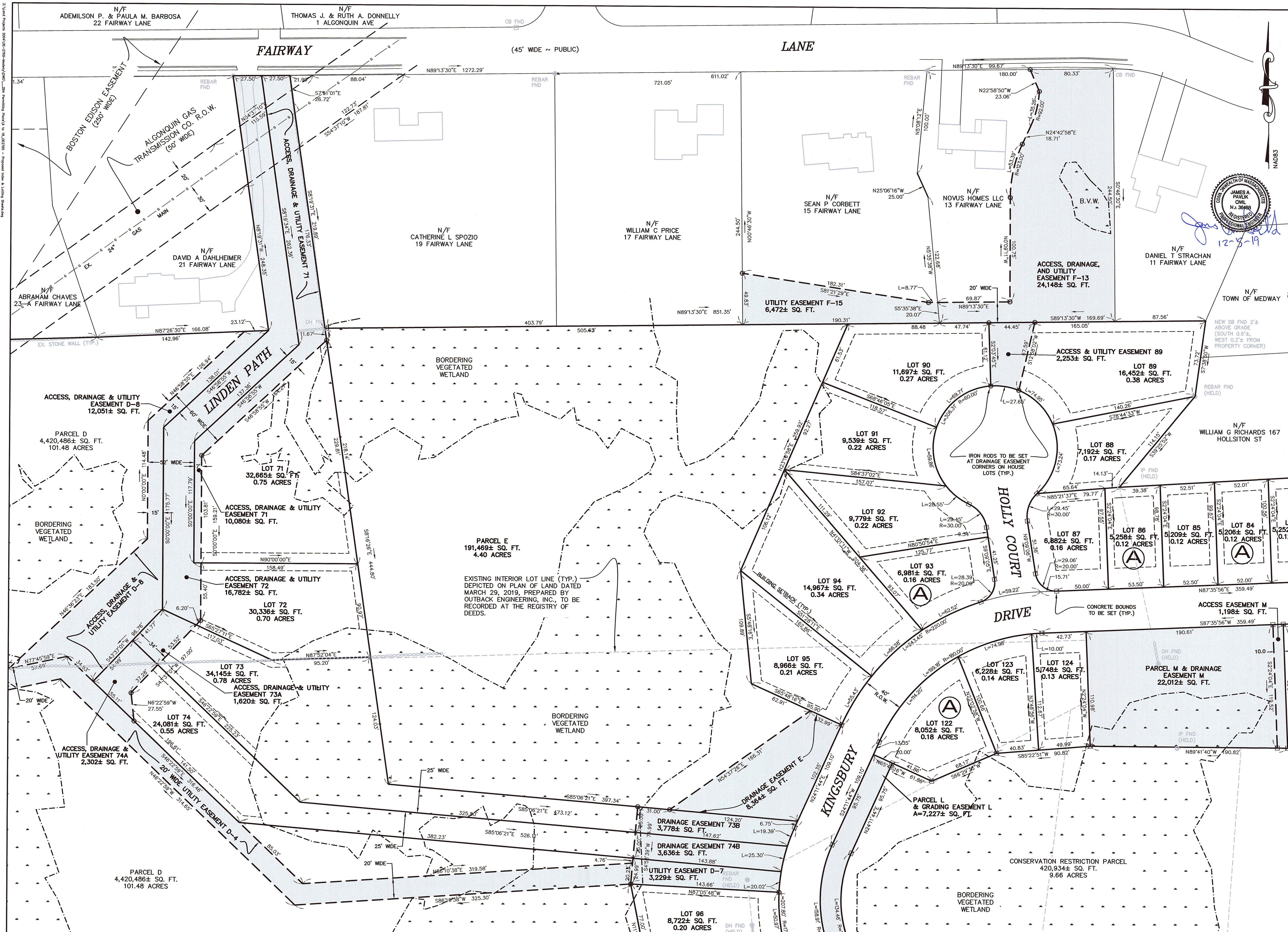




FOR REGISTRY USE ONLY

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

DATE: 12-5-19

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

LOT LAYOUT PLAN

SUBDIVISION

"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

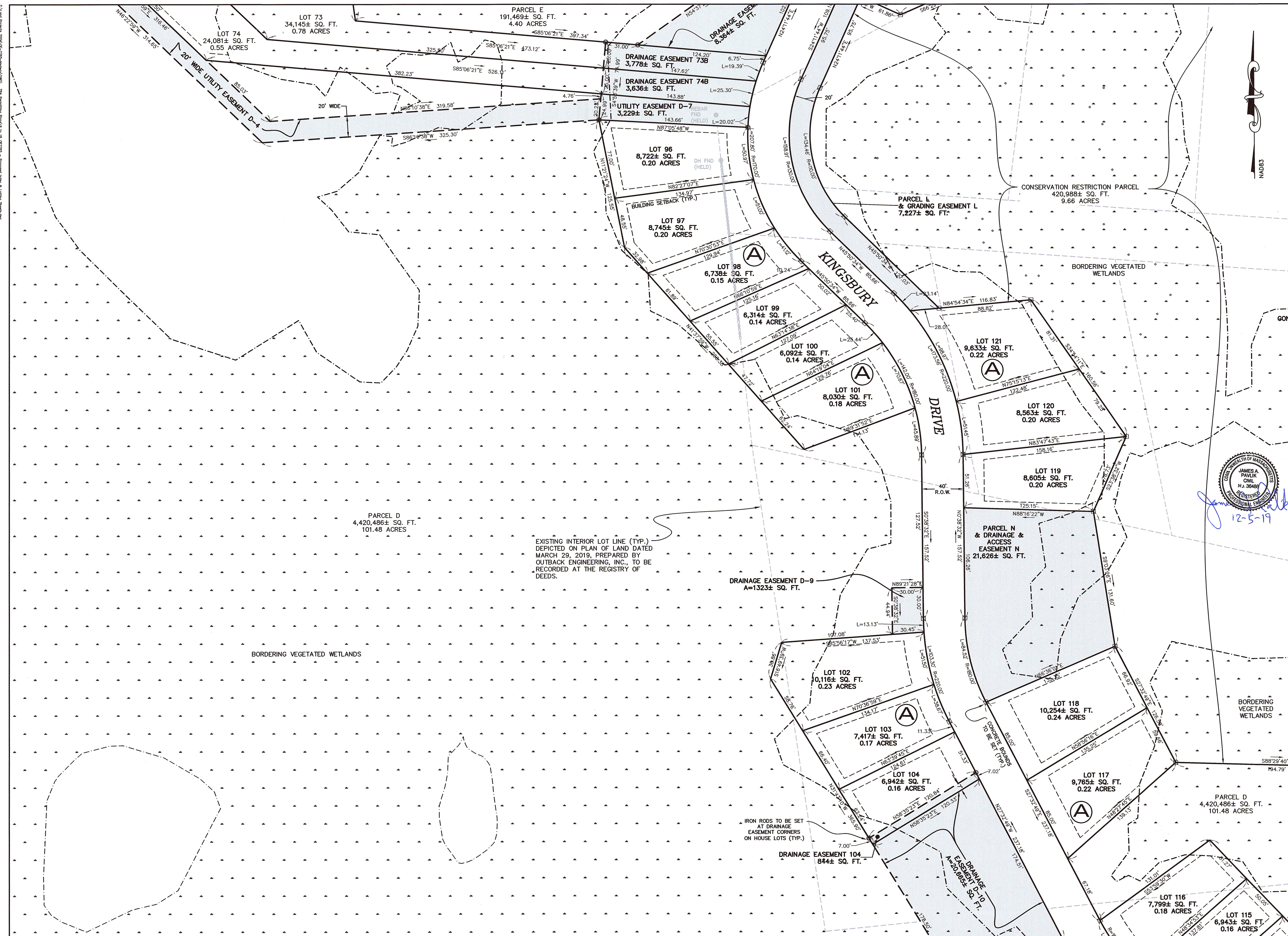
DRAWN BY: CIV/TMS CHECKED BY: JAP/PJB

SCALE: 1"=40' SHEET 15 OF 61

0' 40' 80' 120'

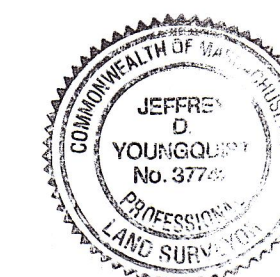
OE-2765





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DATE 12-5-19 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

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TOWN CLERK—TOWN OF MEDWAY

LOT LAYOUT PLAN  
SUBDIVISION  
"KINGSBURY VILLAGE"  
IN  
MEDWAY  
MASSACHUSETTS



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DATE: NOVEMBER 29, 2019

DRAWN BY: CJV/TMS CHECKED BY: JAP/PJE

|               |                |
|---------------|----------------|
| SCALE: 1"=40' | SHEET 16 OF 61 |
|---------------|----------------|

0' 40' 80' 120'

§ 87(2)(b)

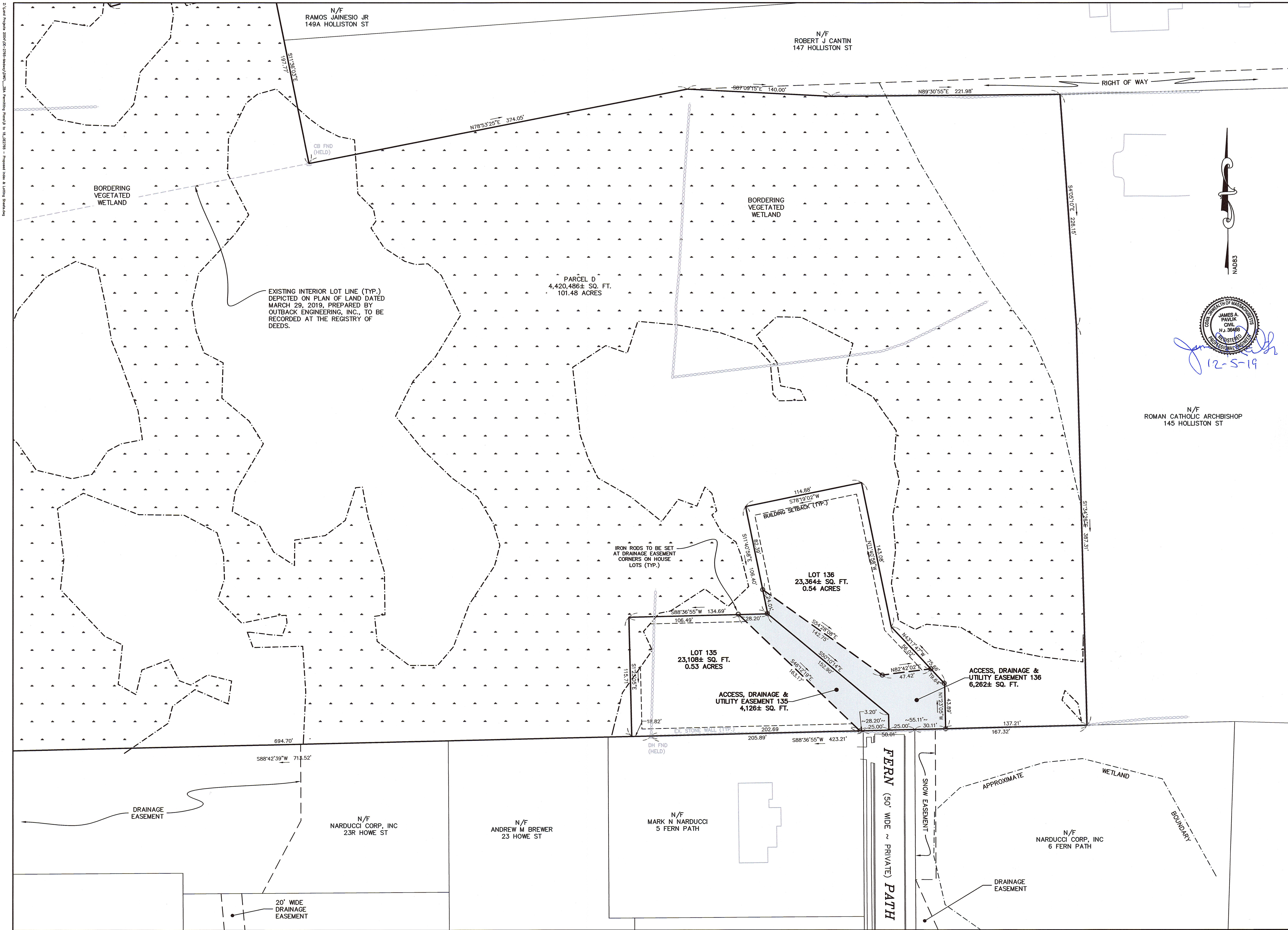
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OL-2705



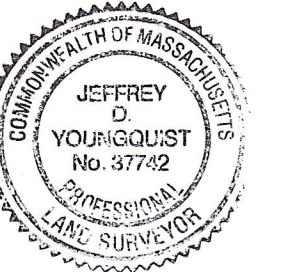






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12-5-19 J.D.Y.  
DATE PROFESSIONAL LAND SURVEYOR

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:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

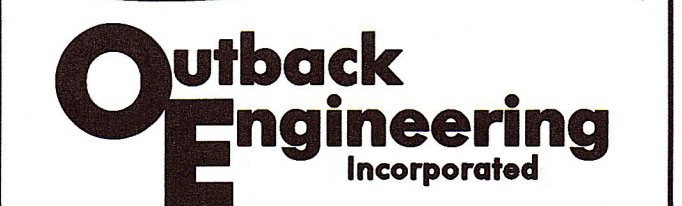
MEDWAY ZONING BOARD OF APPEALS

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TOWN CLERK—TOWN OF MEDWAY

LOT LAYOUT PLAN  
SUBDIVISION  
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IN  
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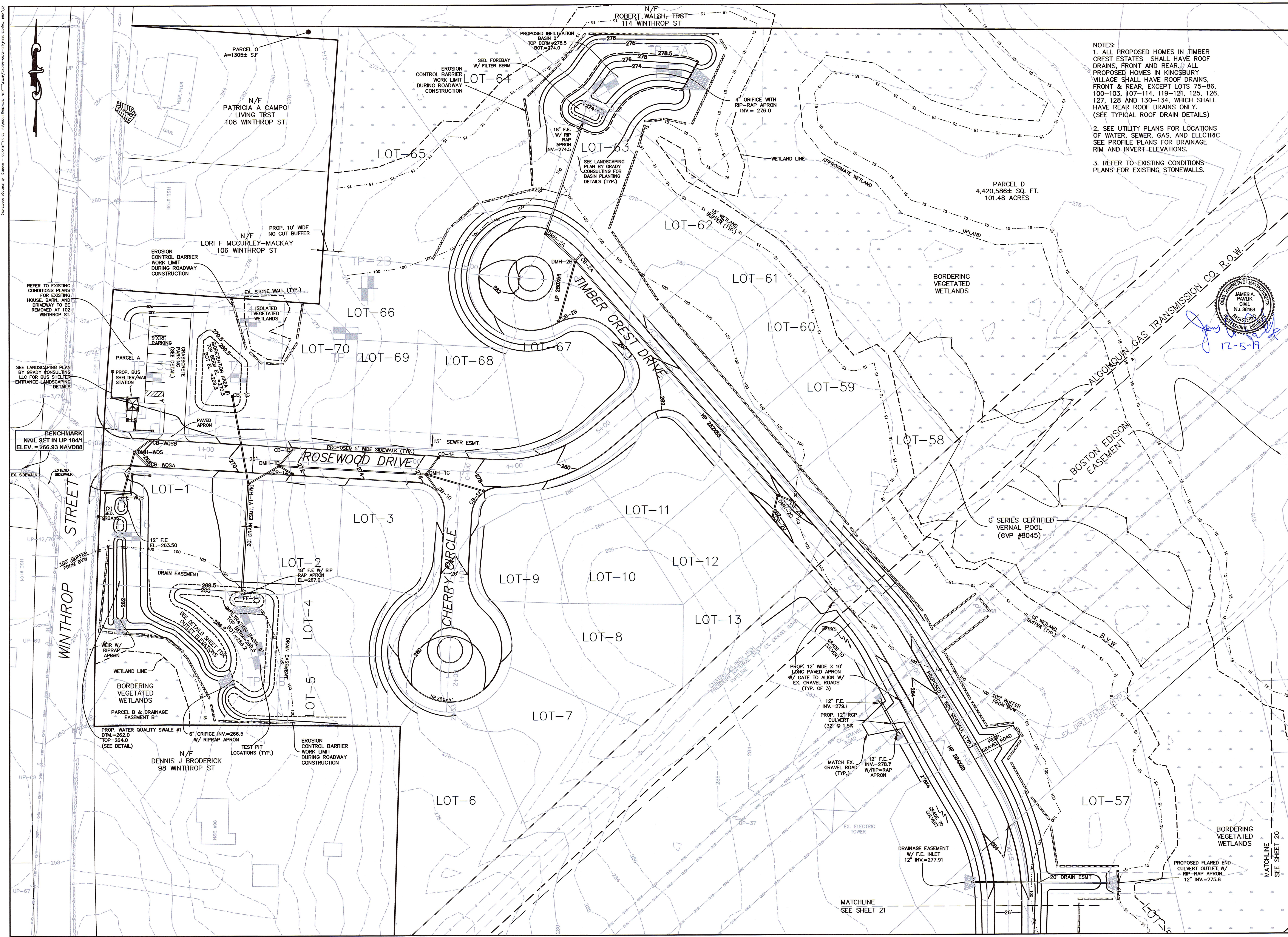
DRAWN BY: CJV/TMS CHECKED BY: JAP/PJB

SCALE: 1"=40' SHEET 18 OF 61

0' 40' 80' 120'

OE-2765

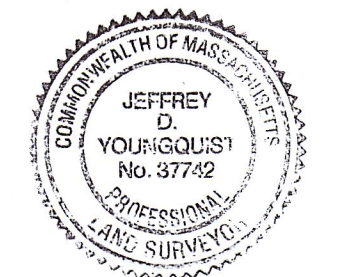




- NOTES:
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12-5-19  
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APPROVED SUBJECT TO TERMS AND CONDITIONS OF A COMPREHENSIVE PERMIT PER ZONING BOARD OF APPEALS DECISION, AS AUTHORIZED BY CHAPTER 40B OF THE MASSACHUSETTS GENERAL LAWS, SECTIONS 20-23.

DATE: \_\_\_\_\_  
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MEDWAY ZONING BOARD OF APPEALS

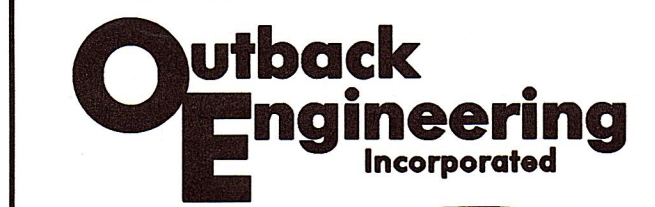
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TOWN CLERK—TOWN OF MEDWAY

### GRADING & DRAINAGE PLAN

"TIMBER CREST ESTATES" IN MEDWAY MASSACHUSETTS



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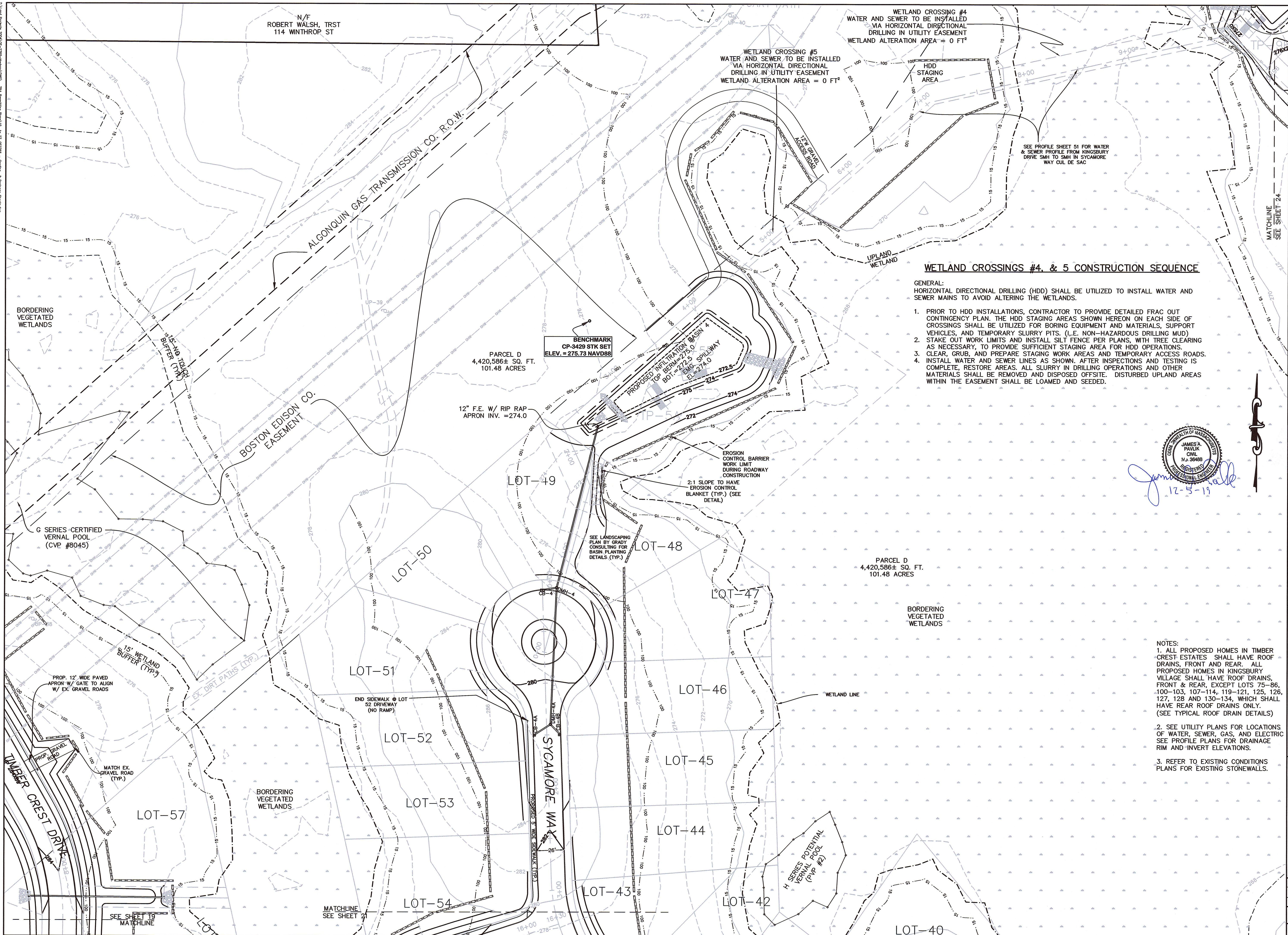
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SCALE: 1"=40' SHEET 19 OF 61



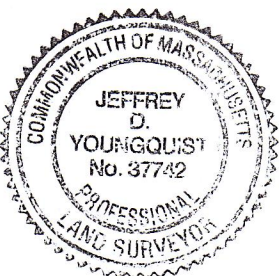
OE-2765





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12-5-19 J. 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.

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MEDWAY ZONING BOARD OF APPEALS

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TOWN CLERK-TOWN OF MEDWAY

### GRADING & DRAINAGE PLAN

"TIMBER CREST ESTATES" IN MEDWAY MASSACHUSETTS

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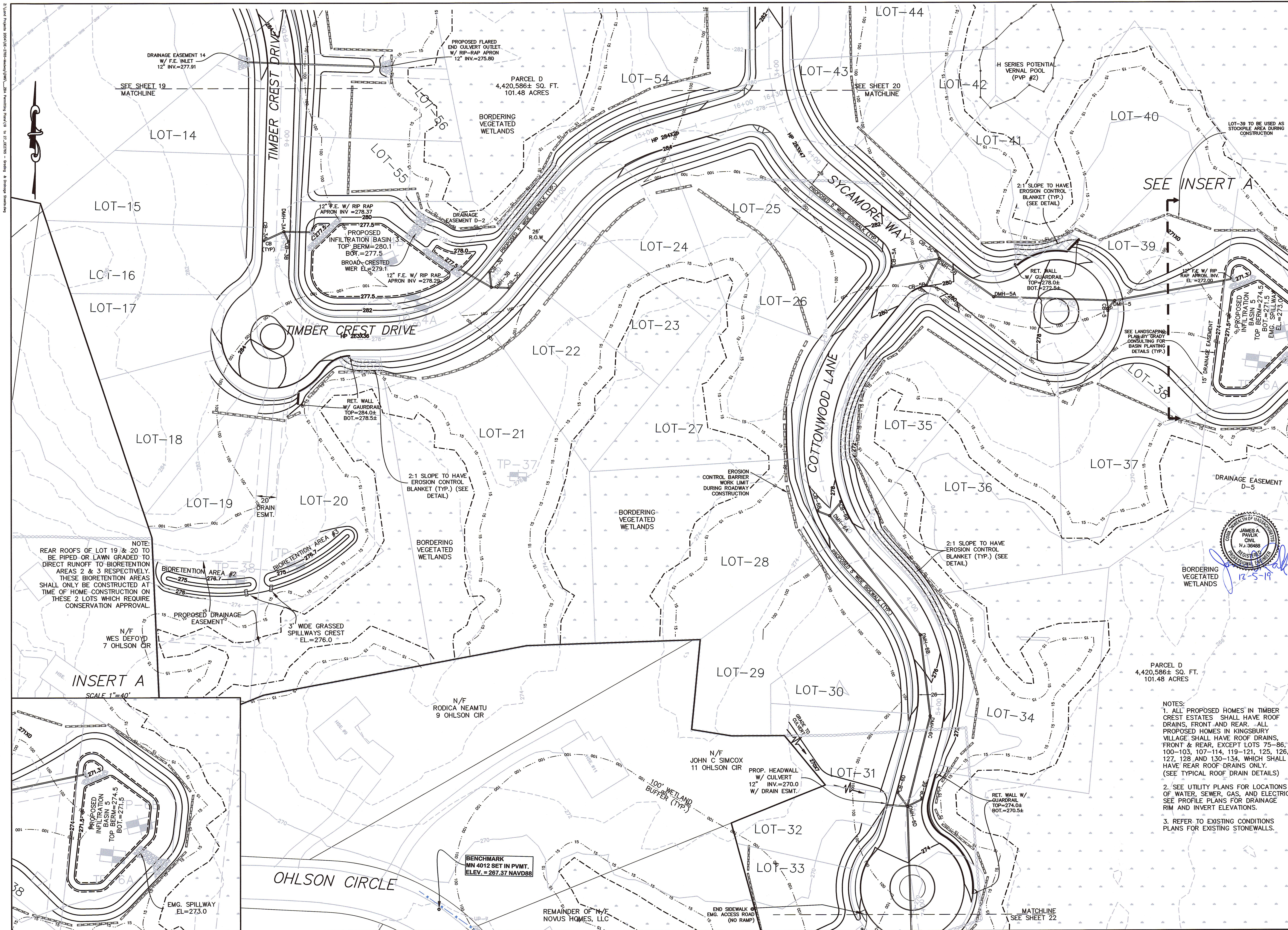
DRAWN BY: CJV CHECKED BY: JAP

SCALE: 1"=40' SHEET 20 OF 61

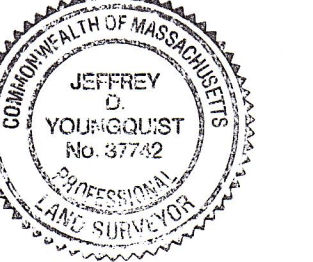
0' 40' 80' 120'

OE-2765





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

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MIDWAY ZONING BOARD OF APPEALS

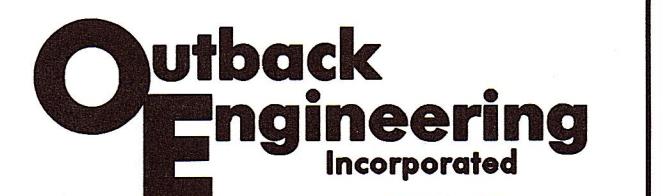
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TOWN CLERK-TOWN OF MIDWAY

### GRADING & DRAINAGE PLAN

"TIMBER CREST ESTATES" IN MEDWAY MASSACHUSETTS

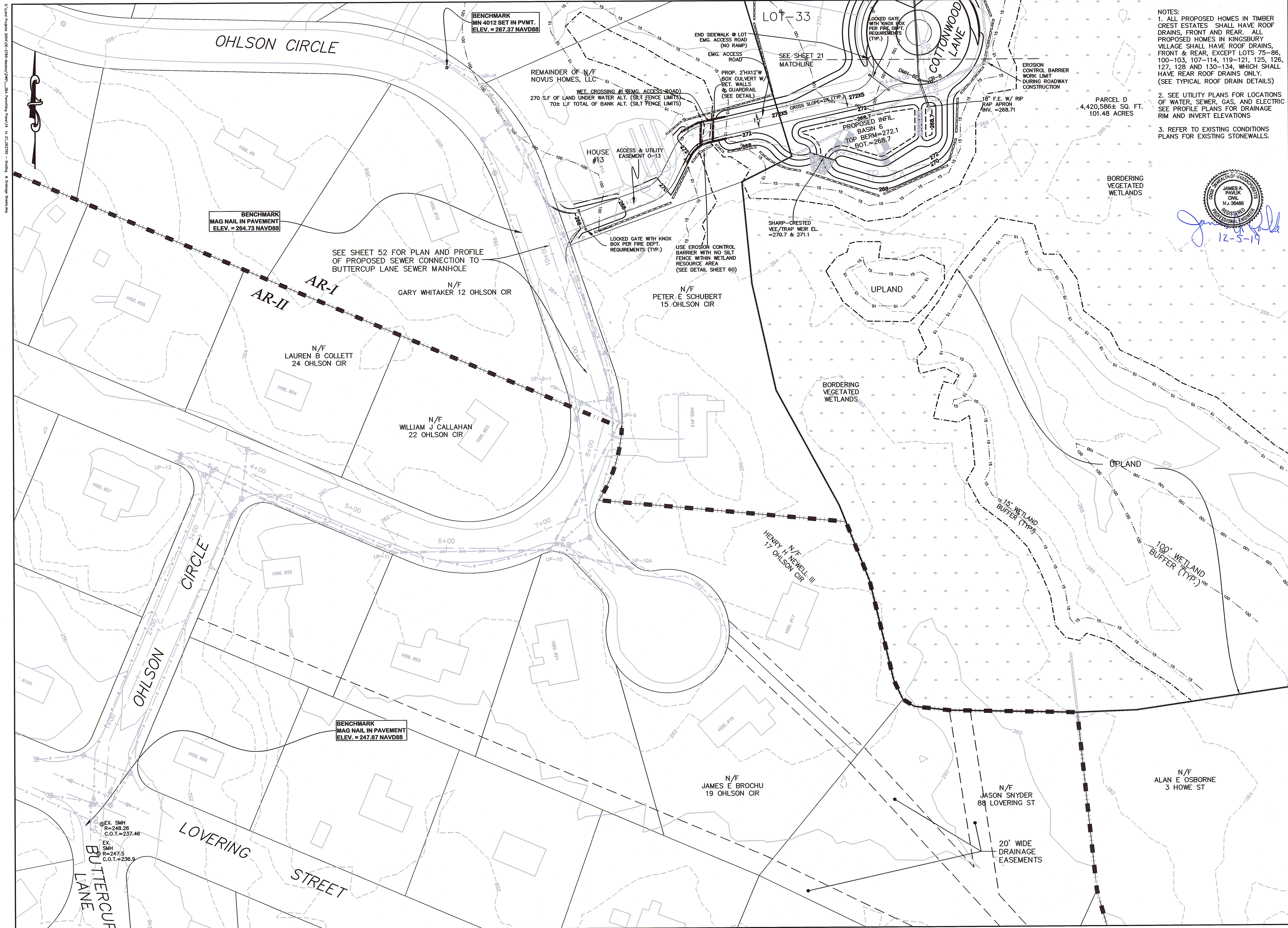


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DRAWN BY: CJV CHECKED BY: JAP  
SCALE: 1"=40' SHEET 21 OF 61  
0' 40' 80' 120'

OE-2765





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  3. REFER TO EXISTING CONDITIONS PLANS FOR EXISTING STONEWALLS.

12-5-19

JAMES A. PAVLIK  
CIVIL  
N.J. 36488  
REGISTERED  
PROFESSIONAL ENGINEER

FOR REGISTRY USE ONLY

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12-5-19

DATE PROFESSIONAL LAND SURVEYOR

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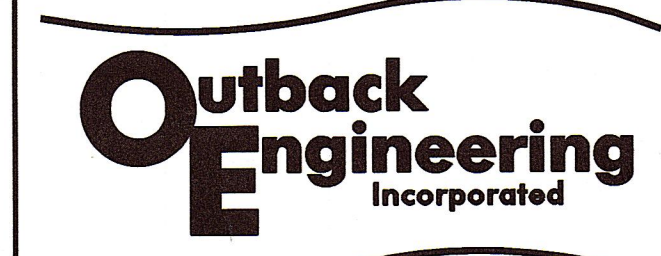
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TOWN CLERK-TOWN OF MEDWAY

### GRADING & DRAINAGE PLAN

"TIMBER CREST ESTATES" IN MEDWAY MASSACHUSETTS



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www.outback-eng.com

DATE: NOVEMBER 29, 2019  
DRAWN BY: CJV CHECKED BY: JAP  
SCALE: 1"=40' SHEET 22 OF 61  
0' 40' 80' 120'  
OE-2765



NOTES:  
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3. REFER TO EXISTING CONDITIONS PLANS FOR EXISTING STONEWALLS.

PROPOSED PRECAST CONC. ARCH. W/ RETAINING WALLS-67'± CLEAR SPAN (SEE DETAIL)  
WETLAND CROSSING #3  
2,741 S.F. OF WETLAND ALTERATION INCLUDES:  
1. 1,207 S.F. PERMANENT WETLAND FILL (AREA WITHIN RET. WALL TO BE FILLED)  
2. 1,534 S.F. SHADED BVW AREA UNDER BRIDGE  
2,741 S.F. TOTAL  
673 S.F. TEMPORARY BVW ALTERATION BETWEEN SILT FENCE & RET. WALL TO BE RESTORED IN PLACE  
0 L.F. OF BANK ALTERATION  
417 S.F. OF LAND UNDER WATER ALTERATION (SHADED AREA UNDER ARCH)

PROPOSED INFIL. BASIN 8  
TOP BERM=268.0  
BOT.=264.5  
SHARP -CRESTED  
WEIR EL.=266.5  
6" ORIFICE EL.=265.75

2:1 SLOPE TO HAVE  
EROSION CONTROL  
BLANKET (TYP.)  
(SEE DETAIL)

BORDERING  
VEGETATED  
WETLANDS  
PARCEL F W/  
DRAINAGE & UTILITY  
EASEMENTS F  
AREA=0.57 AC

12" F.E. W/  
RIP-RAP APRON  
INV. IN=265.30

N/F  
WILLIAM G RICHARDS  
167 HOLLISTON ST

LOTS 77-79 TO BE USED AS  
REFUELING/ AND OR STOCKPILE  
AREA DURING CONSTRUCTION  
(NOTE: REFUELING AREA SHALL  
BE OUTSIDE 100' BUFFER)

EMG. SPILLWAY  
EL=263.3

PARCEL G & DRAINAGE  
EASEMENT G  
AREA=1.12 AC

2:1 SLOPE TO HAVE  
EROSION CONTROL  
BLANKET (TYP.)  
(SEE DETAIL)

BORDERING  
VEGETATED  
WETLANDS  
18" F.E. W/  
RIP-RAP APRON  
INV. IN=261.78

20' SEWER LIFT  
STATION AND UTILITY  
EASEMENT G

EMERGENCY  
OVERFLOW  
CULVERT  
INV=264.84

RED-ROCK  
RETAINING  
WALL W/  
GUARDRAIL

PROPOSED GRASSCRETE  
PARKING AREA  
(SEE DETAIL)

PROPOSED RETAINING WALL  
TOP=280.0  
BOTTOM=276.0

SEE VOL. 2  
SHEETS 12 & 13  
FOR HOLLISTON  
STREET EXISTING  
CONDITIONS AND  
MITIGATION

LOT 76

LOT 75

275X5

274

PAVED  
APRON

SEE LANDSCAPING PLAN BY  
GRADY CONSULTING FOR BUS  
SHELTER ENTRANCE  
LANDSCAPING DETAILS

12" F.E.  
INV. IN=265.5

N/F  
DAVID W JOHNSON  
163 HOLLISTON ST

BENCHMARK  
NAIL SET IN UP #111  
ELEV.=269.20 NAVD88

PROPOSED INFIL. BASIN 15  
TOP BERM=268.0  
BOT.=264.0  
EMG. OVERFLOW CULVERT  
EL.=266.0

PARCEL H  
AREA=0.13 AC

BIORETENTION AREA #4  
TOP BERM=266.5  
BOT.=265.5  
EMG SPILLWAY @ EL 266.25

N/F  
MARY JUNE NYLANDER  
LIFE ESTATE  
4 WOODLAND RD

N/F  
SCOTT D  
LAFFERTY  
2 WOODLAND RD

N/F  
BONNIE L BIREN-THIBODEAU  
8 WOODLAND RD

N/F  
RYAN SINCLAIR MAGEE  
6 WOODLAND RD

N/F  
PETER R YOST  
10 WOODLAND RD

J SERIES CERTIFIED  
VERNAL POOL  
(CVP #7839)

EROSION  
CONTROL BARRIER  
WORK LIMIT  
DURING ROADWAY  
CONSTRUCTION

75' WIDE TEMP. ACCESS  
FOR WETLAND  
REPLICATION WORK  
(FIELD LOCATE ACCESS  
TO AVOID TREES)

CONSERVATION  
RESTRICTION  
PARCEL  
420,988± SQ. FT.  
9.66 ACRES

100' V.P HABITAT  
W/IN BVW

USE EROSION CONTROL  
BARRIER WITH NO SILT  
FENCE WITHIN WETLAND  
RESOURCE AREA  
(SEE DETAIL SHEET 48)

USE EROSION CONTROL  
BARRIER WITH NO SILT  
FENCE WITHIN WETLAND  
RESOURCE AREA  
(SEE DETAIL SHEET 48)

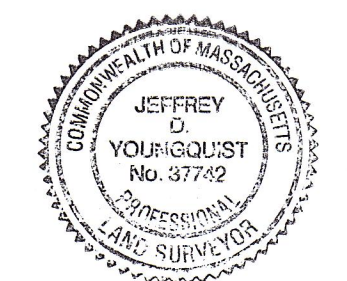
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RESOURCE AREA  
(SEE DETAIL SHEET 48)

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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

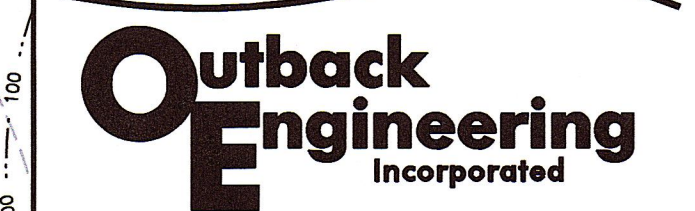
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TOWN CLERK-TOWN OF MEDWAY

GRADING & DRAINAGE PLAN

"KINGSBURY VILLAGE" IN MEDWAY MASSACHUSETTS



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www.outback-eng.com

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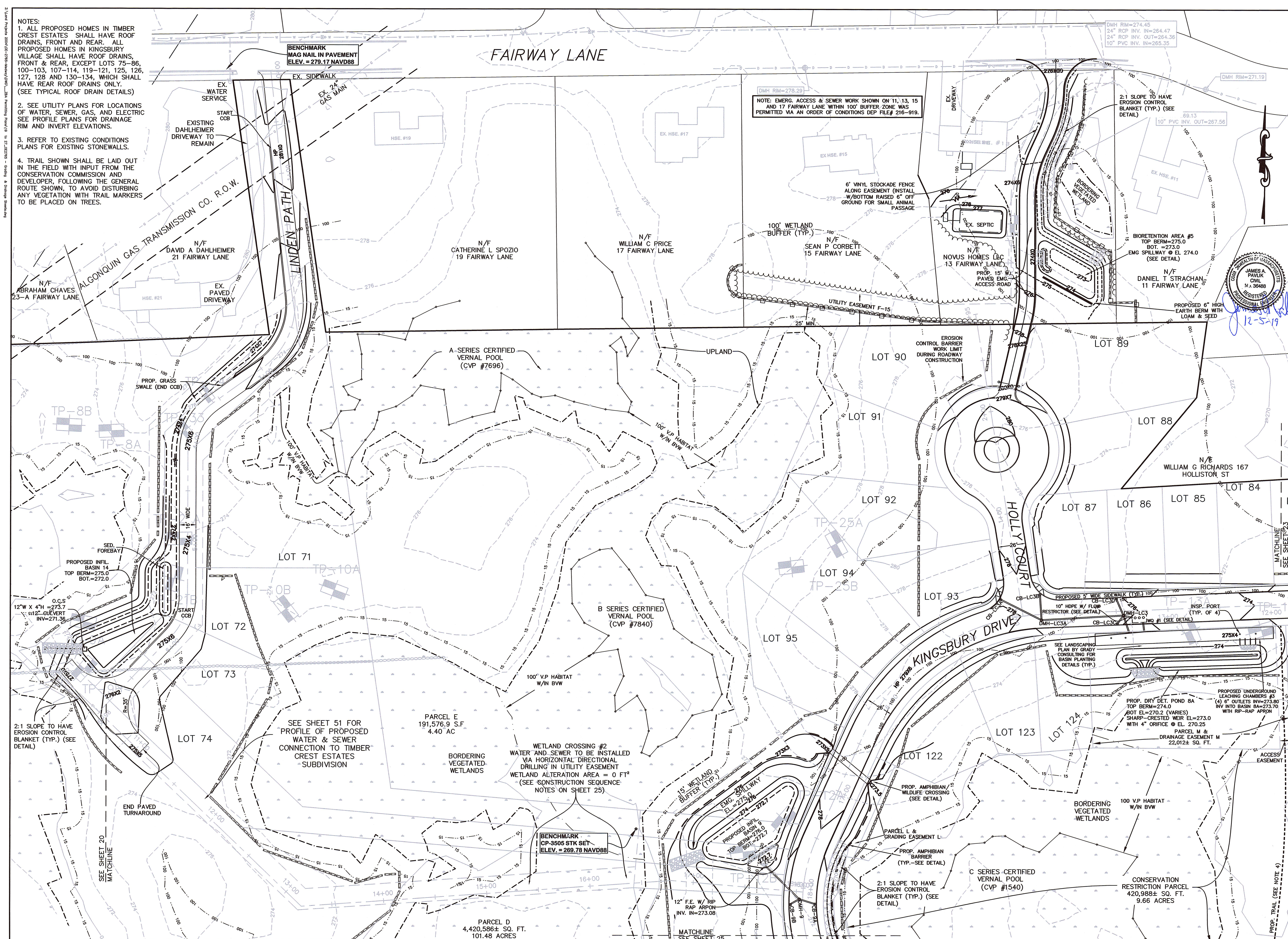
DRAWN BY: CJV CHECKED BY: JAP

SCALE: 1"=40' SHEET 23 OF 61

0' 40' 80' 120'

OE-2765

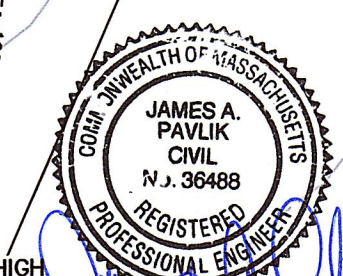
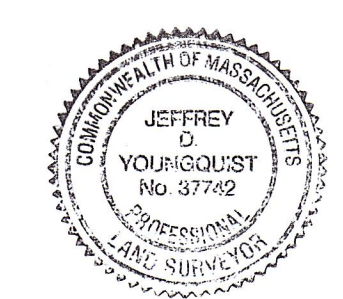




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  3. REFER TO EXISTING CONDITIONS PLANS FOR EXISTING STONEWALLS.
  4. TRAIL SHOWN SHALL BE LAID OUT IN THE FIELD WITH INPUT FROM THE CONSERVATION AND DEVELOPER, FOLLOWING THE GENERAL ROUTE SHOWN, TO AVOID DISTURBING ANY VEGETATION WITH TRAIL MARKERS TO BE PLACED ON TREES.

FOR REGISTRY USE ONLY

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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

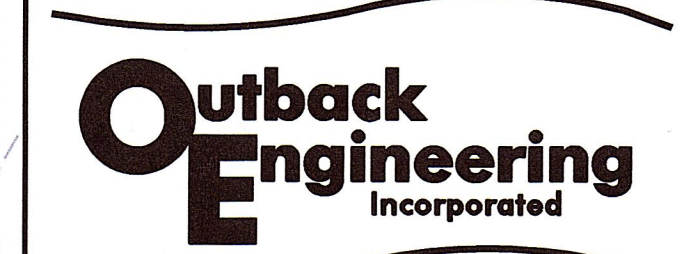
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DATE: NOVEMBER 29, 2019  
DRAWN BY: CJV CHECKED BY: JAP  
SCALE: 1"=40' SHEET 24 OF 61  
0' 40' 80' 120'  
OE-2765



NOTES:  
1. ALL PROPOSED HOMES IN TIMBER CREST ESTATES SHALL HAVE ROOF DRAINS, FRONT AND REAR. ALL PROPOSED HOMES IN KINGSBURY VILLAGE SHALL HAVE ROOF DRAINS, FRONT & REAR, EXCEPT LOTS 75-86, 100-103, 107-114, 119-121, 125, 126, 127-128 AND 130-134, WHICH SHALL HAVE REAR ROOF DRAINS ONLY. (SEE TYPICAL ROOF DRAIN DETAILS)

2. SEE UTILITY PLANS FOR LOCATIONS OF WATER, SEWER, GAS, AND ELECTRIC. SEE PROFILE PLANS FOR DRAINAGE RIM AND INVERT ELEVATIONS.

3. REFER TO EXISTING CONDITIONS PLANS FOR EXISTING STONEWALLS.

4. TRAIL SHOWN SHALL BE LAID OUT IN THE FIELD WITH INPUT FROM THE CONSERVATION COMMISSION AND DEVELOPER, FOLLOWING THE GENERAL ROUTE SHOWN, TO AVOID DISTURBING ANY VEGETATION WITH TRAIL MARKERS TO BE PLACED ON TREES.

EROSION CONTROL BARRIER & HDD STAGING AREA

WETLAND CROSSING #2  
WATER AND SEWER TO BE INSTALLED VIA HORIZONTAL DIRECTIONAL DRILLING IN UTILITY EASEMENT  
WETLAND ALTERATION AREA = 0 FT<sup>2</sup>

BORDERING VEGETATED WETLANDS

EROSION CONTROL BARRIER WORK LIMIT DURING ROADWAY CONSTRUCTION

LOT 97

LOT 96

LOT 99

LOT 100

LOT 101

LOT 119

LOT 120

LOT 121

LOT 122

LOT 123

LOT 124

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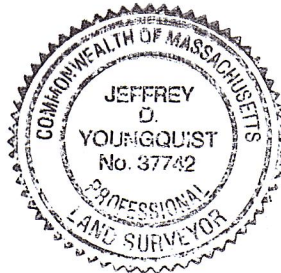
LOT 425





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 JH DPH  
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

GRADING & DRAINAGE PLAN

"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

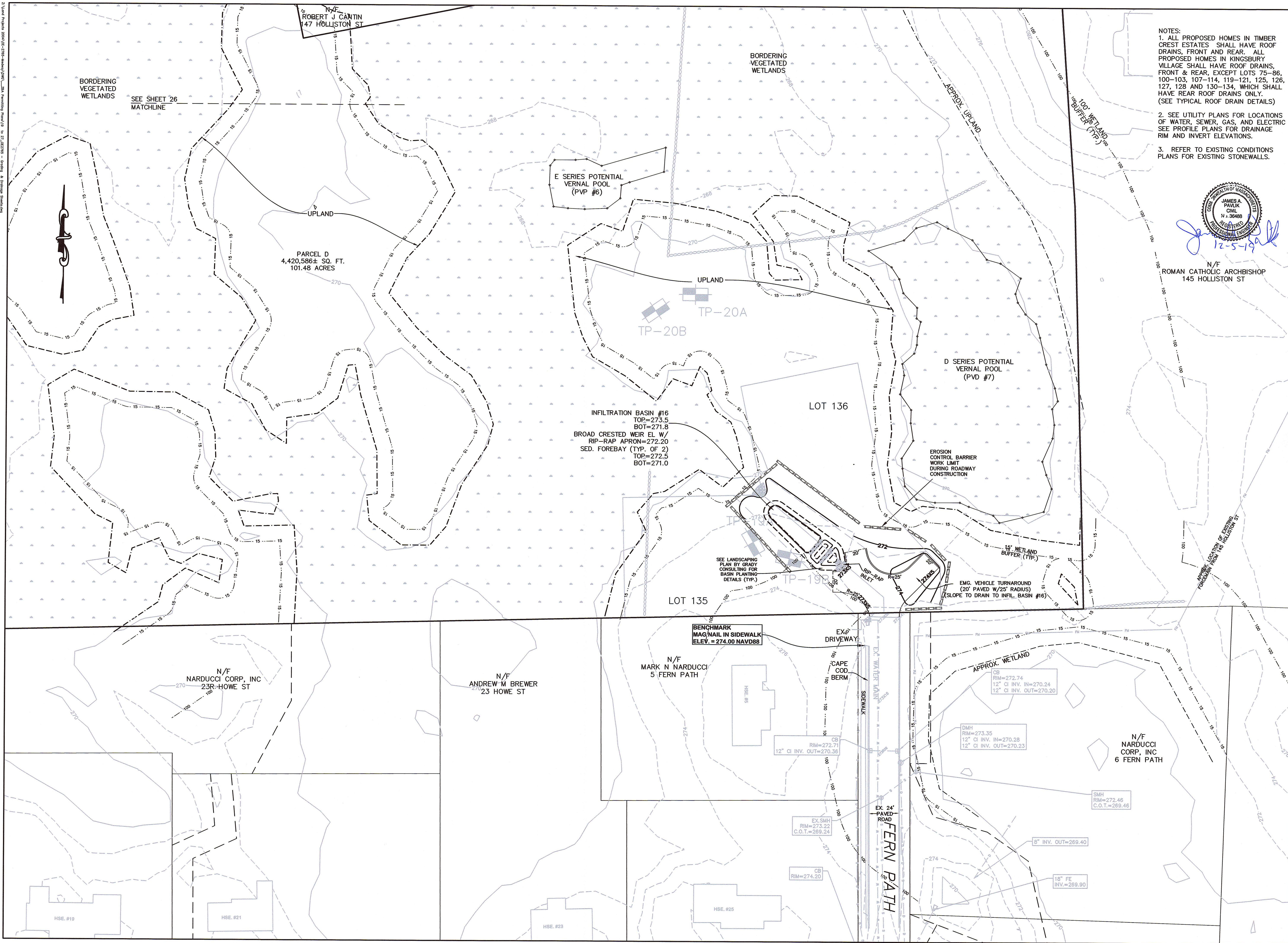
DRAWN BY: CJV CHECKED BY: JAP

SCALE: 1"=40' SHEET 26 OF 61

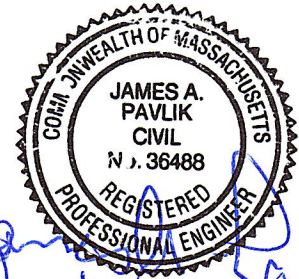
0' 40' 80' 120'

OE-2765





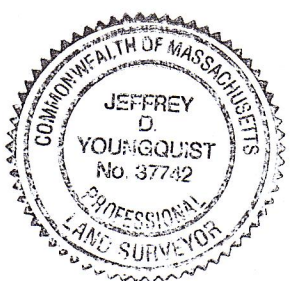
- NOTES:
1. ALL PROPOSED HOMES IN TIMBER CREST ESTATES SHALL HAVE ROOF DRAINS, FRONT AND REAR. ALL PROPOSED HOMES IN KINGSBURY VILLAGE SHALL HAVE ROOF DRAINS, FRONT & REAR, EXCEPT LOTS 75-86, 100-103, 107-114, 119-121, 125, 126, 127, 128 AND 130-134, WHICH SHALL HAVE REAR ROOF DRAINS ONLY. (SEE TYPICAL ROOF DRAIN DETAILS)
  2. SEE UTILITY PLANS FOR LOCATIONS OF WATER, SEWER, GAS, AND ELECTRIC SEE PROFILE PLANS FOR DRAINAGE RIM AND INVERT ELEVATIONS.
  3. REFER TO EXISTING CONDITIONS PLANS FOR EXISTING STONEWALLS.



N/F  
ROMAN CATHOLIC ARCHBISHOP  
145 HOLLISTON ST

FOR REGISTRY USE ONLY

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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:

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MEDWAY ZONING BOARD OF APPEALS

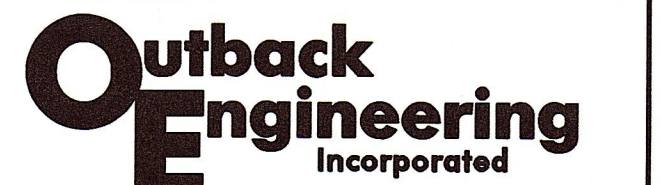
THIS PLAN IS SUBJECT TO A COVENANT TO BE RECORDED HEREWITH

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

## GRADING & DRAINAGE PLAN

"KINGSBURY VILLAGE"  
IN  
MEDWAY  
MASSACHUSETTS



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FAX: (508)-947-8873  
www.outback-eng.com

DATE: NOVEMBER 29, 2019

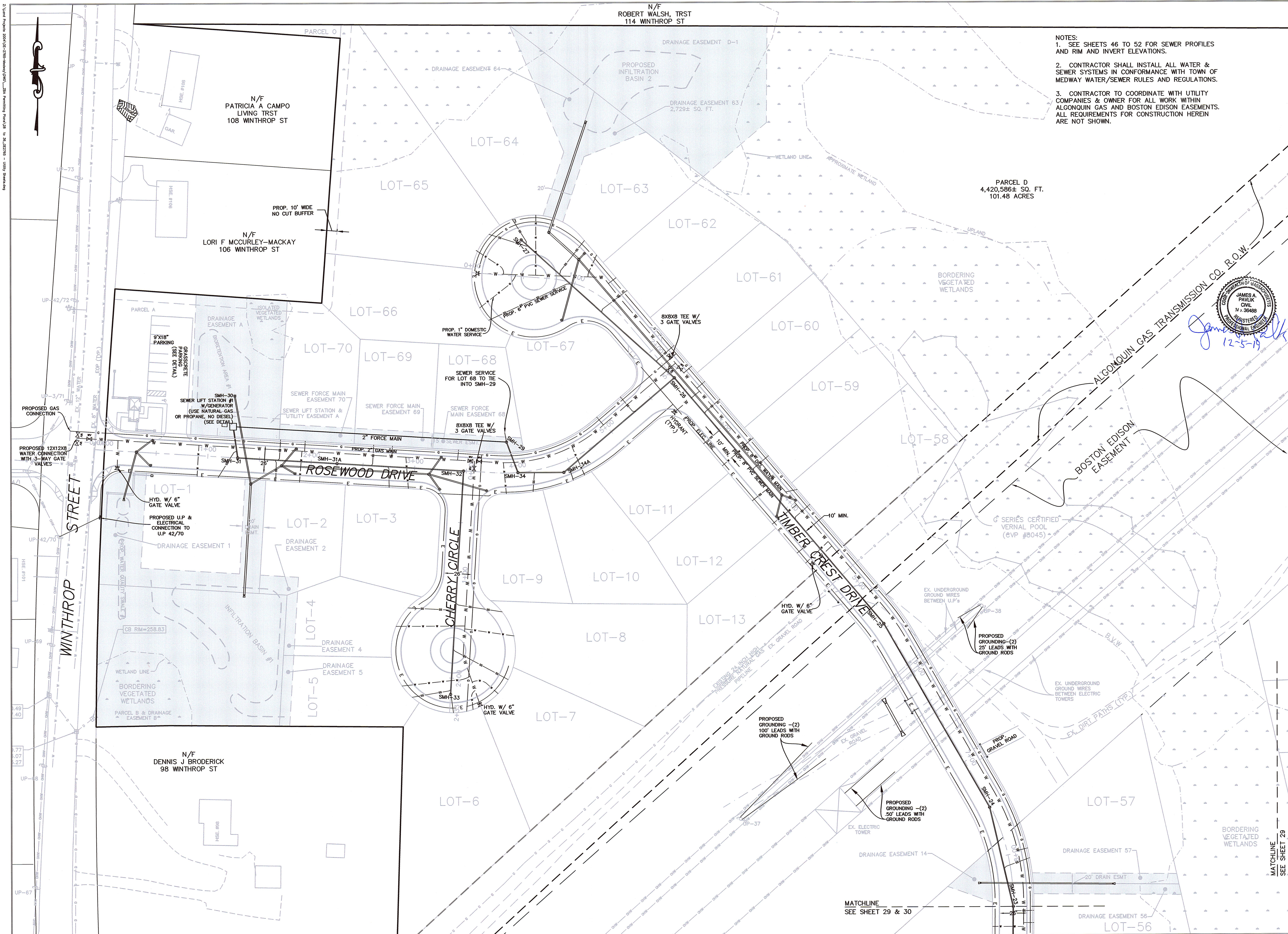
DRAWN BY: CJV CHECKED BY: JAP

SCALE: 1"=40' SHEET 27 OF 61

0' 40' 80' 120'

OE-2765

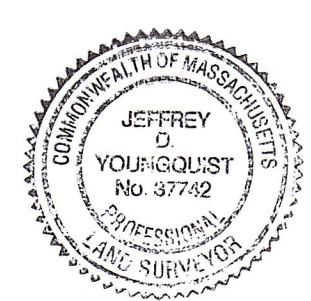




- NOTES:
- 1. SEE SHEETS 46 TO 52 FOR SEWER PROFILES AND RIM AND INVERT ELEVATIONS.
  - 2. CONTRACTOR SHALL INSTALL ALL WATER & SEWER SYSTEMS IN CONFORMANCE WITH TOWN OF MEDWAY WATER/SEWER RULES AND REGULATIONS.
  - 3. CONTRACTOR TO COORDINATE WITH UTILITY COMPANIES & OWNER FOR ALL WORK WITHIN ALCONQUIN GAS AND BOSTON EDISON EASEMENTS. ALL REQUIREMENTS FOR CONSTRUCTION HEREIN ARE NOT SHOWN.

FOR REGISTRY USE ONLY

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12-5-19 JH DY  
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: \_\_\_\_\_

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MEDWAY ZONING BOARD OF APPEALS

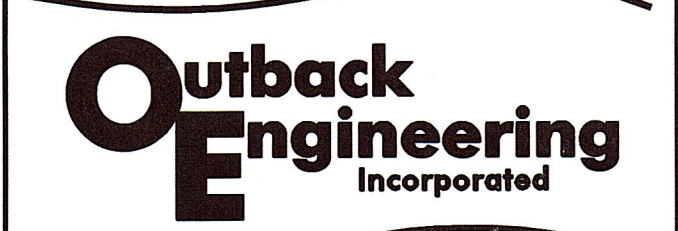
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TOWN CLERK-TOWN OF MEDWAY

UTILITY PLAN

"TIMBER CREST ESTATES" IN MEDWAY MASSACHUSETTS

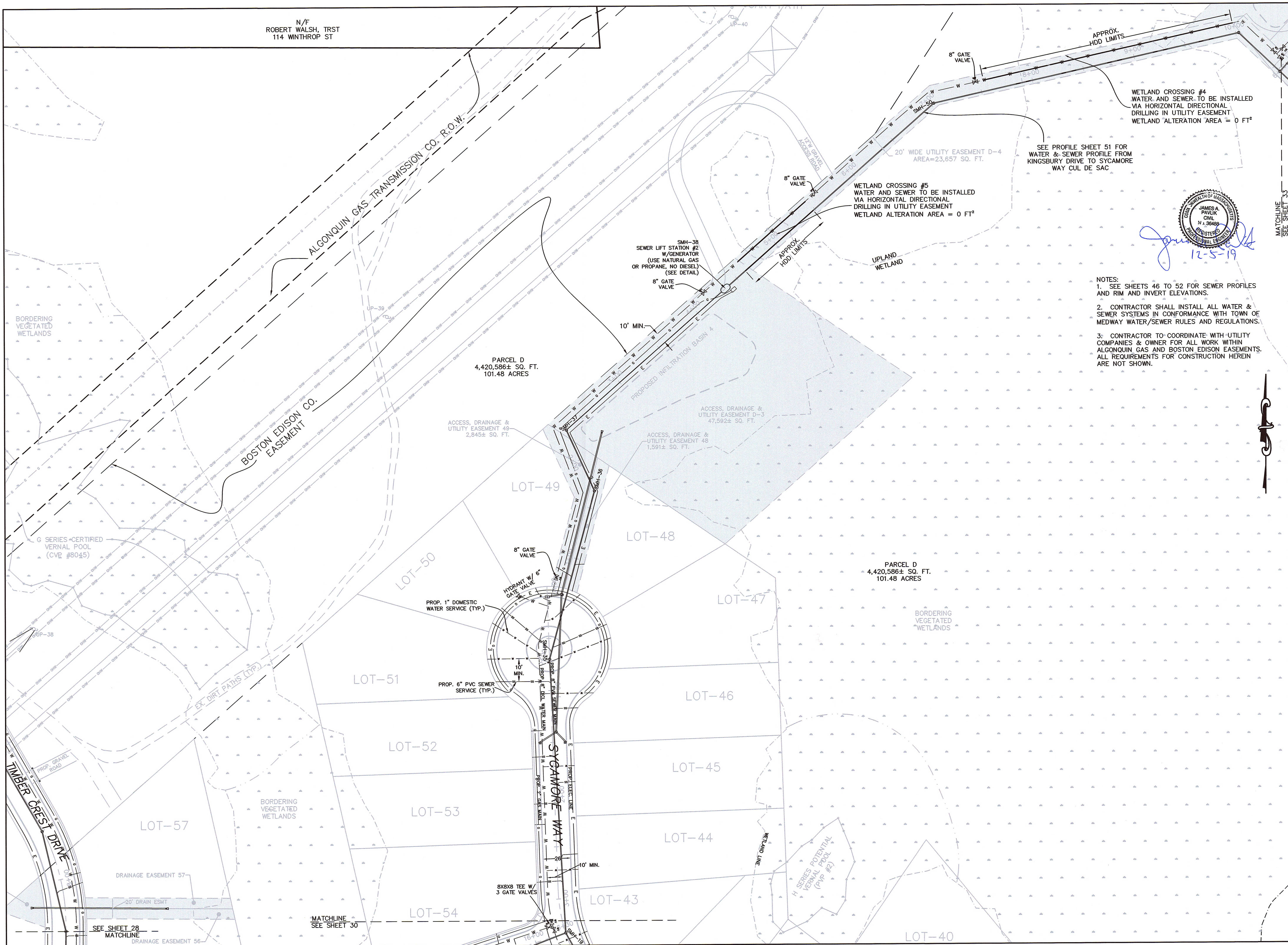
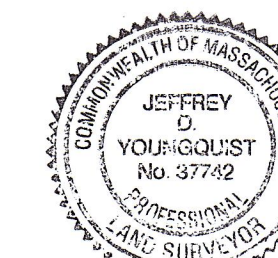


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DATE: NOVEMBER 29, 2019  
DRAWN BY: CJV CHECKED BY: JAP  
SCALE: 1"=40' SHEET 28 OF 61  
0' 40' 80' 120'

OE-2765



MATCHLINE  
SEE SHEET 33

12-5-19 *[Signature]*  
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

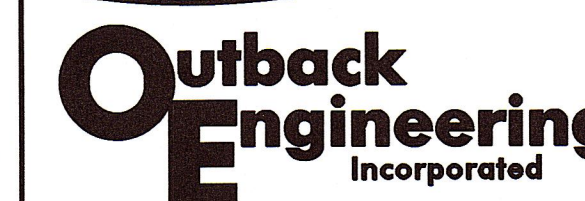
THIS PLAN IS SUBJECT TO A  
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HAS BEEN FILED AT THIS OFFICE.

TOWN CLERK—TOWN OF MEDWAY

## UTILITY PLAN

"TIMBER CREST  
ESTATES"  
IN  
MEDWAY  
MASSACHUSETTS



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DATE: NOVEMBER 29 2019

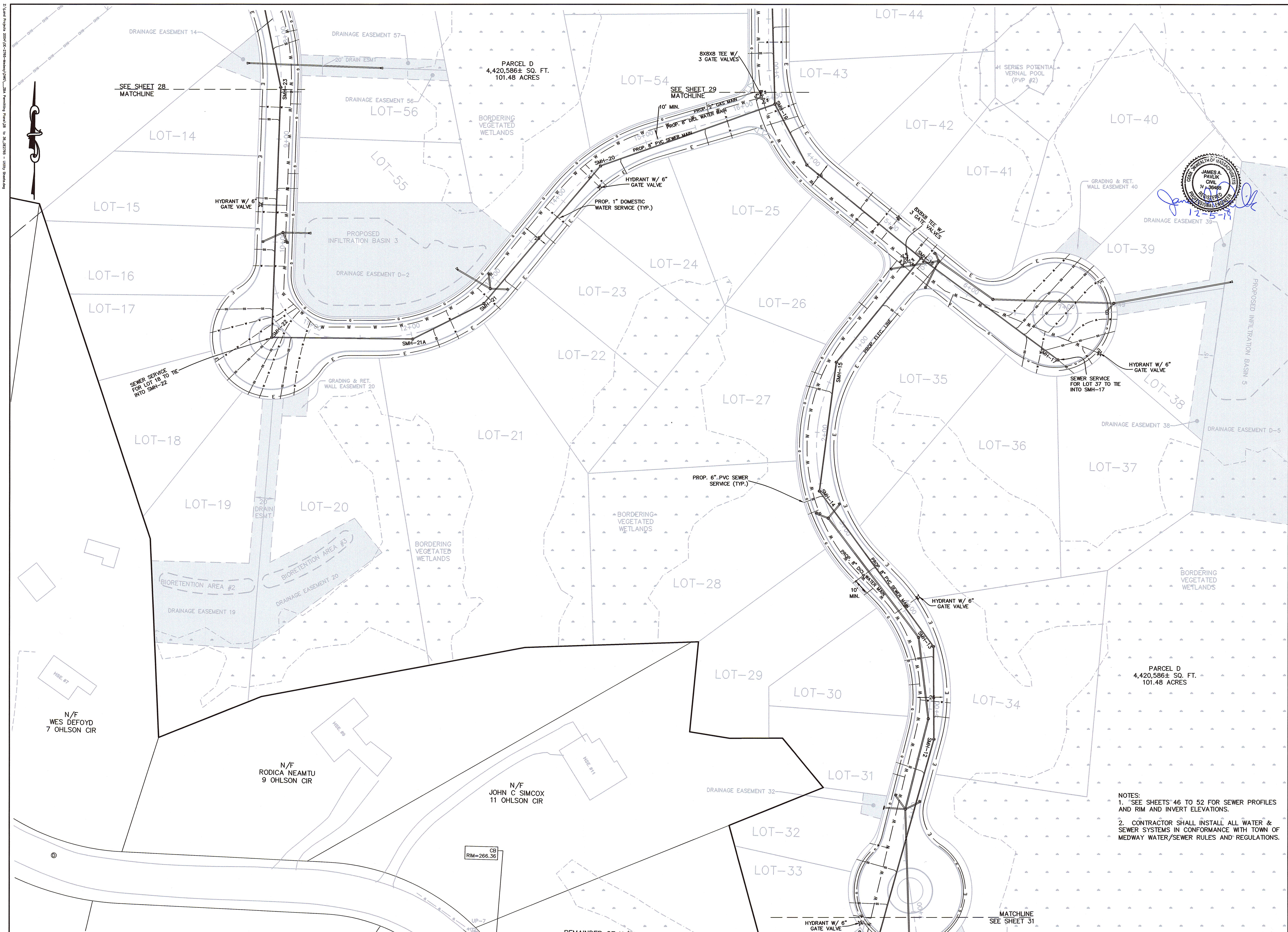
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|-------------------------|-----------------|
| DATE: NOVEMBER 29, 2019 |                 |
| DRAWN BY: CJV           | CHECKED BY: JAL |

|               |                |
|---------------|----------------|
| SCALE: 1"=40' | SHEET 29 OF 61 |
|---------------|----------------|

|    |     |     |      |
|----|-----|-----|------|
| 0' | 40' | 80' | 120' |
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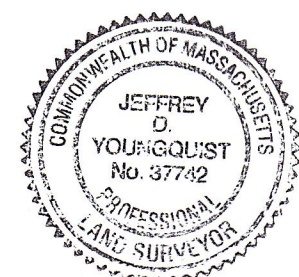
OE-2765





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12-5-19 JAY 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:  
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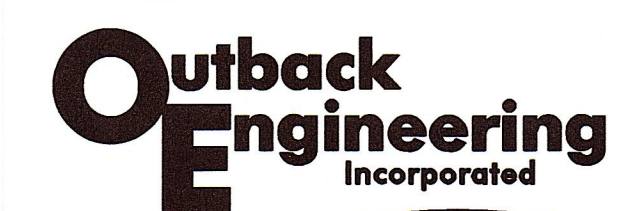
MEDWAY ZONING BOARD OF APPEALS

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TOWN CLERK-TOWN OF MEDWAY

UTILITY PLAN  
"TIMBER CREST ESTATES"  
IN  
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MASSACHUSETTS



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SCALE: 1"=40' SHEET 30 OF 61  
0' 40' 80' 120'

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