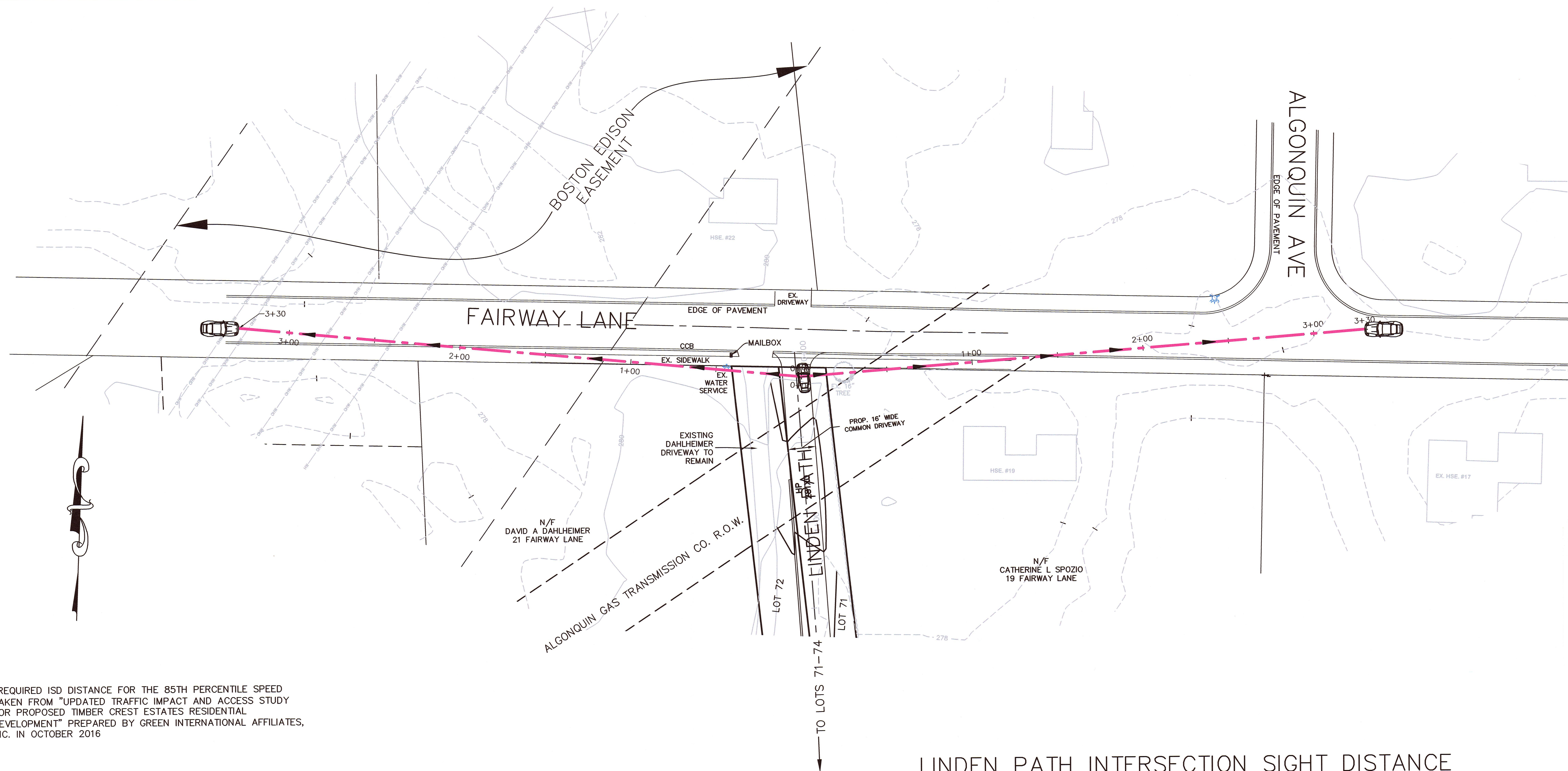




APPROVED SUBJECT TO TERMS AND CONDITIONS OF A COMPREHENSIVE PERMIT PER ZONING BOARD OF APPEALS DECISION, AS AUTHORIZED BY CHAPTER 40B OF THE MASSACHUSETTS GENERAL LAWS, SECTIONS 20-23.

DATE: _____

MEDWAY ZONING BOARD OF APPEALS

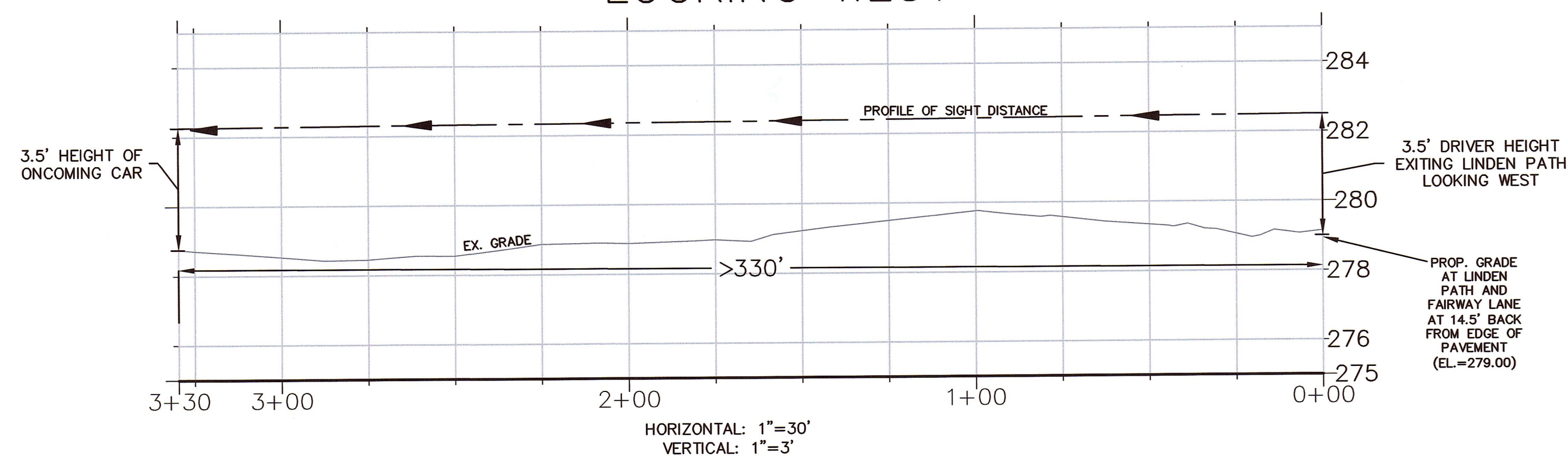
THIS PLAN IS SUBJECT TO A COVENANT TO BE RECORDED HEREWITH

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

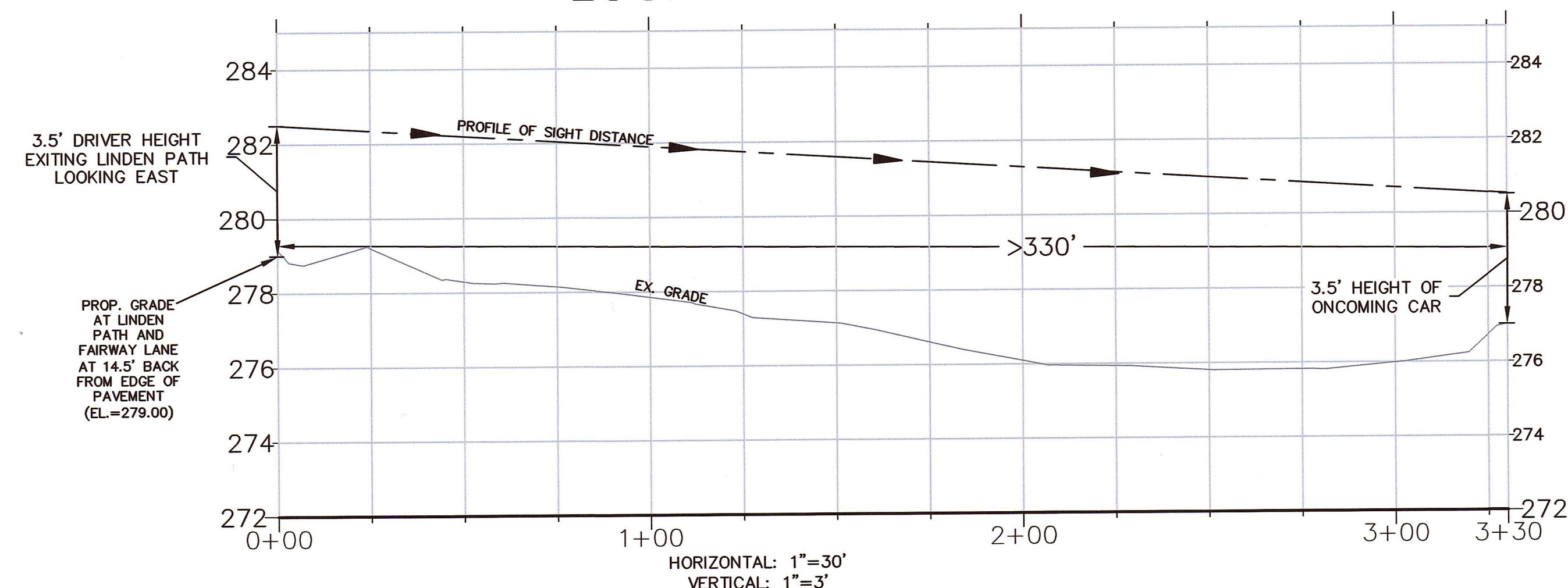
*REQUIRED ISD DISTANCE FOR THE 85TH PERCENTILE SPEED TAKEN FROM "UPDATED TRAFFIC IMPACT AND ACCESS STUDY FOR PROPOSED TIMBER CREST ESTATES RESIDENTIAL DEVELOPMENT" PREPARED BY GREEN INTERNATIONAL AFFILIATES, INC. IN OCTOBER 2016

LINDEN PATH INTERSECTION SIGHT DISTANCE
LOOKING WEST



ISD REQUIRED BASED ON 85TH PERCENTILE SPEED OF 35 MPH =250'
ISD PROVIDED >330'

LINDEN PATH INTERSECTION SIGHT DISTANCE
LOOKING EAST



ISD REQUIRED BASED ON 85TH PERCENTILE SPEED OF 35 MPH =250'
ISD PROVIDED >330'

LINDEN PATH

INTERSECTION
SIGHT DISTANCE

"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

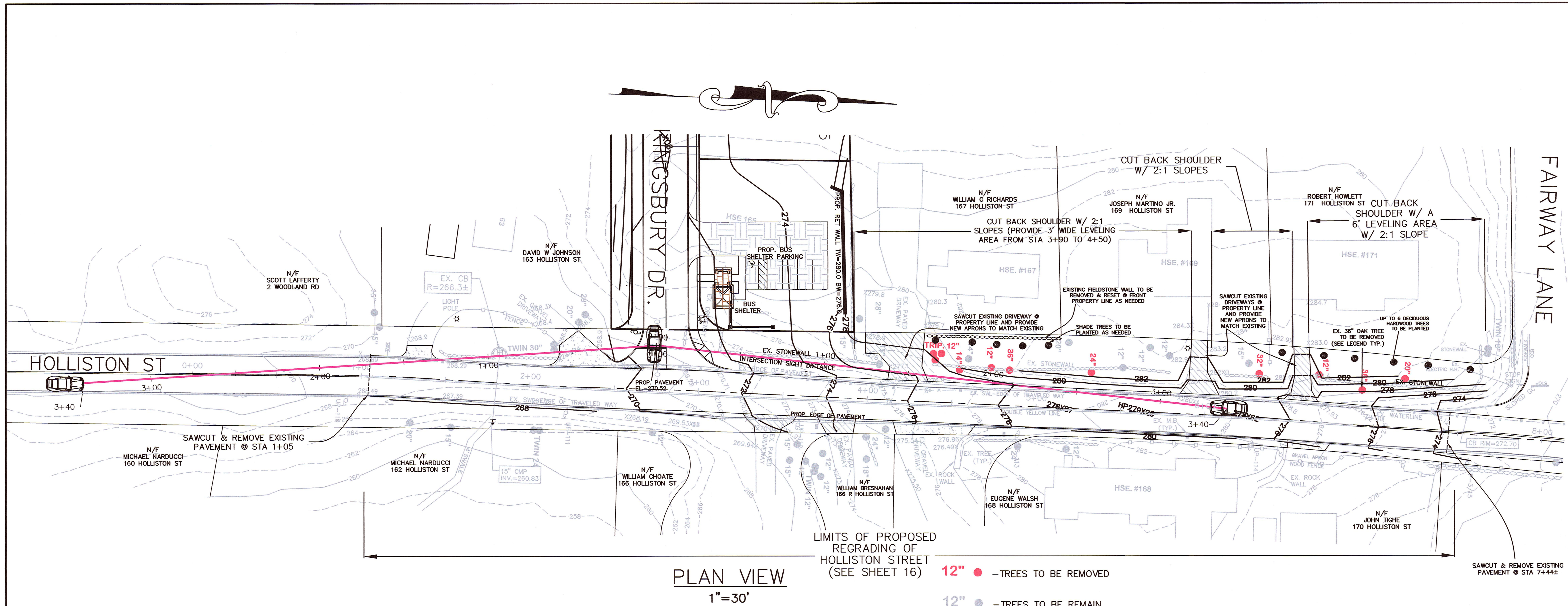
DATE: NOVEMBER 29, 2019

DRAWN BY: CJV CHECKED BY: JAP

SCALE: 1"=30' SHEET 11 OF 21

0' 30' 60' 90'

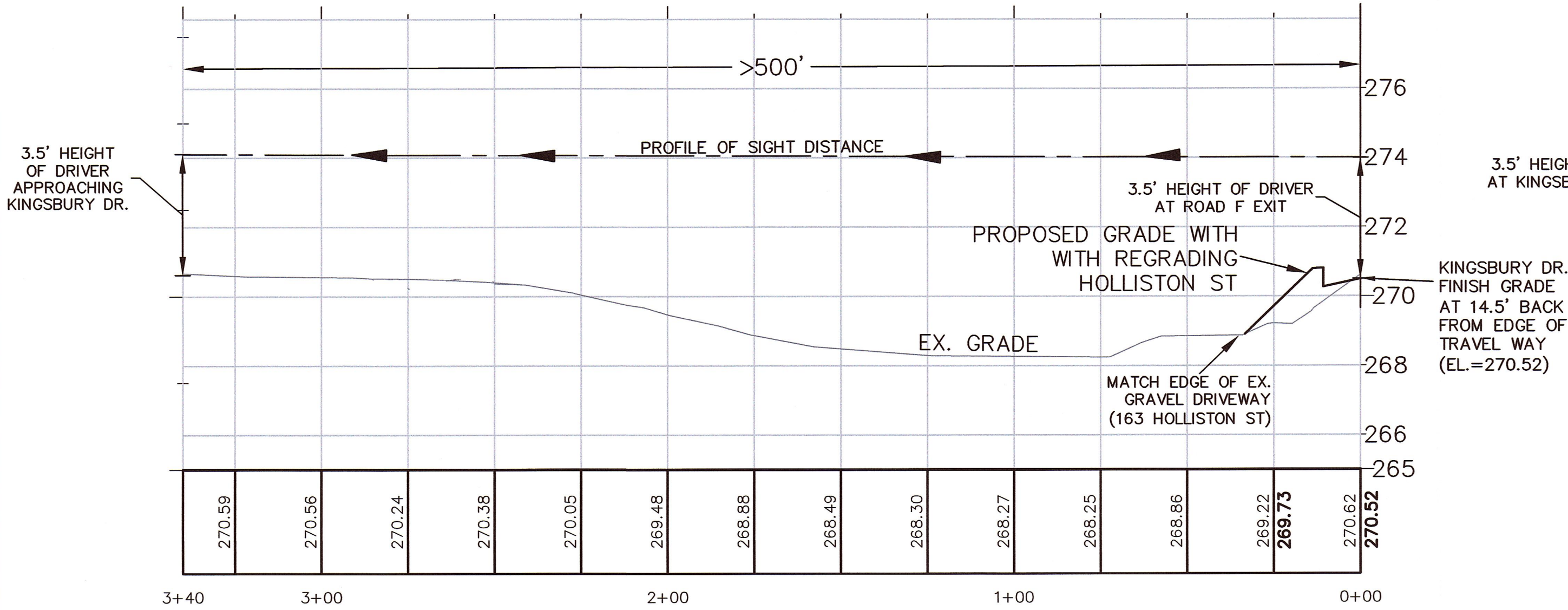
OE-2765



HOLLISTON ST INTERSECTION SIGHT DISTANCE VEHICLE
EXITING KINGSBURY DR. LOOKING NORTH

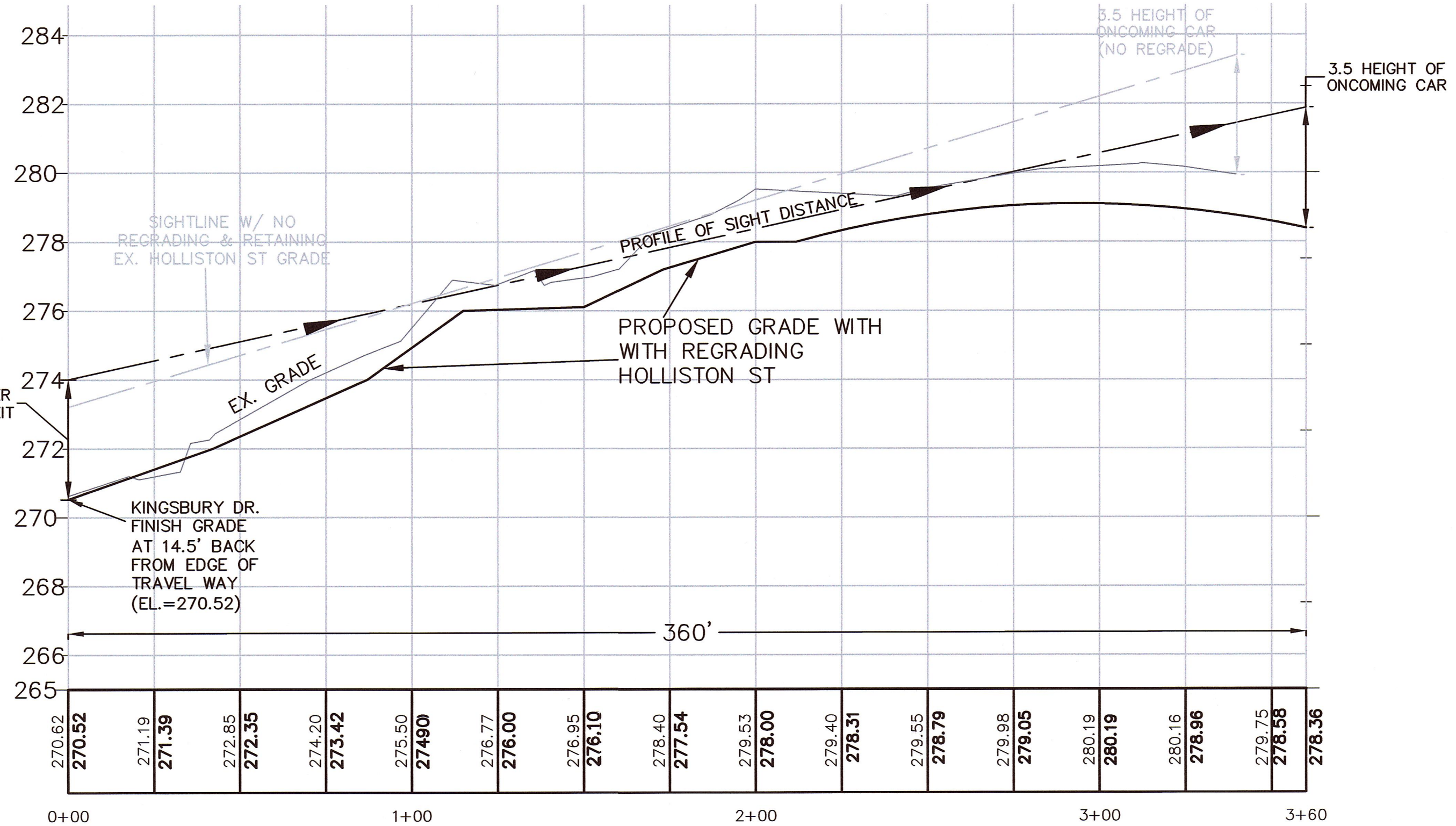
*REQUIRED ISD DISTANCE FOR THE 85TH PERCENTILE SPEED
TAKEN FROM THE SUPPLEMENTAL SIGHT DISTANCE ANALYSIS
LETTER ADDRESSED TO MR DAVID COLE DATED MARCH 15, 2017.

HOLLISTON ST INTERSECTION SIGHT DISTANCE
VEHICLE EXITING KINGSBURY DR. LOOKING SOUTH



SSD REQUIRED BASED ON 85TH PERCENTILE SPEED OF 41 MPH = 340'
SSD PROVIDED >340'

HORIZONTAL: 1"=30'
VERTICAL: 1"=3'



SSD REQUIRED BASED ON 85TH PERCENTILE SPEED OF 41 MPH = 340'
SSD PROVIDED = 360'

HORIZONTAL: 1"=30'
VERTICAL: 1"=3'

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

THIS PLAN IS SUBJECT TO A COVENANT TO BE RECORDED HERewith

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

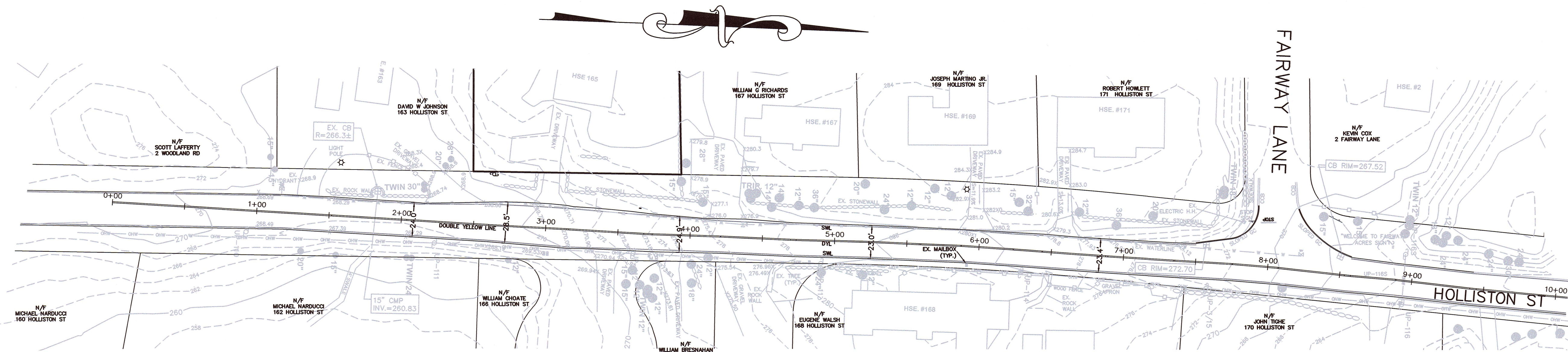
TOWN CLERK-TOWN OF MEDWAY

INTERSECTION SIGHT DISTANCE
KINGSBURY DRIVE
AT
HOLLISTON STREET
"KINGSBURY VILLAGE"
IN
MEDWAY
MASSACHUSETTS

Outback Engineering
Incorporated

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

DATE: NOVEMBER 29, 2019
DRAWN BY: CJV CHECKED BY: JAP
SCALE: 1"=30' SHEET 14 OF 21
0' 30' 60' 90'



PLAN VIEW
1"=40'

NOTE: HOLLISTON STREET HAS NO CURBING OR BERM AT PAVEMENT EDGES

12-5-19

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

THIS PLAN IS SUBJECT TO A COVENANT TO BE RECORDED HERewith

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

HOLLISTON STREET
EXISTING CONDITIONS
PLAN & PROFILE

"KINGSBURY VILLAGE"
IN
MEDWAY
MASSACHUSETTS

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DATE: NOVEMBER 29, 2019

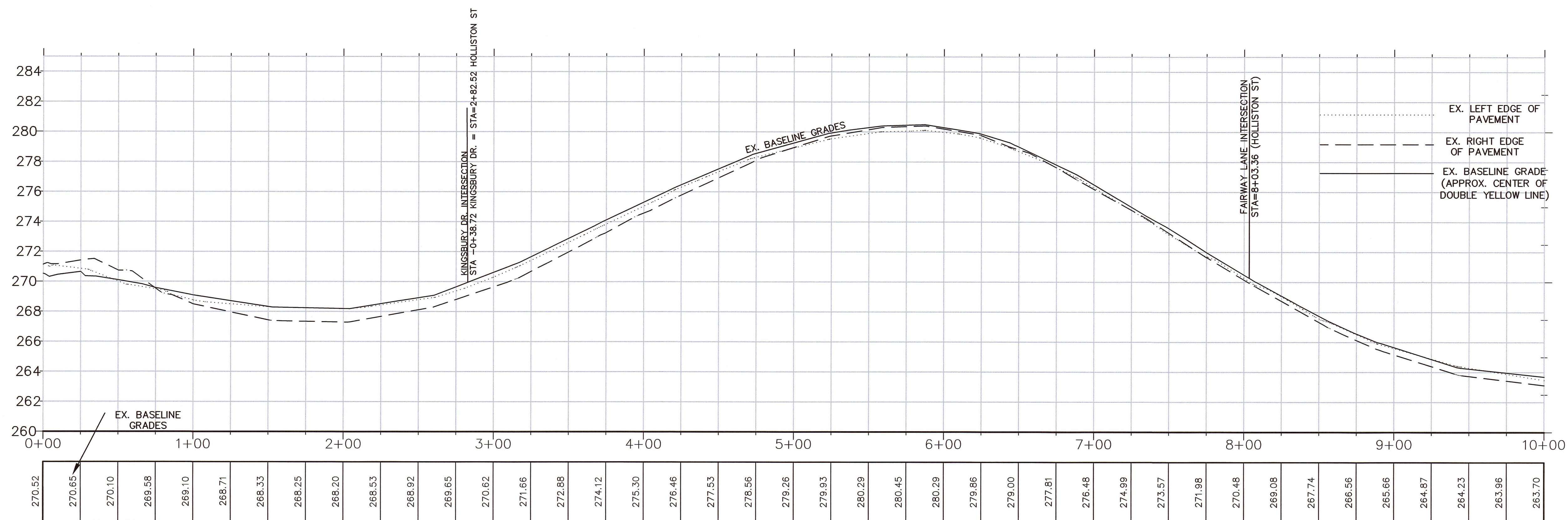
REVISED:

DRAWN BY: CJV CHECKED BY: JAP

SCALE: 1"=40' SHEET 15 OF 21

0' 40' 80' 120'

OE-2765



HOLLISTON STREET PROFILE

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

26 HOMES TO BE BUILT, SUBJECT TO APPROVALS BY CONSERVATION COMMISSION IF LOT WORK IS WITHIN 100' BUFFER ZONE WORK INCLUDES:

- 1. TOPOGRAPHY DRIVE, CHERRY CIRCLE & TIMBER CREST DRIVE (STA 0+00 TO 5+50±) TO BINDER WITH ALL UTILITIES
- 2. TOPOGRAPHY DRIVE, CHERRY CIRCLE & TIMBER CREST DRIVE (STA 5+50± TO 6+00±) TO BINDER WITH ALL UTILITIES
- 3. INFILTRATION BASINS 1 & 2, WATER QUALITY SWALE 1, BIORETENTION AREA 1 AND BUS SHELTER/PARKING AT PARCEL A
- 4. SEWER FROM ROSEWOOD DRIVE TO BUTTERCUP LAKE, INCLUDING LIFT STATION 1
- 5. WATER MAIN TO CONNECT WINTHROP STREET TO OHLSON CIRCLE
- 6. CONSTRUCT 26 HOMES AT LOTS 1-18 AND 58-70.
- 7. ROADS AND INFRASTRUCTURE TO BE COMPLETED AS REQUIRED.



17 HOMES TO BE BUILT, SUBJECT TO APPROVALS BY CONSERVATION COMMISSION IF LOT WORK IS WITHIN 100' BUFFER ZONE.

WORK INCLUDES:

- STACOMORE WAY (STA 4+20 TO END) & COTTONWOOD LANE & EMERGENCY ACCESS ROAD TO BINDER AND ALL UTILITIES
- FILTRATION BASINS 5 & 6
- CONSTRUCT 17 HOMES AT LOTS 26-42
- ROADS AND INFRASTRUCTURE TO BE COMPLETED AS REQUIRED.

27 HOMES TO BE BUILT, SUBJECT TO APPROVALS BY CONSERVATION COMMISSION IF LOT WORK IS WITHIN 100' BUFFER ZONE.

WORK INCLUDES:

- REMAINDER TIMBER CREST DRIVE & SCYAMORE WAY (STA 0+00 TO 4+20) TO BINDER WITH ALL UTILITIES.
- INFILTRATION BASINS 3 & 4
- SCYAMORE WAY (STA 4+20 TO 5+50), COTTONWOOD LANE & EMERGENCY ACCESS TO OHLSON CIRCLE TO BE GRAVELED TO 1" WATER & SEWER TO BE INSTALLED FROM SCYAMORE WAY UP TO 1" STATION #2.
- GRAVEL ROADS TO OHLSON CIRCLE AS REQUIRED.
- CONSTRUCT 27 HOMES AT LOTS 14-25 AND 43 TO 57.
- ROADS AND INFRASTRUCTURE TO BE COMPLETED AS REQUIRED.



1. UP TO 30 OCCUPANCY PERMITS TO BE ISSUED EACH YEAR.
2. EVERY 4TH HOUSE BUILT TO BE AN AFFORDABLE.
3. CONSTRUCTION ON TIMBER CREST ESTATES, KINGSBURY VILLAGE & FERN PATH EXTENSION MAY BE WORKED ON SIMULTANEOUSLY.
4. PHASING SHOWN IS FOR HOUSE CONSTRUCTION. ROADWAYS & UTILITIES MAY BE CONSTRUCTED AT ANY TIME.

SOLID LINES REPRESENT EROSION CONTROL BARRIER (ECB) & WORK LIMIT FOR EACH PHASE

DASHED LINES REPRESENT LIMITS OF CLEARING OUTSIDE 100' BUFFER OR UPGRADIENT OF OTHER ECB FOR EACH PHASE

ECB FOR ADJACENT PHASES

CONSTRUCTION STAGING AREA

1. BOUNDARIES SHOWN ARE GENERAL TO DEPICT WORK INVOLVED DURING EACH PHASE. ACTUAL WORK MAY OVERLAP BETWEEN PHASE LINES SHOWN. REFER TO ORDER OF CONDITIONS, DEP FILE# 216-914 FOR ADDITIONAL INFORMATION.

2. REFER TO SEDIMENTATION AND EROSION CONTROL PLANS IN THE PROJECT STORMWATER POLLUTION PREVENTION PLAN FOR OTHER DETAILS ON ECB LOCATIONS, STAGING AREAS, AND OTHER CONSTRUCTION PERIOD CONTROLS.
3. INDIVIDUAL HOUSE LOT CONSTRUCTION WITHIN 100' BUFFER TO WETLANDS REQUIRE APPROVAL FROM CONSERVATION COMMISSION.

SEE PHASE 1E ON
SHEET 18 FOR WATER
AND SEWER UTILITY
CONNECTIONS

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

THIS PLAN IS SUBJECT TO A
COVENANT TO BE RECORDED HEREWITH

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

CONSTRUCTION SEQUENCING PLAN

"TIMBER CREST
ESTATES"

IN
MEDWAY
MASSACHUSETTS

Outback Engineering
Incorporated

165 EAST GROVE STREET
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TEL: (508)-946-9231
FAX: (508)-947-8873
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DATE: NOVEMBER 29, 2019

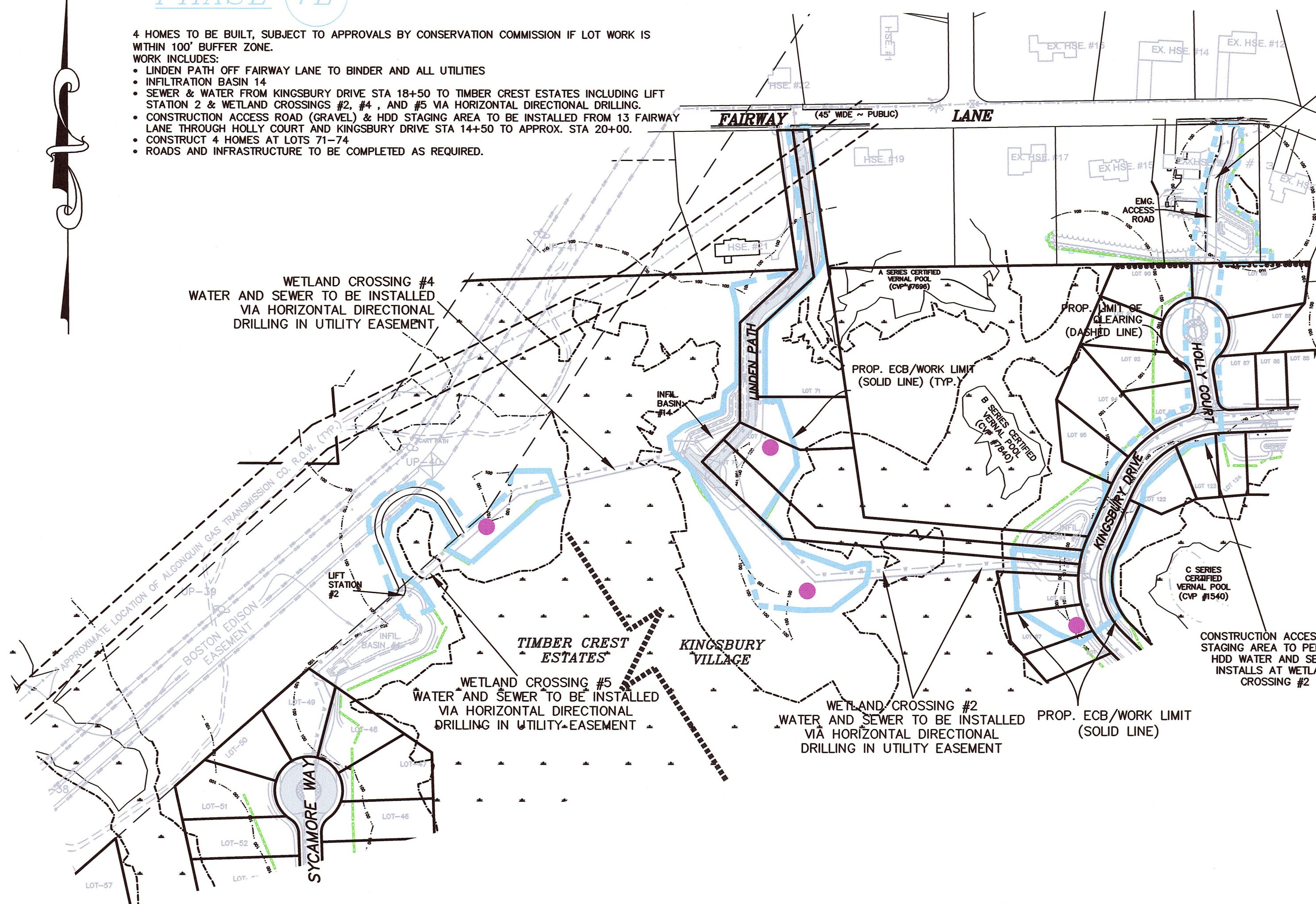
DRAWN BY: CJV	CHECKED BY: JAI
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SCALE: 1"=150'	SHEET 17 OF 21
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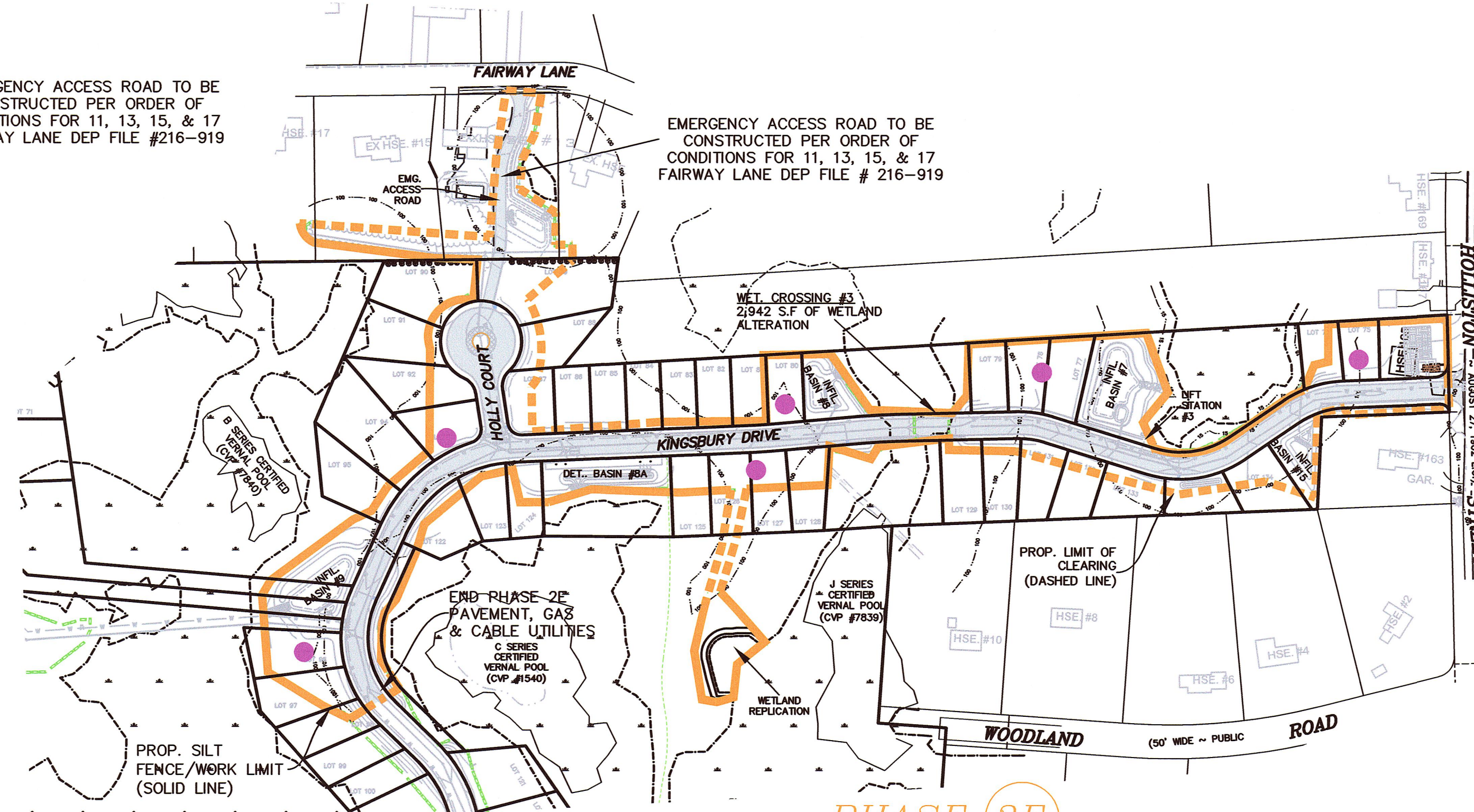
OE-2765

PHASE 1E

4 HOMES TO BE BUILT, SUBJECT TO APPROVALS BY CONSERVATION COMMISSION IF LOT WORK IS WITHIN 100' BUFFER ZONE.
WORK INCLUDES:
• LINDEN PATH OFF FAIRWAY LANE TO BINDER AND ALL UTILITIES
• INFILTRATION BASIN 14
• SEWER & WATER FROM KINGSBURY DRIVE STA 18+50 TO TIMBER CREST ESTATES INCLUDING LIFT STATION 2 & WETLAND CROSSINGS #2, #4, AND #5 VIA HORIZONTAL DIRECTIONAL DRILLING.
• CONSTRUCTION ACCESS ROAD (GRAVEL) & HDD STAGING AREA TO BE INSTALLED FROM 13 FAIRWAY LANE THROUGH HOLLY COURT AND KINGSBURY DRIVE STA 14+50 TO APPROX. STA 20+00.
• CONSTRUCT 4 HOMES AT LOTS 71-74
• ROADS AND INFRASTRUCTURE TO BE COMPLETED AS REQUIRED.



EMERGENCY ACCESS ROAD TO BE CONSTRUCTED PER ORDER OF CONDITIONS FOR 11, 13, 15, & 17 FAIRWAY LANE DEP FILE #216-919



EMERGENCY ACCESS ROAD TO BE CONSTRUCTED PER ORDER OF CONDITIONS FOR 11, 13, 15, & 17 FAIRWAY LANE DEP FILE # 216-919

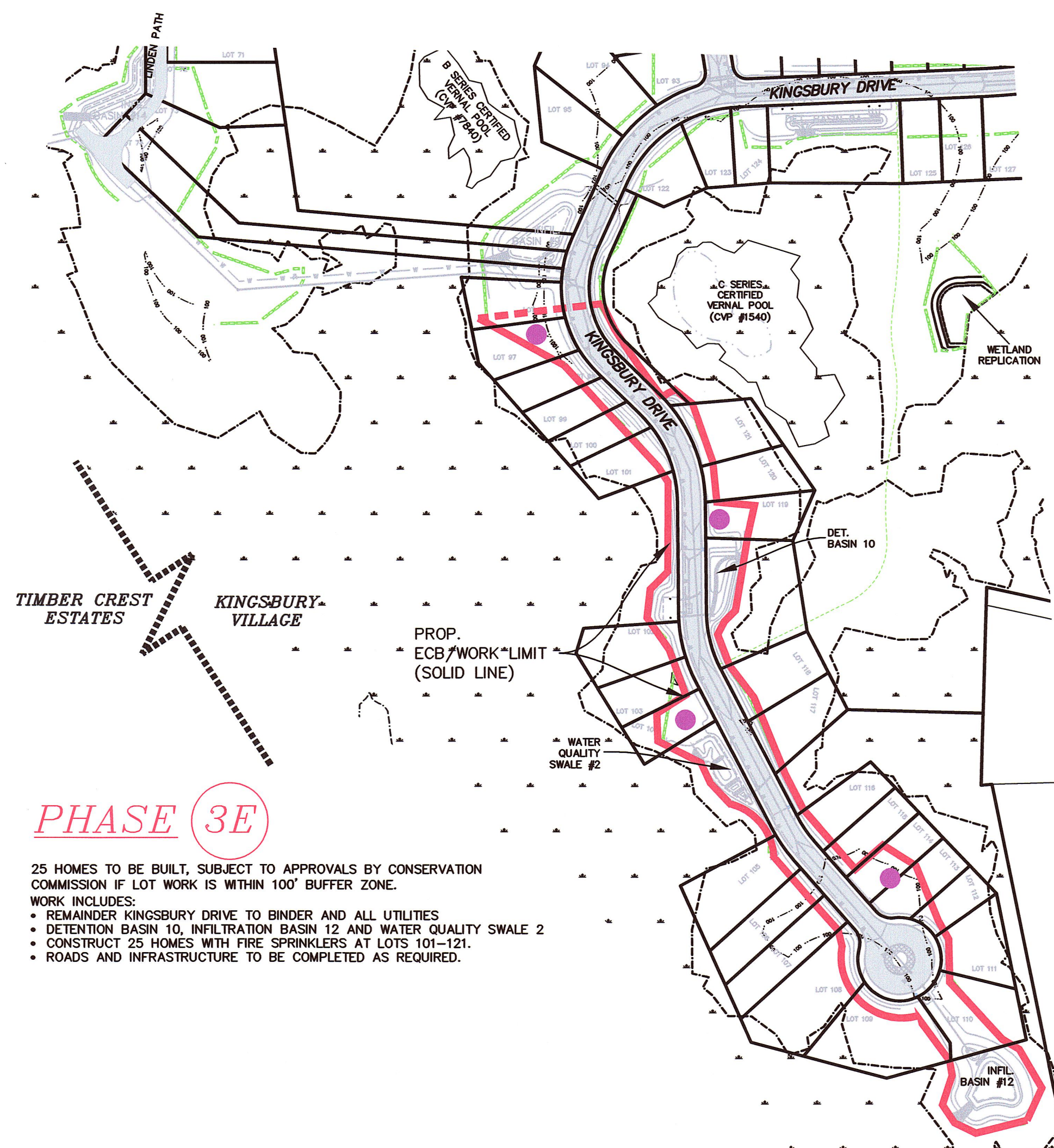
PHASE 2E

35 HOMES TO BE BUILT, SUBJECT TO APPROVALS BY CONSERVATION COMMISSION IF LOT WORK IS WITHIN 100' BUFFER ZONE.
WORK INCLUDES:
• HOLISTON STREET REGRADING
• KINGSBURY DRIVE FROM 0+00 TO 19+50 TO BINDER, ROADS AND ALL UTILITIES
• INFILTRATION BASINS 7 & 8, 9, 15 & DET BASIN 8A, AND BUS SHELTER/ PARKING
• UTILITIES IN ROADS INCLUDING LIFT STATION 3
• WETLAND REPLICATION AREA
• CONSTRUCT 35 HOMES AT LOTS 75-96, 122-134.
• ROADS AND INFRASTRUCTURE TO BE COMPLETED AS REQUIRED.

LEGEND

- SOLID LINES REPRESENT EROSION CONTROL BARRIER (ECB) & WORK LIMIT FOR EACH PHASE
-
-
-
- - - - - DASHED LINES REPRESENT LIMITS OF CLEARING OUTSIDE 100' BUFFER OR UPGRADIENT OF OTHER ECB FOR EACH PHASE
- - - - -
- - - - -
- - - - -
- - - - - ECB FOR ADJACENT PHASES
- CONSTRUCTION STAGING AREA

- NOTES:
- BOUNDARIES SHOWN ARE GENERAL TO DEPICT WORK INVOLVED DURING EACH PHASE. ACTUAL WORK MAY OVERLAP BETWEEN PHASE LINES SHOWN. REFER TO ORDER OF CONDITIONS, DEP FILE# 216-914 FOR ADDITIONAL INFORMATION.
 - REFER TO SEDIMENTATION AND EROSION CONTROL PLANS IN THE PROJECT STORMWATER POLLUTION PREVENTION PLAN FOR OTHER DETAILS ON ECB LOCATIONS, STAGING AREAS, AND OTHER CONSTRUCTION PERIOD CONTROLS.
 - INDIVIDUAL HOUSE LOT CONSTRUCTION WITHIN 100' BUFFER TO WETLANDS REQUIRE APPROVAL FROM CONSERVATION COMMISSION.



PHASE 3E

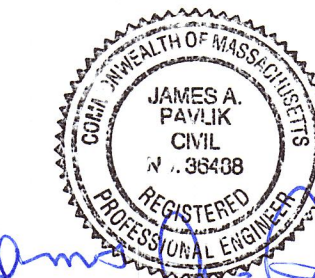
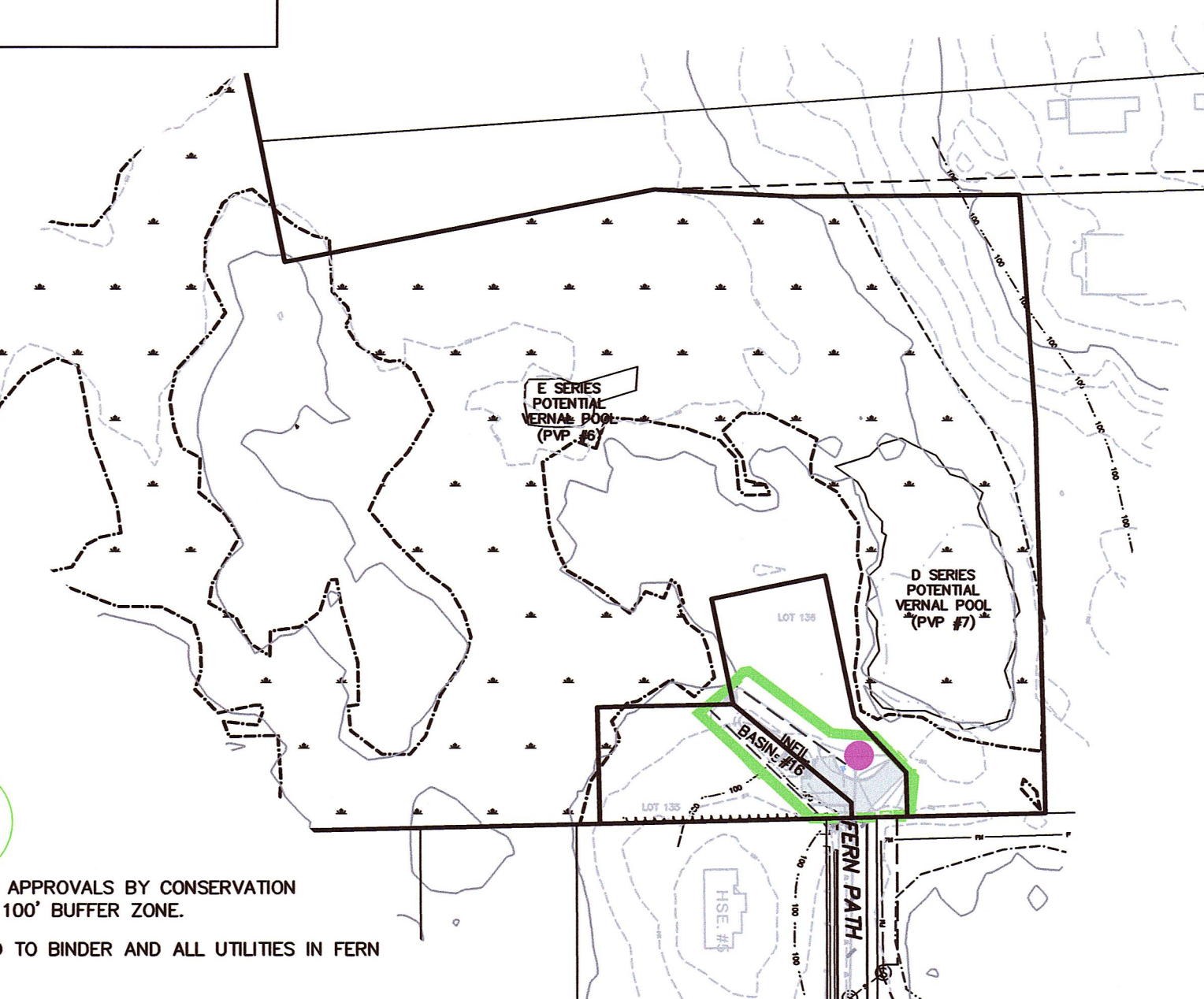
25 HOMES TO BE BUILT, SUBJECT TO APPROVALS BY CONSERVATION COMMISSION IF LOT WORK IS WITHIN 100' BUFFER ZONE.
WORK INCLUDES:
• REMAINDER KINGSBURY DRIVE TO BINDER AND ALL UTILITIES
• DETENTION BASIN 10, INFILTRATION BASIN 12 AND WATER QUALITY SWALE 2
• CONSTRUCT 25 HOMES WITH FIRE SPRINKLERS AT LOTS 101-121.
• ROADS AND INFRASTRUCTURE TO BE COMPLETED AS REQUIRED.

CONSTRUCTION PHASES GENERAL

- UP TO 30 OCCUPANCY PERMITS TO BE ISSUED EACH YEAR.
- EVERY 4TH HOUSE BUILT TO BE AN AFFORDABLE.
- CONSTRUCTION ON TIMBER CREST ESTATES, KINGSBURY VILLAGE & FERN PATH EXTENSION MAY BE WORKED ON SIMULTANEOUSLY.
- PHASING SHOWN IS FOR HOUSE CONSTRUCTION. ROADWAYS & UTILITIES MAY BE CONSTRUCTED AT ANY TIME.

PHASE 4E

2 HOMES TO BE BUILT, SUBJECT TO APPROVALS BY CONSERVATION COMMISSION IF LOT WORK IS WITHIN 100' BUFFER ZONE.
WORK INCLUDES:
• EMERGENCY VEHICLE TURNAROUND TO BINDER AND ALL UTILITIES IN FERN PATH EXT.
• INFILTRATION BASIN 16
• CONSTRUCT 2 HOMES AT LOTS 135 AND 136
• ROADS AND INFRASTRUCTURE TO BE COMPLETED AS REQUIRED.



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

THIS PLAN IS SUBJECT TO A COVENANT TO BE RECORDED HEREWITH

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

CONSTRUCTION SEQUENCING PLAN

"KINGSBURY VILLAGE"

IN
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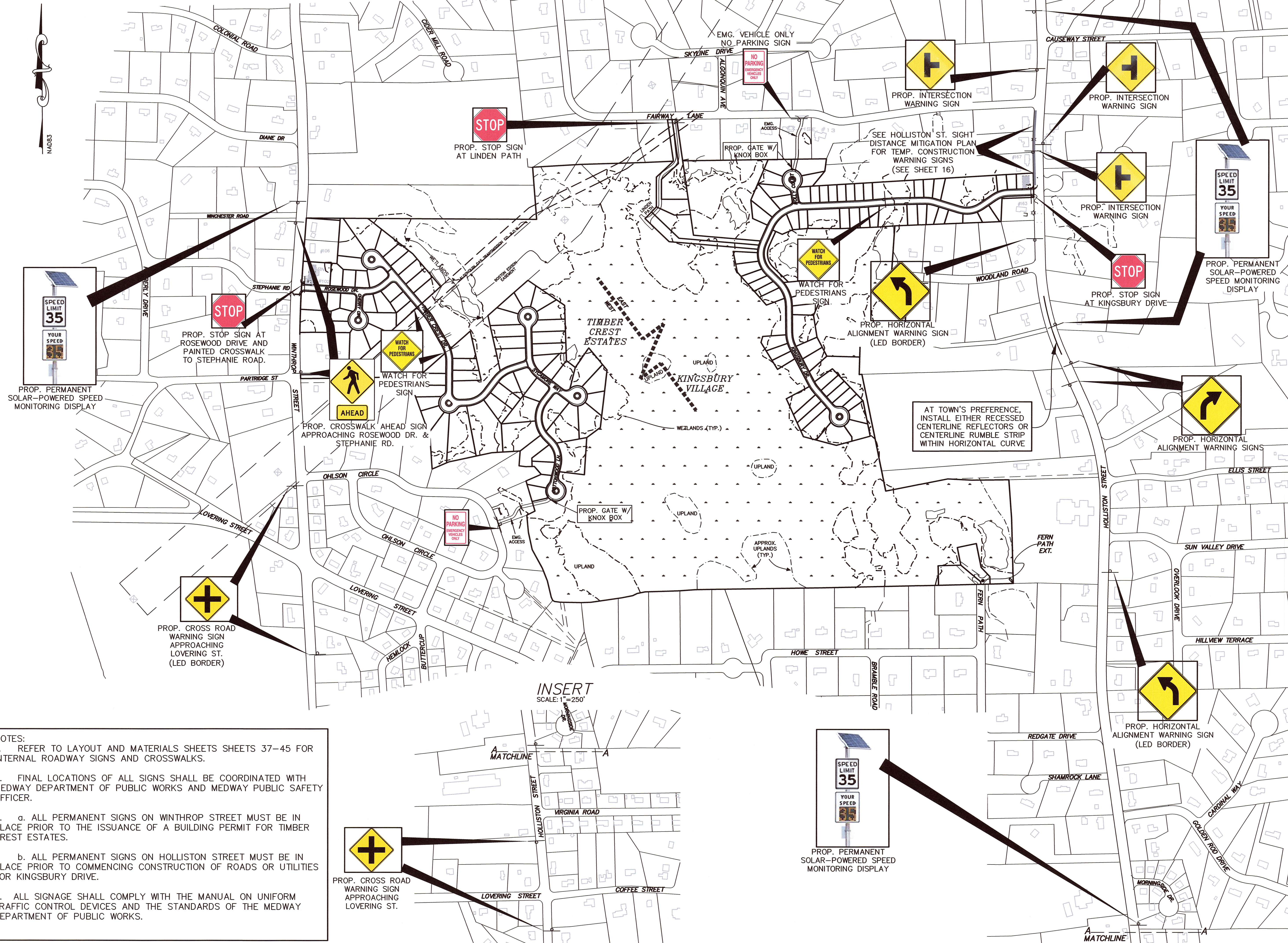
DATE: NOVEMBER 29, 2019

DRAWN BY: CJV CHECKED BY: JAP

SCALE: 1"=150' SHEET 18 TO 21

0' 150' 300' 450'

OE-2765



APPROVED SUBJECT TO TERMS AND
CONDITIONS OF A COMPREHENSIVE
PERMIT PER ZONING BOARD OF APPEALS
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MEDWAY ZONING BOARD OF APPEALS

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TOWN CLERK—TOWN OF MEDWAY

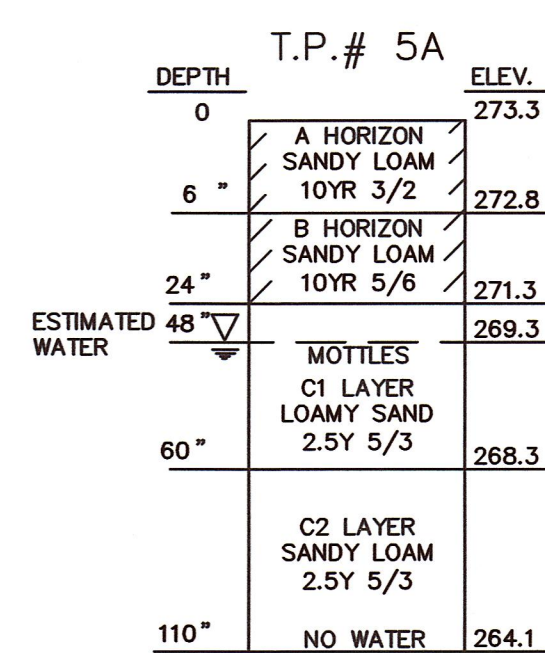
*OFFSITE & PERIMETER
TRAFFIC SAFETY
IMPROVEMENT PLAN
TIMBER
CREST ESTATES
&
KINGSBURY VILLAGE
IN
MEDWAY
MASSACHUSETTS*

Outback Engineering
Incorporated

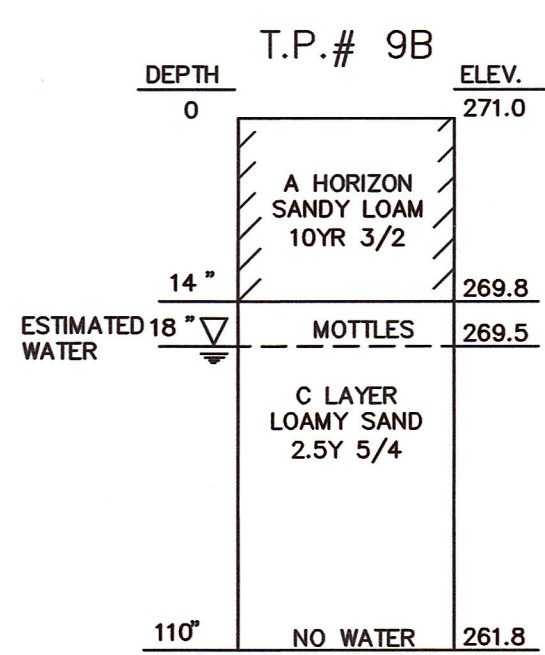
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DATE: NOVEMBER 29, 2019			
DRAWN BY: CJV		CHECKED BY: JAP	
SCALE: 1"=250'		SHEET 19 OF 21	
0'	250'	500'	750'

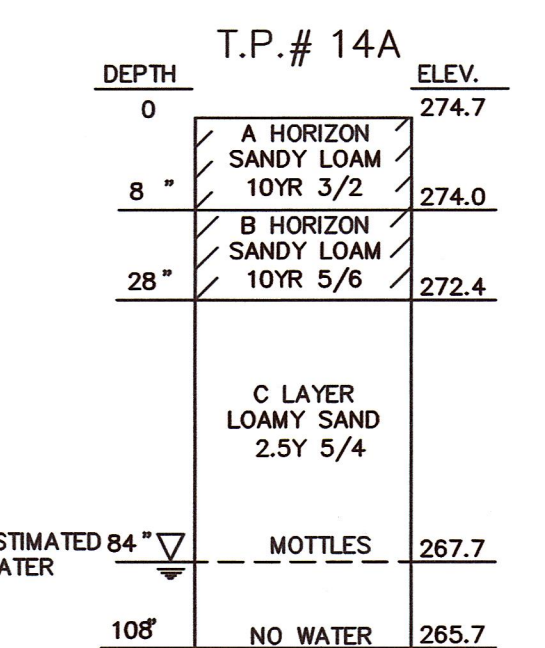
OE-2765



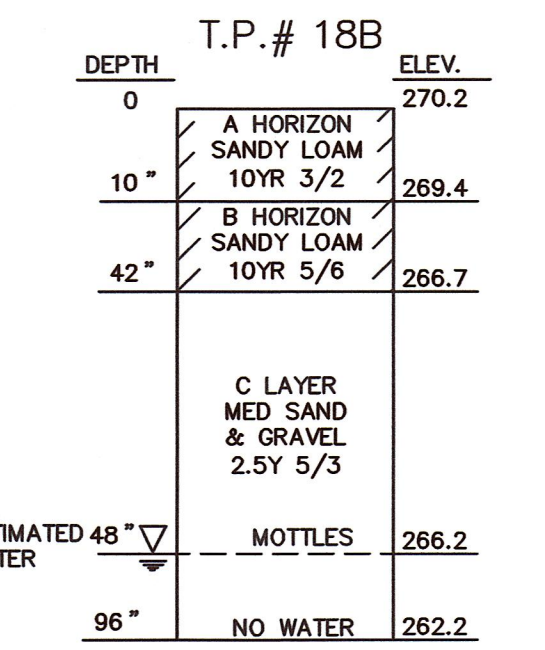
DATE OF TEST : 8/8/16
SOIL EVALUATOR: TOM MORRIS



DATE OF TEST : 8/5/16
SOIL EVALUATOR: TOM MORRIS



DATE OF TEST : 8/25/16
OIL EVALUATOR: TOM MORRIS



DATE OF TEST : 8/24/16
EVALUATOR: TOM MORRIS

