

“TOWN LINE ESTATE”
PERMANENT PRIVATE WAY
DEFINITIVE SUBDIVISION PLAN
MEDWAY, MASSACHUSETTS

FOR REGISTRY USE ONLY:

APPROVED BY THE MEDWAY
PLANNING BOARD.
DATE : _____

I CERTIFY THAT 20 DAYS HAVE
PASSED SINCE PLANNING BOARD
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BEEN FILED IN THIS OFFICE.

DATE : _____

TOWN CLERK OF MEDWAY

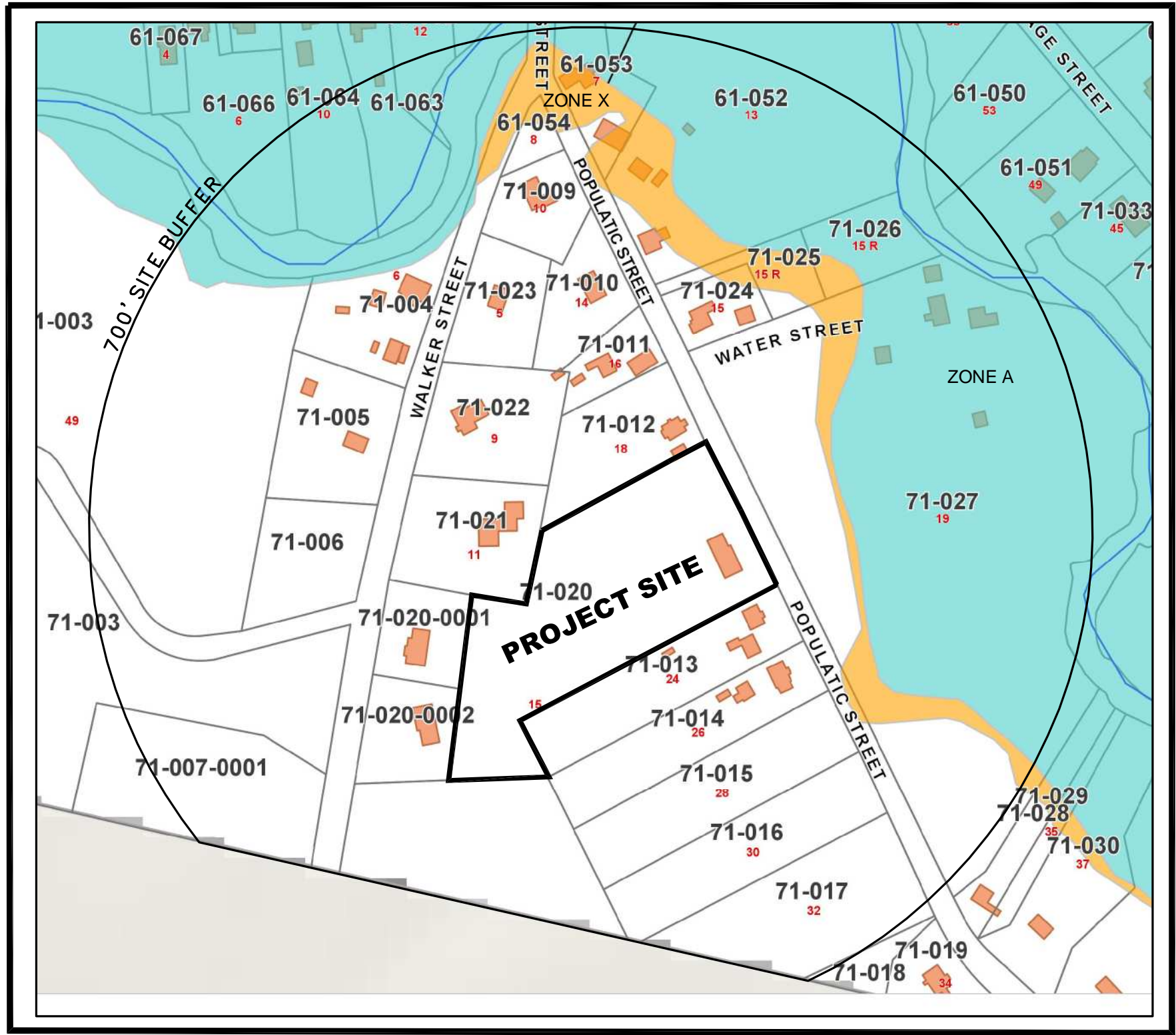
SHEET NUMBER	DRAWING TITLE
1	COVER SHEET
2	EXISTING CONDITIONS PLAN
3	LOT DESIGNATION PLAN
4	SITE & UTILITY PLAN
5	GRADING & DRAINAGE PLAN
6	PROFILE
7	INTERSECTION SIGHT DISTANCE PLAN
8	EROSION CONTROL PLAN
9	SITE DETAILS & GENERAL NOTES
10	SITE DETAILS

SUBDIVISION AREA CHART

TOTAL AREA OF EXIST LOT = 127,174 S.F.
TOTAL # OF LOTS & PARCLES = 2
TOTAL AREAS OF LOTS & PARCELS = 127,174 S.F.
TOTAL AREA OF RIGHT-OF-WAY = 22,483 S.F.
TOTAL AREA DEDICATED TO EASEMENTS = 800 S.F.
TOTAL AREA DEDICATED TO OPEN SPACE = 0

ABUTTING STREET INFORMATION

POPULATIC STREET 33' PUBLIC WAY 21'± WIDE
PAVEMENT



SITE OVERVIEW

SCALE: 1" = 200' ±

LOCUS NOTES

SOILS ON SITE:

HSG ID
A HINCKLEY SANDY LOAM
A WINDSOR LOAMY SAND

ZONING AR II DISTRICT

REQUESTED WAIVER LIST
(FROM TOWN OF MEDWAY MASSACHUSETTS PLANNING
BOARD RULES & REGULATIONS)

7.6.2 B WATER FACILITIES INSTALLATION - REQUEST WAIVER FROM
INSTALLATION OF WATER MAIN, HYDRANT AND VALVES AND OTHER
EQUIPMENT REQUIRED FOR WATER MAIN TIE IN.

7.6.2 D SEWER - REQUEST WAIVER FROM REQUIREMENT TO PROVIDE
ALL LOTS ADEQUATE MUNICIPAL SEWER SERVICE.

7.7.2 STORM WATER - REQUEST WAIVER FROM REQUIREMENT THAT
DETENTION/RETENTION BASINS AND ANY RELATED DRAINAGE
STRUCTURES SHALL BE LOCATED ON SEPARATE PARCELS AND SHALL
NOT BE INCLUDED ON INDIVIDUAL HOUSE/BUILDING LOTS.

7.7.2 STORM WATER - REQUEST WAIVER FROM REQUIRED 30' SETBACK
FROM PROPERTY LINE.

7.7.4 D CONSTRUCTION - REQUEST WAIVER FROM REQUIRED
INSTALLATION OF AN INDEPENDENT HOUSE FOUNDATION DRAINAGE
SYSTEM.

7.9.1 STREET AND ROADWAY LOCATION - REQUEST WAIVER FROM
REQUIRED 2' RESERVE STRIP OF LAND ALONG ROAD LAYOUT.

7.9.2 ALIGNMENT- REQUEST WAIVER FROM REQUIRED CURB RADIUS OF
40' TO 12' AT ROADWAY ENTRANCE.

7.9.5 C GRADE- REQUEST WAIVER FROM 100' LEVELING AREA AT THE
INTERSECTION OF STREET RIGHT OF WAY LINES.

7.9.7 G ROADWAY CONSTRUCTION- REQUEST WAIVER FROM THE
REQUIRED 18' MINIMUM WIDTH OF THE ROADWAY PAVEMENT FOR A
PERMANENT PRIVATE WAY.

7.10.2 CURBS AND BERMS - REQUEST WAIVER FROM REQUIRED HOT MIX
ASPHALT CAPE COD BERM.

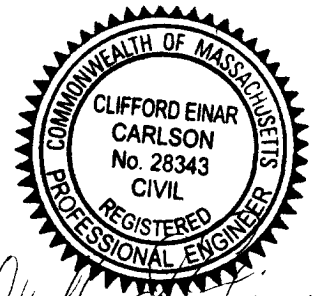
7.17.1 - FIRE PREVENTION - REQUEST WAIVER FROM REQUIRED
INSTALLATION OF FIRE ALARM SYSTEM.

7.19.2 - TREES & SLOPE STABILIZATION - REQUEST WAIVER FROM
REQUIRED INSTALLATION OF STREET TREES.

7.21 STREET LIGHTS - REQUEST WAIVER FROM REQUIRED INSTALLATION
OF STREET LIGHTS.

OWNER:
ROBERT, RONALD & RICHARD WASNEWSKI
22 POPULATIC ST.
MEDWAY MASSACHUSETTS

PREPARED FOR:
ROBERT & LISA LAPINSKY (WASNEWSKI)
62 ALLSTON AVE.
WORCESTER, MASSACHUSETTS



Clifford Einar Carlson
12/12/17

NOTES:
1) ELEVATIONS BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1988.
2) THE PARCEL IS OUTSIDE ALL MAPPED FEMA FLOOD PLAINS PER THE FLOOD INSURANCE RATE MAP
(FIRM) PANEL No. 25021C0144E FOR THE TOWN OF MEDWAY, MASSACHUSETTS, NORFOLK COUNTY.
3) THE SITE IS NOT LOCATED WITHIN A DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) RESOURCE
AREA.
4) THE SITE IS LOCATED WITHIN A ZONE II GROUNDWATER PROTECTION AREA.
5) UTILITY SERVICES;
TELEPHONE, CABLE AND ELECTRIC - TO BE INSTALLED UNDERGROUND
SEWER - TO BE CONNECTED TO INDIVIDUAL ON SITE TITLE 5 SEWAGE DISPOSAL SYSTEMS.
DRAINAGE - TO MEET MA DEP 2008 STORMWATER POLICY & TOWN REGULATIONS.
WATER - TO BE CONNECTED TO THE TOWN WATER SUPPLY LINE

ASSESSORS REFERENCE

MAP 714, PARCEL 020

ZONING REFERENCE

AR-II



CONTRACTOR TO NOTIFY DIG SAFE
72 HOURS PRIOR TO ANY EXCAVATION
TELEPHONE NUMBER 1-888-344-7233
WWW.DIGSAFE.COM

NO.	DATE	REFERENCE
		REVISIONS
		DATE: DECEMBER 12, 2017

Engineer:

L.A.L. Engineering Group
DESIGN ~ PERMITTING ~ PEER REVIEW ~ LAYOUT

730 Main St, Suite 1F
Millis MA 02054
P: (781) 248-1133 F: (508) 376-8440

Surveyor:

CONTINENTAL LAND SURVEY, LLC
105 BEAVER STREET, FRANKLIN, MA
(508) 528 - 2528

SITE LOCATION:

22 POPULATIC STREET
MEDWAY, MASSACHUSETTS

“TOWN LINE ESTATE”

DEFINITIVE SUBDIVISION PLAN
COVER SHEET
MEDWAY, MASSACHUSETTS

SHEET NO.	SCALE	JOB NO.
1	AS NOTED	5332



NOTES:

- 1.) ELEVATIONS REFER TO NAVD88.
2.) BENCHMARK USED - NORFOLK COUNTY
ENGINEERING DEPARTMENT DISK - MW13

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LEGEND

- | | |
|------------------------|----------------------|
| ■ TEL/ELEC. HAND HOLE | ⚡ HYDRANT |
| ● TEST HOLE | ⊠ STONE CHECK DAM |
| THH TELEPHONE HANDHOLE | — — — — — STONE WALL |
| EHH ELECTRIC HANDHOLE | ● DRILL HOLE |
| WSO WATER SHUTOFF | □ BOUND |
| GG GAS GATE | ○ IRON PIN/PIPE |
| SWL SOLID WHITE LINE | |

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WORCESTER, MASSACHUSETTS

DEFINITIVE SUBDIVISION PLAN
EXISTING CONDITIONS PLAN
MEDWAY, MASSACHUSETTS

SHEET NO.	SCALE	JOB NO.
2	1"=40'	5332



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LEGEND	
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	TEST HOLE
	TELEPHONE HANDHOLE
	ELECTRIC HANDHOLE
	WATER SHUTOFF
	GAS GATE
	SOLID WHITE LINE
	HYDRANT
	STONE CHECK DAM
	STONE WALL
	DRILL HOLE
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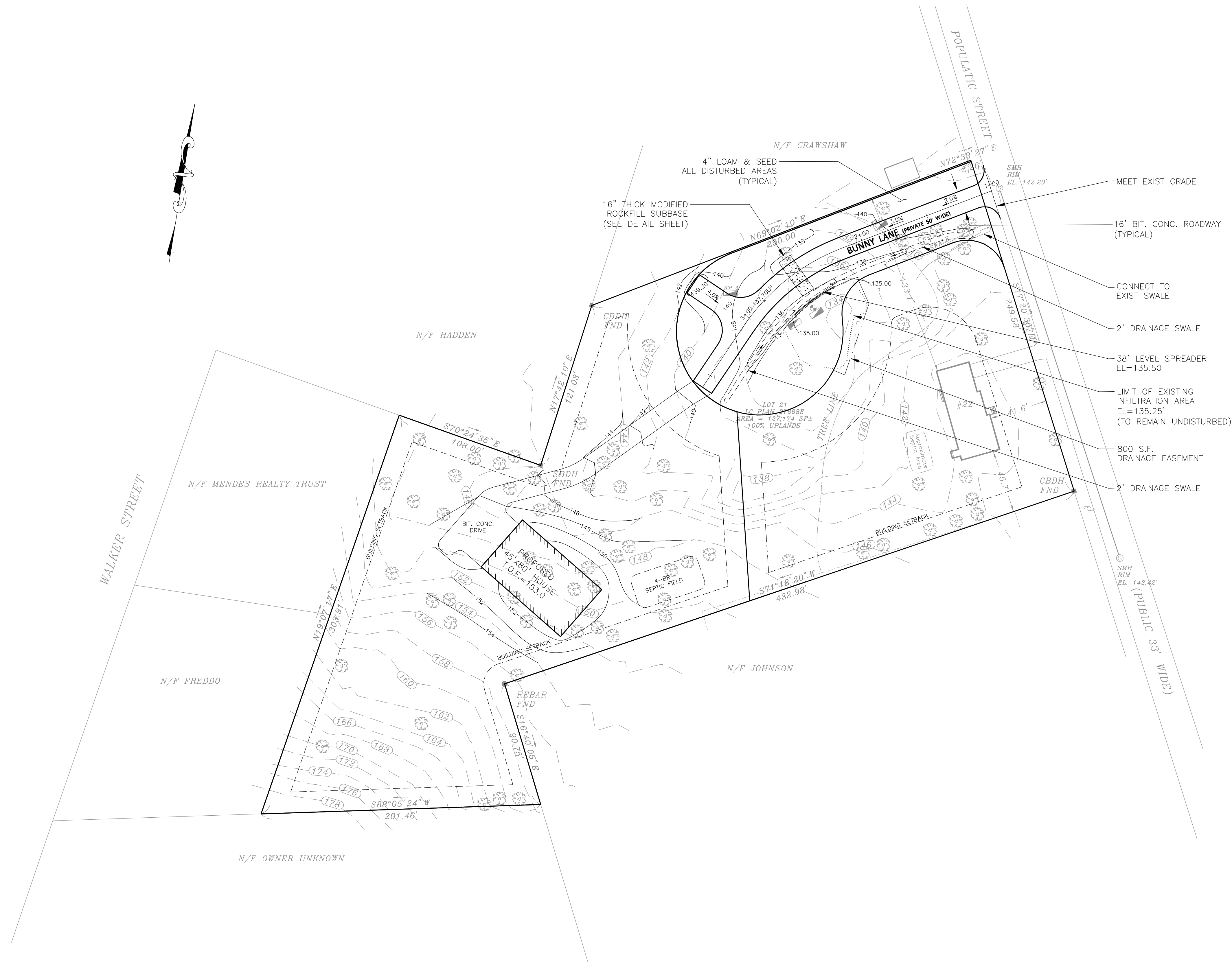
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”TOWN LINE ESTATE”
DEFINITIVE SUBDIVISION PLAN
SITE & UTILITY PLAN
MEDWAY, MASSACHUSETTS

SHEET NO.	SCALE	JOB NO.
4	1"=40'	5332



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GRADING & DRAINAGE PLAN
MEDWAY, MASSACHUSETTS

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5	1"=40'	5332

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6	AS NOTED	5332



SIGHT DISTANCE
(FROM CHAPTER. 9- AASHTO GEOMETRIC DESIGN
OF HIGHWAYS & STREETS)

ISD=1.47 (VMAJOR) X Tg
Given:
VMAJOR = 30 MPH (Populatic St.)
Tg = 7.5S (LEFT TURN)
=6.5S (RIGHT TURN)
Decision Point = 14.5' (From Edge of Major Road)

LEFT TURN ISD
ISDL = 1.47 X 30MPH X 7.5S= **330'**

RIGHT TURN ISD
ISDL = 1.47 X 30MPH X 6.5S= **290'**

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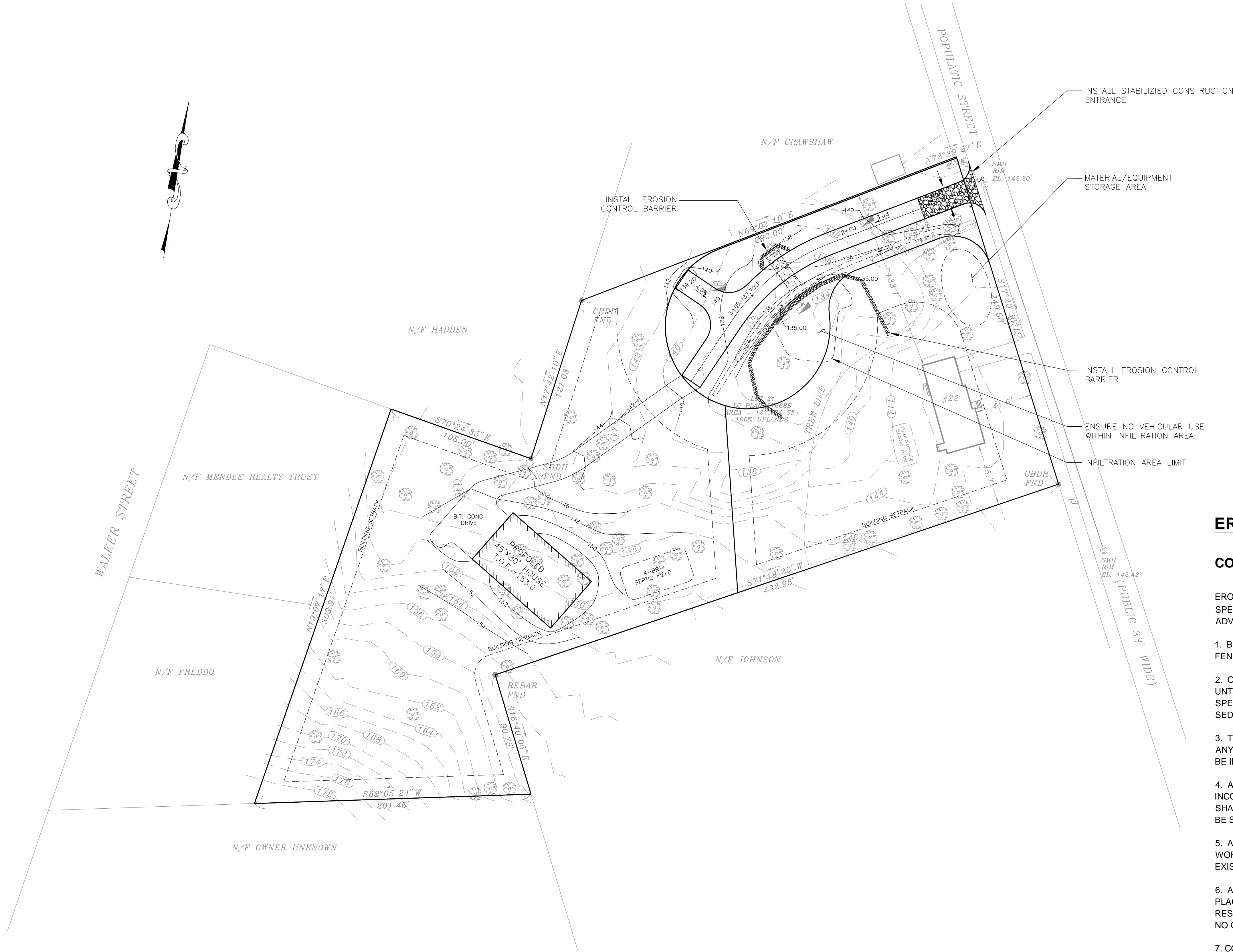
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62 ALLSTON AVE.
WORCESTER, MASSACHUSETTS

DEFINITIVE SUBDIVISION PLAN
SIGHT DISTANCE PLAN
MEDWAY, MASSACHUSETTS

SHEET NO.	SCALE	JOB NO.
7	1"=40'	5332



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EROSION CONTROL NOTES

CONSTRUCTION SPECIFICATION

EROSION CONTROL MEASURES SHALL CONFORM TO THE FOLLOWING
SPECIFICATIONS TO PREVENT DOWN GRADIENT OR ADJACENT AREAS FROM BEING
ADVERSELY IMPACTED:

1. BARRIERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH HAY BALE AND SILT
FENCE DETAIL SHOWN IN THE CONSTRUCTION STANDARDS.
2. ONCE INSTALLED, THE SEDIMENT BARRIERS SHALL BE MAINTAINED IN PLACE
UNTIL ALL AREAS UP GRADIENT FROM THE BARRIERS HAVE BEEN STABILIZED AS
SPECIFIED HEREIN. UPON COMPLETION AND STABILIZATION OF THE PROJECT, THE
SEDIMENT BARRIERS SHALL BE REMOVED.
3. THE SEDIMENT BARRIERS ARE INTENDED TO ACT AS A LIMIT OF DISTURBANCE.
ANY LAND DOWN GRADIENT FROM THE BARRIER ACCIDENTALLY DISTURBED SHALL
BE IMMEDIATELY REPAIRED AND RESTORED TO ITS ORIGINAL CONDITION.
4. ALL DISTURBED AREAS THAT ARE NOT OTHERWISE DEVELOPED OR
INCORPORATING SPECIAL STABILIZATION MEASURES OR LANDSCAPE PLANTINGS
SHALL BE LOAMED AND SEEDED. NO LESS THAN 4 INCHES OF LOAM TOPSOIL SHALL
BE SPREAD AND THE AREA SHALL BE SEEDED WITH NORTHEAST GRASS MIX.
5. ALL AREAS OUTSIDE THE LIMIT OF WORK SHALL BE UNDISTURBED. DURING SITE
WORK ALL PERSONS AND EQUIPMENT SHALL STAY OUTSIDE THESE AREAS.
EXISTING VEGETATION SHALL BE PRESERVED.
6. ALL SLOPES CAUSED BY EXCAVATION OF EXISTING GROUND CONDITIONS OR FILL
PLACEMENT OVER EXISTING GROUND TO CREATE BERMS OF EARTH MATERIALS OR
RESULT FROM RECONTOURING LAND FOR PROPOSED HOUSE LOCATIONS SHALL BE
NO GREATER THAN 2:1 HORIZONTAL TO VERTICAL.
7. CONTRACTOR SHALL ENSURE ANY/ALL SEDIMENT TRACKED ONTO ADJACENT
ROADWAYS IS SUFFICIENTLY REMOVED PRIOR TO THE END OF THE WORK DAY.
8. A NATIONAL POLLUTANT DISCHARGE ELIMINATION (NPDES) NOTICE OF INTENT
(NOI) IS NOT REQUIRED FOR THIS PROJECT (NO DISCHARGE).

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	TEST HOLE
	TELEPHONE HANDHOLE
	ELECTRIC HANDHOLE
	WATER SHUTOFF
	GAS GATE
	SOLID WHITE LINE
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	STONE CHECK DAM
	STONE WALL
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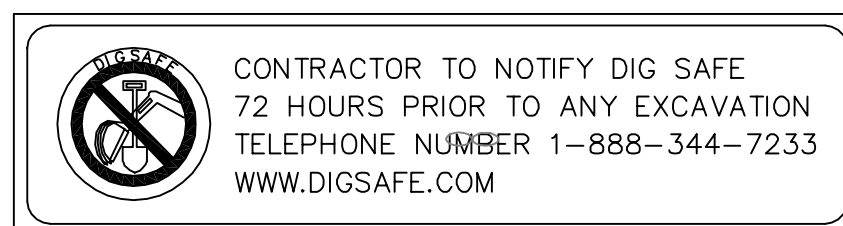
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DEFINITIVE SUBDIVISION PLAN
EROSION CONTROL PLAN
MEDWAY, MASSACHUSETTS

SHEET NO.	SCALE	JOB NO.
8	1"=40'	5332



13. THE DESIGNER MUST PREPARE AND SUBMIT AN AS-BUILT PLAN OF THE INSTALLED WORK.

AR-II

NO.	DATE	REFERENCE
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DATE: APRIL 18, 2017		

Engineer:

L.A.L. Engineering Group

DESIGN - PERMITTING PEER REVIEW LAYOUT

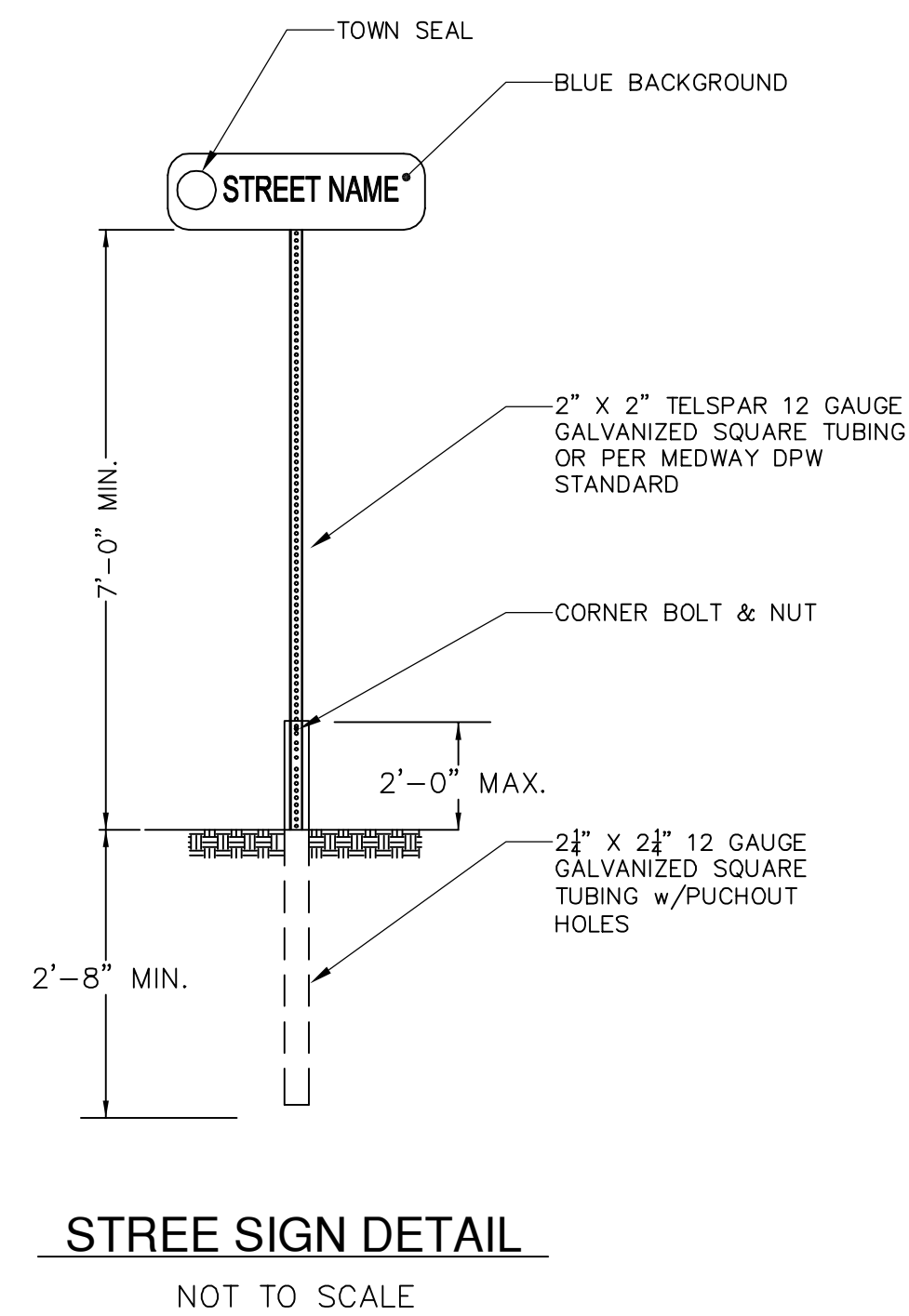
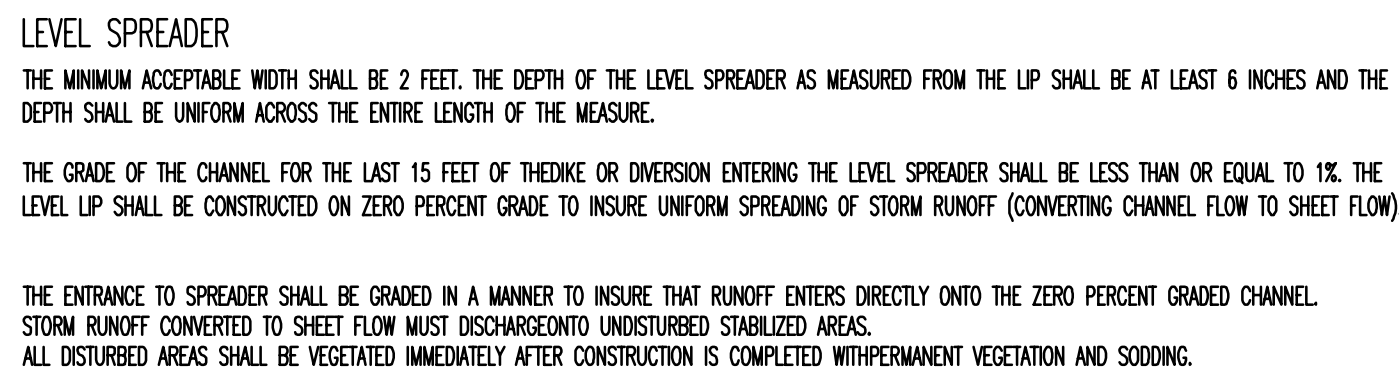
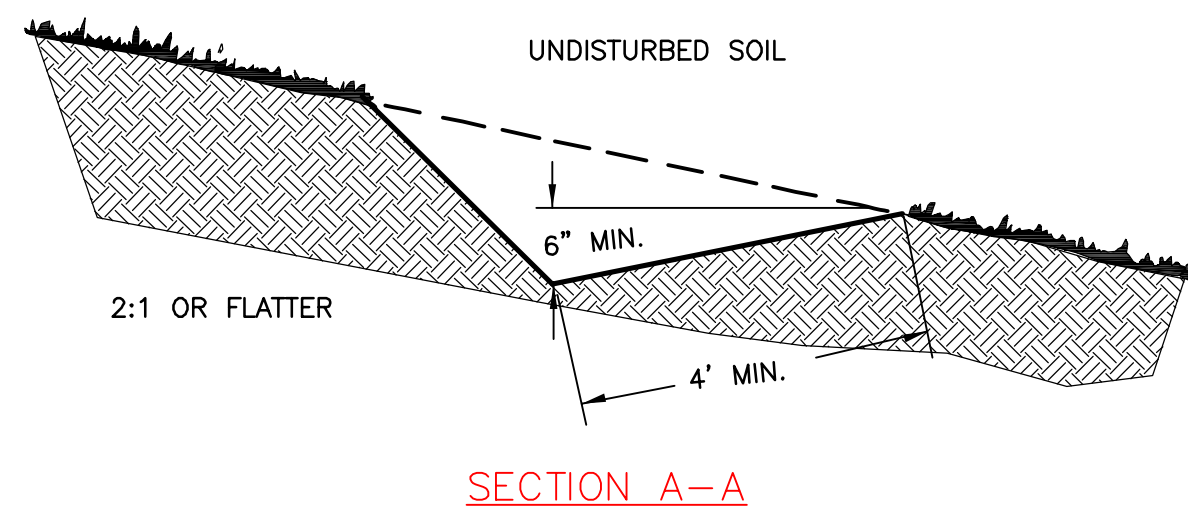
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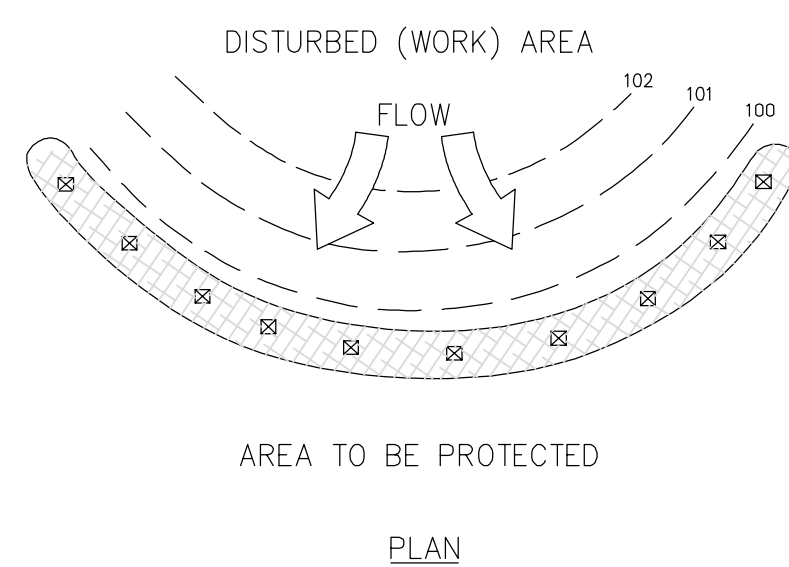
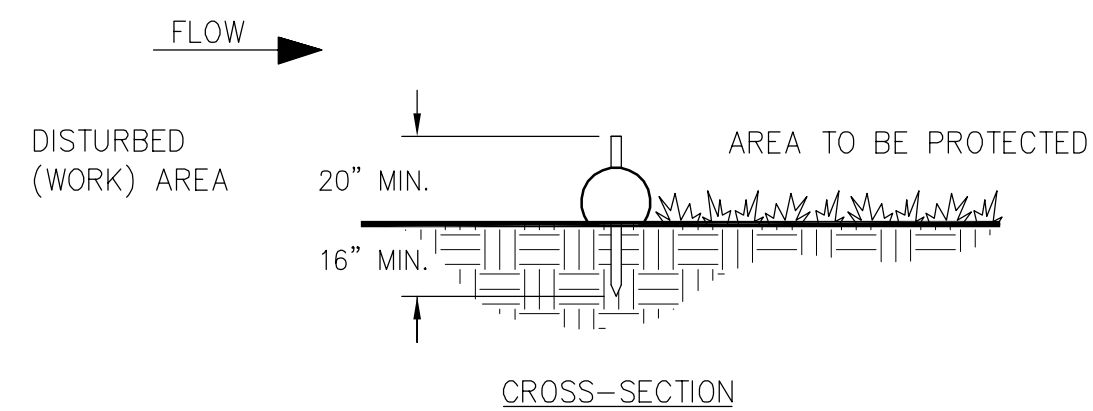
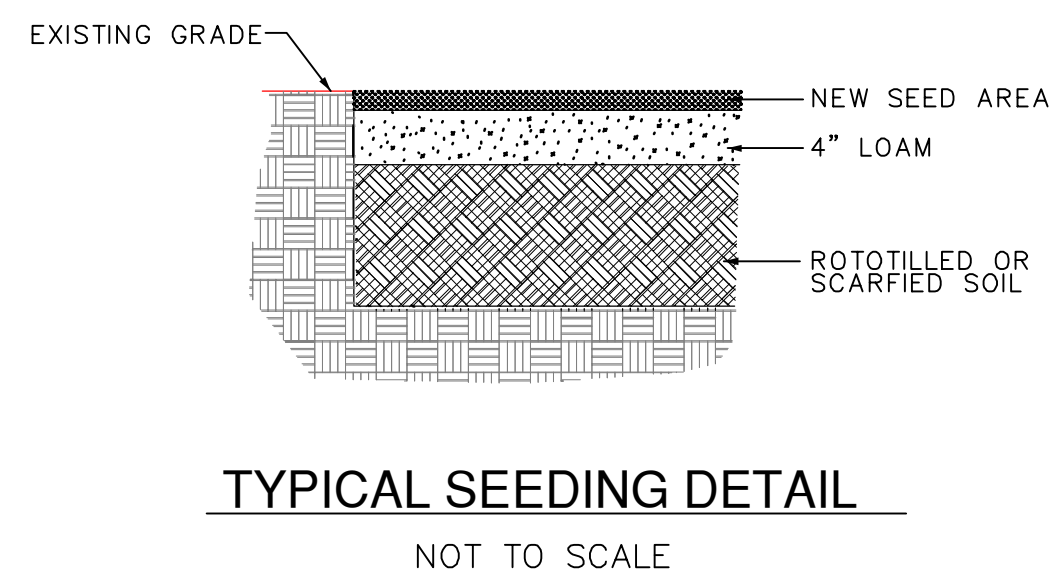
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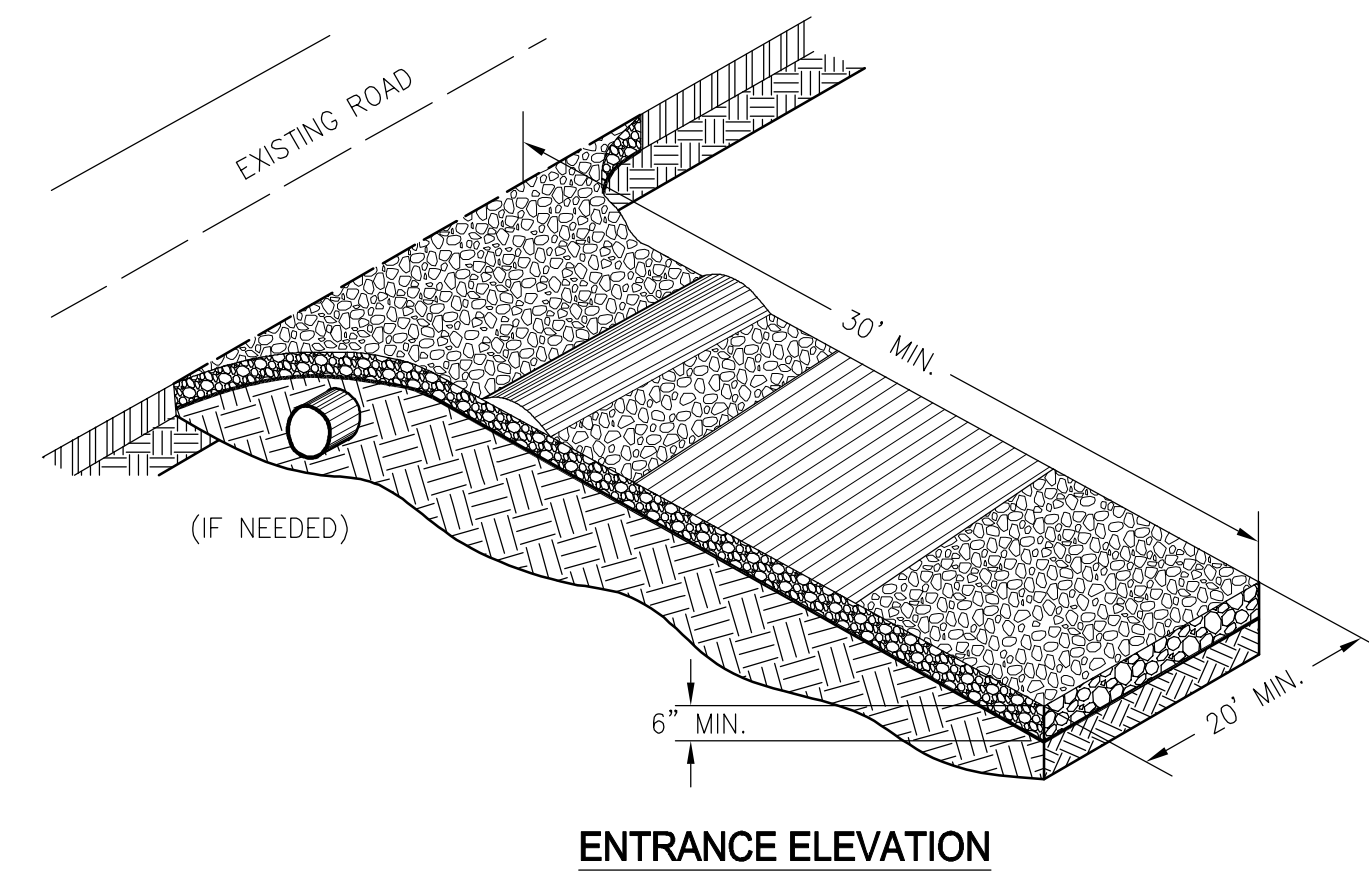
SHEET NO.	SCALE	JOB NO.
9	AS NOTED	5332



TYPICAL LEVEL SPREADER DETAIL
NOT TO SCALE



SEDIMENT CONTROL BARRIER DETAIL
NOT TO SCALE



- NOTES:
1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
 2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
 3. AGGREGATE SIZE SHALL BE 1.5"—3.5" STONE.
 4. GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6".
 5. PAD WIDTH SHALL BE EQUAL FULL WIDTH AT ALL POINTS OF VEHICULAR EGRESS, BUT NO LESS THAN 16'.
 6. A DIVERSION RIDGE SHOULD BE CONSTRUCTED WHEN GRADE TOWARD PAVED AREA IS GREATER THAN 2%.
 7. INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES.
 8. MAINTAIN AREA IN A WAY THAT PREVENTS TRACKING AND/OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

STABILIZED CONSTRUCTION ENTRANCE DETAIL

NOT TO SCALE

ASSESSORS REFERENCE		<div><div>CONTRACTOR TO NOTIFY DIG SAFE 72 HOURS PRIOR TO ANY EXCAVATION TELEPHONE NUMBER 1-888-344-7233 WWW.DIGSAFE.COM</div></div>			Engineer: <i>L.A.L. Engineering Group</i> DESIGN - PERMITTING PEER REVIEW LAYOUT 730 Main St, Suite 1F Millis MA 02054 P: (781) 248-1133 F: (508) 376-8440		Surveyor: CONTINENTAL LAND SURVEY, LLC 105 BEAVER STREET, FRANKLIN, MA (508) 528-2528		SITE LOCATION: 22 POPULATIC STREET MEDWAY, MASSACHUSETTS PREPARED FOR: ROBERT & LISA LAPINSKY 62 ALLSTON AVE. WORCESTER, MASSACHUSETTS		DEFINITIVE SUBDIVISION PLAN SITE DETAILS MEDWAY, MASSACHUSETTS		
MAP 714, PARCEL 020			NO. DATE REFERENCE								SHEET NO.	SCALE	JOB NO.
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