

WILLIAM WALLACE VILLAGE

MEDWAY, MA

SITE PLAN

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

JUNE 25, 2019
 Latest Revision: October 22, 2019

PREPARED FOR:
DTRT LLC
 P.O. BOX 95
 TRURO, MA 02666

FOR REGISTRY USE

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

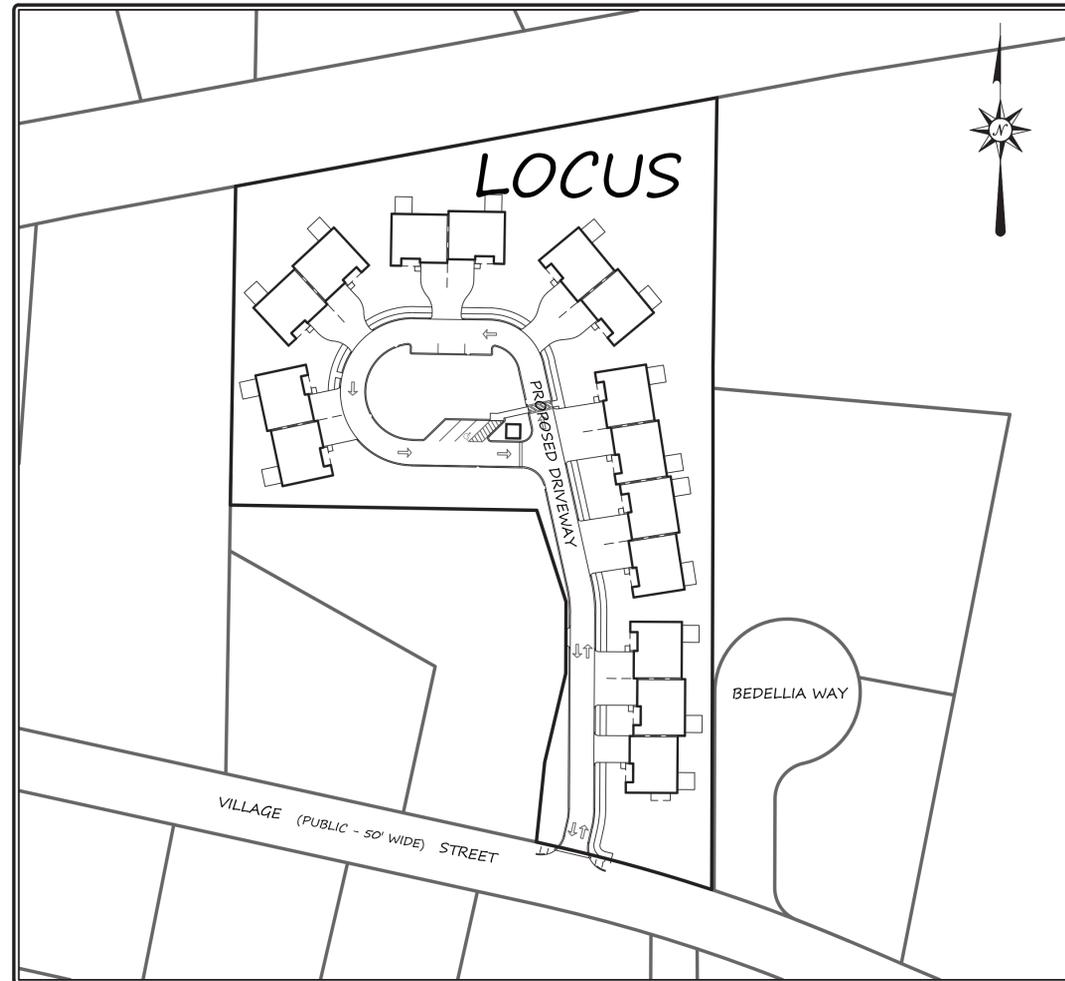
I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS

DATE: _____

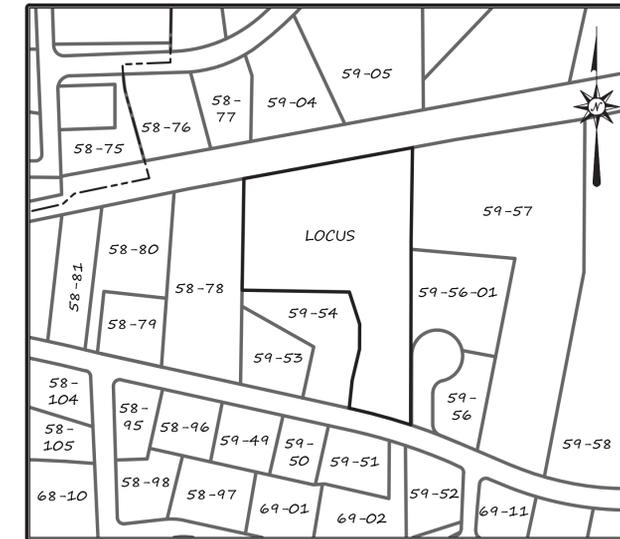
REGISTERED LAND SURVEYOR



2013 MASSGIS AERIAL LOCUS
 SCALE: 1" = 500'



LOCUS
 SCALE: 1" = 70'



MEDWAY ASSESSORS LOCUS
 SCALE: 1" = 200'

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

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

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

ZONING DISTRICT
 AGRICULTURAL RESIDENTIAL II

ASSESSORS PARCEL
 59-55

PLAN & DEED REFERENCE
 DEED BOOK 6563 PAGE 42
 DEED BOOK 14198 PAGE 100
 PLAN BOOK 315 NO. 1166 OF 1984

- WAIVERS LIST**
- PLANNING BOARD RULES AND REGULATIONS
- 204-3.A.7.a TO NOT REQUIRE A TRAFFIC IMPACT ASSESSMENT.
 - 204-3.A.7.b TO NOT REQUIRE AN ENVIRONMENTAL IMPACT STUDY.
 - 204-5.C.3 & D.7 TO NOT REQUIRE LOCATING EXISTING TREES OVER 1' IN DIAMETER.
 - 205-3.B.2 TO ALLOW A DRIVEWAY WITHIN 15' OF A SIDE PROPERTY LINE.
 - 205-6.H TO ALLOW CAPE COD BERM AT PARKING LOTS.
 - 205-6.G.3.a TO ALLOW 18' DEEP PARKING SPACES.
 - 205-9.F TO NOT REQUIRE FULL REPLACEMENT OF TREES.

SHEET LEGEND

- C-0: COVER SHEET
- C-1: SITE CONTEXT SHEET
- C-2: EXISTING CONDITIONS PLAN
- C-3: EROSION CONTROLS PLAN
- C-4: LAYOUT PLAN
- C-5: GRADING PLAN
- C-6: UTILITIES PLAN
- C-7: LIGHTING PLAN
- C-8: LANDSCAPE PLAN
- C-9: SNOW PLAN
- C-10: DETAILS
- C-11: DETAILS
- C-12: DETAILS

DATE APPROVED: _____

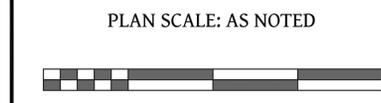
DATE ENDORSED: _____

MEDWAY PLANNING & ECONOMIC DEVELOPMENT BOARD

PLAN DATE: JUNE 25, 2019

REVISION	DATE	BY
REVISIONS PER TOWN COMMENTS	2019-09-04	DJM
REVISIONS PER TOWN COMMENTS	2019-10-07	DJM
REVISIONS PER TOWN COMMENTS	2019-10-22	DJM

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



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

C-0





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REGISTERED LAND SURVEYOR

FOR REGISTRY USE

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

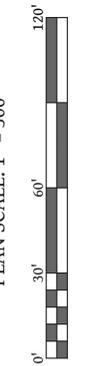
PORTION OF #276
KEITH & JUDITH SPINNEY
276 VILLAGE STREET
MEDWAY, MA 02053

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P.O. BOX 95
TRURO, MA 02666

ZONING DISTRICT
AGRICULTURAL RESIDENTIAL II

ASSESSORS PARCEL
59-55

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PLAN BOOK 315 NO. 1166 OF
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MEDWAY PLANNING & ECONOMIC
DEVELOPMENT BOARD

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



Digitally signed by Daniel J. Merrikin,
P.E.
Date: 2019.10.23 14:43:28 -0400

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

C-1

D158-01





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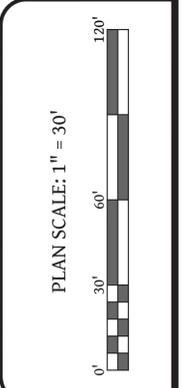
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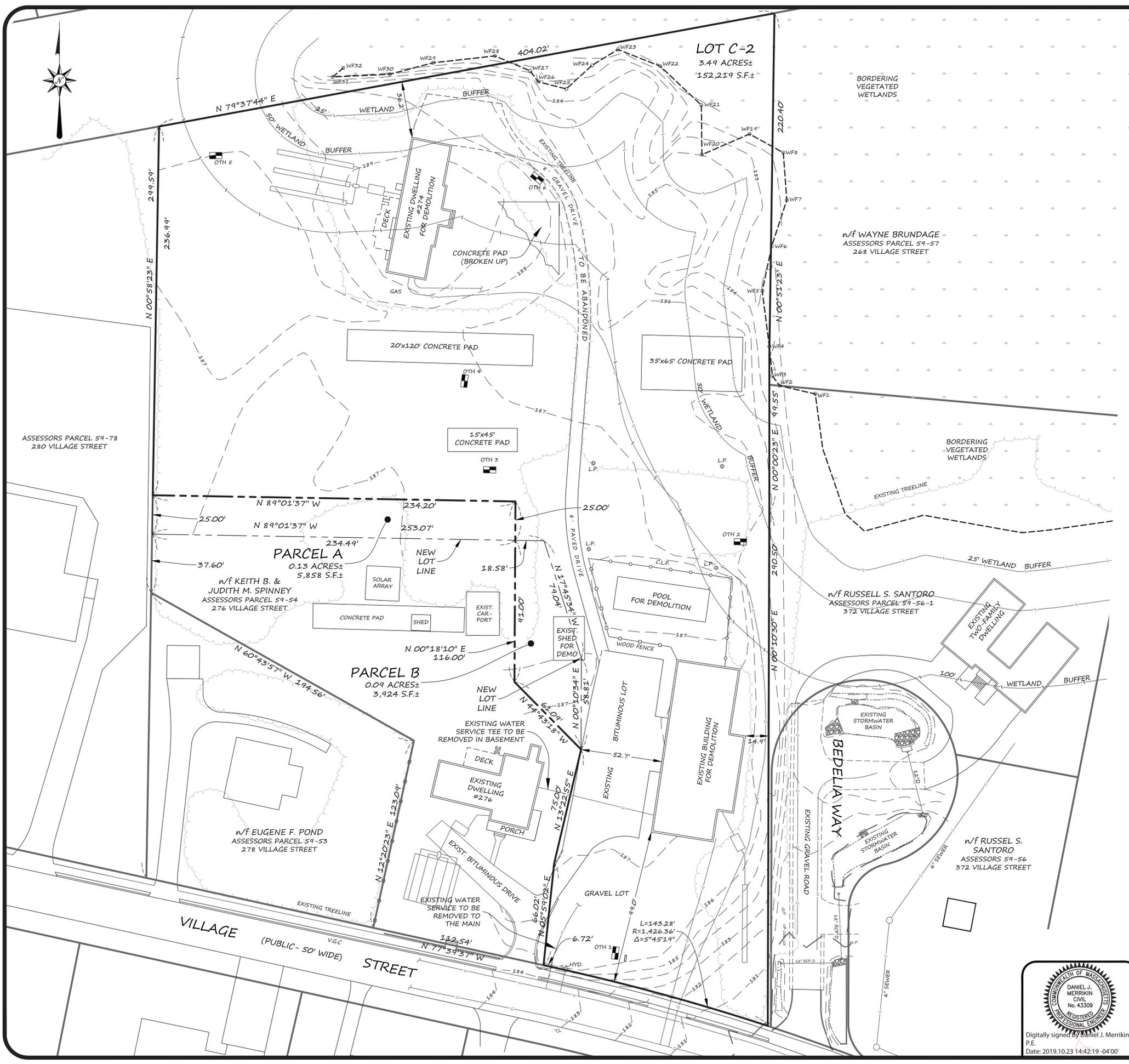
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PLAN DATE: JUNE 25, 2019

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



LEGEND & ABBREVIATIONS

- CB: SINGLE-GRATE CATCH BASIN
- ▣ CB: DOUBLE-GRATE CATCH BASIN
- OPTU xxx: PROPRIETARY STORMWATER UNIT
- ODMH: DRAIN MANHOLE
- TR: TRENCH DRAIN
- INFIL: INFILTRATION TRENCH
- X' D: DRAIN PIPELINE
- RCP: REINFORCED CONCRETE PIPE
- PVC: POLYVINYL CHLORIDE PIPE
- OSMH: SEWER MANHOLE
- X' S: SEWER PIPELINE
- CCO: SEWER SERVICE CLEANOUT
- X' W: WATER MAIN
- HYD: HYDRANT
- I.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.F.F.: PVC PICKET FENCE
- G.R.: GUARD RAIL
- C.C.: HANDICAP CURB CUT

EXISTING CONDITION NOTES:

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

DATE APPROVED: _____

DATE ENDORSED: _____

MEDWAY PLANNING & ECONOMIC DEVELOPMENT BOARD



Digitally signed by Daniel J. Merrikin, P.E.
Date: 2019.10.23 14:42:19 -0400

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

C-2

D158-01





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DATE: _____

REGISTERED LAND SURVEYOR

FOR REGISTRY USE

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

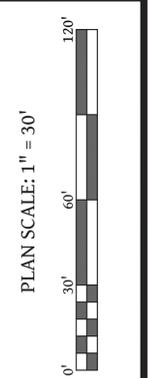
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KEITH & JUDITH SPINNEY
276 VILLAGE STREET
MEDWAY, MA 02053

APPLICANT
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P.O. BOX 95
TRURO, MA 02666

ZONING DISTRICT
AGRICULTURAL RESIDENTIAL II

ASSESSORS PARCEL
59-55

PLAN & DEED REFERENCE
DEED BOOK 6563 PAGE 42
DEED BOOK 14198 PAGE 100
PLAN BOOK 315 NO. 1166 OF
1984



CONSTRUCTION NOTES:

- FOR A FULL EXPLANATION OF EXPECTED CONSTRUCTION PRACTICES, PLEASE SEE THE STORMWATER POLLUTION PREVENTION PLAN IN THE STORMWATER MANAGEMENT REPORT.
- CONSTRUCTION SEQUENCE:**
 - INSTALL CONSTRUCTION ENTRANCE AND PERIMETER EROSION CONTROLS
 - LOCATE EXISTING UTILITIES ON AND AROUND THE CONSTRUCTION AREA
 - DEMOLISH THE EXISTING BUILDINGS AND APPURTENANCES
 - CLEAR AND GRUB THE DEVELOPMENT AREA
 - INSTALL TEMPORARY STORMWATER BASIN
 - GRADE THE SITE
 - CONSTRUCT THE STORMWATER BASINS
 - INSTALL UTILITIES & BEGIN ROAD CONSTRUCTION
 - INSTALL BUILDING FOUNDATIONS FOR ALL UNITS EXCEPT FOR UNITS 8 & 9
 - COMPLETE BUILDING CONSTRUCTION AND BEGIN LANDSCAPING
 - ONCE NEW STORMWATER SYSTEMS ARE ONLINE, CONSTRUCT UNITS 8 & 9
 - FINISH LANDSCAPING AND PAVEMENT TOP COAT
 - ENSURE THAT ALL STORMWATER FACILITIES ARE CLEANED OUT AND OPERATE AS INTENDED
- REMOVE INVASIVE PLANT SPECIES WHERE DIRECTED BY THE CONSERVATION COMMISSION AGENT.

EROSION CONTROL NOTES:

- EROSION CONTROLS SHALL BE INSTALLED PRIOR TO ANY EXCAVATION. EROSION CONTROLS SHALL BE MAINTAINED IN GOOD CONDITION AT ALL TIMES. EROSION CONTROLS SHALL REMAIN UNTIL SUCH TIME AS THE ADJACENT DISTURBED AREAS ARE COMPLETELY STABILIZED AS APPROVED BY THE CONSERVATION COMMISSION.
- ALL SOIL STOCKPILES SHALL BE PROTECTED WITH COMPOST SOCK PERIMETER CONTROLS AND SEEDING/STABILIZATION PROTOCOL.
- ALL EXISTING CATCH BASINS NEAR THE SITE AND ALL PROPOSED CATCH BASINS ARE TO BE PROTECTED WITH A SILTSAC UNTIL ALL UPSTREAM AREAS ARE STABILIZED. CLEAN AS NEEDED THROUGHOUT CONSTRUCTION.
- INSPECT AND CLEAN NEWLY INSTALLED UNDERGROUND INFILTRATION SYSTEMS REGULARLY.
- REFER TO THE SWPPP FOR ADDITIONAL REQUIREMENTS.
- THE TOTAL AREA OF DISTURBANCE IS 136,807 S.F.

DATE APPROVED: _____

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MEDWAY PLANNING & ECONOMIC DEVELOPMENT BOARD

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PLAN DATE: JUNE 25, 2019

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



Digitally signed by Daniel J. Merrikin, P.E.
Date: 2019.10.23 14:40:07 -0400

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

C-3

D158-01





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

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FOR REGISTRY USE

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 PAVEMENT SYSTEMS AND ARE TO BE EXCLUDED FROM IMPERVIOUS COVERAGE CALCULATIONS.
- REMOVE EXISTING DRIVEWAY APRON, SAWCUT STREET PAVING, INSTALL MATCHING CONCRETE CURB, INSTALL MATCHING GRASS STRIP, AND REPAVE EXISTING SIDEWALK AND PATCH STREET PAVING AS NEEDED FROM EXISTING CURB CUT TO NEW DRIVEWAY.

ZONING REQUIREMENTS

- 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.

OWNER

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

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

APPLICANT

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

ZONING DISTRICT
AGRICULTURAL RESIDENTIAL II

ASSESSORS PARCEL
59-55

PLAN & DEED REFERENCE
DEED BOOK 6563 PAGE 42
DEED BOOK 14198 PAGE 100
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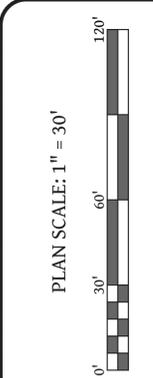
ZONING REQUIREMENTS:

ZONE: AGRICULTURAL RESIDENTIAL II
MIN. LOT AREA:
REQUIRED: 30,000 S.F. (FOR TWO FAMILY DWELLINGS)
PROVIDED: 158,077 S.F.
MIN. FRONTAGE:
REQUIRED: 50' (FOR MULTIFAMILY)
PROVIDED: 150.01'
MIN. FRONT SETBACK:
REQUIRED: 35'
PROVIDED: 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: APPROX. 26'
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

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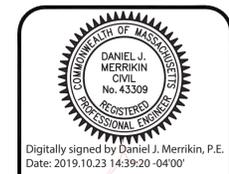
MEDWAY PLANNING & ECONOMIC DEVELOPMENT BOARD



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REVISIONS PER TOWN COMMENTS	2024-10-22	DJM

**WILLIAM WALLACE VILLAGE
LAYOUT
PLAN OF LAND
IN
MEDWAY, MA**

PLAN DATE: JUNE 25, 2019



Digitally signed by Daniel J. Merrikin, P.E.
Date: 2019.10.23 14:39:20 -0400'

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

C-4

D158-01



**LEGACY
ENGINEERING**



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

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DATE: _____
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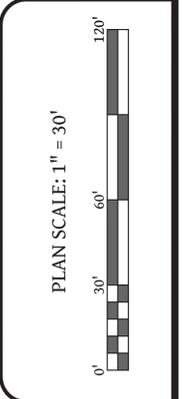
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AGRICULTURAL RESIDENTIAL II

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59-55

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GRADING NOTES

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



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

DATE APPROVED: _____
DATE ENDORSED: _____

MEDWAY PLANNING & ECONOMIC DEVELOPMENT BOARD



Digitally signed by Daniel J. Merrikin, P.E.
Date: 2019.10.23 14:38:38 -0400

730 MAIN STREET
SUITE 2C
MILLIS, MA 02054
508-376-8883(o)
C-5
D158-01



**LOT C-2/
PARCEL A**
3.63 ACRES±
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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. 18" 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.
- THE EXISTING HYDRANT MAY NEED TO BE RELOCATED DURING CONSTRUCTION IF REQUIRED BY THE DPW.
- ALL FIRE SERVICE LINES SHALL BE CONNECTED DIRECTLY TO THE MAIN.
- CURB STOPS LOCATED IN PAVEMENT SHALL BE FURNISHED WITH A STREET BOX TOP PER DPW REQUIREMENTS.

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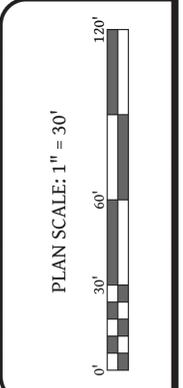
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WILLIAM WALLACE VILLAGE
UTILITY
PLAN OF LAND
IN
MEDWAY, MA

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DEVELOPMENT BOARD

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

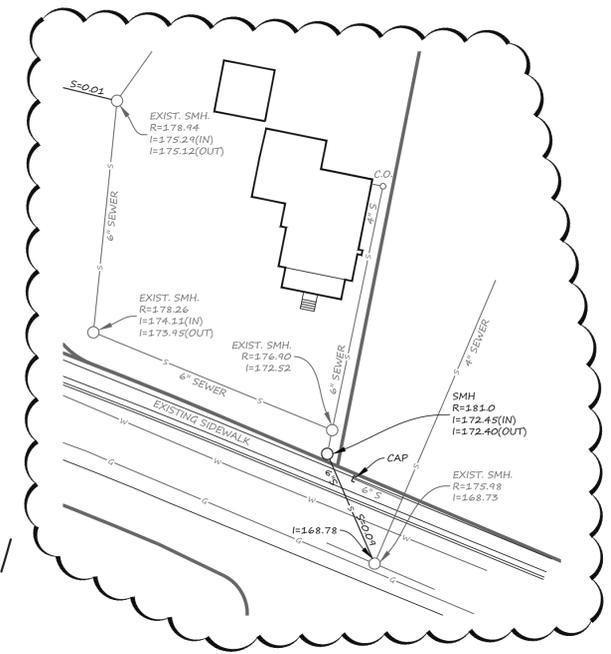
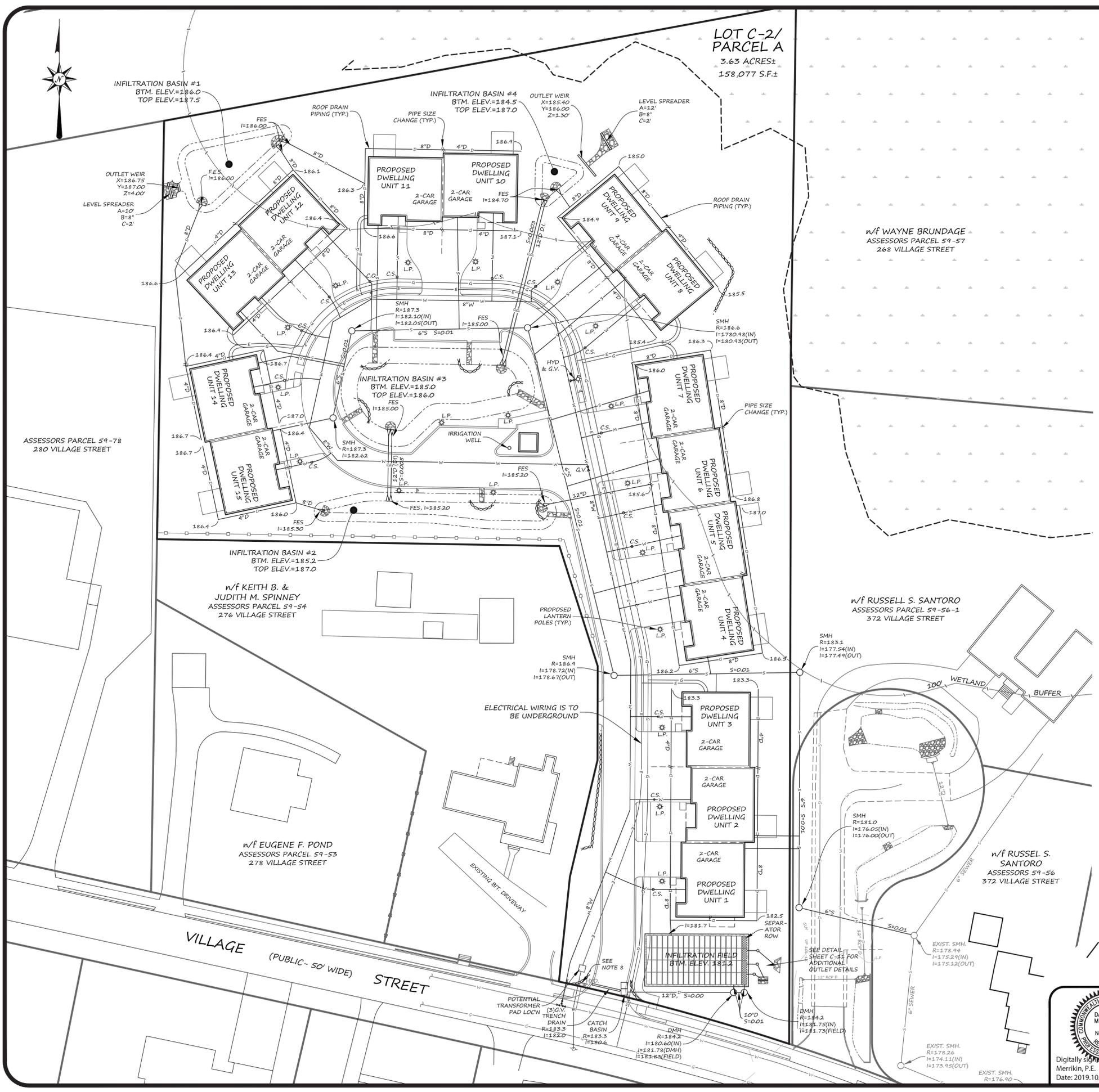


C-6

D158-01



Digitally signed by Daniel J. Merrikin, P.E.
Date: 2019.10.23 14:37:04 -04'00'



VILLAGE STREET
(PUBLIC - 50' WIDE)

ASSESSORS PARCEL 59-78
280 VILLAGE STREET

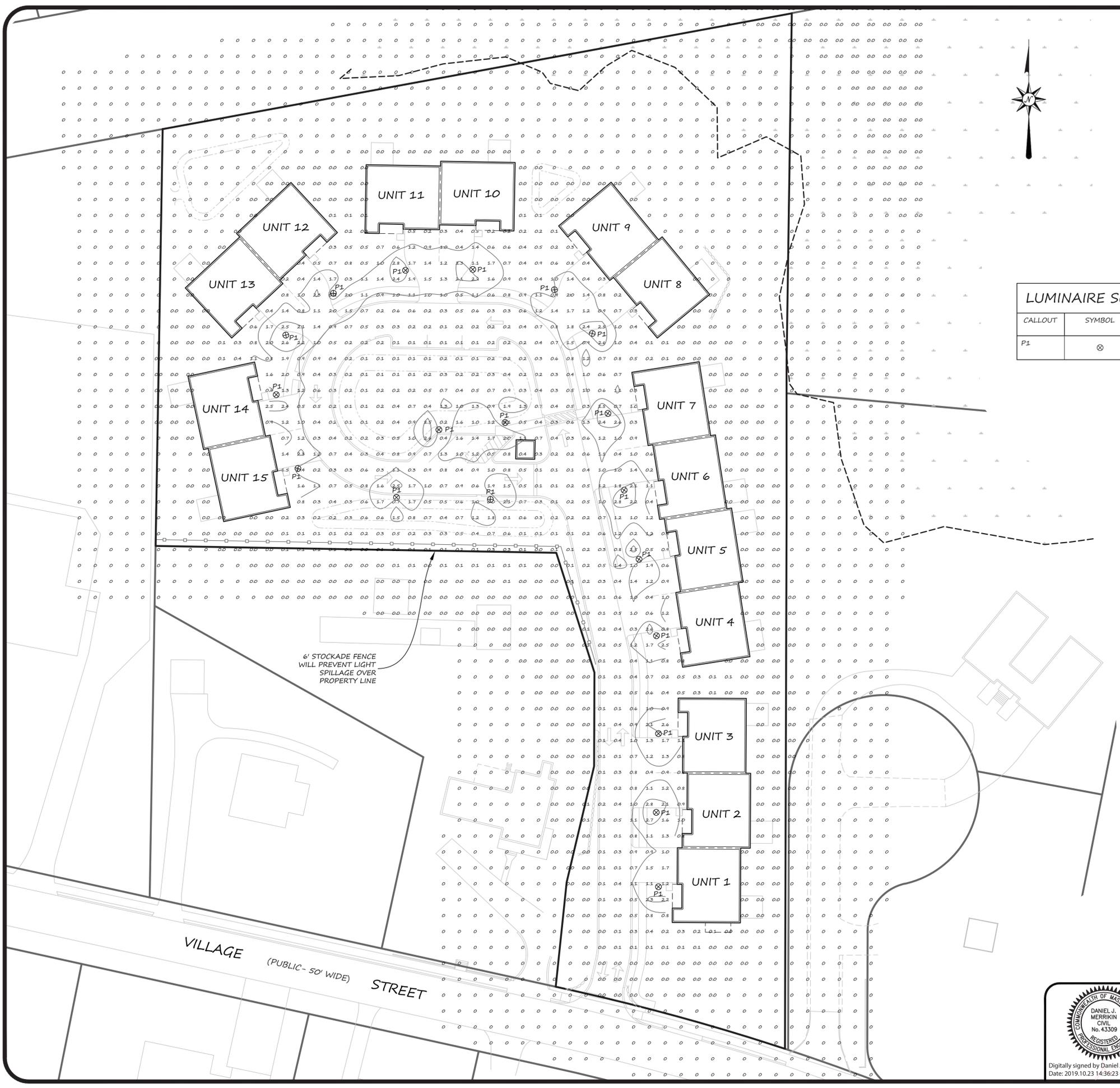
INFILTRATION BASIN #2
BTM. ELEV.=185.2
TOP ELEV.=187.0

w/f KEITH B. &
JUDITH M. SPINNEY
ASSESSORS PARCEL 59-54
276 VILLAGE STREET

w/f EUGENE F. POND
ASSESSORS PARCEL 59-53
278 VILLAGE STREET

w/f RUSSELL S. SANTORO
ASSESSORS PARCEL 59-56-1
372 VILLAGE STREET

w/f RUSSEL S.
SANTORO
ASSESSORS 59-56
372 VILLAGE STREET



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

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

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

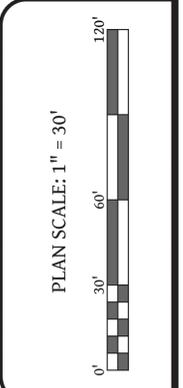
DATE: _____

REGISTERED LAND SURVEYOR

FOR REGISTRY USE

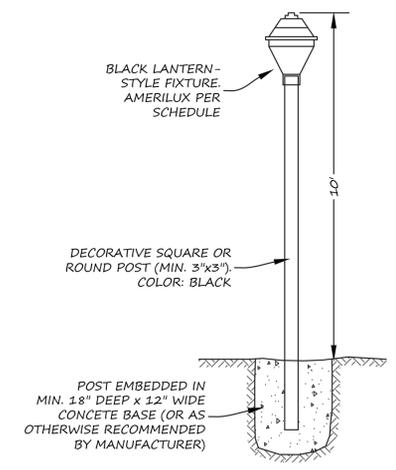
LUMINAIRE SCHEDULE

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



PLAN DATE: JUNE 25, 2019

REVISION	DATE	BY
REVISIONS PER TOWN COMMENTS	2019-06-04	DJM
REVISIONS PER TOWN COMMENTS	2019-10-07	DJM
REVISIONS PER TOWN COMMENTS	2019-10-22	DJM



RESIDENTIAL LIGHTPOST
 NOT TO SCALE

DATE APPROVED: _____

DATE ENDORSED: _____

MEDWAY PLANNING & ECONOMIC DEVELOPMENT BOARD

WILLIAM WALLACE VILLAGE
 LIGHTING
 PLAN OF LAND
 IN
 MEDWAY, MA



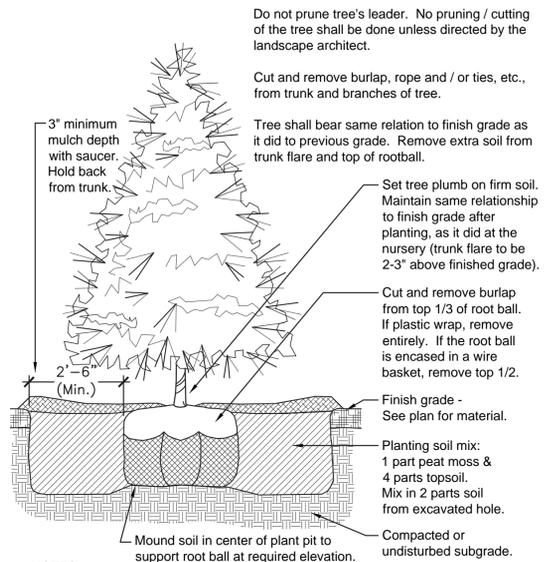
Digitally signed by Daniel J. Merrikin, P.E.
 Date: 2019.10.23 14:36:23 -0400

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

C-7



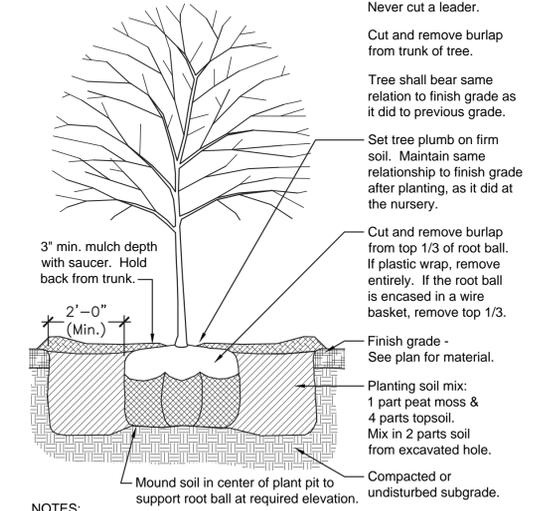
D158-01



- NOTES:**
1. Flood saucer twice during the first 24-hours after planting.
 2. Soak each tree twice weekly, for (3) weeks after fall planting.
 3. Soak each tree twice weekly, during spring and summer planting.

1 TYP. EVERGREEN TREE PLANTING

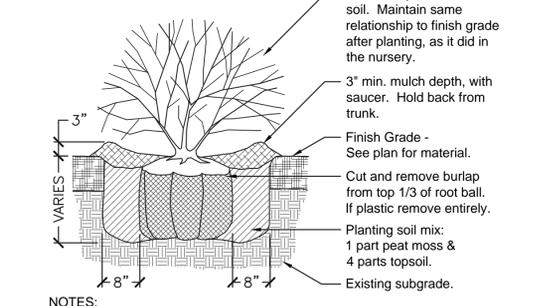
Scale: 1/2" = 1' - 0"



- NOTES:**
1. Soak each tree twice weekly, for (3) weeks after fall planting
 2. Soak each tree twice weekly, during spring and summer planting.
 3. Contractor to provide a price for staking of each individual tree.

2 TYP. DECIDUOUS TREE PLANTING

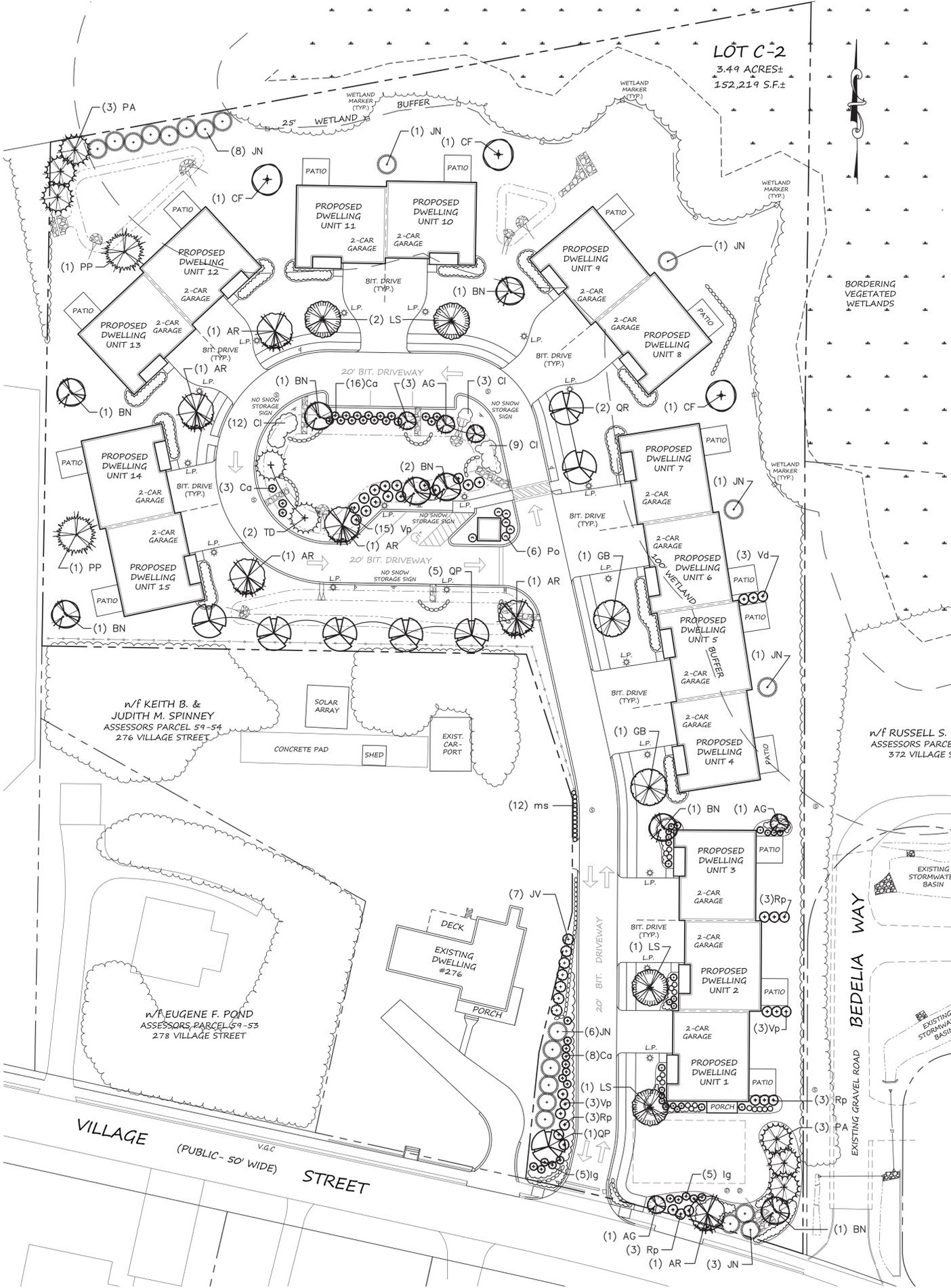
Scale: 1/2" = 1' - 0"



- NOTES:**
1. New shrub beds to have a minimum of one foot planting soil.
 2. Shrubs to be full and bushy.

3 TYPICAL SHRUB PLANTING

Scale: 3/4" = 1' - 0"



PLANT LIST:

TREES - DECIDUOUS AND EVERGREEN				
Qty.	Sym.	Botanical Name	Common Name	Size
5	AG	Amelanchier x grand. 'Autumn Brilliance'	'Autumn Brilliance' Serviceberry	15 gallon pot
6	AR	Acer rubrum 'October Glory'	'October Glory' Red Maple	2.5-3' / B&B
8	BN	Betula nigra 'Heritage'	'Heritage' River Birch	12-14' ht. cimp.
3	CF	Cornus florida	Flowering Dogwood	6 - 7' height
2	GB	Ginkgo biloba 'Autumn Gold'	'Autumn Gold' Ginkgo	2 1/2 - 3" cal.
21	JN	Juniperus virginiana	Eastern Red Cedar	7 - 8' ht. / B+B
7	JV	Juniperus virginiana 'Emerald Sentinel'	'Emerald Sentinel' Red Cedar	7 - 8' ht. / B+B
4	LS	Liquidambar styraciflua 'Ward'	Cherokee 'Ward' Sweetgum	2 1/2 - 3" cal.
6	PA	Picea abies	Norway Spruce	8 - 10' ht. B&B
2	PP	Picea pungens glauca	Colorado Blue Spruce	8 - 10' ht. B&B
6	QP	Quercus palustris	Pin Oak	2 1/2 - 3" cal.
2	QR	Quercus rubra	Red Oak	2 1/2 - 3" cal.
2	TD	Taxodium distichum 'Shawnee Brave'	'Shawnee Brave' Bald Cypress	8 - 10' ht. B&B
SHRUBS - DECIDUOUS AND EVERGREEN				
27	Ca	Cornus alba 'Ivory Halo'	'Ivory Halo' Dogwood	24 - 30" height
24	Cl	Clethra alnifolia 'Ruby Spice'	'Ruby Spice' Summersweet	24 - 30" height
10	Ig	Ilex glabra 'Shamrock'	Shamrock Inkberry	24 - 30" height
6	Po	Physocarpus opulifolius 'Diabolo'	'Diabolo' Purple Ninebark	30 - 36" height
12	Rp	Rhododendron 'PJM'	'PJM' Rhododendron	24 - 30" height
3	Vd	Viburnum dentatum 'Blue Muffin'	'Blue Muffin' Viburnum	30 - 36" height
21	Vp	Viburnum plicatum toment. 'Shasta'	'Shasta' Doublefile Viburnum	30 - 36" height
ORNAMENTAL GRASSES				
12	ms	Miscanthus sinensis 'Gracillimus'	'Gracillimus' Maiden Grass	3 gallon pot

PLANTING NOTES:

1. Trees and shrubs shall be uniform, full and bushy, and well branched specimen plants. All plants to be approved by the Landscape Architect.
2. Plants shall be balled and burlapped or container grown.
3. Plants to conform to the requirements established in 'American Standards For Nursery Stock', latest edition.
4. Plant beds to receive 3-inch minimum depth of shredded bark mulch. Contractor to submit bark samples for approval.
5. Plant materials shall be guaranteed for 1-year after installation.
6. Plant materials shall be field located and approved by Landscape Architect.
7. Planting beds at perennial locations to have a 6-inch min. depth of loam. Loam at trees, shrubs, & ornamental grass locations to be depth of root ball.
8. Loam (6" min. depth) and seed all lawn areas and disturbed areas not noted to receive other treatment.
9. Plant substitutions allowed based on best availability of nursery stock, with all substitutions to be approved by the Landscape Architect.

- SHRUBS FOR UNITS:**
- Delaware Valley White Azalea
 - Green Mountain Boxwood
 - Summersweet Clethra
 - Mountain Andromeda
 - Shamrock Inkberry
 - Endless Summer Hydrangea
 - Little Princess Spirea
 - Greenwave Yew

- PERENNIALS FOR UNITS:**
- Purple Coneflower
 - Stella D'Oro Daylily
 - Becky Shasta Daisy
 - Patriot Hosta
 - Hamel Fountain Grass
 - Black-eyed Susans
 - Autumn Joy Sedum
 - Pachysandra



Call DIGSAFE, 1-888-344-7233, for location and marking of all utilities prior to any excavation. Private utilities may require additional marking and investigation.



REVISION	DATE	BY
REVISED LANDSCAPE PLAN PER UPDATED CIVIL BASE	9/7/2019	REC

WILLIAM WALLACE
VILLAGE
LANDSCAPE
PLAN OF LAND
IN MEDWAY, MA

SHEET 1 OF 1
DATE 8/9/2019
PLAN NO. Village-Landsc-2019-8.dwg
DRAWN BY SGC / REC
CHECKED BY SGC

C-8 LANDSCAPE PLAN
VILLAGE STREET
MEDWAY, MA
Cosmos Associates
Landscape Architects & Site Planners
5 Longview Street, Natick, MA 01760
p: 508.654.6847 www.cosmosassociates.com

Village Street / Village-Landsc-2019-8.dwg / Village-Landsc-2019-9-11_Rev 1.pdf

COSMOS ASSOCIATES SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR, NOR FOR THE SAFETY OF PUBLICS OR CONTRACTORS EMPLOYEES, OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORKING ACCORDANCE WITH THE CONTRACT DOCUMENTS.
THE EXTENT OF COSMOS ASSOCIATES LIABILITY FOR THIS PLAN IS LIMITED TO THE EXTENT OF ITS FEE LESS THIRD PARTY COSTS.
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NO PART OF THIS DOCUMENT MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC, MECHANICAL OR OTHERWISE, WITHOUT THE PRIOR WRITTEN PERMISSION OF COSMOS ASSOCIATES.
ANY MODIFICATIONS TO THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF COSMOS ASSOCIATES SHALL RENDER IT INVALID AND UNUSABLE.

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DATE: _____

REGISTERED LAND SURVEYOR

FOR REGISTRY USE

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

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

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

ZONING DISTRICT
AGRICULTURAL RESIDENTIAL II

ASSESSORS PARCEL
59-55

PLAN & DEED REFERENCE
DEED BOOK 6563 PAGE 42
DEED BOOK 14198 PAGE 100
PLAN BOOK 315 NO. 1166 OF
1984

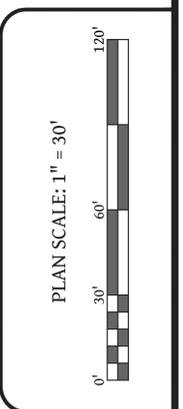
SNOW REMOVAL NOTES:

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.

DATE APPROVED: _____

DATE ENDORSED: _____

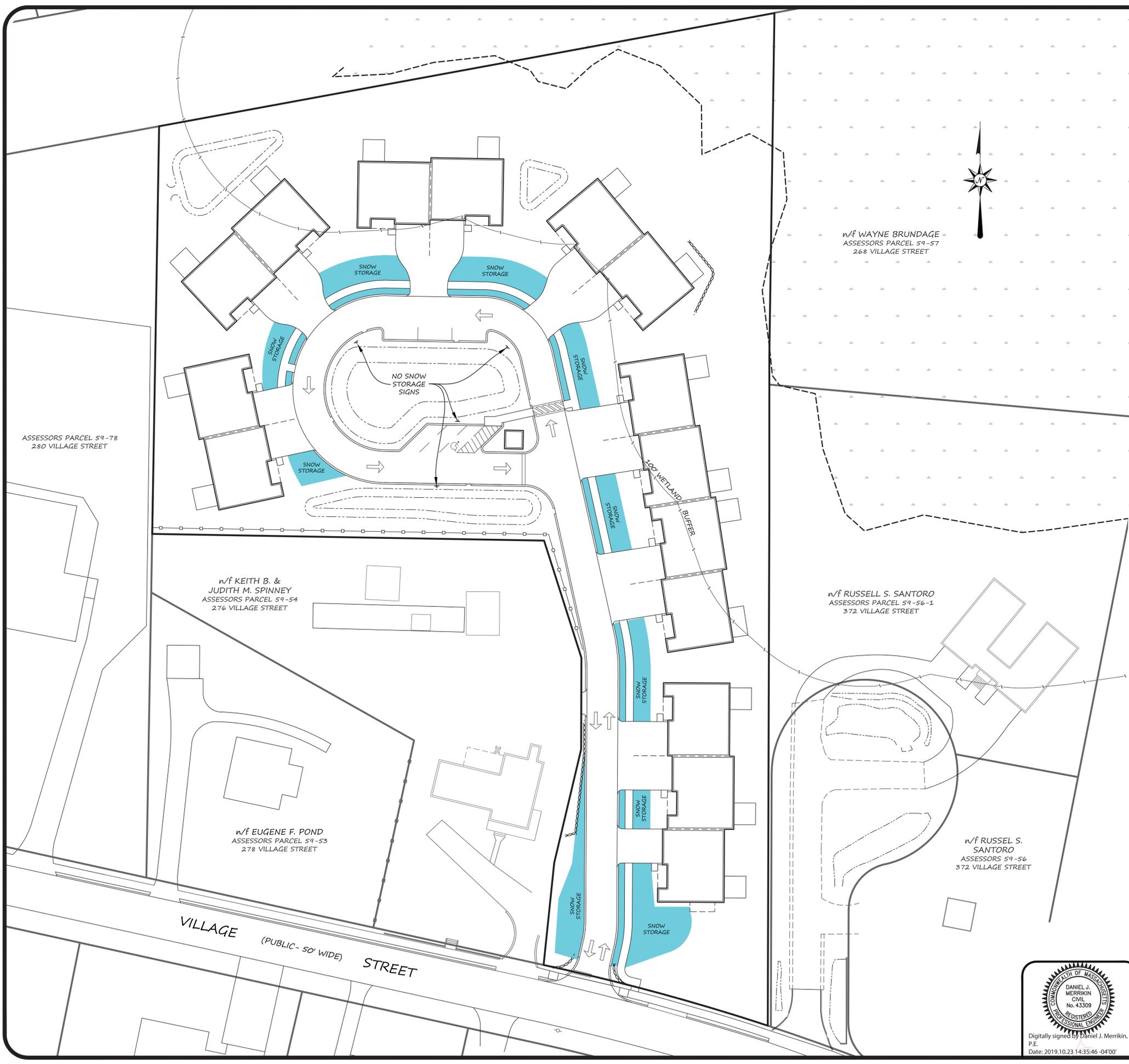
MEDWAY PLANNING & ECONOMIC DEVELOPMENT BOARD



REVISION	DATE	BY
REVISIONS PER TOWN COMMENTS	2019-09-04	DJM
REVISIONS PER TOWN COMMENTS	2019-10-07	DJM
REVISIONS PER TOWN COMMENTS	2019-10-22	DJM

PLAN DATE: JUNE 25, 2019

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

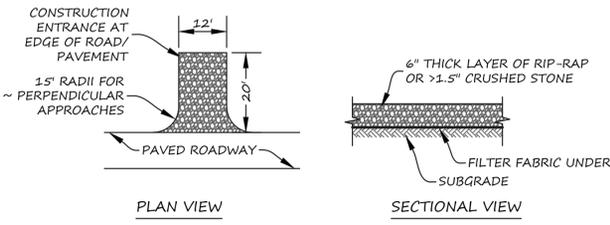


Digitally signed by Daniel J. Merrikin, P.E.
Date: 2019.10.23 14:35:46 -0400'

730 MAIN STREET
SUITE 2C
MILLIS, MA 02054
508-376-8883(o)
C-9

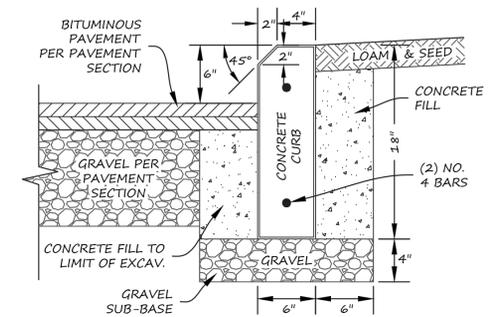


D158-01



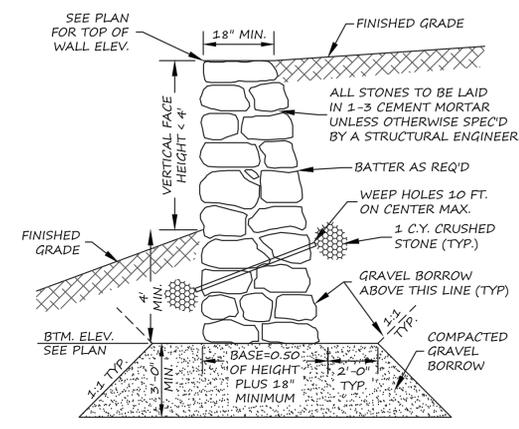
NOTES:
 1. ENTRANCE SHALL BE INSTALLED BEFORE ANY EXCAVATION WORK OCCURS ON-SITE.
 2. ENTRANCE SHALL BE MAINTAINED IN GOOD CONTITION UNTIL A PAVED DRIVEWAY IS INSTALLED. REPLACE ENTRANCE IF FILLED WITH SOILS OR IF SOILS ARE BEING TRACKED ONTO ADJACENT ROADWAYS.

CONSTRUCTION ENTRANCE DETAIL
 NOT TO SCALE

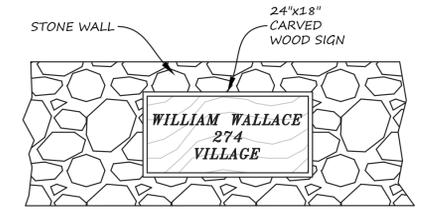


NOTES:
 1. CONCRETE TO BE 4,000 PSI.
 2. ALL RADII 50' AND SMALLER TO BE CONSTRUCTED USING CURVED SECTIONS.

PRECAST CONCRETE CURB DETAIL
 (NO SCALE)



TYPICAL STONE RETAINING WALL
 NOT TO SCALE



ENTRANCE SIGNS
 NOT TO SCALE

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

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

APPLICANT
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 P.O. BOX 95
 TRURO, MA 02666

ZONING DISTRICT
 AGRICULTURAL RESIDENTIAL II

ASSESSORS PARCEL
 59-55

PLAN & DEED REFERENCE
 DEED BOOK 6563 PAGE 42
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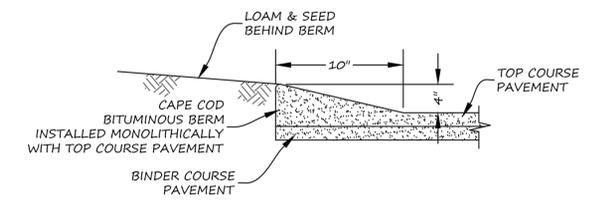
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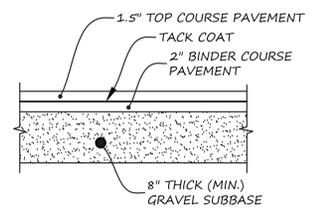
DATE: _____

REGISTERED LAND SURVEYOR

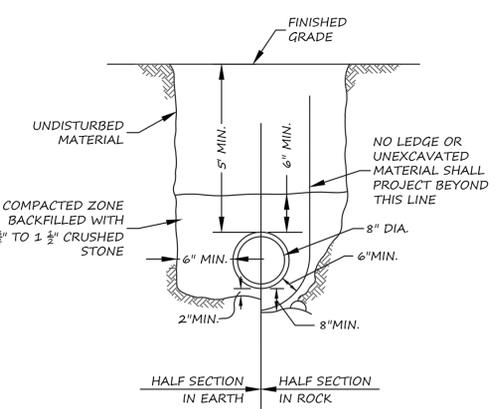
FOR REGISTRY USE



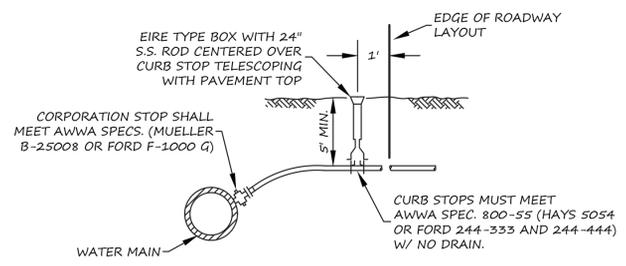
MONOLITHIC CAPE COD BERM DETAIL
 (NO SCALE)



TYPICAL PARKING LOT PAVING SECTION
 NOT TO SCALE

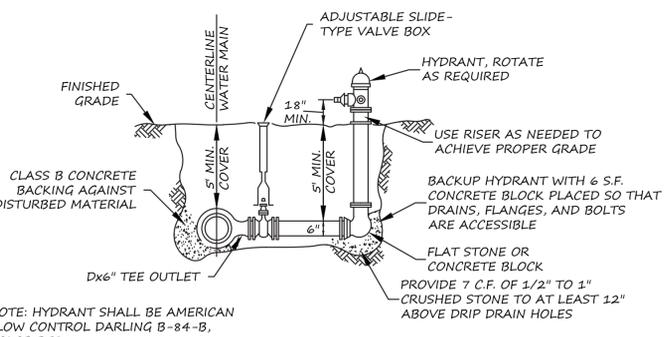


WATER MAIN TRENCH DETAIL
 NOT TO SCALE

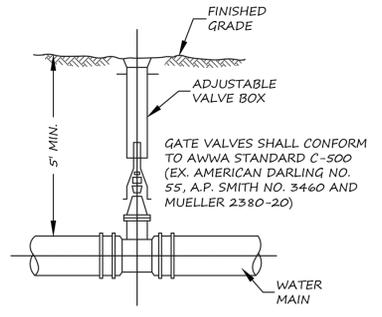


NOTES:
 1. COPPER TUBING SHALL MEET AWWA SPEC. 76-CR TYPE K OR FEDERAL SPEC. WWT-799 TYPE K.
 2. 1 1/2-INCH AND LARGER SERVICES SHALL BE INSTALLED WITH A SADDLE.

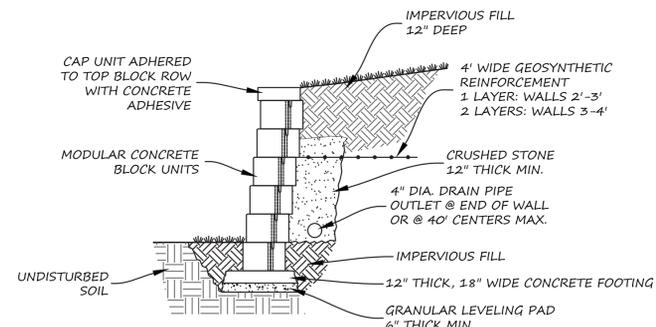
TYPICAL WATER SERVICE CONNECTION
 NOT TO SCALE



TYPICAL HYDRANT ASSEMBLY DETAIL
 NOT TO SCALE

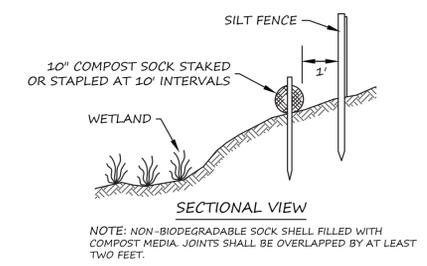


TYPICAL GATE VALVE
 NOT TO SCALE

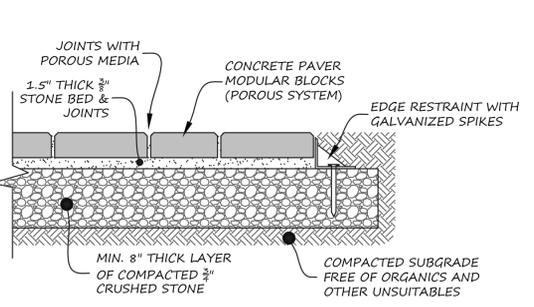


NOTES:
 1. SMALL BLOCK UNITS SHALL BE THE SQUARE FOOT PRODUCT BY VERSA-LOK OR APPROVED EQUAL. WALL HEIGHT WITHOUT REINFORCEMENT SHALL BE LIMITED TO 3.5' EXPOSED FACE.
 2. INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS.

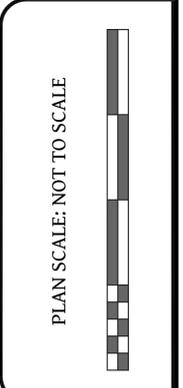
TYPICAL \"SMALL BLOCK\" RETAINING WALL
 NOT TO SCALE



EROSION CONTROL DETAIL (FILTER SOCK)
 NOT TO SCALE



CONCRETE PAVER DETAIL
 NOT TO SCALE



PLAN DATE: JUNE 25, 2019

REVISION	DATE	BY
REVISIONS PER TOWN COMMENTS	2024-09-04	DJM
REVISIONS PER TOWN COMMENTS	2024-10-07	DJM
REVISIONS PER TOWN COMMENTS	2024-10-22	DJM

WILLIAM WALLACE VILLAGE
 DETAIL
 PLAN OF LAND
 IN
 MEDWAY, MA



Digitally signed by Daniel J. Merrikin, P.E.
 Date: 2019.10.23 14:35:15 -0400

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

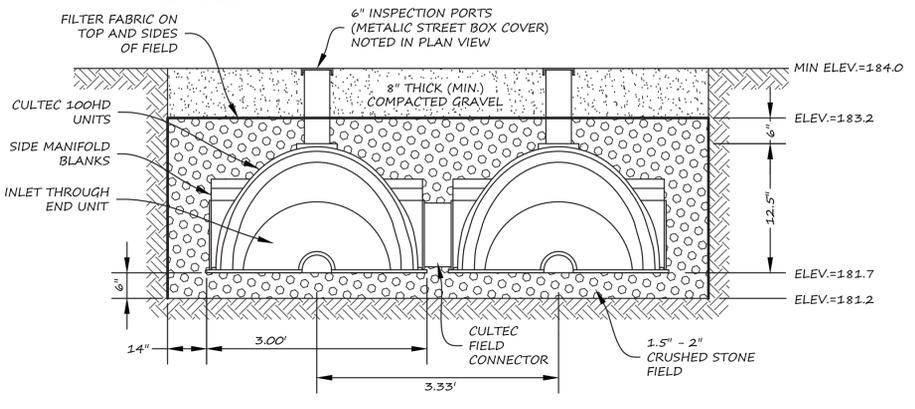
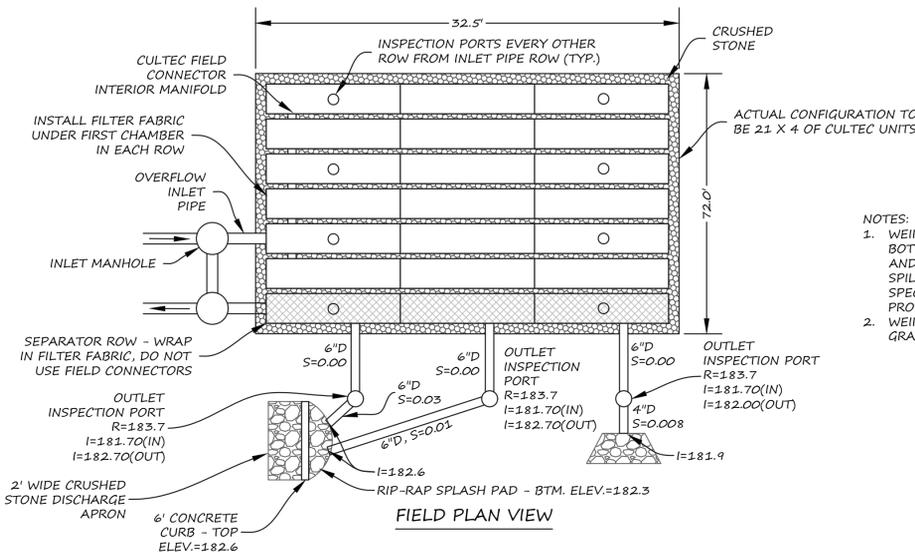
C-10

D158-01



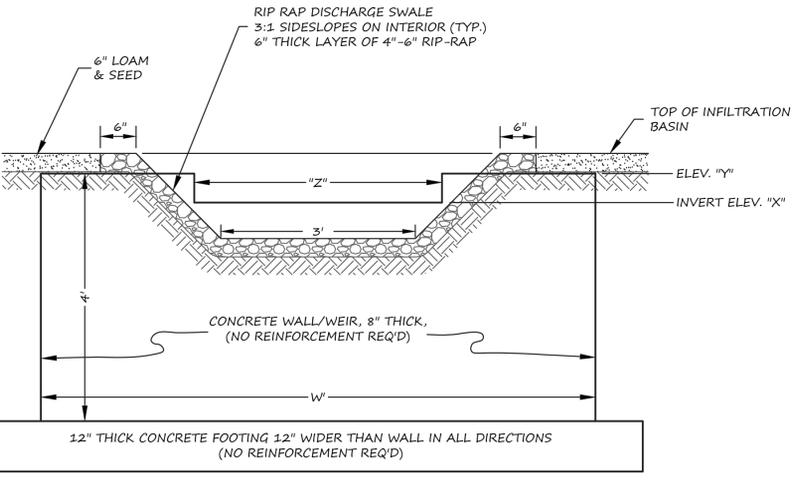
DATE APPROVED: _____
 DATE ENDORSED: _____

 MEDWAY PLANNING & ECONOMIC DEVELOPMENT BOARD

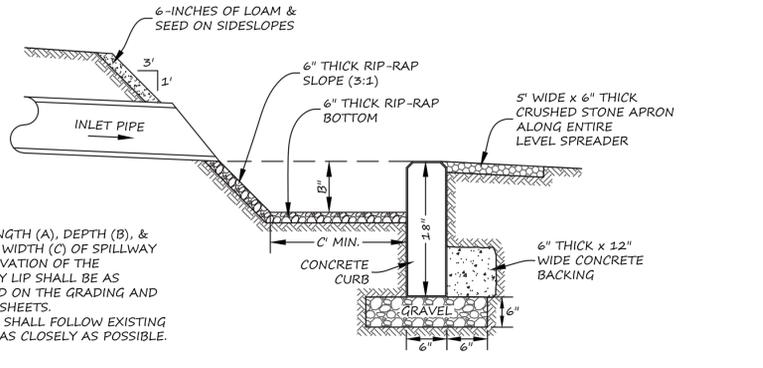


- NOTES:**
1. INFILTRATION TRENCH UNITS TO BE RECHARGER 100XLHD AS MANUFACTURED BY CULTEC, INC., 878 FEDERAL ROAD, BROOKFIELD, CT 06804, OR APPROVED EQUAL. APPROVED EQUALS MUST CONTAIN AT LEAST THE SAME TOTAL SYSTEM STORAGE VOLUME AND BOTTOM AREA.
 2. INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER 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.

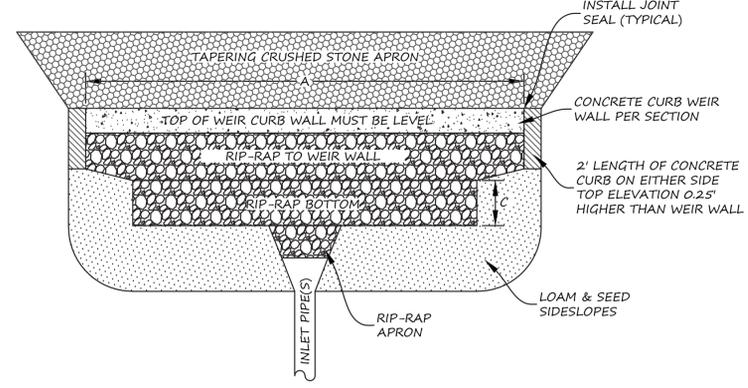
INFILTRATION FIELD DETAIL
NOT TO SCALE



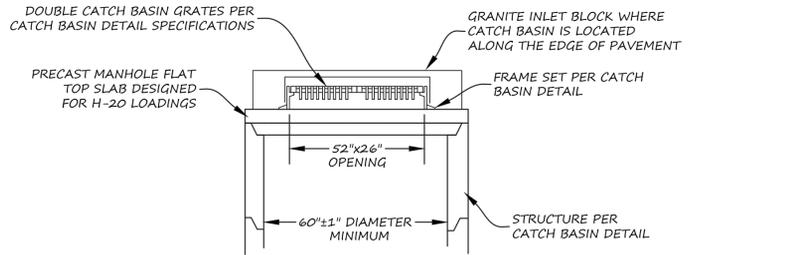
BASIN OUTLET WEIR AND RIP-RAP SWALE DETAIL



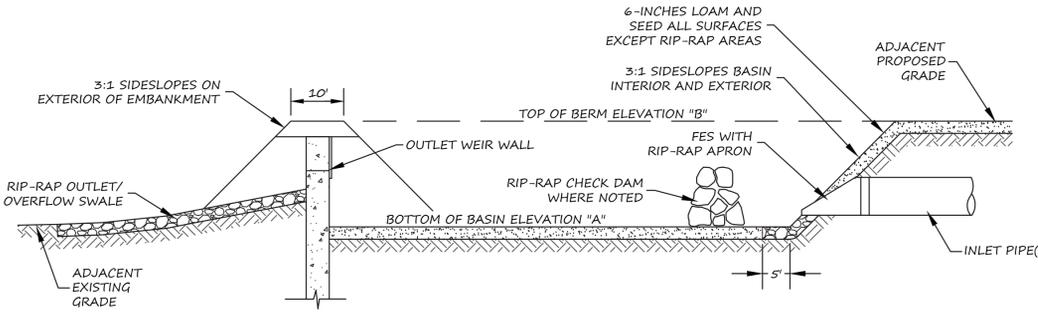
TYPICAL SECTIONAL VIEW



LEVEL SPREADER DETAIL
NOT TO SCALE



CATCH BASIN DOUBLE GRATE DETAIL
NOT TO SCALE

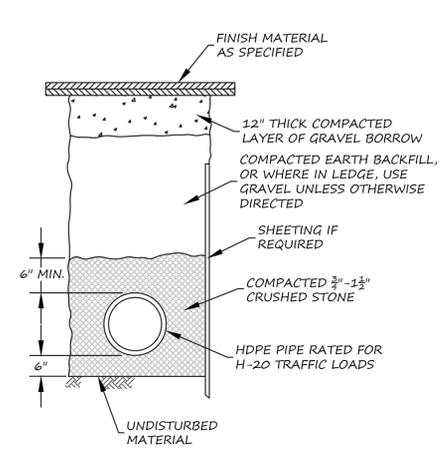


TYPICAL BASIN CROSS-SECTION

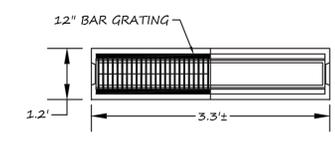
SCHEDULE OF DIMENSIONS AND ELEVATIONS

	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'

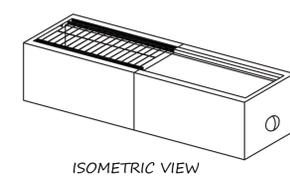
TYPICAL INFILTRATION BASIN CROSS-SECTION
NOT TO SCALE



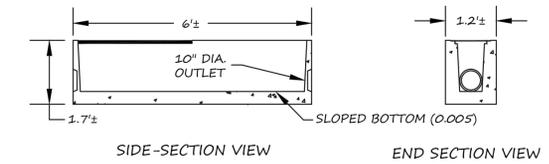
TYPICAL DRAIN TRENCH
(NO SCALE)



PLAN VIEW



ISOMETRIC VIEW



SIDE-SECTION VIEW and **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 5300K BY ACO DRAIN OR EQUAL.

TRENCH DRAIN DETAIL
NOT TO SCALE

- NOTES:**
1. SEE GRADING 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.

DATE APPROVED: _____
DATE ENDORSED: _____

MEDWAY PLANNING & ECONOMIC DEVELOPMENT BOARD

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



C-11

D158-01



Digitally signed by Daniel J. Merrikin, P.E.
Date: 2019.10.23 14:34:49 -0400

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

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

DATE: _____
REGISTERED LAND SURVEYOR

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

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

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

ZONING DISTRICT
AGRICULTURAL RESIDENTIAL II

ASSESSORS PARCEL
59-55

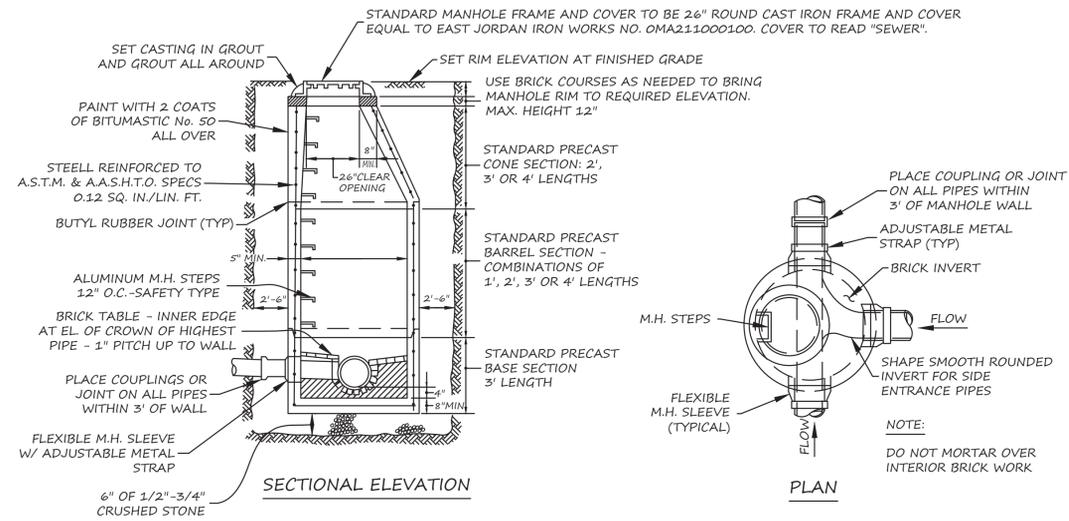
PLAN & DEED REFERENCE
DEED BOOK 6563 PAGE 42
DEED BOOK 14198 PAGE 100
PLAN BOOK 315 NO. 1166 OF 1984

PLAN SCALE: NOT TO SCALE

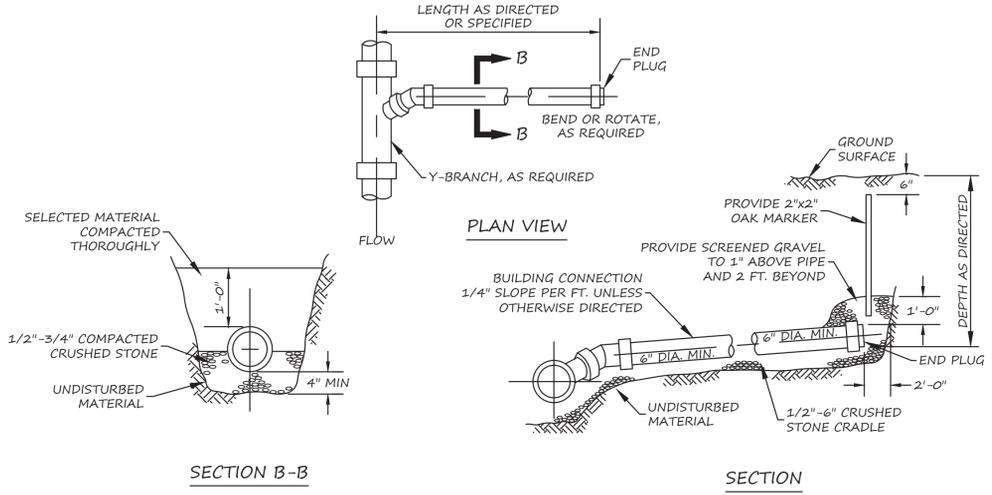
PLAN DATE: JUNE 25, 2019

REVISION	DATE	BY
REVISIONS PER TOWN COMMENTS	2024-09-04	DJM
REVISIONS PER TOWN COMMENTS	2024-10-07	DJM
REVISIONS PER TOWN COMMENTS	2024-10-22	DJM

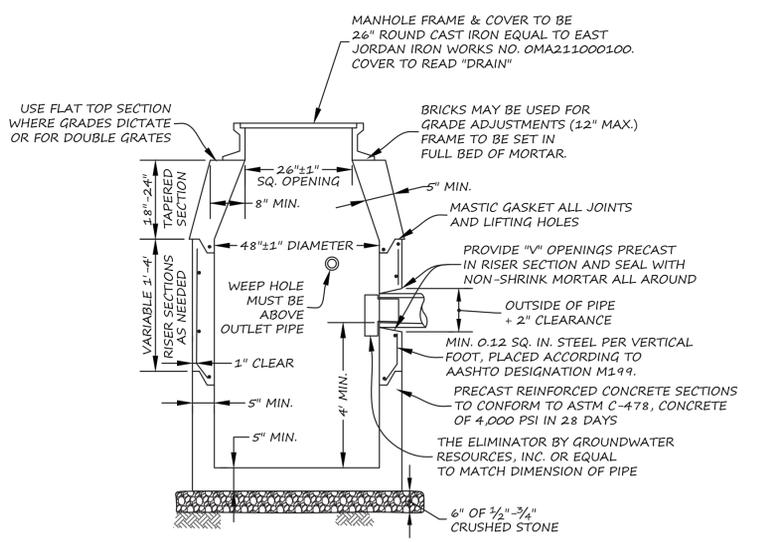
WILLIAM WALLACE VILLAGE
DETAIL
PLAN OF LAND
IN
MEDWAY, MA



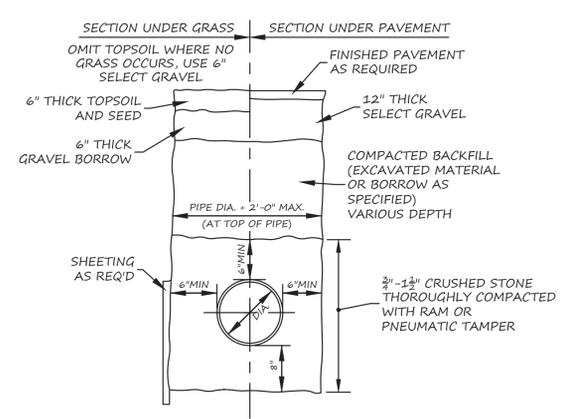
TYPICAL PRECAST SEWER MANHOLE DETAILS
NOT TO SCALE



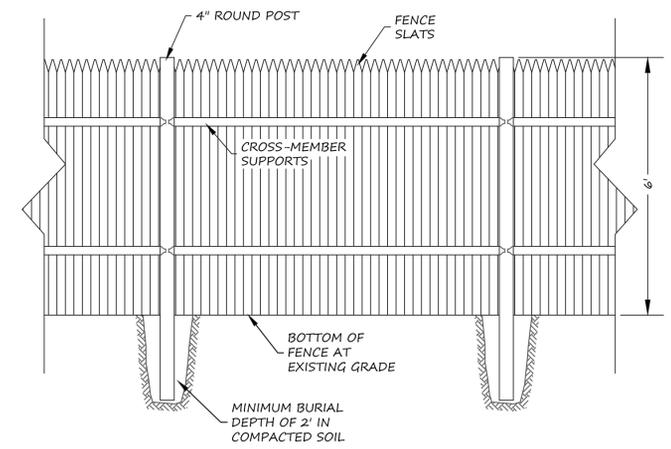
TYPICAL BUILDING SEWER SERVICE CONNECTION
NOT TO SCALE



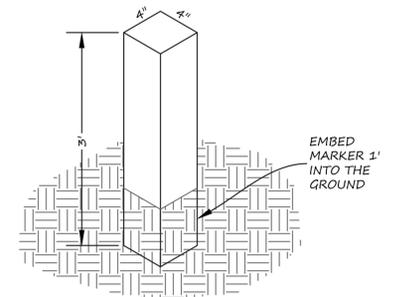
PRECAST CONCRETE DRAIN MANHOLE
NOT TO SCALE



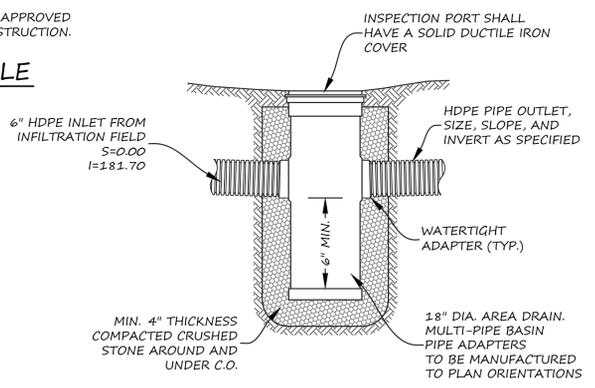
TYPICAL SEWER TRENCH
NOT TO SCALE



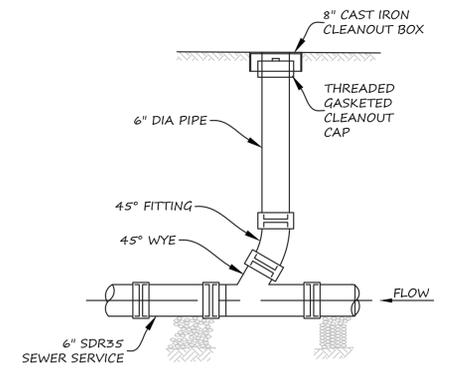
STOCKADE FENCE DETAIL
NOT TO SCALE



GRANITE WETLAND BUFFER MARKER
NOT TO SCALE



INFILTRATION FIELD OUTLET INSPECTION PORT DETAIL
NOT TO SCALE



TYPICAL SEWER CLEANOUT DETAIL
NOT TO SCALE

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

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WILLIAM WALLACE VILLAGE
DETAIL
PLAN OF LAND
IN
MEDWAY, MA

DATE APPROVED: _____
DATE ENDORSED: _____

MEDWAY PLANNING & ECONOMIC DEVELOPMENT BOARD



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