

PERMIT SITE PLAN

39 WEST STREET
MEDWAY, MASSACHUSETTS 02053

FOR
STEVEN BRODY

PROJECT TEAM

CIVIL ENGINEERS/
LAND SURVEYORS:

HANCOCK ASSOCIATES, INC.
315 ELM STREET
MARLBOROUGH, MASSACHUSETTS 01752

ARCHITECTS:

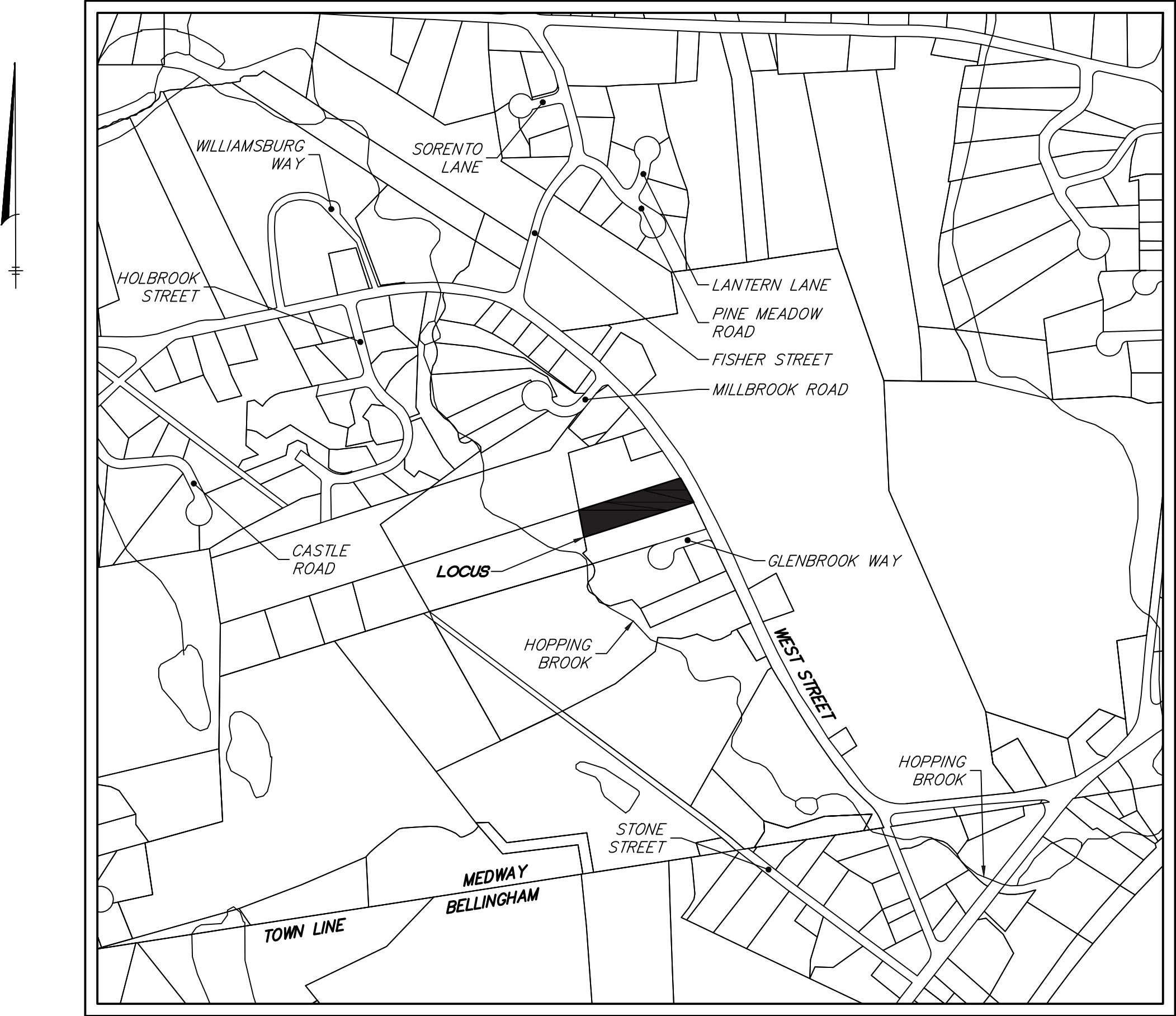
COLWELL GROUP
132 CENTRAL STREET, SUITE 203
FOXBOROUGH, MASSACHUSETTS 02035

LANDSCAPE ARCHITECTS:

JAMES K. EMMANUEL ASSOCIATES
22 CARLTON ROAD
MARBLEHEAD, MASSACHUSETTS 01945

OWNER/APPLICANT:

STEVEN GREGORY BRODY
39 WEST STREET
MEDWAY, MASSACHUSETTS 02053



LOCUS PLAN

SCALE: 1"=500'

ZONING DISTRICT:
AR-2 AGRICULTURAL RESIDENTIAL 2
MOD MULTIFAMILY OVERLAY DISTRICT
MOD APPLICABILITY: SUBDISTRICT 3/GLEN BROOK

SHEET INDEX

SHEET 1.....TITLE SHEET
SHEET 2.....NOTES, REFERENCES & LEGEND
SHEET 3.....DEVELOPMENT CONTEXT SHEET
SHEET 4.....EXISTING CONDITIONS PLAN
SHEET 5.....EXISTING LANDSCAPE TREE INVENTORY PLAN
SHEET 6.....DEMOLITION, EROSION, AND SEDIMENT CONTROL PLAN
SHEET 7.....LAYOUT & MATERIALS PLAN
SHEET 8.....GRADING & DRAINAGE PLAN
SHEET 9.....UTILITY PLAN
SHEET 10.....LANDSCAPE PLAN
SHEET 11.....LIGHTING PLAN
SHEET 12.....SWEEP PATH ANALYSIS
SHEET 13-16.....DETAIL SHEETS

DECISION DATE: _____
ENDORSEMENT DATE: _____

MEDWAY PLANNING & ECONOMIC DEVELOPMENT BOARD

PERMIT
SITE
PLAN

39 West Street
Medway, MA 02053

ASSESSORS:

MAP	PARCEL
55	51

PREPARED FOR:

STEVEN G.
BRODY

39 West Street
Medway, MA 02053

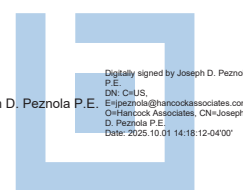
HANCOCK
ASSOCIATES

Civil Engineers

Land Surveyors

Wetland Scientists

315 ELM STREET, MARLBOROUGH, MA 01752
VOICE (508) 460-1111, FAX (508) 460-1121
WWW.HANCOCKASSOCIATES.COM



1	DJR	JP	10/1/25	PEDB/DPW/PEER REVIEW COMMENTS
NO.	BY	APP	DATE	ISSUE/REVISION DESCRIPTION
DATE:	8/15/25	DESIGN BY:	DJR	
SCALE:	AS NOTED	DRAWN BY:	DJR	
APPRVD. BY:	JP	CHECK BY:	BGS	

TITLE SHEET

PLOT DATE: Sep 30, 2025 6:25 pm
Path: C:\Users\jgao\OneDrive\Documents\25337 - Medway\25337.dwg

DWG: 25337SP-R1.dwg

LAYOUT: 17S

SHEET: 1 OF 16

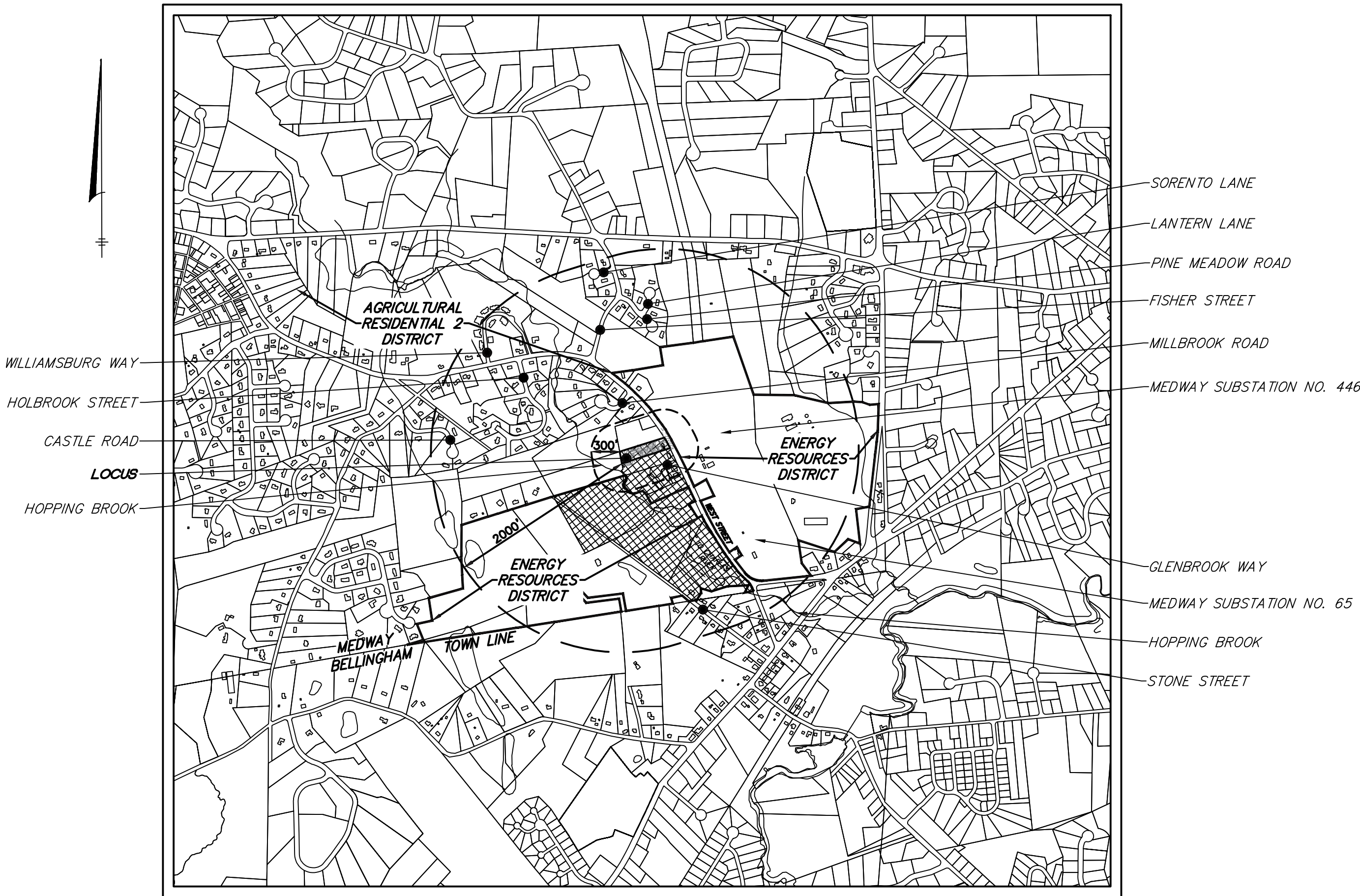
PROJECT NO.:

25337

TS

NOTES:

1. PROPERTY LINES SHOWN ARE TAKEN FROM MASSMAPPER AND ARE APPROXIMATE.
2. ZONING DISTRICT BOUNDARIES ARE TAKEN FROM MAP TITLED "TOWN OF MEDWAY
MULTIFAMILY OVERLAY DISTRICT" CREATED BY JACOB FRANKEL, TOWN OF MEDWAY
GIS COORDINATOR ON 9/25/2024



LOCUS PLAN

SCALE: 1"=1,000'

LEGEND

- ☒ MULTIFAMILY OVERLAY DISTRICT
□ APPROXIMATE BUILDING PER MASSMAPPER

300' ABUTTERS LIST

WEST STREET
#45 WEST STREET – MAP 55, PARCEL 48
OWNER: BOSTON EDISON CO, NSTAR SERVICES CO/PROP TAX DEP
#45 WEST STREET – MAP 55, PARCEL 47
OWNER: BOSTON EDISON CO, NSTAR SERVICES CO/PROP TAX DEP
#45 WEST STREET – MAP 55, PARCEL 52
OWNER: BOSTON EDISON CO, NSTAR SERVICES CO/PROP TAX DEP
#43 WEST STREET – MAP 55, PARCEL 49
OWNER: BOSTON EDISON CO, NSTAR SERVICES CO/PROP TAX DEP
#41R WEST STREET – MAP 65, PARCEL 23
OWNER: ROCHE'S BUILDING CO., INC. C/O THOMAS J ROCHE
#41 WEST STREET – MAP 55, PARCEL 50
OWNER: BOSTON EDISON CO, NSTAR SERVICES CO/PROP TAX DEP
#29 WEST STREET – MAP 65, PARCEL 27
OWNER: NEW ENGLAND POWER COMPANY, PROPERTY TAX DEPT.
#37 WEST STREET – MAP 65, PARCEL 24
OWNER: GBW SENIOR APARTMENTS LLC
#33 WEST STREET – MAP 66, PARCEL 1
OWNER: GLEN BROOK WAY APARTMENTS LLC, ATTN: MANAGEMENT OFFICE
#33 WEST STREET – MAP 66, PARCEL 2
OWNER: GLEN BROOK WAY APARTMENTS LLC
#34 WEST STREET – MAP 66, PARCEL 12
OWNER: CONSTELLATION WEST MEDWAY LLC

PERMIT
SITE
PLAN

39 West Street
Medway, MA 02053

ASSESSORS:

MAP 55 PARCEL 51

PREPARED FOR:

STEVEN G.
BRODY

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Medway, MA 02053

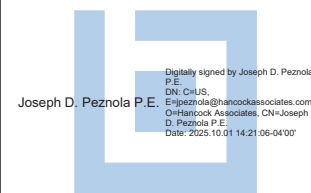
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APPRVD. BY:	JP	CHECK BY:	BGS	

DEVELOPMENT
CONTEXT
SHEET

PLOT DATE: Sep 30, 2025 6:33 pm
Path: c:\projects\25337\25337.dwg

DWG: 25337SP-R1.dwg

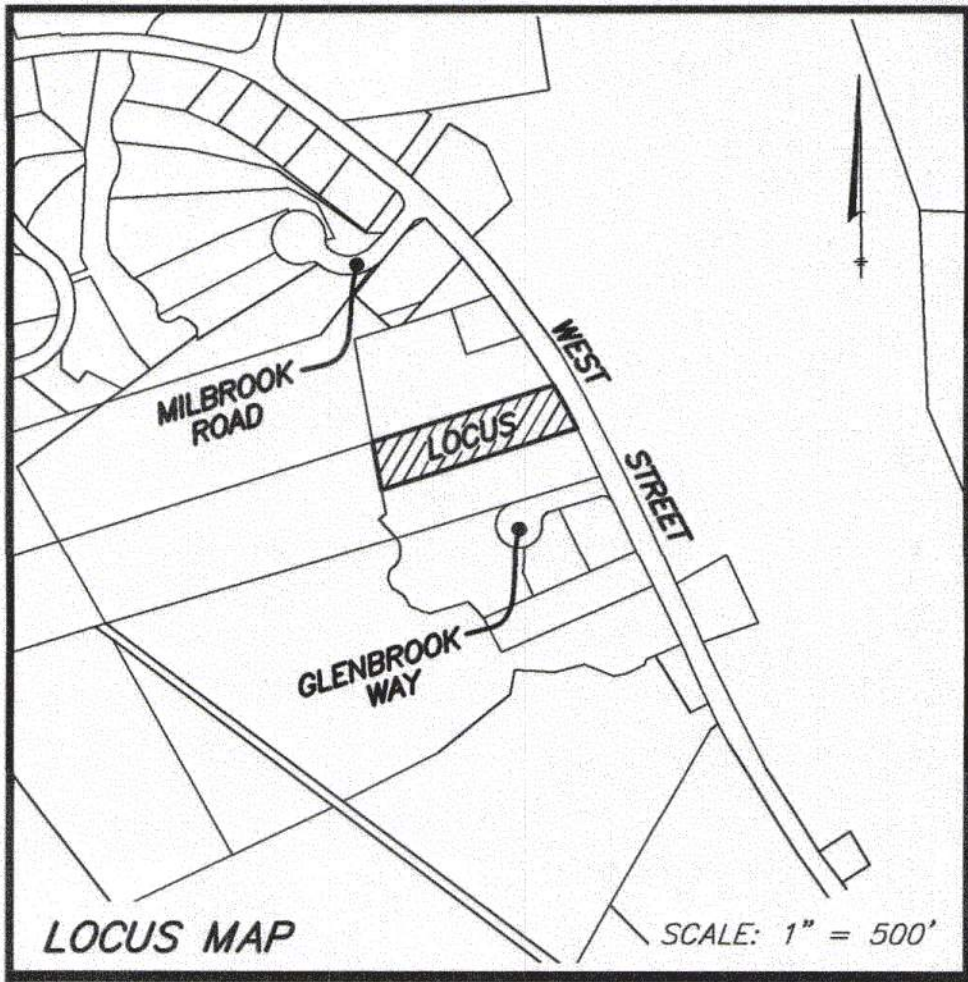
LAYOUT: 3DC

SHEET: 3 OF 16

PROJECT NO.:

25337

DC



ASSESSORS:

MAP 55, LOT 51

ZONING:

AGRICULTURAL RESIDENTIAL AR-2

REFERENCES:

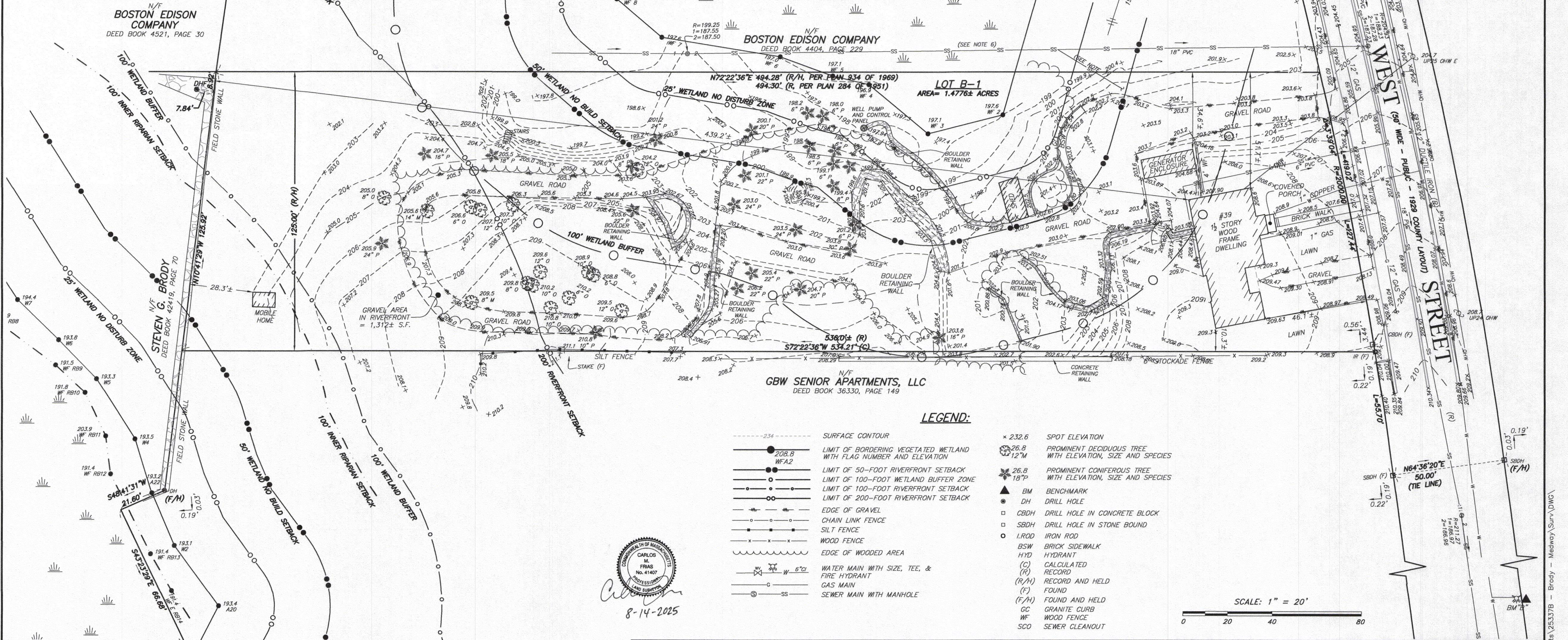
DEED BOOK 37060, PAGE 585
PLAN 284 OF 1951
PLAN 934 OF 1969
LAND COURT PLAN 12715C
1929 LAYOUT OF WEST STREET

RECORD OWNER:

STEVEN GREGORY BRODY
39 WEST STREET
MEDWAY, MA 02053

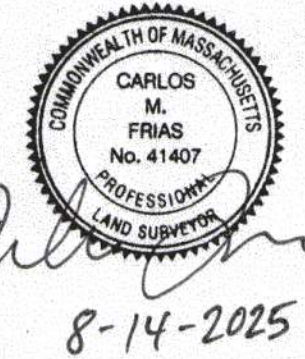
NOTES:

- 1) THE VERTICAL DATUM FOR THIS SURVEY IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). SAID DATUM WAS ESTABLISHED VIA GPS OBSERVATIONS UTILIZING NAD83 (NA2011) EPOCH 2010.00 (MYCS2) AND GEOID 18.
- 2) UNDERGROUND UTILITIES SHOWN HEREON ARE COMPILED FROM FIELD LOCATIONS OF STRUCTURES AND FROM AVAILABLE RECORD INFORMATION ON FILE AT THE TOWN ENGINEERING OFFICES, TOWN D.P.W., MASS HIGHWAY DEPT. AND UTILITY COMPANIES. OTHER UNDERGROUND UTILITIES MAY EXIST. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION, SIZE & ELEVATION OF ALL UTILITIES WITHIN THE AREA OF PROPOSED WORK AND TO CONTACT "DIG-SAFE" AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION, DEMOLITION OR CONSTRUCTION.
- 3) THE LOCATION OF UNDERGROUND STORAGE TANKS, IF ANY, ARE UNKNOWN.
- 4) THIS TOPOGRAPHIC SURVEY WAS PREPARED TO MEET NATIONAL MAP ACCURACY STANDARDS AT A SCALE OF 1"=20' HORIZONTALLY AND A 1 FOOT CONTOUR INTERVAL VERTICALLY. ANY REPRODUCTIONS OR RE-SCALING MAY EFFECT THE MAP ACCURACY.
- 5) WETLAND AND RIVERFRONT FLAGS SHOWN HEREON DELINEATED BY THREE OAKS ENVIRONMENTAL AND FIELD LOCATED BY HANCOCK ASSOCIATES.
- 6) AS OF DATE OF THIS PLAN, NO EASEMENT OF RECORD HAS BEEN FOUND AT THE NORFOLK COUNTY REGISTRY OF DEEDS OR WITH THE TOWN OF MEDWAY FOR THE EXISTING SEWER LINE (ON BOSTON EDISON COMPANY PARCEL) NORTH OF THE SURVEYED PROPERTY.
- 7) SEWER LINE SHOWN PER TIES ON A PLAN SUPPLIED TO THIS OFFICE BY MEDWAY DPW ENTITLED MEDWAY INDUSTRIAL PARK SEWER EXTENSION, SHEET C-9, REVISED THROUGH MAY 2, 2008 BY TATA & HOWARD INCORPORATED.



LEGEND:

- | | | | |
|--------------|---|--------------|--|
| ---234--- | SURFACE CONTOUR | x 232.6 | SPOT ELEVATION |
| ● 208.8 WFA2 | LIMIT OF BORDERING VEGETATED WETLAND WITH FLAG NUMBER AND ELEVATION | ● 26.8 12" M | PROMINENT DECIDUOUS TREE WITH ELEVATION, SIZE AND SPECIES |
| ● 208.8 WFA2 | LIMIT OF 50-FOOT RIVERFRONT SETBACK | ● 26.8 18" P | PROMINENT CONIFEROUS TREE WITH ELEVATION, SIZE AND SPECIES |
| ● 208.8 WFA2 | LIMIT OF 100-FOOT WETLAND BUFFER ZONE | ▲ BM | BENCHMARK |
| ● 208.8 WFA2 | LIMIT OF 100-FOOT RIVERFRONT SETBACK | ● DH | DRILL HOLE |
| ● 208.8 WFA2 | LIMIT OF 200-FOOT RIVERFRONT SETBACK | □ CBDH | DRILL HOLE IN CONCRETE BLOCK |
| — — — — — | EDGE OF GRAVEL | □ SBDH | DRILL HOLE IN STONE BOUND |
| — — — — — | CHAIN LINK FENCE | ○ I.ROD | IRON ROD |
| — — — — — | SILT FENCE | BSW | BRICK SIDEWALK |
| — — — — — | WOOD FENCE | HYD | HYDRANT |
| — — — — — | EDGE OF WOODED AREA | (C) | CALCULATED RECORD |
| — — — — — | WATER MAIN WITH SIZE, TEE, & FIRE HYDRANT | (R) | RECORD AND HELD |
| — — — — — | GAS MAIN | (F) | FOUND |
| — — — — — | SEWER MAIN WITH MANHOLE | (F/H) | FOUND AND HELD |
| | | GC | GRANITE CURB |
| | | WF | WOOD FENCE |
| | | SCO | SEWER CLEANOUT |



ELEVATION BENCH MARKS		
▲ DATUM: SEE NOTE 1		
NO.	DESCRIPTION	ELEV.
A.	PUNCH MARK ON BOLT OVER MAIN OPENING OF HYD	205.93
B.	TOP OF HYDRANT SPINDLE	212.45

NO.	BY	APP	DATE	ISSUE/REVISION DESCRIPTION
1	CME	CMF	8/1/25	UPDATE TOPO, UTILITY AND SEWER INVERTS
1	CME	CMF	4/28/25	REVISE WETLAND AND RIVERFRONT FLAGS PER MEDWAY CONSERVATION COMMISSION

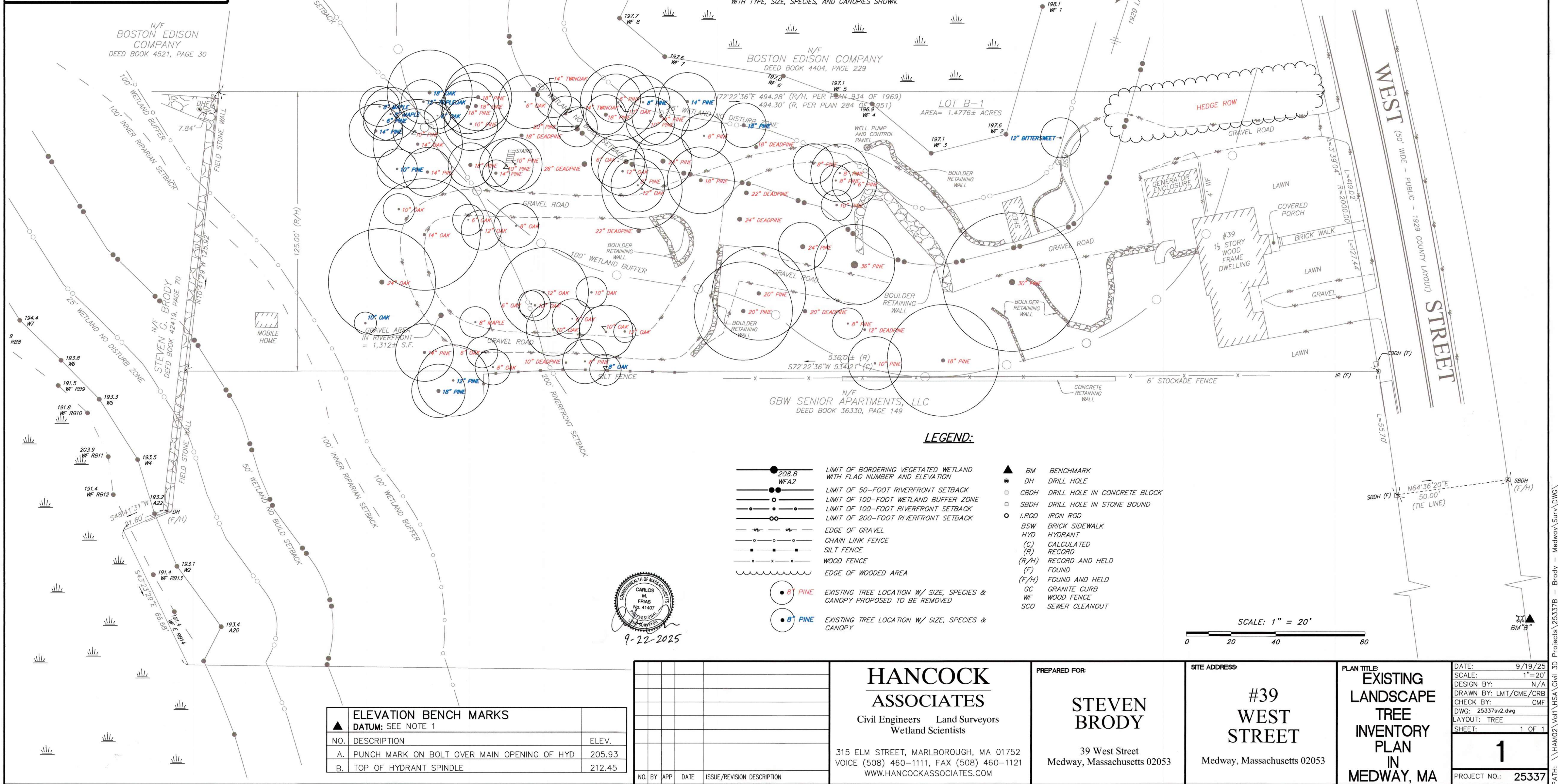
HANCOCK ASSOCIATES
Civil Engineers Land Surveyors
Wetland Scientists
315 ELM STREET, MARLBOROUGH, MA 01752
VOICE (508) 460-1111, FAX (508) 460-1121
WWW.HANCOCKASSOCIATES.COM

PREPARED FOR:
STEVEN BRODY
39 West Street
Medway, Massachusetts 02053

SITE ADDRESS:
#39 WEST STREET
Medway, Massachusetts 02053

PLAN TITLE:
EXISTING CONDITIONS PLAN OF LAND IN MEDWAY, MA

DATE: 3/11/25
SCALE: 1"=20'
DESIGN BY: N/A
DRAWN BY: LMT/CMF
CHECK BY: CMF
DWG: 25337.svl.dwg
LAYOUT: EC
SHEET: 1 OF 1
EC
PROJECT NO.: 25337



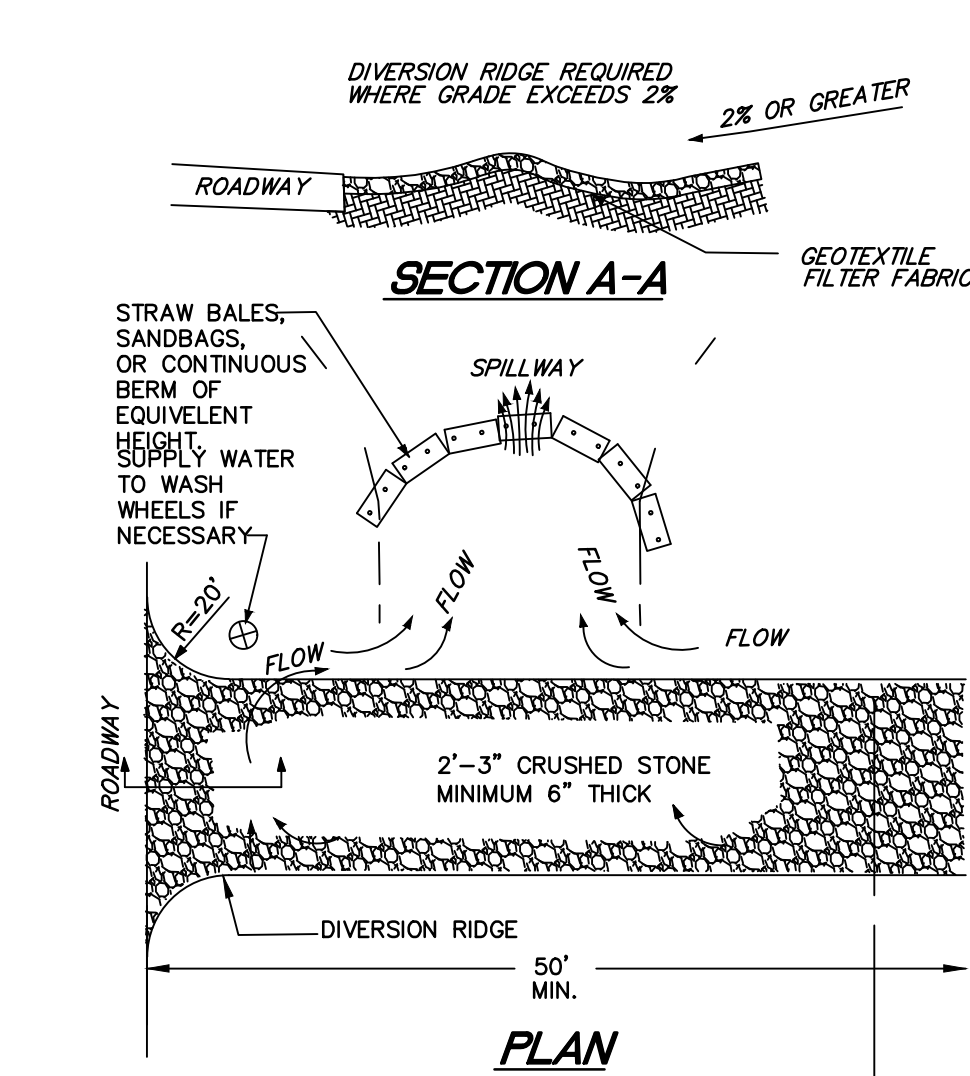
CONSTRUCTION SEQUENCING:

1. INSTALL CONSTRUCTION FENCE AS SHOWN AND EROSION CONTROLS INCLUDING STRAW WATTLE.
2. INSTALL RETAINING WALLS PER APPROVED WALL PLAN TO FINAL ELEVATIONS.
3. CONSTRUCT TEMPORARY SEDIMENT BASIN AND DIVERSION SWALES PER PLAN.
4. REMOVE TREES AND GRUB SITE.
5. REMOVE EXISTING BUILDINGS.
6. COMMENCE CUT/BLAST OPERATIONS AND FILL OPERATIONS, RAISING WALL TO MAINTAIN MINIMUM 2' FT. HIGHER THAN FILL SIDE OF WALL. MAINTAIN AND/OR REBUILD SEDIMENT PONDS AND DIVERSION SWALES TO SUIT.
7. STABILIZE UP-GRADE AREAS AS SOON AS POSSIBLE.
8. RETURN AREA BELOW WALL TO NATURAL WITH EROSION CONTROL SEED MIX.
9. EXCAVATE AND CONSTRUCT MAIN BUILDING FOUNDATION.
10. CONSTRUCT BUILDING.
11. INSTALL INFILTRATION SYSTEMS AND DRAINAGE STRUCTURES.

TEMPORARY SEDIMENT BASIN CALCULATIONS

VOLUME REQUIRED IS BASED ON 1 INCH DEPTH
= (1 INCH)(1 INCH/12 INCHES PER FOOT) x UPSTREAM WATERSHED AREA

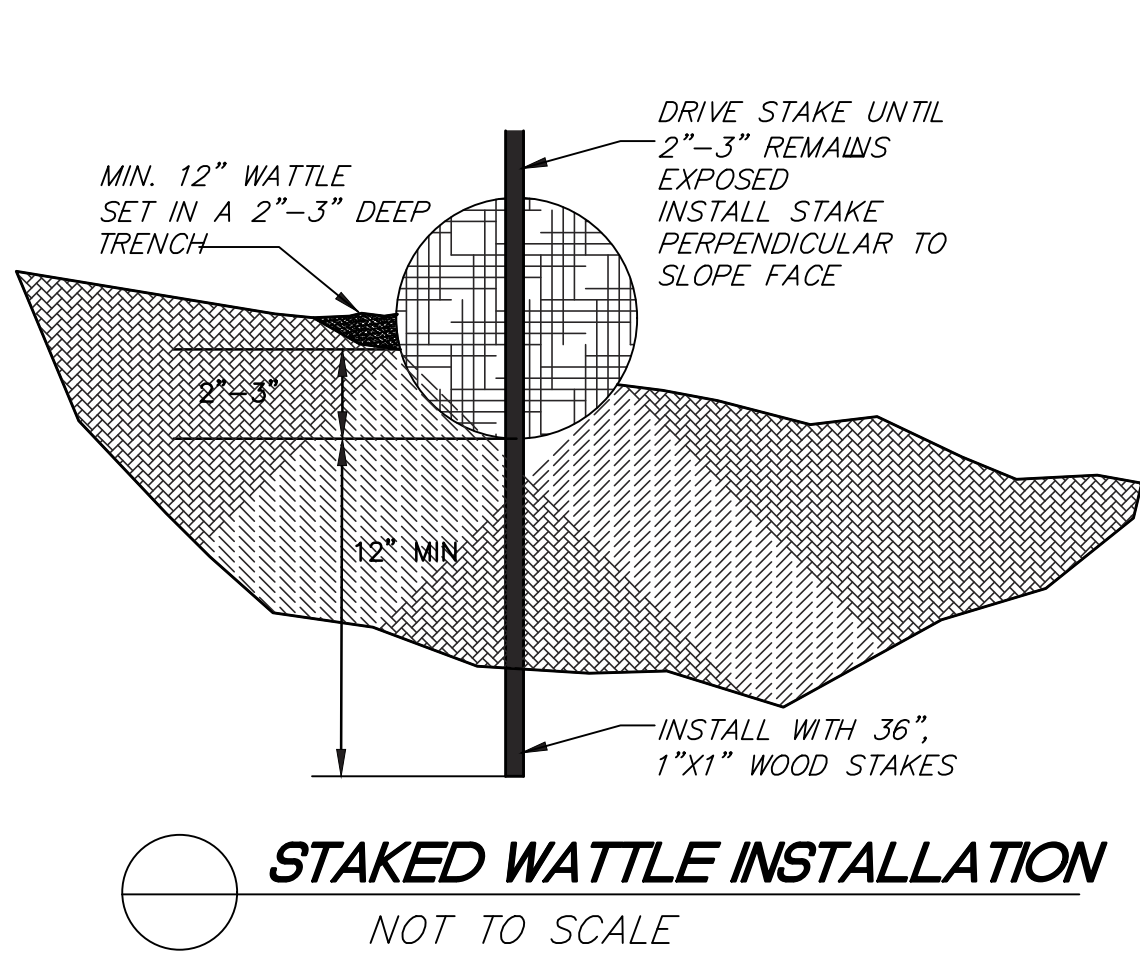
BASIN ID	UPSTREAM WATERSHED AREA	VOLUME REQUIRED	VOLUME PROVIDED	EXCESS
1	17,777 SF	1,481 CF	1,554 CF	73 CF
2	19,398 SF	1,617 CF	1,802 CF	185 CF
3	4,647 SF	387 CF	430 CF	43 CF



- NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
 2. WHEN NECESSARY WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
 3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT NOT TO SCALE

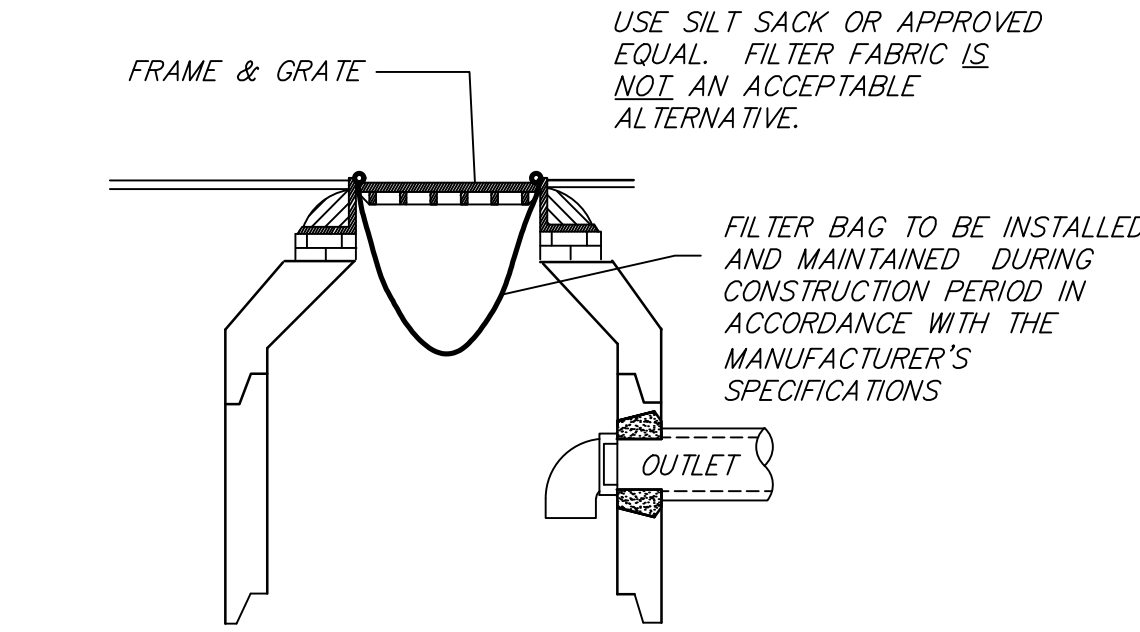
- GENERAL NOTES:
1. ABOVE SLOPE TREATMENT SHALL BE PROVIDED FOR SLOPES STEEPER THAN 3:1 WHERE EMBANKMENT HEIGHT IS 4 FEET OR MORE.
 2. THE ABOVE DETAIL IS PROVIDED BY NORTH AMERICAN GREEN. ALL SLOPE STABILIZATION PRODUCTS SHALL CONFORM TO THE MANUFACTURER'S SPECIFICATIONS AND INSTALLATION GUIDELINES.
 3. ROLLED EROSION CONTROL PRODUCT TO BE SC150BN BY NORTH AMERICAN GREEN OR APPROVED EQUAL.
- INSTALLATION NOTES:
1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECP'S), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER AND SEED.
 2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECP'S IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF RECP'S EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECP'S WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF RECP'S BACK OVER THE SEED AND COMPACTED SOIL. SECURE THE RECP'S OVER THE COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE ENTIRE WIDTH OF THE RECP'S.
 3. ROLL THE RECP'S (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. RECP'S WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECP'S MUST BE SECURELY FASTENED TO THE SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. USING THE DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
 4. THE EDGES OF PARALLELS RECP'S MUST BE STAPLED WITH APPROXIMATELY 2"-5" OF OVERLAP DEPENDING ON THE RECP'S TYPE.
 5. CONSECUTIVE RECP'S SPICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART ACROSS THE ENTIRE RECP'S WIDTH. IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY SECURE THE RECP'S.



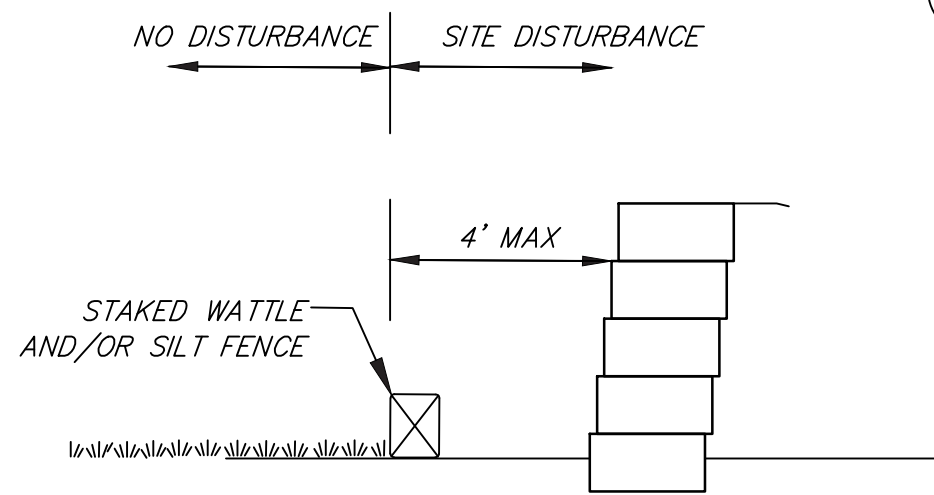
MAJOR SLOPE STABILIZATION ISOMETRIC VIEW NOT TO SCALE

LAND DISTURBANCE NOTES:

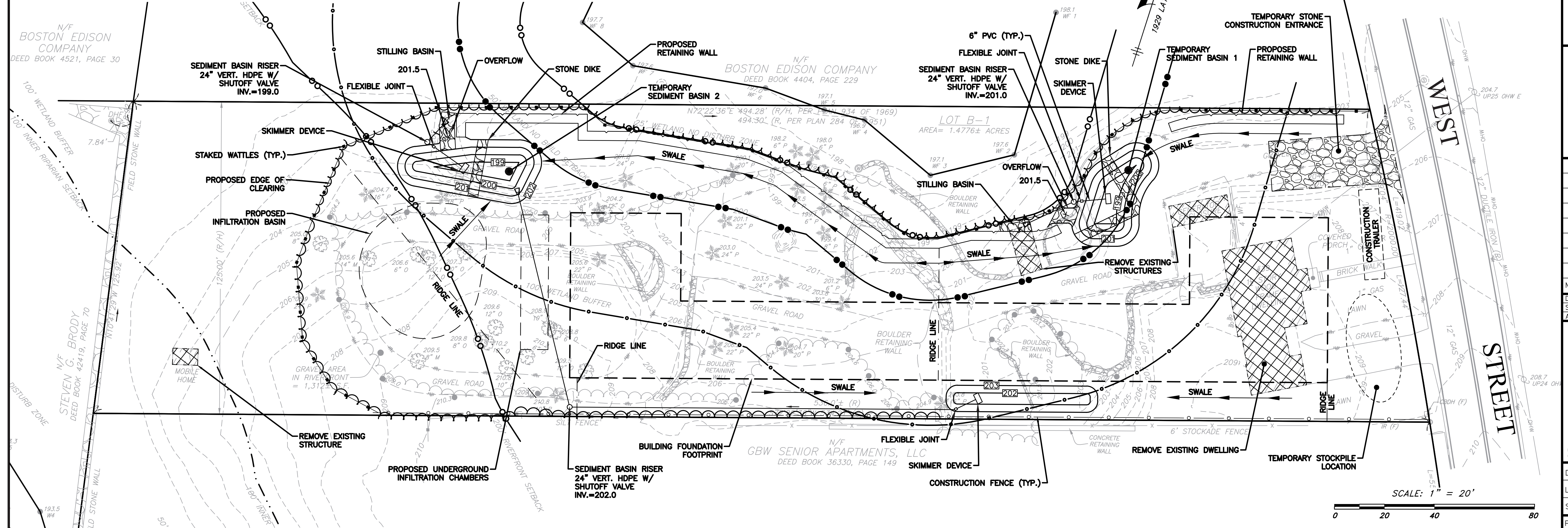
1. TOTAL AREA OF LAND DISTURBANCE = 46,740 SF.



CATCH BASIN FILTER BAG TYPICAL CROSS SECTION - NOT TO SCALE



GRAVITY BLOCK WALL TREATMENT NOT TO SCALE



PERMIT SITE PLAN

39 West Street
Medway, MA 02053

ASSESSORS:
MAP 55 PARCEL 51

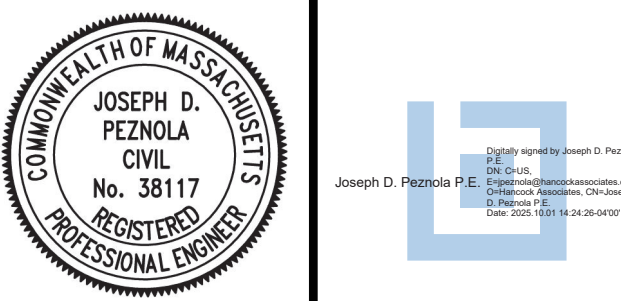
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1	DJR	JP	10/1/25	PEDB/DPW/PEER REVIEW COMMENTS
2	DJR	JP	10/1/25	ISSUE/REVISION DESCRIPTION

EROSION AND SEDIMENT CONTROL PLAN

PLOT DATE: Sep 30, 2025 6:44 pm
DWG: 25337SP-R1.dwg
LAYOUT: 6DESC
SHEET: 6 OF 16
PROJECT NO.: 25337

ZONING:

PER MEDWAY ZONING BYLAW, AS AMENDED - 5/12/2025
PER MEDWAY ZONING MAP, DATED 9/25/2024 WITH
AMENDMENTS APPROVED AT 11/12/2024 TOWN MEETING

ZONING DISTRICTS:

AR-2 AGRICULTURAL RESIDENTIAL 2
MOD MULTIFAMILY OVERLAY DISTRICT

MOD APPLICABILITY: SUBDISTRICT 3/GLEN BROOK
(INCLUDES 39 WEST STREET, APN 55-51)

DENSITY AND DIMENSIONAL REGULATIONS (MOD)

PER §5.6.5.E. OF TOWN OF MEDWAY ZONING BYLAW

ITEM	REQUIRED	PROPOSED
MIN. LOT AREA	20,000 SF	64,366± SF
MAX. LOT COVERAGE	20%	19.99%
MIN. OPEN SPACE	30%	40.3%
MAX. HEIGHT	3 STORIES	3 STORIES
MAX. HEIGHT	45 FT	44'-10"
MIN. FRONTAGE	100 FT	127± FT
MIN. SETBACKS		
FRONT	25 FT	25.3'
SIDE	15 FT	15.5'
REAR	20 FT	179.0'
MAX. DENSITY		
PER ACRE	20 UNITS	
PER BUILDING	24 UNITS	

OUTDOOR AMENITY SPACE

PER §5.6.5.H.11. OF TOWN OF MEDWAY ZONING BYLAW:
MIN. 20% OF LOT DEDICATED TO OUTDOOR AMENITY SPACE

13,397 (PRIVATE YARD) / 64,366 S.F. =
20.8% PROPOSED

UNIT DENSITY CALCULATION:

PER MEDWAY ZONING BYLAW, AS AMENDED - 5/12/2025

IN MULTIFAMILY OVERLAY DISTRICT (MOD), MAXIMUM DENSITY:
20 UNITS PER ACRE
24 UNITS PER BUILDING

LOT AREA = 64,366± SF = 1.48± AC
1.48 AC x 20 UNITS/AC = 29.6 -> 29 UNITS MAX

24 UNITS PROPOSED

PARKING CALCULATION:

PER §7.1.1 OF TOWN OF MEDWAY ZONING BYLAW:

MULTI-FAMILY DEVELOPMENT, OFF-STREET PARKING:
1.5 PARKING SPACES PER UNIT

24 UNITS x 1.5 SPACES/UNIT = 36 SPACES MIN.

40 SPACES PROPOSED (4 VISITOR PARKING SPACES PROVIDED)

ELECTRIC VEHICLE PARKING:

PER §7.1.1.E.4 OF TOWN OF MEDWAY ZONING BYLAW:
2 PARKING SPACES REQUIRED FOR 26-50 TOTAL PARKING SPACES

2 ELECTRIC VEHICLE SPACES PROPOSED

PER 225 CMR 22: MA RESIDENTIAL STRETCH ENERGY CODE AND
MUNICIPAL OPT-IN SPECIALIZED CODE 2023, SECTION R404.4:
20% OF TOTAL SPACES SHALL BE EV READY
20% OF 40 SPACES = 8 SPACES REQUIRED

8 EV READY SPACES PROVIDED

MUTCD TRAFFIC SIGNAGE SUMMARY



R1-1 WHITE ON RED 30" x 30"



R7-8 GREEN ON WHITE 12" x 8"



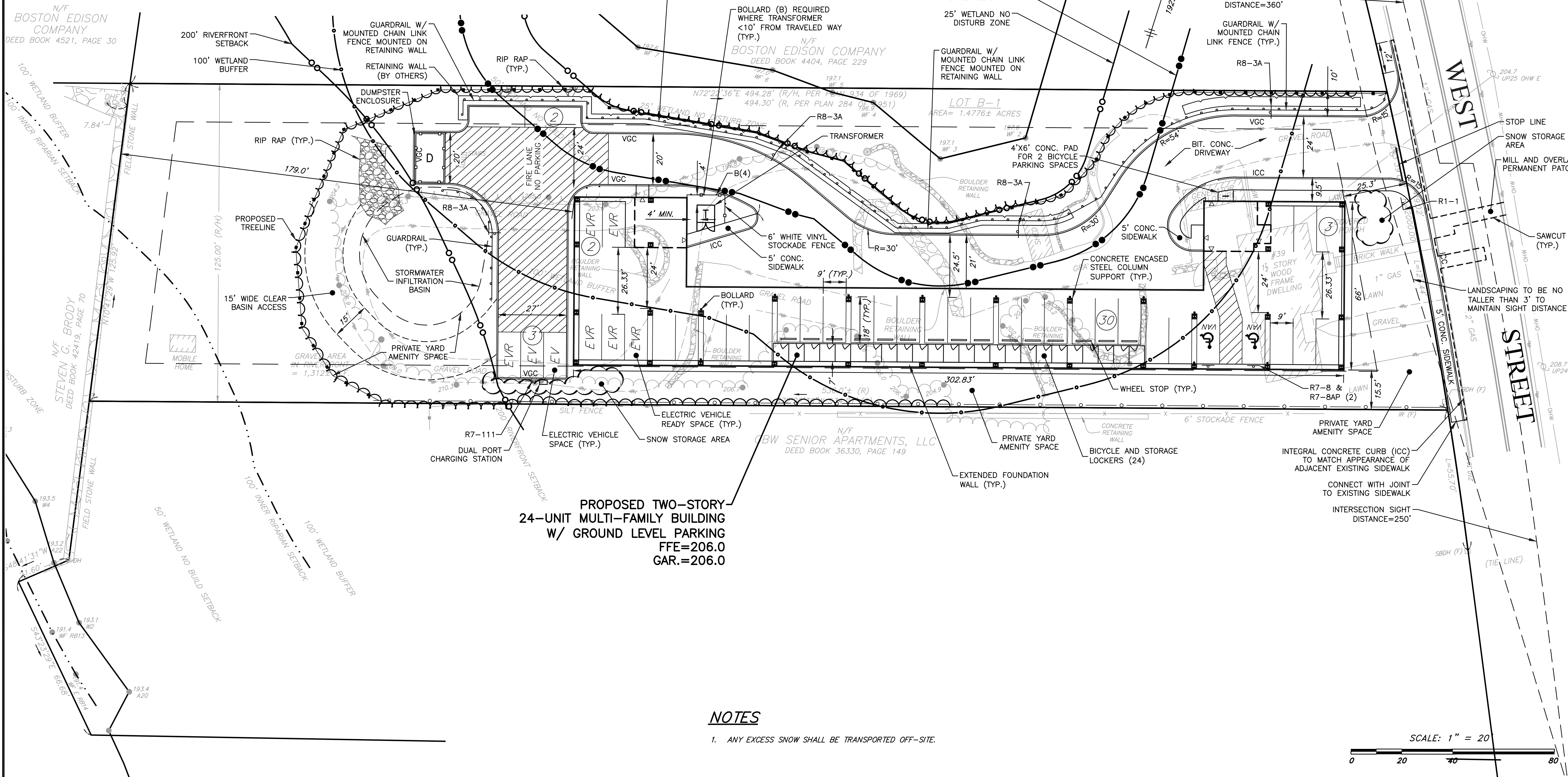
R7-8AP GREEN ON WHITE 6" x 12"



R8-3A RED ON WHITE 18" x 24"



R7-111(L) RED ON WHITE 12" x 18"



NOTES

1. ANY EXCESS SNOW SHALL BE TRANSPORTED OFF-SITE.

**PERMIT
SITE
PLAN**

39 West Street
Medway, MA 02053

ASSESSORS:

MAP 55 PARCEL 51

PREPARED FOR:

**STEVEN G.
BRODY**

39 West Street
Medway, MA 02053

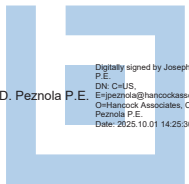
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APPRVD. BY:	JP	CHECK BY:	BGS	

**LAYOUT AND
MATERIALS PLAN**

PLOT DATE: Sep 30, 2025 7:12 pm
Path: c:\Users\jgibson\OneDrive\Documents\25337SP - R1.dwg - User: jgibson

DWG: 25337SP-R1.dwg

LAYOUT: 7LM

SHEET: 7 OF 16

PROJECT NO.:

25337

LM

TEST PIT TP-1 (EL. 209.0±)			
DEPTH	LAYER	TEXTURAL CLASSIFICATION	REDOXIMORPHIC FEATURES/NOTES
0'-3"	Ap	SANDY LOAM	NONE
3'-50"	FILL	--	NONE
50'-128"	C	GRAVELLY SAND	LUMBER SCRAPS & COBBLES
NO GROUNDWATER OBSERVED			
TEST PIT TP-2 (EL. 204.0±)			
DEPTH	LAYER	TEXTURAL CLASSIFICATION	REDOXIMORPHIC FEATURES
0'-16"	Ap	SANDY LOAM	NONE
16'-20"	Bw	FINE SAND W/ GRAVEL	NONE
20'-58"	C1	MEDIUM SAND	NONE
58'-126"	C2	GRAVELLY SAND	NONE
WEEPING @ 110". STANDING @ 118" ESHWT=110" (EL. 194.83±) BASED ON WEEPING			

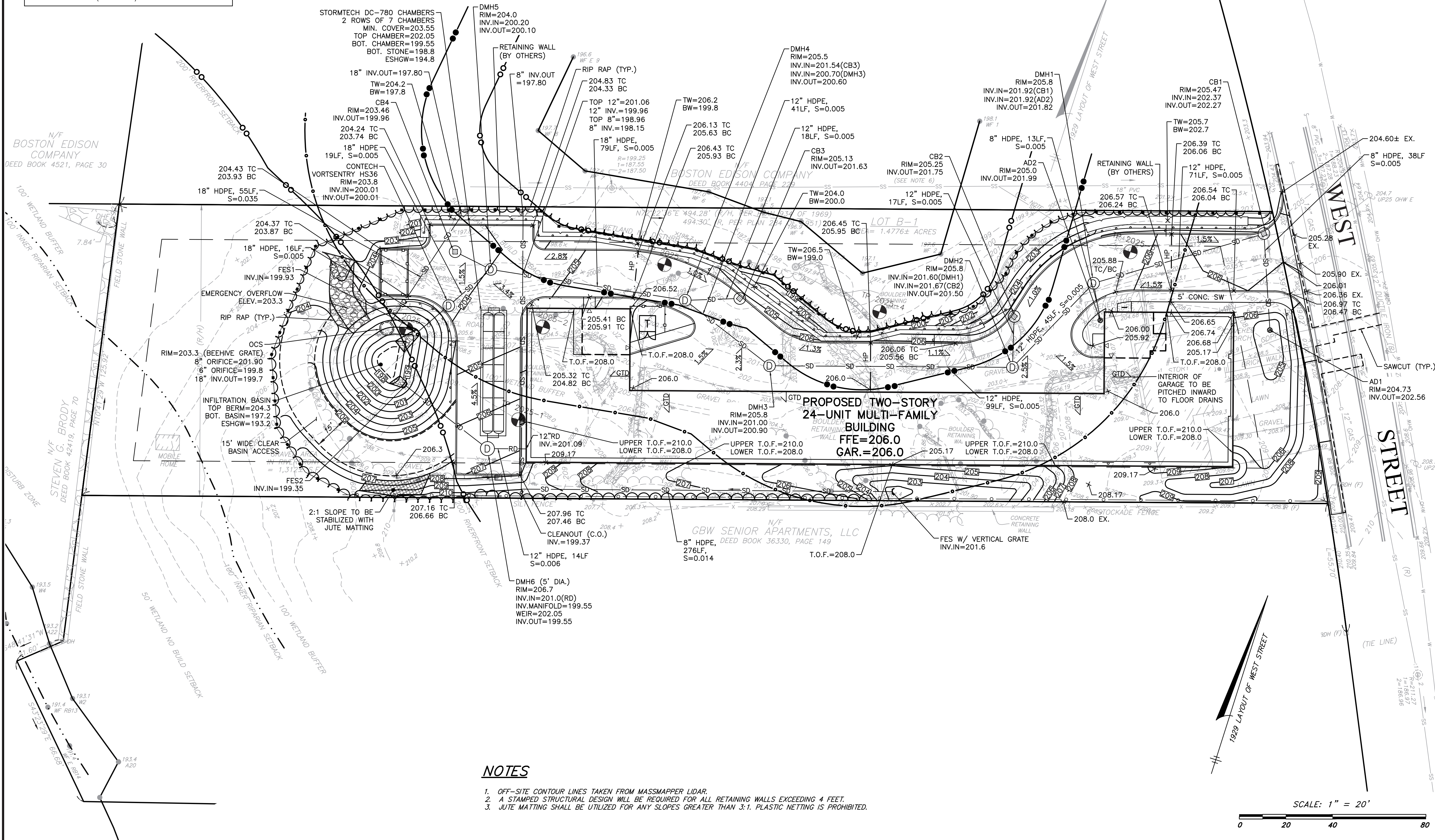
TEST PIT TP-3 (EL. 199.8±)			
DEPTH	LAYER	TEXTURAL CLASSIFICATION	REDOXIMORPHIC FEATURES/NOTES
0'-18"	Ap	SAND	NONE
18'-32"	Bw	F. SAND W/ GRAVEL	NONE
32'-68"	C	C. SAND W/ GRAVEL	MOTTLING @ 40"
MOTTLING @ 40", STANDING @ 55" ESHWT=40" (EL. 196.5±) BASED ON MOTTLING			
TEST PIT TP-4 (EL. 198.5±)			
DEPTH	LAYER	TEXTURAL CLASSIFICATION	REDOXIMORPHIC FEATURES
0'-20"	Ap	SANDY LOAM	NONE
20'-28"	Bw	FSL W/ GRAVEL	MOTTLING @ 24"
28'-50"	C	C. SAND W/ GRAVEL	SEE ABOVE
MOTTLING @ 24", STANDING @ 37" ESHWT=24" (EL. 196.5±) BASED ON MOTTLING			

TEST PIT TP-5 (EL. 203.0±)			
DEPTH	LAYER	TEXTURAL CLASSIFICATION	REDOXIMORPHIC FEATURES
0'-19"	Ap	SANDY LOAM	NONE
19'-38"	Bw	FINE SANDY LOAM	NONE
38'-91"	C	C. SAND W/ GRAVEL	NONE
NO MOTTLING, STANDING @ 91" ESHWT=91" (EL. 195.4±) BASED ON STANDING WATER			

PERFORMED BY: DANIEL ROMERO (SE #14149)
DATE: 3/13/25

TEST PIT TP-6 (EL. 205.7±)			
DEPTH	LAYER	TEXTURAL CLASSIFICATION	REDOXIMORPHIC FEATURES
0'-10"	Ap	SANDY LOAM	NONE
10'-24"	Bw	FINE SANDY LOAM	NONE
24'-62"	C1	GRAVELLY C. SAND	NONE
62'-150"	C2	GRAVELLY LS	NONE
NO MOTTLING, STANDING @ 150" ESHWT=150" (EL. 193.2±) BASED ON STANDING WATER			

PERFORMED BY: DANIEL ROMERO (SE #14149)
DATE: 7/14/25



NOTES

- OFF-SITE CONTOUR LINES TAKEN FROM MASSMAPPER LIDAR.
- A STAMPED STRUCTURAL DESIGN WILL BE REQUIRED FOR ALL RETAINING WALLS EXCEEDING 4 FEET.
- JUTE MATTING SHALL BE UTILIZED FOR ANY SLOPES GREATER THAN 3:1. PLASTIC NETTING IS PROHIBITED.

PERMIT SITE PLAN

39 West Street
Medway, MA 02053

ASSESSORS:

MAP 55 PARCEL 51

PREPARED FOR:

STEVEN G.
BRODY

39 West Street
Medway, MA 02053

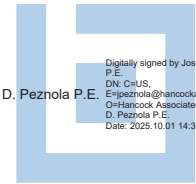
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1	DJR	JP	10/1/25	PEDB/DPW/PEER REVIEW COMMENTS
NO.	BY	APP	DATE	ISSUE/REVISION DESCRIPTION
DATE: 8/15/25 DESIGN BY: DJR				
SCALE: 1"=20' DRAWN BY: DJR				
APPRVD. BY: JP CHECK BY: BGS				

GRADING AND STORMWATER MANAGEMENT PLAN

PLOT DATE: Sep 30, 2025 7:16 pm

FILE: C:\Users\jpeznola\OneDrive\Documents\25337 - Medway\25337.dwg

DWG: 25337SP-R1.dwg

LAYOUT: BGD

SHEET: 8 OF 16

PROJECT NO.:

25337

GSW

39 West Street
Medway, MA 02053

ASSESSORS

<u>MAP</u>	<u>PARCEI</u>
55	51

PREPARED FOR

STEVEN G.
BRODY

39 West Street
Medway, MA 02053

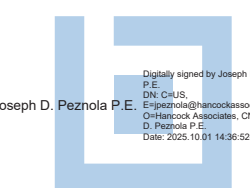
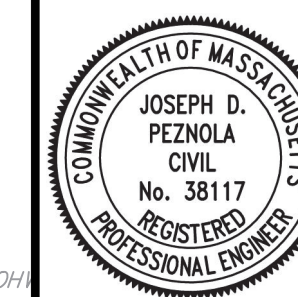
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1	DJR	JP	10/1/25	PEDB/DPW/PEER REVIEW COMM
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DATE:			8/15/25	DESIGN BY:
SCALE:			1"=20'	DRAWN BY:
APPRVD. BY:			JP	CHECK BY:

UTILITY PLAN

PLOT DATE: Sep 30, 2025 7:09 pm
 Path: Y:\Work\HSA\Civil_3D\Projects\253378 - Brady - Medway\Eno\DWG

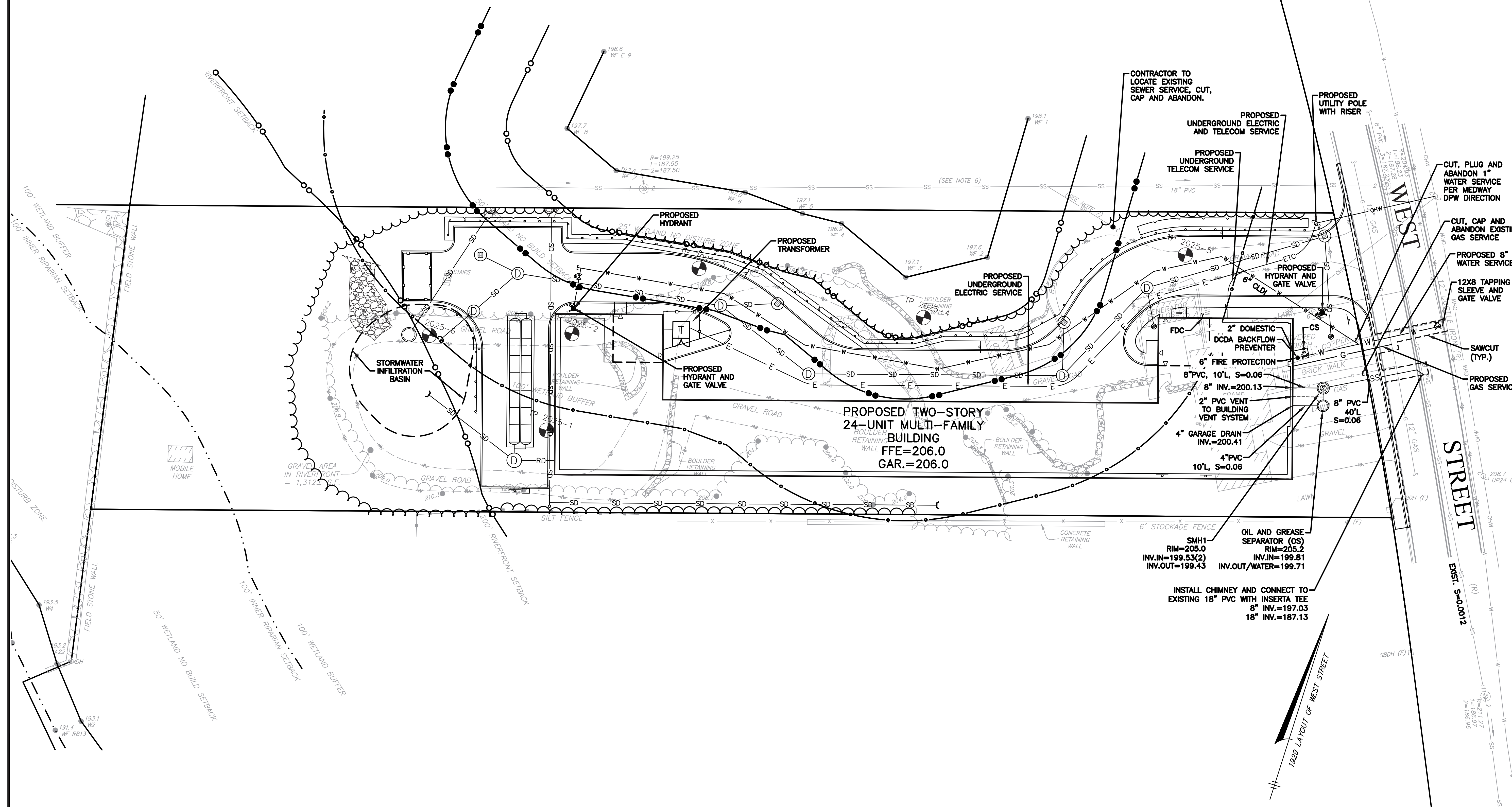
DWG: 25337SP-R1.dwg

LAYOUT: 9U

PROJECT NO.:

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25337



NOTES:

1. PROPOSED OIL AND GREASE SEPARATOR SHALL BE VENTED AS SHOWN ON
DETAIL SHEET 2 AND CONNECTED TO THE BUILDING VENTING SYSTEM.

SCALE: 1" = 20'



LANDSCAPE MAINTENANCE PLAN

GENERAL
THE OWNER THE LOT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPED OPEN SPACE, NATURAL SCREENS, AND CONSTRUCTED SCREENS WITHIN THE LOT. LANDSCAPING SHALL BE MAINTAINED IN GOOD CONDITION SUCH THAT PLANTING SHALL BE VIGOROUS AND IN GOOD HEALTH AT ALL TIMES AND THAT THE PARCEL SHALL PRESENT A HEALTHY, NEAT, AND ORDERLY APPEARANCE, FREE FROM REFUSE AND DEBRIS.

INTEGRATED TURF MANAGEMENT PLAN
MAINTENANCE OF LAWN AREAS SHALL GENERALLY CONSIST OF WATERING, WEEDING, MOWING AND EDGING, REPLACEMENT OF DEAD SOD, DISEASE AND INSECT CONTROL, REPAIR OF EROSION, AND ANY AND ALL PROCEDURES CONSISTENT WITH GOOD HORTICULTURAL PRACTICE, AS NECESSARY TO INSURE NORMAL, VIGOROUS AND HEALTHY GROWTH OF GRASS.

THE LOT OWNER SHALL PROVIDE THE FOLLOWING MAINTENANCE ACTIVITIES AS SPECIFIED:

1. MOWING: ONCE A WEEK OR MORE OFTEN AS CONDITIONS WARRANT.
2. WATERING: BY NATURAL RAINFALL AFTER ESTABLISHMENT PERIOD. SEED TO BE KEPT MOIST DURING ESTABLISHMENT PERIOD.
3. FERTILIZING: EARLY SPRING AND FALL.
4. WEEDING: ONCE OR TWICE A YEAR.
5. PEST AND DISEASE CONTROL: ONLY AS NEEDED
6. DE-THATCHING: SPRING AND FALL.
7. LIMING: ONCE A YEAR, IN THE FALL AND AS SOIL TESTS INDICATE NEED.
8. RAKING, EDGING, DEBRIS REMOVAL, SOD REPLACEMENT, EROSION REPAIR: AS NEEDED.
9. SOIL TESTING SHALL BE PERFORMED ONCE EVERY 3 YEARS OR MORE FREQUENT IF CONDITIONS WARRANT. SOIL SHALL BE AMENDED AS INDICATED BY TEST FOR TURF GRASS.
10. LAWNS SHALL BE AERATED ANNUALLY DURING LATE SUMMER OR EARLY FALL. THINNING LAWNS SHALL BE OVER-SEEDED WITH A CERTIFIED GENERAL TURF BLENDED SEED MIX AND TOP-DRESSED WITH A COMPOST/SAND MIXTURE 1"-1/2" IN THE LATE SUMMER AND EARLY FALL.
11. SOIL AND SEED SHALL BE KEPT MOIST DURING SEED ESTABLISHMENT PERIOD. LATE SUMMER/EARLY FALL APPLICATION OF SEED IS PREFERABLE.
12. TURF FERTILIZER (SLOW RELEASE) SHALL BE APPLIED MID TO LATE FALL ACCORDING TO MANUFACTURERS RECOMMENDED RATES.
13. WEEDS SHALL BE MECHANICALLY REMOVED FROM THE SITE AS FEASIBLE AND DISPOSED OF IN A LEGAL MANNER.
14. GRASS CLIPPINGS SHALL BE LEFT ON TURF AREAS USING MULCHING MOWERS. MOWING PATTERNS SHALL BE ALTERNATED TO AVOID RUTS AND COMPACTION. CARE SHALL BE TAKEN TO AVOID DAMAGE TO LAWN AREAS.

SHRUB AND GROUND COVER MANAGEMENT

- THE LOT OWNER SHALL PROVIDE THE FOLLOWING SHRUB AND MAINTENANCE ACTIVITIES AS SPECIFIED:
1. MULCHING: ONCE EACH YEAR IN SPRING. MULCH SHALL BE 2"-3" MAXIMUM DEPTH AND SHALL ALWAYS BE KEPT PULLED 2"-3" AWAY FROM TREE TRUNK. MULCH SHALL BE SHREDDED BARK, 100% ORGANIC AND BE FREE OF ANY DISEASE, PESTS, AND INSECTS. MULCH MAY BE APPLIED BY MANUAL OR MECHANICAL METHODS WHERE APPROPRIATE.
 2. WEEDING: ONCE OR TWICE A YEAR AS NEEDED. WEEDS SHALL BE REMOVED AND DISPOSED OF OFF SITE IN A LEGAL MANNER.
 3. WATERING: WEEKLY MINIMUM DURING THE ESTABLISHMENT PERIOD. LONG TERM WATERING TYPICALLY ONLY WARRANTED BY SEVERE WEATHER CONDITIONS.
 4. PRUNING: TO INCLUDE CLEANING, RAISING AND REDUCTION, SPRING TO FALL, DEPENDENT ON ACCEPTED PRACTICE FOR EACH PARTICULAR SPECIES.
 5. PREVENTATIVE PEST/DISEASE MANAGEMENT: AVOID SHRUBS AND GROUND COVER KNOWN TO BE SUSCEPTIBLE TO VARIOUS PESTS. ESTABLISH PEST THRESHOLDS PRIOR TO TREATMENT WITH ACCEPTABLE PESTICIDES. PESTICIDE APPLICATION TO BE PERFORMED BY CERTIFIED APPLICATOR. SEE TREE PEST MANAGEMENT BELOW.
 6. FERTILIZER SHALL BE GRANULAR 16-16-16 FORMULATION OR SIMILAR IN THE SPRING PRIOR TO ANTICIPATED RAINFALL.
 7. ONCE ESTABLISHED, PLANTINGS SHALL BE WATERED BY NATURAL RAINFALL. DURING EXCESSIVE DROUGHT PERIODS WATERING BY HAND OR DRIP IRRIGATION BAGS MAY BE REQUIRED.
 8. SHRUBS SHALL BE PRUNED IN ACCORDANCE WITH GENERALLY ACCEPTED STANDARDS FOR PROPER PRUNING. SHRUBS SHALL BE PRUNED TO REMOVE BRANCHES THAT ARE DEAD, BROKEN, EXTENDING BEYOND THE FACE OF CURBS (WHERE APPLICABLE). SHRUBS SHALL NOT BE SHEARED INTO TOPIARY SHAPES.
 9. KNOWN INVASIVE PLANTS SHALL BE IDENTIFIED, REMOVED FROM SITE AS PRACTICABLE, AND DISPOSED OF IN A LEGAL MANNER.

TREE MANAGEMENT

- THE LOT OWNER SHALL PROVIDE THE FOLLOWING TREE MAINTENANCE ACTIVITIES AS SPECIFIED:
1. RISK MANAGEMENT: THIS INCLUDES MANAGEMENT OF EXISTING TREES TO MINIMIZE RISK OF TREE FAILURE AND POSSIBLE DAMAGE OR INJURY. THIS INCLUDES:
 - REMOVAL OF TREES THAT SHOW SIGNIFICANT DECLINE OR SERIOUS DEFECTS IN THEIR STRUCTURE.
 - HAZARD PRUNING TO REMOVE A DEAD OR BROKEN PORTION OF THE TREE.
 2. PRUNING: THESE INCLUDE THREE DIFFERENT TYPES OF PRUNING AS DEFINED BY THE AMERICAN NATIONAL STANDARD FOR TREE OPERATIONS: TREE, SHRUB AND OTHER WOODY PLANT MAINTENANCE - STANDARD PRACTICES.
 - CROWN CLEANING - SELECTIVE PRUNING TO REMOVE ONE OR MORE OF THE FOLLOWING PARTS: DEAD, DISEASED, AND/OR BROKEN BRANCHES
 - CROWN RAISING - SELECTIVE PRUNING TO PROVIDE VERTICAL CLEARANCE
 - CROWN REDUCTION - SELECTIVE PRUNING TO DECREASE HEIGHT AND/OR SPREAD
 3. MULCHING: ONCE EACH YEAR IN SPRING. MULCH SHALL BE 2"-3" MAXIMUM DEPTH AND SHALL ALWAYS BE KEPT PULLED 2"-3" AWAY FROM TREE TRUNK. MULCH SHALL BE SHREDDED BARK, 100% ORGANIC AND BE FREE OF ANY DISEASE, PESTS, AND INSECTS. MULCH MAY BE APPLIED BY MANUAL OR MECHANICAL METHODS WHERE APPROPRIATE.
 4. PEST AND DISEASE CONTROL: ONLY AS NEEDED. DEAD OR DISEASED BRANCHES SHALL BE REMOVED AND DISPOSED OF OFF SITE IN A LEGAL MANNER.
 5. WATERING: WEEKLY MINIMUM DURING THE ESTABLISHMENT PERIOD. LONG TERM SHALL BE BY NATURAL RAINFALL DURING EXCESSIVE DROUGHT PERIODS WATERING BY HAND OR DRIP IRRIGATION BAGS MAY BE REQUIRED.
 6. FERTILIZATION: EARLY SPRING OR FALL. FORMULATION SHALL DEPEND ON SOIL TEST RECOMMENDATIONS AND PLANT VARIETY. GRANULAR TYPE FERTILIZER TO BE USED AND WATERED IN.
 7. SOIL ADDITIVES: ONLY AS NEEDED.
 8. ROOT GROWN EXCAVATION: THIS IS REQUIRED WHERE EXCESSIVE SOIL OR MULCH HAS BEEN PLACED OVER THE BASE OF THE TREE.
 9. ONLY TREES ON SLOPES 2:1 OR GREATER SHALL BE STAKED. STAKES SHALL BE REMOVED AFTER FIRST GROWING SEASON.
 10. PREVENTATIVE PEST/DISEASE MANAGEMENT: AVOID TREES KNOWN TO BE SUSCEPTIBLE TO VARIOUS PESTS. ESTABLISH ACCEPTABLE PEST THRESHOLDS. ONCE MONITORING, IDENTIFICATION, AND ACTION THRESHOLDS INDICATE THAT PEST CONTROL IS REQUIRED, AND PREVENTIVE METHODS ARE NO LONGER EFFECTIVE OR AVAILABLE, EVALUATE THE PROPER CONTROL METHOD BOTH FOR EFFECTIVENESS AND RISK. EFFECTIVE, LESS RISKY PEST CONTROLS ARE CHOSEN FIRST, INCLUDING HIGHLY TARGETED CHEMICALS, SUCH AS PHEROMONES.
TO DISRUPT PEST MATING, OR MECHANICAL CONTROL, SUCH AS TRAPPING OR WEEDING. IF FURTHER MONITORING, IDENTIFICATIONS AND ACTION THRESHOLDS INDICATE THAT LESS RISKY CONTROLS ARE NOT WORKING, THEN ADDITIONAL PEST CONTROL METHODS WOULD BE EMPLOYED, SUCH AS TARGETED SPRAYING OF PESTICIDES. BROADCAST SPRAYING OF NON-SPECIFIC PESTICIDES IS A LAST RESORT. PESTICIDES, IF REQUIRED, TO BE APPLIED BY A CERTIFIED APPLICATOR.
 11. REPLACEMENT TREES: OWNER SHALL REPLACE DEAD OR MISSING TREES ACCORDING TO THE FOLLOWING:
 - LOST, DEAD OR DISEASED TREES SHALL BE REPLACED WITH THE SAME OR SIMILAR SPECIES
 - NEW TREES SHALL BE 3" IN CALIPER FOR SHADE TREES AND TO 2" IN CALIPER FOR ORNAMENTAL TREES.

WATERING DURING ESTABLISHMENT PERIOD

WATER SOURCE SHALL CONSIST OF LOCAL WATER SUPPLY SYSTEMS. AT A MINIMUM TREES AND SHRUBS SHALL BE WATERED BY FLOODING AS FOLLOWS:

MONTH 0-3: ONCE PER WEEK
MONTH 3-6: TWICE PER MONTH
MONTH 6-12: ONCE PER MONTH.

WATERING FREQUENCY MAY BE INCREASED OR DECREASED DEPENDING UPON EXCESSIVE RAINFALL OR DROUGHT CONDITIONS.

SEASONAL MAINTENANCE

EACH LOT OWNER SHALL MAINTAIN A PLAN FOR SEASONAL ACTIVITIES INCLUDING RAKING, DE THATCHING, REMOVAL OF DEAD BRUSH AND FLOWERS, FERTILIZING, WATERING, PRUNING, MOWING, WEEDING, ETC. FOR EACH OF THE FOLLOWING:

1. SPRING CLEAN-UP PLAN
2. FALL CLEAN-UP PLAN
3. LEAF & PLANT DEBRIS DISPOSAL
4. WINTER PLOWING: PRIOR TO THE START OF EACH WINTER SEASON, CURB LINES AND PLANTING BEDS SHOULD BE STACKED OUT WITH BRIGHTLY COLORED WOODEN STAKES TO DEMARCAT EDGES. SNOW STORAGE WILL BE IN DESIGNATED OPEN AREAS ADJACENT TO PARKING AND WALKS. DURING PERIODS OF EXTREME SNOWFALL, SNOW SHALL BE TRANSPORTED OFF-SITE. SPRINGTIME CLEANUP WILL TYPICALLY INCLUDE REPAIR OF ANY TURF DAMAGE RELATED TO PLOWING OPERATIONS.
5. WINTER DEICING PLAN: ONLY CALCIUM BASED PRODUCTS WILL BE UTILIZED FOR DEICING ON AN AS-NEEDED BASIS TO CONTROL ICE BUILD-UP.

INFILTRATION BASIN AREA - FIRST YEAR MAINTENANCE GUIDELINES

SUCCESSFUL ESTABLISHMENT OF INFILTRATION BASIN REQUIRES THAT THE FOLLOWING TASKS BE UNDERTAKEN DURING THE FIRST YEAR FOLLOWING CONSTRUCTION.

- INITIAL INSPECTIONS: FOR THE FIRST SIX MONTHS FOLLOWING CONSTRUCTION, THE SITE SHOULD BE INSPECTED AT LEAST TWICE AFTER STORM EVENTS THAT EXCEED A 1/2-INCH OF RAINFALL.
- REMOVE AND REPLACE DEAD OR DYING PLANTS
- SPOT RESEEDING: INSPECT FOR ERODING AREAS IN THE CONTRIBUTING DRAINAGE AREA OR AROUND THE POND BUFFER, AND MAKE SURE THEY ARE IMMEDIATELY STABILIZED WITH GRASS COVER.
- WATERING: TREES PLANTED IN THE BASIN BUFFER NEED TO BE WATERED DURING THE FIRST GROWING SEASON. IN GENERAL, CONSIDER WATERING EVERY 3 DAYS FOR FIRST MONTH, AND THEN WEEKLY DURING THE REMAINDER OF THE FIRST GROWING SEASON (APRIL - OCTOBER), DEPENDING ON RAINFALL.

ROUTINE MAINTENANCE GUIDELINES

INFILTRATION BASIN MUST BE INSPECTED TO ENSURE THAT IT OPERATES IN GOOD WORKING CONDITION. ITEMS IN NEED OF REPAIR MUST BE IMMEDIATELY ADDRESSED.

ROUTINE MAINTENANCE TASKS

REMOVE TRASH AND DEBRIS AS NEEDED CHECK AND REPAIR ERODED AREAS - ANNUALLY
CHECK FOR AND REMOVE NUISANCE ANIMALS AND BURROWS - ANNUALLY
INSPECT PLANT COMPOSITION FOR CONSISTENCY WITH APPROVED PLANS AND CORRECT ANY DEFICIENCIES - ANNUALLY
INSPECT AND REPAIR ANY CLOGGING OR DAMAGE TO THE ORIFICE - ANNUALLY
INSPECT AND EXERCISE ALL MECHANICAL DEVICES - ANNUALLY
INSPECT FOR AND REPAIR STRUCTURAL DAMAGE AND LEAKS - ANNUALLY
INSPECT AND REPAIR ANY DAMAGED OR CLOGGED INLETS AND OUTLETS - ANNUALLY
REMOVE WOODY VEGETATION ON OR NEAR SPILLWAYS AND OUTLETS - ANNUALLY
CHECK SEDIMENT ACCUMULATION IN THE BASIN - ANNUALLY, DREDGE IF NECESSARY
REPLACE DEAD OR DAMAGED PLANT MATERIAL AS NEEDED REPAIR BROKEN PIPES - AS NEEDED

Plant Schedule

Qty	Key	Botanical Name	Common Name	Size
TREES:				
1	HL	Gleditsia triacanthos 'Skyline'	Honeylocust	2-2.5'cal
3	KD	Cornus kousa	Korean Dogwood	2-2.5'cal
3	LPT	Platanus acerfolia	London Planetree	2-2.5'cal
3	RM	Acer rubrum 'Red Sunset'	Red Sunset Maple	2-2.5'cal
3	RO	Quercus rubra	Red Oak	2-2.5'cal
3	SFC	Malus 'Snowdrift'	Snowdrift Flowering Crab	2-2.5'cal
10	SHAD	Amelanchier canadensis	Downy Shadblow	8-10'
3	ZEL	Zelkova serrata 'Green Vase'	Green Vase Zelkova	2-2.5'cal
EVERGREENS:				
5	EG	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	6-7'
16	ERC	Juniperus virginiana	Eastern Red Cedar	6-7'
10	GAV	Thuja x plicata 'Green Giant'	Green Giant Arborvitae	7-8'
15	HK	Tsuga canadensis	Canadian Hemlock	7-8'
20	P	Taxus cuspidata 'Capitata'	Pyramidal Yew	5-6'
SRHUBS:				
24	BAY	Myrica pensylvanicum	Northern Bayberry	2-3'
11	CL	Clethra alnifolia	Sweet Pepper	2-3'
3	FOTH	Fothergilla gardenii	Dwarf Fothergilla	#3pot
9	HBB	Vaccinium corymbosum	Highbush Blueberry	2-3'
9	IG	Ilex glabra 'Shamrock'	Shamrock Inkberry	#3pot
11	RTD	Cornus alba 'Elegantissima'	Varigated Red Twig Dogwood	#3pot
10	SAM	Sambucus canadensis	Common Elderberry	2-3'
2	VIA	Viburnum acerfolia	Mapleleaf Viburnum	3-4'
6	VID	Viburnum dentatum	Arrowwood	3-4'

PERMIT
SITE
PLAN

39 West Street
Medway, MA 02053

ASSESSORS:

MAP 55 PARCEL 51

PREPARED FOR:

STEVEN G.
BRODY

39 West Street
Medway, MA 02053

HANCOCK
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1	DJR	JP	10/1/25	PEDB/DPW/PEER REVIEW COMMENTS
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APPRVD. BY:			JP	CHECK BY: BGS

LANDSCAPE
PLAN

PLOT DATE: Sep 30, 2025 7:17 pm
PLOT: c:\projects\25337sp-r1.dwg - User: mawp\mg\dwg

DWG: 25337SP-R1.dwg

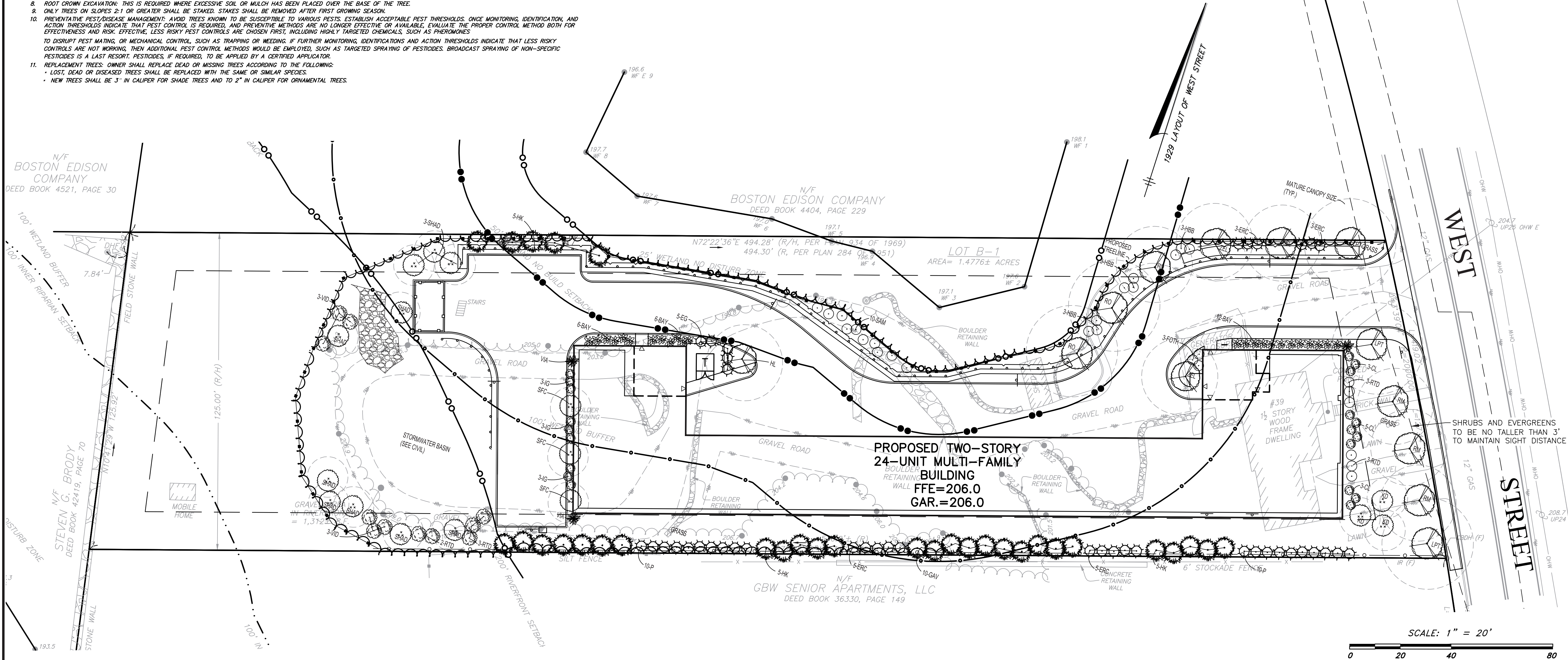
LAYOUT: 10LA

SHEET: 10 OF 16

PROJECT NO.:

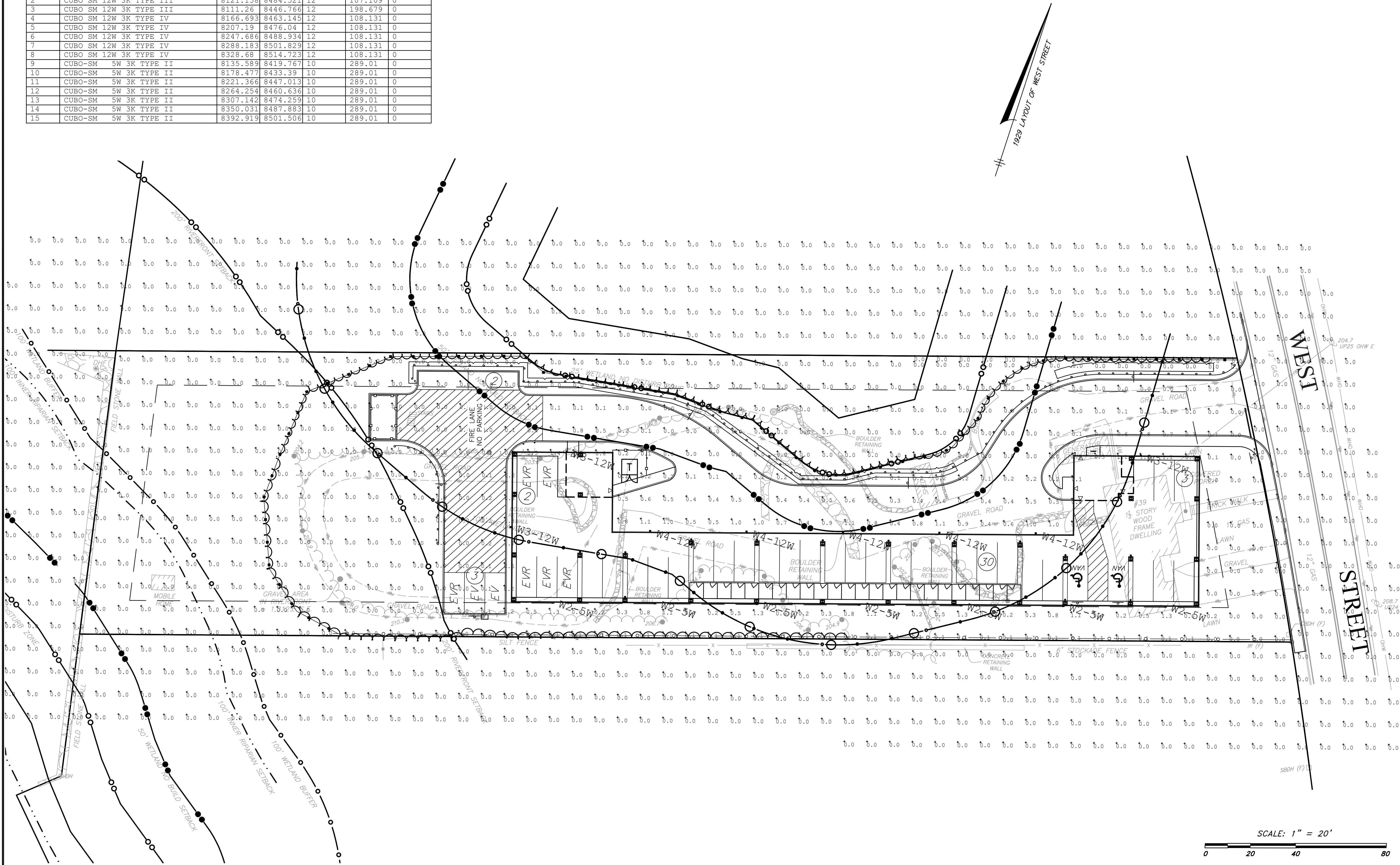
25337

LA



Luminaire Schedule							
Symbol	Qty	Label	Tag	LLF	Luminaire Lumens	Luminaire Watts	Mounting Height
	3	CUBO SM 12W 3K TYPE III	W3-12W	0.960	1588	13.2	12
	5	CUBO SM 12W 3K TYPE IV	W4-12W	0.960	1276	13.1	12
	7	CUBO-SM 5W 3K TYPE II	W2-5W	0.960	536	5.6	10

Luminaire Location Summary						
LumNo	Label	Insertion Point			Orient	Tilt
		X	Y	Z		
1	CUBO SM 12W 3K TYPE III	8362.339	8561.056	12	107.737	0
2	CUBO SM 12W 3K TYPE III	8121.158	8484.521	12	107.109	0
3	CUBO SM 12W 3K TYPE III	8111.26	8446.766	12	198.679	0
4	CUBO SM 12W 3K TYPE IV	8166.693	8463.145	12	108.131	0
5	CUBO SM 12W 3K TYPE IV	8207.19	8476.04	12	108.131	0
6	CUBO SM 12W 3K TYPE IV	8247.686	8488.934	12	108.131	0
7	CUBO SM 12W 3K TYPE IV	8288.183	8501.829	12	108.131	0
8	CUBO SM 12W 3K TYPE IV	8328.68	8514.723	12	108.131	0
9	CUBO-SM 5W 3K TYPE II	8135.589	8419.767	10	289.01	0
10	CUBO-SM 5W 3K TYPE II	8178.477	8433.39	10	289.01	0
11	CUBO-SM 5W 3K TYPE II	8221.366	8447.013	10	289.01	0
12	CUBO-SM 5W 3K TYPE II	8264.254	8460.636	10	289.01	0
13	CUBO-SM 5W 3K TYPE II	8307.142	8474.259	10	289.01	0
14	CUBO-SM 5W 3K TYPE II	8350.031	8487.883	10	289.01	0
15	CUBO-SM 5W 3K TYPE II	8392.919	8501.506	10	289.01	0



PERMIT
SITE
PLAN

39 West Street
Medway, MA 02053

ASSESSORS:

MAP 55 PARCEL 51

PREPARED FOR:

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APPRVD. BY: JP CHECK BY: BGS				

LIGHTING
PLAN

PLOT DATE: Sep 30, 2025 7:19 pm
FILE: c:\projects\25337\25337.dwg

DWG: 25337SP-R1.dwg

LAYOUT: 11/L

SHEET: 11 OF 16

PROJECT NO.:

25337



PERMIT
SITE
PLAN

39 West Street
Medway, MA 02053

ASSESSORS:

MAP 55 PARCEL 51

PREPARED FOR:

STEVEN G.
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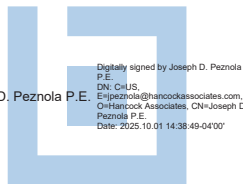
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APPRVD. BY:	JP	CHECK BY:	BGG	

SWEPT PATH
ANALYSIS

PLOT DATE: Sep 30, 2025 7:29 pm

Path: \\server\proj\25\25337SP-R1.dwg - User: Medway\jg\jg\jg

DWG: 25337SP-R1.dwg

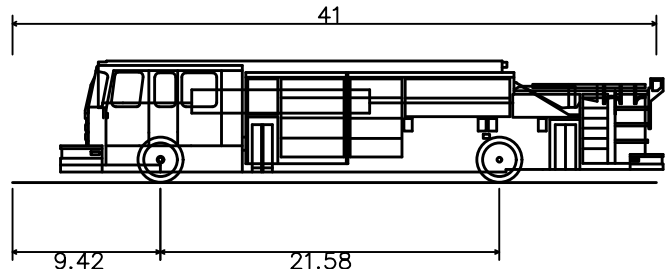
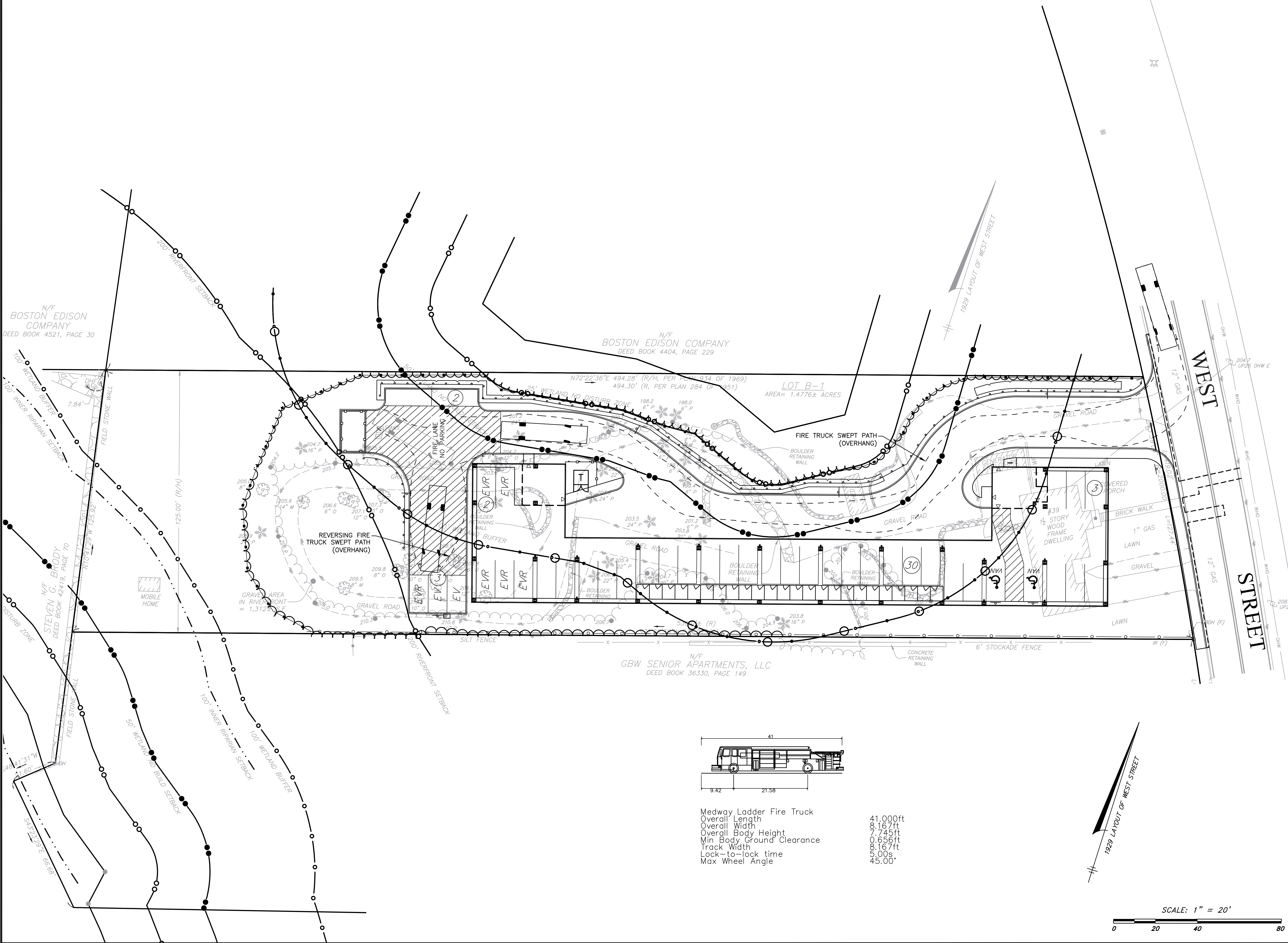
LAYOUT: 12SPA

SHEET: 12 OF 16

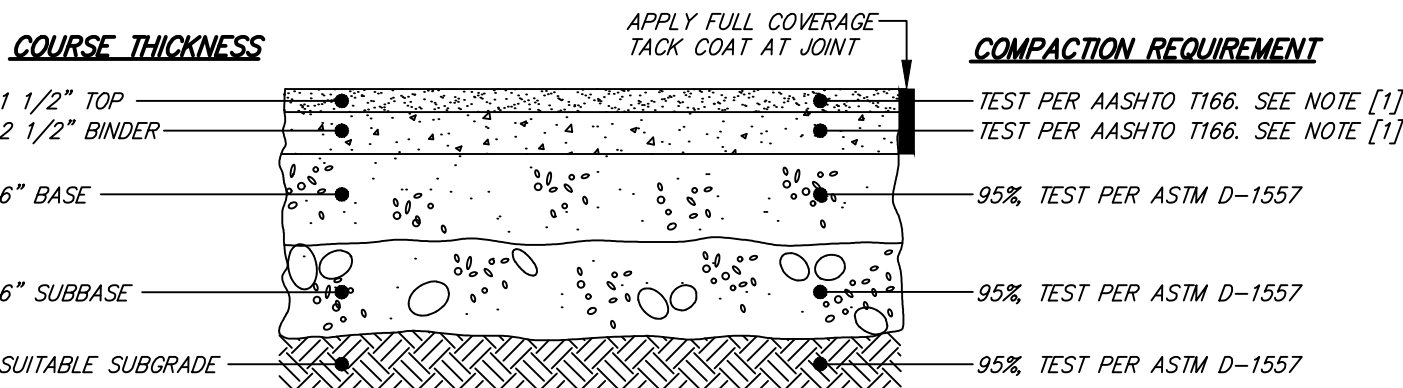
PROJECT NO.:

25337

SPA



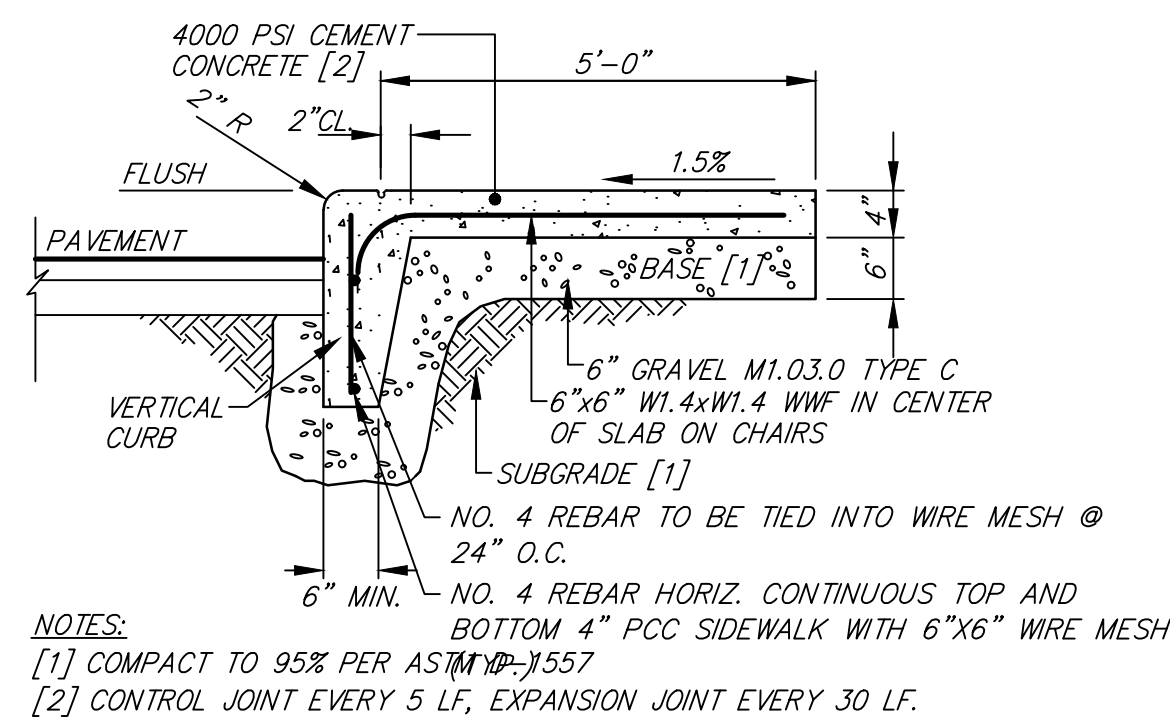
Medway Ladder Fire Truck
Overall Length 41.000ft
Overall Width 9.167ft
Overall Body Height 7.745ft
Min Body Ground Clearance 0.656ft
Track Width 8.167ft
Lock-to-lock time 5.00s
Max Wheel Angle 45.00°



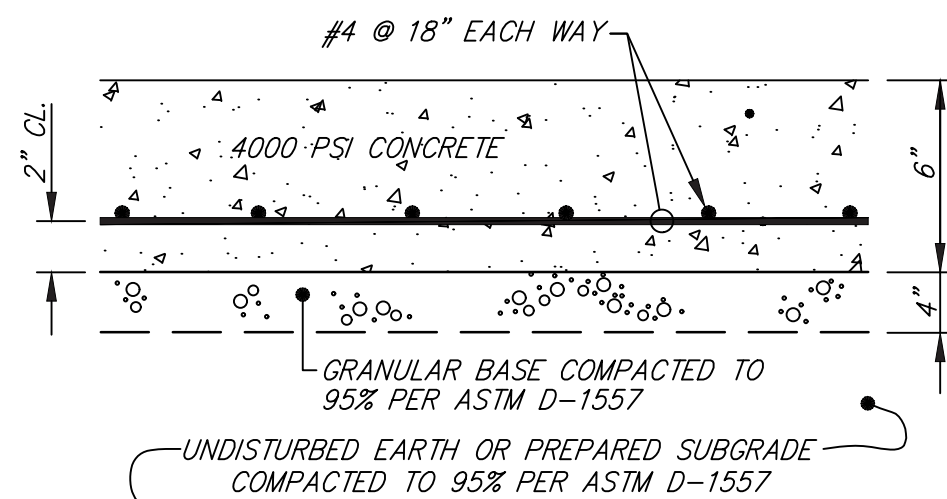
NOTES:
[1] COMPACT TO TEST AVERAGE OF 95% ±2.5%

MATERIAL	SPECIFICATION	MAXIMUM AGGREGATE OR PARTICLE SIZE (IN.)
TOP - BITUMINOUS CONCRETE	MHD M3.11.0.3 CLASS I, TYPE I-1	1/2
BINDER- BITUMINOUS CONCRETE	MHD M3.11.0.3 CLASS I, TYPE I-1	1
BASE - DENSE GRADED CRUSHED STONE	MHD M2.01.7	1 1/2
SUBBASE - GRAVEL BORROW	MHD M1.03.0 TYPE C	2

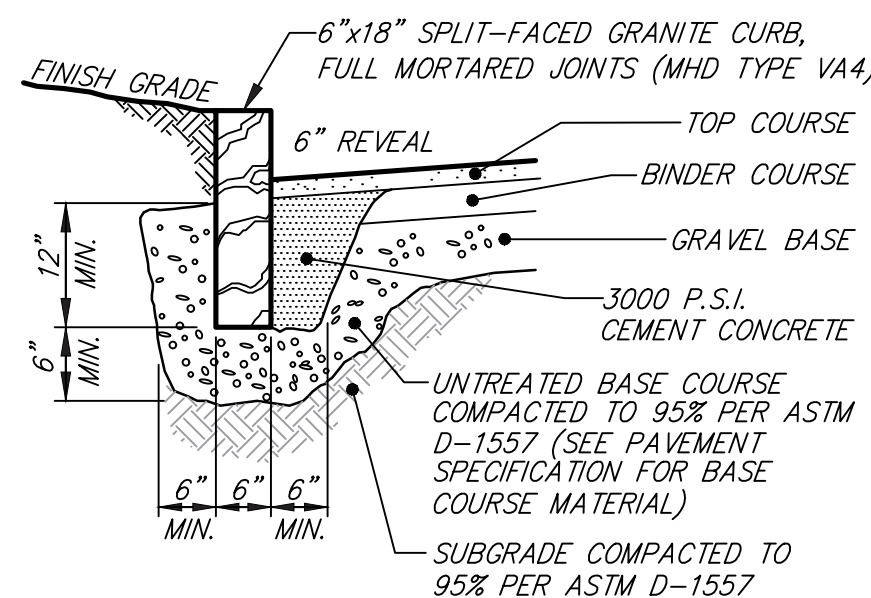
BITUMINOUS CONCRETE PAVEMENT
TYPICAL CROSS SECTION
NOT TO SCALE



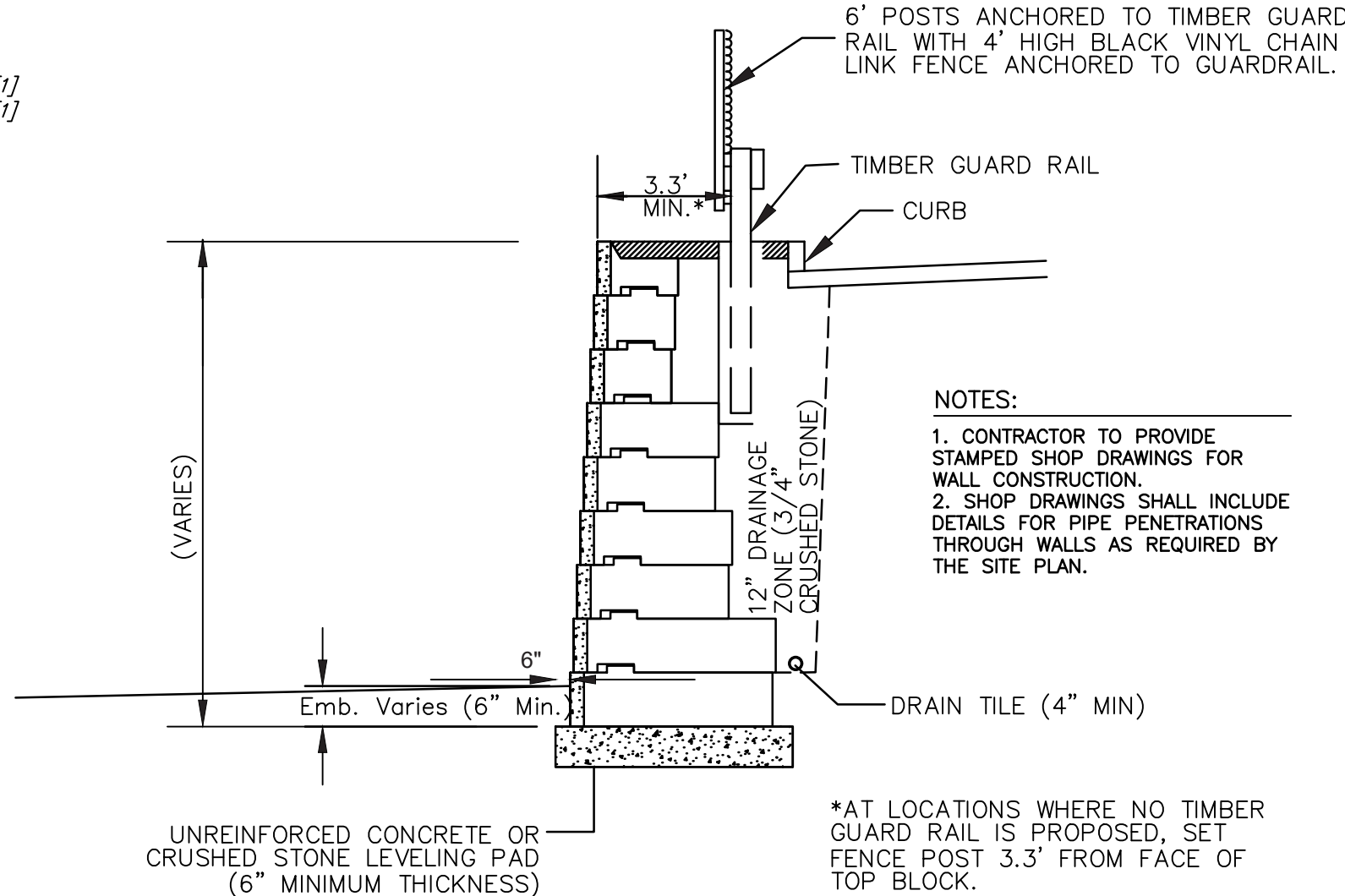
SIDEWALK WITH INTEGRAL CURB
CROSS SECTION
NOT TO SCALE



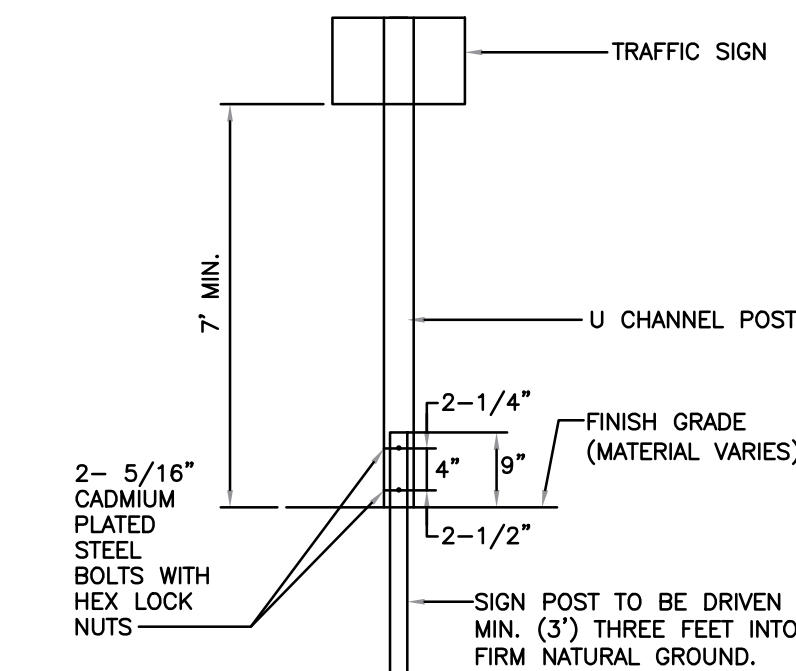
CONCRETE PAD
TYPICAL CROSS SECTION
NOT TO SCALE



VERTICAL GRANITE CURB
CROSS SECTION
NOT TO SCALE

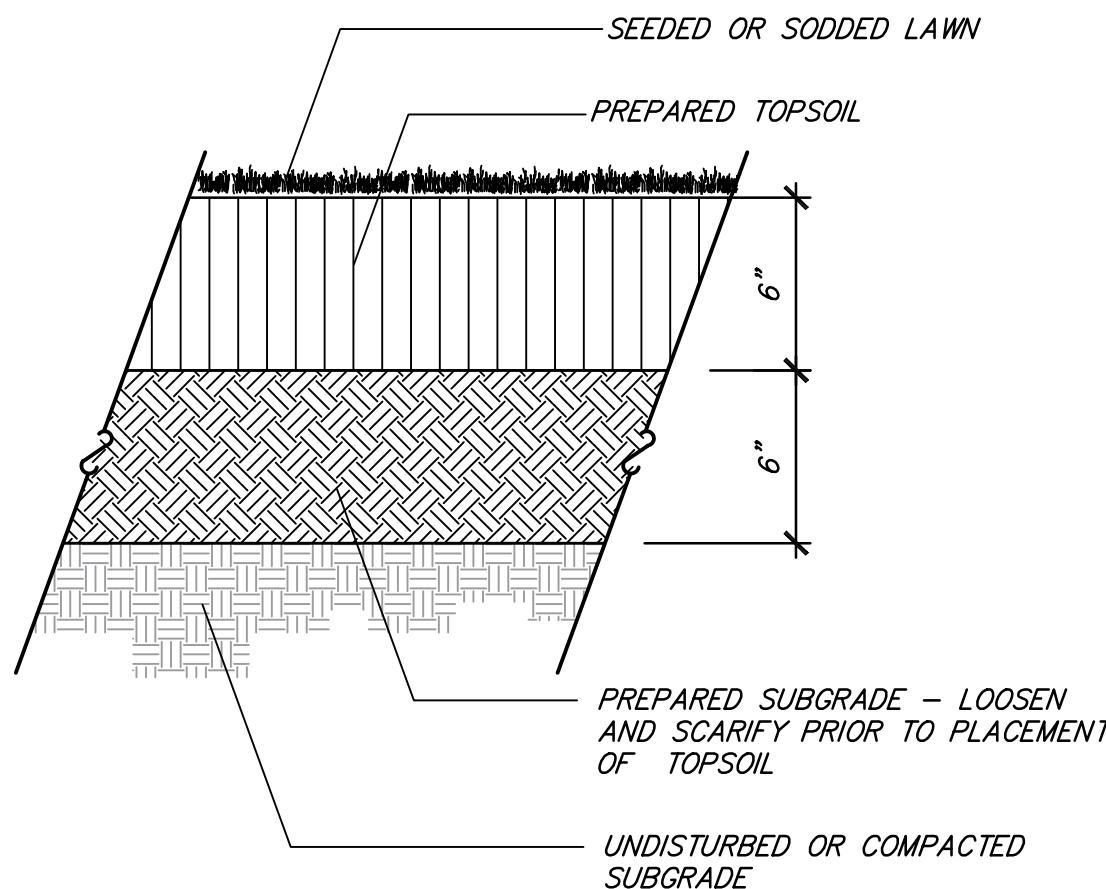


SHEA RECON GRAVITY BLOCK WALL
CROSS SECTION
NOT TO SCALE

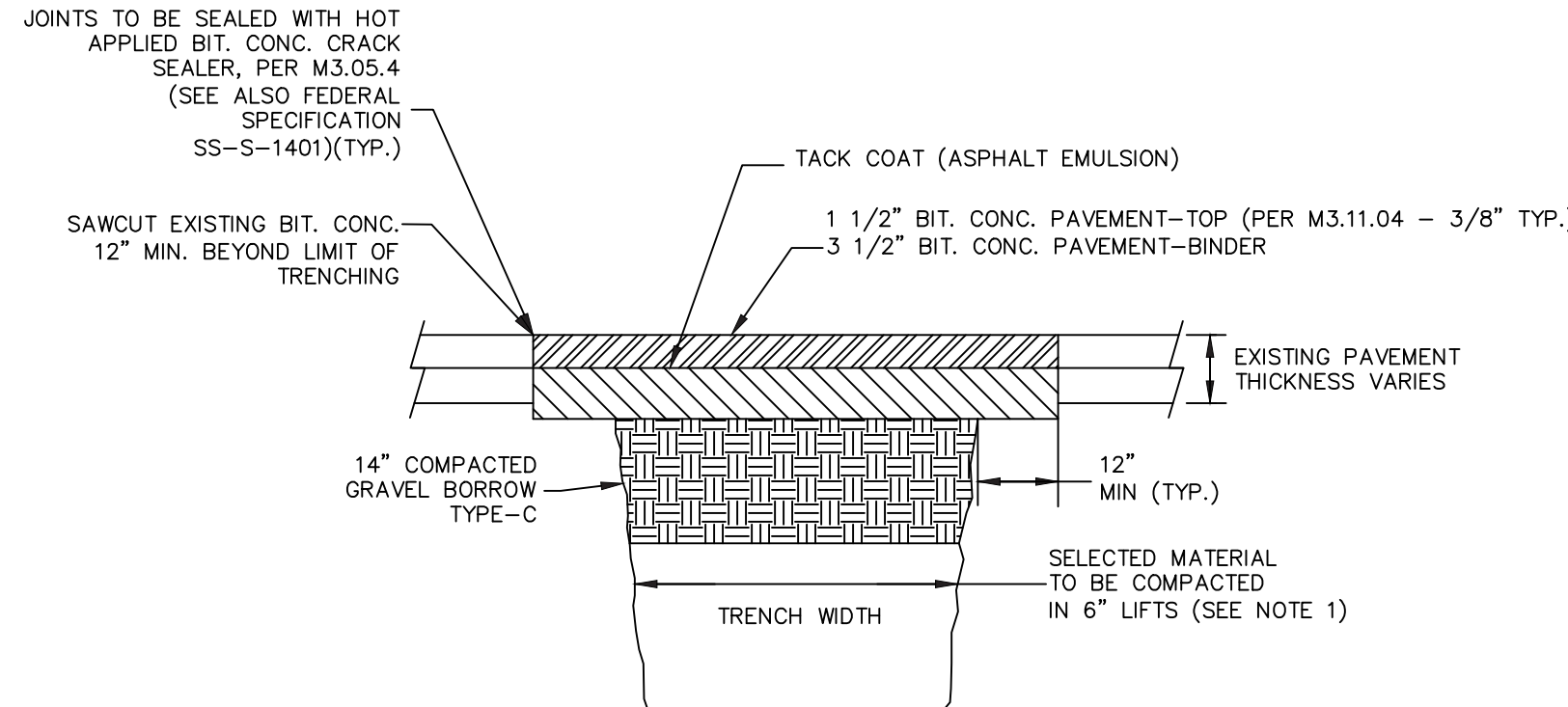


NOTES:
1. CHANNEL POST SECTIONS TO BE CONNECTED WITH AT LEAST TWO APPROPRIATELY SIZED GALVANIZED BOLTS W/ LOCK WASHERS AND NUTS.

BREAKAWAY TRAFFIC SIGN (STOP SIGN AND 'NO PARKING' SIGNS)
CROSS SECTION
NOT TO SCALE

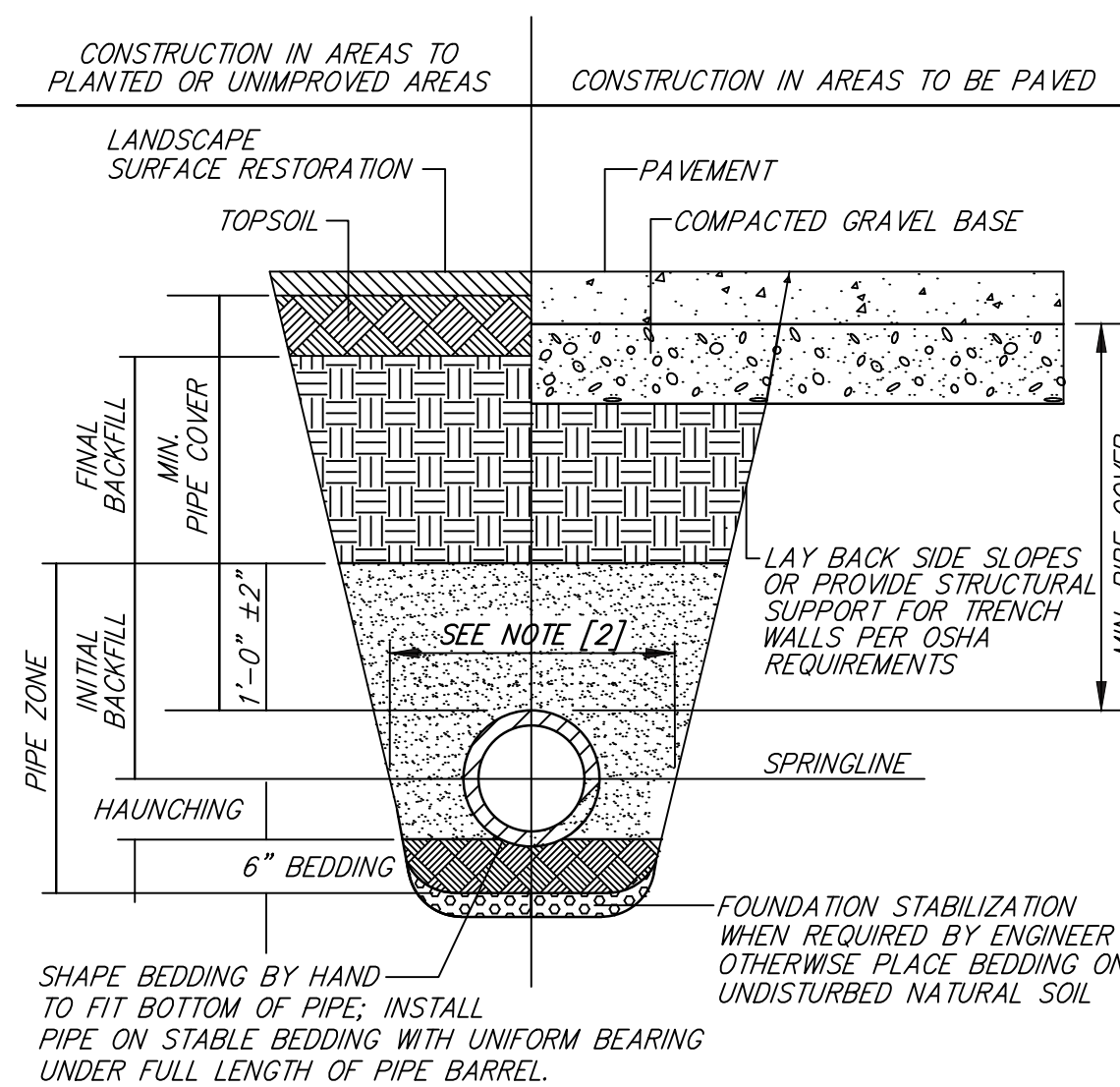


LOAM AND SEED
NOT TO SCALE



NOTE 1:
COMPACTION EQUIPMENT SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS TO OBTAIN THE COMPACTION STANDARDS DESCRIBED IN THE CONSTRUCTION NOTES, UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER. IN PROXIMITY TO STRUCTURES, A JUMPING JACK COMPACTOR SHALL BE REQUIRED.

FINAL TRENCH PAVING
TYPICAL SECTION
NOT TO SCALE



NOTES:
[1] PLACE 3/4"± GRADED GRANULAR BACKFILL AT OPTIMUM MOISTURE IN HORIZONTAL, 8"-DEEP, LOOSE LAYERS; COMPACT TO 95% PER ASTM D-1557.
[2] MINIMUM WIDTH OF TRENCH MEASURED AT THE SPRINGLINE OF THE PIPE, INCLUDING ANY NECESSARY SHEATHING:

PIPE I.D.	WIDTH
LESS THAN 21"	O.D. + 12"
21" TO 42"	O.D. + 24"
GREATER THAN 42"	O.D. + 30"

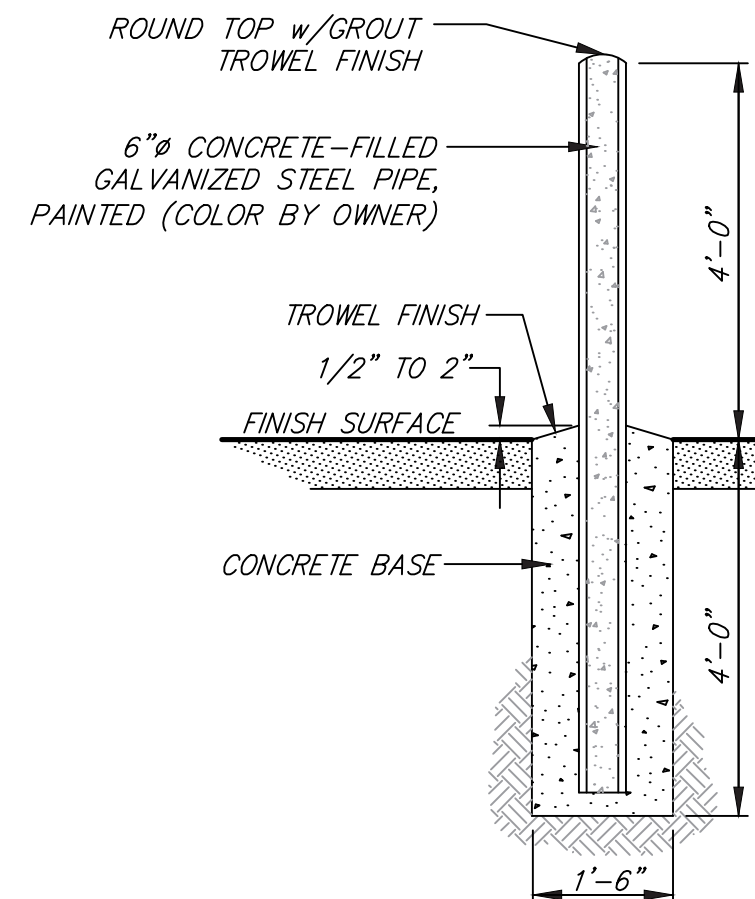
FOUNDATION, BEDDING, & BACKFILL MATERIALS		
PIPE MATERIAL	HDP, PVC	RG, DI
FOUNDATION STABILIZATION	[6]	[6]
BEDDING	[1]	[1]
HAUNCHING	[1]	[1]
INITIAL BACKFILL	[1]	[1]
FINAL BACKFILL	[4]	[4]
MIN. PIPE COVER	[5]	[5]

[3] INSTALL PIPE IN CENTER OF TRENCH.
[4] IN PLANTED OR UNIMPROVED AREAS, USE ON-SITE EXCAVATED MATERIAL FOR FINAL BACKFILL. COMPACT TO 95% PER ASTM D-1557. IN PAVED AREAS, OBTAIN ENGINEER APPROVAL OF ON-SITE EXCAVATED MATERIALS FOR USE AS FINAL BACKFILL.
[5] MINIMUM COVER OVER TOP OF PIPE:

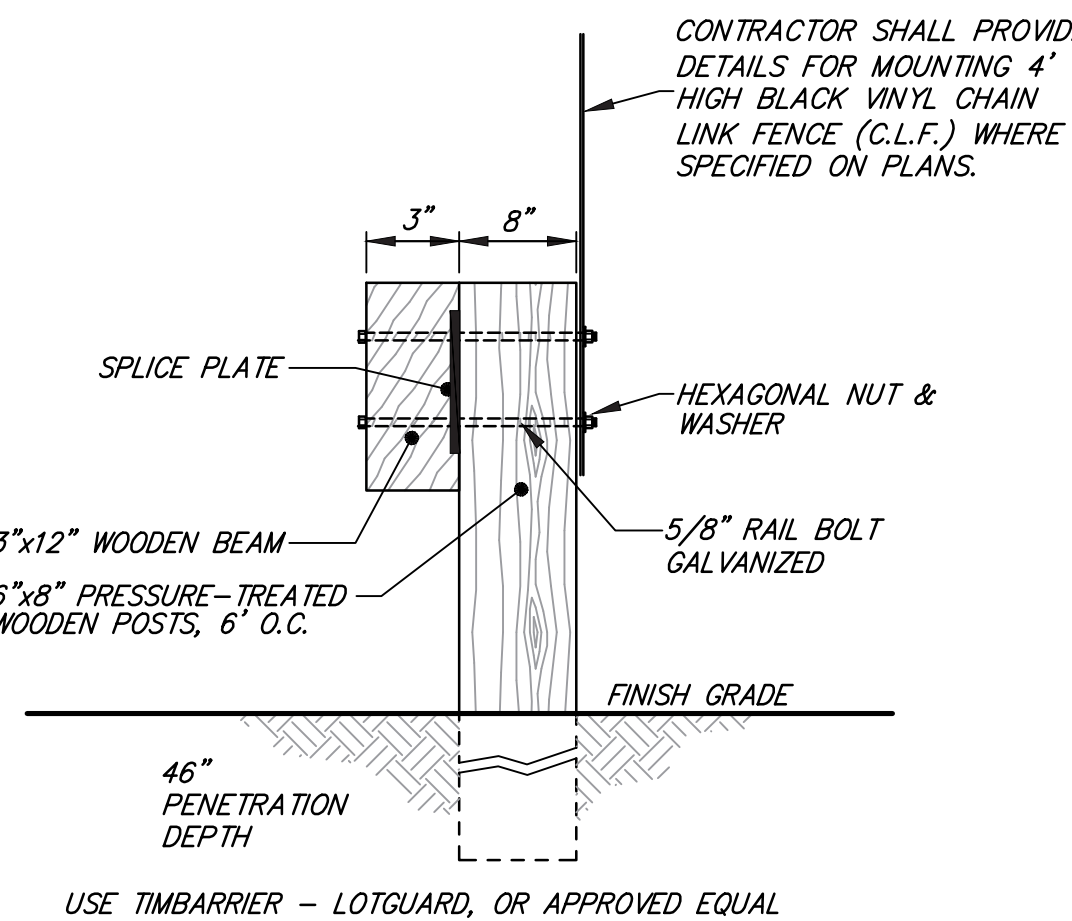
PIPE MATERIAL	HDP, PVC	RG, DI
WATER	5'-0"	5'-0"
SEWER	5'-0"	4'-0"
DRAIN	1'-6"	1'-0"

[6] FOR FOUNDATION STABILIZATION, USE 2"± CRUSHED STONE.

PIPE TRENCH
TYPICAL CROSS SECTION
NOT TO SCALE



BOLLARD
TYP. CROSS SECTION
NOT TO SCALE



PARKING LOT WOOD GUARDRAIL
TYPICAL CROSS SECTION
NOT TO SCALE

PERMIT
SITE
PLAN

39 West Street
Medway, MA 02053

ASSESSORS:

MAP 55 PARCEL 51

PREPARED FOR:

STEVEN G.
BRODY

39 West Street
Medway, MA 02053

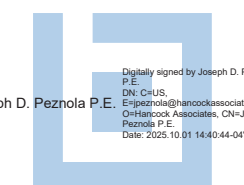
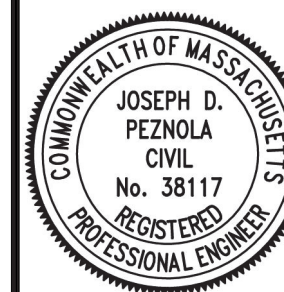
HANCOCK
ASSOCIATES

Civil Engineers

Land Surveyors

Wetland Scientists

315 ELM STREET, MARLBOROUGH, MA 01752
VOICE (508) 460-1111, FAX (508) 460-1121
WWW.HANCOCKASSOCIATES.COM



1	DJR	JP	10/1/25	PEDB/DPW/PEER REVIEW COMMENTS
NO.	BY	APP	DATE	ISSUE/REVISION DESCRIPTION
DATE:	8/15/25	DESIGN BY:	DJR	
SCALE:	1"=20'	DRAWN BY:	DJR	
APPRVD. BY:	JP	CHECK BY:	BGG	

DETAILS
SHEET 1

PLOT DATE: Sep 30, 2025 7:30 pm
Path: c:\projects\25337\25337.dwg - Medway\25337.dwg

DWG: 25337SP-R1.dwg

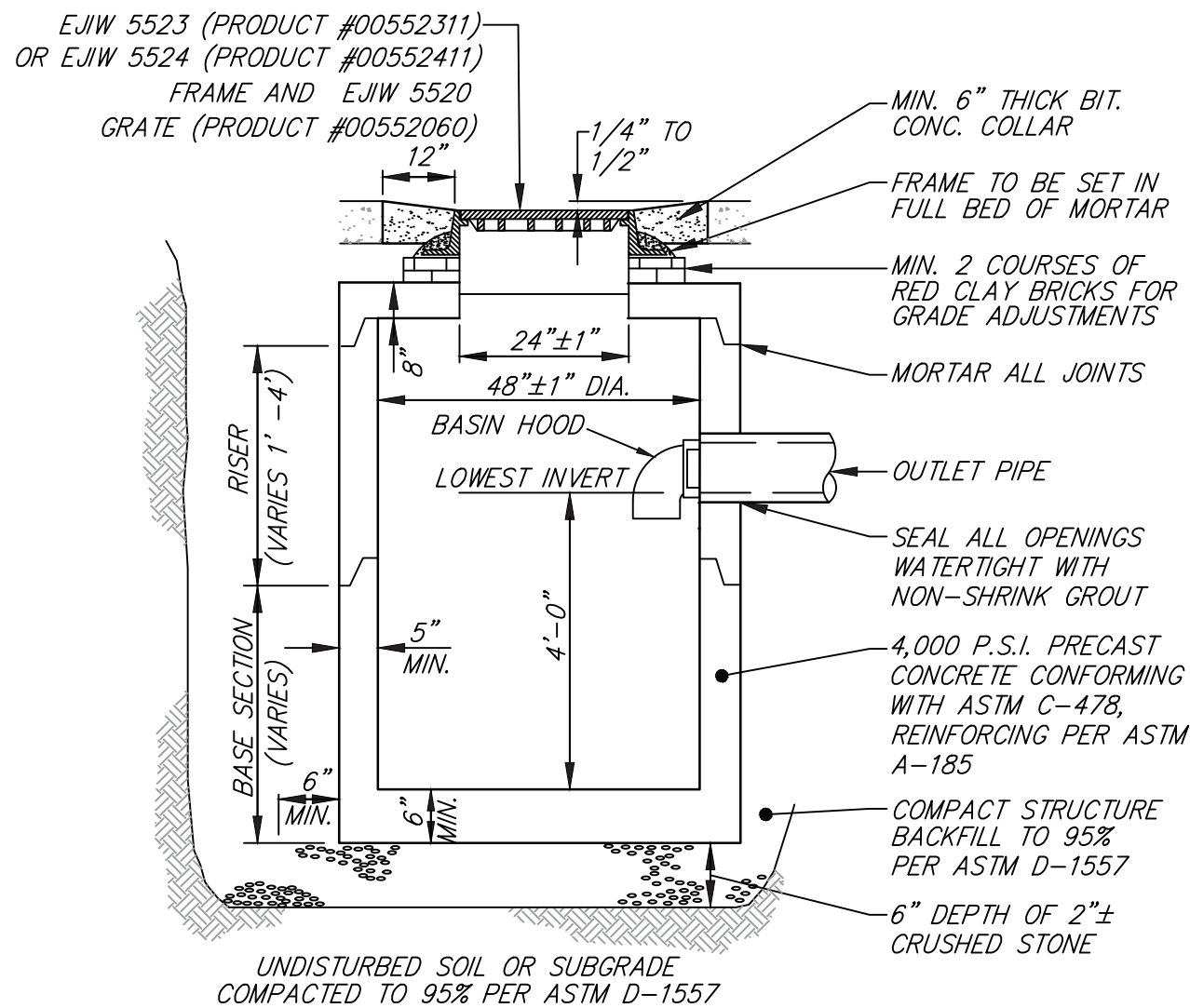
LAYOUT: 13DET1

SHEET: 13 OF 16

PROJECT NO.:

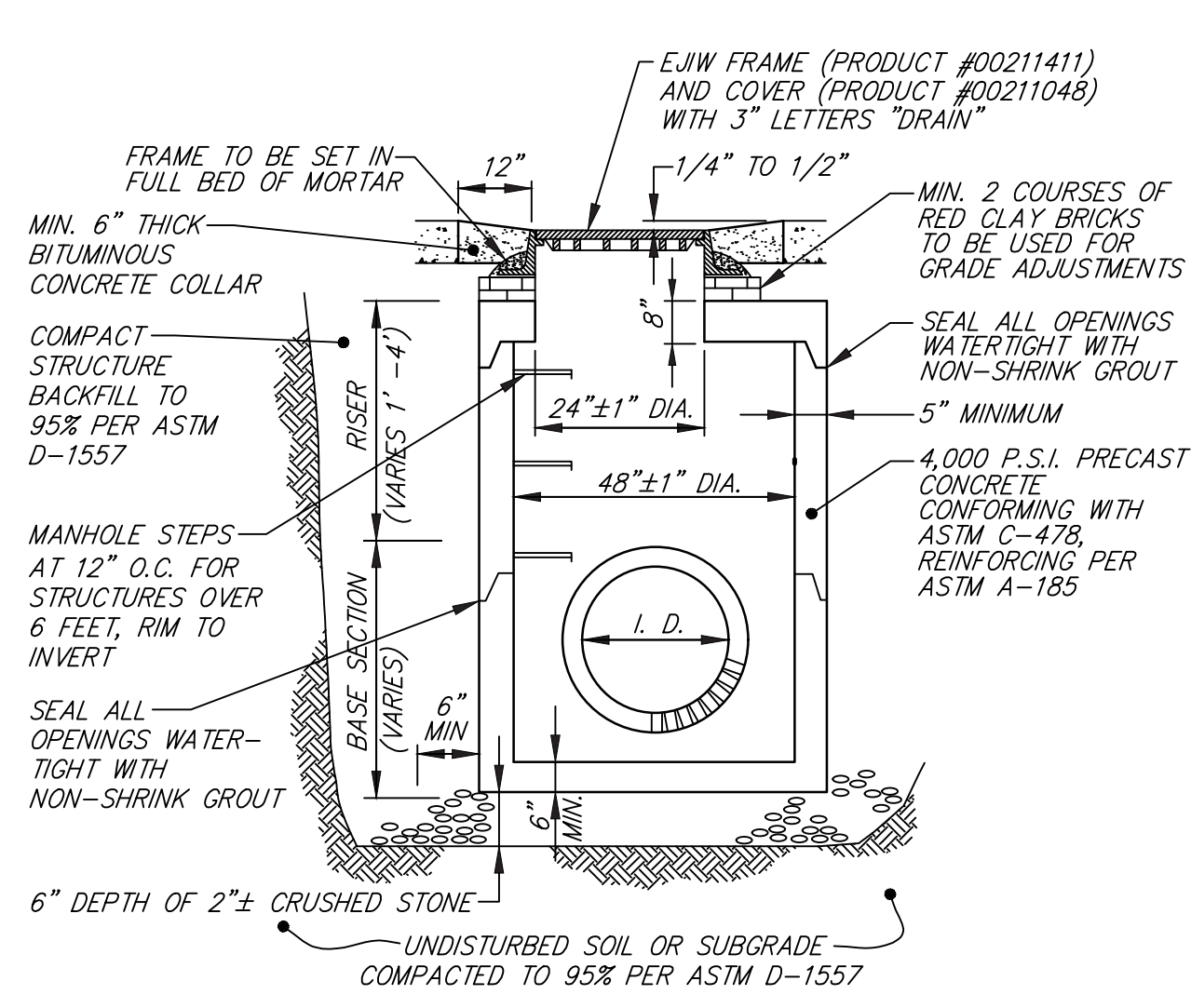
25337

DET1



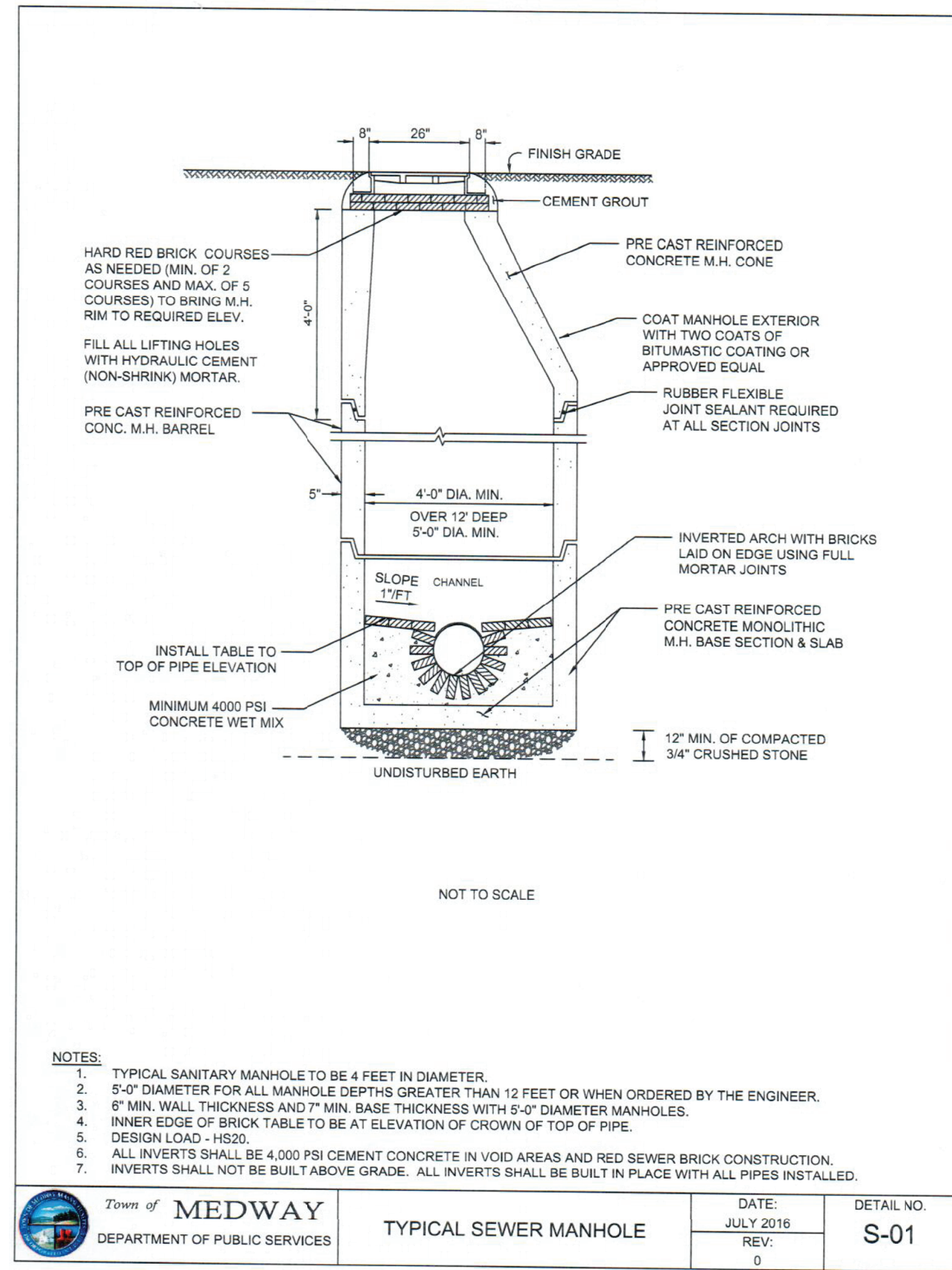
NOTE: CONICAL TOP MAY ALSO BE USED.

CATCH BASIN WITH HOOD
TYPICAL CROSS SECTION
NOT TO SCALE



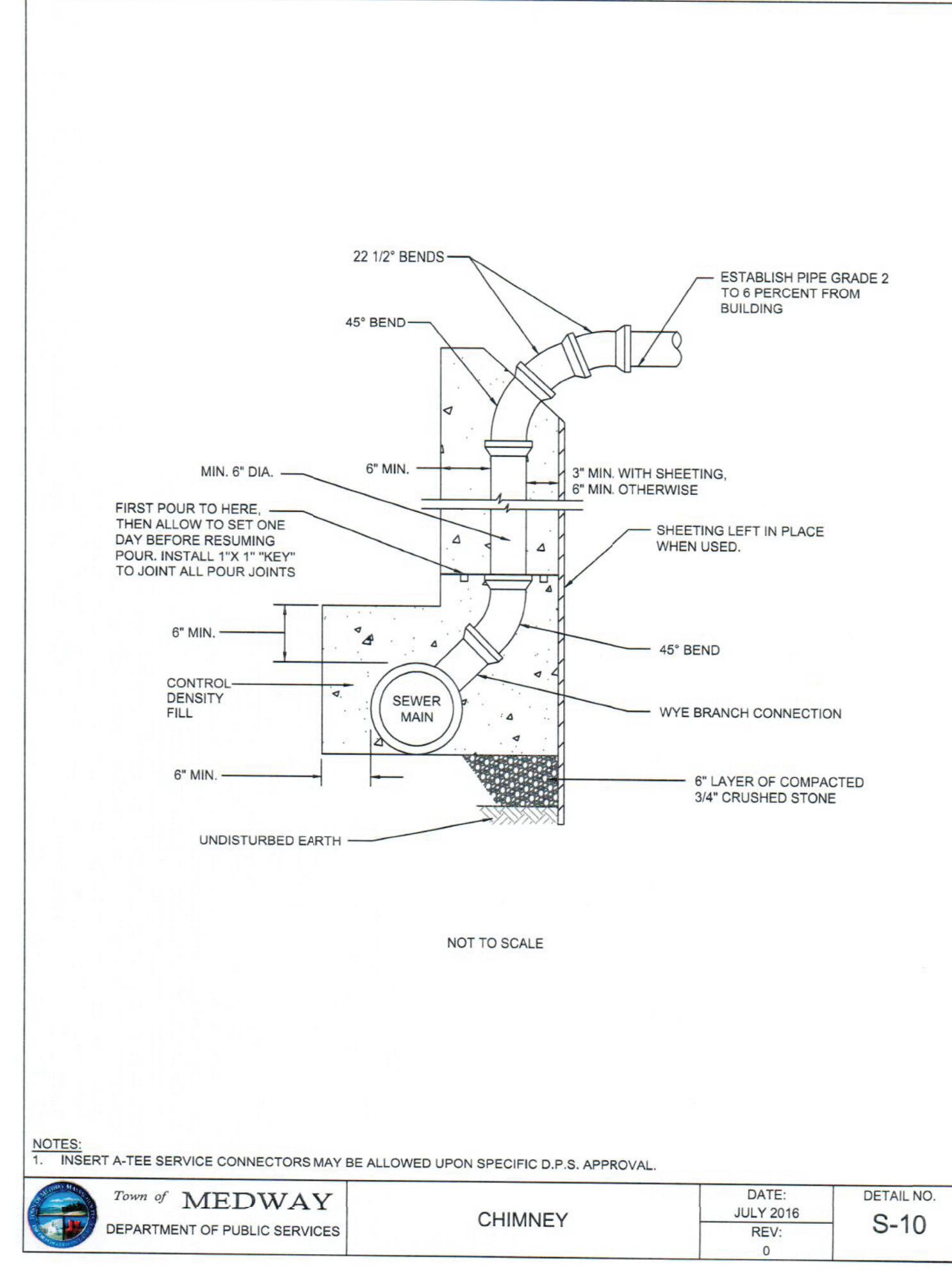
NOTE: CONICAL TOP MAY ALSO BE USED.

DRAIN MANHOLE
TYPICAL CROSS SECTION
NOT TO SCALE



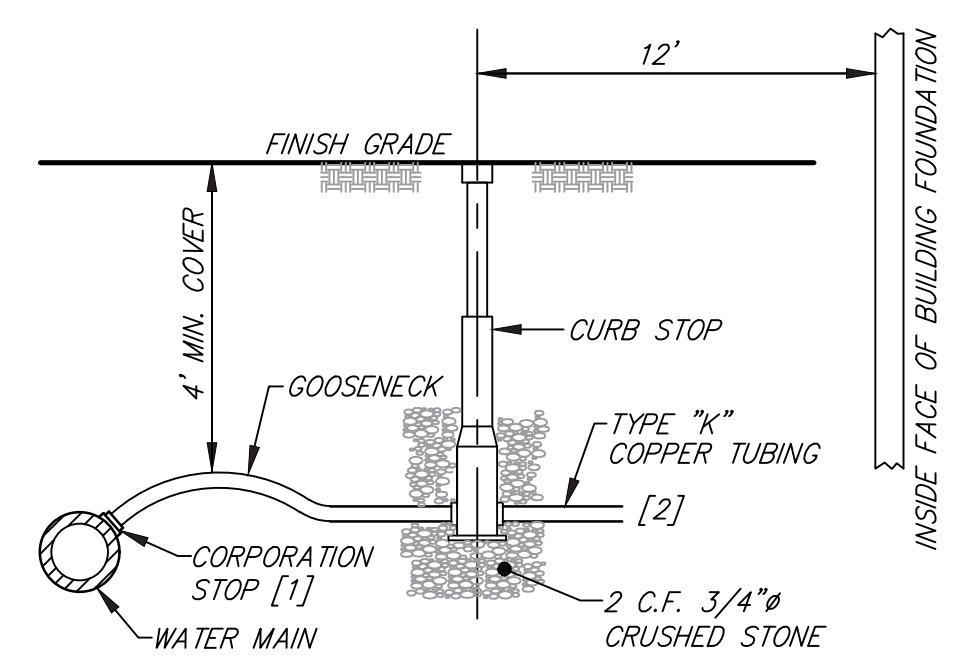
- NOTES:
1. TYPICAL SANITARY MANHOLE TO BE 4 FEET IN DIAMETER.
 2. 5'-0" DIAMETER FOR ALL MANHOLE DEPTHS GREATER THAN 12 FEET OR WHEN ORDERED BY THE ENGINEER.
 3. 6" MIN. WALL THICKNESS AND 7" MIN. BASE THICKNESS WITH 5'-0" DIAMETER MANHOLES.
 4. INNER EDGE OF BRICK TABLE TO BE AT ELEVATION OF CROWN OF TOP OF PIPE.
 5. DESIGN LOAD - HS20.
 6. ALL INVERTS SHALL BE 4,000 PSI CEMENT CONCRETE IN VOID AREAS AND RED SEWER BRICK CONSTRUCTION.
 7. INVERTS SHALL NOT BE BUILT ABOVE GRADE. ALL INVERTS SHALL BE BUILT IN PLACE WITH ALL PIPES INSTALLED.

Town of MEDWAY DEPARTMENT OF PUBLIC SERVICES	TYPICAL SEWER MANHOLE	DATE: JULY 2016 REV: 0	DETAIL NO. S-01
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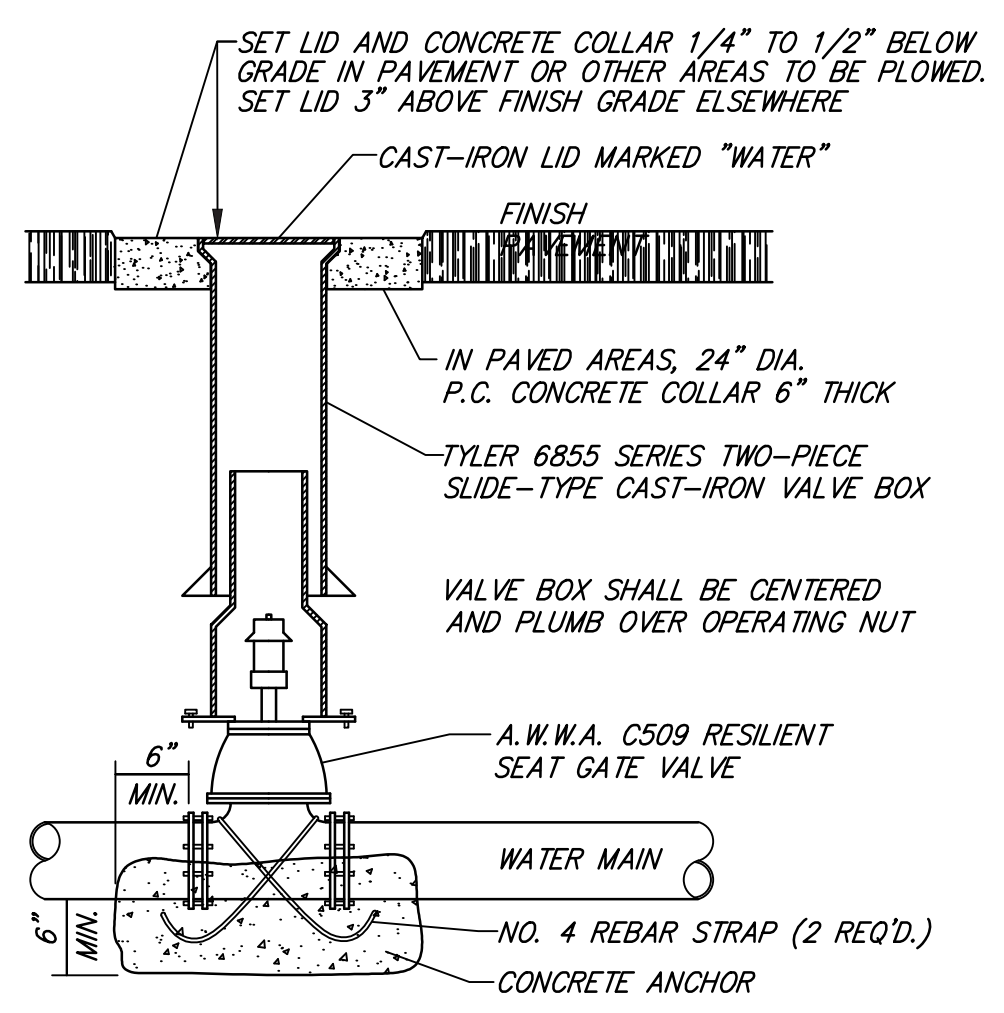
- NOTES:
1. INSERT A-TEE SERVICE CONNECTORS MAY BE ALLOWED UPON SPECIFIC D.P.S. APPROVAL.

Town of MEDWAY DEPARTMENT OF PUBLIC SERVICES	CHIMNEY	DATE: JULY 2016 REV: 0	DETAIL NO. S-10
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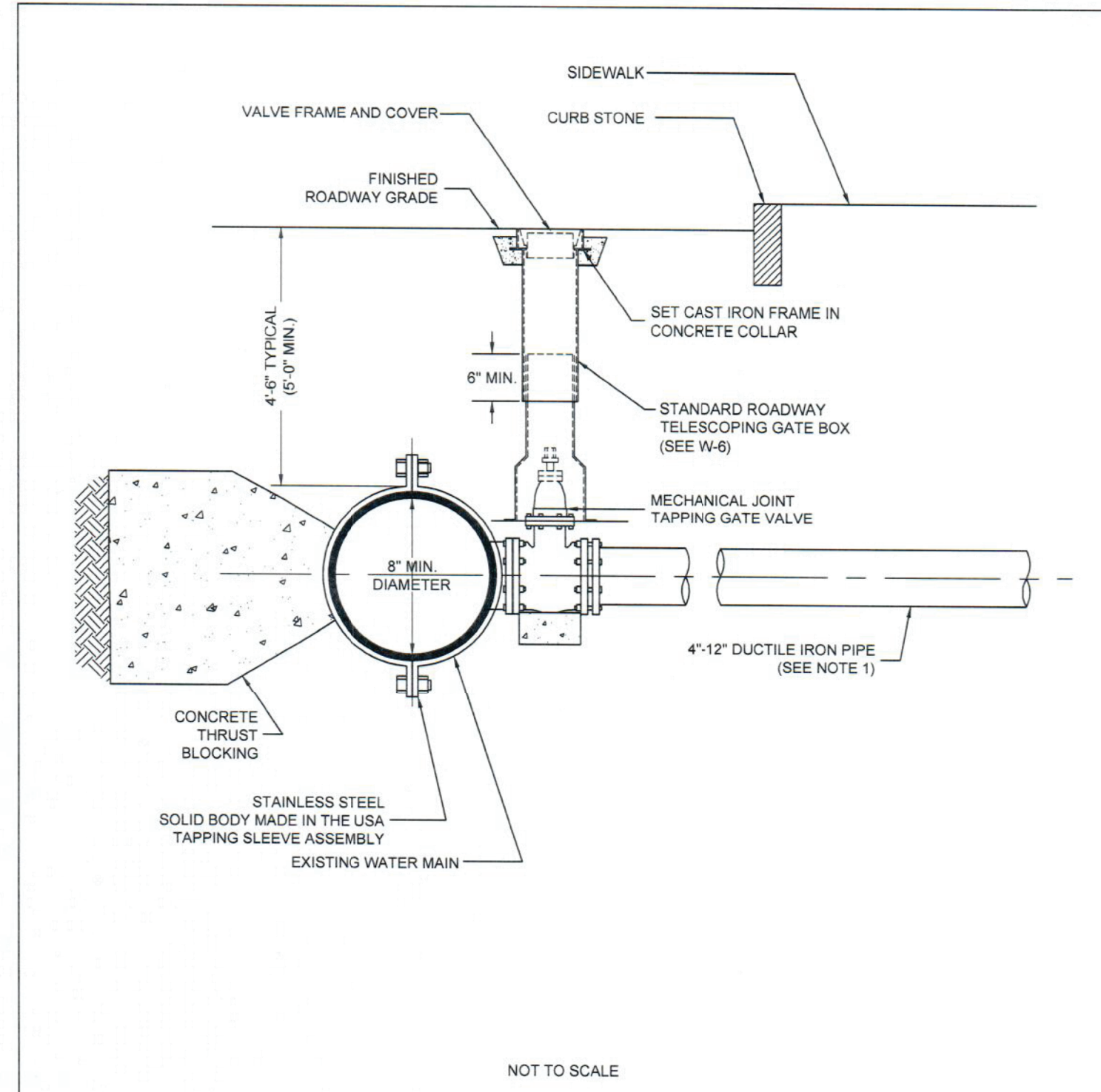


- NOTES:
- [1] WATER SERVICES LARGER THAN ONE INCH ARE TO BE RESTRAINED TO MAIN WITH APPROVED SADDLE.
 - [2] COORDINATE BUILDING CONNECTION WITH PLUMBING DRAWINGS.

WATER SERVICE
TYPICAL PROFILE
NOT TO SCALE

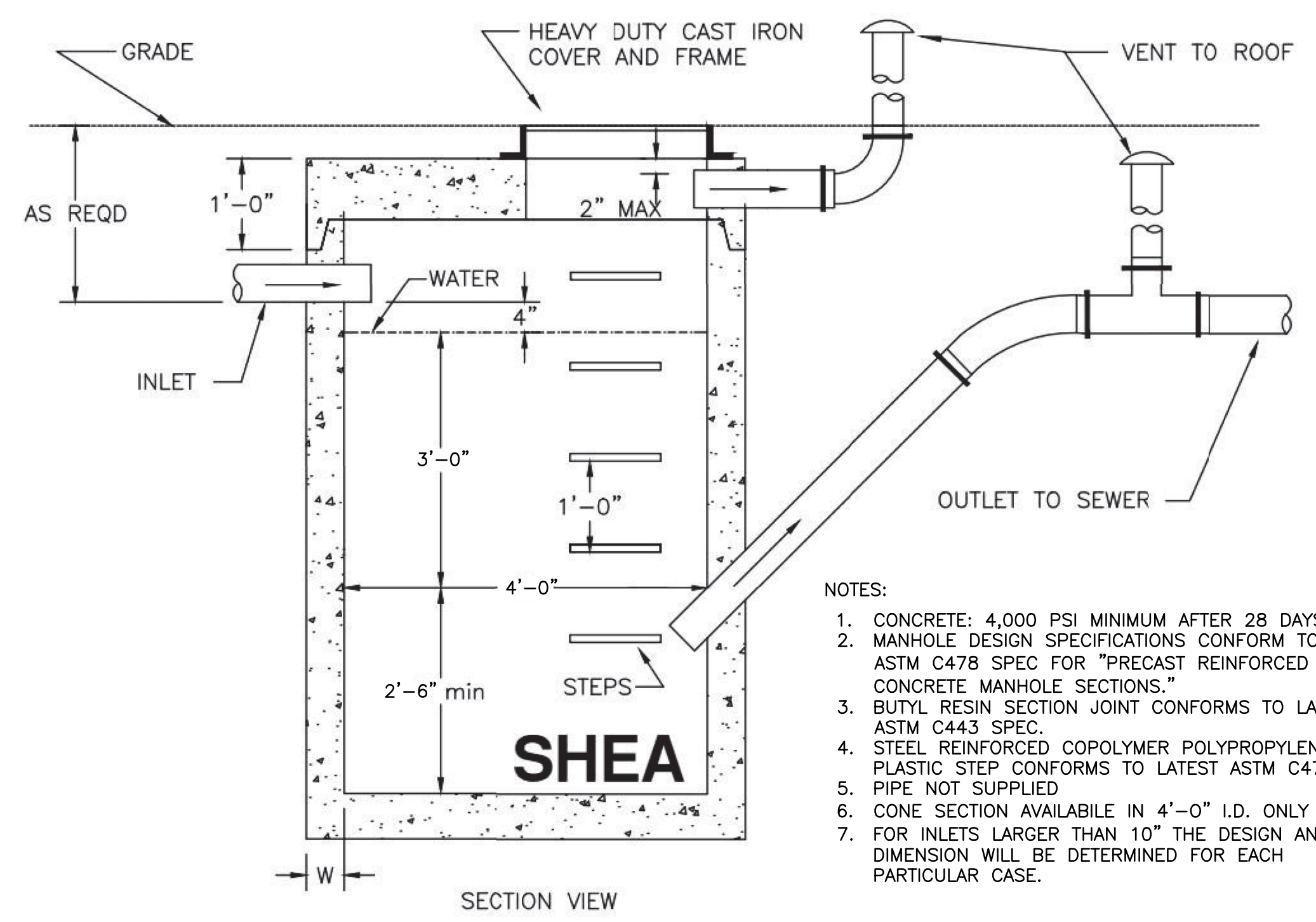


GATE VALVE
TYPICAL CROSS SECTION
NOT TO SCALE



- NOTES:
1. MAXIMUM TAPPING SLEEVE SHALL NOT BE GREATER THAN 1/2 DIAMETER OF CONNECTING MAIN.
 2. MECHANICAL JOINT RESTRAINTS AND GASKETS ON ALL MECHANICAL JOINTS.
 3. TOWN MAY REQUIRE THREADED ROD AS RESTRAINT.

Town of MEDWAY DEPARTMENT OF PUBLIC SERVICES	TYPICAL CONNECTION (TAPPING SLEEVE)	DATE: APRIL 2021 REV: 0	DETAIL NO. W-02
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- NOTES:
1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
 2. MANHOLE DESIGN SPECIFICATIONS CONFORM TO LATEST ASTM C478 SPEC FOR "PRECAST REINFORCED CONCRETE MANHOLE SECTIONS."
 3. BUTYL RESIN SECTION JOINT CONFORMS TO LATEST ASTM C443 SPEC.
 4. STEEL REINFORCED COPOLYMER POLYPROPYLENE PLASTIC STEP CONFORMS TO LATEST ASTM C478 SPEC.
 5. PIPE NOT SUPPLIED
 6. CONE SECTION AVAILABLE IN 4'-0" I.D. ONLY
 7. FOR INLETS LARGER THAN 10" THE DESIGN AND DIMENSION WILL BE DETERMINED FOR EACH PARTICULAR CASE.

OIL AND GREASE SEPARATOR
NOT TO SCALE

PERMIT SITE PLAN

39 West Street
Medway, MA 02053

ASSESSORS:

MAP 55 PARCEL 51

PREPARED FOR:

STEVEN G.
BRODY

39 West Street
Medway, MA 02053

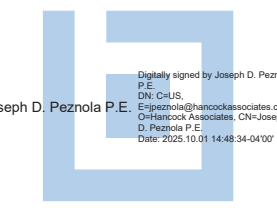
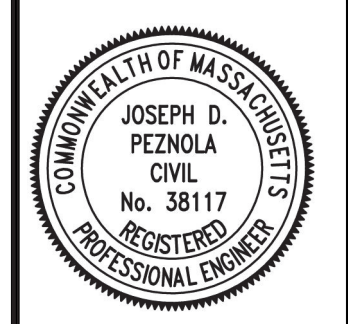
HANCOCK ASSOCIATES

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315 ELM STREET, MARLBOROUGH, MA 01752
VOICE (508) 460-1111, FAX (508) 460-1121
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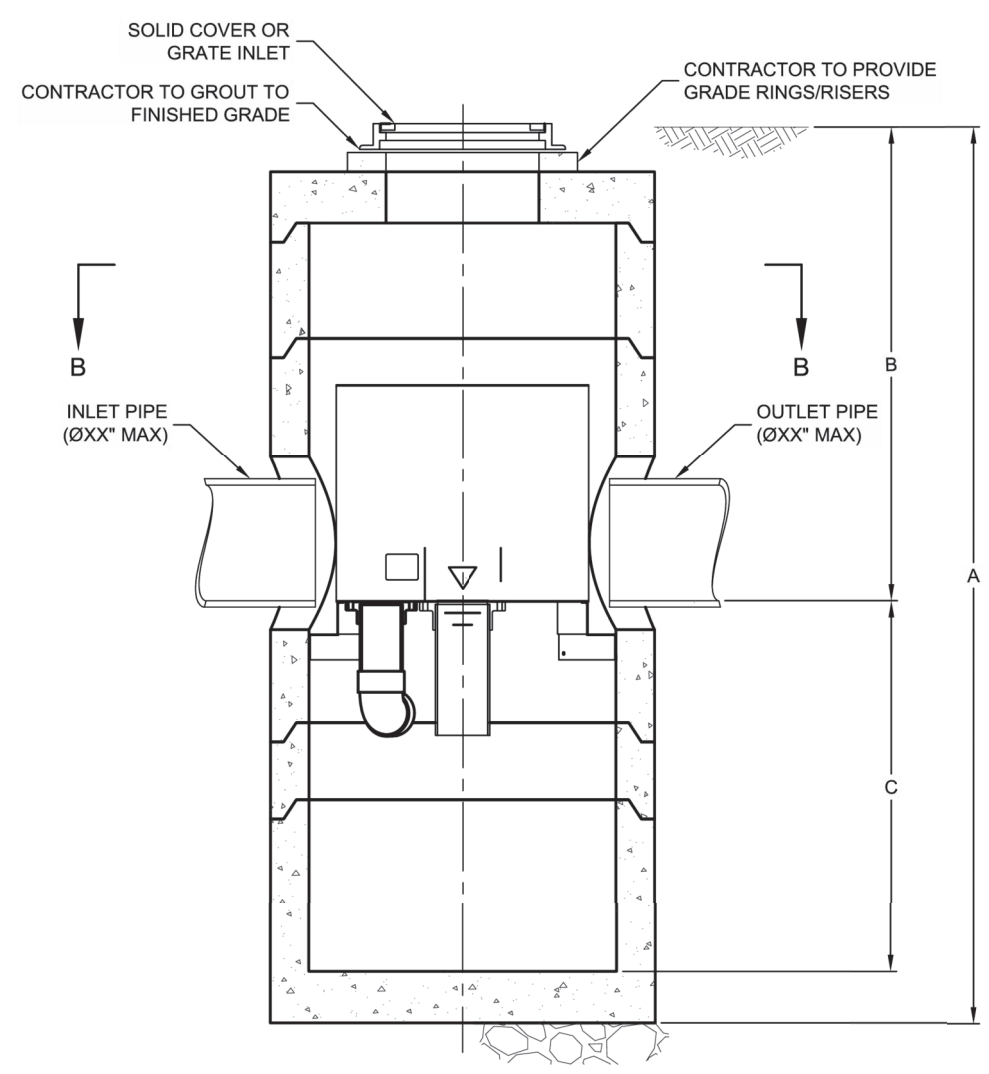


NO.	BY	APP	DATE	ISSUE/REVISION DESCRIPTION
1	DJR	JP	10/1/25	PEDB/DPW/PEER REVIEW COMMENTS
2				
3				
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DETAILS SHEET 2

PLOT DATE: Sep 30, 2025 7:30 pm
Path: c:\projects\25337\25337.dwg - Medway.dwg

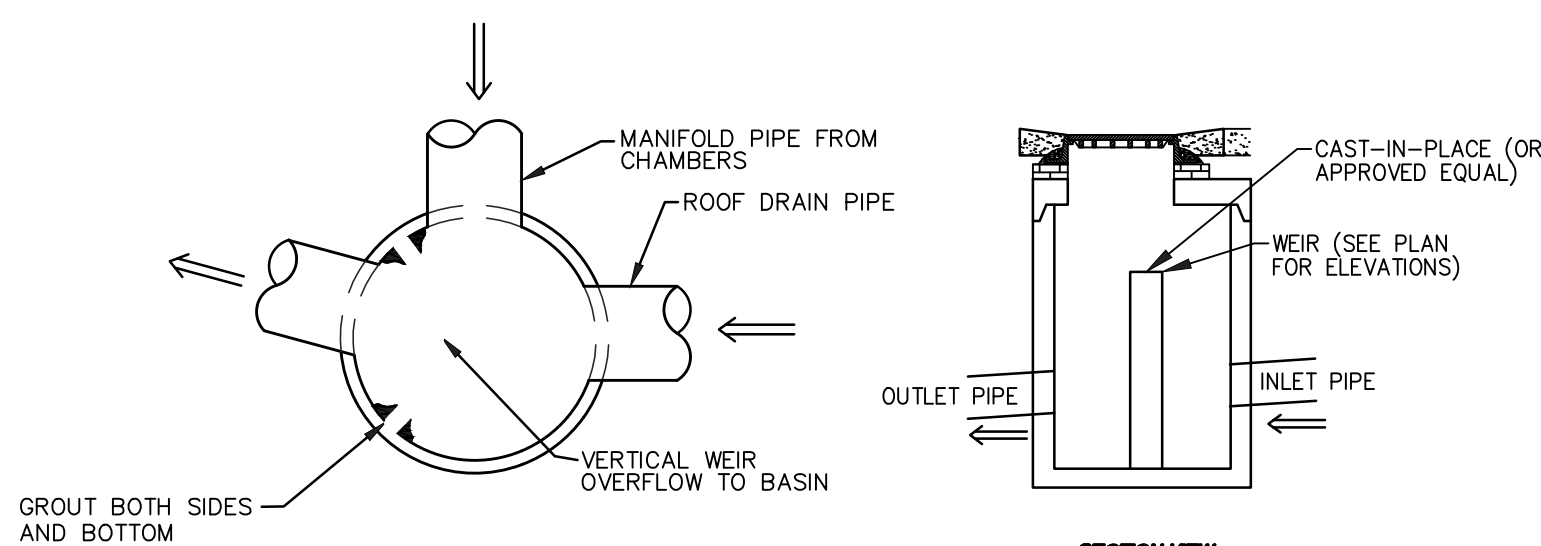
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LAYOUT: 14DET2	
SHEET: 14 OF 16	
PROJECT NO.: 25337	



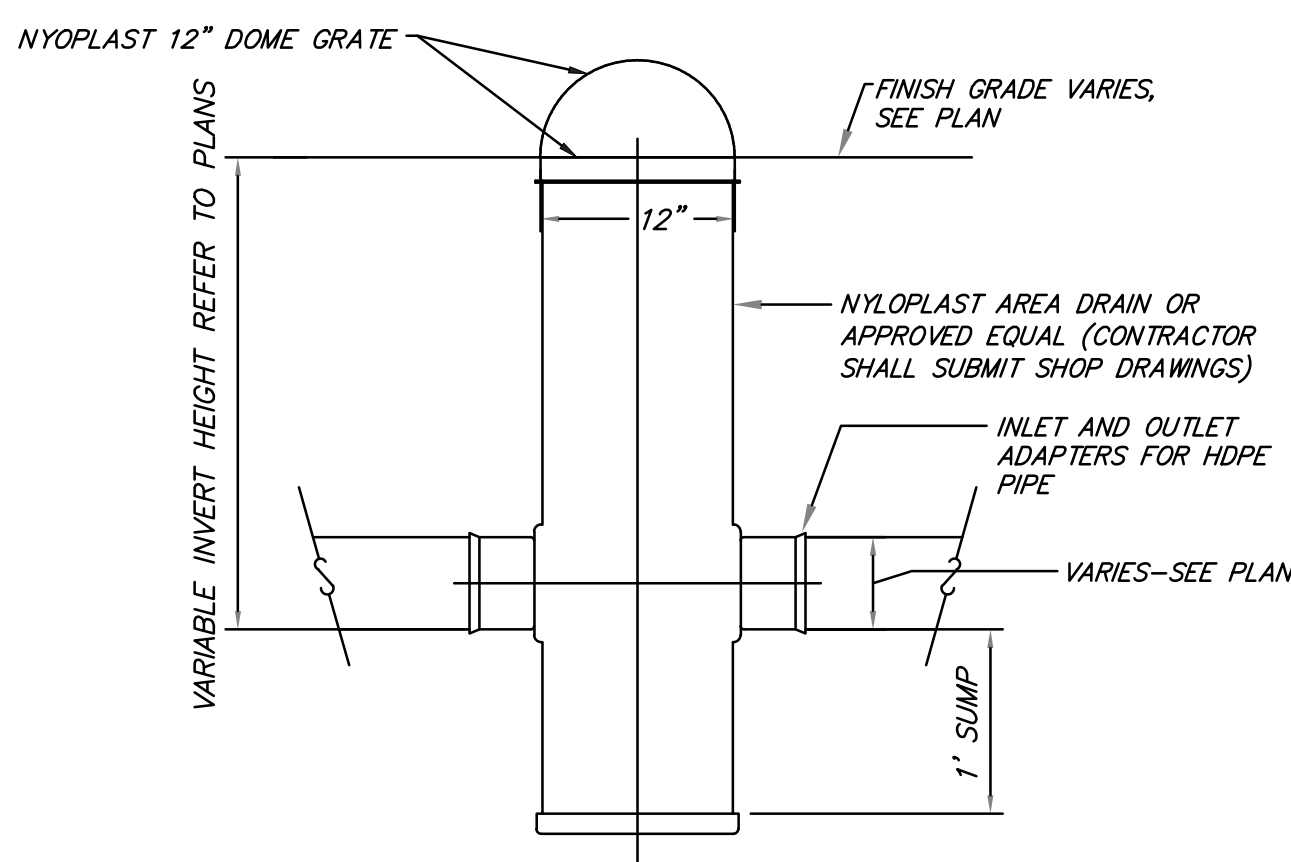
SECTION A-A

- GENERAL NOTES**
- CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
 - DIMENSIONS MARKED WITH () ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
 - FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
 - VORTSENTRY HS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
 - STRUCTURE SHALL MEET AASHTO HS20 AND CASTINGS SHALL MEET AASHTO M306 LOAD RATING, ASSUMING GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION.
- INSTALLATION NOTES**
- ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
 - CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE VORTSENTRY HS MANHOLE STRUCTURE (LIFTING CLUTCHES PROVIDED).
 - CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLY STRUCTURE.
 - CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN.
 - CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

CONTECH VORTSENTRY HS36 STANDARD DETAIL
NOT TO SCALE

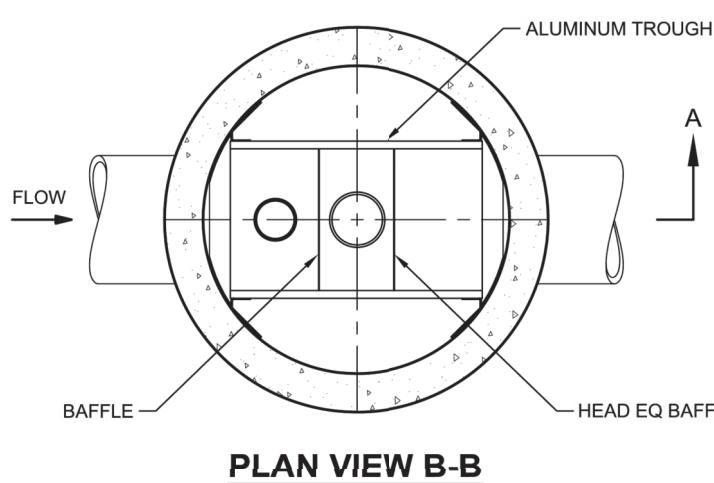


DMH 6 WEIR MANHOLE
NOT TO SCALE

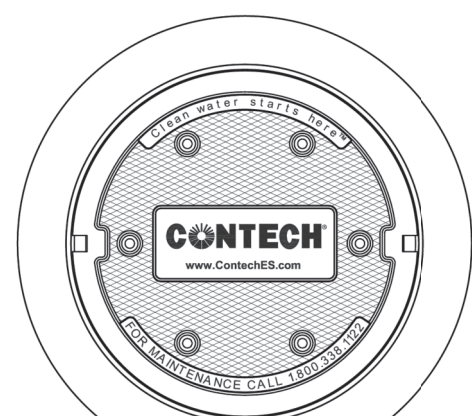


AREA DRAIN (AD)
NOT TO SCALE

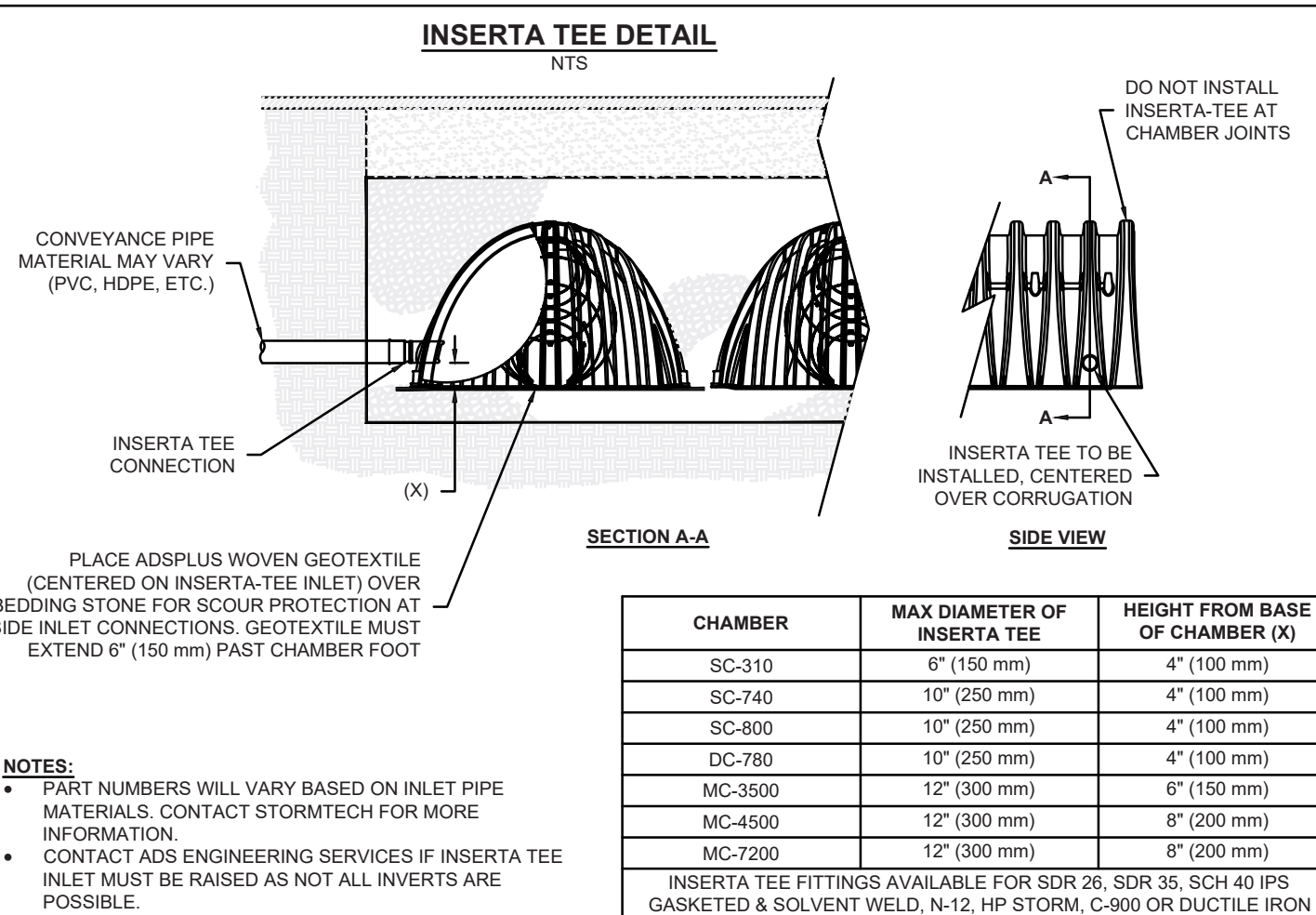
VORTSENTRY HS GENERAL INFORMATION														
Model	Manhole Diameter (ID)	Total Treatment Flow Rate		Typical Total Distance Rim to Outside Bottom A		Typical Distance Rim to Invert B		Typical Depth Below Invert (inside) C		Approximate Minimum Distance Rim to Invert		Maximum Pipe Diameter (ID)		
	FT	mm	CFS	L/S	FT	m	FT	m	FT	mm	FT	m	IN	mm
HS36	3	900	0.55	15.6	10.16	3.10	4.08	1.24	5.58	1702	3.00	0.91	18	450
HS48	4	1200	1.20	34.0	13.25	4.04	6.00	1.83	6.75	2057	4.00	1.22	24	600
HS60	5	1500	2.20	62.3	15.13	4.61	6.50	1.98	7.96	2426	4.82	1.47	30	750
HS72	6	1800	3.70	104.8	16.56	5.05	6.75	2.06	9.15	2788	5.59	1.70	36	900
HS84	7	2100	5.60	158.6	18.85	5.75	7.75	2.36	10.35	3156	5.00	1.52	42	1050
HS96	8	2400	8.10	229.4	20.87	6.36	8.50	2.59	11.54	3518	6.91	2.11	48	1200



PLAN VIEW B-B



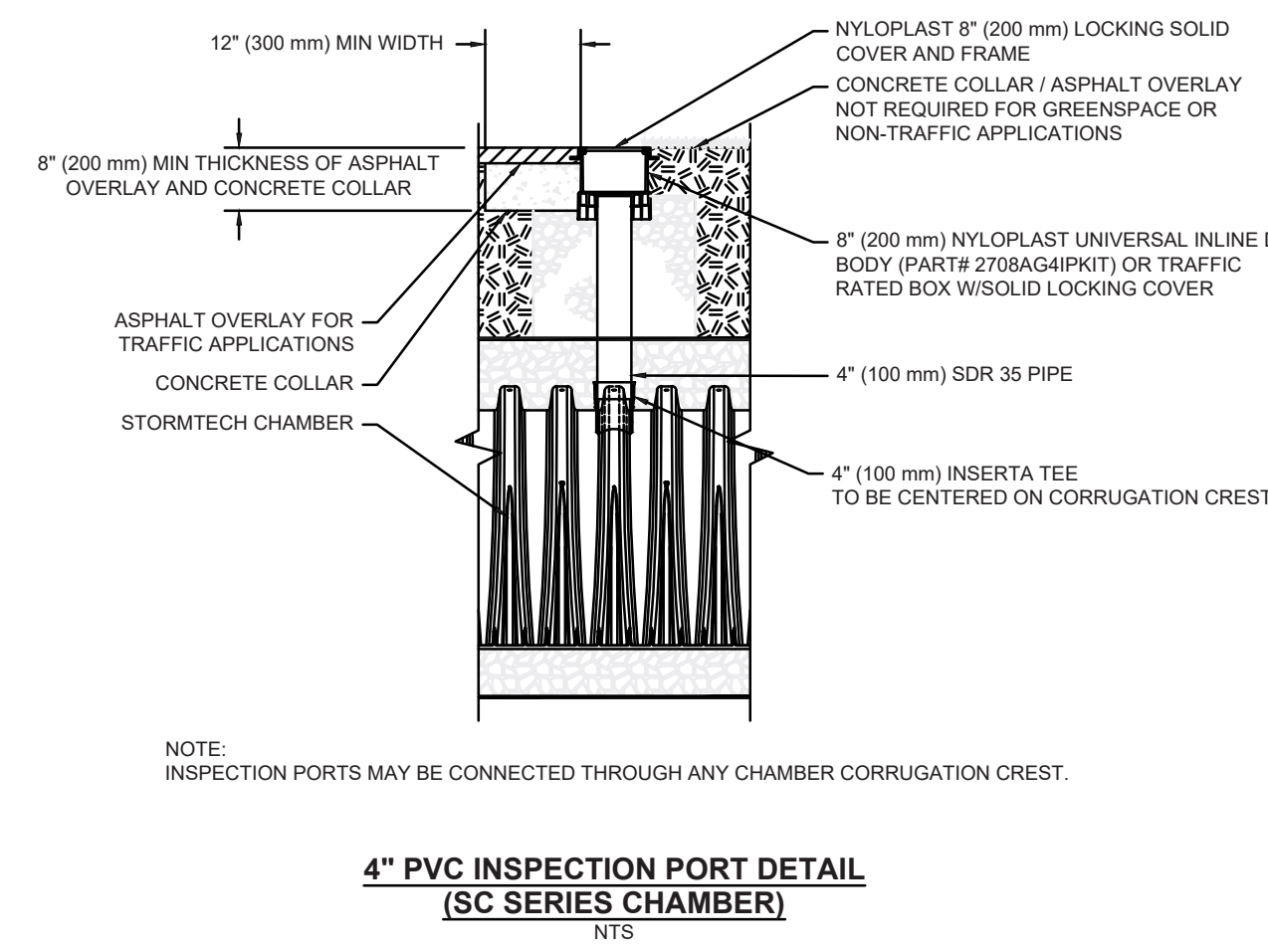
FRAME AND COVER
(DIAMETER VARIES)
N.T.S.



CHAMBER	MAX DIAMETER OF INSERTA TEE	HEIGHT FROM BASE OF CHAMBER (X)
SC-310	6" (150 mm)	4" (100 mm)
SC-740	10" (250 mm)	4" (100 mm)
SC-800	10" (250 mm)	4" (100 mm)
DC-780	10" (250 mm)	4" (100 mm)
MC-3500	12" (300 mm)	6" (150 mm)
MC-4500	12" (300 mm)	8" (200 mm)
MC-7200	12" (300 mm)	8" (200 mm)

- NOTES:**
- PART NUMBERS WILL VARY BASED ON INLET PIPE MATERIALS. CONTACT STORMTECH FOR MORE INFORMATION.
 - CONTACT ADS ENGINEERING SERVICES IF INSERTA TEE INLET MUST BE RAISED AS NOT ALL INVERTS ARE POSSIBLE.

INSERTA-TEE SIDE INLET DETAIL

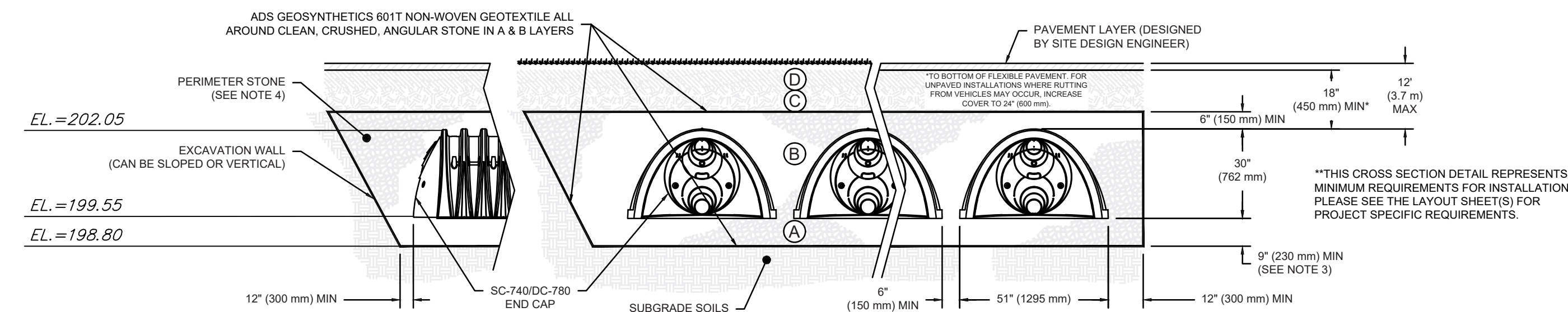


4" PVC INSPECTION PORT DETAIL
(SC SERIES CHAMBER)
N.T.S.

ACCEPTABLE FILL MATERIALS: STORMTECH DC-780 CHAMBER SYSTEMS

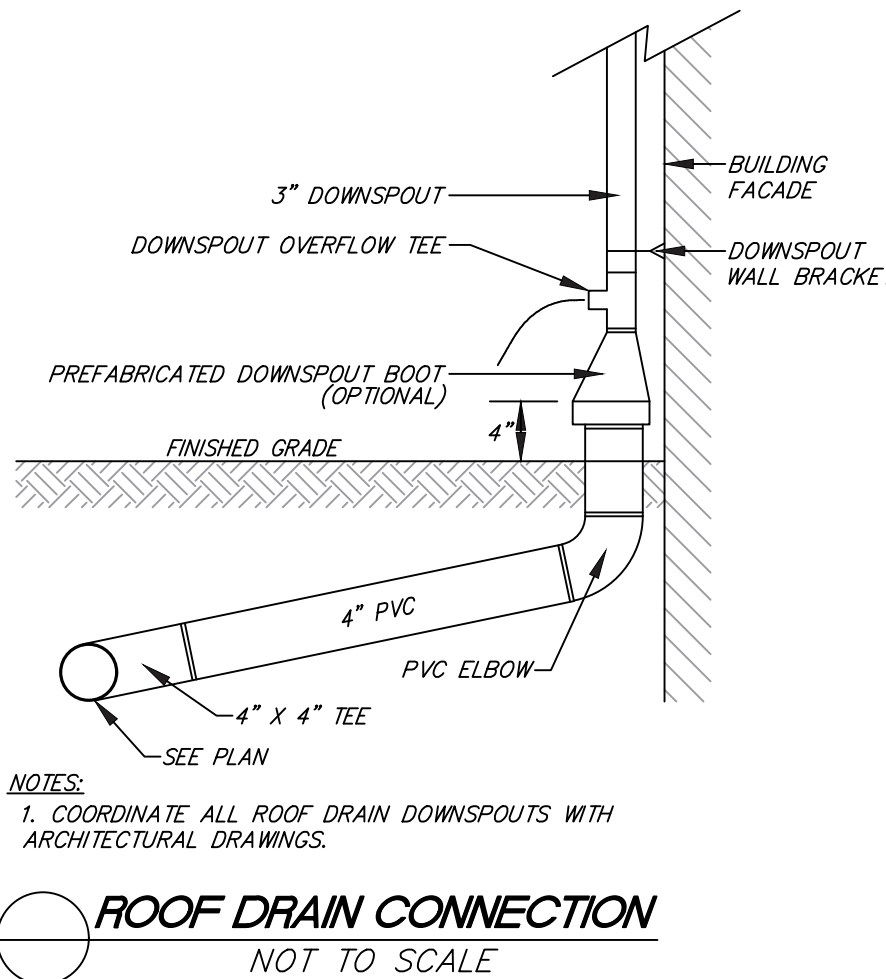
MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A
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
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE ²	AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE ²	AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57

- PLEASE NOTE:**
- 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".
 - STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
 - 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.
 - 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.
 - WHERE RECYCLED CONCRETE AGGREGATE IS USED IN LAYERS 'A' OR 'B' THE MATERIAL SHOULD ALSO MEET THE ACCEPTABILITY CRITERIA OUTLINED IN TECHNICAL NOTE 6.20 "RECYCLED CONCRETE STRUCTURAL BACKFILL".



- NOTES:**
- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
 - DC-780 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
 - 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. REFERENCE STORMTECH DESIGN MANUAL FOR BEARING CAPACITY GUIDANCE.
 - PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
 - REQUIREMENTS FOR HANDLING AND INSTALLATION:
 - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
 - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 500 LBS/FT² (mm) AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

DC-780 CROSS SECTION DETAIL



ROOF DRAIN CONNECTION
NOT TO SCALE

PERMIT SITE PLAN

39 West Street
Medway, MA 02053

ASSESSORS:

MAP 55 PARCEL 51

PREPARED FOR:

STEVEN G.
BRODY

39 West Street
Medway, MA 02053

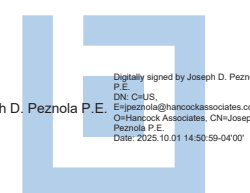
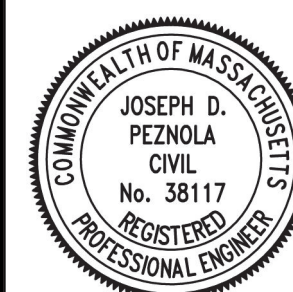
HANCOCK ASSOCIATES

Civil Engineers

Land Surveyors

Wetland Scientists

315 ELM STREET, MARLBOROUGH, MA 01752
VOICE (508) 460-1111, FAX (508) 460-1121
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1	DJR	JP	10/1/25	PEDB/DPW/PEER REVIEW COMMENTS
NO.	BY	APP	DATE	ISSUE/REVISION DESCRIPTION
DATE:	8/15/25	DESIGN BY:	DJR	
SCALE:	1"=20'	DRAWN BY:	DJR	
APPRVD. BY:	JP	CHECK BY:	BGS	

DETAILS SHEET 3

PLOT DATE: Sep 30, 2025 7:30 pm
Path: c:\projects\25337\25337.dwg - User: mwpeng\mwpeng

DWG: 25337SP-R1.dwg

LAYOUT: 15DET3

SHEET: 15 OF 16

PROJECT NO.:

25337

DET3

THE INFORMATION PROVIDED HEREIN IS INTENDED TO PROVIDE THE BASE INFORMATION FOR OPERATION AND MAINTENANCE OF THE SITE IN PERPETUITY SUBJECT TO UPDATES AND REVISIONS AS REQUIRED AT A FUTURE DATE. AS SUCH ALL FUTURE PROPERTY OWNERS MUST BE NOTIFIED IN WRITING OF THIS PLAN AND BE PROVIDED WITH A COPY OF THIS PLAN, A COMPLETE SET OF THE DESIGN DRAWINGS AND/OR A COMPLETED AS-BUILT PLAN SHOWING ALL THE DRAINAGE FEATURES AS THEY WERE CONSTRUCTED, WHICH ARE CONSIDERED PART OF THIS DOCUMENT. PLEASE SEE THE OPERATIONS AND MAINTENANCE LOG INCLUDED IN THE STORMWATER REPORT (APPENDIX IX).

- ALL WASTE MATERIALS WILL BE COLLECTED AND STORED IN A SECURELY LIDDED METAL DUMPSTER.
- ALL TRASH AND DEBRIS FROM THE SITE WILL BE DEPOSITED IN THE DUMPSTER. THE DUMPSTER WILL BE EMPTIED ON A REGULAR SCHEDULE PRIOR TO BEING OVER FULL.
- ALL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL.
- GOOD HOUSEKEEPING AND SPILL CONTROL PRACTICES WILL BE FOLLOWED TO MINIMIZE STORM WATER CONTAMINATION FROM PETROLEUM PRODUCTS, PAINTS, AND CLEANING PRODUCTS.
- ALL SITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE.
- SPILL KITS WILL BE PROVIDED WITH ANY ACTIVITY THAT COULD PROVIDE CONTAMINATION.
- ALL PAINT CONTAINERS AND CURING COMPOUNDS WILL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. EXCESS PAINT WILL NOT BE DISCHARGED TO THE STORM SEWERS, BUT WILL BE PROPERLY DISPOSED ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS.
- ALL SPILLS WILL BE CLEANED UP IMMEDIATELY UPON DISCOVERY. SPILLS LARGE ENOUGH TO REACH THE STORM SEWERS WILL BE REPORTED TO THE MASSACHUSETTS DEPARTMENT OF ENVIRONMENTAL PROTECTION NORTHEAST REGIONAL OFFICE AT 1-888-304-1133.

INSPECT DEEP SUMP CATCH BASINS FOUR TIMES PER YEAR INCLUDING THE END OF THE FOLIAGE AND SNOW REMOVAL SEASONS. SEDIMENTS MUST ALSO BE REMOVED FOUR TIMES PER YEAR OR WHEN THE DEPTH OF DEPOSITS IS GREATER THAN OR EQUAL TO ONE HALF THE DEPTH OF THE SUMP. VACUUM TRUCKS ARE TO BE USED TO REMOVE TRAPPED SEDIMENT AND SUPERNATANT.

THE VORTSENTRY HS SYSTEM SHOULD BE INSPECTED AT REGULAR INTERVALS AND MAINTAINED WHEN NECESSARY TO ENSURE OPTIMUM PERFORMANCE. THE RATE AT WHICH THE SYSTEM COLLECTS POLLUTANTS WILL DEPEND MORE HEAVILY ON SITE ACTIVITIES THAN THE SIZE OF THE UNIT, I.E., UNSTABLE SOILS OR HEAVY WINTER SANDING WILL CAUSE THE TREATMENT CHAMBER TO FILL MORE QUICKLY, BUT REGULAR SWEEPING WILL SLOW ACCUMULATION.

THE VORTSENTRY HS SHOULD BE CLEANED WHEN THE SEDIMENT HAS ACCUMULATED TO A DEPTH OF TWO FEET IN THE TREATMENT CHAMBER. THIS DETERMINATION CAN BE MADE BY TAKING TWO MEASUREMENTS WITH A STADIA ROD OR SIMILAR MEASURING DEVICE; ONE MEASUREMENT FROM THE MANHOLE OPENING TO THE TOP OF THE SEDIMENT PILE AND THE OTHER FROM THE MANHOLE OPENING TO THE WATER SURFACE. IF THE DIFFERENCE BETWEEN THESE MEASUREMENTS IS LESS THAN THE DISTANCE GIVEN IN TABLE 2, THE VORTSENTRY HS SHOULD BE MAINTAINED TO ENSURE EFFECTIVE TREATMENT.

CLEANING OF THE VORTSENTRY HS SHOULD BE DONE DURING DRY WEATHER CONDITIONS WHEN NO FLOW IS ENTERING THE SYSTEM.
CLEANOUT OF THE VORTSENTRY HS WITH A VACUUM TRUCK IS GENERALLY THE MOST EFFECTIVE AND CONVENIENT METHOD OF EXCAVATING
POLLUTANTS FROM THE SYSTEM. SIMPLY REMOVE THE MANHOLE COVER AND INSERT THE VACUUM HOSE INTO THE SUMP. ALL POLLUTANTS
CAN BE REMOVED FROM THIS ONE ACCESS POINT FROM THE SURFACE WITH NO REQUIREMENTS FOR CONFINED SPACE ENTRY.

MANHOLE COVERS SHOULD BE SECURELY SEATED FOLLOWING CLEANING ACTIVITIES TO PREVENT LEAKAGE OF RUNOFF INTO THE SYSTEM FROM ABOVE AND ALSO TO ENSURE PROPER SAFETY PRECAUTIONS. IF ANYONE PHYSICALLY ENTERS THE UNIT, CONFINED SPACE ENTRY PROCEDURES NEED TO BE FOLLOWED.

MANHOLE COVERS SHOULD BE SECURELY SEATED FOLLOWING CLEANING ACTIVITIES TO PREVENT LEAKAGE OF RUNOFF INTO THE SYSTEM FROM ABOVE AND ALSO TO ENSURE PROPER SAFETY PRECAUTIONS. IF ANYONE PHYSICALLY ENTERS THE UNIT, CONFINED SPACE ENTRY PROCEDURES NEED TO BE FOLLOWED.

INFLTRATION CHAMBERS SHALL BE INSPECTED AFTER EVERY MAJOR STORM FOR THE FIRST FIVE MONTHS TO ENSURE IT IS STABILIZED AND FUNCTIONING PROPERLY. IF NECESSARY, CORRECTIVE ACTION SHALL BE TAKEN UNTIL THE SYSTEM FUNCTIONS PROPERLY. ADJUST THE INSPECTION INTERVAL BASED ON PVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS. INSPECTORS SHOULD NOTE HOW LONG WATER REMAINS STANDING IN THE INSPECTION PORT AFTER A STORM; STANDING WATER WITHIN THE BASIN 48 TO 72 HOURS AFTER A STORM INDICATES THAT THE INFILTRATION CAPACITY MAY HAVE BEEN OVERESTIMATED. IF THE PONDING IS DUE TO CLOGGING, IMMEDIATELY ADDRESS THE REASONS FOR THE CLOGGING. THEREAFTER, INSPECT THE ISOLATOR ROW AT LEAST TWICE PER YEAR.

THE INFILTRATION BASIN SHOULD BE INSPECTED AND MAINTAINED AT LEAST TWICE A YEAR, AND AFTER EVERY TIME DRAINAGE DISCHARGES THROUGH THE HIGH OUTLET ORIFICE. THE PLAN MUST REQUIRE INSPECTING THE PRETREATMENT BMPs IN ACCORDANCE WITH THE MINIMAL REQUIREMENTS SPECIFIED FOR THOSE PRACTICES AND AFTER EVERY MAJOR STORM EVENT. A MAJOR STORM EVENT IS DEFINED AS A STORM THAT IS EQUAL TO OR GREATER THAN THE 2-YEAR, 24-HOUR STORM (GENERALLY 2.9 TO 3.6 INCHES IN A 24-HOUR PERIOD, DEPENDING ON GEOGRAPHIC LOCATION IN MASSACHUSETTS).

- SIGNS OF DIFFERENTIAL SETTLEMENT,
- CRACKING,
- EROSION,
- LEAKAGE IN THE EMBANKMENTS
- TREE GROWTH ON THE EMBANKMENTS
- CONDITION OF RIPRAP,
- SEDIMENT ACCUMULATION AND
- THE HEALTH OF THE TURF.

REMOVE SEDIMENT FROM THE BASIN AS NECESSARY, BUT WAIT UNTIL THE FLOOR OF THE BASIN IS THOROUGHLY DRY. USE LIGHT EQUIPMENT TO REMOVE THE TOP LAYER SO AS TO NOT COMPACT THE UNDERLYING SOIL. DEEPLY TILL THE REMAINING SOIL, AND REVEGETATE AS SOON AS POSSIBLE. INSPECT AND CLEAN PRETREATMENT DEVICES ASSOCIATED WITH BASINS AT LEAST TWICE A YEAR, AND IDEALLY EVERY OTHER MONTH.

ROUTINE ROOF INSPECTIONS SHALL BE PERFORMED TWO TIMES PER YEAR. THE ROOF SHALL BE KEPT CLEAN AND FREE OF DEBRIS, AND THE ROOF DRAINAGE SYSTEMS SHALL BE KEPT CLEAR. GUTTERS AND DOWNSPOUTS SHALL BE CLEANED AT LEAST TWICE PER YEAR, OR MORE FREQUENTLY AS NECESSARY.

ALTHOUGH NOT A STRUCTURAL COMPONENT OF THE DRAINAGE SYSTEM, THE MAINTENANCE OF VEGETATED AREAS MAY AFFECT THE FUNCTIONING OF STORMWATER MANAGEMENT PRACTICES. THIS INCLUDES THE HEALTH/DENSITY OF VEGETATIVE COVER AND ACTIVITIES SUCH AS THE APPLICATION AND DISPOSAL OF LAWN AND GARDEN CARE PRODUCTS, DISPOSAL OF LEAVES AND YARD TRIMMINGS.

DURING THE INITIAL PERIOD OF VEGETATION ESTABLISHMENT PRUNING AND WEEDING ARE REQUIRED TWICE IN FIRST YEAR BY CONTRACTOR OR OWNER. ANY DEAD VEGETATION/PLANTINGS FOUND AFTER THE FIRST YEAR WILL BE REPLACED. PROPER MULCHING IS MANDATORY AND REGULAR WATERING MAY BE REQUIRED INITIALLY TO ENSURE PROPER ESTABLISHMENT OF NEW VEGETATION.

THE PLANTED AREAS SHALL BE INSPECTED ON A SEMI-ANNUAL BASIS AND ANY LITTER REMOVED. WEEDS AND INVASIVE PLANT SPECIES SHALL BE REMOVED BY HAND. MAINTAIN PLANTED AREAS ADJACENT TO PAVEMENT TO PREVENT SOIL WASHOUT. IMMEDIATELY CLEAN ANY SOIL DEPOSITS ON PAVEMENT. LEAF LITTER AND OTHER DETRITUS SHALL BE REMOVED TWICE PER YEAR. IF NEEDED TO MAINTAIN AESTHETIC APPEARANCE, PERENNIAL PLANTINGS MAY BE TRIMMED AT THE END OF THE GROWING SEASON.

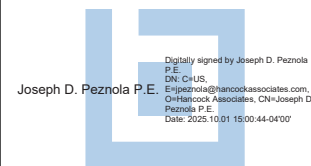
TREES AND SHRUBS SHALL BE INSPECTED TWICE PER YEAR TO EVALUATE HEALTH AND ATTENDED TO AS NECESSARY. SEEDING GROUND COVER OR GRASS AREAS SHALL NOT RECEIVE MULCHING. RE-SEED BARE AREAS; INSTALL APPROPRIATE EROSION CONTROL MEASURES WHEN NATIVE SOIL IS EXPOSED OR EROSION CHANNELS ARE FORMING. PLANT ALTERNATIVE MIXTURES OF GRASS SPECIES IN THE EVENT OF UNSUCCESSFUL ESTABLISHMENT. THE GRASS VEGETATION SHOULD NOT BE CUT TO A HEIGHT LESS THAN FOUR INCHES.

SNOW SHALL BE REMOVED FROM ALL PAVED SURFACES AND DEPOSITED IN THE DESIGNATED SNOW STORAGE AREAS. IN ADDITION SNOW MAY BE STORED ALONG THE PERIMETER OF THE SITE PROVIDED THAT CARE IS TAKEN TO AVOID DAMAGE TO THE LANDSCAPE PLANTINGS. SNOW MAY NOT BE STOCKPILED IN THE INFILTRATION/DETENTION AREAS. OWNER SHALL ENSURE THAT GUARDRAILS AND FENCES ARE NOT DAMAGED DURING THE MOVING OF SNOW.

NO PESTICIDES ARE TO BE USED UNLESS A SINGLE SPOT TREATMENT IS REQUIRED FOR A SPECIFIC CONTROL APPLICATION.

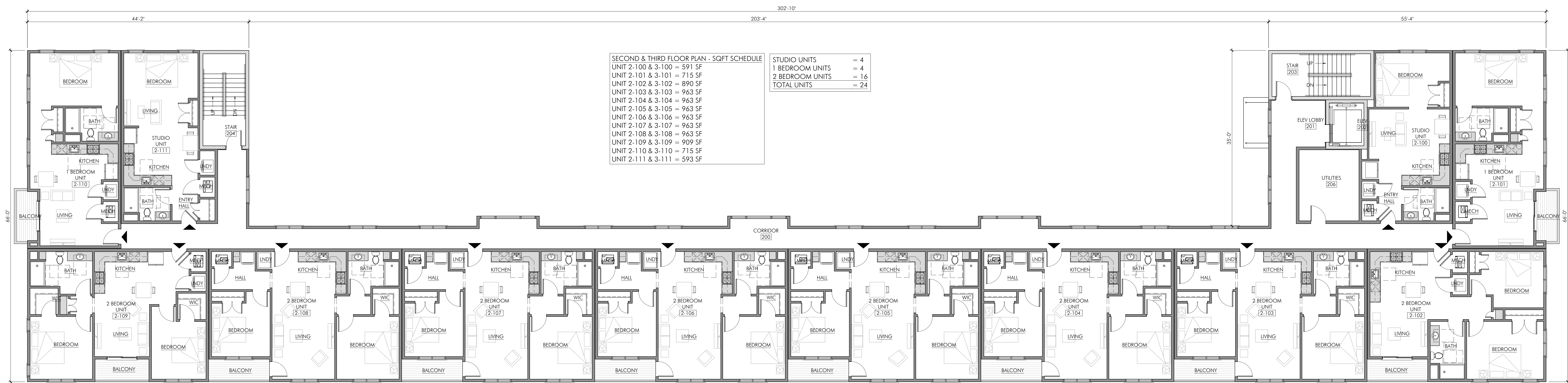


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PATH: C:\Vot\HSA\Chl_30 Projects\253378 - Brady - Medway\Eno\DWG\

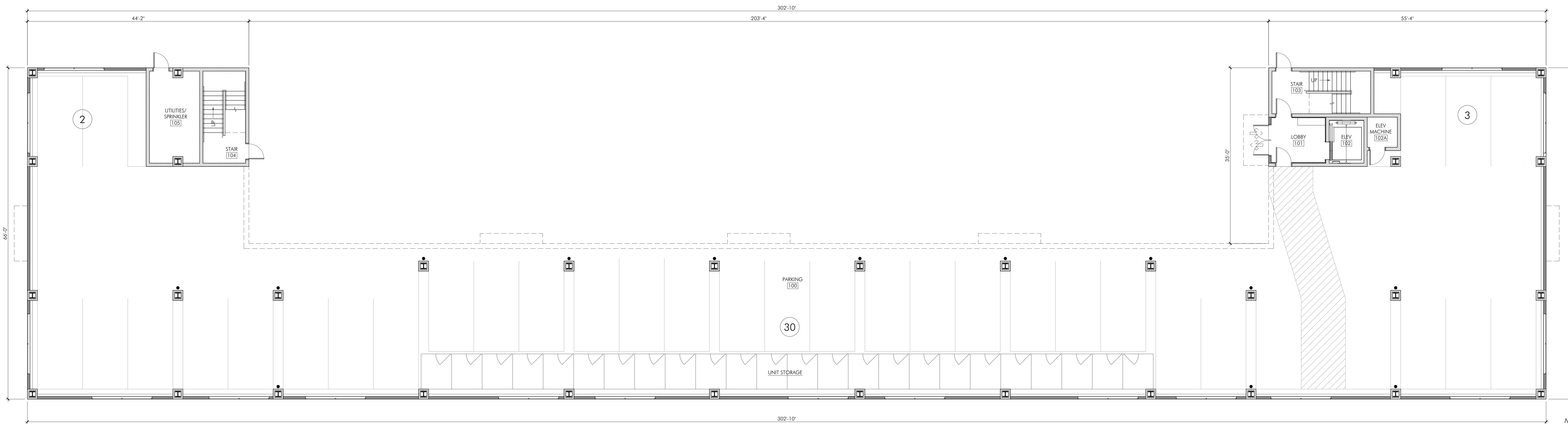
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LAYOUT: 16DET4	
SHEET: 16 OF 16	
PROJECT NO.:	25337



SECOND & THIRD FLOOR PLAN - SQFT SCHEDULE	
UNIT 2-100 & 3-100	= 591 SF
UNIT 2-101 & 3-101	= 715 SF
UNIT 2-102 & 3-102	= 890 SF
UNIT 2-103 & 3-103	= 963 SF
UNIT 2-104 & 3-104	= 963 SF
UNIT 2-105 & 3-105	= 963 SF
UNIT 2-106 & 3-106	= 963 SF
UNIT 2-107 & 3-107	= 963 SF
UNIT 2-108 & 3-108	= 963 SF
UNIT 2-109 & 3-109	= 909 SF
UNIT 2-110 & 3-110	= 715 SF
UNIT 2-111 & 3-111	= 593 SF

STUDIO UNITS	= 4
1 BEDROOM UNITS	= 4
2 BEDROOM UNITS	= 16
TOTAL UNITS	= 24

SECOND/THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"



GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"

PROJECT:
39 WEST - APARTMENT BUILDING
MARCELO ALVES
39 WEST STREET
MEDWAY, MA 02053

PROJECT NUMBER: 25073

COLWELL
GROUP
132 CENTRAL STREET, SUITE 203, FORT BLOOM, MA 02035
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STAMP:

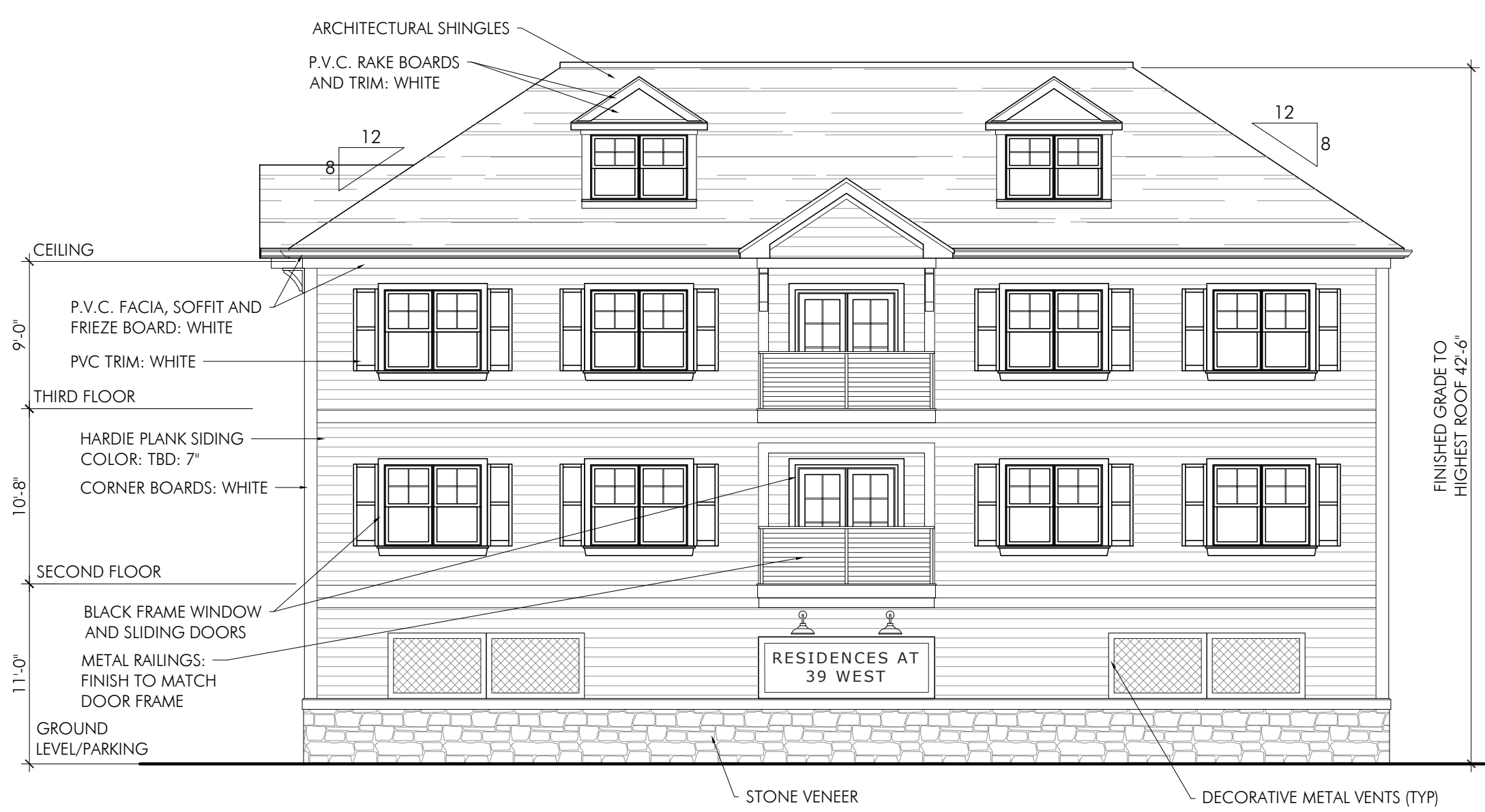
ISSUE:	DATE:
PRELIMINARY PLAN	08.06.2025
BOARD SUBMISSION	08.18.2025
BOARD SUBMISSION #2	10.07.2025

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

DRAWN BY: RWB CHECKED BY: DMC
DRAWING TITLE:
FLOOR PLANS

DRAWING NUMBER:

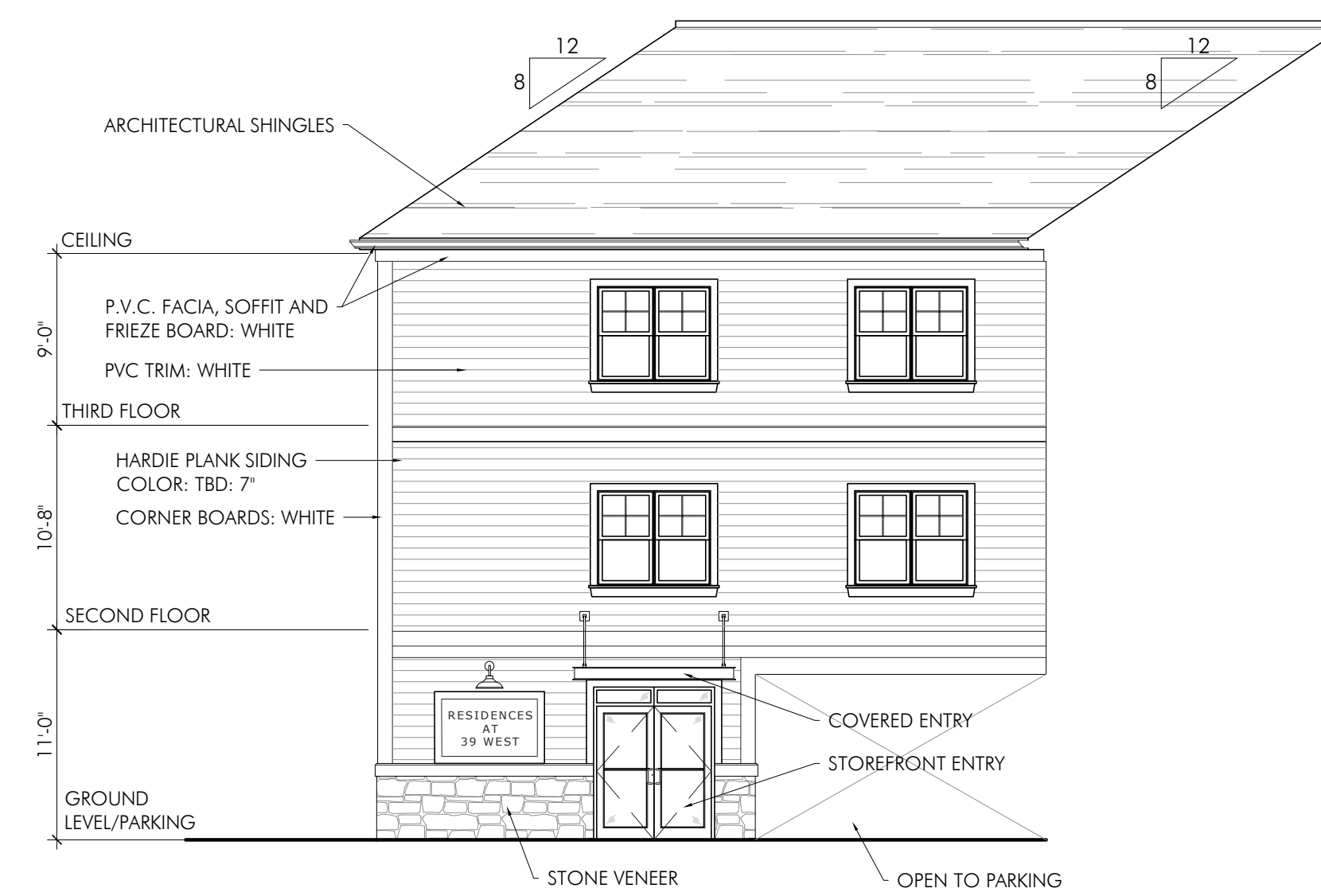
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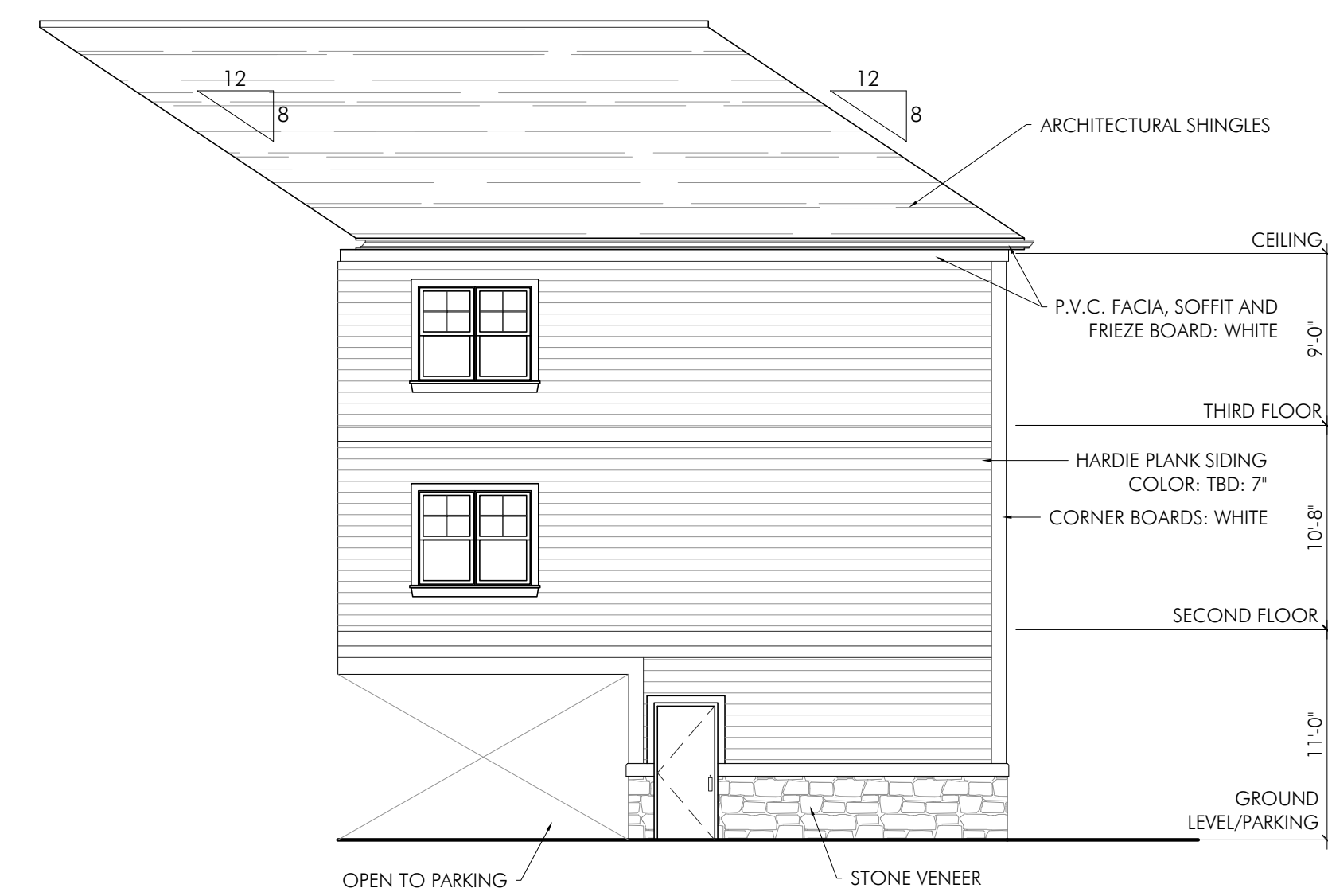
EAST ELEVATION
SCALE: 1/8" = 1'-0"



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



INTERIOR EAST ELEVATION
SCALE: 1/8" = 1'-0"



INTERIOR WEST ELEVATION
SCALE: 1/8" = 1'-0"



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



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

PROJECT:
39 WEST - APARTMENT BUILDING
MARCELO ALVES
39 WEST STREET
MEDWAY, MA 02053

PROJECT NUMBER: 25073

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STAMP:

ISSUE:	DATE:
PRELIMINARY PLAN	08.06.2025
BOARD SUBMISSION	08.18.2025
BOARD SUBMISSION #2	10.07.2025

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

DRAWN BY: RWB CHECKED BY: DMC

DRAWING TITLE:
BUILDING ELEVATIONS

DRAWING NUMBER:

A2.0







