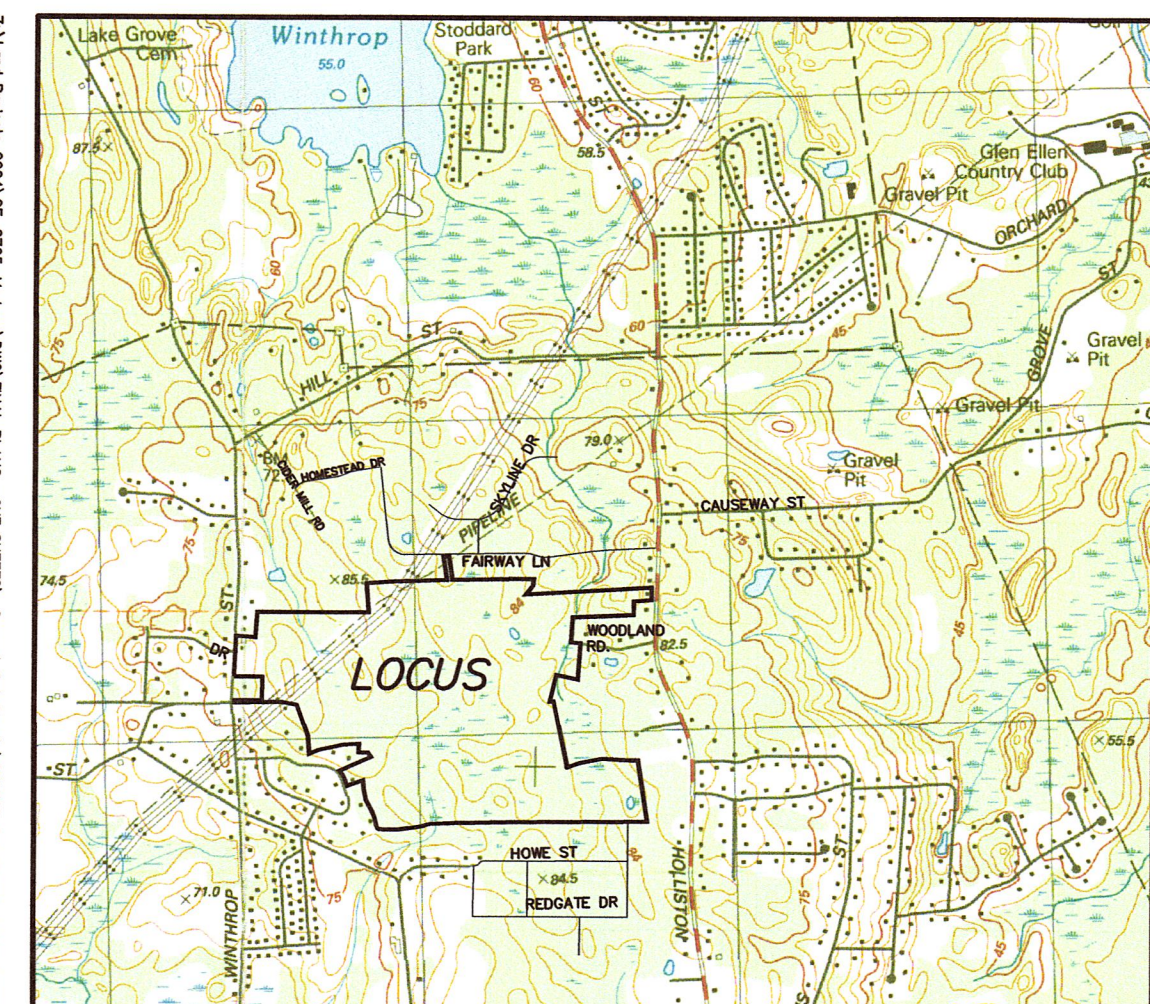




LOCUS MAP
SCALE: 1"=2000'
GENERAL NOTES

- 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
- 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.
- WHERE PROPOSED BUILDINGS ARE SHOWN ON THESE PLANS, THEY ARE FOR REFERENCE ONLY. NO HOME CONSTRUCTION IS INCLUDED IN THE WORK PROPOSED UNDER THIS SUBMITTAL.

PROJECT LOT COVERAGE			
	WEST SIDE SUBDIVISION	EAST SIDE SUBDIVISION	TOTAL
# OF HOMES	70	66	136
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	984,229 ft ² = 22.59 ac	654,100 ft ² = 15.02 ac	37.61 ac
EXISTING GAS & ELECTRIC EASEMENT AREA	-	-	12.29 ac
UPLAND AREA	-	-	83.65 ac
WETLAND AREA	-	-	85.60 ac
OPEN SPACE AREA	-	-	112.65 ac

NOTE:
* DOES NOT INCLUDE EMERG. ACCESS ROADS, OR COMMON DRIVEWAY TO LOTS 71-74.
** DOES NOT INCLUDE EM. ACCESS ROAD ON 13 FAIRWAY LANE (4274 S.F.)

TOTAL PROJECT AREA = 169.25 ac (DOES NOT INCLUDE 13 FAIRWAY LANE)
TOTAL IMPERVIOUS COVERAGE = 5.79 ac + 6.59 ac + 2.26 ac
169.25 ac X 100% = 8.65%

"TIMBER CREST ESTATES"

A PROPOSED RESIDENTIAL DEVELOPMENT IN MEDWAY, MASSACHUSETTS

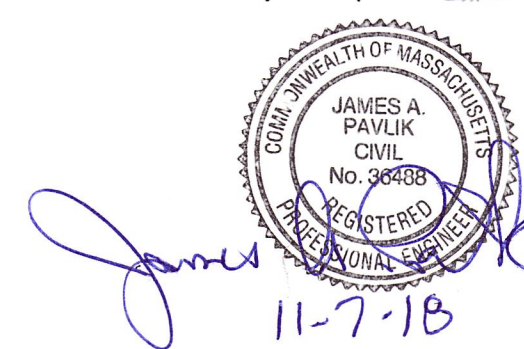
ZONING				
AGRICULTURAL & RESIDENTIAL DISTRICTS				
	AR-I	AR-II	WEST SIDE	EAST SIDE
LOT AREA	44,000 S.F.	22,500 S.F.	7,500 S.F.	5,000 S.F.
UPLAND AREA	22,000 S.F.	11,250 S.F.	7,000 S.F.	4,000 S.F.
LOT FRONTAGE	180 FEET	150 FEET	50 FEET*	50 FEET*
MIN. FRONTYARD SETBACK	35 FEET	35 FEET	20 FEET	20 FEET
MIN. SIDEYARD SETBACK	15 FEET	15 FEET	7 FEET	7 FEET
MIN. REARYARD SETBACK	15 FEET	15 FEET	10 FEET	10 FEET
SHAPE FACTOR (P ² /A)	22.0	22.0	22.0	22.0

* EXCEPT LOTS 19, 48-50, 71-74, 117, AND 146-147 HAVE 25' MIN. (SEE LOTTING SHEETS FOR EXACT FRONTAGES)



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 59,840 GAL/YR.)

NOTE:
ALL LOT GRADING, HOUSES, AND DRIVEWAYS SHOWN ON THE PLAN ARE PRELIMINARY, SUBJECT TO FINAL DESIGN AND APPROVAL BY BUILDING INSPECTOR AND CONSERVATION COMMISSION WHERE APPLICABLE.



REVISIONS		
NO.	DATE	DESCRIPTION

INDEX	
SHEET	DESCRIPTION
1	COVER SHEET
2	LEGEND & NOTES
3	EXISTING CONDITIONS INDEX
4-8	EXISTING CONDITIONS
9	INDEX SHEET FOR PROPOSED LAYOUT
10-13	WEST SIDE SUBDIVISION LOT LAYOUT
14-18	EAST SIDE SUBDIVISION LOT LAYOUT
19-22	WEST SIDE GRADING & DRAINAGE PLANS
23-27	EAST SIDE GRADING & DRAINAGE PLANS
28-40	PLAN AND PROFILES
41-50	DETAILS SHEETS

OWNERS
WICKETT DEVELOPMENT COMPANY, INC.
38746 CLINTON AVENUE, DADE CITY, FL 33525
DD. BK. 13071, PAGE 203
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ASSESSORS PARCEL ID 14-005

NOVUS HOMES LLC
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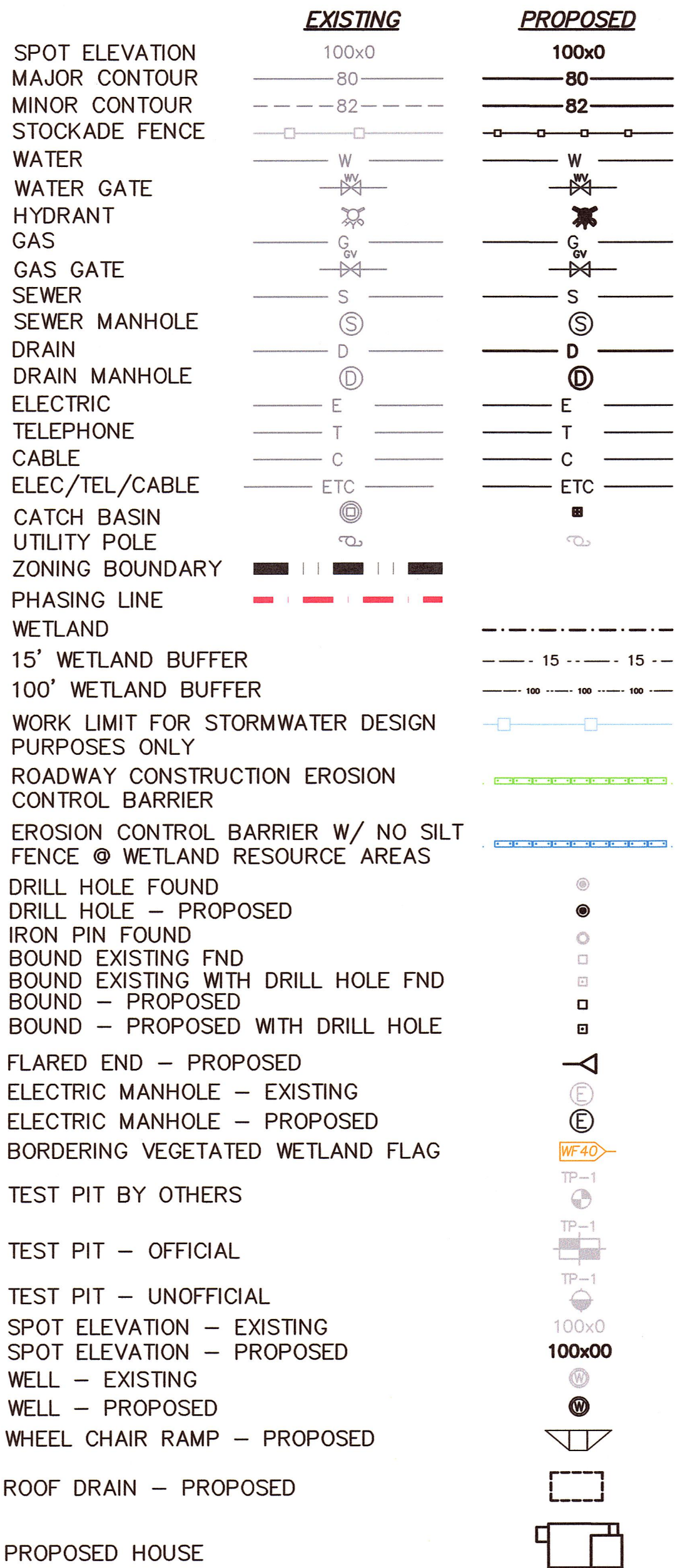
**FINAL SUBMITTAL
CONSERVATION
PERMITTING PLANS
"TIMBER CREST
ESTATES"**
OFF
WINTHROP STREET,
OHLSON CIRCLE,
HOLLISTON STREET,
FAIRWAY LANE &
FERN PATH
IN
MEDWAY
MASSACHUSETTS



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

DATE: NOVEMBER 6, 2018
DRAWN BY: CJV CHECKED BY: JAP
SCALE: 1"=200' SHEET 1 OF 50
0' 200' 400' 600'
OE-2765

LEGEND



WATER AND SEWER NOTES:

- ALL CONSTRUCTION SHALL CONFORM TO TOWN OF MEDWAY WATER/SEWER DEPARTMENT RULES & REGULATIONS.
- SEWER MAINS 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.
- IF THE 10' HORIZONTAL SEPARATION CANNOT BE MET, THEN THE WATER AND SEWER MUST BE LAID IN SEPERATE 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.

NOTE:
ALL LOT GRADING, HOUSES, AND DRIVEWAYS SHOWN ON THE PLAN ARE PRELIMINARY, SUBJECT TO FINAL DESIGN AND APPROVAL BY BUILDING INSPECTOR AND CONSERVATION COMMISSION WHERE APPLICABLE.

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.)

OPERATION AND MAINTENANCE SCHEDULE:

A) 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.

B) POST-DEVELOPMENT OPERATION AND MAINTENANCE SCHEDULE

ONCE CONSTRUCTION IS COMPLETED, THE CONTRACTOR/OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF ROADWAYS & STORMWATER SYSTEM UNTIL THE ROADWAY IS ACCEPTED, OR ONCE THE HOMEOWNERS ASSOCIATION ASSUMES RESPONSIBILITY FOR MAINTENANCE. REFER TO THE LONG TERM STORMWATER OPERATION AND MAINTENANCE PLAN & POLLUTION PREVENTION PLAN PREPARED FOR THIS PROJECT FOR ADDITIONAL DETAILS.

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 IS 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 CLODS 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.

REVISIONS

NO.	DATE	DESCRIPTION

OWNERS

WICKETT DEVELOPMENT COMPANY, INC.
38746 CLINTON AVENUE DADE CITY, FL 33525
DD. BK. 13071, PAGE 203
PL. NO. 229 OF 2003, PL. BK. 507 (PARCEL A)
ASSESSORS PARCEL ID 8-016
DD. BK. 22145, PG. 113 (LOTS 8, 10, 12 & 14)
DD. BK. 22145, PG. 114 (LOTS 7, 9, 11, 13 & 15)
PLAN NO. 80 & 81 OF 1967, PL. BK. 222
ASSESSORS PARCEL ID 9-058

HENRY L. WICKETT
38746 CLINTON AVENUE, DADE CITY, FL 33525
DD. BK 9742, PG. 202
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ASSESSORS PARCEL ID 8-020

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38746 CLINTON AVENUE DADE CITY, FL 33525
DD. BK. 6607, PG. 537
PORTION OF PL. NO. 97 OF 2012, PL. BK. 615
ASSESSORS PARCEL ID 14-005

NOVUS HOMES LLC
135 MAIN STREET, SUITE 5, MEDWAY MA, 02053
DD. BK. 32449, PG. 424
PL. NO. 666-C OF 9 OF 1972, PL. BK. 232 (LOT 214)
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FINAL SUBMITTAL
LEGENDS & NOTES
"TIMBER CREST
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OFF
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HOLLISTON STREET,
FAIRWAY LANE &
FERN PATH
IN
MEDWAY
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Outback
Engineering
Incorporated

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DATE: NOVEMBER 6, 2018
DRAWN BY: CJV CHECKED BY: JAP
SCALE: NTS SHEET 2 OF 50

OE-2765

Z:\land Projects\2018\02-2718-Medway\DWG\PLANS - OUT SHEETS\Current\01 Sheet\02718 Out Sheet-03 (S-3) REV 12.18.dwg



REVISIONS		
NO.	DATE	DESCRIPTION

11-7-18

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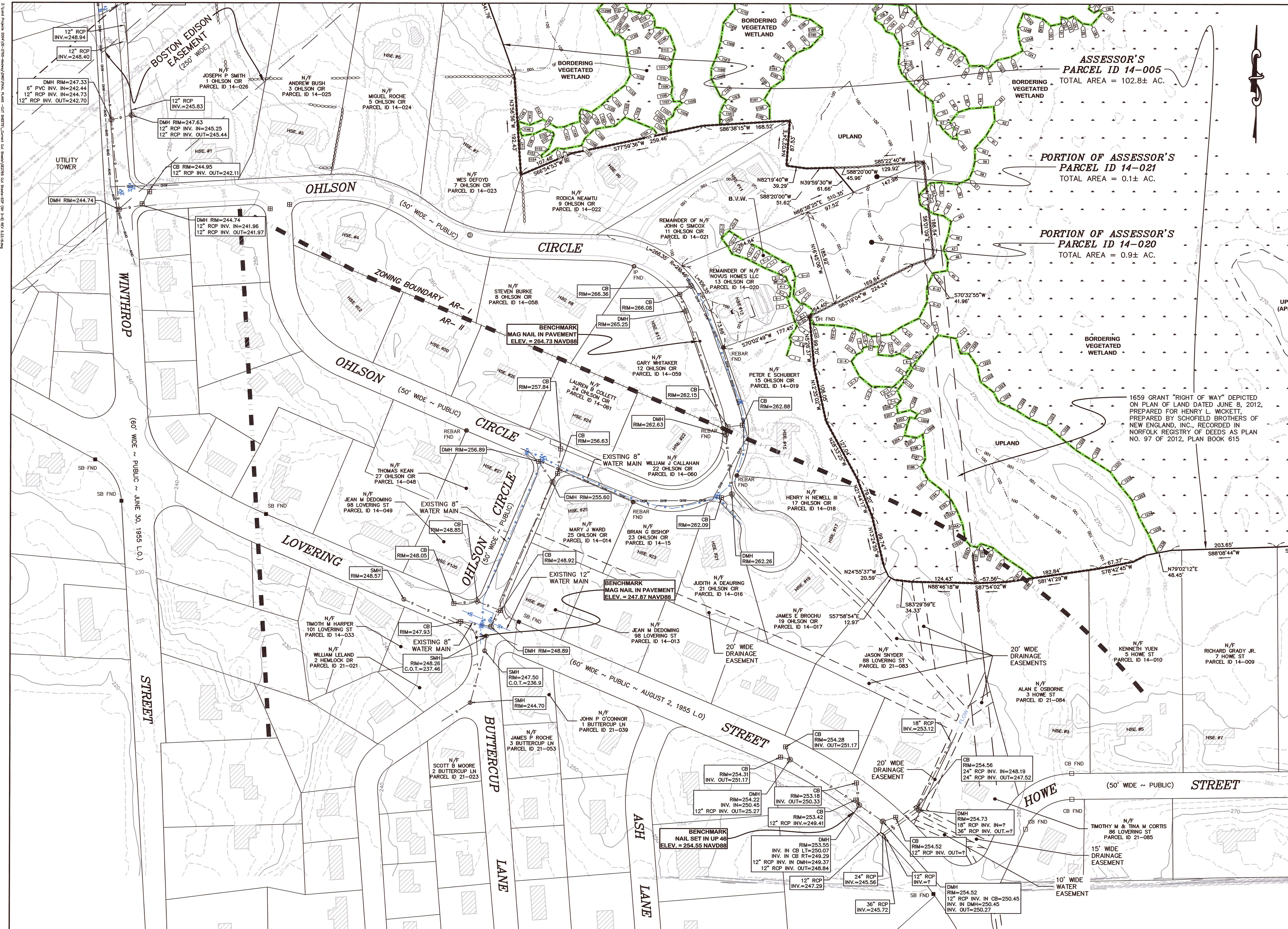
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0' 200' 400' 600'	

OE-2765

[illegible]



NO. DATE DESCRIPTION

PAUL J. BABINEAU
No. 45915
REGISTERED
PROFESSIONAL LAND SURVEYOR

11-7-18

OWNERS

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PORTION OF PL. NO. 97 OF 2012, PL. BK. 615
ASSESSORS PARCEL ID 14-005

NOVUS HOMES LLC
135 MAIN STREET, SUITE 5, MEDWAY MA, 02053
DD. BK. 32449, PG. 424
PL. NO. 666-C OF 9 OF 1972, PL. BK. 232 (LOT 214)
A PORTION OF ASSESSORS PARCEL ID 14-020

TIMBER CREST ESTATES LLC
C/O MOUNIR TAYARA
135 MAIN STREET, SUITE 5, MEDWAY MA 02053
DD. BK. 34358, PG. 264
PL. NO. 1103 OF 1950, PL. BK. 2945, PG. 230
ASSESSORS PARCEL ID 9-051
DD. BK. 32841, PG. 56
PL. NO. 75 OF 2015, PL. BK. 636
ASSESSORS PARCEL ID 15-001

SUSAN J. PAVLIK, NANCY P. RUSSELL, JAMES A. PAVLIK & THOMAS F. PAVLIK
19 CENTER STREET MEDWAY, MA 02053
DD. BK. 24701, PG. 7
PL. NO. 388 OF 1995, PL. BK. 431
ASSESSORS PARCEL ID 15-019

JOHN C. SIMCOX & KATHLEEN R. SIMCOX, TRUSTEES OF THE SIMCOX FAMILY TRUST
11 OHLSON CIRCLE, MEDWAY, MA 02053
DD. BK. 28614, PG. 283
PL. NO. 666-A OF 9 OF 1972, PL. BK. 232 (LOT 213)
A PORTION OF ASSESSORS PARCEL ID 14-021

APPLICANT

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

FINAL SUBMITTAL
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"TIMBER CREST
ESTATES"
OFF
WINTHROP STREET,
OHLSON CIRCLE,
FAIRWAY LANE &
FERN PATH
IN
MEDWAY
MASSACHUSETTS

Outback
Engineering
Incorporated

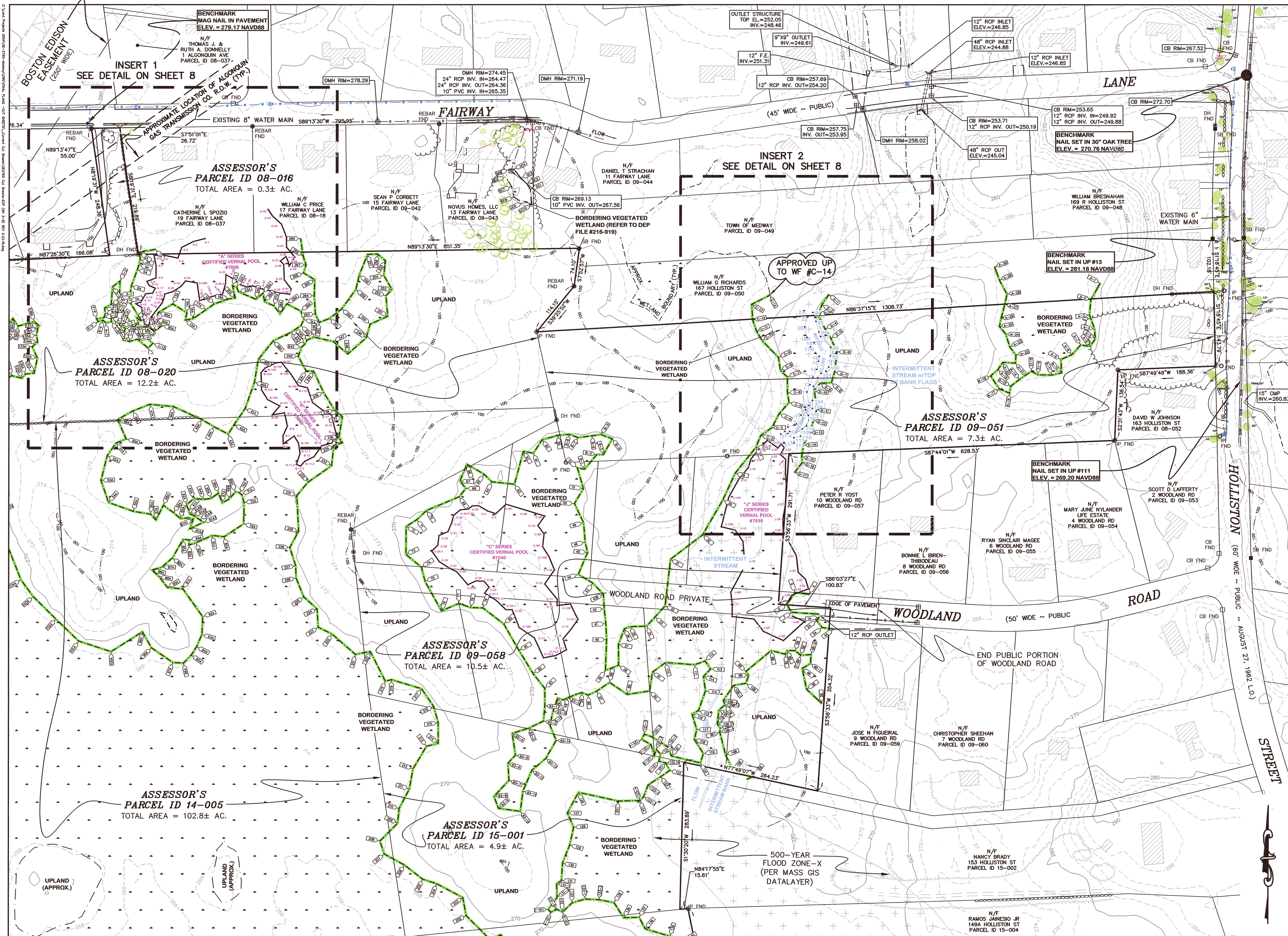
165 EAST GROVE STREET
MIDDLEBOROUGH, MA 02346
TEL: (508)-946-9231
FAX: (508)-947-8873
www.outback-eng.com

DATE: NOVEMBER 6, 2018
DRAWN BY: TMS
CHECKED BY: JAP

SCALE: 1"=80'
SHEET 5 OF 50

0' 80' 160' 240'

OE-2765



REVISIONS		
NO.	DATE	DESCRIPTION

OWNERS
WICKETT DEVELOPMENT COMPANY, INC.
38746 CLINTON AVENUE DADE CITY, FL 33525
DD. BK. 13071, PAGE 203
PL. NO. 229 OF 2003, PL. BK. 507 (PARCEL A)
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DD. BK. 22145, PG. 114 (LOTS 7, 9, 11, 13 & 15)
PLAN NO. 80 & 81 OF 1967, PL. BK. 222
ASSESSORS PARCEL ID 9-058

HENRY L. WICKETT
38746 CLINTON AVENUE, DADE CITY, FL 33525
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ASSESSORS PARCEL ID 8-019
DD. BK. 32754, PAGE 383
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OE-2765

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117-18

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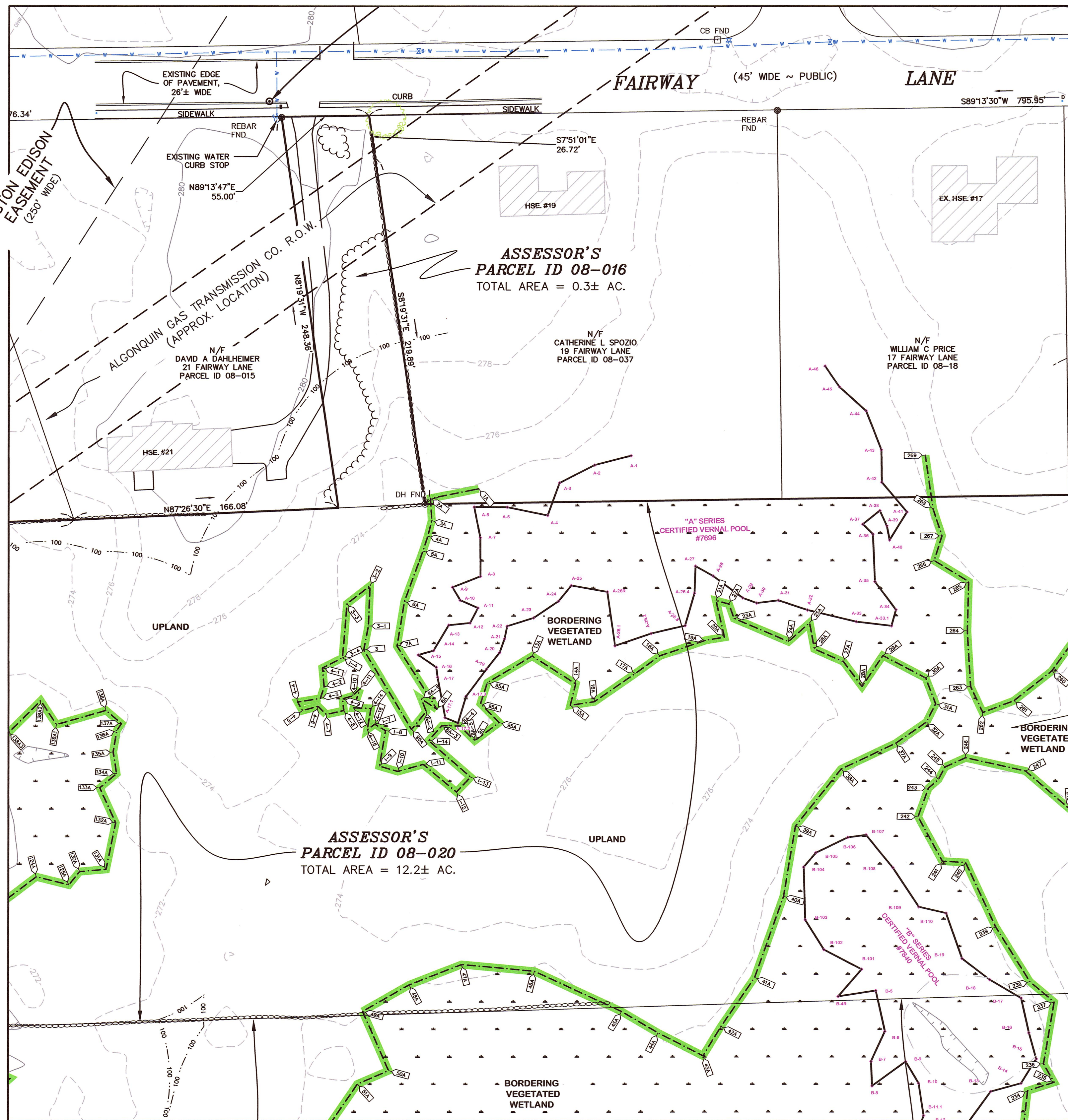
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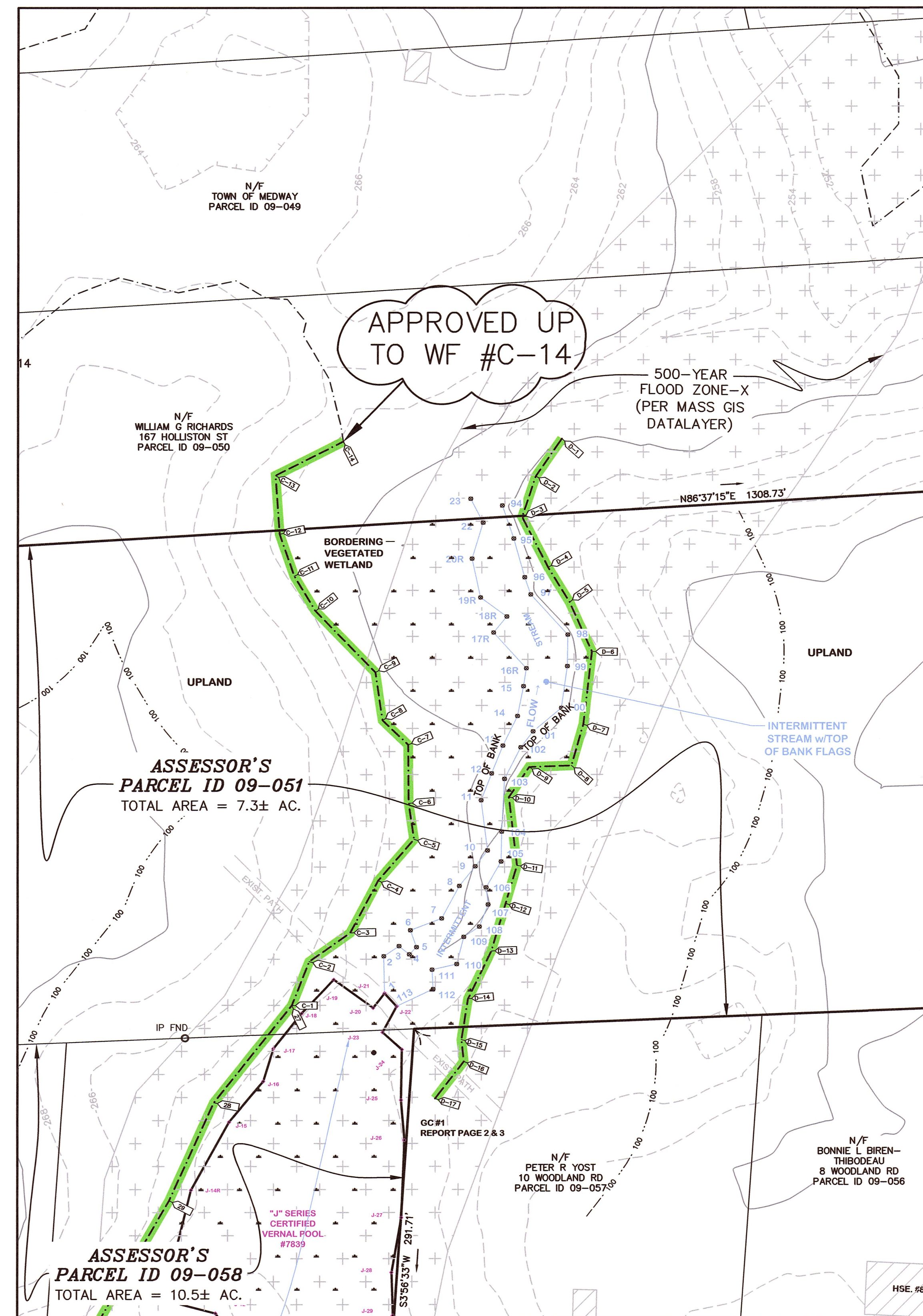
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INSERT 1
SCALE = 1"=40'



INSERT 2
SCALE = 1"=40'



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OE-2765

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APPLICANT

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

**FINAL SUBMITTAL
INDEX SHEET
PROPOSED
"TIMBER CREST
ESTATES"**

OFF
WINTHROP STREET,
OHLSON CIRCLE,
HOLLISTON STREET,
FAIRWAY LANE &
FERN PATH
IN
MEDWAY
MASSACHUSETTS

**Outback
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DRAWN BY: CJV CHECKED BY: JAP

SCALE: 1"=150' SHEET 9 OF 50

0' 150' 300' 450'

OE-2765

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214)
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TIMBER CREST ESTATES LLC

C/O MONIUR TAYARA
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*FINAL SUBMITTAL
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0' 40' 80' 120'

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1659 GRANT "RIGHT OF WAY" DEPICTED -
ON PLAN OF LAND DATED JUNE 8, 2012,
PREPARED FOR HENRY L. WICKETT,
PREPARED BY SCHOFIELD BROTHERS OF
NEW ENGLAND, INC., RECORDED IN
NORFOLK REGISTRY OF DEEDS AS PLAN
NO. 97 OF 2012, PLAN BOOK 615

ALGONQUIN GAS TRANSMISSION CO. R.O.W.

BOSTON EDISON
EASEMENT

PROPOSED DRAINAGE & UTILITIES EASEMENT

OPEN SPACE PARCEL D
4,420,812 S.F.
101.49 AC

BORDERING
VEGETATED
WETLANDS

ROAD C

BORDERING
VEGETATED
WETLANDS

LOT : 57
15443.45 SQ FT
0.35 ACRES

BUILDING SETBACK LINE (TYP)

LOT : 53
12778.84 SQ FT
0.29 ACRES

LOT : 54
16120.43 SQ FT
0.37 ACRES

LOT : 56
10371.84 SQ. FT.

CONCRETE BOUNDS
(TO BE SET (TYP.))

ROAD D

40'
R.O.W.

LOT : 43
9004.86 SQ FT

20' WIDE
UTILITY EASEMENT

[illegible]

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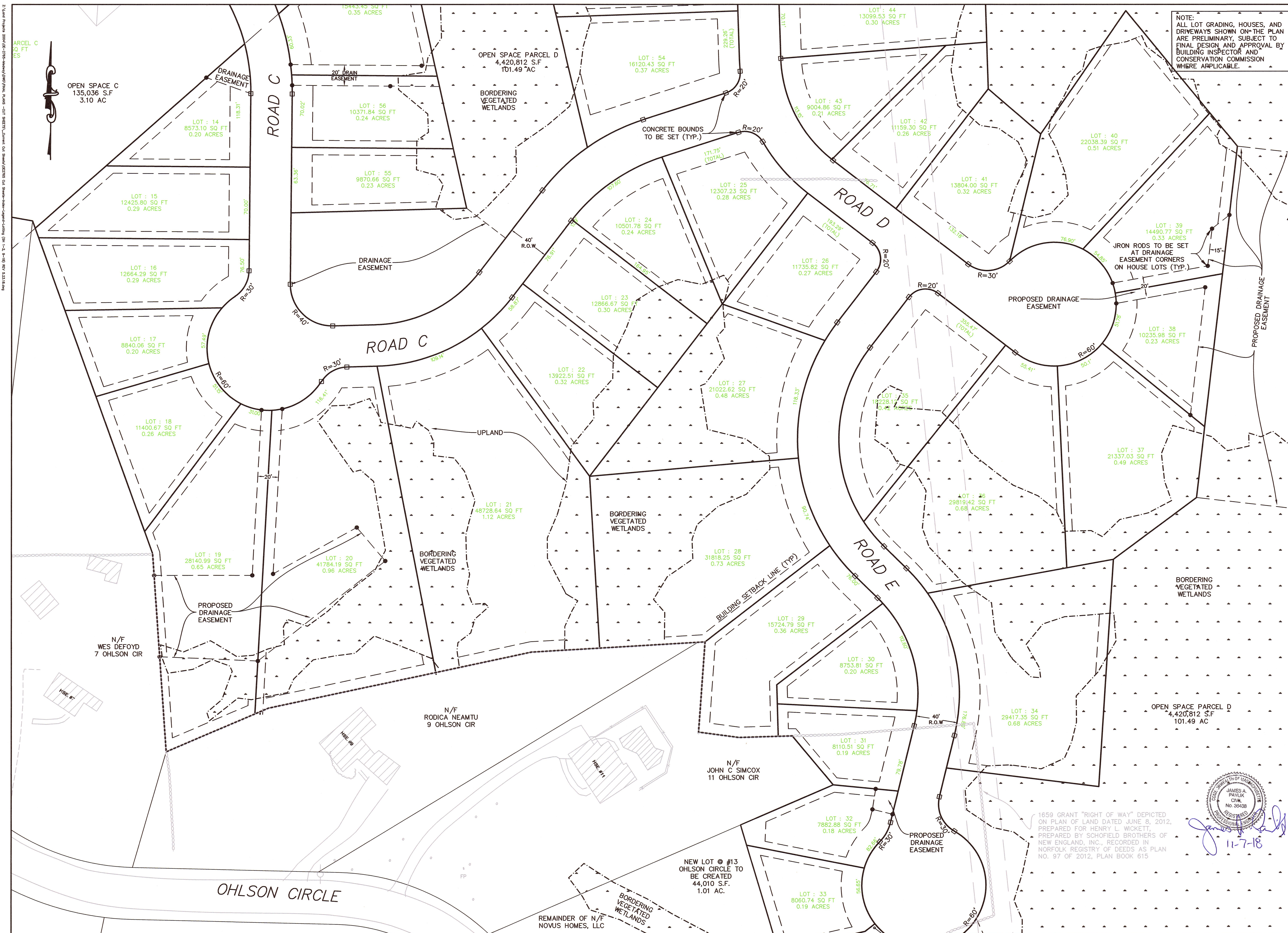
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DD. BK. 32754, PAGE 363
ASSESSORS PARCEL ID 8-020

HENRY L. WICKETT & HENRY L. WICKETT JR.
38746 CLINTON AVENUE DADE CITY, FL 33525
DD. BK. 6607, PG. 537
PORTION OF PL. NO. 97 OF 2012, PL. BK. 615
ASSESSORS PARCEL ID 14-005

NOVUS HOMES LLC
135 MAIN STREET, SUITE 5, MEDWAY MA, 02053
DD. BK. 32449, PG. 424
PL. NO. 666-C OF 9 OF 1972, PL. BK. 232 (LOT
214)
A PORTION OF ASSESSORS PARCEL ID 14-020

TIMBER CREST ESTATES LLC
C/O MOUNIR TAYARA
135 MAIN STREET, SUITE 5, MEDWAY MA 02053
DD. BK. 34358, PG. 264
PL. NO. 1103 OF 1950, PL. BK. 2945, PG. 230
ASSESSORS PARCEL ID 9-051
DD. BK. 32841, PG. 560
PL. NO. 75 OF 2015, PL. BK. 636
ASSESSORS PARCEL ID 15-001

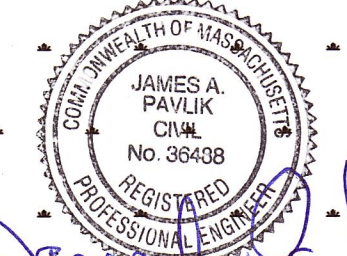
SUSAN J. PAVLIK, NANCY P RUSSELL, JAMES A.
PAVLIK & THOMAS F. PAVLIK
19 CENTER STREET MEDWAY, MA 02053
DD. BK. 24701, PG. 7
PL. NO. 388 OF 1995, PL. BK. 431
ASSESSORS PARCEL ID 15-019

JOHN C. SIMCOX & KATHLEEN R. SIMCOX,
TRUSTEES OF THE SIMCOX FAMILY TRUST
11 OHLSON CIRCLE, MEDWAY, MA 02053
DD. BK. 29614, PG. 283
PL. NO. 666-A OF 9 OF 1972, PL. BK. 232 (LOT
213)
A PORTION OF ASSESSORS PARCEL ID 14-021

APPLICANT

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

FINAL SUBMITTAL
LOT LAYOUT SHEET
WEST SIDE
SUBDIVISION
"TIMBER CREST
ESTATES"
OFF
WINTHROP STREET,
OHLSON CIRCLE,
HOLLISTON STREET,
FAIRWAY LANE &
FERN PATH
IN
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165 EAST GROVE STREET
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OWNERS

WICKETT DEVELOPMENT COMPANY, INC.
38746 CLINTON AVENUE DADE CITY, FL 33525
DD. BK. 13071, PAGE 203
PL. NO. 229 OF 2003, PL. BK. 507 (PARCEL A)
ASSESSORS PARCEL ID 8-016
DD. BK. 22145, PG. 113 (LOTS 8, 10, 12 & 14)
DD. BK. 22145, PG. 114 (LOTS 7, 9, 11, 13 & 15)
PLAN NO. 80 & 81 OF 1987, PL. BK. 222
ASSESSORS PARCEL ID 9-058

HENRY L. WICKETT
38746 CLINTON AVENUE, DADE CITY, FL 33525
DD. BK. 9742, PG. 202
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DD. BK. 29614, PG. 283
PL. NO. 666-A OF 9 OF 1972, PL. BK. 232 (LOT
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A PORTION OF ASSESSORS PARCEL ID 14-021

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

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SCALE: 1"=40'	SHEET 13 OF 50

0' 40' 80' 120'

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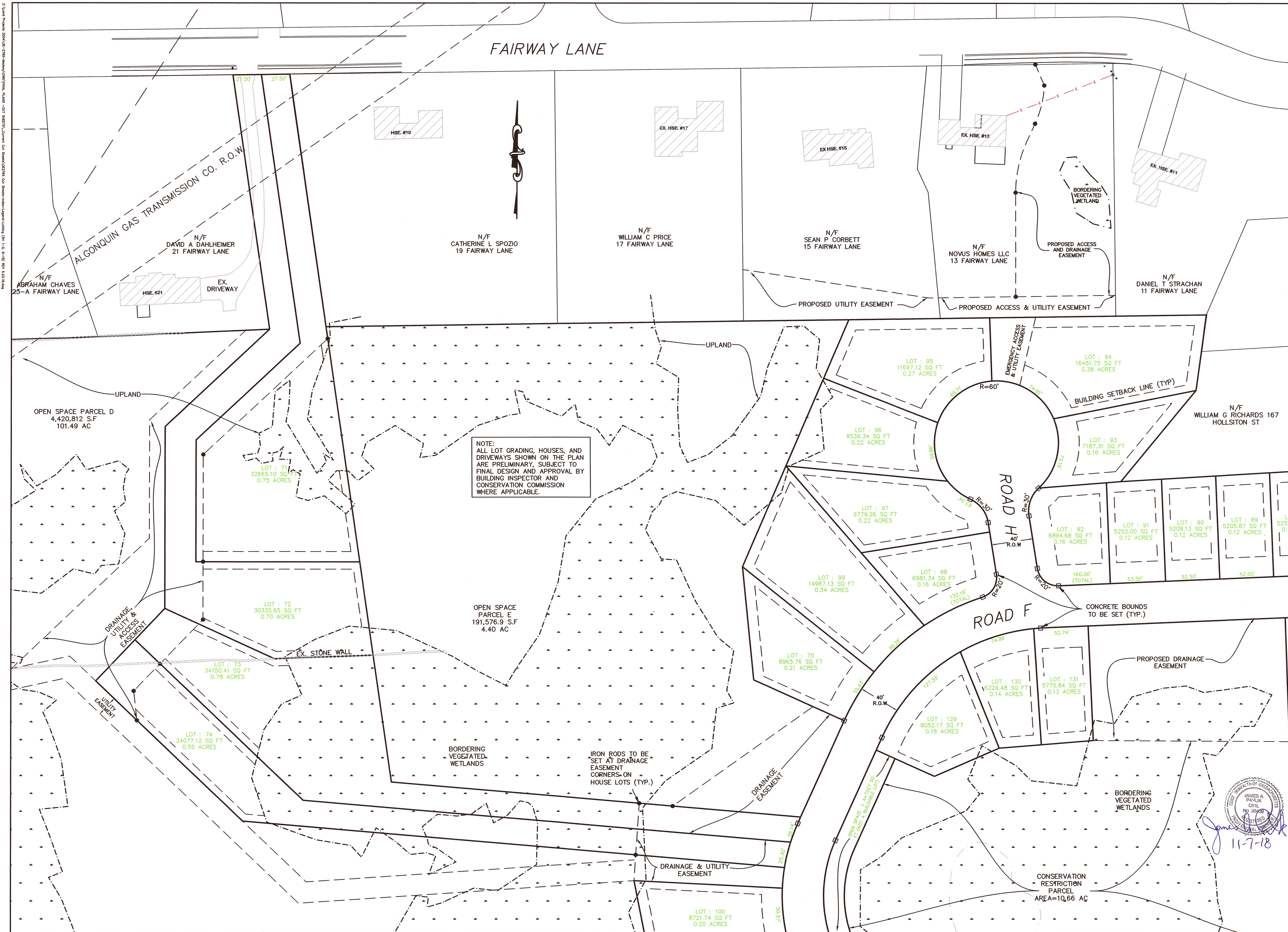
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