

LEGEND		
N/F	NOW OR FORMERLY	UTILITY POLE
CB DH	CONCRETE BOUND WITH DRILL HOLE	FES
FND	FOUND	FLARED END SECTION
EXIST.	EXISTING	ELEV.
PROP.	PROPOSED	BIT.
INV.	INVERT	CONC.
R.C.P.	REINFORCED CONCRETE PIPE	F.F.
APPROX.	APPROXIMATE	B.F.
HYDRANT		BASEMENT FLOOR ELEVATION
SEWER MANHOLE		G.F.
DRAIN MANHOLE		GARAGE FLOOR ELEVATION
STORMWATER CATCH BASIN		BM.
EXISTING CONTOUR LINE		BENCHMARK
PROPOSED CONTOUR LINE		FA
OVERHEAD WRES		FIRE ALARM BOX
SEWER FORCE MAIN		W
DEEP TEST HOLE		WATER GATE
DET.	DETENTION	V.G.C.
		VERTICAL GRANITE CURB
		TP
		TEST PITS
		ETC
		ELECTRIC, TELEPHONE & CABLE

NOTES:

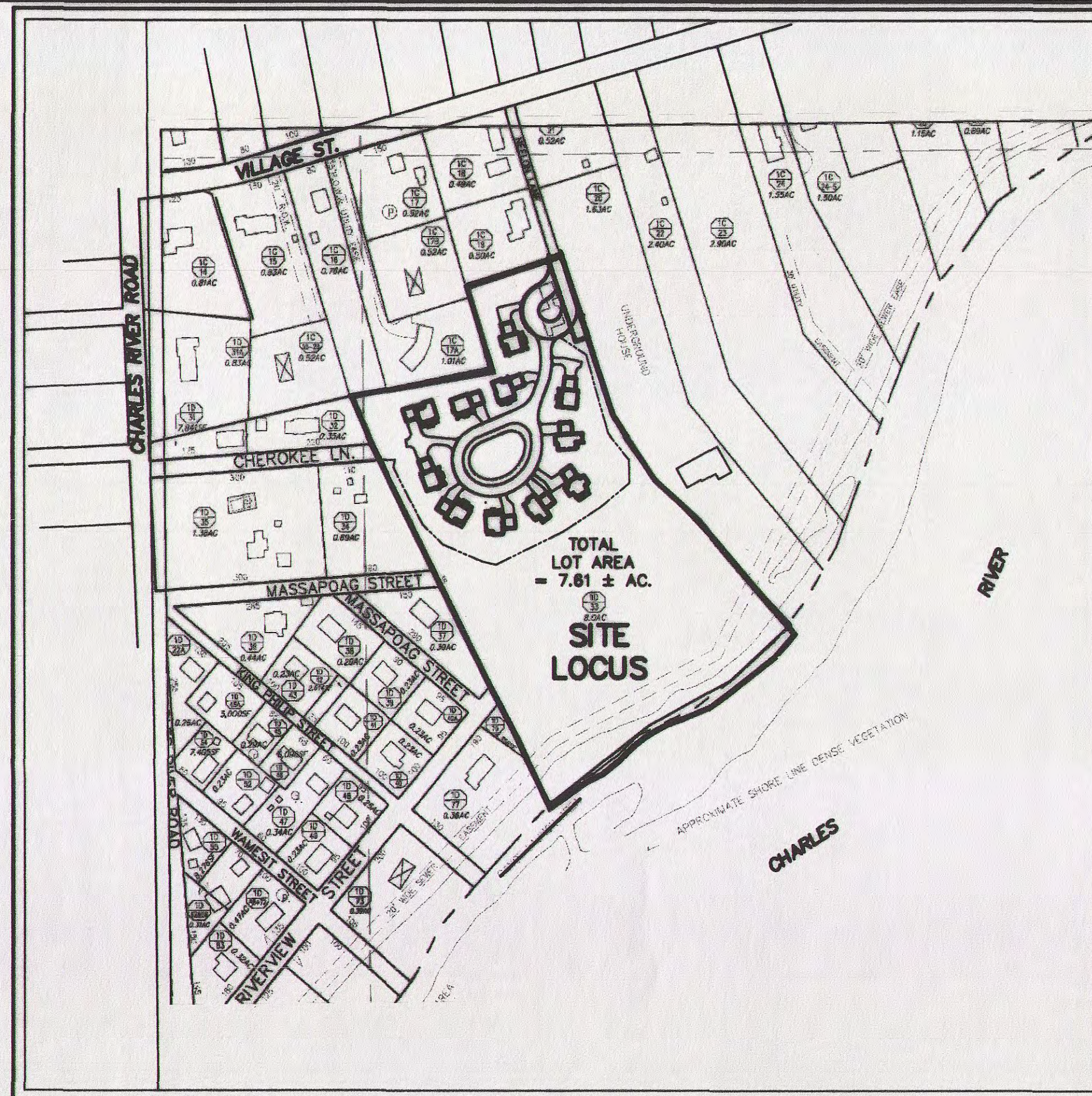
- 1) EXISTING CONDITIONS, TOPOGRAPHY, & SITE PROPERTY BOUNDARIES ARE BASED ON AN ON-THE-GROUND SURVEY BY O'DRISCOLL LAND SURVEYING CO. DURING JUNE-JULY 2010 & SEPTEMBER-OCTOBER 2012.
- 2) ACTUAL WETLANDS / RIVERBANK LOCATIONS AND FLOOD PLAIN ELEVATION VERIFIED IN THE FIELD BY O'DRISCOLL LAND SURVEYING CO. VIA AN ON-THE-GROUND SURVEY DURING OCTOBER 2012.
- 3) AREAS OF 100-YEAR FLOOD SHOWN BASED ON F.I.R.M. FLOOD INSURANCE RATE MAP NORFOLK COUNTY, MASSACHUSETTS (ALL JURISDICTIONS) PANELS 143 & 144 OF 430 MAP NUMBER 2502100143E & 2502100144E, EFFECTIVE DATE: JULY 17, 2012.
- 4) WETLANDS AND RIVER BANK LOCATIONS ARE ALSO SHOWN ON A PLAN PROVIDED BY THE APPLICANT ENTITLED "CHARLES RIVER ACRES SPECIAL PERMIT CONCEPT PLANS - SITE CONTEXT AND ANALYSIS PLAN, PLAN OF LAND IN MEDWAY, MASSACHUSETTS" SHEET 2 OF 6, DATED MAY 16, 2008 PREPARED BY DUNN & MACKENZIE, INC.
- 5) THE PROPOSED PROJECT SHALL BE SERVICED BY TOWN WATER AND TOWN SEWER VIA EXISTING SERVICES IN VILLAGE STREET & CHARLES RIVER ROAD THROUGH NEELON LANE & CHEROKEE LANE. WATER & SEWER SERVICE WITHIN THE DEVELOPMENT WILL BE PRIVATELY OWNED AND MAINTAINED BY THE CONDOMINIUM ASSOCIATION.
- 6) NO CUTS OR FILLS GREATER THAN 8' OR SLOPES GREATER THAN 25% WILL BE NECESSARY FOR THIS PROJECT.

GENERAL NOTES:

1. ALL ELEVATIONS REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)
2. ALL SEWER MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE TOWN OF MEDWAY WATER AND SEWER DEPARTMENT REGULATIONS.
3. CONTRACTOR TO CONTACT DIG-SAFE BEFORE PRIOR TO ANY CONSTRUCTION. (1-888-DIG-SAFE)
4. ALL SIGNS, INCLUDING STREET SIGNS, MUST CONFORM TO THE TOWN OF MEDWAY STANDARDS.
5. LOCATION OF ALL UTILITIES SHALL BE DETERMINED IN THE FIELD, BY THE RESPECTIVE UTILITY COMPANIES (ELECTRIC, CABLE, & TELECOM). THE APPLICANT "CHARLES RIVER VILLAGE, LLC" SHALL BE RESPONSIBLE TO ACCURATELY LOCATE THE UTILITIES DURING CONSTRUCTION, PRIOR TO BACKFILL, SUCH THAT THE ACTUAL LOCATION CAN BE ACCURATELY REPRESENTED ON THE AS-BUILT DRAWINGS.
6. ALL STORMWATER DRAINAGE CONSTRUCTION SHALL CONFORM TO THE TOWN OF MEDWAY PLANNING BOARD RULES AND REGULATIONS SECTION 4.4.5.
7. THE OWNER AND CONTRACTOR ARE RESPONSIBLE FOR SUBMITTING A NOTICE OF INTENT FOR A GENERAL PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES, AND THAT THEY ARE RESPONSIBLE FOR PREPARING AND IMPLEMENTING A STORMWATER POLLUTION PREVENTION PLAN IN FULL COMPLIANCE WITH THE EPA'S NPDES STORMWATER REGULATIONS (40 CFR PARTS 122, 123 & 124).
8. PROJECT SUBJECT TO "LONG TERM OPERATION AND MAINTENANCE PLAN" PREPARED AS A SEPARATE DOCUMENT BY FAIST ENGINEERING, INC., DATE NOVEMBER 2012 AND IS INCORPORATED BY REFERENCE FOR ALL COMPONENTS OF THE SITE'S STORMWATER MANAGEMENT SYSTEM SHOWN ON THESE PLANS.
9. OWNER/CONTRACTOR SHALL MINIMIZE THE DESTRUCTION OF MATURE TREES ON-SITE.
10. PLAN ENDORSEMENT IS SUBJECT TO THE CONDITIONS SET FORTH IN THE MEDWAY PLANNING BOARD CERTIFICATE OF ACTION DATED MAY 14, 2013, TO BE RECORDED WITH THE PLAN.
11. THE DEVELOPMENT IS SUBJECT TO A COVENANT TO BE RECORDED AT THE THE REGISTRY OF DEEDS.
12. OPEN SPACE PARCEL "B" TO BE DEEDED TO THE TOWN OF MEDWAY CONSERVATION COMMISSION.
13. ALL WORK WITHIN TOWN RIGHT OF WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MASS HIGHWAY HANDICAP REQUIREMENTS AND THE ADA/AS REQUIREMENTS IN EFFECT AT THE TIME OF CONSTRUCTION.
14. MODIFICATION TO THE SPECIAL PERMIT - DATE APRIL 9, 2013 PLANNING BOARD DECISION REGARDING OSRD OPEN SPACE RESIDENTIAL DEVELOPMENT" IS RECORDED AS: DEED BK. 31288 PG. 334; MAY 1, 2013.

DIG-SAFE NOTE

CONTRACTOR SHALL COMPLY WITH MASSACHUSETTS GENERAL LAWS CHAPTER 82, SECTION 40, AS AMENDED, WHICH STATES THAT NO ONE MAY EXCAVATE IN THE COMMONWEALTH OF MASSACHUSETTS EXCEPT IN AN EMERGENCY WITHOUT 72 HOURS NOTICE, EXCLUSIVE OF SATURDAYS, SUNDAYS, AND LEGAL HOLIDAYS, TO NATURAL GAS PIPELINE COMPANIES, AND MUNICIPAL UTILITY DEPARTMENTS THAT SUPPLY GAS, ELECTRICITY, TELEPHONE, OR CABLE TELEVISION SERVICE IN OR TO THE CITY OR TOWN WHERE THE EXCAVATION IS TO BE MADE. CONTRACTOR TO NOTIFY "DIG-SAFE" AT 1-888-DIG-SAFE (1-888-344-7233).



LOCUS MAP
SCALE: 1"=200'

"CHARLES RIVER VILLAGE"

NEELON LANE - MEDWAY, MASSACHUSETTS

OPEN SPACE RESIDENTIAL DEVELOPMENT (OSRD)

DEFINITIVE PLANS

PROJECT ENGINEER:
DAVID T. FAIST, P.E.
FAIST ENGINEERING, INC.
67 HALL ROAD
STURBRIDGE, MA 01566
PH: (508) 864-6802

PROJECT SURVEYOR:
DANIEL A. O'DRISCOLL, P.L.S.
O'DRISCOLL LAND SURVEYING, CO.
46 COTTAGE STREET
MEDWAY, MA 02053
P: 1-508-533-3314

LANDSCAPE ARCHITECT:
W. PHILIP BARLOW, A.S.L.A.
JIM LEBLANC
TO DESIGN, LLC
114 WEST MAIN STREET
SUITE 201
NEW BRITAIN, CT
PH: (860) 612-1700

APPLICANT / PROPERTY INFORMATION:

ASSESSORS REFERENCE: MAP 1-7 PARCEL 10/33
DEED REFERENCE: NORFOLK COUNTY REGISTRY OF DEEDS
BOOK 18973 PAGE 237
BOOK 08949 PAGE 353
CRPCD SEWER EASEMENT:
BOOK 05224 PAGE 185

APPLICANT:
CHARLES RIVER VILLAGE, LLC
P.O. BOX 1
MEDWAY, MA 02053
P. (508)-326-7505

RECORD OWNER(S):
LORI MORAN, PERSONAL REPRESENTATIVE OF
THE ESTATE OF MICHAEL ACQUAFRESCA;

CHERYL RODRIGUEZ, PERSONAL REPRESENTATIVE
OF THE ESTATE OF CAROL SUPERIOR

CONTACT(S):
TODD GATTONI, ATTORNEY FOR LORI MORAN, PERSONAL
REPRESENTATIVE OF THE ESTATE OF MICHAEL ACQUAFRESCA
232 MAIN STREET, P.O. BOX 94
MILFORD, MA 01757 PHONE: (508) 473-2200

AUSTIN JOYCE, ATTORNEY FOR CHERYL RODRIGUEZ, PERSONAL
REPRESENTATIVE OF THE ESTATE OF CAROL SUPERIOR
REARDOON, JOYCE & AKERSON, P.C.
4 LANCASTER TERRACE
WORCESTER, MA 01609 PHONE: (508) 754-7285

WAIVER REQUESTS FROM TOWN OF MEDWAY PLANNING BOARD RULES AND REGULATIONS:

SECTION NO.	WAIVER DESCRIPTION:
5.5.14	ANRAD DETERMINATION FROM THE MEDWAY CONSERVATION COMMISSION
5.7.19	LAYOUT OF PROPOSED ELECTRIC, TELECOMMUNICATIONS, GAS, AND CABLE TV UTILITY LINES
5.20.2 (a)	WAYS AND SERVICES TO BE COMPLETE BEFORE SUCH LOT MAY BE BUILT UPON
6.4.1	ALLOW FOR ONE (1) BUILDING PERMIT WITH NO OCCUPANCY UNTIL COMPLETION OF DRIVEWAY BASE COAT
6.8.1	STREET ACCEPTANCE: LEGAL DESCRIPTION, DEEDS & EASEMENTS
6.8.2	STREET/INFRASTRUCTURE ACCEPTANCE FEE
6.8.3	STREET ACCEPTANCE PLAN
6.8.4	PRE-ACCEPTANCE INSPECTION & REVIEW BY OTHER TOWN BOARDS
6.8.6	BOARD RECOMMENDATION
6.8.7	TOWN MEETING WARRANT
6.8.8	BOARD OF SELECTMAN ESTABLISH ROADWAY LAYOUT
6.8.9	APPROVAL OF STREET ACCEPTANCE PLANS
6.8.10	TOWN MEETING ACCEPTANCE
6.8.11	RECORDING OF STREET ACCEPTANCE PLAN
7.2.2 (p)	DETENTION BASIN & RELATED DRAINAGE STRUCTURES ON SEPARATE PARCEL
7.7.4 (d)	INDEPENDENT DRAINAGE SYSTEM FOR FOUNDATION DRAINS
7.9.1 (e)	NUMBER OF DWELLINGS ON A PRIVATE WAY
7.9.4 (c)	MINIMUM RIGHT OF WAY WIDTH = 50 FEET
7.9.5 (c)	PROPOSED CENTERLINE GRADE AT SITE ENTRANCE MINIMUM = 2%
7.9.6 (b)	DEAD END STREETS - MAXIMUM LENGTH 600 FT.
7.9.7 (g)	MINIMUM ROADWAY WIDTH FOR A LOCAL STREET = 26 FEET
7.10.2	SLOPED GRANITE EDGING (TYPE S-A) ROADWAY CURBING
7.11.2	CATCH BASIN LOCATIONS WITHIN 14 FEET OF DRIVEWAYS
7.13.2	SIDEWALKS SHALL EXTEND THE FULL LENGTH OF THE STREET
7.13.3	SIDEWALKS ALONG FRONTAGE ALONG EXISTING TOWN WAYS
7.17.1	FIRE ALARM SYSTEM OR PAYMENT IN LIEU OF INSTALLATION
7.19.2, 7.19.4	STREET TREES

WAIVER REQUESTS RELATING TO THE OSRD BY-LAW:

SECTION NO.	WAIVER DESCRIPTION:
1.8.(F)	5 FT. GARAGE SETBACKS FOR A MAXIMUM OF TWO (2) UNITS

TOWN OF MEDWAY PLANNING & ECONOMIC DEVELOPMENT BOARD

[Signature]
TOWN CLERK

5-14-13
APPROVAL DATE
6-11-13
ENDORSEMENT DATE

RESERVED FOR REGISTRY USE

I, MARYJANE WHITE, CLERK OF THE TOWN OF MEDWAY, HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

[Signature]
TOWN CLERK

ZONING INFORMATION TABLE

ZONING REQUIREMENTS FOR: AGRICULTURAL RESIDENTIAL II (AR-II) ZONING DISTRICT
LOT AREA=22,500 S.F. (MIN.)
LOT FRONTAGE=150' (MIN.)
FRONT YARD SETBACK=35' (MIN.)
REAR YARD SETBACK=15' (MIN.)
SIDE YARD SETBACK=15' (MIN.)
LOT SHAPE FACTOR RATIO:
LESS THAN OR EQUAL TO 22

MAXIMUM # OF OSRD DWELLING UNITS = 11 UNITS

AFFORDABLE DWELLING UNITS = TWO (2)-UNITS
*APPLICANT WILL PAY INTO AN AFFORDABLE HOUSING FUND BASED UPON THE FORMULA PRESENTED TO THE APPLICANT. A PAYMENT PLAN WILL BE PART OF THE DECISION ISSUED BY THE PLANNING AND ECONOMIC DEVELOPMENT BOARD.

OSRD SPECIAL PERMIT:
NOTICE OF PLANNING & ECONOMIC DEVELOPMENT BOARD DECISION "CHARLES RIVER VILLAGE" OPEN SPACE RESIDENTIAL DEVELOPMENT SPECIAL PERMIT, DATED MARCH 30, 2011.
DEED BK. 30700 PG. 541/PLAN BK. 617 PLANS 97-101

LAND USE AREA TABLE (SEC. 5.7.26)

TOTAL AREA TO BE SUBDIVIDED = 331,648 S.F. (7.61 ACRES)
PARCEL "A" = 149,568 S.F. (3.43 AC.)
PARCEL "B" = 182,080 S.F. (4.18 AC.)

TOTAL PROJECT AREA = 331,648 S.F. (7.61 AC.)
REQUIRED OPEN SPACE (50% TA)=165,745 S.F. (3.80 AC.)
TOTAL SITE WETLANDS (10 %) =33,105 S.F. (0.76 AC.)
REQUIRED UPLAND (90 % R.O.S.)=149,171 S.F. (3.42 AC.)

OPEN SPACE PROVIDED - PARCEL "A" & "B"
PARCEL "A" = 149,568 S.F. (3.43 AC.)
PARCEL "B" = 182,080 S.F. (4.18 AC.)
TOTAL = 331,648 S.F. (7.61 AC.)

UPLAND AREA = 148,976 S.F. (3.42 AC.)
WETLAND AREA = 33,105 S.F. (0.76 AC.)

ROADWAY & DRIVEWAYS = 27,160 S.F.
BUILDING COVERAGE AREA = 18,601 S.F.

LAWN, LANDSCAPING, & WOODS =103,807 S.F.
OPEN SPACE PARCEL "B" =182,080 S.F.

TOTAL PROJECT AREA = 331,648 S.F.

PLAN INDEX

SHEET 1: TITLE SHEET	SHEET 10: DETAIL SHEET - 1
SHEET 2: PROPERTY BOUNDARY SURVEY PLAN	SHEET 11: DETAIL SHEET - 2
SHEET 3: EXISTING CONDITIONS & TOPOGRAPHY PLAN	SHEET 12: DETAIL SHEET - 3
SHEET 4: DEFINITIVE OSRD LAYOUT PLAN	SHEET 13: DETAIL SHEET - 4
SHEET 5: GRADING & DRAINAGE PLAN	SHEET 14: LANDSCAPE PLAN
SHEET 6: UTILITIES PLAN	SHEET 15: LANDSCAPE DETAILS
SHEET 7: PLAN & PROFILE - 1	SHEET 16: CONCEPTUAL BUILDING ELEVATIONS
SHEET 8: PLAN & PROFILE - 2	SHEET 17: HOUSE STYLE D - ELEVATIONS
SHEET 9: EROSION & SEDIMENT CONTROL PLAN	

DEFINITIVE PLANS

"CHARLES RIVER VILLAGE"

OPEN SPACE RESIDENTIAL DEVELOPMENT (OSRD)

IN

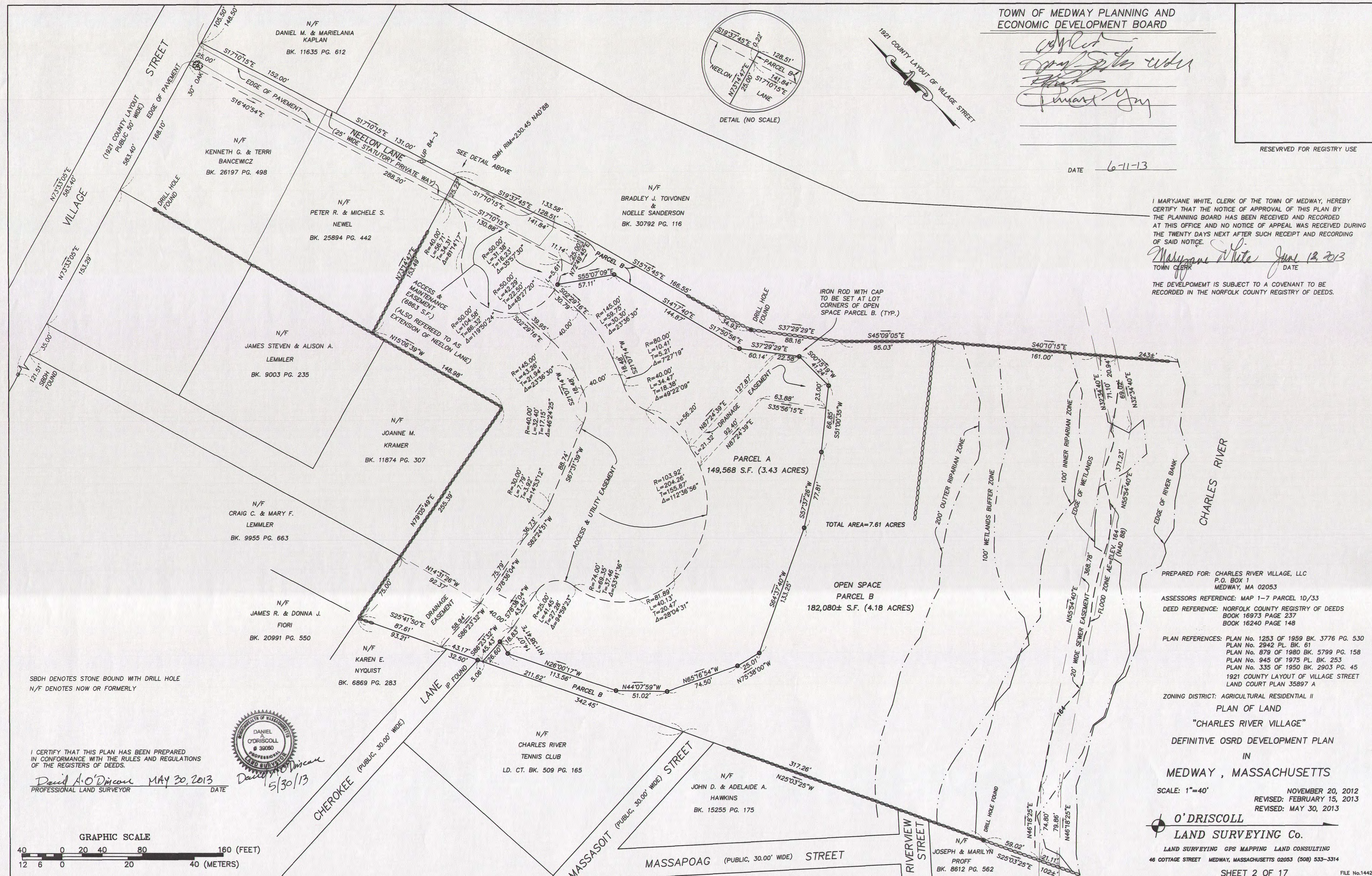
MEDWAY, MASSACHUSETTS

DATE: NOVEMBER 20, 2012

REVISE DATES:
FEBRUARY 15, 2013
MAY 30, 2013

O'DRISCOLL
LAND SURVEYING Co.
LAND SURVEYING GPS MAPPING LAND CONSULTING
46 COTTAGE STREET MEDWAY, MASSACHUSETTS 02053 (508) 533-3314

FAIST ENGINEERING, INC.
67 HALL ROAD
STURBRIDGE, MA 01566
Phone: (508) 864-6802
e-mail: dfaist@faisteng.com



TOWN OF MEDWAY PLANNING AND ECONOMIC DEVELOPMENT BOARD

[Signature]
TOWN CLERK

DATE 6-11-13

I MARYJANE WHITE, CLERK OF THE TOWN OF MEDWAY, HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

[Signature] June 13 2013
TOWN CLERK

THE DEVELOPMENT IS SUBJECT TO A COVENANT TO BE RECORDED IN THE NORFOLK COUNTY REGISTRY OF DEEDS.

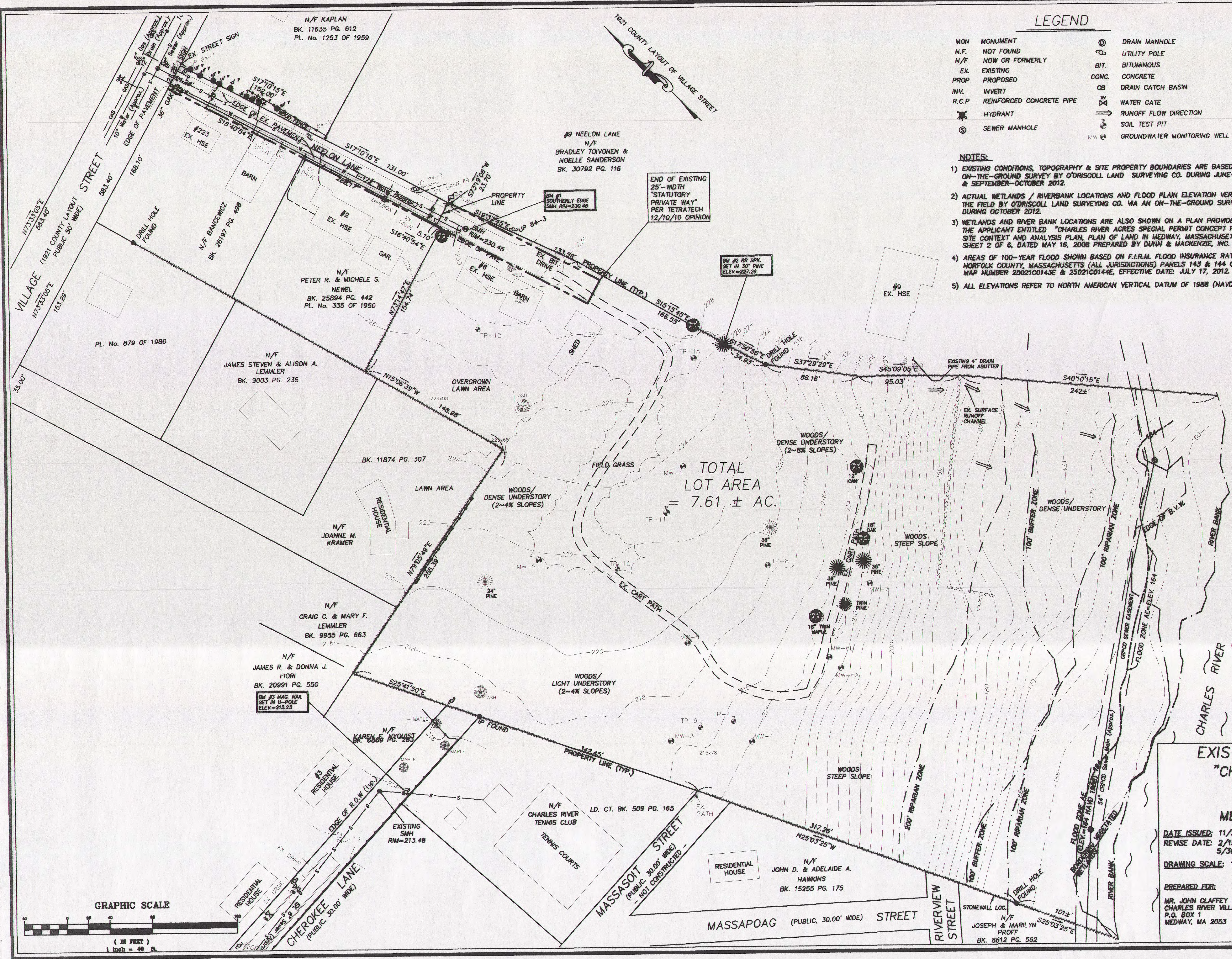
PREPARED FOR: CHARLES RIVER VILLAGE, LLC
P.O. BOX 1
MEDWAY, MA 02053
ASSESSORS REFERENCE: MAP 1-7 PARCEL 10/33
DEED REFERENCE: NORFOLK COUNTY REGISTRY OF DEEDS
BOOK 18973 PAGE 237
BOOK 16240 PAGE 148

PLAN REFERENCES: PLAN No. 1253 OF 1959 BK. 3776 PG. 530
PLAN No. 2942 PL. BK. 61
PLAN No. 879 OF 1980 BK. 5799 PG. 158
PLAN No. 945 OF 1975 PL. BK. 253
PLAN No. 335 OF 1950 BK. 2903 PG. 45
1921 COUNTY LAYOUT OF VILLAGE STREET
LAND COURT PLAN 35897 A

ZONING DISTRICT: AGRICULTURAL RESIDENTIAL II
PLAN OF LAND
"CHARLES RIVER VILLAGE"
DEFINITIVE OSRD DEVELOPMENT PLAN
IN
MEDWAY, MASSACHUSETTS

SCALE: 1"=40' NOVEMBER 20, 2012
REVISED: FEBRUARY 15, 2013
REVISED: MAY 30, 2013

O'DRISCOLL
LAND SURVEYING Co.
LAND SURVEYING GPS MAPPING LAND CONSULTING
46 COTTAGE STREET MEDWAY, MASSACHUSETTS 02053 (508) 533-3314
SHEET 2 OF 17 FILE No. 1442



LEGEND

MON	MONUMENT	DM	DRAIN MANHOLE
N.F.	NOT FOUND	UP	UTILITY POLE
N/F	NOW OR FORMERLY	BIT.	BITUMINOUS
EX.	EXISTING	CONC.	CONCRETE
PROP.	PROPOSED	CB	DRAIN CATCH BASIN
INV.	INVERT	WG	WATER GATE
R.C.P.	REINFORCED CONCRETE PIPE	RF	RUNOFF FLOW DIRECTION
HYD.	HYDRANT	STP	SOIL TEST PIT
SM	SEWER MANHOLE	MW	GROUNDWATER MONITORING WELL

- NOTES:
- EXISTING CONDITIONS, TOPOGRAPHY & SITE PROPERTY BOUNDARIES ARE BASED ON AN ON-THE-GROUND SURVEY BY O'DRISCOLL LAND SURVEYING CO. DURING JUNE-JULY 2010 & SEPTEMBER-OCTOBER 2012.
 - ACTUAL WETLANDS / RIVERBANK LOCATIONS AND FLOOD PLAIN ELEVATION VERIFIED IN THE FIELD BY O'DRISCOLL LAND SURVEYING CO. VIA AN ON-THE-GROUND SURVEY DURING OCTOBER 2012.
 - WETLANDS AND RIVERBANK LOCATIONS ARE ALSO SHOWN ON A PLAN PROVIDED BY THE APPLICANT ENTITLED "CHARLES RIVER ACRES SPECIAL PERMIT CONCEPT PLANS - SITE CONTEXT AND ANALYSIS PLAN, PLAN OF LAND IN MEDWAY, MASSACHUSETTS" SHEET 2 OF 6, DATED MAY 16, 2008 PREPARED BY DUNN & WACKENZIE, INC.
 - AREAS OF 100-YEAR FLOOD SHOWN BASED ON F.I.R.M. FLOOD INSURANCE RATE MAP NORFOLK COUNTY, MASSACHUSETTS (ALL JURISDICTIONS) PANELS 143 & 144 OF 430 MAP NUMBER 25021C0143E & 25021C0144E, EFFECTIVE DATE: JULY 17, 2012.
 - ALL ELEVATIONS REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)

RESERVED FOR REGISTRY USE

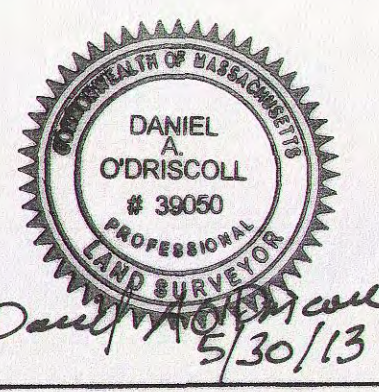
TOWN OF MEDWAY PLANNING & ECONOMIC DEVELOPMENT BOARD

[Signature]
DATE: 6-11-13

I, MARYJANE WHITE, CLERK OF THE TOWN OF MEDWAY, HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

[Signature]
TOWN CLERK DATE: 6-11-13

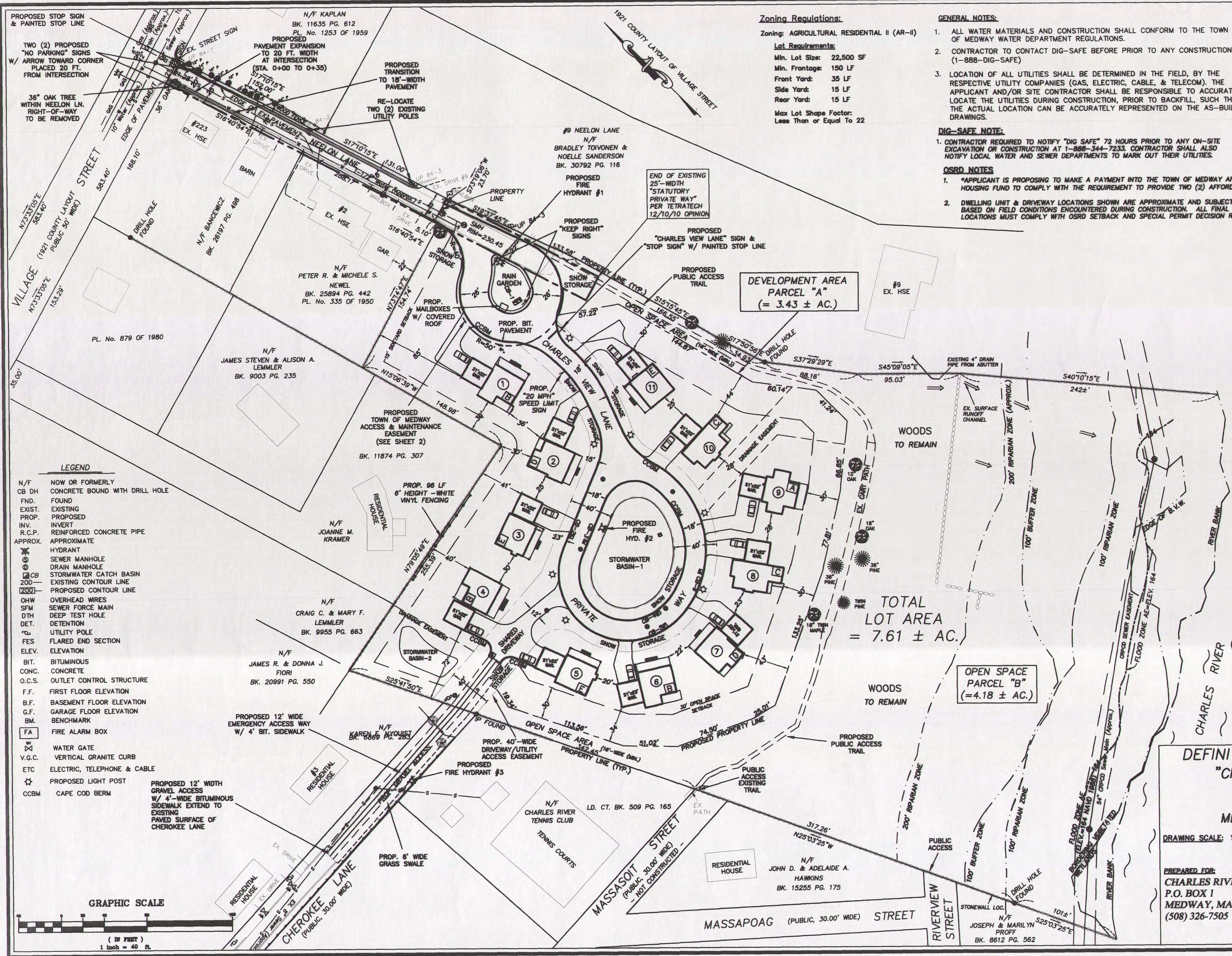
COVENANT: THE DEVELOPMENT IS SUBJECT TO A COVENANT TO BE RECORDED AT THE REGISTRY OF DEEDS.



EXISTING CONDITIONS PLAN
"CHARLES RIVER VILLAGE"
OSRD DEFINITIVE PLAN
IN
MEDWAY, MASSACHUSETTS

DATE ISSUED: 11/20/12
REVISE DATE: 2/15/13
5/30/13
DRAWING SCALE: 1"=40'
PREPARED FOR:
MR. JOHN CLAFFEY
CHARLES RIVER VILLAGE, LLC
P.O. BOX 1
MEDWAY, MA 02053

PREPARED BY:
O'DRISCOLL
LAND SURVEYING Co.
LAND SURVEYING GPS MAPPING LAND CONSULTING
40 COTTAGE STREET MEDWAY, MASSACHUSETTS 02053 (508) 833-3314
FAIST ENGINEERING, INC.
67 HALL ROAD STURBRIDGE, MA 01566
Phone: (508) 864-6802 E-mail: dfaist@faisteng.com



Zoning Regulations:

Zoning: AGRICULTURAL RESIDENTIAL II (AR-II)
Lot Requirements:
Min. Lot Size: 22,500 SF
Min. Frontage: 150 LF
Front Yard: 35 LF
Side Yard: 15 LF
Rear Yard: 15 LF
Max Lot Shape Factor:
Less Than or Equal To 22

GENERAL NOTES:

1. ALL WATER MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE TOWN OF MEDWAY WATER DEPARTMENT REGULATIONS.
2. CONTRACTOR TO CONTACT DIG-SAFE BEFORE PRIOR TO ANY CONSTRUCTION. (1-888-DIG-SAFE)
3. LOCATION OF ALL UTILITIES SHALL BE DETERMINED IN THE FIELD, BY THE RESPECTIVE UTILITY COMPANIES (GAS, ELECTRIC, CABLE, & TELECOM). THE APPLICANT AND/OR SITE CONTRACTOR SHALL BE RESPONSIBLE TO ACCURATELY LOCATE THE UTILITIES DURING CONSTRUCTION, PRIOR TO BACKFILL, SUCH THAT THE ACTUAL LOCATION CAN BE ACCURATELY REPRESENTED ON THE AS-BUILT DRAWINGS.

DIG-SAFE NOTE:

1. CONTRACTOR REQUIRED TO NOTIFY "DIG-SAFE" 72 HOURS PRIOR TO ANY ON-SITE EXCAVATION OR CONSTRUCTION AT 1-888-344-7233. CONTRACTOR SHALL ALSO NOTIFY LOCAL WATER AND SEWER DEPARTMENTS TO MARK OUT THEIR UTILITIES.

OSRD NOTES:

1. "APPLICANT IS PROPOSING TO MAKE A PAYMENT INTO THE TOWN OF MEDWAY AFFORDABLE HOUSING FUND TO COMPLY WITH THE REQUIREMENT TO PROVIDE TWO (2) AFFORDABLE UNITS.
2. DWELLING UNIT & DRIVEWAY LOCATIONS SHOWN ARE APPROXIMATE AND SUBJECT TO CHANGE BASED ON FIELD CONDITIONS ENCOUNTERED DURING CONSTRUCTION. ALL FINAL UNIT LOCATIONS MUST COMPLY WITH OSRD SETBACK AND SPECIAL PERMIT DECISION REQUIREMENTS.

RESERVED FOR REGISTRY USE

TOWN OF MEDWAY PLANNING & ECONOMIC DEVELOPMENT BOARD

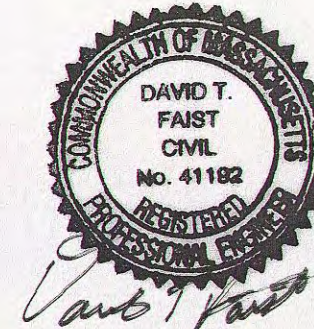
[Signature]
TOWN CLERK

6-11-13 DATE

I, MARYJANE WHITE, CLERK OF THE TOWN OF MEDWAY, HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

[Signature]
TOWN CLERK

COVENANT:
THE DEVELOPMENT IS SUBJECT TO A COVENANT TO BE RECORDED AT THE REGISTRY OF DEEDS.



**DEFINITIVE OSRD LAYOUT PLAN
"CHARLES RIVER VILLAGE"
OSRD DEFINITIVE PLAN
IN
MEDWAY, MASSACHUSETTS**

DRAWING SCALE: 1"=40'

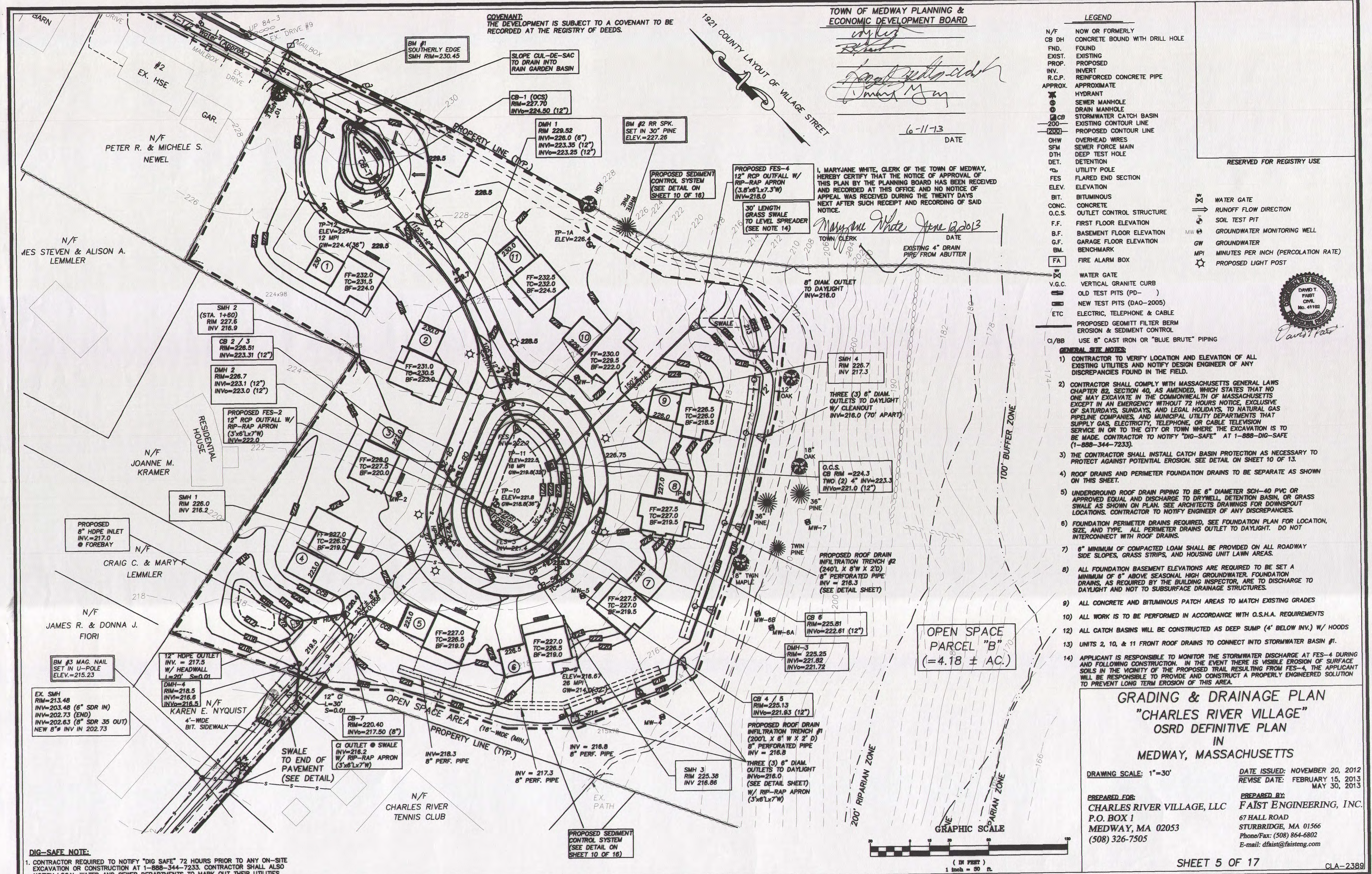
DATE ISSUED: NOVEMBER 20, 2012
REVISE DATE: FEBRUARY 15, 2013
MAY 30, 2013

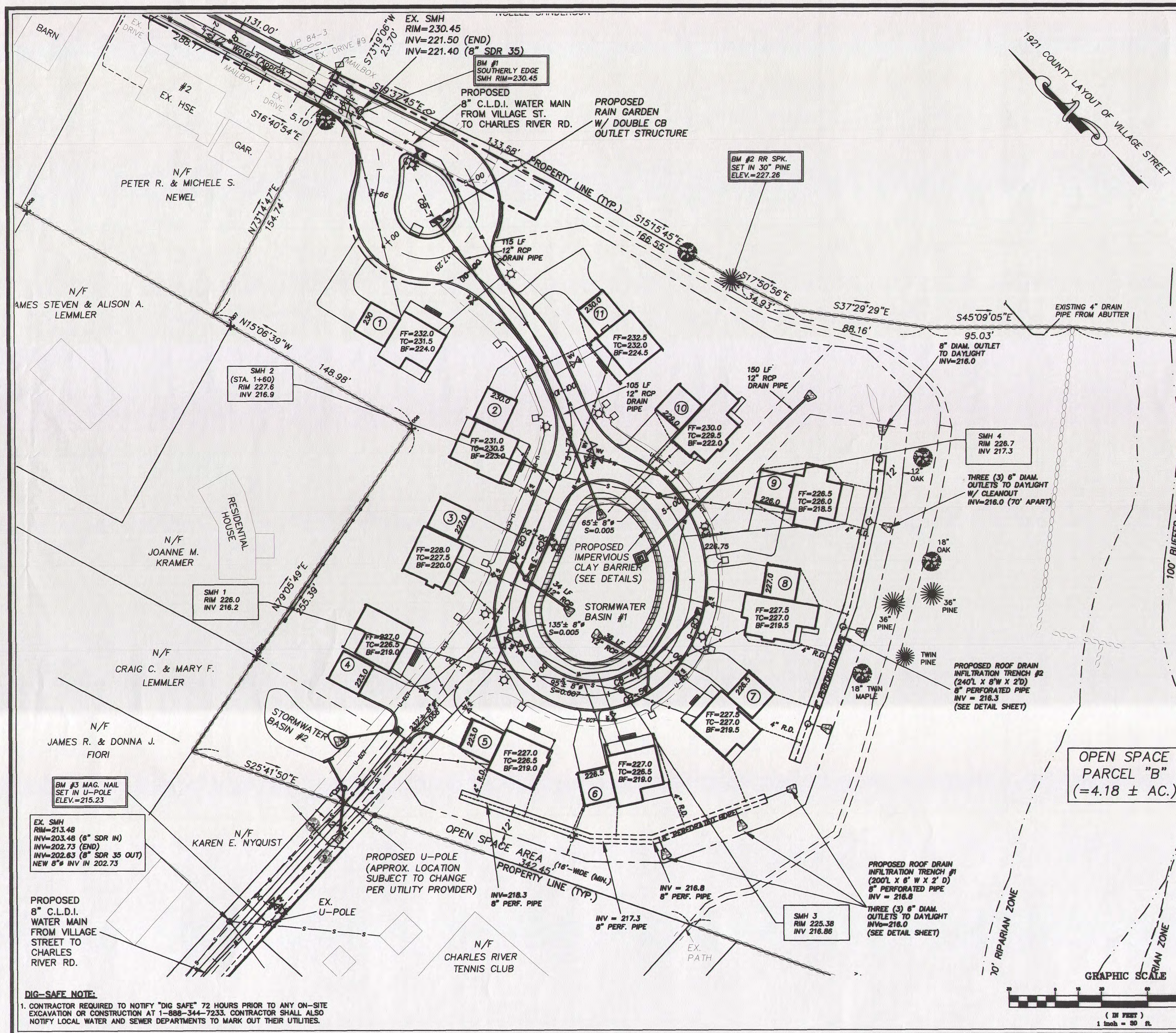
PREPARED FOR:
CHARLES RIVER VILLAGE, LLC
P.O. BOX 1
MEDWAY, MA 02053
(508) 326-7505

PREPARED BY:
FAIST ENGINEERING, INC.
67 HALL ROAD
STURBRIDGE, MA 01566
Phone/Fax: (508) 864-6802
E-mail: dfaist@faisteng.com

SHEET 4 OF 17

CLA-2389





TOWN OF MEDWAY PLANNING & ECONOMIC DEVELOPMENT BOARD

[Signature]
[Signature]
[Signature]

6-11-13
DATE

I, MARYJANE WHITE, CLERK OF THE TOWN OF MEDWAY, HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

[Signature] June 12, 2013
TOWN CLERK DATE

COVENANT: THE DEVELOPMENT IS SUBJECT TO A COVENANT TO BE RECORDED AT THE REGISTRY OF DEEDS.

RESERVED FOR REGISTRY USE

UTILITY NOTES

1. LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE AND MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY UTILITY CONNECTIONS OR CROSSING OF PROPOSED AND EXISTING UTILITIES. THEREFORE, THE CONTRACTOR MUST CONTACT "DIG-SAFE" AND THE RESPECTIVE PUBLIC AND PRIVATE UTILITY COMPANIES, AND THE MUNICIPALITY INVOLVED SHOULD BE NOTIFIED FOR ACCURATE DELINEATION OF SUBSURFACE UTILITY LINES BEFORE CONSTRUCTION AND/OR DEMOLITION IS COMMENCED ON THIS PROPERTY.
2. ALL UTILITY CONNECTIONS ARE SUBJECT TO THE APPROVAL OF, AND GRANTING OF PERMITS BY THE TOWN OF MEDWAY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL PERMITS AND APPROVALS PRIOR TO THE START OF CONSTRUCTION.
3. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MAKING ALL NECESSARY ARRANGEMENTS FOR AND FOR PERFORMING ANY NECESSARY WORK INVOLVED IN CONNECTION WITH THE DISCONTINUANCE OF ANY UTILITIES OR WITHIN THE JURISDICTION OF ANY UTILITY COMPANIES, SUCH AS ELECTRICITY, TELEPHONE, WATER, GAS, AND ANY SYSTEM OR SYSTEMS WHICH WILL BE AFFECTED BY THE WORK TO BE PERFORMED UNDER THIS CONTRACT.
4. CONTRACTOR SHALL NOTIFY ALL APPROPRIATE AGENCIES, DEPARTMENT, AND UTILITY COMPANIES, IN WRITING, AT LEAST 48 HOURS AND NOT MORE THAN 30-DAYS PRIOR TO ANY CONSTRUCTION OR DEMOLITION ACTIVITIES AT THE SITE. CONSTRUCTION SHALL NOT INTERFERE WITH OR INTERRUPT UTILITIES WHICH ARE TO REMAIN IN OPERATION.
5. ALL WATER, SEWER, AND DRAIN WORK SHALL BE PERFORMED ACCORDING TO THE REQUIREMENTS AND STANDARD SPECIFICATIONS OF THE TOWN OF MEDWAY, MA.
6. GAS, TELEPHONE, AND ELECTRIC SERVICES ARE TO BE DESIGNED BY EACH UTILITY COMPANY IN COORDINATION WITH THE MECHANICAL, ELECTRIC, AND PLUMBING CONSULTANTS. THE CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES AND DESIGN OF NEW UTILITIES WITH ELECTRIC, CABLE TELEVISION AND TELECOMMUNICATION UTILITIES.
7. INSTALL WATER LINES WITH A MINIMUM OF FIVE (5) FT. COVER AND MAXIMUM OF SEVEN (7) FT. COVER MATERIAL.
8. MAINTAIN 10 FT. HORIZONTAL SEPARATION BETWEEN SEWER AND WATER LINES. WHEREVER THERE IS LESS THAN 10 FT. OF HORIZONTAL SEPARATION AND 18 IN. VERTICAL SEPARATION BETWEEN SEWER AND WATER UTILITIES, ENCASE BOTH UTILITIES IN CONCRETE.
9. UTILITY STRUCTURES TO BE ABANDONED SHALL BE REMOVED TO A DEPTH OF NO LESS THAN 3 FEET BELOW FINISHED GRADE. THE BOTTOMS OF THE STRUCTURES SHALL BE BROKEN AND THE STRUCTURES SHALL BE BACKFILLED WITH CLEAN, COMPACTED GRAVEL.
10. CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES EXCEPT THOSE NOTED TO BE ABANDONED OR REMOVED AND DISPOSED (R&D).
11. CONTRACTOR IS RESPONSIBLE FOR TRENCHING, BACKFILLING, AND SURFACE RESTORATION FOR THE GAS LINE INSTALLATION.
12. CONTRACTOR SHALL JET CLEAN SITE DRAIN LINES AND VACUUM DRAIN STRUCTURES PRIOR TO DEMOLITION.
13. MAINTAIN 5 FT. HORIZONTAL SEPARATION BETWEEN GAS UTILITY SERVICE AND ALL OTHER UTILITIES.
14. ELECTRICAL, CABLE, & TELEPHONE UTILITY LAYOUT IS PRELIMINARY AND SUBJECT TO FINAL DESIGN BY THE UTILITY COMPANY. LOCATIONS SHOWN ARE FOR UTILITY LAYOUT PLANNING PURPOSES AND SUBJECT TO CHANGE IN THE FIELD BY EACH RESPECTIVE UTILITY COMPANY.
15. ALL SEWER LATERAL CONNECTIONS TO MAIN WILL USE WYE CONNECTION.

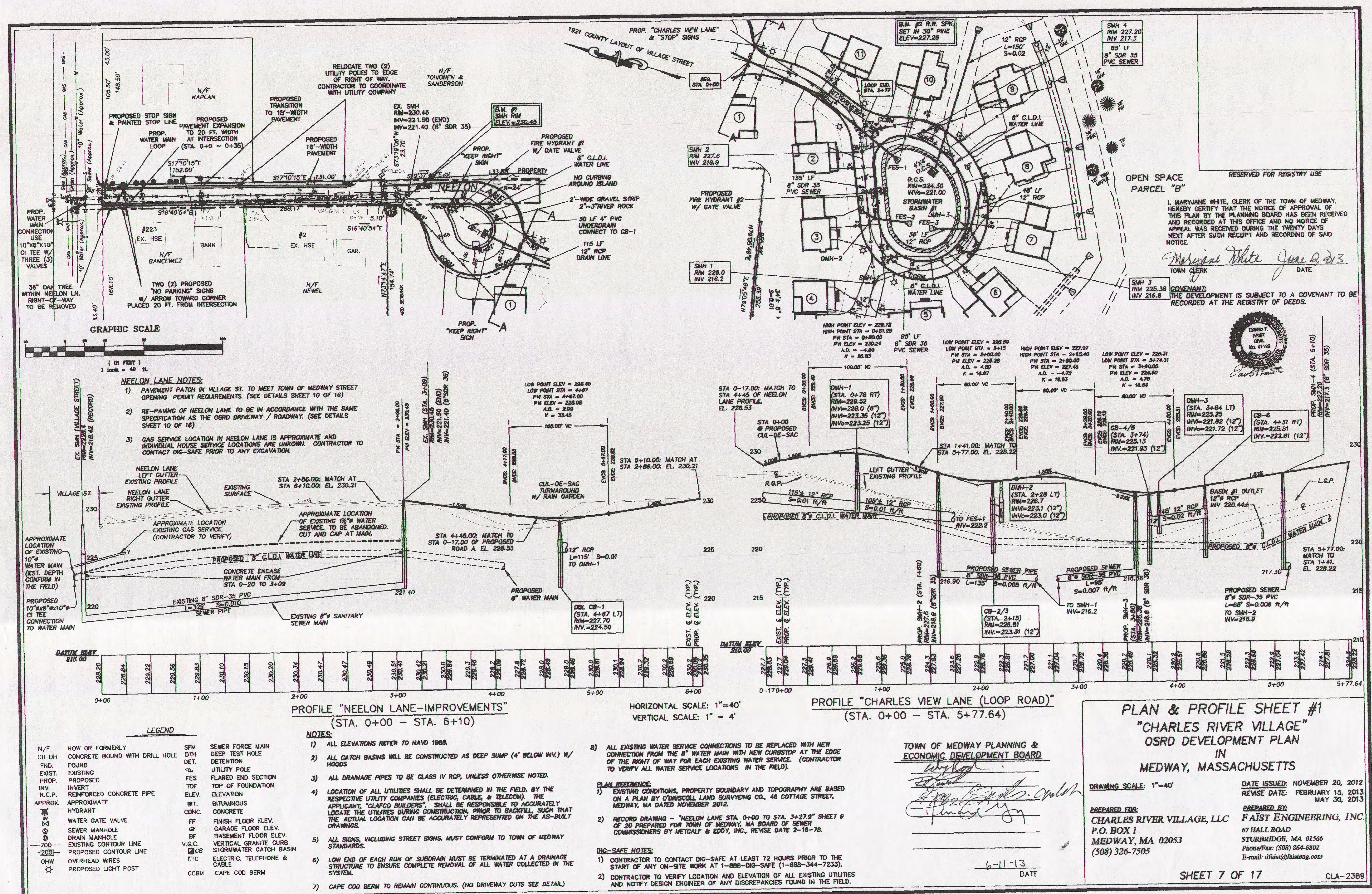
UTILITIES PLAN
"CHARLES RIVER VILLAGE"
OSRD DEVELOPMENT
IN
MEDWAY, MASSACHUSETTS

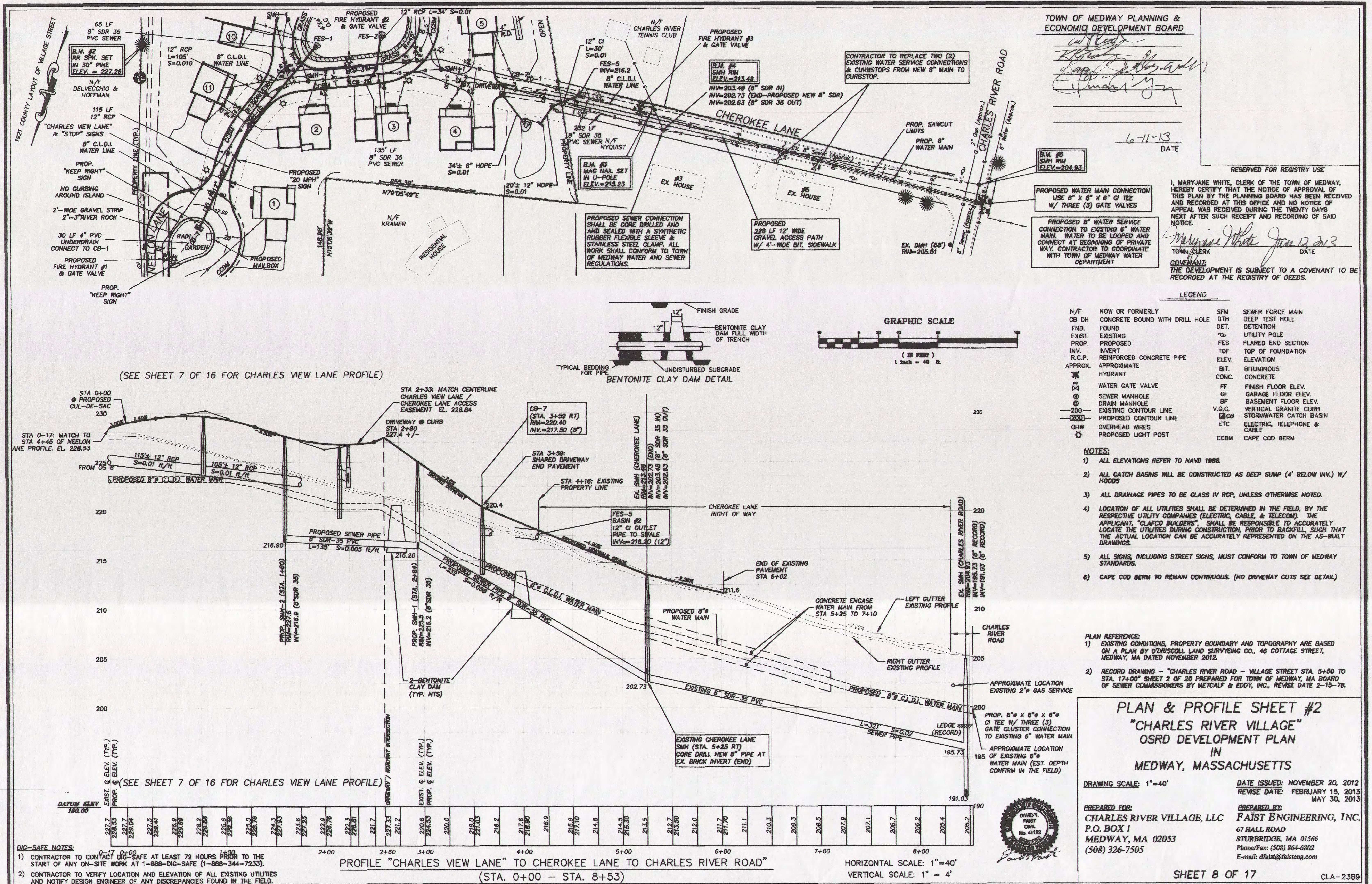
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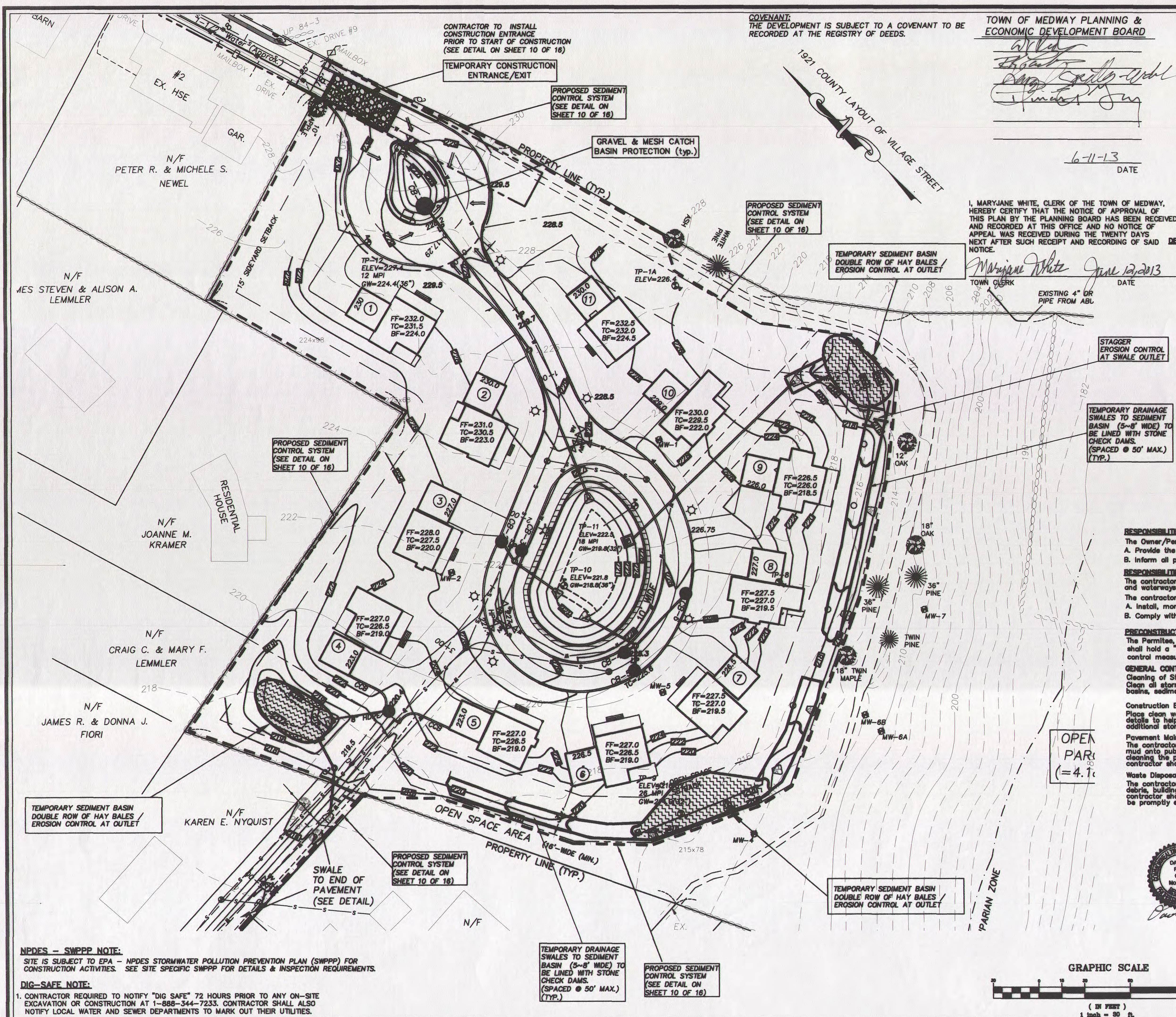
DATE ISSUED: NOVEMBER 20, 2012
REVISED DATE: FEBRUARY 15, 2013
MAY 30, 2013
PREPARED FOR: CHARLES RIVER VILLAGE, LLC
P.O. BOX 1
MEDWAY, MA 02053
(508) 326-7505
PREPARED BY: FAIST ENGINEERING, INC.
67 HALL ROAD
STURBRIDGE, MA 01566
Phone/Fax: (508) 864-6802
E-mail: dfaist@faisteng.com

SHEET 6 OF 17

CLA-2389







TOWN OF MEDWAY PLANNING & ECONOMIC DEVELOPMENT BOARD

GENERAL CONDITIONS

1. If erosion control measures are damaged by construction vehicles, acts of vandalism, or severe weather conditions, the contractor shall immediately remove sediment in the vicinity of the erosion control measures and repair these measures to a functional condition.
2. If, during or after construction, it becomes apparent that existing erosion control measures are incapable of controlling erosion, the engineer or the town may require additional control measures including, but not limited to, additional hay bales, silt fence, sediment basins, mechanically anchored mulch, or enhanced desiccating filtration.
3. No construction shall proceed until a written proposal of methods to prevent construction debris, paint, spent blast materials, or other materials from entering a storm sewer, the wetland, or watercourse has been submitted by the Contractor to the Owner and approved by the Owner, and such methods have been implemented as the Owner directs. These materials shall be collected and disposed of in an environmentally safe manner in accordance with all applicable Federal and State laws and regulations. The Owner may order the Contractor to cease such activity temporarily if, in the judgment of the Owner, wind or storm conditions threaten to cause the deposit of such materials into a waterway.
4. All temporary fill shall be stabilized during use to prevent erosion and shall be suitably contained to prevent erosion or other particulate matter from reentering a wetland or watercourse. All areas affected by temporary fill must be restored to their original contours or as directed by the Owner, and reseeded. The area extent of temporary fill or excavation shall be confined to that area necessary to perform the work, as approved by the Owner.
5. Dumping of oil, chemicals or other deleterious materials on the ground is forbidden. The contractor shall provide a means of collecting, retaining, and properly disposing of spilled oil, removed oil, filters, or other deleterious materials. All spills of such materials shall be reported immediately by the Contractor to appropriate Town and State Agencies.
6. All regrading of construction equipment is to take place outside of 100-foot wetlands buffer zone.
7. **SITE IS SUBJECT TO EPA - NPDES STORMWATER POLLUTION PREVENTION PLAN (SWPPP) FOR CONSTRUCTION ACTIVITIES. SEE SITE SPECIFIC SWPPP FOR DETAILS & INSPECTION REQUIREMENTS.**

TEMPORARY STABILIZATION MEASURES

Sediment Control System (Sediment Filter):
Install sediment silt fence/barricade at various locations as shown on the plans and details. Embed the silt fence into the ground and firmly anchor it as shown in the details. Remove sediment once levels have reached 1/4 of the effective fence-height. Repair and/or replace silt fence immediately if damaged or deteriorated.

Stodolping or Storage of Excavated Materials:
Completely surround temporary material stockpiles with silt fence to prevent transportation of sediment.

Dust Control:
Take precautions to prevent dust from becoming a nuisance to adjoining property owners. Brown off pavements adjoining the excavation on a daily basis. Cover and/or keep moist all earth stockpiles at all times. Use sodium chloride to control dust over certain areas of the site, as directed by the engineer or shown on the plans. Calcium chloride shall conform to ASTM D-691, Type I. The contractor shall maintain and inspect, on a daily basis, the adequacy of dust control measures and correct any deficiencies immediately.

Temporary Stabilization:
Top soil stockpiles and disturbed portions of the site where construction activity ceases for at least 21 days shall be stabilized with temporary seed and mulch no later than 14 days from the last construction activity in that area. The temporary seed and mulch procedures and specifications shall be in accordance with the landscape architect's recommendations. Areas of the site which are to be paved will be temporarily stabilized by applying geotextile and stone sub-base until permanent pavement can be applied.

TEMPORARY STRUCTURAL MEASURES

Catch Basin Protection, Stone Filter:
Surround the catch basins with a barrier of 3/8"-high stone as shown on the plans and details. The barrier shall be 12 inches high and 4 to 5 feet wide. Cover the stone with filter fabric and weigh it down with large stones. Remove the sediment when it reaches 1/4 of the height of the barrier. Replace the fabric when it becomes clogged with sediment.

PERMANENT STABILIZATION MEASURES (SEE LANDSCAPE PLAN)

Disturbed portions of the site where construction activities permanently cease shall be stabilized with permanent seed no later than 14 days after the last construction activity. The permanent seed and mulch specifications and procedures shall be in accordance with the landscape architect's recommendations.

The contractor shall be responsible for all landscaped areas. If topsoil, seed, and/or mulch is washed away by rainfall, the contractor shall restore the area.

RESPONSIBILITIES OF OWNER/PERMITEE

The Owner/Permittee shall:

- A. Provide the contractor with copies of land-use permits that owner has acquired.
- B. Inform all parties involved with the proposed site work of this plan's objectives and requirements.

RESPONSIBILITIES OF CONTRACTOR

The contractor is responsible for preventing erosion of the site and for protecting adjacent storm sewers and waterways from sedimentation.

The contractor shall:

- A. Install, monitor, and maintain of the soil erosion and sediment control measures as shown on this plan.
- B. Comply with all permit requirements.

PRECONSTRUCTION CONFERENCE - Prior to Construction, Following Installation of Erosion Control

The Permittee, Owner-of-record, Contractor, Engineer, and Town Representatives (Planning Board) shall hold a "pre-construction" conference at the site to review the proposed soil erosion and sediment control measures.

GENERAL CONTROLS

Cleaning of Stormwater Structures:
Clean all stormwater structures, including, but not limited to pipes, swales, subsurface retention basins, sediment traps, and riprap aprons of sediment upon completion of the project.

Construction Entrance:
Place clean washed stone at the site entrances to the length, width and depth indicated on the plans and details to help remove mud and/or clods of soil from construction vehicles exiting from the site. Add additional stone as necessary to maintain adequate serviceability.

Pavement Maintenance:
The contractor shall sweep paved roadways adjacent to the site on a routine basis to prevent tracking of mud onto public roadways and washing of mud into waterways. If the contractor's schedule for cleaning the pavement is found to be inadequate by the Owner, Owner's Representative, or Town, the contractor shall increase the frequency at no additional cost to the owner.

Waste Disposal:
The contractor shall provide an adequate number of covered waste containers to ensure that no litter, debris, building materials, or similar materials are discharged to wetlands or watercourses. The contractor shall instruct subcontractors to use the containers for waste material. The containers shall be promptly emptied when full.

EROSION & SEDIMENT CONTROL PLAN
"CHARLES RIVER VILLAGE"
OSRD DEFINITIVE PLAN
IN
MEDWAY, MASSACHUSETTS

DRAWING SCALE: 1"=30'

DATE ISSUED: NOVEMBER 20, 2012
REVISE DATE: FEBRUARY 15, 2013
MAY 30, 2013

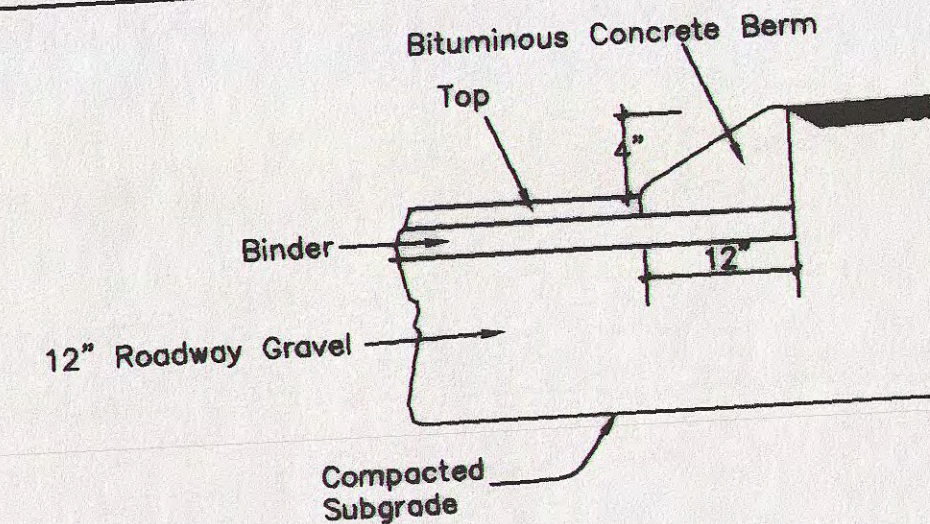
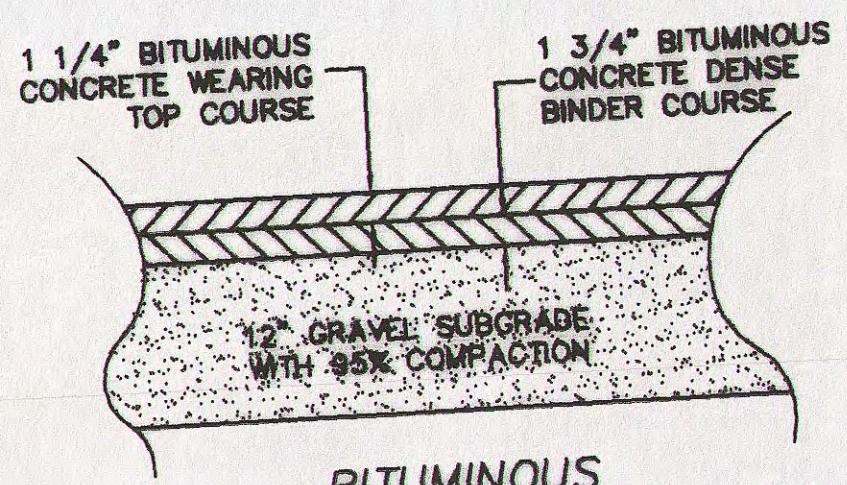
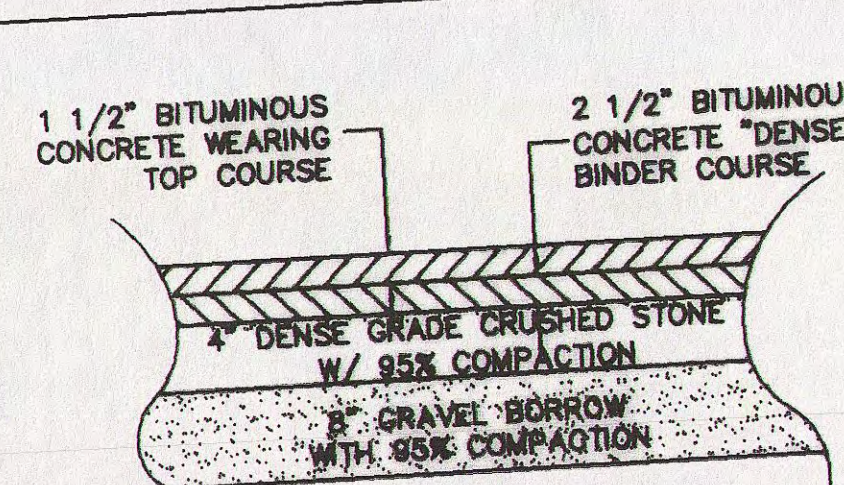
PREPARED FOR:
CHARLES RIVER VILLAGE, LLC
P.O. BOX 1
MEDWAY, MA 02053
(508) 326-7505

PREPARED BY:
FAIST ENGINEERING, INC.
67 HALL ROAD
STURBRIDGE, MA 01566
Phone/Fax: (508) 864-6802
E-mail: dfaist@faisteng.com

GRAPHIC SCALE
1 inch = 30 ft.

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CLA-2389



1. CONTRACTOR TO OBTAIN "TOWN OF MEDWAY STREET OPENING PERMIT" PRIOR TO ANY WORK IN VILLAGE STREET, CHEROKEE LANE, OR CHARLES RIVER ROAD. ALL SAWCUT PAVEMENT AREAS MUST BE PATCHED IN COMPLIANCE WITH DPS PERMIT REQUIREMENTS.
2. BACKFILL TRENCH WITH FLOWABLE FILL AS REQUIRED;
3. PATCH PAVEMENT AREA TO MATCH MATERIALS AND THICKNESS OF EXISTING PAVEMENT;
4. LIMITS OF PAVEMENT SAWCUT, INFARED PATCH ALL JOINTS IN ACCORDANCE WITH TOWN OF MEDWAY DPS.

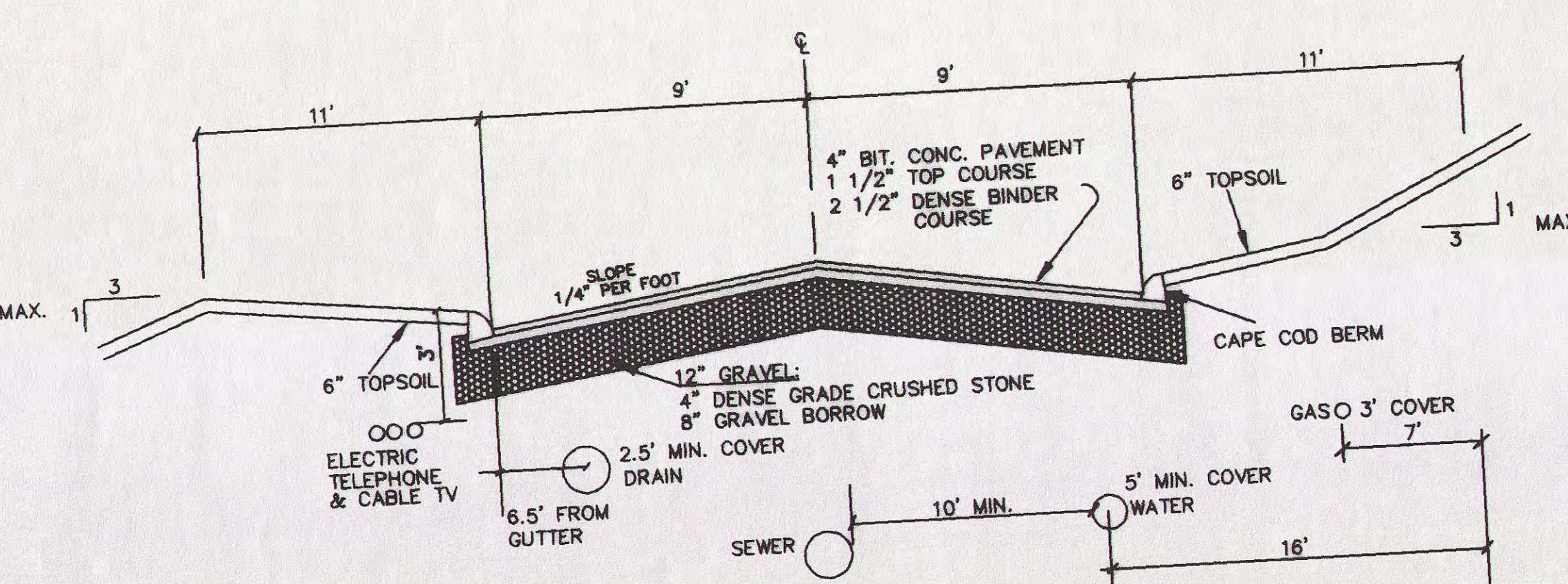
BITUMINOUS PAVEMENT PATCH
TOWN ROADWAY DETAIL
(NOT TO SCALE)

TOWN OF MEDWAY PLANNING &
ECONOMIC DEVELOPMENT BOARD

[Signature]
DATE 6-11-13

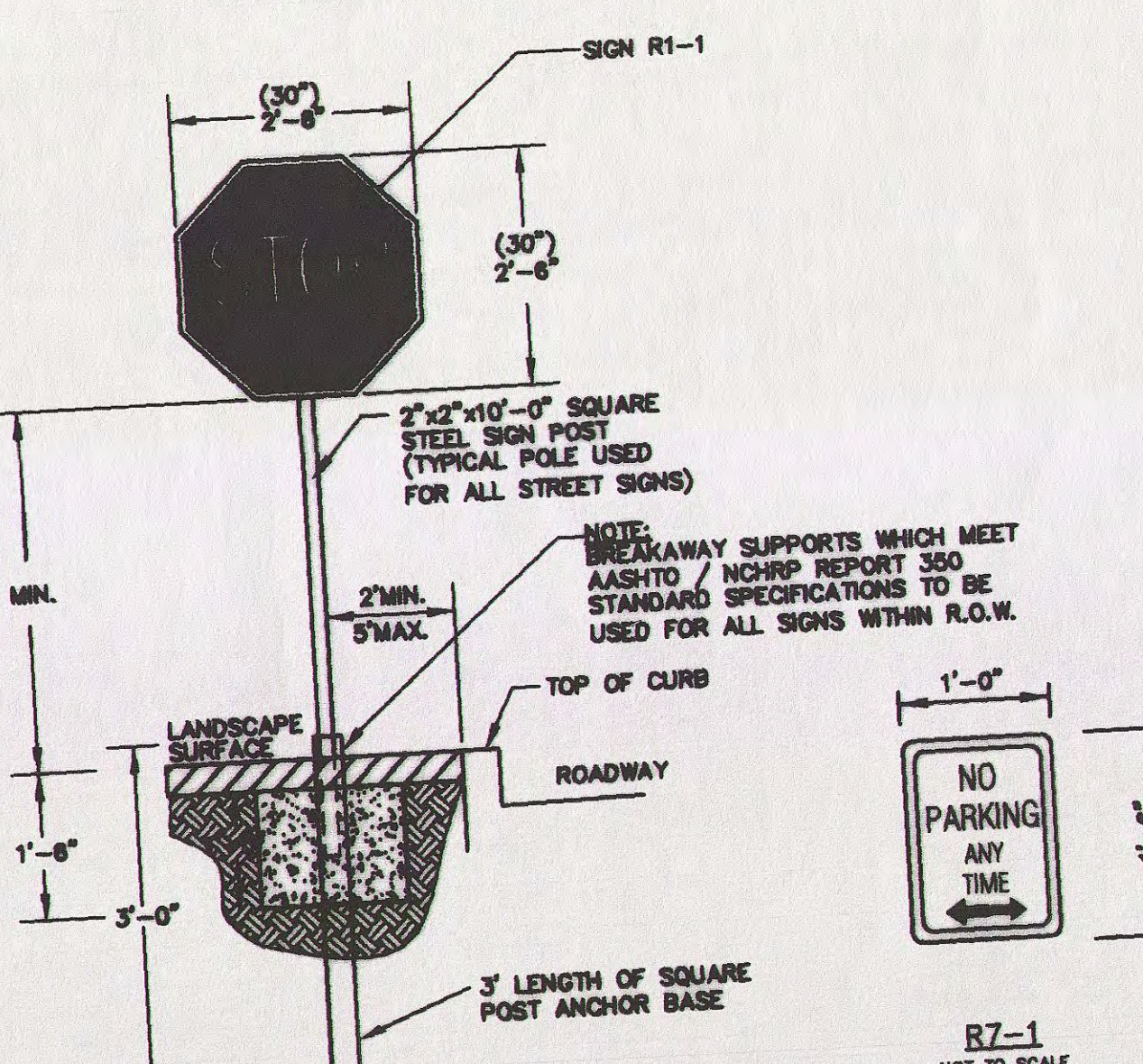
I, MARYJANE WHITE, CLERK OF THE TOWN OF MEDWAY, HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

[Signature] TOWN CLERK
DATE 6-11-13
COVENANT: THE DEVELOPMENT IS SUBJECT TO A COVENANT TO BE RECORDED AT THE REGISTRY OF DEEDS.

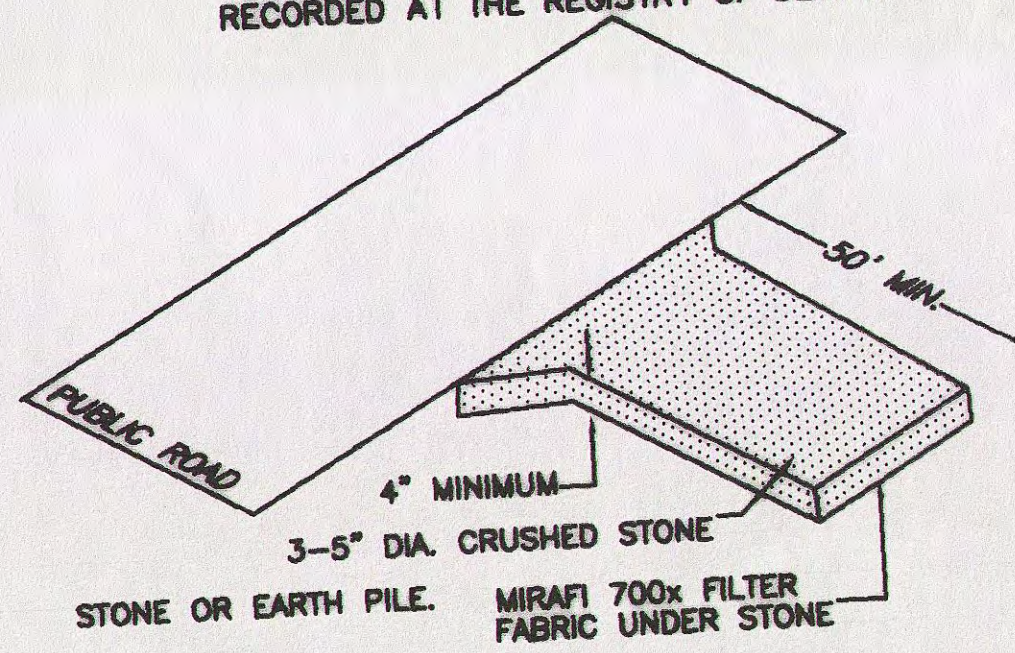


TYPICAL DRIVEWAY CROSS SECTION
(NOT TO SCALE)

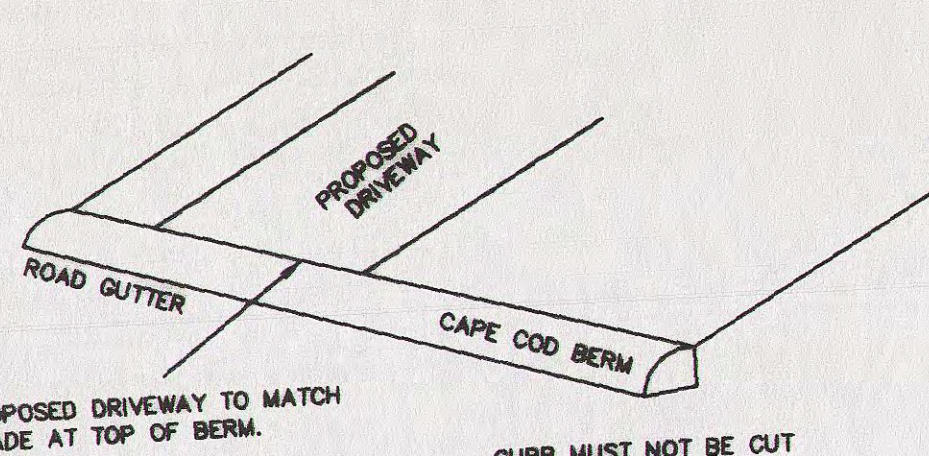
NOTES:
1. 6" MINIMUM OF COMPACTED LOAM SHALL BE PROVIDED ON ALL ROADWAY SIDE SLOPES, GRASS STRIPS, AND HOUSING UNIT LAWN AREAS.



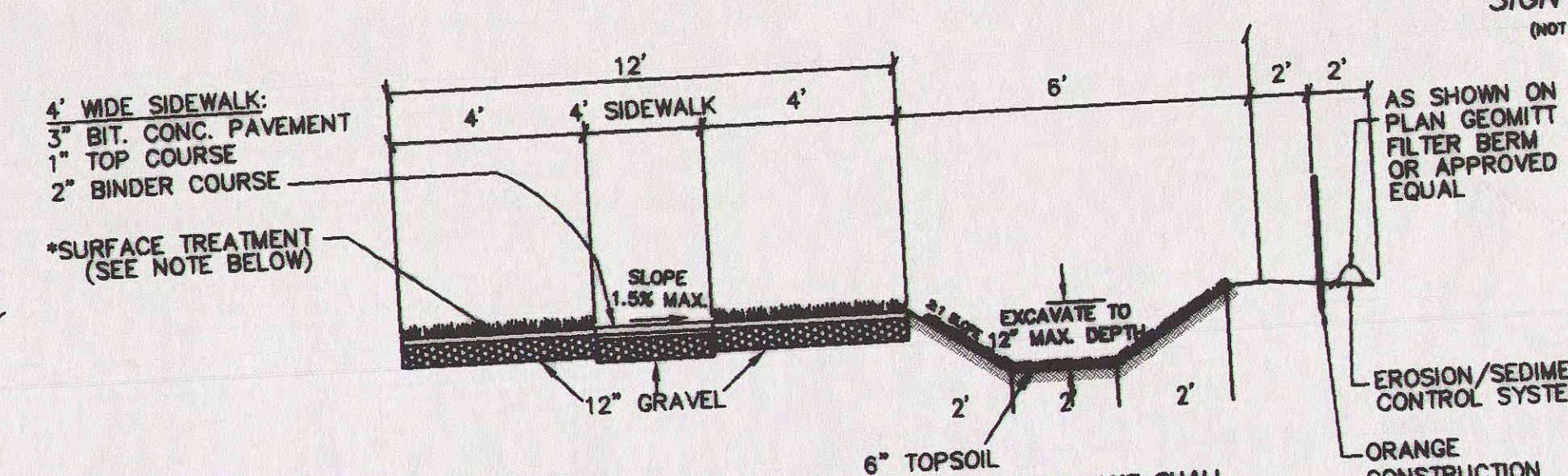
SIGN DETAIL
(NOT TO SCALE)



CONSTRUCTION ENTRANCE DETAIL (TYP.)
(NOT TO SCALE)

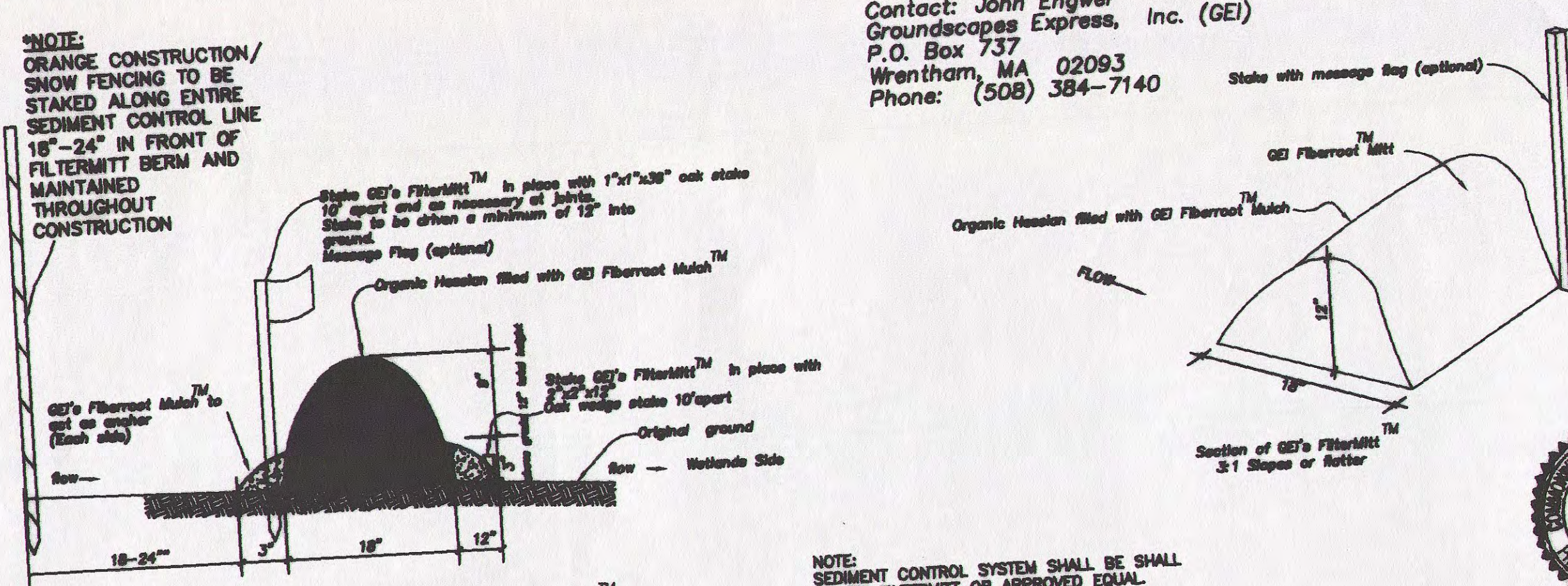


HOUSE DRIVEWAY DETAIL
(NOT TO SCALE)



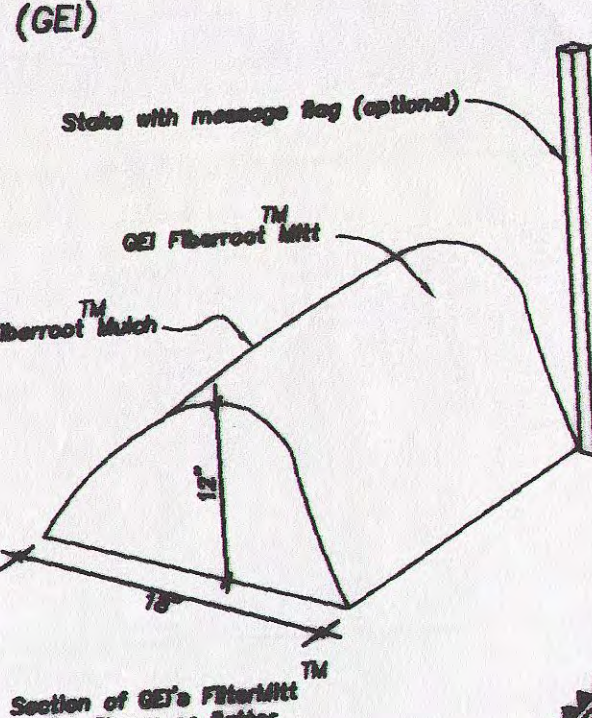
CHEROKEE LANE - PROPOSED CROSS SECTION
12'-WIDE GRAVEL ACCESS W/ 4' WIDE SIDEWALK
(NOT TO SCALE)

- GENERAL SITE NOTES:**
1. SITE EXISTING CONDITIONS AND TOPOGRAPHY ARE BASED ON AN "EXISTING CONDITIONS PLAN" BY O'DRISCOLL LAND SURVEYING CO. OF MEDWAY, MA.
 2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORKSCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS, RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE OF THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.
 3. ALL WORK SHALL CONFORM TO THE TOWN OF MEDWAY AND THE COMMONWEALTH OF MASSACHUSETTS REGULATIONS AS APPLICABLE.
 4. COORDINATE ROOF DRAIN DOWNSPOUT LOCATIONS WITH ARCHITECTS PLANS. ALL ROOF DRAINS ARE TO BE DIRECTED TO DRAINAGE SYSTEM WITH 6"-DIAM. H-20 ADS PIPE OR CAST IRON IF WITHIN 10' OF BUILDING.
 5. LOCATION OF ALL EXISTING AND PROPOSED SERVICES AREA APPROPRIATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. ALL UTILITY SERVICE CONNECTION POINTS SHALL BE CONFIRMED INDEPENDENTLY BY THE CONTRACTOR IN THE FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. CONTRACTOR TO NOTIFY ENGINEER OF ALL DISCREPANCIES FROM THIS PLAN IDENTIFIED IN THE FIELD.
 6. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE BUILDING AND FIRE DEPARTMENTS 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION
 7. ALL CONCRETE AND BITUMINOUS PATCH AREAS TO MATCH EXISTING GRADES
 8. ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH O.S.H.A. REQUIREMENTS
 9. ALL PEDESTRIAN CONCRETE RAMPS AND SIDEWALKS SHALL BE 3,000 P.S.I. WITH A BROOM FINISH APPLIED PERPENDICULAR TO THE PRIMARY DIRECTION OF TRAVEL. PATCH AWAY FROM THE STRUCTURE FOR POSITIVE DRAINAGE. ALL ON-SITE SIDEWALK RAMPS AND BUILDING ACCESS PATHS TO CONFORM WITH MASSACHUSETTS ACCESS BOARD STANDARDS.
 10. THERE ARE NO KNOWN WELLS WITHIN 100' OF THE SITE PROPERTY BOUNDARY.
 11. ALL CATCH BASINS WILL BE CONSTRUCTED AS DEEP SUMP (4' BELOW INV.) W/ HOODS
 12. LOW END OF EACH RUN OF SUBDRAIN MUST BE TERMINATED AT A DRAINAGE STRUCTURE TO ENSURE COMPLETE REMOVAL OF ALL WATER COLLECTED IN THE SYSTEM.
 13. 6" MINIMUM OF COMPACTED LOAM SHALL BE PROVIDED ON ALL ROADWAY SIDE SLOPES, GRASS STRIPS, AND HOUSING UNIT LAWN AREAS.



Section of GE's FilterMitt™
2:1 Slopes or steeper

Contact: John Engwer
Groundscapes Express, Inc. (GEI)
P.O. Box 737
Wrentham, MA 02093
Phone: (508) 384-7140



NOTE: SEDIMENT CONTROL SYSTEM SHALL BE SHALL BE GE FILTERMITT OR APPROVED EQUAL.

DETAIL SHEET #1
"CHARLES RIVER VILLAGE"
OSRD DEFINITIVE PLAN
IN
MEDWAY, MASSACHUSETTS

SCALE: NOT TO SCALE

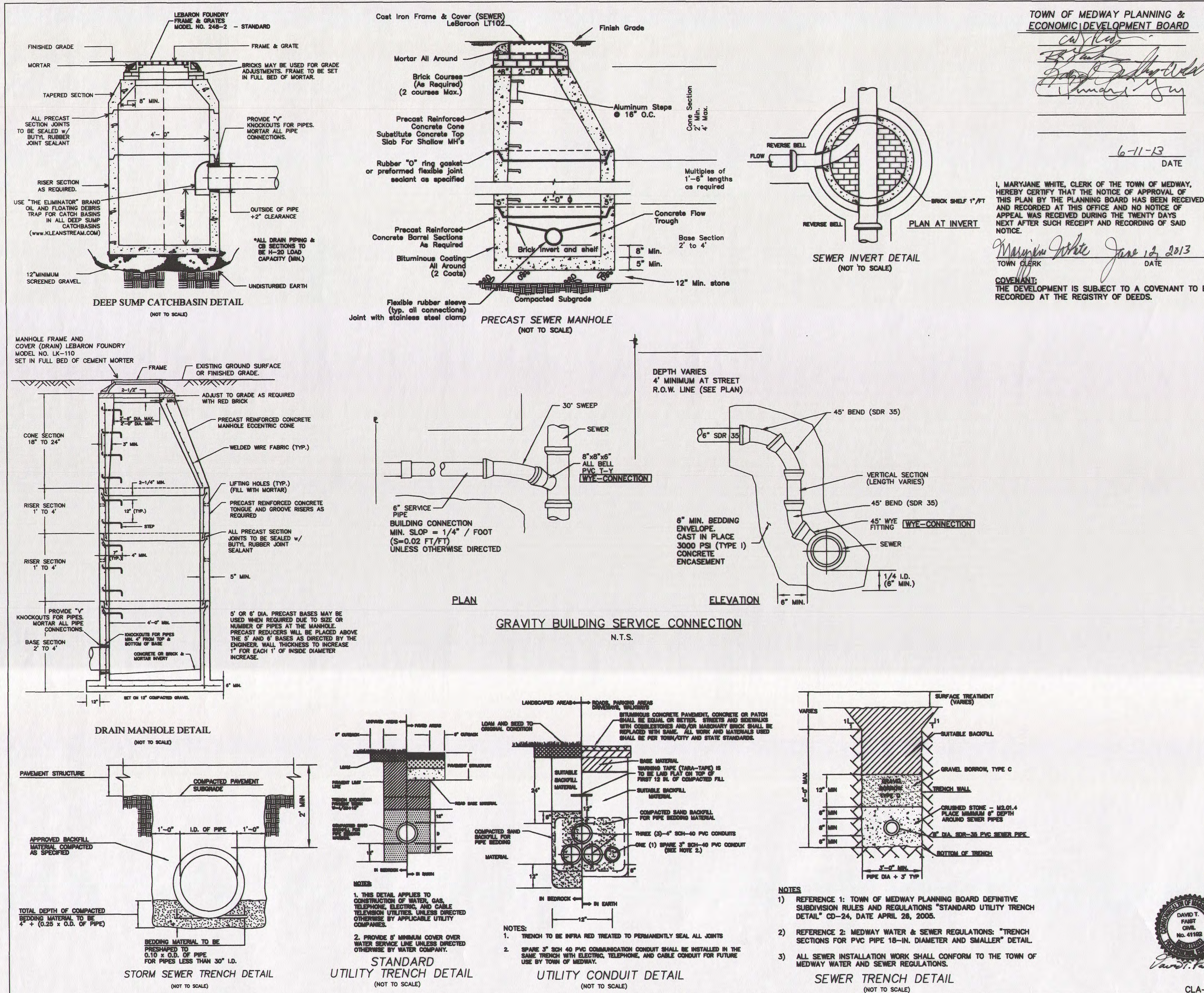
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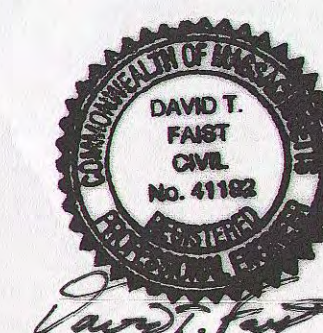
SHEET 10 OF 17

CLA-2389



DETAIL SHEET #2
"CHARLES RIVER VILLAGE"
OSRD DEFINITIVE PLAN
IN
MEDWAY, MASSACHUSETTS

SCALE: NOT TO SCALE
DATE ISSUED: NOVEMBER 20, 2012
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P.O. BOX 1
MEDWAY, MA 02053
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PREPARED BY: FAIST ENGINEERING, INC.
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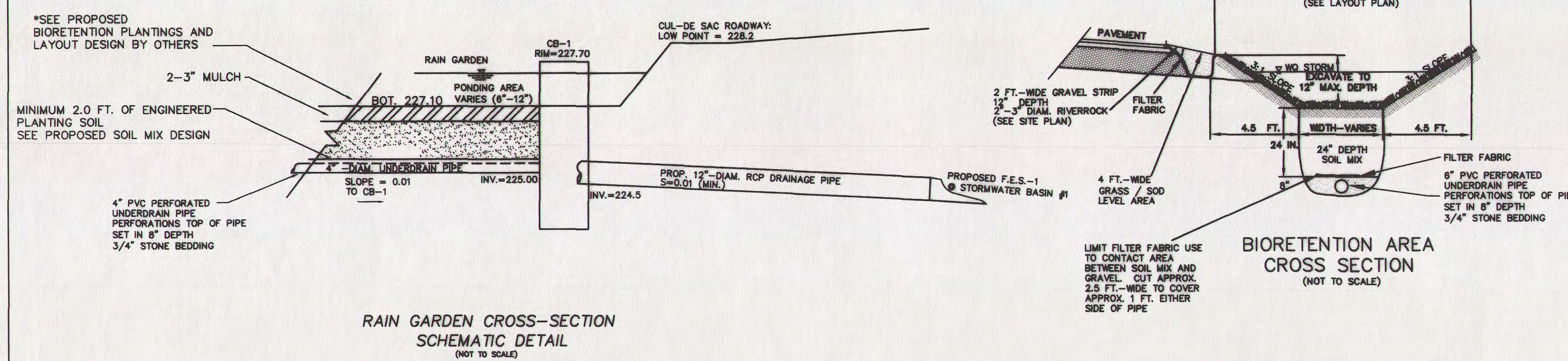


CLA-2389

SHEET 11 OF 17

CLA-2389

RAIN GARDEN DETAIL



ENGINEERED SOIL MIX FOR BIORETENTION SYSTEM

1. THE SOIL MIX FOR BIORETENTION AREAS SHOULD BE A MIXTURE OF SAND, COMPOST, AND SOIL. 40% SAND, 20-30% TOP SOIL, 30-40% COMPOST
2. SOIL MIX MUST BE UNIFORM, FREE OF STONES, STUMPS, ROOTS OR SIMILAR OBJECTS LARGER THAN 2 INCHES. CLAY CONTENT SHOULD NOT EXCEED 5%.
3. SOIL PH SHOULD GENERALLY BE BETWEEN 5.5 - 6.5
4. USE SOILS WITH 1.5% TO 3% ORGANIC CONTENT AND MAXIMUM 500-PPM SOLUBLE SALTS
5. SAND COMPONENT SHOULD BE GRAVELLY SAND THAT MEETS ASTM D422:

PERCENT PASSING	PERCENT PASSING
2-INCH	100
3/4-INCH	70-100
1/4-INCH	50-80
U.S. NO. 40	15-40
U.S. NO. 200	0-3
6. TOPSOIL COMPONENT SHALL BE A SANDY LOAM, LOAMY SAND OR LOAM TEXTURE
7. COMPOST COMPONENT MUST BE PROCESSED FROM YARD WASTE. COMPOST SHALL NOT CONTAIN BIOSOLIDS AND PREFERABLY BE COMPOSTED LEAF MULCH.
8. ON-SITE SOIL MIXING OR PLACEMENT IS NOT ALLOWED IF SOIL IS SATURATED OR SUBJECT TO WATER WITHIN 48 HOURS. COVER AND STORE SOIL TO PREVENT WETTING OR SATURATION.
9. TEST SOIL FOR FERTILITY AND MICRO-NUTRIENTS AND, ONLY IF NECESSARY, AMEND MIXTURE TO CREATE OPTIMUM CONDITIONS FOR PLANT ESTABLISHMENT AND EARLY GROWTH.
10. GRADE THE AREA TO ALLOW A PONDING DEPTH OF 12 INCHES PER GRADING PLAN.
11. COVER SOIL WITH 2-3 INCHES OF "AGED" FINE-SHREDDED HARDWOOD MULCH W/ NO PINE BARK NUGGETS.
12. AVOID SOIL COMPACTION (BEFORE AND AFTER CONSTRUCTION) AND SEALING OF EXCAVATED BOTTOM WITH MACHINE BUCKET.

TOWN OF MEDWAY PLANNING & ECONOMIC DEVELOPMENT BOARD

W. J. White
M. J. White
J. J. White

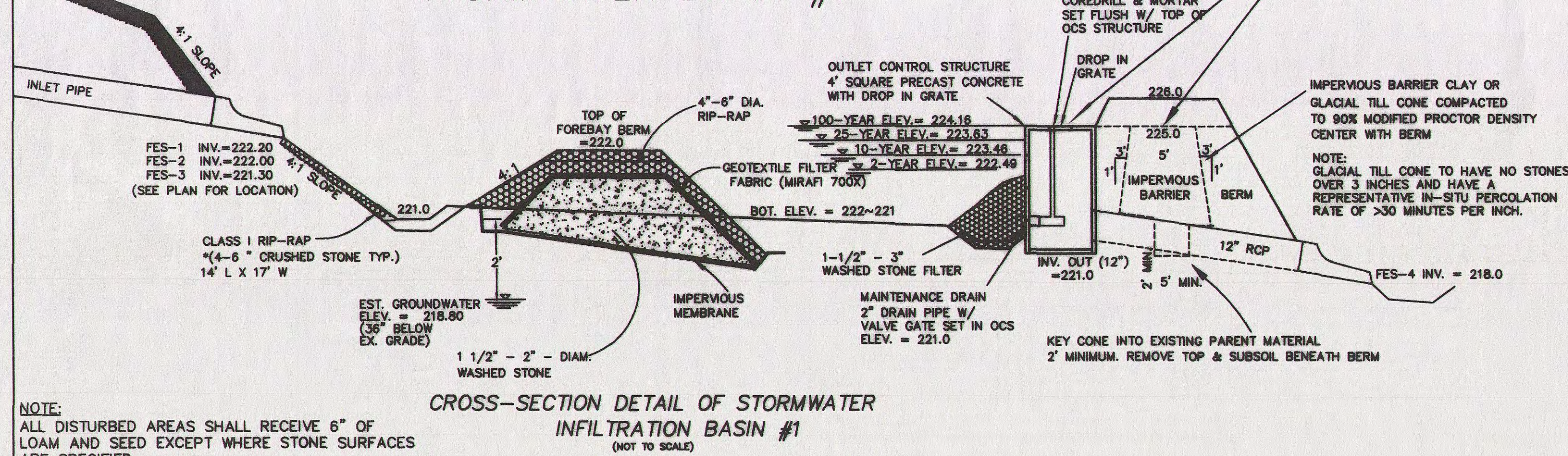
6-11-13
DATE

I, MARYJANE WHITE, CLERK OF THE TOWN OF MEDWAY, HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

MaryJane White, June 12, 2013
TOWN CLERK DATE

COVENANT:
THE DEVELOPMENT IS SUBJECT TO A COVENANT TO BE RECORDED AT THE REGISTRY OF DEEDS.

STORMWATER BASIN #1



NOTE:
ALL DISTURBED AREAS SHALL RECEIVE 6" OF LOAM AND SEED EXCEPT WHERE STONE SURFACES ARE SPECIFIED.

ALL DETENTION PONDS AND DISTURBED SLOPES SHALL BE TREATED WITH GROUNDCOVERS EXPRESS INC. (GE) NEW ENGLAND CONSERVATION / WILDLIFE MIX. THE NEW ENGLAND CONSERVATION / WILDLIFE MIX PROVIDES A PERMANENT COVER OF GRASSES, WILDFLOWERS, LEGUMES, AND GRASSES TO PROVIDE BOTH EROSION CONTROL AND WILDLIFE HABITAT. THIS MIX IS DESIGNED TO PRODUCE A LOW MAINTENANCE COVER, AND IS AN APPROPRIATE APPLICATION FOR CUT AND FILL SLOPES, DETENTION BASINS, AND DISTURBED AREAS ADJACENT TO COMMERCIAL AND RESIDENTIAL PROJECTS.

APPLICATION RATE: 25 lbs./ACRE 1743 SQ. FT. / lb.
SPECIES:

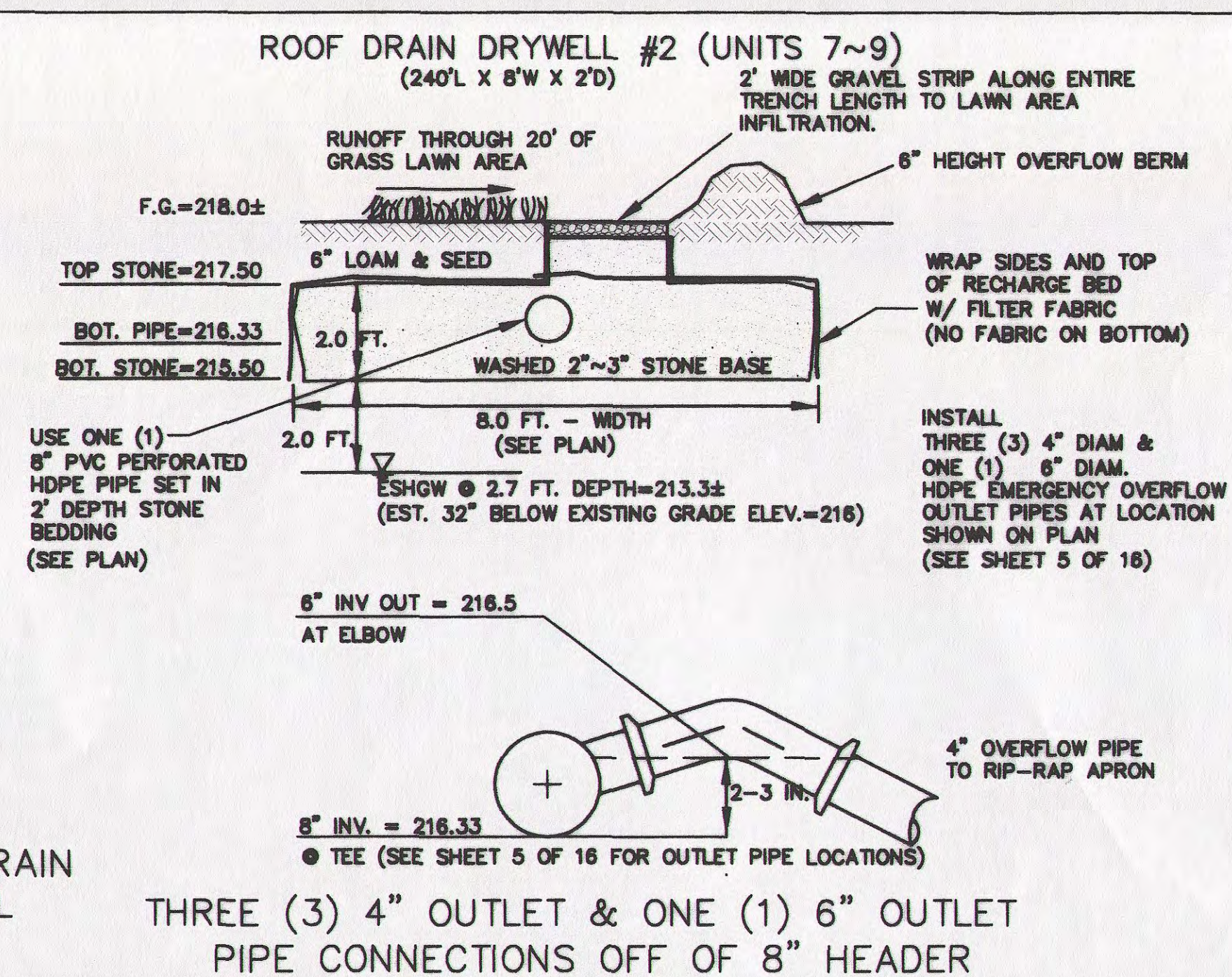
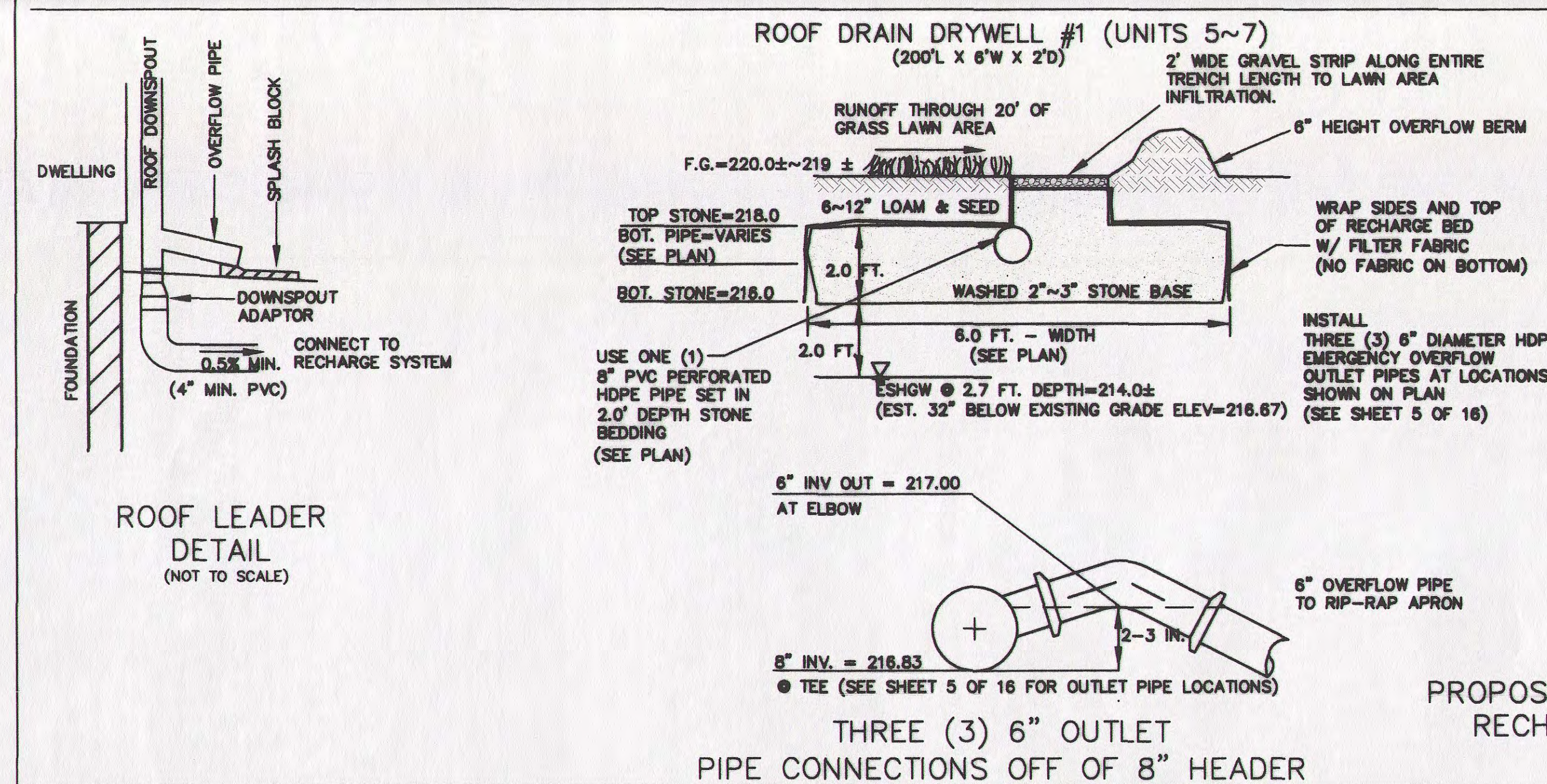
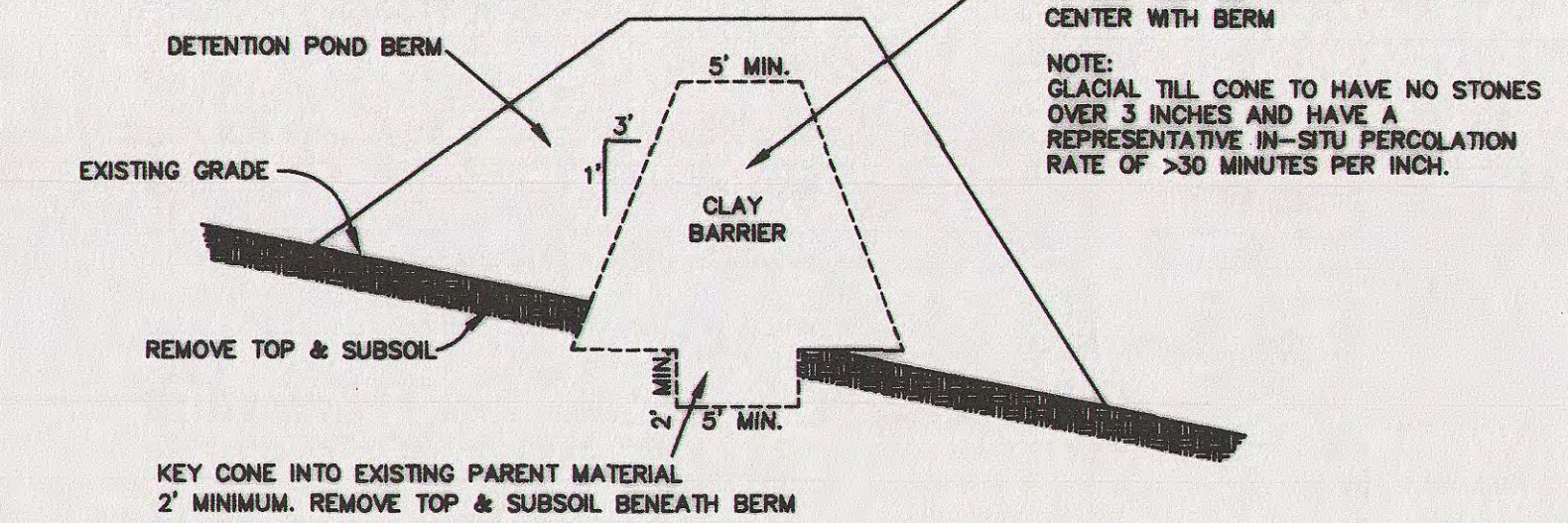
BIG BLUESTEM (ANDROPOGON GERARDII), SWITCHGRASS (PANICUM VIRGATUM), LITTLE BLUESTEM (SCHIZACHYRIUM SCOPARUM), CANADA WILD RYE (ELYMUS CANADENSIS), FOX SEDGE (CAREX VULPINOIDEA), PARTRIDGE PEA (CHAMAECRISTA FASCICULATA), FRINGED BROMEGRASS (BROMUS CILIATUS), PENNSYLVANIA SMARTWEED (POLYGONUM PENNSYLVANICUM), COMMON MILKWEED (ASCLEPIAS SYRIACA), WOODING BURN-MARIGOLD (BIDENS CERNUA), SHOWY YICK-TREEFOIL (DESMODIUM CANADENSE), SILKY SMOOTH ASTER (ASTER LAEVIS), FLAT-TOP ASTER (ASTER UMBELLATUS).

DETENTION POND OUTLET STRUCTURE POND #1

(NOT TO SCALE)

NOTES:

1. IMPERVIOUS BARRIER REQUIRED TO BE PROVIDED INSIDE EARTH BERM THAT ARE FILLED TO CONSTRUCT THE DETENTION POND. SEE INDIVIDUAL POND DETAILS FOR ELEVATIONS AND GRADING SHEETS FOR LOCATIONS.
2. PLANNING BOARD'S ENGINEERING REPRESENTATIVE MUST BE PRESENT DURING THE CONSTRUCTION OF THE CLAY BARRIER TO ENSURE PROPER INSTALLATION & COMPACTION.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE PLANNING BOARD'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF DETENTION POND CONSTRUCTION TO SCHEDULE ALL NECESSARY INSPECTIONS.



DETAIL SHEET #3 "CHARLES RIVER VILLAGE" OSRD DEFINITIVE PLAN IN MEDWAY, MASSACHUSETTS

SCALE: NOT TO SCALE

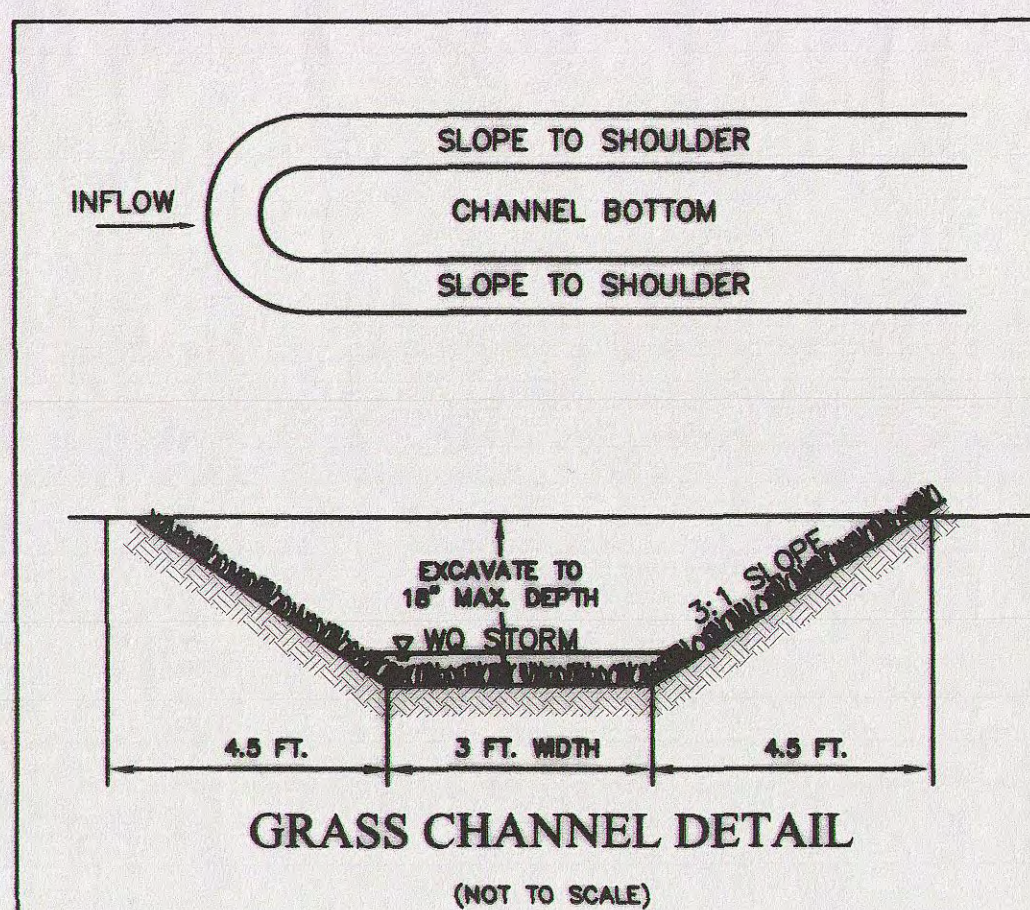
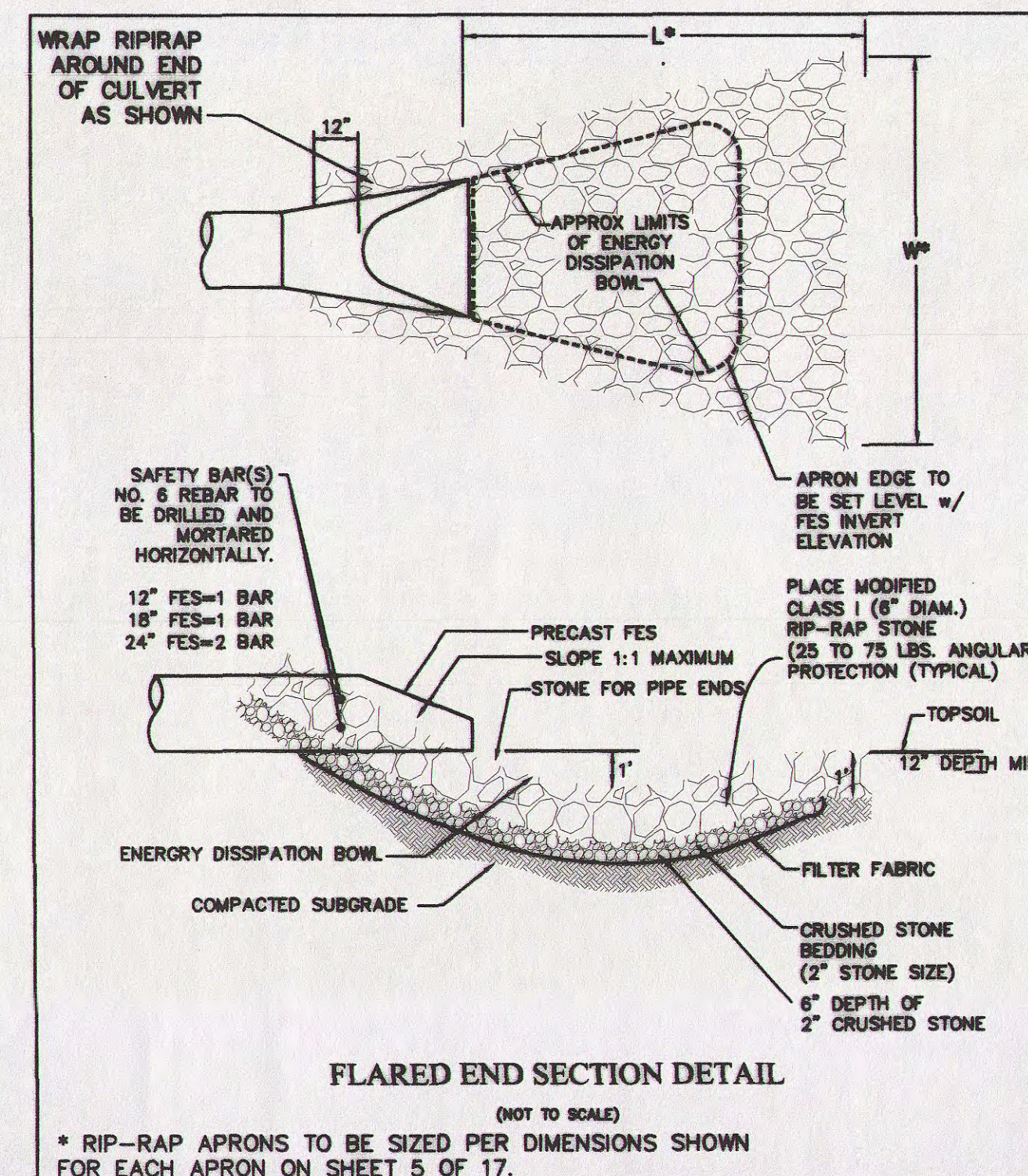
DATE ISSUED: NOVEMBER 20, 2012
REVISE DATE: FEBRUARY 15, 2013
MAY 30, 2013

PREPARED FOR:
CHARLES RIVER VILLAGE, LLC
P.O. BOX. 1
MEDWAY, MA 02053
(508) 326-7505

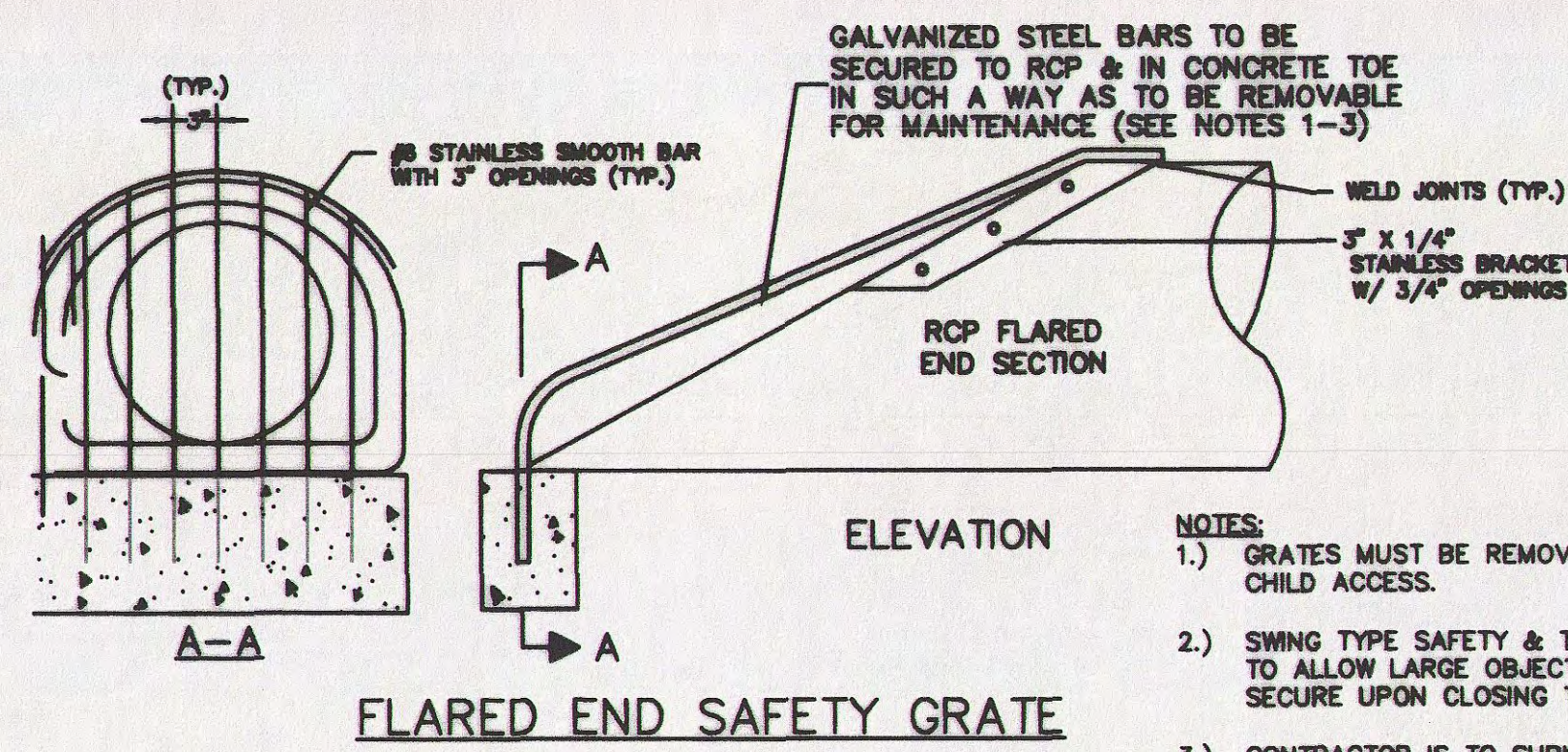
PREPARED BY:
FAIST ENGINEERING, INC.
67 HALL ROAD
STURBRIDGE, MA 01566
Phone: (508) 864-6802
E-mail: dfaist@faisteng.com

SHEET 12 OF 17

CLA-2389

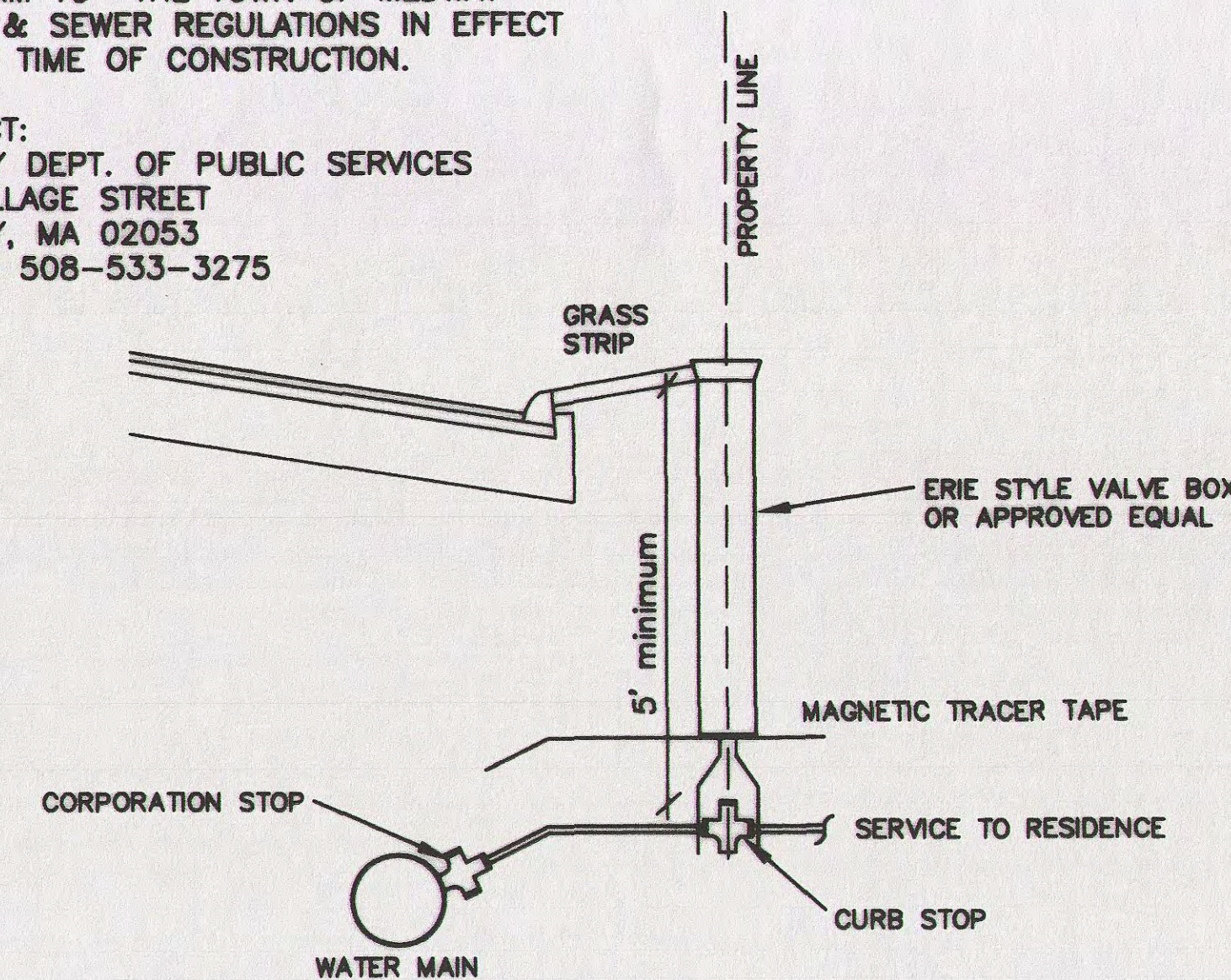


- NOTES:
- 1.) ALL DISTURBED AREAS SHALL RECEIVE A MINIMUM OF 6" OF COMPACTED LOAM AND SEED (TALL FESCUE) EXCEPT WHERE STONE SURFACES ARE SPECIFIED.
 - 2.) INSTALL "NORTH AMERICAN GREEN-SC250" COMPOSITE TURF REINFORCEMENT MAT OR APPROVED EQUAL FOLLOWING PREPARATION OF SOIL (LOAM AND SEED) IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS



NOTE:
ALL MATERIALS AND CONSTRUCTION TO CONFORM TO THE TOWN OF MEDWAY WATER & SEWER REGULATIONS IN EFFECT AT THE TIME OF CONSTRUCTION.

CONTACT:
MEDWAY DEPT. OF PUBLIC SERVICES
155 VILLAGE STREET
MEDWAY, MA 02053
PHONE: 508-533-3275

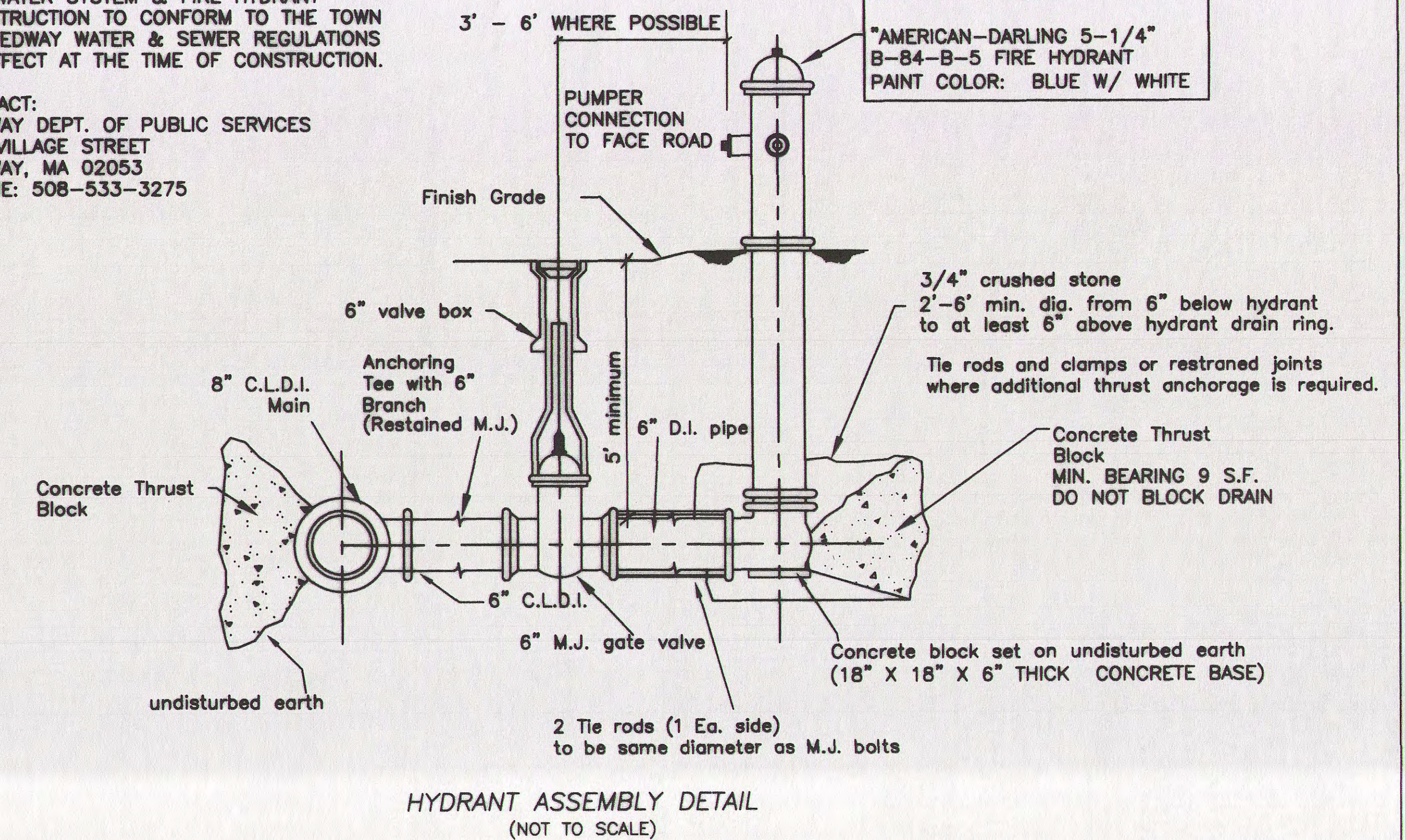


MAIN TO CURB STOP:
1" (MIN.) DIAM. TYPE K COPPER (ASTM B88)
*IF EXISTING SERVICE IS LARGER
REPLACE WITH LIKE DIAMETER

WATER SERVICE DETAIL
(NOT TO SCALE)

NOTE:
ALL WATER SYSTEM & FIRE HYDRANT CONSTRUCTION TO CONFORM TO THE TOWN OF MEDWAY WATER & SEWER REGULATIONS IN EFFECT AT THE TIME OF CONSTRUCTION.

CONTACT:
MEDWAY DEPT. OF PUBLIC SERVICES
155 VILLAGE STREET
MEDWAY, MA 02053
PHONE: 508-533-3275



TOWN OF MEDWAY PLANNING & ECONOMIC DEVELOPMENT BOARD

[Signature]
TOWN CLERK

6-11-13
DATE

I, MARYJANE WHITE, CLERK OF THE TOWN OF MEDWAY, HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

[Signature] June 12, 2013
TOWN CLERK

COVENANT:
THE DEVELOPMENT IS SUBJECT TO A COVENANT TO BE RECORDED AT THE REGISTRY OF DEEDS.

TOWN OF MEDWAY STANDARD HYDRANT & THREAD
"AMERICAN-DARLING 5-1/4\"/>

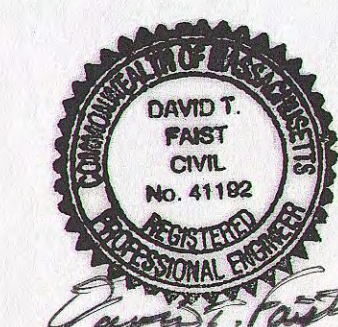
3/4" crushed stone
2'-6" min. dia. from 6" below hydrant to at least 6" above hydrant drain ring.
Tie rods and clamps or restrained joints where additional thrust anchorage is required.
Concrete Thrust Block MIN. BEARING 9 S.F. DO NOT BLOCK DRAIN

DETAIL SHEET #4
"CHARLES RIVER VILLAGE"
OSRD DEFINITIVE PLAN
IN
MEDWAY, MASSACHUSETTS

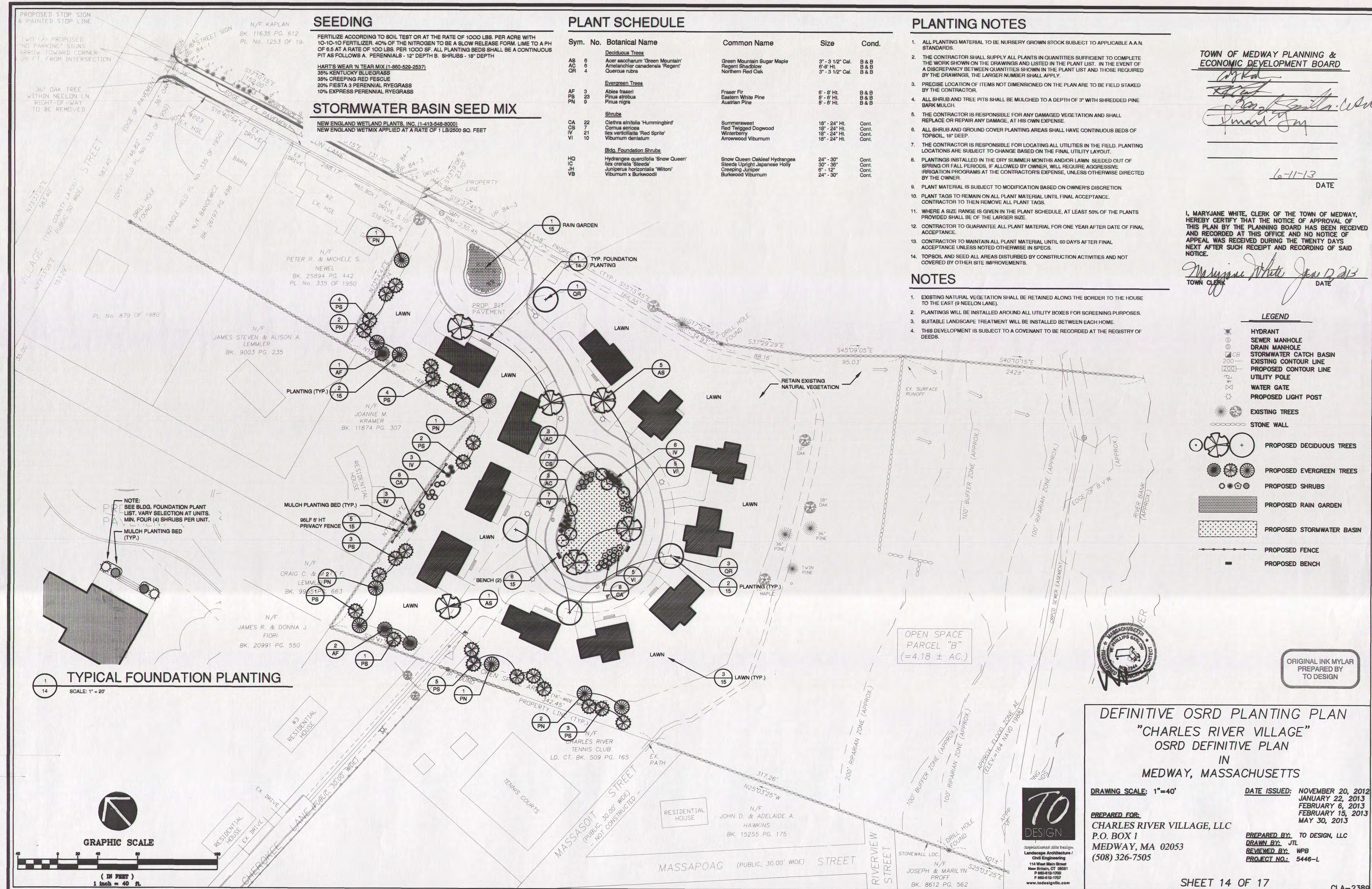
SCALE: NOT TO SCALE
DATE ISSUED: NOVEMBER 20, 2012
REVISE DATE: FEBRUARY 15, 2013
MAY 30, 2013

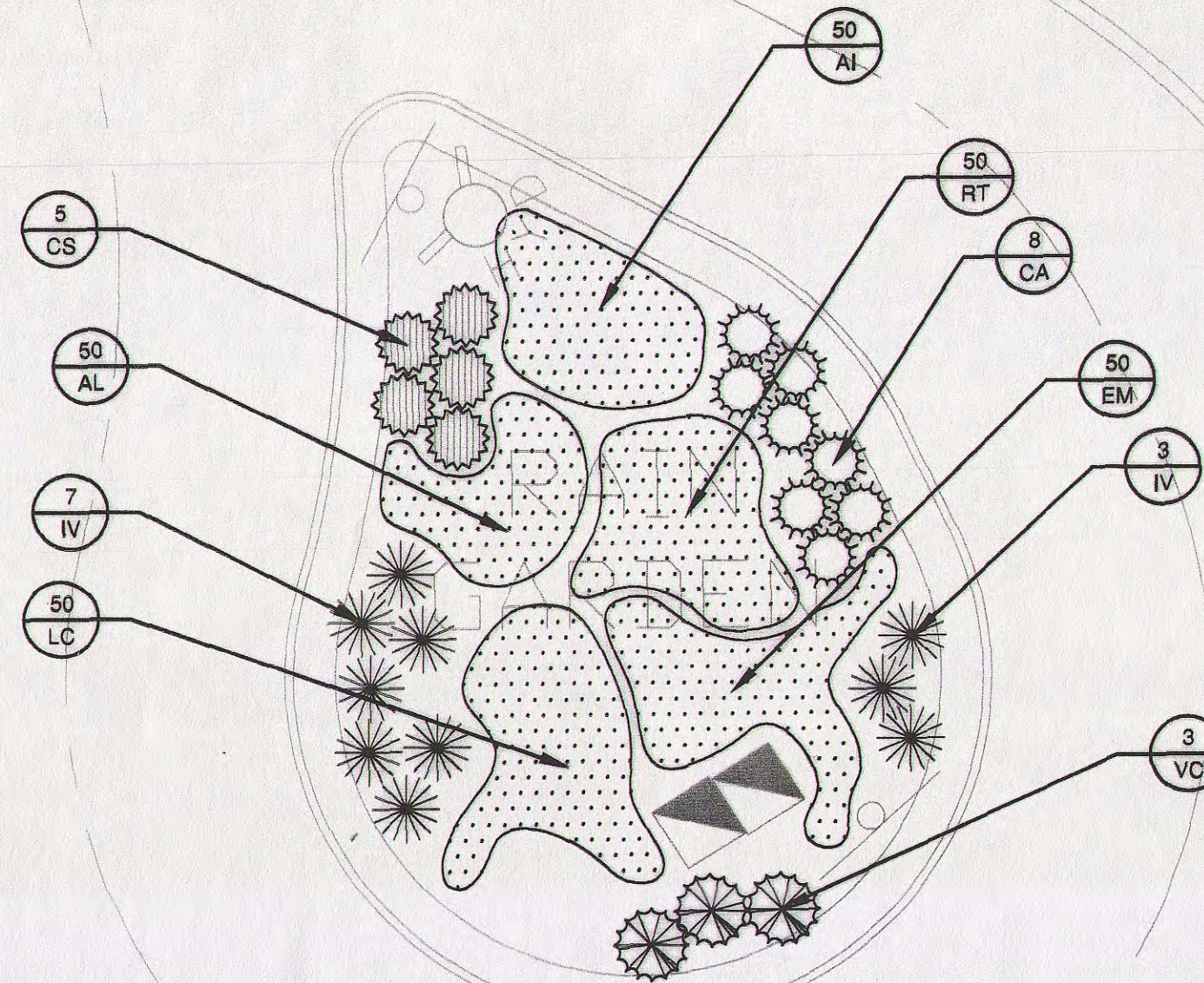
PREPARED FOR:
CHARLES RIVER VILLAGE, LLC
P.O. BOX 1
MEDWAY, MA 02053
(508) 326-7505

PREPARED BY:
FAIST ENGINEERING, INC.
67 HALL ROAD
STURBRIDGE, MA 01566
Phone: (508) 864-6802
E-mail: dfaist@faisteng.com



SHEET 13 OF 17
CLA-2389





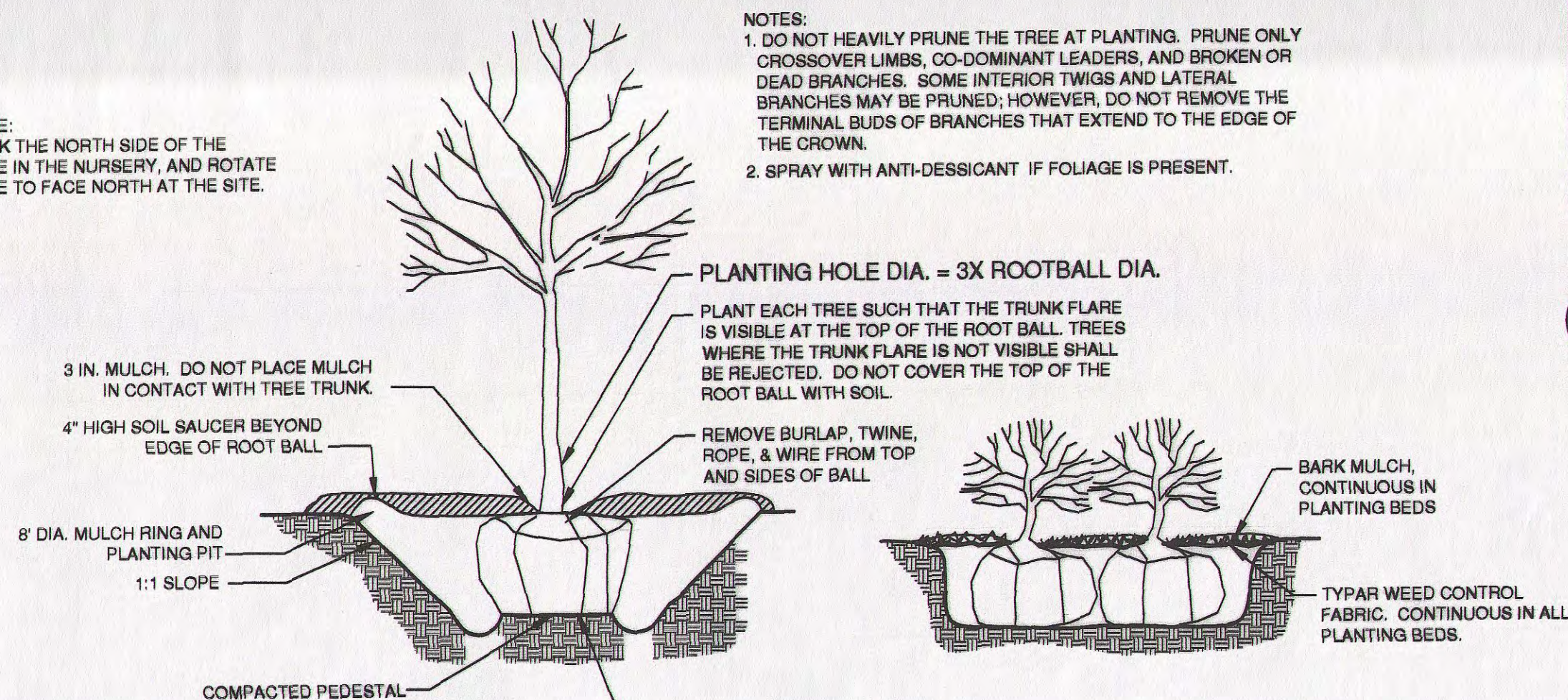
RAIN GARDEN PLANT SCHEDULE

Sym.	No.	Botanical Name	Common Name	Size	Cond.
Shrubs					
CA	8	Clethra alnifolia	Summersweet Clethra	18" - 24" Ht.	Cont.
CS	5	Cornus sericea	Red Twigged Dogwood	18" - 24" Ht.	Cont.
IV	10	Ilex verticillata 'Red Sprite'	Winterberry	18" - 24" Ht.	Cont.
VC	3	Vaccinium corymbosum	Highbush Blueberry	18" - 24" Ht.	Cont.
Herbaceous Plants					
AI	50	Asclepias incarnata	Swamp Milkweed	2" Plug - 18" Spacing	
AL	50	Aster laevis	Smooth Aster	2" Plug - 18" Spacing	
EM	50	Eupatorium maculatum	Joe Pye Weed	2" Plug - 18" Spacing	
LG	50	Lobelia cardinalis 'Cranberry Crush'	Cornell Flower	2" Plug - 18" Spacing	
RT	50	Rudbeckia hirta	Black-Eyed Susan	2" Plug - 18" Spacing	

RAIN GARDEN

SCALE: 1" = 10'

NOTE:
MARK THE NORTH SIDE OF THE
TREE IN THE NURSERY, AND ROTATE
TREE TO FACE NORTH AT THE SITE.



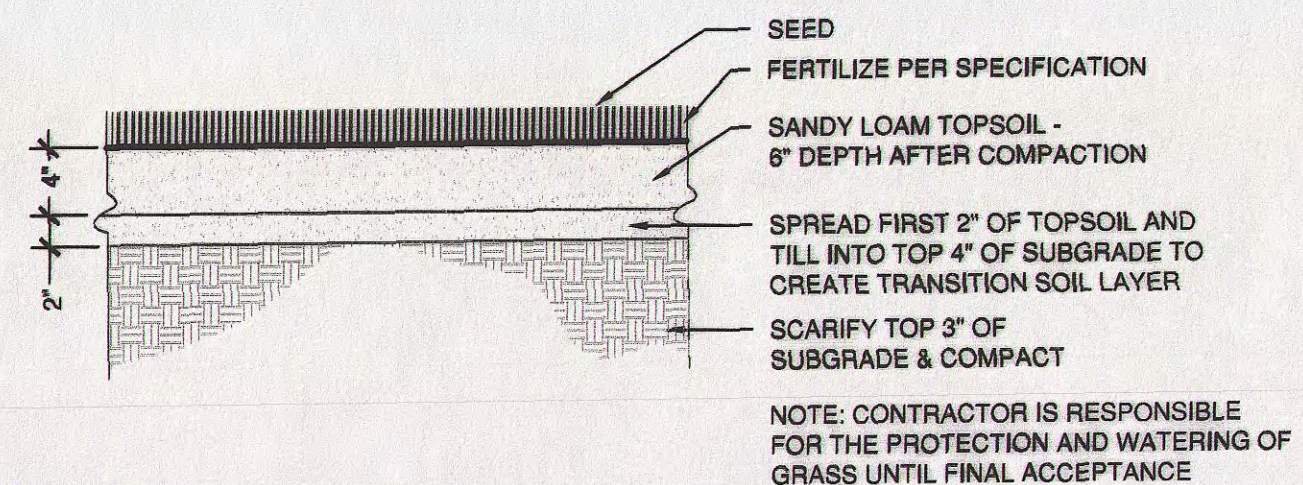
NOTES:
1. IMPROVED SOIL MIX: 50% TOPSOIL, 25% EXCAVATED MATERIAL, 25% COMPOST.
2. WORK MYCORRHIZAL FUNGUS & SOIL POLYMERS INTO SOIL PER SPECIFICATIONS.
3. TREES KNOWN TO BE A FALL PLANTING HAZARD SHALL BE PLANTED IN THE SPRING/EARLY SUMMER ONLY.

IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND ROOT BALL, CUT WIRE BASKET IN FOUR PLACES AND FOLD DOWN 9 IN. INTO PLANTING HOLE.

NOTE: PLANTING EXCAVATION TO BE CONTINUOUS FOR THE ENTIRE LENGTH AND WIDTH OF THE PLANTING BED.

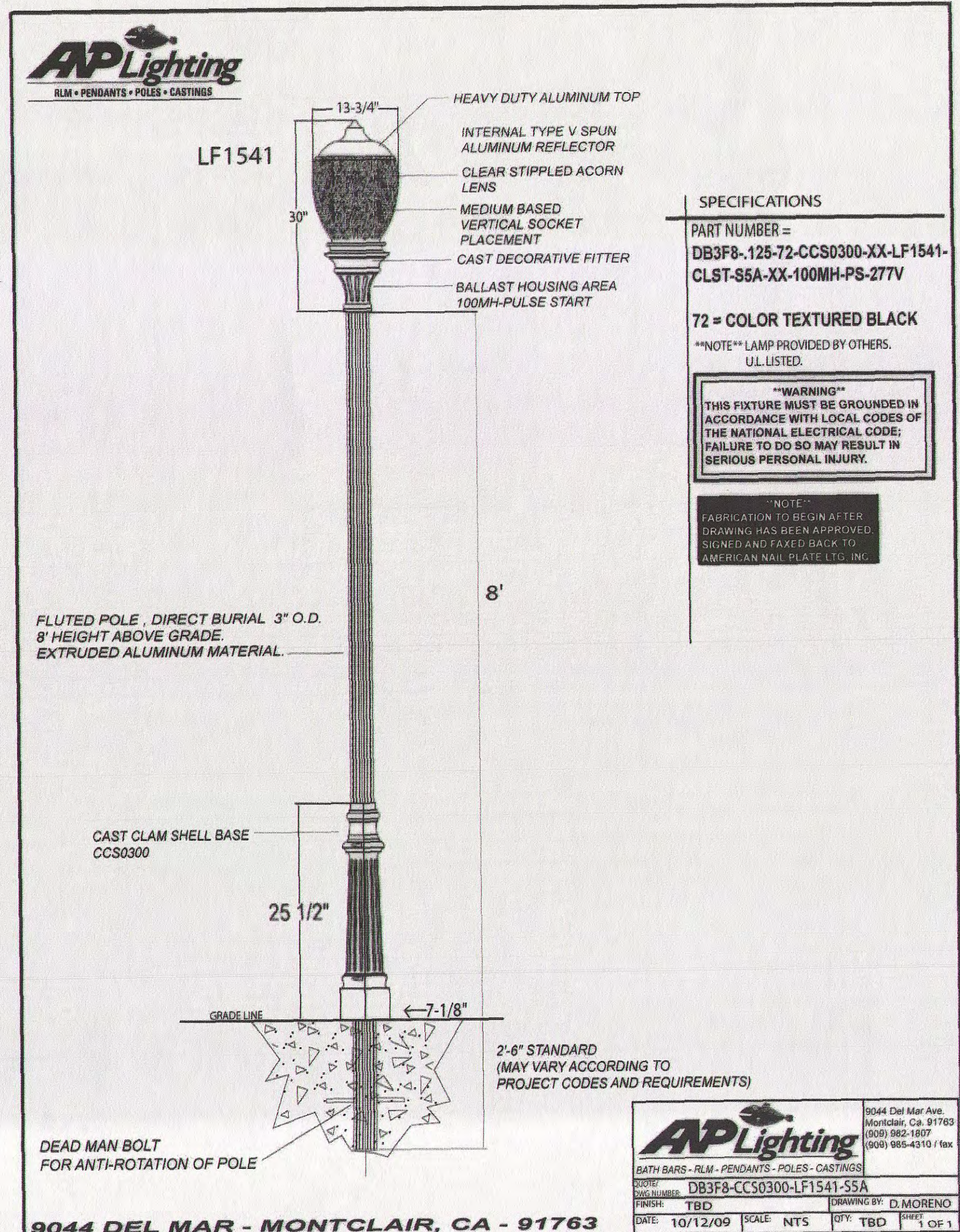
TREE / SHRUB PLANTING

NOT TO SCALE



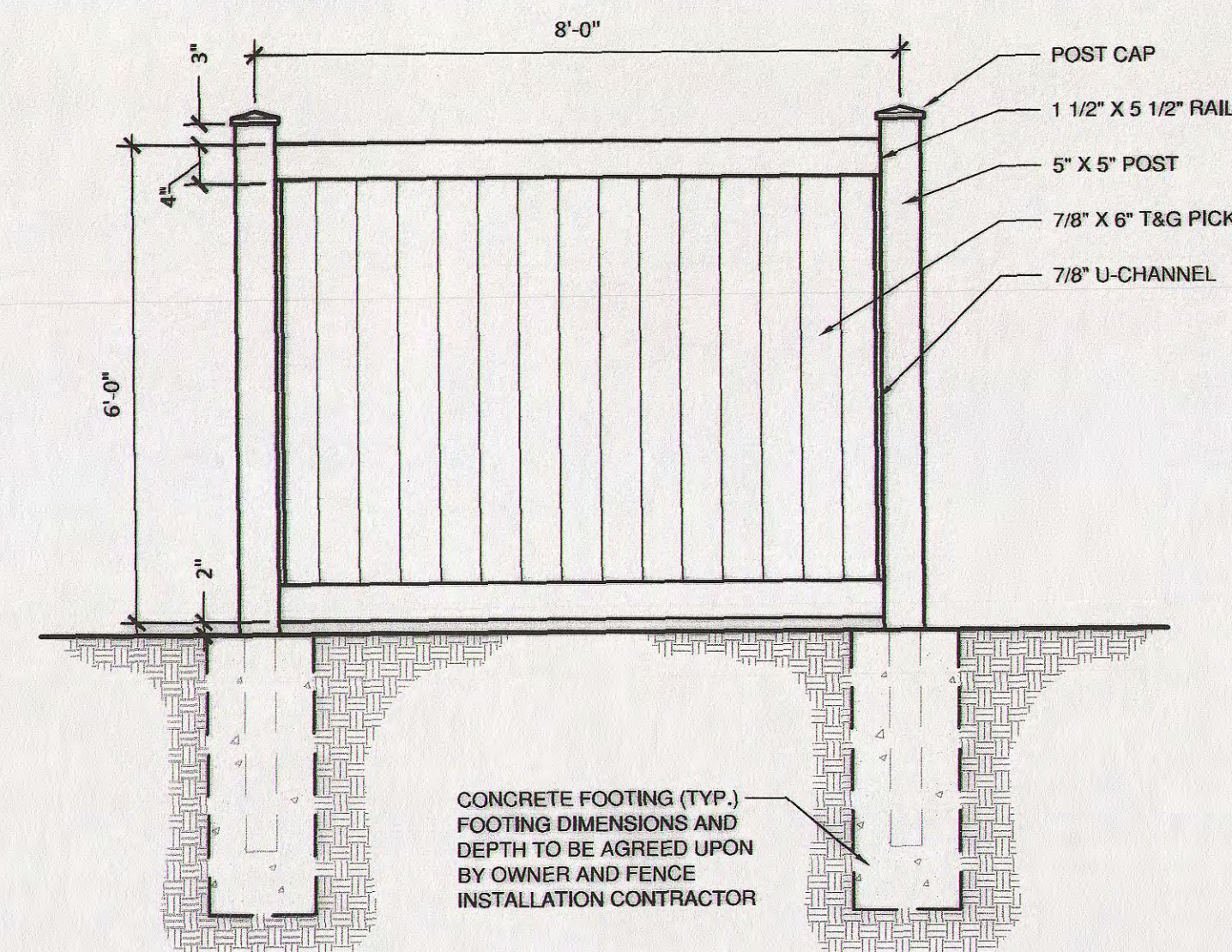
TOPSOIL/LAWN

SCALE: 1" = 1' 0"



LIGHT POLE

NOT TO SCALE



6' VINYL FENCE

SCALE: NTS

MPOR: MASTER HALCO
SERIES: LEGEND VINYL
WWW.FENCEONLINE.COM



NOTE: STYLE AND FINISH SELECTED BY OWNER
BENCH LOCATIONS BY OWNER

6' CEDAR BENCH

NOT TO SCALE

NOTES

1. THIS DEVELOPMENT IS SUBJECT TO A COVENANT TO BE RECORDED AT THE REGISTRY OF DEEDS.



TO DESIGN
Landscape Architecture / Civil Engineering
114 West Main Street
New Britain, CT 06051
P 860-453-1500
F 860-453-1507
www.todesignllc.com

DEFINITIVE OSRD SITE DETAILS "CHARLES RIVER VILLAGE" OSRD DEFINITIVE PLAN IN MEDWAY, MASSACHUSETTS

DRAWING SCALE: AS NOTED
DATE ISSUED: NOVEMBER 20, 2012
JANUARY 22, 2013
FEBRUARY 6, 2013
FEBRUARY 15, 2013
MAY 30, 2013

PREPARED FOR:
CHARLES RIVER VILLAGE, LLC
P.O. BOX 1
MEDWAY, MA 02053
(508) 326-7505

PREPARED BY: TO DESIGN, LLC
DRAWN BY: JTL
REVIEWED BY: WPB
PROJECT NO.: 5446-L

SHEET 15 OF 17

CLA-2389

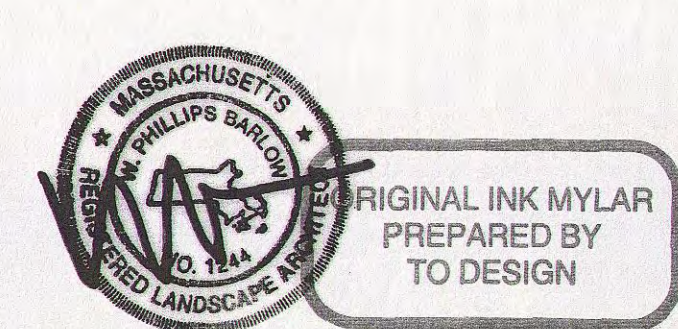
TOWN OF MEDWAY PLANNING & ECONOMIC DEVELOPMENT BOARD

[Signature]
[Signature]
[Signature]

6-11-13
DATE

I, MARYJANE WHITE, CLERK OF THE TOWN OF MEDWAY, HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

[Signature]
TOWN CLERK
DATE



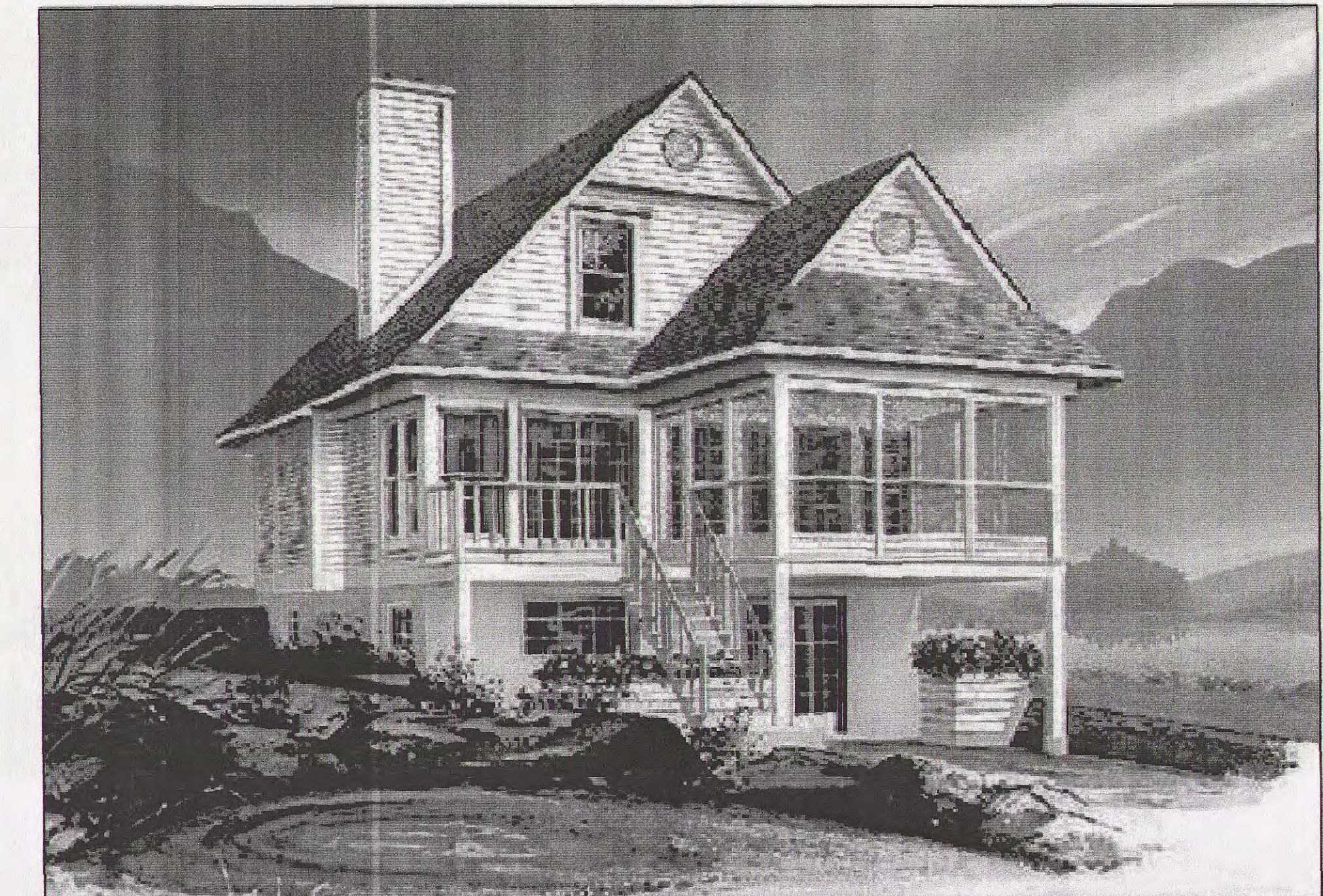
ORIGINAL INK MYLAR
PREPARED BY
TO DESIGN



HOUSE STYLE "A"



HOUSE STYLE "B"



HOUSE STYLE "C"



HOUSE STYLE "D"



HOUSE STYLE "E"

NOTE:
CONCEPTUAL PROPOSED BUILDING ELEVATIONS SHOWN ARE PROVIDED BY CHARLES RIVER VILLAGE, LLC AND ARE BEING SHOWN AS REQUIRED BY THE TOWN OF MEDWAY PLANNING AND ECONOMIC DEVELOPMENT BOARD IN ACCORDANCE WITH THEIR MARCH 20, 2011 "PLANNING & ECONOMIC DEVELOPMENT BOARD DECISION CHARLES RIVER VILLAGE - OPEN SPACE RESIDENTIAL DEVELOPMENT (OSRD) SPECIAL PERMIT."

APPROVED SIDING
GEORGIA PACIFIC FOREST EDGE VINYL SIDING (OR EQUIVALENT).

AUTHORIZED COLORS
ALL STANDARD AND PREMIUM COLORS NOTED EXCEPT PEARL AND CREAM.
VARIED COLOR COMBINATIONS TO BE USED FOR SIDING, SHUTTERS, AND TRIM.

TOWN OF MEDWAY PLANNING &
ECONOMIC DEVELOPMENT BOARD

[Signature]
[Signature]
[Signature]

6-11-13
DATE

I, MARYJANE WHITE, CLERK OF THE TOWN OF MEDWAY,
HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF
THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED
AND RECORDED AT THIS OFFICE AND NO NOTICE OF
APPEAL WAS RECEIVED DURING THE TWENTY DAYS
NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID
NOTICE.

[Signature] June 12, 2013
TOWN CLERK DATE

COVENANT:
THE DEVELOPMENT IS SUBJECT TO A COVENANT TO BE
RECORDED AT THE REGISTRY OF DEEDS.

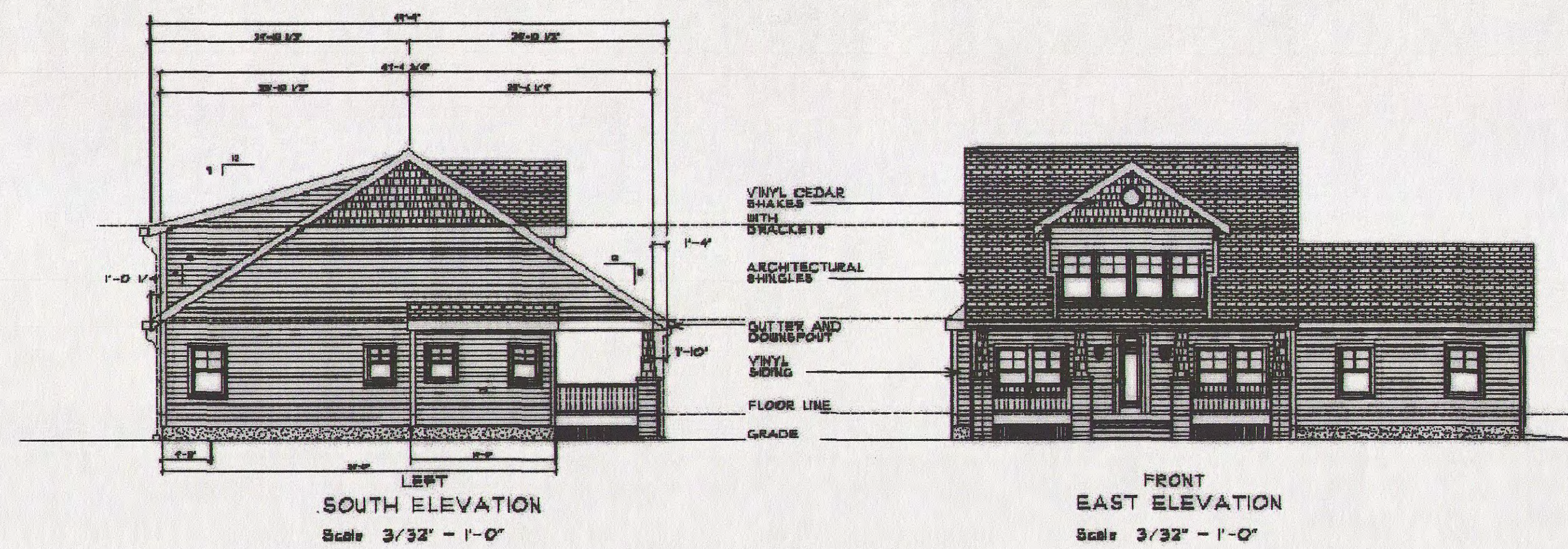
CONCEPTUAL BUILDING ELEVATIONS
"CHARLES RIVER VILLAGE"
OSRD DEFINITIVE PLAN
IN
MEDWAY, MASSACHUSETTS

DATE ISSUED: NOVEMBER 20, 2012 REVISE DATES: FEBRUARY 15, 2013
MAY 30, 2013

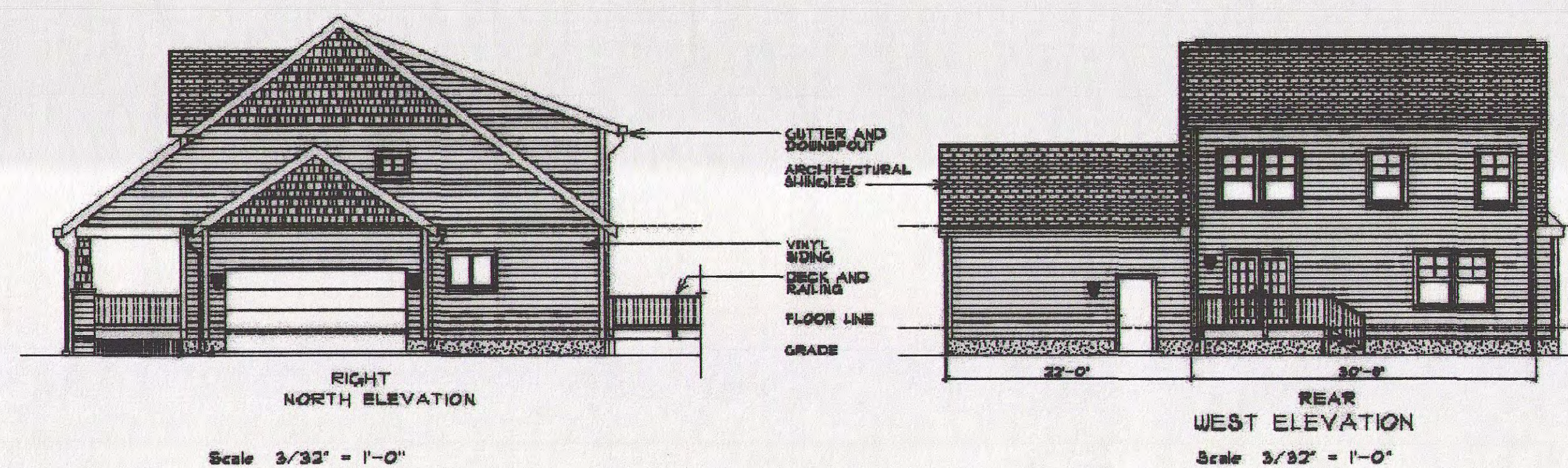
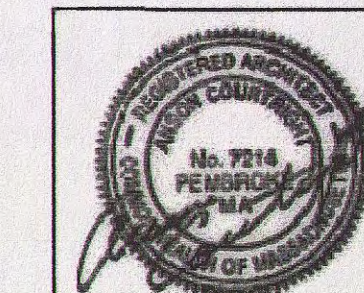
PREPARED FOR:
CHARLES RIVER VILLAGE, LLC
P.O. BOX 1
MEDWAY, MA 02053
(508) 326-7505

SHEET 16 OF 17

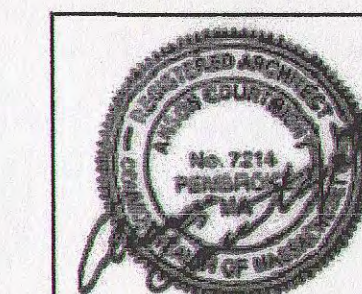
CLA-2389



Prepared For: Charles River Village, LLC P.O. Box 1 Medway, MA 02053	Project Name: Charles River Village Medway, MA Residence 1 Style "D" Siding	Architect: AC - ARCHITECT Anson Courtright AIA 11 Federal Drive Pembroke MA 02359 Tel: 508.840.0000	Drawing Name: ELEVATION FRONT & LEFT	Date: 4-25-2013	Drawing #: A-6
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Prepared For: Charles River Village, LLC P.O. Box 1 Medway, MA 02053	Project Name: Charles River Village Medway, MA Residence 1 Style "D" Siding	Architect: AC - ARCHITECT Anson Courtright AIA 11 Federal Drive Pembroke MA 02359 Tel: 508.840.0000	Drawing Name: ELEVATION RIGHT & REAR	Date: 4-25-2013	Drawing #: A-7
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APPROVED SIDING
GEORGIA PACIFIC FOREST EDGE VINYL SIDING (OR EQUIVALENT).

AUTHORIZED COLORS
ALL STANDARD AND PREMIUM COLORS NOTED EXCEPT PEARL AND CREAM.
VARIED COLOR COMBINATIONS TO BE USED FOR SIDING, SHUTTERS, AND TRIM.

NOTE:
PROPOSED BUILDING ELEVATIONS SHOWN ARE PROVIDED BY CHARLES RIVER VILLAGE, LLC AND ARE BEING SHOWN AS REQUIRED BY THE TOWN OF MEDWAY PLANNING AND ECONOMIC DEVELOPMENT BOARD IN ACCORDANCE WITH THEIR MAY 14, 2013 "PLANNING & ECONOMIC DEVELOPMENT BOARD CERTIFICATE OF ACTION CHARLES RIVER VILLAGE - OPEN SPACE RESIDENTIAL DEVELOPMENT (OSRD) DEFINITIVE PLAN."

TOWN OF MEDWAY PLANNING & ECONOMIC DEVELOPMENT BOARD

afk
afk
afk
afk

6-11-13
DATE

I, MARYJANE WHITE, CLERK OF THE TOWN OF MEDWAY, HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

MaryJane White
TOWN CLERK
DATE: June 12, 2013

COVENANT:
THE DEVELOPMENT IS SUBJECT TO A COVENANT TO BE RECORDED AT THE REGISTRY OF DEEDS.

HOUSE STYLE D - ELEVATIONS
"CHARLES RIVER VILLAGE"
OSRD DEFINITIVE PLAN
IN
MEDWAY, MASSACHUSETTS

DATE ISSUED: MAY 30, 2013

PREPARED FOR:
CHARLES RIVER VILLAGE, LLC
P.O. BOX 1
MEDWAY, MA 02053
(508) 326-7505

SHEET 17 OF 17

CLA-2389