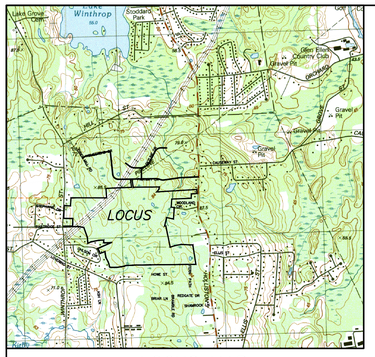
" TIMBER CREST ESTATES "

A PROPOSED RESIDENTIAL DEVELOPMENT IN MEDWAY, MASSACHUSETTS



LOCUS MAP
SCALE: 1"=2000'

PLAN BY SCHOFIELD BROTHERS
DATED JUNE 6, 2006

NOTE: THESE ARE PRELIMINARY SUBDIVISION PLANS SUBJECT TO PERMITTING UNDER MGL CH. 40B, SECTIONS 20 TO 23.

ZONING

AGRICULTURAL & RESIDENTIAL DISTRICTS

	AR-I	AR-II	WEST SIDE	EAST SIDE
	REQUIRED	REQUIRED	PROVIDED	PROVIDED
LOT AREA	44,000 S.F.	22,500 S.F.	7,500 S.F.	5,000 S.F.
UPLAND AREA	22,000 S.F.	11,250± S.F.	7,000± S.F.	4,000± S.F.
LOT FRONTAGE	180 FEET	150 FEET	50 FEET*	50 FEET*
MIN. FRONTYARD SETBACK	35 FEET	35 FEET	20 FEET	20 FEET
MIN. SIDEYARD SETBACK	15 FEET	15 FEET	7 FEET	7 FEET
MIN. REARYARD SETBACK	15 FEET	15 FEET	10 FEET	10 FEET
SHAPE FACTOR (P^2/A)	22.0	22.0	22.0	22.0

* EXCEPT LOTS 20, 76, 83, 84, 120–123, 130–131, AND 142–143
(SEE LOTTING SHEETS FOR EXACT FRONTAGES)

GENERAL NOTES

1. PROPERTY LINES, WETLANDS, AND TOPOGRAPHY SHOWN HEREON IS COMPILED FROM AVAILABLE PLAN INFORMATION AS FOLLOWS:
   A. PROPERTY LINE & WETLAND INFORMATION FOR PROJECT SITE TAKEN FROM SURVEY INFORMATION PROVIDED BY COLONIAL ENGINEERING, INC. OF MEDWAY, MA. WETLANDS SHOWN HEREON AS APPROVED PER ORAD #216–821 ISSUED 9/10/14, #216–841 ISSUED 10/20/15, AND #216–859 ISSUED 12/15/15. WETLANDS ON ASSESSORS MAP 9 LOT 51 IS BASED ON FLAGGING BY GODDARD CONSULTING IN JUNE AND JULY 2016, AS LOCATED BY COLONIAL ENGINEERING.
   B. TOPOGRAPHIC INFORMATION SHOWN HEREON WAS COMPILED FROM DATA PROVIDED BY COLONIAL ENGINEERING AND LIDAR DATA FROM MASS GIS.
   C. OFFSITE PROPERTY LINES, ROADS & HOUSES COMPILED FROM MASS GIS, AND GOOGLE EARTH
   D. CERTIFIED VERNAL POOL INFORMATION TAKEN FROM ONLINE MASS GIS DATALAYER.
2. THE MAJORITY OF THE SITE IS WITHIN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) WITH A SMALL EASTERLY PORTION OF THE SITE IN OTHER FLOOD ZONE "X" (AREAS WITHIN THE 0.2% CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM THE 1% ANNUAL CHANCE FLOOD) AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR MEDWAY, MA. (MAP NUMBER 25021C0141E, EFFECTIVE DATE OF JULY 17, 2012)
3. SITE IS NOT LOCATED WITHIN A ZONE II OR IWPA GROUNDWATER RESOURCE PROTECTION AREA, OR A SURFACE WATER PROTECTION AREA OR AN OUTSTANDING RESOURCE WATER (O.R.W.) PER MASS GIS.
4. THE SITE IS NOT LOCATED WITHIN A NATURAL HERITAGE AND ENDANGERED SPECIES PROGRAM (NHESP) PRIORITY HABITAT OF RARE SPECIES NOR WITHIN AN NHESP ESTIMATED HABITAT OF RARE WILDLIFE PER THE 2012 ONLINE MAPPING INFORMATION.
5. THE SITE IS NOT LOCATED WITHIN AN AREA OF CRITICAL ENVIRONMENTAL CONCERN (A.C.E.C.).
6. ALL EXISTING UTILITY INFORMATION IS APPROXIMATE ONLY AND MAY NOT BE COMPLETE, COMPILED FROM DATA PRIVIDED BY COLONIAL ENGINEERING AND AS–BUILTS OF VARIOUS ROADWAY PLANS PROVIDED BY MEDWAY DEPARTMENT OF PUBLIC SERVICES. CONTRACTORS SHALL NOTIFY DIGSAFE (1–888–344–7233) AT LEAST 72 HOURS PRIOR TO THE ONSET OF ANY CONSTRUCTION TO HAVE ALL EXISTING UTILITIES LOCATED AND CLEARLY MARKED.

PROJECT LOT COVERAGE

	WEST SIDE SUBDIVISION	EAST SIDE SUBDIVISION	TOTAL
# OF HOMES	72	85	157
ROOF AREA	147166 ft^2	138019 ft^2	285185 ft^2 = 6.55 ac
ROAD LENGTH	4299.3 ft	4814 ft	9113.3 ft
PAVED ROAD AND SIDEWALK AREA	146255 ft^2	168161 ft^2	314416 ft^2 = 7.22 ac
DRIVEWAY AREA	52400 ft^2	54200 ft^2	106600 ft^2 2.45 ac
TOTAL LOT AREA	1,011,131 ft^2 = 23.21 ac	744936 ft^2 = 16.33 ac	39.54 ac
EXISTING GAS & ELECTRIC EASEMENT AREA	–	–	12.29 ac
UPLAND AREA	–	–	84.27 ac
WETLAND AREA	–		86.09 ac

TOTAL PROJECT AREA = 170.36 ac

TOTAL IMPERVIOUS COVERAGE = $\frac{6.55 \text{ ac} + 7.22 \text{ ac} + 2.45 \text{ ac}}{170.36 \text{ ac}} \times 100\% = 9.52\%$

PROJECT SUMMARY

PROPOSED USE: MGL CHAPTER 40B RESIDENTIAL DEVELOPMENT 157 SINGLE FAMILY LOTS
WATER & SEWER DEMAND: 157 HOMES X 3 BEDROOMS EACH X 110 GPD PER BEDROOM =51,810 GALLONS PER DAY TOTAL

PARKING DIMENSIONS PER ZONING BY–LAW SECTION H.7
STANDARD 9' X 18', PARALLEL 8' X 22', COMPACT 8' X 15'

NOTE: PER H.3, PARKING REQUIREMENTS NOT APPLICABLE TO SINGLE AND TWO FAMILY RESIDENCES.

PARKING PROVIDED: MIN 1–2 SPACES/ HOME + GARAGES

INDEX

SHEET	DESCRIPTION
1	COVER SHEET
2	EXISTING CONDITIONS
3	WEST SIDE SUBDIVISION LOT LAYOUT
4	EAST SIDE SUBDIVISION LOT LAYOUT
5	WEST SIDE GRADING & UTILITY PLANS
6	EAST SIDE GRADING & UTILITY PLAN
7	EAST SIDE GRADING & UTILITY PLAN
8	WEST & EAST SIDE ROAD PROFILES
9–10	DETAILS SHEETS

REVISIONS

NO.	DATE	DESCRIPTION
1	9/26/16	GENERAL

OWNERS

WICKETT DEVELOPMENT INC.
38746 CLINTON AVENUE
DADE CITY, FL 33525
ASSESSORS MAP 8, LOT 16 &
MAP 9, LOT 58

HENRY L. WICKETT
38746 CLINTON AVENUE
DADE CITY, FL 33525
ASSESSORS MAP 8, LOTS 19 & 20,
ASSESSORS MAP 9, LOT 6

HENRY L. WICKETT &
HENRY L. WICKETT JR.
38746 CLINTON AVENUE
DADE CITY, FL 33525
ASSESSORS MAP 14, LOT 5

NOVUS HOMES LLC.
135 MAIN STREET, SUITE 5
MEDWAY MA, 02053
ASSESSORS MAP 14, LOT 20

TIMBER CREST ESTATES LLC
C/O MOUNIR TAYARA
135 MAIN STREET, SUITE 5
MEDWAY MA, 02053
ASSESSORS MAP 15, LOT 1
ASSESSORS MAP 9, LOT 51

DOROTHY PAVLIK, ET AL
134 HOLLISTON STREET
MEDWAY, MA 02053
ASSESSORS MAP 15, LOT 19

APPLICANT

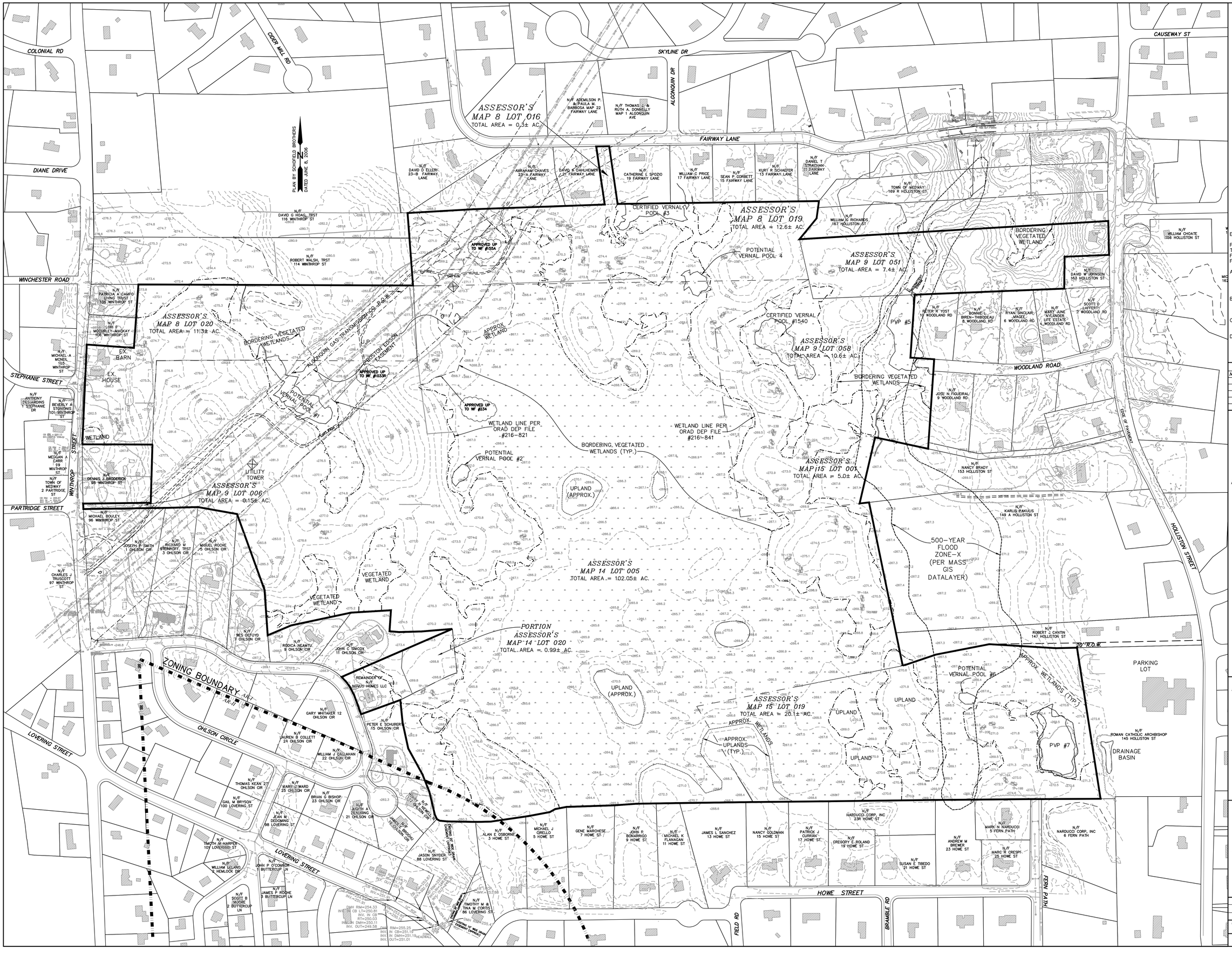
TIMBER CREST ESTATES LLC
c/o MOUNIR TAYARA
135 MAIN STREET, SUITE 5
MEDWAY MA, 02053

COMPREHENSIVE PERMIT PLANS
"TIMBER CREST ESTATES"
OFF
WINTHROP STREET, OHLSON CIRCLE, HOLLISTON STREET, FAIRWAY LANE & FERN PATH
IN
MEDWAY
MASSACHUSETTS

Outback Engineering Incorporated
165 EAST GROVE STREET
MIDDLEBOROUGH, MA 02346
TEL: (508)–946–9231
FAX: (508)–947–8873
www.outback–eng.com

DATE: AUGUST 26, 2016
DRAWN BY: CJV | CHECKED BY: JAP
SCALE: 1"=200' | SHEET 1 OF 10
0' 200' 400' 600'

OE–2765



LEGEND

EX. HOUSE

TP-11A TP

ELEVATION DATUM: N.G.V.D. 1929

PROPERTY LINES, WETLANDS, AND TOPOGRAPHY SHOWN HEREON IS COMPILED FROM AVAILABLE PLAN INFORMATION AS FOLLOWS:

A. PROPERTY LINE & WETLAND INFORMATION FOR PROJECT SITE TAKEN FROM SURVEY INFORMATION PROVIDED BY COLONIAL ENGINEERING, INC. OF MEDWAY, MA.
B. TOPOGRAPHIC INFORMATION SHOWN HEREON WAS COMPILED FROM DATA PROVIDED BY COLONIAL ENGINEERING AND LIDAR DATA FROM MASS GIS.
C. OFFSITE PROPERTY LINES, ROADS & HOUSES COMPILED FROM MASS GIS, AND GOOGLE EARTH
D. VERNAL POOL LOCATION BASED ON FIELD DELINEATION BY GODDARD CONSULTING AND LOCATED BY COLONIAL ENGINEERING.

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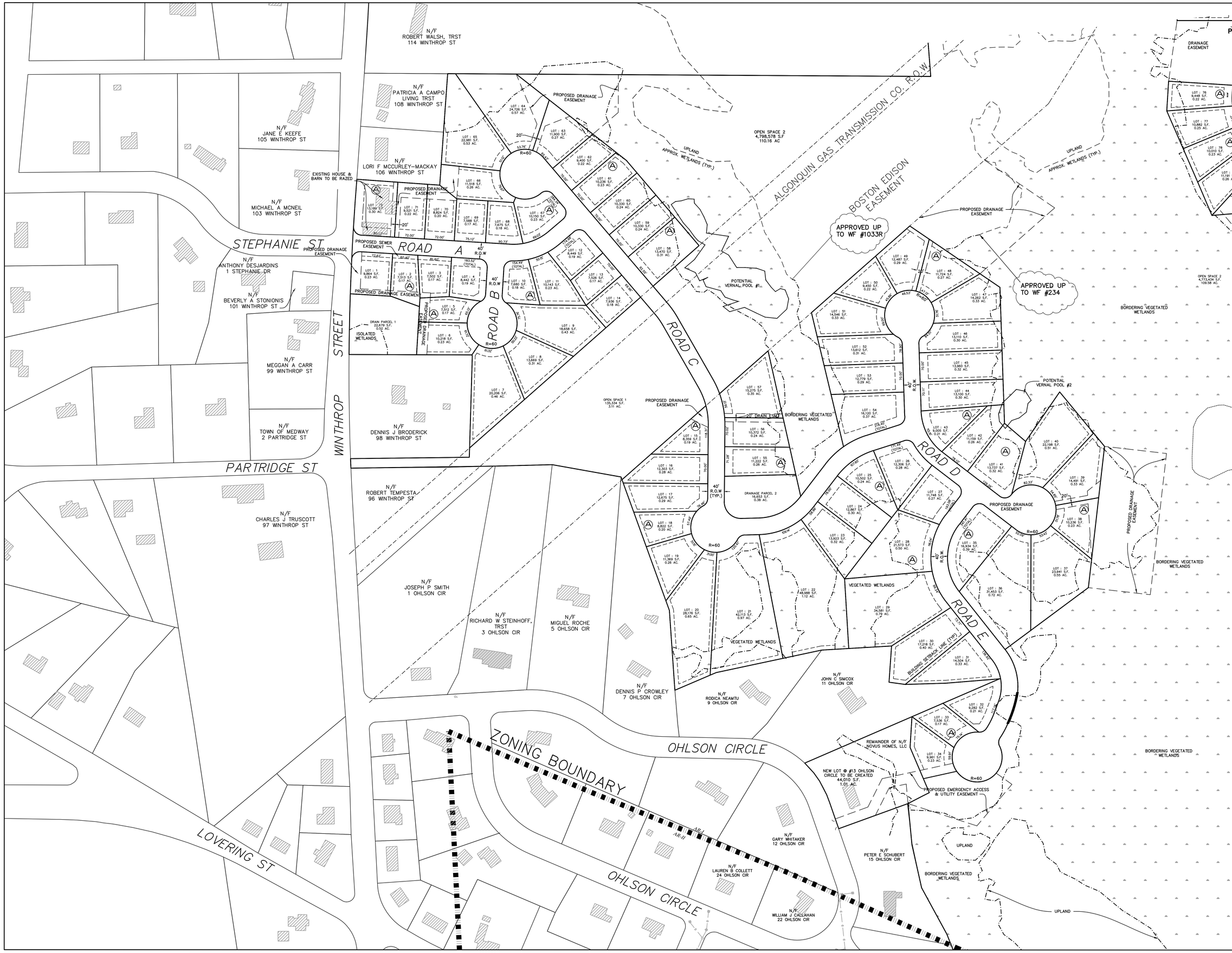
EXISTING CONDITIONS "TIMBER CREST ESTATES" OFF WINTHROP STREET, OHLSON CIRCLE, HOLLISTON STREET, FAIRWAY LANE & FERN PATH IN MEDWAY MASSACHUSETTS

Outback Engineering Incorporated
165 EAST GROVE STREET
MIDDLEBOROUGH, MA 02346
TEL: (508)-946-9231
FAX: (508)-947-8873
www.outback-eng.com

DATE: AUGUST 26, 2016
DRAWN BY: CJV | CHECKED BY: JAP
SCALE: 1"=140' | SHEET 2 OF 10
0' 140' 280' 420'

OE-2765



A INDICATES AFFORDABLE UNIT

PLAN BY SCHOFIELD BROTHERS
DATED JUNE 8, 2006

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LOT LAYOUT SHEET WEST SIDE SUBDIVISION "TIMBER CREST ESTATES" OFF WINTHROP STREET, OHLSON CIRCLE, HOLLISTON STREET, FAIRWAY LANE & FERN PATH IN MEDWAY MASSACHUSETTS

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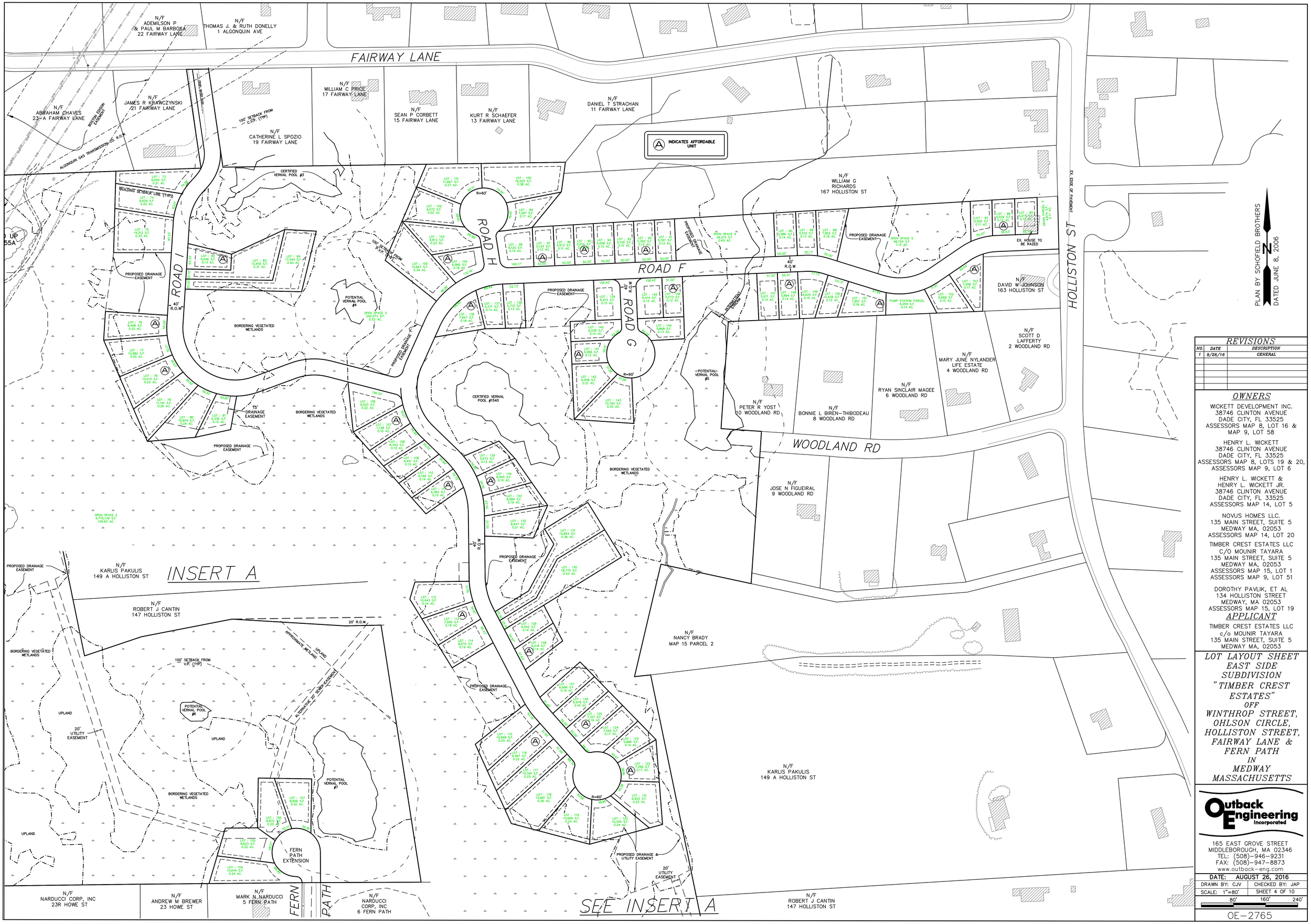
DATE: AUGUST 26, 2016
DRAWN BY: CVJ | CHECKED BY: JAP
SCALE: 1"=80' | SHEET 3 OF 10
0' 80' 160' 240'

OE-2765

MAKE SURE PLOT STAMP IS ON



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80' 160' 240'

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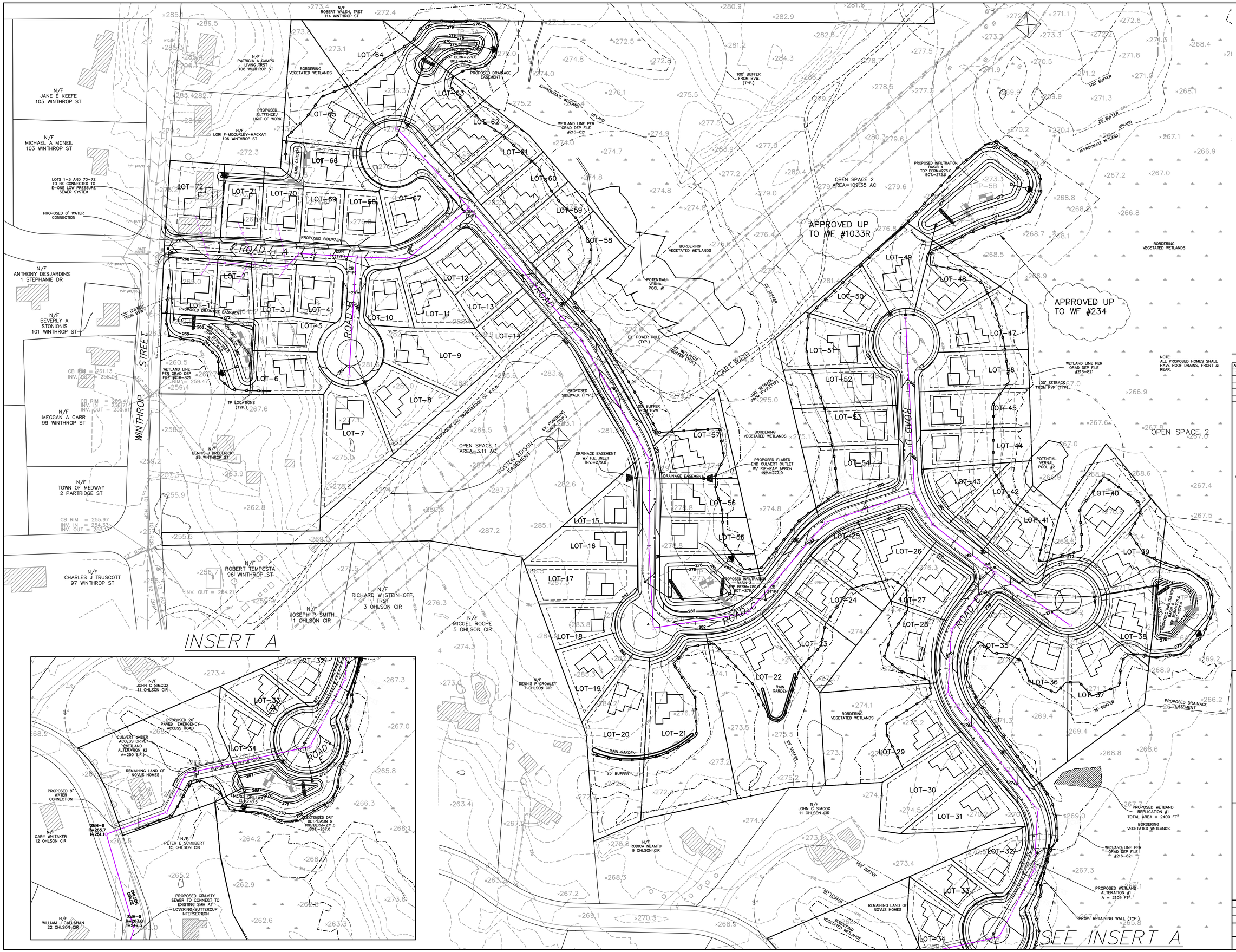

NOTE:
ALL PROPOSED HOMES SHALL HAVE ROOF DRAINS, FRONT & REAR.

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SCALE: 1"=60' | SHEET 5 OF 10
0' 60' 120' 180'

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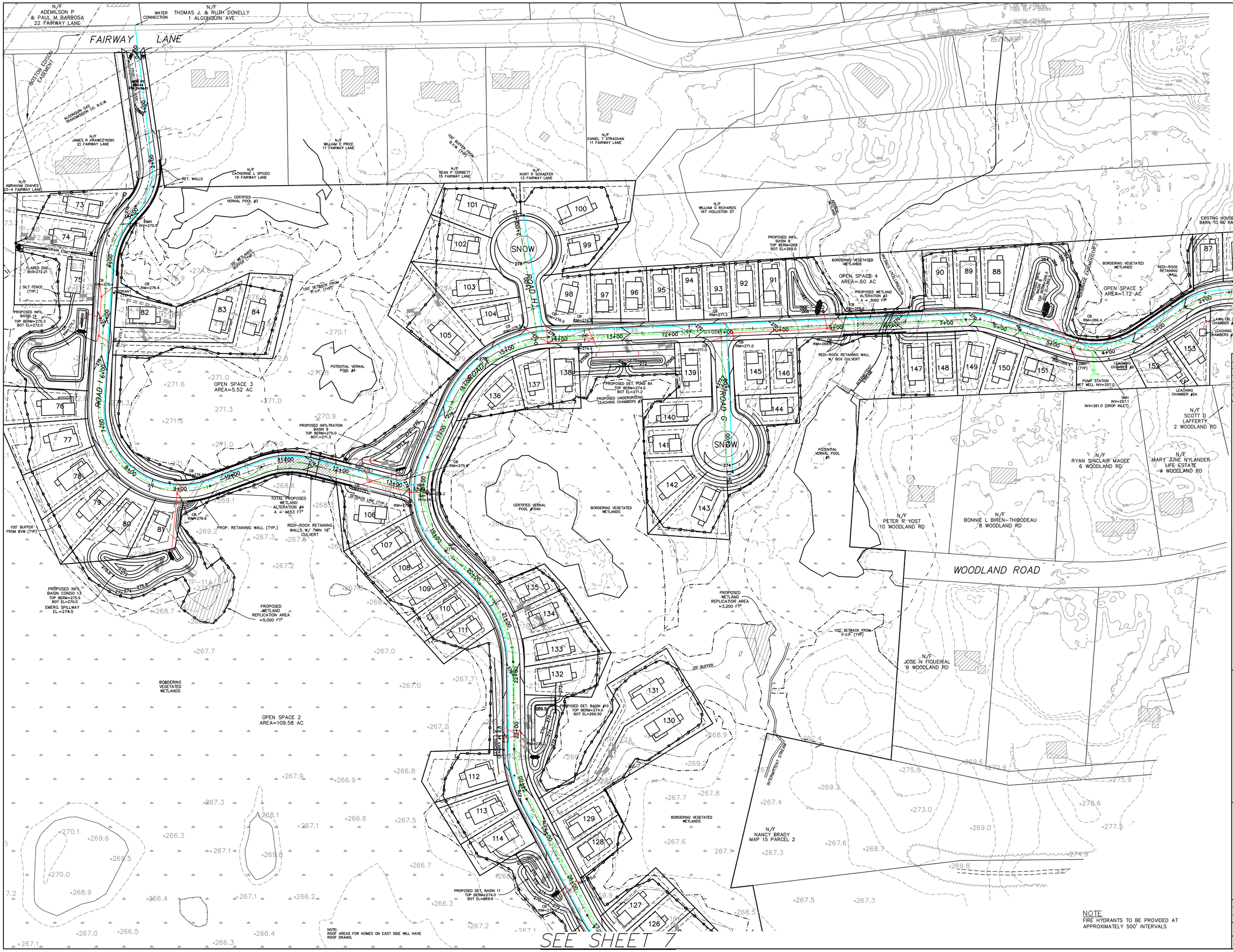

NOTE:
ROOF AREAS FOR HOMES ON EAST SIDE WILL HAVE ROOF DRAINS.

NOTE
FIRE HYDRANTS TO BE PROVIDED AT APPROXIMATELY 500' INTERVALS

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0' 60' 120' 180'

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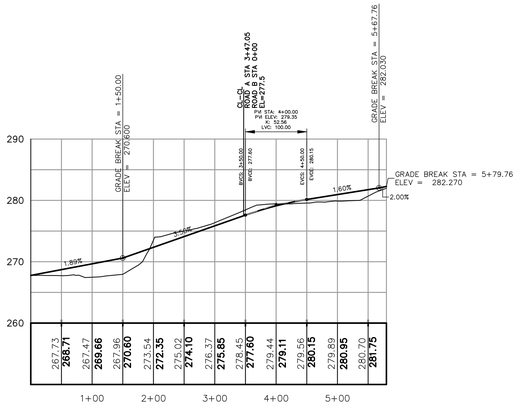
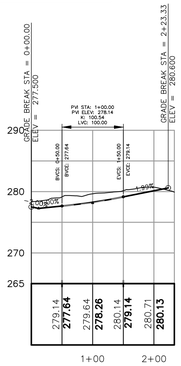
WEST SIDE SUBDIVISION PROFILES



ROAD A PROFILE
SCALE: 1"=100' H 1"=10' V



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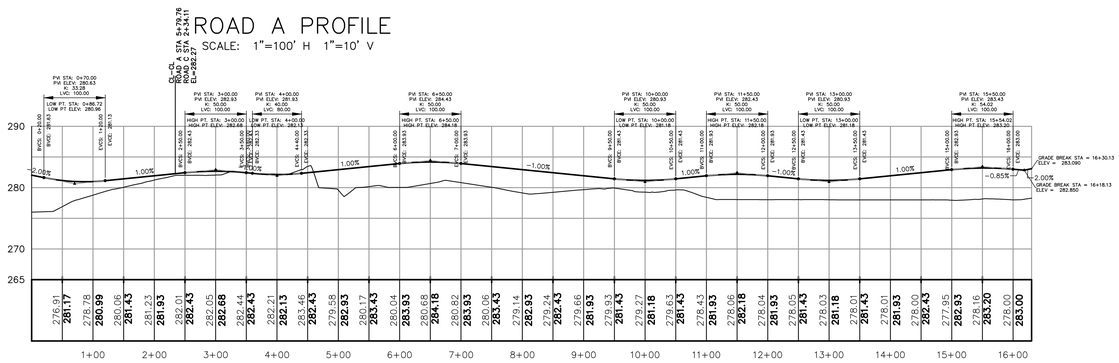

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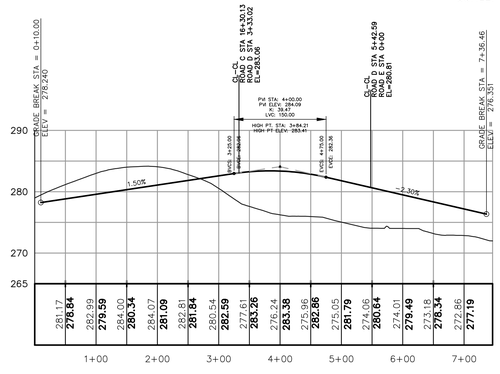

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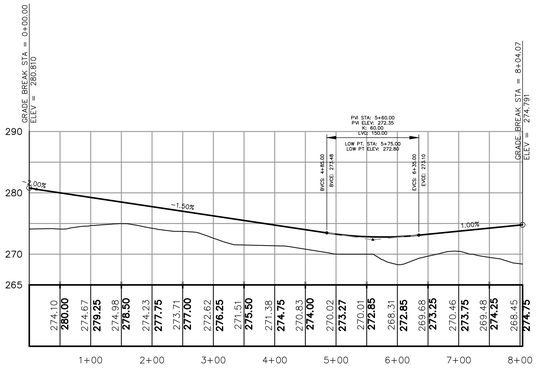
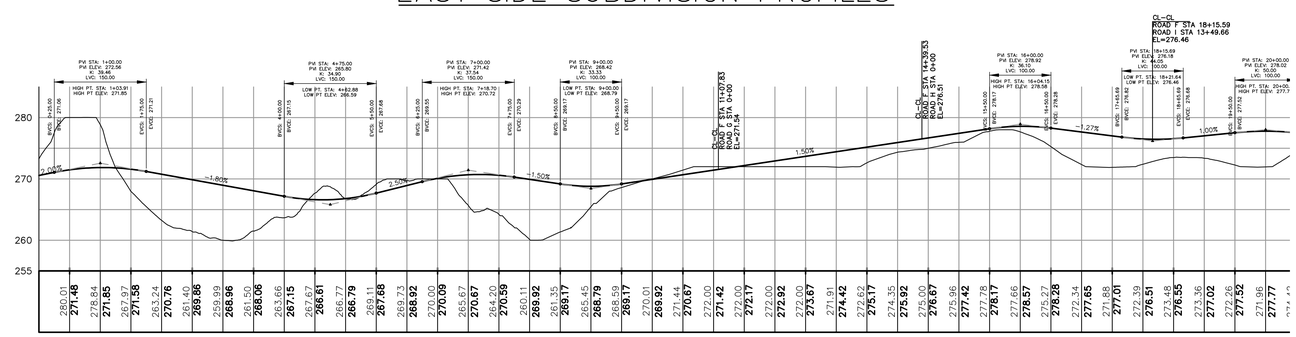


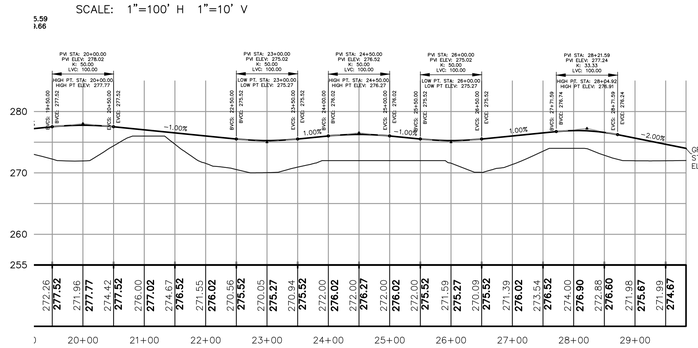
ROAD E PROFILE
SCALE: 1"=100' H 1"=10' V

EAST SIDE SUBDIVISION PROFILES

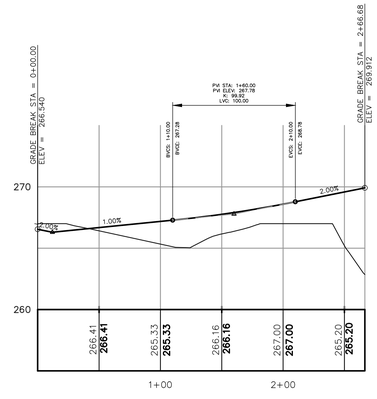


ROAD F PROFILE
SCALE: 1"=100' H 1"=10' V

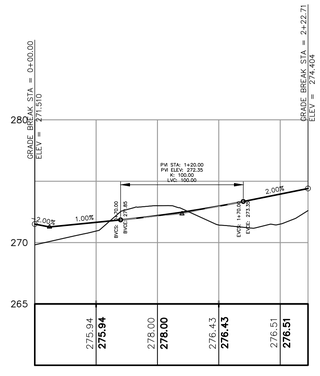
NOTE: UTILITIES NOT SHOWN



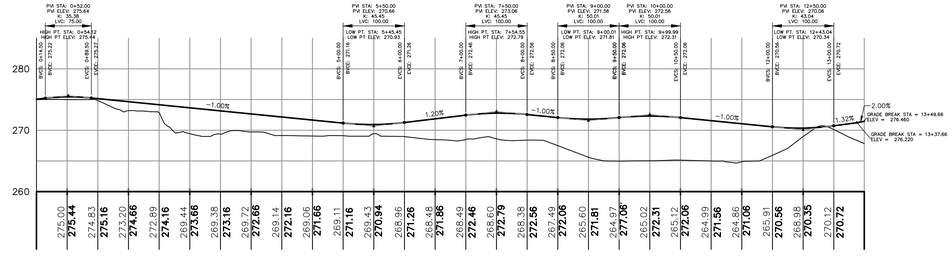
ROAD F PROFILE (CONT.)
SCALE: 1"=100' H 1"=10' V



ROAD G
SCALE: 1"=50' H 1"=10' V



ROAD H
SCALE: 1"=50' H 1"=10' V



ROAD I PROFILE
SCALE: 1"=100' H 1"=10' V

REVISIONS

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38746 CLINTON AVENUE
DADE CITY, FL 33525
ASSESSORS MAP 8, LOT 16 &
MAP 9, LOT 58

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38746 CLINTON AVENUE
DADE CITY, FL 33525
ASSESSORS MAP 8, LOTS 19 & 20,
ASSESSORS MAP 9, LOT 6

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ASSESSORS MAP 9, LOT 51

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ROAD PROFILE SHEET "TIMBER CREST ESTATES" OFF WINTHROP STREET, OHLSON CIRCLE, HOLLISTON STREET, FAIRWAY LANE & FERN PATH IN MEDWAY MASSACHUSETTS

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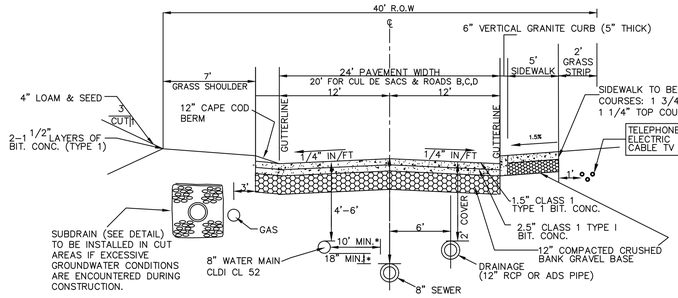
www.outback-eng.com

DATE: AUGUST 26, 2016
DRAWN BY: CJV | CHECKED BY: JAP
SCALE: 1"=100' | SHEET 8 OF 10
0' 100' 200' 300'

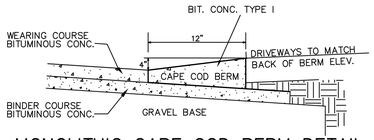
OE-2765



*IF LESS THAN 10' HORIZONTAL SEPARATION BETWEEN WATER & SEWER, EACH PIPE SHALL BE LAID IN A SEPARATE TRENCH. SEE OTHER NOTES ON SHEET 2

TYPICAL ROADWAY CROSS SECTION FOR SUBDIVISION SINGLE FAMILY LOTS

NOT TO SCALE



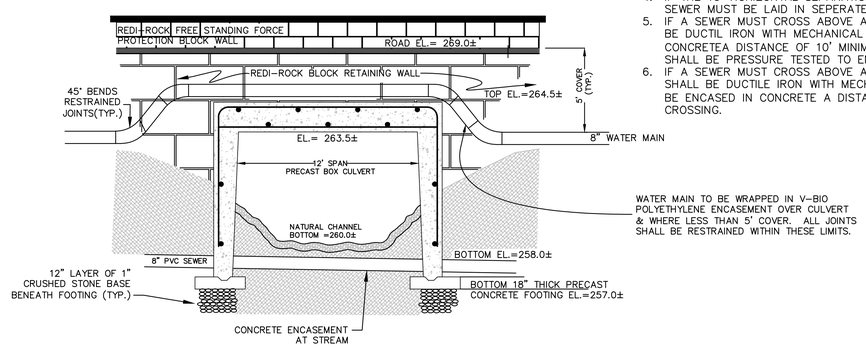
MONOLITHIC CAPE COD BERM DETAIL

NOT TO SCALE

BOX CULVERT DESIGN NOTES

1. STRUCTURAL ENGINEERED PLANS & DETAILS TO BE PROVIDED PRIOR TO CONSTRUCTION
2. ALL UNSUITABLE MATERIAL SUCH AS ORGANIC LAYERS SHALL BE REMOVED BENEATH FOOTING .
3. BOX CULVERT CALCULATIONS PER MASSACHUSETTS STREAM CROSSING GUIDELINES:

OPENNESS RATIO = (CROSS SECTIONAL AREA) / LENGTH = > 0.82
= (3.5' X 12') / 45' = 0.93
MIN. SPAN= 1.2 X BANKFULL WIDTH = 1.2 X 10'* = 12'
*BANKFULL WIDTH TO BE CONFIRMED



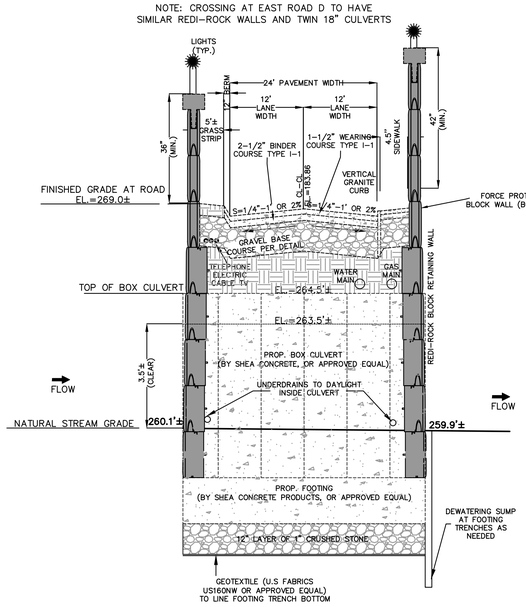
12'W X 45'L 3-SIDED BOX CULVERT AT EAST ROAD F STATION 8+00± DETAIL

NOT TO SCALE

WATER AND SEWER NOTES:

1. ALL CONSTRUCTION SHALL CONFORM TO TOWN OF MEDWAY WATER/SEWER DEPARTMENT RULES & REGULATIONS.
2. SEWER MAINS SHALL BE CLEANED AND TESTED BEFORE ACCEPTANCE. SOIL, CONSTRUCTION DEBRIS, AND OTHER MATERIALS SHALL BE PREVENTED FROM ENTERING THE SYSTEM.
3. WATER MAINS SHALL BE LOCATED A MINIMUM OF 10' HORIZONTALLY FROM SEWER MAINS, AND SHALL BE INSTALLED WITH A VERTICAL SEPARATION OF 18" ABOVE THE SEWER.
4. IF THE 10' HORIZONTAL SEPARATION CANNOT BE MET, THEN THE WATER AND SEWER MUST BE LAID IN SEPERATE TRENCHES.
5. IF A SEWER MUST CROSS ABOVE A WATER MAIN, THEN BOTH LINES SHALL BE DUCTIL IRON WITH MECHANICAL JOINTS AND SHALL BE ENCASED IN CONCRETEA DISTANCE OF 10' MINIMUM BEYOND THE CROSSING. BOTH LINES SHALL BE PRESSURE TESTED TO ENSURE WATER TIGHTNESS.
6. IF A SEWER MUST CROSS ABOVE A WATER SERVICE, THEN THE SEWER MAIN SHALL BE DUCTILE IRON WITH MECHANICAL JOINTS, AND BOTH LINES SHALL BE ENCASED IN CONCRETE A DISTANCE OF 10' MINIMUM BEYOND THE CROSSING.

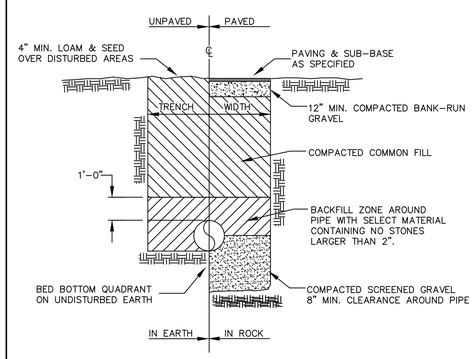
NOTE: CROSSING AT EAST ROAD D TO HAVE SIMILAR REDI-ROCK WALLS AND TWIN 18" CULVERTS



BOX CULVERT & RETAINING WALL DETAIL EAST SIDE ROAD F STA 8+00

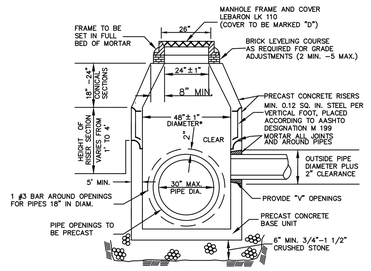
NOT TO SCALE

NOTE:
1). TRENCH SHALL BE A MIN. OF 3' IN WIDTH PER TOWN OF MEDWAY STANDARDS.
2). TRENCH SHALL BE 5' MAX. DEPTH FOR STEEP SIDED SECTION
3). TRENCH SHALL BE PROVIDED WITH 6" MIN. CRUSHED STONE BEDDING PER TOWN OF MEDWAY.



WATER TRENCH

NOT TO SCALE

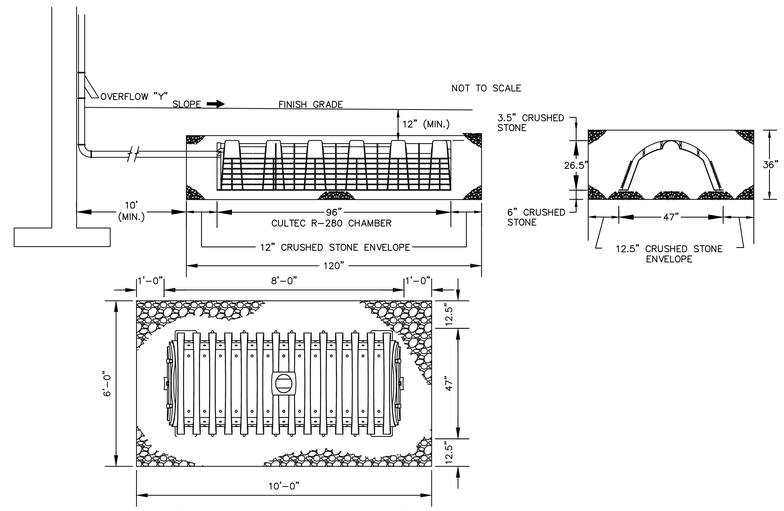


PRECAST CONCRETE DRAIN MANHOLE

NOT TO SCALE
(FOR PIPES UP TO 30" DIAM.)

*NOTE: OIL SEPARATING MANHOLES SHALL BE 6' DIAMETER (SEE DETAIL)

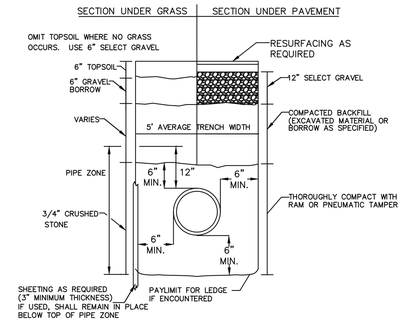
NOT TO SCALE



ROOF DRAIN INFILTRATOR DETAIL

N.T.S.

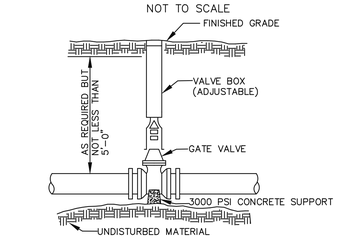
NOTES:
1. CULTEC R-280 CHAMBERS TO BE INSTALLED PER THIS DETAIL AND MANUFACTURER'S SPECIFICATIONS.
2. ROOF DRAIN SYSTEMS TO BE INSTALLED TO CAPTURE REAR ROOF AREAS AT LOTS 19-28 AND LOTS 35-48 AND ALL CONDOMINIUM UNITS.



TYPICAL SEWER TRENCH DETAIL

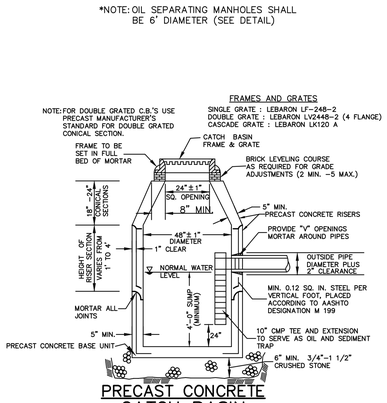
NOT TO SCALE

NOTES:
1. INCLUDES HOUSE SERVICES
2. EXISTING PAVEMENT SHALL BE SAW CUT BEFORE TRENCH EXCAVATION
3. PAY WIDTH EQUALS 5 FEET



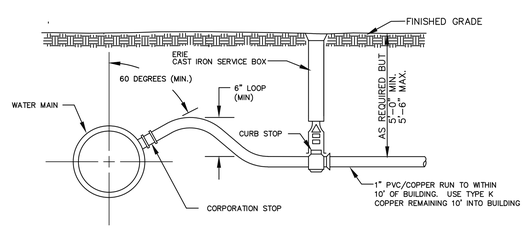
TYPICAL GATE VALVE

NOT TO SCALE



PRECAST CONCRETE CATCH BASIN

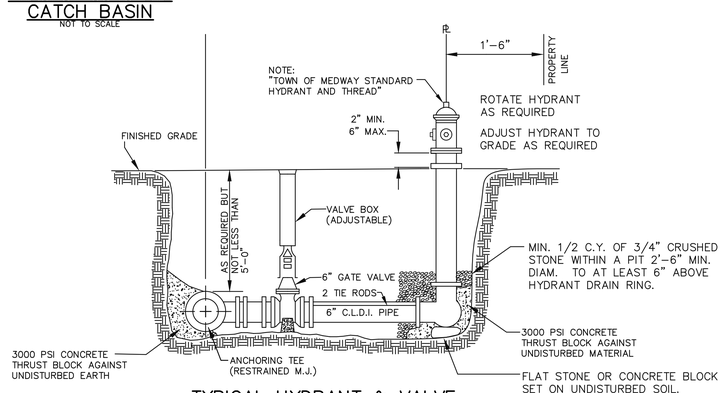
NOT TO SCALE



NOTE: SADDLES ARE REQUIRED FOR TAPS LARGER THAN 1 INCH.

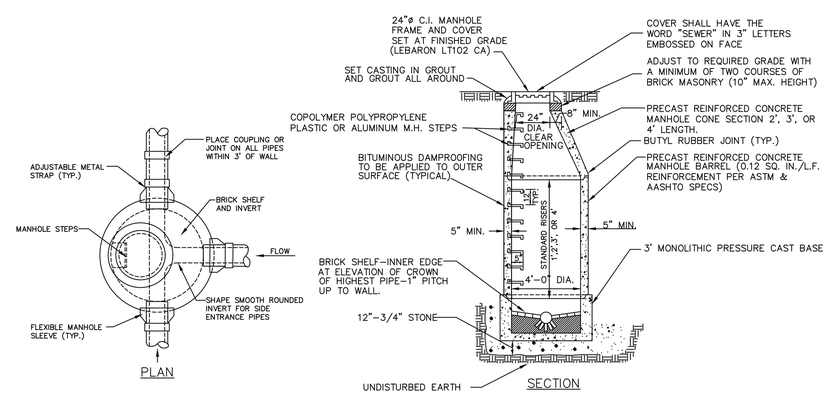
TYPICAL PERMANENT WATER SERVICE CONNECTION

NOT TO SCALE



TYPICAL HYDRANT & VALVE

NOT TO SCALE



STANDARD SEWER MANHOLE SECTION

NOT TO SCALE

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SCALE:	SHEET 9 OF 10

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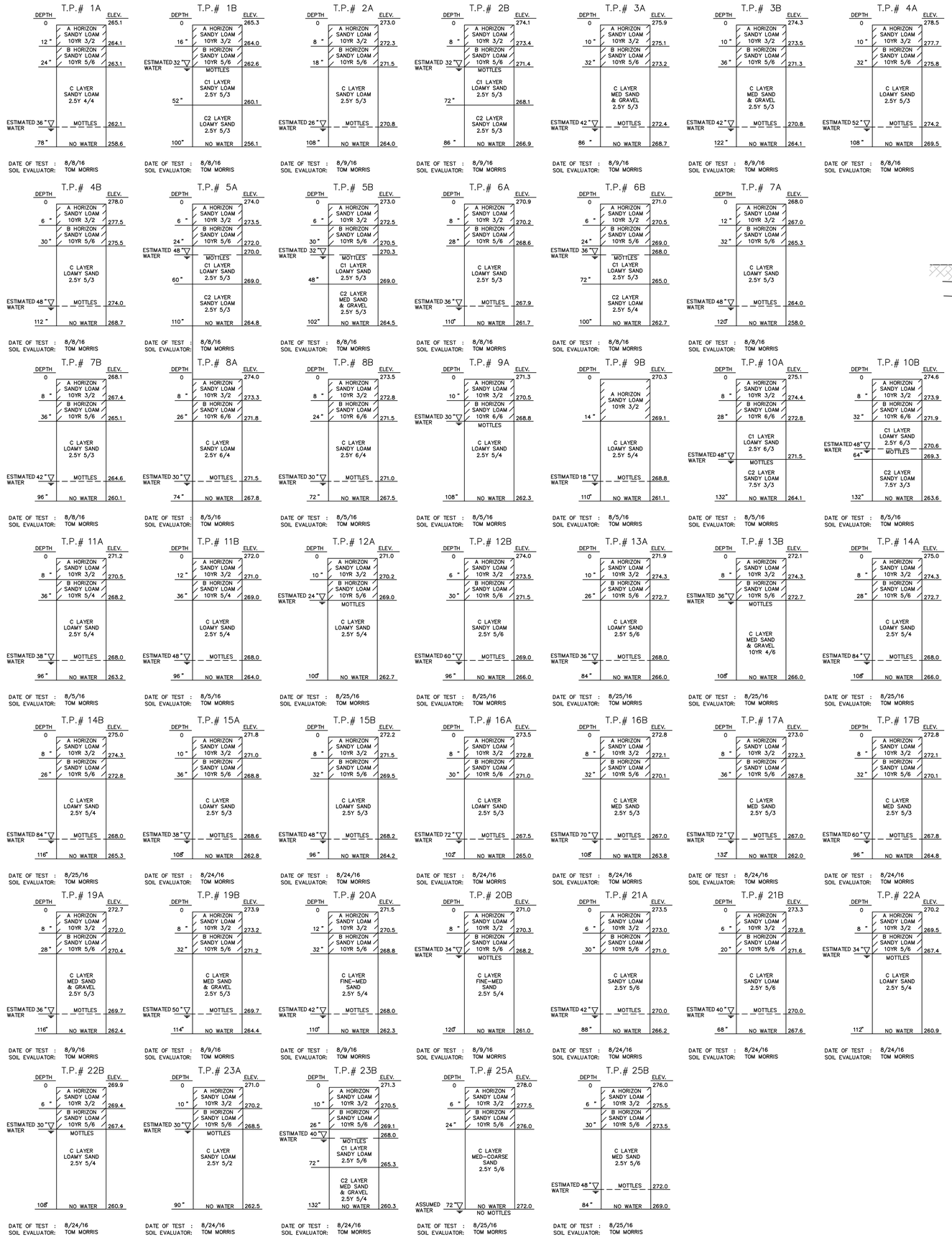
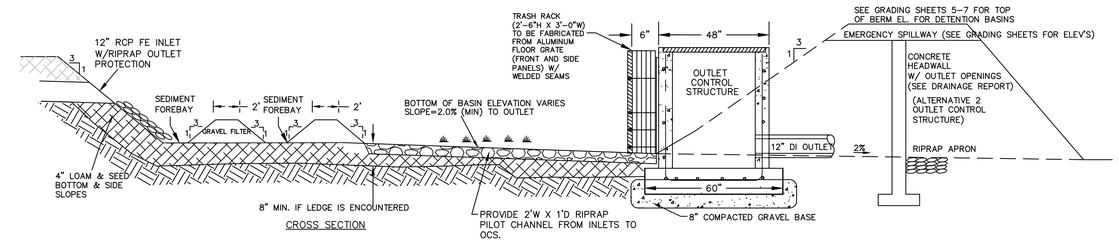
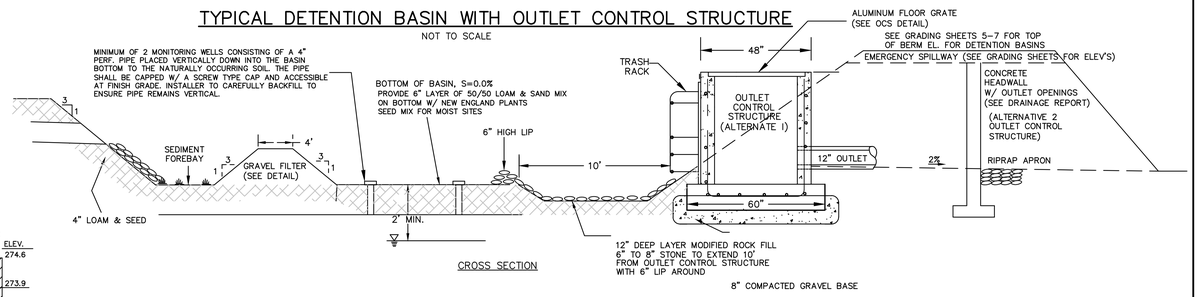




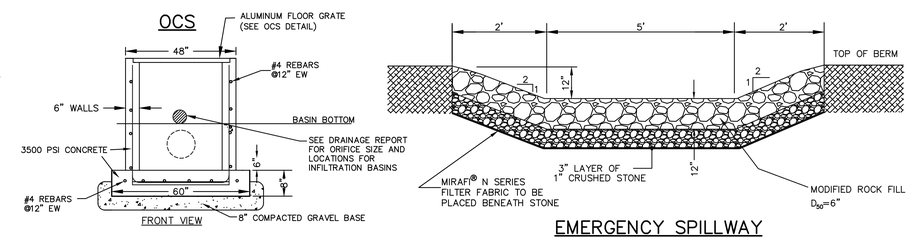
TYPICAL DETENTION BASIN WITH OUTLET CONTROL STRUCTURE

NOT TO SCALE



TYPICAL INFILTRATION BASIN DETAIL

NOT TO SCALE

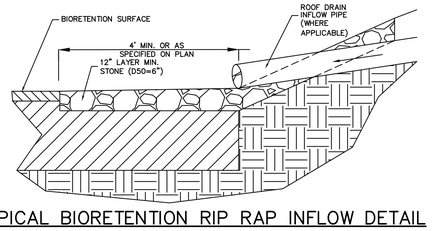


EMERGENCY SPILLWAY

NOT TO SCALE

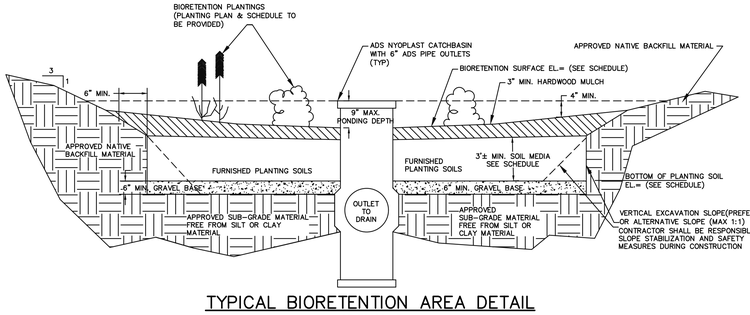
SPILLWAY NOTES:

1. A WELL GRADED MIXTURE OF ROCK SIZES SHALL BE USED FOR THE STONE. FIFTY PERCENT BY WEIGHT OF THE STONE MIXTURE SHALL BE SMALLER THEN THE MEDIAN SIZE STONE (d50). THE LARGEST STONE SIZE IN THE MIXTURE SHALL BE 1.5 TIMES THE d50 SIZE (12").
2. STONES FOR RIP RAP SHALL BE ANGULAR OR SUBANGULAR. THE STONES SHALL BE SHAPED SO THAT THE LEAST DIMENSION OF THE STONE FRAGMENT SHALL NOT BE LESS THAN ONE- THIRD OF THE GREATEST DIMENSION OF THE FRAGMENT. FLAT ROCKS SHALL NOT BE USED FOR RIP RAP.
3. STONE FOR THE RIP RAP MAY BE PLACED BY EQUIPMENT AND SHALL BE CONSTRUCTED TO THE FULL LAYER THICKNESS IN ONE OPERATION AND IN SUCH A MANNER AS TO PREVENT DISPLACEMENT OF THE UNDERLYING MATERIALS. HAND PLACEMENT MAY BE REQUIRED TO PREVENT DAMAGE TO ANY PERMANENT STRUCTURES.
4. VOIDS IN THE ROCK RIP RAP SHOULD BE FILLED WITH SPALLS AND SMALLER ROCKS.



TYPICAL BIORETENTION RIP RAP INFLOW DETAIL

NOT TO SCALE



TYPICAL BIORETENTION AREA DETAIL

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