



|                      |         |
|----------------------|---------|
| ZONING DISTRICT AR-2 |         |
| REQUIRED             |         |
| AREA                 | 30,000  |
| FRONTAGE             | 150.00' |
| FRONT YARD           | 35'     |
| SIDE YARD            | 15'     |
| REAR YARD            | 15'     |
| COVERAGE             | 30%     |
| BLDG HGT             | 35'     |

MULTI FAMILY HOUSING OVERLAY

|            |             |
|------------|-------------|
| REQUIRED   |             |
| AREA       | 30,000      |
| FRONTAGE   | 150.00'     |
| FRONT YARD | 35'         |
| SIDE YARD  | 15'         |
| REAR YARD  | 15'         |
| COVERAGE   | 30%         |
| BLDG HGT   | 40'         |
| DWELLINGS  | 8 PER ACRE* |
| MAXIMUM #  | 24          |

\*8 UNITS PER WHOLE AVAILABLE ACRES\*

MEDWAY ZONING BYLAW, SECTION 5.6.4.D

COMPUTATION OF BUILDABLE AREA  
TOTAL AREA = 241,175 S.F.  
WETLAND JURISDICTION = 148,750 S.F.  
50% OF WETLAND JURISDICTION = 74,375 S.F.  
SEWER EASEMENT = 1,440 S.F.  
241,175 - 74,375 - 1,440 = 165,360 S.F.  
PROPOSED DEVELOPED AREA = 130,500 S.F. = 54 %  
LAND AVAILABLE FOR DEVELOPMENT  
165,360 S.F. / 43,560 S.F. = 3.8 ACRES  
MAXIMUM NUMBER OF DWELLINGS = 8 X 3 = 24  
PROPOSED NUMBER OF DWELLINGS = 18

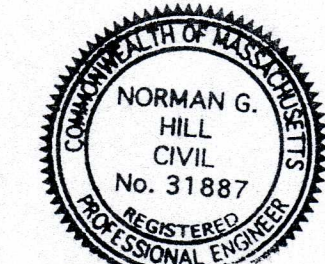
SOIL LOGS

1. 7' DRY, NO MOTTLES, LEDGE
2. 7' DRY, NO MOTTLES, LEDGE
3. 8' DRY, NO MOTTLES, LEDGE
4. 7' DRY, NO MOTTLES, BOULDER
5. 10' DRY, MOTTLES @ 9', LEDGE
6. 7' DRY, NO MOTTLES, BOULDER
7. 10' DRY, MOTTLES @ 9', LEDGE
8. 8' DRY, MOTTLES @ 6', LEDGE
9. 8' DRY, MOTTLES @ 3', LEDGE
10. 9' DRY, NO MOTTLES, LEDGE
11. 10' DRY, NO MOTTLES, LEDGE
12. 8' DRY, NO MOTTLES, LEDGE

LEGEND

- SMH SEWER MANHOLE
- MH DRAIN MANHOLE
- CATCH BASIN
- EXISTING TOPO
- PROPOSED TOPO
- BUILDING SETBACK
- PROPOSED GRADE
- UTILITY POLE
- PROPOSED LIGHT
- DRAINAGE FLOW
- EROSION CONTROLS
- WATER LINE
- SEWER LINE
- ELECTRIC LINE
- LANDSCAPING

CURRENT OWNER:  
TORTCON BUILDERS, LLC  
70 BETHANY ROAD  
FRAMINGHAM, MA 01701  
508-380-0068



NORMAN G. HILL, PE DATE

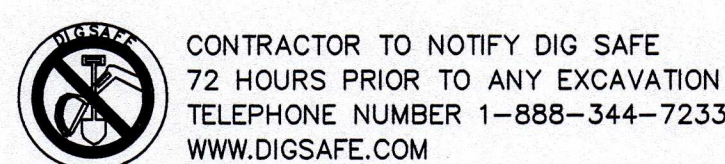
LAND PLANNING, INC.  
214 Worcester Street  
North Grafton, Massachusetts 01536

|                                                                                                                                                                   |                         |                    |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|--------------------|
| DESIGNED BY: R. G. Murphy                                                                                                                                         | REVIEWED BY: N. G. Hill | SHEET: 3 OF 9      |
| SCALE: 1" = 40'                                                                                                                                                   | PLAN NO: S-22-35        | DATE: MAY 24, 2023 |
| ROBERT G. MURPHY & ASSOC., INC.<br>ENVIRONMENTAL CONSULTANTS<br>214 Worcester Street<br>No. Grafton, Massachusetts 01536<br>(508) 839-0310<br>Fax: (508) 839-5914 |                         |                    |

MOCKINGBIRD LANE  
SITE PLAN

56 SUMMER STREET, MEDWAY, MA

|           |             |
|-----------|-------------|
| REVISION: | CE 216-1010 |
|-----------|-------------|



THE PROPOSED STRUCTURES ARE NOT  
LOCATED WITHIN A FEDERAL FLOOD ZONE  
FEMA Map 25021C0139E Dated 7-17-2012

SITE PLAN

1" = 40'

**NOTE:**  
THE OWNER, TORTCON BUILDERS, LLC SHALL PROVIDE, AT NO COST TO THE  
TOWN OF MEDWAY, ALL FACILITIES SHOWN ON THE PLANS INCLUDING BUT NOT  
LIMITED TO ROADWAYS, CURBS, BOUNDS, DRAINAGE SYSTEMS, SANITARY SEWER  
SYSTEMS, UTILITIES, STREET LIGHTS AND EARTHWORKS, EXCEPT AS OTHERWISE  
NOTED AND LOCATED ON THE APPROVED PLANS THAT ARE TO BE RECORDED.