

Planning & Economic Development Board - Town of Medway, MA
LAND SUBDIVISION – FORM C

Application for Approval of a Definitive Subdivision Plan

INSTRUCTIONS TO APPLICANT/OWNER

This Application is made pursuant to the Medway Subdivision Rules and Regulations. Please complete this entire Application. Submit three signed originals of the Application, three copies of the Definitive Plan, two copies of the Traffic Study (if applicable), two copies of the Development Impact Report, two copies of the stormwater report/drainage calculations, and the appropriate Definitive Subdivision Plan Filing Fee and the advance on the Plan Review to the Planning and Economic Development Board office.

The Town's Planning and Engineering Consultants will review the Application, plan and associated submittals. You or your duly authorized Agent/Official Representative is expected to attend the Board meetings at which your Application will be considered to answer any questions and/or submit such additional information as the Board may request.

Your absence at meetings may result in a delay of the Board's review and action on the Definitive Subdivision Plan.

_____, 20____

TO: The Planning & Economic Development Board of the Town of Medway, MA

The undersigned, being the Applicant as defined under Chapter 41, Section 81-L for approval of a Definitive Subdivision Plan, herewith submits this Definitive Subdivision Plan of property located in the Town of Medway and makes application to the Medway Planning & Economic Development Board for approval of such Definitive Subdivision Plan.

DEFINITIVE SUBDIVISION PLAN INFORMATION

Title of Plan: Boundary Lane

Prepared by: Vito Colonna, P.E.

Firm Name: Connorstone Engineering Inc.

Plan Date: August, 2021

A Preliminary Subdivision Plan X was _____ was not filed prior to this Definitive Plan.

If filed, the date of filing of the Preliminary Subdivision Plan was: April 22, 2021

Date when the Preliminary Subdivision Plan was reviewed by the Board: May 11, 2021

The Preliminary Subdivision Plan was:

X reviewed and discussed
____ approved as presented
____ approved with the following modifications/conditions: _____

_____ disapproved for the following reasons: _____

_____ no action taken

PROPERTY INFORMATION

Location Address: 67R & 69 Summer Street

The land shown on the plan is shown on Medway Assessor's Map 37 Parcel # 33 & 36

Total Acreage of Land to be Divided: 11.38

General Description of Property: Two - single family house lots with one existing dwelling on each lot served by a common driveway.

Medway Zoning District Classification: AR-1

Frontage Requirement: 180 feet Area Requirement: 44,000 sf

Scenic Road

Does any portion of this property have frontage on a Medway Scenic Road?
_____ Yes X No If yes, please name: _____

Wetlands

Is any portion of the site within a Wetland Resource Area?
X Yes _____ No

Groundwater Protection

Is any portion of the site within a Groundwater Protection Overlay District?
_____ Yes X No

Flood Plain/Wetland Protection District

Is any portion of the site within the Flood Plain/Wetland Protection Overlay District?
_____ Yes X No

The owner's title to the land that is the subject matter of this application is derived under deed from: SEE ATTACHMENT "A" to _____ dated _____ and recorded in Norfolk County Registry of Deeds, Book _____ Page _____ or Land Court Certificate of Title Number _____, Land Court Case Number _____, registered in the Norfolk County Land Registry District Volume _____, Page _____.

SUBDIVISION INFORMATION

Subdivision Name: Boundary Lane

This is a: X Residential Subdivision _____ Non-Residential Subdivision

The plan shows the division of land into 3 building lots numbered 1,2, and 3 and 1 parcels not intended for building thereon.

The plan shows the following **existing** ways that are being proposed as lot frontage:

Prop. Roadway (Boundary Lane) as frontage for lot(s) 1,2,3

_____ as frontage for lot(s) _____

The plan shows the following **proposed** new ways that are being proposed as lot frontage:

_____ as frontage for lot(s) _____
_____ as frontage for lot(s) _____

Total Length of Proposed New Roadway(s): 350 feet

Are the new roads proposed to be public or permanent private ways?

_____ Public X Permanent Private Way

Proposed Utilities:

X Town Water X Well (existing houses connected to public water,
X Town Sewer _____ Septic proposed house to have an on-site well)

APPLICANT INFORMATION

Applicant's Name: Zachary T. Lindsey et.ux

Applicant's Address: 69 Summer Street
Medway, MA 02053

Name of Primary Contact: Zachary T. Lindsey

Telephone: _____
Office: 774-217-0284 Cell: _____

Email address: Zlindsey.04@gmail.com

_____ Please check here if the Applicant is the equitable owner (purchaser on a purchase and sales agreement.)

PROPERTY OWNER INFORMATION (if not applicant)

Property Owner Name: <u>Linda Lindsey</u>	<u>David & Renee Sistrand</u>
<u>69 Summer Street, Medway, MA</u>	<u>67R Summer Street</u>
Address: <u>69 Summer Street, Medway, MA</u>	<u>Medway, MA 02053</u>
Primary Contact: <u>Zachary Lindsey</u>	
Telephone: _____	
Office: <u>774-217-0284</u>	
Email: <u>Zlindsey.04@gmail.com</u>	

CONSULTANT INFORMATION

ENGINEER: Connorstone Engineering, Inc.

Address: 10 Southwest Cutoff, Suite #7
Northborough, MA 01532

Primary Contact: Vito Colonna, P.E.

Telephone: _____
Office: 508-873-0972 Cell: _____

Email: vc@csei.net

SURVEYOR: Connorstone Engineering, Inc.

Address: 10 Southwest Cutoff
Northborough, MA 01532

Primary Contact: Varoujan Hagopian, PLS

Telephone: Office: 508-393-9727 Cell:

Email: VHH@csei.net

ATTORNEY: Kenney & Kenney

Address: 181 Village Street
Medway, MA 02053

Primary Contact: Stephen Kenney

Telephone: 508-533-6711 Fax:

Email: sjk@kenney-law.com

OFFICIAL REPRESENTATIVE INFORMATION

Name: Zachary T. Lindsey

Address: 69 Summer Street
Medway, MA 02053

Primary Contact: Zachary Lindsey

Telephone: 774-217-0284 Fax:

Email: Zlindsey.04@gmail.com

SIGNATURES

I hereby certify, under the pains and penalties of perjury, that the information contained in this application is true, accurate and complete to the best of my knowledge and belief. If applicable, I hereby authorize Zachary T. Lindsey to serve as my Agent/Official Representative to represent my interests before the Medway Planning & Economic Development Board with respect to this Definitive Subdivision Plan application.

I agree to abide by the Medway Rules and Regulations for the Review and Approval of Land Subdivisions and complete construction of the subdivision in accordance with the Rules and Regulations and the approved Definitive Subdivision Plan.

In submitting this application, I authorize members of the Planning & Economic Development Board, Town staff and agents, and members of the Design Review Committee and Open Space Committee to access the Site during the plan review process.

Signature of Property Owner

4/28/22
Date

Signature of Applicant (if other than Property Owner)

4/28/22
Date

Signature of Agent/Official Representative

4/28/22
Date

DEFINITIVE SUBDIVISION PLAN FEES

Filing Fee - \$2,500 plus \$2.50/linear foot of street centerline proposed

Advance on Plan Review Fee - \$2,500

Submit 2 separate checks each made payable to: Town of Medway

Fee Schedule Approved - 11-9-08

FOR PED OFFICE USE ONLY:

Date Form C and Definitive Subdivision Plan Recvd by Medway PED office: _____

Definitive Subdivision Plan Filing Fee Paid: Amount: _____ Check # _____

Advance on Plan Review Fee Paid: Amount: _____ Check # _____

Date Form C & Definitive Subdivision Plan
Received by Town Clerk

Date Form C & Definitive Subdivision Plan
Received by Board of Health

DEFINITIVE SUBDIVISION PLAN SUBMITTAL DOCUMENTS CHECKLIST

Town Clerk

- X One (1) signed original Definitive Subdivision Plan Application – Form C
- X One (1) copy of Definitive Subdivision Plan
- X One (1) copy of the Stormwater Management Report/Calculations
- One (1) copy of Traffic Study (*for subdivisions of 20 or more dwelling units*)
- X One (1) copy of Development Impact Report – Form F

Board of Health

- X One (1) signed original Definitive Subdivision Plan Application – Form C
- X One (1) copy of Definitive Subdivision Plan
- X One (1) copy of Soil Survey, Percolation and High Groundwater Tests prepared in accordance with Section 5.5.10 of the *Subdivision Rules and Regulations* (on plans)

Planning & Economic Development Board

- X One (1) signed original Definitive Subdivision Plan Application – Form C
(*Date Stamped by Town Clerk & Board of Health*)
- X Two (2) full size copies of Definitive Subdivision Plan prepared in accordance with Section 5.6 and 5.7 of the *Subdivision Rules and Regulations*
- X One (1) 11" x 17" size copy of the Definitive Subdivision Plan
- X Designer's Certificate – Form D
- X Certified Abutters List
- X Development Impact Report - Form F
- X Requests for Waivers of *Subdivision Rules and Regulations*. Use Form Q. One form per waiver request.
- X Two (2) copies of Stormwater Management Report/Calculations prepared in accordance with Section 5.5.9 of the *Subdivision Rules and Regulations*
- X Two (2) copies of the Long Term Operation and Maintenance Plan for drainage and stormwater management facilities.
- X Two (2) copies of Soil Survey, Percolation and High Groundwater Tests prepared in accordance with Section 5.5.10 of the *Subdivision Rules and Regulations* (shown on plans)
- N/A Two (2) copies of a Traffic Study (*for subdivisions with 20 or more dwelling units*) prepared in accordance with Section 5.5.12 of the *Subdivision Rules and Regulations*
- X Sight Distance Computations for all proposed new intersections
- ANRAD determination from Medway Conservation Commission (*if applicable*)
- X Proof of existing or pending ownership of all land within the proposed subdivision
- X PDF version of all application documents. (*Please email or provide a flash drive*)
- X Definitive Subdivision Plan Filing Fee (\$2,500 plus \$2.50/linear foot of street centerline proposed) – Payable to Town of Medway
- X Advance of Plan Review Fee (\$2,500) – Payable to Town of Medway

ATTACHMENT A – OWNER INFORMATION

69 Summer Street – Map 37, Lot 36

The owner's title to the land that is the subject matter of this application is derived under deed from: Linda Lindsey, Trustee of Rabbit Brook Realty Trust to Linda Lindsey dated September 20, 2006 and recorded in Norfolk County Registry of Deeds, Book 24557 Page 384.

and

67R Summer Street – Map 37, Lot 33

The owner's title to the land that is the subject matter of this application is derived under deed from: Linda Lindsey, Trustee of L&W Realty Trust to David & Renee Sistrand dated May 30, 1997 and recorded in Norfolk County Registry of Deeds, Book 11834 Page 245.

LAND SUBDIVISION - FORM D

Designer's Certificate

Planning Board – Town of Medway, MA

_____, 20____

TO: The Planning Board of the Town of Medway, Massachusetts

In preparing the plan entitled DEFINITIVE SUBDIVISION PLAN BOUNDARY LINE and dated AUG. 20 2021, I hereby declare that the above named plan and accompanying data is true and correct to the accuracy required by the current Medway Planning Board *Subdivision Rules and Regulations* and required by the rules of the Massachusetts Registries of Deeds. My source of information about the location of boundaries shown on said plan was one or more of the following:

1. Deed from MARY ELLEN WYMAN to RABBIT BROOK R.T. - LINDA LIMBSEY dated 2/27/1996 and recorded in the Norfolk County Registry of Deeds, Book 11682, Page 609.
2. Other deeds and plans, as follows: DEED 24557 PG 384, DEED 11834, PG 245, PLAN No 724-1987 PR 335, PLAN No 490-1994, PR 423, PLAN No 332-1997 PR 417 (SEE SUBDIV. PLAN)
3. Oral information furnished by: N/A
4. Actual measurements on the ground from a starting point established by: SURVEY BY CONNORSTONE - DIT FOUND NORTH EASTERLY CORNER OF PROPERTY AT SUMMER ST.

Signed

[Signature]
(Registered Land Surveyor)

VAROUJAN H. HAGOPIAN
CONNORSTONE ENGINEERING INC.

Registration No. 49665

(Seal of Surveyor)



Signed

[Signature]
(Registered Professional Engineer)

Vito Colonna
Connorstone Engineering Inc.

Registration No. 47635

(Seal of Engineer)



CERTIFIED LIST OF ABUTTERS

FORWARDED TO PLANNING BY ASSESSOR'S OFFICE 4/15/22

LAND SUBDIVISION - FORM F

Development Impact Report (DIR) PLANNING BOARD – Town of Medway, MA

OVERVIEW

The DIR is intended to serve as a guide to the applicant in formulating their development proposal, as well as a guide to the Planning Board in evaluating the proposed Subdivision Plan in the context of existing conditions and the Town's planning efforts. The DIR should be prepared as early in the design process as possible, even if certain aspects are unknown at that time.

The DIR seeks to raise the broad range of issues generally association with a subdivision development plan in a form and in language that is understandable to the layperson. The DIR shall identify and assess development impacts that could possibly be avoided or mitigated if recognized early in the development process. Other portions of the DIR request information that will help the Town plan ahead to provide adequate services in the future.

The DIR shall be filed with an application for approval of a Preliminary and a Definitive Subdivision Plan. It shall clearly and methodically assess the relationship of the proposed development to the natural, physical, and social environment of the surrounding area. In preparing the DIR, a systematic interdisciplinary approach shall be utilized to include professionals in the natural and social sciences and environmental design arts.

April 1, 2021

Date

1. Name of Proposed Subdivision: Boundary Lane
2. Location: 67R & 69 Summer Street
3. Name of Applicant (s): Zachary T. Lindsey et. ux
4. Brief Description of the Proposed Project: _____

3 Lot residential subdivision

Includes one (1) new house lot and two (2) existing house lots

5. Name of Individual Preparing this DIR Vito Colonna / Connorstone Engineering

Address: 10 Southwest Cutoff, Northborough, MA Phone: 508-393-9727

Professional Credentials: Professional Engineer MA #47635

SITE DESCRIPTION6. Total Site Acreage: 11.3

Approximate Acreage	At Present	After Completion
Meadow/brushland (<i>non-agricultural</i>)	0	0
Forested	4.6	4.4
Agricultural (<i>includes orchards, croplands, pasture</i>)	0.3	0.3
Wetlands	2.9	2.9
Water Surface Area	0	0
Flood Plain	0	0
Unvegetated (<i>rock, earth or fill</i>)	0	0
Roads, buildings and other impervious surfaces	0.7	0.7
Other (<i>indicate type</i>) - LAWN	2.8	3.0
TOTAL	11.3	11.3

7. Present permitted and actual land use by percentage of the site.

Uses	Percentage
Industrial	
Commercial	
Residential	32%
Forest	65%
Agricultural	3%
Other (specify)	

8. List the zoning districts in which the site is located and indicate the percentage of the site in each district. *NOTE – Be sure to include overlay zoning districts.*

Zoning District	Percentage
AR-1	100%

9. Predominant soil type(s) on the site: "Woodbridge"**Soil Drainage***(Use the U.S. Soil Conservation Service's definition)*

Soil Type	% of Site
Well drained	
Moderately well drained	60%
Poorly drained	40%

10. Are there any bedrock outcroppings on the site? ☐ Yes ☒ No

If yes, specify: _____

11. Approximate percentage of proposed site with slopes between:

<i>Slope</i>	<i>% of Site</i>
0 – 10%	93%
10 – 15%	6%
Greater than 15%	1%

12. In which of the Groundwater Protection Districts is the site located?

Zone(s) N/A

Proximity to a public well: 11,000 +/- feet

13. Does the project site contain any species of plant or animal life that is identified as rare or endangered? (*Consult the Massachusetts Heritage Program and the Medway Conservation Commission for information.*) ☐ Yes ☒ No

If yes, specify: _____

14. Are there any unusual site features such as trees larger than 30 inches, bogs, kettle ponds, eskers, drumlins, quarries, distinctive rock formations or granite bridges?

☐ Yes ☒ No

If yes, specify: _____

15. Are there any established foot paths running through the site or railroad right of ways? ☐ Yes ☒ No

If yes, please specify: _____

16. Is the site presently used by the community as an open space or recreation area? ☐ Yes ☒ No

If yes, please specify: _____

17. Does the site include scenic views or will the proposed development cause any scenic vistas to be obstructed from view? ☐ Yes ☒ No

If yes, please specify: _____

18. Are there wetlands, lakes, pond, streams or rivers within or contiguous to the site? ☒ Yes ☐ No

If yes, please specify: Wetlands located on-site

19. Is there any farmland or forest land on the site protected under Chapter 61A or 61B of the Massachusetts General Laws? ☐ Yes ☒ No

If yes, please specify: _____

20. Has the site ever been used for the disposal of hazardous waste? Has a 21E study been conducted for the site? ☐ Yes ☒ No

If yes, please specify: _____

21. Will the proposed activity require use and/or storage of hazardous materials, or generation of hazardous waste? ☐ Yes ☒ No

If yes, please specify: _____

22. Does the project location contain any buildings or sites of historic or archaeological significance? (Consult with the Medway Historical Commission) ☐ Yes ☒ No

If yes, please describe: _____

23. Is the project contiguous to or does it contain a building located in a national register historic district? ☐ Yes ☒ No

If yes, please describe: _____

CIRCULATION

24. What is the expected average weekday traffic and peak hour volumes to be generated by the proposed subdivision?

Average weekday traffic	29
Average peak hour volumes – morning	3
Average peak hour volumes - evening	3

25. Existing street(s) providing access to the proposed subdivision:

Please specify: Summer Street

26. Existing intersection(s) within 1000 feet of any access to the proposed development. Please specify intersection names: Highland Street

27. Location of existing sidewalks within 1000 feet of the proposed site: _____

Sidewalks on Summer Street

28. Location of proposed sidewalks and their connection to existing sidewalks:

None

29. Are there parcels of undeveloped land adjacent to the proposed site:

_____ Yes X No

Will access to these undeveloped parcels be provided from the proposed subdivision?

_____ Yes _____ No

If yes, please describe: _____

If no, please explain why: _____

UTILITIES AND MUNICIPAL SERVICES

30. What is the total number of dwelling units proposed? 3

31. What is the total number of bedrooms in the proposed subdivision? 12

32. Stormwater Management

A. Describe the nature, location and surface water body receiving current surface water of the site: _____

(1.) On-site wetland and unnamed stream along rear of site, which flows to the south ultimately tributary to Hopping Brook. (2) Culvert in the front (north east) corner of the site, which flows north to wetland on the east side of Summer Street. These wetlands are ultimately tributary to Chicken Brook.

- B. Describe the how the proposed stormwater management system will operate and how the existing stormwater patterns will be altered: _____

On-site stormwater collection, detention, and treatment system including a surface detention basin.
Discharges shall match the peak rate, volume, and pattern of runoff when compared to the existing conditions.

- C. Will a NPDS Permit be required? _____ Yes _____ ☒ No

33. Please estimate the response time of the Fire Department to this site:
(Please consult with the Fire Department): _____ 5 to 7 minutes

34. Schools

- A. Projected number of new school age children: _____ 3

- B. Distance to nearest elementary school: _____ 2.5 Mile

MEASURES TO MITIGATE IMPACTS - Please attach a brief description of the measures that haven been taken during subdivision design and will be taken during subdivision construction for each of the following:

- 35. Maximize stormwater infiltration and groundwater recharge
- 36. Prevent surface and groundwater contamination
- 37. Reduce detrimental impacts to water quality
- 38. Maintain slope stability and prevent erosion
- 39. Conserve energy
- 40. Preserve wetlands
- 41. Preserve wildlife habitats, outstanding ecological or botanical features
- 42. Protect scenic views
- 43. Retain natural landscape features
- 44. Design street layouts to facilitate southern orientation of houses
- 45. Use curvilinear street patterns
- 46. Promote pedestrian and bicycle access and safety
- 47. Reduce the number of mature trees to be removed
- 48. Provide green belt/buffer areas
- 49. Preserve historically important structures and features on the site
- 50. Retain natural valley flood storage areas
- 51. Minimize the extent of waterways altered or relocated
- 52. Reduce the volume of cut and fill
- 53. Minimize the visual prominence of man-made elements even if necessary for safety or orientation
- 54. Minimize municipal maintenance frequency and costs
- 55. Reduce building site frontages or driveway egresses onto primary or secondary streets

In describing each of the above, please use layman's terms where possible while still being accurate and comprehensive. Where appropriate, please use graphic illustrations. Identify data sources, reference materials and methodology used to determine all conclusions.

MEASURES TO MITIGATE IMPACTS

35. *Maximum stormwater infiltration and groundwater recharge.*

Proposed private road has been directed to a stormwater management basin system sized and designed in accordance with DEP Stormwater Standards. The system will maximize infiltration to match the existing recharge conditions.

36. *Prevent surface and groundwater water contamination.*

Stormwater drainage from the roadway will be collected in Low Impact Development (LID) techniques including vegetated swales for pretreatment and directed to a Stormwater Basin for recharge and treatment. The system will be designed to remove a minimum 80% of the TSS, and will be designed in full compliance with the Massachusetts Stormwater Handbook and Stormwater Standards to ensure protection to water quality.

37. *Reduce detrimental impacts to water quality.*

As noted above, the stormwater system will be designed to remove a minimum 80% of the TSS, and will be designed in full compliance with the Massachusetts Stormwater Handbook and Stormwater Standards to ensure protection to water quality.

38. *Maintain Slope Stability and Prevent Erosion*

Proposed vegetated slopes will be limited to 2 horizontal to 1 vertical, which will be dressed with minimum 6 inches of loam and seeded. Any slope greater than 3 horizontal to 1 vertical will be seeded with hydroseed methods including a tackifier. The existing topography is relatively flat with little need to create large cut or fill slopes requiring special slope protection. Construction period erosion control would be implements and provided in the final definitive subdivision plans.

39. *Conserve Energy*

The proposed development and new home would be new construction meeting the current building codes for energy conservation.

40. *Preserve wetlands*

No wetlands or undisturbed areas within 25 feet of any wetland will be altered as part of the project, and sedimentation and erosion controls will be implemented during construction to mitigate potential temporary impacts.

41. *Preserve wildlife habitats, outstanding ecological or biological features*

The wetland areas onsite and the 25 foot buffer zone will not be altered by the proposed work, which will provide habitat for wildlife in the area. There are no mapped areas of estimated or priority habitats within the project limits.

42. *Protect scenic views*

The proposed project would not block or obstruct any existing scenic views or vistas. The existing frontage along Summer Street is currently developed with a single family home.

43. *Retain natural landscape features*

Existing vegetation will be preserved to the extent feasible, and all vegetation within 25 feet of the wetland will also be preserved.

44. *Design street layouts to facilitate southern orientation of houses.*

The proposed street layout options are limited due to the existing homes, and the street generally runs over the existing common driveway in an east west direction. The proposed home would have sun exposure.

45. *Use curvilinear street patterns*

The proposed street layout options are limited due to the currently existing homes, and the street generally runs over the existing common driveway to limit further land disturbance.

46. *Promote pedestrian and bicycle access and safety*

The size and scope of the subdivision with the addition of one house would not increase the pedestrian and bicycle safety. The existing sidewalk along Summer Street would be maintained and proper access provided across the entrance.

47. *Reduce the number of mature trees to be removed*

Mature trees would be preserved to the maximum extent feasible. Tree preservation would be reviewed in greater detail during the definitive design phase.

48. Provide green belt/buffer areas

A large buffer area would be provided to the rear of the proposed house with the on-site wetlands and power line easement. The other two homes are existing and well established.

49. Preserve historically important structures and features on the site

Not applicable, there are no known historic features on the subject site.

50. Retain natural valley flood storage areas

Not applicable, there are no valley flood storage areas on the subject site.

51. Minimize the extent of waterways altered or relocated

The proposed work will not require any filling of wetlands or waterways.

52. Reduce the volume of cut and fill

The amount of cut and fill has been reduced to the extent feasible. The proposed roadway does not require any large cuts or fills and closely follows the existing grade.

53. Minimize the visual prominence of man-made elements even if necessary for safety or orientation

The majority of the development including the one new home would be located to the rear portion of the lot reducing the visual impact from Summer Street.

54. Minimize municipal maintenance frequency and costs

The proposed project would have minimal effect on municipal services. There would be a net increase in one single family house, and the roadway would remain in private ownership. All future maintenance of the roadway would be the responsibility of the homeowners association.

55. Reduce building site frontages or driveway egresses onto primary or secondary streets

The existing conditions include common driveway access to Summer Street. This location would be utilized as the private road entrance. No new lot frontage on Summer Street would be created, and the three lots would have frontage on the proposed roadway.

LIST OF REQUESTED WAIVERS

LIST OF REQUESTED WAIVERS

- Section 7.6.2.b Waiver to not require installation of an extension of Municipal water within the proposed roadway. Proposed Lot 2 containing the new house would be serviced by an on-site private well.
- Section 7.7.2.p Waiver to allow less than a 30 foot setback from drainage basins to the proposed private road and Lot 1. The 30 foot buffer would be maintained to both Summer Street and the northerly abutter.
- Section 7.7.4.d Waiver from the requirement to install an independent drainage system to collect foundation perimeter drains. The only new house would be on Lot 2. This lot would discharge any foundation drainage the rear of the property away from the roadway.
- Section 7.9.5.a Waiver to allow a minimum center line grade of one percent (1%) to reduce the required earthwork and more closely match the existing conditions.
- Section 7.9.5.c Waiver to allow a vertical curve within the leveling area (not fixed slope). All slopes would be below the maximum 2% threshold.
- Section 7.10.1 & 2 Waiver from the requirement curbs and berms. The project has been proposed with low impact development (LID) grassed swales in place of traditional curbs and gutters.
- Section 7.21 Waiver from installation of additional street lighting. The existing utility pole on Summer Street located 50 feet north of the proposed roadway includes a street light.

Medway Planning and Economic Development Board
Request for Waiver from Subdivision Rules and Regulations
Complete 1 form for each waiver request

Project Name:	Boundary Lane
Property Location:	67-69 Summer Street
Type of Project/Permit:	Definitive Subdivision Plan
<i>Identify the number and title of the relevant Section of the Subdivision Plan Rules and Regulations from which a waiver is sought.</i>	Section 7.6.2.b Utilities: Water Facilities
<i>Summarize the text of the relevant Section of the Rules and Regulations from which a waiver is requested.</i>	Waiver from the requirement to provide Municipal Water facilities within the roadway
<i>What aspect of the Regulation do you propose be waived?</i>	Requirement to provide Municipal Water within roadway.
<i>What do you propose instead?</i>	Private well for the one new house.
<i>Explain/justify the waiver request. Why is the waiver needed? Describe the extenuating circumstances that necessitate the waiver request.</i>	The two existing houses are currently serviced by municipal water from Summer Street, and an existing well is located on Lot 2.
<i>What is the estimated value/cost savings to the applicant if the waiver is granted?</i>	\$42,000.
<i>How would approval of this waiver request result in a superior design or provide a clear and significant improvement to the quality of this development?</i>	Reduced work and disturbance within Summer Street. Maintaining equivalent level of fire protection without the need for additional infrastructure.
<i>What is the impact on the development if this waiver is denied?</i>	Increased cost, disturbance and work in Summer Street and future maintenance cost
<i>What are the design alternatives to granting this waiver?</i>	Providing municipal water main within the roadway.
<i>Why is granting this waiver in the Town's best interest?</i>	Maintaining equivalent level of service without the need for additional infrastructure and future maintenance.
<i>If this waiver is granted, what is the estimated cost savings and/or cost avoidance to the Town?</i>	Future maintenance cost.
<i>What mitigation measures do you propose to offset not complying with this particular Rule/Regulation?</i>	Provide a private well for the new house.
<i>What is the estimated value of the proposed mitigation measures?</i>	\$14,000.
Other Information?	
Waiver Request Prepared By:	Connorstone Engineering Inc.
Date:	8-17-2021
Questions?? - Please contact the Medway PED office at 508-533-3291.	
<i>Updated 10-23-18</i>	

Medway Planning and Economic Development Board
Request for Waiver from Subdivision Rules and Regulations

Complete 1 form for each waiver request

Project Name:	Boundary Lane
Property Location:	67-69 Summer Street
Type of Project/Permit:	Definitive Subdivision Plan
Identify the number and title of the relevant Section of the Subdivision Plan Rules and Regulations from which a waiver is sought.	Section 7.7.2.p Stormwater Management : Procedure
Summarize the text of the relevant Section of the Rules and Regulations from which a waiver is requested.	Waiver to allow less than a 30 foot setback from drainage basin to the interior lot line of Lot 1 and the private way
What aspect of the Regulation do you propose be waived?	The requirement to provide 30 foot setback.
What do you propose instead?	Allow the edge of basin to be within 30 feet of Lot 1.
Explain/justify the waiver request. Why is the waiver needed? Describe the extenuating circumstances that necessitate the waiver request.	The proposed basin has been designed to fit with the existing topography, preserve trees along the roadway and blend into the abutting grades.
What is the estimated value/cost savings to the applicant if the waiver is granted?	\$0
How would approval of this waiver request result in a superior design or provide a clear and significant improvement to the quality of this development?	Waiver would allow an "LID" Low Impact Development drainage system that fits with the existing topography and site conditions.
What is the impact on the development if this waiver is denied?	Increased basin depth embankment heights, reduced groundwater recharge, removal of 2 existing street trees.
What are the design alternatives to granting this waiver?	Re-design basin with a lower bottom elevation closer to groundwater and increase berm height.
Why is granting this waiver in the Town's best interest?	More aesthetically pleasing, increased recharge, and the design provides a 30' setback to abutters and Summer St.
If this waiver is granted, what is the estimated cost savings and/or cost avoidance to the Town?	\$0
What mitigation measures do you propose to offset not complying with this particular Rule/Regulation?	Low Impact Development (LID) drainage system .
What is the estimated value of the proposed mitigation measures?	\$0
Other Information?	
Waiver Request Prepared By:	Connorstone Engineering Inc.
Date:	8-17-2021
Questions?? - Please contact the Medway PED office at 508-533-3291.	
<i>Updated 10-23-18</i>	

Medway Planning and Economic Development Board
Request for Waiver from Subdivision Rules and Regulations

Complete 1 form for each waiver request

Project Name:	Boundary Lane
Property Location:	67-69 Summer Street
Type of Project/Permit:	Definitive Subdivision Plan
<i>Identify the number and title of the relevant Section of the Subdivision Plan Rules and Regulations from which a waiver is sought.</i>	Section 7.7.4.d Stormwater Management : Construction
<i>Summarize the text of the relevant Section of the Rules and Regulations from which a waiver is requested.</i>	Waiver from the requirement to install independant drain system in road for foundation perimeter drains
<i>What aspect of the Regulation do you propose be waived?</i>	The requirement to provide foundation drain in road.
<i>What do you propose instead?</i>	Proposed foundation drain to daylight at rear of new house.
<i>Explain/justify the waiver request. Why is the waiver needed? Describe the extenuating circumstances that necessitate the waiver request.</i>	The proposed house (lot 2) would be located downgradient of the roadway and has sufficient elevation to route a foundation drain to the rear of the lot (not toward abutting properties)
<i>What is the estimated value/cost savings to the applicant if the waiver is granted?</i>	\$12,000
<i>How would approval of this waiver request result in a superior design or provide a clear and significant improvement to the quality of this development?</i>	Waiver would allow a foundation drain for the new house while not requiring additional roadway infrastructure.
<i>What is the impact on the development if this waiver is denied?</i>	Installation of unnecessary infrastructure.
<i>What are the design alternatives to granting this waiver?</i>	Install independent drain within the roadway.
<i>Why is granting this waiver in the Town's best interest?</i>	Reduction in unused infrastructure within the roadway.
<i>If this waiver is granted, what is the estimated cost savings and/or cost avoidance to the Town?</i>	\$0
<i>What mitigation measures do you propose to offset not complying with this particular Rule/Regulation?</i>	
<i>What is the estimated value of the proposed mitigation measures?</i>	\$0
<i>Other Information?</i>	
Waiver Request Prepared By:	Connorstone Engineering Inc.
Date:	8-17-2021
Questions?? - Please contact the Medway PED office at 508-533-3291.	
<i>Updated 10-23-18</i>	

Medway Planning and Economic Development Board
Request for Waiver from Subdivision Rules and Regulations
 Complete 1 form for each waiver request

Project Name:	Boundary Lane
Property Location:	67-69 Summer Street
Type of Project/Permit:	Definitive Subdivision Plan
Identify the number and title of the relevant Section of the Subdivision Plan Rules and Regulations from which a waiver is sought.	Section 7.9.5.a Streets and Roadways: Grade.
Summarize the text of the relevant Section of the Rules and Regulations from which a waiver is requested.	Waiver to allow a reduced centerline grade.
What aspect of the Regulation do you propose be waived?	The requirement to provide 2% grade.
What do you propose instead?	1% grade.
Explain/justify the waiver request. Why is the waiver needed? Describe the extenuating circumstances that necessitate the waiver request.	Minimize fill needed for road and impact on existing house driveways.
What is the estimated value/cost savings to the applicant if the waiver is granted?	\$16,500 .
How would approval of this waiver request result in a superior design or provide a clear and significant improvement to the quality of this development?	Waiver would allow a lower roadway to match the existing condition on the site and save impact on existing house driveways.
What is the impact on the development if this waiver is denied?	Roadway would be higher relative to existing landscape and houses..
What are the design alternatives to granting this waiver?	Provide a raised roadway and driveways.
Why is granting this waiver in the Town's best interest?	Preserves look and feel of existing landscape.
If this waiver is granted, what is the estimated cost savings and/or cost avoidance to the Town?	\$16,500 cost passed on to customers.
What mitigation measures do you propose to offset not complying with this particular Rule/Regulation?	Preserve existing landscape .
What is the estimated value of the proposed mitigation measures?	\$16,500.
Other Information?	
Waiver Request Prepared By:	Connorstone Engineering Inc.
Date:	8-17-2021
Questions?? - Please contact the Medway PED office at 508-533-3291.	
<i>Updated 10-23-18</i>	

Medway Planning and Economic Development Board
Request for Waiver from Subdivision Rules and Regulations
 Complete 1 form for each waiver request

Project Name:	Boundary Lane
Property Location:	67-69 Summer Street
Type of Project/Permit:	Definitive Subdivision Plan
Identify the number and title of the relevant Section of the Subdivision Plan Rules and Regulations from which a waiver is sought.	Section 7.9.5.c Streets and Roadways: Grade.
Summarize the text of the relevant Section of the Rules and Regulations from which a waiver is requested.	Waiver to allow a vertical curve within 100 feet of an intersection.
What aspect of the Regulation do you propose be waived?	The requirement to provide a fixed grade.
What do you propose instead?	Allow a vertical curve (not fixed grade)
Explain/justify the waiver request. Why is the waiver needed? Describe the extenuating circumstances that necessitate the waiver request.	Minimize fill needed for road and better match the existing topography and drainage patterns.
What is the estimated value/cost savings to the applicant if the waiver is granted?	\$3,000.
How would approval of this waiver request result in a superior design or provide a clear and significant improvement to the quality of this development?	Waiver would allow the roadway to match the existing topography, and still maintain a maximum grade of 2% or less.
What is the impact on the development if this waiver is denied?	Roadway would be higher relative to existing landscape and houses.
What are the design alternatives to granting this waiver?	Provide a fixed grade and increase the height of the roadway.
Why is granting this waiver in the Town's best interest?	Preserves look and feel of existing landscape.
If this waiver is granted, what is the estimated cost savings and/or cost avoidance to the Town?	\$0
What mitigation measures do you propose to offset not complying with this particular Rule/Regulation?	Preserve existing landscape reduce earthwork.
What is the estimated value of the proposed mitigation measures?	\$0.
Other Information?	
Waiver Request Prepared By:	Connorstone Engineering Inc.
Date:	8-17-2021
Questions?? - Please contact the Medway PED office at 508-533-3291.	
<i>Updated 10-23-18</i>	

Medway Planning and Economic Development Board
Request for Waiver from Subdivision Rules and Regulations
 Complete 1 form for each waiver request

Project Name:	Boundary Lane
Property Location:	67-69 Summer Street
Type of Project/Permit:	Definitive Subdivision Plan
<i>Identify the number and title of the relevant Section of the Subdivision Plan Rules and Regulations from which a waiver is sought.</i>	Section 7.10.1&2 Curbs and Berms
<i>Summarize the text of the relevant Section of the Rules and Regulations from which a waiver is requested.</i>	Waiver from the requirement for curbs and berms.
<i>What aspect of the Regulation do you propose be waived?</i>	The requirement to provide curbs and berms.
<i>What do you propose instead?</i>	Grass swales and waterways.
<i>Explain/justify the waiver request. Why is the waiver needed? Describe the extenuating circumstances that necessitate the waiver request.</i>	Eliminate need for closed drainage system and provide Low Impact Development (LID) drainage
<i>What is the estimated value/cost savings to the applicant if the waiver is granted?</i>	\$9,400.
<i>How would approval of this waiver request result in a superior design or provide a clear and significant improvement to the quality of this development?</i>	Waiver would allow an LID drainage design which is less expensive and provides superior water quality treatment.
<i>What is the impact on the development if this waiver is denied?</i>	Roadway would have curbs, berms and closed drainage.
<i>What are the design alternatives to granting this waiver?</i>	Provide curbs berms and closed drainage system.
<i>Why is granting this waiver in the Town's best interest?</i>	Preserves look and feel of existing landscape and enhances water quality.
<i>If this waiver is granted, what is the estimated cost savings and/or cost avoidance to the Town?</i>	\$0
<i>What mitigation measures do you propose to offset not complying with this particular Rule/Regulation?</i>	Preserve existing landscape and provide water quality swales .
<i>What is the estimated value of the proposed mitigation measures?</i>	\$0.
<i>Other Information?</i>	
Waiver Request Prepared By:	Connorstone Engineering Inc.
Date:	8-17-2021
Questions?? - Please contact the Medway PED office at 508-533-3291.	
<i>Updated 10-23-18</i>	

Medway Planning and Economic Development Board
Request for Waiver from Subdivision Rules and Regulations
Complete 1 form for each waiver request

Project Name:	Boundary Lane
Property Location:	67-69 Summer Street
Type of Project/Permit:	Definitive Subdivision Plan
<i>Identify the number and title of the relevant Section of the Subdivision Plan Rules and Regulations from which a waiver is sought.</i>	Section 7.21 Street Lighting
<i>Summarize the text of the relevant Section of the Rules and Regulations from which a waiver is requested.</i>	Waiver from the requirement for street lighting.
<i>What aspect of the Regulation do you propose be waived?</i>	The requirement to provide street lighting.
<i>What do you propose instead?</i>	Retain existing street light on Summer Street
<i>Explain/justify the waiver request. Why is the waiver needed? Describe the extenuating circumstances that necessitate the waiver request.</i>	The proposed road is a private driveway and full street lighting is not necessary or desired. There is an existing street light on Summer Street 50 feet away.
<i>What is the estimated value/cost savings to the applicant if the waiver is granted?</i>	\$30,000.
<i>How would approval of this waiver request result in a superior design or provide a clear and significant improvement to the quality of this development?</i>	Waiver would allow an existing level of lighting at the intersection and along the private drive. Additional lighting is considered to be detrimental to the environment.
<i>What is the impact on the development if this waiver is denied?</i>	Roadway would have street lights and increased illumination.
<i>What are the design alternatives to granting this waiver?</i>	Retain existing level of lighting.
<i>Why is granting this waiver in the Town's best interest?</i>	Preserves look and feel of existing landscape and reduces energy consumption.
<i>If this waiver is granted, what is the estimated cost savings and/or cost avoidance to the Town?</i>	\$0
<i>What mitigation measures do you propose to offset not complying with this particular Rule/Regulation?</i>	Preserve existing levels of lighting.
<i>What is the estimated value of the proposed mitigation measures?</i>	\$0
<i>Other Information?</i>	
Waiver Request Prepared By:	Connorstone Engineering Inc.
Date:	8-17-2021
Questions?? - Please contact the Medway PED office at 508-533-3291.	
<i>Updated 10-23-18</i>	

DEEDS of RECORD

Bk 24557 Pg 384 #18725
02-21-2007 @ 03:27p

NOT
A N
O F F I C I A L
C O P Y

NOT
A N
O F F I C I A L
C O P Y

RECEIVED AND RECORDED
NORFOLK COUNTY
REGISTRY OF DEEDS
DEDHAM, MA

CERTIFY
William P. O'Donnell
WILLIAM P. O'DONNELL, REGISTER

LSI East Recording
700 Cherrington Pkwy
Coraopolis, PA 15108-99696

QUITCLAIM DEED

ADN- 5-14

I, Linda A. Lindsey, Trustee of Rabbit Brook Realty Trust u/d/t dated February 20, 1997

and recorded at the Norfolk County Registry of Deeds in Book 11682, Page 603, of
Medway, Norfolk County, Massachusetts for consideration paid and in full consideration
of Ten (\$10.00) Dollars grant to Linda A. Lindsey, of said Medway, Norfolk County,
Massachusetts with *quitclaim covenants*

The land in Medway, Norfolk County, Massachusetts identified as Parcels A-3 and A-5
on Summer Street and shown on a plan by Levreault Engineering entitled "Plan of Land -
Medway, Mass., Summer Street & Pheasant Run, Scale: 1"=60', Date: February 18,
1997" recorded as Plan No. 332 of 1997 in Plan Book 447, to which reference is made for
a complete description.

Less and except that property conveyed to James K. Soter and Karen E. Soter by deed
recorded 10/17/97 in Book 12039, Page 685 and confirmatory deed recorded 10/22/97 in
Book 12045, Page 278.

BEING the same property conveyed to Linda A. Lindsey, Trustee by deed recorded
07/30/97 in Book 11920, Page 458, Norfolk County Registry of Deeds.

Witness my hand and seal this 20th day of *September*, 2006.

Linda A. Lindsey, Trustee
Linda A. Lindsey, Trustee of Rabbit
Brook Realty Trust u/d/t dated
February, 20, 1997

69 Summer St., Medway, MA 02053

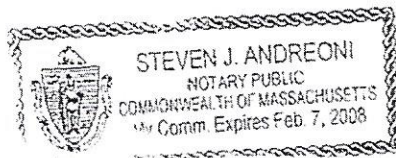
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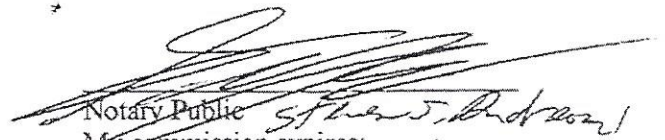
NOT
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OFFICIAL
COPY

COMMONWEALTH OF MASSACHUSETTS

County: NorfolkDate: 9/20/2006

On this 20th day of September, 2006, before me, the undersigned notary public, personally appeared Linda A. Lindsey, proved to me through satisfactory evidence of identification, which were Massachusetts Driver License to be the person whose name is signed in the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purposes.




Notary Public Steven J. Andreoni
My commission expires: 2/7/2008

3

52580

BK 11834 PG 245

25
pc 25

NOT AN OFFICIAL COPY
QUITCLAIM DEED
NOT AN OFFICIAL COPY

I, LINDA A. LINDSEY, Trustee of L&W Realty Trust u/d/t dated October 29, 1993 and recorded with the Norfolk County Registry of Deeds in Book 10190, Page 611 of 69 Summer Street, Medway, Norfolk County, Massachusetts

for consideration paid, and in full consideration of
SIXTY THOUSAND AND 00/100THS (\$60,000.00) DOLLARS grant to
DAVID E. SISTRAND, JR. and RENEE M. SISTRAND, husband and wife as
tenants in the entirety, of 130 Pond
Street, Ashland, Middlesex County, Massachusetts

The land in Medway, Norfolk County, Massachusetts identified as Parcel A-6 on Summer Street and shown on a plan by Levreault Engineering entitled "Plan of Land - Medway, Mass., Summer Street & Pheasant Run, Scale: 1"=60', Date: February 18, 1997" to be recorded herewith, containing 70,270 square feet plus or minus according to said plan, to which reference is made for a complete description.

Being a portion of the premises conveyed to me by deed of Lahnston and recorded at the Norfolk County Registry of Deeds at Book 10190, Page 616.

Executed as a sealed instrument this 30th day of May, 1997.

Linda A. Lindsey, Trustee
Linda A. Lindsey, Trustee

COMMONWEALTH OF MASSACHUSETTS

NORFOLK, ss

May 30, 1997

Then personally appeared before me the above named Linda A. Lindsey, Trustee and acknowledged the foregoing instrument to be her free act and deed before me.

DEEDS REG 17
NORFOLK

CANCELLED
05/30/97

TAX 273.60
CHCK 273.60

9377A017 13:27
EXCISE TAX

R. Tucker Reynolds
Notary Public
R. TUCKER REYNOLDS
My Commission Expires: 12/15/97

RECORDED
NORFOLK COUNTY REGISTRY OF DEEDS
DEDMAN, MA

CERTIFY
Barry T. Hannon
BARRY T. HANNON, REGISTRAR

Premises: Parcel A-6, Summer Street, Medway, MA 02053

97 MAY 30 PM 2:34

RECEIVED
RECORDED
NORFOLK COUNTY

REFER TO PLAN NO. 33281997
BOOK 447

NOT
A N QUITCLAIM DEED A N NOT

I, MARY ELLEN WYMAN, Trustee of Pheasant Run Realty Trust u/d/t dated September 20, 1993 and recorded in the Norfolk Registry of Deeds at Book 10108, Page 314, of 206 Prospect Street, Framingham, Middlesex County, Massachusetts

for consideration paid, and in full consideration of

LESS THAN ONE HUNDRED AND 00/100THS (\$100.00) DOLLARS

grant to LINDA A. LINDSEY, Trustee of Rabbit Brook Realty Trust u/d/t dated February 20, 1996 and recorded herewith of 69 Summer Street, Medway, Norfolk County, Massachusetts

The land in Medway, Norfolk County, Massachusetts, on the southerly side of Pheasant Run, shown as Parcel A-2 on a plan entitled, "Pheasant Meadow, Definitive Subdivision Plan, Medway, MA" dated April 1, 1994, by Engineering, Surveying & Planning Associates, Medway, MA and recorded with the Norfolk Registry of Deeds as Plan No. 490 of 1994, containing 111,941 square feet of land, according to said plan, to which reference is made for a complete description.

Subject to easements of record as shown on said plan.

Being the premises conveyed to Mary Ellen Wyman, Trustee by deed of Mirajuddin Ahmed, Trustee dated APRIL 27, 1995 and recorded with Norfolk County Registry of Deeds at Book 10941, Page 243.

Executed as a sealed instrument this 27th day of February, 1996.

Mary Ellen Wyman, Trustee
Mary Ellen Wyman, Trustee

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS

February 27, 1996

Then personally appeared the above named Mary Ellen Wyman, Trustee and acknowledged the foregoing instrument to be her free act and deed before me.

RECORDED
NORFOLK COUNTY REGISTRY OF DEEDS
DEDHAM, MA

CERTIFY

Bryce Hannan

BRYCE HANNAN, REGISTER

Janice M. Riordan
Notary Public
My Commission Expires: 6/7/96



PHEASANT RUN RD. MEDWAY

NORFOLK COUNTY
97 JAN 30 AM 11:51

LOT CLOSURE CALCULATIONS

Parcel name: Drain-Parcel

North: 2879763.1403 East : 671440.2726
Line Course: N 57-30-35 W Length: 60.0000
North: 2879795.3697 East : 671389.6636
Line Course: N 01-36-50 W Length: 121.3518
North: 2879916.6733 East : 671386.2459
Line Course: S 86-26-54 E Length: 139.6100
North: 2879908.0247 East : 671525.5877
Line Course: S 01-36-50 E Length: 14.4242
North: 2879793.6459 East : 671528.8104
Curve Length: 43.9823 Radius: 28.0000
Delta: 90-00-00 Tangent: 28.0000
Chord: 39.5980 Course: S 43-23-10 W
Course In: S 88-23-10 W Course Out: S 01-36-50 E
RP North: 2879792.8573 East : 671500.8215
End North: 2879764.8684 East : 671501.6101
Line Course: S 88-23-10 W Length: 61.3619
North: 2879763.1402 East : 671440.2725

Perimeter: 540.7302 Area: 19.673 S.F0.45ACRES

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.0001 Course: S 41-36-20 W
Error North: -0.00008 East : -0.00007
Precision 1: 5,407.302 0000

Parcel name: Lot-1

North: 2879783.7839 East : 671263.8719
Line Course: N 35-03-23 W Length: 23.1644
North: 2879802.7460 East : 671250.5666
Line Course: N 73-03-03 W Length: 77.2752
North: 2879825.2735 East : 67176.6480
Line Course: N 32-25-50 W Length: 82.0222
North: 2879894.5037 East : 67132.6614
Line Course: N 61-35-00 W Length: 54.5667
North: 2879920.4709 East : 671084.6694
Line Course: N 68-54-55 W Length: 513.8100
North: 2880105.3130 East : 670605.2592
Line Course: N 01-20-05 E Length: 120.0000
North: 2880225.2805 East : 670608.0544
Line Course: S 69-52-32 E Length: 31.9600
North: 2880214.2843 East : 670638.0632
Line Course: S 69-41-17 E Length: 443.2861
North: 2880060.4059 East : 671053.7842
Line Course: S 62-09-45 E Length: 163.8580
North: 2879983.8899 East : 67198.6799
Line Course: S 69-28-01 E Length: 92.4700

North: 2879951.4562 East : 671285.2752
Line Course: S 70-59-32 E Length: 106.7939
North: 2879916.6738 East : 671386.2461
Line Course: S 01-36-50 E Length: 121.3518
North: 2879795.3702 East : 671389.6639
Line Course: S 57-30-35 E Length: 60.0000
North: 2879763.1408 East : 671440.2728
Line Course: S 88-23-10 W Length: 44.0000
North: 2879761.9016 East : 671396.2903
Curve Length: 39.2699 Radius: 250.0000
Delta: 9-00-00 Tangent: 19.6754
Chord: 39.2295 Course: N 87-06-50 W
Course In: N 01-36-50 W Course Out: S 07-23-10 W
RP North: 288001.8024 East : 671389.2493
End North: 2879763.8768 East : 671357.105
Line Course: N 82-36-50 W Length: 75.6800
North: 2879773.6059 East : 671282.0585
Curve Length: 21.3548 Radius: 28.0000
Delta: 43-41-52 Tangent: 1.2269
Chord: 20.8410 Course: N 60-45-54 W
Course In: N 07-23-10 E Course Out: S 51-05-02 W
RP North: 2879801.3735 East : 671285.6580
End North: 2879783.7844 East : 671263.8722

Perimeter: 2070.8630 Area: 108,329 S.F.2.49ACRES

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.0006 Course: N 30-05-32 E

Error North: 0.00050 East : 0.00029

Precision 1: 3,451,438.3333

Parcel name: Lot-2

North: 2879685.6930 East : 671531.8520
Line Course: S 87-03-37 W Length: 191.6319
North: 2879675.8651 East : 671340.4723
Line Course: S 02-55-50 E Length: 150.0000
North: 2879526.0613 East : 671348.141
Line Course: S 86-13-35 W Length: 72.3200
North: 2879521.3016 East : 671275.9779
Line Course: S 86-53-36 W Length: 225.2700
North: 2879509.0931 East : 671051.0390
Line Course: N 31-17-28 E Length: 141.5334
North: 2879630.0389 East : 67124.5495
Line Course: N 49-30-49 E Length: 14.2748
North: 2879704.2338 East : 67121.4624
Curve Length: 51.3064 Radius: 50.0000
Delta: 58-47-34 Tangent: 28.1694
Chord: 49.0849 Course: N 76-16-31 E
Course In: N 15-40-18 E Course Out: S 43-07-16 E
RP North: 2879752.3751 East : 671224.9686
End North: 2879715.8796 East : 671259.1457
Curve Length: 24.6825 Radius: 28.0000

Delta: 50-30-26 āngent: 13.2078
 Chord: 23.8910 Course: N 72-07-57 E
 Course In: S 43-07-16 E Course Out: N 07-23-10 E
 RP North: 2879695.4421 East : 671278.2849
 End North: 2879723.2098 East : 671281.8845
 Line Course: S 82-36-50 E Length: 69.3737
 North: 2879714.2914 East : 671350.6825
 Curve Length: 47.1239 Radius: 300.0000
 Delta: 9-00-00 āngent: 23.6105
 Chord: 47.0755 Course: S 87-06-50 E
 Course In: N 07-23-10 E Course Out: S 01-36-50 E
 RP North: 288001.8021 East : 671389.2491
 End North: 287971.921 East : 671397.6983
 Line Course: N 88-23-10 E Length: 105.3619
 North: 2879714.8885 East : 671503.0184
 Curve Length: 43.9824 Radius: 28.0000
 Delta: 90-00-01 āngent: 28.0001
 Chord: 39.5980 Course: S 46-36-50 E
 Course In: S 01-36-50 E Course Out: N 88-23-1 E
 RP North: 2879686.8996 East : 671503.8070
 End North: 2879687.6881 East : 671531.7959
 Line Course: S 01-36-50 E Length: 1.9957
 North: 2879685.6932 East : 671531.8521

Perimeter: 1238.8565 Area: 49,070 S.F. 1.13ACRES

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.0002 Course: N 27-08-17 E
 Error North: 0.00017 East : 0.00009
 Precision 1: 6,194,283.0000

Parcel name: Lot-3

 North: 2879485.5189 East : 670342.1334
 Line Course: N 62-57-33 E Length: 269.5000
 North: 2879608.0404 East : 670582.1724
 Line Course: N 00-21-37 W Length: 100.0000
 North: 2879708.0384 East : 670581.5436
 Line Course: N 04-1-47 E Length: 289.5400
 North: 2879996.8022 East : 670602.7308
 Line Course: N 01-20-05 E Length: 108.5400
 North: 2880105.3128 East : 670605.2590
 Line Course: S 68-54-55 E Length: 513.8100
 North: 2879920.4706 East : 671084.6692
 Line Course: S 61-35-00 E Length: 54.5667
 North: 2879894.5034 East : 67132.6612
 Line Course: S 32-25-50 E Length: 82.0222
 North: 2879825.2732 East : 67176.6478
 Line Course: S 73-03-03 E Length: 77.2752
 North: 2879802.7457 East : 671250.5664
 Line Course: S 35-03-23 E Length: 23.1644
 North: 2879783.7836 East : 671263.8717
 Curve Length: 187.9826 Radius: 50.0000

Delta: 215-24-44 Tangent: 156.6127
 Chord: 95.2629 Course: S 33-22-40 W
 Course In: S 51-05-02 W Course Out: S 15-40-18 W
 RP North: 2879752.3745 East: 671224.9683
 End North: 2879704.2333 East: 67121.4621
 Line Course: S 49-30-49 W Length: 14.2748
 North: 2879630.0384 East: 67124.5493
 Line Course: S 31-17-28 W Length: 141.5334
 North: 2879509.0925 East: 671051.0387
 Line Course: S 86-24-58 W Length: 185.5800
 North: 2879497.4919 East: 670865.8216
 Line Course: S 89-37-46 W Length: 172.5699
 North: 2879496.3758 East: 670693.2553
 Line Course: S 88-13-42 W Length: 126.7200
 North: 2879492.4581 East: 670566.5959
 Line Course: S 88-13-42 W Length: 224.5600
 North: 2879485.5155 East: 670342.1433
 Line Course: N 72-34-28 W Length: 0.0106
 North: 2879485.5187 East: 670342.1332

Perimeter: 2671.6499 Area: 293,621 S.F. 6.74 ACRES

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.0003 Course: S 52-13-36 W

Error North: -0.00019 East: -0.00025

Precision: 1: 8,905,499.3333

Parcel name: Perimeter

North: 2879485.5189 East: 670342.1334
 Line Course: N 62-57-33 E Length: 269.5000
 North: 2879608.0404 East: 670582.1724
 Line Course: N 00-21-37 W Length: 100.0000
 North: 2879708.0384 East: 670581.5436
 Line Course: N 04-1-47 E Length: 289.5400
 North: 2879996.8022 East: 670602.7308
 Line Course: N 01-20-05 E Length: 228.5400
 North: 2880225.2802 East: 670608.0542
 Line Course: S 69-52-32 E Length: 31.9600
 North: 2880214.2840 East: 670638.0630
 Line Course: S 69-41-17 E Length: 443.2861
 North: 2880060.4058 East: 671053.7840
 Line Course: S 62-09-45 E Length: 163.8580
 North: 2879983.8896 East: 67198.6797
 Line Course: S 69-28-01 E Length: 92.4700
 North: 2879951.4559 East: 671285.2750
 Line Course: S 70-59-32 E Length: 106.7939
 North: 2879916.6735 East: 671386.2459
 Line Course: S 86-26-54 E Length: 139.6100
 North: 2879908.0249 East: 671525.5878
 Line Course: S 01-36-50 E Length: 222.4200
 North: 2879685.6931 East: 671531.8520
 Line Course: S 87-03-37 W Length: 191.6319

North: 2879675.8652 East: 671340.4723
 Line Course: S 02-55-50 E Length: 150.0000
 North: 2879526.0614 East: 671348.141
 Line Course: S 86-13-35 W Length: 72.3200
 North: 2879521.3017 East: 671275.9779
 Line Course: S 86-53-36 W Length: 225.2700
 North: 2879509.0932 East: 671051.0390
 Line Course: S 86-24-58 W Length: 185.5800
 North: 2879497.4926 East: 670865.8219
 Line Course: S 89-37-46 W Length: 172.5699
 North: 2879496.3765 East: 670693.2556
 Line Course: S 88-13-42 W Length: 126.7200
 North: 2879492.4588 East: 670566.5962
 Line Course: S 88-13-42 W Length: 224.5600
 North: 2879485.5162 East: 670342.1436
 Line Course: N 72-34-28 W Length: 0.0106
 North: 2879485.5194 East: 670342.1334

Perimeter: 3436.6405 Area: 491.855 S.F. 1.29ACRES

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.0005 Course: N 04-20-24 E

Error North: 0.00049 East: 0.00004

Precision 1: 6.873,280.8000

Parcel name: Road

North: 2879793.6459 East: 671528.8104
 Curve Length: 43.9823 Radius: 28.0000
 Delta: 90-00-00 Tangent: 28.0000
 Chord: 39.5980 Course: S 43-23-10 W
 Course In: S 88-23-10 W Course Out: S 01-36-50 E
 RP North: 2879792.8574 East: 671500.8215
 End North: 2879764.8685 East: 671501.6101
 Line Course: S 88-23-10 W Length: 105.3619
 North: 2879761.901 East: 671396.2900
 Curve Length: 39.2699 Radius: 250.0000
 Delta: 9-00-00 Tangent: 19.6754
 Chord: 39.2295 Course: N 87-06-50 W
 Course In: N 01-36-50 W Course Out: S 07-23-10 W
 RP North: 288001.8019 East: 671389.2490
 End North: 2879763.8763 East: 671357.102
 Line Course: N 82-36-50 W Length: 75.6800
 North: 2879773.6054 East: 671282.0582
 Curve Length: 21.3548 Radius: 28.0000
 Delta: 43-41-52 Tangent: 1.2269
 Chord: 20.8410 Course: N 60-45-54 W
 Course In: N 07-23-10 E Course Out: S 51-05-02 W
 RP North: 2879801.3730 East: 671285.6577
 End North: 2879783.7839 East: 671263.8719
 Curve Length: 239.2890 Radius: 50.0000
 Delta: 274-12-18 Tangent: 46.4588
 Chord: 68.0689 Course: S 03-58-53 W

Course In: S 51-05-02 W Course Out: S 43-07-16 E
 RP North: 2879752.3748 East : 671224.9685
 End North: 2879715.8793 East : 671259.1457
 Curve Length: 24.6825 Radius: 28.0000
 Delta: 50-30-26 Δngent: 13.2078
 Chord: 23.8910 Course: N 72-07-57 E
 Course In: S 43-07-16 E Course Out: N 07-23-10 E
 RP North: 2879695.4418 East : 671278.2849
 End North: 2879723.2095 East : 671281.8844
 Line Course: S 82-36-50 E Length: 69.3737
 North: 2879714.291 East : 671350.6825
 Curve Length: 47.1239 Radius: 300.0000
 Delta: 9-00-00 Δngent: 23.6105
 Chord: 47.0755 Course: S 87-06-50 E
 Course In: N 07-23-10 E Course Out: S 01-36-50 E
 RP North: 288001.8018 East : 671389.2490
 End North: 287971.9208 East : 671397.6982
 Line Course: N 88-23-10 E Length: 105.3619
 North: 2879714.8882 East : 671503.0183
 Curve Length: 43.9824 Radius: 28.0000
 Delta: 90-00-01 Δngent: 28.0001
 Chord: 39.5980 Course: S 46-36-50 E
 Course In: S 01-36-50 E Course Out: N 88-23-1 E
 RP North: 2879686.8994 East : 671503.8069
 End North: 2879687.6878 East : 671531.7958
 Line Course: N 01-36-50 W Length: 106.0001
 North: 2879793.6459 East : 671528.8104

Perimeter: 921.4624 Area: 21.162 S.FD.49ACRES

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.0001 Course: S 17-30-21 E

Error North: -0.00008 East : 0.00003

Precision 1: 9.214,624.0000