LADY SLIPPER HOLLOW
MEDWAY
DEFINITIVE SUBDIVISION
MODIFICATION
MARCH 24, 2026

FOR REGISTRY USE

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

PREPARED FOR:
ALDEN C. ELLIS JR.
148A HOLLISTON STREET
MEDWAY, MA 02053

LOCUS
SCALE: 1" = 80'

APPLICANTS\OWNERS
PARCELS 15-024 & 15-023
LINDA G. REYNOLDS
JOHN N. REYNOLDS
148B HOLLISTON STREET
MEDWAY, MA 02053

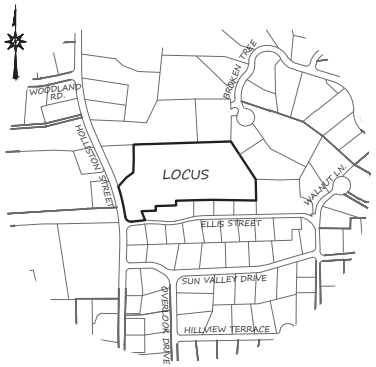
PARCELS 15-022, 15-026 & 16-021
PAMELA W. & ALDEN CHESTER ELLIS
148A HOLLISTON STREET
MEDWAY, MA 02053

ZONING DISTRICT
AGRICULTURAL RESIDENTIAL 1
NOT IN WRPOD

ASSESSORS PARCELS
15-022, 15-023, 15-024,
15-026 & 16-021

PLAN/DEED REFERENCE
BOOK 9531 PAGE 492
BOOK 9531 PAGE 494
BOOK 9838 PAGE 670
BOOK 25418 PAGE 140
PLAN BK. 370 NO. 796

WAIVER REQUESTS:
SUBDIVISION REGULATIONS
- 7.6.2.b): TO NOT REQUIRE THAT THE WATER MAIN BE LOOPED.
- 7.1.1.: TO ALLOW THE PAVED ROAD TO BE OFF-CENTER AT THE ENTRANCE.
- 7.7.2.p): TO ALLOW STORMWATER FACILITIES TO NOT BE LOCATED ON SEPARATE PARCELS.
- 7.7.4.b): TO ALLOW DRAINAGE PIPES TO BE HDPE.
- 7.9.1.e): TO ALLOW A PRIVATE WAY ROAD LAYOUT FOR MORE THAN 3 LOTS.
- 7.9.4.a): TO ALLOW A R.O.W. WIDTH OF 45'.
- 7.9.5.a): TO ALLOW A CENTERLINE GRADE OF 1%.



LOCUS PLAN
SCALE: 1" = 500'

DEVELOPMENT SUMMARY	
TOTAL AREA	12.50± ACRES
NUMBER OF PARCELS	5
LOT AREA (UPLAND)	10.40± ACRES
LOT AREA (WETLAND)	1.35± ACRES
STREET AREA	0.74± ACRES
DRAINAGE PARCEL AREA	N/A
PUBLIC USE AREA	0 S.F.

NOTE: ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH MASSACHUSETTS HIGHWAY HANDICAP REQUIREMENTS AND THE CURRENT ADA/AAB REQUIREMENTS IN EFFECT AT THE TIME OF CONSTRUCTION.

DRAWING INDEX:

SHEET C-0 - COVER SHEET
SHEET C-1 - KEY SHEET
SHEET C-2 - EXISTING CONDITIONS
SHEET C-3 - LAYOUT
SHEET C-4 - GRADING
SHEET C-5 - PROFILE
SHEET C-6 - PROFILE
SHEET C-7 - EROSION CONTROL
SHEET C-8 - DETAILS
SHEET C-9 - DETAILS

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.

I CERTIFY THAT THIS SURVEY AND PLAN CONFORMS TO THE ETHICAL, PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

_____
PROFESSIONAL LAND SURVEYOR

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

_____ _____
TOWN CLERK DATE

CONDITIONALLY APPROVED IN ACCORDANCE WITH MGL CHAPTER 41, SECTION 81U, BY DECISION DATED _____, AND FILED WITH THE TOWN CLERK ON _____ (TO BE RECORDED), AND SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS SET FORTH IN A COVENANT DATED _____ TO BE RECORDED HEREWITH.

DATE APPROVED: _____

DATE ENDORSED: _____

_____
_____
_____
_____
_____
TOWN OF MEDWAY PLANNING BOARD

COMMONWEALTH OF MASSACHUSETTS
DANIEL J. MERRIKIN
CIVIL
No. 43309
REGISTERED PROFESSIONAL ENGINEER

Digitally signed by Daniel J. Merrikin, P.E.
Date: 2026.04.01 13:38:45 -04'00'

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

C-0

LEGACY ENGINEERING

PLAN SCALE: AS NOTED

PLAN DATE: MARCH 24, 2026

REVISION	DATE	BY

LADY SLIPPER HOLLOW
DEFINITIVE SUBDIVISION
COVER SHEET
PLAN OF LAND IN
MEDWAY, MA

GENERAL NOTES:

1. SURVEY & PLAN REFERENCES:
   A. PROPERTY LINE AND TOPOGRAPHICAL SURVEY BY COLONIAL ENGINEERING AND ARE THE RESULT OF AN ON-THE-GROUND SURVEY.
   B. DATUM: NAVD88
2. EXISTING UTILITY INFORMATION IS BASED ON BEST AVAILABLE RECORDS AND VISIBLE SURFACE FEATURES SUCH AS MANHOLES, CATCH BASINS, UTILITY POLES, HYDRANTS, VALVE BOXES, ETC... EXISTING UTILITY INFORMATION DEPICTED ON THESE PLANS ARE NOT WARRANTED TO BE CORRECT AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING ALL LOCATIONS PRIOR TO COMMENCEMENT OF WORK.
3. FEATURES OUTSIDE OF THE SUBDIVISION SUCH AS ADJACENT STRUCTURES ARE APPROXIMATE ONLY AND BASED ON AVAILABLE AERIAL PHOTOGRAPHY.
4. LADY SLIPPER HOLLOW SHALL REMAIN A PRIVATE WAY AND SHALL NOT BE ACCEPTED BY THE TOWN.

CONSERVATION NOTES:

1. WETLANDS BOUNDARIES WERE DELINEATED BY KARON SKINNER CATRONE IN 2025.

CONSTRUCTION NOTES:

1. THE CONTRACTOR SHALL CONTACT DIGSAFE AT 811 PRIOR TO ANY EXCAVATION ACTIVITIES.
2. THE DEVELOPER SHALL OBTAIN A STREET OPENING PERMIT FROM THE TOWN OF MEDWAY, IF REQUIRED.
3. THE DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING THE REQUIRED STREET NAME AND STOP SIGNS IN ACCORDANCE WITH TOWN STANDARDS.
4. UNLESS OTHERWISE WAIVED IN THE DEFINITIVE SUBDIVISION APPROVAL, ALL CONSTRUCTION SHALL CONFORM TO THE SUBDIVISION REGULATIONS.
5. GRANITE THROAT STONES WITH TRANSITION STONES SHALL BE INSTALLED WITH ALL CATCH BASINS AGAINST A ROADWAY GUTTER/CURB LINE.
6. GRANITE TRANSITION STONES SHALL BE PROVIDED BETWEEN ALL VERTICAL GRANITE (INCLUDING THROAT STONES) AND SLOPED BERM.
7. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN OF ANY STRUCTURAL RETAINING WALLS (WALLS WITH AN EXPOSED FACE OF GREATER THAN 4'). DESIGN SHALL BE BY A REGISTERED STRUCTURAL ENGINEER AND SHALL BE STAMPED ACCORDINGLY.

UTILITY NOTES:

1. ALL PIPELINE LINEAR FOOTAGES REFERENCED IN THESE PLANS ARE HORIZONTAL DISTANCES AND DO NOT REFLECT THE SLOPED DISTANCE OF THE PIPELINE.
2. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN OF ALL UNDERGROUND FIRE ALARM, GAS, ELECTRICAL, TELEPHONE, AND CABLE DISTRIBUTION SYSTEMS WITHIN THE ROADWAY RIGHT-OF-WAY. DESIGN SHALL INCLUDE THE APPROPRIATE CONDUIT RUNS AND JUNCTION BOX LOCATIONS. JUNCTION BOXES HAVE BEEN APPROXIMATELY SHOWN ON THE LOT CORNERS BUT SUCH LOCATIONS MAY BE CHANGED BY THE ELECTRIC COMPANY AT THE TIME OF CONSTRUCTION.
3. WATER MAINS SHALL BE CLASS 52 CEMENT LINED DUCTILE IRON PIPE. ALL BRASS GOODS FOR POTABLE WATER SYSTEMS TO BE LEAD FREE.
4. UNLESS OTHERWISE NOTED, DRAIN PIPING WITHIN THE RIGHT-OF-WAY SHALL BE HDPE.
5. ALL WATER MAIN AND SERVICE COMPONENTS TO BE IN ACCORDANCE WITH THE TYPICAL REQUIREMENTS OF THE MEDWAY DPW.

ROADWAY NOTES:

1. INTERSECTION SIGHT DISTANCE (ISD) CALCULATIONS:
   1.1. HOLLISTON STREET SPEED LIMIT: 35 MPH
   1.2. REQUIRED ISD: 390'
   1.3. AVAILABLE ISD: >500' BOTH DIRECTIONS

LOG OF STREET ROADWAY WIDTHS:

- HOLLISTON STREET - 60'
- ELLIS STREET - 33'
- SUN VALLEY DRIVE - 50'
- WALNUT LANE - 45'
- BROKEN TREE ROAD- 50'
- OVERLOOK DRIVE - 50'

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COMMONWEALTH OF MASSACHUSETTS
DANIEL J. MERRIKIN
CIVIL
No. 43309
REGISTERED PROFESSIONAL ENGINEER

Digitally signed by Daniel J. Merrikin, P.E.
Date: 2026.04.01 13:40:26 -04'00'

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PROFESSIONAL LAND SURVEYOR

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TOWN CLERK DATE

PLAN SCALE: 1" = 200'
0' 200 400' 800'

LEGEND & ABBREVIATIONS

CB: SINGLE-GRATE CATCH BASIN
CB: DOUBLE-GRATE CATCH BASIN
PTU: PROPRIETARY STORMWATER UNIT
DMH: DRAIN MANHOLE
TR. DR.: TRENCH DRAIN
INFIL. TR.: INFILTRATION TRENCH
——X" D —— DRAIN PIPELINE
RCP: REINFORCED CONCRETE PIPE
HDPE: HIGH DENSITY POLYETHYLENE PIPE
PVC: POLYVINYL CHLORIDE PIPE
SMH: SEWER MANHOLE
——X" S —— SEWER PIPELINE
C.O.: SEWER SERVICE CLEANOUT
——X" W —— WATER MAIN
HYD: HYDRANT
G.V.: WATER GATE VALVE
C.S.: WATER SERVICE CURB STOP
M.B.: WATER SERVICE METER BOX
—— G —— GAS PIPELINE
—— E —— ELECTRIC CONDUIT
L.P.: LIGHT POLE
U.P.: UTILITY POLE
G.Y.: GUY WIRE
S.P.: TRAFFIC SIGNAL POLE
——252—— EXISTING CONTOUR
——252—— PROPOSED CONTOUR

E.O.P.	EDGE OF PAVEMENT
C.C.B.	INTEGRAL SLOPED BIT. BERM
V.B.B.	VERTICAL BITUMINOUS BERM
S.G.C.	SLOPED GRANITE CURB
V.G.C.	VERTICAL GRANITE CURB
V.C.C.	VERTICAL CONCRETE CURB
E.C.S.	EDGE CONCRETE SLAB
G.V.	GATE VALVE
C.L.F.	CHAIN LINK FENCE
W.S.F.	WOOD STOCKADE FENCE
P.P.F.	PVC PICKET FENCE
G.R.	GUARD RAIL
C.C.	HANDICAP CURB CUT

PLAN DATE: MARCH 24, 2026		
REVISION	DATE	BY

SEDIMENT & EROSION CONTROL NOTES

GENERAL

1. IF APPLICABLE (I.E. >1 ACRE OF DISTURBANCE), FOR COMPLETE EROSION CONTROL AND CONSTRUCTION ACTIVITY GUIDANCE, REFER TO THE STORMWATER POLLUTION PREVENTION PLAN ("SWPPP"), OTHERWISE FOLLOW THE SITE PLAN.
2. FOR SWPPP PROJECTS, A NOTICE SHALL BE POSTED VISIBLE FROM A PUBLIC RIGHT-OF-WAY WITH CONTACT INFORMATION AND INSTRUCTIONS TO FIND A COPY OF THE SWPPP.

PHASING AND CONSTRUCTION SEQUENCE

1. PHASE 1 - INFRASTRUCTURE CONSTRUCTION SEQUENCE
   1.1. STAKEOUT AND INSTALL EROSION AND PERIMETER CONTROLS (WHICH WILL DELINEATE THE LIMIT OF WORK FOR THE PROJECT);
   1.2. DEMARCATE THE LOCATION OF EXISTING UTILITIES ON AND AROUND THE CONSTRUCTION AREA;
   1.3. CLEAR THE PROPOSED ENTRY AREAS AND INSTALL THE CONSTRUCTION ENTRANCE APRON(S);
   1.4. CLEAR AND GRUB THE REMAINING PORTIONS OF THE PHASE'S DEVELOPMENT AREA;
   1.5. STRIP AND STOCKPILE TOPSOIL;
   1.6. COMMENCE ROUGH GRADING TO SUB-GRADE ELEVATIONS;
   1.7. INSTALL NEW SITE UTILITIES, INCLUDING THE STORMWATER MANAGEMENT SYSTEM.
   1.8. PAVE THE ROAD/DRIVEWAY AND SIDEWALK (IF APPLICABLE) TO BINDER COURSE;
   1.9. LOAM, SEED, AND STABILIZE DISTURBED AREAS;
   1.10. CLEANOUT ALL CATCH BASINS AND NEW STORMWATER BMPs IN THE PORTION OF THE SITE AFFECTED BY CONSTRUCTION ACTIVITIES AFTER THE SITE IS FULLY STABILIZED.
2. PHASE 2 - HOUSE LOT DEVELOPMENT CONSTRUCTION SEQUENCE
   2.1. INSTALL CONSTRUCTION ENTRANCE AND PERIMETER EROSION CONTROLS AROUND EACH BUILDING CONSTRUCTION AREA;
   2.2. GRUB THE BUILDING DEVELOPMENT AREA
   2.3. GRADE DEVELOPMENT AREA TO SUB-GRADE;
   2.4. INSTALL BUILDING FOUNDATION(S) AND BEGIN BUILDING CONSTRUCTION;
   2.5. INSTALL UTILITIES TO NEW BUILDING;
   2.6. COMPLETE CONSTRUCTION OF NEW BUILDING(S) AND COMPLETE LANDSCAPING;
   2.7. TOP COURSE PAVE THE ROAD/DRIVEWAY AND SIDEWALK (IF APPLICABLE);
   2.8. TEMPORARY EROSION CONTROLS WILL BE INSTALLED AS NEEDED AND AS REQUIRED BY THIS PLAN;
   2.9. CLEANOUT ALL CATCH BASINS AND NEW STORMWATER BMPs IN THE PORTION OF THE SITE AFFECTED BY CONSTRUCTION ACTIVITIES AFTER THE SITE IS FULLY STABILIZED.

PERIMETER EROSION CONTROL AND SEDIMENT CONTROLS

1. PERIMETER EROSION AND SEDIMENT CONTROL BARRIERS WILL BE PROVIDED, INSTALLED, AND MAINTAINED DOWNSTREAM OF ALL PROPOSED CONSTRUCTION ACTIVITIES IN ACCORDANCE WITH THE SWPPP (IF APPLICABLE), THE SITE PLAN, AND ALL PERMITS ISSUED FOR THE SITE DEVELOPMENT. SUCH CONTROLS MUST BE INSTALLED BEFORE ANY EARTH-DISTURBING ACTIVITIES OCCUR ON THE SITE IN QUESTION. EROSION AND SEDIMENT CONTROLS MAY BE INSTALLED IN PHASES SO LONG AS IT PRECEDES ANY EARTH-DISTURBING ACTIVITIES WITHIN THE CONTROLS' UPSTREAM WATERSHED.
2. SEDIMENT SHALL BE REMOVED ALONG SUCH CONTROLS ON A REGULAR BASIS. IN NO CASE, SHALL SEDIMENT BE ALLOWED TO REACH A DEPTH EQUAL TO ONE HALF OF THE ABOVE GROUND HEIGHT OF THE EROSION CONTROL DEVICE.

SITE ACCESS CONTROLS

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

STOCKPILED SOILS

1. SOIL STOCKPILES TO BE LEFT IN PLACE MORE THAN 24 HOURS SHALL BE SURROUNDED WITH A LINE OF SILT FENCE OR COMPOST SOCK TO PREVENT THE PILES FROM ERODING INTO THE SITE AND TO DISCOURAGE ON-SITE RUNOFF FROM ERODING THE STOCKPILES. SOIL STOCKPILES TO BE LEFT IN PLACE MORE THAN 14 DAYS SHALL BE STABILIZED TEMPORARILY. DUST CONTROL MEASURES SHALL BE IMPLEMENTED TO PREVENT WIND EROSION OF THE STOCKPILES.

DUST CONTROL

1. DUST CONTROL MEASURES WILL BE IMPLEMENTED REGULARLY TO PREVENT THE OFF-SITE DEPOSITION OF WIND-ERODED SOILS. THE PRINCIPAL FORM OF DUST CONTROL WILL BE WATER APPLICATION.

DISTURBANCE OF STEEP SLOPES

1. CONTRACTORS MUST PAY CAREFUL ATTENTION TO STEEP SLOPES AND MUST IMPLEMENT ADDITIONAL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES DURING WORK ON STEEP SLOPES TO PREVENT EROSION. INSTALL EROSION CONTROL BLANKETS IF NEEDED.

SOIL COMPACTION

1. AREAS DESIGNATED FOR FINAL VEGETATIVE SURFACES OR CONSTRUCTION-STAGE OR FINAL STORMWATER INFILTRATION PRACTICES SHALL BE PROTECTED FROM EXCESSIVE COMPACTION BY RESTRICTING VEHICLE ACCESS AND THE TYPES OF EQUIPMENT THAT MAY BE USED IN SUCH AREAS. PRIOR TO SEEDING/PLANTING OF SUCH AREAS, EXPOSED SOIL THAT HAS BEEN COMPACTED SHALL BE LOOSENED BY TILLING OR OTHER SIMILAR METHODS. CONDITIONING SHALL CONSIST OF DEEP TILLING WITH A ROTARY TILLER, DISC HARROWING, OR MANUAL LOOSENING AND RE-GRADING WITH AN EXCAVATOR BUCKET. CONDITIONING SHALL EXTEND TO A DEPTH OF AT LEAST 12-INCHES.

PROTECTION OF STORM DRAIN INLETS

1. ALL STORM DRAIN SYSTEM INLETS INSIDE OF PERIMETER CONTROLS SHALL BE PROTECTED WITH SEDIMENT CONTROL MEASURES DESIGNED TO REMOVE SEDIMENT FROM STORMWATER PRIOR TO ENTERING THE INLET. CATCH BASINS ALONG THE STREET FRONTAGE SHALL ALSO BE PROTECTED. SUCH MEASURES SHALL BE PERIODICALLY MAINTAINED AND REPLACED AS NEEDED TO ENSURE THEIR PROPER FUNCTIONALITY. SEDIMENT SHALL BE REMOVED DAILY WHERE FOUND.

TEMPORARY STABILIZATION

1. FOR PERMANENTLY OR TEMPORARILY (14 DAYS) CEASED CONSTRUCTION ACTIVITIES, TEMPORARY SOIL STABILIZATION MEASURES WILL BE EMPLOYED AS SOON AS PRACTICABLE BUT NO LONGER THAN 14 CALENDAR DAYS AFTER STABILIZATION HAS BEEN INITIATED. WHERE APPLICABLE, SEE THE SWPPP FOR ADDITIONAL REQUIREMENTS.

MAINTENANCE OF EROSION & SEDIMENT CONTROL MEASURES

1. EROSION AND SEDIMENT CONTROL MEASURES WILL BE MAINTAINED IN GOOD CONDITION FOR THE DURATION OF THE CONSTRUCTION ACTIVITY AND UNTIL SUCH TIME AS THE UPSTREAM AREAS ACHIEVE FINAL STABILIZATION. SEDIMENT WILL BE REMOVED ALONG PERIMETER EROSION CONTROLS WHEN THE DEPTH EXCEEDS FOUR-INCHES. ALL CONTROL MEASURES WILL BE MAINTAINED IN EFFECTIVE OPERATING CONDITION. IF SITE INSPECTIONS IDENTIFY CONTROL MEASURES THAT ARE NOT OPERATING EFFECTIVELY OR FINDS OTHER PROBLEMS, THE CONTRACTOR MUST:
   1.1. INITIATE WORK TO CORRECT THE PROBLEM IMMEDIATELY UPON DISCOVERY AND COMPLETE THE WORK BY THE CLOSE OF THE NEXT WORK DAY IF THE PROBLEM CAN BE CORRECTED THROUGH ROUTINE MAINTENANCE;
   1.2. FOR MORE SIGNIFICANT REPAIRS OR WHERE INSPECTIONS DETERMINE THAT ADDITIONAL EROSION AND SEDIMENT CONTROLS ARE NEEDED, SUCH WORK MUST BE COMPLETED AND OPERATION NO LATER THAN 7 CALENDAR DAYS AFTER DISCOVERY OF THE PROBLEM.

POLLUTION PREVENTION

1. CONSTRUCTION STAGING AREAS WILL BE LIMITED IN QUANTITY AND WILL BE MAINTAINED IN A NEAT AND ORDERLY FASHION. REFER TO THE SITE PLAN FOR STAGING AREA LOCATION(S).
2. VEHICLES SHALL BE STORED IN FUELED IN DESIGNATED AREAS. MONITOR ALL EQUIPMENT FOR LEAKS. WHERE APPLICABLE, REFER TO THE SWPPP FOR ADDITIONAL VEHICLE STORAGE AREA REQUIREMENTS.
3. VEHICLE OR EQUIPMENT WASHING IS NOT ALLOWED ON-SITE.
4. MATERIALS AND EQUIPMENT SHALL BE STORED PROPERLY AND ORDERLY.
5. WHERE APPLICABLE, REFER TO THE SWPPP FOR
   5.1. FURTHER INSTRUCTIONS ON PROPER MATERIAL AND EQUIPMENT STORAGE.
   5.2. REFER TO THE SWPPP FOR DISPOSAL OF WASTE, INCLUDING HAZARDOUS WASTE.
   5.3. REFER TO THE SWPPP FOR SPILL PREVENTION AND RESPONSE PROCEDURES.

DEWATERING PRACTICES

1. THIS SITE IS NOT EXPECTED TO ENCOUNTER SIGNIFICANT QUANTITIES OF GROUNDWATER DURING CONSTRUCTION ACTIVITIES BUT IF IT DOES, THE FOLLOWING PRACTICES WILL BE IMPLEMENTED:
   1.1. DO NOT DISCHARGE ANY FLOATING SOLIDS OR FOAM.
   1.2. IF DEWATERING WATER IS FOUND TO CONTAIN OIL, GREASE, ETC... IT MUST BE FILTERED OR PASSED THROUGH AN OIL/WATER SEPARATOR PRIOR TO DISCHARGE.
   1.3. WHEREVER POSSIBLE, DISCHARGE DEWATERING WATER TO VEGETATED UPLAND AREAS FOR INFILTRATION. WHERE THIS IS NOT POSSIBLE, DISCHARGE DEWATERING WATER INTO A FILTERING PIT CONSISTING OF A PERIMETER OF DOUBLE ROWS OF HAYBALES LINED WITH THREE LAYERS OF FILTER FABRIC. DO NOT DIRECT DEWATERING WATER INTO WETLANDS WITHOUT PRIOR TREATMENT;
   1.4. VELOCITY DISSIPATION MEASURES MUST BE INCLUDED AT ALL DISCHARGE POINTS (RIP-RAP OR CRUSHED STONE APRON).

INSPECTIONS

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

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TOWN OF MEDWAY PLANNING BOARD

LADY SLIPPER HOLLOW
DEFINITIVE SUBDIVISION
KEY SHEET
PLAN OF LAND IN MEDWAY, MA

730 MAIN STREET
SUITE 2C
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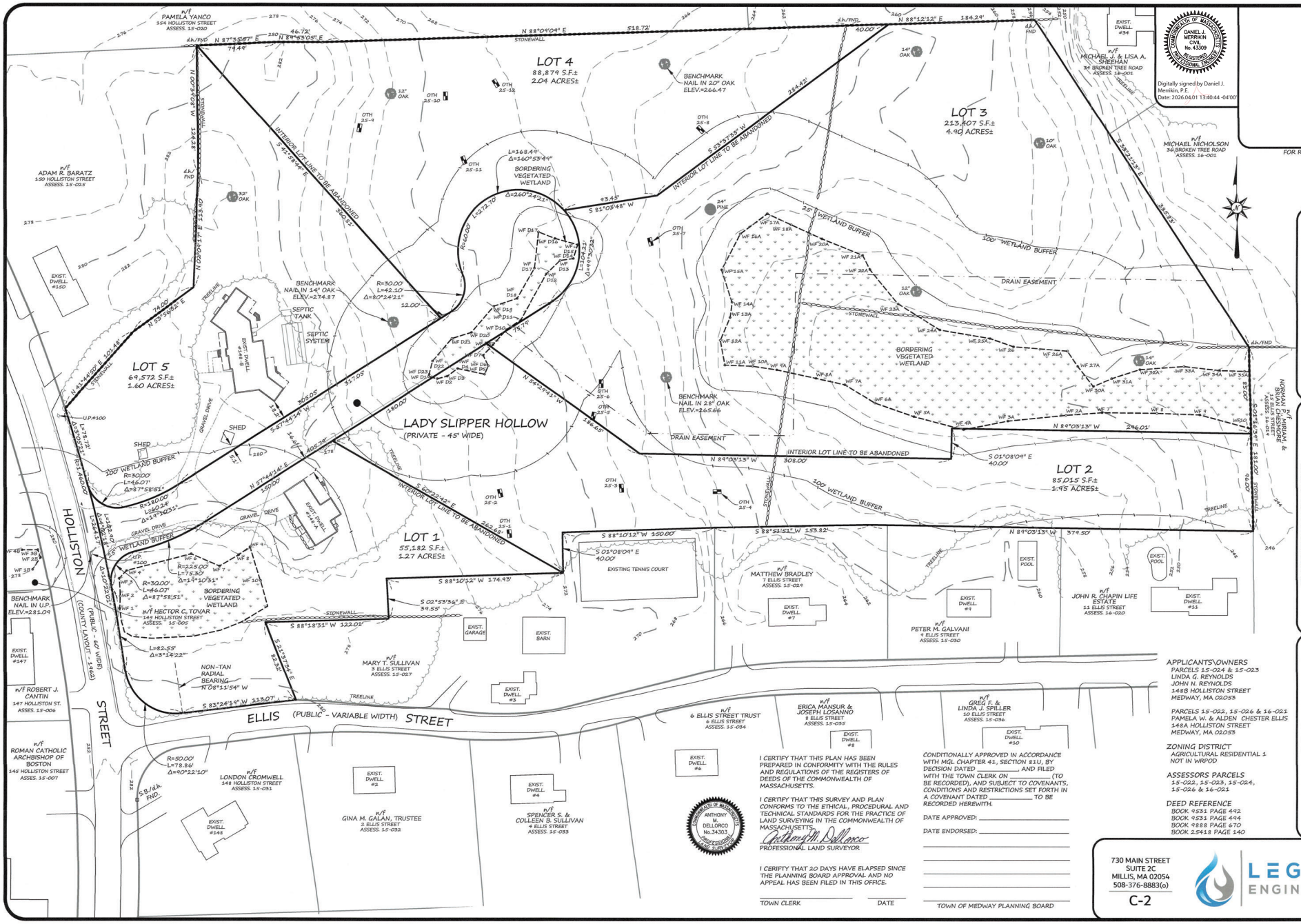
C-1

LEGACY ENGINEERING



DANIEL J. MERRIKIN
CIVIL
No. 43309
REGISTERED PROFESSIONAL ENGINEER
COMMONWEALTH OF MASSACHUSETTS

Digitally signed by Daniel J. Merrikin, P.E.
Date: 2026.04.01 13:40:44 -04'00'

FOR REGISTRY USE

PLAN DATE: MARCH 24, 2026

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LADY SLIPPER HOLLOW
DEFINITIVE SUBDIVISION
EXISTING COND. & EROSION PLAN OF LAND IN MEDWAY, MA

APPLICANTS\OWNERS
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COMMONWEALTH OF MASSACHUSETTS
ANTHONY M. DELLORCO
No. 34303
PROFESSIONAL LAND SURVEYOR

PROFESSIONAL LAND SURVEYOR

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

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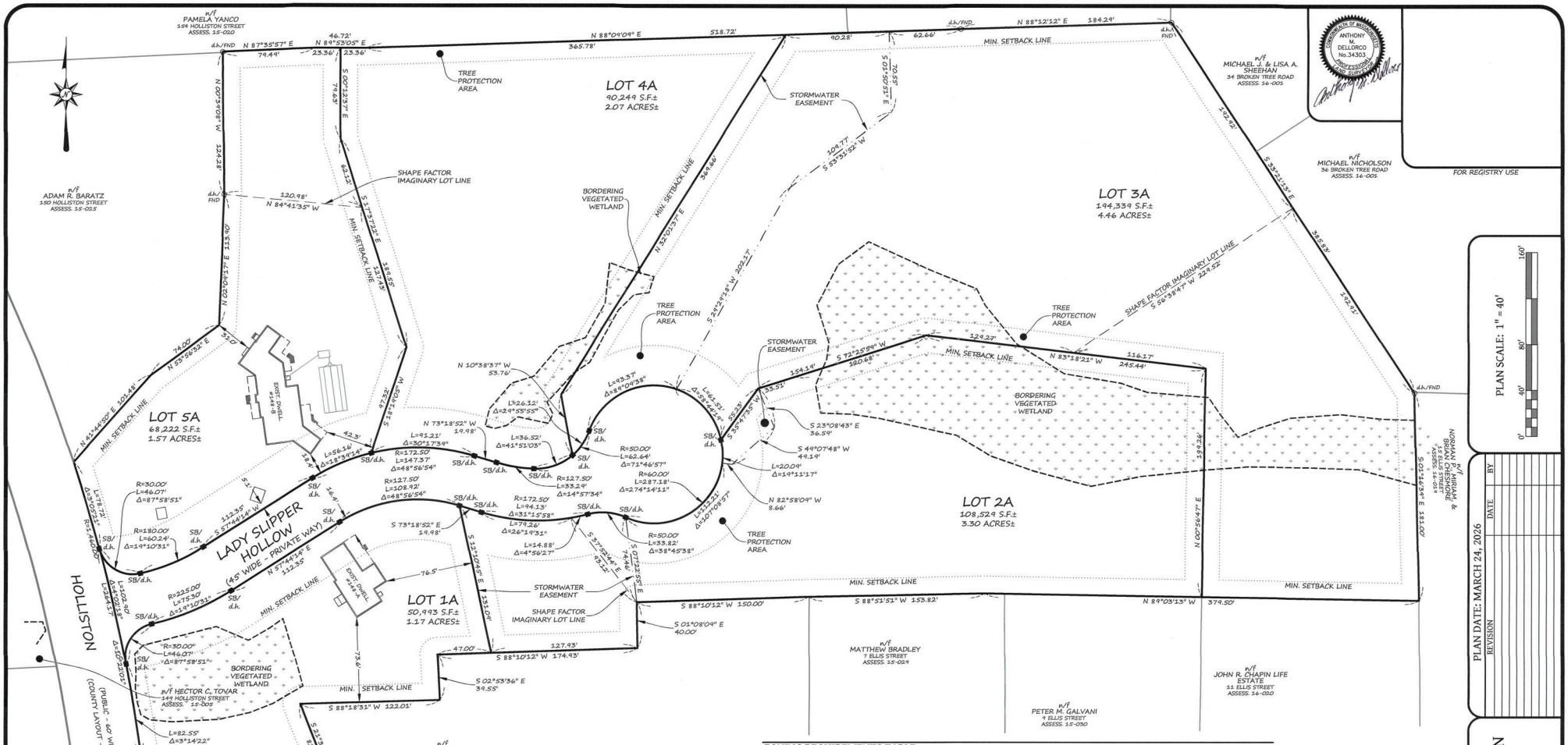
SUITE 2C
MILLIS, MA 02054
508-376-8883(o)

C-2

LEGACY ENGINEERING



ZONING REQUIREMENTS TABLE

REQUIREMENT FOR:	AGRICULTURAL RESIDENTIAL 1	LOT 1A	LOT 2A	LOT 3A	LOT 4A	LOT 5A
TOTAL LOT AREA	44,000 S.F.	50,993± S.F.	108,529± S.F.	194,339± S.F.	90,249± S.F.	68,222± S.F.
MIN. SHAPE FACTOR AREA	44,000 S.F.	50,993± S.F.	94,353± S.F.	136,836± S.F.	90,249± S.F.	54,281± S.F.
MIN. UPLAND LOT AREA*	22,000 S.F.	43,304± S.F.	82,067± S.F.	183,290± S.F.	86,463± S.F.	68,222± S.F.
MIN. FRONTAGE	180'	342.64'	181.00**	181.00'	181.00'	274.82'
SHAPE FACTOR	P^2/A<22	21.2	21.4	21.9	20.5	18.0

*UPLAND LOT AREA CALCULATIONS EXCLUDE WETLAND AREAS
**94.23' FRONTAGE EXCLUDED DUE TO SHAPE FACTOR IMAGINARY LINE

ZONING REQUIREMENTS:

ZONE: AGRICULTURAL RESIDENTIAL 1
MIN. FRONT SETBACK: 35'
MIN. SIDE SETBACK: 15'
MIN. REAR SETBACK: 15'
MAX. HEIGHT: 35'
MAX. STRUCTURE COVERAGE: 25%
LOT 1A: 4.25%
LOT 5A: 5.96%
MAX. IMPERVIOUS COVERAGE: 35%
LOT 1A: 4.25%
LOT 5A: 5.96%

NOTE: LOTS 1A AND 5A ARE EXISTING NONCONFORMING FRONT SETBACKS.

□ INDICATES EXISTING BOUND
■ INDICATES GRANITE BOUND TO BE SET

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.

I CERTIFY THAT THIS SURVEY AND PLAN CONFORMS TO THE ETHICAL, PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

Anthony M. Dellorco
PROFESSIONAL LAND SURVEYOR

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

TOWN CLERK DATE

CONDITIONALLY APPROVED IN ACCORDANCE WITH MGL CHAPTER 41, SECTION 81U, BY DECISION DATED _____, AND FILED WITH THE TOWN CLERK ON _____. (TO BE RECORDED), AND SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS SET FORTH IN A COVENANT DATED _____ TO BE RECORDED HEREWITH.

DATE APPROVED: _____

DATE ENDORSED: _____

TOWN OF MEDWAY PLANNING BOARD

APPLICANTS\OWNERS

PARCELS 15-024 & 15-023
LINDA G. REYNOLDS
JOHN N. REYNOLDS
148B HOLLISTON STREET
MEDWAY, MA 02053

PARCELS 15-022, 15-026 & 16-021
PAMELA W. & ALDEN CHESTER ELLIS
148A HOLLISTON STREET
MEDWAY, MA 02053

ZONING DISTRICT

AGRICULTURAL RESIDENTIAL 1
NOT IN WRPOD

ASSESSORS PARCELS

15-022, 15-023, 15-024, 15-026 & 16-021

DEED REFERENCE

BOOK 9531 PAGE 492
BOOK 9531 PAGE 494
BOOK 9888 PAGE 670
BOOK 25418 PAGE 140

PLAN DATE: MARCH 24, 2026

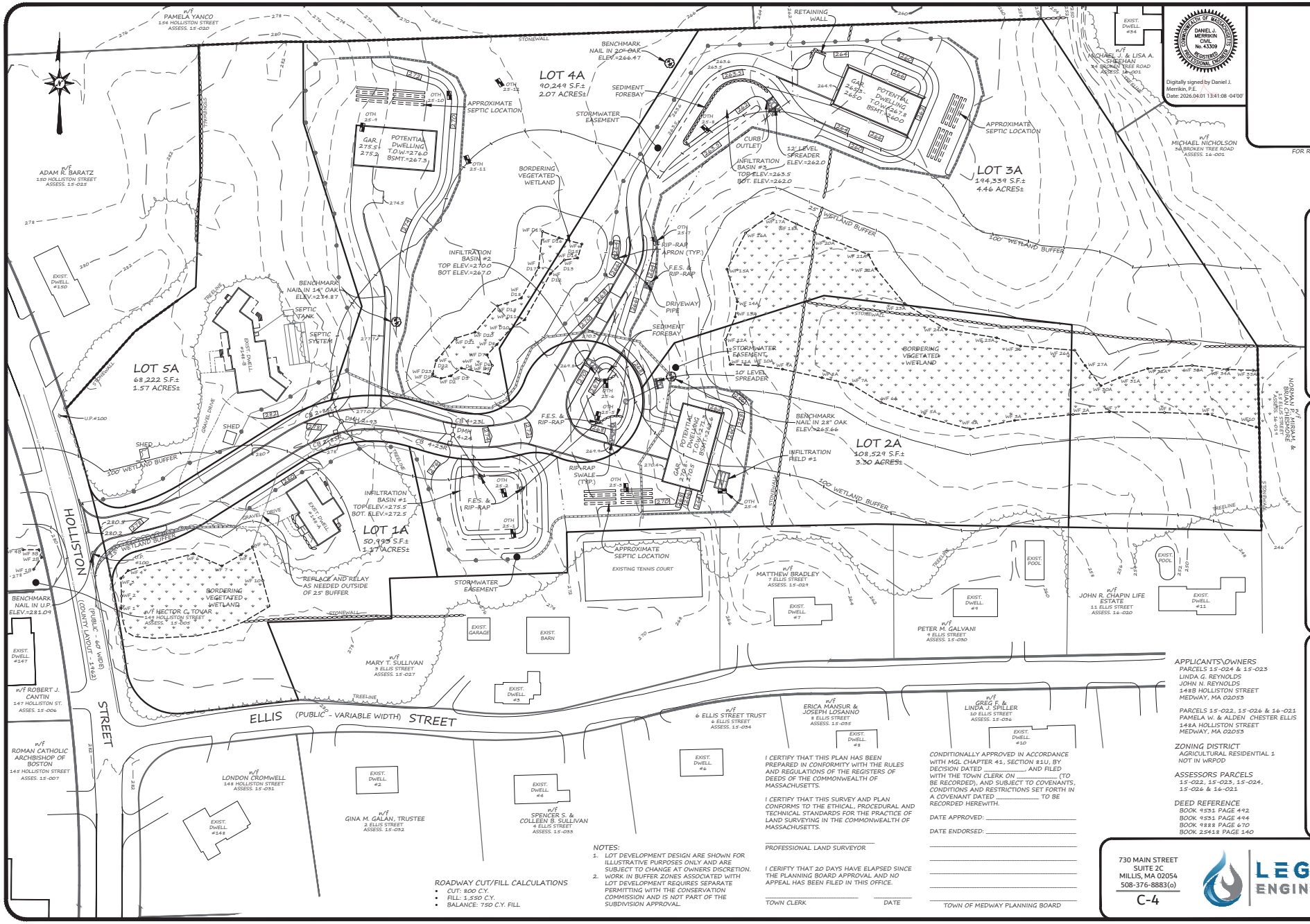
REVISION	DATE	BY

LADY SLIPPER HOLLOW DEFINIITIVE SUBDIVISION LAYOUT
PLAN OF LAND IN MEDWAY, MA

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

C-3

LEGACY ENGINEERING



COMMONWEALTH OF MASSACHUSETTS
DANIEL J. MERRIKIN
CIVIL
No. 43309
REGISTERED PROFESSIONAL ENGINEER

Digitally signed by Daniel J. Merrikin, P.E.
Date: 2026.04.01 13:41:08 -04'00'

FOR REGISTRY USE

PLAN SCALE: 1" = 40'

0' 40' 80' 160'

REVISION	DATE	BY

PLAN DATE: MARCH 24, 2026

LADY SLIPPER HOLLOW
DEFINITIVE SUBDIVISION
GRADING
PLAN OF LAND IN MEDWAY, MA

APPLICANTS\OWNERS
PARCELS 15-024 & 15-023
LINDA G. REYNOLDS
JOHN N. REYNOLDS
148B HOLLISTON STREET
MEDWAY, MA 02053

PARCELS 15-022, 15-026 & 16-021
PAMELA W. & ALDEN CHESTER ELLIS
148A HOLLISTON STREET
MEDWAY, MA 02053

ZONING DISTRICT
AGRICULTURAL RESIDENTIAL 1
NOT IN WRPOD

ASSESSORS PARCELS
15-022, 15-023, 15-024,
15-026 & 16-021

DEED REFERENCE
BOOK 4531 PAGE 492
BOOK 4531 PAGE 494
BOOK 9888 PAGE 670
BOOK 25418 PAGE 140

ROADWAY CUT/FILL CALCULATIONS
- CUT: 800 C.Y.
- FILL: 1,550 C.Y.
- BALANCE: 750 C.Y. FILL

NOTES:
1. LOT DEVELOPMENT DESIGN ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE AT OWNERS DISCRETION.
2. WORK IN BUFFER ZONES ASSOCIATED WITH LOT DEVELOPMENT REQUIRES SEPARATE PERMITTING WITH THE CONSERVATION COMMISSION AND IS NOT PART OF THE SUBDIVISION APPROVAL.

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.

I CERTIFY THAT THIS SURVEY AND PLAN CONFORMS TO THE ETHICAL, PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

_____
PROFESSIONAL LAND SURVEYOR

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_____ _____
TOWN CLERK DATE

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DATE APPROVED: _____

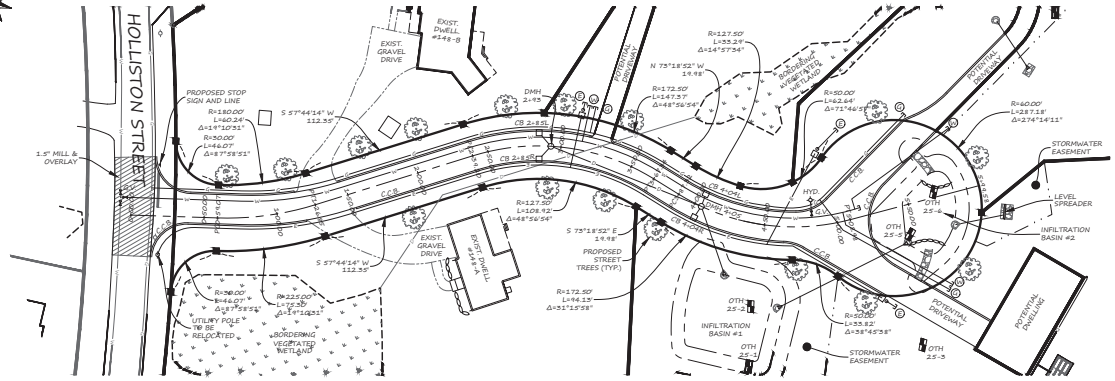
DATE ENDORSED: _____

_____
_____
_____
_____
_____
_____
TOWN OF MEDWAY PLANNING BOARD

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

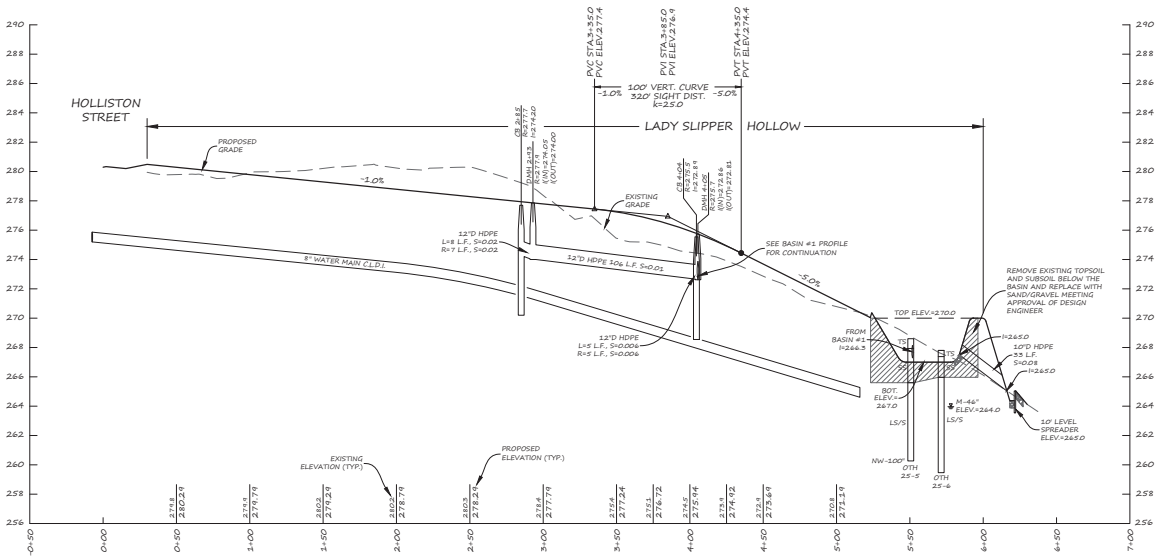
C-4

LEGACY ENGINEERING



LADY SLIPPER HOLLOW PLAN VIEW

SCALE: 1"=40'



LADY SLIPPER HOLLOW PROFILE

SCALE: 1"=40' HORIZONTAL
1"=4' VERTICAL

APPLICANTS\OWNERS
PARCELS 15-024 & 15-023
LINDA G. REYNOLDS
JOHN N. REYNOLDS
1488 HOLLISTON STREET
MEDWAY, MA 02053

PARCELS 15-022, 15-026 & 16-021
PAMELA W. & ALDEN CHESTER ELLIS
148A HOLLISTON STREET
MEDWAY, MA 02053

ZONING DISTRICT
AGRICULTURAL RESIDENTIAL 1
NOT IN WRPOD

ASSESSORS PARCELS
15-022, 15-023, 15-024, 15-026 & 16-021

PLAN/DEED REFERENCE
BOOK 9531 PAGE 492
BOOK 9531 PAGE 494
BOOK 9888 PAGE 670
BOOK 25418 PAGE 140
PLAN BK. 370 NO. 796

COMMONWEALTH OF MASSACHUSETTS
DANIEL J. MERRIKIN
CIVIL
No. 43309
REGISTERED PROFESSIONAL ENGINEER

Digitally signed by Daniel J. Merrikin, P.E.
Date: 2026.04.01 13:41:25 -04'00'

FOR REGISTRY USE

LANDSCAPE LEGEND

1.5" MIN. CALIPER DECIDUOUS TREE
MIN. THREE SPECIES OF
- ACER SACCHARUM (SUGAR MAPLE)
- QUERCUS ALBA (WHITE OAK)
- GLEDITSIA TRIACANTHOS (HONEY LOCUST)
- PYRUS CALLERYANA (BRADFORD PEAR)
- PLATANUS ACERIFOLIA (LONDON PLANETREE)

(W) = WATER STUB
(E) = ELECTRIC STUB
(G) = GAS STUB

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PROFESSIONAL LAND SURVEYOR

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TOWN CLERK DATE

PLAN SCALE: 1" = 40'
0' 40' 80' 160'

PROFILE LEGEND

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

CONDITIONALLY APPROVED IN ACCORDANCE WITH MGL CHAPTER 41, SECTION 81U, BY DECISION DATED _____, AND FILED WITH THE TOWN CLERK ON _____ (TO BE RECORDED), AND SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS SET FORTH IN A COVENANT DATED _____ TO BE RECORDED HEREWITH.

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DATE ENDORSED: _____

TOWN OF MEDWAY PLANNING BOARD

PLAN DATE: MARCH 24, 2026

REVISION	DATE	BY

LADY SLIPPER HOLLOW DEFINITIVE SUBDIVISION PROFILE PLAN OF LAND IN MEDWAY, MA

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

LEGACY ENGINEERING

C-5

APPLICANTS\OWNERS
PARCELS 15-024 & 15-023
LINDA G. REYNOLDS
JOHN N. REYNOLDS
148B HOLLISTON STREET
MEDWAY, MA 02053

PARCELS 15-022, 15-026 & 16-021
PAMELA W. & ALDEN CHESTER ELLIS
148A HOLLISTON STREET
MEDWAY, MA 02053

ZONING DISTRICT
AGRICULTURAL RESIDENTIAL 1
NOT IN WRPOD

ASSESSORS PARCELS
15-022, 15-023, 15-024,
15-026 & 16-021

PLAN/DEED REFERENCE
BOOK 9531 PAGE 492
BOOK 9531 PAGE 494
BOOK 9888 PAGE 670
BOOK 25418 PAGE 140
PLAN BK. 370 NO. 796

COMMONWEALTH OF MASSACHUSETTS
DANIEL J. MERRIKIN
CIVIL
No. 43309
REGISTERED PROFESSIONAL ENGINEER

Digitally signed by Daniel J. Merrikin, P.E.
Date: 2026.04.01 13:41:43 -04'00'

FOR REGISTRY USE

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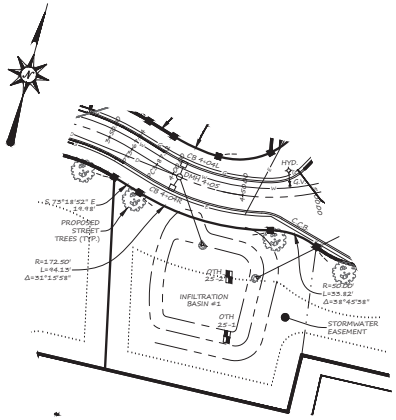
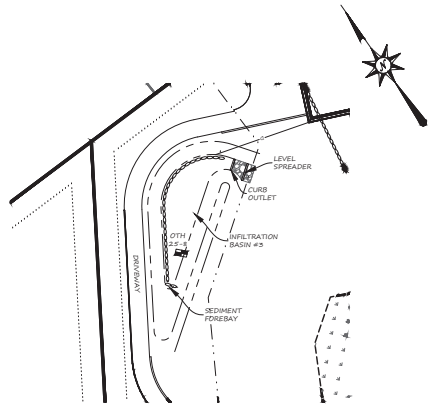
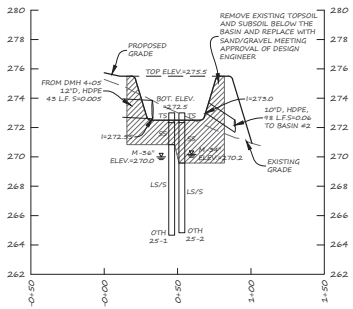


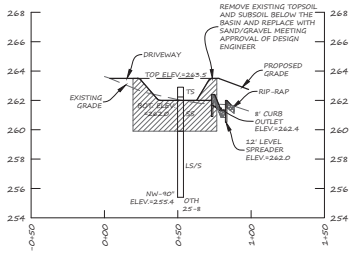
BASIN #1 PLAN VIEW
SCALE: 1"=40'



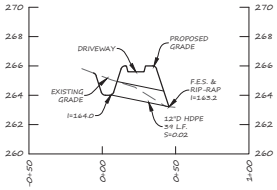
BASIN #3 PLAN VIEW
SCALE: 1"=40'



BASIN #1 PROFILE
SCALE: 1"=40' HORIZONTAL
1"=4' VERTICAL



BASIN #3 PROFILE
SCALE: 1"=40' HORIZONTAL
1"=4' VERTICAL



DRIVEWAY PIPE PROFILE
SCALE: 1"=40' HORIZONTAL
1"=4' VERTICAL

PROFILE LEGEND

ABBREV.	DESCRIPTION
M-XX"	REDOX (MOTTLES) AT XX-INCHES
WT-XX"	STANDING WATER AT XX-INCHES
WP-XX"	WEEPING WATER AT XX-INCHES
NW-XX"	NO GROUNDWATER INDICATORS
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SS	SUBSOIL
S	SAND
LS	LOAMY SAND
SL	SANDY LOAM

PLAN SCALE: 1" = 40'
0' 40' 80' 160'

PLAN DATE: MARCH 24, 2026

REVISION	DATE	BY

CONDITIONALLY APPROVED IN ACCORDANCE WITH MGL CHAPTER 41, SECTION 81U, BY DECISION DATED _____, AND FILED WITH THE TOWN CLERK ON _____ (TO BE RECORDED), AND SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS SET FORTH IN A COVENANT DATED _____ TO BE RECORDED HEREWITH.

DATE APPROVED: _____

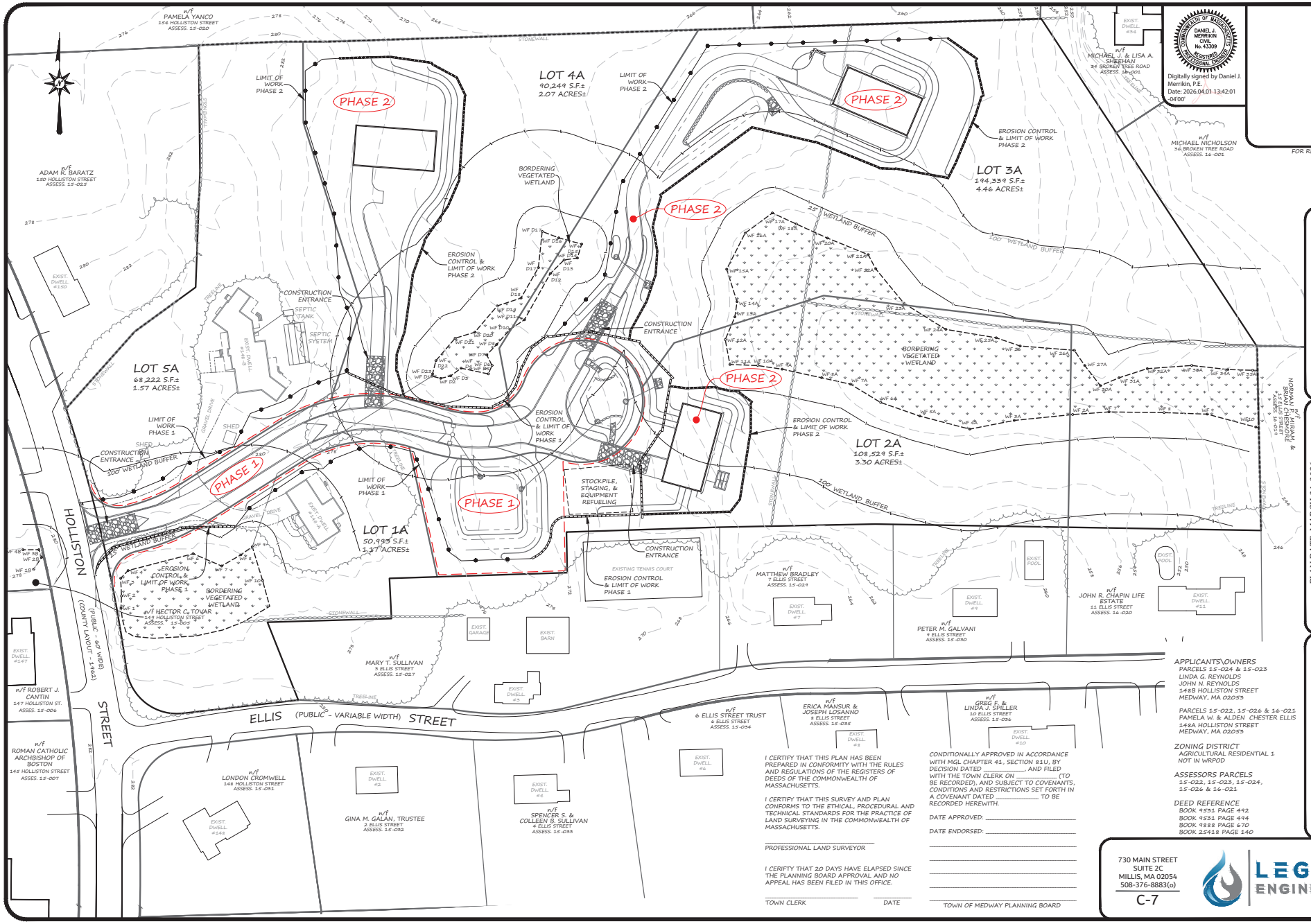
DATE ENDORSED: _____

TOWN OF MEDWAY PLANNING BOARD

LADY SLIPPER HOLLOW
DEFINITIVE SUBDIVISION
PROFILE
PLAN OF LAND IN MEDWAY, MA

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

LEGACY ENGINEERING



COMMONWEALTH OF MASSACHUSETTS
DANIEL J. MERRIKIN
CIVIL
No. 43309
REGISTERED PROFESSIONAL ENGINEER

Digitally signed by Daniel J. Merrikin, P.E.
Date: 2026.04.01 13:42:01 -04'00'

FOR REGISTRY USE

PLAN SCALE: 1" = 40'

0' 40' 80' 160'

PLAN DATE: MARCH 24, 2026

REVISION	DATE	BY

LADY SLIPPER HOLLOW
DEFINITIVE SUBDIVISION
EROSION CONTROL
PLAN OF LAND IN MEDWAY, MA

APPLICANTS\OWNERS
PARCELS 15-024 & 15-023
LINDA G. REYNOLDS
JOHN N. REYNOLDS
148B HOLLISTON STREET
MEDWAY, MA 02053

PARCELS 15-022, 15-026 & 16-021
PAMELA W. & ALDEN CHESTER ELLIS
148A HOLLISTON STREET
MEDWAY, MA 02053

ZONING DISTRICT
AGRICULTURAL RESIDENTIAL 1
NOT IN WRPOD

ASSESSORS PARCELS
15-022, 15-023, 15-024,
15-026 & 16-021

DEED REFERENCE
BOOK 4531 PAGE 492
BOOK 4531 PAGE 494
BOOK 9888 PAGE 670
BOOK 25418 PAGE 140

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.

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_____
PROFESSIONAL LAND SURVEYOR

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_____ _____
TOWN CLERK DATE

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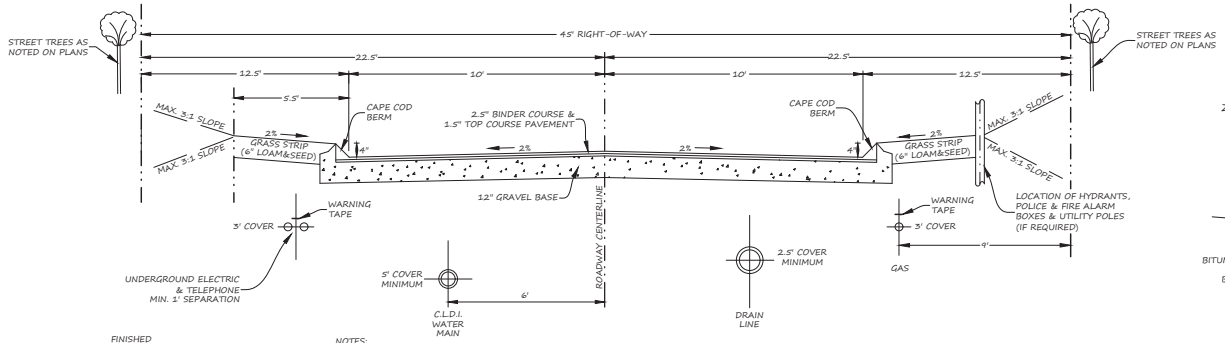
DATE ENDORSED: _____

_____
TOWN OF MEDWAY PLANNING BOARD

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

C-7

LEGACY ENGINEERING



NOTES:

1. UTILITY LOCATIONS WILL VARY ACCORDING TO LAYOUT. THIS DETAIL PRESENTS STANDARD DEPTHS AND SEPARATIONS.
2. SIDESLOPE SPECIFICATIONS ARE TYPICAL AND WILL VARY IF OTHERWISE NOTED ON THESE PLANS.
3. COMPACTION REQUIREMENTS OF THE SUBDIVISION REGULATIONS MUST BE ADHERED TO.
4. NOTE THAT THE ROADWAY IS TO BE OFF-CENTER AT THE INTERSECTION.

TYPICAL ROADWAY CROSS SECTION

(NO SCALE)

APPLICANTS\OWNERS
PARCELS 15-024 & 15-023
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JOHN N. REYNOLDS
148B HOLLISTON STREET
MEDWAY, MA 02053

PARCELS 15-022, 15-026 & 16-021
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ZONING DISTRICT
AGRICULTURAL RESIDENTIAL 1
NOT IN WRPOD

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15-022, 15-023, 15-024, 15-026 & 16-021

PLAN/DEED REFERENCE
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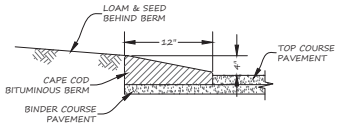
BOOK 25418 PAGE 140
PLAN BK. 370 NO. 796

COMMONWEALTH OF MASSACHUSETTS
DANIEL J. MERRIKIN
CIVIL
No. 43309
REGISTERED PROFESSIONAL ENGINEER

Digitally signed by Daniel J. Merrikin, P.E.
Date: 2026.04.01 13:42:29 -04'00'

FOR REGISTRY USE



CAPE COD BERM DETAIL

(NO SCALE)

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.

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PROFESSIONAL LAND SURVEYOR

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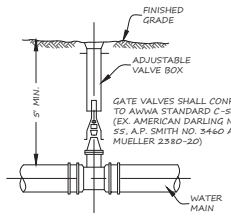
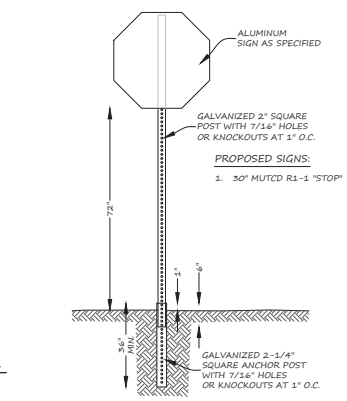
TOWN CLERK DATE



TYPICAL GATE VALVE

NOT TO SCALE

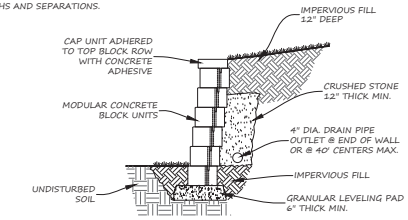


PROPOSED SIGNS:

1. 30" MUTCD R1-1 "STOP"

TYPICAL SIGN POST DETAIL

NOT TO SCALE

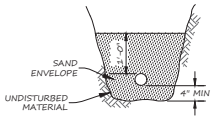


NOTES:

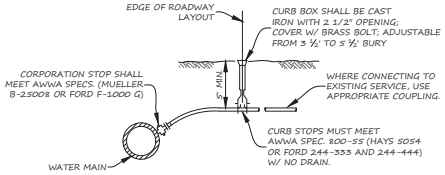
1. SMALL BLOCK UNITS SHALL BE THE SQUARE FOOT PRODUCT BY VERSA-LOK OR APPROVED EQUAL. WALL HEIGHT WITHOUT REINFORCEMENT SHALL BE LIMITED TO 3.5' EXPOSED FACE.
2. WALL HEIGHTS OVER FOUR FEET, INCLUDING FOOTING, MAY REQUIRE A BUILDING PERMIT AND/OR STRUCTURAL DESIGN. CONTRACTOR IS RESPONSIBLE FOR OBTAINING 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.

TYPICAL "SMALL BLOCK" RETAINING WALL

NOT TO SCALE



TRENCH CROSS-SECTION



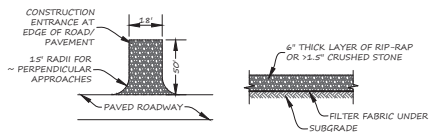
SECTION ALONG PIPE

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



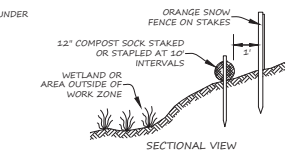
PLAN VIEW SECTIONAL VIEW

NOTES:

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

CONSTRUCTION ENTRANCE DETAIL

NOT TO SCALE



SECTIONAL VIEW

NOTE: NON-BIODEGRADABLE SOCK SHELL FILLED WITH COMPOST MEDIA. JOINTS SHALL BE OVERLAPPED BY AT LEAST TWO FEET. ORANGE SNOW FENCE IS ONLY NEEDED IF THERE IS EVIDENCE OF THE COMPOST SOCK BEING BURIED BY CONSTRUCTION ACTIVITIES.

EROSION CONTROL DETAIL (COMPOST SOCK)

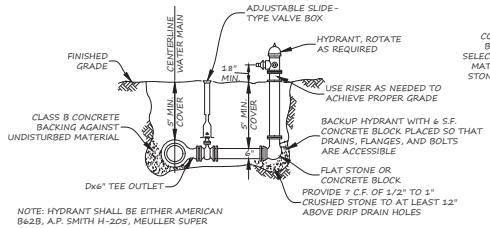
NOT TO SCALE

CONDITIONALLY APPROVED IN ACCORDANCE WITH MGL CHAPTER 41, SECTION 81U, BY DECISION DATED _____, AND FILED WITH THE TOWN CLERK ON _____ (TO BE RECORDED), AND SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS SET FORTH IN A COVENANT DATED _____ TO BE RECORDED HEREWITH.

DATE APPROVED: _____

DATE ENDORSED: _____

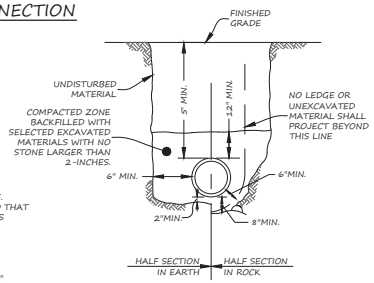
TOWN OF MEDWAY PLANNING BOARD



NOTE: HYDRANT SHALL BE EITHER AMERICAN B62B, A.P. SMITH H-205, MEULLER SUPER CENTURIAN 250, OR APPROVED EQUAL

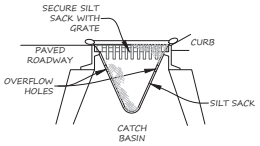
TYPICAL HYDRANT ASSEMBLY DETAIL

NOT TO SCALE



WATER MAIN TRENCH DETAIL

NOT TO SCALE



CATCH BASIN SILT SACK DETAIL

NOT TO SCALE

PLAN SCALE: NOT TO SCALE

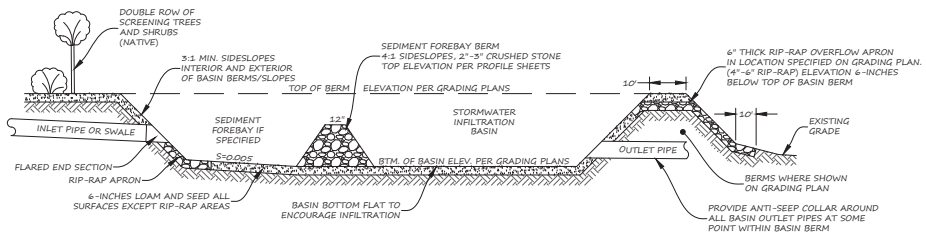
PLAN DATE: MARCH 24, 2026

REVISION	DATE	BY

LADY SLIPPER HOLLOW
DEFINITIVE SUBDIVISION
DETAILS
PLAN OF LAND IN
MEDWAY, MA

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

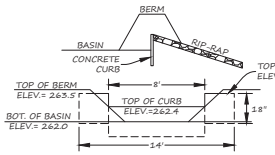
LEGACY ENGINEERING



NOTES:
1. SEE GRADING SHEETS AND PROFILE SHEETS FOR SIZE OF INLETS AND OUTLETS, OUTLET STRUCTURE SPECIFICATIONS, ELEVATION OF BOTTOM OF BASIN, ELEVATION OF TOP OF BASIN, SLOPE OF SIDESLOPES, AND OTHER DIMENSIONAL REQUIREMENTS FOR EACH BASIN.
2. ALL TOPSOIL AND SUBSOIL BELOW THE BOTTOM OF THE BASIN SHALL BE REMOVED PRIOR TO BASIN CONSTRUCTION. FILL MATERIALS UNDER THE BASIN BOTTOM SHALL BE CLEAN GRAVEL OR SEPTIC SAND. FILL FOR BERMS MAY BE SAND, LOAMY SAND OR SANDY LOAM. (TITLE V CLASSIFICATIONS).
3. BERM AREAS SHALL BE REMOVED OF ALL TOP AND SUB-SOIL AND OTHER UNSUITABLE SOILS. BERM CORE SHALL CONSIST OF ORDINARY BORROW INSTALLED IN 12-INCH LIFTS TO A MINIMUM 95% PROCTOR DENSITY.

TYPICAL STORMWATER BASIN CROSS-SECTION

NOT TO SCALE



BASIN #3 OUTLET DETAIL

NOT TO SCALE

APPLICANTS\OWNERS
PARCELS 15-024 & 15-023
LINDA G. REYNOLDS
JOHN N. REYNOLDS
148B HOLLISTON STREET
MEDWAY, MA 02053

PARCELS 15-022, 15-026 & 16-021
PAMELA W. & ALDEN CHESTER ELLIS
148A HOLLISTON STREET
MEDWAY, MA 02053

ZONING DISTRICT
AGRICULTURAL RESIDENTIAL 1
NOT IN WRPOD

ASSESSORS PARCELS
15-022, 15-023, 15-024, 15-026 & 16-021

PLAN/DEED REFERENCE
BOOK 9531 PAGE 492
BOOK 9531 PAGE 494
BOOK 9888 PAGE 670
BOOK 25418 PAGE 140
PLAN BK. 370 NO. 796

COMMONWEALTH OF MASSACHUSETTS
DANIEL J. MERRIKIN
CIVIL
No. 43309
REGISTERED PROFESSIONAL ENGINEER

Digitally signed by Daniel J. Merrikin, P.E.
Date: 2026.04.01 13:42:52 -04'00'

FOR REGISTRY USE

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.

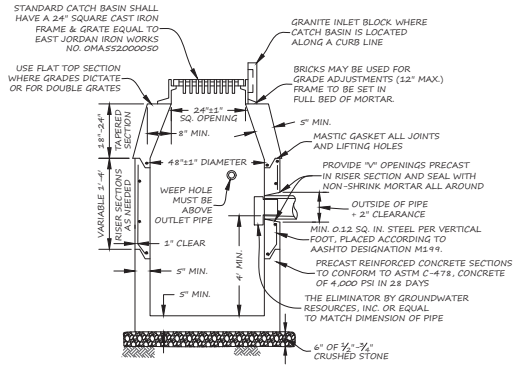
I CERTIFY THAT THIS SURVEY AND PLAN CONFORMS TO THE ETHICAL, PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

PROFESSIONAL LAND SURVEYOR

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

TOWN CLERK DATE

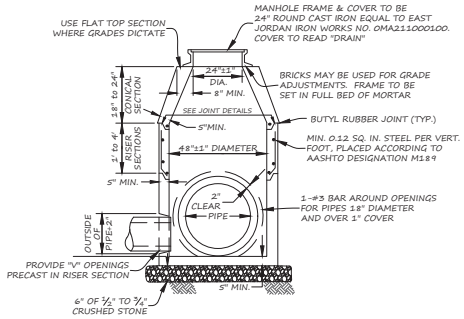
PLAN SCALE: NOT TO SCALE



NOTES:
1. NO BELL ENDS IN CATCH BASIN. CONNECTIONS TO BE TIGHTLY SEALED WITH MORTAR.
2. SUBSTITUTE FRAME AND GRATE SHALL BE MADE IN USA AND SHALL BE APPROVED BY THE ENGINEERING DEPARTMENT OR PLANNING BOARD PRIOR TO CONSTRUCTION.
3. PROVIDE 5' DIAMETER STRUCTURE WITH FLAT TOP WITH RECTANGULAR OPENING FOR DOUBLE GRATES, WHICH SHALL BE EAST JORDAN IRON WORKS NO. OMA540000002 WITH GRATES EQUAL TO ABOVE-SPECIFICATION.
4. CATCH BASINS SHALL BE DESIGNED FOR HS20 LOADING.
5. CATCH BASINS SHALL BE PROVIDED WITH THROATSTONES.

PRECAST CONCRETE CATCH BASIN

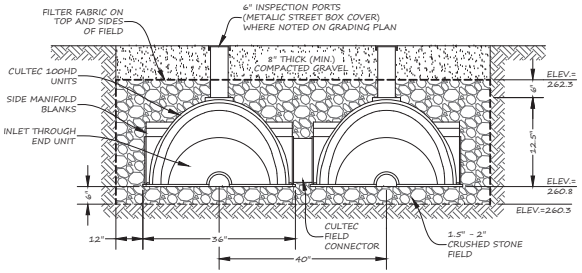
NOT TO SCALE



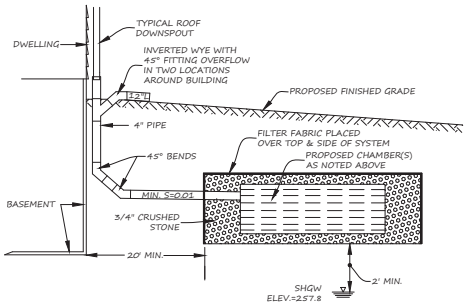
NOTES:
1. DRAIN MANHOLES SHALL BE DESIGNED FOR HS20 LOADING.
2. MANHOLE DIAMETER SHALL BE INCREASED IF NUMBER, SIZE, AND CONFIGURATION OF INLET/OUTLET PIPING NECESSITATES A LARGER MANHOLE DIAMETER.
3. SUBSTITUTE FRAME AND COVERS SHALL BE MADE IN USA AND SHALL BE APPROVED BY THE ENGINEERING DEPARTMENT OR PLANNING BOARD PRIOR TO CONSTRUCTION.

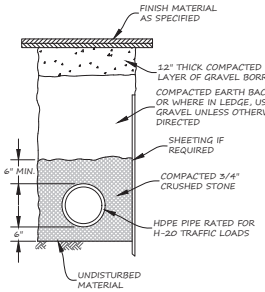
PRECAST CONCRETE DRAIN MANHOLE

NOT TO SCALE



SECTION THROUGH TYPICAL INFILTRATION FIELD





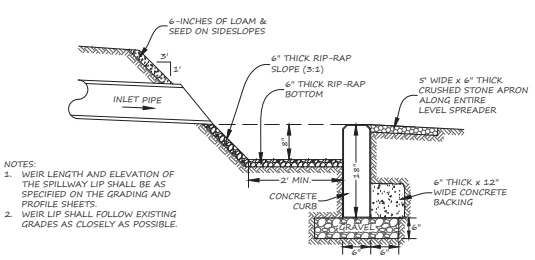
TYPICAL DRAIN TRENCH

(NO SCALE)

NOTES:
1. INFILTRATION FIELD UNITS TO BE RECHARGER 100HD 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. THE SYSTEM DESIGNED HAS A STORAGE CAPACITY OF 219 C.F.
6. PIPING FOR THE ROOF DOWNSPOUT COLLECTION SYSTEM MAY BE SCHEDULE 40 PVC OR HDPE.
7. USE OF "EQUIVALENT" SYSTEMS REQUIRE VOLUME CALCULATION VERIFICATION BY THE DESIGN ENGINEER.
8. ALL TOPSOIL, SUBSOIL, AND UNSUITABLE SOILS UNDER AND WITHIN 3 FEET OF THE SYSTEM SHALL BE REMOVED AND REPLACED WITH SEPTIC SAND MEETING DESIGN ENGINEER'S APPROVAL.

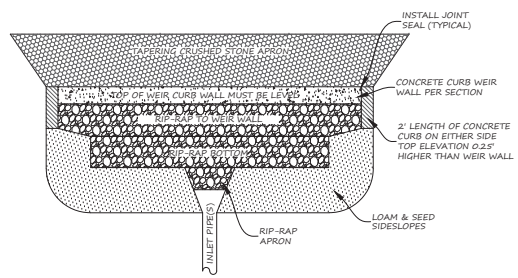
INFILTRATION FIELD #1

NOT TO SCALE



NOTES:
1. WEIR LENGTH AND ELEVATION OF THE SPILLWAY LIP SHALL BE AS SPECIFIED ON THE GRADING AND PROFILE SHEETS.
2. WEIR LIP SHALL FOLLOW EXISTING GRADES AS CLOSELY AS POSSIBLE.

TYPICAL SECTIONAL VIEW



PLAN VIEW

LEVEL SPREADER DETAIL

NOT TO SCALE

CONDITIONALLY APPROVED IN ACCORDANCE WITH MGL CHAPTER 41, SECTION 81U, BY DECISION DATED _____, AND FILED WITH THE TOWN CLERK ON ____ (TO BE RECORDED), AND SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS SET FORTH IN A COVENANT DATED _____ TO BE RECORDED HEREWITH.

DATE APPROVED: _____

DATE ENDORSED: _____

TOWN OF MEDWAY PLANNING BOARD

PLAN DATE: MARCH 24, 2026

REVISION	DATE	BY

LADY SLIPPER HOLLOW
DEFINITIVE SUBDIVISION
DETAILS
PLAN OF LAND IN
MEDWAY, MA

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

C-9

LEGACY ENGINEERING