

12 WATERVIEW DRIVE

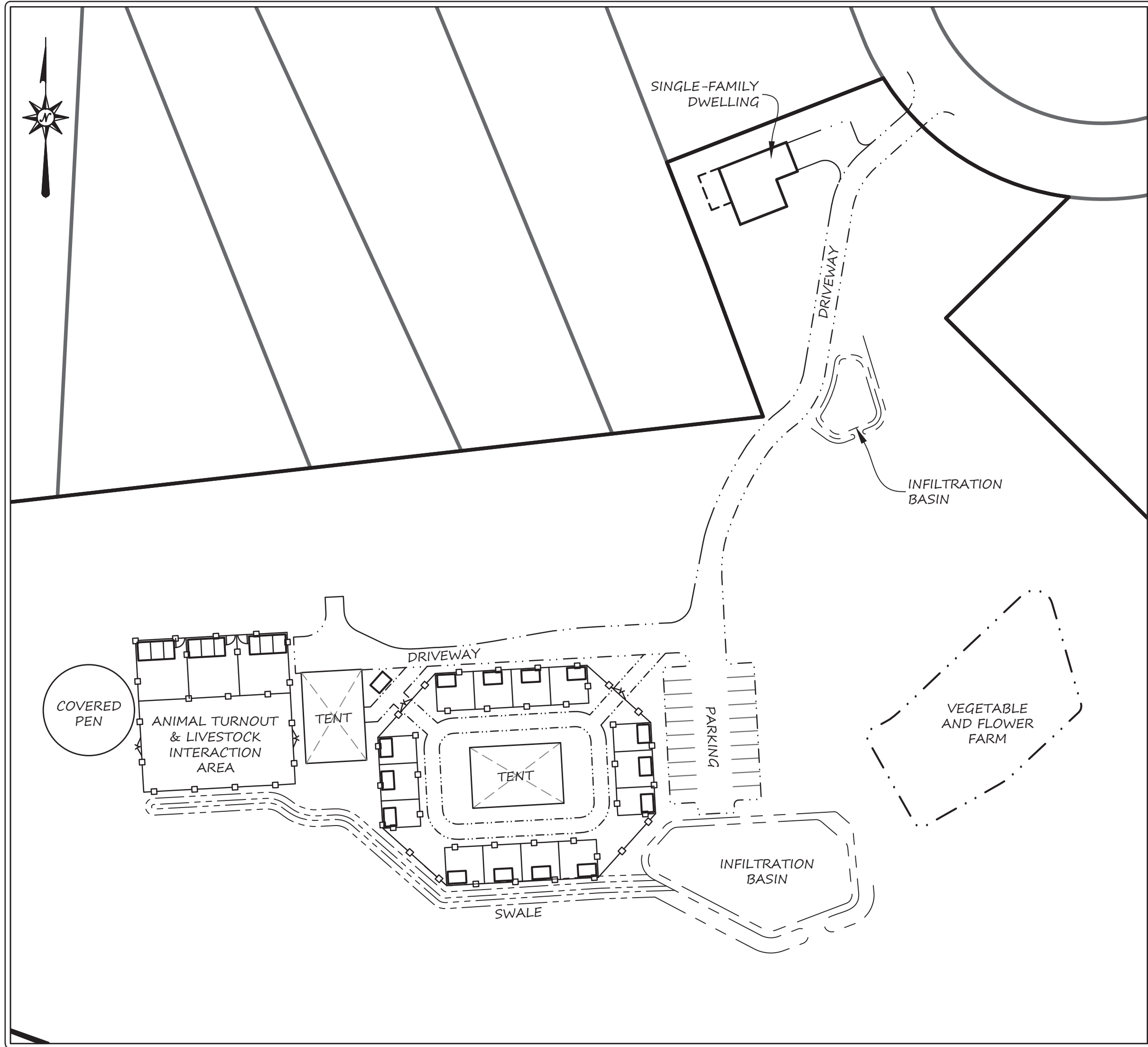
MEDWAY, MA

SITE PLAN

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

MAY 29, 2026

PREPARED FOR:
NANCY & DAVID DUBIN
1070 WASHINGTON STREET
HOLLISTON, MA 01746



LOCUS
SCALE: 1" = 60'

OWNER/APPLICANT
NANCY & DAVID J. DUBIN
1070 WASHINGTON STREET
HOLLISTON, MA 01746

ZONING DISTRICT
AR-2

ASSESSORS PARCEL
67-061 & 67-046

PLAN & DEED REFERENCE
DEED BOOK 40286 PAGE 205
PLAN BOOK 253 PAGE 101

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



Digitally signed by Daniel
J. Merrikin, P.E.
Date: 2026.06.03 13:45:05
-04'00'

PLAN SCALE: AS NOTED

[illegible]

112 WATERVIEW DRIVE
COVER
PLAN OF LAND
IN
MEDWAY, MA

REQUESTED WAIVERS

CHAPTER 200 - SITE PLANS

- 205-5.D.13: TO NOT REQUIRE COLOR RENDERINGS OF THE PROJECT.

SHEET LEGEND

- C-0: COVER SHEET
- C-1: SITE CONTEXT
- C-2: EXISTING CONDITIONS
- C-3: PROPOSED LAYOUT
- C-4: GRADING & UTILITIES
- C-5: EROSION CONTROL
- C-6: OPERATION & MAINTENANCE
- C-7.1: DETAILS
- C-7.2: DETAILS

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

C-0



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112 WATERVIEW DRIVE
SITE CONTEXT SHEET
PLAN OF LAND
IN
MEDWAY, MA

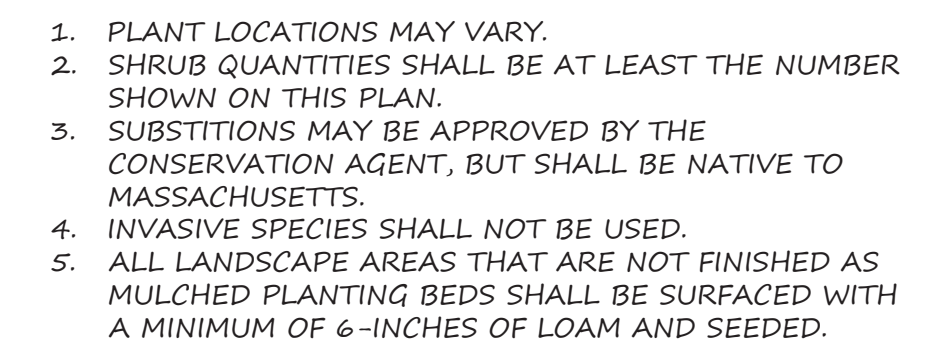
1. TRASH WILL BE COLLECTED PRIVATELY WITHIN THE FARM.
2. PROPOSED PARKING SPACES ARE 9' WIDE BY 18' DEEP.

REQUIRED: USE PARKING REQUIREMENTS NOT DEFINED IN BYLAW. EXCEPT FOR
THE PROPOSED HOUSE, THERE ARE NO PERMANENT STRUCTURES TO
CALCULATE SPACE REQUIREMENT FROM.
PROVIDED: 2 GARAGE SPACES, 20 GRAVEL LOT SPACES
TOTAL: 22 SPACES

1. SNOW MAY BE LEFT IN REASONABLY SIZED WINDROWS ALONG THE EDGE OF DRIVEWAYS AND PARKING AREAS. SUCH WINDROWS SHALL NOT INTERFERE WITH PARKING.
2. SNOW MAY BE PILED IN THE VARIOUS SNOW STORAGE AREAS SHOWN HEREON.
3. SNOW ACCUMULATION MAY NOT INTERFERE WITH PARKING OR TURNING MOVEMENTS AT INTERSECTIONS.
4. 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.

REQUIREMENT FOR:	AR-2	PROPOSED
MIN. LOT AREA	22,500 S.F.	~4,900± S.F.
MIN. FRONTAGE	150'	150.00'
MIN. FRONT YARD	35'	76.3'
MIN. SIDE YARD	15'	16.0'
MIN. REAR YARD	15'	16.0'
MAX BLDG. HEIGHT	35'	<35'
MAX BLDG. COVERAGE	30%	1.0%
MAX. IMP. COVERAGE	40%	4.7%
SHAPE FACTOR	P=2/A=22	21.05

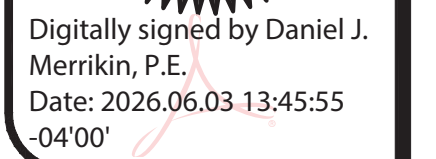
* ONLY THE PORTION OF THE LOT OUTSIDE OF THE BLSF COUNTS TOWARDS LOT AREA.



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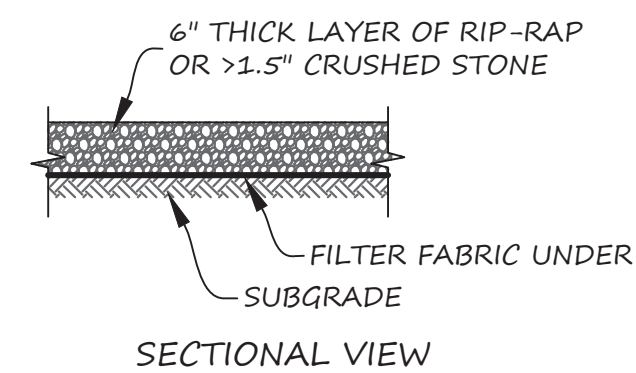
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12 WATERVIEW DRIVE
PROPOSED FARM LAYOUT
PLAN OF LAND
IN
MEDWAY, MA



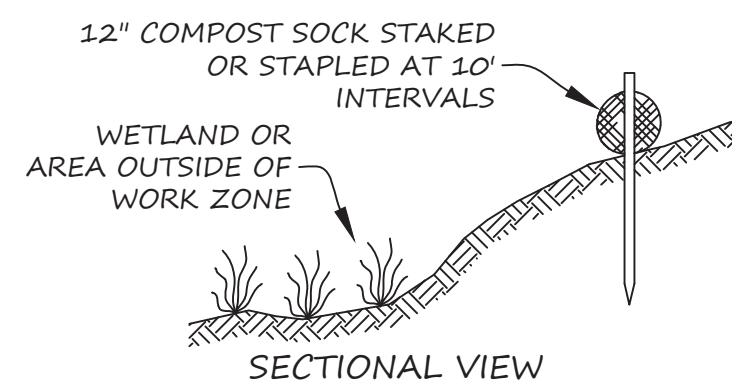
PLAN SCALE: 1"=30'

PLAN DATE: MAY 29, 2026	
REVISION	DATE BY



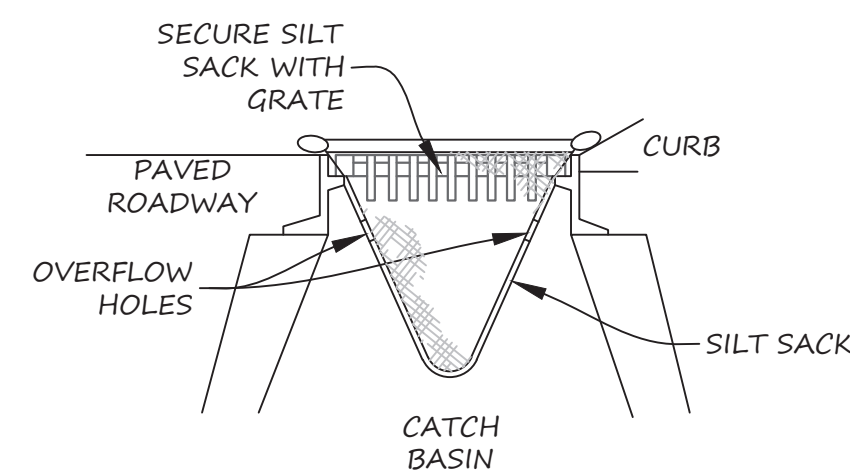
- NOTES:
1. ENTRANCE SHALL BE INSTALLED BEFORE ANY EXCAVATION WORK OCCURS ON-SITE.
 2. ENTRANCE SHALL BE MAINTAINED IN GOOD CONTITION UNTIL A PAVED DRIVEWAY IS INSTALLED. REPLACE ENTRANCE IF FILLED WITH SOILS OR IF SOILS ARE BEING TRACKED ONTO ADJACENT ROADWAYS.

NOT TO SCALE

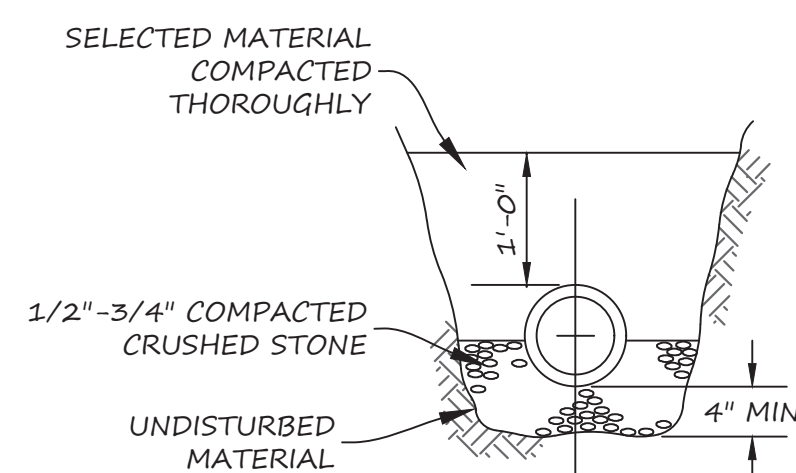
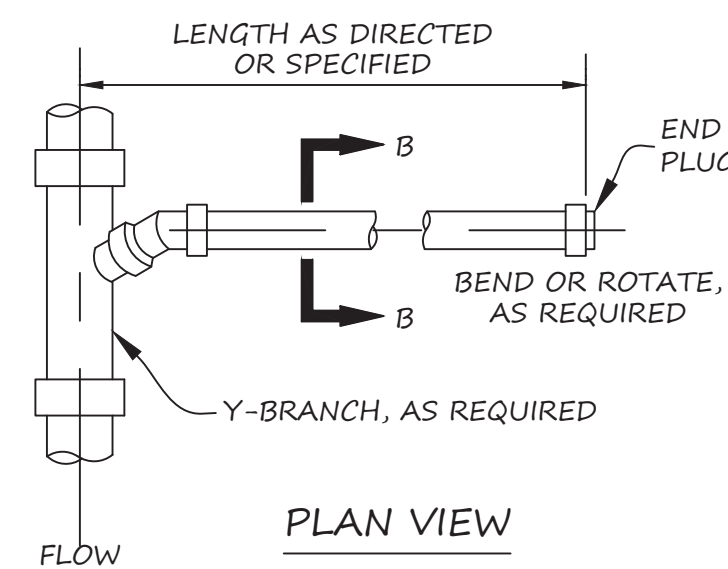


NOTE: NON-BIODEGRADABLE SOCK SHELL FILLED WITH COMPOST MEDIA. JOINTS SHALL BE OVERLAPPED BY AT LEAST TWO FEET. ORANGE SNOW FENCE IS ONLY NEEDED IF THERE IS EVIDENCE OF THE COMPOST SOCK BEING BURIED BY CONSTRUCTION ACTIVITIES.

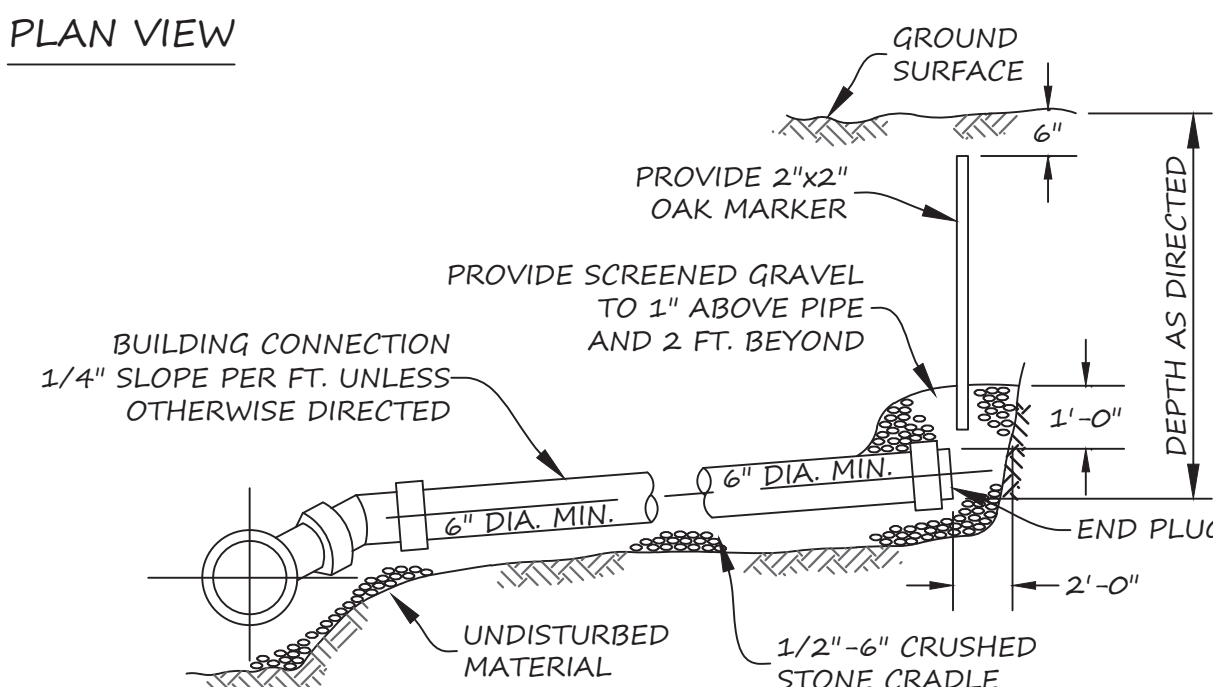
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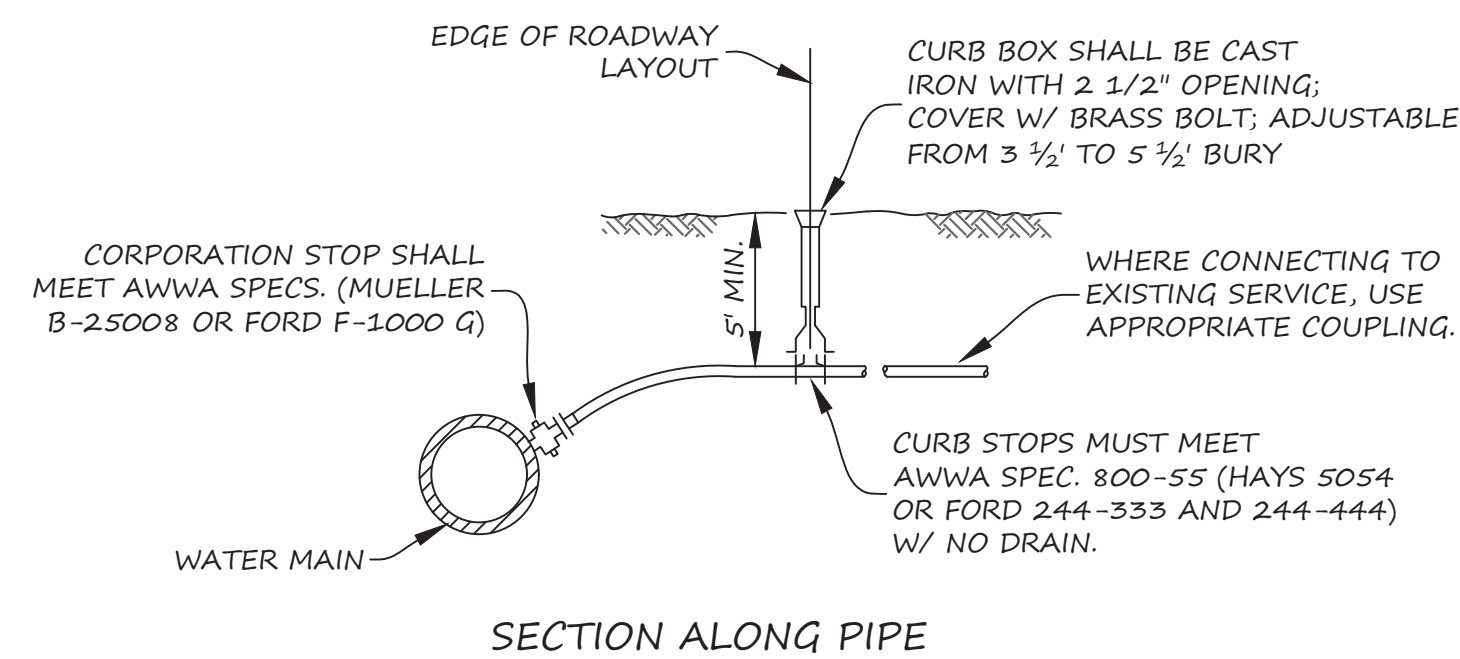


SECTION B-B



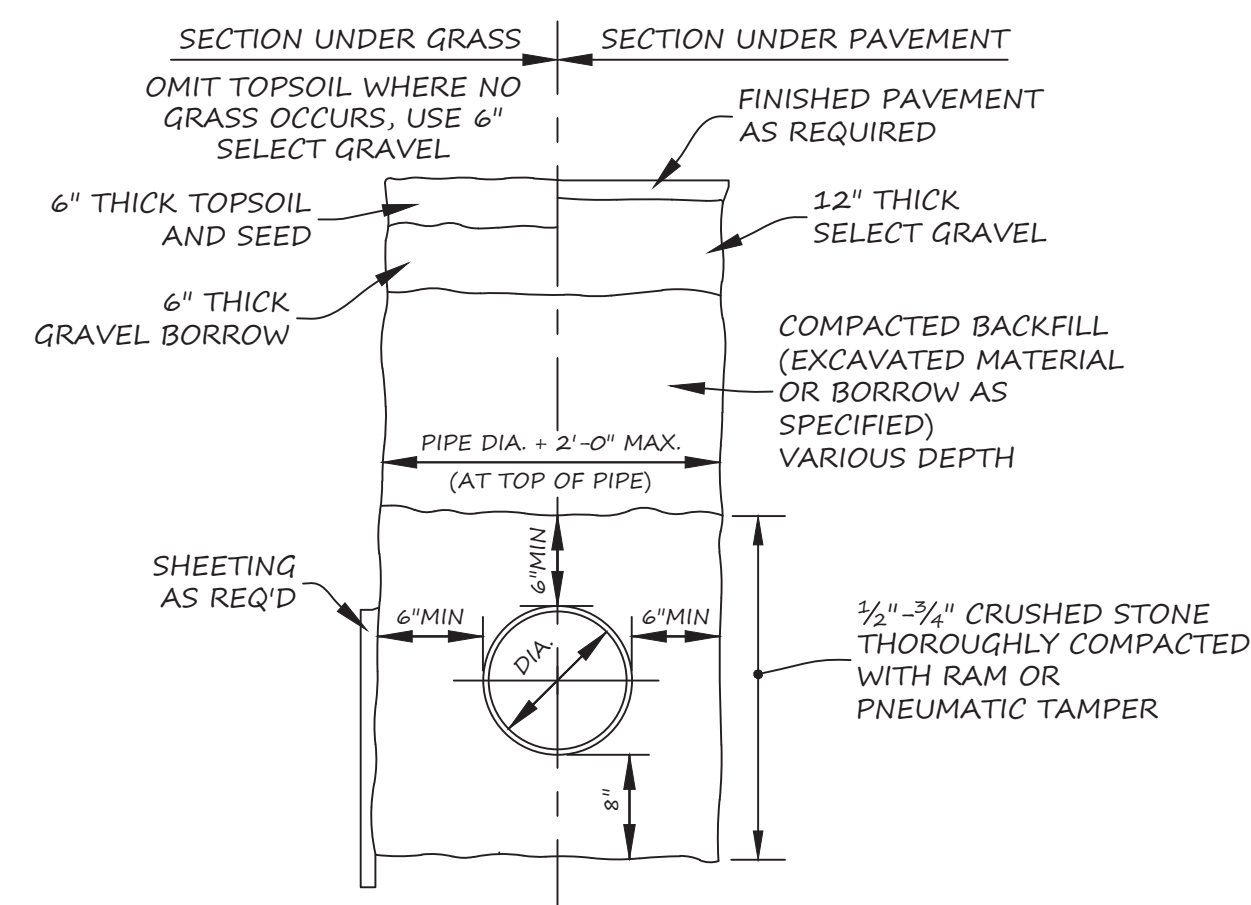
SECTION

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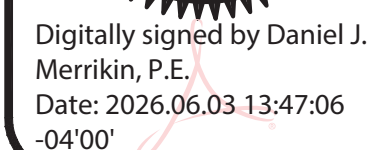
- NOTES:
1. COPPER TUBING SHALL MEET AWWA SPEC. 76-CR TYPE K OR FEDERAL SPEC. WWT-799 TYPE K.
 2. 1 1/2-INCH AND LARGER SERVICES SHALL BE INSTALLED WITH A SADDLE.

NOT TO SCALE



NOT TO SCALE

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[illegible]

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C-7.1



	BASIN #1	BASIN #2
BOTTOM OF BASIN ELEVATION "A"	176.0	179.0
TOP OF BERM ELEVATION "B"	177.0	180.0
OUTLET WEIR WALL LENGTH "W"	12'	6'
OVERFLOW ELEVATION "X"	176.4	179.3
RIP RAP SWALE OUTLET ELEV. "Z" (AT FACE OF WALL)	176.3	179.2



NOT TO SCALE

- GRADE
- 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. FILL FOR BERMS MAY BE SAND, LOAMY SAND OR SANDY LOAM. (TITLE V CLASSIFICATION).
 3. BERM AREAS SHALL BE REMOVED OF ALL TOP AND SUB-SOIL AND OTHER UNSUITABLE SOILS. BERM CORE SHALL CONSIST OF ORDINARY BORROW INSTALLED IN 12-INCH LIFTS TO A MINIMUM 93% PROCTOR DENSITY.

TYPICAL INFILTRATION BASIN CROSS-SECTION

NOT TO SCALE

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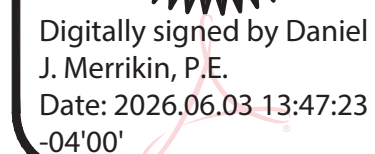
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