

MODIFIED DEFINITIVE SUBDIVISION OF "BAY OAKS" A 4 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION MEDWAY, MASSACHUSETTS

DATE: MAY 18, 2012

REVISED: JULY 30, 2012
AUGUST 15, 2012
FEBRUARY 11, 2013
JULY 28, 2014

WAIVERS GRANTED:

- Section 7.7.2(M) Stormwater Management: Side slopes for detention basin facilities shall be no steeper than 3:1. Waiver to allow 2:1 side slopes.
- Section 7.10.2 Curbs and Berms: Curbing shall be neighborhood "Slope Granite". Waiver for no curbing to allow "Country Drainage" along roadway.
- Section 7.7.2.P Stormwater Management: Detention/Retention basins shall be located on a separate parcel. Waiver to allow drainage basin to be constructed within the roadway layout.
- Section 7.9.1.e Location: The board may authorize permanent private ways up to 3 Lots. Waiver to allow existing private way to be extended to allow 5 Lots.
- Section 7.13 Sidewalks: Sidewalk required on one side with 4 foot grass strip. Waiver for no sidewalk.
- Section 7.19.2 Trees & Slope Stabilization: Requires center island in cul-de-sac. Waiver to allow hammerhead turnaround configuration.
- Section 7.9.7 Roadway Construction: Roadway width for neighborhood street (20 feet). Waiver to allow 18 foot wide roadway.

TOTAL LAND AREA (LOT 6A): 382,269 S.F. or 8.78 AC.

LOT NO.	LOT AREA (S.F.)	UPLANDS (S.F.)%	WETLANDS (S.F.)%
Road	17,078	17,078 100%	0
1	44,005	44,005 100%	0
2	82,165	71,090 86.5%	11,075 13.5%
3	116,595	89,680 76.9%	26,915 23.1%
4	122,426	122,426 100%	0
Total	382,269		

EASEMENTS:

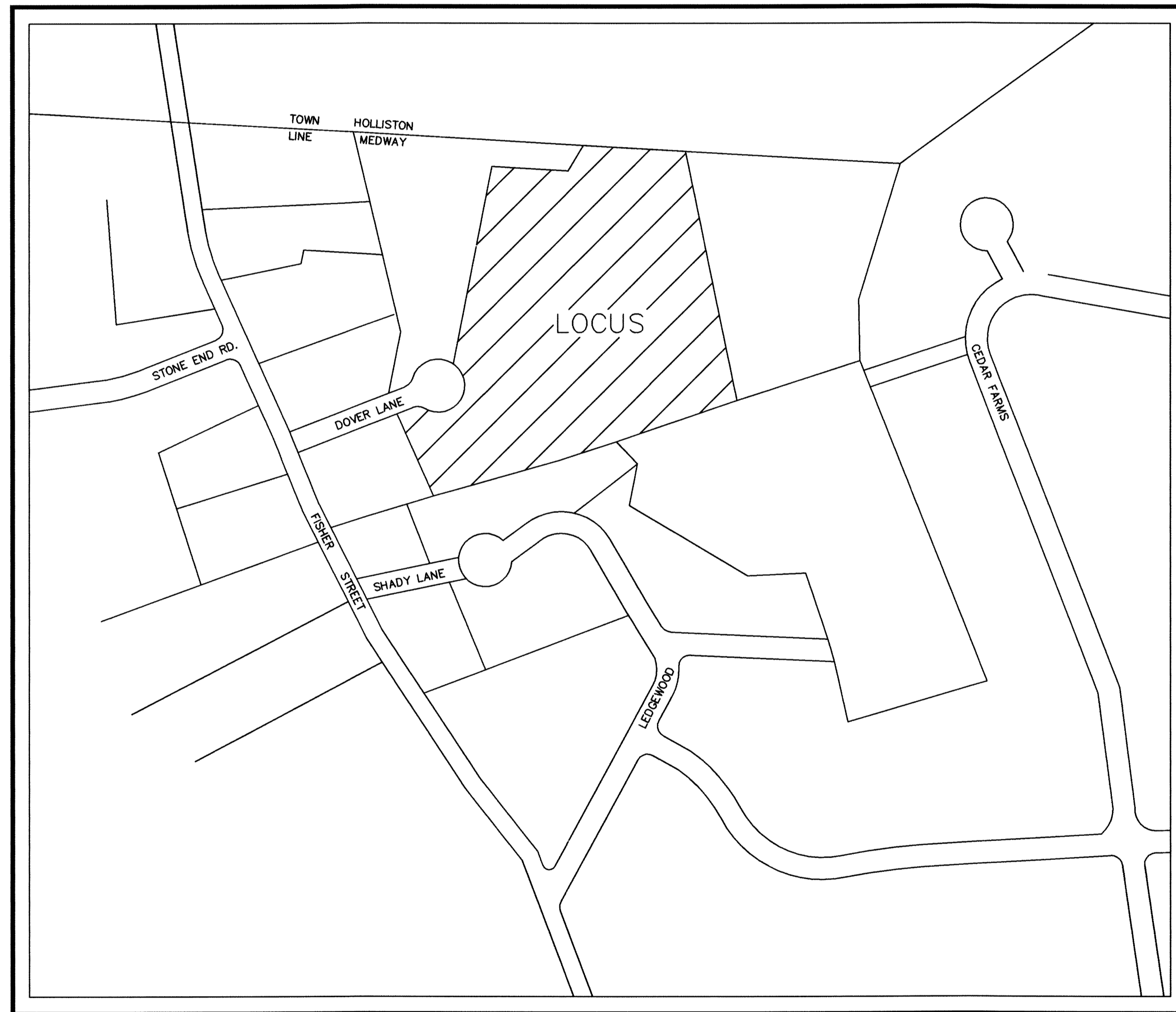
- LOT 2 1348 sf Driveway & Utility easement for benefit of Lot 1
LOT 3 1125 sf Driveway & utility easement for benefit of Lot 4

EXISTING EASEMENTS:

- LOT 2 30,070 sf 50' Right of Way Easement
LOT 3 1,954 sf 50' Right of Way Easement
LOT 4 1,414 sf 60' Right of Way Easement
LOT 4 13,801 sf 60' Right of Way Easement

NOTES:

- Brush will be cleared on the east side of Fisher Street on either side of the bottom of Dover Lane to the satisfaction of the Police Safety Officer.
- Trees remaining along the proposed roadway shall be clear of any branches from the approved grade level to a point seven feet above finish grade.
- The house address numbers shall be marked on a post at the end of each house lot driveway to facilitate easy identification from the private roadway for emergency and safety vehicles.
- All improvements shall be constructed in accordance with Massachusetts Highway handicap requirements and the current ADA/AAB requirements in effect at the time of construction.
- No dwelling shall be constructed on any lot without first securing from the Board of Health the Disposal Works Construction Permit required by Title 5 of the State Environmental Code.
- The driveways accessing Lots 1 and 2 shall be modified to provide sufficient access for emergency vehicles. The changes, which may include increasing the driveway radii, increasing the width of the driveway within the Right of Way, or modifying the location of the drive, shall be reflected on the Final As-Built Plans submitted to the Planning and Economic Development Board.



LOCUS MAP

1" = 200'

Owner/Applicant:
Andy Rodenhiser
104 FISHER STREET
MEDWAY, MASSACHUSETTS

PREPARED BY:
GLM ENGINEERING
CONSULTANTS, INC.
19 EXCHANGE STREET
HOLLISTON, MASSACHUSETTS 01746
(508)429-1100 fax:(508)429-7160

ZONING CLASSIFICATION
AGRICULTURAL RESIDENTIAL 1
AREA: 44,000 S.F.
FRONTAGE: 180'
FRONT SETBACK: 35'
SIDE SETBACK: 15'
REAR SETBACK: 15'
SHAPE FACTOR: 22

FLOOD ZONE CLASSIFICATION
F.E.M.A. COMMUNITY PANEL
No. 255217 0005c,
FLOOD ZONE "C"

ASSESSORS REFERENCE:
MAP 4, PARCEL 44A-6A

ELEVATION REFERENCE
N.G.V.D. OF 1929

APPROVED BY
MEDWAY PLANNING BOARD:

[Signatures]

APPROVED BY: 10-28-2012
ENDORSED BY: 7-29-2012

PRELIMINARY SUBDIVISION APPROVAL:
DATED: SEPTEMBER 28, 2011

THE OWNER SHALL PROVIDE SURETY PURSUANT
TO G.L. c. 41, §81U AND THE MEDWAY
SUBDIVISION RULES AND REGULATIONS.

I TOWN CLERK OF THE TOWN OF MEDWAY,
RECEIVED & RECORDED FROM THE PLANNING
BOARD APPROVAL OF THIS PLAN AND NO
APPEAL HAS BEEN TAKEN FOR TWENTY DAYS
NEXT AFTER RECEIPT AND RECORDING OF SAME.

Maryanne White 7/30/14
TOWN CLERK DATE

NOTES:

- UPON RECORDING, THIS PLAN WILL SUPERSEDE IN ITS ENTIRETY THAT CERTAIN PLAN ENTITLED DEFINITIVE SUBDIVISION PLAN "BAY OAKS", MEDWAY MASSACHUSETTS RECORDED IN PLAN BOOK 617, PAGE 8.
- THE PLAN IS SUBJECT TO THE TOWN OF MEDWAY PLANNING BOARD, "CERTIFICATE OF ACTION, BAY OAKS - A PERMANENT PRIVATE WAY, DEFINITIVE SUBDIVISION PLAN", DATED OCTOBER 23, 2012.
- PRESENT AND FUTURE OWNERS ARE SUBJECT TO A "DECLARATION OF PROTECTIVE COVENANTS & RESTRICTIONS AND PRIVATE ROADWAY AGREEMENT GOVERNING THE BAY OAKS SUBDIVISION".

I CERTIFY THAT THIS PLAN CONFORMS TO THE
RULES & REGULATIONS OF THE REGISTER OF DEEDS.

THIS PLAN WAS PREPARED IN ACCORDANCE WITH
THE PROCEDURAL AND TECHNICAL STANDARDS FOR
THE PRACTICE OF LAND SURVEYING IN THE
COMMONWEALTH OF MASSACHUSETTS.

[Professional Seal]
JOYCE E. HASTINGS
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 39398
7/28/14 DATE

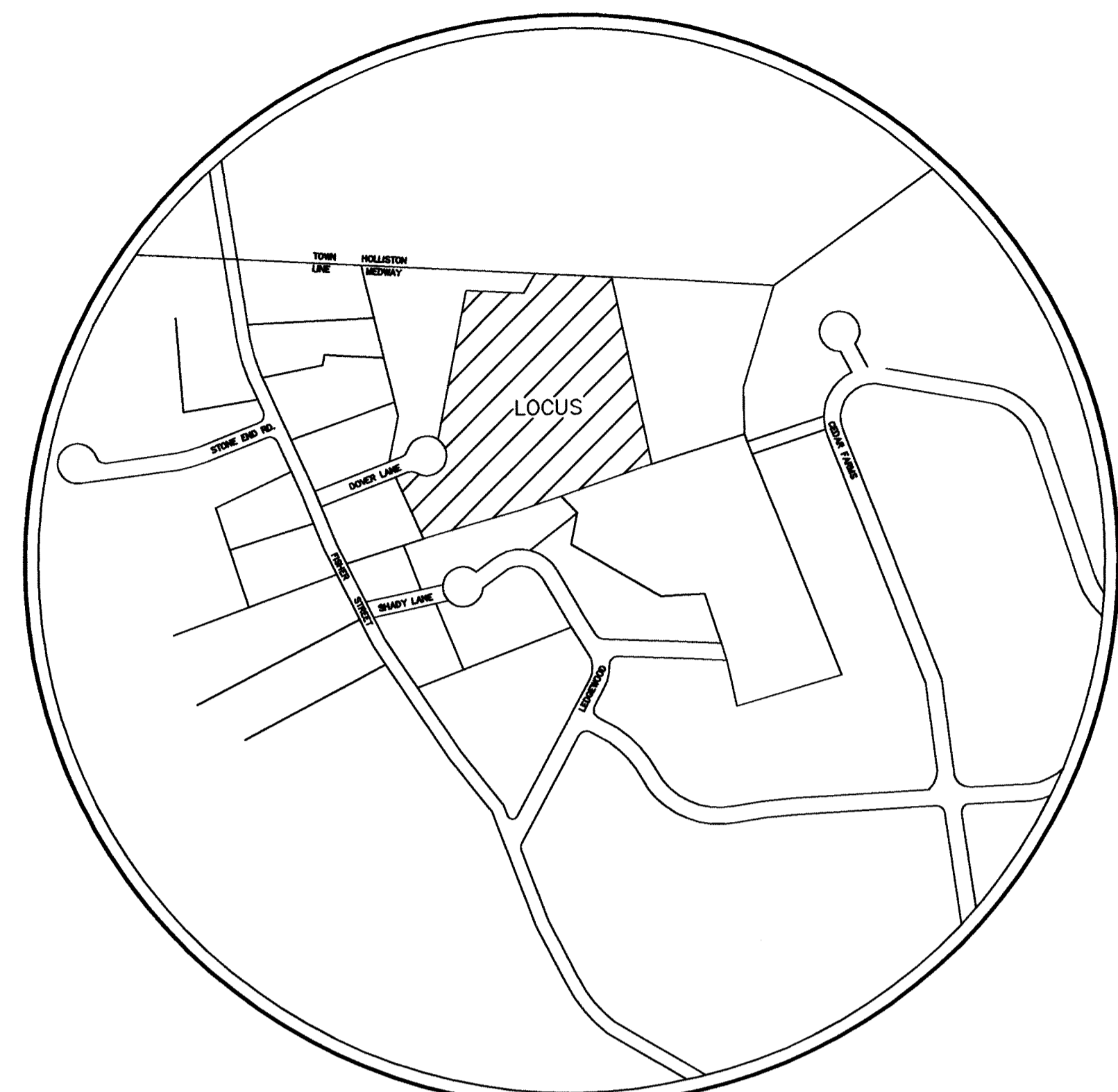
[Professional Seal]
JOSEPH M. NIHILL
REGISTERED PROFESSIONAL ENGINEER
NO. 43898
7/28/14 DATE

SHEET INDEX

- COVER
- LOT LAYOUT
- EXISTING CONDITIONS
- PROPOSED LAYOUT AND GRADING
- PLAN & PROFILE SHEET
- EROSION CONTROL PLAN
- DETAILS

JOB No.	14,411
SCALE:	AS NOTED
DATE:	MAY 18, 2012
SHEET No.	1 OF 7

26682-A 5



LOCUS MAP
1" = 400'

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 AGRICULTURAL RESIDENTIAL I
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 N.G.V.D. OF 1929

APPROVED BY
 MEDWAY PLANNING BOARD:
 [Signatures]

APPROVED BY: 10-23-12
 ENDORSED BY: 7-29-14

PRELIMINARY SUBDIVISION APPROVAL:
 DATED: SEPTEMBER 28, 2011

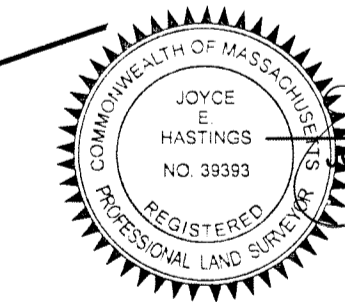
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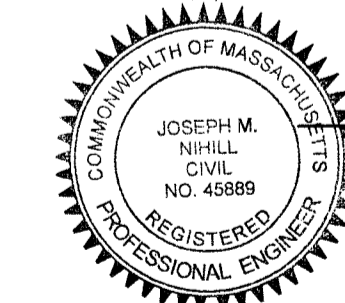
Maryjane White 7/30/14
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JOYCE E. HASTINGS P.L.S. 7/28/14
 DATE



JOSEPH M. NIHILL, P.E. 7/28/14
 DATE

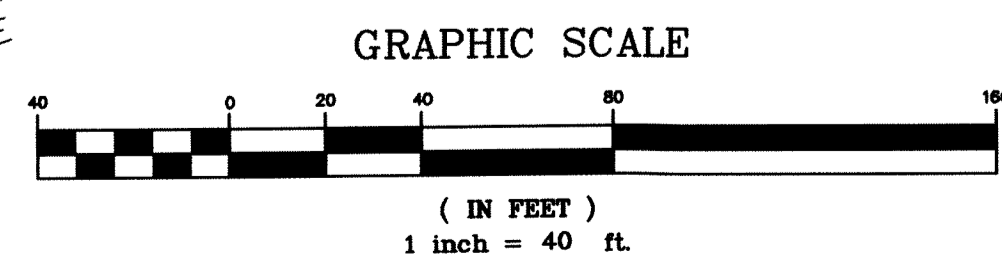
Lot Layout

MODIFIED
 DEFINITIVE SUBDIVISION PLAN
 "BAY OAKS"
 MEDWAY, MASSACHUSETTS

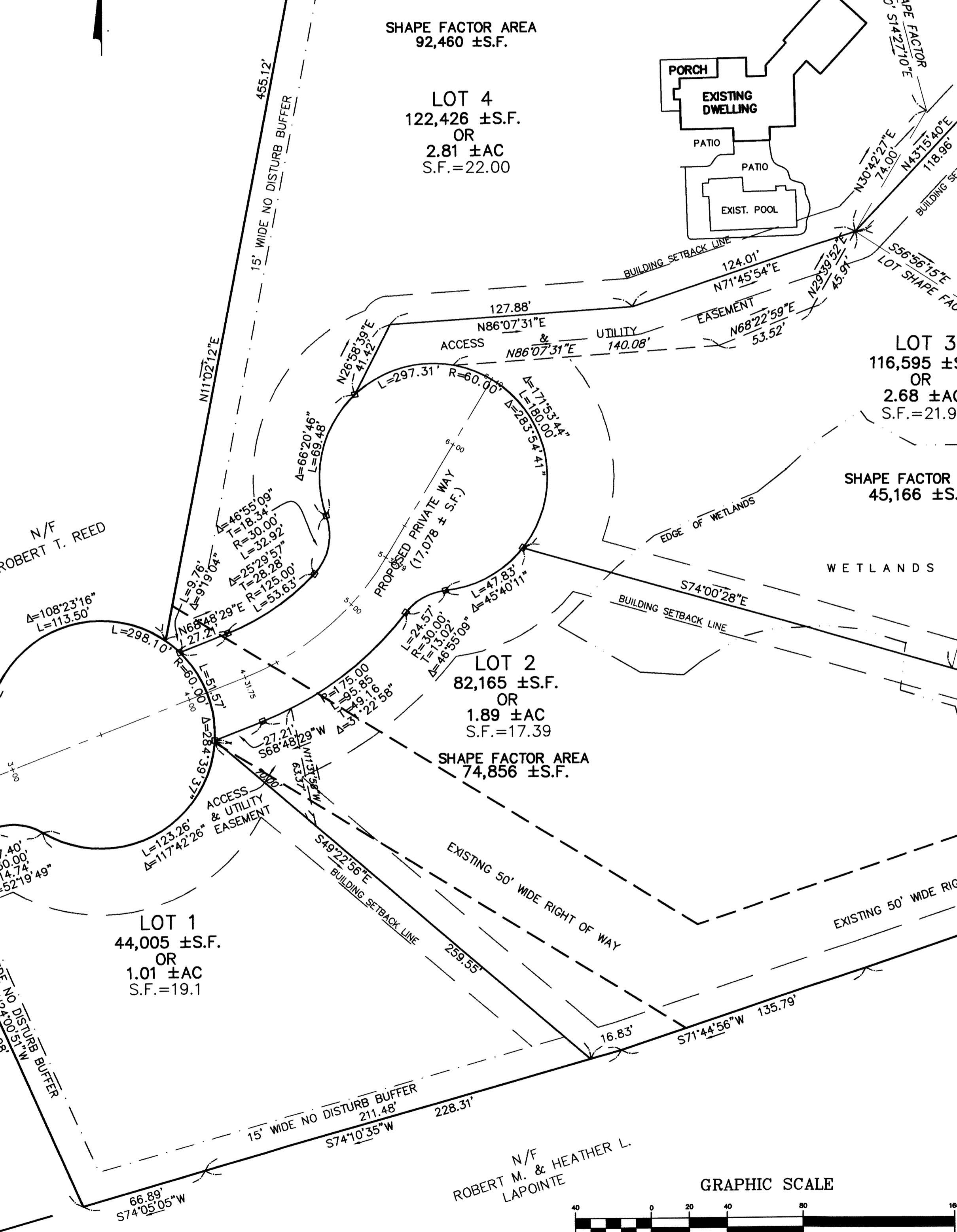
OWNER / APPLICANT:
ANDY RODENHISER
 104 FISHER STREET
 MEDWAY, MASSACHUSETTS

PREPARED BY:
**GLM ENGINEERING
 CONSULTANTS, INC.**
 19 EXCHANGE STREET
 HOLLISTON, MASSACHUSETTS 01746
 (508)429-1100 fax:(508)429-7160

REVISIONS			JOB No.
NO.	DATE	DESCRIPTION	14,411
1	7/30/12	PLG BRD COMMENTS	SCALE: 1" = 40'
2	8/15/12	PLG BRD COMMENTS	
3	2/11/13	PLG BRD DECISION	
4	7/28/14	PLG BRD DECISION	
DATE:			MAY 18, 2012
SHEET No.			2 OF 7



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 6. Driveway openings shall have a three foot (3) radius edge treatment.



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 No. 255217 0005c,
 FLOOD ZONE "C"

ASSESSORS REFERENCE:
 MAP 4, PARCEL 44A-6A

ELEVATION REFERENCE
 N.G.V.D. OF 1929

APPROVED BY
 MEDWAY PLANNING BOARD:

APPROVED BY: 10-23-2012
 ENDORSED BY: 7-29-2014

PRELIMINARY SUBDIVISION APPROVAL:
 DATED: SEPTEMBER 28, 2011

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Maryjane White 7/30/14
 TOWN CLERK DATE

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JOYCE E. HASTINGS
 REGISTERED PROFESSIONAL LAND SURVEYOR
 7/28/14 DATE

JOSEPH M. NIHILL
 REGISTERED PROFESSIONAL ENGINEER
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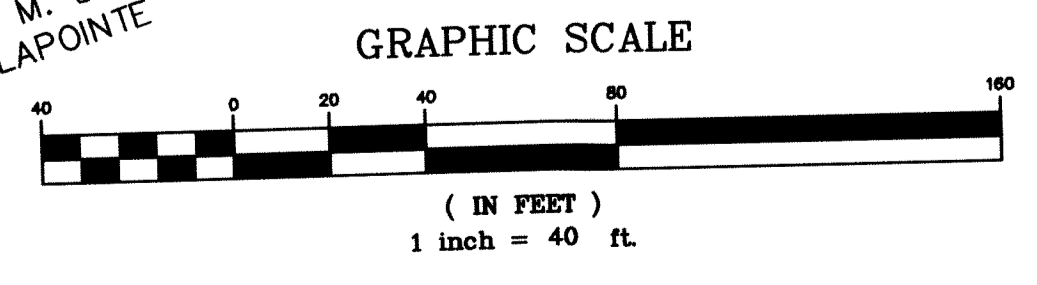
Existing Conditions

OWNER / APPLICANT:
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 104 FISHER STREET
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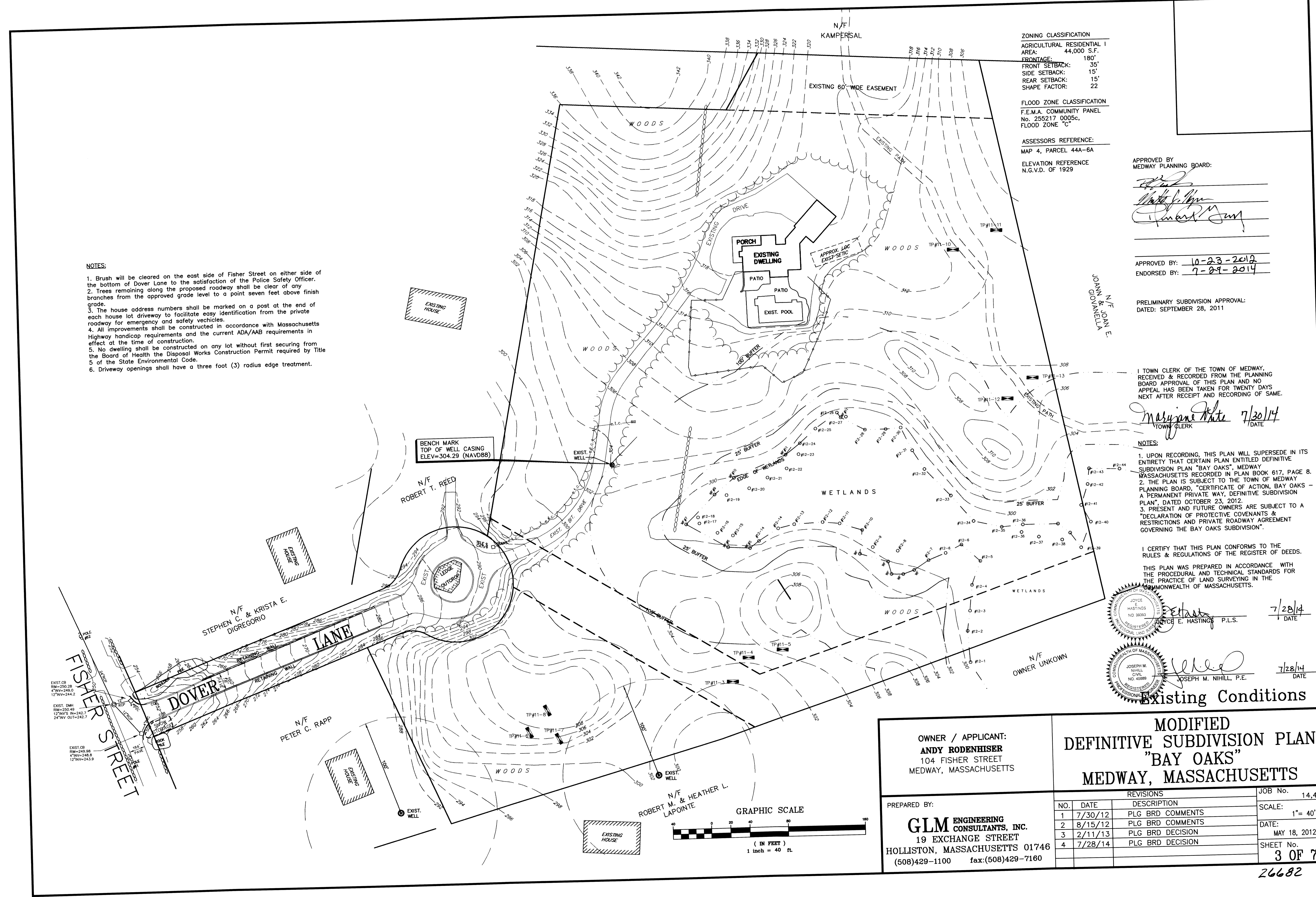
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REVISIONS			JOB No.
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3	2/11/13	PLG BRD DECISION	
4	7/28/14	PLG BRD DECISION	
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			SHEET No. 3 OF 7



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APPROVED BY
 MEDWAY PLANNING BOARD:

[Signatures]

APPROVED BY: 10-23-2012
 ENDORSED BY: 7-29-2014

PRELIMINARY SUBDIVISION APPROVAL:
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[Signature] 7/30/14
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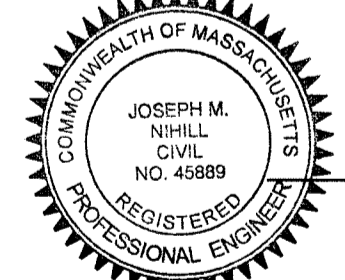
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[Signature] 7/28/14
 JOYCE E. HASTINGS P.L.S. DATE



[Signature] 7/28/14
 JOSEPH M. NIHILL, P.E. DATE

Proposed Layout & Grading

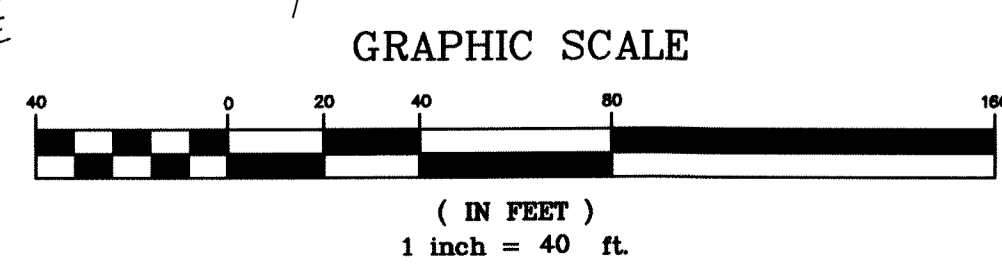
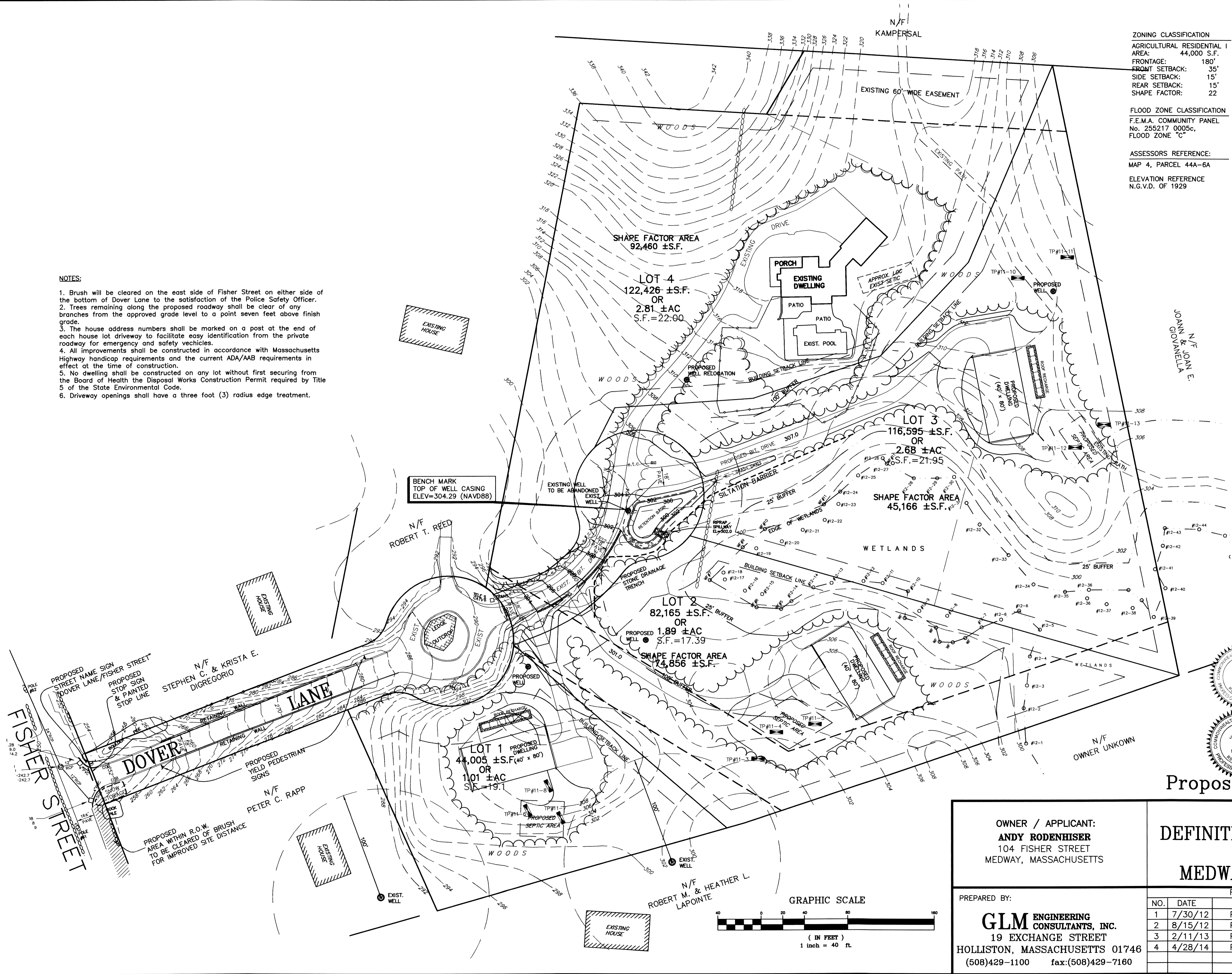
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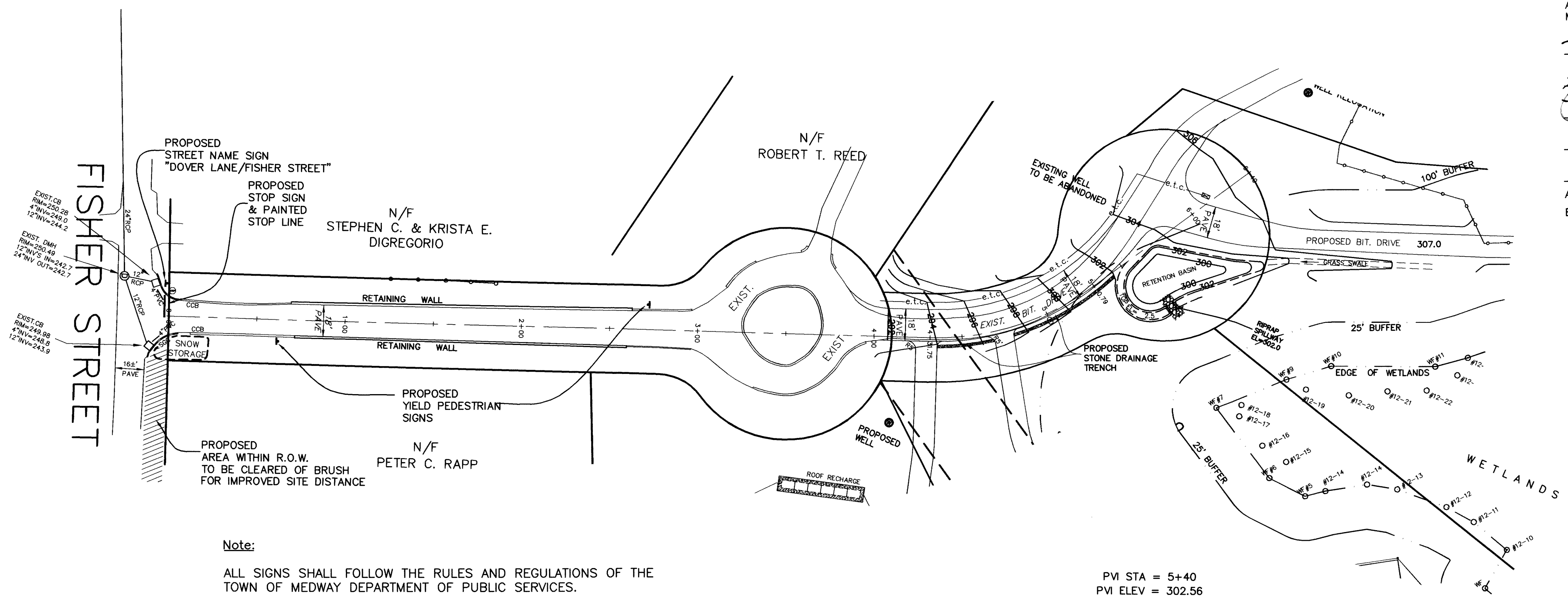
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REVISIONS		JOB No. 14,411
NO.	DATE DESCRIPTION	
1	7/30/12 PLG BRD COMMENTS	SCALE: 1" = 40'
2	8/15/12 PLG BRD COMMENTS	
3	2/11/13 PLG BRD DECISION	DATE: MAY 18, 2012
4	4/28/14 PLG BRD DECISION	SHEET No. 4 OF 7

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MEDWAY PLANNING BOARD:

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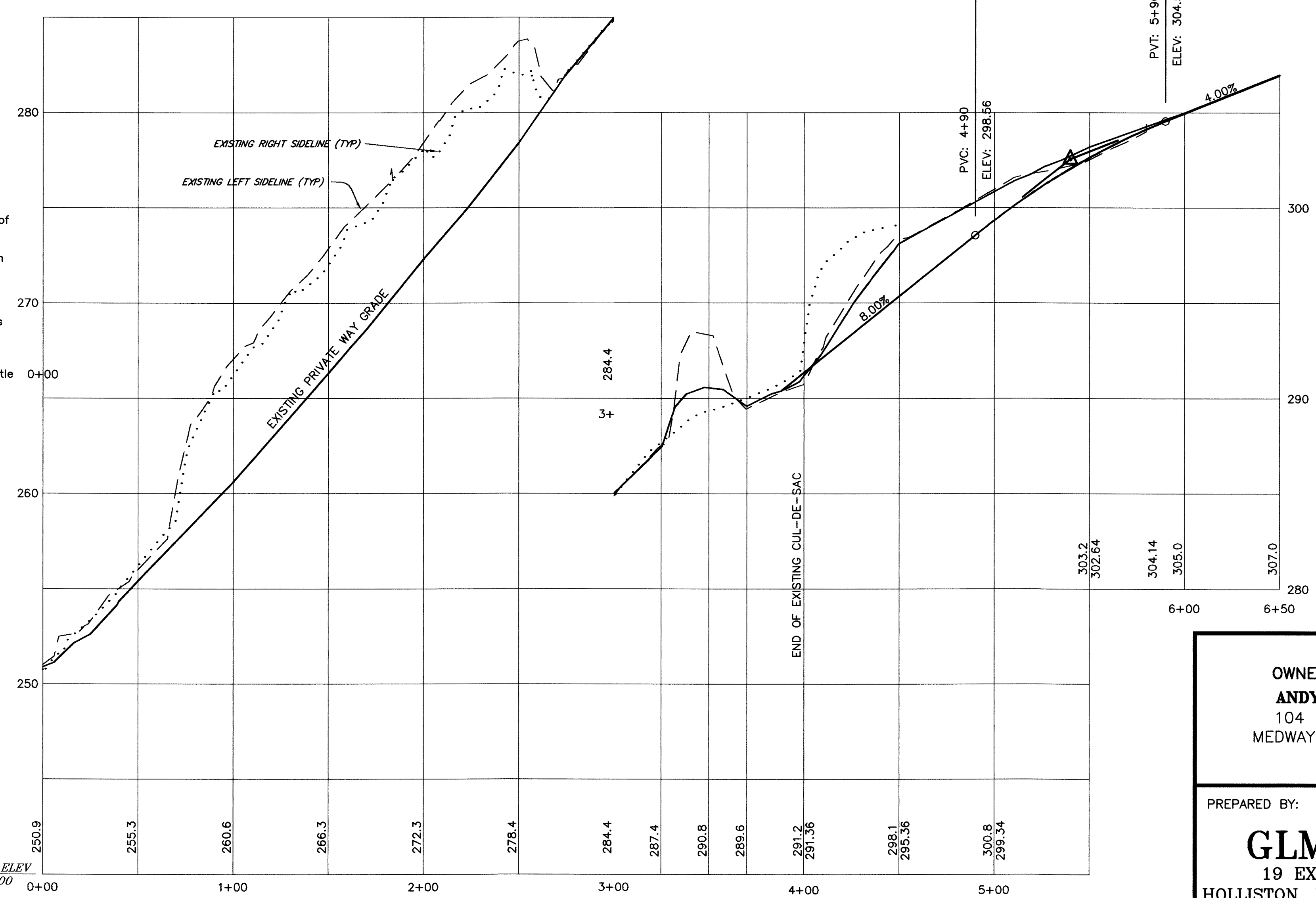
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Margaret White 7/30/14
TOWN CLERK DATE

Note:
ALL SIGNS SHALL FOLLOW THE RULES AND REGULATIONS OF THE TOWN OF MEDWAY DEPARTMENT OF PUBLIC SERVICES.

PVI STA = 5+40
PVI ELEV = 302.56
A.D. = -4.00
K = 25.00



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JOYCE E. HASTINGS, P.L.S. 7/28/14
JOSEPH M. NIHILL, P.E. 7/28/14

GRAPHIC SCALE
1 inch = 40 ft.

Plan & Profile

OWNER / APPLICANT: ANDY RODENHISER 104 FISHER STREET MEDWAY, MASSACHUSETTS		MODIFIED DEFINITIVE SUBDIVISION PLAN "BAY OAKS" MEDWAY, MASSACHUSETTS																
PREPARED BY: GLM ENGINEERING CONSULTANTS, INC. 19 EXCHANGE STREET HOLLISTON, MASSACHUSETTS 01746 (508)429-1100 fax:(508)429-7160				REVISIONS <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>7/30/12</td> <td>PLG BRD COMMENTS</td> </tr> <tr> <td>2</td> <td>8/15/12</td> <td>PLG BRD COMMENTS</td> </tr> <tr> <td>3</td> <td>2/11/13</td> <td>PLG BRD DECISION</td> </tr> <tr> <td>4</td> <td>4/28/14</td> <td>PLG BRD DECISION</td> </tr> </tbody> </table>		NO.	DATE	DESCRIPTION	1	7/30/12	PLG BRD COMMENTS	2	8/15/12	PLG BRD COMMENTS	3	2/11/13	PLG BRD DECISION	4
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		JOB No. 14,411	SCALE: 1" = 40'															
		DATE: MAY 18, 2012	SHEET No. 5 OF 7															

DUST CONTROL PLAN:

1. DISTURBED AREAS THAT ARE NOT SUBJECT TO CONSTRUCTION TRAFFIC, SHALL RECEIVE A VEGETATIVE COVER WITHIN FOURTEEN (14) DAYS AFTER FINAL GRADES ARE ESTABLISHED.
2. TEMPORARY VEGETATION COVER SHALL BE ESTABLISHED ON ALL DISTURBED AREAS WHERE CONSTRUCTION ACTIVITIES WILL NOT REQUIRE ADDITIONAL DISTURBANCE FOR A PERIOD OF SIXTY (60) DAYS OR MORE. IF THE SEASON PREVENTS THE ESTABLISHMENT OF A VEGETATIVE COVER, DISTURBED AREAS SHALL BE MULCHED AND THEN SEEDED WHEN WEATHER CONDITIONS ALLOW.
3. THE FIRST FIFTY (50) FEET OF THE PROPOSED ROADWAY ENTRANCE AT DOVER LANE SHALL BE COVERED WITH EIGHT (8) INCHES OF 1 1/2 TO 3 NCH CRUSHED STONE TO STABILIZE THE AREA.
4. WATER SPRAYING SHALL BE UTILIZED ON ALL DISTURBED AREAS DURING DRY WEATHER TO PREVENT DUST. A WATER TRUCK SHALL BE KEPT ON SITE AT ALL TIMES DURING THE DURING THE SUMMER MONTHS OF CONSTRUCTION.
5. DOVER LANE AND ANY OTHER ROADWAYS USED FOR TRANSPORTING MATERIAL SHALL BE KEPT CLEAN OF ALL DEBRI. AT THE END OF EACH WORK DAY THE ROADWAY SHALL BE INSPECTED AND/OR SWEEPED IF NEEDED.

EROSION AND SEDIMENTATION CONTROL:

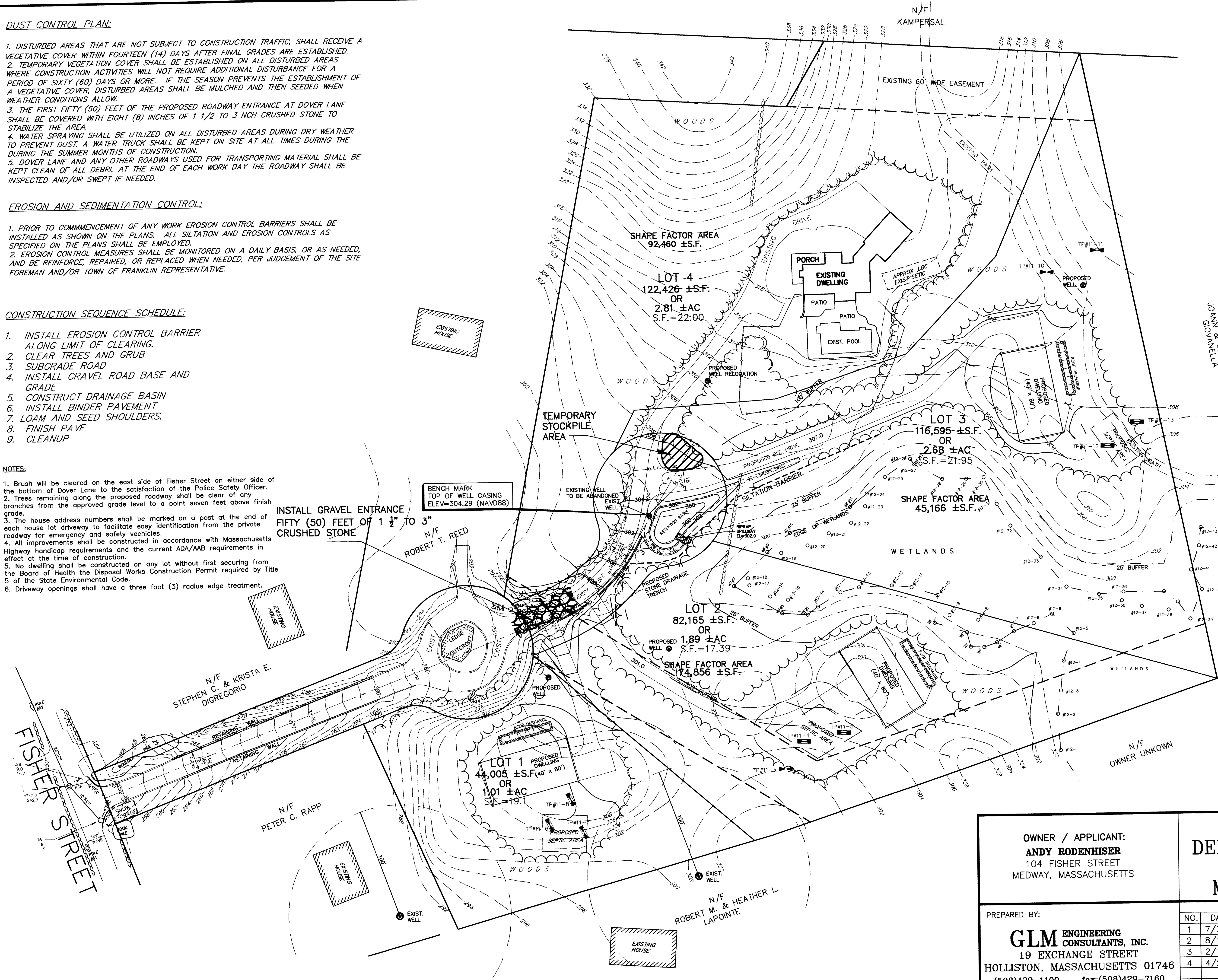
1. PRIOR TO COMMENCEMENT OF ANY WORK EROSION CONTROL BARRIERS SHALL BE INSTALLED AS SHOWN ON THE PLANS. ALL SILTATION AND EROSION CONTROLS AS SPECIFIED ON THE PLANS SHALL BE EMPLOYED.
2. EROSION CONTROL MEASURES SHALL BE MONITORED ON A DAILY BASIS, OR AS NEEDED, AND BE REINFORCE, REPAIRED, OR REPLACED WHEN NEEDED, PER JUDGEMENT OF THE SITE FOREMAN AND/OR TOWN OF FRANKLIN REPRESENTATIVE.

CONSTRUCTION SEQUENCE SCHEDULE:

1. INSTALL EROSION CONTROL BARRIER ALONG LIMIT OF CLEARING.
2. CLEAR TREES AND GRUB
3. SUBGRADE ROAD
4. INSTALL GRAVEL ROAD BASE AND GRADE
5. CONSTRUCT DRAINAGE BASIN
6. INSTALL BINDER PAVEMENT
7. LOAM AND SEED SHOULDERS.
8. FINISH PAVE
9. CLEANUP

NOTES:

1. Brush will be cleared on the east side of Fisher Street on either side of the bottom of Dover Lane to the satisfaction of the Police Safety Officer.
2. Trees remaining along the proposed roadway shall be clear of any branches from the approved grade level to a point seven feet above finish grade.
3. The house address numbers shall be marked on a post at the end of each house lot driveway to facilitate easy identification from the private roadway for emergency and safety vehicles.
4. All improvements shall be constructed in accordance with Massachusetts Highway handicap requirements and the current ADA/AAB requirements in effect at the time of construction.
5. No dwelling shall be constructed on any lot without first securing from the Board of Health the Disposal Works Construction Permit required by Title 5 of the State Environmental Code.
6. Driveway openings shall have a three foot (3) radius edge treatment.



APPROVED BY:
MEDWAY PLANNING BOARD:
[Signature]

APPROVED BY: 10-23-2012
ENDORSED BY: 7-29-2014

PRELIMINARY SUBDIVISION APPROVAL:
DATED: SEPTEMBER 28, 2011

I, TOWN CLERK OF THE TOWN OF MEDWAY, RECEIVED & RECORDED FROM THE PLANNING BOARD APPROVAL OF THIS PLAN AND NO APPEAL HAS BEEN TAKEN FOR TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF SAME.

Maryjane White 7/30/14
TOWN CLERK DATE

- NOTES:**
1. UPON RECORDING, THIS PLAN WILL SUPERSEDE IN ITS ENTIRETY THAT CERTAIN PLAN ENTITLED DEFINITIVE SUBDIVISION PLAN "BAY OAKS", MEDWAY MASSACHUSETTS RECORDED IN PLAN BOOK 617, PAGE 8.
 2. THE PLAN IS SUBJECT TO THE TOWN OF MEDWAY PLANNING BOARD, "CERTIFICATE OF ACTION, BAY OAKS - A PERMANENT PRIVATE WAY, DEFINITIVE SUBDIVISION PLAN", DATED OCTOBER 23, 2012.
 3. PRESENT AND FUTURE OWNERS ARE SUBJECT TO A "DECLARATION OF PROTECTIVE COVENANTS & RESTRICTIONS AND PRIVATE ROADWAY AGREEMENT GOVERNING THE BAY OAKS SUBDIVISION".

I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES & REGULATIONS OF THE REGISTER OF DEEDS.

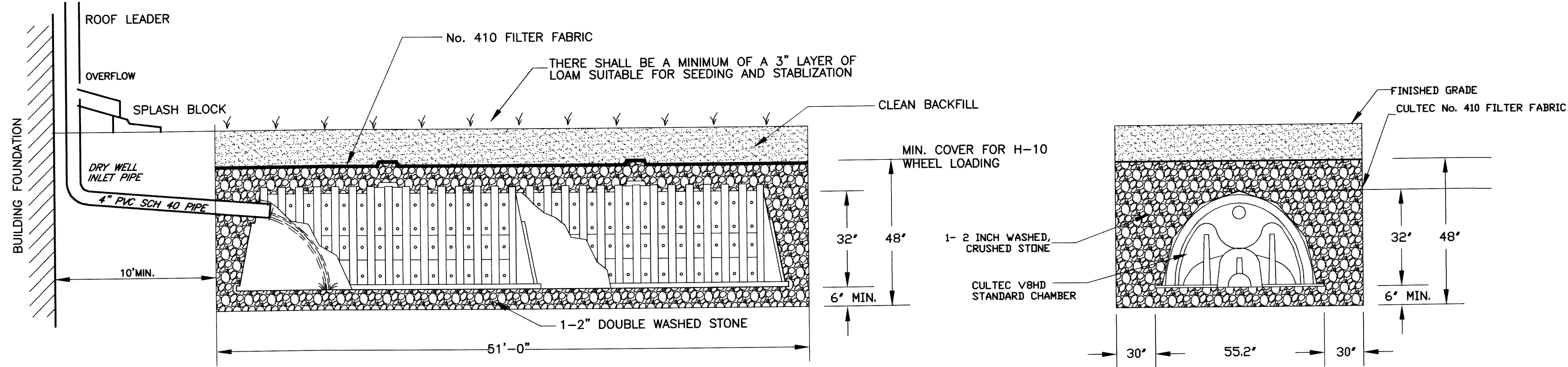
THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

[Signature] 7/23/14
JOYCE E. HASTINGS P.L.S. DATE

[Signature] 7/28/14
JOSEPH M. NIHILL, P.E. DATE

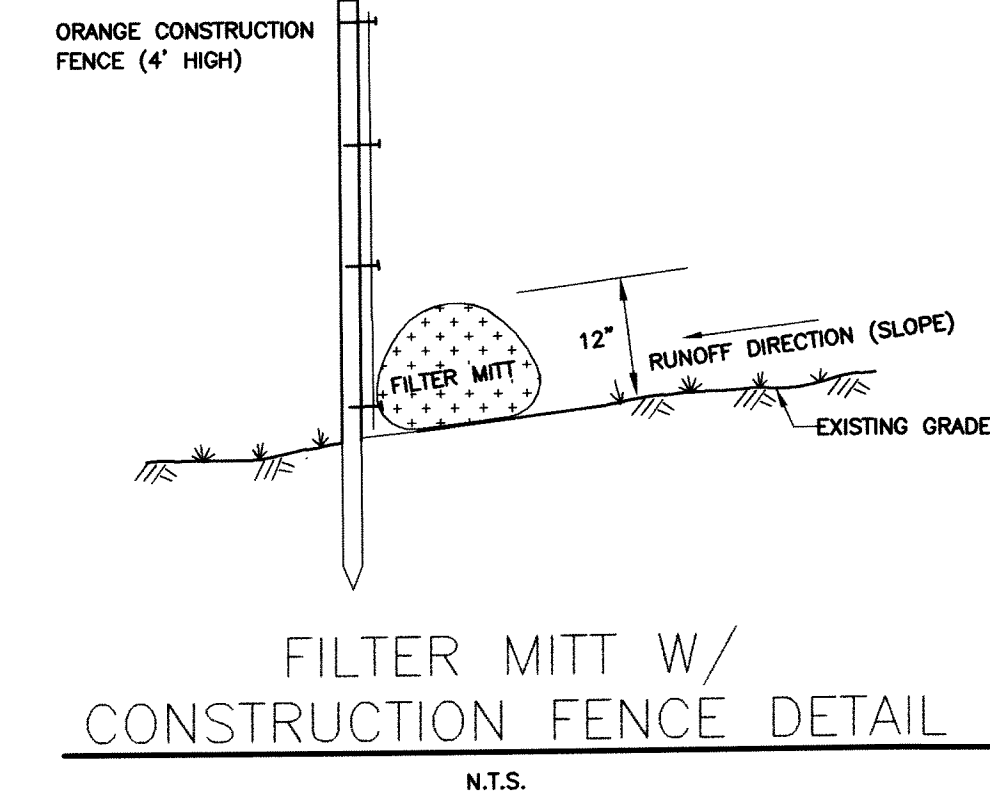
EROSION CONTROL PLAN

OWNER / APPLICANT: ANDY RODENISER 104 FISHER STREET MEDWAY, MASSACHUSETTS		MODIFIED DEFINITIVE SUBDIVISION PLAN "BAY OAKS" MEDWAY, MASSACHUSETTS			
PREPARED BY: GLM ENGINEERING CONSULTANTS, INC. 19 EXCHANGE STREET HOLLISTON, MASSACHUSETTS 01746 (508)429-1100 fax:(508)429-7160					
REVISIONS		NO.	DATE	DESCRIPTION	JOB No.
		1	7/30/12	PLG BRD COMMENTS	14,411
		2	8/15/12	PLG BRD COMMENTS	SCALE: AS SHOWN
		3	2/11/13	PLG BRD DECISION	DATE: MAY 18, 2012
		4	4/28/14	PLG BRD DECISION	SHEET No. 6 OF 7



PROVIDE 6 CHAMBERS FOR EACH DWELLING
ALL ROOF AREA SHALL BE DIRECTED TO RECHARGE SYSTEM

**RESIDENTIAL ROOF RUNOFF CULTEC DRY WELL
CULTEC CONTACTOR RECHARGER V8HD**
N.T.S.



APPROVED BY:
MEDWAY PLANNING BOARD:
[Signature]
[Signature]
[Signature]

APPROVED BY: 10-23-12
ENDORSED BY: 7-29-14

PRELIMINARY SUBDIVISION APPROVAL:
DATED: SEPTEMBER 28, 2011

I TOWN CLERK OF THE TOWN OF MEDWAY,
RECEIVED & RECORDED FROM THE PLANNING
BOARD APPROVAL OF THIS PLAN AND NO
APPEAL HAS BEEN TAKEN FOR TWENTY DAYS
NEXT AFTER RECEIPT AND RECORDING OF SAME.
[Signature] 7/30/14
TOWN CLERK (DATE)

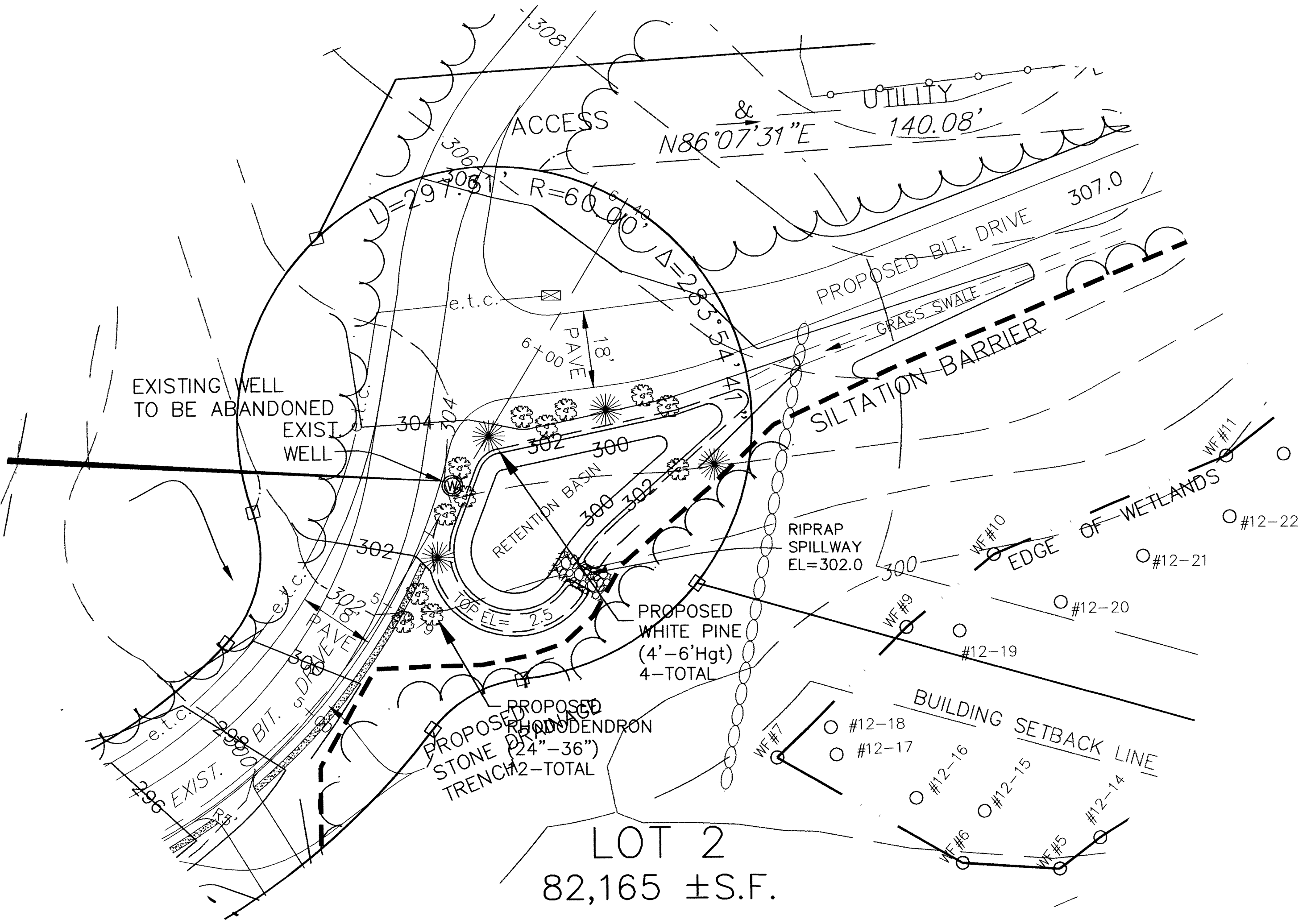
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[Signature] 7/28/14
JOYCE E. HASTINGS P.L.S. (DATE)

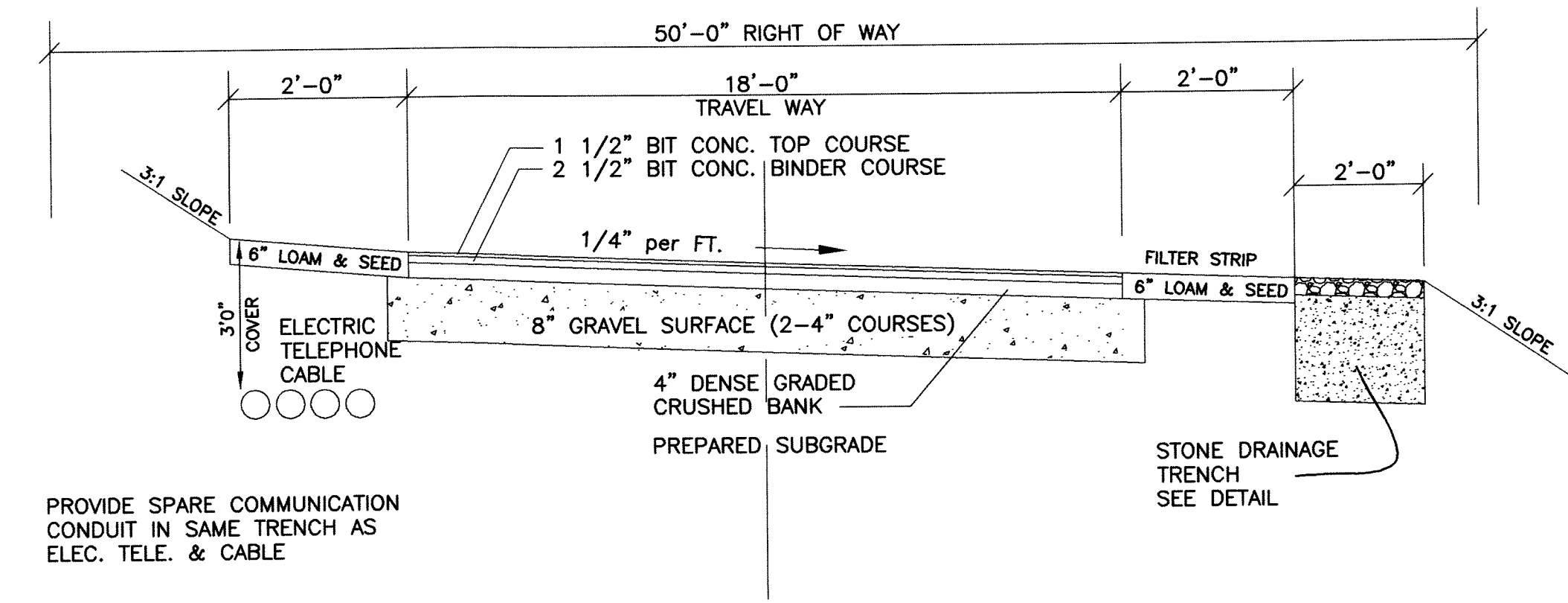
[Signature] 7/28/14
JOSEPH M. NIHILL P.E. (DATE)

DETAILS



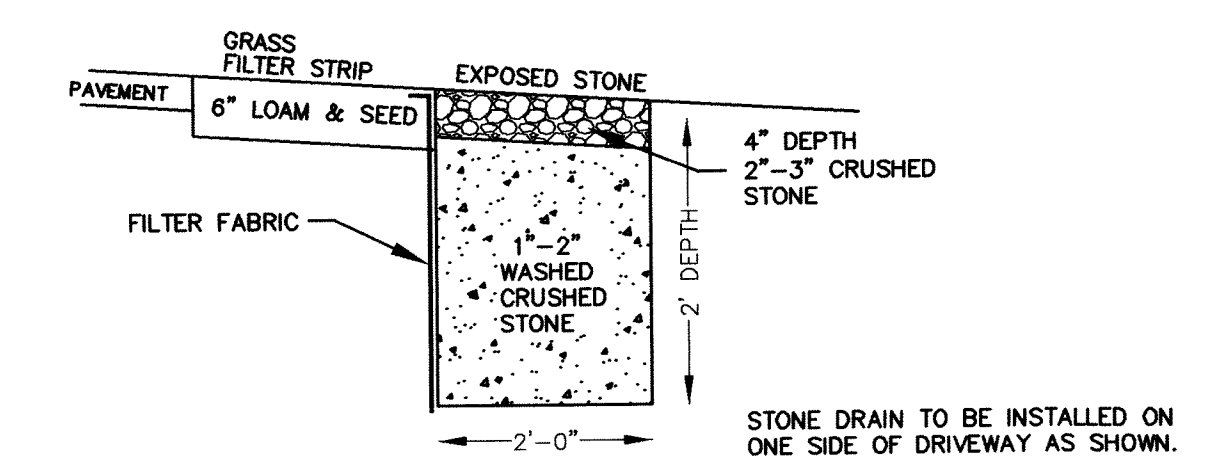
DRAINAGE BASIN AND SWALE DETAIL
1"=20'

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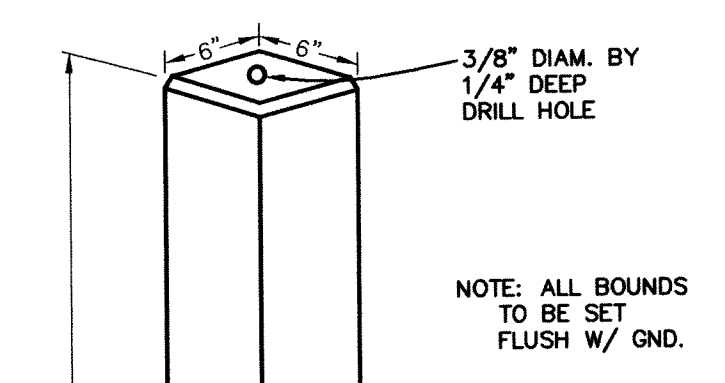


PROVIDE SPARE COMMUNICATION CONDUIT IN SAME TRENCH AS ELEC. TELE. & CABLE
NOTE:
THE EXISTING DRIVEWAY SHALL BE REMOVED AND NEW 12" GRAVEL BASE SHALL BE INSTALLED AND COMPACTED THROUGHOUT.

TYPICAL RIGHT OF WAY CROSS SECTION



STONE DRAIN DETAIL
N.T.S.



CONCRETE BOUND DETAIL
(NO SCALE)

OWNER / APPLICANT: ANDY RODENISER 104 FISHER STREET MEDWAY, MASSACHUSETTS	MODIFIED DEFINITIVE SUBDIVISION PLAN "BAY OAKS" MEDWAY, MASSACHUSETTS		JOB No.	14,411
			SCALE:	AS SHOWN
PREPARED BY: GLM ENGINEERING CONSULTANTS, INC. 19 EXCHANGE STREET HOLLISTON, MASSACHUSETTS 01746 (508)429-1100 fax:(508)429-7160	REVISIONS		DATE:	MAY 18, 2012
	NO.	DATE	DESCRIPTION	SHEET No.
	1	7/30/12	PLG BRD COMMENTS	7 OF 7
	2	8/15/12	PLG BRD COMMENTS	
	3	2/11/13	PLG BRD DECISION	
	4	7/28/14	PLG BRD DECISION	