RESERVED FOR REGISTRY

MEDWAY PLANNING BOARD

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DATE: _____

THIS IS TO CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE MEDWAY PLANNING BOARD WAS RECEIVED ON

_____,

AND NO APPEAL WAS RECEIVED DURING THE 20 DAYS NEXT AFTER SUCH RECEIPT OF SAID NOTICE.

_____

TOWN CLERK: DATE:

SITE DESIGN PLAN

For A

Proposed Commercial Building

At

Lot 1 Alder Street (Assessor Parcel 63-002)

In

Medway & Milford, MA

OWNER:

RJR Para Corporation
42 Milford Street
Medway, MA 02053
(508) 533-2741

APPLICANT:

Richard Gordon
Baystate Engineering
330 Hopping Brook Road
Holliston, MA 01746
(508) 893-8931

ARCHITECT:

Venket Holi
24 X 36 Design Group
7 Mohawk Road
Arlington, MA 02474
(781) 827-1664

LIGHTING:

Carlos Alonso-Niemeyer
Reflex Lighting
280 Summer Street
Boston, MA 02210
(617) 269-4510

WETLAND SCIENTIST:

Tom Schutz
Goddard Consulting, LLC
291 Main Street, Suite 8
Northborough, MA 01532
(508) 393-3784

PLAN INDEX

TITLE	SHEET
COVER SHEET	1
SITE CONTEXT SHEET	2
EXISTING CONDITIONS PLAN	3
SITE LAYOUT & ZONING PLAN	4
SITE UTILITY PLAN	5
GRADING AND DRAINAGE PLAN	6
LANDSCAPE PLAN	7
EROSION & SEDIMENT CONTROL PLAN	8
CONSTRUCTION DETAILS	9
CONSTRUCTION DETAILS	10
CONSTRUCTION DETAILS	11
SITE LIGHTING PLAN	12
ARCHITECTURAL PLANS AND RENDERINGS (A1.3–A1.10)	13–20

PREVIOUS MEDWAY DOCUMENTS

FROM MEDWAY CONSERVATION COMMISSION:

1. ORDER OF RESOURCE AREA DELINEATION (ORAD) ISSUED 8/6/2026.

PREPARED BY:

Surveyor, Engineer, Landscape Architect:

ALLEN ENGINEERING & ASSOCIATES, INC.

Civil Engineers · Surveyors
Land Development Consultants

140 Hartford Avenue East
Hopedale, Ma 01747
(508) 381-3212 · www.allen-ea.com

Mark E. Allen, PE (508) 381-3212
Walter R. Knapik, PLS (508) 381-3212
Michael J. Dryden, RLA (508) 381-3212

MEDWAY ZONING TABLE

ZONE: WEST INDUSTRIAL (WI)
W/ GROUNDWATER PROTECTION DISTRICT OVERLAY

USE: VACANT LAND

ASSESSOR: MAP 63, PARCEL 002

	REQUIRED
MINIMUM LOT SIZE	40,000 S.F.
MINIMUM LOT FRONTAGE	100 FEET
SETBACKS:	
FRONT	30 FEET
SIDE	20 FEET
REAR	30 FEET
MAXIMUM BUILDING HEIGHT	60 FEET
MAXIMUM IMPERVIOUS	80%
MINIMUM OPEN SPACE	20%
PARKING WAREHOUSE / DISTRIBUTION	1 SPACE/2 EMPLOYEEES + 1 SPACE/1,000 GSF

LIST OF WAIVERS:

#	SECTION	DESCRIPTION
1	200.204–3.F.1	TRAFFIC IMPACT ASSESSMENT
2	200.204–4.B	1"=40 FEET SITE PLAN SCALE
3	200.207–9.E	PEDESTRIAN WALKWAY
4	200.207–12.B	SIDE AND REAR PARKING ONLY
5	200.207–12.G.3.a	PARKING > 20 FEET TO BUILDING ENTRANCE

October 26, 2026

Revisions

NO.	DATE	DESCRIPTION	BY

JOB NO: 00211

SHEET: 1 of 12

RESERVED FOR REGISTRY

MEDWAY PLANNING BOARD

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DATE: _____

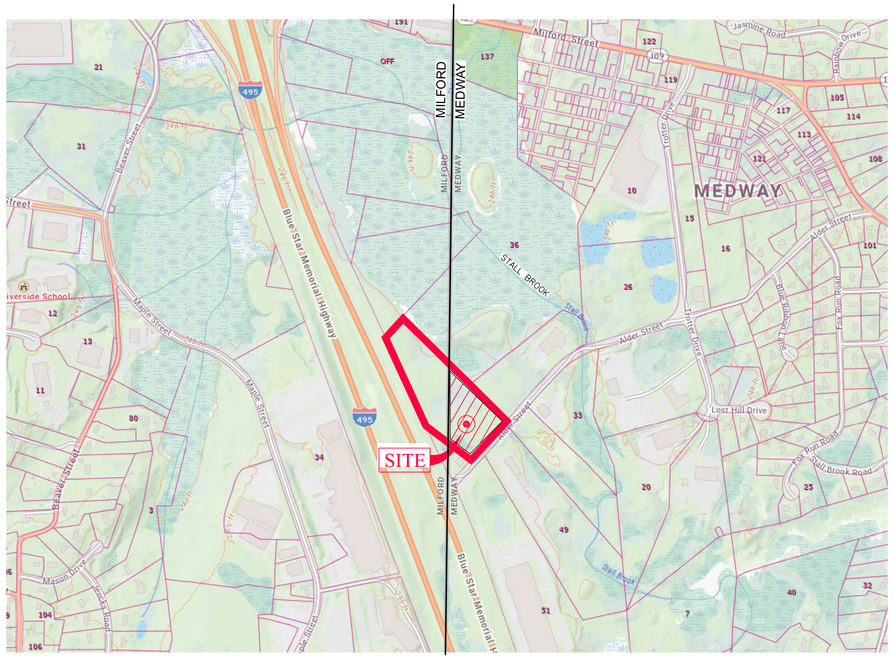
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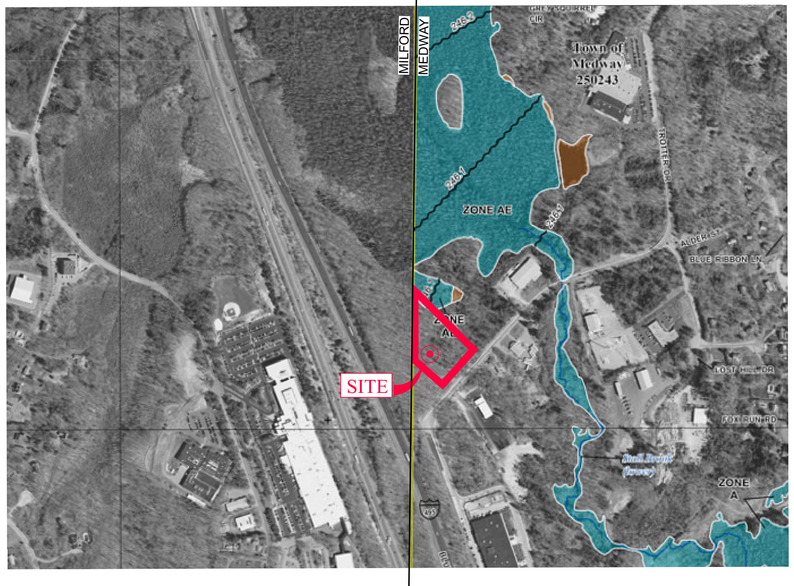
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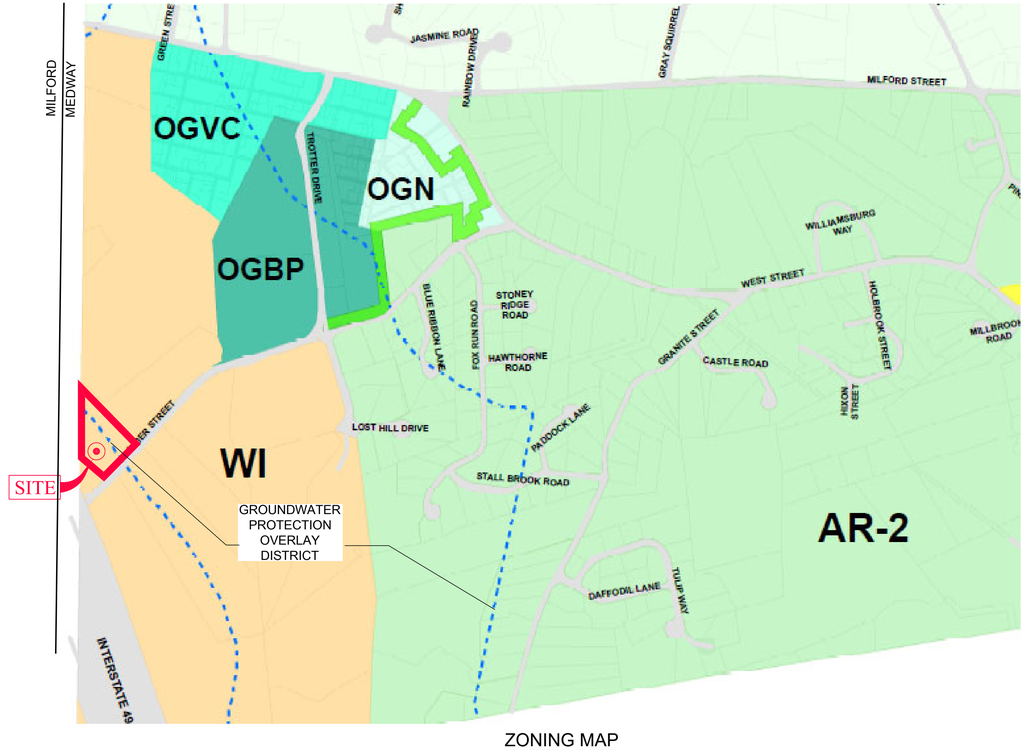
TOWN CLERK: DATE:



LOCUS MAP
1"=500'



FLOOD INSURANCE RATE MAP
PANEL 25021C0138F
1"=500'



ZONING MAP
1"=500'

APPLICANT:

BAYSTATE ENGINEERING

Richard Gordon
Baystate Engineering
330 Hopping Brook Road
Holliston, MA 01746

TITLE:

SITE CONTEXT SHEET
For
"Lot 1 Alder Street"
In
Medway & Milford, MA

SEAL:

COMMONWEALTH OF MASSACHUSETTS
MARK E. ALLEN
NO. 41799
REGISTERED PROFESSIONAL ENGINEER
10/26/26

PROFESSIONAL ENGINEER

PREPARED BY:

ALLEN ENGINEERING & ASSOCIATES, INC.
Civil Engineers · Surveyors
Land Development Consultants
140 Hartford Avenue East
Hopedale, Ma 01747
(508) 381-3212 · www.allen-ea.com

SCALE: AS SHOWN

DATE: October 26, 2026

REVISIONS

#	DATE	DESCRIPTION	INIT

JOB NO: 00211

SHEET: 2 of 12

M:\PROJECTS\00211 Carlson\Dwg\00211 DESIGN.dwg

RESERVED FOR REGISTRY

MEDWAY PLANNING BOARD

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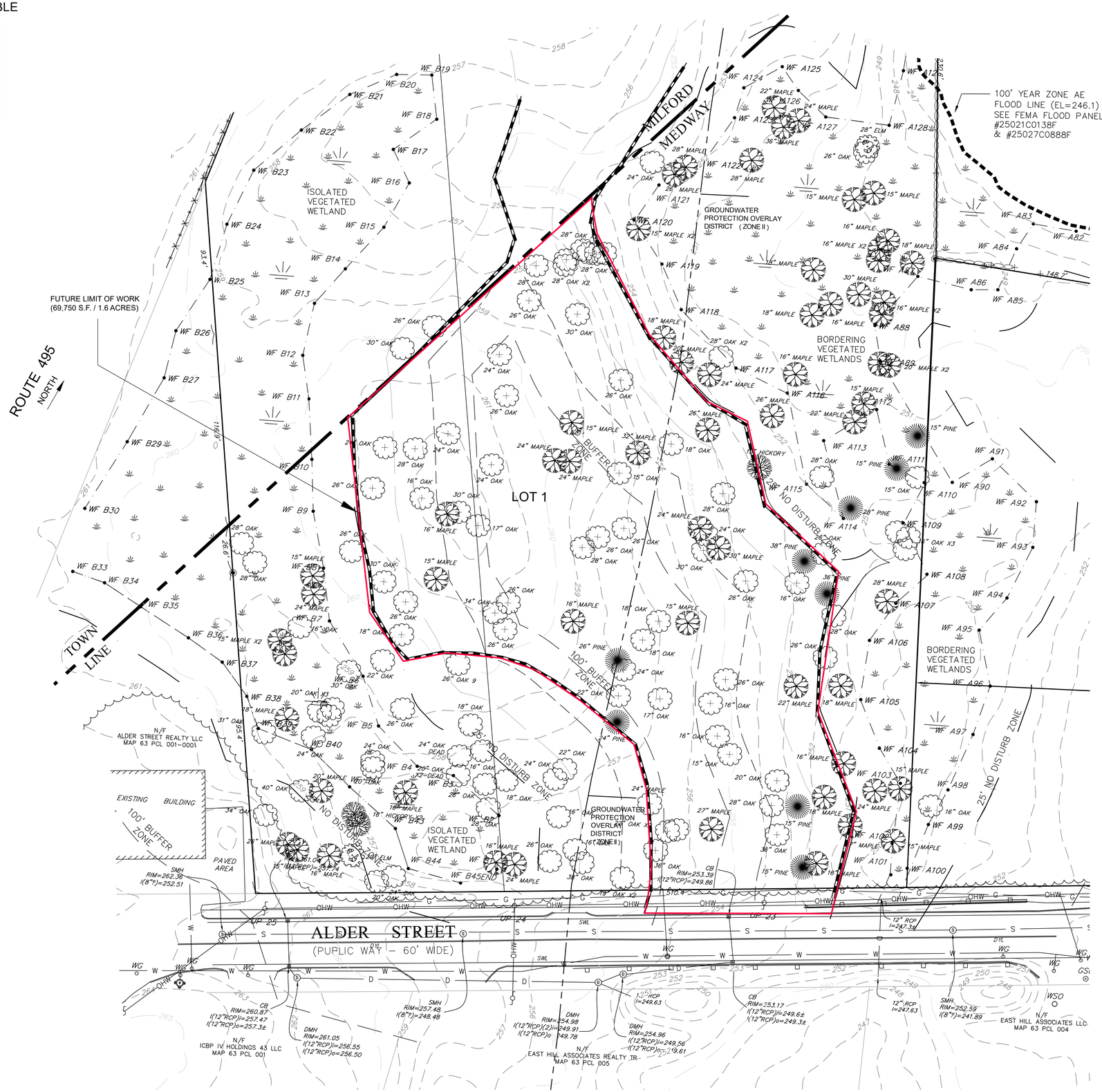
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_____

TOWN CLERK: DATE:

TREE INVENTORY TABLE

SPECIES	TO BE REMOVED ≥ 15" DIAM.
OAK	49
MAPLE	13
PINE	4
HICKORY	1
TOTAL	67



NOTES

1. ASSESSORS ID: MEDWAY: MAP 63, PARCEL 2
   MILFORD: MAP 45, PARCEL 4
2. SITE ADDRESS: LOT 1 ALDER STREET, MEDWAY
3. SITE AREA: MEDWAY – 173,829 S.F. (3.99± AC.)
   MILFORD – 216,073 S.F. (4.96± AC.)
4. ZONING DISTRICT: MEDWAY – WEST INDUSTRIAL
   MILFORD – INDUSTRIAL B
5. DEED REFERENCE: MEDWAY – NORFOLK REGISTRY
   BOOK: 5720, PAGE 537
   MILFORD – WORCESTER REGISTRY
   BOOK: 6951, PAGE 166
6. PLAN REFERENCE: MEDWAY – NORFOLK REGISTRY
   PLAN BOOK: 559, PAGE 24 OF 2006
7. PROPERTY LINE AND TOPOGRAPHIC INFORMATION OBTAINED BY AN ON THE GROUND SURVEY BY ALLEN ENGINEERING & ASSOCIATES, INC. APRIL – SEPTEMBER 2026.1. ELEVATIONS REFER TO 1988 VERTICAL DATUM.
8. THE SITE IS NOT LOCATED WITHIN AN ESTIMATED OR PRIORITY HABITAT OF RARE WILDLIFE AND NO MAPPED VERNAL POOLS ARE LOCATED ON OR ADJACENT TO THE SITE.
9. THE SITE IS LOCATED PARTIALLY WITHIN A ZONE AE FLOOD HAZARD ZONE (ELEVATION 246.1).
10. ALL WETLAND RESOURCES FLAGGED BY GODDARD CONSULTING, LLC IN MARCH 2026. FLAGS WERE FIELD LOCATED BY ALLEN ENGINEERING & ASSOCIATES IN APRIL 2026. AN ORDER OF RESOURCE AREA DELINEATION CAN BE FOUND IN DEED BOOK 43314, PAGE 519 IN THE NORFOLK REGISTRY OF DEEDS.
11. THIS PROPERTY IS WITHIN THE MEDWAY GROUNDWATER PROTECTION DISTRICT AS WELL AS MASS DEP ZONE II.
12. CONSTRUCTION ON THE PROPERTY IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, OR OTHER ENCUMBRANCES WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.
13. UNDERGROUND UTILITIES SHOWN HAVE BEEN COMPILED FROM AVAILABLE PLANS FROM PUBLIC AND PRIVATE AGENCIES, OR AS INDICATED BY FIELD OBSERVATIONS AND ARE APPROXIMATE ONLY. ADDITIONAL UNDERGROUND UTILITIES OR STRUCTURES NOT SHOWN HEREON MIGHT EXIST. BEFORE ANY EXCAVATION OR CONSTRUCTION CALL DIG-SAFE AT 811.

M:\PROJECTS\00211 Carlson\Dwg\00211 DESIGN.dwg

LEGEND:

- EDGE OF WETLAND
- WF A252 — WETLAND FLAG
- BUFFER ZONE
- BUILDING
- EXISTING TREE LINE
- 256 — EXISTING CONTOUR
- x 177.5 — EXIST. SPOT GRADE
- DMH — DRAINAGE MANHOLE
- D — DRAIN LINE
- S — SEWER LINE
- SMH — SEWER MANHOLE
- W — WATER LINE
- WV — WATER VALVE
- T — TELECOM LINE
- G — GAS LINE
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- UGE — UNDERGROUND ELECTRIC
- OHW — OVERHEAD WIRES
- UTILITY POLE
- BCC — BIT. CONC. CURB
- CCB — CAPE COD BERM
- B — BOLLARD
- GW — GUY WIRE
- LP — LIGHT POLE
- CB — CATCH BASIN
- HDPE — HIGH DENSITY POLYETHYLENE
- D.I. — DUCTILE IRON
- DH — DRILL HOLE
- SB — STONE BOUND
- RCP — REINFORCED CONCRETE PIPE

APPLICANT:

BAYSTATE ENGINEERING

Richard Gordon
Baystate Engineering
330 Hopping Brook Road
Holliston, MA 01746

TITLE:

EXISTING CONDITIONS PLAN

For

"Lot 1 Alder Street"

In

Medway & Milford, MA

SEAL:

COMMONWEALTH OF MASSACHUSETTS
WALTER R. KNAPIK
NO. 38383
PROFESSIONAL LAND SURVEYOR

10.26.2026

PROFESSIONAL LAND SURVEYOR

PREPARED BY:

ALLEN ENGINEERING & ASSOCIATES, INC.

Civil Engineers · Surveyors
Land Development Consultants

140 Hartford Avenue East
Hopedale, Ma 01747
(508) 381-3212 · www.allen-ea.com

SCALE: 1"=30 FEET

0 30 60 90

DATE: October 26, 2026

REVISIONS

#	DATE	DESCRIPTION	INIT

JOB NO: 00211

SHEET: 3 of 12

RESERVED FOR REGISTRY

MEDWAY PLANNING BOARD

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DATE: _____

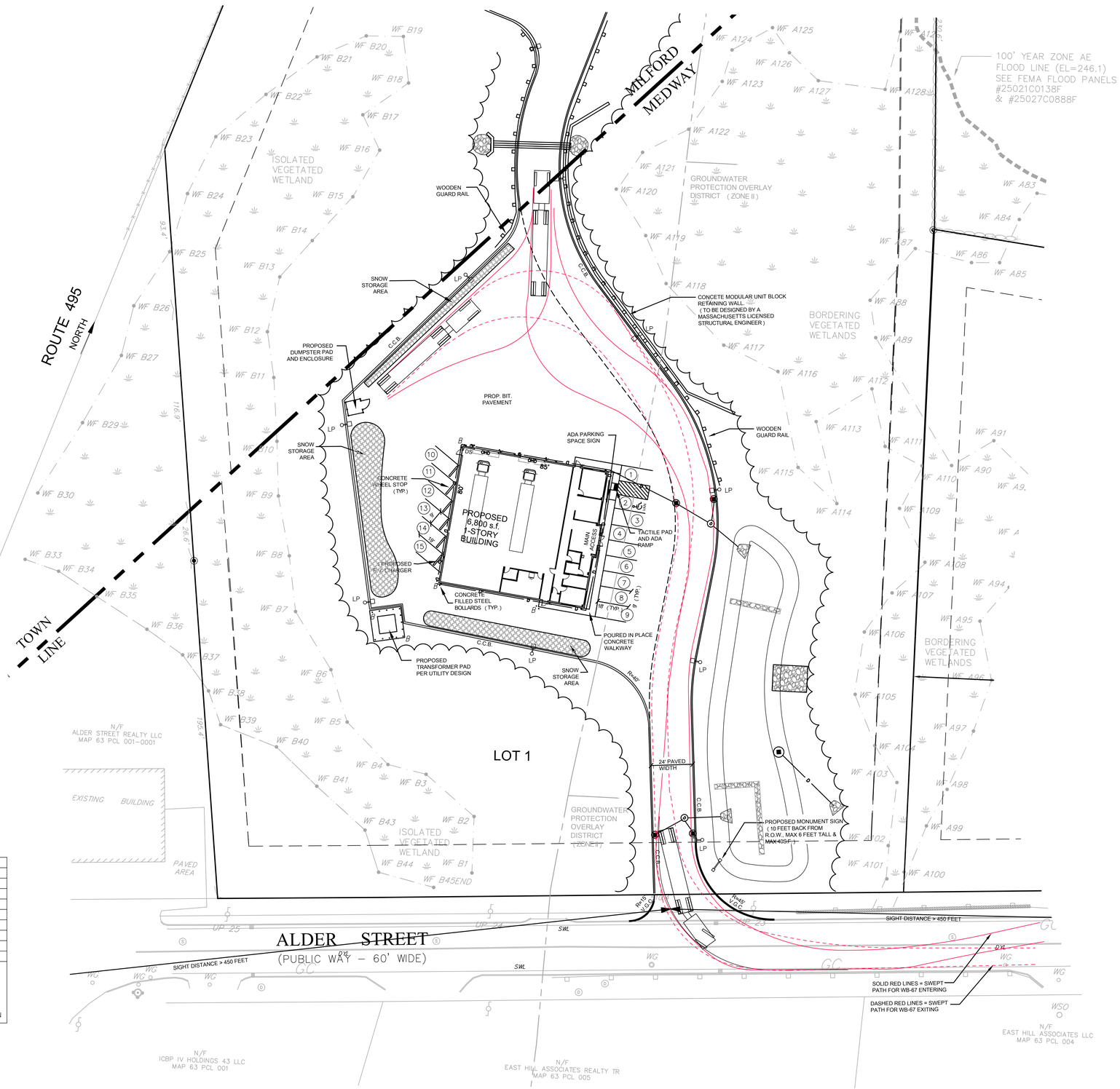
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TOWN CLERK: DATE:



MEDWAY ZONING TABLE

ZONE: WEST INDUSTRIAL (WI)
W/ GROUNDWATER PROTECTION DISTRICT OVERLAY

USE: VACANT LAND

ASSESSOR: MAP 63, PARCEL 002

	REQUIRED	PROVIDED
MINIMUM LOT SIZE	40,000 S.F.	173,828 S.F.
MINIMUM LOT FRONTAGE	100 FEET	394.87 FEET
SETBACKS:		
FRONT	30 FEET	165.3 FEET
SIDE	20 FEET	139.8 FEET
REAR	30 FEET	855.1 FEET
MAXIMUM BUILDING HEIGHT	60 FEET	32 FEET
MAXIMUM IMPERVIOUS	80%	25.1%
MINIMUM OPEN SPACE	20%	74.9%
PARKING WAREHOUSE / DISTRIBUTION: 1 SPACE/2 EMPLOYEEES + 1 SPACE/1,000 GSF 4.0 = 8 EMPLOYEES 7.3 = 6,800 FF 500 MEZZ.	(12)	(15) INCLUDING: 1 ADA VAN COMPLIANT 1 E.V. CHARGE STATION

LEGEND:

- EDGE OF WETLAND
- WF A252 — WETLAND FLAG
- BUFFER ZONE
- BUILDING
- EXISTING TREE LINE
- 256 — EXISTING CONTOUR
- x 177.5 — EXIST. SPOT GRADE
- DMH — DRAINAGE MANHOLE
- D — DRAIN LINE
- S — SEWER LINE
- SMH — SEWER MANHOLE
- W — WATER LINE
- WV — WATER VALVE
- T — TELECOM LINE
- G — GAS LINE
- GV — GAS VALVE
- UGE — UNDERGROUND ELECTRIC
- OHW — OVERHEAD WIRES
- UTILITY POLE
- GUARD RAIL
- B.C.C. — BIT. CONC. CURB
- C.C.B. — CAPE COD BERM
- V.G.C. — VERTICAL GRANITE CURB
- B — BOLLARD
- GW — GUY WIRE
- LP — LIGHT POLE
- CB — CATCH BASIN
- HDPE — HIGH DENSITY POLYETHYLENE
- D.I. — DUCTILE IRON
- DH — DRILL HOLE
- SB — STONE BOUND
- RCP — REINFORCED CONCRETE PIPE

APPLICANT:

BAYSTATE ENGINEERING

Richard Gordon
Baystate Engineering
330 Hopping Brook Road
Holliston, MA 01746

TITLE:

SITE LAYOUT & ZONING PLAN
For
"Lot 1 Alder Street"
In
Medway & Milford, MA

SEAL:

COMMONWEALTH OF MASSACHUSETTS — MARK E. ALLEN NO. 41799 — REGISTERED PROFESSIONAL ENGINEER

10/26/26

PROFESSIONAL ENGINEER

PREPARED BY:

ALLEN ENGINEERING & ASSOCIATES, INC.

Civil Engineers · Surveyors
Land Development Consultants

140 Hartford Avenue East
Hopedale, Ma 01747
(508) 381-3212 · www.allen-ea.com

SCALE: 1"=30 FEET

0 30 60 90

DATE: October 26, 2026

REVISIONS

#	DATE	DESCRIPTION	INIT

JOB NO: 00211

SHEET: 4 of 12

M:\PROJECTS\00211 Carlson\Dwg\00211 DESIGN.dwg

RESERVED FOR REGISTRY

MEDWAY PLANNING BOARD

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TOWN CLERK: DATE:

CONTACTS:

MEDWAY DEPARTMENT OF PUBLIC WORKS
PETER PELLETIER - DPW DIRECTOR
45B HOLLISTON STREET - DOOR 9
MEDWAY, MA 20253
PHONE: 508.533.3275
EMAIL: dpw@townofmedway.org

MEDWAY WATER AND SEWER DEPARTMENT
BARRY SMITH - SUPERINTENDENT
45B HOLLISTON STREET
MEDWAY, MA 20253
PHONE: 508.533.3275
EMAIL: dpw@townofmedway.org

MEDWAY FIRE DEPARTMENT
MICHAEL FASILINO - CHIEF
44 MILFORD STREET
MEDWAY, MA 20253
PHONE: 508.533.3213
ALT PHONE: 508.321.4945

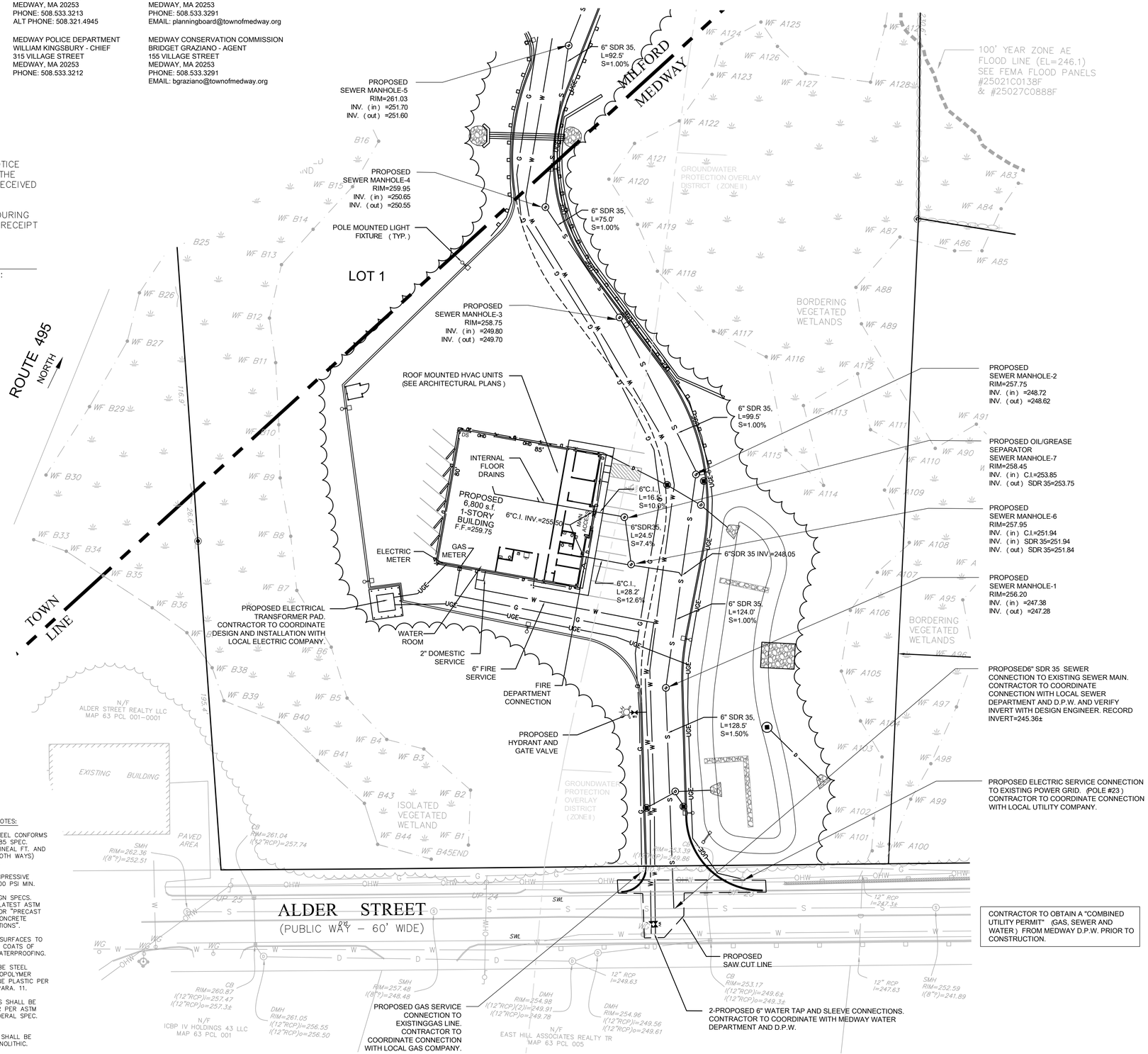
MEDWAY POLICE DEPARTMENT
WILLIAM KINGSBURY - CHIEF
315 VILLAGE STREET
MEDWAY, MA 20253
PHONE: 508.533.3212

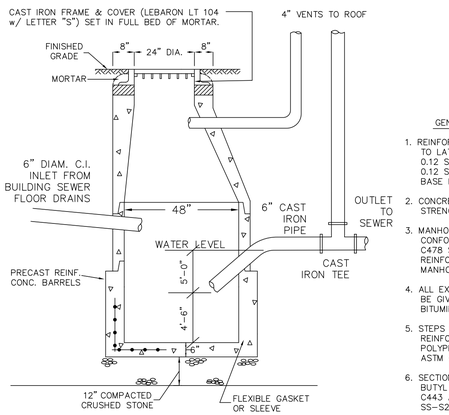
MEDWAY PLANNING AND ECONOMIC DEVELOPMENT BOARD
BARBARA J. SAINT ANDRE - DIRECTOR
155 VILLAGE STREET
MEDWAY, MA 20253
PHONE: 508.533.3291
EMAIL: planningboard@townofmedway.org

MEDWAY CONSERVATION COMMISSION
BRIDGET GRAZIANO - AGENT
155 VILLAGE STREET
MEDWAY, MA 20253
PHONE: 508.533.3291
EMAIL: bgraziano@townofmedway.org

UTILITY NOTES

1. UNDERGROUND UTILITIES WERE COMPILED FROM AVAILABLE RECORD DATA AND SURVEY AND ARE CONSIDERED APPROXIMATE ONLY. CONTACT DIGSAFE (1-888-DIG-SAFE) PRIOR TO EXCAVATION.
2. IT IS RECOMMENDED THAT EXCAVATION BE PERFORMED TO VERIFY THE LOCATION AND ELEVATION OF EXISTING UTILITIES.
3. ANY CONFLICTS WITH EXISTING UTILITIES MUST BE REPORTED IMMEDIATELY TO THE ENGINEER FOR RESOLUTION.
4. ALL UTILITIES TO BE INSTALLED IN ACCORDANCE WITH APPLICABLE TOWN STANDARDS AND UTILITY PROVIDERS.
5. ALL UTILITY TRENCHES WITHIN ALDER STREET SHALL BE BACKFILLED AND COMPACTED UNDER THE DIRECT SUPERVISION OF A GEOTECHNICAL ENGINEER.





OIL / GREASE SEPARATOR MANHOLE

NOT TO SCALE

GENERAL NOTES:

1. REINFORCED STEEL CONFORMS TO LATEST A185 SPEC. 0.12 SQ. IN./LINEAL FT. AND 0.12 SQ. IN.(BOTH WAYS) BASE BOTTOM.
2. CONCRETE COMPRESSIVE STRENGTH-4000 PSI MIN.
3. MANHOLE DESIGN SPECS. CONFORM TO LATEST ASTM C478 SPEC. FOR "PRECAST REINFORCED CONCRETE MANHOLE SECTIONS".
4. ALL EXTERIOR SURFACES TO BE GIVEN TWO COATS OF BITUMINOUS WATERPROOFING.
5. STEPS SHALL BE STEEL REINFORCED COPOLYMER POLYPROPYLENE PLASTIC PER ASTM C-478,PARA. 11.
6. SECTION JOINTS SHALL BE BUTYL RUBBER PER ASTM C443 AND FEDERAL SPEC. SS-S210A.
7. BASE SECTION SHALL BE ONE POUR MONOLITHIC.

M:\PROJECTS\00211 Carlson\Dwg\00211 DESIGN.dwg

LEGEND:

- EDGE OF WETLAND
- WF A252 — WETLAND FLAG
- BUFFER ZONE
- BUILDING
- EXISTING TREE LINE
- 256 — EXISTING CONTOUR
- x 177.5 — EXIST. SPOT GRADE
- DMH — DRAINAGE MANHOLE
- D — DRAIN LINE
- S — SEWER LINE
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- DH — DRILL HOLE
- SB — STONE BOUND
- RCP — REINFORCED CONCRETE PIPE

APPLICANT:

BAYSTATE ENGINEERING

Richard Gordon
Baystate Engineering
330 Hopping Brook Road
Holliston, MA 01746

TITLE:

SITE UTILITY PLAN

For

"Lot 1 Alder Street"

In

Medway & Milford, MA

SEAL:

COMMONWEALTH OF MASSACHUSETTS
MARK E. ALLEN
NO. 41799
REGISTERED PROFESSIONAL ENGINEER
10/26/26

PROFESSIONAL ENGINEER

PREPARED BY:

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Civil Engineers · Surveyors
Land Development Consultants

140 Hartford Avenue East
Hopedale, Ma 01747
(508) 381-3212 · www.allen-ea.com

SCALE: 1"=30 FEET

0 30 60 90

DATE: October 26, 2026

REVISIONS

#	DATE	DESCRIPTION	INIT

JOB NO: 00211

SHEET: 5 of 12

RESERVED FOR REGISTRY

MEDWAY PLANNING BOARD

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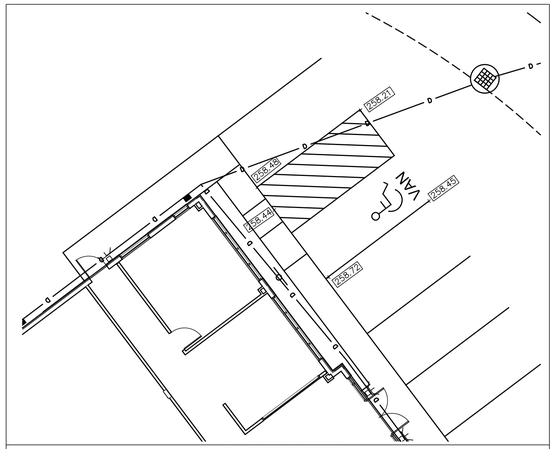
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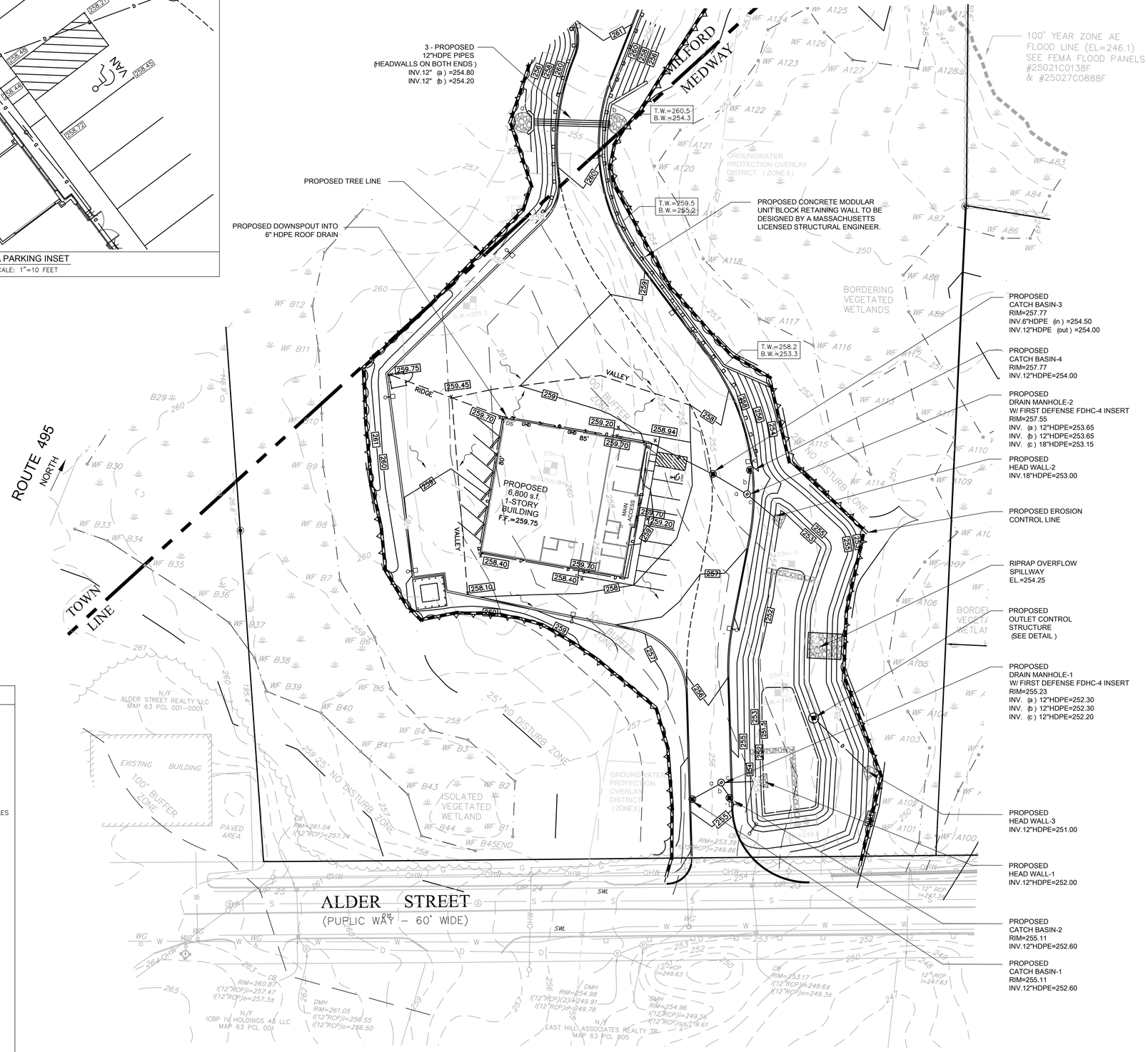
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_____

TOWN CLERK: DATE:



ADA PARKING INSET
SCALE: 1"=10 FEET



RESOURCE AREA IMPACT TABLE

	EXISTING	PROPOSED	DIFFERENCE
WETLANDS			
ISOLATED	0 S.F.	0 S.F.	0 S.F.
BORDERING VEGETATED	0 S.F.	0 S.F.	0 S.F.
BUFFER ZONES			
0-25 FEET	0 S.F.	0 S.F.	0 S.F.
25-100 FEET	0 S.F.	49,975 S.F.	49,975 S.F.

CUT & FILL CALCULATIONS

PROPOSED CUT = 6,980 CUBIC YARDS
PROPOSED FILL = 8,945 CUBIC YARDS
NET FILL = 1,965 CUBIC YARDS

CONTRACTOR FILE FILE A SOIL MANAGEMENT PLAN PRIOR TO CONSTRUCTION.

TEST PIT LOGS

TH-1

ELEV.		DEPTH
253.5	A SANDY LOAM 10YR3/2	0"
252.8	B/W SANDY LOAM 10YR6/8	9"
251.5	C LOAMY SAND 10YR4/4	24"
249.5		48" MOTTLES
243.6		119"

REFUSAL=NONE
WATER=NONE
MOTTLES=48"

TH-2

ELEV.		DEPTH
254.0	A SANDY LOAM 10YR3/2	0"
253.3	B/W SANDY LOAM 10YR6/8	8"
251.9	C LOAMY SAND 10YR4/4	25"
249.5		54" MOTTLES
244.3		117"

REFUSAL=NONE
WATER=NONE
MOTTLES=54"

TH-3

ELEV.		DEPTH
253.5	A SANDY LOAM 10YR3/2	0"
252.8	B/W SANDY LOAM 10YR6/8	9"
251.3	C LOAMY SAND 10YR4/4	26"
250.0		42" MOTTLES
244.4		109"

REFUSAL=NONE
WATER=NONE
MOTTLES=42"

TH-4

ELEV.		DEPTH
260.6	A SANDY LOAM 10YR3/2	0"
259.9	B/W SANDY LOAM 10YR6/8	9"
258.6	C LOAMY SAND 10YR4/4	24"
256.6		48"

REFUSAL=48"(BOULDER)
WATER=NONE
MOTTLES=NONE

TH-5

ELEV.		DEPTH
260.2	A SANDY LOAM 10YR3/2	0"
259.4	B/W SANDY LOAM 10YR6/8	9"
258.1	C LOAMY SAND 10YR4/4	25"
255.2		60" MOTTLES
251.0		111"

REFUSAL=NONE
WATER=NONE
MOTTLES=60"

TEST PITS WITNESSED BY MASSACHUSETTS LICENSED SOIL EVALUATOR LANCE ANDERSON (SE#27) OF ALLEN ENGINEERING & ASSOCIATES, INC. ON JUNE 3, 2026.

M:\PROJECTS\00211 Carlson\Dwg\00211 DESIGN.dwg

LEGEND:

	EDGE OF WETLAND
WF A252	WETLAND FLAG
	BUFFER ZONE
	BUILDING
	EXISTING TREE LINE
256	EXISTING CONTOUR
x 177.5	EXIST. SPOT GRADE
DMH (D)	DRAINAGE MANHOLE
D	DRAIN LINE
S	SEWER LINE
SMH (S)	SEWER MANHOLE
W	WATER LINE
WV	WATER VALVE
T	TELECOM LINE
G	GAS LINE
GV	GAS VALVE
UGE	UNDERGROUND ELECTRIC
OHW	OVERHEAD WIRES
	UTILITY POLE
	GUARD RAIL
BCC	BIT. CONC. CURB
CCB	CAPE COD BERM
B	BOLLARD
GW	GUY WIRE
LP	LIGHT POLE
CB	CATCH BASIN
HDPE	HIGH DENSITY POLYETHYLENE
D.I.	DUCTILE IRON
DH	DRILL HOLE
SB	STONE BOUND
RCP	REINFORCED CONCRETE PIPE

APPLICANT:

BAYSTATE ENGINEERING

Richard Gordon
Baystate Engineering
330 Hopping Brook Road
Holliston, MA 01746

TITLE:

GRADING & DRAINAGE PLAN

For

"Lot 1 Alder Street"

In

Medway & Milford, MA

SEAL:

COMMONWEALTH OF MASSACHUSETTS
MARK E. ALLEN
NO. 41799
REGISTERED PROFESSIONAL ENGINEER
10/26/26

PROFESSIONAL ENGINEER

PREPARED BY:

ALLEN ENGINEERING & ASSOCIATES, INC.

Civil Engineers · Surveyors
Land Development Consultants

140 Hartford Avenue East
Hopedale, Ma 01747
(508) 381-3212 · www.allen-ea.com

SCALE: 1"=30 FEET

0 30 60 90

DATE: October 26, 2026

REVISIONS

#	DATE	DESCRIPTION	INIT

JOB NO: 00211

SHEET: 6 of 12

RESERVED FOR REGISTRY

MEDWAY PLANNING BOARD

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DATE: _____

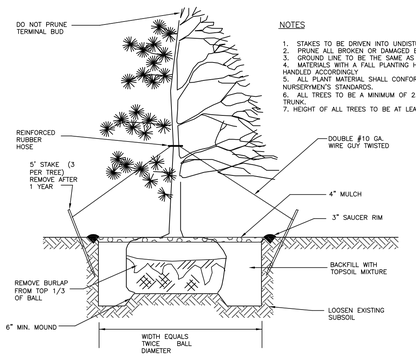
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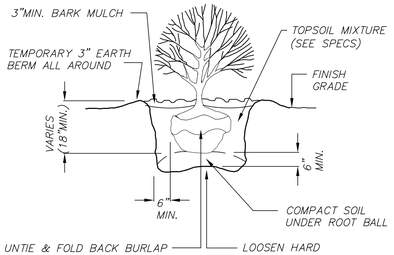


NOTES

1. STAKES TO BE DRIVEN INTO UNDISTURBED SOIL
2. PRUNE ALL BROKEN OR DAMAGED BRANCHES
3. GROUND LINE TO BE THE SAME AS EXISTED AT NURSERY.
4. MATERIALS WITH A FALL PLANTING HAZARD SHALL BE HANDLED ACCORDINGLY.
5. ALL PLANT MATERIAL SHALL CONFORM TO THE AMER. ASSOC. OF NURSERYMEN'S STANDARDS.
6. ALL TREES TO BE A MINIMUM OF 2.5" CALIPER AT BASE OF TRUNK.
7. HEIGHT OF ALL TREES TO BE AT LEAST 4 FEET TALL.

TREE PLANTING DETAIL

NOT TO SCALE



SHRUB PLANTING DETAIL

NOT TO SCALE

PLANTING NOTES

1. ALL PLANT MATERIAL SHALL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED BY THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
2. SPECIFIED PLANT MATERIALS ARE SUBJECT TO AVAILABILITY AT THE TIME OF PLANTING. ANY PROPOSED SUBSTITUTIONS OF PLANT MATERIALS SHALL BE EQUIVALENT TO THE SPECIFIED MATERIAL IN OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE. PROPOSED SUBSTITUTIONS WILL ONLY BE ALLOWED IF APPROVED BY THE LANDSCAPE ARCHITECT.
3. ALL PLANTING BEDS TO BE FILLED WITH SOIL AND CROWNED ABOVE ADJACENT AREAS, ALL PLANTING BEDS TO BE MULCHED WITH AGED HEMLOCK BARK MULCH TO A MINIMUM DEPTH OF THREE INCHES, OR WITH 3" DEPTH OF LANDSCAPE STONE.
4. MULCH OR STONE SHALL NOT BE PLACED ABOVE THE SOIL LINE OF THE TRUNK OR STEM OF INSTALLED PLANT MATERIAL.
5. VERIFY ALL EXISTING AND PROPOSED UTILITY SERVICES PRIOR TO INSTALLING PLANT MATERIALS AND REPORT AND CONFLICTS TO THE OWNERS REPRESENTATIVE.
6. AMENDED PLANT MIX TO BE USED IN ALL PLANTING PITS TO BE COMPRISED OF TWO THIRDS SCREENED LOAM, ONE THIRD PEAT MOSS, AND BONE MEAL PER MANUFACTURE'S RECOMMENDATION.
7. ALL PLANTINGS SHALL BE THOROUGHLY WATERED BY THE CONTRACTOR IMMEDIATELY FOLLOWING PLANTING AND FOR A PERIOD OF THIRTY DAYS.
8. THE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR AFTER ACCEPTANCE OF THE PROJECT.

PLANTING SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	SIZE	QTY.
TREES				
PS	PINUS STROBUS	EASTERN WHITE PINE	6'HT.	12
LS	LIQUIDAMBAR STYRACIFLUA ROTUNDILOBA	SWEET GUM (FRUITLESS)	1 1/2"–2" CAL.	7
AR	ACER RUBRUM	RED MAPLE	1 1/2"–2" CAL.	9
QB	QUERCUS BICOLOR	SWAMP WHITE OAK	2 1/2"–3" CAL.	6
SHRUBS				
MP	MYRICA PENSYLVANICA	NORTHERN BAYBERRY	18"–24" HT.	14
IG	ILEX GLABRA 'SHAMROCK'	SHAMROCK INLBERRY	18"–24" HT.	19
PJM	RHODODENDRON 'PJM'	PJM RHODODENDRON	18"–24" HT.	15

LEGEND:

- EDGE OF WETLAND
- WF A252 — WETLAND FLAG
- BUFFER ZONE
- BUILDING
- EXISTING TREE LINE
- 256 — EXISTING CONTOUR
- x 177.5 — EXIST. SPOT GRADE
- DMH — DRAINAGE MANHOLE
- D — DRAIN LINE
- S — SEWER LINE
- SMH — SEWER MANHOLE
- W — WATER LINE
- WV — WATER VALVE
- T — TELECOM LINE
- G — GAS LINE
- GV — GAS VALVE
- UGE — UNDERGROUND ELECTRIC
- OHW — OVERHEAD WIRES
- UTILITY POLE
- GUARD RAIL
- BCC — BIT. CONC. CURB
- CCB — CAPE COD BERM
- B — BOLLARD
- GW — GUY WIRE
- LP — LIGHT POLE
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- HDPE — HIGH DENSITY POLYETHYLENE
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APPLICANT:

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330 Hopping Brook Road
Holliston, MA 01746

TITLE:

SITE LANDSCAPING PLAN

For

"Lot 1 Alder Street"

In

Medway & Milford, MA

SEAL:

COMMONWEALTH OF MASSACHUSETTS — NO. 1389 — REGISTERED LANDSCAPE ARCHITECT

10/26/26

REGISTERED LANDSCAPE ARCHITECT

PREPARED BY:

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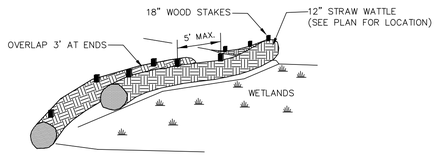
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REVISIONS

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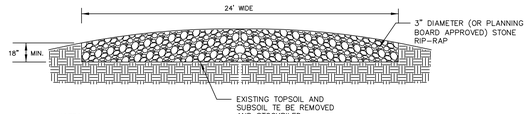


NOTE:
1. MAINTENANCE SHALL BE PERFORMED AS NEEDED THROUGHOUT CONSTRUCTION PERIOD.

2. BARRIER LOCATION SHALL BE MARKED UNDER THE DIRECTION OF A REGISTERED LAND SURVEYOR AND INSTALLED PRIOR TO ANY CONSTRUCTION, INCLUDING TREE CUTTING.

SEDIENT CONTROL BARRIER

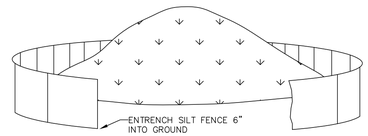
NOT TO SCALE



NOTES:
1. MINIMUM DEPTH OF RIP-RAP TO BE 18".
2. RIP-RAP TO BE SHARP ANGULAR ROCK APPROXIMATELY 3" IN DIAMETER.
3. SIZE OF ENTRANCE TO BE A MINIMUM OF 75 FEET LONG AND 24 FEET WIDE.
4. ENTRANCE IS TO BE CLEANED OF SILT AND DEBRIS AFTER EACH MAJOR STORM EVENT.
5. RIP-RAP IS TO BE REMOVED PRIOR TO ACTUAL ROADWAY CONSTRUCTION. THE INTENT OF THIS RIP-RAP ENTRANCE IS TO KEEP EXISTING PUBLIC STREETS FREE OF SILT DURING CONSTRUCTION.

TEMPORARY STONE CONSTRUCTION ENTRANCE

NOT TO SCALE



NOTE: CHOOSE DRY AND STABLE AREA FOR STOCKPILE.

TEMPORARY STOCKPILE AREA

NOT TO SCALE

RESERVED FOR REGISTRY

MEDWAY PLANNING BOARD

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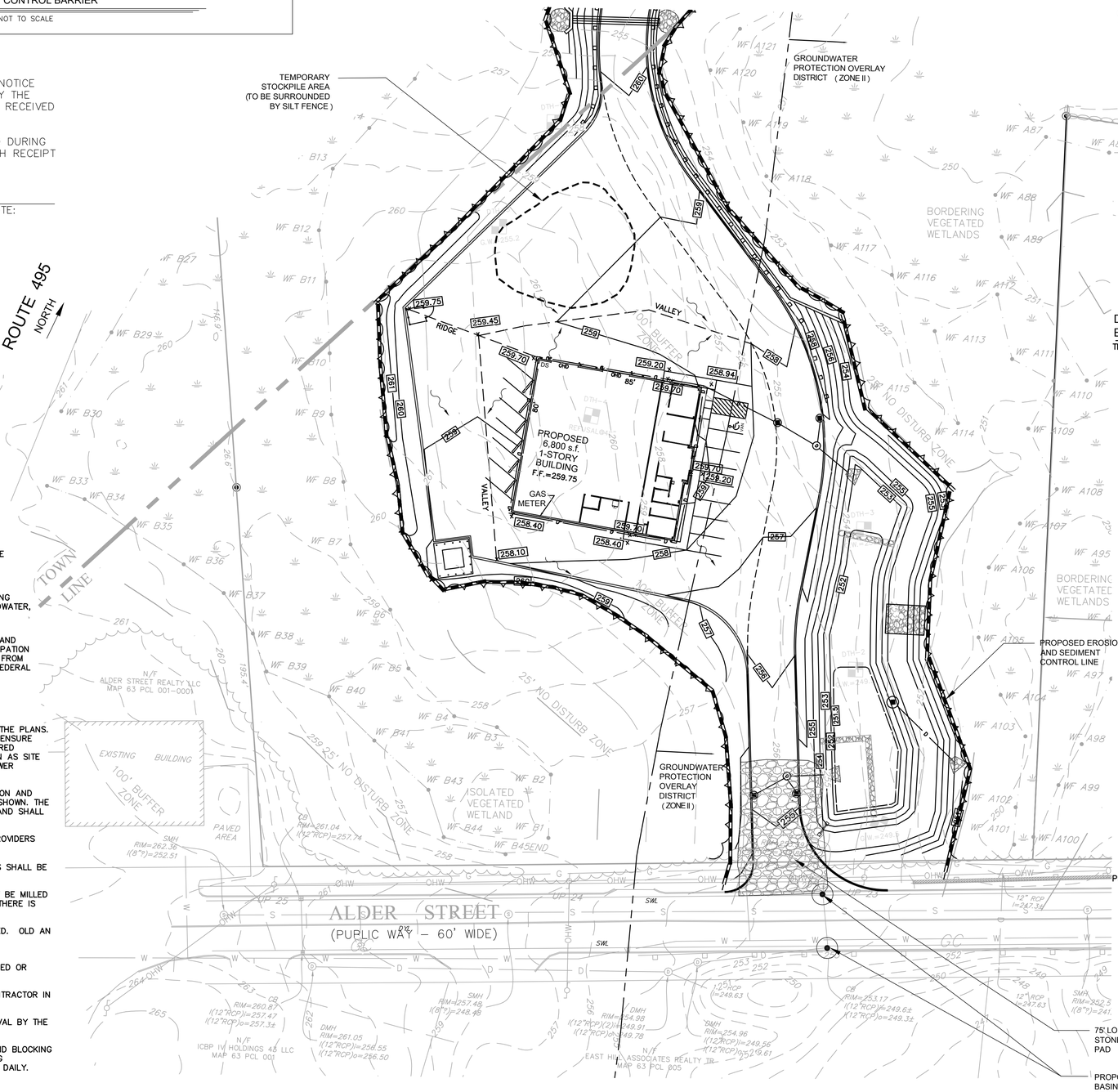
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RESPONSIBILITY OF OWNER / PERMITEE:

THE OWNER / PERMITEE SHALL:
A. PROVIDE THE CONTRACTOR WITH ALL LAND USE PERMITS.
B. INFORM ALL PARTIES INVOLVED WITH THE PROPOSED SITE WORK OF THIS PLAN'S OBJECTIVES AND REQUIREMENTS.

RESPONSIBILITY OF THE CONTRACTOR:

THE CONTRACTOR IS RESPONSIBLE FOR PREVENTING EROSION OF THE SITE AND FOR PROTECTING ADJACENT STORM SEWERS AND WATERWAYS FROM SEDIMENT.

A. INSTALL, MONITOR AND MAINTAIN ALL OF THE SOIL EROSION AND SEDIMENT CONTROLS SOWN ON THE PLAN.
B. COMPLY WITH ALL PERMIT REQUIREMENTS.

GENERAL CONTROLS:

WASTE DISPOSAL:
THE CONTRACTOR SHALL PROVIDE AN ADEQUATE NUMBER OF COVERED WASTE CONTAINERS TO ENSURE THAT NO LITTER, DEBRIS, BUILDING MATERIALS, OR SIMILAR MATERIALS ARE DISCHARGED TO WETLANDS OR WATERCOURSES. THE CONTRACTOR SHALL INSTRUCT SUBCONTRACTORS TO USE THE CONTAINERS FOR WASTE MATERIAL. THE CONTAINERS SHALL BE PROMPTLY EMPTIED WHEN FULL.

PAVEMENT MAINTENANCE:
THE CONTRACTOR SHALL SWEEP PAVED ROADWAYS ADJACENT TO THE SITE ON A ROUTINE BASIS TO PREVENT TRACKING OF MUD ONTO PUBLIC ROADWAYS AND WASHING OF MUD INTO WATERWAYS. IF THE CONTRACTORS SCHEDULE FOR CLEANING THE PAVEMENT IS FOUND TO BE INADEQUATE BY THE OWNER, OWNER'S REPRESENTATIVE, OR TOWN, THE CONTRACTOR SHALL INCREASE THE FREQUENCY AT NO ADDITIONAL COST TO THE OWNER.

PROHIBITED DISCHARGES:
THE CONTRACTOR SHALL PREVENT DAILY CONSTRUCTION MATERIAL AND WASTE FROM ENTERING ANY WETLANDS OR WATERCOURSES, INCLUDING BUT NOT LIMITED TO; CONTAMINATED GROUNDWATER, CONCRETE WASHOUT, FUELS, SOAPS, OR SOLVENTS, PAINT, TOXIC SUBSTANCES, ETC.

EXCAVATION DEWATERING:
THE CONTRACTOR SHALL NOT DISCHARGE DEWATERING MEASURES DIRECTLY INTO WETLANDS AND WATERCOURSES. CONTRACTOR TO UTILIZE ON-SITE INFILTRATION BASINS WITH VELOCITY DISSIPATION DEVICES TO PROPERLY SETTLE DEWATERING FLUIDS. TREATMENT CHEMICALS ARE PROHIBITED FROM ENTERING THE SETTLING BASIN AND MUST BE HANDLED ACCORDING TO LOCAL, STATE AND FEDERAL REGULATIONS..

GRADING, SITE PREPARATION, AND EROSION CONTROL NOTES

1. SEDIMENT CONTROLS AND INLET PROTECTION ARE TO BE INSTALLED WHERE INDICATED ON THE PLANS. SEDIMENT CONTROLS ARE TO BE INSPECTED PERIODICALLY AND AFTER EACH RAIN EVENT TO ENSURE THEY REMAIN EFFECTIVE. ANY DAMAGED OR BREACHED SEDIMENT CONTROLS SHALL BE REPAIRED IMMEDIATELY. SEDIMENT CONTROLS NEED TO BE MOVED OR RELOCATED DURING CONSTRUCTION AS SITE CONDITIONS DICTATE. SEDIMENT LADEN RUN-OFF SHALL NOT BE ALLOWED TO FLOW ONTO LOWER PAVEMENT GRADES OT INTO EXISTING CATCH BASINS.

2. EXISTING UTILITIES DEPICTED HERE ON ARE COMPILED FROM AVAILABLE RECORD INFORMATION AND SHALL BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHER UTILITIES THAT ARE NOT SHOWN. THE CONTRACTOR SHALL CONTACT DIG-SAFE AS REQUIRED BY LAW, PRIOR TO ANY EXCAVATION AND SHALL USE EXTREME CAUTION DURING EXCAVATION.

3. ALL UTILITY DISCONNECTIONS ARE TO BE COORDINATED WITH THE APPROPRIATE UTILITY PROVIDERS AND THE OWNER.

4. ALL CONFLICTS WITH EXISTING SUBSURFACE/SURFACE UTILITIES OR DRAINAGE COMPONENTS SHALL BE REPORTED TO THE RECORD ENGINEER FOR RESOLUTION PRIOR TO PROCEEDING.

5. THE EXISTING PAVEMENT TO BE REMOVED, MAY BE EXCAVATED AND DISPOSED OF OR MAY BE MILLED AND RECLAIMED AND BLENDED WITH EXISTING PAVEMENT BASE MATERIALS. IF THE LATTER, THERE IS LIKELY TO BE SOME EXCESS MATERIAL TO BE EXPORTED.

6. SURFACE GRADES SHALL BE ESTABLISHED EVENLY BETWEEN THE SPOT ELEVATION PROVIDED. OLD AN NEW GRADES SHALL BE BLENDED SMOOTHLY.

7. ALL DEMOLITION MATERIALS ARE TO BE DISPOSED OFF IN ACCORDANCE WITH APPLICABLE STATE, LOCAL AND FEDERAL LAWS. NO DEMOLITION MATERIALS ARE TO BE BURIED OR OTHERWISE DISPOSED OF ON THE SITE.

8. CONSTRUCTION FENCING IS TO BE INSTALLED AFTER FOUNDATION IS POURED BY THE CONTRACTOR IN ACCORDANCE WITH APPLICABLE REQUIREMENTS AND AS MAY BE DIRECTED BY THE OWNER.

9. ALL WORK WITHIN THE ALDER STREET RIGHT-OF-WAY IS SUBJECT TO REVIEW AND APPROVAL BY THE MEDWAY DPW.

10. THE CONTRACTOR SHALL ENDEAVOR TO MAINTAIN A CLEAN CONSTRUCTION SITE AND AVOID BLOCKING AND INTERRUPTION OF TRAFFIC CIRCULATION TO ADJACENT BUSINESSES AT ALL TIMES DURING CONSTRUCTION. SEDIMENT TRACKED ON THE SITE OR WITHIN GROVE STREET SHALL BE SWEPT DAILY.

11. ACCESSIBLE PARKING AREAS SHALL NOT EXCEED A 2% GRADE IN ALL DIRECTIONS.

12. THERE SHALL NOT BE ANY CONCRETE WASHOUT STATIONS ON SITE.

CONSTRUCTION SEQUENCING NOTES:

1. CONDUCT A PRE-CONSTRUCTION MEETING WITH TOWN STAFF, PEER REVIEW CONSULTANT AND DESIGN ENGINEER.

2. OBTAIN ALL LOCAL, STATE AND FEDERAL PERMITS PRIOR TO CONSTRUCTION.

3. INSTALL EROSION AND SEDIMENT CONTROLS AS SHOWN ON DESIGN PLAN AND DETAILS.

4. CONTRACTOR TO ROUGH GRADE THE SITE IN ACCORDANCE WITH THE GRADING AND DRAINAGE SHEET.

5. CONSTRUCT THEW PROPOSED BUILDING IN ACCORDANCE WITH THE APPROVED ARCHITECTURAL PLANS.

6. INSTALL ALL SUBSURFACE UTILITIES AND STORMWATER COLLECTION, CONVEYANCE AND TREATMENT SYSTEM.

7. FINALIZE SITE PLAN FEATURES PER THE APPROVED PLAN. INSTALL THE GROUND COVER TREATMENT PER THE LANDSCAPE PLAN TO STABILIZE THE DISTURBED AREAS.

8. COORDINATE FINAL APPROVALS WITH DESIGN ENGINEER AND TOWN AGENCIES. AS-BUILT SURVEY AND INSPECTIONS WILL BE REQUIRED PRIOR TO FINAL APPROVAL BY TOWN AGENCIES.

9. REMOVE ALL OF THE EROSION CONTROL MEASURES FROM THE SITE AN PROPERLY DISPOSE OF OFF-SITE.

DESCRIPTION AND MAINTENANCE OF EROSION CONTROL MEASURES:

TEMPORARY MEASURES:

SILT FENCING WITH COMPOST SOCKS OR APPROVED EQUAL:
INSTALL SILT FENCE/COMPOST SOCKS AT VARIOUS LOCATIONS AS SHOWN ON THE PLANS AND DETAILS. EMBED THE SILT FENCE AND COMPOST SOCKS INTO THE GROUND AND FIRMLY ANCHOR IT AS SHOWN IN THE DETAILS. REMOVE SEDIMENT ONCE LEVELS HAVE REACHED 1/4 OF THE EFFECTIVE FENCE-HEIGHT. REPAIR AND/OR REPLACE IMMEDIATELY IF DAMAGED OR DETERIORATED.

CONSTRUCTION ENTRANCE:
PLACE 1-3" STONE ON A GEOTEXTILE FABRIC ALONG A STABLE FOUNDATION. ENTRANCE SHALL BE INSPECTED WEEKLY OR AFTER A HEAVY RAIN EVENT. MUD AND SEDIMENT TRACKED OR WASHED ONTO THE PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY. ONCE MUD AND SOIL PARTICLES CLOG THE VOIDS IN THE STONE, THE PAD SHOULD BE TOP DRESSED WITH STONE. RESHAPE PAD AS NECESSARY FOR DAMAGE AND RUNOFF CONTROL.

SILT SACK INLET PROTECTION:
SILT SACK OR APPLICABLE FABRIC DROP INLET PROTECTION SHALL BE INSTALLED PER THE MANUFACTURERS SPECIFICATIONS. TRAPPING DEVICES AND STRUCTURES THEY PROTECT SHOULD BE INSPECTED AFTER EVERY RAIN STORM AND REPAIRS MADE AS NECESSARY. SEDIMENT SHOULD BE REMOVED FROM THE TRAPPING DEVICES AFTER THE SEDIMENT HAS REACHED A MAXIMUM OF ONE HALF OF THE DEPTH OF THE TRAP.

TEMPORARY STOCKPILES & STABILIZATION:
TOP SOIL STOCKPILES AND DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES CEASES FOR AT LEAST 21 DAYS WILL BE STABILIZED WITH TEMPORARY SEED AND MULCH NO LATER THAN 14 DAYS FROM THE LAST CONSTRUCTION ACTIVITY IN THAT AREA. THE TEMPORARY SEED AND MULCH PROCEEDURES AND SPECIFICATIONS SHALL BE IN ACCORDANCE WITH THE LANDSCAPE ARCHITECT'S RECOMMENDATIONS. AREAS OF THE SITE WHICH ARE TO BE PAVED SHALL BE TEMPORARILY STABILIZED BY APPLYING GEOTEXTILE AND STONE SUB-BASE UNTIL BITUMINOUS PAVEMENT CAN BE APPLIED. COMPLETELY SURROUND TEMPORARY MATERIAL STOCKPILES WITH SILT FENCE TO PREVENT TRANSPORTATION OF SEDIMENT.

DUST CONTROL:
TAKE PRECAUTIONS TO PREVENT DUST FROM BECOMING A NUISANCE TO ABUTTING PROPERTY OWNERS. BROOM OFF PAVEMENTS ADJOINING THE EXCAVATION ON A DAILY BASIS. COVER AND/OR KEEP MOIST ALL EARTH STOCKPILES AT ALL TIMES. USE CALCIUM CHLORIDE TO CONTROL DUST OVER CERTAIN AREAS OF THE SITE AS DIRECTED BY THE ENGINEER OR SHOWN ON THE PLANS. CALCIUM CHLORIDE SHALL CONFORM TO ASTM-98, TYPE 1. THE CONTRACTOR SHALL MAINTAIN AND INSPECT THE ADEQUACY OF DUST CONTROL MEASURES AND CORRECT ANY DEFICIENCIES ON A DAILY BASIS.

PERMANENT STABILIZATION MEASURES:
DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION CTIVITIES PERMANENTLY CEASE SHALL BE STABILIZED WITH PERMANENT SEED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY. THE PERMANENT MULCH AND SEED SPECIFICATIONS AND PROCEDURES SHALL BE IN ACCORDANCE WITH THE LANDSCAPE ARCHITECT'S RECOMMENDATIONS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL LANDSCAPED AREAS. IF TOPSOIL, SEED, AND/OR MULCH IS WASHED AWAY BY RAINFALL, THE CONTRACTORSHALL RESTORE THE AREA.

LEGEND:

	EDGE OF WETLAND
WF A252	WETLAND FLAG
	BUFFER ZONE
	BUILDING
256	EXISTING TREE LINE
	EXISTING CONTOUR
x 177.5	EXIST. SPOT GRADE
DMH	DRAINAGE MANHOLE
D	DRAIN LINE
S	SEWER LINE
SMH	SEWER MANHOLE
W	WATER LINE
WV	WATER VALVE
T	TELECOM LINE
G	GAS LINE
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UGE	UNDERGROUND ELECTRIC
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M:\PROJECTS\00211 Carlson\Dwg\00211 DESIGN.dwg

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MEDWAY PLANNING BOARD

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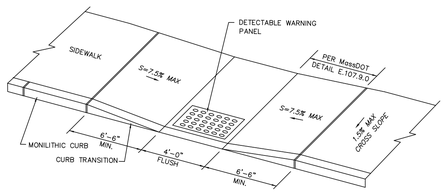
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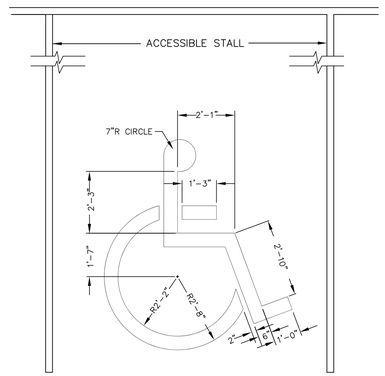
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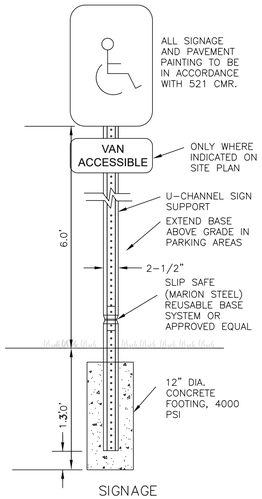
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TOWN CLERK: DATE:





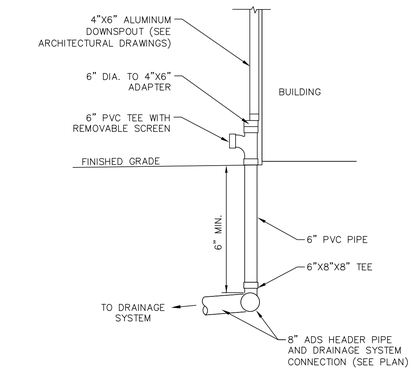
PAVEMENT MARKINGS



SIGNAGE

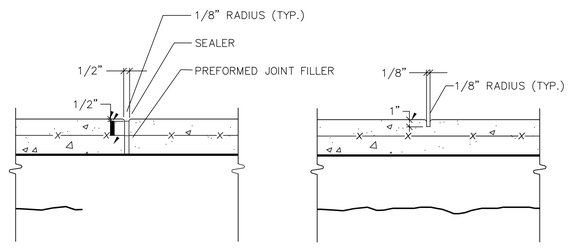
ACCESSIBLE RAMP, STRIPING & SIGNAGE

NOT TO SCALE



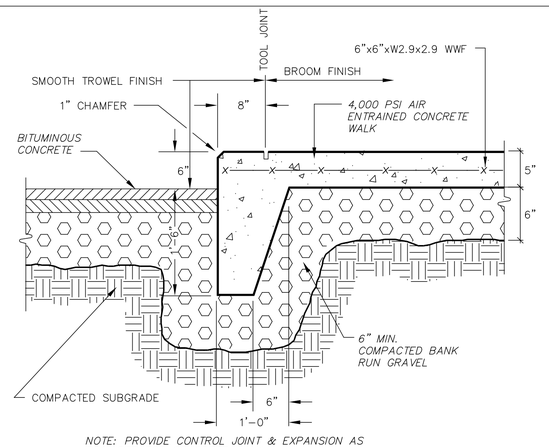
TYPICAL DOWNSPOUT CONNECTION

NOT TO SCALE



EXPANSION JOINT *CONTROL JOINT*

NOTES:
1. SEE SITE PLAN FOR WIDTH AND GRADES
2. PROVIDE MINIMUM 1/4"/FT. CROSS-SLOPE
3. PROVIDE CONTROL JOINTS 4'- 0" O.C. MIN.
4. PROVIDE EXPANSION JOINTS 16'- 0" O.C. MIN.



NOTE: PROVIDE CONTROL JOINT & EXPANSION AS REQUIRED FOR CONCRETE WALK.

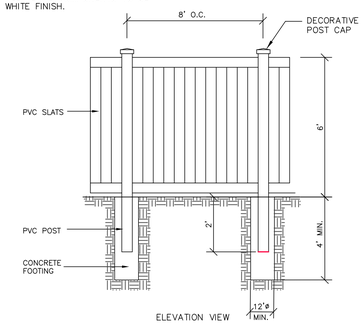
MONOLITHIC CONCRETE WALK & CURB

NOT TO SCALE

NOTES:

INSTALL PER MANUFACATURES RECOMENDATIONS.

ALL FENCE COMPONENTS TO BE WHITE FINISH.

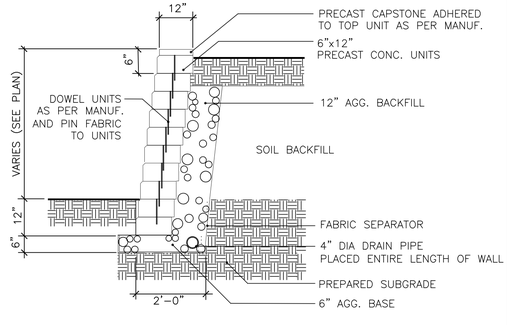


ELEVATION VIEW

TYPICAL SOLID PVC FENCE & DUMPSTER ENCLOSURE

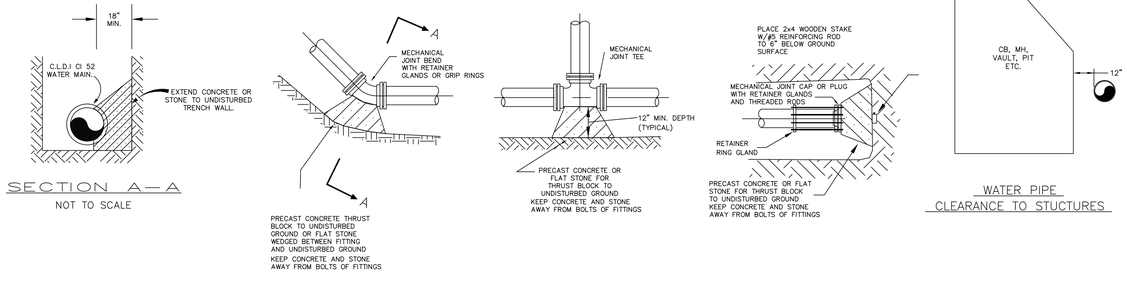
NOT TO SCALE

NOTE:
1. WALLS THAT EXCEED FOUR (4) FEET ARE SUBJECT TO A BUILDING PERMIT AND SHALL BE DESIGNED BY A REGISTERD STRUCTURAL ENGINEER.



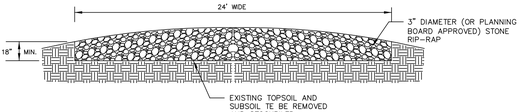
TYPICAL CONCRETE MODULAR UNIT RETAINING WALL

NOT TO SCALE



TYPICAL THRUST BLOCK DETAILS

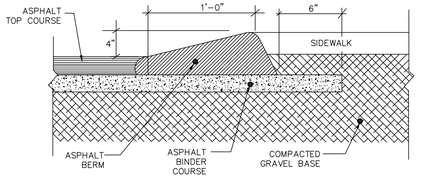
NOT TO SCALE



NOTES:
1. MINIMUM DEPTH OF RIP-RAP TO BE 18".
2. RIP-RAP TO BE SHARP ANGULAR ROCK APPROXIMATELY 3" IN DIAMETER.
3. SIZE OF ENTRANCE TO BE A MINIMUM OF 50 FEET LONG AND 24 FEET WIDE.
4. ENTRANCE IS TO BE CLEANED OF SILT AND DEBRIS AFTER EACH MAJOR STORM EVENT.
5. RIP-RAP IS TO BE REMOVED PRIOR TO ACTUAL ROADWAY CONSTRUCTION. THE INTENT OF THIS RIP-RAP ENTRANCE IS TO KEEP EXISTING PUBLIC STREETS FREE OF SILT DURING THE BEGINNING OF CONSTRUCTION.

RIPRAP CONSTRUCTION ENTRANCE

NOT TO SCALE



BITUMINOUS CONCRETE BERM (BCB)

NOT TO SCALE

M:\PROJECTS\00211 Carlson\Dwg\00211 DESIGN.dwg

APPLICANT:

BAYSTATE ENGINEERING

Richard Gordon
Baystate Engineering
330 Hopping Brook Road
Holliston, MA 01746

TITLE:

CONSTRUCTION DETAIL PLAN
For
"Lot 1 Alder Street"
In
Medway & Milford, MA

SEAL:

COMMONWEALTH OF MASSACHUSETTS
MARK E. ALLEN
NO. 41799
REGISTERED PROFESSIONAL ENGINEER
10/26/26

PROFESSIONAL ENGINEER

PREPARED BY:

ALLEN ENGINEERING & ASSOCIATES, INC.
Civil Engineers · Surveyors
Land Development Consultants
140 Hartford Avenue East
Hopedale, Ma 01747
(508) 381-3212 · www.allen-ea.com

SCALE: AS NOTED

DATE: October 26, 2026

REVISIONS

#	DATE	DESCRIPTION	INIT

JOB NO: 00211

SHEET: 9 of 12

RESERVED FOR REGISTRY

MEDWAY PLANNING BOARD

_____

_____

_____

_____

_____

DATE: _____

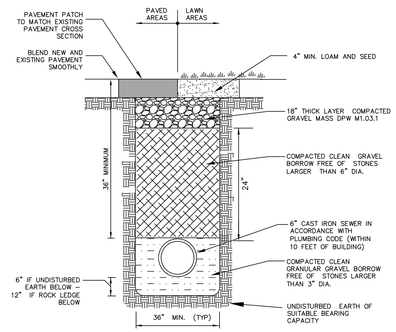
THIS IS TO CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE MEDWAY PLANNING BOARD WAS RECEIVED ON

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AND NO APPEAL WAS RECEIVED DURING THE 20 DAYS NEXT AFTER SUCH RECEIPT OF SAID NOTICE.

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TOWN CLERK: DATE:

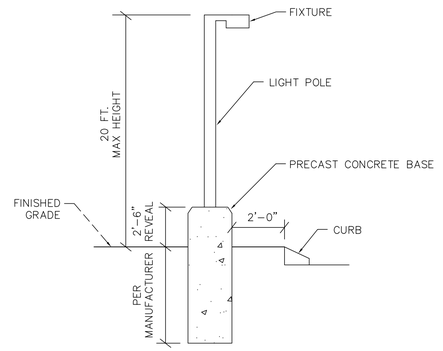


NOTE:

ALL PROPOSED EXTERIOR SEWER LINES ARE LOCATED WITHIN 10 FEET OF THE BUILDING AND THERFORE ARE REQUIRED TO BE CAST IRON IN ACCORDANCE WITH THE PLUMBING CODE.

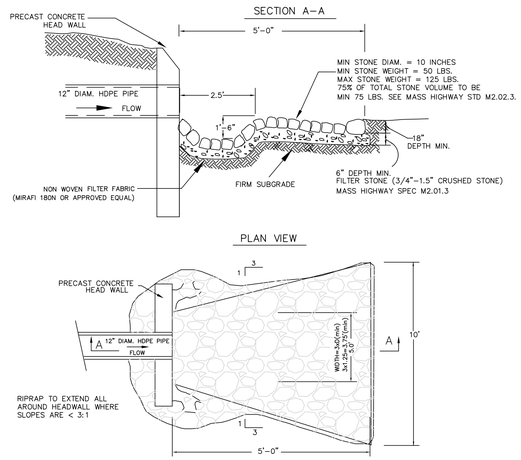
TRENCH DETAIL FOR PVC SEWER

NOT TO SCALE



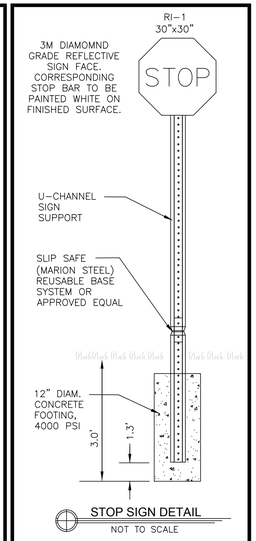
SCHEMATIC LIGHT POLE DETAIL

NOT TO SCALE



PRECAST CONCRETE HEADWALL W/ RIPRAP OUTFALL

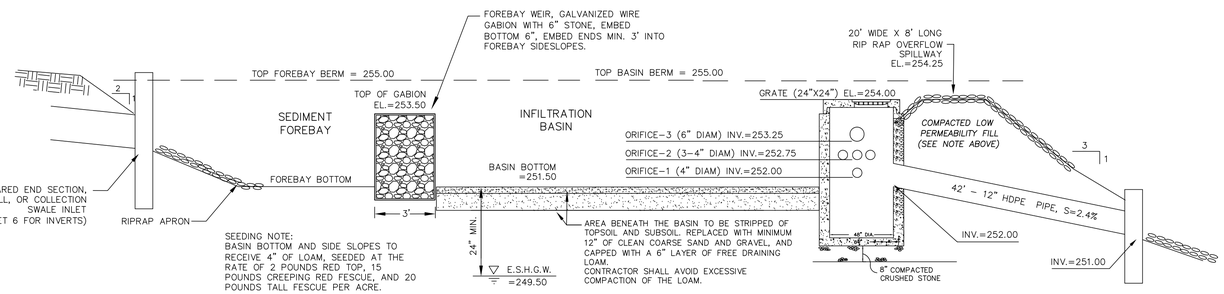
NOT TO SCALE



STOP SIGN DETAIL

NOT TO SCALE

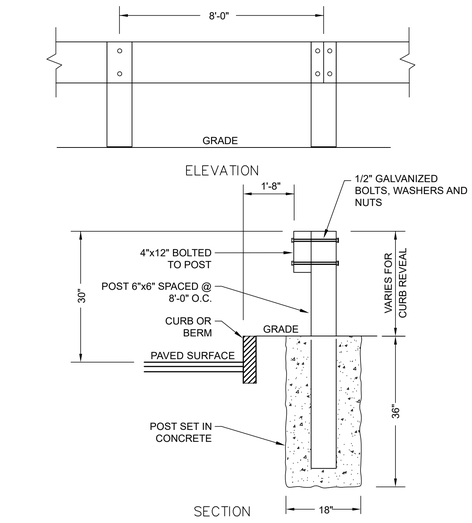
BERM NOTE:
COMPACTED LOW PERMEABILITY FILL MATERIAL SHALL BE WELL GRADED, SILTY, GRAVELY SAND WITH A MINIMUM OF 15% PASSING SIEVE #200. FILL SHALL BE FREE OF STONES GREATER THAN 6" IN DIA., ORGANIC MATTER, CONSTRUCTION DEBRIS, SNOW OR FROZEN SOIL. MATERIAL SHALL BE PLACED AND COMPACTED IN LIFTS NOT EXCEEDING 8" IN DEPTH. COMPACTION SHALL BE ACHIEVED BY CONTINUOUS PASSES WITH HEAVY EQUIPMENT AND APPROPRIATE COMPACTORS. MINIMUM DEGREE OF COMPACTION SHALL BE 95% OF MAXIMUM DRY DENSITY AS SPECIFIED BY A.S.T.M. D1557C. PROVIDE ANTI–SEEPAGE COLLAR AROUND DRAIN PIPE PENETRATIONS IN BERM.



SEEDING NOTE:
BASIN BOTTOM AND SIDE SLOPES TO RECEIVE 4" OF LOAM, SEEDED AT THE RATE OF 2 POUNDS RED TOP, 15 POUNDS CREEPING RED FESCUE, AND 20 POUNDS TALL FESCUE PER ACRE.

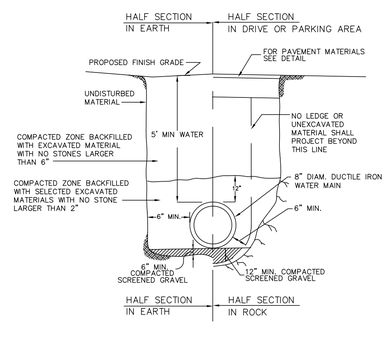
STORMWATER INFILTRATION BASIN

NOT TO SCALE



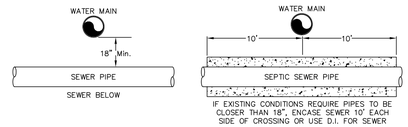
TYPICAL WOODEN GUARD RAIL

NOT TO SCALE

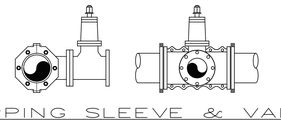


TYPICAL TRENCH DETAIL FOR WATER LINE

NOT TO SCALE



IF EXISTING CONDITIONS REQUIRE PIPES TO BE CLOSER THAN 18", ENCASE SEWER 10' EACH SIDE OF CROSSING OR USE D.I. FOR SEWER



TAPPING SLEEVE & VALVE

MJ TAPPING SLEEVE WITH MUELLER T–2360 (OR EQUIVALENT)
RESILIENT WEDGE TAPPING VALVE – MJ x FL ENDS
OPEN LEFT

NOTE:
ALL MAIN LINE VALVES – (OPEN LEFT, NON RISING STEM)
SIZES 3" TO 12" – (GATE VALVES)
SIZES GREATER THAN 12" – (BUTTERFLY VALVES)
MUELLER – KENNEDY – DARLING – EPOXY COATED
MUELLER RESILIENT SEAT EPOXY COATED, AWWA APPROVED



DUCTILE IRON PIPE COUPLING

STYLE 501 & RC 501
BY ROMAC INDUSTRIES OR EQUIVALENT
TO BE USED FOR PIPE REPAIRS, "CUT–INS", COUPLING DIFFERENT TYPES OF PIPE, & CORRECTING MISSALIGNED PIPE
(DI to C–900; DI to AC; C–900 to AC)



STAINLESS STEEL SERVICE SADDLE

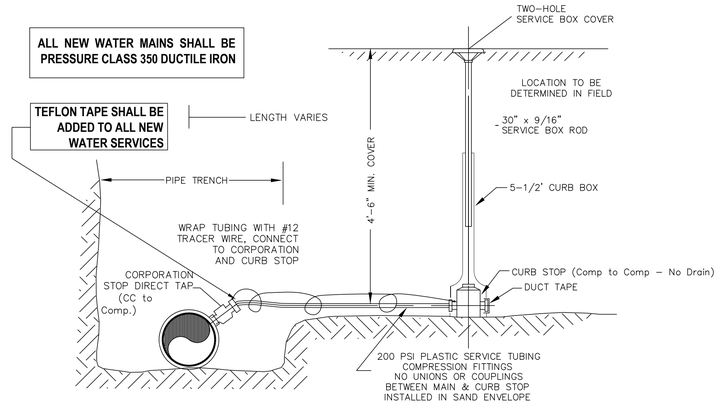
STYLE "306" DOUBLE BOLT/TAPPED OUTLET
BY ROMAC INDUSTRIES OR EQUIVALENT
TO BE USED FOR SERVICES 3/4" THROUGH 2"
SADDLE REQUIRED ON C–900 PVC AND EXISTING ASBESTOS CEMENT PIPE

TYPICAL WATER LINE DETAILS

NOT TO SCALE

ALL NEW WATER MAINS SHALL BE PRESSURE CLASS 350 DUCTILE IRON

TEFLON TAPE SHALL BE ADDED TO ALL NEW WATER SERVICES



TYPICAL WATER SERVICE CONNECTION DETAIL

NOT TO SCALE

M:\PROJECTS\00211 Carlson\Dwg\00211 DESIGN.dwg

APPLICANT:

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REVISIONS

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JOB NO: 00211

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MEDWAY PLANNING BOARD

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DATE: _____

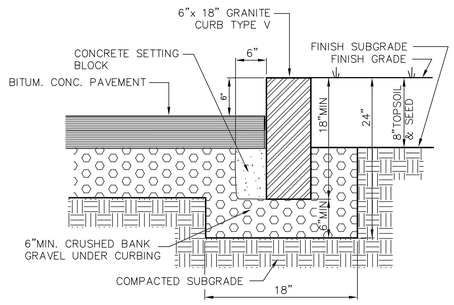
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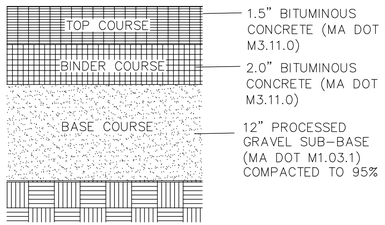


TYPICAL VERTICAL GRANITE CURB

NOT TO SCALE

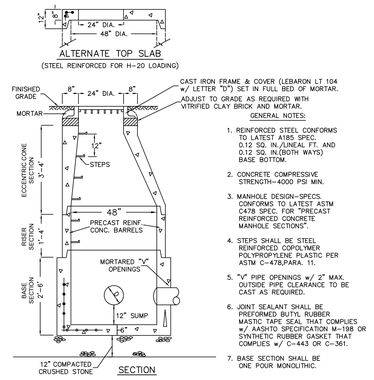
NOTES:

ALL PAVEMENT AND GRAVEL BASE MATERIALS WITHIN THE TOWN'S RIGHT OF WAY LIMITS SHALL COMPLY WITH APPLICABLE MASS DOT STANDARDS AS INDICATED HEREON.



TYPICAL PAVING SECTION

NOT TO SCALE

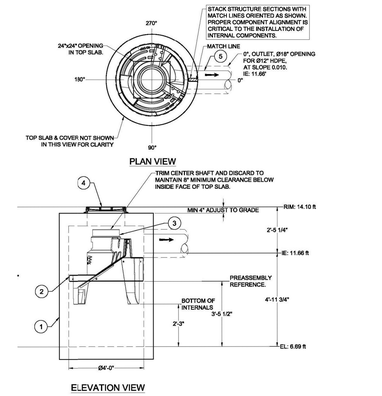


GENERAL NOTES:

1. REINFORCED STEEL CONFORMS TO LATEST A185 SPEC. 0.12 SQ. IN./LINEAL FT. AND 0.12 SQ. IN.(BOTH WAYS) BASE BOTTOM.
2. CONCRETE COMPRESSIVE STRENGTH–4000 PSI MIN.
3. MANHOLE DESIGN–SPECS. CONFORMS TO LATEST ASTM C478 SPEC. FOR "PRECAST REINFORCED CONCRETE MANHOLE SECTIONS".
4. STEPS SHALL BE STEEL REINFORCED COPOLYMER POLYPROPYLENE PLASTIC PER ASTM C–478,PARA. 11.
5. "V" PIPE OPENINGS w/ 2" MAX. OUTSIDE PIPE CLEARANCE TO BE CAST AS REQUIRED.
6. JOINT SEALANT SHALL BE PREFORMED BUTYL RUBBER MASTIC TAPE SEAL THAT COMPLIES w/ AASHTO SPECIFICATION M–198 OR SYNTHETIC RUBBER GASKET THAT COMPLIES w/ C–443 OR C–361.
7. BASE SECTION SHALL BE ONE POUR MONOLITHIC.

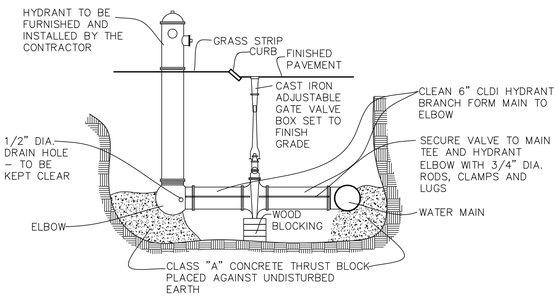
48" PRECAST CONCRETE DRAIN MANHOLE

NOT TO SCALE



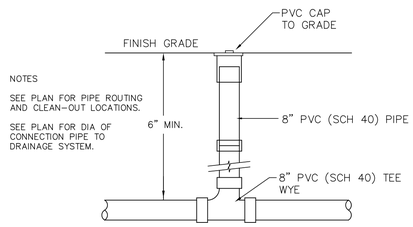
OLDCASTLE INFRASTRUCTURE - FIRST DEFENSE - 4 INSERT

NOT TO SCALE



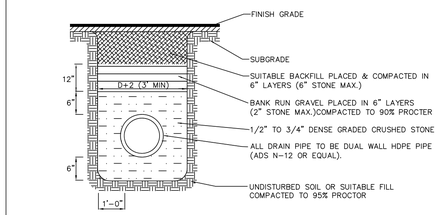
TYPICAL FIRE HYDRANT DETAIL

NOT TO SCALE



ROOF DRAIN AND CLEANOUT DETAIL

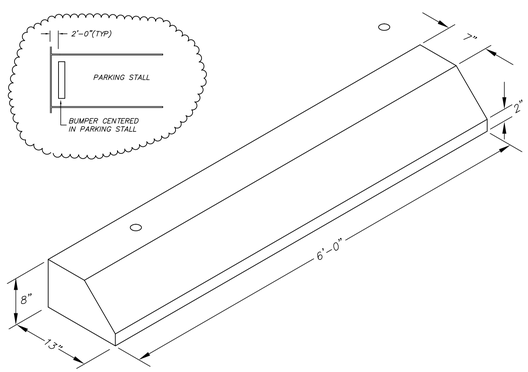
NOT TO SCALE



HDPE PIPE TRENCH

NOT TO SCALE

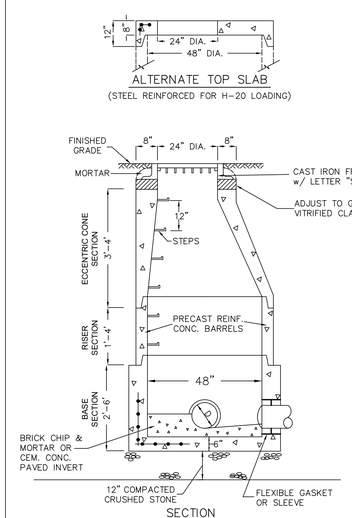
NOTE:
FOR INSTALLATION OF EACH BUMPER LOG, DRIVE (2) 5/8"DIA.x 15" LONG STEEL RODS THROUGH PROVIDED OPENINGS IN BUMPER LOG & INTO PAVEMENT UNTIL FLUSH WITH TOP OF BUMPER LOG (FOR PLACEMENT OF LOG, SEE DIAGRAM BELOW).



USE TYPE "A" PRECAST BUMPER LOG OR APPROVED EQUAL.

TYPICAL PRECAST CONCRETE WHEEL STOP

NOT TO SCALE

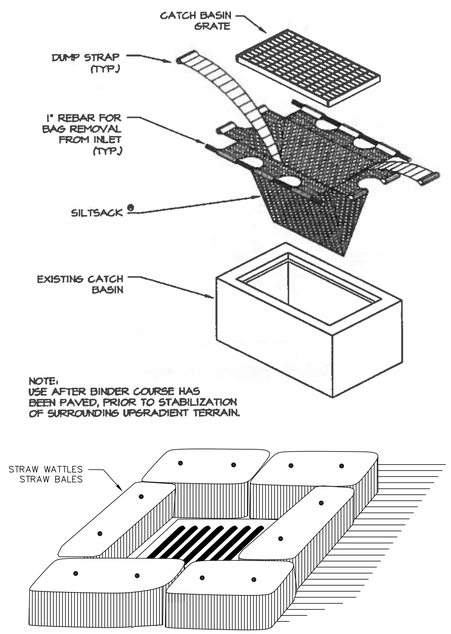


GENERAL NOTES:

1. REINFORCED STEEL CONFORMS TO LATEST A185 SPEC. 0.12 SQ. IN./LINEAL FT. AND 0.12 SQ. IN.(BOTH WAYS) BASE BOTTOM.
2. CONCRETE COMPRESSIVE STRENGTH–4000 PSI MIN.
3. MANHOLE DESIGN SPECS. CONFORM TO LATEST ASTM C478 SPEC. FOR "PRECAST REINFORCED CONCRETE MANHOLE SECTIONS".
4. ALL EXTERIOR SURFACES TO BE GIVEN TWO COATS OF BITUMINOUS WATERPROOFING.
5. STEPS SHALL BE STEEL REINFORCED COPOLYMER POLYPROPYLENE PLASTIC PER ASTM C–478,PARA. 11.
6. SECTION JOINTS SHALL BE BUTYL RUBBER PER ASTM C443 AND FEDERAL SPEC. SS–S210A.
7. BASE SECTION SHALL BE ONE POUR MONOLITHIC.

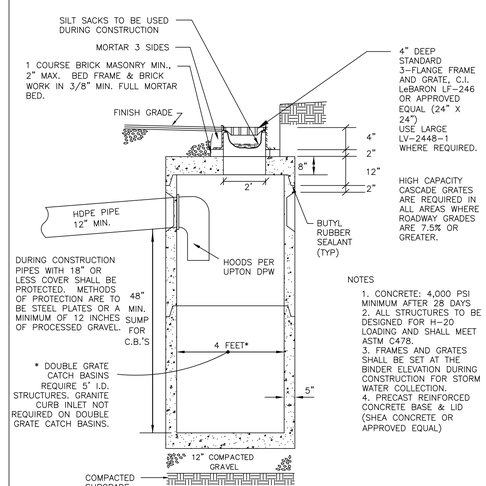
SEWER MANHOLE

NOT TO SCALE



INLET PROTECTION

NOT TO SCALE



PRECAST CONCRETE CATCH BASIN

NOT TO SCALE

M:\PROJECTS\00211 Carlson\Dwg\00211 DESIGN.dwg

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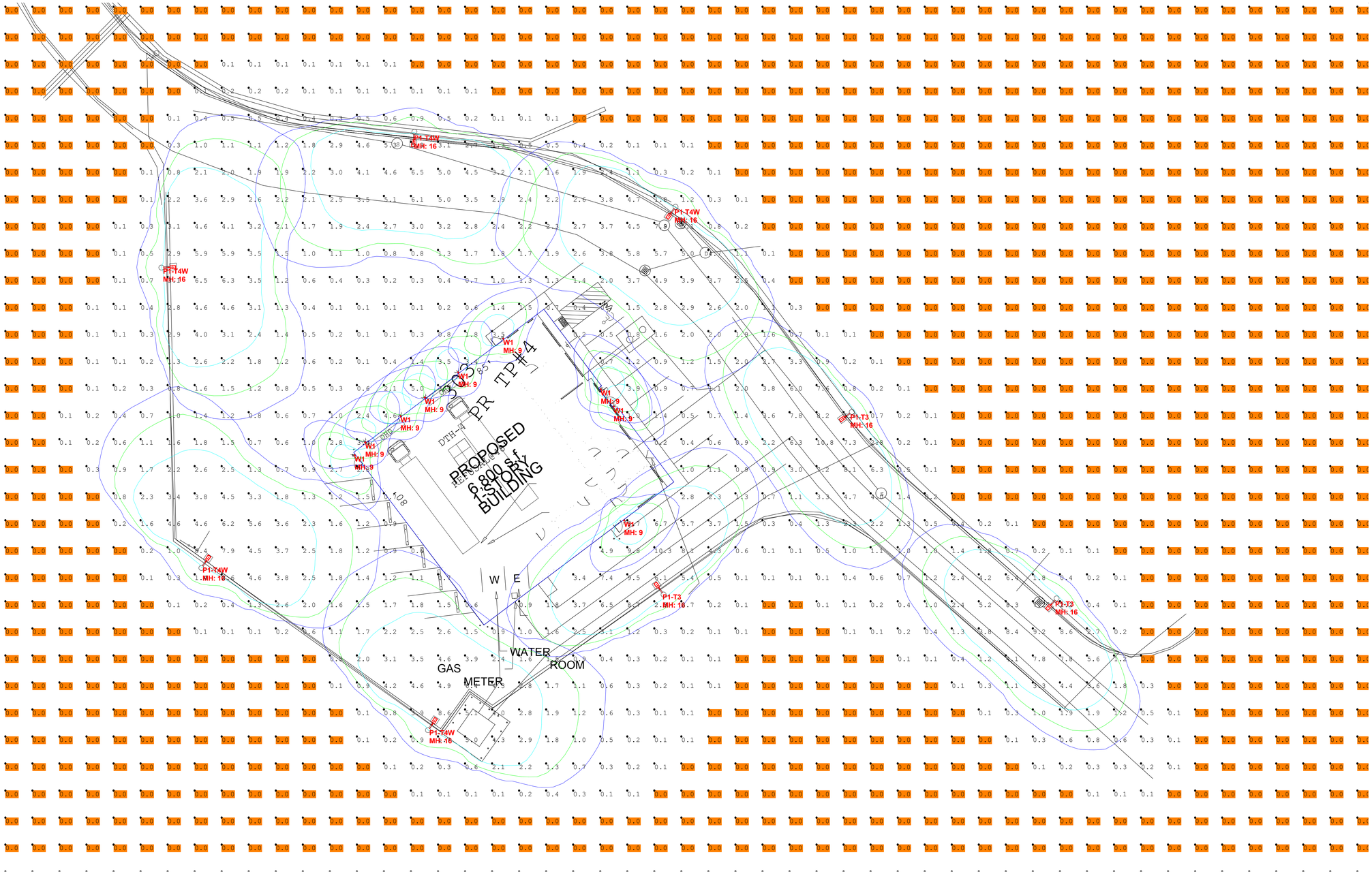
DATE: October 26, 2026

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JOB NO: 00211

SHEET: 11 of 12



Luminaire Schedule							
Symbol	Qty	Label	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	3	P1-T3	McGRAW-EDISON: GALN-SB4B-830-U-T3-HSS	0.900	15904	147	441
	5	P1-T4W	McGRAW-EDISON: GALN-SB4B-830-U-T4W-HSS	0.900	15620	147	735
	9	W1	McGRAW-EDISON: GKO-PB1B-830-U-T3	0.900	1317	9.3	83.7

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	Fc	0.44	10.8	0.0	N.A.	N.A.

Boston, MA
Rocky Hill, CT
Hooksett, NH
REFLEX
www.reflexlighting.com

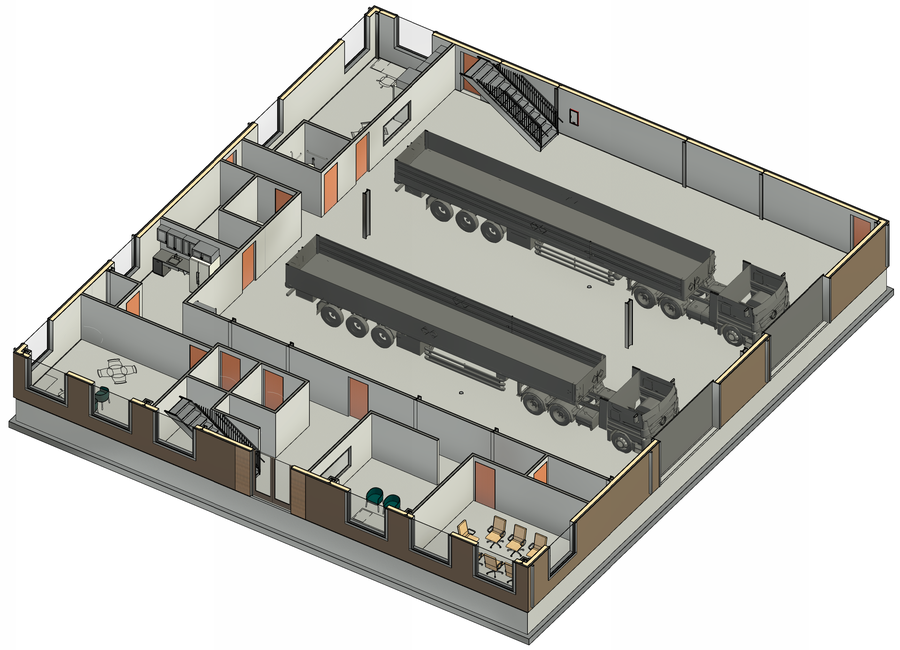
DISCLAIMER: CALCULATIONS SHOULD BE USED AS A GUIDE ONLY.
LIGHT LEVELS ARE SUBJECT TO CONDITIONS IN THE FIELD.

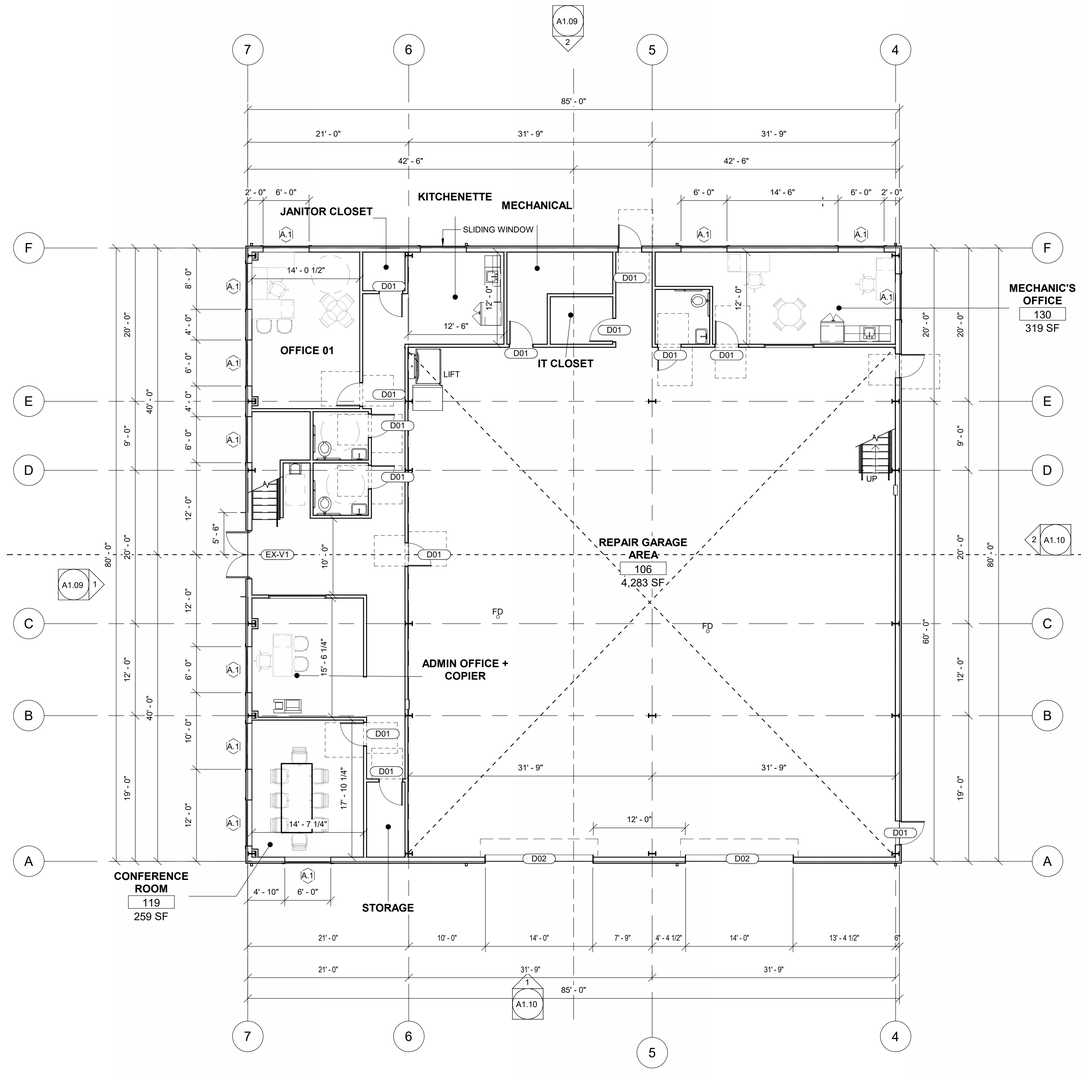
specifications@reflexlighting.com

Drawn By: RAID
Date:10/26/2026
Specifier:
Salesperson:
Scale: Not to Scale

Alder Street

Medway & Milford, MA





1 OVERALL FLOOR PLAN - FIRST FLOOR
Scale: 1/8" = 1'-0"

ROOM SCHEDULE			
Level	Number	Name	Area
FIRST FLOOR			
FIRST FLOOR	106	REPAIR GARAGE AREA	4,283 SF
FIRST FLOOR	119	CONFERENCE ROOM	259 SF
FIRST FLOOR	130	MECHANIC'S OFFICE	319 SF
FIRST FLOOR	132	STORAGE	49 SF
FIRST FLOOR	134	ADMIN OFFICE + COPIER	791 SF
FIRST FLOOR	135	JANITOR CLOSET	28 SF
FIRST FLOOR	137	OFFICE 01	284 SF
FIRST FLOOR	139	MECHANICAL	109 SF
FIRST FLOOR	140	KITCHENETTE	153 SF
FIRST FLOOR	144	IT CLOSET	50 SF
SECOND FLOOR			
SECOND FLOOR	094	EXECUTIVE OFFICE 01	228 SF
SECOND FLOOR	095	FITNESS	236 SF
SECOND FLOOR	096	PARTS STORAGE / MEZZANINE	503 SF
SECOND FLOOR	099	UNISEX TOILET	46 SF
SECOND FLOOR	105	OFFICE 04	266 SF
SECOND FLOOR	131	STORAGE	63 SF
SECOND FLOOR	142	OFFICE 06	175 SF
SECOND FLOOR	143	OFFICE 07	176 SF

24 X 36 DESIGN studio

PREPARED FOR

CAPITOL SERVICES
71 POND STREET, NORFOLK,
MA 02056

Consultant:

Revision:

Architect of Record:

REGISTERED ARCHITECT
HENNET R. HOH
NO. 952745
CHELSEA,
MA
COMMONWEALTH OF MASSACHUSETTS

Drawn: Author
Checked: Checker
Scale: 1/8" = 1'-0"

Project Name:
PROPOSED 85'x80' OFFICE AND GARAGE BUILDING

ALDER STREET IN MEDWAY & MILFORD, MA

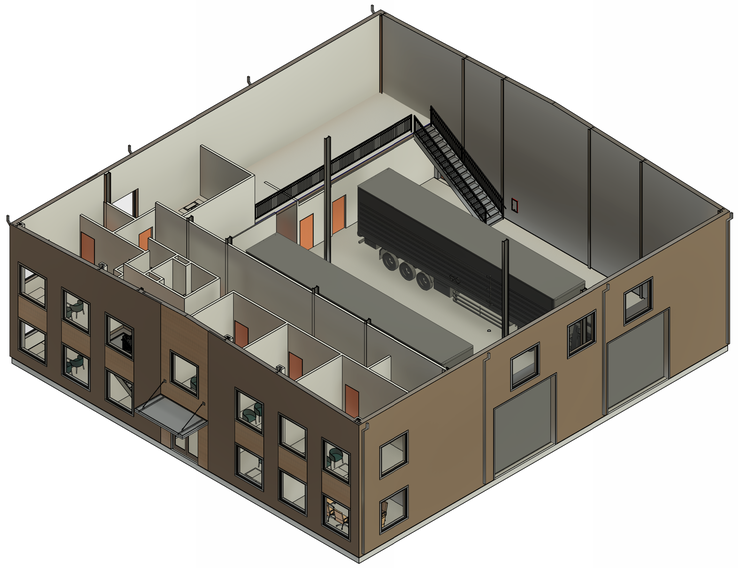
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OVERALL FLOOR PLAN-FIRST FLOOR

Project Number:
2026-010

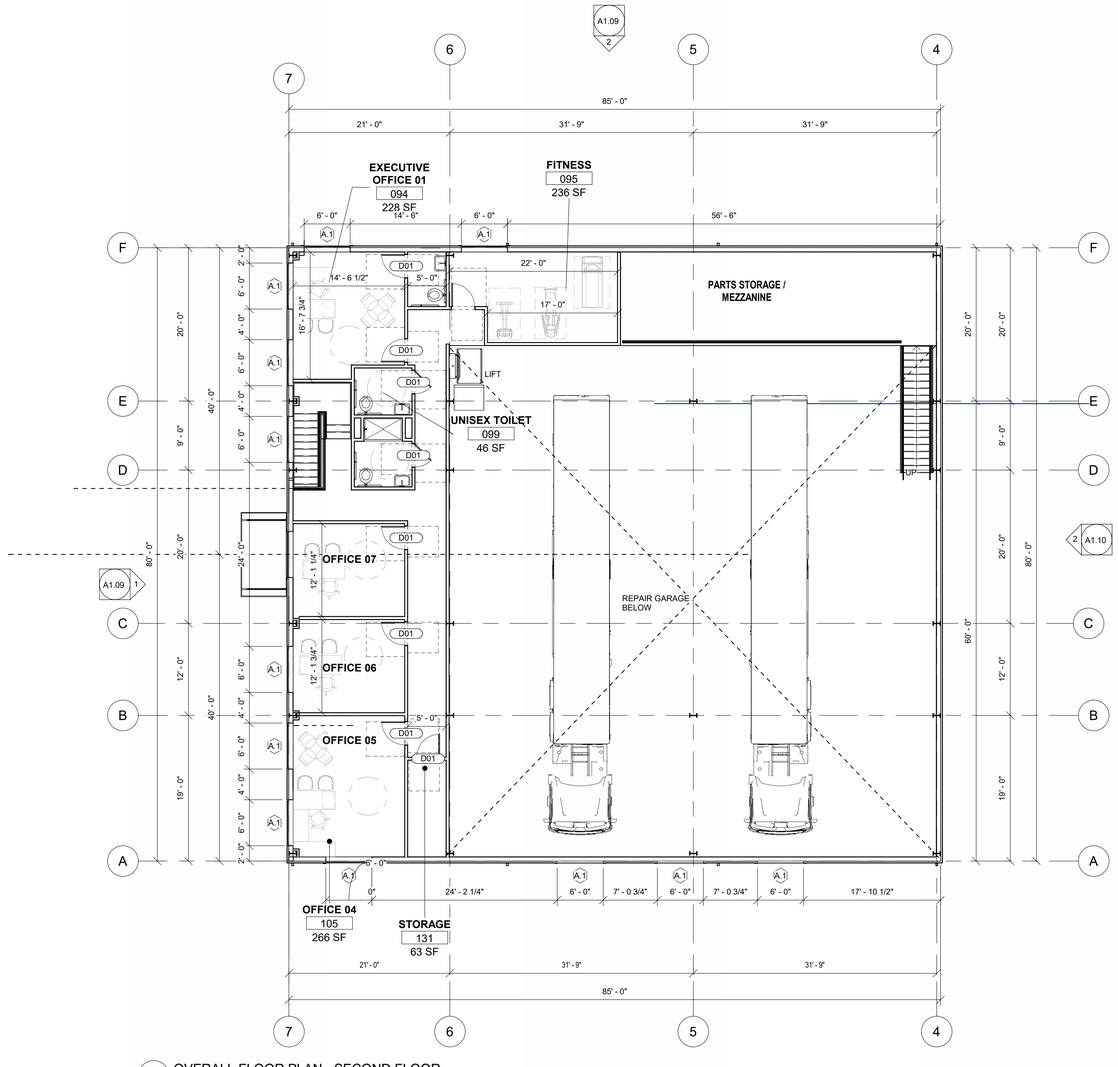
Issue Date:
09-27-2026

Sheet Number:
A1.03

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ROOM SCHEDULE			
Level	Number	Name	Area
FIRST FLOOR			
FIRST FLOOR	106	REPAIR GARAGE AREA	4,283 SF
FIRST FLOOR	119	CONFERENCE ROOM	259 SF
FIRST FLOOR	130	MECHANIC'S OFFICE	319 SF
FIRST FLOOR	132	STORAGE	49 SF
FIRST FLOOR	134	ADMIN OFFICE + COPIER	791 SF
FIRST FLOOR	135	JANITOR CLOSET	28 SF
FIRST FLOOR	137	OFFICE 01	284 SF
FIRST FLOOR	139	MECHANICAL	109 SF
FIRST FLOOR	140	KITCHENETTE	153 SF
FIRST FLOOR	144	IT CLOSET	50 SF
SECOND FLOOR			
SECOND FLOOR	094	EXECUTIVE OFFICE 01	228 SF
SECOND FLOOR	095	FITNESS	236 SF
SECOND FLOOR	096	PARTS STORAGE / MEZZANINE	503 SF
SECOND FLOOR	099	UNISEX TOILET	46 SF
SECOND FLOOR	105	OFFICE 04	266 SF
SECOND FLOOR	131	STORAGE	63 SF
SECOND FLOOR	142	OFFICE 06	175 SF
SECOND FLOOR	143	OFFICE 07	176 SF



1 OVERALL FLOOR PLAN - SECOND FLOOR
Scale: 1/8" = 1'-0"

24 X 36 DESIGN studio

PREPARED FOR

CAPITOL SERVICES
71 POND STREET, NORFOLK,
MA 02056

Consultant:

Revision:

Architect of Record:

REGISTERED ARCHITECT
HENKET R. HOH
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COMMONWEALTH OF MASSACHUSETTS

Drawn: Author

Checked: Checker

Scale: 1/8" = 1'-0"

Project Name:

PROPOSED 85'x80' OFFICE AND GARAGE BUILDING

ALDER STREET IN MEDWAY & MILFORD, MA

Sheet Name:

OVERALL FLOOR PLAN-SECOND FLOOR

Project Number:

2026-010

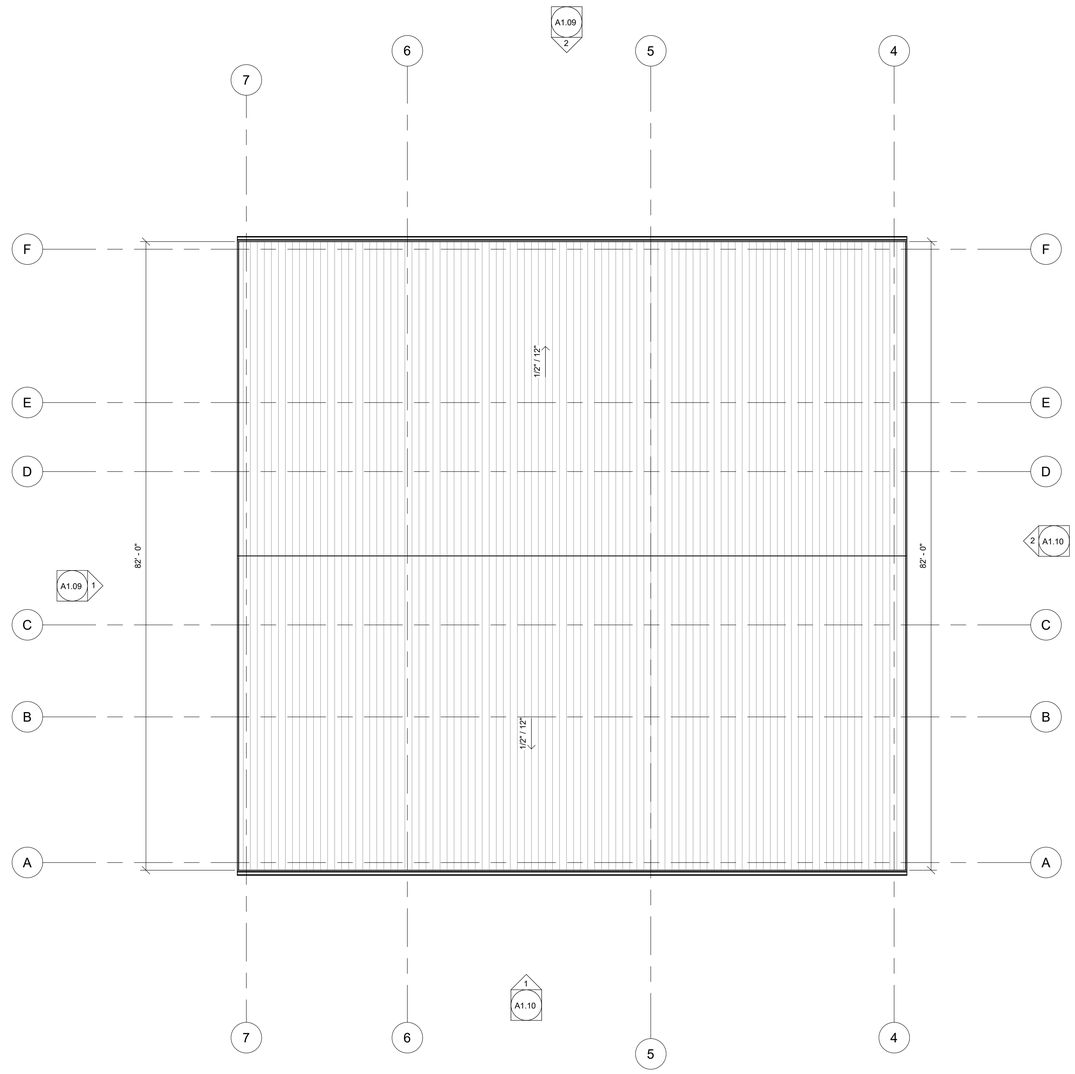
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09-27-2026

Sheet Number:

A1.04

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1 ROOF PLAN
Scale: 1/8" = 1'-0"

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Scale: 1/8" = 1'-0"

Project Name:
PROPOSED 85'x80' OFFICE AND GARAGE BUILDING

ALDER STREET IN MEDWAY & MILFORD, MA

Sheet Name:
ROOF PLAN

Project Number:
2026-010

Issue Date:
09-27-2026

Sheet Number:
A1.05



RENDERED VIEW

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CAPITOL SERVICES
71 POND STREET, NORFOLK,
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Checked: Checker

Scale:

Project Name:

PROPOSED 85'x80' OFFICE AND GARAGE BUILDING

ALDER STREET IN MEDWAY & MILFORD, MA

Sheet Name:

RENDERED PERSPECTIVE VEW

Project Number:

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Sheet Number:

A1.06

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FRONT ELEVATION



GARAGE SIDE ELEVATION

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Project Name:

PROPOSED 85'x80' OFFICE AND GARAGE BUILDING

ALDER STREET IN MEDWAY & MILFORD, MA

Sheet Name:

RENDERED ELEVATIONS FRONT ENTRY AND GARADE SIDE

Project Number:

2026-010

Issue Date:

09-27-2026

Sheet Number:

A1.07



REAR ELEVATION



SIDE ELEVATION

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Checked: Checker

Scale:

Project Name:

PROPOSED 85'x80' OFFICE AND GARAGE BUILDING

ALDER STREET IN MEDWAY & MILFORD, MA

Sheet Name:

RENDERED SIDE AND REAR ELEVATION

Project Number:

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Issue Date:

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Sheet Number:

A1.08

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2 NORTH ELEVATION1
Scale: 1/4" = 1'-0"



1 EAST ELEVATION1
Scale: 1/4" = 1'-0"

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Drawn: Author

Checked: Checker

Scale: 1/4" = 1'-0"

Project Name:

PROPOSED 85'x80' OFFICE AND GARAGE BUILDING

ALDER STREET IN MEDWAY & MILFORD, MA

Sheet Name:

ELEVATIONS

Project Number:

2026-010

Issue Date:

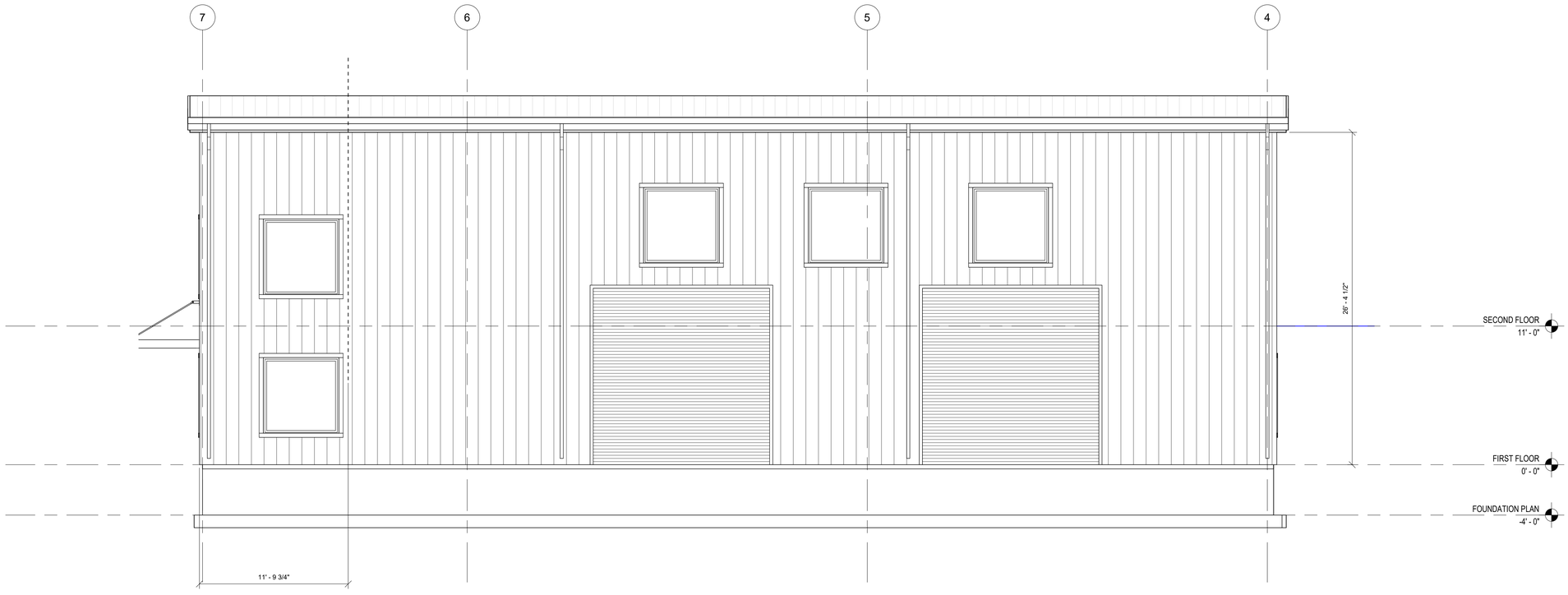
09-27-2026

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A1.09



2 WEST ELEVATION1
Scale: 1/4" = 1'-0"



1 SOUTH ELEVATION1
Scale: 1/4" = 1'-0"

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Drawn: Author

Checked: Checker

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Project Number:

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Issue Date:

09-27-2026

Sheet Number:

A1.10