# SUBDIVISION MODIFICATION PLAN WINGATE FARM A PRIVATE WAY DEFINITIVE SUBDIVISION PLAN

LOCATED IN

MEDWAY, MASSACHUSETTS

(508)-533-8440

OWNERS: EUGENE AND KARYL WALSH
168 HOLLISTON STREET MEDWAY, MA

# PREPARED BY:

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

AUGUST 18, 2022

WAIVERS

ROADWAY CROSS-SECTION & MASS. HIGHWAY STANDARDS

AS ON THE APPROVED DRAWINGS, AND TO ALLOW FOR A

PRIVATE WAY DESIGNATION OF THE MINOR ROADWAY

STREET ACCEPTANCE PLAN AND ALLOW FOR THE

ROADWAY TO BE MAINTAINED AS A PRIVATE WAY

TYPICAL ROADWAY AND ALLOW THE PROPOSED

WAY TO BE CONSTRUCTED AS SHOWN ON THE

4.2.2.2: TO ELIMINATE THE MINIMUM CENTERLINE RADIUS OF THE

• 4.2.3.1: TO REDUCE THE ROADWAY RIGHT OF WAY FROM FIFTY (50) FEET TO FORTY FIVE (45) FEET THROUGHOUT THE ROADWAY.

• 4.2.4.3: TO ELIMINATE THE REQUIREMENT FOR A SEPARATE LEVELING

4.2.6.7: TO REDUCE THE ROADWAY WIDTH FROM 26'-0" TO 20'-0"

4.2.7: TO ELIMINATE THE REQUIREMENT FOR CURBING ALONG THE

4.2.9.1 & 2: TO ELIMINATE THE REQUIREMENT FOR SIDEWALKS.

SECTION 4.11.1: TO WAIVE THE REQUIREMENT FOR STREET TREES AS THE SITE

SECTION 7.7.2.P: TO NOT REQUIRE INFILTRATION BASINS TO BE ON SEPARATE

SECTION 7.7.4.B: TO ALLOW HDPE STORMWATER PIPE WHERE SHOWN

IN LIEU OF THE NAVD 88 DATUM.

SECTION 6.1.3: TO ALLOW AN EXTENSION OF TIME TO COMPLETE THE WAYS

SECTION 7.7.2.p: TO ALLOW THE STORMWATER BASIN TO BE LOCATED ON ONE

SECTION 7.7.4.b: TO ALLOW THE USE OF HDPE DRAINAGE PIPES WHERE SHOWN

AND IMPROVEMENTS WITHIN THE SUBDIVISION.

SECTION 5.6.3: TO ALLOW THE USE OF THE 1929 NGVD DATUM

HAS MANY MATURE TREES THAT WILL REMAIN AFTER

4.2.6.8: TO ALLOW THE USE OF A RECYCLED ASPHALT MATERIAL FOR
THE ROADWAY SURFACE IN LIEU OF FULL BITUMINOUS PAVEMENT

AREA AND ALLOW IT TO BE INCORPORATED IN THE VERTICAL CURVE.

ROADWAY AND ALLOW THE ROAD LAYOUT AS SHOWN.

(APPLICANT HAS THE OPTION TO PAVE IF DESIRED)

4.2.8: TO ELIMINATE THE CURB CUT REQUIREMENTS.

SECTION 4.9.1: TO ALLOW FOR NO STREET LIGHTING.

APPROVED WAIVERS - SEPTEMBER 27, 2022 DECISION

OF THE LOTS.

ON THE PLANS.

APPROVED DRAWING. SPECIFIC EXCLUSIONS ARE:

PREVIOUSLY APPROVED WAIVERS - APRIL 28, 2005 DECISION SECTION 4.1.2: TO ALLOW FOR A MODIFICATION OF THE STANDARD

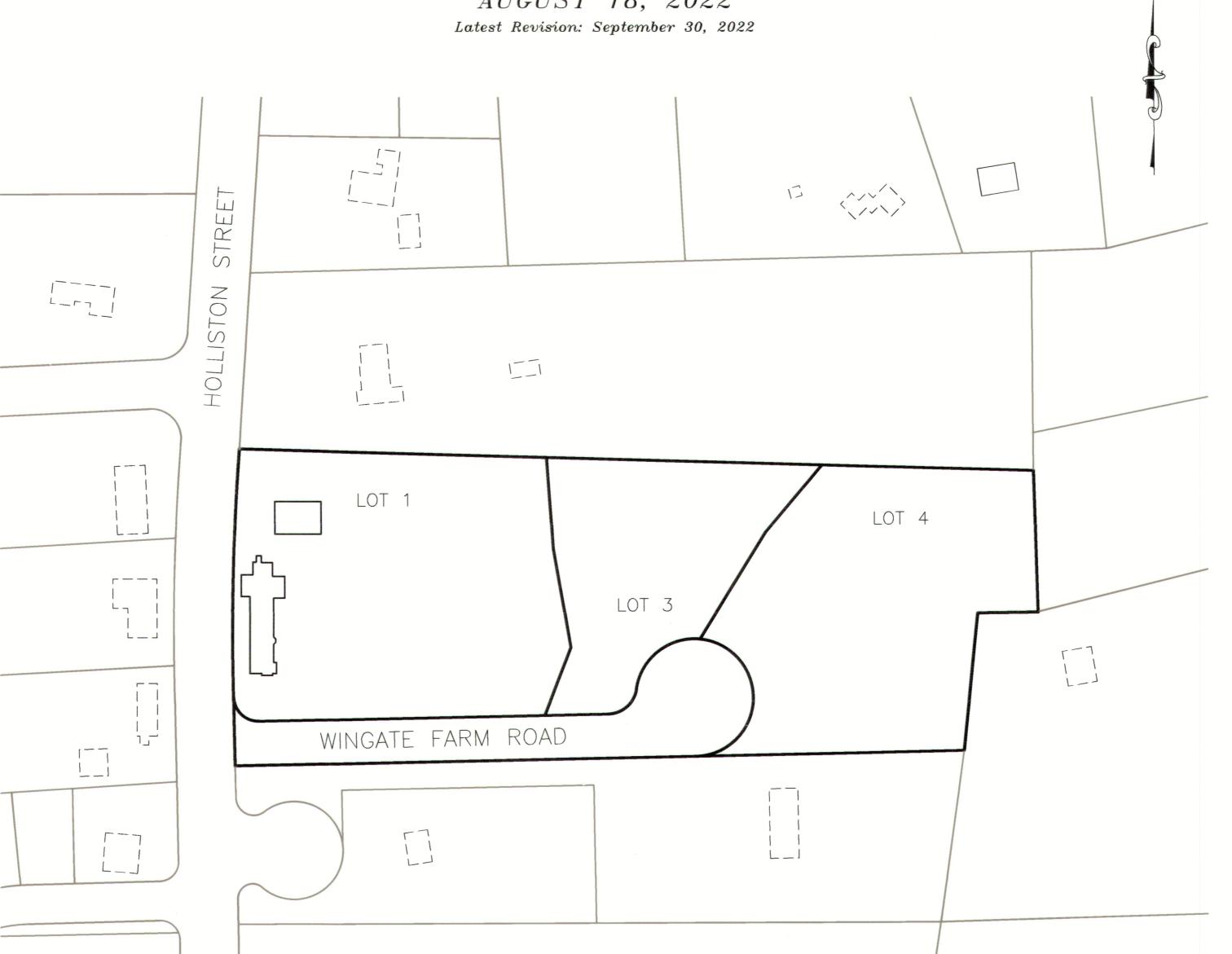
SECTION 4.1.8: TO ALLOW FOR AN AS-BUILT PLAN IN LIEU OF A

SECTION 4.2: TO WAIVE ALL CONSTRUCTION STANDARDS FOR A

BY THE ABUTTERS.

WITH GRASS SWALES.

EDGE OF THE ROAD.



LOCUS MAP

DANIEL J.
MERRIKIN
CIVIL
No. 43309

CONTROL
CO

FOR REGISTRY LISE

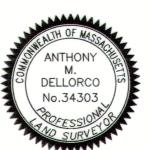
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ZONING DISTRICT AR-1

ASSESSORS PARCEL MAP 9 PARCELS 34, 35, 36, 37

PLAN & DEED REFERENCE
DEED: BOOK 25288, PAGE 92
DEED: BOOK 35797, PAGE 582
PLAN: BOOK 574 NO. 64

NOTE:THIS SUBDIVISION PLAN IS A MODIFICATION TO A PREVIOUSLY APPROVED SUBDIVISION BY CONSOLIDATED DESIGN GROUP INC., RECORDED IN THE NORFOLK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 574 NO. 64 AND PLAN BOOK 575 NO. 78.



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.

Anthony M. Dollorco-PROFESSIONAL LAND SURVEYOR

APPROVED SEPTEMBER 27, 2022, SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY TRUSTEES OF THE WINGATE FARM REALTY TRUST DATED \_\_\_\_\_\_ AND RECORDED AT NORFOLK REGISTRY OF DEEDS, BOOK NO. \_\_\_\_\_, PAGE NO. \_\_\_\_\_.

I CERTIFY THAT 20 DAYS HAVE ELAPSED SINCE THE PLANNING BOARD APPROVAL AND NO APPEAL HAS BEEN FILED IN THIS OFFICE.

Transphene 1/22/22 DATE

DATE APPROVED: 9-21-22

DATE ENDORSED: 11-22-22

JACK

TOWN OF MEDWAY PLANNING BOARD

TOWN OF MEDWAT FEATING BOARD

PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE A DETERMINATION OF COMPLIANCE WITH THE MEDWAY ZONING BY-LAW.

WINGATE FARM DEFINITIVE
UBDIVISION MODIFICATION
COVER SHEET
PLAN OF LAND IN

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

C-0



SHEET C-0: COVER SHEET

SHEET C-1: KEY SHEET
SHEET C-2: EXISTING CONDITIONS
SHEET C-3: LAYOUT
SHEET C-4: GRADING & UTILITIES
SHEET C-5: EROSION CONTROL

SHEET C-6: PROFILES & PLAN VIEW SHEET C-7: CONSTRUCTION DETAILS SHEET C-8: CONSTRUCTION DETAILS

SHEET C-8: CONSTRUCTION DETAILS
SHEET C-9: CONSTRUCTION DETAILS

SHEET C-10: OPERATION AND MAINTENANCE PLAN

INDEX TO DRAWINGS:

N

#### GENERAL NOTES:

## 1. SURVEY NOTES:

A. SURVEY BY COLONIAL ENGINEERING, INC.

B. DATUM: NGVD29 (TO CONVERT TO NAVD88, LOWER ELEVATIONS BY 0.77 FEET)

2. EXISTING UTILITY INFORMATION IS BASED ON BEST AVAILABLE RECORDS FROM THE TOWN OF NORWOOD AND OTHER SOURCES AND VISIBLE SURFACE FEATURES SUCH AS MANHOLES, CATCH BASINS, UTILITY POLES, HYDRANTS, VALVE BOXES, ETC... EXISTING UTILITY INFORMATION DEPICTED ON THESE PLANS ARE NOT WARRANTED TO BE CORRECT AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING ALL LOCATIONS PRIOR TO COMMENCEMENT OF WORK.

WINGATE FARM WAS ORIGINALLY APPROVED ON MAY 23, 2000. CONSTRUCTION BEGAN BUT HAS NOT YET BEEN COMPLETED. AS A RESULT, PORTIONS OF THE DEPICTED IMPROVEMENTS ARE INSTALLED AS OF THE DATE OF THIS PLAN.

## CONSTRUCTION NOTES:

1. THE CONTRACTOR SHALL CONTACT DIGSAFE AT 811 PRIOR TO ANY EXCAVATION ACTIVITIES.

2. THE DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING THE REQUIRED STREET NAME AND STOP SIGNS.

3. UNLESS OTHERWISE WAIVED, ALL CONSTRUCTION SHALL CONFORM TO THE SUBDIVISION REGULATIONS.

4. DETAILS HAVE BEEN PROVIDED ON THE LAST SHEETS OF THIS PLAN SET. MOST OF THE DETAILS INCLUDED THEREIN ARE INTENDED TO MATCH THE REQUIREMENTS OF THE TOWN OF MEDWAY LAND "SUBDIVISION RULES" AND REGULATIONS FOR ROADWAY AND UTILITY CONSTRUCTION. WHERE THE STANDARD DETAILS INCLUDED HEREIN DIFFER FROM THE SUBDIVISION RULES, THE SUBDIVISION RULES SHALL BE ADHERED TO UNLESS OTHERWISE AGREED BY THE PLANNING AND ECONOMIC DEVELOPMENT BOARD.

#### UTILITY NOTES:

1. ALL PIPELINE LINEAR FOOTAGES REFERENCED IN THESE PLANS ARE HORIZONTAL DISTANCES AND DO NOT REFLECT THE SLOPED DISTANCE OF THE PIPELINE.

2. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN OF ALL UNDERGROUND FIRE ALARM, GAS, ELECTRICAL, TELEPHONE, AND CABLE DISTRIBUTION SYSTEMS WITHIN THE ROADWAY RIGHT—OF—WAY. DESIGN SHALL INCLUDE THE APPROPRIATE CONDUIT RUNS AND JUNCTION BOX LOCATIONS. JUNCTION BOXES HAVE BEEN APPROXIMATELY SHOWN ON THE LOT CORNERS BUT SUCH LOCATIONS MAY BE CHANGED BY THE

ELECTRIC COMPANY AT THE TIME OF CONSTRUCTION.

3. WATER MAINS SHALL BE CLASS 52 CEMENT LINED DUCTILE IRON PIPE. ALL BRASS GOODS FOR POTABLE WATER SYSTEMS TO BE LEAD FREE.

4. UNLESS OTHERWISE NOTED, DRAIN PIPING WITHIN THE STREET LAYOUT SHALL BE CLASS III REINFORCED CONCRETE PIPE (RCP) EXCEPT WHERE OTHERWISE NOTED. DRAIN PIPING ON INDIVIDUAL LOTS MAY BE HDPE SUITABLE FOR H20 LOADINGS.

# 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

→ X"W → WATER MAIN

HYD: HYDRANT

X 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

O U.P.: UTILITY POLE
G.Y.: GUY WIRE

E.O.P. EDGE OF PAVEMENT
C.C.B. INTEGRAL SLOPED BIT. BERM

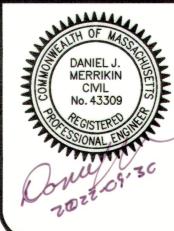
V.B.B. VERTICAL BITUMINOUS BERM S.G.C. SLOPED GRANITE CURB

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 COUNTY OF THE POPULATION OF WIDE TO THE POPU



FOR REGISTRY USE

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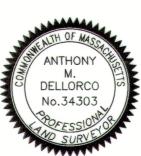
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Anthony M. Delloroo Professional land surveyor

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DATE ENDORSED: 11-22-22

TOWN OF MEDWAY PLANNING BOARD

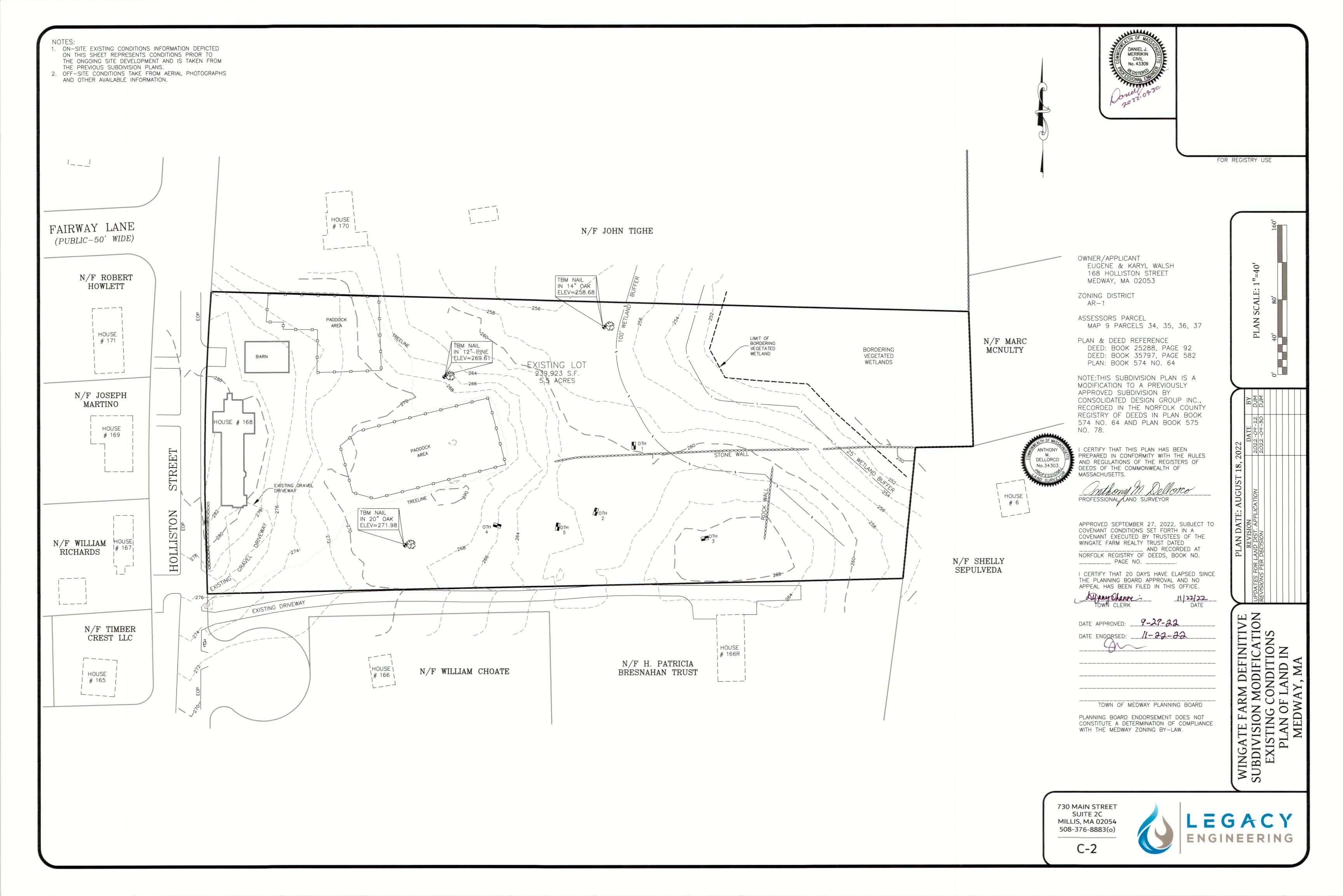
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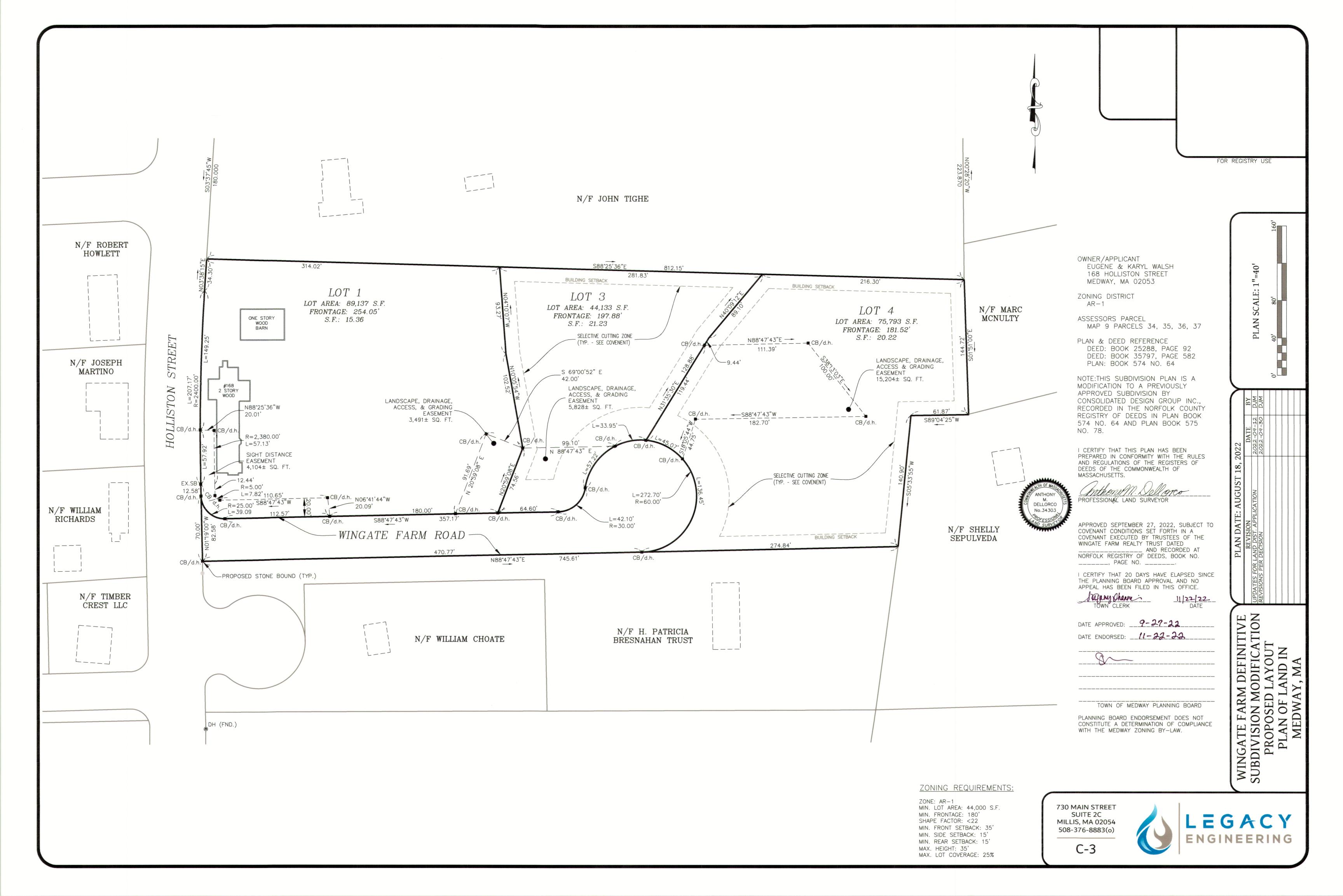
WINGATE FARM DEFINITIVE
SUBDIVISION MODIFICATION
EXISTING CONDITIONS
PLAN OF LAND IN

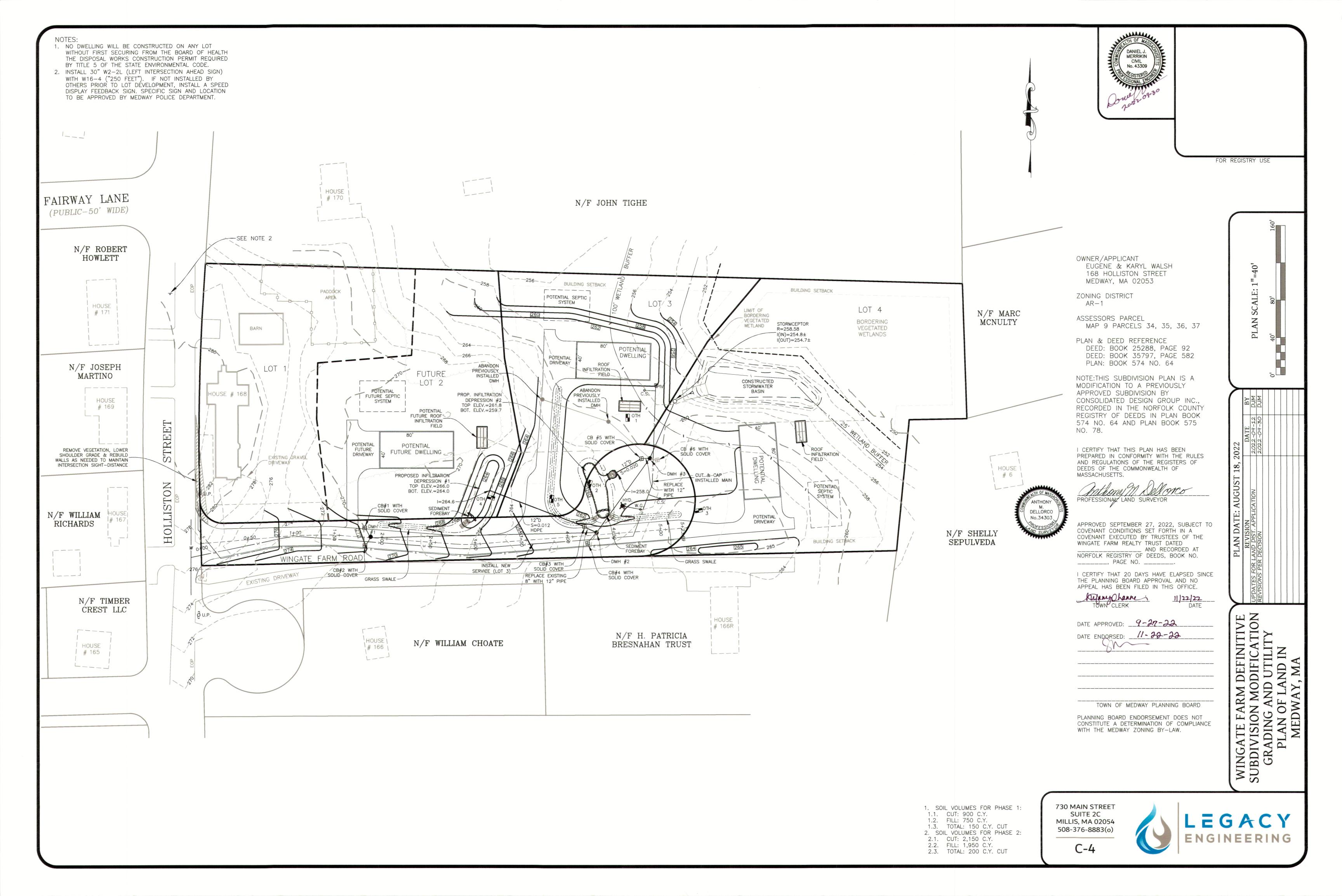
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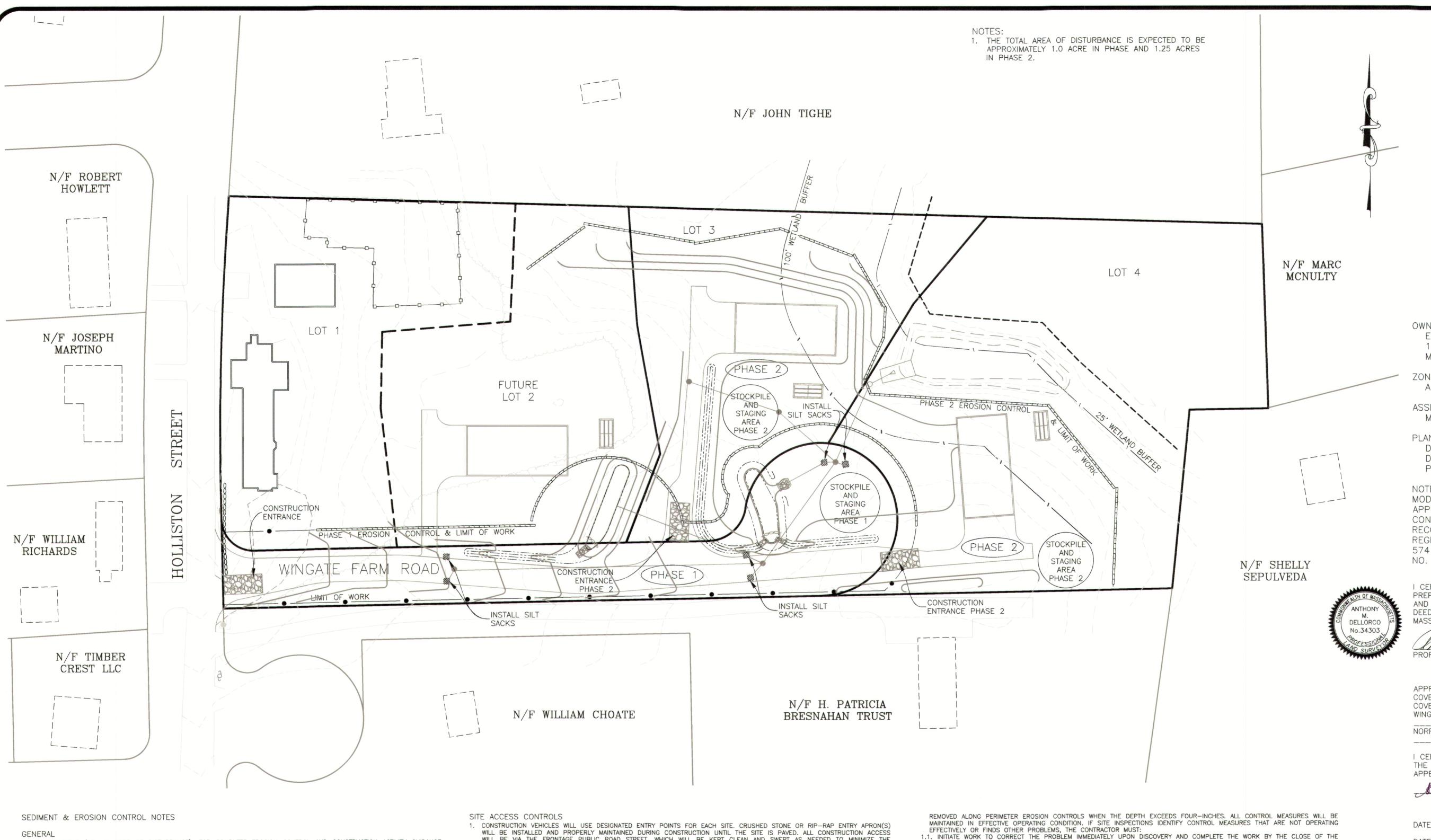


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1. IF APPLICABLE (I.E. >1 ACRE OF DISTURBANCE), FOR COMPLETE EROSION CONTROL AND CONSTRUCTION ACTIVITY GUIDANCE, REFER TO THE SWPPP. OTHERWISE FOLLOW THE SUBDIVISION PLAN. 2. FOR SWPPP PROJECTS, A NOTICE SHALL BE POSTED VISIBLE FROM A PUBLIC RIGHT-OF-WAY WITH CONTACT INFORMATION AND INSTRUCTIONS TO FIND A COPY OF THE SWPPP.

# PHASING AND CONSTRUCTION SEQUENCE

- 1. PHASE 1 INFRASTRUCTURE CONSTRUCTION SEQUENCE 1.1. STAKEOUT AND INSTALL EROSION AND PERIMETER CONTROLS (WHICH WILL DELINEATE THE LIMIT OF WORK FOR THE PROJECT); 1.2. DEMARCATE THE LOCATION OF EXISTING UTILITIES ON AND AROUND THE CONSTRUCTION AREA; 1.3. CLEAR THE PROPOSED ENTRY AREAS. THE EXISTING DRIVEWAY SHALL SERVE AS THE CONSTRUCTION CONSTRUCTION
- ENTRANCE APRON: 1.4. CLEAR AND GRUB THE REMAINING PORTIONS OF THE PHASE'S DEVELOPMENT AREA; 1.5. STRIP AND STOCKPILE TOPSOIL;
- 1.6. COMMENCE ROUGH GRADING TO SUB-GRADE ELEVATIONS:
- . INSTALL NEW SITE UTILITIES, INCLUDING THE STORMWATER MANAGEMENT SYSTEM.
- 1.8. PAVE/GRAVEL THE ROAD/DRIVEWAY TO BINDER COURSE; 1.9. LOAM, SEED, AND STABILIZE DISTURBED AREAS;
- 1.10. CLEANOUT ALL CATCH BASINS AND NEW STORMWATER BMPs IN THE PORTION OF THE SITE AFFECTED BY CONSTRUCTION ACTIVITIES AFTER THE SITE IS FULLY STABILIZED. PHASE 2 - BUILDING CONSTRUCTION SEQUENCE
- 2.1. INSTALL CONSTRUCTION ENTRANCE AND PERIMETER EROSION CONTROLS AROUND EACH BUILDING CONSTRUCTION AREA;
- . GRUB THE BUILDING DEVELOPMENT AREA 2.3. GRADE DEVELPMENT AREA TO SUB-GRADE;
- 2.4. INSTALL BUILDING FOUNDATION(S) AND BEGIN BUILDING CONSTRUCTION; 2.5. INSTALL UTILITIES TO NEW BUILDING;
- 2.6. COMPLETE CONSTRUCTION OF NEW BUILDING(S) AND COMPLETE LANDSCAPING;
- 2.7. TOP COURSE PAVE THE ROAD/DRIVEWAY AND SIDEWALK (IF APPLICABLE);
- 2.8. TEMPORARY EROSION CONTROLS WILL BE INSTALLED AS NEEDED AND AS REQUIRED BY THIS PLAN; 2.9. CLEANOUT ALL CATCH BASINS AND NEW STORMWATER BMPs IN THE PORTION OF THE SITE AFFECTED BY CONSTRUCTION ACTIVITIES AFTER THE SITE IS FULLY STABILIZED.

# PERIMETER EROSION CONTROL AND SEDIMENT CONTROLS

- I. PERIMETER EROSION AND SEDIMENT CONTROL BARRIERS WILL BE PROVIDED, INSTALLED, AND MAINTAINED DOWNSTREAM OF ALL PROPOSED CONSTRUCTION ACTIVITIES IN ACCORDANCE WITH THE SWPPP (IF APPLICABLE), THE SITE PLAN, AND ALL PERMITS ISSUED FOR THE SITE DEVELOPMENT. SUCH CONTROLS MUST BE INSTALLED BEFORE ANY EARTH-DISTURBING ACTIVITIES OCCUR ON THE SITE IN QUESTION. EROSION AND SEDIMENT CONTROLS MAY BE INSTALLED IN PHASES SO LONG AS IT PRECEDES ANY EARTH-DISTURBING ACTIVITIES WITHIN THE CONTROLS' UPSTREAM WATERSHED.
- 2. SEDIMENT SHALL BE REMOVED ALONG SUCH CONTROLS ON A REGULAR BASIS. IN NO CASE, SHALL SEDIMENT BE ALLOWED TO REACH A DEPTH EQUAL TO ONE HALF OF THE ABOVE GROUND HEIGHT OF THE EROSION CONTROL DEVICE.

WILL BE VIA THE FRONTAGE PUBLIC ROAD STREET, WHICH WILL BE KEPT CLEAN AND SWEPT AS NEEDED TO MINIMIZE THE TRACKING OF SOILS AND DUST FROM THE SITE.

1. SOIL STOCKPILES TO BE LEFT IN PLACE MORE THAN 24 HOURS SHALL BE SURROUNDED WITH A LINE OF SILT FENCE OR COMPOST SOCK TO PREVENT THE PILES FROM ERODING INTO THE SITE AND TO DISCOURAGE ON—SITE RUNOFF FROM ERODING THE STOCKPILES. SOIL STOCKPILES TO BE LEFT IN PLACE MORE THAN 14 DAYS SHALL BE STABILIZED TEMPORARILY. DUST CONTROL MEASURES SHALL BE IMPLEMENTED TO PREVENT WIND EROSION OF THE STOCKPILES.

# DUST CONTROL

1. DUST CONTROL MEASURES WILL BE IMPLEMENTED REGULARLY TO PREVENT THE OFF-SITE DEPOSITION OF WIND-ERODED SOILS. THE PRINCIPAL FORM OF DUST CONTROL WILL BE WATER APPLICATION.

DISTURBANCE OF STEEP SLOPES 1. CONTRACTORS MUST PAY CAREFUL ATTENTION TO STEEP SLOPES AND MUST IMPLEMENT ADDITIONAL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES DURING WORK ON STEEP SLOPES TO PREVENT EROSION. INSTALL EROSION CONTROL BLANKETS

1. AREAS DESIGNATED FOR FINAL VEGETATIVE SURFACES OR CONSTRUCTION-STAGE OR FINAL STORMWATER INFILTRATION PRACTICES

SHALL BE PROTECTED FROM EXCESSIVE COMPACTION BY RESTRICTING VEHICLE ACCESS AND THE TYPES OF EQUIPMENT THAT MAY BE USED IN SUCH AREAS. PRIOR TO SEEDING/PLANTING OF SUCH AREAS, EXPOSED SOIL THAT HAS BEEN COMPACTED SHALL BE LOOSENED BY TILLING OR OTHER SIMILAR METHODS. CONDITIONING SHALL CONSIST OF DEEP TILLING WITH A ROTARY TILLER, DISC HARROWING, OR MANUAL LOOSENING AND RE-GRADING WITH AN EXCAVATOR BUCKET. CONDITIONING SHALL EXTEND TO A DEPTH OF AT LEAST 12-INCHES.

#### 1. ALL STORM DRAIN SYSTEM INLETS INSIDE OF PERIMETER CONTROLS SHALL BE PROTECTED WITH SEDIMENT CONTROL MEASURES DESIGNED TO REMOVE SEDIMENT FROM STORMWATER PRIOR TO ENTERING THE INLET. CATCH BASINS ALONG THE STREET FRONTAGE SHALL ALSO BE PROTECTED. SUCH MEASURES SHALL BE PERIODICALLY MAINTAINED AND REPLACED AS NEEDED TO

PROTECTION OF STORM DRAIN INLETS

ENSURE THEIR PROPER FUNCTIONALITY. SEDIMENT SHALL BE REMOVED DAILY WHERE FOUND. TEMPORARY STABILIZATION 1. FOR PERMANENTLY OR TEMPORARILY (14 DAYS) CEASED CONSTRUCTION ACTIVITIES, TEMPORARY SOIL STABILIZATION MEASURES

WILL BE EMPLOYED AS SOON AS PRACTICABLE BUT NO LONGER THAN 14 CALENDAR DAYS AFTER STABILIZATION HAS BEEN

## INITIATED. WHERE APPLICABLE, SEE THE SWPPP FOR ADDITIONAL REQUIREMENTS. MAINTENANCE OF EROSION & SEDIMENT CONTROL MEASURES

1. EROSION AND SEDIMENT CONTROL MEASURES WILL BE MAINTAINED IN GOOD CONDITION FOR THE DURATION OF THE CONSTRUCTION ACTIVITY AND UNTIL SUCH TIME AS THE UPSTREAM AREAS ACHIEVE FINAL STABILIZATION. SEDIMENT WILL BE

NEXT WORK DAY IF THE PROBLEM CAN BE CORRECTED THROUGH ROUTINE MAINTENANCE: 1.2. FOR MORE SIGNIFICANT REPAIRS OR WHERE INSPECTIONS DETERMINE THAT ADDITIONAL EROSION AND SEDIMENT CONTROLS ARE NEEDED, SUCH WORK MUST BE COMPLETED AND OPERATION NO LATER THAN 7 CALENDAR DAYS AFTER DISCOVERY OF

#### POLLUTION PREVENTION 1. CONSTRUCTION STAGING AREAS WILL BE LIMITED IN QUANTITY AND WILL BE MAINTAINED IN A NEAT AND ORDERLY FASHION.

- REFER TO THE SITE PLAN FOR STAGING AREA LOCATION(S). . VEHICLES SHALL BE STORED IN FUELED IN DESIGNATÈÓ AREAS. MONITOR ALL EQUIPMENT FOR LEAKS. WHERE APPLICABLE,
- REFER TO THE SWPPP FOR ADDITIONAL VEHICLE STORAGE AREA REQUIREMENTS. . VEHICLE OR EQUIPMENT WASHING IS NOT ALLOWED ON-SITE. . MATERIALS AND EQUIPMENT SHALL BE STORED PROPERLY AND ORDERLY.

WHERE APPLICABLE, REFER TO THE SWPPP FOR

- 5.1. FURTHER INSTRUCTIONS ON PROPER MATERIAL AND EQUIPMENT STORAGE. 5.2. REFER TO THE SWPPP FOR DISPOSAL OF WASTE, INCLUDING HAZARDOUS WASTE.
- 5.3. REFER TO THE SWPPP FOR SPILL PREVENTION AND RESPONSE PROCEDURES.

# DEWATERING PRACTICES

- 1. THIS SITE IS NOT EXPECTED TO ENCOUNTER SIGNIFICANT QUANTITIES OF GROUNDWATER DURING CONSTRUCTION ACTIVITIES BUT IF IT DOES, THE FOLLOWING PRACTICES WILL BE IMPLEMENTED: 1.1. DO NOT DISCHARGE ANY FLOATING SOLIDS OR FOAM;
- 1.2. IF DEWATERING WATER IS FOUND TO CONTAIN OIL, GREASE, ETC ... IT MUST BE FILTERED OR PASSED THROUGH AN OIL/WATER SEPARATOR PRIOR TO DISCHARGE; 1.3. WHEREVER POSSIBLE, DISCHARGE DEWATERING WATER TO VEGETATED UPLAND AREAS FOR INFILTRATION. WHERE THIS IS NOT POSSIBLE, DISCHARGE DEWATERING WATER INTO A FILTERING PIT CONSISTING OF A PERIMETER OF DOUBLE ROWS OF HAYBALES LINED WITH THREE LAYERS OF FILTER FABRIC. DO NOT DIRECT DEWATERING WATER INTO WETLANDS WITHOUT PRIOR
- 1.4. VELOCITY DISSIPATION MEASURES MUST BE INCLUDED AT ALL DISCHARGE POINTS (RIP-RAP OR CRUSHED STONE APRON).

1. WHERE APPLICABLE, REFER TO SWPPP FOR INSPECTION & REPORTING REQUIREMENTS IN ADDITION TO THE FOLLOWING:
1.1. THE SITE SHALL BE INSPECTED AT LEAST ONCE EVERY 14 CALENDAR DAYS AND WITHIN 24 HOURS OF THE OCCURRENCE OF A STORM EVENT OF 0.25 INCHES OR GREATER. INSPECTIONS MAY BE REDUCED DURING THE WINTER AND IN STABILIZED

1.2. ANY DEFICIENCIES SHALL BE REMEDIED IMMEDIATELY AND NO LATER THAN 7 DAYS AFTER DISCOVERY OF THE DEFICIENCY, AND IF POSSIBLE, PRIOR TO THE NEXT RAINFALL EVENT.

OWNER/APPLICANT EUGENE & KARYL WALSH 168 HOLLISTON STREET MEDWAY, MA 02053

**MERRIKIN** CIVIL No. 43309

FOR REGISTRY USE

ZONING DISTRICT AR-1

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Sylveny Sharre: TOWN CLERK

DATE APPROVED: \_\_9-27-22

TOWN OF MEDWAY PLANNING BOARD

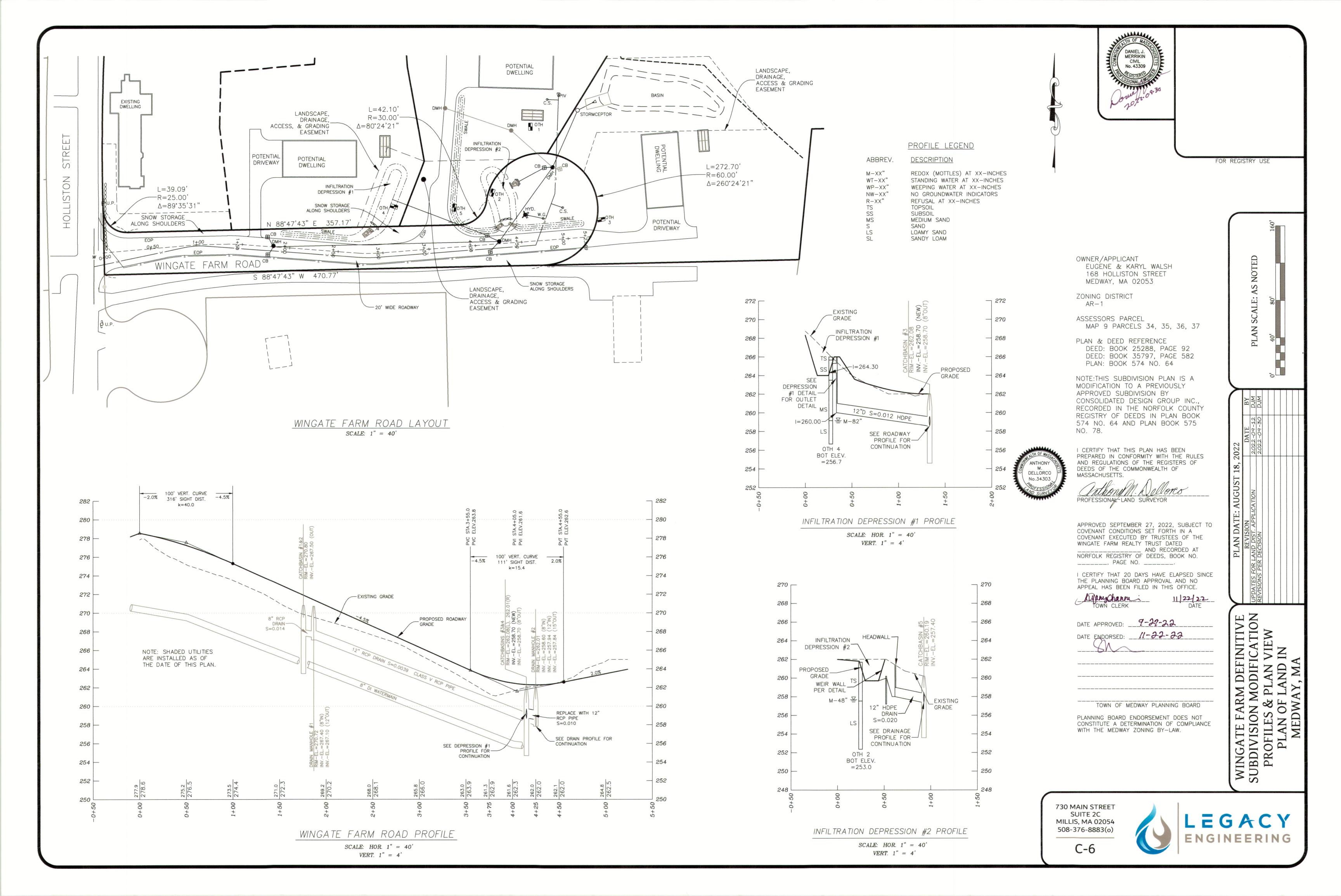
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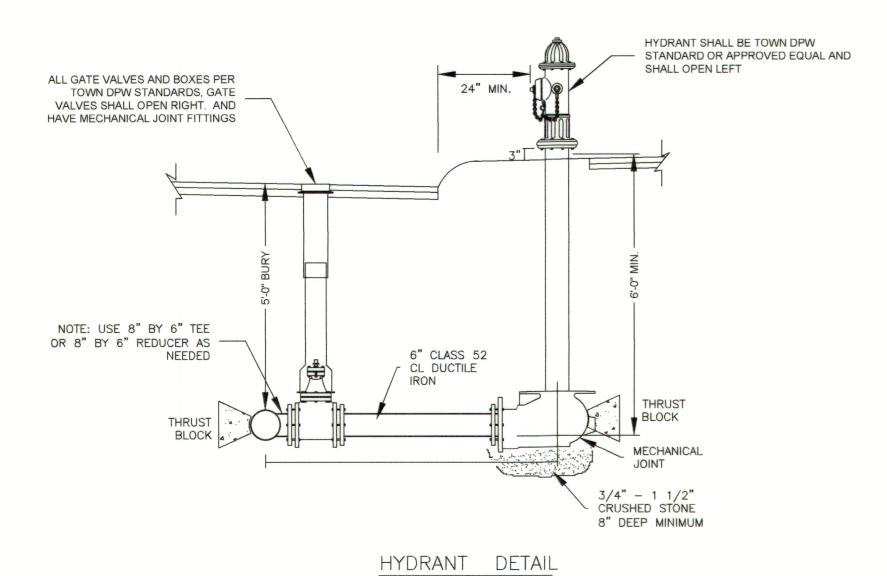
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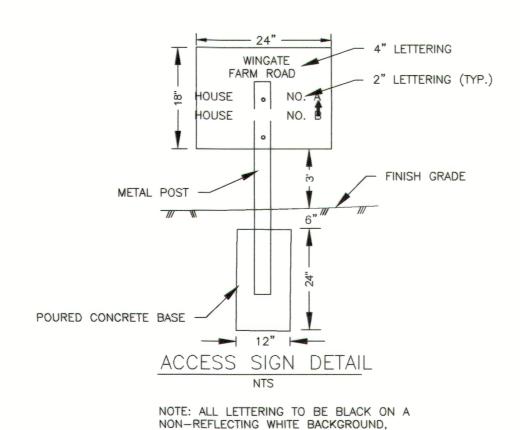
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WINGATE FARM DEFINITIVE
SUBDIVISION MODIFICATION
EROSION CONTROL
PLAN OF LAND IN



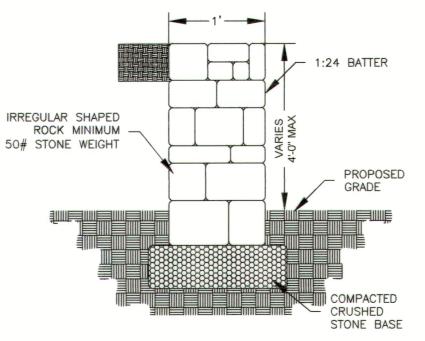




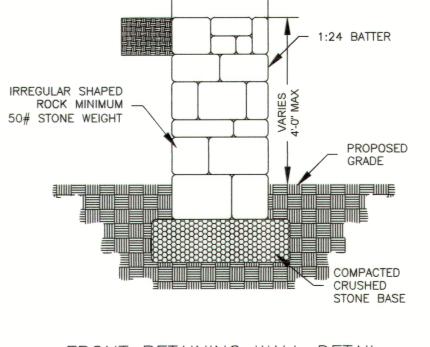
HOUSE SIGNS TO BE A MINIMUM OF 12"

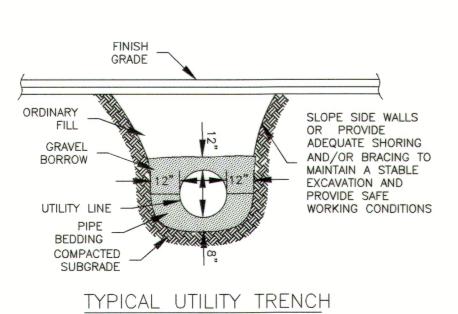
x 12" WITH SIMILAR LETTERING &

DIRECTIONAL ARROW.







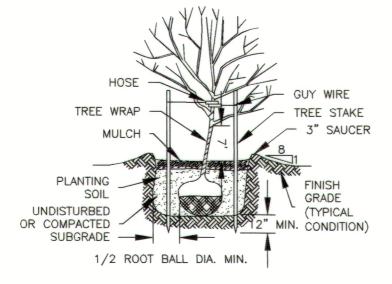


5. ALL DRAIN PIPE SHALL BE CLASS IV RCP PIPE.

1. 1. 8" SAND CUSHION REQUIRED AT ALL LEDGE OR PIPE CROSSING. 2. NO STONE GREATER THAN 6" TO BE PLACED OVER PIPE TO FINISH GRADE. 3. NO STONE GREATER THAN 6" WITHIN 12" OF PIPE.

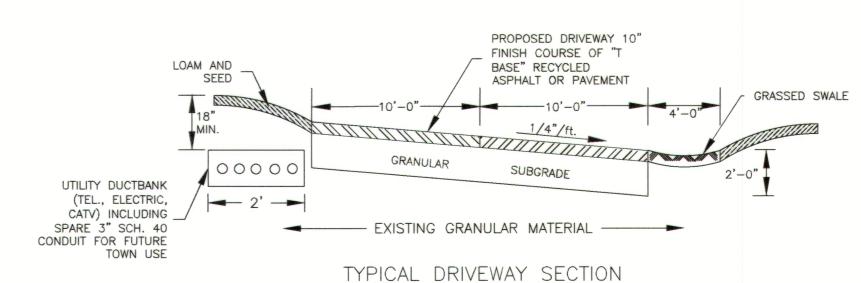
LE BARON MODEL LK 121

4. ALL WATER PIPE SHALL BE CLASS 52, CEMENT LINED DUCTILE IRON PIPE.

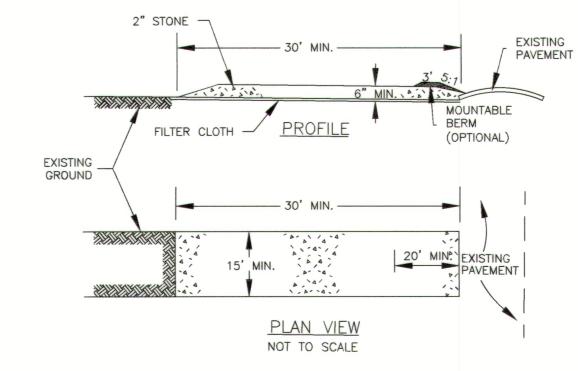


DECIDUOUS TREE PLANTING - STAKED

NOTE: ALL PROPOSED TREES SHALL BE A MINIMUM OF 12 FEET IN HEIGHT AND 3" CALIPPER (DIAMETER). DIAMETER OF TREES IS MEASURED AT A HEIGHT OF 12" TO 18" FROM FINISH GROUND.



1. COMPACT "T-BASE" MATERIAL TO 95% DENSITY, WITH VIBRATORY ROLLER. 2. TO BE SUPERELEVATED TOWARDS SWALE

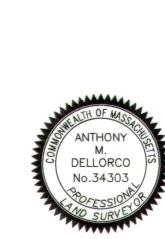


# STABILIZED CONSTRUCTION ENTRANCE

# CONSTRUCTION SPECIFICATIONS:

- STONE SIZE: USE 2" DIAMETER STONE OR RECLAIMED/RECYCLED CONCRETE EQUIVALENT.
- LENGTH: RECOMMEND GREATER THAN 30 FEET WHERE PRACTICAL. THICKNESS: NOT LESS THAN 6 INCHES.
- 4. WIDTH: 15 FEET MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCUR. 5. FILTER CLOTH: SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO THE PLACING OF STONE
- 6. SURFACE WATER: ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WILL BE PERMITTED.

  7. MAINTENANCE: THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC
- RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY. 8. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE
- 9. REMOVE STABILIZED CONSTRUCTION ENTRANCE PRIOR TO PLACEMENT OF BITUMINOUS BASE COURSE.



ZONING DISTRICT AR-1

EUGENE & KARYL WALSH 168 HOLLISTON STREET MEDWAY, MA 02053

OWNER/APPLICANT

ASSESSORS PARCEL MAP 9 PARCELS 34, 35, 36, 37

MERRIKIN

CIVIL No. 43309

FOR REGISTRY USE

PLAN & DEED REFERENCE DEED: BOOK 25288, PAGE 92 DEED: BOOK 35797, PAGE 582 PLAN: BOOK 574 NO. 64

NOTE: THIS SUBDIVISION PLAN IS A MODIFICATION TO A PREVIOUSLY APPROVED SUBDIVISION BY CONSOLIDATED DESIGN GROUP INC., RECORDED IN THE NORFOLK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 574 NO. 64 AND PLAN BOOK 575 NO. 78.

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.

PROFESSIONAL LAND SURVEYOR

APPROVED SEPTEMBER 27, 2022, SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY TRUSTEES OF THE WINGATE FARM REALTY TRUST DATED AND RECORDED AT NORFOLK REGISTRY OF DEEDS, BOOK NO. \_\_\_\_\_, PAGE NO. \_\_\_\_\_.

I CERTIFY THAT 20 DAYS HAVE ELAPSED SINCE THE PLANNING BOARD APPROVAL AND NO APPEAL HAS BEEN FILED IN THIS OFFICE.

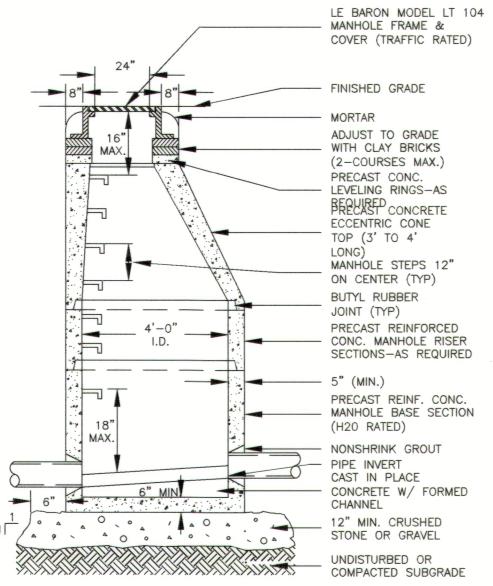
DATE APPROVED: 9-27-22 DATE ENDORSED: 11-22-22

PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE A DETERMINATION OF COMPLIANCE WITH THE MEDWAY ZONING BY-LAW.

Sury Channe TOWN OF MEDWAY PLANNING BOARD

FRAME AND GRATE (TRAFFIC RATED) FINISHED GRADE NO DE DE ADJUST TO GRADE W/CLAY BRICKS 2'-0" SQUARE (2-COURSES MAX.) PRECAST CONCRETE CONCENTRIC CONE PRECAST CONCRETE RISER SECTION (H20 RATED) 5" MIN. BUTYL RUBBER JOINT (TYP.) 4'-0" I.D. OIL INTERCEPTOR HOOD NONSHRINK GROUT PRECAST SUMP 4'-0" SUMP SECTION 12" MIN. CRUSHED . 6" MIN. STONE OR GRAVEL BEDDING UNDISTURBED OR COMPACTED SUBGRADE

NOTE: STRUCTURE AND CASTINGS AS PER THE TOWN DPW STANDARD **SPECIFICATIONS** 

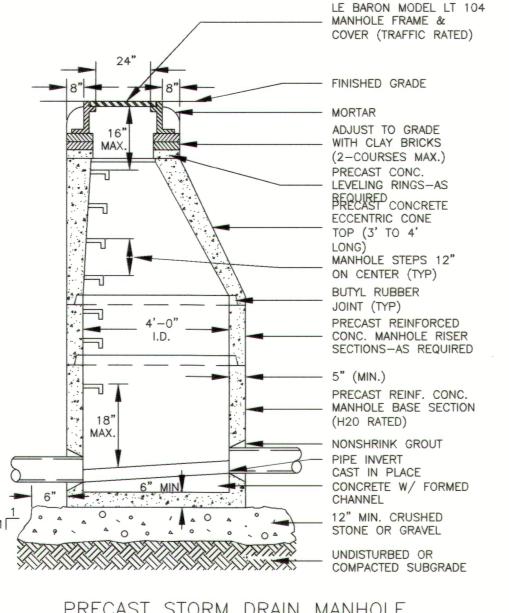


PRECAST STORM DRAIN MANHOLE

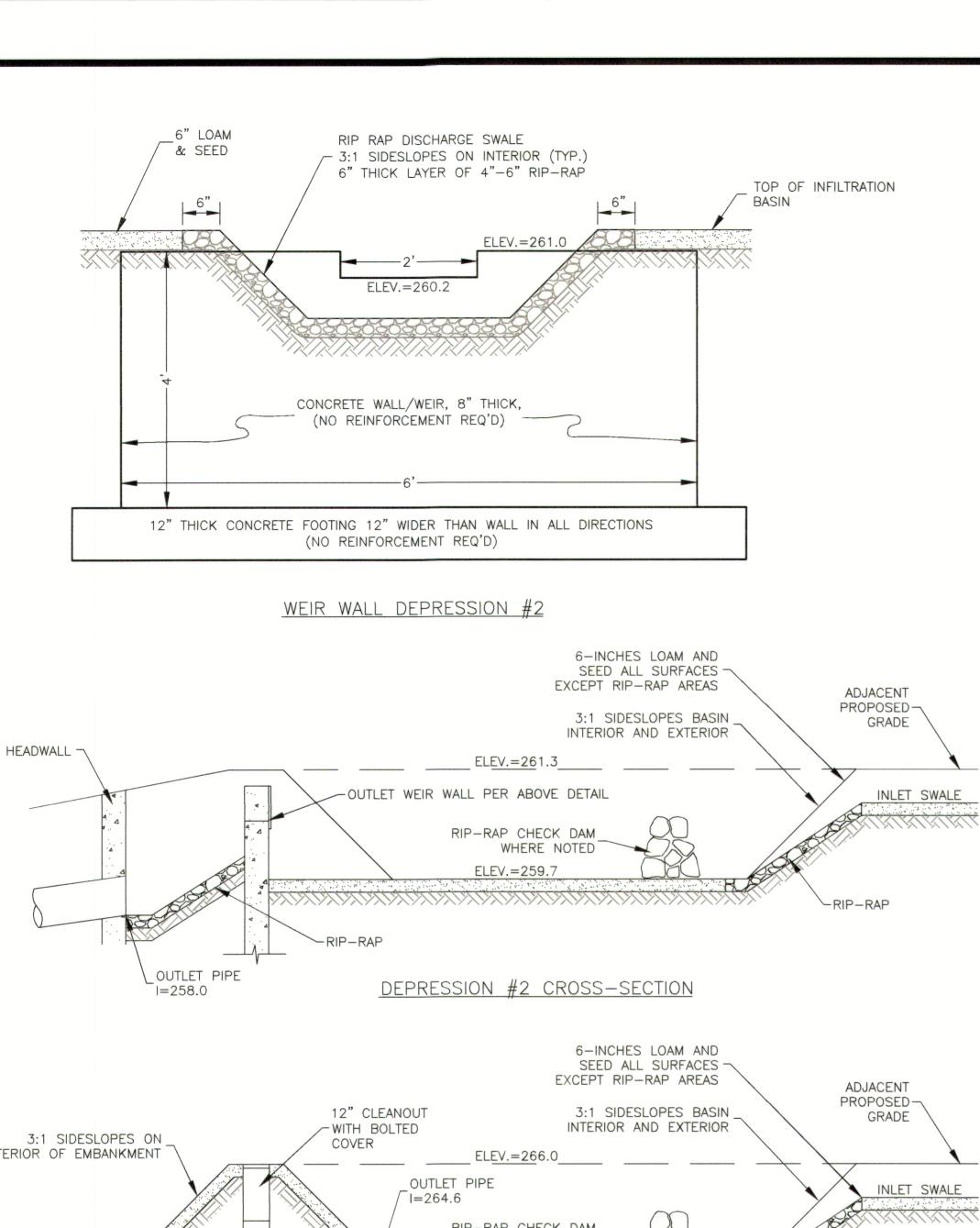
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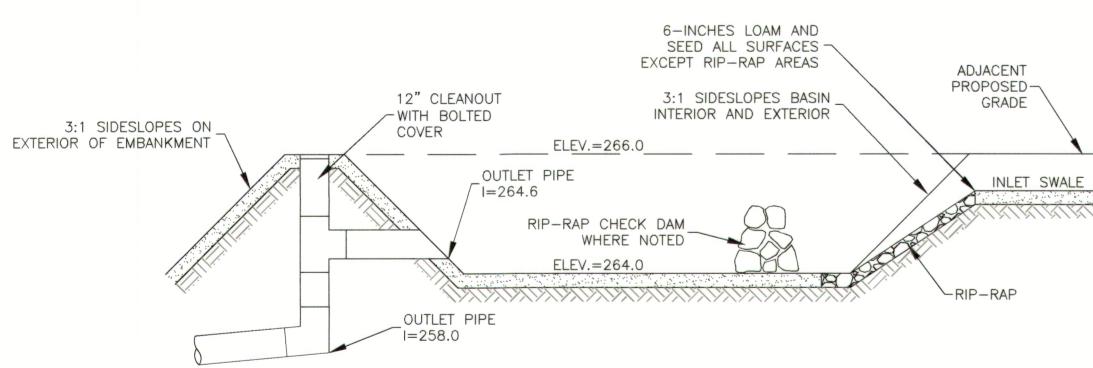


WINGATE FARM DEFINITIVE SUBDIVISION MODIFICATION DETAILS PLAN OF LAND IN



NOTE: STRUCTURE AND CASTINGS AS PER TOWN DPW STANDARD SPECIFICATIONS





DEPRESSION #1 CROSS-SECTION

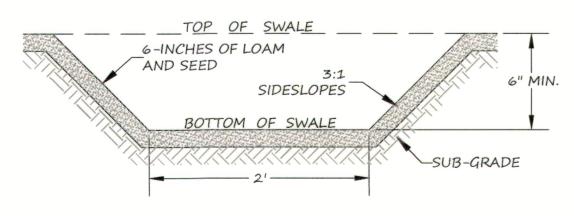
1. SEE GRADING SHEETS AND PROFILE SHEETS FOR SIZE OF INLETS AND OUTLETS, OUTLET STRUCTURE SPECIFICATIONS, ELEVATION OF BOTTOM OF BASIN, ELEVATION OF TOP OF BASIN, SLOPE OF SIDESLOPES, AND OTHER DIMENSIONAL REQUIREMENTS FOR EACH BASIN.

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 DEPRESSION CROSS-SECTION

NOT TO SCALE



GRASS SWALE DETAIL

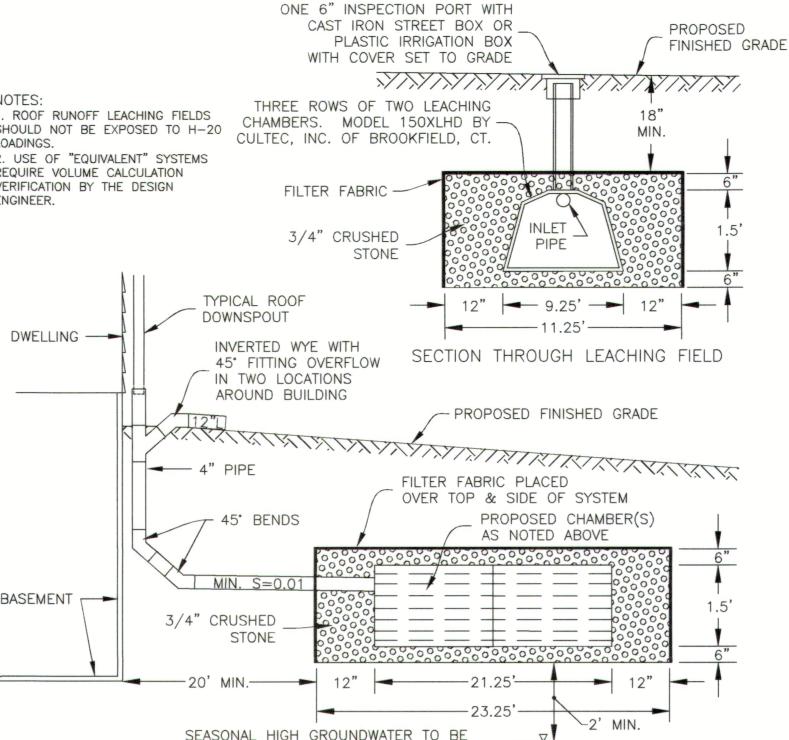
NOT TO SCALE

15" RCP FLARED \_\_

ONE 6" INSPECTION PORT WITH CAST IRON STREET BOX OR PROPOSED PLASTIC IRRIGATION BOX WITH COVER SET TO GRADE THREE ROWS OF TWO LEACHING 1. ROOF RUNOFF LEACHING FIELDS CHAMBERS. MODEL 150XLHD BY -SHOULD NOT BE EXPOSED TO H-20 CULTEC, INC. OF BROOKFIELD, CT. LOADINGS. 2. USE OF "EQUIVALENT" SYSTEMS REQUIRE VOLUME CALCULATION VERIFICATION BY THE DESIGN FILTER FABRIC -ENGINEER. 3/4" CRUSHED STONE TYPICAL ROOF DOWNSPOUT DWELLING ---INVERTED WYE WITH SECTION THROUGH LEACHING FIELD 45° FITTING OVERFLOW IN TWO LOCATIONS AROUND BUILDING - PROPOSED FINISHED GRADE 112"L FILTER FABRIC PLACED OVER TOP & SIDE OF SYSTEM PROPOSED CHAMBER(S) 45° BENDS AS NOTED ABOVE MIN. S=0. BASEMENT -3/4" CRUSHED STONE -20'MIN.— ~2' MIN. SEASONAL HIGH GROUNDWATER TO BE DETERMINED BY MASS. SOIL EVALUATOR-

AT TIME OF SYSTEM INSTALLATION **DESIGN NOTES:** 1. THE COMPLETED ROOF RUNOFF COLLECTION SYSTEM MUST COLLECT RUNOFF FROM THE ENTIRE ROOF AREA OF THE PROPOSED HOUSE. THE SYSTEM DESIGNED HAS A STORAGE CAPACITY OF 363 C.F. 2. PIPING FOR THE ROOF DOWNSPOUT COLLECTION SYSTEM MAY BE SCHEDULE 40 PVC OR HDPE.

# ROOF RUNOFF INFILTRATION FIELD NOT TO SCALE



SECURE SILT SACK WITH GRATE PAVED ROADWAY OVERFLOW HOLES CATCH BASIN

10" COMPOST SOCK STAKED

WETLAND OR

WORK ZONE

AREA OUTSIDE OF -

OR STAPLED AT 10'-

INTERVALS

SECTIONAL VIEW

NOTE: NON-BIODEGRADABLE SOCK SHELL FILLED WITH COMPOST MEDIA.

JOINTS SHALL BE OVERLAPPED BY AT LEAST TWO FEET. ORANGE

EROSION CONTROL

NOT TO SCALE

DETAIL (COMPOST SOCK)

SNOW FENCE IS ONLY NEEDED IF THERE IS EVIDENCE OF THE

COMPOST SOCK BEING BURIED BY CONSTRUCTION ACTIVITIES.

POSTS ATTACHED

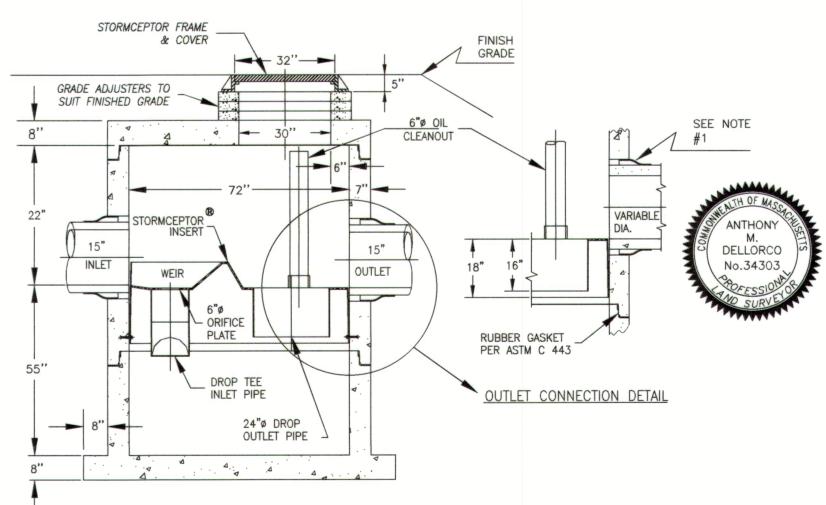
BURY SILT

FENCE 6"−9"

INTO GROUND

TO SILT FENCE

CATCH BASIN SILT SACK DETAIL NOT TO SCALE



STORMCEPTOR DETAIL MODEL-STC900

1. THE USE OF FLEXIBLE CONNECTIONS IS RECOMMENDED AT THE INLET AND OUTLET WHERE APPLICABLE. 2. THE COVER SHOULD BE POSITIONED OVER THE OUTLET DROP PIPE AND THE OIL CLEANOUT PIPE. — 4'−0" MIN. —— -INVERT ELEV. 254.00 RIP-RAP STONE D 50 = 8" (MIN. 50# WEIGHT) RCP FLARED END SECTION PROPOSED SUMP FILTER FABRIC -BASIN BOTTOM ELEV. 250.0 12" COMPACTED -GRAVEL BASE SECTION A-A SUMP TO BE 4'-0" SQUARE BOTTOM AREA & SLOPES TO BE RIP-RAP

> FLARED END OUTLET NTS

PLAN



**MERRIKIN** 

No. 43309

ZONING DISTRICT AR-1

ASSESSORS PARCEL MAP 9 PARCELS 34, 35, 36, 37

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befany Charre 11/22/22 DATE APPROVED: 9-27-22

TOWN OF MEDWAY PLANNING BOARD

PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE A DETERMINATION OF COMPLIANCE WITH THE MEDWAY ZONING BY-LAW.

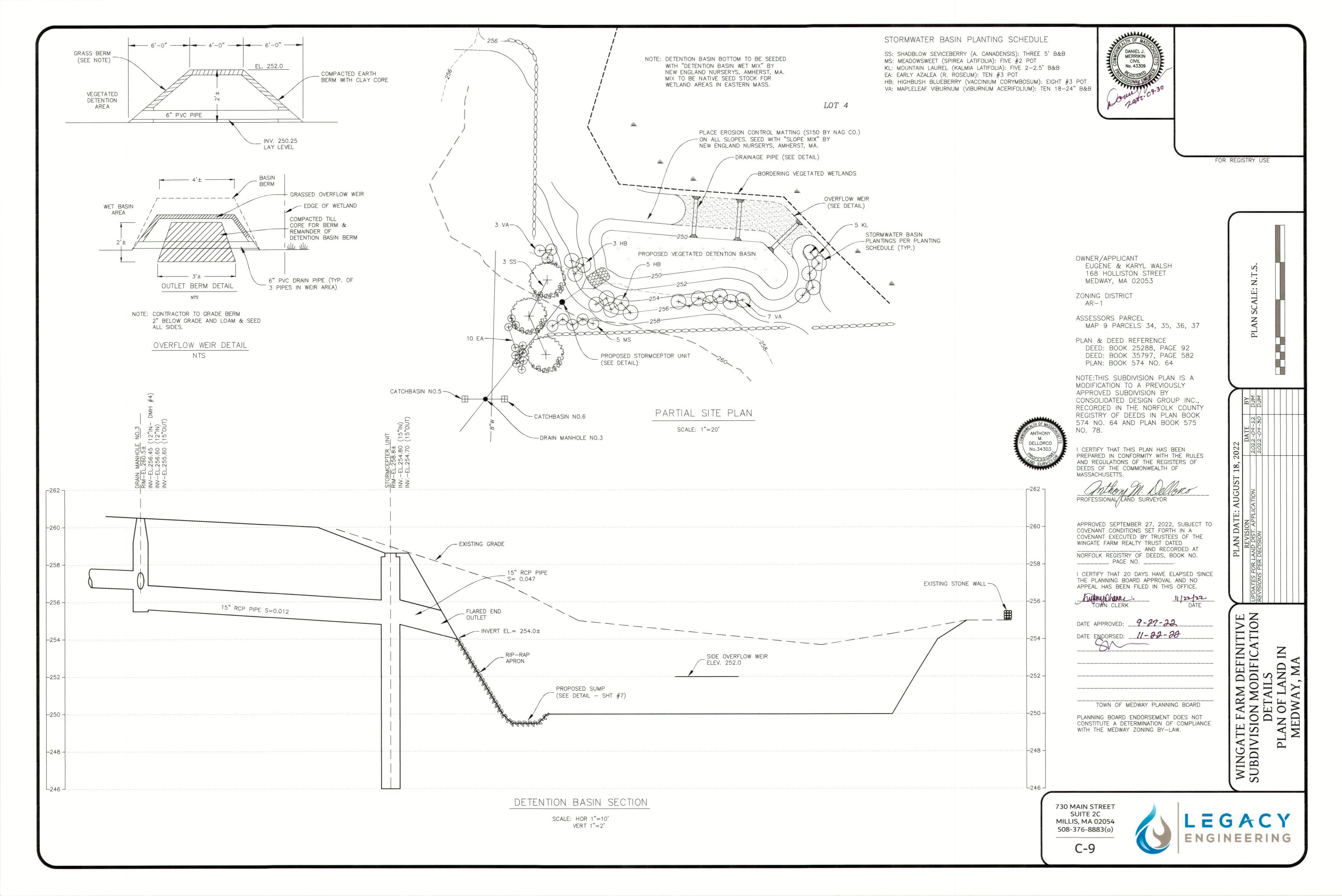
NRM DEFINITIVE N MODIFICATION TAILS WINGATE FAR SUBDIVISION DET

FOR REGISTRY USE

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

C-8





#### **OPERATIONS AND MAINTENANCE NOTES**

#### 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.

#### EASEMENT AREAS

THE DEVELOPMENT CONTAINS A STORMWATER EASEMENT ON LOTS 2, 3, AND 4. THESE WILL BE CONVEYED TO A HOMEOWNERS ASSOCIATION.

## 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

#### SEDIMENT FOREBAYS:

- 1. SEDIMENT FOREBAYS SHALL BE INSPECTED AT LEAST FOUR TIMES PER YEAR TO INSURE PROPER OPERATION
- 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 DEPRESSION AND STORMWATER BASIN:

- 1. STORMWATER DEPRESSION 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 DEPRESSION 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 DEPRESSIONS 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 DEPRESSION, 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.

## **ROOF RUNOFF INFILTRATION SYSTEMS:**

ROOF RUNOFF INFILTRATION SYSTEMS SHALL BE MAINTAINED IN GOOD WORKING ORDER AT ALL TIMES BY EACH LOT OWNER. ANY SELLER WITHIN THE SUBDIVISION SHALL PROVIDE THE NEW OWNER WITH A BRIEF WRITTEN DESCRIPTION OF THE SYSTEM AND THE MAINTENANCE REQUIREMENTS OF THIS SECTION. GUTTERS AND DOWNSPOUTS SHALL BE MAINTAINED IN GOOD WORKING ORDER AT ALL TIMES. THE LOT OWNER SHALL INSPECT THE ROOF RUNOFF LEACHING SYSTEM ONCE PER CALENDAR YEAR SHORTLY AFTER A SMALL RAINSTORM EVENT TO ENSURE THAT WATER ACCUMULATION WITHIN THE ROOF RUNOFF LEACHING SYSTEM IS NOT EXCESSIVE. IT SHOULD BE NOTED THAT THESE SYSTEMS ARE GENERALLY DESIGNED TO OVERFLOW DURING STORM EVENTS LARGER THAN APPROXIMATELY 1.5-INCHES OF RAINFALL. DURING SMALL STORM EVENTS, THERE SHOULD BE NO OVERFLOW. OVERFLOW DURING SMALL STORM EVENTS IS LIKELY AN INDICATION OF A FAILED SYSTEM DUE TO CLOGGING OF THE SOILS AROUND THE SYSTEM OR MAY BE INDICATIVE OF A BLOCKED PIPE. IF THIS HAPPENS, THE LOT OWNER SHALL REPLACE THE SYSTEM IN ACCORDANCE WITH THE ORIGINAL DESIGN OR EFFECT AN APPROPRIATE REPAIR, IF IT IS DETERMINED THAT THIS REPAIR WILL ALLEVIATE THE PROBLEM.

TORMWATER TREATMENT UNITS (SHOWN ON THE SITE PLAN AS "STORMCEPTOR UNITS"): (MAINTENANCE TASKS AND FREQUENCY FROM MANUFACTURER PUBLISHED DATA)

- 1. STORMWATER TREATMENT UNITS SHALL BE INSPECTED TWICE PER YEAR. SEDIMENTS AND FLOATING DEBRIS AND PETROLEUM PRODUCTS SHALL BE REMOVED WITH A VACUUM TRUCK WHEN EITHER THE SEDIMENT DEPTH REACHES 6-INCHES OR THE FLOATING DEPTH OF PETROLEUM PRODUCTS REACHES 3-INCHES. SEDIMENT AND FLOATING DEBRIS REMOVAL SHALL OCCUR AT LEAST ONCE PER YEAR UNLESS THE OPERATOR CAN DEMONSTRATE THAT SEDIMENT/FLOATING DEBRIS ACCUMULATION DOES NOT ACHIEVE THE THRESHOLDS NOTED ABOVE WITHIN A TYPICAL YEAR. THE OPERATOR SHALL SUBMIT AN ANALYSIS BY A REGISTERED PROFESSIONAL ENGINEER TO THE
- PLANNING BOARD EXPLAINING THE BASIS FOR MORE INFREQUENT CLEANING. 2. ALL SEDIMENTS AND HYDROCARBONS SHALL BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL APPLICABLE

#### LOCAL, STATE, AND FEDERAL REGULATIONS. STORMWATER PIPES, INLETS AND OUTFALLS:

- 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 31<sup>ST</sup> 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
- 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,
- > 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
- > 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

PERENNIAL RYE GRASS, AND TALL FESCUE.

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 34".

## 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%
- O POTASSIUM: 4.5-6%
- O SODIUM: <3%
- OTHER BASES:
- 4-8% O 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.
- > 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

LEGEND:

CB = CATCH BASIN (SOLID COVER)

ID = INFILTRATION DEPRESSION

DB = DETENTION BASIN

DMH = DRAIN MANHOLE

IF = INFILTRATION FIELD SF = SEDIMENT FOREBAY

STC = STORMCEPTOR UNIT

- > 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" - 1/4" DEPTH) MAY BE APPLIED AS NEEDED

JULY IN AREAS WHERE GRUB ACTIVITY HAS HISTORICALLY OCCURRED.

- > 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
- > 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
- 1. THE SITE WILL BE MAINTAINED IN A NEAT AND ORDERLY MANNER.
- 2. FERTILIZERS AND PESTICIDE APPLICATION SHALL BE IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS. 3. ALL WASTE MATERIALS FROM THE DEVELOPMENT WILL BE COLLECTED IN DUMPSTERS AND REMOVED FROM THE SITE BY PROPERLY LICENSED DISPOSAL COMPANIES.

#### 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
- 5. AT SUCH TIME AS SNOW ACCUMULATIONS EXCEED THE CAPACITY OF ON-SITE STORAGE AREAS, SUCH EXCESS SNOW SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH STATE, LOCAL, AND FEDERAL LAWS AND REGULATIONS.

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.

OPERATION AND FUNCTION.

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

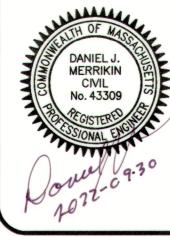
#### ESTIMATED OPERATIONS AND MAINTENANCE BUDGET

IT IS ESTIMATED THAT THE REGULAR ANNUAL MAINTENANCE TASKS DESCRIBED HEREIN WILL COST \$2,000 PER YEAR (2022

# 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

- 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.



FOR REGISTRY USE

OWNER/APPLICANT EUGENE & KARYL WALSH 168 HOLLISTON STREET MEDWAY, MA 02053

ZONING DISTRICT AR-1

ASSESSORS PARCEL MAP 9 PARCELS 34, 35, 36, 37

PLAN & DEED REFERENCE DEED: BOOK 25288, PAGE 92 DEED: BOOK 35797, PAGE 582 PLAN: BOOK 574 NO. 64

NOTE: THIS SUBDIVISION PLAN IS A MODIFICATION TO A PREVIOUSLY APPROVED SUBDIVISION BY CONSOLIDATED DESIGN GROUP INC., RECORDED IN THE NORFOLK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 574 NO. 64 AND PLAN BOOK 575 NO. 78.

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.

APPROVED SEPTEMBER 27, 2022, SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY TRUSTEES OF THE WINGATE FARM REALTY TRUST DATED AND RECORDED AT NORFOLK REGISTRY OF DEEDS, BOOK NO.

CERTIFY THAT 20 DAYS HAVE ELAPSED SINCE THE PLANNING BOARD APPROVAL AND NO APPEAL HAS BEEN FILED IN THIS OFFICE.

11 22 22

Sugary Charre

\_\_\_\_\_, PAGE NO. \_\_\_\_\_

PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE A DETERMINATION OF COMPLIANCE WITH THE MEDWAY ZONING BY-LAW.

TOWN OF MEDWAY PLANNING BOARD

RM DEFINITIVE MODIFICATION MAINTENANCE ATE FARI IVISION M ATION & N WING/ SUBDI/ OPERA



Ш DB S HOLLI

730 MAIN STREET SUITE 2C MILLIS, MA 02054 508-376-8883(o) C-10

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