



**December 14, 2021**  
**Medway Planning & Economic Development Board**  
**Meeting**

**ZBA Petition – 12 Walker Street**  
**Two-Family Special Permit**

- Application materials and site plan for a 2 family building at 12 Walker Street (AR-II zoning district).

NOTE – This application is for a 2 family special permit. It is scheduled for consideration at the ZBA's January 5, 2022 meeting.

# GENERAL SPECIAL PERMIT FORM



## TOWN OF MEDWAY

### ZONING BOARD OF APPEALS

155 Village Street  
Medway MA 02053

Phone: 508-321-4915 | [zoning@townofmedway.org](mailto:zoning@townofmedway.org)  
[www.townofmedway.org/zoning-board-appeal](http://www.townofmedway.org/zoning-board-appeal)

**NOTE: THE APPLICATION WILL NOT BE CONSIDERED "COMPLETE" UNLESS ALL NECESSARY DOCUMENTS, FEES, & WAIVER REQUESTS ARE SUBMITTED. A GENERAL APPLICATION FORM MUST BE COMPLETED FOR ALL APPLICATIONS.**

Please provide evidence regarding how the Special Permit Decision Criteria, outlined below, is met. Please write "N/A" if you believe any of the Criteria is Not Applicable. Provide attachments if necessary.

1. The proposed site is an appropriate location for the proposed use:	2 Family Duplex is PROPOSED ON 30,000 S.F. LOT IN AR-II ZONING DISTRICT.
2. Adequate and appropriate facilities will be provided for the operation of the proposed use:	Yes
3. The proposed use as developed will not create a hazard to abutters, vehicles, pedestrians, or the environment:	Yes
4. The proposed use will not cause undue traffic congestion or conflicts in the immediate area:	Yes
5. The proposed use will not be detrimental to the adjoining properties due to lighting, flooding, odors, dust, noise, vibration, refuse materials, or other undesirable visual, site, or operational attributes of the proposed use:	Yes
6. The proposed use as developed will not adversely affect the surrounding neighborhood or significantly alter the character of the zoning district:	Yes

GENERAL SPECIAL PERMIT FORM

7. The proposed use is in harmony with the general purpose and intent of this Zoning Bylaw:


Yes, residential use in AR-II Zoning District.

8. The proposed use is consistent with the goals of the Medway Master Plan:

Yes

9. The proposed use will not be detrimental to the public good:

Yes

  
Signature of Applicant/Petitioner or Representative

11/8/2021  
Date

## GENERAL APPLICATION FORM


**TOWN OF MEDWAY**  
**ZONING BOARD OF APPEALS**

 155 Village Street  
 Medway MA 02053

 Phone: 508-321-4915 | zoning@townofmedway.org  
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## TO BE COMPLETED BY THE APPLICANT

<b>Applicant/Petitioner(s):</b> Daniel J Lewis DNO Real Estate LLC	<b>Application Request(s):</b>  Appeal <input type="checkbox"/> Special Permit <input checked="" type="checkbox"/> Variance <input type="checkbox"/> Determination/Finding <input type="checkbox"/> Extension <input type="checkbox"/> Modification <input type="checkbox"/> Comprehensive Permit <input type="checkbox"/>	
<b>Property Owner(s):</b> Susan Paulik, Nancy Prossell James Paulik, Thomas Paulik		
<b>Site Address(es):</b>  12 Walker Street Medway MA 02053		
<b>Parcel ID(s):</b> Book 4503 page 106 ASSESSOR MAP 71 PARCEL 006		
<b>Zoning District(s):</b> ZONE A1A-11		
<b>Registry of Deeds Book &amp; Page No. and Date or Land Court Certificate No. and Date of Current Title:</b> 4503/106		

TOWN CLERK STAMP

## TO BE COMPLETED BY STAFF

 Check No.:  
 Date of Complete Submittal:  
 Comments:

## GENERAL APPLICATION FORM

## APPLICANT/PETITIONER INFORMATION

The owner(s) of the land must be included as an applicant, even if not the proponent. Persons or entities other than the owner may also serve as co-applicants in addition to the owner(s), however, in each instance, such person shall provide sufficient written evidence of authority to act on behalf of the owner(s). For legal entities such as corporations, LLCs, etc., list the type and legal status of ownership, the name of the trustees/officer members, their affiliation, and contact information. Please provide attachment for information if necessary.

Applicant/Petitioner(s): Daniel J Heavis DNO Real Estate LLC		Phone: 508/509/7713
Address: 580 Eastside Road Weymouth MA 02093		Email: diljake@aol.com
Attorney/Engineer/Representative(s): Jim Parlik, P.E. Outback Engineering, Inc.		Phone: 508/944/9231 x 203
Address: 165 East Gore Street Middleborough MA 02346		Email: jparlik@outback-eng.com
Owner(s): Susan Parlik, Nancy Russell James Parlik, Thomas Parlik		Phone: 508/944/9231 x 203
Mailing Address: 135 Bald Eagle Road Weymouth MA 02190		Email: jparlik@outback-eng.com

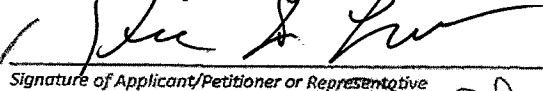
Please list name and address of other parties with financial interest in this property (use attachment if necessary):

None

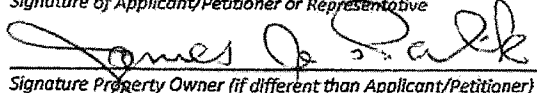
Please disclose any relationship, past or present, interested parties may have with members of the ZBA:

None

I hereby certify that the information on this application and plans submitted herewith are correct, and that the application complies with all applicable provisions of Statutes, Regulations, and Bylaws to the best of my knowledge, and that all testimony to be given by me during the Zoning Board of Appeals public hearing associated with this application are true to the best of my knowledge and belief.

✓   
Signature of Applicant/Petitioner or Representative

11/8/2021  
Date

  
Signature Property Owner (if different than Applicant/Petitioner)

11-8-2021  
Date

# GENERAL APPLICATION FORM

## APPLICATION INFORMATION

		YES	NO
Applicable Section(s) of the Zoning Bylaw: <i>5.4, Table 1, C. Resid. Uses</i>	Requesting Waivers?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Does the proposed use conform to the current Zoning Bylaw?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Present Use of Property: <i>Vacant land</i>	Has the applicant applied for and/or been refused a building permit?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Is the property or are the buildings/structures pre-existing nonconforming?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Proposed Use of Property: <i>2 Family Duplex</i>	Is the proposal subject to approval by the BOH or BOS?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Is the proposal subject to approval by the Conservation Commission?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Date Lot was created: <i>2005</i>	Is the property located in the Floodplain District?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Date Building was erected: <i>N/A</i>	Is the property located in the Groundwater Protection District?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Does the property meet the intent of the Design Review Guidelines? <i>Yes</i>	Is the property located in a designated Historic District or is it designated as a Historic Landmark?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Describe Application Request:  <i>Requesting Special Permit per Zoning Section 5.4 to construct a 2-FAMILY HOME ON A 30,000. SF. LOT IN AR-II.</i>			

# GENERAL APPLICATION FORM

FILL IN THE APPLICABLE DATA BELOW

Required Data	Bylaw Requirement	Existing	Proposed
A. Use		VACANT LOT	2-FAMILY DWELLING
B. Dwelling Units	2	0	2
C. Lot Size	30,000 SF.	30,000 S.F.	30,000 S.F.
D. Lot Frontage	150'	152 FT.	152.00 FT.
E. Front Setback	35'	N/A	46 ± FT.
F. Side Setback	15'	N/A	43' ±
G. Side Setback	15'	N/A	N/A (70 ± TO PEARL ST.)
H. Rear Setback	15'	N/A	54' ±
I. Lot Coverage	30%	0	
J. Height	35'	N/A	30' ±
K. Parking Spaces	1.5 / MULT-FAMILY UNIT	0	2 GARAGE SPACES PER UNIT + 2 MIN. EACH DRIVEWAY
L. Other			

FOR TOWN HALL USE ONLY

To be filled out by the Building Commissioner:

Date Reviewed \_\_\_\_\_

Medway Building Commissioner \_\_\_\_\_

Comments:

After completing this form, please submit an electronic copy to [zoning@townofmedway.org](mailto:zoning@townofmedway.org) and 4 paper copies to the Community & Economic Development Department.

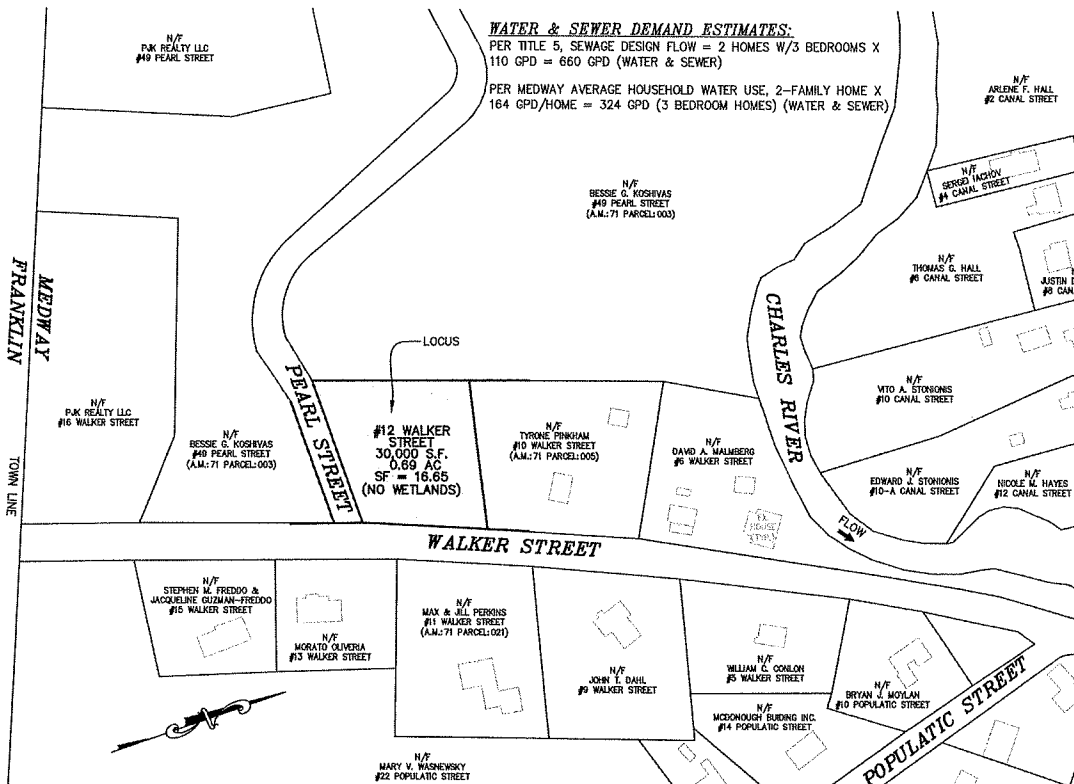
## OTHER SUPPLEMENTAL MATERIAL

The lot at 12 Walker Street was created by a Form A plan that was signed by the Planning Board in 2005 and recorded at the Norfolk County Registry of Deeds, Plan Book 550, Page 86. The vacant, wooded lot contains 30,000 s.f. (all upland) in the AR-II Zoning District. Per Zoning By-law Section 5.4, Table 1, C. Residential Uses, two-family homes are allowed by Special Permit from the Zoning Board on 30,000 s.f. lots, provided the exterior has the appearance of a single-family home. This was discussed with the Director of Community and Economic Development, Barbara Saint Andre, at a pre-application meeting with her and the applicant and engineer on September 28, 2021. Other items suggested by Ms. Saint Andre:

1. The architectural plans and site plan reflect the requirement to have the appearance of a single-family home: the building is L-shaped with the front elevation showing a porch and garage for one unit facing Walker Street, while the back unit's garage and front door are located on the side of the building to be less visible from the street.
2. Land disturbance will be kept under 20,000 s.f. so that a Land Disturbance Permit is not required; the proposed tree clearing/limit of work line results in approximately 19,700 s.f. of alteration. In addition, Ms. Saint Andre suggested that stormwater runoff controls should be provided even though not necessarily required. Therefore, the site plan shows roof drains and 2 rain gardens at the end of the driveways to provide stormwater to be infiltrated from the roof and driveways.
3. The site plan was later reviewed by the applicant with the Medway DPW Director Peter Pelletier who had no issues with the 2 driveways, and water and sewer services as shown on the site plan.
4. A landscape plan is provided with the site plan set showing foundation plantings, lawn treatments and maintenance notes. Based on the limit of work shown, approximately 1/3 of the lot will be left in its current, wooded state to provide a perimeter buffer. The site lighting is minimal, typical of a residential home, with driveway lamp posts proposed near Walker St.

Although Walker Street is a Scenic Road, there are no stonewalls or trees within the right of way, and no filing with the Planning Board is required. The proposed 2-family home will provide diversity from traditional single-family homes, a component of the Medway Master Plan goals.





**WATER & SEWER DEMAND ESTIMATES:**  
 PER TITLE 5, SEWAGE DESIGN FLOW = 2 HOMES W/3 BEDROOMS X  
 110 GPD = 660 GPD (WATER & SEWER)  
 PER MEDWAY AVERAGE HOUSEHOLD WATER USE, 2-FAMILY HOME X  
 164 GPD/HOME = 324 GPD (3 BEDROOM HOMES) (WATER & SEWER)

ZONING FOR #12 WALKER STREET		
AGRICULTURAL RESIDENTIAL II (AR-II)		
	REQUIRED	PROVIDED
MIN. LOT SIZE	22,500 S.F.*	30,000 S.F.
UPLAND AREA	11,250 S.F.	30,000 S.F.
MIN. LOT FRONTAGE	150'	152.0'
FRONT SETBACK	35'	40.3'
SIDE SETBACK	15'	43.5'
REAR SETBACK	15'	58.9'
SHAPE FACTOR	22	16.7
MAX BLDG. HEIGHT	35'	30±
MAX. LOT COVERAGE**	30%	9%
MAX. IMPERVIOUS COVERAGE	40%	21%
*30,000 S.F. REQUIRED FOR TWO-FAMILY HOMES		
**BUILDINGS AND STRUCTURES		



#### GENERAL NOTES

1. PLAN REFERENCE:  
 1.1. PROPERTY LINE INFORMATION TAKEN FROM PLAN OF LAND, 10 WALKER STREET, DATED AUGUST 28, 2005, RECORDED IN NORFOLK COUNTY REGISTRY OF DEEDS, PLAN BOOK 550, PAGE 88.  
 1.2. TOPOGRAPHY SHOWN IS BASED ON A FIELD SURVEY BY OUTBACK ENGINEERING.
2. THE SITE FALLS WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2 ANNUAL CHANCE FLOODPLAIN, AS SCALED FROM THE FLOOD INSURANCE RATE MAP, (MAP NUMBER: 25021C0144E, EFFECTIVE DATE: 7/17/2012).
3. THE SITE IS NOT LOCATED WITHIN A ZONE A SURFACE WATER SUPPLY PROTECTION AREA. THIS SITE IS NOT LOCATED WITHIN A ZONE II GROUNDWATER PROTECTION AREA.
4. THE SITE IS NOT LOCATED WITHIN A PRIORITY HABITAT AND IS NOT LOCATED WITHIN AN ESTIMATED HABITAT ACCORDING TO THE LATEST NATURAL HERITAGE AND ENDANGERED SPECIES PROGRAM ONLINE MAPS.
5. ALL EXISTING UTILITY INFORMATION IS FROM FIELD SURVEY PERFORMED BY OUTBACK ENGINEERING AND AVAILABLE RECORD SOURCES, AND IS TO BE CONSIDERED APPROXIMATE. ALL UTILITIES MAY NOT BE SHOWN. CONTRACTOR SHALL NOTIFY DIGSAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO THE ONSET OF ANY CONSTRUCTION TO HAVE ALL EXISTING UTILITIES LOCATED AND CLEARLY MARKED.
6. ALL WATER AND SEWER SERVICES TO BE INSTALLED PER MEDWAY DPW REQUIREMENTS.

#### SHEET INDEX

SHEET	DESCRIPTION
1	COVER SHEET
2	EXISTING CONDITIONS
3	GRADING AND UTILITIES PLAN
4	LANDSCAPE PLAN
5	DETAIL SHEET

#### REVISIONS

NO.	DATE	DESCRIPTION

#### OWNERS

DANIEL TRUST  
 (SUSAN PAVLIK, NANCY RUSSELL,  
 JAMES PAVLIK, THOMAS PAVLIK)  
 135 BALD EAGLE ROAD  
 WEYMOUTH, MA 02190

#### APPLICANT

DNO REAL ESTATE LLC  
 135 MAIN STREET  
 MEDWAY, MA 02053

#### COVER SHEET

PROPOSED 2-FAMILY HOME  
 12 WALKER STREET  
 (ASSESSORS MAP: 71 PARCEL: 006)  
 IN  
 MEDWAY  
 MASSACHUSETTS



165 EAST GROVE STREET  
 MIDDLEBOROUGH, MA 02346  
 TEL: (508)-946-9231

DATE: NOVEMBER 12, 2021

SCALE: 1"=100' PROJECT OE-982A

DRAWN BY: JJS CHECKED BY: JAP  
 OE-982A.DWG SHEET 1 OF 5

0' 100' 200' 300'

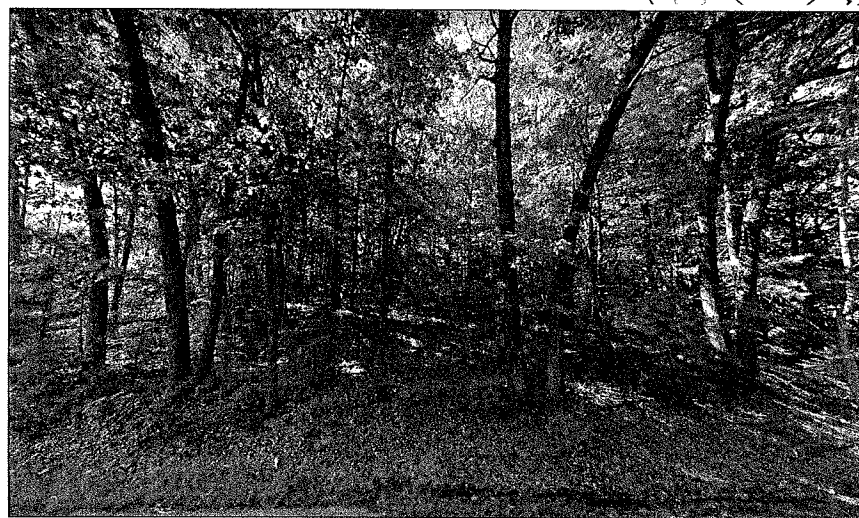


IMAGE FROM GOOGLE MAPS STREET VIEW (SEPTEMBER 2013)

#### LEGEND

EXISTING	PROPOSED	
		BUILDING
		DRAIN LINE
		GAS LINE
		ELEC./TELEPHONE/CABLE
		UNDERGROUND ELECTRIC
		SEWER LINE
		SEWER SERVICE
		WATER MAIN
		WATER SERVICE
		TREELINE
		MAJOR CONTOUR
		MINOR CONTOUR
		GAS GATE
		GAS METER
		WATER GATE
		HYDRANT
		WATER SHUTOFF
		SEWER MANHOLE
		SEWER VALVE
		DRAIN MANHOLE
		CATCH BASIN
		DOUBLE CATCH BASIN
		UTILITY POLE
		LIGHT POST
		ELECTRIC METER
		SIGN - SINGLE POST
		SIGN - DOUBLE POST
		CONTROL POINT
		MAG NAIL

T.P. # 1

DEPTH	ELEV.
0	990'
8"	983'
24"	978'
180"	940'

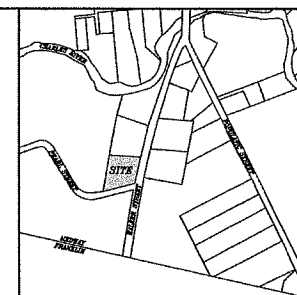
A HORIZON  
LDAM SAND  
10YR 3/3

B HORIZON  
SANDY LDAM  
10YR 5/4

C LAYER  
STRATIFIED  
SAND &  
GRAVEL

NO WATER  
NO ROOTS

DATE OF TEST: 4/1/06  
SOIL EVALUATOR: JIM PAVLIK



LOCUS  
N.T.S.

REVISIONS		
NO.	DATE	DESCRIPTION

**OWNERS**  
DANIEL TRUST  
(SUSAN PAVLIK, NANCY RUSSELL,  
JAMES PAVLIK, THOMAS PAVLIK)  
135 BALD EAGLE ROAD  
WEYMOUTH, MA 02190

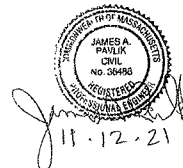
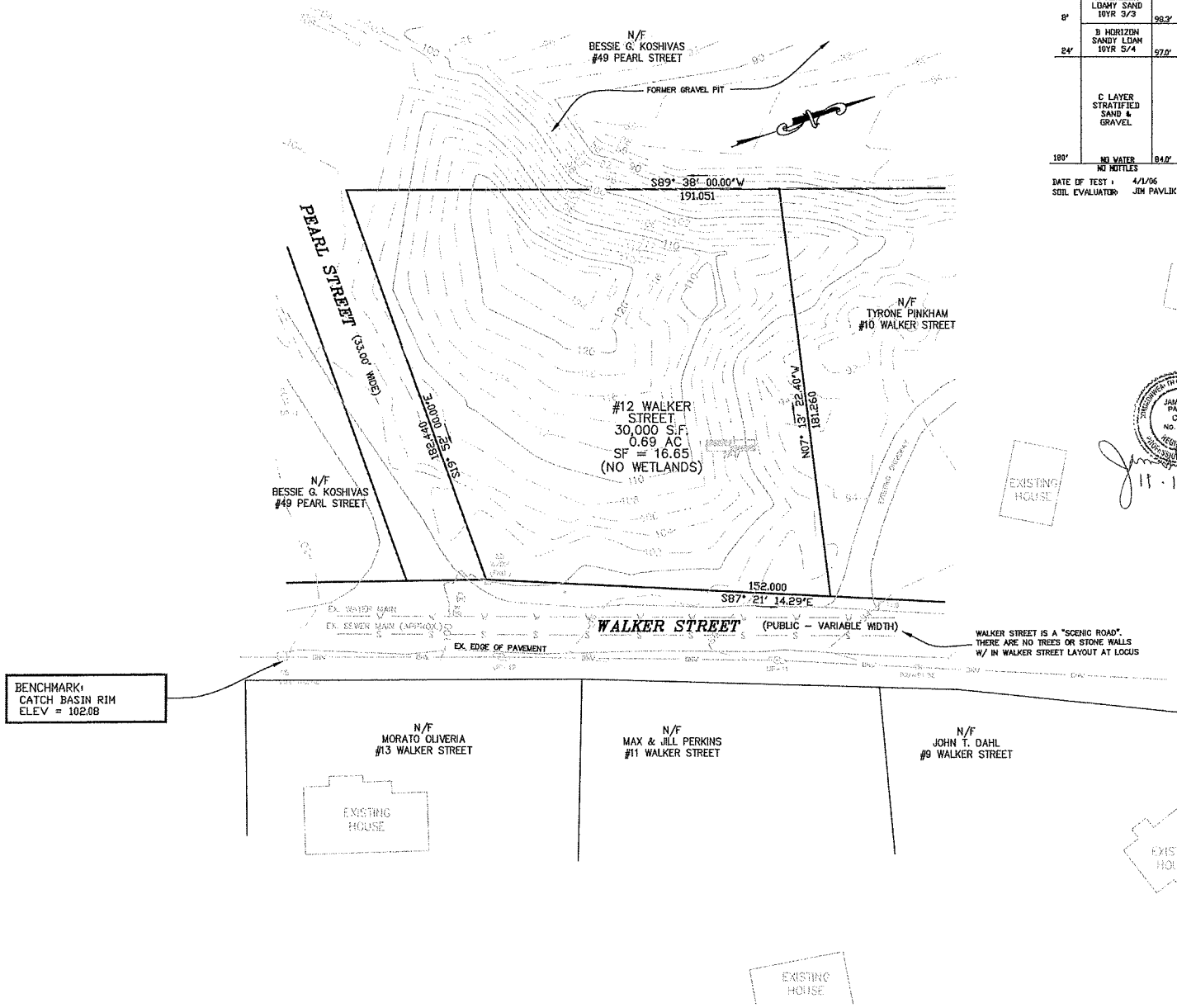
**APPLICANT**  
DNO REAL ESTATE LLC  
135 MAIN STREET  
MEDWAY, MA 02053

EXISTING CONDITIONS  
PLAN  
ON  
12 WALKER STREET  
IN  
MEDWAY  
MASSACHUSETTS

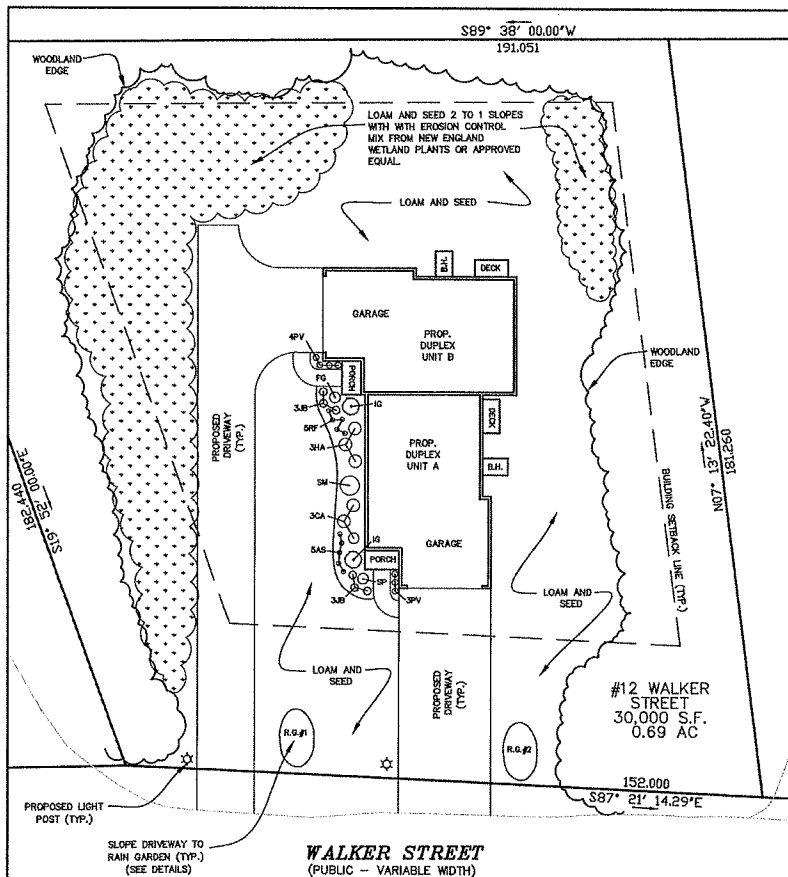
**Outback Engineering**  
Incorporated

165 EAST GROVE STREET  
MIDDLEBOROUGH, MA 02346  
TEL: (508)-946-9231

DATE: NOVEMBER 12, 2021	
SCALE: 1"=30'	PROJECT OE-982A
DRAWN BY: JJS	CHECKED BY: JAP
OE-982A.DWG	SHEET 2 OF 5
0' 30' 60' 90'	







### RAIN GARDEN PLANT LISTS

#### SHRUB SPECIES

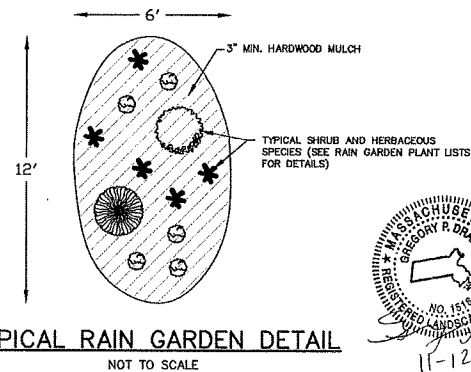
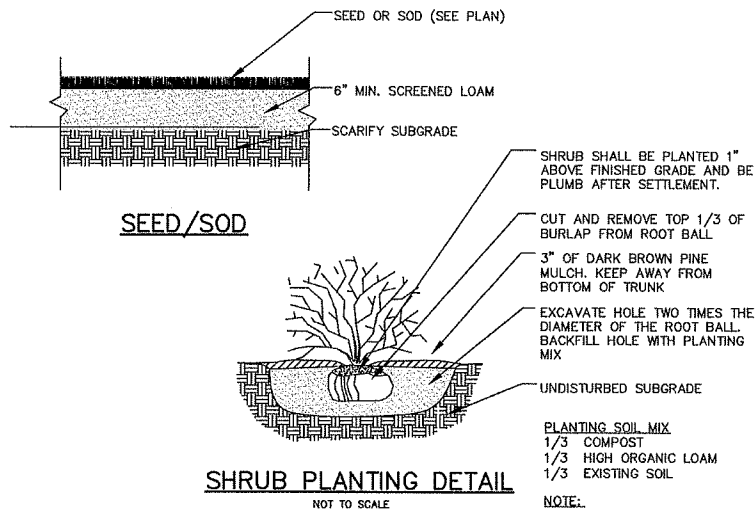
PLAN SYMBOL	COMMON NAME (SCIENTIFIC NAME)	SIZE & FORM	IND. STATUS	SIZE @ PURCHASE	QUANTITY	
					RG-1	RG-2
	HIGHBUSH BLUEBERRY (VACCINIUM CORYMBOSUM)	MED-SIZED SHRUB (6'-10')	FACW	2-3 FEET	1	1
	CLETHRA ALNIFOLIA (SUMMERSWEET)	MED-SIZED SHRUB (6'-10')	FAC	2-3 FEET	1	1

#### HERBACEOUS SPECIES

PLAN SYMBOL	COMMON NAME (SCIENTIFIC NAME)	SIZE & FORM	IND. STATUS	SIZE @ PURCHASE	QUANTITY	
					RG-1	RG-2
	SWITCHGRASS (PANICUM VIRGATUM)	FLOWER (1'-3')	FAC	1 GAL.	5	5
	BLACK-EYED SUSAN (RUDBECKIA HIRTA)	FLOWER (1'-3')	FAC	1 GAL.	5	5

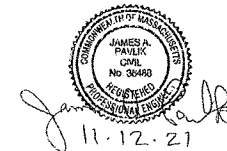
#### PLANT SCHEDULE

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
AS	ASTER PURPLE DOME	NEW ENGLAND ASTER	1 GAL.	CONT.
CA	CLETHRA ALNIFOLIA HUMMINGBIRD	SUMMERSWEET	7 GAL.	CONT.
FG	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	7 GAL.	CONT.
IG	HYDRANGEA ENDLESS SUMMER	HYDRANGEA	5 GAL.	CONT.
IA	ILEX GLABRA SHAMROCK	INKBERRY HOLLY	2.5-3' HT.	B&B
JB	JUNIPERUS BLUE PACIFIC	CREeping BLUE JUNIPER	3 GAL.	CONT.
PV	PANICUM VIRGATUM	SWITCHGRASS	2 GAL.	CONT.
RF	RUDBECKIA FULGIDA GOLDSTURM	BLACK EYED SUSAN	1 GAL.	CONT.
SM	SYRINGA MISS KIM	MISS KIM LILAC	3-4' HT.	B&B
SP	SPIRAEA LITTLE PRINCESS	LITTLE PRINCESS SPIRAEA	3 GAL.	CONT.



#### RAIN GARDEN NOTES:

- 1) THE FINISH GRADE OF THE RAIN GARDEN SHALL BE 9"± BELOW FINISH GRADE OF THE SURROUNDING LAWN.
- 2) THE RAIN GARDEN IS TO BE EXCAVATED 24" BELOW IT'S FINISH GRADE AND A 80/20 SAND/COMPOST MIX SHALL BE INSTALLED.
- 3) PLANT SPECIES WITHIN THE RAIN GARDEN AREA SHALL BE MULCHED WITH SHREDDED HARDWOOD ONLY.



#### REVISIONS

NO.	DATE	DESCRIPTION

#### OWNERS

DANIEL TRUST  
(SUSAN PAVLIK, NANCY RUSSELL,  
JAMES PAVLIK, THOMAS PAVLIK)  
135 BALD EAGLE ROAD  
WEYMOUTH, MA 02190

#### APPLICANT

DNO REAL ESTATE LLC  
135 MAIN STREET  
MEDWAY, MA 02053

### LANDSCAPE PLAN FOR 12 WALKER STREET IN MEDWAY MASSACHUSETTS



165 EAST GROVE STREET  
MIDDLEBOROUGH, MA 02346  
TEL: (508)-946-9231

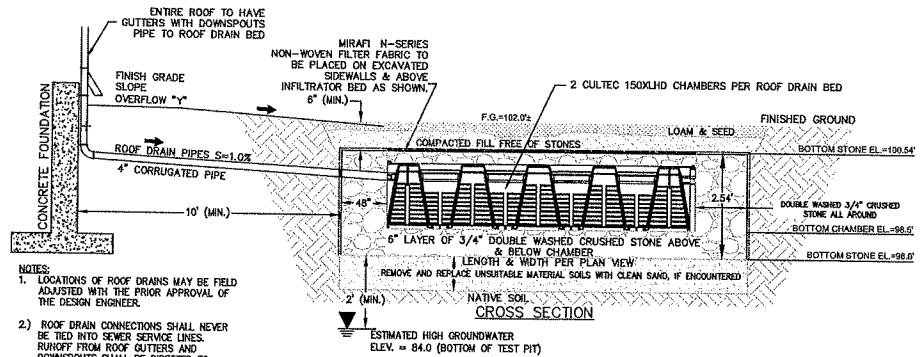
DATE: NOVEMBER 12, 2021	
SCALE: 1"=20'	PROJECT OE-982A
DRAWN BY: GPD	CHECKED BY: JAP
OE-982A.DWG	SHEET 4 OF 5
0'	20' 40' 60'

## LANDSCAPE AND SEEDING NOTES

1. A COMPLETE LIST OF PLANTS INCLUDING A SCHEDULE OF QUANTITIES, SIZES, TYPES AND NAMES HAVE BEEN INCLUDED IN THIS PLAN SET. IN THE EVENT OF DISCREPANCIES BETWEEN QUANTITIES OF PLANTS ON THE PLANT LIST VERSUS THE PLAN THE PLAN SHALL GOVERN. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IF THERE ARE ANY DISCREPANCIES.
2. THE LANDSCAPE CONTRACTOR SHALL PROVIDE A CERTIFIED SOIL NUTRIENT TEST PRIOR TO INSTALLATION TO DETERMINE WHAT SOIL AMENDMENTS ARE NEEDED TO PROVIDE OPTIMUM GROWING CONDITIONS FOR SEEDING AND PLANTING. CONTRACTOR SHALL USE THE UNIVERSITY OF MASSACHUSETTS SOIL TESTING LAB OR AN APPROVED EQUAL.
3. ACCEPTABLE TOPSOIL SHALL BE FERTILE, FRIABLE NATURAL LOAM, UNIFORM IN COMPOSITION, FREE OF STONES, LIMBS, PLANTS AND THEIR ROOTS AND OTHER EXTRANEOUS MATTER OVER ONE INCH IN DIAMETER. THE SOIL SHALL BE CAPABLE OF PLANT GROWTH AND HAVE A MINIMUM ORGANIC CONTENT OF 4%.
5. NO PLANT SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT OR THE OWNER.
6. PLANT BEDS ARE TO BE MULCHED WITH DOUBLE SHREDDED PINE BARK. TREES AND SHRUBS ARE TO RECEIVE A EVEN 3" LAYER. GROUNDCOVERS, PERENNIALS AND ANNUALS SHALL AN EVEN 2" LAYER.
7. LAWN AREAS TO BE SEEDED WITH SUN/SHADE SEED WITH 34% PERENNIAL RYEGRASS, 33% FINE FESCUE AND 33% KENTUCKY BLUEGRASS MIXTURE OR AN APPROVED EQUAL. GRASS SEED SHALL APPLIED AT A RATE OF 5LBS PER 1,000 SQUARE FEET.
8. ALL DISTURBED AREAS SHALL BE LOAMED AND SEEDED UNLESS OTHERWISE STATED ON THE PLAN AND BLENDED INTO THE EXISTING GRADE AND CONDITIONS.
9. SEE LANDSCAPE DETAIL SHEET FOR MORE INFORMATION ON PLANTING AND SEEDING REQUIREMENTS.

## LANDSCAPE MAINTENANCE NOTES

1. MAINTENANCE OF PLANT MATERIAL SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS PLANTED AND SHALL CONTINUE UNTIL FINAL APPROVAL. PLANTS ARE TO BE KEPT IN HEALTHY, GROWING CONDITION BY WATERING, PRUNING, SPRAYING, WEEDING AND ANY OTHER NECESSARY MAINTENANCE OPERATIONS. ALL PLANT BEDS ARE TO BE KEPT FREE OF WEEDS, GRASS AND OTHER UNDESIRABLE VEGETATION.
2. PLANTS SHALL BE WATERED THOROUGHLY UNTIL SOIL IS SATURATED AROUND EACH PLANT AFTER PLANTING AND THROUGHOUT THE MAINTENANCE AND GUARANTEE PERIOD UNTIL FINAL ACCEPTANCE.
3. SEEDED AREAS ARE TO BE WATERED LIGHTLY AND SUFFICIENTLY TO A DEPTH OF 2" INCHES TWICE A DAY UNTIL THE SEED HAS ESTABLISHED. ONCE ESTABLISHED CUT BACK WATERING TO ONCE A DAY OR LESS DEPENDING ON TIME OF YEAR AND RAINFALL. ESTABLISHED LAWN SHOULD RECEIVE AN EQUIVALENT OF 1" OF RAIN A WEEK.
4. CONTRACTOR SHALL PROVIDE AT LEAST TWO MOWINGS BEFORE FINAL ACCEPTANCE. LAWN AREAS WILL RECEIVE FINAL APPROVAL IF THE COVERAGE IS FULL AND CONSISTENT AND FREE OF BARE SPOTS AND WEEDS.
5. THE CONTRACTOR SHALL GUARANTEE IN WRITING ALL PLANT MATERIAL AND LANDSCAPE IMPROVEMENTS FOR A PERIOD OF ONE YEAR AFTER FINAL APPROVAL.
6. ANY DEAD OR DYING PLANT MATERIAL SHALL BE REPLACED WITHIN 30 DAYS OF NOTIFICATION TO THE OWNER DURING THE GROWING SEASON. REPLACEMENTS MUST BE EQUAL IN SIZE AND TYPE PER THE PROJECTS PLANT LIST. IF THE IT HAS BEEN DETERMINED THE REPLACEMENT PLANT IS NOT SUITABLE TO THE LOCATION, WRITTEN NOTIFICATION WITH A RECOMMENDATION FOR A SUBSTITUTE SHALL BE PROVIDED TO THE OWNER AND LANDSCAPE ARCHITECT FOR APPROVAL.
7. THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH MAINTENANCE SPECIFICATIONS AND SCHEDULE FOR ANNUAL CARE FOR ALL PLANT MATERIAL AND LAWN AREAS.
8. HOMEOWNERS SHALL BE RESPONSIBLE FOR MAINTENANCE OF LANDSCAPE AMENITIES INCLUDING ROOF DRAINS AND RAIN GARDENS.



ROOF DRAIN PROFILE

### REVISIONS

NO.	DATE	DESCRIPTION

### OWNERS

DANIEL TRUST  
(SUSAN PAVLIK, NANCY RUSSELL,  
JAMES PAVLIK, THOMAS PAVLIK)  
135 BALD EAGLE ROAD  
WEYMOUTH, MA 02190

### APPLICANT

DNO REAL ESTATE LLC  
135 MAIN STREET  
MEDWAY, MA 02053

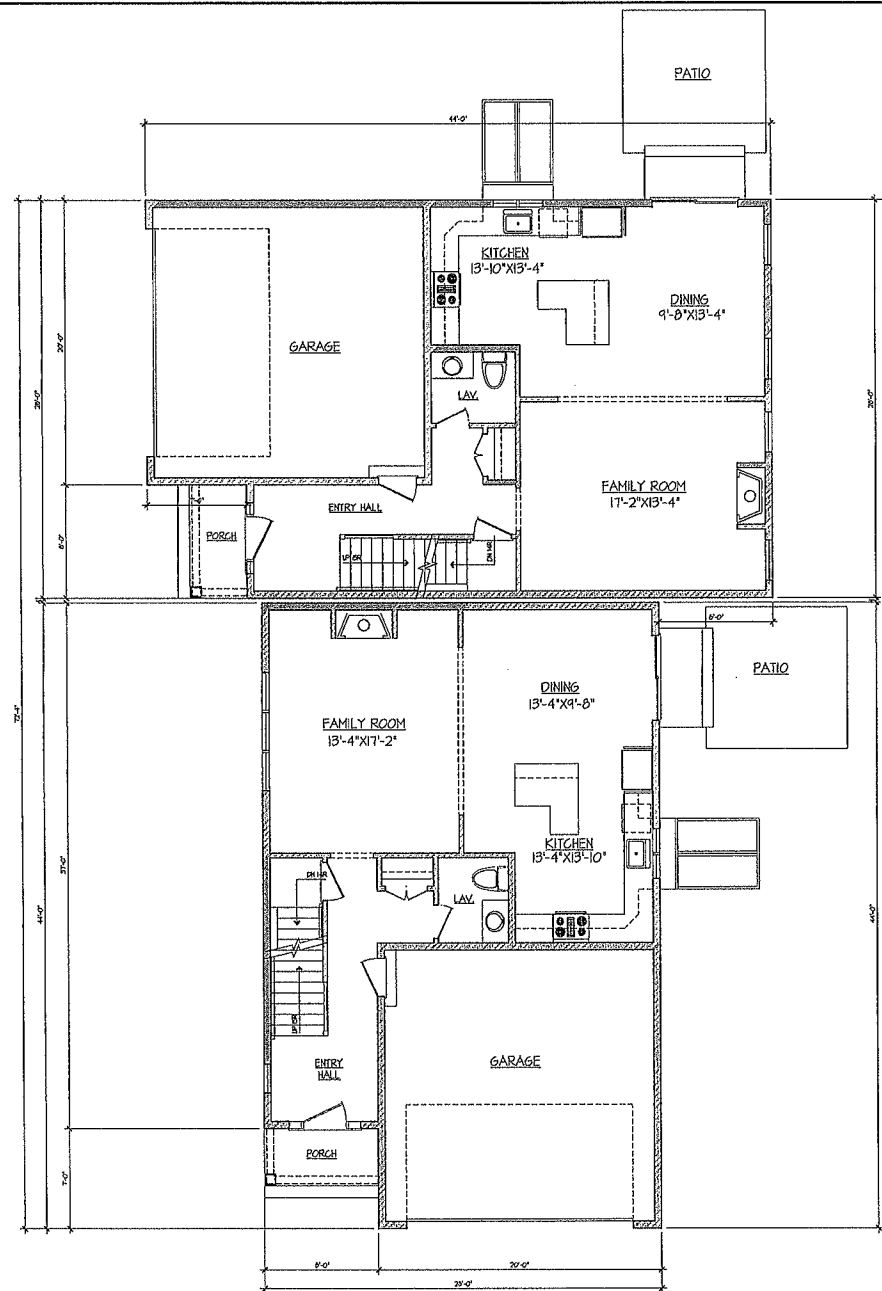
DETAIL SHEET  
FOR  
12 WALKER STREET  
IN  
MEDWAY  
MASSACHUSETTS

**Outback Engineering**  
Incorporated

165 EAST GROVE STREET  
MIDDLEBOROUGH, MA 02346  
TEL: (508)-946-9231

DATE: NOVEMBER 12, 2021	
SCALE: 1"=30'	PROJECT OE-982A
DRAWN BY: GPD	CHECKED BY: JAP
OE-982A.DWG	SHEET 5 OF 5
0'	30' 60' 90'

\* When approved HPA will prepare the drawings for building department



**FIRST FLOOR PLAN**  
1/4" = 1'

**1st FLOOR LIVING SPACE - 792 SF / 792 SF**  
The square footage indicated is living space calculated from the exterior face of wall stud. It does not include decks, porches, garages, volumes, unfinishable & unconditioned spaces. All dimensions and square footages are approximate and subject to change without notice. HPA Design, Inc. assumes no responsibility for technical, typographical, and/or other inaccuracies or omissions. © 2021 HPA Design, Inc.

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DWD ENGINEERING, INC.  
6 MICHAEL ROAD, S. BRIDGEWATER  
Tel. (508) 378-5902  
Fax. (508) 378-2922

CONSTRUCTION BY:

ISSUED FOR 28A REVIEW

PROJECT #: 20210098

MAY 5, 2021

DRAWN BY: RWB

CHECKED BY: RWB/HPA

SCALE: SEE DRAWING

SHEET TITLE:

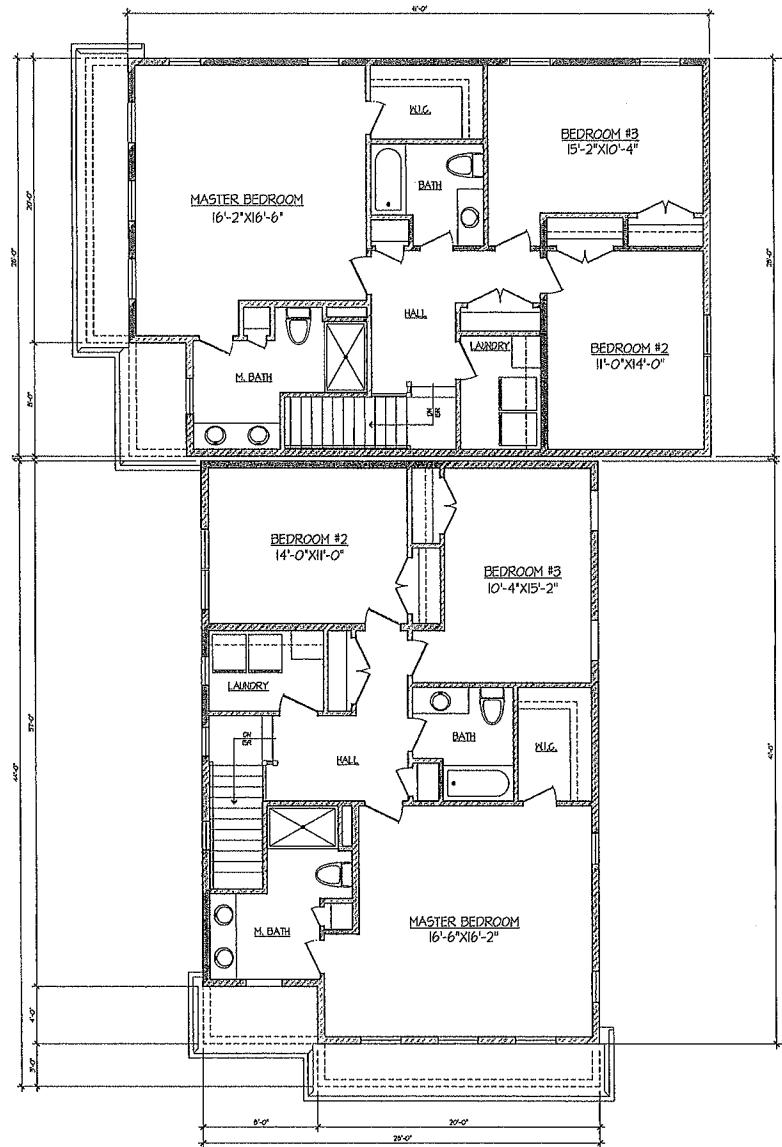
FIRST FLOOR PLAN

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**A1.1**

Sheet 1 of 4

\* When approved HPA will provide the drawings for building department



SECOND FLOOR PLAN

1/4" = 1'

**2nd FLOOR LIVING SPACE - 1,116 SF / 1,116 SF**  
 The square footage indicated is living space calculated from the interior face of wall and, it does not include decks, porches, garages, volumes, uninhabitable & unconditioned spaces. All dimensions and square footages are approximate and subject to change without notice. HPA Design, Inc. assumes no responsibility for technical, topographical, and/or other inaccuracies or errors. © 2021 HPA Design, Inc.

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CONSTRUCTION BY:

ISSUED FOR ZBA REVIEW

PROJECT #: 20210098

MAY 5, 2021

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CHECKED BY: RWB/HPA

SCALE: SEE DRAWING

SHEET TITLE:

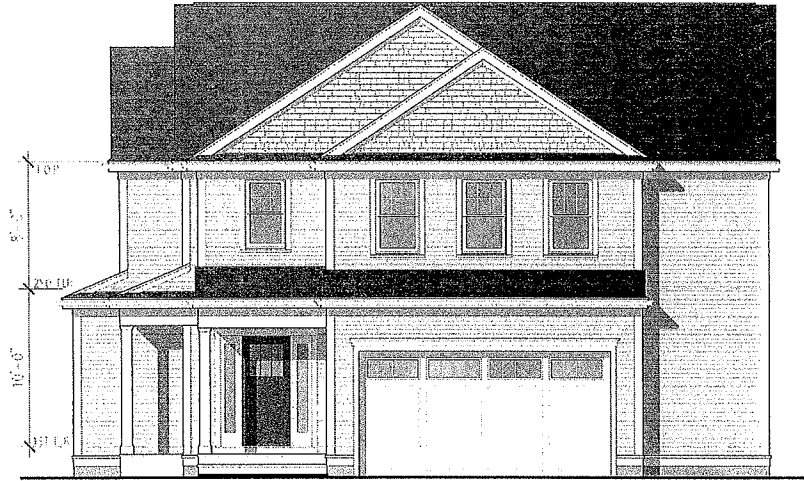
SECOND FLOOR PLAN

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A1.2

Sheet 2 of 4

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**A** FRONT ELEVATION  
1/4" = 1'



**B** LEFT SIDE ELEVATION  
1/4" = 1'

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PROJECT #: 20210098

MAY 5, 2021

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CHECKED BY: RWB/HPA

SCALE: SEE DRAWING

SHEET TITLE:

ELEVATIONS

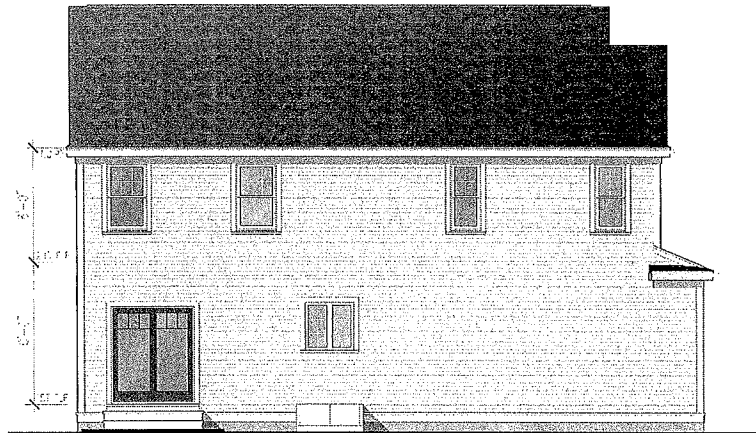
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**A2.1**

Sheet 3 of 4



\* When approved HPA will provide the drawings for Building Department



(A) REAR ELEVATION  
1/4" = 1'



(B) RIGHT SIDE ELEVATION  
1/4" = 1'

**HPA**

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CONSTRUCTION BY:

ISSUED FOR 2BA REVIEW

PROJECT #: 20210098

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ELEVATIONS

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**A2.2**

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