

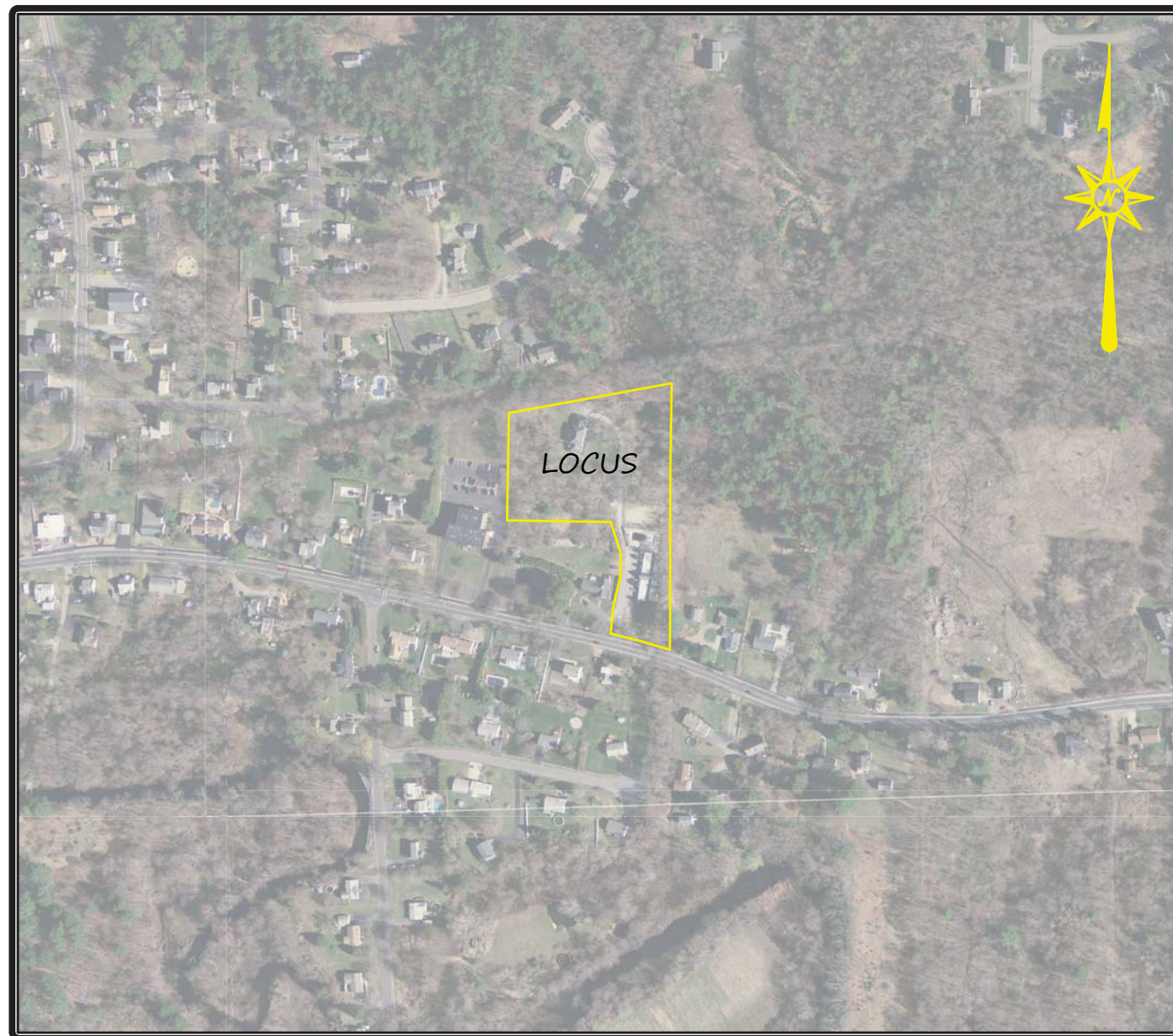
# MEDWAY, MA

## SITE PLAN

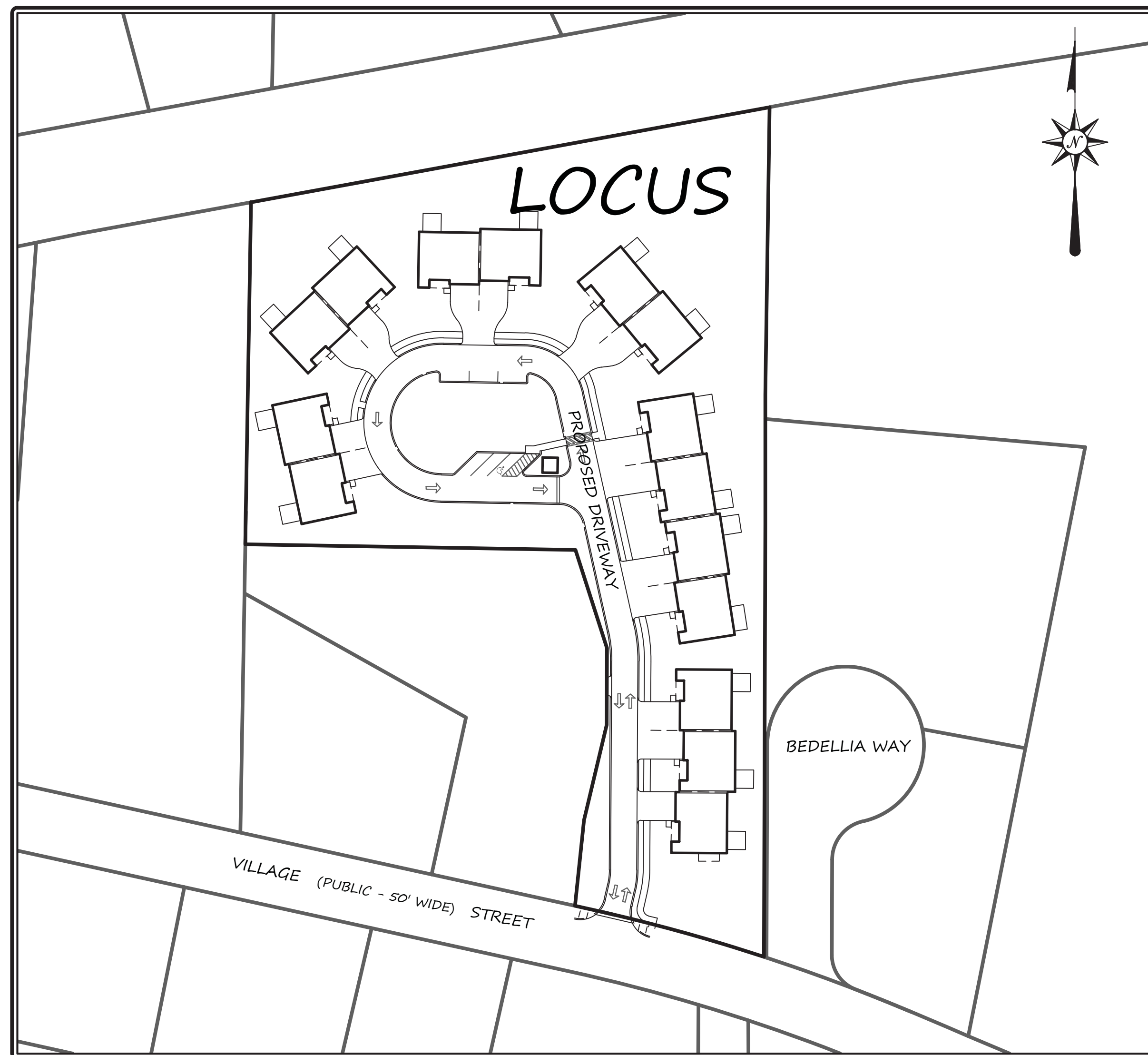
PREPARED BY:  
LEGACY ENGINEERING LLC  
730 MAIN STREET, SUITE 2C  
MILLIS, MA 02054

JUNE 25, 2019  
Latest Revision: October 7, 2019

PREPARED FOR:  
DTRT LLC  
P.O. BOX 95  
TRURO, MA 02666



2013 MASSGIS AERIAL LOCUS  
SCALE: 1" = 500'



LOCUS  
SCALE: 1" = 70'



MEDWAY ASSESSORS LOCUS  
SCALE: 1" = 200'

OWNER  
#274  
DDRT LLC  
P.O. BOX 95  
TRURO, MA 02666

PORTION OF #276  
KEITH & JUDITH SPINNEY  
276 VILLAGE STREET  
MEDWAY, MA 02053

APPLICANT  
DDRT LLC  
P.O. BOX 95  
TRURO, MA 02666

ZONING DISTRICT  
AGRICULTURAL RESIDENTIAL 1

ASSESSORS PARCEL  
59-55

PLAN & DEED REFERENCE  
DEED BOOK 6563 PAGE 42  
DEED BOOK 19198 PAGE 100  
PLAN BOOK 315 NO. 1166 OF  
1984

## WAIVERS LIST

## PLANNING BOARD RULES AND REGULATIONS

204-3A-7.a TO NOT REQUIRE A TRAFFIC IMPACT ASSESSMENT.  
204-3A-7.b TO NOT REQUIRE AN ENVIRONMENTAL IMPACT STUDY.  
204-5.C.3 & D.7 TO NOT REQUIRE LOCATING EXISTING TREES OVER 1" IN DIAMETER.  
204-5.D.9 TO NOT REQUIRE COLOR RENDERINGS OF THE PROJECT.  
205-3.B.2 TO ALLOW A DRIVEWAY WITHIN 15' OF A SIDE PROPERTY LINE.  
205-6.H TO ALLOW CAPE COD BERM AT PARKING LOTS.  
205-6.G.3.a TO ALLOW 18' DEEP PARKING SPACES.  
205-9.F TO NOT REQUIRE FULL REPLACEMENT OF TREES.

### SHEET LEGEND

C-0: COVER SHEET  
C-1: SITE CONTEXT SHEET  
C-2: EXISTING CONDITIONS PLAN  
C-3: EROSION CONTROLS PLAN  
C-4: LAYOUT PLAN  
C-5: GRADING PLAN  
C-6: UTILITIES PLAN  
C-7: LIGHTING PLAN  
C-8: LANDSCAPE PLAN  
C-9: SNOW PLAN  
C-10: DETAILS  
C-11: DETAILS  
C-12: DETAILS

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

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

MEDWAY PLANNING & ECONOMIC  
DEVELOPMENT BOARD

730 MAIN STREET  
SUITE 2C  
MILLIS, MA 02054  
508-376-8883(o)

C-0

D158-01



**LEGACY**  
ENGINEERING



Digitally signed by Daniel  
J. Merrikin, P.E.  
Date: 2019.10.07 16:25:45  
-04'00'

PLAN SCALE: AS NOTED

PLAN DATE: JUNE 25, 2019

DATE	BY
11/4/2019	DJM
11/7/2019	DJM

DATE	BY
11/4/2019	DJM
11/7/2019	DJM

DATE	BY
11/4/2019	DJM
11/7/2019	DJM

WILLIAM WALLACE VILLAGE  
COVER SHEET  
PLAN OF LAND  
IN  
MEDWAY, MA





OWNER  
#274  
DDRT LLC  
P.O. BOX 95  
TRURO, MA 02666

PORTION OF #276  
KEITH & JUDITH SPINNEY  
276 VILLAGE STREET  
MEDWAY, MA 02053

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DDRT LLC  
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TRURO, MA 02666

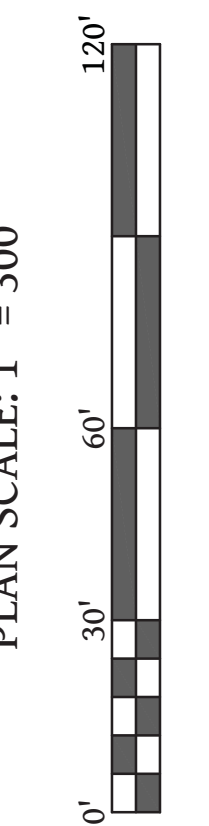
ZONING DISTRICT  
AGRICULTURAL RESIDENTIAL II

ASSESSORS PARCEL  
59-55

PLAN & DEED REFERENCE  
DEED BOOK 6563 PAGE 42  
DEED BOOK 19198 PAGE 100  
PLAN BOOK 315 NO. 1166 OF 1984



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Date: 2019.10.07 16:26:10 -04'00'



REVISION	DATE	BY
REVISIONS PER TOWN COMMENTS	9/4/2019	DJM
REVISIONS PER TOWN COMMENTS	10/7/2019	DJM

WILLIAM WALLACE VILLAGE  
SITE CONTEXT  
PLAN OF LAND  
IN  
MEDWAY, MA

DATE APPROVED: \_\_\_\_\_  
DATE ENDORSED: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
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MEDWAY PLANNING & ECONOMIC  
DEVELOPMENT BOARD

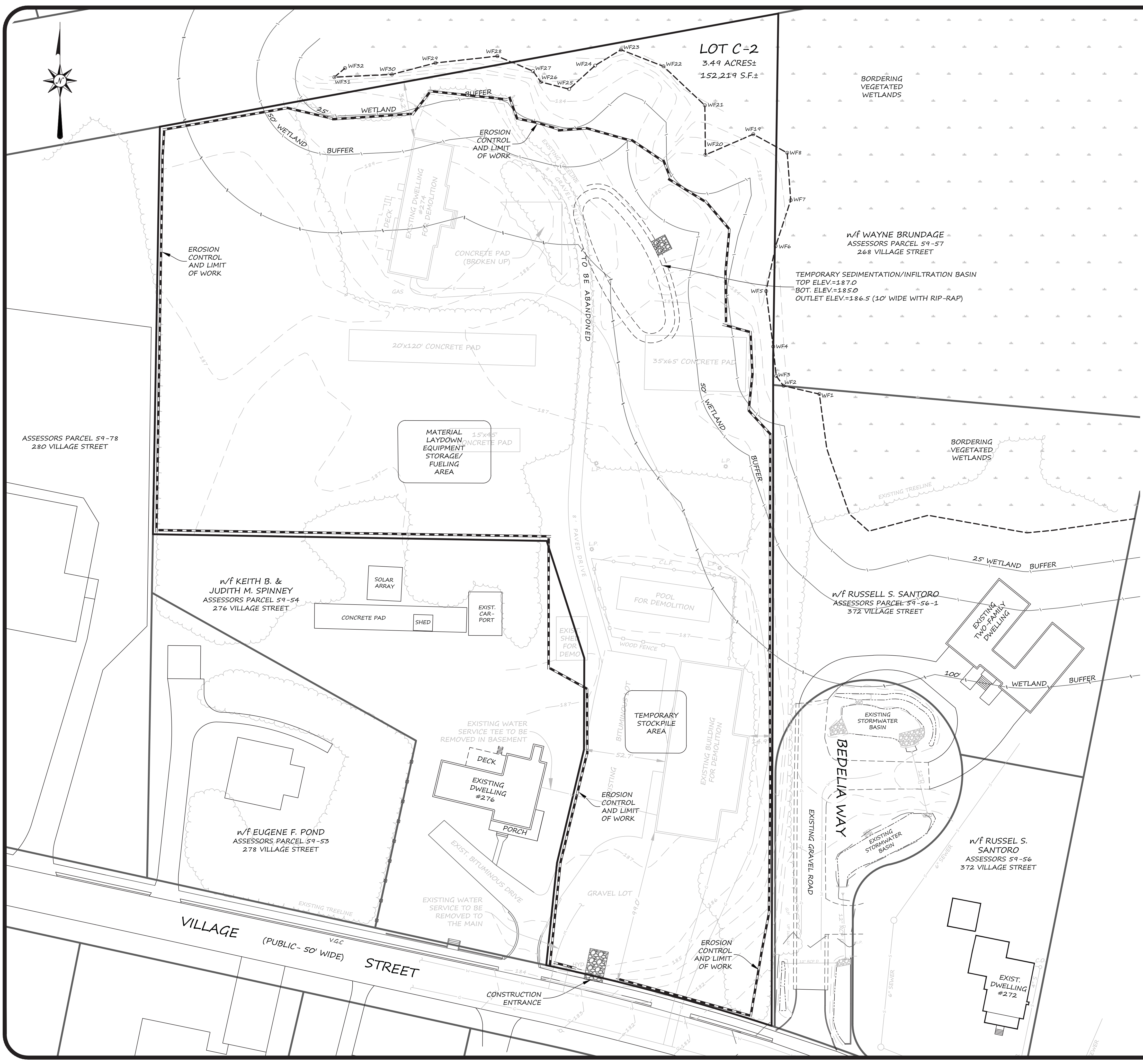
730 MAIN STREET  
SUITE 2C  
MILLIS, MA 02054  
508-376-8883(o)  
C-1  
D158-01











OWNER  
#274  
DDRT LLC  
P.O. BOX 45  
TRURO, MA 02666

PORTION OF #276  
KEITH & JUDITH SPINNEY  
276 VILLAGE STREET  
MEDWAY, MA 02053

APPLICANT  
DDRT LLC  
P.O. BOX 45  
TRURO, MA 02666

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ASSESSORS PARCEL  
59-55

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DEED BOOK 6563 PAGE 42  
DEED BOOK 19198 PAGE 100  
PLAN BOOK 315 NO. 1166 OF  
1984

DANIEL J. MERRIKIN  
CIVIL  
No. 43309  
REGISTERED PROFESSIONAL ENGINEER

Digitally signed by Daniel J. Merrikin, P.E.  
Date: 2019.10.07 16:27:00 -0400

- EROSION CONTROL NOTES:**
1. EROSION CONTROLS SHALL BE INSTALLED PRIOR TO ANY EXCAVATION. EROSION CONTROLS SHALL BE MAINTAINED IN GOOD CONDITION AT ALL TIMES. EROSION CONTROLS SHALL REMAIN UNTIL SUCH TIME AS THE ADJACENT DISTURBED AREAS ARE COMPLETELY STABILIZED AS APPROVED BY THE CONSERVATION COMMISSION.
  2. ALL SOIL STOCKPILES SHALL BE PROTECTED WITH COMPOST SOCK PERIMETER CONTROLS AND SEEDING/STABILIZATION PROTOCOL.
  3. ALL EXISTING CATCH BASINS NEAR THE SITE AND ALL PROPOSED CATCH BASINS ARE TO BE PROTECTED WITH A SILTSAC UNTIL ALL UPSTREAM AREAS ARE STABILIZED. CLEAN AS NEEDED THROUGHOUT CONSTRUCTION.
  4. INSPECT AND CLEAN NEWLY INSTALLED UNDERGROUND INFILTRATION SYSTEMS REGULARLY.
  5. REFER TO THE SWPPP FOR ADDITIONAL REQUIREMENTS.
  6. THE TOTAL AREA OF DISTURBANCE IS 136,807 S.F.

- CONSTRUCTION NOTES:**
1. FOR A FULL EXPLANATION OF EXPECTED CONSTRUCTION PRACTICES, PLEASE SEE THE STORMWATER POLLUTION PREVENTION PLAN IN THE STORMWATER MANAGEMENT REPORT.
  2. CONSTRUCTION SEQUENCE:
    - 2.1. INSTALL CONSTRUCTION ENTRANCE AND PERIMETER EROSION CONTROLS
    - 2.2. LOCATE EXISTING UTILITIES ON AND AROUND THE CONSTRUCTION AREA
    - 2.3. DEMOLISH THE EXISTING BUILDINGS AND APPURTENANCES
    - 2.4. CLEAR AND GRUB THE DEVELOPMENT AREA
    - 2.5. INSTALL TEMPORARY STORMWATER BASIN
    - 2.6. GRADE THE SITE
    - 2.7. CONSTRUCT THE STORMWATER BASINS
    - 2.8. INSTALL UTILITIES & BEGIN ROAD CONSTRUCTION
    - 2.9. INSTALL BUILDING FOUNDATIONS FOR ALL UNITS EXCEPT FOR UNITS 8 & 9
    - 2.10. COMPLETE BUILDING CONSTRUCTION AND BEGIN LANDSCAPING
    - 2.11. ONCE NEW STORMWATER SYSTEMS ARE ONLINE, CONSTRUCT UNITS 8 & 9
    - 2.12. FINISH LANDSCAPING AND PAVEMENT TOP COAT
    - 2.13. ENSURE THAT ALL STORMWATER FACILITIES ARE CLEANED OUT AND OPERATE AS INTENDED
  3. REMOVE INVASIVE PLANT SPECIES WHERE DIRECTED BY THE CONSERVATION COMMISSION AGENT.

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

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

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MEDWAY PLANNING & ECONOMIC  
DEVELOPMENT BOARD

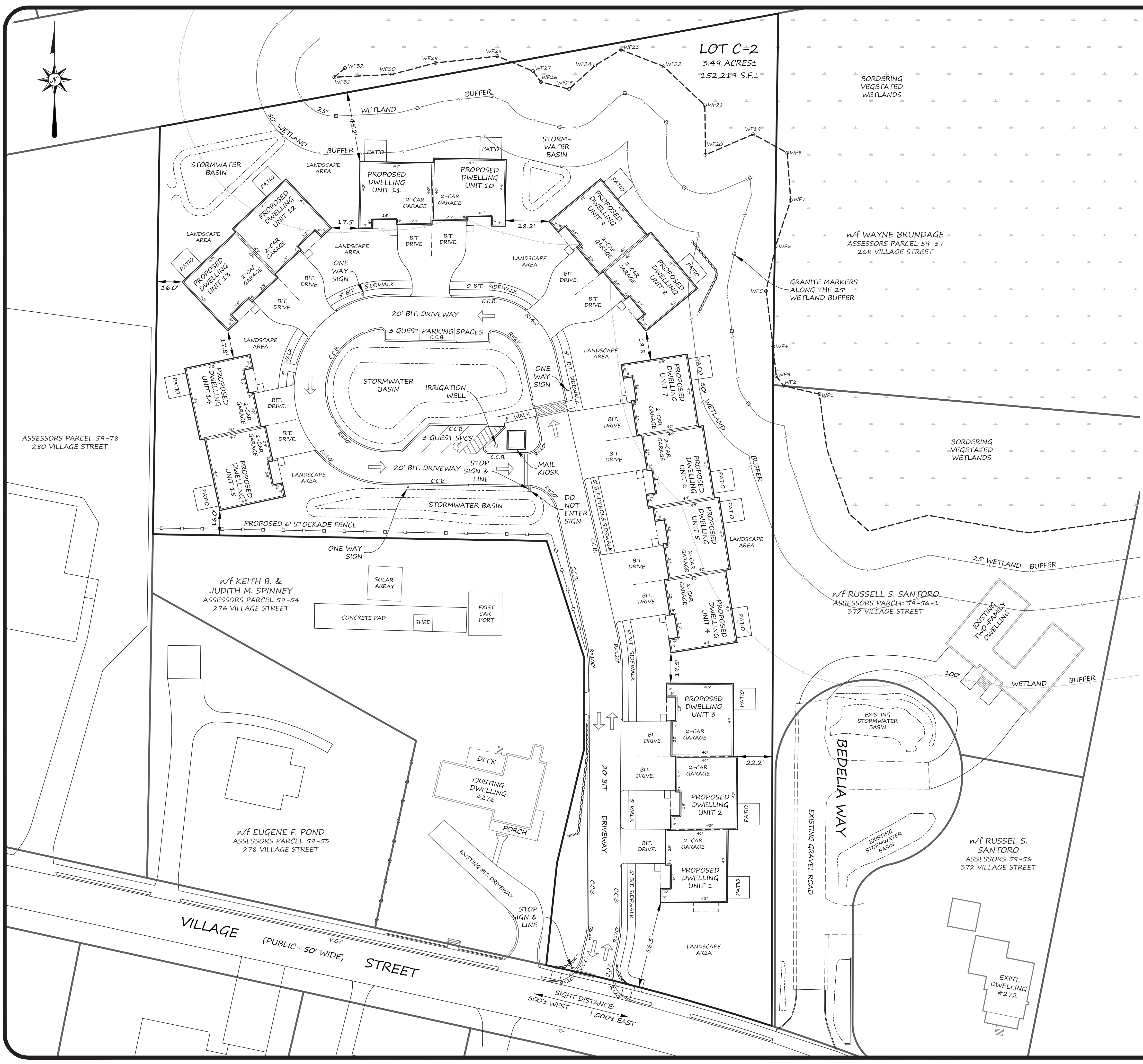
PLAN SCALE: 1" = 30'

PLAN DATE: JUNE 25, 2019

REVISION	DATE	BY
1	7/4/2019	DJM
2	10/7/2019	DJM

WILLIAM WALLACE VILLAGE  
EROSION CONTROL  
PLAN OF LAND  
IN  
MEDWAY, MA





OWNER  
#274  
DDRT LLC  
P.O. BOX 95  
TRURO, MA 02666

PORTION OF #276  
KEITH & JUDITH SPINNEY  
276 VILLAGE STREET  
MEDWAY, MA 02053

APPLICANT  
DDRT LLC  
P.O. BOX 95  
TRURO, MA 02666

ZONING DISTRICT  
AGRICULTURAL RESIDENTIAL II

ASSESSORS PARCEL  
59-55

PLAN & DEED REFERENCE  
DEED BOOK 6563 PAGE 42  
DEED BOOK 19198 PAGE 100  
PLAN BOOK 315 NO. 1166 OF  
1984

DANIEL J. MERRIKIN  
CIVIL  
No. 43309  
REGISTERED  
PROFESSIONAL ENGINEER

Digitally signed by Daniel  
J. Merrikin, P.E.  
Date: 2019.10.07 16:27:30  
-04'00'

**LAYOUT NOTES**

- TRASH WILL BE COLLECTED BY PRIVATE CURBSIDE PICKUP WITHIN THE DEVELOPMENT AND NOT AT THE VILLAGE STREET FRONTAGE.
- ALL PATIOS TO BE CONSTRUCTED OF PERVIOUS PAVER SYSTEMS AND ARE TO BE EXCLUDED FROM IMPERVIOUS COVERAGE CALCULATIONS.

**ZONING REQUIREMENTS**

- PROPOSED PARKING SPACES ARE 9' WIDE BY 18' DEEP.
- 12% OF THE UNITS ARE REQUIRED TO BE AFFORDABLE, WHICH EQUALS 1.80 UNITS (ROUNDED UP TO TWO UNITS).
- UNITS 2 & 6 WILL BE THE AFFORDABLE UNITS.

**ZONING REQUIREMENTS:**

ZONE: AGRICULTURAL RESIDENTIAL II

MIN. LOT AREA:  
REQUIRED: 30,000 S.F. (FOR TWO FAMILY DWELLINGS)  
PROVIDED: 158,269 S.F.

MIN. FRONTAGE:  
REQUIRED: 50' (FOR MULTIFAMILY)  
PROVIDED: 150.01'

MIN. FRONT SETBACK:  
REQUIRED: 35'  
PROVIDED: 56.3'

MIN. SIDE SETBACK:  
REQUIRED: 15'  
PROVIDED: 16.0'

MIN. REAR SETBACK:  
REQUIRED: 15'  
PROVIDED: 45.2'

MAX. HEIGHT:  
REQUIRED: 40' (FOR MULTIFAMILY)  
PROVIDED: 40'

MAX. BUILDING COVERAGE:  
REQUIRED: 30%  
PROVIDED: 18% (27,930 S.F.)

MAX. LOT COVERAGE:  
REQUIRED: 40%  
PROVIDED: 39% (62,303 S.F.)

OPEN SPACE:  
REQUIRED: 15% (FOR MULTIFAMILY)  
PROVIDED: 48%

PARKING SPACES:  
REQUIRED: 1.5/UNIT + 1 VISITOR/2 UNITS  
= 30 PARKING SPACES  
PROVIDED: 4/UNIT + 6 VISITOR = 66 SPACES

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

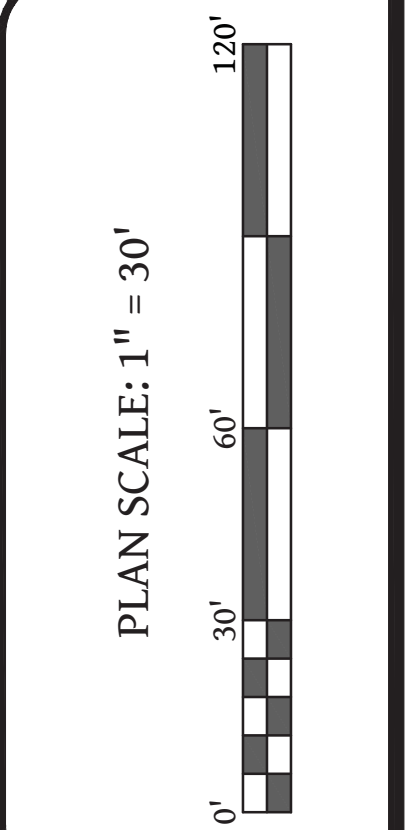
DATE ENDORSED: \_\_\_\_\_

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MEDWAY PLANNING & ECONOMIC  
DEVELOPMENT BOARD



REVISION	DATE	BY
1	7/4/2019	DJM
2	10/7/2019	DJM

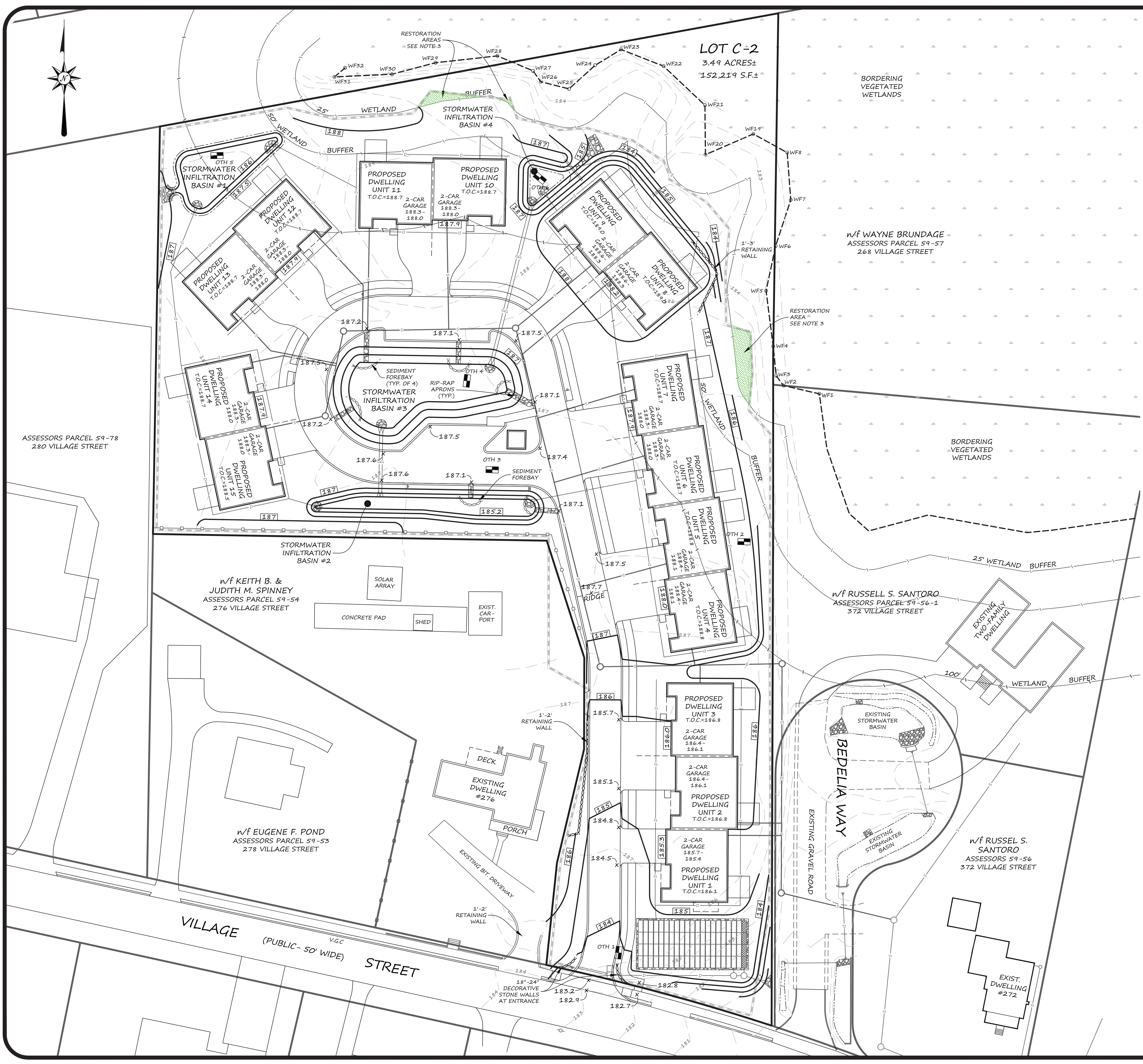
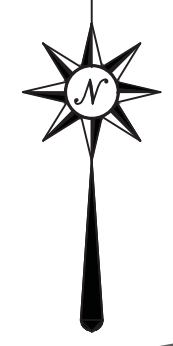
WILLIAM WALLACE VILLAGE  
LAYOUT  
PLAN OF LAND  
IN  
MEDWAY, MA

730 MAIN STREET  
SUITE 2C  
MILLIS, MA 02054  
508-376-8883(o)

C-4







OWNER  
#274  
DDRT LLC  
P.O. BOX 95  
TRURO, MA 02666

PORTION OF #276  
KEITH & JUDITH SPINNEY  
276 VILLAGE STREET  
MEDWAY, MA 02053

APPLICANT  
DDRT LLC  
P.O. BOX 95  
TRURO, MA 02666

ZONING DISTRICT  
AGRICULTURAL RESIDENTIAL II

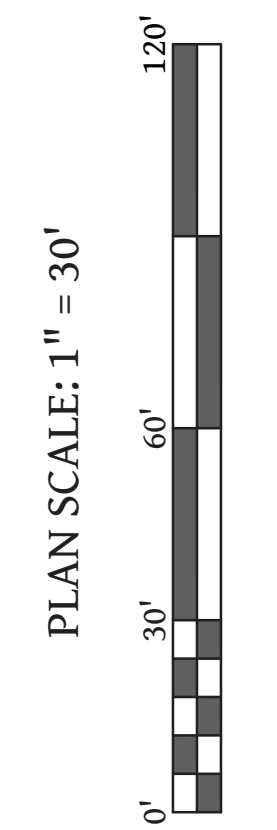
ASSESSORS PARCEL  
59-55

PLAN & DEED REFERENCE  
DEED BOOK 6563 PAGE 42  
DEED BOOK 19198 PAGE 100  
DEED BOOK 315 NO. 1166 OF  
1984

- GRADING NOTES**
1. EXPECTED SOIL IMPORT: ~900 C.Y.
  2. EXPECTED SOIL EXPORT: ~350 C.Y.
  - 2.1. MOSTLY CONCRETE & PAVEMENT DEBRIS
  3. LOAM AND SEED BUFFER ZONE RESTORATION AREAS WITH AN UPLAND EROSION CONTROL MIX. PLANT A TOTAL OF 10 SHRUBS (MIN 18" TALL AT INSTALLATION) IN RESTORATION AREAS. (SPECIES TO BE APPROVED BY CONSERVATION AGENT).



Digitally signed by Daniel J. Merrikin, P.E.  
Date: 2019.10.07 16:28:03 -0400



REVISION	DATE	BY
REVISIONS PER TOWN COMMENTS	7/4/2019	DJM
REVISIONS PER TOWN COMMENTS	10/7/2019	DJM

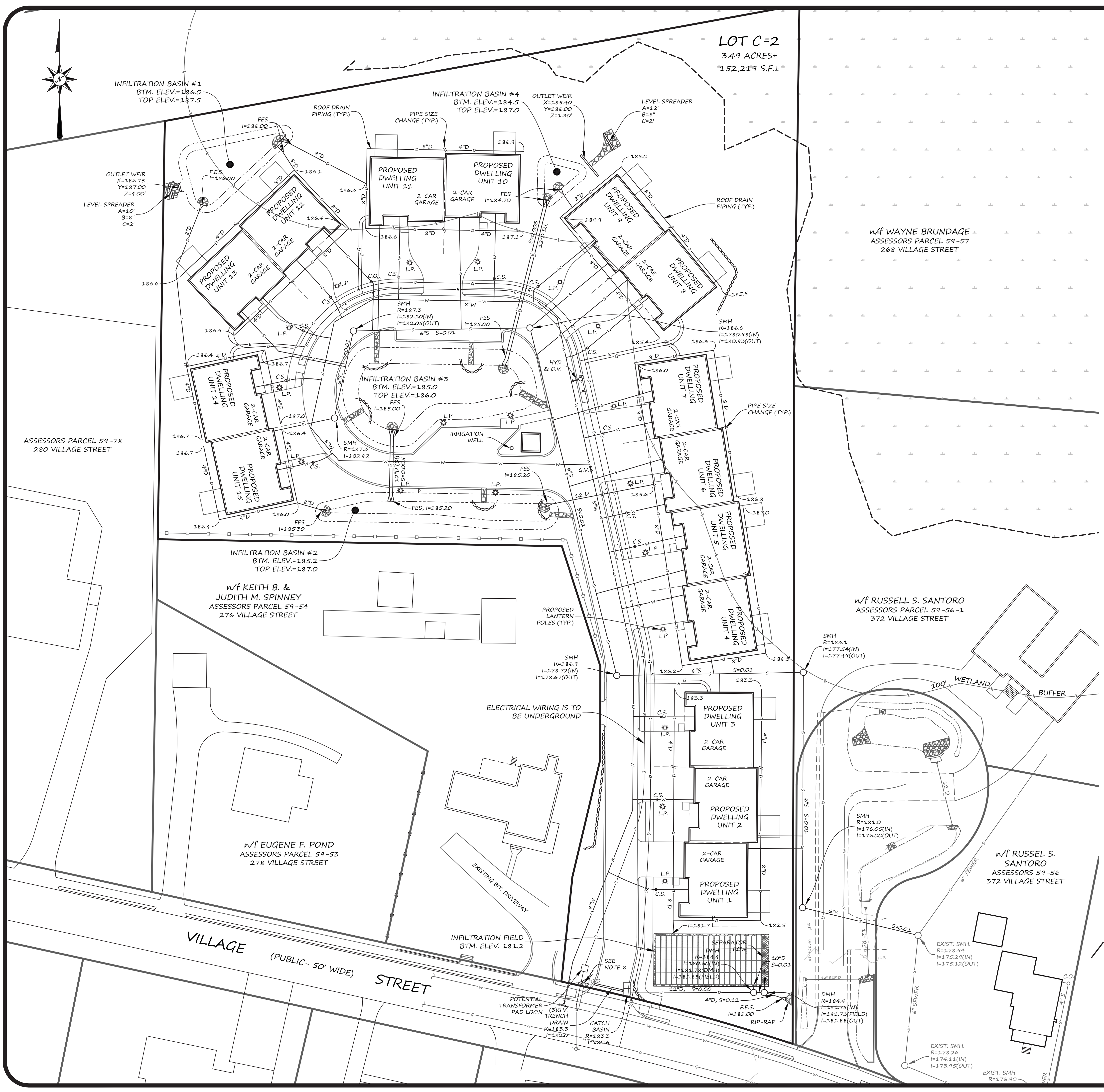
WILLIAM WALLACE VILLAGE  
GRADING & UTILITIES  
PLAN OF LAND  
IN  
MEDWAY, MA

DATE APPROVED: \_\_\_\_\_  
DATE ENDORSED: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
MEDWAY PLANNING & ECONOMIC  
DEVELOPMENT BOARD

730 MAIN STREET  
SUITE 2C  
MILLIS, MA 02054  
508-376-8883(o)  
  
C-5







LOT C-2  
3.49 ACRES±  
152,219 S.F.±

OWNER  
#274  
DDRT LLC  
P.O. BOX 95  
TRURO, MA 02666

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KEITH & JUDITH SPINNEY  
276 VILLAGE STREET  
MEDWAY, MA 02053

APPLICANT  
DDRT LLC  
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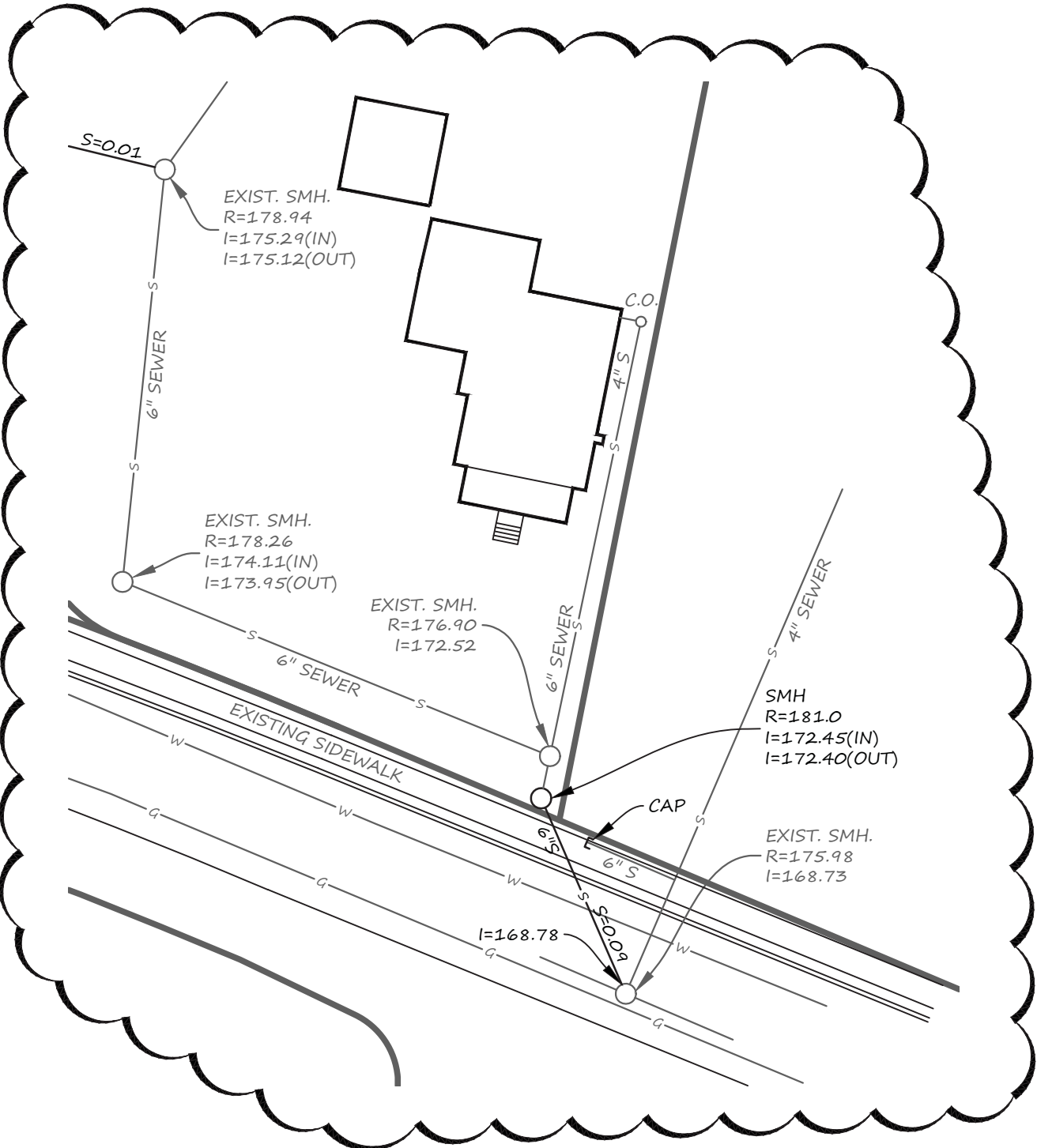
ZONING DISTRICT  
AGRICULTURAL RESIDENTIAL II

ASSESSORS PARCEL  
59-55

PLAN & DEED REFERENCE  
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1984

UTILITY NOTES:

1. DOMESTIC WATER SERVICE SHALL BE TYPE K COPPER IN ACCORDANCE WITH THE REQUIREMENTS OF THE SEWER AND WATER DEPARTMENT. THE PROJECT ARCHITECT SHALL VERIFY THE DOMESTIC, IRRIGATION AND FIRE WATER SERVICE PIPE SIZE REQUIREMENTS FOR THE BUILDINGS.
2. WATER MAINS SHALL BE CLASS 52 CEMENT LINED DUCTILE IRON.
3. SEWER SERVICE SHALL BE 6-INCH SDR35 PIPE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MEDWAY SEWER AND WATER DEPARTMENT. MIN SLOPE = 0.02. CLEANOUTS SHALL BE POSITIONED IN LANDSCAPE AREAS. PROVIDE MIN. 18" VERTICAL SEPARATION BETWEEN SEWER SERVICES AND WATER MAIN.
4. STORMWATER PIPING SHALL BE HDPE RATED FOR H2O LOADING. (ADS N12 OR EQUAL) PIPES.
5. EXCEPT WHERE NOTED, ROOF DRAIN PIPING TO BE 6" HDPE.
6. THE ELECTRIC COMPANY SHALL DETERMINE THE FINAL LOCATION AND DESIGN OF THE ELECTRIC SERVICE AND TRANSFORMER. ALL ON-SITE ELECTRICAL WIRING SHALL BE UNDERGROUND.
7. FIRE PROTECTION SPRINKLERS SHALL BE PROVIDED FOR ALL RESIDENTIAL UNITS.
8. THE EXISTING HYDRANT MAY NEED TO BE RELOCATED DURING CONSTRUCTION IF REQUIRED BY THE DPW.
9. ALL FIRE SERVICE LINES SHALL BE CONNECTED DIRECTLY TO THE MAIN.
10. CURB STOPS LOCATED IN PAVEMENT SHALL BE FURNISHED WITH A STREET BOX TOP PER DPW REQUIREMENTS.



DATE APPROVED: \_\_\_\_\_  
DATE ENDORSED: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
MEDWAY PLANNING & ECONOMIC  
DEVELOPMENT BOARD

730 MAIN STREET  
SUITE 2C  
MILLIS, MA 02054  
508-376-8883(o)



LEGACY  
ENGINEERING

C-6

D158-01



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J. Merrikin, P.E.  
Date: 2019.10.07 16:28:36  
-04'00'



REVISION	DATE	BY
1	7/4/2019	DJM
2	7/17/2019	DJM

WILLIAM WALLACE VILLAGE  
UTILITY  
PLAN OF LAND  
IN  
MEDWAY, MA

PLAN DATE: JUNE 25, 2019



PORTION OF #276  
KEITH & JUDITH SPINNEY  
276 VILLAGE STREET  
MEDWAY, MA 02053

APPLICANT  
DDRT LLC  
P.O. BOX 95  
TRURO, MA 02666

ZONING DISTRICT  
AGRICULTURAL RESIDENTIAL II

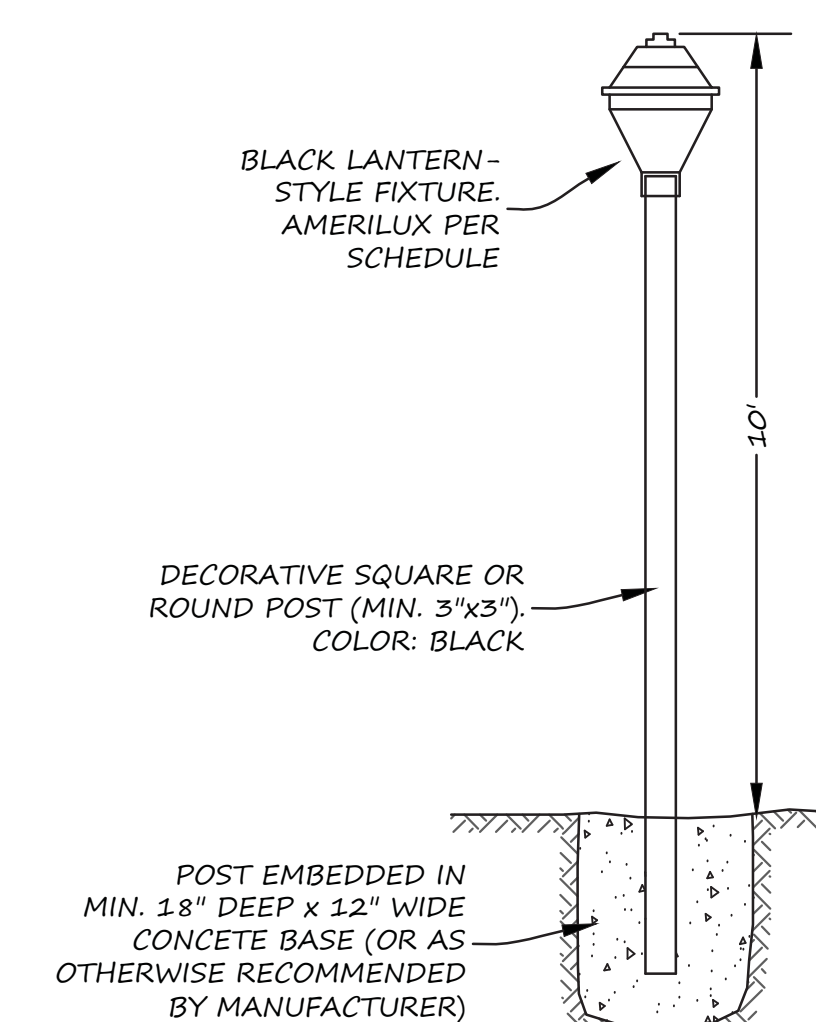
ASSESSORS PARCEL  
59-55

PLAN & DEED REFERENCE  
DEED BOOK 6563 PAGE 42  
DEED BOOK 19198 PAGE 100  
PLAN BOOK 315 NO. 1166 OF  
1984



Digitally signed by  
Daniel J. Merrikin, P.E.  
Date: 2019.10.07  
16:29:16 -04'00'

LUMINAIRE SCHEDULE						
CALLOUT	SYMBOL	QUANTITY	LAMP	MOUNTING	MOUNTING HEIGHT	MODEL
P1	⊗	19	LED	POLE TOP	10'	AMERILUX D623 -FDR FULL-CUTOFF FIXTURE



RESIDENTIAL LIGHTPOST

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

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

MEDWAY PLANNING & ECONOMIC  
DEVELOPMENT BOARD

730 MAIN STREET  
SUITE 2C  
MILLIS, MA 02054  
508-376-8883(o)

C-7



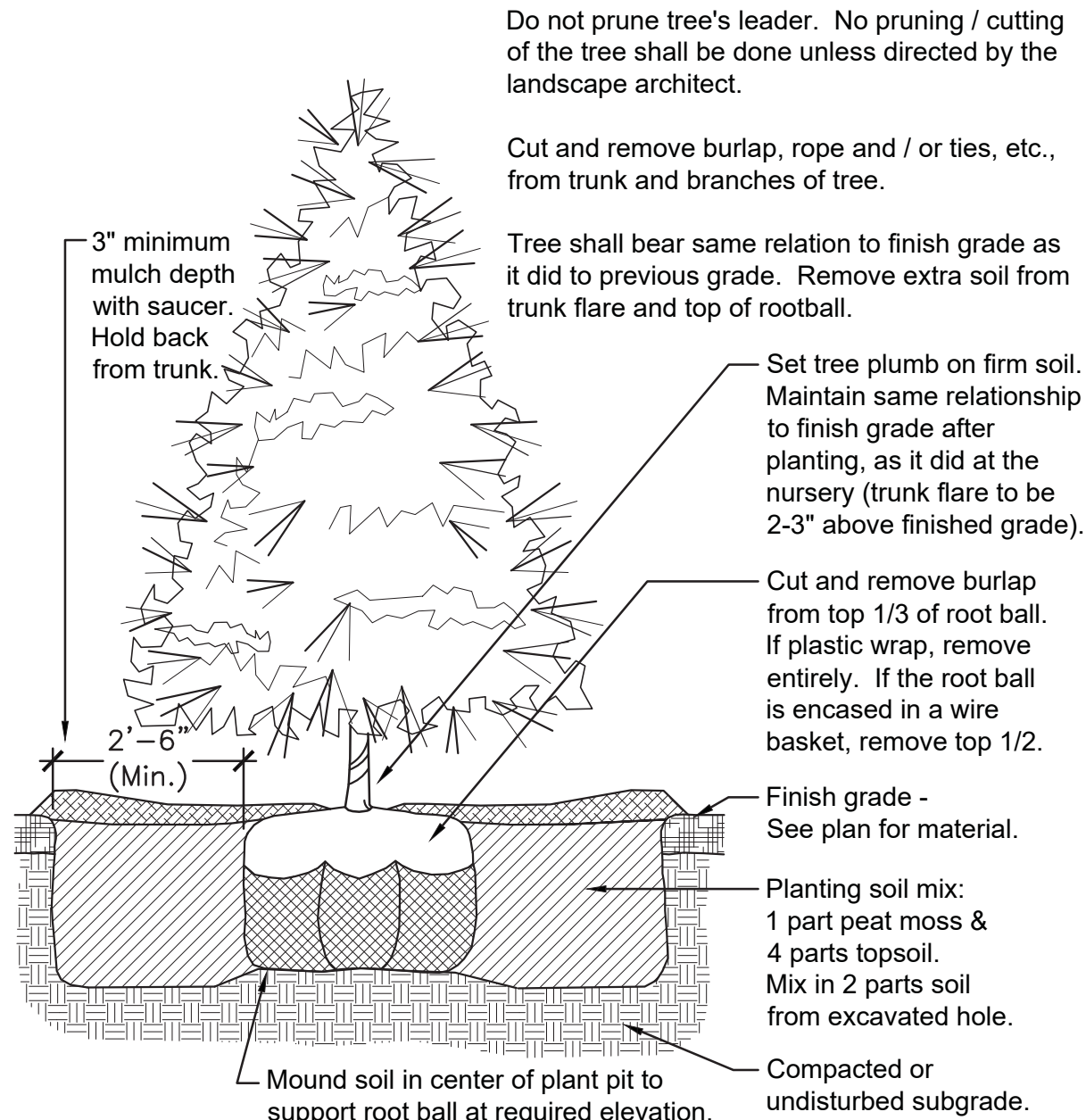
**LEGACY**  
ENGINEERING

D158-01

PLAN DATE: JUNE 25, 2019

WILLIAM WALLACE VILLAGE  
LIGHTING  
PLAN OF LAND  
IN  
MEDWAY, MA



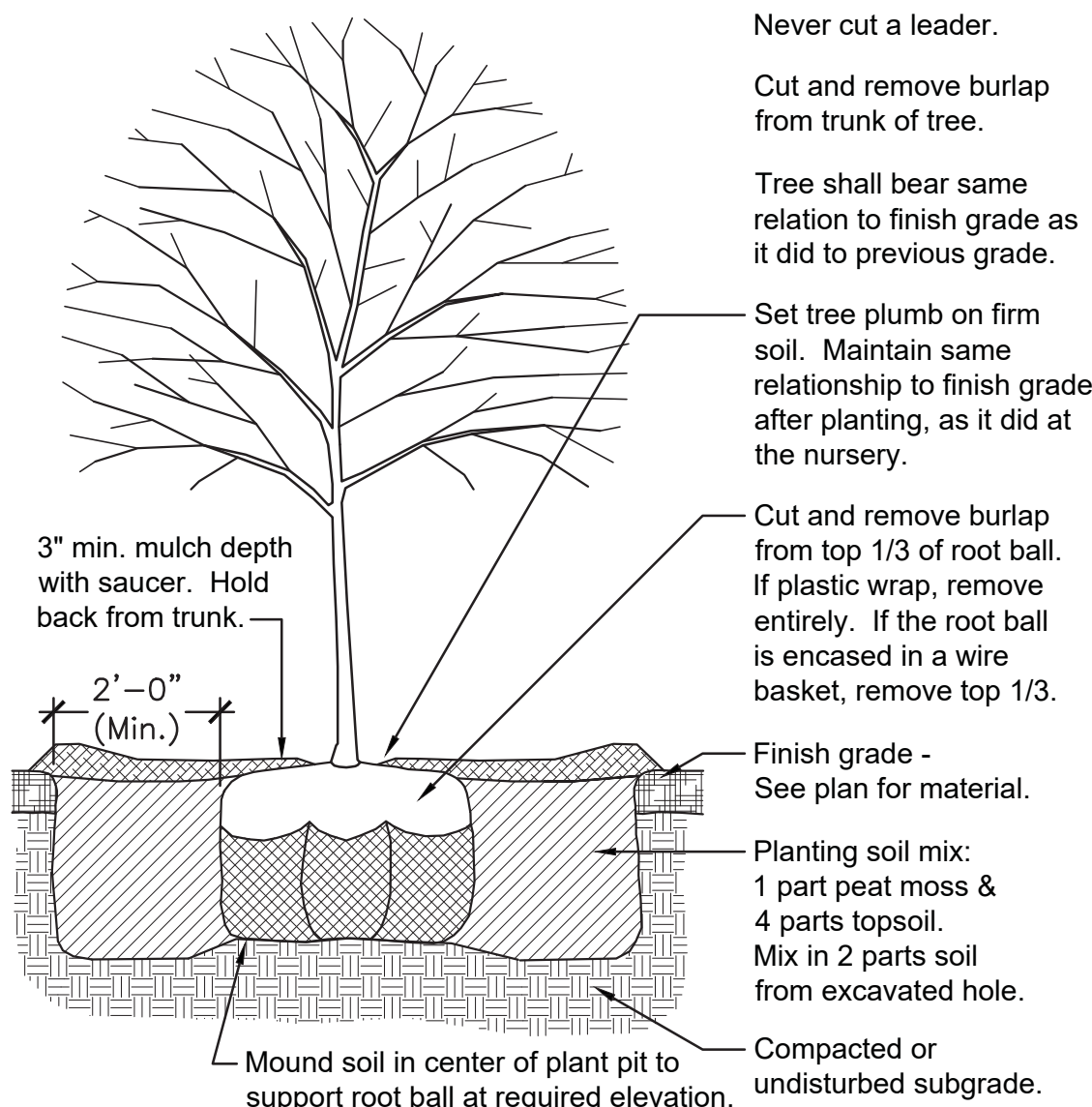


#### NOTES:

1. Flood saucer twice during the first 24-hours after planting.
2. Soak each tree twice weekly, for (3) weeks after fall planting.
3. Soak each tree twice weekly, during spring and summer planting.

### 1 TYP. EVERGREEN TREE PLANTING

Scale: 1/2" = 1' - 0"

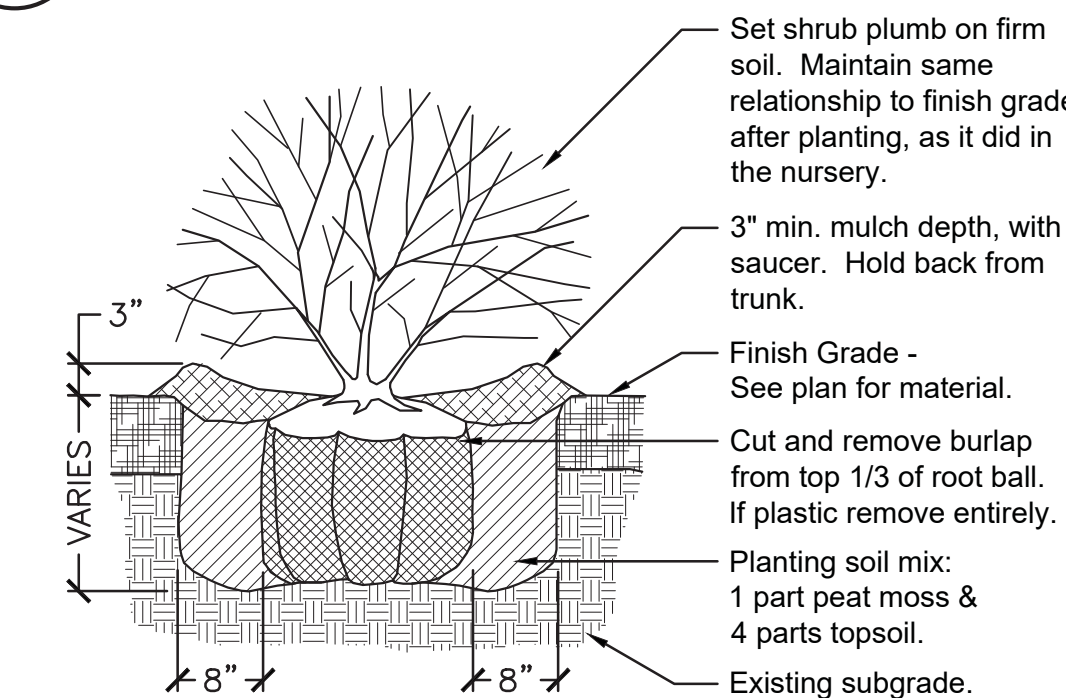


#### NOTES:

1. Soak each tree twice weekly, for (3) weeks after fall planting
2. Soak each tree twice weekly, during spring and summer planting.
3. Contractor to provide a price for staking of each individual tree.

### 2 TYP. DECIDUOUS TREE PLANTING

Scale: 1/2" = 1' - 0"



#### NOTES:

1. New shrub beds to have a minimum of one foot planting soil.
2. Shrubs to be full and bushy.

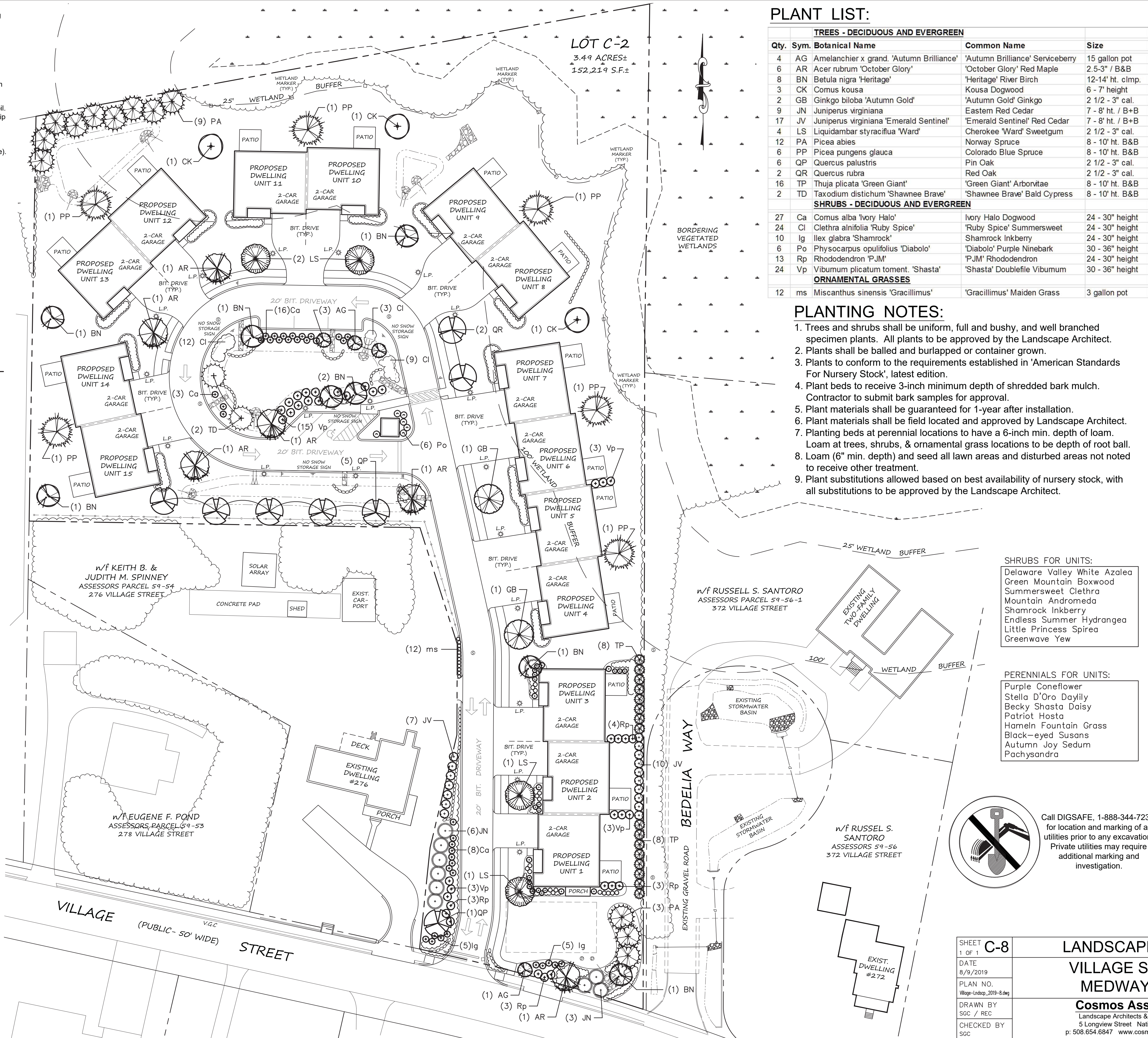
### 3 TYPICAL SHRUB PLANTING

Scale: 3/4" = 1' - 0"

COSMOS ASSOCIATES SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR, NOR FOR THE SAFETY OF PUBLIC OR CONTRACTORS EMPLOYEES, OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORKING ACCORDANCE WITH THE CONTRACT DOCUMENTS.

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### PLANT LIST:

TREES - DECIDUOUS AND EVERGREEN				
Qty.	Sym.	Botanical Name	Common Name	Size
4	AG	Amelanchier x grand. 'Autumn Brilliance'	'Autumn Brilliance' Serviceberry	15 gallon pot
6	AR	Acer rubrum 'October Glory'	'October Glory' Red Maple	2.5-3" / B&B
8	BN	Betula nigra 'Heritage'	'Heritage' River Birch	12-14' ht. clmp.
3	CK	Cornus kousa	Kousa Dogwood	6 - 7' height
2	GB	Ginkgo biloba 'Autumn Gold'	'Autumn Gold' Ginkgo	2 1/2 - 3' cal.
9	JN	Juniperus virginiana	Eastern Red Cedar	7 - 8' ht. / B+B
17	JV	Juniperus virginiana 'Emerald Sentinel'	'Emerald Sentinel' Red Cedar	7 - 8' ht. / B+B
4	LS	Liquidambar styraciflua 'Ward'	Cherokee 'Ward' Sweetgum	2 1/2 - 3' cal.
12	PA	Picea abies	Norway Spruce	8 - 10' ht. B&B
6	PP	Picea pungens glauca	Colorado Blue Spruce	8 - 10' ht. B&B
6	QP	Quercus palustris	Pin Oak	2 1/2 - 3' cal.
2	QR	Quercus rubra	Red Oak	2 1/2 - 3' cal.
16	TP	Thuja plicata 'Green Giant'	'Green Giant' Arborvitae	8 - 10' ht. B&B
2	TD	Taxodium distichum 'Shawnee Brave'	'Shawnee Brave' Bald Cypress	8 - 10' ht. B&B
SHRUBS - DECIDUOUS AND EVERGREEN				
27	Ca	Cornus alba 'Ivory Halo'	Ivory Halo Dogwood	24 - 30" height
24	Cl	Clethra alnifolia 'Ruby Spice'	'Ruby Spice' Summersweet	24 - 30" height
10	Ig	Ilex glabra 'Shamrock'	Shamrock Inkberry	24 - 30" height
6	Po	Physocarpus opulifolius 'Diablo'	'Diablo' Purple Ninebark	30 - 36" height
13	Rp	Rhododendron 'PJM'	'PJM' Rhododendron	24 - 30" height
24	Vp	Viburnum plicatum toment. 'Shasta'	'Shasta' Doublefile Viburnum	30 - 36" height
ORNAMENTAL GRASSES				
12	ms	Miscanthus sinensis 'Gracillimus'	'Gracillimus' Maiden Grass	3 gallon pot

### PLANTING NOTES:

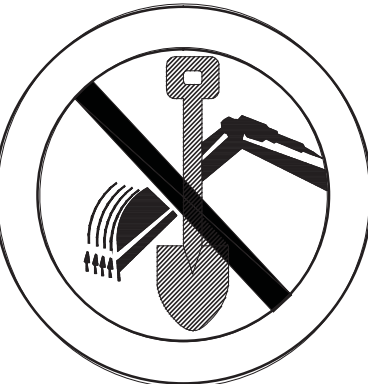
1. Trees and shrubs shall be uniform, full and bushy, and well branched specimen plants. All plants to be approved by the Landscape Architect.
2. Plants shall be balled and burlapped or container grown.
3. Plants to conform to the requirements established in 'American Standards For Nursery Stock', latest edition.
4. Plant beds to receive 3-inch minimum depth of shredded bark mulch. Contractor to submit bark samples for approval.
5. Plant materials shall be guaranteed for 1-year after installation.
6. Plant materials shall be field located and approved by Landscape Architect.
7. Planting beds at perennial locations to have a 6-inch min. depth of loam. Loam at trees, shrubs, & ornamental grass locations to be depth of root ball.
8. Loam (6" min. depth) and seed all lawn areas and disturbed areas not noted to receive other treatment.
9. Plant substitutions allowed based on best availability of nursery stock, with all substitutions to be approved by the Landscape Architect.

#### SHRUBS FOR UNITS:

Delaware Valley White Azalea  
Green Mountain Boxwood  
Summersweet Clethra  
Mountain Andromeda  
Shamrock Inkberry  
Endless Summer Hydrangea  
Little Princess Spirea  
Greenwave Yew

#### PERENNIALS FOR UNITS:

Purple Coneflower  
Stella D'Oro Daylily  
Becky Shasta Daisy  
Patriot Hosta  
Hameln Fountain Grass  
Black-eyed Susans  
Autumn Joy Sedum  
Pachysandra



Call DIGSAFE, 1-888-344-7233,  
for location and marking of all  
utilities prior to any excavation.  
Private utilities may require  
additional marking and  
investigation.

SHEET  
1 OF 1  
DATE  
8/9/2019  
PLAN NO.  
Village-Landscape-2019-8.dwg  
DRAWN BY  
SGC / REC  
CHECKED BY  
SGC

LANDSCAPE PLAN  
VILLAGE STREET  
MEDWAY, MA

**Cosmos Associates**  
Landscape Architects & Site Planners  
5 Longview Street, Needham, MA 01760  
p: 508.654.6847 www.cosmosassociates.com

WILLIAM WALLACE  
VILLAGE  
LANDSCAPE  
PLAN OF LAND  
IN MEDWAY, MA

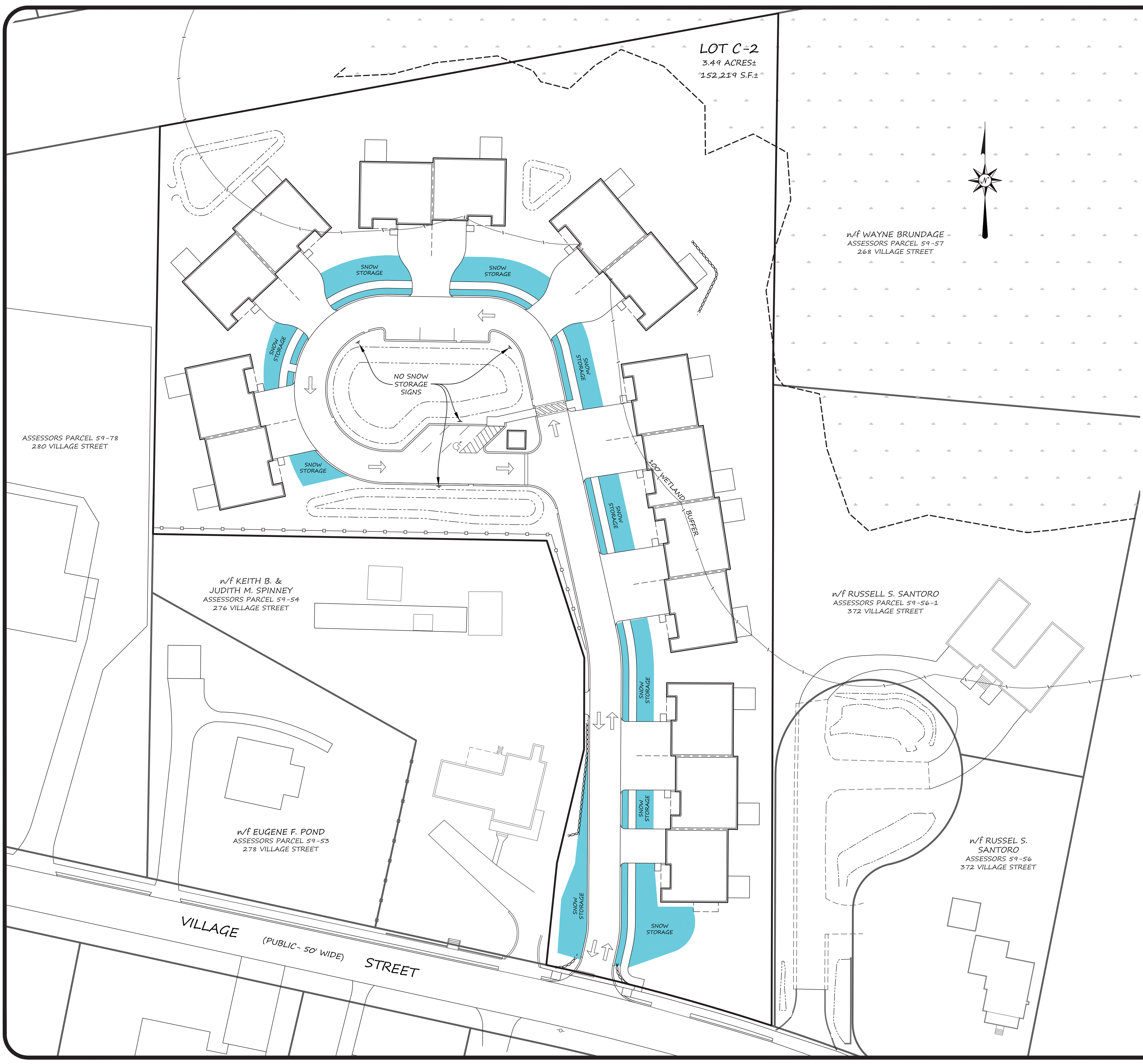
PLAN DATE: JUNE 25, 2019

REVISION  
DATE  
BY  
REVISED LANDSCAPE PLAN PER UPDATED CIVIL BASE

PLAN SCALE: 1" = 30'







LOT C-2  
3.49 ACRES±  
152,219 S.F.±

w/f WAYNE BRUNDAGE  
ASSESSORS PARCEL 59-57  
268 VILLAGE STREET

ASSESSORS PARCEL 59-78  
280 VILLAGE STREET

w/f KEITH B. &  
JUDITH M. SPINNEY  
ASSESSORS PARCEL 59-54  
276 VILLAGE STREET

w/f EUGENE F. POND  
ASSESSORS PARCEL 59-53  
278 VILLAGE STREET

w/f RUSSELL S. SANTORO  
ASSESSORS PARCEL 59-56-1  
372 VILLAGE STREET

w/f RUSSEL S.  
SANTORO  
ASSESSORS 59-56  
372 VILLAGE STREET

OWNER  
#274  
DDRT LLC  
P.O. BOX 95  
TRURO, MA 02666

PORTION OF #276  
KEITH & JUDITH SPINNEY  
276 VILLAGE STREET  
MEDWAY, MA 02053

APPLICANT  
DDRT LLC  
P.O. BOX 95  
TRURO, MA 02666

ZONING DISTRICT  
AGRICULTURAL RESIDENTIAL II

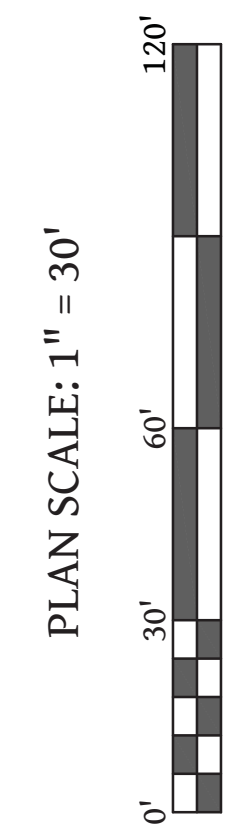
ASSESSORS PARCEL  
59-55

PLAN & DEED REFERENCE  
DEED BOOK 6563 PAGE 42  
DEED BOOK 19198 PAGE 100  
PLAN BOOK 315 NO. 1166 OF  
1984

Digitally signed by Daniel J. Merrikin, P.E.  
Date: 2019.10.07 16:30:07 -04'00'

SNOW REMOVAL NOTES:

- 1. SNOW SHALL BE PLOWED INTO WINDROWS ALONG PAVEMENT WHERE POSSIBLE AND STOCKPILED IN DESIGNATED SNOW STORAGE AREAS.
- 2. NO SNOW STORAGE ALLOWED WITHIN THE 100' BUFFER ZONE.
- 3. SNOW SHALL NOT BE PILED AT THE ENTRANCE CORNERS IN SUCH A MANNER THAT IT WILL OBSTRUCT SIGHT DISTANCE
- 4. ICE CONTROL SHALL BE BY SAND, SODIUM CHLORIDE OR CALCIUM CHLORIDE.
- 5. THE TOTAL AREA REQUIRING SNOW REMOVAL IS APPROXIMATELY 17,350 S.F. THE SNOW STORAGE AREAS TOTAL APPROXIMATELY 9,580 S.F.



REVISION		DATE	BY
REVISIONS PER TOWN COMMENTS		7/4/2019	DJM
REVISIONS PER TOWN COMMENTS		10/7/2019	DJM

PLAN DATE: JUNE 25, 2019

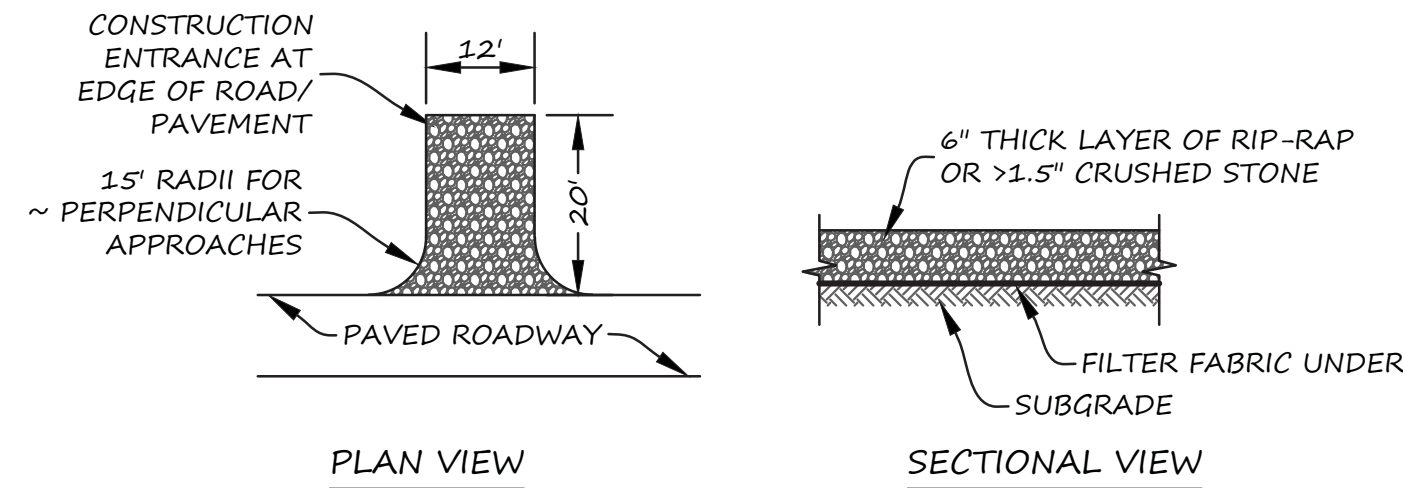
DATE APPROVED: \_\_\_\_\_  
DATE ENDORSED: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
MEDWAY PLANNING & ECONOMIC  
DEVELOPMENT BOARD

730 MAIN STREET  
SUITE 2C  
MILLIS, MA 02054  
508-376-8883(o)  
C-9

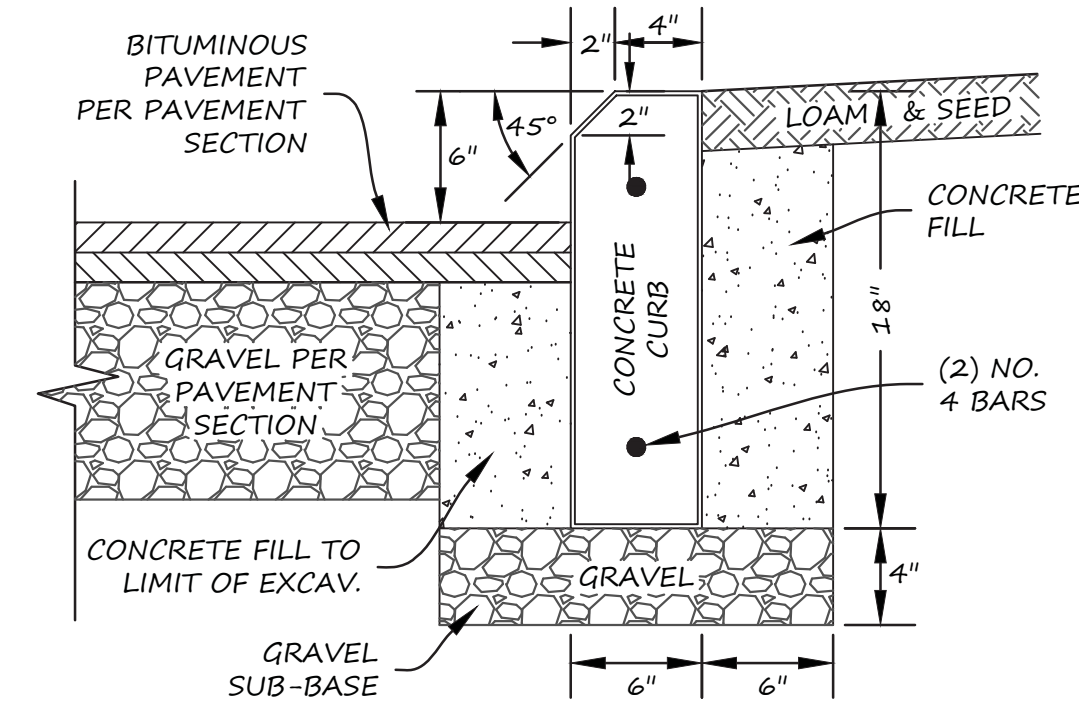


WILLIAM WALLACE VILLAGE  
SNOW STORAGE  
PLAN OF LAND  
IN  
MEDWAY, MA

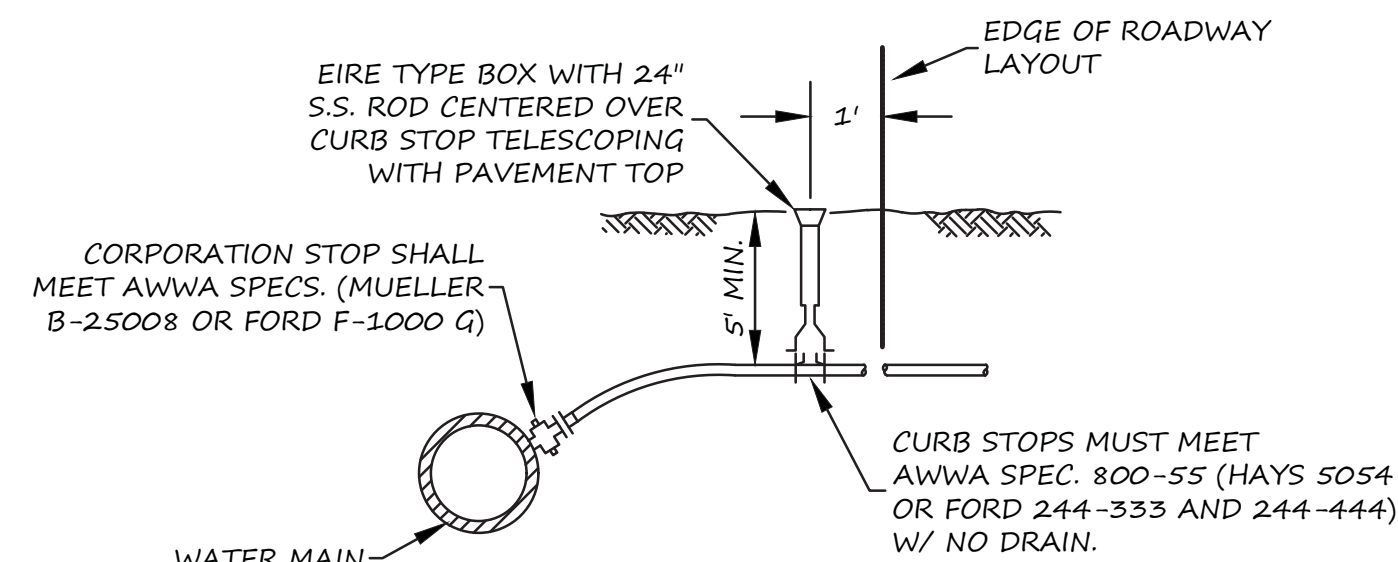
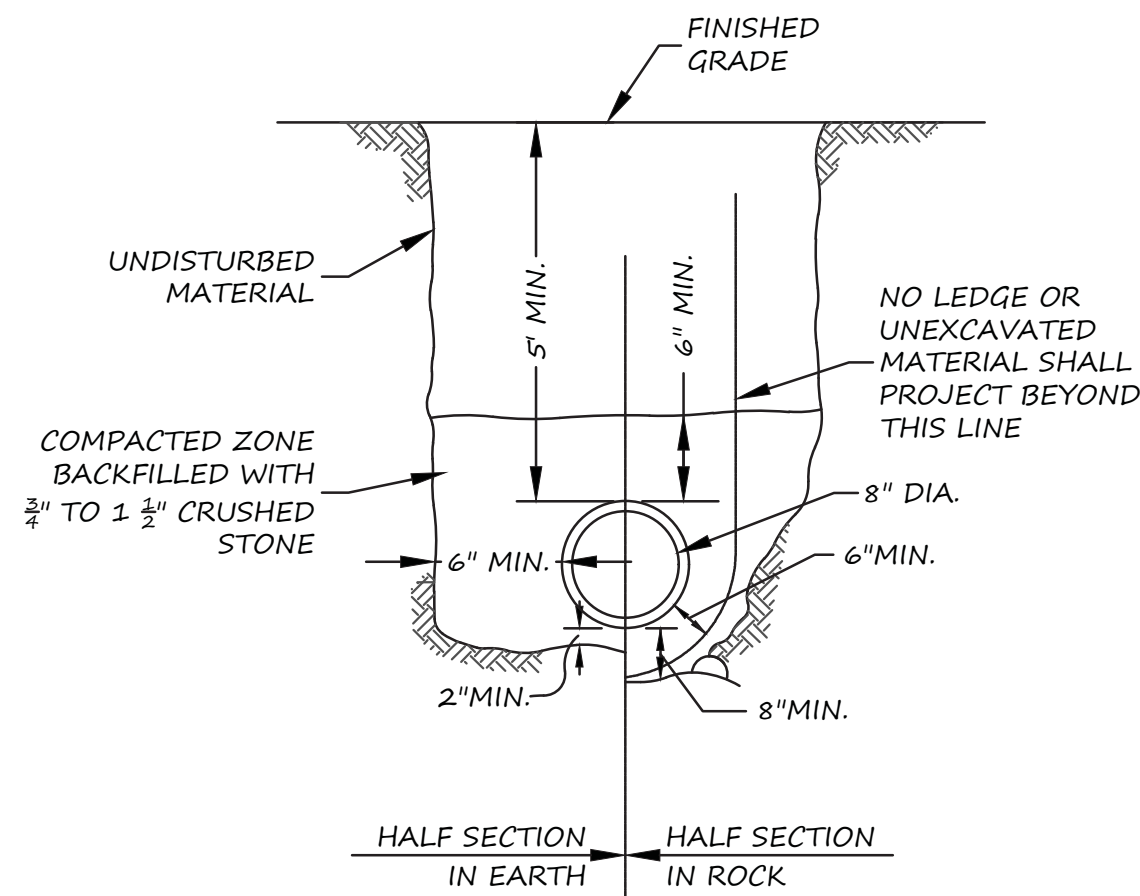
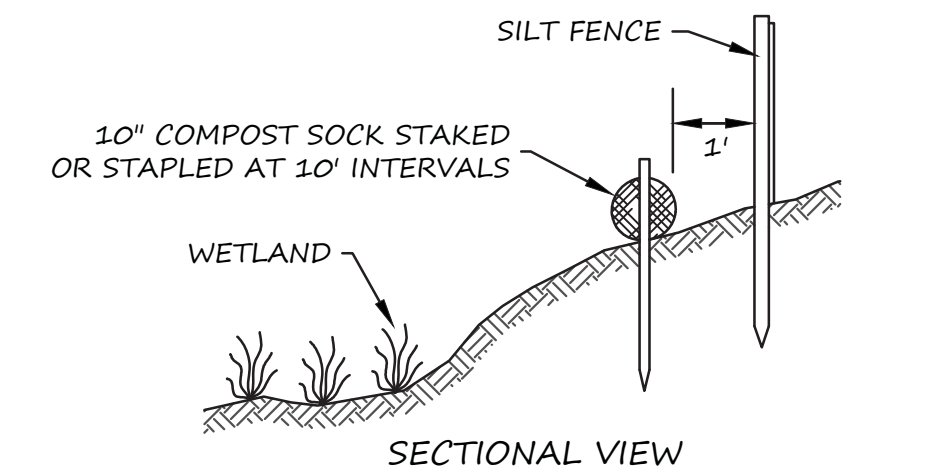
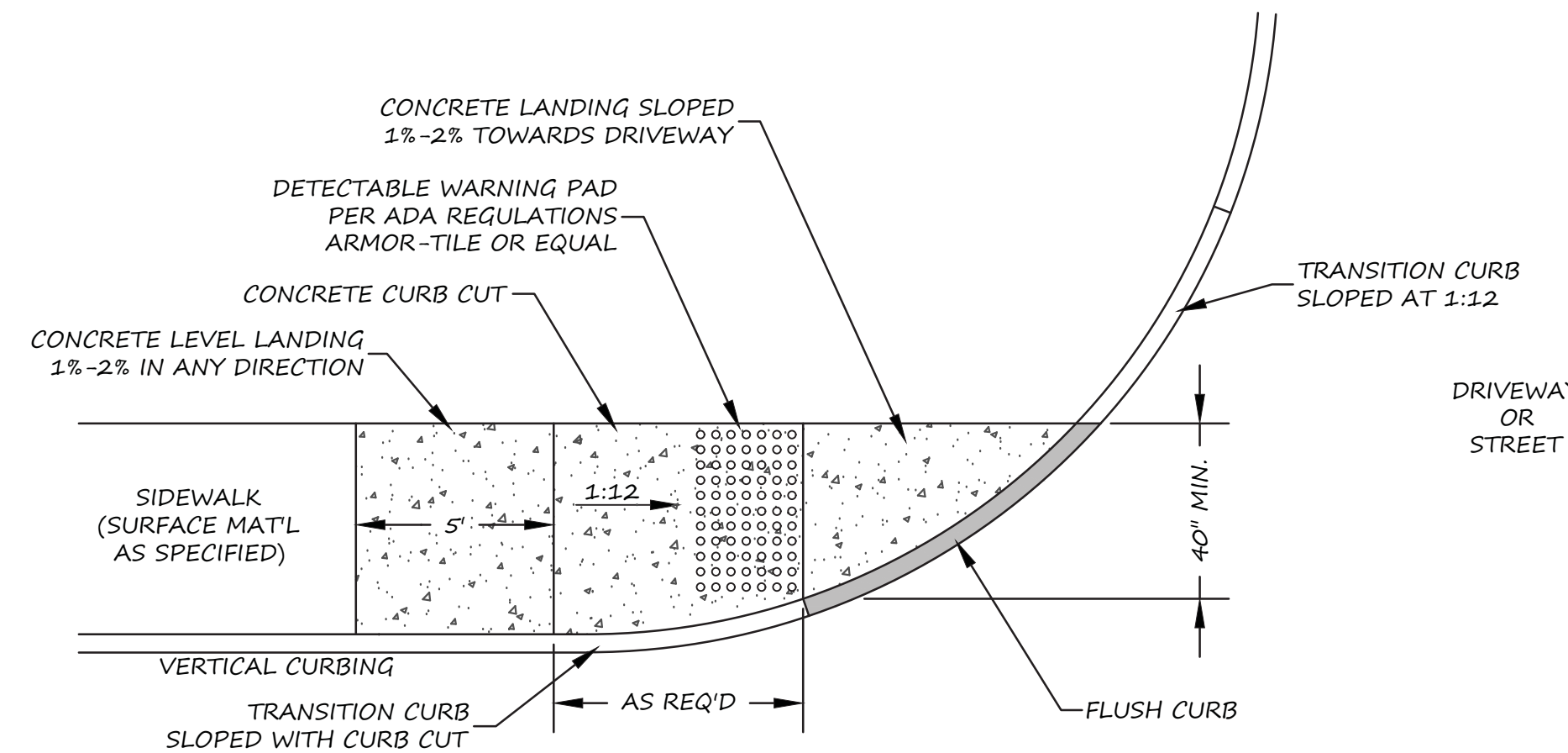
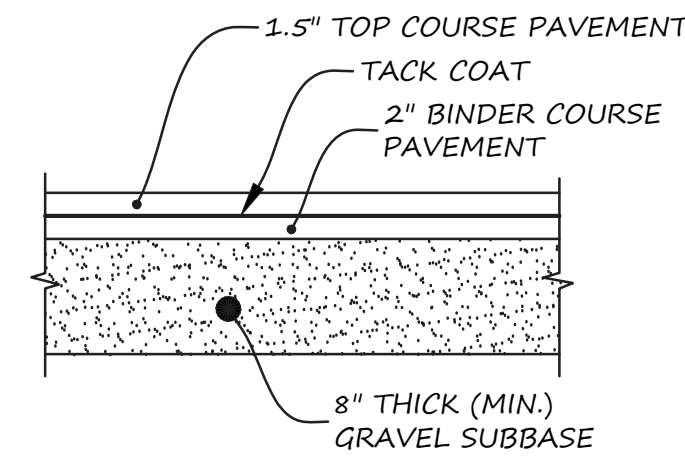
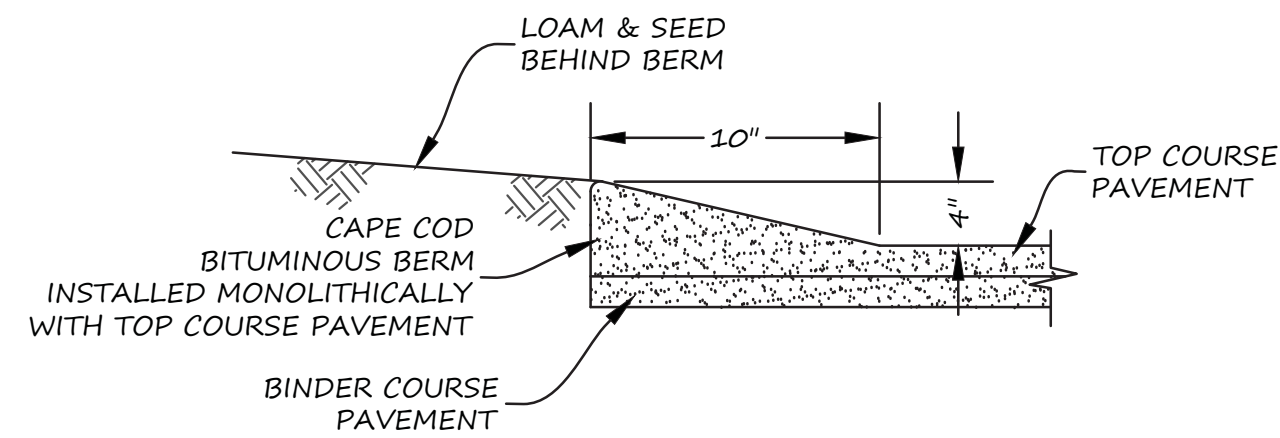
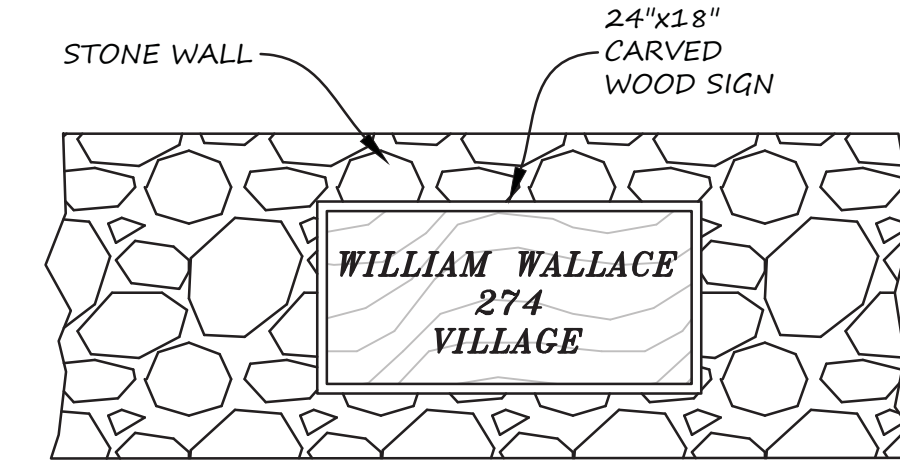
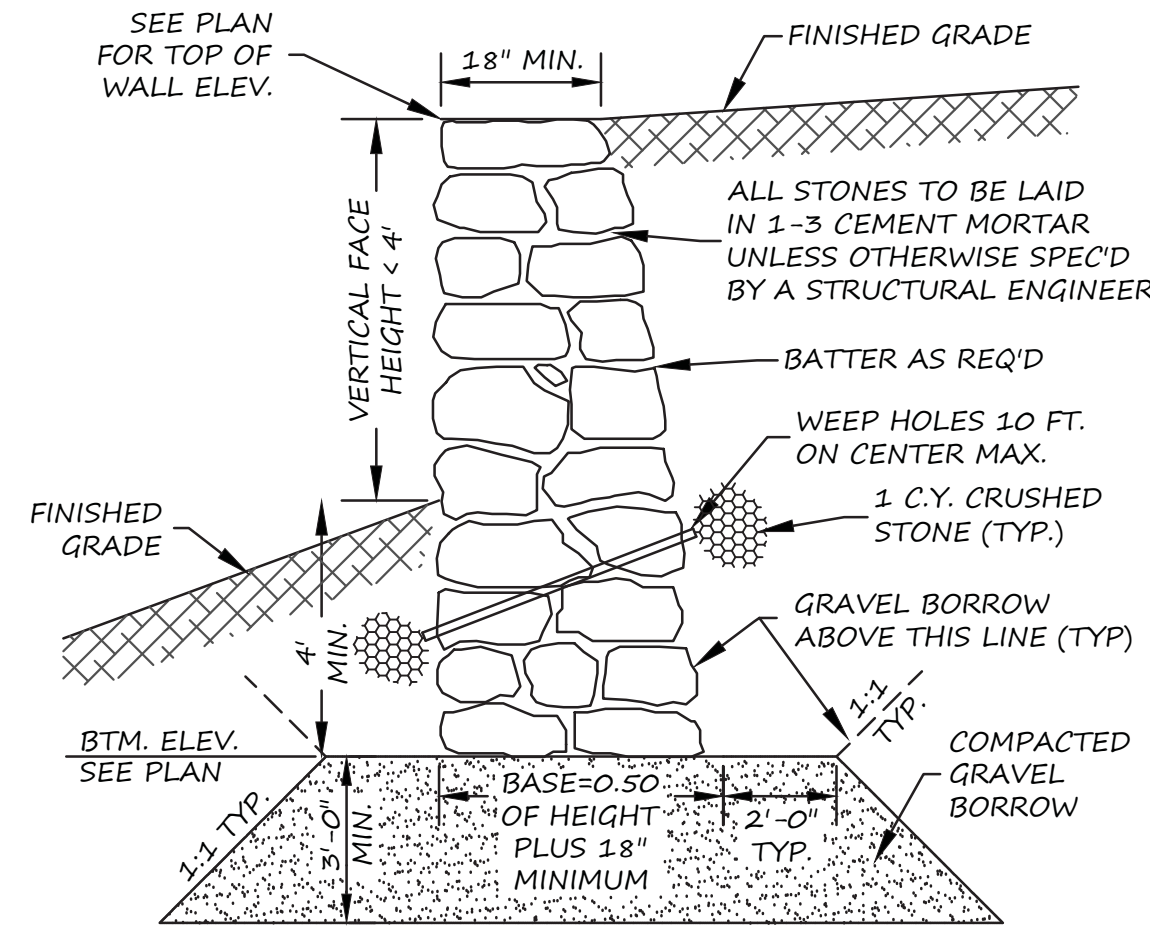




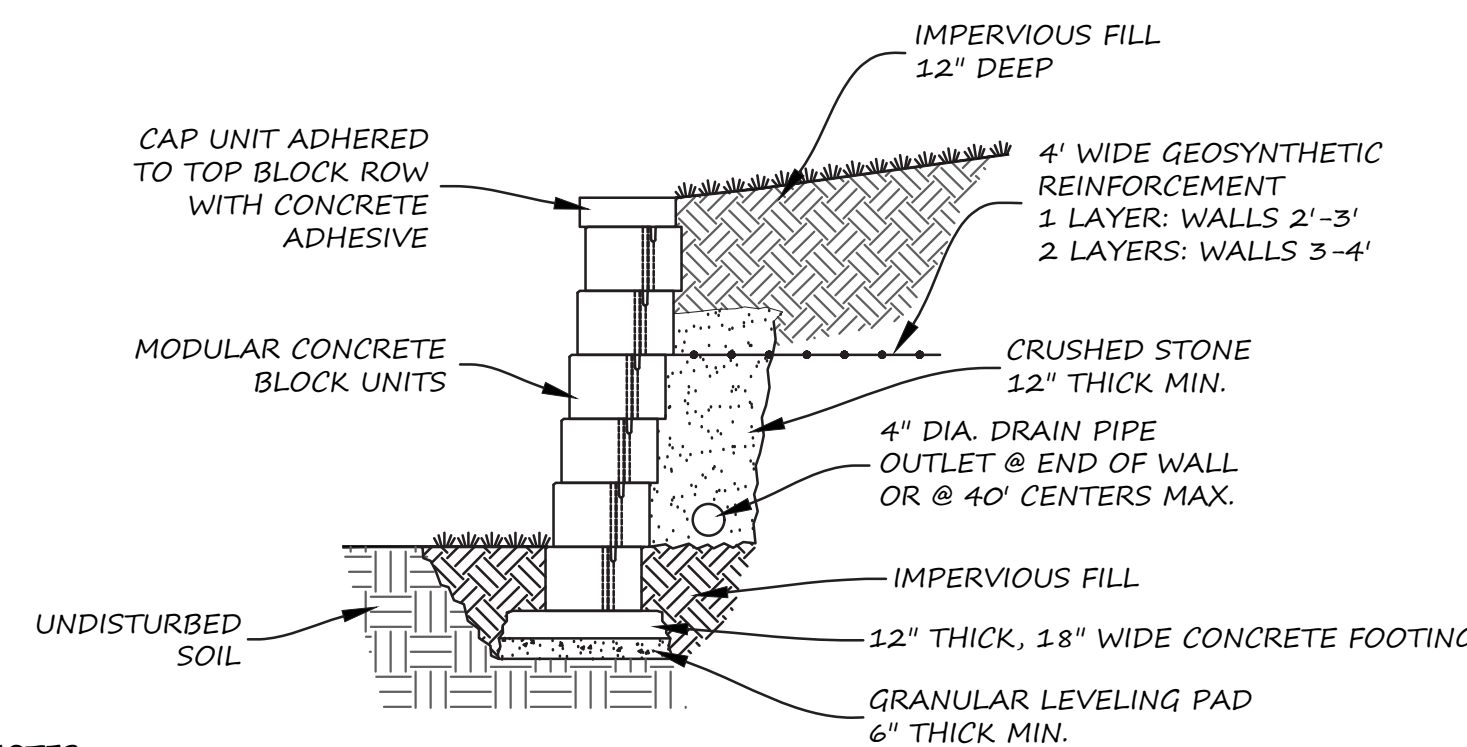
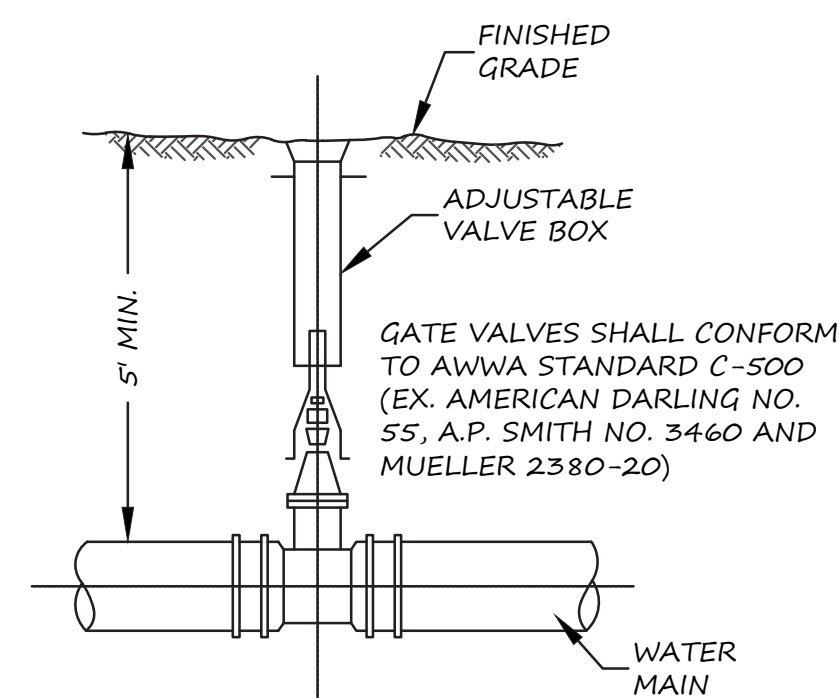
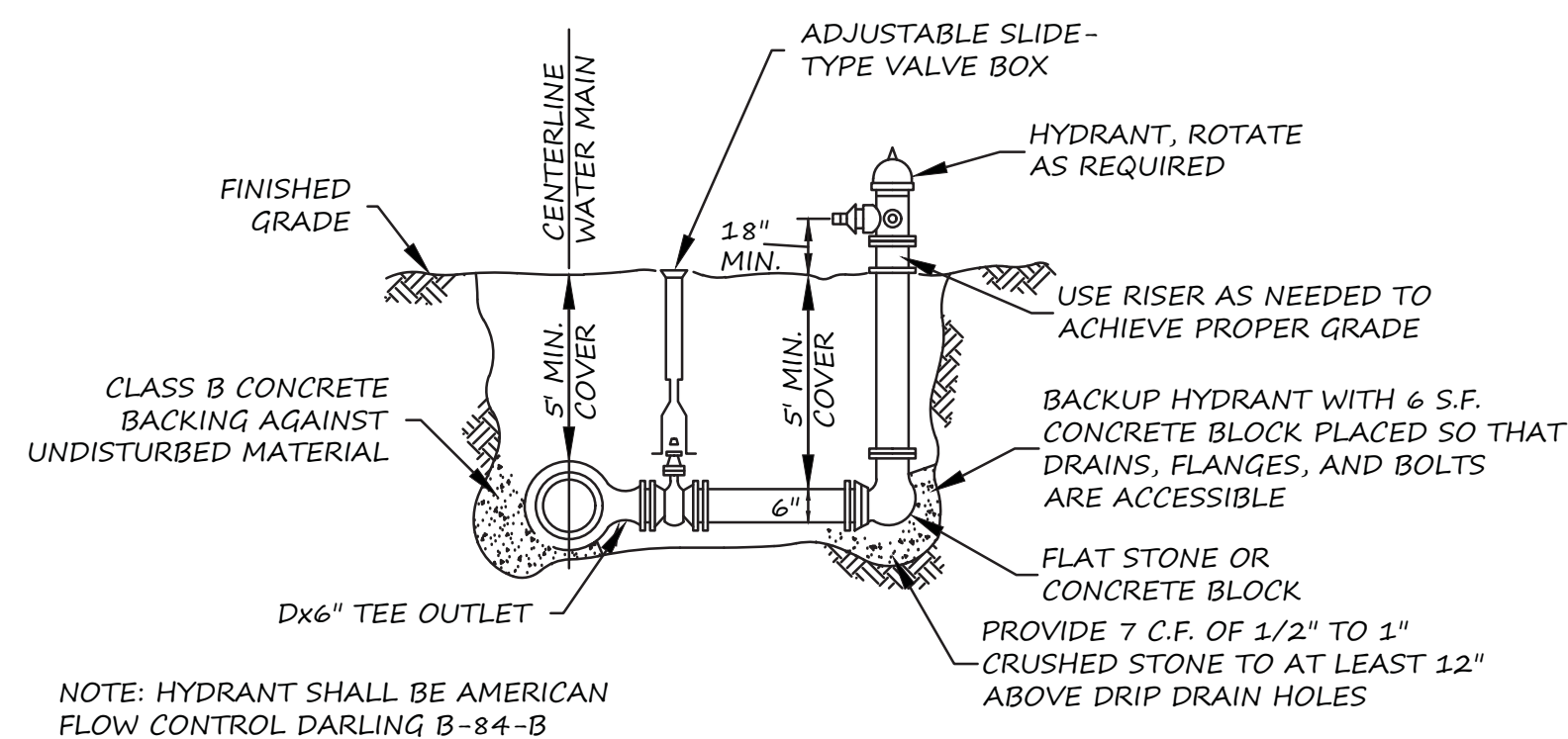
- NOTES:
- ENTRANCE SHALL BE INSTALLED BEFORE ANY EXCAVATION WORK OCCURS ON-SITE.
  - ENTRANCE SHALL BE MAINTAINED IN GOOD CONTITION UNTIL A PAVED DRIVEWAY IS INSTALLED. REPLACE ENTRANCE IF FILLED WITH SOILS OR IF SOILS ARE BEING TRACKED ONTO ADJACENT ROADWAYS.



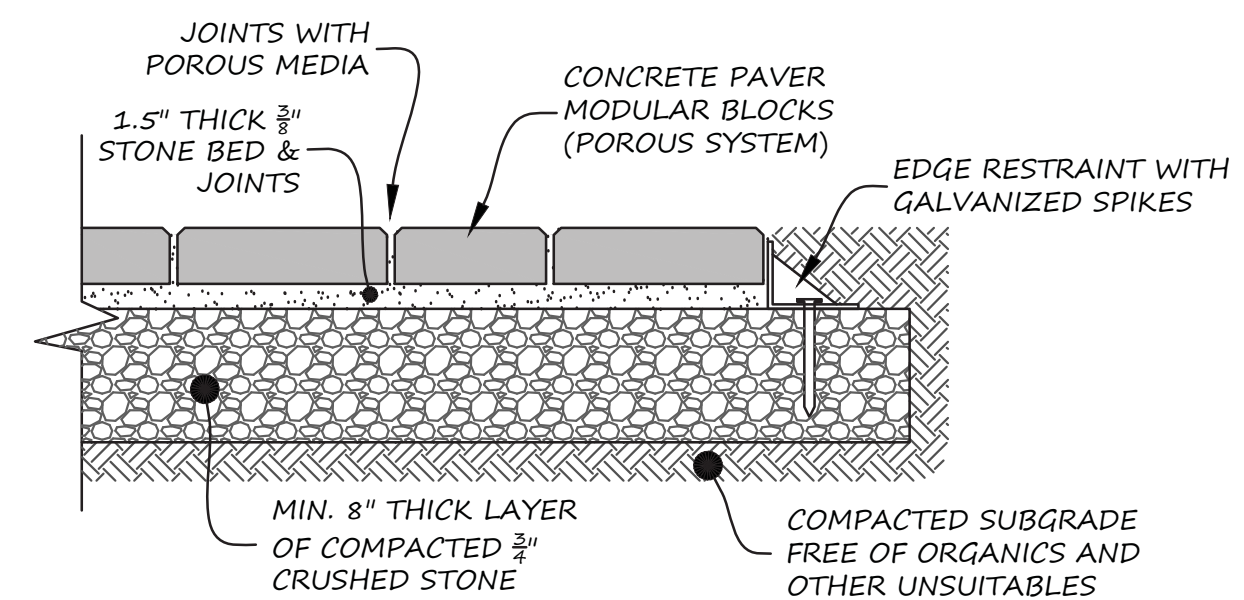
- NOTES:
- CONCRETE TO BE 4,000 PSI.
  - ALL RADII 50' AND SMALLER TO BE CONSTRUCTED USING CURVED SECTIONS.



- NOTES:
- COPPER TUBING SHALL MEET AWWA SPEC. 76-CR TYPE K OR FEDERAL SPEC. WWT-799 TYPE K.
  - 1 1/2-INCH AND LARGER SERVICES SHALL BE INSTALLED WITH A SADDLE.



- NOTES:
- SMALL BLOCK UNITS SHALL BE THE SQUARE FOOT PRODUCT BY VERSA-LOK OR APPROVED EQUAL. WALL HEIGHT WITHOUT REINFORCEMENT SHALL BE LIMITED TO 3.5' EXPOSED FACE.
  - INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS.



NOTE: PAVER MANUFACTURER, MODEL AND COLOR AT APPLICANT'S DISCRETION BUT MUST BE A POROUS PAVER SYSTEM.

DATE APPROVED: \_\_\_\_\_  
DATE ENDORSED: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
MEDWAY PLANNING & ECONOMIC DEVELOPMENT BOARD

OWNER  
#274  
DDRT LLC  
P.O. BOX 95  
TRURO, MA 02666

PORTION OF #276  
KEITH & JUDITH SPINNEY  
276 VILLAGE STREET  
MEDWAY, MA 02053

APPLICANT  
DDRT LLC  
P.O. BOX 95  
TRURO, MA 02666

ZONING DISTRICT  
AGRICULTURAL RESIDENTIAL II

ASSESSORS PARCEL  
59-55

PLAN & DEED REFERENCE  
DEED BOOK 6563 PAGE 42  
DEED BOOK 19198 PAGE 100  
PLAN BOOK 315 NO. 1166 OF 1984



Digitally signed by Daniel J. Merrikin, P.E.  
Date: 2019.10.07 16:31:03 -0400

PLAN SCALE: NOT TO SCALE

DATE	BY
7/4/2019	DJM
10/7/2019	DJM
REVISIONS PER TOWN COMMENTS	
REVISIONS PER TOWN COMMENTS	

WILLIAM WALLACE VILLAGE  
DETAIL  
PLAN OF LAND  
IN  
MEDWAY, MA

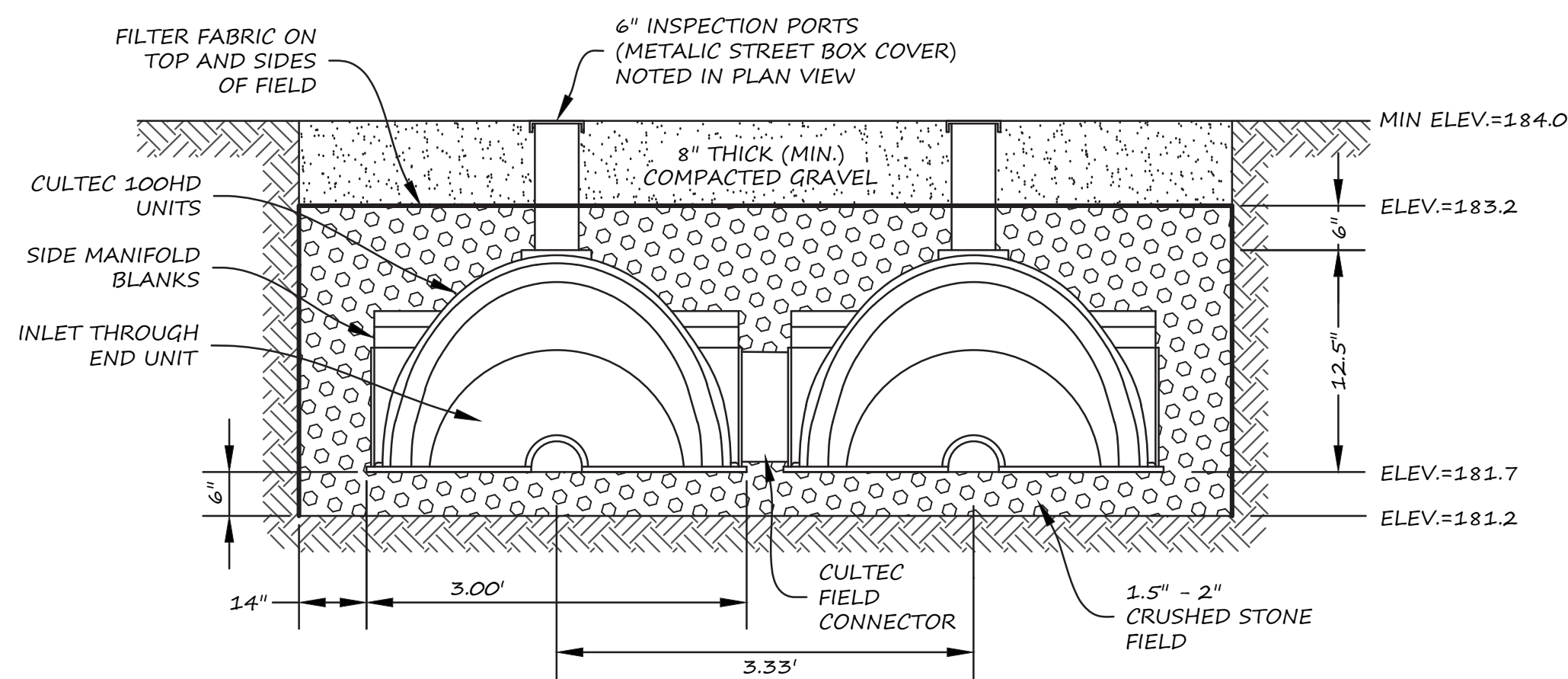
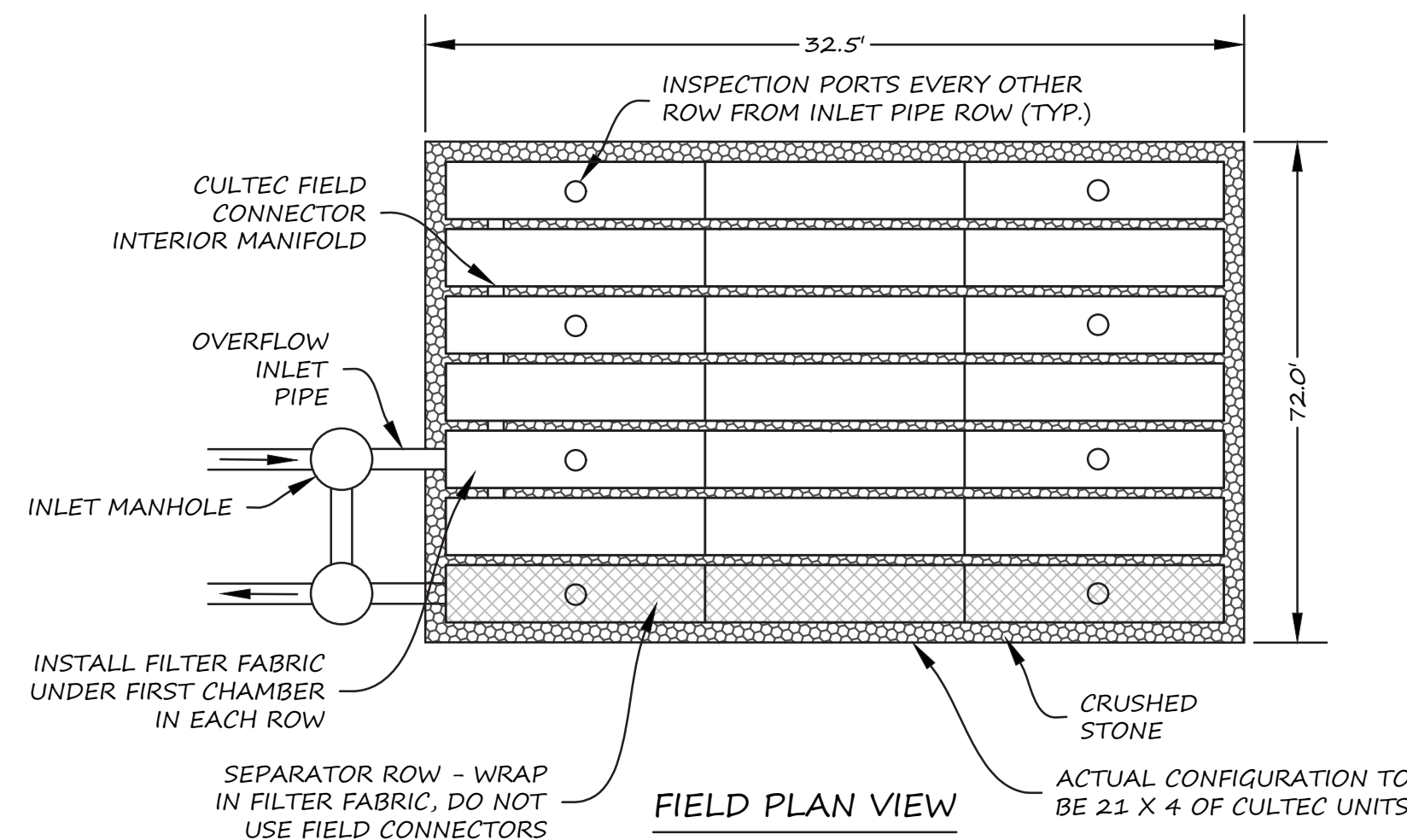
730 MAIN STREET  
SUITE 2C  
MILLIS, MA 02054  
508-376-8883(o)

C-10



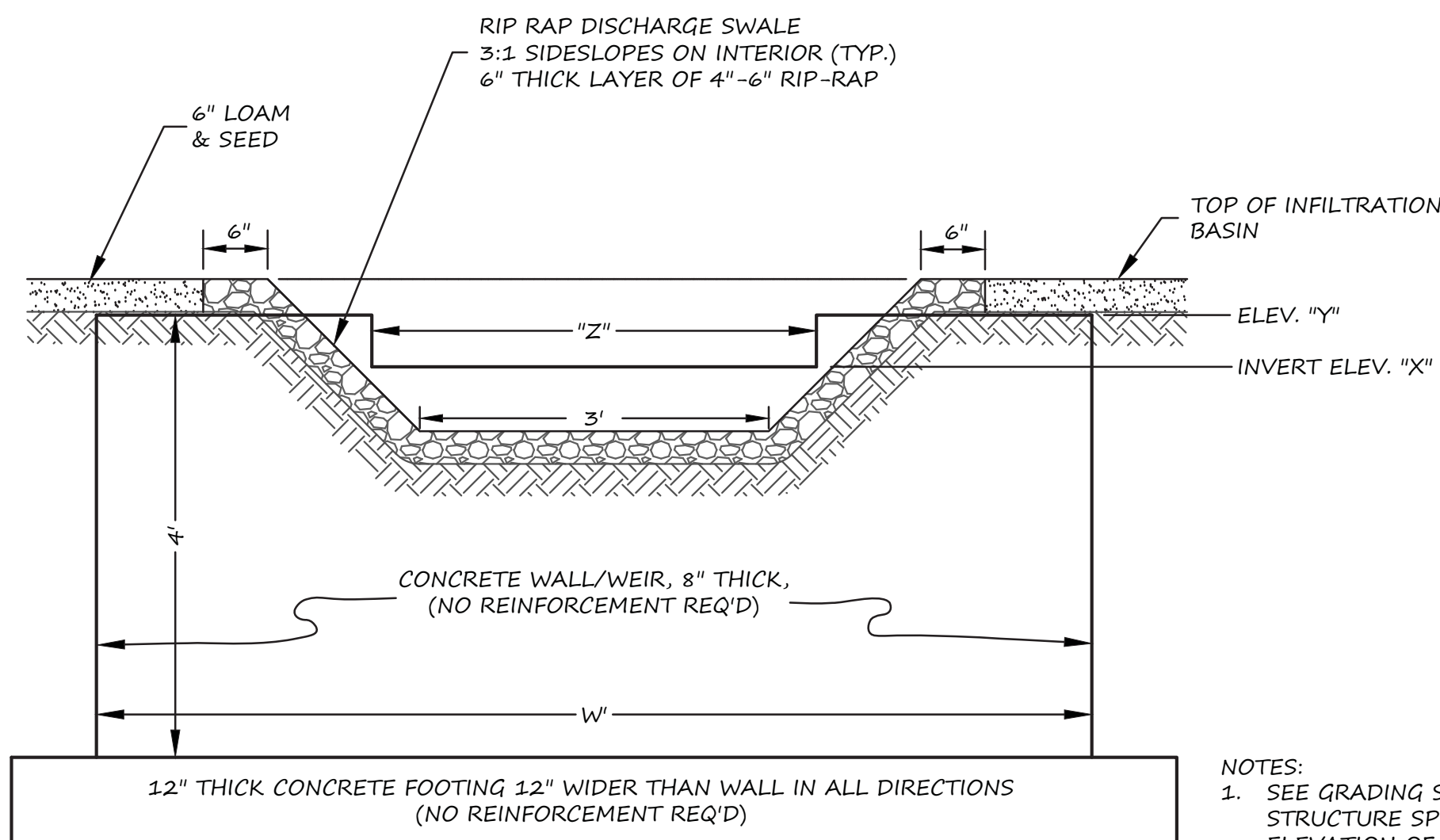
D158-01





- NOTES:
1. INFILTRATION TRENCH UNITS TO BE RECHARGER 100XLHD AS MANUFACTURED BY CULTEC, INC., 878 FEDERAL ROAD, BROOKFIELD, CT 06804, OR APPROVED EQUAL. APPROVED EQUALS MUST CONTAIN AT LEAST THE SAME TOTAL SYSTEM STORAGE VOLUME AND BOTTOM AREA.
  2. INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS.
  3. TWO-TRENCH SYSTEM CROSS-SECTION SHOWN. MULTIPLE TRENCHES WOULD USE THE SAME EXTERIOR STONE THICKNESS AND INTERIOR CHAMBER SEPARATION VALUES.
  4. INFILTRATION TRENCH UNITS SHALL BE ABLE TO WITHSTAND H-20 LOADINGS.
  5. REMOVE ALL TOPSOIL AND SUBSOIL BELOW SYSTEM AND REPLACE WITH GRAVEL MEETING ENGINEER'S APPROVAL AS NEEDED.

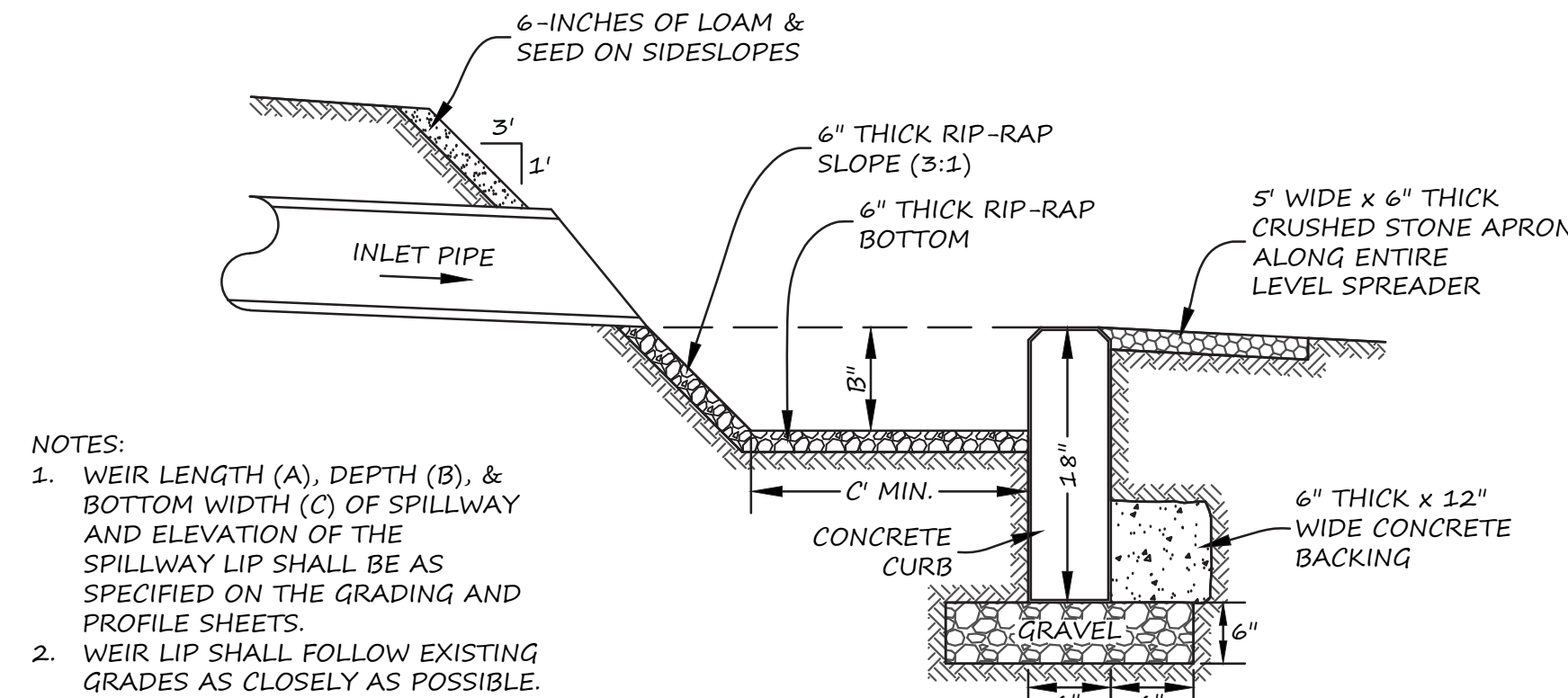
**INFILTRATION FIELD DETAIL**  
NOT TO SCALE



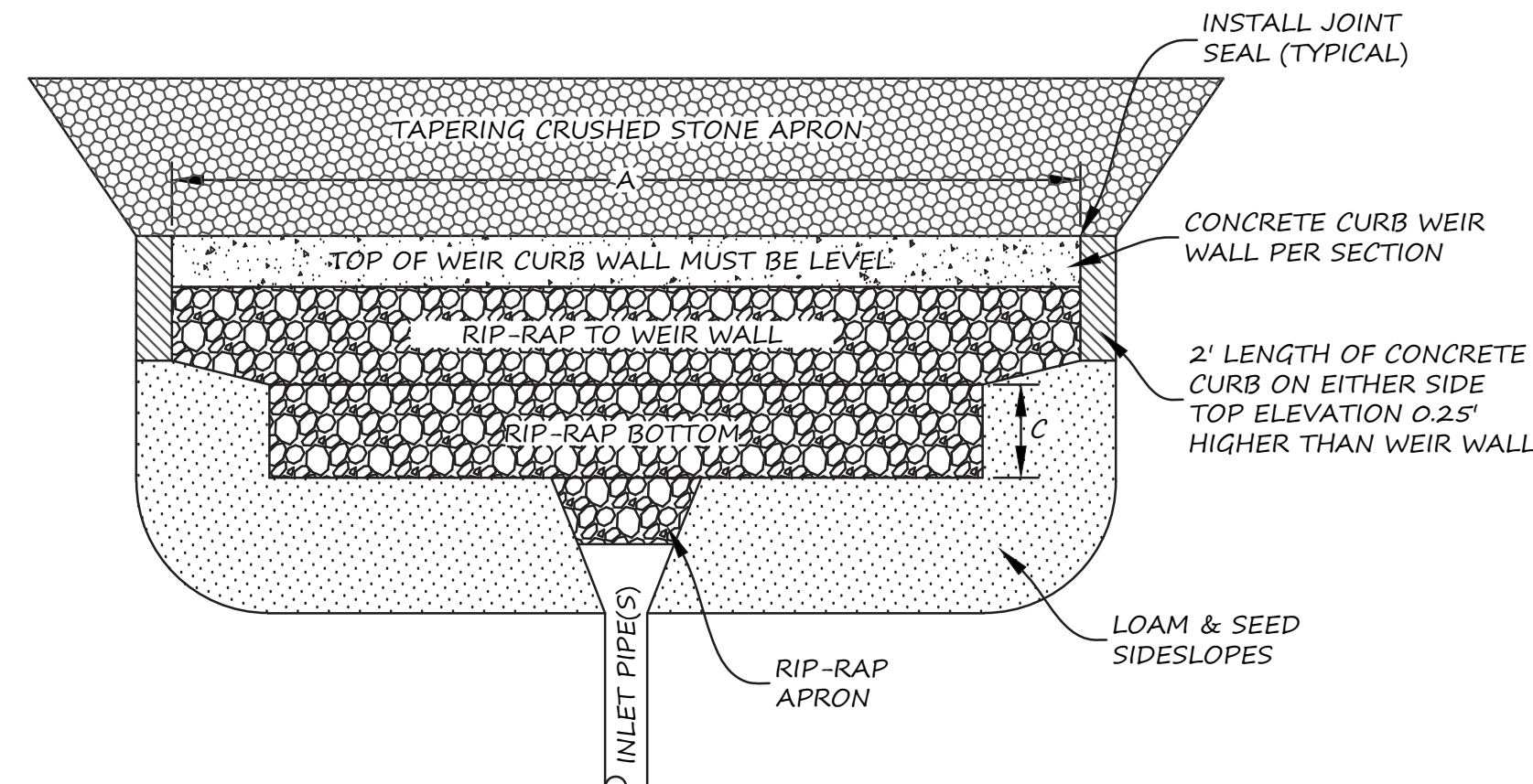
**BASIN OUTLET WEIR AND RIP-RAP SWALE DETAIL**

- NOTES:
1. SEE GRADING SHEETS FOR SIZE OF INLETS AND OUTLETS, OUTLET STRUCTURE SPECIFICATIONS, ELEVATION OF BOTTOM OF BASIN, ELEVATION OF TOP OF BASIN, SLOPE OF SIDESLOPES, AND OTHER DIMENSIONAL REQUIREMENTS FOR EACH BASIN.
  2. ALL TOPSOIL AND SUBSOIL BELOW THE BOTTOM OF THE BASIN SHALL BE REMOVED PRIOR TO BASIN CONSTRUCTION. FILL MATERIALS UNDER THE BASIN BOTTOM SHALL BE CLEAN GRAVEL. FILL FOR BERMS MAY BE SAND, LOAMY SAND OR SANDY LOAM. (TITLE V CLASSIFICATIONS).
  3. BERM AREAS SHALL BE REMOVED OF ALL TOP AND SUB-SOIL AND OTHER UNSUITABLE SOILS. BERM CORE SHALL CONSIST OF ORDINARY BORROW INSTALLED IN 12-INCH LIFTS TO A MINIMUM 93% PROCTOR DENSITY.

**TYPICAL INFILTRATION BASIN CROSS-SECTION**  
NOT TO SCALE

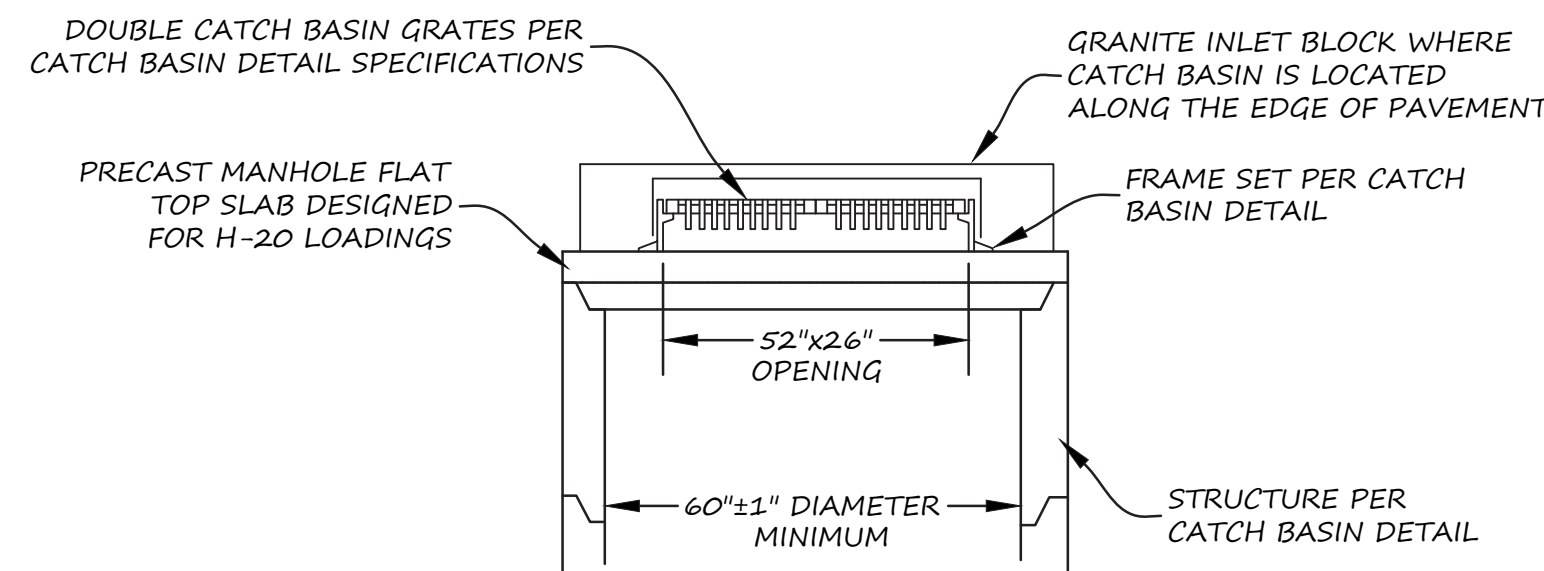


**TYPICAL SECTIONAL VIEW**

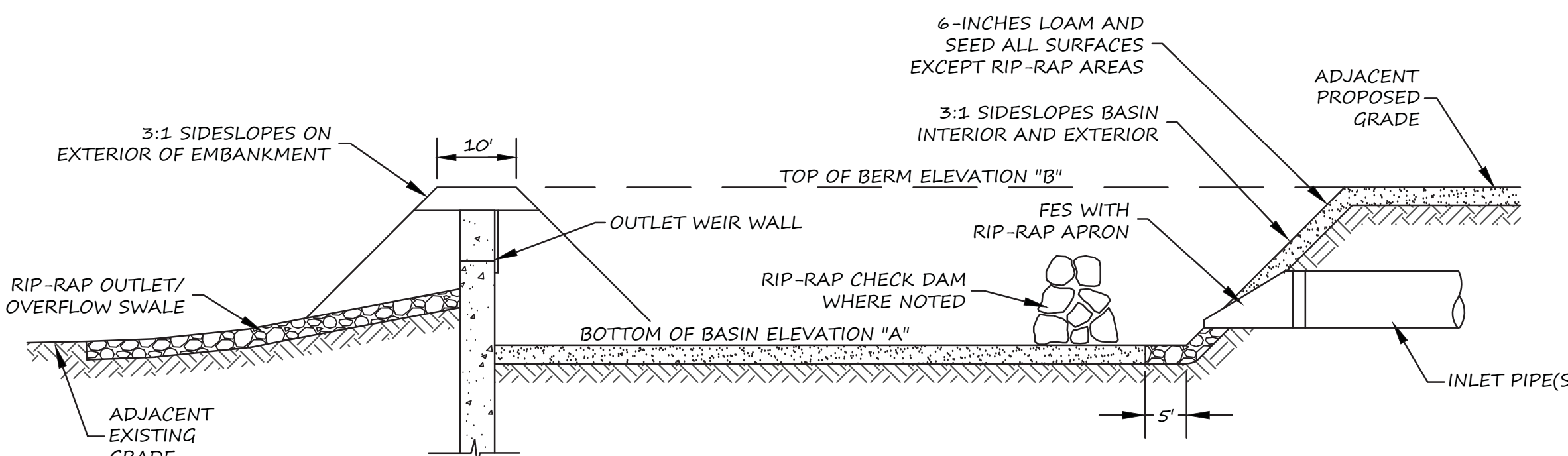


**PLAN VIEW**

**LEVEL SPREADER DETAIL**  
NOT TO SCALE



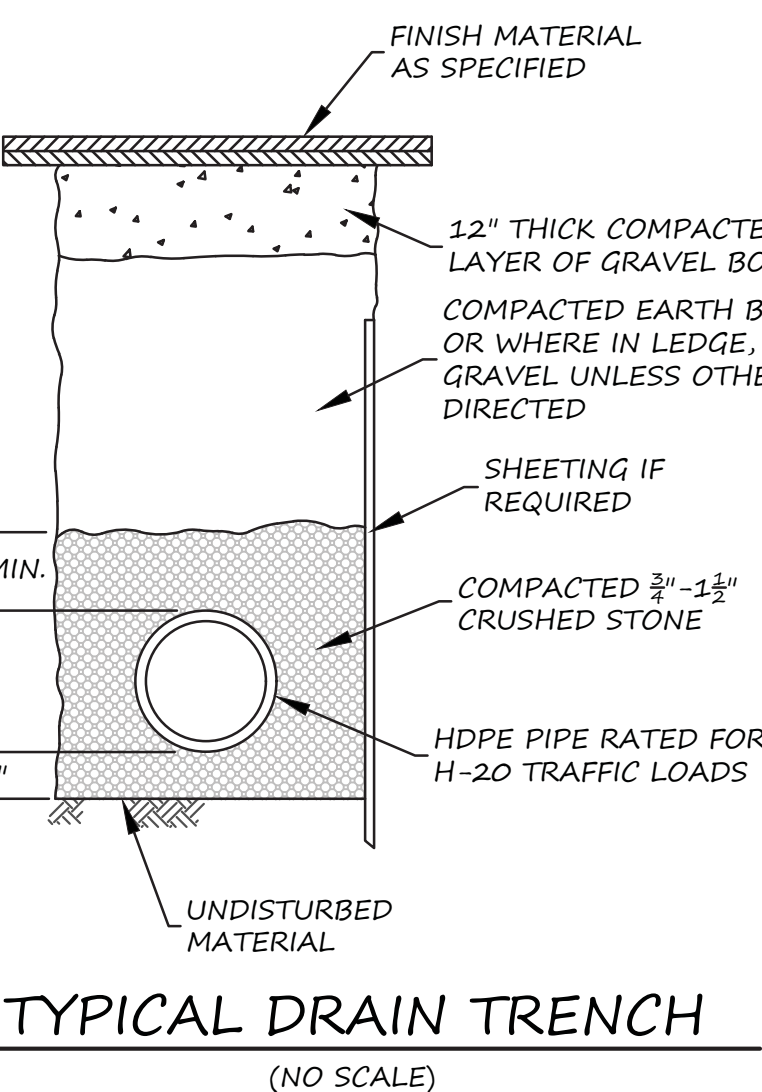
**CATCH BASIN DOUBLE GRATE DETAIL**  
NOT TO SCALE



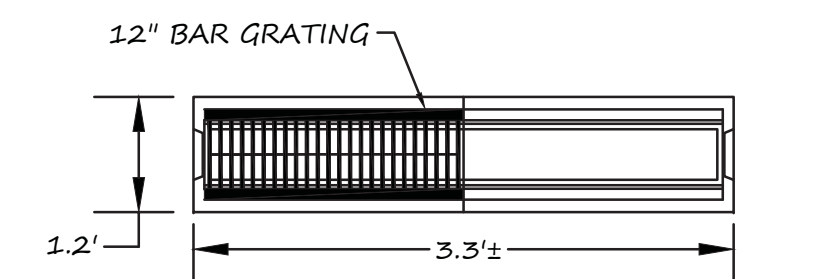
**TYPICAL BASIN CROSS-SECTION**

**SCHEDULE OF DIMENSIONS AND ELEVATIONS**

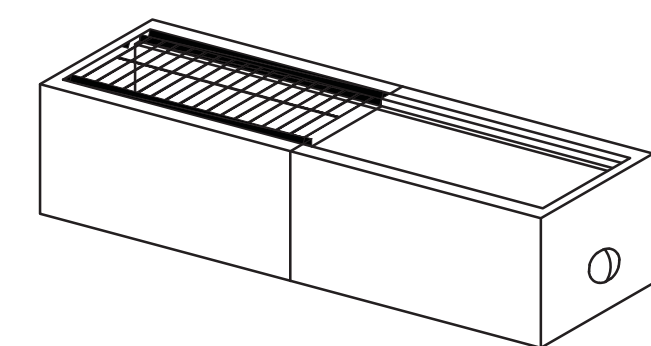
	BASIN #1	BASIN #2	BASIN #3	BASIN #4
BOTTOM OF BASIN ELEVATION "A"	186.0	185.2	185.0	184.5
TOP OF BERM ELEVATION "B"	187.0	187.0	186.0	187.0
EMERGENCY OVERFLOW ELEV.	N/A	N/A	N/A	186.0
EMERGENCY OVERFLOW WIDTH	N/A	N/A	N/A	6'



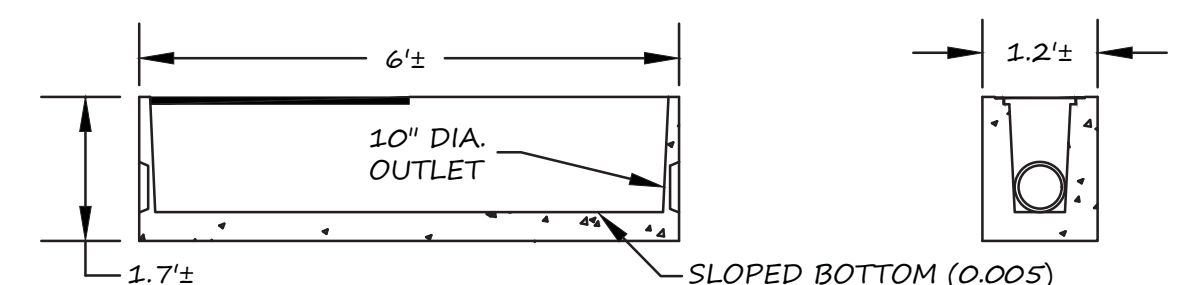
**TYPICAL DRAIN TRENCH**  
(NO SCALE)



**PLAN VIEW**



**ISOMETRIC VIEW**



**SIDE-SECTION VIEW**

**END SECTION VIEW**

- NOTES:
1. CONCRETE SHALL BE 4,000 PSI AFTER 28 DAYS.
  2. SHALL CONFORM TO H-20 LOADINGS.
  3. SHALL BE POWER DRAIN S300K BY ACO DRAIN OR EQUAL.

**TRENCH DRAIN DETAIL**  
NOT TO SCALE

DATE APPROVED: \_\_\_\_\_  
DATE ENDORSED: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
MEDWAY PLANNING & ECONOMIC  
DEVELOPMENT BOARD

OWNER  
#274  
DDRT LLC  
P.O. BOX 95  
TRURO, MA 02666

PORTION OF #276  
KEITH & JUDITH SPINNEY  
276 VILLAGE STREET  
MEDWAY, MA 02053

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TRURO, MA 02666

ZONING DISTRICT  
AGRICULTURAL RESIDENTIAL II

ASSESSORS PARCEL  
59-55

PLAN & DEED REFERENCE  
DEED BOOK 6563 PAGE 42  
DEED BOOK 19198 PAGE 100  
PLAN BOOK 315 NO. 1166 OF  
1984



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Date: 2019.10.07 16:31:57 -0400

PLAN SCALE: NOT TO SCALE

PLAN DATE: JUNE 25, 2019

REVISION	DATE	BY
1	7/4/2019	DJM
2	10/7/2019	DJM

WILLIAM WALLACE VILLAGE  
DETAIL  
PLAN OF LAND  
IN  
MEDWAY, MA

730 MAIN STREET  
SUITE 2C  
MILLIS, MA 02054  
508-376-8883(o)

C-11

D158-01



**LEGACY**  
ENGINEERING



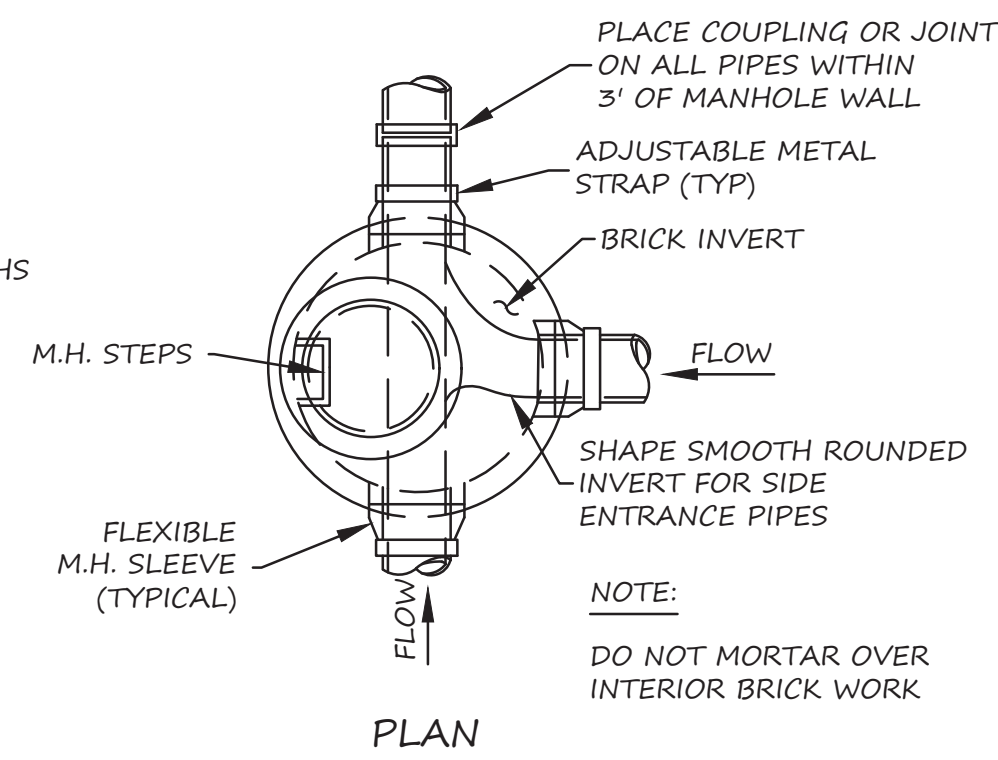


Diagram illustrating the cross-section of a trench repair. The diagram shows a trench with a circular opening. The layers are labeled as follows:

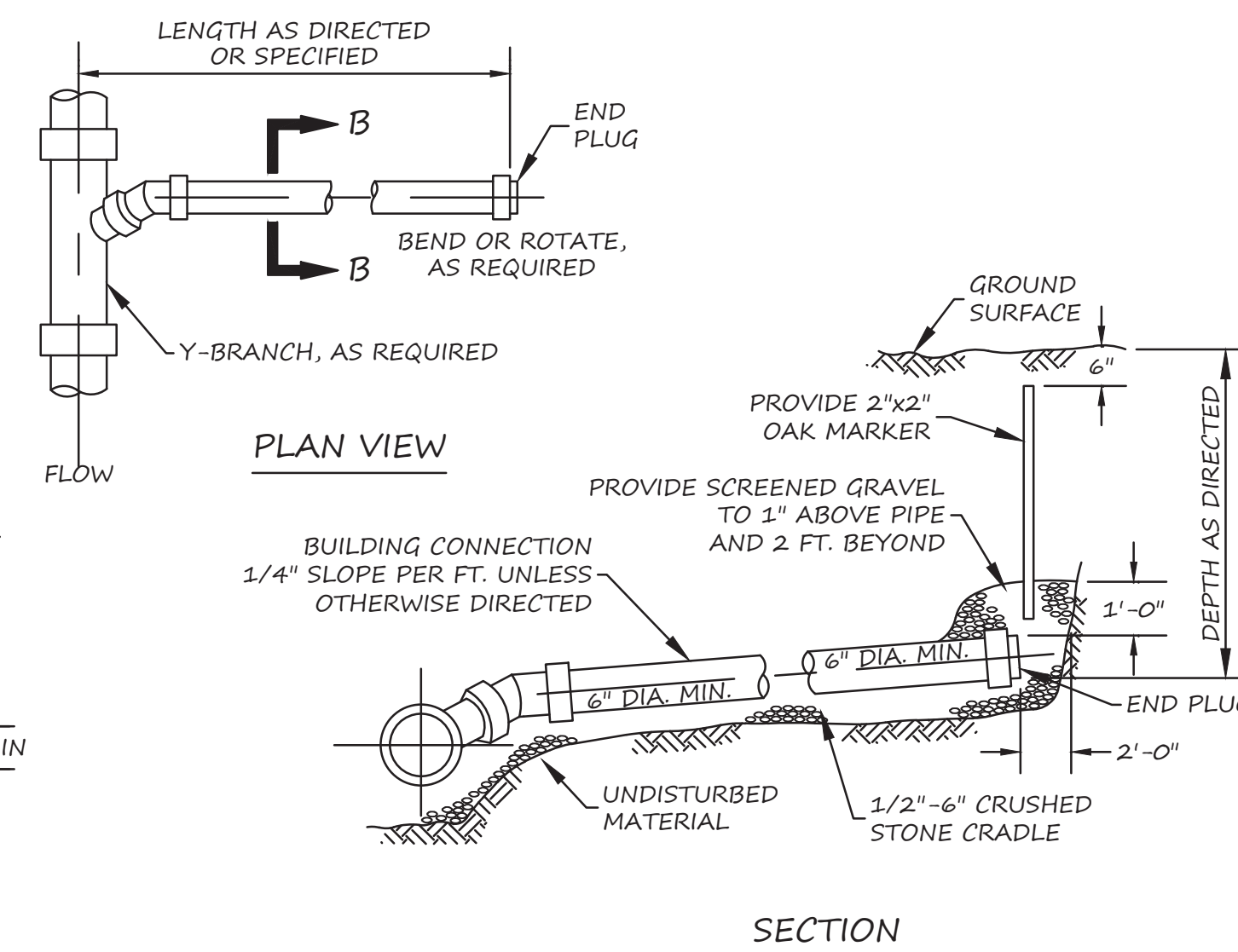
- SELECTED MATERIAL COMPACTED THOROUGHLY (top layer)
- 1/2"-3/4" COMPACTED CRUSHED STONE (middle layer)
- UNDISTURBED MATERIAL (bottom layer)

Dimensions indicated:

- Depth of the trench: 2'-0"
- Width of the trench at the bottom: 4" MIN

SECTION B-B

SECTION B-B



OWNER  
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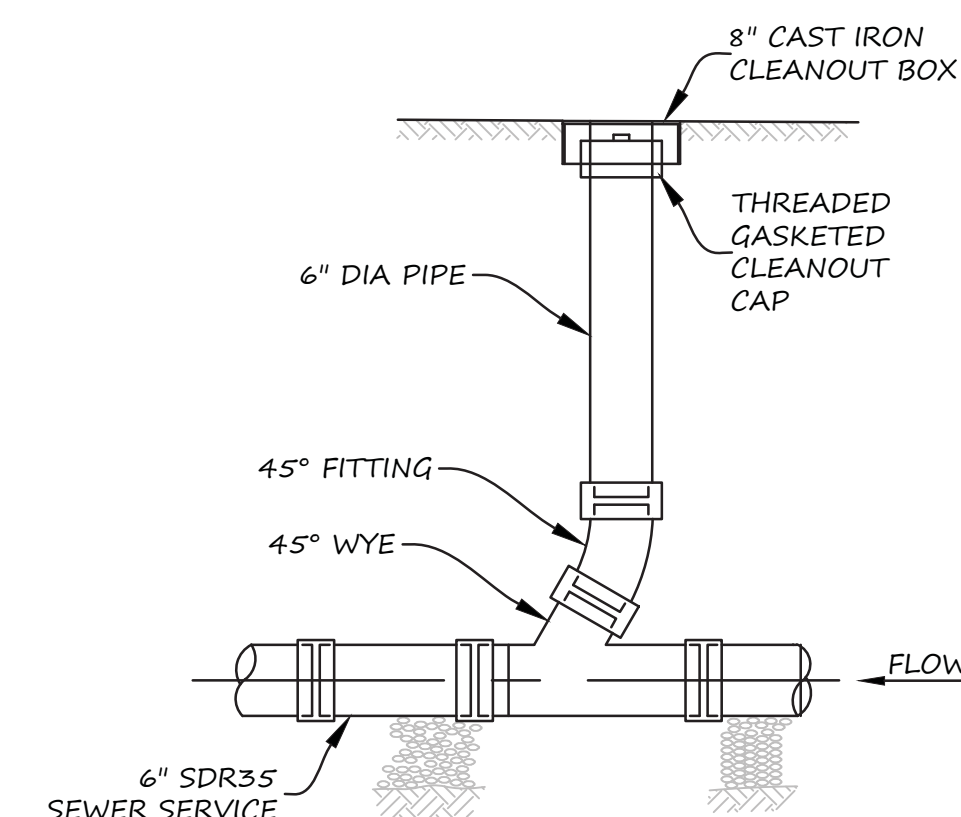
ASSESSORS PARCEL  
59-55

PLAN & DEED REFERENCE  
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1984

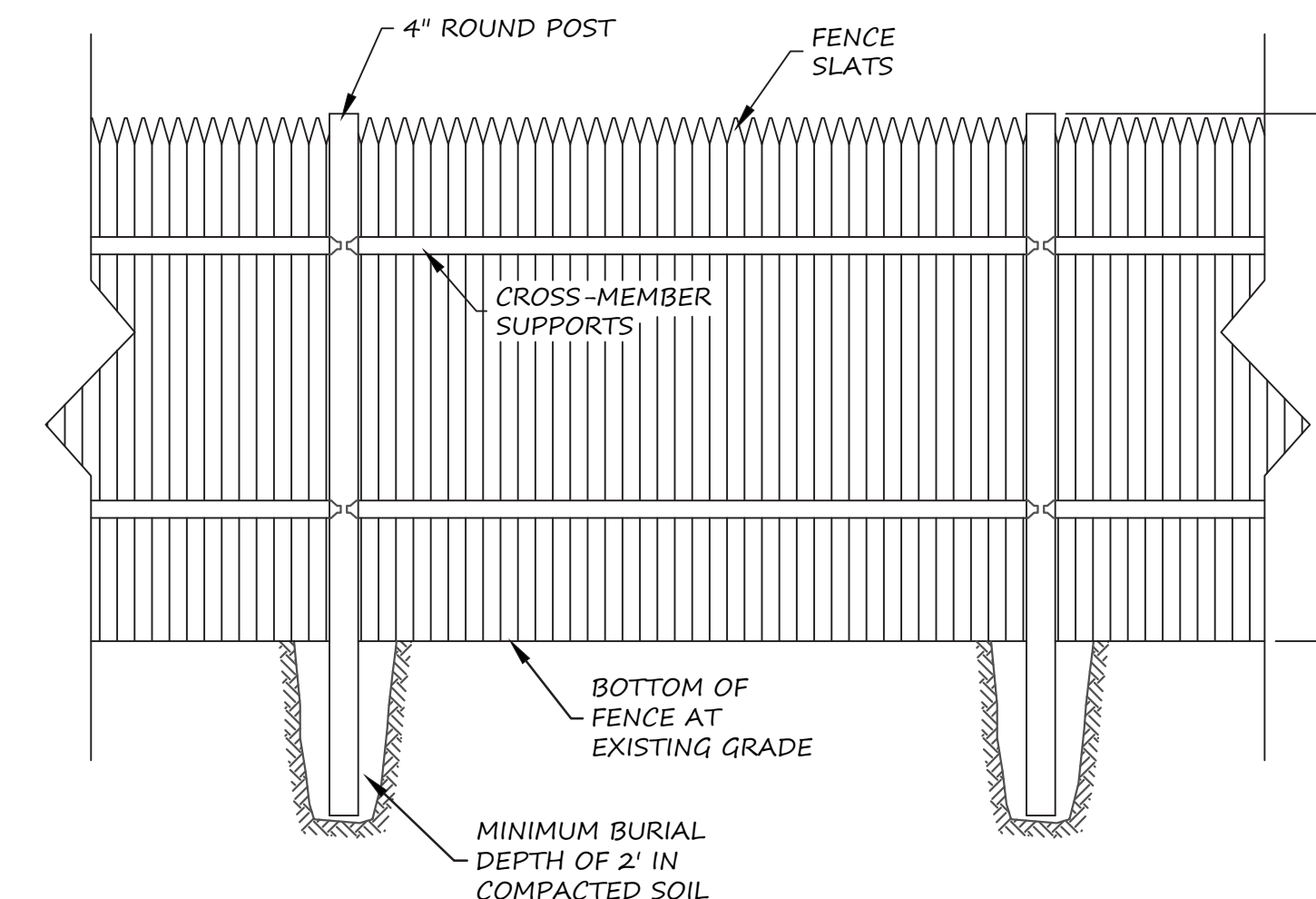


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Merrikin, P.E.  
Date: 2019.10.07 16:33:01  
-04'00'

PLAN SCALE: NOT TO SCALE



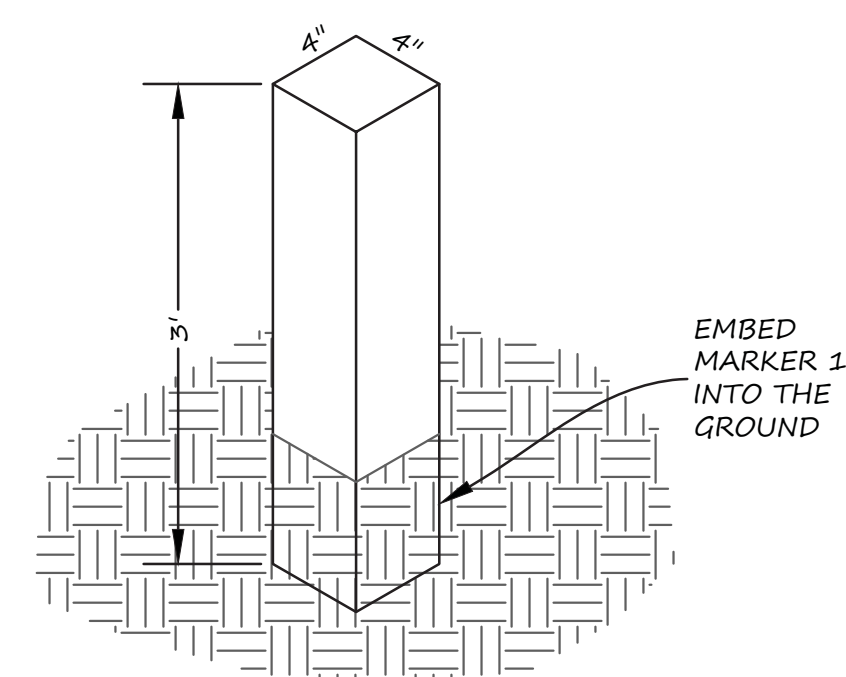
TYPICAL SEWER CLEANOUT DETAIL  
NOT TO SCALE



NOTES:

1. ALL WOOD COMPONENTS TO BE CEDAR.
2. FENCE TO BE INSTALLED WITH FINISHED SIDE FACING ABUTTING PROPERTIES.
3. VINYL STOCKADE MAY BE SUBSTITUTED PROVIDED THAT THE FINISH IS TEXTURED AND SLIGHTLY MATTED SO IT IS NOT EXCESSIVELY GLOSSY.

STOCKADE FENCE DETAIL  
NOT TO SCALE



GRANITE WETLAND BUFFER MARKER  
NOT TO SCALE

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

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

MEDWAY PLANNING & ECONOMIC  
DEVELOPMENT BOARD

730 MAIN STREET  
SUITE 2C  
MILLIS, MA 02054  
508-376-8883(o)

C-12

D158-01



**LEGACY**  
ENGINEERING

WILLIAM WALLACE VILLAGE  
DETAIL  
PLAN OF LAND  
IN  
MEDWAY, MA