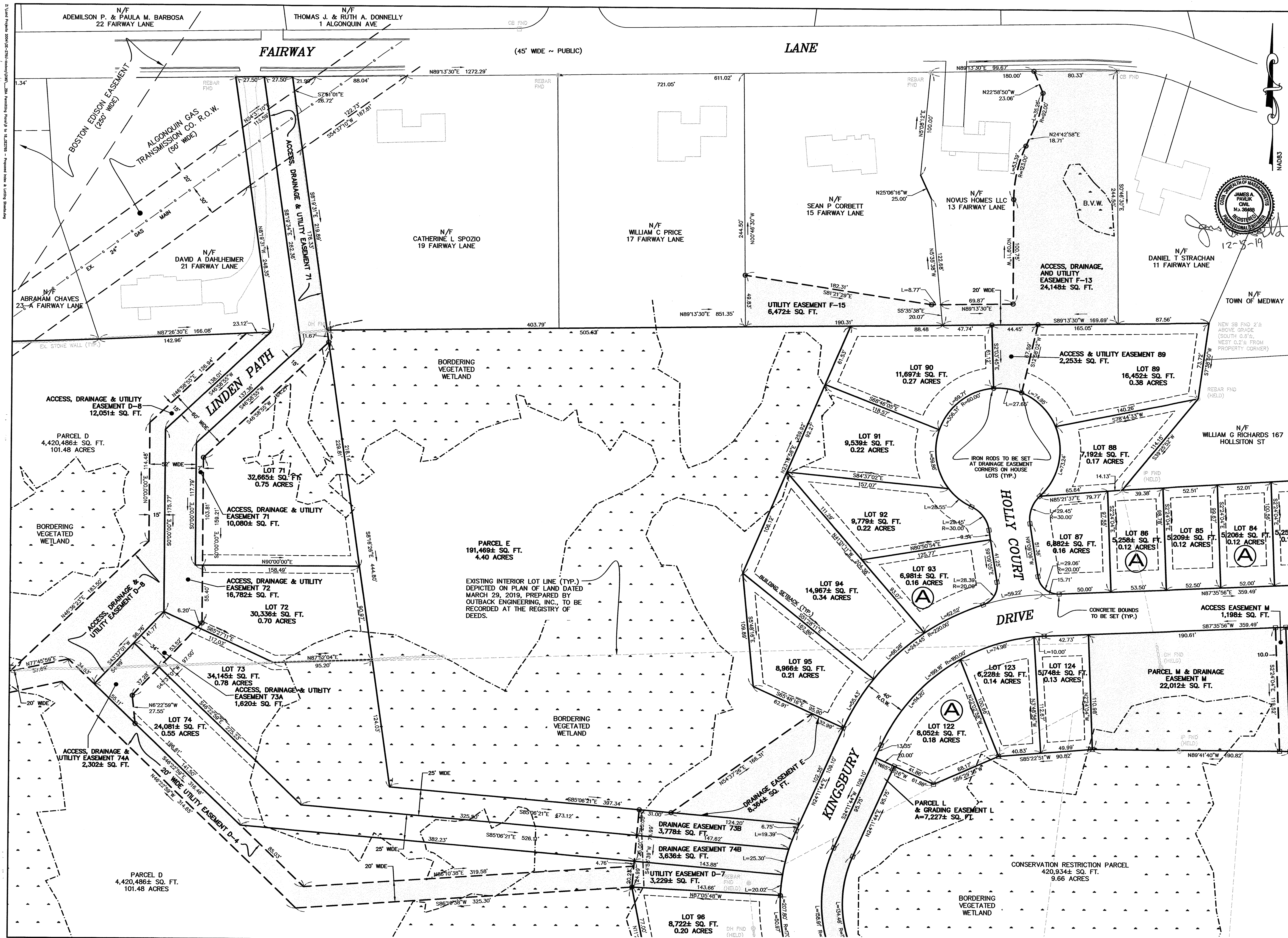




FOR REGISTRY USE ONLY
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12-5-19
DATE: 12-5-19
PROFESSIONAL LAND SURVEYOR

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: 11-15-2020

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

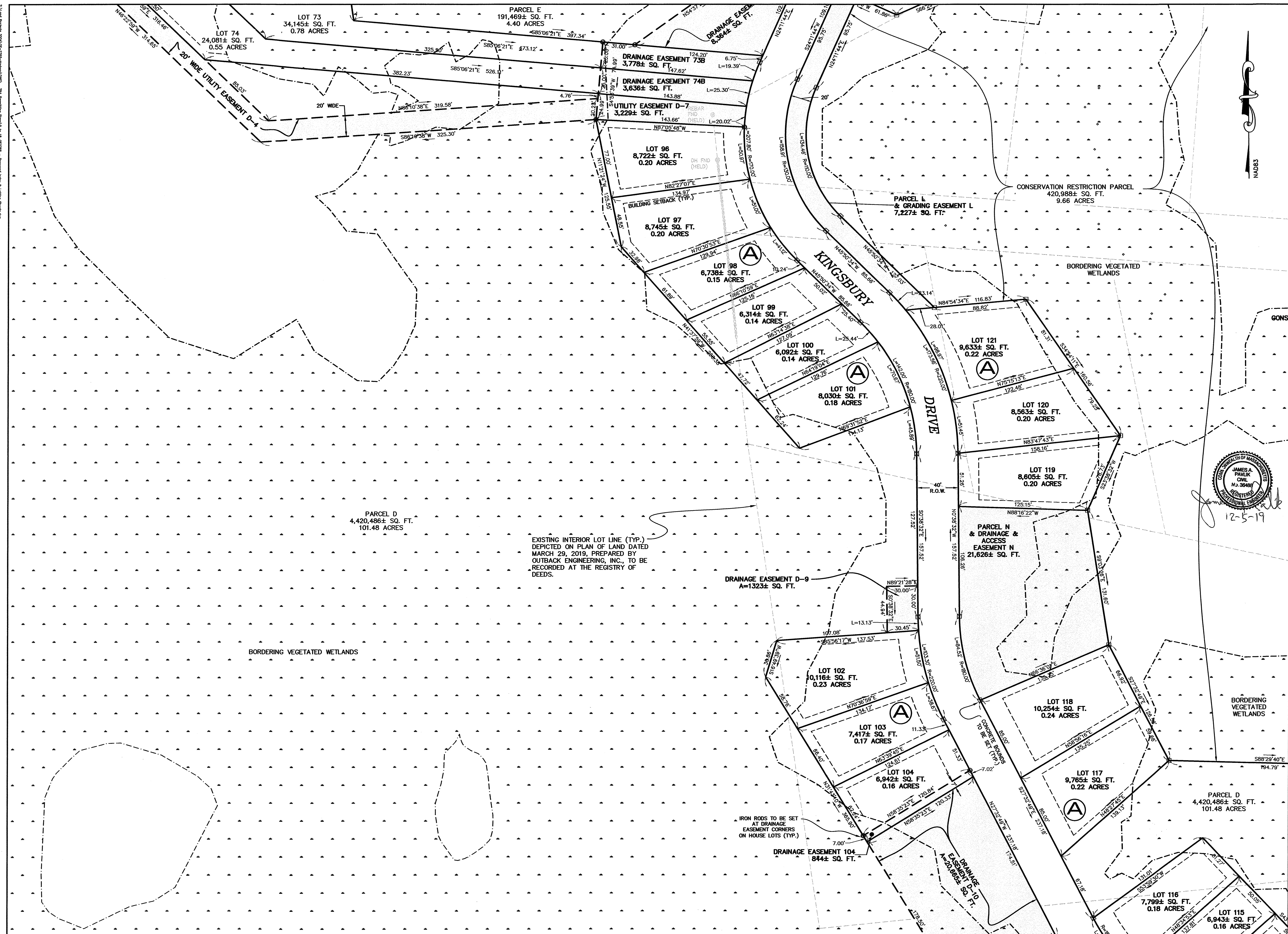
LOT LAYOUT PLAN
SUBDIVISION
"KINGSBURY VILLAGE"
IN
MEDWAY
MASSACHUSETTS



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

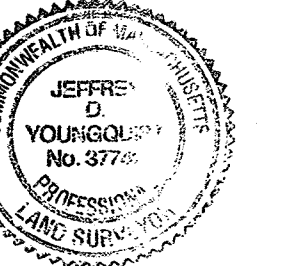
DATE: NOVEMBER 29, 2019
DRAWN BY: CJV/TMS CHECKED BY: JAP/PJB
SCALE: 1"=40' SHEET 15 OF 61

0E-2765



FOR REGISTRY USE ONLY

I CERTIFY THAT THIS PLAN HAS BEEN
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RULES AND REGULATIONS OF THE
REGISTERS OF DEEDS.



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: 1-15-2020

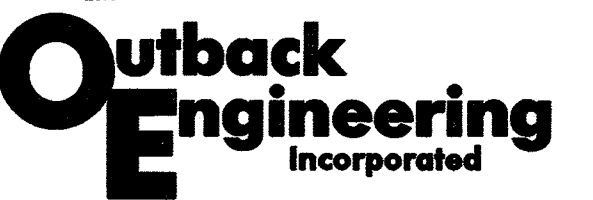
MEDWAY ZONING BOARD OF APPEALS

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TOWN CLERK—TOWN OF MEDWAY

LOT LAYOUT PLAN
SUBDIVISION
"KINGSBURY VILLAGE"
IN
MEDWAY
MASSACHUSETTS

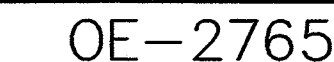


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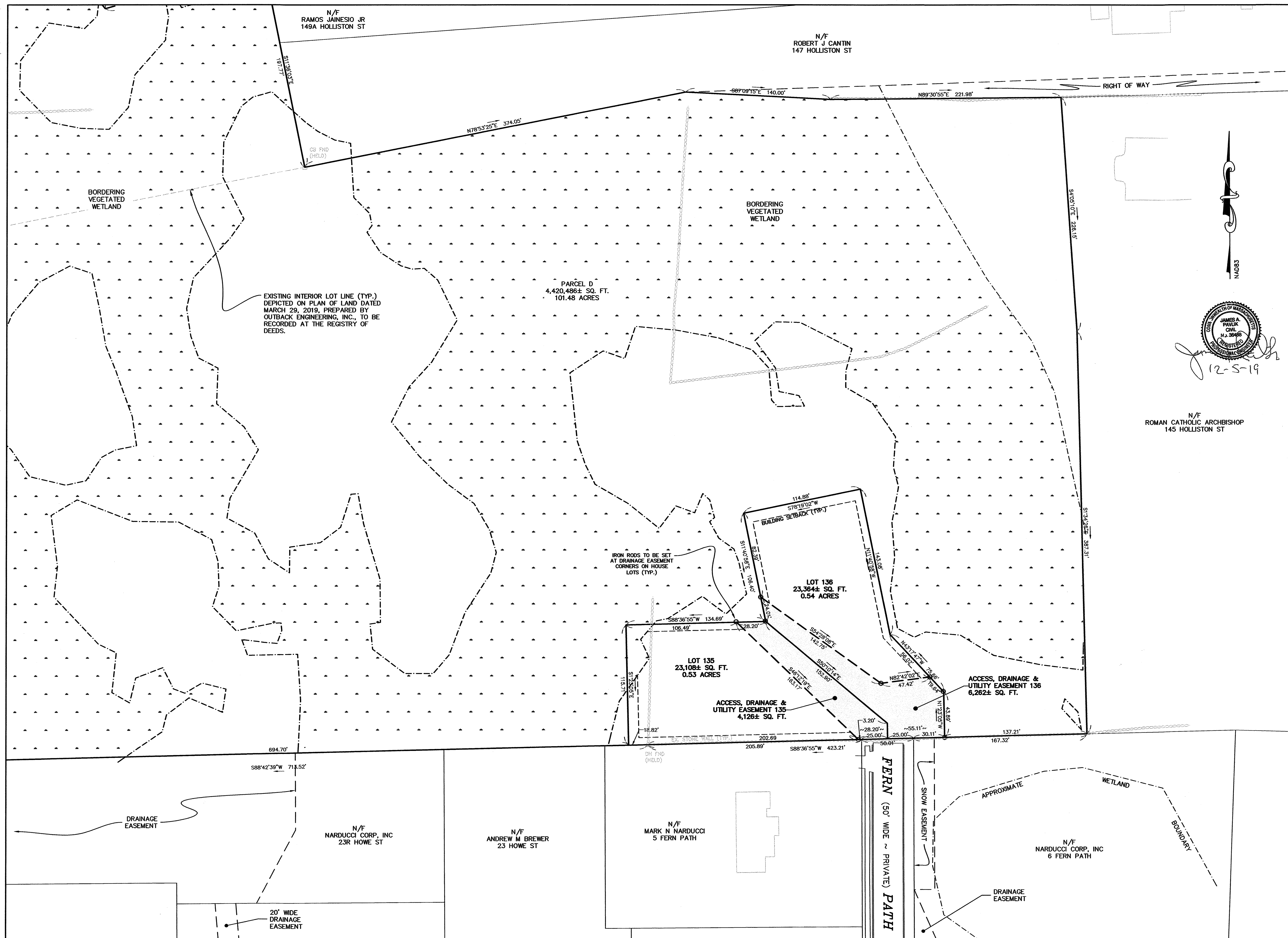
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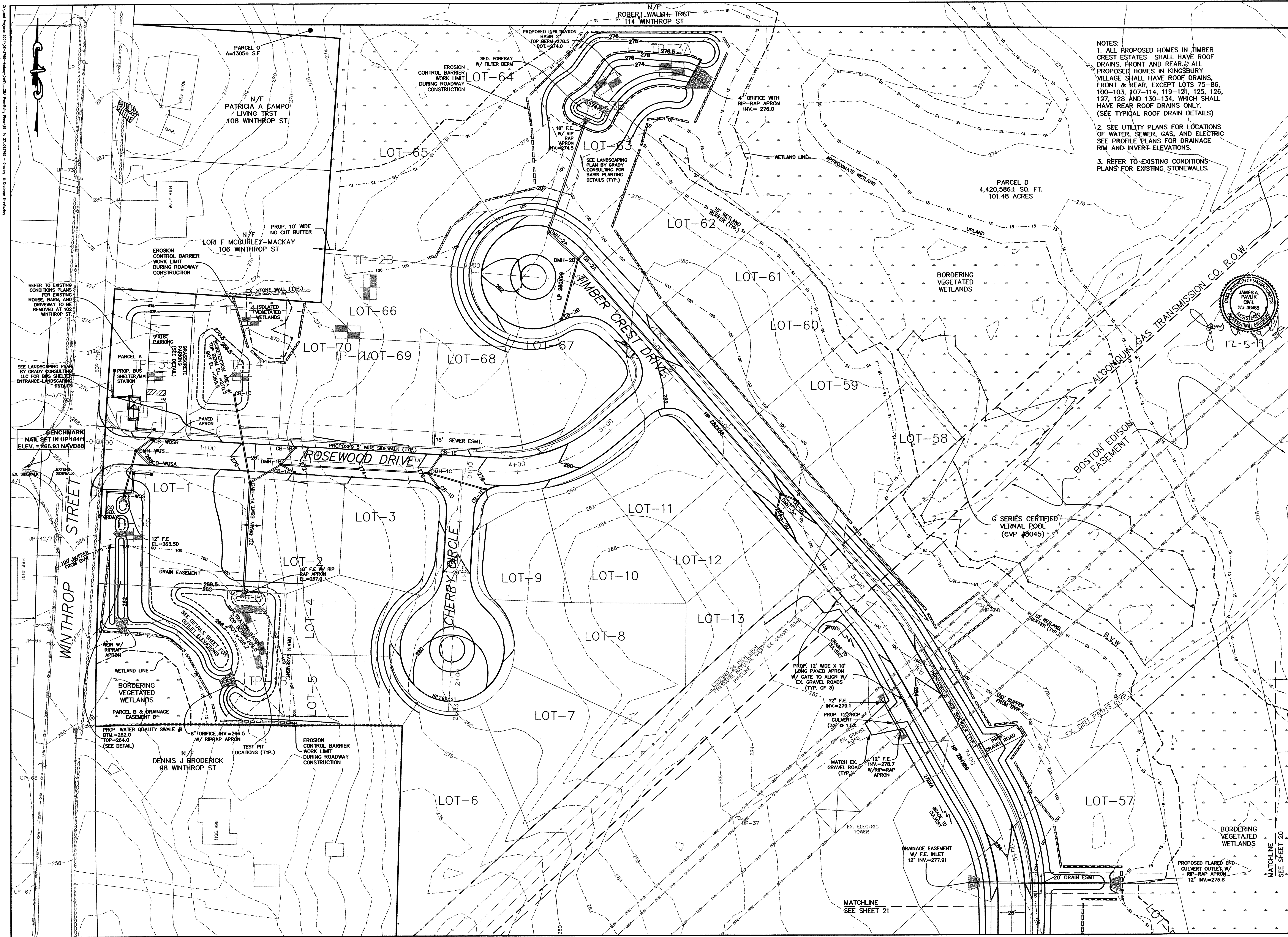
SCALE: 1"=40'	SHEET 16 OF 61		
40'	80'	120'	

OE-2765



OE-2765

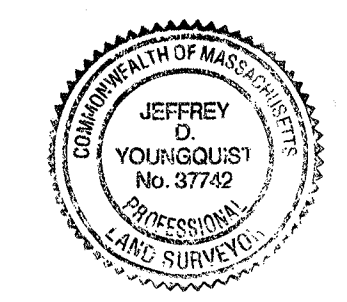




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 3. REFER TO EXISTING CONDITIONS PLANS FOR EXISTING STONEWALLS.

FOR REGISTRY USE ONLY

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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: 1-19-2020
[Signature]

MEDWAY ZONING BOARD OF APPEALS

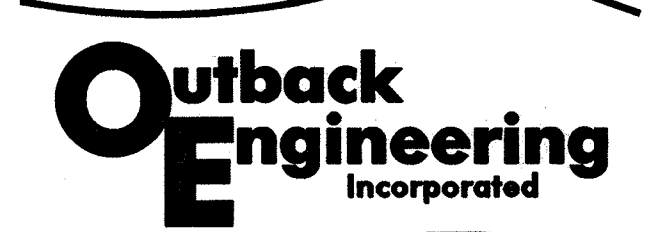
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I CERTIFY THAT 20 DAYS HAVE ELAPSED SINCE ZONING BOARD APPROVAL, AND THAT NO APPEAL HAS BEEN FILED AT THIS OFFICE.

TOWN CLERK-TOWN OF MEDWAY

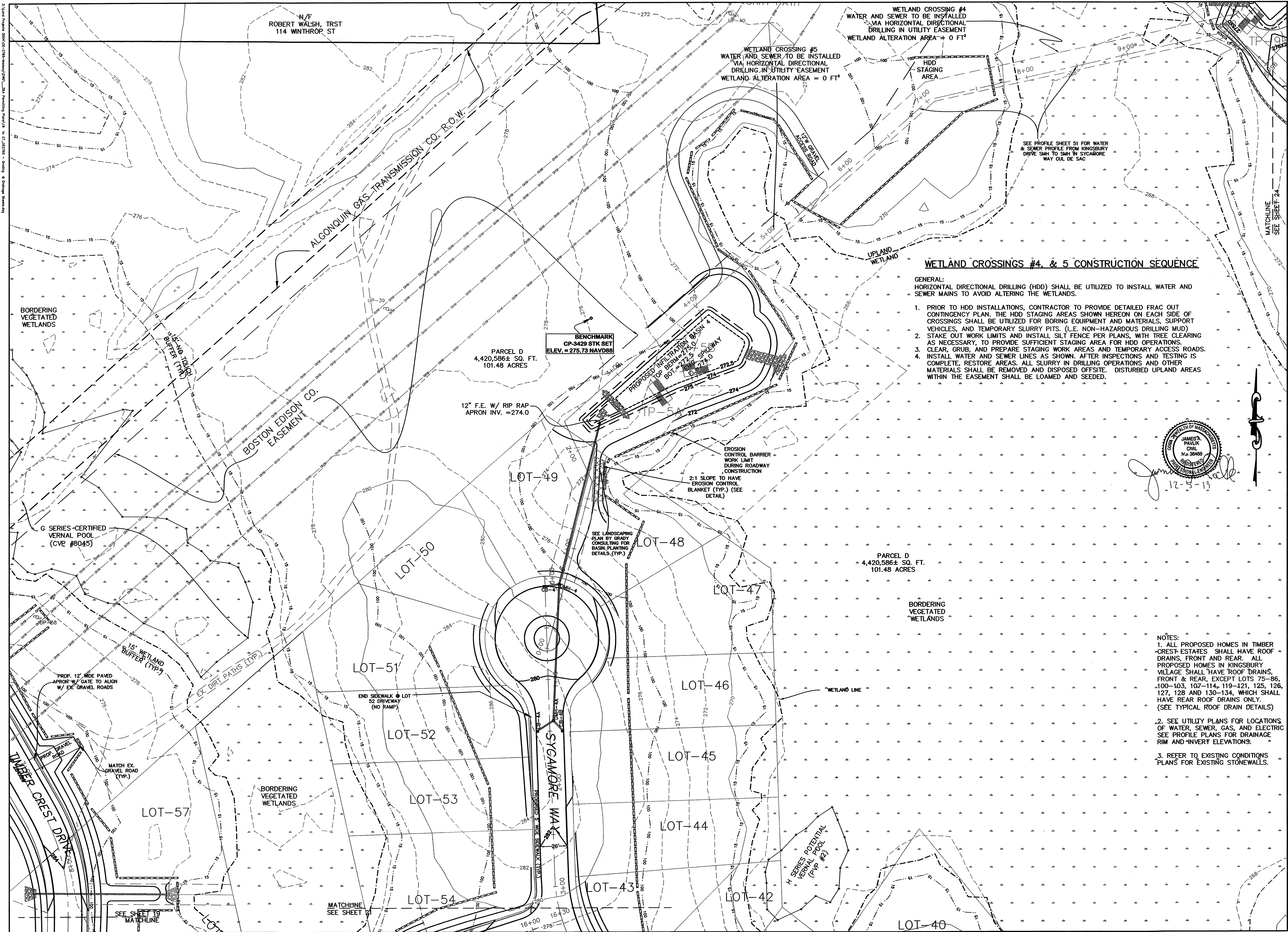
GRADING & DRAINAGE PLAN

"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, 1919
DRAWN BY: CJV CHECKED BY: JAP
SCALE: 1"=40' SHEET 19 OF 61
0' 40' 80' 120'
OE-2765



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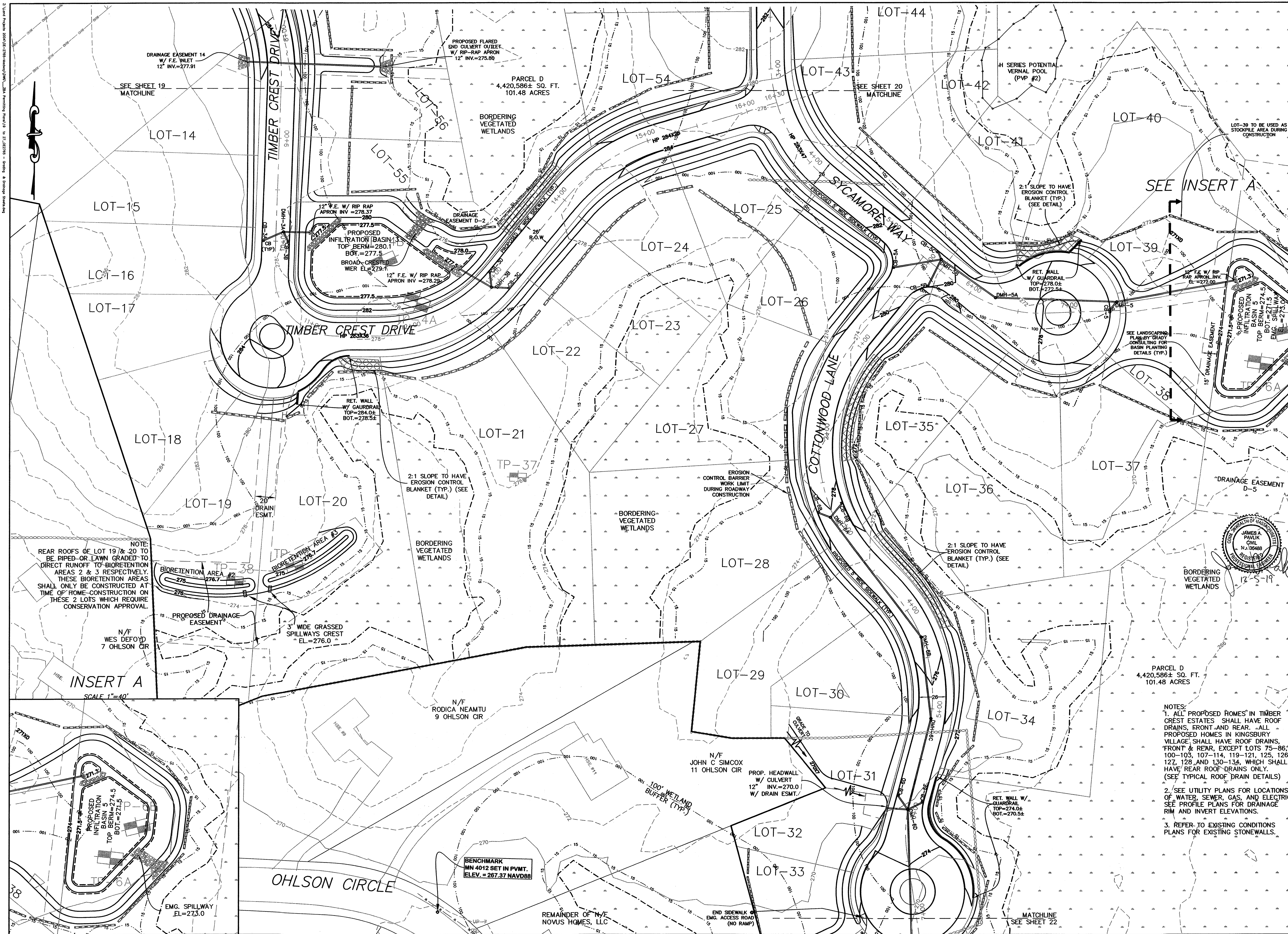
GRADING & DRAINAGE PLAN

"TIMBER CREST ESTATES" IN MEDWAY MASSACHUSETTS

Outback Engineering Incorporated

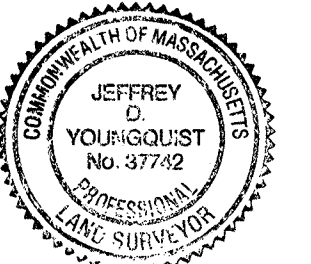
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DATE: NOVEMBER 29, 2019
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SCALE: 1"=40' SHEET 20 OF 61
0' 40' 80' 120'
OE-2765



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

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DATE: 12-5-2020

MEDWAY ZONING BOARD OF APPEALS

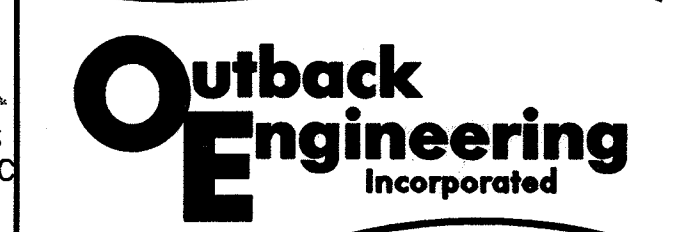
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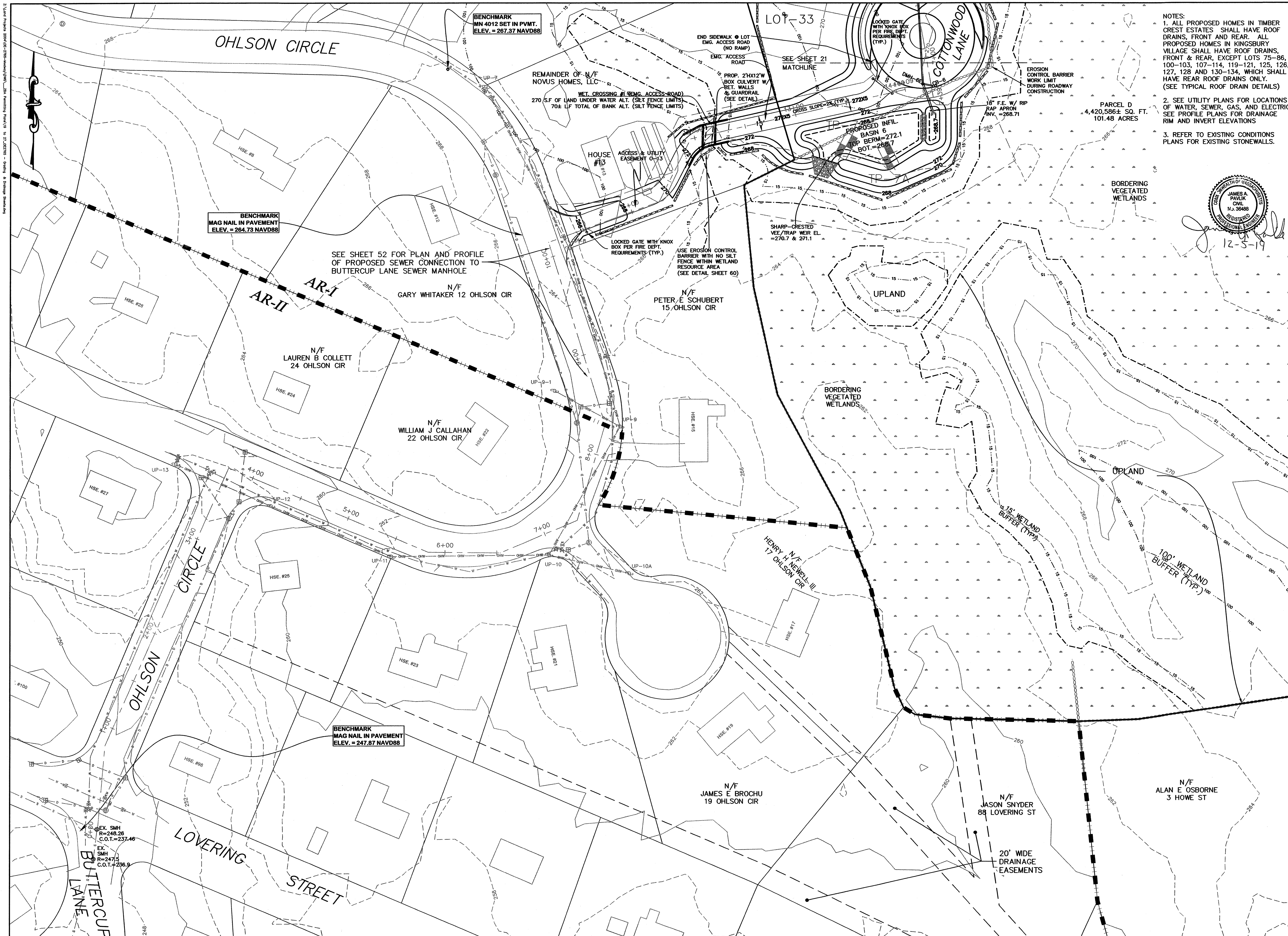
DATE: NOVEMBER 29, 2019

DRAWN BY: CJV CHECKED BY: JAP

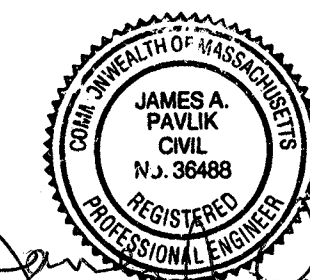
SCALE: 1"=40' SHEET 21 OF 61

0' 40' 80' 120'

OE-2765

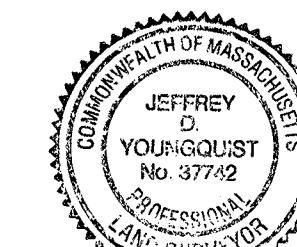


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12-5-19
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APPROVED SUBJECT TO TERMS AND CONDITIONS OF A COMPREHENSIVE PERMIT PER ZONING BOARD OF APPEALS DECISION, AS AUTHORIZED BY CHAPTER 40B OF THE MASSACHUSETTS GENERAL LAWS, SECTIONS 20-23.

DATE: 1-5-2020

MEDWAY ZONING BOARD OF APPEALS

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TOWN CLERK-TOWN OF MEDWAY

GRADING & DRAINAGE PLAN

"TIMBER CREST ESTATES"
IN
MEDWAY
MASSACHUSETTS

Outback Engineering
Incorporated

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DATE: NOVEMBER 29, 2019

DRAWN BY: CJV CHECKED BY: JAP

SCALE: 1"=40' SHEET 22 OF 61

0' 40' 80' 120'

OE-2765

2.144d Project 2020/05-27/28-Holmes/001_28A Planning Plan/11 to 27-2020 - Grading & Drainage Standards

NOTES:
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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)

SEE LANDSCAPING
PLAN BY GRADY
CONSULTING FOR
BASIN PLANTING
DETAILS (TYP.)

15" SEWER ESMT.

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)

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

BORDERING
VEGETATED
WETLANDS

20" SEWER LIFT
STATION AND UTILITY
EASEMENT G

REDI-ROCK
RETAINING
WALL W/
GUARDRAIL

EMERGENCY
OVERFLOW
CULVERT
INV.=264.84

BENCHMARK
NAIL SET IN UP #13
ELEV. = 281.18 NAVD88

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

PROPOSED GRASSCOTE
PARKING AREA
(SEE DETAIL)

PROPOSED RETAINING WALL
TOP=280.0
BOTTOM=276.0

GRASSCOTE
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. = 289.20 NAVD88

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

N/F
SCOTT D
LAFFERTY
2 WOODLAND RD

N/F
MARY JUNE NYLANDER
LIFE ESTATE
4 WOODLAND RD

N/F
BONNIE L BIREN-THIBODEAU
8 WOODLAND RD

N/F
RYAN SINCLAIR WAGEE
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

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

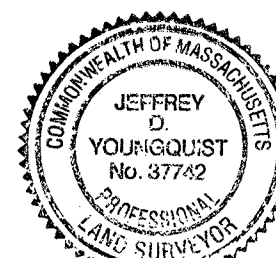
CONSERVATION
RESTRICTION
PARCEL
420,988± SQ. FT.
9.66 ACRES

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

100' V.P. HABITAT
W/IN BVW

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: 1-5-2020

MEDWAY ZONING BOARD OF APPEALS

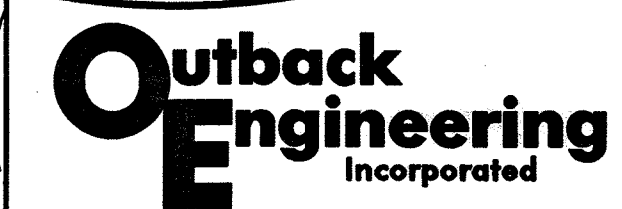
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TOWN CLERK-TOWN OF MEDWAY

GRADING & DRAINAGE
PLAN

"KINGSBURY VILLAGE"
IN
MEDWAY
MASSACHUSETTS



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www.outback-eng.com

DATE: NOVEMBER 29, 2019

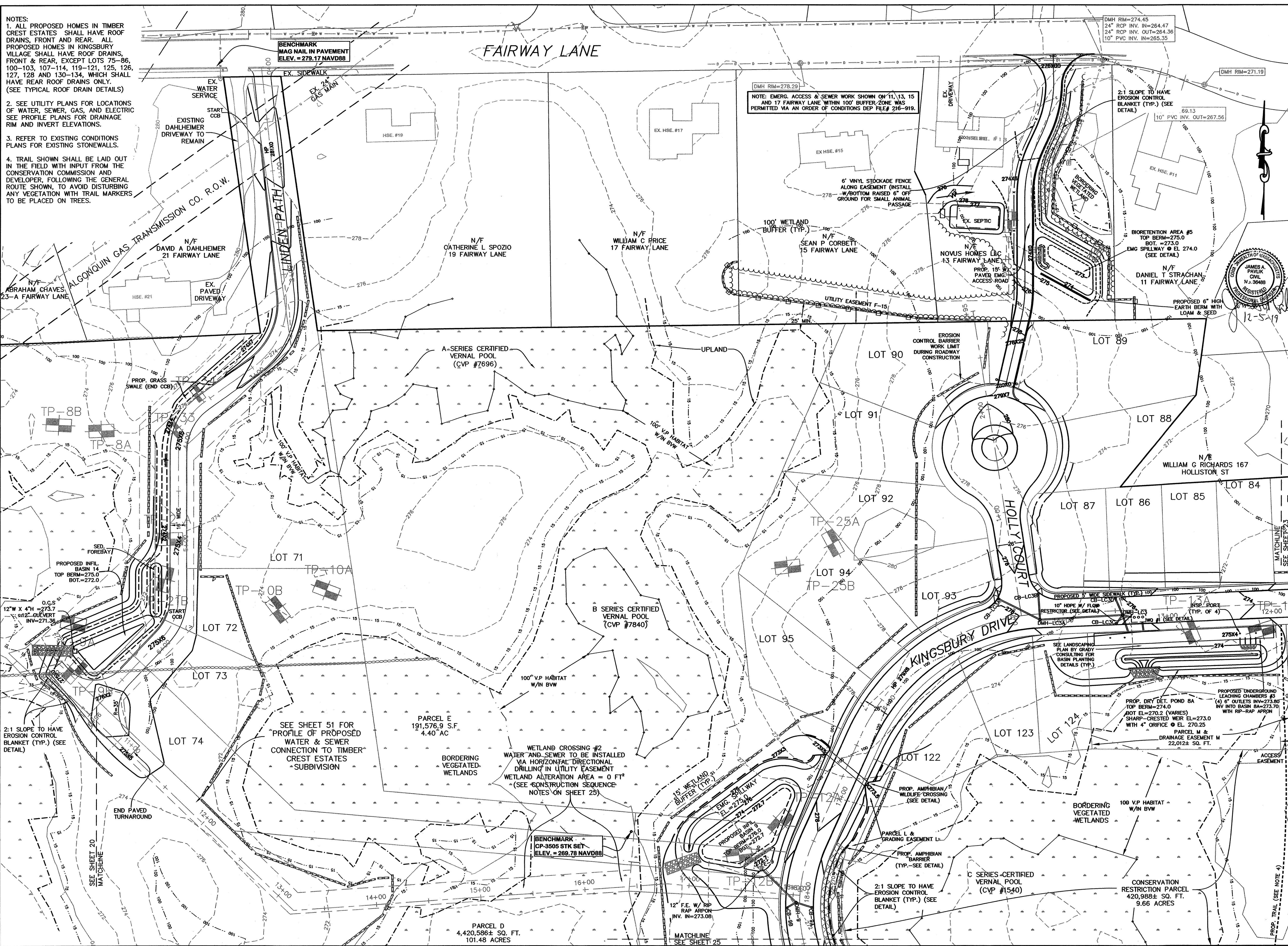
DRAWN BY: CJV CHECKED BY: JAP

SCALE: 1"=40' SHEET 23 OF 61

0' 40' 80' 120'

OE-2765

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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.



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GRADING & DRAINAGE PLAN

"KINGSBURY VILLAGE" IN MEDWAY MASSACHUSETTS

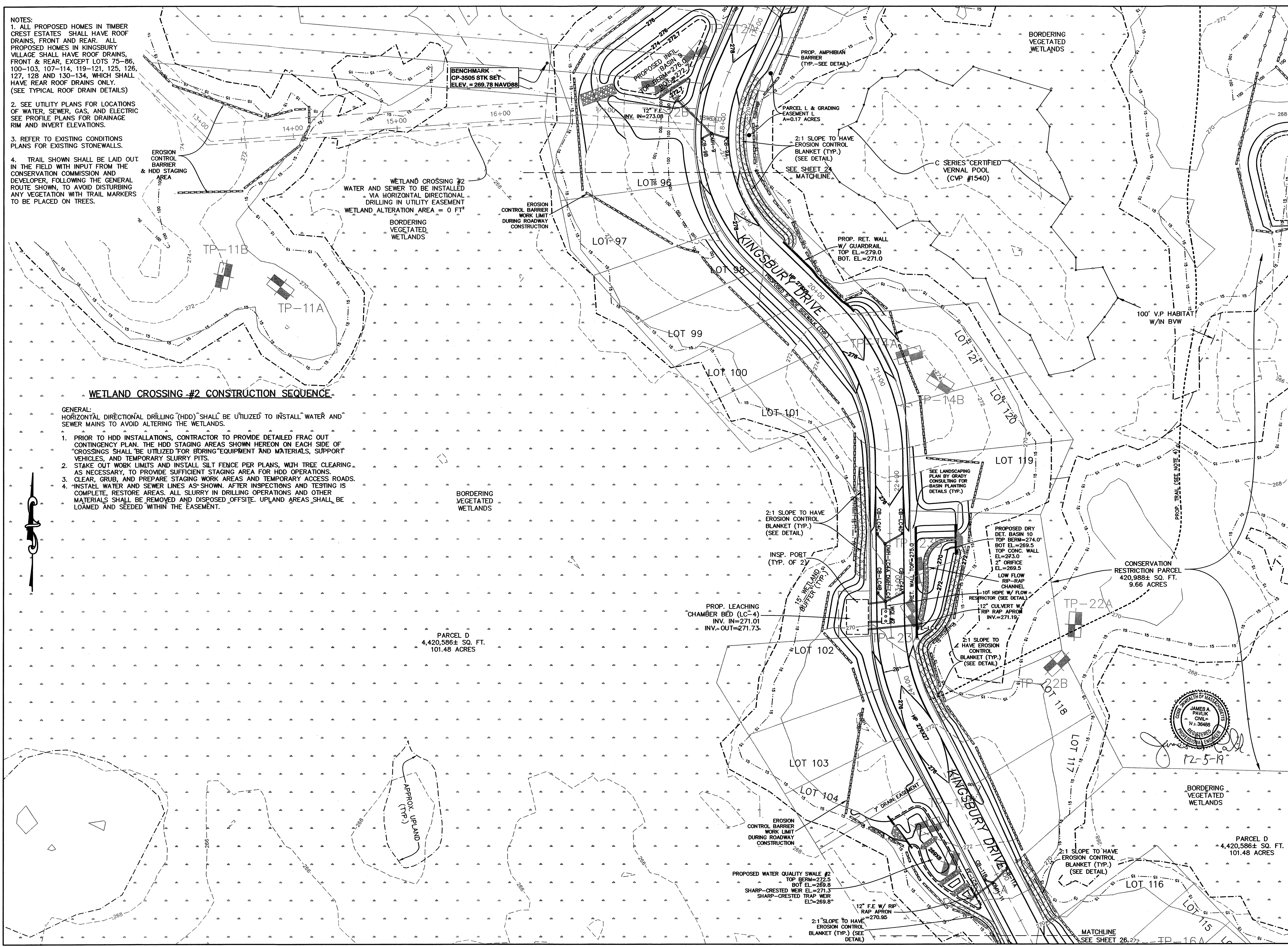
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DRAWN BY: CJV CHECKED BY: JAP
SCALE: 1"=40' SHEET 24 OF 61

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OE-2765



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WETLAND CROSSING #2 CONSTRUCTION SEQUENCE

- GENERAL:
HORIZONTAL DIRECTIONAL DRILLING (HDD) SHALL BE UTILIZED TO INSTALL WATER AND SEWER MAINS TO AVOID ALTERING THE WETLANDS.
1. PRIOR TO HDD INSTALLATIONS, CONTRACTOR TO PROVIDE DETAILED FRAC OUT CONTINGENCY PLAN. THE HDD STAGING AREAS SHOWN HEREON ON EACH SIDE OF CROSSINGS SHALL BE UTILIZED FOR BORING EQUIPMENT AND MATERIALS, SUPPORT VEHICLES, AND TEMPORARY SLURRY PITS.
 2. STAKE OUT WORK LIMITS AND INSTALL SILT FENCE PER PLANS, WITH TREE CLEARING, AS NECESSARY, TO PROVIDE SUFFICIENT STAGING AREA FOR HDD OPERATIONS.
 3. CLEAR, GRUB, AND PREPARE STAGING WORK AREAS AND TEMPORARY ACCESS ROADS.
 4. INSTALL WATER AND SEWER LINES AS SHOWN. AFTER INSPECTIONS AND TESTING IS COMPLETE, RESTORE AREAS. ALL SLURRY IN DRILLING OPERATIONS AND OTHER MATERIALS SHALL BE REMOVED AND DISPOSED OFFSITE. UPLAND AREAS SHALL BE LOAMED AND SEEDED WITHIN THE EASEMENT.

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TOWN CLERK-TOWN OF MEDWAY

GRADING & DRAINAGE PLAN

"KINGSBURY VILLAGE" IN MEDWAY MASSACHUSETTS

12-5-19

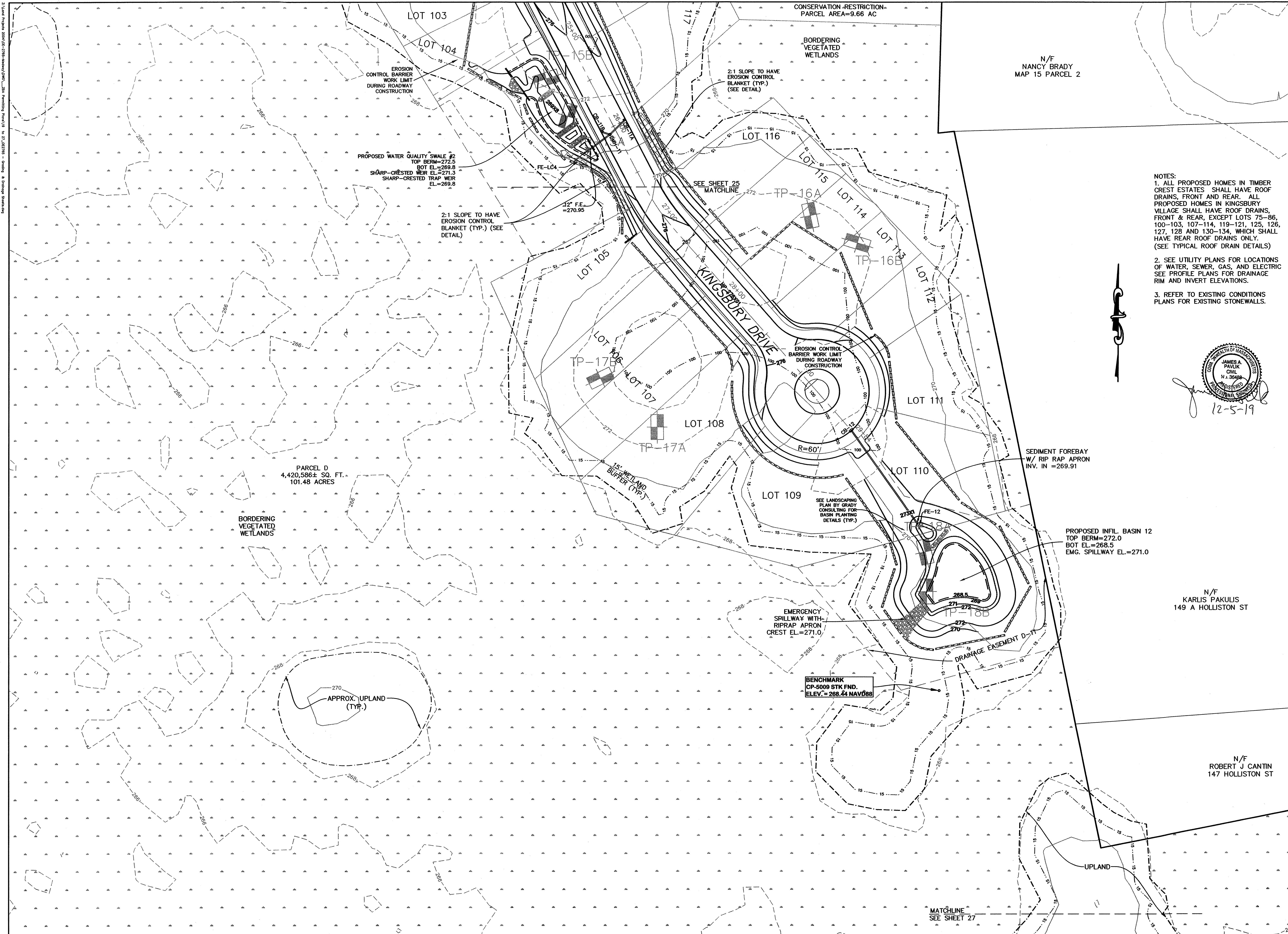
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DATE: NOVEMBER 29, 2019
DRAWN BY: CJV CHECKED BY: JAP
SCALE: 1"=40' SHEET 25 OF 61

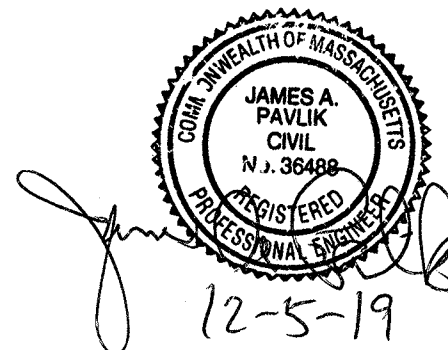
0' 40' 80' 120'

OE-2765



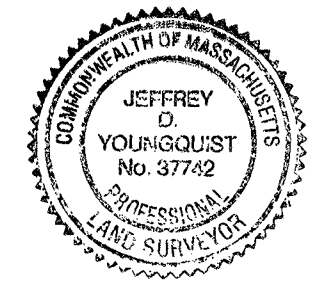
N/F
NANCY BRADY
MAP 15 PARCEL 2

- 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.



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: 1-15-2020
[Signature]

MEDWAY ZONING BOARD OF APPEALS

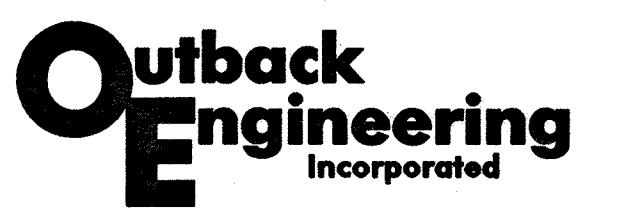
THIS PLAN IS SUBJECT TO A COVENANT TO BE RECORDED HEREWITH

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

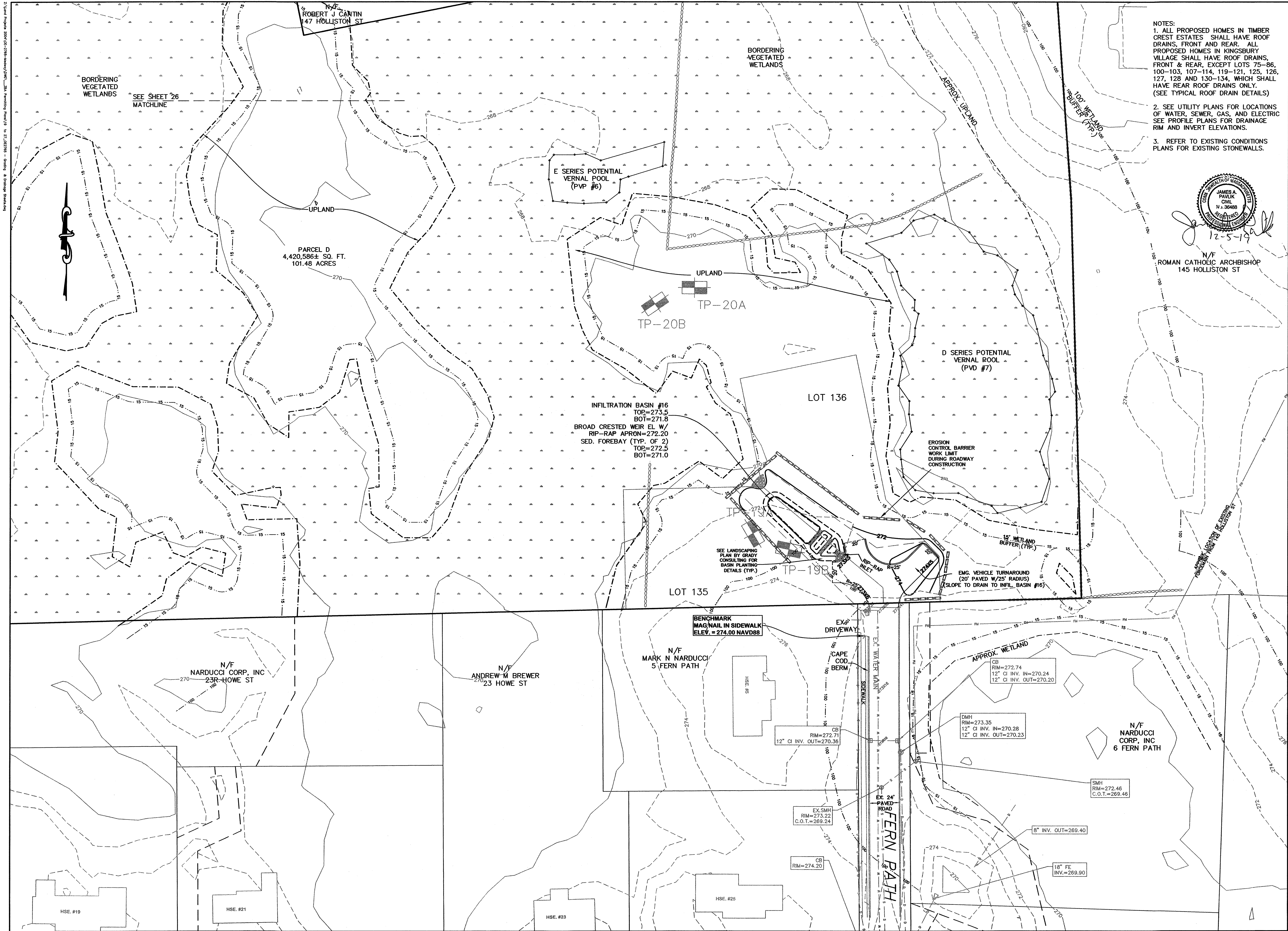
"KINGSBURY VILLAGE"
IN
MEDWAY
MASSACHUSETTS



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'

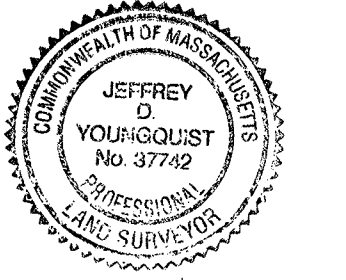
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 3. REFER TO EXISTING CONDITIONS PLANS FOR EXISTING STONEWALLS.



N/F
ROMAN CATHOLIC ARCHBISHOP
145 HOLLISTON ST



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12-5-19 *[Signature]*
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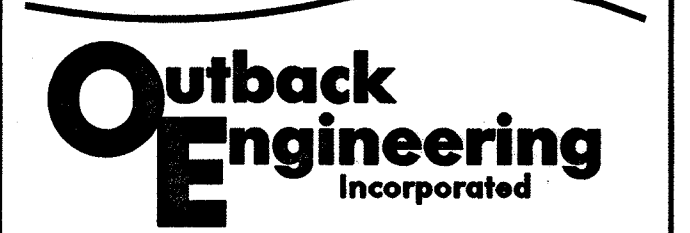
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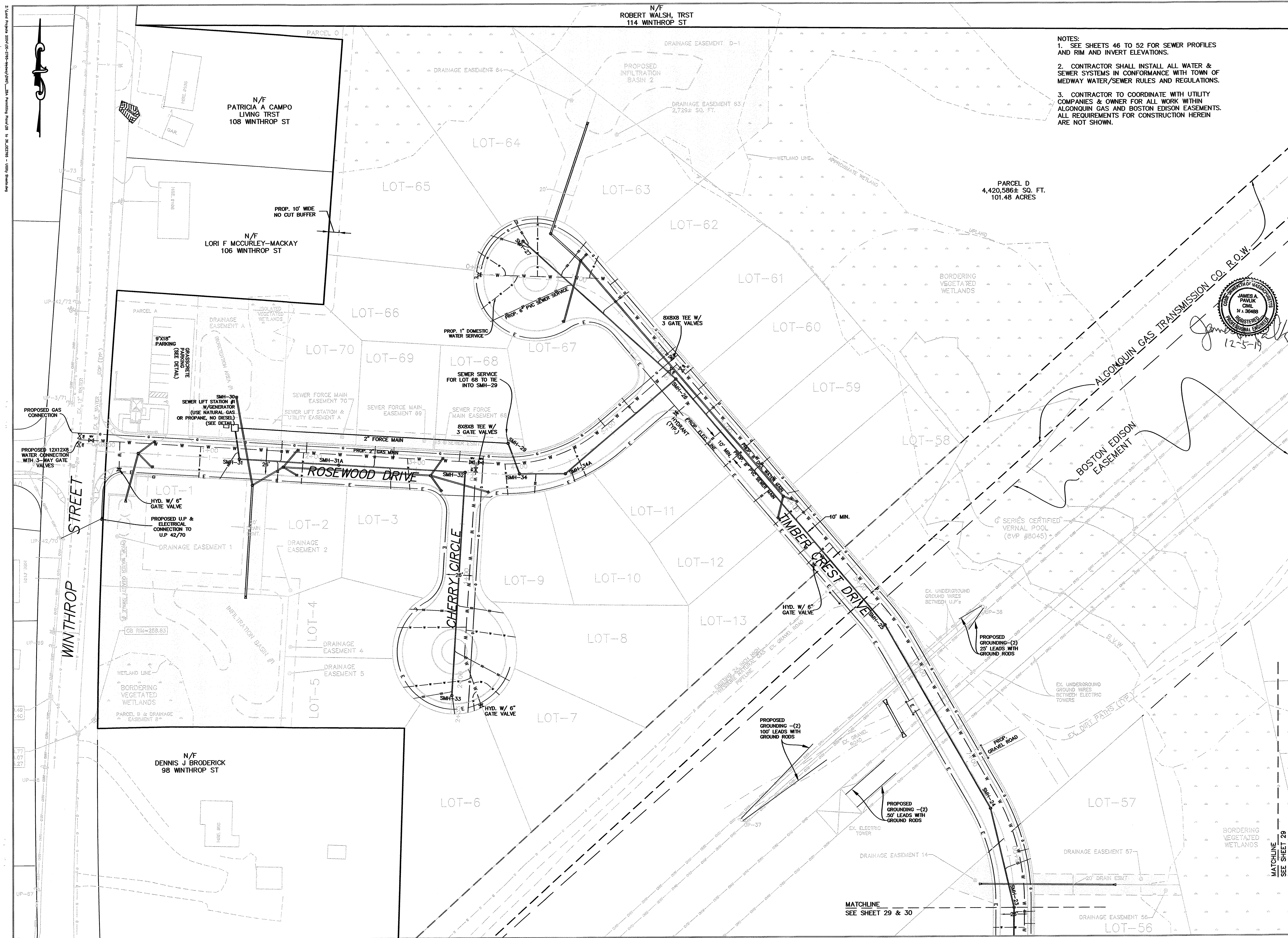
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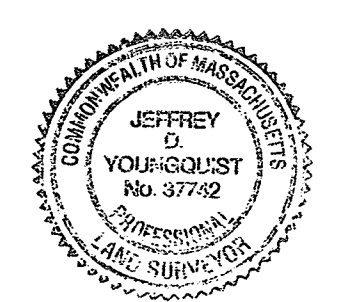
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DRAWN BY: CJV CHECKED BY: JAP
SCALE: 1"=40' SHEET 27 OF 61
0' 40' 80' 120'
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- NOTES:
- 1. SEE SHEETS 46 TO 52 FOR SEWER PROFILES AND RIM AND INVERT ELEVATIONS.
 - 2. CONTRACTOR SHALL INSTALL ALL WATER & 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 DYK
DATE PROFESSIONAL LAND SURVEYOR

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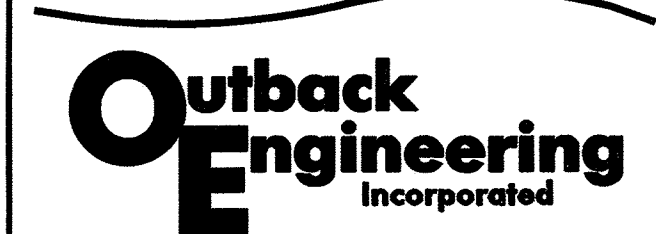
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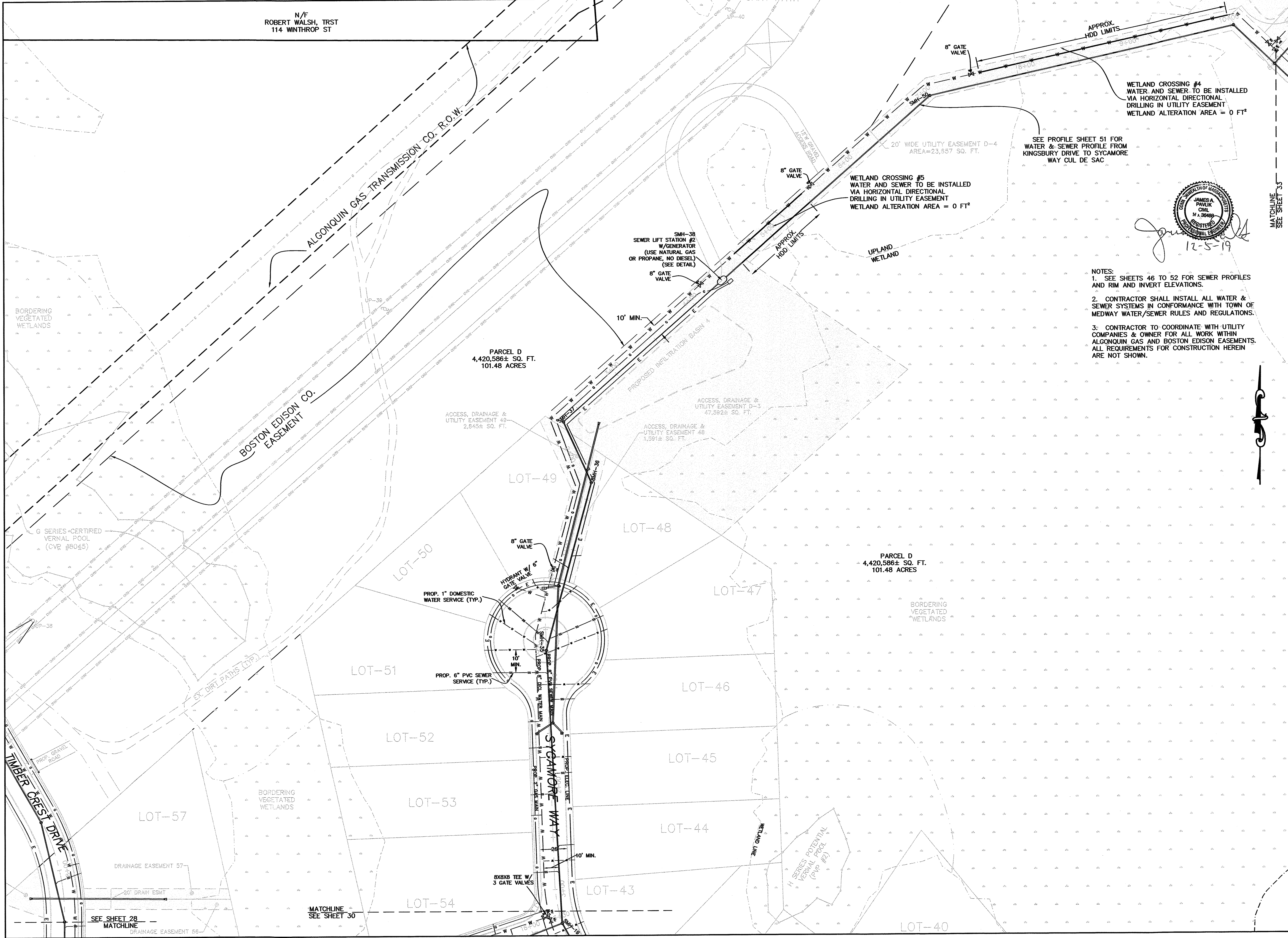
TOWN CLERK-TOWN OF MEDWAY

UTILITY PLAN
"TIMBER CREST ESTATES" IN MEDWAY MASSACHUSETTS

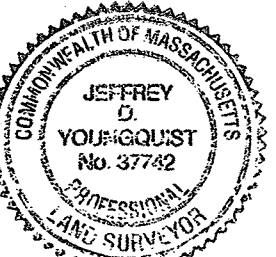


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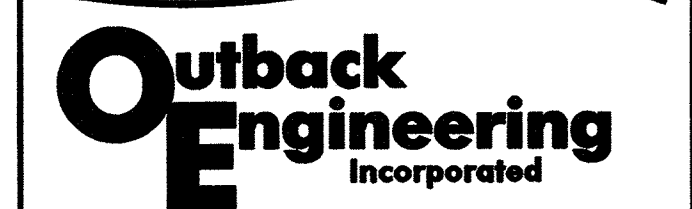
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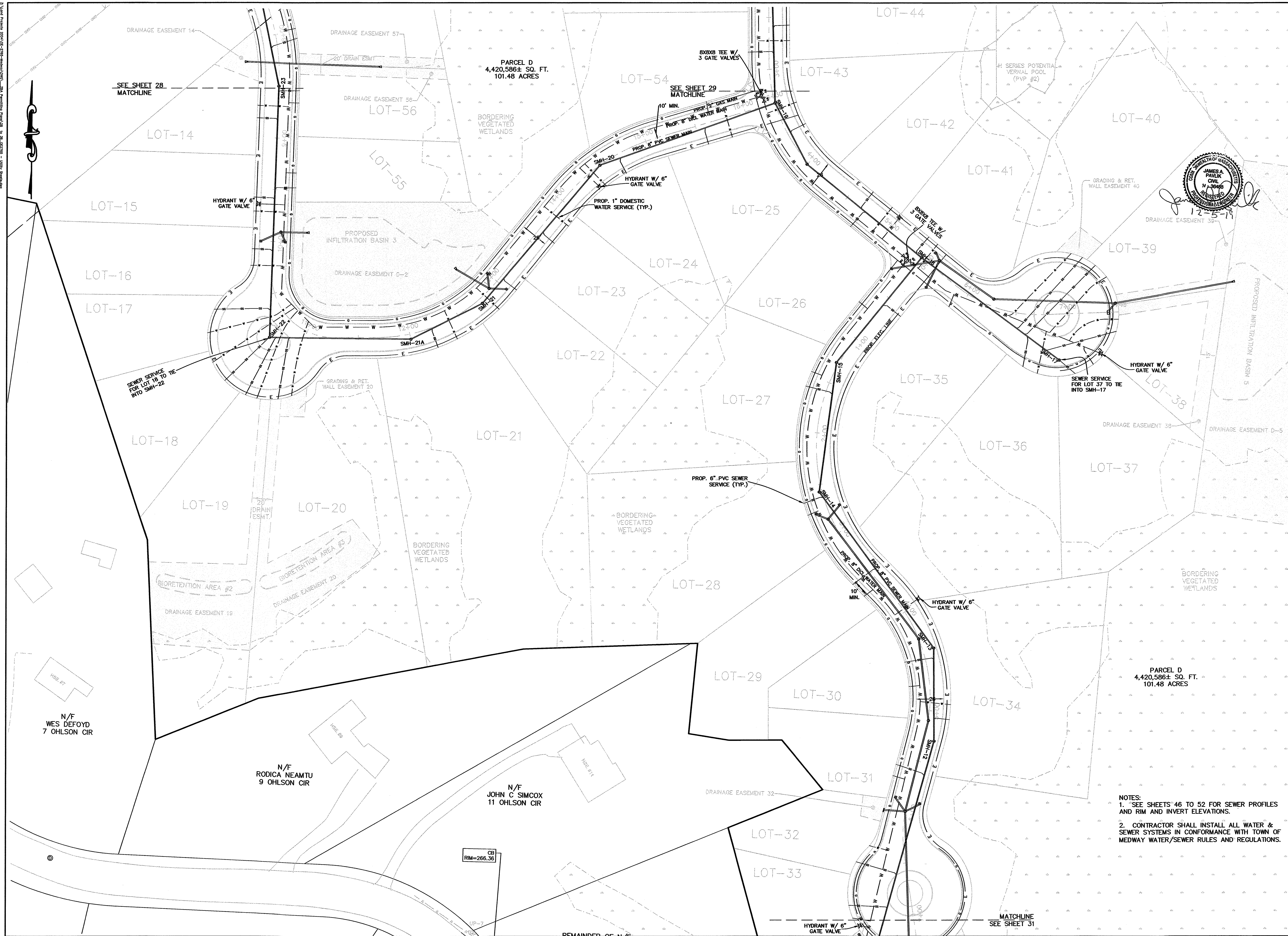
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"TIMBER CREST ESTATES" IN MEDWAY MASSACHUSETTS

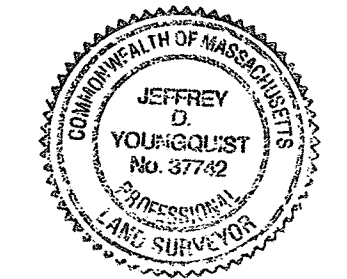


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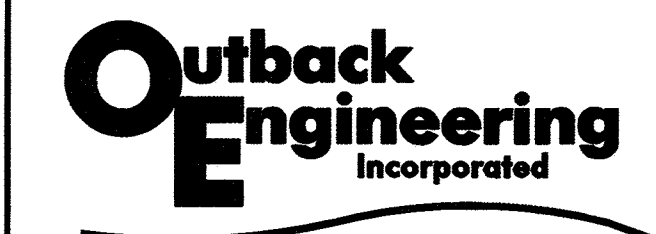
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TOWN CLERK--TOWN OF MEDWAY

UTILITY PLAN
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