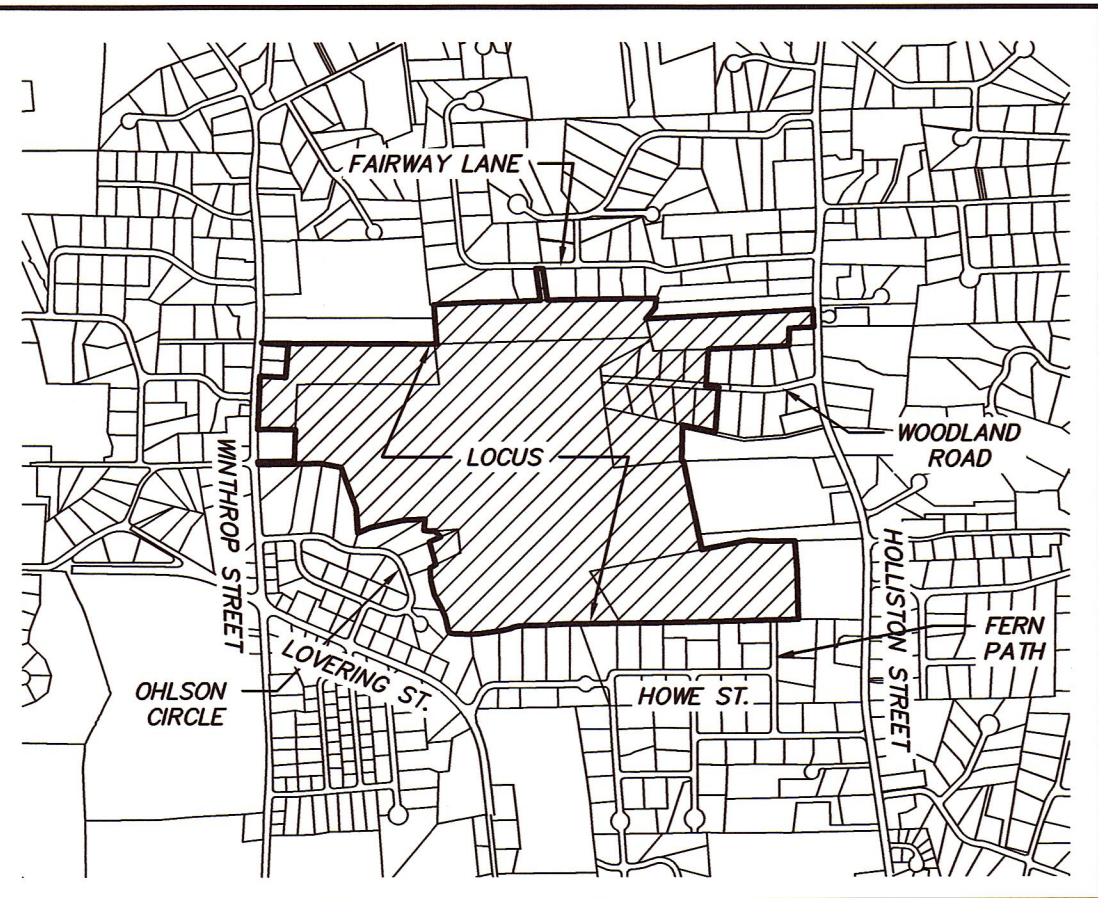




LOCUS MAP
SCALE: 1" = 1,500'

ZONING INFORMATION

AGRICULTURAL & RESIDENTIAL DISTRICT I

	AR-I	TIMBER CREST ESTATES	KINGSBURY VILLAGE
LOT AREA	44,000 S.F.	7,500 S.F.	5,000 S.F.
UPLAND AREA	22,000 S.F.	7,000± S.F.	4,000± S.F.
LOT FRONTAGE	180 FEET	50 FEET*	50 FEET*
MIN. FRONTYARD SETBACK	35 FEET	20 FEET	20 FEET
MIN. SIDEYARD SETBACK	15 FEET	7 FEET	7 FEET
MIN. REARYARD SETBACK	15 FEET	10 FEET	10 FEET
SHAPE FACTOR (P ² /A)	22.0	22.0	22.0**

* EXCEPT LOTS 19, 48-50, 71-74, 112, AND 135-136 HAVE 25' MIN. (SEE LOTTING SHEETS FOR EXACT FRONTAGES)

** EXCEPT LOTS 71-74 HAVE SHAPE FACTORS GREATER THAN 22.0.

FINAL PLANS - VOL. 1 PLAN INDEX

SHEET	DESCRIPTION
1	COVER SHEET
2	LEGEND & NOTES
3	INDEX SHEET FOR EXISTING CONDITIONS PLANS
4-8	EXISTING CONDITIONS PLANS
9	INDEX SHEET FOR PROPOSED LAYOUT PLANS
10-13	TIMBER CREST ESTATES LOT LAYOUT PLANS
14-18	KINGSBURY VILLAGE LOT LAYOUT PLANS
19-22	TIMBER CREST ESTATES GRADING & DRAINAGE PLANS
23-27	KINGSBURY VILLAGE GRADING & DRAINAGE PLANS
28-31	TIMBER CREST ESTATES UTILITY PLANS
32-36	KINGSBURY VILLAGE UTILITY PLANS
37-40	TIMBER CREST ESTATES LAYOUT & MATERIALS PLANS
41-45	KINGSBURY VILLAGE LAYOUT & MATERIALS PLANS
46-48	TIMBER CREST ESTATES ROAD PROFILES
49-50	KINGSBURY VILLAGE ROAD PROFILES
51	EAST-WEST UTILITY CONNECTION PROFILE
52	SEWER CONNECTION TO BUTTERCUP LANE PROFILE
53-61	DETAIL SHEETS

FINAL PLANS - VOL. 2 PLAN INDEX

SHEET	DESCRIPTION
1	VOLUME 2 COVER SHEET
2-3	EMERGENCY VEHICLE TURNING MOVEMENTS (LADDER AND TANKER TRUCKS)
4-9	SIGHT DISTANCE PLANS & PROFILES, TIMBER CREST ESTATES ROADS
10-14	SIGHT DISTANCE PLANS & PROFILES, KINGSBURY VILLAGE ROADS
15-16	HOLLISTON STREET EXISTING CONDITIONS & MITIGATION PLAN
17-18	CONSTRUCTION PHASING PLANS
19	OFFSITE & PERIMETER TRAFFIC SAFETY IMPROVEMENT PLAN
20-21	SOIL LOGS
L1-L11	LANDSCAPING PLANS BY GRADY CONSULTING LLC

PROJECT LOT COVERAGE

	TIMBER CREST ESTATES	KINGSBURY VILLAGE	TOTAL
# OF HOMES	70	66	136 (34 AFFORDABLE)
ROOF AREA	140,531 ft ²	111,550 ft ²	252,081 ft ² = 5.79 ac
ROAD LENGTH*	3930 ft	3379 ft	7309 ft
PAVED ROAD AND SIDEWALK AREA	159,452 ft ²	120,453 ft ²	279,905 ft ² = 6.42 ac
PAVED EMG. ACCESS	6138 ft ²	1104** ft ²	7242 ft ² = 0.17 ac
DRIVEWAY AREA	48,000 ft ²	50,500 ft ²	98,500 ft ² 2.26 ac
TOTAL LOT AREA	993,325 ft ² = 22.80 ac	654,363 ft ² = 15.02 ac	37.82 ac
EXISTING GAS & ELECTRIC EASEMENT AREA	-	-	12.25 ac
UPLAND AREA	-	-	83.68 ac
WETLAND AREA	-	-	85.60 ac
OPEN SPACE AREA	-	-	112.66 ac

TOTAL PROJECT AREA = 169.28 ac

TOTAL IMPERVIOUS COVERAGE = $\frac{5.79 \text{ ac} + 6.59 \text{ ac} + 2.26 \text{ ac}}{169.28 \text{ ac}} \times 100\% = 8.65\%$

NOTE:

* DOES NOT INCLUDE EMERG. ACCESS ROADS, OR LINDEN PATH

** DOES NOT INCLUDE EM. ACCESS ROAD ON 13 FAIRWAY LANE (4274 S.F.)

PROJECT SUMMARY

PROPOSED USE: MGL CHAPTER 40B RESIDENTIAL DEVELOPMENT 136 SINGLE FAMILY LOTS

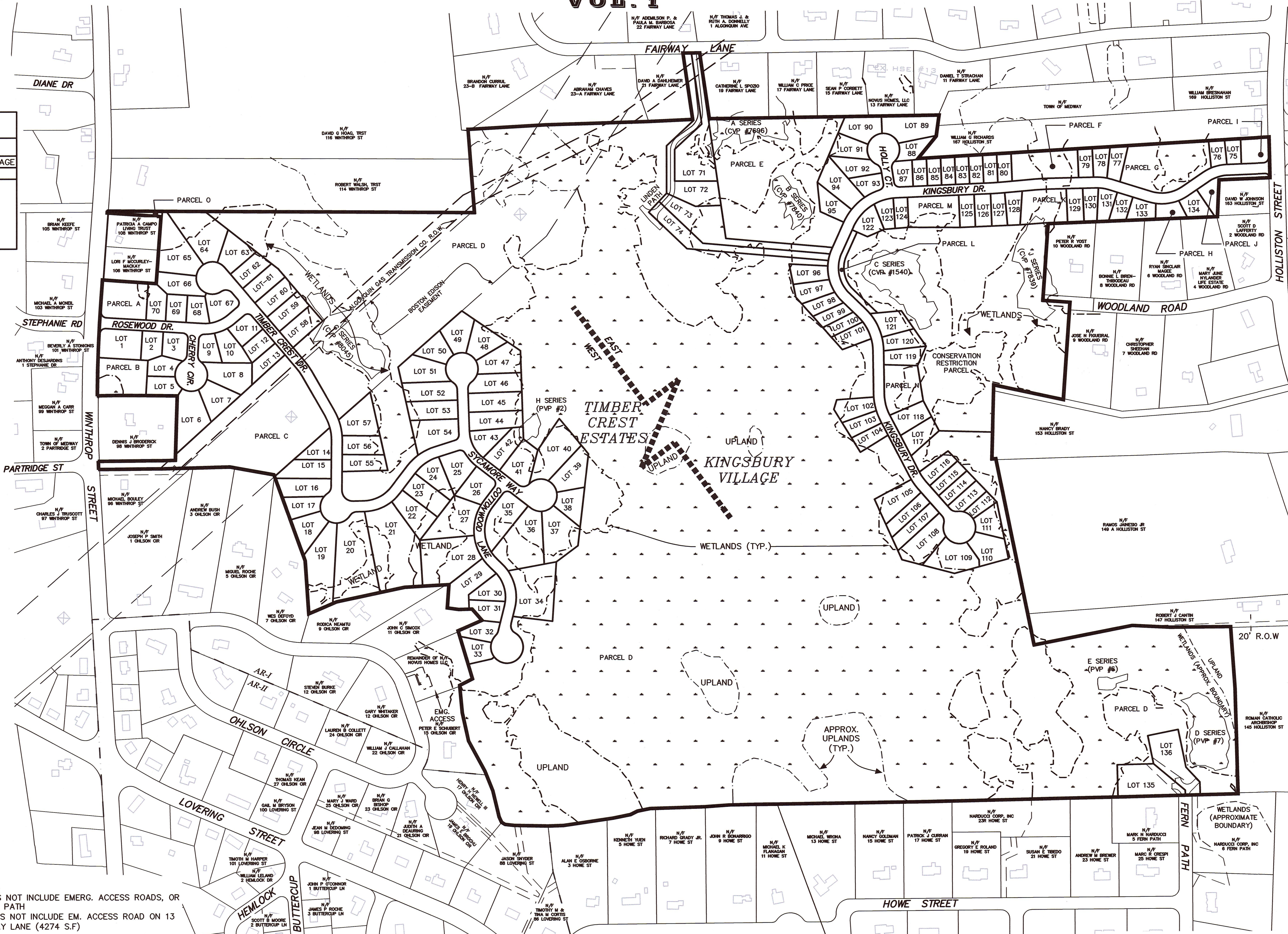
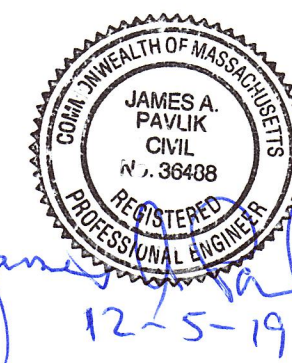
WATER & SEWER DEMAND: 136 HOMES X 164 GPD PER HOME=22,304 GALLONS PER DAY TOTAL

*USING MEDWAY'S AVERAGE HOUSEHOLD WATER USE OF 164 GALLONS PER DAY (OR 59,860 GAL/YR.)

"TIMBER CREST ESTATES & KINGSBURY VILLAGE"

A PROPOSED RESIDENTIAL DEVELOPMENT IN MEDWAY, MASSACHUSETTS

FINAL PLANS VOL. 1



FOR REGISTRY USE ONLY

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



12-5-19
DATE PROFESSIONAL LAND SURVEYOR

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

DATE:

MEDWAY ZONING BOARD OF APPEALS

THIS PLAN IS SUBJECT TO A COVENANT TO BE RECORDED HEREWITH

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

TOWN CLERK-TOWN OF MEDWAY

FINAL PLANS COVER SHEET

TIMBER CREST ESTATES & KINGSBURY VILLAGE
OFF
WINTHROP STREET,
OHLSON CIRCLE,
HOLLISTON STREET,
FAIRWAY LANE &
FERN PATH
IN
MEDWAY
MASSACHUSETTS



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

DATE: NOVEMBER 29, 2019

DRAWN BY: CJV CHECKED BY: JAP

SCALE: 1"=200' SHEET 1 OF 61

0' 200' 400' 600'

OE-2765

LEGEND

DRAINAGE BOUNDARY
TIME OF CONCENTRATION
BUILDING
STOCKADE/PICKET FENCE
CHAINLINK FENCE
GUARDRAIL
DRAIN LINE
GAS LINE
ELECTRIC/TELEPHONE/CABLE
OVERHEAD WIRES
UNDERGROUND ELECTRIC
SEWER LINE
SEWER SERVICE
WATER LINE
WATER SERVICE
TREETLINE
STONEWALL
MAJOR CONTOUR
MINOR CONTOUR
EDGE OF WATER

FLOOD ZONE
TOP OF BANK
WETLAND LINE
15' BUFFER
100' BUFFER

GRAVEL ACCESS DRIVE

GRASSCRETE PARKING

CONCRETE PAVERS FOR LANDSCAPED ISLANDS

EMG. SPILLWAY/RIP APRONS

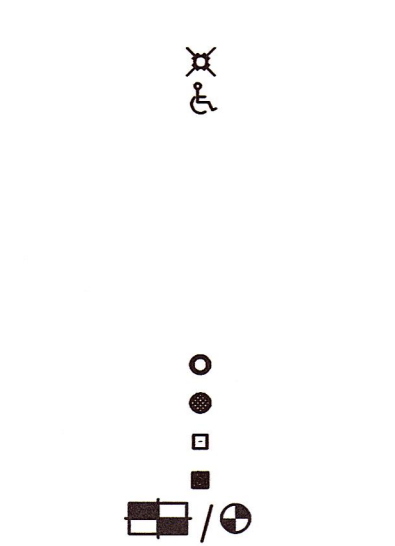
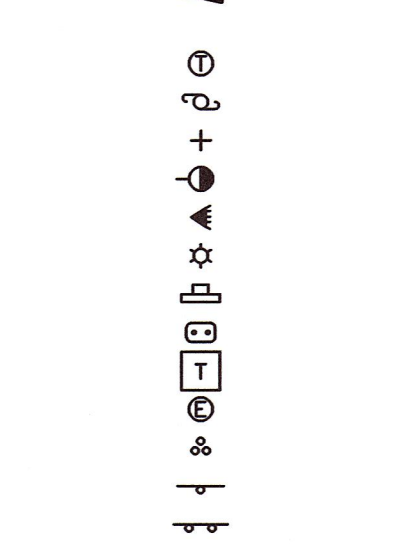
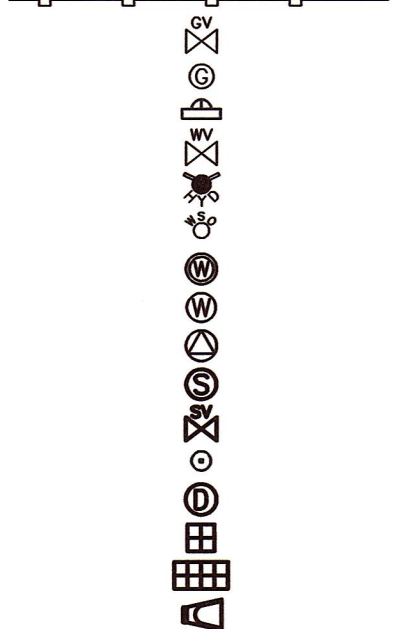
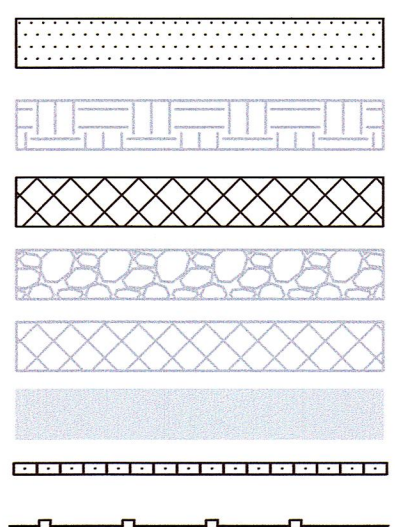
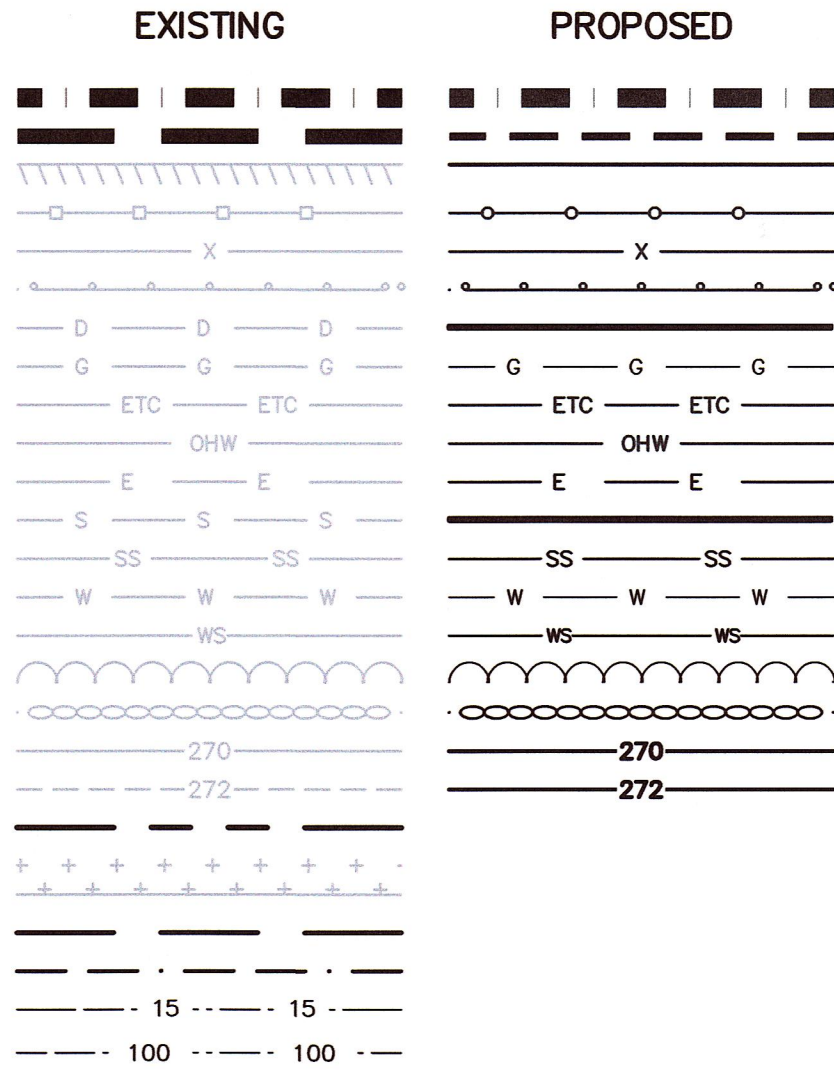
2:1 SLOPE

EASEMENT

EROSION CONTROL BARRIER DURING
ROAD/INFRASTRUCTURE CONSTRUCTION
LIMIT OF WORK FOR HOUSE CONSTRUCTION

GAS GATE
GAS MANHOLE
GAS METER
WATER GATE
HYDRANT
WATER SHUTOFF
WELL
WATER MANHOLE/PIT
MONITORING WELL
SEWER MANHOLE
SEWER VALVE
CLEANOUT
DRAIN MANHOLE
CATCH BASIN
DOUBLE GRATE CATCH BASIN
FLARED END
MANHOLE (UNKNOWN UTILITY)
TELEPHONE MANHOLE
UTILITY POLE
GUY WIRE
GUY POLE
FLOOD LIGHT
LIGHT POST
ELECTRIC METER
HANDHOLE
TRANSFORMER
ELECTRIC MANHOLE
UNDERGROUND ELECTRIC

SIGN - SINGLE POST
SIGN - DOUBLE POST
MAILBOX
TRAFFIC SIGNAL
HANDICAPPED PARKING
CONTROL POINT
MAG NAIL
PK NAIL
BENCHMARK
SPIKE
DRILL HOLE
IRON PIPE
REBAR
CONCRETE BOUND
STONE BOUND
TEST PIT
WETLAND FLAG



PLAN REFERENCES:

- 1962 LAYOUT, HOLLISTON STREET RELOCATION: PLAN NO. 930-939 OF 1962, PLAN BOOK 213.
- 1955 LAYOUT, LOVERING STREET RELOCATION: PLAN NO. 1018-1025 OF 1955, PLAN BOOK 198.
- 1962 LAYOUT, LOVERING STREET RELOCATION: [PLAN NO 1260-1265 OF 1962, PLAN BOOK 213.
- 1981 LAYOUT, LOVERING STREET DISCONTINUANCE: PLAN NO. 584 OF 1981, PLAN BOOK 290.
- 1955 LAYOUT, WINTHROP STREET RELOCATION: PLAN NO 839-848 OF 1955, PLAN BOOK 197.
- BOSTON EDISON EASEMENT: PLAN NO. 589-592 OF 1941, PLAN BOOK 128.
- PLAN NO. 1233 OF 1953, PLAN BOOK 3199, PAGE 401 (BOSTON EDISON-ALGONQUIN GAS ROW).
- PLAN NO. 1383 OF 1956, PLAN BOOK 3521, PAGE 396 (ALGONQUIN GAS ROW).
- PLAN NO. 474G OF 11 OF 1990, PLAN BOOK 393 (ALGONQUIN GAS EASEMENT).
- PLAN NO. 482 OF 1994, PLAN BOOK 423 (ALGONQUIN GAS PLAN OF LAND).
- "MAYLAND WOODS" (FERN PATH, EAST END HOWE ST.): PLAN NO. 683 OF 1993, PLAN BOOK 417 (SH 2 OF 9).
- PLAN NO. 768 OF 1991, PLAN BOOK 403 (FERN PATH, EAST END HOWE ST).
- "SECT II LOVERING FARMS AT MEDWAY" (OHLSON CIR., WEST END HOWE ST.): PLAN NO. 666-A TO 666-I OF 1972, PLAN BOOK 232.
- "LOVERING FARMS AT MEDWAY": PLAN NO. 651 OF 1963, PLAN BOOK 215.
- "CHESTNUT HILL ESTATES" (FAIRWAY LANE): PLAN NO. 1164A TO 1164-I OF 1987, PLAN BOOK 359.
- PLAN NO. 858A TO 858M OF 1998, PLAN BOOK 461 (WEST END FAIRWAY LANE SUBDIVISION)
- PLAN NO. 129A OF 2 OF 2002, PLAN BOOK 493 (FAIRWAY LANE).
- PLAN NO. 1201 OF 1988, PLAN BOOK 8149, PAGE 320 (FAIRWAY LANE LOTS 15 AND 16 REDIVISION).
- PLAN NO. 322 OF 2001, PLAN BOOK 486 (FAIRWAY LANE LOT 30 REDIVISION).
- PLAN NO. 334 OF 2001, PLAN BOOK 486 (FAIRWAY LANE).
- PLAN NO. 416 OF 1988, PLAN BOOK 367 (FAIRWAY LANE LOT 17 REDIVISION).
- PLAN NO. 229 OF 2003, PLAN BOOK 507 (FAIRWAY LANE LOT 29 REDIVISION).
- PLAN BOOK 629, PAGE 88 (FERN PATH LOTS 9 AND 10 REDIVISION).
- PLAN NO. 1181 OF 1956, PLAN BOOK 202 (LOTS 1, 2 & 3 OFF HOLLISTON ST.).
- PLAN NO. 1159 OF 1986, PLAN BOOK 341 (LOT 2 REDIVISION OFF HOLLISTON ST.).
- PLAN NO. 1103 OF 1950, PLAN BOOK 2945, PAGE 230 (LOTS A & B OFF HOLLISTON ST.)
- "WOODLAND ACRES" (WOODLAND ROAD OFF HOLLISTON ST.): PLAN NO. 80 & 81 OF 1967, PLAN BOOK 222.
- PLAN NO. 1032 OF 1957, PLAN BOOK 3591, PAGE 400 (LOT-A OFF HOLLISTON ST.).
- PLAN NO. 199 OF 1998, PLAN BOOK 455 (LOTS 1 & 2 OFF HOLLISTON ST.)
- PLAN BOOK 636, PAGE 75 (LOTS 1 & 2 REDIVISION OFF HOLLISTON ST.).
- PLAN NO. 737 OF 1946, PLAN BOOK 2626, PAGE 123 (OFF HOLLISTON ST.)
- PLAN NO. 388 OF 1995, PLAN BOOK 431 (LAND COURT CONFIRMATION PLAN OFF HOLLISTON ST., CASE NO. 42624-A)
- PLAN NO. 60 OF 2007, PLAN BOOK 574 (LOTS 1 & 2 OFF WINTHROP ST.)
- PLAN NO. 1384 OF 1956, PLAN BOOK 352, PAGE 397 (LOTS 1 & 2 OFF WINTHROP ST.)
- PLAN NO. 509 OF 1975, PLAN BOOK 250 (LOTS A & B OFF WINTHROP ST.)
- PLAN NO. 472 OF 1959, PLAN BOOK 3719, PAGE 50 (PLAN OF LOTS OFF WINTHROP ST.)
- PLAN NO. 2 OF 2004, PLAN BOOK 521 (EASEMENT PLAN OF LAND OFF WINTHROP ST.)
- PLAN NO. 97 & 98 OF 2012, PLAN BOOK 615 (PLAN OFF LAND PREPARED BY SCHOFIELD BROS. OF NEW ENGLAND, INC. FOR HENRY L. WICKETT OFF HOLLISTON ST., WINTROP ST. OHLSON CIR., HOWE ST. FAIRWAY LN.)
- PLAN BOOK 664, PAGE 66 (PARCEL A OFF OHLSON CIRCLE)
- PLAN BOOK 678, PAGE 24 (PARCEL B OFF OHLSON CIRCLE)

OPERATION AND MAINTENANCE SCHEDULE:

- CONSTRUCTION PERIOD OPERATION AND MAINTENANCE SCHEDULE

THE OPERATION AND MAINTENANCE (O&M) SCHEDULE DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE OWNER AND AS DESCRIBED IN THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED FOR THE PROJECT.
- POST-DEVELOPMENT OPERATION AND MAINTENANCE SCHEDULE
 - ONCE CONSTRUCTION IS COMPLETED, THE CONTRACTOR/OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF ROADWAYS, UTILITY INFRASTRUCTURE & STORMWATER SYSTEM UNTIL THE ROADWAY IS ACCEPTED, OR ONCE THE HOMEOWNERS ASSOCIATION (HOA) ASSUMES RESPONSIBILITY FOR MAINTENANCE. REFER TO THE LONG TERM STORMWATER OPERATION AND MAINTENANCE PLAN & POLLUTION PREVENTION PLAN PREPARED FOR THIS PROJECT FOR ADDITIONAL DETAILS.
 - TRASH AND RECYCLING FROM HOMES SHALL BE BY PRIVATE TRASH REMOVAL COMPANY CONTRACTED BY THE HOMEOWNERS ASSOCIATION.
- OPERATION AND MAINTENANCE OF SEWER LIFT STATIONS

SEWER LIFT STATIONS, FORCE MAINS AND CONNECTING MANHOLE TO THE GRAVITY SEWER MAIN SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/HOA IN PERPETUITY. ALL GRAVITY SEWERS SHALL BE MAINTAINED BY THE DEVELOPER/HOA UNTIL THE TOWN ACCEPTS THE ROADS.

WATER AND SEWER CONSTRUCTION NOTES:

- ALL CONSTRUCTION SHALL CONFORM TO TOWN OF MEDWAY WATER/SEWER DEPARTMENT RULES & REGULATIONS.
- SEWER MAINS AND MANHOLES SHALL BE CLEANED AND TESTED BEFORE ACCEPTANCE. SOIL, CONSTRUCTION DEBRIS, AND OTHER MATERIALS SHALL BE PREVENTED FROM ENTERING THE SYSTEM.
- WATER MAINS SHALL BE LOCATED A MINIMUM OF 10' HORIZONTALLY FROM SEWER MAINS, AND SHALL BE INSTALLED WITH A VERTICAL SEPARATION OF 18" ABOVE THE SEWER.
 - PROVIDE CONCRETE THRUST BLOCKS AT ALL BENDS, TEES AND HYDRANTS PER TOWN REGULATIONS
- IF THE 10' HORIZONTAL SEPARATION CANNOT BE MET, THEN THE WATER AND SEWER MUST BE LAID IN SEPARATE TRENCHES.
- IF A SEWER MUST CROSS ABOVE A WATER MAIN, THEN BOTH LINES SHALL BE DUCTILE IRON WITH MECHANICAL JOINTS AND SHALL BE ENCASED IN CONCRETE A DISTANCE OF 10' MINIMUM BEYOND THE CROSSING. BOTH LINES SHALL BE PRESSURE TESTED TO ENSURE WATER TIGHTNESS.
- IF A SEWER MUST CROSS ABOVE A WATER SERVICE, THEN THE SEWER MAIN SHALL BE DUCTILE IRON WITH MECHANICAL JOINTS, AND BOTH LINES SHALL BE ENCASED IN CONCRETE (OR INSTALLED WITHIN SCH 40 PVC SLEEVES) A DISTANCE OF 10' MINIMUM BEYOND THE CROSSING.

OWNER REFERENCES:

NOVUS HOMES LLC

DEED BOOK 32449, PG. 424
DEED BOOK 678, PG. 24 (PARCEL B)
A PORTION OF ASSESSORS MAP 14-020

SUSAN J. PAVLIK, NANCY P. RUSSELL, JAMES A. PAVLIK & THOMAS F. PAVLIK

DEED BOOK 24701, PG. 7
PLAN NO. 388 OF 1995, PLAN BOOK 431
ASSESSORS MAP 15-019

TIMBER CREST, LLC

DEED BOOK 35980, PG. 493
PLAN BOOK 664, PG. 66 (PARCEL A)
A PORTION OF ASSESSORS MAP 14-021

DEED BOOK 34358, PG. 264
PLAN NO. 1103 OF 1950, PL. BK. 2945, PG. 230
ASSESSORS MAP 9-051

DEED BOOK 32841, PG. 560
PLAN BOOK 636, PG. 75
ASSESSORS MAP 15-001

DEED BOOK 36615, PAGE 280
PARCEL ONE
PORTION OF PL. NO. 97 OF 2012, PL. BK. 615
ASSESSORS MAP 14-005
PARCEL TWO
PLAN NO. 229 OF 2003, PL. BK. 507 (PARCEL A)
ASSESSORS MAP 8-016
PARCEL THREE
ASSESSORS MAP 8-019
PARCEL FOUR
PLAN NO. 80 & 81 OF 1967, PL. BK. 222
ASSESSORS MAP 9-058
PARCEL FIVE
ASSESSORS MAP 8-020

APPLICANT:

TIMBER CREST, LLC
C/O MOUNIR TAYARA
135 MAIN STREET, SUITE 5
MEDWAY MA, 02053

DUST PREVENTION AND VEHICLE TRACKING:

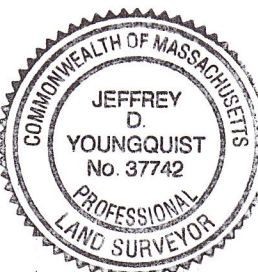
- SPRINKLING/IRRIGATION. MOISTENING THE GROUND SURFACE WITH WATER IS AN EFFECTIVE DUST CONTROL METHOD FOR HAUL ROADS AND OTHER TRAFFIC ROUTES.
- VEGETATIVE COVER. BY ESTABLISHING A VEGETATIVE COVER ON AREAS THAT WILL NOT SEE VEHICLE TRAFFIC, EXPOSED SOIL IS STABILIZED AND WIND VELOCITY AT GROUND LEVEL CAN BE REDUCED, THUS REDUCING THE POTENTIAL FOR DUST TO BECOME AIRBORNE.
- MULCH. MULCH AND STUMP GRINDINGS ARE A QUICK AND EFFECTIVE, BUT NOT PERMANENT, MEANS OF DUST CONTROL FOR NEWLY DISTURBED AREAS.
- WIND BREAKS. WIND BREAKS CAN BE TREES OR SHRUBS LEFT IN PLACE DURING SITE CLEARING OR CONSTRUCTED BARRIERS SUCH AS A WIND FENCE, SNOW FENCE, TARP CURTAIN, HAY BALE, CRATE WALL OR SEDIMENT WALL. THE BREAK REDUCES WIND VELOCITY, MINIMIZING AIRBORNE TRANSFER OF SOIL OFF SITE.
- TILLAGE. DEEP TILLAGE IN LARGE OPEN AREAS BRINGS SOIL CLOSD TO THE SURFACE WHERE THEY REST ON TOP OF DUST, PREVENTING IT FROM BECOMING AIRBORNE.
- STONE. STONE CAN BE AN EFFECTIVE DUST DETERRENT FOR CONSTRUCTION ROADS AND ENTRANCES OR AS A MULCH IN AREAS WHERE VEGETATION CANNOT BE ESTABLISHED.

GENERAL NOTES:

- PROPERTY LINES AND TOPOGRAPHY SHOWN HEREON IS BASED ON A FIELD SURVEY BY OUTBACK ENGINEERING INC. AS FOLLOWS:
 - WETLAND FLAG INFORMATION FOR PROJECT SITE COMPILED FROM SURVEY INFORMATION PROVIDED BY COLONIAL ENGINEERING, INC. OF MEDWAY, MA. AND BY OUTBACK ENGINEERING.
 - VERNAL POOL BOUNDARIES SHOWN ON THESE PLANS ARE BASED ON FLAGGING BY GODDARD CONSULTING AS SHOWN ON "POTENTIAL VERNAL POOLS" PLAN OF LAND BY COLONIAL ENGINEERING INC. REV. THROUGH MAY 8, 2017, APPROVED BY MEDWAY CONSERVATION COMMISSION PER LETTER FROM ECO-TEC INC DATED MAY 23, 2017.
 - TOPOGRAPHIC INFORMATION SHOWN HEREON WAS COMPILED FROM FIELD SURVEY BY OUTBACK ENGINEERING INC BETWEEN JUNE AND AUGUST 2017 AND SUPPLEMENTED WITH DATA PROVIDED BY COLONIAL ENGINEERING AND LIDAR DATA FROM MASS GIS, AND SURVEY OF 13 FAIRWAY LANE IN FEBRUARY 2018.
 - OFFSITE PROPERTY LINES, ROADS & HOUSES COMPILED FROM MASS GIS AND GOOGLE EARTH.
 - PROPERTY MAY BE SUBJECT TO A RIGHT OF WAY SHOWN ON PLAN REFERENCE 38. ACCESS TO BE REROUTED THROUGH ACCESS EASEMENTS AND ROADWAYS SHOWN HEREON.
- THE MAJORITY OF THE SITE IS WITHIN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) WITH A SMALL EASTERLY PORTION OF THE SITE IN OTHER FLOOD ZONE "X" (AREAS WITHIN THE 0.2% CHANCE FLOOD. AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM THE 1% ANNUAL CHANCE FLOOD) AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR MEDWAY, MA. (MAP NUMBER 25021C0141E, EFFECTIVE DATE OF JULY 17, 2012)
- SITE IS NOT LOCATED WITHIN A ZONE II OR IWPA GROUNDWATER RESOURCE PROTECTION AREA, OR A SURFACE WATER PROTECTION AREA OR AN OUTSTANDING RESOURCE WATER (O.R.W.) PER MASS GIS.
- THE SITE IS NOT LOCATED WITHIN A NATURAL HERITAGE AND ENDANGERED SPECIES PROGRAM (NHESP) PRIORITY HABITAT OF RARE SPECIES NOR WITHIN AN NHESP ESTIMATED HABITAT OF RARE WILDLIFE PER THE 2012 ONLINE MAPPING INFORMATION.
- THE SITE IS NOT LOCATED WITHIN AN AREA OF CRITICAL ENVIRONMENTAL CONCERN.
- ALL EXISTING UTILITY INFORMATION IS APPROXIMATE ONLY AND MAY NOT BE COMPLETE, COMPILED FROM DATA PROVIDED BY COLONIAL ENGINEERING, AS-BUILTS AND OTHER ROADWAY PLANS PROVIDED BY MEDWAY DEPARTMENT OF PUBLIC SERVICES, AND FIELD SURVEY BY OUTBACK ENGINEERING INC. CONTRACTORS SHALL NOTIFY DIGSAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO THE ONSET OF ANY CONSTRUCTION TO HAVE ALL EXISTING UTILITIES LOCATED AND CLEARLY MARKED.

FOR REGISTRY USE ONLY

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



12-5-19 J. D. Youngquist
DATE PROFESSIONAL LAND SURVEYOR

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

DATE:

MEDWAY ZONING BOARD OF APPEALS

THIS PLAN IS SUBJECT TO A COVENANT TO BE RECORDED HEREWITH

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

TOWN CLERK-TOWN OF MEDWAY

LEGEND & NOTES

TIMBER CREST
ESTATES
&
KINGSBURY VILLAGE
OFF
WINTHROP STREET,
OHLSON CIRCLE,
HOLLISTON STREET,
FAIRWAY LANE &
FERN PATH
IN
MEDWAY
MASSACHUSETTS

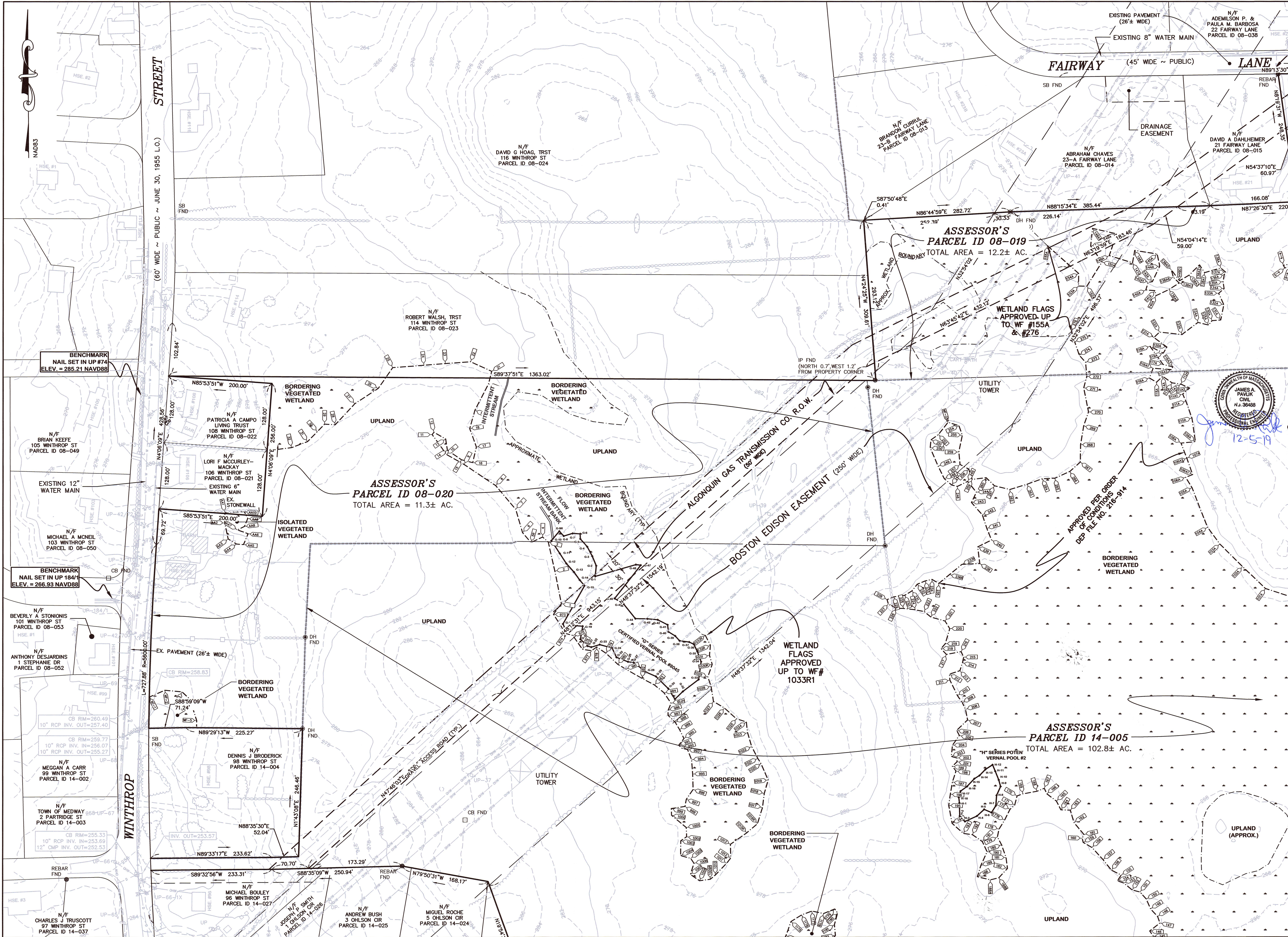


165 EAST GROVE STREET
MIDDLEBOROUGH, MA 02346
TEL: (508)-946-9231
FAX: (508)-947-8873
www.outback-eng.com

DATE: NOVEMBER 29, 2019

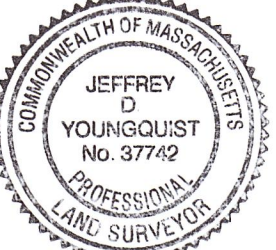
DRAWN BY: CJV CHECKED BY: JAP
SCALE: NTS SHEET 2 OF 61

OE-2765



FOR REGISTRY USE ONLY

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


12-5-19
DATE PROFESSIONAL LAND SURVEYOR

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

DATE: _____

MEDWAY ZONING BOARD OF APPEALS

THIS PLAN IS SUBJECT TO A COVENANT TO BE RECORDED HEREWITH

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

TOWN CLERK-TOWN OF MEDWAY

EXISTING CONDITIONS PLAN

TIMBER CREST ESTATES & KINGSBURY VILLAGE IN MEDWAY MASSACHUSETTS


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

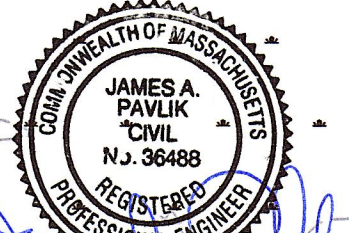
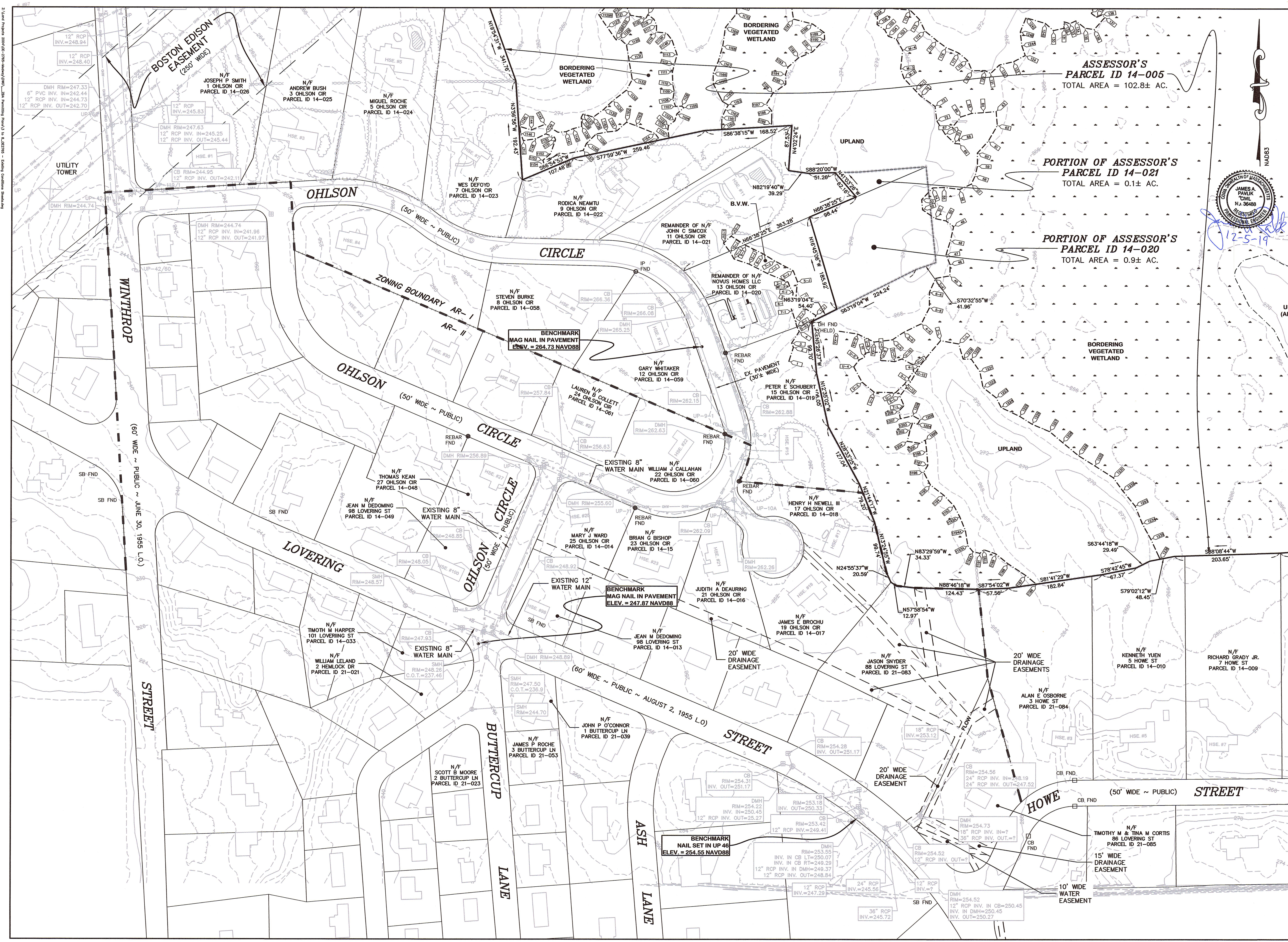
DATE: NOVEMBER 29, 2019

DRAWN BY: TMS CHECKED BY: JAP

SCALE: 1"=80' SHEET 4 OF 61

0' 80' 160' 240'

OE-2765



12-5-19

FOR REGISTRY USE ONLY

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

JEFFREY D. YOUNGQUIST
No. 37749
PROFESSIONAL LAND SURVEYOR

12-5-19

DATE PROFESSIONAL LAND SURVEYOR

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

DATE:

MEDWAY ZONING BOARD OF APPEALS

THIS PLAN IS SUBJECT TO A COVENANT TO BE RECORDED HEREWITH

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

TOWN CLERK—TOWN OF MEDWAY

EXISTING
CONDITIONS PLAN

TIMBER CREST
ESTATES
&
KINGSBURY VILLAGE
IN
MEDWAY
MASSACHUSETTS

Outback Engineering
Incorporated

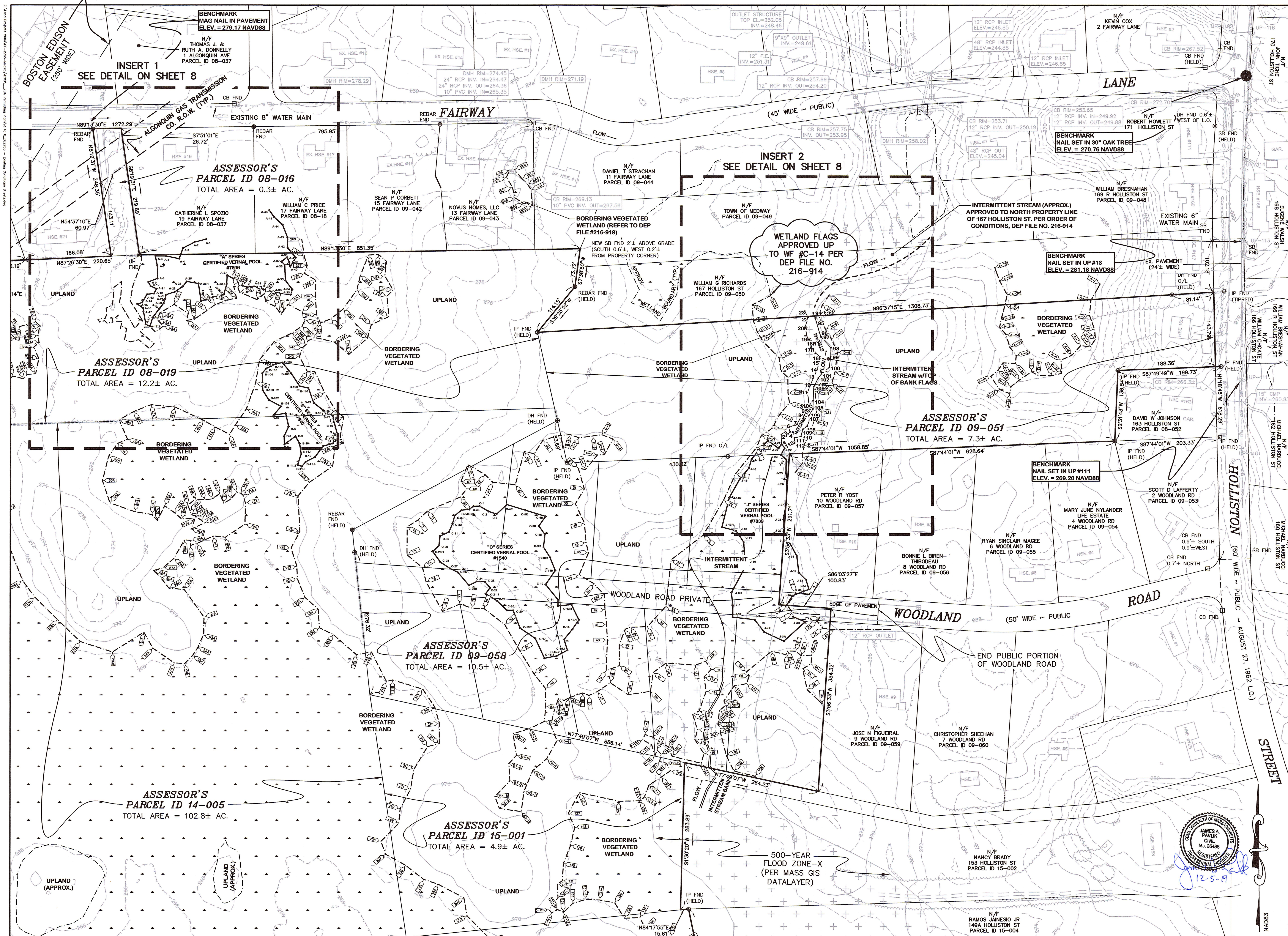
165 EAST GROVE STREET
MIDDLEBOROUGH, MA 02346
TEL: (508)-946-9231
FAX: (508)-947-8873
www.outback-eng.com

DATE: NOVEMBER 29, 2019

DRAWN BY: TMS	CHECKED BY: JAP
SCALE: 1"=80'	SHEET 5 OF 61

0' 80' 160' 240'

OE-2765



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PROFESSIONAL LAND SURVEYOR
No. 37792

12-5-19
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TOWN CLERK—TOWN OF MEDWAY

EXISTING CONDITIONS PLAN

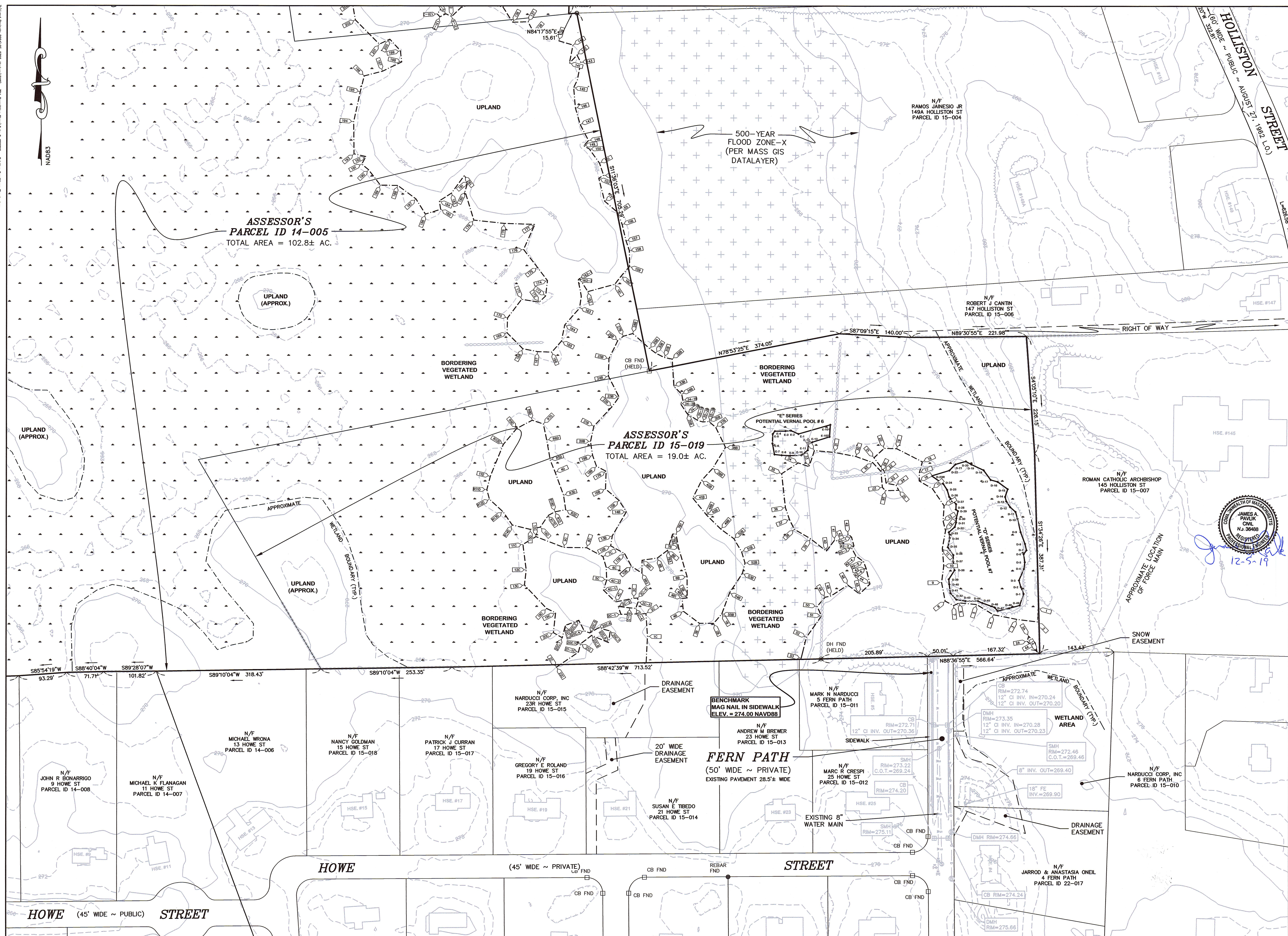
TIMBER CREST ESTATES & KINGSBURY VILLAGE IN MEDWAY MASSACHUSETTS

Outback Engineering Incorporated

165 EAST GROVE STREET
MIDDLEBOROUGH, MA 02346
TEL: (508)-946-9231
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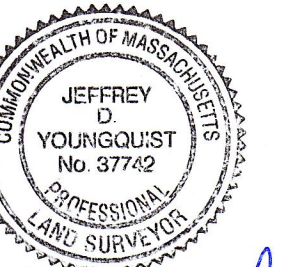
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SCALE: 1"=80' SHEET 6 OF 61
0' 80' 160' 240'

OE-2765



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12-5-19
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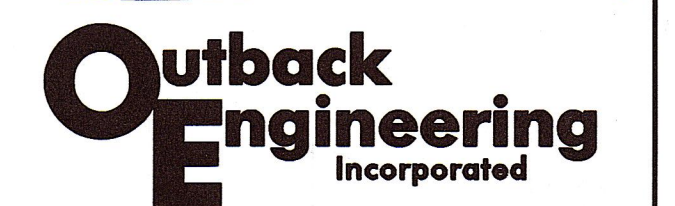
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TOWN CLERK—TOWN OF MEDWAY

EXISTING CONDITIONS
PLAN

*TIMBER CREST
ESTATES &
KINGSBURY VILLAGE
IN
MEDWAY
MASSACHUSETTS*



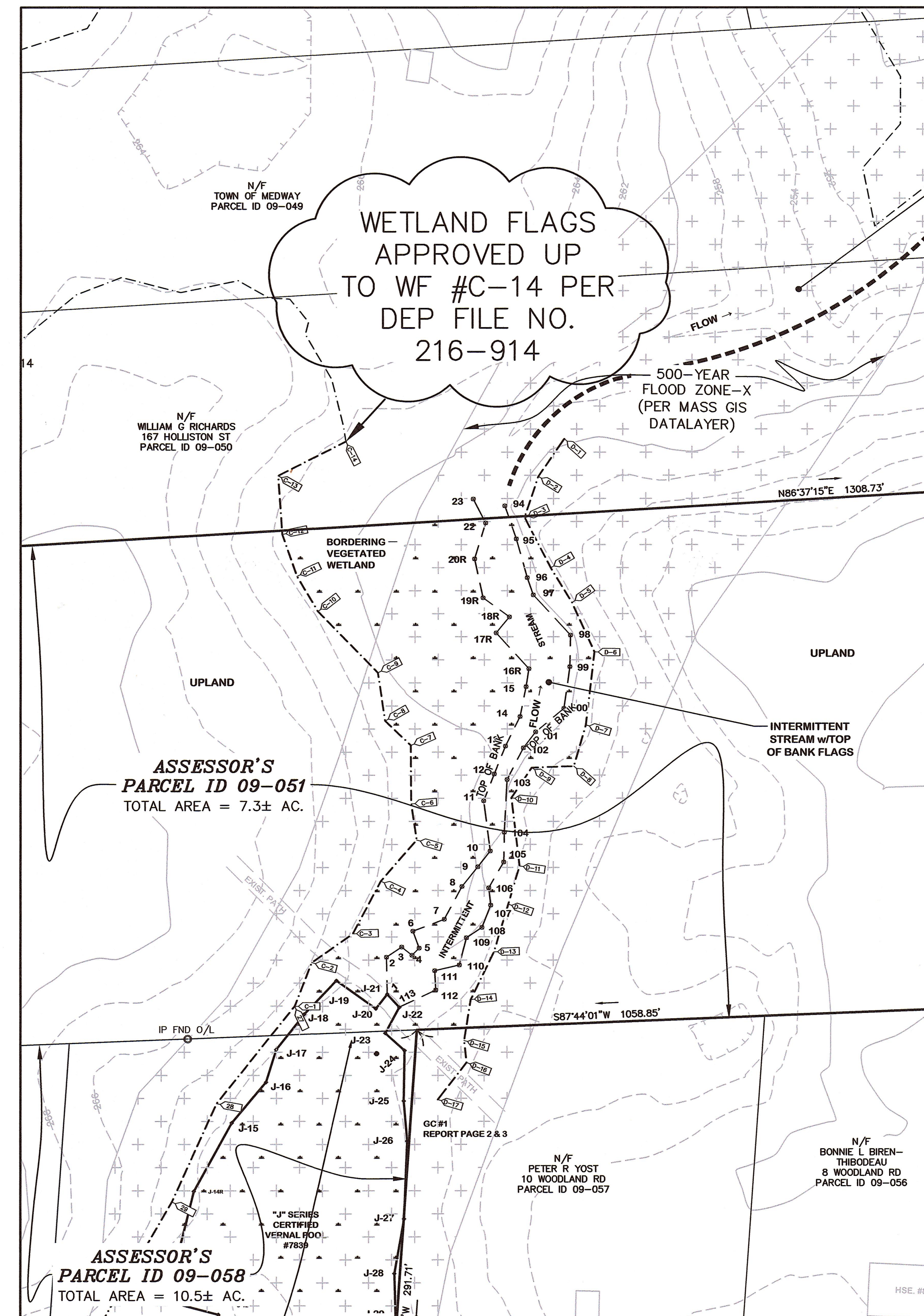
165 EAST GROVE STREET
MIDDLEBOROUGH, MA 02346
TEL: (508)-946-9231
FAX: (508)-947-8873
www.outback-eng.com

DATE: NOVEMBER 29, 2019

DRAWN BY: TMS	CHECKED BY: JAP
SCALE: 1"=80'	SHEET 7 OF 61

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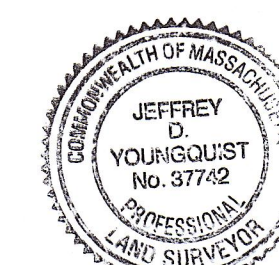
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12-5-19
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TOWN CLERK—TOWN OF MEDWAY

INDEX FOR PROPOSED
SUBDIVISION GRADING,
UTILITY, AND LAYOUT
& MATERIALS PLANS

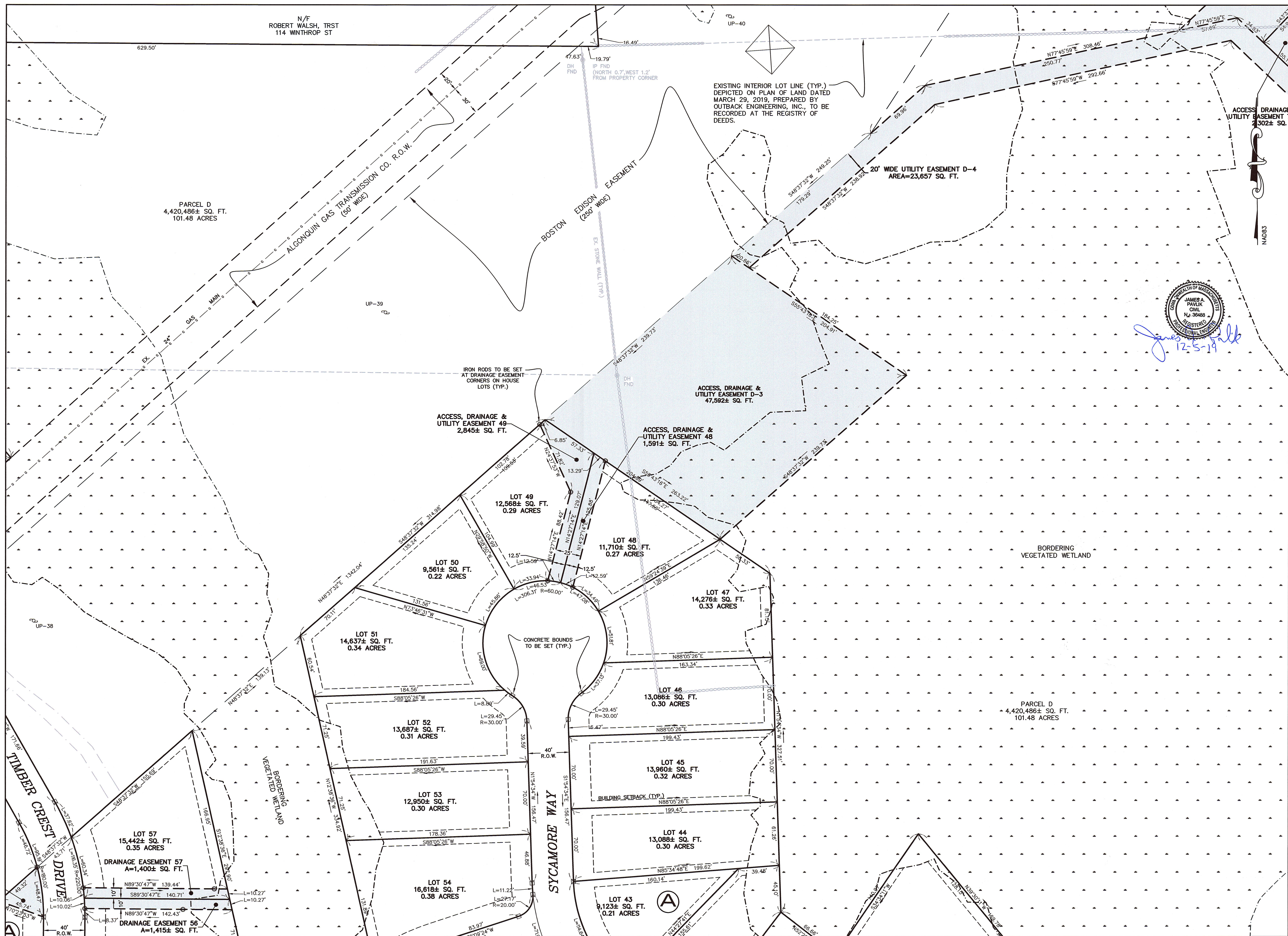
*TIMBER CREST
ESTATES &
KINGSBURY VILLAGE
OFF
WINTHROP STREET,
OHLSON CIRCLE,
HOLLISTON STREET,
FAIRWAY LANE & FERN
PATH
IN
MEDWAY
MASSACHUSETTS*

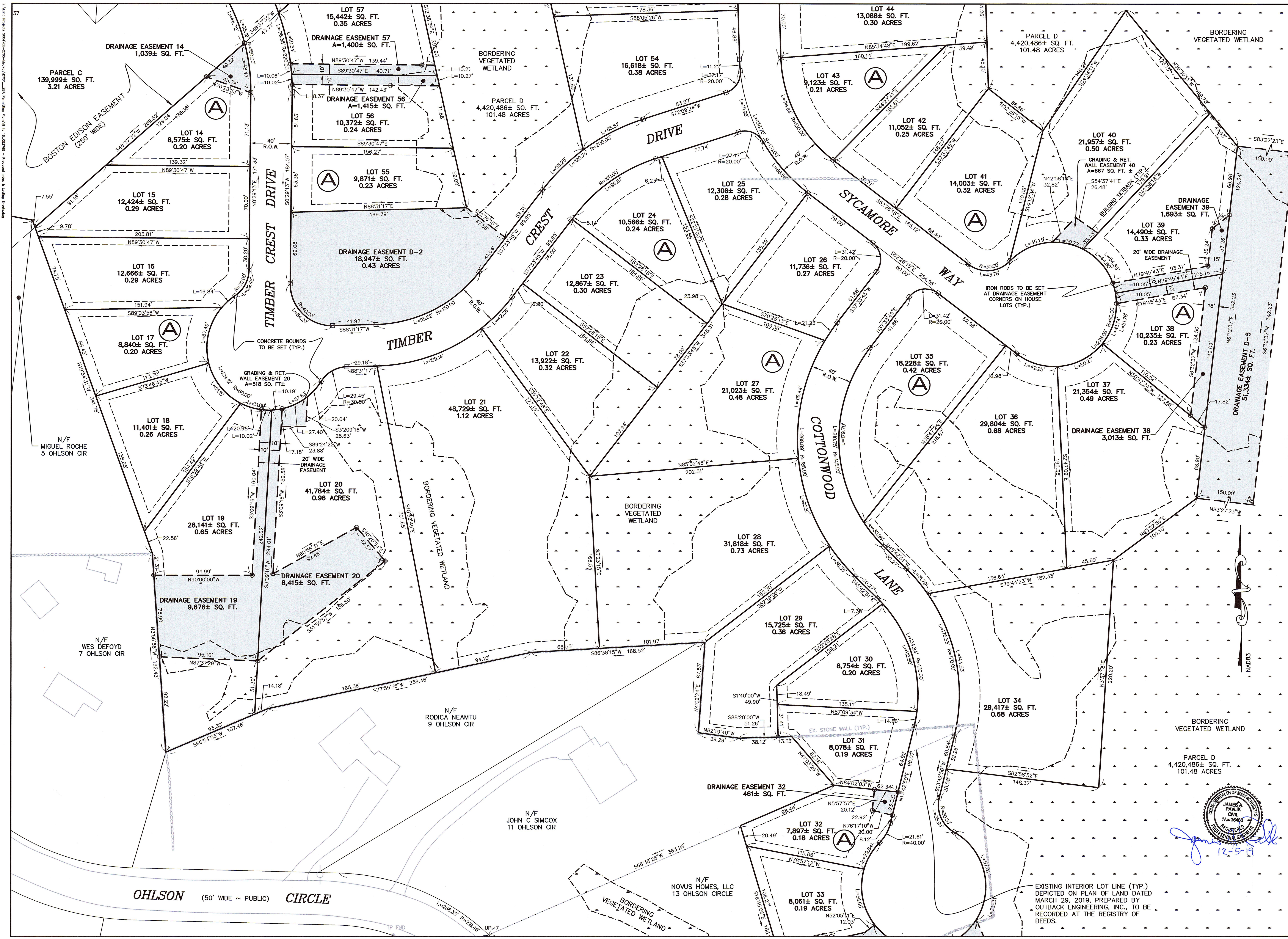


165 EAST GROVE STREET
MIDDLEBOROUGH, MA 02346
TEL: (508)-946-9231
FAX: (508)-947-8873
www.outback-eng.com

DATE: NOVEMBER 29, 2019	
DRAWN BY: CJV/TMS	CHECKED BY: JAP/PJE
SCALE: 1"=150'	SHEET 9 OF 61
0' 150' 300' 450'	

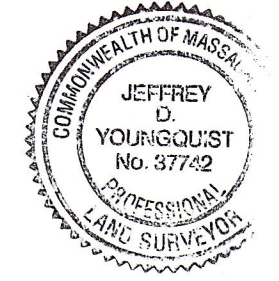
OE-2765





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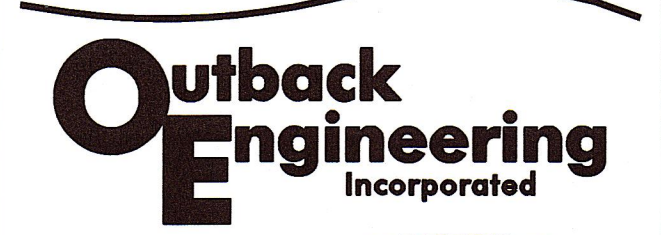
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TOWN CLERK-TOWN OF MEDWAY

LOT LAYOUT PLAN
SUBDIVISION
"TIMBER CREST
ESTATES"
IN
MEDWAY
MASSACHUSETTS

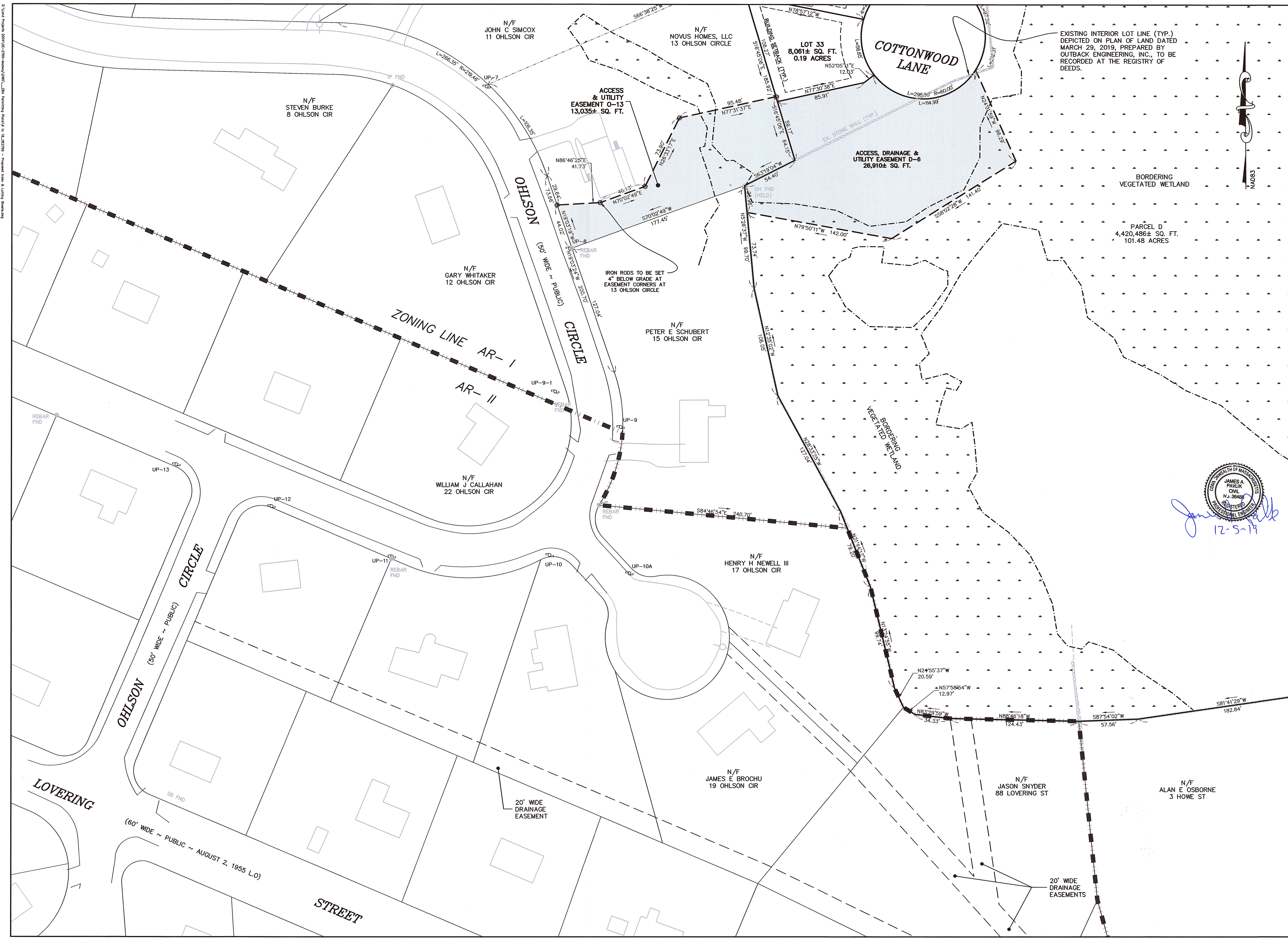


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TEL: (508)-946-9231
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DATE: NOVEMBER 29, 2019
DRAWN BY: CJV/TMS CHECKED BY: JAP/PJB
SCALE: 1"=40' SHEET 12 OF 61

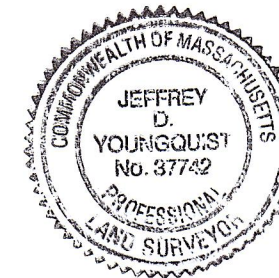
0' 40' 80' 120'
OE-2765

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



FOR REGISTRY USE ONLY

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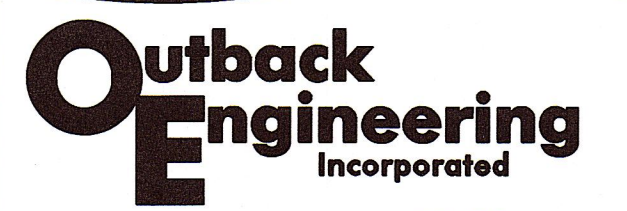
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IN
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