

WAIVER REQUESTS:

- 1) WAIVER REQUESTING NOT REQUIRING THE WRITTEN DEVELOPMENT IMPACT STATEMENT, FROM SECTION 204-3 PLANNING BOARD SUBMITTALS SUBSECTION (A)(7) A WRITTEN DEVELOPMENT IMPACT STATEMENT.
- 2) WAIVER NOT REQUIRING AN INVENTORY OF THE EXISTING LANDSCAPING AT THE SITE, SECTION 204-5(C)(3) EXISTING LANDSCAPE INVENTORY.
- 3) WAIVER NOT REQUIRING A LANDSCAPE ARCHITECT PLAN AS PART OF SUBMITTAL, SECTION 204-5(D)(7) SITE PLAN CONTENTS.
- 4) WAIVER REQUESTING NOT CREATING PEDESTRIAN WAYS ALONG THE FRONT OF SITE, FROM SECTION 204-5 (D)(9) COLOR RENDERINGS.

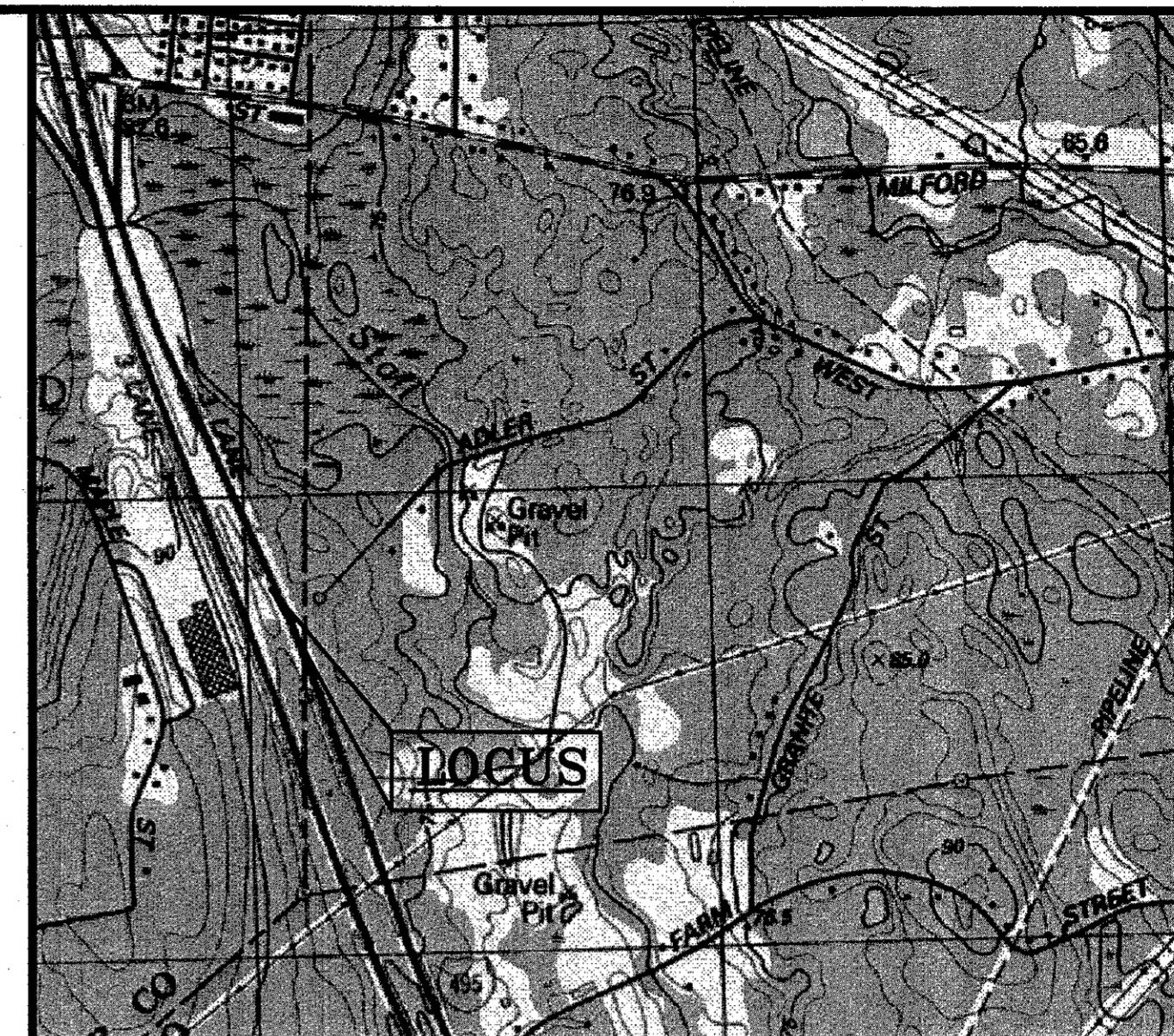
NOTES

- 1) THIS PLAN REFERS TO THE TOWN OF MEDWAY ASSESSORS ATLAS SHEET 34 LOT 3-41#.
- 2) SEE DEED BOOK 4866 PAGE 13 RECORDED WITH NORFOLK DISTRICT REGISTRY OF DEEDS.
- 3) SEE THE FOLLOWING PLANS RECORDED WITH NORFOLK DISTRICT REGISTRY OF DEEDS:
1977 ALDER STREET LAYOUT PB 263 NO 834
1999 ALDER STREET EASEMENT PB464 NO 180
LAND COURT 32712A NOV 15, 1963
PB 5312 NO 127 PG 454 OF 1977
PB 3985 NO 575 PG 488 OF 1962
- 4) ZONING CLASSIFICATION IS INDUSTRIAL III.
- 5) WAIVER REQUESTING NOT REQUIRING THE WRITTEN DEVELOPMENT IMPACT STATEMENT, FROM SECTION 204-3 PLANNING BOARD SUBMITTALS SUBSECTION A. 7) A WRITTEN DEVELOPMENT IMPACT STATEMENT.

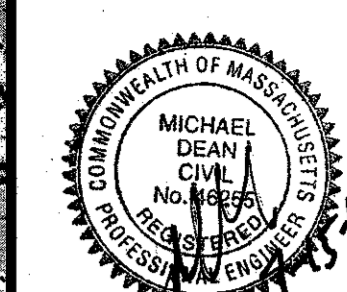
LAWRENCE WASTE SERVICES SITE PLAN MODIFICATION FOR 49 ALDER STREET IN MEDWAY, MASSACHUSETTS

**OWNER/APPLICANT:
EAST HILL ASSOCIATES REALTY**

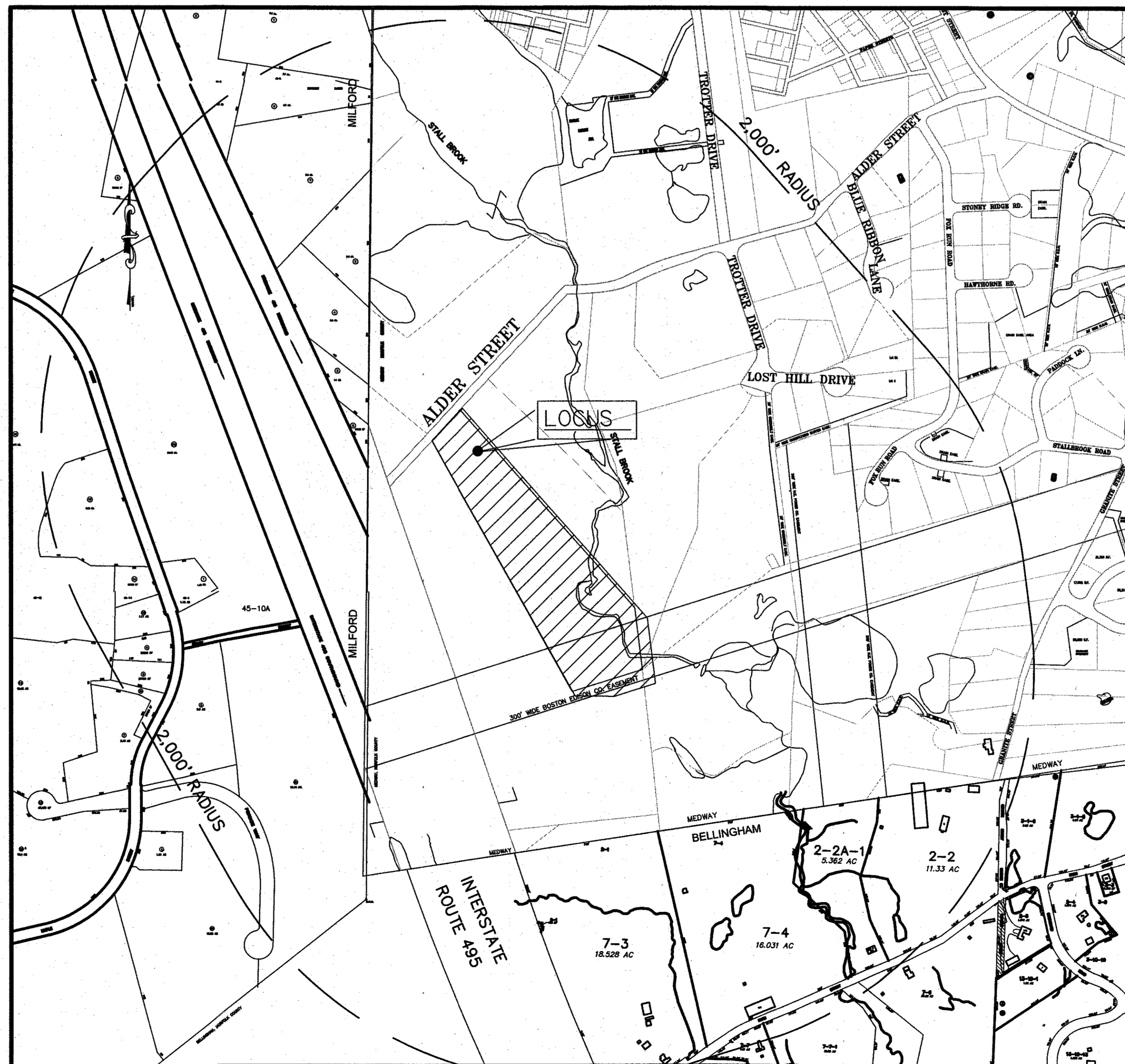
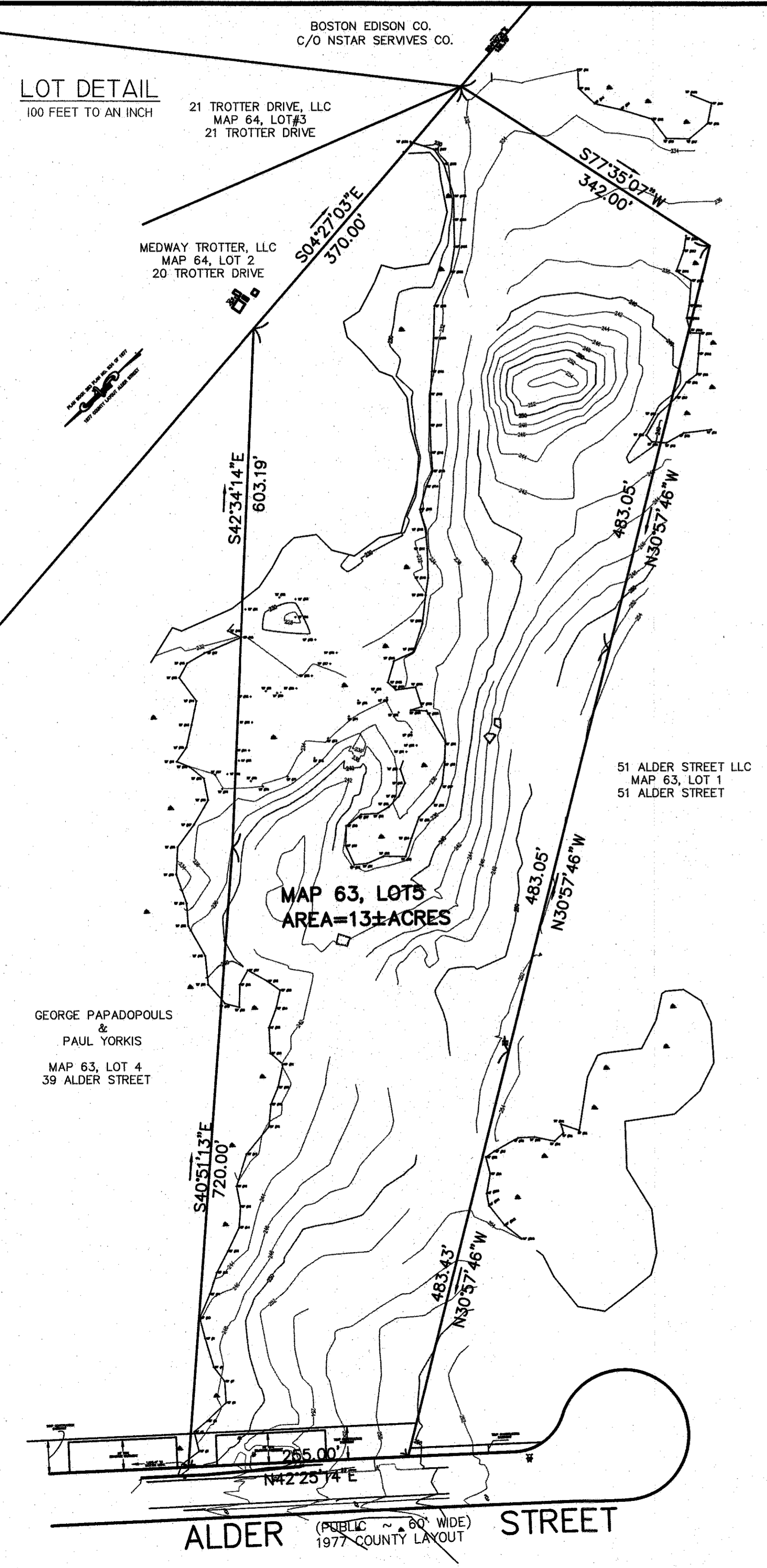
49 ALDER STREET
MEDWAY, MA 02053
DATE APRIL 29, 2014 (REVISED, MAY 28, 2014)
FINAL REVISION DATE OF JULY 14, 2014



LOCUS MAP USGS
1,000 FEET TO AN INCH



DATE: _____ DATE: _____
MEDWAY PLANNING AND ECONOMIC
DEVELOPMENT BOARD APPROVAL
DATE: _____
[Signature]
[Signature]
SIGNATURE DATE: 7-22-2014
BEING A MAJORITY



ZONE DESCRIPTION:	MIN. REQ'D/ MAX. ALLOWED	EXISTING	PROPOSED
ZONE - INDUSTRIAL III	INDUSTRIAL III		
LOT REQUIREMENTS:			
MIN. AREA (S.F.)	40,000 S.F.	13,28± ACRES	13,28± ACRES
MIN. WIDTH (FT.)	100'	255'	255'
MIN. FRONTAGE (FT.)	250'	255'	255'
YARD REQUIREMENTS:			
MIN. FRONT SETBACK (FT.)	30'	134'	134'
MIN. SIDE SETBACK (FT.)	20'	104'	104'
MIN. REAR SETBACK (FT.)	30'	1,208'	1,136'
BUILDING			
MAX. % COVERAGE	40%	1.2%	1.2%
OPEN SPACE			
MIN. % OF LOT AREA	-	66%	66%
BUILDING HEIGHT (FT.)	-	30'	30'
MAX. HEIGHT (FT.)	60'	30'	30'
PARKING			
MIN. NUMBER OF SPACES	**21	**22	**22
MIN. HANDICAPPED SPACES	1	2	2
PARKING REQUIREMENT: ** INCLUDES NUMBER OF HANDICAP SPACES.			
OFFICE/GARAGE FACILITY: 2,400 S.F. OFFICE SPACE AND 9,500 S.F. LIGHT INDUSTRIAL SPACE			
1 SPACE PER 300 S.F. OF OFFICE SPACE 2,400 / 300 S.F. OF OFFICE SPACE = 8 SPACES			
1 SPACE PER 1,000 S.F. OF FLOOR SPACE. 9,500 S.F. / 1,000 S.F. = 10 SPACES			
1 SPACE FOR 2 EMPLOYEE ANTICIPATED 5 EMPLOYEES = 3 SPACES			
TOTAL SPACES REQUIRED = 21 SPACES			

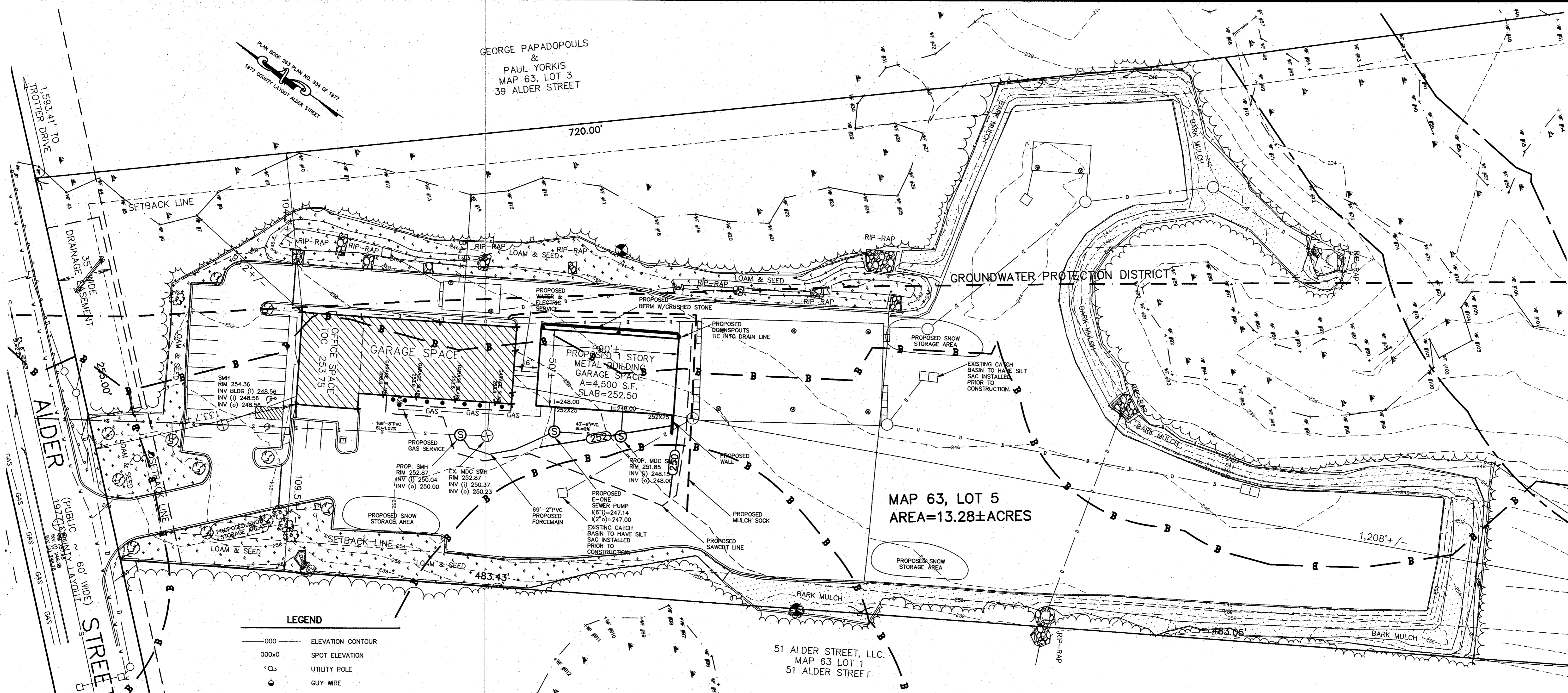
INDEX

1. COVER SHEET
2. EXISTING CONDITIONS
3. SITE PLAN
4. DETAIL SHEET
5. BUILDING ELEVATIONS
6. LIGHTING PLAN

Guerriere & Halnon, Inc.
Engineering & Land Surveying
333 WEST STREET, MILFORD, MA 01757
(508) 473-6630 FAX: (508) 473-8243

GEORGE PAPADOPOULS & PAUL YORKIS
MAP 63, LOT 3
39 ALDER STREET

PLAN BOOK 263 PLAN NO. 834 OF 1977
1977 COUNTY LAYOUT ALDER STREET



MAP 63, LOT 5
AREA=13.28±ACRES

51 ALDER STREET, LLC.
MAP 63 LOT 1
51 ALDER STREET

LEGEND

- 000 — ELEVATION CONTOUR
- 000x0 SPOT ELEVATION
- UTILITY POLE
- GUY WIRE
- WETLANDS SYMBOL
- EDGE OF VEGETATED WETLANDS
- WF# XX WETLAND FLAG NUMBER
- B- 100' WETLAND BUFFER
- STREAM
- STREAM BUFFER
- TREE LINE
- TREE
- CATCH BASIN
- DRAIN MANHOLE
- △ INVERT
- D- DRAIN LINE
- SEWER MANHOLE
- S- SEWER LINE
- RIP-RAP
- GAS GATE
- ELECTRIC TRANSFORMER
- PARKING SPACES
- HANDICAPPED PARKING
- LOAM AND SEED AREA
- BARK MULCH AREA
- BOLLARD
- SILT FENCE

NOTES

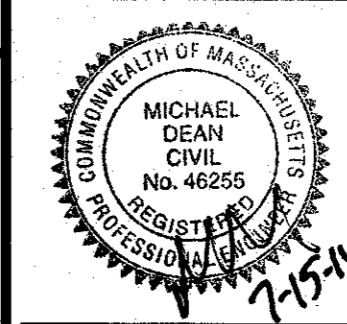
- 1) THIS PLAN REFERS TO THE TOWN OF MEDWAY ASSESSORS ATLAS SHEET 63 LOT 5#.
- 2) SEE DEED BOOK 4666 PAGE 13 RECORDED WITH NORFOLK DISTRICT REGISTRY OF DEEDS.
- 3) SEE THE FOLLOWING PLANS RECORDED WITH NORFOLK DISTRICT REGISTRY OF DEEDS:
1977 ALDER STREET LAYOUT PB 263 NO 834
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LAND COURT 32712A NOV 15, 1963
PB 5312 NO 127 PG 454 OF 1977
PB 3985 NO 575 PG 488 OF 1962
- 4) ZONING CLASSIFICATION IS INDUSTRIAL III.
- 5) ELEVATION BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- 6) PLUMBERS AND DRAIN LAYERS OF ESTABLISHED REPUTATION AND EXPERIENCE WILL BE LICENSED BY THE BOARD OF DRAIN LAYERS AUTHORIZED TO PERFORM WORK.

REV.	DATE	DESCRIPTION	INIT
2	7-14-14	REVISED PER DECISION..	PML
1	5-28-14	REVISED PER COMMENTS.	PML

NOTES

LEGEND

- ND — NO DISTURB LINE
- WET — EDGE OF WETLANDS
- EXISTING TREELINE
- 256 — EXISTING CONTOUR
- 255 — PROPOSED CONTOUR
- OH — OVERHEAD WIRE
- D- DRAIN LINE
- S- SEWER LINE
- W- WATER LINE
- UE- UNDERGROUND ELECTRIC
- RD- ROOF DRAIN
- X-X-X- PROPOSED MULCH SOCK
- B- 100' BUFFER ZONE
- EXISTING SEWER MANHOLE
- EXISTING DRAIN MANHOLE
- EXISTING CATCH BASIN
- EXISTING UTILITY POLE
- PROPOSED DRAINAGE MANHOLE
- PROPOSED UTILITY POLE
- PROPOSED CATCH BASIN
- WETLANDS
- HANDICAP SPACE
- TRAFFIC FLOW
- PROPOSED BUILDINGS
- ▲ MOUNTED LIGHT



DATE: _____ DATE: _____

MEDWAY PLANNING AND ECONOMIC DEVELOPMENT BOARD APPROVAL

DATE: _____

Michael Dean
Michael Dean

SIGNATURE DATE: 7-22-2014

BEING A MAJORITY

OWNER / APPLICANT

EAST HILL ASSOCIATES LLC
49 ALDER STREET
MEDWAY, MA 02053

49 ALDER STREET

"SITE" PLAN OF LAND
IN
MEDWAY, MA

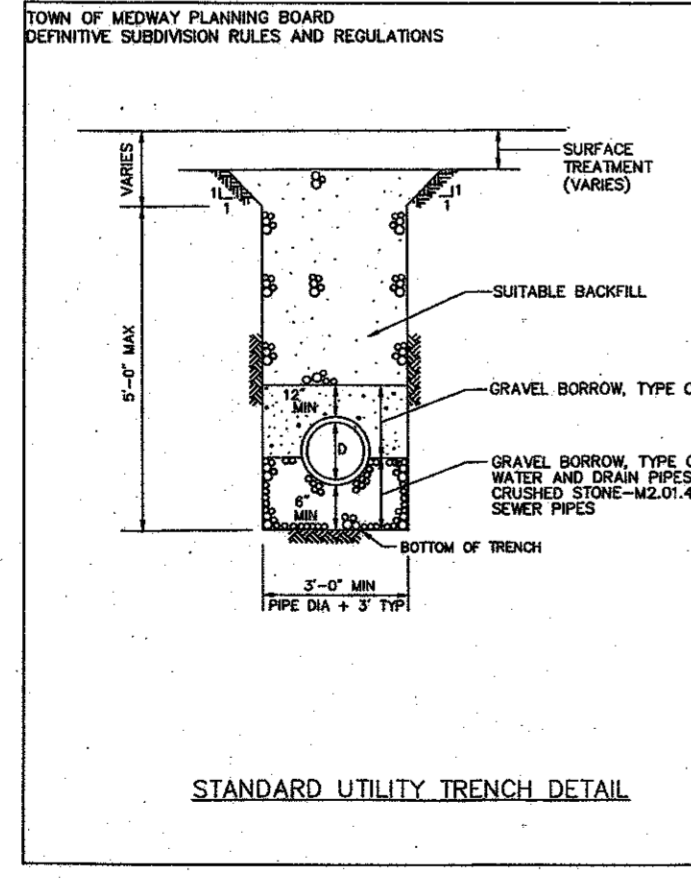
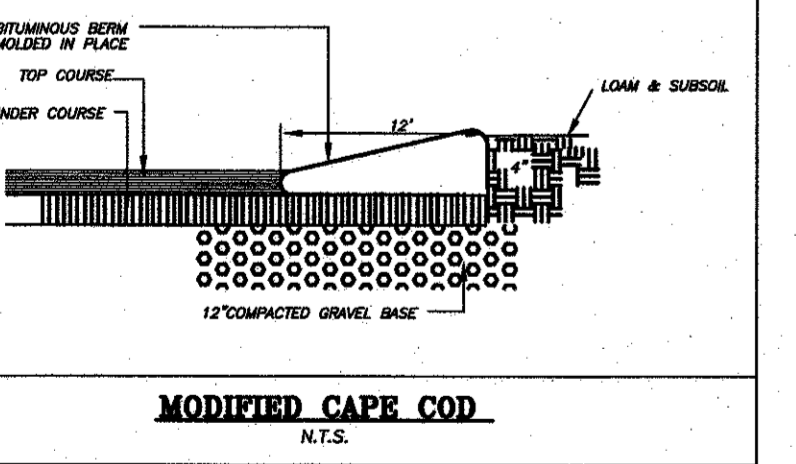
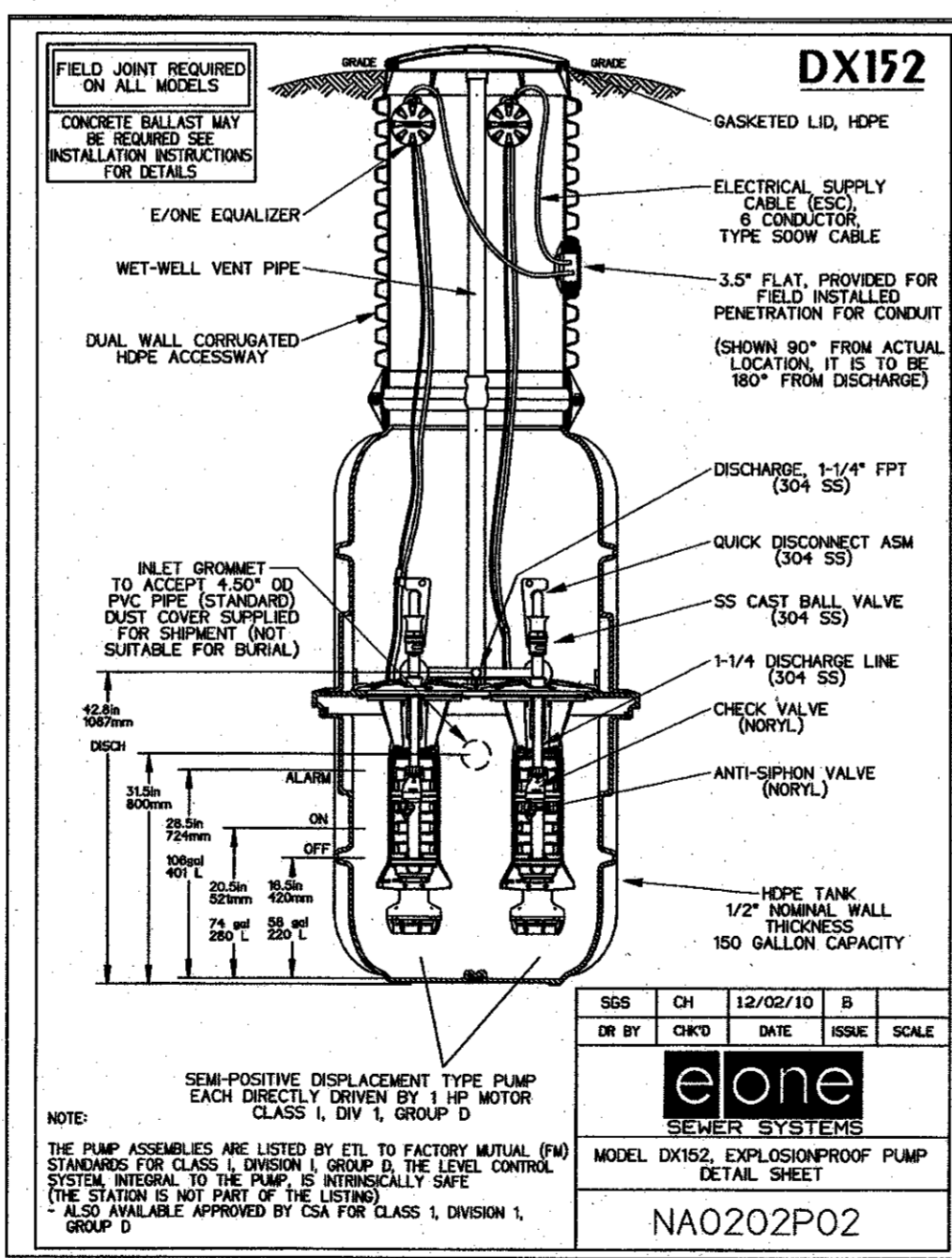
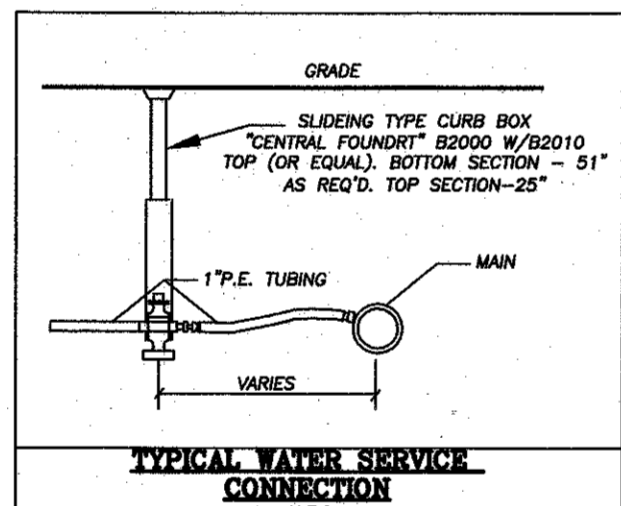
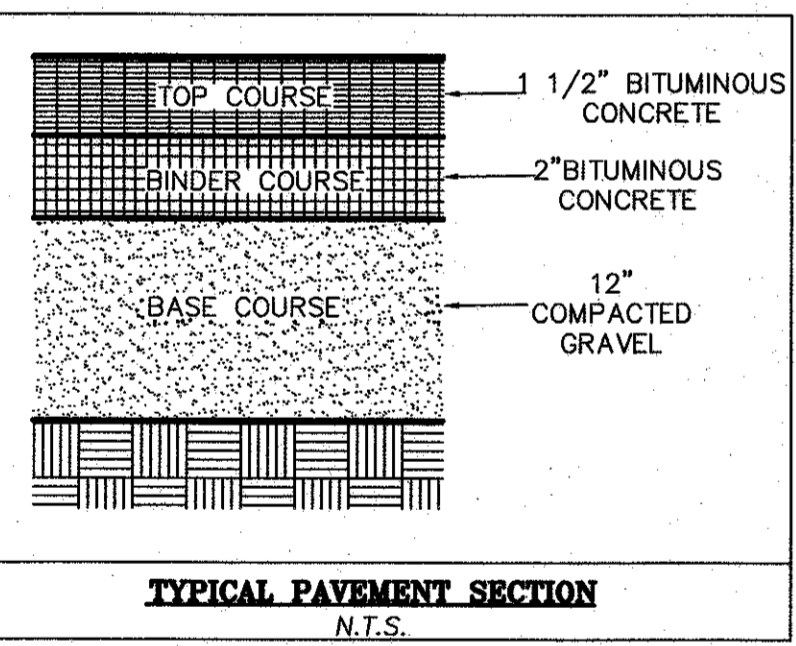
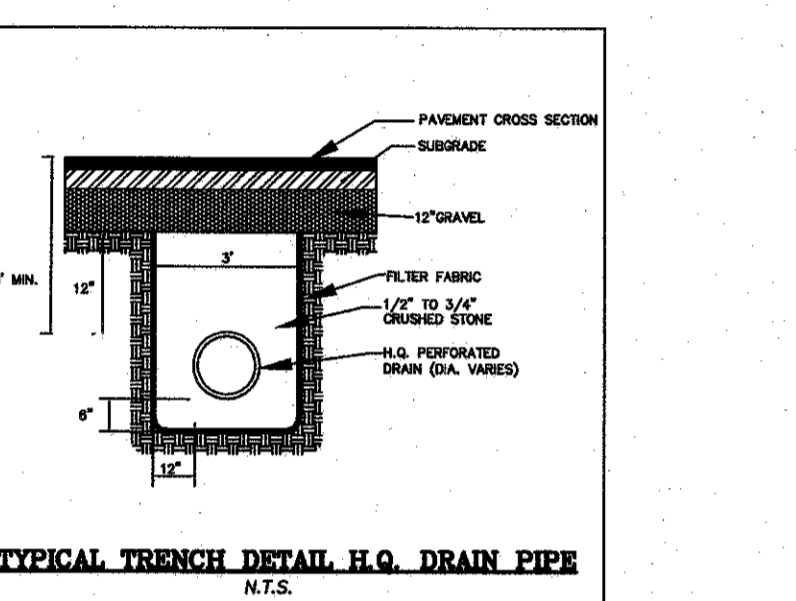
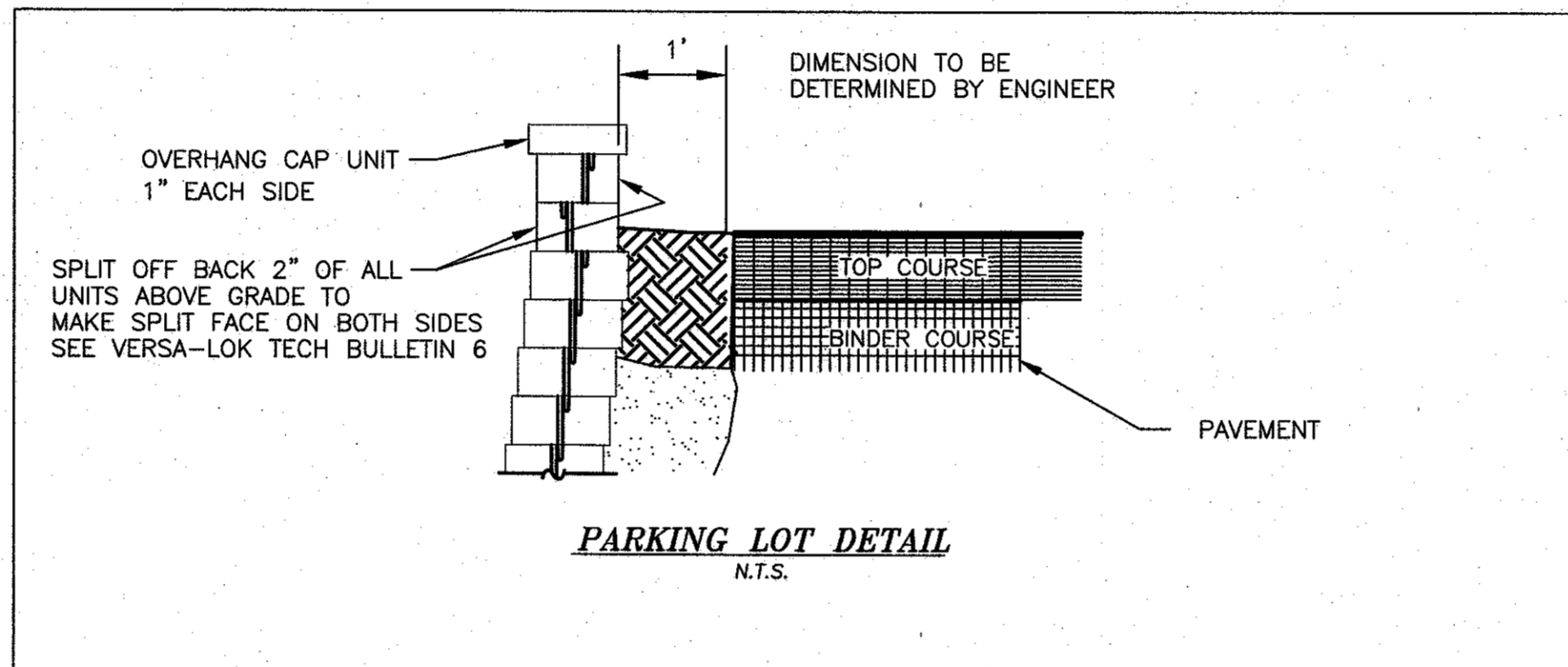
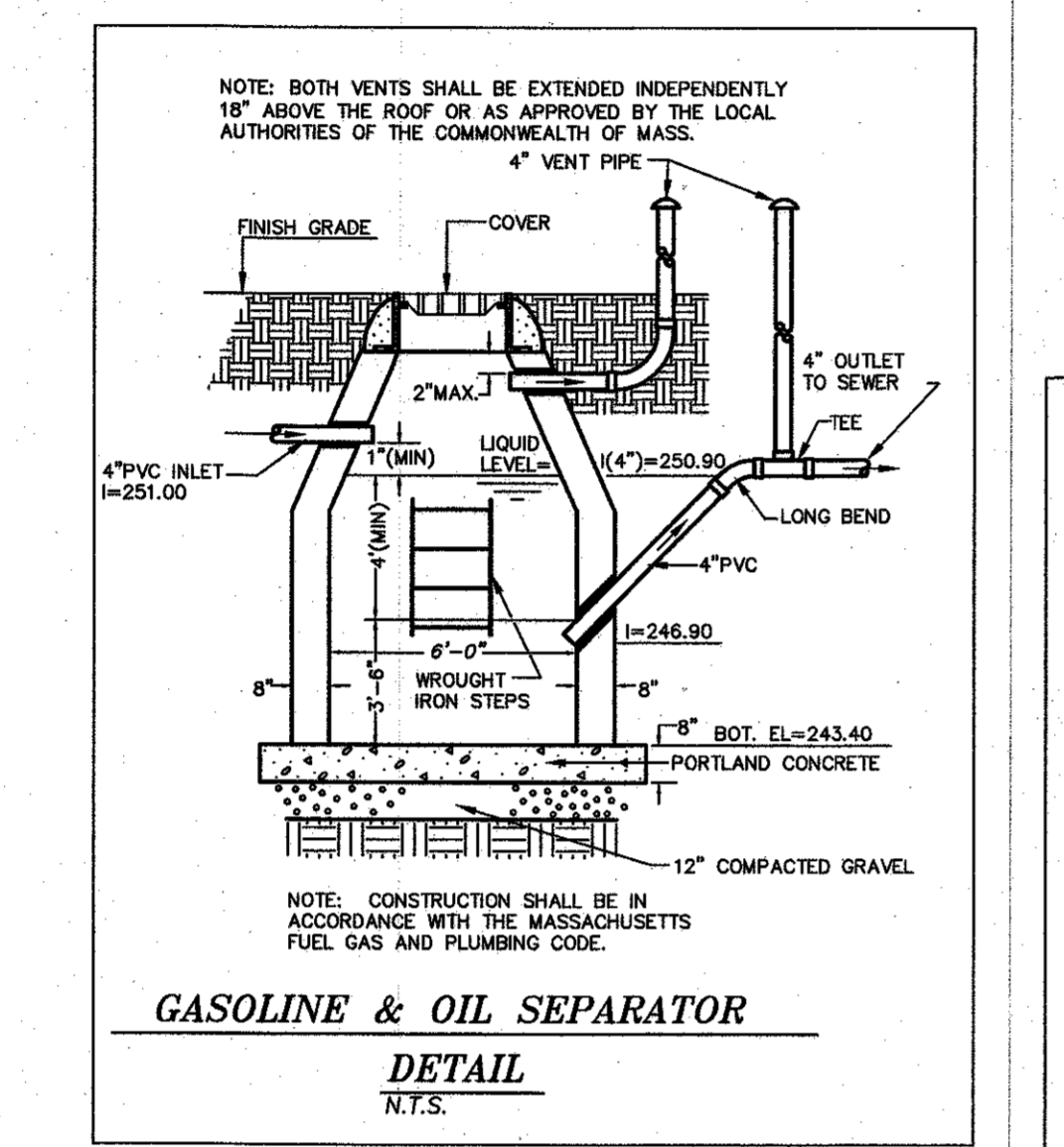
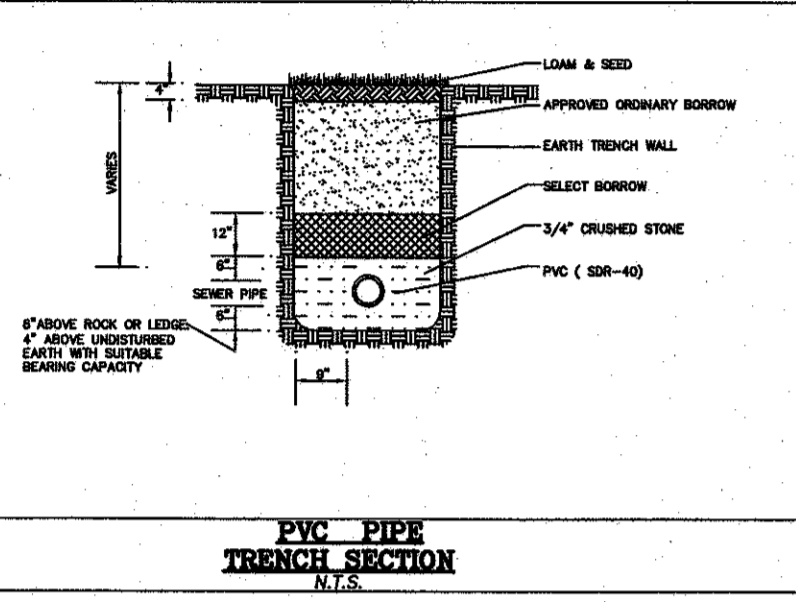
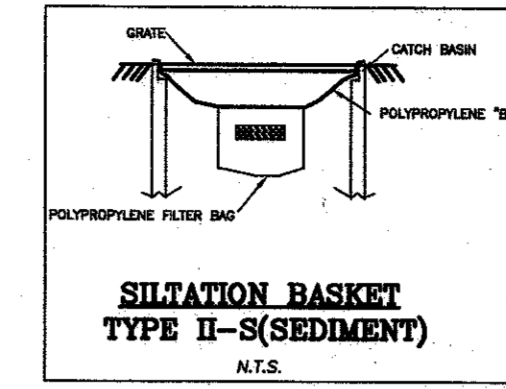
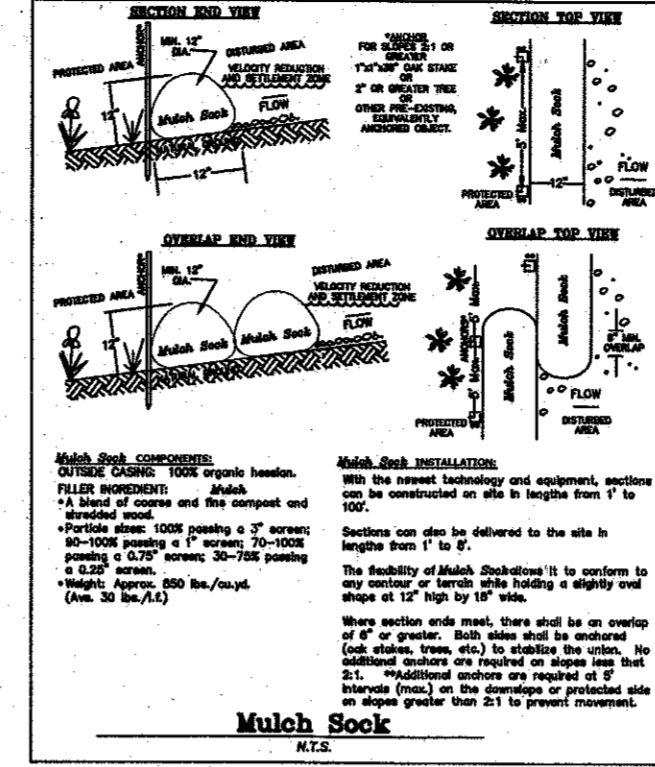
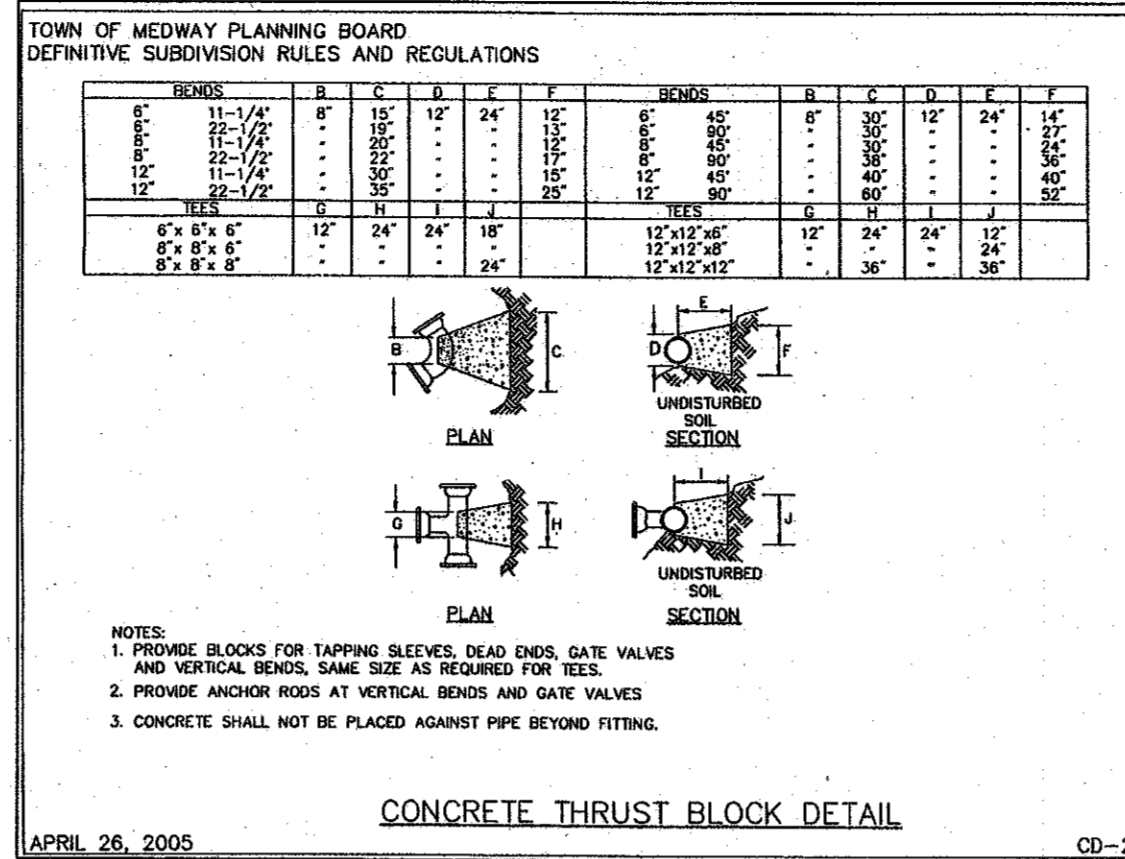
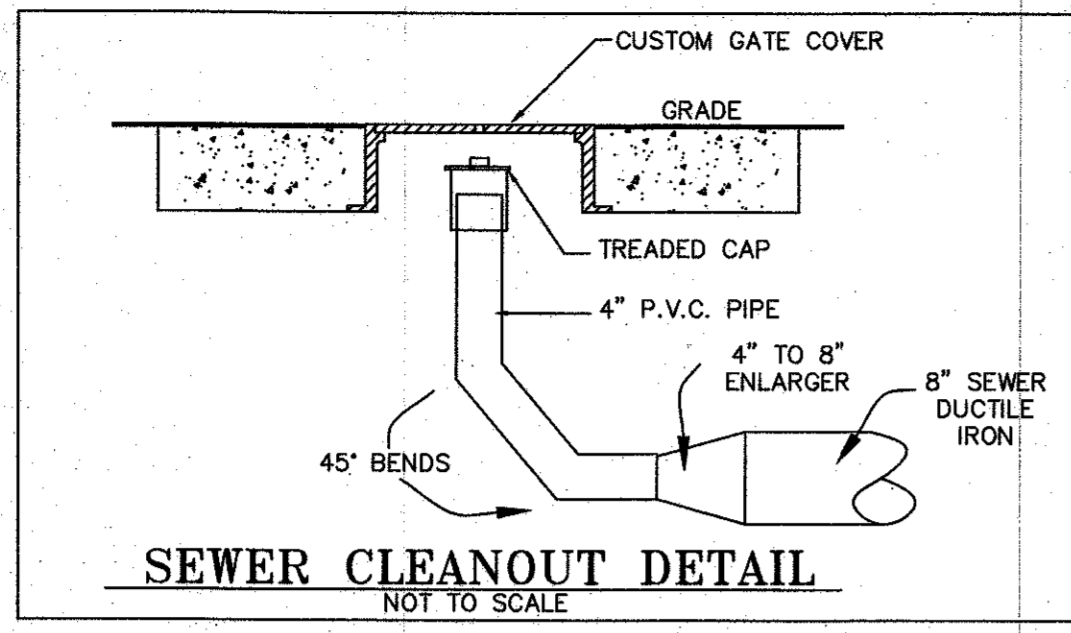
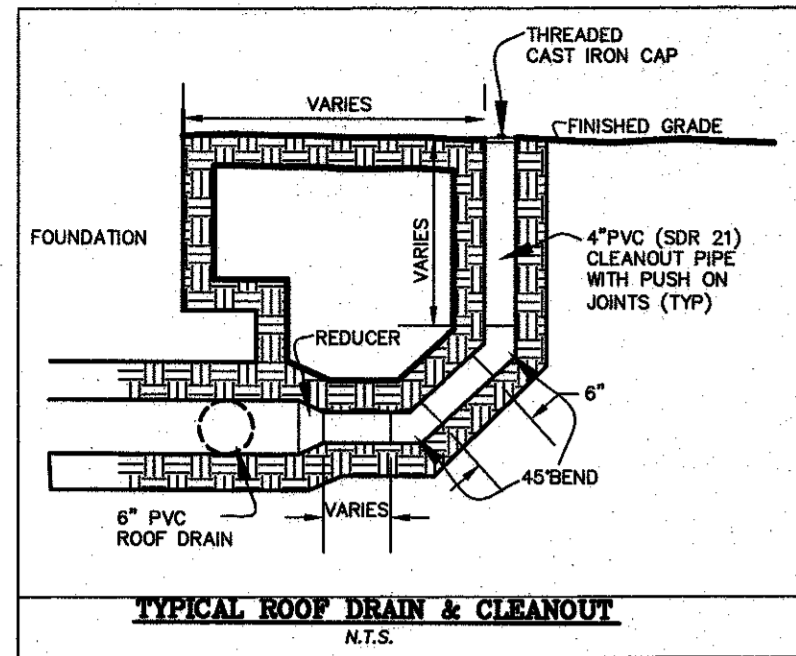
SCALE: 1"=30'
DATE: APRIL 29, 2014



ZONE INDUSTRIAL III
FRONT YARD - 30' MIN
SIDE YARD - 20' MIN
REAR YARD - 30' MIN
AREA = 40,000 S.F. MIN

"WARNING"

EXISTING UTILITY LINES INDICATED OR NOTED ON THESE DRAWINGS ARE SHOWN AS OBTAINED FROM EXISTING INFORMATION AND ARE ONLY APPROXIMATE IN LOCATION. THE CONTRACTOR SHALL TAKE CAUTION IN THESE AREAS TO AVOID DAMAGE TO EXISTING UTILITY LINES AND/OR HARM TO PERSONNEL ENGAGED IN WORKING IN THESE AREAS. CALL "DIG SAFE" 1-888-DIG-SAFE.
EXISTING LINES OTHER THAN THOSE INDICATED ON THESE DRAWINGS MAY BE ON THE SITE. THE CONTRACTOR IS WARNED TO PROCEED WITH CAUTION WITH ALL WORK, ESPECIALLY EXCAVATION WORK. HE IS TO MAKE ALL POSSIBLE INVESTIGATIONS AS TO POSSIBLE UNMARKED UTILITY LINES.



- NOTES**
- THIS PLAN REFERS TO THE MEDWAY ASSESSORS ATLAS SHEET 34 LOT 3-41.
 - ALL UTILITIES, STRUCTURES AND SITE FEATURES SHOWN ARE PROPOSED UNLESS NOTED OR OTHERWISE INDICATED AS EXISTING.
 - ELEVATIONS REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
 - TRAFFIC GENERATION IS 600 VEHICLES PER DAY.
 - SEWAGE FLOW:
75 GPD/1,000 S.F. OFFICE SPACE=2.4*75=180 GPD
125 GPD/SERVICE BAY=4x125 = 500 GPD
(GPD=GALLONS PER DAY) TOTAL=680 GPD
 - TOPOGRAPHIC INFORMATION COLLECTED ON THE GROUND BY GUERRIERE AND HALNON, INC.
 - FIRE LANES SHALL BE BUILT TO ACCOMMODATE 20 TON FIRE APPARATUS DURING CONSTRUCTION.
 - FIRE LANES TO BE POSTED AND APPROVED BY THE MEDWAY FIRE AND POLICE DEPARTMENTS.
 - EXTERIOR LIGHTS SHALL BE 200 WATT METAL HALIDE BULBS AND SHALL BE ORIENTED SO AS NOT TO GLARE ONTO ADJOINING PROPERTIES.
 - SILTATION BARRIERS AND DEVICES TO BE IN PRIOR TO ALL CONSTRUCTION.
 - NO EQUIPMENT SHALL BE STORED IN THE FIRE LANES. ALL FIRE LANES SHALL BE KEPT CLEAR AND PASSABLE AT ALL TIMES.
 - NO COMBUSTIBLES CONSTRUCTION SHALL BE ALLOWED UNTIL ALL HYDRANTS ARE INSTALLED TO GRADE, TESTED AND IN SERVICE.
 - ALL DUMPSTERS TO BE ON CONCRETE PADS AND TO BE PROPERLY SCREENED.
 - KNOX BOXES TO BE REQUIRED ON ALL BUILDINGS.
 - ALL DRAINAGE PIPE TO BE SMOOTH BORE CORRUGATED POLYETHYLENE SIMILAR TO HQ PIPE AND FITTINGS AS MANUFACTURED BY HANCOR FUNDLAY, OHIO, OR EQUIVALENT UNLESS OTHERWISE NOTED.
 - ALL SEWER PIPE TO BE SDR 35 POLYVINYL CHLORIDE (PVC), UNLESS NOTED.
 - ALL WATER PIPE TO BE 8" DUCTILE IRON(CLDI)CLASS 52 UNLESS NOTED.
 - DOMESTIC WATER SERVICE TO BE 2" COPPER TYPE K.
 - ALL MATERIAL AND INSTALLATION SHALL FOLLOW MEDWAY WATER SPECIFICATIONS.
 - GAS LINE SPECIFICATIONS BY UTILITY PROVIDER.
 - PROPOSED FREE STANDING SIGNS TO COMPLY WITH THE TOWN OF MEDWAY ZONING BYLAW SECTION.
 - ALL ENTRANCES TO BE HANDICAPPED ACCESSIBLE.
 - ALL WATER LINE TO BE INSTALLED MINIMUM OF 4.5' BELOW EXISTING ROAD GRADE.

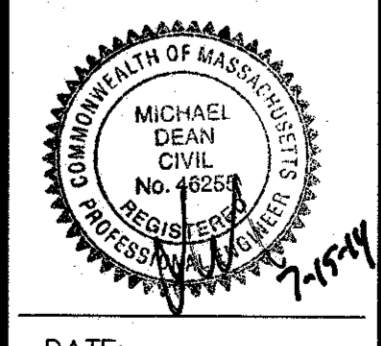
OWNER / APPLICANT
EAST HILL ASSOCIATES LLC
49 ALDER STREET
MEDWAY, MA 02053

49 ALDER STREET

"DETAIL SHEET" PLAN OF LAND IN MEDWAY, MA
SCALE: NOT TO SCALE
DATE: APRIL 29, 2014

Guerriere & Halnon, Inc.
Engineering & Land Surveying
333 WEST STREET, MILFORD, MASS. 01757
(508) 473-6630 FAX: (508) 473-8243

- LEGEND**
- WET EDGE OF WETLANDS
 - EXISTING TRENCH
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - OH OVERHEAD WIRE
 - D DRAIN LINE
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 - X X X PROPOSED FENCE
 - B 100' BUFFER ZONE
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 - PROPOSED DRAINAGE MANHOLE
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 - WETLANDS
 - HANDICAP SPACE
 - TRAFFIC FLOW
 - PROPOSED BUILDINGS
 - MOUNTED LIGHT



MEDWAY PLANNING AND ECONOMIC DEVELOPMENT BOARD APPROVAL
DATE: *[Signature]*
DATE: *[Signature]*
SIGNATURE DATE: 7-22-2014
BEING A MAJORITY

REV.	DATE	DESCRIPTION	INIT.
2	7-14-14	REVISED PER DECISION.	PML
1	5-28-14	REVISED PER COMMENTS.	PML

MEDWAY PLANNING AND ECONOMIC DEVELOPMENT BOARD APPROVAL

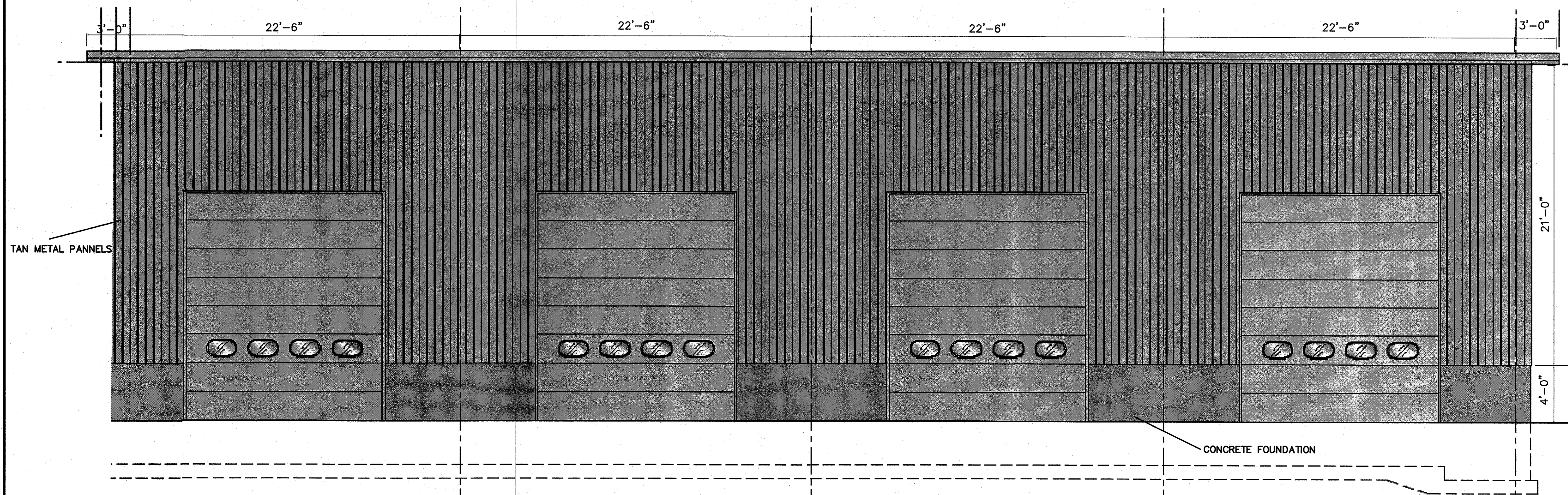
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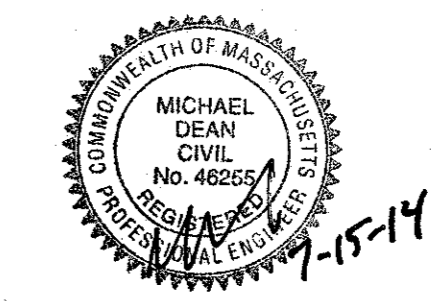
SIGNATURE DATE: 7-22-2014
BEING A MAJORITY

G-9035



LAWRENCE WASTE SERVICES
ALDER STREET
MEDWAY, MA

GROUP 7
DESIGN
Architecture • Interiors • Construction Management
124 Grove Street, Suite 201 Franklin, MA 01890
Tel: (508) 688-8200 Fax: (508) 688-2001



OWNER / APPLICANT
EAST HILL ASSOCIATES LLC
49 ALDER STREET
MEDWAY, MA 02053

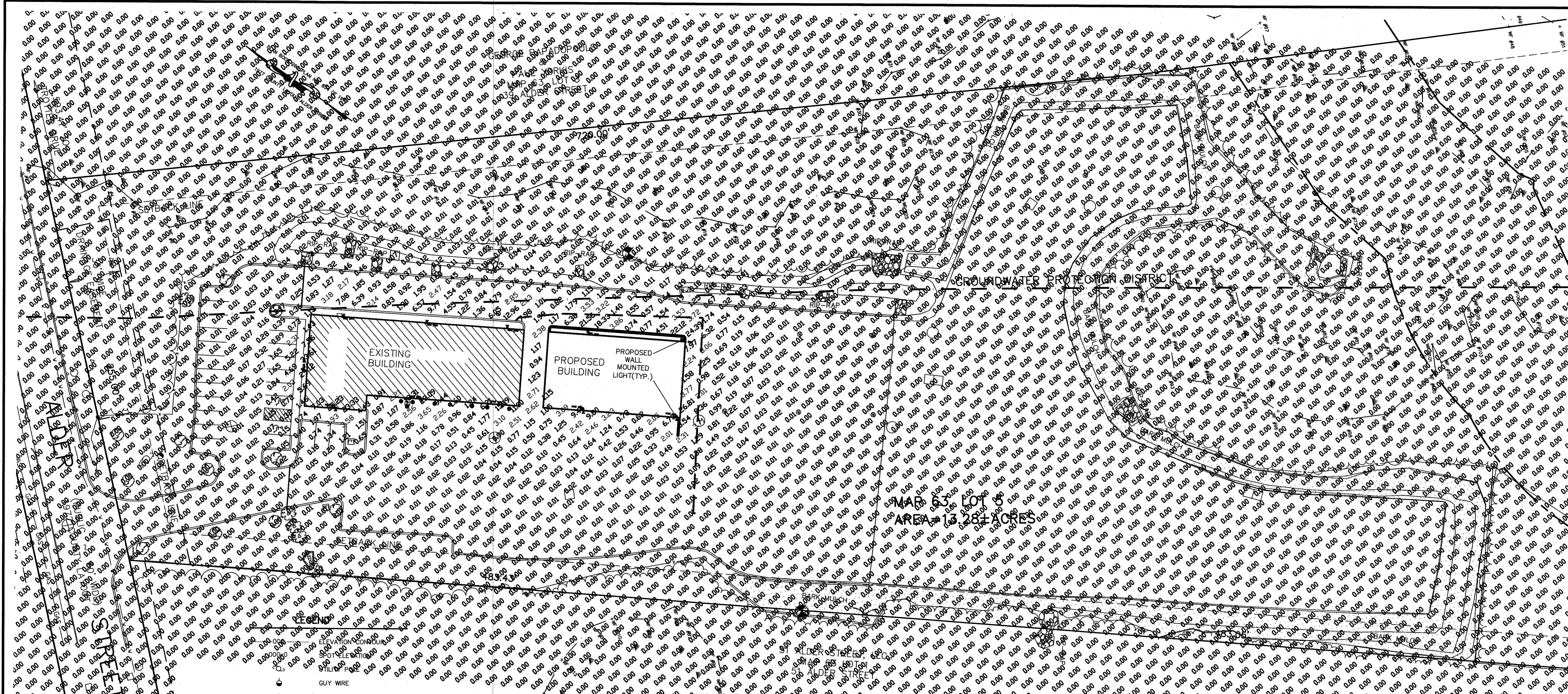
49 ALDER STREET

"BUILDING ELEVATIONS"
PLAN OF LAND
IN
MEDWAY, MA

SCALE: NOT TO SCALE
DATE: APRIL 29, 2014

Guerriere & Halon, Inc.
Engineering & Land Surveying
333 WEST STREET, MILFORD, MASS. 01757
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REV.	DATE	DESCRIPTION	INIT
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1	5-16-14	REVISED PER COMMENTS.	PML



- GUY WIRE
- WETLANDS SYMBOL
- EDGE OF VEGETATED WETLANDS
- WF# XX WETLAND FLAG NUMBER
- B 100' WETLAND BUFFER
- STREAM
- STREAM BUFFER
- TREE LINE
- TREE
- CATCH BASIN
- DRAIN MANHOLE
- △ INVERT
- DRAIN LINE
- ⊙ SEWER MANHOLE
- SEWER LINE
- RIP-AP
- GAS GATE
- ⊠ ELECTRIC TRANSFORMER
- ⊙ PARKING SPACES
- ⊙ HANDICAPPED PARKING
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- ⊙ BOLLARD
- SILT FENCE

ZONE INDUSTRIAL III

FRONT YARD - 30' MIN
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 AREA = 40,000 S.F. MIN

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EXISTING BUILDING

PROPOSED BUILDING

PROPOSED WALL MOUNTED LIGHT(TYP.)

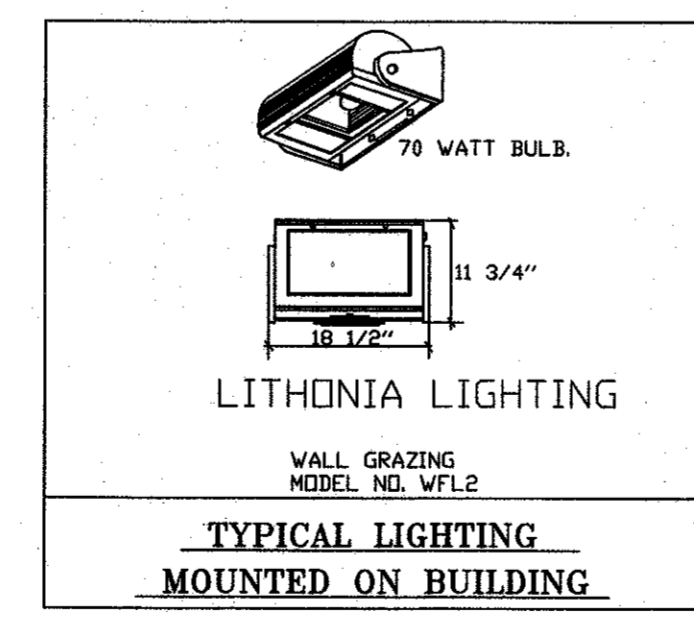
LIGHTING NOTES

THIS PHOTOMETRIC PLAN IS BASED SOLELY UPON PROPRIETARY INFORMATION SUPPLIED BY THE LUMINAIRE MANUFACTURER AND CLIENT RECOMMENDATION.

LUMINAIRE LOCATIONS, LIGHTING PATTERNS, AND ILLUMINATION LEVELS WERE PREPARED UTILIZING INFORMATION SUPPLIED BY THE LUMINAIRE MANUFACTURER AND THE SOFTWARE PACKAGE SHIPPED OUTDOOR. IT'S VALUES SHOULD BE CONSIDERED APPROXIMATE IN NATURE AND SHALL BE VERIFIED BY THE LUMINAIRE MANUFACTURER PRIOR TO INSTALLATION.

ACTUAL PERFORMANCE OF LIGHTING PATTERNS AND/OR ILLUMINATION VALUES MAY VARY DUE TO VARIATIONS IN LIGHT HEIGHT, ELECTRICAL VOLTAGE, LAMP WATTAGE, AND OTHER VARIABLE FIELD CONDITIONS, OR USING A LUMINAIRE OTHER THAN SPECIFICALLY NOTED HEREON.

GUERRIERE & HALNON, INC ASSUMES NO RESPONSIBILITY FOR ANY SAFETY AND/OR SECURITY RISKS DUE TO INADEQUATE LIGHT LEVELS WHICH MAY OCCUR AFTER INSTALLATION.



- NOTES**
- THIS PLAN REFERS TO THE TOWN OF MEDWAY ASSESSORS ATLAS SHEET 3 LOT 41#.
 - SEE DEED BOOK 4666 PAGE 13 RECORDED WITH NORFOLK DISTRICT REGISTRY OF DEEDS.
 - SEE THE FOLLOWING PLANS RECORDED WITH NORFOLK DISTRICT REGISTRY OF DEEDS:
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 - ZONING CLASSIFICATION IS INDUSTRIAL III.

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1	5-28-14	REVISED PER COMMENTS.	PML

NOTES

1

LEGEND

- ND — NO DISTURB LINE
- WET — EDGE OF WETLANDS
- — EXISTING TREELINE
- — EXISTING CONTOUR
- — PROPOSED CONTOUR
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- D — DRAIN LINE
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- ⊙ — MOUNTED LIGHT

NOTES

MEDWAY PLANNING AND ECONOMIC DEVELOPMENT BOARD APPROVAL

DATE: *[Signature]*

DATE: 7-22-2014

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BEING A MAJORITY

OWNER / APPLICANT

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 49 ALDER STREET
 MEDWAY, MA 02053

49 ALDER STREET

"LIGHTING" PLAN OF LAND
 IN
 MEDWAY, MA

SCALE: 1"=30'
 DATE: APRIL 29, 2014

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