WILLIAM WALLACE VILLAGE

MEDWAY, MA

SITE PLAN

JUNE 25, 2019

Latest Revision: March 24, 2020

PREPARED BY:

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

PREPARED FOR:

DTRT LLC
P.O. BOX 95
TRURO, MA 02666

FOR REGISTRY USE

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.

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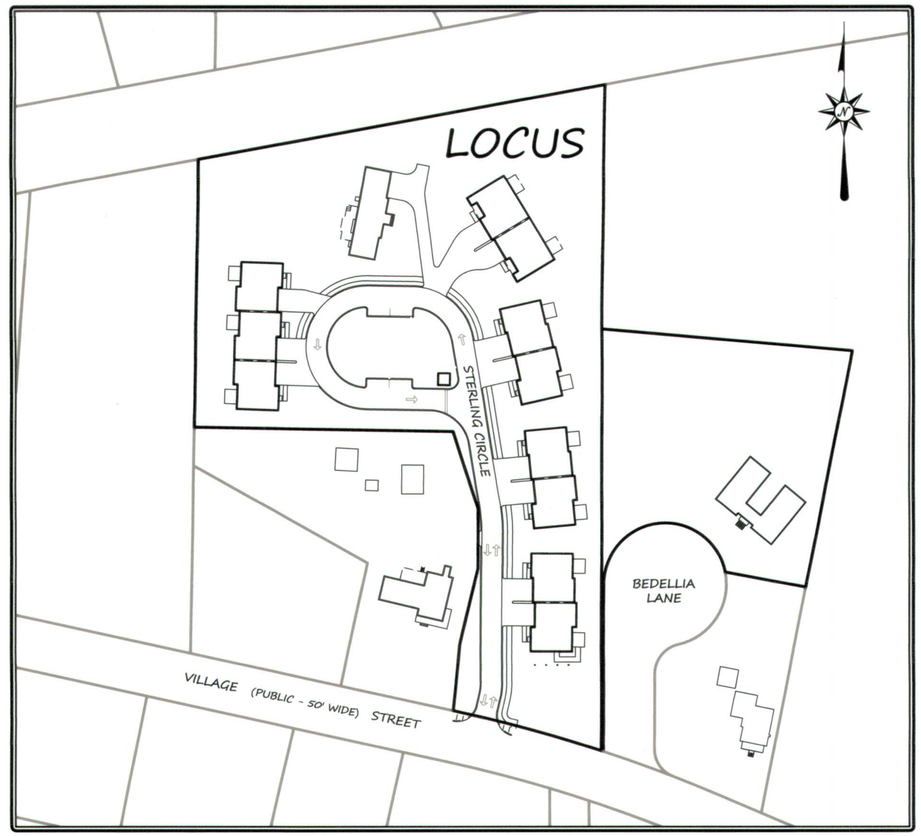
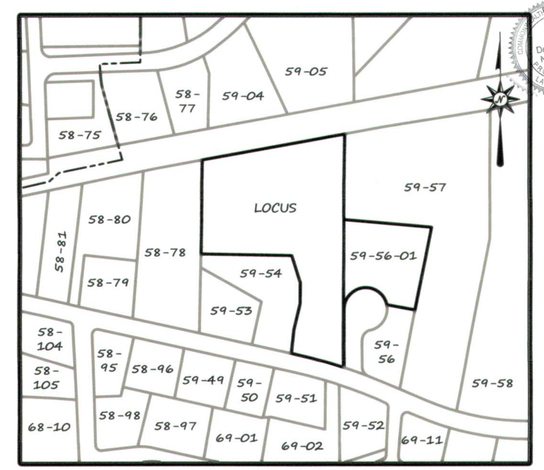
DATE: 4/7/20

REGISTERED LAND SURVEYOR

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 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

APPROVED WAIVERS LIST

PLANNING BOARD RULES AND REGULATIONS
204-3.A.7.a TO NOT REQUIRE A TRAFFIC IMPACT ASSESSMENT.
204-3.A.7.b TO NOT REQUIRE AN ENVIRONMENTAL IMPACT STUDY.
204-5.C.3 TO NOT REQUIRE LOCATING EXISTING TREES OVER 1' IN DIAMETER.
205-3.B.2 TO ALLOW A ROADWAY WITHIN 15' OF A SIDE PROPERTY LINE.
205-6.G.3.a TO ALLOW 18' DEEP PARKING SPACES.
205-6.H TO ALLOW CAPE COD BERM AT PARKING LOTS.
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
C-13: SITE OPERATIONS AND MAINTENANCE PLAN
ARCHITECTURAL PLANS PREPARED BY CHARLES BASILE ARCHITECT AS FOLLOWS:
A-1: DUPLEX FIRST FLOOR BLDGS. 1, 2 & 3
A-2: DUPLEX SECOND FLOOR BLDGS. 1, 2 & 3
A-3: REAR ELEVATIONS BLDGS. 1, 2, 3 & 6
A-4: PLANS.SIDE ELEVATION BLDG. 4
A-5: FRONT/REAR ELEVATIONS BLDG. 4
A-6: FIRST AND SECOND FLOOR PLANS BLDG. 5
A-7: FRONT & SIDE ELEVATIONS BLDG. 5
A-8: REAR ELEVATION/BASEMENT FLOOR PLAN BLDG. 5
A-9: TRIPLEX PLAN & ELEVATION BLDG. 6
A-10: TRIPLEX PLAN & ELEVATION BLDG. 6

NOTE: THIS DEVELOPMENT IS SUBJECT TO A PERFORMANCE AND SECURITY COVENANT TO BE EXECUTED BY THE BOARD AND RECORDED WITH THE SPECIAL PERMIT AND THIS PLAN.

DATE APPROVED: JAN. 28, 2020

DATE ENDORSED: April 16, 2020

MEDWAY PLANNING & ECONOMIC DEVELOPMENT BOARD

PLAN DATE: JUNE 25, 2019

REVISION	DATE	BY
REVISIONS PER TOWN COMMENTS	2019-09-04	DJM
REVISIONS PER TOWN COMMENTS	2019-10-07	DJM
REVISIONS PER TOWN COMMENTS	2019-10-22	DJM
REVISED SITE LAYOUT	2019-12-27	DJM
REVISIONS PER DECISION FOR ENDORSEMENT	2020-03-24	DJM

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

COMMONWEALTH OF MASSACHUSETTS
DANIEL J. MERRIKIN
CIVIL
No. 43309
REGISTERED PROFESSIONAL ENGINEER

2020.03.26

PLAN SCALE: AS NOTED

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

C-0

D158-01

LEGACY ENGINEERING

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DATE: 4/7/20

REGISTERED LAND SURVEYOR

FOR REGISTRY USE

COMMONWEALTH OF MASSACHUSETTS
PAUL J. SHEEHAN
No. 38405
REGISTERED PROFESSIONAL LAND SURVEYOR

OWNER
#274
DDRT LLC
P.O. BOX 95
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PORTION OF #276
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MEDWAY, MA 02053

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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

PLAN SCALE: 1" = 300'

0' 30' 60' 120'

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DATE APPROVED: JAN. 28, 2020

DATE ENDORSED: April 20, 2020

MEDWAY PLANNING & ECONOMIC DEVELOPMENT BOARD

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

COMMONWEALTH OF MASSACHUSETTS
DANIEL J. MERRIKIN
CIVIL
No. 43309
REGISTERED PROFESSIONAL ENGINEER

2020.04.06

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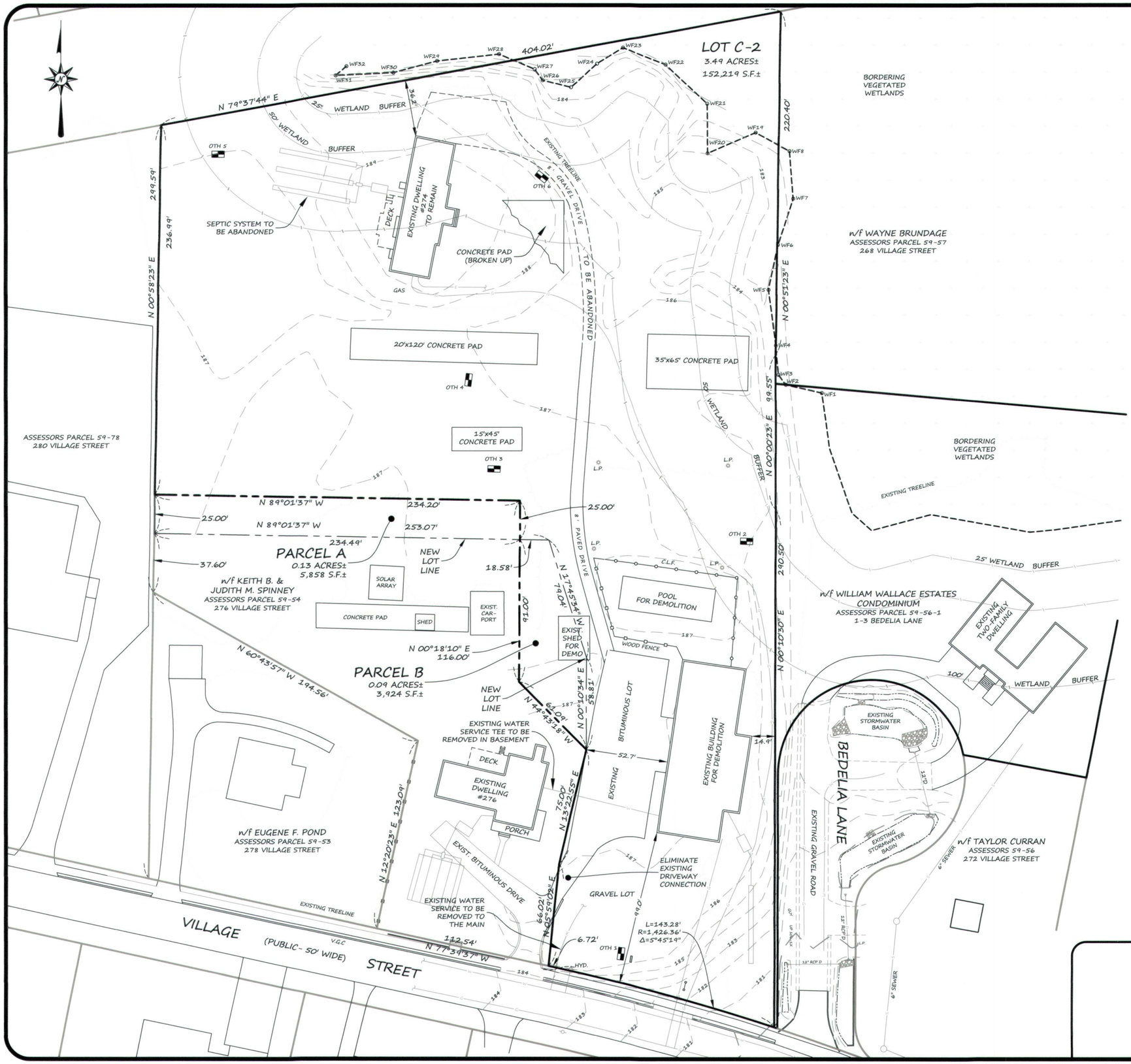

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FOR REGISTRY USE

COMMONWEALTH OF MASSACHUSETTS
PAUL G. VALLONE
No. 30468
PROFESSIONAL LAND SURVEYOR

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DDRT LLC
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0' 30' 60' 120'

LEGEND & ABBREVIATIONS

CB: SINGLE-GRATE CATCH BASIN
CB: DOUBLE-GRATE CATCH BASIN
PTU xxx: PROPRIETARY STORMWATER UNIT
DMH: DRAIN MANHOLE
TR. DR.: TRENCH DRAIN
INFIL. TR.: INFILTRATION TRENCH
X" D DRAIN PIPELINE
RCP: REINFORCED CONCRETE PIPE
PVC: POLYVINYL CHLORIDE PIPE
SMH: SEWER MANHOLE
X" S SEWER PIPELINE
C.O.: SEWER SERVICE CLEANOUT
X" W WATER MAIN
HYD: HYDRANT
G.V.: WATER GATE VALVE
C.S.: WATER SERVICE CURB STOP
M.B.: WATER SERVICE METER BOX
G GAS PIPELINE
E ELECTRIC CONDUIT
L.P.: LIGHT POLE
U.P.: UTILITY POLE
G.Y.: GUY WIRE
S.P.: TRAFFIC SIGNAL POLE
252 EXISTING CONTOUR
252 PROPOSED CONTOUR

E.O.P.	EDGE OF PAVEMENT
C.C.B.	INTEGRAL SLOPED BIT. BERM
V.B.B.	VERTICAL BITUMINOUS BERM
S.G.C.	SLOPED GRANITE CURB
V.G.C.	VERTICAL GRANITE CURB
V.C.C.	VERTICAL CONCRETE CURB
E.C.S.	EDGE CONCRETE SLAB
G.V.	GATE VALVE
C.L.F.	CHAIN LINK FENCE
W.S.F.	WOOD STOCKADE FENCE
P.P.F.	PVC PICKET FENCE
G.R.	GUARD RAIL
C.C.	HANDICAP CURB CUT

EXISTING CONDITION NOTES:

1. PARCEL A & B WILL BE SWAPPED PRIOR TO CONSTRUCTION AND THE EXISTING SHED WILL BE DEMOLISHED. THE DEVELOPMENT WILL THEREFORE CONSIST OF LOT C-2 AND PARCEL A. THE REST OF THE PLAN SHEETS DEPICT THESE PARCELS AS THE PROJECT BOUNDARIES.
2. THE LOCATION OF EXISTING UTILITIES IS BASED ON AVAILABLE INFORMATION SUCH AS SURFACE FEATURES AND RECORD PLANS. THE SHOWN UTILITY LOCATIONS ARE APPROXIMATE, ARE NOT WARRANTED TO BE CORRECT, AND SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
3. CONTRACTOR SHALL CONTACT DIGSAFE PRIOR TO CONDUCTING ANY EXCAVATION ON THE SITE.
4. OFFSITE FEATURES SUCH AS BUILDING, PAVING LIMITS, UTILITIES, ETC... ARE APPROXIMATE ONLY AND BASED ON MASSGIS AERIAL PHOTOGRAPHS.
5. ELEVATIONS ARE ON THE NAVD88 DATUM.

DATE APPROVED: JAN. 28, 2020

DATE ENDORSED: April 10, 2020

MEDWAY PLANNING & ECONOMIC DEVELOPMENT BOARD

PLAN DATE: JUNE 25, 2019

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REVISIONS PER TOWN COMMENTS	2019-09-04	D.J.M.
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REVISED SITE LAYOUT	2019-12-27	D.J.M.
REVISIONS PER DECISION FOR ENDORSEMENT	2020-03-24	D.J.M.

WILLIAM WALLACE VILLAGE
EXISTING CONDITIONS PLAN OF LAND IN MEDWAY, MA

COMMONWEALTH OF MASSACHUSETTS
DANIEL J. MERRIKIN
CIVIL
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REGISTERED PROFESSIONAL ENGINEER

2020.04.06

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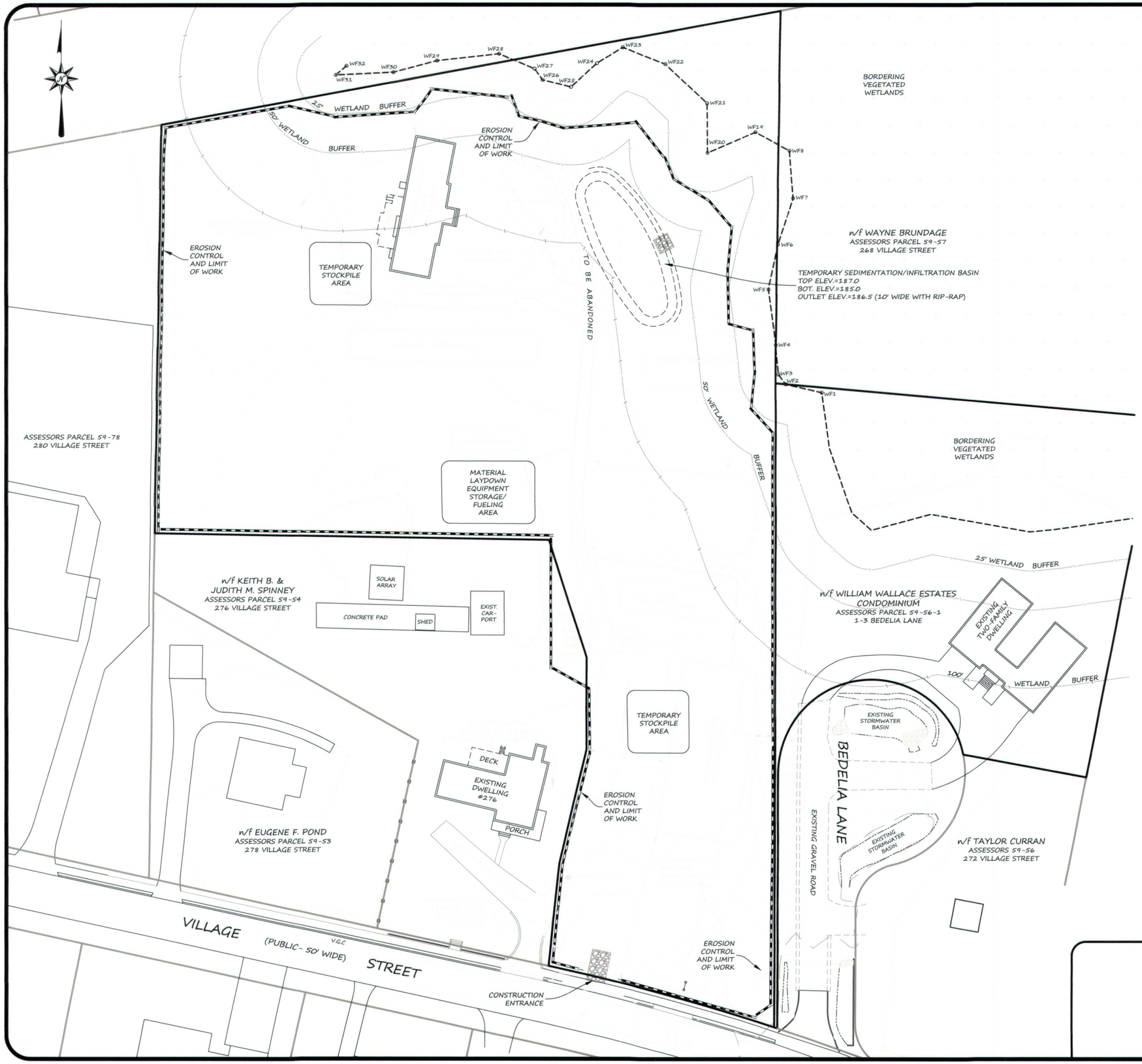

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AGRICULTURAL RESIDENTIAL II

ASSESSORS PARCEL
59-55

PLAN & DEED REFERENCE
DEED BOOK 6563 PAGE 42
DEED BOOK 14148 PAGE 100
PLAN BOOK 315 NO. 1166 OF 1984

PLAN SCALE: 1" = 30'

0' 30' 60' 120'

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 GYM 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 7 & 8
   - 2.10. COMPLETE BUILDING CONSTRUCTION AND BEGIN LANDSCAPING
   - 2.11. ONCE NEW STORMWATER SYSTEMS ARE ONLINE, CONSTRUCT UNITS 7 & 8
   - 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.

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.

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REVISIONS PER DECISION FOR ENDORSEMENT	2020-03-24	D.J.M.

DATE APPROVED: JAN. 28, 2020

DATE ENDORSED: April 10, 2020

MEDWAY PLANNING & ECONOMIC DEVELOPMENT BOARD

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

COMMONWEALTH OF MASSACHUSETTS
DANIEL J. MERRIKIN
CIVIL
No. 43309
REGISTERED PROFESSIONAL ENGINEER

2020.04.06

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LEGACY ENGINEERING

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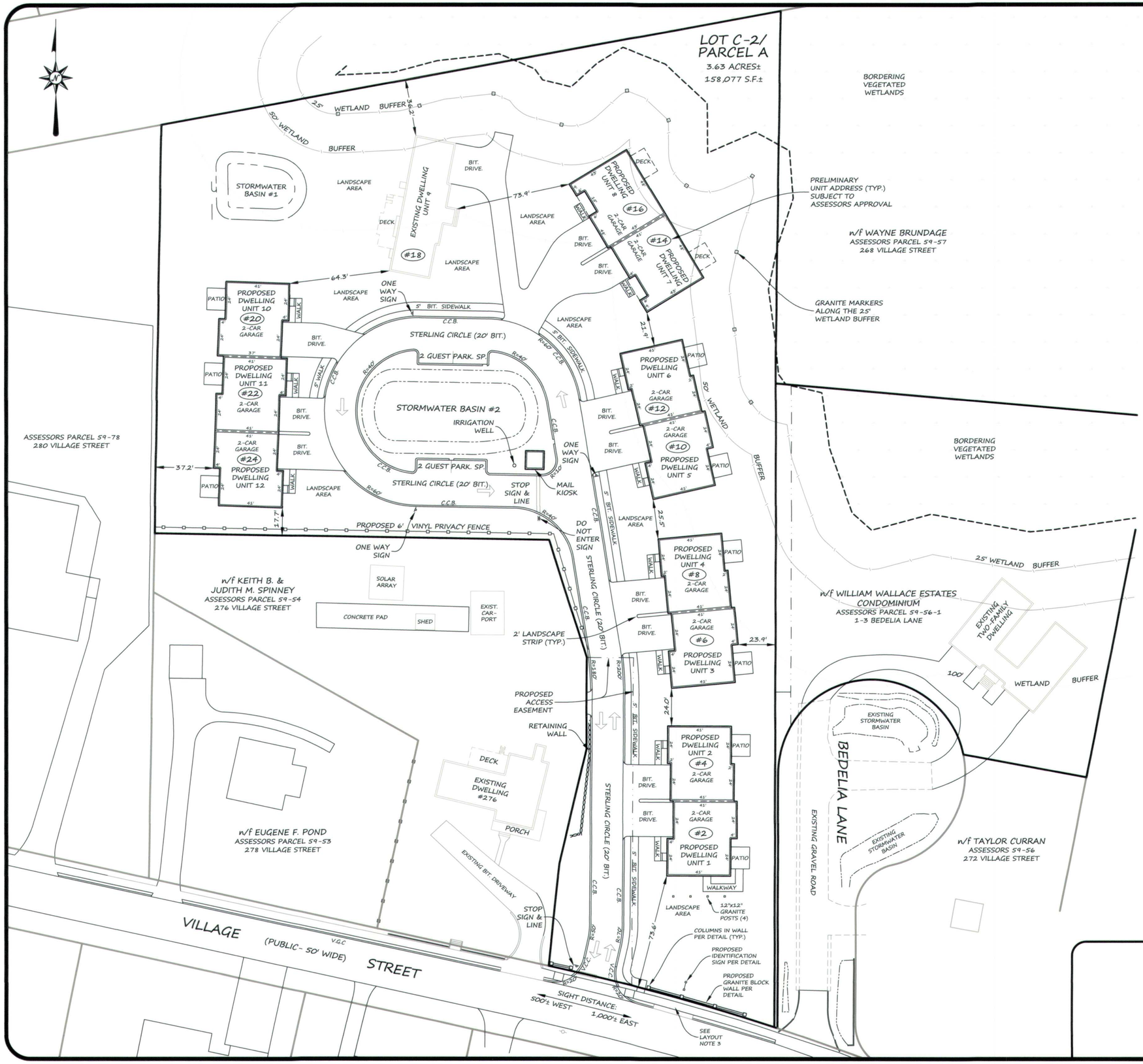

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REGISTERED LAND SURVEYOR

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 PAVER 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. 10% OF THE UNITS ARE REQUIRED TO BE AFFORDABLE, WHICH EQUALS 1.2 UNITS (ROUNDED DOWN TO ONE UNIT).
3. UNIT 11 WILL BE THE AFFORDABLE UNIT.

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ZONING DISTRICT
AGRICULTURAL RESIDENTIAL II

ASSESSORS PARCEL
59-55

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

PLAN SCALE: 1" = 30'

0' 30' 60' 120'

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: 73.6'
MIN. SIDE SETBACK:
REQUIRED: 15'
PROVIDED: 23.9'
MIN. REAR SETBACK:
REQUIRED: 15'
PROVIDED: 36.2'
MAX. HEIGHT:
REQUIRED: 40' (FOR MULTIFAMILY)
PROVIDED: APPROX. 26'
MAX. BUILDING COVERAGE:
REQUIRED: 30%
PROVIDED: 15% (24,273 S.F.)
MAX. LOT COVERAGE:
REQUIRED: 40%
PROVIDED: 35% (56,121 S.F.)
OPEN SPACE:
REQUIRED: 15% (FOR MULITFAMILY)
PROVIDED: 55%
PARKING SPACES:
REQUIRED: 1.5/UNIT + 1 VISITOR/2 UNITS =24 PARKING SPACES
PROVIDED: 4/UNIT + 4 VISITOR = 52 SPACES

BUILDING COLORS

PER DRC APPROVAL, BUILDING COLORS SHALL BE AS FOLLOWS UNLESS OTHERWISE APPROVED BY DRC:

- UNIT 1/2: SCOTTISH THISTLE
- UNIT 3/4: SILVER GRAY
- UNIT 5/6: PEBBLE STONE CLAY
- UNIT 7/8: WHITE
- UNIT 9: WHITE
- UNIT 10/11/12: SCOTTISH THISTLE, SILVER GRAY, OR PEBBLE STONE CLAY WITH THE ENTIRE BUILDING BEING THE SAME COLOR.

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WILLIAM WALLACE VILLAGE
LAYOUT
PLAN OF LAND
IN
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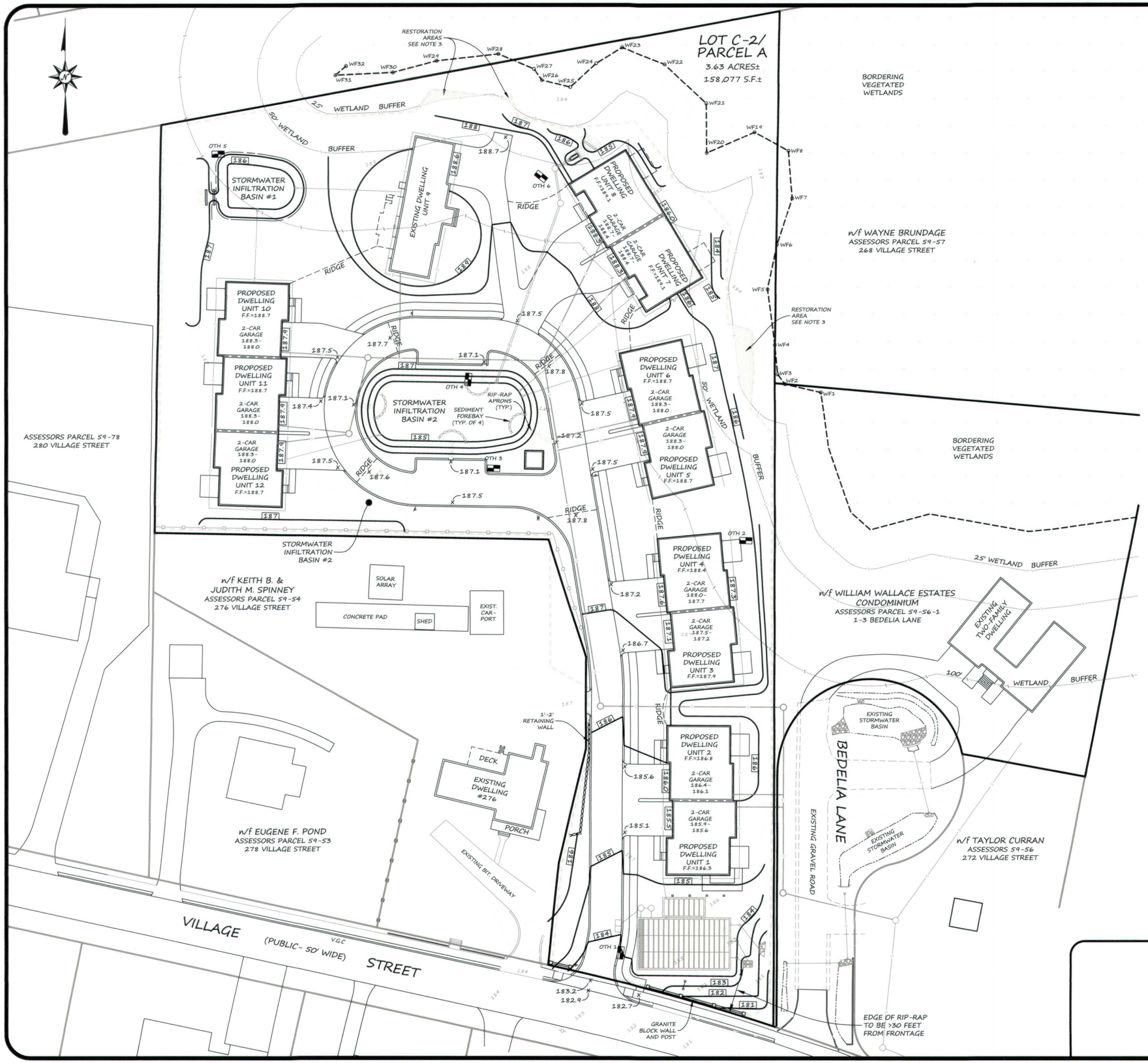

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GRADING NOTES

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).

PLAN SCALE: 1" = 30'

0' 30' 60' 120'

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

DATE APPROVED: JAN. 28, 2020

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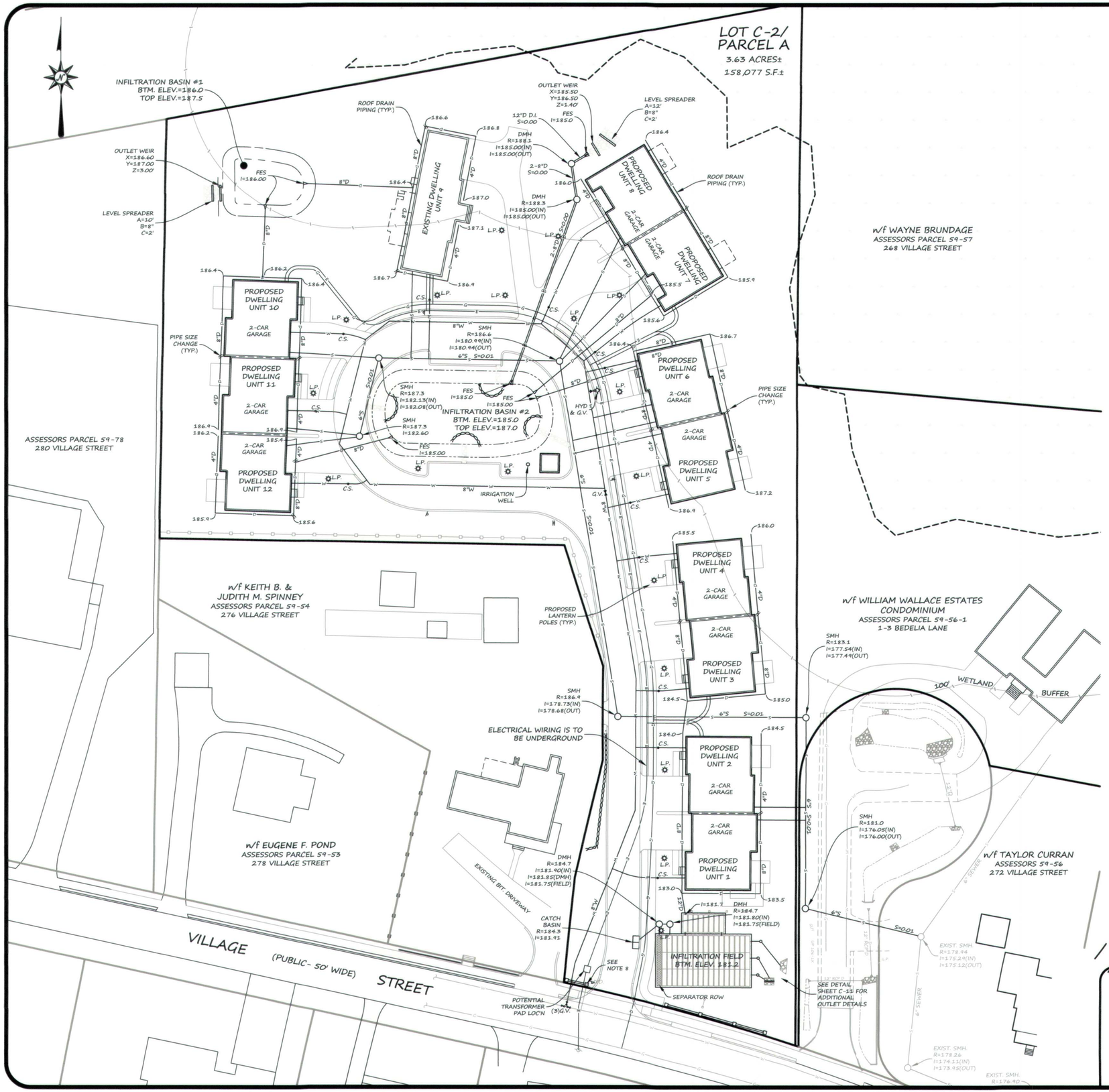
D158-01

LEGACY ENGINEERING



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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: 4/7/20

REGISTERED LAND SURVEYOR

COMMONWEALTH OF MASSACHUSETTS PAUL DeSTACO No. 30845 PROFESSIONAL LAND SURVEYOR

FOR REGISTRY USE

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 H20 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.

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

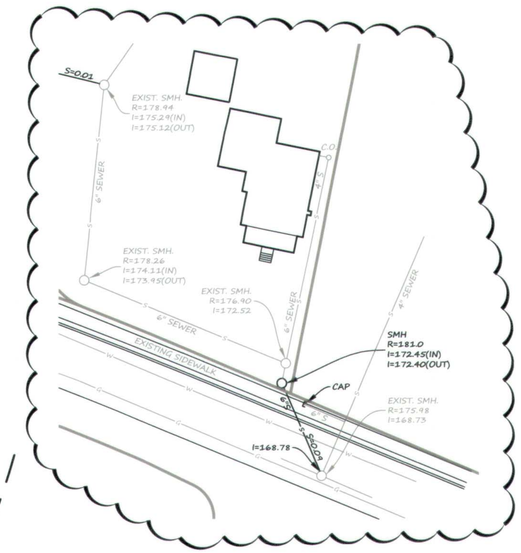
ZONING DISTRICT
AGRICULTURAL RESIDENTIAL II

ASSESSORS PARCEL
59-55

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

PLAN SCALE: 1" = 30'

0' 30' 60' 120'



DATE APPROVED: JAN. 28, 2020

DATE ENDORSED: April 10, 2020

MEDWAY PLANNING & ECONOMIC DEVELOPMENT BOARD

PLAN DATE: JUNE 25, 2019

REVISION	DATE	BY
REVISIONS PER TOWN COMMENTS	2019-09-04	D.J.M.
REVISIONS PER TOWN COMMENTS	2019-10-07	D.J.M.
REVISIONS PER TOWN COMMENTS	2019-10-22	D.J.M.
REVISED SITE LAYOUT	2019-12-27	D.J.M.
REVISIONS PER DECISION FOR ENDORSEMENT	2020-03-24	D.J.M.

WILLIAM WALLACE VILLAGE UTILITY PLAN OF LAND IN MEDWAY, MA

COMMONWEALTH OF MASSACHUSETTS DANIEL J. MERRIKIN CIVIL No. 43309 REGISTERED PROFESSIONAL ENGINEER

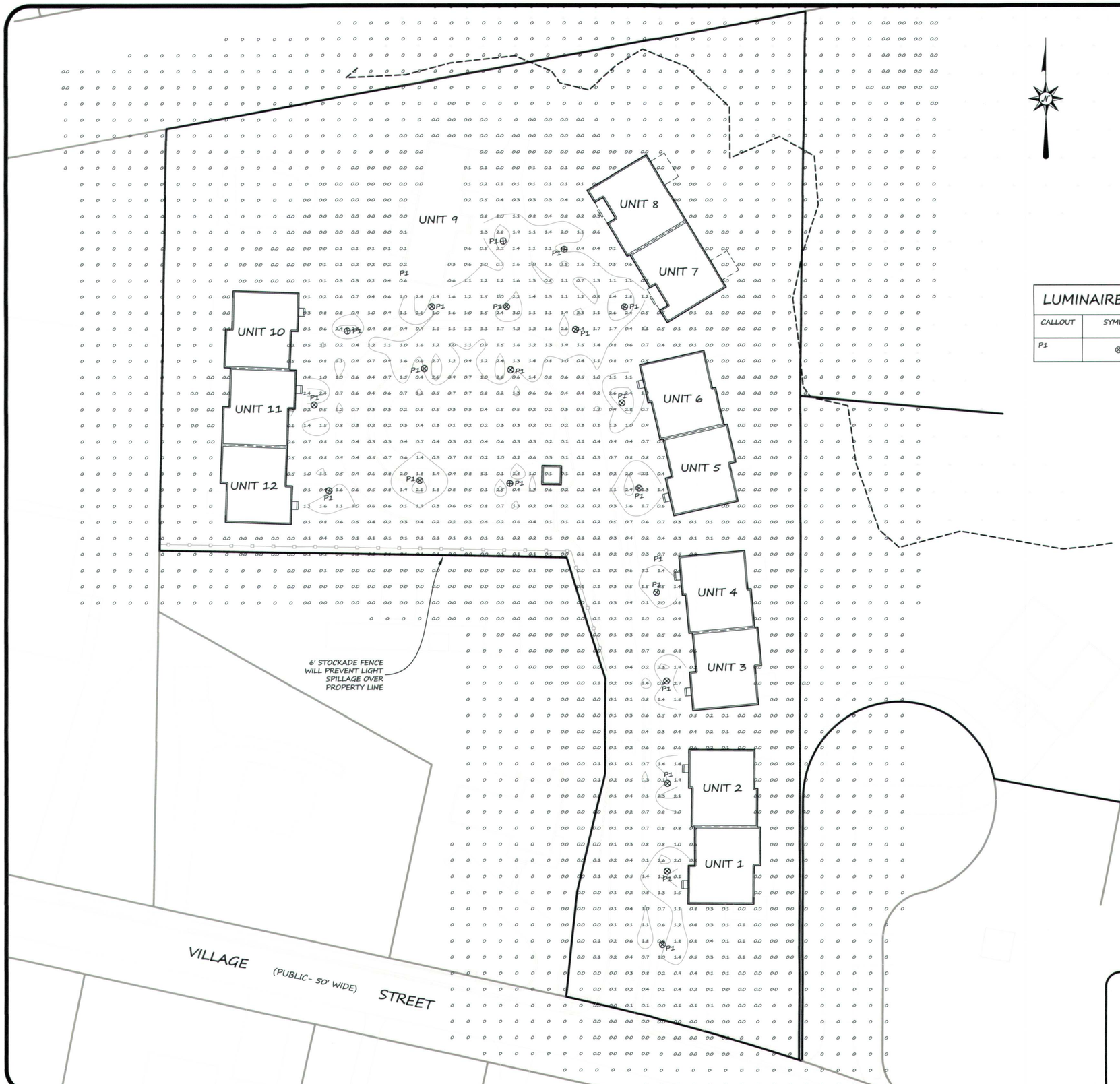
2020.04.06

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

C-6

D158-01

LEGACY ENGINEERING



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ZONING DISTRICT
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59-55

PLAN & DEED REFERENCE
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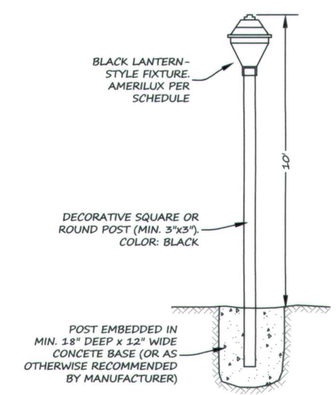
DATE: 4/7/20

REGISTERED LAND SURVEYOR

FOR REGISTRY USE

LUMINAIRE SCHEDULE

CALLOUT	SYMBOL	QUANTITY	LAMP	MOUNTING	MOUNTING HEIGHT	MODEL
P1	⊗	20	LED	POLE TOP	10'	AMERILUX D623-FDR FULL-CUTOFF FIXTURE



RESIDENTIAL LIGHTPOST
NOT TO SCALE

PLAN SCALE: 1" = 30'
0' 30' 60' 120'

PLAN DATE: JUNE 25, 2019

REVISION	DATE	BY
REVISIONS PER TOWN COMMENTS	2019-09-04	DJM
REVISIONS PER TOWN COMMENTS	2019-10-07	DJM
REVISIONS PER TOWN COMMENTS	2019-10-22	DJM
REVISED SITE LAYOUT	2019-12-27	DJM
REVISIONS PER DECISION FOR ENDORSEMENT	2020-03-24	DJM

WILLIAM WALLACE VILLAGE LIGHTING PLAN OF LAND IN MEDWAY, MA

DATE APPROVED: JAN. 28, 2020
DATE ENDORSED: April 10, 2020

MEDWAY PLANNING & ECONOMIC DEVELOPMENT BOARD

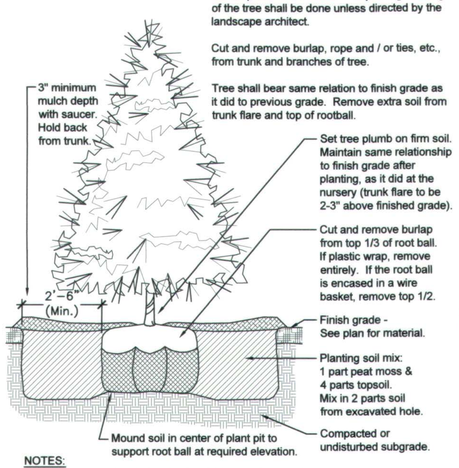
COMMONWEALTH OF MASSACHUSETTS
DANIEL J. MERRIKIN
CIVIL
No. 43309
PROFESSIONAL ENGINEER
2020.04.06

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

C-7

D158-01

LEGACY ENGINEERING



Do not prune tree's leader. No pruning / cutting of the tree shall be done unless directed by the landscape architect.

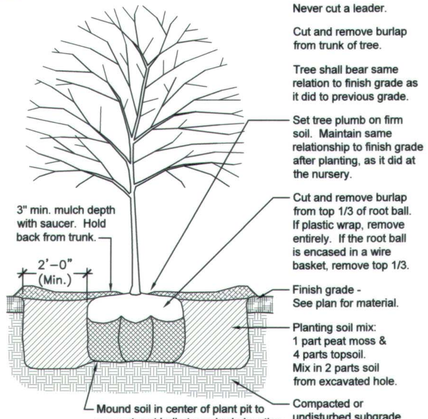
Cut and remove burlap, rope and / or ties, etc., from trunk and branches of tree.

Tree shall bear same relation to finish grade as it did to previous grade. Remove extra soil from trunk flare and top of rootball.

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"



Never cut a leader.

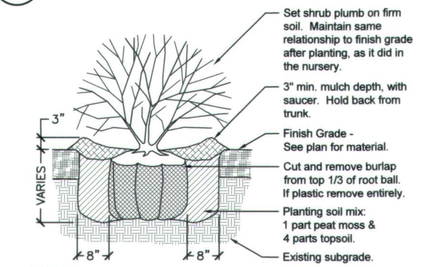
Cut and remove burlap from trunk of tree.

Tree shall bear same relation to finish grade as it did to previous grade.

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

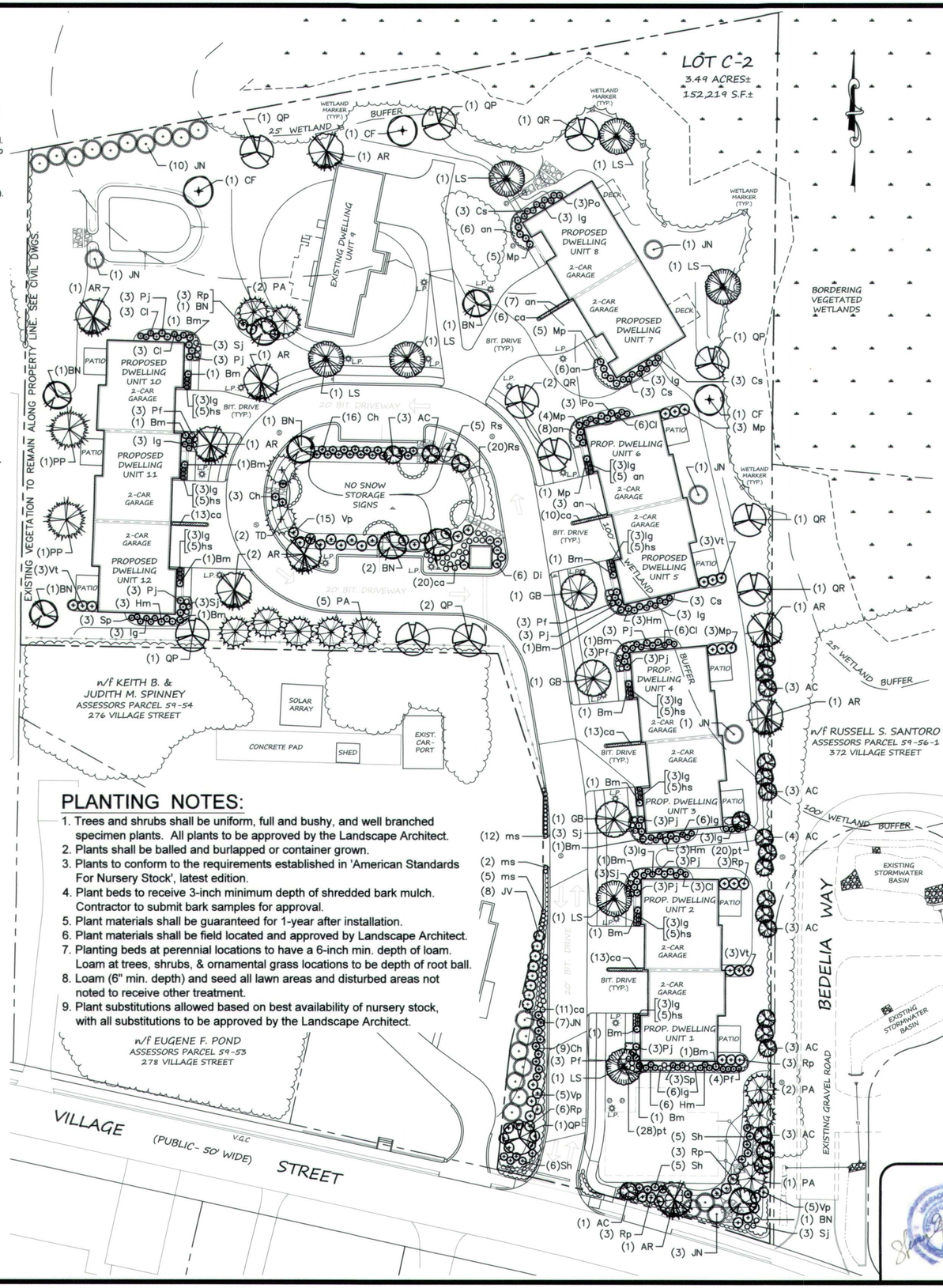
Scale: 1/2" = 1' - 0"



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"



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.

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DATE: 4/7/20

REGISTERED LAND SURVEYOR

FOR REGISTRY USE

PLANT LIST - Trees & Shrubs in Common Areas:

Qty.	Sym.	Botanical Name	Common Name	Size
		TREES - DECIDUOUS AND EVERGREEN		
23	AC	Amelanchier canadensis	Downy Shadblow	15 gallon pot
9	AR	Acer rubrum	Red Maple	3 - 3 1/2" cal.
8	BN	Betula nigra 'Heritage'	'Heritage' River Birch	12-14' ht. clmp.
3	CF	Cornus florida	Flowering Dogwood	6 - 7' height
3	GB	Ginkgo biloba 'Autumn Gold'	'Autumn Gold' Ginkgo	3 - 3 1/2" cal.
24	JN	Juniperus virginiana	Eastern Red Cedar	7 - 8' ht. / B+B
8	JV	Juniperus virginiana 'Emerald Sentinel'	'Emerald Sentinel' Red Cedar	7 - 8' ht. / B+B
7	LS	Liquidambar styraciflua	American Sweetgum	3 - 3 1/2" cal.
10	PA	Picea abies	Norway Spruce	8 - 10' ht. B&B
2	PP	Picea pungens glauca	Colorado Blue Spruce	8 - 10' ht. B&B
7	QP	Quercus palustris	Pin Oak	3 - 3 1/2" cal.
5	QR	Quercus rubra	Red Oak	3 - 3 1/2" cal.
2	TD	Taxodium distichum 'Shawnee Brave'	'Shawnee Brave' Bald Cypress	8 - 10' ht. B&B
		SHRUBS - DECIDUOUS AND EVERGREEN		
28	Ch	Cornus alba 'Ivory Halo'	'Ivory Halo' Dogwood	24 - 30" height
25	Rs	Clethra alnifolia 'Ruby Spice'	'Ruby Spice' Summersweet	24 - 30" height
16	Sh	Ilex glabra 'Shamrock'	'Shamrock' Inkberry	24 - 30" height
6	Di	Physocarpus opulifolius 'Diabolo'	'Diabolo' Purple Ninebark	30 - 36" height
15	Rp	Rhododendron 'PJM'	'PJM' Rhododendron	24 - 30" height
25	Vp	Viburnum plicatum toment. 'Shasta'	'Shasta' Doublefile Viburnum	30 - 36" height
		ORNAMENTAL GRASSES		
31	ca	Calamagrostis x acutiflora 'Karl Foerster'	'Karl Foerster' Feather Rd. Grass	3 gallon pot
19	ms	Miscanthus sinensis 'Gracillimus'	'Gracillimus' Maiden Grass	3 gallon pot

PLANT LIST - Shrubs at Foundations & Perennials:

Qty.	Sym.	Botanical Name	Common Name	Size
		SHRUBS - DECIDUOUS AND EVERGREEN		
17	Bm	Buxus microphylla 'Green Mountain'	'Green Mountain' Boxwood	18 - 24" height
21	Cl	Clethra alnifolia	Summersweet	24 - 30" height
12	Cs	Cornus sericea	Red-osier Dogwood	24 - 30" height
15	Hm	Hydrangea macro. 'Endless Summer'	'Endless Summer' Hydrangea	5 gallon pot
60	Ig	Ilex glabra	Inkberry	24 - 30" height
21	Mp	Myrica pensylvanica	Northern Bayberry	24 - 30" height
16	Pf	Potentilla fruticosa 'Gold Drop'	'Gold Drop' Cinquefoil	24 - 30" height
6	Po	Physocarpus opulifolius	Ninebark	30 - 36" height
30	Pj	Pieris japonica 'Compacta'	'Compacta' Japanese Andromeda	24 - 30" height
6	Rp	Rhododendron 'PJM'	'PJM' Rhododendron	24 - 30" height
15	Sj	Spiraea japonica 'Neon Flash'	'Neon Flash' Spirea	18 - 24" height
6	Sp	Syringa paluta 'Miss Kim'	'Miss Kim' Lilac	30 - 36" height
9	Vt	Vibumum trilobum	American Cranberrybush	30 - 36" height
		GROUNDCOVER, PERENNIALS AND ORNAMENTAL GRASSES		
35	an	Aster novae-angliae	New England Aster	2 gallon pot
55	ca	Calamagrostis x acutiflora 'Karl Foerster'	'Karl Foerster' Feather Rd. Grass	3 gallon pot
40	ep	Echinacea purpurea 'Kim's Knee High'	'Kim's Knee High' Coneflower	2 gallon pot
60	hs	Hemerocallis x 'Happy Returns'	'Happy Returns' Daylily	1 gallon pot
40	ls	Leucanthemum x superbum 'Becky'	'Becky' Shasta Daisy's	2 gallon pot
40	pe	Pennisetum alopecuroides 'Hameln'	'Hameln' Dwarf Fountain Grass	1 gallon pot
2 fl.	pt	Pachysandra terminalis 'Green Sheen'	'Green Sheen' Pachysandra	24 per flat
65	rf	Rudbeckia fulgida 'Goldsturm'	'Goldsturm' Black-Eyed Susan	1 gallon pot

PLANT QUANTITIES:
If plant quantities differ between the Plant List and the Landscape Plan, follow whichever numbers are greater.

DATE APPROVED: JAN. 28, 2020
DATE ENDORSED: April 16, 2020

MEDWAY PLANNING & ECONOMIC DEVELOPMENT BOARD

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.

PLAN SCALE: 1" = 30'
0' 30' 60' 120'

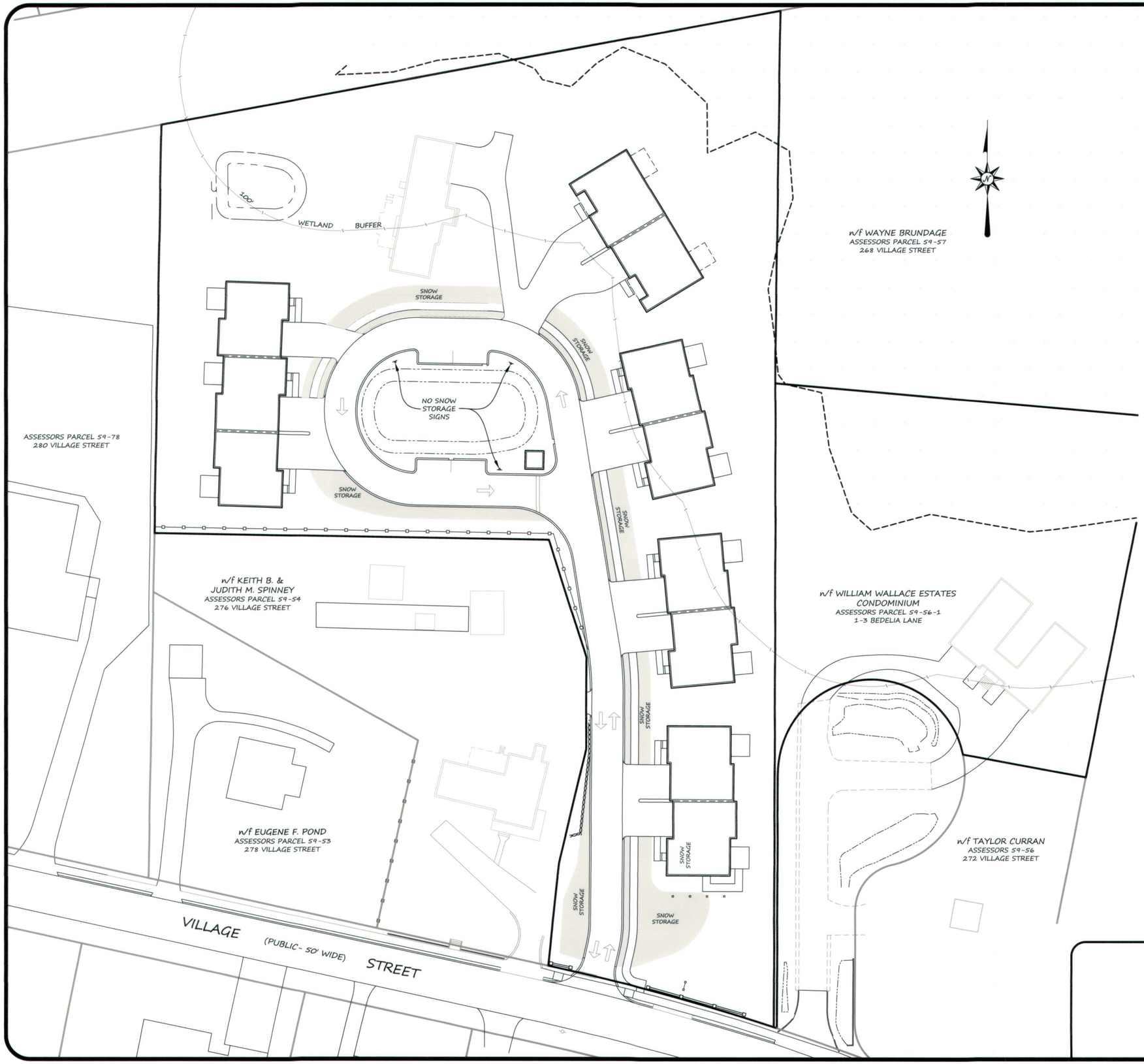
PLAN DATE: JUNE 25, 2019

REVISION	DATE	BY
REVISED LANDSCAPE PLAN PER UPDATED CIVIL BASE	9/17/2019	REC
REVISED LANDSCAPE PLAN PER NEW DWG. INFO.	1/8/2020	REC
REVISED LANDSCAPE PLAN PER UPDATED CIVIL BASE	2/2/2020	REC
REVISED LANDSCAPE PLAN PER TOWN REVIEW		REC

WILLIAM WALLACE VILLAGE LANDSCAPE PLAN OF LAND IN MEDWAY, MA

SHEET 1 OF 1 C-8	LANDSCAPE PLAN
DATE 8/9/2019	VILLAGE STREET MEDWAY, MA
PLAN NO. Village-Lndscp_2019-9.dwg	**Cosmos Associates**
DRAWN BY SGC / REC	Landscape Architects & Site Planners 5 Longview Street Natick, MA 01760
CHECKED BY SGC	p: 508.654.6847 www.cosmosassociates.com

Village Street / Village-Lndscp_2020-1.dwg / Village-Lndscp_2020-2-2_Rev 4.pdf



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DATE: 4/7/20

REGISTERED LAND SURVEYOR

FOR REGISTRY USE

COMMONWEALTH OF MASSACHUSETTS PAUL J. BONE No. 36466 PROFESSIONAL LAND SURVEYOR

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

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

APPLICANT
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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

PLAN SCALE: 1" = 30'

0' 30' 60' 120'

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 16,171 S.F. THE SNOW STORAGE AREAS TOTAL APPROXIMATELY 9,910 S.F.

PLAN DATE: JUNE 25, 2019

REVISION	DATE	BY
REVISIONS PER TOWN COMMENTS	2019-09-04	D.J.M.
REVISIONS PER TOWN COMMENTS	2019-10-07	D.J.M.
REVISIONS PER TOWN COMMENTS	2019-10-22	D.J.M.
REVISED SITE LAYOUT	2019-12-27	D.J.M.
REVISIONS PER DECISION FOR ENDORSEMENT	2020-03-24	D.J.M.

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

DATE APPROVED: JAN. 28, 2020

DATE ENDORSED: April 10, 2020

MEDWAY PLANNING & ECONOMIC DEVELOPMENT BOARD

COMMONWEALTH OF MASSACHUSETTS DANIEL J. MERRIKIN CIVIL No. 43309 REGISTERED PROFESSIONAL ENGINEER

2020.04.06

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LEGACY ENGINEERING

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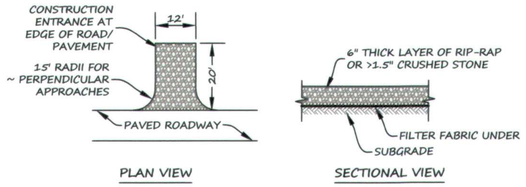
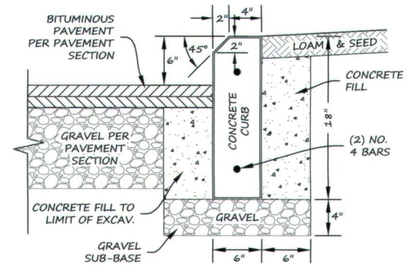


NOTES:
1. ENTRANCE SHALL BE INSTALLED BEFORE ANY EXCAVATION WORK OCCURS ON-SITE.
2. ENTRANCE SHALL BE MAINTAINED IN GOOD CONTITION UNTIL A PAVED DRIVEWAY IS INSTALLED. REPLACE ENTRANCE IF FILLED WITH SOILS OR IF SOILS ARE BEING TRACKED ONTO ADJACENT ROADWAYS.

CONSTRUCTION ENTRANCE DETAIL

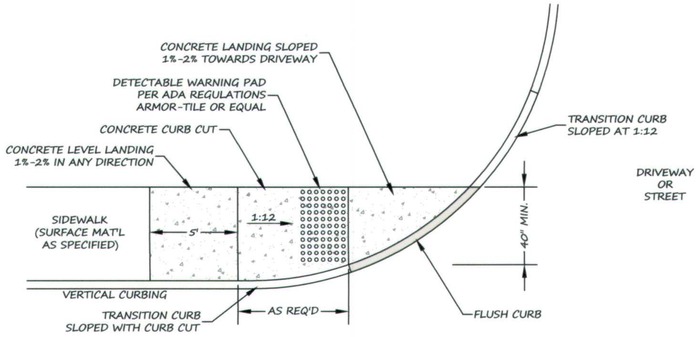
NOT TO SCALE



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

PRECAST CONCRETE CURB DETAIL

(NO SCALE)



TYPICAL ACCESSIBLE CURB CUT DETAIL

NOT TO SCALE

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DATE: 4/7/20

REGISTERED LAND SURVEYOR

FOR REGISTRY USE

COMMONWEALTH OF MASSACHUSETTS PAUL J. DESIMONE No. 37073 REGISTERED PROFESSIONAL LAND SURVEYOR

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

PORTION OF #276
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MEDWAY, MA 02053

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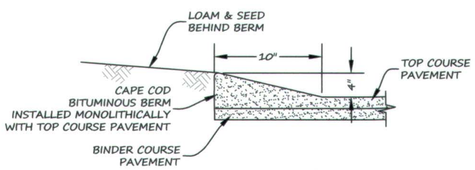
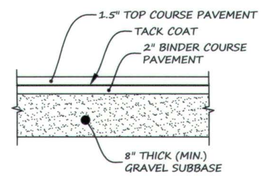


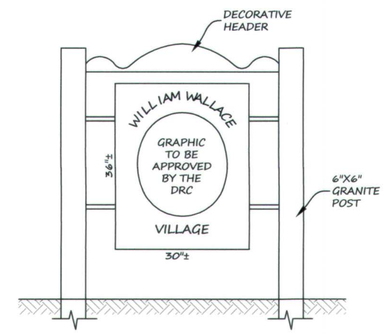
MONOLITHIC CAPE COD BERM DETAIL

(NO SCALE)



TYPICAL PARKING LOT PAVING SECTION

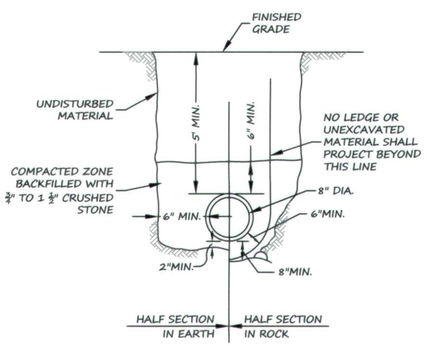
NOT TO SCALE



NOTE: SIGN DETAIL, SIZE, COLOR, MATERIALS, GRAPHIC, LETTERING, ETC... TO BE APPROVED AND/OR MODIFIED BY MEDWAY DRC.

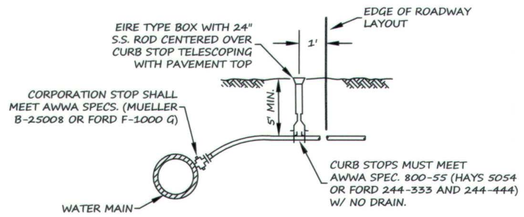
IDENTIFICATION SIGN DETAIL

NOT TO SCALE



WATER MAIN TRENCH DETAIL

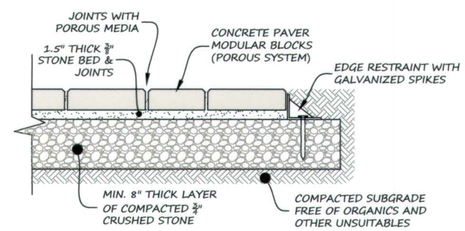
NOT TO SCALE



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

TYPICAL WATER SERVICE CONNECTION

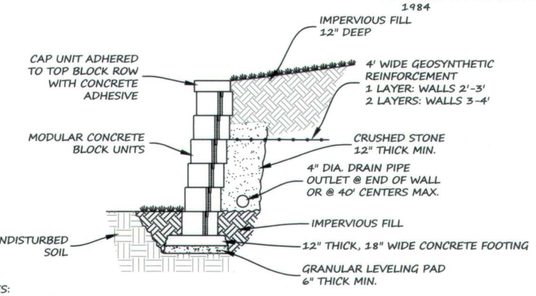
NOT TO SCALE



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

CONCRETE PAVER DETAIL

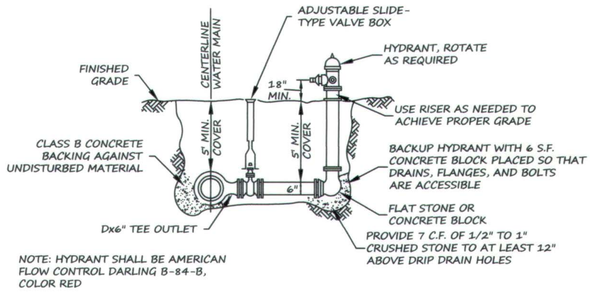
NOT TO SCALE



NOTES:
1. UNLESS OTHERWISE APPROVED BY THE MEDWAY DRC, SMALL BLOCK UNITS SHALL BE MEDWAY BLOCK SPLIT FACED CONCRETE BLOCKS, COLOR: CHARCOAL GRAY.
2. WALL HEIGHT WITHOUT REINFORCEMENT SHALL BE LIMITED TO 3.5' EXPOSED FACE.
3. INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS.

TYPICAL "SMALL BLOCK" RETAINING WALL

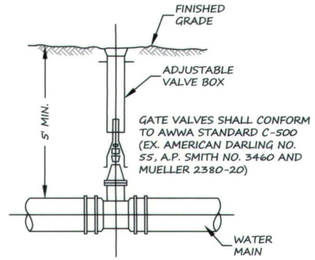
NOT TO SCALE



NOTE: HYDRANT SHALL BE AMERICAN FLOW CONTROL DARLING B-84-B, COLOR RED

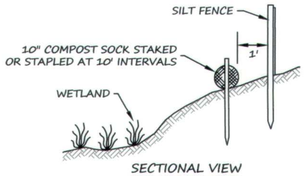
TYPICAL HYDRANT ASSEMBLY DETAIL

NOT TO SCALE



TYPICAL GATE VALVE

NOT TO SCALE



SECTIONAL VIEW

NOTE: NON-BIODEGRADABLE SOCK SHELL FILLED WITH COMPOST MEDIA. JOINTS SHALL BE OVERLAPPED BY AT LEAST TWO FEET.

EROSION CONTROL DETAIL (FILTER SOCK)

NOT TO SCALE

DATE APPROVED: JAN. 28, 2020

DATE ENDORSED: APRIL 10, 2020

MEDWAY PLANNING & ECONOMIC DEVELOPMENT BOARD

COMMONWEALTH OF MASSACHUSETTS DANIEL J. MERRIKIN CIVIL No. 43309 REGISTERED PROFESSIONAL ENGINEER

2020.04.06

PLAN DATE: JUNE 25, 2019

REVISION	DATE	BY
REVISIONS PER TOWN COMMENTS	2019-09-04	D.J.M.
REVISIONS PER TOWN COMMENTS	2019-10-07	D.J.M.
REVISIONS PER TOWN COMMENTS	2019-10-22	D.J.M.
REVISED SITE LAYOUT	2019-12-27	D.J.M.
REVISIONS PER DECISION FOR ENDORSEMENT	2020-03-24	D.J.M.

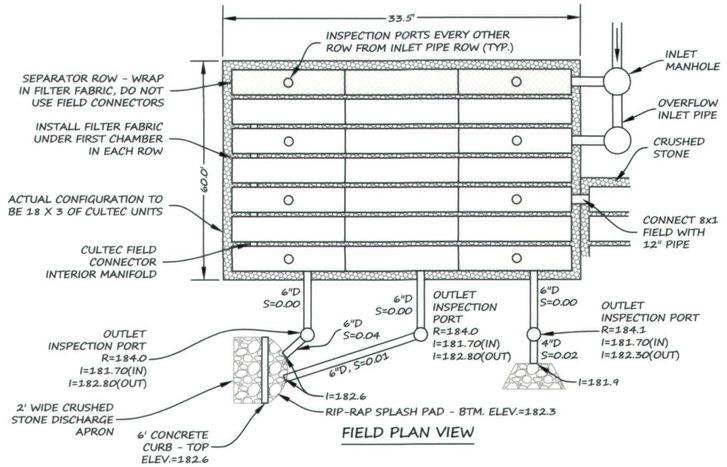
WILLIAM WALLACE VILLAGE
DETAIL PLAN OF LAND IN MEDWAY, MA

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

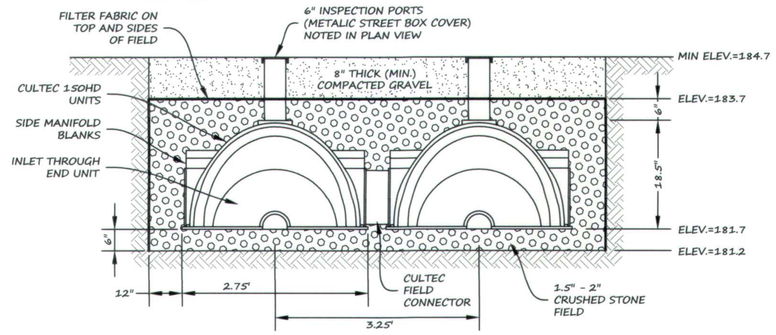
C-10

D158-01

LEGACY ENGINEERING



FIELD PLAN VIEW



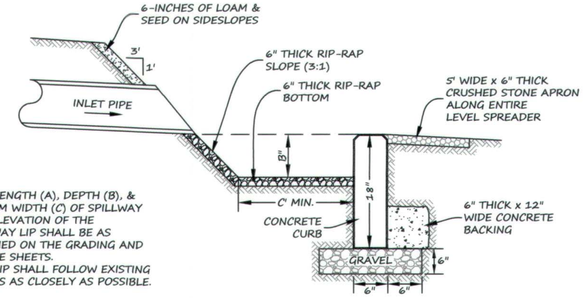
SECTION THROUGH TYPICAL LEACHING FIELD

NOTES:

1. INFILTRATION TRENCH UNITS TO BE RECHARGER 150XLHD 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

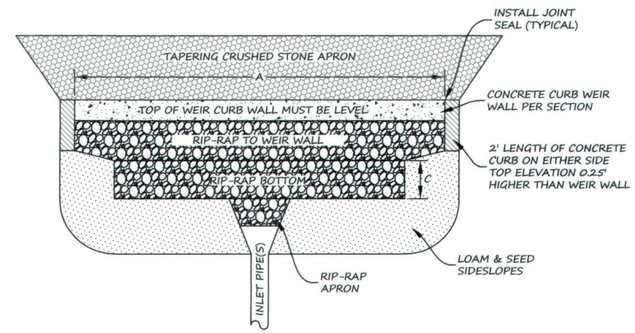
NOT TO SCALE



NOTES:

1. WEIR LENGTH (A), DEPTH (B), & BOTTOM WIDTH (C) OF SPILLWAY AND ELEVATION OF THE SPILLWAY LIP SHALL BE AS SPECIFIED ON THE GRADING AND PROFILE SHEETS.
2. WEIR LIP SHALL FOLLOW EXISTING GRADES AS CLOSELY AS POSSIBLE.

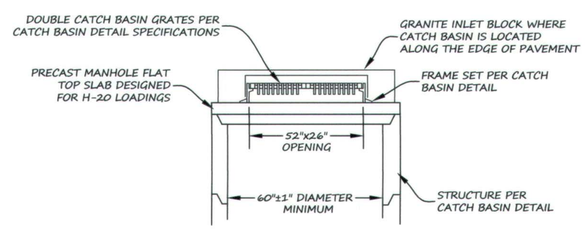
TYPICAL SECTIONAL VIEW



PLAN VIEW

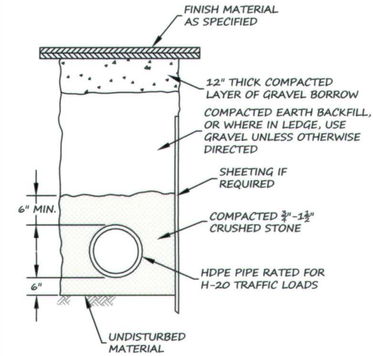
LEVEL SPREADER DETAIL

NOT TO SCALE



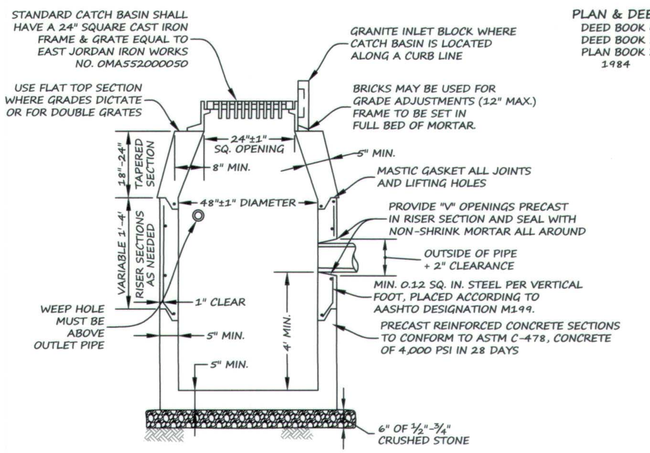
CATCH BASIN DOUBLE GRATE DETAIL

NOT TO SCALE



TYPICAL DRAIN TRENCH

(NO SCALE)

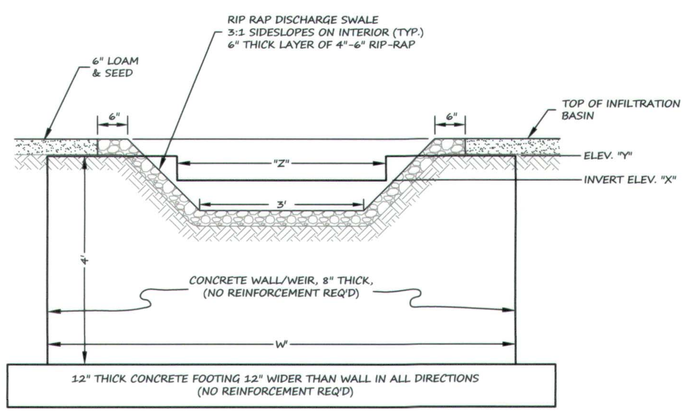


NOTES:

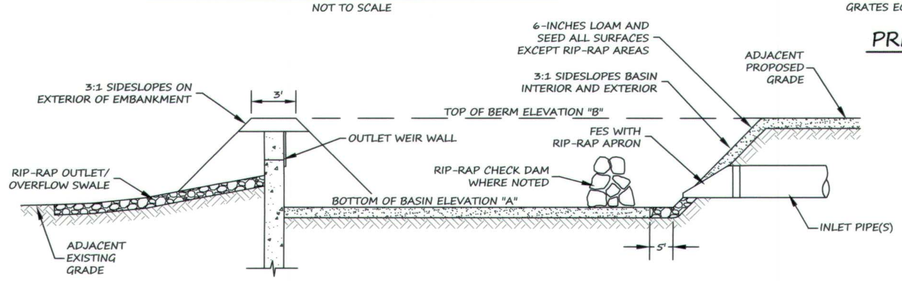
1. NO BELL ENDS IN CATCH BASIN. CONNECTIONS TO BE TIGHTLY SEALED WITH MORTAR.
2. SUBSTITUTE FRAME AND GRATE SHALL BE MADE IN USA AND SHALL BE APPROVED BY THE ENGINEERING DEPARTMENT OR PLANNING BOARD PRIOR TO CONSTRUCTION.
3. PROVIDE 5' DIAMETER STRUCTURE WITH FLAT TOP WITH RECTANGULAR OPENING FOR DOUBLE GRATES, WHICH SHALL BE EAST JORDAN IRON WORKS NO. OMA544000002 WITH GRATES EQUAL TO ABOVE-SPECIFICATION.

PRECAST CONCRETE CATCH BASIN

NOT TO SCALE



BASIN OUTLET WEIR AND RIP-RAP SWALE DETAIL



TYPICAL BASIN CROSS-SECTION

SCHEDULE OF DIMENSIONS AND ELEVATIONS

	BASIN #1	BASIN #2
BOTTOM OF BASIN ELEVATION "A"	186.0	185.0
TOP OF BERM ELEVATION "B"	187.5	187.0
EMERGENCY OVERFLOW ELEV.	187.0	186.5
EMERGENCY OVERFLOW WIDTH	6'	6'

TYPICAL INFILTRATION BASIN CROSS-SECTION

NOT TO SCALE

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: 4/7/20

REGISTERED LAND SURVEYOR

FOR REGISTRY USE

COMMONWEALTH OF MASSACHUSETTS PAUL DIMONE No. 10488 REGISTERED LAND SURVEYOR

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

PLAN SCALE: NOT TO SCALE

PLAN DATE: JUNE 25, 2019

REVISION	DATE	BY
REVISIONS PER TOWN COMMENTS	2019-09-04	D.J.M.
REVISIONS PER TOWN COMMENTS	2019-10-07	D.J.M.
REVISIONS PER TOWN COMMENTS	2019-10-22	D.J.M.
REVISED SITE LAYOUT	2019-12-27	D.J.M.
REVISIONS PER DECISION FOR ENDORSEMENT	2020-03-24	D.J.M.

DATE APPROVED: JAN. 28, 2020

DATE ENDORSED: April 10, 2020

MEDWAY PLANNING & ECONOMIC DEVELOPMENT BOARD

COMMONWEALTH OF MASSACHUSETTS DANIEL J. MERRIKIN CIVIL No. 43309 REGISTERED PROFESSIONAL ENGINEER

2020.04.06

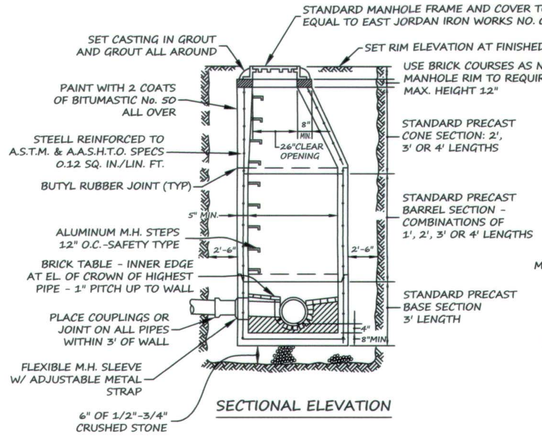
WILLIAM WALLACE VILLAGE
DETAIL PLAN OF LAND IN MEDWAY, MA

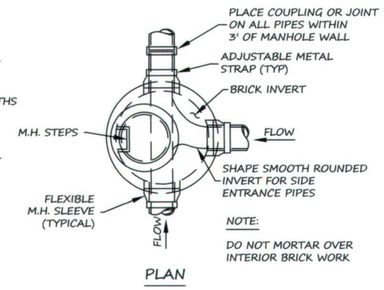
730 MAIN STREET
SUITE 2C
MILLIS, MA 02054
508-376-8883(o)

C-11

D158-01

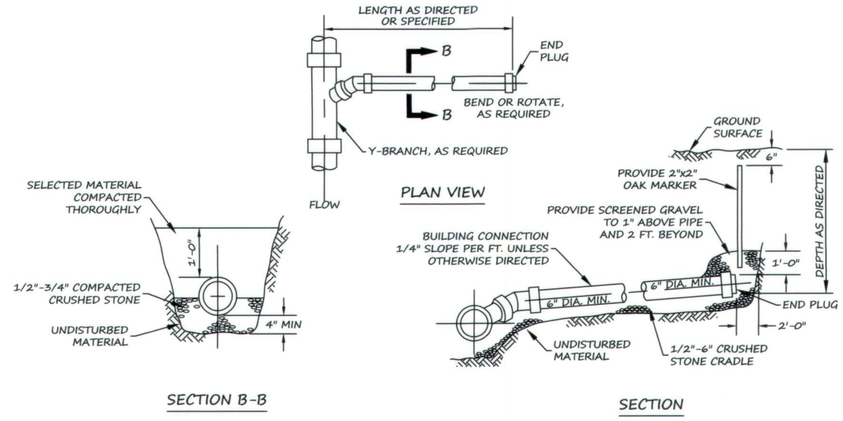
LEGACY ENGINEERING





TYPICAL PRECAST SEWER MANHOLE DETAILS

NOT TO SCALE



TYPICAL BUILDING SEWER SERVICE CONNECTION

NOT TO SCALE

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: 4/7/20

REGISTERED LAND SURVEYOR

FOR REGISTRY USE

OWNER
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P.O. BOX 95
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PORTION OF #276
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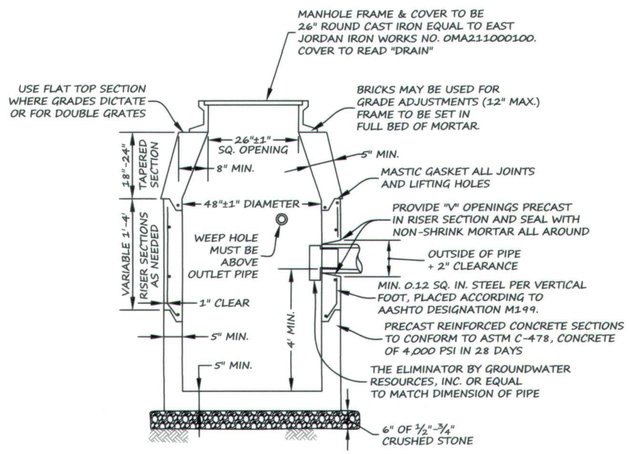
ZONING DISTRICT
AGRICULTURAL RESIDENTIAL II

ASSESSORS PARCEL
59-55

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

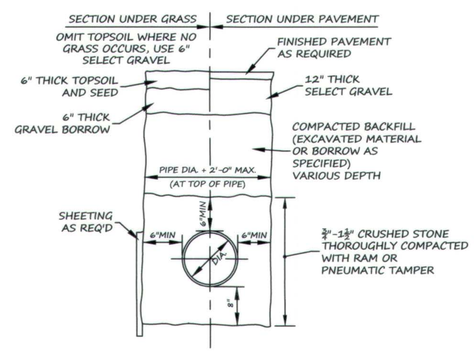
PLAN SCALE: NOT TO SCALE



NOTES:
1. MANHOLE DIAMETER SHALL BE INCREASED IF NUMBER, SIZE, AND CONFIGURATION OF INLET/OUTLET PIPING NECESSITATES A LARGER MANHOLE DIAMETER.
2. SUBSTITUTE FRAME AND COVERS SHALL BE MADE IN USA AND SHALL BE APPROVED BY THE ENGINEERING DEPARTMENT OR PLANNING BOARD PRIOR TO CONSTRUCTION.

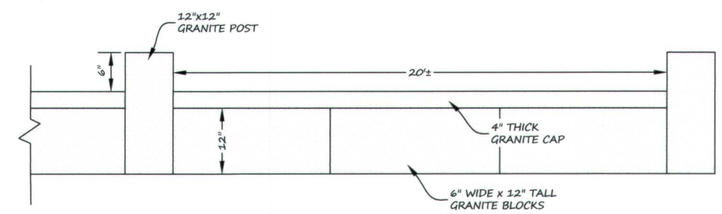
PRECAST CONCRETE DRAIN MANHOLE

NOT TO SCALE



TYPICAL SEWER TRENCH

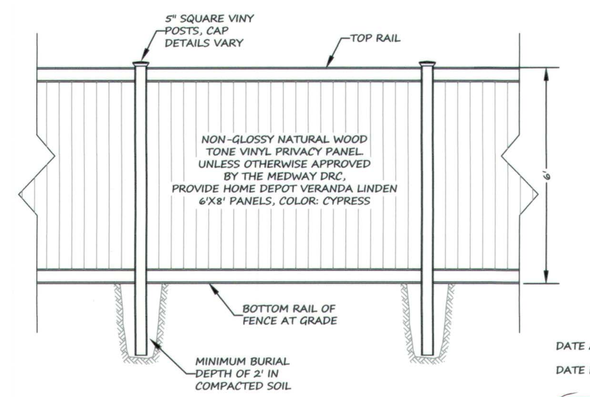
NOT TO SCALE



NOTE: IF POSSIBLE, USE RECYCLED GRANITE WITH "LIVE" EDGES.

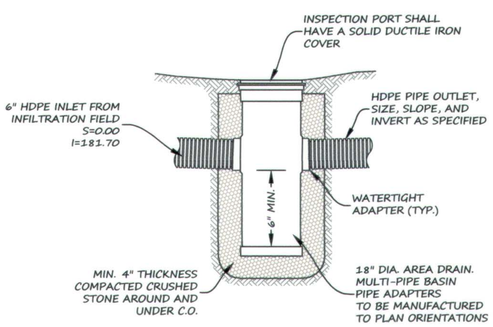
GRANITE WALL DETAIL

NOT TO SCALE



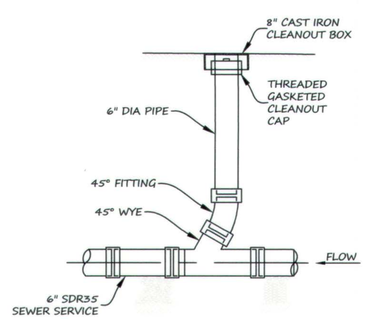
VINYL PRIVACY FENCE DETAIL

NOT TO SCALE



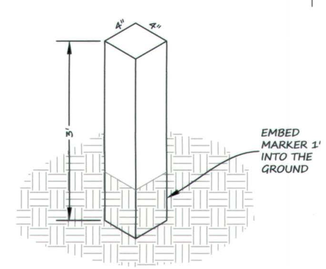
INFILTRATION FIELD OUTLET INSPECTION PORT DETAIL

NOT TO SCALE



TYPICAL SEWER CLEANOUT DETAIL

NOT TO SCALE



GRANITE WETLAND BUFFER MARKER

NOT TO SCALE

DATE APPROVED: JAN. 28, 2020

DATE ENDORSED: April 10, 2020

MEDWAY PLANNING & ECONOMIC DEVELOPMENT BOARD

PLAN DATE: JUNE 25, 2019

REVISION	DATE	BY
REVISIONS PER TOWN COMMENTS	2019-09-04	D.J.M.
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REVISED SITE LAYOUT	2019-12-27	D.J.M.
REVISIONS PER DECISION FOR ENDORSEMENT	2020-03-24	D.J.M.

WILLIAM WALLACE VILLAGE DETAIL PLAN OF LAND IN MEDWAY, MA

COMMONWEALTH OF MASSACHUSETTS
DANIEL J. MERRIKIN
CIVIL
No. 43309
REGISTERED PROFESSIONAL ENGINEER

2020.04.06

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

C-12

D158-01

LEGACY ENGINEERING

SITE OPERATIONS & MAINTANENCE PLAN

INTRODUCTION

This Operations and Maintenance Plan (hereinafter referred to "O&M Plan") is provided to ensure the long-term monitoring and maintenance of various components of the development's infrastructure. This O&M Plan includes the following provisions:

1. Stormwater System Operations and Maintenance
2. Integrated Pest Management Plan
3. Miscellaneous Provisions
4. Accidental Spill and Emergency Response Plan

The "Development" and the various components which are referenced in this O&M Plan are described on the site plan referenced below.

Project Name
William Wallace Village

Project Location
274 Village Street
Medway MA, 02053

Operator Name and Address
DTRT LLC
P.O. Box 95
Truro, MA 02666

References
This O&M Plan references other documents as follows:
Site Plan - Plans entitled "William Wallace Village, Medway, MA Site Plan" with an original date of June 25, 2019 (as may be amended), and prepared by Legacy Engineering LLC, hereinafter referred to as the "Site Plan".
Stormwater Report - Report entitled "Stormwater Report for William Wallace Village, 274 Village Street, Medway, MA 02053" prepared by Legacy Engineering LLC with an original date of June 25, 2019 (as may be amended).

Site Description
The site consists of seven proposed two-family residential buildings located on 3.63 acres of land on Village Street in Medway and includes all appurtenant driveways, utility systems, landscape areas, and stormwater management systems. Those land areas are collectively referred to herein as the "Development."

Site Usage and Activities
Multi-family residential buildings and associated appurtenances.

PART 1: STORMWATER SYSTEM OPERATIONS AND MAINTENANCE

In order to maximize the continued effectiveness of the Stormwater Management BMP's for the development, the following Operation and Maintenance requirements apply to all stormwater facilities within the extents of the Development. The stormwater facilities are depicted on the Site Plan and are hereinafter referred to as the "Stormwater Facilities."

Operations and Maintenance Responsibilities

The Operator or its designee shall be responsible for implementing all Operations and Maintenance (O&M) responsibilities.

Commencement of Operations and Maintenance Responsibilities

Operations and Maintenance tasks shall be commenced once each respective Stormwater Facility is fully constructed and is receiving runoff from the Development.

Operations and Maintenance Tasks

Deep Sump Catch Basins:

1. Deep sump catch basins shall be inspected daily during construction activities and all sediments and debris shall be removed four times per year unless the owner can determine through recorded observations that sediment accumulation does not warrant such frequent cleanings. If deep sump structure cleaning occurs less than four times per year, cleaning shall occur when two feet of sediments have accumulated in the sump and at least once per year.
2. Silt sacks shall be installed on all catch basins in and around the development throughout the time of construction.
3. All sediments and hydrocarbons shall be disposed of off-site in accordance with all applicable local, state, and federal regulations.

Sediment Forebays:

1. Sediment forebays shall be inspected at least four times per year to insure proper operation (during a storm event).
2. Sediment forebays should be mowed and all clippings and debris removed at least twice per year. Debris shall be removed at more frequent intervals if warranted by extreme weather events.
3. Sediment should be removed when 3-inches of sediment accumulates anywhere in the forebay.
4. Remove woody vegetation, leaves, and other materials that would affect the life of the system or its operations.

Stormwater Infiltration Basin:

1. Stormwater basins shall be inspected at least twice per year to insure proper operation (during a storm event).
2. Inspections shall include ensuring that inlet, outlet, and splash pad rip-rap aprons are in good condition and that that interior wall systems are in good condition. Deficiencies shall be remedied immediately.
3. Inspections shall include an observation of the accumulation of sediment in the basin. Pretreatment BMPs are intended to capture and contain coarse sediments. Should indication of significant accumulation of sediments in the infiltration basin be observed, increased frequency of cleaning of the preceding sediment forebay and catch basins shall be implemented.
4. Inspections shall include ensuring that outlet structures are unobstructed and free-flowing per the Site Plan design specifications.
5. Inspections shall include ensuring that all berms are fully stabilized, structurally sound and not eroded. Deficiencies shall be remedied immediately.
6. Stormwater basins should be mowed and all clippings and debris removed at least twice per year. Debris shall be removed at more frequent intervals if warranted by extreme weather events. If wetland vegetation grows at the bottom of the stormwater basin, it shall only be mowed once per year at the beginning of the winter season.
7. Sediment should be removed at least once every 5 years or when 2-inches of sediment accumulates anywhere in the basin and disposed of off-site in accordance with all applicable local, state, and federal regulations. Two sedimentation markers shall be installed in the basin by a Registered Land Surveyors with a clear marking of the 2-inch accumulation line. It is recommended that stone bounds be installed with chiseled marks indicating the limit of accumulation, although other similarly permanent marking methods may be utilized.

Underground Infiltration Field:

1. Perform all pretreatment BMP maintenance, structural and non-structural, as required herein.
2. Inspect the infiltration field at least twice per year, approximately 2-4 days after a rainfall event to ensure that water is not still in the field (as it should have infiltrated into underlying soils by then). Should the infiltration field fail to infiltrate water sufficiently, the field system shall be excavated and replaced in accordance with the original design.

Stormwater Pipes, Inlets and Outfalls:

1. All stormwater inlets and outfalls shall be inspected twice per year.
2. Trash, leaves, debris and sediment shall be removed from inlets and outfalls as needed to keep them free flowing.
3. If inspections indicate that stormwater pipelines have become partially obstructed with trash, leaves, debris or sediment, the pipelines shall be cleaned by water jet truck and the obstructions removed and disposed of.

The various operations and maintenance schedule requirements listed above may be reduced in frequency by approval from the Town. Should such permission be desired, the Operator shall provide documentation of actual on-site maintenance observations by a qualified source (engineer or other qualified person meeting the approval of the Town) demonstrating that the particular Stormwater BMP in question does not warrant the specified frequency of inspection or maintenance activities.

Reporting Requirements

The following documentation shall be submitted no later than December 31st of each calendar year to the Town:

1. A statement, signed by an authorized representative of the Operator indicating that the requirements of this O&M Plan were performed during the previous calendar year. Where requirements were not met, a schedule for their completion shall be provided and a follow-up statement submitted when complete.
2. A list of the maintenance activities performed along with the approximate date of the work.
3. A list of the inspections performed along with a statement by each inspector summarizing the results of the inspections performed in accordance with this O&M plan.
4. Copies of appurtenant documentation supporting the completion of the O&M responsibilities such as copies of contracts and/or receipts with parties engaged to perform maintenance and inspection services.
5. A notation regarding whether there has been any change in the name and or contact information for the Operator.

Public Safety Features

The stormwater system has been designed to safely collect surface runoff from developed areas (as described on the Site Plan and Stormwater Report) by providing collections systems at regular intervals to prevent surface flooding and to treat that runoff in accordance with the provisions of the Massachusetts Stormwater Management Standards and Handbook.

PART 2: INTEGRATED PEST MANAGEMENT PLAN

Applicability

The Development shall adhere to this IPM in perpetuity, unless the conservation Commission releases the Operator from this obligation in writing.

Lawn Preparation and Installation

The following methods shall be employed for all lawn installation and replacements.

- Topsoil installed in lawn areas shall be installed to a minimum thickness of 4-inches. Installation shall be in a manner that minimizes compaction of the topsoil. Topsoil should include a minimum organic content of 18% in the top 4-inches. In areas where existing topsoil is limited or non-existent due to bedrock or hardpan, 6-24 inches of sandy loam topsoil should be spread with a minimum 18% organic content in the top 6-inches.
- Topsoil shall be tested for pH, organic content and mineral content including calcium, magnesium, potassium and sodium at the time of installation and supplements shall be added as recommended. Lime shall be added at the rates recommended by the soil test lab to bring topsoil pH within recommended levels.
- Seeding shall include at least three of the following turf types: Fine Fescue, Kentucky Bluegrass, Perennial Rye Grass, and Tall Fescue.
- Fertilizer application at the time of seeding shall not exceed 0.5 pounds per 1,000 square feet and shall be either organic or mineral. Fertilizer shall be slow release, organic, and low in phosphorous in the 100' wetland buffer.
- During the period of turf establishment (1-2 seasons after seeding), up to two broadleaf weed control applications per year may be applied to the entire lawn area to encourage the establishment of the turf and prevent weed infestations.

Mechanical Lawn Care Standards

The following maintenance guidelines shall be generally applied to lawn care, although specific adherence to every standard is not necessary. Adherence to these mechanical lawn care standards will encourage the development of a thick, dense, and healthy turf system which will ultimately result in fewer Lawn Care Treatment requirements.

- Lawn cutting height should be adjusted according to the season using the following as guidance:
  - May - June: 2.5" Cut Height
  - July - August: 3-3.5" Cut Height
  - September: 2.5-3" Cut Height
  - October - November: 2" Cut Height
- Lawn mowing should be at sufficient frequency such that not more than 1/3 of the leaf blade height is cut off.
- Aerate the lawn generally once per year in the mid-summer to mid-fall period. A second aeration in the spring may be appropriate for compact soils conditions.
- Dethatching is generally not necessary unless the thatch layer exceed ¾".

Core Lawn Care Treatment Program

Each lawn shall adhere to the following lawn care practices and restrictions:

- A soil test shall be conducted at least once every two years to evaluate topsoil pH level and the necessary application of lime will be made to bring soil pH within recommended levels. Recommended topsoil pH levels are between 6.5 and 6.8. Soils testing shall also include organic content, mineral content, including calcium, magnesium, potassium and sodium, total cation exchange capacity, and hydrogen. Ideal base saturation percentages for these parameters are as follows:
  - Calcium: 68-70%
  - Magnesium: 15-20%
  - Potassium: 4.5-6%
  - Sodium: <3%
  - Other Bases: 4-8%
  - Hydrogen: 5-10%
- Fertilizer application shall be as-needed based on the results of the latest soils test, plant health, rooting characteristics, growth rate desired, and season. Fertilizer application shall not exceed five times per calendar year and the total quantity of fertilizer applied in any given year shall not result in the application of more than three pounds of nitrogen per 1,000 square feet with not more than one pound of nitrogen applied per 1,000 square feet in any single application. Nitrogen, in the form of fertilizer, should generally be applied in small increments to avoid nitrate leachate and runoff, undesired sprits in growth, and increase in pest population. Granular organic and/or organic/synthetic slow release fertilizers shall be used. The optimal use of fertilizers is to create an organic foundation for soil health and development which provides sufficient nutrients for controlled plant growth and avoiding subsurface and surface nutrient loss to groundwater or stormwater runoff. Fertilizer shall be slow release, organic, and low in phosphorous in the 100' wetland buffer.
- Except as noted below, only one application of crab-grass prevention product is permitted per year during March or April, and only in portions of the lawn in full sun which are prone to such infestations. The use of corn gluton (organic crab-grass control method) is permitted twice per year.
- At the time of fertilizer application, any accidental spillage onto impervious surfaces such as driveways, walkways, patios, and streets shall be swept up and either applied to the lawn or removed from the site.

Optional Maintenance Practices to be Applied as Needed

- Where topsoil testing demonstrates a deficiency, mineral or organic micro-nutrients may be added to achieve recommended levels.
- Generally, chemical pesticides should be used as a final option and the minimum amount necessary to achieve the desired result should be used. Non chemical means of pest control should be tried first. In the event of suspected pest problem, a visual inspection shall first be made by qualified personnel to confirm the presence of stressed vegetation, wildlife activity, pathogens, and other similar indicators. Should a pest problem be identified, the condition shall be monitored periodically such that if the problem subsides, treatment methods can stop as soon as possible thereafter.
- Root bio-stimulants from organic sources (examples include Roots, Organica, or PHC type products, which are brand names and which may change depending on market conditions) may be used as needed.
- Compost topdressing (1/8" - ¼" depth) may be applied as needed.
- Spot treatment of weeds and Crabgrass may be implemented at any time as needed, but only on a spot-treatment basis and only to those areas affected.
- Spot treatment for turf disease may be implemented at any time as needed, but only one a spot-treatment basis and only to those areas affected.
- Grub control products and similar products may be applied to localized areas only where grub activity is evident. Grub control may be applied when grub populations reach an average of 8 -10 grubs per square foot or if the plant/lawns are showing signs of stress from grub activity.
- One application of Imidacloprid (Merit) or similar products per year is permitted during June and July in areas where grub activity has historically occurred.
- Pesticides which are classified for Restricted Use pursuant to 333 CMR may only be applied by properly licensed or certified personnel or by individuals under the direct on-site supervision of properly licensed or certified personnel in accordance with 333 CMR.

PART 3: MISCELLANEOUS PROVISIONS

Good Housekeeping Controls
The following good housekeeping measures will be implemented in the day-to-day operation of the Development:

1. The site will be maintained in a neat and orderly manner.
2. Fertilizers and pesticide application on the lots shall be in accordance with this plan.
3. All hydrants and gate valves on site will be exercised at least once per year.

Management of Deicing Chemicals and Snow
Management of on-site snow will be as follows:

1. The site shall be plowed as needed to maintain safe driving conditions. Snow will be stored in windrows along pavement edges and shall be piled in landscape strips as needed.
2. Snow will not be plowed into piles which block or obstruct stormwater management facilities.
3. Snow will not be plowed into piles at roadway intersections such that it would obstruct visibility for entering or exiting vehicles.
4. Deicing chemicals application will be as little as possible while provide a safe environment for vehicular operation and function.
5. Deicing chemicals in shall be limited to sand, sodium chloride or calcium chloride.
6. Snow is not to be stored where runoff will flow directly to the wetlands.

Operator Training
The Operator is responsible for providing training for the staff that will be responsible for the implementation of this O&M Plan. Such training shall occur at least once annually.

Illicit Discharges
The Operator shall not allow non-stormwater discharges into the development's stormwater system. Any discovered non-stormwater discharges into the development's stormwater system shall be immediately disconnected.

Estimated Operations and Maintenance Budget

It is estimated that the regular annual maintenance tasks described herein will cost $1,000 per year (2019 value).

PART 4: ACCIDENTAL SPILL AND EMERGENCY RESPONSE PLAN

In the event of an accident within the boundaries of the Site, where significant gasoline or other petroleum products or other hazardous materials are released, the following procedure shall be followed in the order noted.

1. As quickly as possible, attempt to block the nearest stormwater catch basins if on a roadway, or if in proximity to wetlands, create a berm of soil downslope of the spill.
2. Immediately, and while the containment measures are implemented as described above, notify the following governmental entities and inform them of the type of spill that occurred:
   - Medway Fire Department at 911,
   - Medway Board of Health at 508-533-3206,
   - Medway Conservation Commission at 508-533-3292,
   - Mass. Department of Environmental Protection (DEP) Central Region at (508) 792-7650 (address is 8 New Bond Street, Worcester, MA 01606), and
   - National Response Center (NRC) at (800) 424-8802 (for spills that require such notification pursuant to 40 CFR Part 110, 40 CFR Part 117, and 40 CR Part 302).
3. Once the various emergency response teams have arrived at the site and if the spill occurs on a lot, the owner shall follow the instructions of the various governmental entities, which may include the following:
   - A clean up firm may need to be immediately contacted.
   - If the hazardous materials have entered the stormwater system, portions of it may need to be cleaned and restored per the DEP. All such activities shall be as specified by the DEP.

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: 4/7/20

REGISTERED LAND SURVEYOR

FOR REGISTRY USE

COMMONWEALTH OF MASSACHUSETTS
PAUL DESIMONE
No. 20468
PROFESSIONAL LAND SURVEYOR

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

PLAN SCALE: NOT TO SCALE

PLAN DATE: JUNE 25, 2019

REVISION	DATE	BY
REVISIONS PER TOWN COMMENTS	2019-09-04	DJM
REVISIONS PER TOWN COMMENTS	2019-10-07	DJM
REVISIONS PER TOWN COMMENTS	2019-10-22	DJM
REVISED SITE LAYOUT	2019-12-27	DJM
REVISIONS PER DECISION FOR ENDORSEMENT	2020-03-24	DJM

SITE OPERATION & MAINTENANCE PLAN OF LAND IN MEDWAY, MA

DATE APPROVED: JAN. 28, 2020

DATE ENDORSED: April 10, 2020

MEDWAY PLANNING & ECONOMIC DEVELOPMENT BOARD

COMMONWEALTH OF MASSACHUSETTS
DANIEL J. MERRIKIN
CIVIL
No. 43309
REGISTERED PROFESSIONAL ENGINEER

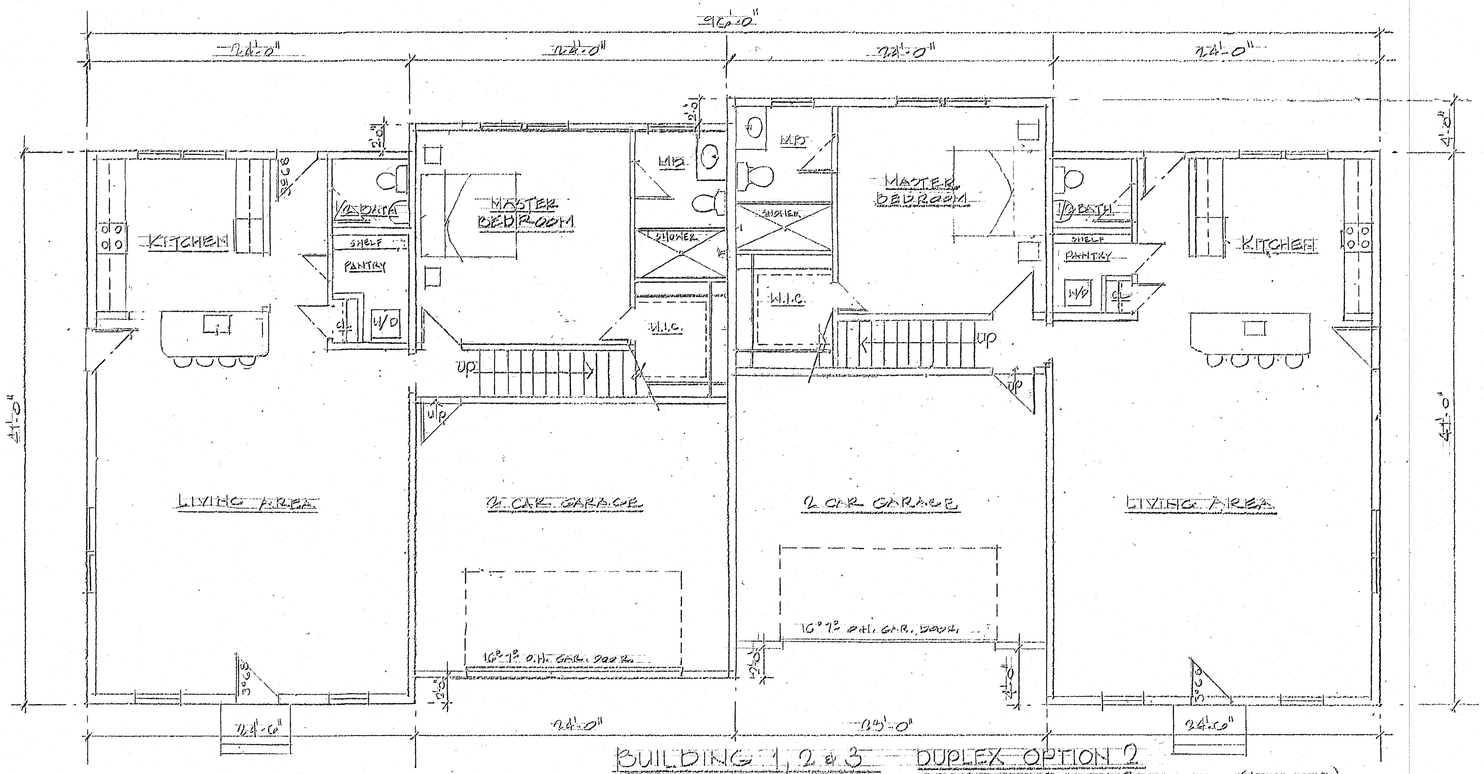
2020.04.06

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

C-13

LEGACY ENGINEERING

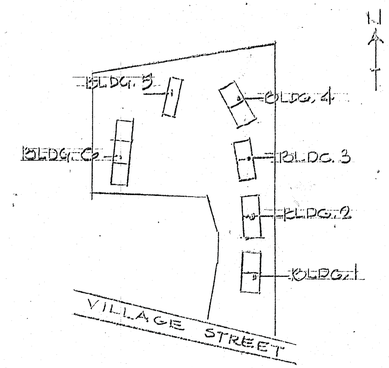
D158-01



BUILDING 1, 2 & 3 — DUPLEX OPTION 2
FIRST FLOOR PLAN — TRI-PLEX OPTION 2 SIMILAR, (BLDG. 6)

SCALE: 3/16" = 1'-0"

OPTION 3 — OPTION 2



LOCUS
N.T.S.

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: 2-27-20

Charles A. Basile
REGISTERED ARCHITECT

SHEET LEGEND

A-1	DUPLEX FIRST FLOOR, BLDGS. 1, 2 & 3
A-2	DUPLEX SECOND FLOOR, BLDGS. 1, 2 & 3
A-3	REAR ELEVATIONS BLDGS. 1, 2, 3 & 6
A-4	PLANS/SIDE ELEVATIONS BLDG. 4
A-5	FRONT/REAR ELEVATIONS BLDG. 4
A-6	FIRST AND SECOND FLOOR PLANS - BLDG. 5
A-7	FRONT & SIDE ELEVATIONS BLDG. 5
A-8	REAR ELEVATION/BASEMENT FLOOR PLAN BLDG. 5
A-9	TRIPLEX PLAN & ELEVATION BLDG. 6
A-10	TRIPLEX PLAN & ELEVATIONS BLDG. 6

OPTION 3 — OPTION 2

BUILDING 1, 2 & 3
FRONT ELEVATION

SCALE: 3/16" = 1'-0"

0 1' 2' 4' 6' 8' 12'

GRAPHIC SCALE

DUPLEX

DATE APPROVED: JAN 28, 2020
DATE ENDORSED: APRIL 10, 2020

MEDWAY PLANNING AND ECONOMIC DEVELOPMENT BOARD

LEFT AND RIGHT
OPTION 3
OPTION 2

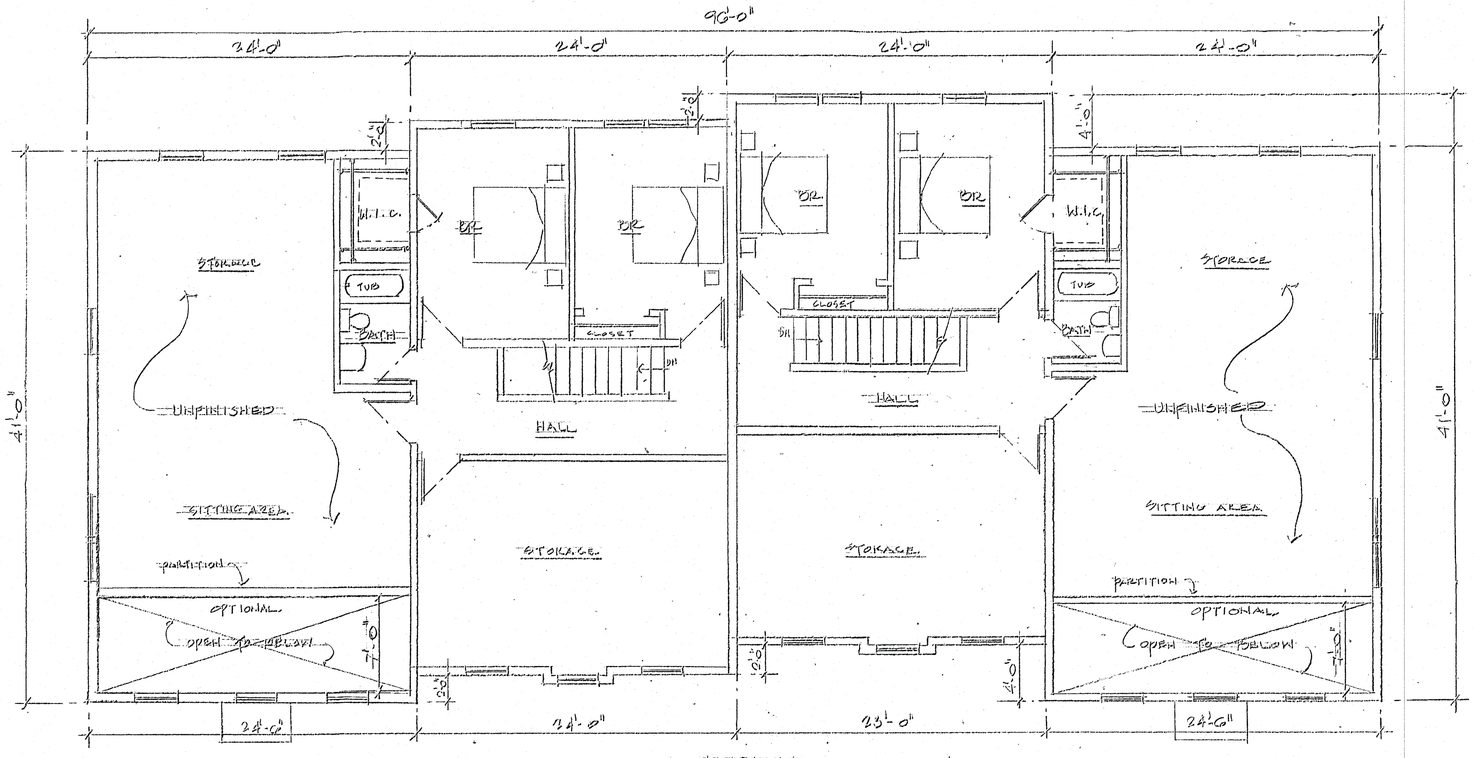
REGISTERED ARCHITECT
CHARLES A. BASILE
NO. 6596
WINCHESTER
MA
COMMONWEALTH OF MASSACHUSETTS

CHARLES A. BASILE - ARCHITECT
700 SHANTON STREET
SUITE T-51
WINCHESTER, MA. 01890
CELL 508-318-9051

DUPLEX FIRST FLOOR BLDGS. 1, 2 & 3
WILLIAM WALLACE VILLAGE
724 VILLAGE STREET
MEDWAY, MASSACHUSETTS

DATE: 1.10.20
DRAWN BY: CAB
SCALE: 3/16" = 1'-0"
REVISED 2.27.20

DRAWING
A-1



DUPLEX
SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"
0' 2' 4' 6' 8' 12'
GRAPHIC SCALE

BLDGS. 1, 2 & 3 (DUPLEX) OPTION 2
BLDG. 6 (TRI-PLEX) OPTION 2 SIMILAR.

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: 2-27-20

Charles A. Basile
REGISTERED ARCHITECT

DATE APPROVED JAN. 28, 2020
DATE ENDORSED April 10, 2020

MEDWAY PLANNING AND ECONOMIC DEVELOPMENT BOARD

OPTION 2

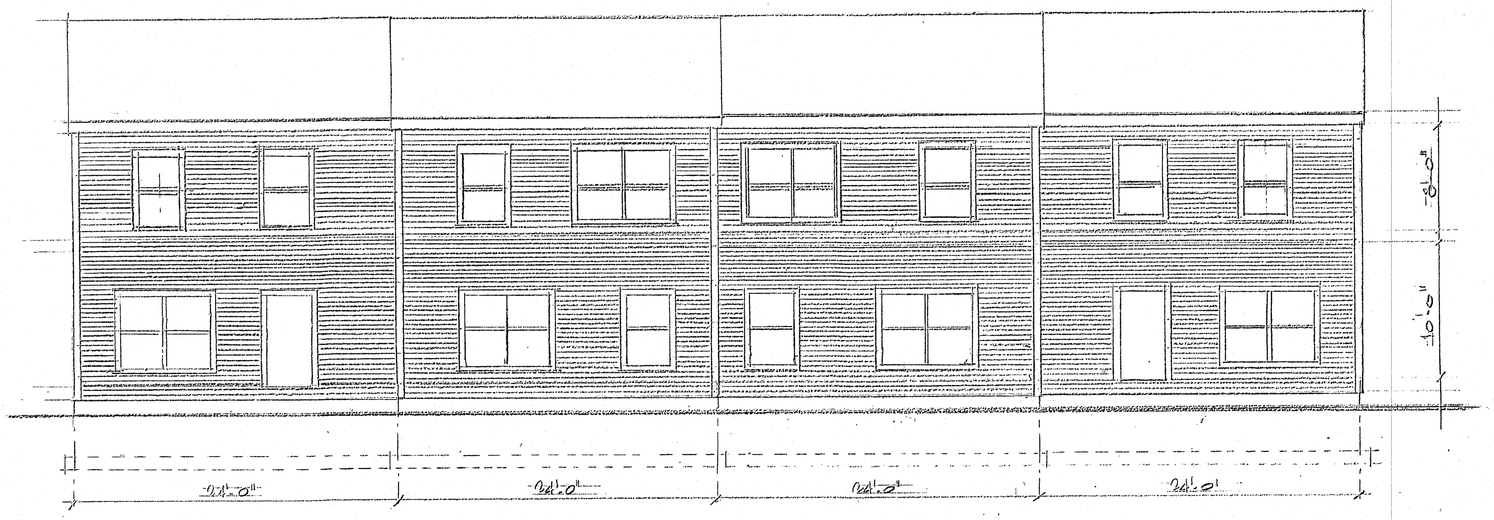
REGISTERED ARCHITECT
CHARLES A. BASILE
NO. 8598
WINCHESTER
MA
COMMONWEALTH OF MASSACHUSETTS
2-27-20

CHARLES A. BASILE · ARCHITECT
200 SHAWSHEEN STREET
SUITE T-51
WINCHESTER, MA 01890
(781) 203-5105 · 978-927-9251

DUPLEX SECOND FLOOR BLDGS. 1, 2 & 3
WILLIAM WALLACE VILLAGE
172 VILLAGE STREET
MEDWAY, MASSACHUSETTS

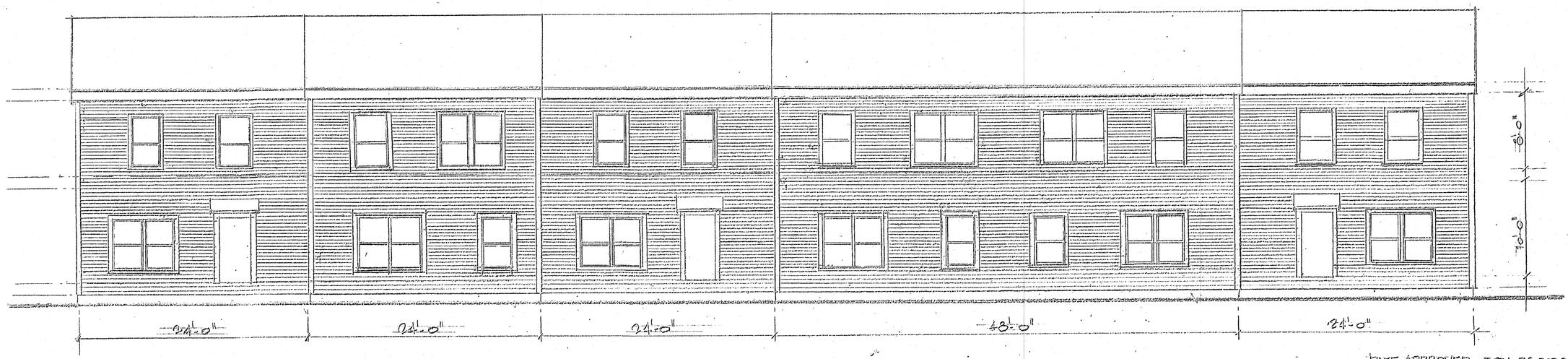
DATE: 1.10.20
DRAWN BY: CAB
SCALE: 3/16" = 1'-0"
REVISED: 2.21.20

DWG. NO.
A-2



REAR ELEVATION - DUPLEX BLDGS. 1, 2 & 3

SCALE: 3/16" = 1'-0"



REAR ELEVATION - TRIPLEX BLDG. 6

SCALE: 3/16" = 1'-0"

0' 2' 4' 6' 8' 12'

GRAPHIC SCALE

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: 2-27-20

Charles A. Basile

REGISTERED ARCHITECT

DATE APPROVED JAN. 28, 2020

DATE ENDORSED APRIL 10, 2020

MEDWAY PLANNING AND ECONOMIC DEVELOPMENT BOARD

REGISTERED ARCHITECT CHARLES A. BASILE NO. 5596 WINCHESTER MA COMMONWEALTH OF MASSACHUSETTS

2-27-20

CHARLES A. BASILE ARCHITECT
200 SWANTON STREET
SUITE T-31
WINCHESTER, MA. 01890
(781) 603-315-9051

REAR ELEVATIONS BLDGS. 1, 2, 3 & 6

RIVERSIDE PLACE VILLAGE
274 VILLAGE STREET
MEDWAY, MA. 02053

DATE: 1.10.20
DRAWN BY: CAB
SCALE: 3/16" = 1'-0"
REVISED 2.21.20

DWG. NO.

A3

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.

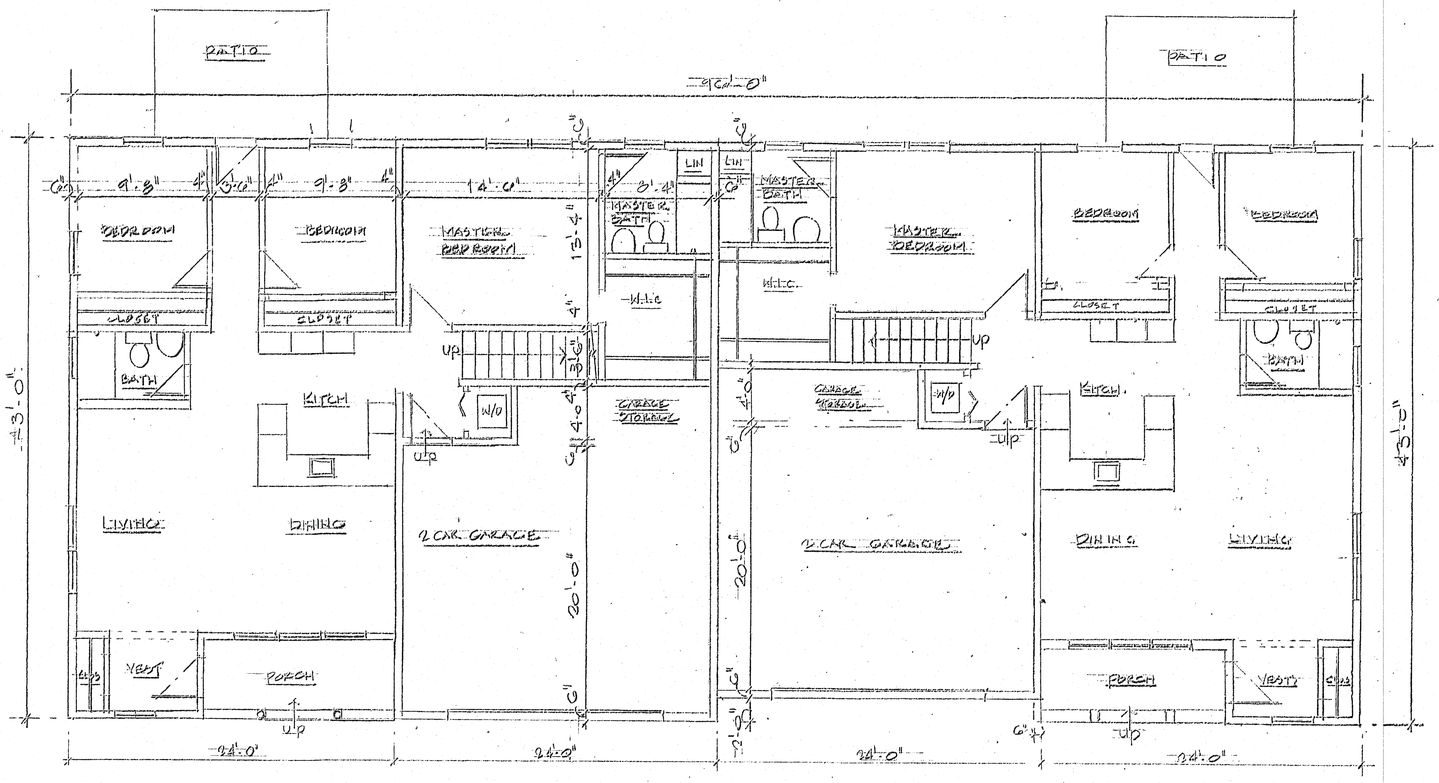
DATE: 2.27.20

Charles Basile

REGISTERED ARCHITECT

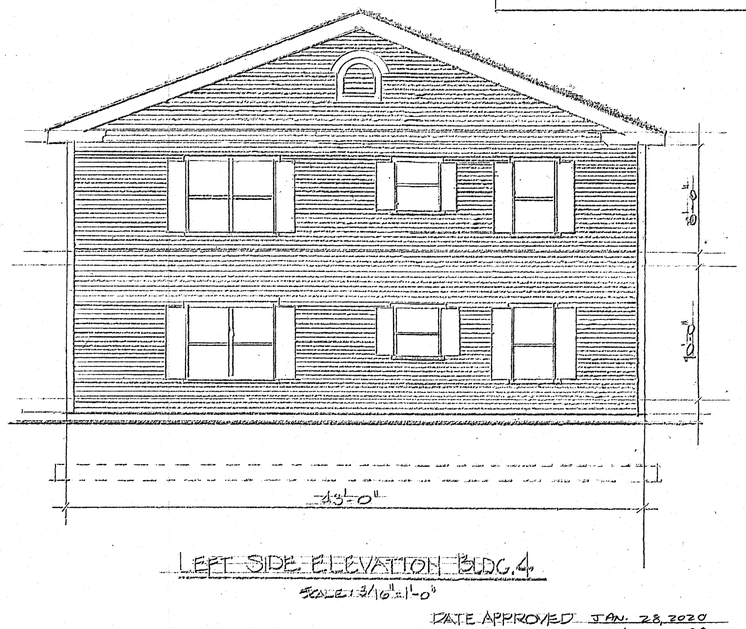
REGISTERED ARCHITECT
CHARLES A. BASILE
NO. 8596
WINCHESTER
MA
COMMONWEALTH OF MASSACHUSETTS

2.27.20



FIRST FLOOR PLAN BUILDING 4 OPTION 1 / 3 BEDROOMS FIRST FLOOR

SCALE: 3/16" = 1'-0"

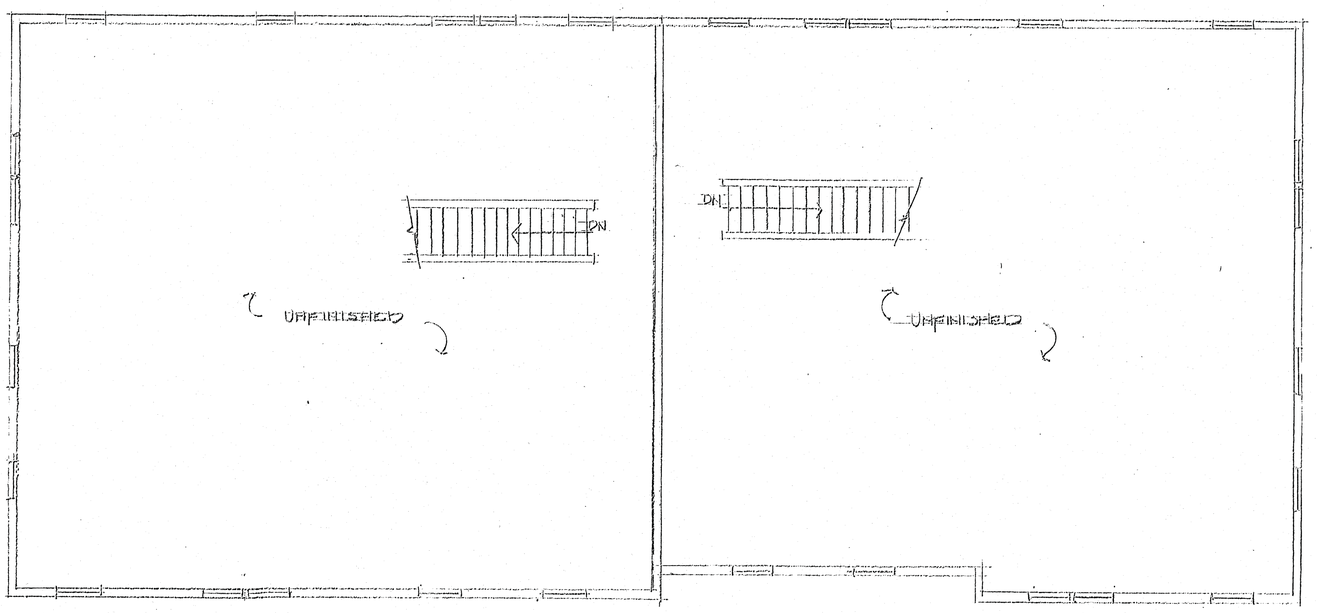


LEFT SIDE ELEVATION BLDG. 4

SCALE: 3/16" = 1'-0"

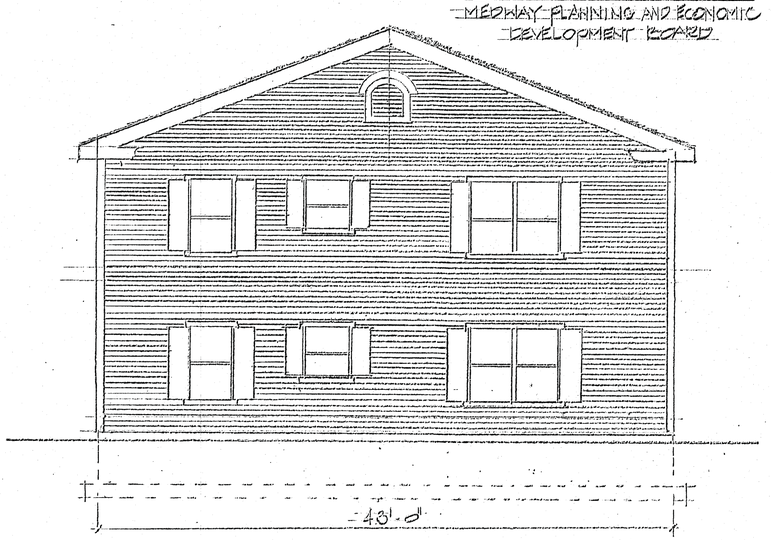
DATE APPROVED JAN. 28, 2020
DATE ENDORSED April 10, 2020

MEDWAY PLANNING AND ECONOMIC DEVELOPMENT BOARD



SECOND FLOOR PLAN 3 BR DUPLEX BLDG. 4

SCALE: 3/16" = 1'-0"



RIGHT SIDE ELEVATION BLDG. 4

SCALE: 3/16" = 1'-0"

0 1' 2' 4' 8' 12'

GRAPHIC SCALE

CHARLES A. BASILE - ARCHITECT
200 SWANTON STREET
SUITE T-31
WINCHESTER, MA. 01890
(781) 663-545-7005

PLANS / SIDE ELEVATIONS BLDG. 4

WILLIAM WALLACE VILLAGE
274 VILLAGE STREET
MEDWAY, MASSACHUSETTS

DATE: 1.10.20
DRAWN BY: CAB
SCALE: 3/16" = 1'-0"
REVISED: 2.21.20

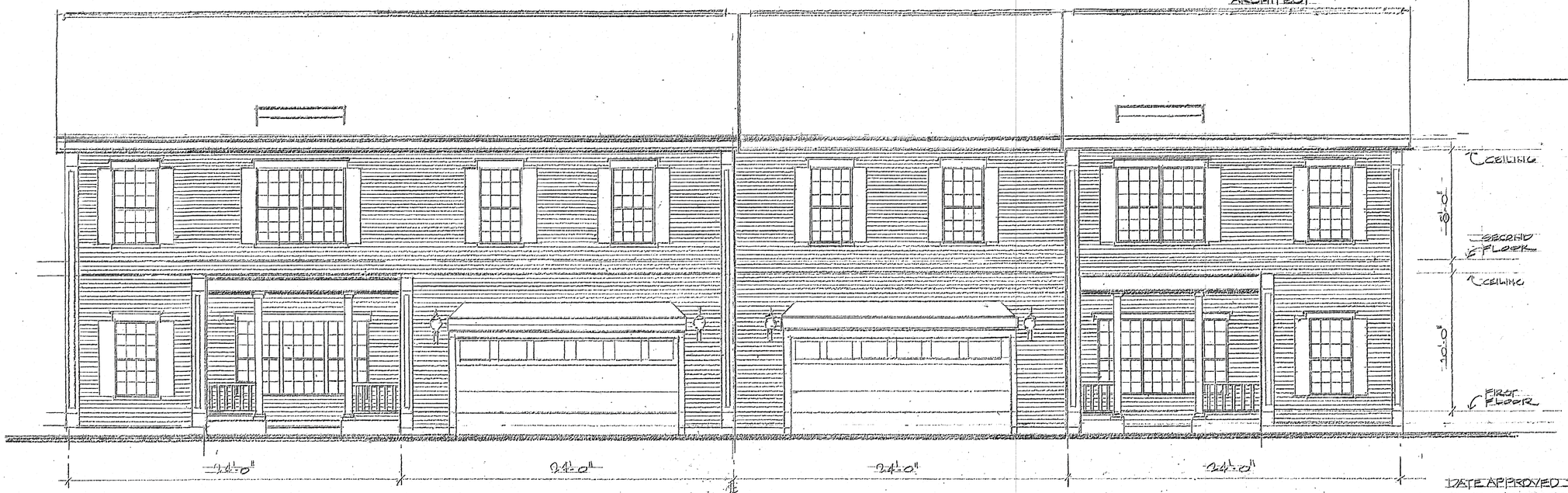
DWG. NO.

A-4

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: 2-27-20 REGISTERED ARCHITECT Charles A. Basile

REGISTERED ARCHITECT CHARLES A. BASILE NO. 8598 WINCHESTER MA COMMONWEALTH OF MASSACHUSETTS 2-27-20



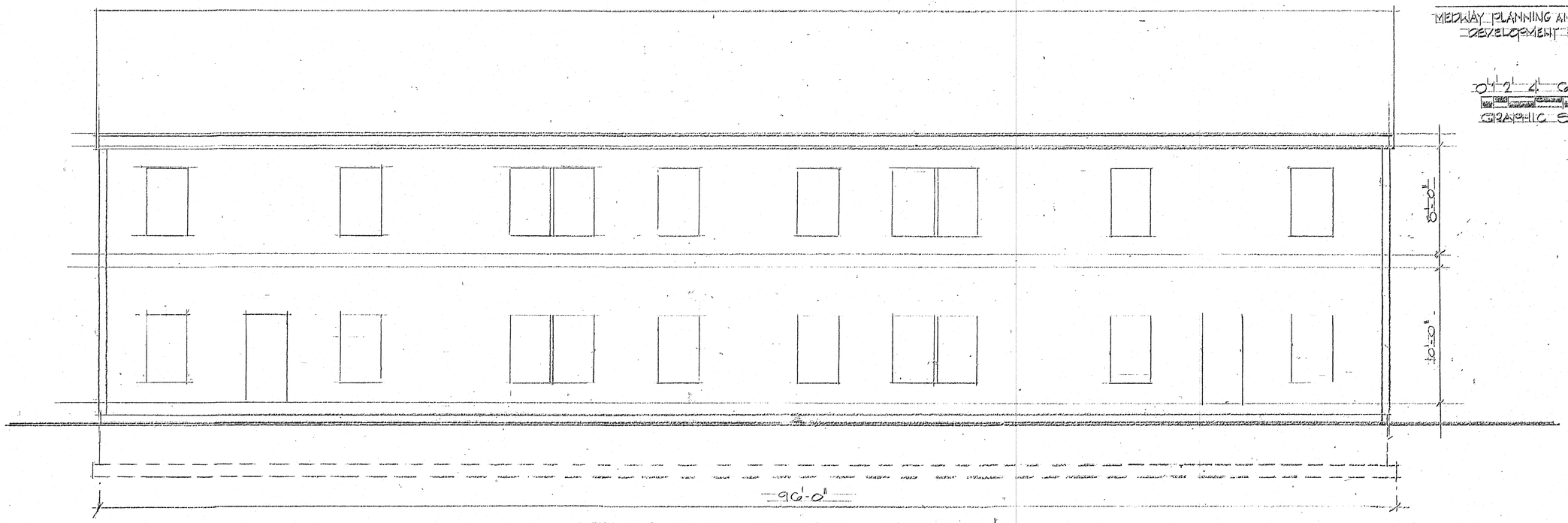
PROPOSED DUPLEX ELEVATION BLDG 4

SCALE: 1/4" = 1'-0"

DATE APPROVED JAN. 28, 2020
DATE ENDORSED April 10, 2020

MEDWAY PLANNING AND ECONOMIC DEVELOPMENT BOARD

0 1' 2' 4' 6' 10'
GRAPHIC SCALE



REAR ELEVATION - DUPLEX BLDG. 4

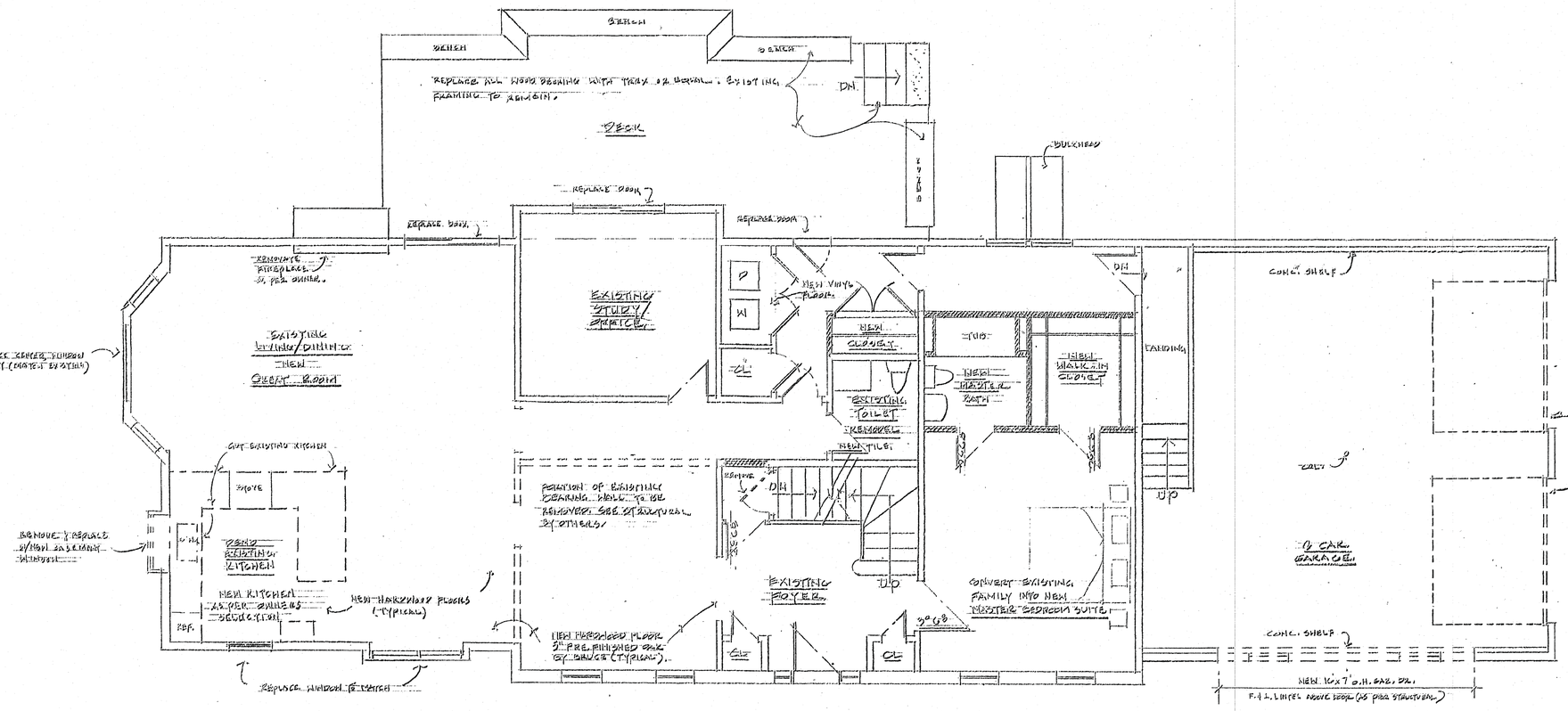
SCALE: 1/4" = 1'-0"

CHARLES A. BASILE - ARCHITECT
[illegible] STANTON STREET
WINCHESTER, MA 01890
(781) 608-4751

FRONT/REAR ELEVATIONS BLDG. 4
WILLIAM VILLAGE VILLAGE
0/A VILLAGE STREET
MEDWAY, MASSACHUSETTS

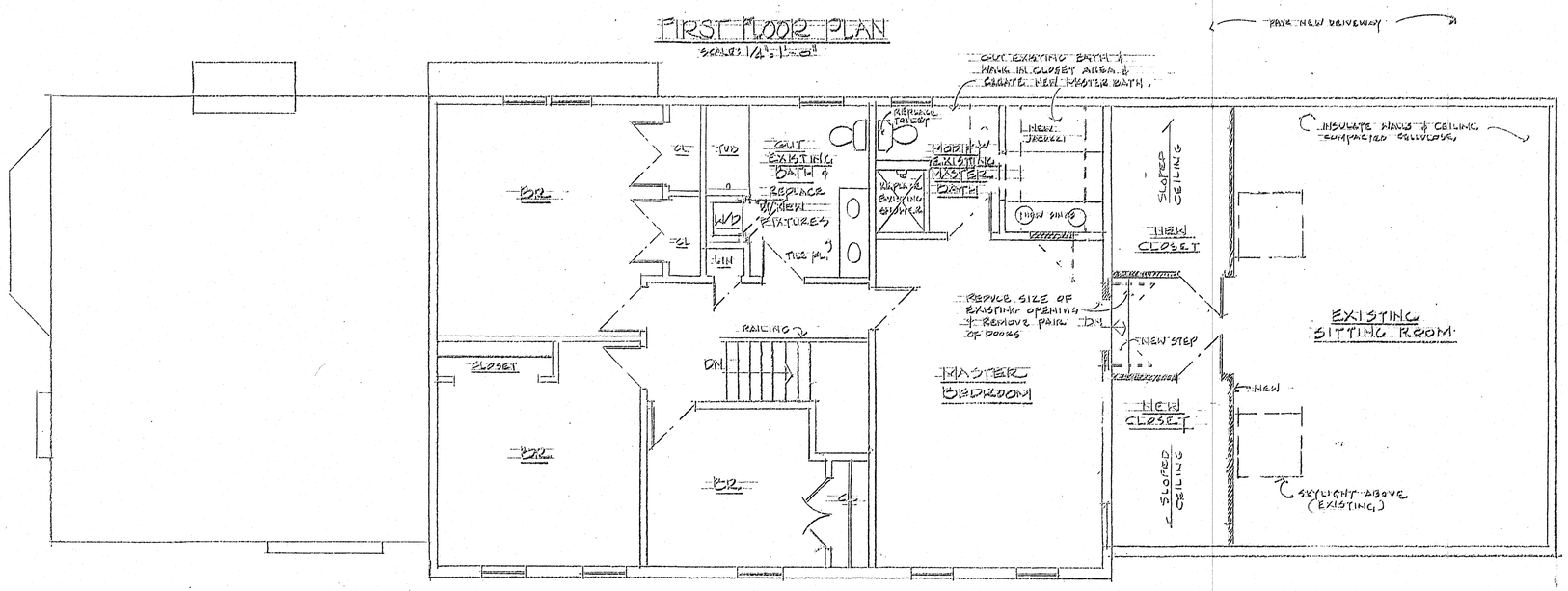
DATE: 1.10.20
DRAWN BY: CAB
SCALE: 1/4" = 1'-0"
REVISED: 2.21.20

DWG. NO.
A-5



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

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: 2/27/20

Charles A. Basile

REGISTERED ARCHITECT

DATE APPROVED JAN. 28, 2020

DATE ENDORSED APRIL 10, 2020

REDWAY PLANNING AND ECONOMIC DEVELOPMENT BOARD

0' 1' 2' 4' 6' 10'

GRAPHIC SCALE

REGISTERED ARCHITECT
CHARLES A. BASILE
NO. 8596
WINCHESTER
MA
COMMONWEALTH OF MASSACHUSETTS

CHARLES A. BASILE, ARCHITECT
200 SANTON STREET
SUITE T-31
WINCHESTER, MA 01890
(CELL) 603-315-8081

FIRST AND SECOND FLOOR PLANS - BLDG. 5

JULIAN WALLACE VILLAGE

97 VILLAGE STREET

REDWAY, MASSACHUSETTS

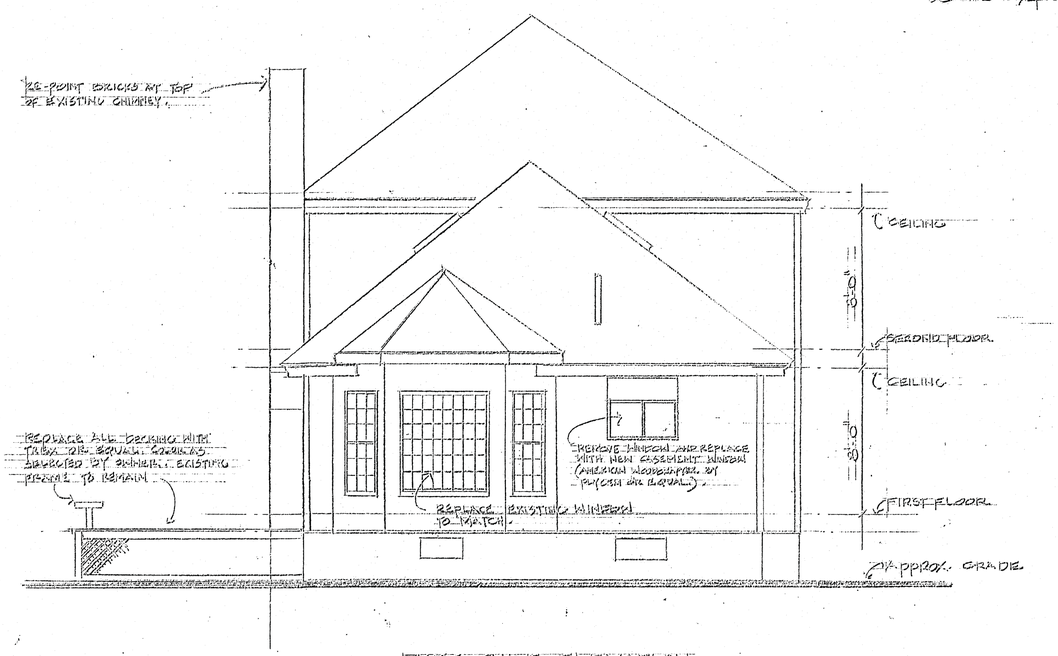
DATE: 1.20.20
DRAWN BY: CAS
SCALE: 1/4" = 1'-0"
REVISED: 2.21.20

DWG. NO.

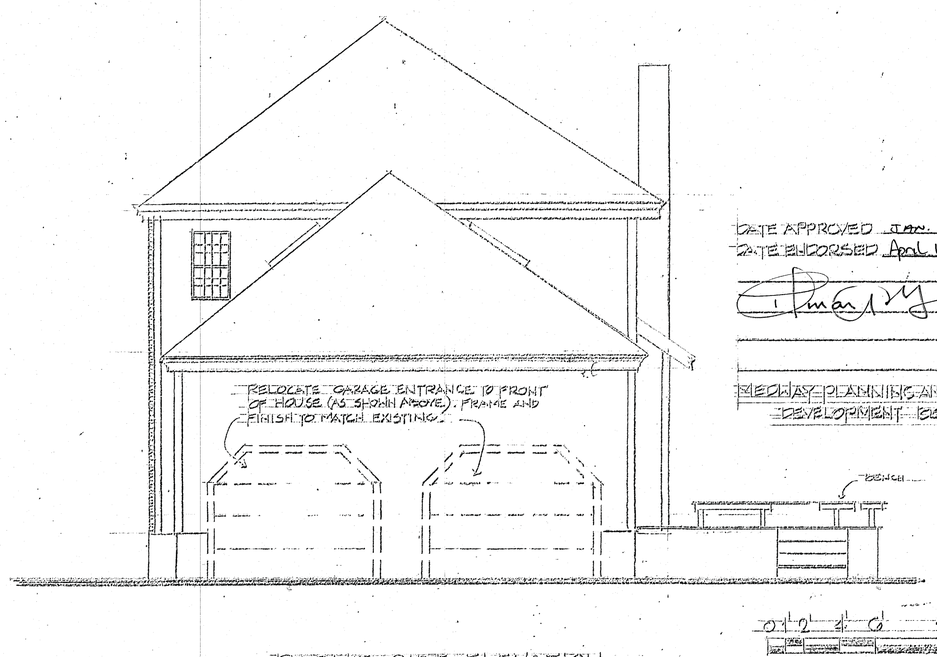
A6

FRONT ELEVATION
(EXISTING HOUSE)
SCALE: 1/4"=1'-0"

BLDG. 5



LEFT SIDE ELEVATION
SCALE: 1/4"=1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"

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: 2.27.20

Charles A. Basile
REGISTERED ARCHITECT

REGISTERED ARCHITECT
CHARLES A. BASILE
NO. 8596
WINCHESTER
MA
COMMONWEALTH OF MASSACHUSETTS
2.27.20

CHARLES A. BASILE ARCHITECT
900 SHAWSHEEN STREET
SUITE F-31
WINCHESTER, MA 01890
(781) 838-1051

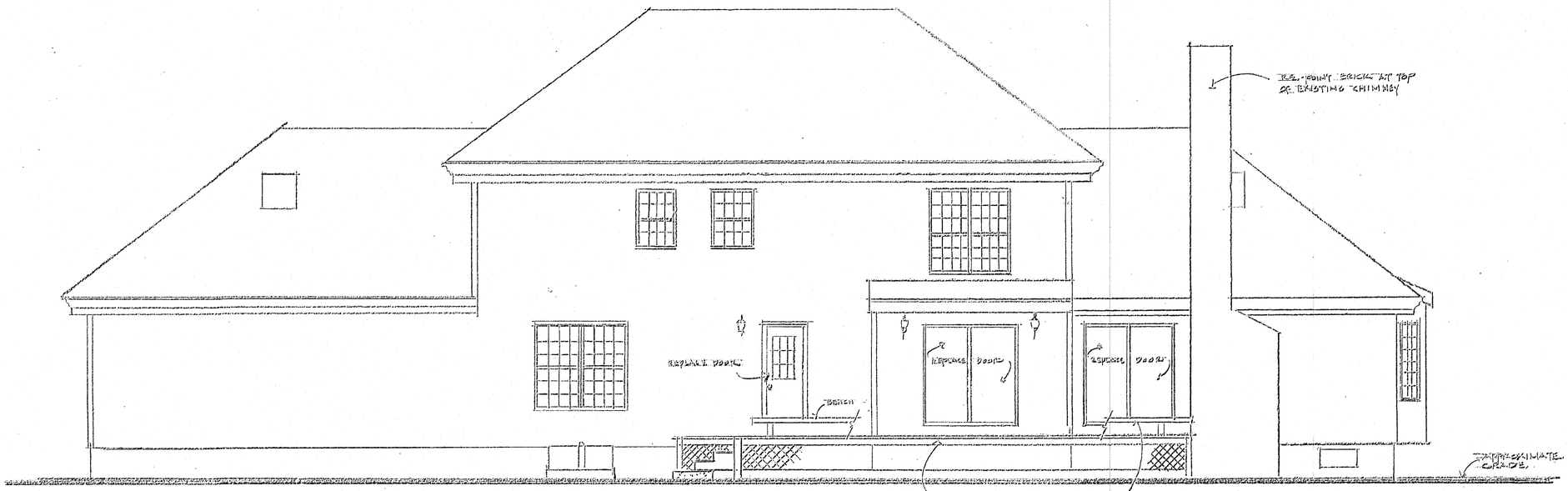
DATE APPROVED JAN. 28, 2020
DATE ENDORSED April 10, 2020

MEDWAY PLANNING AND ECONOMIC DEVELOPMENT BOARD

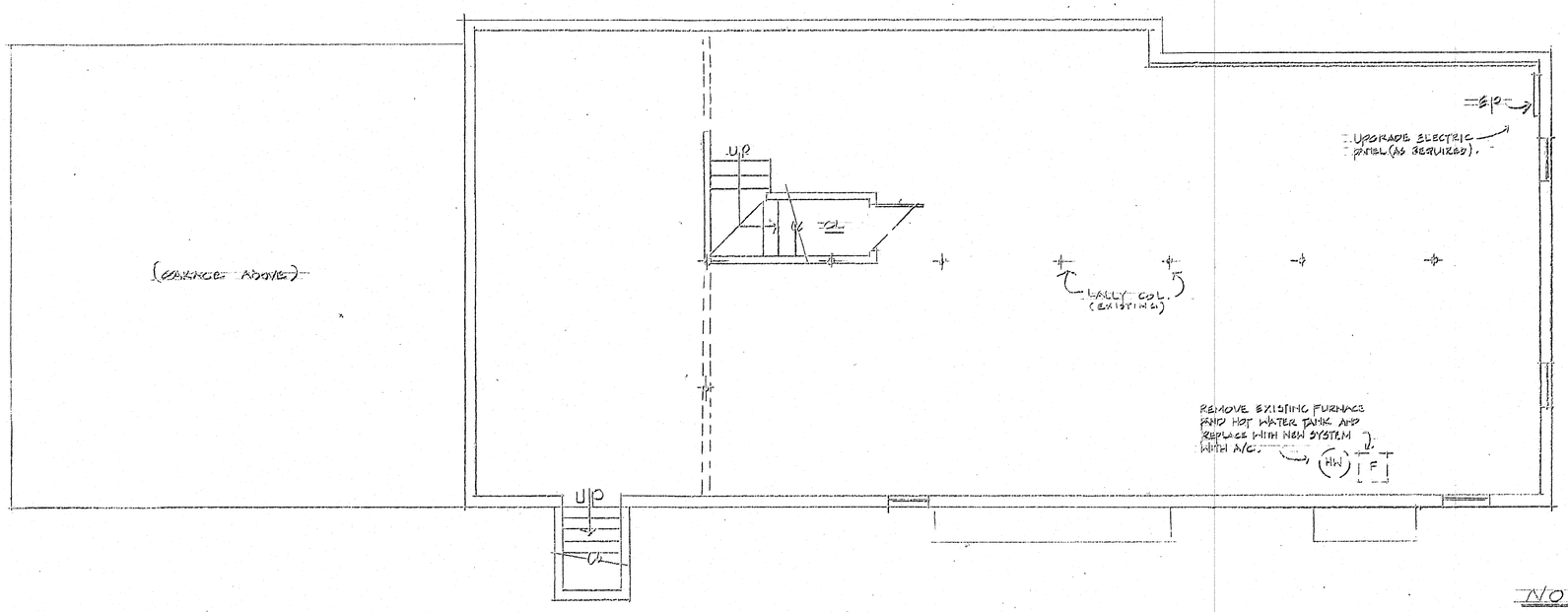
FRONT & SIDE ELEVATIONS BLDG. 5
MILLWAY PRELIMINARY VILLAGE
GSA VILLAGE GREEN
MEDWAY, MASSACHUSETTS

DATE: 1.10.20
DRAWN BY: CAB
SCALE: 1/4"=1'-0"
REVISED: 2.21.20

DWG. NO.
A1



REAR ELEVATION
SCALE: 1/4" = 1'-0"



BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"
0 1' 2' 4' 6' 10'
GRAPHIC SCALE

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: 2.27.20

Charles A. Basile
REGISTERED ARCHITECT

DATE APPROVED JAN. 28, 2020
DATE ENDORSED April 10, 2020

Edward Gay

MEDWAY PLANNING AND ECONOMIC DEVELOPMENT BOARD

NOTE:
BASEMENT PLAN IS SHOWN INVERTED TO COMPORT WITH REAR ELEVATION.

REGISTERED ARCHITECT
CHARLES A. BASILE
NO. 8596
WINCHESTER
MA
COMMONWEALTH OF MASSACHUSETTS
2.27.20

CHARLES A. BASILE - ARCHITECT
200 SWANTON STREET
SUITE T-3,
WINCHESTER, MA. 01890
(CELL) 603-318-9251

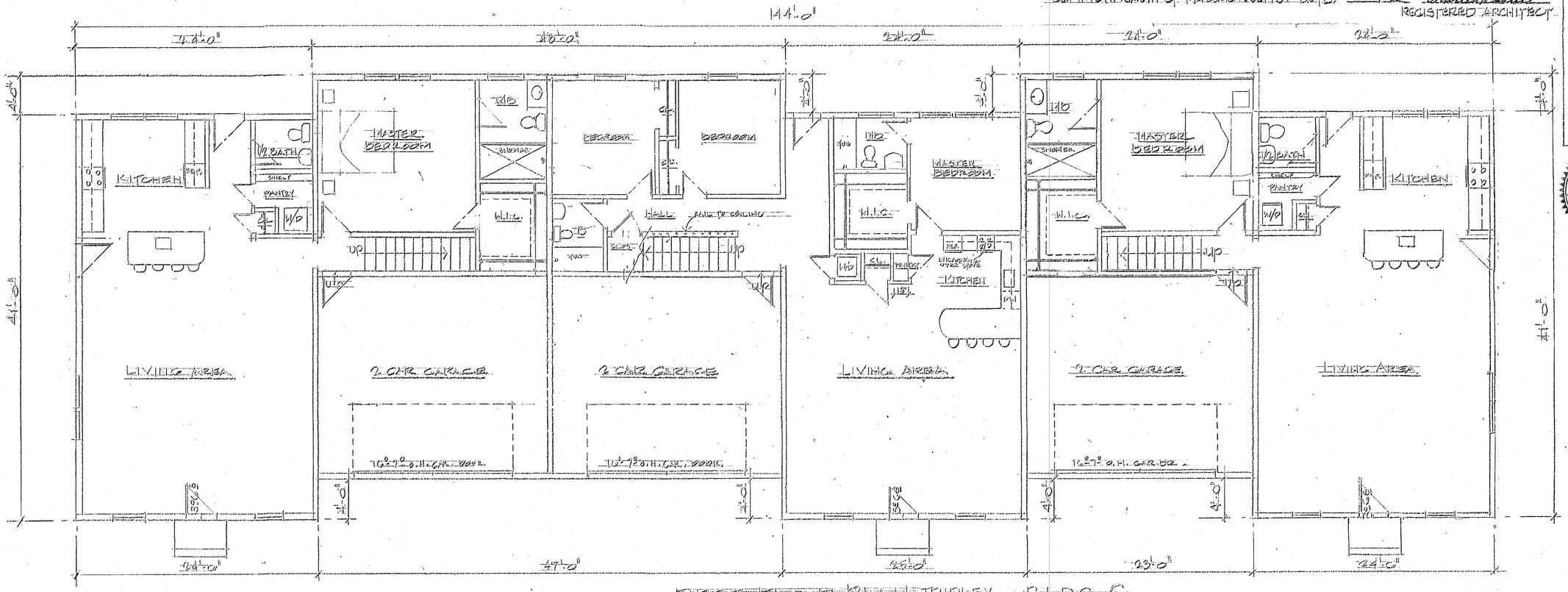
cba

REAR ELEVATION / BASEMENT FLOOR PLAN
FOLDG. 15
WILLIAM WALLACE VILLAGE
WILLIAM WALLACE STREET
MEDWAY, MASSACHUSETTS

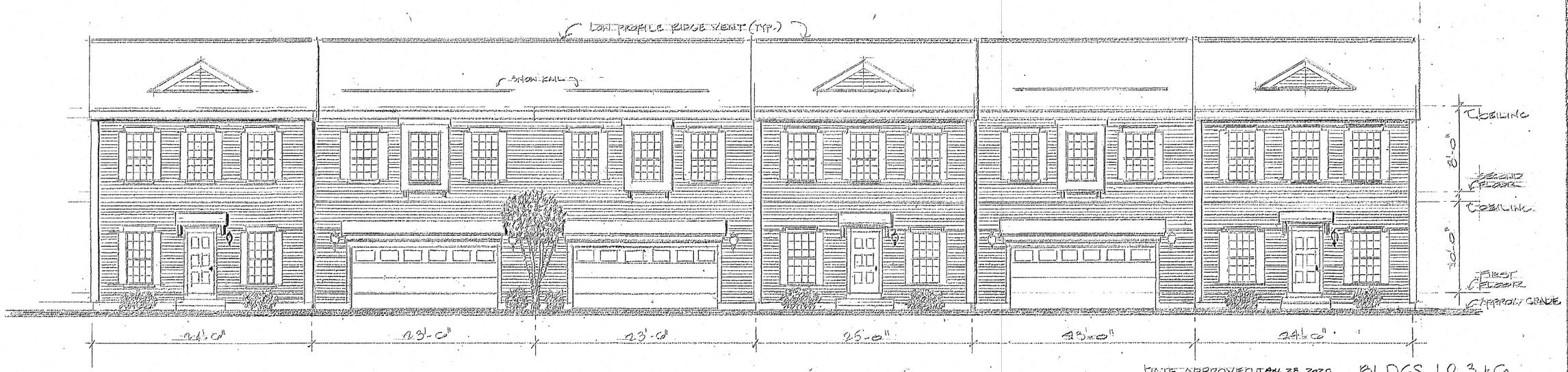
DATE: 1.16.20
DRAWN BY: CAB
SCALE: 1/4" = 1'-0"
REVISED: 2.27.20

DWG. NO.
A3

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: 2-27-20 Charles A. Basile
REGISTERED ARCHITECT



FIRST FLOOR PLAN-TRIPLEX BLDG. 6
SCALE: 3/16"=1'-0"
OPTION 3



FRONT ELEVATION - TRIPLEX BLDG. 6
SCALE: 3/16"=1'-0"
0' 2' 4' 6' 8' 10'

DATE APPROVED JAN. 28, 2020
DATE ENDORSED April 10, 2020
BLDGS. 1, 2, 3 & 6
OPTION 3

HEDWAY PLANNING AND ECONOMIC DEVELOPMENT BOARD

REGISTERED ARCHITECT CHARLES A. BASILE NO. 8596 WINCHESTER MA COMMONWEALTH OF MASSACHUSETTS 2-27-20

CHARLES A. BASILE ARCHITECT
130 SANFORD STREET
WINCHESTER, MA. 01890
(781) 729-0150

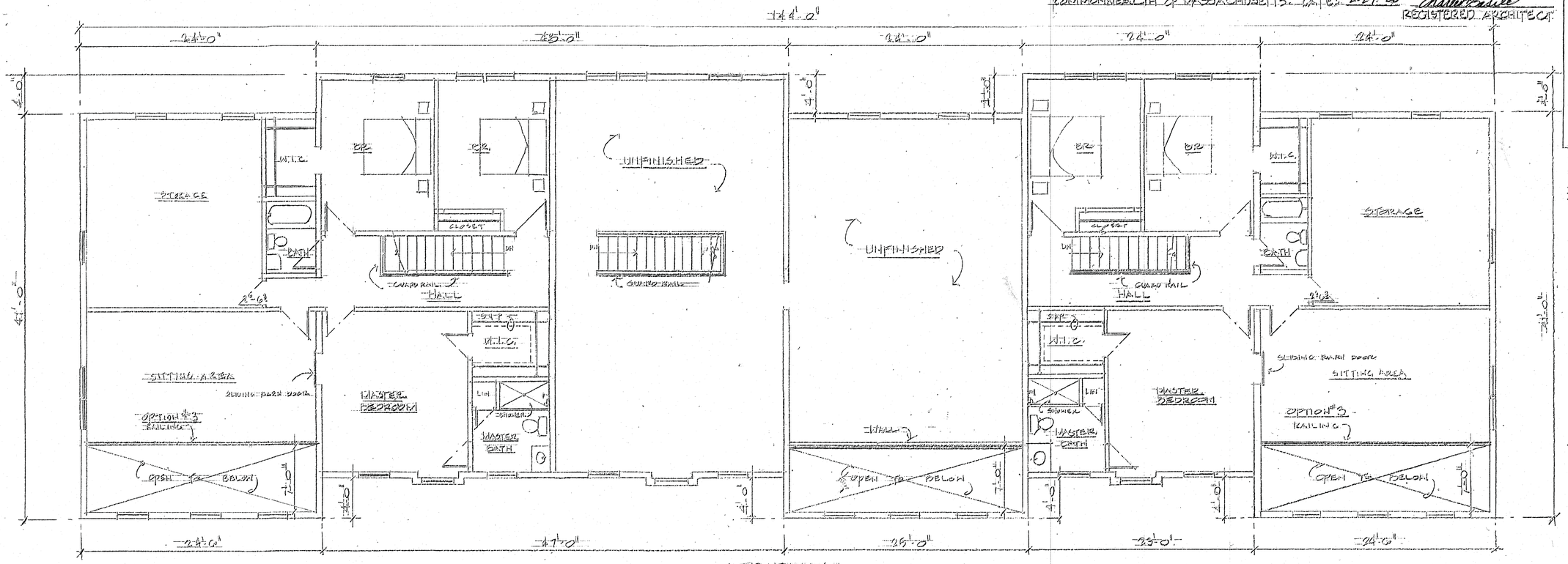
cba

TRIPLEX PLAN & ELEVATION BLDG. 6
HEDGE PALACE VILLAGE
97-A VILLAGE STREET
DEDHAM, MASSACHUSETTS

DATE: 1.10.20
DRAWN BY: CAB
SCALE: 3/16"=1'-0"
REVISED 12.21.20

DWG. NO.
A9

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: 2-27-20 Charles Basile
REGISTERED ARCHITECT

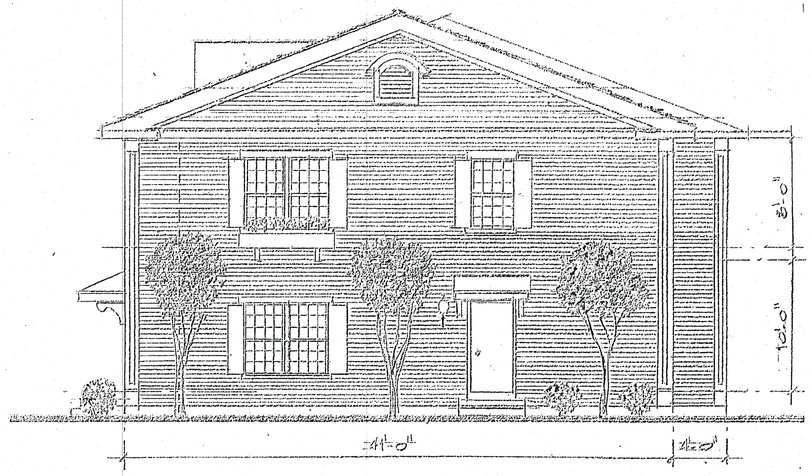


TRIPLEX
SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"

BLDG. 6

NOTE: LEFT SIDE ELEVATION ON BLDGS. 1, 2 & 3 APART IS 2'-0" AND 2'-0" SEE PLANS.

LEFT SIDE ELEVATION BLDGS. 1, 2, 3 & 6
SCALE: 3/16" = 1'-0"



RIGHT SIDE ELEVATION BLDGS. 1, 2, 3 & 6
SCALE: 3/16" = 1'-0"

0' 2' 4' 6' 8' 12'
GRAPHIC SCALE

OPTION 3

DATE APPROVED JAN. 28, 2020
DATE ENDORSED April 10, 2020

REDWAY PLANNING AND ECONOMIC DEVELOPMENT BOARD

REGISTERED ARCHITECT
CHARLES A. BASILE
NO. 8596
WINCHESTER
MA
COMMONWEALTH OF MASSACHUSETTS
2-27-20

CHARLES A. BASILE ARCHITECT
200 SWANTON STREET
SUITE T-3
WINCHESTER, MA. 01890
(781) 729-3131

6 & 8

TRIPLEX PLAN & ELEVATIONS BLDG. 6
MILLBANK VILLAGE
1274 VILLAGE STREET
REDWAY, MASSACHUSETTS

DATE: 1.10.20
DRAWN BY: JOAB
SCALE: 3/16" = 1'-0"
REVISED: 2.27.20

DWG. NO.
A10