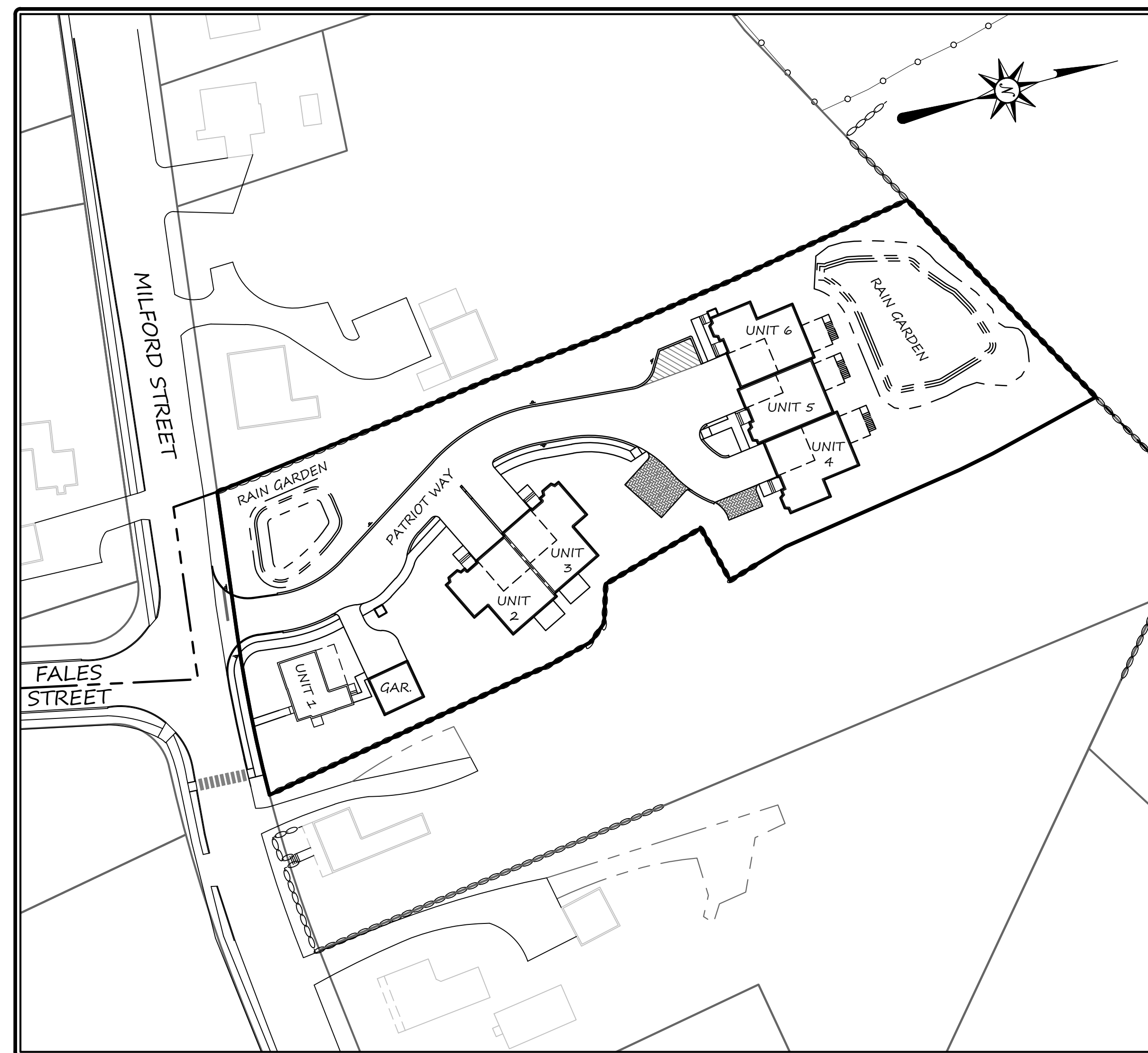


HENRY GARNSEY CONDOMINIUMS MEDWAY, MA SITE PLAN

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

OCTOBER 7, 2024
Latest Revision: May 12, 2025

PREPARED FOR:
METAL BEARD, INC.
16 MOWRY STREET
MENDON, MA 01756



LOCUS
SCALE: 1" = 50'

SHEET LEGEND

C-0: COVER SHEET
C-1: SITE CONTEXT SHEET
C-2: EXISTING CONDITIONS
C-4: LAYOUT SHEET
C-5: GRADING & DRAINAGE
C-6: UTILITIES SHEET
C-7: LIGHTING SHEET
C-8: EROSION CONTROL
C-9: DETAILS
C-10: DETAILS
C-11: DETAILS
DUPLEX PLANS
A-1: PERSPECTIVE
A-2: ELEVATIONS
A-3: ELEVATIONS
A-4: BASEMENT
A-5: 1ST FLOOR
A-6: 2ND FLOOR
TRIPLEX PLANS
A-1: PERSPECTIVE
A-2: ELEVATIONS
A-3: ELEVATIONS
A-4: BASEMENT
A-5: 1ST FLOOR
A-6: 2ND FLOOR
LANDSCAPE PLANS
L1: SITE PLANTING PLAN
L2: BUILDING PLANTING PLAN
D1: PLANTING DETAILS
D2: PLANTING SPECIFICATIONS

PROGRESS
PRINT

APPROVED WAIVERS

- FROM SECTION 204-4.B TO ALLOW A PLAN SCALE OF 1" = 20'
- FROM SECTION 204-5.B.3 TO SHOW LOT LINE DIMENSIONS ON THE EXISTING CONDITIONS SHEET INSTEAD OF THE SITE CONTEXT SHEET
- FROM SECTION 204-5.B.4 TO SHOW EXISTING TOPOGRAPHY ON THE EXISTING CONDITIONS SHEET INSTEAD OF THE SITE CONTEXT SHEET
- FROM SECTION 207-12.H.1 TO ALLOW CAPE COD BERM WHERE SHOWN ON THE SITE PLAN

FOR REGISTRY USE

PLAN SCALE: AS NOTED



OWNER/APPLICANT
METAL BEARD, INC.
16 MOWRY STREET
MENDON, MA 01756

ZONING DISTRICT
VILLAGE-RESIDENTIAL (VR)
MULTI-FAMILY HOUSING
OVERLAY DISTRICT (MHOD)
RABBIT HILL NATIONAL
REGISTER HISTORIC DISTRICT

ASSESSORS PARCEL
47-113

DEED REFERENCE
BOOK 41922, PAGE 504

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DATE: _____

REGISTERED LAND SURVEYOR

DATE APPROVED: _____

DATE ENDORSED: _____

MEDWAY PLANNING & ECONOMIC
DEVELOPMENT BOARD

PLAN DATE: OCTOBER 7, 2024

REVISION	DATE	BY
REVISIONS PER TOWN COMMENTS	2025-02-24	DJM
REVISIONS PER DECISION	2025-05-12	DJM

HENRY GARNSEY
CONDOMINIUMS
COVER SHEET
PLAN OF LAND
IN MEDWAY, MA

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

C-0



LEGACY
ENGINEERING

300' ABUTTERS:

- 47-097

TOMMY NGA HONG CHAN
23 HIGHLAND STREET
- 47-098

CHRISTIAN P. HOCKEY
SARAH L. HOCKEY
21 HIGHLAND STREET
- 47-099

ERIC S. COOK
19 HIGHLAND STREET
- 47-100

VINCENT A. BOCZANOWSK
117 HIGHLAND STREET
- 47-101

NORA LORD
JASON LORD
15 HIGHLAND STREET
- 47-102

CHRISTOPHER MULKERRIN
JENNIFER LYNN MULKERRIN
13 HIGHLAND STREET
- 47-110

SHELLY M. SANRICCA
MICHAEL D. DANIELE
10 MILFORD STREET
- 47-111

CYNTHIA WILLETTE
BEMIS C. HERBET
16 MILFORD STREET
- 47-112

MICHAEL MEUSE
MADISON BROSLER
18 MILFORD STREET
- 47-114

DENISE M. PARCHESKY
22 MILFORD STREET
- 47-115

MARK E. ROBINSON
LISA M. ROBINSON
26 MILFORD STREET
- 57-008

LORI ANN MOSHER
24 MILFORD STREET
- 57-010

JONATHAN C. HATOSY
25 MILFORD STREET
- 57-018

EILEEN T. CADOGAN
21 MILFORD STREET
- 57-019

SANJAY K. DESAI
ARPITA S. DESAI
2 FALES STREET
- 57-020

PEARL REALTY TRUST
ROBERT S. & DOROTHY L. PEARL, TTEES
4 FALES STREET
- 57-024

MICHAEL J. NORTHCOTT
KAREN L. NORTHCOTT
3 FALES STREET
- 57-0251

FALES STREET REALTY TRUST
SHARLENE K. HARRIS, TR
.1 FALES STREET
- 57-026

DAVID A. DIGIAMMERINO
15 MILFORD STREET
- 57-027

BEMIS REALTY TRUST
LAWRENCE BEMIS, TR.
13 MILFORD STREET
- 57-028

MARA HACKETT
FRANCIS HACKETT
11 MILFORD STREET



NOTES:

1. REFER TO SHEET C-2 FOR SITE PROPERTY LINE AND TOPOGRAPHICAL DATA. THERE ARE NO EASEMENTS ON THE LOCUS.

FOR REGISTRY USE



OWNER/APPLICANT
METAL BEARD, INC.
16 MOWRY STREET
MENDON, MA 01756

ZONING DISTRICT
VILLAGE-RESIDENTIAL (VR)
MULTI-FAMILY HOUSING
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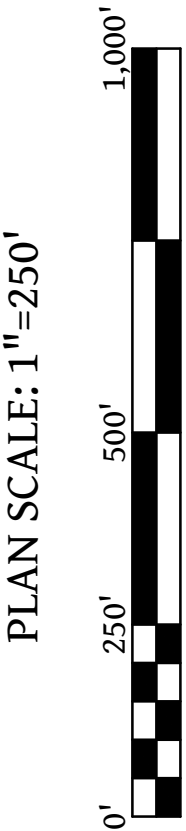
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DATE ENDORSED: _____

MEDWAY PLANNING & ECONOMIC
DEVELOPMENT BOARD



PLAN SCALE: 1"=250'

REVISION	DATE	BY	REVISIONS PER TOWN COMMENTS	REVISIONS PER DECISION
	2025-02-24	DJM		
	2025-05-12	DJM		

HENRY GARNSEY
CONDOMINIUMS
SITE CONTEXT SHEET
PLAN OF LAND
IN MEDWAY, MA

PROGRESS
PRINT

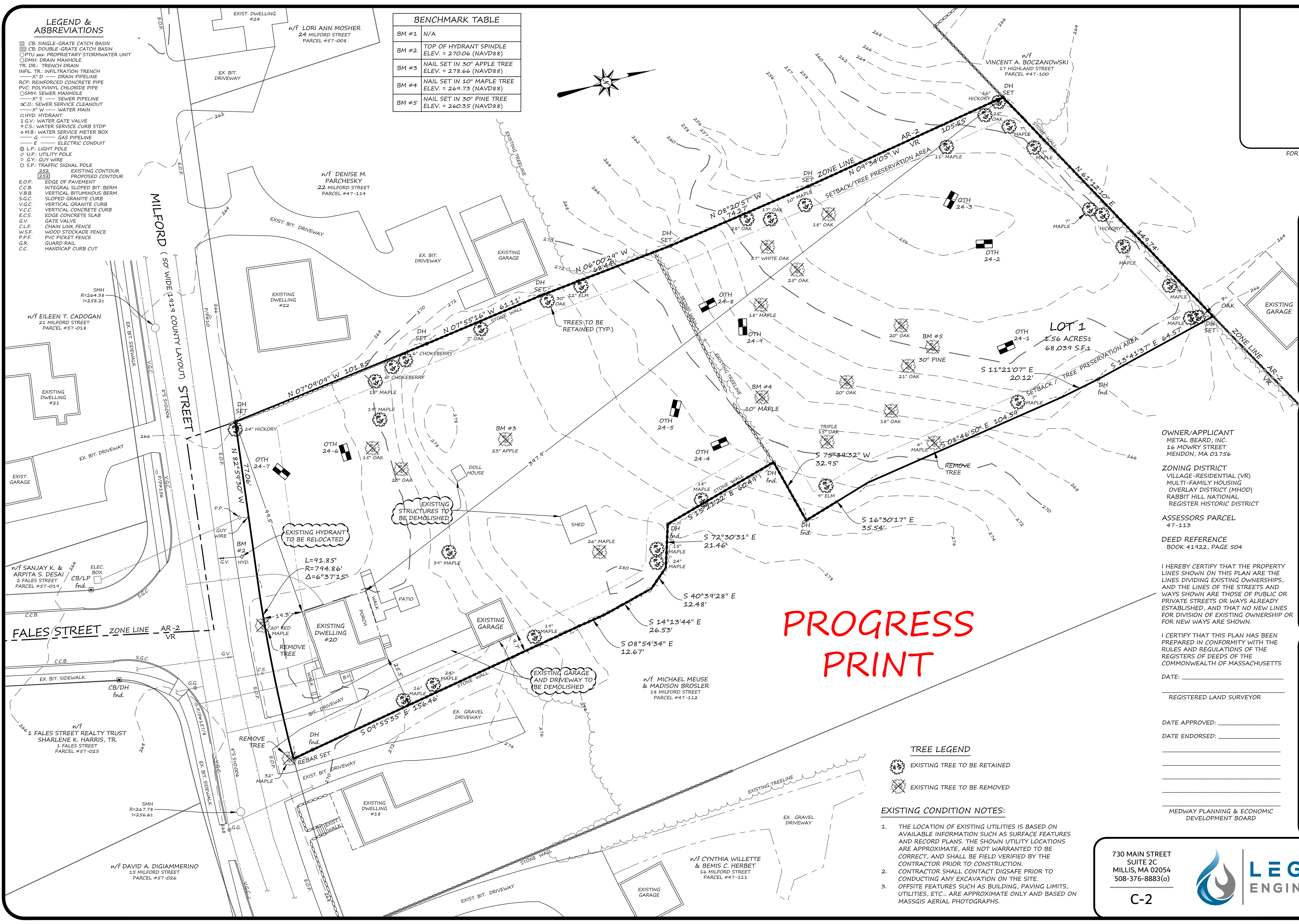
LOCUS
SCALE: 1" = 250'

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



- ◻ CB: SINGLE GRATE CATCH BASIN
- ◻ CB: DOUBLE GRATE CATCH BASIN
- ◻ UDX: XOX: PRIORITY PUMP/STORMWATER UNIT
- ◻ DHD: DRAIN MANHOLE
- TR. DR.: TRENCH DRAIN
- INFIL. TR.: INFILTRATION TRENCH
- ◻ X: MANHOLE
- RCP: REINFORCED CONCRETE PIPE
- PO: POLYVINYL CHLORIDE PIPE
- ◻ SMH: SEWER MANHOLE
- ◻ X-S: SEWER PIPELINE
- ◻ CO: SEWER SERVICE CLEANOUT
- ◻ X-W: WATER MAIN
- HYD: HYDRAULIC
- 1 GV: WATER GATE VALVE
- ◻ CS: WATER SERVICE CURB STOP
- ◻ MS: WATER SERVICE METER BOX
- ◻ C — E: GAS PIPE
- ◻ E: ELECTRIC CONDUIT
- ◻ LP: LIGHT POLE
- ◻ U.P.: UTILITY POLE
- ◻ GY: GUY WIRE
- ◻ S.P.: TRAFFIC SIGNAL POLE
- 252 EXISTING CONTOUR
- 252 PROPOSED CONTOUR
- E.O.P. EDGE OF PAVEMENT
- V.B.B. INTEGRAL SLOPED BIT. BERM
- V.B.B. VERTICAL BITUMINOUS BERM
- G.G. GRASS GRANITE CURB
- V.C.C. VERTICAL GRANITE CURB
- V.C.C. VERTICAL CONCRETE CURB
- E.C.S. EDGE CONCRETE SLAB
- G.V. GATE VALVE
- V.C.F. CHAIN LINK FENCE
- W.S.F. WOOD STOCKADE FENCE
- S.P.F. SLURRY PILE FENCE
- G.R. GUARD RAIL
- C.C. HANDICAP CURB CUT

BENCHMARK TABLE	
BM #1	N/A
BM #2	TOP OF HYDRANT SPINDLE ELEV. = 270.06 (NAVD88)
BM #3	NAIL SET IN 30" APPLE TREE ELEV. = 278.66 (NAVD88)
BM #4	NAIL SET IN 10" MAPLE TREE ELEV. = 269.73 (NAVD88)
BM #5	NAIL SET IN 30" PINE TREE ELEV. = 260.35 (NAVD88)



PLAN SCALE: 1" = 20'

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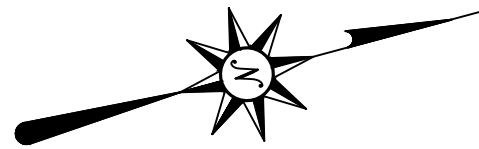
MEDWAY PLANNING & ECONOMIC
DEVELOPMENT BOARD

1. 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.
2. CONTRACTOR SHALL CONTACT DIGSAFE PRIOR TO CONDUCTING ANY EXCAVATION AT THE SITE.
3. OFFSITE FEATURES SUCH AS BUILDING, PAVING LIMITS, UTILITIES, ETC.. ARE APPROXIMATE ONLY AND BASED ON MASSGIS AERIAL PHOTOGRAPHS.

C-2



**HENRY GARNSEY
CONDOMINIUMS
EXISTING CONDITIONS
PLAN OF LAND
IN MEDWAY, MA**



PROGRESS
PRINT

ZONING REQUIREMENTS			
	VILLAGE-RESIDENTIAL	EXISTING	PROPOSED
MIN. LOT AREA	30,000 S.F.	68,039± S.F.	
MIN. FRONTAGE	150'	168.91'	
SHAPE FACTOR	P=2/A<22	15.8 (W/ IMAGINARY LINE)	
FRONT YARD	20'	19.3'	
SIDE YARD	10'	9.7'	13.0'
REAR YARD	10'	39.7.9'	84.7'
MAX BLDG. HEIGHT	35'	<35'	
IMP. COVERAGE	40%	5.4%	33.9%
OPEN SPACE	15%	94.6%	66.1%

* EXISTING NONCONFORMING

FOR REGISTRY USE

PLAN SCALE: 1" = 20'



PLAN DATE: OCTOBER 7, 2024

REVISION	DATE	BY
REVISIONS PER TOWN COMMENTS	2025-02-24	DJM
REVISIONS PER DECISION	2025-05-12	DJM

HENRY GARNSEY
CONDOMINIUMS
LAYOUT
PLAN OF LAND
IN MEDWAY, MA

OWNER/APPLICANT
METAL BEARD, INC.
16 MOWRY STREET
MENDON, MA 01756

ZONING DISTRICT
VILLAGE-RESIDENTIAL (VR)
MULTI-FAMILY HOUSING
OVERLAY DISTRICT (MHOD)
RABBIT HILL NATIONAL
REGISTER HISTORIC DISTRICT

ASSESSORS PARCEL
47-113

DEED REFERENCE
BOOK 41922, PAGE 504

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REGISTERS OF DEEDS OF THE
COMMONWEALTH OF MASSACHUSETTS

DATE: _____

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DATE ENDORSED: _____

MEDWAY PLANNING & ECONOMIC
DEVELOPMENT BOARD

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



LEGACY
ENGINEERING

C-3

LUMINAIRE SCHEDULE

CALLOUT	SYMBOL	QUANTITY	LAMP	MOUNTING	MOUNTING HEIGHT	MODEL
P1	⊗	6	LED	POST	10'	AMERILUX D623-FDR FULL-CUTOFF FIXTURE

LANDSCAPING NOTES

- SEE LANDSCAPING PLAN BY HAWK DESIGN, INC.

LAYOUT NOTES

- TRASH WILL BE COLLECTED PRIVATELY WITHIN THE DEVELOPMENT.
- PROPOSED PARKING SPACES ARE 9' WIDE BY 18' DEEP.

PARKING SPACES
REQUIRED: 2 SP. / 1 UNIT = 12 SPACES AND 0.5 GUEST SP / 1 UNIT = 3 SP.
TOTAL: 15 SPACES
PROVIDED: 11 GARAGE SPACES, 11 DRIVEWAY SPACES, & 3 GUEST
PARKING SPACES
TOTAL: 25 SPACES

SNOW STORAGE NOTES

- SNOW MAY BE LEFT IN REASONABLY SIZED WINDROWS ALONG THE EDGE OF DRIVEWAYS AND PARKING AREAS. SUCH WINDROWS SHALL NOT INTERFERE WITH PARKING.
- SNOW MAY BE PILED IN THE VARIOUS SNOW STORAGE AREAS SHOWN HEREON.
- SNOW ACCUMULATION MAY NOT INTERFERE WITH PARKING OR TURNING MOVEMENTS AT INTERSECTIONS.
- AT SUCH TIME AS SNOW ACCUMULATIONS EXCEED THE CAPACITY OF ON-SITE STORAGE AREAS, SUCH EXCESS SNOW SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH STATE, LOCAL AND FEDERAL LAWS AND REGULATIONS.

w/f MICHAEL MEUSE
& MADISON BROSNER
18 MILFORD STREET
PARCEL #47-112

w/f CYNTHIA WILLETTE
& BEMIS C. HERBET
16 MILFORD STREET
PARCEL #47-111

MILFORD (50' WIDE 1919 COUNTY LAYOUT) STREET

FALES STREET ZONE LINE AR-2 VR

w/f 1 FALES STREET REALTY TRUST
SHARLENE K. HARRIS, TR.
1 FALES STREET
PARCEL #57-025

INSTALL CURB CUT WITH
PAINTED CROSSWALK AND
SOLAR R.R.F.B. ON BOTH
SIDES OF ROAD

w/f DAVID A. DIGIAMMERINO
15 MILFORD STREET
PARCEL #57-026

w/f DENISE M.
PARCHESKY
22 MILFORD STREET
PARCEL #47-114

w/f EILEEN T. CADOGAN
21 MILFORD STREET
PARCEL #57-018

w/f SANJAY K. &
ARPITA S. DESAI
2 FALES STREET
PARCEL #57-019

w/f LORI ANN MOSHER
24 MILFORD STREET
PARCEL #57-008

w/f VINCENT A. BOCZANOWSKI
17 HIGHLAND STREET
PARCEL #47-100

BMP INFORMATION TABLE			
BMP	RAIN GARDEN #1	RAIN GARDEN #2	INFILTRATION FIELD
CONTRIBUTING WATERSHEDS	P2a-P2d	P2h-P2j	P2e-P2g
LAND USE	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
SOILS	CHARLTON-HOLLIS CLASS B	CHARLTON-HOLLIS CLASS B	CHARLTON-HOLLIS CLASS B
IMPERVIOUS AREA	4,788 S.F. (29.6%)	9,872 S.F. (15.0%)	7,984 S.F. (88.7%)
PERVIOUS AREA	11,380 S.F. (70.4%)	55,607 S.F. (85.0%)	1,019 S.F. (11.3%)
TREATMENT TYPE	INFILTRATION	INFILTRATION	INFILTRATION
STORAGE CAPACITY	432 C.F.	3,952 C.F.	539 C.F.
INFILTRATION RATE	2.41 IN./HR.	1.02 IN./HR.	2.41 IN./HR.

GRADING NOTES:

- ALL GUTTER DOWNSPOUTS TO BE PIPED TO STORMWATER MANAGEMENT SYSTEM AS SHOWN.

CUT-FILL NOTES:

CUT
VOLUME: 1,900± C.Y.
FILL
VOLUME: 2,900± C.Y.
TOTAL: ~1,000± C.Y. OF FILL TO BE IMPORTED TO THE SITE.

DRAIN MANHOLES #5 & #6 CONFIGURATION

NOT TO SCALE

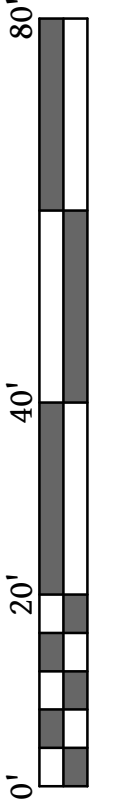
NOTE: JOINT AND CAP ARE TO BE WATERTIGHT.

OUTLET PIPE CAP DETAILS

PROGRESS
PRINT

FOR REGISTRY USE

PLAN SCALE: 1" = 20'



PLAN DATE: OCTOBER 7, 2024

REVISION	DATE	BY
REVISIONS PER TOWN COMMENTS	2025-02-24	DJM
REVISIONS PER DECISION	2025-05-12	DJM

OWNER/APPLICANT
METAL BEARD, INC.
16 MOWRY STREET
MENDON, MA 01756

ZONING DISTRICT
VILLAGE-RESIDENTIAL (VR)
MULTI-FAMILY HOUSING
OVERLAY DISTRICT (MHOD)
RABBIT HILL NATIONAL
REGISTER HISTORIC DISTRICT

ASSESSORS PARCEL
47-113

DEED REFERENCE
BOOK 41922, PAGE 504

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DATE: _____

REGISTERED LAND SURVEYOR

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MEDWAY PLANNING & ECONOMIC
DEVELOPMENT BOARD

HENRY GARNSEY
CONDOMINIUMS
GRADING & DRAINAGE
PLAN OF LAND
IN MEDWAY, MA

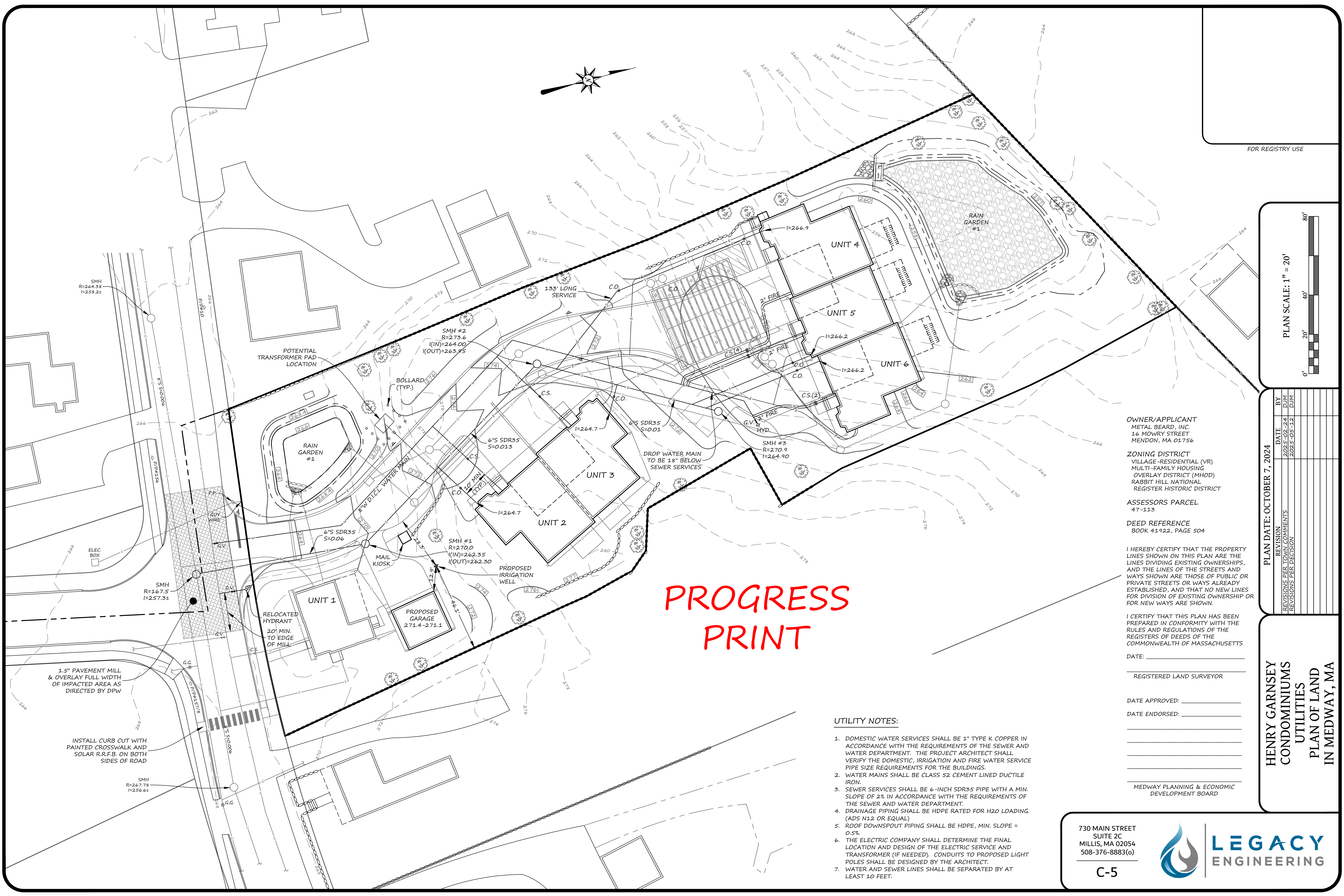
730 MAIN STREET
SUITE 2C
MILLIS, MA 02054
508-376-8883(o)



C-4

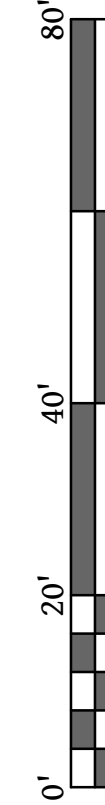
SIGHT DISTANCE IMPROVEMENTS

SCALE: 1"=10'



FOR REGISTRY USE

PLAN SCALE: 1" = 20'



OWNER/APPLICANT
METAL BEARD, INC.
16 MOWRY STREET
MENDON, MA 01756

ZONING DISTRICT
VILLAGE-RESIDENTIAL (VR)
MULTI-FAMILY HOUSING
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MEDWAY PLANNING & ECONOMIC
DEVELOPMENT BOARD

UTILITY NOTES:

1. DOMESTIC WATER SERVICES SHALL BE 1" TYPE K COPPER IN ACCORDANCE WITH THE REQUIREMENTS OF THE SEWER AND WATER DEPARTMENT. THE PROJECT ARCHITECT SHALL VERIFY THE DOMESTIC, IRRIGATION AND FIRE WATER SERVICE PIPE SIZE REQUIREMENTS FOR THE BUILDINGS.
2. WATER MAINS SHALL BE CLASS 52 CEMENT LINED DUCTILE IRON.
3. SEWER SERVICES SHALL BE 6-INCH SDR35 PIPE WITH A MIN. SLOPE OF 2% IN ACCORDANCE WITH THE REQUIREMENTS OF THE SEWER AND WATER DEPARTMENT.
4. DRAINAGE PIPING SHALL BE HDPE RATED FOR H2O LOADING. (ADS N12 OR EQUAL)
5. ROOF DOWNSPOUT PIPING SHALL BE HDPE, MIN. SLOPE = 0.5%.
6. THE ELECTRIC COMPANY SHALL DETERMINE THE FINAL LOCATION AND DESIGN OF THE ELECTRIC SERVICE AND TRANSFORMER (IF NEEDED). CONDUITS TO PROPOSED LIGHT POLES SHALL BE DESIGNED BY THE ARCHITECT.
7. WATER AND SEWER LINES SHALL BE SEPARATED BY AT LEAST 10 FEET.

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

C-5



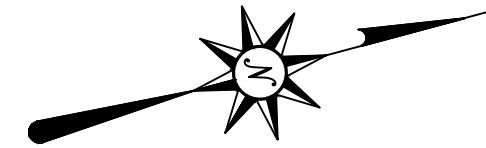
LEGACY
ENGINEERING

HENRY GARNSEY
CONDOMINIUMS
UTILITIES
PLAN OF LAND
IN MEDWAY, MA

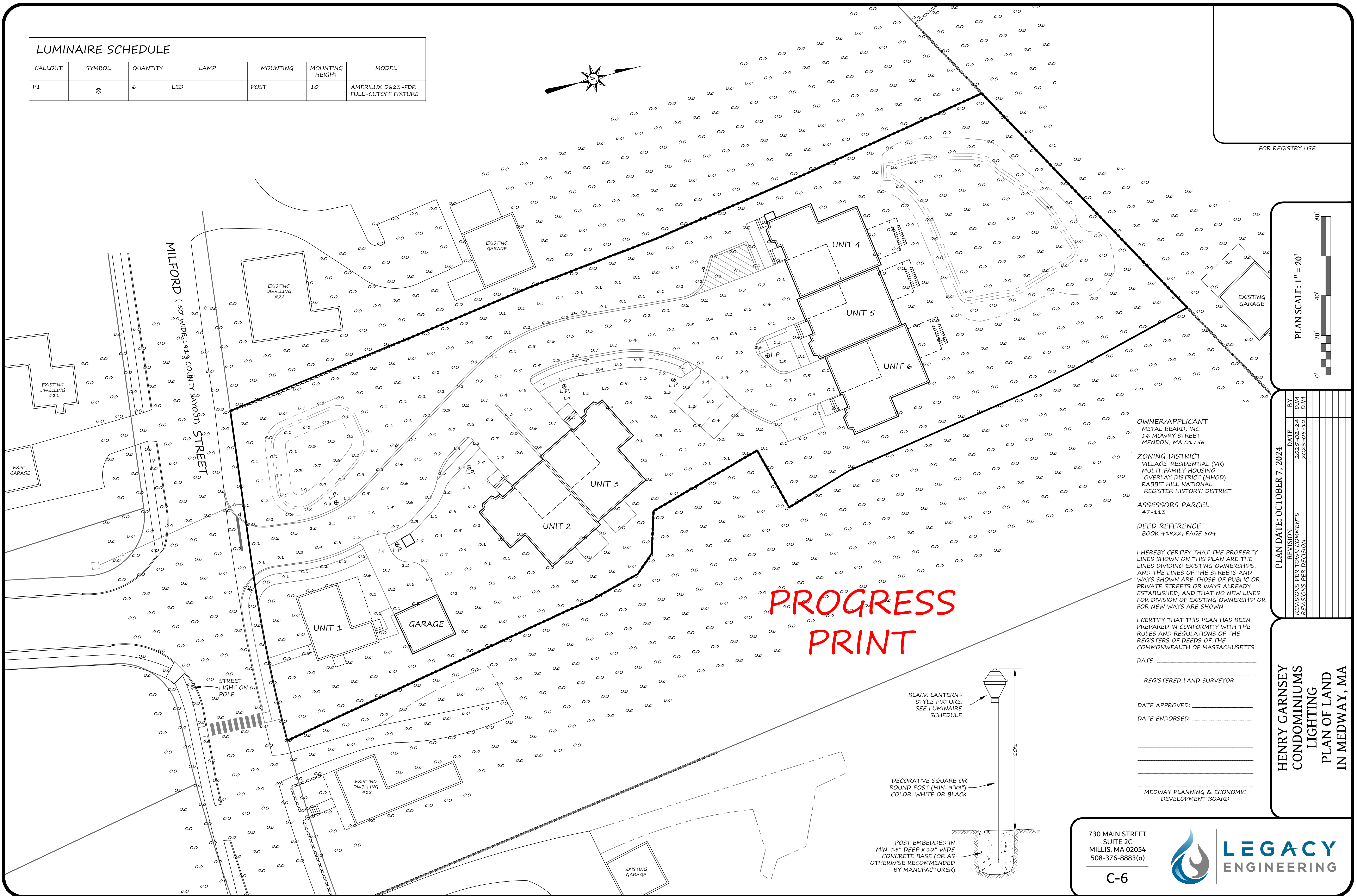
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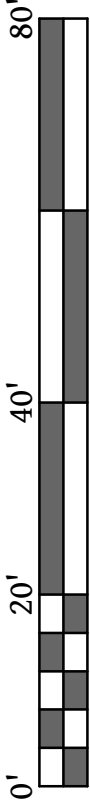
LUMINAIRE SCHEDULE						
CALLOUT	SYMBOL	QUANTITY	LAMP	MOUNTING	MOUNTING HEIGHT	MODEL
P1	⊗	6	LED	POST	10'	AMERILUX D623-FDR FULL-CUTOFF FIXTURE



FOR REGISTRY USE



PLAN SCALE: 1" = 20'



OWNER/APPLICANT
METAL BEARD, INC.
16 MOWRY STREET
MENDON, MA 01756

ZONING DISTRICT
VILLAGE-RESIDENTIAL (VR)
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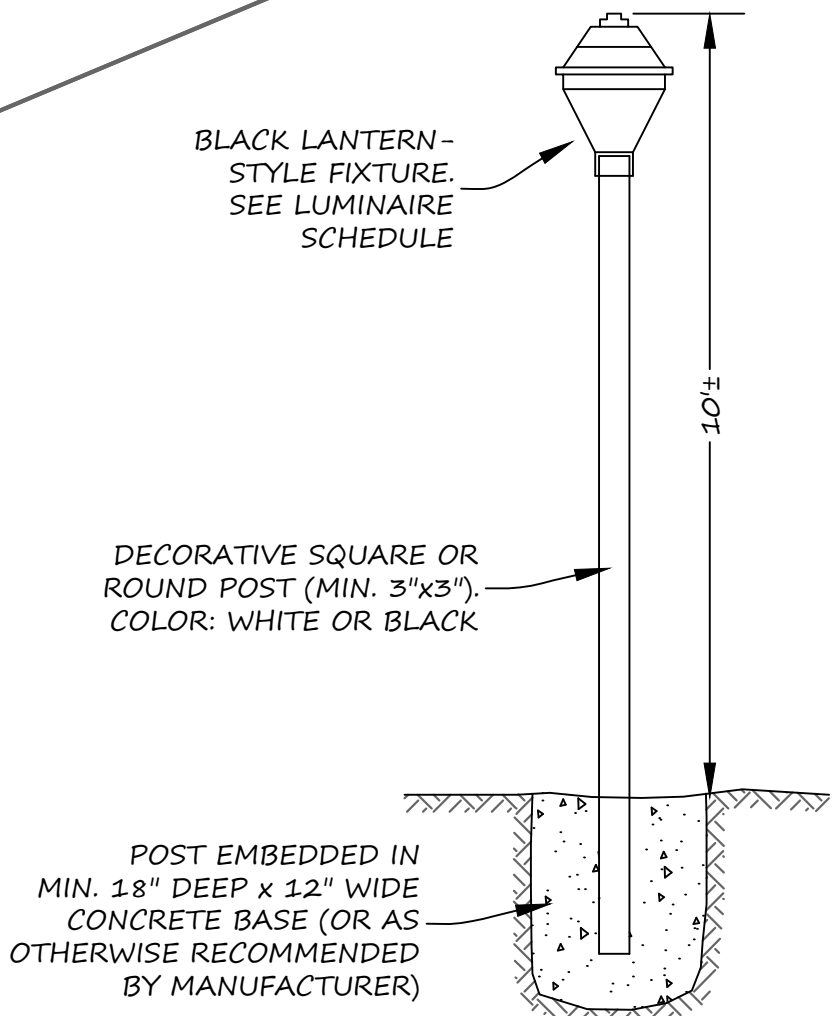
REGISTERED LAND SURVEYOR

DATE APPROVED: _____

DATE ENDORSED: _____

MEDWAY PLANNING & ECONOMIC DEVELOPMENT BOARD

HENRY GARNSEY
CONDOMINIUMS
LIGHTING
PLAN OF LAND
IN MEDWAY, MA



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

C-6



LEGACY
ENGINEERING

GENERAL

- ### PHASING AND CONSTRUCTION SEQUENCE

- ### PERIMETER EROSION CONTROL AND SEDIMENT CONTROLS

- ### SITE ACCESS CONTROLS

- ## STOCKPILED SOILS

- ### DUST CONTROL

- ### DISTURBANCE OF STEEP SLOPES

- ## SOIL COMPACTION

- ## PROTECTION OF STORM DRAIN INLETS

- ## TEMPORARY STABILIZATION

- ### MAINTENANCE OF EROSION & SEDIMENT CONTROL MEASURES

- ## POLLUTION PREVENTION

- ## DEWATERING PRACTICES

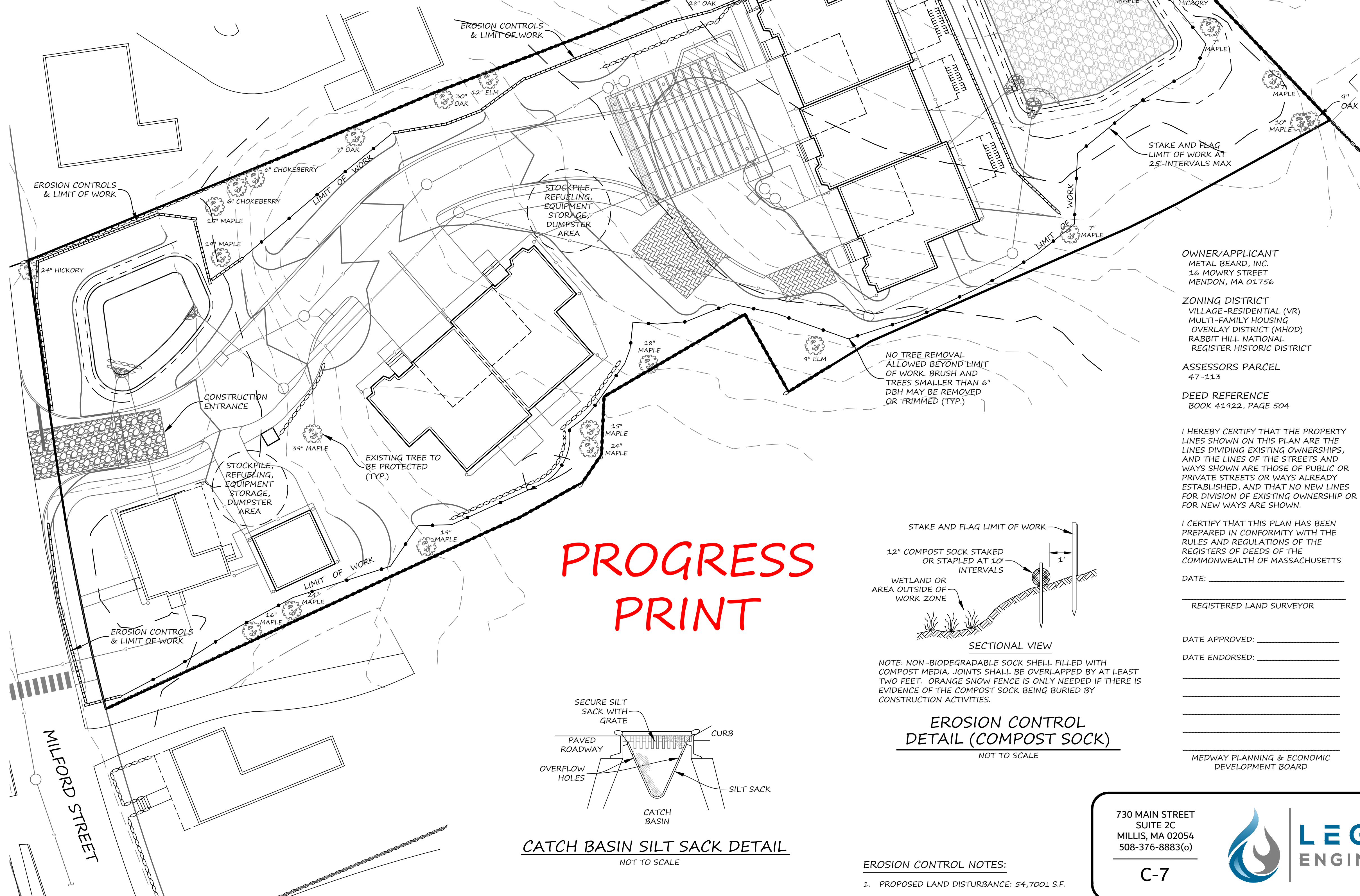
- ## INSPECTIONS

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- The image contains two technical drawings of a drainage ditch, labeled 'PLAN VIEW' and 'SECTIONAL VIEW'.
- PLAN VIEW:** This drawing shows the top-down layout of the ditch. It is a U-shaped channel with a width of 18" at the top. The depth of the ditch is 50". The corners of the ditch are rounded with a 15" radius. The ditch is filled with a material represented by a cross-hatch pattern. Labels include: 'CONSTRUCTION ENTRANCE AT EDGE OF ROAD/PAVEMENT' pointing to the top edge, '15" RADII FOR PERPENDICULAR APPROACHES' pointing to the rounded corners, and 'PAVED ROADWAY' pointing to the area below the ditch.
- SECTIONAL VIEW:** This drawing shows a cross-section of the ditch. The ditch is 18" wide at the top and 50" deep. The bottom of the ditch is filled with a 6" thick layer of rip-rap or 1.5" crushed stone, indicated by a cross-hatch pattern. Below this layer is a filter fabric, indicated by a diagonal line pattern. The filter fabric is supported by the subgrade, indicated by a horizontal line pattern. Labels include: '6" THICK LAYER OF RIP-RAP OR 1.5" CRUSHED STONE' pointing to the bottom layer, 'FILTER FABRIC UNDER' pointing to the layer below the rip-rap, and 'SUBGRADE' pointing to the base layer.

NOTES:

- ## CONSTRUCTION ENTRANCE DETAIL

NOT TO SCALE



FOR REGISTRY USE

PLAN SCALE: 1" = 20'

[illegible]

DEED REFERENCE
BOOK 41922, PAGE 504

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

DATE APPROVED: _____

DATE ENDORSED: _____

MEDWAY PLANNING & ECONOMIC
DEVELOPMENT BOARD

LEGACY
ENGINEERING

C-7

EROSION CONTROL NOTES:

1. PROPOSED LAND DISTURBANCE: 54,700± S.F.

INTRODUCTION

THIS OPERATIONS AND MAINTENANCE PLAN (HEREINAFTER REFERRED TO "O&M PLAN") IS PROVIDED TO ENSURE THE LONG-TERM MONITORING AND MAINTENANCE OF VARIOUS COMPONENTS OF THE DEVELOPMENT'S INFRASTRUCTURE. THIS O&M PLAN INCLUDES THE FOLLOWING PROVISIONS:

- 1.STORMWATER SYSTEM OPERATIONS AND MAINTENANCE
 - 2.INTEGRATED PEST MANAGEMENT PLAN
 - 3.MISCELLANEOUS PROVISIONS
 - 4.ACCIDENTAL SPILL AND EMERGENCY RESPONSE PLAN
- THE "DEVELOPMENT" AND THE VARIOUS COMPONENTS WHICH ARE REFERENCED IN THIS O&M PLAN ARE DESCRIBED ON THE SITE PLAN REFERENCED BELOW.

PROJECT NAME
HENRY GARNSEY CONDOMINIUMS

PROJECT LOCATION
20 MILFORD STREET
MEDWAY MA, 02053

OPERATOR NAME AND ADDRESS (OWNER OF PROPERTY AT TIME OF WORK)
METAL BEARD, INC. (CURRENT OWNER - FUTURE CONDOMINIUM ASSOC. T.B.D.)
16 MOWRY STREET
MENDON, MA 01756

REFERENCES
THIS O&M PLAN REFERENCES OTHER DOCUMENTS AS FOLLOWS:
SITE PLAN - PLANS ENTITLED "HENRY GARNSEY CONDOMINIUMS MEDWAY, MA SITE PLAN" WITH AN ORIGINAL DATE OF OCTOBER 7, 2024 (AS MAY BE AMENDED), AND PREPARED BY LEGACY ENGINEERING LLC, HEREINAFTER REFERRED TO AS THE "SITE PLAN".
STORMWATER REPORT - REPORT ENTITLED "STORMWATER REPORT FOR HENRY GARNSEY CONDOMINIUMS" PREPARED BY LEGACY ENGINEERING LLC WITH AN ORIGINAL DATE OF OCTOBER 7, 2024 (AS MAY BE AMENDED).

SITE DESCRIPTION
THE SITE CONSISTS OF SIX RESIDENTIAL UNITS LOCATED ON 1.56 ACRES OF LAND ON MILFORD STREET IN MEDWAY AND INCLUDES ALL APPURTENANT UTILITY SYSTEMS, LANDSCAPE AREAS, AND STORMWATER MANAGEMENT SYSTEMS. THOSE LAND AREAS ARE COLLECTIVELY REFERRED TO HEREIN AS THE "DEVELOPMENT."

SITE USAGE AND ACTIVITIES
SINGLE FAMILY RESIDENTIAL BUILDINGS AND ASSOCIATED APPURTENANCES.

PART 1: STORMWATER SYSTEM OPERATIONS AND MAINTENANCE

IN ORDER TO MAXIMIZE THE CONTINUED EFFECTIVENESS OF THE STORMWATER MANAGEMENT BMP'S FOR THE DEVELOPMENT, THE FOLLOWING OPERATION AND MAINTENANCE REQUIREMENTS APPLY TO ALL STORMWATER FACILITIES WITHIN THE EXTENTS OF THE DEVELOPMENT. THE STORMWATER FACILITIES ARE DEPICTED ON THE SITE PLAN AND ARE HEREINAFTER REFERRED TO AS THE "STORMWATER FACILITIES."

OPERATIONS AND MAINTENANCE RESPONSIBILITIES
THE OPERATOR OR ITS DESIGNEE SHALL BE RESPONSIBLE FOR IMPLEMENTING ALL OPERATIONS AND MAINTENANCE (O&M) RESPONSIBILITIES.

COMMENCEMENT OF OPERATIONS AND MAINTENANCE RESPONSIBILITIES
OPERATIONS AND MAINTENANCE TASKS SHALL BE COMMENCED ONCE EACH RESPECTIVE STORMWATER FACILITY IS FULLY CONSTRUCTED AND IS RECEIVING RUNOFF FROM THE DEVELOPMENT.

OPERATIONS AND MAINTENANCE TASKS

DEEP SUMP CATCH BASINS:

- 1.DEEP SUMP CATCH BASINS SHALL BE INSPECTED DAILY DURING CONSTRUCTION ACTIVITIES AND ALL SEDIMENTS AND DEBRIS SHALL BE REMOVED FOUR TIMES PER YEAR UNLESS THE OWNER CAN DETERMINE THROUGH RECORDED OBSERVATIONS THAT SEDIMENT ACCUMULATION DOES NOT WARRANT SUCH FREQUENT CLEANINGS. IF DEEP SUMP CATCH BASIN CLEANING OCCURS LESS THAN FOUR TIMES PER YEAR, CLEANING SHALL OCCUR WHEN TWO FEET OF SEDIMENTS HAVE ACCUMULATED IN THE SUMP AND AT LEAST ONCE PER YEAR.
- 2.SILT SACKS SHALL BE INSTALLED ON ALL CATCH BASINS THROUGHOUT THE TIME OF CONSTRUCTION.
- 3.ALL SEDIMENTS AND HYDROCARBONS SHALL BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS.

SEDIMENT FOREBAYS:

- 1.SEDIMENT FOREBAYS SHALL BE INSPECTED AT LEAST FOUR TIMES PER YEAR TO INSURE PROPER OPERATION (DURING A STORM EVENT).
- 2.SEDIMENT FOREBAYS SHOULD BE MOWED AND ALL CLIPPINGS AND DEBRIS REMOVED AT LEAST TWICE PER YEAR. DEBRIS SHALL BE REMOVED AT MORE FREQUENT INTERVALS IF WARRANTED BY EXTREME WEATHER EVENTS.
- 3.SEDIMENT SHOULD BE REMOVED WHEN 3-INCHES OF SEDIMENT ACCUMULATES ANYWHERE IN THE FOREBAY.
- 4.REMOVE WOODY VEGETATION, LEAVES, AND OTHER MATERIALS THAT WOULD AFFECT THE LIFE OF THE SYSTEM OR ITS OPERATIONS.

UNDERGROUND INFILTRATION FIELD:

- 1.PERFORM ALL PRETREATMENT BMP MAINTENANCE, STRUCTURAL AND NON-STRUCTURAL, AS REQUIRED HEREIN.
- 2.INSPECT THE INFILTRATION FIELD AT LEAST TWICE PER YEAR, APPROXIMATELY 2-4 DAYS AFTER A RAINFALL EVENT TO ENSURE THAT WATER IS NOT STILL IN THE FIELD (AS IT SHOULD HAVE INFILTRATED INTO UNDERLYING SOILS BY THEN). SHOULD THE INFILTRATION FIELD FAIL TO INFILTRATE WATER SUFFICIENTLY, THE FIELD SYSTEM SHALL BE EXCAVATED AND REPLACED IN ACCORDANCE WITH THE ORIGINAL DESIGN.

RAIN GARDENS:

- 1.MAINTAIN PLANT HEALTH YEAR-ROUND INCLUDING PRUNING AND WATERING.
- 2.INSPECT RAIN GARDENS MONTHLY FOR TRASH BUILDUP AND ERODED AREAS. CORRECT AS NEEDED.
- 3.REMOVE AND REPLACE DEAD VEGETATION EACH SPRING.
- 4.INSPECT THE RAIN GARDEN AT LEAST TWICE PER YEAR, APPROXIMATELY 2-4 DAYS AFTER A RAINFALL EVENT TO ENSURE THAT WATER IS NOT STILL IN THE FACILITY (AS IT SHOULD HAVE INFILTRATED INTO UNDERLYING SOILS BY THEN). SHOULD THE RAIN GARDEN FAIL TO INFILTRATE WATER SUFFICIENTLY, THE VEGETATION AND MEDIA SHALL BE EXCAVATED AND REPLACED IN ACCORDANCE WITH THE ORIGINAL DESIGN.

PAVER DRIVEWAYS/PARKING AREAS:

- 1.PAVER DRIVEWAYS SHALL BE SWEEPED AND CLEARED OF DEBRIS IN THE SPRING AND IN THE FALL EACH YEAR.
- 2.INSPECT PAVERS ONCE PER YEAR AND REPLACE CRACKED OR BROKEN PAVERS AS NEEDED.

STORMWATER PIPES, INLETS AND OUTFALLS:

- 1.ALL STORMWATER INLETS AND OUTFALLS SHALL BE INSPECTED TWICE PER YEAR.
- 2.TRASH, LEAVES, DEBRIS AND SEDIMENT SHALL BE REMOVED FROM INLETS AND OUTFALLS AS NEEDED TO KEEP THEM FREE FLOWING.
- 3.IF INSPECTIONS INDICATE THAT STORMWATER PIPELINES HAVE BECOME PARTIALLY OBSTRUCTED WITH TRASH, LEAVES, DEBRIS OR SEDIMENT, THE PIPELINES SHALL BE CLEANED BY WATER JET TRUCK AND THE OBSTRUCTIONS REMOVED AND DISPOSED OF.

THE VARIOUS OPERATIONS AND MAINTENANCE SCHEDULE REQUIREMENTS LISTED ABOVE MAY BE REDUCED IN FREQUENCY BY APPROVAL FROM THE TOWN. SHOULD SUCH PERMISSION BE DESIRED, THE OPERATOR SHALL PROVIDE DOCUMENTATION OF ACTUAL ON-SITE MAINTENANCE OBSERVATIONS BY A QUALIFIED SOURCE (ENGINEER OR OTHER QUALIFIED PERSON MEETING THE APPROVAL OF THE TOWN) DEMONSTRATING THAT THE PARTICULAR STORMWATER BMP IN QUESTION DOES NOT WARRANT THE SPECIFIED FREQUENCY OF INSPECTION OR MAINTENANCE ACTIVITIES.

REPORTING REQUIREMENTS

- THE FOLLOWING DOCUMENTATION SHALL BE SUBMITTED NO LATER THAN DECEMBER 31ST OF EACH CALENDAR YEAR TO THE STORMWATER COORDINATOR FOR THE TOWN:
- 1.A STATEMENT, SIGNED BY AN AUTHORIZED REPRESENTATIVE OF THE OPERATOR INDICATING THAT THE REQUIREMENTS OF THIS O&M PLAN WERE PERFORMED DURING THE PREVIOUS CALENDAR YEAR. WHERE REQUIREMENTS WERE NOT MET, A SCHEDULE FOR THEIR COMPLETION SHALL BE PROVIDED AND A FOLLOW-UP STATEMENT SUBMITTED WHEN COMPLETE.
 - 2.A LIST OF THE MAINTENANCE ACTIVITIES PERFORMED ALONG WITH THE APPROXIMATE DATE OF THE WORK.
 - 3.A LIST OF THE INSPECTIONS PERFORMED ALONG WITH A STATEMENT BY EACH INSPECTOR SUMMARIZING THE RESULTS OF THE INSPECTIONS PERFORMED IN ACCORDANCE WITH THIS O&M PLAN.
 - 4.COPIES OF APPURTENANT DOCUMENTATION SUPPORTING THE COMPLETION OF THE O&M RESPONSIBILITIES SUCH AS COPIES OF CONTRACTS AND/OR RECEIPTS WITH PARTIES ENGAGED TO PERFORM MAINTENANCE AND INSPECTION SERVICES.
 - 5.A NOTATION REGARDING WHETHER THERE HAS BEEN ANY CHANGE IN THE NAME AND OR CONTACT INFORMATION FOR THE OPERATOR.

PUBLIC SAFETY FEATURES
THE STORMWATER SYSTEM HAS BEEN DESIGNED TO SAFELY COLLECT SURFACE RUNOFF FROM DEVELOPED AREAS (AS DESCRIBED ON THE SITE PLAN AND STORMWATER REPORT) BY PROVIDING COLLECTIONS SYSTEMS AT REGULAR INTERVALS TO PREVENT SURFACE FLOODING AND TO TREAT THAT RUNOFF IN ACCORDANCE WITH THE PROVISIONS OF THE MASSACHUSETTS STORMWATER MANAGEMENT STANDARDS AND HANDBOOK.

PART 2: INTEGRATED PEST MANAGEMENT PLAN

APPLICABILITY
THE DEVELOPMENT SHALL ADHERE TO THIS IPM IN PERPETUITY, UNLESS THE CONSERVATION COMMISSION RELEASES THE OPERATOR FROM THIS OBLIGATION IN WRITING.

- LAWN PREPARATION AND INSTALLATION
THE FOLLOWING METHODS SHALL BE EMPLOYED FOR ALL LAWN INSTALLATION AND REPLACEMENTS.
- > TOPSOIL INSTALLED IN LAWN AREAS SHALL BE INSTALLED TO A MINIMUM THICKNESS OF 4-INCHES. INSTALLATION SHALL BE IN A MANNER THAT MINIMIZES COMPACTION OF THE TOPSOIL. TOPSOIL SHOULD INCLUDE A MINIMUM ORGANIC CONTENT OF 18% IN THE TOP 4-INCHES. IN AREAS WHERE EXISTING TOPSOIL IS LIMITED OR NON-EXISTENT DUE TO BEDROCK OR HARDPAN, 6-24 INCHES OF SANDY LOAM TOPSOIL SHOULD BE SPREAD WITH A MINIMUM 18% ORGANIC CONTENT IN THE TOP 6-INCHES.
 - > TOPSOIL SHALL BE TESTED FOR PH, ORGANIC CONTENT AND MINERAL CONTENT INCLUDING CALCIUM, MAGNESIUM, POTASSIUM AND SODIUM AT THE TIME OF INSTALLATION AND SUPPLEMENTS SHALL BE ADDED AS RECOMMENDED. LIME SHALL BE ADDED AT THE RATES RECOMMENDED BY THE SOIL TEST LAB TO BRING TOPSOIL PH WITHIN RECOMMENDED LEVELS.
 - > SEEDING SHALL INCLUDE AT LEAST THREE OF THE FOLLOWING TURF TYPES: FINE FESCUE, KENTUCKY BLUEGRASS, PERENNIAL RYE GRASS, AND TALL FESCUE.
 - > FERTILIZER APPLICATION AT THE TIME OF SEEDING SHALL NOT EXCEED 0.5 POUNDS PER 1,000 SQUARE FEET AND SHALL BE EITHER ORGANIC OR MINERAL.
 - > DURING THE PERIOD OF TURF ESTABLISHMENT (1-2 SEASONS AFTER SEEDING), UP TO TWO BROADLEAF WEED CONTROL APPLICATIONS PER YEAR MAY BE APPLIED TO THE ENTIRE LAWN AREA TO ENCOURAGE THE ESTABLISHMENT OF THE TURF AND PREVENT WEED INFESTATIONS.

- MECHANICAL LAWN CARE STANDARDS
THE FOLLOWING MAINTENANCE GUIDELINES SHALL BE GENERALLY APPLIED TO LAWN CARE, ALTHOUGH SPECIFIC ADHERENCE TO EVERY STANDARD IS NOT NECESSARY. ADHERENCE TO THESE MECHANICAL LAWN CARE STANDARDS WILL ENCOURAGE THE DEVELOPMENT OF A THICK, DENSE, AND HEALTHY TURF SYSTEM WHICH WILL ULTIMATELY RESULT IN FEWER LAWN CARE TREATMENT REQUIREMENTS.
- > LAWN CUTTING HEIGHT SHOULD BE ADJUSTED ACCORDING TO THE SEASON USING THE FOLLOWING AS GUIDANCE:
 - o MAY - JUNE: 2.5" CUT HEIGHT
 - o JULY - AUGUST: 3-3.5" CUT HEIGHT
 - o SEPTEMBER: 2.5-3" CUT HEIGHT
 - o OCTOBER - NOVEMBER: 2" CUT HEIGHT
 - > LAWN MOWING SHOULD BE AT SUFFICIENT FREQUENCY SUCH THAT NOT MORE THAN 1/3 OF THE LEAF BLADE HEIGHT IS CUT OFF.
 - > AERATE THE LAWN GENERALLY ONCE PER YEAR IN THE MID-SUMMER TO MID-FALL PERIOD. A SECOND AERATION IN THE SPRING MAY BE APPROPRIATE FOR COMPACT SOILS CONDITIONS.
 - > DETHATCHING IS GENERALLY NOT NECESSARY UNLESS THE THATCH LAYER EXCEED ¾".

- CORE LAWN CARE TREATMENT PROGRAM
EACH LAWN SHALL ADHERE TO THE FOLLOWING LAWN CARE PRACTICES AND RESTRICTIONS:
- > A SOIL TEST SHALL BE CONDUCTED AT LEAST ONCE EVERY TWO YEARS TO EVALUATE TOPSOIL PH LEVEL AND THE NECESSARY APPLICATION OF LIME WILL BE MADE TO BRING SOIL PH WITHIN RECOMMENDED LEVELS. RECOMMENDED TOPSOIL PH LEVELS ARE BETWEEN 6.5 AND 6.8. SOILS TESTING SHALL ALSO INCLUDE ORGANIC CONTENT, MINERAL CONTENT, INCLUDING CALCIUM, MAGNESIUM, POTASSIUM AND SODIUM, TOTAL CATION EXCHANGE CAPACITY, AND HYDROGEN. IDEAL BASE SATURATION PERCENTAGES FOR THESE PARAMETERS ARE AS FOLLOWS:
 - o CALCIUM: 68-70%
 - o MAGNESIUM: 15-20%
 - o POTASSIUM: 4.5-6%
 - o SODIUM: <3%
 - o OTHER BASES: 4-8%
 - o HYDROGEN: 5-10%
 - > FERTILIZER APPLICATION SHALL BE AS-NEEDED BASED ON THE RESULTS OF THE LATEST SOILS TEST, PLANT HEALTH, ROOTING CHARACTERISTICS, GROWTH RATE DESIRED, AND SEASON. FERTILIZER APPLICATION SHALL NOT EXCEED FIVE TIMES PER CALENDAR YEAR AND THE TOTAL QUANTITY OF FERTILIZER APPLIED IN ANY GIVEN YEAR SHALL NOT RESULT IN THE APPLICATION OF MORE THAN THREE POUNDS OF NITROGEN PER 1,000 SQUARE FEET WITH NOT MORE THAN ONE POUND OF NITROGEN APPLIED PER 1,000 SQUARE FEET IN ANY SINGLE APPLICATION. NITROGEN, IN THE FORM OF FERTILIZER, SHOULD GENERALLY BE APPLIED IN SMALL INCREMENTS TO AVOID NITRATE LEACHATE AND RUNOFF, UNDESIRED SPRITS IN GROWTH, AND INCREASE IN PEST POPULATION. GRANULAR ORGANIC AND/OR ORGANIC/SYNTHETIC SLOW RELEASE FERTILIZERS SHALL BE USED. THE OPTIMAL USE OF FERTILIZERS IS TO CREATE AN ORGANIC FOUNDATION FOR SOIL HEALTH AND DEVELOPMENT WHICH PROVIDES SUFFICIENT NUTRIENTS FOR CONTROLLED PLANT GROWTH AND AVOIDING SUBSURFACE AND SURFACE

- NUTRIENT LOSS TO GROUNDWATER OR STORMWATER RUNOFF.
- > EXCEPT AS NOTED BELOW, ONLY ONE APPLICATION OF CRAB-GRASS PREVENTION PRODUCT IS PERMITTED PER YEAR DURING MARCH OR APRIL, AND ONLY IN PORTIONS OF THE LAWN IN FULL SUN WHICH ARE PRONE TO SUCH INFESTATIONS. THE USE OF CORN GLUTON (ORGANIC CRAB-GRASS CONTROL METHOD) IS PERMITTED TWICE PER YEAR.
 - > AT THE TIME OF FERTILIZER APPLICATION, ANY ACCIDENTAL SPILLAGE ONTO IMPERVIOUS SURFACES SUCH AS DRIVEWAYS, WALKWAYS, PATIOS, AND STREETS SHALL BE SWEEPED UP AND EITHER APPLIED TO THE LAWN OR REMOVED FROM THE SITE.

OPTIONAL MAINTENANCE PRACTICES TO BE APPLIED AS NEEDED

- > WHERE TOPSOIL TESTING DEMONSTRATES A DEFICIENCY, MINERAL OR ORGANIC MICRO-NUTRIENTS MAY BE ADDED TO ACHIEVE RECOMMENDED LEVELS.
- > GENERALLY, CHEMICAL PESTICIDES SHOULD BE USED AS A FINAL OPTION AND THE MINIMUM AMOUNT NECESSARY TO ACHIEVE THE DESIRED RESULT SHOULD BE USED. NON CHEMICAL MEANS OF PEST CONTROL SHOULD BE TRIED FIRST. IN THE EVENT OF SUSPECTED PEST PROBLEM, A VISUAL INSPECTION SHALL FIRST BE MADE BY QUALIFIED PERSONNEL TO CONFIRM THE PRESENCE OF STRESSED VEGETATION, WILDLIFE ACTIVITY, PATHOGENS, AND OTHER SIMILAR INDICATORS. SHOULD A PEST PROBLEM BE IDENTIFIED, THE CONDITION SHALL BE MONITORED PERIODICALLY SUCH THAT IF THE PROBLEM SUBSIDES, TREATMENT METHODS CAN STOP AS SOON AS POSSIBLE THEREAFTER.
- > ROOT BIO-STIMULANTS FROM ORGANIC SOURCES (EXAMPLES INCLUDE ROOTS, ORGANICA, OR PHC TYPE PRODUCTS, WHICH ARE BRAND NAMES AND WHICH MAY CHANGE DEPENDING ON MARKET CONDITIONS) MAY BE USED AS NEEDED.
- > COMPOST TOPDRESSING (1/8" - ¼" DEPTH) MAY BE APPLIED AS NEEDED.
- > SPOT TREATMENT OF WEEDS AND CRABGRASS MAY BE IMPLEMENTED AT ANY TIME AS NEEDED, BUT ONLY ON A SPOT-TREATMENT BASIS AND ONLY TO THOSE AREAS AFFECTED.
- > SPOT TREATMENT FOR TURF DISEASE MAY BE IMPLEMENTED AT ANY TIME AS NEEDED, BUT ONLY ONE A SPOT-TREATMENT BASIS AND ONLY TO THOSE AREAS AFFECTED.
- > GRUB CONTROL PRODUCTS AND SIMILAR PRODUCTS MAY BE APPLIED TO LOCALIZED AREAS ONLY WHERE GRUB ACTIVITY IS EVIDENT. GRUB CONTROL MAY BE APPLIED WHEN GRUB POPULATIONS REACH AN AVERAGE OF 8 -10 GRUBS PER SQUARE FOOT OR IF THE PLANT/LAWNS ARE SHOWING SIGNS OF STRESS FROM GRUB ACTIVITY.
- > ONE APPLICATION OF IMIDACLOPRID (MERIT) OR SIMILAR PRODUCTS PER YEAR IS PERMITTED DURING JUNE AND JULY IN AREAS WHERE GRUB ACTIVITY HAS HISTORICALLY OCCURRED.
- > PESTICIDES WHICH ARE CLASSIFIED FOR RESTRICTED USE PURSUANT TO 333 CMR MAY ONLY BE APPLIED BY PROPERLY LICENSED OR CERTIFIED PERSONNEL OR BY INDIVIDUALS UNDER THE DIRECT ON-SITE SUPERVISION OF PROPERLY LICENSED OR CERTIFIED PERSONNEL IN ACCORDANCE WITH 333 CMR.

PART 3: MISCELLANEOUS PROVISIONS

- GOOD HOUSEKEEPING CONTROLS
THE FOLLOWING GOOD HOUSEKEEPING MEASURES WILL BE IMPLEMENTED IN THE DAY-TO-DAY OPERATION OF THE DEVELOPMENT:
- 1.THE SITE WILL BE MAINTAINED IN A NEAT AND ORDERLY MANNER.
 - 2.FERTILIZERS AND PESTICIDE APPLICATION SHALL BE IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS.
 - 3.ALL WASTE MATERIALS FROM THE DEVELOPMENT WILL BE COLLECTED IN INDIVIDUAL UNIT TRASH BARRELS AND REMOVED FROM THE SITE BY PROPERLY LICENSED DISPOSAL COMPANIES.

- MANAGEMENT OF DEICING CHEMICALS AND SNOW
MANAGEMENT OF ON-SITE SNOW WILL BE AS FOLLOWS:
- 1.THE SITE SHALL BE PLOWED AS NEEDED TO MAINTAIN SAFE DRIVING CONDITIONS. SNOW WILL BE STORED IN WINDROWS ALONG PAVEMENT EDGES AND SHALL BE PILED IN LANDSCAPE STRIPS AS NEEDED.
 - 2.SNOW WILL NOT BE PLOWED INTO PILES WHICH BLOCK OR OBSTRUCT STORMWATER MANAGEMENT FACILITIES.
 - 3.SNOW WILL NOT BE PLOWED INTO PILES AT ROADWAY INTERSECTIONS SUCH THAT IT WOULD OBSTRUCT VISIBILITY FOR ENTERING OR EXITING VEHICLES.
 - 4.DEICING CHEMICALS APPLICATION WILL BE AS LITTLE AS POSSIBLE WHILE PROVIDE A SAFE ENVIRONMENT FOR VEHICULAR OPERATION AND FUNCTION.
 - 5.AT SUCH TIME AS SNOW ACCUMULATIONS EXCEED THE CAPACITY OF ON-SITE STORAGE AREAS, SUCH EXCESS SNOW SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH STATE, LOCAL, AND FEDERAL LAWS AND REGULATIONS.

OPERATOR TRAINING
THE OPERATOR IS RESPONSIBLE FOR PROVIDING TRAINING FOR THE STAFF THAT WILL BE RESPONSIBLE FOR THE IMPLEMENTATION OF THIS O&M PLAN. SUCH TRAINING SHALL OCCUR AT LEAST ONCE ANNUALLY.

ILLCIT DISCHARGES
THE OPERATOR SHALL NOT ALLOW NON-STORMWATER DISCHARGES INTO THE DEVELOPMENT'S STORMWATER SYSTEM. ANY DISCOVERED NON-STORMWATER DISCHARGES INTO THE DEVELOPMENT'S STORMWATER SYSTEM SHALL BE IMMEDIATELY DISCONNECTED.

ESTIMATED OPERATIONS AND MAINTENANCE BUDGET
IT IS ESTIMATED THAT THE REGULAR ANNUAL MAINTENANCE TASKS DESCRIBED HEREIN WILL COST \$1,200 PER YEAR (2025 VALUE).

PART 4: ACCIDENTAL SPILL AND EMERGENCY RESPONSE PLAN

- IN THE EVENT OF AN ACCIDENT WITHIN THE BOUNDARIES OF THE SITE, WHERE SIGNIFICANT GASOLINE OR OTHER PETROLEUM PRODUCTS OR OTHER HAZARDOUS MATERIALS ARE RELEASED, THE FOLLOWING PROCEDURE SHALL BE FOLLOWED IN THE ORDER NOTED.
- 1.AS QUICKLY AS POSSIBLE, ATTEMPT TO BLOCK THE NEAREST STORMWATER CATCH BASINS IF ON A ROADWAY, OR IF IN PROXIMITY TO WETLANDS, CREATE A BERM OF SOIL DOWNSLOPE OF THE SPILL.
 - 2.IMMEDIATELY, AND WHILE THE CONTAINMENT MEASURES ARE IMPLEMENTED AS DESCRIBED ABOVE, NOTIFY THE FOLLOWING GOVERNMENTAL ENTITIES AND INFORM THEM OF THE TYPE OF SPILL THAT OCCURRED:
 - o MEDWAY FIRE DEPARTMENT AT 911,
 - o MEDWAY BOARD OF HEALTH AT 508-533-3206,
 - o MEDWAY CONSERVATION COMMISSION AT 508-533-3292,
 - o MASS. DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) CENTRAL REGION AT (508) 792-7650 (ADDRESS IS 8 NEW BOND STREET, WORCESTER, MA 01606), AND
 - o NATIONAL RESPONSE CENTER (NRC) AT (800) 424-8802. (FOR SPILLS THAT REQUIRE SUCH NOTIFICATION PURSUANT TO 40 CFR PART 110, 40 CFR PART 117, AND 40 CFR PART 302).
 - 3.ONCE THE VARIOUS EMERGENCY RESPONSE TEAMS HAVE ARRIVED AT THE SITE AND IF THE SPILL OCCURS ON A LOT, THE OWNER SHALL FOLLOW THE INSTRUCTIONS OF THE VARIOUS GOVERNMENTAL ENTITIES, WHICH MAY INCLUDE THE FOLLOWING:
 - > A CLEAN UP FIRM MAY NEED TO BE IMMEDIATELY CONTACTED.
 - > IF THE HAZARDOUS MATERIALS HAVE ENTERED THE STORMWATER SYSTEM, PORTIONS OF IT MAY NEED TO BE CLEANED AND RESTORED PER THE DEP. ALL SUCH ACTIVITIES SHALL BE AS SPECIFIED BY THE DEP.

FOR REGISTRY USE

PLAN SCALE: NO SCALE

REVISION	DATE	BY	PLAN DATE: OCTOBER 7, 2024			
			2025-02-24	2025-05-12		
REVISIONS PER TOWN COMMENTS						
REVISIONS PER DECISION						

OWNER/APPLICANT
METAL BEARD, INC.
16 MOWRY STREET
MENDON, MA 01756

ZONING DISTRICT
VILLAGE-RESIDENTIAL (VR)
MULTI-FAMILY HOUSING
OVERLAY DISTRICT (MHOD)
RABBIT HILL NATIONAL
REGISTER HISTORIC DISTRICT

ASSESSORS PARCEL
47-113

DEED REFERENCE
BOOK 41922, PAGE 504

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

DATE APPROVED: _____

DATE ENDORSED: _____

MEDWAY PLANNING & ECONOMIC
DEVELOPMENT BOARD

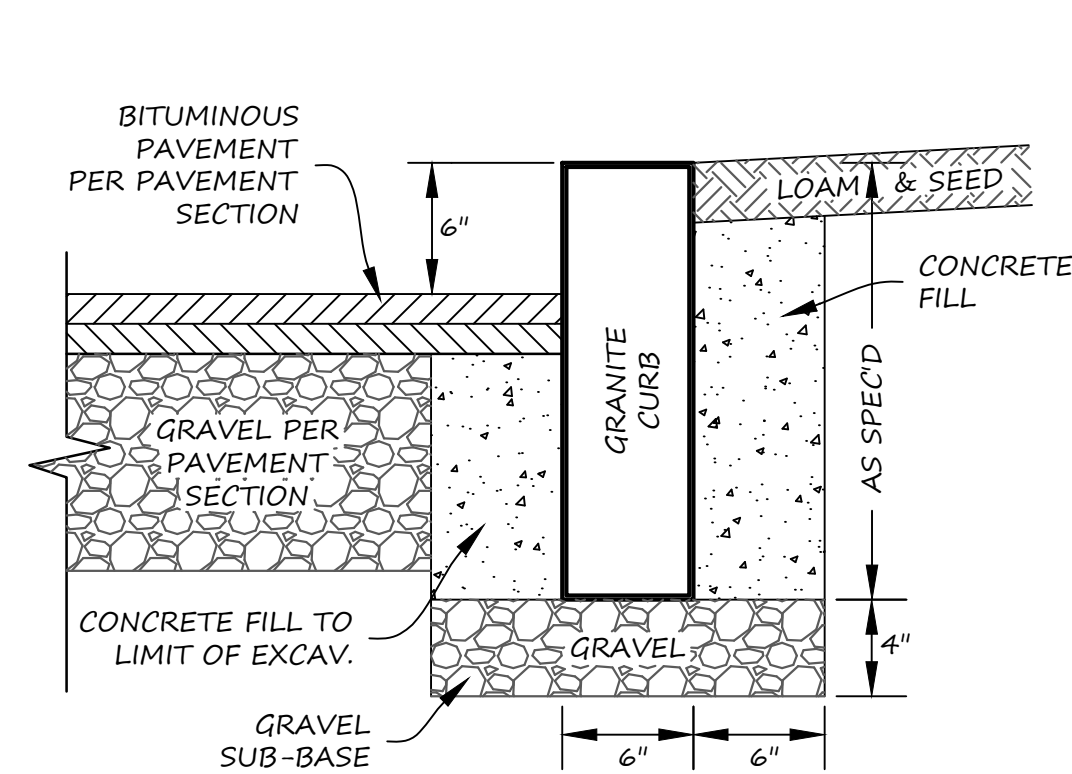
730 MAIN STREET
SUITE 2C
MILLIS, MA 02054
508-376-8883(o)



LEGACY
ENGINEERING

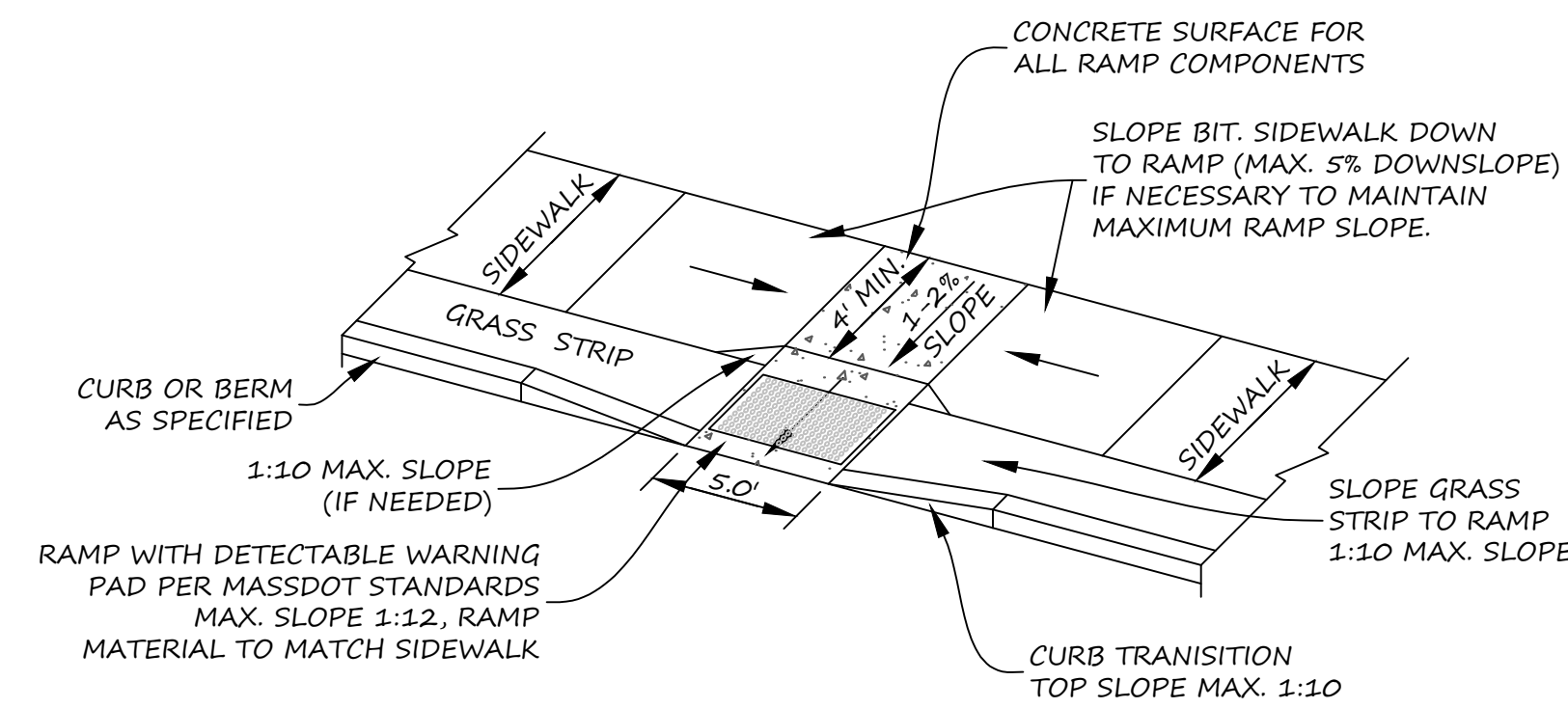
C-8

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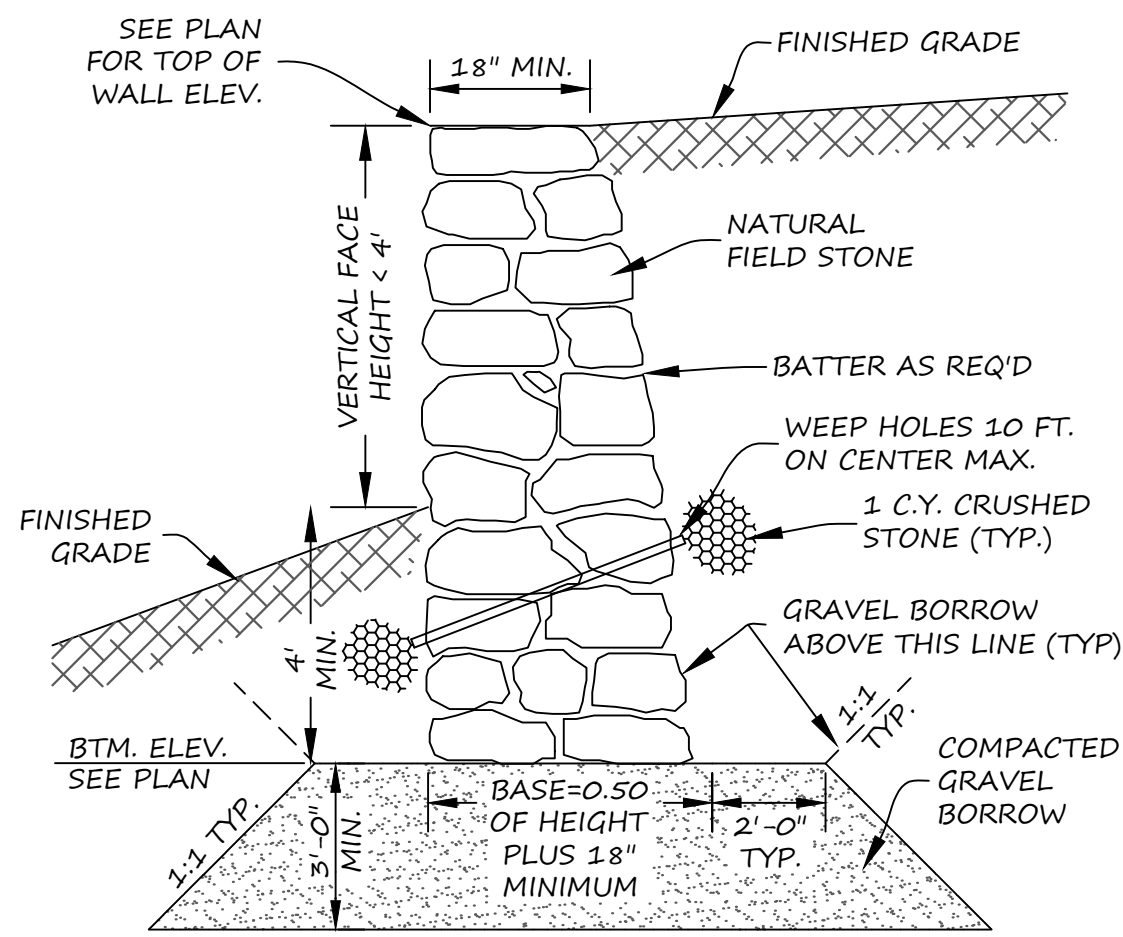
- NOTES:
1. CONCRETE TO BE 4,000 PSI.
 2. ALL RADII 50' AND SMALLER TO BE CONSTRUCTED USING CURVED SECTIONS.

VERTICAL GRANITE CURB DETAIL
(NO SCALE)

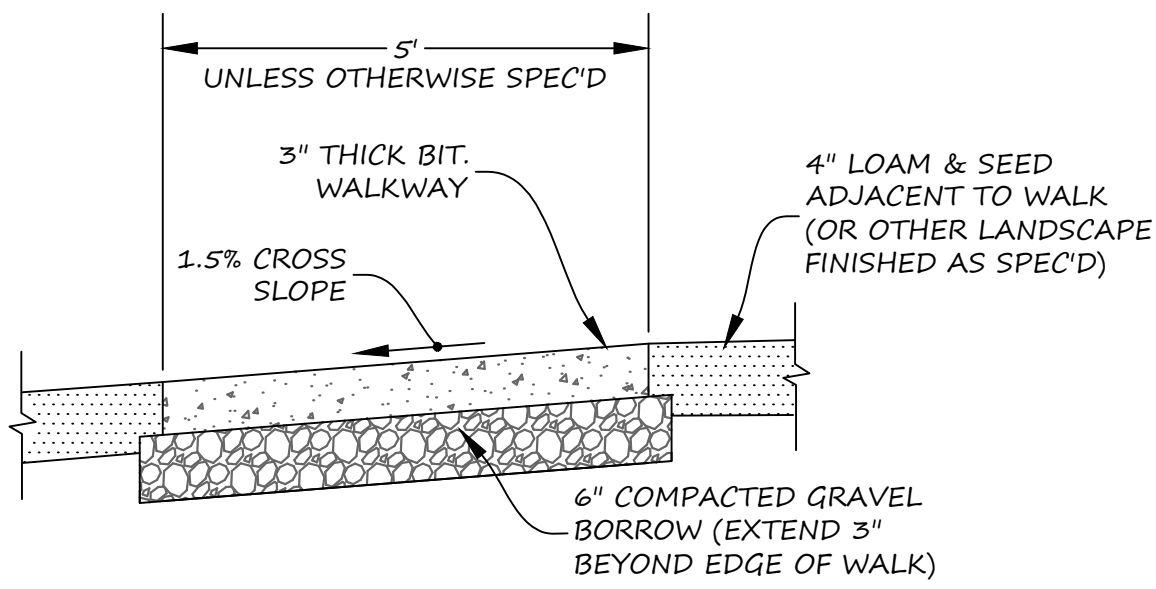


- NOTES:
1. RAMP AND SIDEWALK SHALL BE CONSTRUCTED IN STRICT COMPLIANCE WITH ADA REGULATIONS.
 2. THIS DETAIL DOES NOT SPECIFY CURBING OR SIDEWALK REQUIREMENTS, BUT ONLY ACCESSIBLE (HANDICAP) RAMP SPECIFICATIONS. REFER TO APPLICABLE DETAILS FOR ROADWAY, CURBING, SIDEWALK SPECIFICATIONS.

ACCESSIBLE RAMP DETAIL
NOT TO SCALE

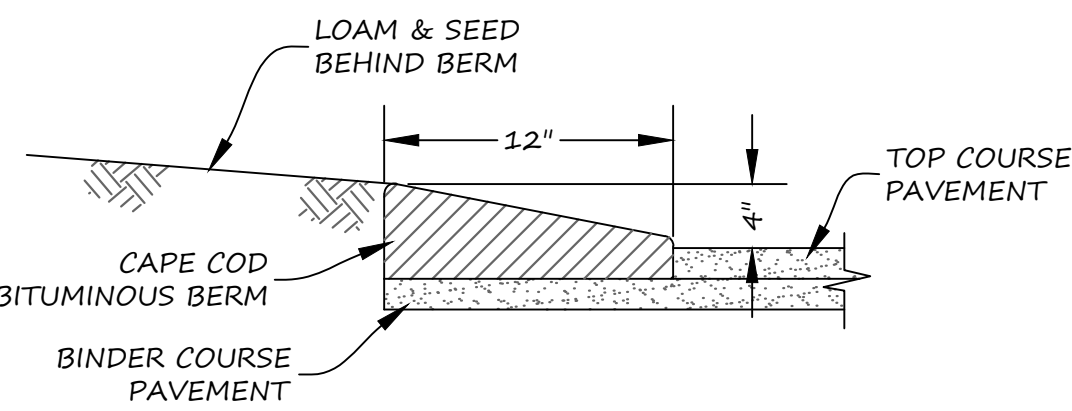


TYPICAL NATURAL STONE RETAINING WALL
NOT TO SCALE

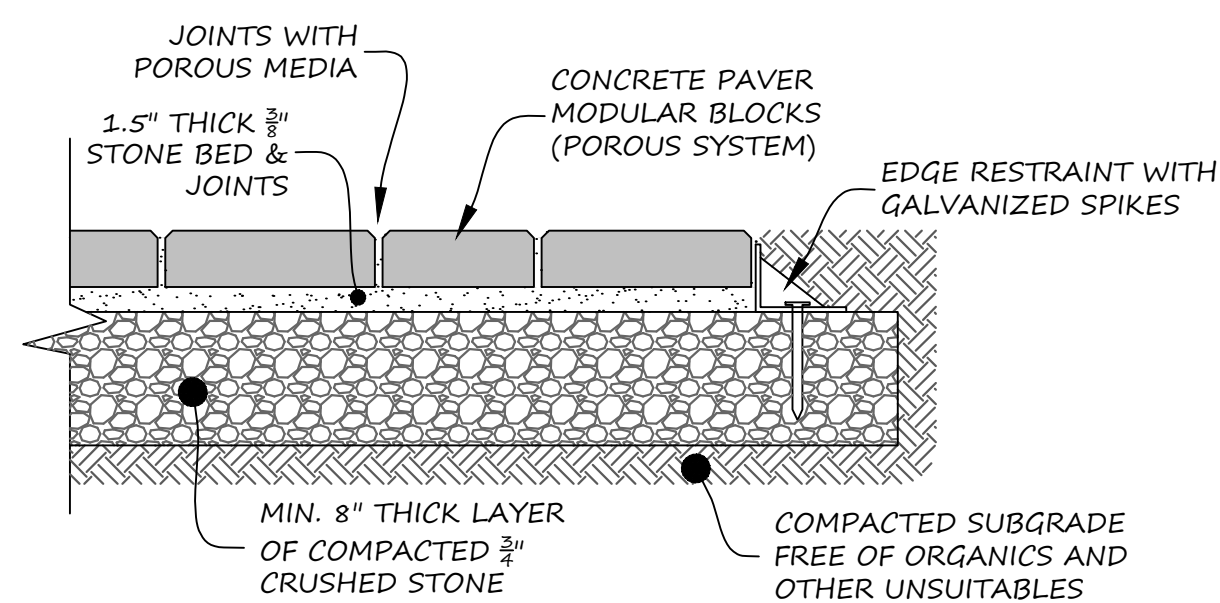


- NOTES:
1. ALL ASPECTS OF WALKWAY/SIDEWALK CONSTRUCTION SHALL BE IN FULL COMPLIANCE WITH S21 CMR.

BITUMINOUS WALK/SIDEWALK
(NO SCALE)

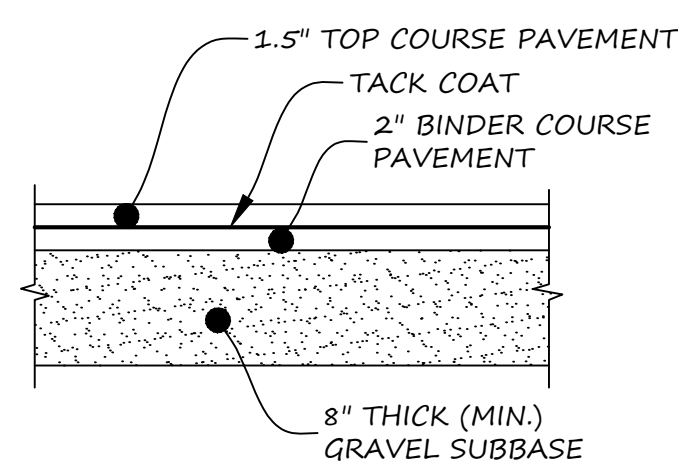


CAPE COD BERM DETAIL
(NO SCALE)

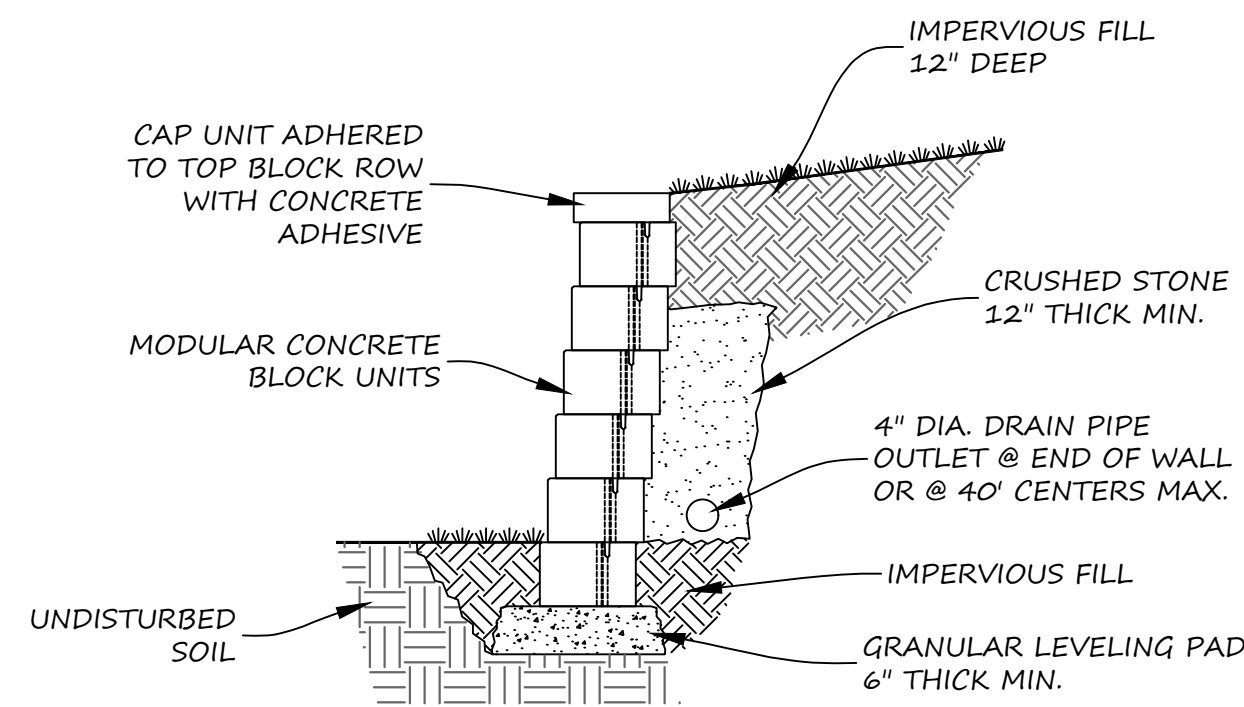


NOTE: PAVER MANUFACTURER, MODEL AND COLOR AT APPLICANT'S DISCRETION BUT MUST BE A POROUS PAVER SYSTEM.

CONCRETE PAVER DETAIL
NOT TO SCALE

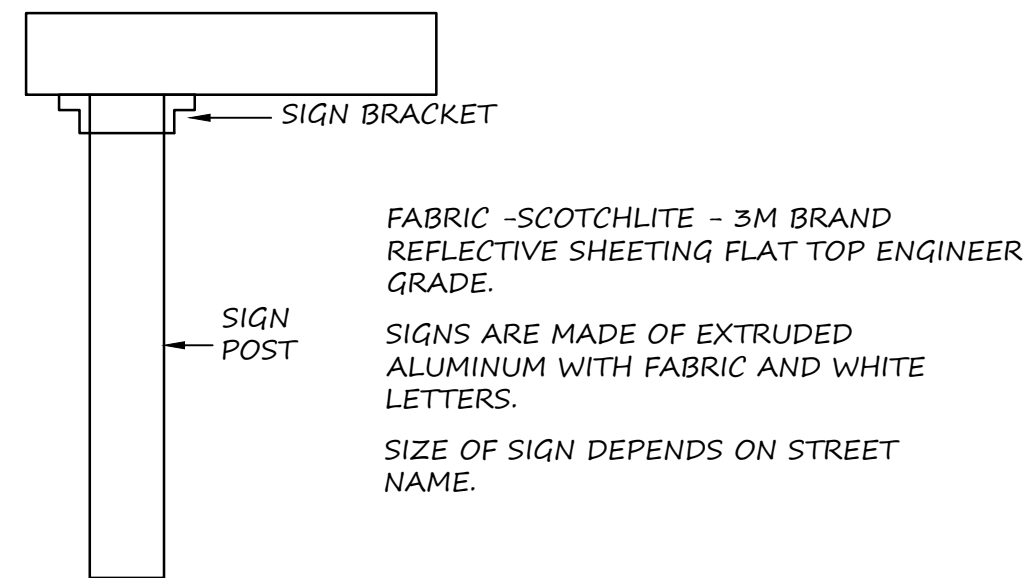


TYPICAL PAVING SECTION
NOT TO SCALE



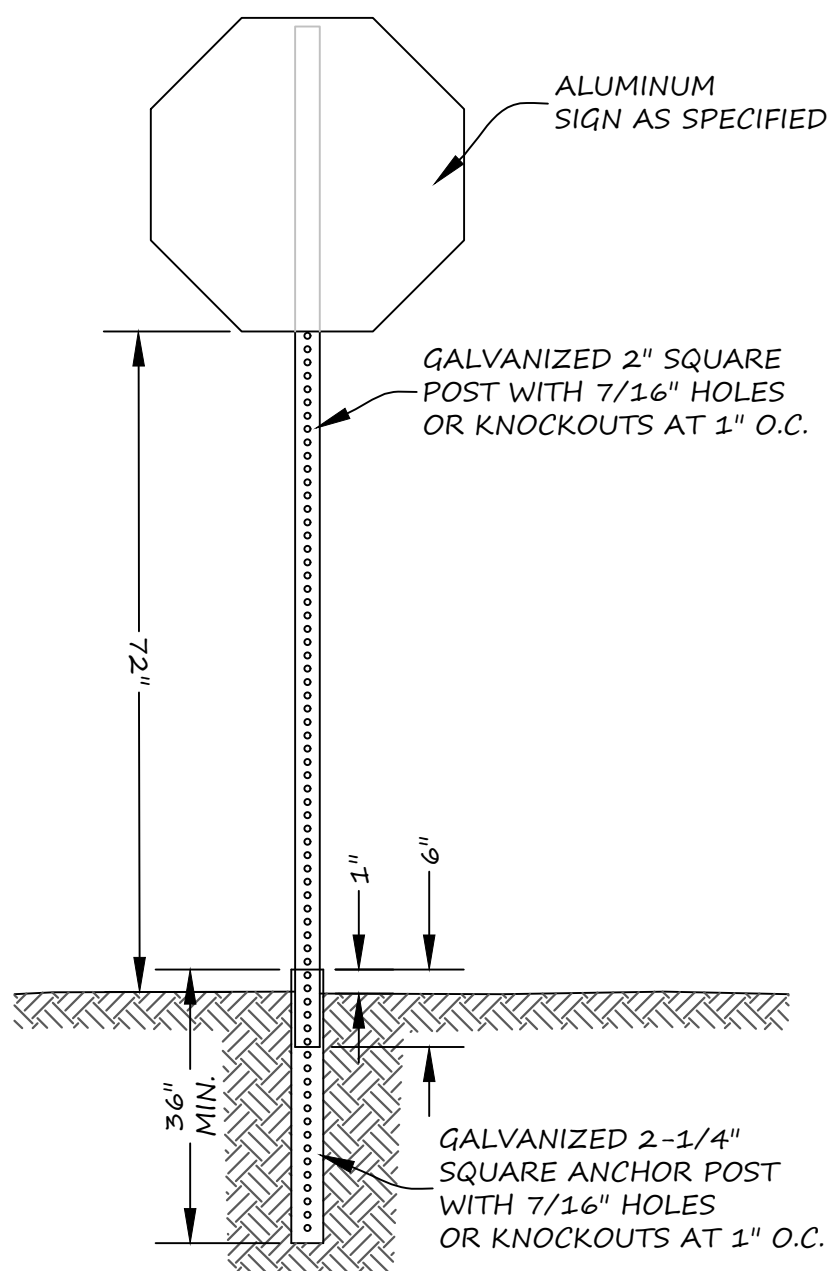
- NOTES:
1. SMALL BLOCK UNITS SHALL BE THE SQUARE FOOT PRODUCT BY VERSA-LOK OR APPROVED EQUAL. WALL HEIGHT WITHOUT REINFORCEMENT SHALL BE LIMITED TO 3.5' EXPOSED FACE.
 2. WALL HEIGHTS OVER FOUR FEET, INCLUDING FOOTING, MAY REQUIRE A BUILDING PERMIT AND/OR STRUCTURAL DESIGN. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY NECESSARY BUILDING PERMITS AND FOR PROVIDING STRUCTURAL WALL DESIGN MEETING THE REQUIREMENTS OF THE MASSACHUSETTS BUILDING CODE, AS DEEMED APPLICABLE BY THE BUILDING INSPECTOR.
 3. INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS.
 4. COLOR SHALL BE "FIELDSTONE".

TYPICAL "SMALL BLOCK" RETAINING WALL
NOT TO SCALE

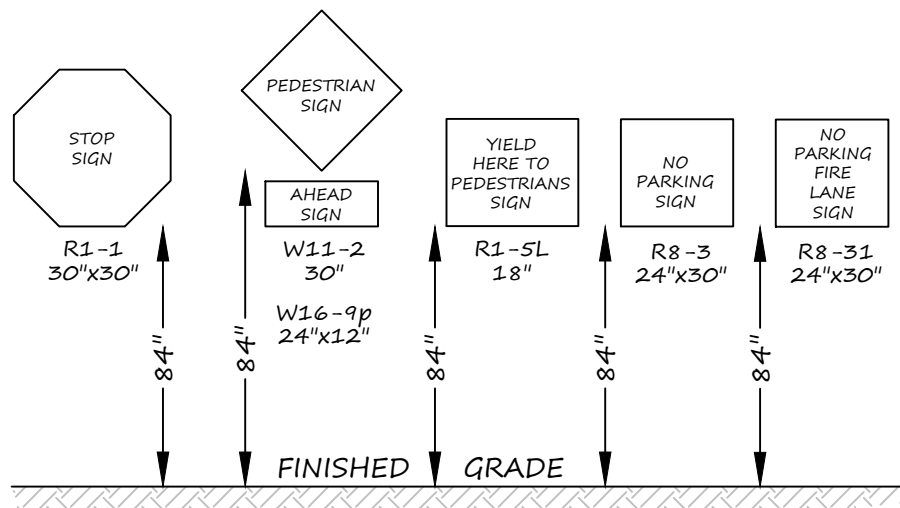


- NOTES:
1. STREET SIGN SPECIFICATIONS SHALL BE AS REQUIRED BY THE DIRECTOR OF PUBLIC WORKS (POST, SIZE, COLOR, MATERIAL).
 2. SIGNS ARE TO BEAR THE LEGEND "PRIVATE WAY"

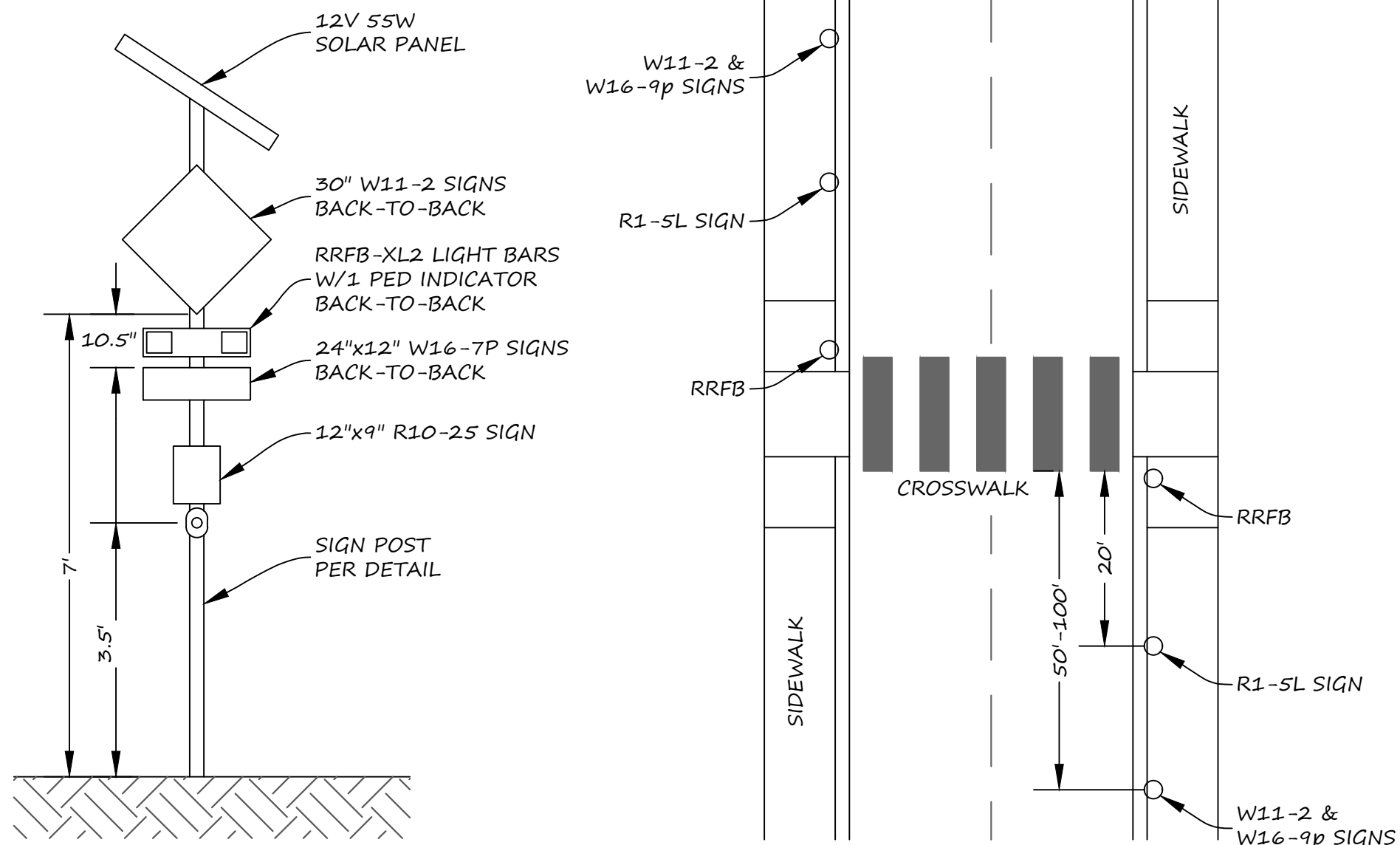
STANDARD STREET SIGN DETAIL
(NO SCALE)



TYPICAL SIGN POST DETAIL
NOT TO SCALE



TRAFFIC SIGN SCHEDULE
NOT TO SCALE



RECTANGULAR FLASHING BEACON (RRFB) DETAIL
NOT TO SCALE

FOR REGISTRY USE

PLAN SCALE: NOT TO SCALE

PLAN DATE: OCTOBER 7, 2024

REVISION	DATE	BY
2023-02-24	DJM	
2023-05-12	DJM	

OWNER/APPLICANT
METAL BEARD, INC.
16 MOWRY STREET
MENDON, MA 01756

ZONING DISTRICT
VILLAGE-RESIDENTIAL (VR)
MULTI-FAMILY HOUSING
OVERLAY DISTRICT (MHOD)
RABBIT HILL NATIONAL
REGISTER HISTORIC DISTRICT

ASSESSORS PARCEL
47-113

DEED REFERENCE
BOOK 41.922, PAGE 504

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

DATE APPROVED: _____
DATE ENDORSED: _____

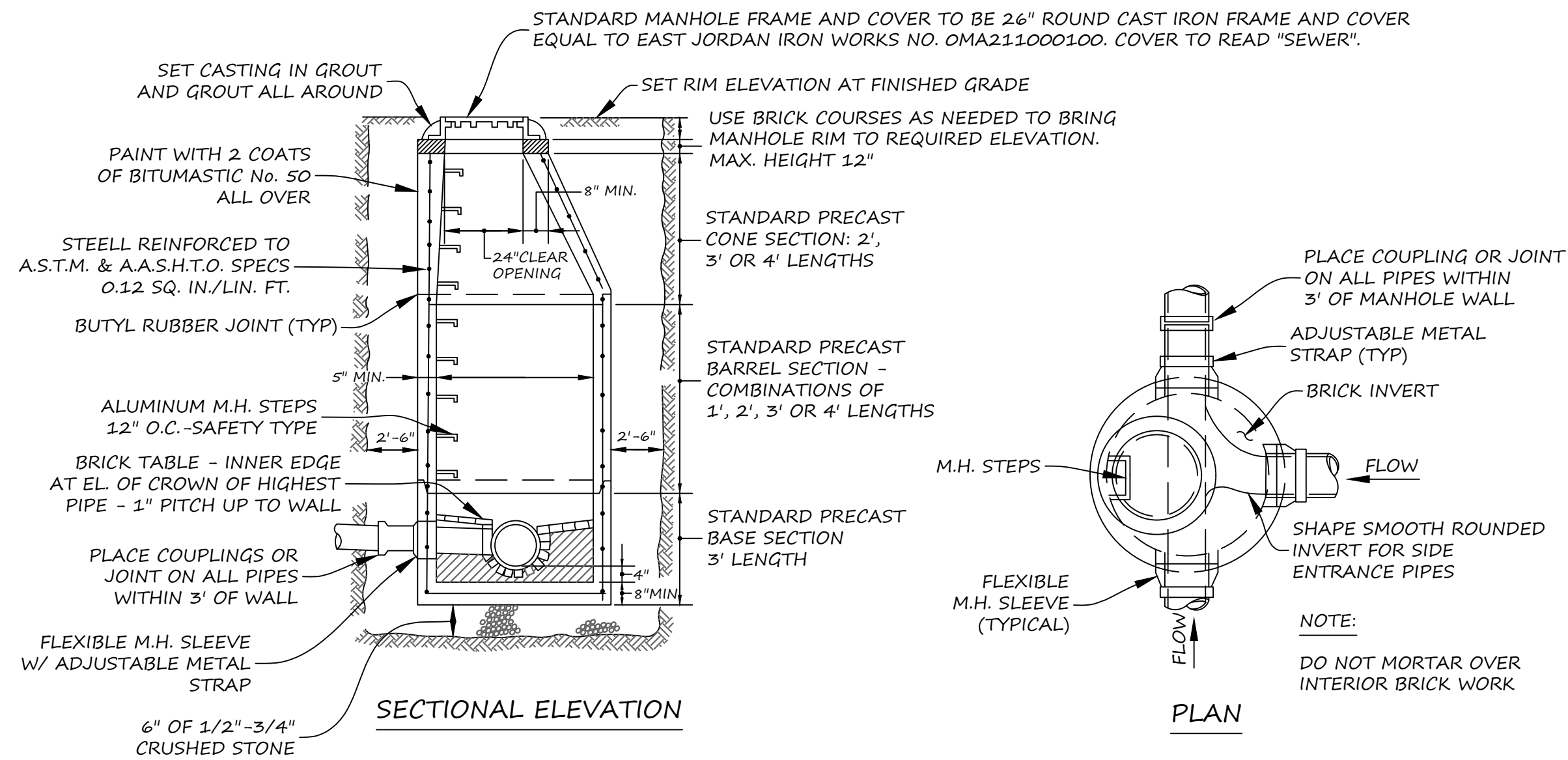
MEDWAY PLANNING & ECONOMIC
DEVELOPMENT BOARD

HENRY GARNSEY
CONDOMINIUMS
DETAIL
PLAN OF LAND
IN MEDWAY, MA

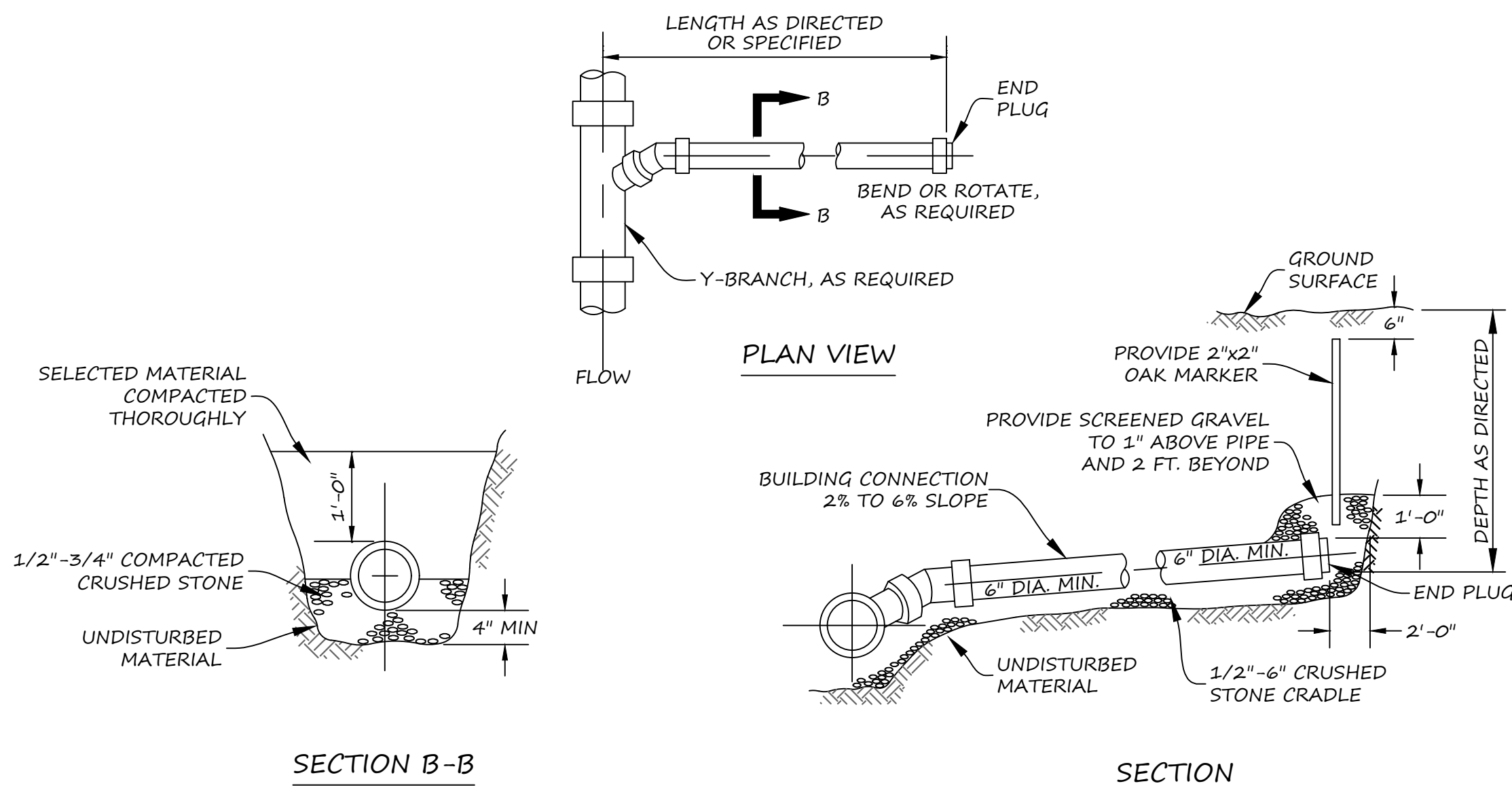
730 MAIN STREET
SUITE 2C
MILLIS, MA 02054
508-376-8883(o)

C-9

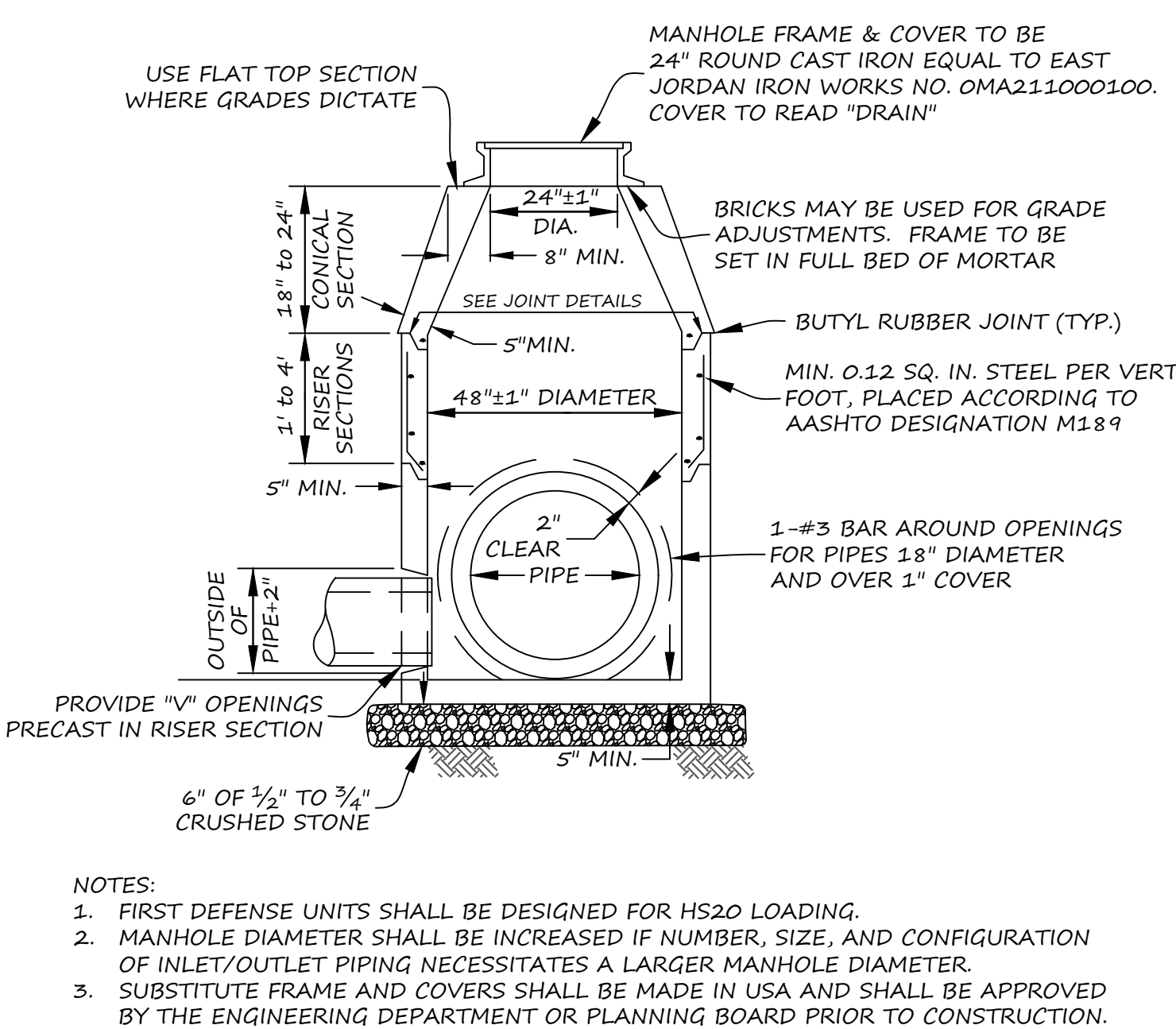




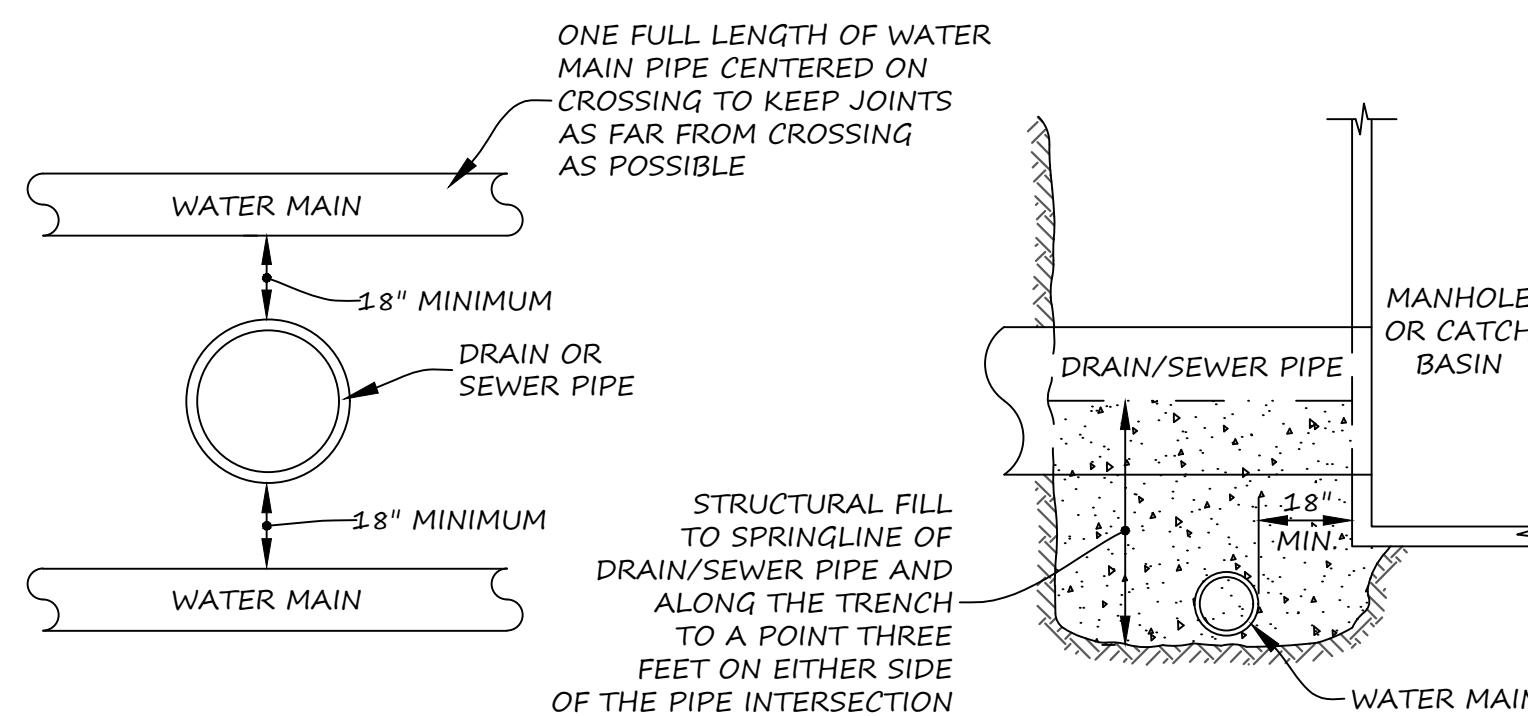
TYPICAL PRECAST CONCRETE SEWER MANHOLE DETAILS
NOT TO SCALE



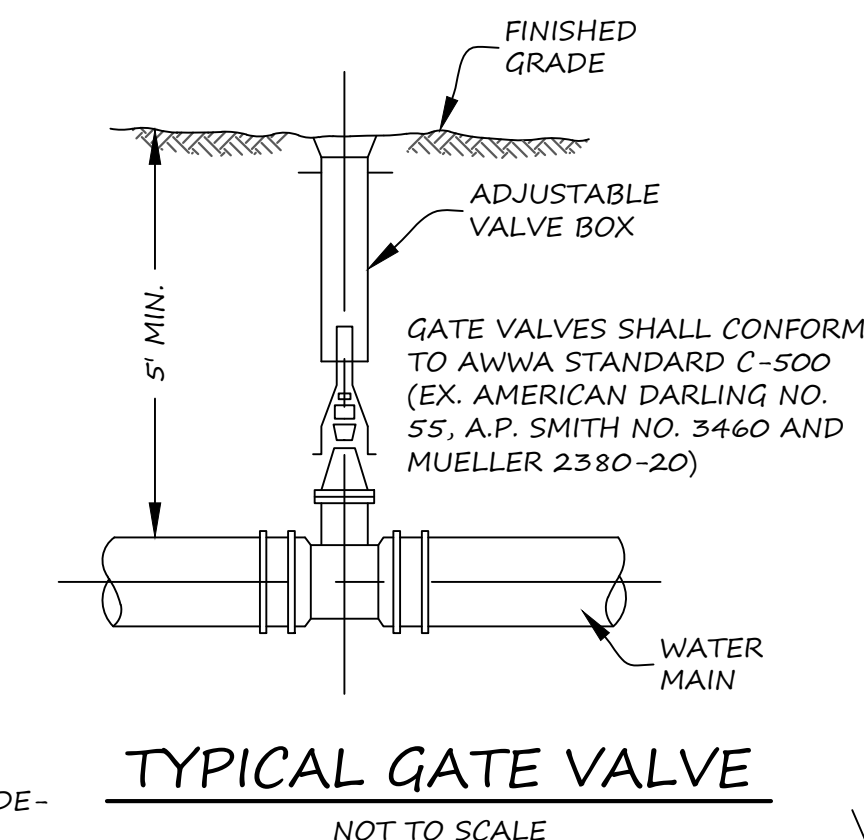
TYPICAL BUILDING SEWER SERVICE CONNECTION
NOT TO SCALE



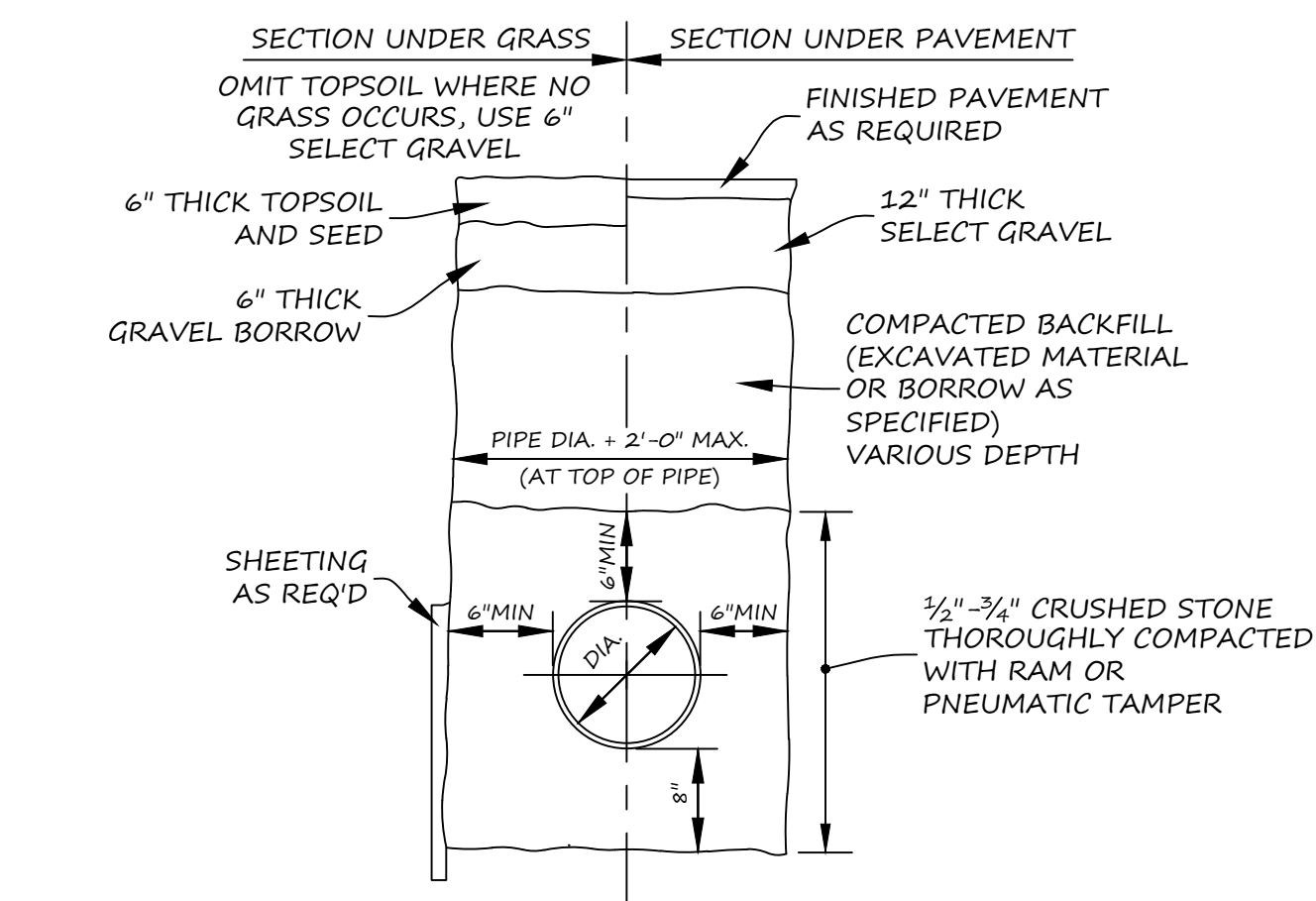
PRECAST CONCRETE DRAIN MANHOLE
NOT TO SCALE



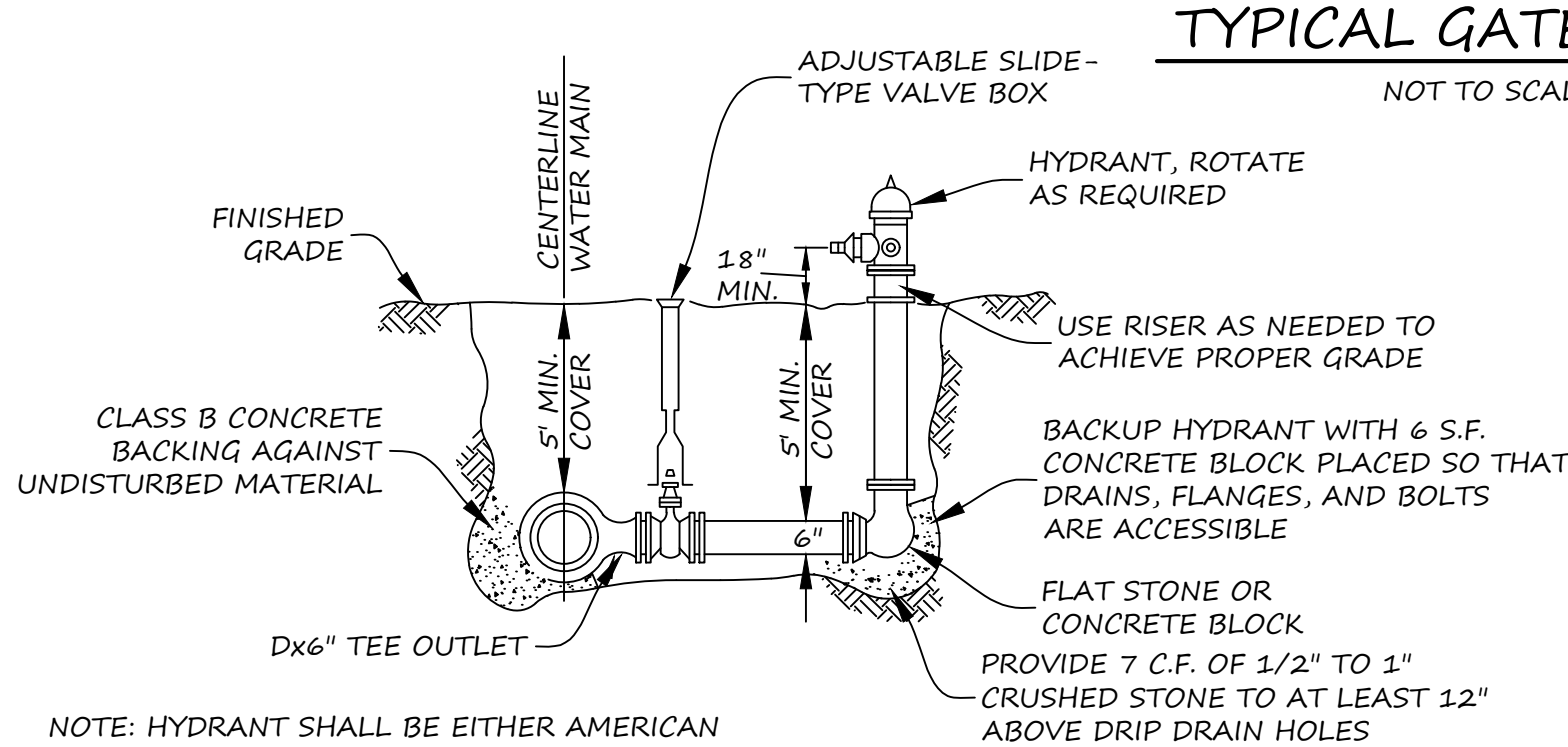
WATER MAIN CROSSING DETAIL
NOT TO SCALE



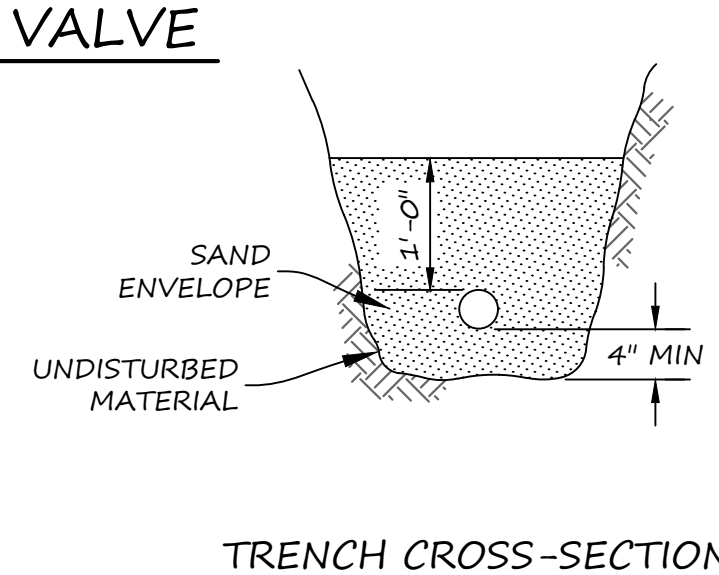
TYPICAL GATE VALVE
NOT TO SCALE



TYPICAL SEWER TRENCH
NOT TO SCALE



TYPICAL HYDRANT ASSEMBLY DETAIL
NOT TO SCALE

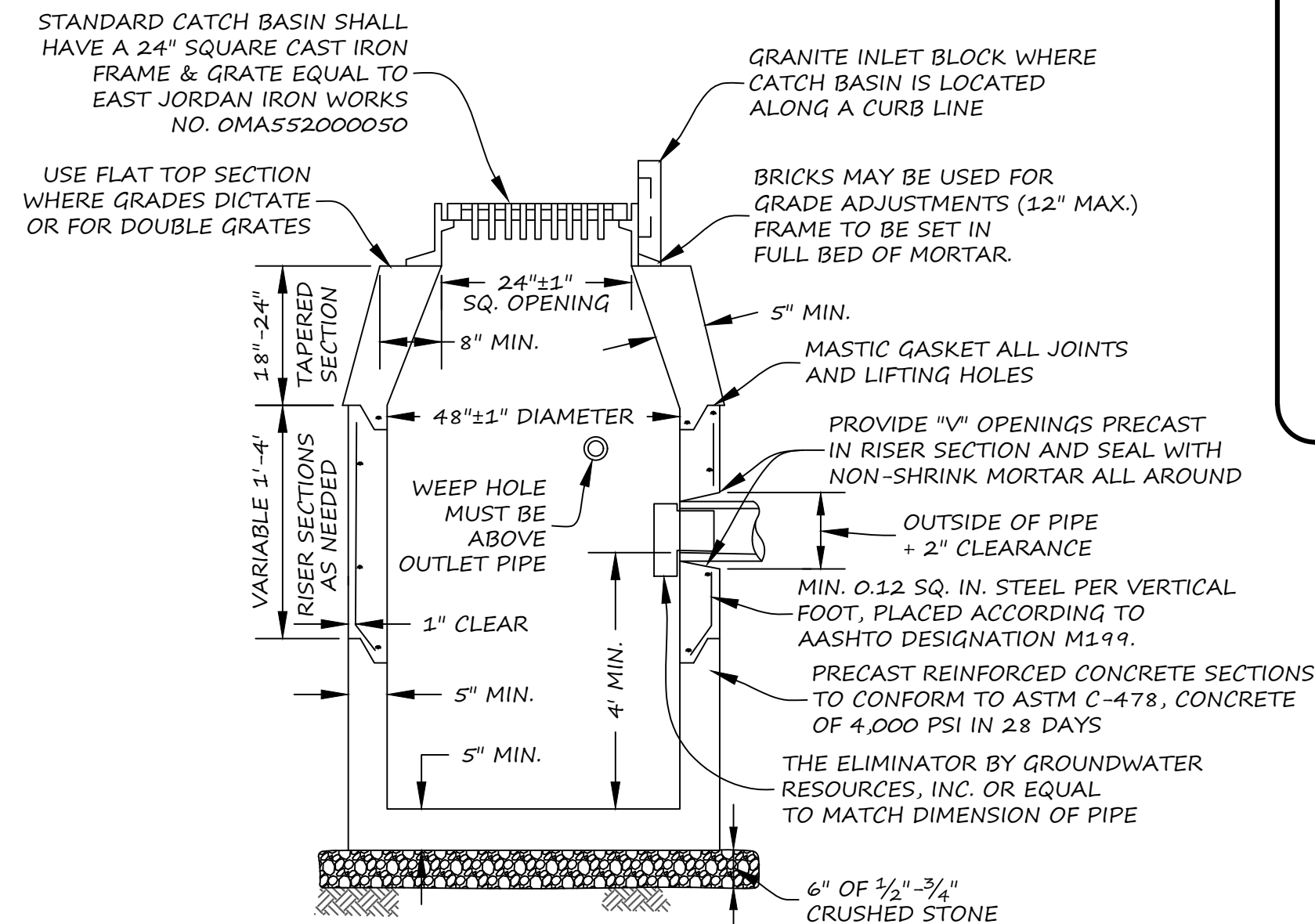


TRENCH CROSS-SECTION

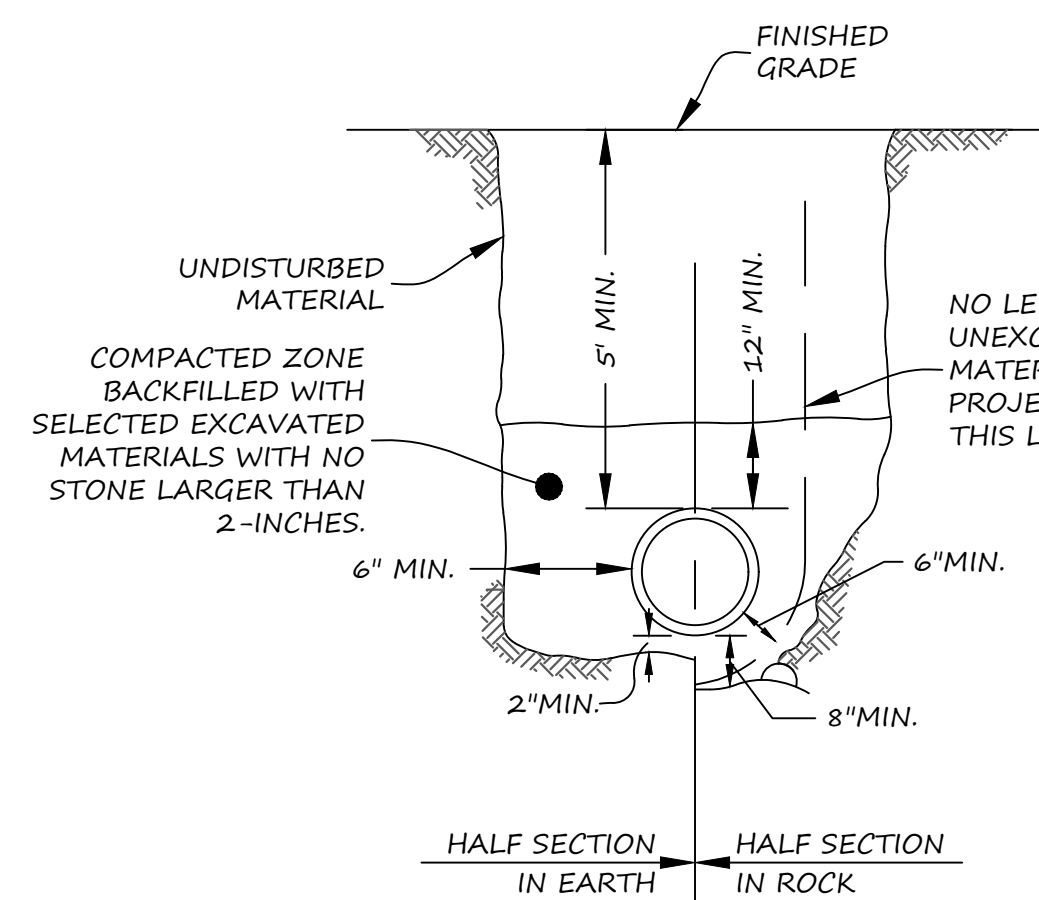
**PROGRESS
PRINT**

- 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.

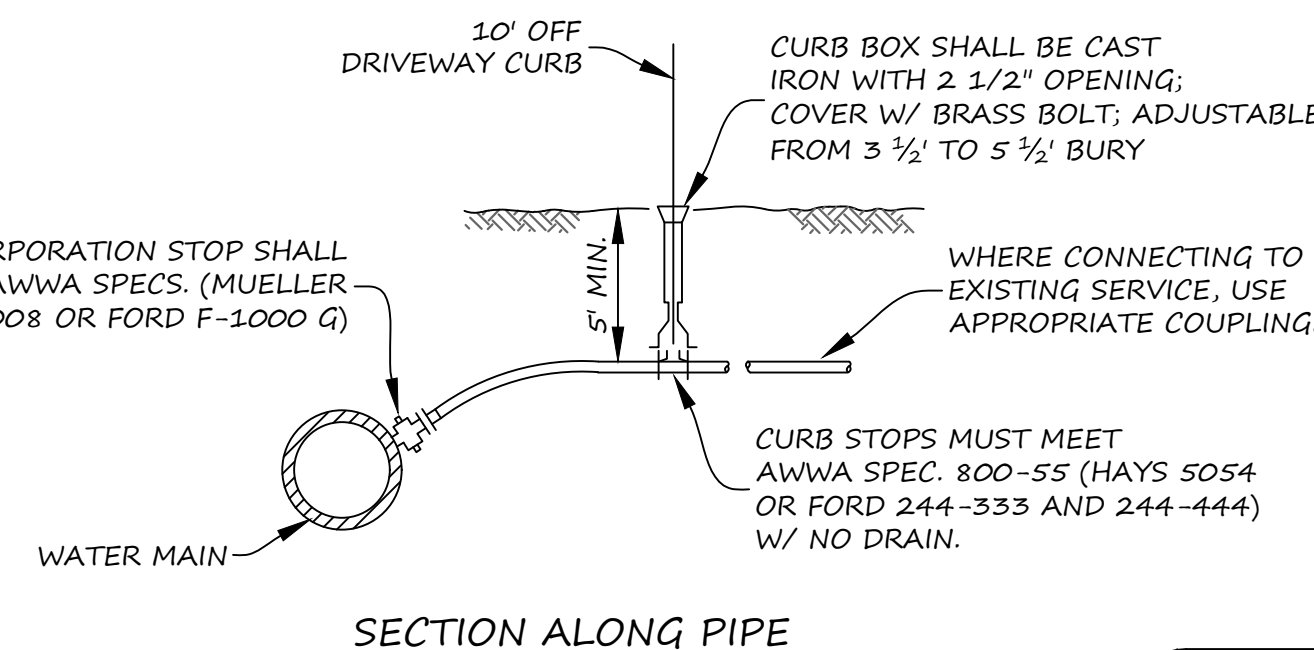
TYPICAL WATER SERVICE CONNECTION
NOT TO SCALE



PRECAST CONCRETE CATCH BASIN
NOT TO SCALE



WATER MAIN TRENCH DETAIL
NOT TO SCALE



SECTION ALONG PIPE

OWNER/APPLICANT
METAL BEARD, INC.
16 MOWRY STREET
MENDON, MA 01756

ZONING DISTRICT
VILLAGE-RESIDENTIAL (VR)
MULTI-FAMILY HOUSING
OVERLAY DISTRICT (MHOD)
RABBIT HILL NATIONAL
REGISTER HISTORIC DISTRICT

ASSESSORS PARCEL
47-113

DEED REFERENCE
BOOK 41922, PAGE 504

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

DATE APPROVED: _____

DATE ENDORSED: _____

MEDWAY PLANNING & ECONOMIC
DEVELOPMENT BOARD

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



**LEGACY
ENGINEERING**

C-10

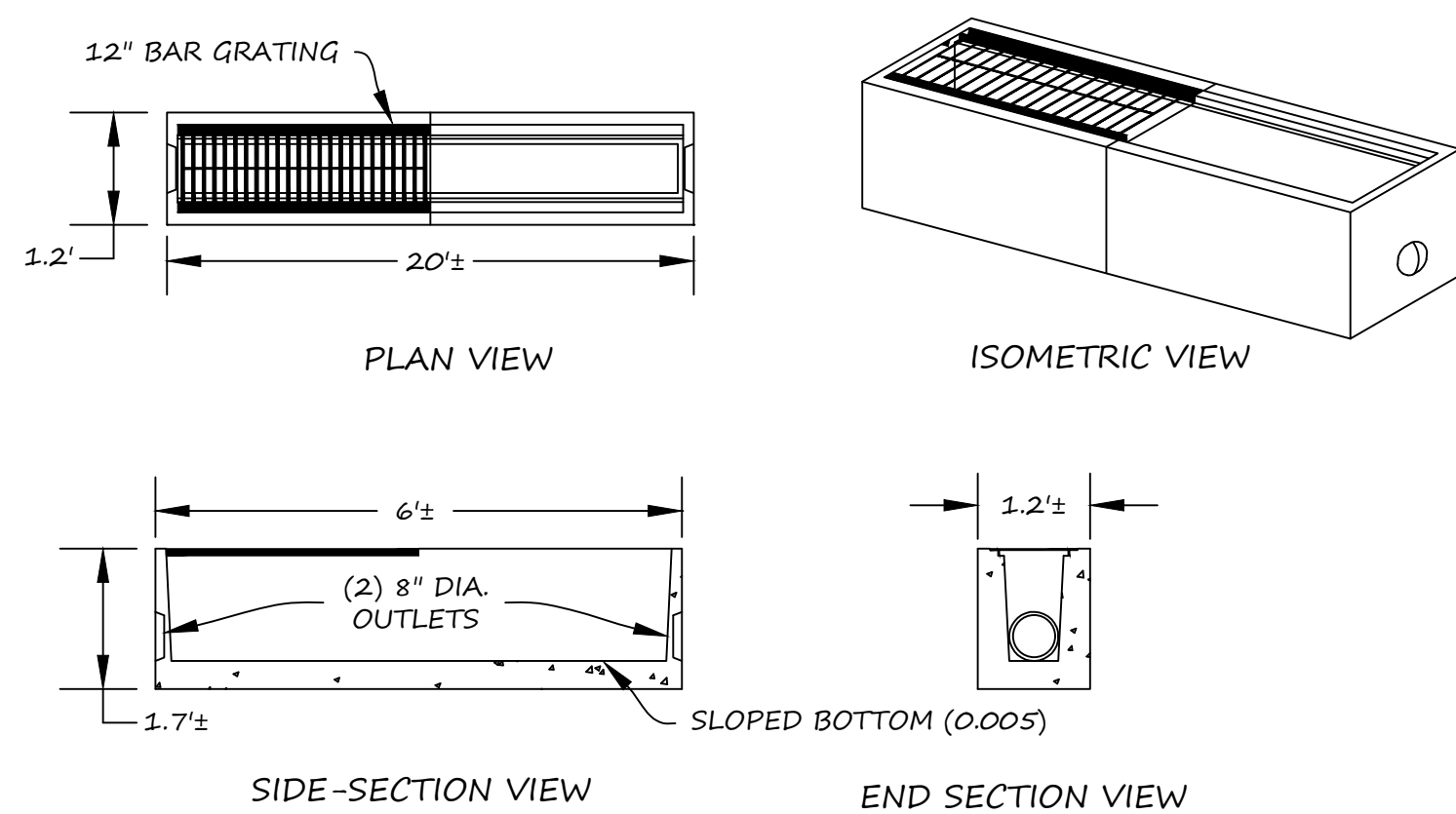
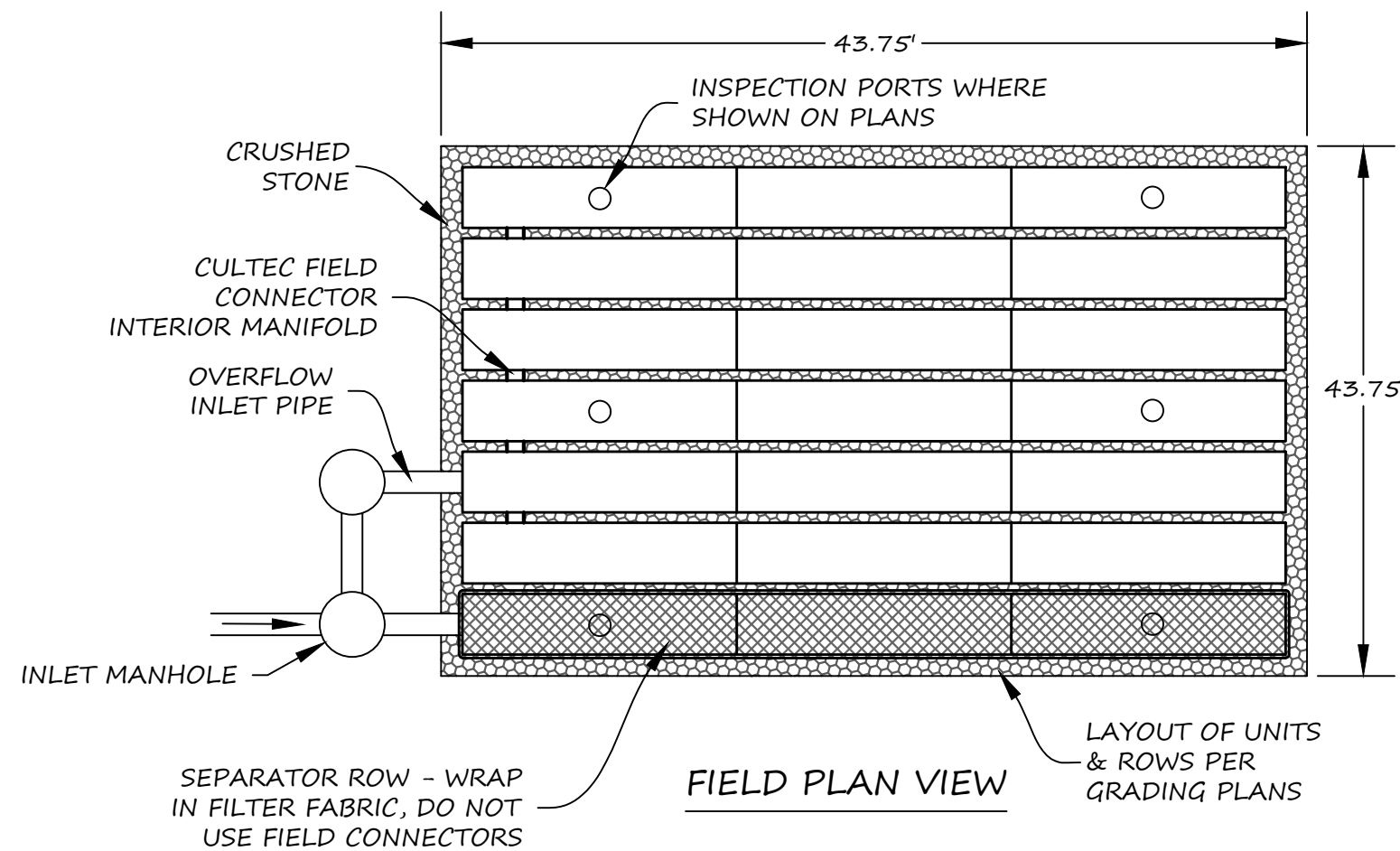
FOR REGISTRY USE

PLAN SCALE: NOT TO SCALE

PLAN DATE: OCTOBER 7, 2024

REVISION	DATE	BY
2024-02-24	DJM	
2024-05-12	DJM	
REVISIONS PER TOWN COMMENTS		
REVISIONS PER DECISION		

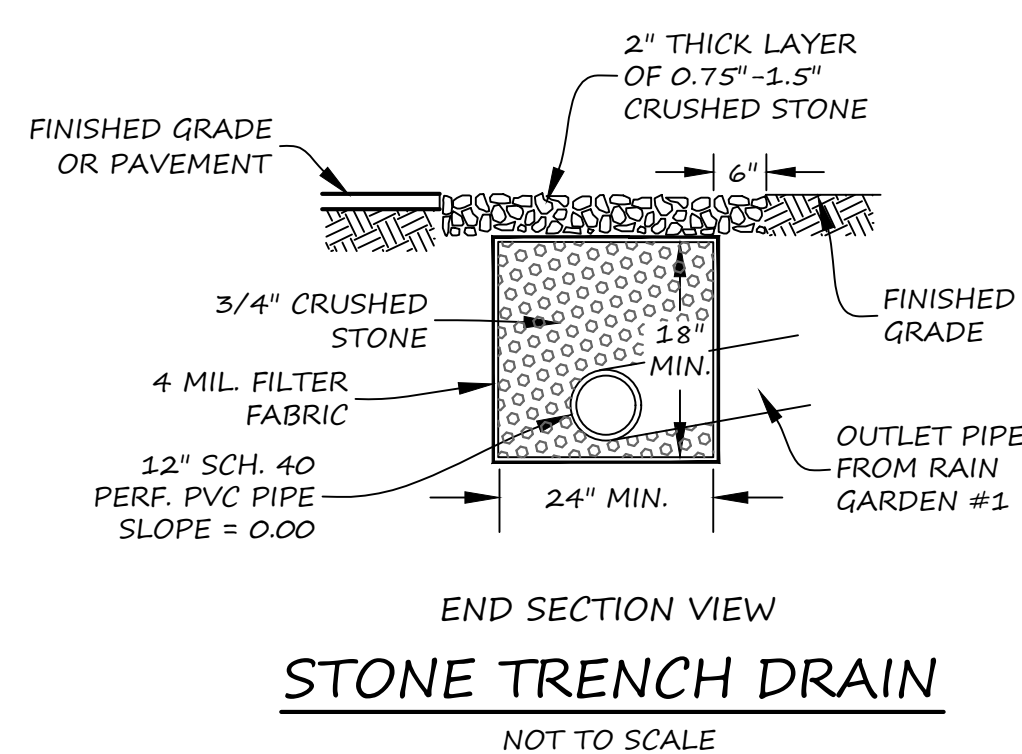
HENRY GARNSEY
CONDOMINIUMS
DETAIL
PLAN OF LAND
IN MEDWAY, MA



- NOTES:
1. CONCRETE SHALL BE 4,000 PSI AFTER 28 DAYS.
 2. SHALL CONFORM TO H-20 LOADINGS.
 3. SHALL BE POWER DRAIN S500K BY ACO DRAIN OR EQUAL.

TRENCH DRAIN DETAIL

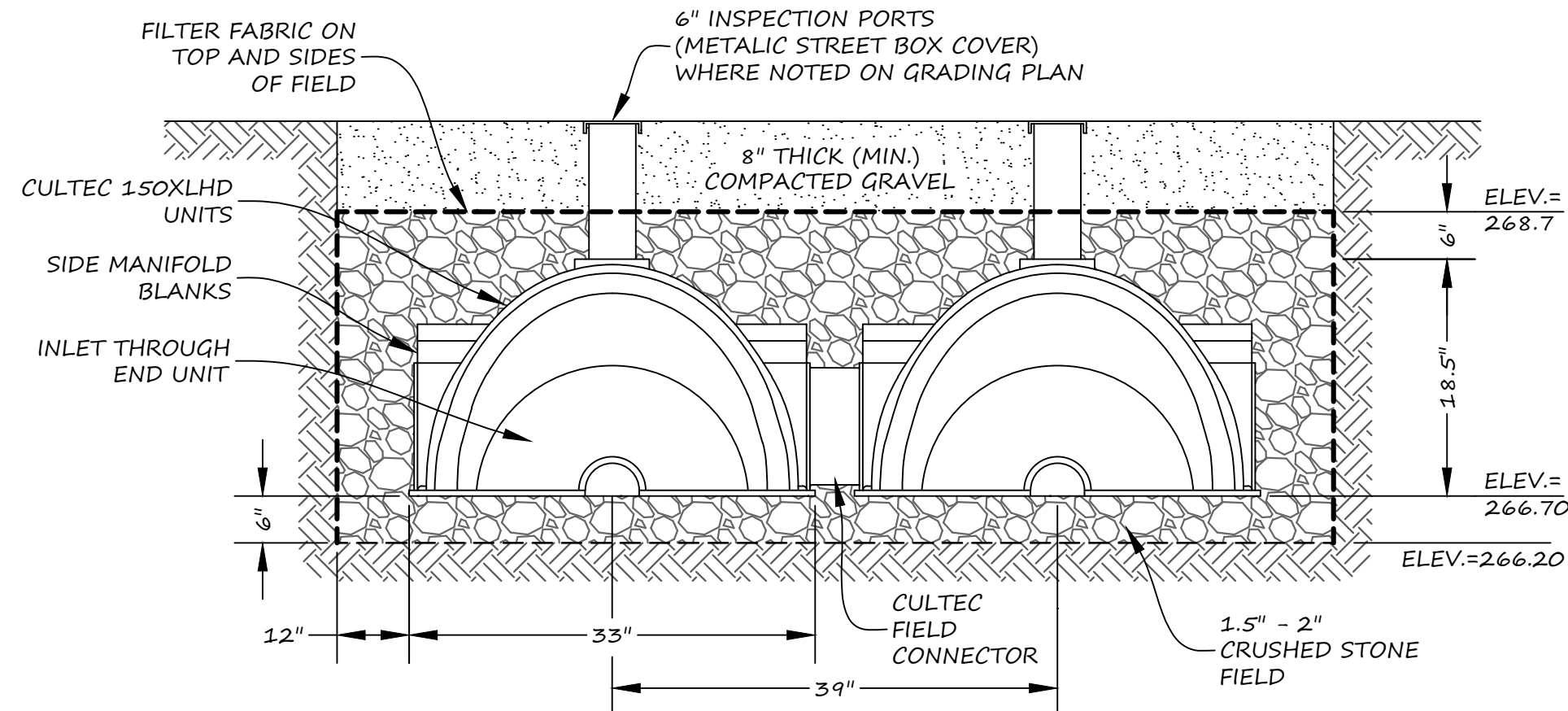
NOT TO SCALE



STONE TRENCH DRAIN

NOT TO SCALE

PROGRESS
PRINT

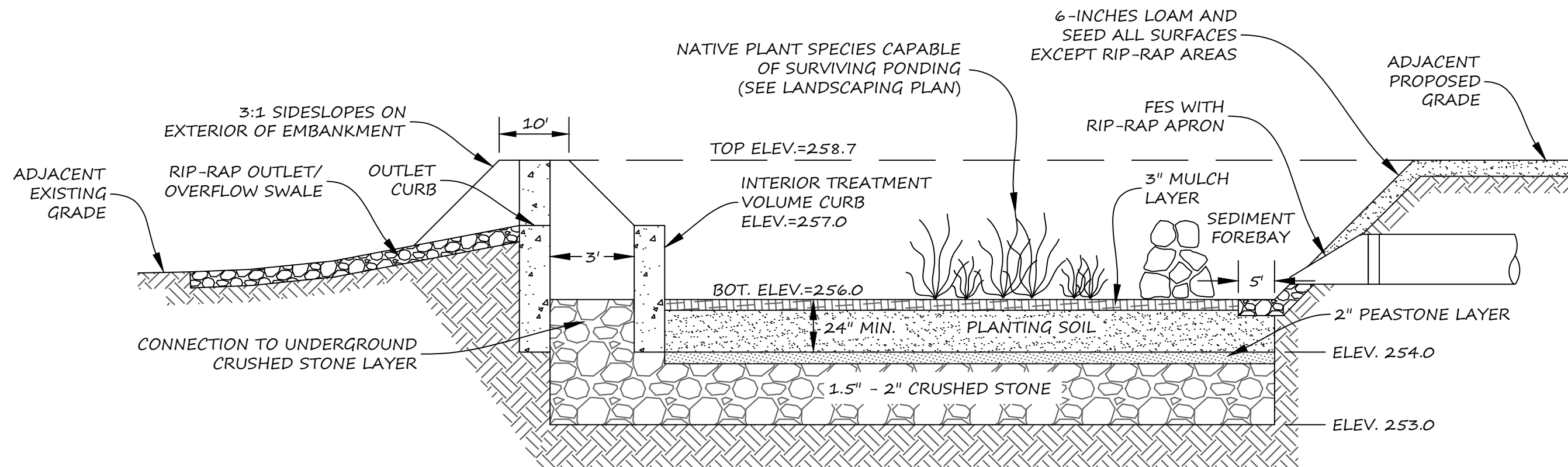


SECTION THROUGH TYPICAL LEACHING FIELD

- NOTES:
1. INFILTRATION TRENCH UNITS TO BE RECHARGER 150XLHD AS MANUFACTURED BY CULTEC, INC., 878 FEDERAL ROAD, BROOKFIELD, CT 06804, OR APPROVED EQUAL. APPROVED EQUALS MUST CONTAIN AT LEAST THE SAME TOTAL SYSTEM STORAGE VOLUME AND BOTTOM AREA.
 2. INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS.
 3. TWO-TRENCH SYSTEM CROSS-SECTION SHOWN. MULTIPLE TRENCHES WOULD USE THE SAME EXTERIOR STONE THICKNESS AND INTERIOR CHAMBER SEPARATION VALUES.
 4. INFILTRATION TRENCH UNITS SHALL BE ABLE TO WITHSTAND H-20 LOADINGS.
 5. PIPING FOR THE ROOF DOWNSPOUT COLLECTION SYSTEM MAY BE SCHEDULE 40 PVC OR HDPE.
 6. USE OF "EQUIVALENT" SYSTEMS REQUIRE VOLUME CALCULATION VERIFICATION BY THE DESIGN ENGINEER.
 7. ALL TOPSOIL, SUBSOIL, AND UNSUITABLE SOILS UNDER AND WITHIN 5 FEET OF THE SYSTEM SHALL BE REMOVED AND REPLACED WITH SEPTIC SAND MEETING DESIGN ENGINEER'S APPROVAL.

INFILTRATION FIELD

NOT TO SCALE



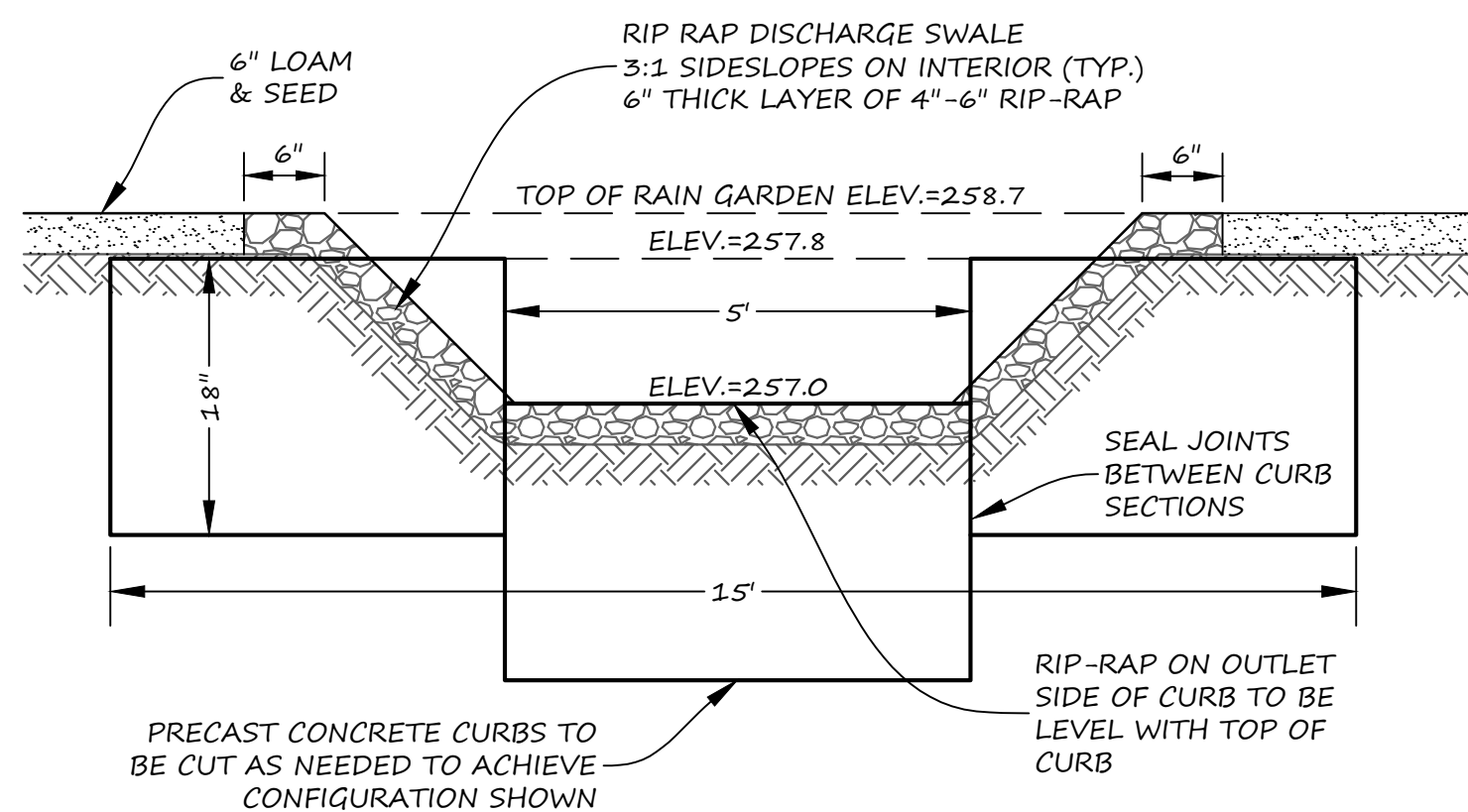
RAIN GARDEN #2 CROSS-SECTION

- SOIL NOTES:
- THE PLANTING SOIL MIX IS TO BE APPROXIMATELY 40% SAND, 20-30% TOPSOIL, AND 30-40% COMPOST.
 - SOILS ARE TO BE FREE FROM STONES, STUMPS, AND ROOTS.
 - COVER PLANTING SOIL WITH 2-3 INCHES OF HARDWOOD MULCH.

PLANTING LIST		
TYPE	SPECIES	COUNT
PERENNIALS	ACTAEA RACEMOSA, DENNSTAEDTIA PUNCTIOBULA, IRIS VERSICOLOR, LOBELIA CARDINALIS, OSMUNDA CINNAMOMEA, PANICUM VIRGATUM	RQ#1: 16 RQ#2: 72
	AMELANCHEIR CANADENSIS, ARCTOSTAPHYLOS UVA-URSI, CLETHRA ALNIFOLIA, ILEX GLABRA, SALIX HUMILIS, SAMBUCCUS CANADENSIS	RQ#1: 16 RQ#2: 72
PER 50 S.F. OF RAIN GARDEN, PLANT AT LEAST ONE SHRUB. USE AT LEAST 3 DIFFERENT SPECIES.		

RAIN GARDEN DETAILS

NOT TO SCALE



RAIN GARDEN #2 CURB OUTLET AND RIP-RAP SWALE DETAIL

OWNER/APPLICANT
METAL BEARD, INC.
16 MOWRY STREET
MENDON, MA 01756

ZONING DISTRICT
VILLAGE-RESIDENTIAL (VR)
MULTI-FAMILY HOUSING
OVERLAY DISTRICT (MHOD)
RABBIT HILL NATIONAL
REGISTER HISTORIC DISTRICT

ASSESSORS PARCEL
47-113

DEED REFERENCE
BOOK 41922, PAGE 504

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DATE: _____

REGISTERED LAND SURVEYOR

DATE APPROVED: _____

DATE ENDORSED: _____

MEDWAY PLANNING & ECONOMIC
DEVELOPMENT BOARD

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

C-11



LEGACY
ENGINEERING

FOR REGISTRY USE

PLAN SCALE: NOT TO SCALE

PLAN DATE: OCTOBER 7, 2024

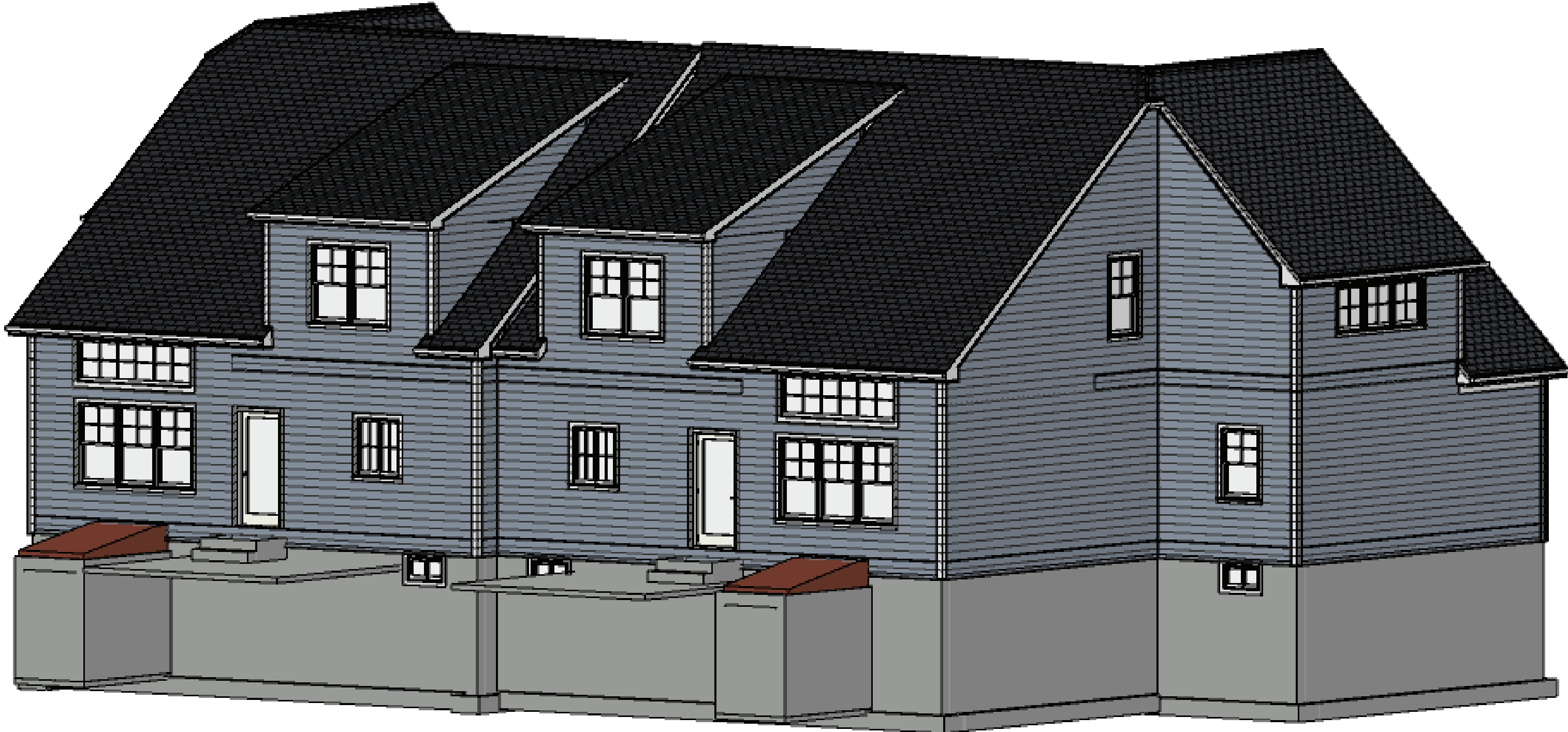
REVISION
REVISIONS PER TOWN COMMENTS
REVISIONS PER DECISION

HENRY GARNSEY
CONDOMINIUMS
DETAIL
PLAN OF LAND
IN MEDWAY, MA



Available *OPTIONS*:

- Shake style siding in Gables with horizontal trim band.
- Returned Roof wrap around gables or continue across in lieu of trim band.



Provide gutters and downspouts to direct roof runoff away from the foundation.
Provide well drained window wells at cellar sashes below grade.

All NEW framing and construction to be in accordance with MA Code 780 CMR 9th Edition for 1 & 2 Family Residential Construction. While good faith effort has been made to incorporate as much of that information as practical in these documents, human error or omission is possible. It is the licensed builder's responsibility to review these documents prior to construction and to proceed in accordance with applicable codes.

REVISION TABLE	
NUMBER	DESCRIPTION

Duplex
Perspective

PROJECT DESIGNED FOR:
Henry Garnsey Condominiums
20 Milford Street
Medway MA

DATE:
1/2/2025

SCALE:

SHEET:
A-1



- Rear and Side Faces:
- 1x6 nom. corner trim.
 - No Frieze.
 - 1x4 nom. window and door trim.

All NEW framing and construction to be in accordance with MA Code 780 CMR 9th Edition for 1 & 2 Family Residential Construction. While good faith effort has been made to incorporate as much of that information as practical in these documents, human error or omission is possible. It is the licensed builder's responsibility to review these documents prior to construction and to proceed in accordance with applicable codes.

[illegible]

Duplex
Elevations - Front, Left

PROJECT DESIGNED FOR:
Henry Garnsey Condominiums
20 Millford Street
Medway MA

DATE:

1/2/2025

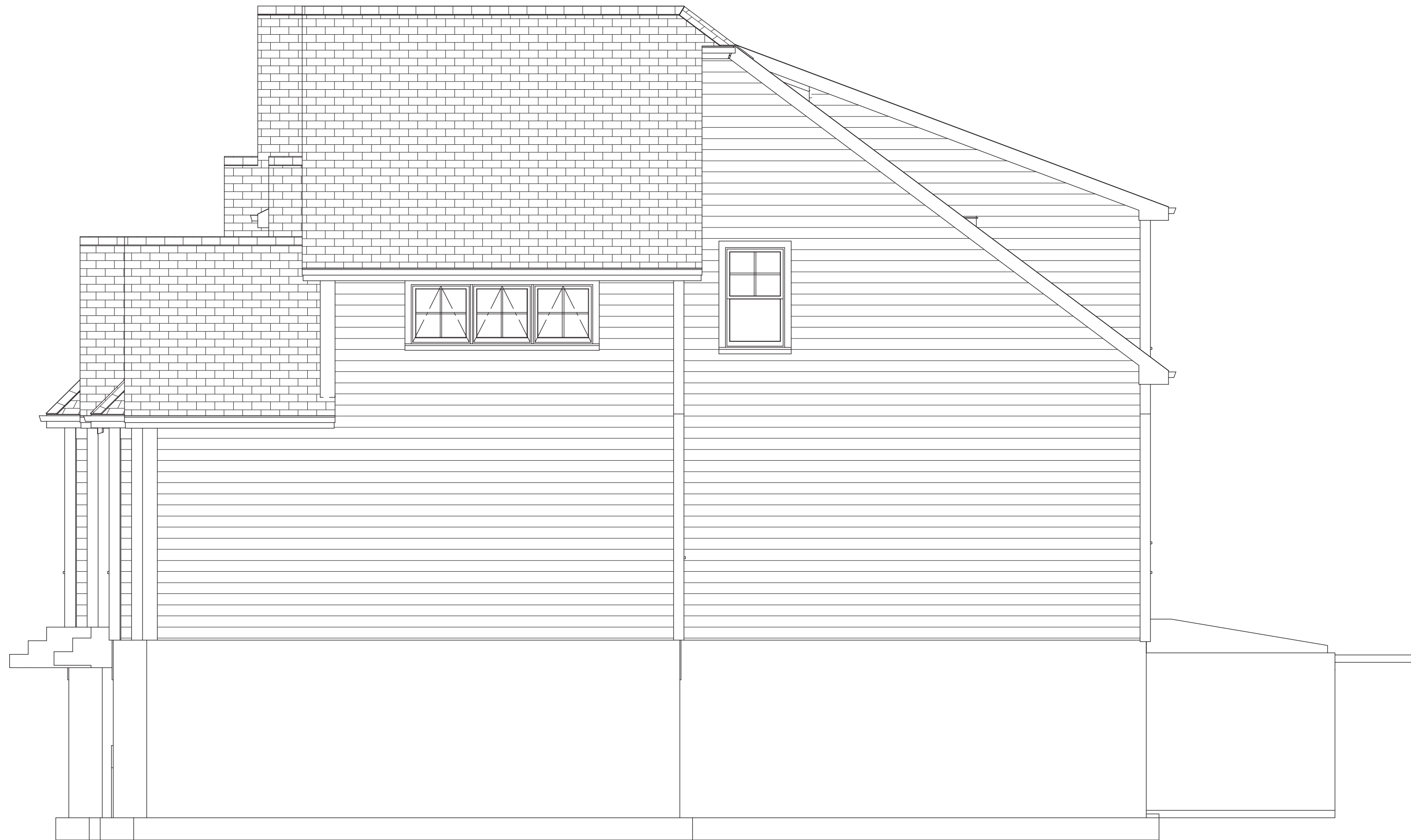
SCALE:

SHEET:

A-2



Rear Elevation 1/4 in = 1 ft



Right Elevation 1/4 in = 1 ft

- Typical exterior details:
- Provide gutters and downspouts to direct roof runoff away from the foundation.
 - Where cellar sashes begin below grade, provide well drained window wells.
 - Deck frame, stringers, and guard posts to be PT suitable for ground contact.
 - Deck rails to be PVC or composite installed per mfg. directions.
 - Decking to be PVC or composite. Verify manufacturer's deck joist spacing requirements.
- Front Face:
- 1x8 nom. corner trim.
 - 1x8 nom. trim around OHD's
 - 1x8 nom. Frieze below rakes and eaves.
 - 1x6 nom. window and door trim.
 - Precast concrete steps less than 30" above grade.
- Rear and Side Faces:
- 1x6 nom. corner trim.
 - No Frieze.
 - 1x4 nom. window and door trim.

All NEW framing and construction to be in accordance with MA Code 780 CMR 9th Edition for 1 & 2 Family Residential Construction. While good faith effort has been made to incorporate as much of that information as practical in these documents, human error or omission is possible. It is the licensed builder's responsibility to review these documents prior to construction and to proceed in accordance with applicable codes.

Duplex
Elevations - Rear, Right

PROJECT DESIGNED FOR:
Henry Garnsey Condominiums
20 Milford Street
Medway MA

DATE:

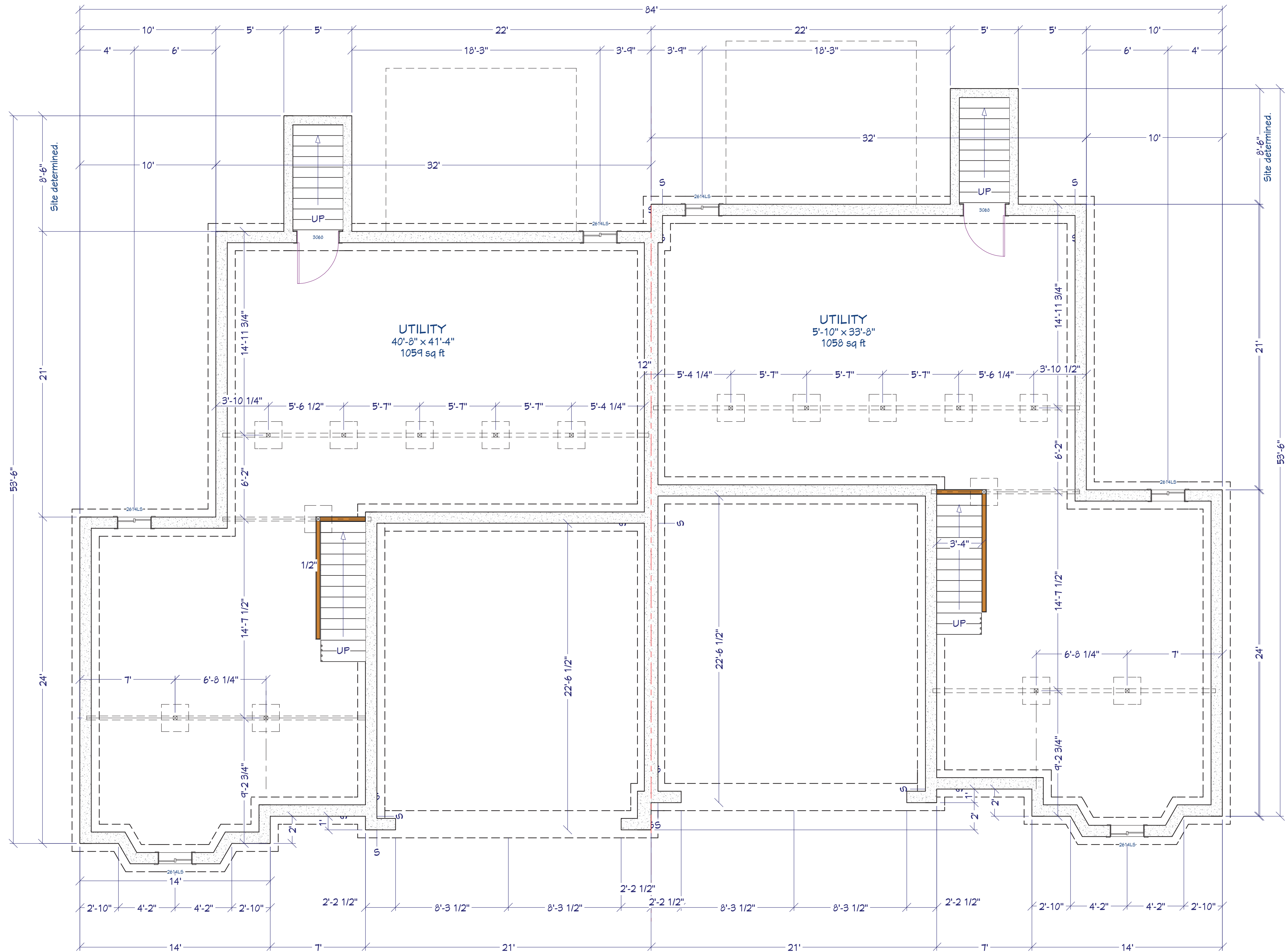
1/2/2025

SCALE:

SHEET:

A-3

REVISION TABLE		REVISION TABLE	
NUMBER	DATE	REVISION	DESCRIPTION



Foundation Plan 1/4 in = 1 ft

All NEW framing and construction to be in accordance with MA Code 780 CMR 9th Edition for 1 & 2 Family Residential Construction. While good faith effort has been made to incorporate as much of that information as practical in these documents, human error or omission is possible. It is the licensed builder's responsibility to review these documents prior to construction and to proceed in accordance with applicable codes.

REVISION TABLE		REVISION BY	DESCRIPTION
NUMBER	DATE		

PROJECT DESIGNED FOR:
Henry Garnsey Condominiums
20 Milford Street
Medway MA

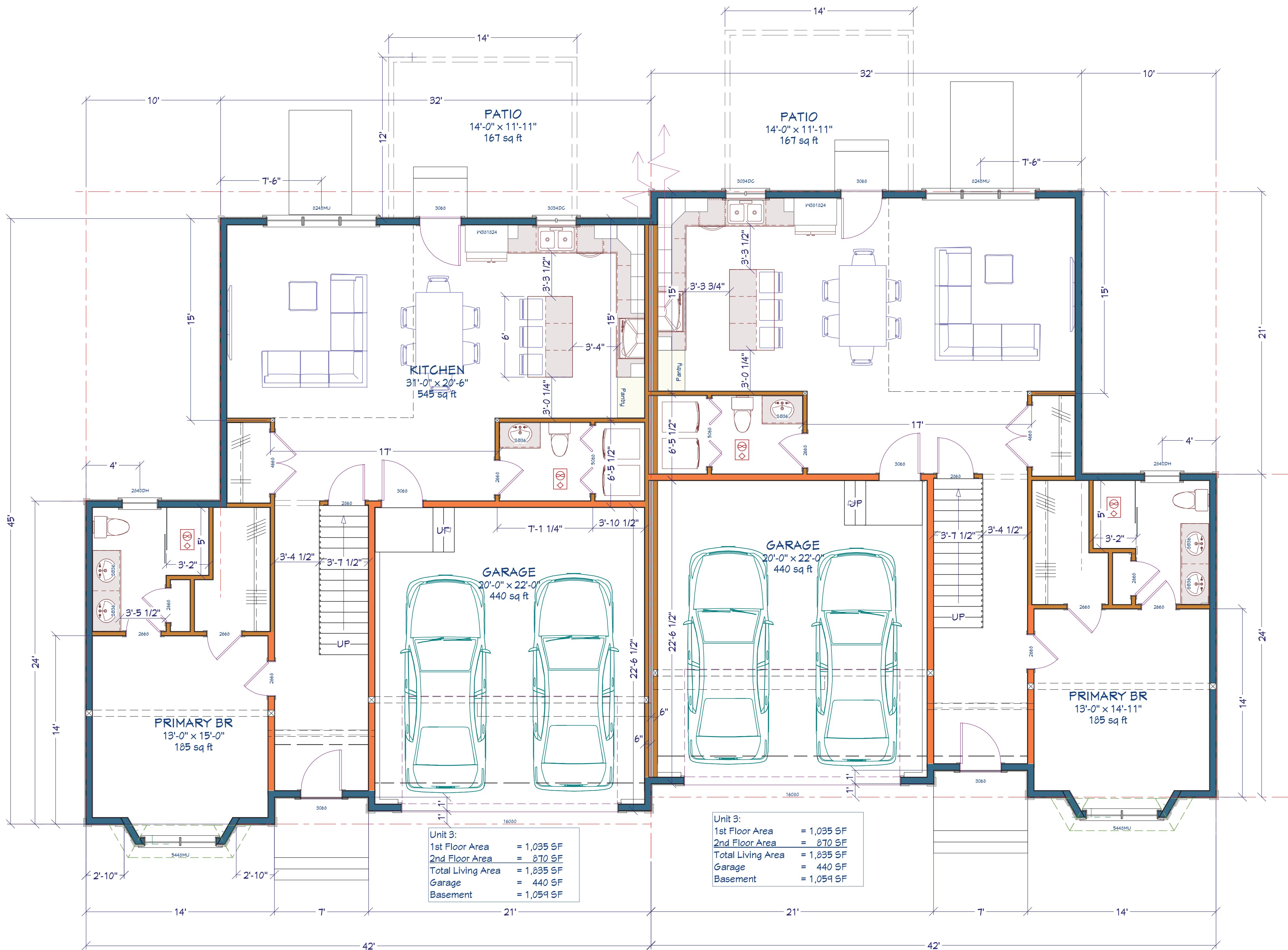
DATE:

1/2/2025

SCALE:

SHEET:

A-4



1st Floor Plan 1/4 in = 1 ft

All NEW framing and construction to be in accordance with MA Code 780 CMR 9th Edition for 1 & 2 Family Residential Construction. While good faith effort has been made to incorporate as much of that information as practical in these documents, human error or omission is possible. It is the licensed builder's responsibility to review these documents prior to construction and to proceed in accordance with applicable codes.

REVISION TABLE	
NUMBER	DATE

PROJECT DESIGNED FOR:
Henny Garnsey Condominiums
20 Milford Street
Medway MA

Duplex
1st Floor Plan

DATE:
1/2/2025

SCALE:

SHEET:
A-5



All NEW framing and construction to be in accordance with MA Code 780 CMR 9th Edition for 1 & 2 Family Residential Construction. While good faith effort has been made to incorporate as much of that information as practical in these documents, human error or omission is possible. It is the licensed builder's responsibility to review these documents prior to construction and to proceed in accordance with applicable codes.

[illegible]

Duplex 2nd Floor Plan

PROJECT DESIGNED FOR:
Henry Garnsey Condominiums
20 Milford Street
Medway, MA

DATE:

1/2/2025

SCALE:

SHEET:

A-6



- Available *OPTIONS*:
- Shake style siding in Gables with horizontal trim band.
 - *Returned* roofs wrap around Gables or continue across in lieu of trim band.

Provide Gutters and down spouts to direct roof runoff away from the foundation.
Provide well drained window wells at cellar sashes below grade.



All NEW framing and construction to be in accordance with MA Code 780 CMR 9th Edition for 1 & 2 Family Residential Construction. While good faith effort has been made to incorporate as much of that information as practical in these documents, human error or omission is possible. It is the licensed builder's responsibility to review these documents prior to construction and to proceed in accordance with applicable codes.

REVISION TABLE	
NUMBER	DESCRIPTION

Unit 1 Garage

PROJECT DESIGNED FOR:
Henry Gamsey Condominiums
20 Milford Street
Medway MA

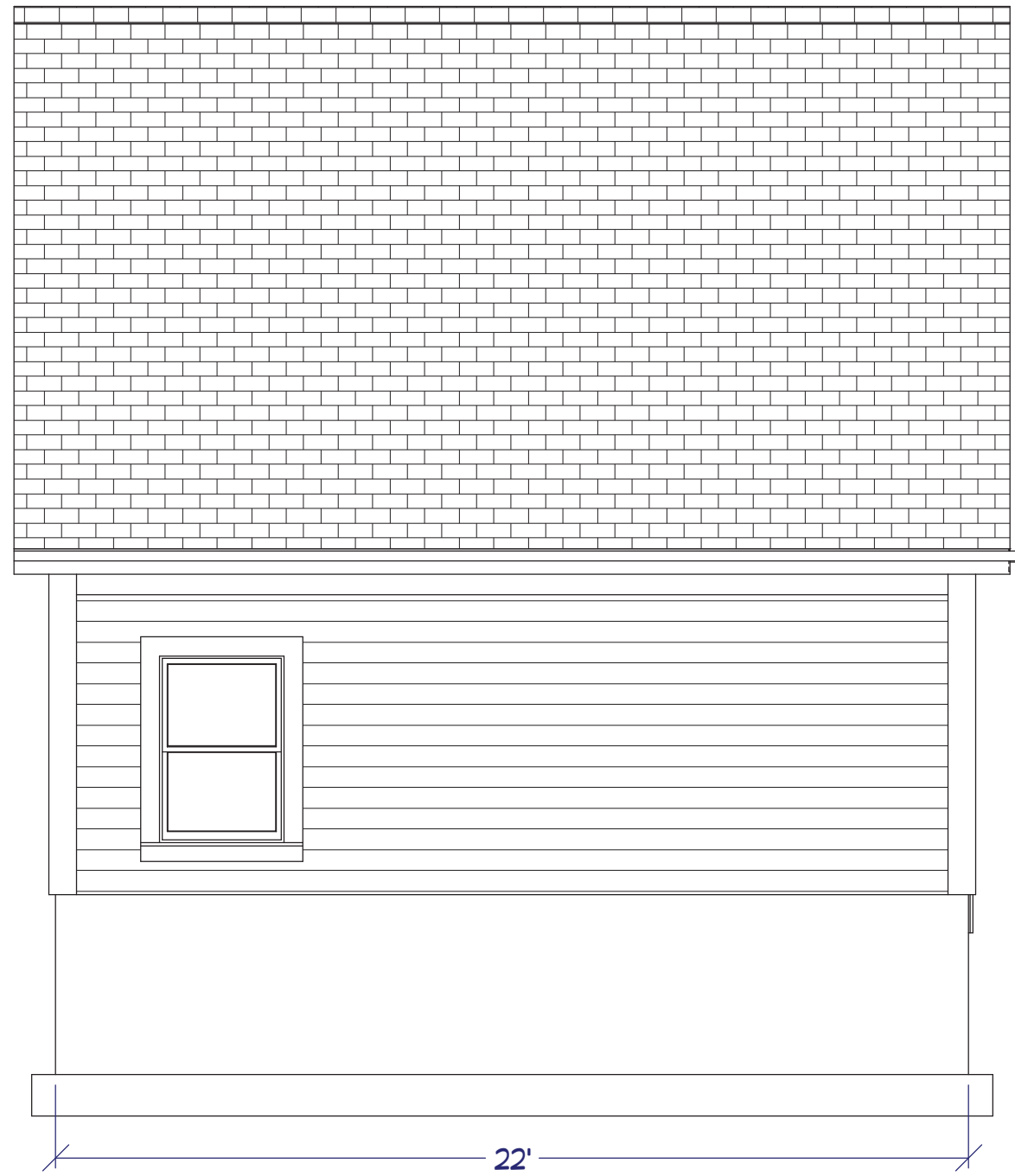
DATE:

1/2/2025

SCALE:

SHEET:

A-1



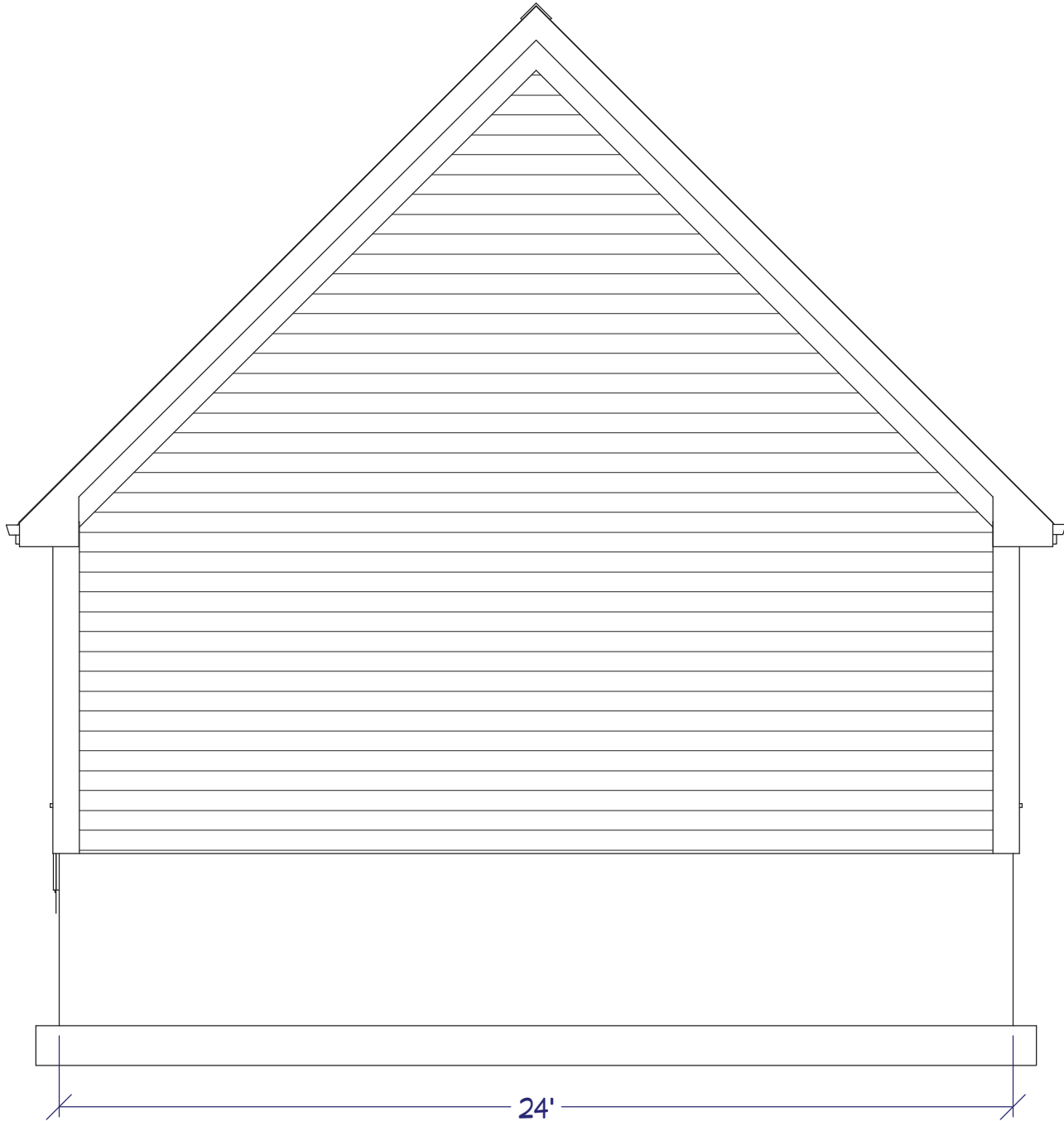
Left Elevation 1/4 in = 1 ft



Front Elevation 1/4 in = 1 ft



Right Elevation 1/4 in = 1 ft



Rear Elevation 1/4 in = 1 ft

- Typical exterior details:
- Provide gutters and downspouts to direct roof runoff away from the foundation.
 - Where cellar sashes begin below grade, provide well drained window wells.
 - Deck frame, stringers, and guard posts to be PT suitable for ground contact.
 - Deck rails to be PVC or composite installed per mfg. directions.
 - Decking to be PVC or composite. Verify manufacturer's deck joist spacing requirements.
 - 1x6 nom. corner trim
 - 1x6 Frieze under eaves and rakes.
 - 1x6 nom. trim around OHD
 - 1x6 nom. window and door trim.

All NEW framing and construction to be in accordance with MA Code 780 CMR 9th Edition for 1 & 2 Family Residential Construction. While good faith effort has been made to incorporate as much of that information as practical in these documents, human error or omission is possible. It is the licensed builder's responsibility to review these documents prior to construction and to proceed in accordance with applicable codes.

REVISION TABLE	
NUMBER	DATE

Unit 1 Garage Elevations

PROJECT DESIGNED FOR:
Henry Gamsey Condominiums
20 Milford Street
Medway MA

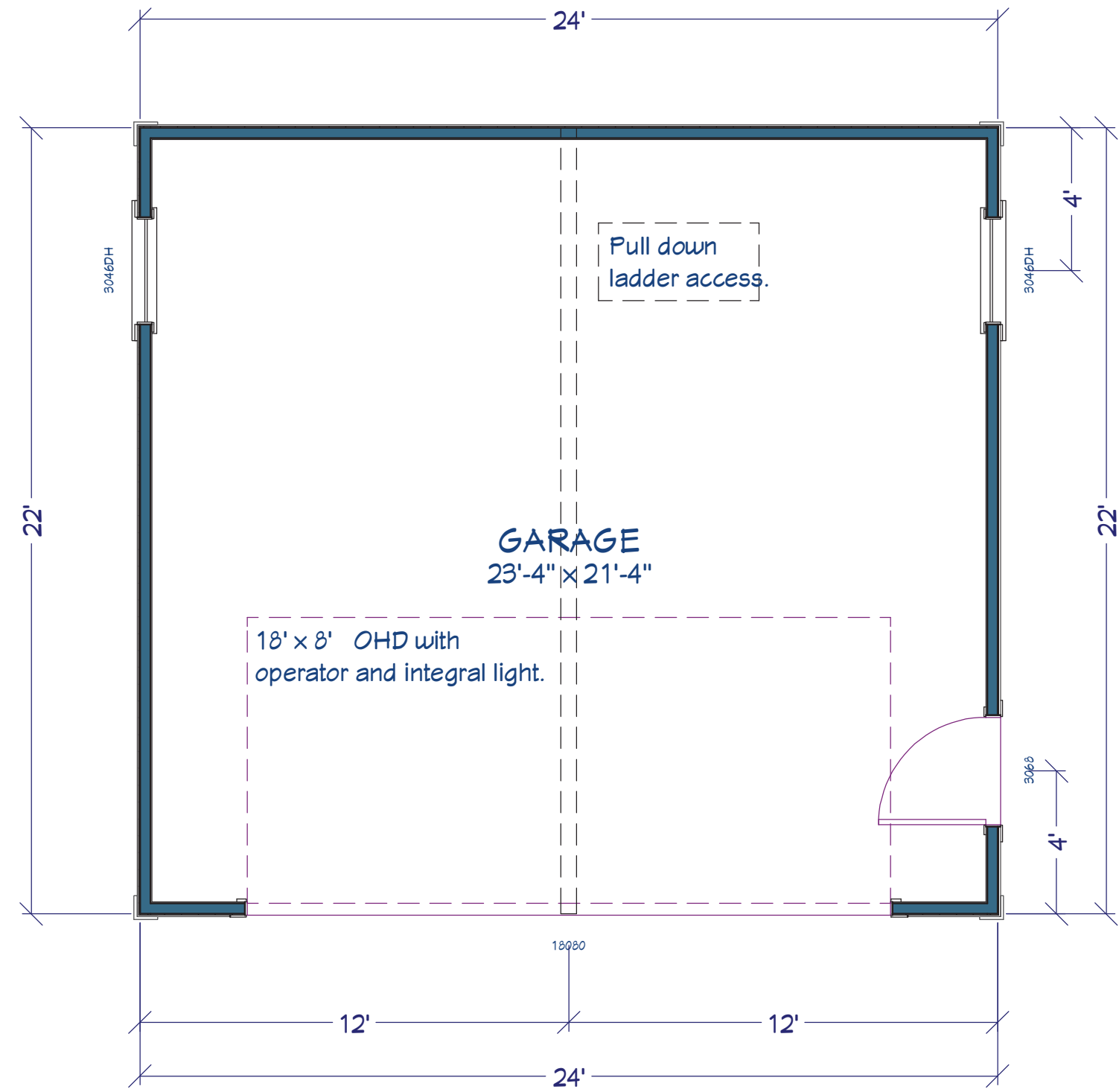
DATE:

1/2/2025

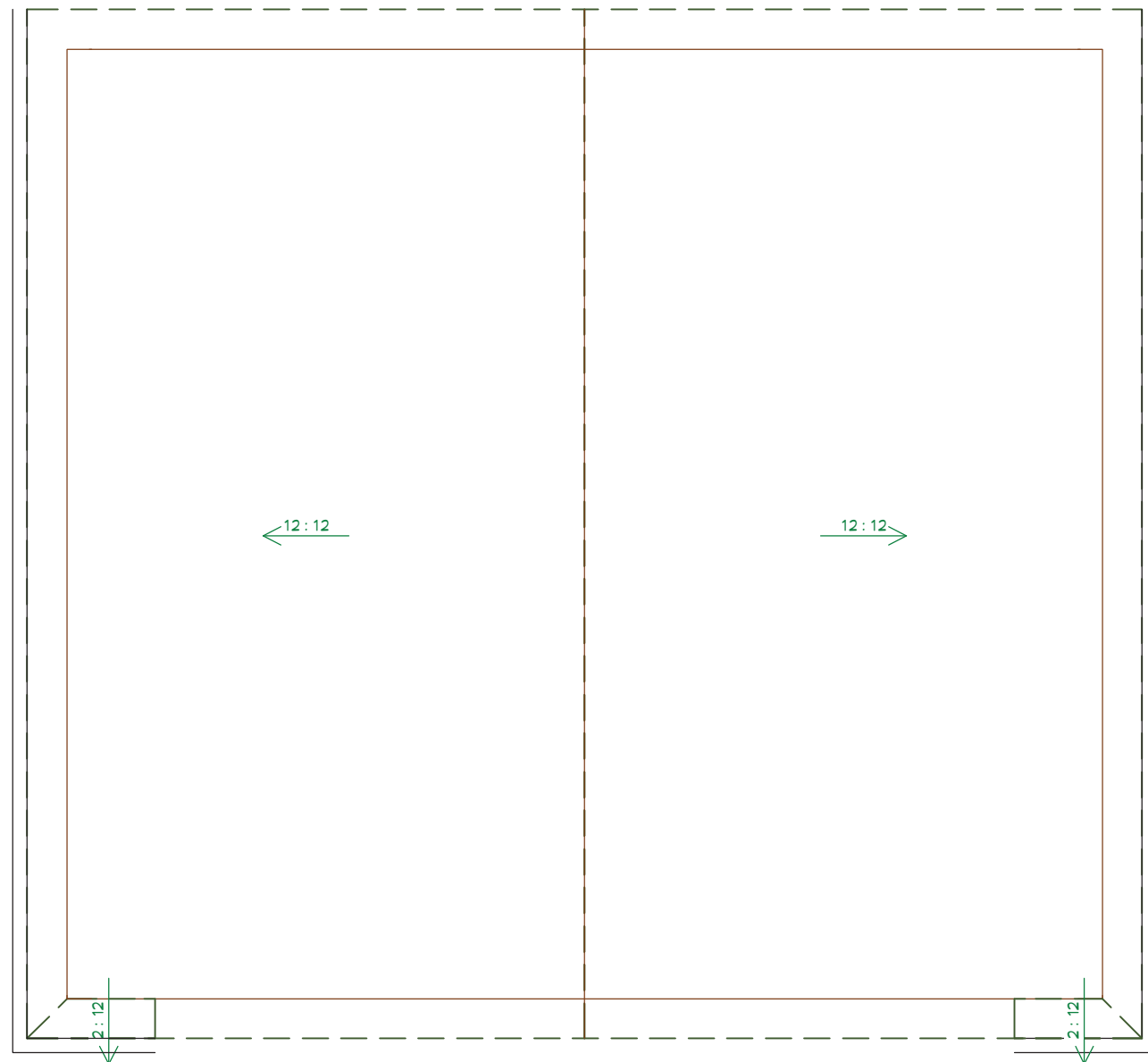
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SHEET:

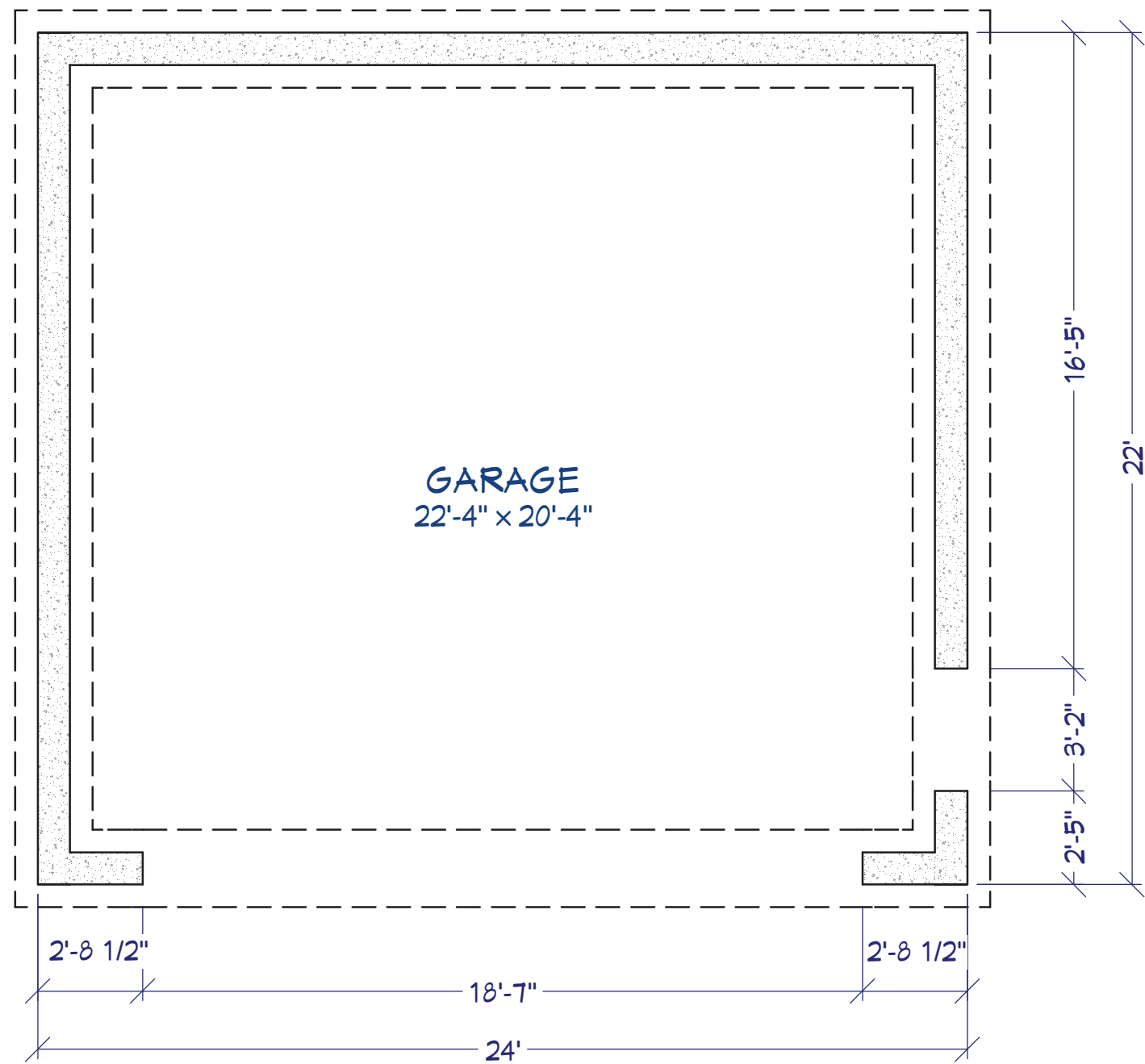
A-2



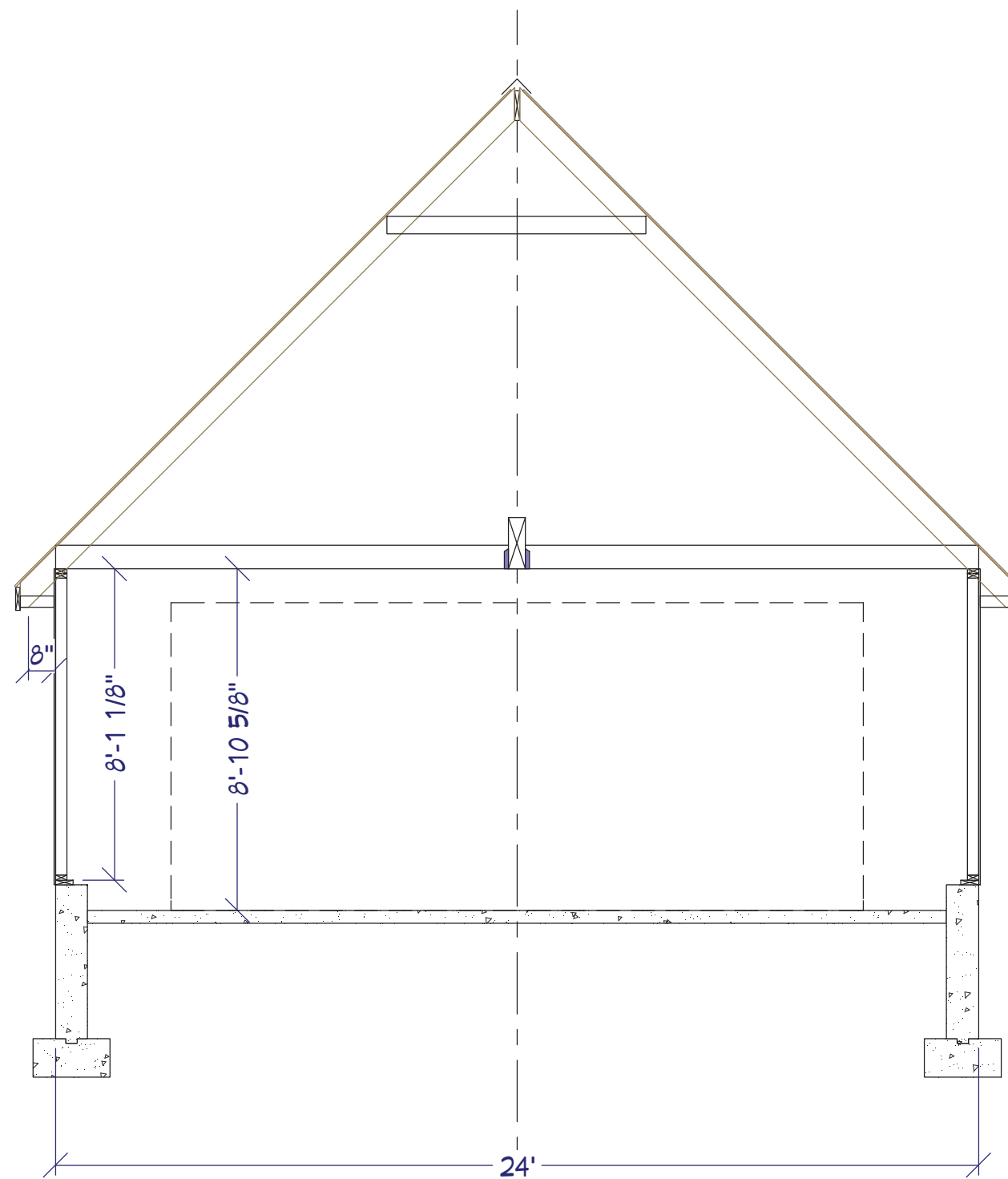
Floor Plan 1/4 in = 1 ft



Roof Plan 1/4 in = 1 ft



Foundation Plan 1/4 in = 1 ft



Section View 1/4 in = 1 ft

All NEW framing and construction to be in accordance with MA Code 780 CMR 9th Edition for 1 & 2 Family Residential Construction. While good faith effort has been made to incorporate as much of that information as practical in these documents, human error or omission is possible. It is the licensed builder's responsibility to review these documents prior to construction and to proceed in accordance with applicable codes.

--

NUMBER	DATE	REVISION TABLE	REVISOR	DESCRIPTION

Unit 1 Garage
Plans, Section

--

PROJECT DESIGNED FOR:
Henry Gamsey Condominiums
20 Milford Street
Medway, MA

DATE:

1/2/2025

SCALE:

SHEET:

A-3



- Available *OPTIONS*:
- Shake style siding in Gables with horizontal trim band.
 - *Returned* roofs wrap around Gables or continue across in lieu of trim band.



Provide Gutters and down spouts to direct roof runoff away from the foundation.
Provide well drained window wells at cellar sashes below grade.



All *NEW* framing and construction to be in accordance with MA Code 780 CMR 9th Edition for 1 & 2 Family Residential Construction. While good faith effort has been made to incorporate as much of that information as practical in these documents, human error or omission is possible. It is the licensed builder's responsibility to review these documents prior to construction and to proceed in accordance with applicable codes.

REVISION TABLE	
NUMBER	DATE

Triplex
Perspective

PROJECT DESIGNED FOR:
Henry Garnsey Condominiums
20 Milford Street
Medway, MA

DATE:
1/2/2025

SCALE:

SHEET:
A-1



Front Elevation 1/4" = 1'-0"



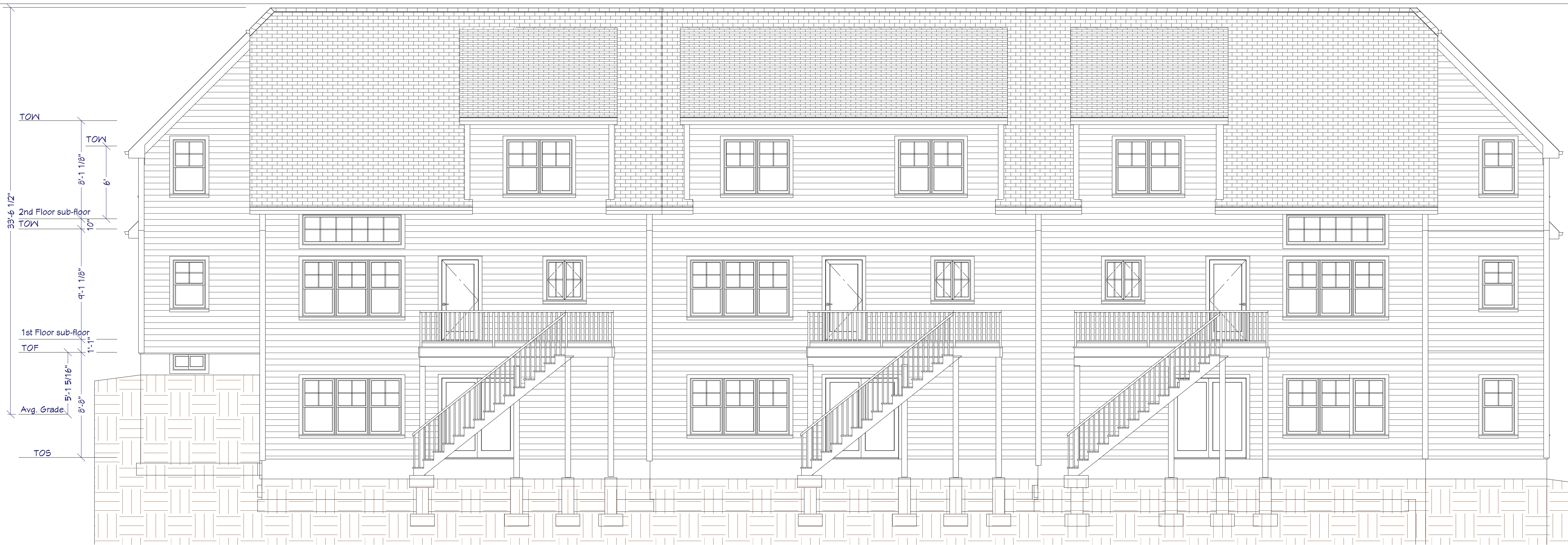
Left Elevation 1/4 in = 1 ft

- Typical exterior details:
- Provide gutters and downspouts to direct roof runoff away from the foundation.
 - Where cellar sashes begin below grade, provide well drained window wells.
 - Deck frame, stringers, and guard posts to be PT suitable for ground contact.
 - Deck rails to be PVC or composite installed per mfg. directions.
 - Decking to be PVC or composite. Verify manufacturer's deck joist spacing requirements.

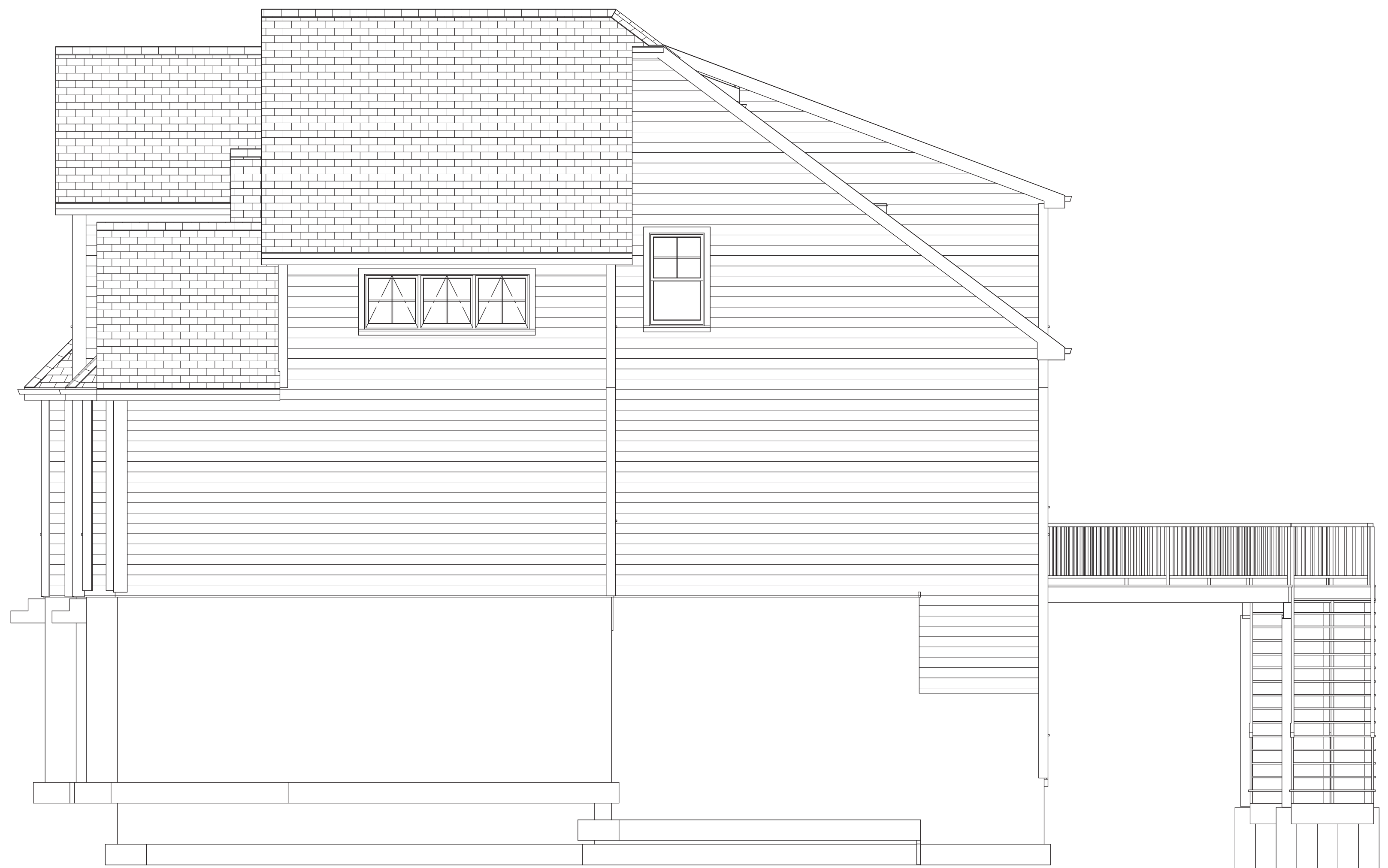
- Front face:
- 1x8 nom. corner trim.
 - 1x8 nom. trim around OHD's
 - 1x8 nom Frieze below rakes and eaves.
 - 1x6 nom. window and door trim.
 - Precast concrete steps less than 30" above grade.

- Rear and side faces:
- 1x6 nom. corner trim
 - No Frieze
 - 1x4 nom. window and door trim.

All NEW framing and construction to be in accordance with MA Code 780 CMR 9th Edition for 1 & 2 Family Residential Construction. While good faith effort has been made to incorporate as much of that information as practical in these documents, human error or omission is possible. It is the licensed builder's responsibility to review these documents prior to construction and to proceed in accordance with applicable codes.



Rear Elevation 1/4 in = 1 ft



Right Elevation 1/4 in = 1 ft

- Typical exterior details:
- Provide gutters and downspouts to direct roof runoff away from the foundation.
 - Where cellar sashes begin below grade, provide well drained window wells.
 - Deck frame, stringers, and guard posts to be PT suitable for ground contact.
 - Deck rails to be FVC or composite installed per mfg. directions.
 - Decking to be PVC or composite. Verify manufacturer's deck joist spacing requirements.

- Front face:
- 1x8 nom. corner trim.
 - 1x8 nom. trim around OHD's
 - 1x8 nom Frieze below rakes and eaves.
 - 1x6 nom. window and door trim.
 - Precast concrete steps less than 30" above grade.

- Rear and side faces:
- 1x6 nom. corner trim
 - No Frieze
 - 1x4 nom. window and door trim.

All NEW framing and construction to be in accordance with MA Code 780 CMR 9th Edition for 1 & 2 Family Residential Construction. While good faith effort has been made to incorporate as much of that information as practical in these documents, human error or omission is possible. It is the licensed builder's responsibility to review these documents prior to construction and to proceed in accordance with applicable codes.

REVISION TABLE	
NUMBER	DATE

Triplex
Elevations - Rear, Right

PROJECT DESIGNED FOR:
Henry Gamsey Condominiums
20 Milford Street
Medway MA

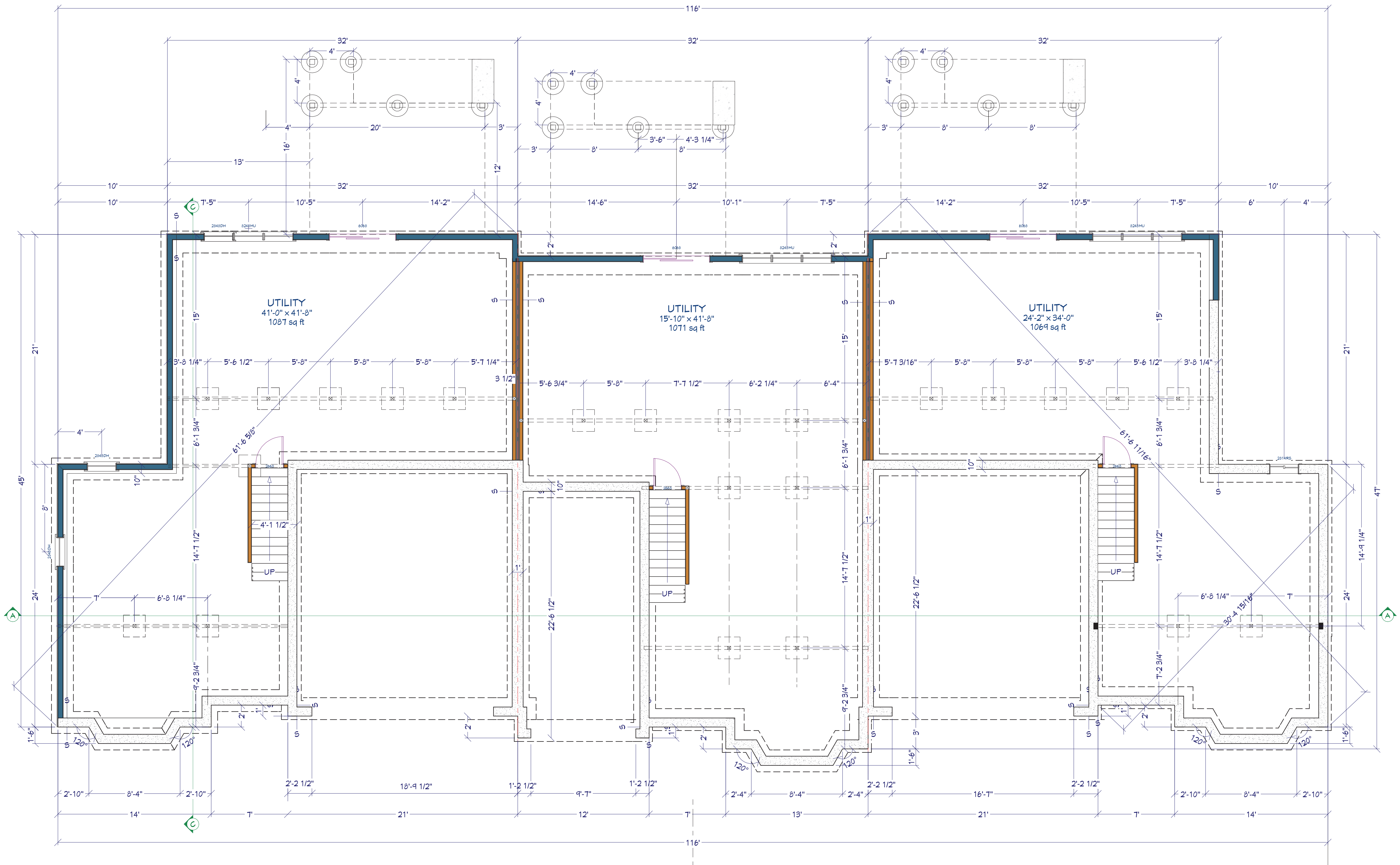
DATE:

1/2/2025

SCALE:

SHEET:

A-3



Foundation Plan 1/4 in = 1 ft

All NEW framing and construction to be in accordance with MA Code 780 CMR 9th Edition for 1 & 2 Family Residential Construction. While good faith effort has been made to incorporate as much of that information as practical in these documents, human error or omission is possible. It is the licensed builder's responsibility to review these documents prior to construction and to proceed in accordance with applicable codes.

REVISION TABLE		REVISION BY	DESCRIPTION
NUMBER	DATE		

Triplex
Basement Floor Plan

PROJECT DESIGNED FOR:
Henry Gamsey Condominiums
20 Milford Street
Medway, MA

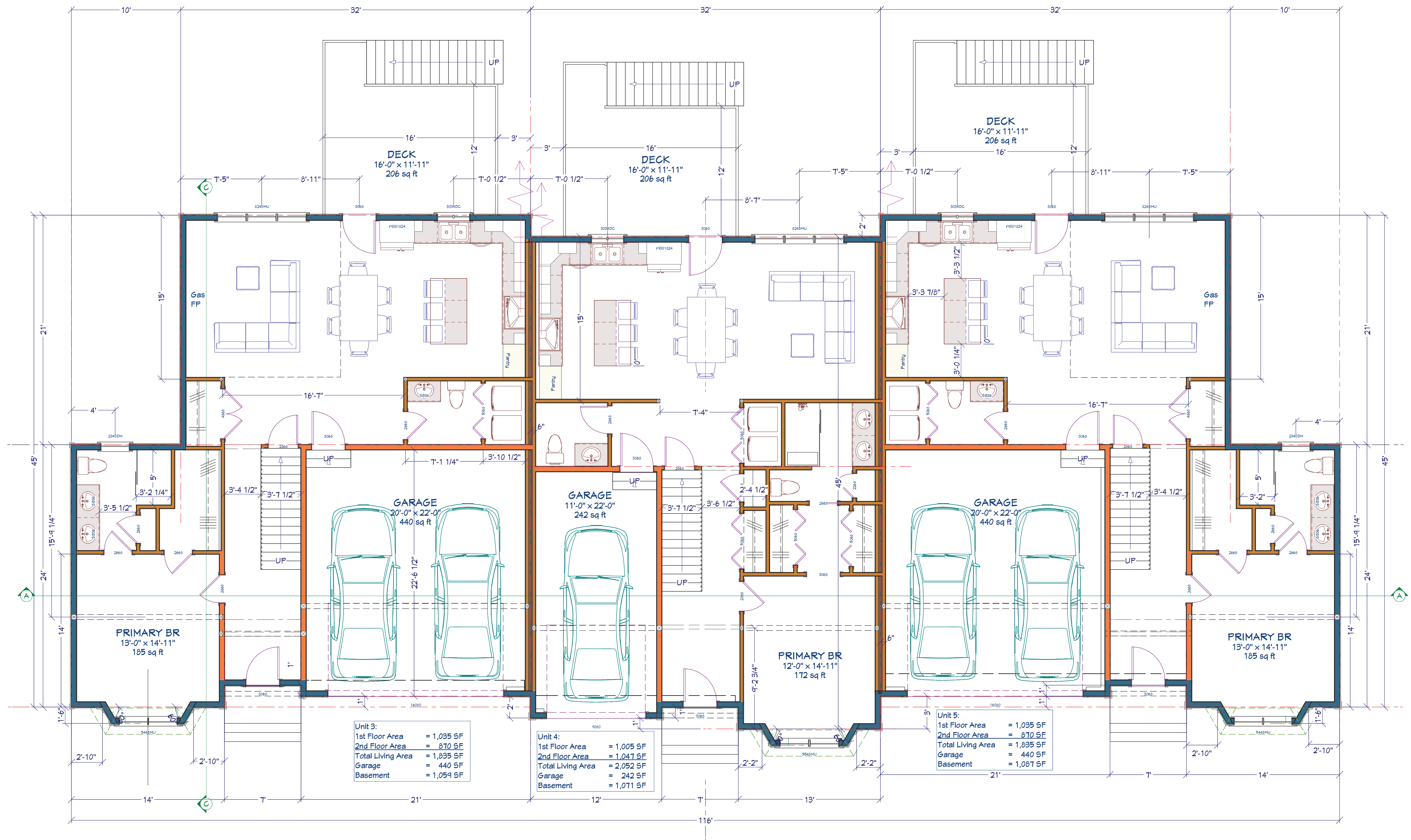
DATE:

1/2/2025

SCALE:

SHEET:

A-4



1st Floor Plan 1/4 in = 1 ft

All NEW framing and construction to be in accordance with MA Code 780 CMR 9th Edition for 1 & 2 Family Residential Construction. While good faith effort has been made to incorporate as much of that information as practical in these documents, human error or omission is possible. It is the licensed builder's responsibility to review these documents prior to construction and to proceed in accordance with applicable codes.

REVISION TABLE	
NUMBER	DATE

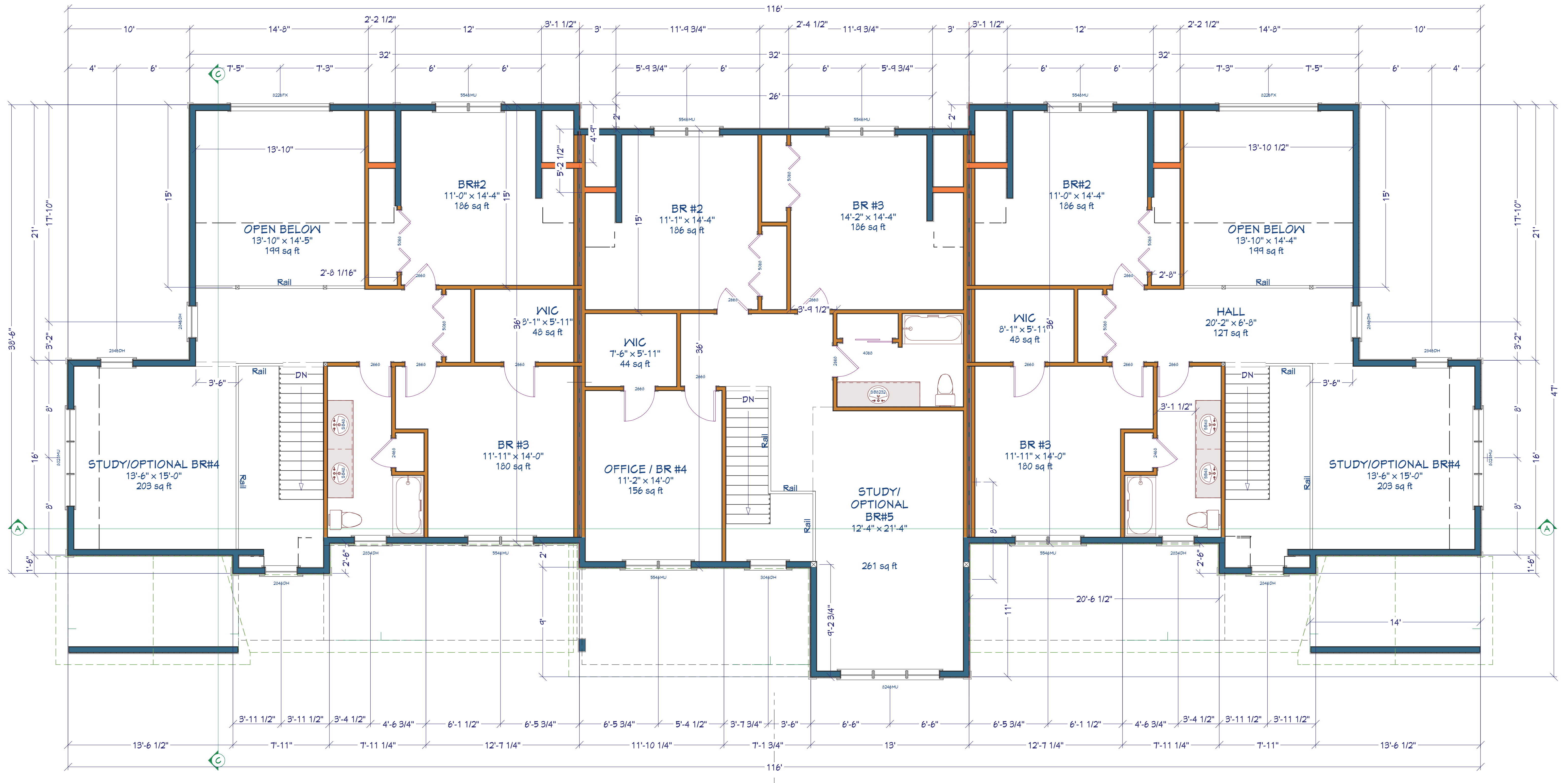
Triplex
1st Floor Plan

PROJECT DESIGNED FOR:
Henry Garnsey Condominiums
20 Milford Street
Medway, MA

DATE:
1/2/2025

SCALE:

SHEET:
A-5



2nd Floor Plan 1/4 in = 1 ft

All NEW framing and construction to be in accordance with MA Code 780 CMR 9th Edition for 1 & 2 Family Residential Construction. While good faith effort has been made to incorporate as much of that information as practical in these documents, human error or omission is possible. It is the licensed builder's responsibility to review these documents prior to construction and to proceed in accordance with applicable codes.

REVISION TABLE	
NUMBER	DATE

Triplex
2nd Floor Plan

PROJECT DESIGNED FOR:
Henry Gamsey Condominiums
20 Milford Street
Medway, MA

DATE:

1/2/2025

SCALE:

SHEET:

A-6

HENRY GARNSEY CONDOMINIUMS

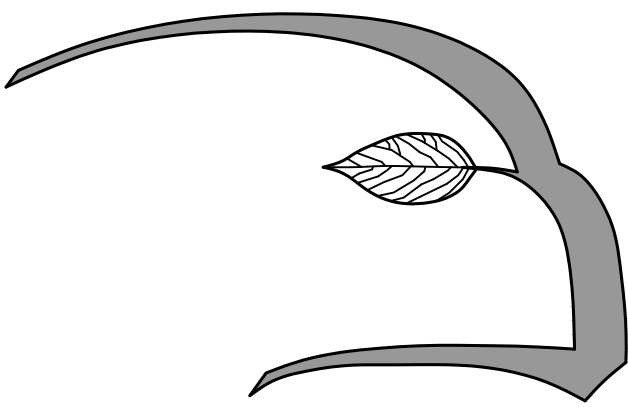
20 MILFORD STREET
MEDWAY, MASSACHUSETTS

LANDSCAPE PERMIT SUBMISSION SET

LIST OF DRAWINGS:		SET DATE
L1	SITE PLANTING PLAN	5/7/25
L2	BUILDING PLANTING PLAN	5/7/25
D1	PLANTING DETAILS	5/7/25
D2	PLANTING SPECIFICATIONS	5/7/25

APPLICANT:
METAL BEARD, INC.
16 MOWRY STREET
MENDON, MASSACHUSETTS 01756

PREPARED BY:

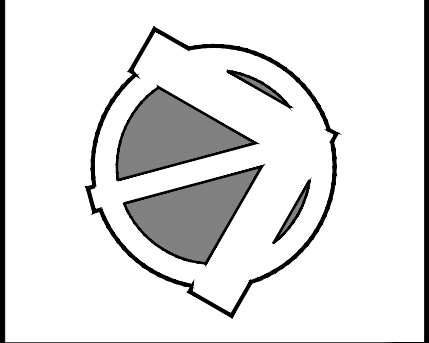


Hawk Design, Inc.
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508-833-8800
info@hawkdesigninc.com



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Date: 10/17/24

Revisions:

Num.	Date	Description
1.	2/18/25	Site plan revisions, revise planting plans per site plan
2.	5/7/25	Revision per Planning Board Decision

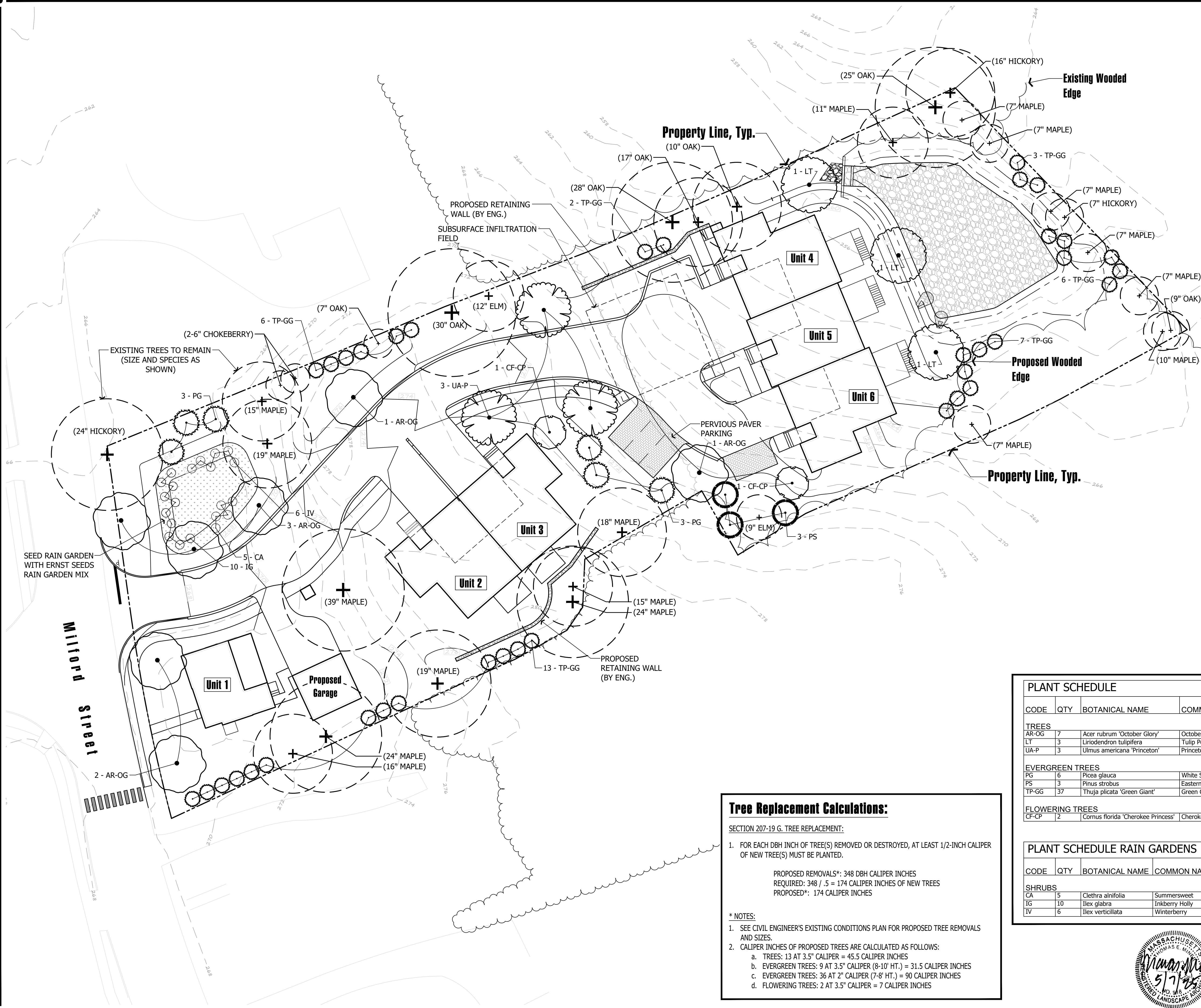
Henry Garnsey Condominiums
20 Milford Street Medway, Massachusetts
Applicant: Cape View Development, LLC., Medway, MA

Drawn By: BNL Checked By: BNL

Site Planting Plan

Scale: 1" = 20'-0"

Sheet: **L1**



FOR REGISTRY USE

OWNER/APPLICANT
METAL BEARD, INC.
16 MOWRY STREET
MENDON, MA 01756

ZONING DISTRICT
VILLAGE-RESIDENTIAL (VR)
MULTI-FAMILY HOUSING
OVERLAY DISTRICT (MHOD)
RABBIT HILL NATIONAL
REGISTER HISTORIC DISTRICT

ASSESSORS PARCEL
47-113

DEED REFERENCE
BOOK 41-922, PAGE 504

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

DATE APPROVED:

DATE ENDORSED:

MEDWAY PLANNING & ECONOMIC
DEVELOPMENT BOARD

PLANT SCHEDULE						
CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	PLANT SIZE
TREES						
AR-OG	7	Acer rubrum 'October Glory'	October Glory Red Maple	B & B	3-3.5" CAL.	
LT	3	Liriodendron tulipifera	Tulip Poplar	B & B	3-3.5" CAL.	
UA-P	3	Ulmus americana 'Princeton'	Princeton American Elm	B & B	3-3.5" CAL.	
EVERGREEN TREES						
PG	6	Picea glauca	White Spruce	B & B		8-10' HT.
PS	3	Pinus strobus	Eastern White Pine	B & B		8-10' HT.
TP-GG	37	Thuja plicata 'Green Giant'	Green Giant Western Arborvitae	B & B		7-8' HT.
FLOWERING TREES						
CF-CP	2	Cornus florida 'Cherokee Princess'	Cherokee Princess Dogwood	B & B	3-3.5" CAL.	

PLANT SCHEDULE RAIN GARDENS				
CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT
SHRUBS				
CA	5	Clethra alnifolia	Summersweet	5 GAL
IG	10	Ilex glabra	Inkberry Holly	5 GAL
IV	6	Ilex verticillata	Winterberry	5 GAL

Tree Replacement Calculations:

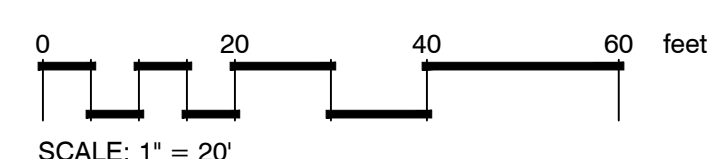
SECTION 207-19 G. TREE REPLACEMENT:

1. FOR EACH DBH INCH OF TREE(S) REMOVED OR DESTROYED, AT LEAST 1/2-INCH CALIPER OF NEW TREE(S) MUST BE PLANTED.

PROPOSED REMOVALS*: 348 DBH CALIPER INCHES
REQUIRED: 348 / .5 = 174 CALIPER INCHES OF NEW TREES
PROPOSED*: 174 CALIPER INCHES

* NOTES:

1. SEE CIVIL ENGINEER'S EXISTING CONDITIONS PLAN FOR PROPOSED TREE REMOVALS AND SIZES.
2. CALIPER INCHES OF PROPOSED TREES ARE CALCULATED AS FOLLOWS:
- a. TREES: 13 AT 3.5" CALIPER = 45.5 CALIPER INCHES
 - b. EVERGREEN TREES: 9 AT 3.5" CALIPER (8-10' HT.) = 31.5 CALIPER INCHES
 - c. EVERGREEN TREES: 36 AT 2" CALIPER (7-8' HT.) = 90 CALIPER INCHES
 - d. FLOWERING TREES: 2 AT 3.5" CALIPER = 7 CALIPER INCHES



Base information provided electronically by: Legacy Engineering of Millis, MA



Sagamore, MA
508-833-8800
info@hawkdesigninc.com

HAWK DESIGN, INC. 2025

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HAWK DESIGN, INC.

Date: 10/17/24

Revisions:

Num.	Date	Description
1.	2/18/25	Site plan revisions, revise planting plans per site plan
2.	5/7/25	Revision per Planning Board Decision

OWNER/APPLICANT
METAL BEARD, INC.
16 MOWRY STREET
MENDON, MA 01756

ZONING DISTRICT
VILLAGE-RESIDENTIAL (VR)
MULTI-FAMILY HOUSING
OVERLAY DISTRICT (MHOD)
RABBIT HILL NATIONAL
REGISTER HISTORIC DISTRICT

ASSESSORS PARCEL
47-113

DEED REFERENCE
BOOK 41922, PAGE 504

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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PREPARED IN CONFORMITY WITH THE
RULES AND REGULATIONS OF THE
REGISTERS OF DEEDS OF THE
COMMONWEALTH OF MASSACHUSETTS

DATE: _____

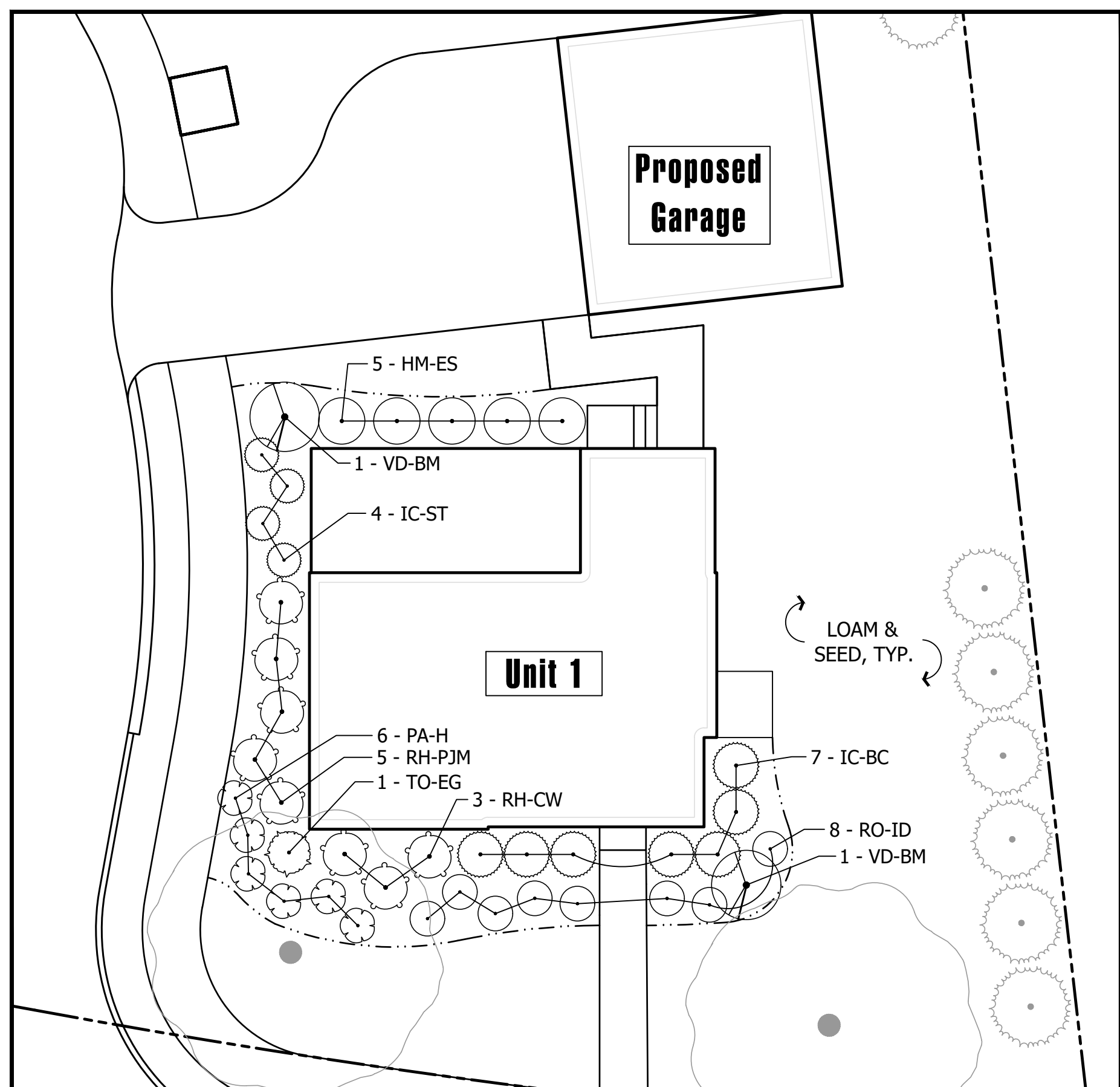
REGISTERED LAND SURVEYOR

DATE APPROVED: _____

DATE ENDORSED:

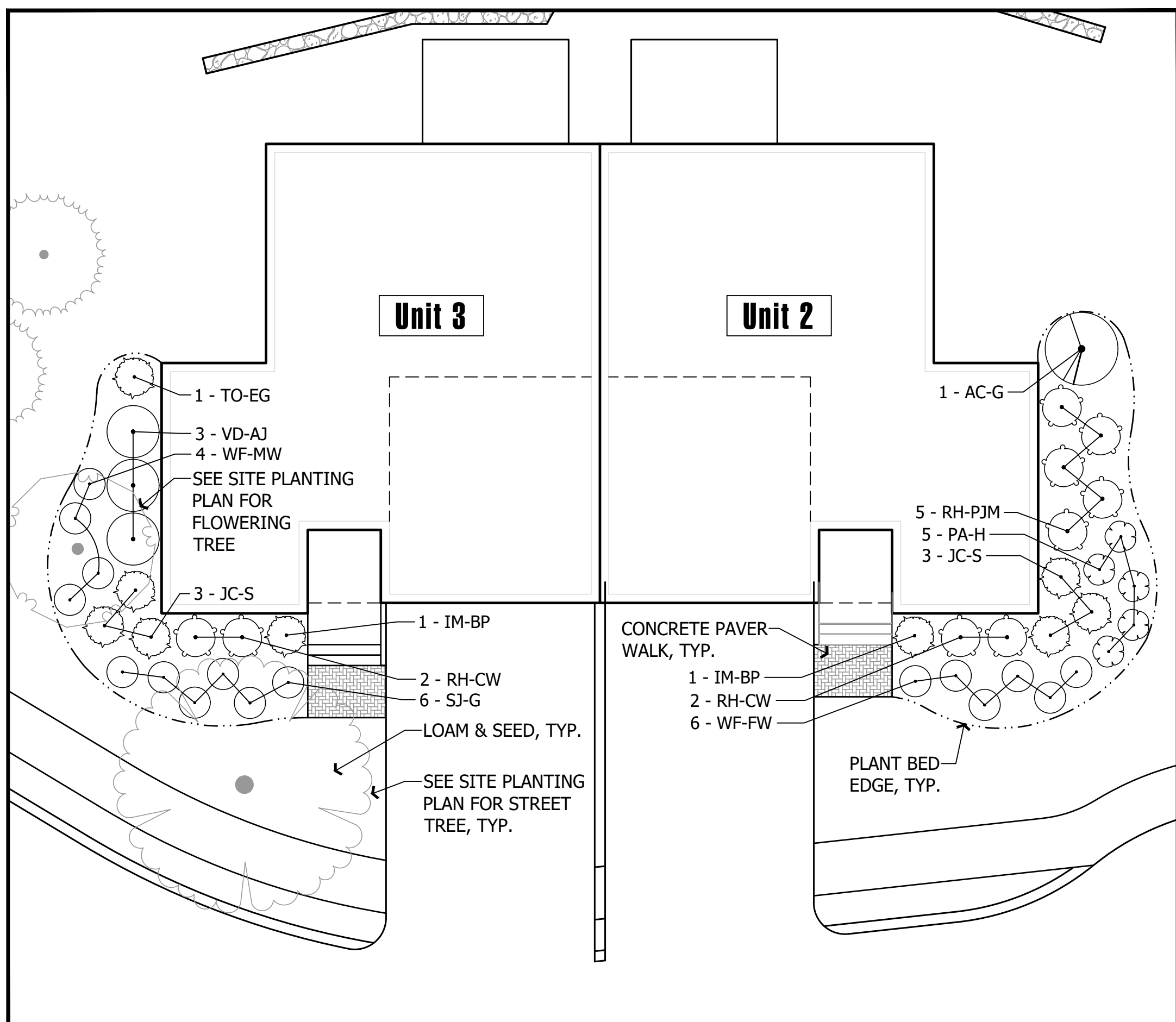
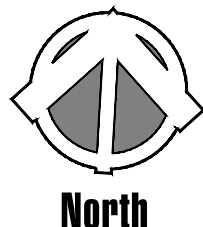
MEDWAY PLANNING & ECONOMIC
DEVELOPMENT BOARD

Base information provided electronically by: Legacy
Engineering of Millis, MA



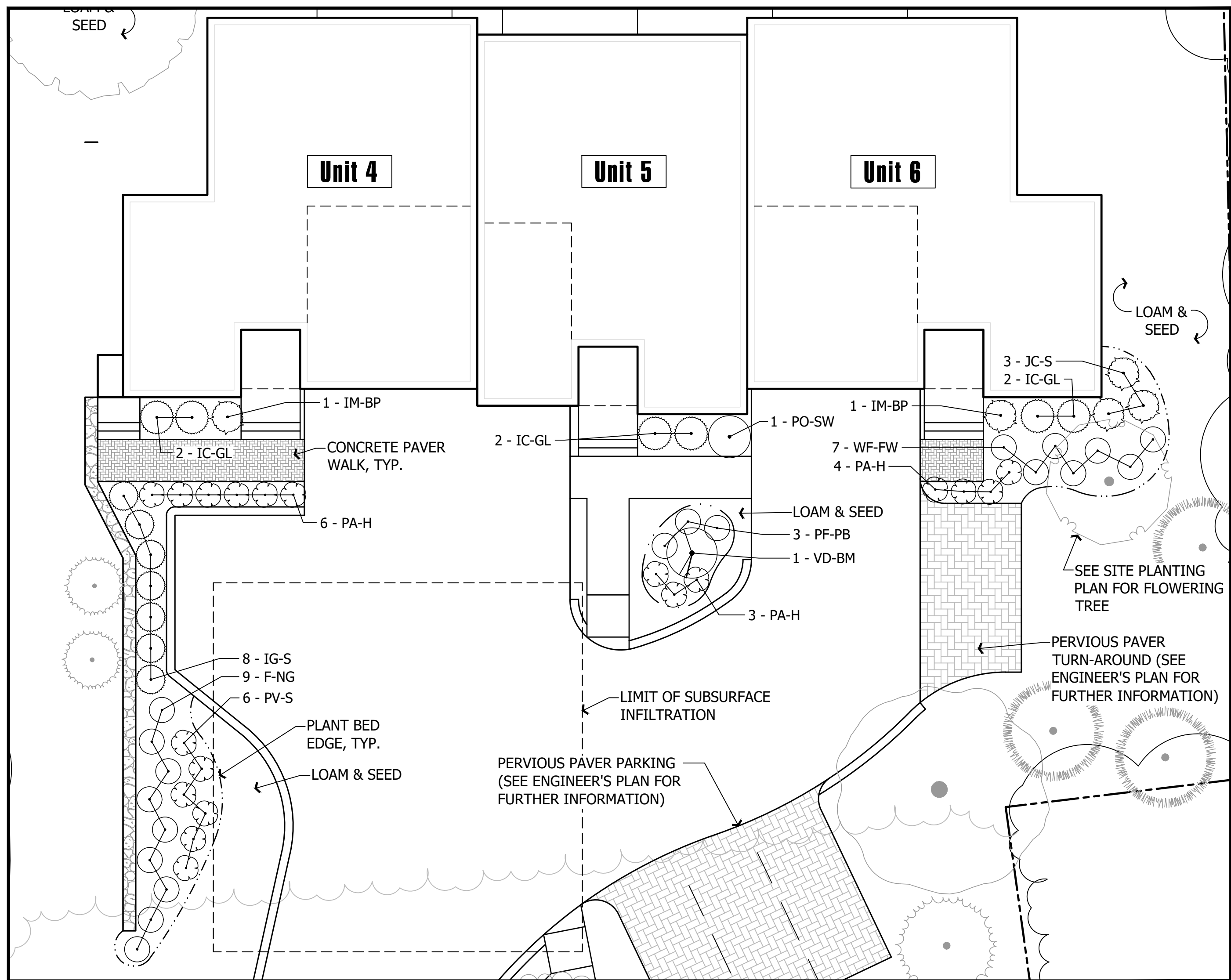
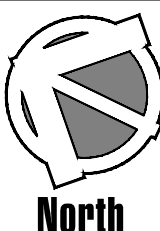
1 Unit 1 Planting Plan

Scale: 1" = 10'-0"

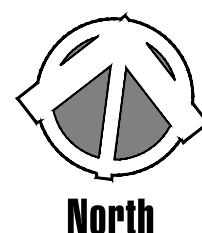


2 Unit 2 & 3 Planting Plan

Scale: 1" = 10'-0"



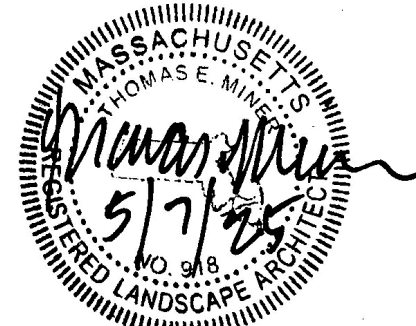
3 Unit 4, 5 & 6 Planting Plan

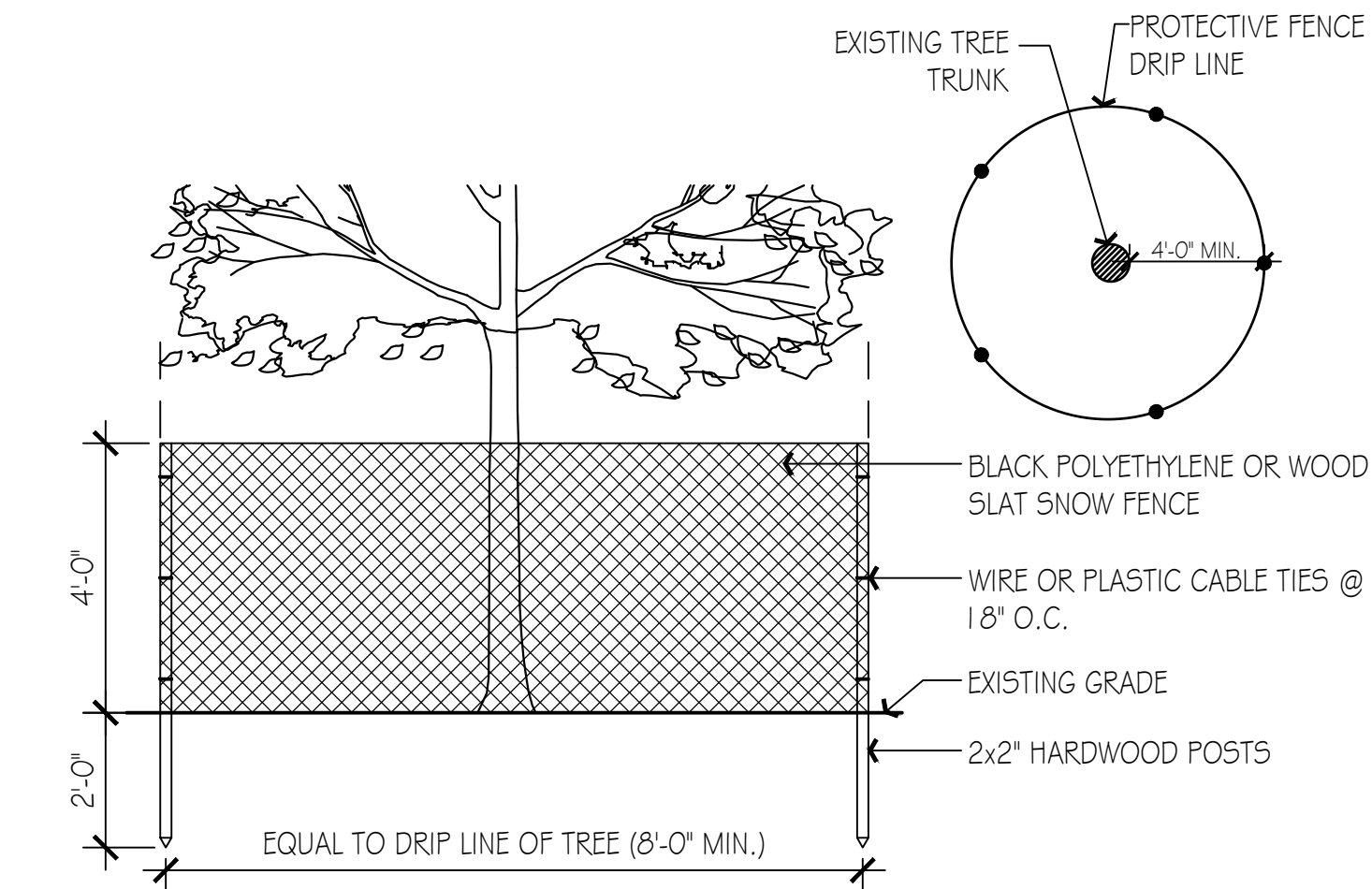


PLANT SCHEDULE UNIT 1					
CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE
SHRUBS					
HM-ES	5	Hydrangea macrophylla 'Bailmer'	Endless Summer Hydrangea	Cont.	2-2.5' HT.
IC-BC	7	Ilex crenata 'Bennett's Compacta'	Bennett's Compact Holly	Cont.	2-2.5' HT.
IC-ST	4	Ilex crenata 'Soft Touch'	Soft Touch Japanese Holly	Cont.	18-24" SPD.
PA-H	6	Pennisetum alopecuroides 'Hameln'	Hameln Fountain Grass	2 GAL	
RH-CW	3	Rhododendron x 'Cunningham's White'	Cunningham's White Rhododendron	Cont.	2-2.5' HT.
RH-PJM	5	Rhododendron x 'P.J.M.'	PJM Rhododendron	B & B	2-2.5' HT.
RO-ID	8	Rosa x 'Icy Drift'	Icy Drift Rose	Cont.	15-18" SPD.
TO-EG	1	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	B & B	6-7' HT.
VD-BM	2	Viburnum dentatum 'Blue Muffin'	Blue Muffin Arrowwood Viburnum	B & B	4-4.5' HT

PLANT SCHEDULE UNIT 2 & 3					
CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE
SHRUBS					
AC-G	1	Amelanchier canadensis 'Glenform'	Rainbow Pillar Canadian Serviceberry	B & B	6-7' HT.
IM-BP	2	Ilex x meserveae 'Blue Princess'	Blue Princess Holly	Cont.	3-3.5' HT.
JC-S	6	Juniperus chinensis 'Spartan'	Spartan Juniper	B & B	4-5' HT.
PA-H	5	Pennisetum alopecuroides 'Hameln'	Hameln Fountain Grass	2 GAL	
RH-CW	4	Rhododendron x 'Cunningham's White'	Cunningham's White Rhododendron	Cont.	2-2.5' HT.
RH-PJM	5	Rhododendron x 'P.J.M.'	PJM Rhododendron	B & B	2-2.5' HT.
SJ-G	6	Spirea japonica 'Goldflame'	Goldflame Japanese Spirea	Cont.	18-24" HT.
TO-EG	1	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	B & B	6-7' HT.
VD-AJ	3	Viburnum dentatum 'Ralph Senior'	Autumn Jazz Arrowwood Viburnum	B & B	3-4' HT
WF-FW	6	Weigela florida 'Fine Wine'	Fine Wine Weigela	Cont.	15-18' SPD.
WF-MW	4	Weigela florida 'Midnight Wine'	Midnight Wine Shine Weigela	Cont.	15-18' SPD.

PLANT SCHEDULE UNIT 4, 5 & 6					
CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE
SHRUBS					
F-NG	9	Forsythia x 'Northern Gold'	Northern Gold Forsythia	Cont.	2-2.5' HT.
IG-GL	5	Ilex crenata 'Green Lustre'	Green Lustre Japanese Holly	B & B	2-2.5' HT.
IG-S	8	Ilex glabra 'Shamrock'	Shamrock Inkberry Holly	Cont.	2-2.5' HT.
IM-BP	2	Ilex x meserveae 'Blue Princess'	Blue Princess Holly	Cont.	3-3.5' HT.
JC-S	3	Juniperus chinensis 'Spartan'	Spartan Juniper	B & B	4-5' HT.
PA-H	7	Pennisetum alopecuroides 'Hamel'	Hamel Fountain Grass	2 GAL	
PF-PB	3	Potentilla fruticosa 'Pink Beauty'	Pink Beauty Bush Cinquefoil	Cont.	15-18" HT.
PO-SW	1	Physocarpus opulifolius 'Summer Wine'	Summer Wine Ninebark	Cont.	2-2.5' HT.
PV-S	6	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	2 GAL	
SG-J	3	Spiraea japonica 'Goldflame'	Goldflame Japanese Spirea	Cont.	18-24" HT.
VD-BM	2	Viburnum dentatum 'Blue Muffin'	Blue Muffin Arrowwood Viburnum	B & B	4-4.5' HT.
WF-FW	6	Weigela florida 'Fine Wine'	Fine Wine Weigela	Cont.	15-18" SPD.

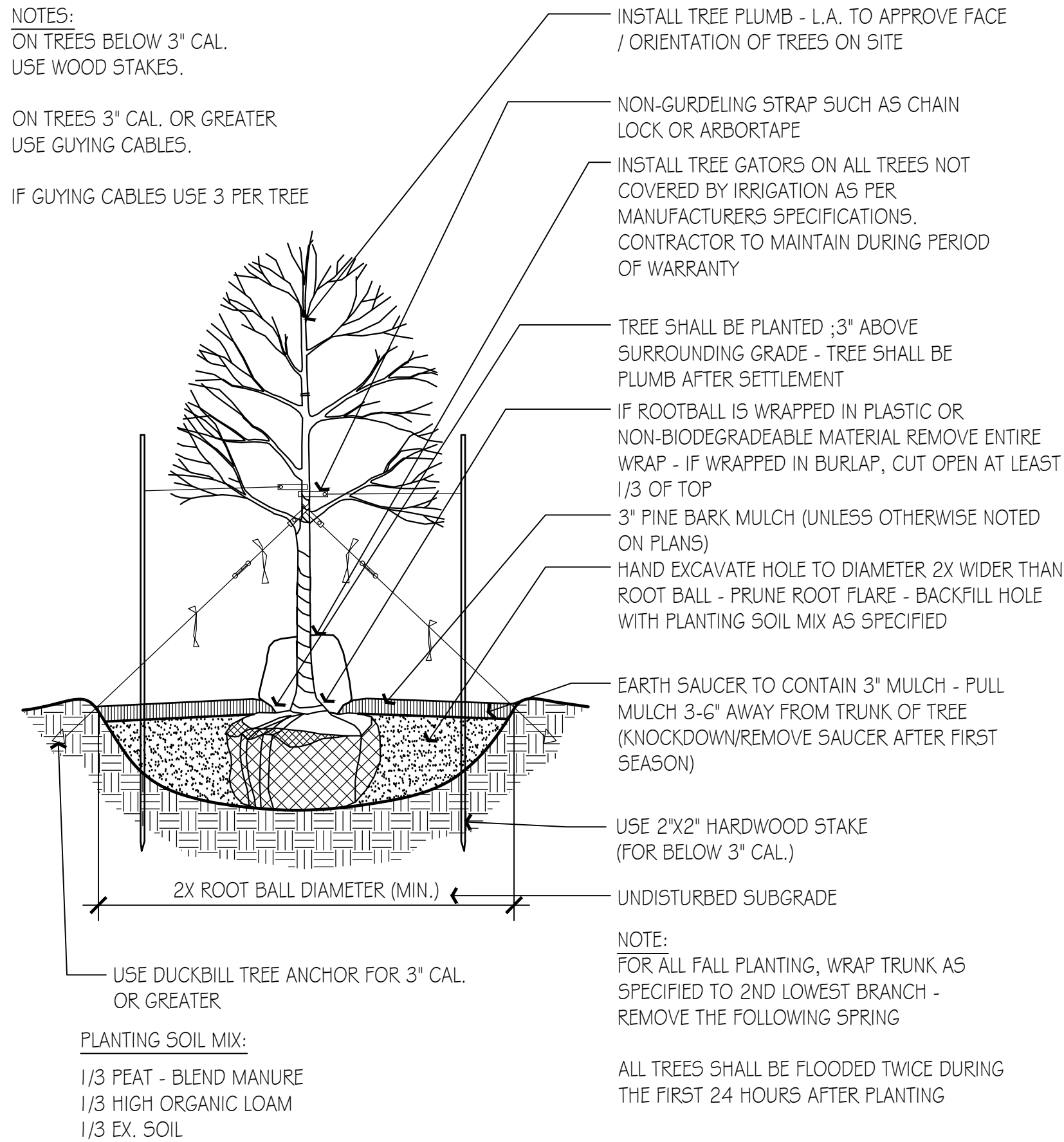




- NOTES:
1. PROTECTIVE FENCE TO REMAIN UNTIL CONSTRUCTION IS COMPLETE.
 2. NO TREE SHALL BE REMOVED UNLESS SPECIFICALLY TAGGED FOR REMOVAL BY THE LANDSCAPE ARCHITECT.
 3. CONTRACTOR SHALL TAKE CARE NOT TO DAMAGE TREES THAT ARE TO REMAIN.
 4. DO NOT NAIL BOARDS OR FENCING TO TREES DURING CONSTRUCTION.
 5. ANY EXCAVATING WITHIN DRIPLINE MUST BE APPROVED BY LANDSCAPE ARCHITECT AND MUST BE HAND-DUG. CONTRACTOR SHALL NOT CUT ANY ROOTS AND/OR BRANCHES UNLESS APPROVED BY LANDSCAPE ARCHITECT.
 6. ROOTS EXPOSED AND/OR DAMAGED DURING GRADING & CONSTRUCTION OPERATIONS SHALL BE CUT OFF CLEANLY INSIDE THE EXPOSED OR DAMAGED AREA AND TOPSOIL BE PLACED OVER THE ROOTS IMMEDIATELY. FEEDER ROOTS SHALL NOT BE CUT IN AN AREA INSIDE DRIP LINE OF THE TREE BRANCHES.
 7. ROOTS GREATER THAN 1" DIAMETER SHALL NOT BE CUT UNLESS OTHERWISE APPROVED BY THE LANDSCAPE ARCHITECT.
 8. STOCKPILED MATERIALS OR UNNECESSARY VEHICULAR TRAFFIC SHALL NOT BE ALLOWED OVER ANY TREE ROOT SYSTEM.
 9. INSPECT FENCE ON WEEKLY BASIS AND REPAIR DAMAGE IMMEDIATELY.

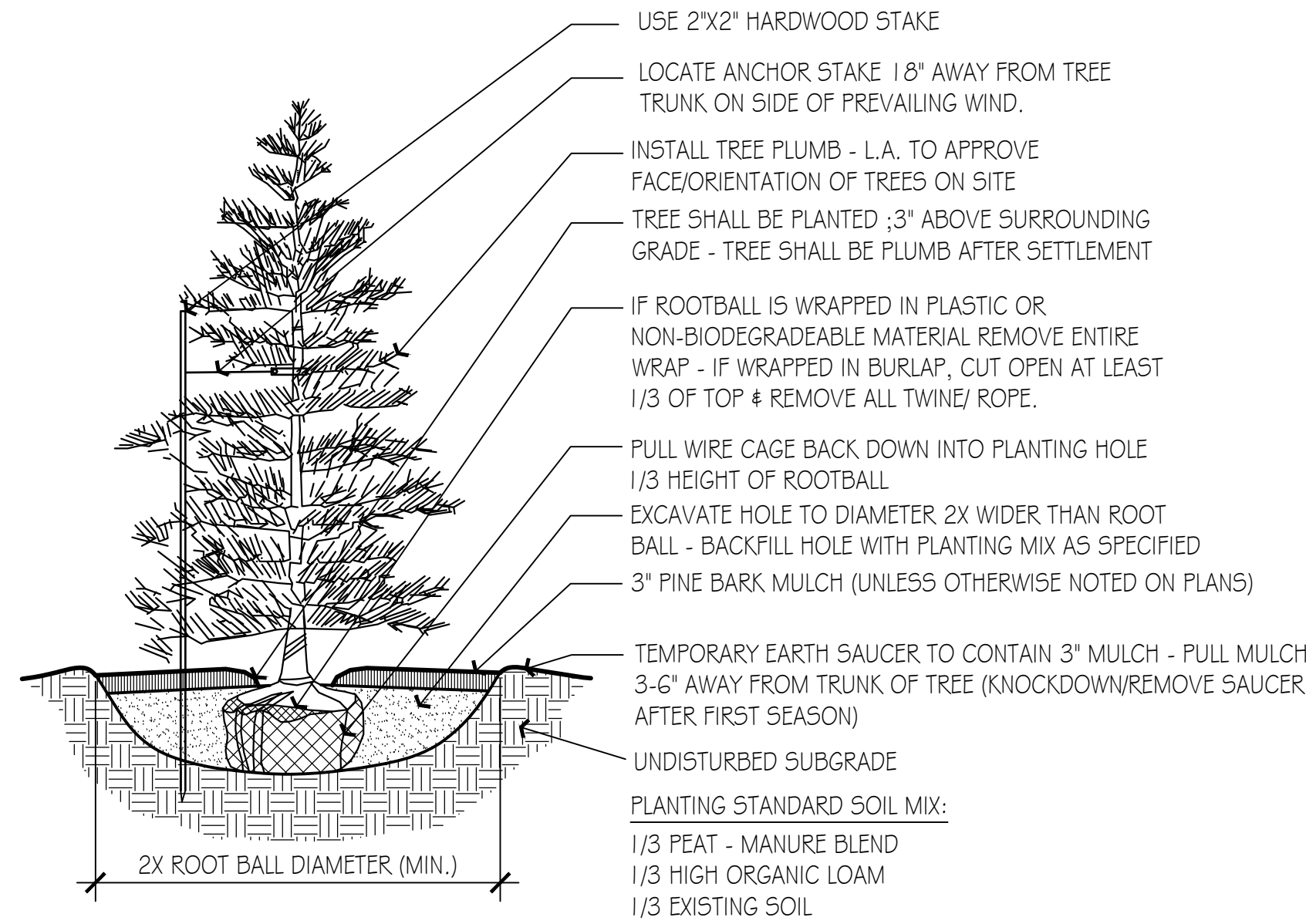
1 Tree Protection

Scale: N.T.S.



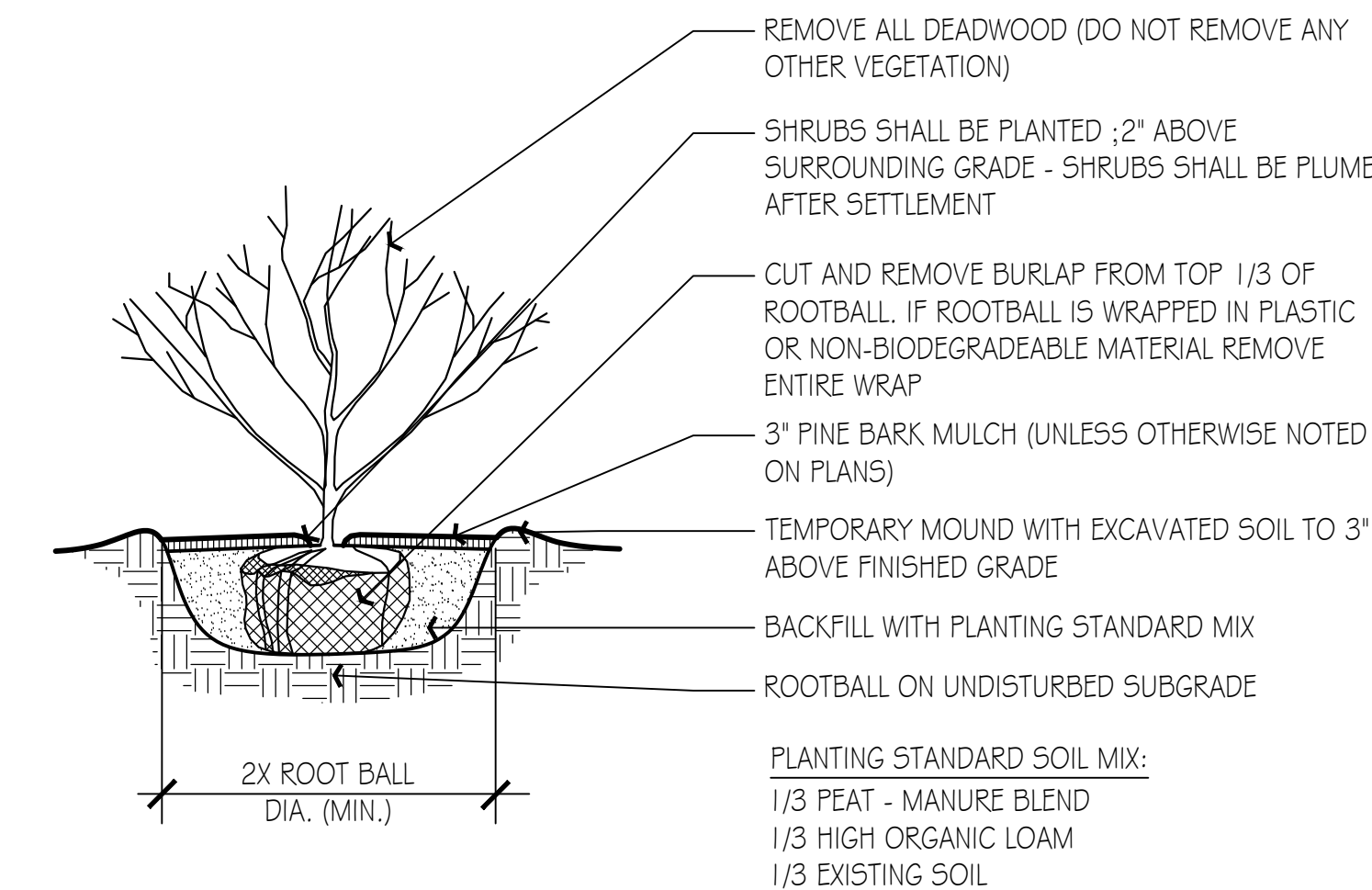
2 Deciduous Tree Planting

Scale: N.T.S.



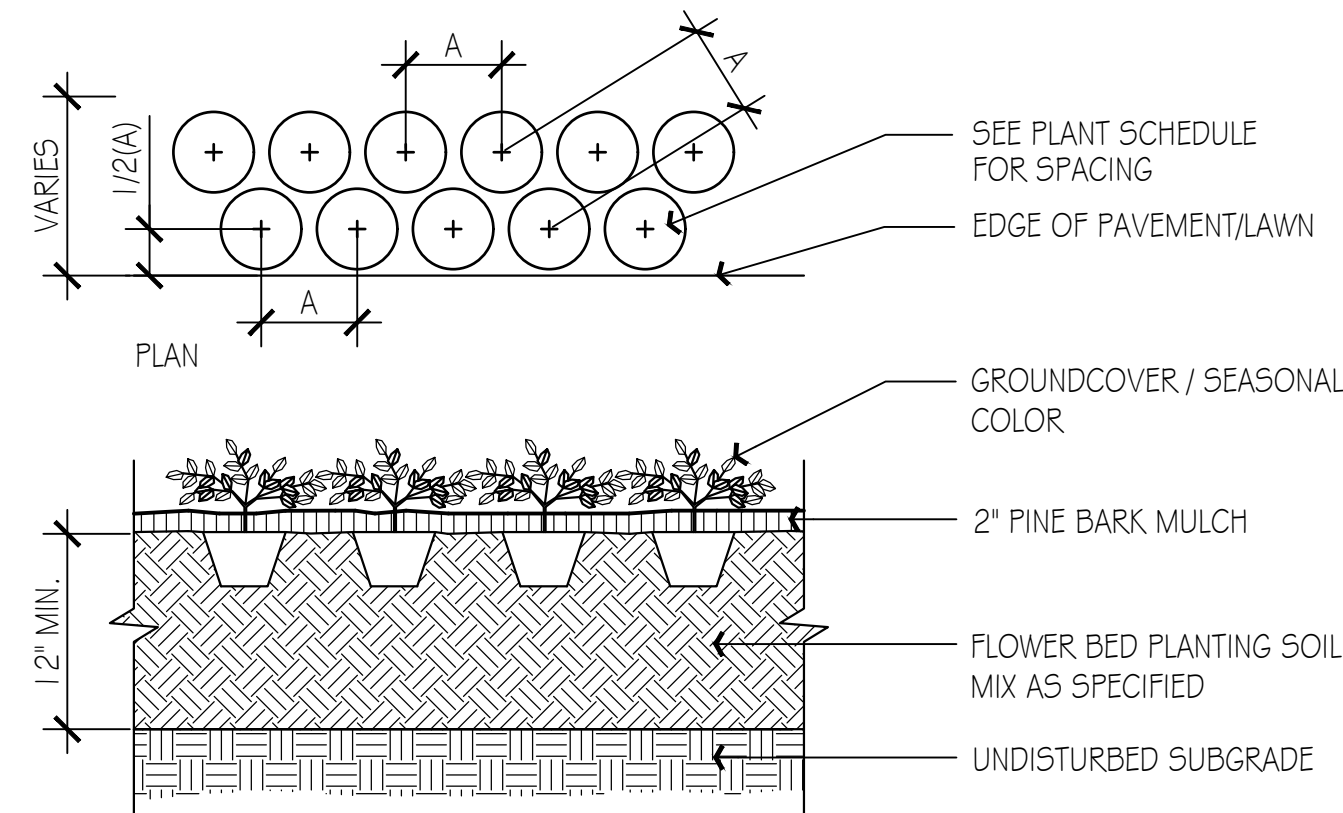
3 Conifer Tree Planting

Scale: N.T.S.



4 Shrub Planting

Scale: N.T.S.



5 Groundcover & Perennial Planting

Scale: N.T.S.

SCHEDULE OF TOPSOILS & ADDITIVES

LOCATION	DEPTH	DESCRIPTION
GENERAL PLANTING BEDS	12"	1/3 PEAT - MANURE BLEND 1/3 HIGH ORGANIC LOAM 1/3 EXISTING SOIL
FLOWER BEDS	12"	SCREENED LOAM 1/3 PEAT - MANURE BLEND LIME - PELATIZED OR GROUND (50 LB. PER 100 SF.) GROUND BONE MEAL (50 LB. PER 100 SF.) 10-10-10 INORGANIC FERTILIZER (50 LB. PER 5000 SF.)
LAWNS - SOD & SEED	6"	6" SCREENED LOAM
PITS/TREE WELLS "STANDARD MIX" FOR BACKFILL	12"	1/3 PEAT - MANURE BLEND 1/3 HIGH ORGANIC LOAM 1/3 EXISTING SOIL

Rain Garden Seed Mix:



ERNST SEEDS

Ernst Conservation Seeds
8884 Mercer Pike
Meadville, PA 16335
(800) 873-3321 Fax (814) 336-5191
www.ernstseed.com

Date: September 11, 2024

Rain Garden Mix - ERNMX-180

Botanical Name	Common Name	Price/Lb
29.50 % <i>Schizanthus scapularis</i> , Fort Indiantown Gap-PA Ecotype	Little Bluestem, Fort Indiantown Gap-PA Ecotype	12.98
20.00 % <i>Elymus virginicus</i> , Madison-NY Ecotype	Virginia Wildrye, Madison-NY Ecotype	10.43
9.00 % <i>Carex vulpinoidea</i> , PA Ecotype	Fox Sedge, PA Ecotype	28.80
8.00 % <i>Echinacea purpurea</i>	Purple Coneflower	43.20
5.80 % <i>Panicum rigidulum</i> , PA Ecotype	Redtop Panicgrass, PA Ecotype	57.60
5.30 % <i>Chasmanthium latifolium</i> , WV Ecotype	River Oats, WV Ecotype	96.00
3.00 % <i>Coreopsis lanceolata</i>	Lanceleaf Coreopsis	28.80
3.00 % <i>Rudbeckia hirta</i>	Blackeyed Susan	31.20
2.50 % <i>Verbena hastata</i> , PA Ecotype	Blue Vervain, PA Ecotype	38.40
2.00 % <i>Panicum clandestinum</i> , Tioga	Deertongue, Tioga	22.21
1.80 % <i>Helopsis helianthoides</i> , PA Ecotype	Oxeye Sunflower, PA Ecotype	33.60
1.50 % <i>Asclepias incarnata</i> , PA Ecotype	Swamp Milkweed, PA Ecotype	177.60
1.30 % <i>Penstemon digitalis</i> , PA Ecotype	Tall White Beardtongue, PA Ecotype	168.00
1.00 % <i>Carex scoparia</i> , PA Ecotype	Blunt Broom Sedge, PA Ecotype	81.60
1.00 % <i>Senna hebecarpa</i> , VA & WV Ecotype	Wild Senna, VA & WV Ecotype	28.80
1.00 % <i>Zizia aurea</i> , PA Ecotype	Golden Alexanders, PA Ecotype	72.00
0.50 % <i>Baptisia australis</i> , Southern WV Ecotype	Blue False Indigo, Southern WV Ecotype	96.00
0.50 % <i>Juncus effusus</i>	Soft Rush	48.00
0.50 % <i>Juncus tenuis</i> , PA Ecotype	Path Rush, PA Ecotype	48.00
0.50 % <i>Pycnanthemum tenuifolium</i>	Narrowleaf Mountainmint	240.00
0.50 % <i>Vernonia noveboracensis</i> , PA Ecotype	New York Ironweed, PA Ecotype	264.00
0.40 % <i>Aster novae-angliae</i> , PA Ecotype	New England Aster, PA Ecotype	336.00
0.40 % <i>Monarda fistulosa</i> , Fort Indiantown Gap-PA Ecotype	Wild Bergamot, Fort Indiantown Gap-PA Ecotype	96.00
0.20 % <i>Aster prenanthoides</i> , PA Ecotype	Zigzag Aster, PA Ecotype	432.00
0.10 % <i>Aster lanceolatus</i>	Lance Leaved Aster	432.00
0.10 % <i>Aster lateriflorus</i>	Calico Aster	336.00
0.10 % <i>Aster pilosus</i> , PA Ecotype	Heath Aster, PA Ecotype	264.00
0.10 % <i>Eupatorium perfoliatum</i> , PA Ecotype	Boneset, PA Ecotype	192.00
0.10 % <i>Mimulus ringens</i> , PA Ecotype	Square Stemmed Monkeyflower, PA Ecotype	216.00
0.10 % <i>Solidago juncea</i> , PA Ecotype	Early Goldenrod, PA Ecotype	336.00
0.10 % <i>Solidago nemoralis</i> , PA Ecotype	Gray Goldenrod, PA Ecotype	264.00
0.10 % <i>Solidago rugosa</i> , PA Ecotype	Winkleaf Goldenrod, PA Ecotype	264.00
100.00 %	Mix Price/Lb Bulk:	\$39.25

Seeding Rate: 20 lb per acre with a cover crop. For sites that drain within 24 hours of a rain event use one of the following cover crops: Oats (1 Jan to 31 Jul; 30 lbs/acre), Japanese Millet (1 May to 31 Aug; 10 lbs/acre), or grain rye (1 Aug to 31 Dec; 30 lbs/acre).

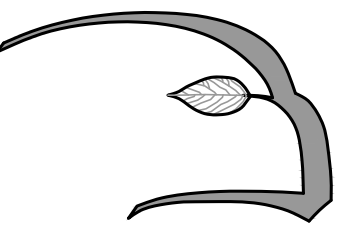
Grasses & Grass-like Species - Herbaceous Perennial; Herbaceous Flowering Species - Herbaceous Perennial; Stormwater Management; Uplands & Meadows

The native perennial forbs and grasses provide food and cover for rain garden biodiversity. Mix formulations are subject to change without notice depending on the availability of existing and new products. While the formula may change, the guiding philosophy and function of the mix will not.

Price quotes guaranteed for 30 days.
All prices are FOB Meadville, PA.
Please check our web site at www.ernstseed.com
for current pricing when placing orders.



Base information provided electronically by: Legacy Engineering of Millis, MA



Hawk Design, Inc.
Landscape Architecture
Land Planning

Sagamore, MA
508-833-8800
info@hawkdesigninc.com

HAWK DESIGN, INC. 2025
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Date: 10/17/24

Revisions:

Num.	Date	Description
1.	2/18/25	Site plan revisions, revise planting plans per site plan
2.	5/7/25	Revision per Planning Board Decision

Henry Garnsey Condominiums

20 Milford Street Metway, Massachusetts

Applicant: Cape View Development, LLC., Metway, MA

Drawn By: BNL Checked By: BNL

Planting Details

Scale: As Noted

Sheet:

D1

General Landscape Notes:

- 1.1) CONTRACTOR REQUIREMENTS:
A) ALL WORK SHALL COMPLY WITH APPLICABLE CODES AND REGULATIONS, FROM ALL FEDERAL, STATE AND LOCAL AUTHORITIES.
- B) THE CONTRACTOR SHALL ARRANGE FOR AND OBTAIN ALL PERMITS AND LICENSES REQUIRED FOR THE COMPLETE WORK SPECIFIED HEREIN AND SHOWN ON ALL THE DRAWINGS. THE CONTRACTOR SHALL PAY FOR ANY FEES NOT WAIVED.
- 1.2) UTILITIES:
A) LANDSCAPE CONTRACTOR IS REQUIRED TO CONTACT THE RELEVANT UTILITY COMPANIES PRIOR TO DOING ANY EXCAVATION ON THE SITE. IF ANY WORK IS TO BE DONE AROUND UNDERGROUND UTILITIES, THE APPROPRIATE AUTHORITY OF THAT UTILITY MUST BE NOTIFIED OF THE IMPENDING WORK.
- B) UTILITIES SHALL BE LOCATED AND MARKED PRIOR TO ANY INSTALLATION. ADJUSTMENTS MAY BE NECESSARY IN THE FIELD TO ACCOMMODATE UTILITY LOCATIONS. REPORT ANY CONFLICTS TO THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- C) THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES DONE TO EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF SATISFACTORY REPAIR OF ALL DAMAGE IN KIND RESULTING FROM THEIR FAILURE TO COMPLY.
- 1.3) PROTECTION OF EXISTING WORK: IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PERFORM ALL WORK IN A MANNER THAT PROTECTS WORK COMPLETED BY OTHERS, SUCH AS CURBS, UTILITIES, STORM DRAINAGE, FENCES, DRIVEWAY APRONS, DRIVES, VEGETATION, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF SATISFACTORY REPAIR OF ALL DAMAGE IN KIND RESULTING FROM THEIR FAILURE TO COMPLY.
- 1.4) QUANTITIES: A COMPLETE LIST OF PLANTS INCLUDING A SCHEDULE OF QUANTITIES, SIZES, TYPES, AND NAMES IS INCLUDED IN THIS SET OF DRAWINGS. IN THE EVENT OF DISCREPANCIES BETWEEN QUANTITIES OF PLANT IN THE PLANT LIST AND THE QUANTITIES SHOWN ON THE DRAWINGS, THE PLAN SHALL GOVERN. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF UNLABELED PLANTS IN PLAN FOR CLARIFICATION. THE LANDSCAPE ARCHITECT SHALL BE ALERTED BY THE CONTRACTOR OF ANY DISCREPANCIES PRIOR TO FINAL BID NEGOTIATION.
- 1.5) APPLICABLE PLANT MATERIALS STANDARDS: ALL PLANT MATERIALS ARE TO COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN. PLANTING METHODS WILL BE IN ACCORDANCE WITH SITE-SPECIFIC REQUIREMENTS.
- 1.6) PLANT HARDINESS: ALL TREES AND SHRUBS SHALL BE NURSERY GROWN WITHIN A USDA PLANT HARDINESS ZONE, WHICH IS THE SAME AS, OR COLDER THAN, THE ZONE IN WHICH THE PROJECT IS LOCATED.
- 1.7) PLANTING SEASONS: PLANTING SHALL ONLY OCCUR DURING SPECIFIED SEASONS. SPRING SEASON SHALL BE FROM MARCH 1 TO JUNE 15. FALL PLANTING SEASON SHALL BE FROM SEPTEMBER 15 THROUGH NOVEMBER 15. NO PLANTING SHALL OCCUR WHEN THE GROUND IS FROZEN.
- 1.8) PLANT SUBSTITUTIONS: NO SUBSTITUTIONS OF PRODUCTS, PLANT TYPES OR SIZES SHALL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT. REQUESTS FOR SUBSTITUTION SHALL BE IN WRITING, AND SHALL STATE THE REASON FOR THE SUBSTITUTION REQUEST, THE SUGGESTED ALTERNATIVE AND THE CHANGES IN COST. REQUESTS FOR SUBSTITUTION IN PLANT MATERIALS SHALL STATE THE NAMES OF NURSERIES THAT HAVE BEEN UNABLE TO SUPPLY THE ORIGINALLY SPECIFIED MATERIAL.
- 1.9) THE LANDSCAPE ARCHITECT SHALL RESERVE THE RIGHT TO INSPECT ALL PLANT MATERIALS AT THE NURSERY, UPON SITE DELIVERY AND DURING INSTALLATION TO INSURE SPECIFICATIONS AND PROCEDURES ARE ADHERED TO.
- 1.10) MINIMUM SIZES: ALL PLANTS 3' OR GREATER IN HEIGHT OR SPREAD SHALL BE BALLED AND BURLAPPED. SIZES SPECIFIED IN THE PLANT LIST ARE MINIMUMS ON WHICH THE PLANTS ARE TO BE JUDGED.
- 1.11) DEAD PLANTS: DEAD PLANTS ARE TO BE REMOVED FROM THE SITE IMMEDIATELY, AND REPLACED WITH THE SAME PLANT & SIZE REGARDLESS OF SEASON, WEEKLY FROM THE JOB BY THE CONTRACTOR. THE CONTRACTOR SHALL MAINTAIN AN UPDATED COMPREHENSIVE LIST OF ALL DEAD MATERIALS REMOVED AND PRESENT A COPY OF THE LIST TO THE OWNER AND LANDSCAPE ARCHITECT AT THE END OF EVERY MONTH DURING THE CONTRACT PERIOD.
- 1.12) PLANT MATERIAL REMOVAL: NO EXISTING TREES SHALL BE REMOVED WITHOUT THE WRITTEN AUTHORIZATION FROM THE LANDSCAPE ARCHITECT EXCEPT WHERE NOTED ON THE PLANS. CONTRACTORS WHO REMOVE EXISTING TREES WITHOUT WRITTEN APPROVAL WILL BE REQUIRED TO MAKE REMEDIES DETERMINED BY THE GOVERNING URBAN FORESTER OR EQUIVALENT AUTHORITY. NO GRUBBING SHALL OCCUR WITHIN EXISTING TREE AREAS UNLESS SPECIFICALLY NOTED ON THE PLANS.
- 1.13) ALL DISTURBED AREAS NOT TO RECEIVE PLANT MATERIALS ARE TO BE LOAMED AND SEEDED AND BLENDED INTO EXISTING GRADE AND CONDITIONS. SEE SECTION 4.0.
- 1.14) LEDGE BOULDERS: IF DURING SITE EXCAVATION, LEDGE BOULDERS ARE AVAILABLE, THESE ARE TO BE STOCKPILED FOR USE IN EARTH BERMS IF APPLICABLE. WITH HAWK DESIGN, INC. PRIOR TO INSTALLATION. THIS ITEM WILL ONLY APPLY IF SO SPECIFIED ON DRAWINGS. BOULDERS SIZES TO BE STOCKPILED WILL RANGE FROM TWO TO FIVE FEET IN DIAMETER. SEE APPROPRIATE DETAIL FOR INSTALLATION COORDINATION.
- 1.15) SLEEVES: LANDSCAPE OR SITE CONTRACTOR SHALL PLACE INDIVIDUAL SLEEVES FOR LIGHTING AND IRRIGATION UNDER ANY PROPOSED WALKWAY OR VEHICULAR ROADWAY PRIOR TO INSTALLATION. COORDINATE SLEEVE LOCATIONS WITH IRRIGATION AND LIGHTING CONTRACTORS PRIOR TO INSTALLATION.
- 1.16) DO NOT CLOSE OR OBSTRUCT ANY STREET, SIDEWALK, ALLEY OR PASSAGEWAY WITHOUT PRIOR NOTIFICATION AND PERMISSION. CONDUCT OPERATIONS AS TO INTERFERE AS LITTLE AS POSSIBLE WITH THE USE ORDINARILY MADE OF ROADS, DRIVEWAYS, ALLEYS, SIDEWALKS OR OTHER FACILITIES NEAR ENOUGH TO THE WORK TO BE EFFECTED THEREBY.

Planting Materials:

- 2.1) PLANTING MATERIAL ITEMS IN SECTION 2.0 ARE TO BE INCORPORATED DURING PLANT INSTALLATION UNLESS OTHERWISE DEEMED UNNECESSARY IN ACCORDANCE WITH SOIL TEST RECOMMENDATIONS. SEE SECTION 3.1.
- MULCH - MULCH WILL BE DOUBLE-SHREDDED PINE BARK MULCH.
- TREES AND SHRUBS SHALL RECEIVE AN EVEN 3" MULCH LAYER.
- GROUNDCOVERS, PERENNIALS AND ANNUALS SHALL RECEIVE AN EVEN 2" MULCH LAYER.
- MANURE - TO BE WELL ROTTED, ODORLESS, UNLEACHED COW MANURE, CONTAINING NOT MORE THAN 15% BEDDED MATERIALS SUCH AS STRAW, WOOD CHIPS OR SHAVINGS, AGED NOT LESS THAN TWO YEARS OLD.
- HERBICIDE- A PRE-EMERGENCE WEED KILLER IS TO BE USED ON ALL LAWN AND PLANTING AREAS PRIOR TO INSTALLATION AS PER MANUFACTURER'S SPECIFICATIONS. *HERBICIDES ARE NOT TO BE APPLIED IN RESTRICTED CONSERVATION AREAS.
- FERTILIZER- ALL TREES AND SHRUBS TO HAVE SLOW RELEASE PACKET OR PELLET PLACED INTO THE PLANT PIT WITH A MINIMUM ANALYSIS OF 10-10-10. ALL GROUNDCOVERS, PERENNIALS AND ANNUALS ARE TO RECIEVE A BROADCAST APPLICATION OF A 14-14-14 FERTILIZER AT 3 LB PR 100 SQ. FT. APPLY AS PER MANUFACTURERS INSTRUCTIONS. *FERTILIZERS ARE NOT TO BE APPLIED IN RESTRICTED CONSERVATION AREAS.
- TOPSOIL- ACCEPTABLE TOPSOIL SHALL BE FERTILE, FRIABLE NATURAL LOAM, UNIFORM IN COMPOSITION, FREE OF STONES, LIMBS, PLANTS AND THEIR ROOTS, DEBRIS AND OTHER EXTRANEOUS MATTER OVER ONE INCH IN DIAMETER. THE SOIL SHALL BE CAPABLE OF SUSTAINED PLANT GROWTH AND HAVE A 5% MINIMUM ORGANIC CONTENT. IN SITUATIONS WHICH REQUIRE A CUSTOM TOPSOIL OR STRUCTURAL SOIL, THE SOIL MIXTURE SPECIFICATION WILL BE PROVIDED BY THE LANDSCAPE ARCHITECT.
- SOIL AMENDMENTS: APPLY AS NECESSARY ACCORDING TO SOIL TEST RESULTS, AS PER MANUFACTURES SPECIFICATIONS.
- ANTI-DESICCANT- "WILT FRUP" NCF OR EQUAL APPLY AS PER MANUFACTURERS' SPECIFICATIONS.

Plant Installation:

- 3.1) SOIL TESTING: LANDSCAPE CONTRACTOR SHALL PROVIDE A CERTIFIED SOIL ANALYSIS PRIOR TO ANY PLANT INSTALLATION TO DETERMINE ANY NECESSARY AMENDMENTS TO THE EXISTING SOIL CONDITIONS FOR SEEDING AND PLANTING. THE ANALYSIS WILL ALSO BE REQUIRED FOR ESTABLISHING THE FERTILIZER PROGRAM REQUIRED. COORDINATE RESULTS AND PROVIDE WRITTEN RECOMMENDATIONS TO HAWK DESIGN, INC. 15 DAYS PRIOR TO INSTALLATION.
- 3.2) ALL PLANTS SHALL BE TRANSPORTED TO THE SITE IN COVERED TRUCKS, TARPULIN COVERS SHALL BE UTILIZED TO PREVENT WIND DAMAGE OF LOAD.
- 3.3) DELIVER PLANT MATERIALS IMMEDIATELY PRIOR TO PLACEMENT. KEEP PLANT MATERIALS MOIST. DO NOT STORE PLANT MATERIAL ON PAVED AREAS. ROOTS OR BALLS SHALL BE PROTECTED FROM THE SUN OR DRYING WINDS. AS REQUIRED BY TEMPERATURE OR WIND CONDITIONS, APPLY ANTI-DESICCANT EMULSION TO PREVENT DRYING OUT OF PLANT MATERIALS.
- 3.4) CONDITIONS FOR PLANT REJECTION:
A) REJECT PLANTS WHEN BALL OF EARTH SURROUNDING ROOTS HAS BEEN CRACKED OR BROKEN PREPARATORY TO OR DURING THE PROCESS OF PLANTING.
- B) WHEN BURLAP, STAVES AND ROPES REQUIRED IN CONNECTION WITH TRANSPLANTING HAVE BEEN DISPLACED PRIOR TO ACCEPTANCE.
- C) WIND DAMAGED PLANT MATERIAL FROM POOR TARPULIN COVER PROCEDURES ARE SUBJECT TO REJECTION.
- 3.5) ALL PLANT MATERIAL, WHICH CANNOT BE PLANTED IMMEDIATELY ON DELIVERY, SHALL BE SET ON THE GROUND IN A SHADED LOCATION AND SHALL BE TEMPORARILY PROTECTED WITH SOIL OR OTHER ACCEPTABLE MATERIAL. TEMPORARY WATERING OR IRRIGATION SHALL BE INCORPORATED AND REGULARLY CONDUCTED ON PLANTINGS IN HOLD AREAS.
- 3.6) IN CASE OF CONFLICTS DURING CONSTRUCTION WITH UTILITIES, ROCK MATERIALS, TREE ROOTS OR OTHER OBSTRUCTIONS FOR THE EXCAVATION OF SHRUB BEDS AND TREE PITS. CONTACT LANDSCAPE ARCHITECT FOR APPROVED ALTERNATE LOCATIONS.
- 3.7) SOIL PERMEABILITY: TEST DRAINAGE OF PLANTING BEDS AND PITS BY FILLING WITH WATER TWICE IN SUCCESSION. CONDITIONS PERMITTING THE RETENTION OF WATER FOR MORE THAN 24 HOURS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
- 3.8) SOIL EXCAVATIONS:
A) EXCAVATE TREE PITS AND SHRUB BEDS TO DEPTHS REQUIRED BY PLANTING DETAILS. ALL PITS SHALL BE CIRCULAR IN OUTLINE, EXCEPT FOR WHOLE BEDS. SEE APPROPRIATE PLANTING DETAILS.
- B) SOIL EXCAVATIONS FOR BALLED & BURLAP AND CONTAINER PLANTINGS MUST BE NO LESS THAN 2X ROOT BALL DIAMETER. SEE PLANTING DETAILS. IF QUESTIONABLE SUBSURFACE SOIL CONDITIONS EXIST SUCH AS POOR DRAINAGE CONDITIONS, RUBBLE OR OBSTRUCTIONS, REPORT TO THE LANDSCAPE ARCHITECT AND CONSTRUCTION MANAGER BEFORE PLANTING.
- 3.9) GRADING:
A) VERIFY GRADES PRIOR TO PLANTING. THE CONTRACTOR SHALL VERIFY THAT CONSTRUCTED GRADES ARE AS INDICATED ON PLANS. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IF ADJUSTMENTS TO PLANT PLACEMENT MAY BE REQUIRED DUE TO FIELD CONDITIONS AND FINAL GRADING.
- B) POSITIVE DRAINAGE SHALL BE MAINTAINED AWAY FROM AND AROUND BUILDINGS (REFER TO ENGINEERS GRADING PLANS). REPORT ANY CONFLICTS TO HAWK DESIGN, INC. PRIOR TO INSTALLATION.
- C) FINISH GRADE OF PLANTINGS SHALL BE EQUIVALENT TO FORMER EXISTING GRADE OF PLANT IN THE NURSERY.
- 3.10) BALLED AND BURLAPPED (B&B) MATERIALS:
A) CUT WIRE BASKETS ONCE IN THE PLANT PIT AND PEEL WIRE BACK.
- B) TAGS AND TWINE ARE TO BE REMOVED AND BURLAP IS TO BE ROLLED BACK ONE-THIRD ON ALL B&B PLANT MATERIAL. ANY SYNTHETIC BURLAP SHALL BE COMPLETELY REMOVED FROM ANY PLANT MATERIAL

Plant Installation Cont'd

- 3.11) CONTAINER GROWN STOCK: SHALL BE REMOVED FROM CONTAINER BY CUTTING CONTAINER AWAY TO AVOID ROOT DAMAGE TO PLANT ROOT SYSTEM. IF PLANT ROOT IS BOUND, SLICE ROOT BALLS APPROXIMATELY 2" DEEP WITH KNIFE OR SHARP SPADE.
- 3.12) DO NOT USE MUDDY OR FROZEN SOIL TO BACKFILL PLANTINGS.
- 3.13) WATERING: THOROUGHLY WATER UNTIL SOIL IS SATURATED AROUND ALL TREES AND SHRUBS AFTER PLANTING AND THROUGHOUT THE TIME PERIOD UNTIL FINAL ACCEPTANCE FROM CLIENT. DURING DRY CONDITIONS, WATER AS REQUIRED TO MAINTAIN PLANTS IN A WILT-FREE CONDITION.
- 3.14) PRUNING: TREES SHALL BE PRUNED TO BALANCE TOP GROWTH WITH ROOTS AND TO PRESERVE THEIR NATURAL CHARACTER AND TYPICAL GROWTH HABIT. PRUNING SHALL BE RESTRICTED IN GENERAL TO THE SECONDARY BRANCHES AND SUCKER GROWTH. ALL CUTS TO BE FLUSH WITH TRUNK. DO NOT CUT A LEADER. THE LANDSCAPE ARCHITECT WILL REJECT ALL PLANTS DISFIGURED BY POOR PRUNING PRACTICES. ALL PRUNING CUTS SHALL REMAIN UNPAINTED.
- 3.15) STAKING AND GUYING: ALL TREES TO BE STAKED AND GUYED WITHIN 48 HOURS OF PLANTING. METHODS AND MATERIALS FOR STAKING AND GUYING ARE ILLUSTRATED IN INDIVIDUAL PLANTING DETAILS. NEATLY FLAG ALL GUY WIRES WITH ROT RESISTANCE YELLOW TREE MARKING RIBBON.
- 3.16) STAKE OUT PLANT LOCATIONS: PRIOR TO PLANTING THE CONTRACTOR SHALL LAYOUT THE EXTENT OF THE PLANT BEDS AND PROPOSED LOCATIONS FOR B&B PLANTS FOR REVIEW BY THE OWNER AND LANDSCAPE ARCHITECT.
- 3.17) PLANTING FIELD ADJUSTMENTS:
A) THE CONTRACTOR IS TO SLIGHTLY ADJUST PLANT LOCATIONS IN THE FIELD AS NECESSARY TO BE CLEAR OF DRAINAGE SWALES AND UTILITIES.
- B) LARGE GROWING PLANTS ARE NOT TO BE PLANTED IN FRONT OF WINDOWS OR UNDER BUILDING OVERHANGS. NOTIFY THE LANDSCAPE ARCHITECT OF DISCREPANCIES IN PLANTING PLAN VS. FIELD CONDITIONS.
- C) SHRUBS PLANTED NEAR HVAC UNITS ARE TO BE LOCATED SO THAT SHRUBS AT MATURITY WILL MAINTAIN ONE FOOT (1') AIRSPACE BETWEEN THE UNIT AND THE PLANT. ANY PLANTING SHOWN ADJACENT TO CONDENSER UNITS SHALL BE PLANTED TO SCREEN THE UNITS. SHOULD THE CONDENSER UNITS BE INSTALLED IN LOCATIONS DIFFERENT FROM THOSE SHOWN ON THE PLAN, IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE LANDSCAPE ARCHITECT AND INSTALL THE MATERIAL AROUND THE CONDENSERS AND ADJUST THE OTHER PLANTING ACCORDINGLY.
- 3.18) PLANT BED EDGES/LINES: GROUPS OF SHRUBS, PERENNIALS AND GROUNDCOVERS SHALL BE PLACED IN A CONTINUOUS MULCH BED WITH SMOOTH CONTINUOUS LINES. ALL MULCHED BED EDGES SHALL BE CURVILINEAR IN SHAPE, FOLLOWING THE CONTOUR OF THE PLANT MASS. TREES LOCATED WITHIN 4 FEET OF PLANT BEDS SHALL SHARE THE SAME MULCH BEDS.
- 3.19) A.D.A. - THE AMERICAN WITH DISABILITIES ACT STANDARDS REQUIRE THAT A 7 FOOT VERTICAL CLEARANCE BE MAINTAINED FROM TREE BRANCHES TO FINISHED GRADE WHERE PEDESTRIANS SIDEWALKS AND/OR TRAILS ARE LOCATED. THE CONTRACTOR IS TO ADJUST TREE PLANTINGS IN FIELD TO SLIGHTLY MINIMIZE BRANCH OVERHANG AND COMPLY WITH THE A.D.A. ACT.
- 3.20) TREE SPACING MINIMUMS: TREES SHALL BE LOCATED A MINIMUM OF 4 FEET FROM RETAINING WALLS AND WALKS WITHIN THE PROJECT. IF A CONFLICT ARISES BETWEEN ACTUAL SIZE OF AREA AND PLANS, THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO LANDSCAPE ARCHITECT WILL RESULT IN CONTRACTOR'S LIABILITY TO RELOCATE MATERIALS.
- 4.1) SEEDING OF LAWN AREAS: GRASS SEED APPLICATION SHALL BE SPREAD AT THE RATE OF 5 LBS. PER 1,000 SQUARE FEET. SEEDING SHALL BE ACCOMPLISHED BY MEANS OF A HYDRO-SEEDING PROCESS.
- 4.2) WATERING OF SEEDED AREAS: 24 HOURS AFTER HYDRO SEEDING, THE CONTRACTOR SHALL WATER THE SEEDED AREA LIGHTLY AND SUFFICIENTLY TO A DEPTH OF TWO INCHES (2") 2 TIMES A DAY (BETWEEN THE HOURS OF 7 PM AND 7 AM), UNTIL THE SEEDS ARE ESTABLISHED.
- 4.3) SEEDED AREA PROTECTION: THE CONTRACTOR SHALL ERECT SUITABLE SIGNS AND BARRICADES NOTIFYING THE PUBUC TO KEEP OFF THE SEEDED AREAS UNTIL WELL ESTABLISHED. ANY TRAFFIC DAMAGE AND VANDALISM THAT MAY OCCUR PRIOR TO FINAL ACCEPTANCE OF THE WORK SHALL BE REPAIRED AND RESEEDED AT THE OWNERS EXPENSE. ANY DISTURBED OR DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED IN ACCORDANCE WITH THE SPECIFICATIONS AT THE CONTRACTORS EXPENSE.
- 4.4) LAYING OF SOD: A KENTUCKY BLUEGRASS SOD MIX - BY LOCAL SOURCE AS SELECTED BY CONTRACTOR, SHALL BE FRESHLY CUT FROM THE SAME FIELD WITH 1/2 - 3/4 INCHES OF SOIL. SOD SHALL BE LAID IMMEDIATELY WITH ANY STORED SOD BEING UNROLLED GRASS SIDE UP AND KEPT WATERED. LAY COURSES TIGHTLY TOGETHER WITHOUT OVERLAPPING WITH THE JOINTS STAGGERED. AFTER SODDING IS COMPLETE, ROLL LIGHTLY. THE CONTRACTOR SHALL WATER THE SODDED AREAS TO A DEPTH OF AT LEAST SIX INCHES AFTER THE SODDING PROCESS. OWNER SHALL THEN BE RESPONSIBLE FOR WATERING. THE FREQUENCY SHALL BE DETERMINED BY RAIN FALL AND WINDS WITH THE UPPER TWO OR THREE INCHES OF SOIL NOT DRYING OUT MARKEDLY.
- 4.5) SODDED AREA: INSPECTION AND ACCEPTANCE: FOUR WEEKS AFTER CONTRACTOR COMPLETES INSTALLATION, LANDSCAPE ARCHITECT SHALL INSPECT THE LAWN TO DETERMINE THE ACCEPTABILITY OF THE INSTALLATION. SODDED AREAS FAILING TO SHOW ADEQUATE ROOTING INTO THE SUBSOIL, OVERLAPPING, COURSE SEPARATION, UNEVENNESS OF THE SURFACE, UNEVEN COURSE COLOR AND EXCESSIVE BROADLEAF WEED CONTENT SHALL BE REPLACED. THE COST SHALL BE BORNE BY THE CONTRACTOR EXCEPT WHERE VANDALISM OR NEGLECT ON THE PART OF OTHERS NOT UNDER THE CONTRACTORS CONTROL HAS RESULTED IN DAMAGE.
- 4.6) FINAL APPROVAL: SEEDED AND SODDED AREAS WILL RECEIVE FINAL APPROVAL IF COVERAGE IS FULL AND CONSISTENT, FREE OF BARE SPOTS AND WEED FREE. WHEN GRASS IS CUT AT 2" HEIGHT NO SOIL SHOULD BE VISIBLE. SOD AREAS MUST HAVE RECEIVED A MINIMUM OF TWO MOWINGS. AREAS SODDED AFTER NOVEMBER 1ST WILL BE ACCEPTED THE FOLLOWING SPRING - ONE MONTH AFTER THE START OF THE GROWING SEASON, IF THE ABOVE CRITERIA HAS BEEN MET.

Maintenance:

- 5.1) MAINTENANCE DURING INSTALLATION: MAINTENANCE OPERATIONS SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS PLANTED AND SHALL CONTINUE AS REQUIRED UNTIL FINAL ACCEPTANCE AND THEN FOR THE GUARANTEE PERIOD. PLANTS SHALL BE KEPT IN A HEALTHY, GROWING CONDITION BY WATERING, PRUNING, SPRAYING, WEEDING AND ANY OTHER NECESSARY OPERATIONS OF MAINTENANCE. PLANT SAUCERS AND BEDS SHALL BE KEPT FREE OF WEEDS, GRASS AND OTHER UNDESIED VEGETATION. PLANTS SHALL BE INSPECTED AT LEAST ONCE PER WEEK BY THE CONTRACTOR DURING THE INSTALLATION PERIOD AND ANY NEEDED MAINTENANCE IS TO BE PERFORMED PROMPTLY.
- 5.2) GRASS AND WEED CONTROL: THE CONTRACTOR SHALL BE RESPONSIBLE FOR MOWING ALL GRASS AROUND LANDSCAPE BEDS AND INDIVIDUAL TREES AND SHRUBS UNTIL FINAL ACCEPTANCE. WEED CONTROL AREAS SHALL INCLUDE ALL LANDSCAPE BEDS AND THE AREA WITHIN 2 FEET OF THE OUTER EDGE OF THE MULCH AREA OR INDIVIDUAL TREE/SHRUBS.
- 5.3) THE CONTRACTOR SHALL WATER, FERTILIZE, WEED, CULTIVATE, REMULCH, SPRAY TO CONTROL INSECT INFESTATION AND DISEASE AND PERFORM ANY OTHER GOOD HORTICULTURAL PRACTICE NECESSARY TO MAINTAIN THE PLANTS IN A LIVING HEALTHY CONDITION UPON THE TIME FOR TERMINATION OF HIS RESPONSIBILITY FOR CARE AS SET OUT HEREIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PLANTS THROUGHOUT LIFE OF THE CONTRACT.
- 5.4) ALL PLANTS STOLEN, DAMAGED OR DESTROYED BY FIRE, AUTOMOBILES, VANDALISM OR ANY OTHER CAUSE, WITH THE EXCEPTION OF PLANTS DAMAGED OR DESTROYED BY THE OWNERS MAINTENANCE OPERATIONS, SHALL BE REPLACED BY THE OWNER PRIOR TO THE DATE OF FINAL ACCEPTANCE.
- 5.5) LANDSCAPE CONTRACTOR SHALL PREPARE MAINTENANCE SPECIFICATIONS AND SCHEDULE ANNUAL CARE OF ALL PLANTED AND LAWN AREAS INCLUDING FERTILIZING, WEEDING, MULCHING, BED EDGING, PRUNING AND PEST PREVENTION AND TREATMENT.

Plant Material Guarantee:

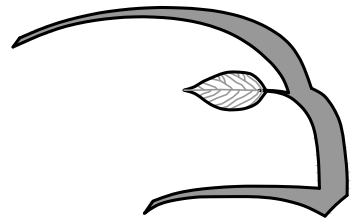
- *CONTRACTOR SHALL GUARANTEE IN WRITING ALL PLANT MATERIAL AND LANDSCAPE IMPROVEMENTS FOR A PERIOD OF ONE YEAR. THE GUARANTEE IS TO INCLUDE THE FOLLOWING:
- 6.1) INSPECTIONS: PERFORM PERIODIC INSPECTIONS DURING GUARANTEE PERIOD WITH RESULTING WRITTEN REPORTS TO OWNER, PROJECT ADMINISTRATOR AND LANDSCAPE ARCHITECT STATING CONDITIONS AND RECOMMEND MAINTENANCE MODIFICATIONS. THE CONTRACTOR MUST CONTACT THE OWNER AND LANDSCAPE ARCHITECT AT LEAST 10 DAYS IN ADVANCE TO SCHEDULE ACCEPTANCE (INSPECTIONS).
- 6.2) REMOVAL AND REPLACEMENT OF PLANTS PROVIDED BY CONTRACTOR TO BE DONE WITHIN THIRTY DAYS OF NOTIFICATION BY OWNER OF THEIR UNSATISFACTORY CONDITION DURING GROWING SEASONS. REPLACEMENT MATERIALS MUST BE EQUAL IN TYPE AND SIZE PER THE PROJECT'S PLANT LIST.
- 6.3) WHEN REPLACEMENT PLANT SPECIES IS EITHER NOT READILY AVAILABLE OR NO LONGER SUITABLE TO EXISTING SITE CONDITIONS WRITTEN NOTICE RECOMMENDATION OF SUBSTITUTION TO BE PROVIDED TO THE OWNER AND LANDSCAPE ARCHITECT WITHIN FIFTEEN DAYS FOR APPROVAL.
- 6.4) REMOVAL OF TREES SUPPORTS AND DEAD LIMBS PRIOR TO END OF GUARANTEE INSPECTION PERIOD.
- 6.5) CONTINUE WITH MAINTENANCE, SEE SECTION 5.0
- 6.6) GUARANTEE SHALL BEGIN UPON DATE OF FINAL ACCEPTANCE FROM OWNER AND WILL CONTINUE FOR ONE YEAR.

Site Cleanup:

- 7.1) SITE WORK CONDITIONS: EXCESS WASTE MATERIAL SHALL BE REMOVED DAILY WHEN PLANTING IN AN AREA HAS BEEN COMPLETED. THE AREA SHALL BE CLEARED OF ALL DEBRIS, SOIL PILES AND CONTAINERS DAILY. WHERE EXISTING GRASS AREAS HAVE BEEN DAMAGED OR SCARED DURING PLANTING OPERATIONS, THE CONTRACTOR SHALL RESTORE DISTURBED AREAS TO THEIR ORIGINAL CONDITIONS AT HIS EXPENSE.
- 7.2) CLEAN PAVED AREAS UTILIZED FOR HAULING OR EQUIPMENT STORAGE AT END OF EACH WORKDAY.
- 7.3) MAINTAIN VEHICLES AND EQUIPMENT IN CLEAN CONDITION TO PREVENT SOILING OF ROADS, WALKS OR OTHER PAVED OR SURFACED AREAS.
- 7.4) REMOVE PROTECTIVE BARRIERS AND WARNING SIGNS AT TERMINATION OF LAWN ESTABLISHMENT.

Irrigation Notes:

- 8.1) ALL IRRIGATION SYSTEM COMPONENTS SHALL BE SUPPLIED BY REGIONALLY AUTHORIZED DISTRIBUTORS TO PROVIDE SINGLE SOURCE RESPONSIBILITY FOR WARRANTY SERVICE AND OPERATIONS TO CONFORM TO SPECIFICATIONS IN ALL RESPECTS.
- 8.2) THE CONTRACTOR IS TO SUBMIT PLANS PREPARED BY A IRRIGATION SPECIALIST TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
- 8.3) ALL LINE VOLTAGE TO CONTROLLER AND ASSOCIATED BREAKER, CONDUIT ETC TO BE PERFORMED BY A LICENSED ELECTRICIAN.
- 8.4) ALL WIRES FOR RAIN SENSOR TO BE RUN IN SCHEDULE 40 PVC CONDUIT FOR APPLICATIONS IN EXPOSED AREAS UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT.
- 8.5) SLEEVES TO BE COORDINATED, LOCATED AND INSTALLED UNDER ALL HARDSCAPE FEATURES SUCH AS WALKS, WALLS AND DRIVEWAYS. THE CONTRACTOR IS TO IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ALL CONFLICT AND DISCREPANCIES.
- 8.6) CONTRACTOR WILL REVIEW WITH CLIENT ALL IRRIGATION PROCEDURES AND PROCESSES (i.e. TIMERS, ZONES AND ALL OTHER ITEMS INVOLVED W/ THE IRRIGATION SYSTEM) AND PROVIDE NECESSARY DOCUMENTATION FOR OPERATION OF IRRIGATION SYSTEM.
- 8.7) THE CONTRACOR IS TO PROVIDE WIRES FOR FUTURE EXPANSION IN 1/2" DIAMETER VALVE BOX AS DIRECTED BY THE LANDSCAPE ARCHITECT OR CLIENT.
- 8.8) UNLESS INDICATED OTHERWISE, ALL PLANT BEDS ARE TO BE IRRIGATED WITH DRIP IRRIGATION, ALL LAWN AREAS TO BE IRRIGATED WITH SPRAY HEADS, MODELS/TYPES T..B.D. AND VERIFIED BY LANDSCAPE ARCHITECT AND IRRIGATION CONTRACTOR



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Date: 10/17/24

Revisions:		
Num.	Date	Description
1.	2/18/25	Site plan revisions, revise planting plans per site plan
2.	5/7/25	Revision per Planning Board Decision

Henry Garnsey Condominiums
20 Milford Street Metway, Massachusetts
Applicant: Cape View Development, LLC., Metway, MA

Drawn By: BNL Checked By: BNL

Planting
Specifications

Scale: As Noted

Sheet: D2

