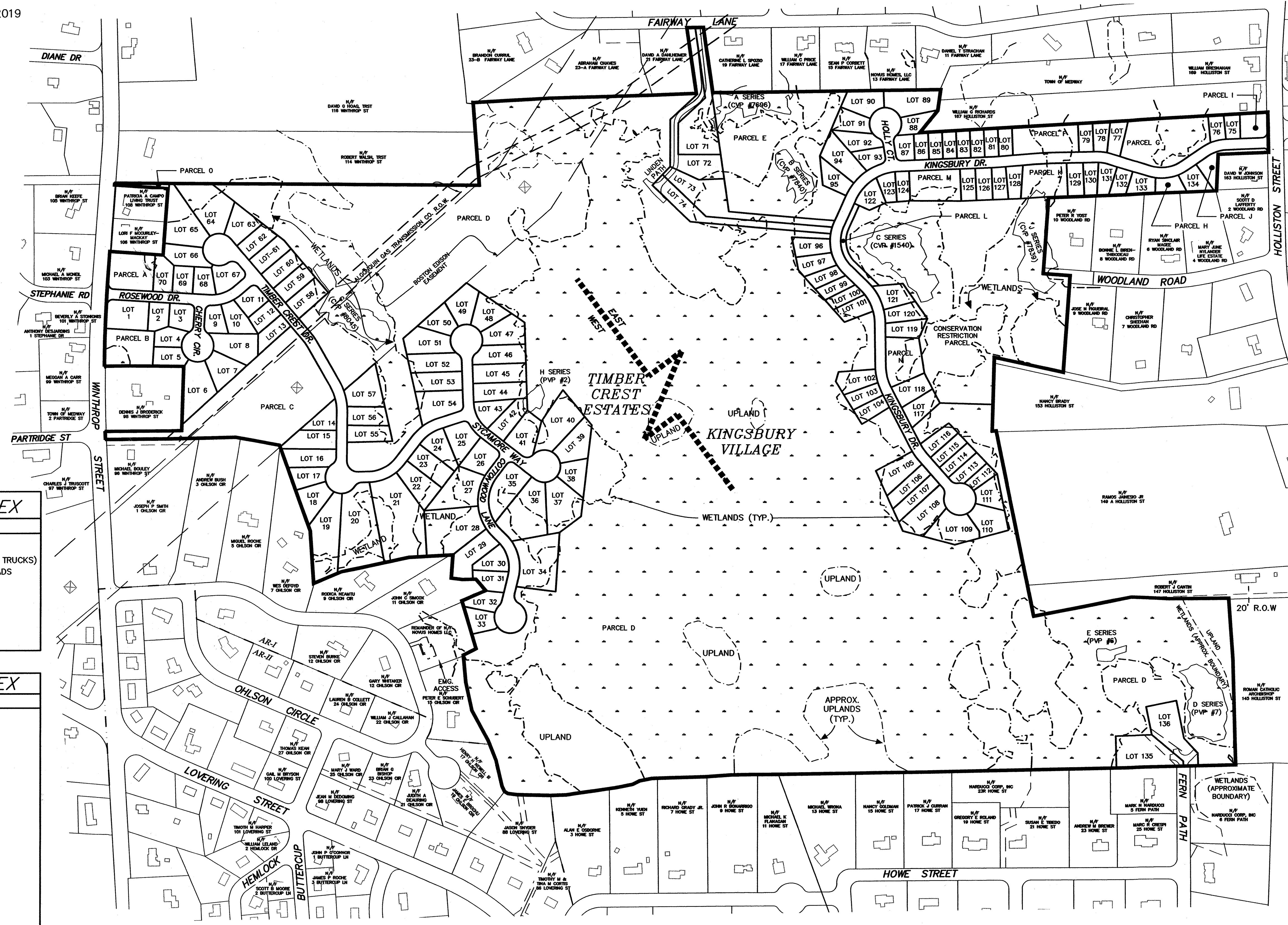


"TIMBER CREST ESTATES & KINGSBURY VILLAGE"

A PROPOSED RESIDENTIAL DEVELOPMENT IN MEDWAY, MASSACHUSETTS

FINAL PLANS VOL. 2

NOTE: REFER TO FINAL PLANS VOL. 1, TIMBER CREST ESTATES & KINGSBURY VILLAGE DATED NOVEMBER 29, 2019 FOR M.G.L. CH. 40B SUBDIVISION PLANS



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

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

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: 1-15-2020

JAMES A. PAVLIK
CIVIL
NO. 35498
REGISTERED PROFESSIONAL ENGINEER

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: 1-15-2020

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
VOLUME 2
COVER SHEET

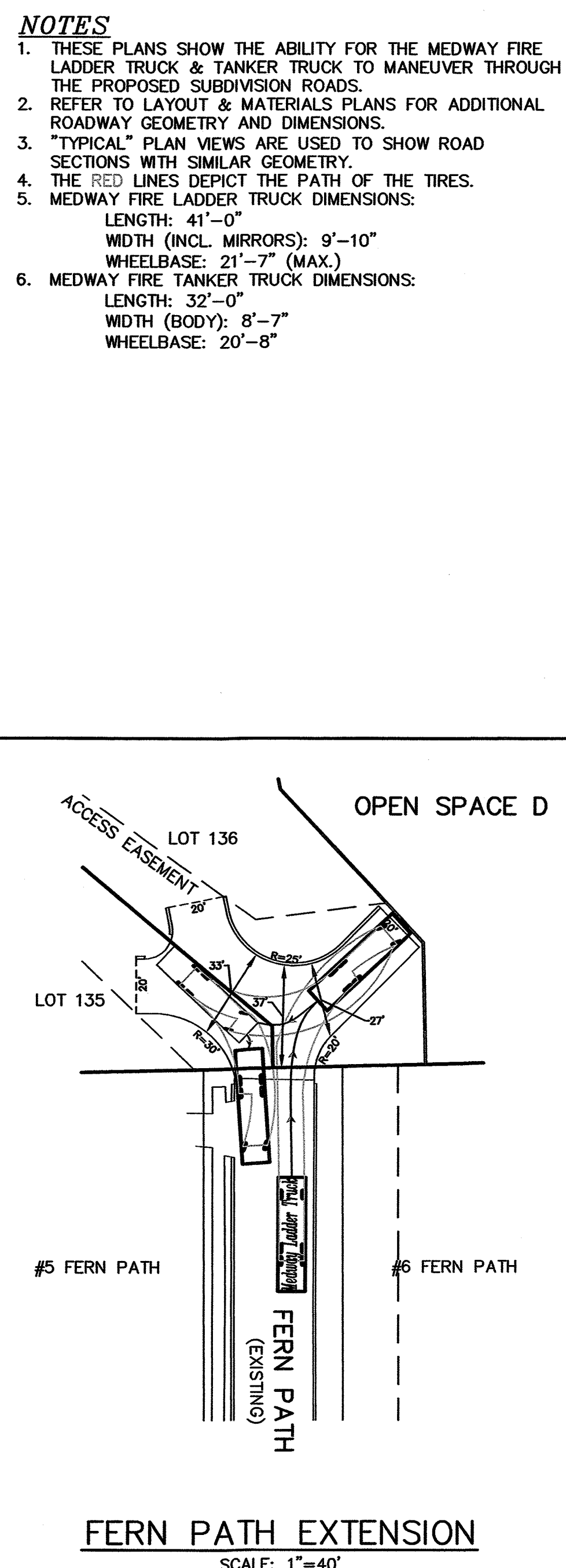
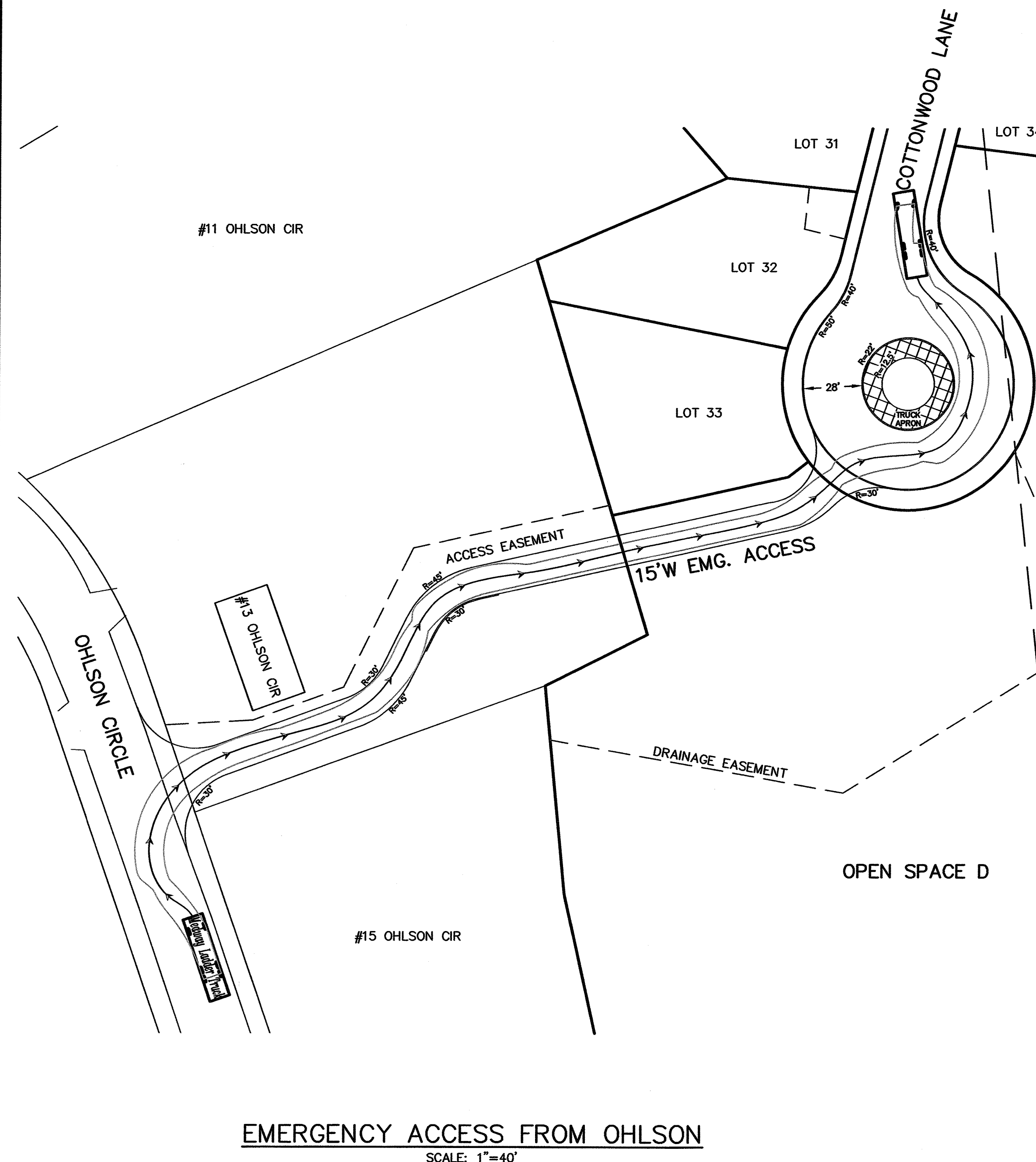
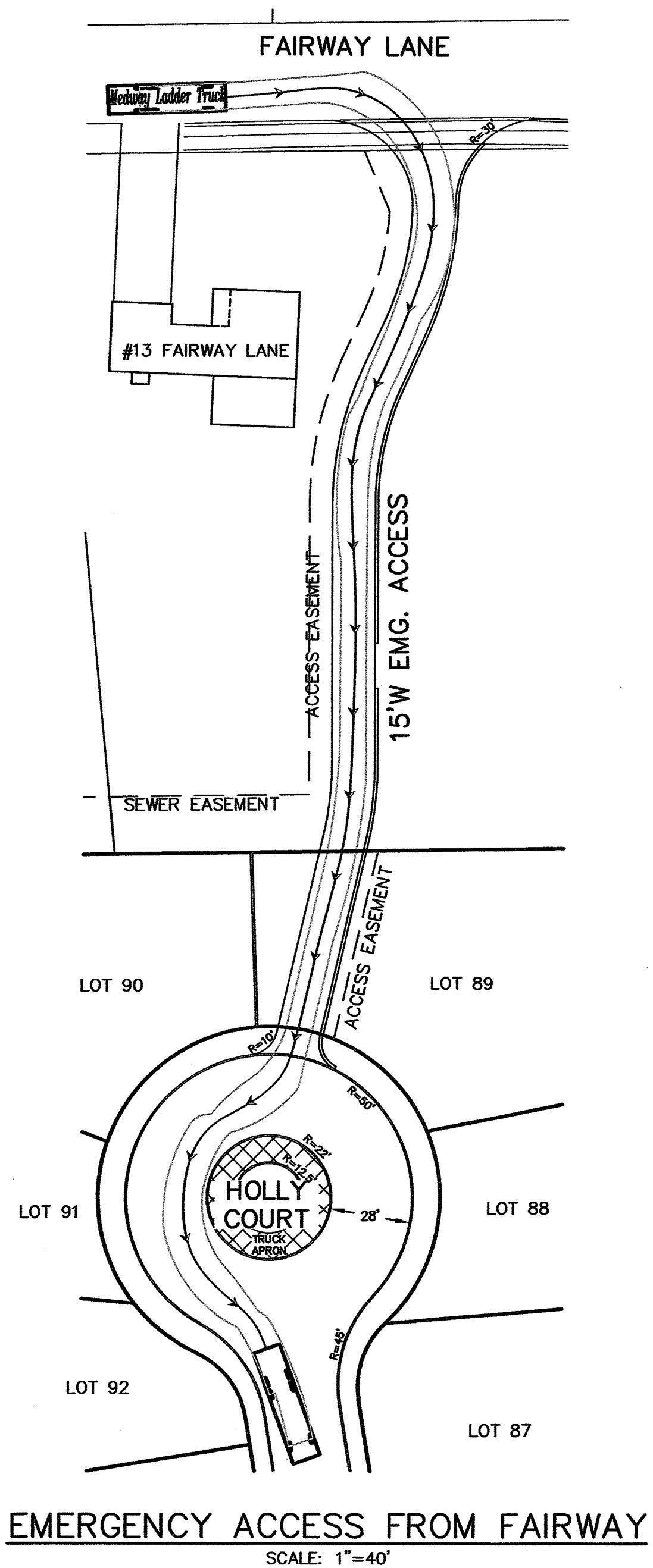
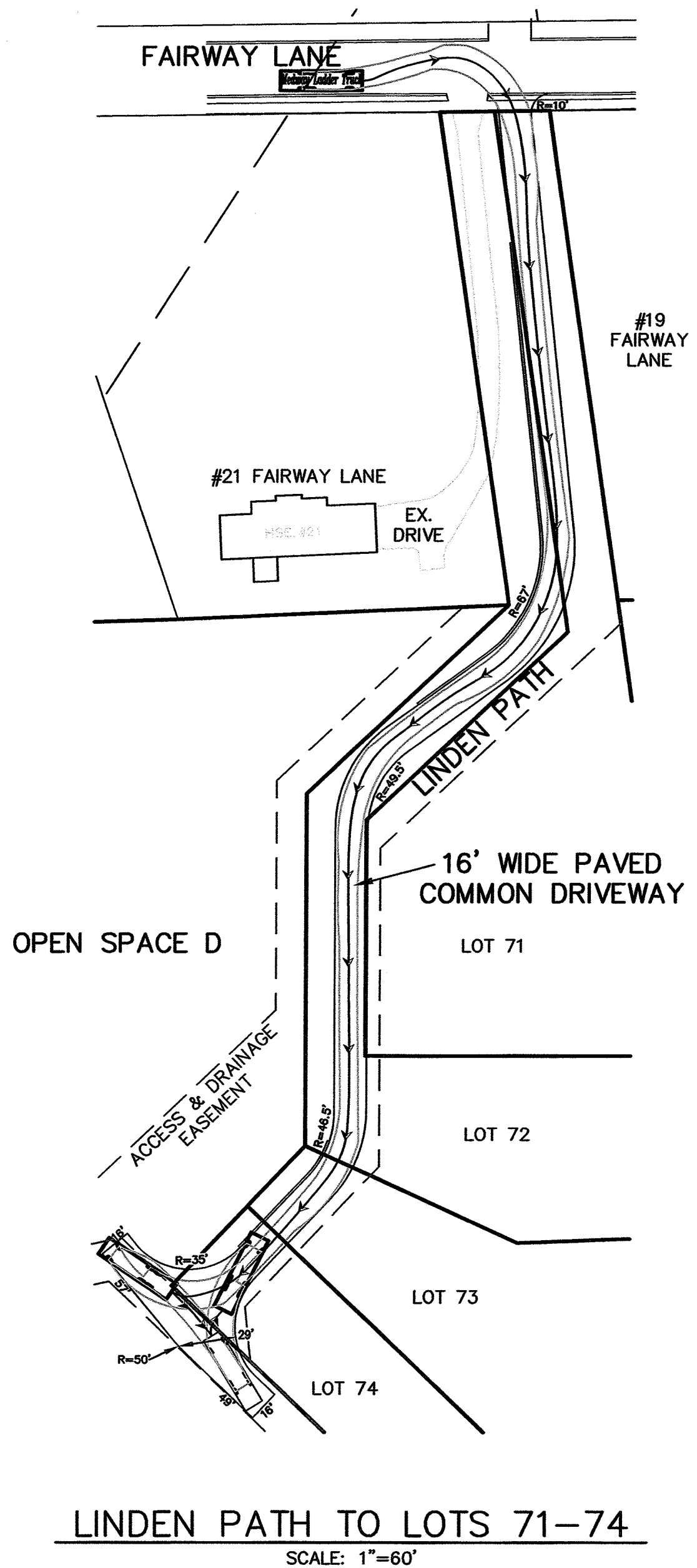
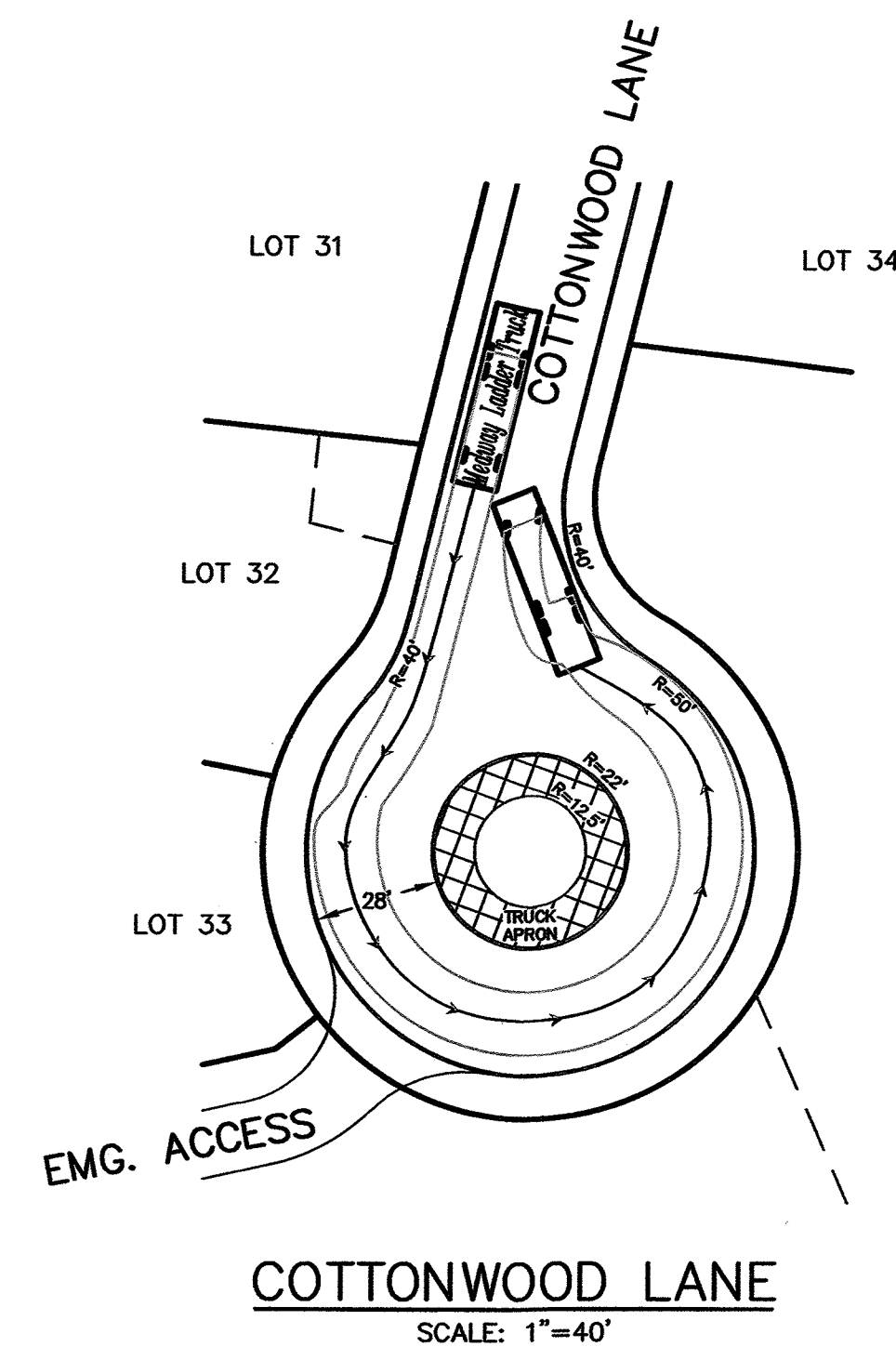
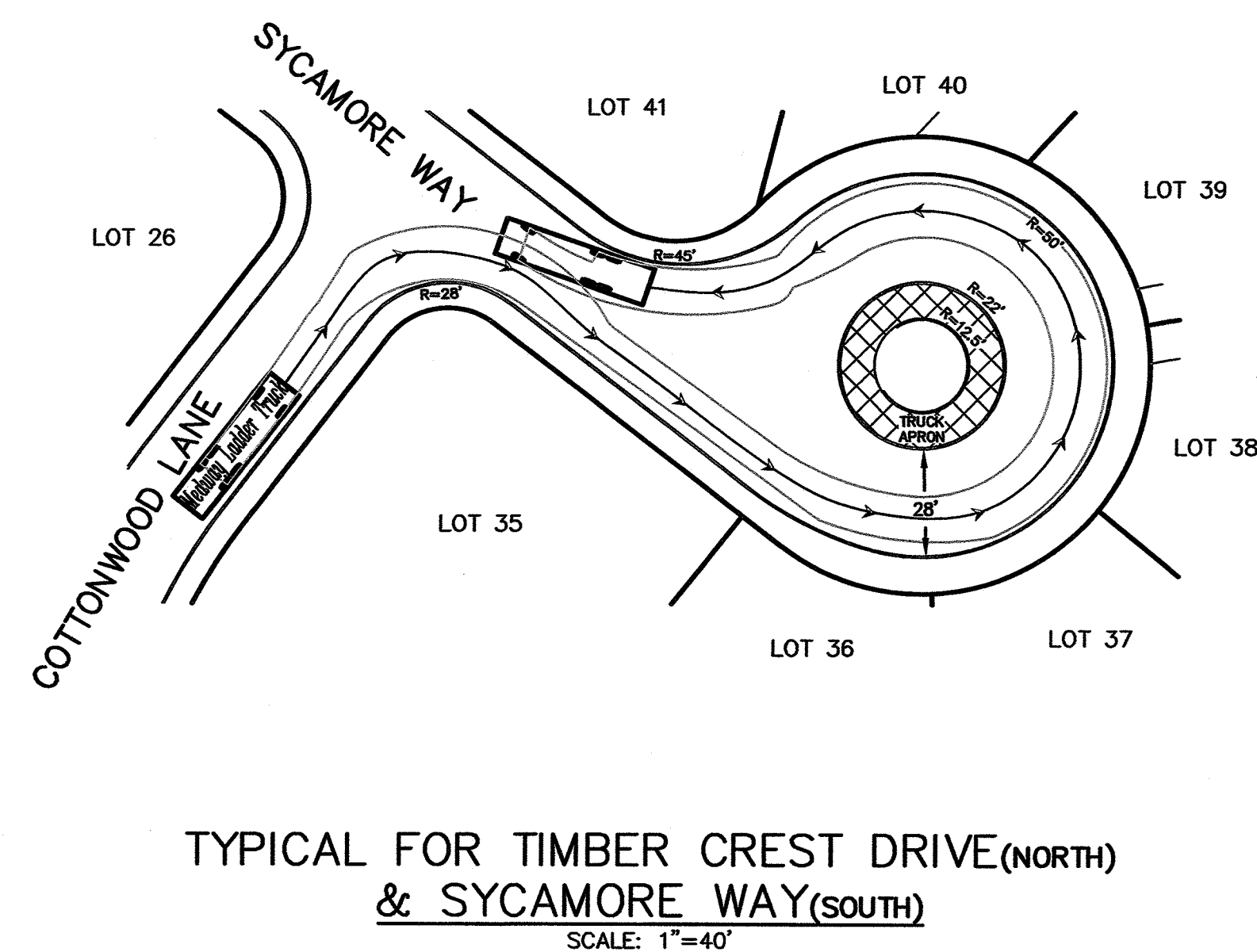
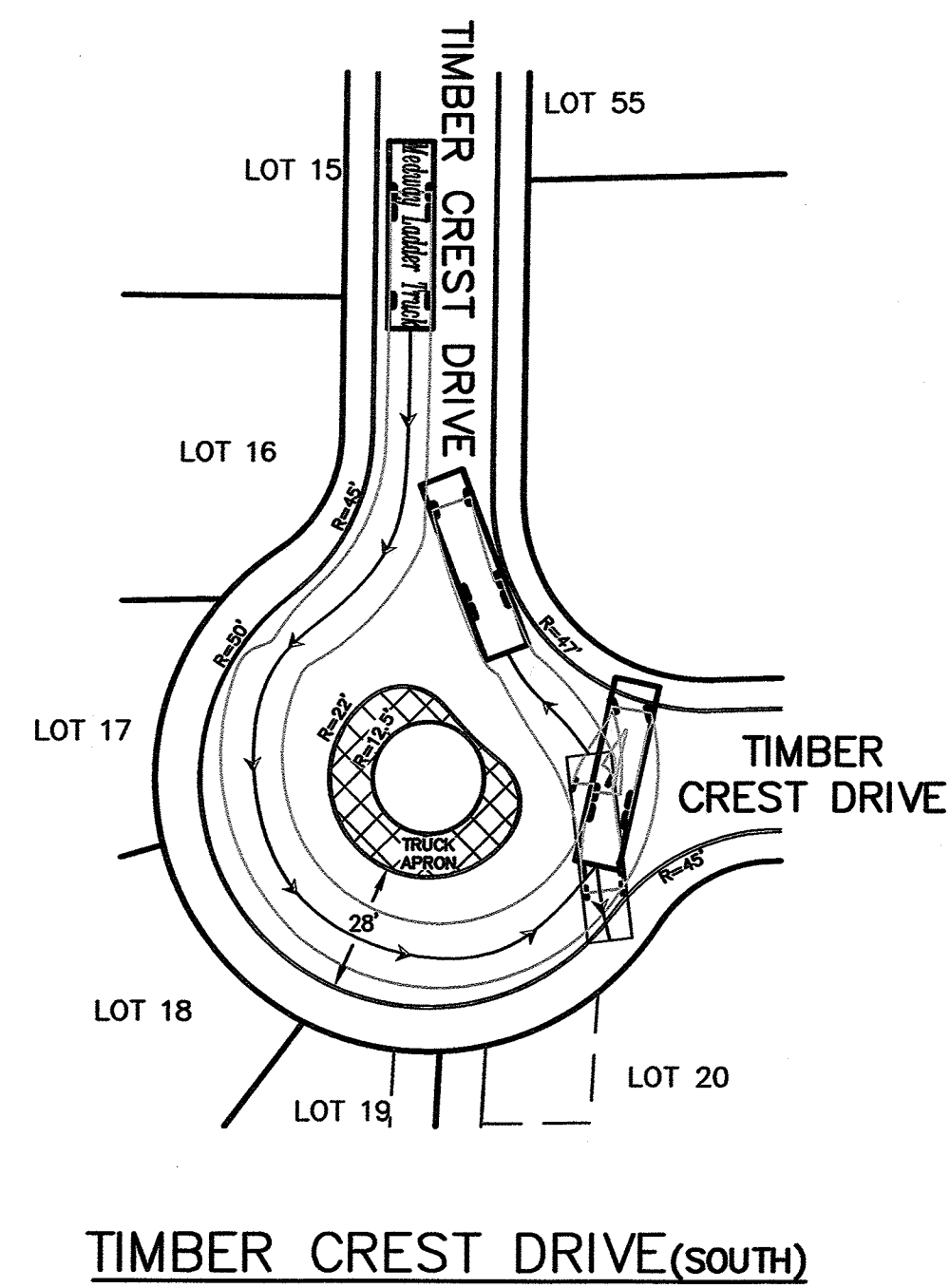
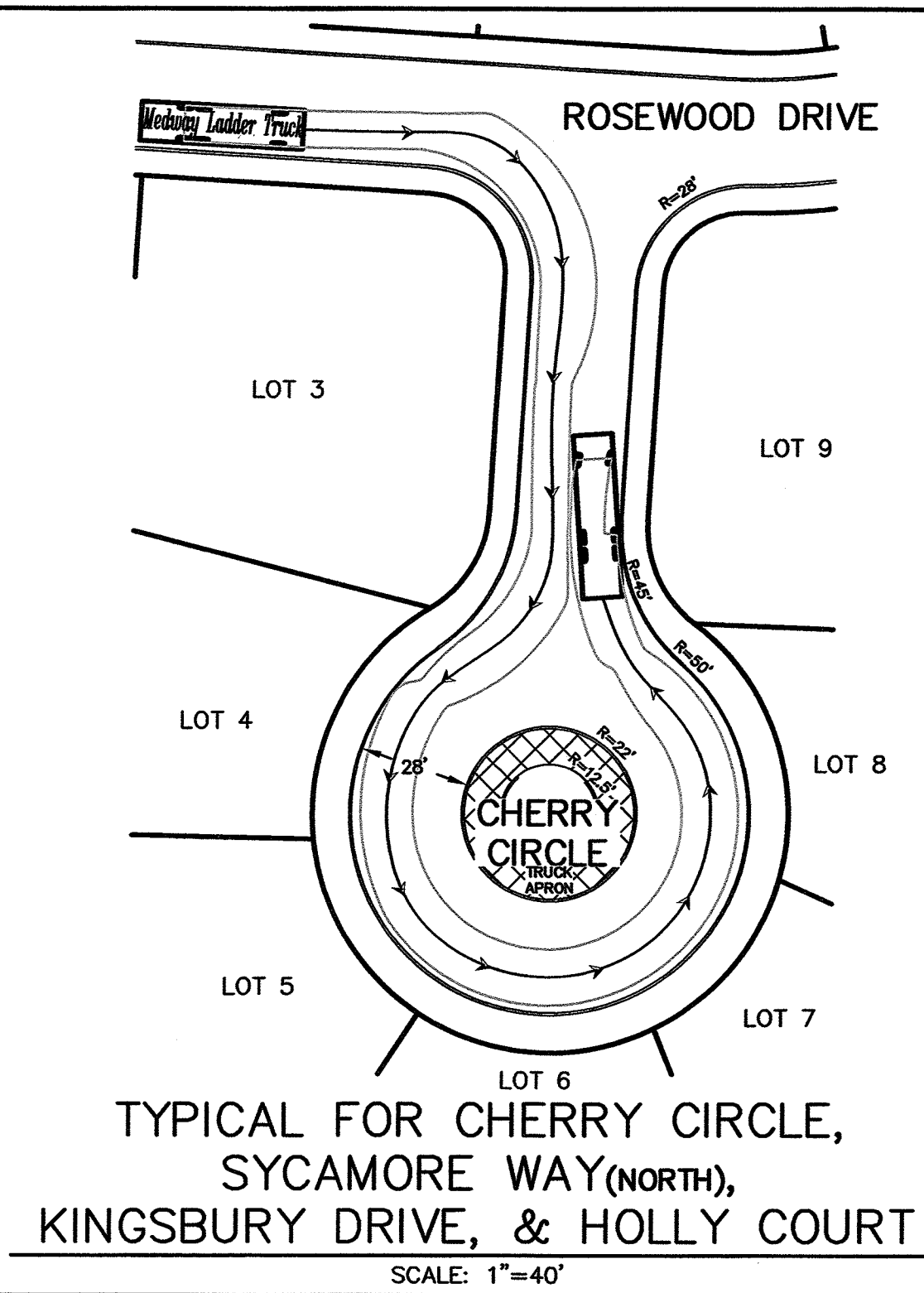
TIMBER
CREST ESTATES
&
KINGSBURY VILLAGE
IN
MEDWAY
MASSACHUSETTS

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: CJV CHECKED BY: JAP
SCALE: 1"=200' SHEET 1 OF 21
0' 200' 400' 600'

OE-2765



- NOTES**
1. THESE PLANS SHOW THE ABILITY FOR THE MEDWAY FIRE LADDER TRUCK & TANKER TRUCK TO MANEUVER THROUGH THE PROPOSED SUBDIVISION ROADS.
 2. REFER TO LAYOUT & MATERIALS PLANS FOR ADDITIONAL ROADWAY GEOMETRY AND DIMENSIONS.
 3. "TYPICAL" PLAN VIEWS ARE USED TO SHOW ROAD SECTIONS WITH SIMILAR GEOMETRY.
 4. THE RED LINES DEPICT THE PATH OF THE TIRES.
 5. MEDWAY FIRE LADDER TRUCK DIMENSIONS:
LENGTH: 41'-0"
WIDTH (INCL. MIRRORS): 9'-10"
WHEELBASE: 21'-7" (MAX.)
 6. MEDWAY FIRE TANKER TRUCK DIMENSIONS:
LENGTH: 32'-0"
WIDTH (BODY): 8'-7"
WHEELBASE: 20'-8"

APPROVED SUBJECT TO TERMS AND
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PERMIT PER ZONING BOARD OF APPEALS
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LAWS, SECTIONS 20-23.

DATE: 1-15-2020

MEDWAY ZONING BOARD OF APPEALS

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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

EMERGENCY VEHICLE TURNING MOVEMENTS (LADDER TRUCK)

*"TIMBER CREST
ESTATES"
&
"KINGSBURY VILLAGE"
IN
MEDWAY
MASSACHUSETTS*

Outback Engineering Incorporated

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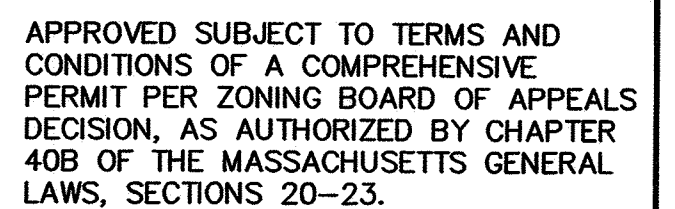
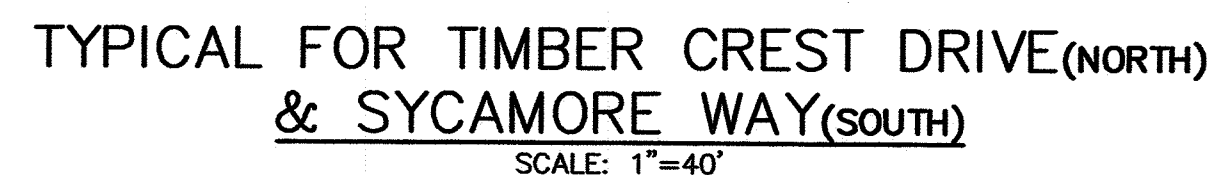
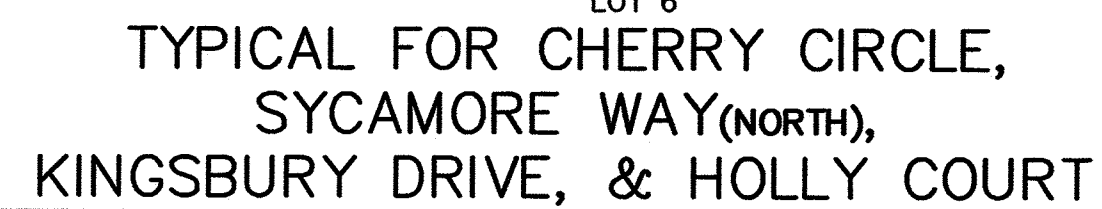
DATE: NOVEMBER 29, 2019

DRAWN BY: CJV	CHECKED BY: JAP
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SCALE: 1"=40'	SHEET 2 OF 21
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0'	40'	80'	120'
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OF-2765



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THIS PLAN IS SUBJECT TO A
COVENANT TO BE RECORDED HEREWITH

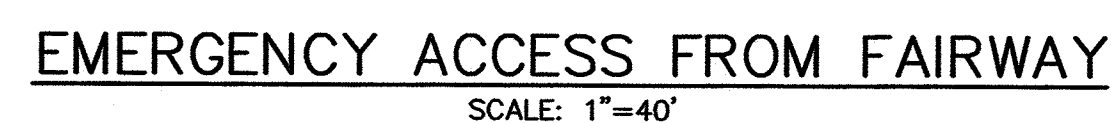
TOWN CLERK—TOWN OF MEDWAY

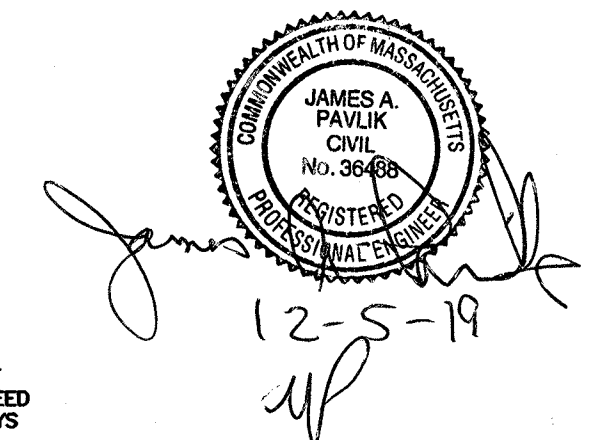
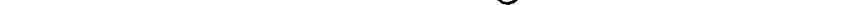
*"TIMBER CREST
ESTATES"
&
"KINGSBURY VILLAGE"
IN
MEDWAY
MASSACHUSETTS*

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

0' 40' 80' 120'

OE-2765





DATE: 1-15-2020

THIS PLAN IS SUBJECT TO A
COVENANT TO BE RECORDED HEREWITH

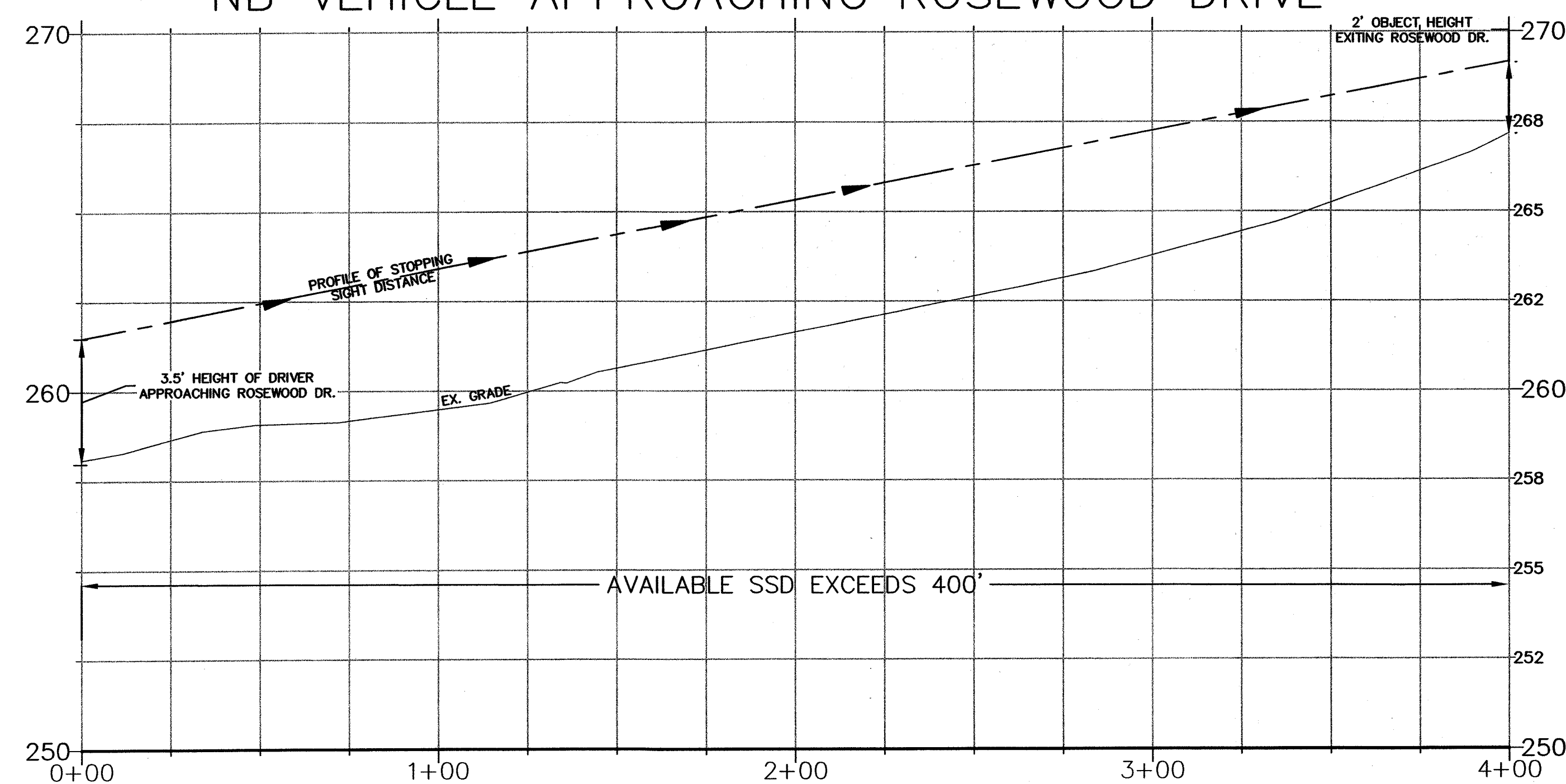
TOWN CLERK—TOWN OF MEDWAY

*"TIMBER CREST
ESTATES"
IN
MEDWAY
MASSACHUSETTS*

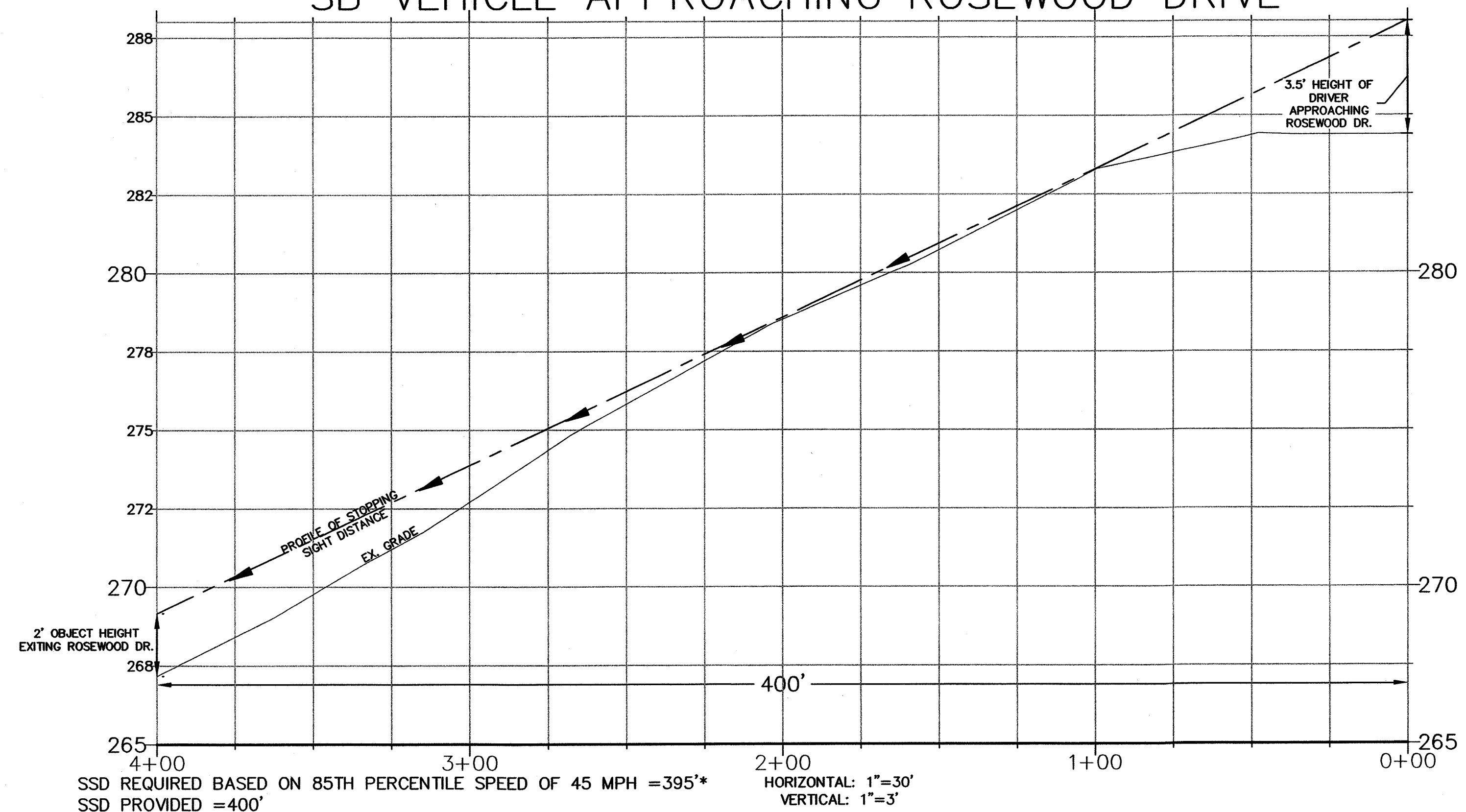
165 EAST GROVE STREET
MIDDLEBOROUGH, MA 02346
TEL: (508)-946-9231
FAX: (508)-947-8873
www.outback-eng.com

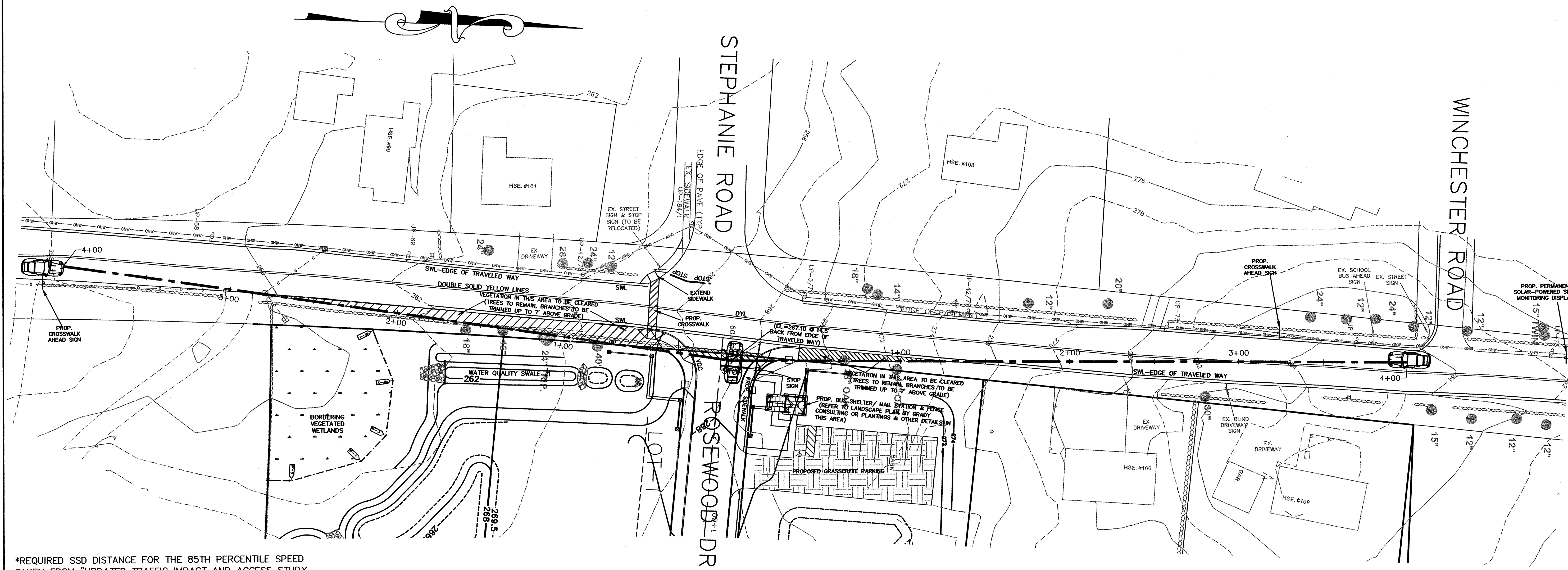
0'	30'	60'	90'
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OE-2765



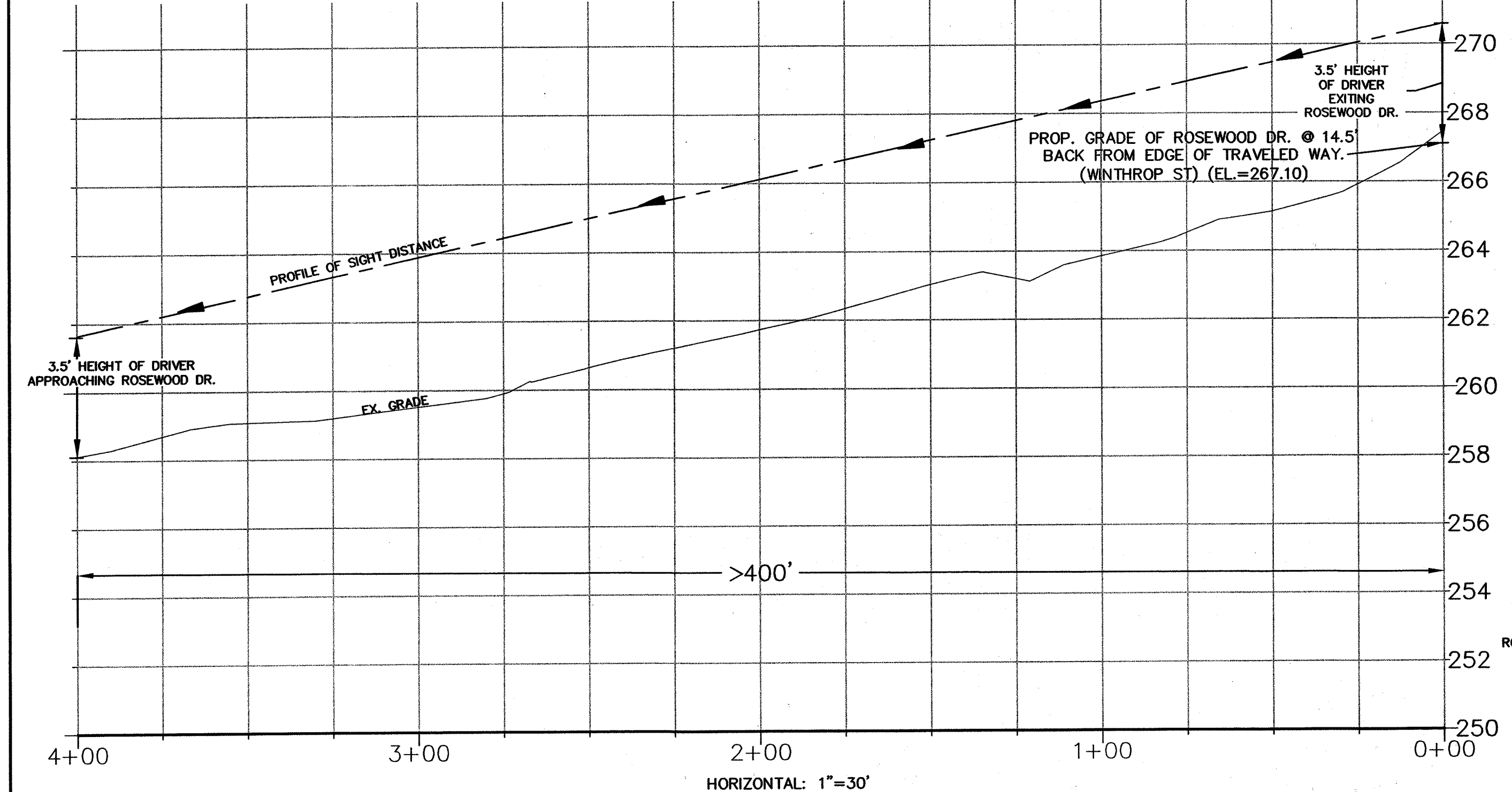
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VERTICAL: 1"=3'





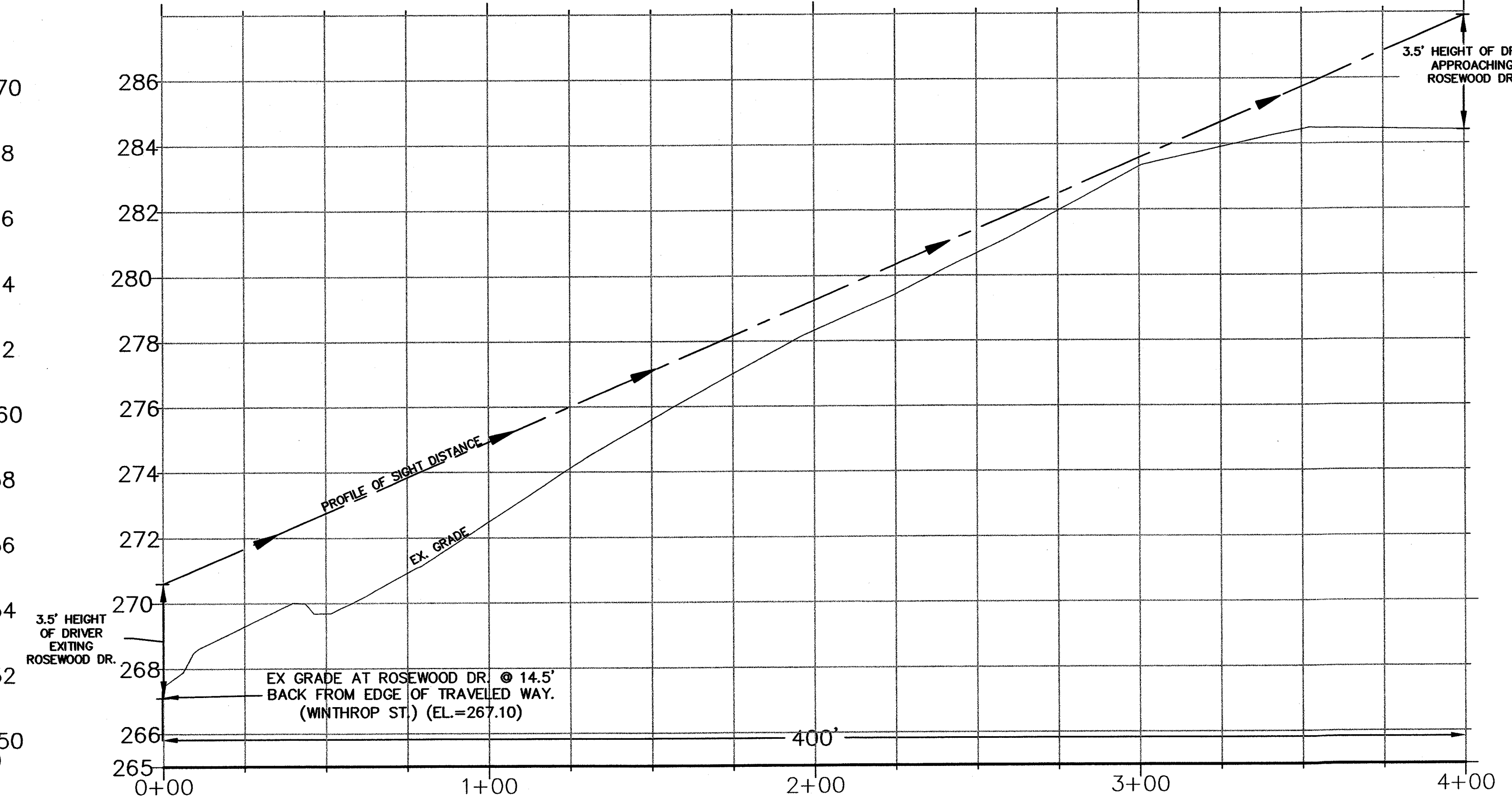
*REQUIRED SSD DISTANCE FOR THE 85TH PERCENTILE SPEED TAKEN FROM "UPDATED TRAFFIC IMPACT AND ACCESS STUDY FOR PROPOSED TIMBER CREST ESTATES RESIDENTIAL DEVELOPMENT" PREPARED BY GREEN INTERNATIONAL AFFILIATES, INC IN OCTOBER 2016

WINTHROP STREET INTERSECTION SIGHT DISTANCE
VEHICLE EXITING ROSEWOOD DRIVE LOOKING SOUTH

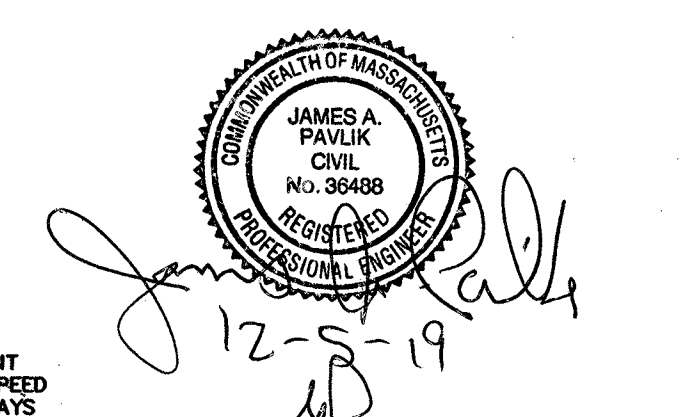


ISD REQUIRED BASED ON 85TH PERCENTILE SPEED OF 45 MPH = 370' *
ISD PROVIDED >400'

WINTHROP STREET INTERSECTION SIGHT DISTANCE
VEHICLE EXITING ROSEWOOD DRIVE LOOKING NORTH



ISD REQUIRED BASED ON 85TH PERCENTILE SPEED OF 45 MPH = 395'
ISD PROVIDED = 400'



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: 1-15-2020

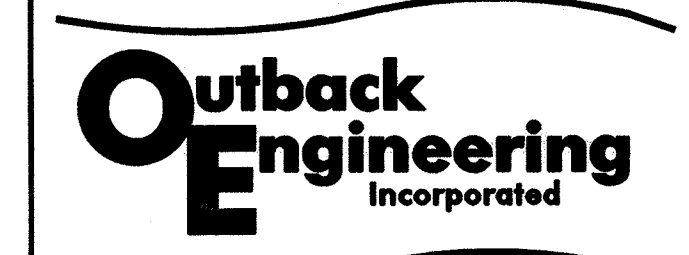
MEDWAY ZONING BOARD OF APPEALS

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

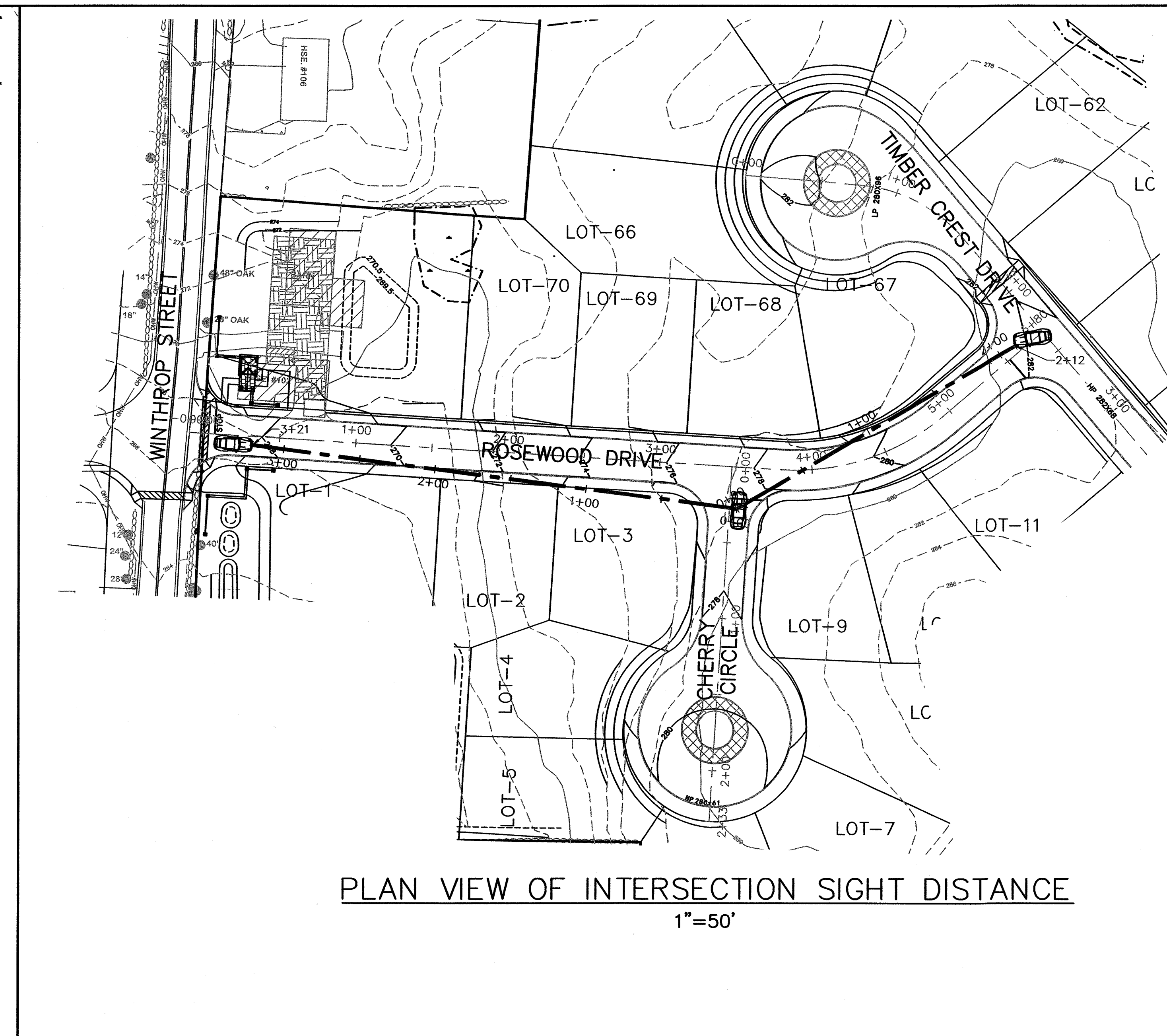
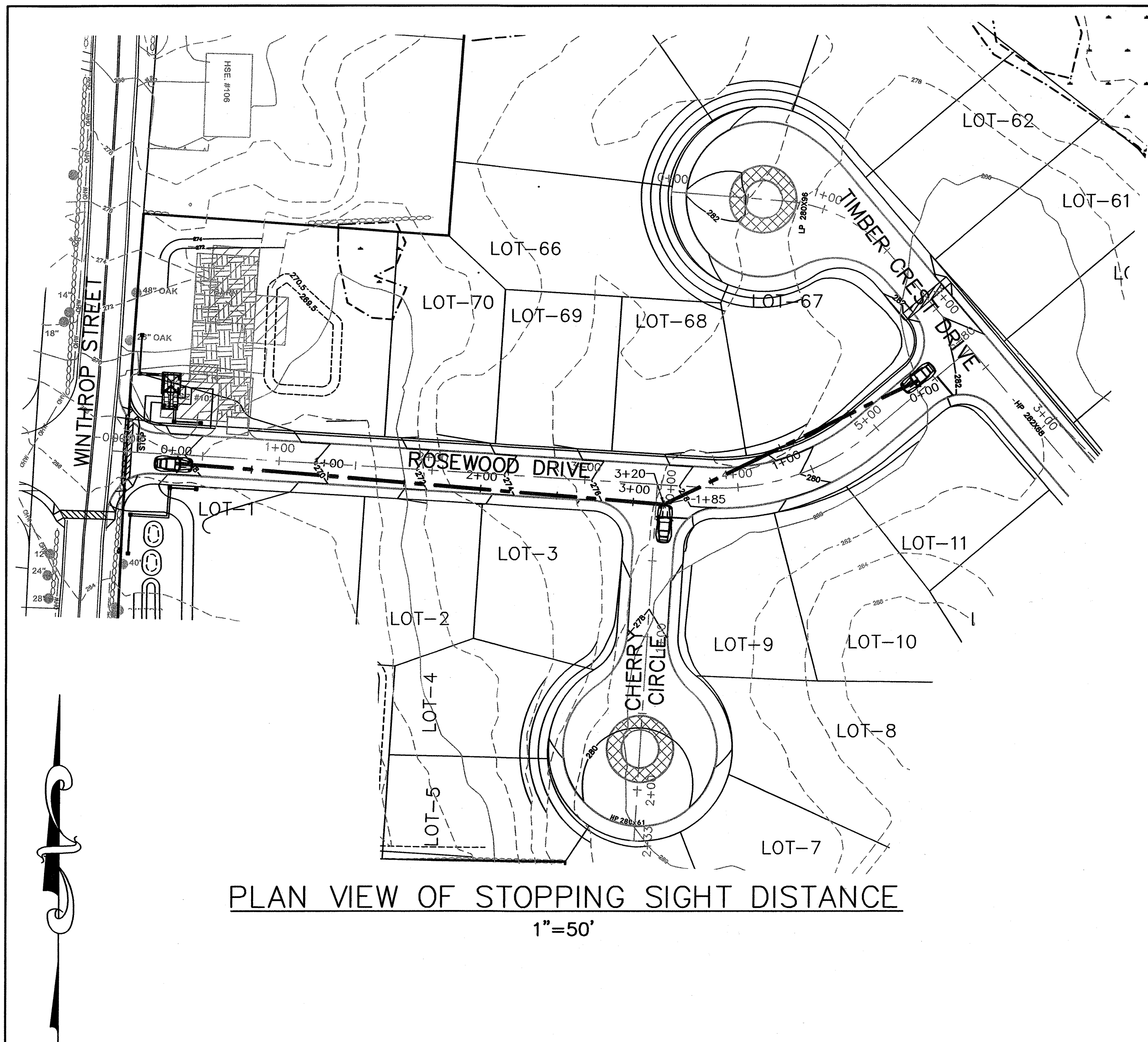
ROSEWOOD DRIVE
INTERSECTION SIGHT DISTANCE AT WINTHROP STREET
"TIMBER CREST ESTATES" IN MEDWAY MASSACHUSETTS



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

DATE: NOVEMBER 29, 2019
DRAWN BY: CJV CHECKED BY: JAP
SCALE: 1"=30' SHEET 5 OF 21
0' 30' 60' 90'

OE-2765



APPROVED SUBJECT TO TERMS AND
CONDITIONS OF A COMPREHENSIVE
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LAWS, SECTIONS 20-23.

DATE: 1-15-2020

JAMES A. PAVLIK
CIVIL
REGISTERED
PROFESSIONAL ENGINEER
12-5-19

MEDWAY ZONING BOARD OF APPEALS

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HAS BEEN FILED AT THIS OFFICE.

TOWN CLERK-TOWN OF MEDWAY

CHERRY CIRCLE

STOPPING
AND
INTERSECTION SIGHT
DISTANCE AT
ROSEWOOD DRIVE

"TIMBER CREST
ESTATES"
IN
MEDWAY
MASSACHUSETTS

Outback Engineering
Incorporated

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MIDDLEBOROUGH, MA 02346
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DATE: NOVEMBER 29, 2019

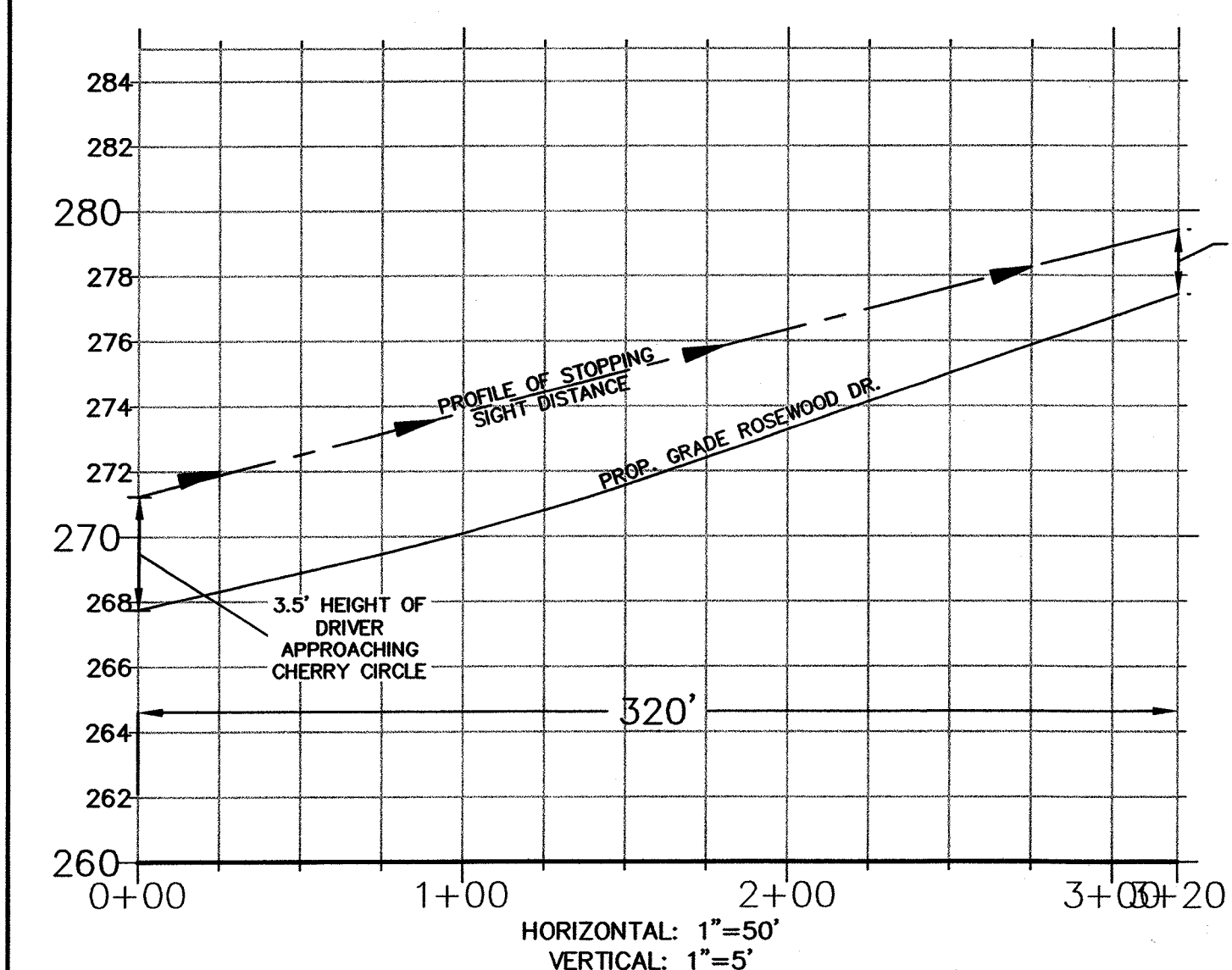
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SCALE: 1"=50' SHEET 6 OF 21

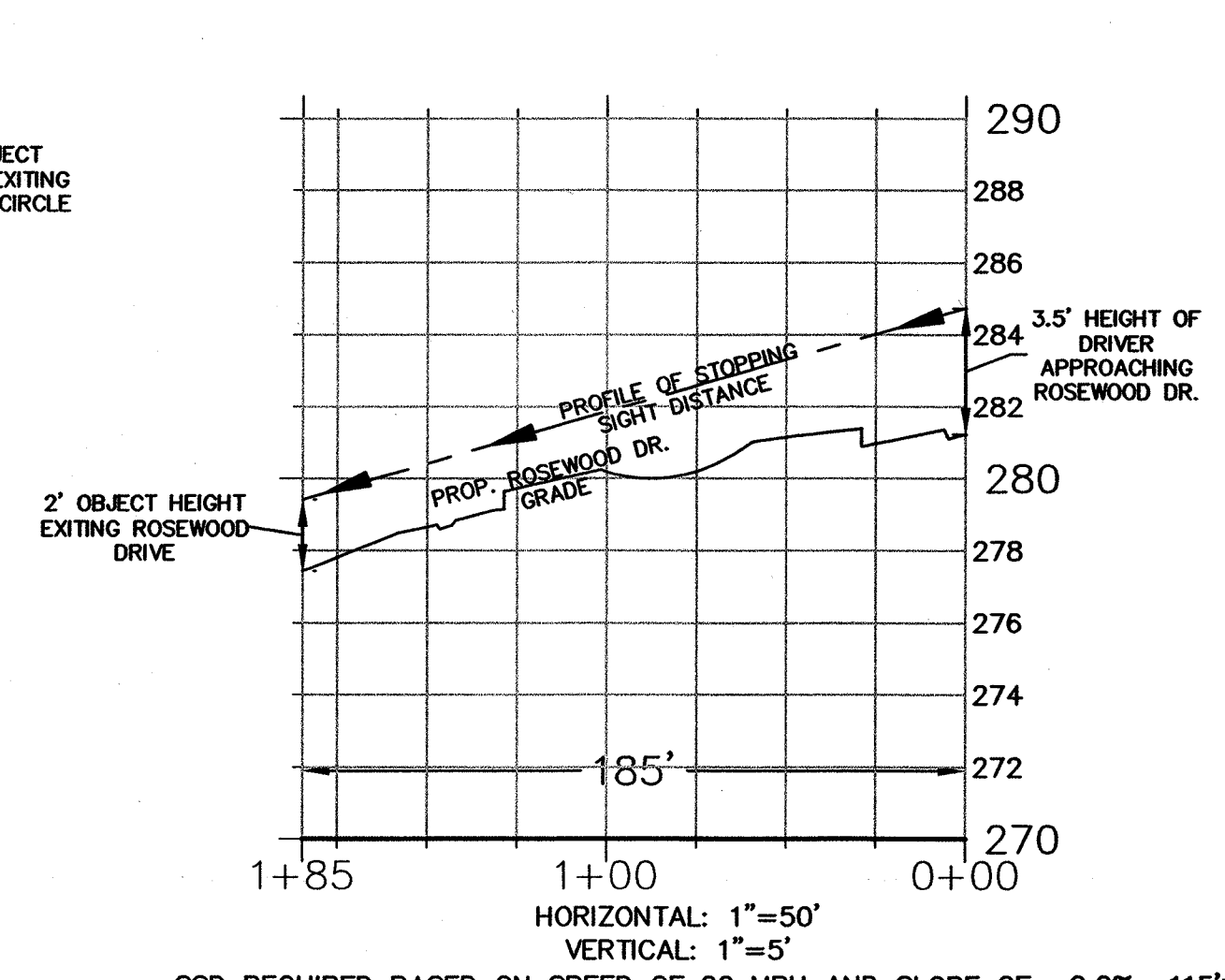
0' 50' 100' 150'

OE-2765

ROSEWOOD DRIVE STOPPING SIGHT DISTANCE
EB VEHICLE APPROACHING CHERRY CIRCLE

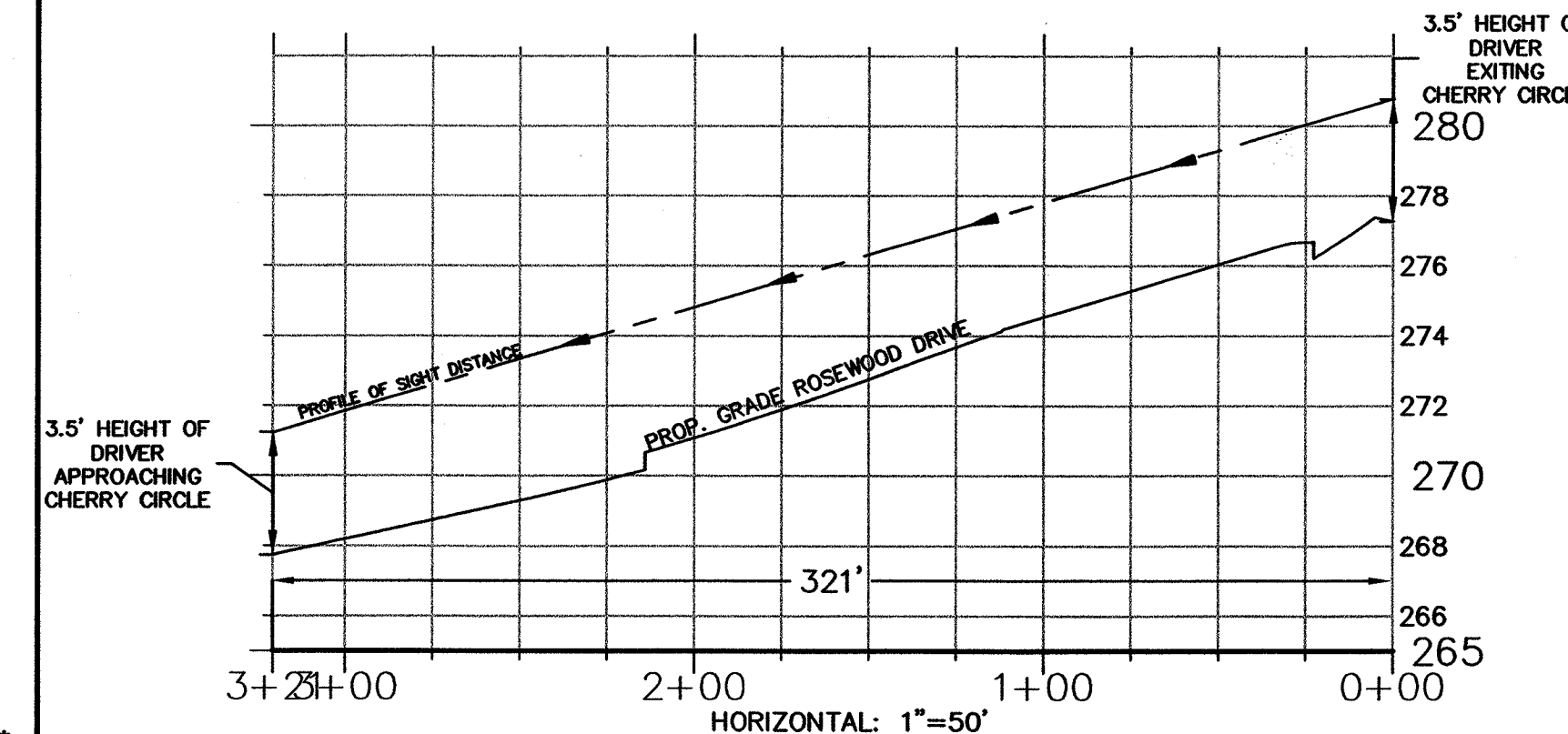


ROSEWOOD DRIVE STOPPING SIGHT DISTANCE
WB VEHICLE APPROACHING CHERRY CIRCLE

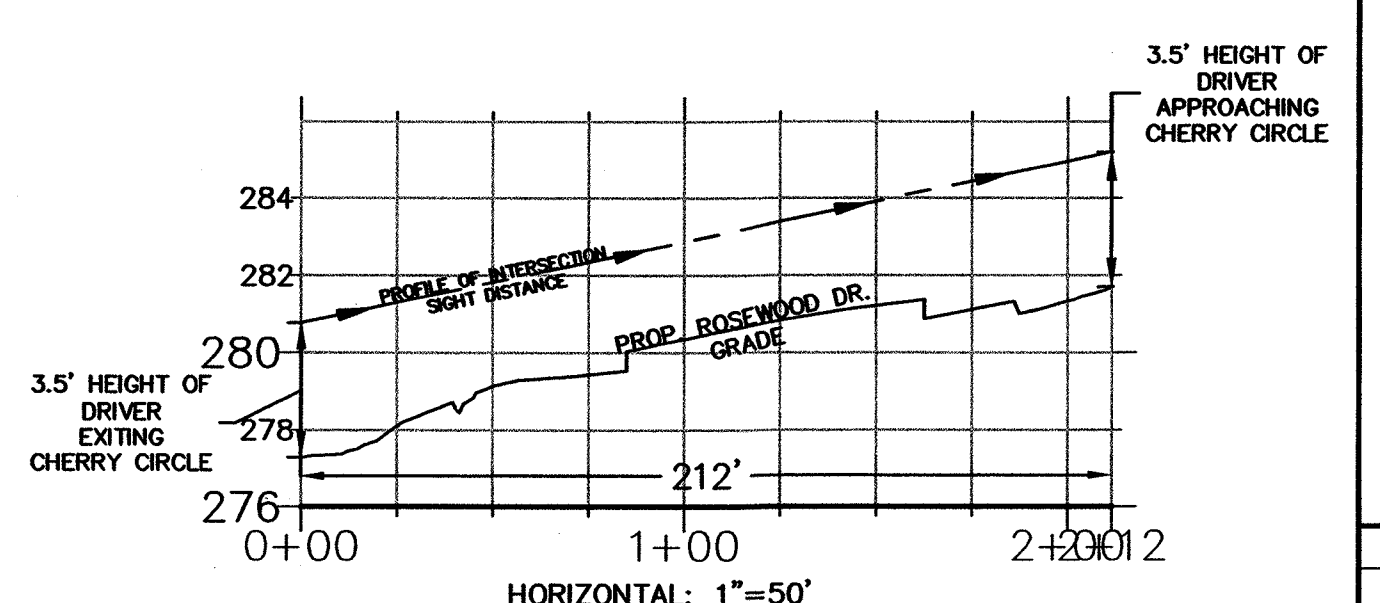


**PER AASHTO, IF THE AVAILABLE ISD MEETS OR EXCEEDS THE MINIMUM SSD
CRITERIA, THEN THERE IS ADEQUATE SAFE INTERSECTION SIGHT DISTANCE

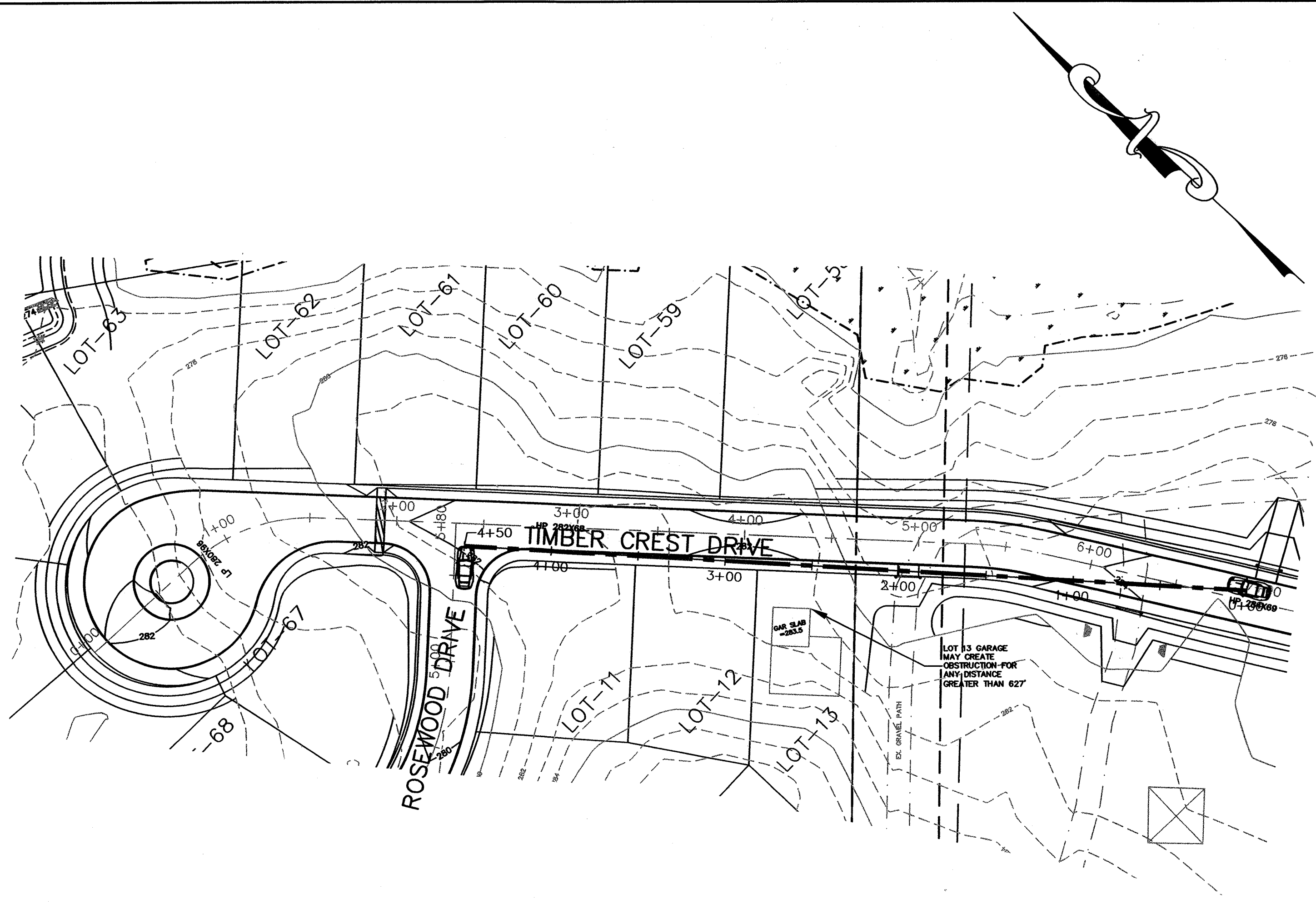
CHERRY CIRCLE INTERSECTION SIGHT DISTANCE
VEHICLE EXITING CHERRY CIRCLE LOOKING WEST



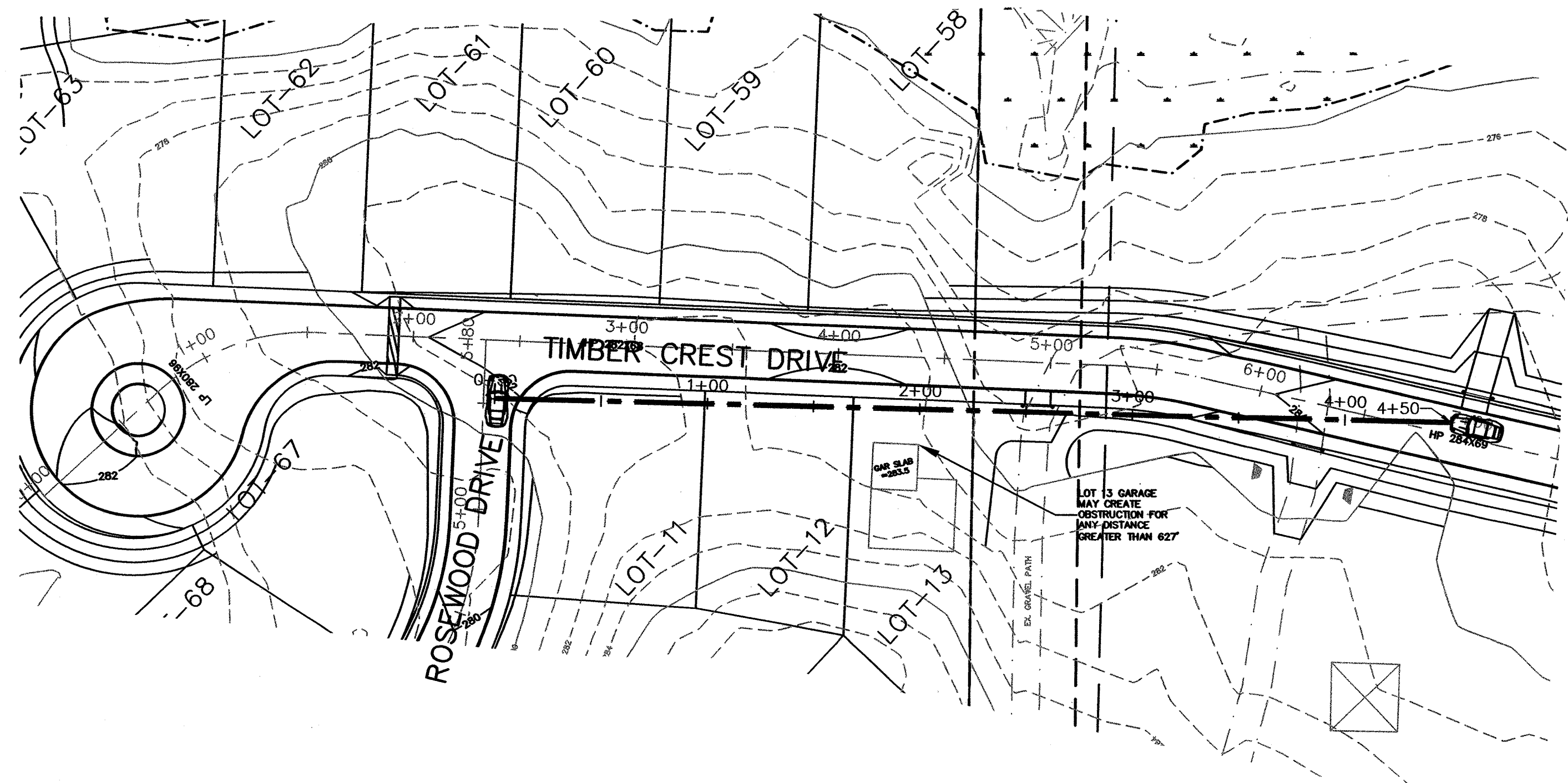
CHERRY CIRCLE INTERSECTION SIGHT DISTANCE
VEHICLE EXITING CHERRY CIRCLE LOOKING EAST



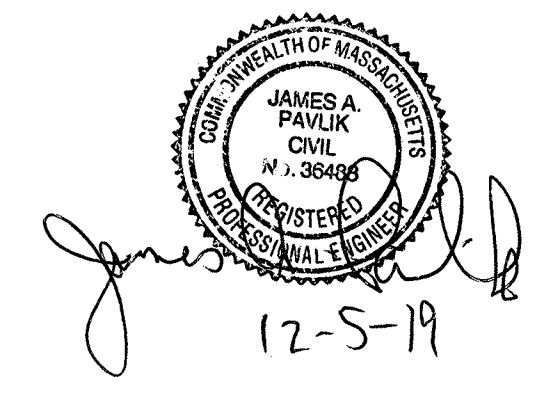
*20 MPH WAS USED BECAUSE APPROACHING VEHICLE HAS TO TURN ONTO ROSEWOOD DRIVE.



PLAN VIEW OF STOPPING SIGHT DISTANCE
1"=50'



PLAN VIEW OF INTERSECTION SIGHT DISTANCE
1"=50'



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: 1-15-2020
JP

MEDWAY ZONING BOARD OF APPEALS

THIS PLAN IS SUBJECT TO A COVENANT TO BE RECORDED HEREWITH

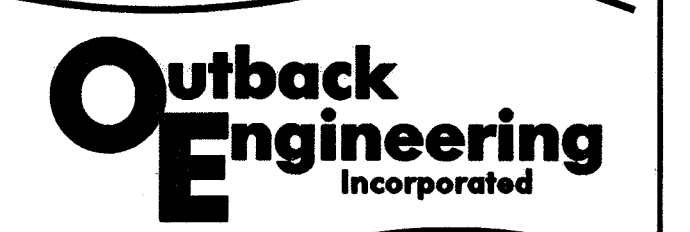
I CERTIFY THAT 20 DAYS HAVE ELAPSED SINCE ZONING BOARD APPROVAL, AND THAT NO APPEAL HAS BEEN FILED AT THIS OFFICE.

TOWN CLERK-TOWN OF MEDWAY

ROSEWOOD DRIVE

STOPPING AND INTERSECTION SIGHT DISTANCE AT TIMBER CREST DRIVE

"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: NOVEMBER 29, 2019

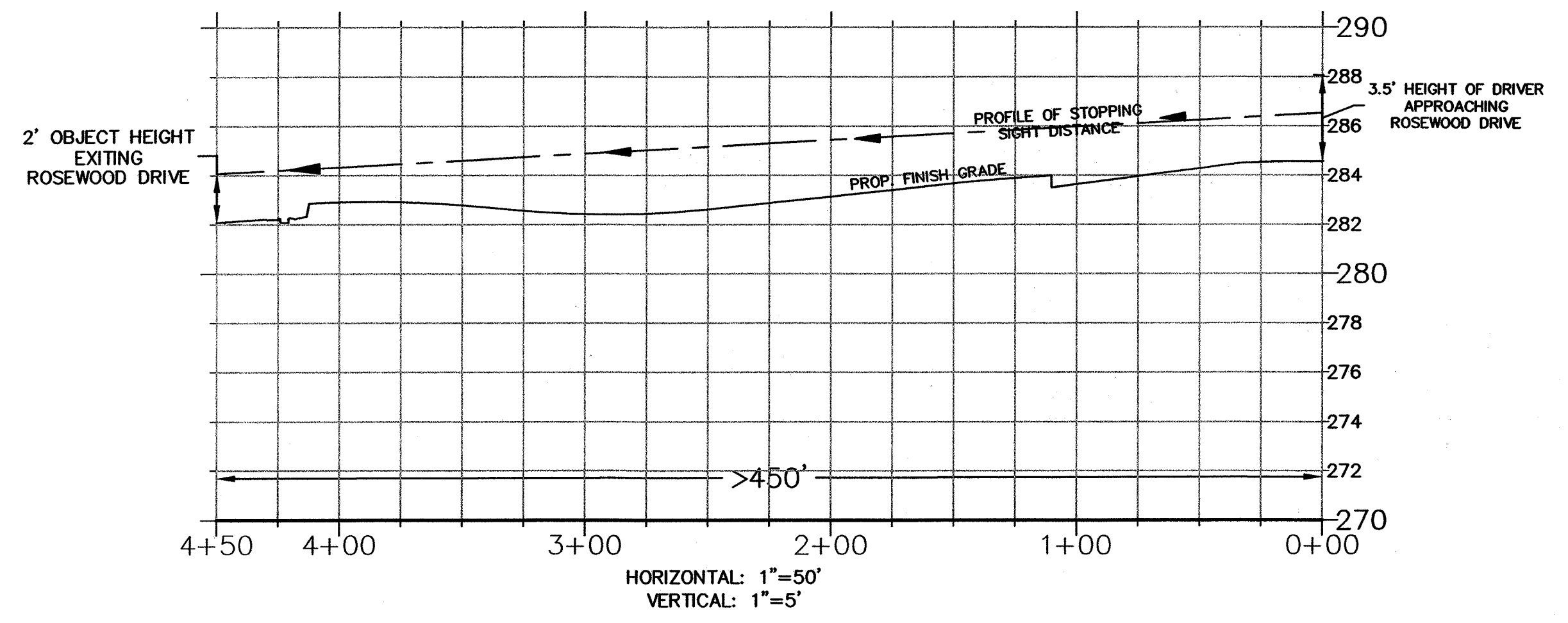
DRAWN BY: CJV CHECKED BY: JAP

SCALE: 1"=50' SHEET 7 OF 21

0' 50' 100' 150'

OE-2765

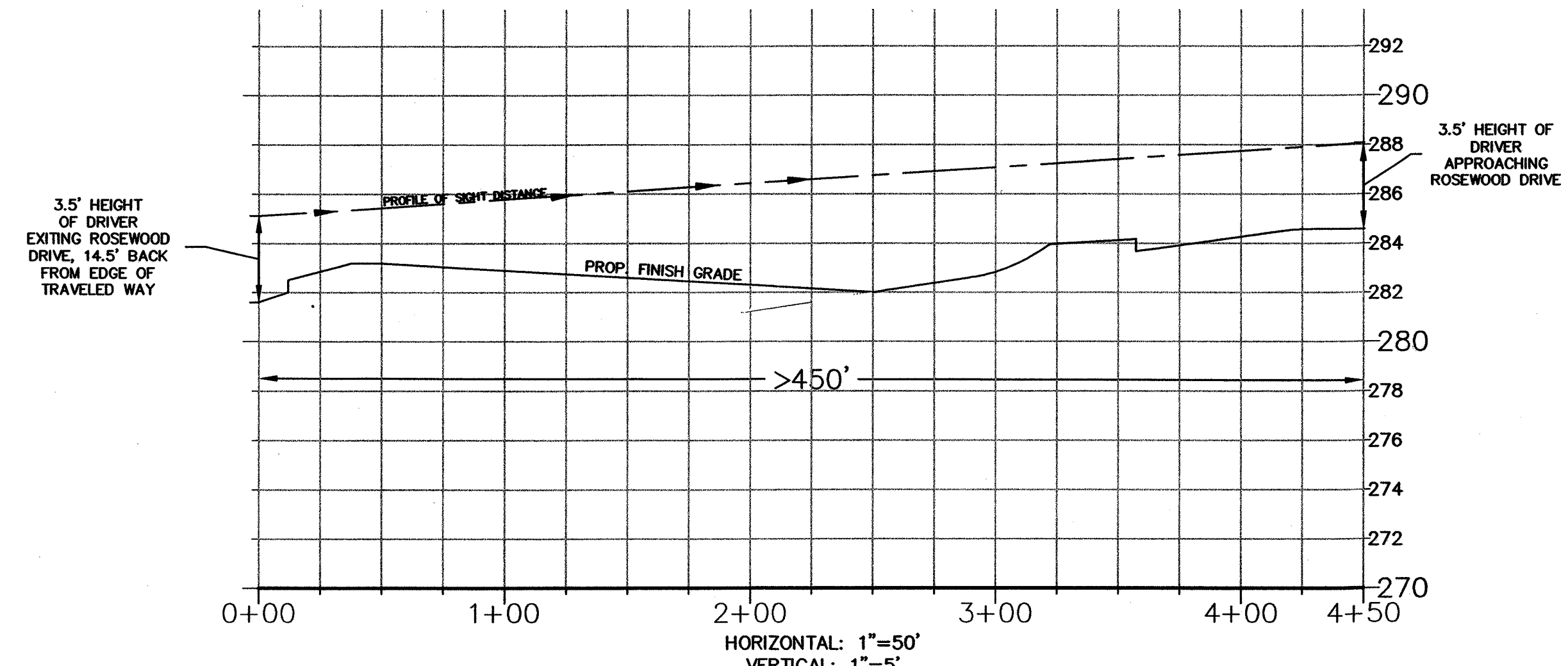
TIMBER CREST DRIVE STOPPING SIGHT DISTANCE
NB VEHICLE APPROACHING ROSEWOOD DRIVE



SSD REQUIRED BASED ON SPEED OF 30 MPH AND SLOPE OF -1.0% =200'
SSD PROVIDED >450'

NOTE: NO SSD PROFILE IS PROVIDED FOR VEHICLE APPROACHING ROSEWOOD DRIVE FROM THE CUL DE SAC BECAUSE THERE IS A CLEAR VIEW OF CUL DE SAC 220' AWAY.

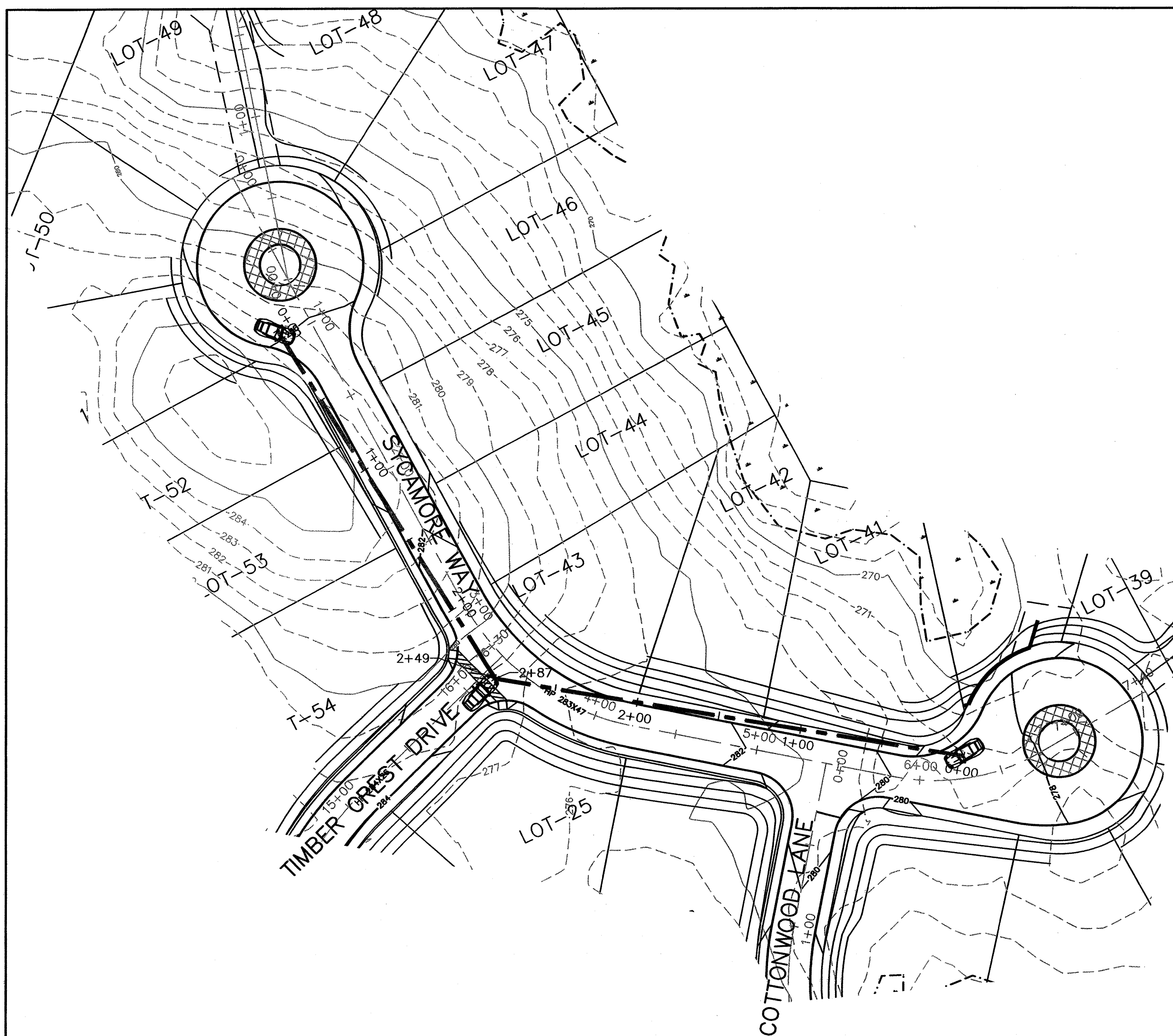
TIMBER CREST DRIVE INTERSECTION SIGHT DISTANCE
VEHICLE EXITING ROSEWOOD DRIVE LOOKING SOUTHEAST



ISD REQUIRED BASED ON SPEED OF 30 MPH =200'*
ISD PROVIDED >450'

*PER AASHTO, IF THE AVAILABLE ISD MEETS OR EXCEEDS THE MINIMUM SSD CRITERIA, THEN THERE IS ADEQUATE SAFE INTERSECTION SIGHT DISTANCE

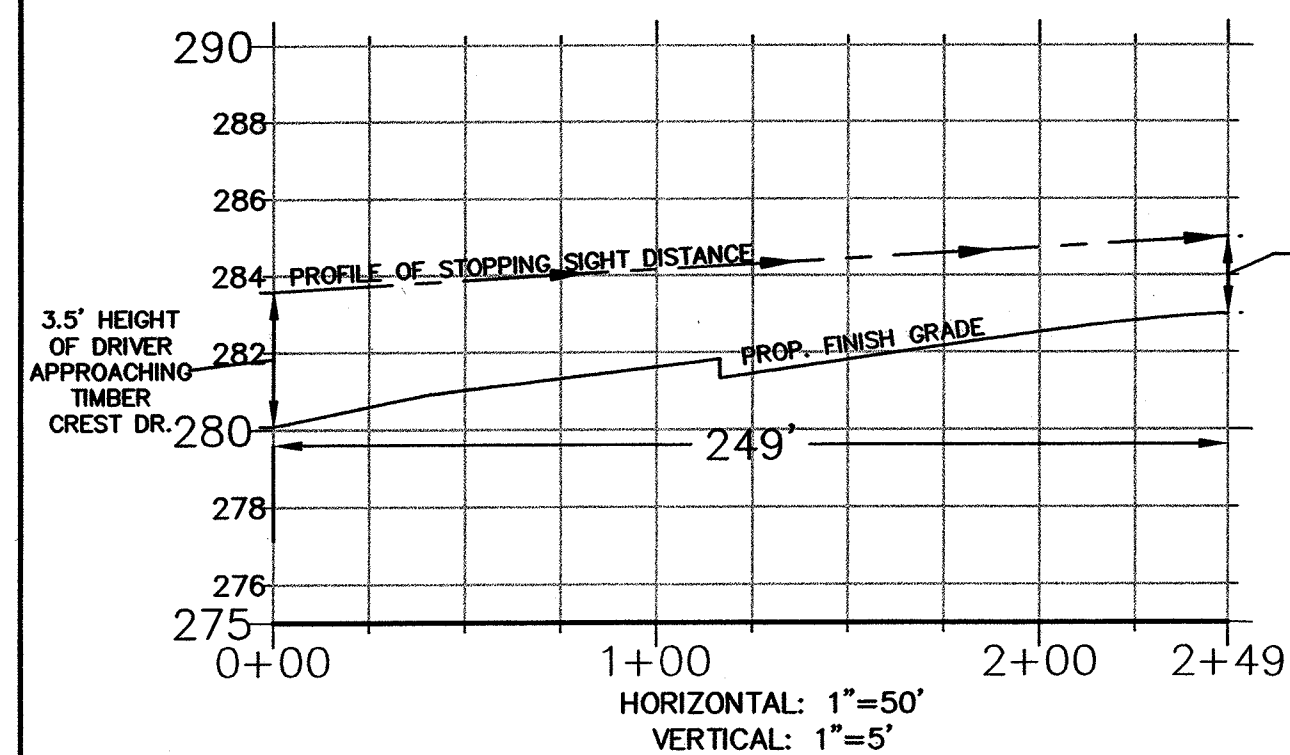
NOTE: NO ISD PROFILE IS PROVIDED FOR VEHICLE APPROACHING ROSEWOOD DRIVE FROM THE CUL DE SAC BECAUSE THERE IS A CLEAR VIEW OF CUL DE SAC 220' AWAY.



PLAN VIEW OF STOPPING SIGHT DISTANCE

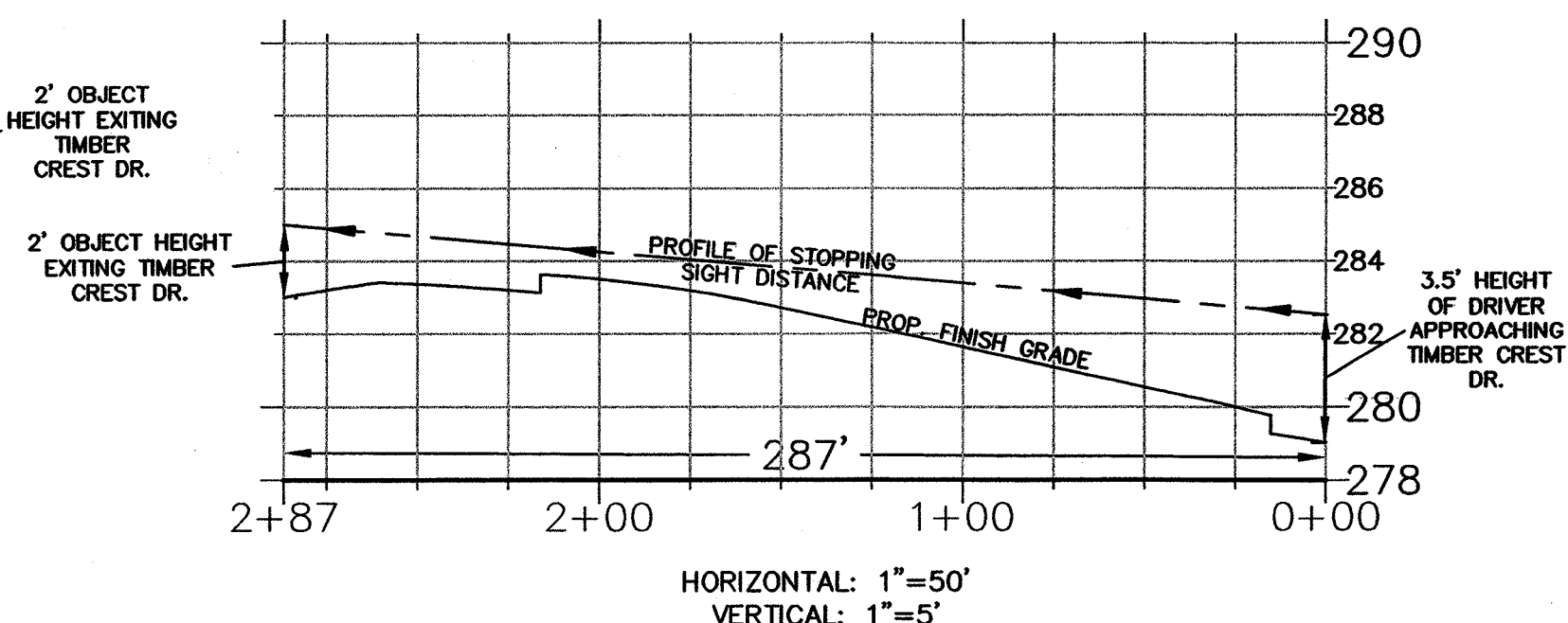
1"=50'

SYCAMORE WAY STOPPING SIGHT DISTANCE
SB VEHICLE APPROACHING TIMBER CREST DRIVE



SSD REQUIRED BASED ON SPEED OF 30 MPH AND SLOPE OF 1.3% = 200'
SSD PROVIDED >249'

SYCAMORE WAY STOPPING SIGHT DISTANCE
WB VEHICLE APPROACHING TIMBER CREST DRIVE



SSD REQUIRED BASED ON SPEED OF 30 MPH AND SLOPE OF 2.2% = 200'
SSD PROVIDED >287'

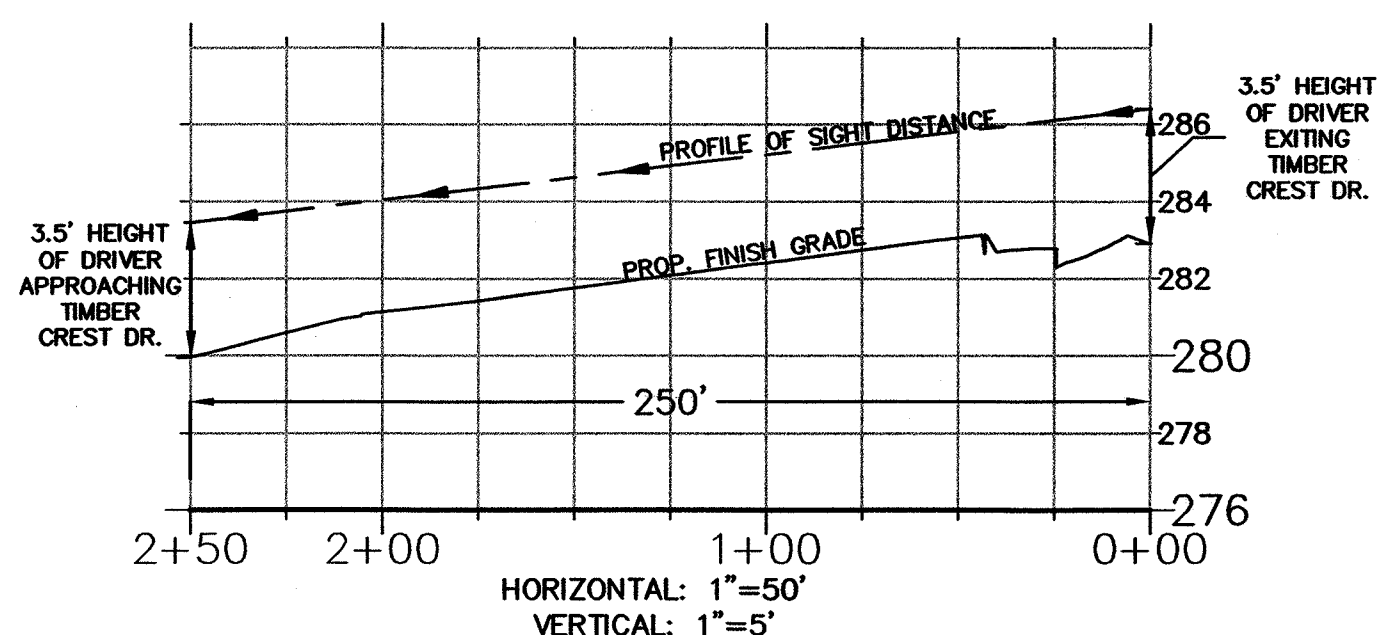


PLAN VIEW OF INTERSECTION SIGHT DISTANCE

1"=50'

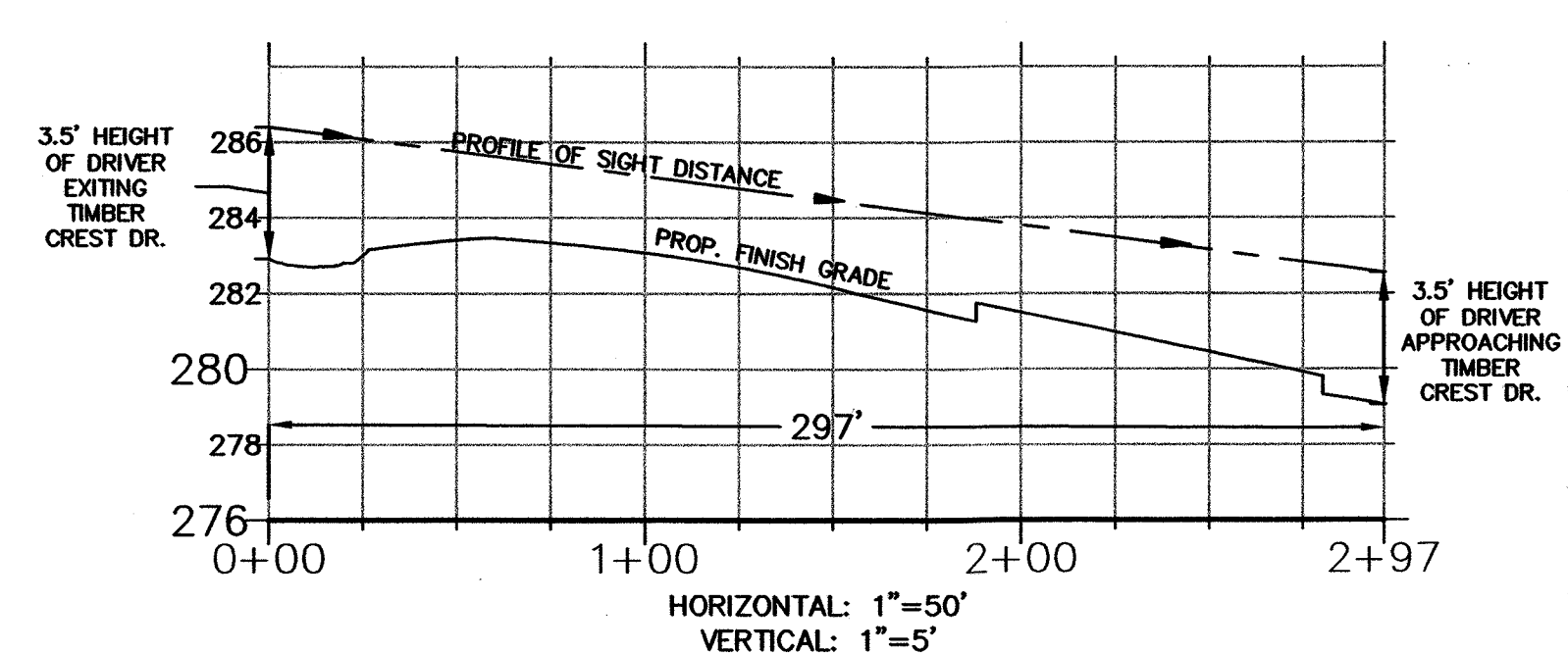
*PER AASHTO, IF THE AVAILABLE ISD MEETS OR EXCEEDS THE MINIMUM SSD
CRITERIA, THEN THERE IS ADEQUATE SAFE INTERSECTION SIGHT DISTANCE

TIMBER CREST DRIVE INTERSECTION SIGHT DISTANCE
VEHICLE EXITING TIMBER CREST DRIVE LOOKING NORTH



ISD REQUIRED BASED ON SPEED OF 30 MPH = 200'
ISD PROVIDED >250'

TIMBER CREST DRIVE INTERSECTION SIGHT DISTANCE
VEHICLE EXITING TIMBER CREST DRIVE LOOKING EAST



ISD REQUIRED BASED ON SPEED OF 30 MPH = 200'
ISD PROVIDED >297'

JAMES A. PAVLIK
REGISTERED PROFESSIONAL ENGINEER
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: 1-15-2020

MEDWAY ZONING BOARD OF APPEALS

THIS PLAN IS SUBJECT TO A
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I CERTIFY THAT 20 DAYS HAVE
ELAPSED SINCE ZONING BOARD
APPROVAL, AND THAT NO APPEAL
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TOWN CLERK-TOWN OF MEDWAY

TIMBER CREST DRIVE

STOPPING
AND
INTERSECTION SIGHT
DISTANCE AT
SYCAMORE WAY

"TIMBER CREST
ESTATES"
IN
MEDWAY
MASSACHUSETTS

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TEL: (508)-946-9231
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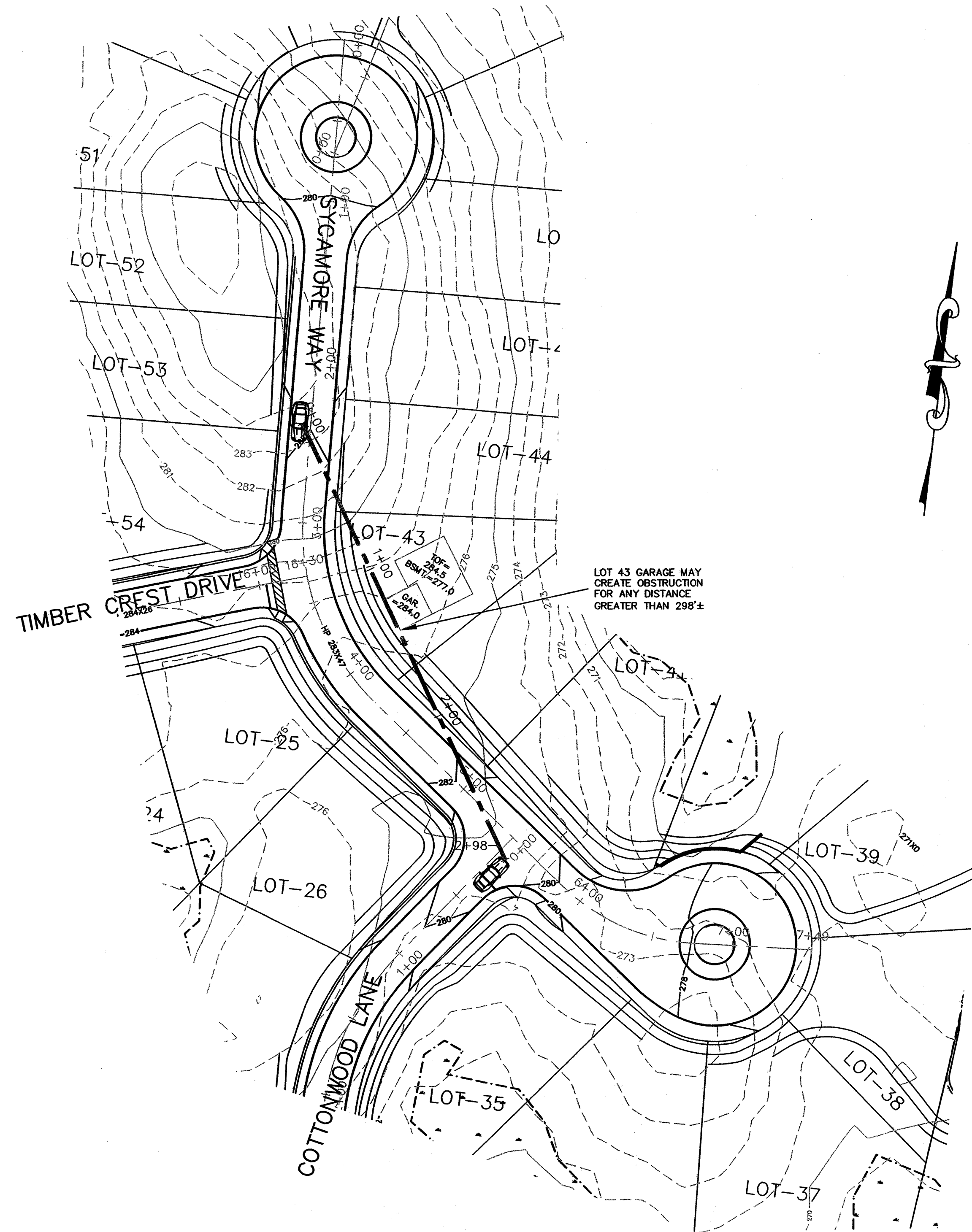
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DRAWN BY: CJV CHECKED BY: JAP

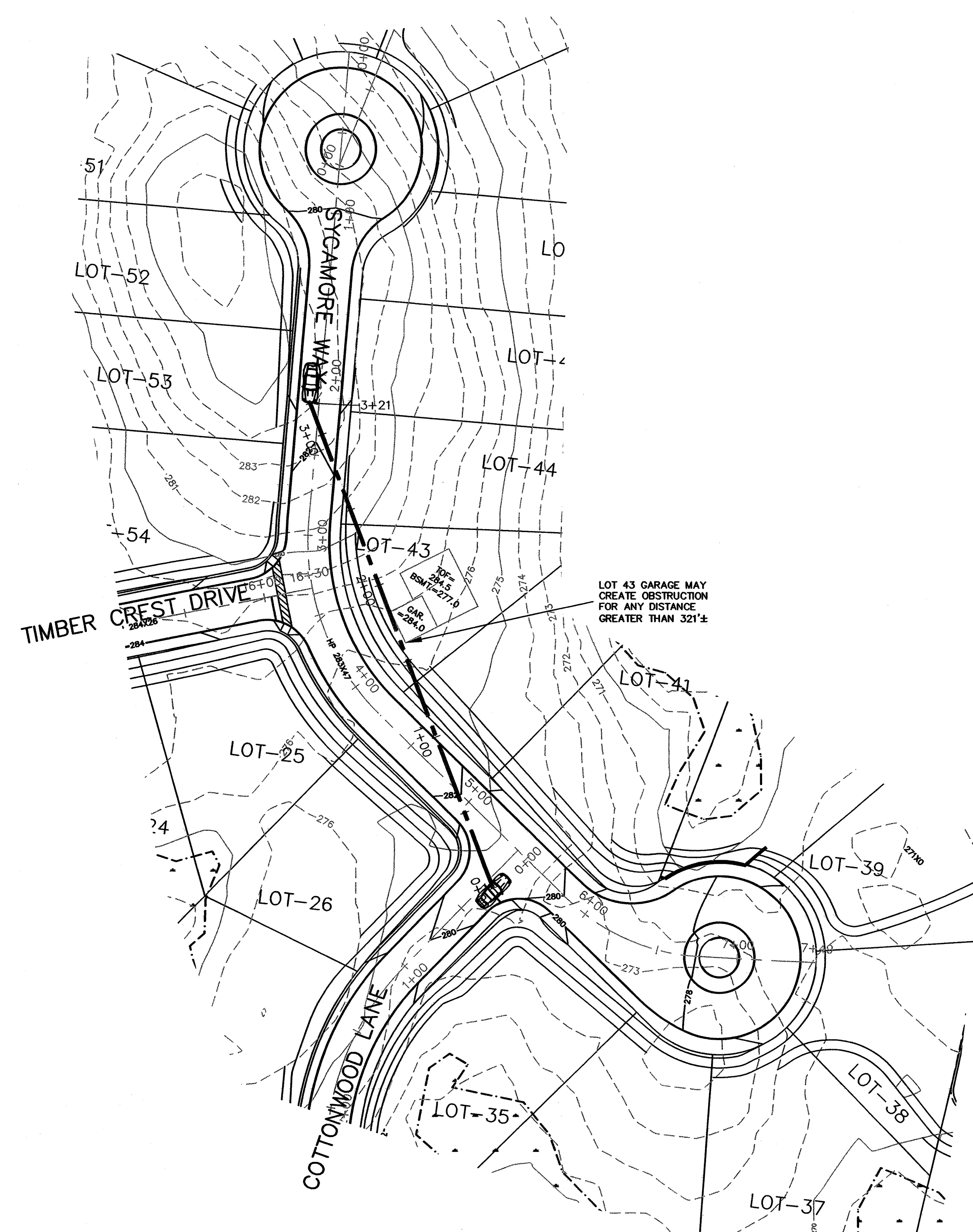
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0' 50' 100' 150'

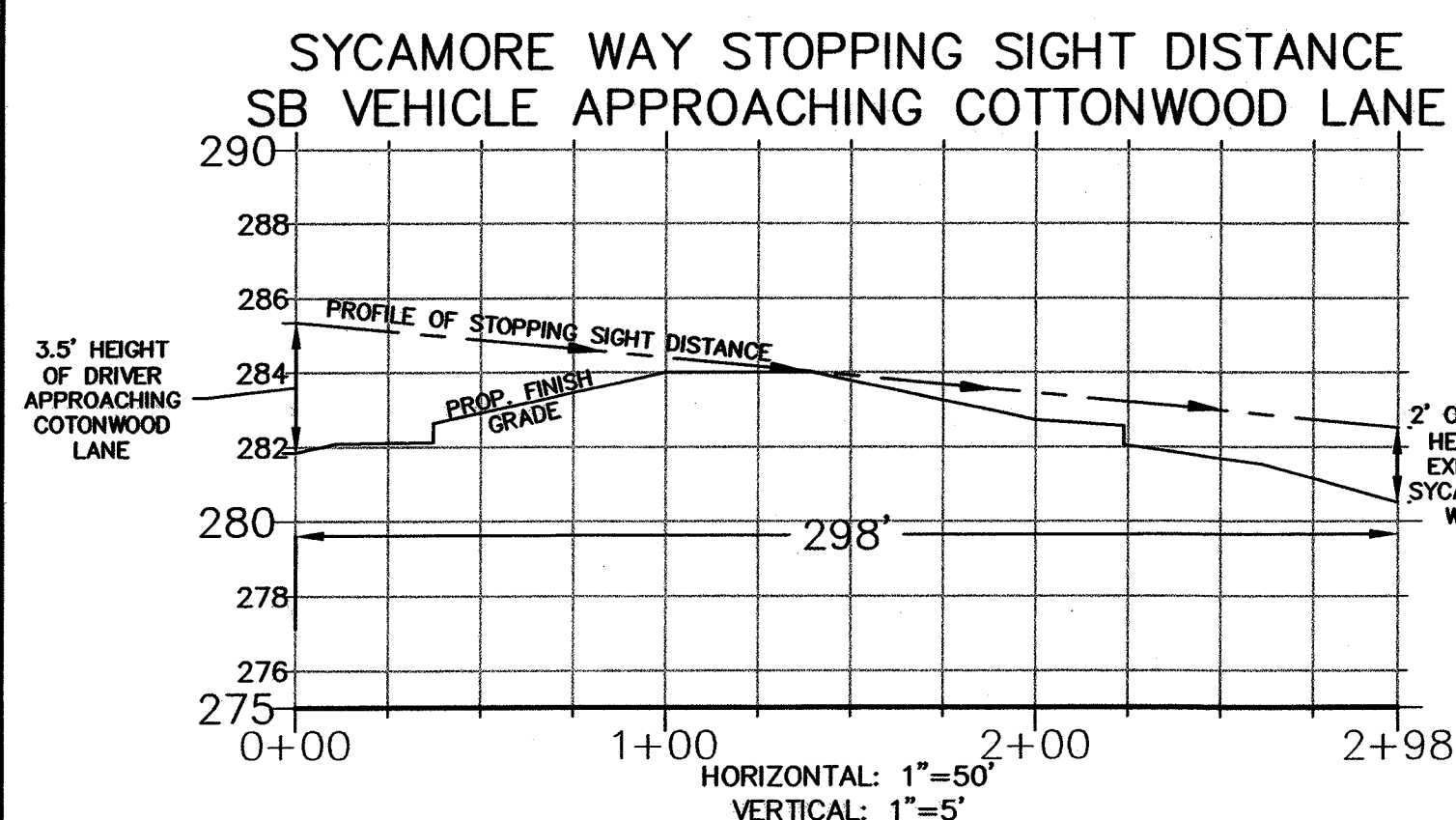
OE-2765



PLAN VIEW OF STOPPING SIGHT DISTANCE
1"=50'



PLAN VIEW OF INTERSECTION SIGHT DISTANCE
1"=50'

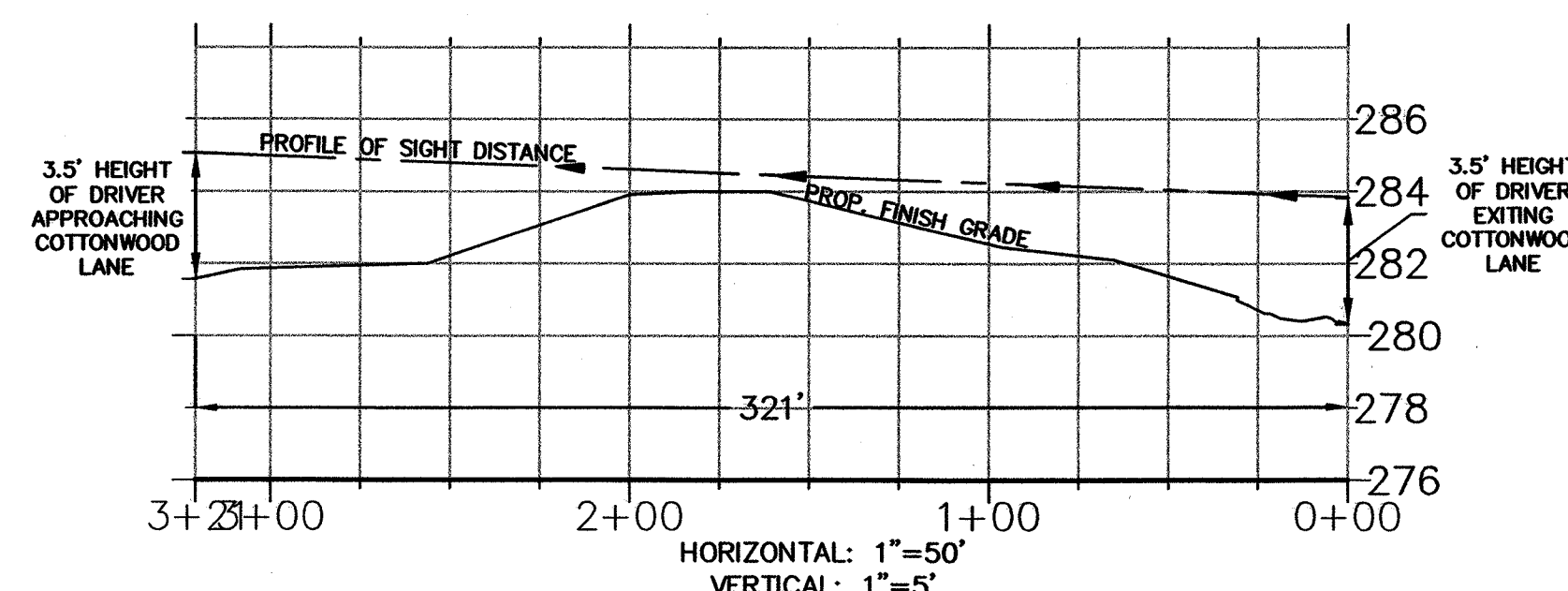


SYCAMORE WAY STOPPING SIGHT DISTANCE
WB VEHICLE APPROACHING COTTONWOOD LANE

NOTE: NO SSD PROFILE IS PROVIDED FOR VEHICLE APPROACHING COTTONWOOD LANE FROM THE CUL DE SAC BECAUSE THERE IS A CLEAR VIEW OF CUL DE SAC. VISIBLE DISTANCE FROM SYCAMORE WAY AT END CUL DE SAC TO COTTONWOOD LANE=185'±

SSD REQUIRED BASED ON SPEED OF 30 MPH AND AVG SLOPE OF 1.8% =200'
SSD PROVIDED =298'

INTERSECTION SIGHT DISTANCE
VEHICLE EXITING COTTONWOOD LANE LOOKING NORTH

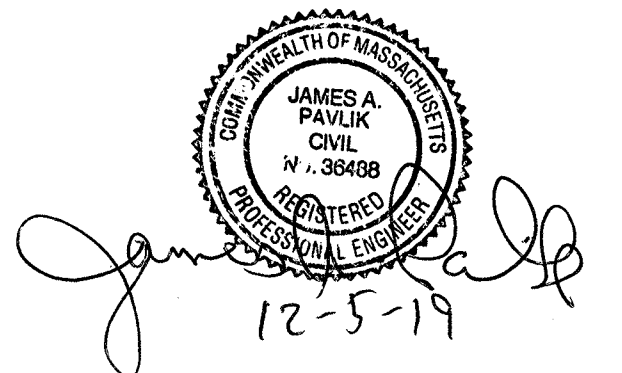


ISD REQUIRED BASED ON SPEED OF 30 MPH =200'*
ISD PROVIDED =321'

INTERSECTION SIGHT DISTANCE VEHICLE EXITING
COTTONWOOD LANE LOOKING EAST

NOTE: NO ISD PROFILE IS PROVIDED FOR VEHICLE APPROACHING COTTONWOOD LANE FROM THE CUL DE SAC BECAUSE THERE IS A CLEAR VIEW OF CUL DE SAC. VISIBLE DISTANCE FROM COTTONWOOD LANE TO END OF SYCAMORE WAY CUL DE SAC=195'

*PER AASHTO, IF THE AVAILABLE ISD MEETS OR EXCEEDS THE MINIMUM SSD CRITERIA, THEN THERE IS ADEQUATE SAFE INTERSECTION SIGHT DISTANCE



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: 1-15-2020

MEDWAY ZONING BOARD OF APPEALS

THIS PLAN IS SUBJECT TO A COVENANT TO BE RECORDED HEREWITH

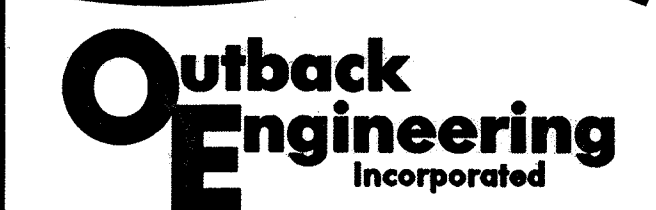
I CERTIFY THAT 20 DAYS HAVE ELAPSED SINCE ZONING BOARD APPROVAL, AND THAT NO APPEAL HAS BEEN FILED AT THIS OFFICE.

TOWN CLERK-TOWN OF MEDWAY

COTTONWOOD LANE

STOPPING
AND
INTERSECTION SIGHT
DISTANCE AT
SYCAMORE WAY

"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

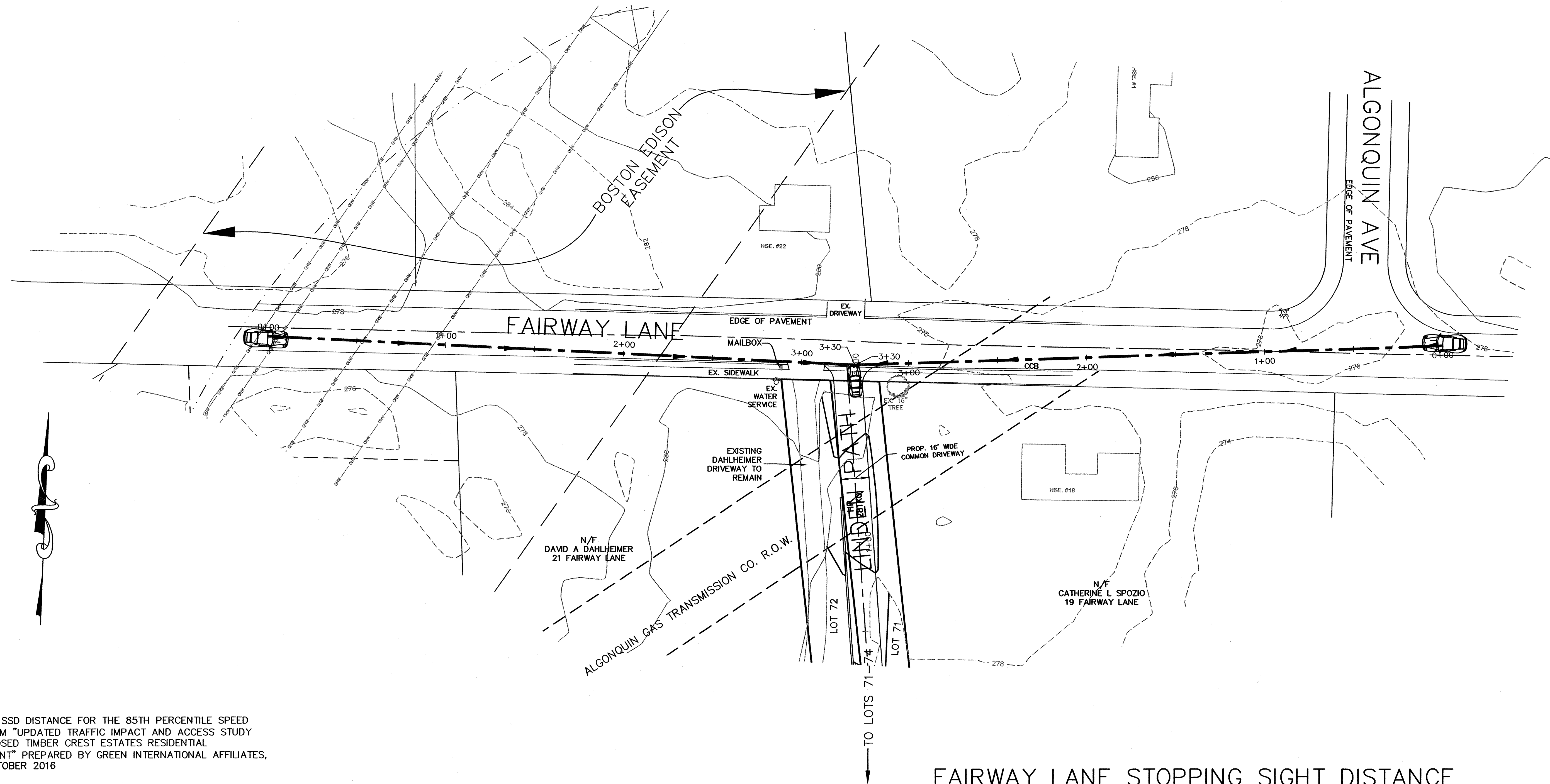
DATE: NOVEMBER 29, 2019

DRAWN BY: CJV CHECKED BY: JAP

SCALE: 1"=50' SHEET 9 OF 21

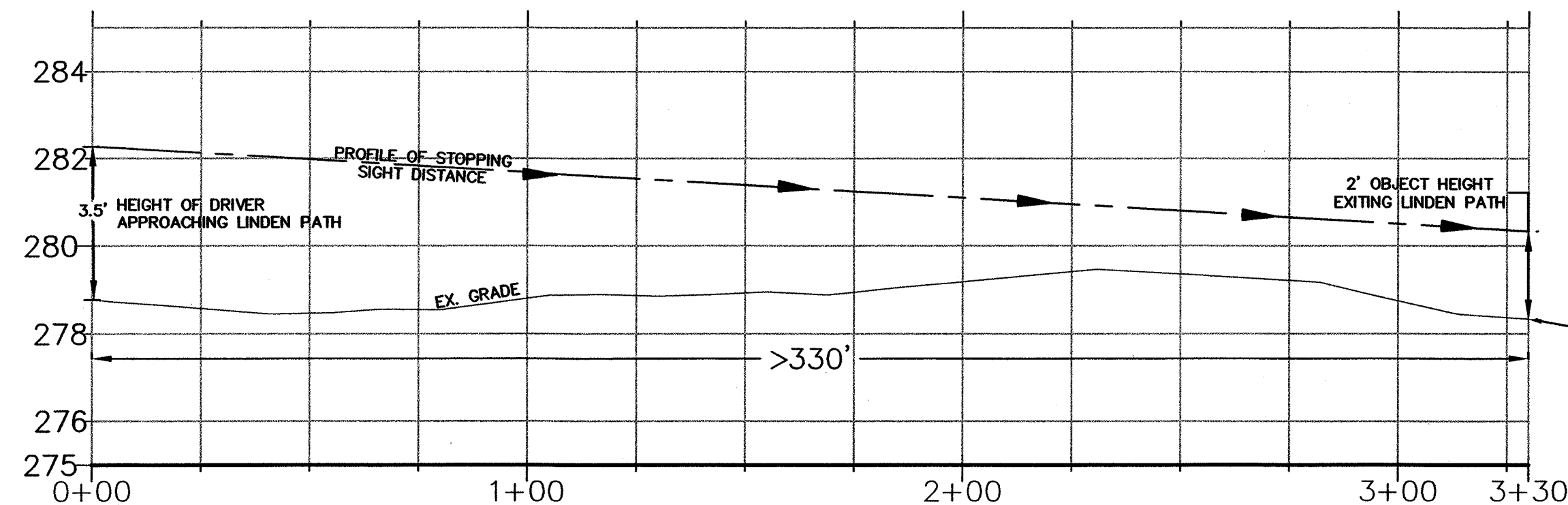
0' 50' 100' 150'

OE-2765



*REQUIRED SSD DISTANCE FOR THE 85TH PERCENTILE SPEED TAKEN FROM "UPDATED TRAFFIC IMPACT AND ACCESS STUDY FOR PROPOSED TIMBER CREST ESTATES RESIDENTIAL DEVELOPMENT" PREPARED BY GREEN INTERNATIONAL AFFILIATES, INC. IN OCTOBER 2016

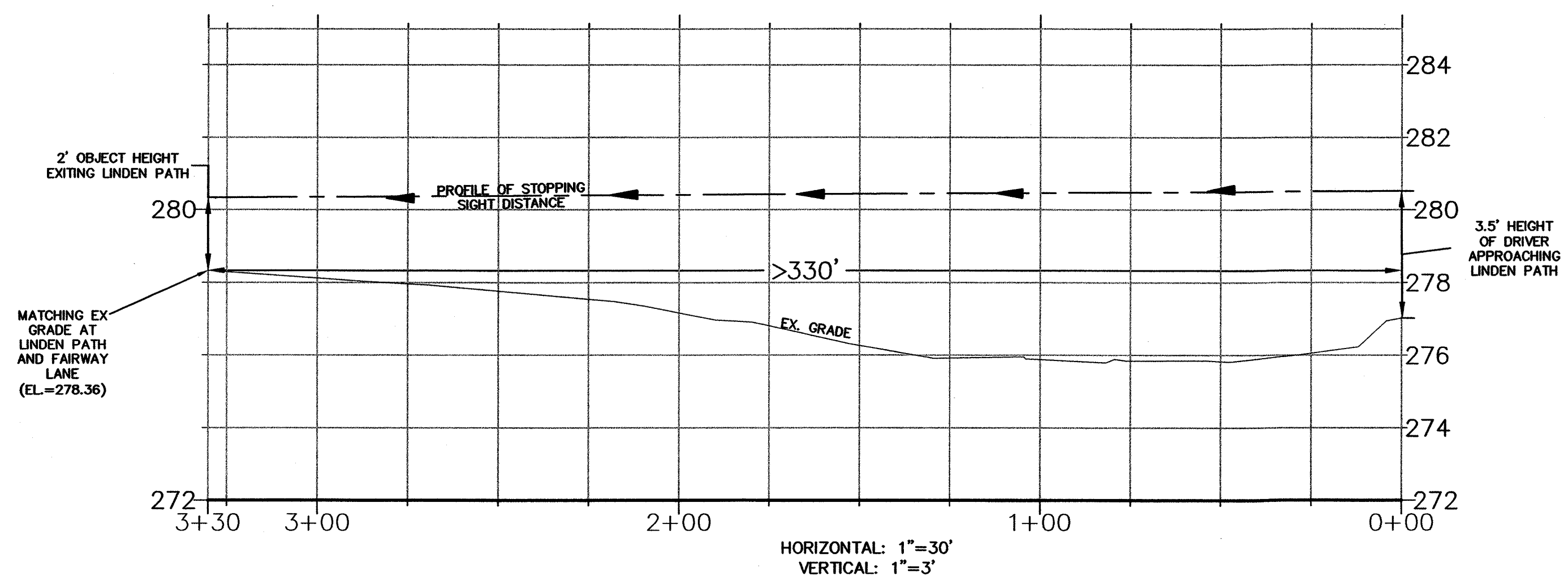
FAIRWAY LANE STOPPING SIGHT DISTANCE EB VEHICLE APPROACHING LINDEN PATH



HORIZONTAL: 1"=30'
VERTICAL: 1"=3'

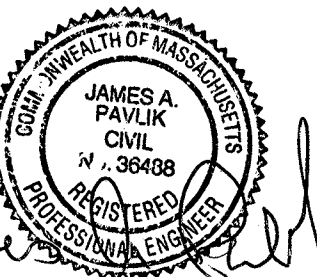
SSD REQUIRED BASED ON 85TH PERCENTILE SPEED OF 35 MPH =250'*
SSD PROVIDED >330'

FAIRWAY LANE STOPPING SIGHT DISTANCE WB VEHICLE APPROACHING LINDEN PATH



HORIZONTAL: 1"=30'
VERTICAL: 1"=3'

SSD REQUIRED BASED ON 85TH PERCENTILE SPEED OF 35 MPH =250'*
SSD PROVIDED >330'



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: 12-5-2020

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

LINDEN PATH
STOPPING SIGHT DISTANCE
"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"=30' SHEET 10 OF 21

0' 30' 60' 90'

OE-2765