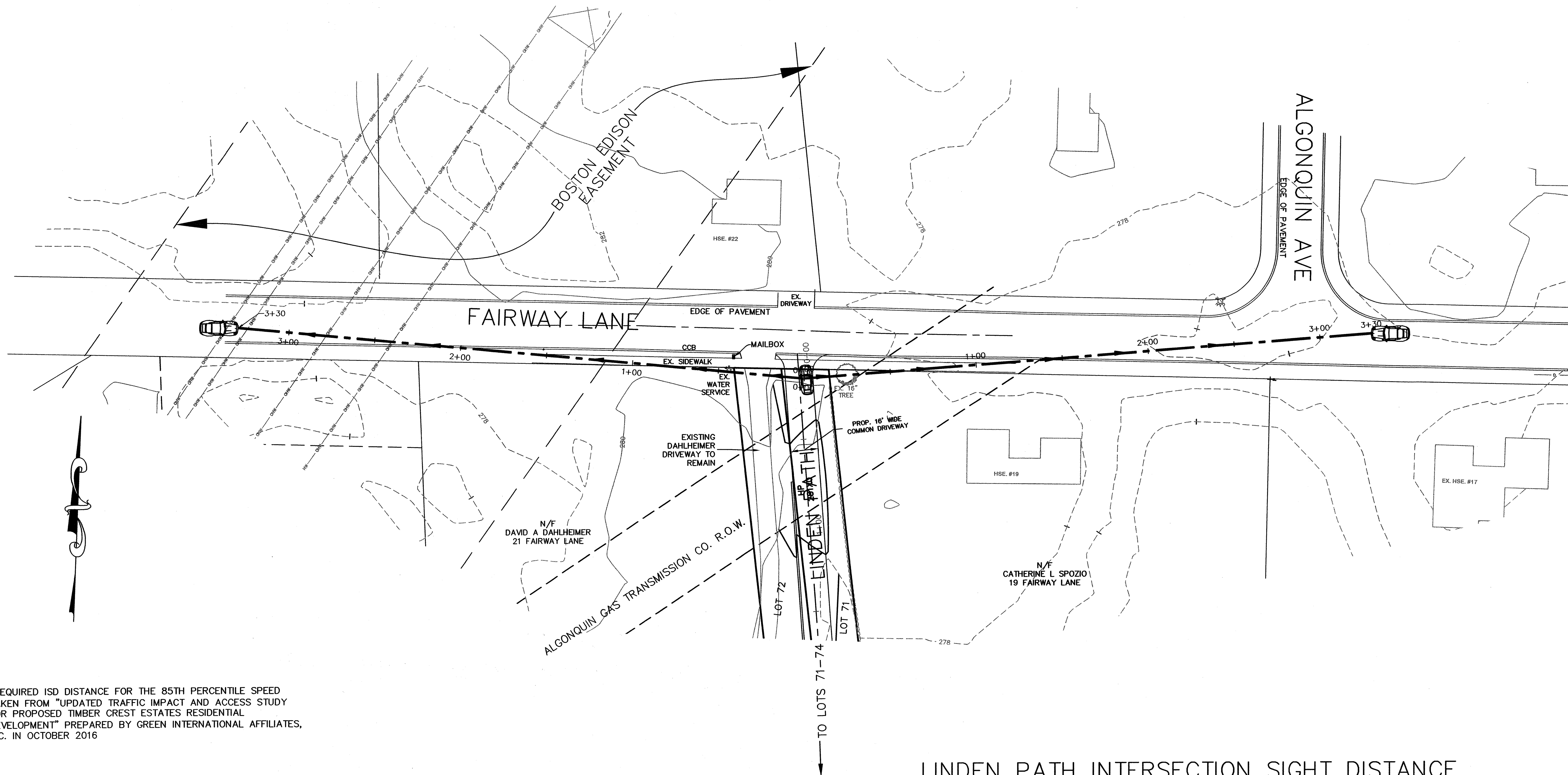




12-5-19

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: 12-15-2020

MEDWAY ZONING BOARD OF APPEALS

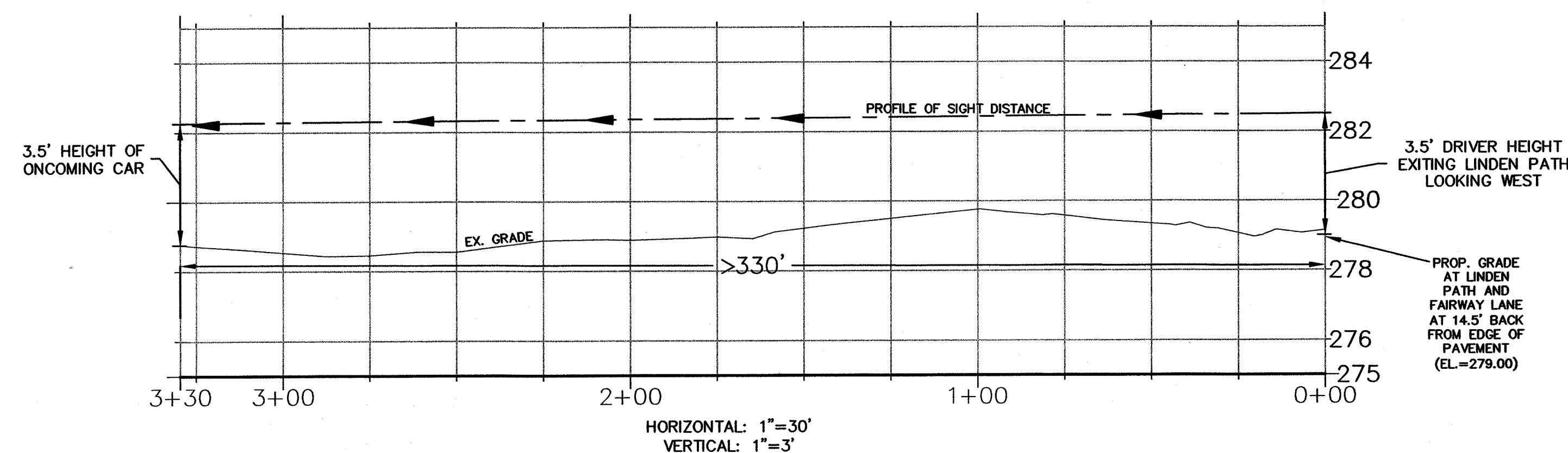
THIS PLAN IS SUBJECT TO A COVENANT TO BE RECORDED HEREWITH

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

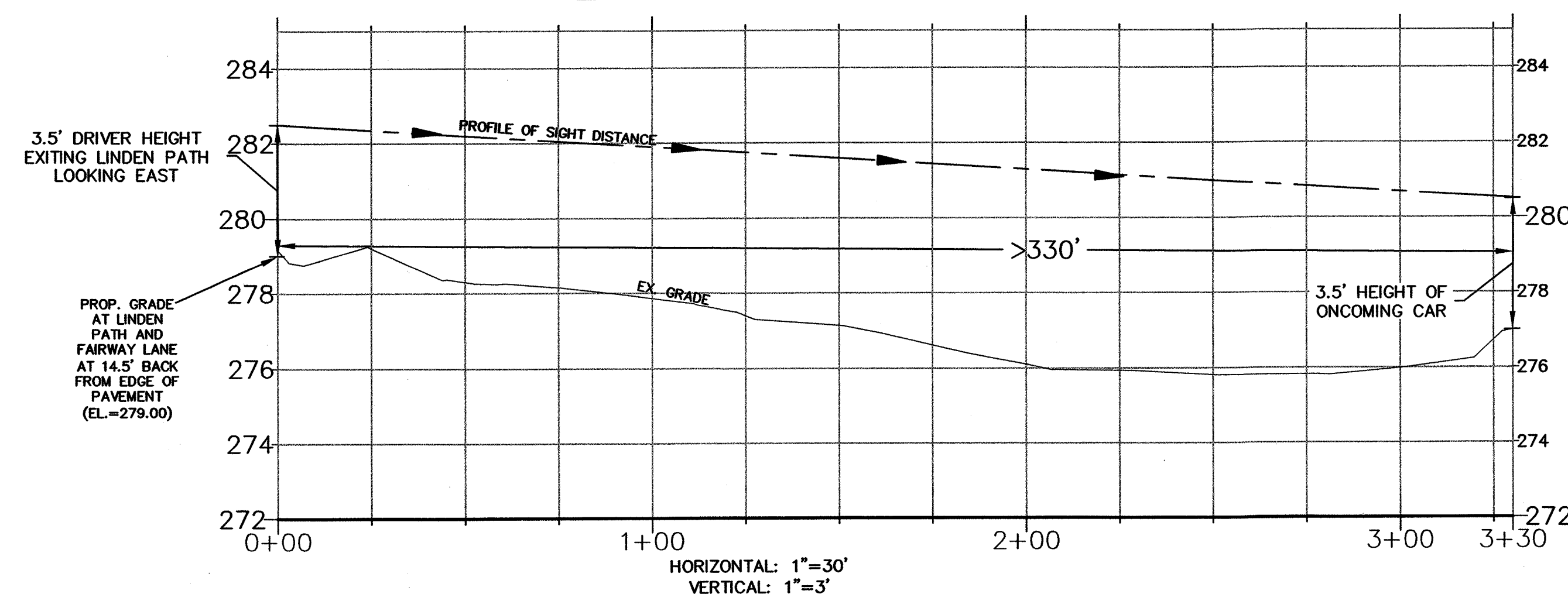
*REQUIRED ISD DISTANCE FOR THE 85TH PERCENTILE SPEED TAKEN FROM "UPDATED TRAFFIC IMPACT AND ACCESS STUDY FOR PROPOSED TIMBER CREST ESTATES RESIDENTIAL DEVELOPMENT" PREPARED BY GREEN INTERNATIONAL AFFILIATES, INC. IN OCTOBER 2016

LINDEN PATH INTERSECTION SIGHT DISTANCE
LOOKING WEST



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

LINDEN PATH INTERSECTION SIGHT DISTANCE
LOOKING EAST



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

LINDEN PATH
 INTERSECTION
 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

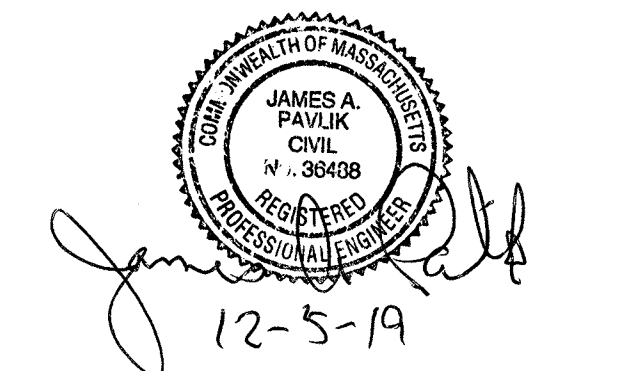
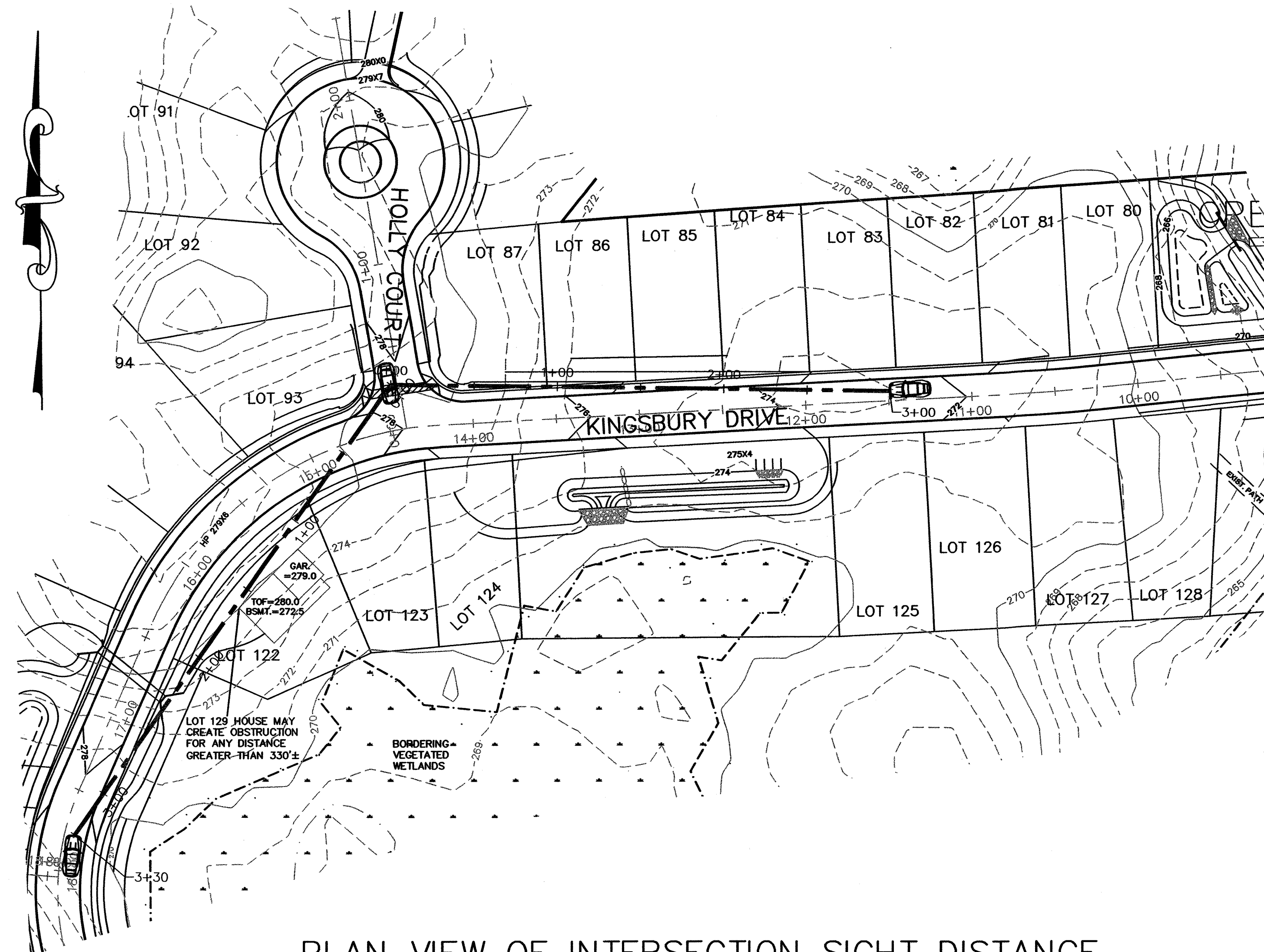
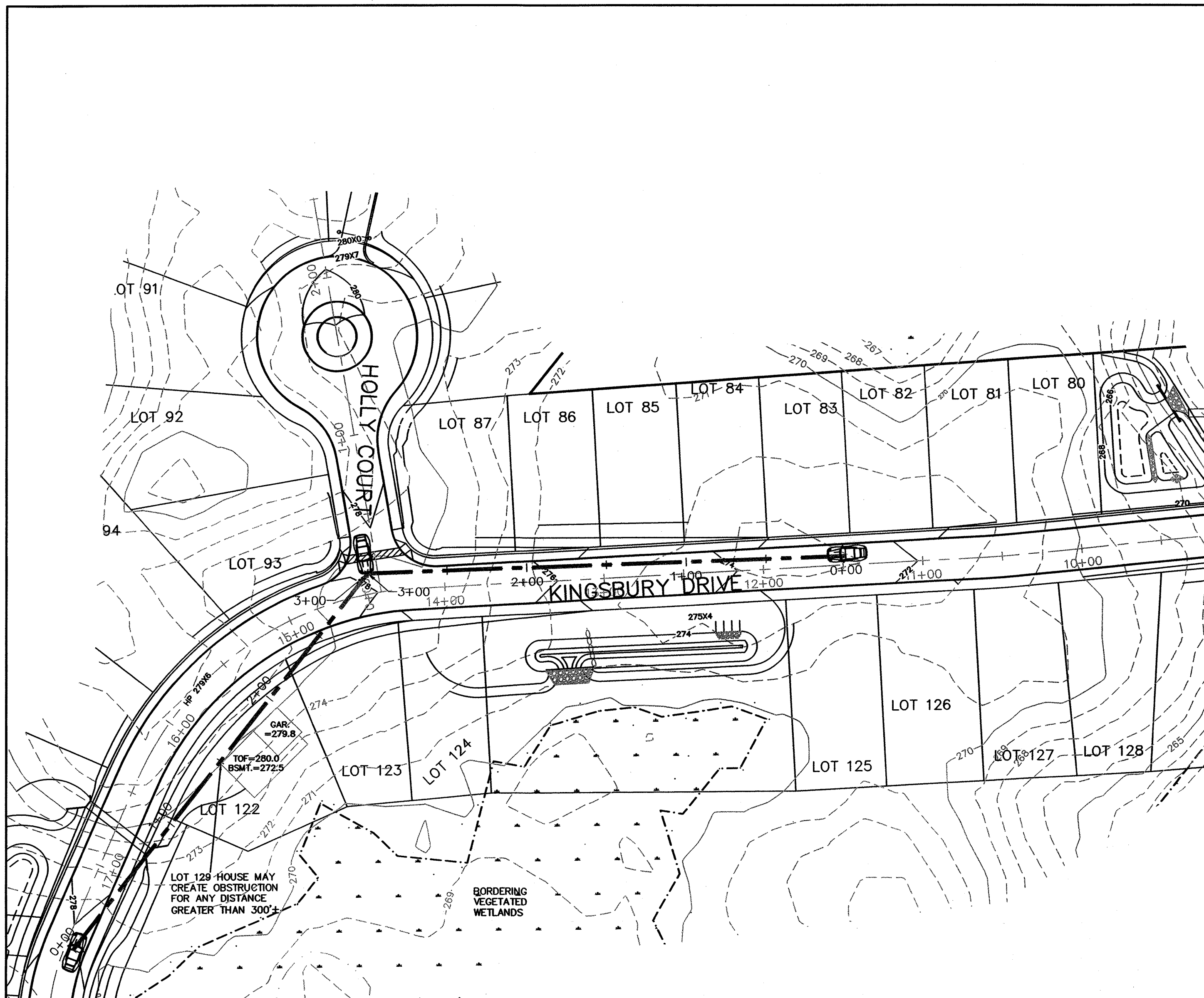
DATE: NOVEMBER 29, 2019

DRAWN BY: CUV CHECKED BY: JAP

SCALE: 1"=30' SHEET 11 OF 21

0' 30' 60' 90'

OE-2765



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

HOLLY COURT

STOPPING AND INTERSECTION SIGHT DISTANCE AT KINGSBURY DRIVE

"KINGSBURY VILLAGE" IN MEDWAY MASSACHUSETTS



165 EAST GROVE STREET
MIDDLEBOROUGH, MA 02346
TEL: (508)-946-9231
FAX: (508)-947-8873
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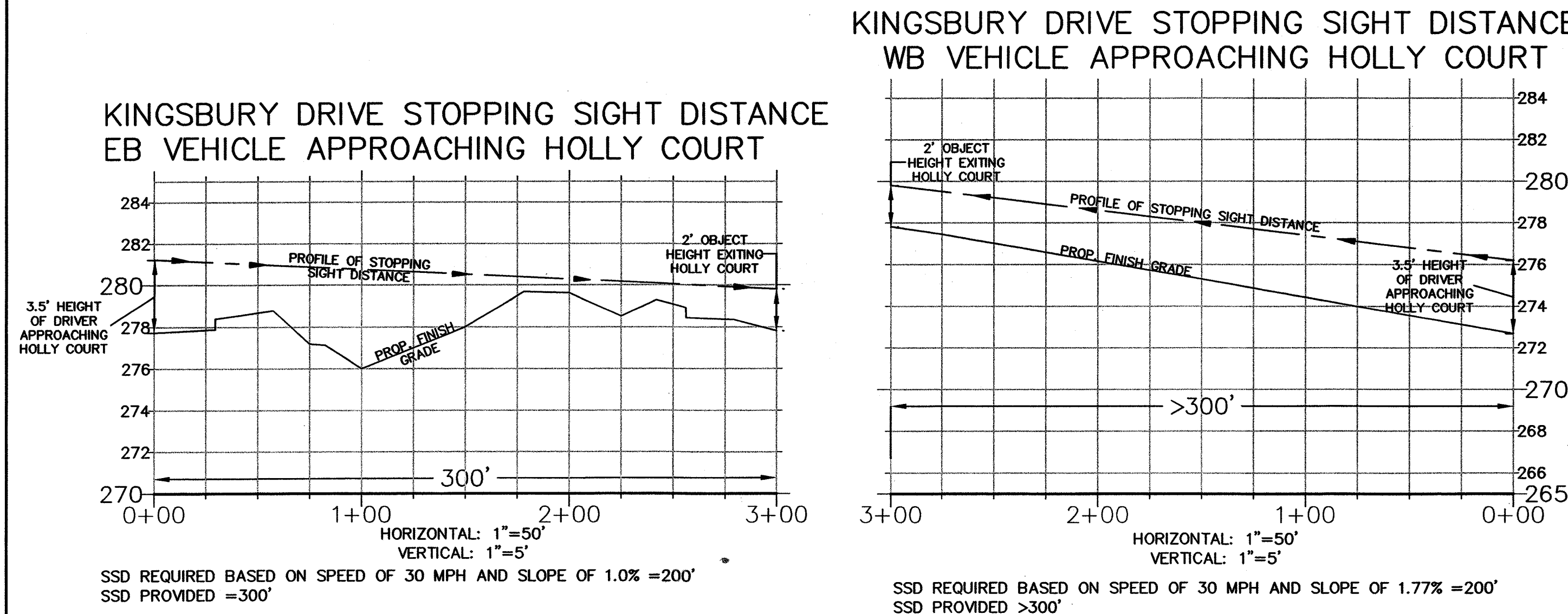
DATE: NOVEMBER 29, 2019

DRAWN BY: CJV CHECKED BY: JAP

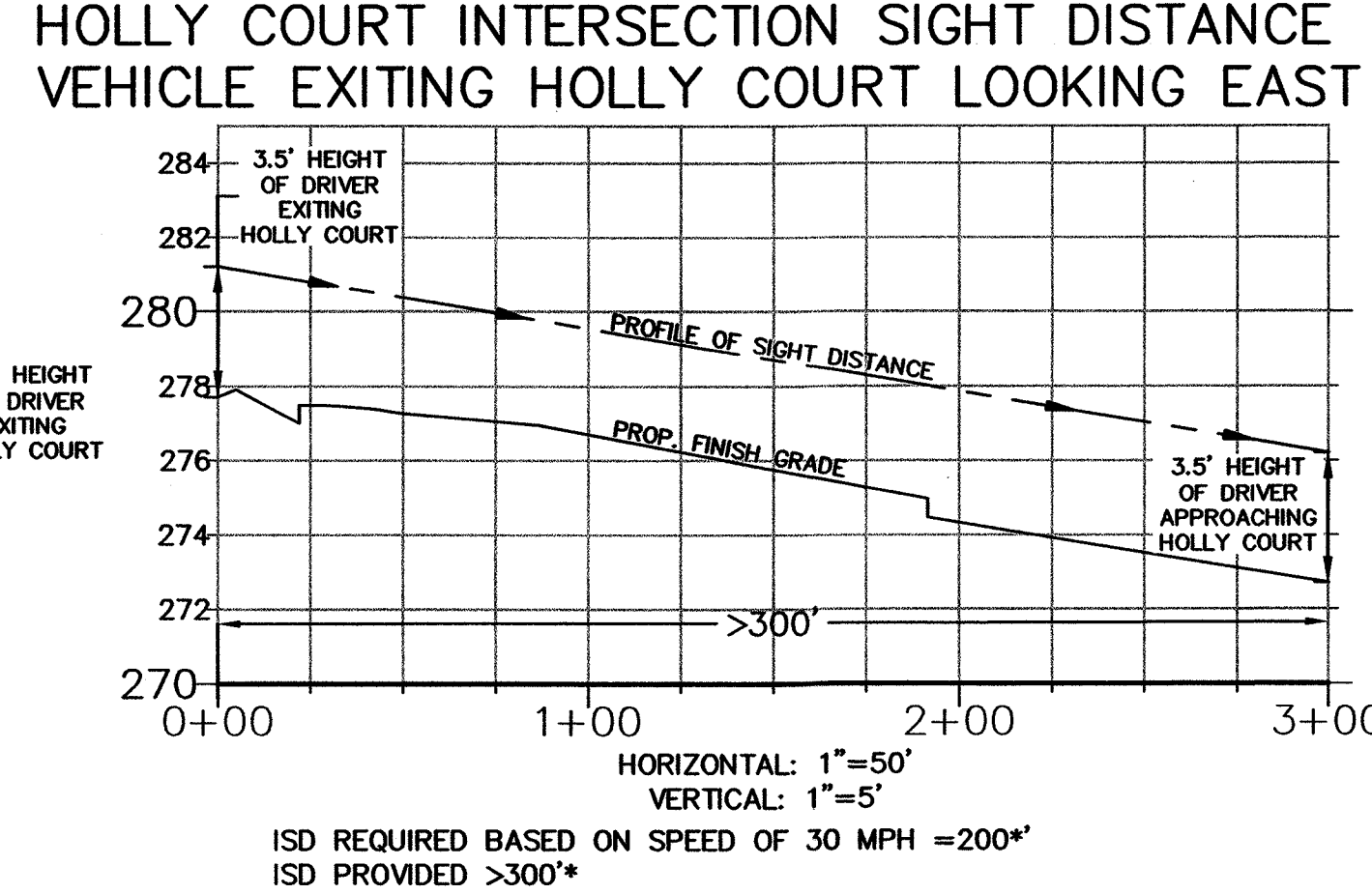
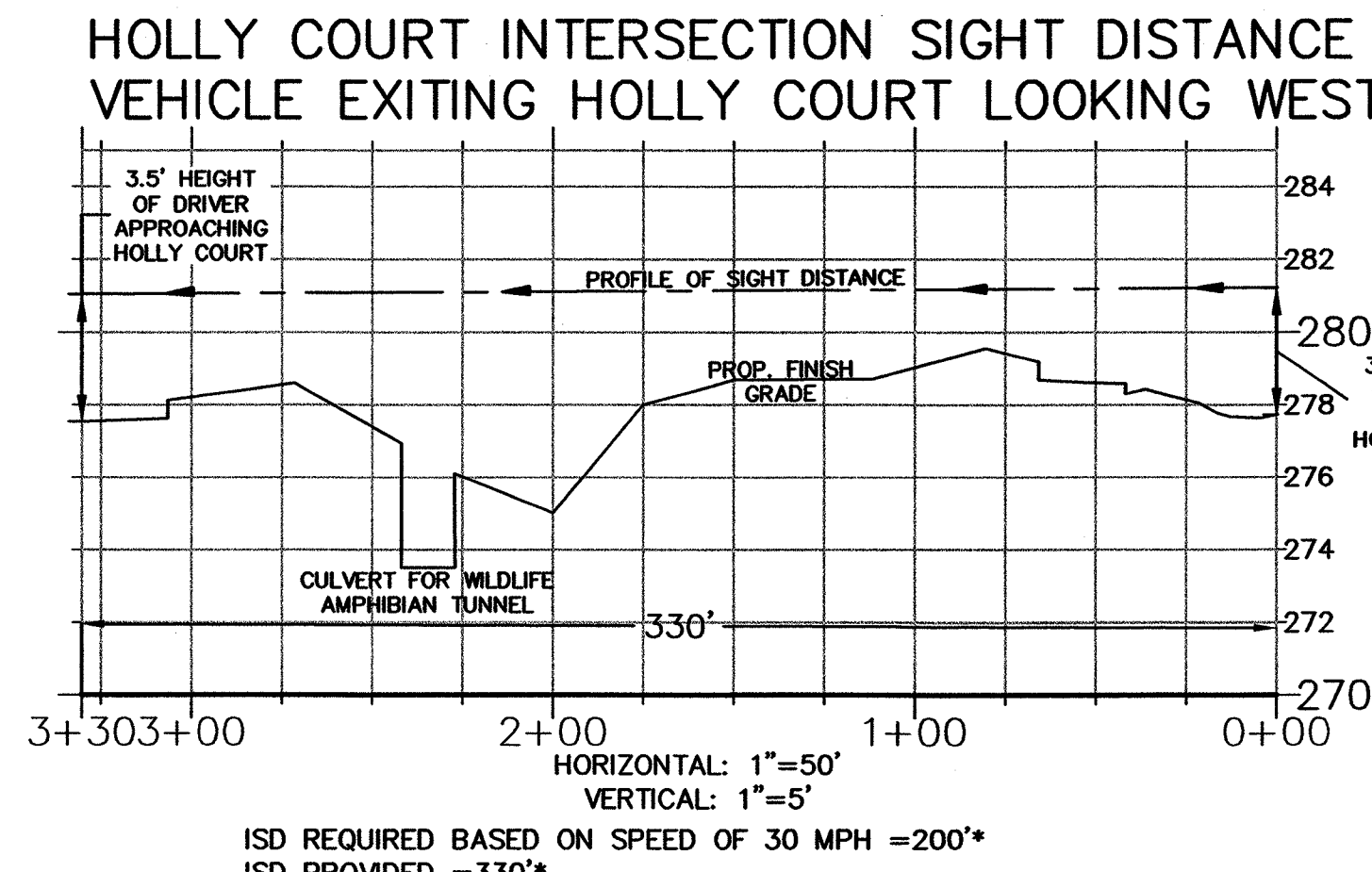
SCALE: 1"=50' SHEET 12 OF 21

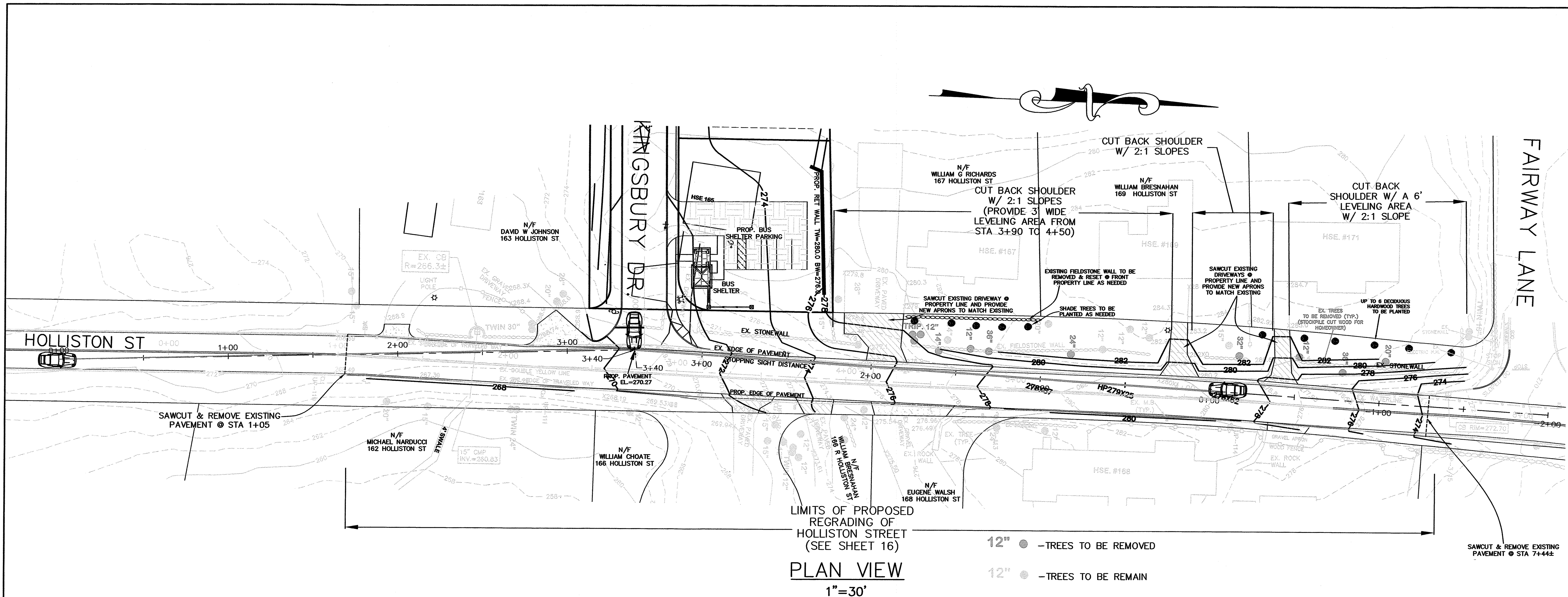
0' 50' 100' 150'

OE-2765



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

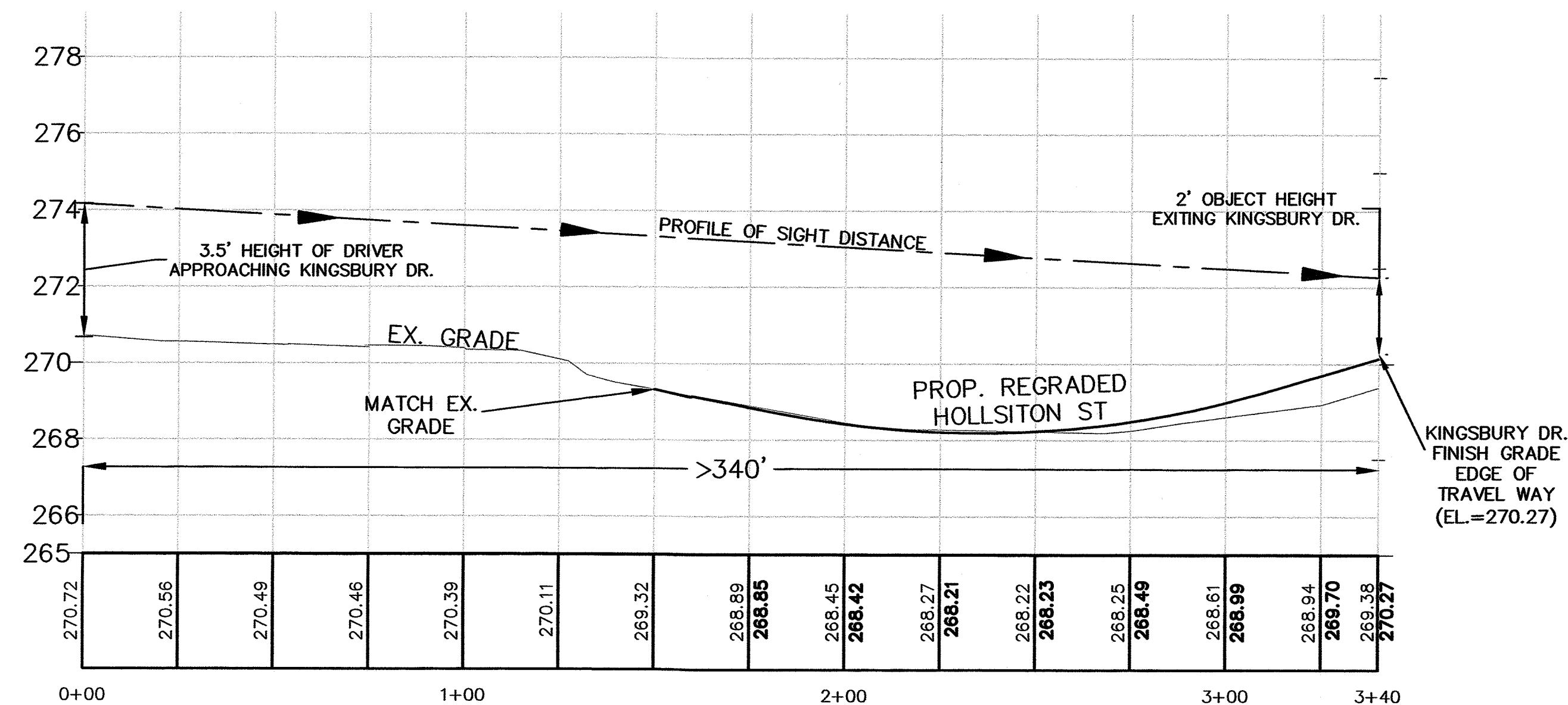




HOLLISTON ST STOPPING SIGHT DISTANCE SB VEHICLE APPROACHING KINGSBURY DR.

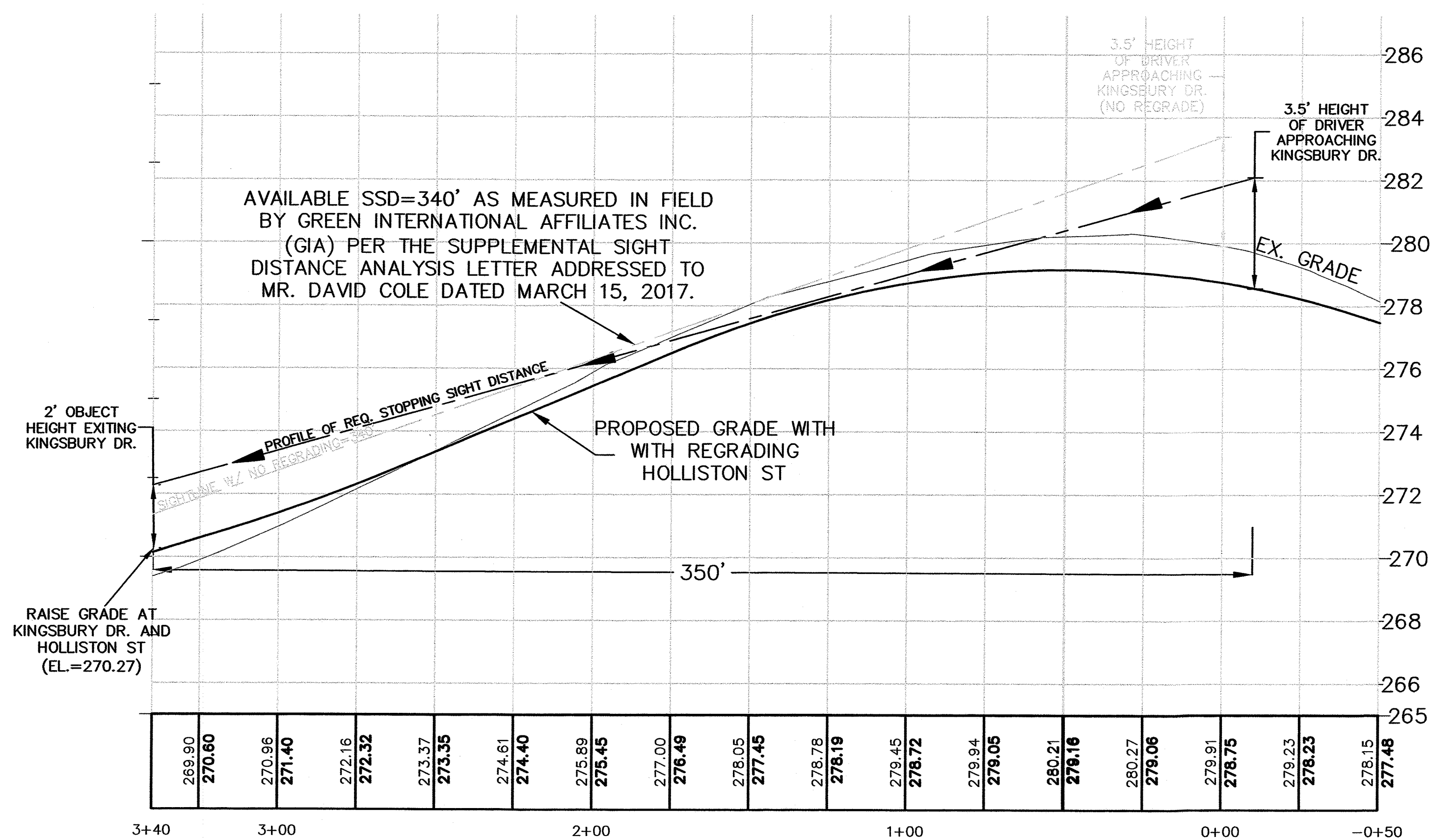
*REQUIRED SSD DISTANCE FOR THE 85TH PERCENTILE SPEED
TAKEN FROM THE SUPPLEMENTAL SIGHT DISTANCE ANALYSIS
LETTER ADDRESSED TO MR DAVID COLE DATED MARCH 15, 2017.

HOLLISTON ST STOPPING SIGHT DISTANCE NB VEHICLE APPROACHING KINGSBURY DR.



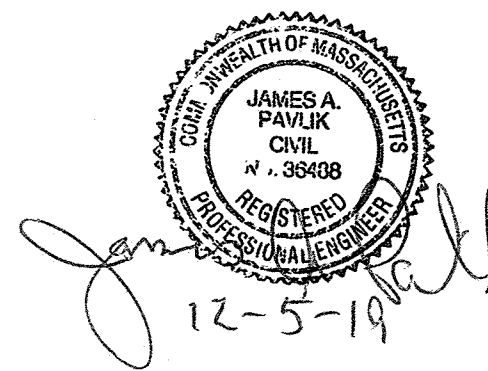
SSD REQUIRED BASED ON 85TH PERCENTILE SPEED OF 41 MPH = 340'
SSD PROVIDED = >340'

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



SSD REQUIRED BASED ON 85TH PERCENTILE SPEED OF 41 MPH = 340'
SSD PROVIDED = 340'

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



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

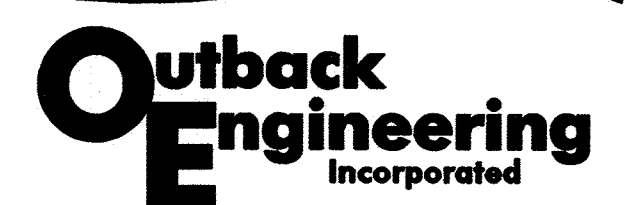
MEDWAY ZONING BOARD OF APPEALS

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

**STOPPING SIGHT
DISTANCE
KINGSBURY DRIVE
AT
HOLLISTON STREET**
**"KINGSBURY VILLAGE"
IN
MEDWAY
MASSACHUSETTS**



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

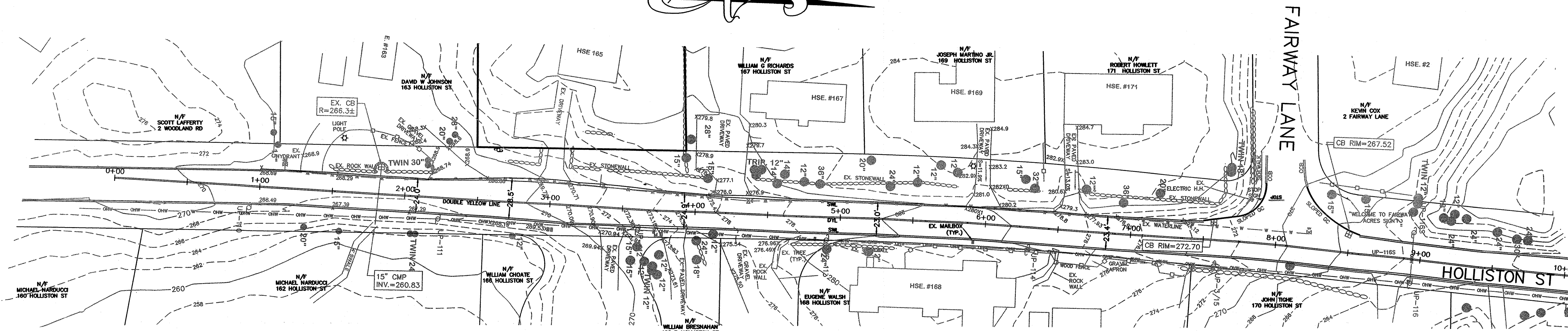
DATE: NOVEMBER 29, 2019

DRAWN BY: CJV CHECKED BY: JAP

SCALE: 1"=30' SHEET 13 OF 21

0' 30' 60' 90'

OE-2765

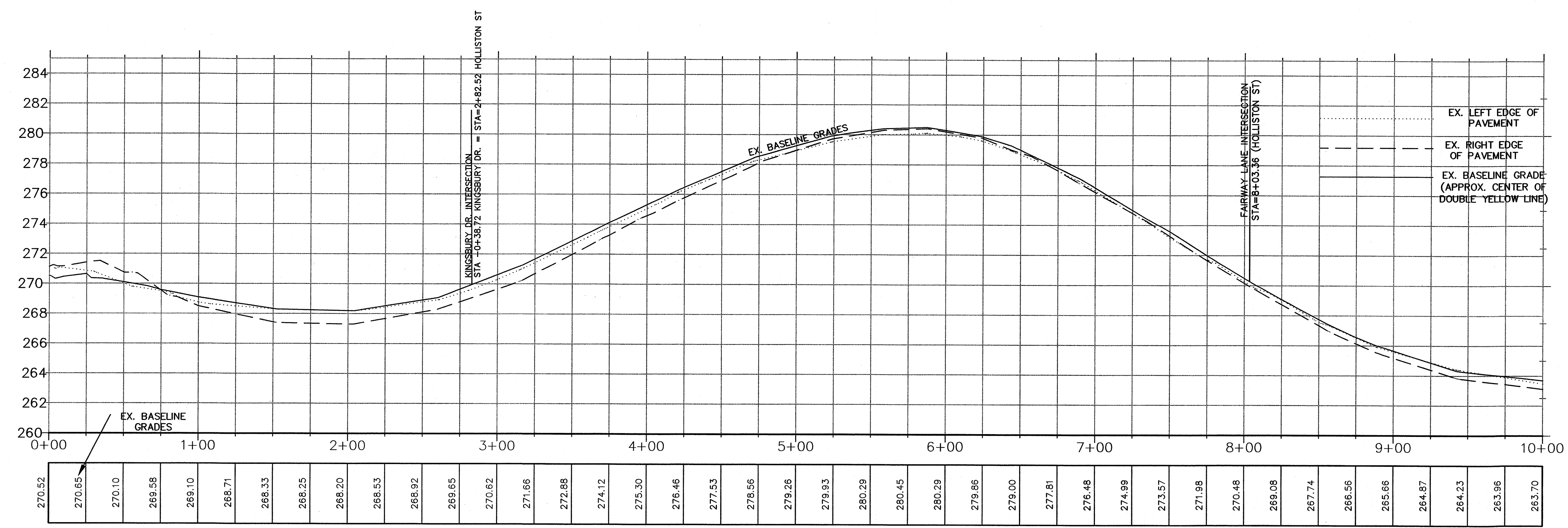


PLAN VIEW

1"=40'

NOTE: HOLLISTON STREET HAS NO CURBING OR BERM AT PAVEMENT EDGES

12-5-19



HOLLISTON STREET PROFILE

HORIZONTAL: 1"=40'
VERTICAL: 1"=4'

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

HOLLISTON STREET
EXISTING CONDITIONS
PLAN & PROFILE
"KINGSBURY VILLAGE"
IN
MEDWAY
MASSACHUSETTS

Outback Engineering Incorporated

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DATE: NOVEMBER 29, 2019

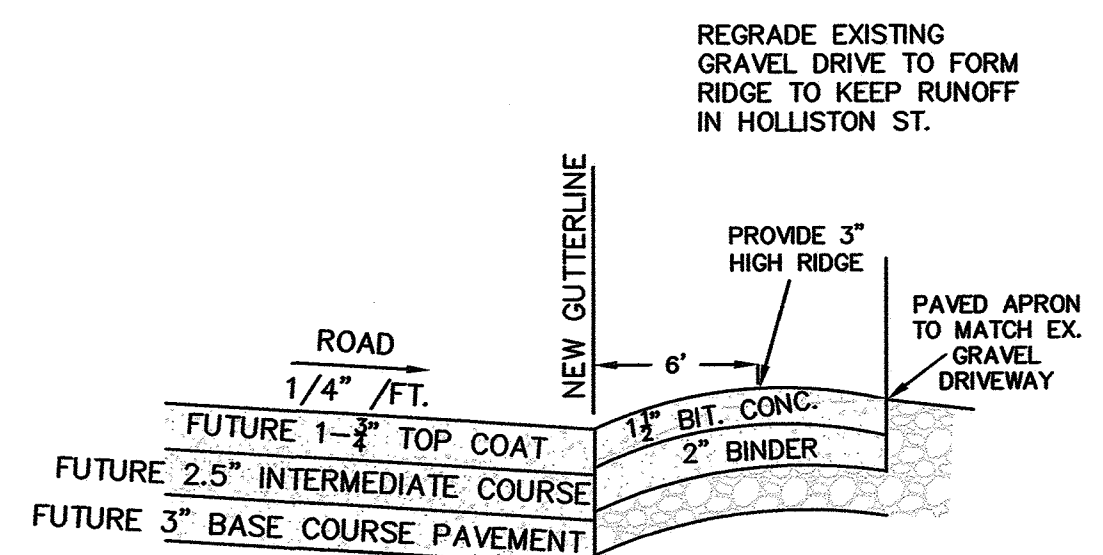
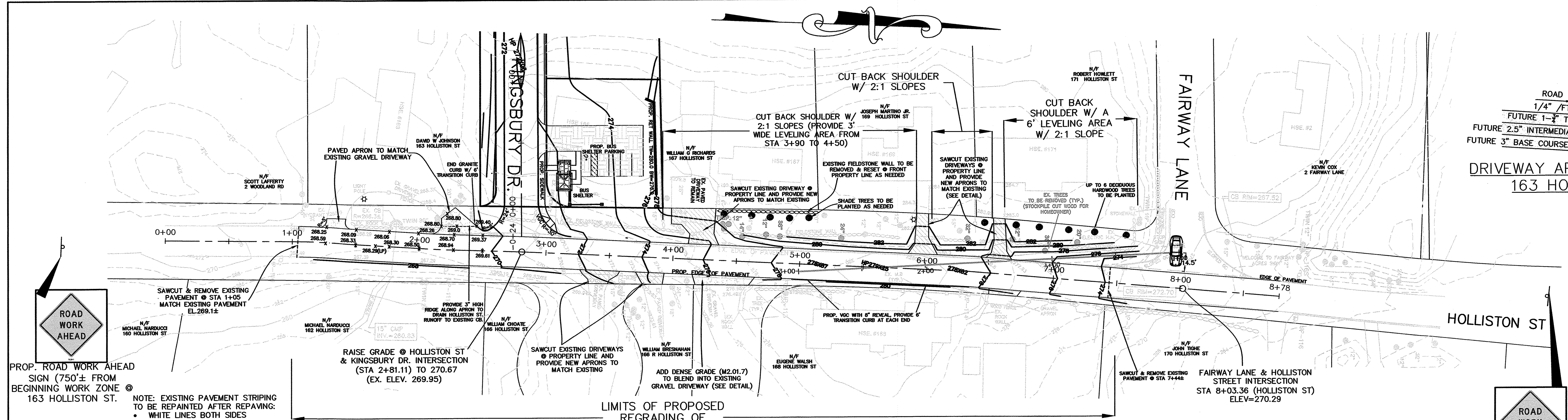
REVISED:

DRAWN BY: CJV CHECKED BY: JAP

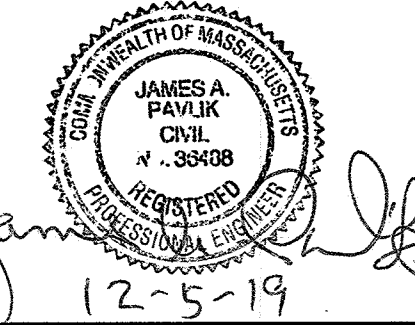
SCALE: 1"=40' SHEET 15 OF 21

0' 40' 80' 120'

OE-2765



NOTE: STREET OPENING PERMIT IS REQUIRED FOR ALL WORK W/ IN HOLLISTON STREET LAYOUT. THE APPLICANT WILL WORK WITH THE MEDWAY DPW AND HOMEOWNERS WITHIN WORK ZONE AT TIME OF CONSTRUCTION TO ENSURE A GOOD WORKING SOLUTION.



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

HOLLISTON STREET
SIGHT DISTANCE
MITIGATION PLAN

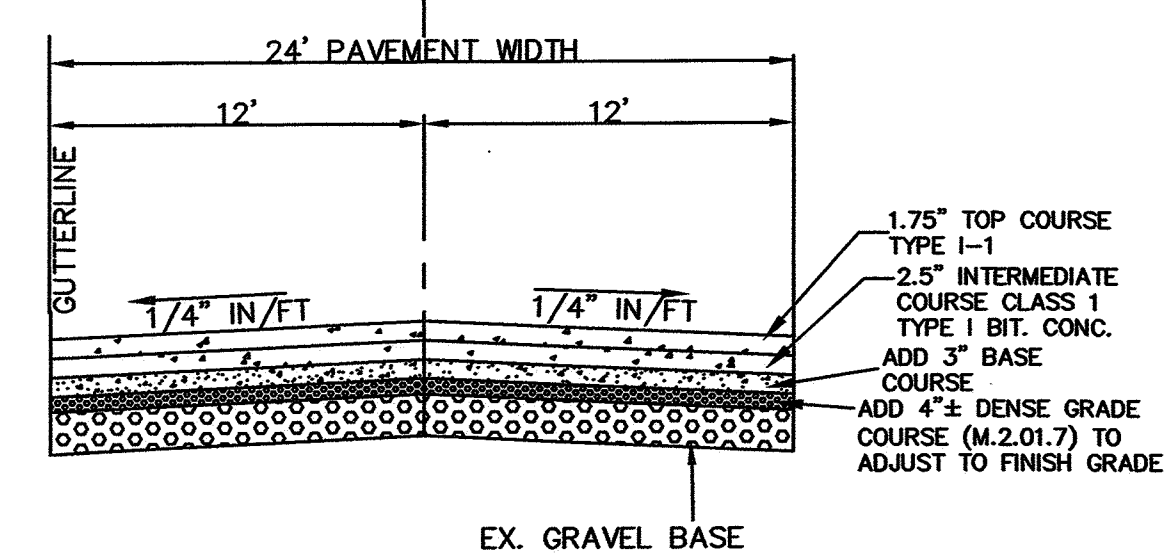
"KINGSBURY VILLAGE"
IN
MEDWAY
MASSACHUSETTS



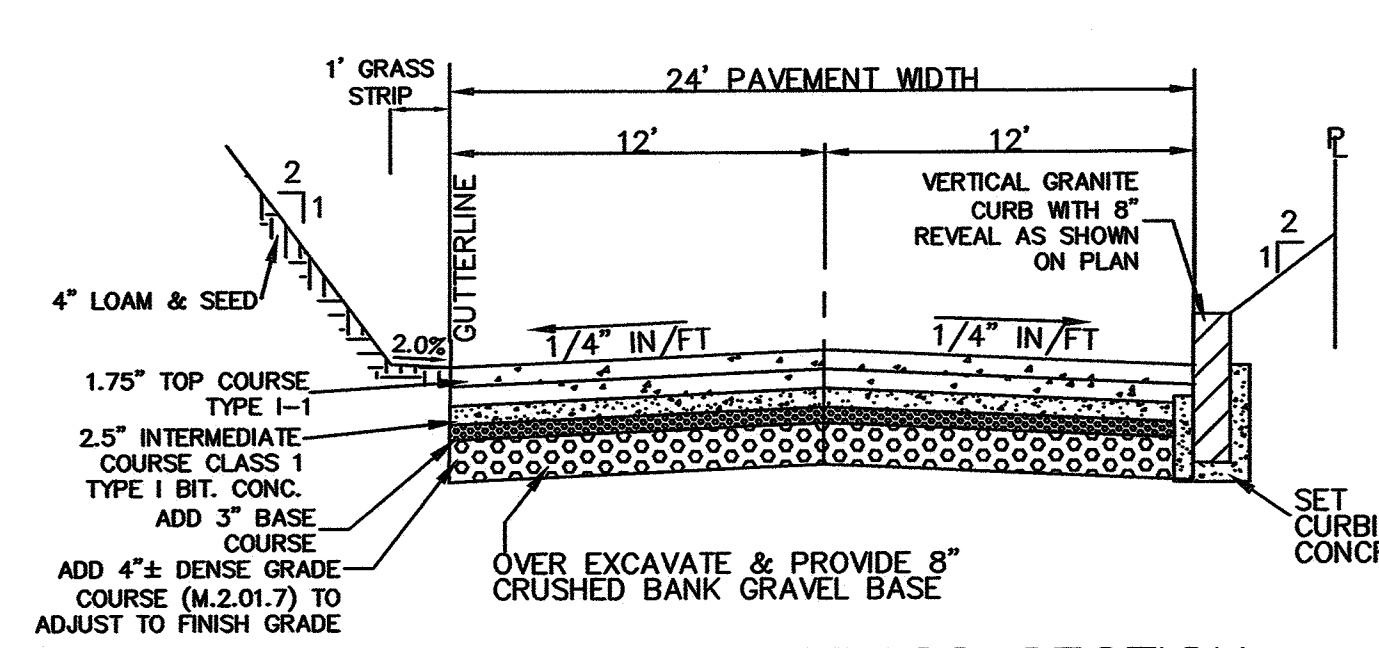
165 EAST GROVE STREET
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DATE: NOVEMBER 29, 2019

DRAWN BY: CJV CHECKED BY: JAP
SCALE: 1"=40' SHEET 16 OF 21
0' 40' 80' 120'

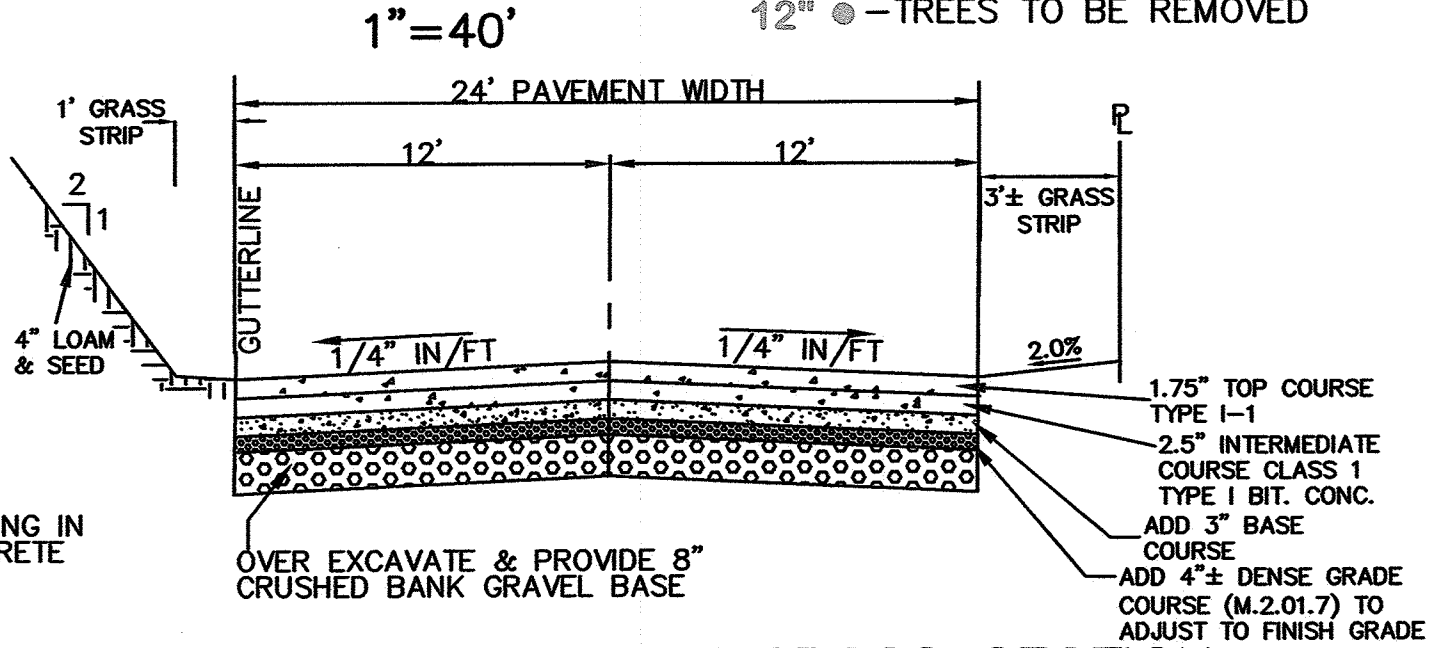
OE-2765



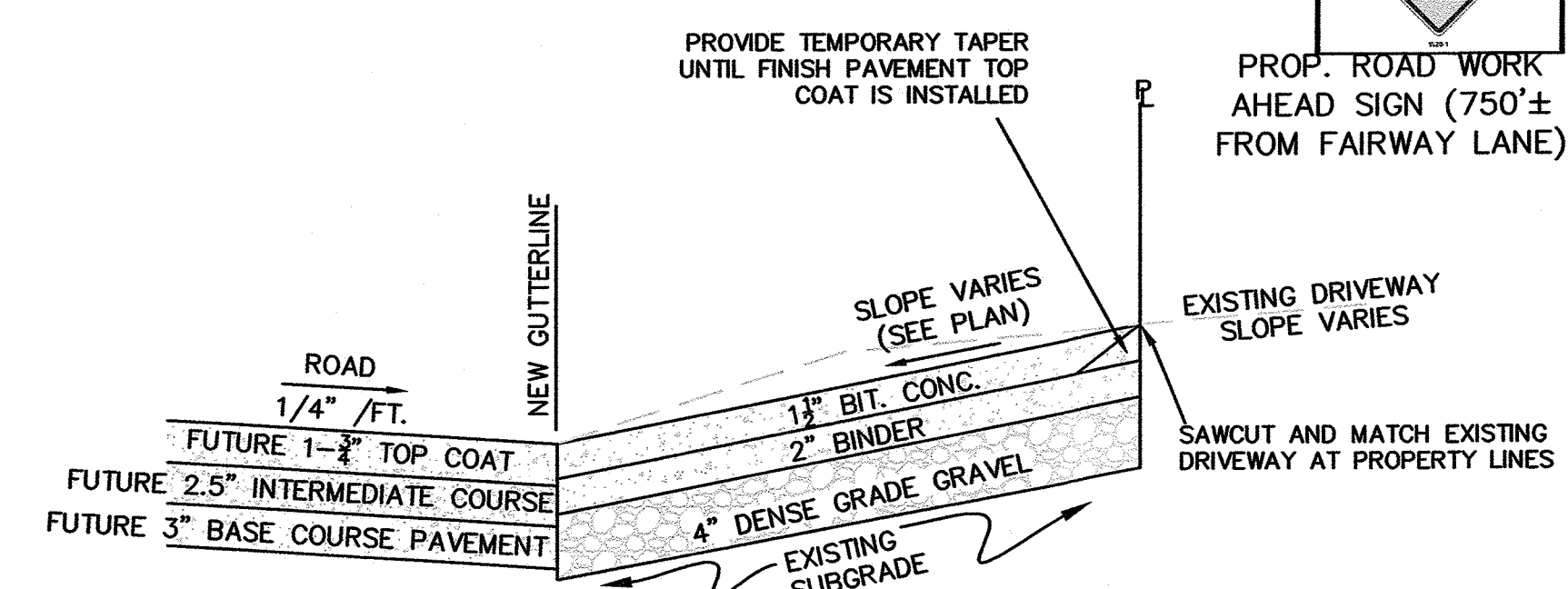
TYPICAL ROADWAY CROSS SECTION
STA 1+05 TO STA 3+50
NOT TO SCALE



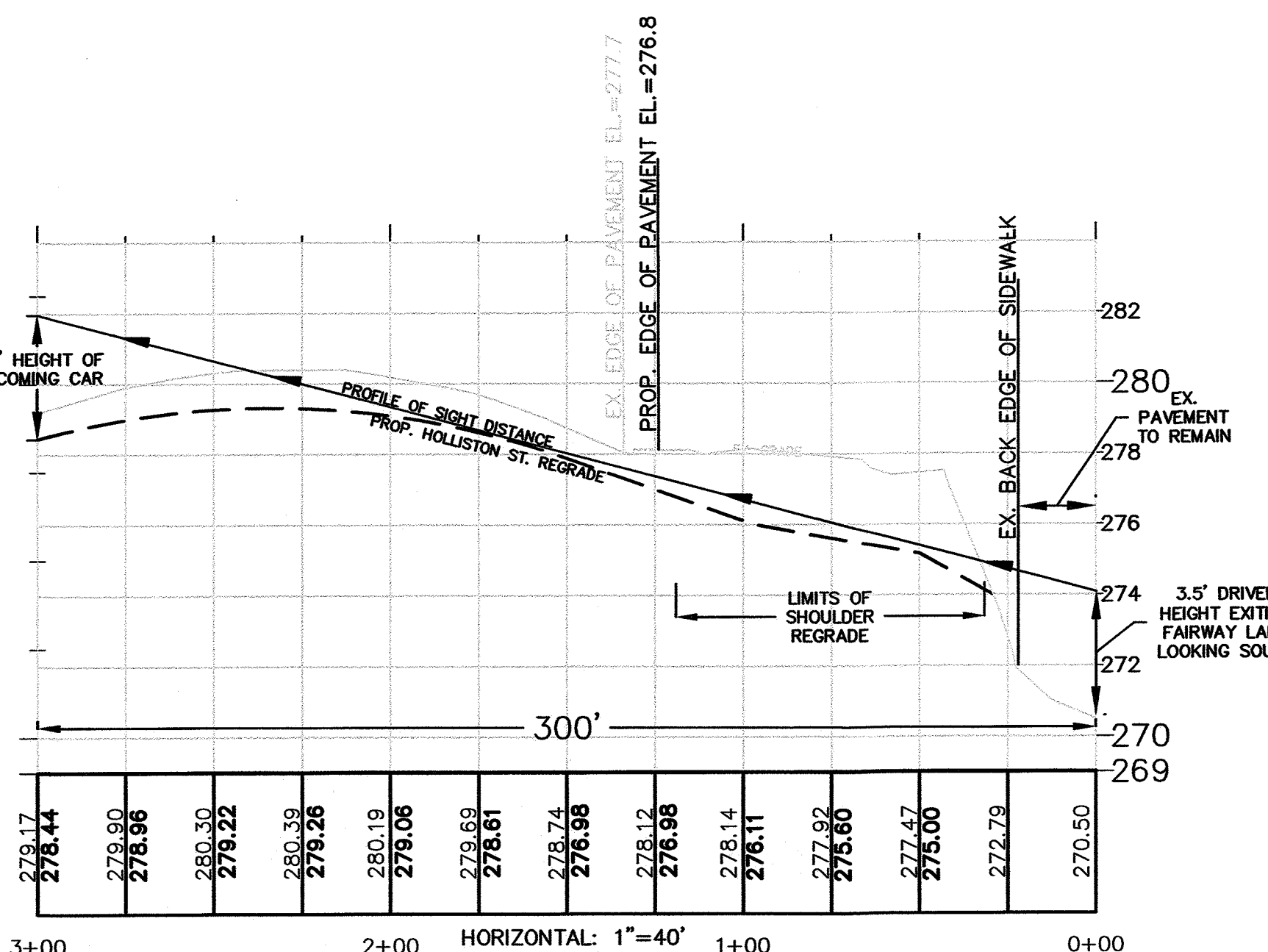
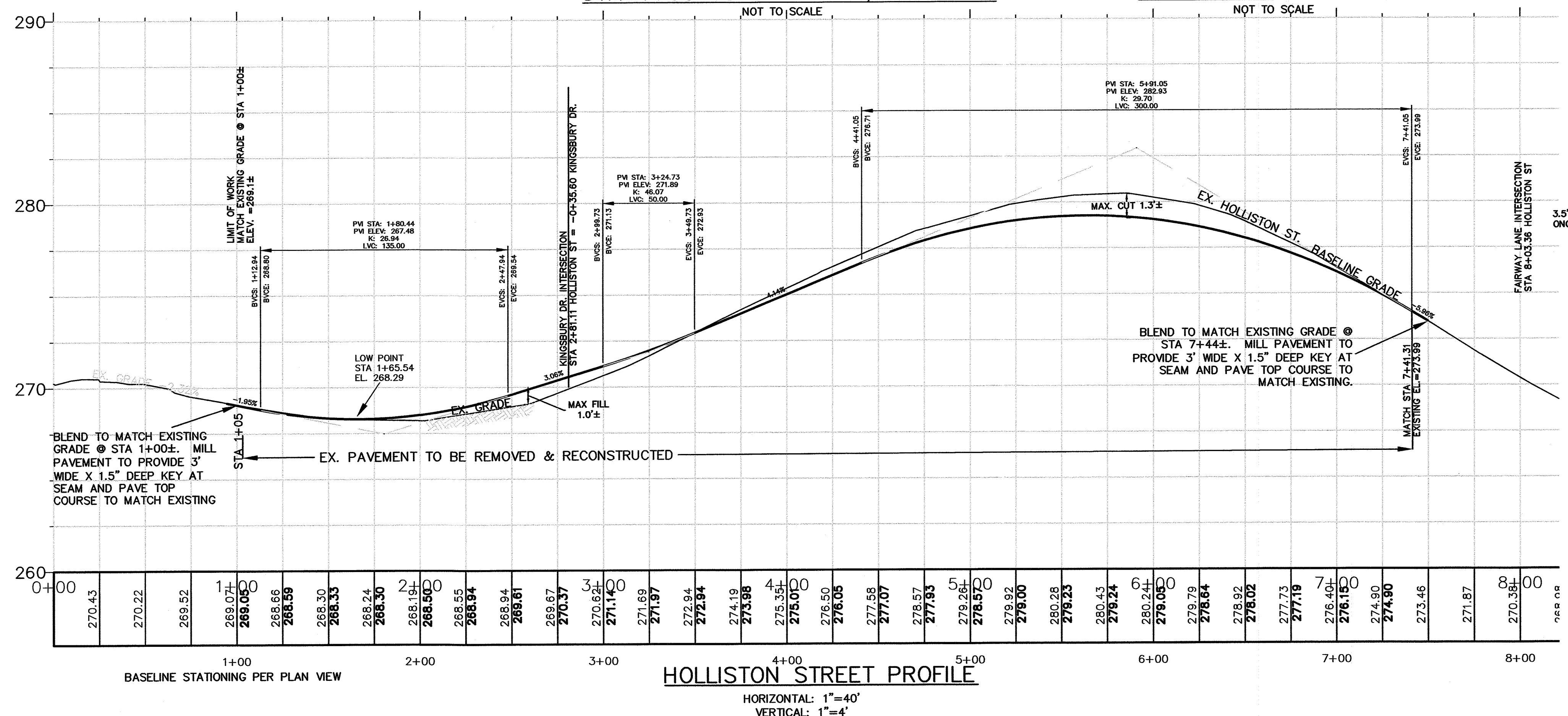
GRANITE CURB CROSS SECTION
STA 4+95 TO STA 6+35, 12' RIGHT
NOT TO SCALE



TYPICAL ROADWAY CROSS SECTION
STA 3+50 TO STA 7+50
NOT TO SCALE



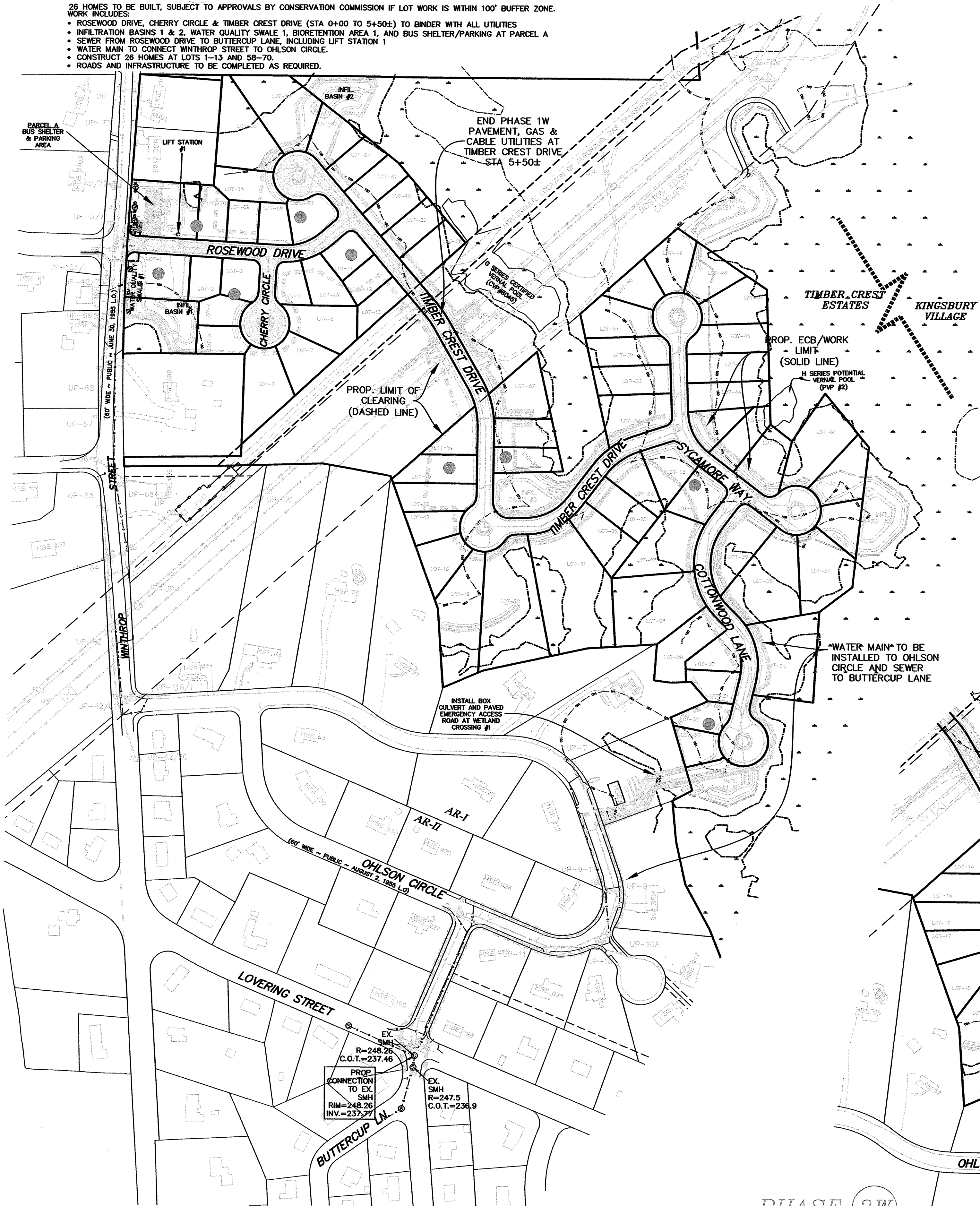
TYPICAL DRIVEWAY APRON CROSS SECTION
NOT TO SCALE



INTERSECTION SIGHT DISTANCE
VEHICLE EXITING FAIRWAY LANE LOOKING SOUTH
INTERSECTION SIGHT DISTANCE BEFORE SHOULDER REGRADE=200'±
ISD PROVIDED BASED ON 85TH PERCENTILE SPEED OF 43 MPH W/ SHOULDER CUT BACK & HOLLISTON STREET REGRADE =300'±*
*ALTHOUGH REQUIRED ISD =380' FOR THE 85TH PERCENTILE SPEED IS NOT MET (PER "UPDATED TRAFFIC IMPACT AND ACCESS STUDY FOR PROPOSED TIMBER CREST ESTATES RESIDENTIAL DEVELOPMENT" PREPARED BY GREEN INTERNATIONAL AFFILIATES, INC. DATED OCTOBER 2016), ISD IS IMPROVED AS REQUIRED BY COMPREHENSIVE PERMIT.

PHASE 1W

26 HOMES TO BE BUILT, SUBJECT TO APPROVALS BY CONSERVATION COMMISSION IF LOT WORK IS WITHIN 100' BUFFER ZONE.
WORK INCLUDES:
• ROSEWOOD DRIVE, CHERRY CIRCLE & TIMBER CREST DRIVE (STA 0+00 TO 5+50±) TO BINDER WITH ALL UTILITIES
• INFILTRATION BASINS 1 & 2, WATER QUALITY SWALE 1, BIORETENTION AREA 1, AND BUS SHELTER/PARKING AT PARCEL A
• SEWER FROM ROSEWOOD DRIVE TO BUTTERCUP LANE, INCLUDING LIFT STATION 1
• WATER MAIN TO CONNECT WINTHROP STREET TO OHLSON CIRCLE
• CONSTRUCT 26 HOMES AT LOTS 1-13 AND 58-70.
• ROADS AND INFRASTRUCTURE TO BE COMPLETED AS REQUIRED.

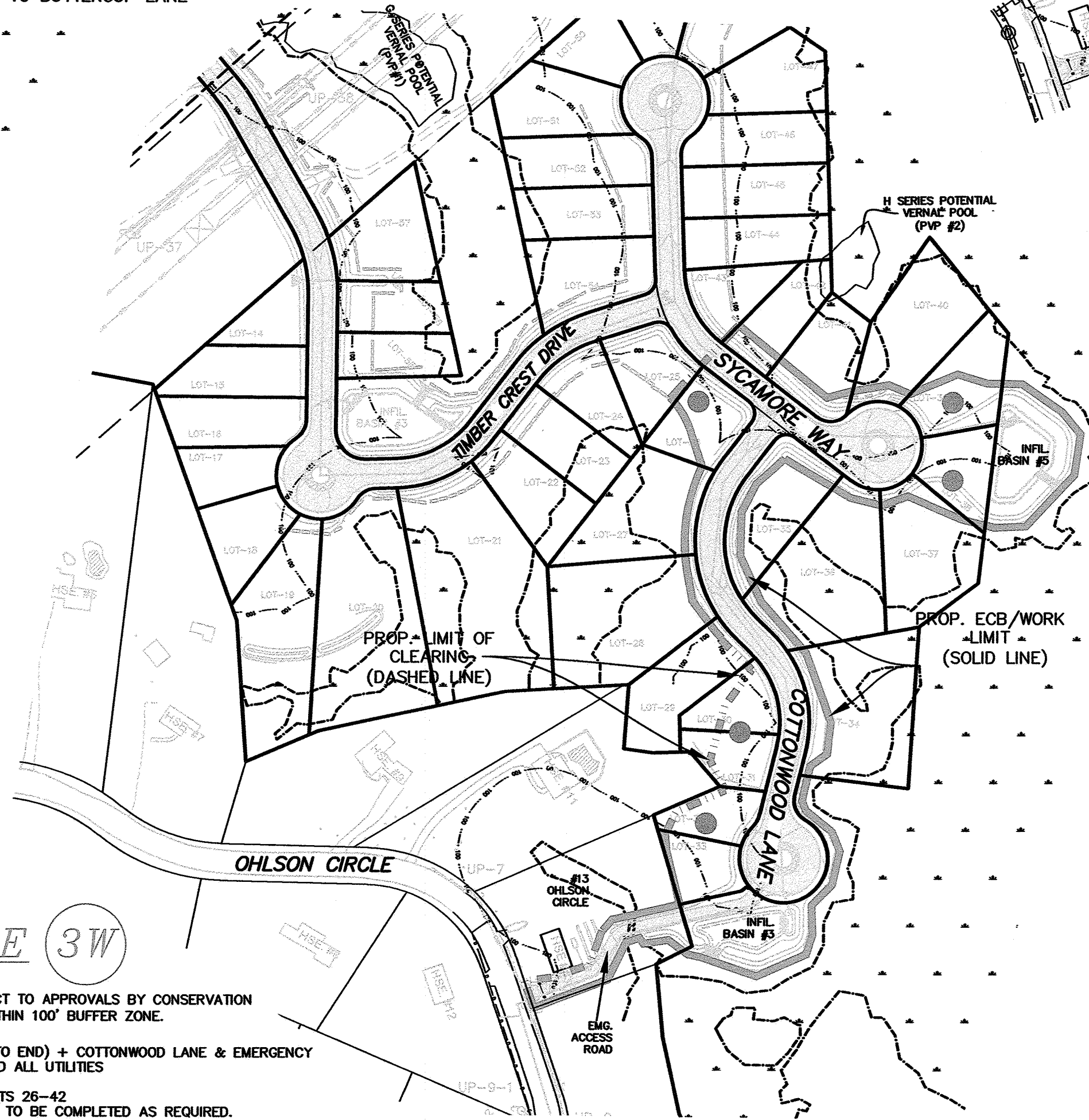


17 HOMES TO BE BUILT, SUBJECT TO APPROVALS BY CONSERVATION COMMISSION IF LOT WORK IS WITHIN 100' BUFFER ZONE.
WORK INCLUDES:
• SYCAMORE WAY (STA 4+20 TO END) + COTTONWOOD LANE & EMERGENCY ACCESS ROAD TO BINDER AND ALL UTILITIES
• INFILTRATION BASINS 5 & 6
• CONSTRUCT 17 HOMES AT LOTS 26-42
• ROADS AND INFRASTRUCTURE TO BE COMPLETED AS REQUIRED.

PHASE 3W

PHASE 2W

27 HOMES TO BE BUILT, SUBJECT TO APPROVALS BY CONSERVATION COMMISSION IF LOT WORK IS WITHIN 100' BUFFER ZONE.
WORK INCLUDES:
• REMAINDER TIMBER CREST DRIVE & SYCAMORE WAY (STA 0+00 TO 4+20) TO BINDER WITH ALL UTILITIES.
• INFILTRATION BASINS 3 & 4
• SYCAMORE WAY (STA 4+20 TO 5+50), COTTONWOOD LANE & EMERGENCY ACCESS TO OHLSON CIRCLE TO BE GRAVELED TO 15' WIDE
• WATER & SEWER TO BE INSTALLED FROM SYCAMORE WAY UP TO LIFT STATION #2
• GRAVEL ROADS TO OHLSON CIRCLE AS REQUIRED.
• CONSTRUCT 27 HOMES AT LOTS 14-25 AND 43 TO 57.
• ROADS AND INFRASTRUCTURE TO BE COMPLETED AS REQUIRED.



CONSTRUCTION PHASES GENERAL

- UP TO 30 OCCUPANCY PERMITS TO BE ISSUED EACH YEAR.
- EVERY 4TH HOUSE BUILT TO BE AN AFFORDABLE.
- CONSTRUCTION ON TIMBER CREST ESTATES, KINGSBURY VILLAGE & FERN PATH EXTENSION MAY BE WORKED ON SIMULTANEOUSLY.
- PHASING SHOWN IS FOR HOUSE CONSTRUCTION. ROADWAYS & UTILITIES MAY BE CONSTRUCTED AT ANY TIME.

LEGEND

- SOLID LINES REPRESENT EROSION CONTROL BARRIER (ECB) & WORK LIMIT FOR EACH PHASE
- DASHED LINES REPRESENT LIMITS OF CLEARING OUTSIDE 100' BUFFER OR UPGRADIENT OF OTHER ECB FOR EACH PHASE
- ECB FOR ADJACENT PHASES
- CONSTRUCTION STAGING AREA

- NOTES:
- BOUNDARIES SHOWN ARE GENERAL TO DEPICT WORK INVOLVED DURING EACH PHASE. ACTUAL WORK MAY OVERLAP BETWEEN PHASE LINES SHOWN. REFER TO ORDER OF CONDITIONS, DEP FILE# 216-914 FOR ADDITIONAL INFORMATION.
 - REFER TO SEDIMENTATION AND EROSION CONTROL PLANS IN THE PROJECT STORMWATER POLLUTION PREVENTION PLAN FOR OTHER DETAILS ON ECB LOCATIONS, STAGING AREAS, AND OTHER CONSTRUCTION PERIOD CONTROLS.
 - INDIVIDUAL HOUSE LOT CONSTRUCTION WITHIN 100' BUFFER TO WETLANDS REQUIRE APPROVAL FROM CONSERVATION COMMISSION.

SEE PHASE 1E ON SHEET 18 FOR WATER AND SEWER UTILITY CONNECTIONS

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: 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

CONSTRUCTION SEQUENCING PLAN

"TIMBER CREST ESTATES"

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

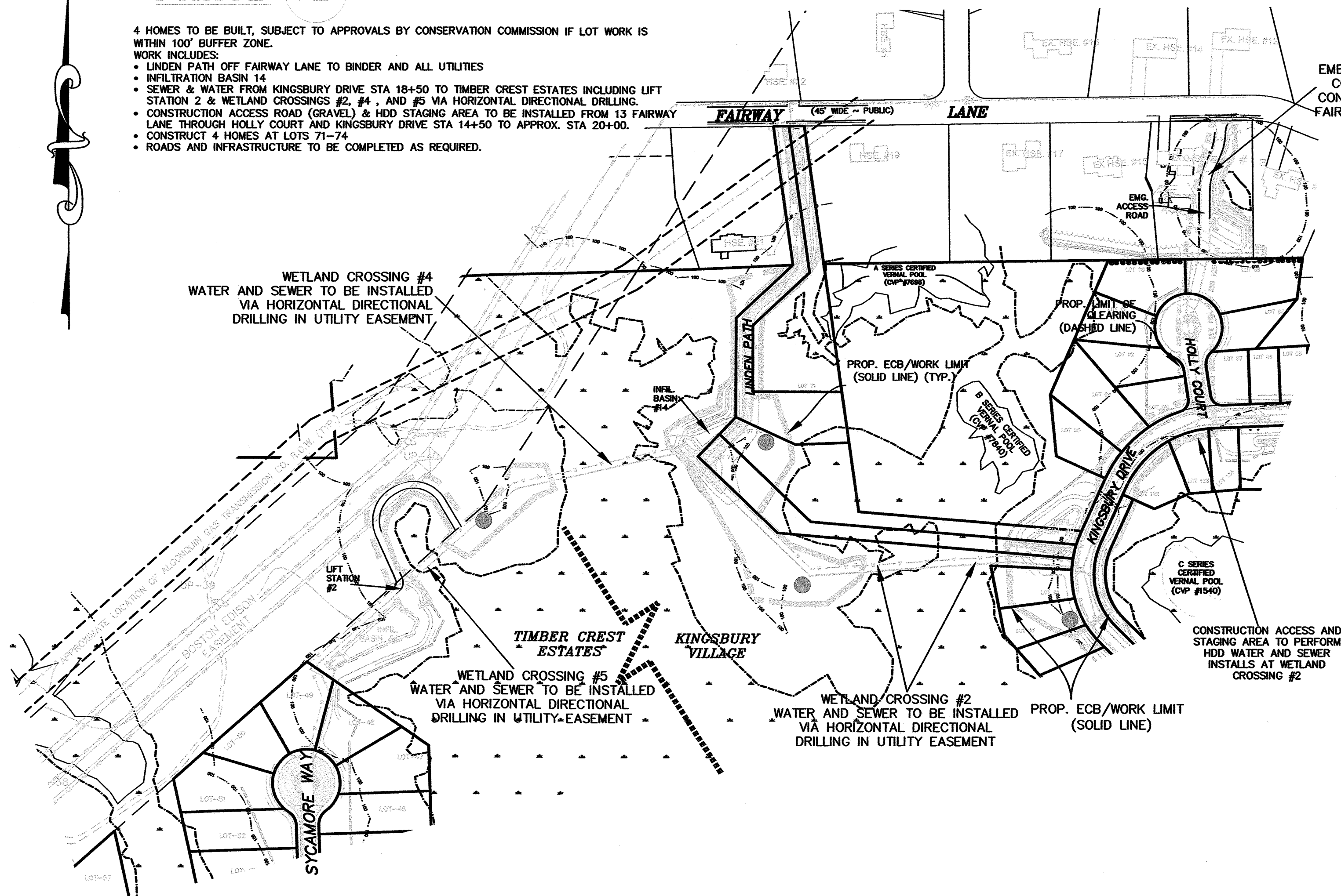
SCALE: 1"=150' SHEET 17 OF 21

0' 150' 300' 450'

OE-2765

PHASE 1E

4 HOMES TO BE BUILT, SUBJECT TO APPROVALS BY CONSERVATION COMMISSION IF LOT WORK IS WITHIN 100' BUFFER ZONE.
WORK INCLUDES:
• LINDEN PATH OFF FAIRWAY LANE TO BINDER AND ALL UTILITIES
• INFILTRATION BASIN 14
• SEWER & WATER FROM KINGSBURY DRIVE STA 18+50 TO TIMBER CREST ESTATES INCLUDING LIFT STATION 2 & WETLAND CROSSINGS #2, #4, AND #5 VIA HORIZONTAL DIRECTIONAL DRILLING.
• CONSTRUCTION ACCESS ROAD (GRAVEL) & HDD STAGING AREA TO BE INSTALLED FROM 13 FAIRWAY LANE THROUGH HOLLY COURT AND KINGSBURY DRIVE STA 14+50 TO APPROX. STA 20+00.
• CONSTRUCT 4 HOMES AT LOTS 71-74
• ROADS AND INFRASTRUCTURE TO BE COMPLETED AS REQUIRED.



EMERGENCY ACCESS ROAD TO BE
CONSTRUCTED PER ORDER OF
CONDITIONS FOR 11, 13, 15, & 17
FAIRWAY LANE DEP FILE #216-919

EMERGENCY ACCESS ROAD TO BE
CONSTRUCTED PER ORDER OF
CONDITIONS FOR 11, 13, 15, & 17
FAIRWAY LANE DEP FILE # 216-919

PHASE 2E

35 HOMES TO BE BUILT, SUBJECT TO APPROVALS BY CONSERVATION COMMISSION IF LOT WORK IS WITHIN 100' BUFFER ZONE.
WORK INCLUDES:
• HOLLISTON STREET REGRADING
• KINGSBURY DRIVE FROM 0+00 TO 19+50 TO BINDER, ROADS AND ALL UTILITIES
• INFILTRATION BASINS 7 & 8, 9, 15 & DET BASIN 8A, AND BUS SHELTER/PARKING
• UTILITIES IN ROADS INCLUDING LIFT STATION 3
• WETLAND REPLICATION AREA
• CONSTRUCT 35 HOMES AT LOTS 75-96, 122-134.
• ROADS AND INFRASTRUCTURE TO BE COMPLETED AS REQUIRED.

LEGEND

SOLID LINES REPRESENT EROSION
CONTROL BARRIER (ECB) & WORK LIMIT
FOR EACH PHASE

DASHED LINES REPRESENT LIMITS OF
CLEARING OUTSIDE 100' BUFFER OR
UPGRADIENT OF OTHER ECB FOR EACH
PHASE

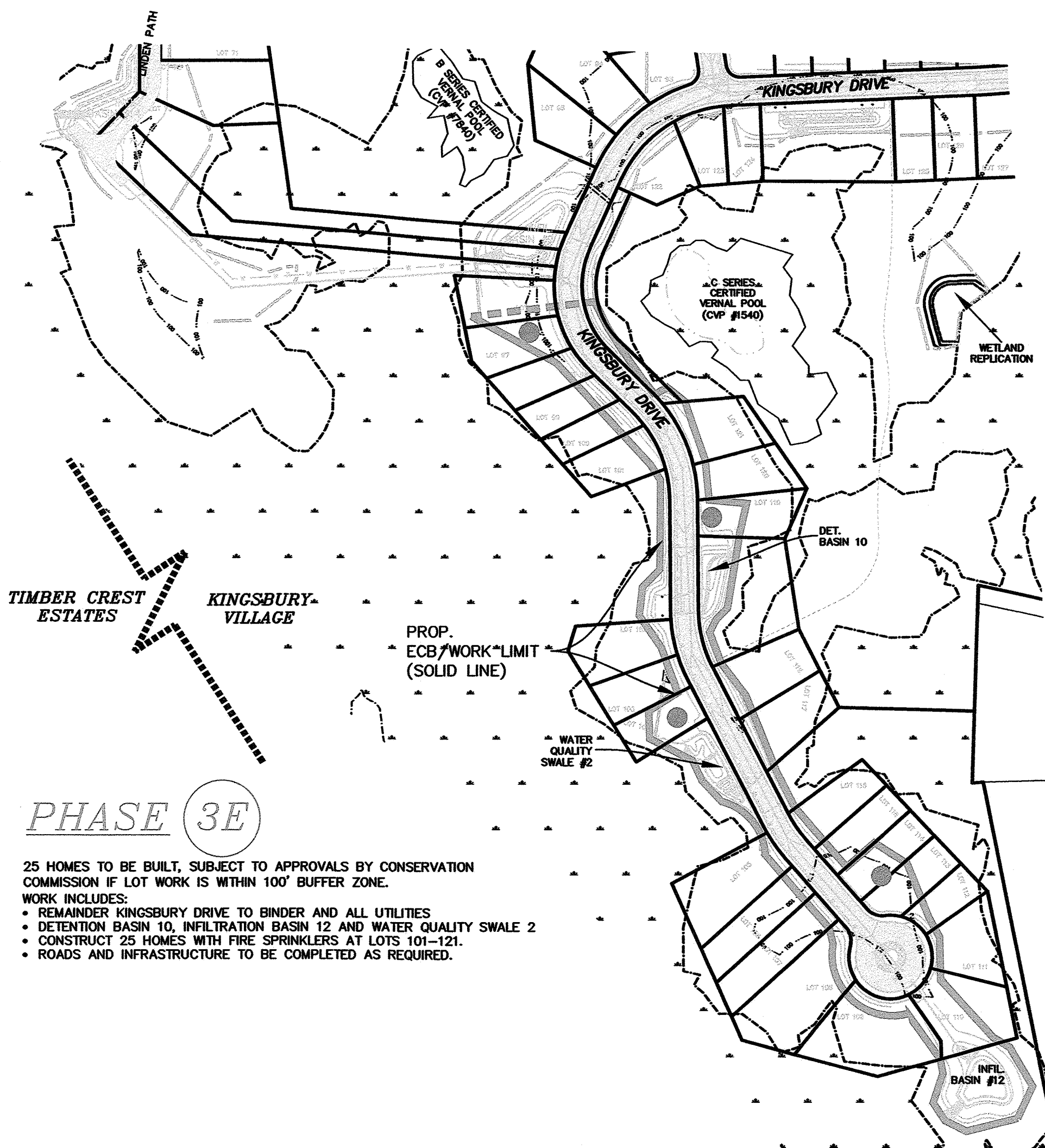
ECB FOR ADJACENT PHASES

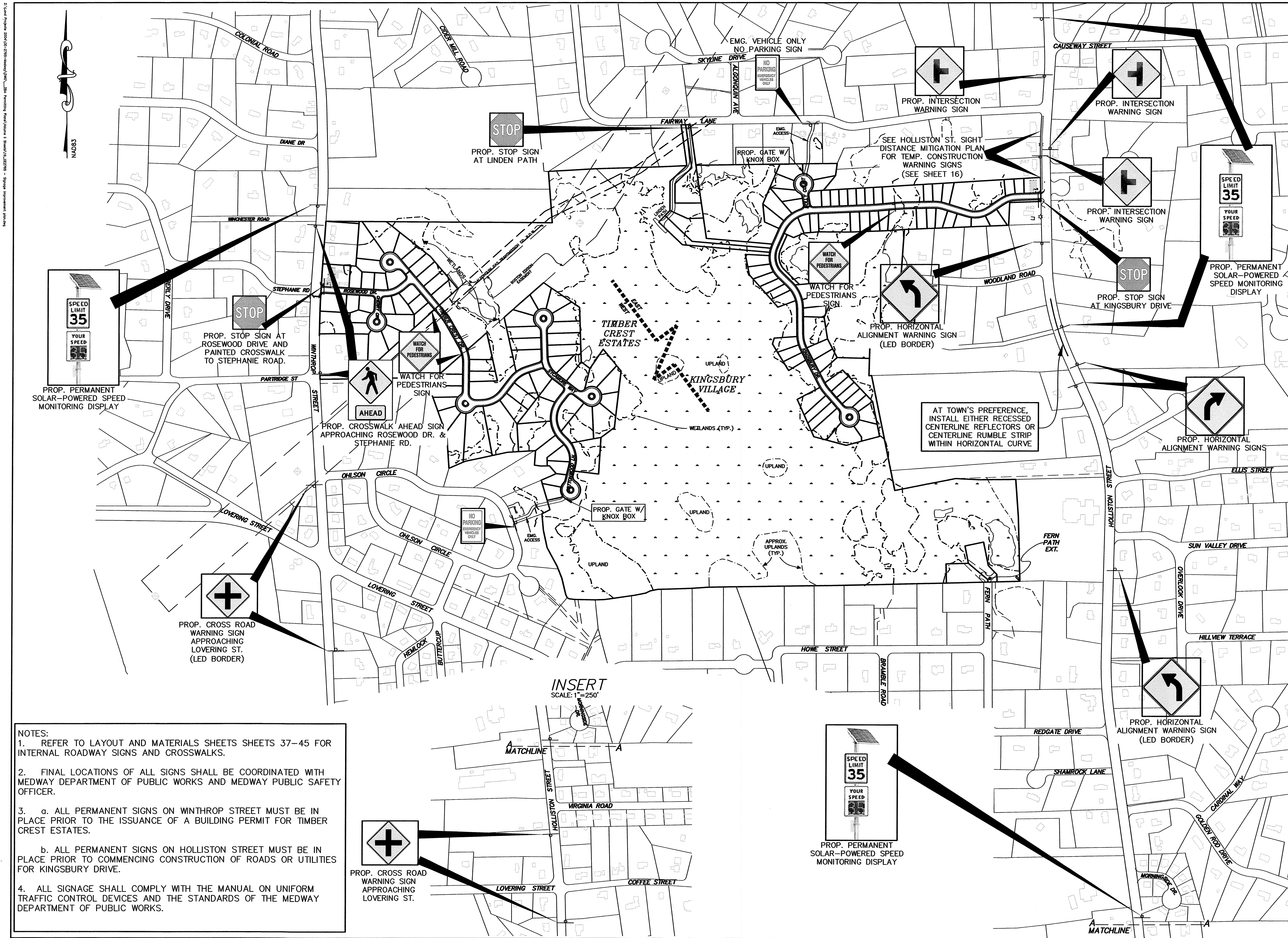
CONSTRUCTION STAGING AREA

NOTES:
1. BOUNDARIES SHOWN ARE GENERAL TO
DEPICT WORK INVOLVED DURING EACH
PHASE. ACTUAL WORK MAY OVERLAP
BETWEEN PHASE LINES SHOWN. REFER TO
ORDER OF CONDITIONS, DEP FILE# 216-914
FOR ADDITIONAL INFORMATION.

2. REFER TO SEDIMENTATION AND EROSION
CONTROL PLANS IN THE PROJECT
STORMWATER POLLUTION PREVENTION PLAN
FOR OTHER DETAILS ON ECB LOCATIONS,
STAGING AREAS, AND OTHER CONSTRUCTION
PERIOD CONTROLS.

3. INDIVIDUAL HOUSE LOT CONSTRUCTION
WITHIN 100' BUFFER TO WETLANDS REQUIRE
APPROVAL FROM CONSERVATION COMMISSION.





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. FAY, CIVIL ENGINEER, No. 38408

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

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DATE: 1-15-2020

JAMES A. FAY, CIVIL ENGINEER, No. 38408

12-5-19

OFFSITE & PERIMETER TRAFFIC SAFETY IMPROVEMENT PLAN
TIMBER CREST ESTATES & KINGSBURY VILLAGE
IN MEDWAY MASSACHUSETTS

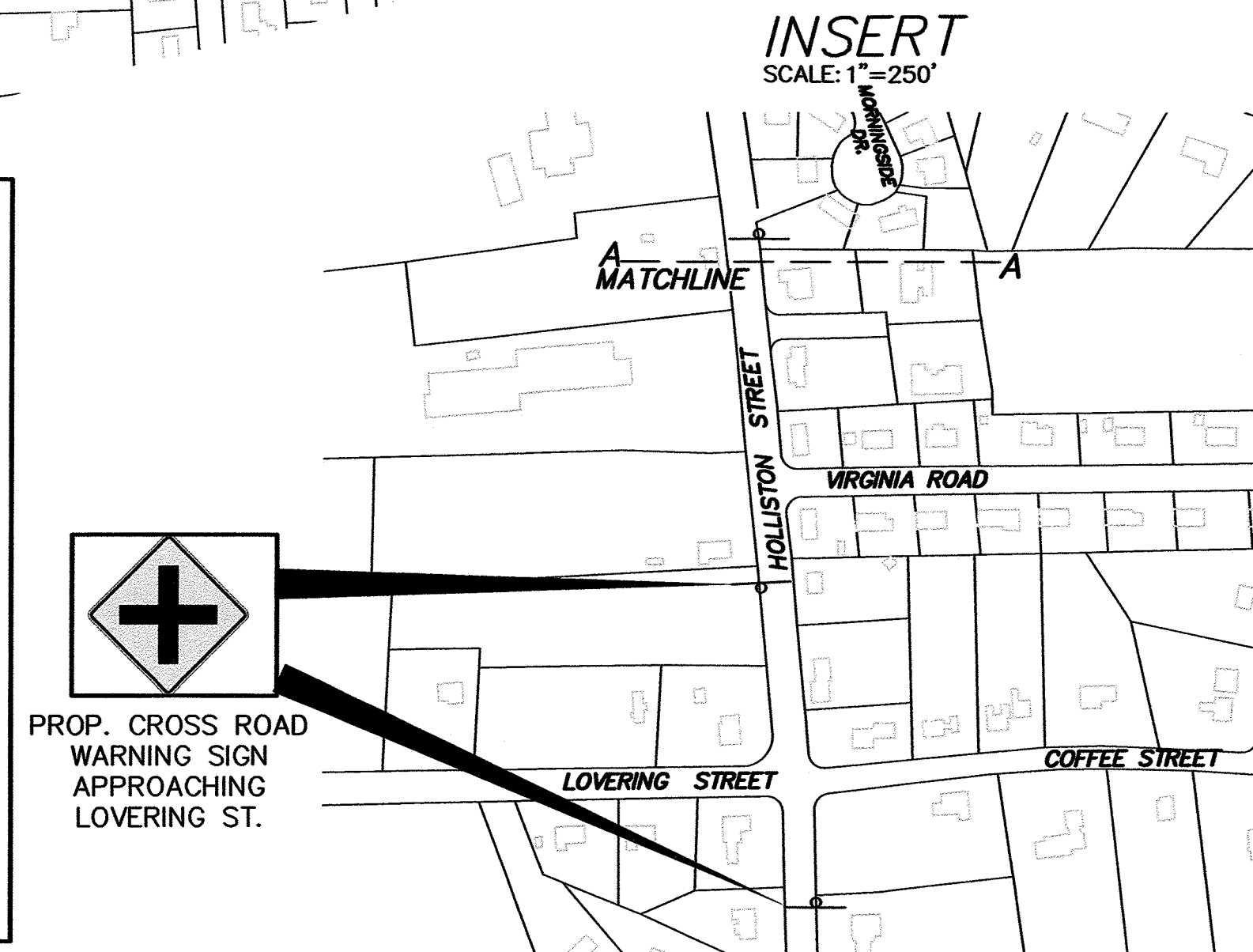
Outback Engineering
Incorporated

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"=250' SHEET 19 OF 21
0' 250' 500' 750'

NOTES:

1. REFER TO LAYOUT AND MATERIALS SHEETS SHEETS 37-45 FOR INTERNAL ROADWAY SIGNS AND CROSSWALKS.
2. FINAL LOCATIONS OF ALL SIGNS SHALL BE COORDINATED WITH MEDWAY DEPARTMENT OF PUBLIC WORKS AND MEDWAY PUBLIC SAFETY OFFICER.
3. a. ALL PERMANENT SIGNS ON WINTHROP STREET MUST BE IN PLACE PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR TIMBER CREST ESTATES.
b. ALL PERMANENT SIGNS ON HOLLISTON STREET MUST BE IN PLACE PRIOR TO COMMENCING CONSTRUCTION OF ROADS OR UTILITIES FOR KINGSBURY DRIVE.
4. ALL SIGNAGE SHALL COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND THE STANDARDS OF THE MEDWAY DEPARTMENT OF PUBLIC WORKS.



PROP. PERMANENT SOLAR-POWERED SPEED MONITORING DISPLAY

PROP. HORIZONTAL ALIGNMENT WARNING SIGN (LED BORDER)

T.P.# 40

DEPTH 0 ELEV. 270.8

12" 269.8

36" 267.8

40" 267.5

64" 265.5

96" 262.8

ESTIMATED WATER

T.P.# 41

DEPTH 0 ELEV. 269.7

10" 268.9

36" 266.7

50" 265.5

56" 265.0

96" 261.7

ESTIMATED WATER

T.P.# 42

DEPTH 0 ELEV. 273.4

4" 273.1

32" 270.7

42" 269.9

56" 268.7

84" 266.4

ESTIMATED WATER

DATE OF TEST : 7/10/17

SOIL EVALUATOR: TOM MORRIS

DATE OF TEST : 7/10/17

SOIL EVALUATOR: TOM MORRIS

PERC. RATE : 7/10/17

DATE OF TEST : 2/18/18

SIEVE SAMPLE TAKEN @ 62"

2/18/18

OE-2765