

SUBDIVISION MODIFICATION PLAN
WINGATE FARM
A PRIVATE WAY DEFINITIVE SUBDIVISION PLAN

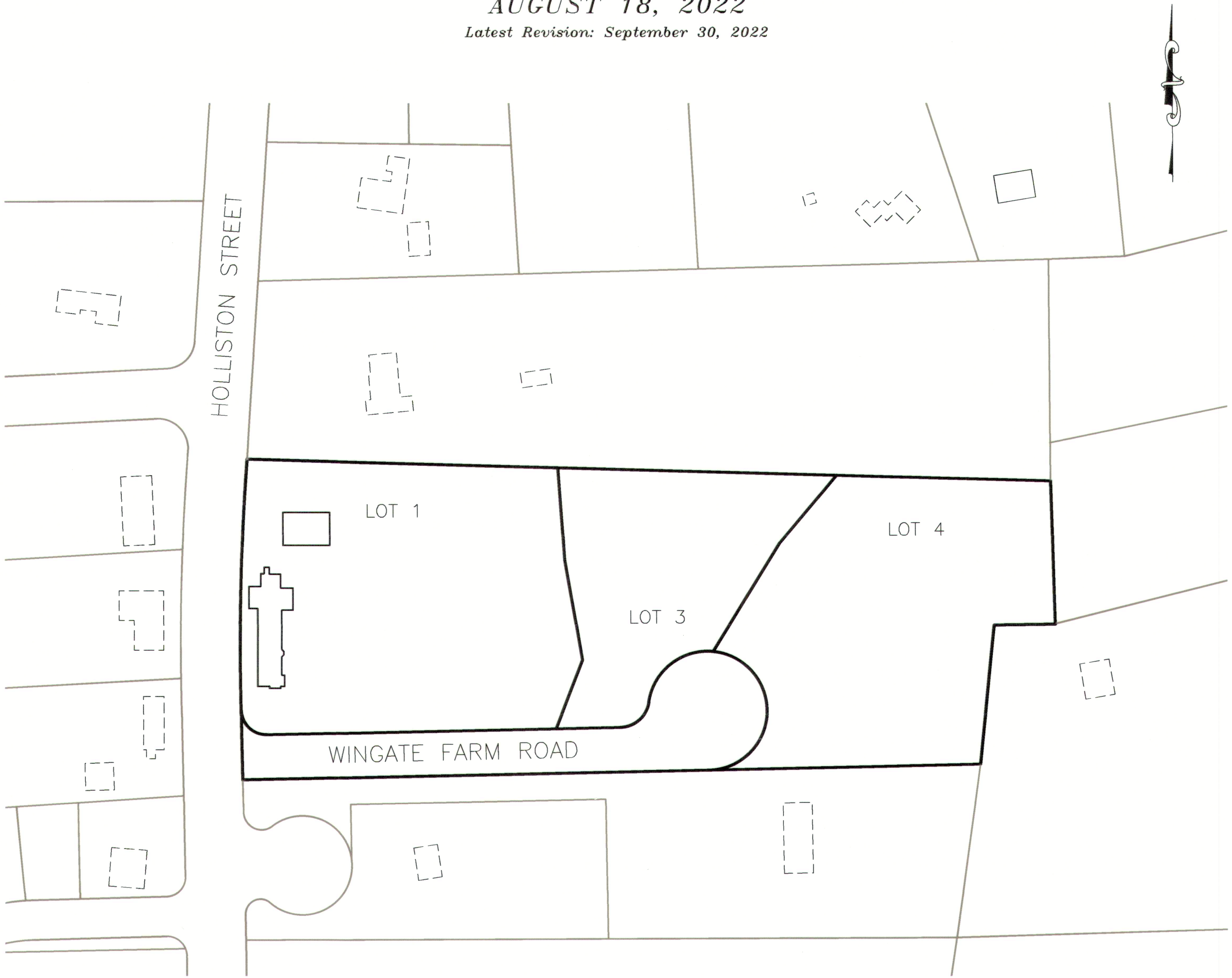
LOCATED IN
MEDWAY, MASSACHUSETTS

OWNERS: EUGENE AND KARYL WALSH
168 HOLLISTON STREET MEDWAY, MA
(508)-533-8440

PREPARED BY:
LEGACY ENGINEERING LLC
730 MAIN STREET, SUITE 2C
MILLIS, MA 02054
AUGUST 18, 2022
Latest Revision: September 30, 2022

WAIVERS

PREVIOUSLY APPROVED WAIVERS - APRIL 28, 2005 DECISION
SECTION 4.1.2: TO ALLOW FOR A MODIFICATION OF THE STANDARD ROADWAY CROSS-SECTION & MASS. HIGHWAY STANDARDS, AS ON THE APPROVED DRAWINGS, AND TO ALLOW FOR A PRIVATE WAY DESIGNATION OF THE MINOR ROADWAY.
SECTION 4.1.8: TO ALLOW FOR AN AS-BUILT PLAN IN LIEU OF A STREET ACCEPTANCE PLAN AND ALLOW FOR THE ROADWAY TO BE MAINTAINED AS A PRIVATE WAY BY THE ABUTTERS.
SECTION 4.2: TO WAIVE ALL CONSTRUCTION STANDARDS FOR A TYPICAL ROADWAY AND ALLOW THE PROPOSED WAY TO BE CONSTRUCTED AS SHOWN ON THE APPROVED DRAWING. SPECIFIC EXCLUSIONS ARE:
• 4.2.2.2: TO ELIMINATE THE MINIMUM CENTERLINE RADIUS OF THE ROADWAY AND ALLOW THE ROAD LAYOUT AS SHOWN.
• 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 AREA AND ALLOW IT TO BE INCORPORATED IN THE VERTICAL CURVE.
• 4.2.6.7: TO REDUCE THE ROADWAY WIDTH FROM 26'-0" TO 20'-0" WITH GRASS SWALES.
• 4.2.6.8: TO ALLOW THE USE OF A RECYCLED ASPHALT MATERIAL FOR THE ROADWAY SURFACE IN LIEU OF FULL BITUMINOUS PAVEMENT (APPLICANT HAS THE OPTION TO PAVE IF DESIRED).
• 4.2.7: TO ELIMINATE THE REQUIREMENT FOR CURBING ALONG THE EDGE OF THE ROAD.
• 4.2.8: TO ELIMINATE THE CURB CUT REQUIREMENTS.
• 4.2.9.1 & 2: TO ELIMINATE THE REQUIREMENT FOR SIDEWALKS.
SECTION 4.9.1: TO ALLOW FOR NO STREET LIGHTING.
SECTION 4.11.1: TO WAIVE THE REQUIREMENT FOR STREET TREES AS THE SITE HAS MANY MATURE TREES THAT WILL REMAIN AFTER CONSTRUCTION.
SECTION 7.7.2.P: TO NOT REQUIRE INFILTRATION BASINS TO BE ON SEPARATE PARCELS.
SECTION 7.7.4.B: TO ALLOW HDPE STORMWATER PIPE WHERE SHOWN
APPROVED WAIVERS - SEPTEMBER 27, 2022 DECISION
SECTION 5.6.3: TO ALLOW THE USE OF THE 1929 NGVD DATUM IN LIEU OF THE NAVD 88 DATUM.
SECTION 6.1.3: TO ALLOW AN EXTENSION OF TIME TO COMPLETE THE WAYS AND IMPROVEMENTS WITHIN THE SUBDIVISION.
SECTION 7.7.2.p: TO ALLOW THE STORMWATER BASIN TO BE LOCATED ON ONE OF THE LOTS.
SECTION 7.7.4.b: TO ALLOW THE USE OF HDPE DRAINAGE PIPES WHERE SHOWN ON THE PLANS.



LOCUS MAP
1" = 100'

INDEX TO DRAWINGS:

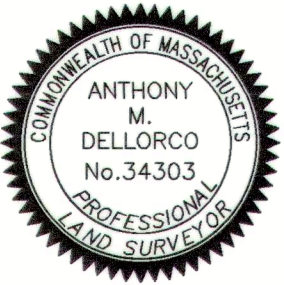
- SHEET C-0: COVER SHEET
- SHEET C-1: KEY SHEET
- SHEET C-2: EXISTING CONDITIONS
- SHEET C-3: LAYOUT
- SHEET C-4: GRADING & UTILITIES
- SHEET C-5: EROSION CONTROL
- SHEET C-6: PROFILES & PLAN VIEW
- SHEET C-7: CONSTRUCTION DETAILS
- SHEET C-8: CONSTRUCTION DETAILS
- SHEET C-9: CONSTRUCTION DETAILS
- SHEET C-10: OPERATION AND MAINTENANCE PLAN



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.
Anthony M. Dellorco
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.
TOWN CLERK
11/22/22
DATE

DATE APPROVED: 9-27-22
DATE ENDORSED: 11-22-22
TOWN OF MEDWAY PLANNING BOARD

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

PLAN SCALE: AS NOTED

PLAN DATE: AUGUST 18, 2022

REVISION	DATE	BY
1	2022-09-12	DJM
2	2022-09-30	DJM

WINGATE FARM DEFINITIVE
SUBDIVISION MODIFICATION
COVER SHEET
PLAN OF LAND IN
MEDWAY, MA

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



LEGACY
ENGINEERING

C-0

GENERAL NOTES:

- SURVEY NOTES:
 - SURVEY BY COLONIAL ENGINEERING, INC.
 - DATUM: NGVD29 (TO CONVERT TO NAVD88, LOWER ELEVATIONS BY 0.77 FEET)
- 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:

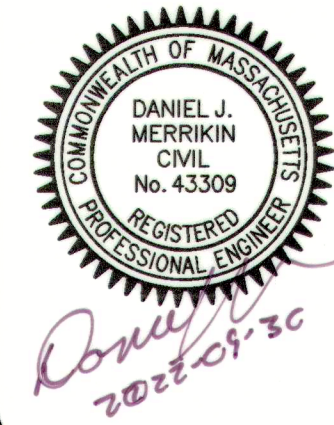
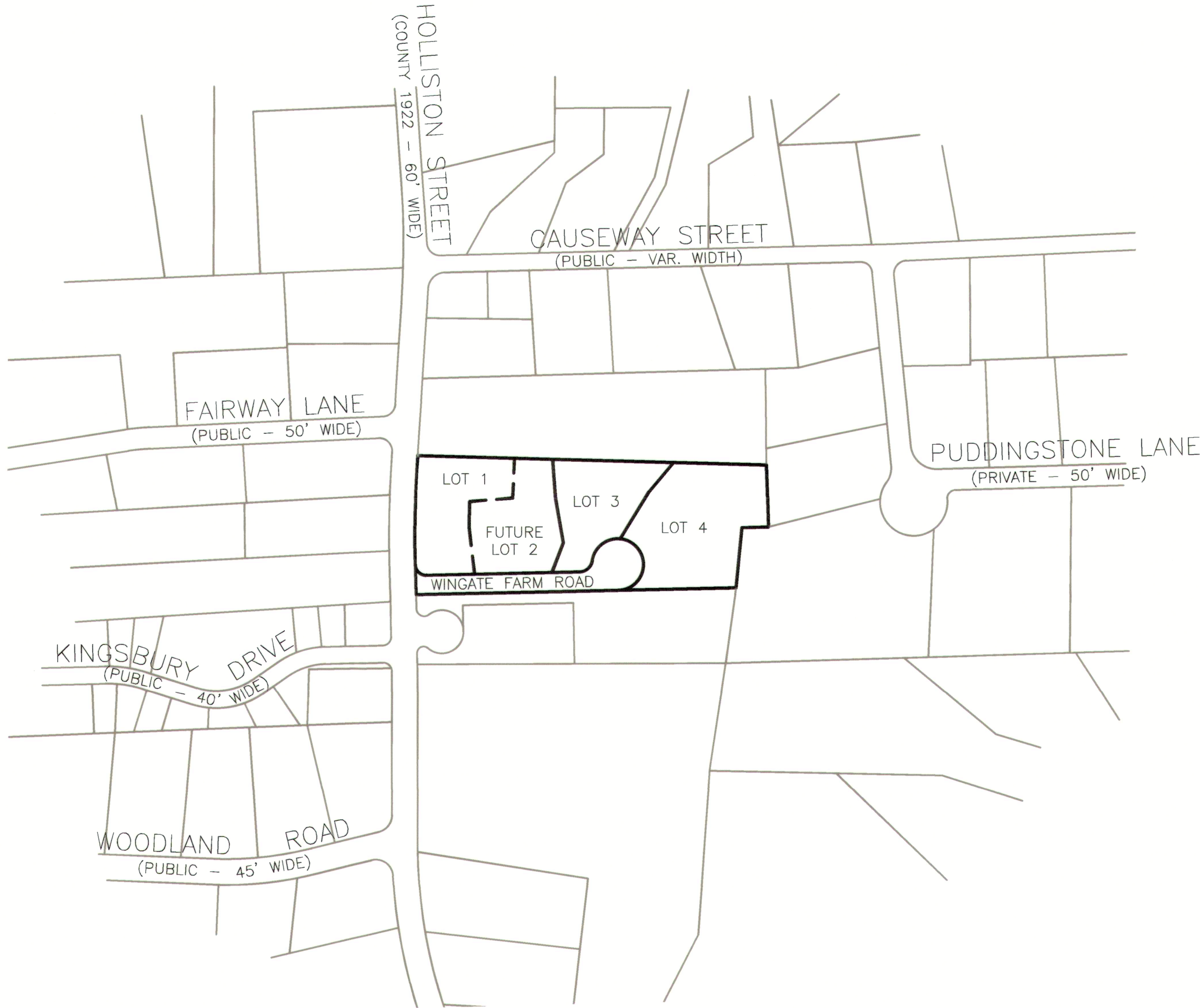
- THE CONTRACTOR SHALL CONTACT DIGSAFE AT 811 PRIOR TO ANY EXCAVATION ACTIVITIES.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING THE REQUIRED STREET NAME AND STOP SIGNS.
- UNLESS OTHERWISE WAIVED, ALL CONSTRUCTION SHALL CONFORM TO THE SUBDIVISION REGULATIONS.
- DETAILS HAVE BEEN PROVIDED ON THE LAST 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:

- ALL PIPELINE LINEAR FOOTAGES REFERENCED IN THESE PLANS ARE HORIZONTAL DISTANCES AND DO NOT REFLECT THE SLOPED DISTANCE OF THE PIPELINE.
- 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.
- WATER MAINS SHALL BE CLASS 52 CEMENT LINED DUCTILE IRON PIPE. ALL BRASS GOODS FOR POTABLE WATER SYSTEMS TO BE LEAD FREE.
- 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 H2O 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
PVC: POLYVINYL CHLORIDE PIPE
SMH: SEWER MANHOLE
K"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



FOR REGISTRY USE

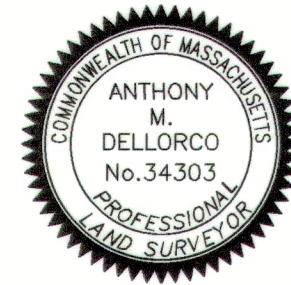
OWNER/APPLICANT
EUGENE & KARYL WALSH
168 HOLLISTON STREET
MEDWAY, MA 02053

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.

Anthony M. Dellorco
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.

Brian J. Chavira 11/22/22
TOWN CLERK DATE

DATE APPROVED: 9-22-22

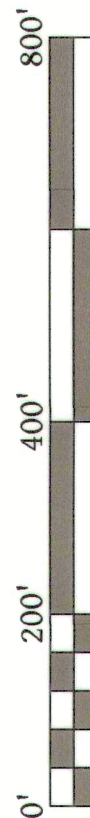
DATE ENDORSED: 11-22-22

[Signature]

TOWN OF MEDWAY PLANNING BOARD

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

PLAN SCALE: 1"=200'



PLAN DATE: AUGUST 18, 2022

REVISION	DATE	BY
1	2022-09-12	DJM
2	2022-09-30	DJM
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		

WINGATE FARM DEFINITIVE
SUBDIVISION MODIFICATION
EXISTING CONDITIONS
PLAN OF LAND IN
MEDWAY, MA

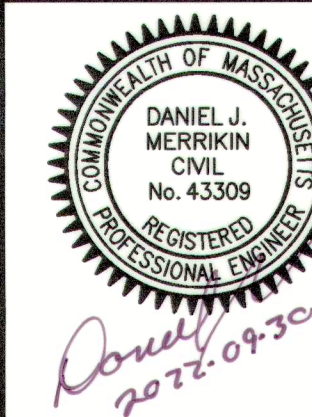
730 MAIN STREET
SUITE 2C
MILLIS, MA 02054
508-376-8883(o)



LEGACY
ENGINEERING

C-1

- NOTES:
1. ON-SITE EXISTING CONDITIONS INFORMATION DEPICTED ON THIS SHEET REPRESENTS CONDITIONS PRIOR TO THE ONGOING SITE DEVELOPMENT AND IS TAKEN FROM THE PREVIOUS SUBDIVISION PLANS.
 2. OFF-SITE CONDITIONS TAKE FROM AERIAL PHOTOGRAPHS AND OTHER AVAILABLE INFORMATION.



FOR REGISTRY USE

FAIRWAY LANE
(PUBLIC-50' WIDE)

N/F ROBERT
HOWLETT

HOUSE
171

N/F JOSEPH
MARTINO

HOUSE
169

N/F WILLIAM
RICHARDS

HOUSE
167

N/F TIMBER
CREST LLC

HOUSE
165

HOLLISTON STREET

HOUSE
170

N/F JOHN TIGHE

TBM NAIL
IN 14" OAK
ELEV=258.68

TBM NAIL
IN 12" PINE
ELEV=269.61

EXISTING LOT
239,923 S.F.
5.5 ACRES

HOUSE # 168

PADDOCK AREA

TBM NAIL
IN 20" OAK
ELEV=271.98

TREE LINE

OTH 4

OTH 5

OTH 2

HOUSE
166R

N/F WILLIAM CHOATE

N/F H. PATRICIA
BRESNAHAN TRUST

N/F MARC
MCNUITY

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.

Anthony M. Dellorco
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.

Supriya Chatterjee
TOWN CLERK
11/22/22
DATE

DATE APPROVED: 9-27-22

DATE ENDORSED: 11-22-22

TOWN OF MEDWAY PLANNING BOARD

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

PLAN SCALE: 1"=40'

PLAN DATE: AUGUST 18, 2022

REVISION
DATE
BY
2022-09-12
2022-09-30
DJM
DJM

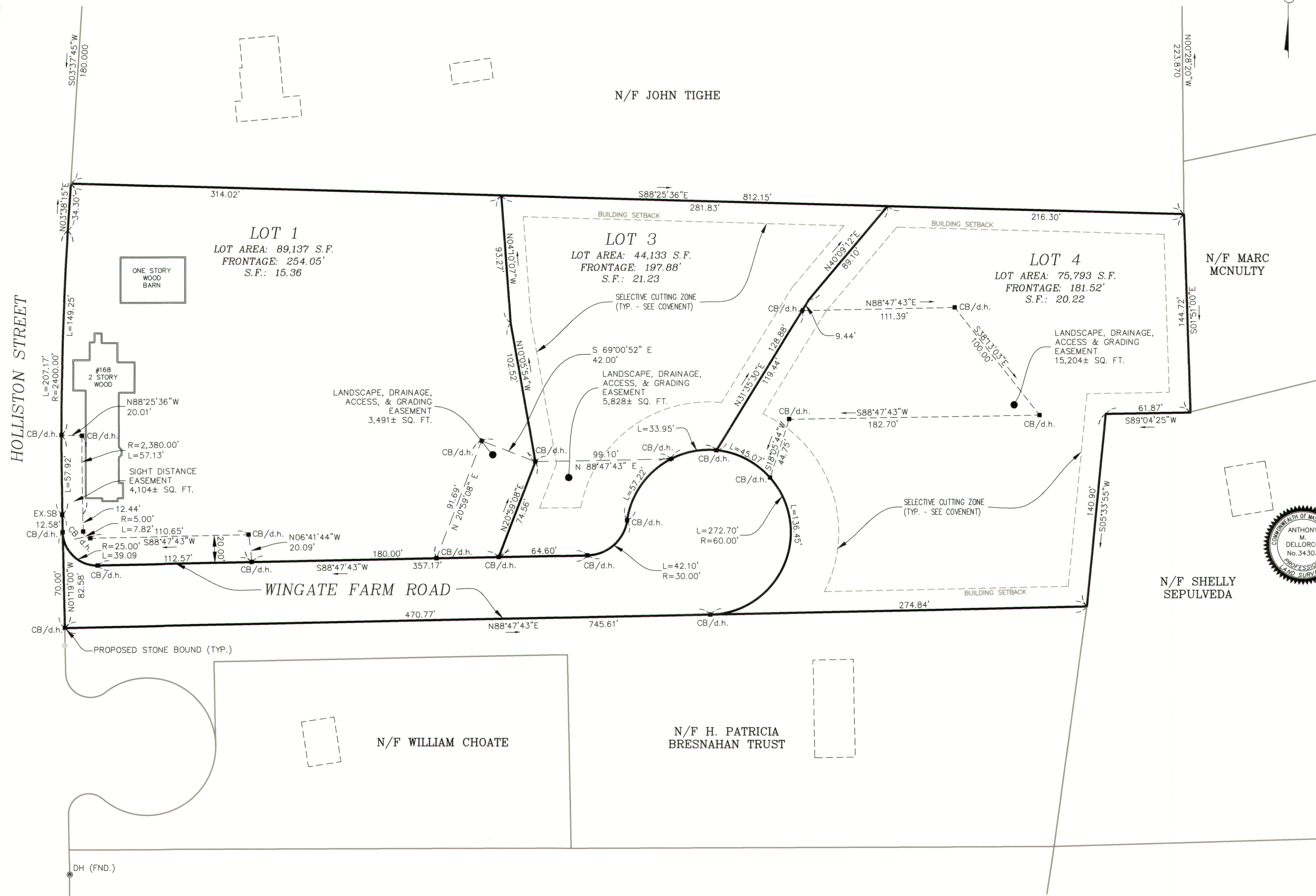
WINGATE FARM DEFINITIVE
SUBDIVISION MODIFICATION
EXISTING CONDITIONS
PLAN OF LAND IN
MEDWAY, MA

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

C-2



LEGACY
ENGINEERING



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

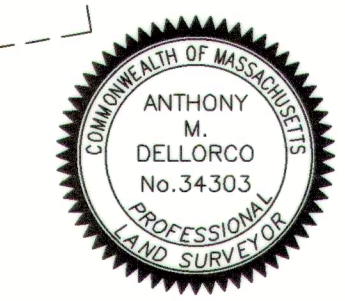
ZONING DISTRICT
AR-1

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.



Anthony M. Dellorco
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.

Anthony M. Dellorco 11/22/22
TOWN CLERK DATE

DATE APPROVED: 9-27-22

DATE ENDORSED: 11-22-22

[Signature]

TOWN OF MEDWAY PLANNING BOARD

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

ZONING REQUIREMENTS:

- ZONE: AR-1
- MIN. LOT AREA: 44,000 S.F.
- MIN. FRONTAGE: 180'
- SHAPE FACTOR: <22
- MIN. FRONT SETBACK: 35'
- MIN. SIDE SETBACK: 15'
- MIN. REAR SETBACK: 15'
- MAX. HEIGHT: 35'
- MAX. LOT COVERAGE: 25%

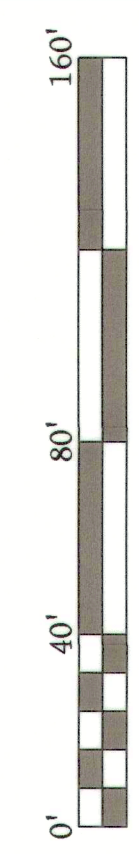
730 MAIN STREET
SUITE 2C
MILLIS, MA 02054
508-376-8883(o)

C-3



FOR REGISTRY USE

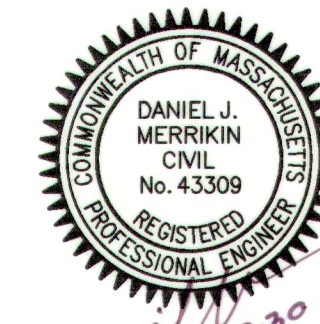
PLAN SCALE: 1"=40'



REVISION	DATE	BY
1	2022-09-12	DJM
2	2022-09-30	DJM
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		
71		
72		
73		
74		
75		
76		
77		
78		
79		
80		
81		
82		
83		
84		
85		
86		
87		
88		
89		
90		
91		
92		
93		
94		
95		
96		
97		
98		
99		
100		

WINGATE FARM DEFINITIVE
SUBDIVISION MODIFICATION
PROPOSED LAYOUT
PLAN OF LAND IN
MEDWAY, MA

- NOTES:
1. NO DWELLING WILL BE CONSTRUCTED ON ANY LOT WITHOUT FIRST SECURING FROM THE BOARD OF HEALTH THE DISPOSAL WORKS CONSTRUCTION PERMIT REQUIRED BY TITLE 5 OF THE STATE ENVIRONMENTAL CODE.
 2. INSTALL 30" W2-2L (LEFT INTERSECTION AHEAD SIGN) WITH W16-4 ("250 FEET"), IF NOT INSTALLED BY OTHERS PRIOR TO LOT DEVELOPMENT. INSTALL A SPEED DISPLAY FEEDBACK SIGN, SPECIFIC SIGN AND LOCATION TO BE APPROVED BY MEDWAY POLICE DEPARTMENT.



Daniel J. Merrick
2022-09-30

FOR REGISTRY USE

FAIRWAY LANE
(PUBLIC-50' WIDE)

N/F ROBERT
HOWLETT

N/F JOHN TIGHE

N/F MARC
MCNULTY

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.

Anthony M. Dellorco
ANTHONY M. DELLORCO
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.

Kathy Chanee
TOWN CLERK
11/22/22
DATE

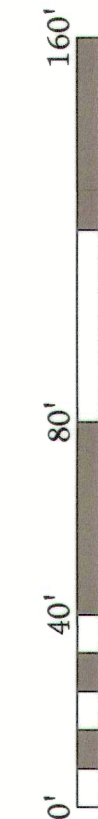
DATE APPROVED: 9-27-22

DATE ENDORSED: 11-22-22

TOWN OF MEDWAY PLANNING BOARD

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

PLAN SCALE: 1"=40'



PLAN DATE: AUGUST 18, 2022

REVISION	DATE	BY
1	2022-09-12	DJM
2	2022-09-30	DJM
3		
4		
5		
6		
7		
8		
9		
10		

WINGATE FARM DEFINITIVE
SUBDIVISION MODIFICATION
GRADING AND UTILITY
PLAN OF LAND IN
MEDWAY, MA

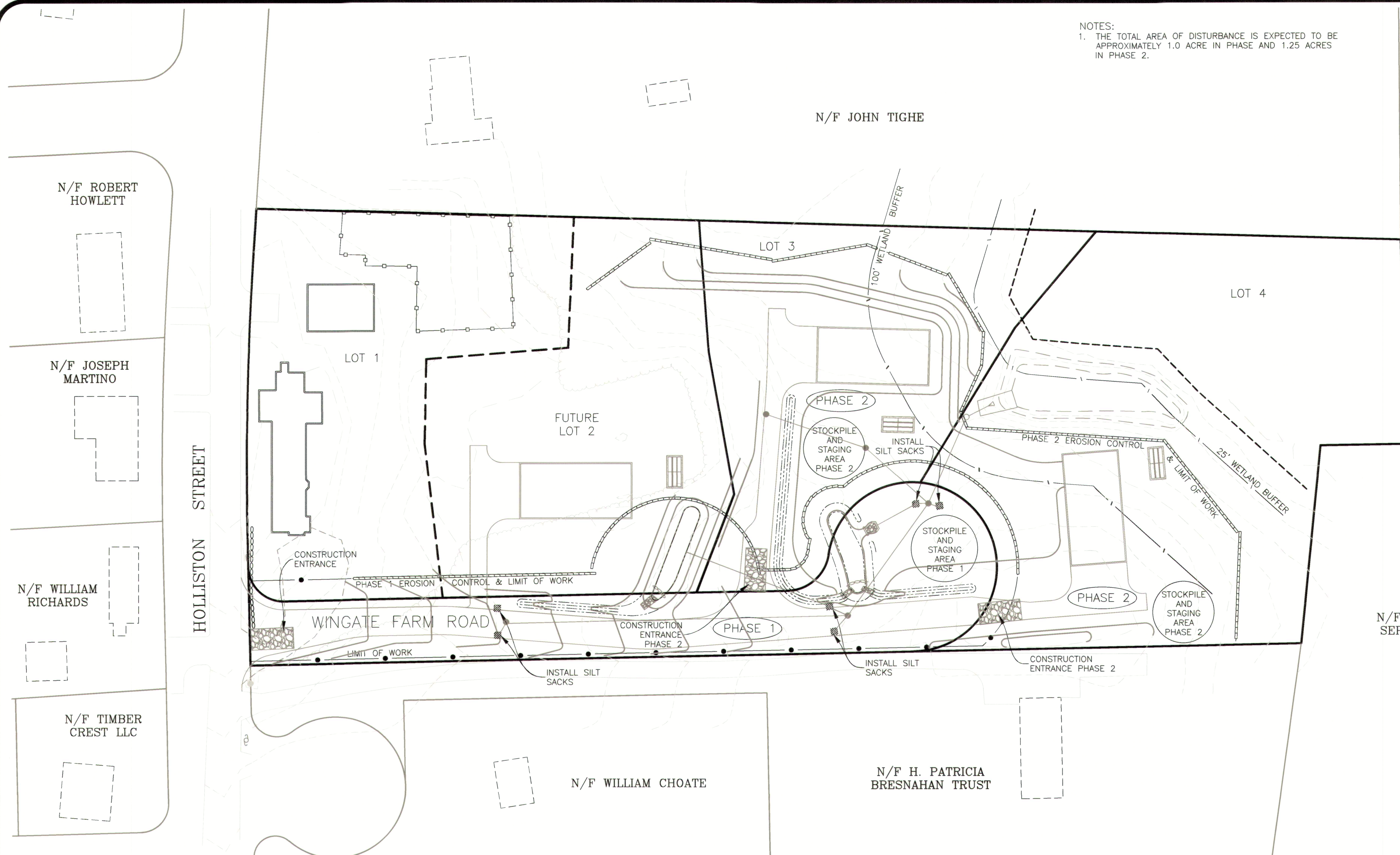
1. SOIL VOLUMES FOR PHASE 1:
 - 1.1. CUT: 900 C.Y.
 - 1.2. FILL: 750 C.Y.
 - 1.3. TOTAL: 150 C.Y. CUT
2. SOIL VOLUMES FOR PHASE 2:
 - 2.1. CUT: 2,150 C.Y.
 - 2.2. FILL: 1,950 C.Y.
 - 2.3. TOTAL: 200 C.Y. CUT

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

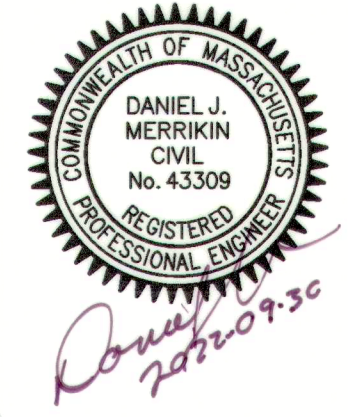
C-4



LEGACY
ENGINEERING



NOTES:
1. THE TOTAL AREA OF DISTURBANCE IS EXPECTED TO BE APPROXIMATELY 1.0 ACRE IN PHASE AND 1.25 ACRES IN PHASE 2.



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.

Anthony M. Dellorco
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.

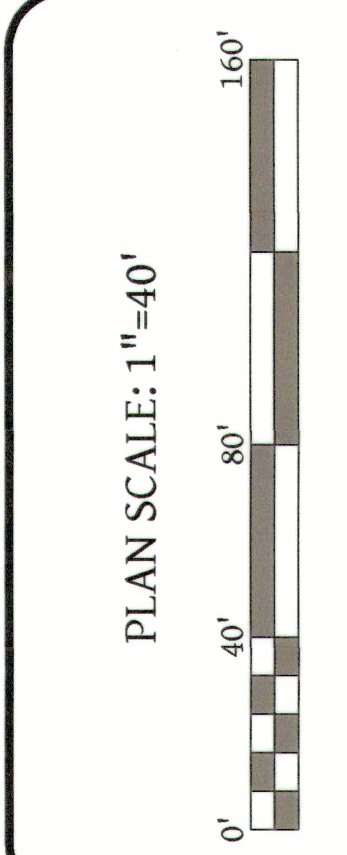
Anthony Charnes 11/22/22
TOWN CLERK DATE

DATE APPROVED: 9-27-22

DATE ENDORSED: 11-22-22

TOWN OF MEDWAY PLANNING BOARD

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



REVISION	DATE	BY
UPDATES FOR LAND DIST. APPLICATION	2022-09-12	DJM
REVISIONS PER DECISION	2022-09-30	DJM

WINGATE FARM DEFINITIVE
SUBDIVISION MODIFICATION
EROSION CONTROL
PLAN OF LAND IN
MEDWAY, MA

SEDIMENT & EROSION CONTROL NOTES

GENERAL
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. DEMARKATE 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;
1.7. 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.
2. PHASE 2 - BUILDING CONSTRUCTION SEQUENCE
2.1. INSTALL CONSTRUCTION ENTRANCE AND PERIMETER EROSION CONTROLS AROUND EACH BUILDING CONSTRUCTION AREA;
2.2. GRUB THE BUILDING DEVELOPMENT AREA
2.3. GRADE DEVELOPMENT 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
1. 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.

SITE ACCESS CONTROLS

1. CONSTRUCTION VEHICLES WILL USE DESIGNATED ENTRY POINTS FOR EACH SITE. CRUSHED STONE OR RIP-RAP ENTRY APRON(S) WILL BE INSTALLED AND PROPERLY MAINTAINED DURING CONSTRUCTION UNTIL THE SITE IS PAVED. ALL CONSTRUCTION ACCESS WILL BE VIA THE FRONTAGE PUBLIC ROAD STREET, WHICH WILL BE KEPT CLEAN AND SWEEPED AS NEEDED TO MINIMIZE THE TRACKING OF SOILS AND DUST FROM THE SITE.

STOCKPILED SOILS

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 IF NEEDED.

SOIL COMPACTION

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 LOOSENEED BY TILLING OR OTHER SIMILAR METHODS. CONDITIONING SHALL CONSIST OF DEEP TILLING WITH A ROTARY TILLER, DISC HARROWING, OR MANUAL LOOSENING AND RE-GRADEING WITH AN EXCAVATOR BUCKET. CONDITIONING SHALL EXTEND TO A DEPTH OF AT LEAST 12-INCHES.

PROTECTION OF STORM DRAIN INLETS

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 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

REMOVED ALONG PERIMETER EROSION CONTROLS WHEN THE DEPTH EXCEEDS FOUR-INCHES. ALL CONTROL MEASURES WILL BE MAINTAINED IN EFFECTIVE OPERATING CONDITION. IF SITE INSPECTIONS IDENTIFY CONTROL MEASURES THAT ARE NOT OPERATING EFFECTIVELY OR FINDS OTHER PROBLEMS, THE CONTRACTOR MUST:

- 1.1. INITIATE WORK TO CORRECT THE PROBLEM IMMEDIATELY UPON DISCOVERY AND COMPLETE THE WORK BY THE CLOSE OF THE 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 THE PROBLEM.

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).
2. VEHICLES SHALL BE STORED IN FUELED IN DESIGNATED AREAS. MONITOR ALL EQUIPMENT FOR LEAKS. WHERE APPLICABLE, REFER TO THE SWPPP FOR ADDITIONAL VEHICLE STORAGE AREA REQUIREMENTS.
3. VEHICLE OR EQUIPMENT WASHING IS NOT ALLOWED ON-SITE.
4. MATERIALS AND EQUIPMENT SHALL BE STORED PROPERLY AND ORDERLY.
5. 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 TREATMENT;
1.4. VELOCITY DISSIPATION MEASURES MUST BE INCLUDED AT ALL DISCHARGE POINTS (RIP-RAP OR CRUSHED STONE APRON).

INSPECTIONS

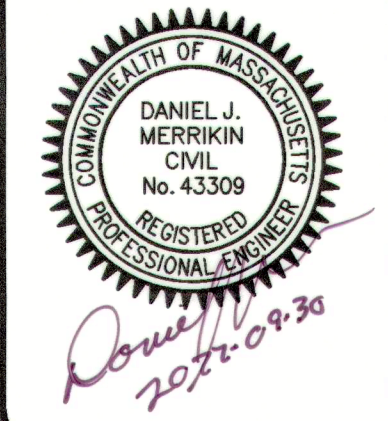
1. WHERE APPLICABLE, REFER TO SWPPP FOR INSPECTION & REPORTING REQUIREMENTS IN ADDITION TO THE FOLLOWING:
1.1. THE SITE SHALL BE INSPECTED AT LEAST ONCE EVERY 14 CALENDAR DAYS AND WITHIN 24 HOURS OF THE OCCURRENCE OF A STORM EVENT OF 0.25 INCHES OR GREATER. INSPECTIONS MAY BE REDUCED DURING THE WINTER AND IN STABILIZED AREAS.
1.2. ANY DEFICIENCIES SHALL BE REMEDIATED IMMEDIATELY AND NO LATER THAN 7 DAYS AFTER DISCOVERY OF THE DEFICIENCY, AND IF POSSIBLE, PRIOR TO THE NEXT RAINFALL EVENT.

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

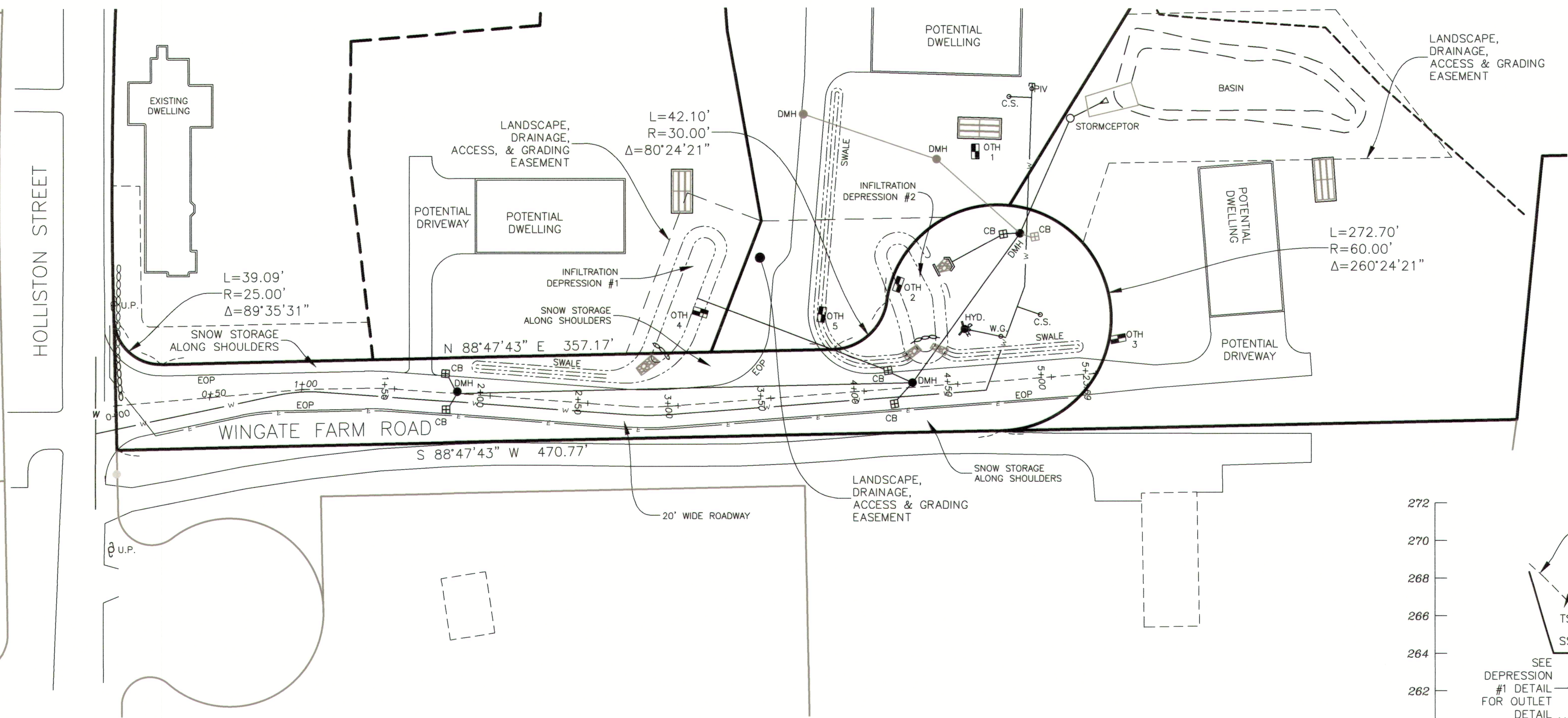


LEGACY
ENGINEERING

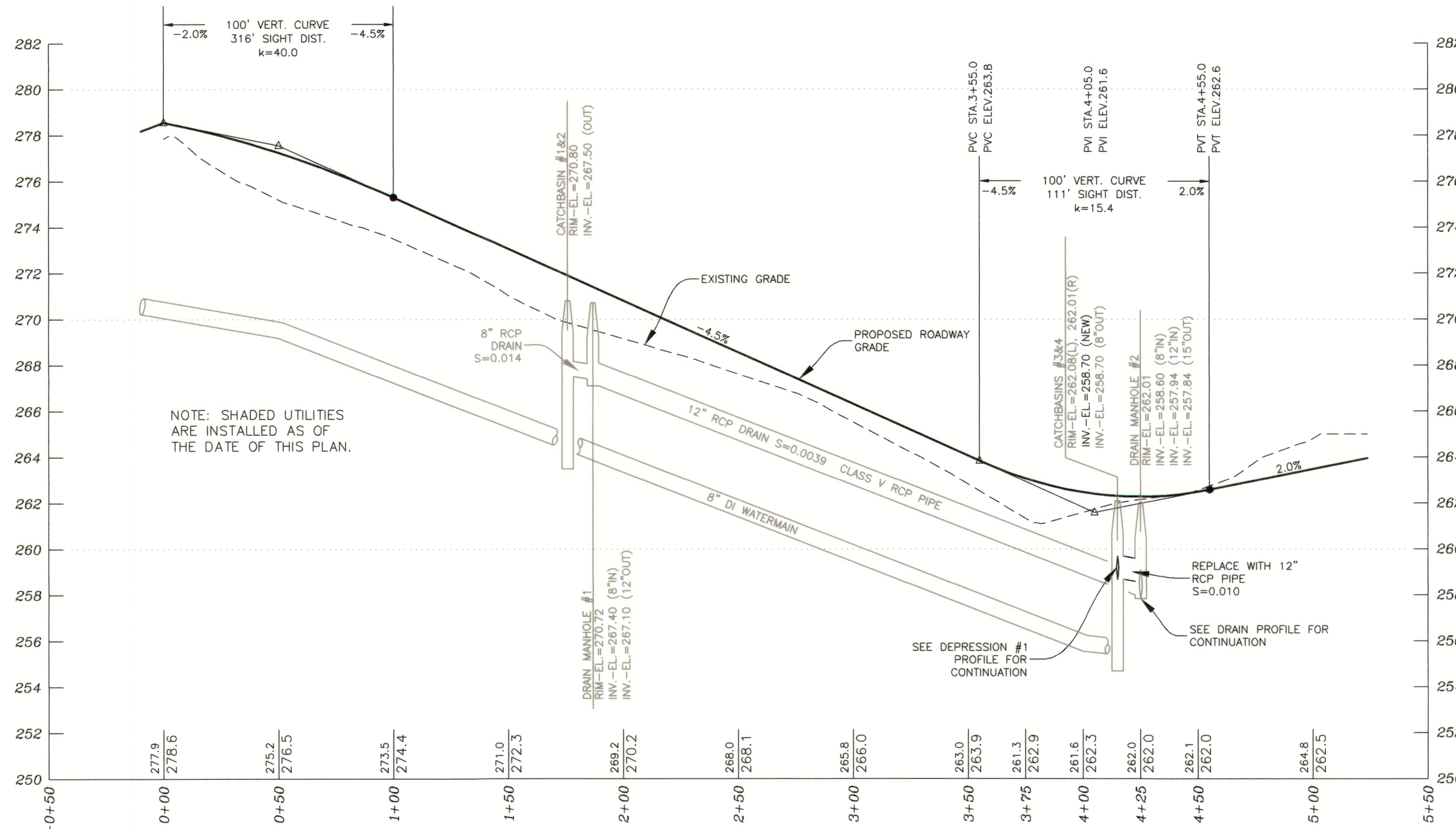
C-5



FOR REGISTRY USE

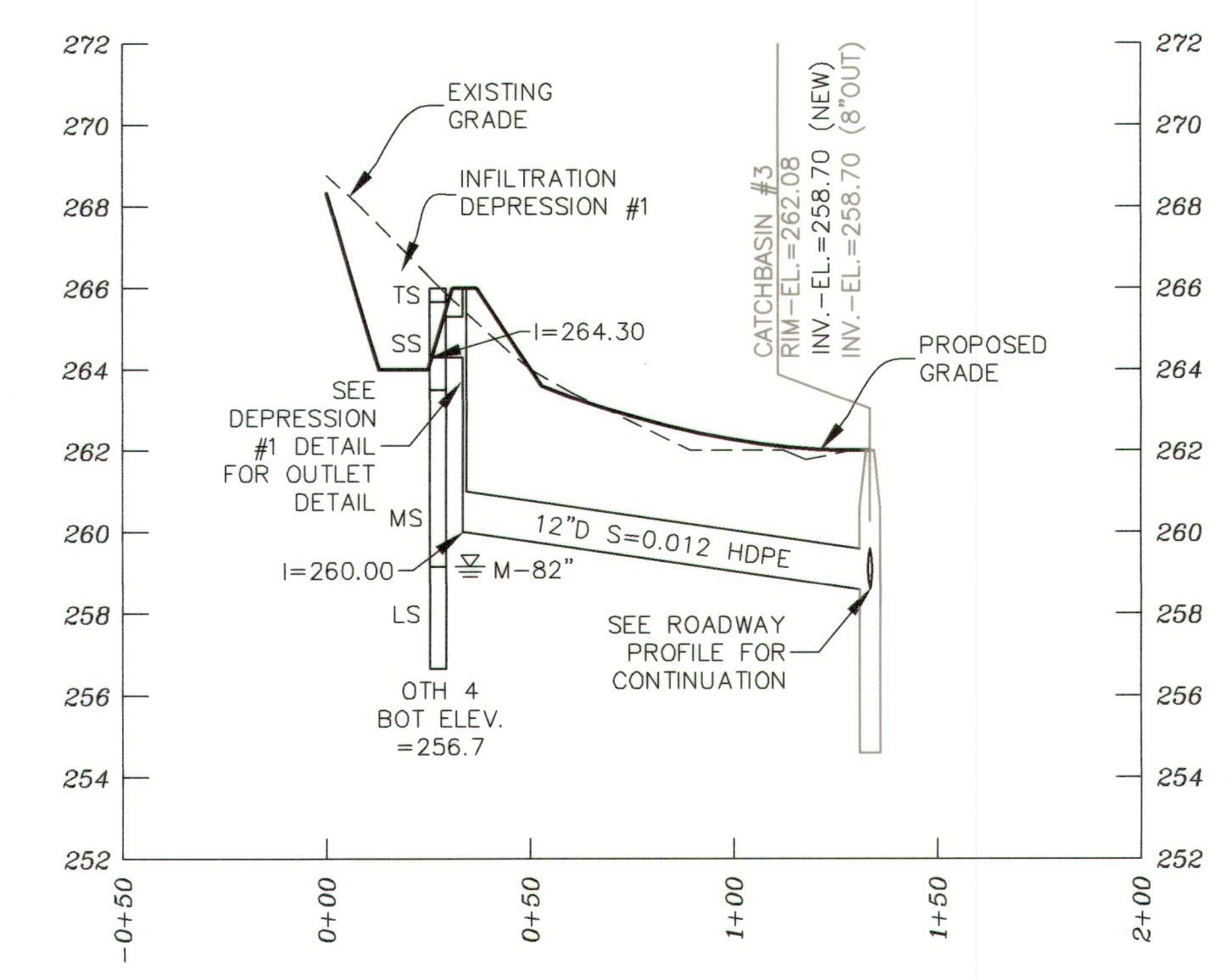


WINGATE FARM ROAD LAYOUT
SCALE: 1" = 40'

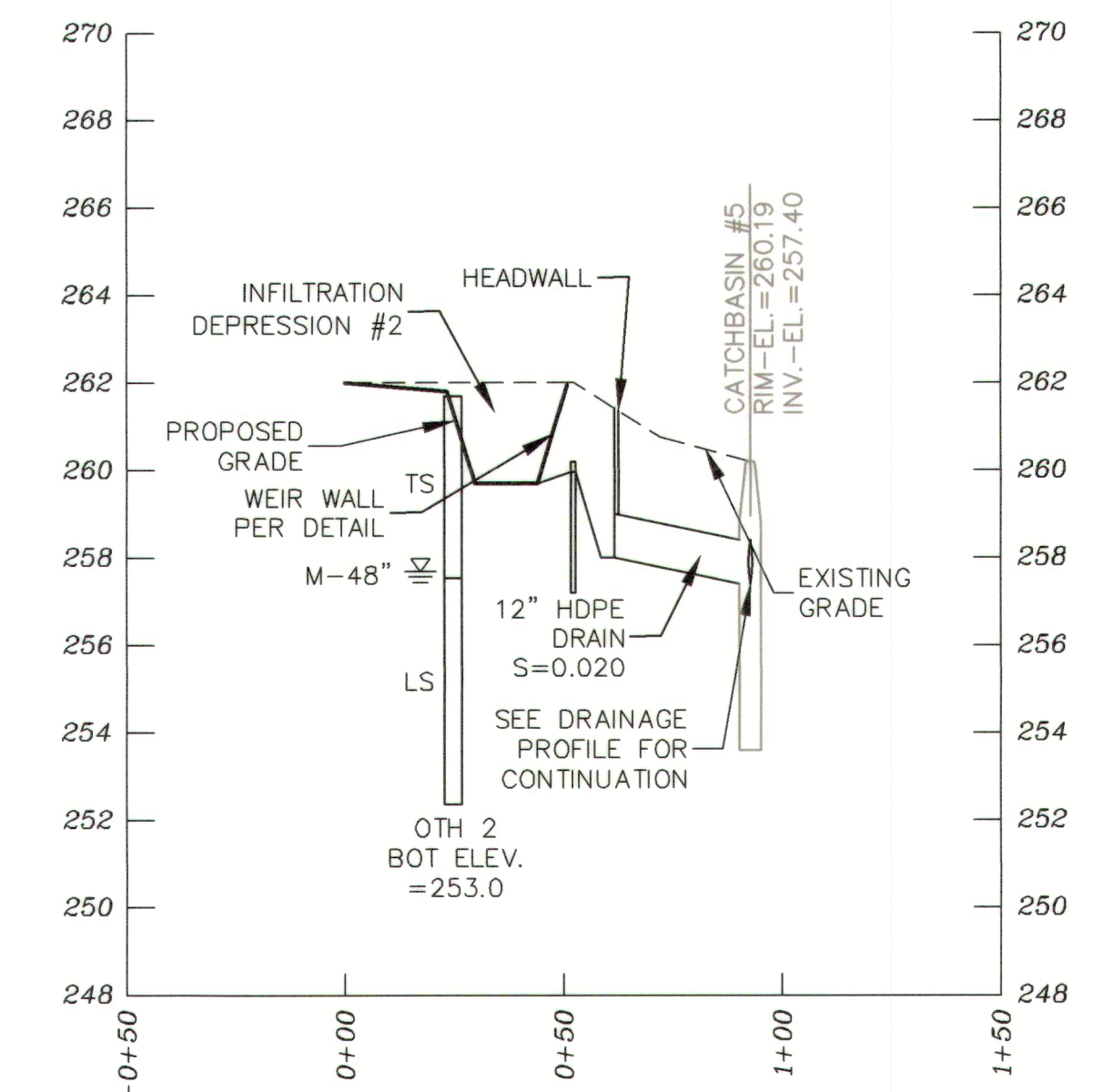


WINGATE FARM ROAD PROFILE
SCALE: HOR. 1" = 40'
VERT. 1" = 4'

ABBREV.	DESCRIPTION
M-XX"	REDOX (MOTTLES) AT XX-INCHES
WT-XX"	STANDING WATER AT XX-INCHES
WP-XX"	WEeping WATER AT XX-INCHES
NW-XX"	NO GROUNDWATER INDICATORS
R-XX"	REFUSAL AT XX-INCHES
TS	TOPSOIL
SS	SUBSOIL
MS	MEDIUM SAND
S	SAND
LS	LOAMY SAND
SL	SANDY LOAM



INFILTRATION DEPRESSION #1 PROFILE
SCALE: HOR. 1" = 40'
VERT. 1" = 4'



INFILTRATION DEPRESSION #2 PROFILE
SCALE: HOR. 1" = 40'
VERT. 1" = 4'

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.

Anthony M. Dellorco
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. _____

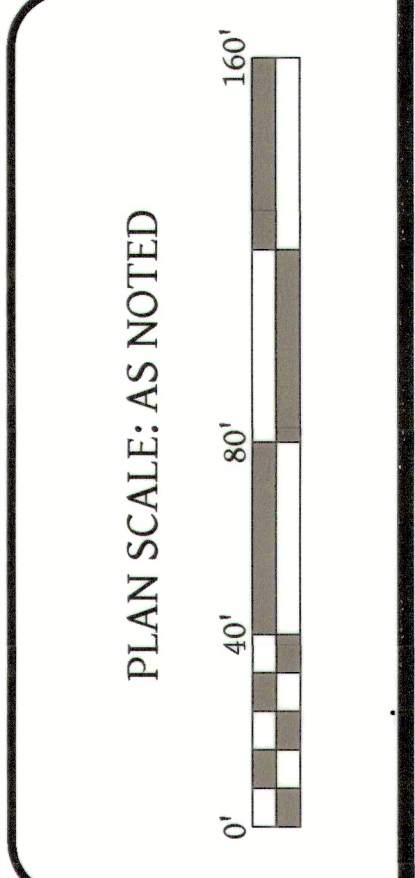
I CERTIFY THAT 20 DAYS HAVE ELAPSED SINCE THE PLANNING BOARD APPROVAL AND NO APPEAL HAS BEEN FILED IN THIS OFFICE.

Diana Charnin 11/22/22
TOWN CLERK DATE

DATE APPROVED: 9-29-22
DATE ENDORSED: 11-22-22

TOWN OF MEDWAY PLANNING BOARD

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



REVISION	DATE	BY
1	2022-09-12	DJM
2	2022-09-30	DJM
3		
4		
5		
6		
7		
8		
9		
10		

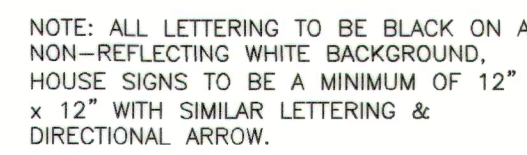
WINGATE FARM DEFINITIVE
SUBDIVISION MODIFICATION
PROFILES & PLAN VIEW
PLAN OF LAND IN
MEDWAY, MA

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





PLAN SCALE: N.T.S.



- ### DECIDUOUS TREE PLANTING – STAKED

- ### TYPICAL DRIVEWAY SECTION

- STABILIZED CONSTRUCTION ENTRANCE

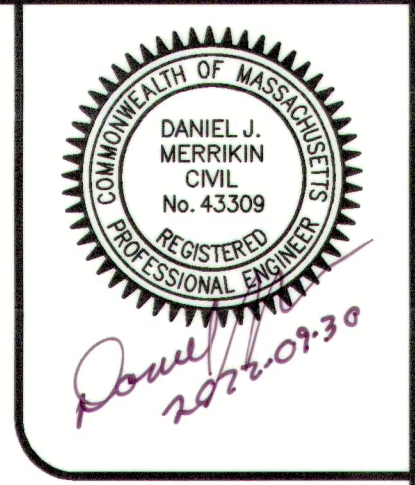
1. STONE SIZE: USE 2" DIAMETER STONE OR RECLAIMED/RECYCLED CONCRETE EQUIVALENT.
2. LENGTH: RECOMMEND GREATER THAN 30 FEET WHERE PRACTICAL.
3. THICKNESS: NOT LESS THAN 12 INCHES.
4. WIDTH: 15 FEET MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCUR.
5. FILTER CLOTH: SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING STONE.
6. SURFACE WATER: ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. EXCESSIVE WATER FLOWING TOWARD THE ENTRANCE SHALL BE PIPED AWAY FROM THE ENTRANCE.
7. MAINTENANCE: THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO THE ROADWAY TO THE RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE. CONDITIONS MAY REQUIRE CLEANING 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 PROVIDED.
9. REMOVE STABILIZED CONSTRUCTION ENTRANCE PRIOR TO PLACEMENT OF BITUMINOUS BASE COURSE.



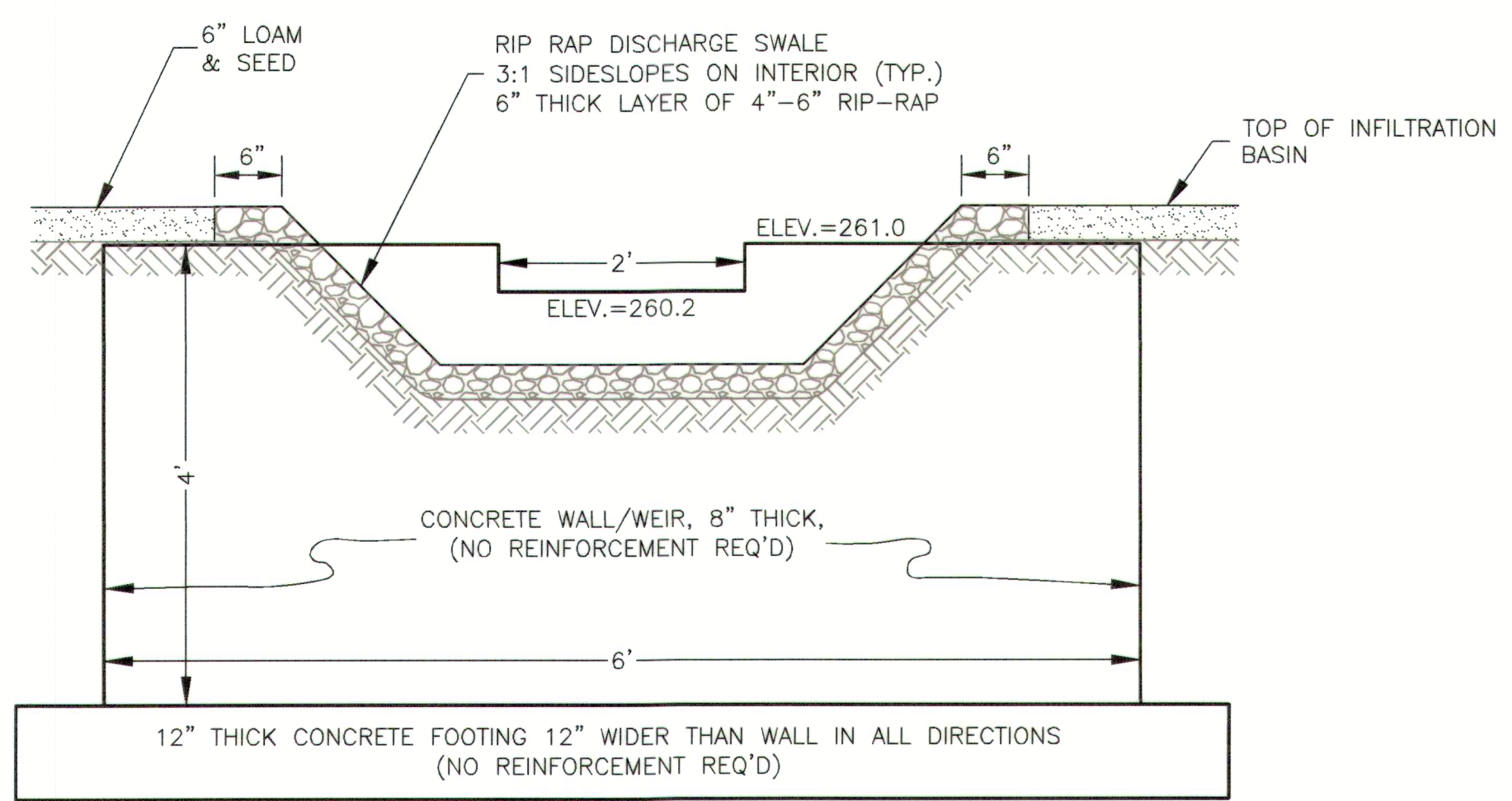
PRECAST STORM DRAIN MANHOLE
NTS

LEGACY
ENGINEERING

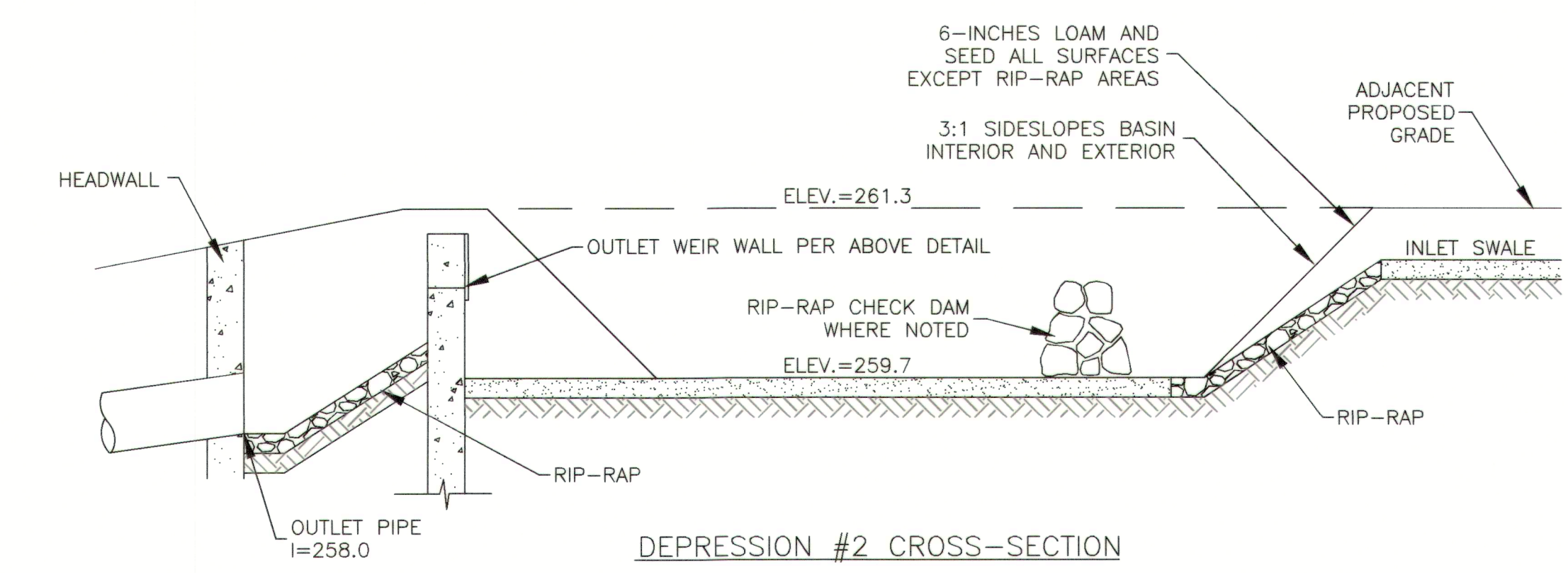
WINGATE FARM DEFINITIVE
SUBDIVISION MODIFICATION
DETAILS
PLAN OF LAND IN
MEDWAY, MA



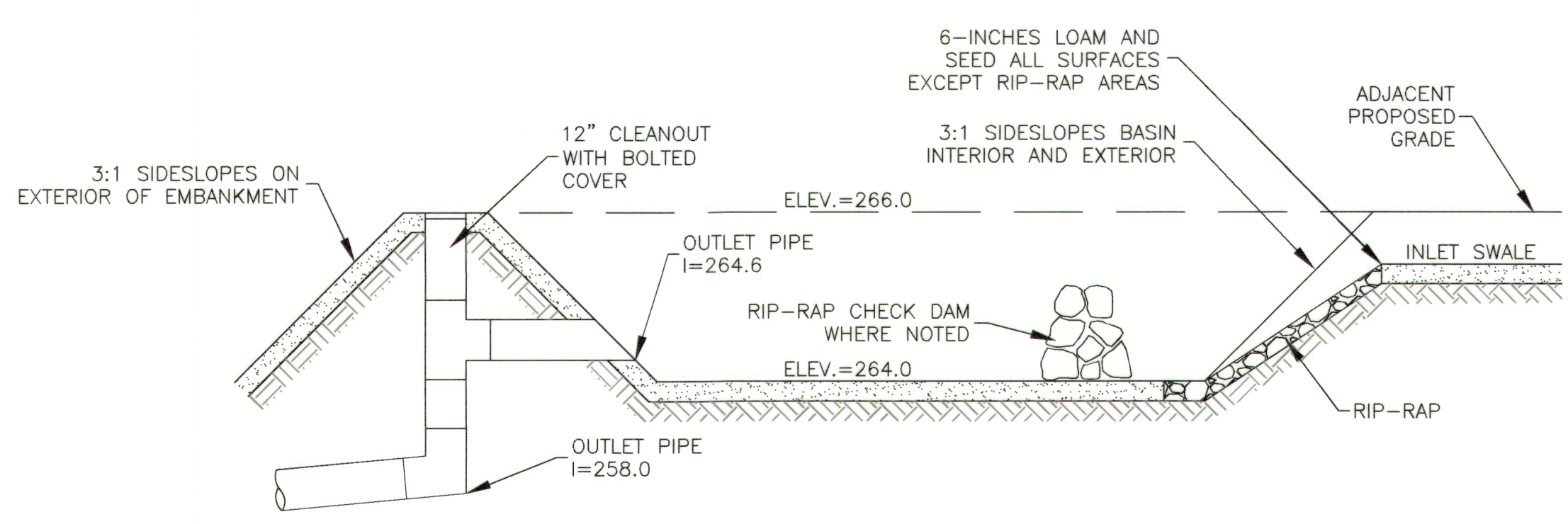
FOR REGISTRY USE



WEIR WALL DEPRESSION #2



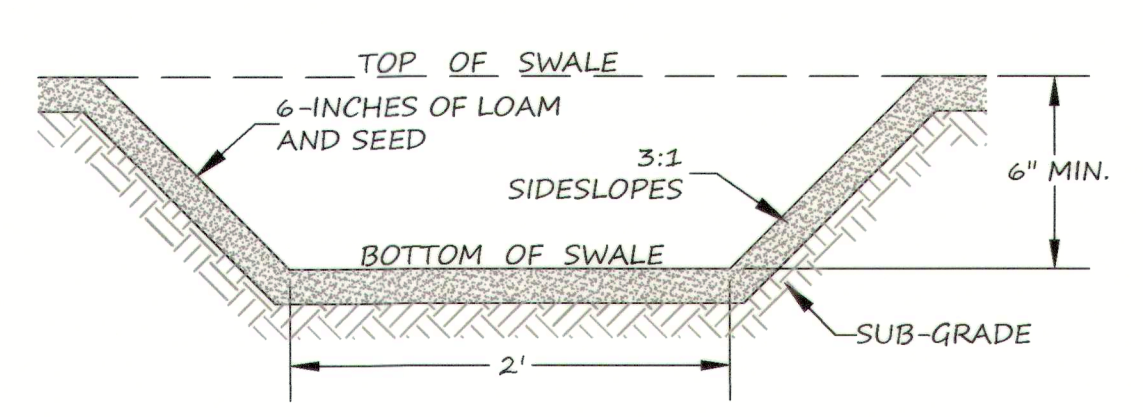
DEPRESSION #2 CROSS-SECTION



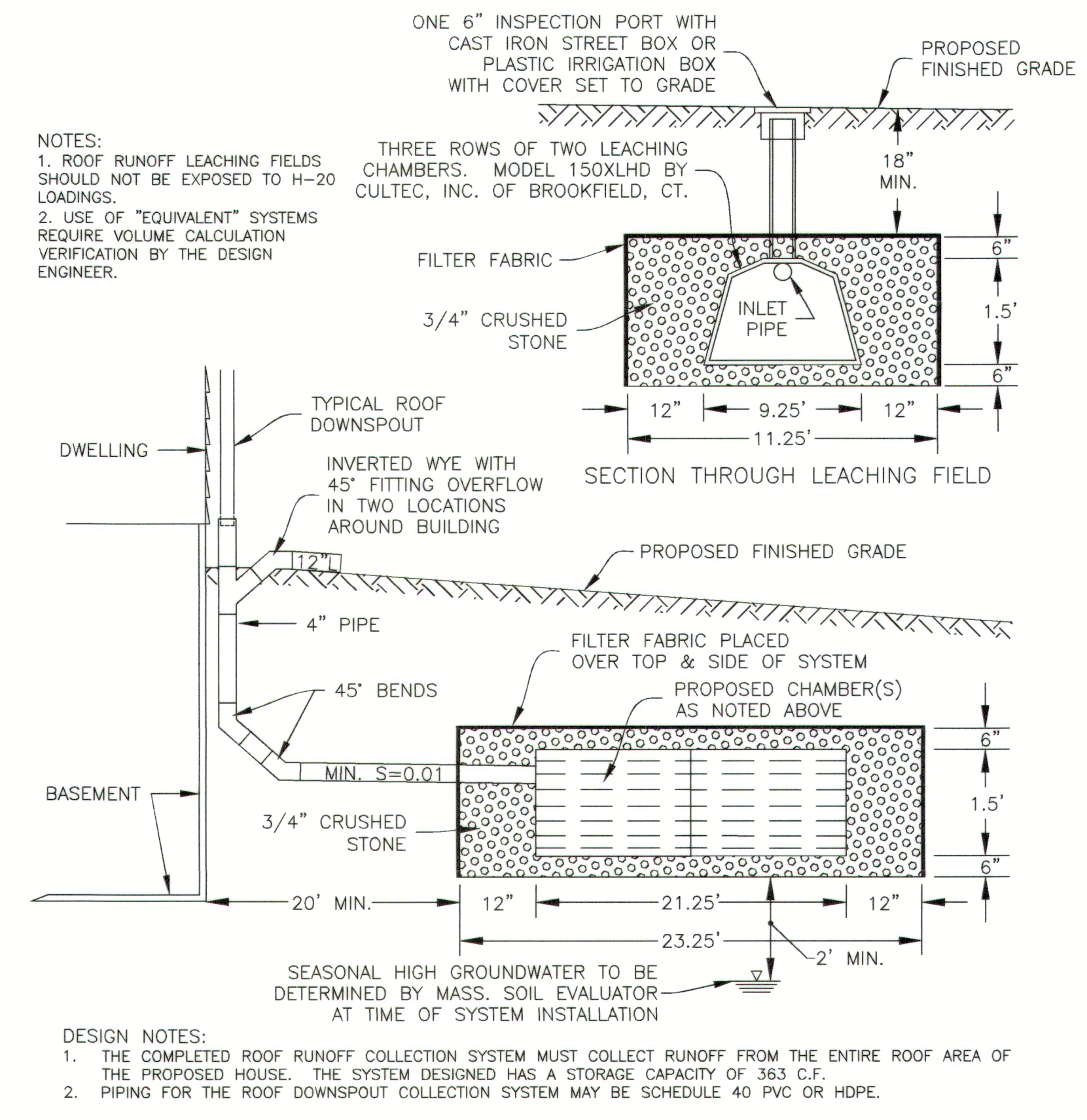
DEPRESSION #1 CROSS-SECTION

- NOTES:
- 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.
 - 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).
 - 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.

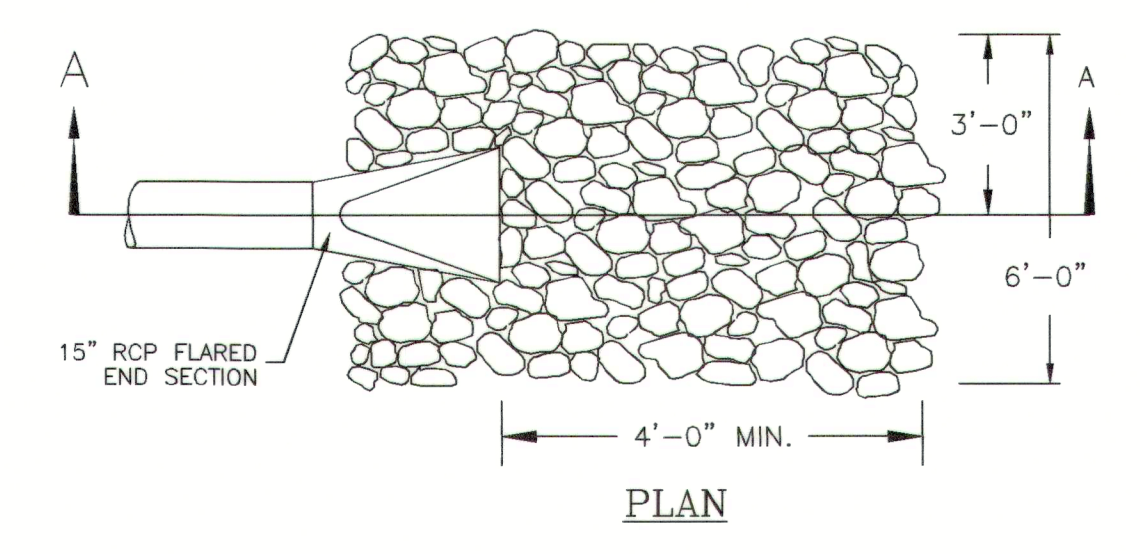
TYPICAL INFILTRATION DEPRESSION CROSS-SECTION



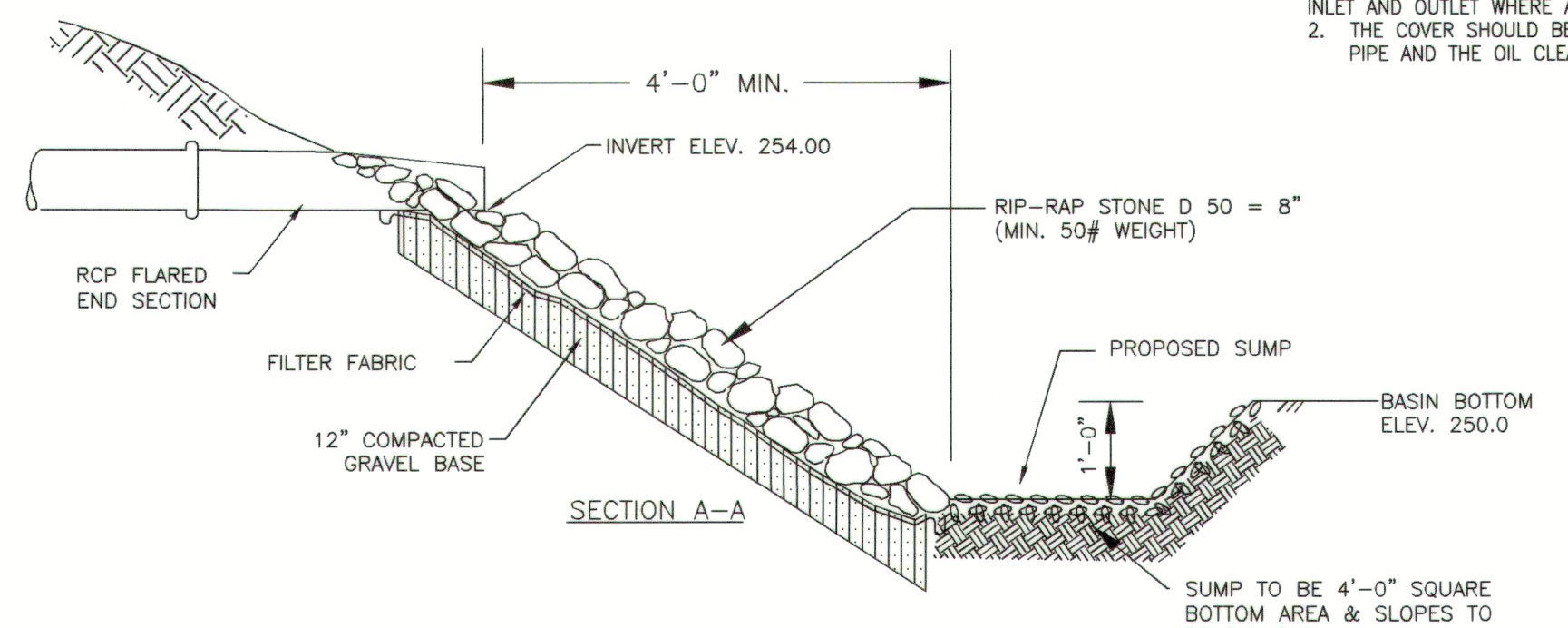
GRASS SWALE DETAIL



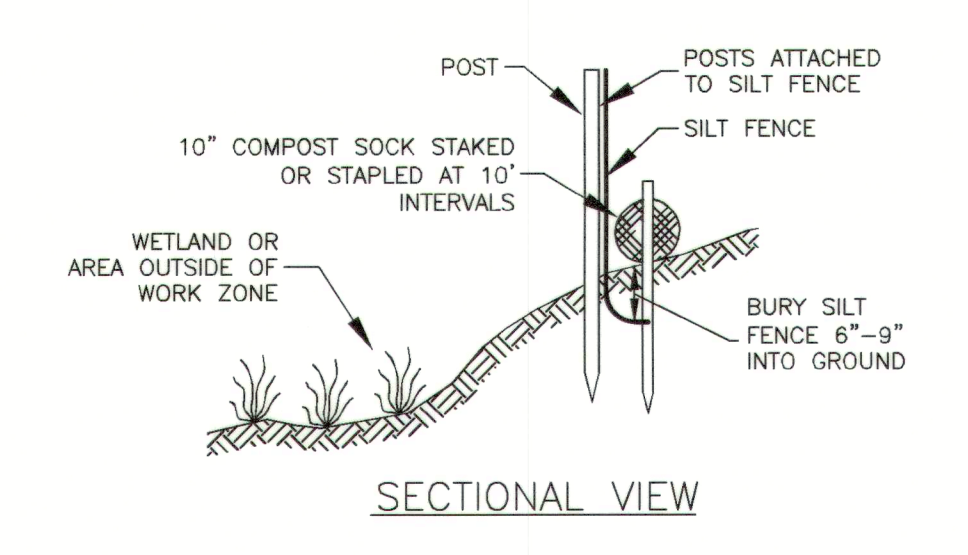
ROOF RUNOFF INFILTRATION FIELD



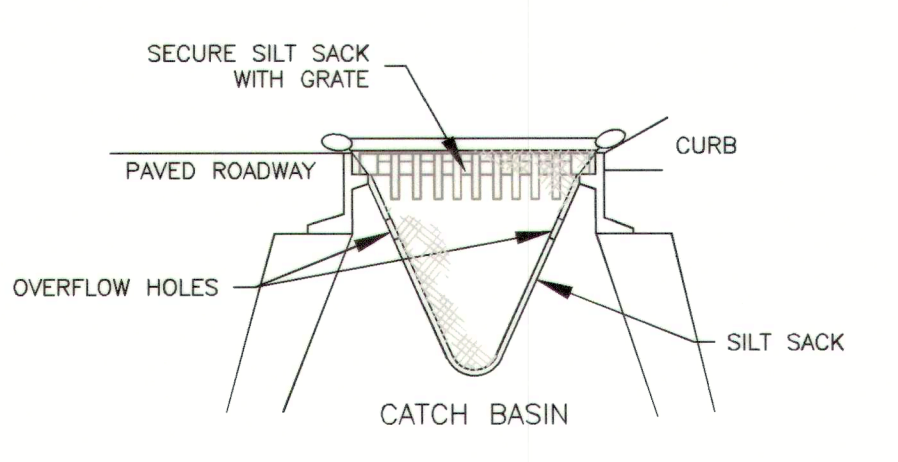
FLARED END OUTLET



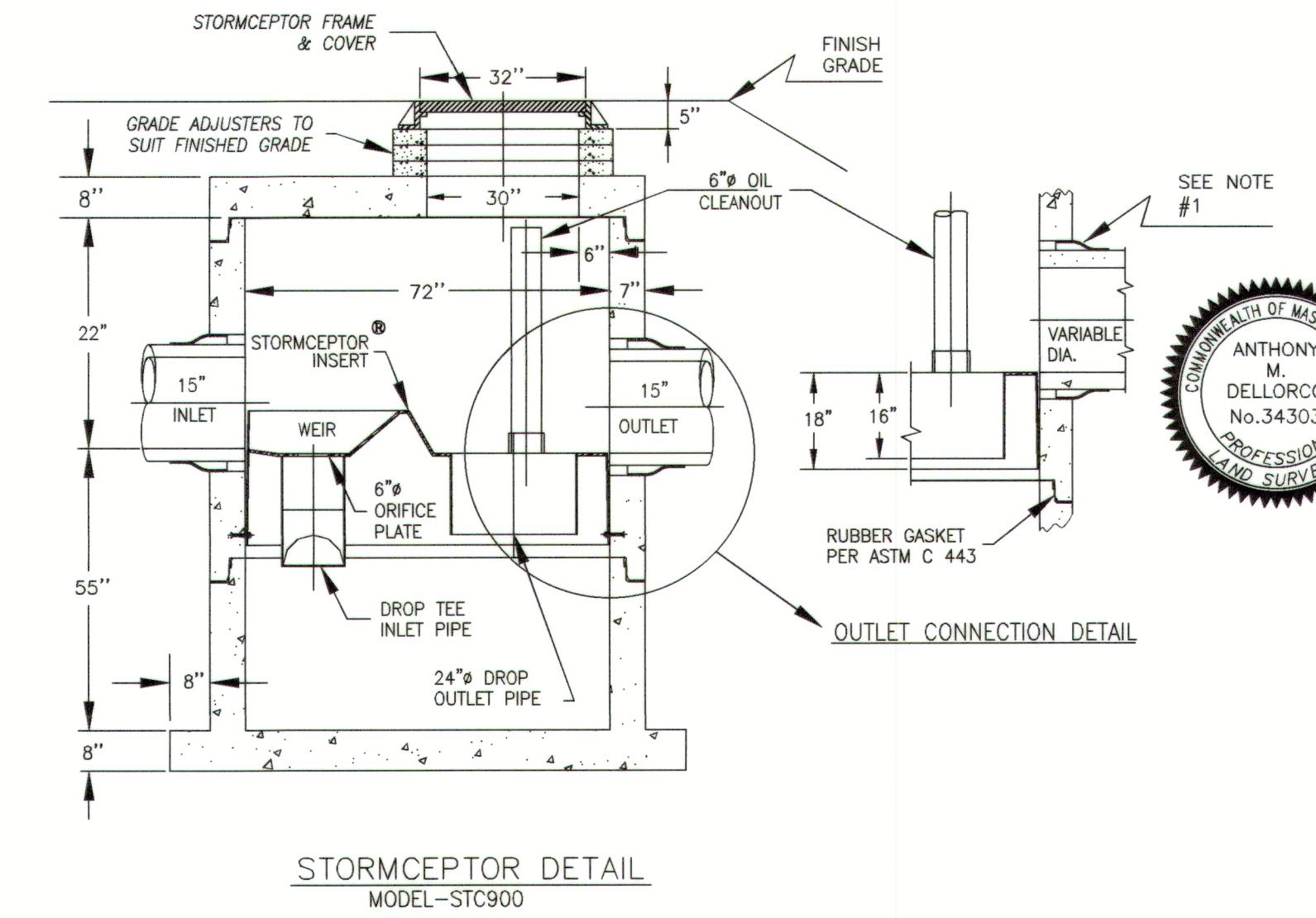
NTS



EROSION CONTROL DETAIL (COMPOST SOCK)



CATCH BASIN SILT SACK DETAIL



- NOTE :
- THE USE OF FLEXIBLE CONNECTIONS IS RECOMMENDED AT THE INLET AND OUTLET WHERE APPLICABLE.
 - THE COVER SHOULD BE POSITIONED OVER THE OUTLET DROP PIPE AND THE OIL CLEANOUT PIPE.

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.

Anthony M. Dellorco
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.

Anthony M. Dellorco 11/22/22
TOWN CLERK DATE

DATE APPROVED: 9-22-22

DATE ENDORSED: 11-22-22

Anthony M. Dellorco

TOWN OF MEDWAY PLANNING BOARD

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

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

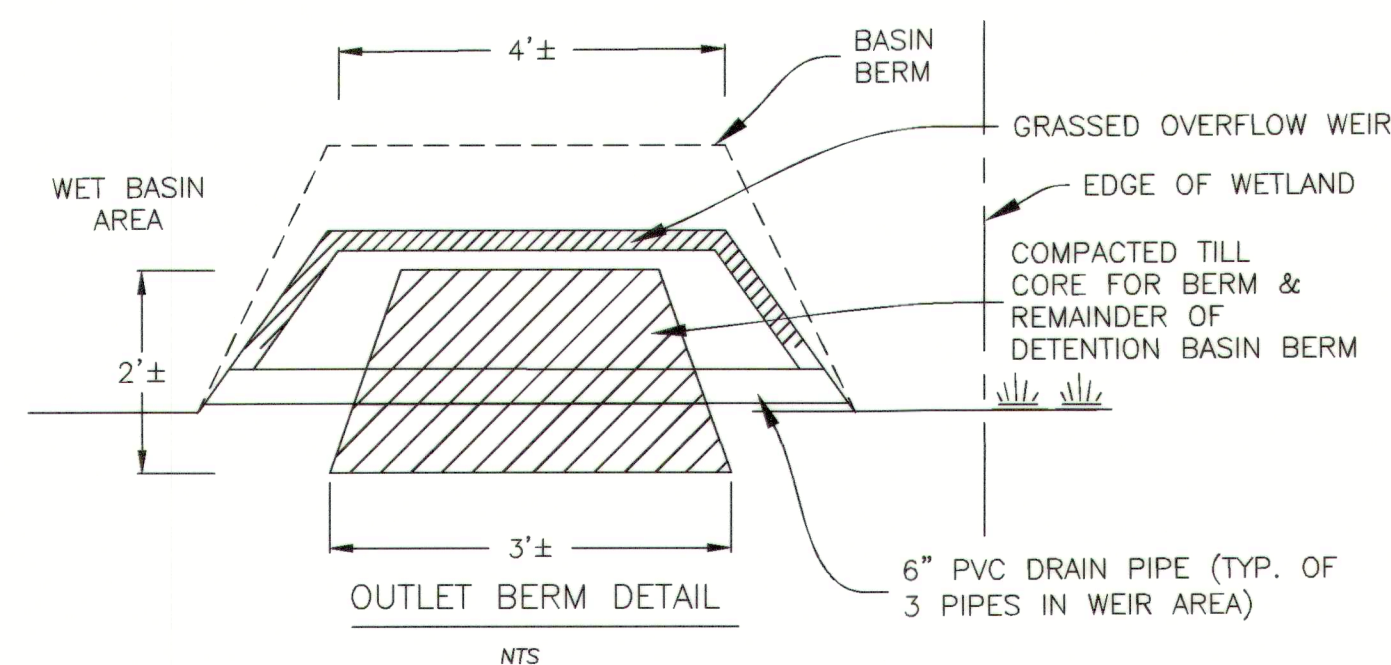
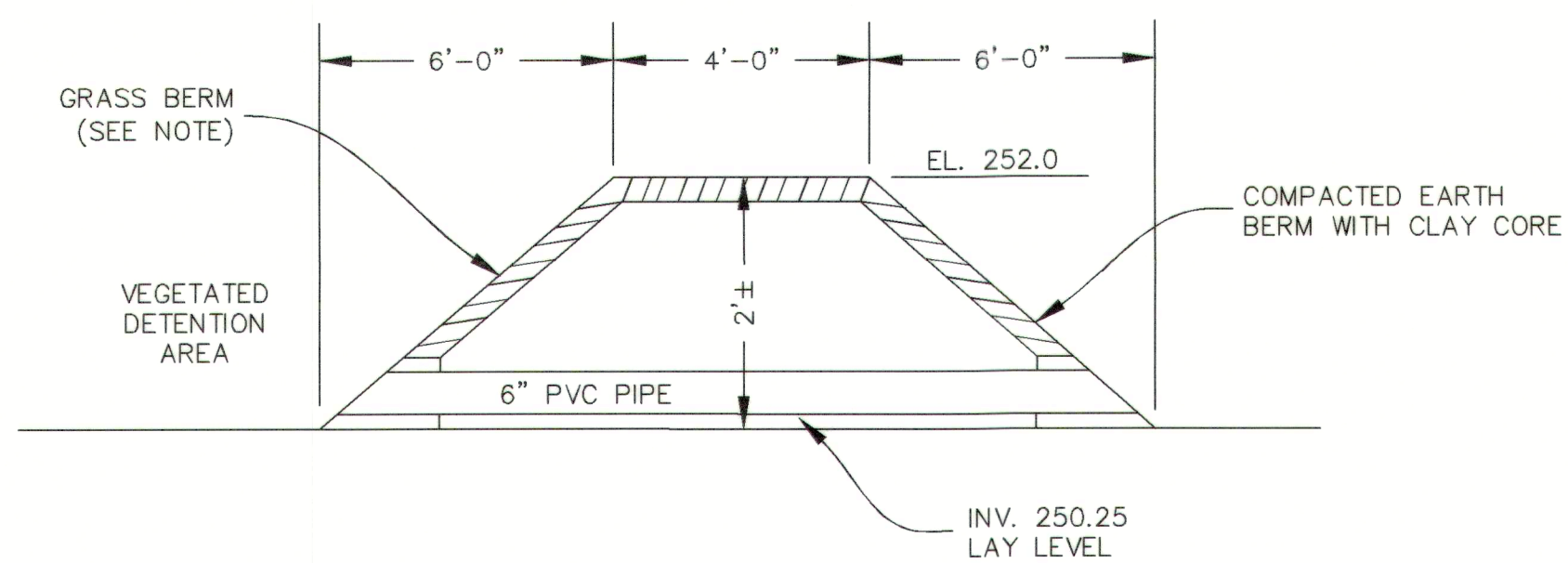
C-8



PLAN SCALE: N.T.S.

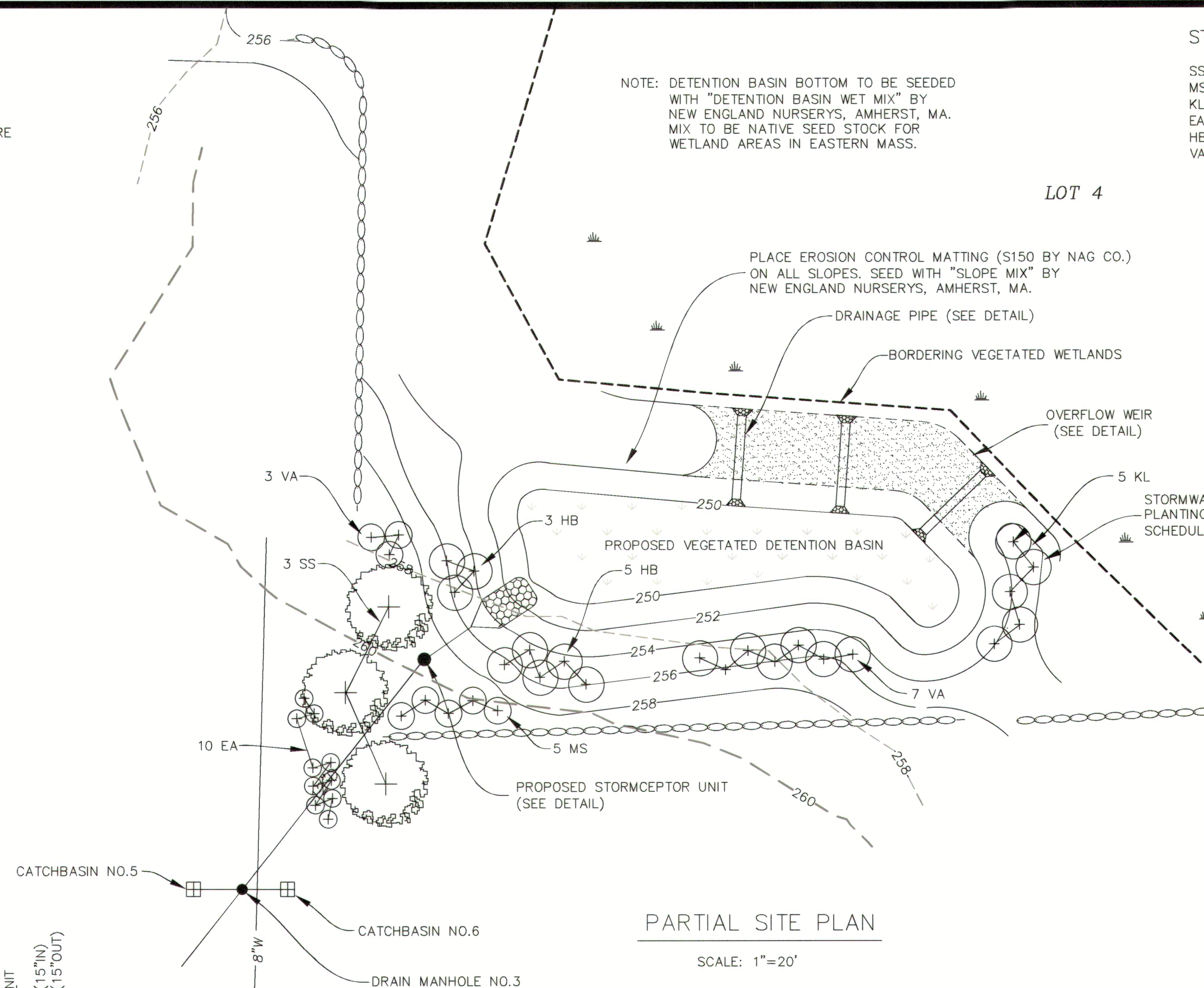
REVISION	DATE	BY
1	2022-09-12	DJM
2	2022-09-12	DJM
3	2022-09-12	DJM
4	2022-09-12	DJM
5	2022-09-12	DJM
6	2022-09-12	DJM
7	2022-09-12	DJM
8	2022-09-12	DJM
9	2022-09-12	DJM
10	2022-09-12	DJM
11	2022-09-12	DJM
12	2022-09-12	DJM
13	2022-09-12	DJM
14	2022-09-12	DJM
15	2022-09-12	DJM
16	2022-09-12	DJM
17	2022-09-12	DJM
18	2022-09-12	DJM
19	2022-09-12	DJM
20	2022-09-12	DJM

WINGATE FARM DEFINITIVE
SUBDIVISION MODIFICATION
DETAILS
PLAN OF LAND IN
MEDWAY, MA



NOTE: CONTRACTOR TO GRADE BERM 2" BELOW GRADE AND LOAM & SEED ALL SIDES.

OVERFLOW WEIR DETAIL
NTS

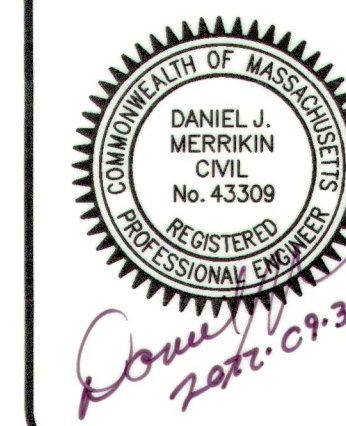


PARTIAL SITE PLAN

SCALE: 1"=20'

STORMWATER BASIN PLANTING SCHEDULE

SS: SHADBLow SEVICEBERRY (A. CANADENSIS): THREE 5' B&B
MS: MEADOWSWEET (SPIREA LATIFOLIA): FIVE #2 POT
KL: MOUNTAIN LAUREL (KALMIA LATIFOLIA): FIVE 2-2.5' B&B
EA: EARLY AZALEA (R. ROSEUM): TEN #3 POT
HB: HIGHBUSH BLUEBERRY (VACCINIUM CORYMBOSUM): EIGHT #3 POT
VA: MAPLELEAF VIBURNUM (VIBURNUM ACERIFOLIUM): TEN 18-24" B&B



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.

Anthony M. Dellorco
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.

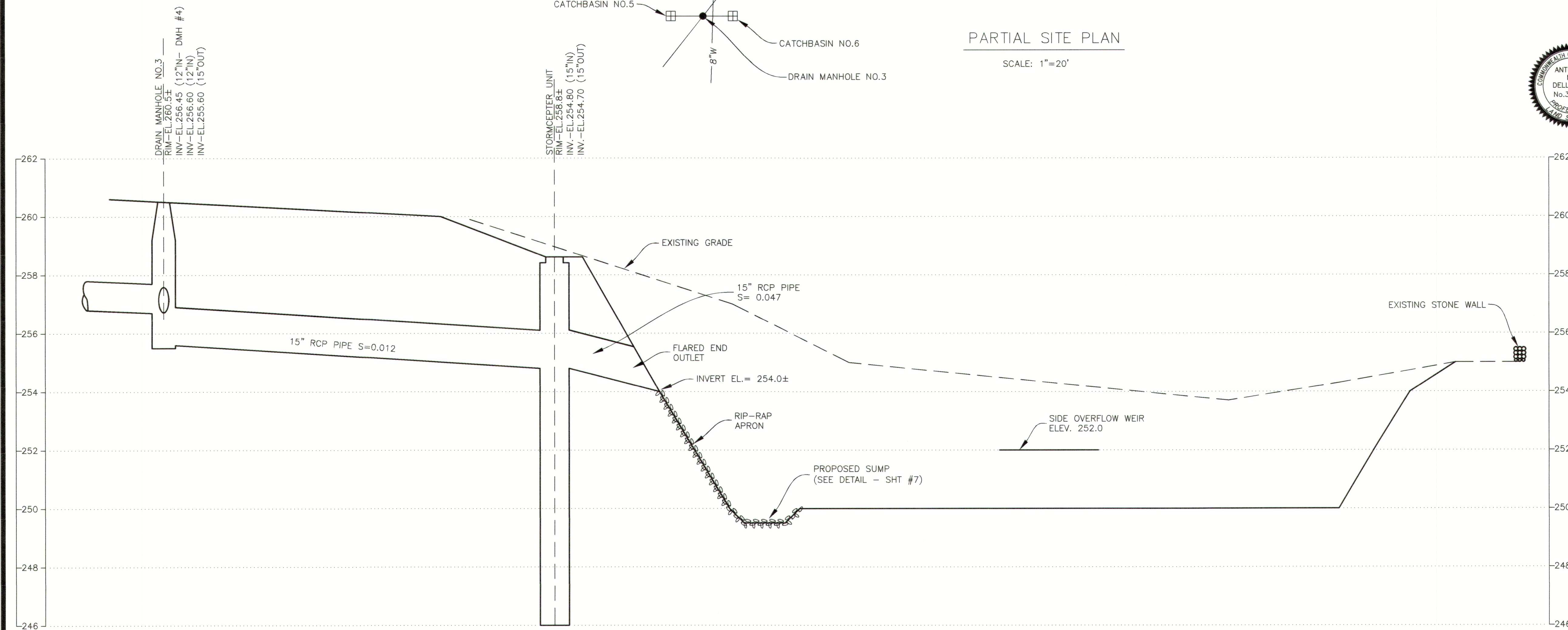
I CERTIFY THAT 20 DAYS HAVE ELAPSED SINCE THE PLANNING BOARD APPROVAL AND NO APPEAL HAS BEEN FILED IN THIS OFFICE.
Kathy Chan 11/22/22
TOWN CLERK DATE

DATE APPROVED: 9-27-22

DATE ENDORSED: 11-22-22

TOWN OF MEDWAY PLANNING BOARD

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



DETENTION BASIN SECTION

SCALE: HOR 1"=10'
VERT 1"=2'

PLAN SCALE: N.T.S.

REVISION	DATE	BY
1	2022-09-12	DJM
2	2022-09-30	DJM

WINGATE FARM DEFINITIVE
SUBDIVISION MODIFICATION
DETAILS
PLAN OF LAND IN
MEDWAY, MA

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

C-9



