

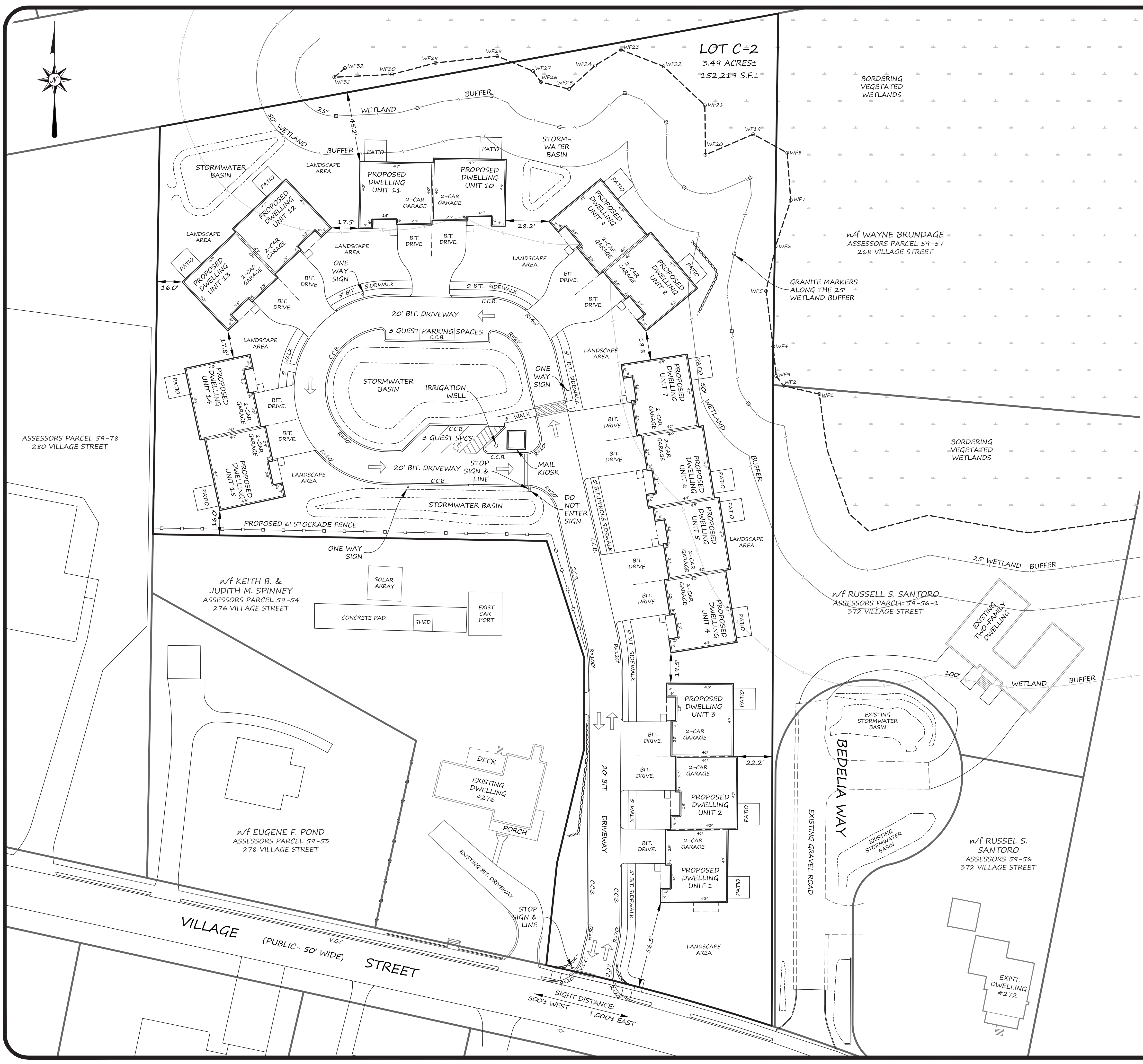




**LEGACY**  
ENGINEERING







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

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

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

ZONING DISTRICT  
AGRICULTURAL RESIDENTIAL II

ASSESSORS PARCEL  
59-55

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

DANIEL J. MERRIKIN  
CIVIL  
No. 43309  
REGISTERED PROFESSIONAL ENGINEER

Digitally signed by Daniel J. Merrikin, P.E.  
Date: 2019.09.05 15:03:21 -04'00'

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

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

**ZONING REQUIREMENTS:**

ZONE: AGRICULTURAL RESIDENTIAL II

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

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

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

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

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

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

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

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

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

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

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

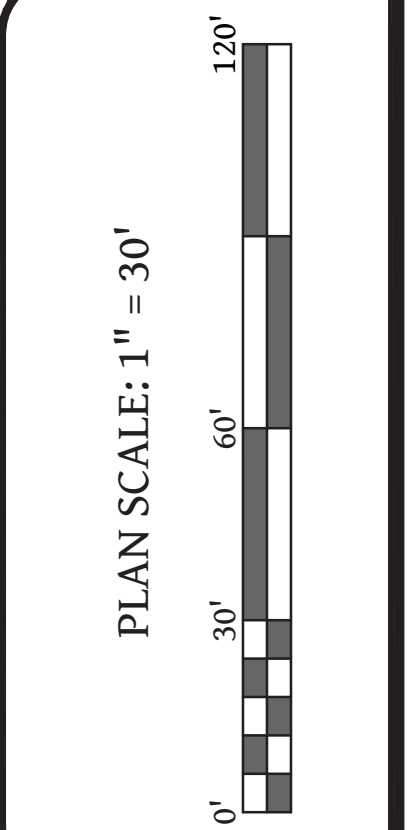
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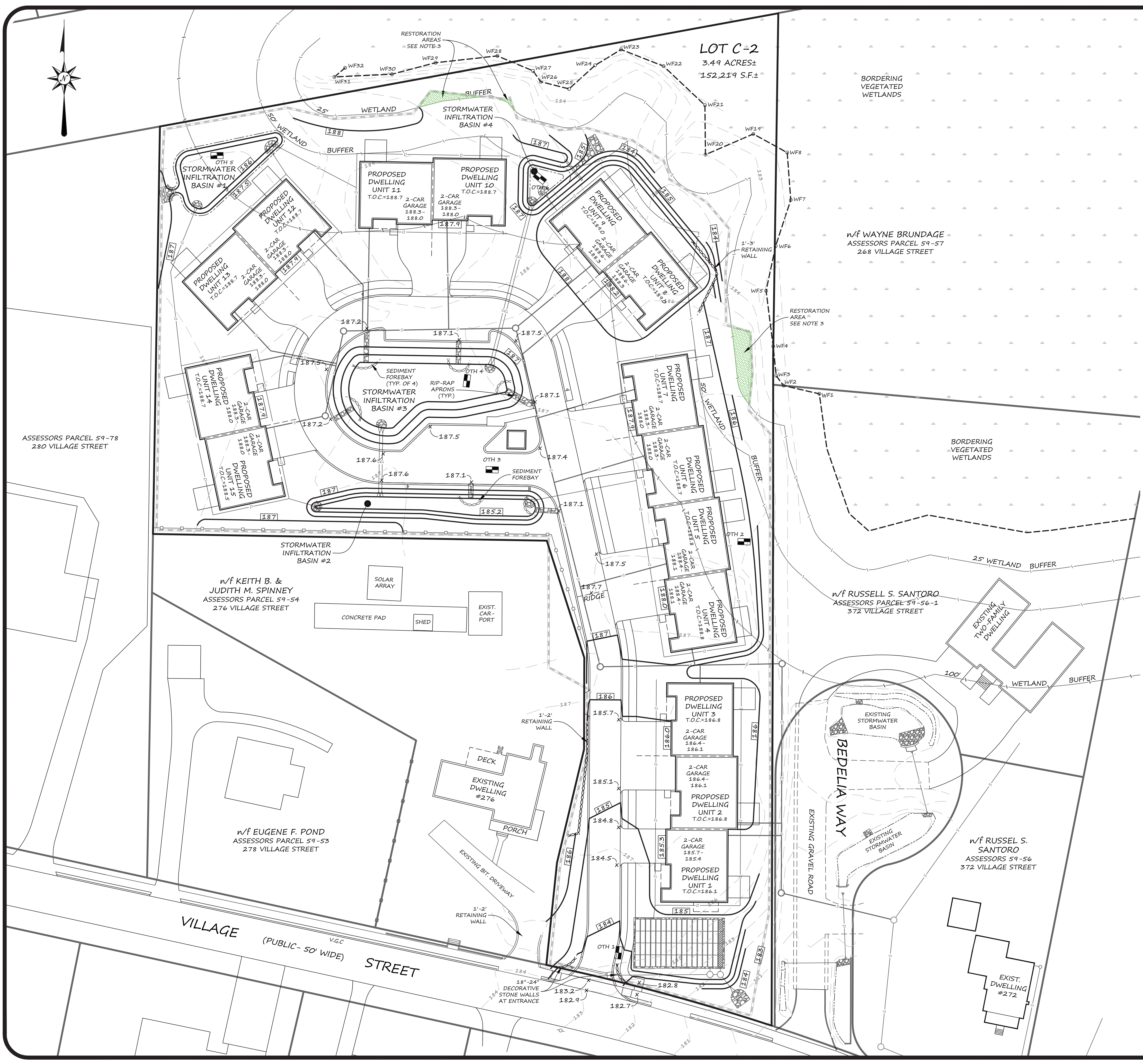
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MEDWAY PLANNING BOARD



| REVISION | DATE     | BY  |
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| 1        | 9/4/2019 | DJM |
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WILLIAM WALLACE VILLAGE  
LAYOUT  
PLAN OF LAND  
IN  
MEDWAY, MA



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

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

GRADING NOTES

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



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Date: 2019.09.05 15:02:47 -0400



| REVISIONS PER TOWN COMMENTS | DATE     | BY  |
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|                             | 9/4/2019 | DJM |

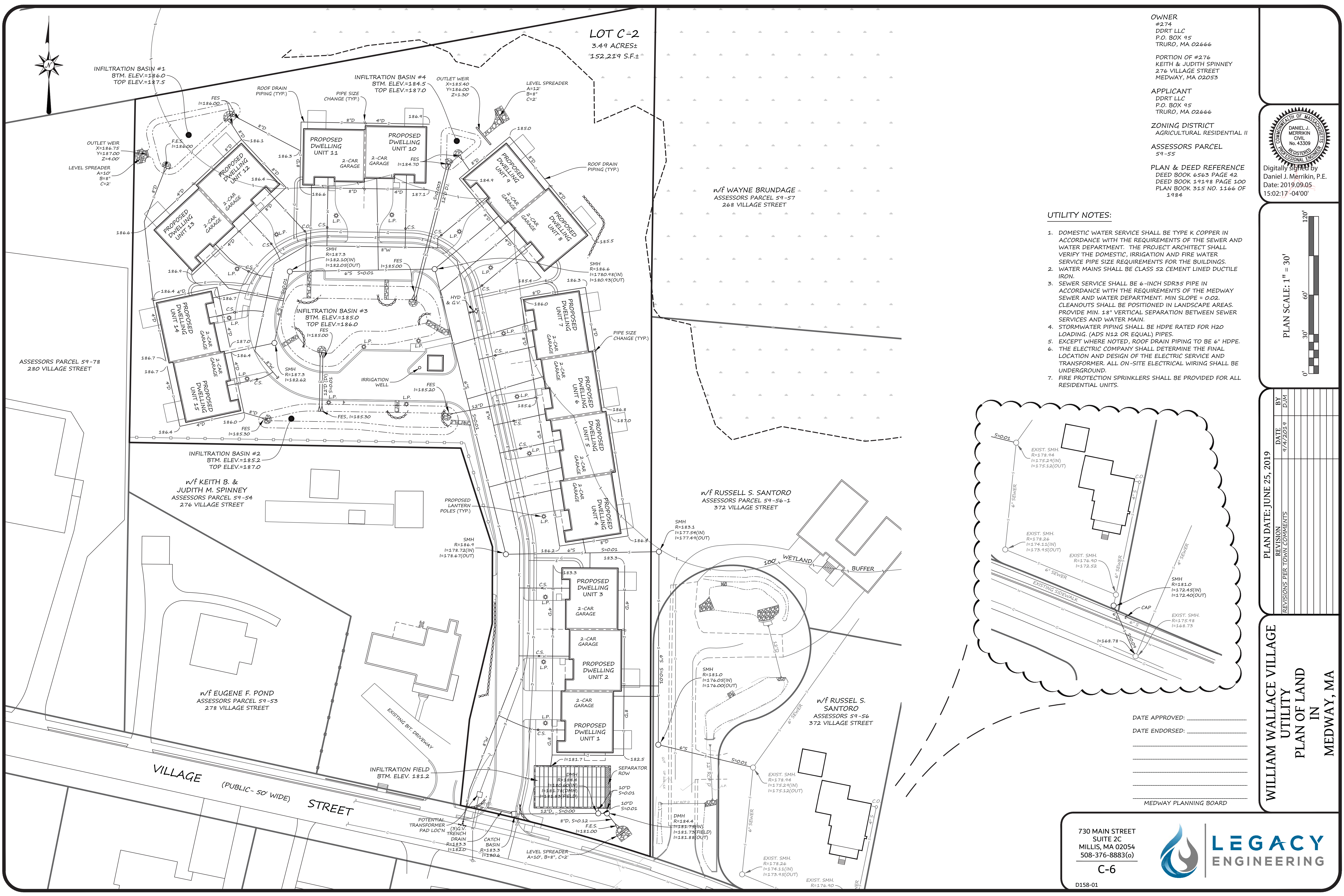
PLAN DATE: JUNE 25, 2019

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

DATE APPROVED: \_\_\_\_\_  
DATE ENDORSED: \_\_\_\_\_  
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MEDWAY PLANNING BOARD

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





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

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KEITH & JUDITH SPINNEY  
276 VILLAGE STREET  
MEDWAY, MA 02053

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ZONING DISTRICT  
AGRICULTURAL RESIDENTIAL II

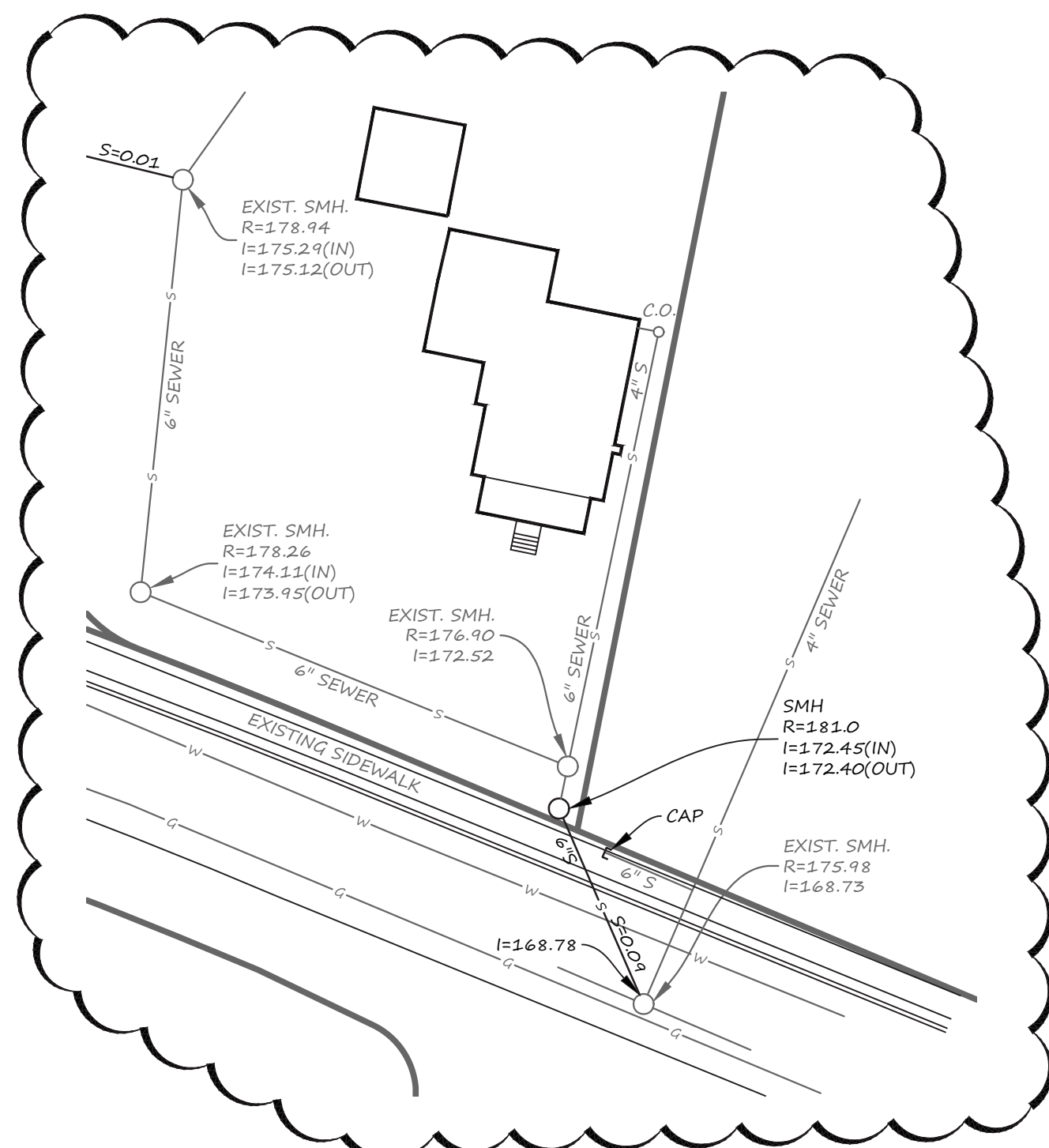
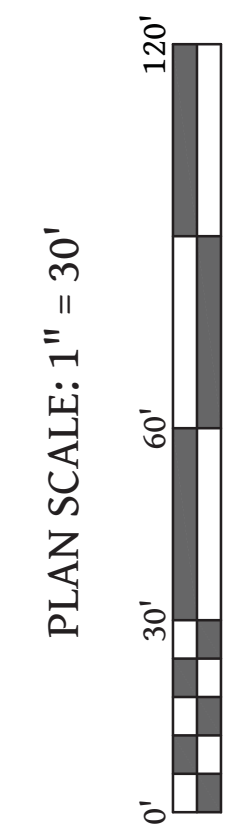
ASSESSORS PARCEL  
59-55

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PLAN BOOK 315 NO. 1166 OF 1984

DANIEL J. MERRIKIN  
CIVIL  
No. 43309  
REGISTERED PROFESSIONAL ENGINEER

Digitally signed by  
Daniel J. Merrikin, P.E.  
Date: 2019.09.05  
15:02:17 -04'00'

- UTILITY NOTES:
- 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.
  - WATER MAINS SHALL BE CLASS 52 CEMENT LINED DUCTILE IRON.
  - 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. 1.8" VERTICAL SEPARATION BETWEEN SEWER SERVICES AND WATER MAIN.
  - STORMWATER PIPING SHALL BE HDPE RATED FOR H2O LOADING. (ADS N12 OR EQUAL) PIPES.
  - EXCEPT WHERE NOTED, ROOF DRAIN PIPING TO BE 6" HDPE.
  - THE ELECTRIC COMPANY SHALL DETERMINE THE FINAL LOCATION AND DESIGN OF THE ELECTRIC SERVICE AND TRANSFORMER. ALL ON-SITE ELECTRICAL WIRING SHALL BE UNDERGROUND.
  - FIRE PROTECTION SPRINKLERS SHALL BE PROVIDED FOR ALL RESIDENTIAL UNITS.



DATE APPROVED: \_\_\_\_\_  
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MEDWAY PLANNING BOARD

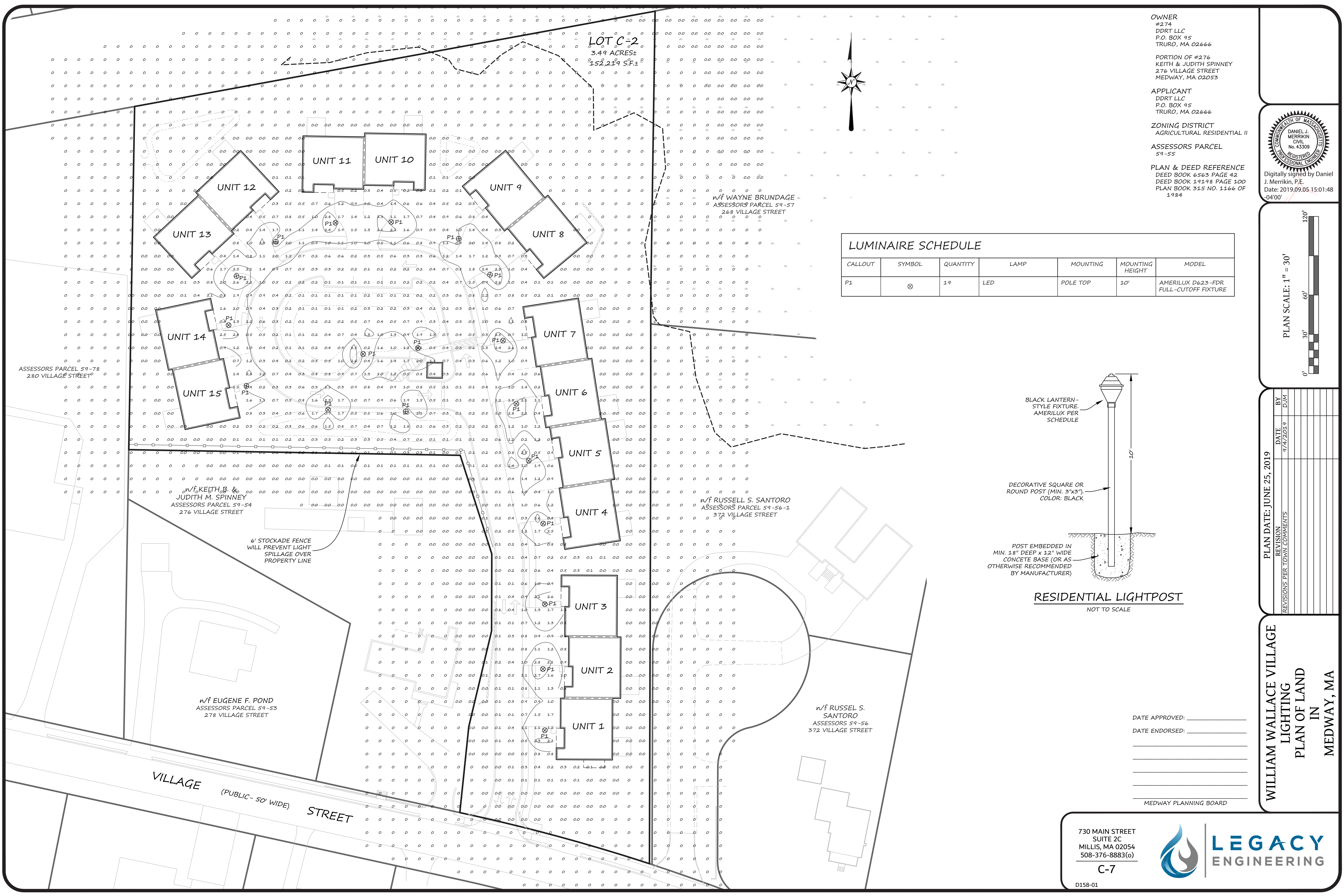
730 MAIN STREET  
SUITE 2C  
MILLIS, MA 02054  
508-376-8883(o)  
  
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| REVISION | DATE     | BY  |
|----------|----------|-----|
| 1        | 7/4/2019 | DJM |
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WILLIAM WALLACE VILLAGE  
UTILITY  
PLAN OF LAND  
IN  
MEDWAY, MA

PLAN DATE: JUNE 25, 2019



OWNER  
#274  
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TRURO, MA 02666

PORTION OF #276  
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276 VILLAGE STREET  
MEDWAY, MA 02053

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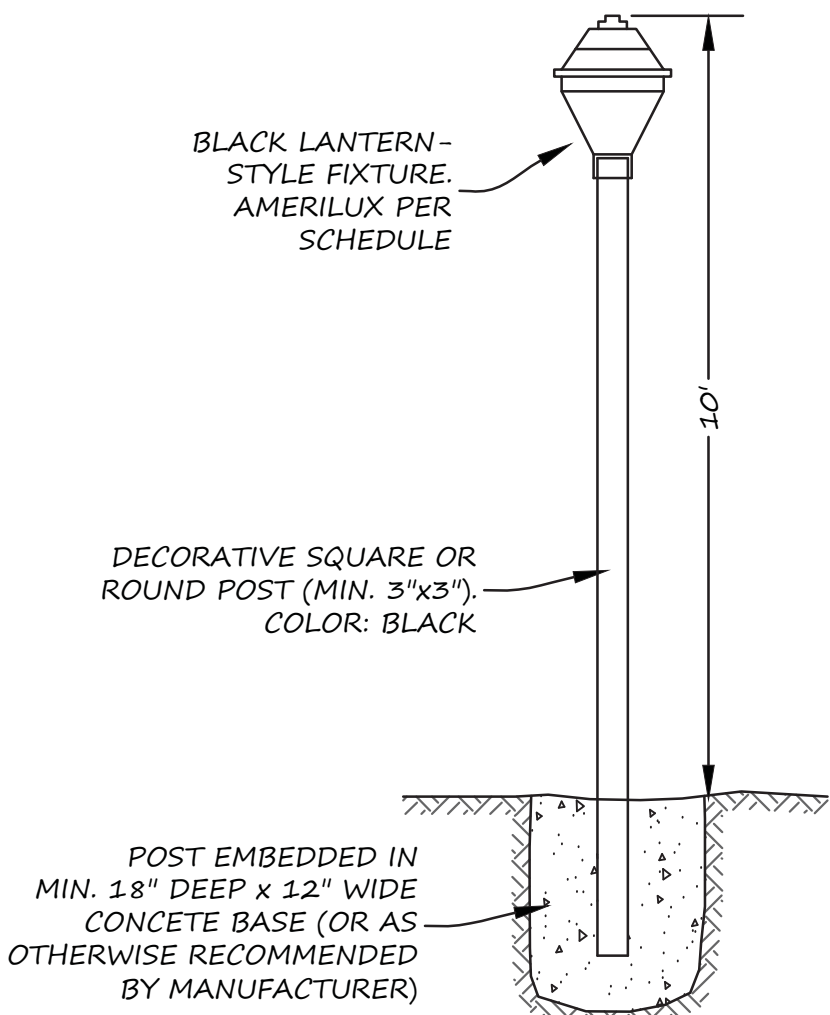
ZONING DISTRICT  
AGRICULTURAL RESIDENTIAL II

ASSESSORS PARCEL  
59-55

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

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Date: 2019.09.05 15:01:48 -0400

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



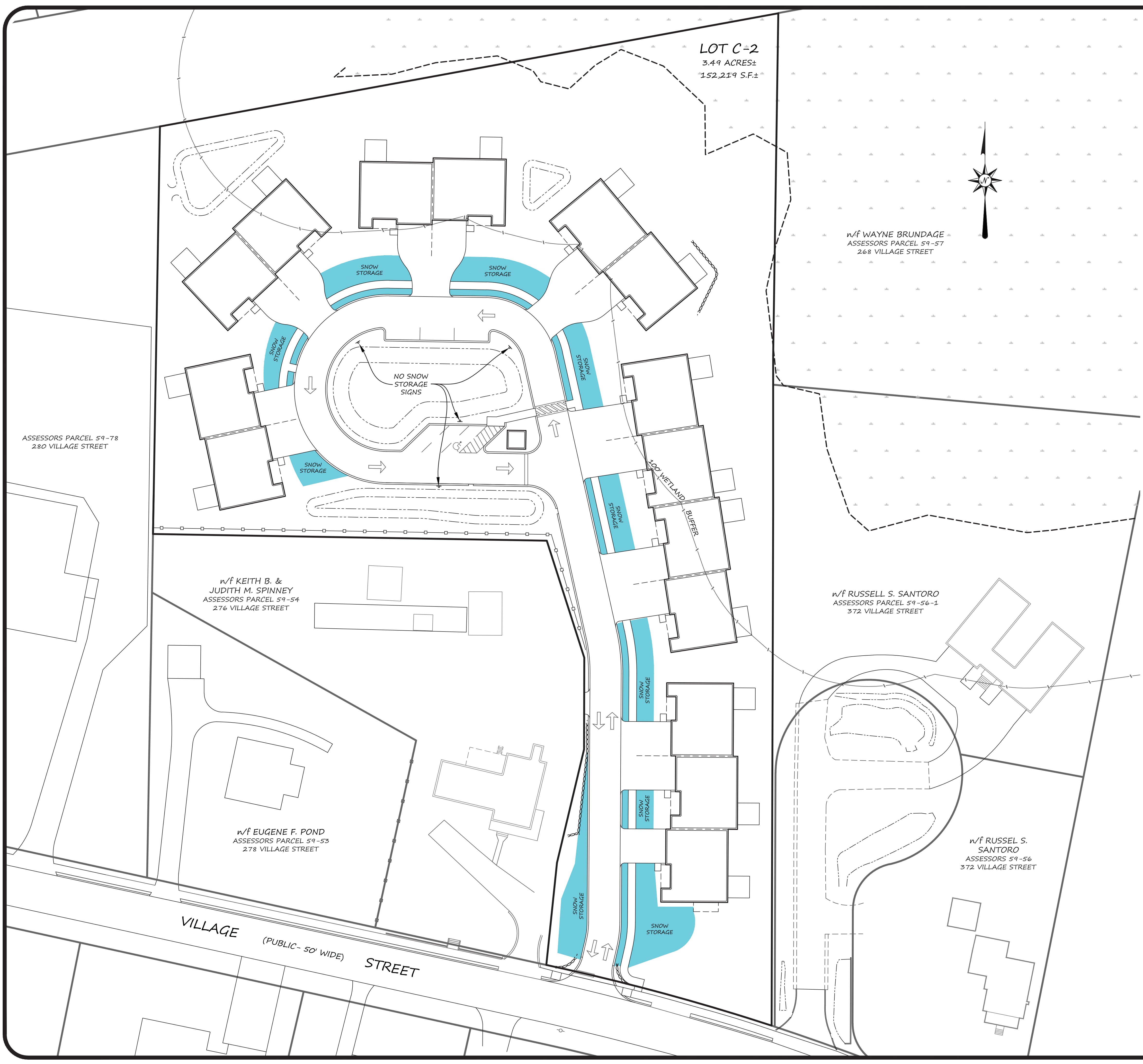
RESIDENTIAL LIGHTPOST  
NOT TO SCALE

PLAN SCALE: 1" = 30'

| REVISIONS PER TOWN COMMENTS | DATE     | BY  |
|-----------------------------|----------|-----|
|                             | 9/4/2019 | DJM |

DATE APPROVED: \_\_\_\_\_  
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MEDWAY PLANNING BOARD

WILLIAM WALLACE VILLAGE  
LIGHTING  
PLAN OF LAND  
IN  
MEDWAY, MA



OWNER  
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AGRICULTURAL RESIDENTIAL II

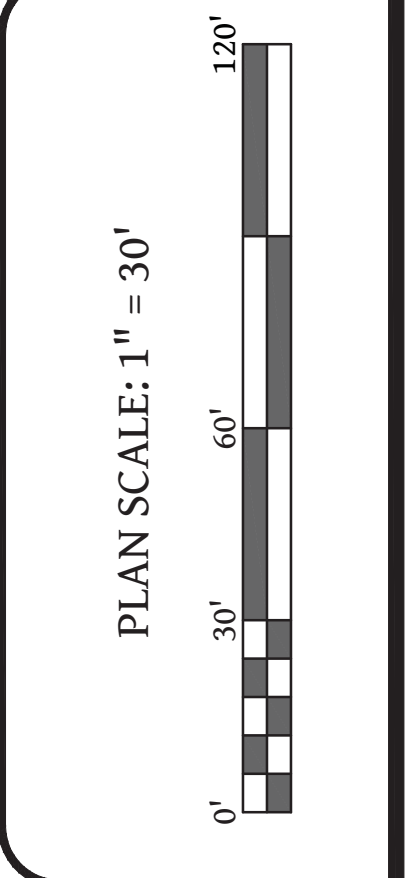
ASSESSORS PARCEL  
59-55

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Date: 2019.09.05 14:59:58 -04'00'

SNOW REMOVAL NOTES:

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



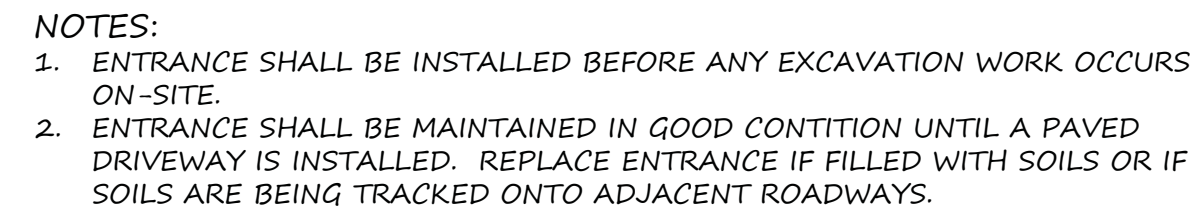
| REVISIONS PER TOWN COMMENTS |  | DATE     | BY  |
|-----------------------------|--|----------|-----|
|                             |  | 9/4/2019 | DJM |
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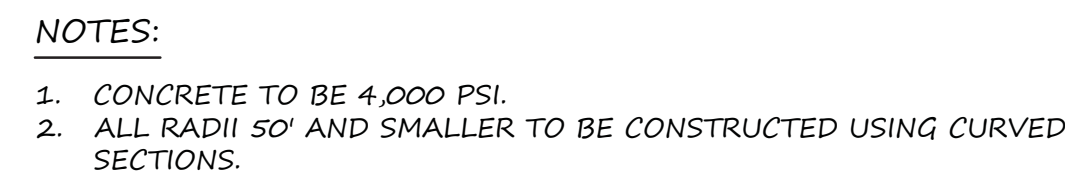
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MEDWAY PLANNING BOARD

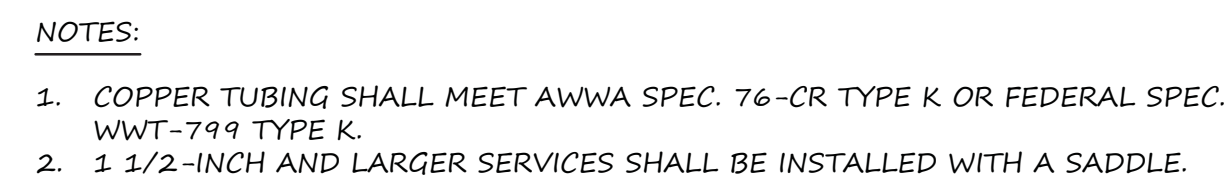
WILLIAM WALLACE VILLAGE  
SNOW STORAGE  
PLAN OF LAND  
IN  
MEDWAY, MA



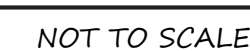
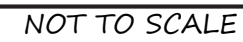
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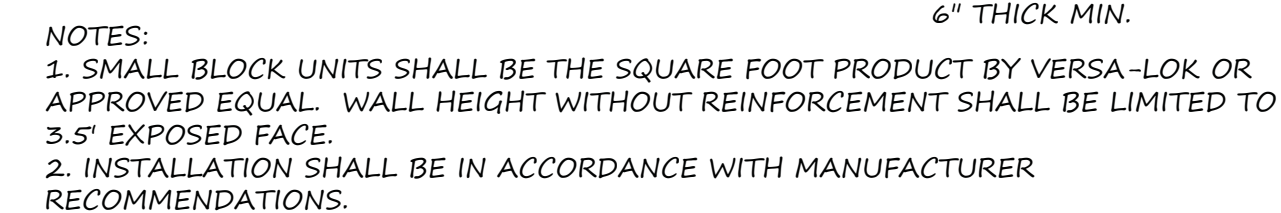
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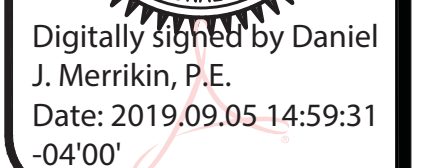


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1984



PLAN SCALE: NOT TO SCALE

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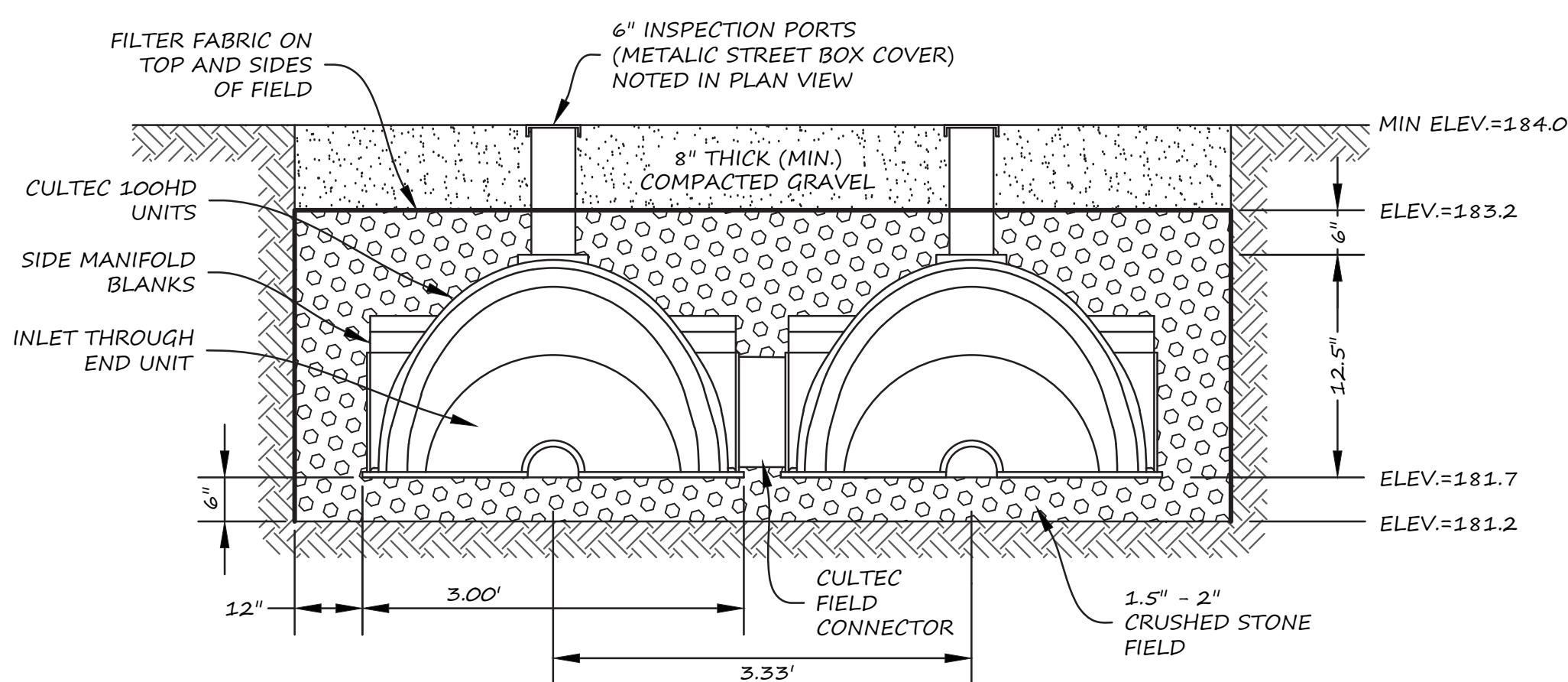
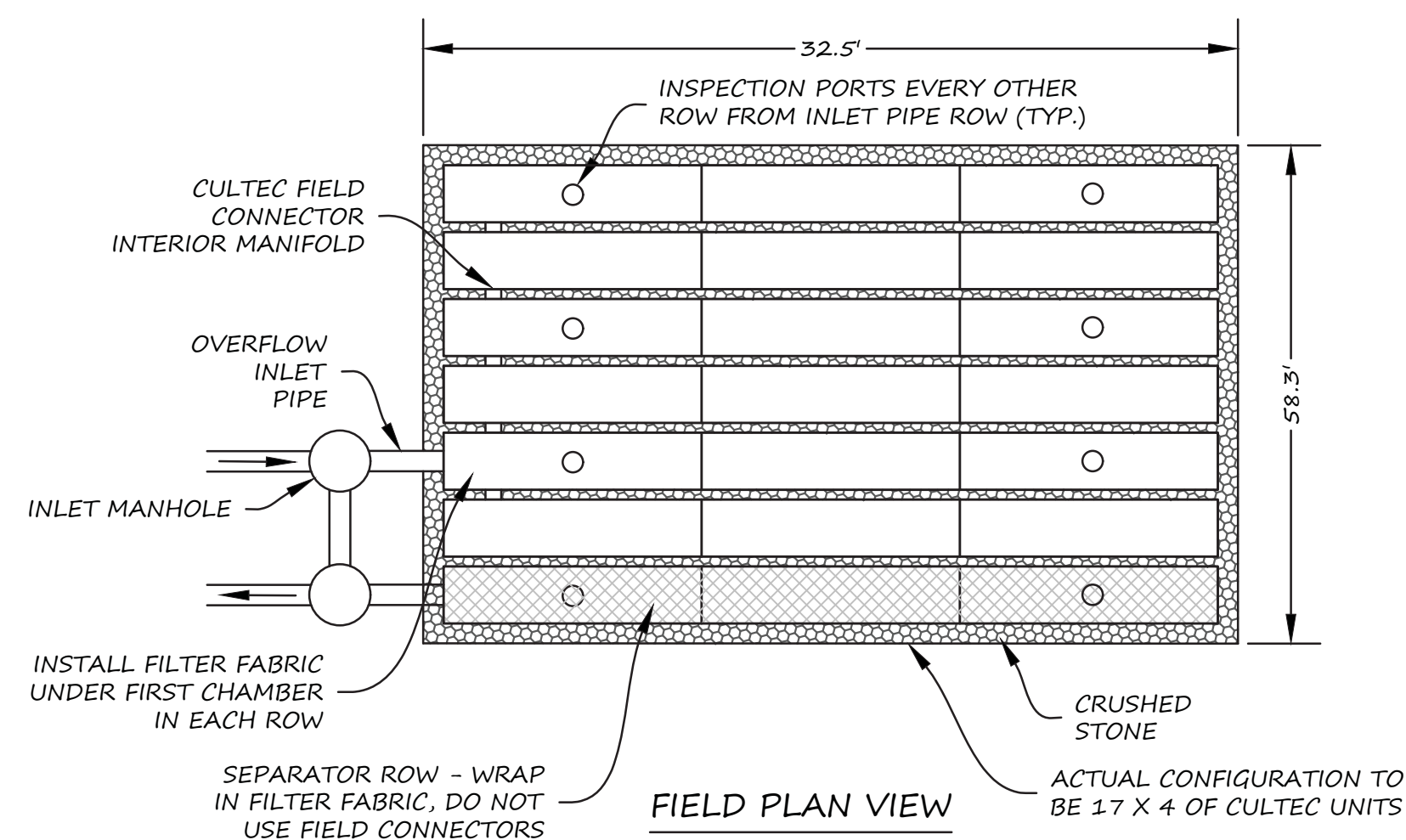
WILLIAM WALLACE VILLAGE  
DETAIL  
PLAN OF LAND  
IN  
MEDWAY, MA

MEDWAY PLANNING BOARD

C-9

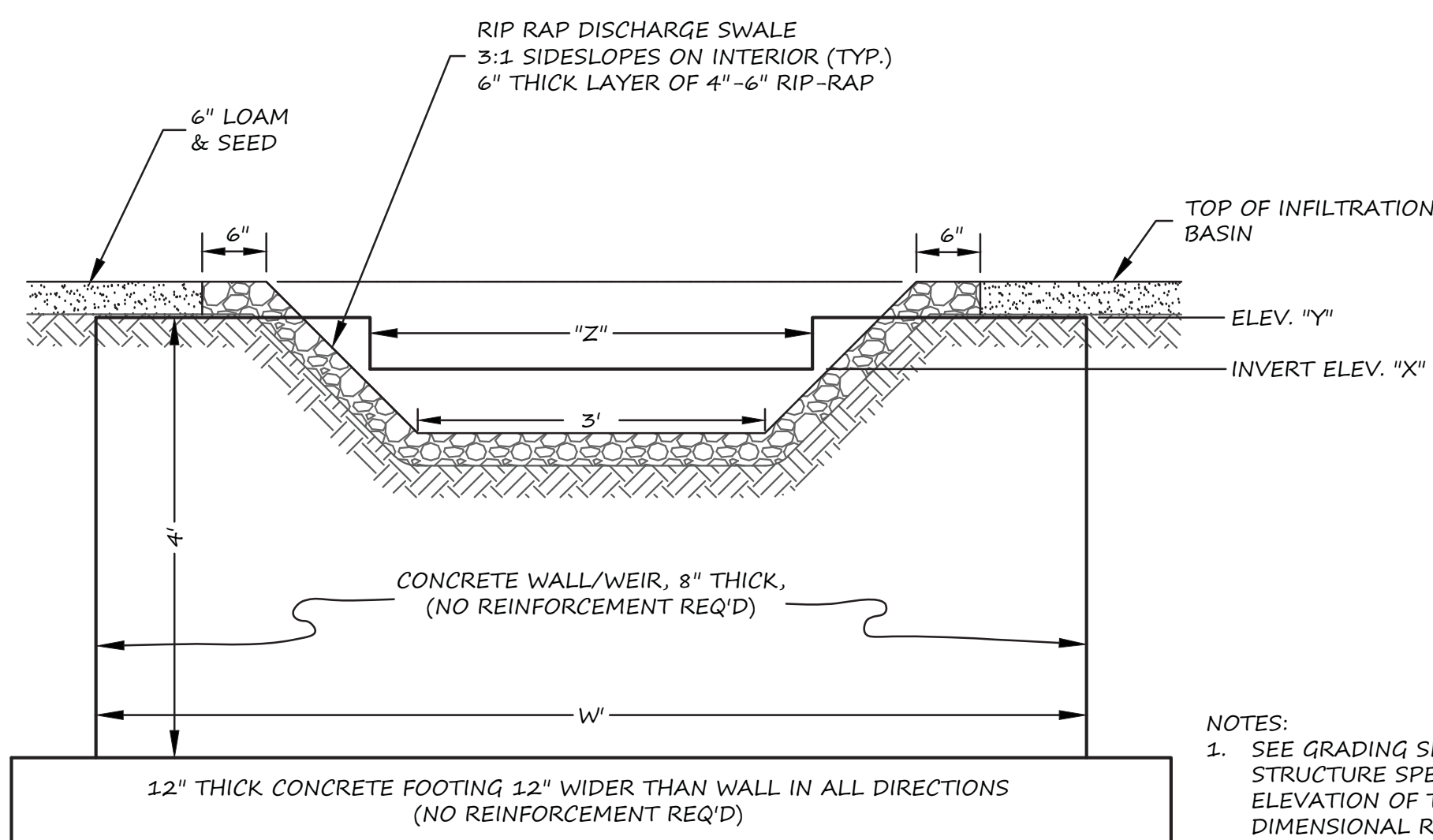


**LEGACY**  
ENGINEERING



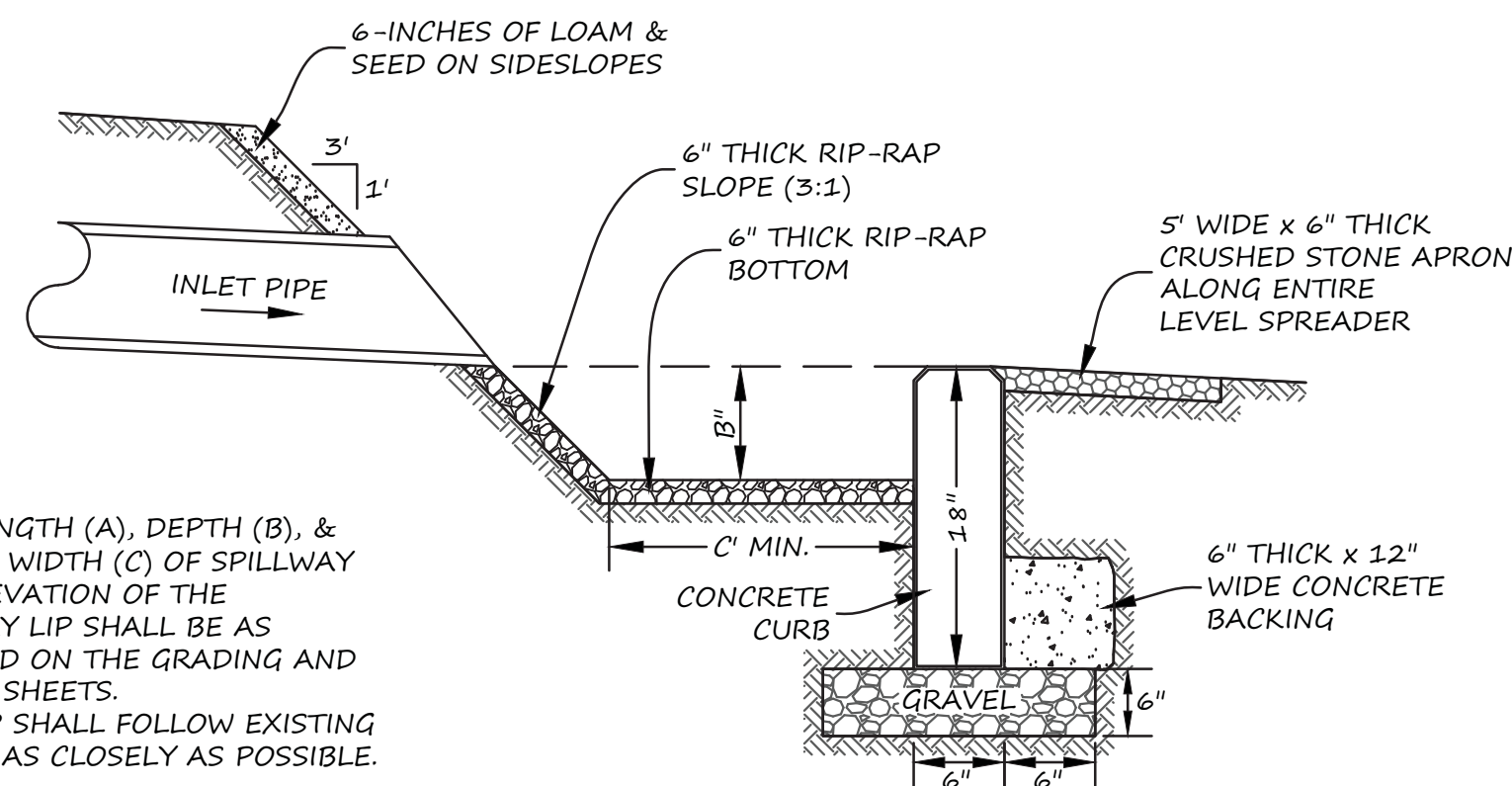
- NOTES:
1. INFILTRATION TRENCH UNITS TO BE RECHARGER 100XLHD AS MANUFACTURED BY CULTEC, INC., 878 FEDERAL ROAD, BROOKFIELD, CT 06804, OR APPROVED EQUAL. APPROVED EQUALS MUST CONTAIN AT LEAST THE SAME TOTAL SYSTEM STORAGE VOLUME AND BOTTOM AREA.
  2. INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER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

INFILTRATION FIELD DETAIL  
NOT TO SCALE

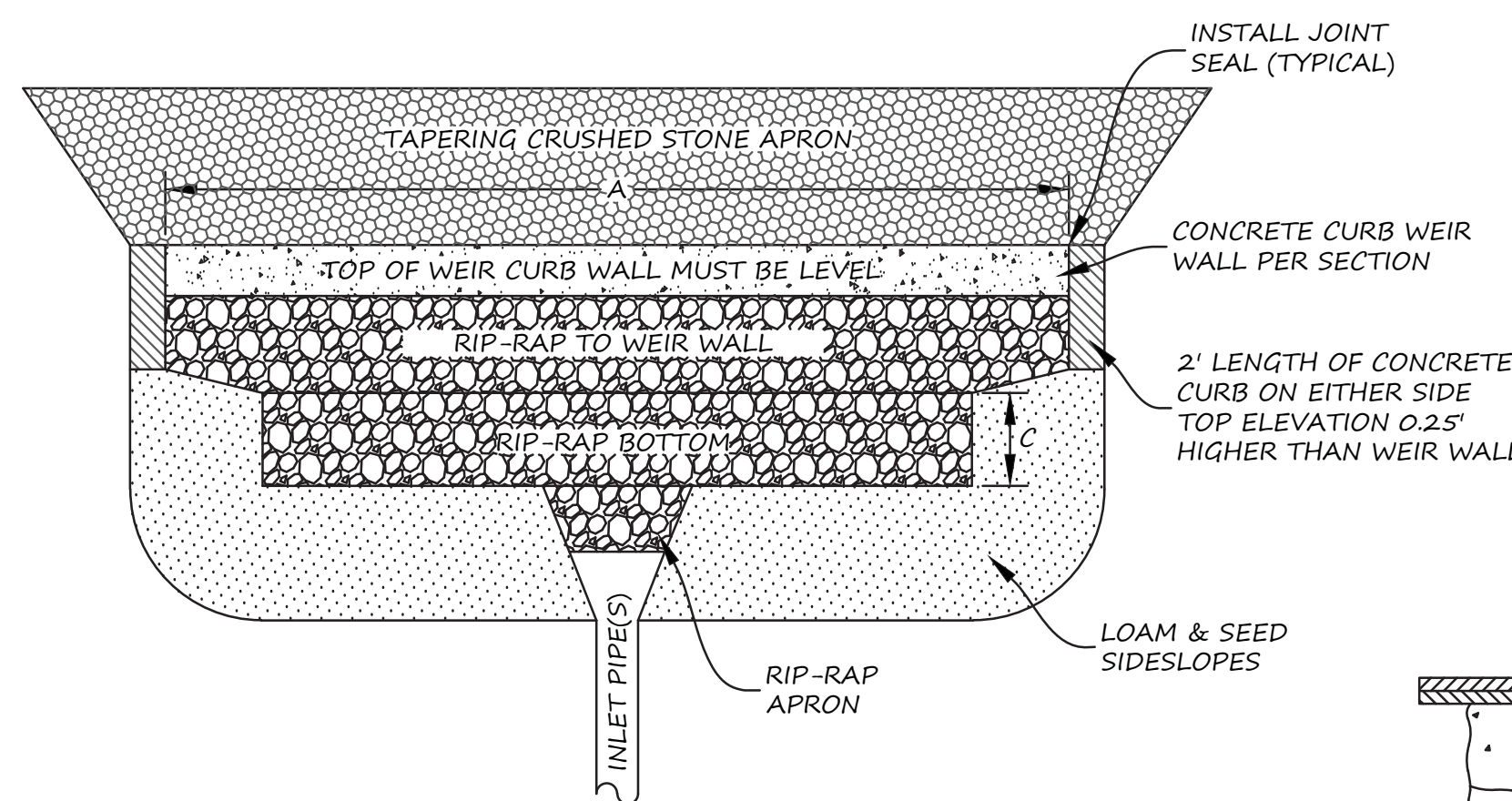


BASIN OUTLET WEIR AND RIP-RAP SWALE DETAIL

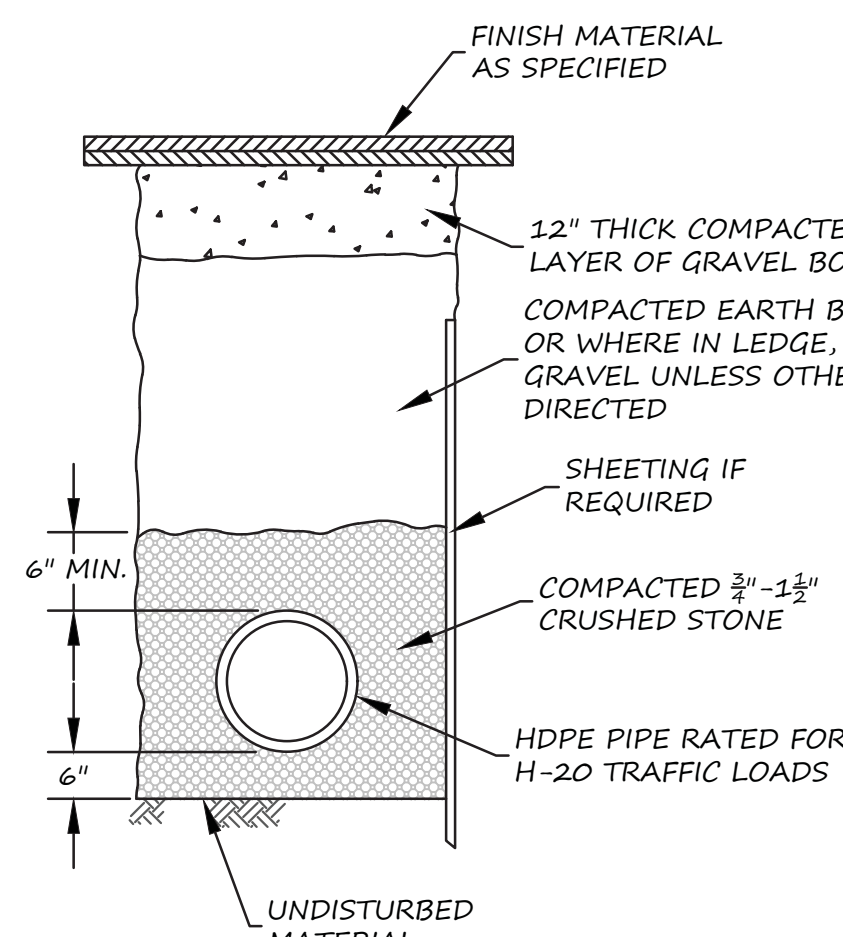
- NOTES:
1. WEIR LENGTH (A), DEPTH (B), & BOTTOM WIDTH (C) OF SPILLWAY AND ELEVATION OF THE SPILLWAY LIP SHALL BE AS SPECIFIED ON THE GRADING AND PROFILE SHEETS.
  2. WEIR LIP SHALL FOLLOW EXISTING GRADES AS CLOSELY AS POSSIBLE.



TYPICAL SECTIONAL VIEW



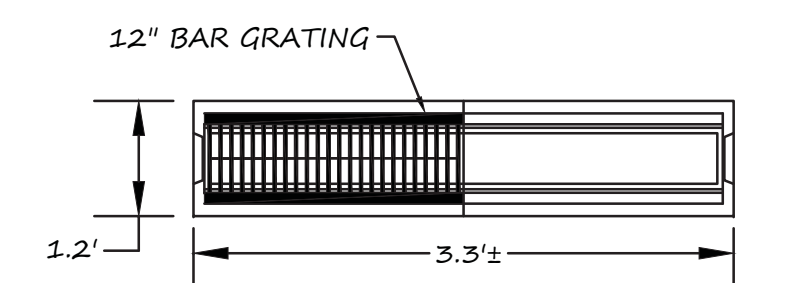
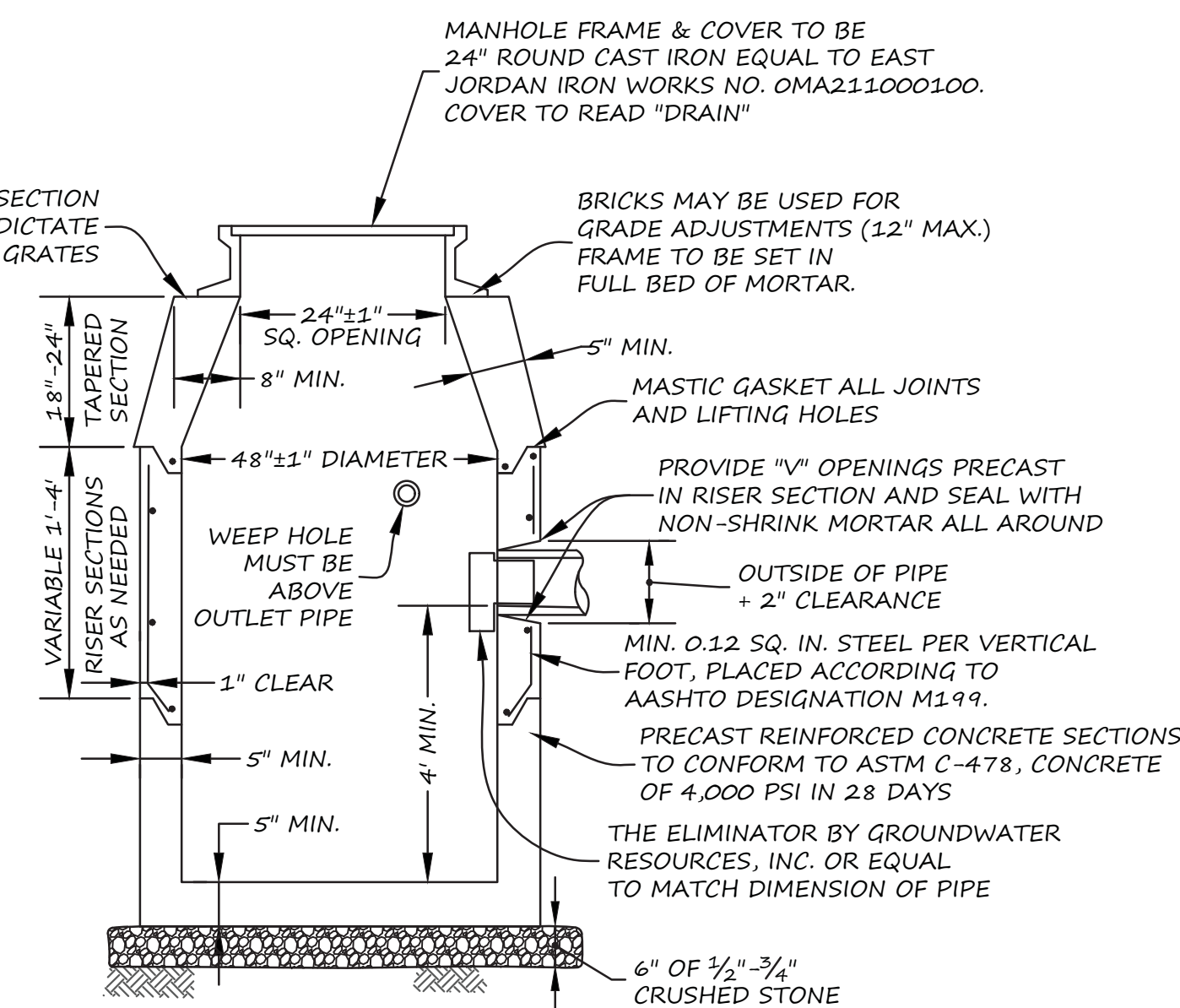
PLAN VIEW  
LEVEL SPREADER DETAIL  
NOT TO SCALE



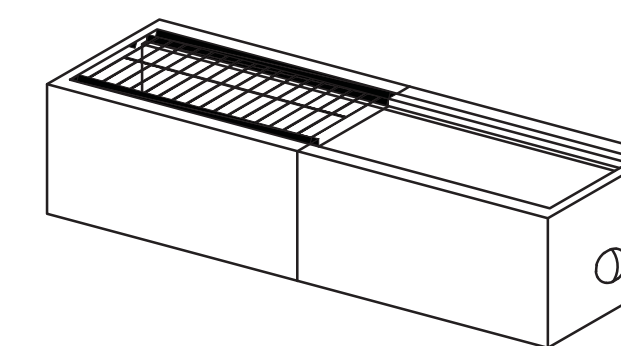
TYPICAL DRAIN TRENCH  
(NO SCALE)

- 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.

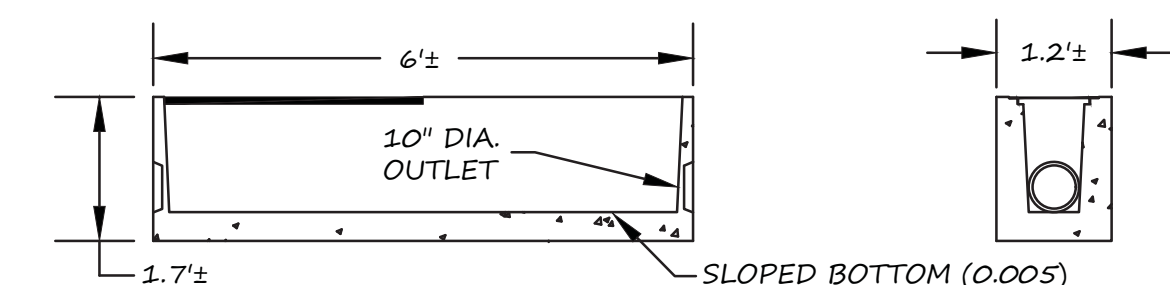
PRECAST CONCRETE DRAIN MANHOLE  
NOT TO SCALE



PLAN VIEW



ISOMETRIC VIEW

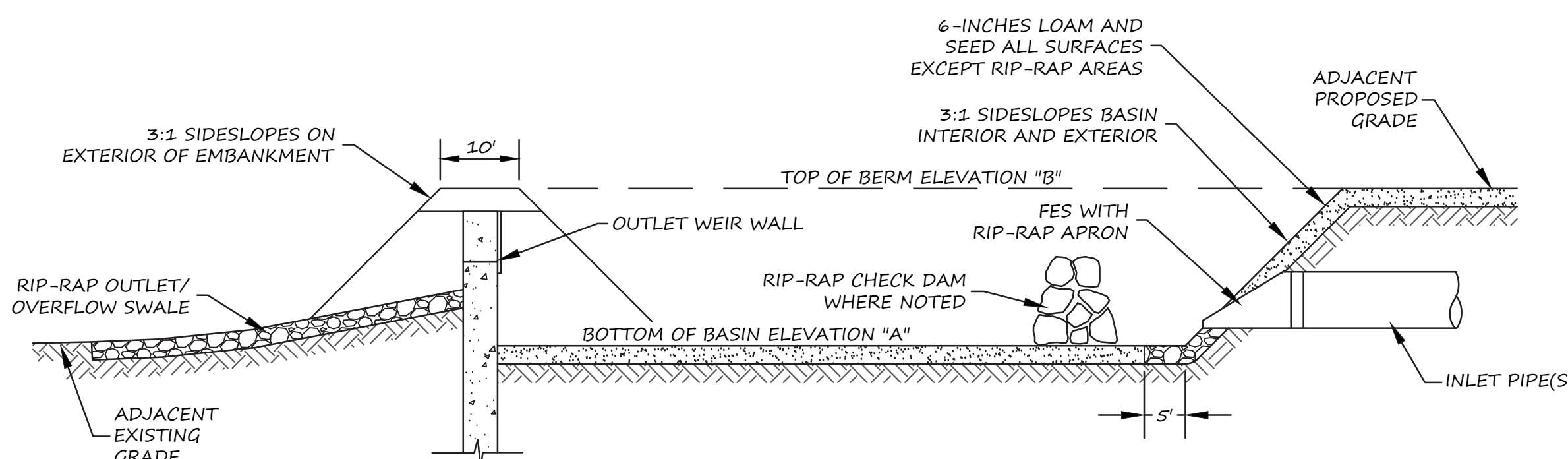


SIDE-SECTION VIEW

END SECTION VIEW

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

TRENCH DRAIN DETAIL  
NOT TO SCALE



TYPICAL BASIN CROSS-SECTION

SCHEDULE OF DIMENSIONS AND ELEVATIONS

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

TYPICAL INFILTRATION BASIN CROSS-SECTION  
NOT TO SCALE

OWNER  
#274  
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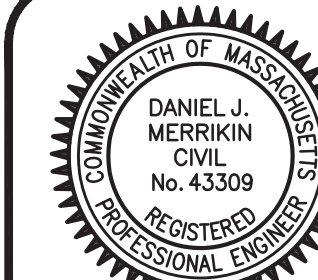
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59-55

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PLAN BOOK 315 NO. 1166 OF  
1984



Digitally signed by Daniel J. Merrikin, P.E.  
Date: 2019.09.05 14:59:07 -0400

PLAN SCALE: NOT TO SCALE

PLAN DATE: JUNE 25, 2019

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WILLIAM WALLACE VILLAGE  
DETAIL  
PLAN OF LAND  
IN  
MEDWAY, MA

DATE APPROVED: \_\_\_\_\_  
DATE ENDORSED: \_\_\_\_\_  
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MEDWAY PLANNING BOARD

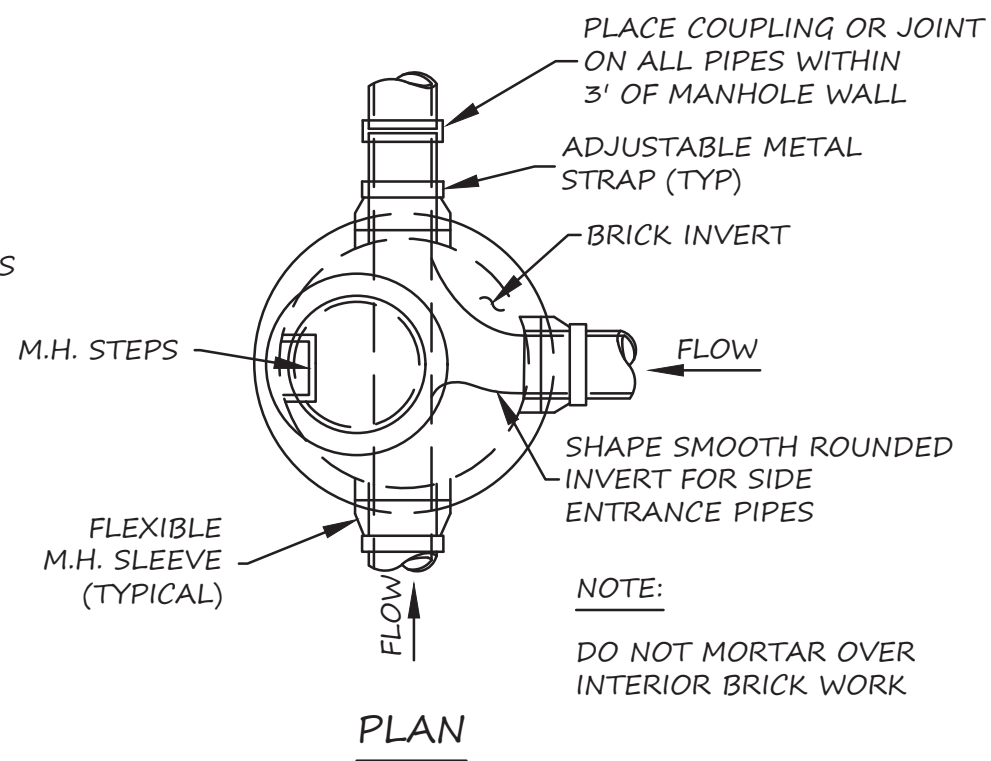
730 MAIN STREET  
SUITE 2C  
MILLIS, MA 02054  
508-376-8883(o)

C-10

D158-01



LEGACY  
ENGINEERING



NOT TO SCALE



NOT TO SCALE



- NOT TO SCALE



NOT TO SCALE

Digitally signed by Daniel J.  
Merrikin, P.E.  
Date: 2019.09.05 14:58:48  
-04'00'

[illegible]

WILLIAM WALLACE VILLAGE  
DETAIL  
PLAN OF LAND  
IN  
MEDWAY, MA

MEDWAY PLANNING BOARD

D158-01



**LEGACY**  
ENGINEERING