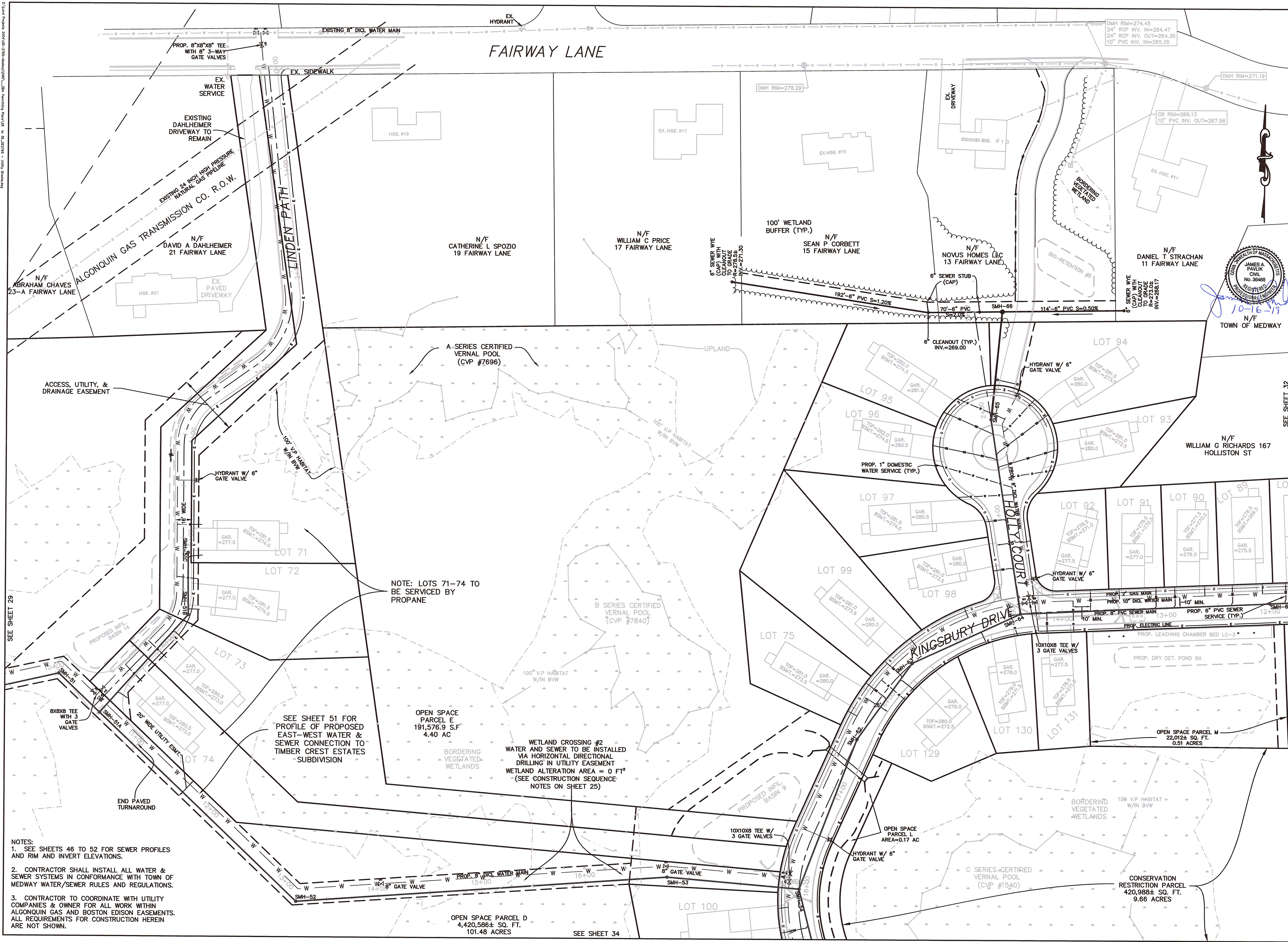
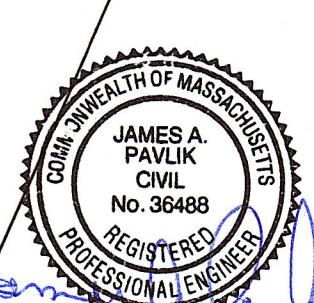


2:1444 Project 2009-06-27-2765-Utility/Plan/25 to 36, 06/27/09 - Utility Services



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: 10-16-19
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

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

UTILITY 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: AUGUST 6, 2019
DRAWN BY: CJV CHECKED BY: JAP
SCALE: 1"=40' SHEET 33 OF 62
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. PER COMP. PERMIT CONDITION 16, ALL HOMES BUILT BEYOND 600' FROM SECOND ACCESS POINT SHALL HAVE FIRE SPRINKLER SYSTEMS. PER LAYOUT SHOWN HEREON, ALL HOMES PAST STA. 20+50 ON KINGSBURY DRIVE (LOTS 105-128) REQUIRE FIRE SPRINKLERS.

SEE SHEET 33

WETLAND CROSSING #2
WATER AND SEWER TO BE INSTALLED
VIA HORIZONTAL DIRECTIONAL
DRILLING IN UTILITY EASEMENT
WETLAND ALTERATION AREA = 0 FT²

BORDERING
VEGETATED
WETLANDS

BORDERING
VEGETATED
WETLANDS

OPEN SPACE PARCEL D
4,420,586± SQ. FT.
101.48 ACRES

APPROX. UPLAND
(TRP)

SEE SHEET 33

LOT 100

LOT 101

LOT 102

LOT 103

LOT 104

LOT 105

LOT 106

LOT 107

LOT 108

LOT 128

LOT 127

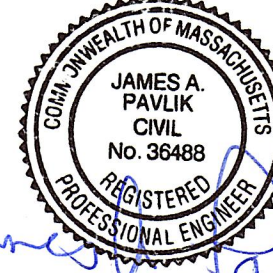
LOT 126

LOT 123

LOT 122

LOT 121

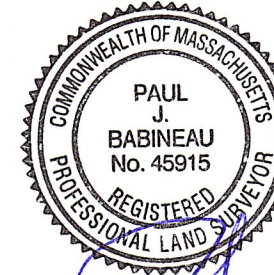
OPEN SPACE PARCEL D
4,420,586± SQ. FT.
101.48 ACRES



10-16-19

FOR REGISTRY USE ONLY

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10-16-19
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.

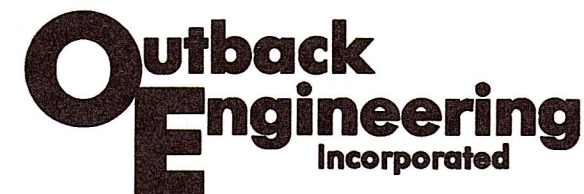
DATE: _____

MEDWAY ZONING BOARD OF APPEALS

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

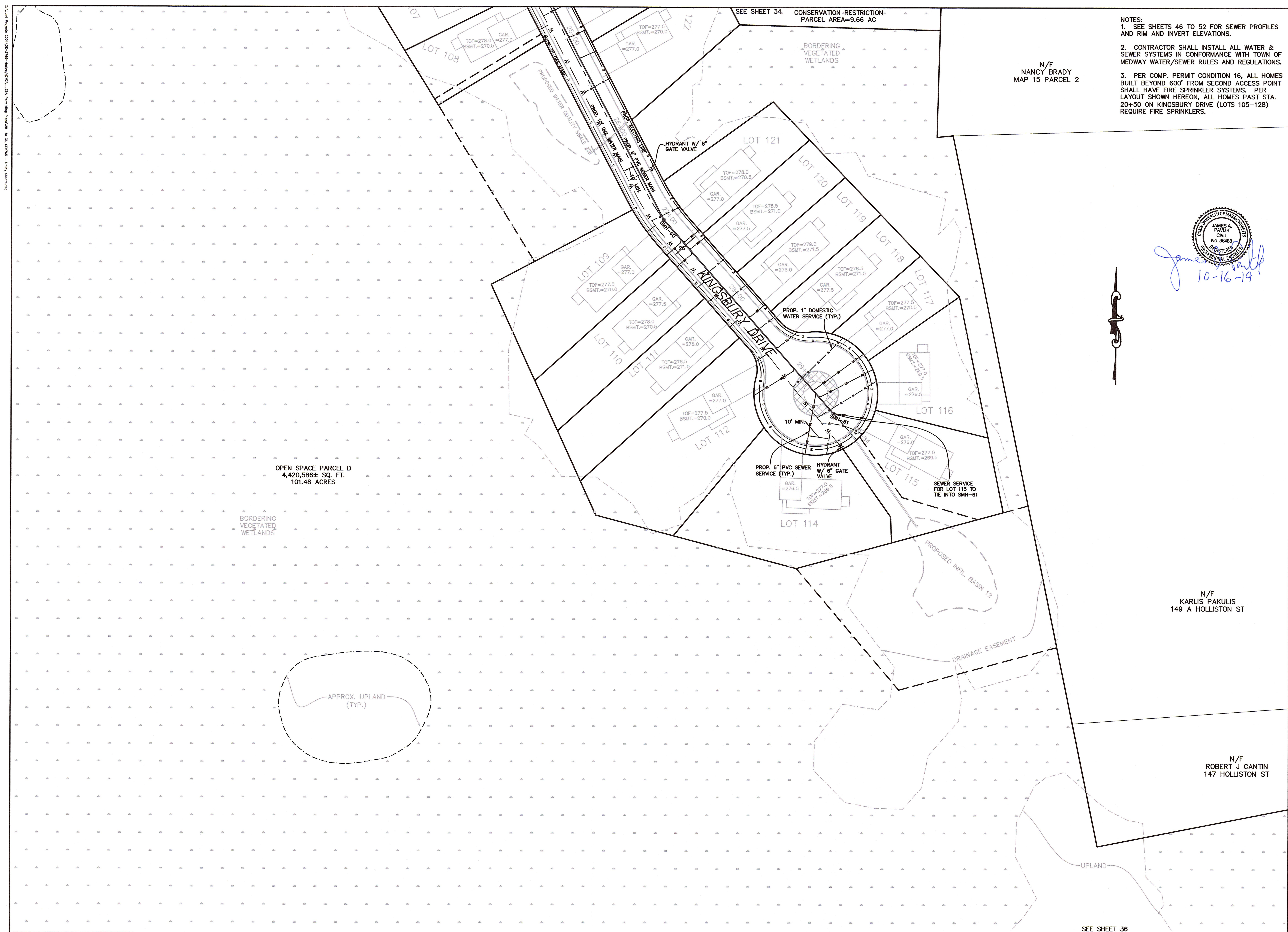
UTILITY PLAN
"KINGSBURY VILLAGE"
IN
MEDWAY
MASSACHUSETTS

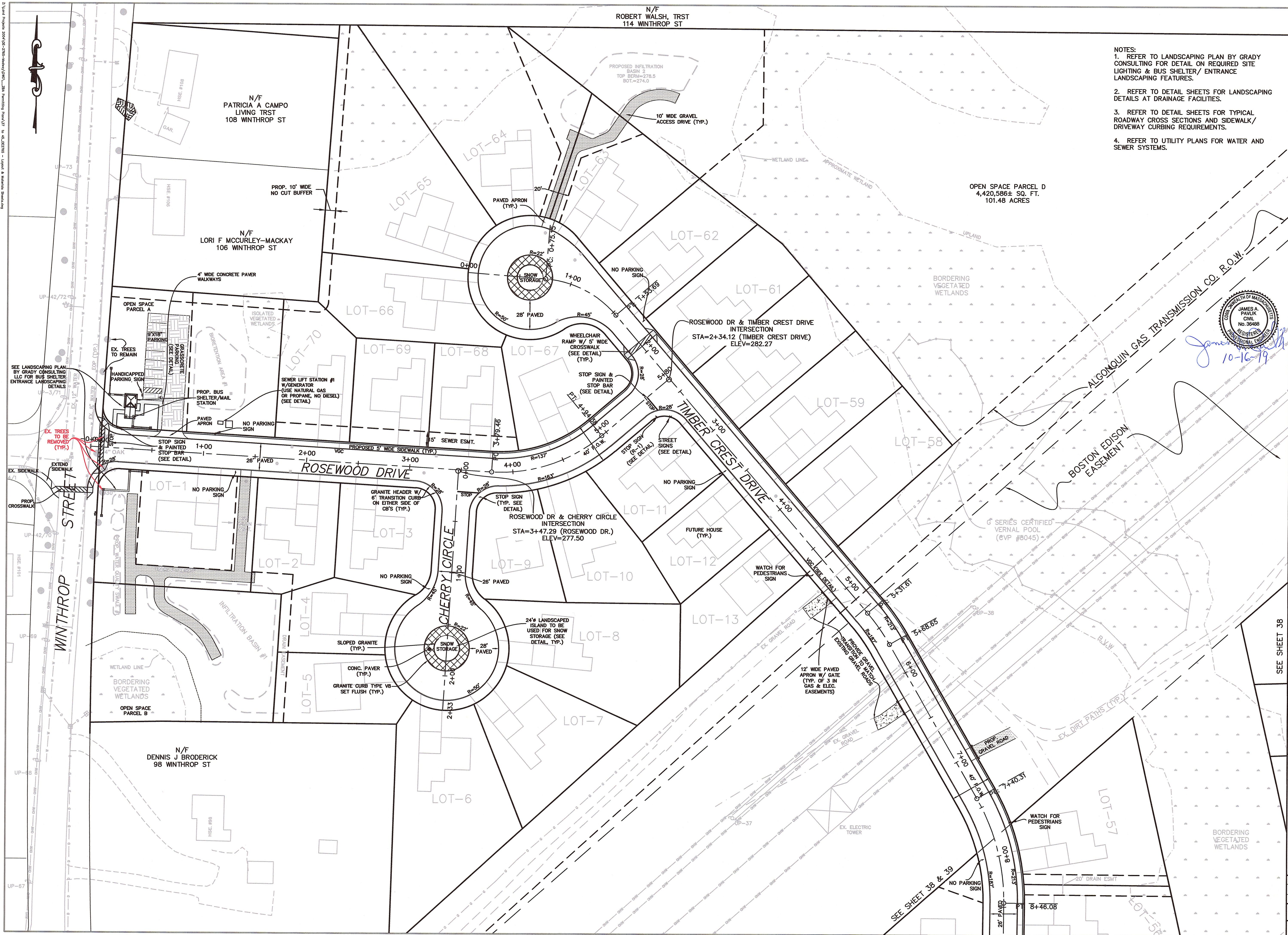


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www.outback-eng.com

DATE: AUGUST 6, 2019
DRAWN BY: CJV CHECKED BY: JAP
SCALE: 1"=40' SHEET 34 OF 62
0' 40' 80' 120'

OE-2765





- NOTES:
1. REFER TO LANDSCAPING PLAN BY GRADY CONSULTING FOR DETAIL ON REQUIRED SITE LIGHTING & BUS SHELTER/ ENTRANCE LANDSCAPING FEATURES.
 2. REFER TO DETAIL SHEETS FOR LANDSCAPING DETAILS AT DRAINAGE FACILITIES.
 3. REFER TO DETAIL SHEETS FOR TYPICAL ROADWAY CROSS SECTIONS AND SIDEWALK/ DRIVEWAY CURBING REQUIREMENTS.
 4. REFER TO UTILITY PLANS FOR WATER AND SEWER SYSTEMS.

FOR REGISTRY USE ONLY

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10-16-19
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DATE:

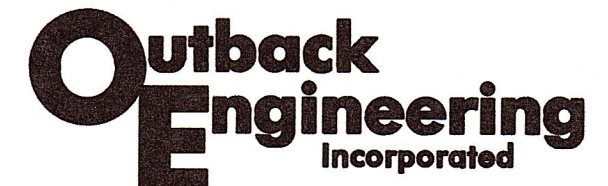
MEDWAY ZONING BOARD OF APPEALS

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TOWN CLERK-TOWN OF MEDWAY

LAYOUT & MATERIALS PLAN

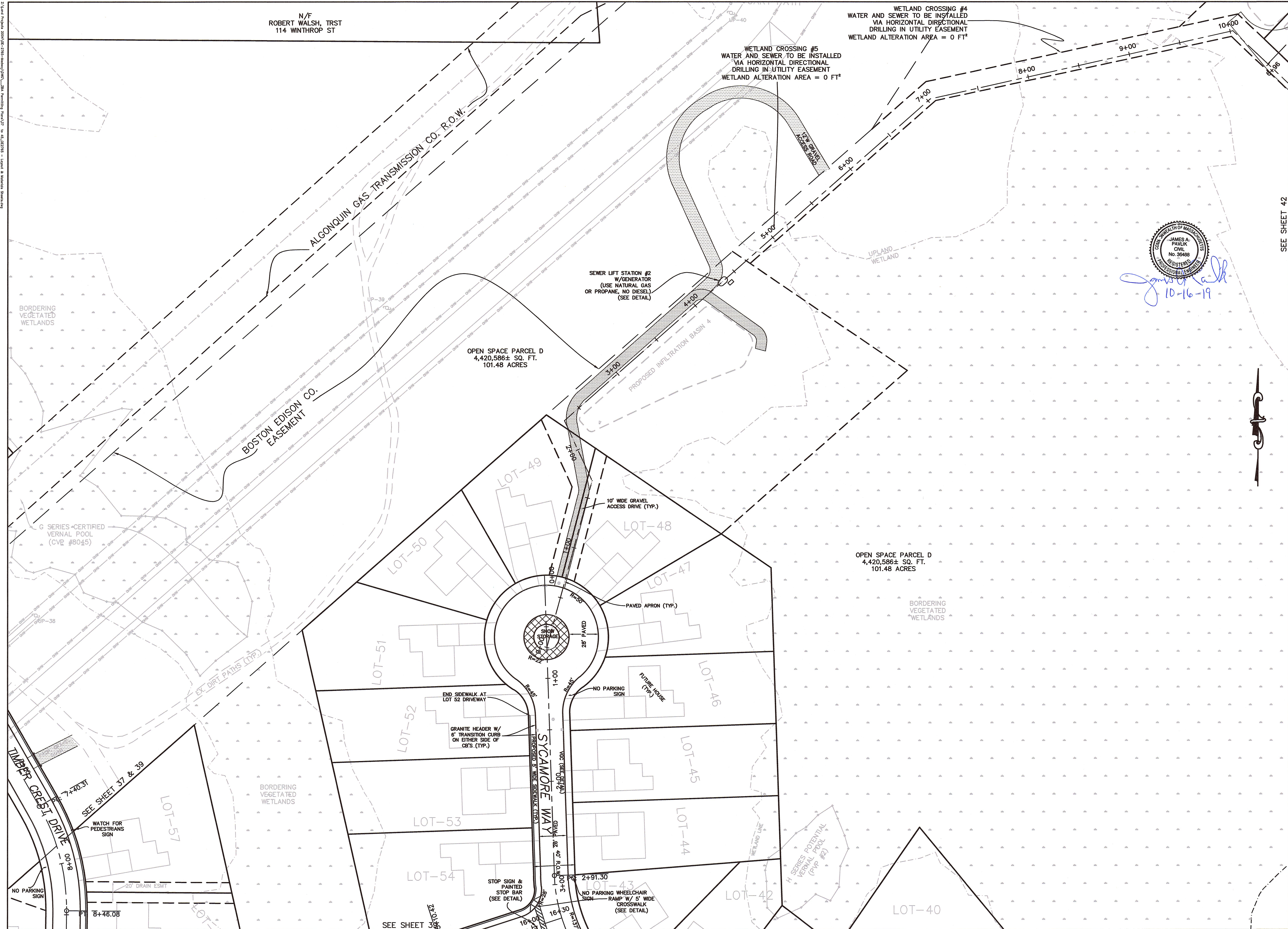
"TIMBER CREST ESTATES" IN MEDWAY MASSACHUSETTS



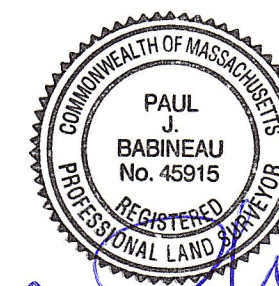
165 EAST GROVE STREET
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TEL: (508)-946-9231
FAX: (508)-947-8873
www.outback-eng.com

DATE: AUGUST 6, 2019
DRAWN BY: CJV CHECKED BY: JAP
SCALE: 1"=40' SHEET 37 OF 62
0' 40' 80' 120'
OE-2765

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FOR REGISTRY USE ONLY
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10-16-19
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:

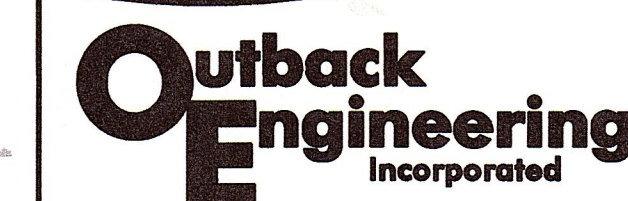
MEDWAY ZONING BOARD OF APPEALS

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TOWN CLERK-TOWN OF MEDWAY

LAYOUT & MATERIALS PLAN

"TIMBER CREST ESTATES"
IN
MEDWAY
MASSACHUSETTS



165 EAST GROVE STREET
MIDDLEBOROUGH, MA 02346
TEL: (508)-946-9231
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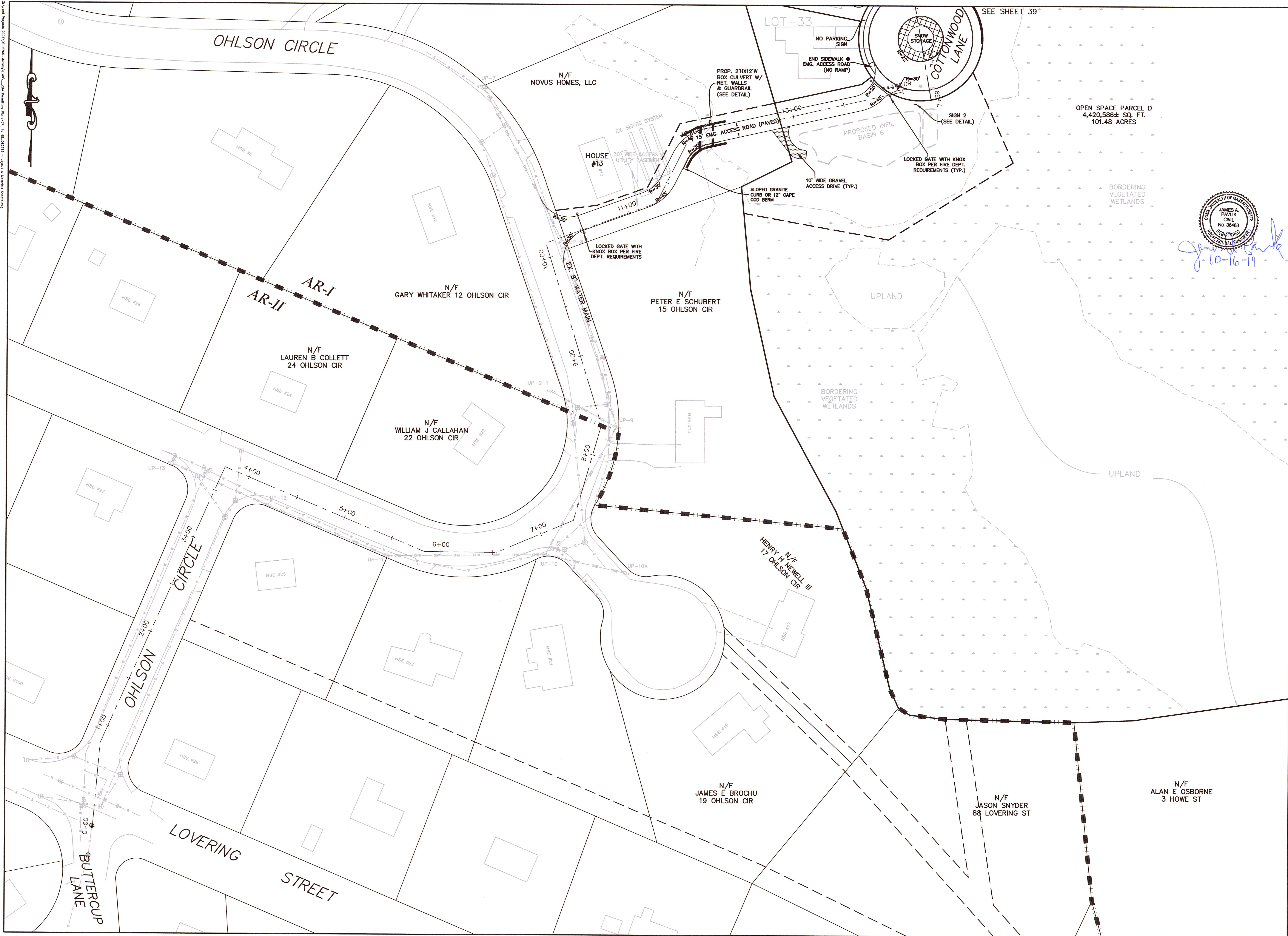
DATE: AUGUST 6, 2019

DRAWN BY: CJV CHECKED BY: JAP

SCALE: 1"=40' SHEET 38 OF 62

0' 40' 80' 120'

OE-2765



FOR REGISTRY USE ONLY

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10-16-19

10-16-19

DATE: 10-16-19

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: _____

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TOWN CLERK-TOWN OF MEDWAY

LAYOUT & MATERIALS PLAN

"TIMBER CREST ESTATES" IN MEDWAY MASSACHUSETTS

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

DATE: AUGUST 6, 2019	
DRAWN BY: CJV	CHECKED BY: JAP
SCALE: 1"=40'	SHEET 40 OF 62

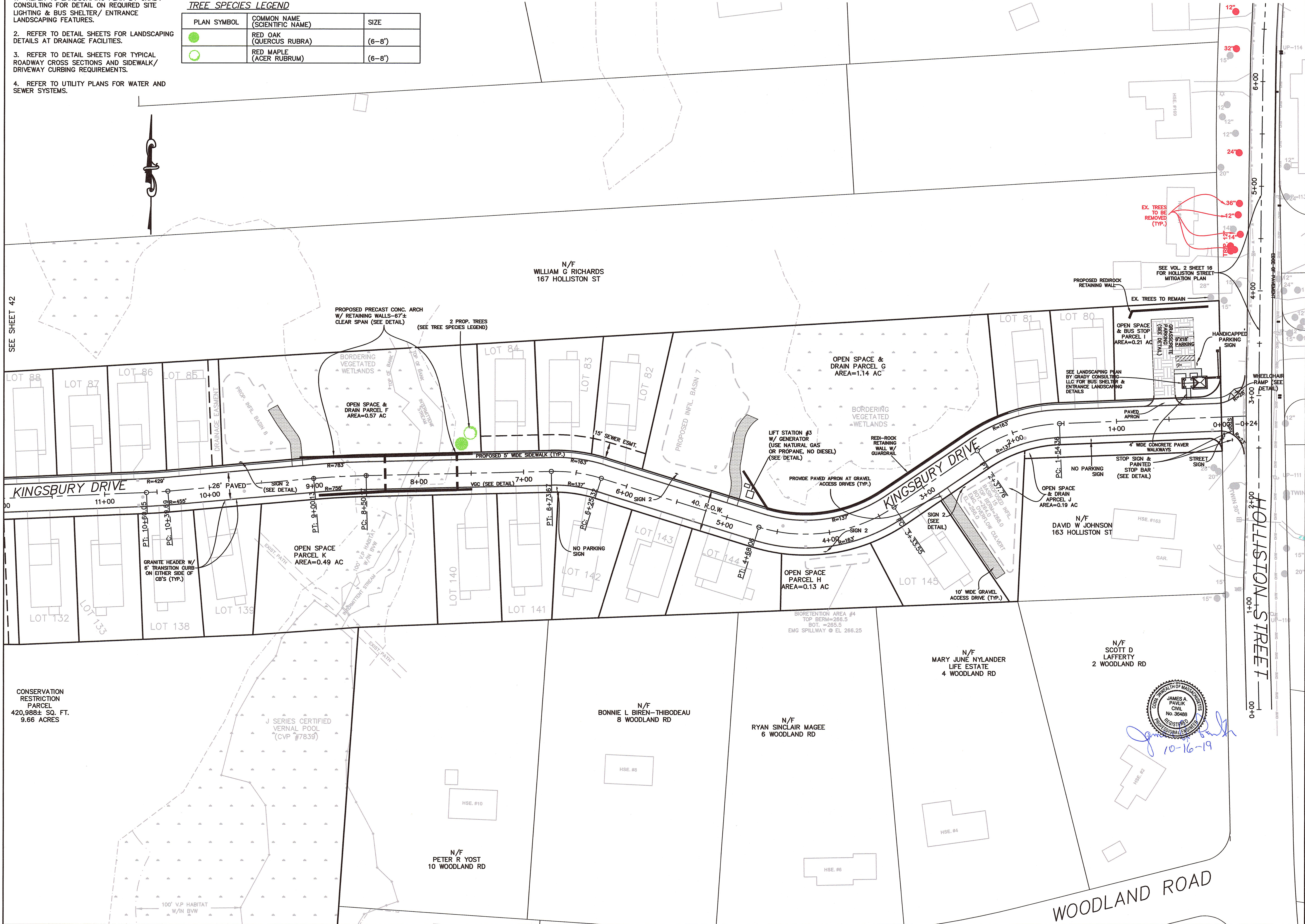
OE-2765

- NOTES:
1. REFER TO LANDSCAPING PLAN BY GRADY CONSULTING FOR DETAIL ON REQUIRED SITE LIGHTING & BUS SHELTER/ ENTRANCE LANDSCAPING FEATURES.
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 4. REFER TO UTILITY PLANS FOR WATER AND SEWER SYSTEMS.

TREE SPECIES LEGEND

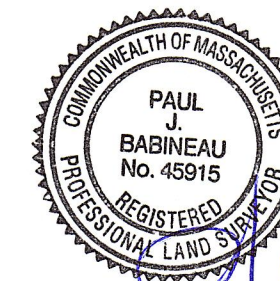
PLAN SYMBOL	COMMON NAME (SCIENTIFIC NAME)	SIZE
	RED OAK (QUERCUS RUBRA)	(6-8')
	RED MAPLE (ACER RUBRUM)	(6-8')

SEE SHEET 42



FOR REGISTRY USE ONLY

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



10-16-19
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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TOWN CLERK-TOWN OF MEDWAY

LAYOUT & MATERIALS PLAN

"KINGSBURY VILLAGE" IN MEDWAY MASSACHUSETTS

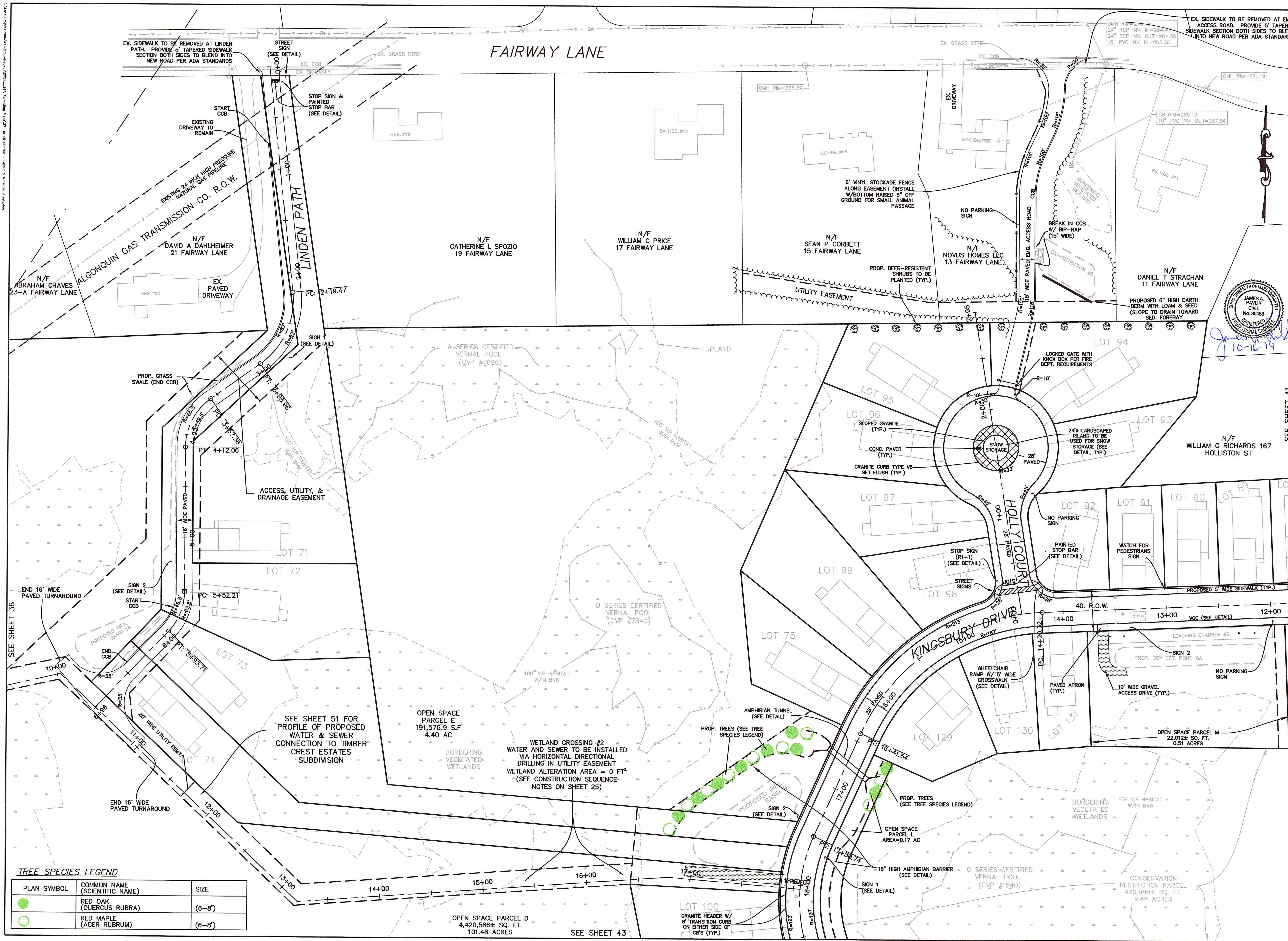


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DATE: AUGUST 6, 2019
DRAWN BY: CJV CHECKED BY: JAP
SCALE: 1"=40' SHEET 41 OF 62

0' 40' 80' 120'

OE-2765



TREE SPECIES LEGEND

PLAN SYMBOL	COMMON NAME (SCIENTIFIC NAME)	SIZE
	RED OAK (QUERCUS RUBRA)	(6-8')
	RED MAPLE (ACER RUBRUM)	(6-8')

FOR REGISTRY USE ONLY

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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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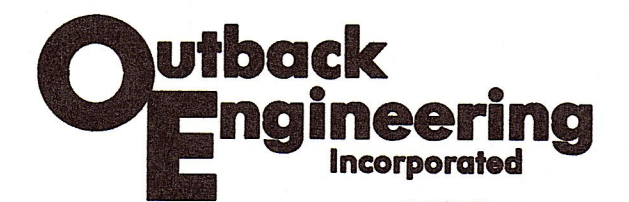
MEDWAY ZONING BOARD OF APPEALS

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TOWN CLERK-TOWN OF MEDWAY

LAYOUT & MATERIALS PLAN

"KINGSBURY VILLAGE" IN MEDWAY MASSACHUSETTS



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www.outback-eng.com

DATE: AUGUST 6, 2019

DRAWN BY: CJV CHECKED BY: JAP

SCALE: 1"=40' SHEET 42 OF 62

0' 40' 80' 120'

OE-2765

TREE SPECIES LEGEND

PLAN SYMBOL	COMMON NAME (SCIENTIFIC NAME)	SIZE
	RED OAK (QUERCUS RUBRA)	(6-8')
	RED MAPLE (ACER RUBRUM)	(6-8')

WETLAND CROSSING #2
WATER AND SEWER TO BE INSTALLED
VIA HORIZONTAL DIRECTIONAL
DRILLING IN UTILITY EASEMENT
WETLAND ALTERATION AREA = 0 FT²

BORDERING
VEGETATED
WETLANDS

BORDERING
VEGETATED
WETLANDS

OPEN SPACE PARCEL D
4,420,586± SQ. FT.
101.48 ACRES

APPROX. UPLAND
(TYP.)

SEE SHEET 42

SIGN 2
(SEE DETAIL)

PROP. TREES
(SEE TREE SPECIES LEGEND)

18" HIGH AMPHIBIAN BARRIER
(SEE DETAIL)

SIGN 1
(SEE DETAIL)

OPEN SPACE PARCEL L
7,227± SQ. FT.
0.17 ACRES

C SERIES* CERTIFIED
VERNAL POOL
(CVP #1540)

PROP. TREES
(SEE TREE SPECIES LEGEND)

PROP. REDIROCK (OR
APPROVED EQUAL)
RET. WALL W/ GUARDRAIL

100' V.P. HABITAT
W/IN BVW

GRANITE HEADER W/
6" TRANSITION CURB
ON EITHER SIDE OF
CB'S (TYP.)

PROP. REDIROCK (OR
APPROVED EQUAL)
RET. WALL W/ GUARDRAIL

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

SIGN 1
(SEE DETAIL)

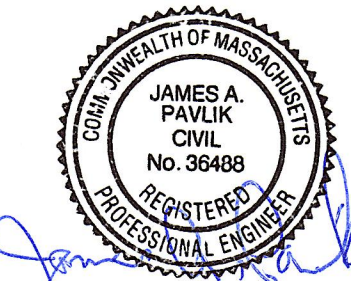
BORDERING
VEGETATED
WETLANDS

OPEN SPACE PARCEL D
4,420,586± SQ. FT.
101.48 ACRES

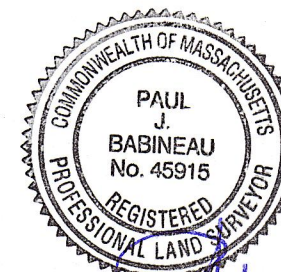
SEE SHEET 44

FOR REGISTRY USE ONLY

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



10-16-19



DATE PROFESSIONAL LAND SURVEYOR

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

DATE:

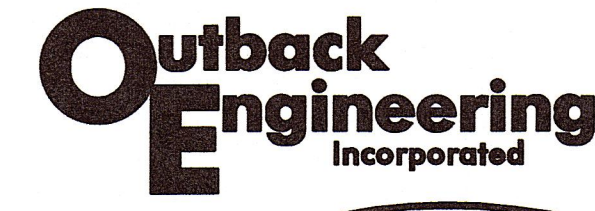
MEDWAY ZONING BOARD OF APPEALS

I CERTIFY THAT 20 DAYS HAVE
ELAPSED SINCE ZONING BOARD
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TOWN CLERK-TOWN OF MEDWAY

**LAYOUT & MATERIALS
PLAN**

**"KINGSBURY VILLAGE"
IN
MEDWAY
MASSACHUSETTS**



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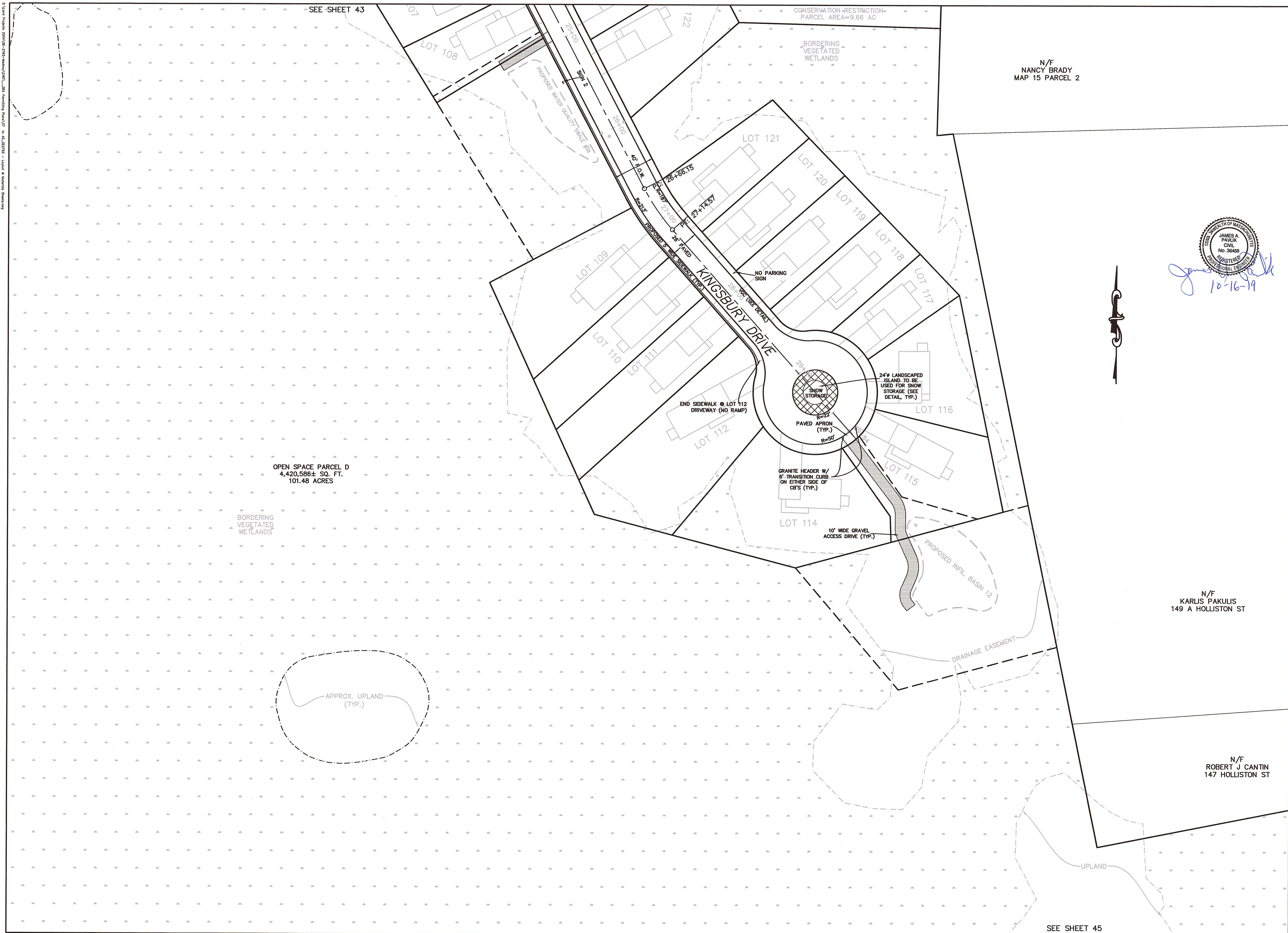
DATE: AUGUST 6, 2019

DRAWN BY: CJV CHECKED BY: JAP

SCALE: 1"=40' SHEET 43 OF 62

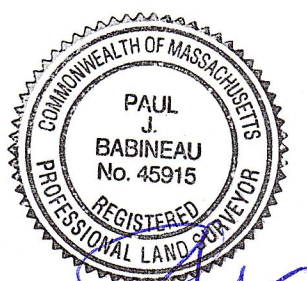
0' 40' 80' 120'

OE-2765



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10-16-19
DATE PROFESSIONAL LAND SURVEYOR

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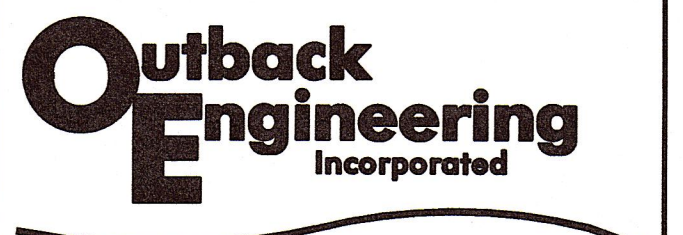
MEDWAY ZONING BOARD OF APPEALS

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TOWN CLERK-TOWN OF MEDWAY

LAYOUT & MATERIALS PLAN

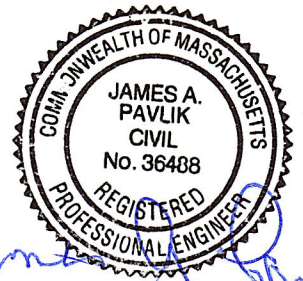
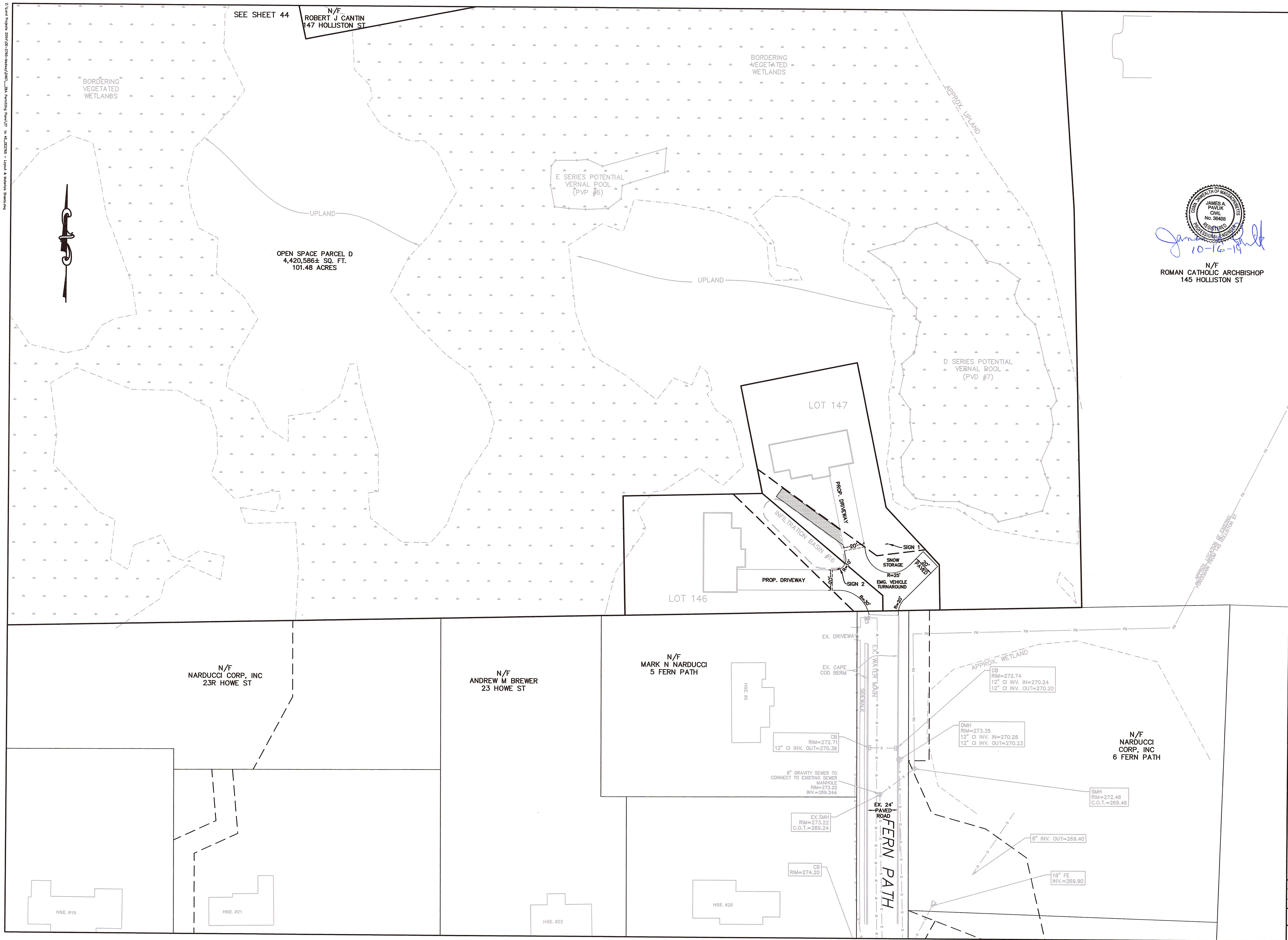
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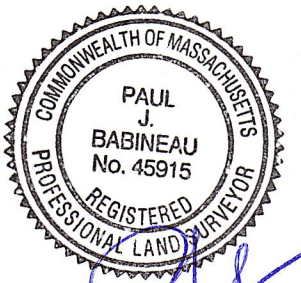
DATE: AUGUST 6, 2019
DRAWN BY: CJV CHECKED BY: JAP
SCALE: 1"=40' SHEET 44 OF 62
0' 40' 80' 120'

OE-2765

Z:\land projects\2009\OE-2765-Medway\Medway_280_Paving\Plan\17 - 46.02765 - Layout & Materials Sheet.dwg



N/F
ROMAN CATHOLIC ARCHBISHOP
145 HOLLISTON ST



DATE 10-16-19
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.

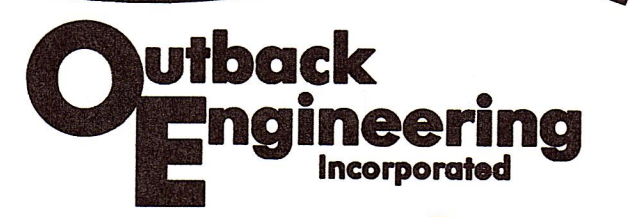
DATE:

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TOWN CLERK-TOWN OF MEDWAY

LAYOUT & MATERIALS PLAN
"KINGSBURY VILLAGE" IN MEDWAY MASSACHUSETTS

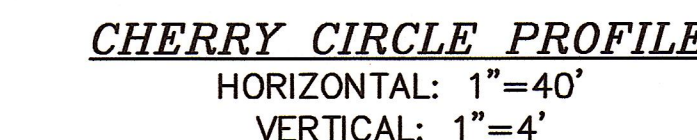
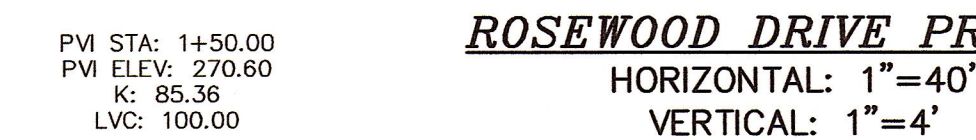


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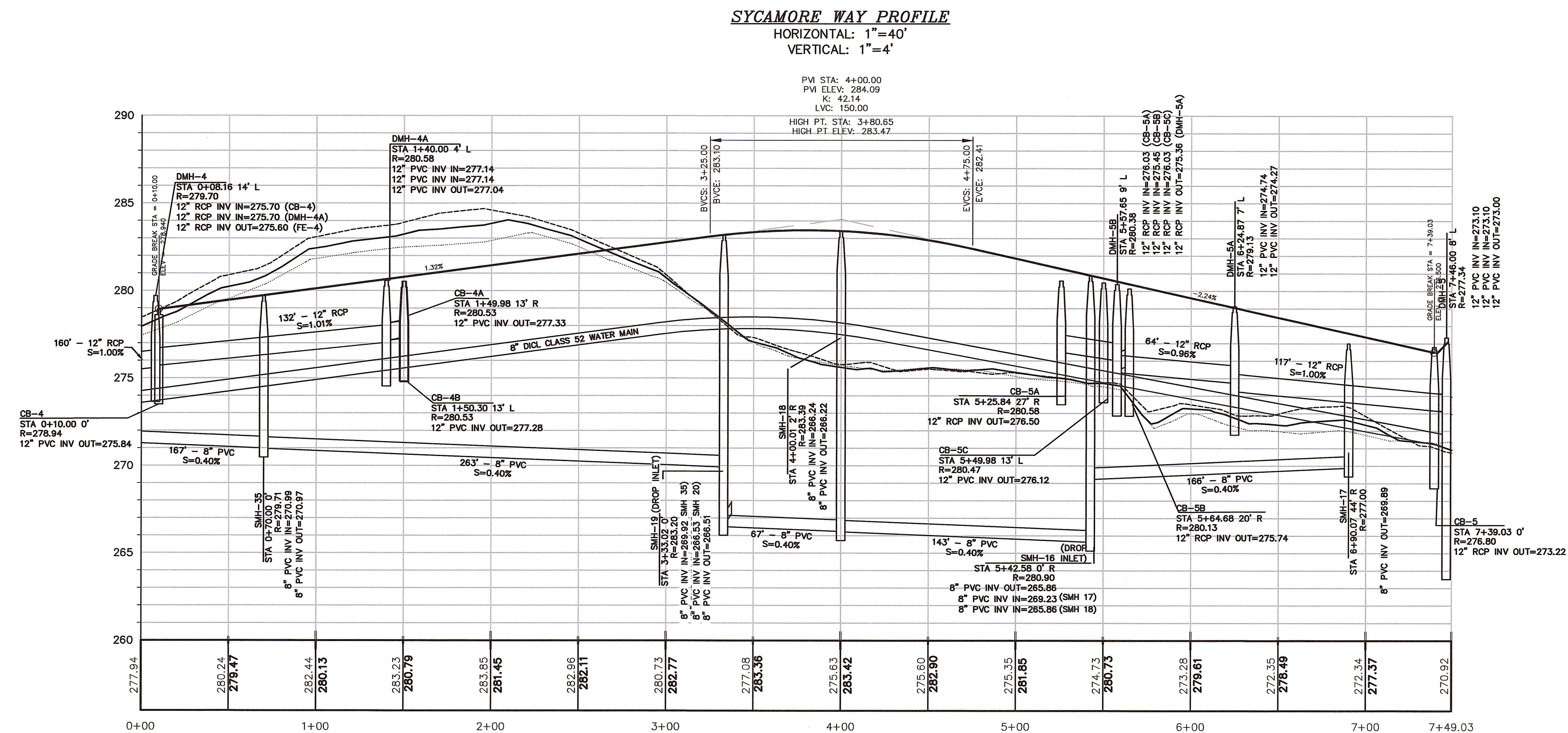
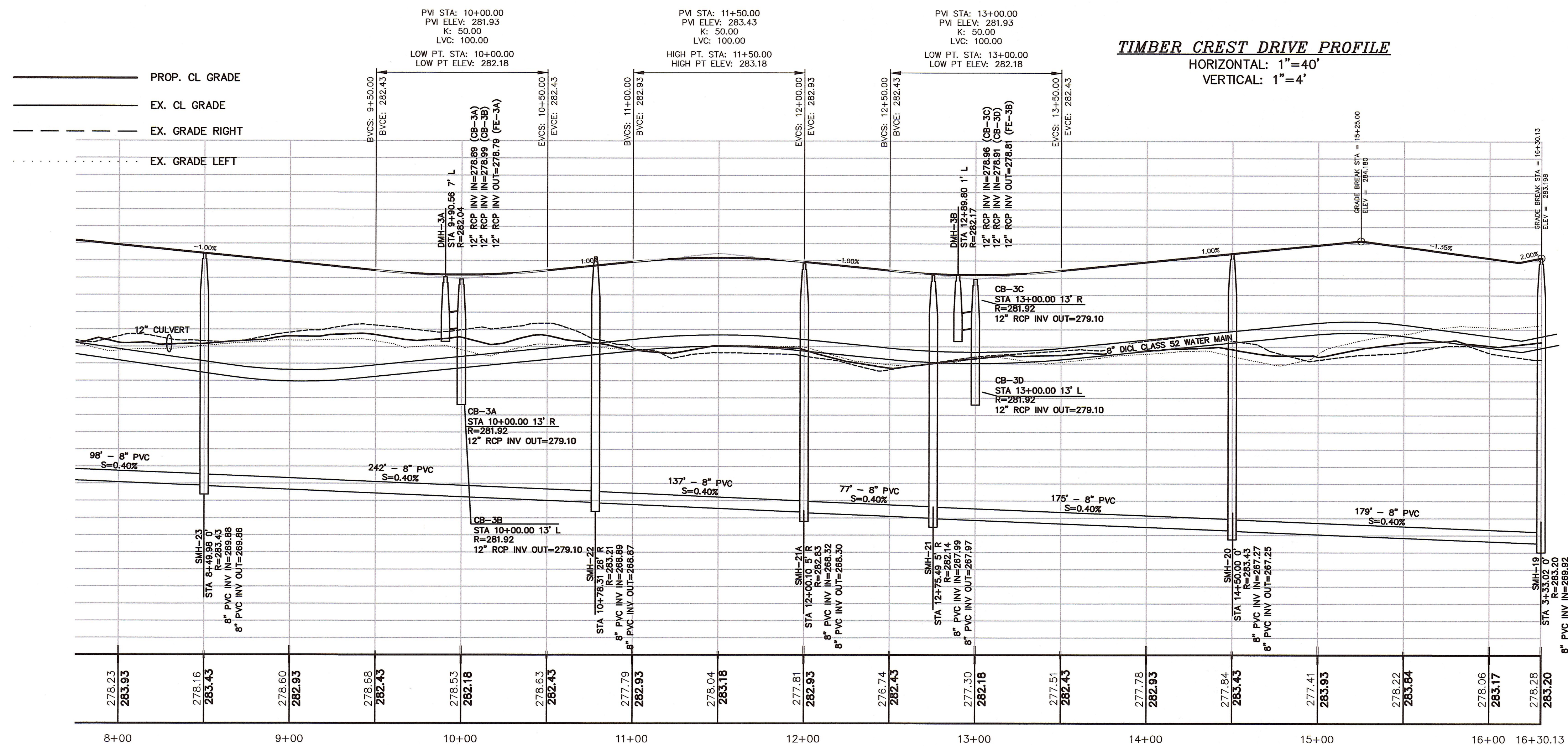
DATE: AUGUST 6, 2019
DRAWN BY: CJV CHECKED BY: JAP
SCALE: 1"=40' SHEET 45 OF 62

0' 40' 80' 120'

OE-2765

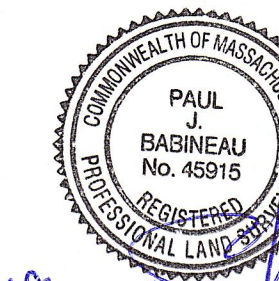
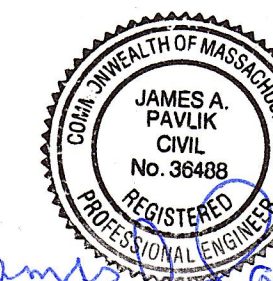


OF-2765



FOR REGISTRY USE ONLY

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DATE PROFESSIONAL LAND SURVEYOR

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DATE:

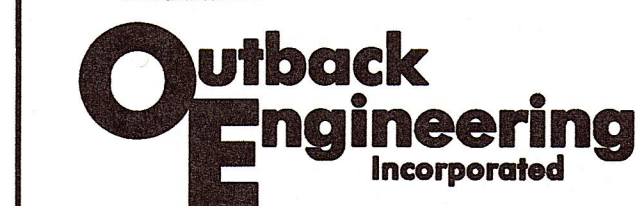
MEDWAY ZONING BOARD OF APPEALS

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

PROFILE
TIMBER CREST DRIVE
STA 9+00 TO 16+30
AND SYCAMORE WAY

*"TIMBER CREST
ESTATES"
IN
MEDWAY
MASSACHUSETTS*



165 EAST GROVE STREET
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DRAWN BY: CJV	CHECKED BY: JAP
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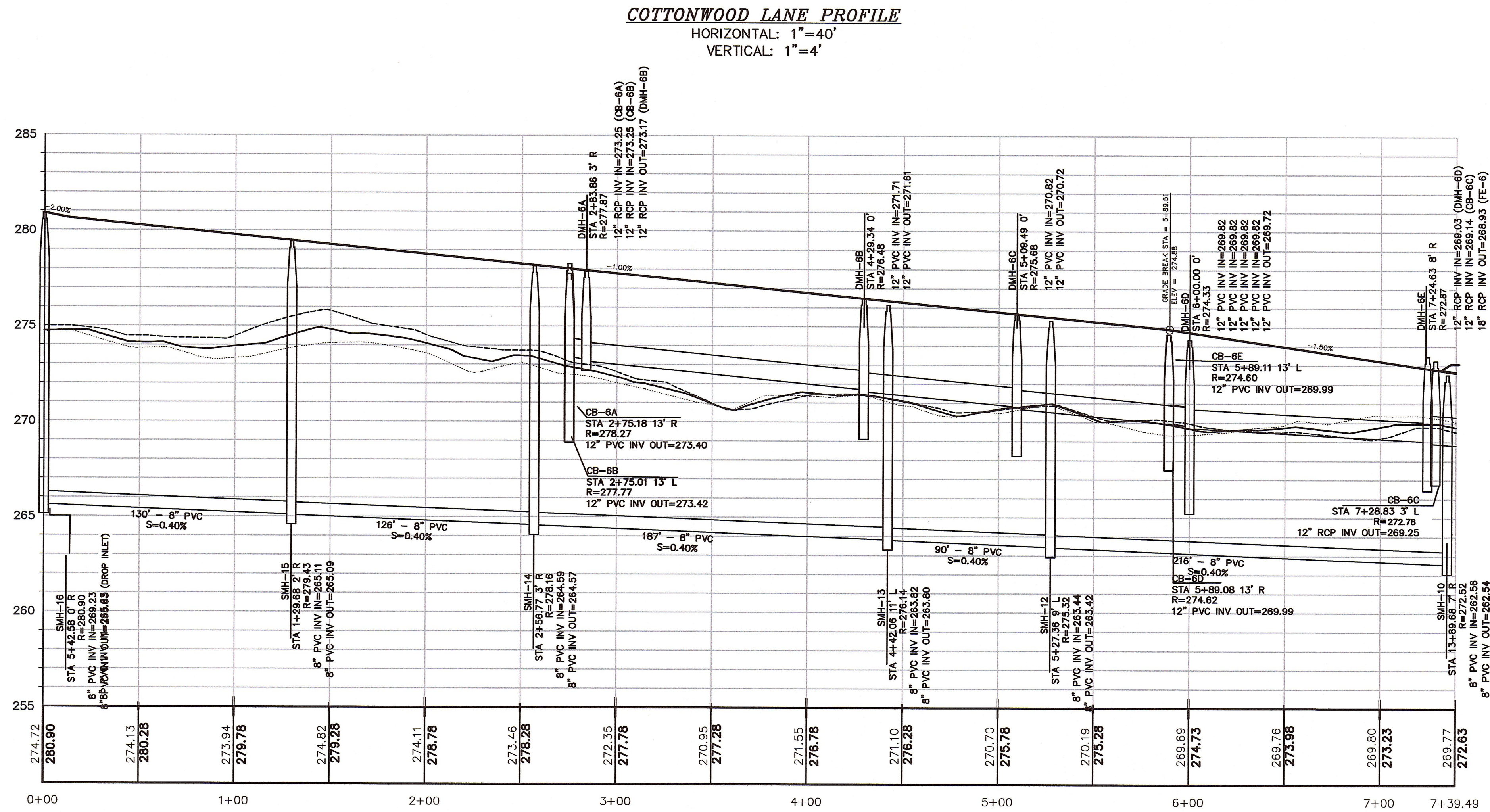
SCALE: 1"=40'	SHEET 47 OF 62
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0' 40' 80' 120'

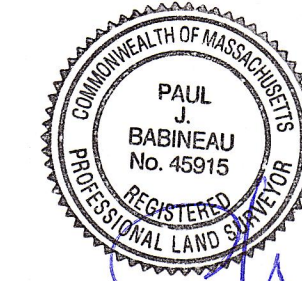
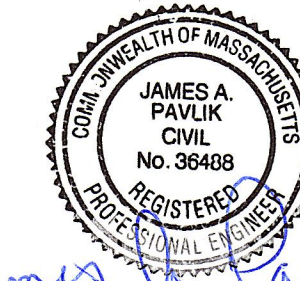
OE-2765

Z:\land project\2019\OE-2765-Medway\DWG\2019 Printing\Profile.dwg - Print: Sunday

— PROP. CL. GRADE
— EX. CL. GRADE
- - - EX. GRADE RIGHT
... EX. GRADE LEFT



James A. Pavuk
10-16-19



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

10-16-19
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:

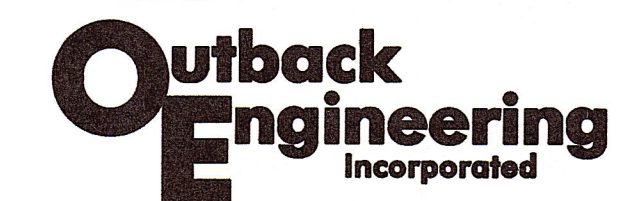
MEDWAY ZONING BOARD OF APPEALS

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

PROFILE
COTTONWOOD LANE

"TIMBER CREST
ESTATES"
IN
MEDWAY
MASSACHUSETTS



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

DATE: AUGUST 6, 2019

DRAWN BY: CJV CHECKED BY: JAP

SCALE: 1"=40' SHEET 48 OF 62

0' 40' 80' 120'

OE-2765