

LOT C-2/
PARCEL A
3.63 ACRES±
158,077 S.F.±

I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF THE STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS

DATE: _____

REGISTERED LAND SURVEYOR

FOR REGISTRY USE

LAYOUT NOTES

1. TRASH WILL BE COLLECTED BY PRIVATE CURBSIDE PICKUP WITHIN THE DEVELOPMENT AND NOT AT THE VILLAGE STREET FRONTAGE.
2. ALL PATIOS TO BE CONSTRUCTED OF PERVIOUS PAVEMENT SYSTEMS AND ARE TO BE EXCLUDED FROM IMPERVIOUS COVERAGE CALCULATIONS.
3. REMOVE EXISTING DRIVEWAY APRON, SAWCUT STREET PAVING, INSTALL MATCHING CONCRETE CURB, INSTALL MATCHING GRASS STRIP, AND REPAVE EXISTING SIDEWALK AND PATCH STREET PAVING AS NEEDED FROM EXISTING CURB CUT TO NEW DRIVEWAY.

ZONING REQUIREMENTS

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

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 14198 PAGE 100
PLAN BOOK 315 NO. 1166 OF 1984

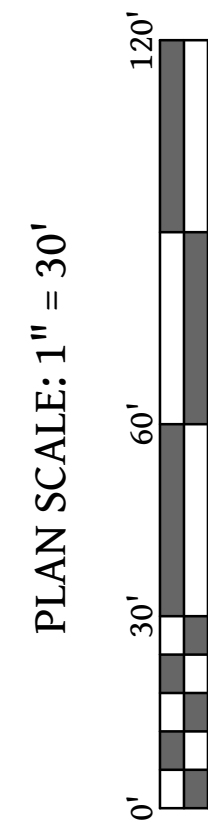
ZONING REQUIREMENTS:

ZONE: AGRICULTURAL RESIDENTIAL II
MIN. LOT AREA:
REQUIRED: 30,000 S.F. (FOR TWO FAMILY DWELLINGS)
PROVIDED: 158,077 S.F.
MIN. FRONTAGE:
REQUIRED: 50' (FOR MULTIFAMILY)
PROVIDED: 150.01'
MIN. FRONT SETBACK:
REQUIRED: 35'
PROVIDED: 75.1'
MIN. SIDE SETBACK:
REQUIRED: 15'
PROVIDED: 21.7'
MIN. REAR SETBACK:
REQUIRED: 15'
PROVIDED: 36.2'
MAX. HEIGHT:
REQUIRED: 40' (FOR MULTIFAMILY)
PROVIDED: APPROX. 26'
MAX. BUILDING COVERAGE:
REQUIRED: 30%
PROVIDED: 15% (23,950 S.F.)
MAX. LOT COVERAGE:
REQUIRED: 40%
PROVIDED: 35% (55,290 S.F.)
OPEN SPACE:
REQUIRED: 15% (FOR MULTIFAMILY)
PROVIDED: 55%
PARKING SPACES:
REQUIRED: 1.5/UNIT + 1 VISITOR/2 UNITS
= 30 PARKING SPACES
PROVIDED: 4/UNIT + 4 VISITOR = 52 SPACES

DATE APPROVED: _____

DATE ENDORSED: _____

MEDWAY PLANNING & ECONOMIC DEVELOPMENT BOARD



REVISION	DATE	BY

WILLIAM WALLACE VILLAGE
LAYOUT
PLAN OF LAND
IN
MEDWAY, MA

PROGRESS
PRINT

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

C-4

D158-01



LEGACY
ENGINEERING