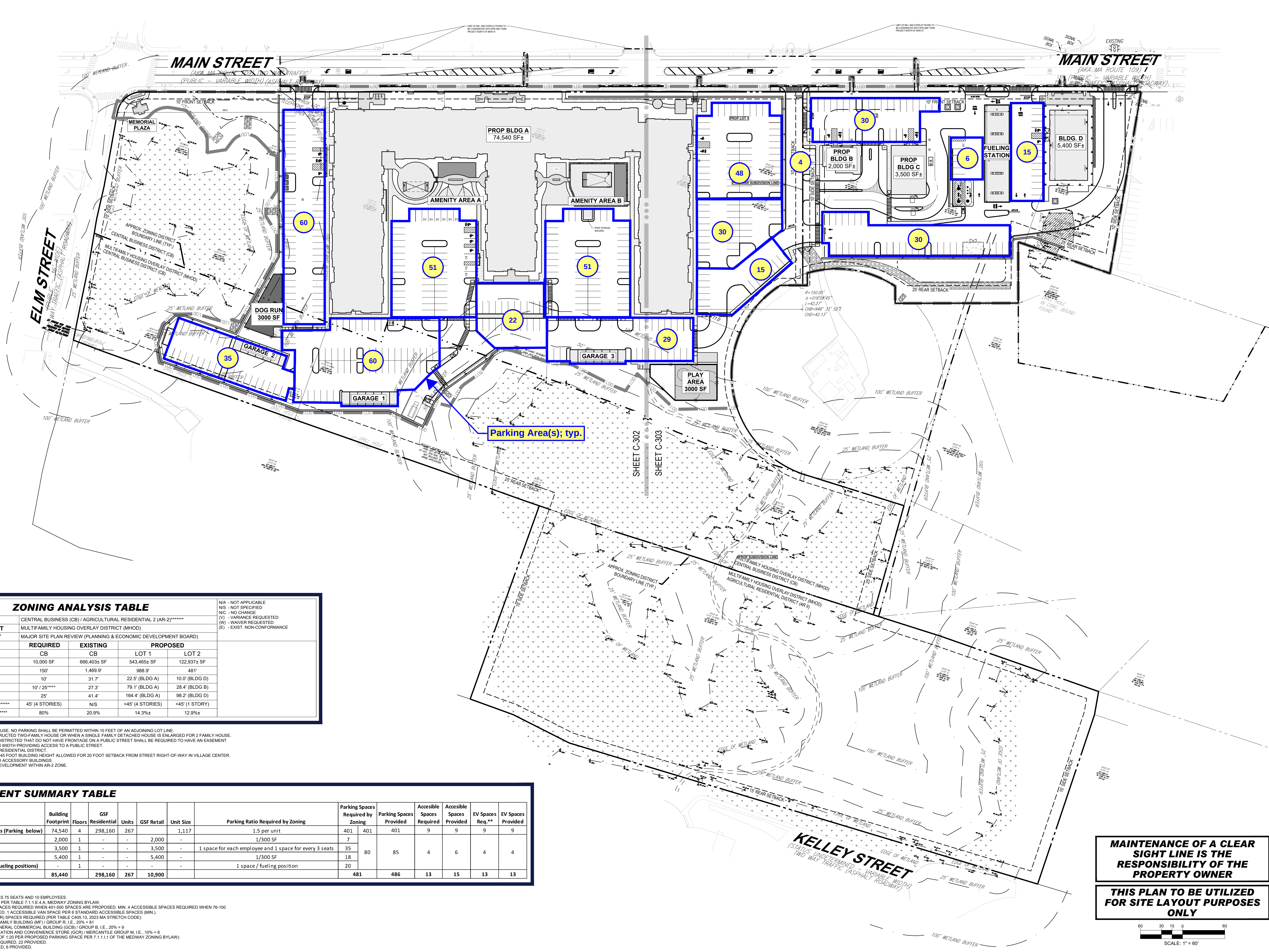




P:\MA240482\00\CADD\DRAWINGS\PLAN SITE PLANS\PROP-CIVIL-PROP-MA240482-00-1F-...LAYOUT, C-301 SITE AP



ZONING ANALYSIS TABLE					N/A - NOT APPLICABLE N/S - NOT SPECIFIED N/C - NO CHANGE (V) - VARIANCE REQUESTED (W) - WAIVER REQUESTED (E) - EXIST. NON-CONFORMANCE
ZONING DISTRICT	CENTRAL BUSINESS (CB) / AGRICULTURAL RESIDENTIAL 2 (AR-2)*****				
OVERLAY DISTRICT	MULTIFAMILY HOUSING OVERLAY DISTRICT (MHOD)				
REQUIRED PERMIT	MAJOR SITE PLAN REVIEW (PLANNING & ECONOMIC DEVELOPMENT BOARD)				
ZONE CRITERIA	REQUIRED	EXISTING	PROPOSED		
	CB	CB	LOT 1	LOT 2	
MIN. LOT AREA	10,000 SF	666,403± SF	543,465± SF	122,937± SF	
MIN. LOT FRONTAGE	150'	1,469.9'	988.9'	481'	
MIN. FRONT SETBACK	10'	31.7'	22.5' (BLDG A)	10.0' (BLDG D)	
MIN. SIDE SETBACK	10' / 25'****	27.3'	79.1' (BLDG A)	28.4' (BLDG B)	
MIN. REAR SETBACK	25'	41.4'	164.4' (BLDG A)	98.2' (BLDG D)	
MAX. BUILDING HEIGHT*****	45' (4 STORIES)	N/S	<45' (4 STORIES)	<45' (1 STORY)	
MAX. LOT COVERAGE*****	80%	20.9%	14.3%±	12.9%±	

- (1) **FOR A TWO FAMILY HOUSE, NO PARKING SHALL BE PERMITTED WITHIN 10 FEET OF AN ADJOINING LOT LINE.
(2) ***FOR A NEWLY CONSTRUCTED TWO-FAMILY HOUSE OR WHEN A SINGLE FAMILY DETACHED HOUSE IS ENLARGED FOR 2 FAMILY HOUSE.
(3) *** PROPERTIES IN CB DISTRICTED THAT DO NOT HAVE FRONTAGE ON A PUBLIC STREET SHALL BE REQUIRED TO HAVE AN EASEMENT OF AT LEAST 30 FEET IN WIDTH PROVIDING ACCESS TO A PUBLIC STREET.
(4) **** WHEN ABUTTING A RESIDENTIAL DISTRICT.
(5) ***** PER TABLE 9.3.8.6, 45 FOOT BUILDING HEIGHT ALLOWED FOR 20 FOOT SETBACK FROM STREET RIGHT-OF-WAY IN VILLAGE CENTER.
(6) ***** FOR PRIMARY AND ACCESSORY BUILDINGS.
(7) ***** NO PROPOSED DEVELOPMENT WITHIN AR-2 ZONE.

DEVELOPMENT SUMMARY TABLE											
Description	Building Footprint	Floors	GSF	Units	GSF Retail	Unit Size	Parking Ratio Required by Zoning	Parking Spaces Required by Zoning	Parking Spaces Provided	Accessible Spaces Required	EV Spaces Req.**
Residential - Apartments (Parking below)	74,540	4	298,160	267	-	1,117	1.5 per unit	401	401	9	9
Bank	2,000	1	-	-	2,000	-	1/300 SF	7	-	-	-
Restaurant*	3,500	1	-	-	3,500	-	1 space for each employee and 1 space for every 3 seats	35	80	4	4
Convenience Store	5,400	1	-	-	5,400	-	1/300 SF	18	-	-	-
Fueling Station (w/ 20 fueling positions)	-	1	-	-	-	-	1 space / fueling position	20	-	-	-
	85,440		298,160	267	10,900			481	486	13	13

- NOTES:
* RESTAURANT ASSUMES 75 SEATS AND 10 EMPLOYEES.
** EV SPACES REQUIRED PER TABLE 7.1.1.4.A. MEDWAY ZONING BYLAW.
(1) MIN. 9 ACCESSIBLE SPACES REQUIRED WHEN 401-500 SPACES ARE PROPOSED. MIN. 4 ACCESSIBLE SPACES REQUIRED WHEN 76-100 SPACES ARE PROPOSED. 1 ACCESSIBLE VAN SPACE PER 6 STANDARD ACCESSIBLE SPACES (MIN).
(2) LEVEL II EV READY (EVR) SPACES REQUIRED (PER TABLE C406.13, 2002 MA STREET CODES).
BUILDING A: MULTIFAMILY BUILDING (MF) / GROUP R, I.E., 20% = 81
BUILDING B & C: GENERAL COMMERCIAL BUILDING (GCB) / GROUP B, I.E., 20% = 9
BUILDING D: GAS STATION AND CONVENIENCE STORE (GCR) / MERCANTILE GROUP M, I.E., 10% = 8
(3) BIKE PARKING (RATIO OF 1:20 PER PROPOSED PARKING SPACE PER 7.1.1.1.1 OF THE MEDWAY ZONING BYLAW).
RESIDENTIAL: 21 REQUIRED, 22 PROVIDED.
RETAIL: 5 REQUIRED, 6 PROVIDED.

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS				
REV	DATE	COMMENT	CHECKED BY	DRAWN BY
1	09/29/2026	MUNICIPAL REVIEW COMMENTS	AP, SW	TH, MM

811

Know what's below.
Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

PERMIT SET

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: MAA240482-00-1F
DRAWN BY: AP, JK, SW
CHECKED BY: TH, MM
DATE: 02/02/2026
CAD ID: P-CIVIL-PROP

PROJECT:

HERITAGE ON MAIN

FOR

RTE. 85
REALTY CORP
P.O. BOX 2440

PROPOSED
MIXED-USE DEVELOPMENT

107-119 MAIN ST, 1 & 3 ELM ST,
0 & 26 KELLEY ST,
NORFOLK COUNTY,
TOWN OF MEDWAY,
MASSACHUSETTS

BOHLER

352 TURNPIKE ROAD, 3rd FLOOR
SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900
www.BohlerEngineering.com

SHEET TITLE:

PARKING
AREAS EXHIBIT
09/29/2026

REVISION 1 - 09/25/2026

MAINTENANCE OF A CLEAR
SIGHT LINE IS THE
RESPONSIBILITY OF THE
PROPERTY OWNER

THIS PLAN TO BE UTILIZED
FOR SITE LAYOUT PURPOSES
ONLY

60 30 15 0 60
SCALE: 1" = 60'