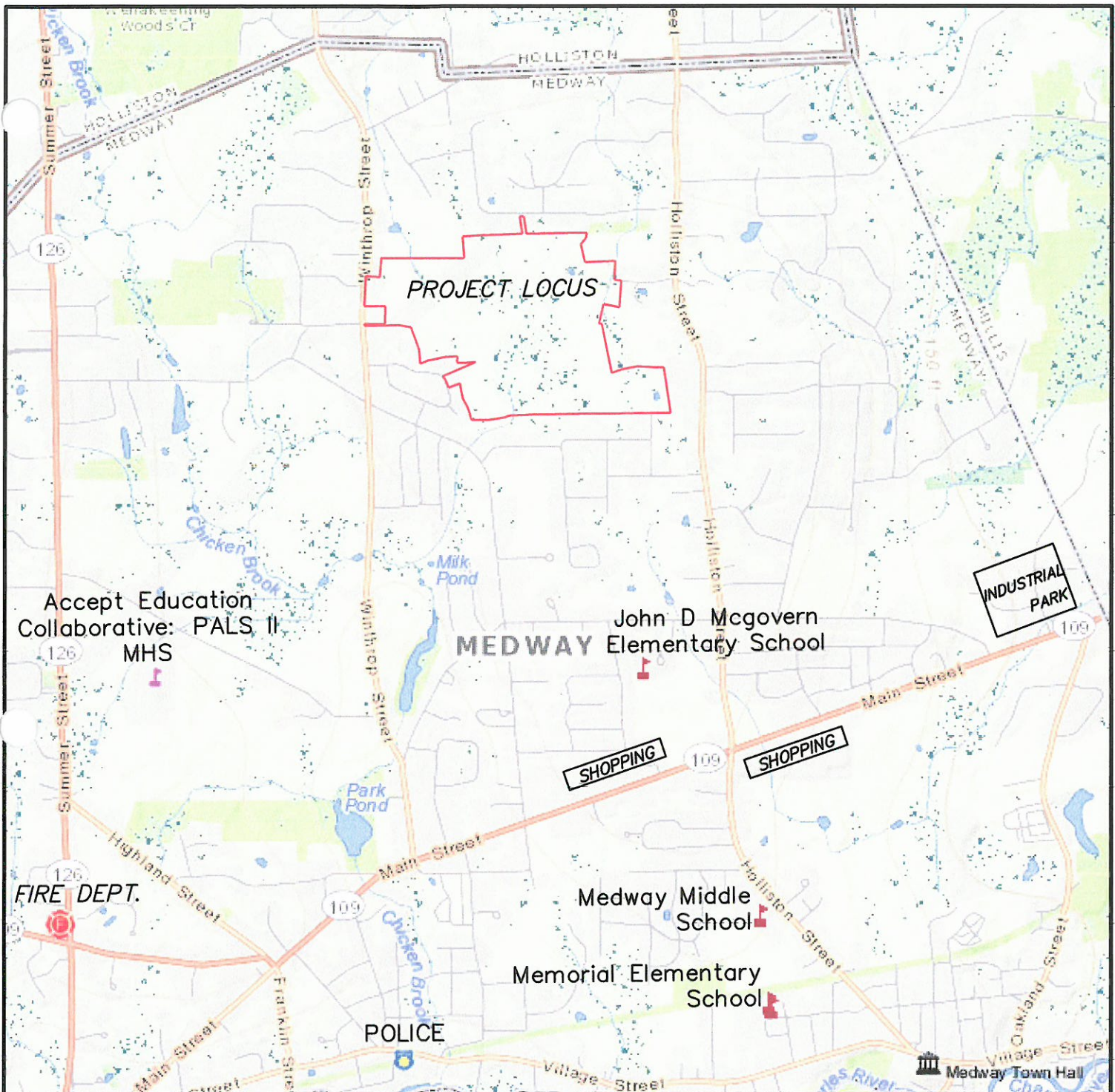
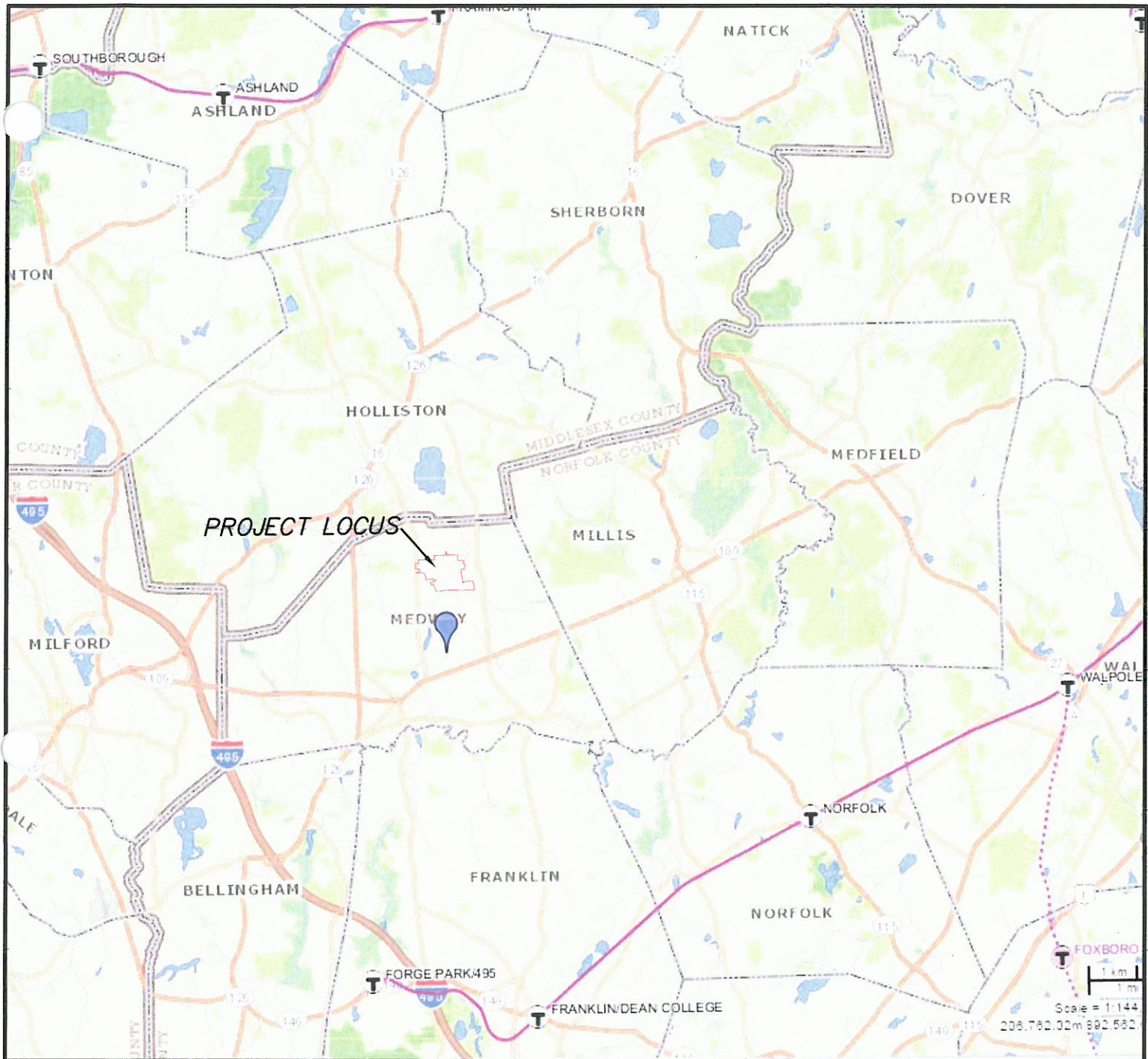


1.1
LOCATION MAP



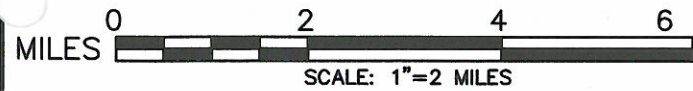
LEGEND - Fire Stations - Police Stations - Local Police - State Police - County Sheriff - Commuter Rail Stations - Regular Service - Used Seasonally or for Special Events - Commuter Rail Lines - Regular Service - Used Seasonally or for Special Events - Under Construction - Proposed - Town Hall - Pre-kindergarten to High School Buildings - Public - Private - Charter - Collaborative Program - Special	REGIONAL MAP LINES"TIMBER CREST ESTATES" MEDWAY, MASS. 0 2000 4000 FEET SCALE: 1"=2000'	Outback Engineering Incorporated 165 EAST GROVE STREET MIDDLEBOROUGH, MASS. 02346 TEL 508-946-9231
---	---	--



LEGEND

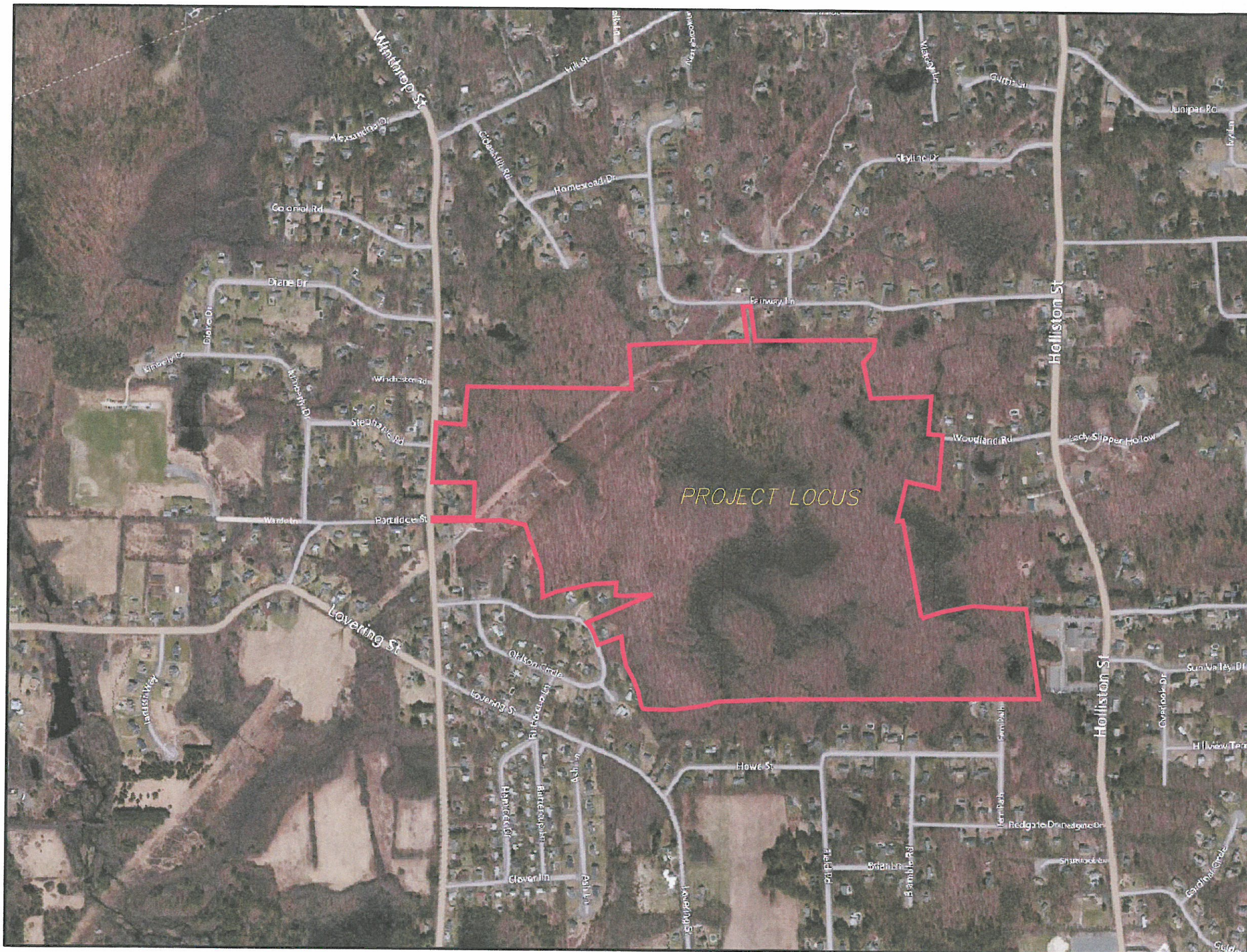
Commuter Rail Stations
 Regular Service
 Used Seasonally or for Special Events
 Commuter Rail Lines
 Regular Service
 Used Seasonally or for Special Events
 Under Construction
 Proposed

**REGIONAL MAP WITH
 COMMUTER RAIL
 LINES"TIMBER CREST
 ESTATES"
 MEDWAY, MASS.**



**Outback
 Engineering
 Incorporated**

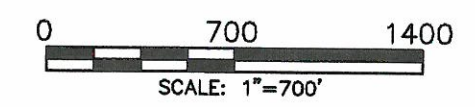
**165 EAST GROVE STREET
 MIDDLEBOROUGH, MASS. 02346
 TEL 508-946-9231**



SOURCE: BING MAPS



AERIAL PHOTOGRAPH
"TIMBER CREST ESTATES"
MEDWAY, MASS.

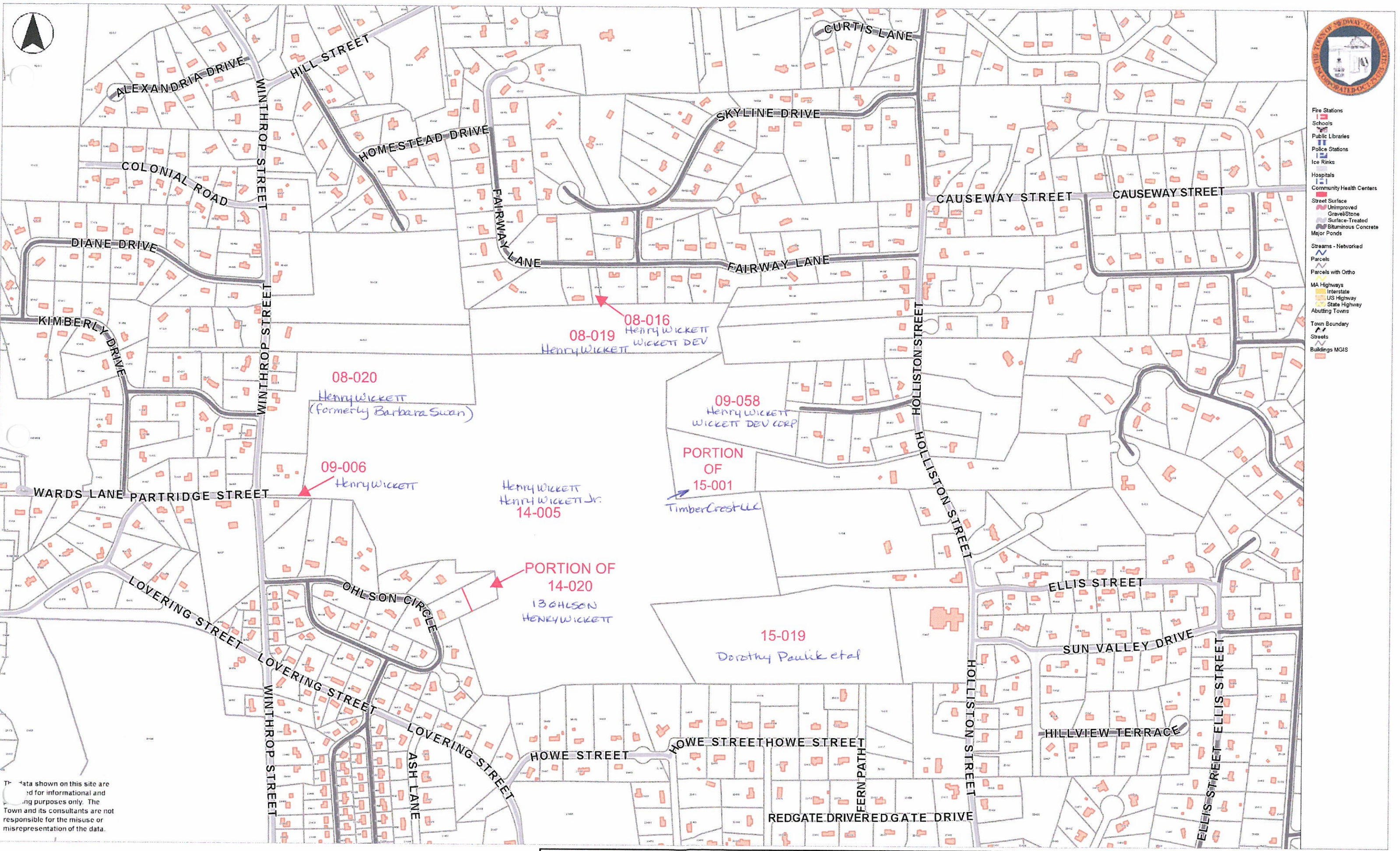


Outback
Engineering
Incorporated

165 EAST GROVE STREET
MIDDLEBOROUGH, MASS. 02346
TEL 508-946-9231

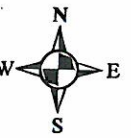
1.2

TAX MAP



The data shown on this site are for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.

ASSESSORS MAP LOT IDENTIFICATION TIMBER CREST ESTATES



Map 8

0 125 250 500 750 1,000 Feet

Map prepared for
Town of Medway
Assessor's Office
July 1, 2014
by
Fran V. Hutton-Lee



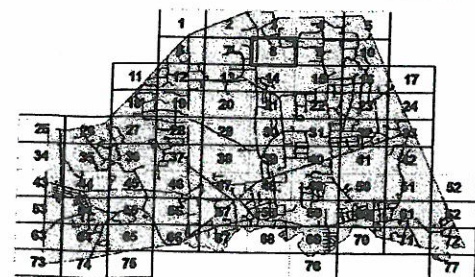
Original Issue Date:
October 2003
Revised:
January 1, 2011
August 17, 2012
September 30, 2013
July 1, 2014

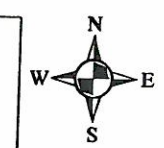
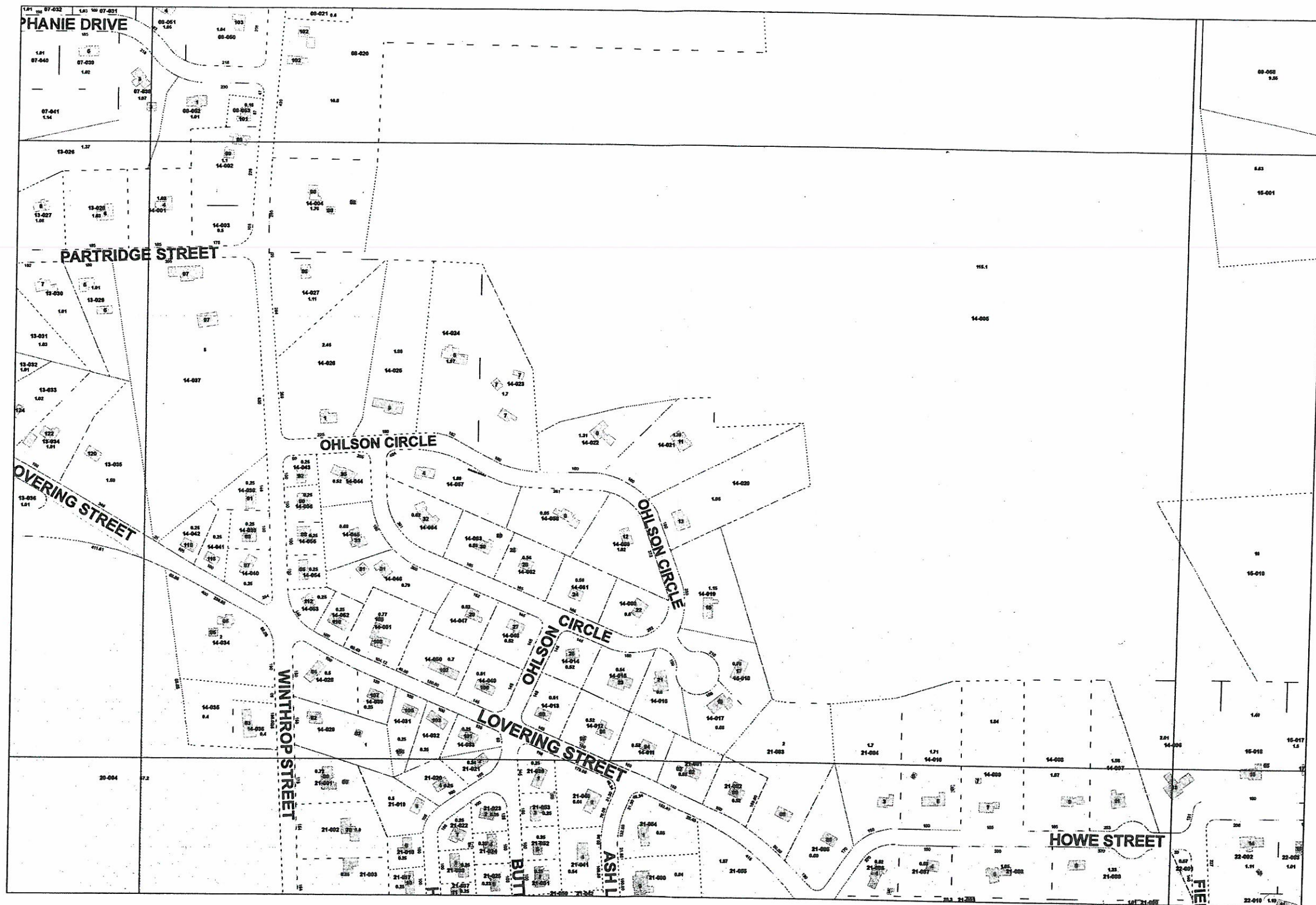
Additional mapping information
from MassGIS and
Medway Assessors data.



General Notes

1. Prepared for Tax Assessments purposes, not to be used for conveyances.
2. Information shown on maps is subject to change or revision without notification.
3. The parcels shown represent all known deed information to the Board of Assessors as of July 1, 2014
4. Rights of way, parcel locations and parcel frontages based on Schofield Brothers' Assessors Atlas (1975) registry plans, and approved subdivision plans.
5. Coordinates are based on the Massachusetts State Plane Coordinate System.
6. There are 78 maps (including the Oak Grove inset map) and 1 index sheet map.





Map 14



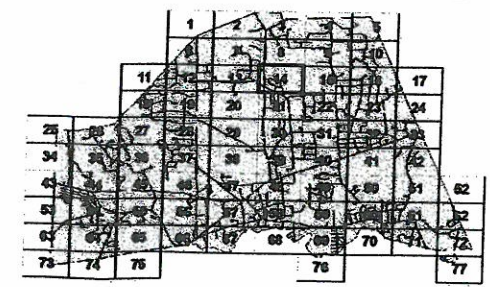
Map prepared for
Town of Medway
Assessor's Office
July 1, 2014
by
Fran V. Hutton Lee

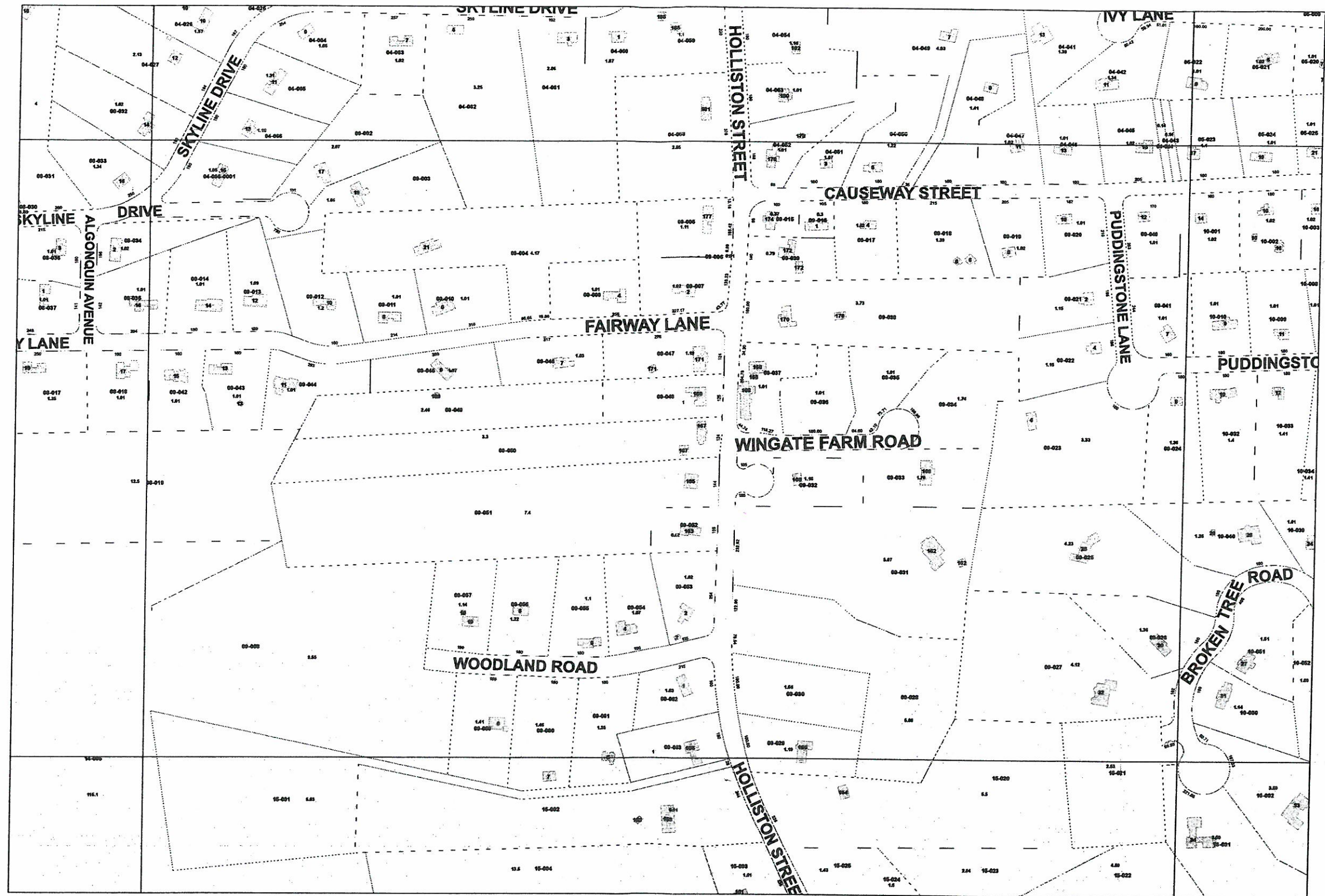


Original Issue Date:
October 2003
Revised:
January 1, 2011
August 17, 2012
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Map 9



Map prepared for
Town of Medway
Assessor's Office
July 1, 2014
by
Fran V Sutton Lee



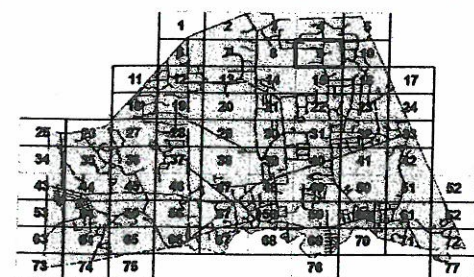
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Revised:
January 1, 2011
August 17, 2012
September 30, 2013
July 1, 2014

Additional mapping information
from MassGIS and
Medway Assessors data.



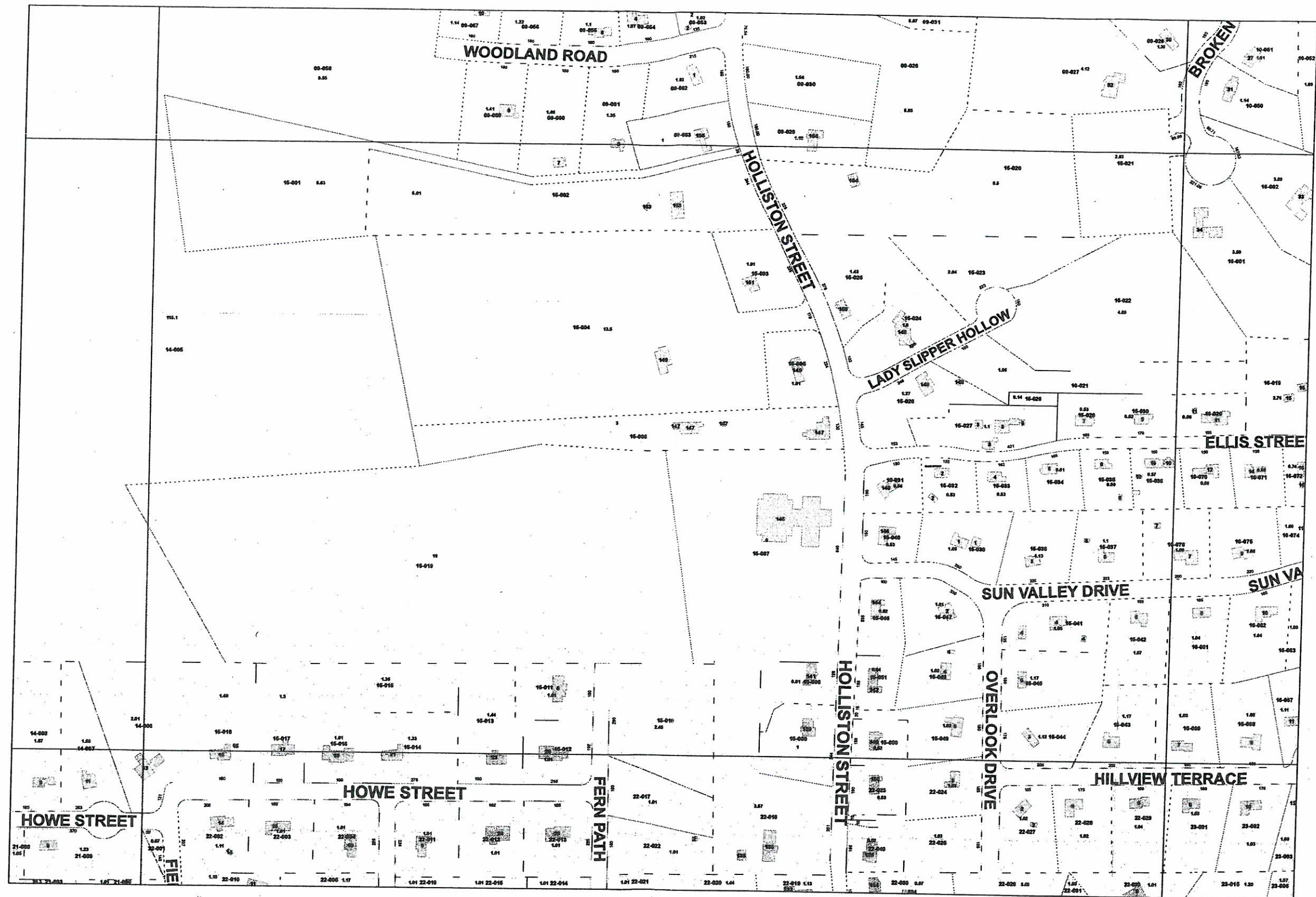
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6. There are 78 maps (including the Oak Grove inset map) and 1 index sheet map.





Map 15



0 125 250 500 750 1,000 Feet

Map prepared for
Town of Modway
Assessor's Office
July 1, 2014
by
Fran V. Sutton, Lee



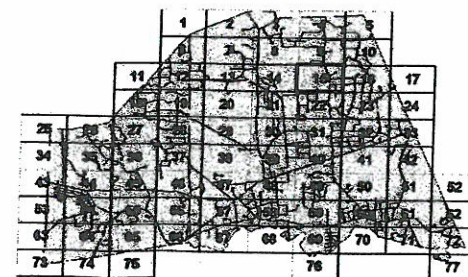
Original Issue Date:
October 2003
Revised:
January 1, 2011
August 11, 2012
September 30, 2013
July 1, 2014

Additional mapping information
from MassGIS and
Modway Assessors data.



General Notes

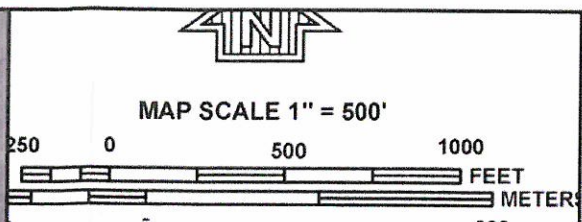
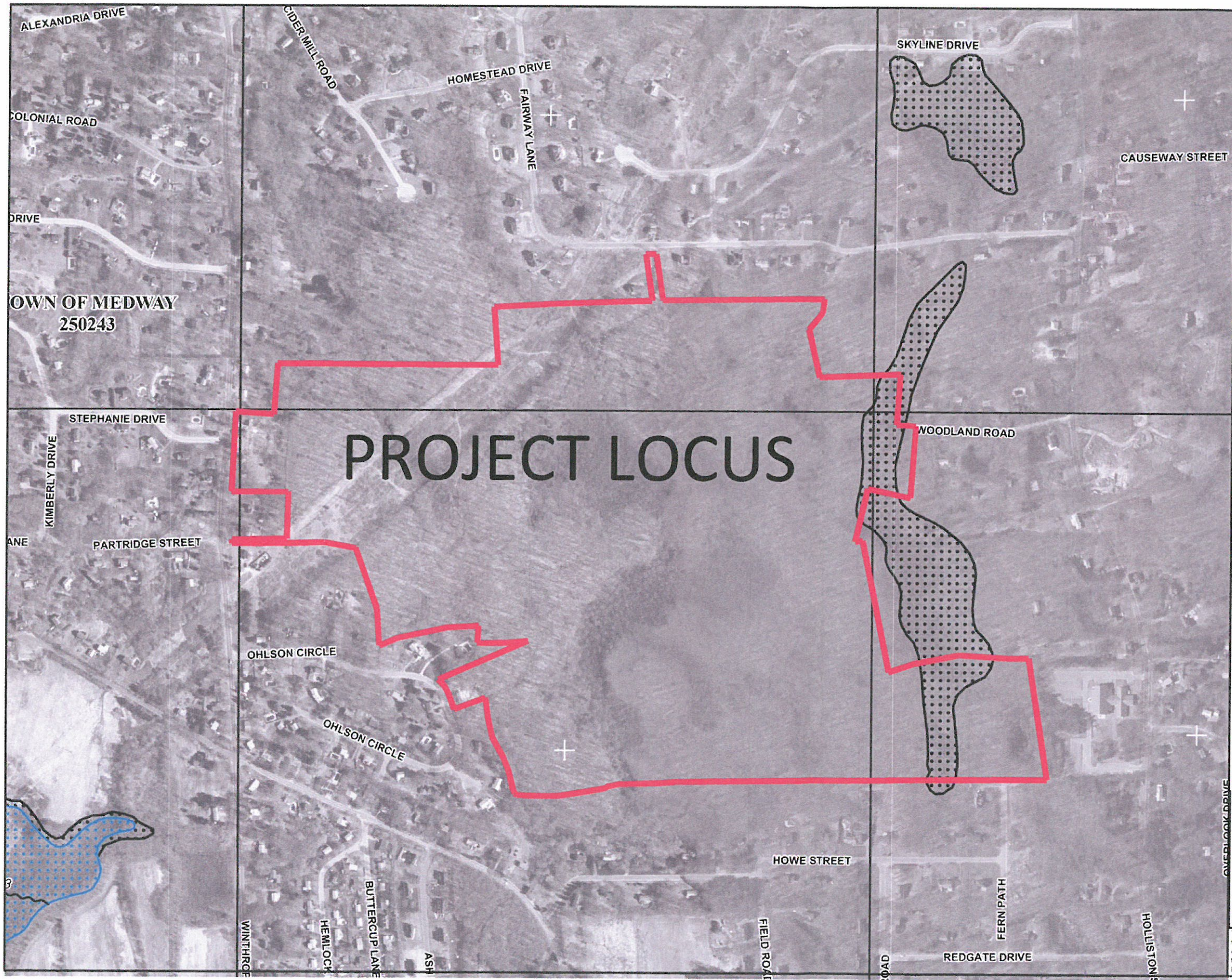
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5. Coordinates are based on the Massachusetts State Plane Coordinate System.
6. There are 78 maps (including the Oak Grove inset map) and 1 index sheet map.



2.4

**SITE CONSTRAINTS
TOPOGRAPHICAL & WETLANDS**

FLOOD MAP



NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0141E

FIRM
FLOOD INSURANCE RATE MAP
NORFOLK COUNTY,
MASSACHUSETTS
(ALL JURISDICTIONS)

PANEL 141 OF 430
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:
COMMUNITY NUMBER PANEL SUFFIX
MEDWAY TOWN OF 250243 0141 E

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER
25021C0141E
EFFECTIVE DATE
JULY 17, 2012
Federal Emergency Management Agency

LEGEND

- OTHER FLOOD AREAS
- ZONE X Areas of 0.2% annual 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 1% annual chance flood.
- OTHER AREAS
- ZONE X Areas determined to be outside the 0.2% annual chance floodplain.
- ZONE D Areas in which flood hazards are undetermined, but possible.

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

2.5

BY-RIGHT PLAN

"TIMBER CREST ESTATES" BY-RIGHT OPEN SPACE RESIDENTIAL DEVELOPMENT

CONCEPT LAYOUT PER TOWN OF MEDWAY ZONING BY-LAW
SECTION V.T.(OSRD) & X.(AFFORDABLE HOUSING)

PLAN BY SCHOFIELD BROTHERS
DATED JUNE 8, 2006

ZONING			
AGRICULTURAL & RESIDENTIAL DISTRICTS			
	AR-I	AR-II	OSRD
LOT AREA	REQUIRED	REQUIRED	REQUIRED
UPLAND AREA	44,000 S.F.	22,500 S.F.	22,000 S.F.
LOT FRONTAGE	22.00 S.F.	11,250 S.F.	11,000 S.F.
MIN. FRONTYARD SETBACK	180 FEET	150 FEET	50 FEET
MIN. SIDEYARD SETBACK	35 FEET	35 FEET	25 FEET
MIN. REARYARD SETBACK	15 FEET	15 FEET	15 FEET
SHAPE FACTOR (P ² /A)	22.0	22.0	22.0

OSRD CALCULATIONS	
PROJECT AREA: 163.1 AC	
UPLAND AREA: 79.62 AC	
WETLAND AREA: 83.45 AC	
MIN. OPEN SPACE REQUIRED: 60% X 163.2 AC = 97.92 AC	
MIN. UPLAND AREA W/IN OPEN SPACE REQUIRED = 97.92 X .79.62 = 47.8 AC	
OPEN SPACE PROVIDED = 137.1 AC (INCLUDES 51.03 AC UPLAND)*	
*USABLE UPLAND AREA W/IN EASEMENTS = 25% X 12.29 AC = 3.07 AC	
DWELLING UNIT YIELD CALCULATIONS	
TOTAL AREA (TA): 163.1 AC	
EASEMENT AREA (EA): 12.29 AC	
POTENTIAL DEVELOPMENT AREA (PDA): = 163.1 AC - 12.29 AC = 150.81 AC	
WETLAND & RIVERFRONT AREA (WRA): 83.45 AC - 2.47 AC = 80.98 AC	
MAX. # OF DWELLINGS IN OSRD = $\frac{(150.81 - 80.98)}{44,000 \text{ S.F.}} \times 43,560$	
= 94.28 (USE 94 HOMES)	
AFFORDABLE HOMES REQUIRED = 10% X 94 = 10 AFFORDABLES	
DENSITY BONUS = 50% AFFORDABLE HOMES = 5 EXTRA HOMES	
TOTAL DWELLING YIELD = 94 + 5 = 99 HOMES (10 MUST AFFORDABLE)	

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.
400 FOXBORO BLVD. UNIT 8306
FOXBOROUGH, MA 02035
ASSESSORS MAP 14, LOT 20

TIMBER CREST ESTATES
400 FOXBORO BLVD. UNIT 8306
FOXBOROUGH, MA 02035
ASSESSORS MAP 15, LOT 1

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

APPLICANT

TIMBER CREST ESTATES LLC
c/o MOUNIR TAYARA
400 FOXBORO BLVD. UNIT 8306
FOXBOROUGH, MA 02035

BY-RIGHT PLAN
"TIMBER CREST
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OFF
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TEL: (508)-946-9231
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www.outback-eng.com

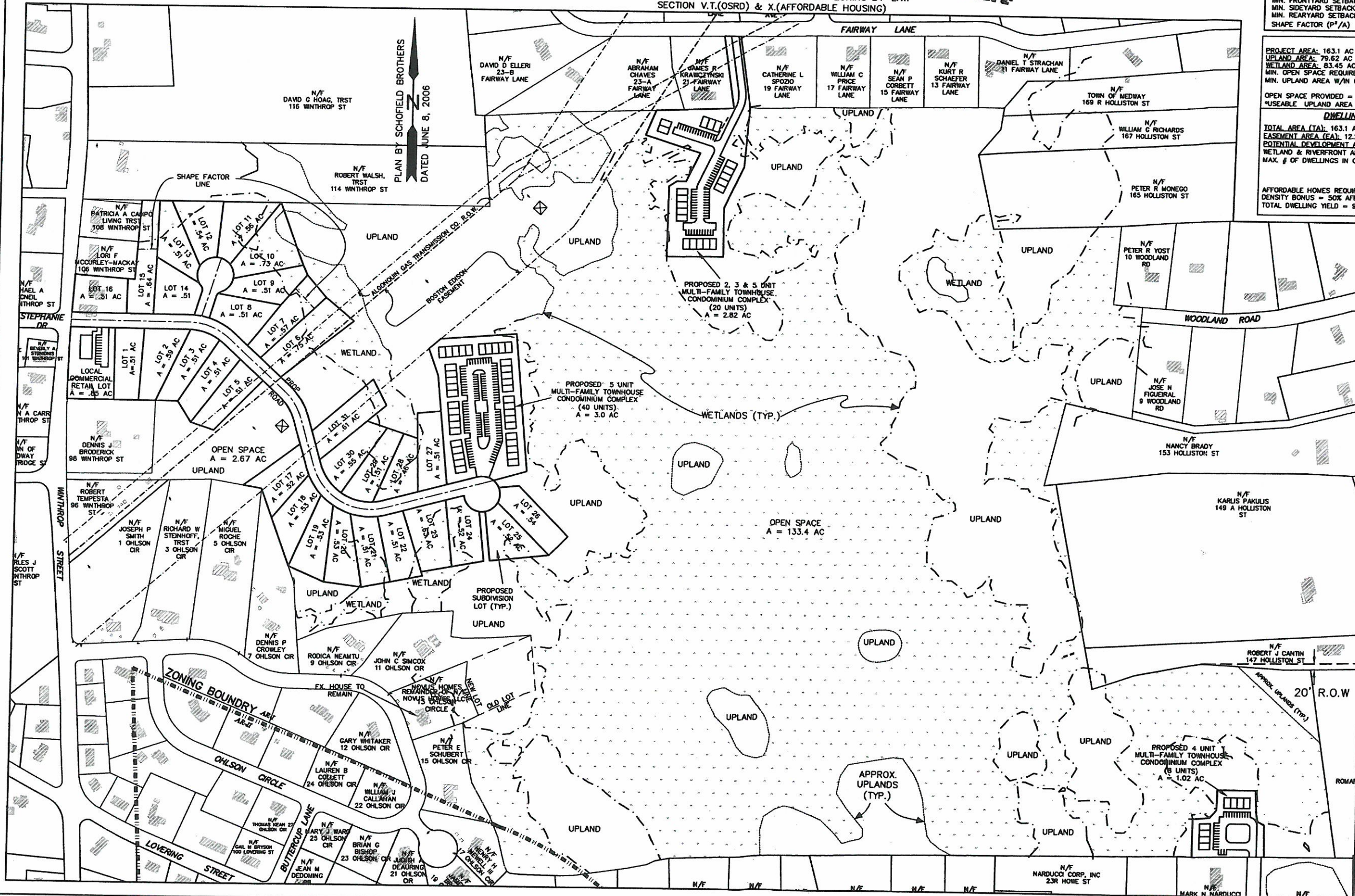
DATE: MARCH 12, 2015

DRAWN BY: RLG CHECKED BY: JAP

SCALE: 1"=150'

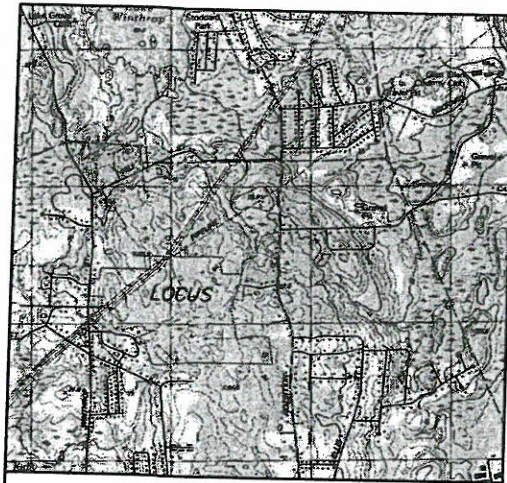
0' 150' 300' 450'

OE-2765



3.1

PRELIMINARY SITE PLAN



LOCUS MAP SCALE: 1"=200'

GENERAL NOTES

- PROPERTY LINES, WETLANDS, AND TOPOGRAPHY SHOWN HEREON IS COMPILED FROM AVAILABLE PLAN INFORMATION AS FOLLOWS:
 - PROPERTY LINE & WETLAND INFORMATION FOR PROJECT SITE TAKEN FROM SURVEY INFORMATION PROVIDED BY COLONIAL ENGINEERING, INC. OF MEDWAY, MA.
 - TOPOGRAPHIC INFORMATION SHOWN HEREON WAS COMPILED FROM DATA PROVIDED BY COLONIAL ENGINEERING AND LIDAR DATA FROM MASS GIS.
 - OFFSITE PROPERTY LINES, ROADS & HOUSES COMPILED FROM MASS GIS, AND GOOGLE EARTH.
 - CERTIFIED VERNAL POOL INFORMATION TAKEN FROM ONLINE MASS GIS DATALAYER.
- 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% ANNUAL 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)
- 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.
- 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.
- THE SITE IS NOT LOCATED WITHIN AN AREA OF CRITICAL ENVIRONMENTAL CONCERN (A.C.E.C.).
- ALL EXISTING UTILITY INFORMATION IS APPROXIMATE ONLY AND MAY NOT BE COMPLETE. COMPILED FROM DATA PROVIDED BY COLONIAL ENGINEERING AND AS-BUILTS OF VARIOUS ROADWAY PLANS PROVIDED BY MEDWAY DEPARTMENT OF PUBLIC SERVICES. CONTRACTORS SHALL NOTIFY DISAFC (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

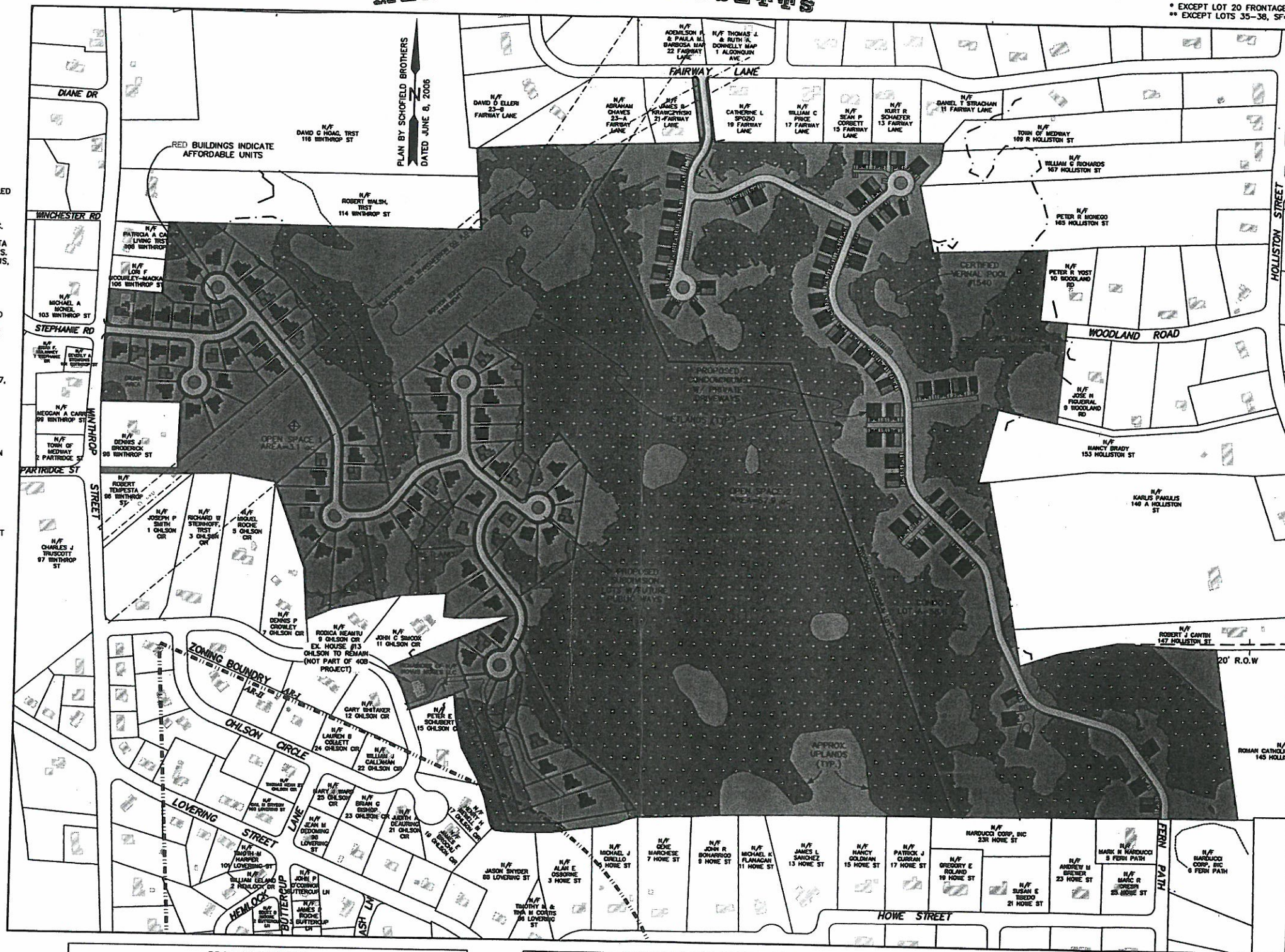
	WEST SIDE SUBDIVISION	EAST SIDE CONDOMINIUM	TOTAL
# OF HOMES	76	116	192
ROOF AREA	140100 ft ²	148410 ft ²	288510 ft ² = 6.62 ac
ROAD LENGTH	4299.3 ft	4647.3 ft	8946.6 ft
PAVED ROAD AND SIDEWALK AREA	146255 ft ²	141930 ft ²	288185 ft ² = 6.44 ac
DRIVEWAY AREA	60800 ft ²	38797 ft ²	99597 ft ² = 2.29 ac
TOTAL LOT AREA	1,234,953 ft ² = 27.33 ac	255,4830 ft ² = 58.65 ac	163.07 ac
EXISTING GAS & ELECTRIC EASEMENT AREA	-	-	12.29 ac
UPLAND AREA	-	-	79.62 ac
WETLAND AREA	-	-	83.45 ac

TOTAL PROJECT AREA = 163.07 ac

TOTAL IMPERVIOUS COVERAGE = 6.62 ac + 6.44 ac + 2.29 ac X 100% = 9.4%
163.07 ac

"TIMBER CREST ESTATES"

A PROPOSED RESIDENTIAL DEVELOPMENT IN MEDWAY, MASSACHUSETTS



ZONING			
AGRICULTURAL & RESIDENTIAL DISTRICTS			
LOT AREA	AR-I	AR-II	PROVIDED
	REQUIRED	REQUIRED	REQUIRED
UPLAND AREA	44,000 S.F.	22,500 S.F.	7,500 S.F.
LOT FRONTAGE	22,000 S.F.	11,250 S.F.	7,000 S.F.
MIN. FRONTYARD SETBACK	180 FEET	150 FEET	50 FEET*
MIN. SIDEYARD SETBACK	35 FEET	35 FEET	20 FEET
MIN. REARYARD SETBACK	15 FEET	15 FEET	7 FEET
SHAPE FACTOR (P ² /A)	22.0	22.0	10 FEET

* EXCEPT LOT 20 FRONTAGE=31'
** EXCEPT LOTS 35-38, SF=75

INDEX	
SHEET	DESCRIPTION
1.	COVER SHEET
2.	EXISTING CONDITIONS SHEET
3-4.	PRELIMINARY LOT LAYOUT SHEETS
5-9.	PRELIMINARY GRADING & UTILITY PLANS
10-11.	PRELIMINARY ROAD PROFILES
12-13.	DETAIL SHEETS

REVISIONS	
NO.	DATE

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

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

NOVUS HOMES LLC
400 FOXBORO BLVD. UNIT 8306
FOXBOROUGH, MA 02035
ASSESSORS MAP 14, LOT 20

TIMBER CREST ESTATES
400 FOXBORO BLVD. UNIT 8306
FOXBOROUGH, MA 02035
ASSESSORS MAP 15, LOT 1

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

APPLICANT
TIMBER CREST ESTATES LLC
c/o MOUNIR TAYARA
400 FOXBORO BLVD. UNIT 8306
FOXBOROUGH, MA 02035

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

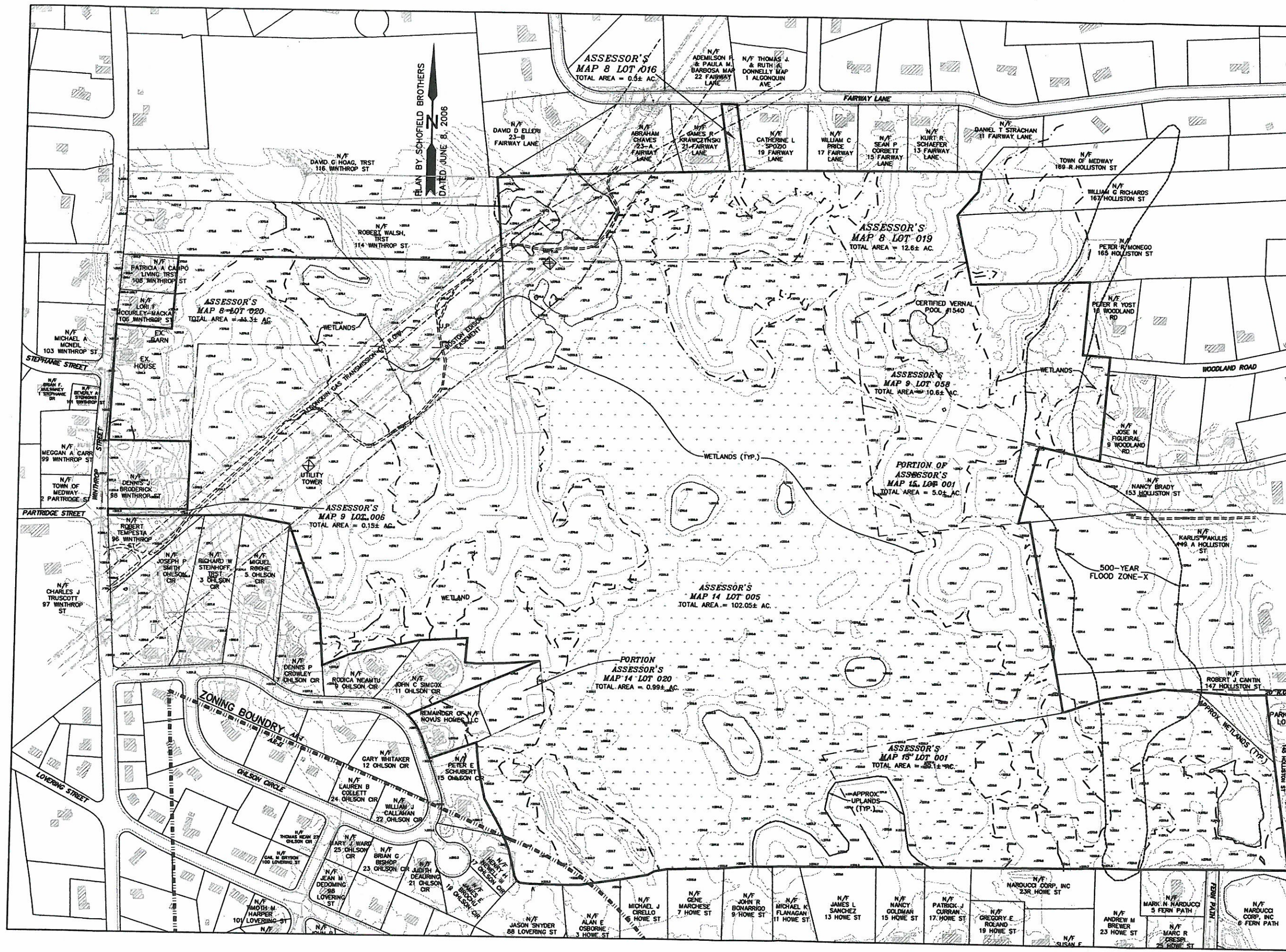
Outback Engineering Incorporated
165 EAST GROVE STREET
MIDDLEBOROUGH, MA 02346
TEL: (508)-946-9231
FAX: (508)-947-8873
www.outback-eng.com

DATE: MARCH 6, 2015
DRAWN BY: RLK CHECKED BY: JAP
SCALE: 1"=200' SHEET 1 OF 13
0' 200' 400' 600'
OE-2765

PROJECT SUMMARY
PROPOSED USE: MGL CHAPTER 40B RESIDENTIAL DEVELOPMENT
76 SINGLE FAMILY LOTS & 116 CONDOMINIUM UNITS (61 DUPLEXES) = 192 TOTAL DWELLING UNITS.
WATER & SEWER DEMAND: 192 HOMES X 3 BEDROOMS EACH X 110 GPD PER BEDROOM = 63,360 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

CONDO PARKING PROVIDED:
224 VISITOR AND DRIVEWAY SPACE
112 GARAGES
336 TOTAL



ELEVATION DATUM: N.G.V.D. 1929
PROPERTY LINES, WETLANDS, AND TOPOGRAPHY SHOWN HEREON IS COMPILED FROM AVAILABLE PLAN INFORMATION AS FOLLOWS:

- PROPERTY LINE & WETLAND INFORMATION FOR PROJECT SITE TAKEN FROM SURVEY INFORMATION PROVIDED BY COLONIAL ENGINEERING, INC. OF MEDWAY, MA.
- TOPOGRAPHIC INFORMATION SHOWN HEREON WAS COMPILED FROM DATA PROVIDED BY COLONIAL ENGINEERING AND LIDAR DATA FROM MASS GIS.
- OFFSITE PROPERTY LINES, ROADS & HOUSES COMPILED FROM MASS GIS, AND GOOGLE EARTH

REVISIONS

NO.	DATE	DESCRIPTION

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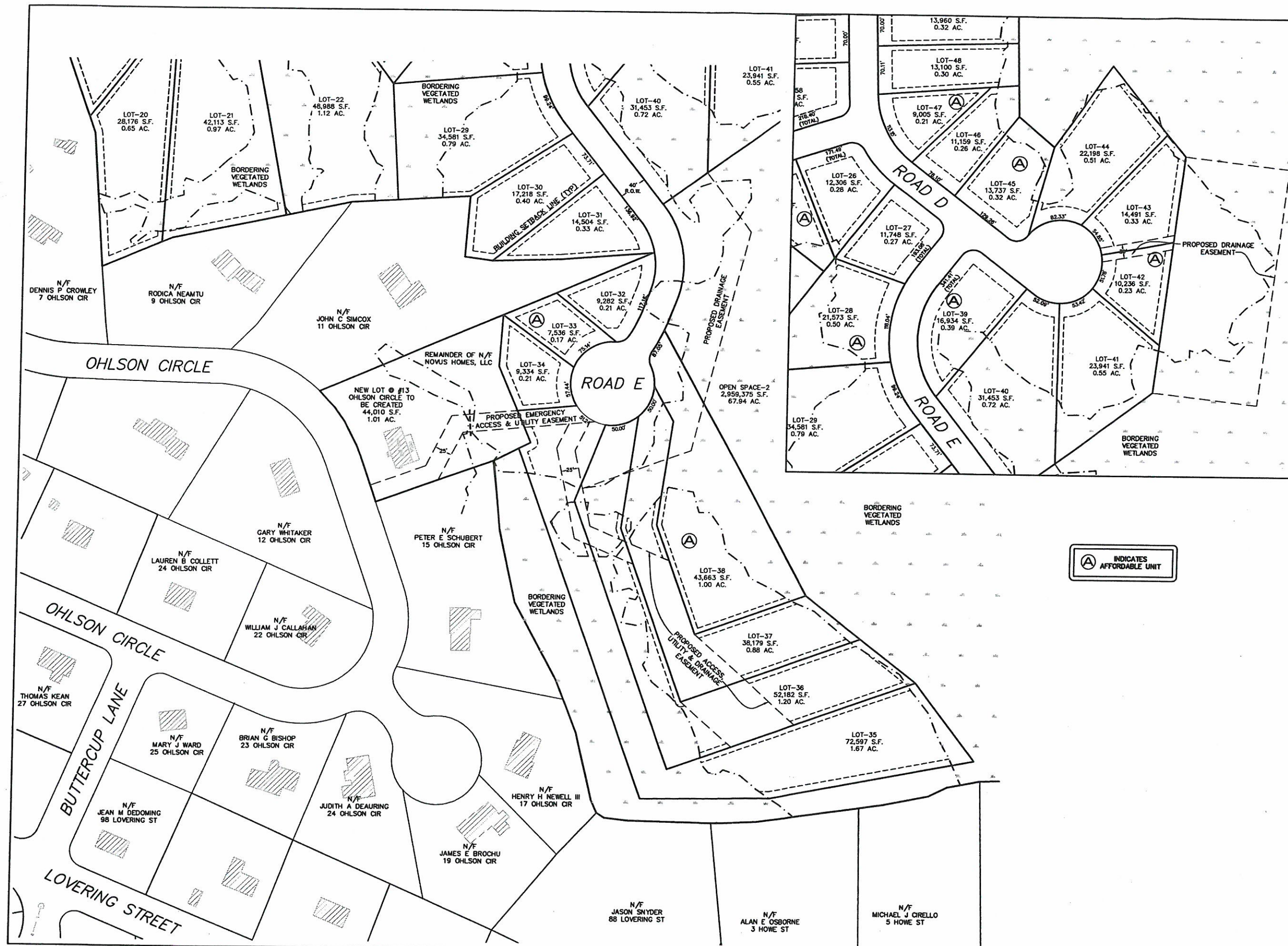
EXISTING CONDITIONS SHEET

"TIMBER CREST ESTATES"
OFF
WINTHROP STREET,
OLSON CIRCLE
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: MARCH 6, 2015
DRAWN BY: CJV CHECKED BY: JAP
SCALE: 1"=150' SHEET 2 OF 13
0' 150' 300' 450'
OE-2765



PLAN BY SCHOFIELD BROTHERS
 DATED JUNE 8, 2006

REVISIONS		
NO.	DATE	DESCRIPTION

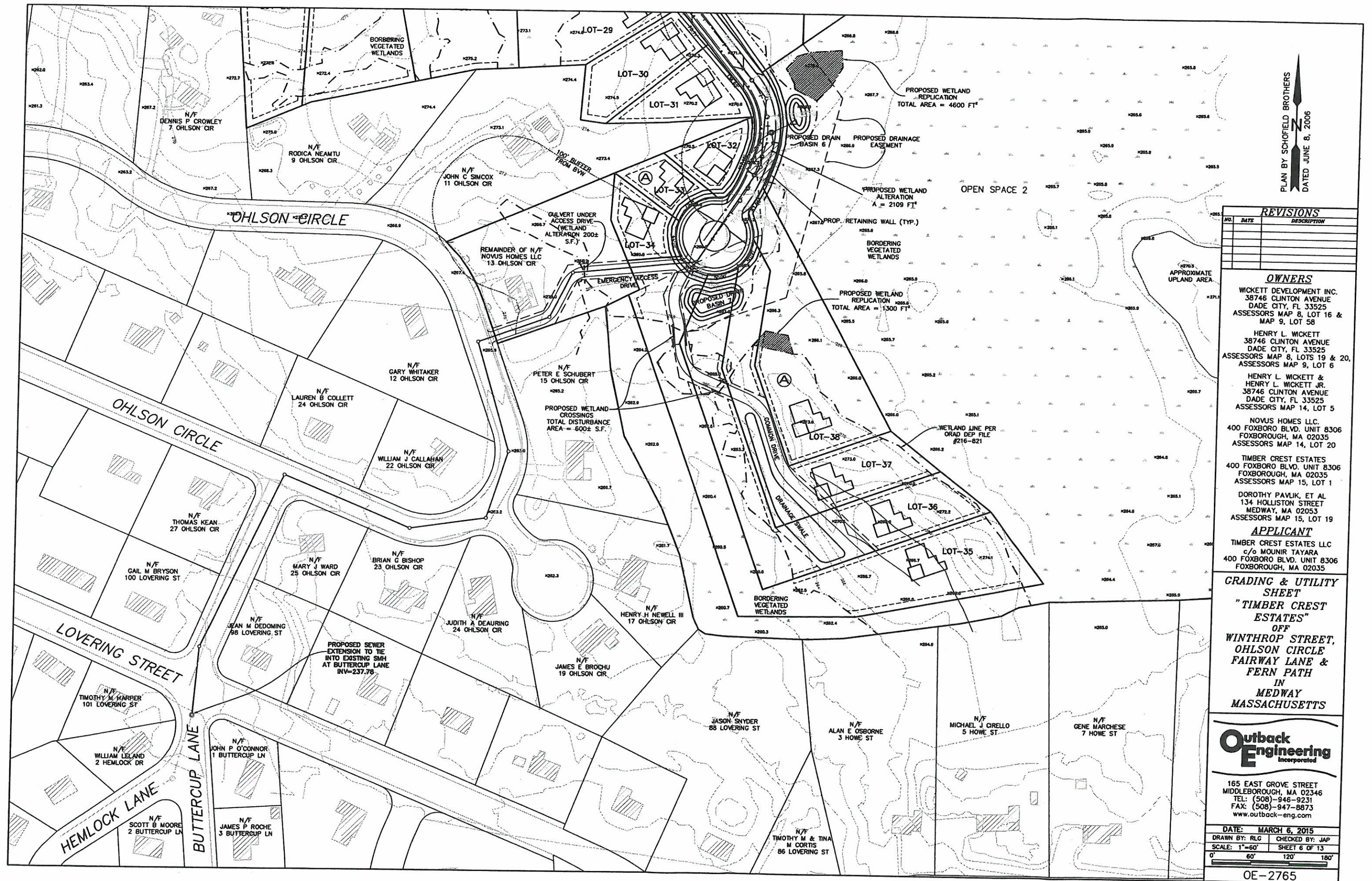
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 ASSESSORS MAP 15, LOT 1
 DOROTHY PAVLIK, ET AL
 134 HOLLISTON STREET
 MEDWAY, MA 02053
 ASSESSORS MAP 15, LOT 19

APPLICANT
 TIMBER CREST ESTATES LLC
 c/o MOUNIR TAYARA
 400 FOXBORO BLVD. UNIT 8306
 FOXBOROUGH, MA 02035

LOT LAYOUT SHEET "TIMBER CREST ESTATES" OFF WINTHROP STREET, OHLSON CIRCLE 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: MARCH 6, 2015
DRAWN BY: RLG **CHECKED BY:** JAP
SCALE: 1"=60' **SHEET 4 OF 13**
0' 60' 120' 180'
OE-2765



PLAN BY SCHOFIELD BROTHERS
DATED JUNE 8, 2006

REVISIONS		
NO.	DATE	DESCRIPTION

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
400 FOXBORO BLVD. UNIT 8306
FOXBOROUGH, MA 02035
ASSESSORS MAP 14, LOT 20

TIMBER CREST ESTATES
400 FOXBORO BLVD. UNIT 8306
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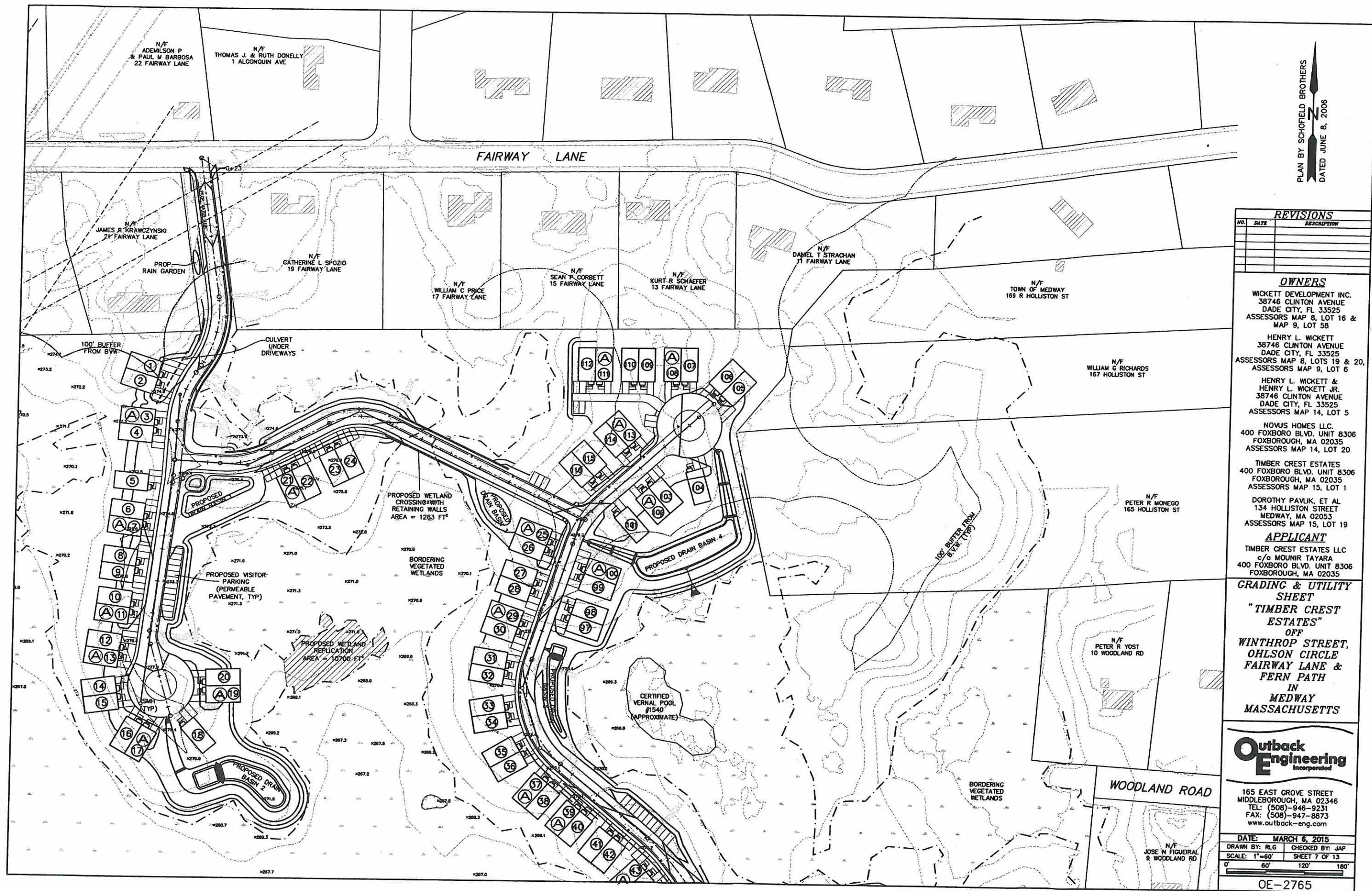
GRADING & UTILITY SHEET
"TIMBER CREST ESTATES"
OFF
WINTHROP STREET,
OHLSON CIRCLE
FAIRWAY LANE &
FERN PATH
IN
MEDWAY
MASSACHUSETTS

Outback Engineering
Incorporated

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MIDDLEBOROUGH, MA 02346
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DADE CITY, FL 33525
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GRADING & UTILITY SHEET

"TIMBER CREST ESTATES"

OFF
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MASSACHUSETTS

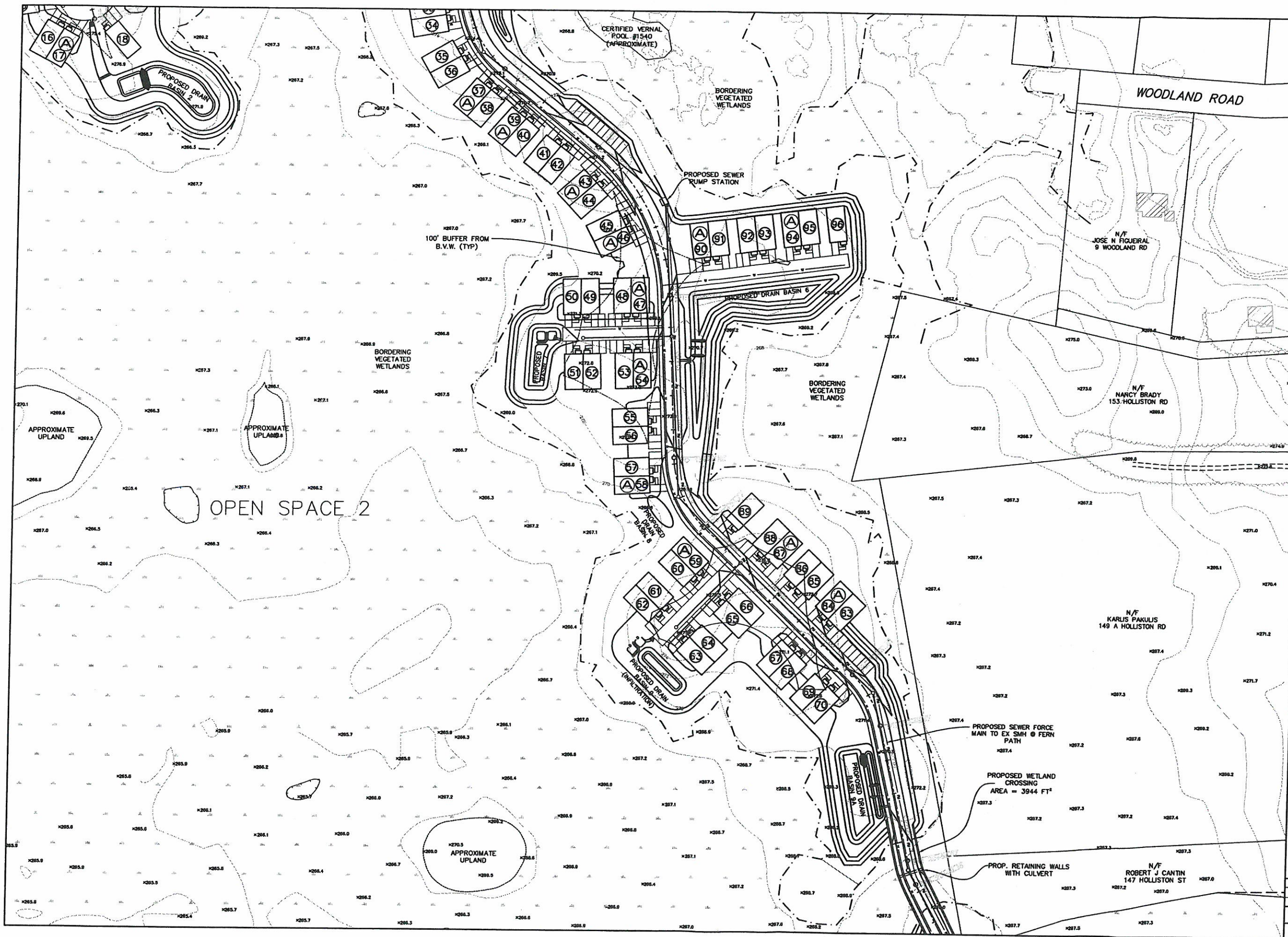
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DATE: MARCH 6, 2015
DRAWN BY: RLG CHECKED BY: JAP
SCALE: 1"=60' SHEET 7 OF 13

0' 60' 120' 180'

OE-2765



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DATED JUNE 8, 2006

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

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38746 CLINTON AVENUE
DADE CITY, FL 33525
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"TIMBER CREST ESTATES"
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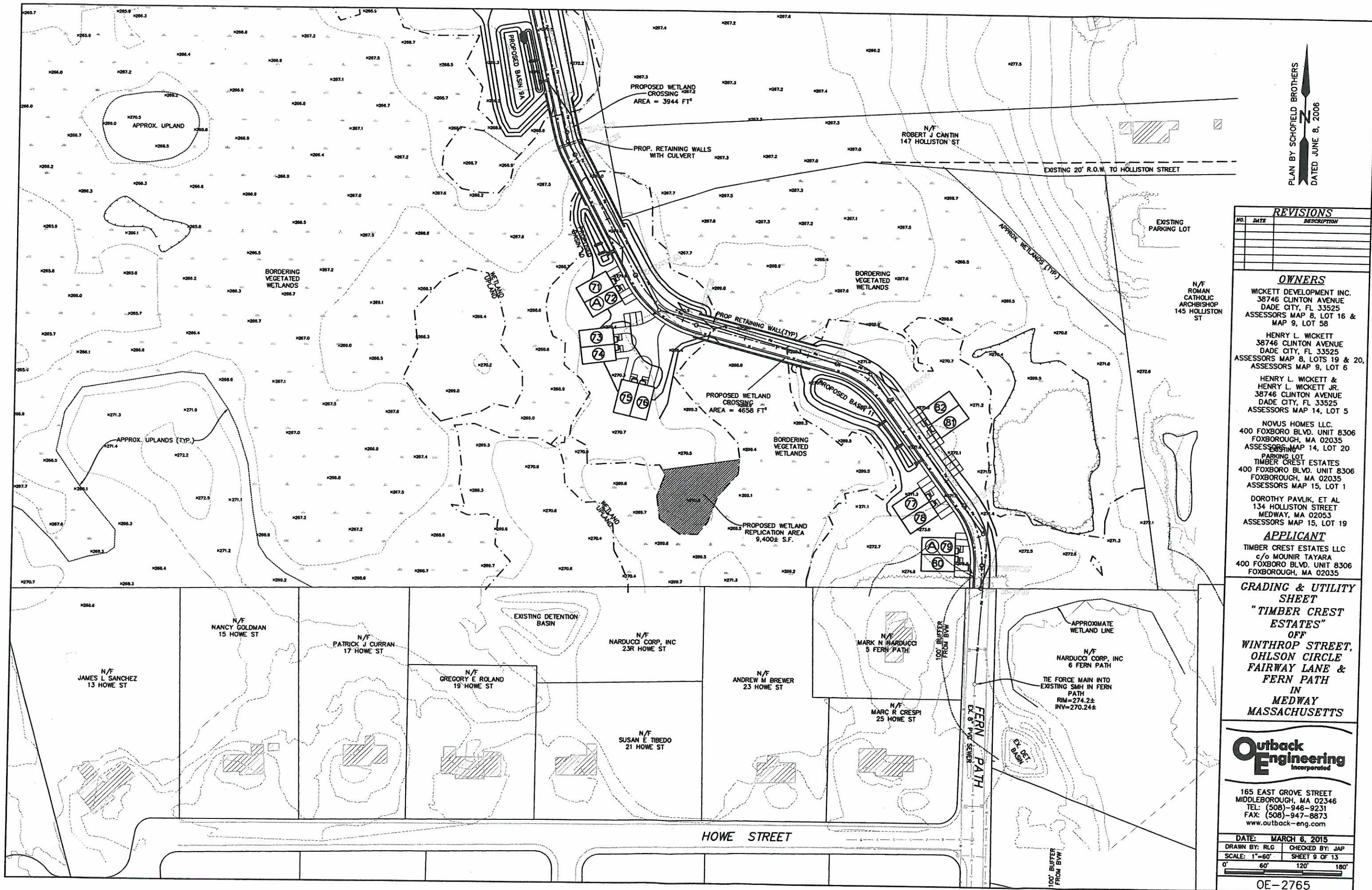
Outback Engineering Incorporated

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MIDDLEBOROUGH, MA 02346
TEL: (508)-946-9231
FAX: (508)-947-8873
www.outback-eng.com

DATE: MARCH 6, 2015
DRAWN BY: RLK CHECKED BY: JAP
SCALE: 1"=60' SHEET 6 OF 13

0' 60' 120' 180'

OE-2765



PLAN BY SCHOFELD BROTHERS
DATED JUNE 8, 2006

REVISIONS		
NO.	DATE	DESCRIPTION

OWNERS
WICKETT DEVELOPMENT INC.
38746 CLINTON AVENUE
DADE CITY, FL 33525
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MAP 9, LOT 58

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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
400 FOXBORO BLVD. UNIT 8306
FOXBOROUGH, MA 02035
ASSESSORS MAP 14, LOT 20

TIMBER CREST ESTATES
400 FOXBORO BLVD. UNIT 8306
FOXBOROUGH, MA 02035
ASSESSORS MAP 15, LOT 1

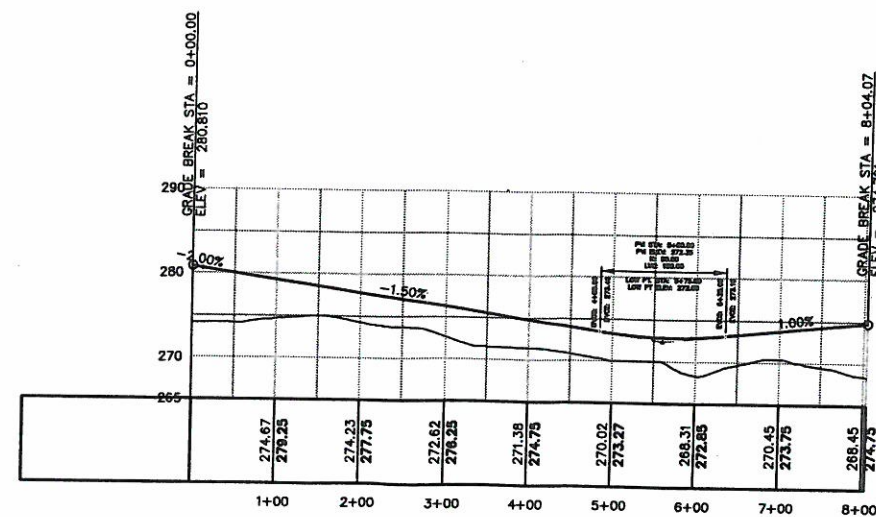
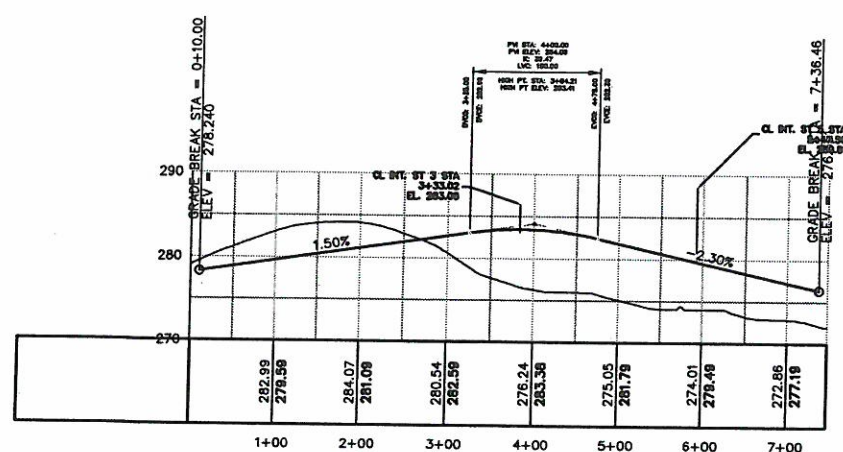
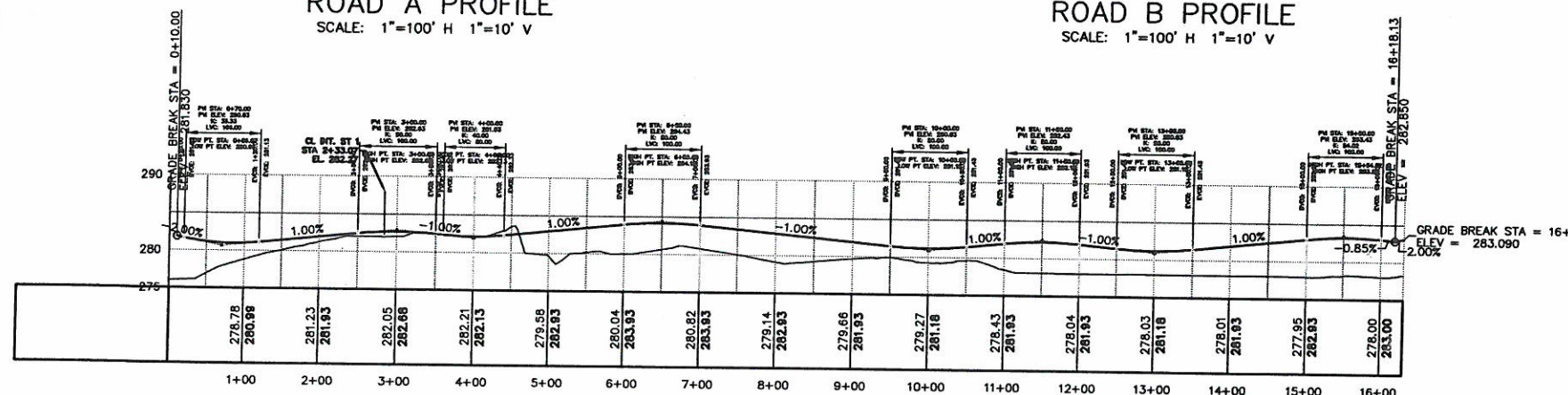
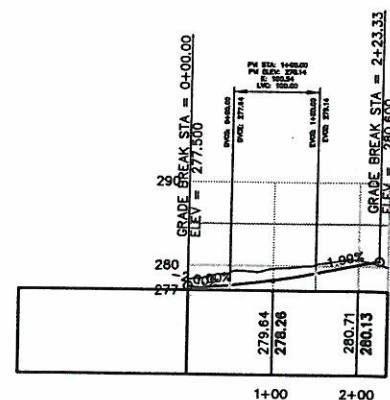
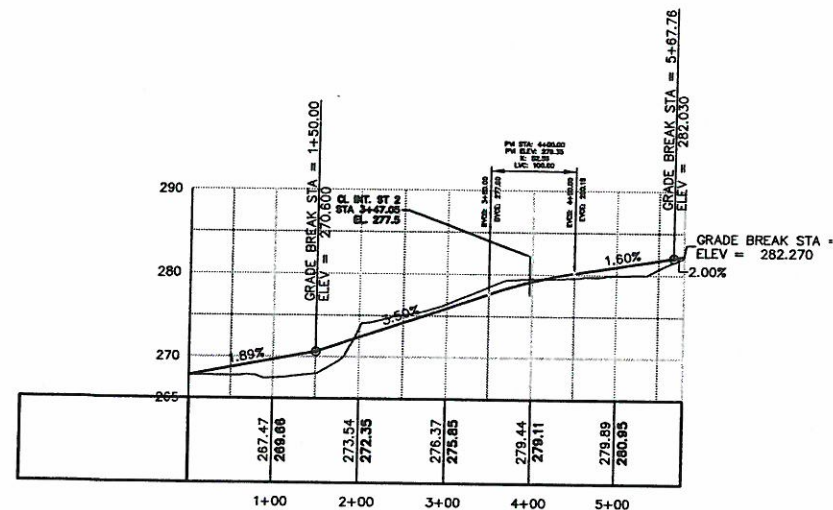
DOROTHY PAVLIK, ET AL
134 HOLLISTON STREET
MEDWAY, MA 02053
ASSESSORS MAP 15, LOT 19

APPLICANT
TIMBER CREST ESTATES LLC
c/o MOUNIR TAYARA
400 FOXBORO BLVD. UNIT 8306
FOXBOROUGH, MA 02035

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SHEET**
"TIMBER CREST
ESTATES"
OFF
WINTHROP STREET,
OHLSON CIRCLE
FAIRWAY LANE &
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IN
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DATE: MARCH 6, 2015
DRAWN BY: RLK CHECKED BY: JAP
SCALE: 1"=60' SHEET 9 OF 13
0' 60' 120' 180'
OE-2765



REVISIONS	
NO.	DATE

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PROFILE SHEET
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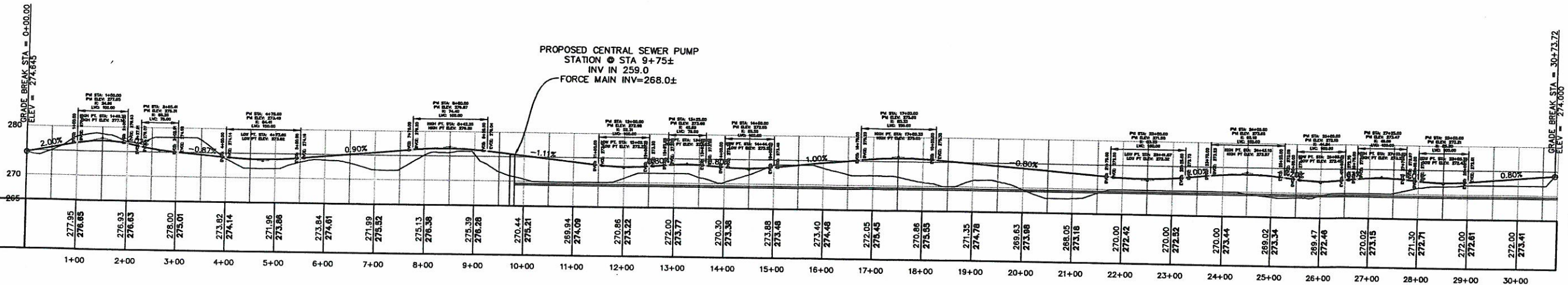
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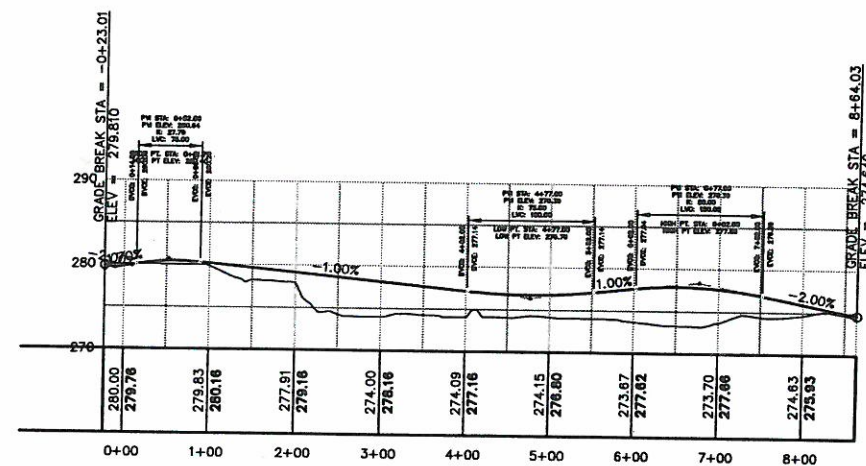
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0' 100' 200' 300'

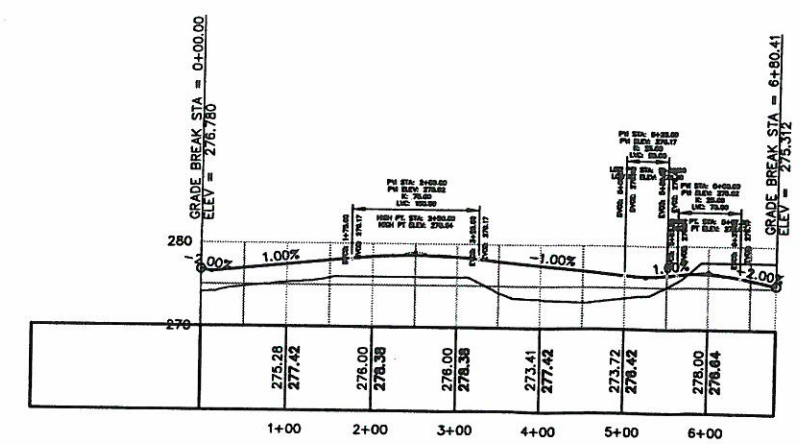
OE-2765



CONDO DRIVE C PROFILE
SCALE: 1"=100' H 1"=10' V



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



CONDO DRIVE B PROFILE
SCALE: 1"=100' H 1"=10' V

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NOVUS HOMES LLC.
400 FOXBORO BLVD. UNIT 8306
FOXBOROUGH, MA 02035
ASSESSORS MAP 14, LOT 20

TIMBER CREST ESTATES
400 FOXBORO BLVD. UNIT 8306
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ASSESSORS MAP 15, LOT 1

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ASSESSORS MAP 15, LOT 19

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FOXBOROUGH, MA 02035

CONDOMINIUM PROFILE SHEET
"TIMBER CREST ESTATES"
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WINTHROP STREET,
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SCALE: 1"=100' SHEET 11 OF 13
0' 100' 200' 300'
OE-2765



UNPAVED

PAVED

4" MIN. LOAM & SEED
OVER DISTURBED AREAS

PAVING & SUB-BASE
AS SPECIFIED

TRENCH WIDTH

12" MIN. COMPACTED BANK-RUN
GRAVEL

1'-0"

COMPACTED COMMON FILL

BACKFILL ZONE AROUND
PIPE WITH SELECT MATERIAL
CONTAINING NO STONES
LARGER THAN 2".

FINISHED

BED BOTTOM QUADRANT
ON UNDISTURBED EARTH

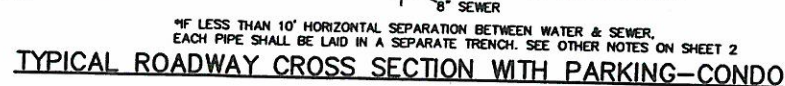
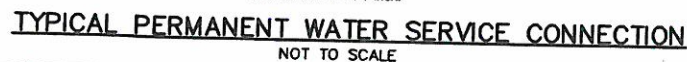
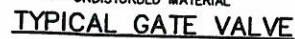
COMPACTED SCREENED GRAVEL
6" MIN. CLEARANCE AROUND PIPE

IN EARTH

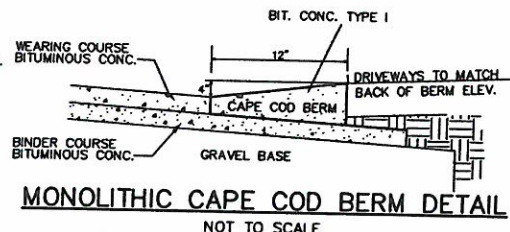
IN ROCK

WATER TRENCH

NOT TO SCALE

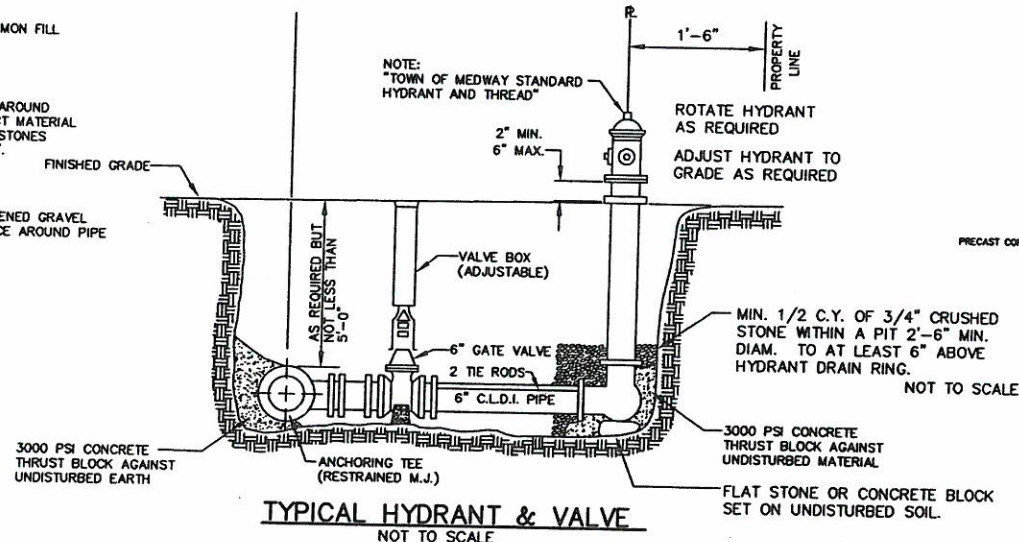


1. ALL CONSTRUCTION SHALL CONFORM TO TOWN OF MEDWAY WATER/SEWER DEPARTMENT RULES & REGULATIONS.
2. SEWER MAINS SHALL BE CLEANED AND TESTED BEFORE ACCEPTANCE. SOIL, CONSTRUCTION DEBRIS, AND OTHER MATERIALS SHALL BE PREVENTED FROM ENTERING THE SYSTEM.
3. WATER MAINS SHALL BE LOCATED A MINIMUM OF 10' HORIZONTALLY 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 CONCRETE A 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.



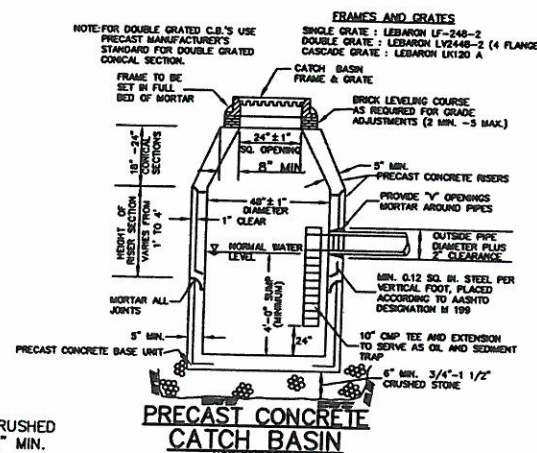
MONOLITHIC CAPE COD BERM DETAIL

NOT TO SCALE



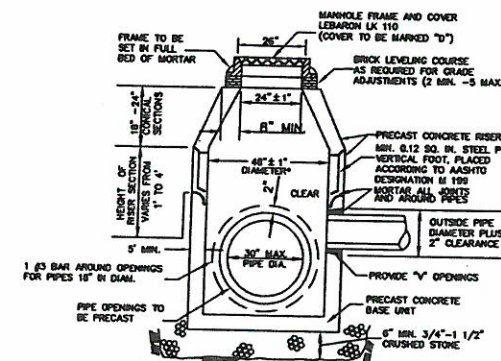
TYPICAL HYDRANT & VALVE

NOT TO SCALE



PRECAST CONCRETE
CATCH BASIN

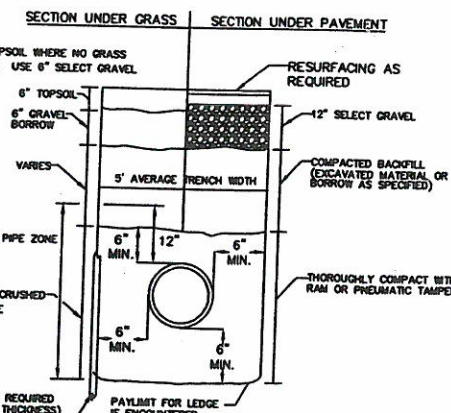
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**PRECAST CONCRETE
DRAIN MANHOLE**

NOT TO SCALE

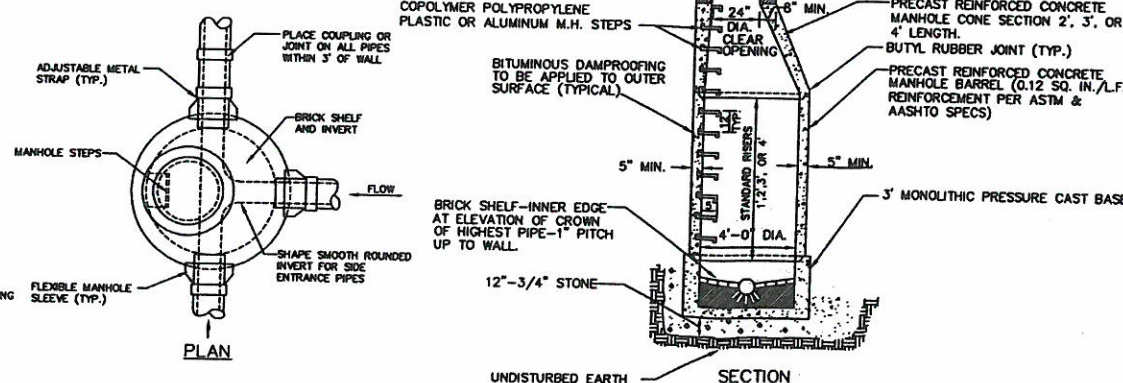
*(FOR PIPES UP TO 30" DIAM.)



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



STANDARD SEWER MANHOLE SECTION

NOT TO SCALE

OWNERS

NOVUS HOMES LLC.
400 FOXBORO BLVD. UNIT 8306
FOXBOROUGH, MA 02035
ASSESSORS MAP 14. LOT 20

TIMBER CREST ESTATES
400 FOXBORO BLVD. UNIT 8306
FOXBOROUGH, MA 02035
ASSESSORS MAP 15 LOT 1

DOROTHY PAVLIK, ET AL
134 HOLLISTON STREET
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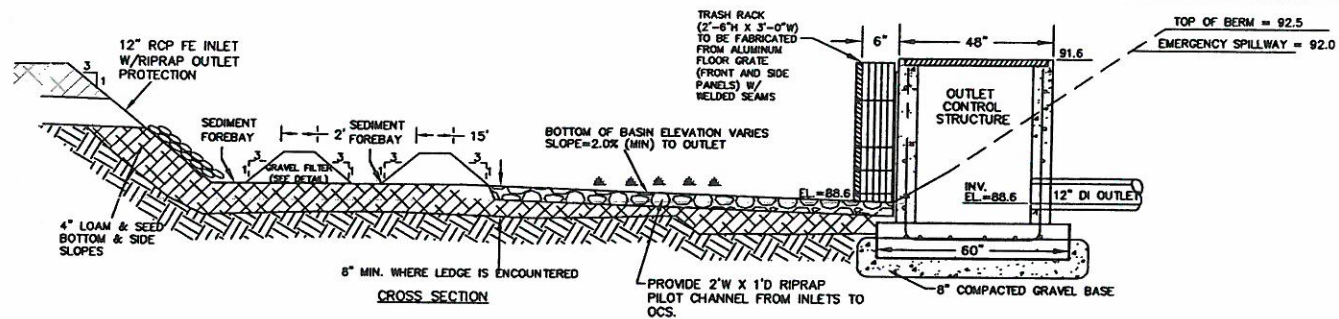
**DETAIL SHEET
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OFF
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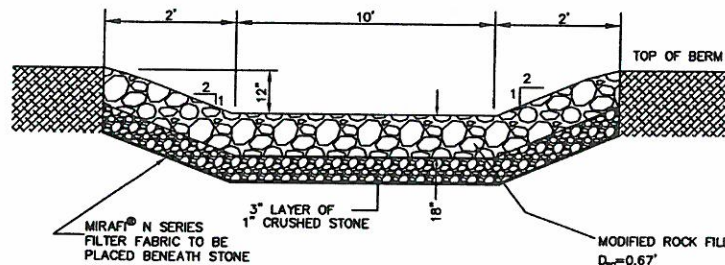
165 EAST GROVE STREET
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DATE: MARCH 6, 2015	
DRAWN BY: RLG	CHECKED BY: JAP
SCALE:	SHEET 12 OF 13

OE-2765



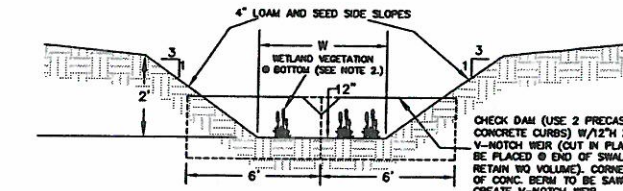
NOTE: SEE WATER QUALITY SWALE DETAIL ABOVE
DETENTION BASIN WITH OUTLET CONTROL STRUCTURE
 NOT TO SCALE



EMERGENCY SPILLWAY-BASINS 2&3
 NOT TO SCALE

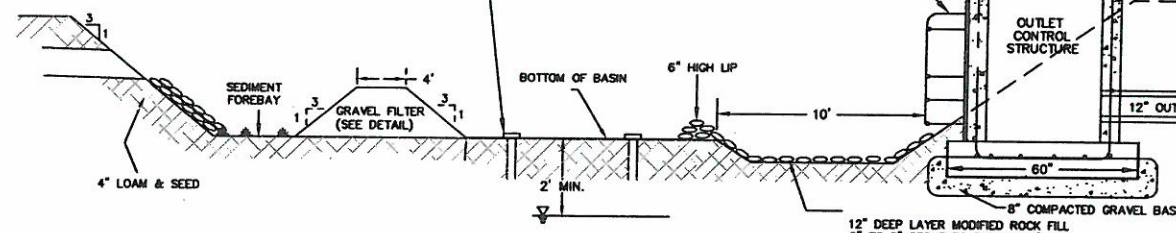
SPILLWAY NOTES:

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 THAN THE MEDIAN SIZE STONE (450). THE LARGEST STONE SIZE IN THE MIXTURE SHALL BE 1.5 TIMES THE 450 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.



NOTES:
 1. SWALE TO BE STABILIZED WITH EROSION CONTROL BLANKETS UNTIL STABILIZED, AS NECESSARY. BLANKETS MUST BIODEGRADE WITHIN ONE YEAR OF PLACEMENT.
 2. BOTTOM OF SWALE TO BE LINED WITH EITHER 6 INCHES OF CLAY, OR SILT LOAM OR FINER MATERIAL TO PREVENT DRAINAGE AND PROMOTE WETLAND VEGETATION GROWTH. BENTONITE OR POLYETHYLENE LINERS MAY ALSO BE USED (SEE BELOW).
 3. USE COMMERCIAL AVAILABLE WETLAND SEED MIX AT THE BOTTOM OF SWALES (NEW ENGLAND WETLAND PLANTS, INC. "WETMIX" OR APPROVED EQUIVALENT) APPLIED AT A RATE OF 1 POUND OF SEED PER 2500 S.F. OF BOTTOM AREA.
WATER QUALITY SWALE (WET SWALE) CROSS-SECTION
 NOT TO SCALE

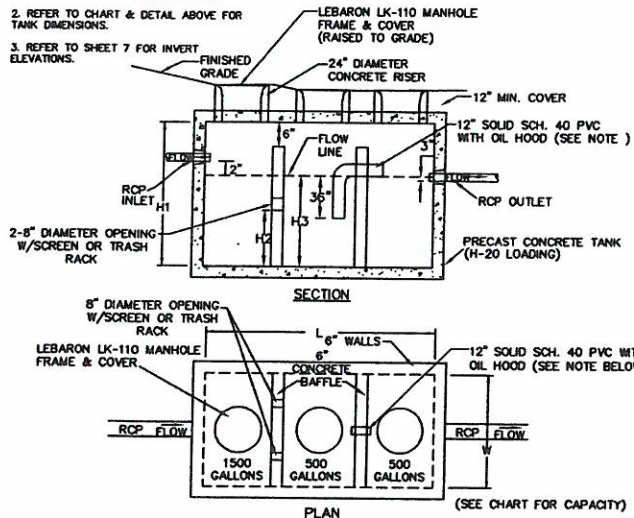
MINIMUM OF 2 MONITORING WELLS CONSISTING OF A 4\"/>



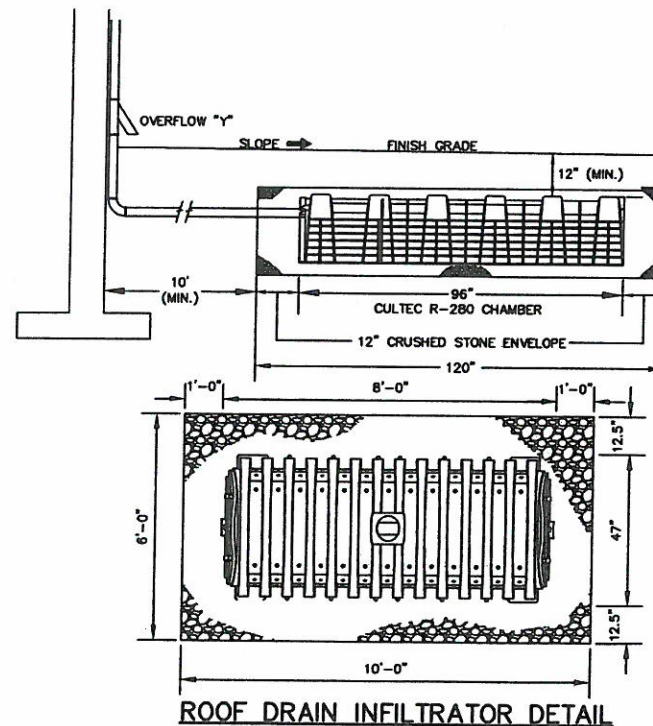
INFILTRATION BASIN WITH OUTLET CONTROL STRUCTURE
 NOT TO SCALE

NOTES:

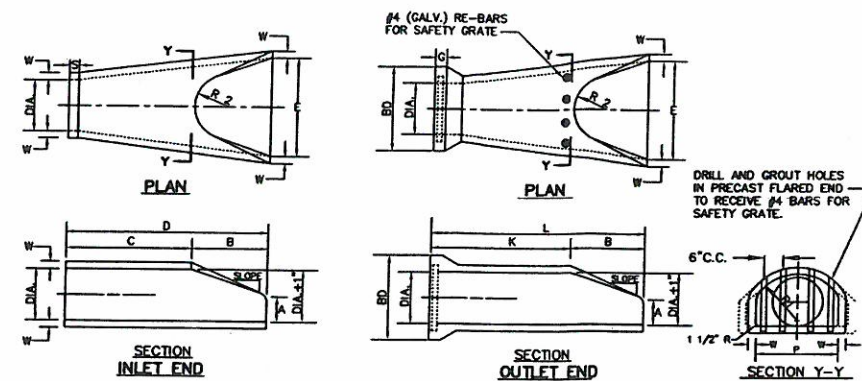
1. OIL HOOD MAY BE CONSTRUCTED 1/8\"/>



WATER QUALITY INLET (H-20 LOADING)
 (SITUATE RAY PRECAST 5 X 10 - 2500 OR APPROVED EQUIVALENT)
 NOT TO SCALE

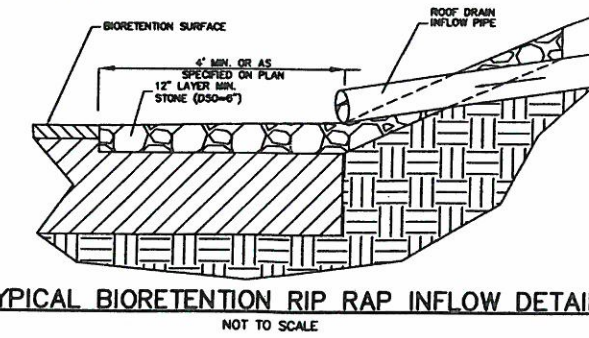


- NOTES:
 1. FOR LOTS 2-7 CULTREC R-280 CHAMBERS TO BE INSTALLED PER THIS DETAIL AND MANUFACTURER'S SPECIFICATIONS. USE 1 CHAMBER WITH SURROUNDING CRUSHED STONE ENVELOPE FOR 375 S.F. OF CONTRIBUTING ROOF AREA.
 2. FOR LOT 1 UNIT 2, USE TWO CULTREC C-100 CHAMBERS IN A 10' X 10' X 2.5' STONE BED.

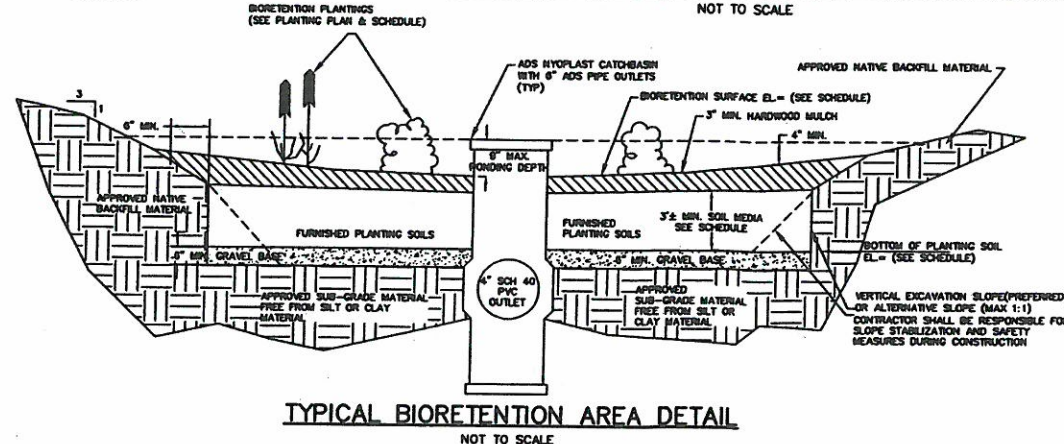


DIA.	W	A	B	C	D	E	BD	K	L	P	DIA. + 1"	R1	R2	S	G	SLOPE
12"	2"	4"	2'-0"	4'-0 7/8"	6'-1 3/8"	2'-0"	20"	4'-6 1/8"	6'-6 1/8"	18 15/16"	13"	10 1/8"	9"	4"	2 1/2"	3:1
18"	2 1/2"	9"	2'-3"	3'-10"	6'-1"	3'-0"	28"	4'-3 7/8"	6'-6 7/8"	29"	19"	15 1/2"	12"	4"	2 3/4"	3:1
24"	3"	9 1/2"	3'-7 1/2"	2'-6"	6'-1"	4'-0"	36"	5'-0 1/2"	6'-8"	33 3/16"	25"	18 13/16"	14"	4"	3"	3:1

NOTE: ALL FLARED ENDS MUST BE RCP (ADS FLARED END ARE NOT ALLOWED)
REINFORCED CONCRETE PIPE FLARED ENDS FOR BELL AND SPIGOT PIPE



TYPICAL BIORETENTION RIP RAP INFLOW DETAIL
 NOT TO SCALE



TYPICAL BIORETENTION AREA DETAIL
 NOT TO SCALE

REVISIONS		
NO.	DATE	DESCRIPTION

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 JR.
 38746 CLINTON AVENUE
 DADE CITY, FL 33525
 ASSESSORS MAP 14, LOT 5
 NOVUS HOMES LLC.
 400 FOXBORO BLVD. UNIT 8306
 FOXBOROUGH, MA 02035
 ASSESSORS MAP 14, LOT 20
 TIMBER CREST ESTATES
 400 FOXBORO BLVD. UNIT 8306
 FOXBOROUGH, MA 02035
 ASSESSORS MAP 15, LOT 1
 DOROTHY PAVLIK, ET AL
 134 HOLLISTON STREET
 MEDWAY, MA 02053
 ASSESSORS MAP 15, LOT 19
APPLICANT
 TIMBER CREST ESTATES LLC
 c/o MOUNIR TAYARA
 400 FOXBORO BLVD. UNIT 8306
 FOXBOROUGH, MA 02035

DETAIL SHEET "TIMBER CREST ESTATES" OFF WINTHROP STREET, OHLSON CIRCLE 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: MARCH 6, 2015
 DRAWN BY: RLK CHECKED BY: JAP
 SCALE: SHEET 13 OF 13