

SITE DEVELOPMENT PLAN

A COMPREHENSIVE PERMIT M.G.L. c. 40B

"ENCLAVE MEDFIELD"

MEDFIELD, MASSACHUSETTS

DATE: OCTOBER 28, 2021

Revised: DEC. 23, 2021

JAN. 25, 2022

MAR. 15, 2022

ASSESSOR'S REFERENCE:

MAP 56, LOT 43 (1 ICE HOUSE ROAD)
MAP 56, LOT 44 (3 ICE HOUSE ROAD)

DEED REFERENCE:

NORFOLK COUNTY REGISTRY OF DEEDS
Bk. 11040, Pg. 253

OWNER OF RECORD:

TOWN OF MEDFIELD
459 MAIN STREET
MEDFIELD, MA 02052

ZONING CLASSIFICATION:

INDUSTRIAL EXTENSIVE ZONE
MIN. LOT SIZE = 40,000 S.F.
MIN. FRONTAGE = 200'

MIN. SETBACK REQUIREMENTS:

FRONT SET BACKS = 25'
SIDE SETBACKS = 25'
REAR SETBACKS = 25'

ZONING CLASSIFICATION:

RESIDENTIAL (RT)
MIN. LOT SIZE = 40,000 S.F.
MIN. FRONTAGE = 142'

MIN. SETBACK REQUIREMENTS:

FRONT SET BACKS = 40'
SIDE SETBACKS = 15'
REAR SETBACKS = 50'

PLAN REFERENCE :

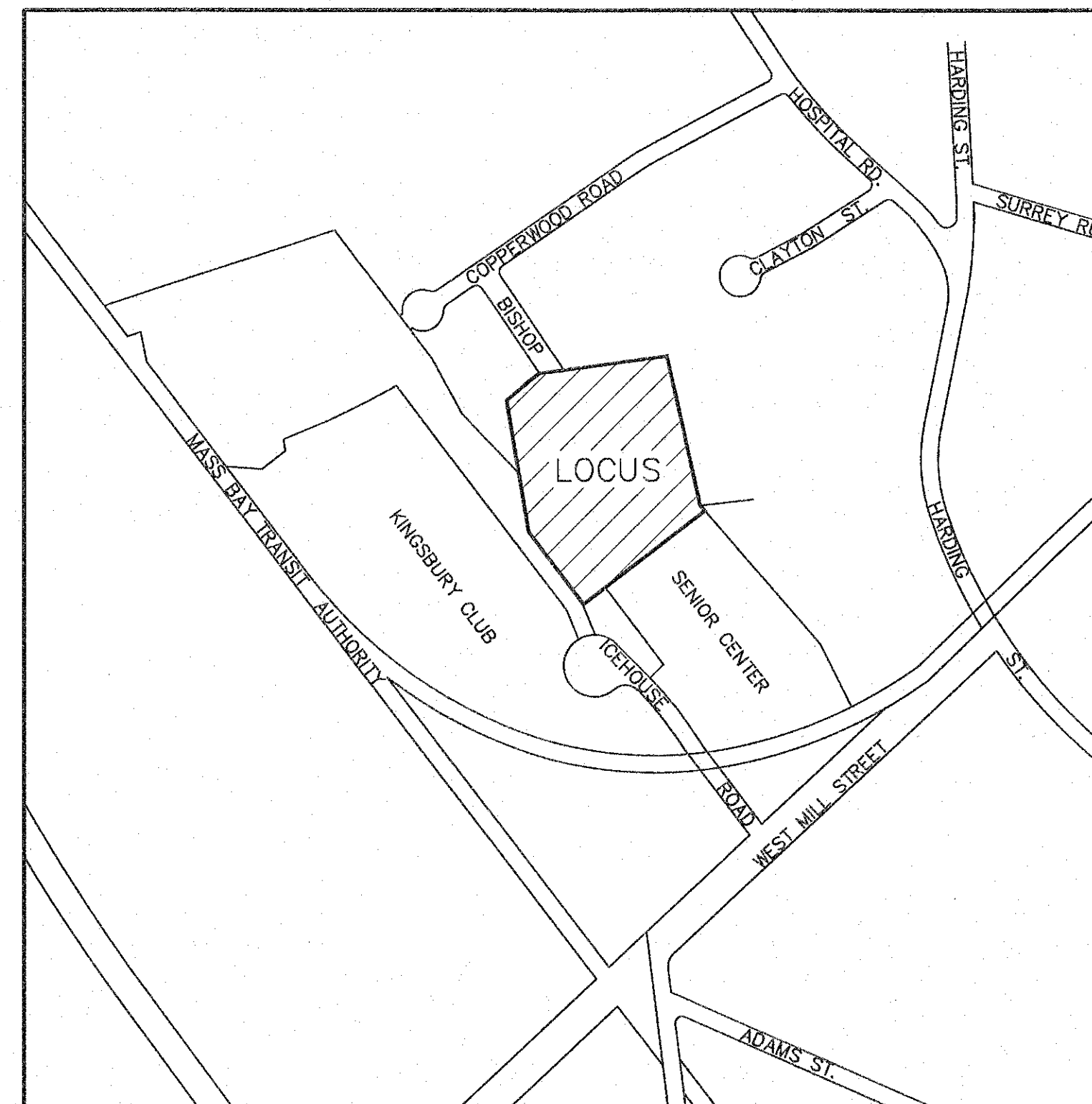
NORFOLK COUNTY REGISTRY OF DEEDS
PLAN NO. 65-68 OF 2006, PLAN BOOK 558
PLAN NO. 75, PLAN BOOK 672

PARCEL AREA:

Parcel A: 238,918 s.f.
Parcel 1-B: 21,156 s.f.
Parcel 3-2: 20,818 s.f.
Total Area: 280,892 s.f.

LEGEND

- EXISTING UTILITY POLE
- EXISTING HYDRANT
- EXISTING WATER LINE
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- PROPOSED CATCH BASIN
- PROPOSED DRAIN MANHOLE
- PROPOSED DRAIN LINE
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- PROPOSED BIT MONOLITHIC BERM
- PROPOSED HYDRANT
- PROPOSED HANDICAP RAMP
- WETLAND DELINEATION FLAG
- DEEP HOLE TEST PIT
- SOIL BORING
- PROPOSED STREET TREE
- PROPOSED CURB STOP



LOCUS MAP
1"=400'

1. THIS PLAN IS THE RESULT OF AN ON-THE-GROUND SURVEY CONDUCTED BY GLM ENGINEERING CONSULTANTS, INC.. THE UTILITY LOCATIONS DEPICTED ON THIS PLAN ARE BASED ON FIELD OBSERVATIONS MADE BY GLM ENGINEERING CONSULTANTS, INC.. DIGSAFE PAINT-INDICATORS AND/OR RECORD PLAN LOCATIONS. GLM ENGINEERING CONSULTANTS, INC. DOES NOT WARRANT THAT ALL UTILITIES ARE SHOWN OR THAT UTILITIES THAT ARE DEPICTED ARE SHOWN IN THE CORRECT LOCATION OR WITH THE PROPER MATERIAL DESIGNATION. GLM ENGINEERING CONSULTANTS, INC. DOES NOT WARRANT OR PROVIDE AN EXPRESS OR IMPLIED WARRANTY THAT ALL SUBSURFACE IMPROVEMENTS ARE SHOWN CORRECTLY, INCLUDING BUT NOT LIMITED TO UTILITIES, UNDERGROUND VAULTS, TANKS OR CHAMBERS, DUCT BANKS AND/OR OTHER MAN-MADE UNDERGROUND IMPROVEMENTS. GLM ENGINEERING CONSULTANTS, INC. DOES NOT WARRANT THE LOCATION NOR CHARACTER OR SURFACE IMPROVEMENTS, THE OBSERVATION OF WHICH WAS OBSCURED AT THE TIME OF THE SURVEY.
2. THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE PROPERTY LIES WITHIN ZONE "X" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS MAP NUMBER 25021C0154E, EFFECTIVE DATE 07/17/2012.

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

Applicant:
Medfield Holdings LLC
P.O. BOX 377
MEDFIELD, MASSACHUSETTS 02052

APPROVED BY THE BOARD OF APPEALS
ACTING AS THE PLANNING BOARD
PURSUANT TO G.L.C. 40B, ss 20-23

[Signature]
DATE APPROVED: **3/4/22**
DATE ENDORSED: **6/27/22**

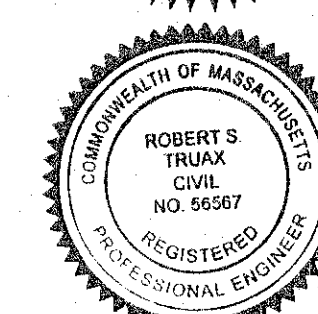
I, TOWN CLERK OF THE TOWN OF MEDFIELD,
RECEIVED AND RECORDED FROM THE ZONING
BOARD OF APPEALS APPROVAL OF THIS PLAN
(ZBA DECISION #1430).
AN APPEAL WAS FILED WITHIN TWENTY DAYS,
BUT HAS SINCE BEEN RESOLVED.

[Signature]
TOWN CLERK
DATE: **6/27/22**



[Signature]
JOYCE E. HASTINGS P.L.S.

3/15/2022
DATE



[Signature]
ROBERT S. TRUAX P.E.

3/15/2022
DATE

SHEET INDEX

- | | |
|-------|-------------------------------|
| 1 | COVER |
| 2 | EXISTING CONDITIONS |
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JOB No. 16,695
SCALE: AS NOTED
DATE: OCTOBER 28, 2021
SHEET No. 1 of 15

1. THIS PLAN IS THE RESULT OF AN ON-THE-GROUND SURVEY CONDUCTED BY GLM ENGINEERING CONSULTANTS, INC.. THE UTILITY LOCATIONS DEPICTED ON THIS PLAN ARE BASED ON FIELD OBSERVATIONS MADE BY GLM ENGINEERING CONSULTANTS, INC., DIGSAFE PAINT-INDICATORS AND/OR RECORD PLAN LOCATIONS. GLM ENGINEERING CONSULTANTS, INC., DOES NOT WARRANT THAT ALL UTILITIES ARE SHOWN OR THAT UTILITIES THAT ARE DEPICTED ARE SHOWN IN THE CORRECT LOCATION OR WITH THE PROPER MATERIAL DESIGNATION. GLM ENGINEERING CONSULTANTS, INC. DOES NOT WARRANT OR PROVIDE AN EXPRESS OR IMPLIED WARRANTY THAT ALL SUBSURFACE IMPROVEMENTS ARE SHOWN CORRECTLY, INCLUDING BUT NOT LIMITED TO UTILITIES, UNDERGROUND VAULTS, TANKS OR CHAMBERS, DUCT BANKS AND/OR OTHER MAN-MADE UNDERGROUND IMPROVEMENTS. GLM ENGINEERING CONSULTANTS, INC. DOES NOT WARRANT THE LOCATION NOR CHARACTER OR SURFACE IMPROVEMENTS, THE OBSERVATION OF WHICH WAS OBSERVED AT THE TIME OF THE SURVEY.

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N/F
TOWN OF MEDFIELD
(MAP 64, LOT 1)

N/F
TOWN OF MEDFIELD
(MAP 64, LOT 1)

APPROVED BY THE BOARD OF APPEALS
ACTING AS THE PLANNING BOARD
PURSUANT TO G.L.c. 40B, § 20-23

DATE APPROVED: 3/4/22

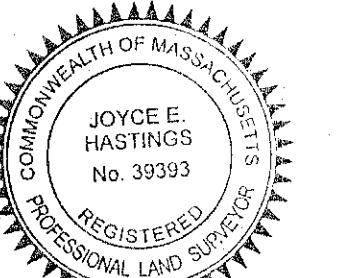
DATE ENDORSED: 6/27/22

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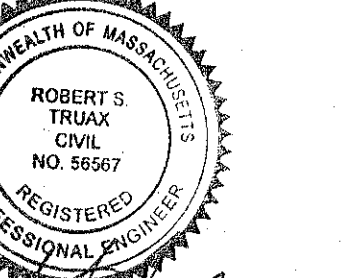
Mary Brann
TOWN CLERK
DATE 6/27/22

PARCEL AREA:
Parcel A: 238,918 s.f.
Parcel 1-B: 21,156 s.f.
Parcel 3-2: 20,818 s.f.
Total Area: 280,892 s.f.

REVISIONS		DESCRIPTION
No.	DATE	
1	12/23/21	ZBA REVIEW COMMENTS
2	01/25/22	ZBA REVIEW COMMENTS
3	03/15/22	ZBA FINAL DECISION



JOHN E. HASTINGS
No. 39993
3/15/2022



ROBERT S. TRUAX
CIVIL
No. 55607
3/15/22

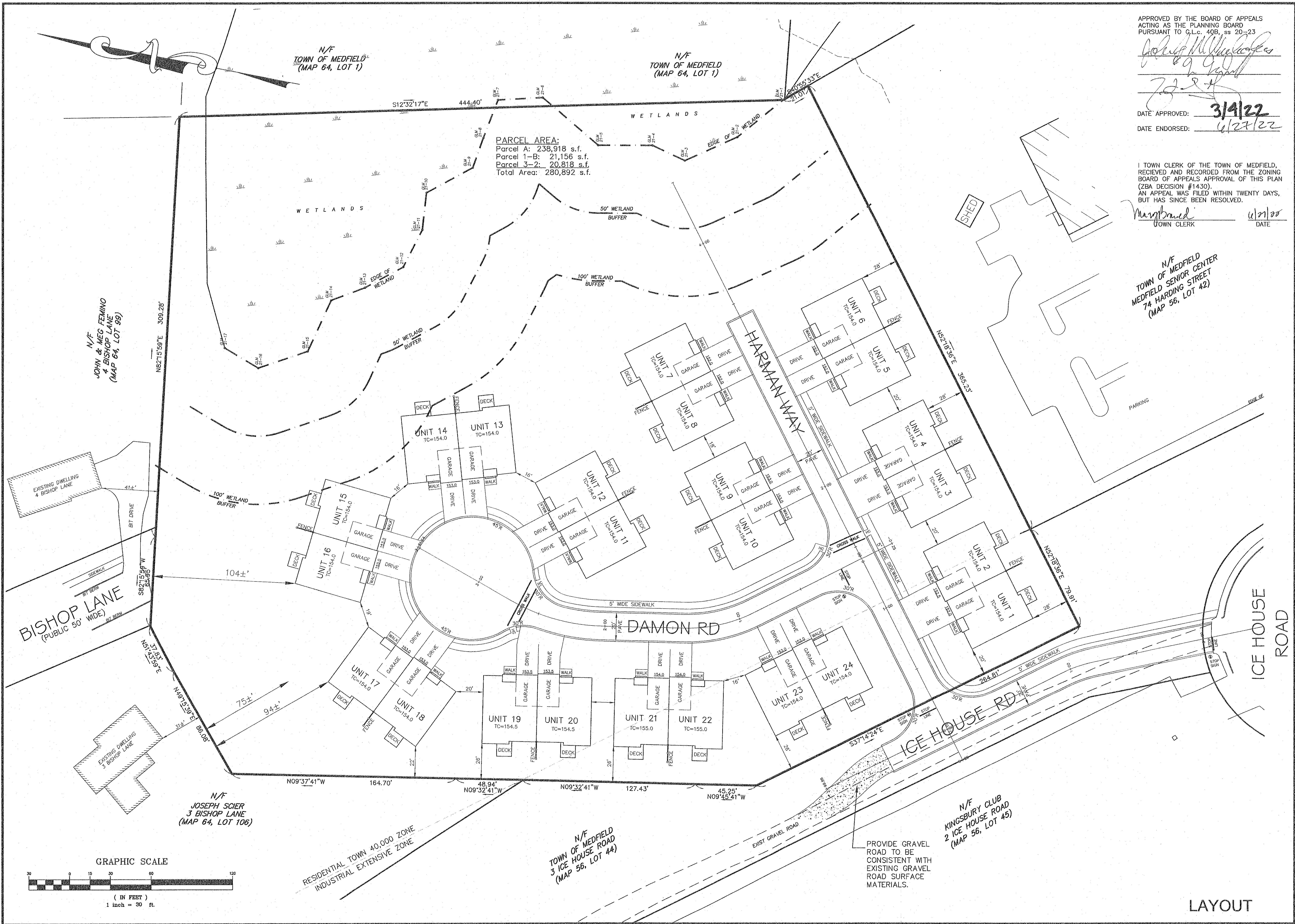
SITE DEVELOPMENT PLAN
COMPREHENSIVE PERMIT M.G.L. c. 40B
"ENCLAVE MEDFIELD"
MEDFIELD, MASSACHUSETTS

PREPARED FOR:
MEDFIELD HOLDINGS LLC
P.O. BOX 377
MEDFIELD, MASSACHUSETTS 02052

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

JOB No. 16695
DATE: OCT. 28, 2021
SCALE: 1"=30'
SHEET: 2 of 15
PLAN #: 27,529

EXISTING CONDITIONS



APPROVED BY THE BOARD OF APPEALS
ACTING AS THE PLANNING BOARD
PURSUANT TO G.L.c. 40B, ss 20-23

John J. McHugh
3/4/22
DATE APPROVED: 3/4/22
DATE ENDORSED: 4/27/22

I TOWN CLERK OF THE TOWN OF MEDFIELD,
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MaryAnn 4/27/22
TOWN CLERK DATE

REVISIONS		DESCRIPTION
No.	DATE	
1	12/23/21	ZBA REVIEW COMMENTS
2	01/25/22	ZBA REVIEW COMMENTS
3	03/15/22	ZBA FINAL DECISION

JOYCE E. HASTINGS
REGISTERED PROFESSIONAL LAND SURVEYOR
No. 39393
1/15/2022

ROBERT S. TRUAX
REGISTERED PROFESSIONAL ENGINEER
No. 56567
1/15/2022

SITE DEVELOPMENT PLAN
COMPREHENSIVE PERMIT M.G.L. c. 40B
"ENCLAVE MEDFIELD"
MEDFIELD, MASSACHUSETTS

PREPARED FOR:
MEDFIELD HOLDINGS LLC
P.O. BOX 377
MEDFIELD, MASSACHUSETTS 02062

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

JOB No. 16695
DATE: OCT. 28, 2021
SCALE: 1"=30'
SHEET: 4 of 15
PLAN #: 27,529

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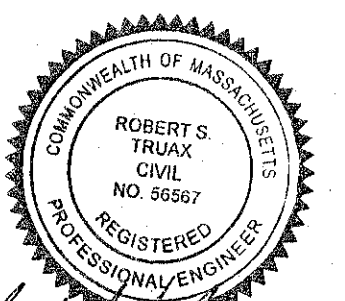
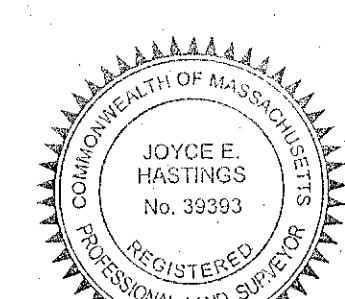
DATE APPROVED: 3/9/22
DATE ENDORSED: 6/27/22

I TOWN CLERK OF THE TOWN OF MEDFIELD,
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TOWN CLERK DATE

N/F
TOWN OF MEDFIELD
MEDFIELD SENIOR CENTER
74 HARDING STREET
(MAP 56, LOT 42)

REVISIONS		DESCRIPTION
No.	DATE	
1	12/23/21	ZBA REVIEW COMMENTS
2	01/25/22	ZBA REVIEW COMMENTS
3	03/15/22	ZBA FINAL DECISION



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COMPREHENSIVE PERMIT M.G.L. c. 40B
"ENCLAVE MEDFIELD"
MEDFIELD, MASSACHUSETTS

PREPARED FOR:
MEDFIELD HOLDINGS LLC
P.O. BOX 377
MEDFIELD, MASSACHUSETTS 02052

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JOB No. 16695
DATE: OCT. 28, 2021
SCALE: 1"=30'
SHEET: 5 of 15
PLAN #: 27,527

N/F
TOWN OF MEDFIELD
(MAP 64, LOT 1)

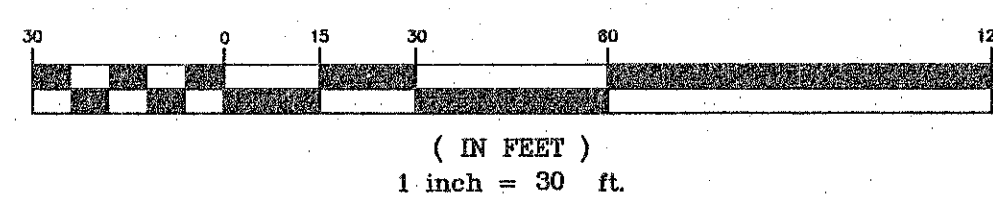
N/F
TOWN OF MEDFIELD
(MAP 64, LOT 1)

N/F
JOHN & MEG FEMINO
4 BISHOP LANE
(MAP 64, LOT 99)

BISHOP LANE
(PUBLIC 50' WIDE)

N/F
JOSEPH SCIER
3 BISHOP LANE
(MAP 64, LOT 106)

GRAPHIC SCALE



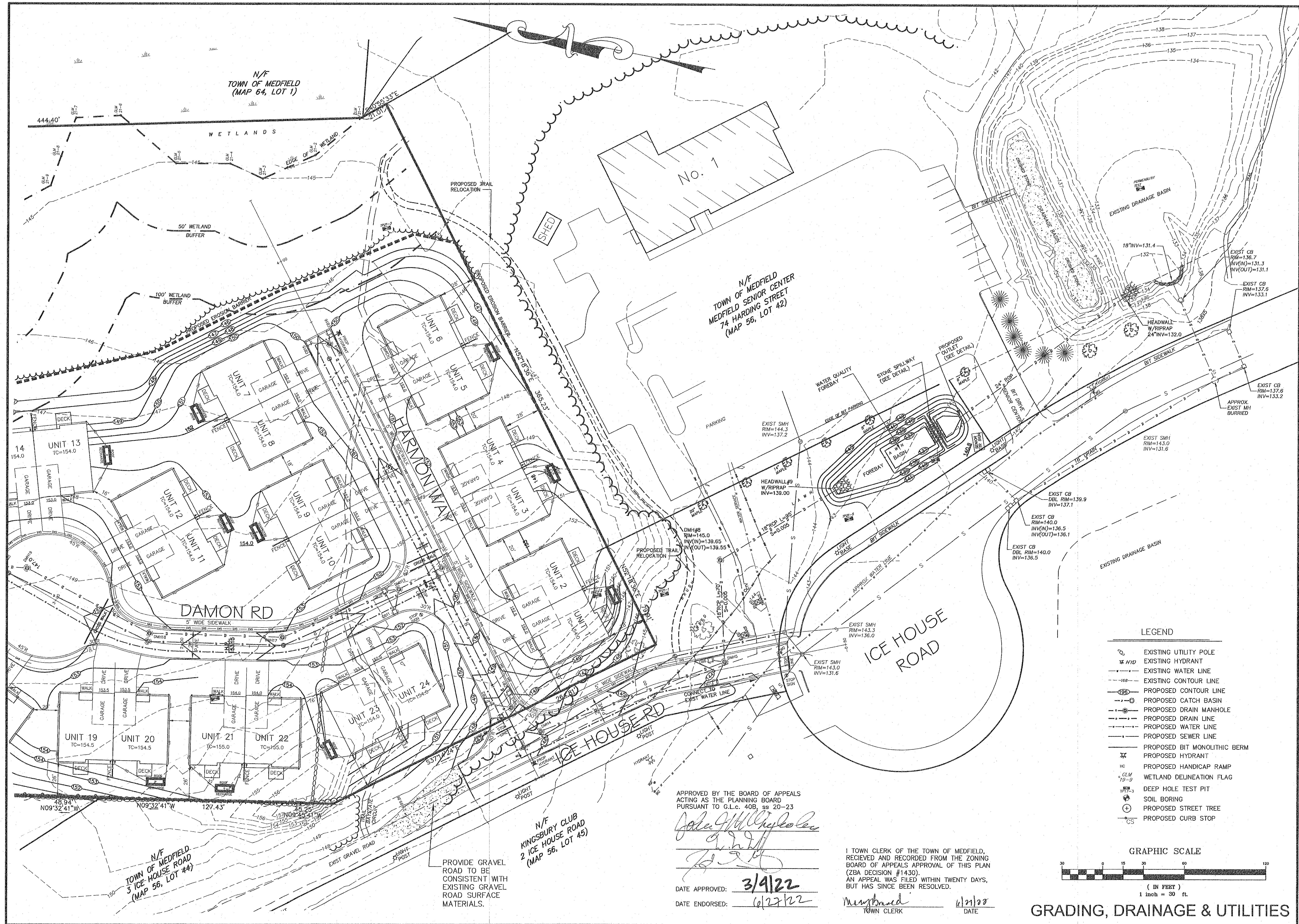
RESIDENTIAL TOWN 40,000 ZONE
INDUSTRIAL EXTENSIVE ZONE

N/F
TOWN OF MEDFIELD
3 ICE HOUSE ROAD
(MAP 56, LOT 44)

N/F
KINGSBURY CLUB
2 ICE HOUSE ROAD
(MAP 56, LOT 45)

PROVIDE GRAVEL
ROAD TO BE
CONSISTENT WITH
EXISTING GRAVEL
ROAD SURFACE
MATERIALS.

GRADING, DRAINAGE & UTILITIES



REVISIONS		DESCRIPTION	
No.	DATE	ZBA REVIEW COMMENTS	ZBA REVIEW COMMENTS
1	12/23/21		
2	01/25/22		
3	03/15/22		

JOYCE E. HASTINGS
REGISTERED PROFESSIONAL LAND SURVEYOR
No. 39393
3/15/22

ROBERT S. TRUAX
REGISTERED PROFESSIONAL ENGINEER
No. 66617
3/15/22

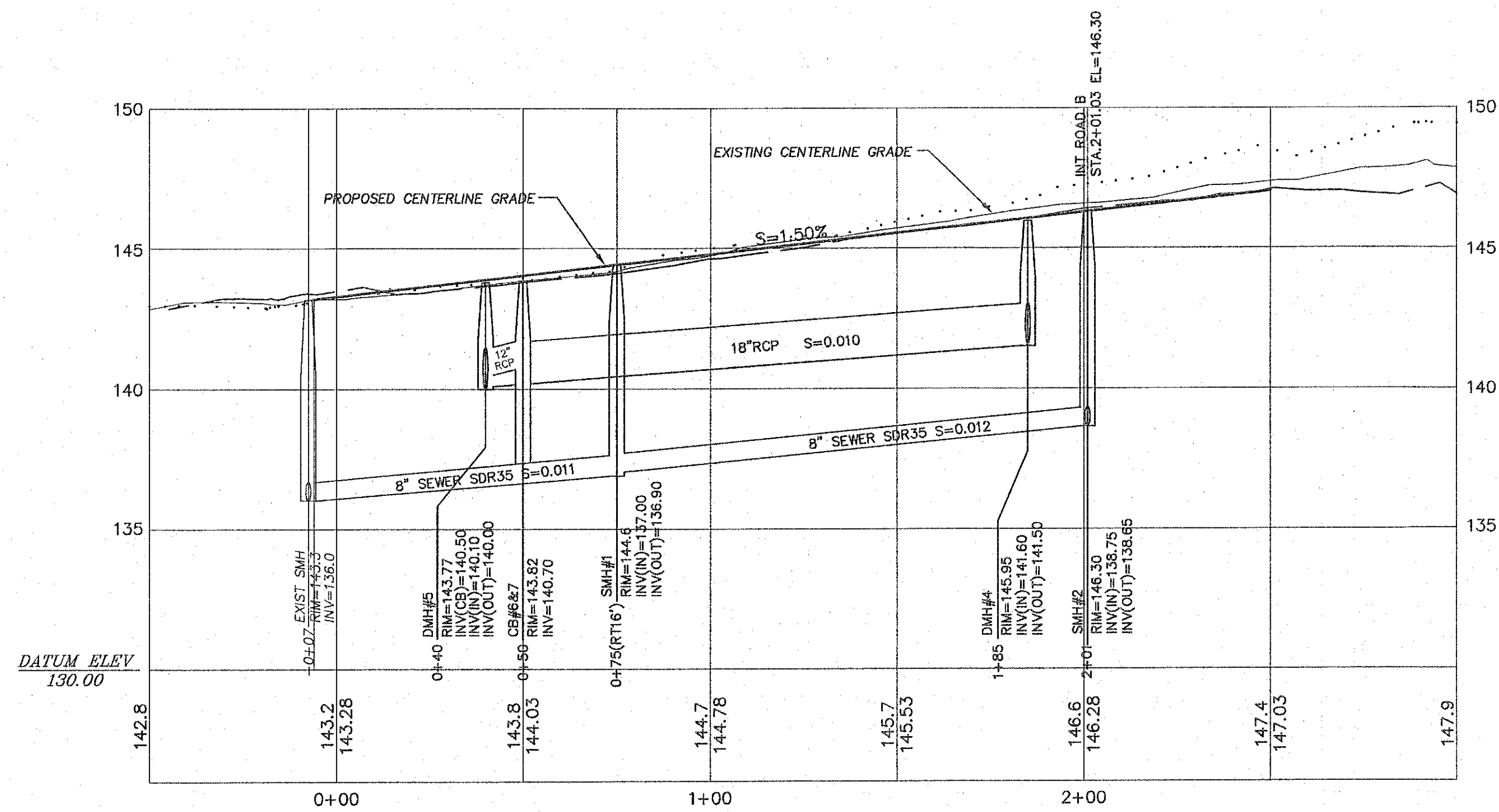
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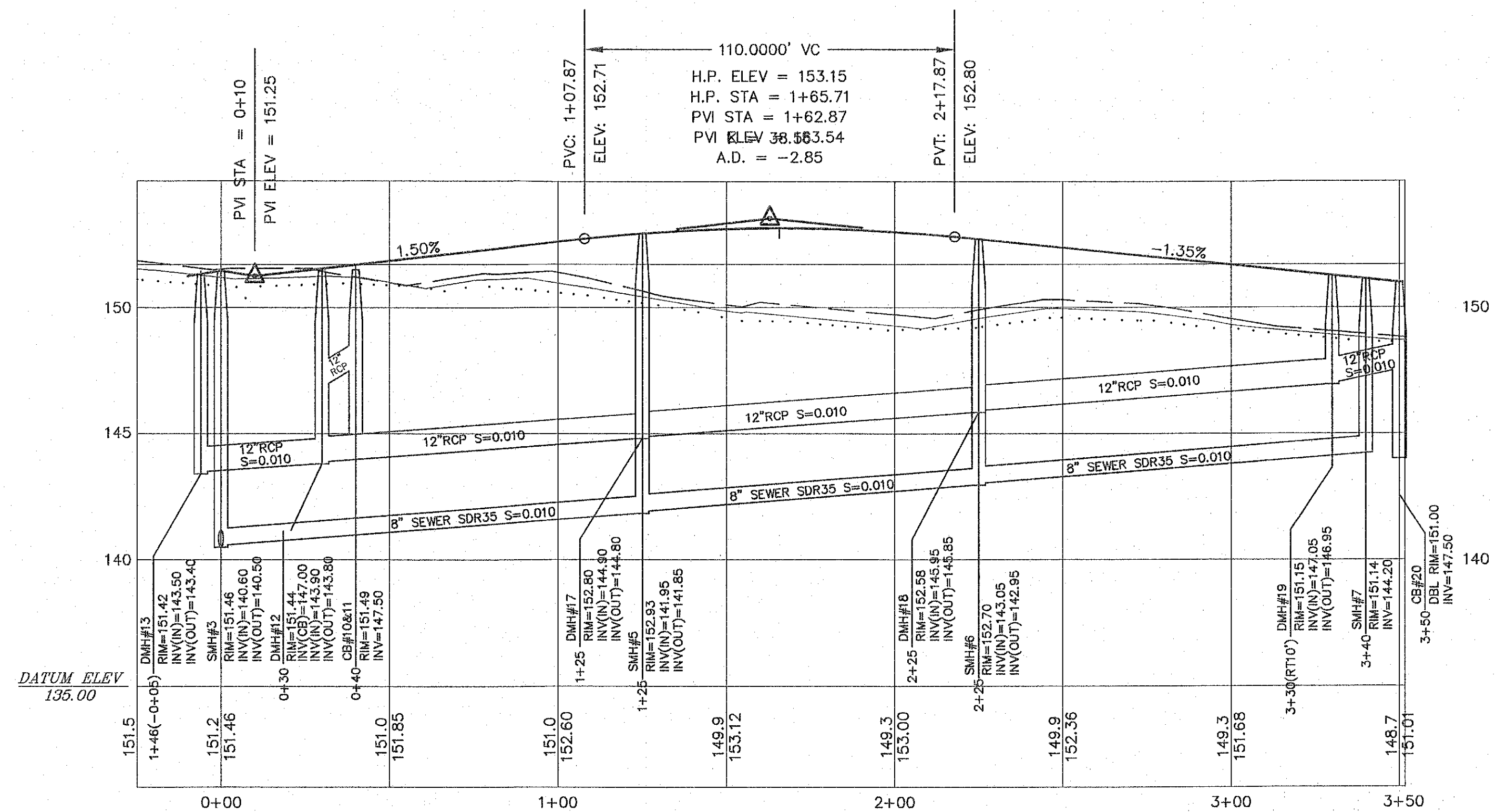
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JOB No.	16695
DATE:	SEPT 22, 2021
SCALE:	1"=40'
SHEET:	6 of 15
PLAN #:	27,529

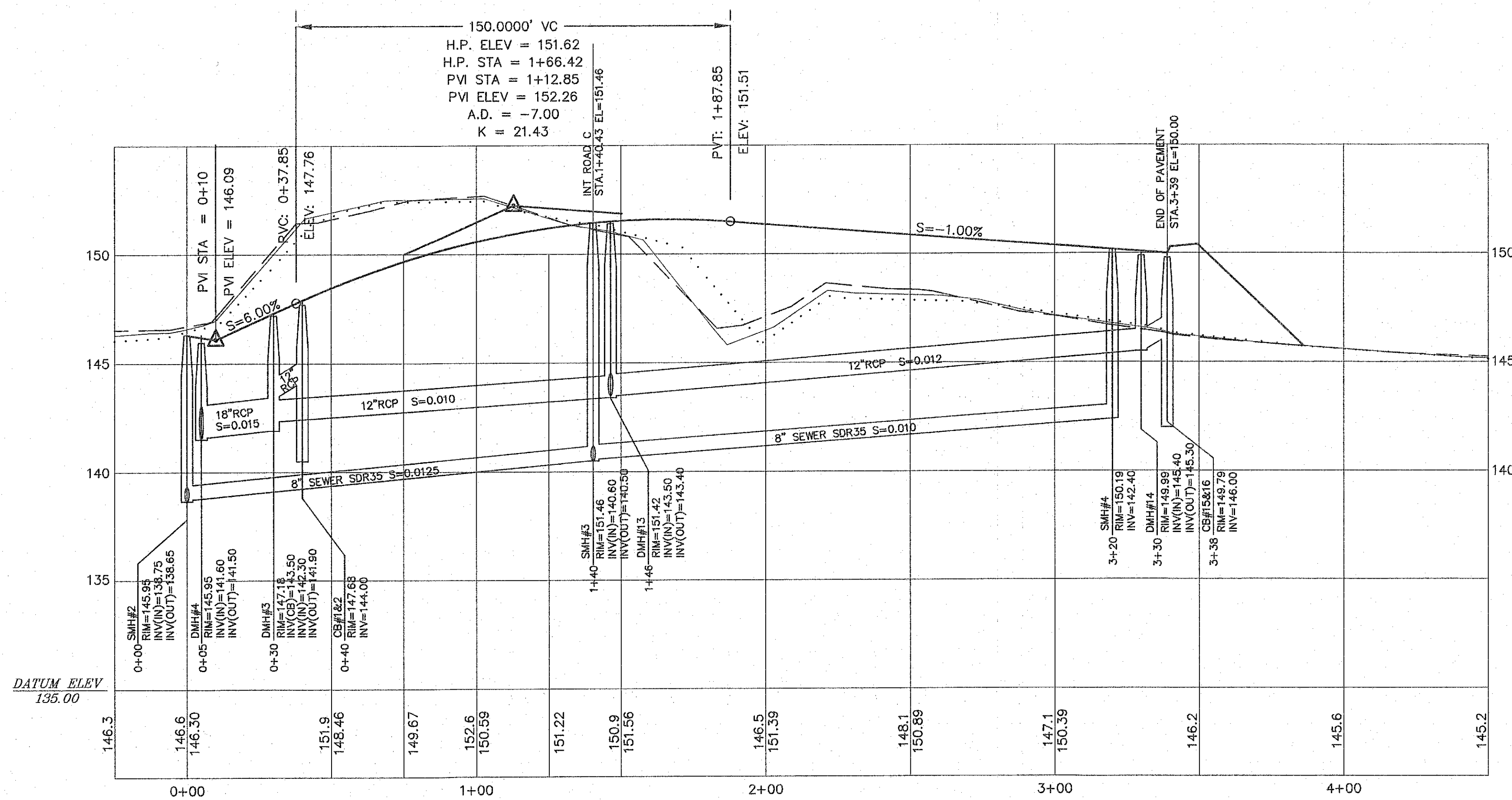
GRADING, DRAINAGE & UTILITIES



PROFILE ROAD A (Ice House)
SCALE: Horiz: 1"=30'; Vert: 1"=4'



PROFILE ROAD C (Damon Road)
SCALE: Horiz: 1"=30'; Vert: 1"=4'



PROFILE ROAD B (Harman Way)
SCALE: Horiz: 1"=30'; Vert: 1"=4'

- LEGEND
- EXISTING UTILITY POLE
 - EXISTING HYDRANT
 - EXISTING WATER LINE
 - EXISTING CONTOUR LINE
 - PROPOSED CONTOUR LINE
 - PROPOSED CATCH BASIN
 - PROPOSED DRAIN MANHOLE
 - PROPOSED DRAIN LINE
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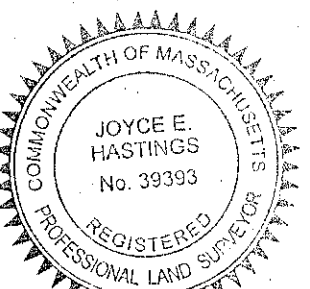
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ACTING AS THE PLANNING BOARD
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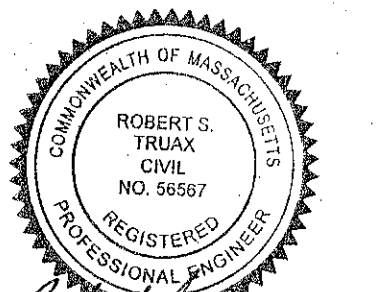
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TOWN CLERK
DATE

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3/15/2022



3/15/22

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MEDFIELD, MASSACHUSETTS

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JOB No.	16695
DATE:	SEPT 22, 2021
SCALE:	1"=40'
SHEET:	7 of 13
PLAN #:	27,529

PREPARED FOR:
MEDFIELD HOLDINGS LLC
P.O. BOX 377
MEDFIELD, MASSACHUSETTS 02052

N/F
TOWN OF MEDFIELD
(MAP 64, LOT 1)

N/F
TOWN OF MEDFIELD
(MAP 64, LOT 1)

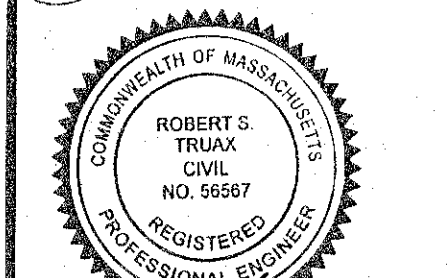
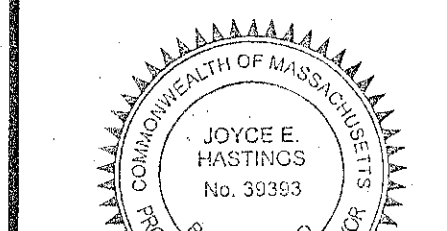
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Mary Boud
TOWN CLERK
DATE 4/21/22

N/F
TOWN OF MEDFIELD
MEDFIELD SENIOR CENTER
74 HARDING STREET
(MAP 56, LOT 42)



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MEDFIELD, MASSACHUSETTS

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JOB No. 16695
DATE: OCT. 28, 2021
SCALE: 1"=30'
SHEET: 8 of 15
PLAN #: 27,529

EROSION CONTROL PLAN

EROSION AND SEDIMENTATION CONTROL:

1. PRIOR TO ANY DISTURBANCE OR ALTERATIONS ON ANY AREA ON THE SITE, THE SEDIMENT BARRIER SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THE SITE PLAN.
2. BARRIERS SHALL BE CONSTRUCTED AS SHOWN ON THE DETAIL WITH CONSTRUCTION FENCE DETAIL ABOVE.
3. ONCE INSTALLED, THE FILTER MITT SEDIMENT BARRIERS SHALL BE MAINTAINED IN PLACE UNTIL ALL AREAS UPGRADIENT FROM THE BARRIERS HAVE BEEN STABILIZED AS SPECIFIED HEREIN. UPON COMPLETION AND STABILIZATION OF THE PROJECT, THE FILTER MITT AND CONSTRUCTION FENCE SHALL BE REMOVED.
4. THE ORANGE CONSTRUCTION FENCE IS INTENDED TO ACT AS A LIMIT OF DISTURBANCE. ANY LAND DOWN GRADIENT FROM THE FENCE ACCIDENTALLY DISTURBED SHALL BE IMMEDIATELY REPAIRED AND RESTORED TO ORIGINAL CONDITION.
5. 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 REPRESENTATIVE.
6. TEMPORARY VEGETATION COVER SHALL BE ESTABLISHED ON ALL DISTURBED AREAS WHERE CONSTRUCTION ACTIVITIES TEMPORARILY CEASE FOR AT LEAST 30 DAYS. AREAS SHALL BE STABILIZED WITH TEMPORARY SEED. IF THE SEASON PREVENTS THE ESTABLISHMENT OF A VEGETATIVE COVER, DISTURBED AREAS SHALL BE MULCHED AND THEN SEEDED WHEN WEATHER CONDITIONS ALLOW.
7. THE FIRST SEVENTY-FIVE (75) FEET AT THE ENTRANCE FROM ICE HOUSE ROAD SHALL HAVE CONSTRUCTION PAD. (SEE DETAIL).
8. WATER SPRAYING SHALL BE UTILIZED ON ALL DISTURBED AREAS DURING DRY WEATHER TO PREVENT DUST. A WATER TRUCK SHALL BE KEPT ON SITE AT ALL TIMES DURING THE DURING THE SUMMER MONTHS OF CONSTRUCTION.
9. SILT SACKS SHALL BE INSTALLED IN THE EXISTING CATCH BASIN AT THE ENTRANCE OF THE CUL-DE-SAC OR ICE HOUSE ROAD AND MAINTAINED THROUGH CONSTRUCTION.
10. FOLLOWING CONSTRUCTION OF THE CATCH BASIN STRUCTURES, A SILTATION BARRIER SHALL BE SET AROUND THE INLET FOR EACH STRUCTURE TO PREVENT SEDIMENT FROM ENTERING THE DRAINAGE SYSTEM. (SEE DETAIL)
11. STREET SWEEPING SHALL BE DONE AS NEEDED BASIS ALONG ICE HOUSE ROAD TO THE LIMITS OF SEDIMENT TRACKING.
12. STOCKPILE MATERIAL SHALL BE SECURED AROUND THE PERIMETER WITH EROSION CONTROL BARRIERS.

MAINTENANCE:

1. THE CONTRACTOR SHALL HAVE ON SITE AN ADEQUATE QUANTITY OF SUPPLEMENTAL HAYBALES AND/OR SILT SOCK TO BE USED FOR CONTROL OF EMERGENCY EROSION PROBLEMS.
2. ALL EROSION CONTROL MEASURES SHALL BE INSPECTED WEEKLY.
3. THE CONTRACTOR SHALL MONITOR DAILY WEATHER AND PRIOR TO ANY PREDICTED RAIN STORM, THE EROSION BARRIERS SHALL BE INSPECTED AND NEW ONES SUPPLEMENTED IN ANY AREAS OF POSSIBLE CONCENTRATED RUNOFF.
4. SEDIMENT CHECK DAMS MAY BE INSTALLED IN AREA OF HIGH CONCENTRATION OF SURFACE RUNOFF.(SEE DETAIL)
5. ALL EQUIPMENT SHALL BE STORED IN THE DESIGNATED STAGING AREA.

A MORE DETAILED SEDIMENT AND EROSION CONTROL PLAN WILL BE DEVELOPED AS PART OF THE NPDES STORMWATER POLLUTION PREVENTION PLAN.

APPROVED BY THE BOARD OF APPEALS
ACTING AS THE PLANNING BOARD
PURSUANT TO G.L.C. 40B, ss 20-23

[Signature]
TOWN CLERK

[Signature]
DATE APPROVED: 3/4/22

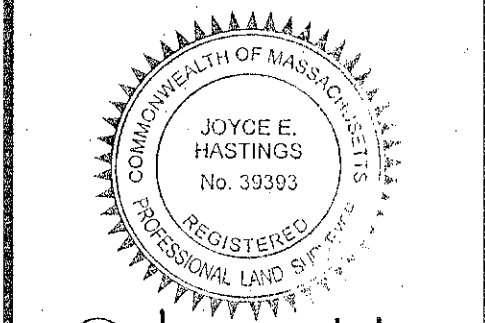
DATE ENDORSED: 6/27/22

I TOWN CLERK OF THE TOWN OF MEDFIELD,
RECIEVED AND RECORDED FROM THE ZONING
BOARD OF APPEALS APPROVAL OF THIS PLAN
(ZBA DECISION #1430).
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BUT HAS SINCE BEEN RESOLVED.

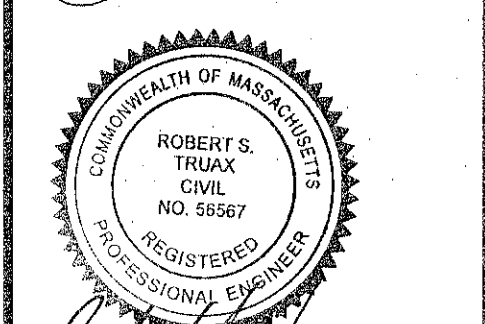
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TOWN CLERK

DATE: 4/1/22

REVISIONS		DESCRIPTION
No.	DATE	
1	12/23/21	ZBA REVIEW COMMENTS
2	01/25/22	ZBA REVIEW COMMENTS
3	03/15/22	ZBA FINAL DECISION



[Signature] 3/15/22

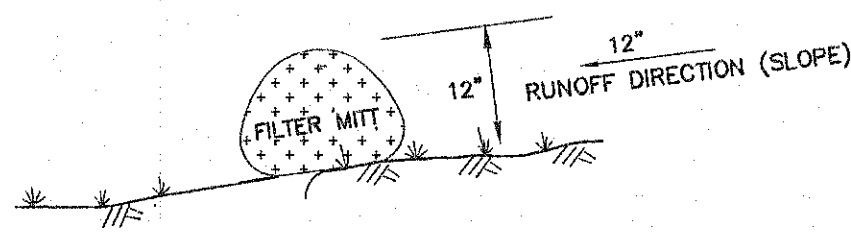
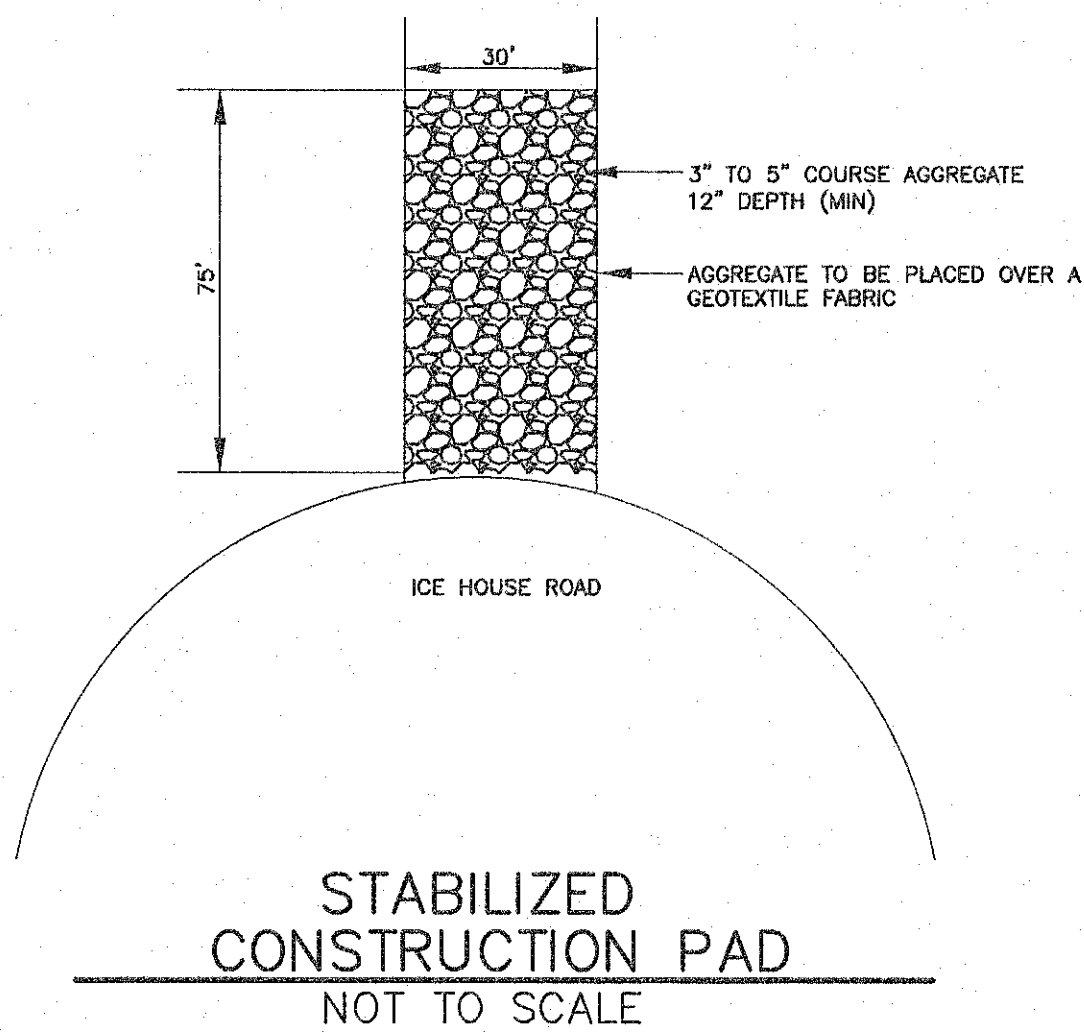
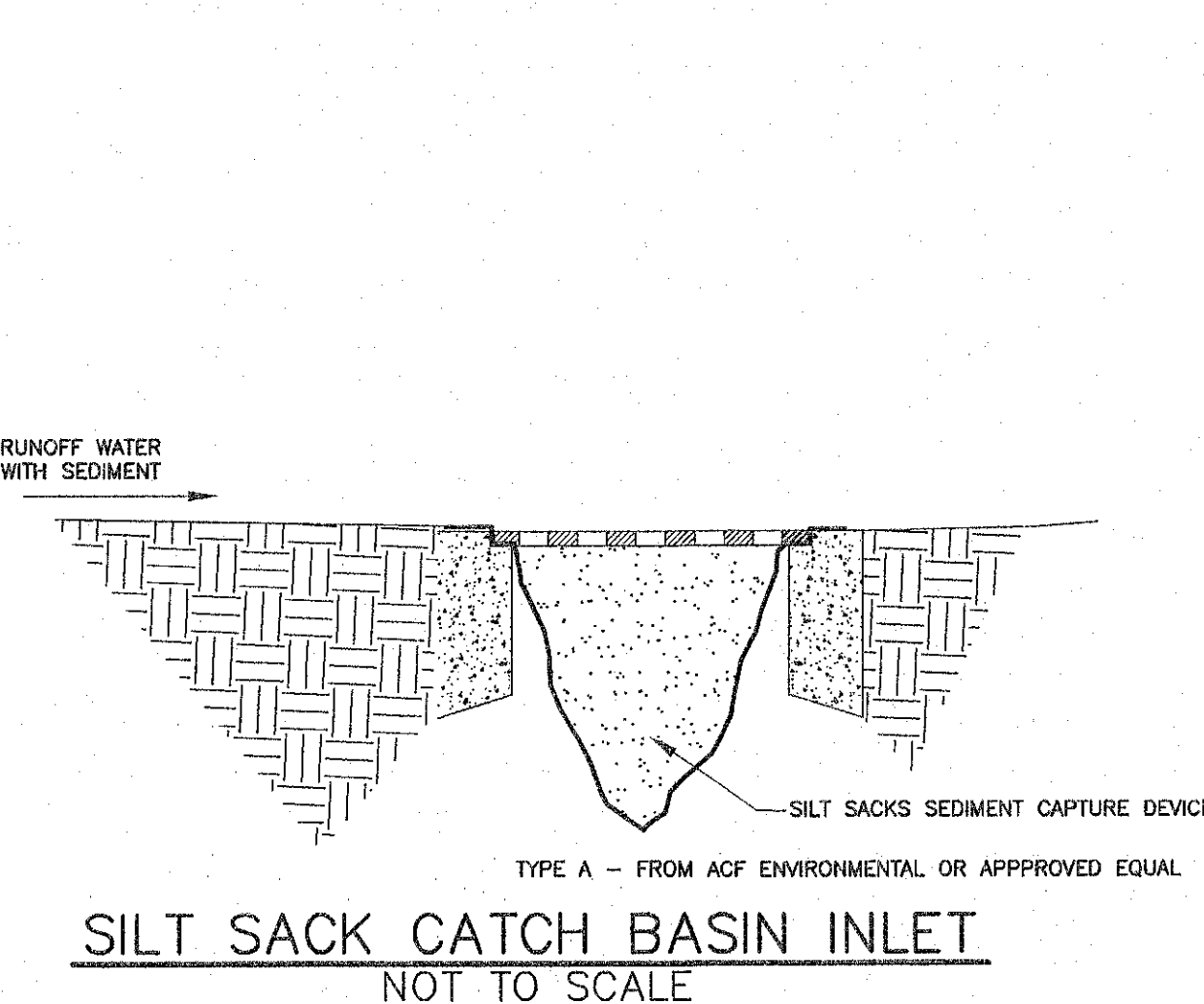


[Signature] 3/15/22

SITE DEVELOPMENT PLAN
COMPREHENSIVE PERMIT M.G.L.C. 40B
"ENCLAVE MEDFIELD"
MEDFIELD, MASSACHUSETTS
PREPARED FOR:
MEDFIELD HOLDINGS LLC
P.O. BOX 377
MEDFIELD, MASSACHUSETTS 02052

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

JOB No.	16695
DATE:	OCT. 28, 2021
SCALE:	As shown
SHEET:	9 of 15
PLAN #:	27,529



FilterMitt™ COMPONENTS:
OUTSIDE CASING: 100% organic hessian.
FILLER INGREDIENT: *FiberRoot Mulch*
• A blend of coarse and fine compost and shredded wood.
• Particle sizes: 100% passing a 3" screen; 90-100% passing a 1" screen; 70-100% passing a 0.75" screen; 30-75% passing a 0.25" screen.
• Weight: Approx. 850 lbs./cu.yd. (Ave. 30 lbs./l.f.)

EROSION CONTROL PLAN

APPROVED BY THE BOARD OF APPEALS
 ACTING AS THE PLANNING BOARD
 PURSUANT TO G.L.C. 40B, §§ 20-23

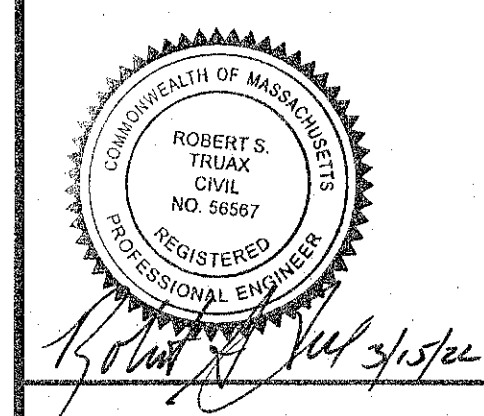
[Signature]
[Signature]

DATE APPROVED: 3/4/22
 DATE ENDORSED: 6/27/22

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[Signature] 11/21/22
 TOWN CLERK DATE

REVISIONS		DESCRIPTION
No.	DATE	
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2	01/25/22	ZBA REVIEW COMMENTS
3	03/15/22	ZBA FINAL DECISION

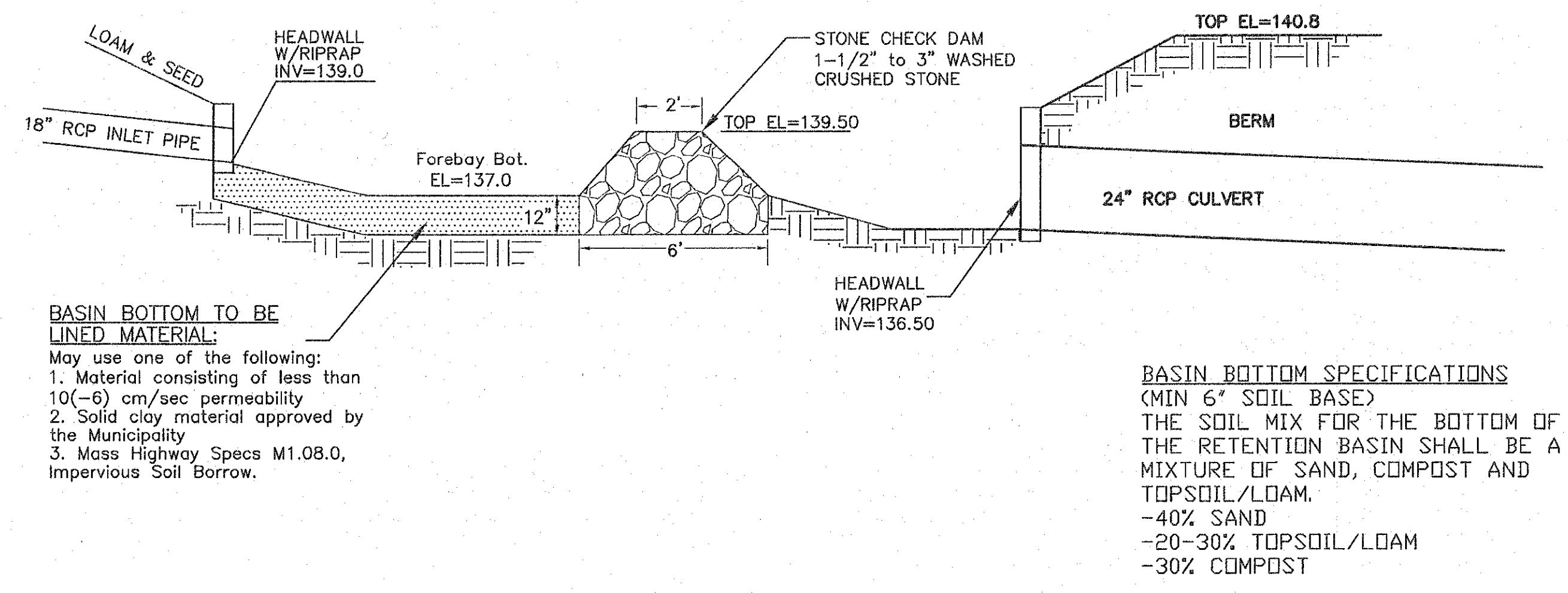


SITE DEVELOPMENT PLAN
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MEDFIELD, MASSACHUSETTS

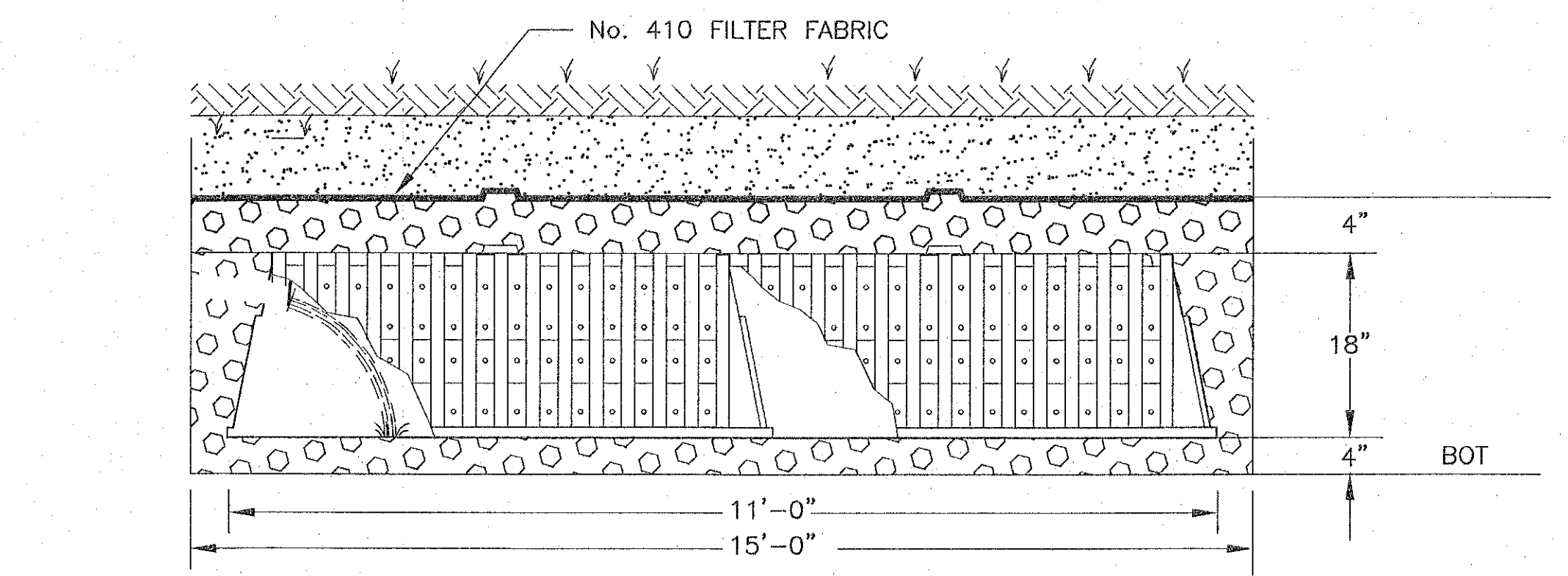
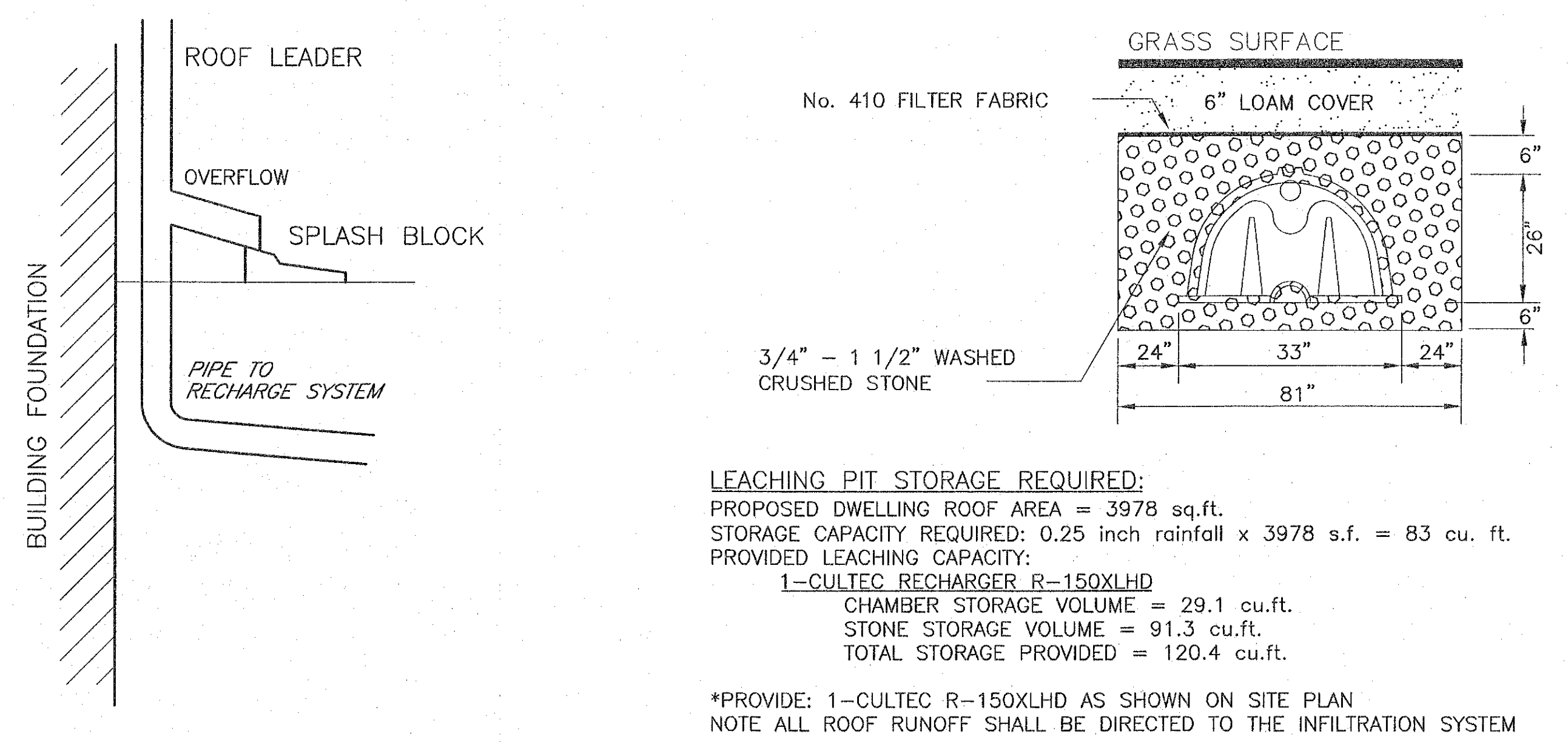
PREPARED FOR:
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JOB No.	16695
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PLAN #:	27,529

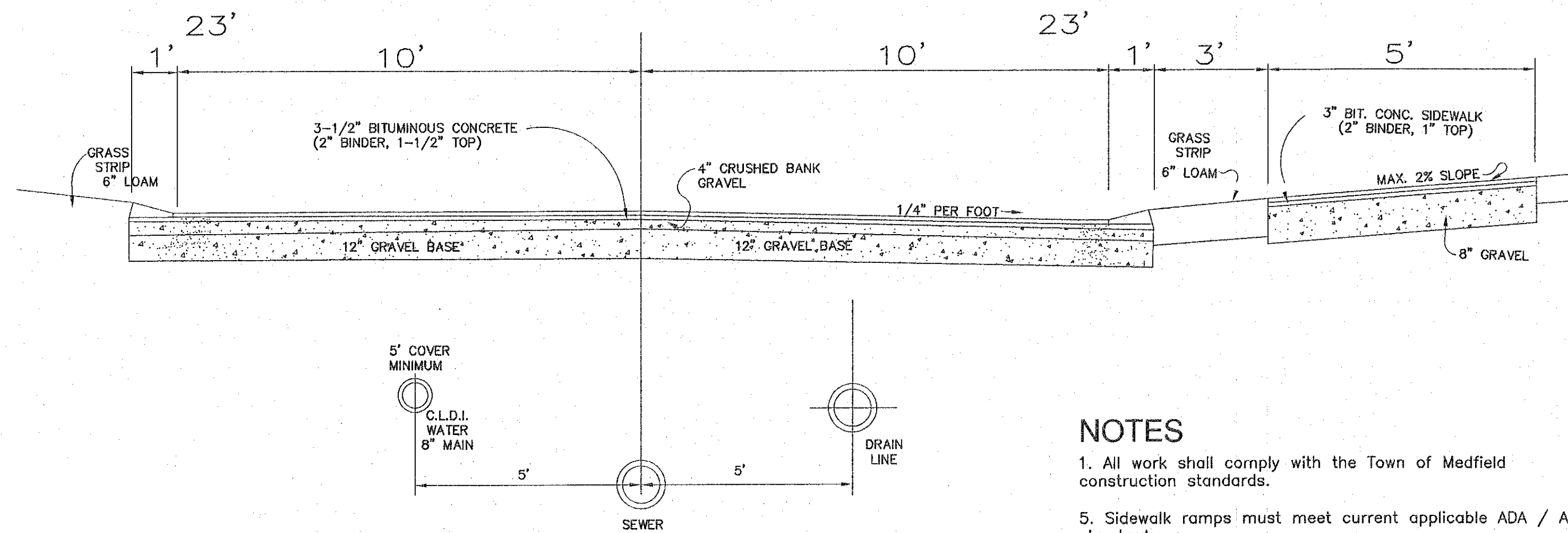


FOREBAY PRETREATMENT BASIN DETAIL
 NOT TO SCALE

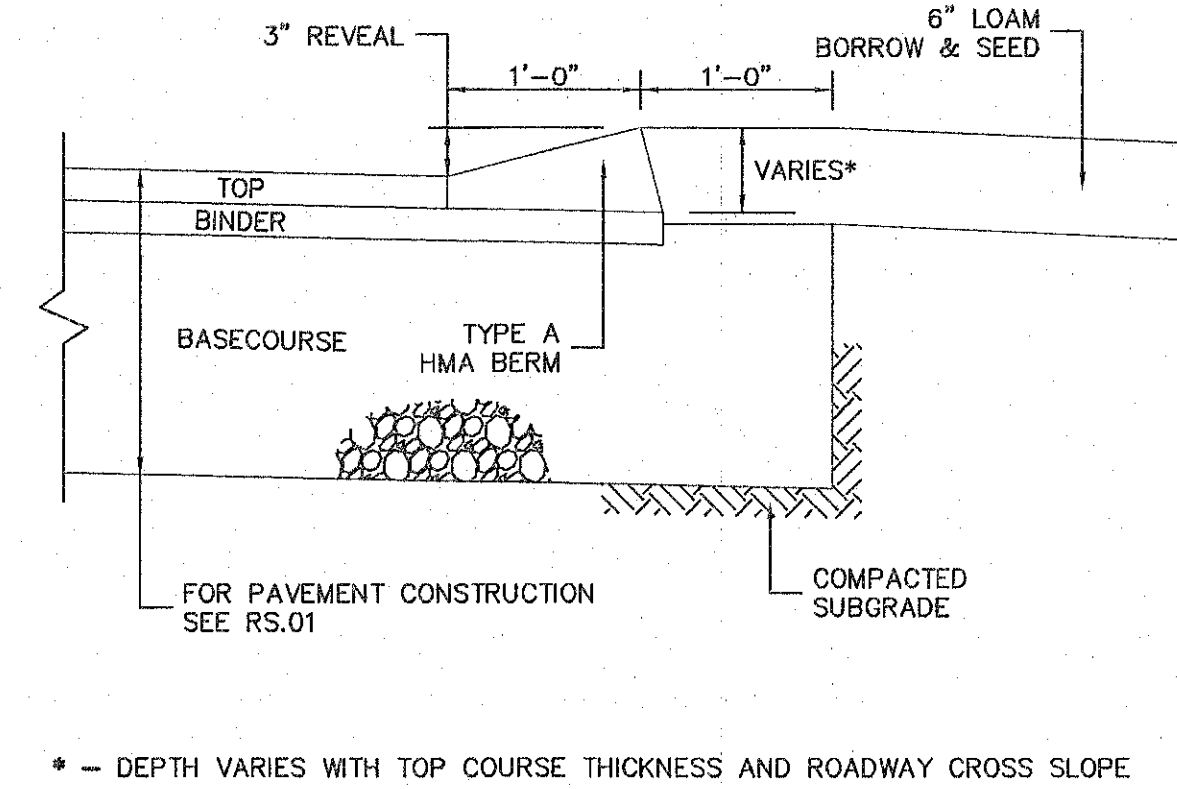


RESIDENTIAL ROOF RUNOFF CULTEC DRY WELL
CULTEC CONTACTOR RECHARGER R-150XLHD

N.T.S.



TYPICAL ROADWAY CROSS SECTION
(NO SCALE)



ASPHALT BERM DETAIL
N.T.S.

APPROVED BY THE BOARD OF APPEALS
ACTING AS THE PLANNING BOARD
PURSUANT TO G.L.c. 40B, ss 20-23

[Signature]
3/4/22

DATE APPROVED: 3/4/22
DATE ENDORSED: 6/27/22

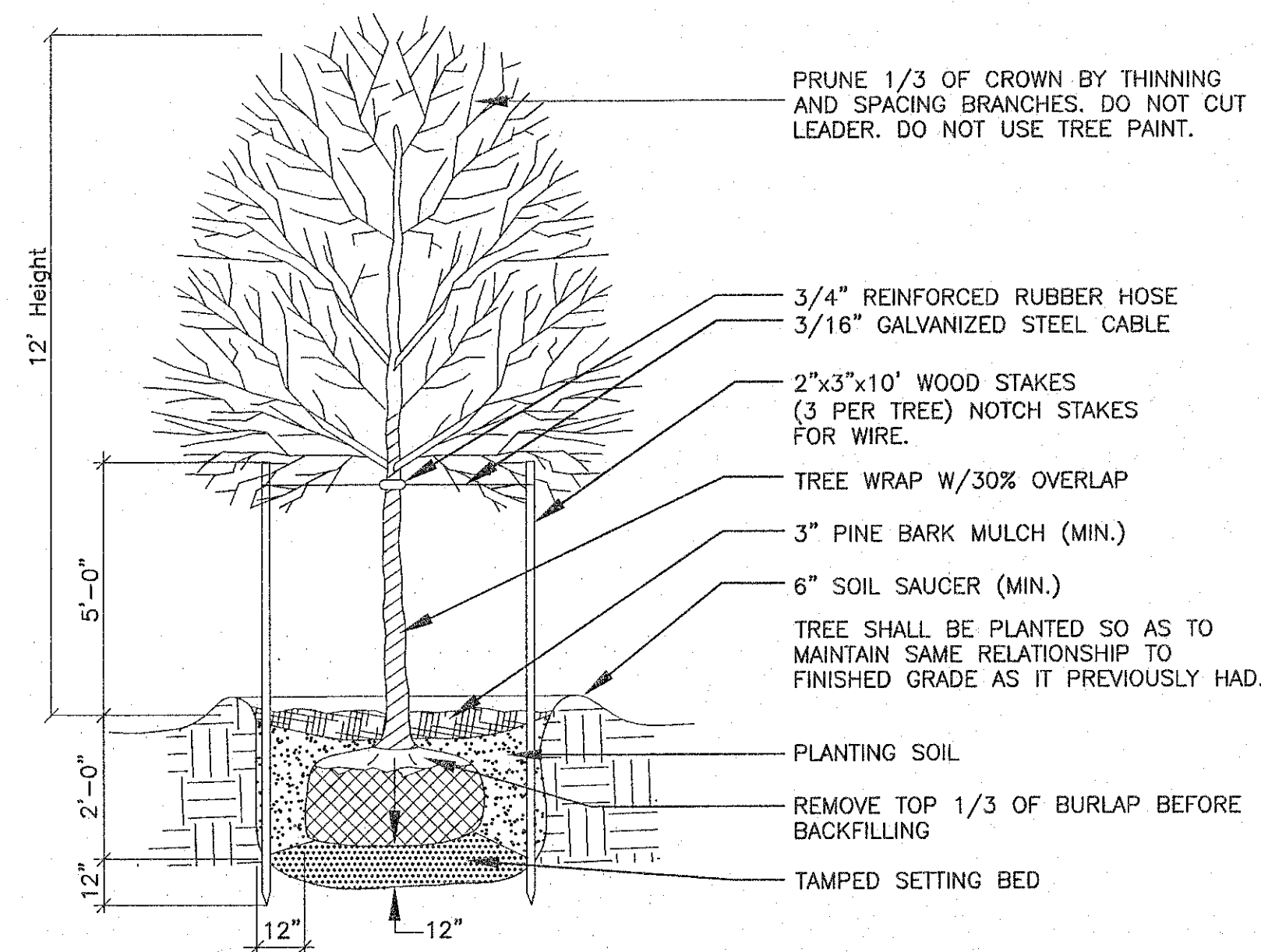
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DATE 6/27/22

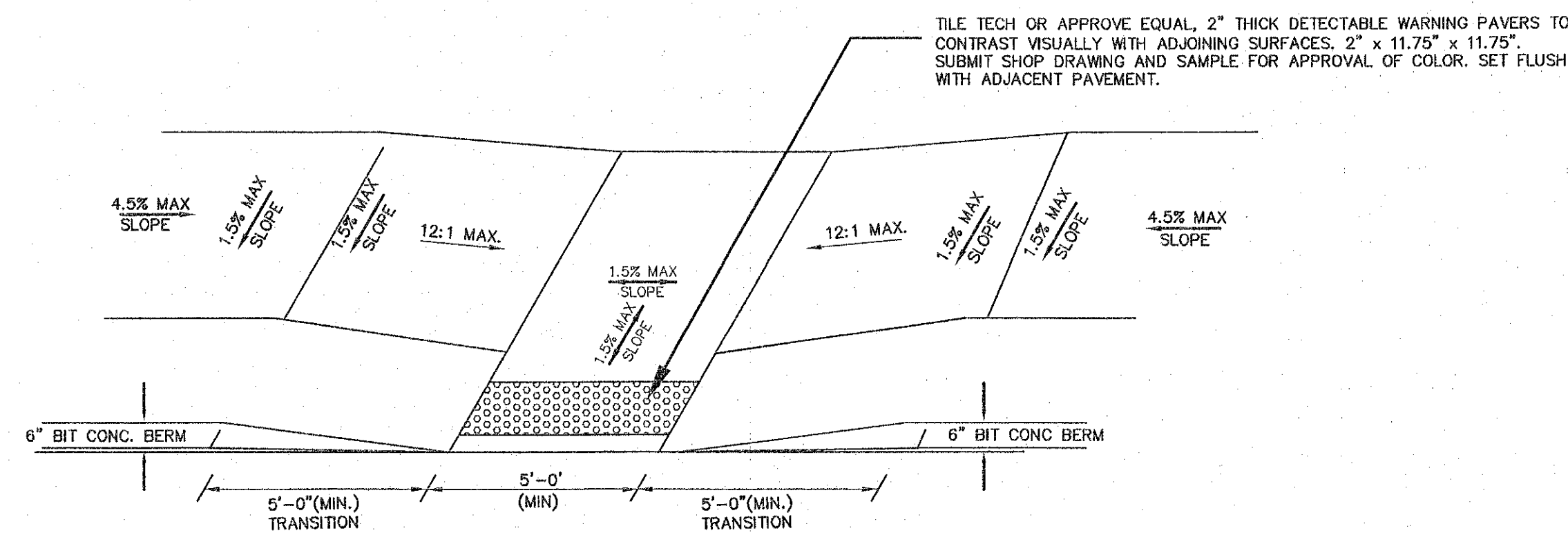
NOTES

1. All work shall comply with the Town of Medfield construction standards.
5. Sidewalk ramps must meet current applicable ADA / AAB standards.

- NOTE:
1. STREET TREES SHALL BE PLANTED ON BOTH SIDES OF THE ROADWAY AS SHOWN ON THE SITE PLAN.
 2. STREET TREES SHALL BE MINIMUM OF 8 FT. IN HEIGHT OR MINIMUM OF 1 1/2" DIAMETER ONE FOOT ABOVE THE GROUND.

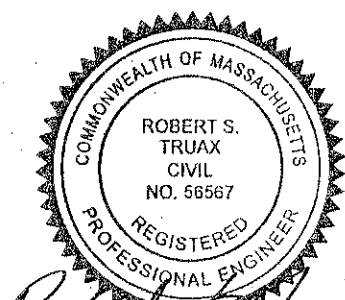


STREET TREE PLANTING DETAIL
NOT TO SCALE



- NOTES:
1. THE DIMENSIONS SHOWN AT ROADWAY EDGE AREA FIXED DISTANCE.
 2. RAMP CROSS SECTION TO BE THE SAME AS ADJACENT SIDEWALK
 3. BITUMINOUS PAVED RAMPS ARE TO BE PROVIDED.
 4. IN NO CASE ARE THE RAMPS TO BE PLACED BEHIND THE STOP LINE.
 5. THE DIMENSIONS ARE SUBJECT TO CHANGE IN THE FIELD IN EXISTING APPURTENANCES OR CONDITIONS WILL MAKE THE RAMP LOCATIONS IMPRACTICAL OR UNSAFE. CONSULT CIVIL ENGINEER PRIOR TO MAKING ANY MODIFICATIONS.

HANDICAP SIDEWALK CURB CUT DETAIL
NOT TO SCALE



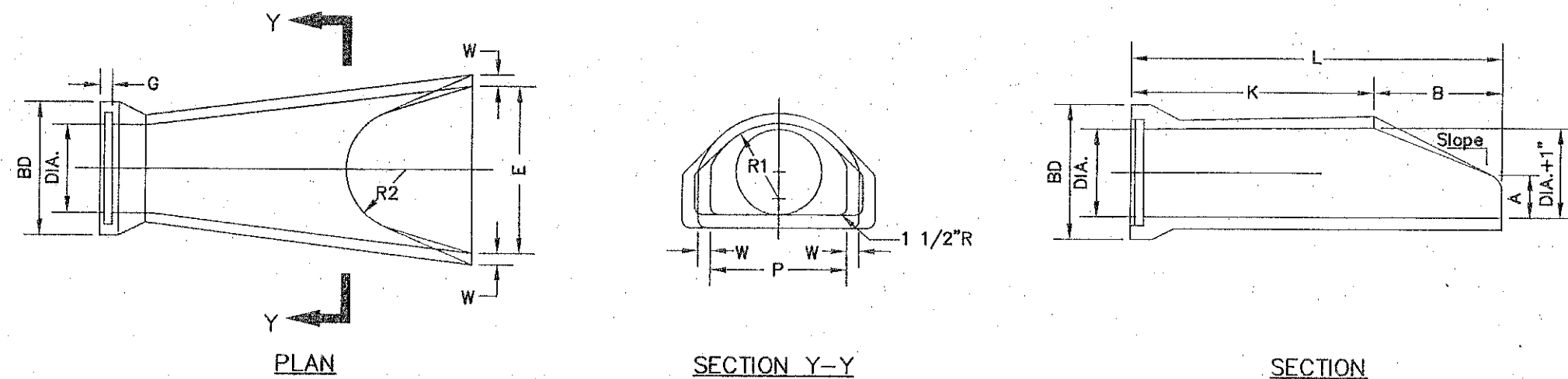
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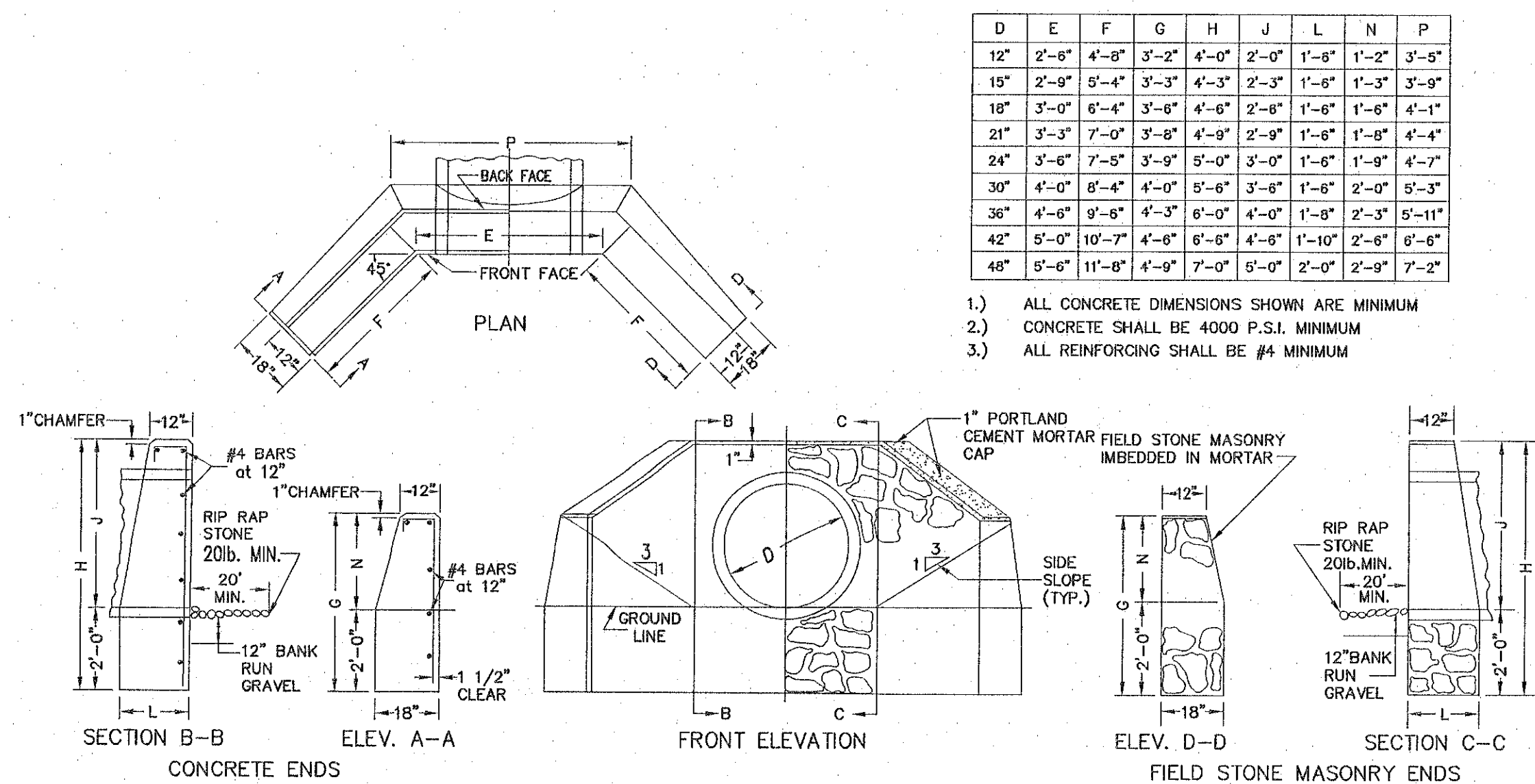
JOB No. 16695
DATE: OCT. 28, 2021
SCALE: As shown
SHEET: 11 of 15
PLAN #: 27,529

DETAILS

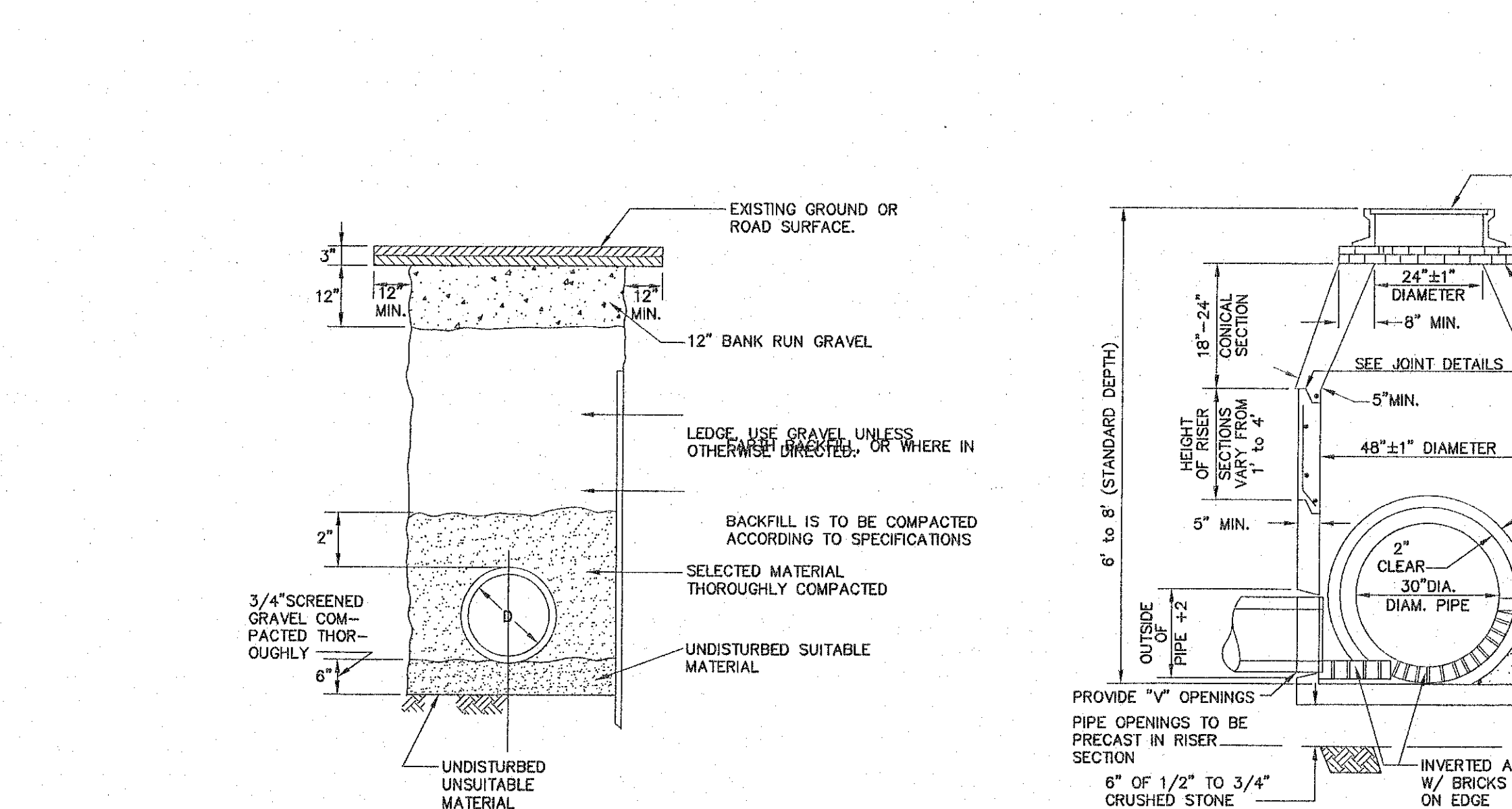


DIA.	W	A	B	C	D	E	BD	K	L	P	DIA.	R1	R2	S	G	Slope
12"	2"	4"	2'-0"	4'-0 1/8"	6'-1 3/8"	2'-0"	20"	4'-3 1/8"	6'-5 1/8"	18 15/16"	13"	10 1/8"	9"	4"	2 1/2"	3:1
15"	2 1/4"	6"	2'-3"	3'-10"	6'-1 1/2"	2'-6"	24"	4'-3 11/16"	6'-5 11/16"	24 5/16"	16"	12 1/2"	11"	4"	2 1/2"	3:1
18"	2 1/2"	9"	2'-3"	3'-10"	6'-1 1/2"	3'-0"	28"	4'-3 7/8"	6'-5 7/8"	29"	19"	15 1/2"	12"	4"	2 3/4"	3:1
21"	2 3/4"	9"	2'-11"	3'-2"	6'-1 1/2"	3'-6"	32"	5'-8 5/16"	6'-7 5/16"	31 5/8"	22"	16 1/8"	13"	4"	2 3/4"	3:1
24"	3"	9 1/2"	3'-1 1/2"	2'-8"	6'-1 1/2"	4'-0"	36"	5'-0 1/2"	6'-8"	33 3/16"	25"	18 13/16"	14"	4"	3"	3:1

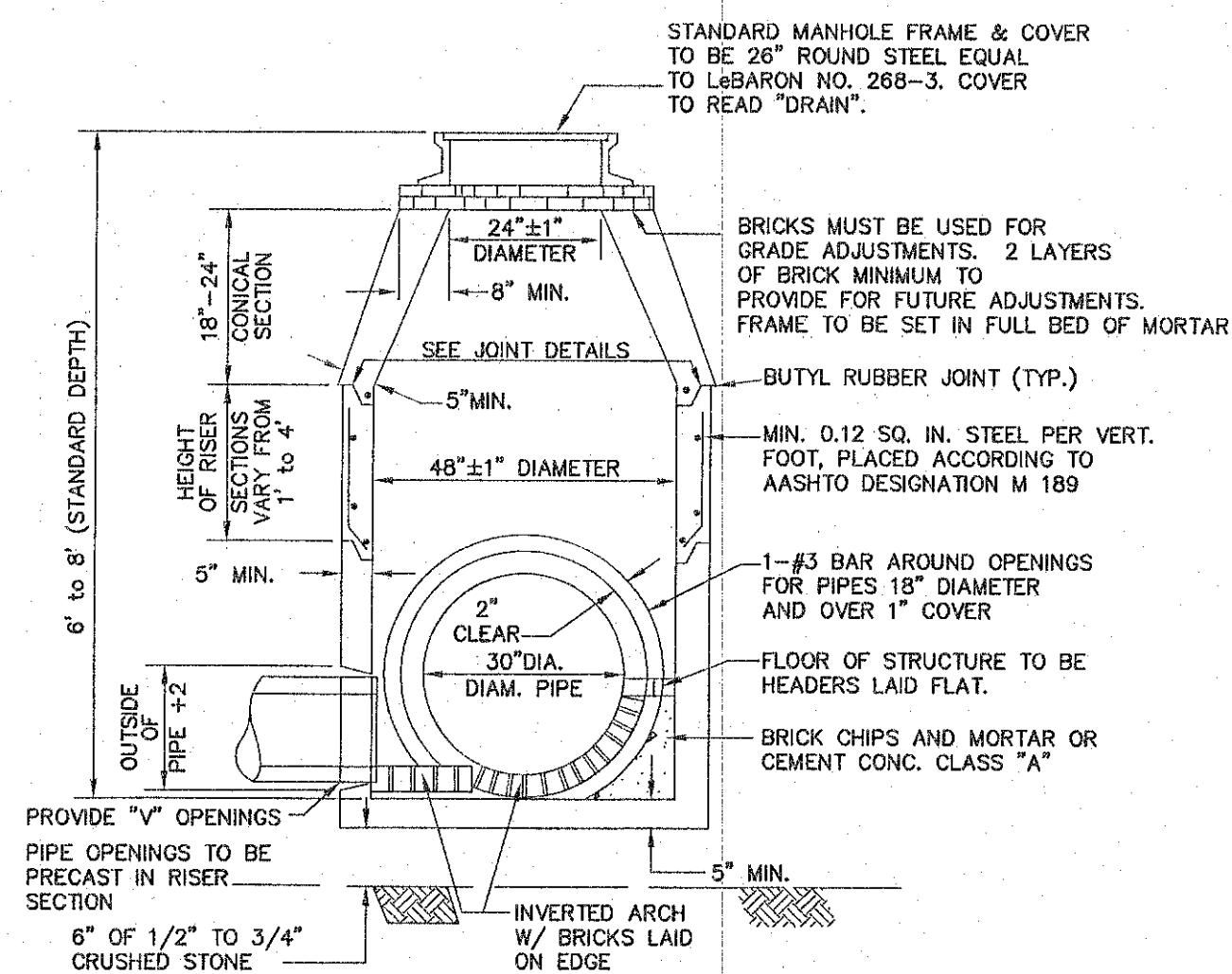
R.C.P. FLARED END SECTION DETAILS
NOT TO SCALE



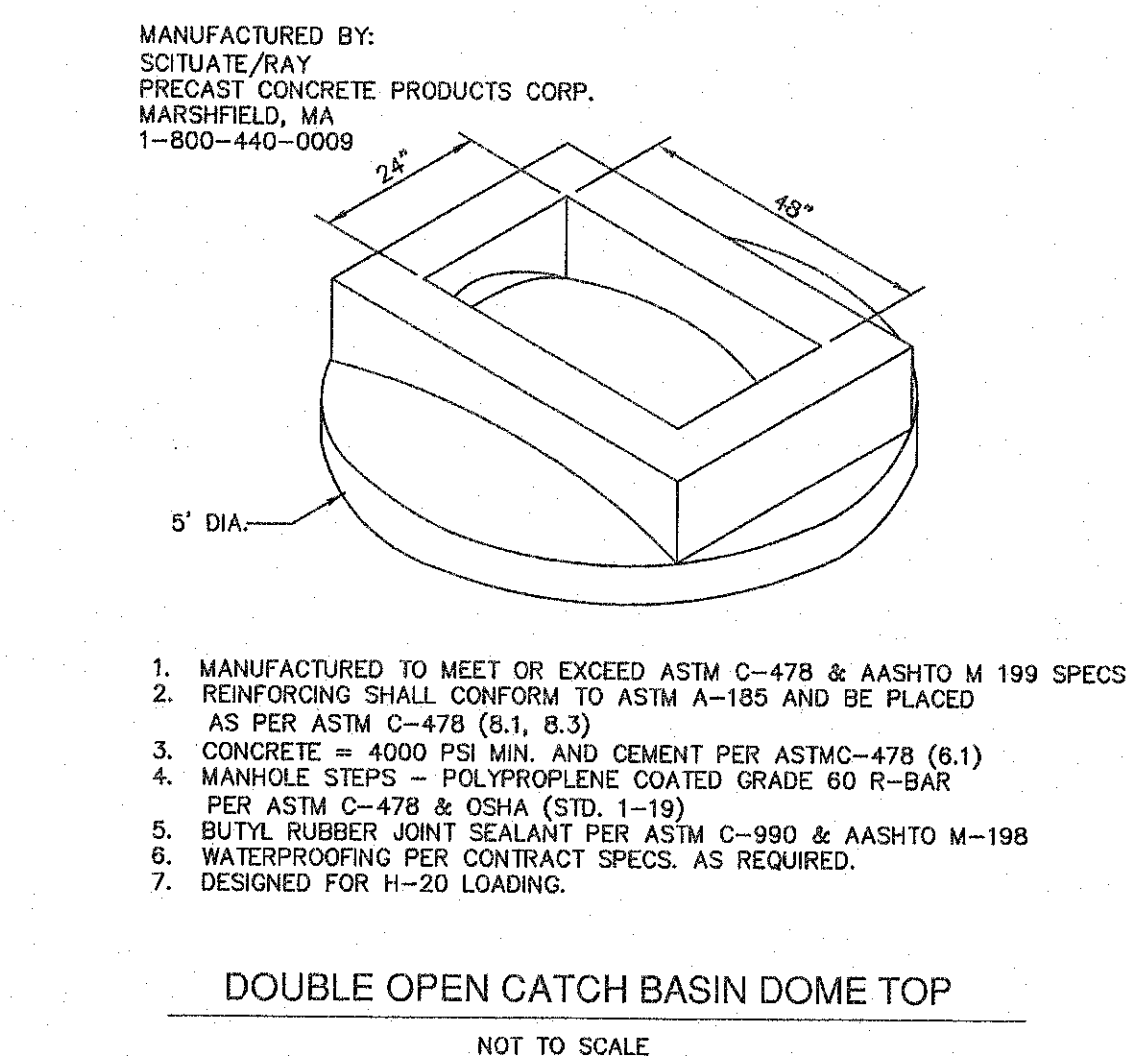
CONCRETE AND FIELD STONE MASONRY HEADWALL / WINGWALL DETAILS
NOT TO SCALE



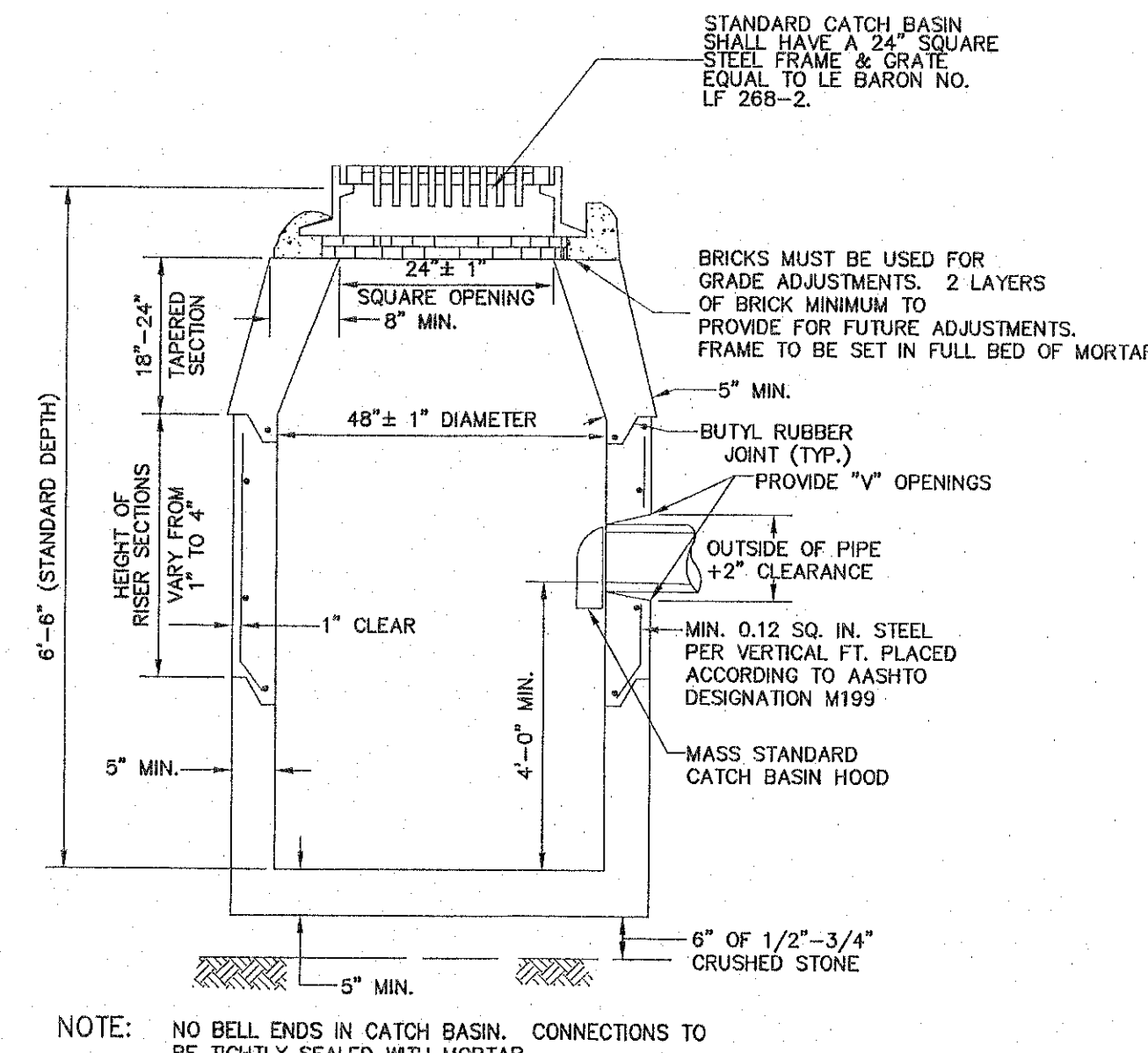
TYPICAL DRAIN TRENCH DETAILS
NOT TO SCALE



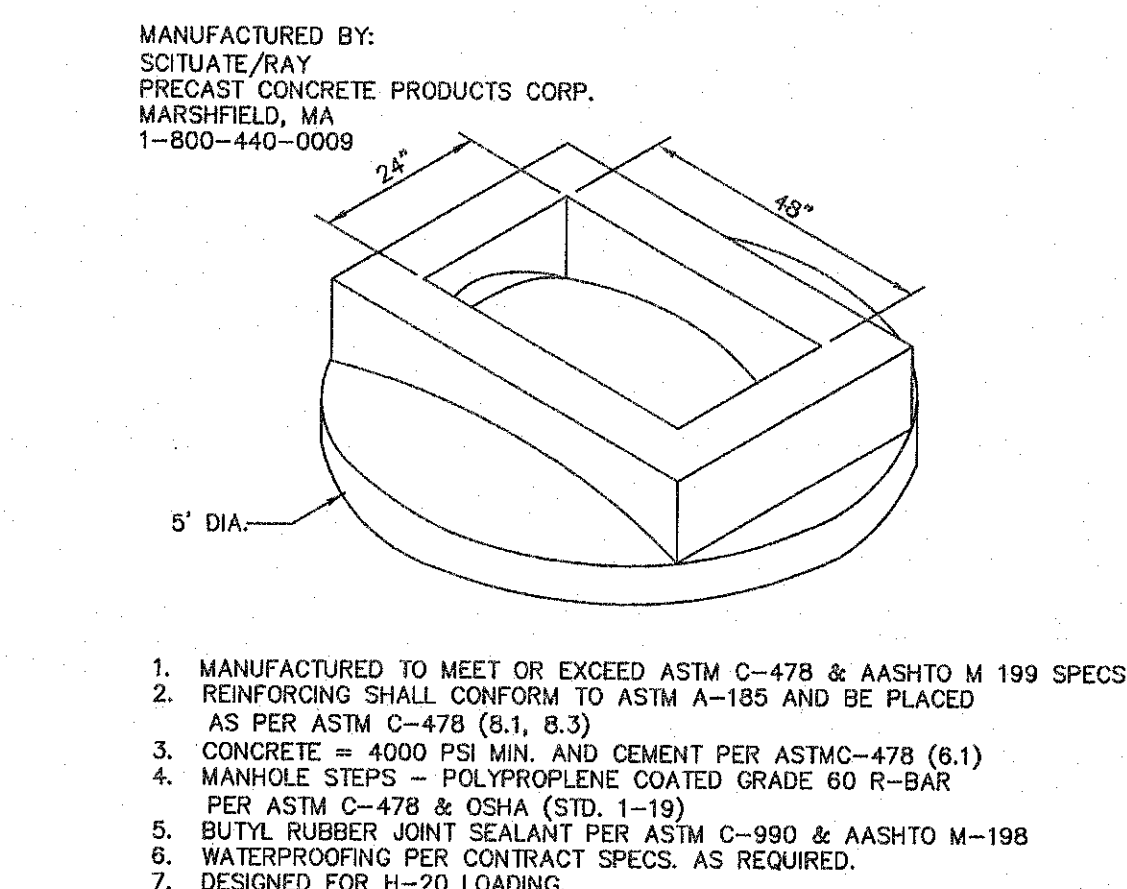
PRECAST CONCRETE MANHOLE DETAILS
NOT TO SCALE



DOUBLE OPEN CATCH BASIN DOME TOP
NOT TO SCALE



PRECAST CONCRETE CATCH BASIN DETAILS
NOT TO SCALE



RIPRAP DETAIL HEADWALLS
NOT TO SCALE

APPROVED BY THE BOARD OF APPEALS
ACTING AS THE PLANNING BOARD
PURSUANT TO G.L.C. 40B, ss 20-23

DATE APPROVED: 3/4/22
DATE ENDORSED: 6/27/22

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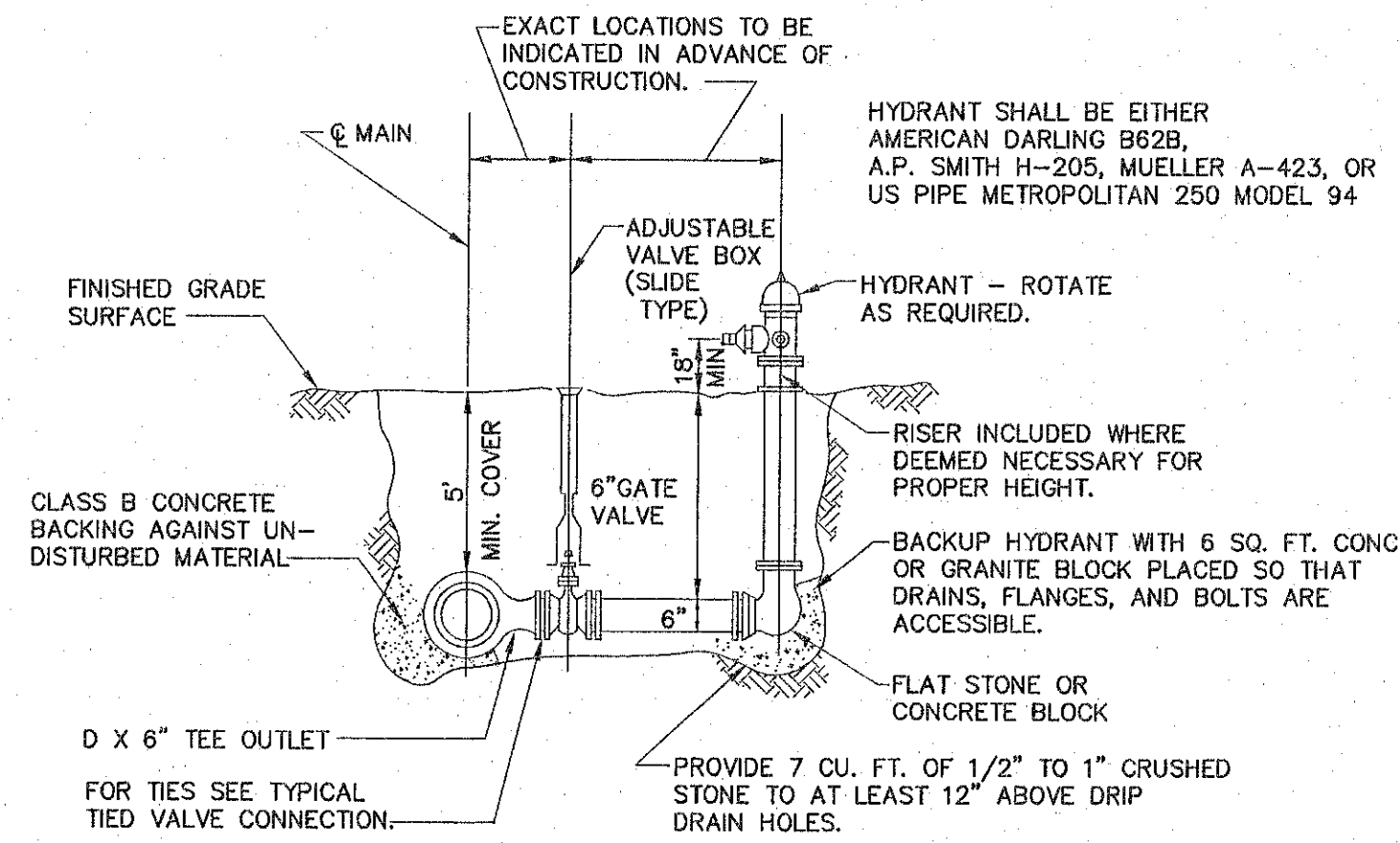
DATE

SITE DEVELOPMENT PLAN
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"ENCLAVE MEDFIELD"
MEDFIELD, MASSACHUSETTS

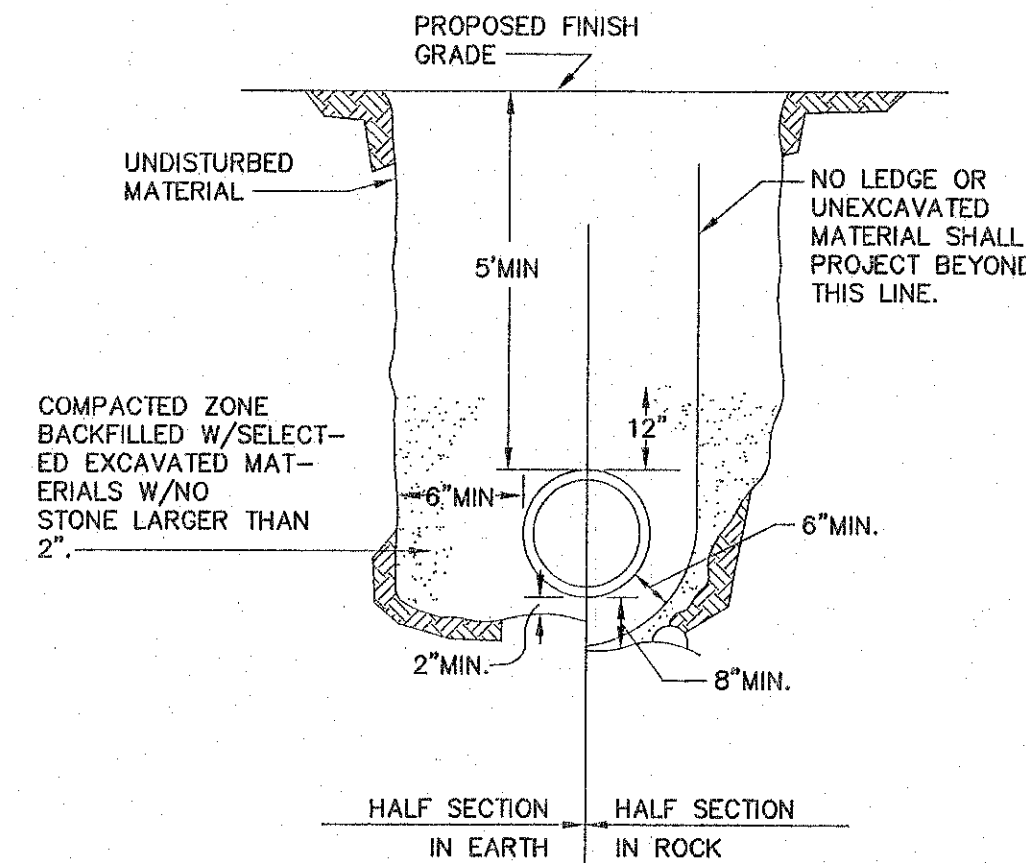
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JOB No. 16695
DATE: OCT. 28, 2021
SCALE: As shown
SHEET: 12 of 15
PLAN #: 27,529

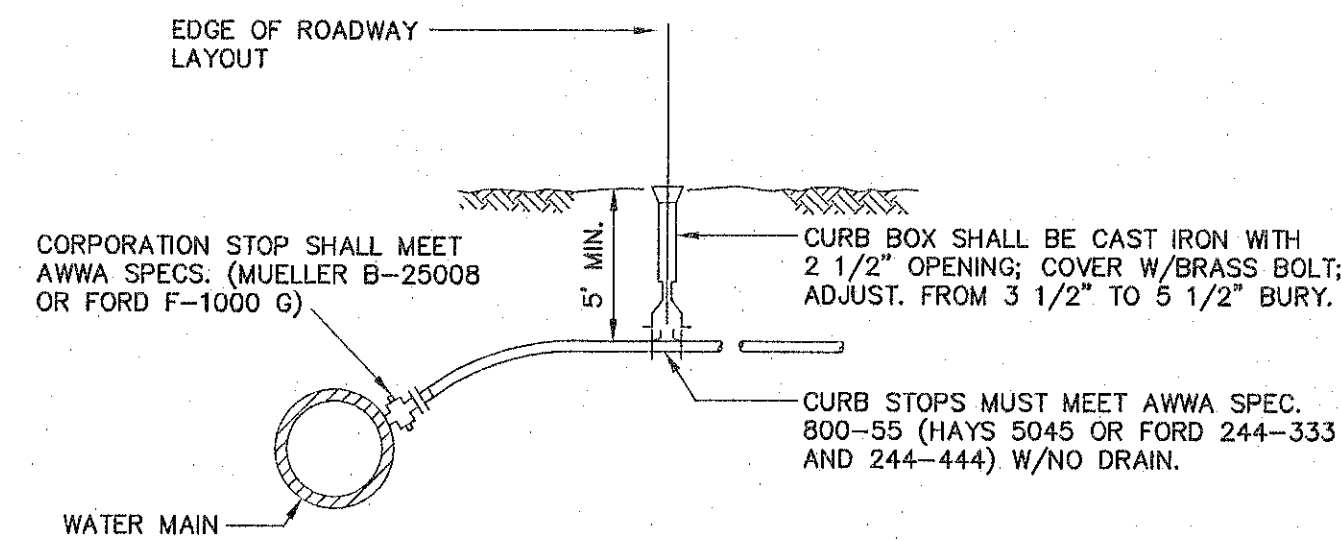
DETAILS



TYPICAL HYDRANT ASSEMBLY DETAIL
NOT TO SCALE

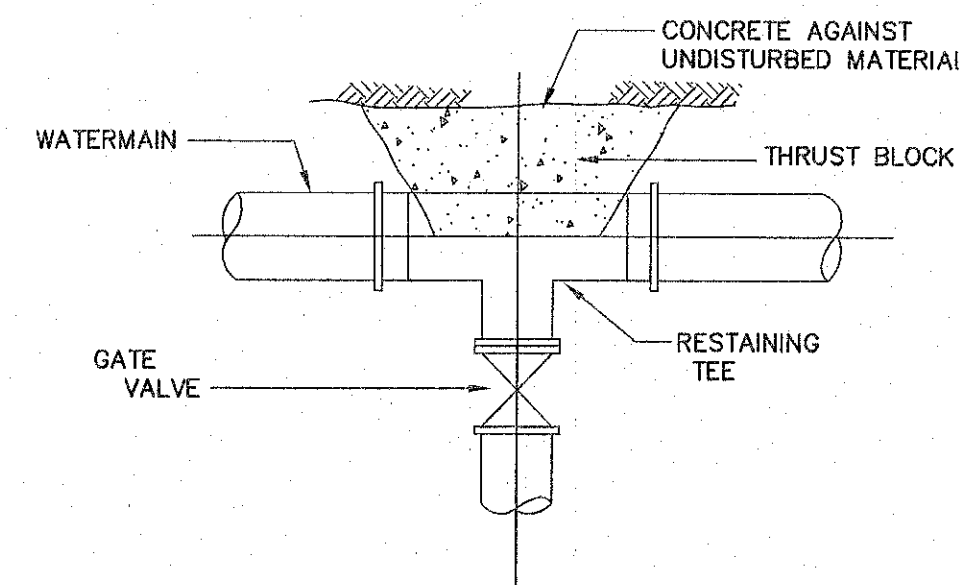


WATER MAIN TRENCH DETAIL
NOT TO SCALE

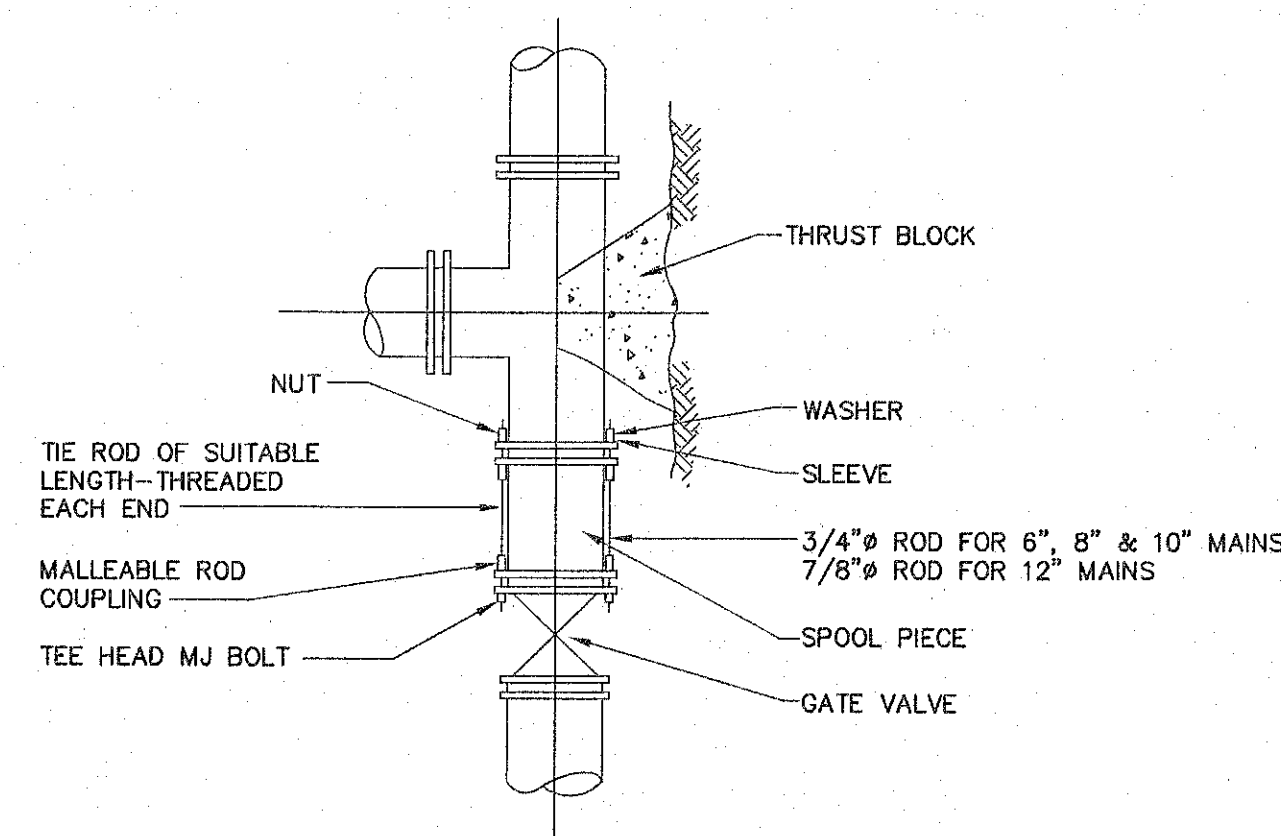


NOTE
1" TYPE K SERVICES
COPPER TUBING SHALL MEET AWWA SPEC. 76-CR TYPE K OR FEDERAL SPEC. WWT-799 TYPE K.

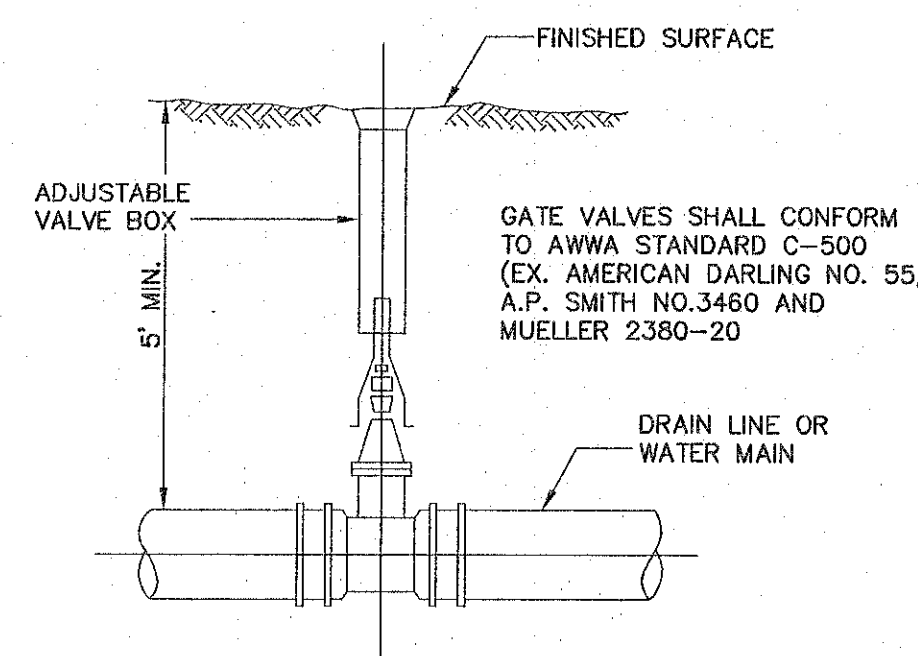
TYPICAL SERVICE CONNECTION
NOT TO SCALE



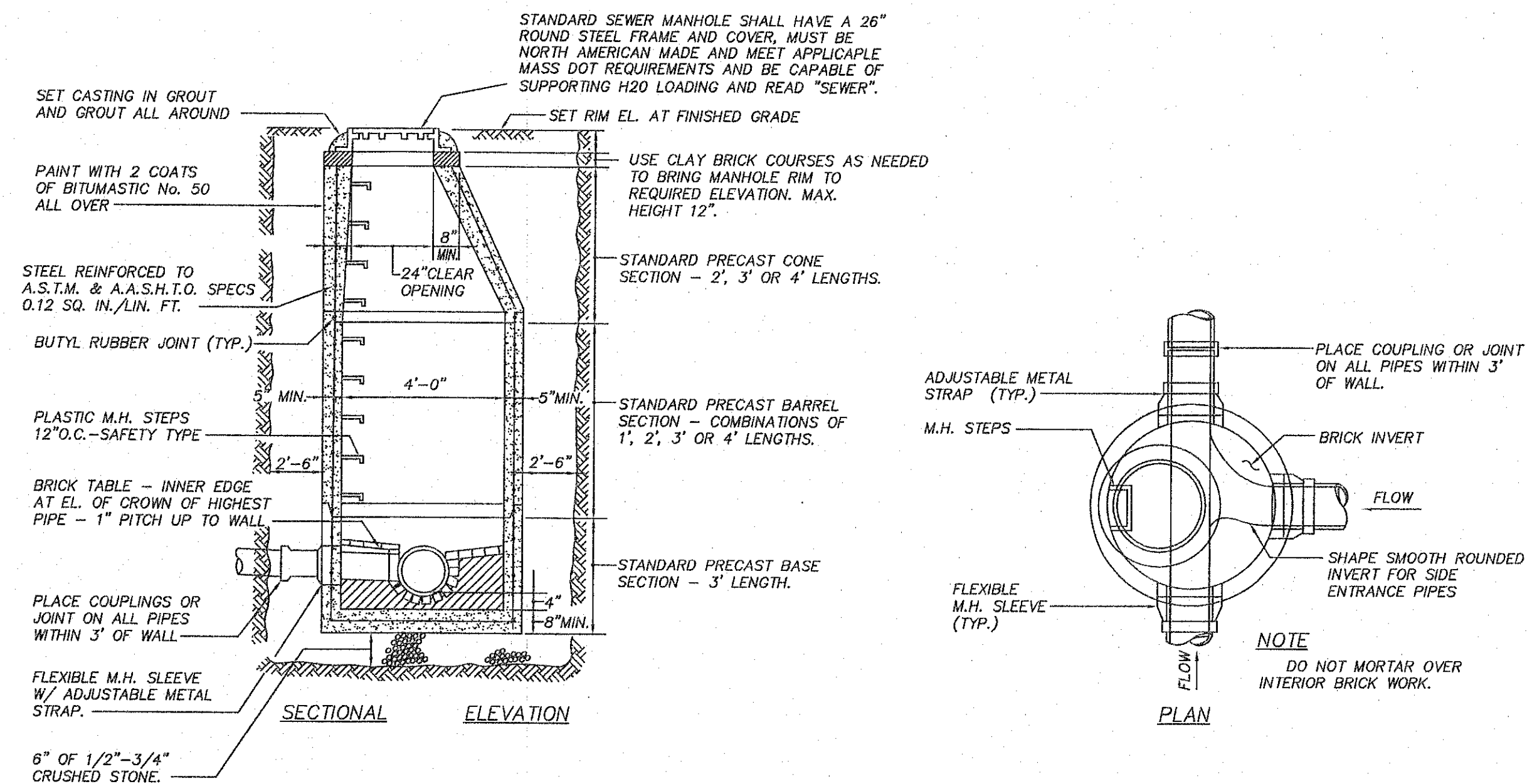
TYPICAL LATERAL GATE VALVE CONNECTION DETAILS
NOT TO SCALE



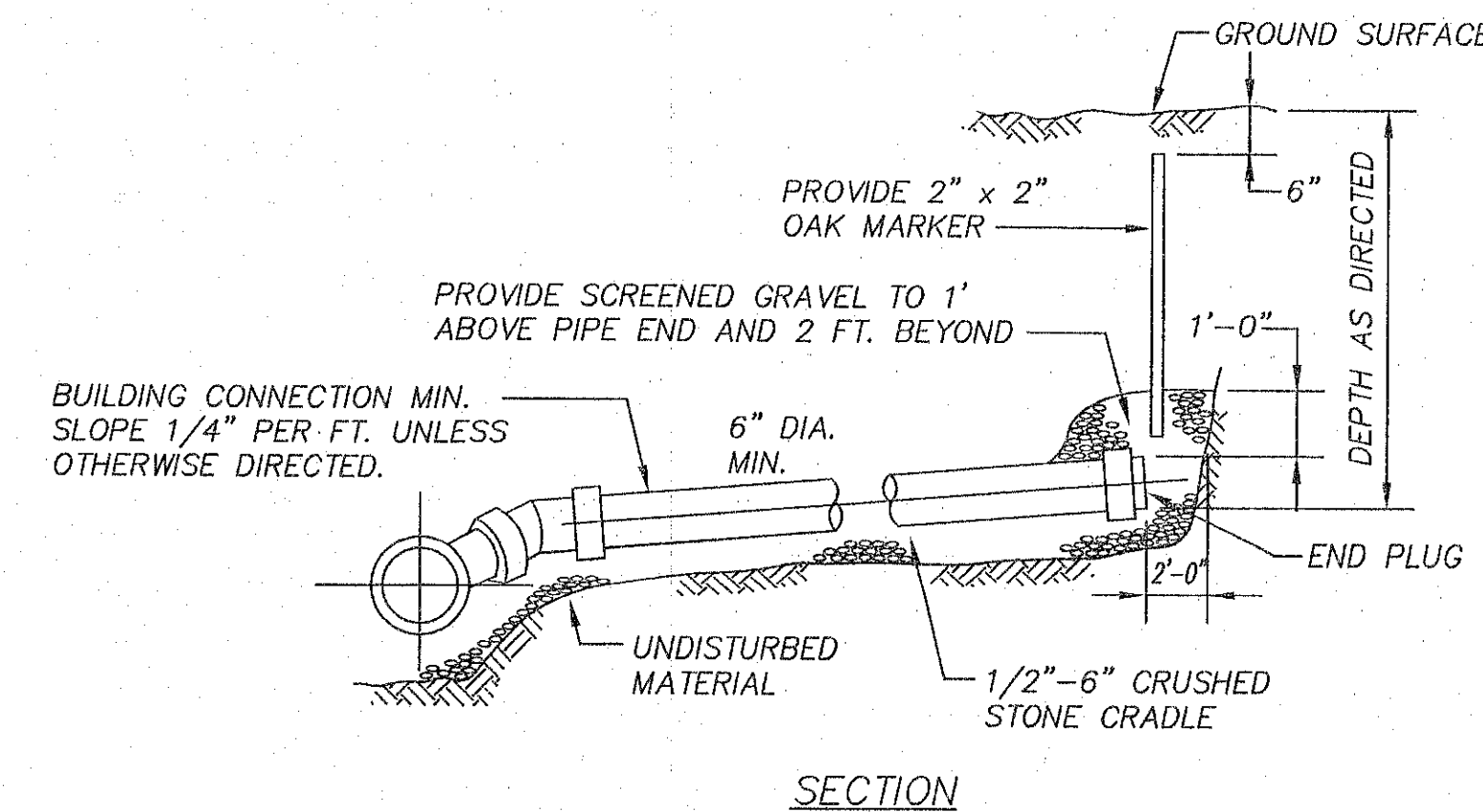
TYPICAL TIED MECHANICAL JOINT VALVE CONNECTION DETAILS
NOT TO SCALE



TYPICAL GATE VALVE
NOT TO SCALE



TYPICAL PRECAST CONCRETE SEWER MANHOLE DETAILS
NOT TO SCALE



TYPICAL BUILDING CONNECTION
NOT TO SCALE

APPROVED BY THE BOARD OF APPEALS
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[Signature]

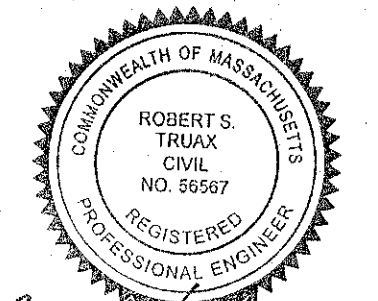
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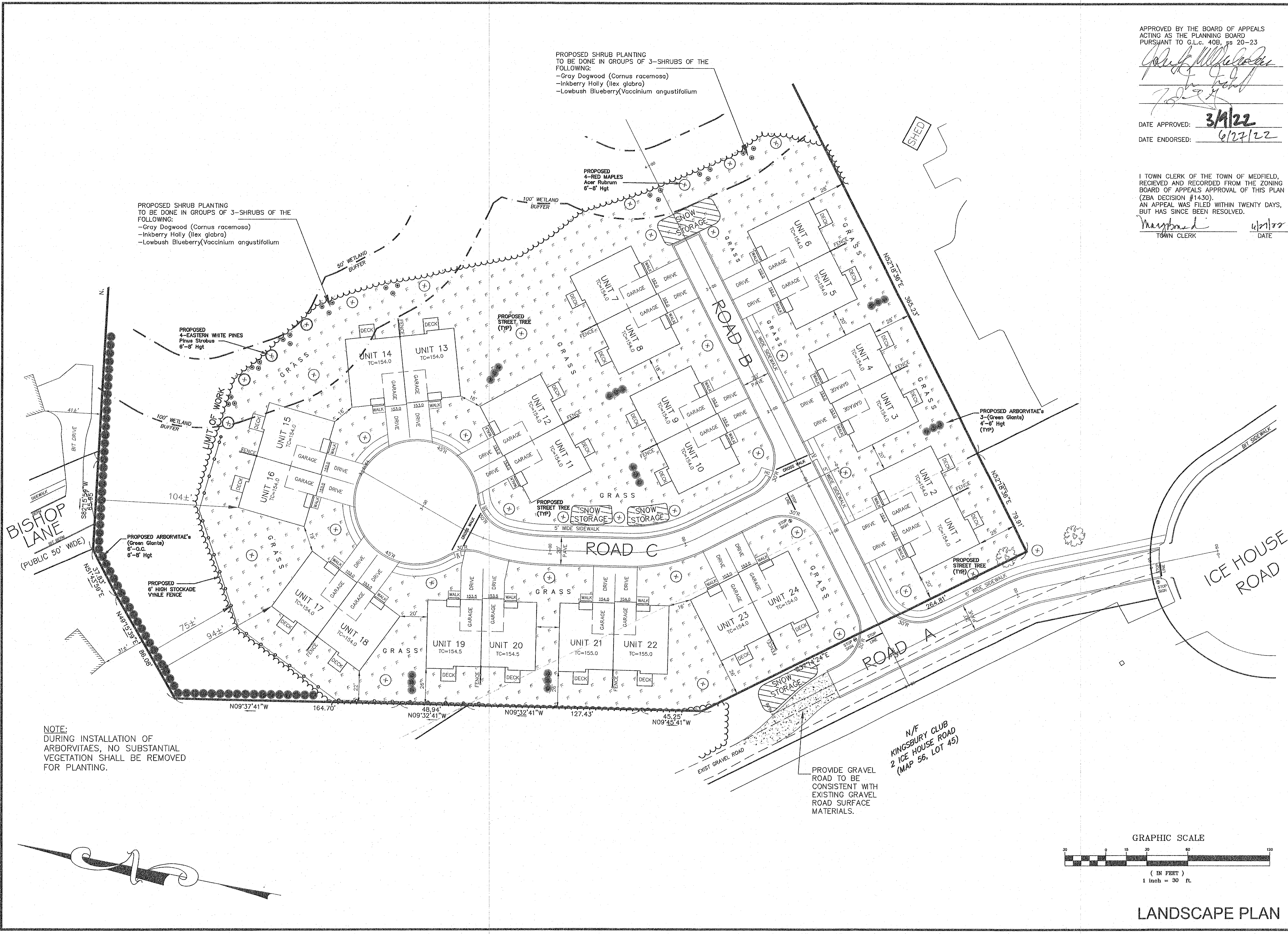


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SHEET: 13 of 15
PLAN #: 27,529

DETAILS



PROPOSED SHRUB PLANTING
TO BE DONE IN GROUPS OF 3--SHRUBS OF THE
FOLLOWING:
-Gray Dogwood (Cornus racemosa)
-Inkberry Holly (Ilex glabra)
-Lowbush Blueberry(Vaccinium angustifolium)

PROPOSED SHRUB PLANTING
TO BE DONE IN GROUPS OF 3--SHRUBS OF THE
FOLLOWING:
-Gray Dogwood (Cornus racemosa)
-Inkberry Holly (Ilex glabra)
-Lowbush Blueberry(Vaccinium angustifolium)

PROPOSED
4-EASTERN WHITE PINES
Pinus Strobus
6'-8' Hgt

PROPOSED
4-RED MAPLES
Acer Rubrum
6'-8' Hgt

PROPOSED
STREET TREE
(TYP)

PROPOSED ARBORVITAE's
3-(Green Glants)
4'-8' Hgt
(TYP)

PROPOSED ARBORVITAE's
(Green Glants)
6'-O.C.
6'-8' Hgt

PROPOSED
6' HIGH STOCKADE
VINYLE FENCE

NOTE:
DURING INSTALLATION OF
ARBORVITAE'S, NO SUBSTANTIAL
VEGETATION SHALL BE REMOVED
FOR PLANTING.

PROVIDE GRAVEL
ROAD TO BE
CONSISTENT WITH
EXISTING GRAVEL
ROAD SURFACE
MATERIALS.

N/F
KINGSBURY CLUB
2 ICE HOUSE ROAD
(MAP 56, LOT 45)

APPROVED BY THE BOARD OF APPEALS
ACTING AS THE PLANNING BOARD
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[Signature]
[Signature]

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JOYCE E. HASTINGS
No. 39393
REGISTERED
PROFESSIONAL LAND SURVEYOR

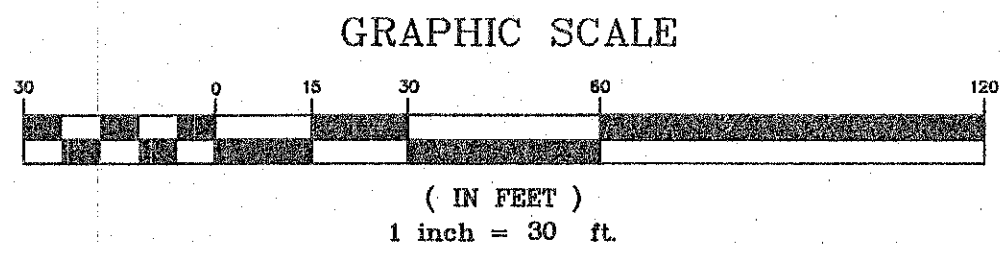
ROBERT S. TRUAX
No. 55567
REGISTERED
PROFESSIONAL ENGINEER

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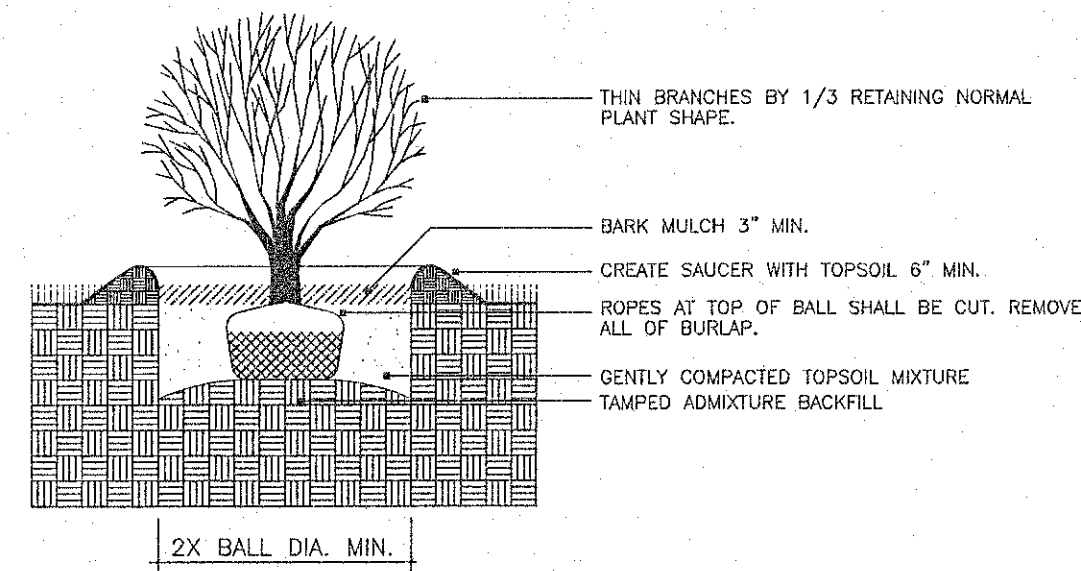
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JOB No.	16695
DATE:	OCT. 28, 2021
SCALE:	1"=30'
SHEET:	14 of 15
PLAN #:	27,529

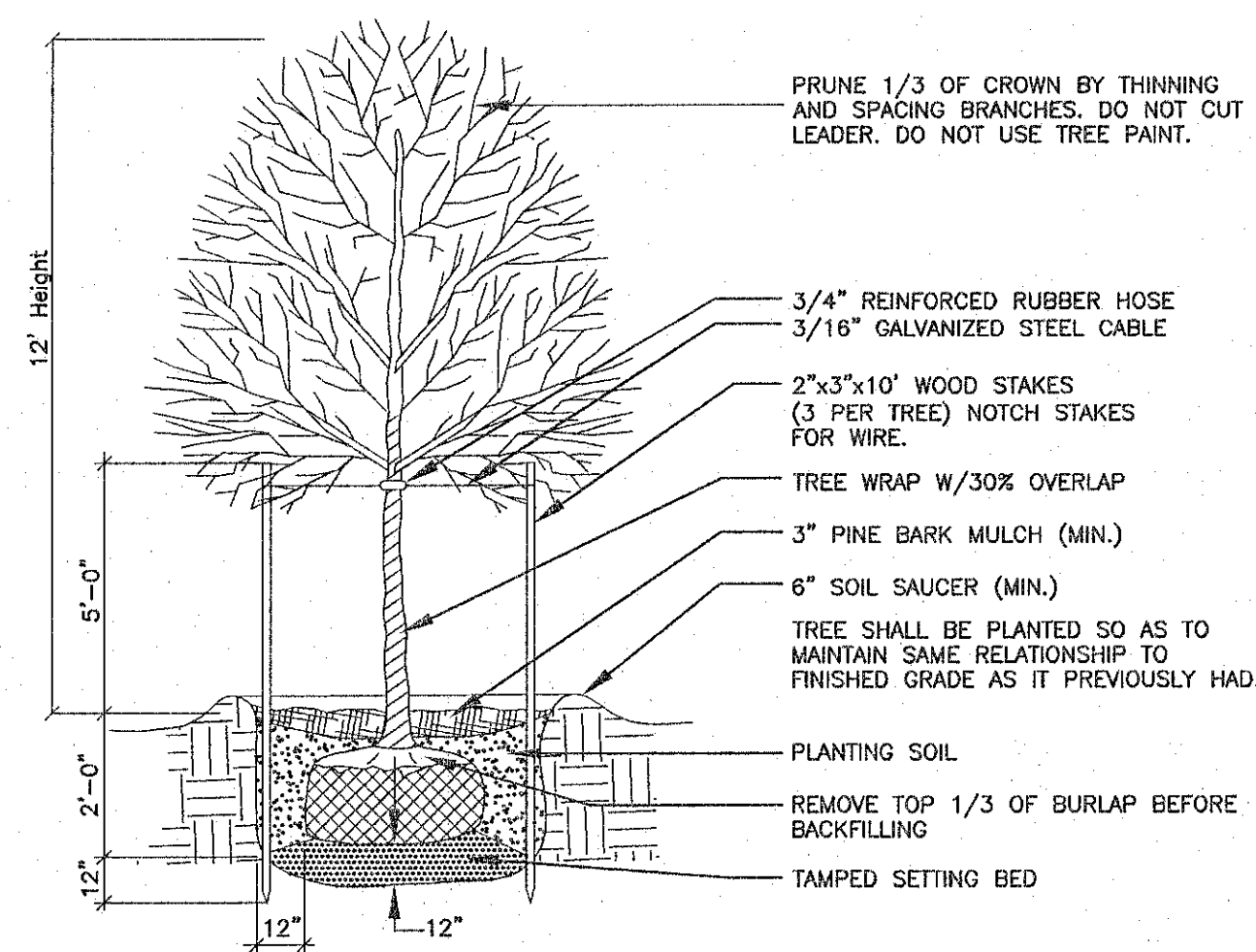


LANDSCAPE PLAN



SHRUB PLANTING DETAIL
NOT TO SCALE

NOTE:
1. STREET TREES SHALL BE PLANTED ON BOTH SIDES OF THE ROADWAY, SPACED APPROXIMATELY 40 FT. APART.
2. STREET TREES SHALL BE A MINIMUM OF 2 1/2" DIAMETER FOUR (4) FOOT ABOVE THE GROUND.



STREET TREE PLANTING DETAIL
NOT TO SCALE

MULCH BED W/PLANTINGS
PLANT LIST: (typ)
- Japanese Holly
- Rose of Sharon
- Boxwood
- Azalea
- Golden Globe
- Hydrangea

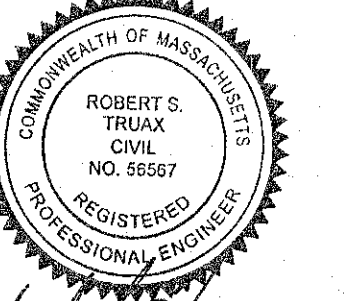
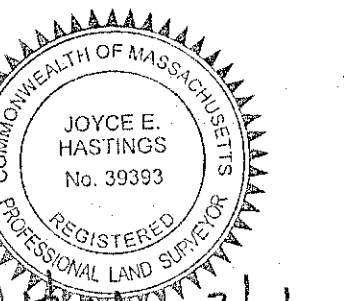
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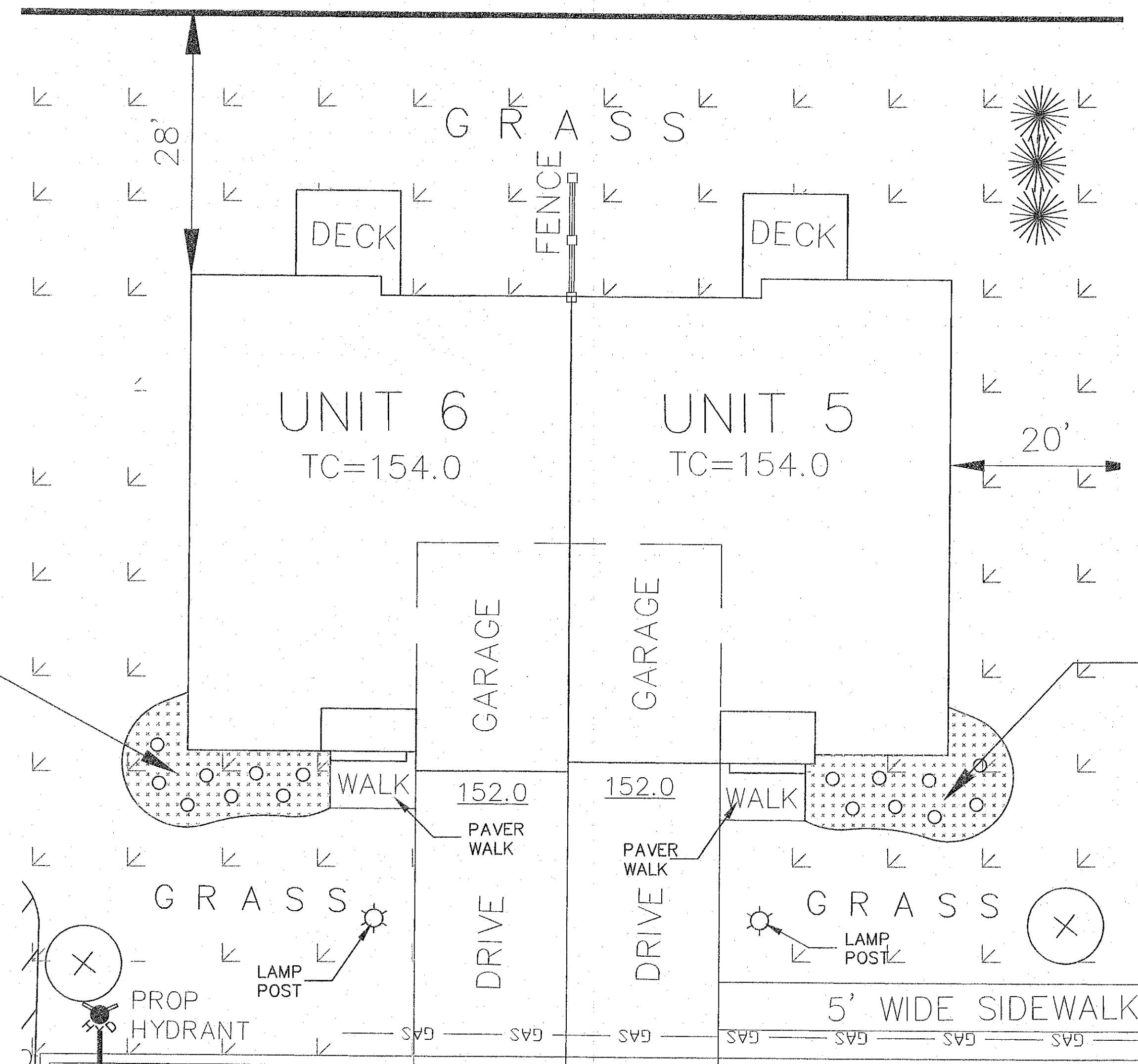


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UNIT LANDSCAPE LAYOUT

1" = 10'

LANDSCAPE PLAN