## PROJECT:

HIGH STREET MEADOWS 21 HIGH STREET MEDWAY, MA 02053

MEDWAY ASSESSORS MAP 57 LOT 62 NORFOLK REGISTRY BOOK 36435 PAGE 252

APPLICANT/OWNER:
MEDWAY DEVELOPMENT, LLC
383 MAIN STREET
MEDFIELD, MA 02052

# DRAWING LIST:

SHEET #	TITLE
	EXISTING CONDITIONS PLAN
C101	EROSION AND SEDIMENTATION CONTROL PLAN
C102	LAYOUT AND MATERIALS PLAN
C103	GRADING AND UTILITIES PLAN
C201	CONSTRUCTION DETAILS
C202	CONSTRUCTION DETAILS
L1	LANDSCAPE PLAN

ISSUED FOR MAJOR SITE PLAN REVIEW: FEBRUARY 25, 2025

### **EXISTING PERMITS**

- ZONING BOARD OF APPEALS DECISION SPECIAL PERMIT, 21 HIGH STREET, DATED APRIL 5, 2023.
  ORDER OF RESOURCE AREA DELINEATION, MASSDEP FILE NO. 216-0926, RECORDED 10-29-2019 (EXPIRED)
- ENFORCEMENT ORDER ISSUED JUNE 3, 2019.

### ZONING TABLE AGRICULTURAL RESIDENTIAL II(ARII)

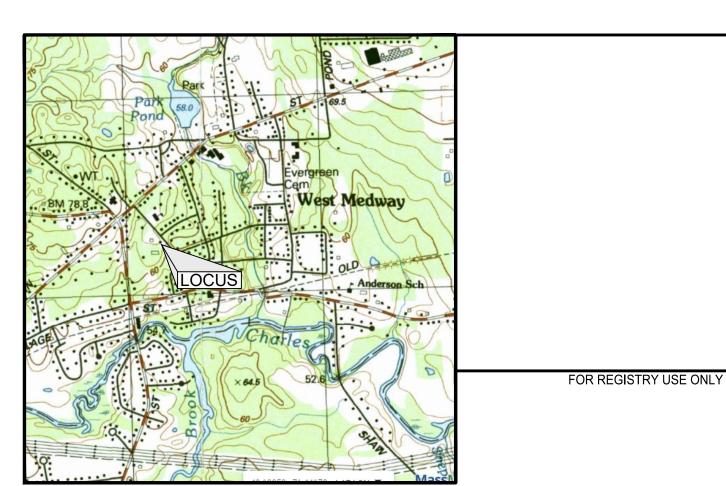
	REQUIRED	PROPOSED	NOTES
MIN. LOT AREA	30,000 SF	164,173 SF	
MIN. LOT FRONTAGE	150 FT	290.9 FT	
SETBACKS:			
FRONT	35 FT	22.1 FT	EXISTING NON-CONFORMING
SIDE	15 FT	15 FT	
REAR	15 FT	275 FT	
MAX. HEIGHT	35 FT	35 FT	
MAX. LOT COVERAGE	30%	5.9%	
MAX. IMPERVIOUS COVERAGE	40%	12.4%	
MIN. OPEN SPACE	NA	NA	
PARKING:			
RESIDENTIAL	23	23	2 PER UNIT + 1 PER 2 UNITS
EV SPACES	1	1	PROVIDED IN GARAGE
EV READY	5	5	PROVIDED IN GARAGES

#### LIST OF WAIVERS

WAIVER NO.	SECTION	REQUIREMENT	REQUESTED CHANGE
1	ARTICLE IV s.204-3.F	DEVELOPMENT IMPACT STATEMENT	NOT APPLICABLE FOR SCALE OF PROJECT
2	ARTICLE IV s.204-3.H	EARTH REMOVAL CALCULATIONS	MINIMAL EARTHWORK
3	ARTICLE IV s.204-3.I	EARTH FILL CALCULATIONS	MINIMAL EARTHWORK
4	ARTICLE IV s.204-3.J	RESOURCE AREAS DOCUMENTATION	OUTSIDE RESOURCE AREA BUFFERS

DATE SUBMITTED:	
DATE APPROVED:	
DATE SIGNED:	
	I CERTIFY THAT 20 DAYS HAVE ELAPSED SINCE PLANNING BOARD APPROVAL AND NO APPEAL HAS BEEN FILED IN THIS OFFICE DATE
	TOWN CLERK, MEDWAY, MA
MEDWAY PLANNING BOARD	

COVENANTS TO BE RECORDED HEREWITH.



LOCUS PLAN SCALE: 1"=2,000'

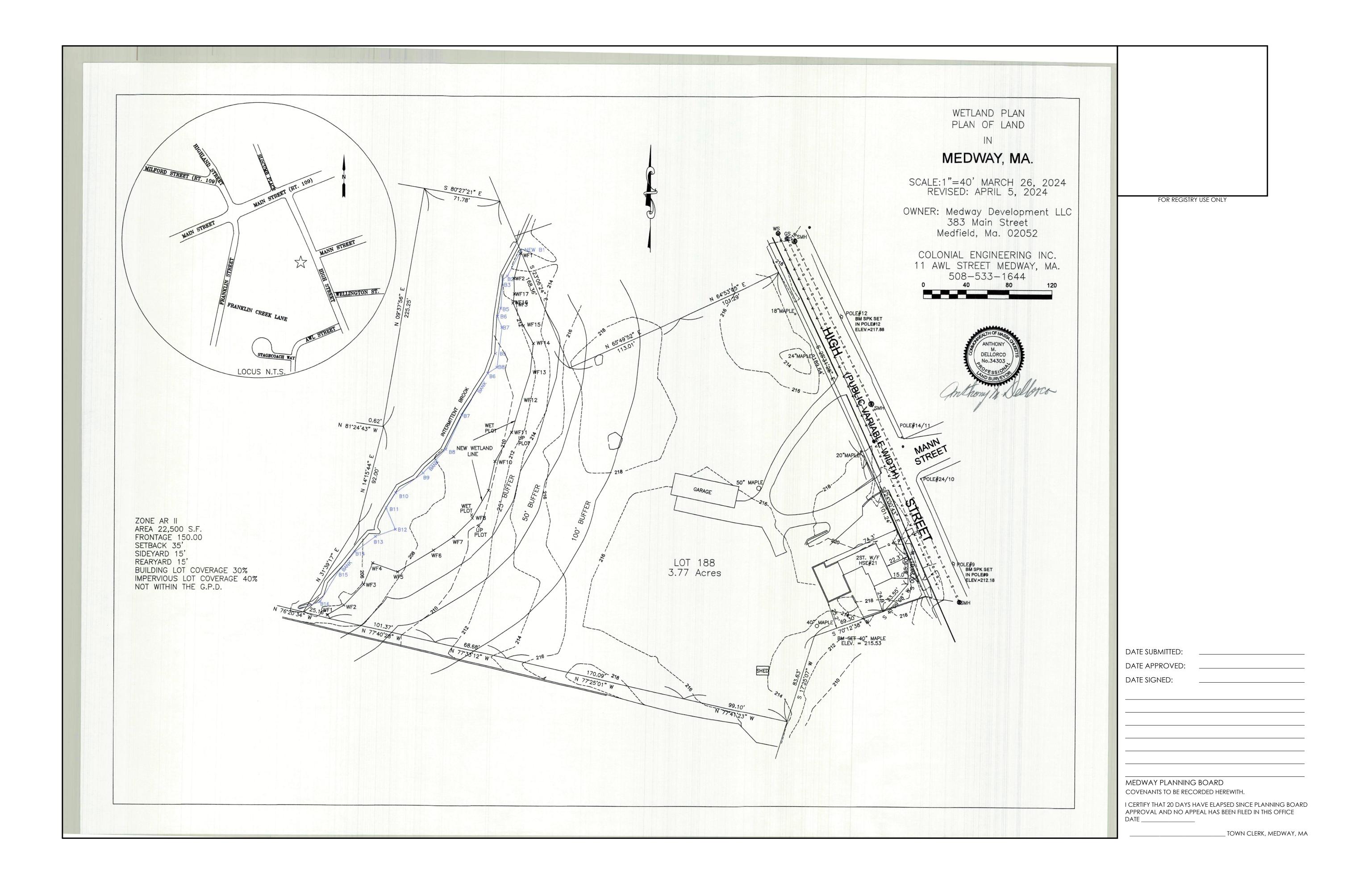
APPLICANT/OWNER
MEDWAY DEVELOPMENT, LLC
383 MAIN STREET
MEDFIELD, MA 02052

RECORD OWNER:
MEDWAY DEVELOPMENT, LLC
383 MAIN STREET
MEDFIELD, MA 02052

CIVIL ENGINEER
PVI SITE DESIGN, LLC
18 GLENDALE ROAD
NORWOOD, MA 02062

LAND SURVEYOR
COLONIAL ENGINEERING
11 AWL STREET
MEDWAY, MA 02053





#### SITE PREPARATION NOTES: WITHIN THE LIMIT OF THE WORK LINE AS NOTED ON THE SITE PREPARATION PLANS, REMOVE AND DISCARD ALL CONCRETE PAVEMENT, BITUMINOUS TR CONCRETE PAVEMENT, BRICK PAVEMENT, TOP SOIL, MULCH, TRASH, DEAD TREES AND STUMPS, SHRUBBERY, CHAIN LINK FENCE POSTS, RAILS, SEWER CONNECTION FABRIC, GATES, FOOTINGS AND ALL APPURTENANCES, BOLLARDS, POSTS, CONCRETE FOOTINGS AND FOUNDATIONS, WALLS AND CURBS UNLESS OTHERWISE NOTED GAS CONNECTION -THE OWNER'S REPRESENTATIVE SHALL BE CONSULTED AND WILL REVIEW THE WORK ON SITE WITH THE CONTRACTOR BEFORE ANY WORK SHALL COMMENCE. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCIES BETWEEN PLANS AND ACTUAL CONDITIONS TO THE OWNER'S REPRESENTATIVE PRIOR TO STARTING WORK. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING CONDITIONS TO REMAIN THAT ARE DUE TO CONTRACTOR OPERATIONS ALL ITEMS TO BE REMOVED THAT ARE NOT STOCKPILED FOR LATER REUSE ON THE PROJECT OR DELIVERED TO THE OWNER SHALL BE LEGALLY DISPOSED OF OFF SITE BY THE CONTRACTOR. — GAS CONNECTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING HIS EFFORTS OF THE DEMOLITION WITH ALL TRADES. GAS CONNECTION THE CONTRACTOR SHALL COORDINATE ALL ADJUSTMENT OR ABANDONMENT OF UTILITIES WITH THE RESPECTIVE UTILITY COMPANY. WATER CONNECTION THE CONTRACTOR SHALL MAINTAIN OR ADJUST TO NEW FINISH GRADE AS NECESSARY ALL UTILITY AND SITE STRUCTURES SUCH AS LIGHT POLES, SIGN POLES, MAN HOLES, CATCH BASINS. HAND HOLES, WATER AND GAS GATES, HYDRANTS, ETC., FROM MAINTAINED UTILITY AND SITE SYSTEMS UNLESS OTHERWISE NOTED OR DIRECTED BY THE OWNER'S REPRESENTATIVE. EXISTING BITUMINOUS CONCRETE CONSTRUCTION -CONSTRUCTION SEQUENCE: SIDEWALK TO REMAIN ENTRANCE **INLET PROTECTION** HIGH STREET - PERIMETER EROSION CONSTRUCT TEMPORARY AND PERMANENT EROSION CONTROL FACILITIES. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CONTROL, TYPICAL INSTALLED PRIOR TO ANY SITE EXCAVATION OR DISTURBANCE AND SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS. THE (PUBLIC - VARIABLE WIDTH) SMALLEST PRACTICAL AREA OF LAND SHALL BE EXPOSED AT ANY ONE TIME CLEAR CUT, DEMOLISH, AND DISPOSE OF EXISTING SITE ELEMENTS NOT TO REMAIN. 3. PERFORM EARTHWORK TO BRING THE SITE TO DESIGN SUB-GRADE ELEVATIONS. STABILIZE ALL CUT AND FILL SLOPES IMMEDIATELY AFTER THEIR CONSTRUCTION. 4. CONSTRUCT BUILDING FOUNDATIONS. 5. INSTALL UTILITIES. GRAVITY DEPENDANT UTILITIES (I.E. SEWER, DRAIN) SHALL BE INSTALLED FIRST. WATER LINES, ELECTRICAL CONDUIT AND GAS SHALL CONCRETE BE INSTALLED AROUND THE GRAVITY DEPENDANT UTILITIES. WASHOUT AREA FINISH GRADE AND STABILIZE ALL SURFACE DRAINAGE BMP'S (RAIN GARDENS, SWALES, ETC). - EXISTING LEACHING GRADE AND GRAVEL ALL PAVED AREAS. ALL PROPOSED PAVED AREAS SHALL BE STABILIZED IMMEDIATELY AFTER FINE GRADING. BASIN TO REMAIN BEGIN ALL PERMANENT AND TEMPORARY SEEDING AND MULCHING. 9. FINISH PAVING ALL HARD SURFACE AREAS. 10. COMPLETE PERMANENT SEEDING AND LANDSCAPING. 11. REMOVE TEMPORARY EROSION CONTROL MEASURES WHEN LANDSCAPED AREAS ARE MULCHED OR HAVE AT LEAST A 70% COVERAGE OF GRASS DUMPSTER STOCKPILE PER THE LANDSCAPE DRAWINGS. **EXISTING** STAGING **BUILDING TO EROSION CONTROL NOTES:** REMAIN SEDIMENT TRAPS SHALL BE INSTALLED AT ALL DRAINAGE STRUCTURES. PERIMETER EROSION CONTROLS/COMPOST SOCKS ARE TO BE MAINTAINED AND CLEANED UNTIL ALL SLOPES HAVE BEEN STABILIZED. PROTECT EXISTING SEDIMENT BARRIERS SHALL BE INSPECTED AND APPROVED BY THE CONSERVATION COMMISSION AND / OR STAFF BEFORE CONSTRUCTION CAN **ASPHALT** COMPOST SOCK AND MULCH SHALL BE MOWINGS OF ACCEPTABLE HERBACEOUS GROWTH, FREE OF NOXIOUS WEEDS OR WOODY STEMS, AND SHALL BE DRY WHEN INSTALLED. FUTURE BUILDING THE UNDERSIDE OF COMPOST SOCK SHOULD BE KEPT IN CLOSE CONTACT WITH THE EARTH AND RESET AS NECESSARY – FUTURE BU<mark>ILDING</mark> -- FUTURE BUILDING -STABILIZE SLOPES GREATER THAN 3:1 (HORIZONTAL:VERTICAL) WITH SEED, SECURED GEOTEXTILE FABRIC, SPRAYED COMPOST BLANKET, OR RIP-RAP FOOTPRINT FOOTPRINT AS REQUIRED TO PREVENT EROSION DURING CONSTRUCTION. CLEAN OUT CATCH BASINS, DRAIN MANHOLES, STORM DRAIN PIPES, AND DETENTION BASINS AFTER COMPLETION OF CONSTRUCTION. IF USED, THE BOTTOM OF SEDIMENTATION BASINS SHALL BE PERIODICALLY CLEANED PER THE DIRECTION OF THE OWNER'S REPRESENTATIVE. AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED, CONTRACTOR TO REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AT THE OWNER'S AFTER THE REMOVAL OF TEMPORARY EROSION CONTROL MEASURES, CONTRACTOR TO GRADE AND SEED AREA OF TEMPORARY EROSION DAMAGED OR DETERIORATED ITEMS WILL BE REPAIRED IMMEDIATELY AFTER IDENTIFICATION OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE. 11. THE CONTRACTOR'S SITE SUPERINTENDENT WILL BE RESPONSIBLE FOR DAILY INSPECTIONS, MAINTENANCE, AND REPAIR ACTIVITIES. REPORTING REPORTS SHALL BE SUBMITTED BI-WEEKLY TO THE PERMITTING AUTHORITY AND AFTER ANY STORM EVENT RESULTING IN 0.25 INCHES OF PRECIPITATION OR MORE WITHIN TWENTY-FOUR HOURS. SITE PREPARATION LEGEND (3)SHEDS TO BE PERIMETER EROSION CONTROLS DEMOLISHED EXISTING TREE TO BE PROTECTED DURING CONSTRUCTION EXISTING TREE TO BE REMOVED PROPOSED INFILTRATION BASIN LOCATION DO NOT USE AS TEMPORARY SEDIMENT CONTROL UNLESS OTHERWISE APPROVED BY THE ENGINEER CONSTRUCTION ENTRANCE NO EARTH MOVING REQUIRED IN THIS AREA OF THE STORMWATER BASIN. LIMIT OF BASIN IS BASED ON EXISTING TOPOGRAPHY. SEE GRADING AND DRAINAGE PLAN. NO WORK, EARTH MOVING, TREE REMOVAL. STOCK PILING, ETC, SHALL OCCUR WITHIN THE 100' BUFFER WITHOUT APPROVAL BY THE MEDWAY CONSERVATION COMMISSION DATE SUBMITTED: DATE APPROVED: DATE SIGNED: ISSUED FEBRUA BANK AND WETLAND LINES FROM ANRAD FILED NOVEMBER 26, 2018 SCALE: JOB NO: 23-023 23-023-EROS.dwg DRAWN: MEDWAY PLANNING BOARD CHECKED: COVENANTS TO BE RECORDED HEREWITH. SHEET NO: I CERTIFY THAT 20 DAYS HAVE ELAPSED SINCE PLANNING BOARD APPROVAL AND NO APPEAL HAS BEEN FILED IN THIS OFFICE

\_ TOWN CLERK, MEDWAY, MA

#### GENERAL NOTES:

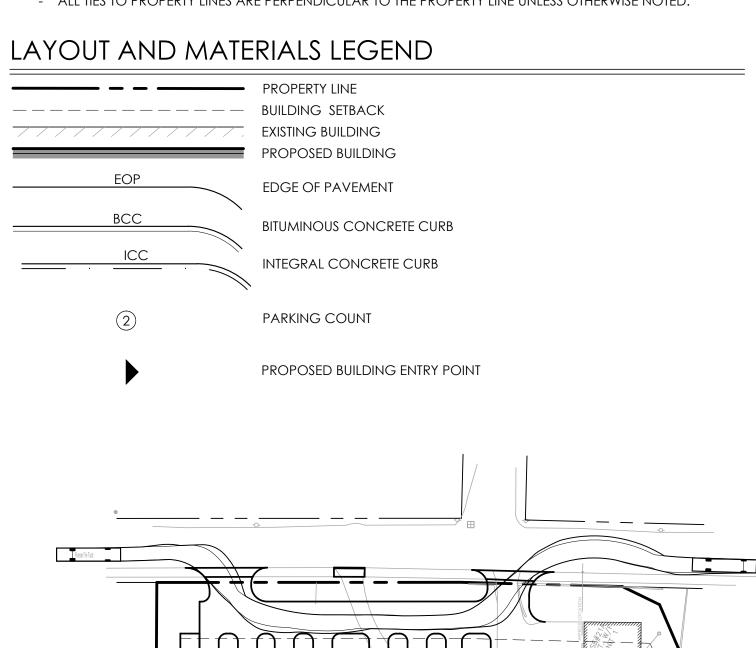
- 1. EXISTING CONDITIONS INFORMATION IS REPRODUCED FROM THE SURVEY PREPARED BY COLONIAL ENGINEERING, INC.
- 2. WETLAND DELINEATION BY APPLIED ECOLOGICAL SCIENCES.
- 3. SCREENED IMAGES SHOW EXISTING CONDITIONS. WHERE EXISTING CONDITIONS LIE UNDER OR ARE IMPINGED UPON BY PROPOSED BUILDINGS AND/OR SITE ELEMENTS, THE EXISTING CONDITION WILL BE REMOVED, ABANDONED AND/OR CAPPED OR DEMOLISHED AS REQUIRED.
- 4. THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN ARE BASED ON THE SURVEY REFERENCED ABOVE. PRIOR TO THE START OF ANY EXCAVATION, THE CONTRACTOR SHALL NOTIFY DIG-SAFE AND THE PROPER LOCAL AUTHORITIES OR RESPECTIVE UTILITY COMPANIES TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES. ANY DAMAGE DUE TO FAILURE OF THE CONTRACTOR TO CONTACT THE PROPER AUTHORITIES SHALL BE BORNE BY
- THE CONTRACTOR.

  5. CONTRACTOR SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH ALL CONSTRUCTION DOCUMENTS, SPECIFICATIONS AND SITE CONDITIONS PRIOR TO BIDDING AND PRIOR TO CONSTRUCTION.
- 6. ANY DISCREPANCIES BETWEEN DRAWINGS, SPECIFICATIONS, AND SITE CONDITIONS SHALL BE REPORTED IMMEDIATELY TO THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND RESOLUTION PRIOR TO BIDDING OR CONSTRUCTION.
- 7. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING CONDITIONS TO REMAIN THAT ARE DUE TO CONTRACTOR OPERATIONS.
- 8. ALL ITEMS TO BE REMOVED THAT ARE NOT STOCKPILED FOR LATER REUSE ON THE PROJECT OR DELIVERED TO THE OWNER SHALL BE LEGALLY DISPOSED OF BY THE CONTRACTOR.

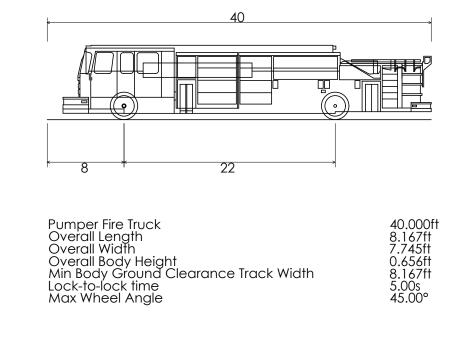
#### LAYOUT AND MATERIALS NOTES:

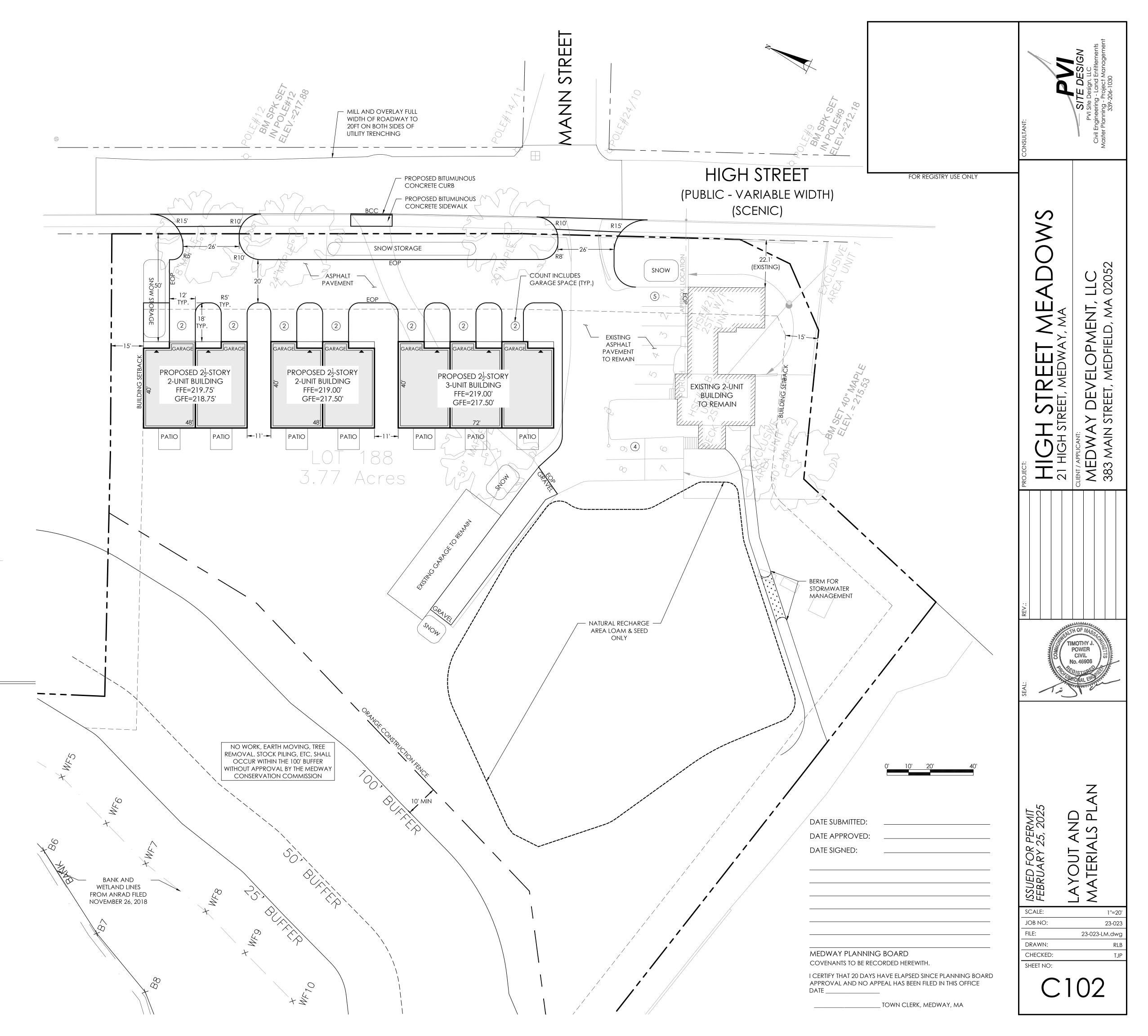
- 1. ALL WORK CONDUCTED WITHIN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF THE LOCAL MUNICIPALITY.
- 2. ACCESSIBLE CURB RAMPS SHALL BE PER THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD (MAAB) AND
- THE AMERICANS WITH DISABILITIES ACT (ADA) ACCESSIBILITY GUIDELINES, WHICHEVER IS MORE STRINGENT.

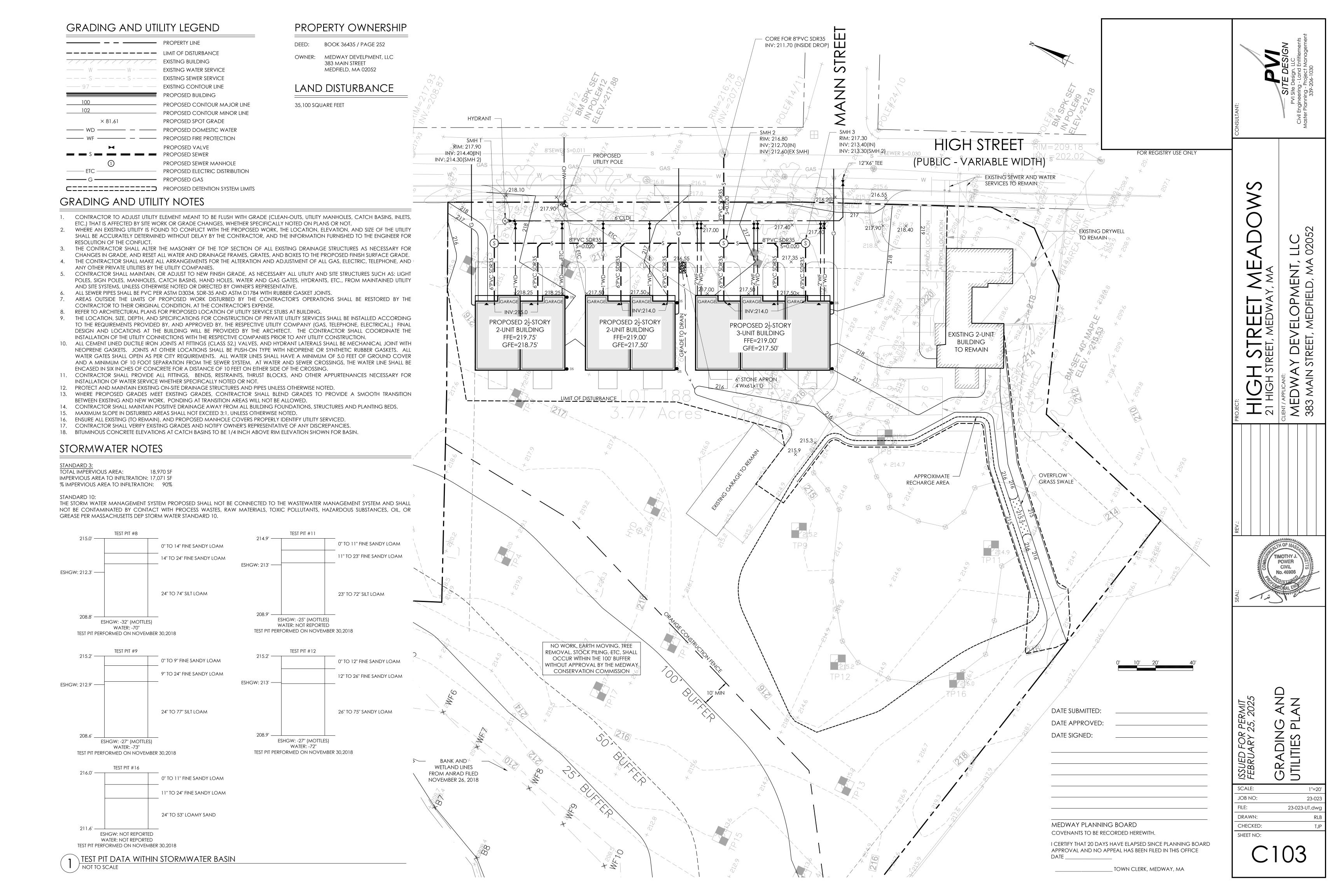
  3. ALL WALKWAYS AND HANDICAP PARKING SPACES SHALL COMPLY WITH THE MAAB AND ADA ACCESSIBILITY GUIDELINES. IF FIELD CONDITIONS MAKE IT IMPOSSIBLE TO COMPLY WITH THESE GUIDELINES AND REGULATIONS, A WAIVER FROM THE MAAB WILL BE SOUGHT.
- 4. THE FOLLOWING CRITERIA SHALL CONTROL UNLESS OTHERWISE NOTED ON THE PLAN:
- ALL DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING.ALL DIMENSIONS ARE TO THE FACE OF CURB AT GUTTER LINE.
- ALL DIMENSIONS ARE TO CENTER OF PAVEMENT MARKINGS.
- ALL TIES TO PROPERTY LINES ARE PERPENDICULAR TO THE PROPERTY LINE UNLESS OTHERWISE NOTED.

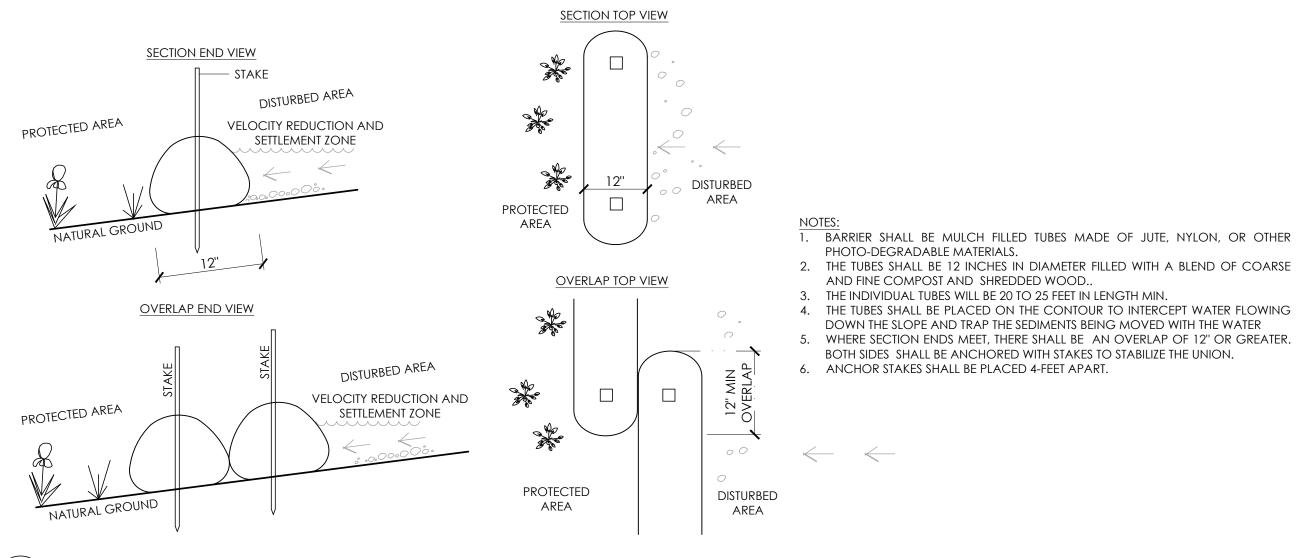


FIRE TRUCK MOVEMENT

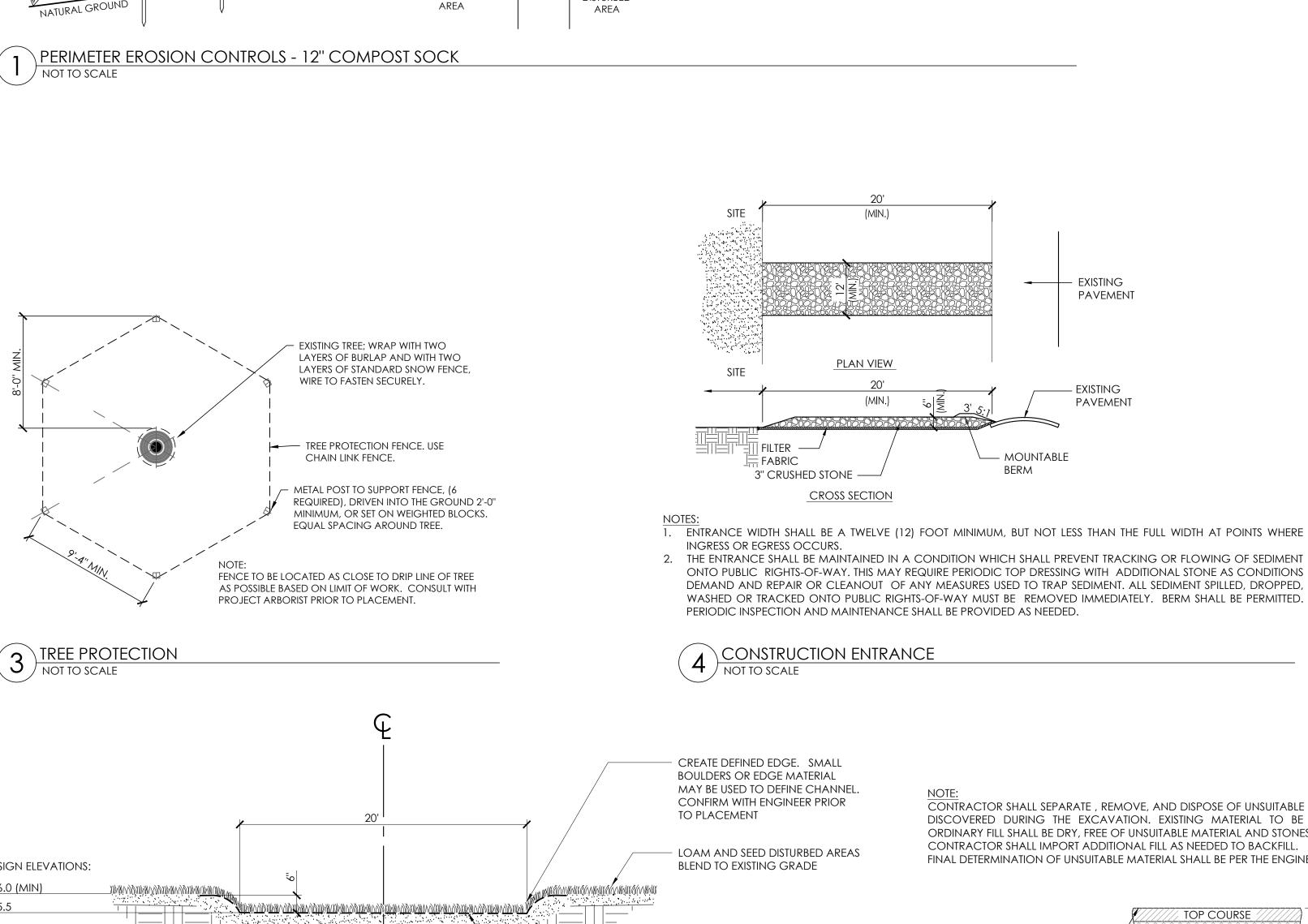


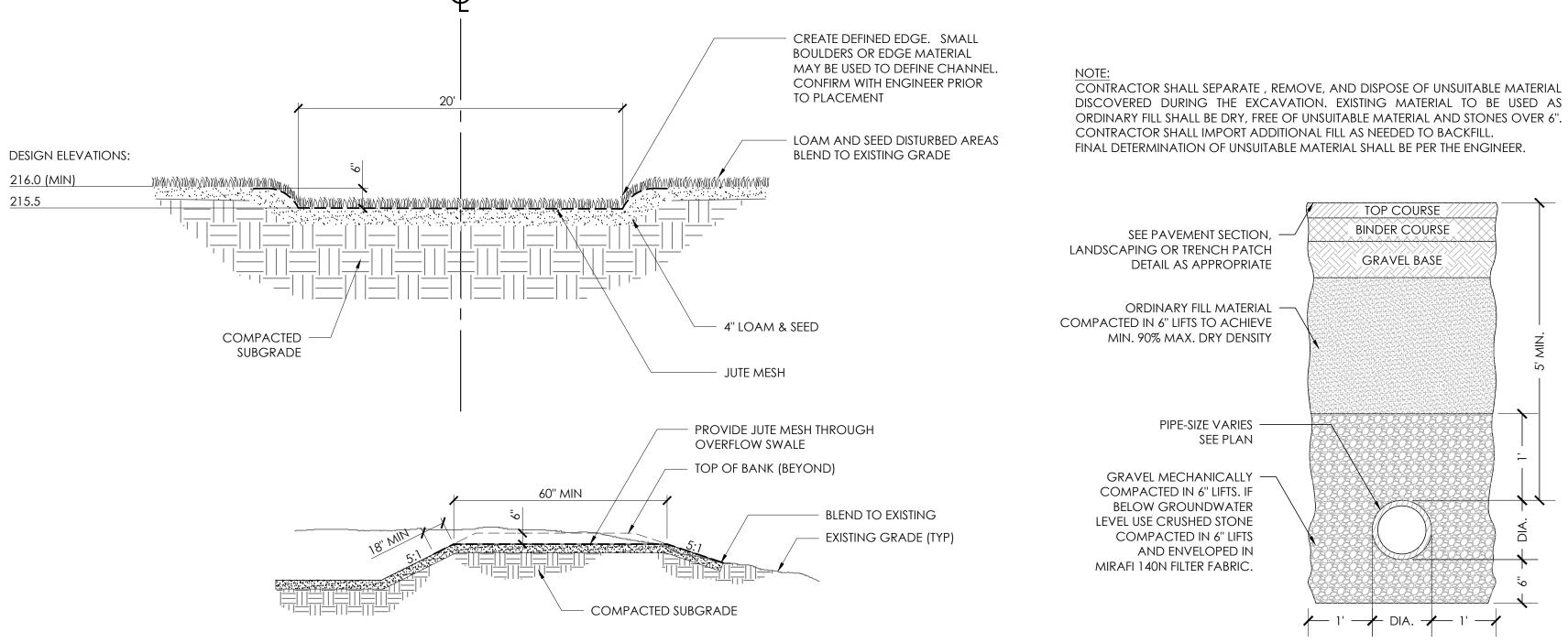




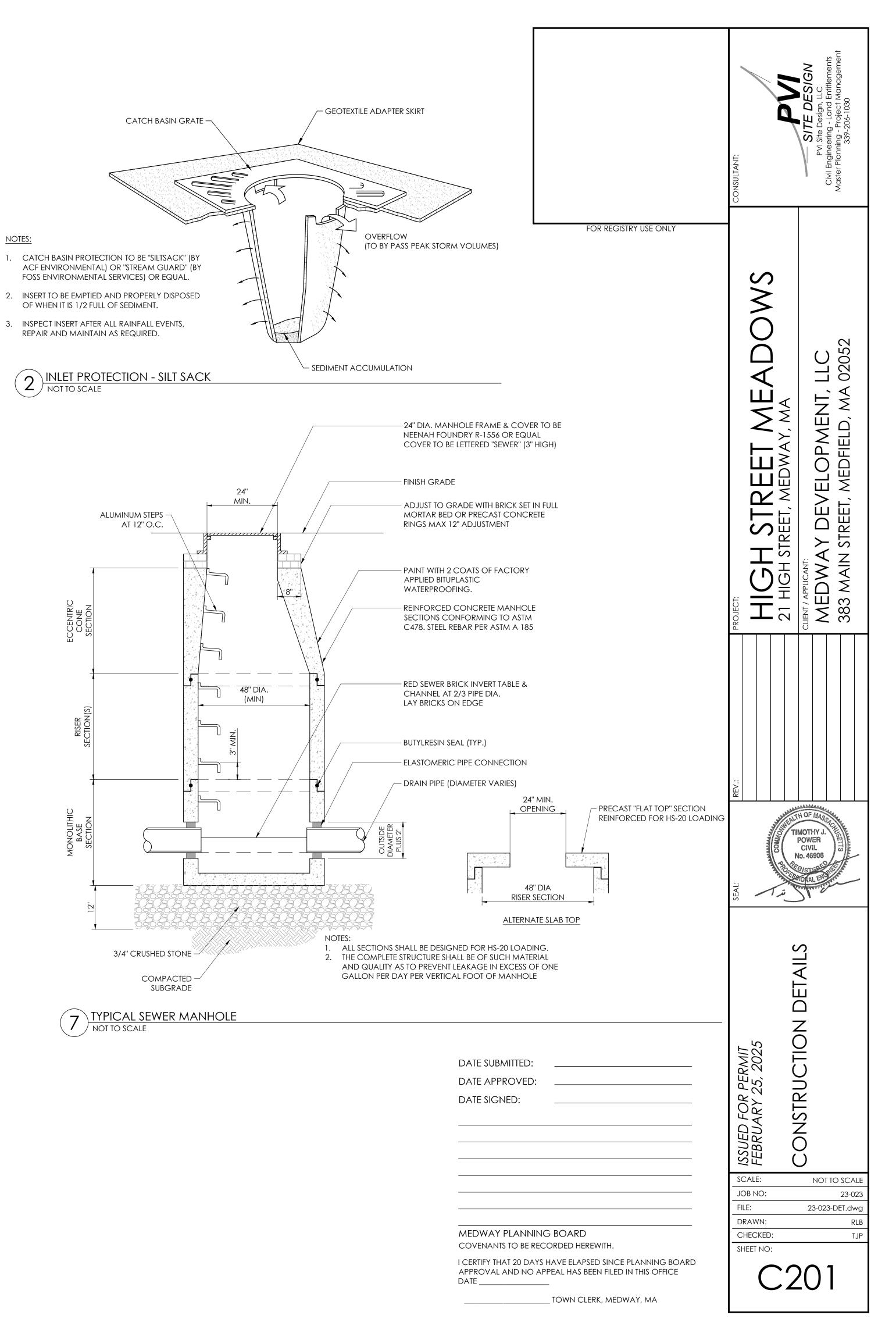


PERIMETER EROSION CONTROLS - 12" COMPOST SOCK

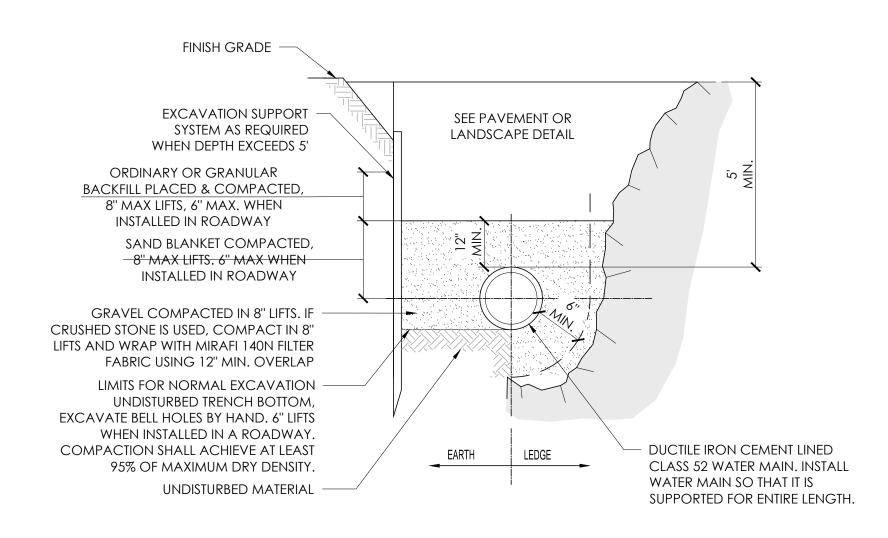




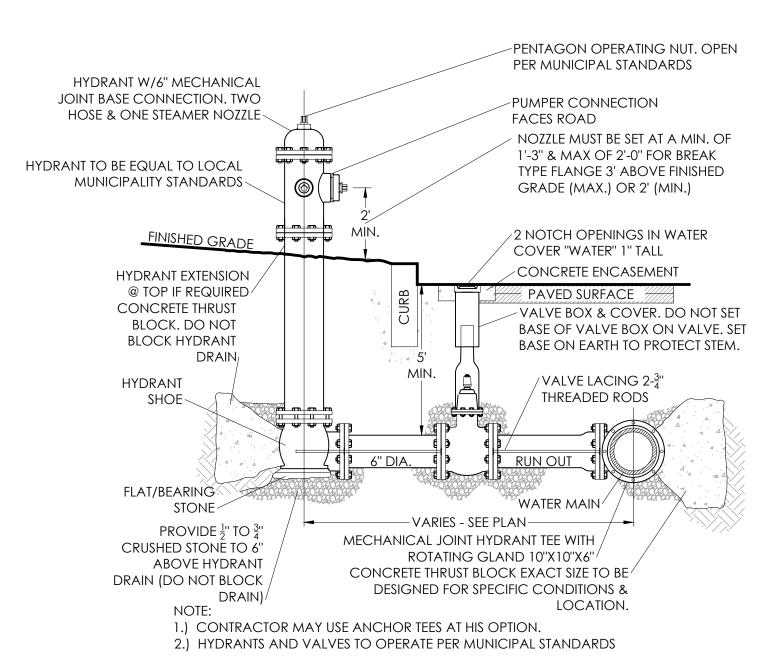
SEWER PIPE TRENCH



(5) OVERFLOW GRASS SWALE SECTIONS
NOT TO SCALE

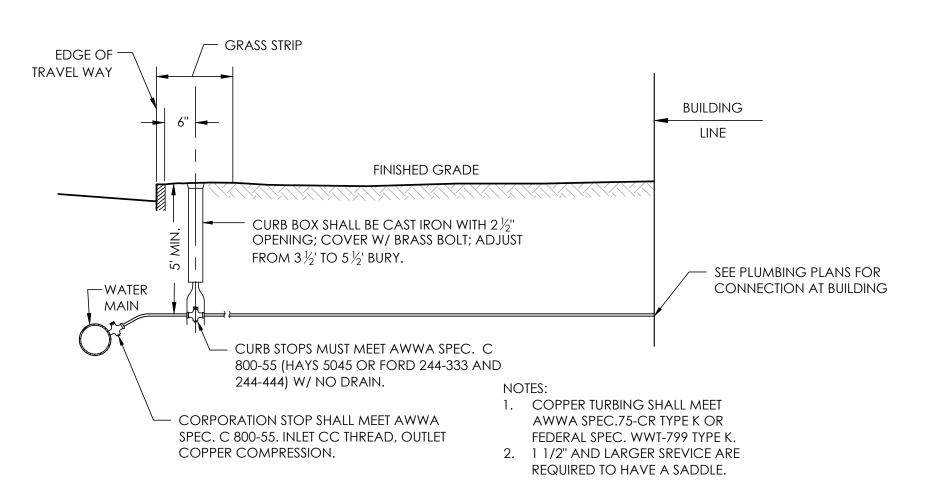


### 1 TRENCH - DUCTILE IRON PIPE NOT TO SCALE



3 HYDRANT NOT TO SCALE

(5) COPPER WATER SERVICE



TAPPING SLEEVE
GALVANIZED OR STAINLESS STEEL
CONFIRM WITH LOCAL WATER
DEPARTMENT

Q EXISTING MAIN
RETAINER GLANDS EBAA
IRON MEGA LUGS, TYLER
MJR OR APPROVED EQUAL

VALVE

#### NOTES:

RESTRAINED LENGTH FOR TEES, CROSSES, VALVES
 AND PLUGS SHALL EQUAL RESTRAINED LENGTH

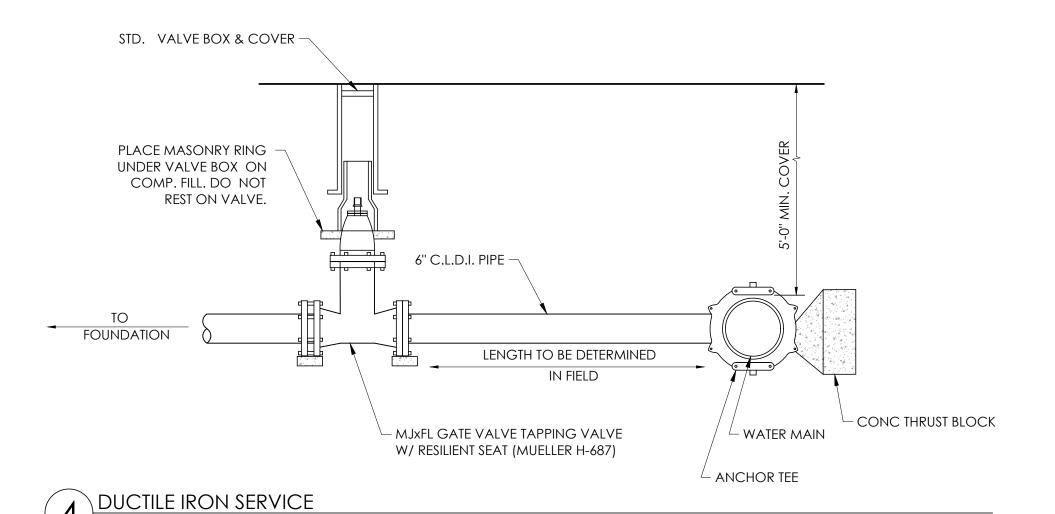
- FOR 90° BENDS.

  2. THE SCHEDULE SHOWN IS FOR THE FOLLOWING SERVICE CONDITIONS 150 psig INTERNAL PRESSURE; SOIL TYPE: SAND-SILT; 36 INCHES OF COVER AND TYPE 2 LAYING CONDITIONS.
- 3. RESTRAINED LENGTHS SHOWN IN TABLE ARE MINIMUM LENGTHS (IN FEET) AND ARE REQUIRED IN EACH DIRECTION FROM FITTINGS OR VALVES.

restrained joint schedule							
PIPE SIZE	90°	45°	22 1/2°	11 1/4°			
	D. I.	D. I.	D. I.	D. I.			
12"	92'	38'	18'	9'			
10"	78'	32'	16'	8'			
8''	66'	27'	13'	7'			
6"	51'	21'	10'	5'			
4''	38'	16'	8'	4'			

2 TAPPING SLEEVE AND VALVE NOT TO SCALE

NOT TO SCALE



BIT. CONCRETE WALK 6" 1 1/2" 1"

BINDER COURSE

BIT. CONCRETE ROAD 12" 2" 1"

COMPACTED GRAVEL BASE MASSDOT MATERIAL M1.03.1

FINISH GRADE

COMPACTED SUBGRADE

6 BITUMINOUS CONCRETE PAVEMENT NOT TO SCALE

PAVEMENT NOTES:

- 1. WEATHER LIMITATIONS:

  1.1. APPLY PRIME AND TACK COATS WHEN AMBIENT OR BASE SURFACE TEMPERATURE IS ABOVE 40° F, AND WHEN TEMPERATURE HAS BEEN ABOVE 35° F FOR 12 HOURS IMMEDIATELY PRIOR TO APPLICATION. DO NOT APPLY WHEN BASE IS WET, CONTAINS EXCESS MOISTURE,
- DURING RAIN, OR WHEN FROZEN.

  1.2. AMBIENT TEMPERATURE MUST BE 40° F AND RISING TO APPLY ASPHALT PAVEMENT.
- 2. TACK COAT: EMULSIFIED ASPHALT; AASHTO M 140 OR AASHTO M 208, SS 1H, CSS 1, OR CSS 1H, DILUTED WITH 1 PART WATER TO 1 PART EMULSIFIED ASPHALT.
- 3. ASPHALT MATERIAL SHALL CONFORM TO MASSDOT STANDARD MATERIAL SPECIFICATION M3.11.03 FOR BINDER COURSE AND TOP COURSE AS NOTED IN THE DRAWINGS.
- 4. PAVEMENT STRIPING: RE-STRIPE ALL PAVEMENT MARKINGS TO MATCH EXISTING IN DISTURBED AREAS. PAVEMENT MARKINGS SHALL BE WHITE TRAFFIC PAINT CONFORMING TO MASSDOT SPECIFICATION M7.01.05

/ELOPMENT, | MEDFIELD, MA DE<sup>)</sup> REET MED 383 M TIMOTHY J ISSUED FOR PERMIT FEBRUARY 25, 202 DATE SUBMITTED: DATE APPROVED: DATE SIGNED: SCALE: NOT TO SCALE JOB NO: 23-023-DET.dwg DRAWN: MEDWAY PLANNING BOARD CHECKED: COVENANTS TO BE RECORDED HEREWITH. SHEET NO: I CERTIFY THAT 20 DAYS HAVE ELAPSED SINCE PLANNING BOARD APPROVAL AND NO APPEAL HAS BEEN FILED IN THIS OFFICE \_ TOWN CLERK, MEDWAY, MA

FOR REGISTRY USE ONLY

#### PLANT SCHEDULE QUANTITY BOTANICAL NAME

COMMON NAME

DECIDUOUS AND EVERGREEN TREES

ACER RUBRUM OCTOBER GLORY ABIES FRASERI

2-1/2"-3" CALIPER FRASER FIR **EXISTING** 

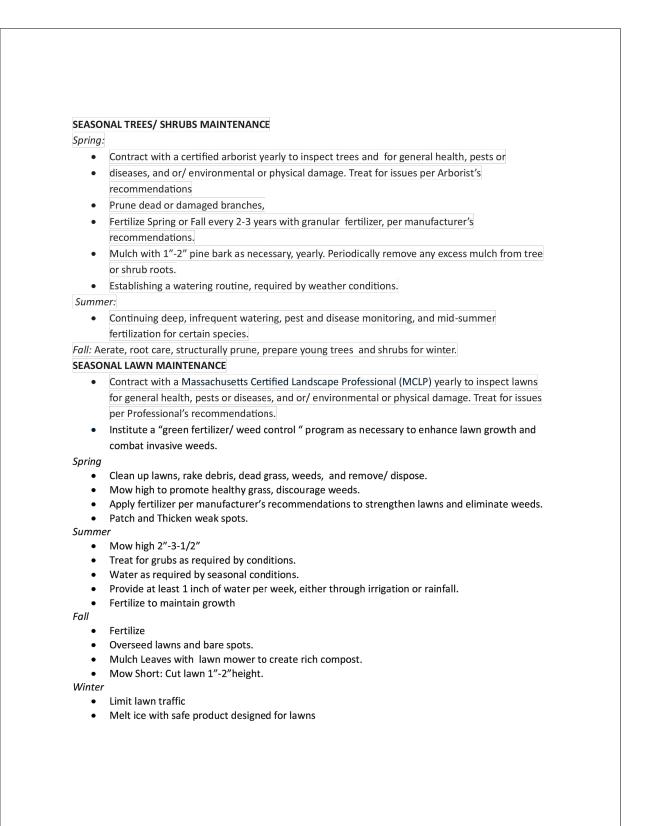
**EXISTING** 

DECIDUOUS AND EVERGREEN SHRUBS

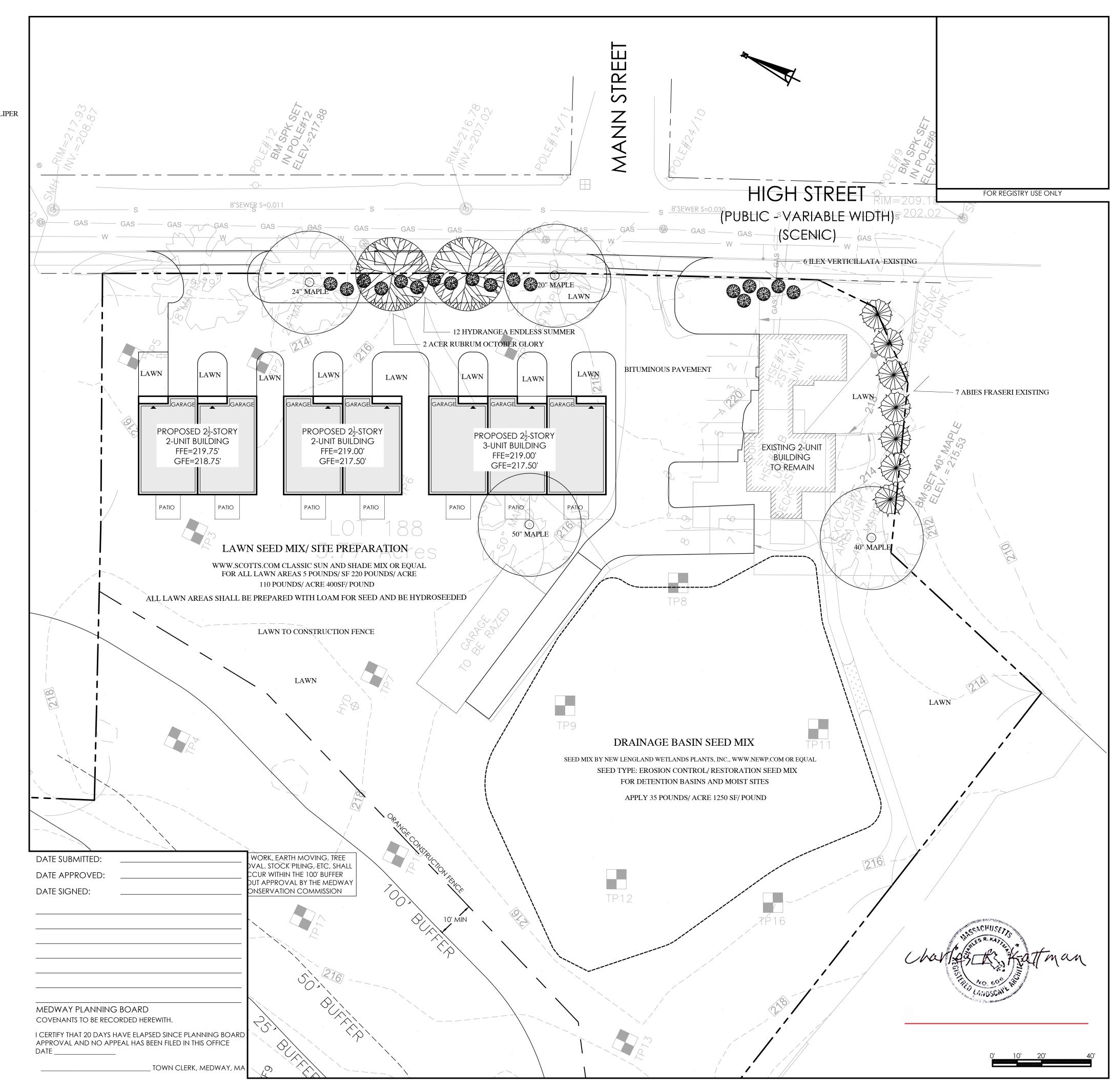
ENDLESS SUMMER HYDRANGEA 2'-2-1/2" HYDRANGEA ENDLESS SUMMER ILEX VERTICILLATA CORALBERRY WINTERBERRY



#### MATURE ACER RUBRUM: RED MAPLE



- CONTRACTOR SHALL CONTACT DIG SAFE TO MARK ALL SITE UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- CONTRACTOR SHALL REPLACE TO AS NEW CONDITION ANY SITE UTILITIES/AMENITIES DAMAGED DURING CONSTRUCTION. 3, CONTRACTOR SHALL OBTAIN ALL PERMITS AND TOWN OF MEDWAY APPROVALS REQUIRED FOR THE WORK OF THE CONTRACT
- PRIOR TO COMMENCEMENT OF CONSTRUCTION. CONTRACTOR SHALL SUBMIT SAMPLE MATERIALS FOR SITE MATERIALS FOR REVIEW AND APPROVAL BY THE OWNERS AND THE
- LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. ALL PLANT MATERIALS SHALL CONFORM TO AMERICAN STANDARD FOR NURSERY STOCK.
- ALL METHODS AND MATERIALS FOR CONSTRUCTION SHALL CONFORM TO COMMONWEALTH OF MASSACHUSETTS DEPARTMENT OF PUBLIC WORKS STANDARD SPECIFICATIONS, LATEST EDITION.



Project

HIGH STREET **MEADOWS** HIGH STREET **MEDWAY** MA 02053

**MEDWAY** DEVELOPMENT LLC 383 MAIN STREET **MEDFIELD** MA 02052

KATTMAN CORPORATION

Landscape Architects

Landscape Architecture Planning

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Sheet Title

LANDACAPE **PLAN** 

Scale: 1"=20'-0"

DATE: 02/24/2025 Revisions:

Sheet Number