

EXISTING INTERIOR LOT LINE (TYP.)
DEPICTED ON PLAN OF LAND DATED
MARCH 29, 2019, PREPARED BY
OUTBACK ENGINEERING, INC., TO BE
RECORDED AT THE REGISTRY OF
DEEDS.

IRON RODS TO BE SET
AT DRAINAGE EASEMENT
CORNERS ON HOUSE
LOTS (TYP.)

BORDERING
VEGETATED
WETLAND

OPEN SPACE PARCEL D*
4,420,486± SQ. FT.
101.48 ACRES

KINGSBURY
DRIVE

LOT 122
9,765± SQ. FT.
0.22 ACRES

BORDERING
VEGETATED
WETLAND

OPEN SPACE PARCEL D
4,420,486± SQ. FT.
101.48 ACRES

N/F
NANCY BRADY
153 HOLLISTON ST

DRIVE

CONCRETE BOUNDS
TO BE SET (TYP.)

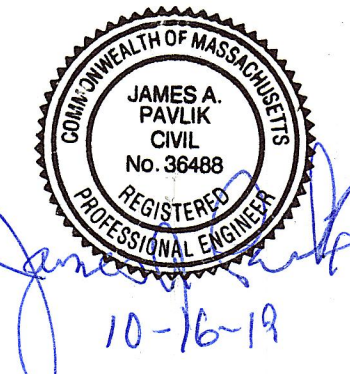
DRAINAGE EASEMENT
3,386± SQ. FT.
0.08 ACRES

LOT 114
17,126± SQ. FT.
0.39 ACRES

DRAINAGE EASEMENT
27,410± SQ. FT.
0.63 ACRES

N/F
RAMOS JAINESIO JR
149A HOLLISTON ST

N/F
ROBERT J CANTIN
147 HOLLISTON ST



FOR REGISTRY USE ONLY
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RULES AND REGULATIONS OF THE
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APPROVED SUBJECT TO TERMS AND
CONDITIONS OF A COMPREHENSIVE
PERMIT PER ZONING BOARD OF APPEALS
DECISION, AS AUTHORIZED BY CHAPTER
40B OF THE MASSACHUSETTS GENERAL
LAWS, SECTIONS 20-23.

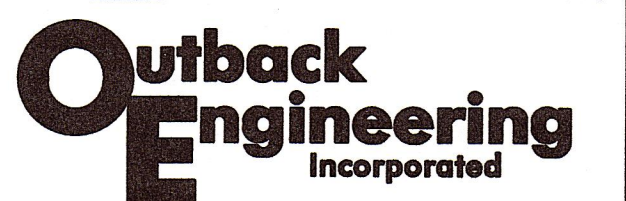
DATE: _____

MEDWAY ZONING BOARD OF APPEALS

I CERTIFY THAT 20 DAYS HAVE
ELAPSED SINCE ZONING BOARD
APPROVAL, AND THAT NO APPEAL
HAS BEEN FILED AT THIS OFFICE.

TOWN CLERK-TOWN OF MEDWAY

LOT LAYOUT PLAN
SUBDIVISION
"KINGSBURY VILLAGE"
IN
MEDWAY
MASSACHUSETTS



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

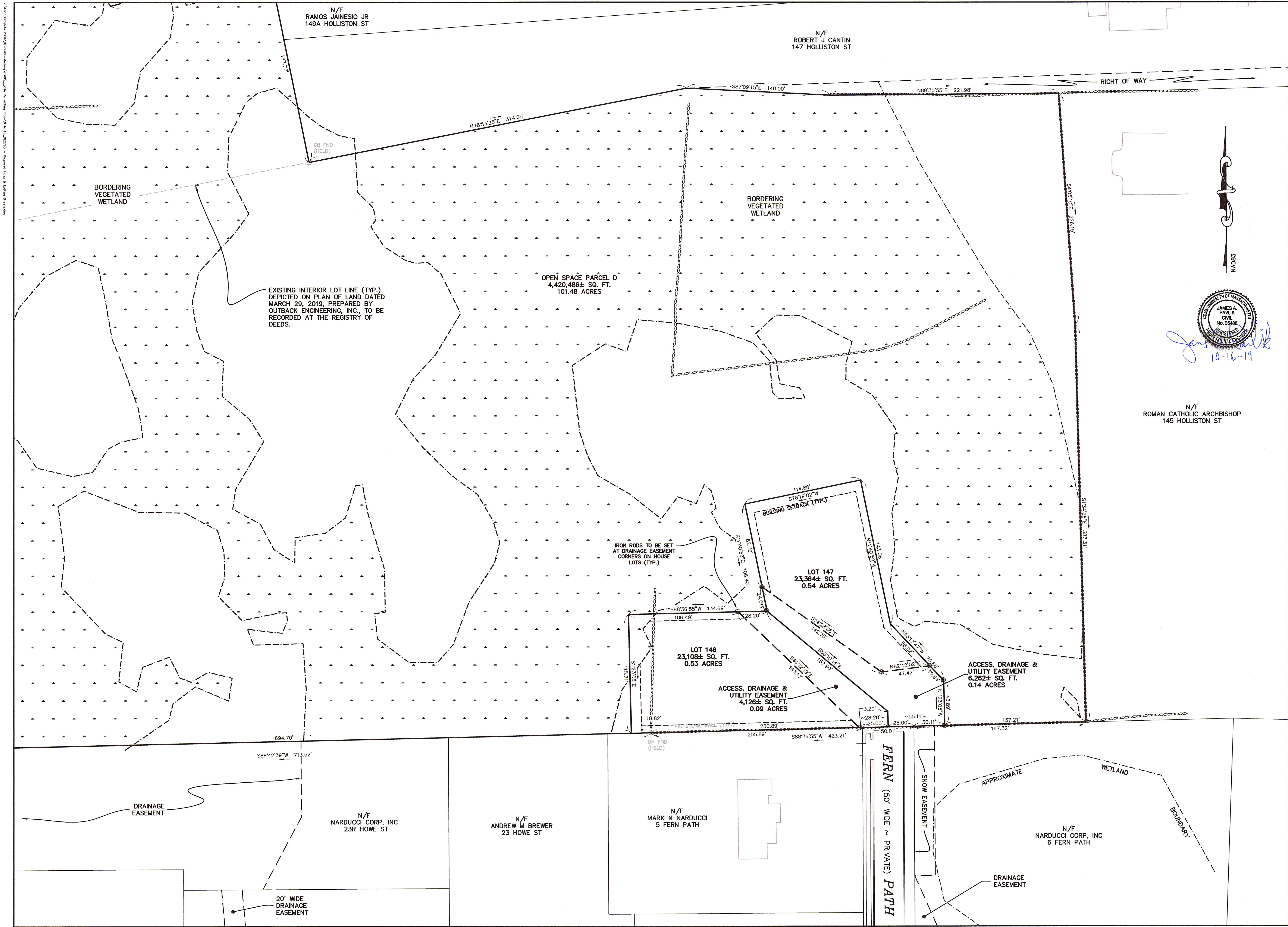
DATE: AUGUST 6, 2019

DRAWN BY: CJV/TMS CHECKED BY: JAP/PJB

SCALE: 1"=40' SHEET 17 OF 62

0' 40' 80' 120'

OE-2765



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10-16-19
DATE PROFESSIONAL LAND SURVEYOR

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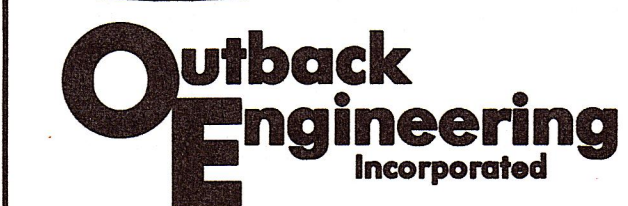
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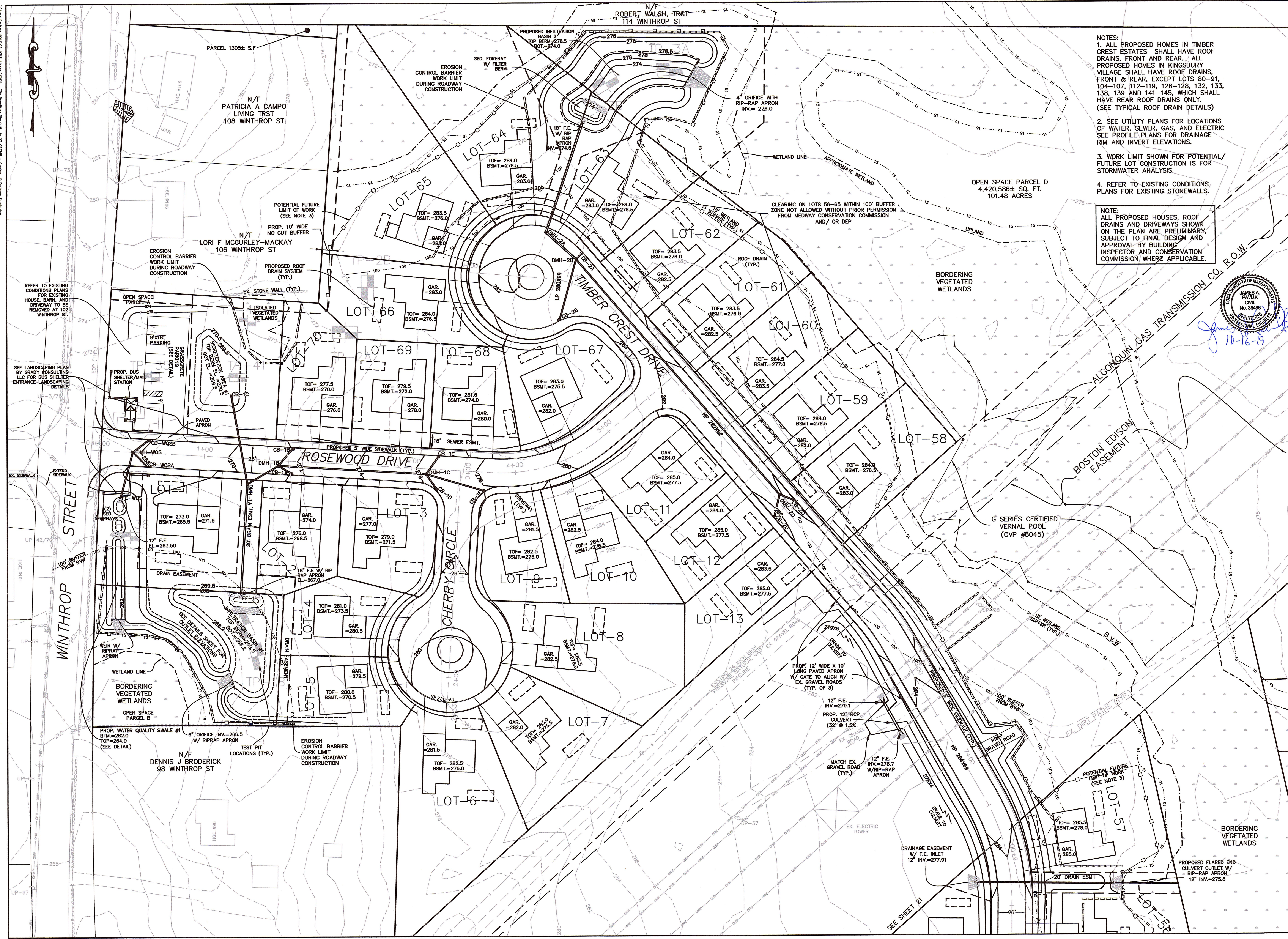
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GRADING & DRAINAGE PLAN

"TIMBER CREST ESTATES" IN MEDWAY MASSACHUSETTS

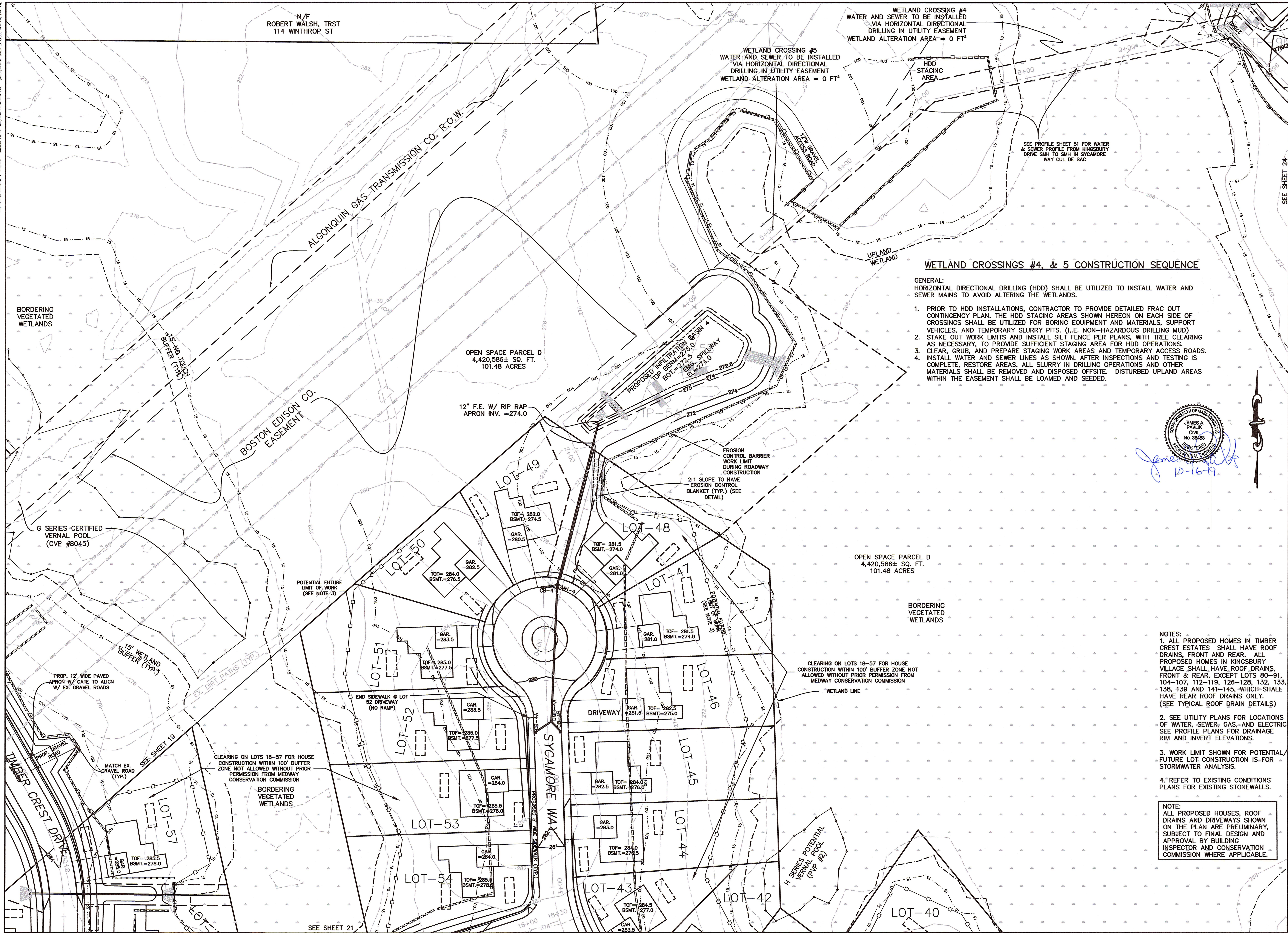
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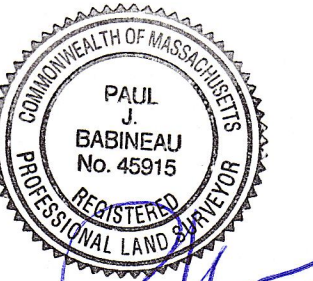
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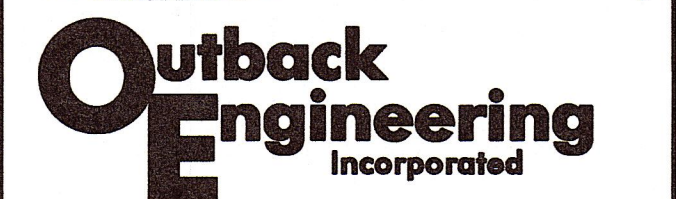
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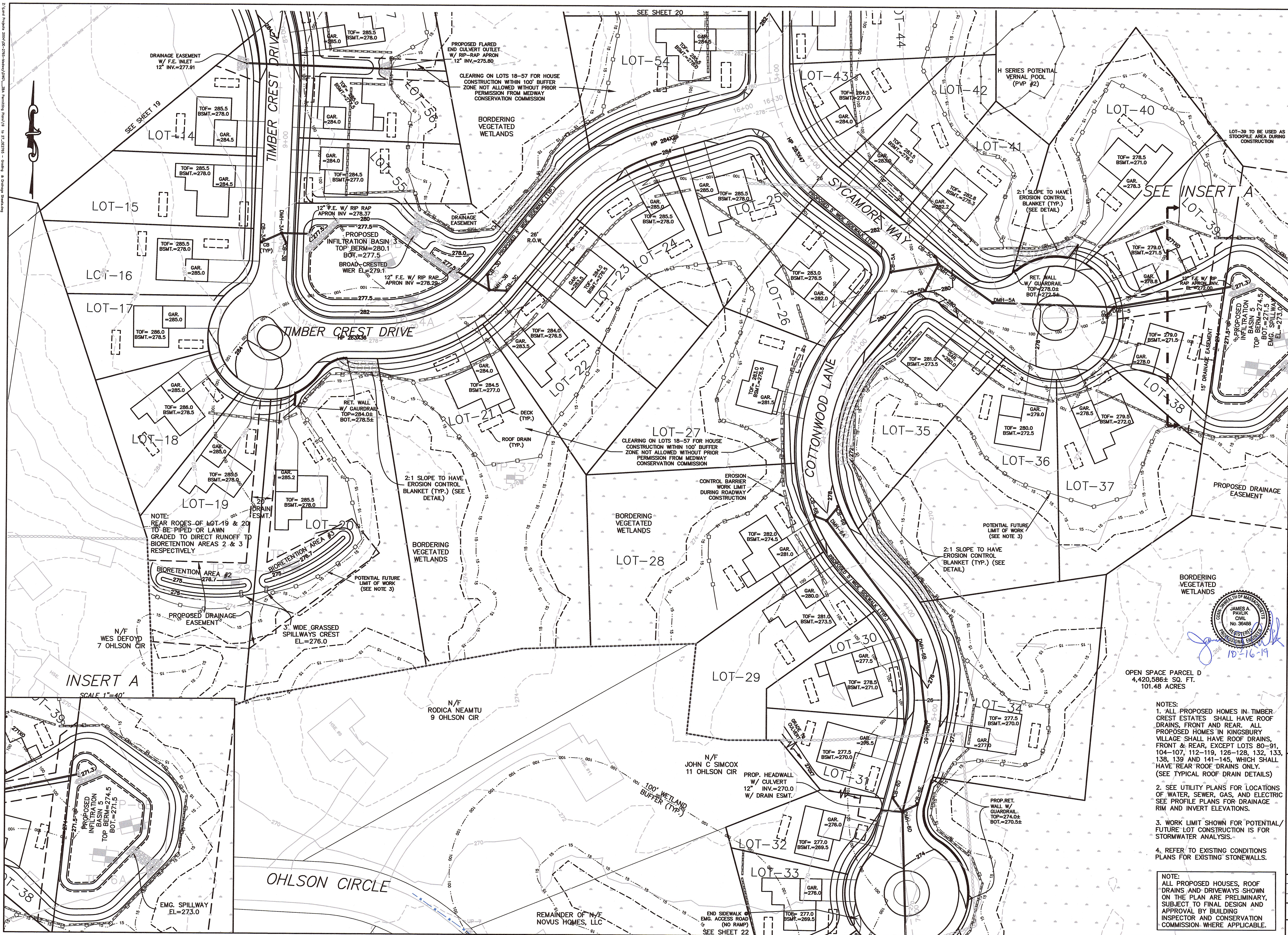
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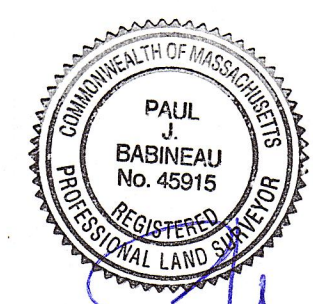


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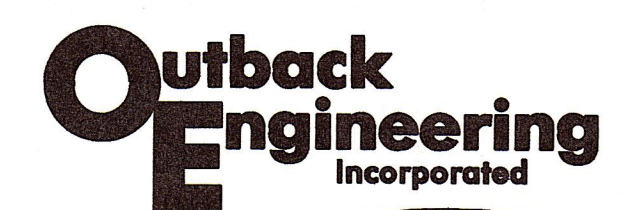
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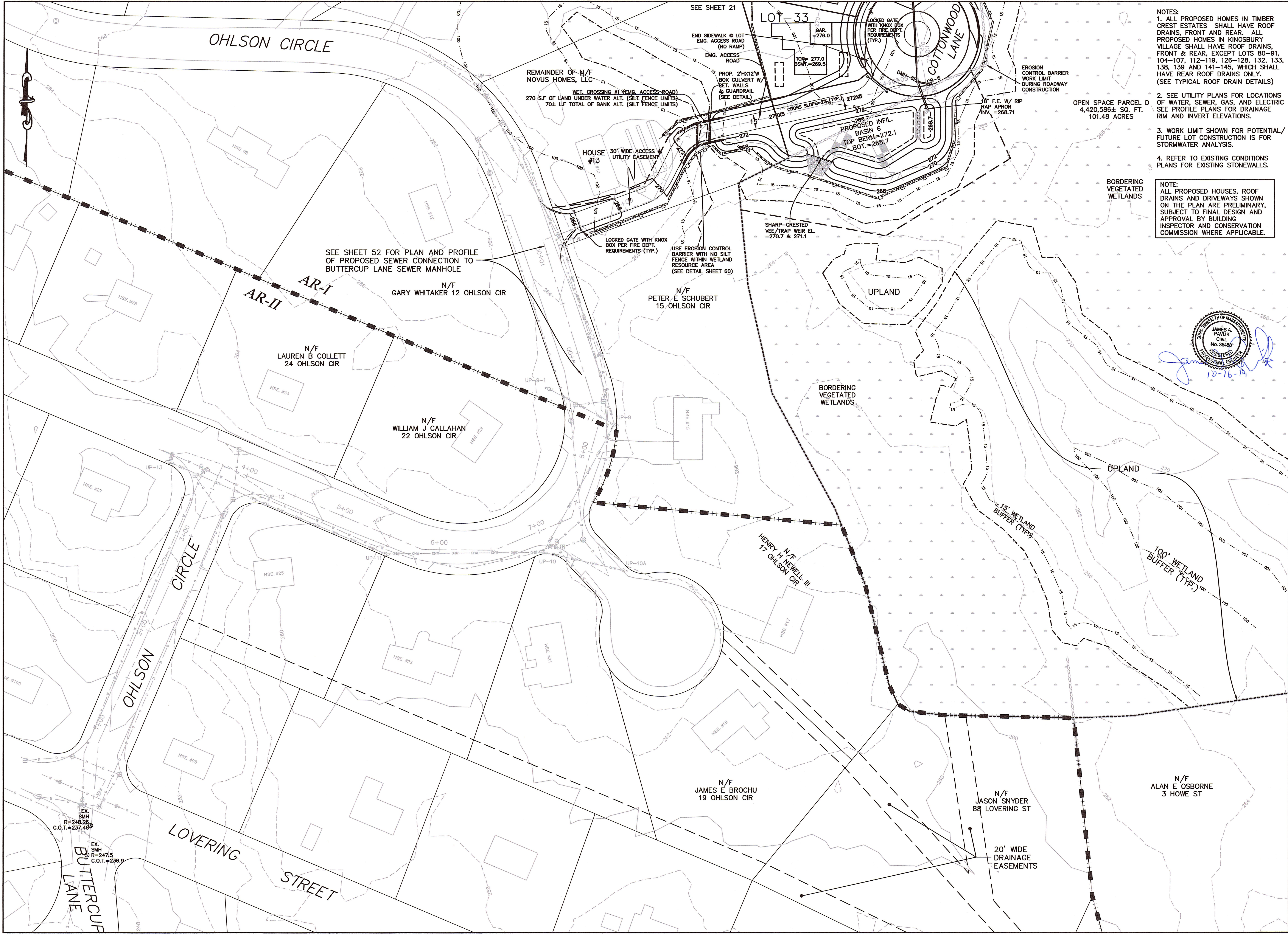
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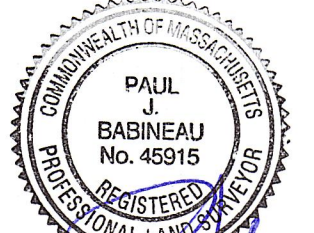
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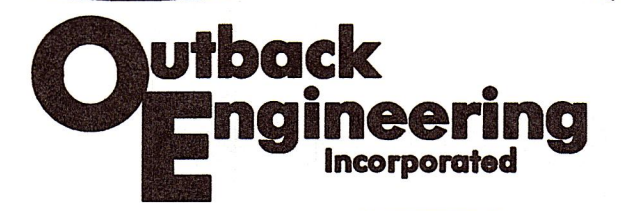
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SCALE: 1"=40' SHEET 22 OF 62
0' 40' 80' 120'

OE-2765

2. Land Project 2001/02-2016-Medway/01-288 Planning Permit/13 is 21.02715 - Grading & Drainage Submittal

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PROPOSED PRECAST CONC. ARCH W/ RETAINING WALLS-67'± CLEAR SPAN (SEE DETAIL)

WETLAND CROSSING #3

2,741 S.F. OF WETLAND ALTERATION INCLUDES:

- 1,207 S.F. PERMANENT WETLAND FILL (AREA WITHIN RET. WALL TO BE FILLED)
- 1,534 S.F. SHADED BWV AREA UNDER BRIDGE
- 2,741 S.F. TOTAL
- 673 S.F. TEMPORARY BWV ALTERATION BETWEEN SILT FENCE & RET. WALL TO BE RESTORED IN PLACE
- 0 L.F. OF BANK ALTERATION
- 417 S.F. OF LAND UNDER WATER ALTERATION (SHADED AREA UNDER ARCH)

PROPOSED INFIL. BASIN 8
TOP BERM=268.0
BOT.=264.5
SHARP -CRESTED
WEIR EL.=266.5
6" ORIFICE EL.=265.75

CLEARING ON LOTS 86-89 FOR HOUSE
CONSTRUCTION WITHIN 100' BUFFER
ZONE NOT ALLOWED WITHOUT PRIOR
PERMISSION FROM MEDWAY
CONSERVATION COMMISSION

POTENTIAL FUTURE
LIMIT OF WORK
(SEE NOTE 3)

2:1 SLOPE TO HAVE
EROSION CONTROL
BLANKET (TYP.)
(SEE DETAIL)

BORDERING
VEGETATED
WETLANDS

OPEN SPACE &
DRAIN PARCEL F
AREA=0.57 AC

12" F.E. W/
RIP-RAP APRON
INV. IN=265.30

N/F
WILLIAM G RICHARDS
167 HOLLISTON ST

LOTS 82-84 TO BE USED AS
REFUELING/ AND OR STOCKPILE
AREA DURING CONSTRUCTION
(NOTE: REFUELING AREA SHALL
BE OUTSIDE 100' BUFFER)

EMG. SPILLWAY
EL.=263.3

OPEN SPACE &
DRAIN PARCEL G
AREA=1.12 AC

2:1 SLOPE TO HAVE
EROSION CONTROL
BLANKET (TYP.)
(SEE DETAIL)

BORDERING
VEGETATED
WETLANDS

18" F.E. W/
RIP-RAP APRON
INV. IN=261.78

EMERGENCY
OVERFLOW
CULVERT
INV.=264.84

REDI-ROCK
RETAINING
WALL W/
GUARDRAIL

PROPOSED GRASSCRETE
PARKING AREA
(SEE DETAIL)

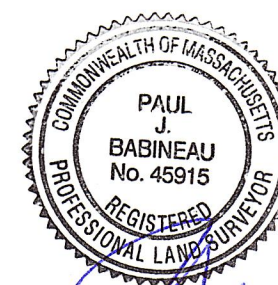
PROPOSED RETAINING WALL
TOP=280.0
BOTTOM=276.0

REFER TO EXISTING
CONDITIONS PLANS
FOR EXISTING HOUSE
AND DRIVEWAY TO BE
REMOVED AT 165
HOLLISTON STREET

SEE SHEET 53 &
54 FOR HOLLISTON
STREET EXISTING
CONDITIONS AND
MITIGATION

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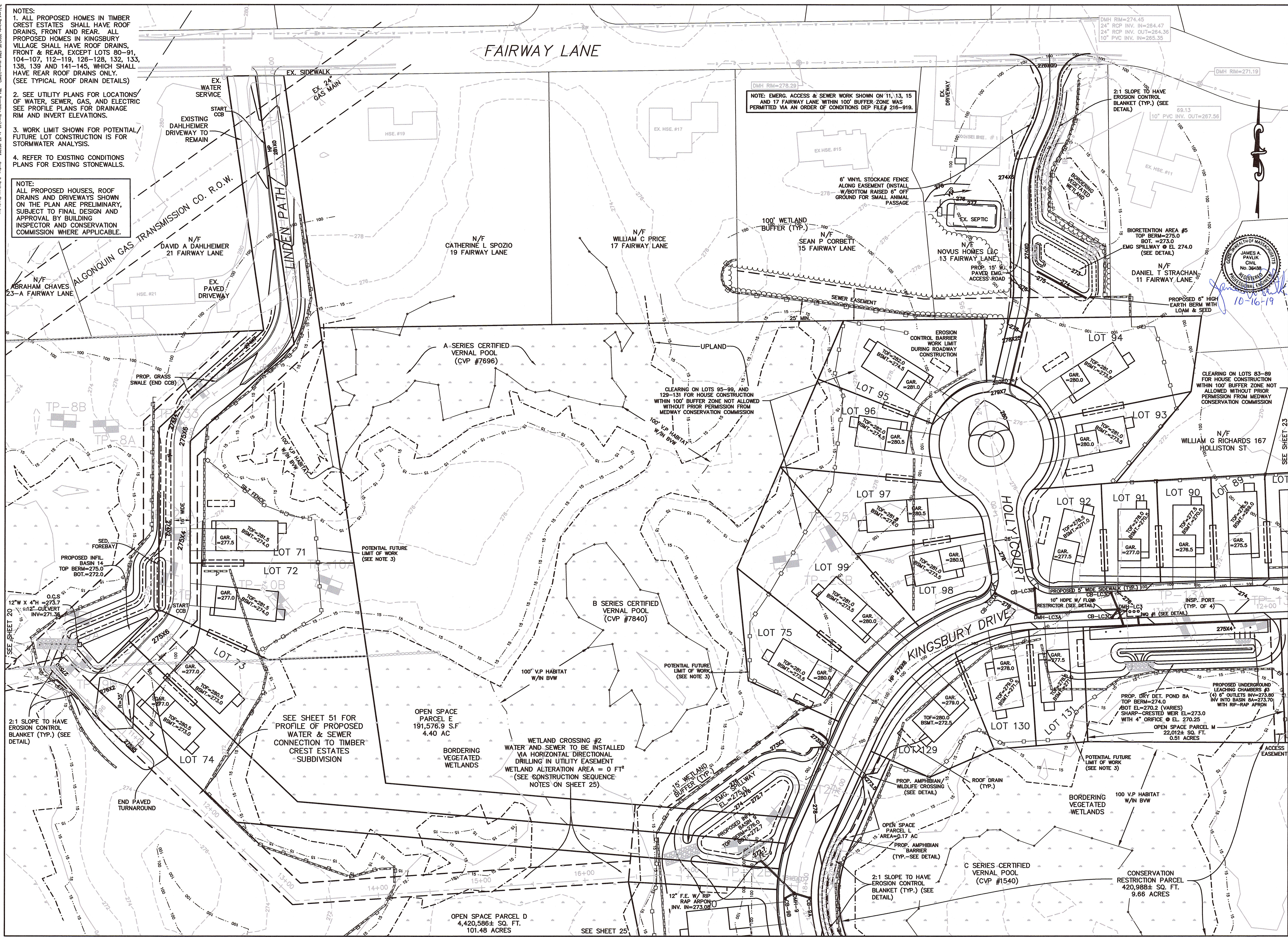
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NOTE: EMERG. ACCESS & SEWER WORK SHOWN ON 11, 13, 15 AND 17 FAIRWAY LANE WITHIN 100' BUFFER ZONE WAS PERMITTED VIA AN ORDER OF CONDITIONS DEP FILE# 216-919.

DMH RIM=274.45
24" RCP INV. IN=264.47
24" RCP INV. OUT=264.36
10" PVC INV. IN=265.35

PAUL J. BASINEAU
No. 45915
REGISTERED PROFESSIONAL LAND SURVEYOR
10-16-19

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SHEET 24 OF 62

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100' V.P. HABITAT W/IN BWV
CONSERVATION RESTRICTION PARCEL 420,988± SQ. FT. 9.66 ACRES

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OE-2765



- NOTES:
1. ALL PROPOSED HOMES IN TIMBER CREST ESTATES SHALL HAVE ROOF DRAINS, FRONT AND REAR. ALL PROPOSED HOMES IN KINGSBURY VILLAGE SHALL HAVE ROOF DRAINS, FRONT & REAR, EXCEPT LOTS 80-91, 104-107, 112-119, 126-128, 132, 133, 138, 139 AND 141-145, WHICH SHALL HAVE REAR ROOF DRAINS ONLY. (SEE TYPICAL ROOF DRAIN DETAILS)
 2. SEE UTILITY PLANS FOR LOCATIONS OF WATER, SEWER, GAS, AND ELECTRIC SEE PROFILE PLANS FOR DRAINAGE RIM AND INVERT ELEVATIONS.
 3. WORK LIMIT SHOWN FOR POTENTIAL/FUTURE LOT CONSTRUCTION IS FOR STORMWATER ANALYSIS.
 4. REFER TO EXISTING CONDITIONS PLANS FOR EXISTING STONEWALLS.

NOTE:
ALL PROPOSED HOUSES, ROOF DRAINS AND DRIVEWAYS SHOWN ON THE PLAN ARE PRELIMINARY, SUBJECT TO FINAL DESIGN AND APPROVAL BY BUILDING INSPECTOR AND CONSERVATION COMMISSION WHERE APPLICABLE.

FOR REGISTRY USE ONLY

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.



10-16-19
DATE PROFESSIONAL LAND SURVEYOR

APPROVED SUBJECT TO TERMS AND CONDITIONS OF A COMPREHENSIVE PERMIT PER ZONING BOARD OF APPEALS DECISION, AS AUTHORIZED BY CHAPTER 40B OF THE MASSACHUSETTS GENERAL LAWS, SECTIONS 20-23.

DATE:

MEDWAY ZONING BOARD OF APPEALS

I CERTIFY THAT 20 DAYS HAVE ELAPSED SINCE ZONING BOARD APPROVAL, AND THAT NO APPEAL HAS BEEN FILED AT THIS OFFICE.

TOWN CLERK-TOWN OF MEDWAY

GRADING & DRAINAGE PLAN

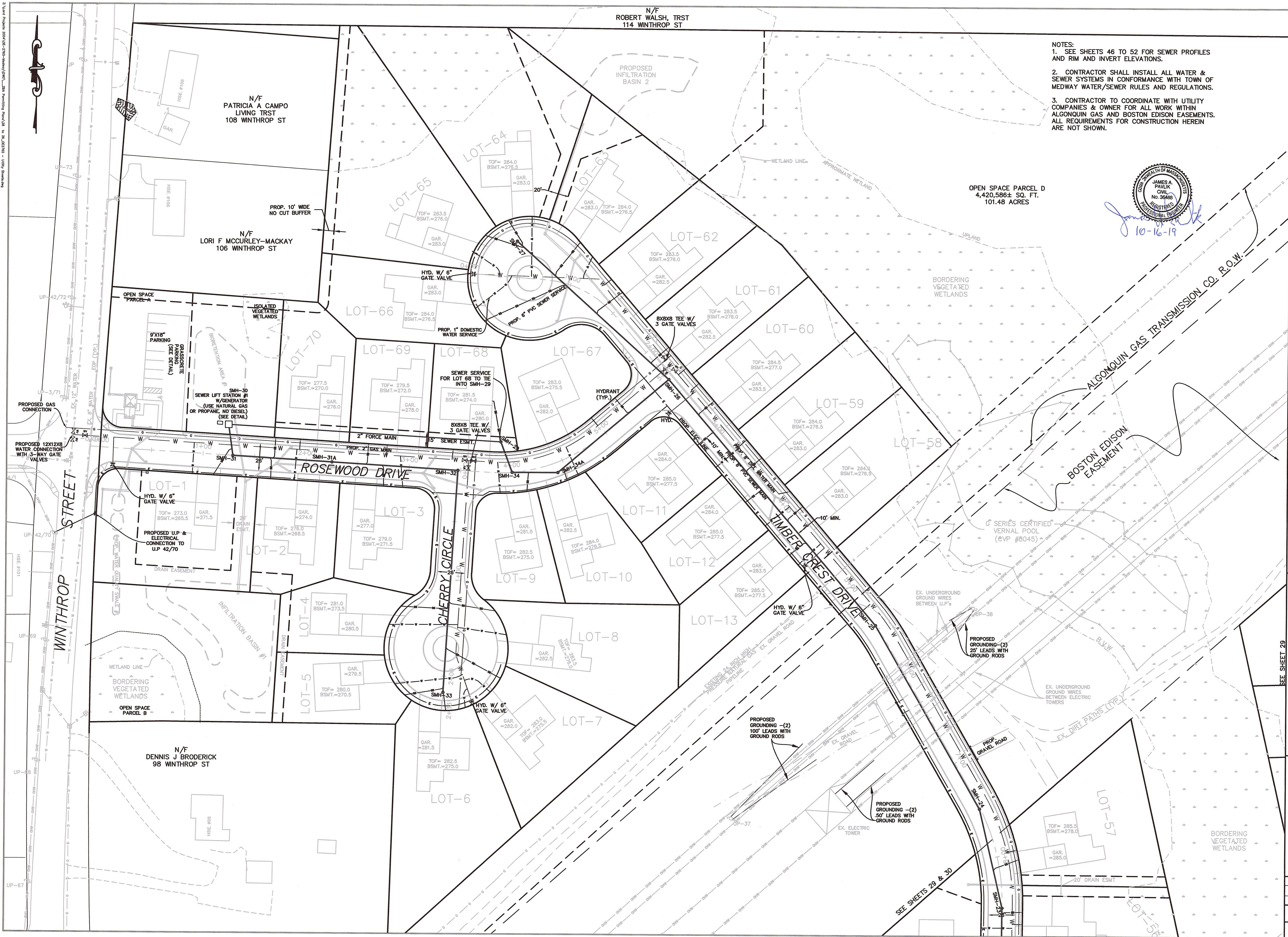
"KINGSBURY VILLAGE"
IN
MEDWAY
MASSACHUSETTS

Outback Engineering
Incorporated

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

DATE: AUGUST 6, 2019
DRAWN BY: CJV CHECKED BY: JAP
SCALE: 1"=40' SHEET 26 OF 62
0' 40' 80' 120'

OE-2765



2. Your project does not have a formal permitting phase (as to 30-JUL-05 - Utility sheeting

G SERIES - CERTIFIED
VERNAL POOL
(CVP #8045)

BORDERING
VEGETATED
WETLANDS

OPEN SPACE PARCEL D
4,420,586± SQ. FT.
101.48 ACRES

SEE SHEET 30

WETLAND CROSSING #4
WATER AND SEWER TO BE INSTALLED
VIA HORIZONTAL DIRECTIONAL
DRILLING IN UTILITY EASEMENT
WETLAND ALTERATION AREA = 0 FT²

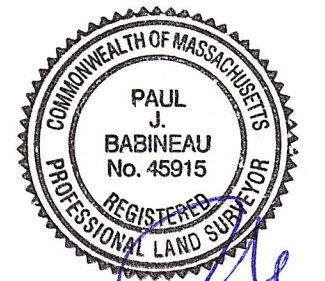
NOTES:

1. SEE SHEETS 46 TO 52 FOR SEWER PROFILES AND RIM AND INVERT ELEVATIONS.
2. CONTRACTOR SHALL INSTALL ALL WATER & SEWER SYSTEMS IN CONFORMANCE WITH TOWN OF MEDWAY WATER/SEWER RULES AND REGULATIONS.
3. CONTRACTOR TO COORDINATE WITH UTILITY COMPANIES & OWNER FOR ALL WORK WITH ALCONQUIN GAS AND BOSTON EDISON EASEMENTS. ALL REQUIREMENTS FOR CONSTRUCTION HEREIN ARE NOT SHOWN.

SEE SHEET 33

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TOWN CLERK—TOWN OF MEDWAY

UTILITY PLAN

*"TIMBER CREST
ESTATES"
IN
MEDWAY
MASSACHUSETTS*

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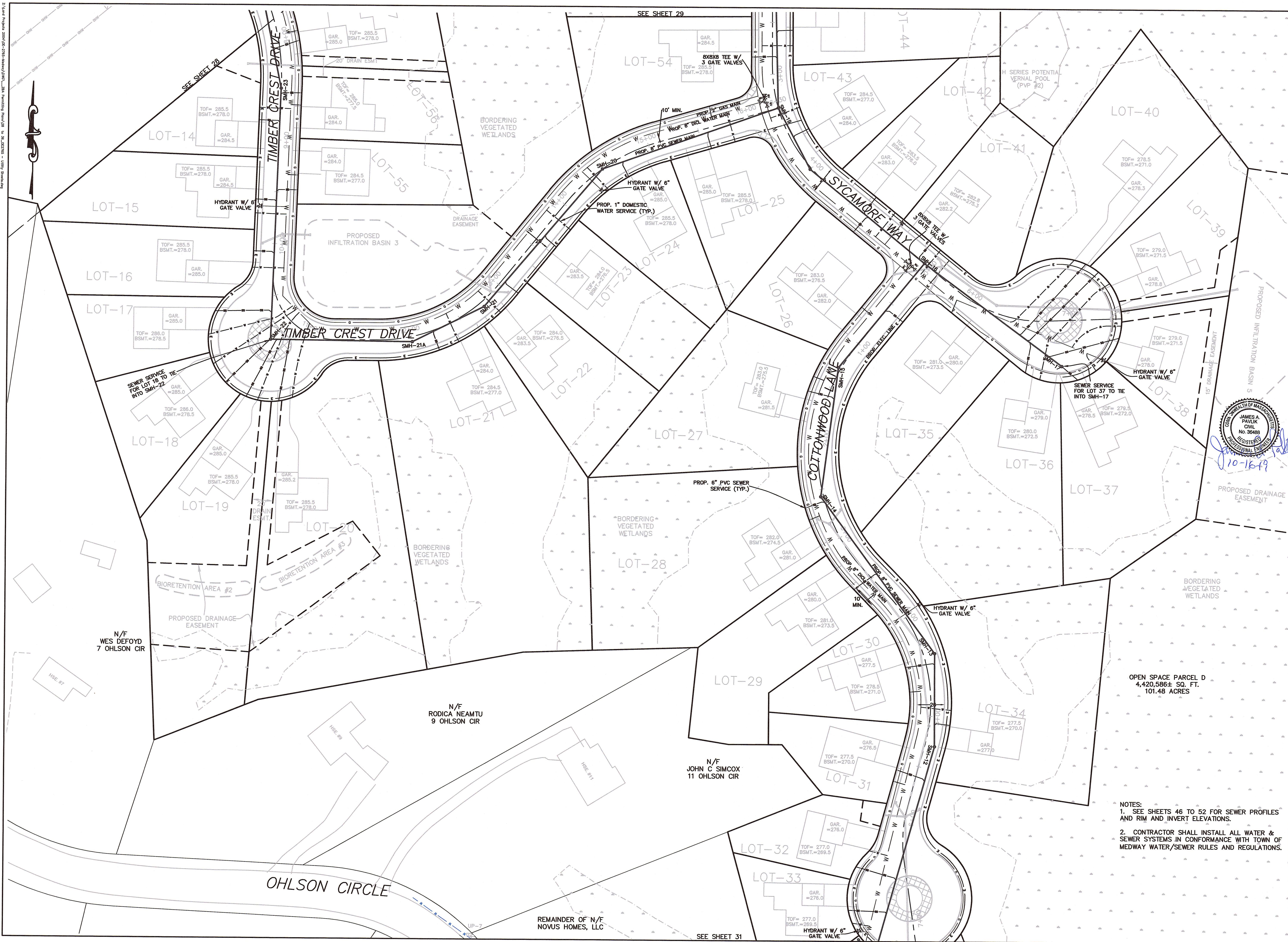
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SCALE: 1"=40'	SHEET 29 OF 62
---------------	----------------

0' 40' 80' 120'

OE-2765

Z:\New Projects\2019\OE-2765-Medway\DWG_1281_PlanSheet_Plan_28.dwg 10/16/19 - Utility Drawing



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PAUL J. BABINEAU
No. 45915
REGISTERED PROFESSIONAL LAND SURVEYOR
10-16-19
DATE PROFESSIONAL LAND SURVEYOR

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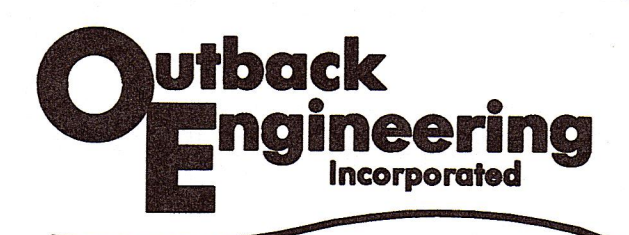
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"TIMBER CREST ESTATES"
IN
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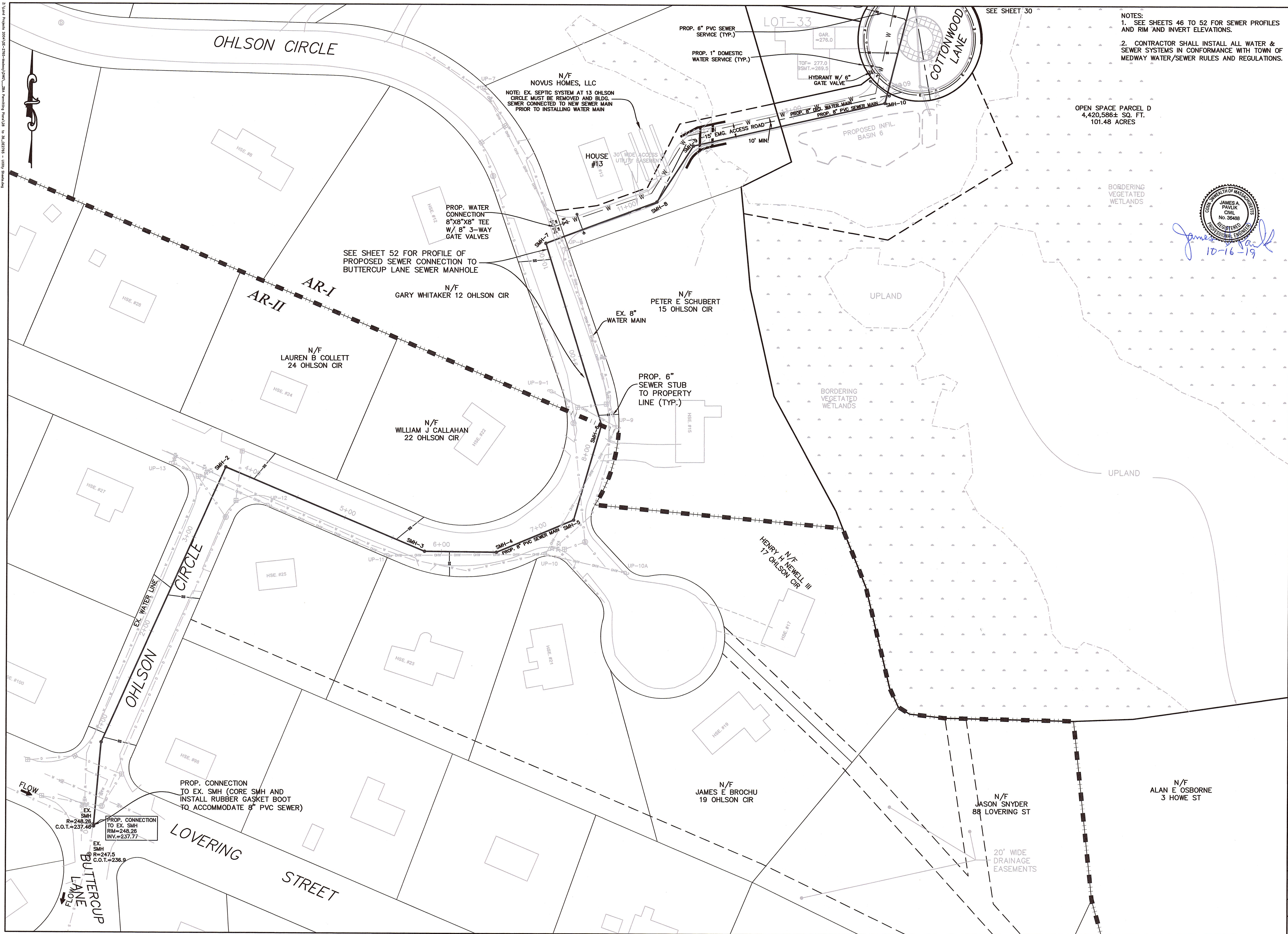


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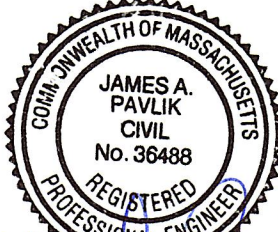
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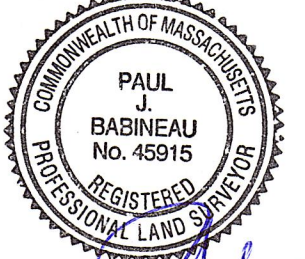


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OPEN SPACE PARCEL D
4,420,586± SQ. FT.
101.48 ACRES



James A. Pavlik
10-16-19



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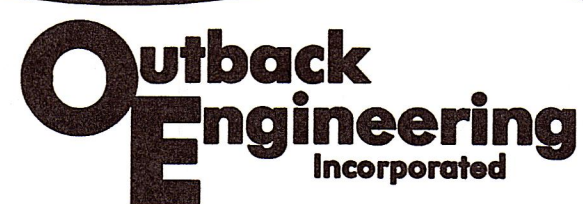
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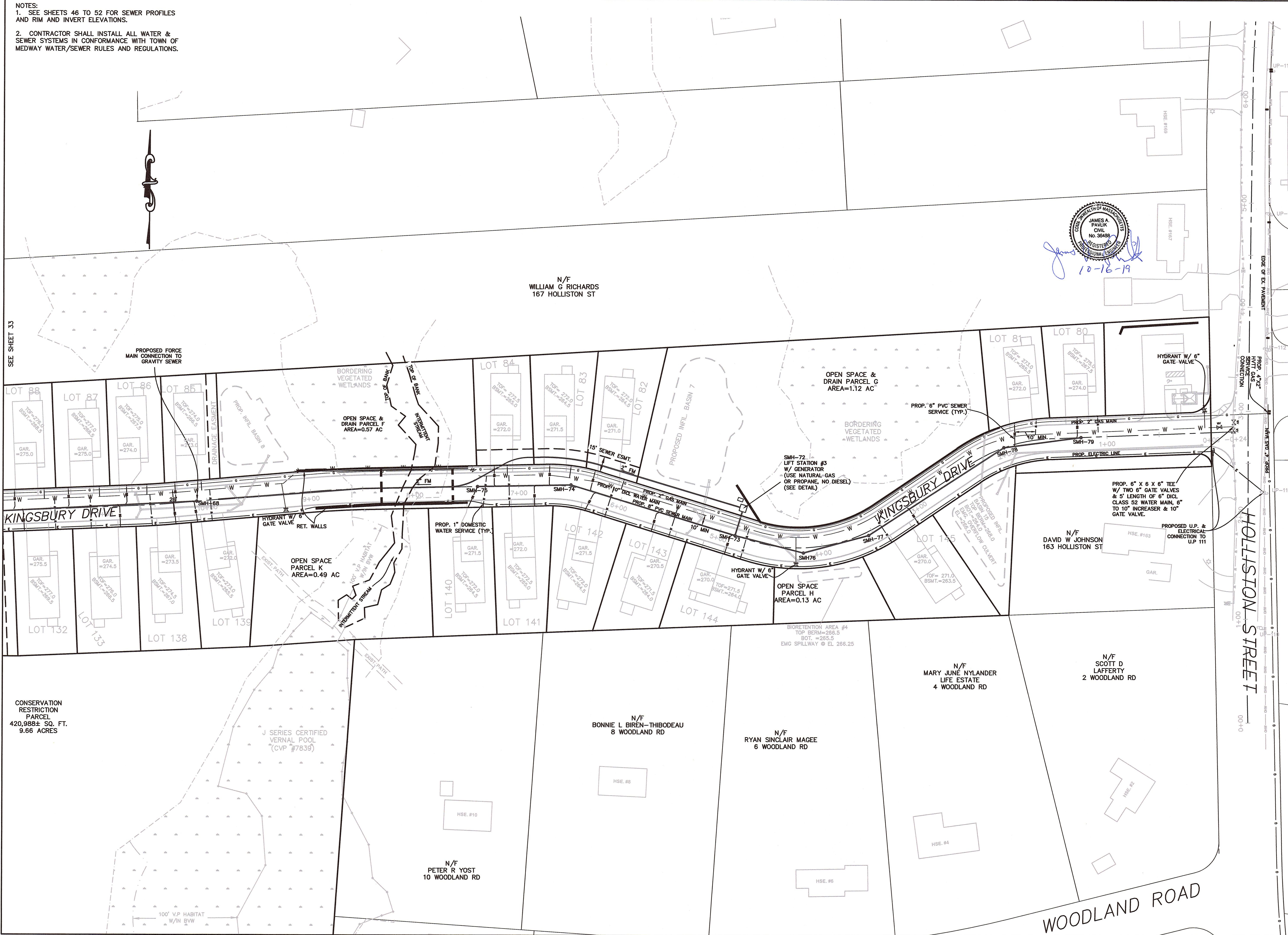


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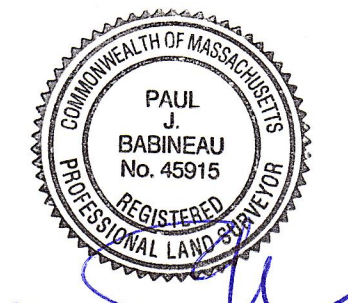
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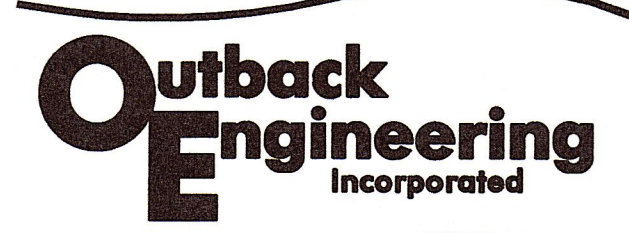
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