

# SITE DEVELOPMENT PLAN OF LAND

## "353-355 MAIN STREET"

### MEDFIELD, MASSACHUSETTS

DATE: MARCH 26, 2020  
Revised: June 30, 2020

ASSESSOR'S REFERENCE:  
MAP 43, PARCEL 067

DEED REFERENCE:  
NORFOLK COUNTY REGISTRY OF DEEDS  
BK. 35952, PG 391

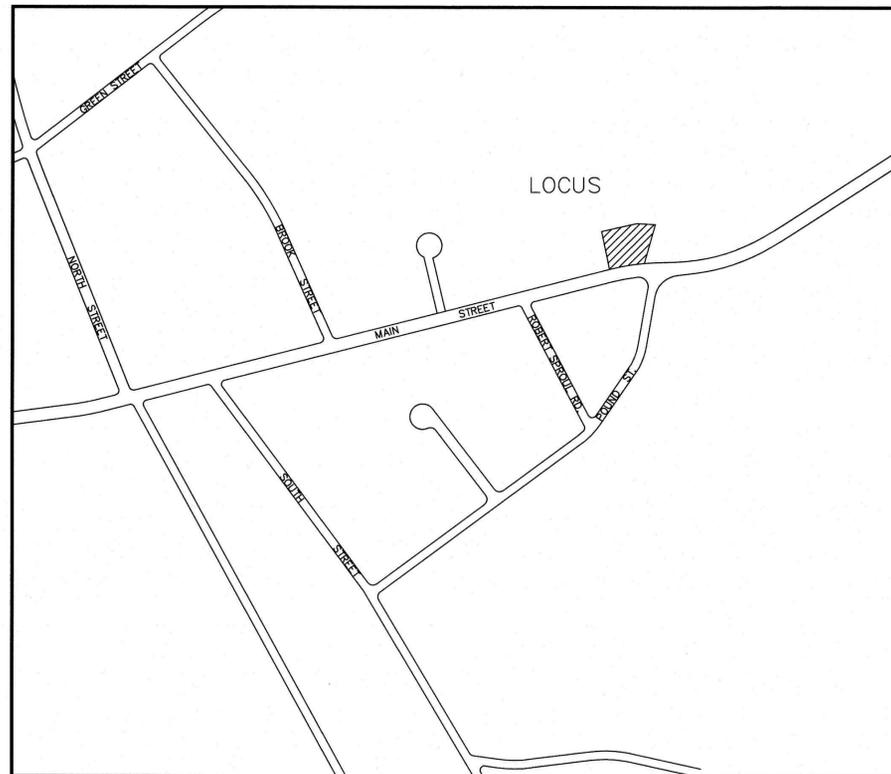
PLAN REFERENCE:  
NORFOLK COUNTY REGISTRY OF DEEDS  
PLAN BK. 597, FILE AS PAGE 32 OF 2009

OWNER OF RECORD:  
LCB MEDFIELD LLC  
3 EDGEWATER DRIVE, SUITE 101  
NORWOOD, MA 02062

ZONING CLASSIFICATION:  
RS-RESIDENTIAL SUBURBAN

OVERLAY DISTRICT:  
SECONDARY AQUIFER ZONE

ZONING TABLE:		
	REQUIRED	PROPOSED
LOT AREA:	20,000 S.F.	39,056 S.F.
LOT FRONTAGE:	96' FT.	167.69 FT.
LOT DEPTH:	125 FT.	182 FT.
YARD SETBACKS:		
FRONT:	30 FT.(MIN)	31 FT.
SIDE:	12 FT.	13 FT.
REAR:	40 FT.(MIN)	41 FT.
MAX. LOT COVERAGE STRUCTURES:	20%(7,811 SF)	19.9%(7,768 SF)



LOCUS MAP  
1" = 400'

APPROVED BY THE  
MEDFIELD ZONING BOARD OF APPEALS:

DATE APPROVED: \_\_\_\_\_

DATE ENDORSED: \_\_\_\_\_

I, TOWN CLERK OF THE TOWN OF MEDFIELD  
RECEIVED FROM THE ZONING BOARD APPROVAL  
OF THIS PLAN AND NO APPEAL HAS BEEN TAKEN  
FOR TWENTY DAYS NEXT AFTER RECEIPT AND  
RECORDING OF SAME.

TOWN CLERK \_\_\_\_\_ DATE \_\_\_\_\_



*Joyce E. Hastings*  
JOYCE E. HASTINGS, P.L.S.

*6/30/2020*  
DATE



*Paul E. Truax*  
PAUL E. TRUAX, P.E.

*6-30-2020*  
DATE

SHEET INDEX

- |   |                                 |
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| 2 | EXISTING CONDITIONS LAYOUT PLAN |
| 3 | GRADING & DRAINAGE              |
| 4 | UTILITIES                       |
| 5 | EROSION CONTROL PLAN            |
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| 8 | DETAILS                         |

PREPARED BY:  
**GLM** ENGINEERING  
CONSULTANTS, INC.  
19 EXCHANGE STREET  
HOLLISTON, MASSACHUSETTS 01746  
(508)429-1100 fax:(508)429-7160

PREPARED FOR:  
OPEN SPACE BUILDINGS  
266 MAIN STREET  
MEDFIELD, MA 02052

JOB No.	16,715
DATE:	MARCH 26, 2020
SCALE:	1"=20'
SHEET:	1 of 8
PLAN #:	27,398

**NOTES:**

- 1) UNDERGROUND UTILITIES SHOWN ARE FROM OBSERVED SURFACE INDICATIONS AND COMPILED FROM AVAILABLE RECORD PLANS OF UTILITY COMPANIES AND PUBLIC AGENCIES. THEY ARE APPROXIMATE ONLY AND IT IS THE CONTRACTOR AND/OR OWNERS RESPONSIBLE TO VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION. "DIG SAFE" 1-888-344-7233.
- 2) THIS PLAN WAS PREPARED FROM AN ON THE GROUND SURVEY AND PLANS OF RECORD.
- 3) UTILITY INFORMATION IN MAIN STREET WAS OBTAINED FROM PLANS ON FILE WITH THE TOWN OF MEDFIELD PLANNING AND PUBLIC WORKS DEPARTMENT.
- 4) ALL ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

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**LEGEND:**

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- S — EXISTING GAS LINE
- G — EXISTING UTILITY POLE
- GAS — EXISTING GAS LINE
- OHW — EXISTING OVERHEAD WIRES
- 186 — EXISTING CONTOUR
- 163x2 — EXISTING SPOT ELEVATION
- D — EXISTING DRAIN LINE
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- S — PROPOSED SEWER LINE
- CO — PROPOSED SEWER CLEANOUT
- M — PROPOSED SEWER MANHOLE
- W — PROPOSED WATER SERVICE



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REVISIONS	DATE	DESCRIPTION
No. 1	6/30/2020	ACCESS LAYOUT & PARKING

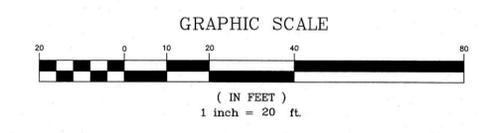


**SITE DEVELOPMENT PLAN**  
**353-355 MAIN STREET**  
**MEDFIELD, MASSACHUSETTS**

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**EXISTING CONDITIONS**

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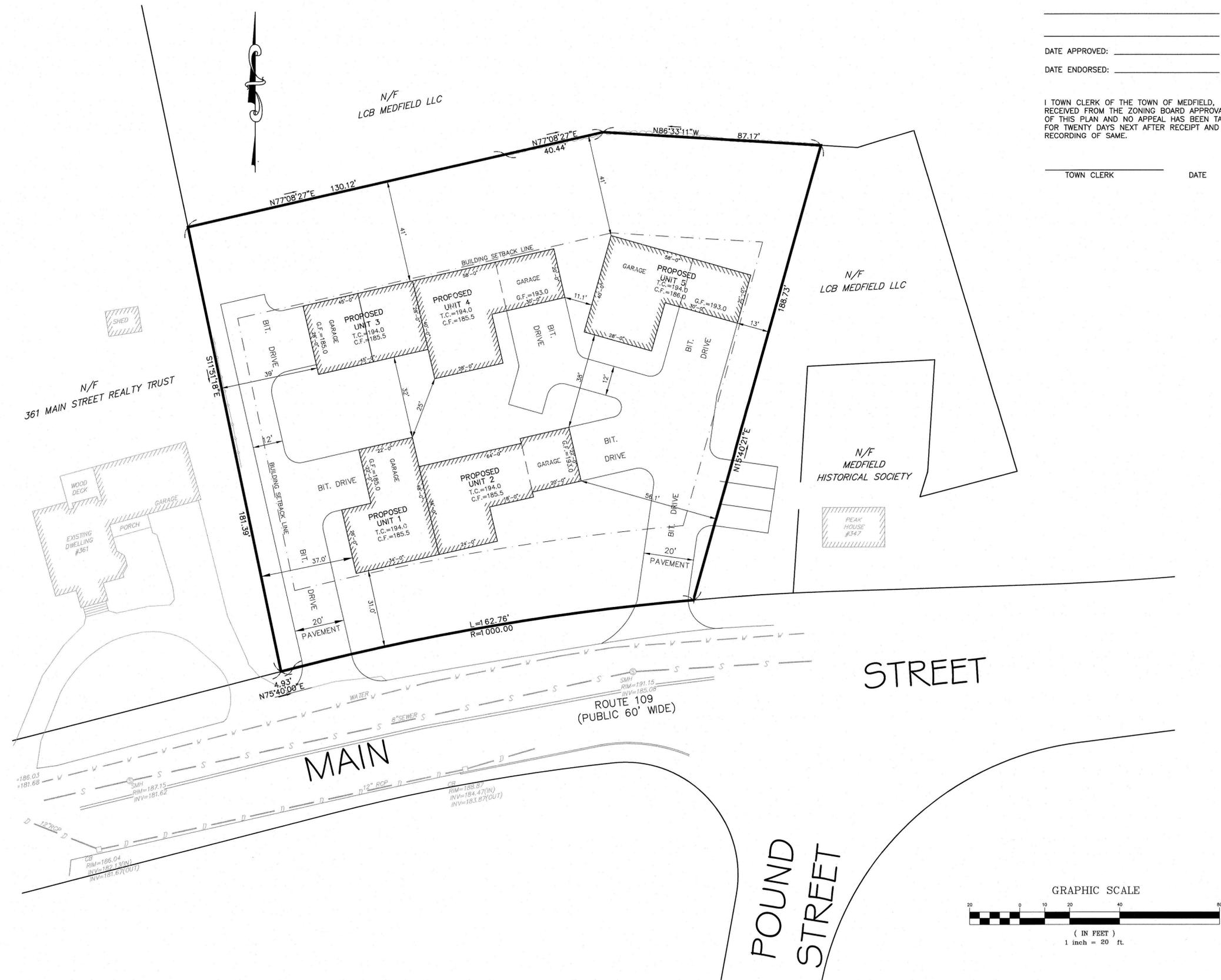
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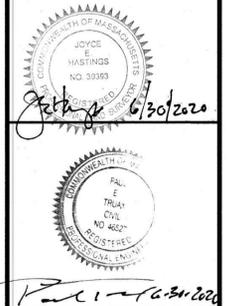
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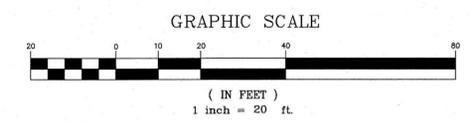


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MEDFIELD, MASSACHUSETTS

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LAYOUT PLAN

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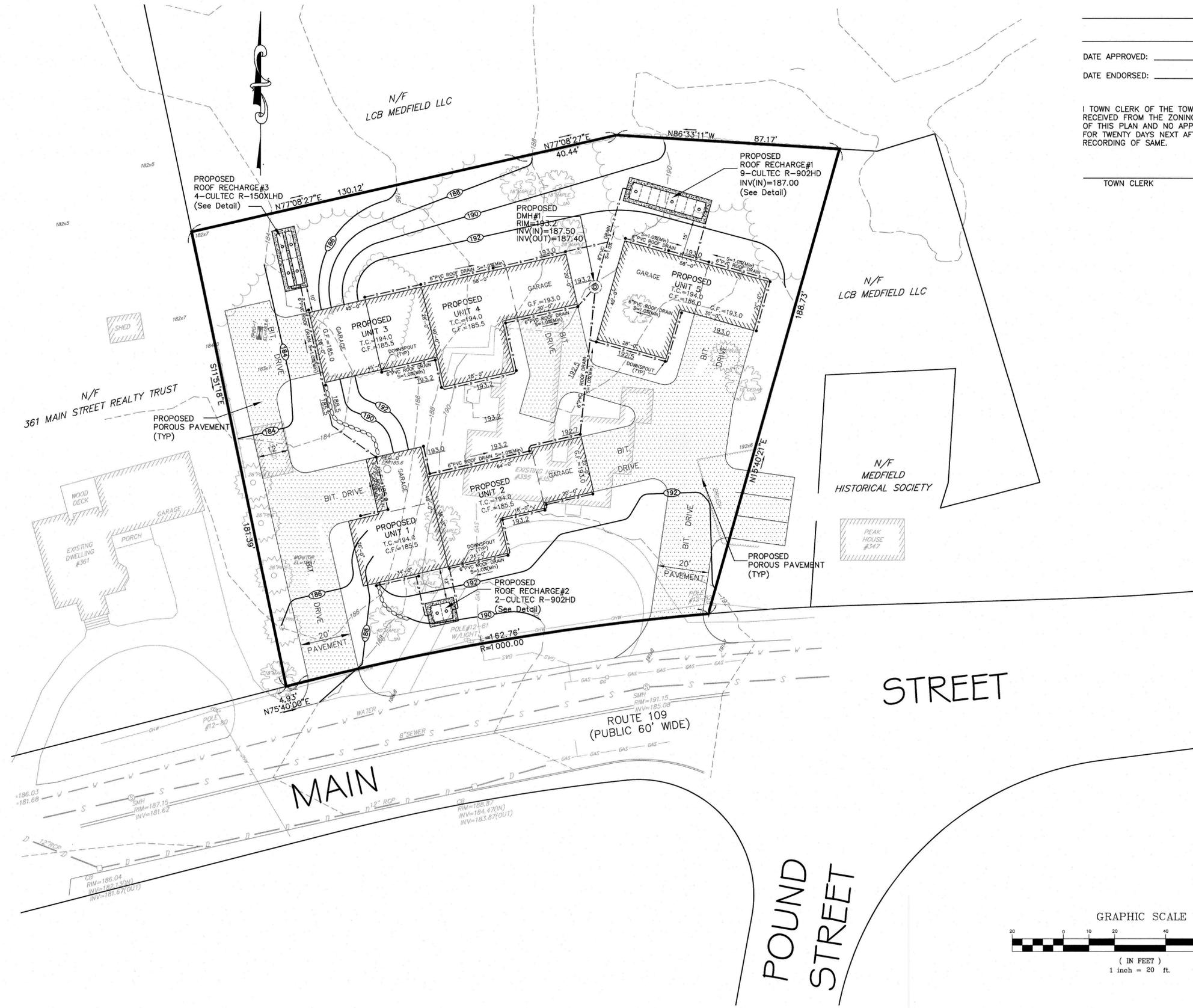
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JOYCE E. HASTINGS  
REGISTERED PROFESSIONAL ENGINEER  
6/30/2020

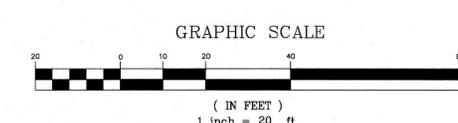
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JOB No. 16,715  
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SHEET: 4 of 8  
PLAN #: 27,398



**GRADING & DRAINAGE**

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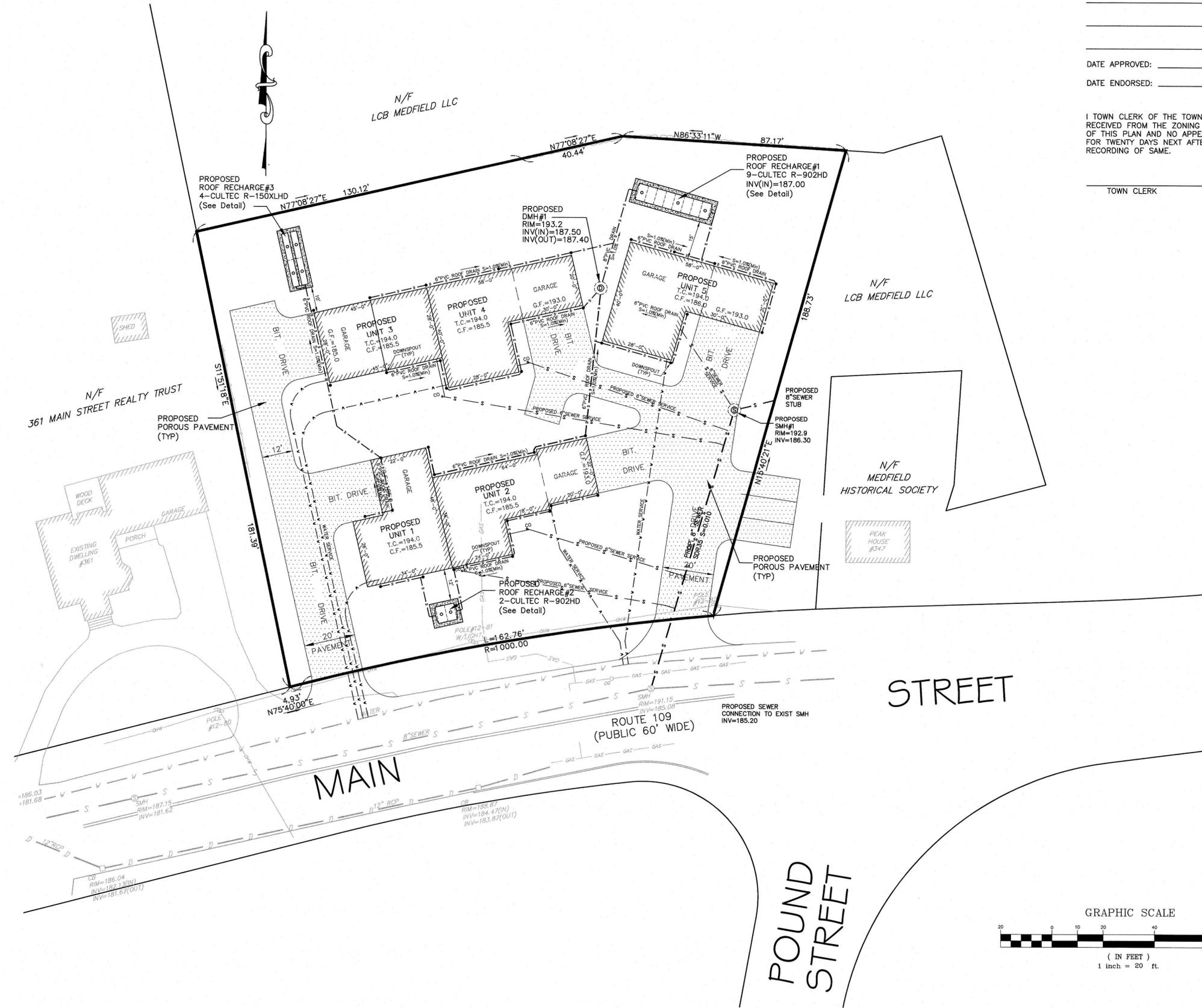
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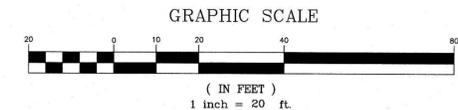


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**UTILITY PLAN**

**Construction Period Operation and Maintenance:**

**Good Housekeeping Practices:**

- Remove all debris from site and dispose of in trash dumpsters
- Plan for adequate disposal of scrap, waste and surplus materials
- Keep work area clean
- Secure loose or light material that is stored on the site
- Store flammable materials apart from other materials
- Secure all materials at the end of each work day
- Maintain a clean neat and orderly site

**Construction Entrances:**

The purpose of stabilizing entrances to a construction site is to minimize the amount of sediment leaving the area as mud and sediment attached to vehicles. The entrances shall be sized according to the Massachusetts DEP and US EPA guidelines and will be maintained on a weekly basis during construction. A Detail is included in the Site Plans prepared for the Project.

**Dust Control:**

Soils information for the site indicates that it is comprised of sandy soils. Therefore, Dust control BMPs to reduce surface activities and air movement that causes dust to be generated from disturbed soil surfaces will be required. The preferred measure for dust control is sprinkling/irrigation. This is an on-going/as-needed requirement until surfaces have been stabilized. There shall be a water truck on-site available as needed.

**Subsurface Infiltration Chambers:**

Rope or fence off the area selected for the infiltration chambers. Stabilize the site prior to installing the subsurface chambers. Do not allow runoff from any disturbed areas on site to flow to the chambers. Never allow construction equipment not performing the excavation to drive across the area where the chambers will be installed. Provide an access port, man-way, and an observation well to enable inspection of water levels within the system. Make the observation well pipe visible at grade.

**Spill Control:**

A contingency plan to address the spillage/release of petroleum products and any hazardous materials will be implemented for the site during construction. The plan will include the following measures:

- Equipment necessary to quickly attend to inadvertent spills or leaks shall be on-site in a secure but accessible location. Such equipment will include, but not be limited to, the following: urethane drain cover seals (mats), a spill containment kit which includes sand and shovels, suitable absorbent materials, storage containers, safety goggles, chemically resistant gloves and overshoe boots, water and chemical fire extinguishers, and first aid equipment.
- Spills or leaks will be treated properly according to material type, volume of spillage and location of spill. Mitigation will include preventing further spillage, containing the spilled material to the smallest practical area, removing spilled material in a safe and environmentally friendly manner, and remediating any damage to the environment.
- The contractor shall be familiar with the reporting requirements of the Massachusetts Contingency Plan (310 CMR 40.00) as issued by the Massachusetts Department of Environmental Protection (DEP); specifically Subpart C Notification of Releases and Threats of Release of Oil and Hazardous Materials and Subpart D Preliminary Response Activities and Risk Reduction Measures.
- For any large spills. The Massachusetts DEP Hazardous Waste Incident Response Group shall be notified immediately at 1-617-792-7653 and an emergency response contractor will be called in.

**EROSION & SEDIMENT CONTROL NOTES:**

1. Prior to commencement of any work all siltation and erosion controls as specified on the plans shall be employed.
2. Erosion control measures shall be monitored on a daily basis, or as needed, and be reinforced, repaired, or replaced when needed, per judgement of the site foreman and/or town of medfield planning board representative.
3. Main street shall be kept clean of all debris. at the end of each work day the roadway shall be inspected and/or swept if needed.

**CONSTRUCTION MANAGEMENT PLAN:**

- CONSTRUCTION ACCESS SHALL BE VIA MAIN STREET. A STABILIZED CONSTRUCTION ENTRANCE SHALL BE PREPARED PER THE DETAIL.
- THE EROSION CONTROL BARRIER SHALL BE INSTALLED ALONG THE SITE PERIMETER AS SHOWN.
- HOURS OF CONSTRUCTION:  
7:00am thru 6:00pm Monday-Saturday

**CONSTRUCTION SEQUENCE:**

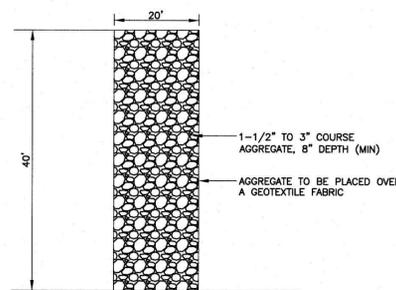
1. INSTALL EROSION CONTROL BARRIER.
2. RELOCATE EXISTING BUILDING AND DEMO ACCESSORY STRUCTURES, CLEAR AND GRUB SITE.
3. EXCAVATE AND INSTALL FOUNDATION
4. INSTALL UTILITIES INCLUDING DRAINAGE SYSTEM.
5. CONSTRUCTION PARKING AREA
6. CONSTRUCT BUILDING
7. COMPLETE SITE CONSTRUCTION, IE FINISH PAVEMENT, WALKS, LANDSCAPE, ETC.

**EMERGENCY CONTACT INFORMATION:**

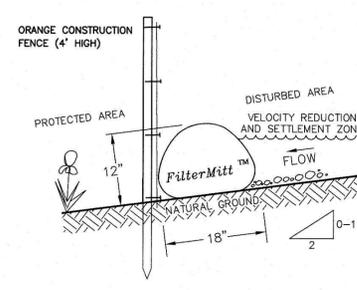
OPEN SPACE BUILDERS  
Contact: Dave MacCreedy  
508-359-6227  
266 MAIN STREET  
MEDFIELD, MA



NOTE: IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. DIGSAFE IS TO BE NOTIFIED 72 WORKING HOURS IN ADVANCE OF CONSTRUCTION. DIGSAFE 1-888-344-7233



TRAP ROCK APRON  
CONSTRUCTION ENTRANCE  
NOT TO SCALE



FILTERMITT SILT FENCE  
EROSION CONTROL BARRIER  
NOT TO SCALE

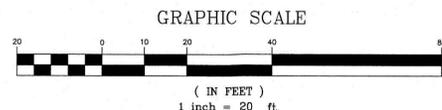
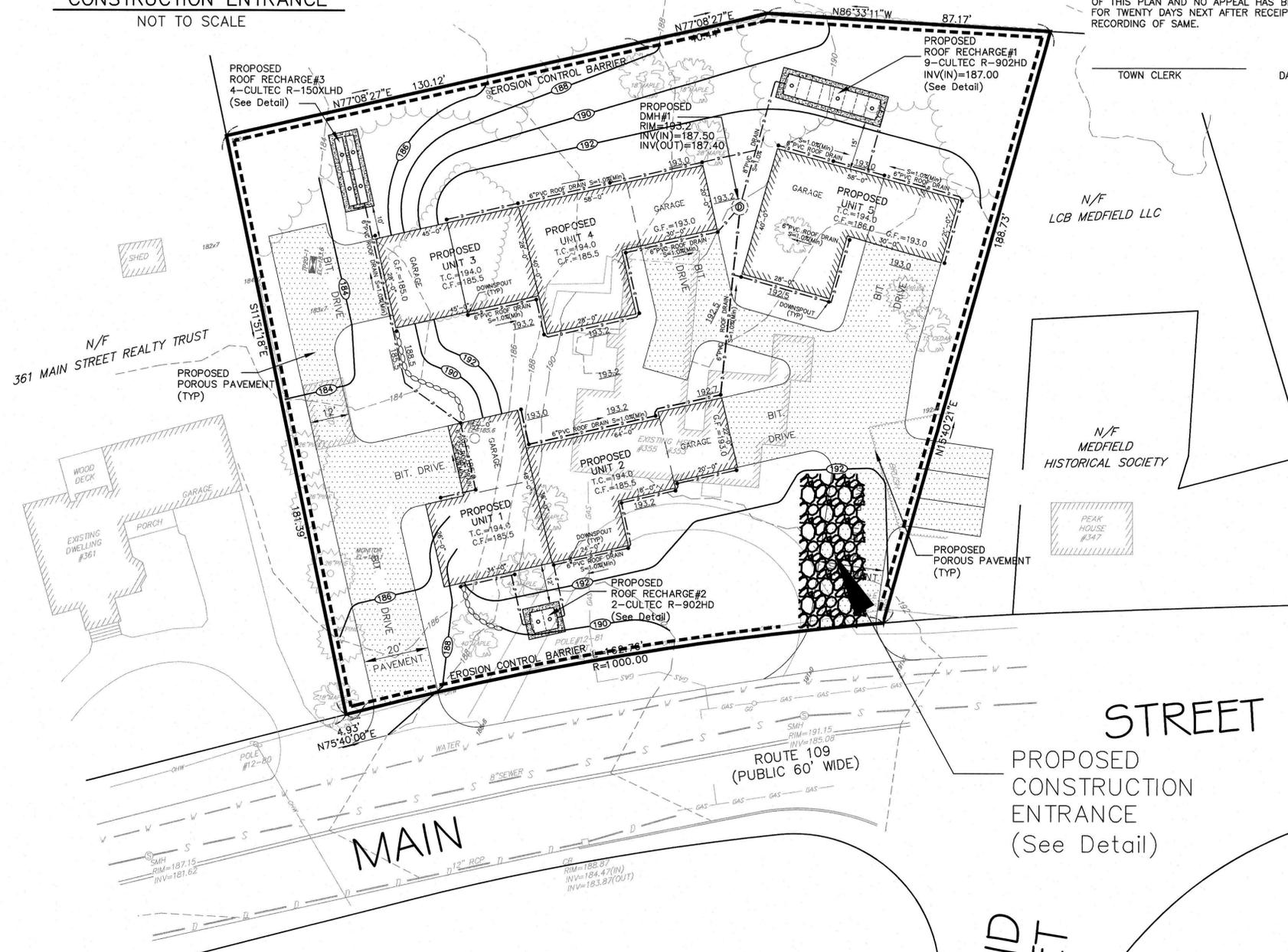
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EROSION CONTROL PLAN

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6/30/2020

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**SITE DEVELOPMENT PLAN**  
353-355 MAIN STREET  
MEDFIELD, MASSACHUSETTS

PREPARED FOR:  
OPEN SPACE BUILDERS  
266 MAIN STREET  
MEDFIELD, MASSACHUSETTS

**GLM** Engineering Consultants, Inc.  
19 EXCHANGE STREET  
HOLLISTON, MA 01746  
P: 508-429-1100  
F: 508-429-7160  
www.GLMengineering.com

JOB No.	16,715
DATE:	MARCH 26, 2020
SCALE:	1"=20'
SHEET:	6 of 8
PLAN #:	27,398

APPROVED BY THE  
MEDFIELD ZONING BOARD OF APPEALS:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

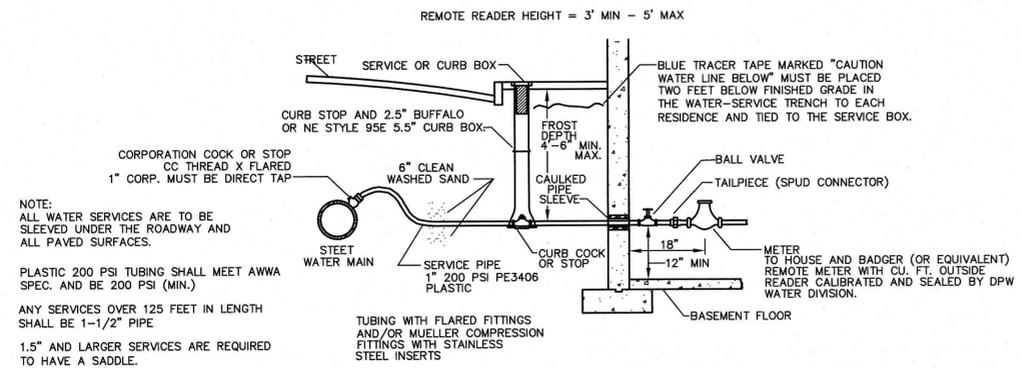
DATE APPROVED: \_\_\_\_\_

DATE ENDORSED: \_\_\_\_\_

I TOWN CLERK OF THE TOWN OF MEDFIELD,  
RECEIVED FROM THE ZONING BOARD APPROVAL  
OF THIS PLAN AND NO APPEAL HAS BEEN TAKEN  
FOR TWENTY DAYS NEXT AFTER RECEIPT AND  
RECORDING OF SAME.

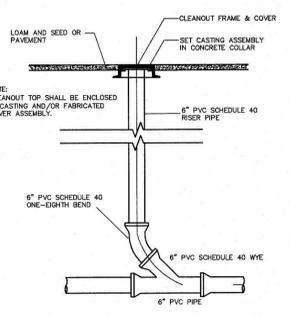
TOWN CLERK \_\_\_\_\_ DATE \_\_\_\_\_

REVISIONS	DATE	DESCRIPTION
No. 1	6/30/2020	ACCESS LAYOUT & PARKING



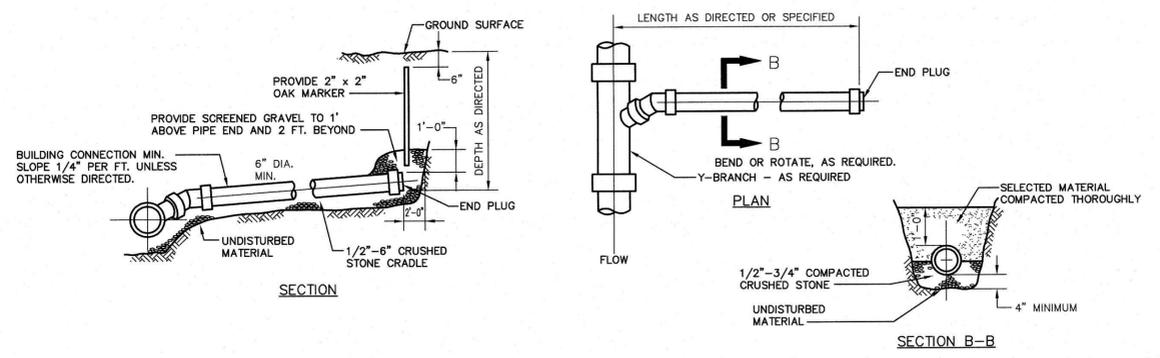
NOTE:  
ALL WATER SERVICES ARE TO BE SLEEVED UNDER THE ROADWAY AND ALL PAVED SURFACES.  
PLASTIC 200 PSI TUBING SHALL MEET AWWA SPEC. AND BE 200 PSI (MIN.)  
ANY SERVICES OVER 125 FEET IN LENGTH SHALL BE 1-1/2" PIPE  
1.5" AND LARGER SERVICES ARE REQUIRED TO HAVE A SADDLE.  
CURB STOPS MUST MEET AWWA SPEC. 800-55 (HAYS 5045 OR FORD 244-333 AND 244-444) W/ NO DRAIN.  
CORPORATION STOP SHALL MEET AWWA SPECS. (MUELLER B-25008 OR FORD F-1000 G)

**TYP. WATER SERVICE CONNECTION**  
NOT TO SCALE

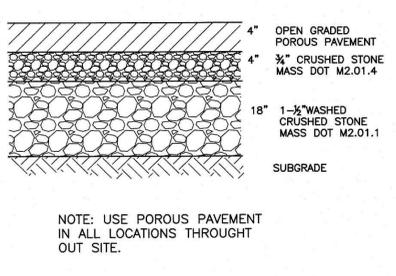


NOTE: CLEANOUT TOP SHALL BE ENCLOSED IN CASTING AND/OR FABRICATED COVER ASSEMBLY.

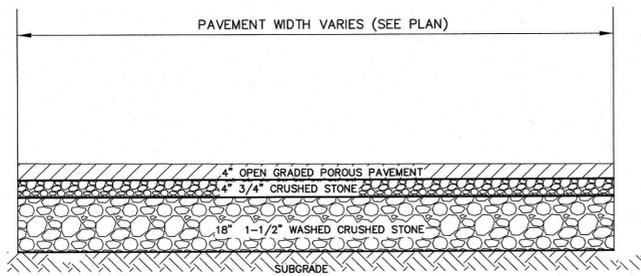
**CLEANOUT DETAIL**  
N.T.S.



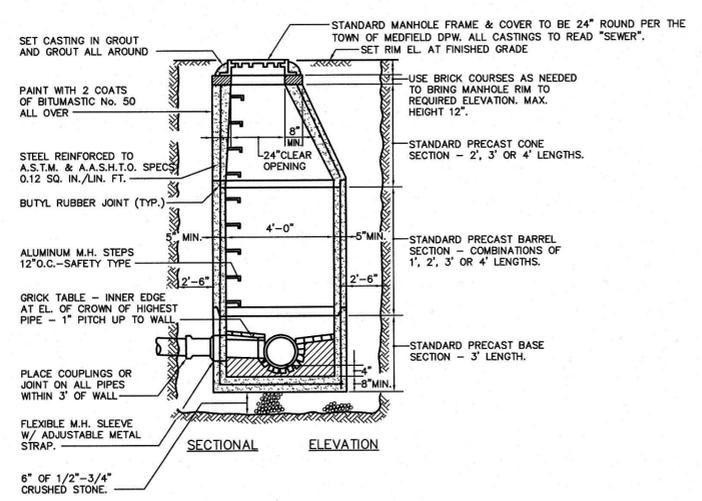
**TYPICAL BUILDING CONNECTION**  
NOT TO SCALE



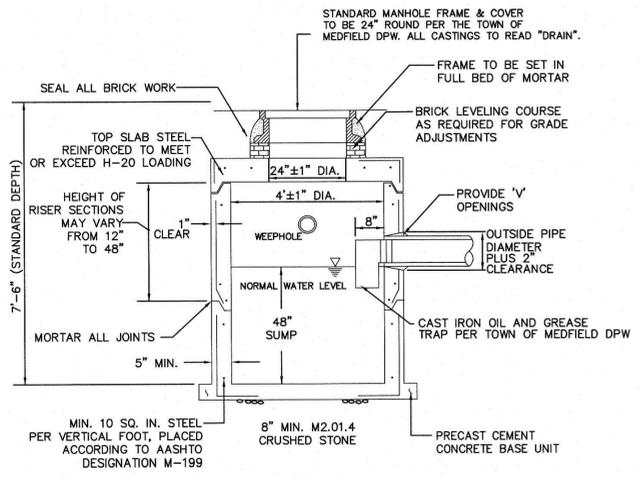
**PAVEMENT CROSS SECTION**



**POROUS PAVEMENT DETAIL**  
NOT TO SCALE



**PRECAST CONCRETE SEWER MANHOLE DETAILS**  
NOT TO SCALE



**PRECAST CONCRETE MANHOLE DETAILS**  
NOT TO SCALE



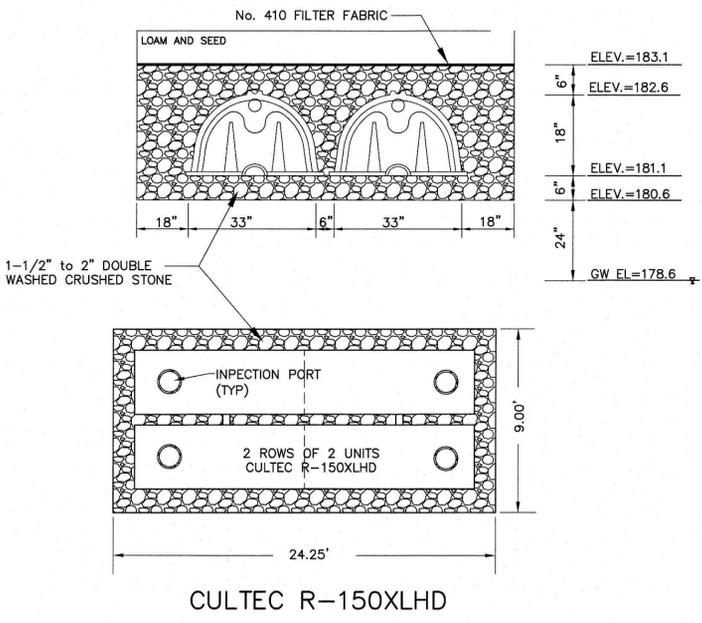
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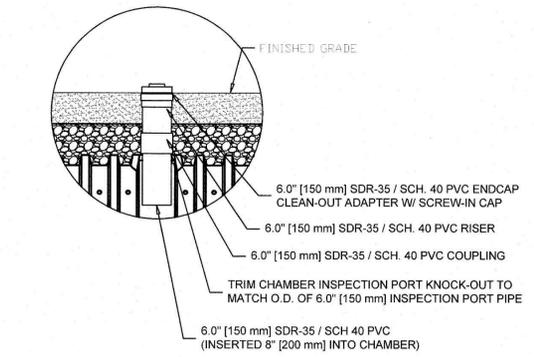
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PLAN #:	27,398

**DETAILS**



**ROOF RUNOFF INFILTRATION SYSTEM #3**  
NOT TO SCALE



**RECHARGE SYSTEM CLEANOUT DETAIL**  
NOT TO SCALE:

DEEP OBSERVATION HOLE LOGS

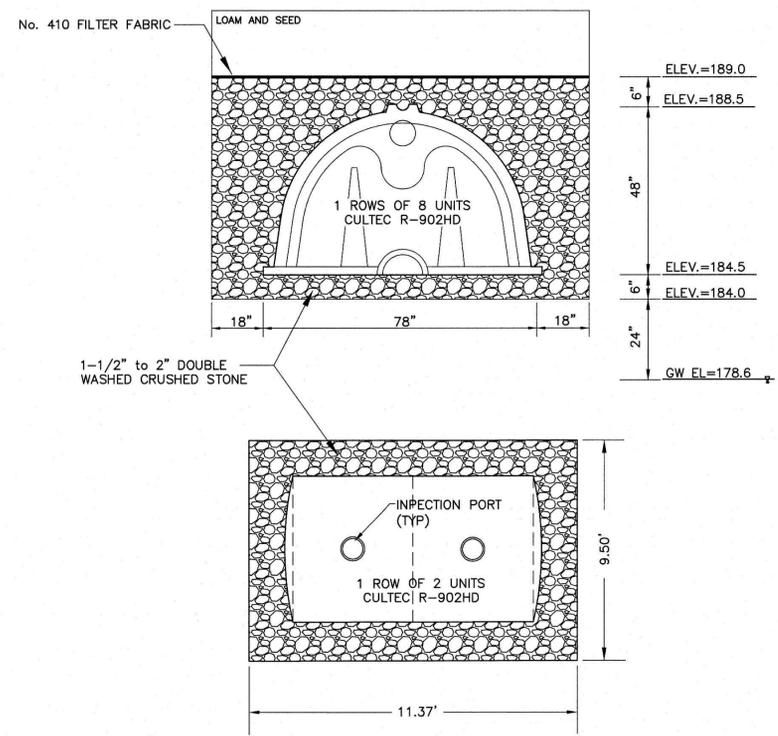
HORIZ DEPTH	DATE	SOIL DESCRIPTION	ELEV.
0"	3/17/20	A LOAM 10YR3/2	183.6
4"			183.3
18"		Bw SANDY LOAM 10YR5/4	182.1
92"		C1 SAND 2.5Y5/4 MED-COURSE 40% GRAVEL	175.9
88"		GROUNDWATER OBSERVED	176.3
60"		SOIL MOTTLING	178.6
		GROUNDWATER MONITORED	
		ESTIMATED SEASONAL HIGH GROUNDWATER	178.8

APPROVED BY THE  
MEDFIELD ZONING BOARD OF APPEALS:

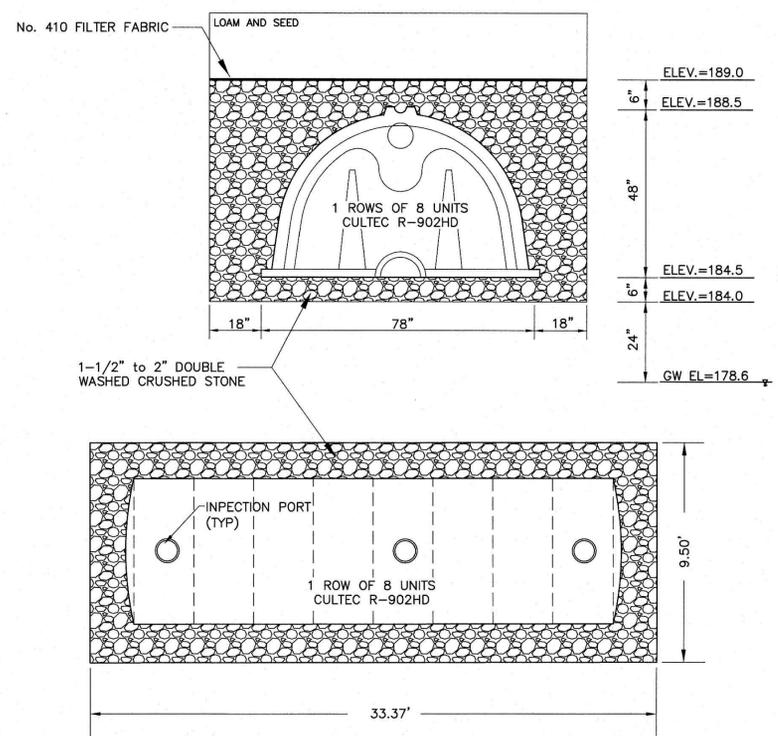
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TOWN CLERK \_\_\_\_\_ DATE \_\_\_\_\_



**CULTEC R-902HD**  
**ROOF RUNOFF INFILTRATION SYSTEM #2**  
NOT TO SCALE



**CULTEC R-902HD**  
**ROOF RUNOFF INFILTRATION SYSTEM #1**  
NOT TO SCALE



*Paul E. Tripp* 8-30-2020

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**353-355 MAIN STREET**  
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**DETAILS**