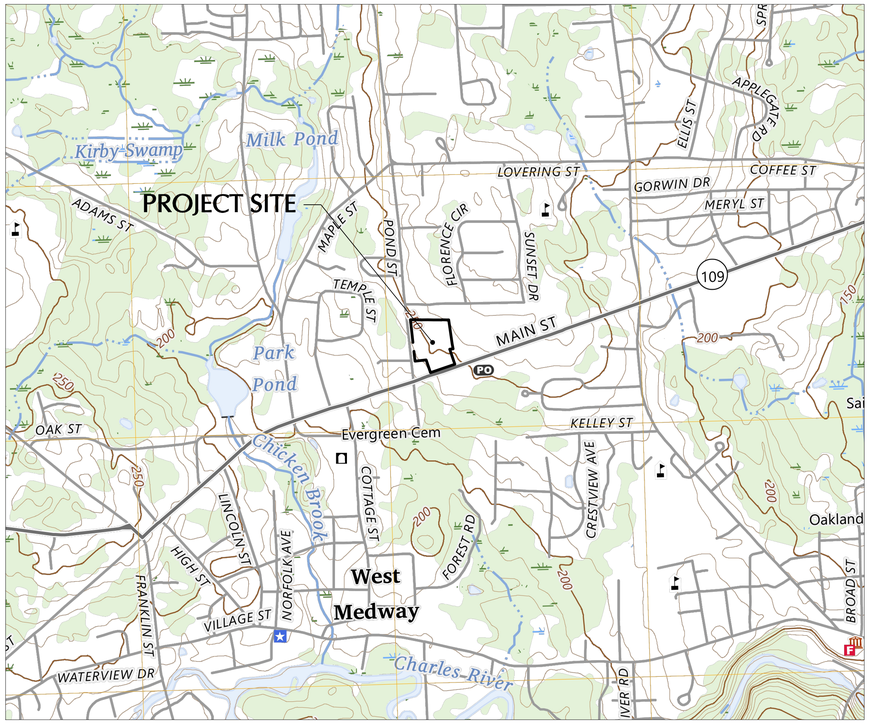
MEDWAY MUNICIPAL COMPLEX

SITE PLAN REVIEW & LAND DISTURBANCE PERMIT DRAWINGS
120 MAIN STREET
MAP: 39 LOT: 69
ZONE: CENTRAL BUSINESS (CB)
TOWN OF MEDWAY, NORFOLK COUNTY, MASSACHUSETTS

CIVIL DRAWING INDEX

SHEET NUMBER	DRAWING TITLE	DATE	LAST REVISED
CS001	SITE COVER SHEET	07/20/2026	11/16/2026
CS003	SITE CONTEXT PLAN	09/18/2026	11/16/2026
VB101	BOUNDARY & TOPOGRAPHIC SURVEY	06/12/2026	
VB102	BOUNDARY & TOPOGRAPHIC SURVEY	06/12/2026	
CD101	SITE PREPARATION PLAN	07/20/2026	11/16/2026
CS101	SITE PLAN	07/20/2026	11/16/2026
CG101	GRADING PLAN	07/20/2026	11/16/2026
CG201	DRAINAGE PLAN	07/20/2026	11/16/2026
CU101	UTILITY PLAN	07/20/2026	11/16/2026
CE101	SOIL EROSION & SEDIMENT CONTROL PLAN	07/20/2026	11/16/2026
LL101	SITE LIGHTING PLAN	07/20/2026	11/16/2026
LP101	PLANTING PLAN I	07/20/2026	11/16/2026
LP102	PLANTING PLAN II	07/20/2026	11/16/2026
TM101	FIRE TRUCK TURNING MOVEMENTS	07/20/2026	11/16/2026
TM102	TRASH AND DELIVERY TURNING MOVEMENTS	07/20/2026	11/16/2026
TM103	SIGHT TRIANGLES	07/20/2026	11/16/2026

ARCHITECTURAL PLANS AND TRAFFIC PLANS PROVIDED UNDER SEPARATE COVER



MAP REFERENCE: USGS HOLLISTON QUADRANGLE (7.5-MINUTE SERIES)

LOCATION MAP

SCALE: 1" = 1000'

RELEASE DATES

DATE	ISSUED FOR
07/20/2026	PERMIT SUBMISSION
09/18/2026	PEER REVIEW COMMENT RESPONSE
11/16/2026	PERMIT DRAWINGS

DECISION DATE: _____

ENDORSEMENT DATE: _____

_____

_____

_____

_____

_____

MEDWAY PLANNING & ECONOMIC DEVELOPMENT BOARD

I CERTIFY THAT 20 DAYS HAVE ELAPSED SINCE PLANNING BOARD APPROVAL AND NO APPEAL HAS BEEN FILED IN THIS OFFICE

DATE: _____

_____ STEFANY GRUNGO, TOWN CLERK

OWNER
TOWN OF MEDWAY
155 VILLAGE STREET
MEDWAY, MA 02053

OWNER'S PROJECT MANAGER
COLLIERS
PHIL PALUMBO
67 HUNT STREET, SUITE 205
AGAWAM, MA 01001
PHONE: 413-930-4369

CIVIL ENGINEER, LANDSCAPE ARCHITECT, SURVEY, & GEOTECHNICAL ENGINEER
LANGAN ENGINEERING & ENVIRONMENTAL SERVICES
JOHN PERRY
100 CAMBRIDGE STREET, SUITE 1310
BOSTON, MA 02114
PHONE: 617-824-9100

ARCHITECT
DORE + WHITTIER
CHIP HEITKAMP
260 MERRIMAC STREET BUILDING 7, 2ND FLOOR
NEWBURYPORT, MA 01950
PHONE: 978-499-2999

TRAFFIC ENGINEER
VANASSE & ASSOCIATES, INC
STEPHAN ZAETS
35 NEW ENGLAND BUSINESS CENTER DRIVE,
SUITE 140
ANDOVER, MA 01810
PHONE: 978-499-2999

CONSTRUCTION MANAGER
CONSIGLI CONSTRUCTION CO., INC
72 SUMMER STREET
MILFORD, MA 01757
PHONE: 508-377-4075

LANGAN



MAP REFERENCE: USGS HOLLISTON QUADRANGLE (7.5-MINUTE SERIES)
SCALE: 1" = 1000'

300' ABUTTERS

MAP/PARCEL REF.	OWNER NAME	PROPERTY ADDRESS
MAP 39, LOT 67	ADAMS TIMOTHY J.; ADAMS COLLEEN C	7 MEADOW RD
MAP 39, LOT 68	COYLE WILLIAM G. SR.; MORELL DIANE E	9 MEADOW RD
MAP 40, LOT 58	LONGOBARDI REALTY LLC; LONGOBARDI PAUL A.	116 MAIN ST
MAP 39, LOT 30	AOUDE ELIAS F.	132 MAIN ST
MAP 40, LOT 117	CRONIN KEVIN; MCGARRY MARION J.	12 MEADOW RD
MAP 39, LOT 59	LOZINSKI MICHAEL R.; BLAKE NANCY	16 POND ST
MAP 39, LOT 22	AZAR JACK	2 DRYBRIDGE RD
MAP 39, LOT 70	DUFFICY AND SONS LLC	122 MAIN ST
MAP 40, LOT 57	MEDWAY REALTY LLC	114 MAIN ST
MAP 39, LOT 28	BELO DE BARROS JOSELIO	1 DRYBRIDGE RD
MAP 39, LOT 20	FAZIO EMILY; WEIS IV JOHN PIERCE	7 POND ST
MAP 39, LOT 69	MEDWAY TOWN OF	120 MAIN ST
MAP 39, LOT 64	CAIRNEY BRENDAN T.; CAIRNEY MICHELLE L.	1 MEADOW RD
MAP 39, LOT 19	FICORILLI AMY L.	9 POND ST
MAP 39 LOT 66	MELAMED ALAN M.	5 MEADOW RD
MAP 40, LOT 32	CARINI LIFE ESTATE MARCIA F.; CARINI JR FRANK A.	17 MEADOW RD
MAP 40, LOT 115	GIRARD BRIAN; GIRARD PATRICIA	9 FLORENCE CIR
MAP 39, LOT 55	MILLAR COURTNEY L.; FORD ANDREW Y.	8 MEADOW RD
MAP 39, LOT 65	CASSIDY DAVID THOMAS; CASSIDY MARY LOUISE	3 MEADOW RD
MAP 39, LOT 29	HAMILTON ROBERT S.; HAMILTON CHERYL A.	1-A DRYBRIDGE RD
MAP 39, LOT 18	OTERI DAVID; OTERI ELIZABETH	11 POND ST
MAP 40, LOT 30	CELLUCCI MICHAEL J.; CELLUCCI DARLENE	13 MEADOW RD
MAP 39, LOT 58	HILLS CHRISTOPHER A.; KELLY CASEY E.	2 MEADOW RD
MAP 48, LOT 47	RTE 85 REALTY CORP	119B MAIN ST
MAP 40, LOT 116	CHLEBDA RONALD; CHLEBDA DEBORAH	14 MEADOW RD
MAP 39, LOT 17	JACKEY ROBIN A TRS; JACKEY LISA M TRS	13 POND ST
MAP 40, LOT 71	RTE 85 REALTY CORP	117 MAIN ST
MAP 39, LOT 5	COLBY MATTHEW JAMES; DENTON SUZANNE	6 MEADOW RD
MAP 39, LOT 54	LINDQUIST RONALD C.; KEWRIGA ELOUISE A.	10 MEADOW RD
MAP 40, LOT 72	RTE 85 REALTY CORP	115A MAIN ST
MAP 48, LOT 47-0001	RTE 85 REALTY CORP	119A MAIN ST
MAP 48, LOT 47-0002	RTE 85 REALTY CORP	1 ELM ST
MAP 40, LOT 73	RTE 85 REALTY CORP	115 MAIN ST
MAP 48, LOT 46	RTE 85 REALTY CORP	119 MAIN ST
MAP 39, LOT 57	SHEA BRIAN J.; SHEA SUSAN C.	4 MEADOW RD
MAP 39, LOT 21	SHEKHAR AJAY; SHEKHAR MONISHA	5 POND ST
MAP 40, LOT 31	SUKUMARANNAIR SHEENA USHA; MANOHARAN PILLAI MANOJKUMAR KADAKKETHU	15 MEADOW RD
MAP 48, LOT 37	SURNER RACHEL; SURNER SAGE	121 MAIN ST
MAP 40, LOT 29	TRANIELLO LISA	11 MEADOW RD
MAP 39, LOT 16	VOLPICELLI COREY R..	15 POND ST

40 0 10 25 40
SCALE: 1" = 40'

DECISION DATE: _____

ENDORSEMENT DATE: _____

MEDWAY PLANNING & ECONOMIC DEVELOPMENT BOARD

Date	Description	No.
11/16/2026	PERMIT DRAWINGS	2
09/18/2026	PEER REVIEW COMMENT RESPONSE	1

Revisions

LANGAN
Langan Engineering and Environmental Services, LLC.
100 Cambridge Street, Suite 1310
Boston, MA 02114
T: 617.824.9100 F: 617.824.9101 www.langan.com

Project
MEDWAY MUNICIPAL COMPLEX

Drawing Title
SITE CONTEXT PLAN

Project No.	Drawing No.
151072201	CS003
Date: 09/18/2026	
Drawn By: ORM	
Checked By: HES	

LANGAN
Project No. 151072201

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SURVEYOR'S NOTES

1. THIS SURVEY IS BASED UPON EXISTING PHYSICAL CONDITIONS FOUND AT THE SUBJECT SITE, DEED INFORMATION AND THE FOLLOWING REFERENCES:

   B. RECORD PLANS:

   LOCUS PLANS

   PLAN TITLED "PLAN OF LAND IN MEDWAY" DATED FEBRUARY 26, 1956 LAST REVISED AUGUST 7, 1956 BY RUSSELL S BOWIE, CIVIL ENGINEER. FILED WITH THE NORFOLK COUNTY REGISTRY DISTRICT AS PLAN 26706-A

   STREET PLANS

   PLAN TITLED "PLAN OF RELOCATION OF MAIN STREET, MEDWAY, MASS. FROM MILLIS LINE TO BELLINGHAM LINE AS RELOCATED BY THE COUNTY COMMISSIONERS OF NORFOLK COUNTY" DATED OCTOBER 1921 BY E. WORTHINGTON ENG. FILED WITH THE NORFOLK REGISTRY OF DEEDS AS BOOK 101 PLAT 128, 129, 130.

   PLAN TITLED "PLAN AND PROFILED SHOWING THE RELOCATION AND WIDENING POND STREET MEDWAY BETWEEN MAIN STREET AND LOVERING STREET AS MADE BY THE NORFOLK COUNTY COMMISSIONERS" DATED OCTOBER 7, 1952 BY WALLACE S CARSON, COUNTY ENGINEER. FILED WITH THE NORFOLK COUNTY REGISTRY OF DEEDS AS BOOK 172 PLAN 1314, 1315, 1316.

   UNRECORDED PLANS

   PLAN TITLED "PLAN OF LAND IN MEDWAY, MASS. PROPERTY OF WALTER K VARDO" DATED APRIL 29, 1961 BY BOWIE ENGINEERING CO.. FILED WITH THE NORFOLK REGISTRY OF DEEDS AS BOOK 3901 PAGE 450.

2. THE MERIDIAN OF THIS SURVEY IS REFERENCED TO MASSACHUSETTS STATE PLANE COORDINATE SYSTEM NAD 83 (EPOCH 2001). POSITION WAS DETERMINED BY GLOBAL NAVIGATION SATELLITE SYSTEMS (GNSS) AS PROVIDED BY HXGN SMARTNET CONTINUOUSLY OPERATED REFERENCE STATIONS (CORS).

3. ELEVATIONS SHOWN ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) (GEOID 18) AS DETERMINED BY GNSS.

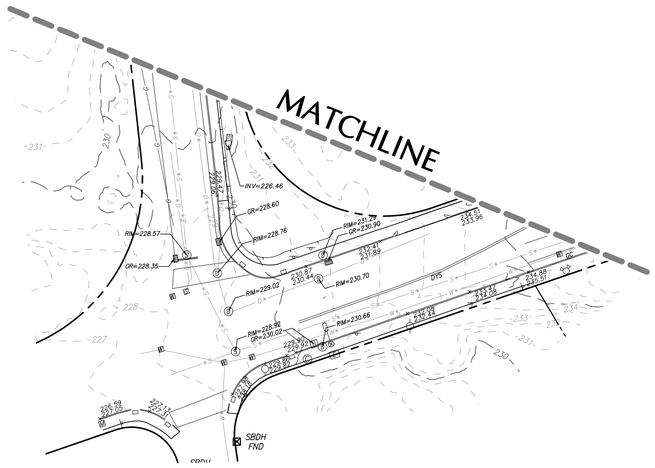
4. PLANIMETRIC AND TOPOGRAPHIC INFORMATION SHOWN HEREON HAS BEEN OBTAINED FROM GROUND SURVEY BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, LLC. DURING THE MONTH OF MARCH AND APRIL 2026.

5. AS PER THE NATIONAL FLOOD INSURANCE PROGRAM FIRM MAP ENTITLED "NORFOLK COUNTY, MASSACHUSETTS PANEL 143 OF 430, MAP NUMBER 25021C0143F, EFFECTIVE DATE JULY 8, 2025" THE PROJECT AREA IS IN ZONE X (UNSHADED).

6. ADDITIONAL UTILITY (WATER, GAS, ELECTRIC, ETC.) DATA MAY BE SHOWN FROM FIELD LOCATED SURFACE MARKINGS (BY OTHERS), EXISTING STRUCTURES, AND/OR FROM EXISTING DRAWINGS.

7. ALL BUILDINGS AND STRUCTURES WERE LOCATED AND MEASURED AT GROUND LEVEL. THE SURVEYOR MAKES NO DETERMINATIONS OR GUARANTEES AS TO THE ABSENCE, EXISTENCE OR LOCATION OF UNDERGROUND STRUCTURES, FOUNDATIONS, FOOTINGS, PROJECTIONS, WALLS, TANKS, SEPTIC SYSTEMS, ETC. NO TEST PITS, EXCAVATIONS OR GROUND PENETRATING RADAR WERE PERFORMED AS PART OF THIS SURVEY.

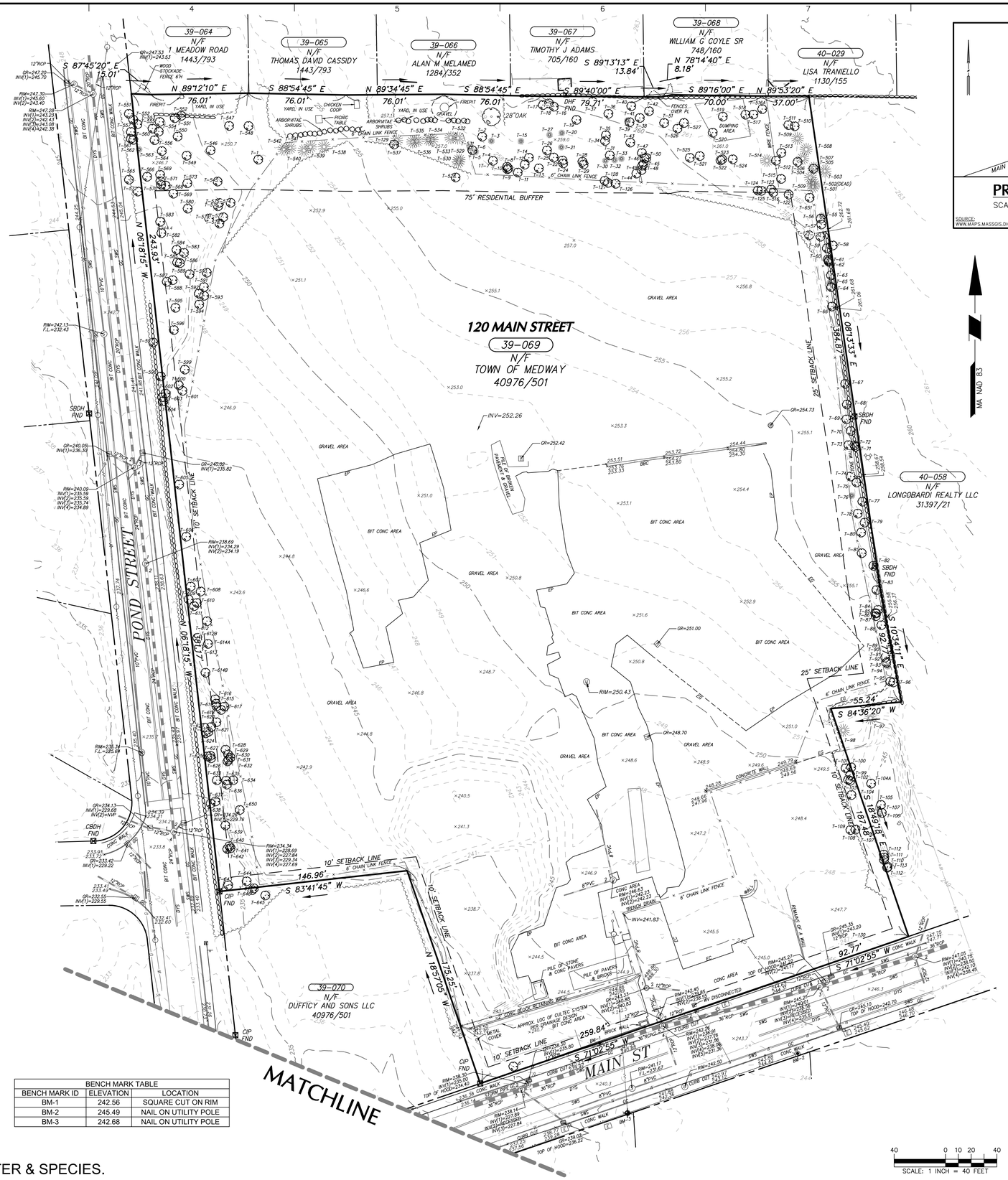
8. PRIOR TO ANY DESIGN OR CONSTRUCTION, THE PROPER UTILITY AGENCIES MUST BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.



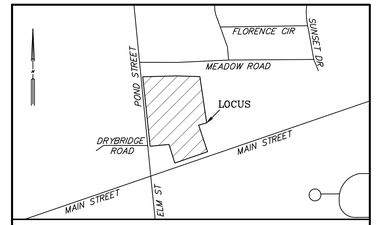
LEGEND (NOT SHOWN TO SCALE)

AIR CONDITIONING UNIT		DH	DRILL HOLE
BOLLARD		BOH	BUILDING OVERHANG
DOOR		BW	BOTTOM OF WALL
DOUBLE DOOR		EP	EDGE OF PAVEMENT
SIGN		EW	EDGE OF WALK
SHRUB		DW	DETECTABLE WARNING
TREE		BC	BITUMINOUS CURB
CATCH BASIN		CC	CONCRETE CURB
CLEANOUT		GC	GRANITE CURB
ELECTRIC BOX		W/F	WOOD FRAME
ELECTRIC METER		FF	FINISHED FLOOR ELEVATION
FILLER VALVE		ETW	EDGE OF TRAVELED WAY
FIRE HYDRANT			TREE LINE
GAS METER			OVERHEAD WIRE
GAS VALVE			WETLAND LINE
GUY POLE			EASEMENT LINE
GUY WIRE			PROPERTY LINE
LIGHT POLE			RIGHT-OF-WAY LINE
MANHOLE (TYPE AS LABELED)		FM	SANITARY FORCE MAIN
POWER POLE		CATV	CABLE TV MARK OUT LINE
WATER VALVE		D	DRAINAGE MARK OUT LINE
BITUMINOUS		E	ELECTRIC MARK OUT LINE
CONCRETE		C	COMMUNICATION MARK OUT LINE
CONCRETE PAD		G	GAS MARK OUT LINE
LANDSCAPED AREA		S	SANITARY SEWER MARK OUT LINE
SINGLE WHITE STRIPE		W	WATER MARK OUT LINE
DOUBLE YELLOW STRIPE		ST	STEAM MARK OUT LINE
REINFORCED CONCRETE PIPE		UNK	UNKNOWN MARK OUT LINE
VETRIFIED CLAY PIPE		R*	REFERENCE UTILITY LINE (TYPE AS NOTED) – PLOTTED FROM EXISTING MAPPING
MERESTONE MONUMENT			

BENCH MARK TABLE		
BENCH MARK ID	ELEVATION	LOCATION
BM-1	242.56	SQUARE CUT ON RIM
BM-2	245.49	NAIL ON UTILITY POLE
BM-3	242.68	NAIL ON UTILITY POLE



SEE SHEET VB102 FOR COMPLETE TREE CHART (INCL. TREE NO., DIAMETER & SPECIES.



PROJECT LOCATION MAP

SCALE: NOT TO SCALE

SOURCE: WWW.MAPS.MASSGIS.DIGITAL.MASS.GOV

MA NAD 83

Date	Description	No.
7/9/2026	ADDITIONAL FIELDWORK	1

Revisions

IAN C. WISURI — DATE SIGNED
PROFESSIONAL LAND SURVEYOR
MA STATE LIC. No. 47403

LANGAN
Langan Engineering and Environmental Services, LLC.
100 Cambridge Street, Suite 1310
Boston, MA 02114
T: 617.824.9100 F: 617.824.9101 www.langan.com

Project
D+W MEDWAY MUNICIPAL
MEDWAY
SUFFOLK COUNTY MASSACHUSETTS

Prepared for
DORE + WHITTIER
260 MERRIMAC STREET, BLDNG 7, 2ND FL
NEWBURYPORT, MA 01950

Record Owner
NOW/FORMERLY
TOWN OF MEDWAY

Drawing Title
BOUNDARY & TOPOGRAPHIC SURVEY

Project No. 151072202
Date JUNE 12, 2026
Drawn By AJR / DRL
Checked By ICW

VB101
Sheet 1 of 1

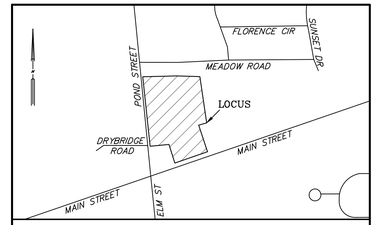
SCALE: 1 INCH = 40 FEET

LANGAN
Project No. 151072202

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TREE TABLE

TREE NO.	DIAMETER	SPECIES	TREE NO.	DIAMETER	SPECIES	TREE NO.	DIAMETER	SPECIES	TREE NO.	DIAMETER	SPECIES	TREE NO.	DIAMETER	SPECIES
T-1	20"	ACERRUBRUM	T-57	9"	FRAXINUSAMERICANA	T-109	9"	QUERCUSRUBRA	T-545	24"	ACERRUBRUM	T-598	9"	FRAXINUSAMERICANA
T-2	21"	ACERRUBRUM	T-58	14"	QUERCUSRUBRA	T-110	7"	QUERCUSRUBRA	T-546	24"	ACERRUBRUM	T-599	6"	ACERRUBRUM
T-3	10"	PINUSSTROBUS	T-59	15"	QUERCUSRUBRA	T-111	10"	ACERRUBRUM	T-547	28"	ACERRUBRUM	T-600	8"	FRAXINUSAMERICANA
T-4	7"	PINUSSTROBUS	T-60	7"	ACERRUBRUM	T-123	9"	ACERRUBRUM	T-548	28"	QUERCUSRUBRA	T-601	11"	ACERRUBRUM
T-5	6"	PINUSSTROBUS	T-61	6"	ACERRUBRUM	T-126	6"	FRAXINUSAMERICANA	T-549	18"	QUERCUSRUBRA	T-602	11"	ACERRUBRUM
T-6	23"	PINUSSTROBUS	T-62	7"	ACERRUBRUM	T-127	12"	ACERRUBRUM	T-550	40"	QUERCUSRUBRA	T-603	10"	ULMUSRUBRA
T-7	16"	FRAXINUSAMERICANA	T-64	7"	PINUSSTROBUS	T-128	9"	ULMUSGLABRA	T-551	15"	FRAXINUSAMERICANA	T-604	8"	FRAXINUSAMERICANA
T-8	9"	ACERRUBRUM	T-65	18"	QUERCUSALBA	T-129	6"	ACERRUBRUM	T-551	20"	FRAXINUSAMERICANA	T-605	8"	FRAXINUSAMERICANA
T-9	9"	ACERRUBRUM	T-66	10"	QUERCUSPALUSTRIS	T-130	42"	PICEAABIES	T-552	18"	FAGUSGRANDIFOLIA	T-606	16"	ACERRUBRUM
T-10	7"	ACERRUBRUM	T-67	6"	POPULUSTREMULOIDES	T-500	--		T-552	20"	FAGUSGRANDIFOLIA	T-607	18"	ACERRUBRUM
T-11	7"	ACERRUBRUM	T-68	11"	QUERCUSPALUSTRIS	T-501	18"	PINUSSTROBUS	T-553	15"	ACERRUBRUM	T-608	7"	FRAXINUSAMERICANA
T-12	14"	ACERRUBRUM	T-69	8"	POPULUSTREMULOIDES	T-502	16"	DEAD	T-554	10"	ACERRUBRUM	T-609	14"	ULMUSRUBRA
T-13	7"	FAGUSGRANDIFOLIA	T-70	11"	QUERCUSRUBRA	T-503	8"	PINUSSTROBUS	T-555	18"	ACERRUBRUM	T-610	12"	ACERNEGUNDO
T-14	8"	ACERRUBRUM	T-71	8"	POPULUSTREMULOIDES	T-504	7"	ACERPLATANOIDES	T-556	8"	FRAXINUSAMERICANA	T-611	6"	ULMUSRUBRA
T-15	9"	JUNIPERUSVIRGINIANA	T-72	6"	ACERRUBRUM	T-505	9"	PINUSSTROBUS	T-557	12"	ACERRUBRUM	T-612	15"	ACERRUBRUM
T-16	20"	ACERRUBRUM	T-73	8"	ACERRUBRUM	T-506	20"	PINUSSTROBUS	T-560	24"	ACERRUBRUM	612B	6"	ULMUSRUBRA
T-17	6"	ACERRUBRUM	T-74	10"	ACERRUBRUM	T-507	9"	PINUSSTROBUS	T-561	12"	FRAXINUSAMERICANA	T-613	9"	ULMUSRUBRA
T-18	10"	ACERRUBRUM	T-75	10"	QUERCUSRUBRA	T-508	16"	PINUSSTROBUS	T-562	12"	FRAXINUSAMERICANA	614A	8"	ULMUSRUBRA
T-19	6"	FRAXINUSAMERICANA	T-76	6"	QUERCUSRUBRA	T-509	9"	PINUSSTROBUS	T-563	42"	PINUSSTROBUS	614B	14"	ACERNEGUNDO
T-20	32"	PINUSSTROBUS	T-77	18"	ACERSACCHARUM	T-510	28"	ACERRUBRUM	T-564	12"	ACERRUBRUM	T-615	16"	ACERNEGUNDO
T-21	9"	PINUSSTROBUS	T-78	9"	ACERSACCHARUM	T-511	16"	ACERRUBRUM	T-565	10"	ACERRUBRUM	T-616	18"	ACERRUBRUM
T-21	20"	PINUSSTROBUS	T-79	7"	FRAXINUSAMERICANA	T-512	24"	ACERRUBRUM	T-566	12"	ACERRUBRUM	T-617	10"	ACERRUBRUM
T-22	18"	QUERCUSRUBRA	T-80	10"	QUERCUSRUBRA	T-513	28"	ACERRUBRUM	T-568	18"	FRAXINUSAMERICANA	T-618	14"	ACERRUBRUM
T-24	24"	QUERCUSRUBRA	T-81	12"	POPULUSTREMULOIDES	T-514	10"	PINUSSTROBUS	T-569	12"	FRAXINUSAMERICANA	T-619	12"	ACERRUBRUM
T-25	6"	QUERCUSRUBRA	T-82	8"	QUERCUSRUBRA	T-515	12"	FRAXINUSAMERICANA	T-569	28"	FRAXINUSAMERICANA	T-620	9"	FAGUSGRANDIFOLIA
T-26	6"	ACERRUBRUM	T-83	23"	QUERCUSRUBRA	T-516	16"	ACERRUBRUM	T-570	18"	ACERRUBRUM	T-621	12"	FAGUSGRANDIFOLIA
T-27	6"	PINUSSTROBUS	T-84	8"	ACERRUBRUM	516A	27"	ACERRUBRUM	T-571	24"	ACERRUBRUM	T-622	11"	FAGUSGRANDIFOLIA
T-28	10"	NYSSASYLVATICA	T-85	6"	ACERRUBRUM	T-517	11"	ACERRUBRUM	T-572	12"	ACERRUBRUM	T-623	10"	FAGUSGRANDIFOLIA
T-29	20"	NYSSASYLVATICA	T-86	9"	ACERRUBRUM	T-518	25"	ACERRUBRUM	T-573	12"	ACERRUBRUM	T-624	9"	ACERRUBRUM
T-30	9"	PINUSSTROBUS	T-87	6"	ACERRUBRUM	T-519	22"	ACERRUBRUM	T-574	12"	FAGUSGRANDIFOLIA	T-625	7"	FAGUSGRANDIFOLIA
T-31	6"	BETULALENTA	T-88	8"	ACERRUBRUM	T-520	17"	ACERRUBRUM	T-575	7"	FAGUSGRANDIFOLIA	T-626	11"	ACERRUBRUM
T-32	12"	PINUSSTROBUS	T-89	8"	ACERRUBRUM	T-521	21"	ACERRUBRUM	T-576	18"	ACERNEGUNDO	T-627	12"	ACERRUBRUM
T-33	7"	PINUSSTROBUS	T-90	8"	ACERRUBRUM	T-522	13"	BETULALENTA	T-577	14"	ACERNEGUNDO	T-628	8"	ACERNEGUNDO
T-34	24"	ACERSACCHARINUM	T-91	11"	PINUSSTROBUS	T-523	11"	FAGUSGRANDIFOLIA	T-578	6"	ACERRUBRUM	T-629	18"	ACERNEGUNDO
T-35	8"	ACERRUBRUM	T-92	12"	PINUSSTROBUS	T-524	10"	ACERRUBRUM	T-579	10"	ACERRUBRUM	T-630	18"	ACERNEGUNDO
T-36	11"	ACERRUBRUM	T-93	10"	PINUSSTROBUS	T-525	8"	BETULAPOPULIFOLIA	T-580	12"	FRAXINUSAMERICANA	T-631	6"	FRAXINUSAMERICANA
T-37	18"	ACERRUBRUM	T-94	9"	PINUSSTROBUS	T-526	32"	ACERRUBRUM	T-582	6"	FRAXINUSAMERICANA	T-632	6"	FRAXINUSAMERICANA
T-38	34"	PINUSSTROBUS	T-95	9"	ACERRUBRUM	T-527	26"	ACERRUBRUM	T-583	15"	FAGUSGRANDIFOLIA	T-633	9"	FAGUSGRANDIFOLIA
T-39	18"	ACERRUBRUM	T-96	11"	ACERRUBRUM	T-528	32"	PINUSSTROBUS	T-583	14"	QUERCUSRUBRA	T-634	6"	FAGUSGRANDIFOLIA
T-40	18"	ACERRUBRUM	T-97	24"	PINUSSTROBUS	T-529	13"	PINUSSTROBUS	T-584	19"	QUERCUSRUBRA	T-635	14"	FAGUSGRANDIFOLIA
T-41	8"	BETULALENTA	T-98	26"	PINUSSTROBUS	T-530	11"	PINUSSTROBUS	T-585	13"	ACERNEGUNDO	T-636	15"	FAGUSGRANDIFOLIA
T-42	23"	ACERRUBRUM	T-99	18"	ACERRUBRUM	T-531	7"	PINUSSTROBUS	T-586	13"	POPULUSTREMULOIDES	T-637	6"	FRAXINUSAMERICANA
T-43	12"	QUERCUSRUBRA	T-100	12"	ACERRUBRUM	T-532	12"	PINUSSTROBUS	T-587	8"	ACERNEGUNDO	T-638	11"	ULMUSRUBRA
T-44	20"	ACERRUBRUM	T-101	9"	ACERRUBRUM	T-533	18"	PINUSSTROBUS	T-588	6"	ACERRUBRUM	T-639	24"	ACERNEGUNDO
T-45	9"	ACERRUBRUM	T-102	11"	ACERRUBRUM	T-534	15"	PINUSSTROBUS	T-589	12"	FRAXINUSAMERICANA	T-640	12"	ULMUSRUBRA
T-46	12"	ACERRUBRUM	T-103	28"	ACERRUBRUM	T-535	25"	PINUSSTROBUS	T-590	8"	FRAXINUSAMERICANA	T-641	9"	ACERNEGUNDO
T-47	9"	ACERRUBRUM	T-104	8"	ACERRUBRUM	T-536	22"	PINUSSTROBUS	T-591	10"	FRAXINUSAMERICANA	T-642	7"	QUERCUSRUBRA
T-48	13"	ACERRUBRUM	104A	6"	ACERRUBRUM	T-537	30"	PINUSSTROBUS	T-592	10"	FRAXINUSAMERICANA	T-643	15"	QUERCUSRUBRA
T-49	13"	ACERRUBRUM	T-105	10"	ACERRUBRUM	T-538	20"	PINUSSTROBUS	T-593	12"	FAGUSGRANDIFOLIA	T-644	6"	QUERCUSRUBRA
T-50	48"	ACERRUBRUM	T-106	6"	ACERRUBRUM	T-539	22"	PINUSSTROBUS	T-594	7"	ACERRUBRUM	T-645	7"	ACERRUBRUM
T-53	19"	--	T-107	10"	QUERCUSRUBRA	T-540	22"	PINUSSTROBUS	T-595	6"	ACERRUBRUM	T-646	7"	POPULUSTREMULOIDES
T-55	8"	PINUSSTROBUS	T-107	11"	QUERCUSRUBRA	T-541	15"	PINUSSTROBUS	T-596	16"	ACERRUBRUM	T-650	12"	ACERRUBRUM
T-56	18"	PINUSSTROBUS	T-108	7"	QUERCUSRUBRA	T-542	8"	PINUSSTROBUS	T-597	24"	ACERRUBRUM	T-651	18"	POPULUSTREMULOIDES



PROJECT LOCATION MAP

SCALE: NOT TO SCALE

SOURCE:
WWW.MAPS.MASSGIS.DIGITAL.MASS.GOV

40 0 10 20 40

SCALE: 1 INCH = 40 FEET

Date	Description	No.

Revisions

IAN C. WISURI DATE SIGNED
PROFESSIONAL LAND SURVEYOR
MA STATE LIC. No. 47403

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Project
D+W MEDWAY MUNICIPAL
MEDWAY
SUFFOLK COUNTY MASSACHUSETTS

Prepared for
DORE + WHITTIER
260 MERRIMAC STREET, BLDNG 7, 2ND FL
NEWBURYPORT, MA 01950

Record Owner
NOW/FORMERLY
TOWN OF MEDWAY

Drawing Title
BOUNDARY & TOPOGRAPHIC SURVEY

Project No.
151072202
Date
JUNE 12, 2026
Drawn By
AJR / DRL
Checked By
ICW

VB102

Sheet 1 of 1

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ESTIMATED EXTENTS OF JAPANESE KNOTWEED TO BE REMOVED. CONTRACTOR SHALL FIELD-VERIFY THE ACTUAL LIMITS OF INFESTATION DURING SITE PREPARATION. REFER TO INVASIVE SPECIES NOTES ON THIS SHEET AND SPECIFICATIONS FOR GUIDANCE ON REMOVAL, HANDLING, CONTAINMENT, AND DISPOSAL OF KNOTWEED AND CONTAMINATED SOIL.

MAINTAIN EXISTING SIDEWALK ALONG POND STREET

CONTRACTOR SHALL SALVAGE EXISTING BOULDERS AND STONE WALL FOR REUSE WITHIN THE PROJECT LIMITS. BOULDERS SHALL BE EXCAVATED USING METHODS THAT AVOID CRACKING, CHIPPING, OR OTHERWISE DAMAGING THE STONE; USE OF PADDED SLINGS, NYLON STRAPS, OR SIMILAR PROTECTIVE RIGGING IS REQUIRED; CHAINS OR METAL EQUIPMENT IN DIRECT CONTACT WITH BOULDER SURFACES NOT PERMITTED. NO MARKING, SCORING, OR ID TAGGING THAT WOULD PERMANENTLY ALTER THE APPEARANCE OF THE BOULDERS IS ALLOWED.

PROPERTY LINE (TYP.)

PROJECT LIMIT OF DISTURBANCE: 9± ACRES

ALL EXISTING SITE FEATURES WITHIN THE LIMIT OF DISTURBANCE INCLUDING, BUT NOT LIMITED TO, REMNANT BUILDING MATERIALS AND FOUNDATIONS, PAVEMENT, CURBING, FENCING, WALLS, STORMWATER INFRASTRUCTURE, UTILITIES, TREES, AND CONSTRUCTION EQUIPMENT TO BE DEMOLISHED AND REMOVED UNLESS OTHERWISE STATED

POND STREET

DRYBRIDGE STREET

MAIN STREET

COMPOST FILTER TUBE AND SILT FENCE (TYP.)

CONSTRUCTION FENCE (TYP.)

LIMIT OF DISTURBANCE (TYP.)

CONTRACTOR TO COORDINATE REMOVAL OF UTILITY POLE AND ASSOCIATED INFRASTRUCTURE WITH UTILITY PROVIDER

REMOVE AND DISPOSE OF SUBSURFACE STORMWATER SYSTEM

STABILIZED CONSTRUCTION ENTRANCE

REMOVE AND DISPOSE OF GRANITE CURB (TYP.)

GAS LINE TO REMAIN

STREET LIGHT TO BE REMOVED AND SALVAGED FOR REUSE BY THE TOWN

REMOVE AND DISPOSE OF GRANITE CURB RETURNS (TYP.)

MAINTAIN AND PROTECT GRANITE CURB ALONG MAIN STREET UNLESS OTHERWISE STATED

ALL UTILITIES WITHIN MAIN STREET TO REMAIN UNLESS OTHERWISE STATED

LOD

40 0 10 25 40
SCALE: 1" = 40'

INVASIVE SPECIES REMOVAL NOTES:

JAPANESE KNOTWEED (REYNOUTRIA JAPONICA)

1. JAPANESE KNOTWEED HAS BEEN IDENTIFIED ON SITE IN THE LOCATIONS SHOWN ON THE PLANS. CONTRACTOR SHALL REMOVE ALL JAPANESE KNOTWEED AND ASSOCIATED RHIZOME MATERIAL IN ACCORDANCE WITH THESE NOTES AND APPLICABLE REGULATIONS, INCLUDING THE MASSACHUSETTS PROHIBITED PLANT LIST (MDAR).

2. PRIOR TO ANY SITE DISTURBANCE IN KNOTWEED AREAS, CONTRACTOR SHALL ESTABLISH AN EXCLUSION ZONE EXTENDING MINIMUM 10 FEET BEYOND THE VISIBLE EXTENT OF ABOVE-GROUND KNOTWEED GROWTH. NO GRADING, STOCKPILING, OR EQUIPMENT STAGING SHALL OCCUR WITHIN THE EXCLUSION ZONE UNTIL REMOVAL IS COMPLETE.

3. ALL ABOVE-GROUND KNOTWEED STEMS SHALL BE CUT AND REMOVED. SOIL CONTAINING RHIZOMES SHALL BE EXCAVATED TO A MINIMUM DEPTH OF 36 INCHES AND A MINIMUM LATERAL DISTANCE OF 10 FEET BEYOND THE OUTERMOST VISIBLE STEMS, OR UNTIL NON-ORGANIC SUBSOIL IS REACHED, WHICHEVER IS GREATER.

4. ALL EXCAVATED KNOTWEED MATERIAL (STEMS, RHIZOMES, AND CONTAMINATED SOIL) SHALL BE PLACED IN COVERED ROLL-OFF CONTAINERS AND DISPOSED OF AT A LICENSED LANDFILL OR INCINERATOR. CONTRACTOR SHALL PROVIDE DOCUMENTATION OF DISPOSAL FACILITY ACCEPTANCE AND WASTE MANIFESTS TO THE OWNER. ON-SITE COMPOSTING OF KNOTWEED MATERIAL IS PROHIBITED.

5. ALL EQUIPMENT USED IN KNOTWEED REMOVAL AREAS SHALL BE PRESSURE-WASHED WITHIN THE REMOVAL ZONE PRIOR TO USE IN OTHER AREAS OF THE SITE OR DEMOBILIZATION.

6. CONTRACTOR SHALL MONITOR THE REMOVAL AREA FOR REGROWTH FOR A MINIMUM PERIOD OF 24 MONTHS FOLLOWING COMPLETION OF REMOVAL. ANY REGROWTH SHALL BE TREATED BY A MASSACHUSETTS LICENSED PESTICIDE APPLICATOR USING AN APPROVED SYSTEMIC HERBICIDE. HERBICIDE APPLICATION WITHIN 100 FEET OF WETLAND RESOURCE AREAS SHALL COMPLY WITH THE MASSACHUSETTS WETLANDS PROTECTION ACT AND BE COORDINATED WITH THE MEDWAY CONSERVATION COMMISSION.

7. FOLLOWING CONFIRMATION OF SUCCESSFUL REMOVAL, THE AREA SHALL BE REVEGETATED WITH NATIVE SPECIES PER THE LANDSCAPE PLANTING PLAN.

DECISION DATE: _____

ENDORSEMENT DATE: _____

MEDWAY PLANNING & ECONOMIC DEVELOPMENT BOARD

Date	Description	No.
11/16/2026	PERMIT DRAWINGS	2
09/18/2026	PEER REVIEW COMMENT RESPONSE	1

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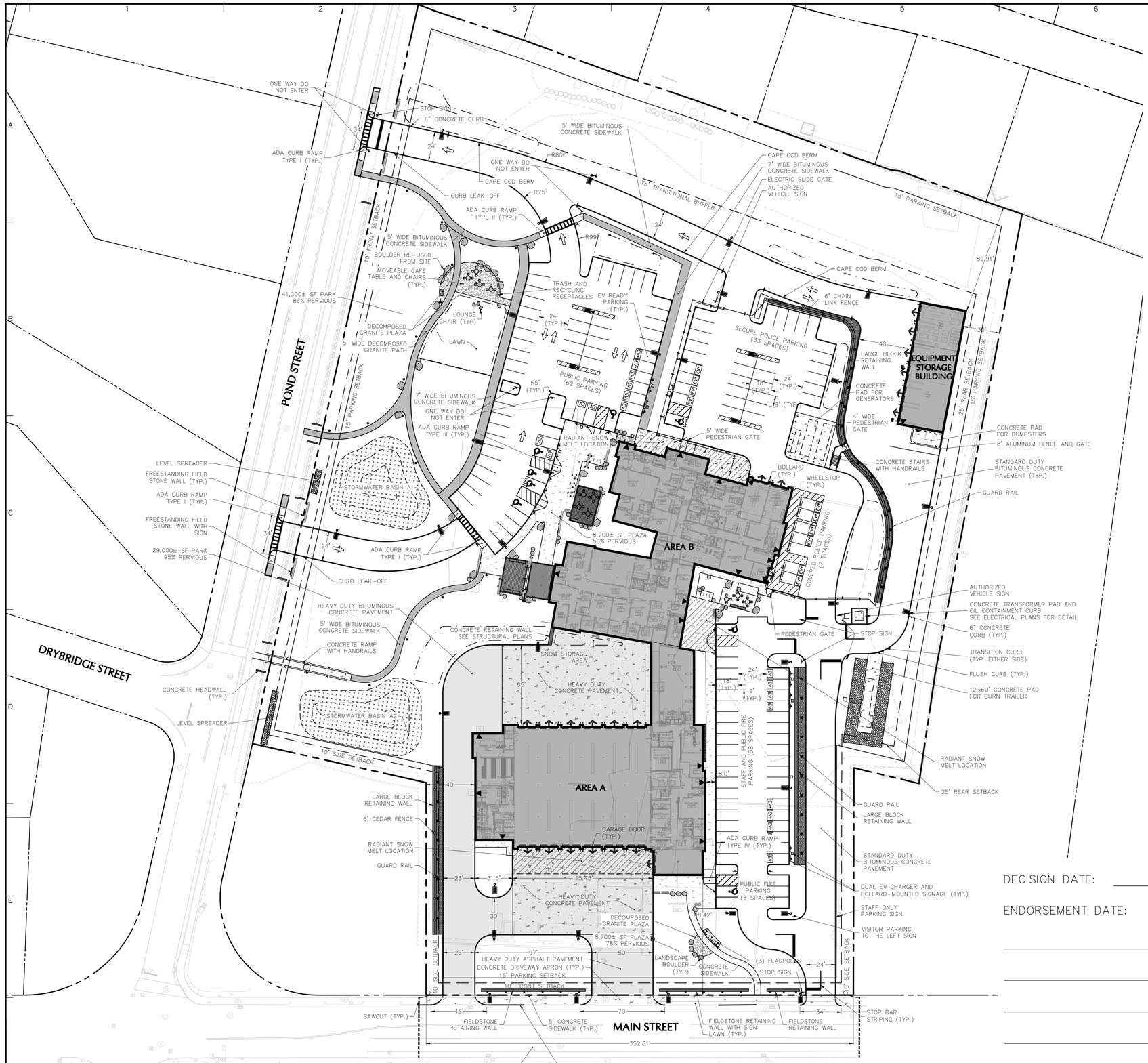
Project
MEDWAY MUNICIPAL COMPLEX

Drawing Title
SITE PREPARATION PLAN

Project No.	Drawing No.
151072201	CD101
Date: 07/20/2026	
Drawn By: ORM	
Checked By: HES	

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ZONING REQUIREMENTS

ZONE: CENTRAL BUSINESS (CB)
ABUTTING ZONE: AGRICULTURAL RESIDENTIAL II (AR-II)
PROPOSED USE: MUNICIPAL (ALLOWED BY RIGHT)

DESCRIPTION	REQUIRED	PROPOSED	SECTION
MINIMUM LOT AREA	10,000 SF	361,520 SF	SECTION 6.1, TABLE 2
MINIMUM LOT FRONTAGE	80 FT	353± FT [1]	TABLE 9.4.C.1.C.
MINIMUM FRONT SETBACK	10 FT	98± FT	SECTION 6.1, TABLE 2
MINIMUM SIDE SETBACK	10 FT 25 FT WHEN ABUTTING A RESIDENTAL DISTRICT	40± FT	SECTION 6.1, TABLE 2
MINIMUM REAR SETBACK	25 FT	30± FT	SECTION 6.1, TABLE 2
MINIMUM TRANSITIONAL BUFFER	75 FT	89± FT	SECTION 10.E.3
MAXIMUM BUILDING HEIGHT	70 FT	<70 FT	TABLE 9.4.C.1.C.
MAXIMUM LOT COVERAGE	80%	±13%	SECTION 6.1, TABLE 2
MAXIMUM IMPERVIOUS COVERAGE	N/A	±53%	SECTION 6.1, TABLE 2
MINIMUM OPEN SPACE	15%	±42%	SECTION 6.1, TABLE 2
MINIMUM OUTDOOR AMENITY SPACE	20%	±24%	TABLE 9.4.C.1.C

[1] LOT HAS FRONTAGE ON MAIN STREET AND POND STREET. FOR THROUGH LOTS, ONLY ONE FRONT LOT LINE MAY BE USED TO MEET THE MINIMUM FRONTAGE LENGTH REQUIREMENT. FRONTAGE ALONG MAIN STREET IS SHORTER LENGTH.

PARKING REQUIREMENTS

DESCRIPTION	REQUIRED	PROPOSED	SECTION
QUANTITY OF PARKING SPACES FOR GOVERNMENTAL OFFICE	1 SPACE PER 300 SF = 100± SPACES	145 SPACES [2]	SECTION 7.1, TABLE 3
ADA SPACES	101–150 TOTAL SPACES = 5 ADA SPACES	8 SPACES	521 CMR 23
EV CHARGERS	101–150 TOTAL SPACES = 5 EV SPACES	16 SPACES [3]	SECTION 7.1.1.E.4
TOTAL EV PARKING	20% OF TOTAL SPACES = 29 SPACES	30 SPACES	SECTION 7.1.1.E.4
EV READY PARKING	TOTAL EV PARKING – EV CHARGERS = 14 SPACES	14 SPACES	SECTION 7.1.1.E.4
BICYCLE PARKING	1 SPACE PER 20 CAR PARKING SPACES = 8 SPACES	>8 SPACES	SECTION 7.1.1.I

[2] WAIVER REQUIRED. IN THE CENTRAL BUSINESS DISTRICT (CB) THE MINIMUM NUMBER OF OFF-STREET PARKING SPACES REQUIRED BY USE ON TABLE 3 IN SECTION 7.1.1.D. SHALL BE INTERPRETED TO BE BOTH THE MINIMUM AND THE MAXIMUM AMOUNT OF PARKING SPACES REQUIRED (SECTION 10.2.D.2.A).
[3] EV READY PARKING SPACES SHALL ALSO BE PROVIDED IN ACCORDANCE WITH 225 CMR CHAPTER 23 SECTION C405.13.

SPECIAL PERMIT REQUIRED FOR "FRONTAGE PARKING" BETWEEN BUILDING AND MAIN STREET (SECTION 7.1.1.K.4).

SCALE: 1" = 40'

DECISION DATE: _____

ENDORSEMENT DATE: _____

MEDWAY PLANNING & ECONOMIC DEVELOPMENT BOARD

Date	Description	No.
11/16/2026	PERMIT DRAWINGS	2
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Project
MEDWAY MUNICIPAL COMPLEX

Drawing Title
SITE PLAN

Project No.	Drawing No.
151072201	CS101
Date: 07/20/2026	
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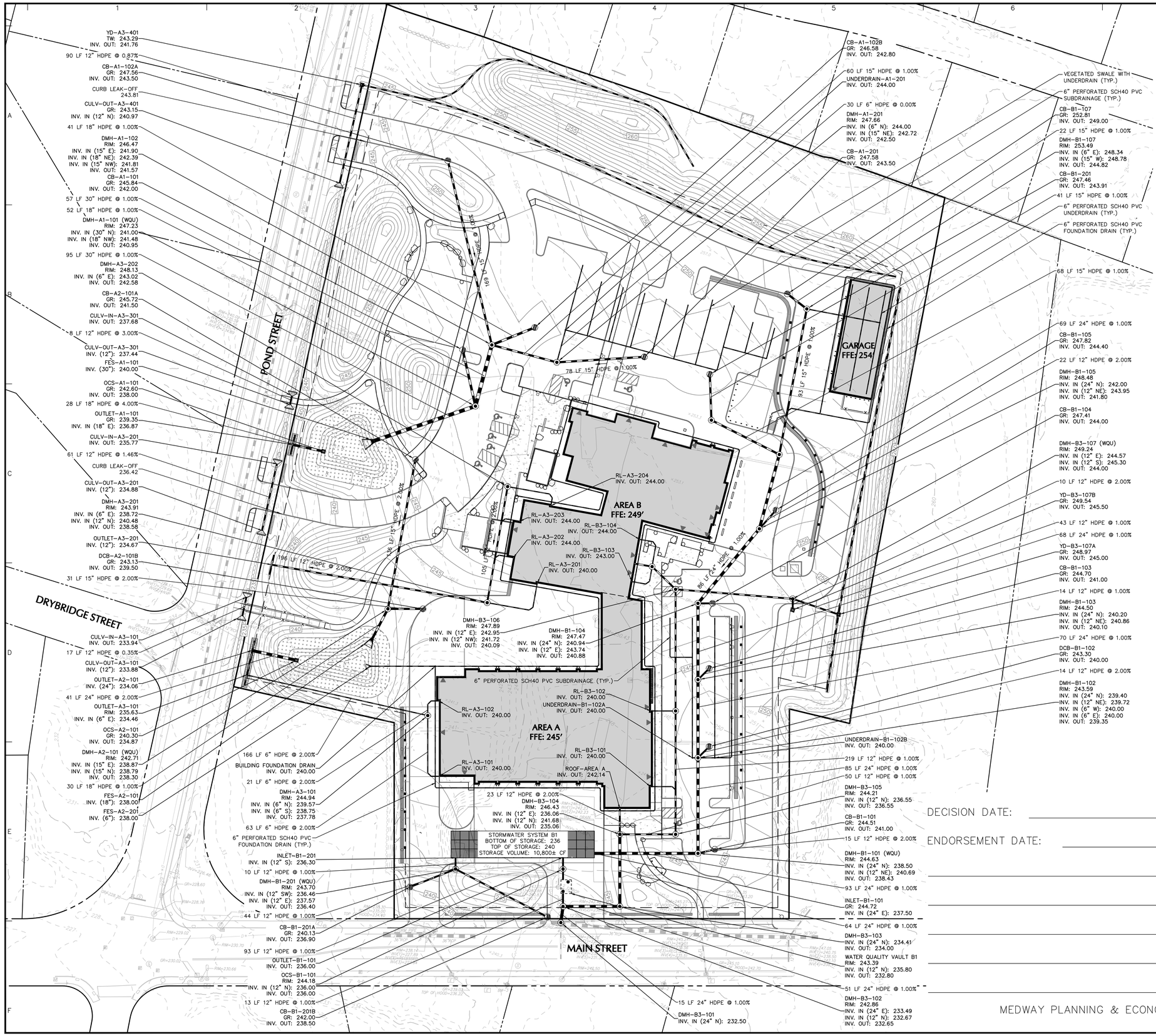
Project
MEDWAY MUNICIPAL COMPLEX

Drawing Title
GRADING PLAN

Project No.	Drawing No.
151072201	CG101
Date: 07/20/2026	
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Project
MEDWAY MUNICIPAL COMPLEX

Drawing Title
DRAINAGE PLAN

Project No.	Drawing No.
151072201	CG201
Date: 07/20/2026	
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Project
MEDWAY MUNICIPAL COMPLEX

Drawing Title
UTILITY PLAN

Project No. 151072201	Drawing No. CU101
Date 07/20/2026	
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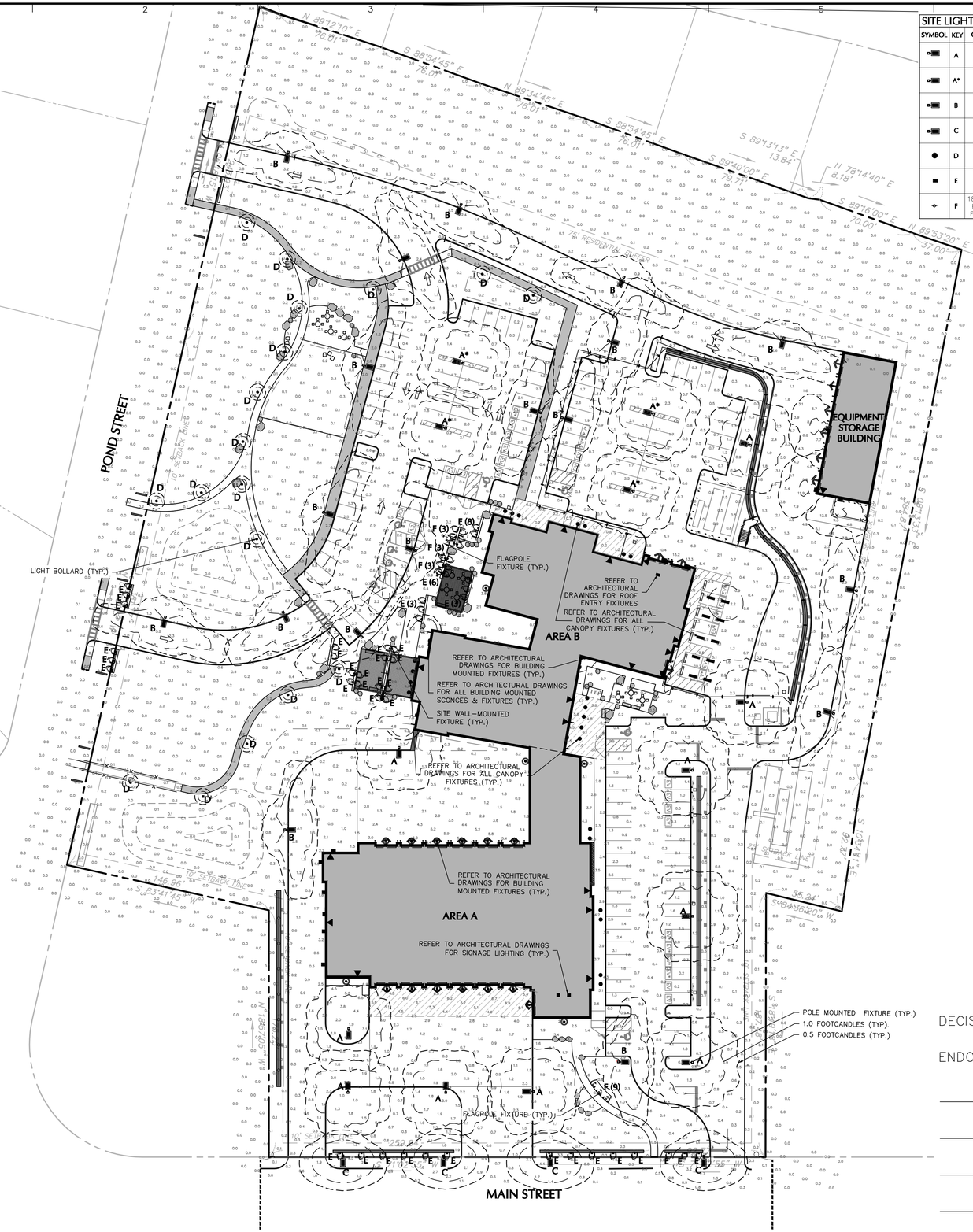
Project
MEDWAY MUNICIPAL COMPLEX

Drawing Title
SOIL EROSION & SEDIMENT CONTROL PLAN

Project No.	Drawing No.
151072201	CE101
Date: 07/20/2026	
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SITE LIGHTING SCHEDULE

SYMBOL	KEY	QTY.	FIXTURE MANUFACTURER	FIXTURE MODEL	FIXTURE DESCRIPTION	FIXTURE MOUNTING HEIGHT	LAMP	COLOR TEMPERATURE	OPTICS	LUMENS	LLF	FIXTURE CATALOGUE NO.	POLE MANUFACTURER	POLE DESCRIPTION	POLE LENGTH	POLE CATALOGUE NO.	REMARKS
▭	A	10	STERNBERG	E450 LED	POST-TOP FIXTURE; COLOR: ARCHITECT TO CONFIRM COLOR SELECTION	16'-0"	70W LED	3000K	TYPE V	5,060	0.90	PT-E450LED-R3-16L-30-T5-MDL012-FL-NONE-XX-NONE-FDRB-VOLTS-COLOR	STERNBERG	6" DIA. FLUTED POLE	16'-0"	62-16-FP6-.250-XX-XX-COLOR; ARCHITECT TO CONFIRM COLOR SELECTION	6200 OXFORD POLE MOUNTED TO FLUSH CONCRETE BASE
▭	A*	4	STERNBERG	E450 LED	POST-TOP FIXTURE; COLOR: ARCHITECT TO CONFIRM COLOR SELECTION	14'-0"	70W LED	3000K	TYPE V	5,060	0.90	PT-E450LED-R3-14L-30-T5-MDL012-FL-NONE-XX-NONE-FDRB-VOLTS-COLOR	STERNBERG	6" DIA. FLUTED POLE	14'-0"	62-14-FP6-.250-XXXX-COLOR; ARCHITECT TO CONFIRM COLOR SELECTION	6200 OXFORD POLE MOUNTED ON 2' CONCRETE FOOTING
▭	B	18	STERNBERG	E450 LED	POST-TOP FIXTURE; COLOR: ARCHITECT TO CONFIRM COLOR SELECTION	16'-0"	70W LED	3000K	TYPE III	5,060	0.90	PT-E450LED-R3-16L-30-T3-MDL012-FL-NONE-XX-NONE-FDRB-VOLTS-COLOR	STERNBERG	6" DIA. FLUTED POLE	16'-0"	6200 OXFORD (62)-BK; ARCHITECT TO CONFIRM COLOR SELECTION	6200 OXFORD POLE MOUNTED TO FLUSH CONCRETE BASE
▭	C	4	STERNBERG	1914 LED	ARM-MOUNTED FIXTURE; COLOR: ARCHITECT TO CONFIRM COLOR SELECTION	23'-0"	35W LED	3000K	TYPE III	10,700	0.90	PER MEDWAY TOWN STANDARD	–	–	PER MEDWAY TOWN STANDARD	–	6200 OXFORD POLE MOUNTED TO FLUSH CONCRETE BASE
●	D	18	BEGA LIGHTING	SYSTEM BOLLARD LED	BOLLARD FIXTURE; COLOR: ARCHITECT TO CONFIRM COLOR SELECTION	3'-0"	16.5W LED	3000K	–	566	0.90	B99765-B99622-K3-VOLTS-COLOR	–	–	–	–	TUBE AND FIXTURE TOP ARE SEPARATE HEAD: B99765; TUBE: B99622
■	E	54	FX LUMINAIRE	PO WALL LIGHT	SITE WALL-MOUNTED FIXTURE; COLOR: ARCHITECT TO CONFIRM COLOR SELECTION	10"	2W LED	3000K	–	RANGE OF 4-39 LUMENS	0.90	PO-DEFAULT-1LED-SQ-VOLTS-COLOR	–	–	–	–	–
✦	F	18 (3) PER FLAG	TARGETTI	KEPLERO GIMBAL HP	FLAGPOLE FIXTURE; COLOR: ARCHITECT TO CONFIRM COLOR SELECTION	–	16W LED	3000K	SPOT NSP 5°	1,407	–	KPL-41-GHP-NS-L0-30	–	–	–	–	–

NOTES:
1. REFER TO ELECTRICAL DRAWINGS FOR SITE LIGHTING VOLTAGES

STATISTICS

DESCRIPTION	AVG.	MAX.	MIN.	MAX./MIN.	AVG./MIN.
PARKING & DRIVE	1.41fc	13.9fc	0.2fc	69.5:1	7.0:1
FIRE STATION SOUTHWEST DRIVE	2.09fc	7.3fc	0.2fc	36.5:1	10.0:1
BUILDING PERIMETER – EAST	2.4fc	11.6fc	0.1fc	116:1	23.7:1
BUILDING PERIMETER – WEST	1.4fc	12.3fc	0.1fc	123.0:1	14.0:1

40 0 10 25 40
SCALE: 1" = 40'

DECISION DATE: _____

ENDORSEMENT DATE: _____

MEDWAY PLANNING & ECONOMIC DEVELOPMENT BOARD

Date	Description	No.
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09/18/2026	PEER REVIEW COMMENT RESPONSE	1

Revisions

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Project
MEDWAY MUNICIPAL COMPLEX

Drawing Title
SITE LIGHTING PLAN

Project No.	Drawing No.
151072201	LL101
Date: 07/20/2026	
Drawn By: SJ	
Checked By: MN	

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Date	Description	No.
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09/18/2026	PEER REVIEW COMMENT RESPONSE	1

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Project
MEDWAY MUNICIPAL COMPLEX

Drawing Title
PLANTING PLAN I

Project No.	Drawing No.
151072201	LP101
Date: 07/20/2026	
Drawn By: SJ	
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Project No. 151072201

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TOWN OF MEDWAY, MA ZONING CODE COMPLIANCE CHART

REGULATION SECTION	REQUIRED/ PERMITTED	PROVIDED/PROPOSED	COMPLIANCE
7.1.2E	STANDARDS FOR THE CONTROL OF GLARE AND LIGHT TRESPASS: FOOT–CANDLE READINGS AT PROPERTY LINES BETWEEN RESIDENTIAL AND NON–RESIDENTIAL PROPERTIES SHALL NOT EXCEED 0.01 FOOT CANDLES AT ANY ELEVATION. ANY OUTDOOR LUMINAIRE SUBJECT TO THESE PROVISIONS WITH A LAMP OR LAMPS RATED AT A TOTAL OF MORE THAN 2,000 LUMENS SHALL BE FULLY SHIELDED AND SHALL NOT EMIT ANY DIRECT LIGHT ABOVE A HORIZONTAL PLANE PASSING THROUGH THE LOWEST PART OF THE LIGHT–EMITTING LUMINARY.	–	COMPLIES
7.2.4D	LANDSCAPING IS REQUIRED AROUND THE BASE OF ALL FREESTANDING SIGNS AND A LANDSCAPING PLAN SHALL BE PROVIDED WITH THE SIGN PERMIT APPLICATION. THE MINIMUM LANDSCAPED AREA SHALL EXTEND AT LEAST THREE FEET BEYOND ALL SIGN FACES OR SUPPORTING STRUCTURES IN ALL DIRECTIONS.	–	COMPLIES
10.2D	IN PARKING AREAS CONTAINING THIRTY OR MORE SPACES, A MINIMUM OF ONE DECIDUOUS TREE AND TWO SHRUBS EXCLUSIVE OF ANY REQUIRED PERIMETER PLANTINGS MUST BE PLANTED FOR EVERY THREE–THOUSAND SQUARE FEET OF PARKING AREAS. WHEN PLANTED, DECIDUOUS TREES MUST BE A MINIMUM HEIGHT OF TEN FEET AND/OR TWO AND ONE HALF INCHES IN CALIPER. PLANTING AREAS MUST EACH CONTAIN NOT LESS THAN FIFTY SQUARE FEET OF UNPAVED SOIL AREA. TREES AND SOIL PLOTS SHALL BE SO LOCATED AS TO PROVIDE VISUAL RELIEF AND WIND INTERRUPTION WITHIN THE PARKING AREA, AND TO ASSURE SAFE PATTERNS OF INTERNAL CIRCULATION.	–	COMPLIES
10.2E2	IN THE BUILDING FRONTAGE ZONE BETWEEN THE MAIN STREET RIGHT–OF–WAY LINE AND THE FRONT FACADE OF THE BUILDING, STREETSCAPE TREATMENTS SHOULD BE COORDINATED AND COMPLIMENTARY TO THE PUBLIC SIDEWALK AND STREETSCAPE TREATMENTS WITHIN RIGHT–OF–WAY.	–	COMPLIES
10.2E2B	DECIDUOUS STREET TREES MAY BE INSTALLED IN THE BUILDING FRONTAGE ZONE THAT COMPLIMENT STREET TREES WITHIN THE STREET RIGHT–OF–WAY. TREES SHALL BE A MINIMUM OF THREE AND ONE–HALF INCH CALIPER AT LEAST FOUR FEET ABOVE GRADE AND OF NATIVE SPECIES COMMON TO THE AREA. THEY SHOULD BE PLANTED IN ACCORDANCE WITH THE RECOMMENDED STANDARDS SET FORTH BELOW IN FIGURE 1. THE TREES SHOULD BE DROUGHT AND SALT TOLERANT. THEY SHOULD BE REGULARLY TRIMMED TO PROVIDE CLEAR VISIBILITY INTO THE SITE FROM THE STREET AND PROVIDE SHADE OVER THE WALKWAY.	–	COMPLIES
10.2.E2C	LOW LYING AND LOW MAINTENANCE GRASSES, SHRUBS, BUSHES, FLOWERS, AND SIMILAR VEGETATIVE GROUND COVER MAY BE PLANTED ADJACENT TO THE STREET RIGHT–OF–WAY LINE. ALL GROUND COVER MUST BE MAINTAINED AT A HEIGHT OF NO MORE THAN THIRTY INCHES TO AVOID BLOCKING VISIBILITY FOR DRIVERS ENTERING OR EXITING THE SITE.	–	COMPLIES
10.2E3	TRANSITIONAL BUFFERS ARE REQUIRED BETWEEN PROPERTIES IN THE CENTRAL BUSINESS DISTRICT AND ABUTTING PROPERTIES IN RESIDENTIAL DISTRICTS TO CREATE A COMPATIBLE TRANSITION WITH THE SURROUNDING NEIGHBORHOODS. TRANSITIONAL BUFFERS MAY INCLUDE ANY COMBINATION OF NATURAL OR LANDSCAPED SCREENING AND FENCING THAT PROVIDES AN OPAQUE VISUAL BARRIER TO A MINIMUM HEIGHT OF EIGHT FEET ABOVE THE GROUND INSTALLED ALONG THE PROPERTY BOUNDARY LINE. WHERE TRANSITIONAL BUFFERS ARE REQUIRED, ALL BUILDINGS, ACCESSORY STRUCTURES, AND LOADING AREAS SHALL BE SET BACK A MINIMUM OF SEVENTY–FIVE FEET, AND PARKING SHALL BE SET BACK A MINIMUM OF FIFTY FEET, FROM THE PROPERTY LINE WHERE THE TRANSITIONAL BUFFER IS TO BE INSTALLED.	–	COMPLIES

SITE PLAN TREE PRESERVATION COMPLIANCE CHART

REGULATION SECTION	REQUIRED/ PERMITTED	PROVIDED/PROPOSED	COMPLIANCE
207–19.G	TREE REPLACEMENT –ALL HEALTHY, NON–INVASIVE HARDWOOD TREES THROUGHOUT THE SITE AND ALL HEALTHY, NON–INVASIVE TREES LOCATED WITHIN THE STANDARD ZONING SETBACKS, WHICH ARE FIFTEEN INCHES OR MORE IN DIAMETER AS MEASURED FOUR AND ONE–HALF FEET ABOVE FINISH GRADE (DBH) THAT ARE TO BE REMOVED FROM THE SITE OR ARE DESTROYED DURING CONSTRUCTION SHALL REQUIRE MITIGATION BY SATISFYING ONE OR A COMBINATION OF THE FOLLOWING PROVISIONS WHICH SHALL BE APPROVED BY THE BOARD, SPECIFIED IN THE SITE PLAN DECISION, AND SHOWN ON THE SITE PLAN. 1. REMOVED AND/OR DESTROYED TREES ARE TO BE REPLACED BY PLANTING NEW NURSERY GRADE TREES AS FOLLOWS: FOR EACH DBH INCH OF TREE(S) REMOVED OR DESTROYED, AT LEAST ½–INCH CALIPER OF NEW TREE(S) MUST BE PLANTED. FOR EXAMPLE, IF A TOTAL OF 40 DBH CALIPER INCHES OF TREES ARE REMOVED OR DESTROYED, THEN 20 INCHES OF NEW TREE CALIPER MUST BE PLANTED (EIGHT 2½ INCH CALIPER TREES) A. REPLACEMENT TREES SHALL BE OF VARIETIES SPECIFIED IN S. 207–19 E. IF EVERGREENS ARE USED AS REPLACEMENT TREES, THEY SHALL BE A MINIMUM OF 6 FEET IN HEIGHT. NEITHER LOW GROWING EVERGREENS NOR SHRUBS SHALL BE ACCEPTED AS REPLACEMENT TREES. B. REPLACEMENT TREES SHALL BE PLACED ON THE DEVELOPMENT SITE, ON ADJACENT PROPERTY WITH PERMISSION OF THE ABUTTING PROPERTY OWNER OR MAY BE PLANTED ON OTHER PROPERTY IN MEDWAY OWNED BY THE APPLICANT. C. A REPLACEMENT TREE SHALL BE REQUIRED TO SURVIVE FOR A MINIMUM OF ONE YEAR FROM THE DATE IT IS PLANTED. D. PLANTING OF REPLACEMENT TREES DOES NOT FULFILL THE REQUIREMENTS FOR SITE AND PARKING LOT LANDSCAPING SPECIFIED IN S. 207–19.	TOTAL REPLACEMENT CALIPER REQUIRED: 388 INCHES TOTAL PROPOSED: 475+ INCHES PROPOSED CALIPER TOTAL INCLUDES ONLY DEC IDUOUS TREES 2.5" CALIPER MINIMUM AND EVERGREEN TREES ABOVE 6' AT THE FOLLOWING CONVERSION RATES: 6–8' HT = 1.5" CAL 8–10' HG = 2" CAL	COMPLIES

TREE PRESERVATION BYLAW COMPLIANCE CHART

REGULATION SECTION	REQUIRED/ PERMITTED	PROVIDED/ PROPOSED	COMPLIANCE
31.2.1	THE REQUIREMENTS OF THIS BYLAW AND ALL APPLICABLE RULES AND REGULATIONS APPLY TO THE FOLLOWING: a. PROPOSED DEMOLITION OF EXISTING RESIDENTIAL OR NON–RESIDENTIAL STRUCTURES IF CONSTRUCTION INCLUDES REMOVAL OF TREES IN THE TREE PRESERVATION AREA. b. PROPOSED CONSTRUCTION ON A DEVELOPED LOT IF CONSTRUCTION INCLUDES REMOVAL OF TREES IN THE TREE PRESERVATION AREA. c. PROPOSED CONSTRUCTION OF ANY BUILDING OR STRUCTURE ON A LOT WITH NO RESIDENTIAL OR NON RESIDENTIAL STRUCTURE ON IT. d. PROPOSED LOT CLEARING OF 75% OR MORE OF TREE CANOPY ON A VACANT LOT.	–	–
31.2.2	THE FOLLOWING ARE EXEMPT FROM THE REQUIREMENTS OF THIS BYLAW AND ALL APPLICABLE RULES AND REGULATIONS: A. PUBLIC SHADE TREES PURSUANT TO M.G.L. CHAPTER 87. B. EMERGENCY PROJECTS NECESSARY FOR PUBLIC SAFETY, HEALTH, AND WELFARE, AS DETERMINED BY THE PERMITTING AUTHORITIES. C. TREES SEVERELY DAMAGED AS THE DIRECT RESULT OF A NATURAL DISASTER. D. A PERIOD OF AN EMERGENCY SUCH AS A TORNADO, WINDSTORM, FLOOD, OR OTHER NATURAL DISASTER. E. TREES THAT ARE HAZARDOUS AS DETERMINED AND CONFIRMED IN WRITING BY A CERTIFIED ARBORIST OR THE TREE WARDEN. F. TREES CURRENTLY INFECTED BY A DISEASE OR INSECT INFESTATION OF A PERMANENT NATURE, AS DETERMINED AND CONFIRMED IN WRITING BY A CERTIFIED ARBORIST OR THE TREE WARDEN. G. NEW CONSTRUCTION (ONLY), THE CONSTRUCTION OF NEW DRIVEWAYS OR ENTRYWAYS TO THE PROPERTY. WIDTH OF DRIVEWAYS/ENTRYWAYS SHOULD FOLLOW THE PUBLIC SAFETY REQUIREMENTS OF FIRE AND POLICE REGULATIONS. THIS EXEMPTION DOES NOT INCLUDE CLEARING OF TREES OUTSIDE THE FOOTPRINT OF THE PROPOSED DRIVEWAY/ENTRYWAY AND SIGHTLINES TO THE LOT PROPOSED FOR DEVELOPMENT.	–	–
31.4.1	IN CONNECTION WITH ANY ACTIVITY REGULATED BY THIS BYLAW, SEE SECTION 31.3, NO PERSON SHALL REMOVE A PROTECTED TREE WITHIN A TREE PRESERVATION AREA WITHOUT FIRST APPLYING FOR AND RECEIVING A TREE REMOVAL PERMIT OR CERTIFICATE OF EXEMPTION IN ACCORDANCE WITH THIS BYLAW. NO BUILDING PERMIT OR LAND DISTURBANCE PERMIT SHALL BE ISSUED FOR ANY USE, SITE, CONSTRUCTION, OR STRUCTURAL ALTERATION THAT IS SUBJECT TO THIS BYLAW UNTIL THE ISSUANCE OF A TREE REMOVAL PERMIT BY THE PERMITTING AUTHORITY IF APPLICABLE TO THE PROJECT.	–	–
31.4.2	PROTECTION DURING DEMOLITION AND/OR CONSTRUCTION: EACH PROTECTED TREE TO BE RETAINED ON THE PROPERTY SHALL BE SHIELDED BY THE ESTABLISHMENT OF A FENCED OFF TREE PRESERVATION AREA. THE TREE PRESERVATION AREA SHALL BE DELINEATED ON THE SUBMITTED TREE PROTECTION AND MITIGATION PLAN, SHALL BE INSTALLED PRIOR TO ANY DEMOLITION OR SITE WORK, AND SHALL REMAIN IN PLACE UNTIL WORK IS COMPLETED ON THE PROPERTY, EXCLUDING FINAL LANDSCAPING..		COMPLIES
31.4.3	MITIGATION: THE REMOVAL OF A PROTECTED TREE(S) FROM A PROPERTY IN CONNECTION WITH ONE OR MORE OF THE CIRCUMSTANCES SET FORTH IN SECTION 31.3.1 SHALL REQUIRE MITIGATION BASED UPON AGGREGATE DBH OF PROTECTED TREE(S) REMOVED. MITIGATION SHALL BE ACHIEVED BY SATISFYING ONE OR A COMBINATION OF THE FOLLOWING PROVISIONS: a. REPLANTING OF TREES: FOR EACH INCH OF DBH OF THE PROTECTED TREE(S) REMOVED TREES SHALL BE REPLANTED IN ACCORDANCE WITH THE FOLLOWING: 1. EACH TREE PROPOSED FOR PLANTING MUST HAVE A MINIMUM CALIPER OF ONE INCH OR GREATER. 2. REPLACEMENT TREES SHALL BE DETERMINED AS FOLLOWS; a. 6" –8" CALIPER TREES PROPOSED FOR REMOVAL, REPLACED WITH 1 TREE FOR EVERY 1 REMOVED; b. 8"–20" CALIPER TREES PROPOSED REMOVAL, REPLACED WITH 2 TREES FOR EVERY 1 TREE REMOVED; c. GREATER THAN 20" CALIPER TREE PROPOSED FOR REMOVAL,REPLACED WITH 3 TREES FOR EVERY 1 TREE REMOVED; 3. ALL PROPOSED REPLACEMENT TREES SHALL BE NATIVE AND SHALL NOT CONSISTS OF NON NATIVE, CULTIVARS OR INVASIVE SPECIES.	216 REPLACEMENT TREES NEEDED / 300+ PROPOSED	COMPLIES

PLANT SCHEDULE

SYMBOL	KEY	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT
DECIDUOUS TREES					
	AR	16	ACER RUBRUM / RED MAPLE	2.5–3" CAL.	B&B
	AR2	6	ACER RUBRUM / RED MAPLE	3.5" CAL. MIN.	B&B
	CO4	9	CELTIS OCCIDENTALIS / COMMON HACKBERRY	2.5–3" CAL.	B&B
	CO6	3	CELTIS OCCIDENTALIS / COMMON HACKBERRY	3.5" CAL. MIN.	B&B
	NS	31	NYSSA SYLVATICA / TUPELO	2.5–3" CAL.	B&B
	PT	16	POPULUS TREMULOIDES / QUAKING ASPEN	2.5–3" CAL.	B&B
	QB	10	QUERCUS BICOLOR / SWAMP WHITE OAK	2.5–3" CAL.	B&B
	QB2	2	QUERCUS BICOLOR / SWAMP WHITE OAK	3.5" CAL. MIN.	B&B
	QR	21	QUERCUS RUBRA / RED OAK	2.5–3" CAL.	B&B
	QR3	11	QUERCUS RUBRA / RED OAK	3.5" CAL. MIN.	B&B
EVERGREEN TREES					
	IA	48	ILEX OPACA / AMERICAN HOLLY	6'–7' HT. MIN	B&B
	JV	51	JUNIPERUS VIRGINIANA / EASTERN RED CEDAR	6'–7' HT. MIN	B&B
	PR	13	PINUS RIGIDA / PITCH PINE	8'–10' HT.	B&B
	PS	12	PINUS STROBUS / WHITE PINE	8'–10' HT.	B&B
ORNAMENTAL TREES					
	AC	15	AMELANCHIER CANADENSIS / CANADIAN SERVICEBERRY MULTI–TRUNK	10–12' HT.	B&B
	AL	10	AMELANCHIER LAEVIS / ALLEGHENY SERVICEBERRY MULTI–TRUNK	8'–10' HT.	B&B
	AS3	12	AMELANCHIER LAEVIS / ALLEGHENY SERVICEBERRY	8'–10' HT.	B&B
	BN	5	BETULA NIGRA / MULTI–STEM RIVER BIRCH	10'–12' HT.	B&B
	BC	12	BETULA NIGRA 'CULLY' / HERITAGE®RIVER BIRCH	10–12' HT.	B&B
	CC	24	CARPINUS CAROLINIANA / AMERICAN HORNBEAM	2–1/2"–3" CAL. MIN	B&B
DECIDUOUS SHRUBS					
	AM6	95	ARONIA MELANOCARPA / BLACK CHOKEBERRY	5 GAL.	CONTAINER
	CA	66	CLETHRA ALNIFOLIA / SUMMERSWEET CLETHRA	3 GAL.	CONTAINER
	FG	68	FOTHERGILLA GARDENII / DWARF FOTHERGILLA	3 GAL.	CONTAINER
	HV	17	HAMAMELIS VIRGINIANA / COMMON WITCH HAZEL	5 GAL.	CONTAINER
	HW	41	HYDRANGEA ARBORESCENS / SMOOTH HYDRANGEA	5 GAL.	CONTAINER
	MN	63	MORELLA PENSYLVANICA / NORTHERN BAYBERRY	5 GAL.	CONTAINER
	PL	58	PHYSOCARPUS OPULIFOLIUS 'TINY WINE' / TINY WINE L™ DWARF NINEBARK	3 GAL.	CONTAINER
	VA	69	VIBURNUM DENTATUM / VIBURNUM	5 GAL.	CONTAINER

EVERGREEN SHRUBS						
	IG3	62	ILEX GLABRA / INKBERRY HOLLY	5 GAL.	CONTAINER	
	IGS	154	ILEX GLABRA 'SHAMROCK' / SHAMROCK INKBERRY HOLLY	5 GAL.	CONTAINER	
	RM	1	RHODODENDRON MAXIMUM / ROSEBAY RHODODENDRON	5 GAL.	CONTAINER	
	RM4	75	RHODODENDRON MAXIMUM / ROSEBAY RHODODENDRON	5 GAL.	CONTAINER	
ORNAMENTAL GRASS						
	SH3	78	SPOROBOLUS HETEROLEPIS / PRAIRIE DROPSEED	1 GAL	CONTAINER	
PERENNIALS						
	BA	75	BAPTISIA AUSTRALIS / BLUE WILD INDIGO	1 GAL	CONTAINER	
	EP2	76	ECHINACEA PURPUREA / CONEFLOWER	1 GAL	CONTAINER	
	PD	52	PENSTEMON DIGITALIS / BEARDTONGUE	1 GAL.	CONTAINER	
	RH	51	RUDBECKIA HIRTA / BLACK–EYED SUSAN	1 GAL.	CONTAINER	
SYMBOL	KEY	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT	SPACING
SHRUB AREAS						
	AM4	21	ARONIA MELANOCARPA / BLACK CHOKEBERRY	3 GAL.	CONTAINER	108" o.c.
	CO7	56	CEPHALANTHUS OCCIDENTALIS / BUTTONBUSH	3 GAL.	CONTAINER	72" o.c.
	CA4	139	CLETHRA ALNIFOLIA / SUMMERSWEET	3 GAL.	CONTAINER	72" o.c.
	CP6	53	COMPTONIA PEREGRINA / SWEET FERN	3 GAL.	CONTAINER	108" o.c.
	CR3	120	CORNUS SERICEA / RED TWIG DOGWOOD	3 GAL.	CONTAINER	72" o.c.
	IG2	39	ILEX GLABRA / INKBERRY HOLLY	3 GAL.	CONTAINER	72" o.c.
	IW3	37	ILEX VERTICILLATA / WINTERBERRY	3 GAL.	CONTAINER	72" o.c.
	MN2	105	MORELLA PENSYLVANICA / NORTHERN BAYBERRY	3 GAL.	CONTAINER	96" o.c.
	PL3	21	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' / LITTLE DEVIL™DWARF NINEBARK	3 GAL.	CONTAINER	72" o.c.
	RM2	33	RHODODENDRON MAXIMUM / ROSEBAY RHODODENDRON	3 GAL.	CONTAINER	96" o.c.
	RAGL	624	RHUS AROMATICA 'GRO–LOW' / GRO–LOW FRAGRANT SUMAC	3 GAL.	CONTAINER	60" o.c.
	VA3	36	VIBURNUM DENTATUM / VIBURNUM	3 GAL.	CONTAINER	96" o.c.
GROUND COVERS						
	MB	147	MONARDA FISTULOSA / BERGAMOT	1 GAL	CONTAINER	24" o.c.
	PA2	443	PYCNANTHEMUM ALBESCENS / MOUNTAIN MINT	1 GAL	CONTAINER	24" o.c.
	VR	73	VERONICASTRUM VIRGINICUM / CULVER'S ROOT	1 GAL	CONTAINER	24" o.c.
ORNAMENTAL GRASSES						
	AS2	79	ANDROPOGON SCOPARIUS / LITTLE BLUESTEM	1 GAL	CONTAINER	24" o.c.
	CAP	344	CAREX APPALACHICA / APPALACHIAN SEDGE	1 GAL.	CONTAINER	24" o.c.
	SCS	1,735	SCHIZACHYRIUM SCOPARIUM / LITTLE BLUESTEM	1 GAL.	CONTAINER	24" o.c.
	SH	205	SPOROBOLUS HETEROLEPIS / PRAIRIE DROPSEED	1 GAL.	CONTAINER	30" o.c.
SEED MIX						
	FE	3,345 SF 33.45 LBS	FINETURF EXTREME™TURF SEED MIXTURE / STOVER SEED	---		
	NS2	10,060 SF 13.86 LBS	NATIVE STEEP SLOPE MIX W/ANNUAL RYEGRASS / ERNST SEEDS	---		
	NM	29,356 SF 176.14 LBS	NO MOW LAWN SEED MIX / PRAIRIE NURSERY	---		
	RB	1,201 SF 1.1 LBS	RETENTION BASIN FLOOR MIX –LOW MAINTENANCE / ERNST SEEDS	---		
	WS	8,230 SF 7.56 LBS	WARM SEASON GRASS MIX / ERNST SEEDS	---		
GROUND COVER						
	CP	1,795	CAREX PENSYLVANICA / PENNSYLVANIA SEDGE	1 GAL	CONTAINER	24" o.c.

DECISION DATE: _____

ENDORSEMENT DATE: _____

MEDWAY PLANNING & ECONOMIC DEVELOPMENT BOARD

Date	Description	No.
11/16/2026	PERMIT DRAWINGS	2
09/18/2026	PEER REVIEW COMMENT RESPONSE	1

Revisions

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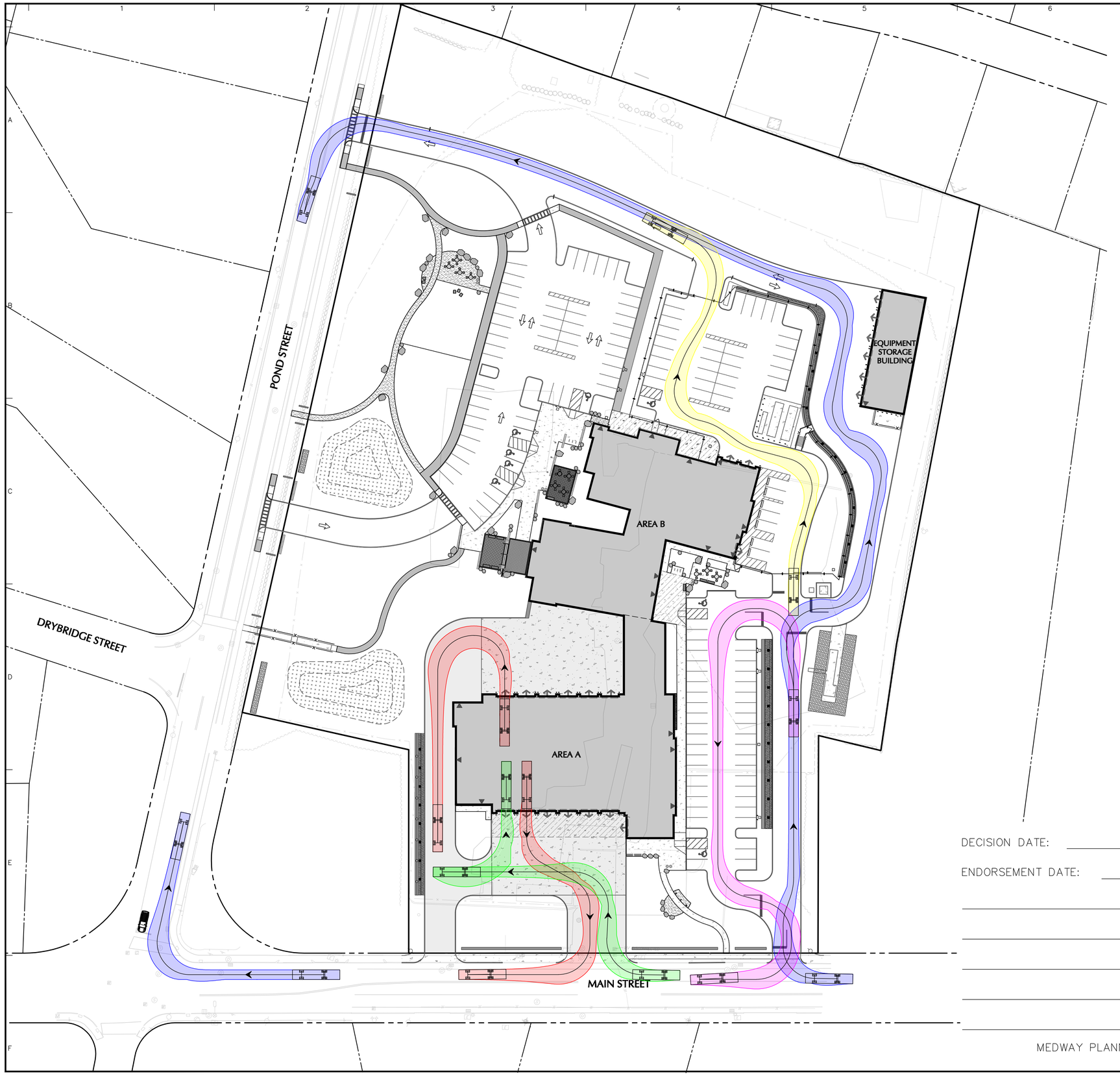
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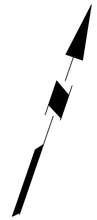
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PLANTING PLAN II

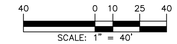
Project No.	Drawing No.
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Date: 07/20/2026	
Drawn By: SJ	
Checked By: MN	

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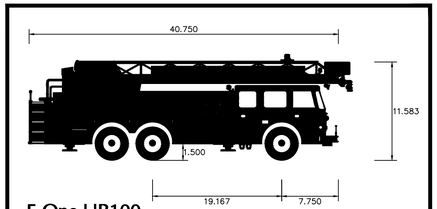






Date	Description	No.
11/16/2026	PERMIT DRAWINGS	2
09/18/2026	PEER REVIEW COMMENT RESPONSE	1

Revisions



E-One HR100
Length: 40.750

VEHICLE PROFILE

DECISION DATE: _____

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Project
MEDWAY MUNICIPAL COMPLEX

Drawing Title
FIRE TRUCK TURNING MOVEMENTS

Project No.	Drawing No.
151072201	TM101
Date: 07/20/2026	
Drawn By: ORM	
Checked By: HES	

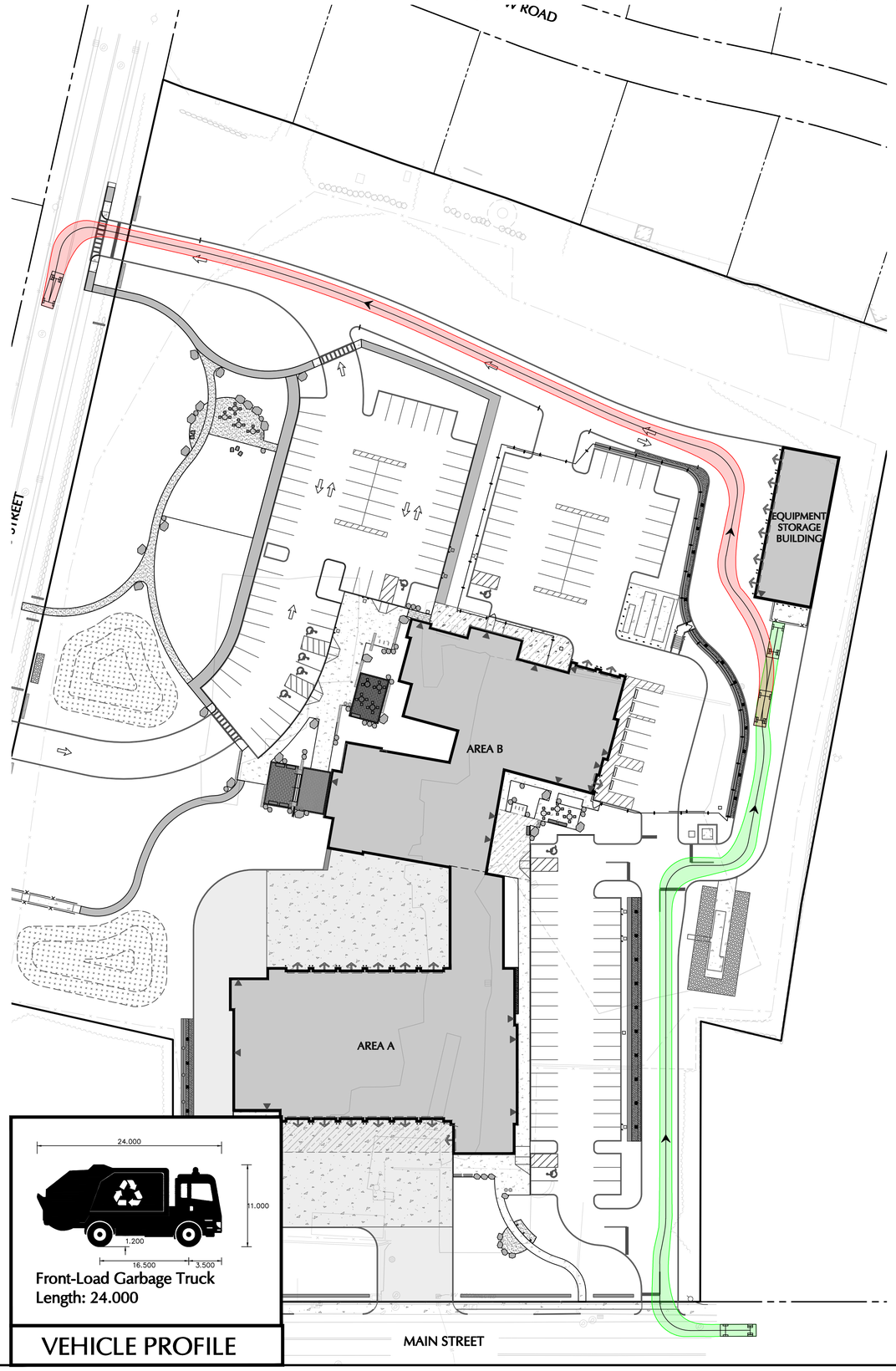
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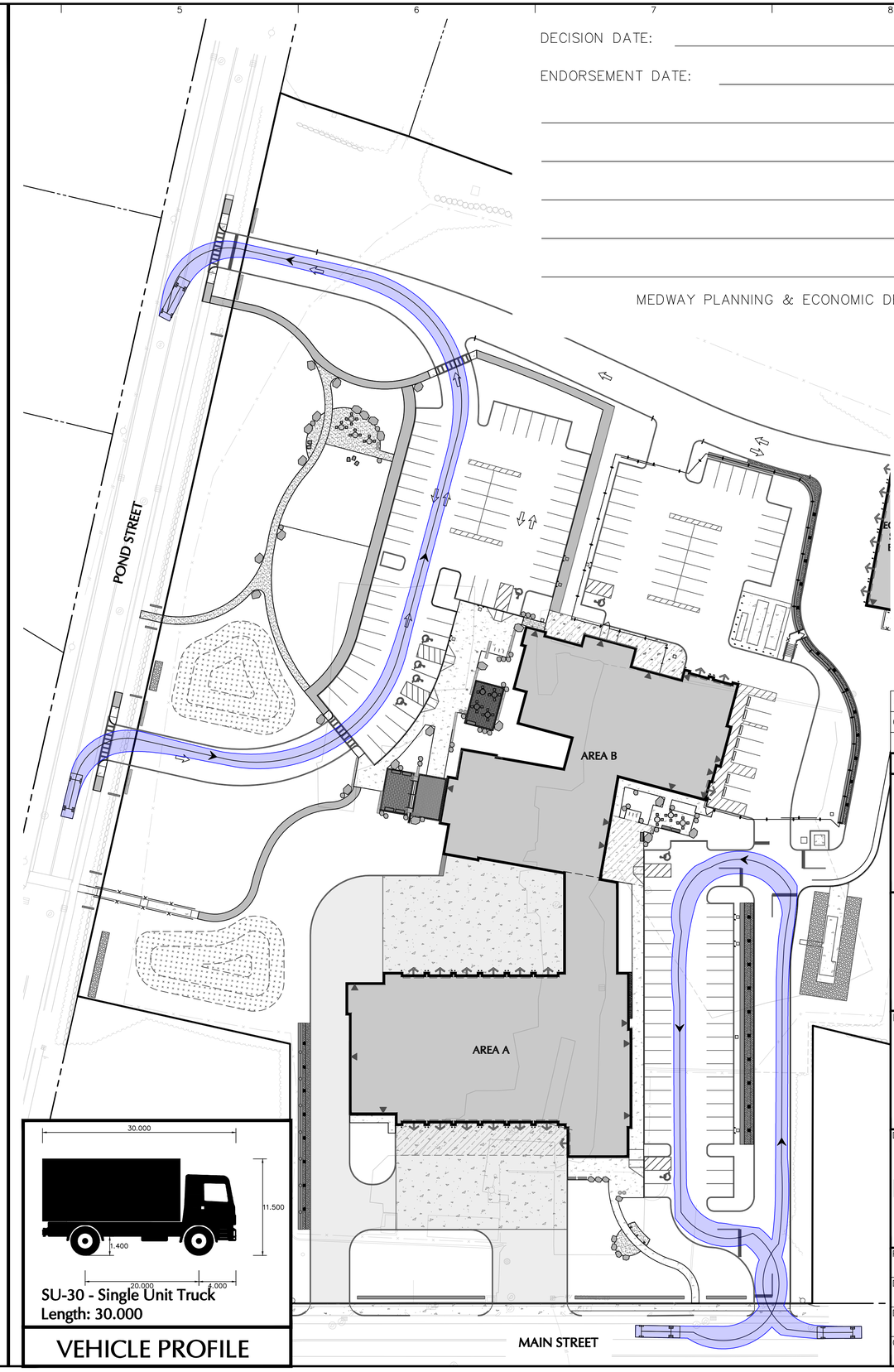
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Front-Load Garbage Truck
Length: 24.000

VEHICLE PROFILE



SU-30 - Single Unit Truck
Length: 30.000

VEHICLE PROFILE

40 0 10 25 40
SCALE: 1" = 40'

Date	Description	No.
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Project
MEDWAY MUNICIPAL COMPLEX

Drawing Title
TRASH AND DELIVERY TURNING MOVEMENTS

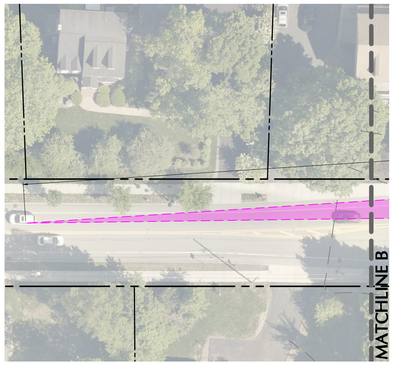
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Date 07/20/2026
Drawn By ORM
Checked By HES

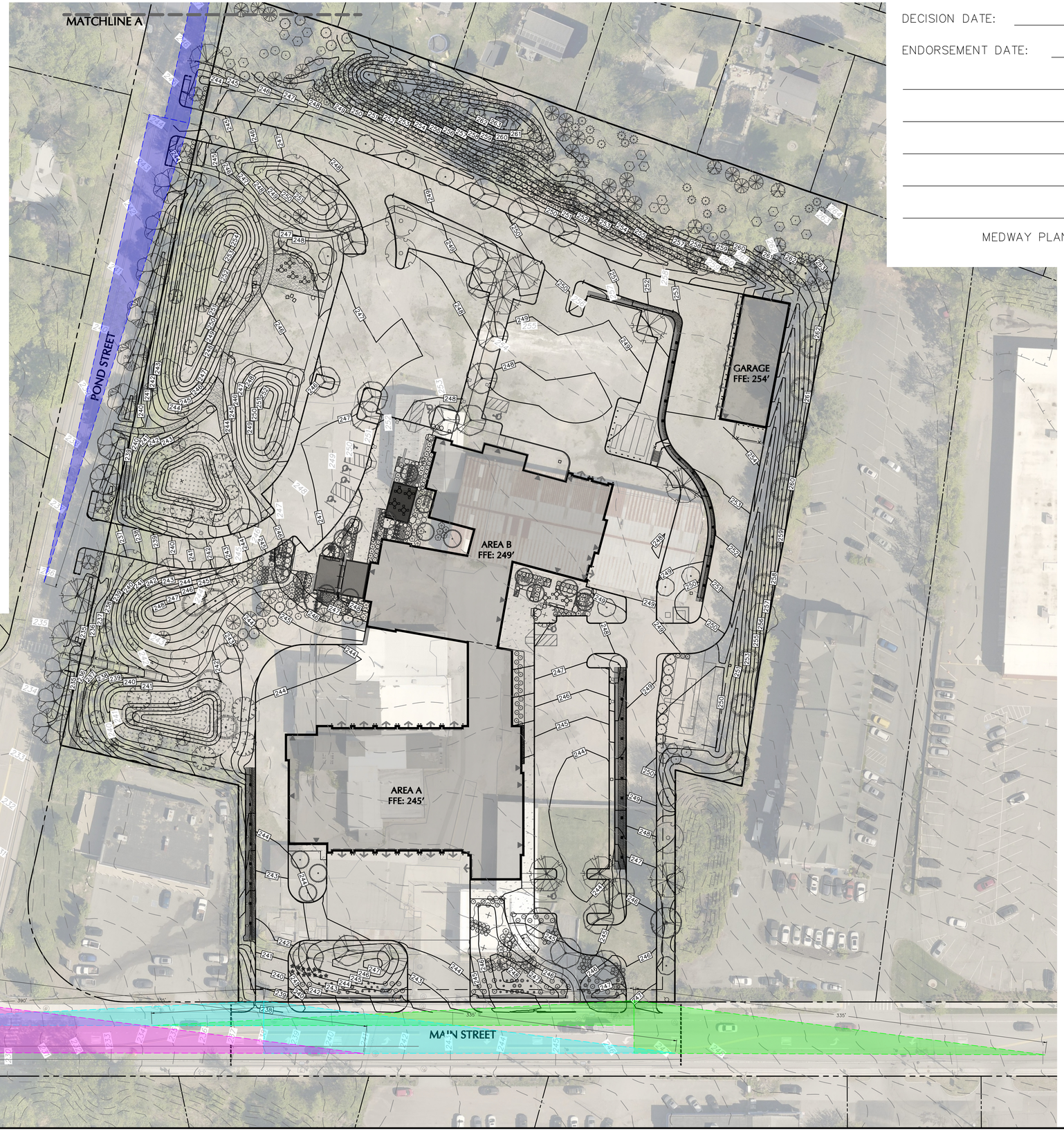
Figure
TM102

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Project No. 151072201

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40 0 10 25 40
SCALE: 1" = 40'

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Project
MEDWAY MUNICIPAL COMPLEX

Drawing Title
SIGHT TRIANGLES

Project No.	Figure
151072201	TM103
Date: 07/20/2026	
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Checked By: HES	

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