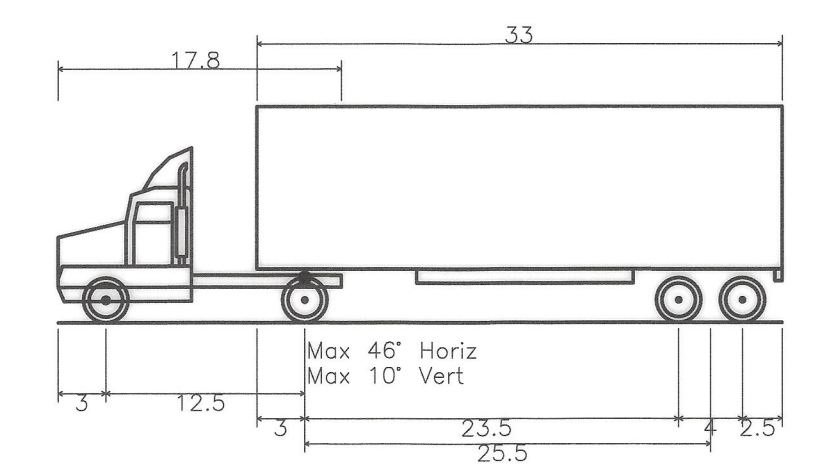
- FENCING BETWEEN MEDWAY PLACE AND DAYBRIDGE CROSSING (116 MAIN ST) - A FENCE, UP TO SIX FEET IN HEIGHT, MAY BE INSTALLED BETWEEN MEDWAY PLACE AND THE ADJACENT DAYBRIDGE CROSSING AT 166 MAIN STREET.

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE X AS DEPICTED ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 25021C 0143E, WHICH BEARS AN EFFECTIVE DATE OF JULY 17, 2012.

MS4 REQUIREMENTS

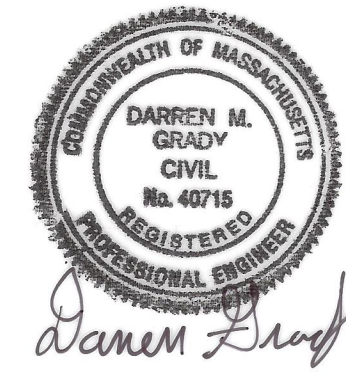
ANNUAL INSPECTIONS AND CLEANING REPORTS SHALL BE PROVIDED TO THE TOWN AS PER MS4CD PERMIT NO MSC20-000018



WB-40 - Intermediate Semi-Trailer
Overall Length 45.49ft
Overall Width 8.00ft
Overall Body Height 13.50ft
Min Body Ground Clearance 1.33ft
Track Width 8.00ft
Lock-to-lock time 4.00s
Max Steering Angle (Virtual) 20.30°

NOTES:

- PROPERTY LINE COMPRISES LOTS NUMBERED 1 AND 2 ON A PLAN DRAWN BY BOWIE ENGINEERING CO., SURVEYORS DATED MAY 19, 1972 FILED IN THE NORFOLK REGISTRY OF DEEDS, LAND COURT PLAN NO. 36413A, LOT 66, 3, AND 4 ON PLAN DRAWN BY RUSSELL S. BOWIE, CIVIL ENGINEER, DATED FEBRUARY 26, 1956 RECORDED IN THE NORFOLK REGISTRY OF DEEDS, LAND COURT PLAN NO. 26706A, LOT 69 ON PLAN DRAWN BY BOWIE ENGINEERING COMPANY, SURVEYORS, DATED NOVEMBER 8, 1962, RECORDED IN THE NORFOLK COUNTY REGISTRY OF DEEDS LAND COURT PLAN NO. 26706B.
- TOPOGRAPHY INFORMATION SHOWN ON THIS PLAN IS BASED UPON AN ON THE GROUND SURVEY PERFORMED BY GRADY CONSULTING, L.L.C. ON FEBRUARY 22, 2019, MARCH 11, 2022 (DRAINS), SEPTEMBER 2, 2022 (ROCKY'S).
- SUBJECT SITE IS IN THE CB CENTRAL BUSINESS DISTRICT AS DEPICTED ON THE TOWN OF MEDWAY ZONING MAP.
- EXISTING UTILITIES, WHERE SHOWN, HAVE BEEN COMPILED BASED ON OBSERVED ABOVE GROUND EVIDENCE ONLY AND ARE TO BE CONSIDERED APPROXIMATE. GRADY CONSULTING, L.L.C. DOES NOT GUARANTEE THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN OR THAT ALL EXISTING UTILITIES AND/OR SUBSURFACE STRUCTURES ARE SHOWN.
- DRAINAGE STRUCTURES SHOWN ON MAIN STREET ARE COMPILED BASED ON OBSERVED ABOVE GROUND EVIDENCE AND MEDWAY MAIN STREET DRAINAGE & UTILITY PLANS SHEET 106 AND 107. AT THE TIME OF THE TOPOGRAPHIC SURVEY MAIN STREET IMPROVEMENTS WERE UNDER CONSTRUCTION. THE PLANS SHOWING THESE IMPROVEMENT WERE PROVIDED IN JUNE 2020 AND CONSTRUCTION IS COMPLETED. THE STRUCTURES SHOWN ARE BASED ON THE PLANS PROVIDED AND HAVE NOT BEEN VERIFIED IN THE FIELD.



EXISTING	LEGEND	PROPOSED
---	PROPERTY LINE	---
---	CONTOUR	---
---	CONTOUR	---
---	EDGE OF PAVEMENT	---
---	FENCE	---
---	WATER LINE	---
---	ELECTRIC LINE	---
---	ETC. ELEC., TEL., CABLE LINE	---
---	ELECTRIC LINE	---
---	ELECTRIC LINE	---
---	GAS LINE	---
---	SEWER LINE	---
---	DRAIN LINE	---
---	DMH	---
---	CATCH BASIN	---
---	SEWER MANHOLE	---
---	LIGHT	---
---	SIGN	---
---	TEST HOLE	---

RECORD OWNER:
ASSESSOR LOTS 40-055, 056, & 057

MEDWAY REALTY, LLC
63 ATLANTIC AVENUE
BOSTON, MA 02110
CERTIFICATE #161308
LOTS 1 AND 2, LAND COURT PLAN #36413A
LOTS 3, 4, AND 66, LAND COURT PLAN #26706A
LOT 69, LAND COURT PLAN #26706B

PLAN REFERENCES:

- LAND COURT PLAN #36413A
- LAND COURT PLAN #26706A
- LAND COURT PLAN #26706B
- 1921 COUNTY LAYOUT - MAIN STREET
- PLAN BOOK 641 PAGES 1-17

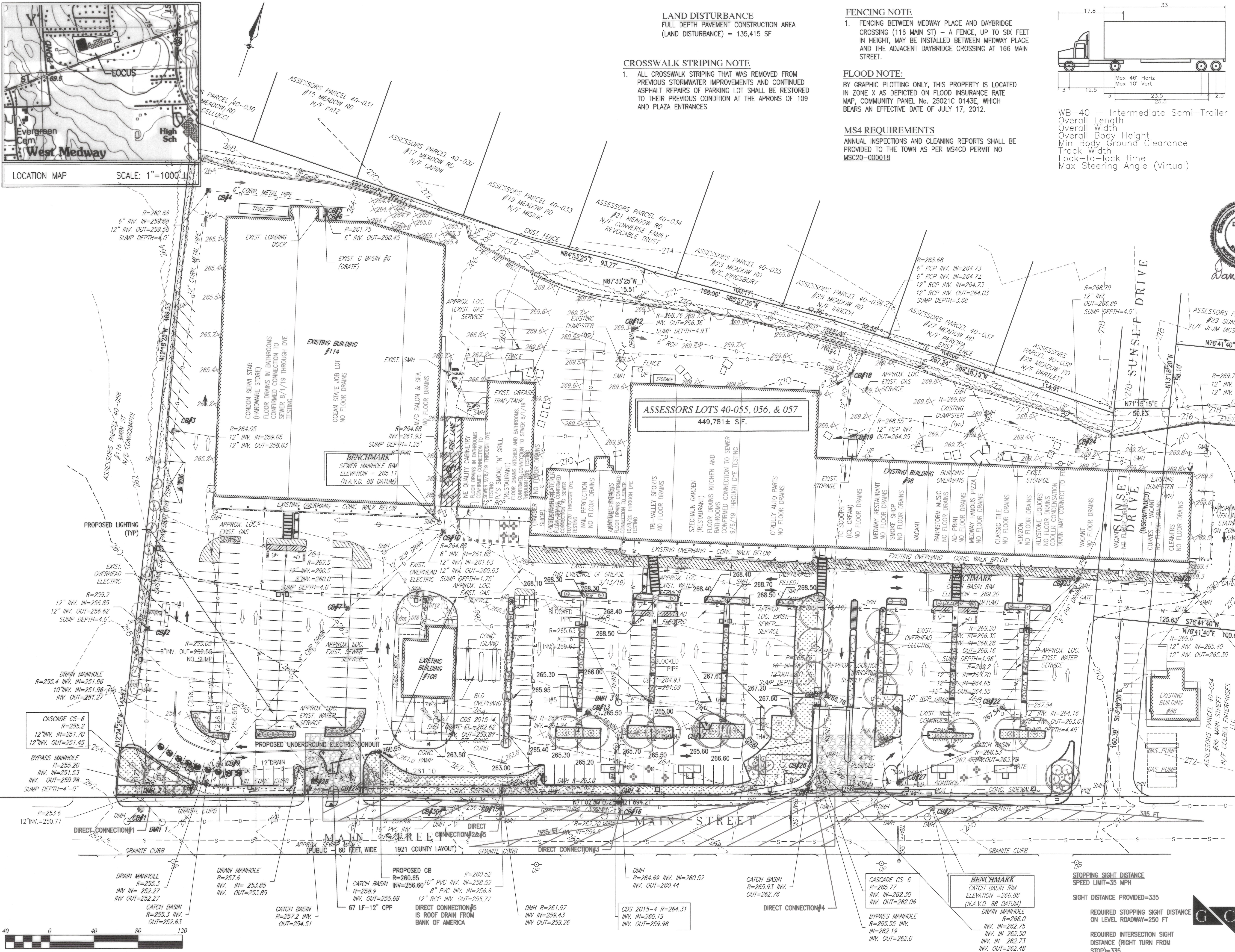
REVISIONS
6/5/24 REVIEW COMMENTS
7/18/24 REVIEW COMMENTS
8/5/24 RESPONSE TO TETRA TECH COMMENTS
8/12/24 RESPONSE TO HEARING COMMENTS
8/21/24 RESPONSE TO HEARING COMMENTS

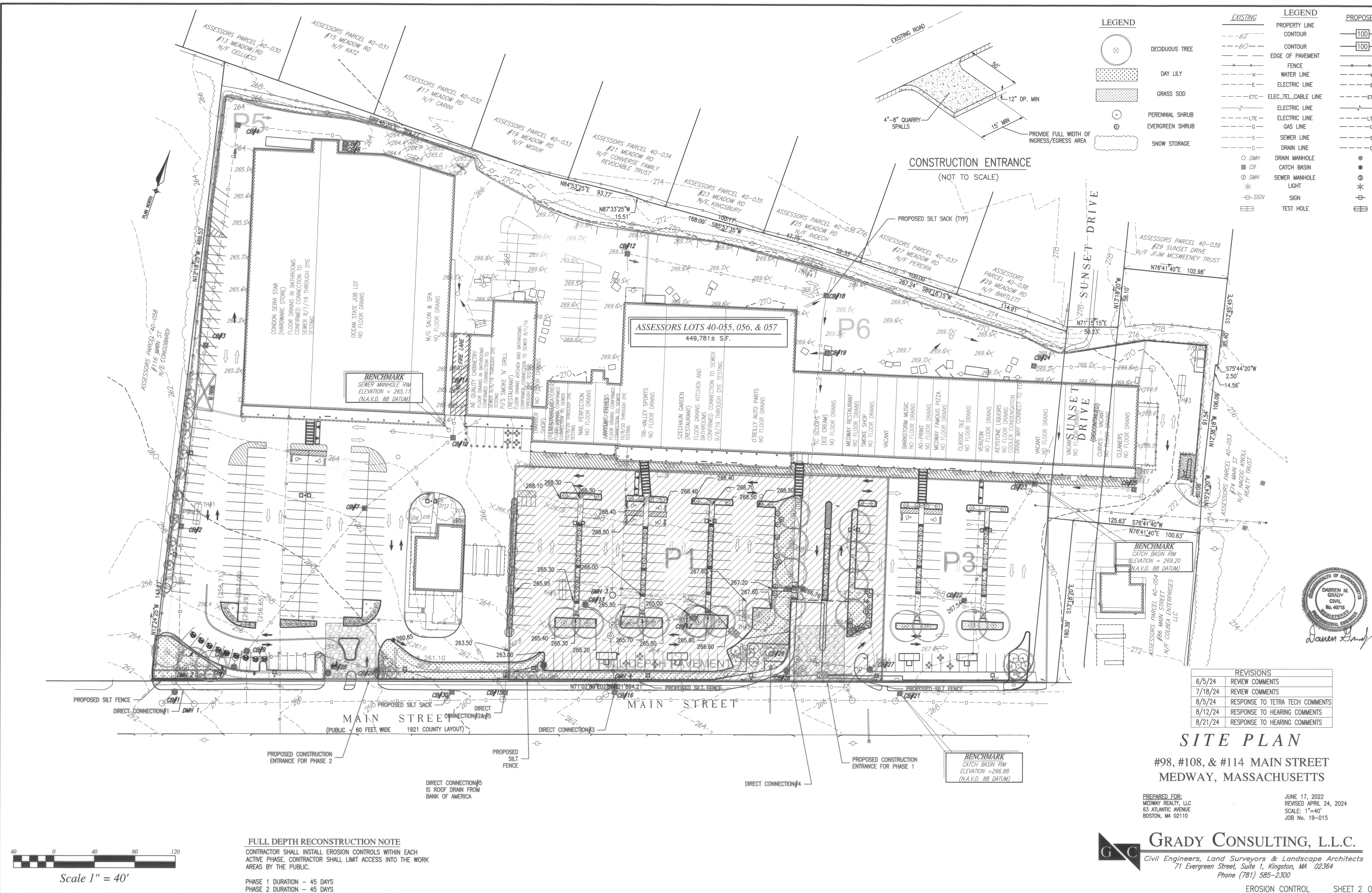
SITE PLAN
#98, #108, & #114 MAIN STREET
MEDWAY, MASSACHUSETTS

PREPARED FOR:
MEDWAY REALTY, LLC
63 ATLANTIC AVENUE
BOSTON, MA 02110

JUNE 17, 2022
REVISED APRIL 24, 2024
SCALE: 1"=40'
JOB NO. 19-015

GRADY CONSULTING, L.L.C.
Civil Engineers, Land Surveyors & Landscape Architects
71 Evergreen Street, Suite 1, Kingston, MA 02364
Phone (781) 585-2300





REVISIONS	
6/5/24	REVIEW COMMENTS
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8/12/24	RESPONSE TO HEARING COMMENTS
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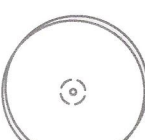
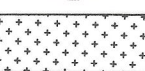
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MEDWAY, MASSACHUSETTS

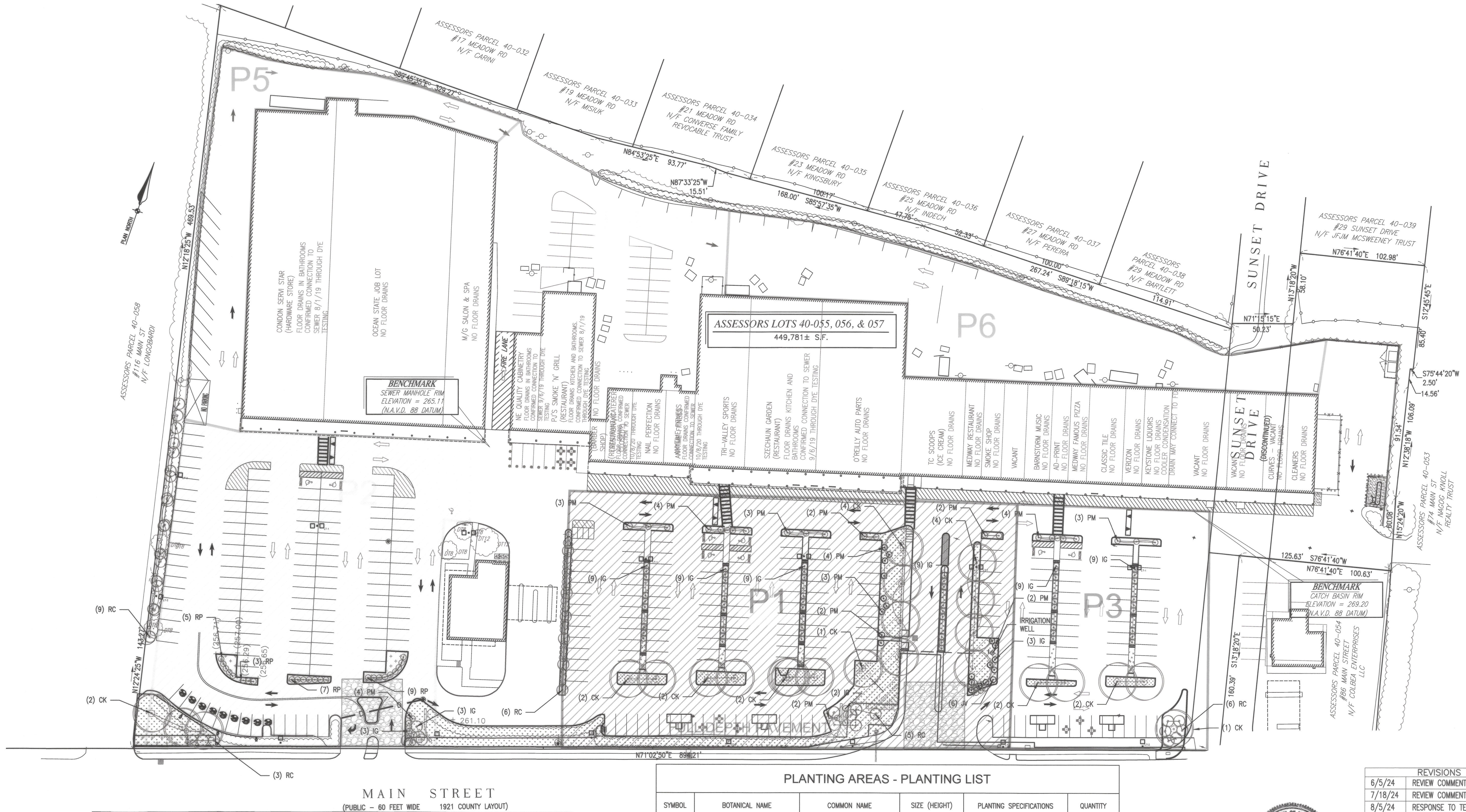
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LEGEND

-  DECIDUOUS TREE
-  DAY LILY
-  GRASS SOD
-  PERENNIAL SHRUB
-  EVERGREEN SHRUB
-  SNOW STORAGE

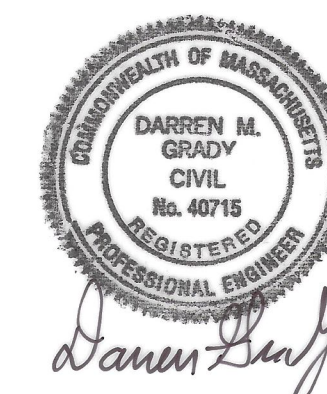


PLANTING AREAS - PLANTING LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE (HEIGHT)	PLANTING SPECIFICATIONS	QUANTITY
	GRASS SOD				
CK	CORNUS KOUSA	KOUSA DOGWOOD	12'-25'	25' SPREAD	22
IG	ILEX GLABRA	"SHAMROCK" INKBERRY	36"-48"	36" SPACING	59
RC	ROSA CAROLINA	CAROLINA ROSE	6'-8'	96" SPACING	31
PM	PRUNUS MARITIMA	BEACH PLUM	3'-0"	24" SPACING	25
RP	RHODODENDRON PERICLYMENOIDES	PINK AZALEA	4'-0"	36" SPACING	24
JV	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	5'-6" AT PLANTING	36" SPACING	6

THE PLANTING INCLUDED IN THE ENTRANCE ISLANDS INCLUDE CAROLINA ROSE, KOUSA DOGWOOD, SHAMROCK INKBERRY, BEACH PLUM, AND EASTERN RED CEDAR. ALL THESE PLANTS OFFER SEASONAL INTERESTS. THE ROSE, DOGWOOD, INKBERRY, AND AZALEA OFFER FLOWERS AND COLOR SPRING, SUMMER AND FALL. THE RED CEDAR AND INKBERRY ARE EVERGREEN, RETAINING THEIR FOLIAGE IN THE WINTER MONTHS.

REVISIONS	
6/5/24	REVIEW COMMENTS
7/18/24	REVIEW COMMENTS
8/5/24	RESPONSE TO TETRA TECH COMMENTS
8/12/24	RESPONSE TO HEARING COMMENTS
8/21/24	RESPONSE TO HEARING COMMENTS



SITE PLAN

#98, #108, & #114 MAIN STREET
MEDWAY, MASSACHUSETTS

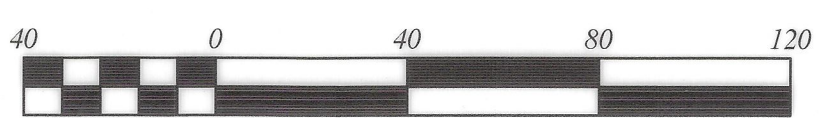
PREPARED FOR:
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63 ATLANTIC AVENUE
BOSTON, MA 02110

JUNE 17, 2022
REVISED APRIL 24, 2024
SCALE: 1"=40'
JOB No. 19-015

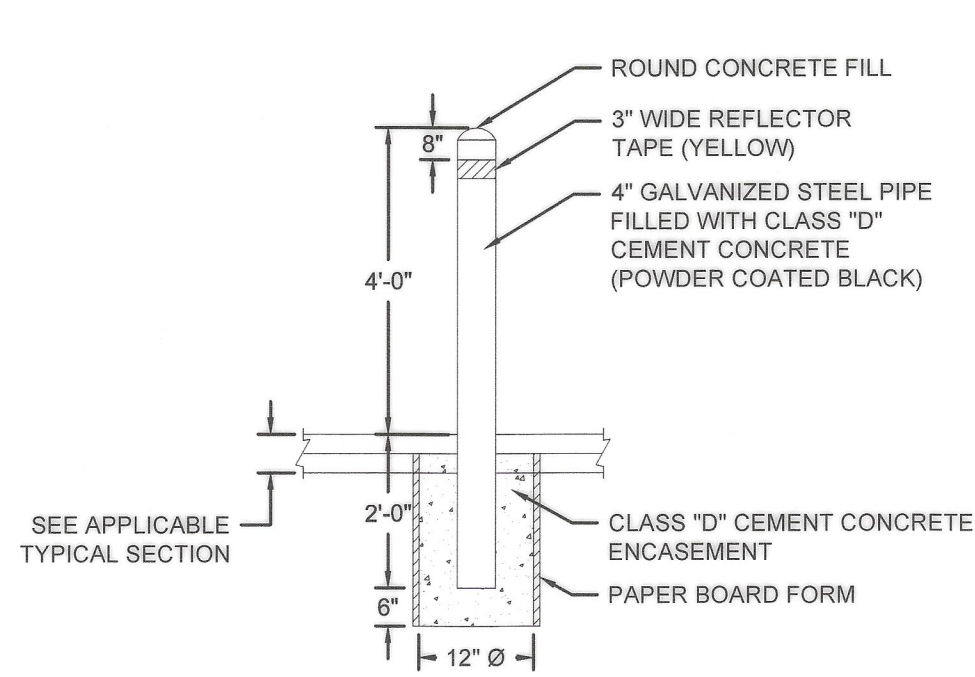
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Phone (781) 585-2300

LANDSCAPING

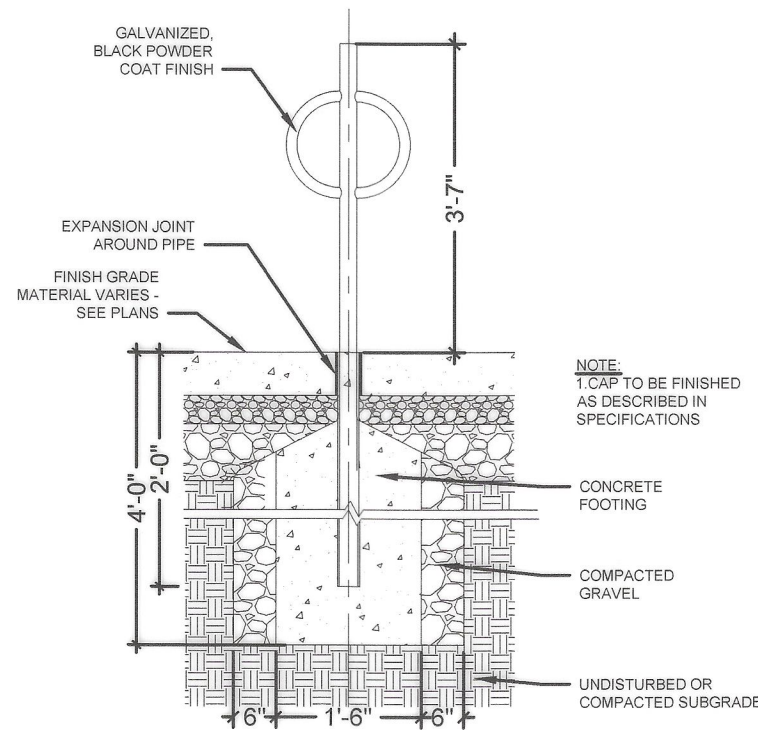
SHEET 3 OF 3



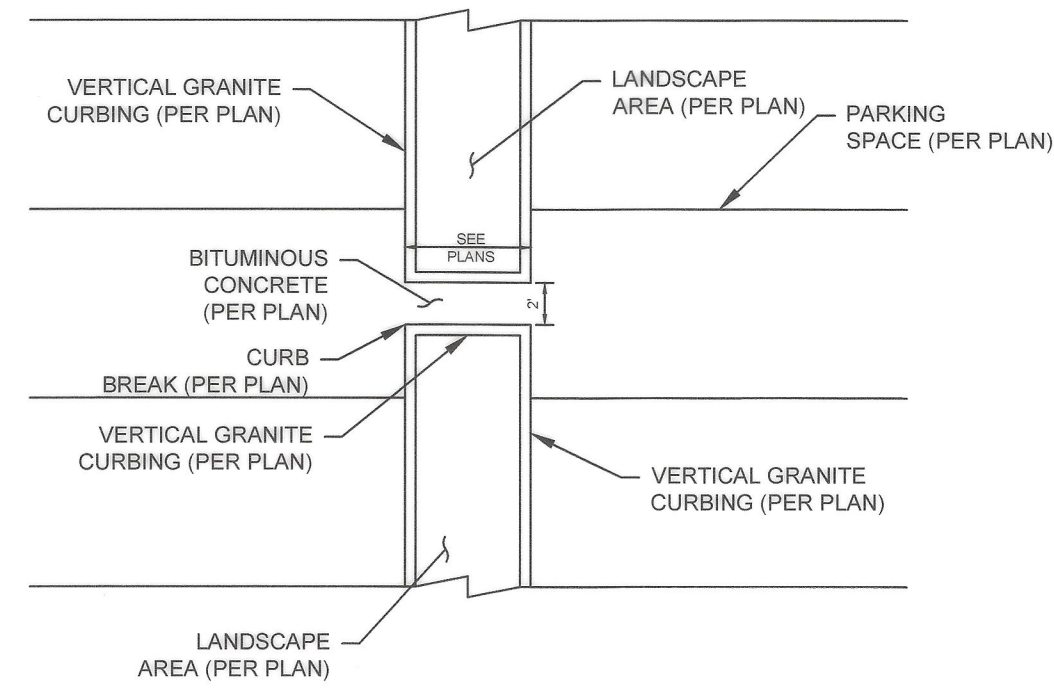
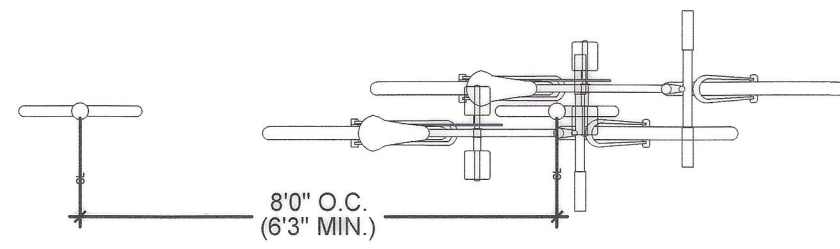
Scale 1" = 40'



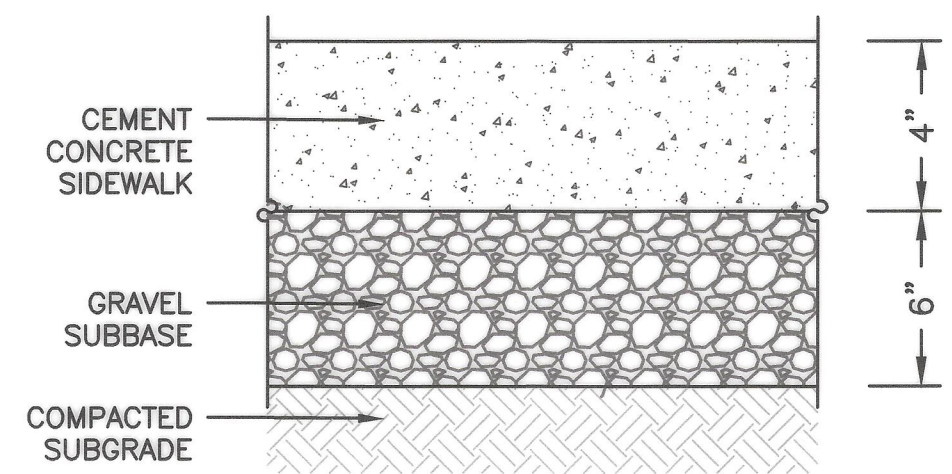
REFLECTIVE BOLLARD
NOT TO SCALE



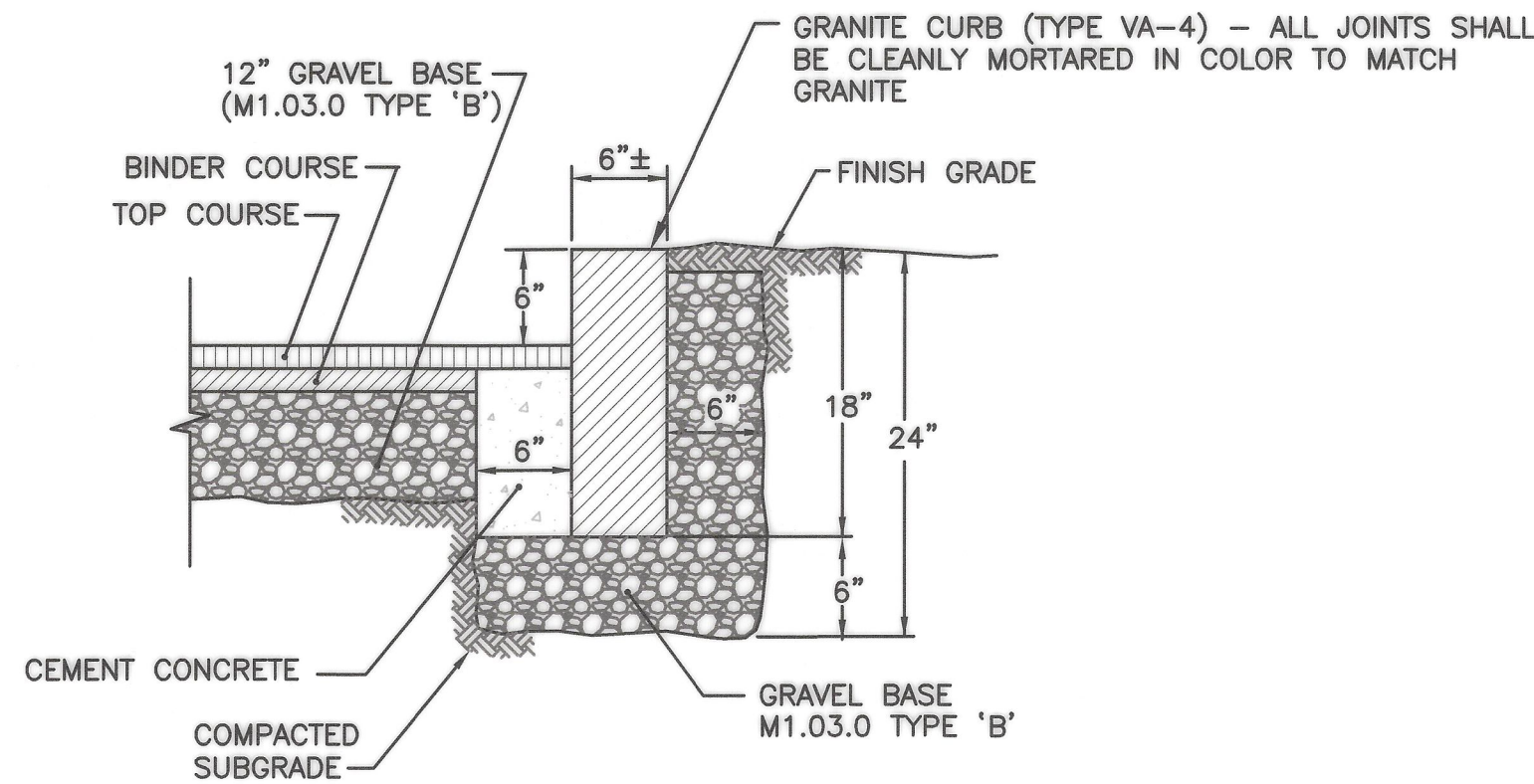
BICYCLE RACK
NOT TO SCALE



CURB BREAK
NOT TO SCALE

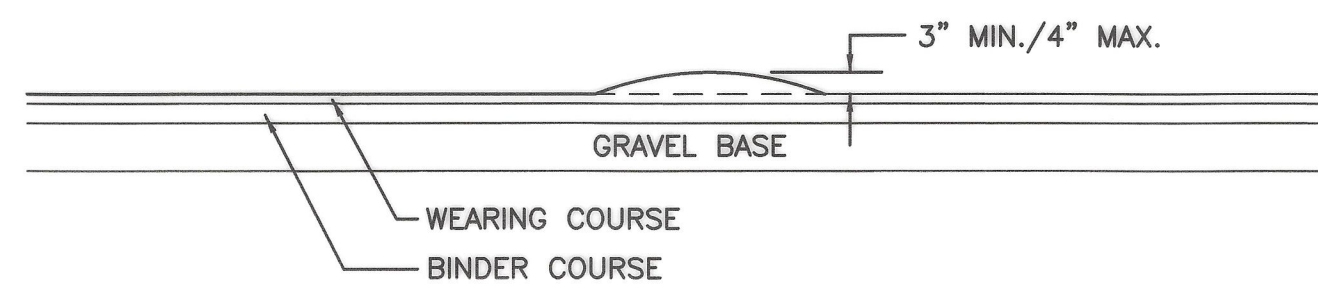
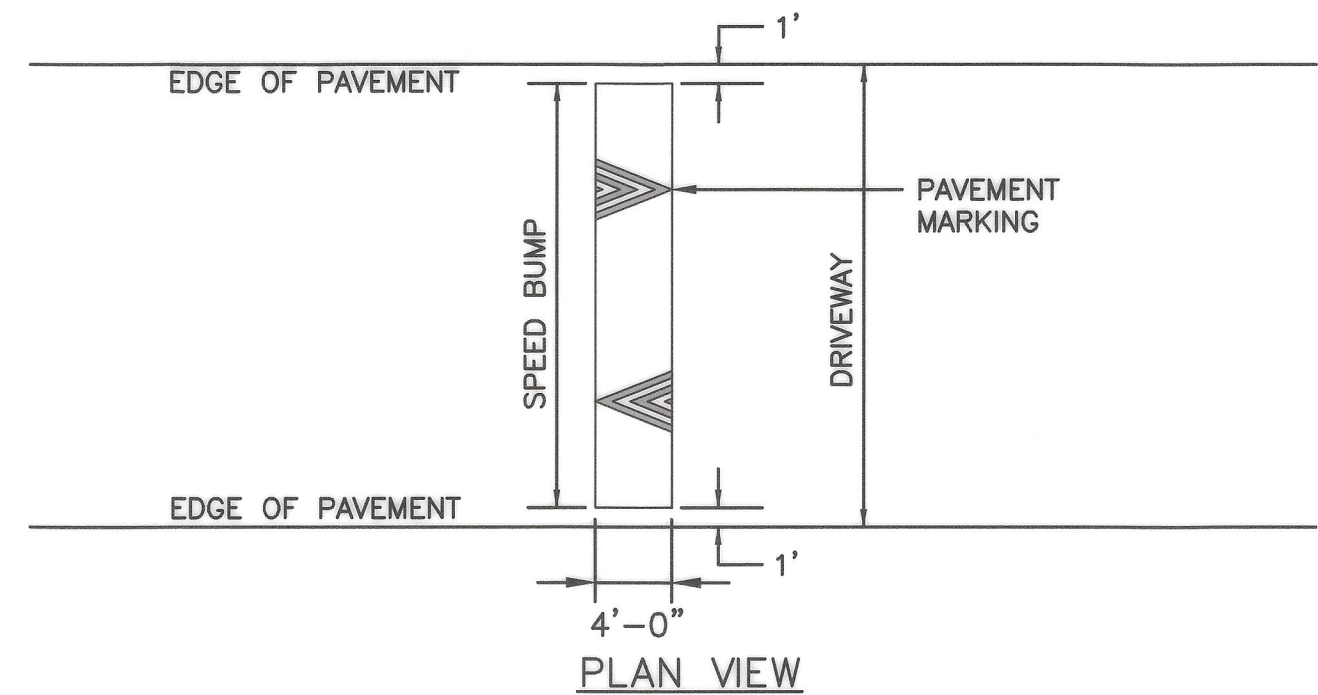


CEM CONC SIDEWALK SECTION DETAIL
NOT TO SCALE



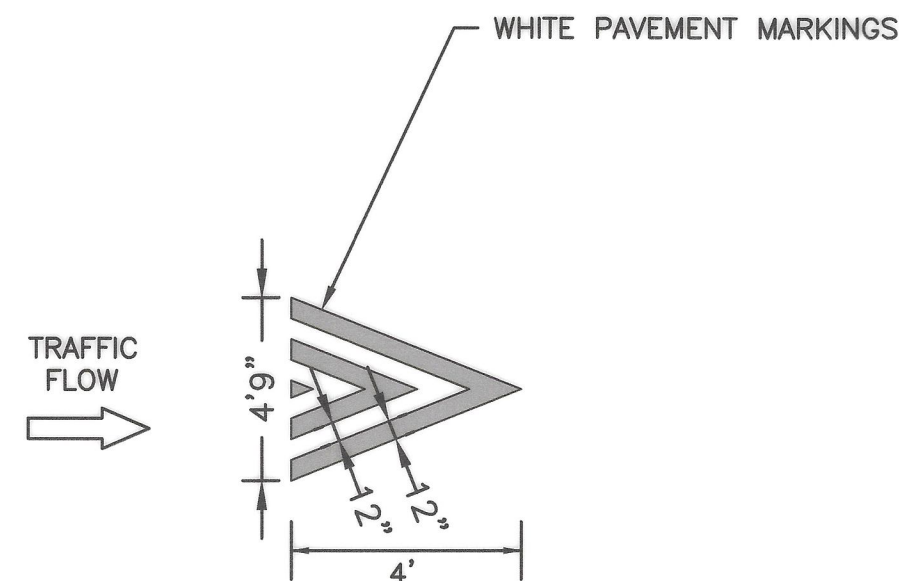
NOTE:
CURBS SHALL BE BACKED UP BY CONCRETE ANCHOR AT ALL JOINTS ADJACENT TO LANDSCAPED AREAS.

VERTICAL GRANITE CURB
NOT TO SCALE

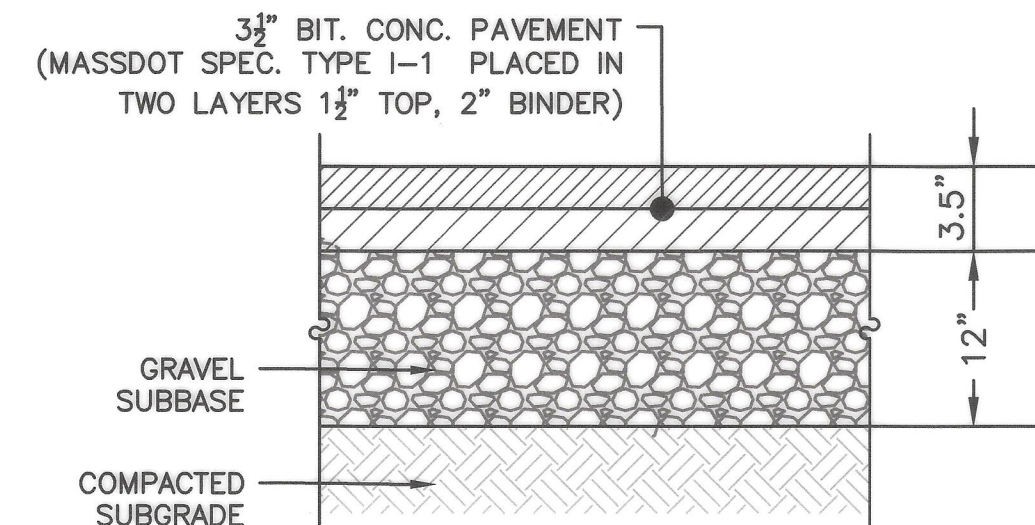


CROSS SECTION

SPEED BUMP
NOT TO SCALE

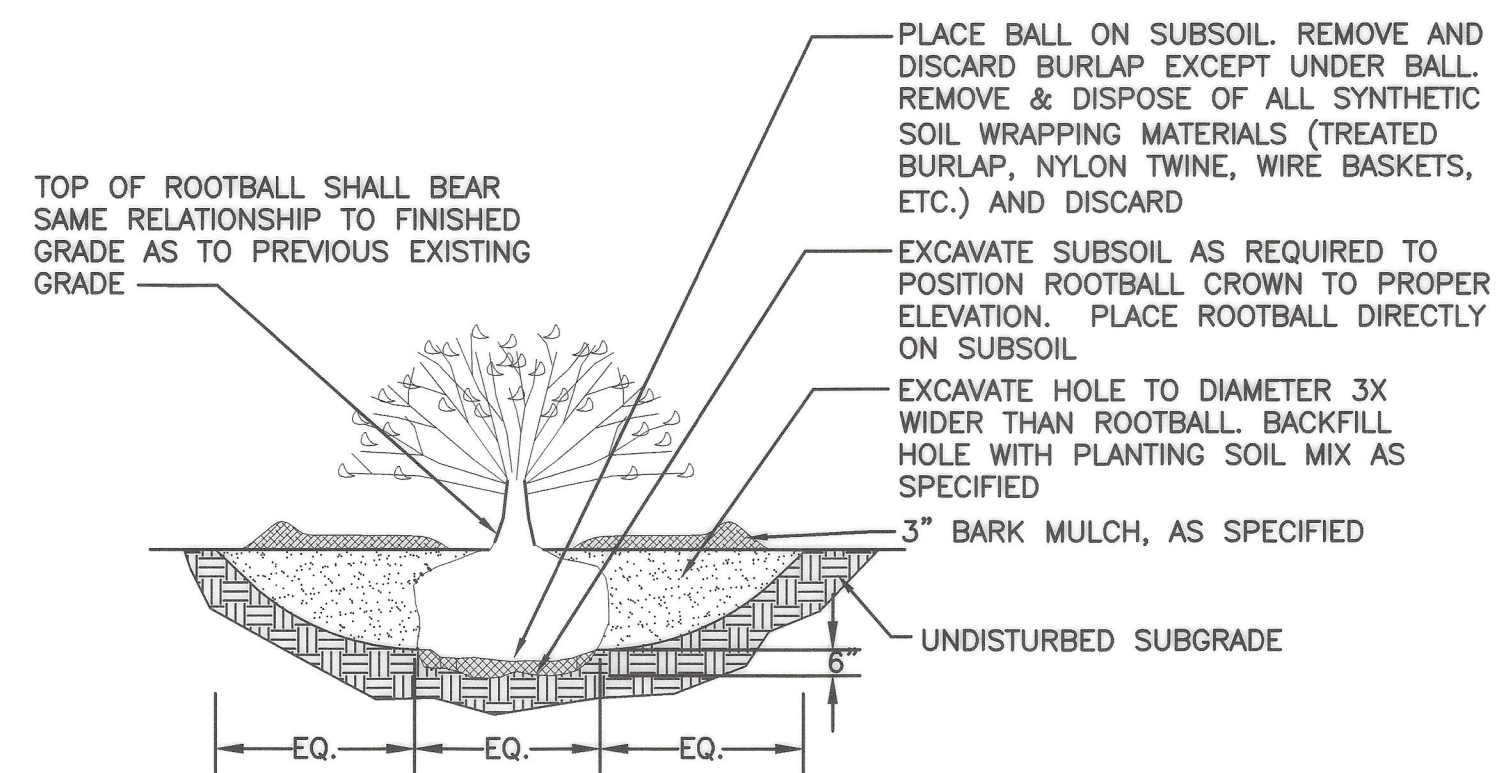


PAVEMENT MARKING

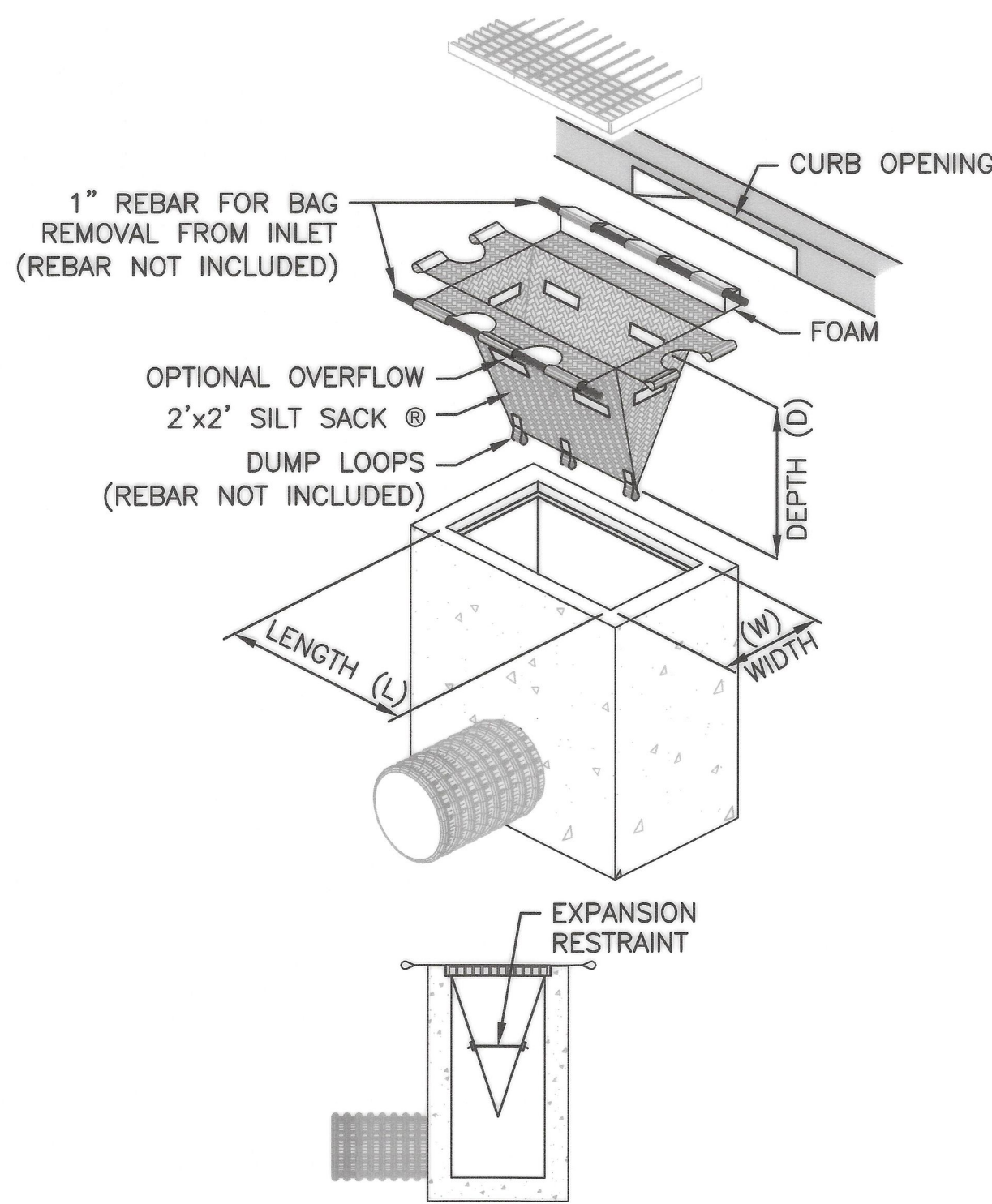


BIT. CONC. PAVEMENT SECTION DETAIL
NOT TO SCALE

NOTES:
1. NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT.
2. PLANTING DEPTH SHALL BE THE SAME OR HIGHER AS GROWN IN NURSERY.



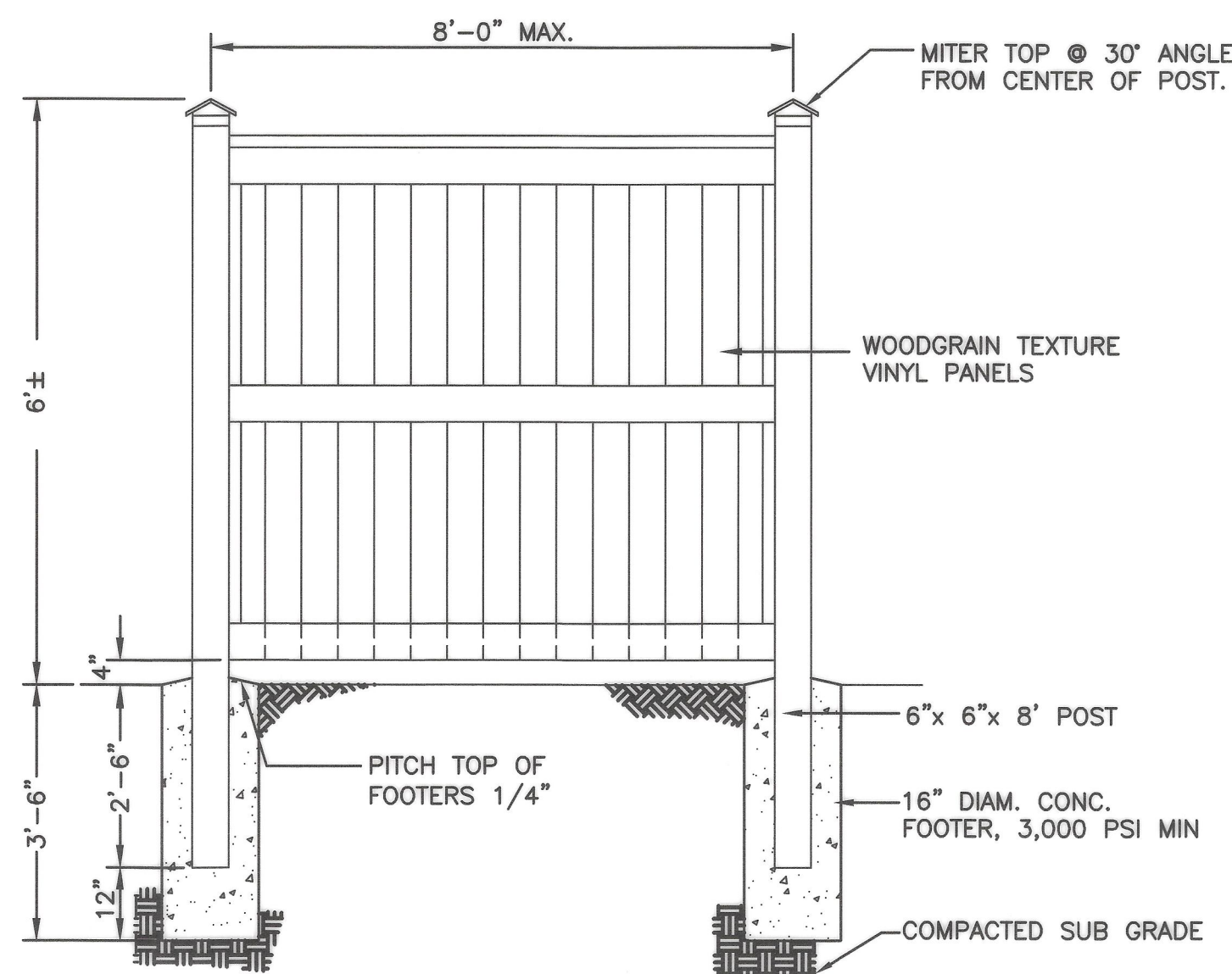
SHRUB PLANTING
NOT TO SCALE



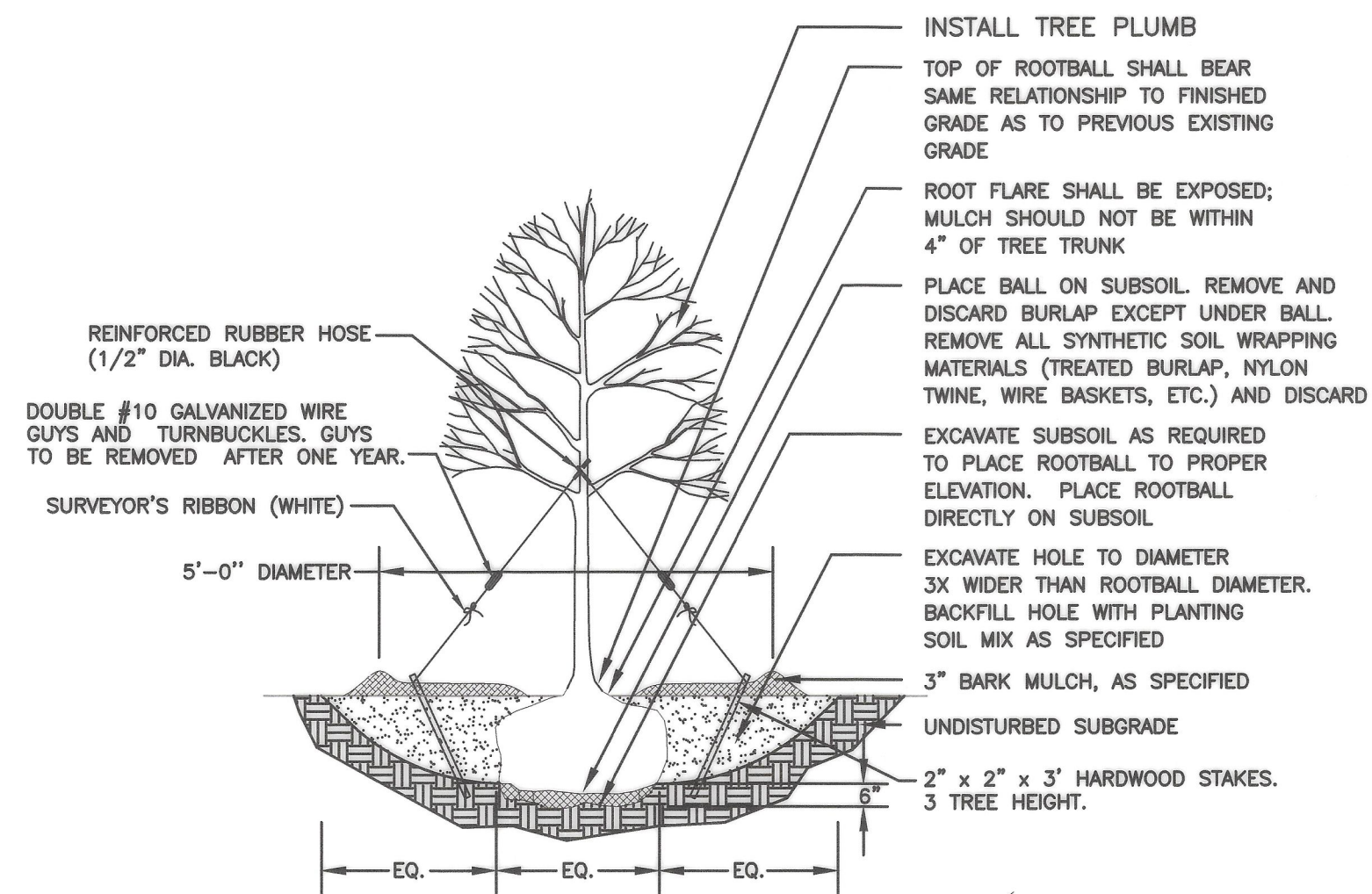
SIDE VIEW INSTALLED

CATCH BASIN FILTER

TEMPORARY INLET PROTECTION
NOT TO SCALE



FENCE
NOT TO SCALE



DECIDUOUS TREE PLANTING
NOT TO SCALE



HOWARD STEIN HUDSON
11 Beacon Street, Suite 1010
Boston, MA 02108
www.hshassoc.com

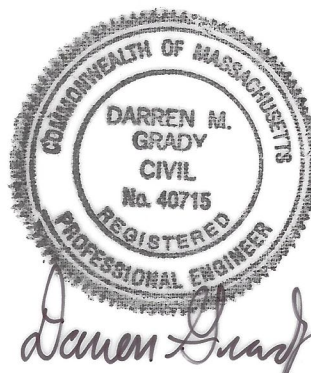
PREPARED FOR:

MEDWAY PLACE
98, 108 & 114 MAIN STREET (ROUTE 109)
MEDWAY, MA 02053
NORFOLK COUNTY

REVISIONS:

NO	BY	DATE	DESCRIPTION
1	GP	6/5/24	REVIEW COMMENTS
2	GP	7/17/24	REVIEW COMMENTS
3	GP	8/5/24	REVIEW COMMENTS
4	GP	8/21/24	HEARING COMMENTS

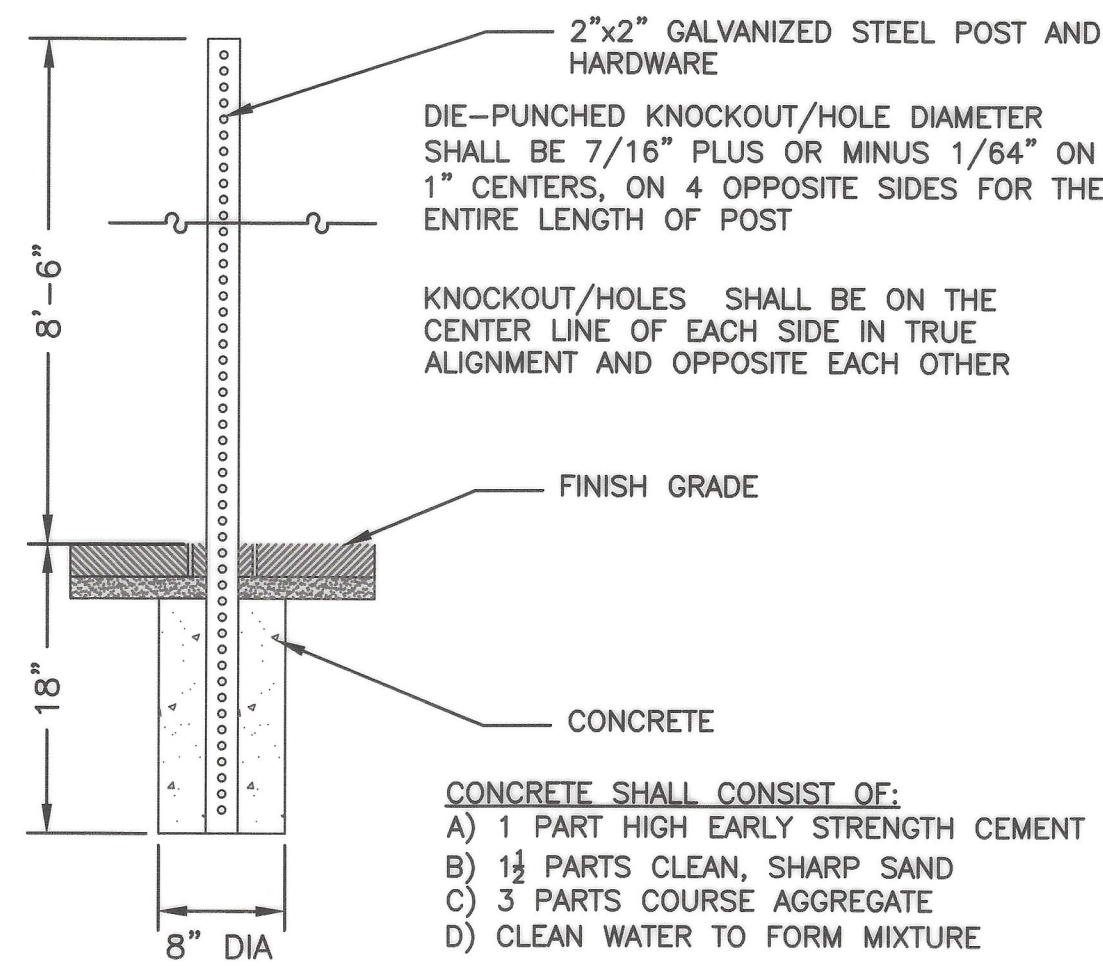
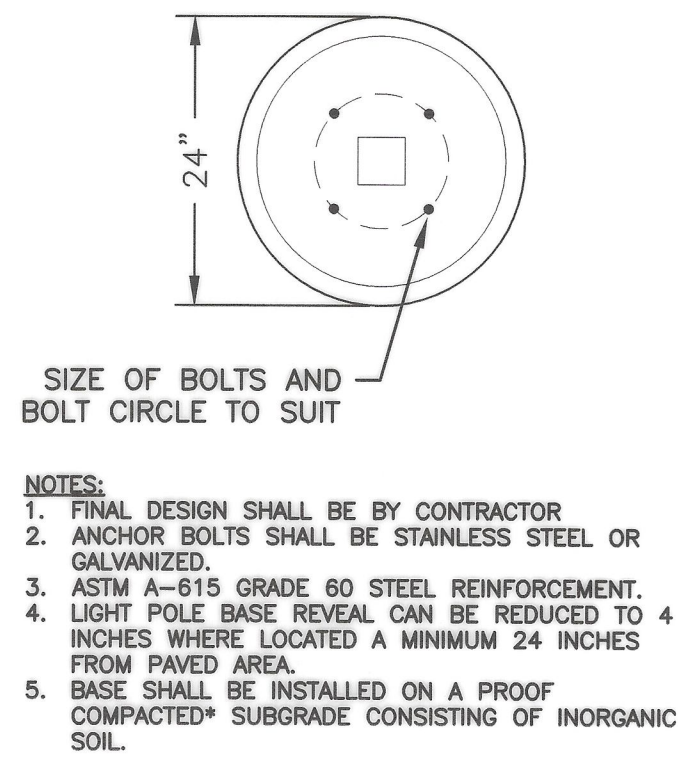
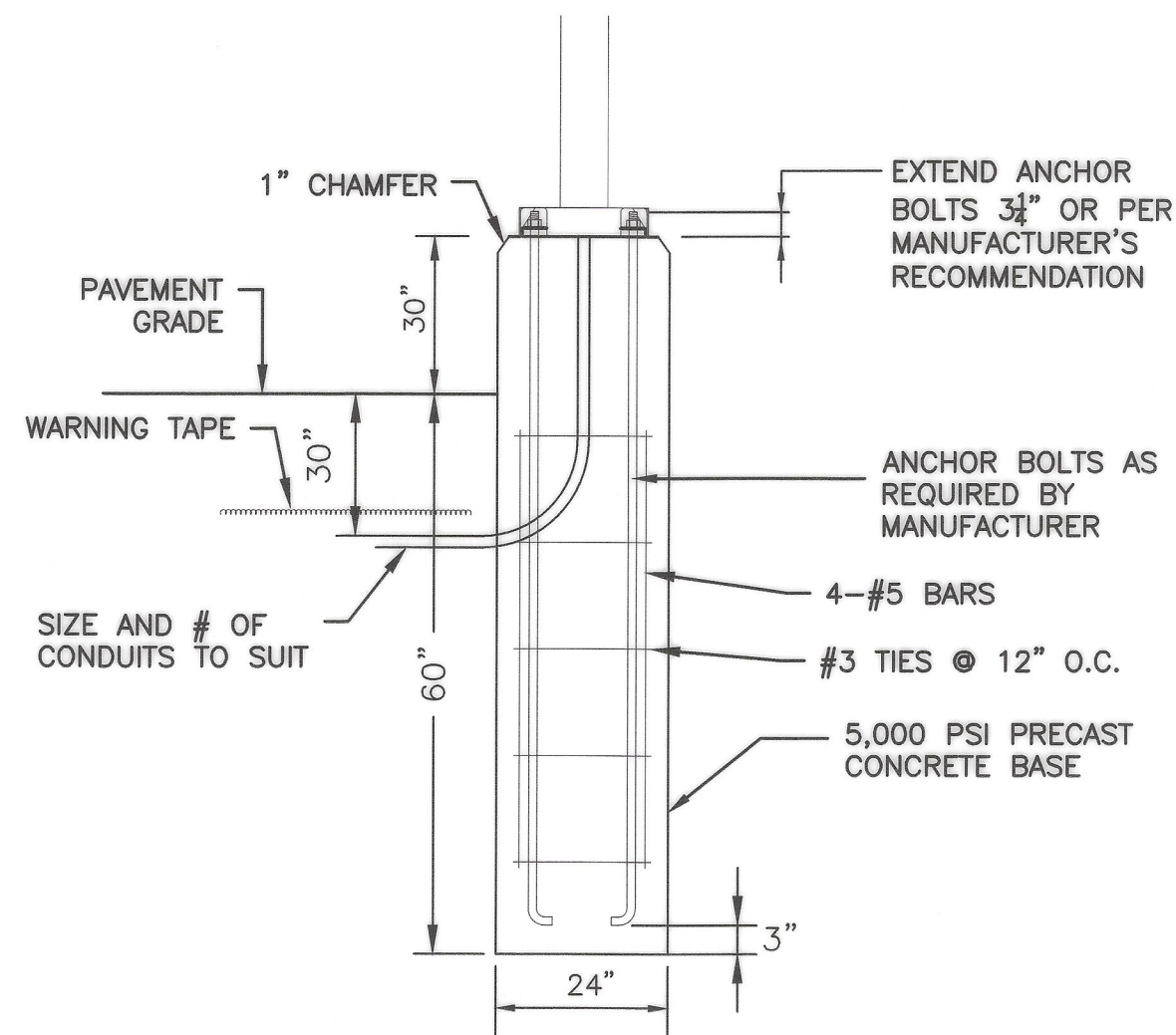
Grady Consulting LLC



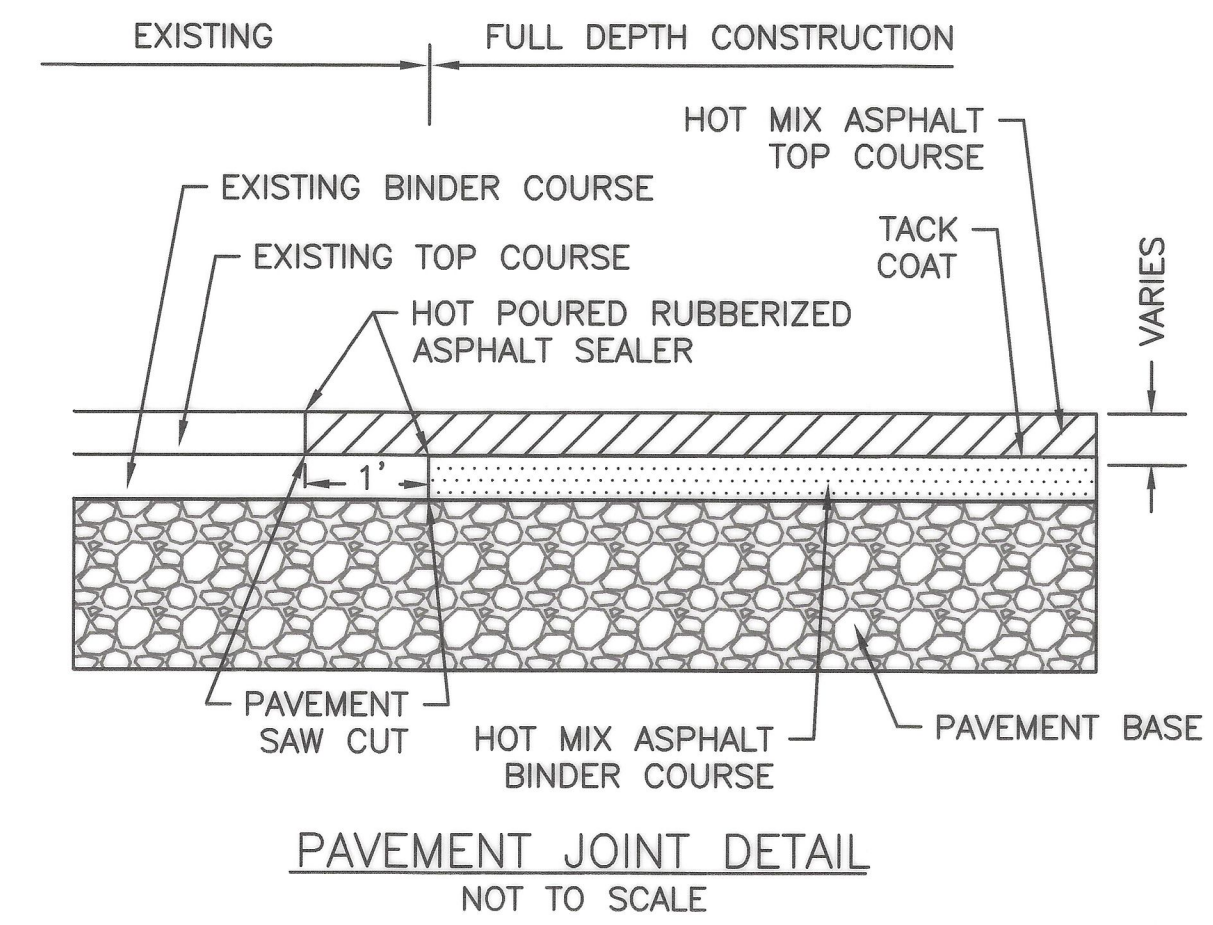
PERMIT SET
NOT FOR CONSTRUCTION

SITE DETAILS

DATE:	08/20/2024
PROJECT NUMBER:	14041.00
DESIGNED BY:	ML
DRAWN BY:	ML
CHECKED BY:	RL



SIGN POST
NOT TO SCALE

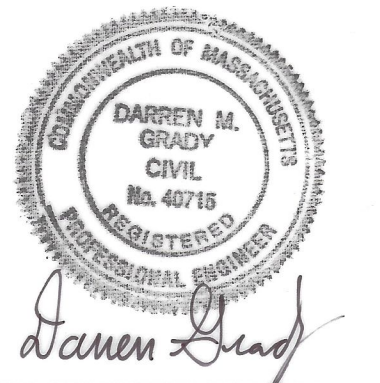


PREPARED FOR:

MEDWAY PLACE
98, 108 & 114 MAIN STREET (ROUTE 109)
MEDWAY, MA 02053
NORFOLK COUNTY

REVISIONS:			
NO	BY	DATE	DESCRIPTION
1	GP	6/5/24	REVIEW COMMENTS
2	GP	7/17/24	REVIEW COMMENTS
3	GP	8/5/24	REVIEW COMMENTS
4	GP	8/21/24	HEARING COMMENTS

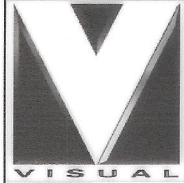
Grady Consulting LLC



PERMIT SET
NOT FOR CONSTRUCTION

SITE DETAILS

DATE:	08/20/2021
PROJECT NUMBER:	14041.00
DESIGNED BY:	ML
DRAWN BY:	ML
CHECKED BY:	RL



STATISTICS

DESCRIPTION	SYMBOL	AVG.	MAX	MIN.	MAX/MIN	AVG/MIN
PARKING LOT	+	0.8 fc	3.8 fc	0.0 fc	N/A	N/A

DISCLAIMER:

-THESE DRAWINGS ARE FOR CONCEPTUAL PURPOSES ONLY
AND ARE NOT INTENDED FOR CONSTRUCTION. VALUES
REPRESENTED ARE AN APPROXIMATION GENERATED
FROM MANUFACTURERS PHOTOMETRIC IN-HOUSE OR
INDEPENDANT LAB TEST WITH DATA SUPPLIED BY LAMP
MANUFACTURERS.

SCHEDULE

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Light Loss Factor	Wattage
	LT-1	6	Lithonia Lighting	DSX1 LED P6 40K 80CRI T4M	D-Series Size 1 Area Luminaire P6 Performance Package 4000K CCT 80 CRI Type 4 Medium	0.9	330.5
	LT-2	9	Lithonia Lighting	DSX1 LED P6 40K 80CRI BLC4	D-Series Size 1 Area Luminaire P6 Performance Package 4000K CCT 80 CRI Type 4 Extreme Backlight Control	0.9	165.25

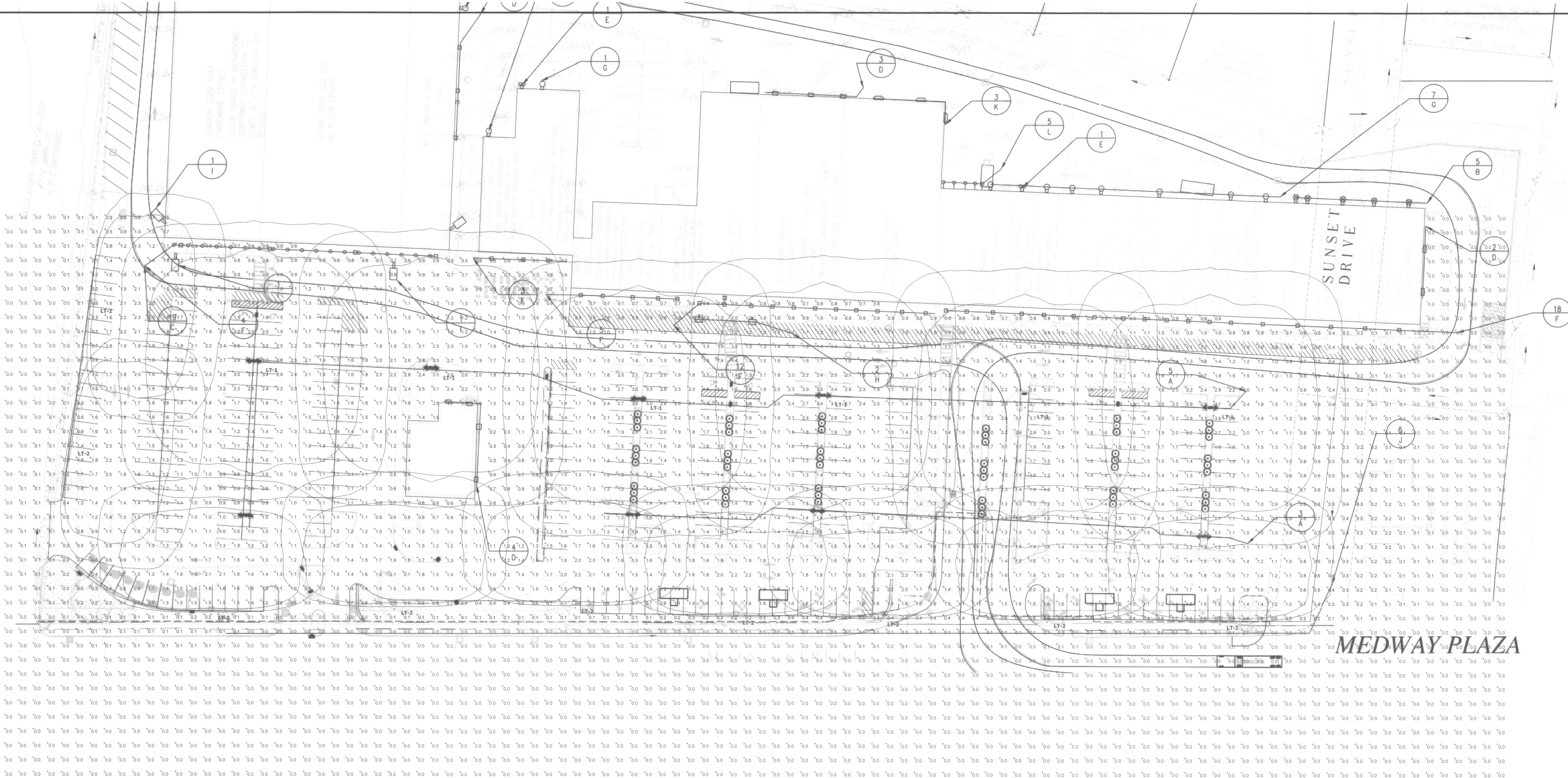
NOTES:

-REFLECTANCES ASSUMED:
WALL: 50
FLOOR: 20

- MOUNTING HEIGHTS: 31'-0" ABOVE GRADE

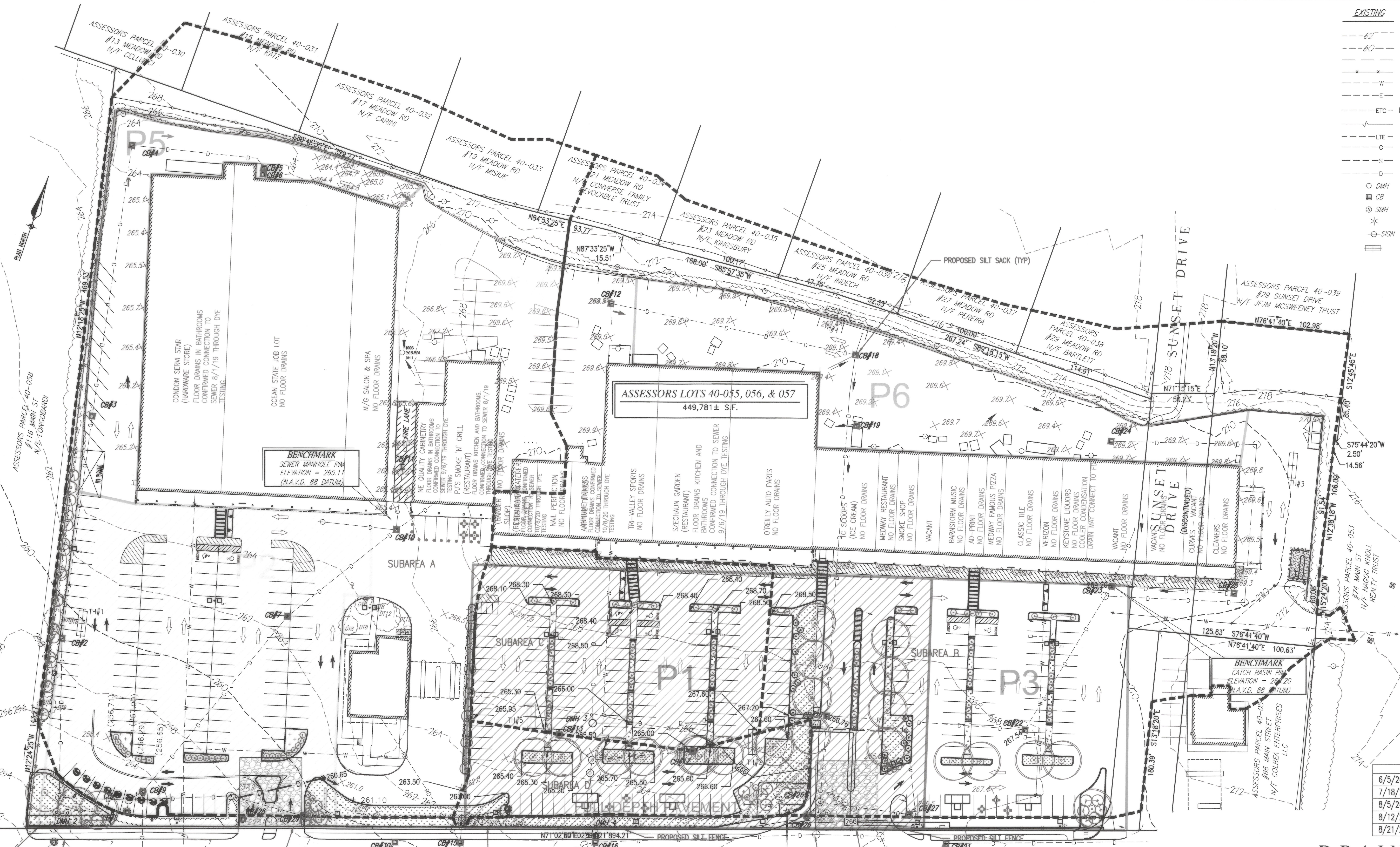
- TASK HEIGHT: 0" ABOVE GRADE

- CALCULATION POINT SPACING: 10'X10' OC



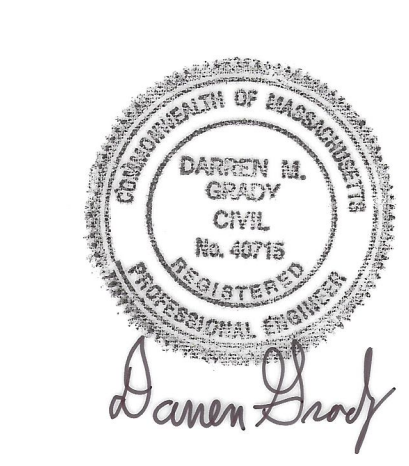
Plan View

Scale - 1" = 25ft



EXISTING	LEGEND	PROPOSED
---	PROPERTY LINE	---
---	CONTOUR	---
---	CONTOUR	---
---	EDGE OF PAVEMENT	---
---	FENCE	---
---	WATER LINE	---
---	ELECTRIC LINE	---
---	ETC	---
---	ELEC., TEL., CABLE LINE	---
---	ELECTRIC LINE	---
---	ELECTRIC LINE	---
---	GAS LINE	---
---	SEWER LINE	---
---	DRAIN LINE	---
○ DMH	DRAIN MANHOLE	○
■ CB	CATCH BASIN	■
⊙ SMH	SEWER MANHOLE	⊙
*	LIGHT	*
○ SIGN	SIGN	○
⊞	TEST HOLE	⊞

REVISIONS	
6/5/24	REVIEW COMMENTS
7/18/24	REVIEW COMMENTS
8/5/24	RESPONSE TO TETRA TECH COMMENTS
8/12/24	RESPONSE TO HEARING COMMENTS
8/21/24	RESPONSE TO HEARING COMMENTS

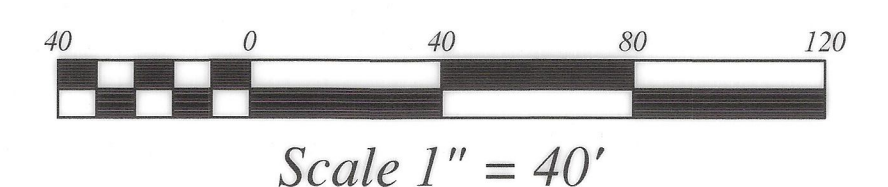


**DRAINAGE
IMPROVEMENT
AS-BUILT PLAN**
#98, #108, & #114 MAIN STREET
MEDWAY, MASSACHUSETTS

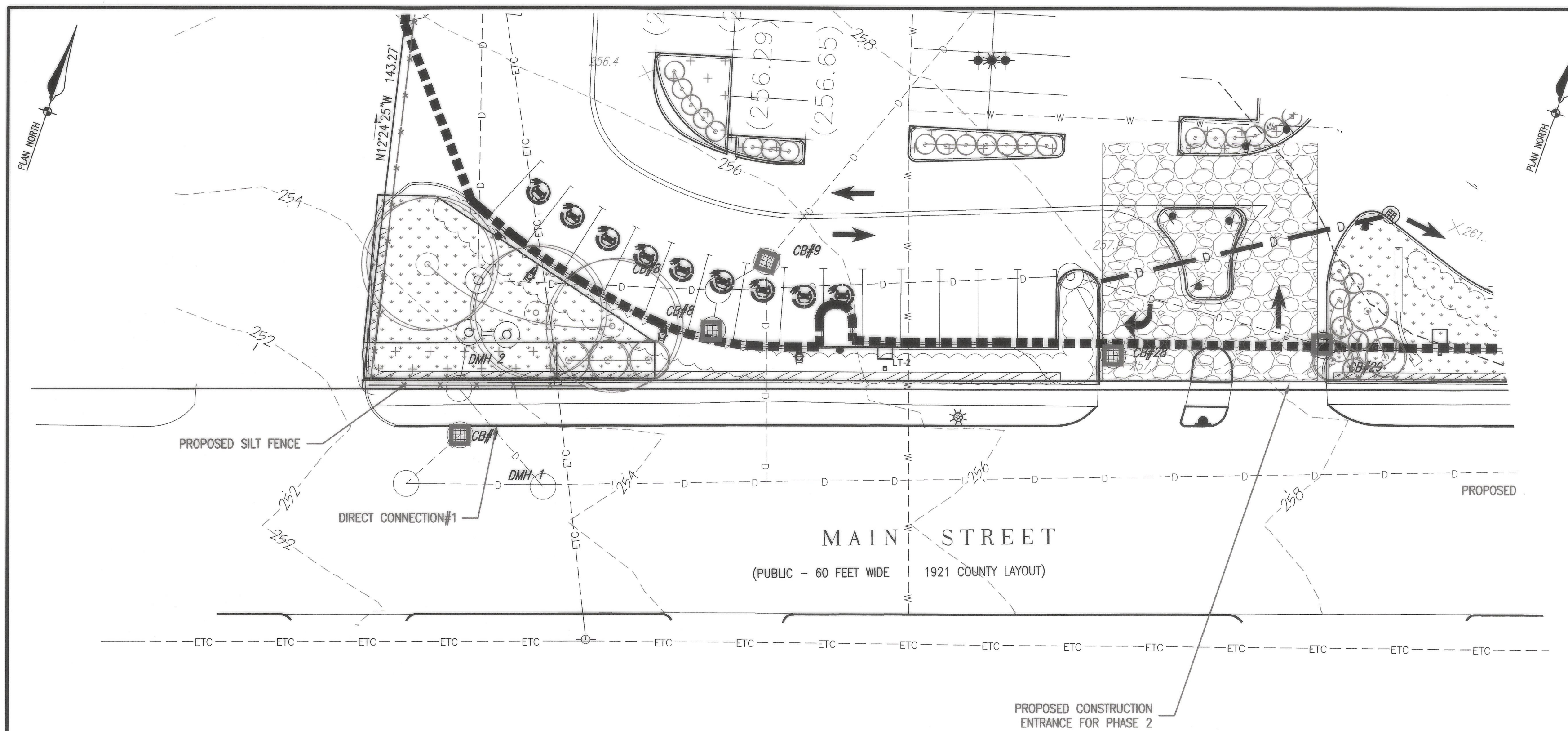
PREPARED FOR:
MEDWAY REALTY, LLC
63 ATLANTIC AVENUE
BOSTON, MA 02110

JUNE 17, 2022
REVISED APRIL 24, 2024
SCALE: 1"=40'
JOB No. 19-015

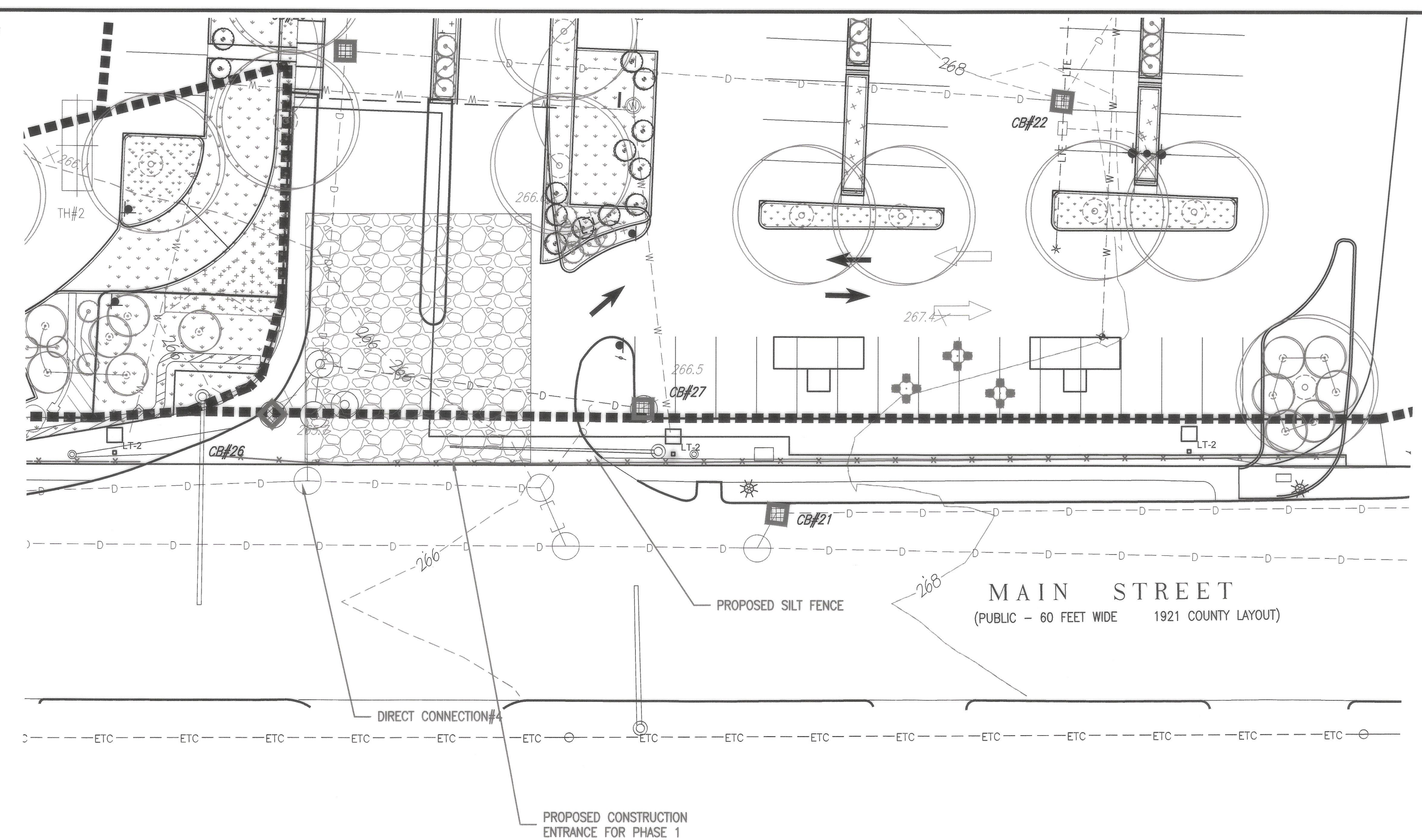
GRADY CONSULTING, L.L.C.
Civil Engineers, Land Surveyors & Landscape Architects
71 Evergreen Street, Suite 1, Kingston, MA 02364
Phone (781) 585-2300



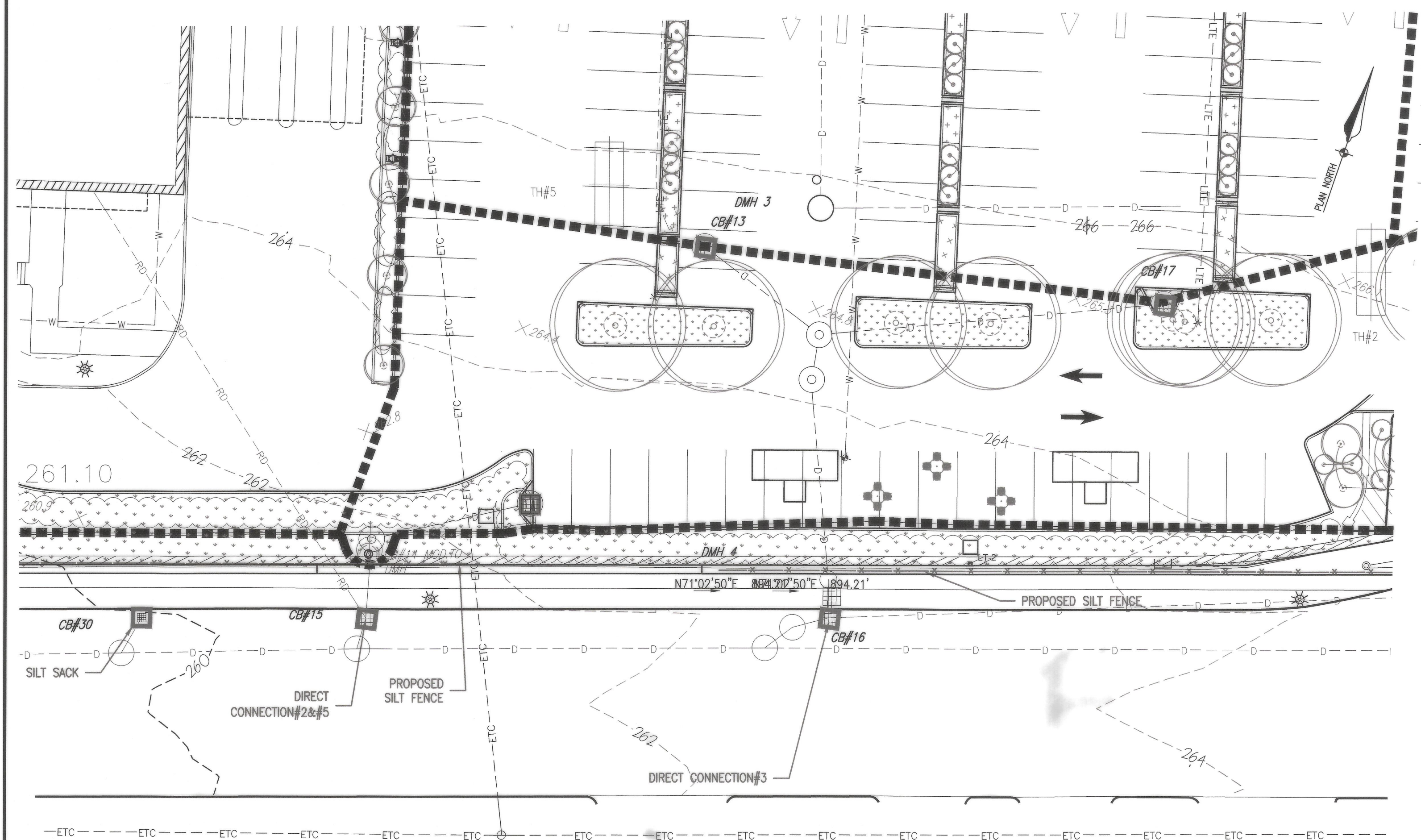
Scale 1" = 40'



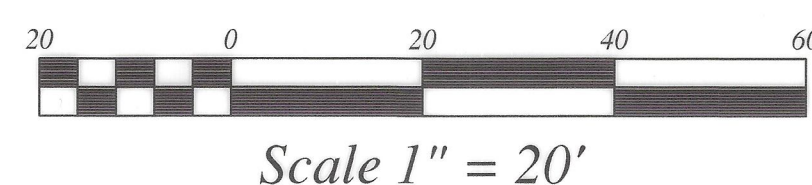
DIRECT CONNECTION #1
SCALE: 1"=20'



DIRECT CONNECTION #4
SCALE: 1"=20'

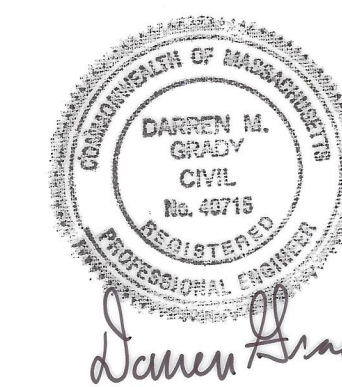


DIRECT CONNECTION #2, #3, & #5
SCALE: 1"=20'



REVISIONS	
6/5/24	REVIEW COMMENTS
7/18/24	REVIEW COMMENTS
8/5/24	RESPONSE TO TETRA TECH COMMENTS
8/12/24	RESPONSE TO HEARING COMMENTS
8/21/24	RESPONSE TO HEARING COMMENTS

**DRAINAGE
IMPROVEMENT
AS-BUILT PLAN**
#98, #108, & #114 MAIN STREET
MEDWAY, MASSACHUSETTS



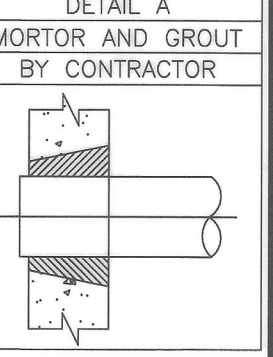
PREPARED FOR:
MEDWAY REALTY, LLC
63 ATLANTIC AVENUE
BOSTON, MA 02110

JUNE 17, 2022
REVISED APRIL 24, 2024
SCALE: 1"=40'
JOB No. 19-015

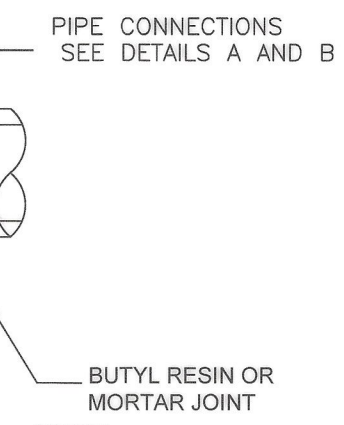
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Civil Engineers, Land Surveyors & Landscape Architects
71 Evergreen Street, Suite 1, Kingston, MA 02364
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NOTES:

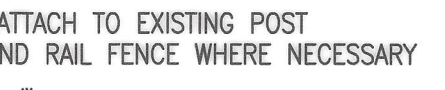


HEIGHT	ITEM NO	WEIGHT
1'-0"	MH4-12CS4ID	856#
2'-0"	MH4-24CS4ID	1,712#
2'-6"	MH4-30CS4ID	2,140#
3'-0"	MH4-36CS4ID	2,568#
4'-0"	MH4-48CS4ID	3,424#
5'-0"	MH4-60CS4ID	4,280#



8

DETAIL A	
MORTAR AND GROUT BY CONTRACTOR	
	



REVISIONS	
6/5/24	REVIEW COMMENTS
7/18/24	REVIEW COMMENTS
8/5/24	RESPONSE TO TETRA TECH COMMENTS
8/12/24	RESPONSE TO HEARING COMMENTS
8/21/24	RESPONSE TO HEARING COMMENTS

(DETAILS) SHEET 3 OF 3