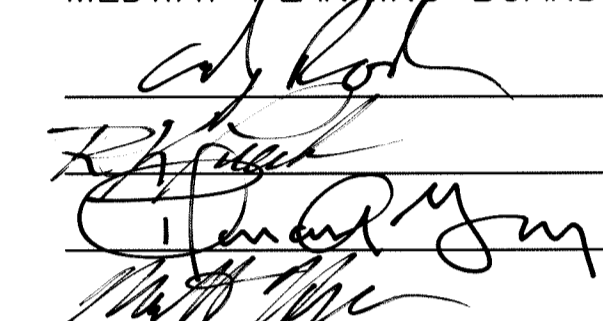


ADULT RETIREMENT COMMUNITY PLANNED UNIT DEVELOPMENT "MILLSTONE VILLAGE" MEDWAY, MASSACHUSETTS

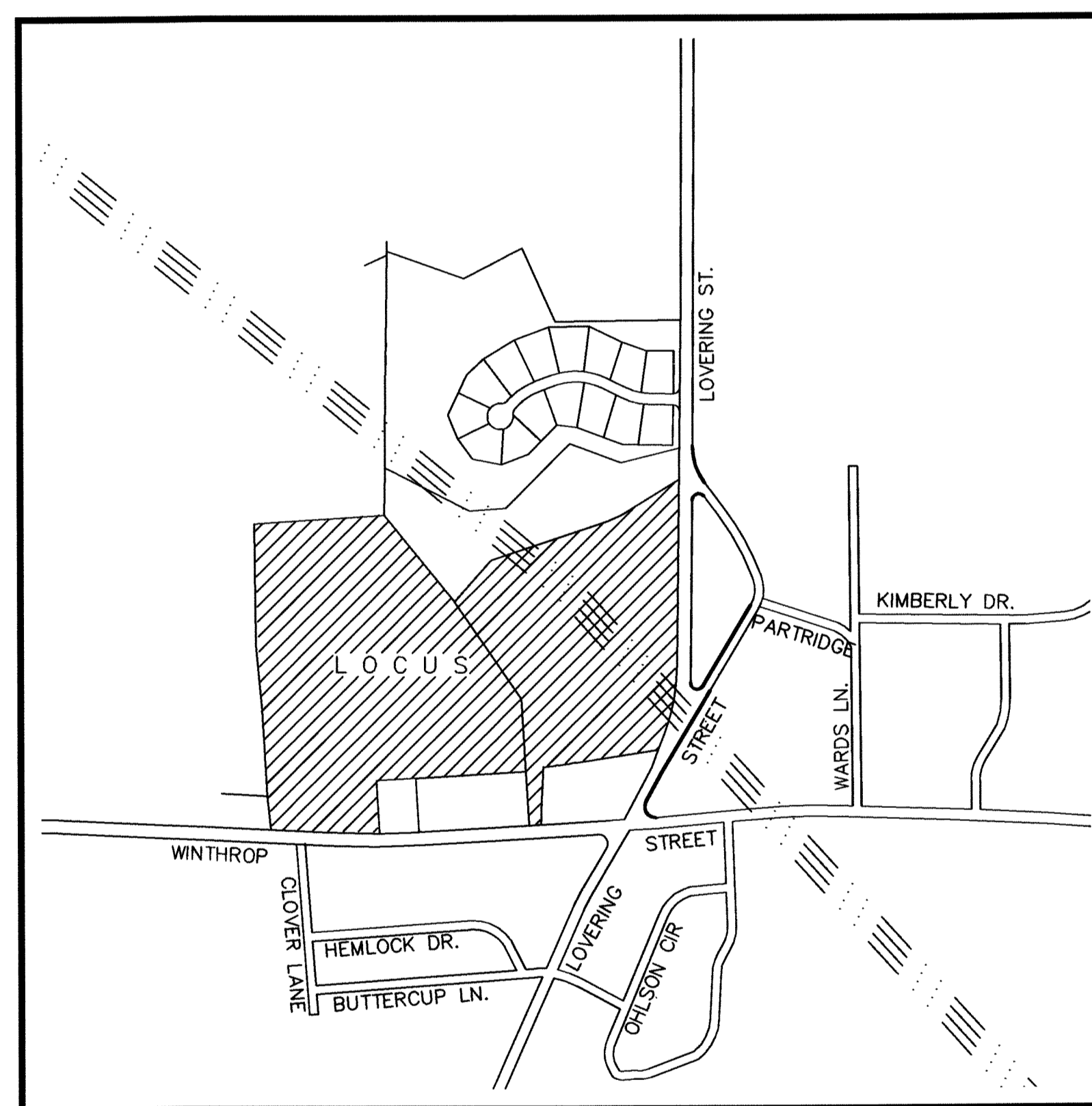
DATED: OCTOBER 15, 2013

REVISED: APRIL 8, 2014
JULY 22, 2014

APPROVED BY:
MEDWAY PLANNING BOARD



APPROVED: 6-24-14
ENDORSED: 7-29-14



LOCUS
1"=600'

ZONING CLASSIFICATION:
AGRICULTURAL-RESIDENTIAL DISTRICT AR-1

ASSESSORS REFERENCE:
MAP 20, PARCEL 4

DEED REFERENCE:
BOOK 15039, PAGE 282

FLOOD ZONE CLASSIFICATION:
ZONE C
COMMUNITY PANEL NO. 250243 0001B

ADULT RETIREMENT COMMUNITY PLANNED UNIT DEVELOPMENT (ARCUP)

LAND AREA: Required: 10 Acres Provided: 51.01 Acres

FRONTAGE: Required: 250 feet Provided: 495 feet

ALLOWABLE DWELLING UNITS:
Allowed: 3 per acre (153 Units)
Provided: 80 units
- 45 Multi Units
- 35 Single Family Units
Affordable Units: (10% Required)
Total 8 units

OPEN SPACE:
Required: 40%
Provided: 20.4 Acres (40%)
(11.3 Uplands 55.4%)
(9.1 Wetlands 44.6%)

PARKING:
4 Spaces per Unit
2 Inside/2 Outside
Additional Offstreet Parking
42 Spaces

GROUND COVERAGE RATIO:
BUILDING AREA: 152,790±S.F.
152,790 / 1,333,183 = 11.5%

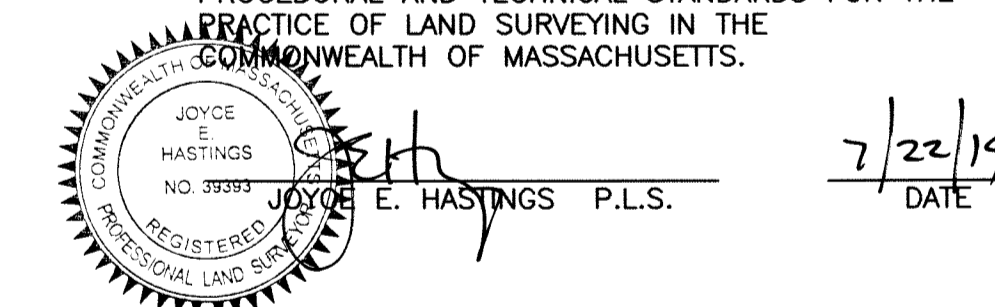
APPROVED 6-24-14 SUBJECT TO COVENANT
CONDITIONS SET FORTH IN A COVENANT EXECUTED
BY Steven Veninasa DATED 7-29-14 AND TO
BE (RECORDED) (REGISTERED) HEREWITH.

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.

Margaret White 7/30/14
TOWN CLERK DATE

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.



WAIVERS GRANTED:

1. Section 303-2D Standards: Request a waiver from the requirement that existing elevations refer to NAVD of 1988, and allow the elevation reference of NGVD of 1929. This is necessary to allow the FEMA flood elevation along the wetland boundary be specified on the plans.
2. Section 7.7.4(b) Construction: Request a waiver to use corrugated plastic drain pipe as specified on the plans in lieu of reinforced concrete.
3. Section 7.7.4(d) Construction: Request a waiver for installation of an independent drainage system for foundation perimeter drains along the proposed roadway. The proposed dwellings are designed to insure the cellar floor elevations are above the maximum seasonal high water table.
4. Section 7.9.2(b) Alignment: Request a waiver allow the minimum centerline radii for Local Streets to be less than the required 150 feet. Proposed Road A - 111 feet, Road B - 136' and Road C-75 feet, Road D-33 feet.
5. Section 7.9.2(d) Alignment: Request a waiver for a curb radius of 30 feet at proposed roadway intersections.
6. Section 7.9.5(a) Grade: Request a waiver to allow for a centerline grade less than 2.0 %, proposed minimum centerline grade is 1.5%.
7. Section 7.9.6(e) Dead End Streets: Request a waiver to allow the outside pavement diameter to be 90 feet (100 required).
8. Section 7.9.7(g) Roadway Construction: Request a waiver for a pavement width of twenty-two (22) feet.
9. Section 7.13.2 Sidewalks: Request a waiver to install five (5) foot wide sidewalks with a five (5) foot wide grass strip.
10. Section 7.9.2(e) Alignment: Request a waiver for roadway tangent lengths to be less than 300 (300') feet.
11. Section 303.4B(2): Request a waiver of the front and rear elevations for the proposed buildings, applicant provided front elevations of the different styles of homes.

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

Owner:
BETTY McCALL-VERNAGLI
12 PARTRIDGE STREET
MEDWAY, MASSACHUSETTS 02053

Applicant:
ELITE HOME BUILDERS LLC
P.O. BOX 1205
WESTBORO, MASSACHUSETTS 01581

SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER
2	CONTEXT PLAN
3-4	EXISTING CONDITIONS
5-6	PROPOSED LAYOUT
7-8	GRADING
9-10	EROSION CONTROL
11-15	PROFILES
16-18	DETAILS
19-21	LANDSCAPE
L1-L2	LIGHTING PLAN
A1-A6	ARCHITECT PLANS
S1	PLAN OF LAND
1 of 1	CLUBHOUSE & FRONT LANDSCAPE
Sup A	OPEN SPACE PARKING
Sup B	PHASING PLAN

JOB No.	12,878
DATE:	OCTOBER 15, 2013
SCALE:	AS NOTED
SHEET No.	1 OF 21

N/F
 GEORGE F. & CHARLOTTE A. LEE
 (BOOK 8953, PAGE 219)

N/F
 SENEK LLC
 (BOOK 21757, PAGE 591)

PARCEL A
 1,333,183 ± SQ. FT.
 OR
 30.61 ± ACRES

OPEN SPACE
 PARCEL B
 888,791 ± SQ. FT.
 OR
 20.40 ± ACRES
 11.3 ± ACRES UPLANDS
 9.1 ± ACRES WETLANDS

N/F
 ANNE E. WHALEN
 (BOOK 8072, PAGE 236)

N/F
 RONALD P. FORTE
 &
 DOROTHY A. FORTE
 BOOK 6705, PAGE 193

N/F
 BETTY
 McCALL-VERNAGLI
 (BK 15039 PG.282)

N/F
 BETTY McCALL-VERNAGLI
 (BOOK 15039 PG.282)

N/F
 GARY J. SHEMUGA
 (BOOK 15492 PG.41)

N/F
 ROBERT W. GROVE
 (BOOK 8567 PG. 414)

WINTHROP (1955 COUNTY LAYOUT 60' WIDE) STREET

LOVERING (NOT CONSTRUCTED) STREET
 (1962 COUNTY LAYOUT ~ 60' WIDE)

APPROVED BY:
 MEDWAY PLANNING BOARD

collyer
Stacy
Walt

APPROVED: 6-24-14
 ENDORSED: 7-29-14

APPROVED 6-24-14 SUBJECT TO COVENANT
 CONDITIONS SET FORTH IN A COVENANT EXECUTED
 BY Steven Verinosa DATED 7-29-14 AND TO
 BE (RECORDED) (REGISTERED) HEREWITH.
 DEEDS OF EASEMENTS TO BE RECORDED HEREWITH.

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.

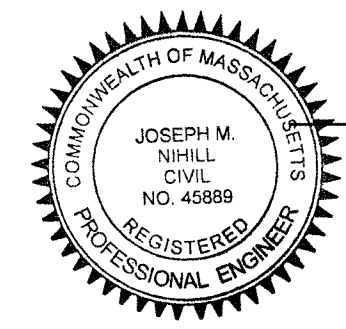
Maryanne White 7/30/14
 TOWN CLERK DATE

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

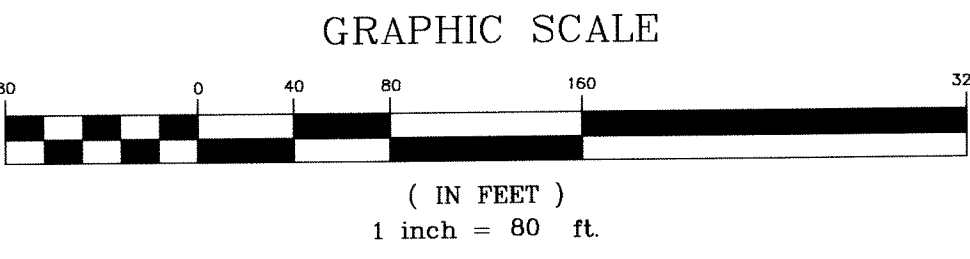
THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE
 PROCEDURAL AND TECHNICAL STANDARDS FOR THE
 PRACTICE OF LAND SURVEYING IN THE
 COMMONWEALTH OF MASSACHUSETTS.



Joyce E. Hastings 7/22/14
 JOYCE E. HASTINGS, P.L.S. DATE



Joseph M. Nihill 7/22/14
 JOSEPH M. NIHILL, P.E. DATE



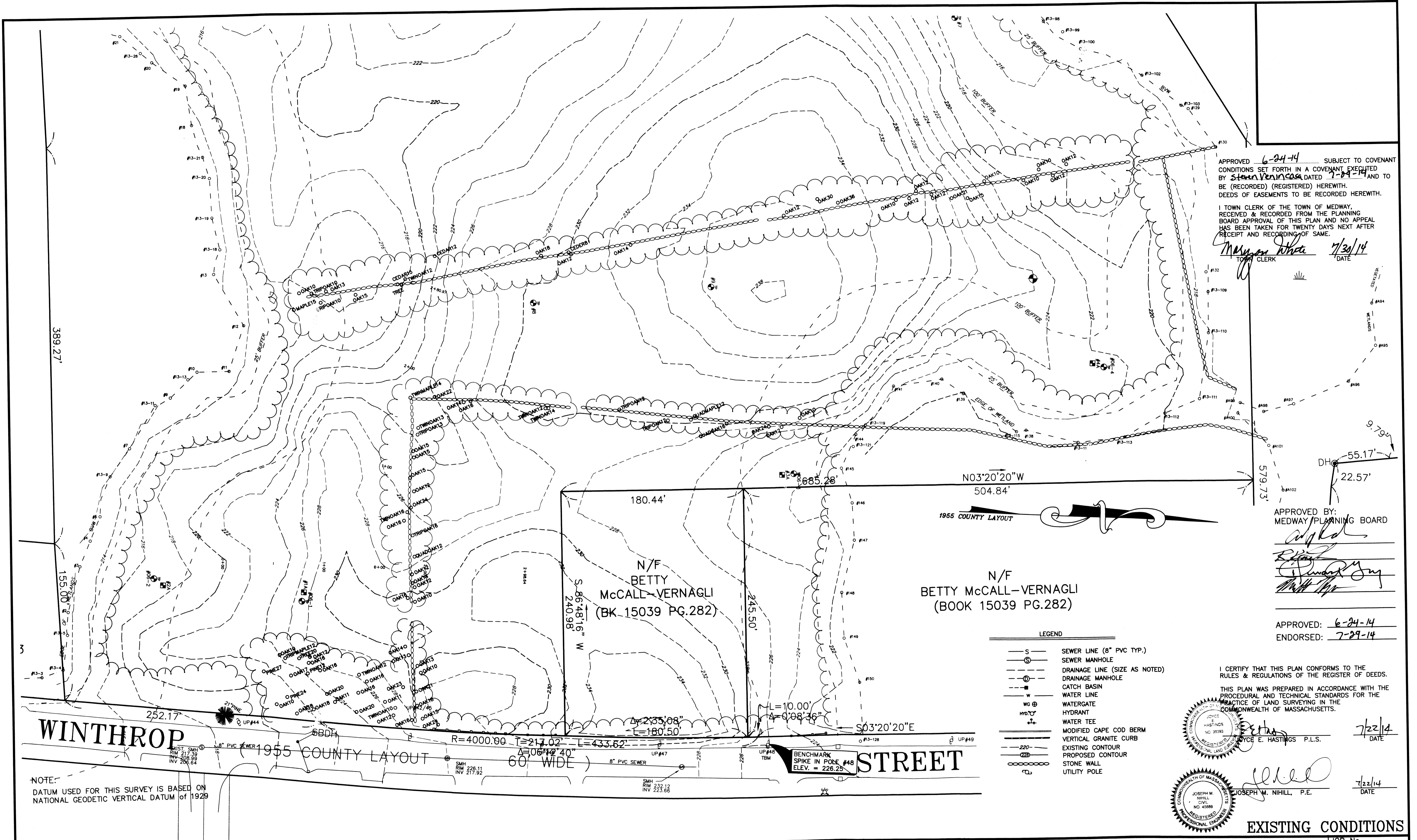
REVISIONS				FIELD:
No.	DATE	DESCRIPTION	DES. CKD.	DESIGN BY:
1	4/08/14	PROVIDE DRAINAGE TREATMENT UNITS		WML
2	7/22/14	PLANNING BOARD CONDITIONS OF APPROVAL		WML
				CHECKED BY: WML

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

ADULT RETIREMENT COMMUNITY PLANNED UNIT DEVELOPMENT
"MILLSTONE VILLAGE"
 MEDWAY, MASSACHUSETTS
 OWNER: BETTY McCALL-VERNAGLI
 12 PARTRIDGE STREET
 MEDWAY, MASSACHUSETTS 02053
 APPLICANT: ELITE HOME BUILDERS LLC
 P.O. BOX 1205
 WESTBORO, MA 01581

JOB No.
 12,878
 SCALE: 1"=80'
 DATE:
 OCTOBER 15, 2013
 SHEET No.
2 OF 21

26109



APPROVED 6-24-14 SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY Stevan Venincosa DATED 7-29-14 AND TO BE (RECORDED) (REGISTERED) HEREWITH. DEEDS OF EASEMENTS TO BE RECORDED HEREWITH.

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.

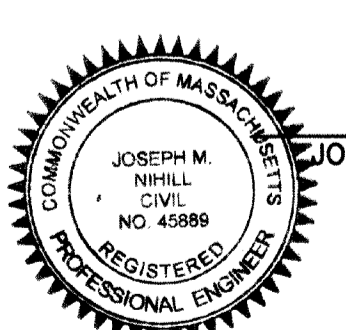
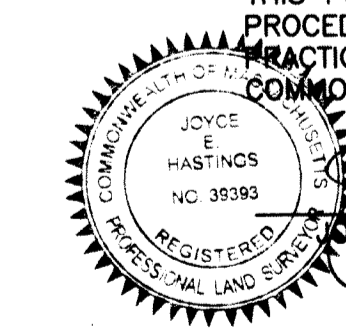
Maryon White 7/30/14
TOWN CLERK DATE

APPROVED BY:
MEDWAY PLANNING BOARD

[Signatures]

APPROVED: 6-24-14
ENDORSED: 7-29-14

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.

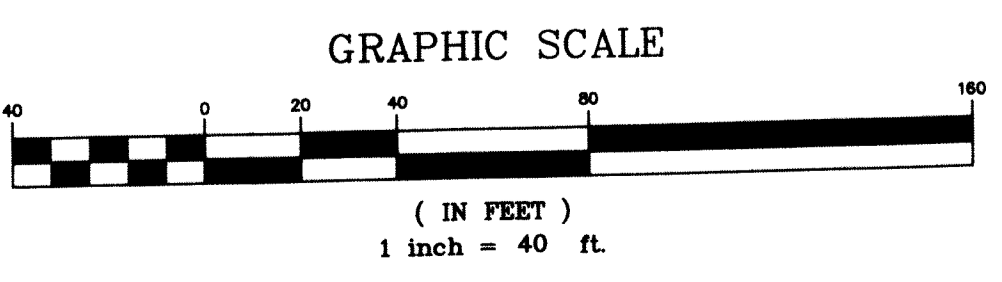


[Signature] JOYCE E. HASTINGS P.L.S. 7/22/14
DATE

[Signature] JOSEPH M. NIHILL, P.E. 7/22/14
DATE

EXISTING CONDITIONS

NOTE: DATUM USED FOR THIS SURVEY IS BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929



REVISIONS			
No.	DATE	DESCRIPTION	DES. CKD.
1	4/08/14	PROVIDE DRAINAGE TREATMENT UNITS	
2	7/22/14	PLANNING BOARD CONDITIONS OF APPROVAL	

FIELD:

DESIGN BY: WML
DRAWN BY: WML
CHECKED BY: WML

GLM ENGINEERING CONSULTANTS, INC.
19 EXCHANGE STREET
HOLLISTON, MASSACHUSETTS 01748
(508)429-1100 fax:(508)429-7160

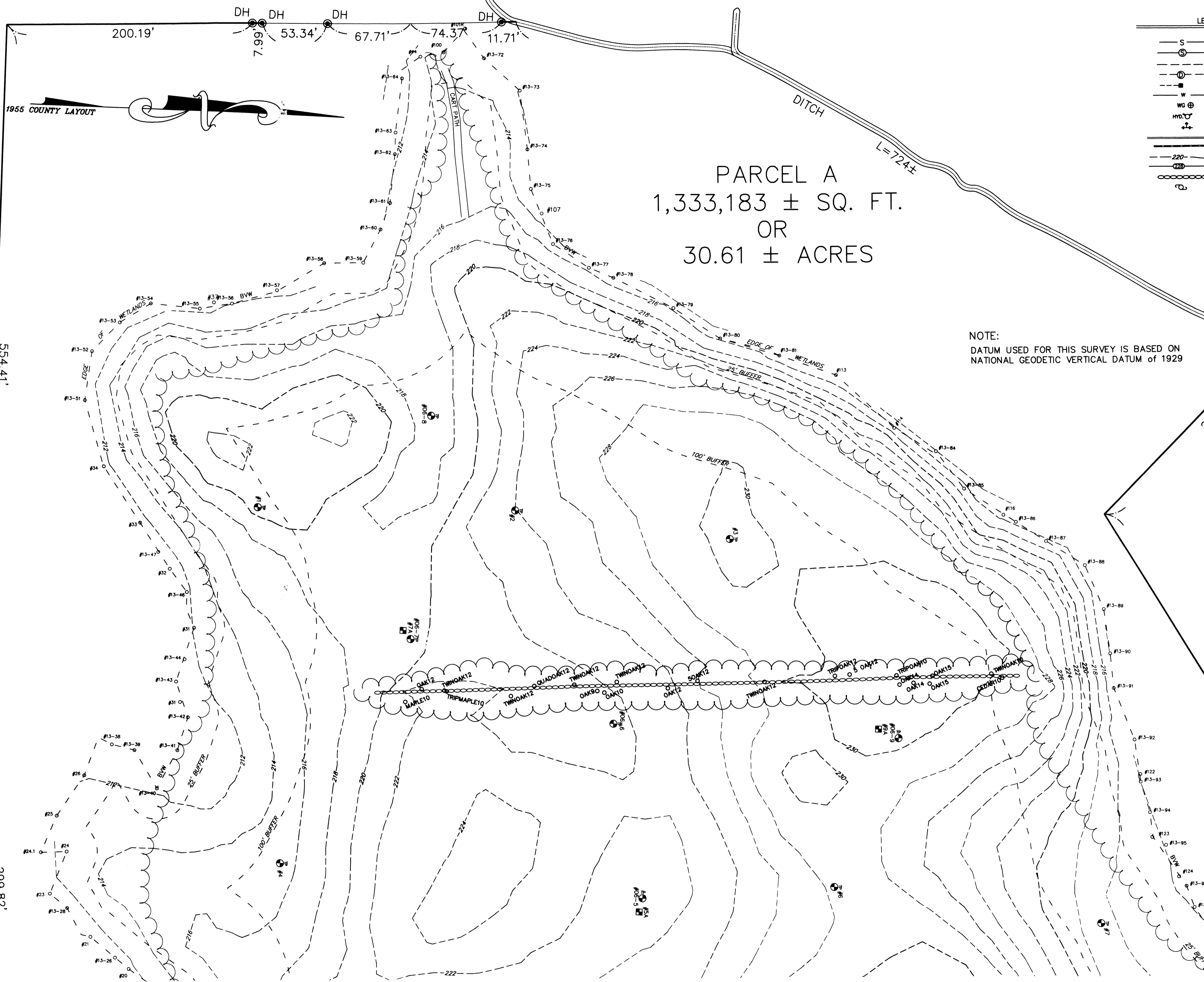
ADULT RETIREMENT COMMUNITY PLANNED UNIT DEVELOPMENT
"MILLSTONE VILLAGE"
MEDWAY, MASSACHUSETTS

OWNER: BETTY McCALL-VERNAGLI
12 PARTRIDGE STREET
MEDWAY, MASSACHUSETTS 02053

APPLICANT: ELITE HOME BUILDERS LLC
P.O. BOX 1205
WESTBORO, MASSACHUSETTS 01581

JOB No.	12,878
SCALE:	1"=40'
DATE:	OCTOBER 15, 2013
SHEET No.	3 OF 21

26,196



PARCEL A
 1,333,183 ± SQ. FT.
 OR
 30.61 ± ACRES

- LEGEND
- S — SEWER LINE (8" PVC TYP.)
 - (S) — SEWER MANHOLE
 - (D) — DRAINAGE LINE (SIZE AS NOTED)
 - (D) — DRAINAGE MANHOLE
 - (C) — CATCH BASIN
 - W — WATER LINE
 - WG ⊕ — WATERGATE
 - HYD ⊕ — HYDRANT
 - W T — WATER TEE
 - (M) — MODIFIED CAPE COD BERM
 - (V) — VERTICAL GRANITE CURB
 - 220 — EXISTING CONTOUR
 - (220) — PROPOSED CONTOUR
 - (S) — STONE WALL
 - (U) — UTILITY POLE

NOTE:
 DATUM USED FOR THIS SURVEY IS BASED ON
 NATIONAL GEODETIC VERTICAL DATUM OF 1929

APPROVED BY:
 MEDWAY PLANNING BOARD

[Signatures]

APPROVED: 6-24-14
 ENDORSED: 7-29-14

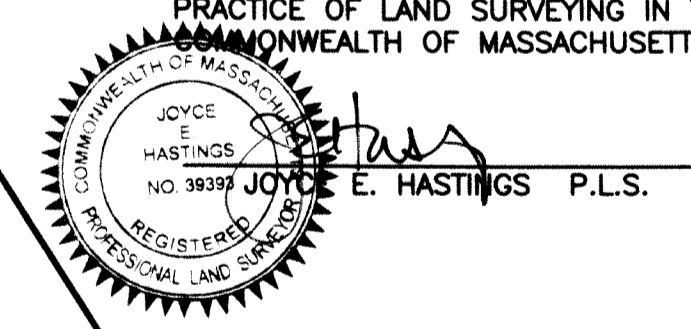
APPROVED 6-29-14 SUBJECT TO COVENANT
 CONDITIONS SET FORTH IN A COVENANT EXECUTED
 BY Steven Vernaghi DATED 7-29-14 AND TO
 BE (RECORDED) (REGISTERED) HEREWITH.
 DEEDS OF EASEMENTS TO BE RECORDED HEREWITH.

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

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.

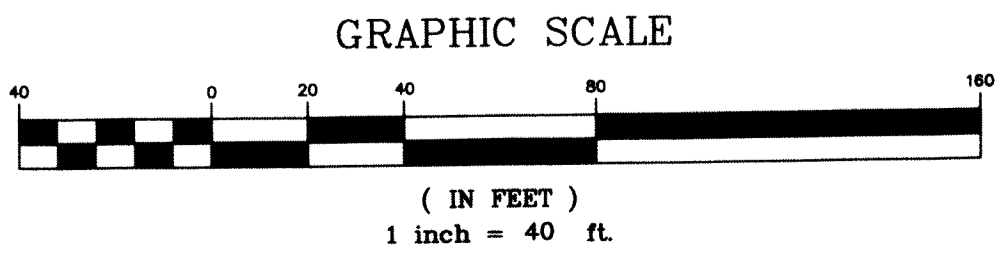


7/22/14
 DATE

[Signature]
 JOSEPH M. NIHILL, P.E.

7/22/14
 DATE

EXISTING CONDITIONS



REVISIONS			
No.	DATE	DESCRIPTION	DES. CKD.
1	4/08/14	PROVIDE DRAINAGE TREATMENT UNITS	
2	7/22/14	PLANNING BOARD CONDITIONS OF APPROVAL	

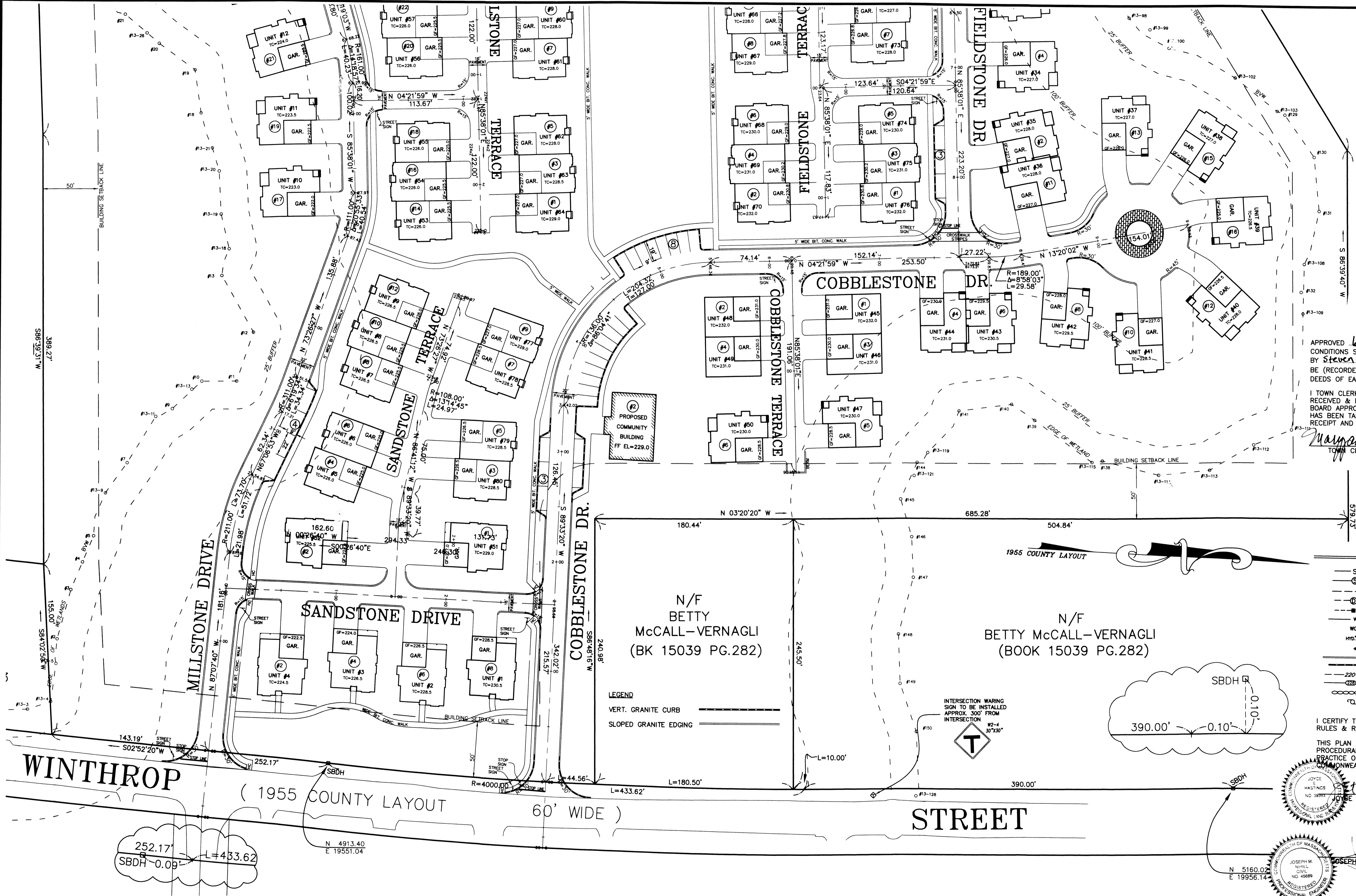
FIELD:
 DESIGN BY: WML
 DRAWN BY: WML
 CHECKED BY: WML

GLM ENGINEERING
 CONSULTANTS, INC.
 19 EXCHANGE STREET
 HOLLISTON, MASSACHUSETTS 01746
 (508)429-1100 fax:(508)429-7180

ADULT RETIREMENT COMMUNITY PLANNED UNIT DEVELOPMENT
"MILLSTONE VILLAGE"
 MEDWAY, MASSACHUSETTS
 OWNER: BETTY MCCALL-VERNAGLI
 12 PARTRIDGE STREET
 MEDWAY, MASSACHUSETTS 02053
 APPLICANT: ELITE HOME BUILDERS LLC
 P.O. BOX 1205
 WESTBORO, MASSACHUSETTS 01581

JOB No. 12,878
 SCALE: 1"=40'
 DATE: OCTOBER 15, 2013
 SHEET No. 4 OF 21

26,196



APPROVED BY:
 MEDWAY PLANNING BOARD
[Signatures]

APPROVED: 6-24-14
 ENDORSED: 7-29-14

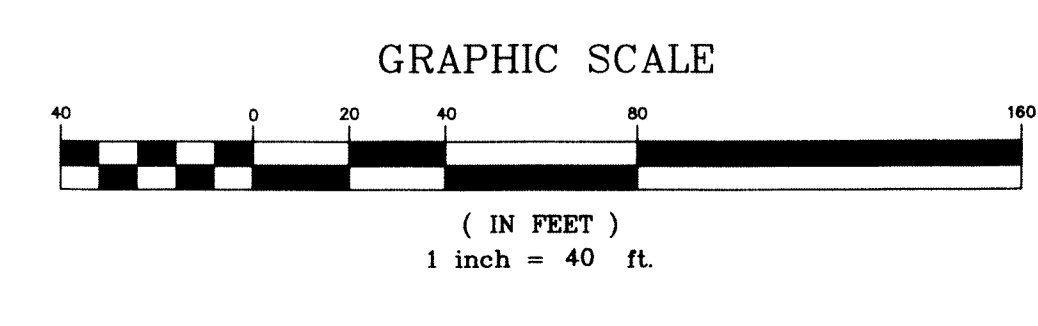
APPROVED 6-24-14 SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY Steven Vennessa DATED 7-29-14 AND TO BE (RECORDED) (REGISTERED) HERewith. DEEDS OF EASEMENTS TO BE RECORDED HERewith.
 I, TOWN CLERK OF THE TOWN OF MEDWAY, RECEIVED & RECORDED FROM THE PLANNING BOARD APPROVAL OF THIS 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

- LEGEND
- S — SEWER LINE (8" PVC TYP.)
 - ⊕ — SEWER MANHOLE
 - — DRAINAGE LINE (SIZE AS NOTED)
 - ⊕ — DRAINAGE MANHOLE
 - — CATCH BASIN
 - W — WATER LINE
 - WG ⊕ — WATERGATE
 - HYD — HYDRANT
 - — WATER TEE
 - — MODIFIED CAPE COD BERM
 - — VERTICAL GRANITE CURB
 - — EXISTING CONTOUR
 - — PROPOSED CONTOUR
 - — STONE WALL
 - ⊕ — UTILITY POLE

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.

JOYCE E. HASTINGS
 REGISTERED PROFESSIONAL LAND SURVEYOR
 JOYCE E. HASTINGS P.L.S.
 7/22/14 DATE

JOSEPH M. NIHILL, P.E.
 REGISTERED PROFESSIONAL ENGINEER
 N 5160.02
 E 19956.14
 7/22/14 DATE



REVISIONS			FIELD:
No.	DATE	DESCRIPTION	DES. CKD.
1	4/08/14	PROVIDE DRAINAGE TREATMENT UNITS	WML
2	7/22/14	PLANNING BOARD CONDITIONS OF APPROVAL	WML

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

ADULT RETIREMENT COMMUNITY PLANNED UNIT DEVELOPMENT
 "MILLSTONE VILLAGE"
 MEDWAY, MASSACHUSETTS
 OWNER: BETTY McCALL-VERNAGLI
 12 PARTRIDGE STREET
 MEDWAY, MASSACHUSETTS 02053
 APPLICANT: ELITE HOME BUILDERS LLC
 P.O. BOX 1205
 WESTBORO, MASSACHUSETTS 01581

SITE LAYOUT
 JOB No. 12,878
 SCALE: 1"=40'
 DATE: OCTOBER 15, 2013
 SHEET No. 5 OF 21

961'92"

1955 COUNTY LAYOUT

PARCEL A
1,333,183 ± SQ. FT.
OR
30.61 ± ACRES

APPROVED 6-24-14 SUBJECT TO COVENANT
CONDITIONS SET FORTH IN A COVENANT EXECUTED
BY Steven Verinco DATED 7-29-14 AND TO
BE (RECORDED) (REGISTERED) HERewith.
DEEDS OF EASEMENTS TO BE RECORDED HERewith.

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.

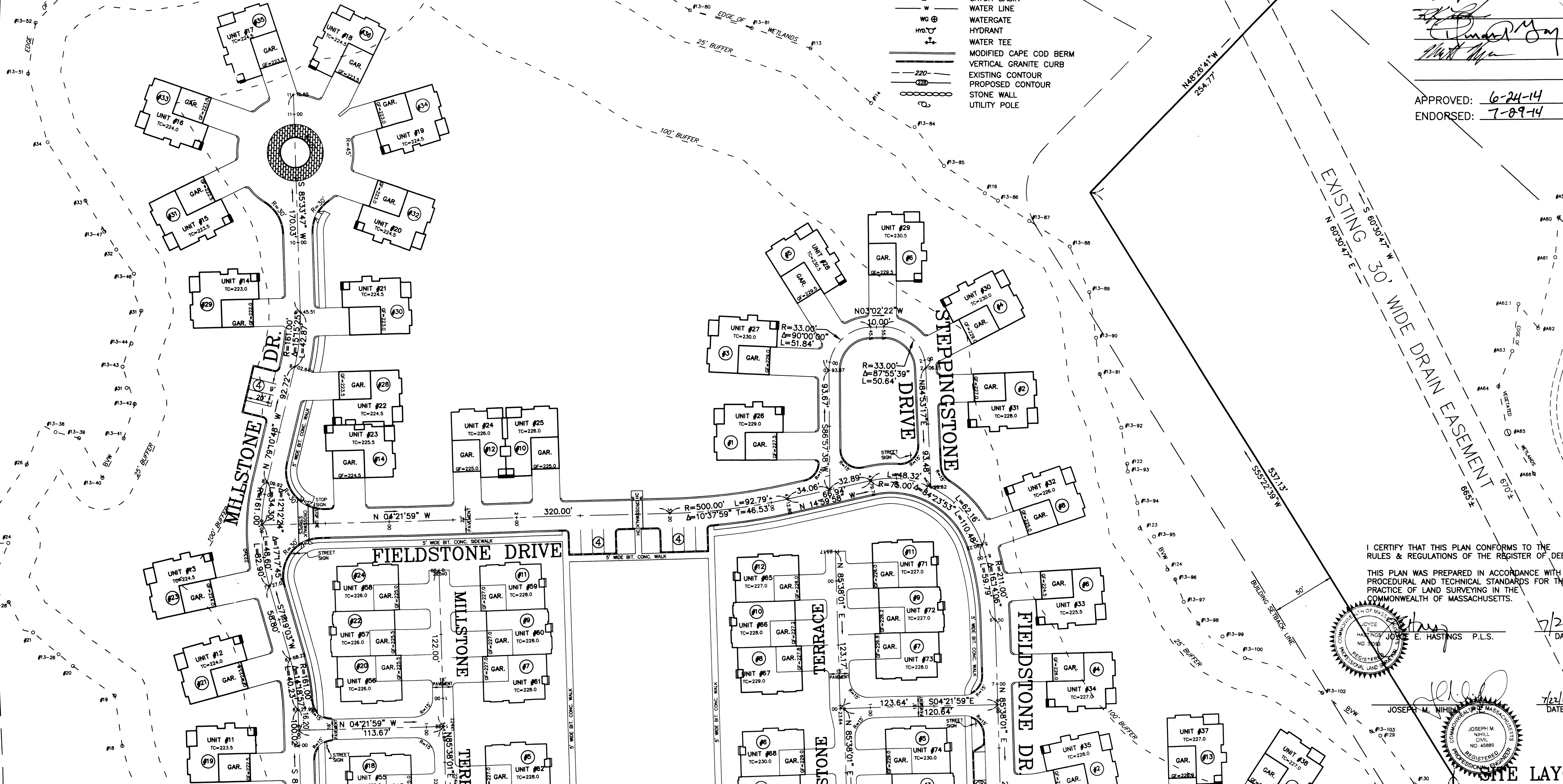
Maryanne White 7/30/14
TOWN CLERK DATE

APPROVED BY:
MEDWAY PLANNING BOARD

[Signature]
[Signature]
[Signature]

APPROVED: 6-24-14
ENDORSED: 7-29-14

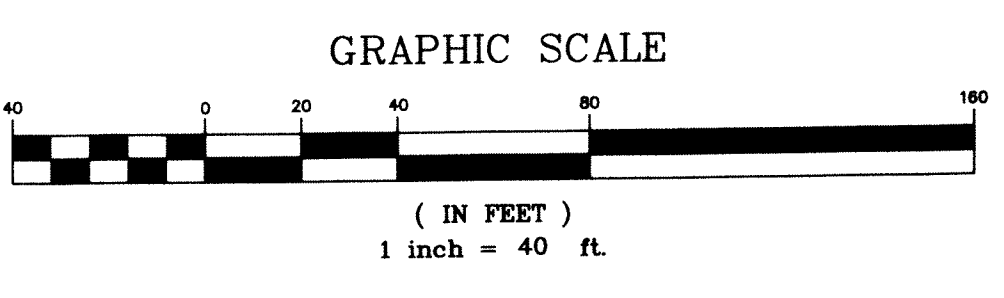
- LEGEND
- S SEWER LINE (8" PVC TYP.)
 - ⊙ SEWER MANHOLE
 - DRAINAGE LINE (SIZE AS NOTED)
 - ⊙ DRAINAGE MANHOLE
 - CATCH BASIN
 - W WATER LINE
 - ⊙ WATERGATE
 - ⊙ HYDRANT
 - ⊕ WATER TEE
 - MODIFIED CAPE COD BERM
 - VERTICAL GRANITE CURB
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - ⊙ STONE WALL
 - ⊙ UTILITY POLE



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] 7/22/14
DATE
JOSEPH M. NIHIRI
REGISTERED PROFESSIONAL LAND SURVEYOR
7/22/14
DATE



REVISIONS			
No.	DATE	DESCRIPTION	DES. CKD.
1	4/08/14	PROVIDE DRAINAGE TREATMENT UNITS	
2	7/22/14	PLANNING BOARD CONDITIONS OF APPROVAL	

FIELD:
DESIGN BY: WML
DRAWN BY: WML
CHECKED BY: WML

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

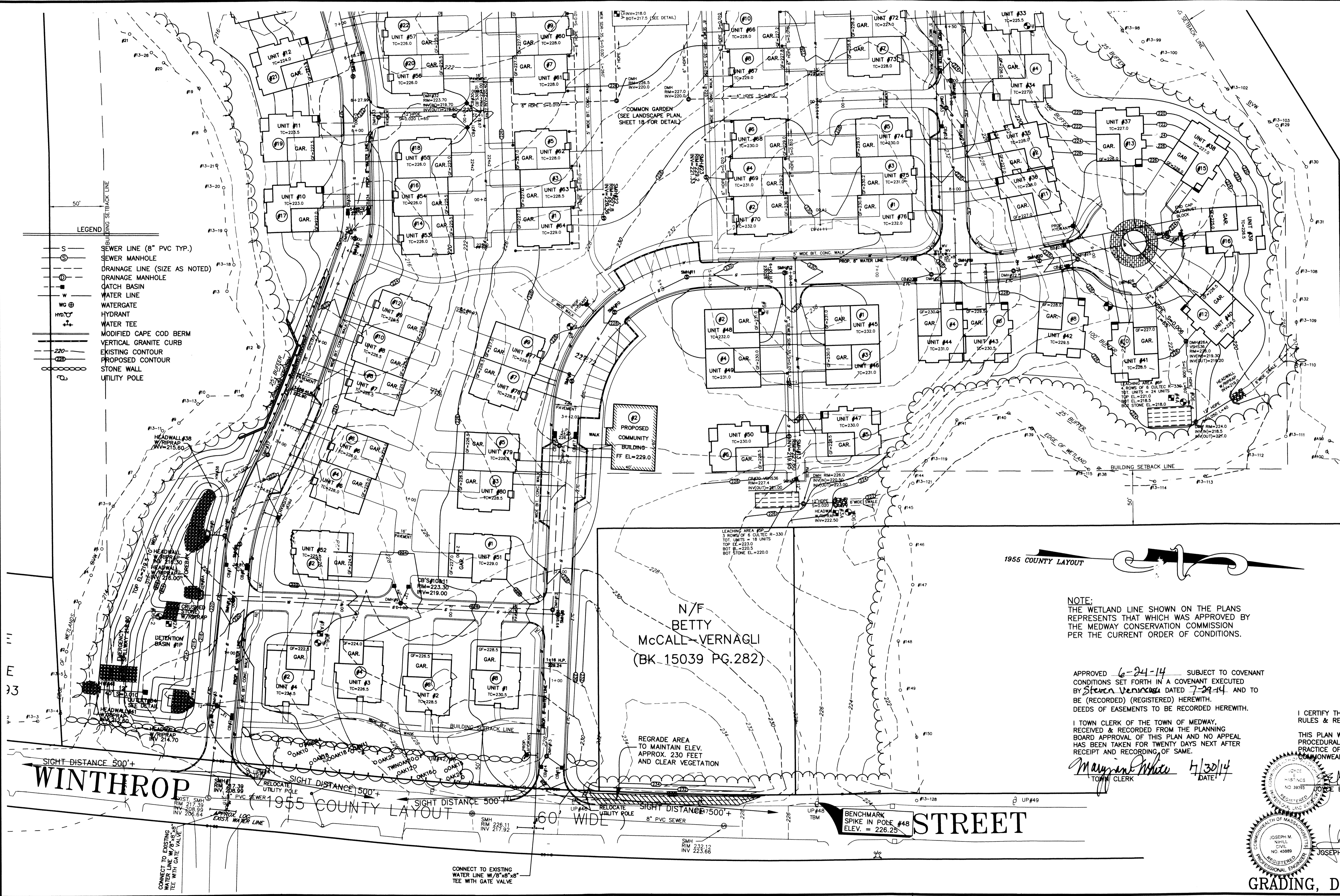
ADULT RETIREMENT COMMUNITY PLANNED UNIT DEVELOPMENT
"MILLSTONE VILLAGE"
MEDWAY, MASSACHUSETTS

OWNER: BETTY MCCALL-VERNAGLI
12 PARTRIDGE STREET
MEDWAY, MASSACHUSETTS 02053

APPLICANT: ELITE HOME BUILDERS LLC
P.O. BOX 1205
WESTBORO, MASSACHUSETTS 01581

JOB No. 12,878
SCALE: 1"=40'
DATE: OCTOBER 15, 2013
SHEET No. 6 OF 21

26,196



APPROVED BY:
MEDWAY PLANNING BOARD

Carla...
...
...

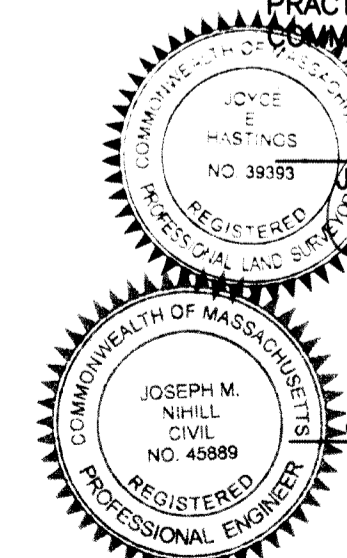
APPROVED: 6-24-14
ENDORSED: 7-29-14

NOTE:
THE WETLAND LINE SHOWN ON THE PLANS REPRESENTS THAT WHICH WAS APPROVED BY THE MEDWAY CONSERVATION COMMISSION PER THE CURRENT ORDER OF CONDITIONS.

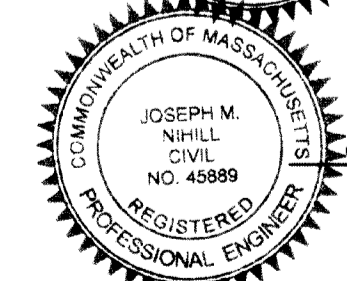
APPROVED 6-24-14 SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY Steven Veninica DATED 7-29-14 AND TO BE (RECORDED) (REGISTERED) HERewith. DEEDS OF EASEMENTS TO BE RECORDED HERewith.

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.
Margaret White 7/30/14
TOWN CLERK

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.

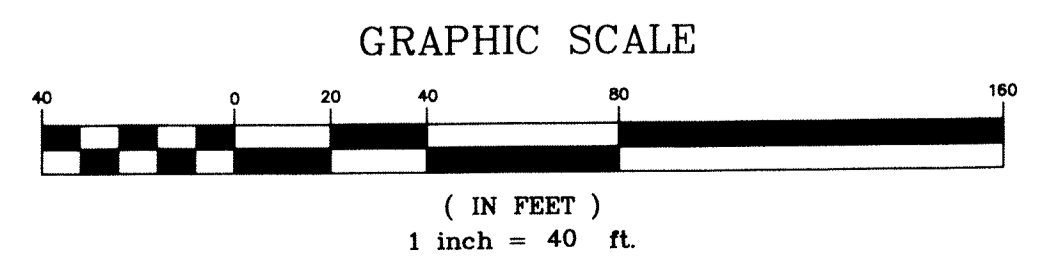


Joseph E. Hastings
JOSEPH E. HASTINGS, P.L.S.
7/22/14
DATE



Joseph M. Nihill
JOSEPH M. NIHILL, P.E.
7/22/14
DATE

GRADING, DRAINAGE & UTILITY



REVISIONS			
No.	DATE	DESCRIPTION	DES. CKD.
1	4/08/14	PROVIDE DRAINAGE TREATMENT UNITS	
2	7/22/14	PLANNING BOARD CONDITIONS OF APPROVAL	

FIELD:
DESIGN BY: WML
DRAWN BY: WML
CHECKED BY: WML

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

ADULT RETIREMENT COMMUNITY PLANNED UNIT DEVELOPMENT
"MILLSTONE VILLAGE"
MEDWAY, MASSACHUSETTS
OWNER: BETTY McCALL-VERNAGLI
12 PARTRIDGE STREET
MEDWAY, MASSACHUSETTS 02053
APPLICANT: ELITE HOME BUILDERS LLC
P.O. BOX 1205
WESTBORO, MASSACHUSETTS 01581

JOB No. 12,878
SCALE: 1"=40'
DATE: OCTOBER 15, 2013
SHEET No. 7 OF 21

26,196

1955 COUNTY LAYOUT

PARCEL A
1,333,183 ± SQ. FT.
OR
30.61 ± ACRES

APP: /ED 6-24-14 SUBJECT TO COVENANT
CONDITIONS SET FORTH IN A COVENANT EXECUTED
BY Steven Vennera DATED 7-29-14 AND TO
BE (RECORDED) (REGISTERED) HEREWITH.
DEEDS OF EASEMENTS TO BE RECORDED HEREWITH.

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.

Maryann White 7/30/14
TOWN CLERK DATE

APPROVED BY:
MEDWAY PLANNING BOARD

[Signatures]

APPROVED: 6-24-14
ENDORSED: 7-29-14

LEGEND

- S SEWER LINE (6" PVC TYP.)
- ⊙ SEWER MANHOLE
- DRAINAGE LINE (SIZE AS NOTED)
- ⊙ DRAINAGE MANHOLE
- CATCH BASIN
- W WATER LINE
- WG WATERGATE
- HYD. HYDRANT
- WATER TEE
- MODIFIED CAPE COD BERM
- VERTICAL GRANITE CURB
- EXISTING CONTOUR
- PROPOSED CONTOUR
- STONE WALL
- UTILITY POLE

NOTE:
THE WETLAND LINE SHOWN ON THE PLANS
REPRESENTS THAT WHICH WAS APPROVED BY
THE MEDWAY CONSERVATION COMMISSION
PER THE CURRENT ORDER OF CONDITIONS.

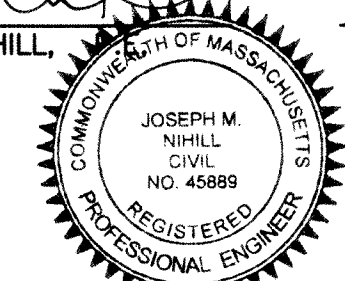
EXISTING 30' WIDE DRAIN EASEMENT

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

THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE
PRACTICE OF LAND SURVEYING IN THE
COMMONWEALTH OF MASSACHUSETTS.

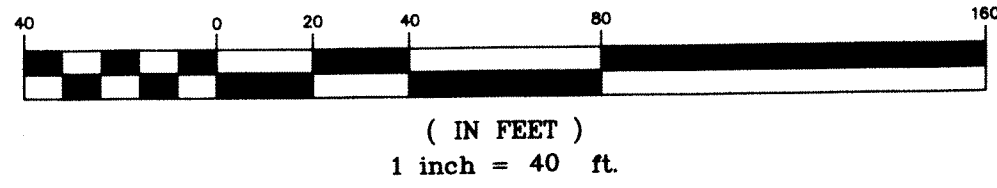
[Signature]
JOSEPH E. HASTINGS, P.L.S.
7/22/14
DATE

[Signature]
JOSEPH M. NIHILL
7/22/14
DATE



GRADING, DRAINAGE & UTILITY

GRAPHIC SCALE



REVISIONS

No.	DATE	DESCRIPTION	DES. CKD.
1	4/08/14	PROVIDE DRAINAGE TREATMENT UNITS	
2	7/22/14	PLANNING BOARD CONDITIONS OF APPROVAL	

FIELD:
DESIGN BY: WML
DRAWN BY: WML
CHECKED BY: WML

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

ADULT RETIREMENT COMMUNITY PLANNED UNIT DEVELOPMENT
"MILLSTONE VILLAGE"
MEDWAY, MASSACHUSETTS
OWNER: BETTY McCALL-VERNAGLI
12 PARTRIDGE STREET
MEDWAY, MASSACHUSETTS 02053
APPLICANT: ELITE HOME BUILDERS LLC
P.O. BOX 1205
WESTBORO, MASSACHUSETTS 01581

JOB No. 12,878
SCALE: 1"=40'
DATE: OCTOBER 15, 2013
SHEET No. 8 OF 21

26,196



APPROVED BY:
MEDWAY PLANNING BOARD

[Signature]
[Signature]
[Signature]

APPROVED: 6-24-14
ENDORSED: 7-29-14

APPROVED 6-24-14 SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY STEVEN VENICASA DATED 7-29-14 AND TO BE (RECORDED) (REGISTERED) HEREWITH. DEEDS OF EASEMENTS TO BE RECORDED HEREWITH.

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

DUST CONTROL PLAN:

1. DISTURBED AREAS THAT ARE NOT SUBJECT TO CONSTRUCTION TRAFFIC, SHALL RECEIVE A QUICK ROOTED 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 NINETY (90) 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 PROPOSED ROADWAY ENTRANCES SHALL BE COVERED WITH FOUR (4) INCHES OF 1 1/2 INCH CRUSHED STONE TO STABILIZE THE AREA AS SHOWN ON THE PLAN.
4. WATER SPRAYING SHALL BE UTILIZED ON ALL DISTURBED AREAS DURING DRY WEATHER TO PREVENT DUST. WATER SHALL BE KEPT ON SITE AT ALL TIMES DURING THE DURING THE SUMMER MONTHS OF CONSTRUCTION.

EROSION AND SEDIMENTATION CONTROL:

1. SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD, WITH SUCH MEASURES IN PLACE AND OBSERVED PRIOR TO ANY WORK STARTING ON THE PROJECT.
2. A TEMPORARY SEDIMENT BASIN SHALL BE CONSTRUCTED AND HAYBALES INSTALLED ALONG THE BASIN DIKE, PRIOR TO ANY GRADING OF THE ROADWAY. NOTE THAT A SWALE SHALL BE CONSTRUCTED TO ENSURE ANY SURFACE FLOW FROM THE CONSTRUCTION AREA ENTERS THE BASIN.
3. EROSION CONTROL MEASURES SHALL BE MONITORED ON A DAILY BASIS, OR AS NEEDED, AND BE REINFORCED, REPAIRED, OR REPLACED AS NEEDED.
4. AT THE END OF THE WORK DAY EROSION CONTROLS (HAYBALES) SHALL BE REPLACED ALONG THE ENTRANCE TO THE PROJECT SITE AT WINTHROP STREET.
5. THE EROSION CONTROLS MEASURES SHALL BE INSPECTED PERIODICALLY TO ENSURE THEY ARE MAINTAINED IN GOOD WORKING ORDER. AT A MINIMUM THEY SHALL BE INSPECTED MONTHLY AND WITHIN 24 HOURS OF A RAIN EVENT.
6. THE CATCH BASINS AND MANHOLES SHALL BE INSTALLED, HOWEVER, THEY SHALL NOT BE PUT INTO USE UNTIL SUCH TIME THAT THE ROADWAY BINDER COARSE HAS BEEN INSTALLED.

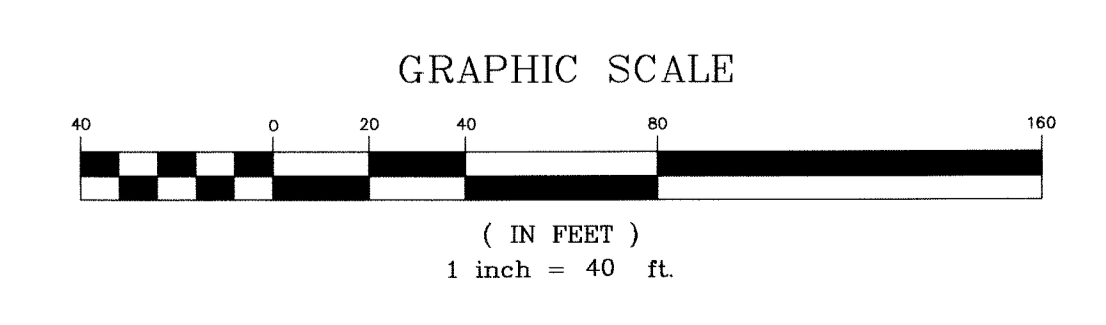
I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES & REGULATIONS OF THE REGISTER OF DEEDS.

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

[Signature] 7/22/14
JOYCE E. HASTINGS P.L.S. DATE

[Signature] 7/22/14
JOSEPH M. NIHILL, P.E. DATE

EROSION CONTROL



REVISIONS		
No.	DATE	DESCRIPTION
1	4/08/14	PROVIDE DRAINAGE TREATMENT UNITS
2	7/22/14	PLANNING BOARD CONDITIONS OF APPROVAL

FIELD:
DESIGN BY: WML
DRAWN BY: WML
CHECKED BY: WML

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

ADULT RETIREMENT COMMUNITY PLANNED UNIT DEVELOPMENT
"MILLSTONE VILLAGE"
MEDWAY, MASSACHUSETTS

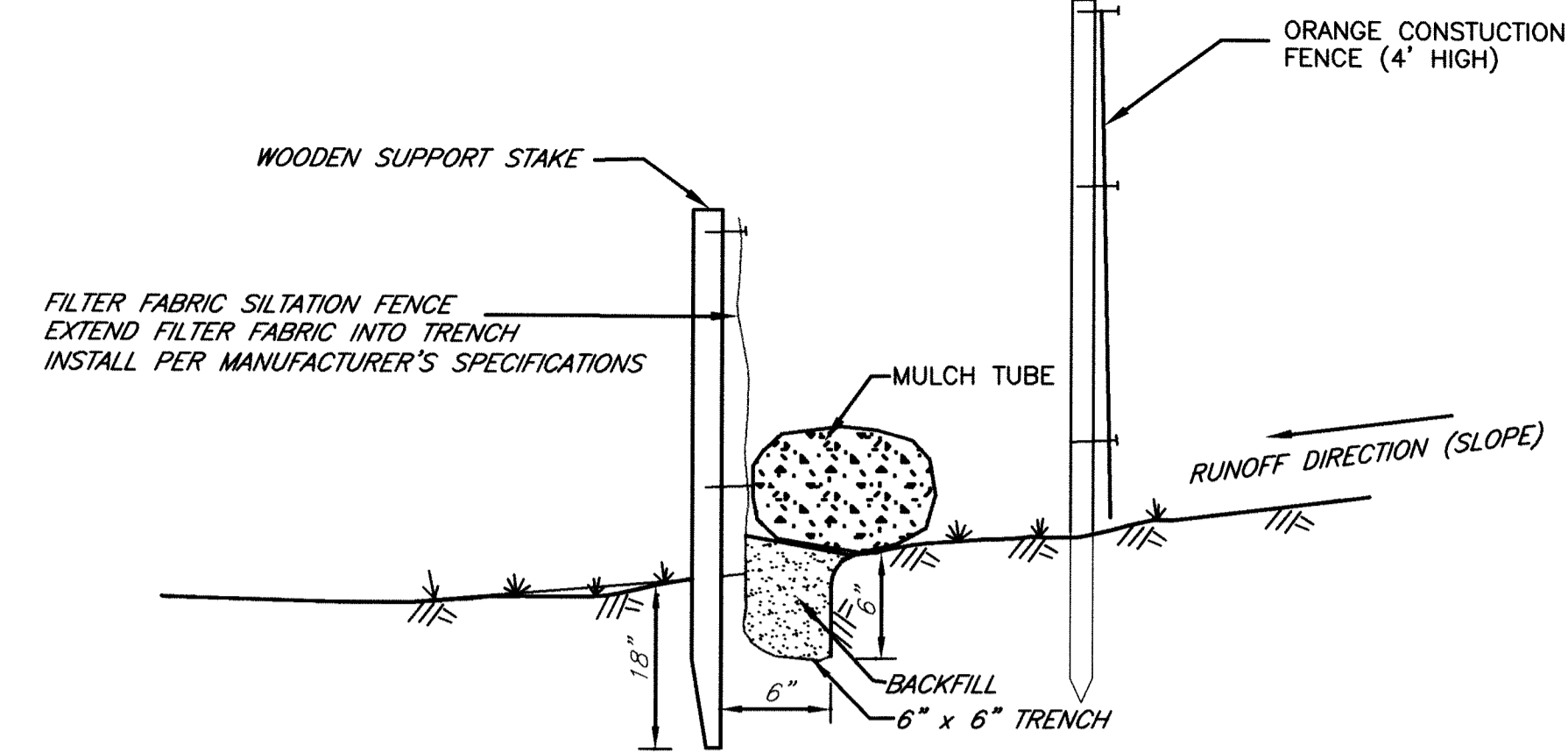
OWNER: BETTY McCALL-VERNAGLI
12 PARTRIDGE STREET
MEDWAY, MASSACHUSETTS 02053

APPLICANT: ELITE HOME BUILDERS LLC
P.O. BOX 1205
WESTBORO, MASSACHUSETTS 01581

JOB No. 12,878
SCALE: 1"=40'
DATE: OCTOBER 15, 2013
SHEET No. 9 OF 21

26192

PARCEL A
1,333,183 ± SQ. FT.
OR
30.61 ± ACRES



CONSTRUCTION NOTES:

1. FILTER CLOTH SHALL BE FASTENED SECURELY TO STAKES.
2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPED BY 6 INCHES AND FOLDED.
3. ENTRENCH SILT FENCE AT LEAST 6 INCHES.
4. INSPECTIONS SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED, OR WHEN SEDIMENT ACCUMULATES TO THE HEIGHT OF THE MULCH TUBE.

EROSION CONTROL BARRIER DETAIL
NOT TO SCALE

APPROVED BY:
MEDWAY PLANNING BOARD

[Signatures]

APPROVED: 6-24-14
ENDORSED: 7-29-14

APPROVED 6-24-14 SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY STEVEN VENINCASA DATED 7-29-14 AND TO BE (RECORDED) (REGISTERED) HEREWITH. DEEDS OF EASEMENTS TO BE RECORDED HEREWITH.

I TOWN CLERK OF THE TOWN OF MEDWAY, RECEIVED & RECORDED FOR 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

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.

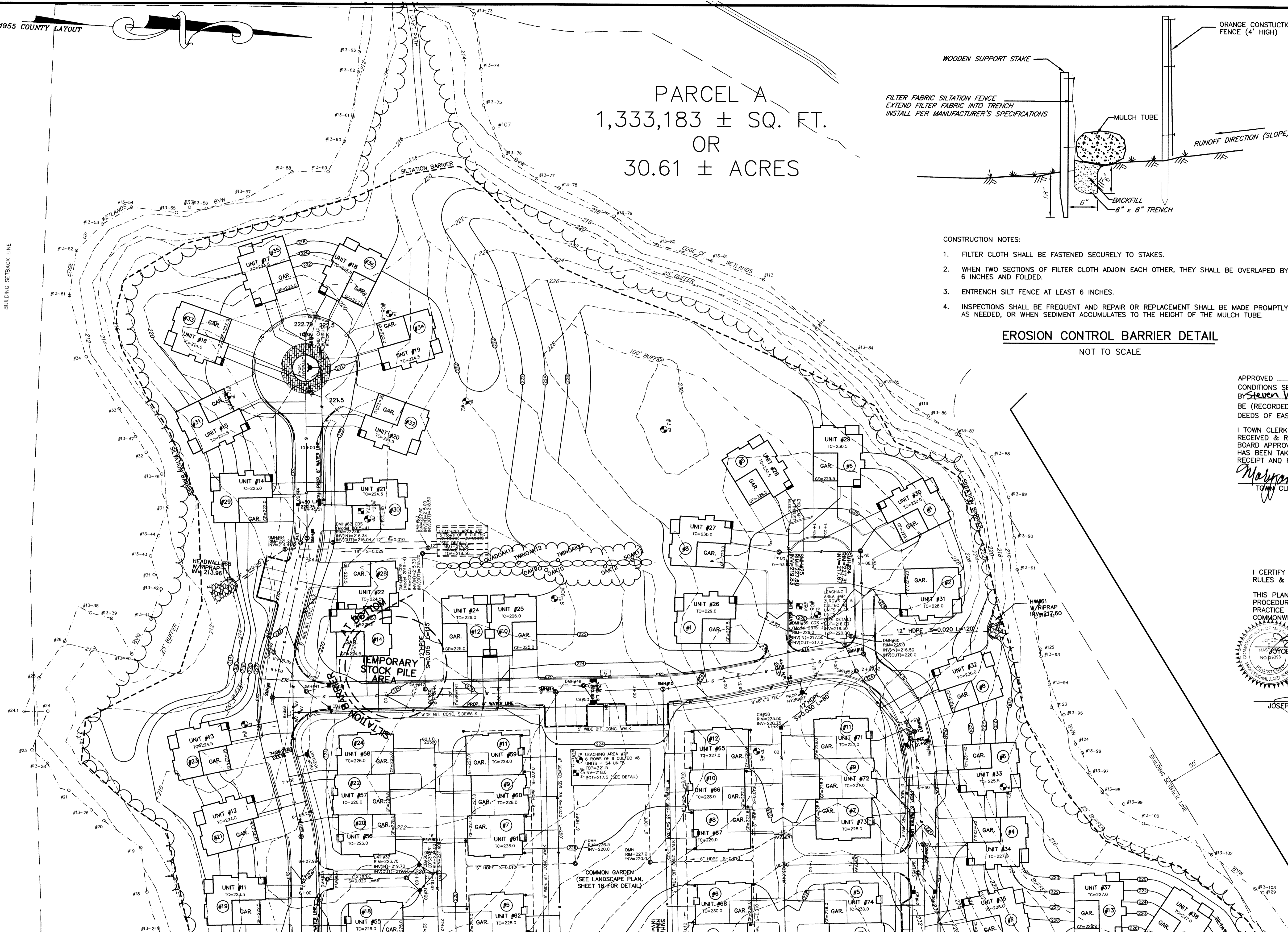
[Signature] 7/22/14
JOYCE E. HASTINGS P.L.S. DATE

[Signature] 7/22/14
JOSEPH M. NIHILL, REGISTERED PROFESSIONAL ENGINEER DATE

[Seal]
COMMONWEALTH OF MASSACHUSETTS
JOSEPH M. NIHILL
CIVIL ENGINEER
REGISTERED PROFESSIONAL ENGINEER
NO. 48899

EROSION CONTROL

BUILDING SETBACK LINE



REVISIONS

No.	DATE	DESCRIPTION	DES. CKD.
1	4/08/14	PROVIDE DRAINAGE TREATMENT UNITS	
2	7/22/14	PLANNING BOARD CONDITIONS OF APPROVAL	

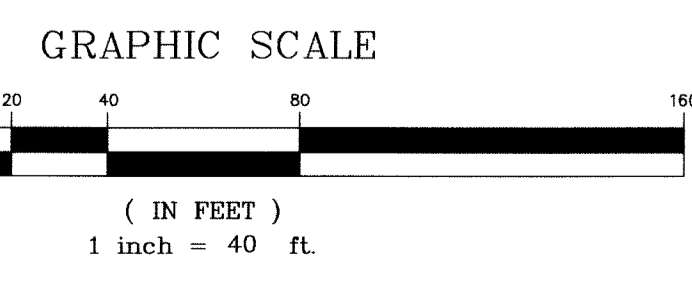
FIELD:

DESIGN BY:	WML
DRAWN BY:	WML
CHECKED BY:	WML

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

ADULT RETIREMENT COMMUNITY PLANNED UNIT DEVELOPMENT
"MILLSTONE VILLAGE"
MEDWAY, MASSACHUSETTS
OWNER: BETTY McCALL-VERNAGLI
12 PARTRIDGE STREET
MEDWAY, MASSACHUSETTS 02053
APPLICANT: ELITE HOME BUILDERS LLC
P.O. BOX 1205
WESTBORO, MASSACHUSETTS 01581

JOB No. 12,878
SCALE: 1"=40'
DATE: OCTOBER 15, 2013
SHEET No. 10 OF 21



WINTHROP STREET
WINTHROP STREET
1955 COUNTY LAYOUT

APPROVED 6-24-14 SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY Steen Veninaca DATED 7-09-14 AND TO BE (RECORDED) (REGISTERED) HERewith. DEEDS OF EASEMENTS TO BE RECORDED HERewith.

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.

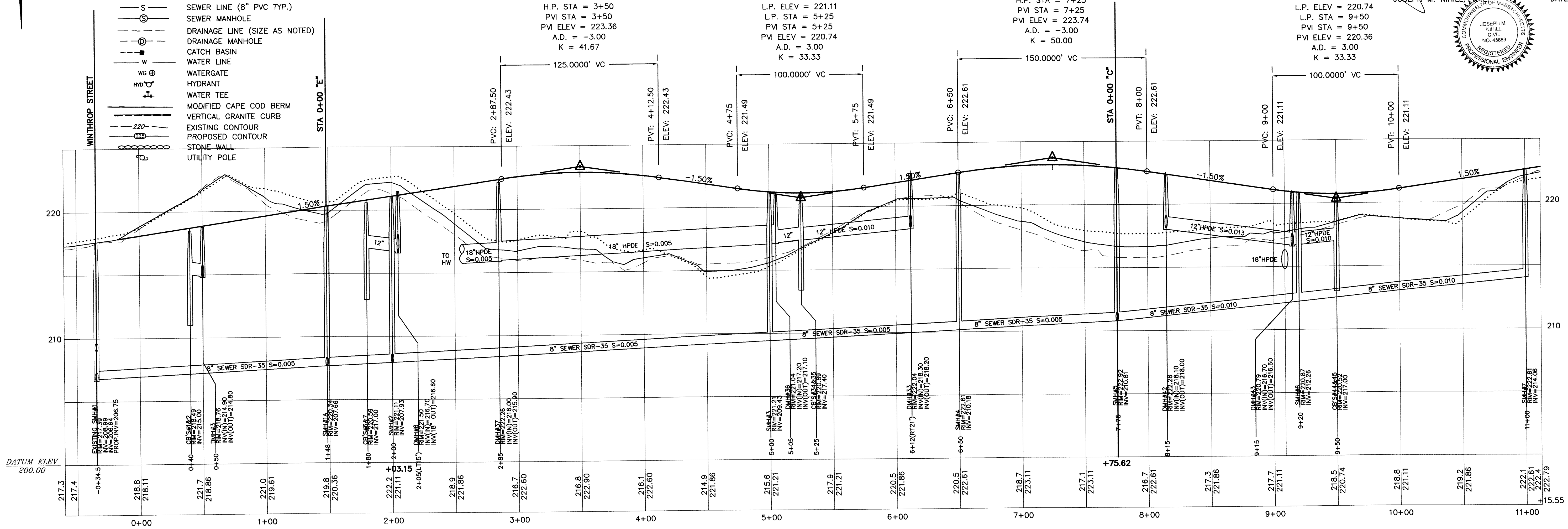
Maryanne White 7/30/14
TOWN CLERK DATE

APPROVED BY:
MEDWAY PLANNING BOARD

APPROVED: 6-24-14
ENDORSED: 7-29-14

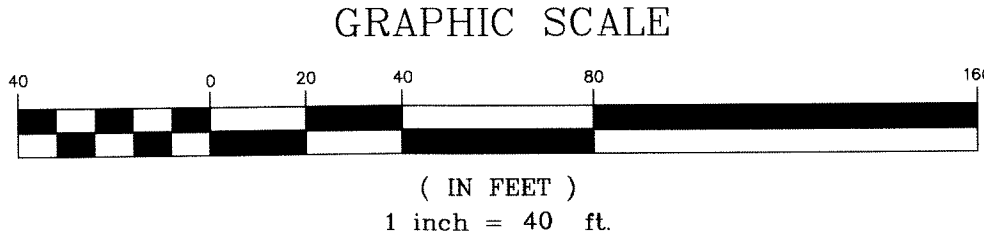
LEGEND

- S SEWER LINE (8" PVC TYP.)
- ⊙ SEWER MANHOLE
- DRAINAGE LINE (SIZE AS NOTED)
- ⊙ DRAINAGE MANHOLE
- ⊙ CATCH BASIN
- WATER LINE
- WG ⊕ WATERGATE
- HD ⊕ HYDRANT
- HT ⊕ WATER TEE
- MODIFIED CAPE COD BERM
- VERTICAL GRANITE CURB
- EXISTING CONTOUR
- PROPOSED CONTOUR
- STONE WALL
- ⊙ UTILITY POLE



MILLSTONE DRIVE

SCALE:
1" = 40' HORZ.
1" = 4' VERT.



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.

JOYCE E. HASTINGS P.L.S. 7/22/14
DATE

JOSEPH M. NIHILL P.L.S. 7/22/14
DATE

ADULT RETIREMENT COMMUNITY PLANNED UNIT DEVELOPMENT
"MILLSTONE VILLAGE"
MEDWAY, MASSACHUSETTS

OWNER: ELITE HOME BUILDERS LLC
12 PARTRIDGE STREET
WESTBORO, MASSACHUSETTS 01581

APPLICANT: BETTY MCALL-VERNAGLI
P.O. BOX 1205
MEDWAY, MASSACHUSETTS 02053

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

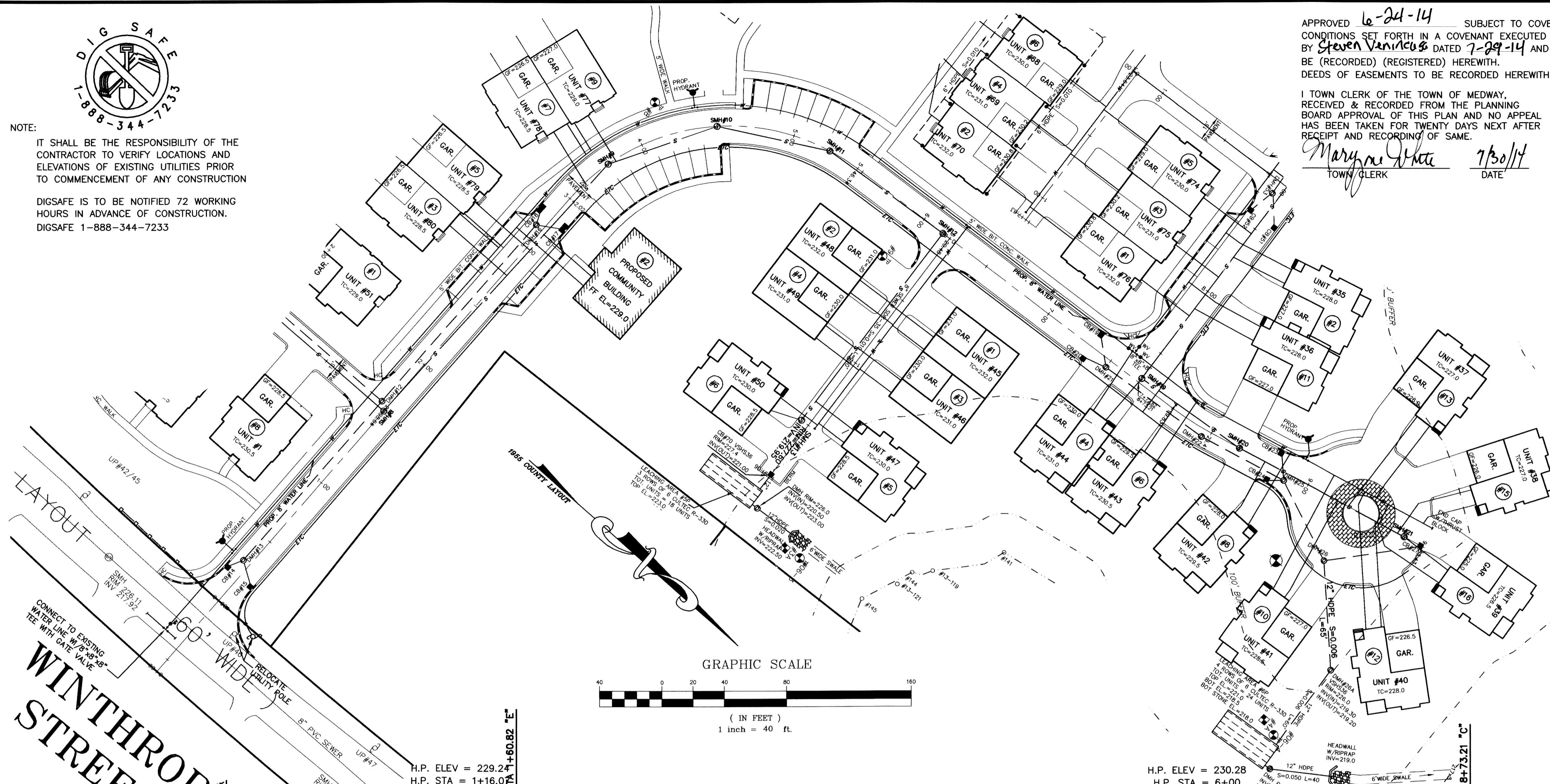
REVISIONS		FIELD:
No.	DATE	DESCRIPTION
1	4/08/14	PROVIDE DRAINAGE TREATMENT UNITS
2	7/22/14	PLANNING BOARD CONDITIONS OF APPROVAL

DESIGN BY: WML
DRAWN BY: WML
CHECKED BY: WML

JOB No. 12.878
SCALE: 1"=40'
DATE: OCTOBER 15, 2013
SHEET No. 11 OF 21



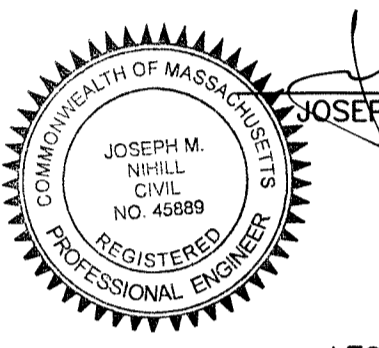
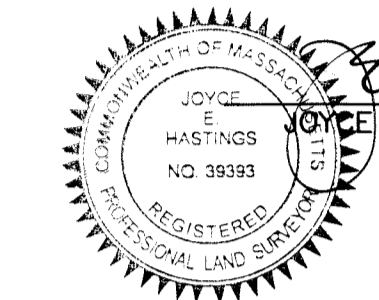
NOTE:
IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION
DIGSAFE IS TO BE NOTIFIED 72 WORKING HOURS IN ADVANCE OF CONSTRUCTION.
DIGSAFE 1-888-344-7233



APPROVED 6-24-14 SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY STEVEN VANNOG DATED 7-29-14 AND TO BE (RECORDED) (REGISTERED) HEREWITH. DEEDS OF EASEMENTS TO BE RECORDED HEREWITH.
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

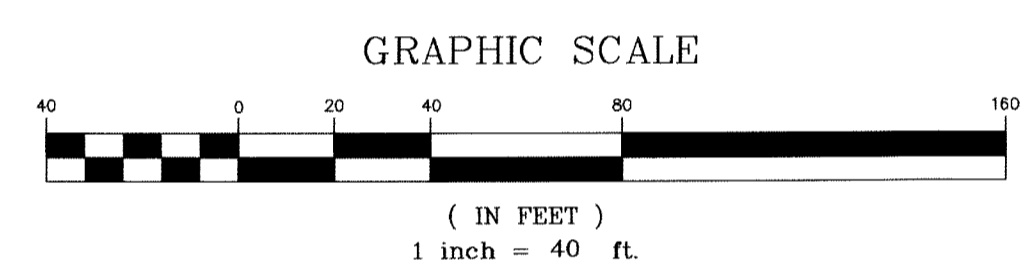
APPROVED BY:
MEDWAY PLANNING BOARD
[Signature]
APPROVED: 6-24-14
ENDORSED: 7-29-14

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.

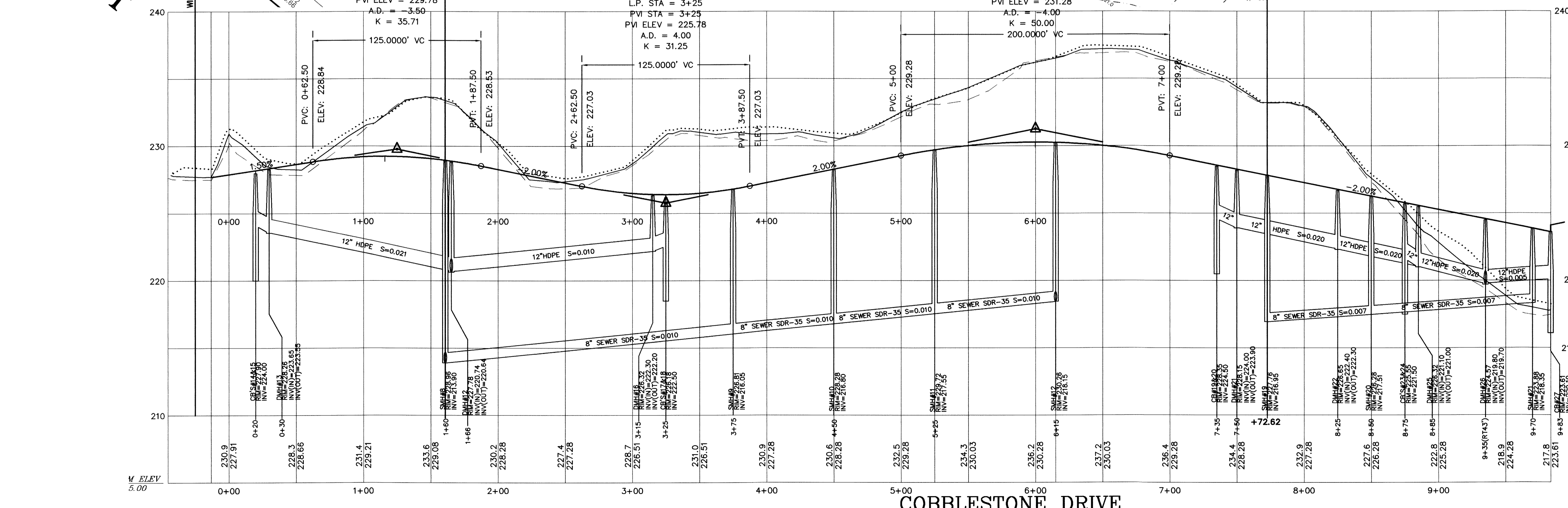


[Signature] JOYCE E. HASTINGS, P.L.S. 7/22/14 DATE
[Signature] JOSEPH M. NIHILL, P.E. 7/22/14 DATE

- LEGEND
- S SEWER LINE (8" PVC TYP.)
 - SM SEWER MANHOLE
 - DL DRAINAGE LINE (SIZE AS NOTED)
 - DM DRAINAGE MANHOLE
 - CB CATCH BASIN
 - W WATER LINE
 - WG WATERGATE
 - HYD HYDRANT
 - WT WATER TEE
 - MCB MODIFIED CAPE COD BERM
 - VGC VERTICAL GRANITE CURB
 - EC EXISTING CONTOUR
 - PC PROPOSED CONTOUR
 - SW STONE WALL
 - UP UTILITY POLE



WINTHROP STREET
CONNECT TO EXISTING WATER LINE W/ 18" 150# W/ MITI GATE VALVE



ADULT RETIREMENT COMMUNITY PLANNED UNIT DEVELOPMENT
"MILLSTONE VILLAGE"
MEDWAY, MASSACHUSETTS
APPLICANT: ELITE HOME BUILDERS LLC
12 PARTRIDGE STREET
WESTBORO, MASSACHUSETTS 01581

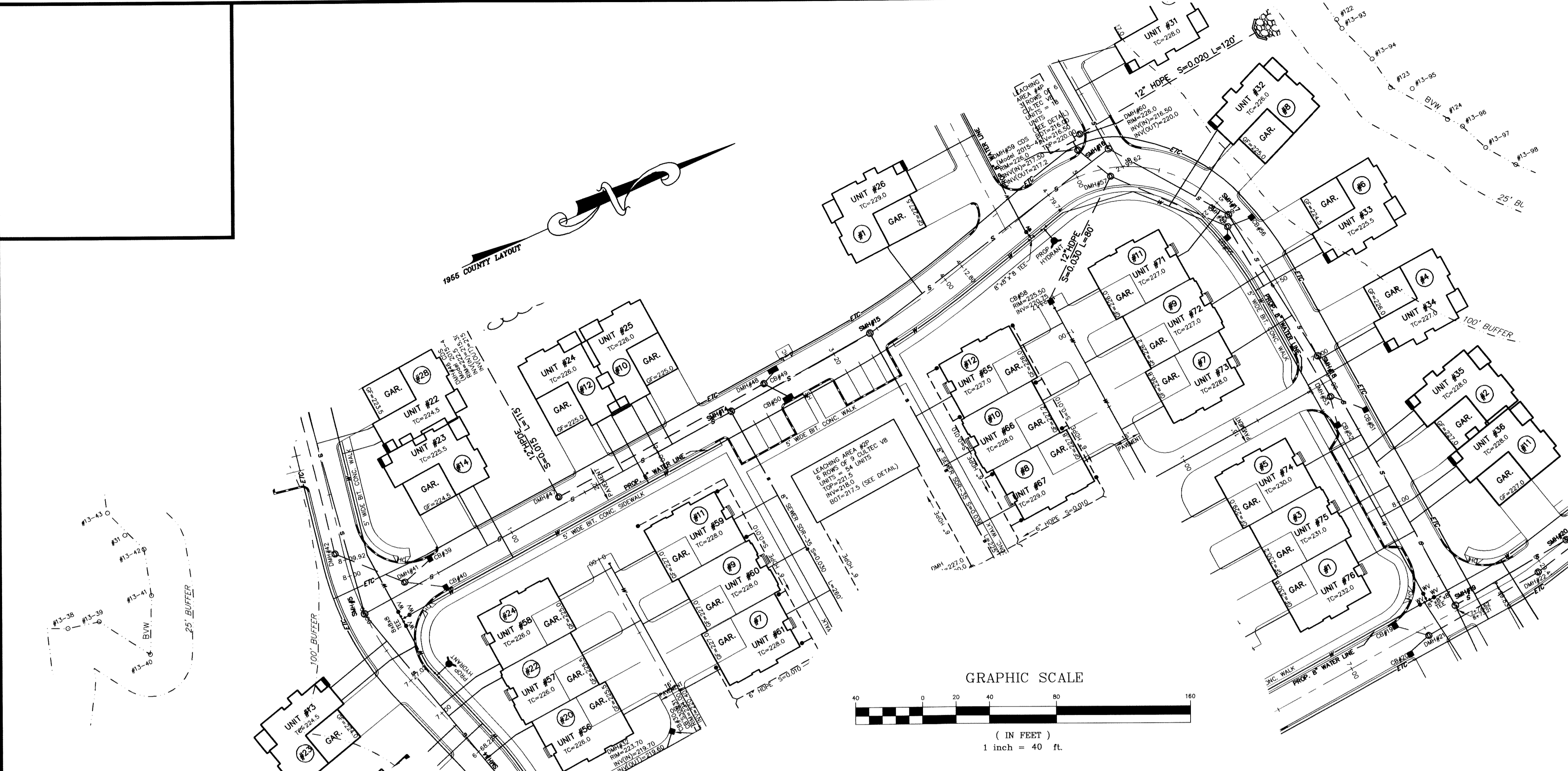
GLM ENGINEERING CONSULTANTS, INC.
19 EXCHANGE STREET
HOLLISTON, MASSACHUSETTS 01746
(508)429-1100 fax:(508)429-7160

REVISIONS	
No.	DESCRIPTION
1	PROVIDE DRAINAGE TREATMENT UNITS
2	PLANNING BOARD CONDITIONS OF APPROVAL

DESIGN BY: WML
DRAWN BY: WML
CHECKED BY: WML

JOB No. 12,878
SCALE: 1"=40'
DATE: OCTOBER 15, 2013
SHEET No. 12 OF 21

SCALE:
1"=40' HORIZ.
1"=4' VERT.



APPROVED 6-24-14 SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY STEVEN VENINCOSA DATED 7-29-14 AND TO BE (RECORDED) (REGISTERED) HEREWITH. DEEDS OF EASEMENTS TO BE RECORDED HEREWITH.

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.

Wendy White 7/30/14
TOWN CLERK DATE

APPROVED BY:
MEDWAY PLANNING BOARD

[Signature]
[Signature]
[Signature]

APPROVED: 6-24-14
ENDORSED: 7-29-14

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.

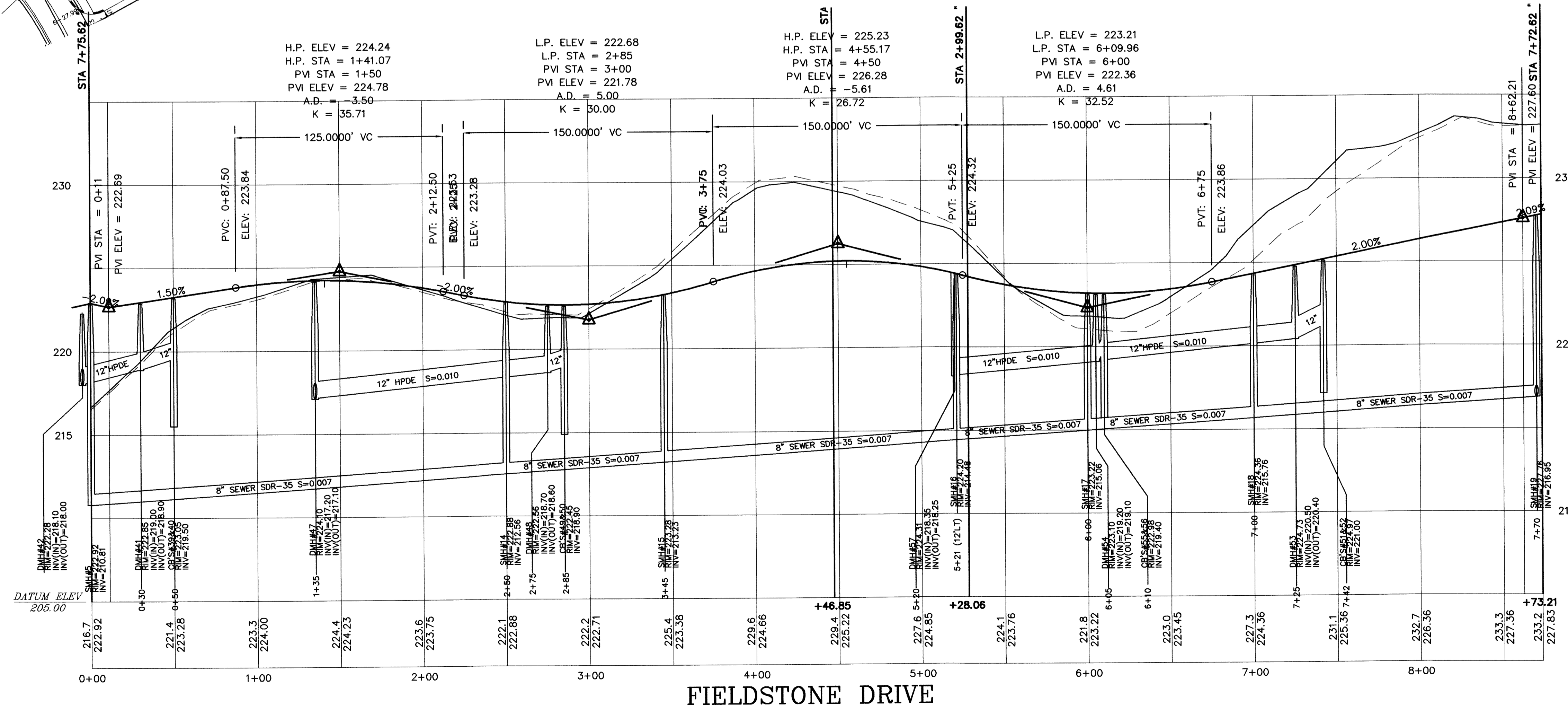
[Signature] 7/22/14
JOYCE E. HASTINGS P.L.S. DATE

[Signature] 7/22/14
JOSEPH M. NIHILL, P.E. DATE

- LEGEND
- SEWER LINE (8" PVC TYP.)
 - SEWER MANHOLE
 - DRAINAGE LINE (SIZE AS NOTED)
 - DRAINAGE MANHOLE
 - CATCH BASIN
 - WATER LINE
 - WATERGATE
 - HYDRANT
 - WATER TEE
 - MODIFIED CAPE COD BERM
 - VERTICAL GRANITE CURB
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - STONE WALL
 - UTILITY POLE



NOTE:
IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.
DIGSAFE IS TO BE NOTIFIED 72 WORKING HOURS IN ADVANCE OF CONSTRUCTION.
DIGSAFE 1-888-344-7233



ADULT RETIREMENT COMMUNITY PLANNED UNIT DEVELOPMENT
"MILLSTONE VILLAGE"
MEDWAY, MASSACHUSETTS

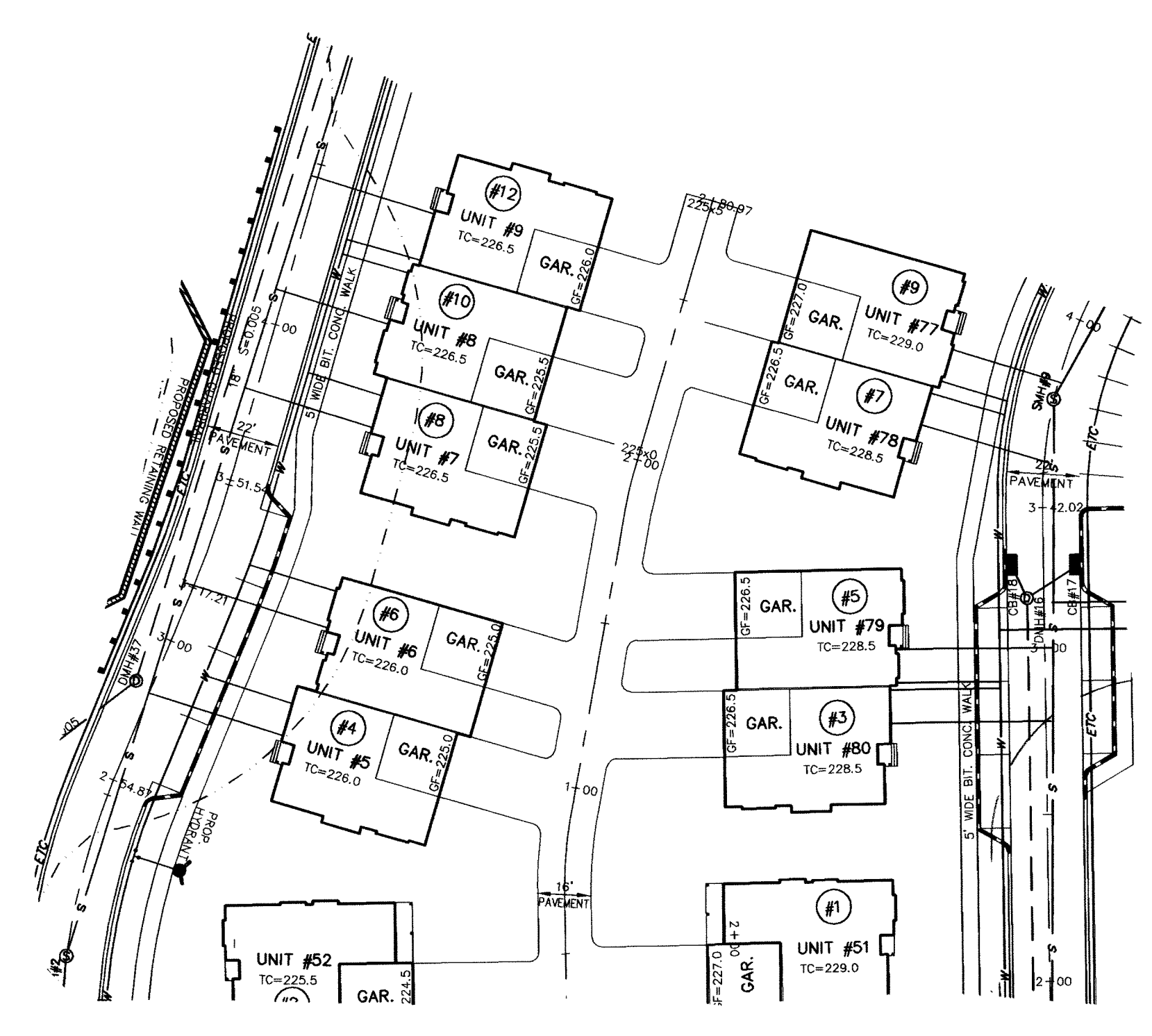
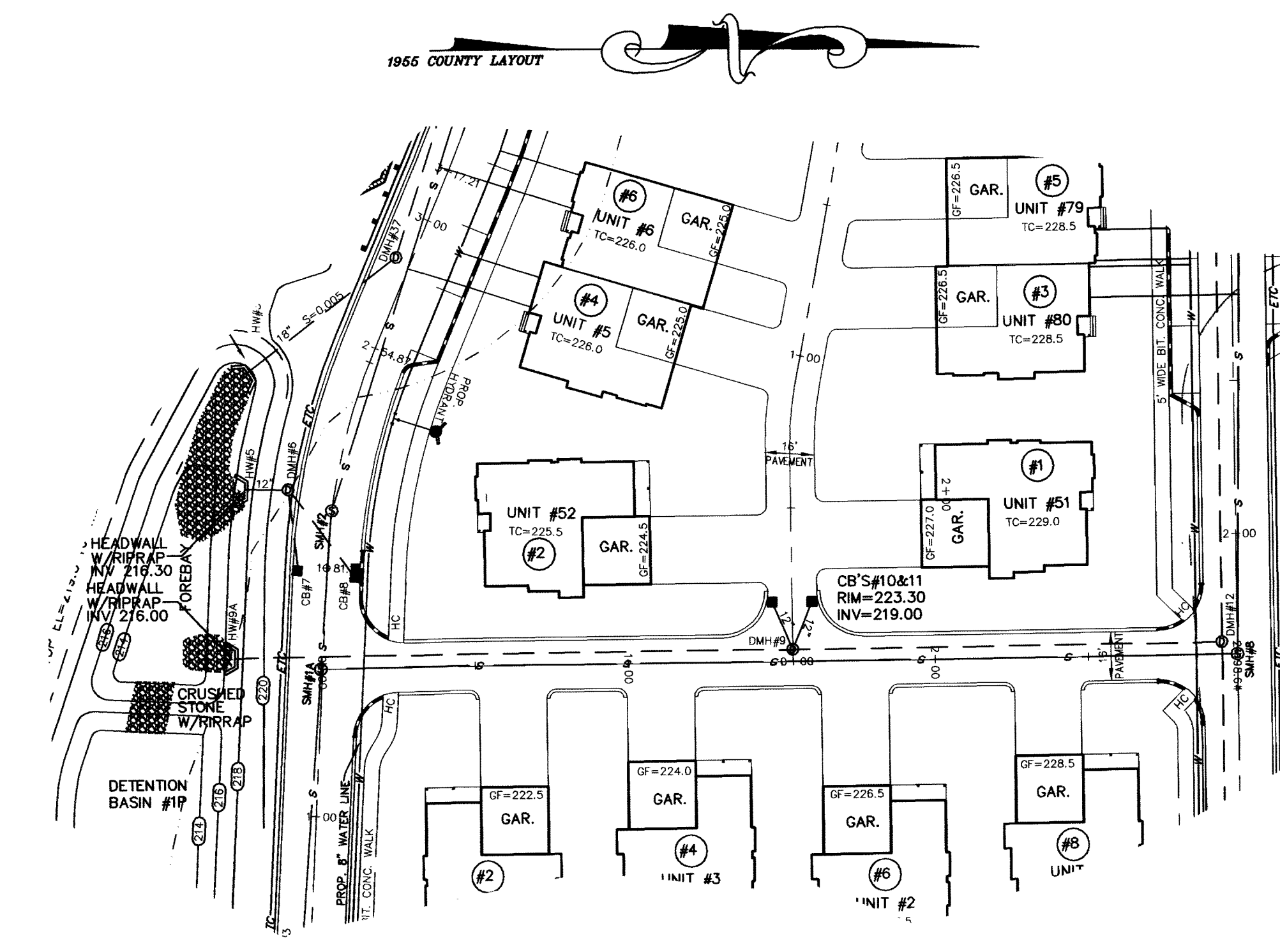
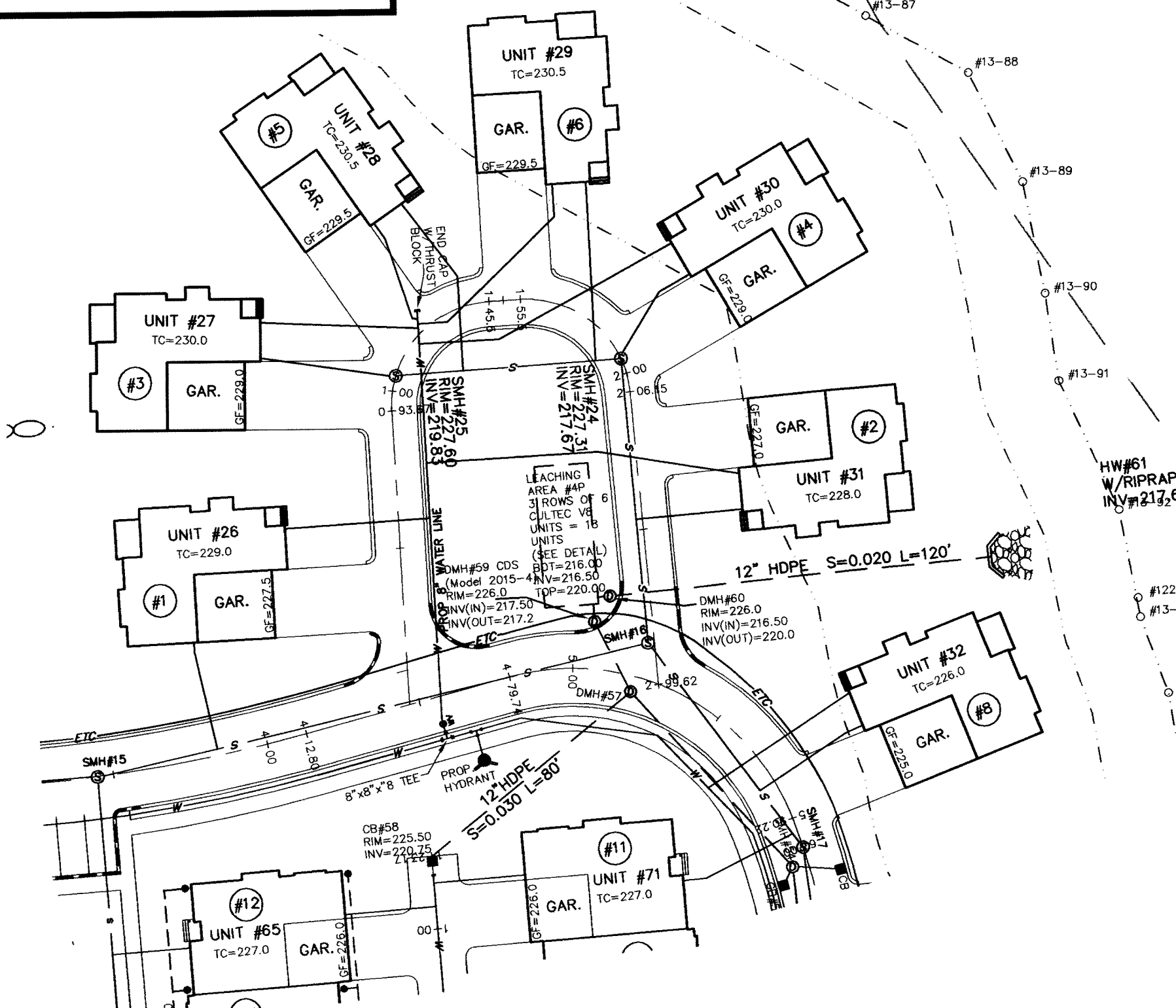
APPLICANT:
ELITE HOME BUILDERS LLC
P.O. BOX 1205
WESTBORO, MASSACHUSETTS 01581

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

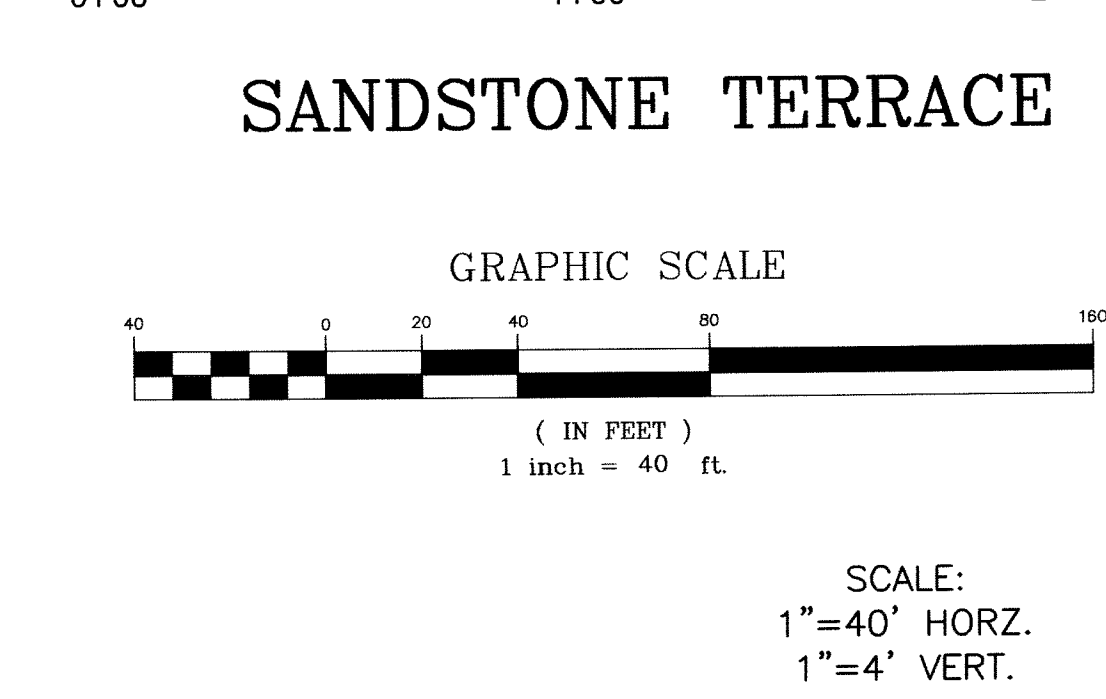
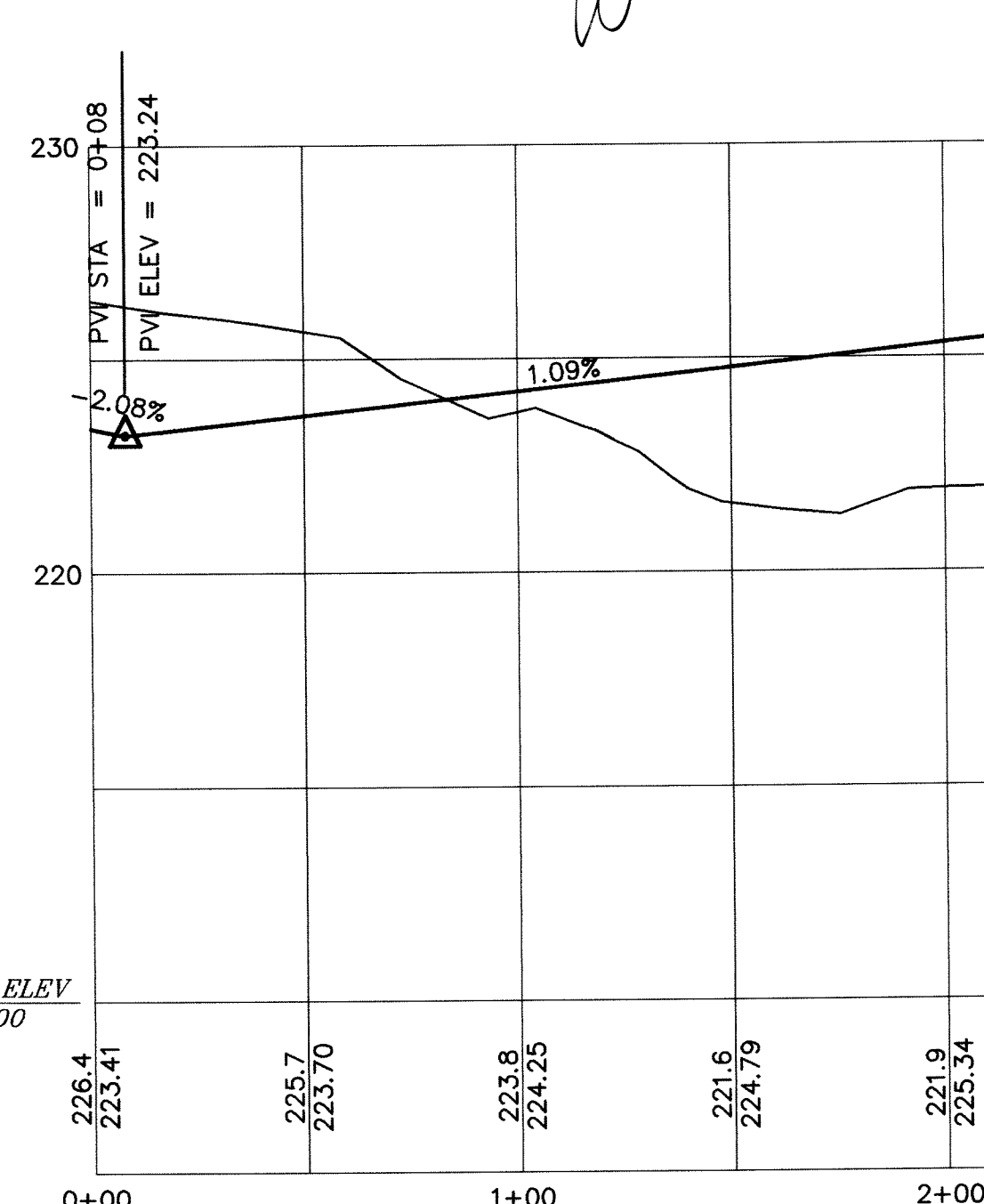
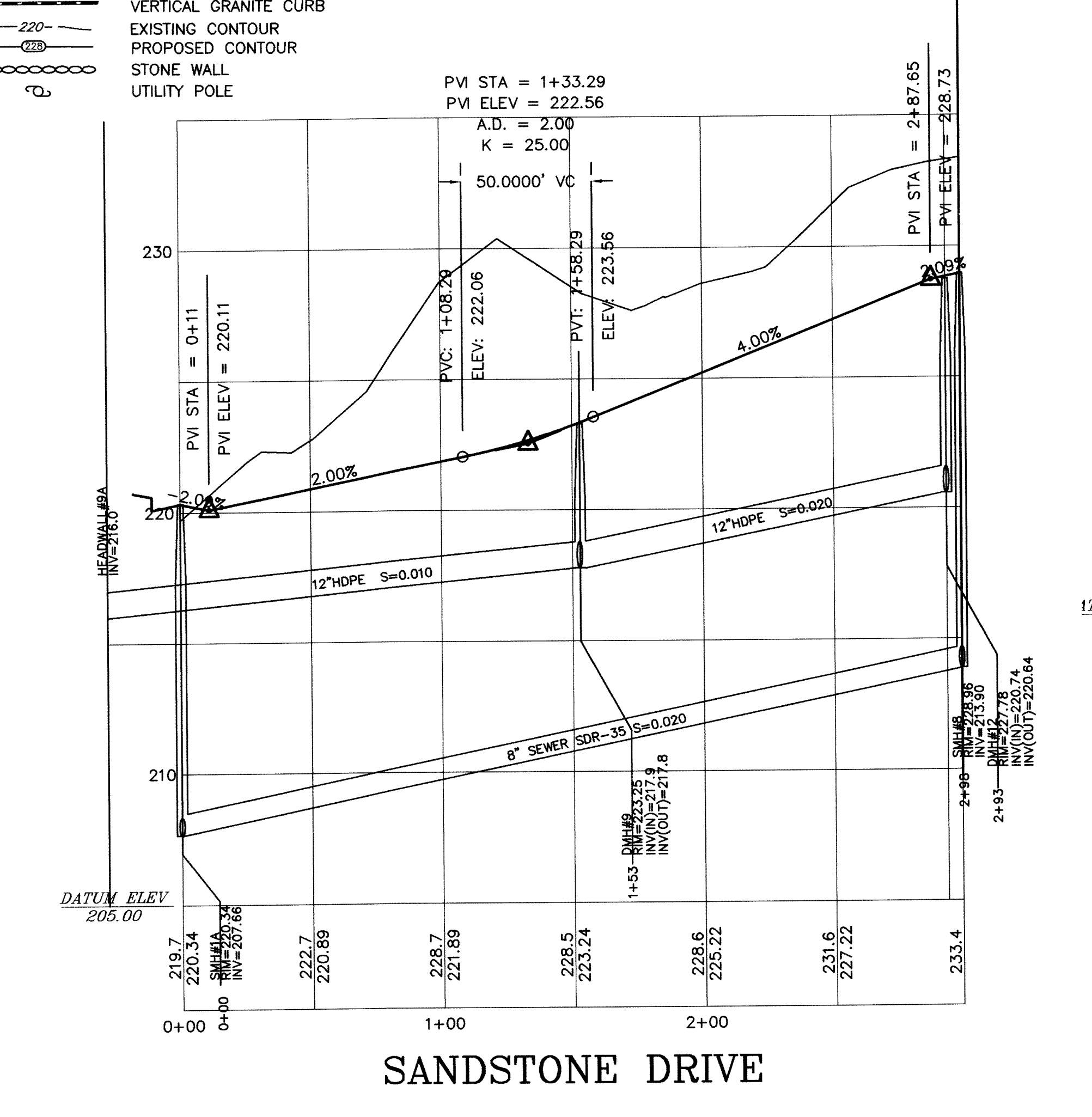
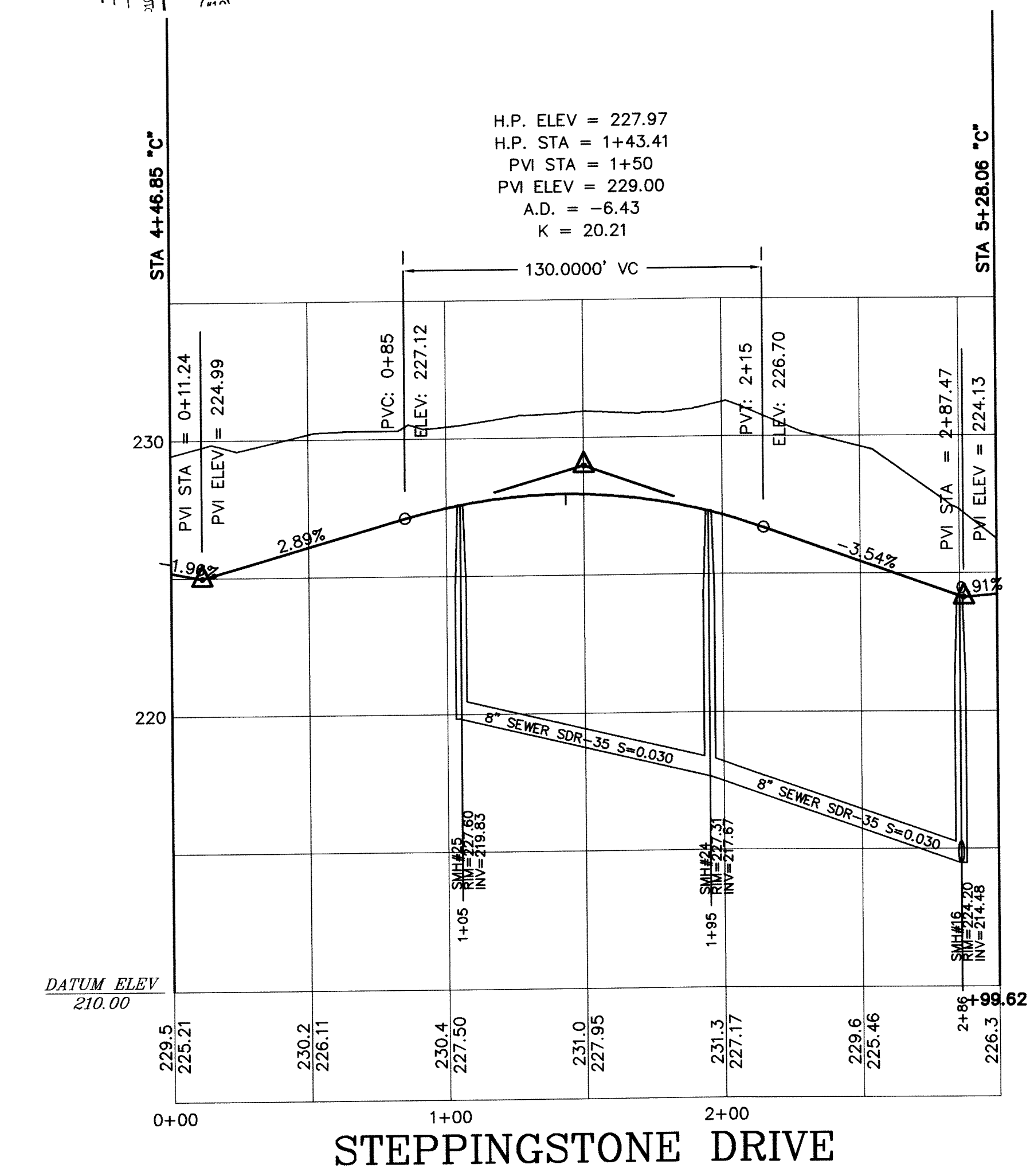
REVISIONS		FIELD:	DESIGN BY:
No.	DATE	DESCRIPTION	WML
1	4/08/14	PROVIDE DRAINAGE TREATMENT UNITS	WML
2	7/22/14	PLANNING BOARD CONDITIONS OF APPROVAL	WML
		CHECKED BY:	WML

JOB No. 12.878
SCALE: 1"=40'
DATE: OCTOBER 15, 2013
SHEET No. 13 OF 21

26,196



- LEGEND**
- S — SEWER LINE (8" PVC TYP.)
 - SEWER MANHOLE
 - D — DRAINAGE LINE (SIZE AS NOTED)
 - DRAINAGE MANHOLE
 - C — CATCH BASIN
 - W — WATER LINE
 - WG ⊕ WATERGATE
 - HYD ⊕ HYDRANT
 - T — WATER TEE
 - M — MODIFIED CAPE COD BERM
 - V — VERTICAL GRANITE CURB
 - 220 — EXISTING CONTOUR
 - 222 — PROPOSED CONTOUR
 - ○ — STONE WALL
 - ○ — UTILITY POLE



APPROVED 6-24-14 SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY Steven Venincasa DATED 7-29-14 AND TO BE (RECORDED) (REGISTERED) HEREWITH. DEEDS OF EASEMENTS TO BE RECORDED HEREWITH.

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.

Margaret White 7/30/14
TOWN CLERK DATE

APPROVED BY: MEDWAY PLANNING BOARD

[Signature]
DATE: 6-24-14

ENDORSED: 7-29-14

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.

JOSEPH E. HASTINGS, P.L.S. 7/22/14
DATE

JOSEPH M. NIHILL, P.E. 7/22/14
DATE

NOTE: IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.

DIGSAFE IS TO BE NOTIFIED 72 WORKING HOURS IN ADVANCE OF CONSTRUCTION.

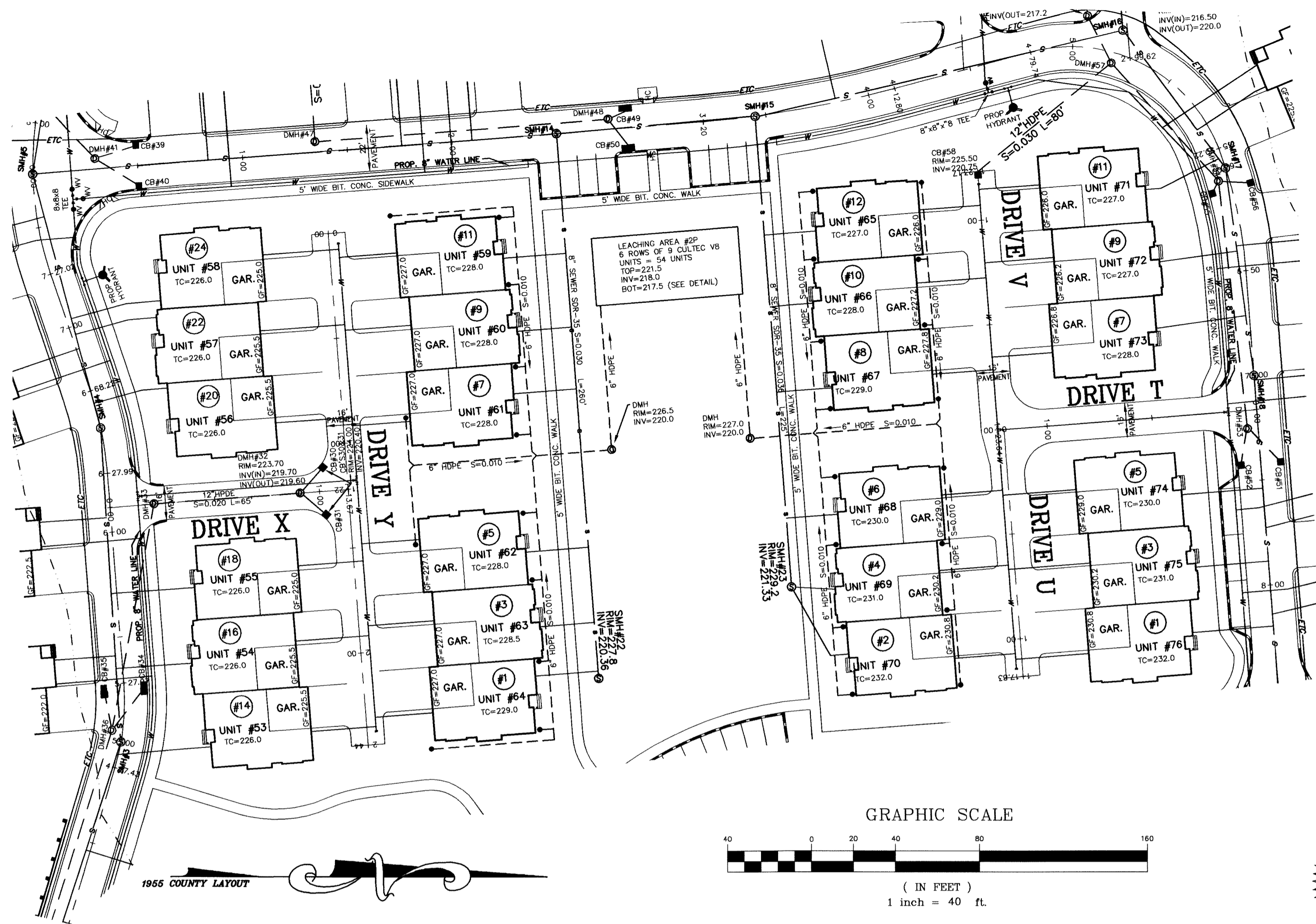
DIGSAFE 1-888-344-7233

ADULT RETIREMENT COMMUNITY PLANNED UNIT DEVELOPMENT
"MILLSTONE VILLAGE"
MEDWAY, MASSACHUSETTS

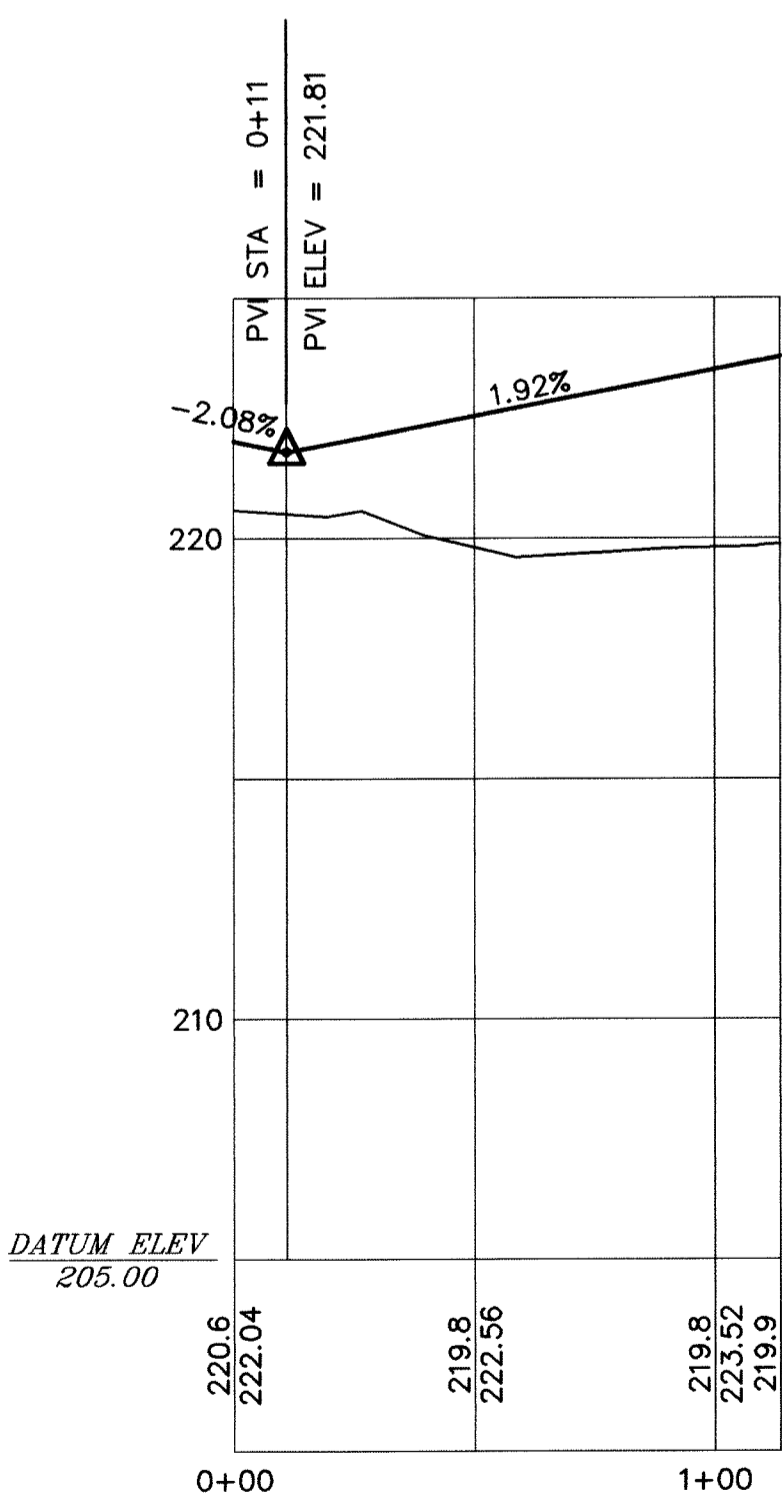
APPLICANT: ELITE HOME BUILDERS LLC
OWNER: BETTY MCCALL-VERNAGLI
12 PARTRIDGE STREET
MEDWAY, MASSACHUSETTS 02053

GLM ENGINEERING CONSULTANTS, INC.
19 EXCHANGE STREET
HOLLISTON, MASSACHUSETTS 01746
(508)429-1100 fax: (508)429-7180

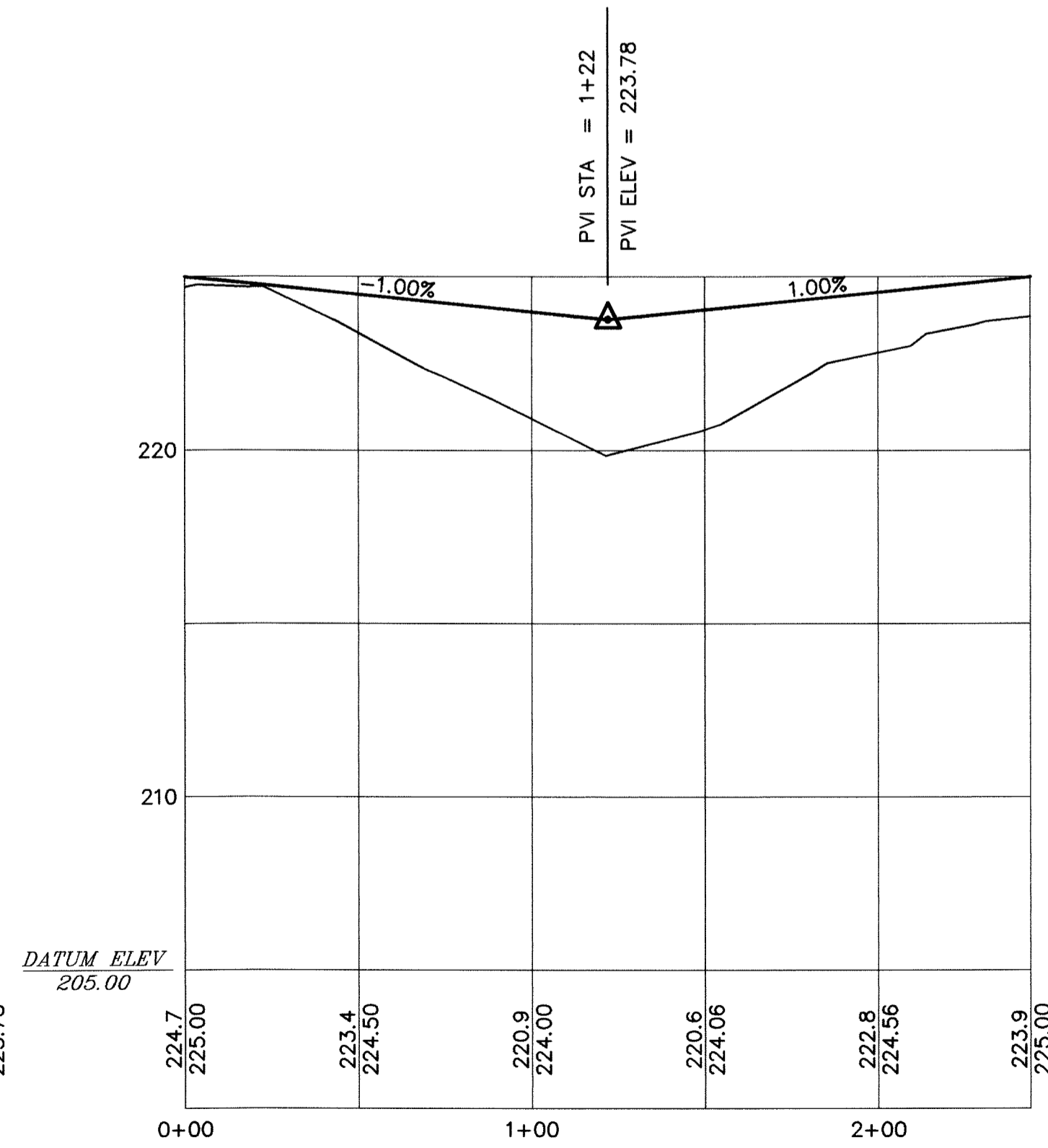
FIELD:		DESIGN BY:	WML
NO.	DATE	DESCRIPTION	CHECKED BY:
1	4/08/14	PROVIDE DRAINAGE TREATMENT UNITS	WML
2	7/22/14	PLANNING BOARD CONDITIONS OF APPROVAL	WML
REVISIONS		DATE	DESCRIPTION
JOB No. 12,878		SCALE: 1"=40'	DATE: OCTOBER 15, 2013
SHEET No. 14 OF 21		26,196	



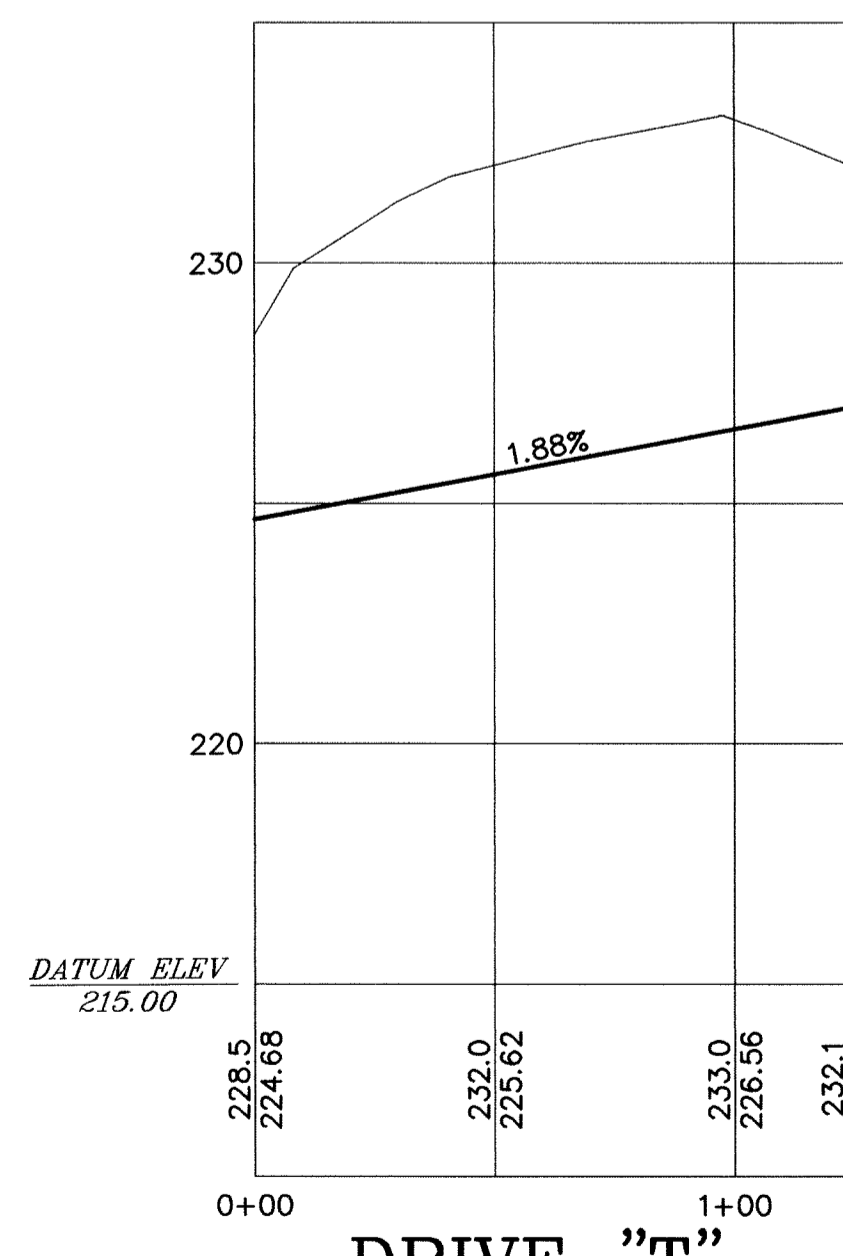
- LEGEND**
- S SEWER LINE (8" PVC TYP.)
 - SM SEWER MANHOLE
 - DL DRAINAGE LINE (SIZE AS NOTED)
 - DM DRAINAGE MANHOLE
 - CB CATCH BASIN
 - W WATER LINE
 - WG WATERGATE
 - HT HYDRANT
 - WT WATER TEE
 - MCB MODIFIED CAPE COD BERM
 - VC VERTICAL GRANITE CURB
 - EC EXISTING CONTOUR
 - PC PROPOSED CONTOUR
 - SW STONE WALL
 - UP UTILITY POLE



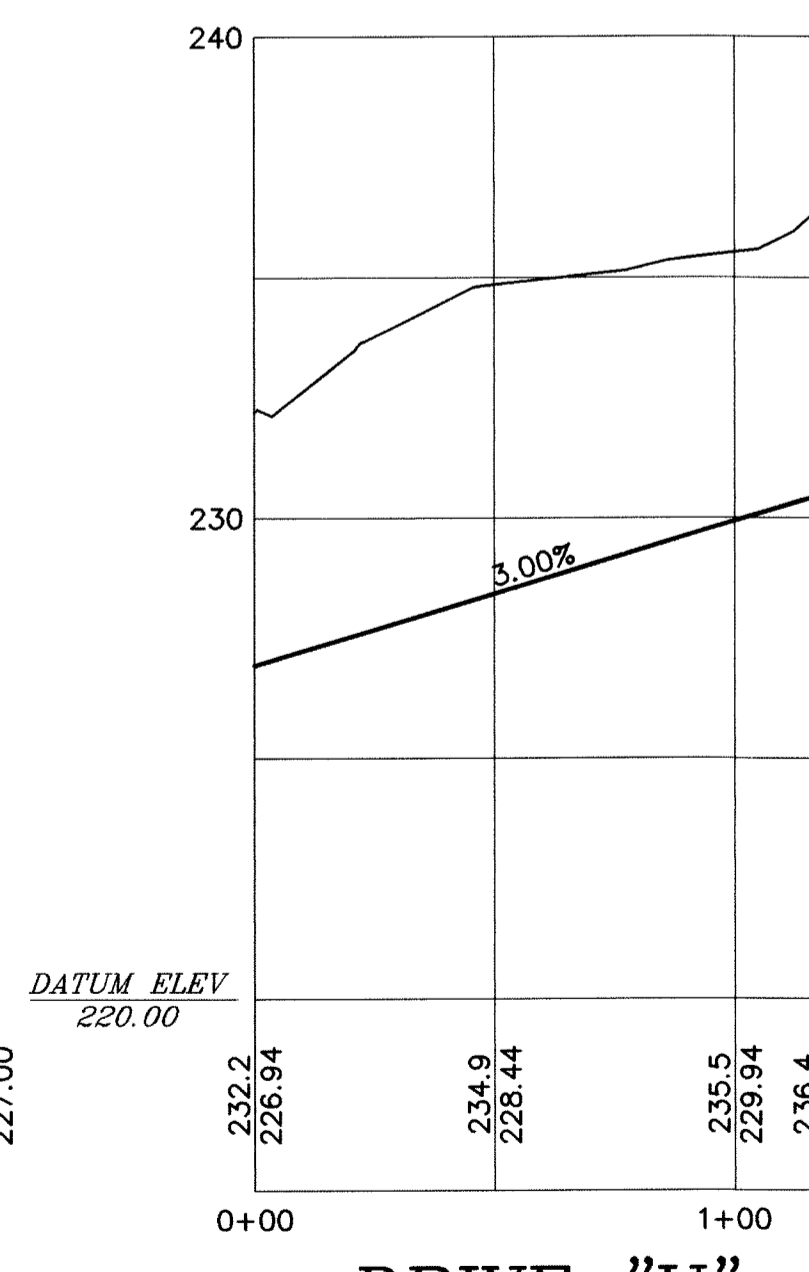
DRIVE "X"



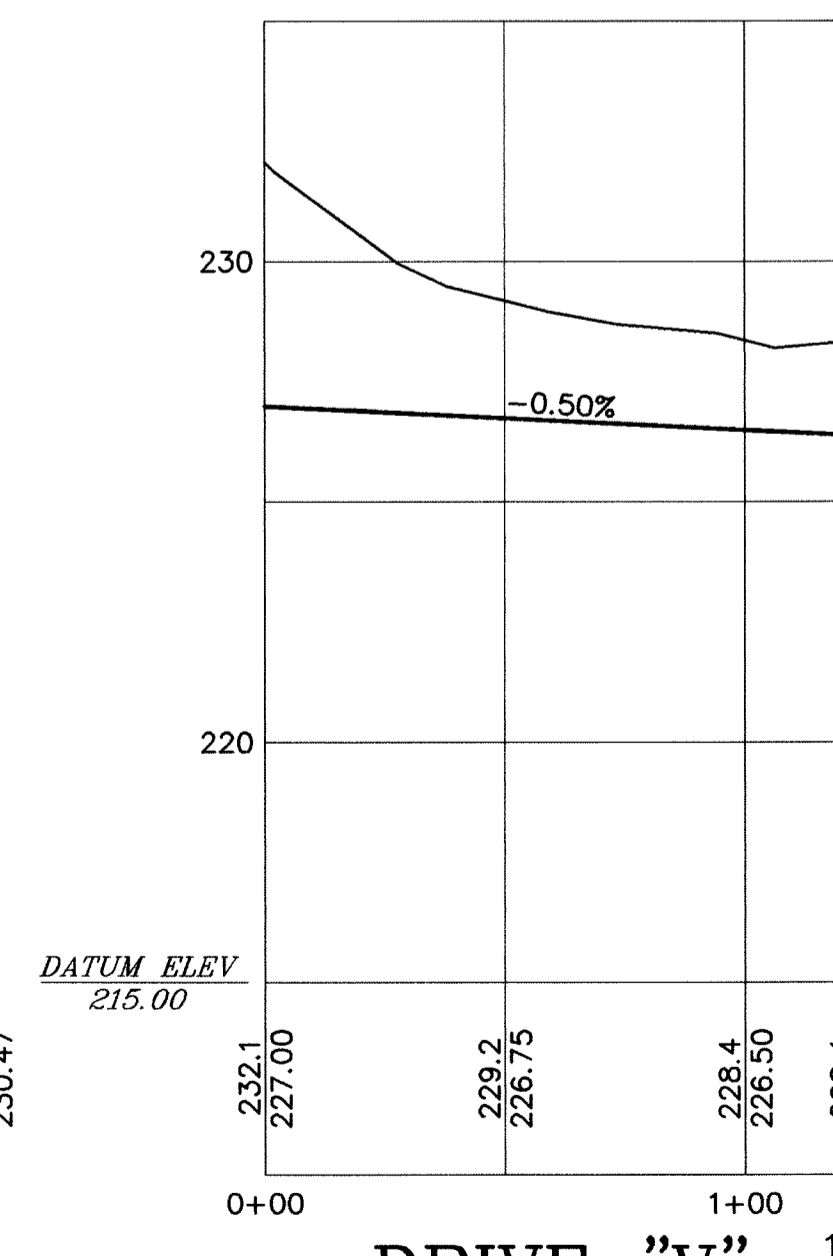
DRIVE "Y"



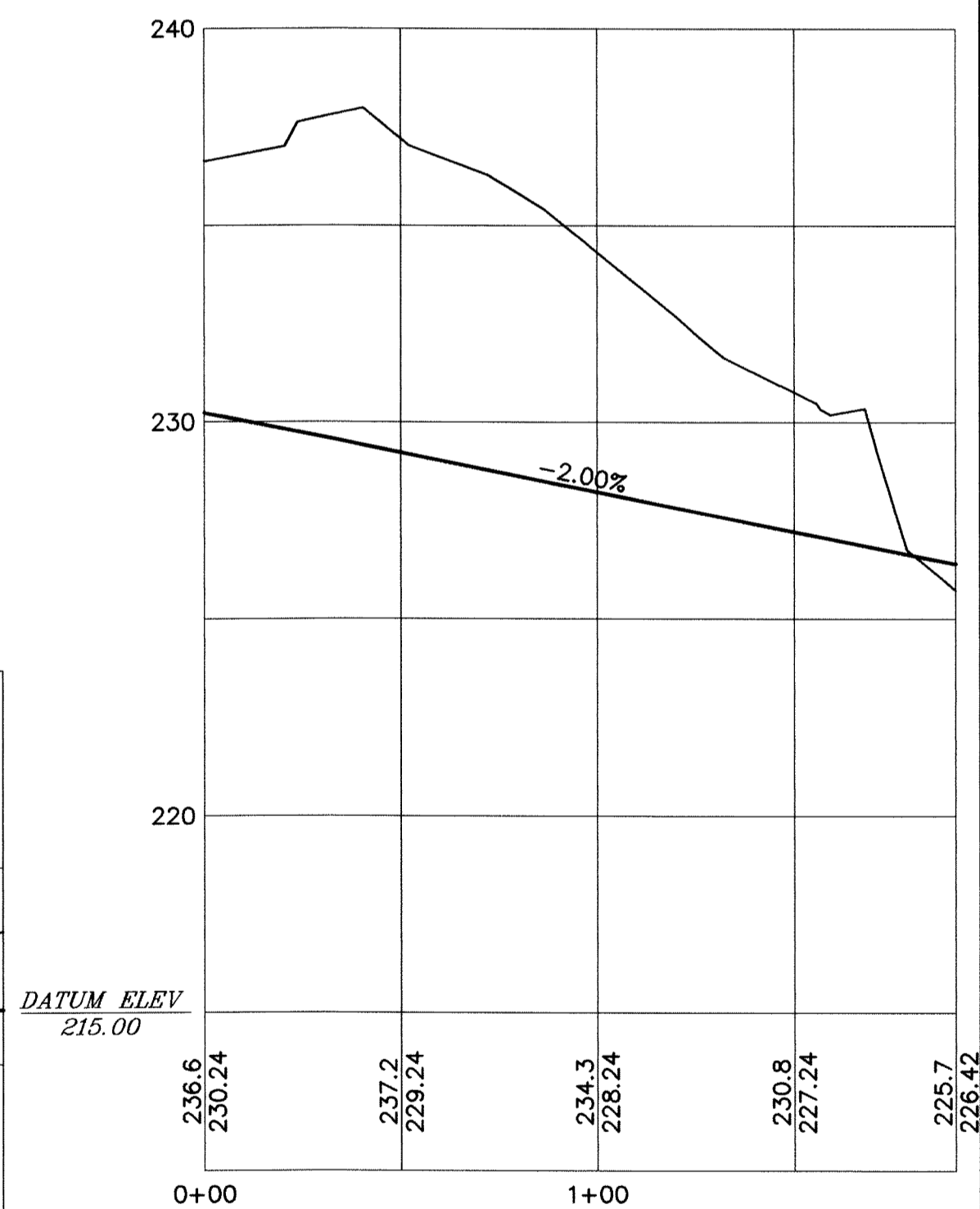
DRIVE "T"



DRIVE "U"



DRIVE "V"



DRIVE "Z"

SCALE:
1"=40' HORIZ.
1"=4' VERT.



NOTE:
IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.
DIGSAFE IS TO BE NOTIFIED 72 WORKING HOURS IN ADVANCE OF CONSTRUCTION.
DIGSAFE 1-888-344-7233

APPROVED BY:
MEDWAY PLANNING BOARD

APPROVED: 6-24-14
ENDORSED: 7-29-14

APPROVED 6-24-14 SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY SEVEN VERMONTA DATED 7-29-14 AND TO BE (RECORDED) (REGISTERED) HEREWITH. DEEDS OF EASEMENTS TO BE RECORDED HEREWITH.

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.

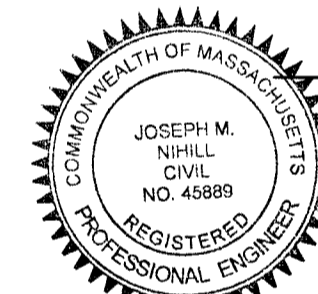
I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES & REGULATIONS OF THE REGISTER OF DEEDS.

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



JOYCE E. HASTINGS P.L.S.

7/22/14
DATE



JOSEPH M. NIHILL, P.E.

7/22/14
DATE

ADULT RETIREMENT COMMUNITY PLANNED UNIT DEVELOPMENT
"MILLSTONE VILLAGE"
MEDWAY, MASSACHUSETTS

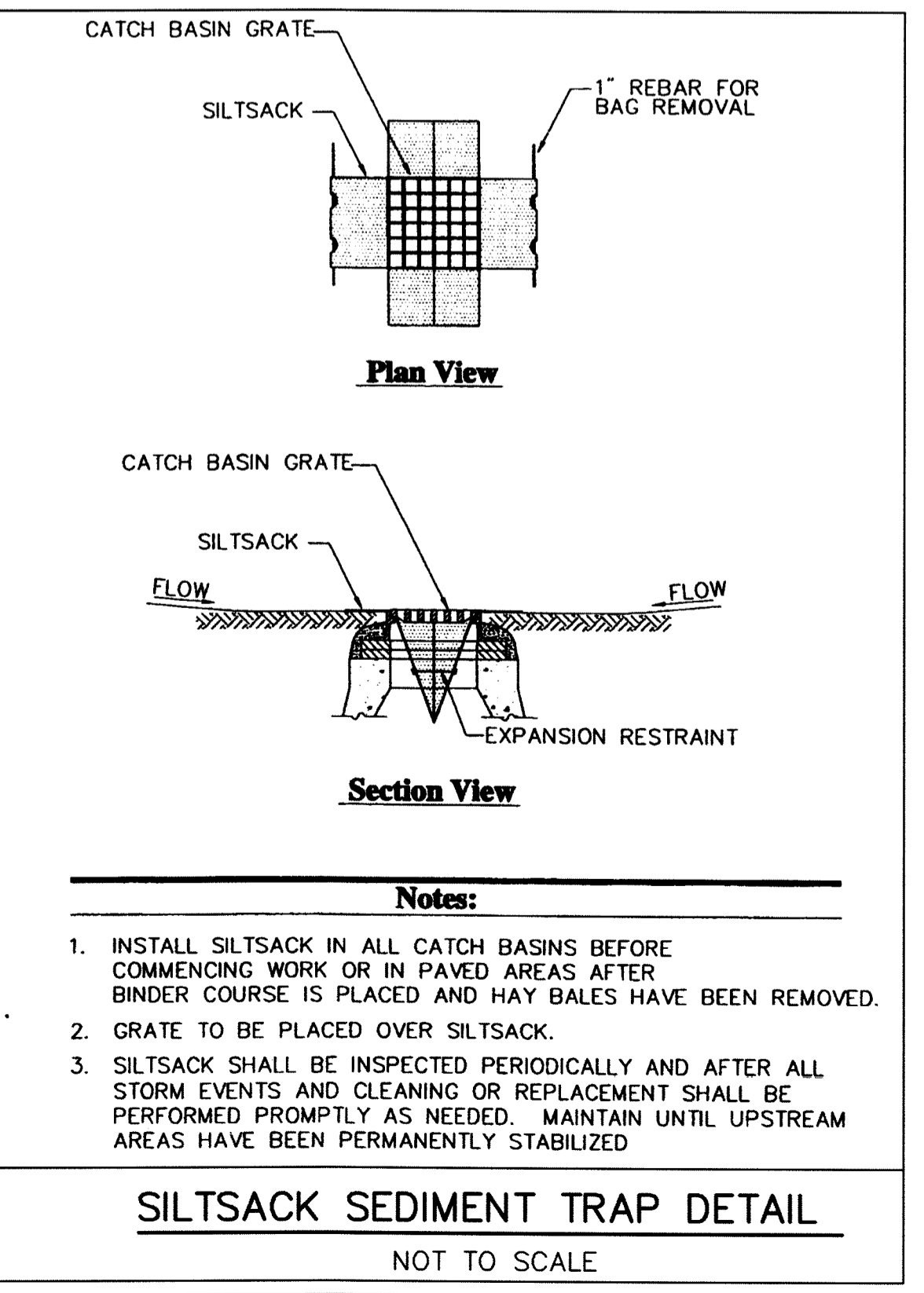
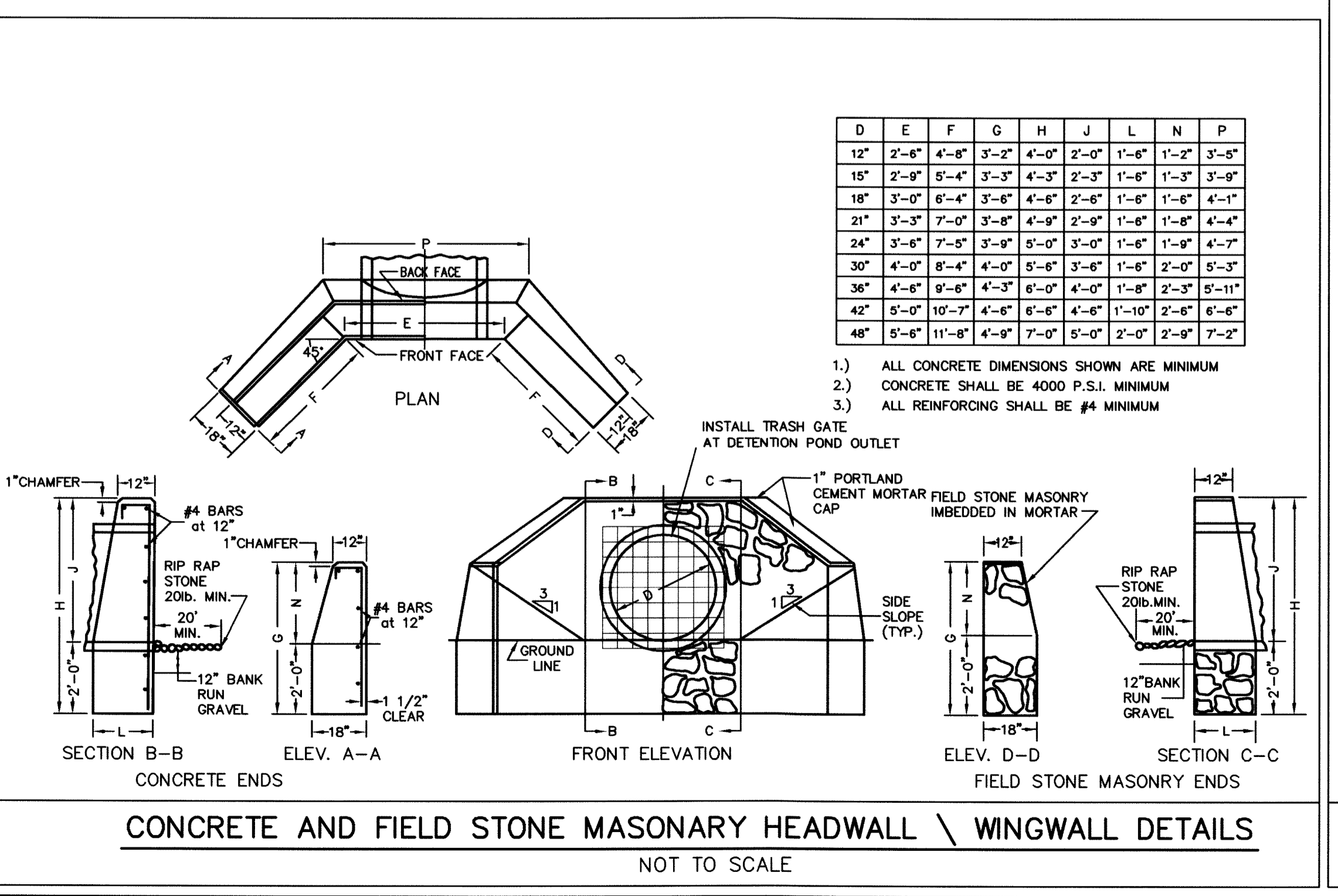
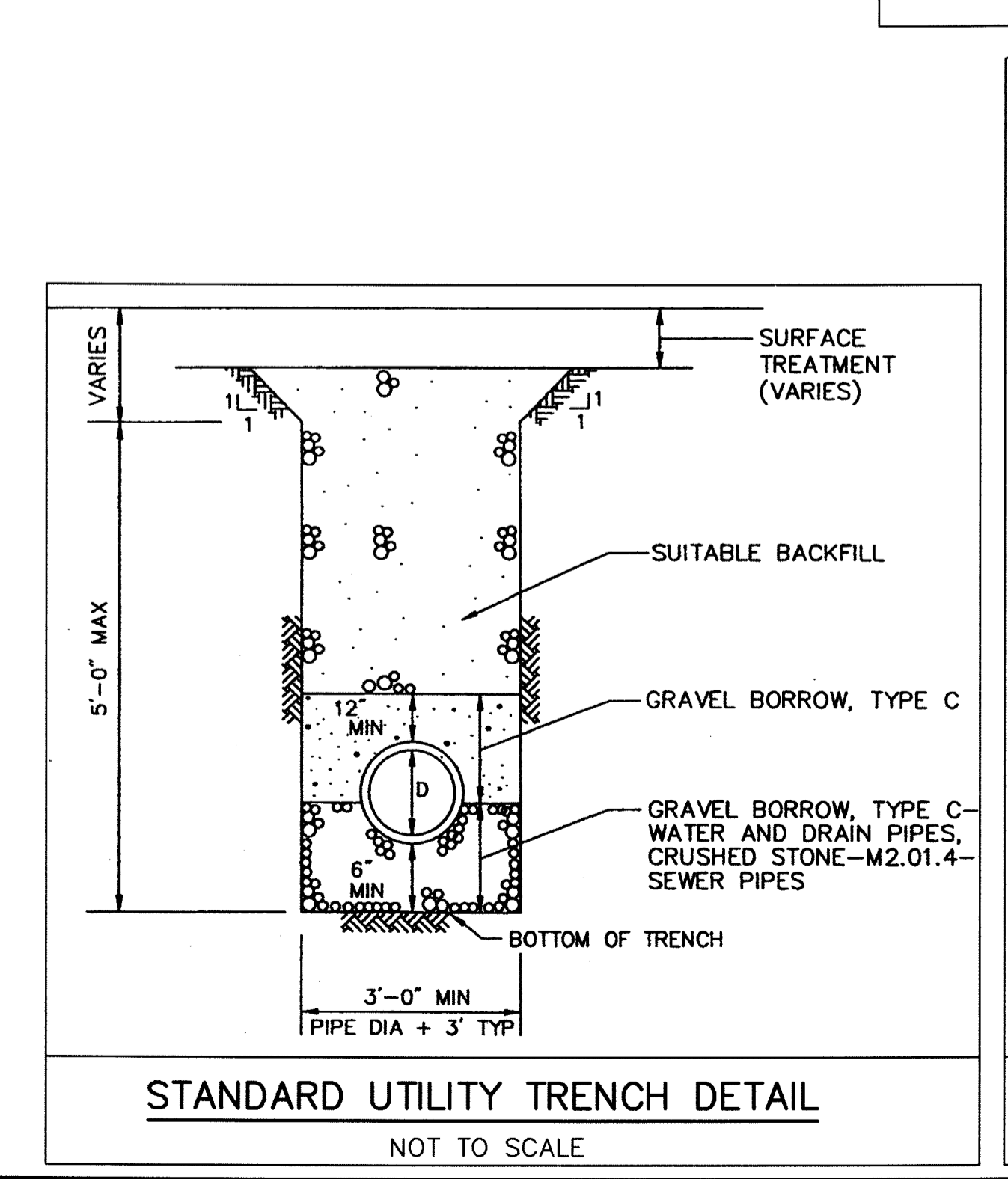
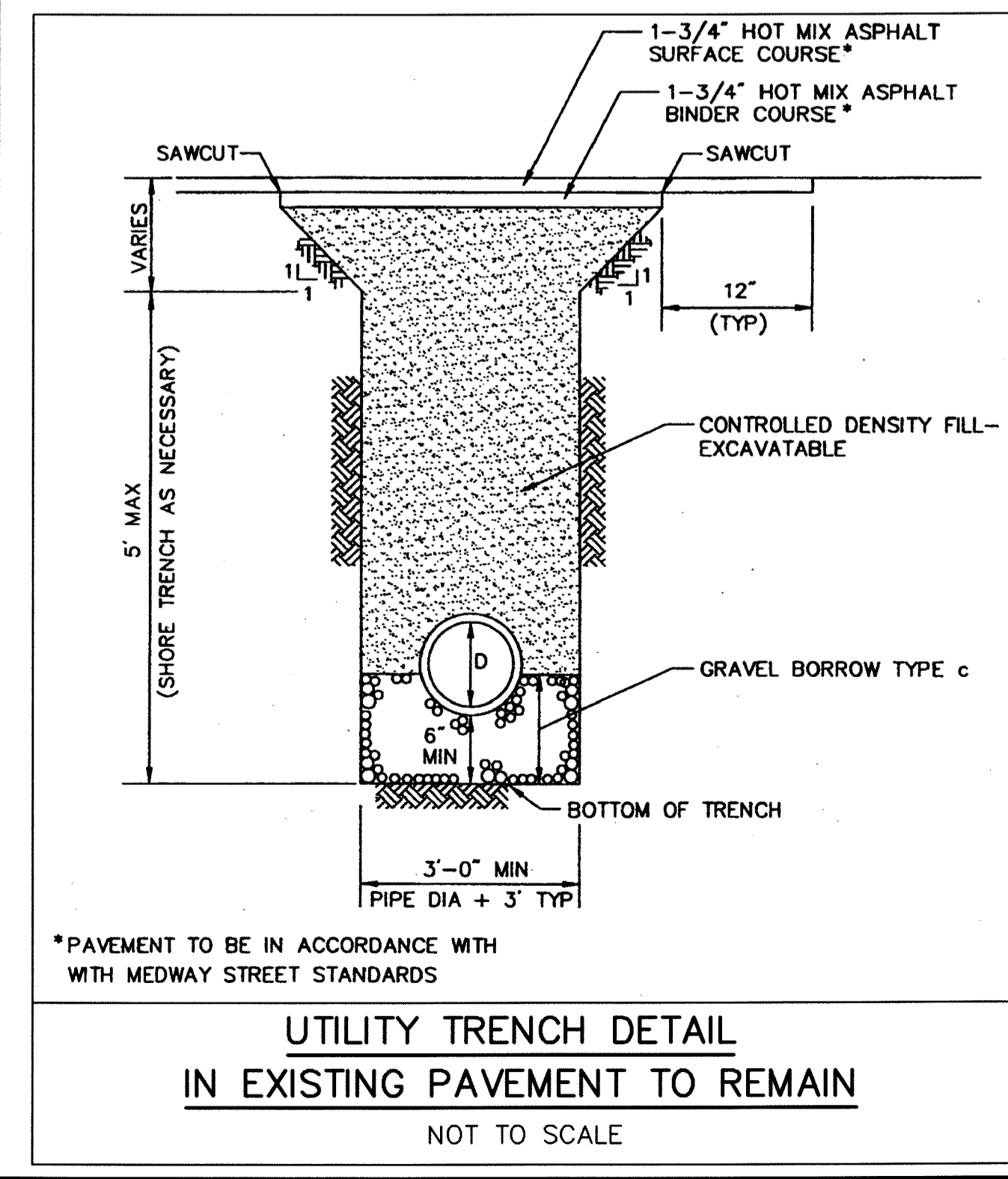
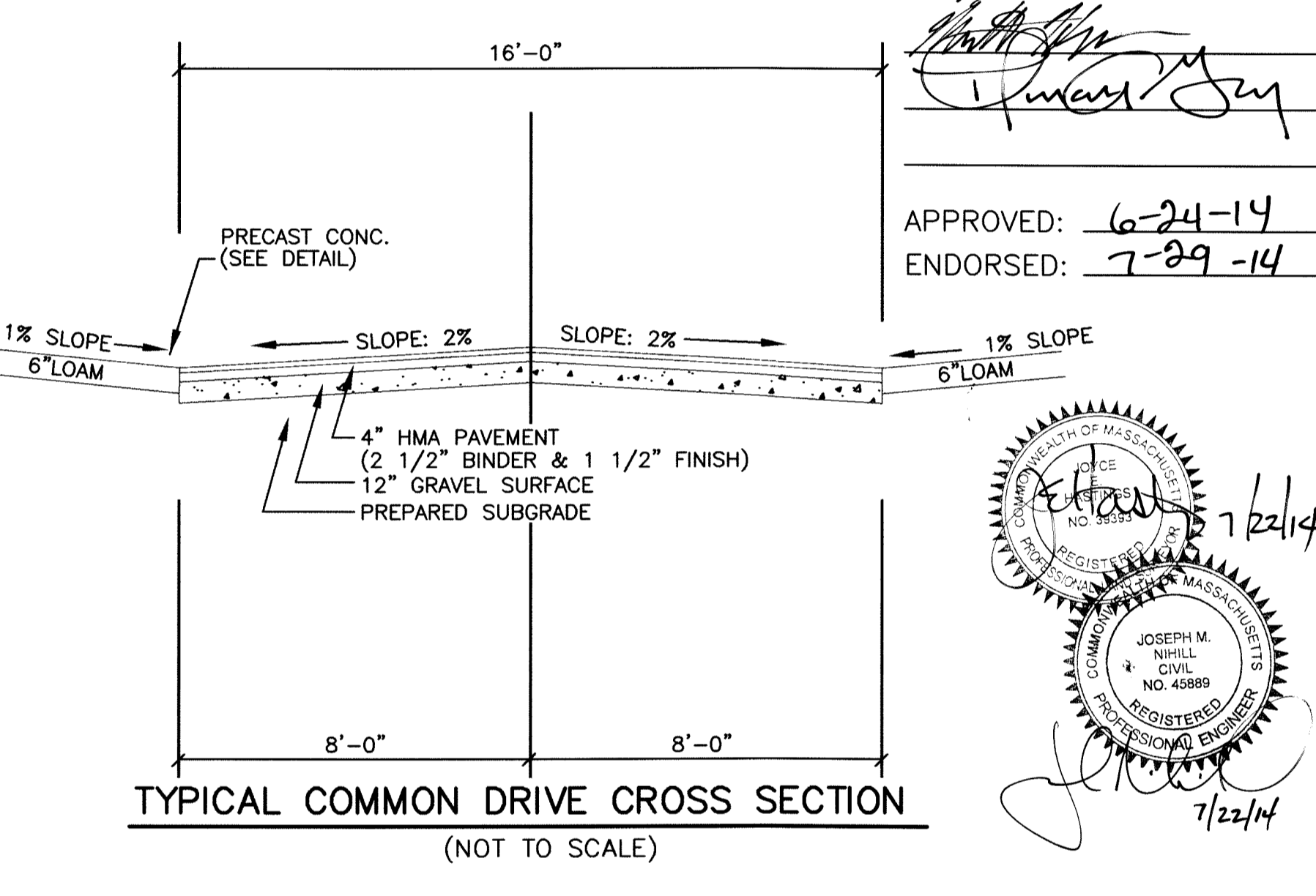
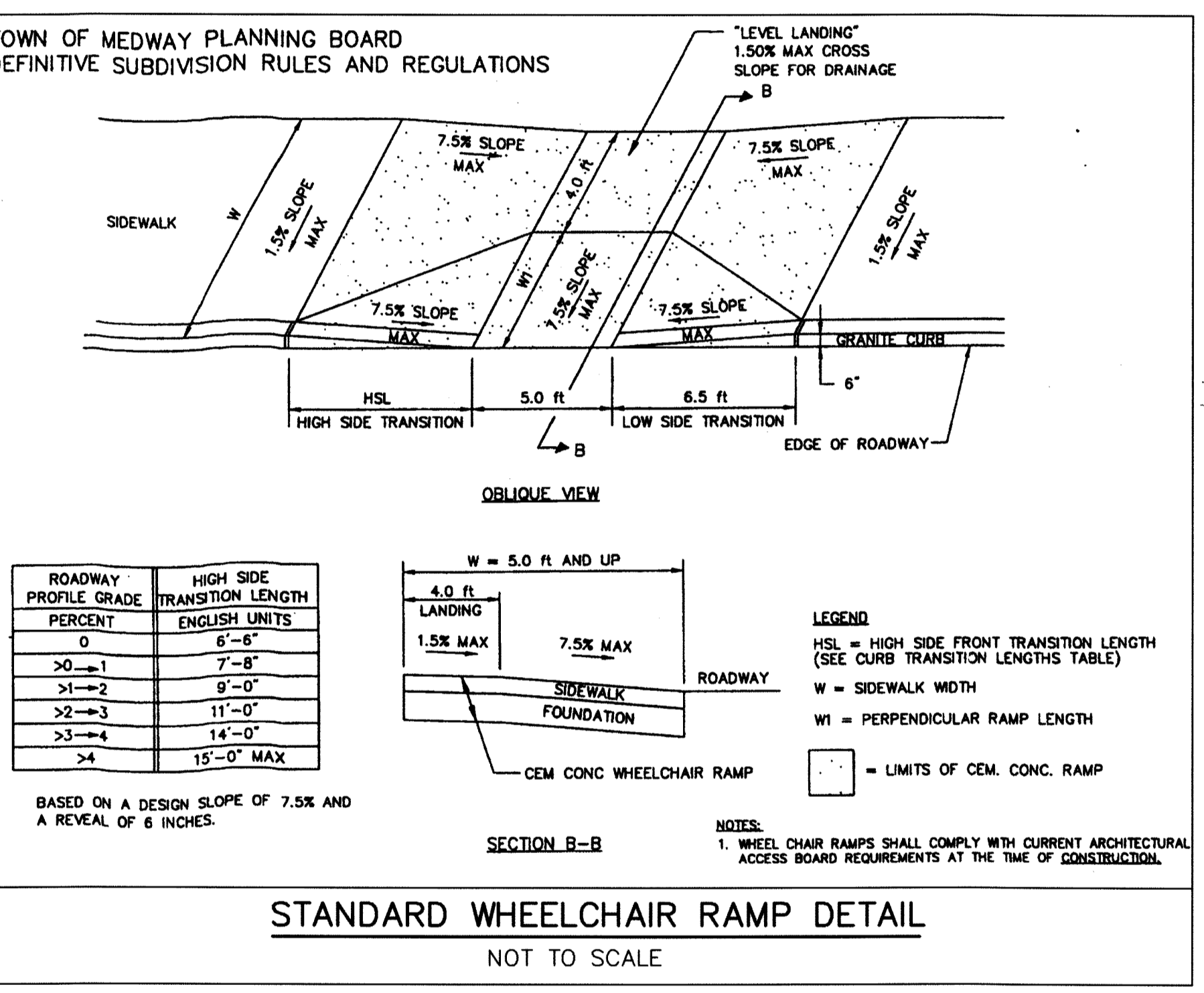
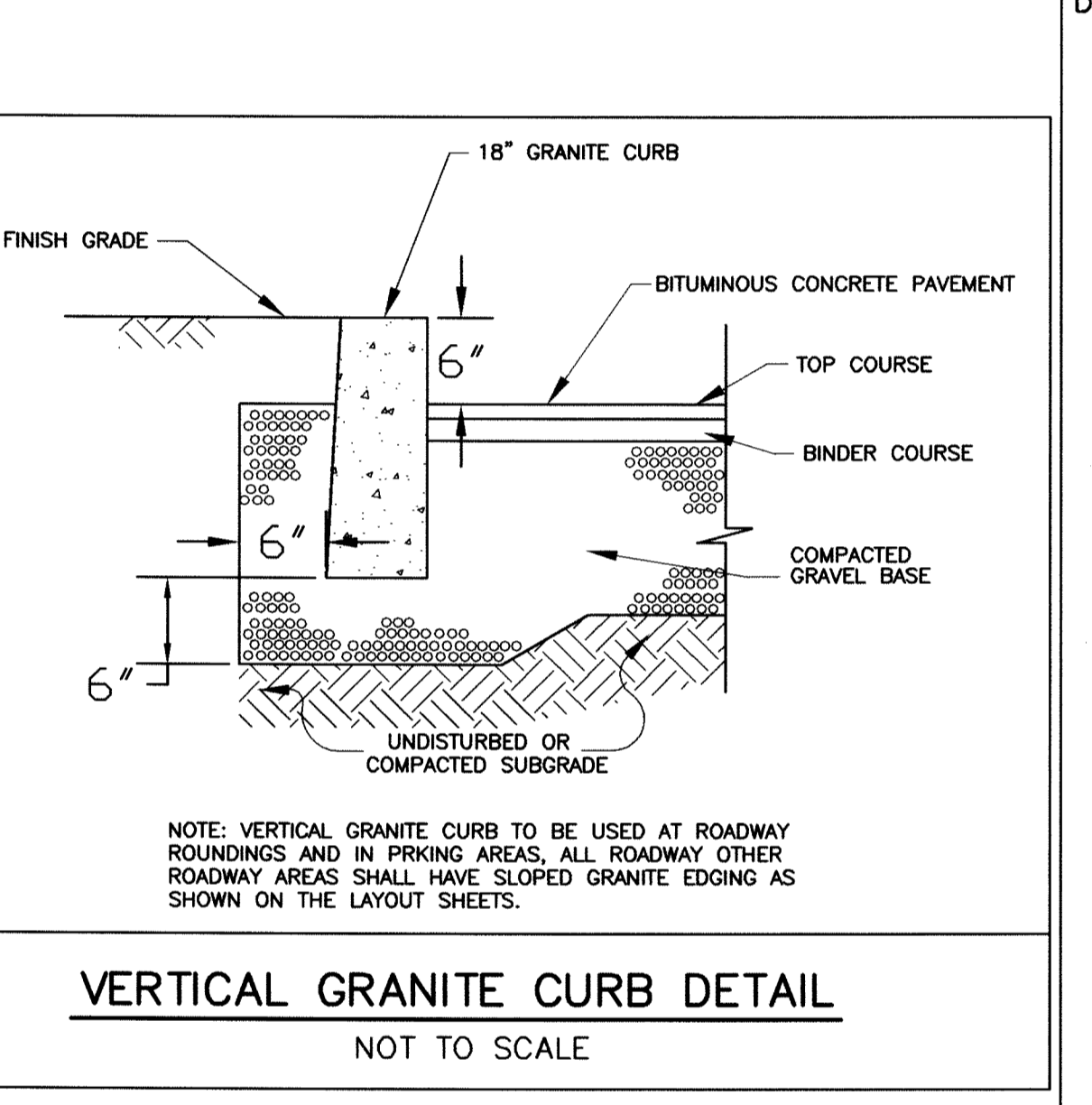
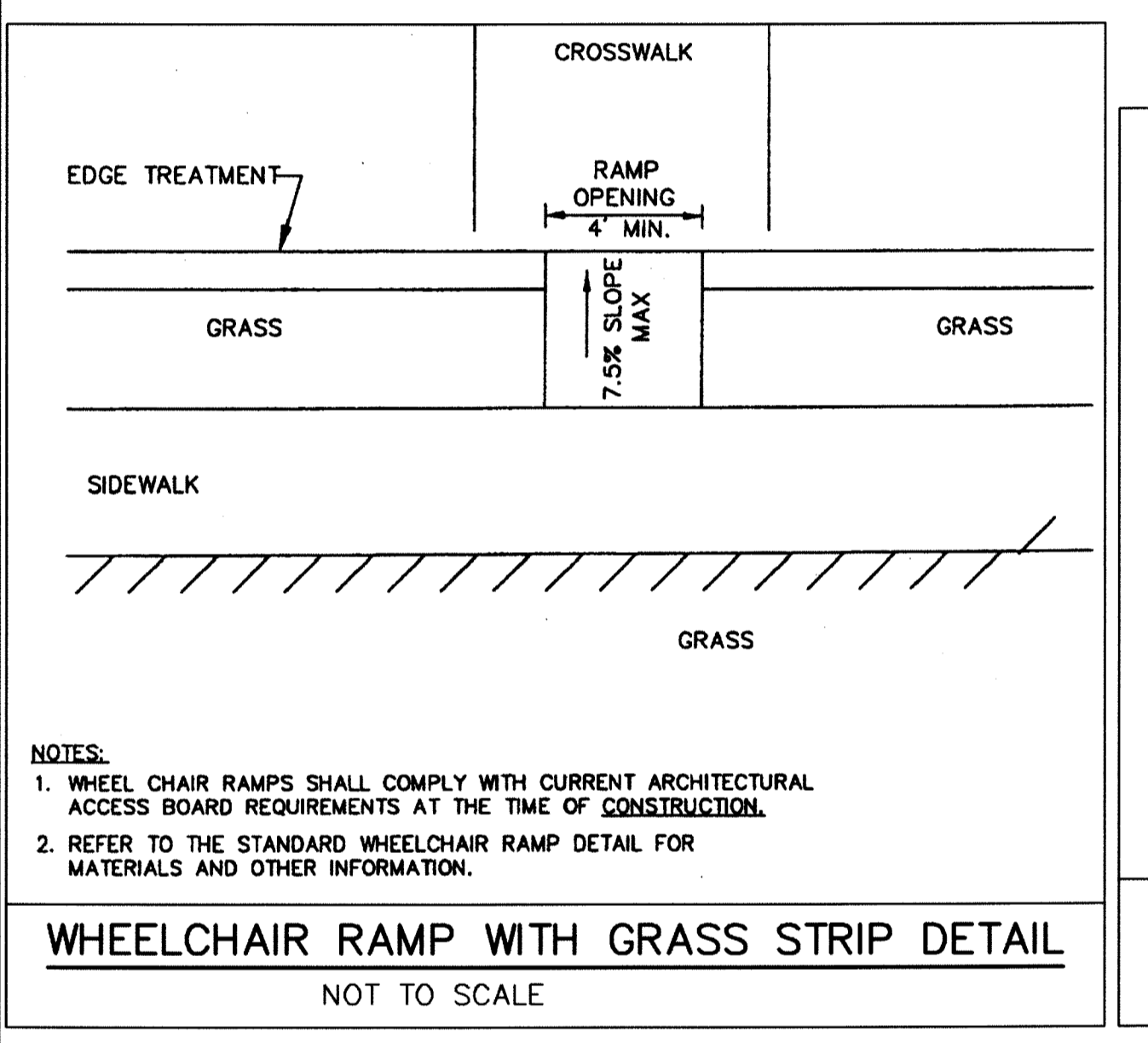
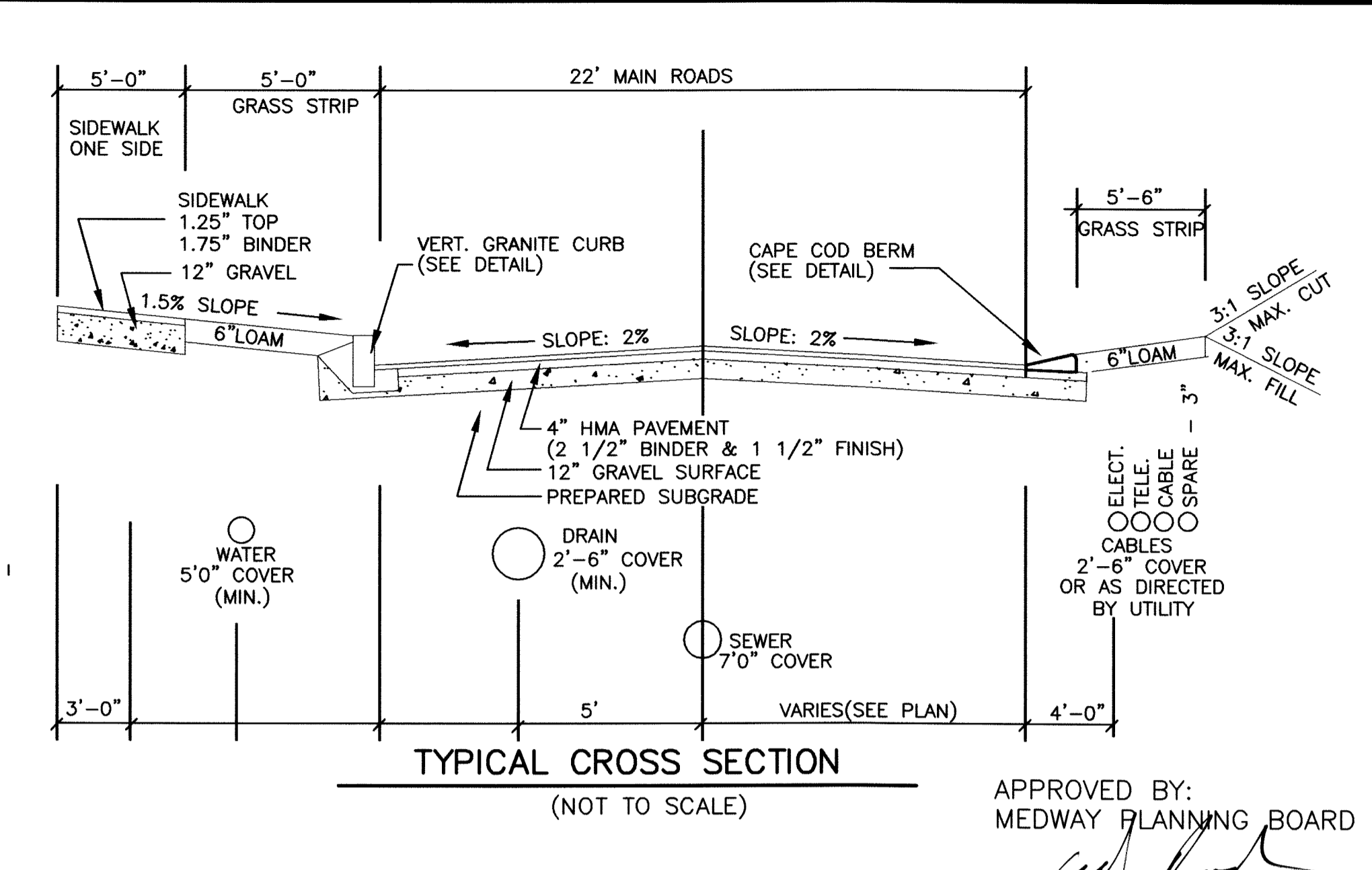
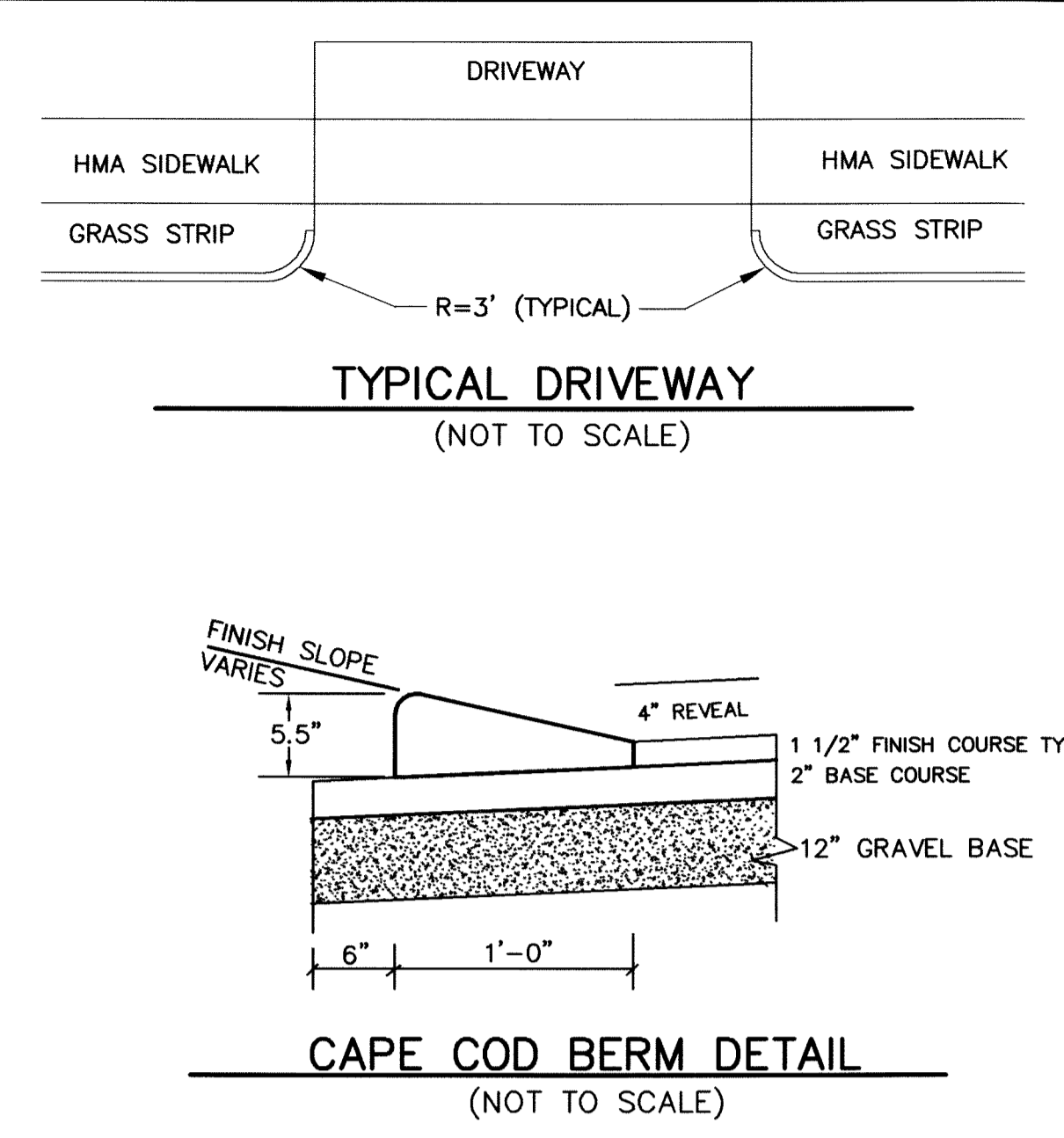
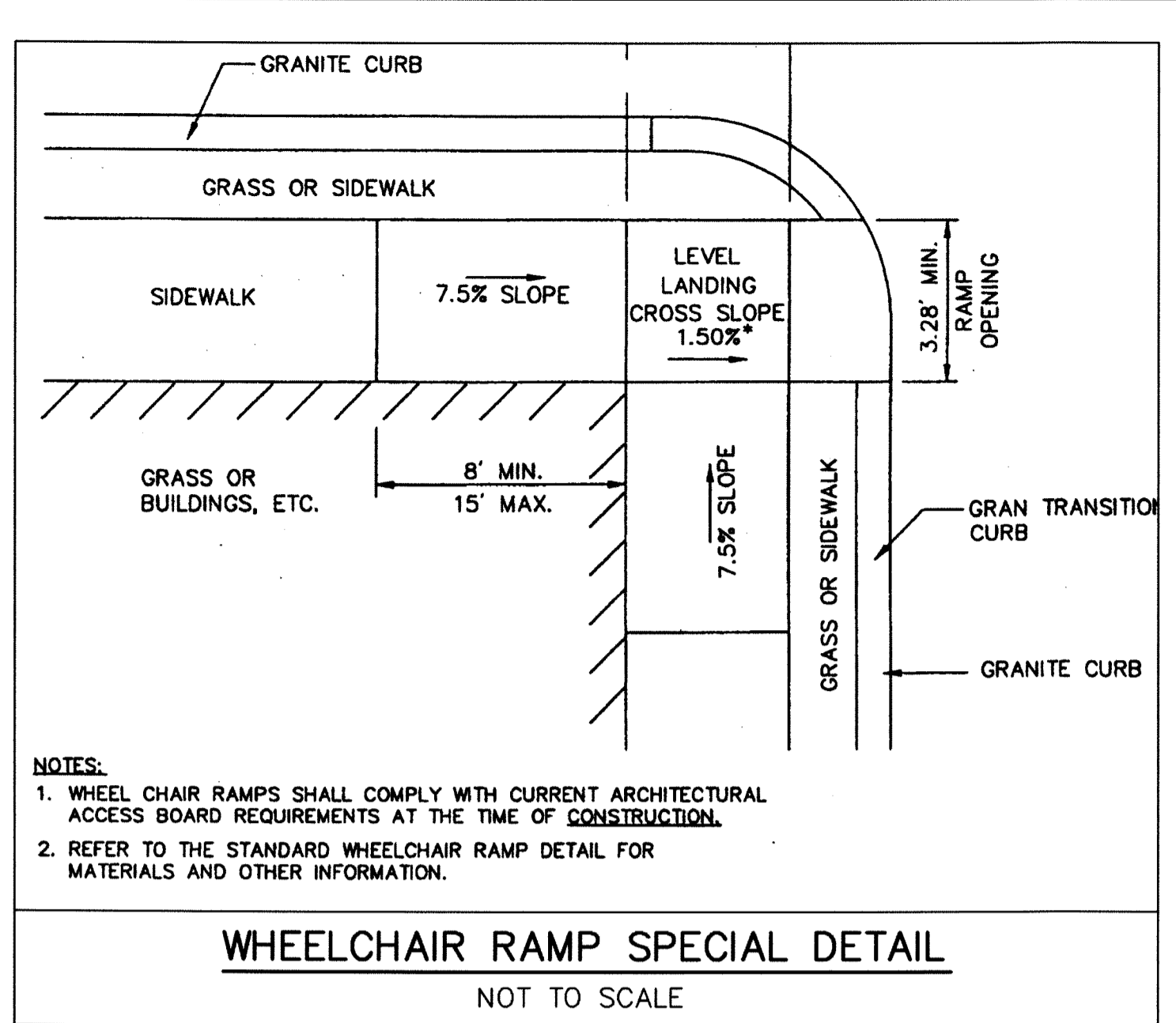
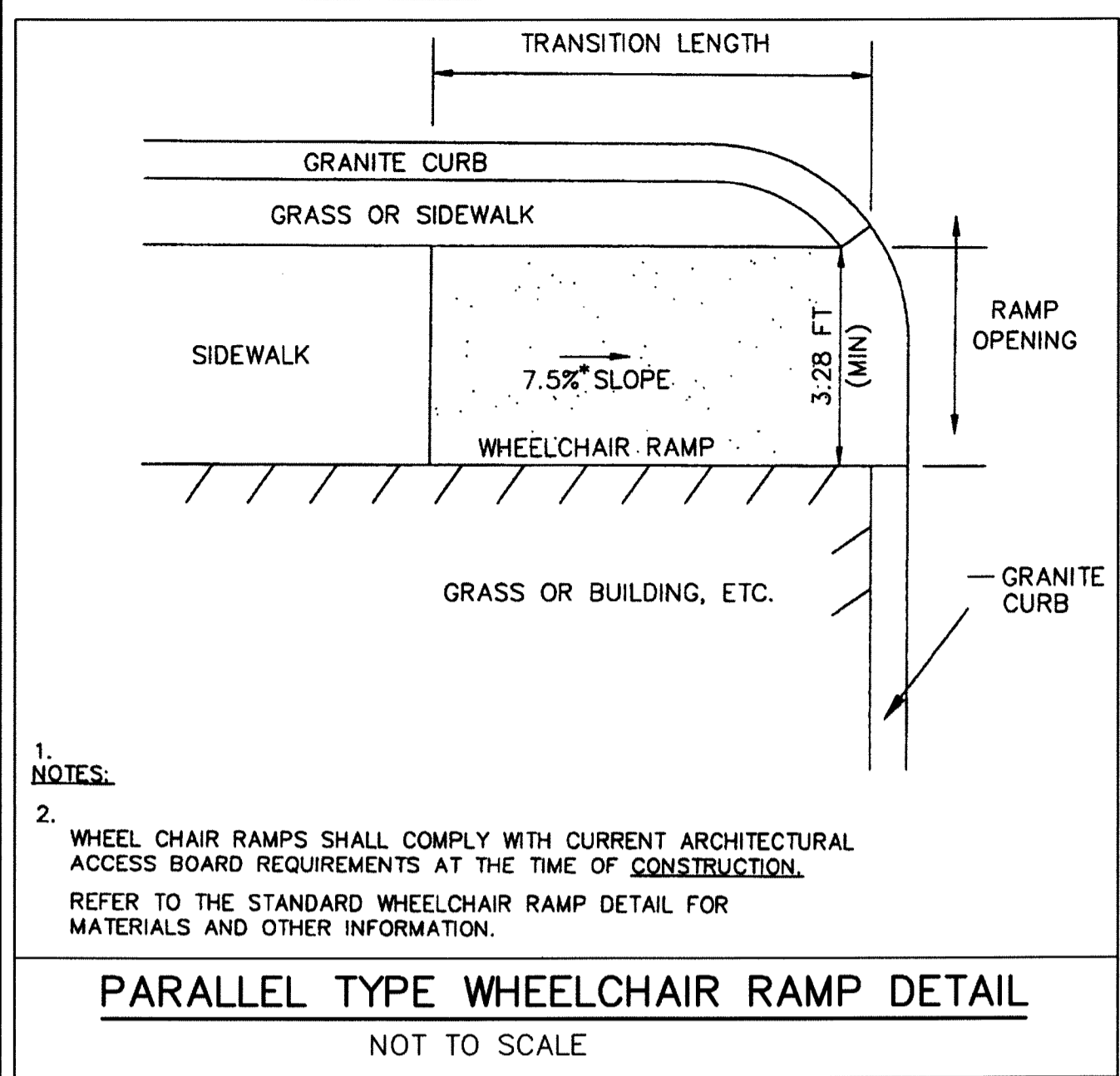
GLM ENGINEERING CONSULTANTS, INC.
19 EXCHANGE STREET
HOLLISTON, MASSACHUSETTS 01746
(508)429-1100 fax:(508)429-7160

REVISIONS		FIELD:
No.	DATE	DESCRIPTION
1	4/08/14	PROVIDE DRAINAGE TREATMENT UNITS
2	7/22/14	PLANNING BOARD CONDITIONS OF APPROVAL/DRAWN BY: WML
		CHECKED BY: WML
		DESIGN BY: WML

JOB No. 12,878
SCALE: 1"=40'
DATE: OCTOBER 15, 2013
SHEET No. 15 OF 21

OWNER: BETTY MCCALL-VERNACLI
12 PARTIBRIDGE STREET
MEDWAY, MASSACHUSETTS 02053

APPLICANT: ELITE HOME BUILDERS LLC
P.O. BOX 1205
WESTBORO, MASSACHUSETTS 01581



ADULT RETIREMENT COMMUNITY PLANNED UNIT DEVELOPMENT "MILLSTONE VILLAGE" MEDWAY, MASSACHUSETTS

APPLICANT: ELITE HOME BUILDERS LLC
P.O. BOX 1205
WESTBORO, MASSACHUSETTS 01581

OWNER: BETTY MCCALL-VERNAGLI
12 PARTRIDGE STREET
MEDWAY, MASSACHUSETTS 02053

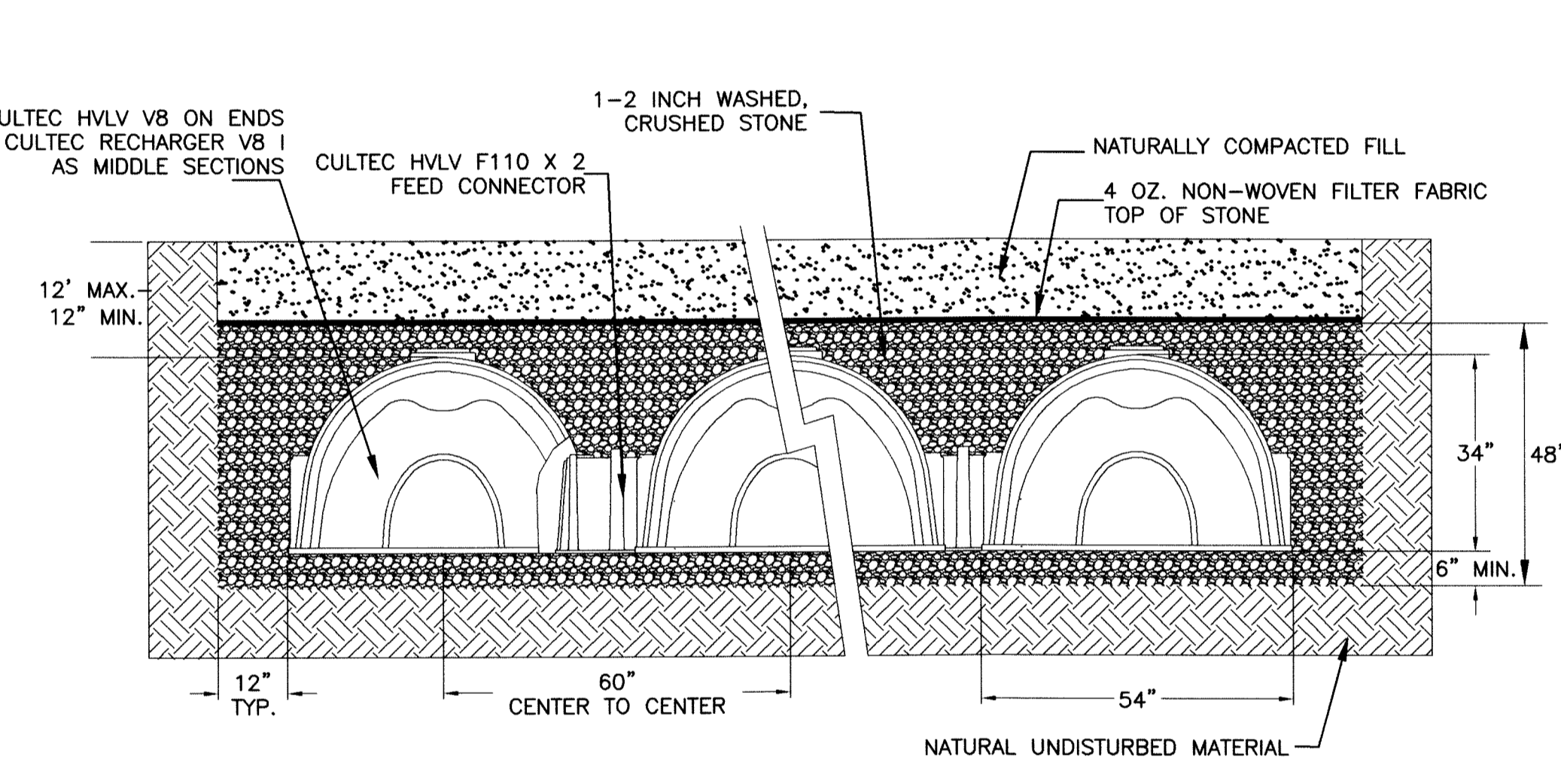
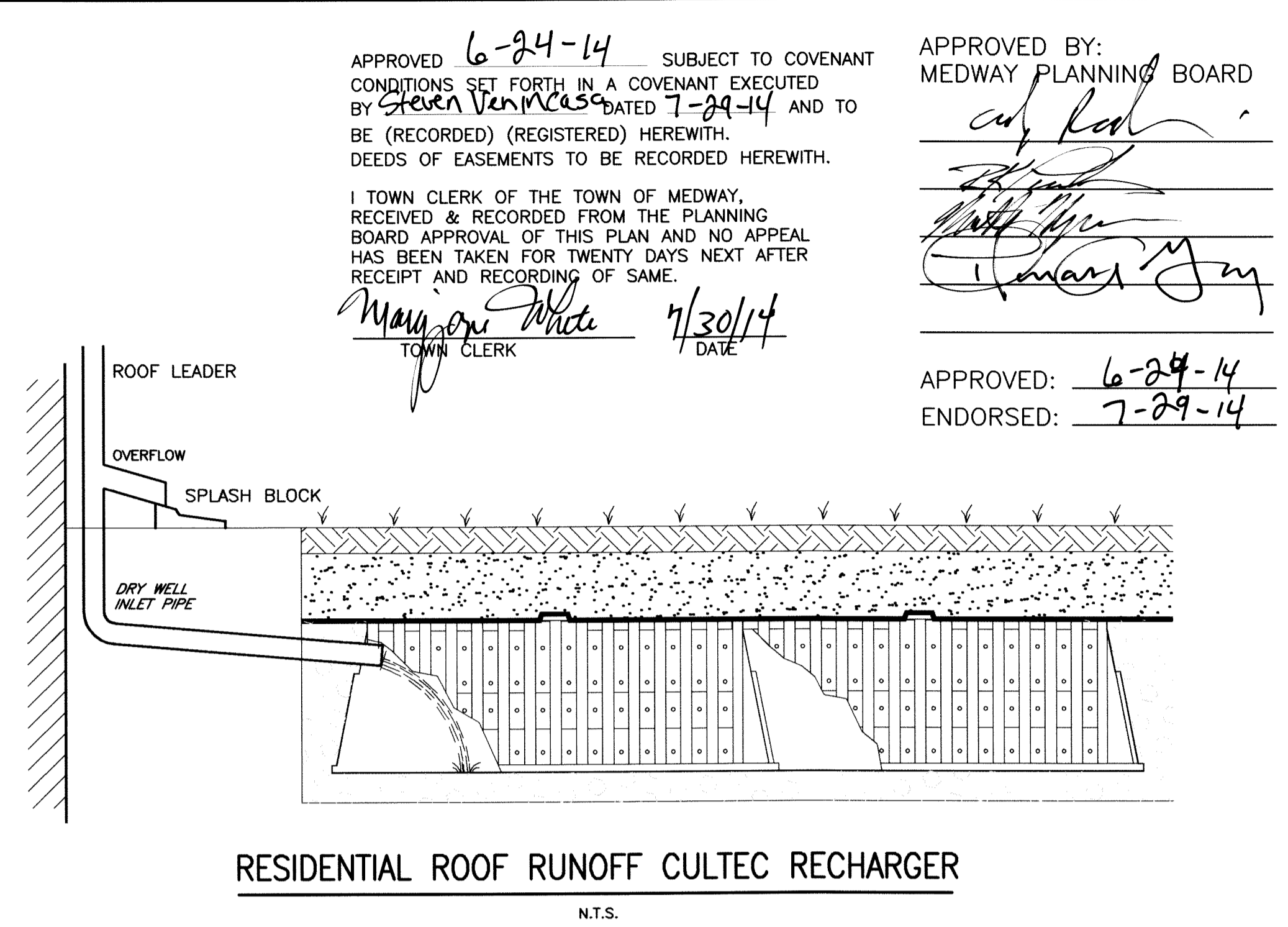
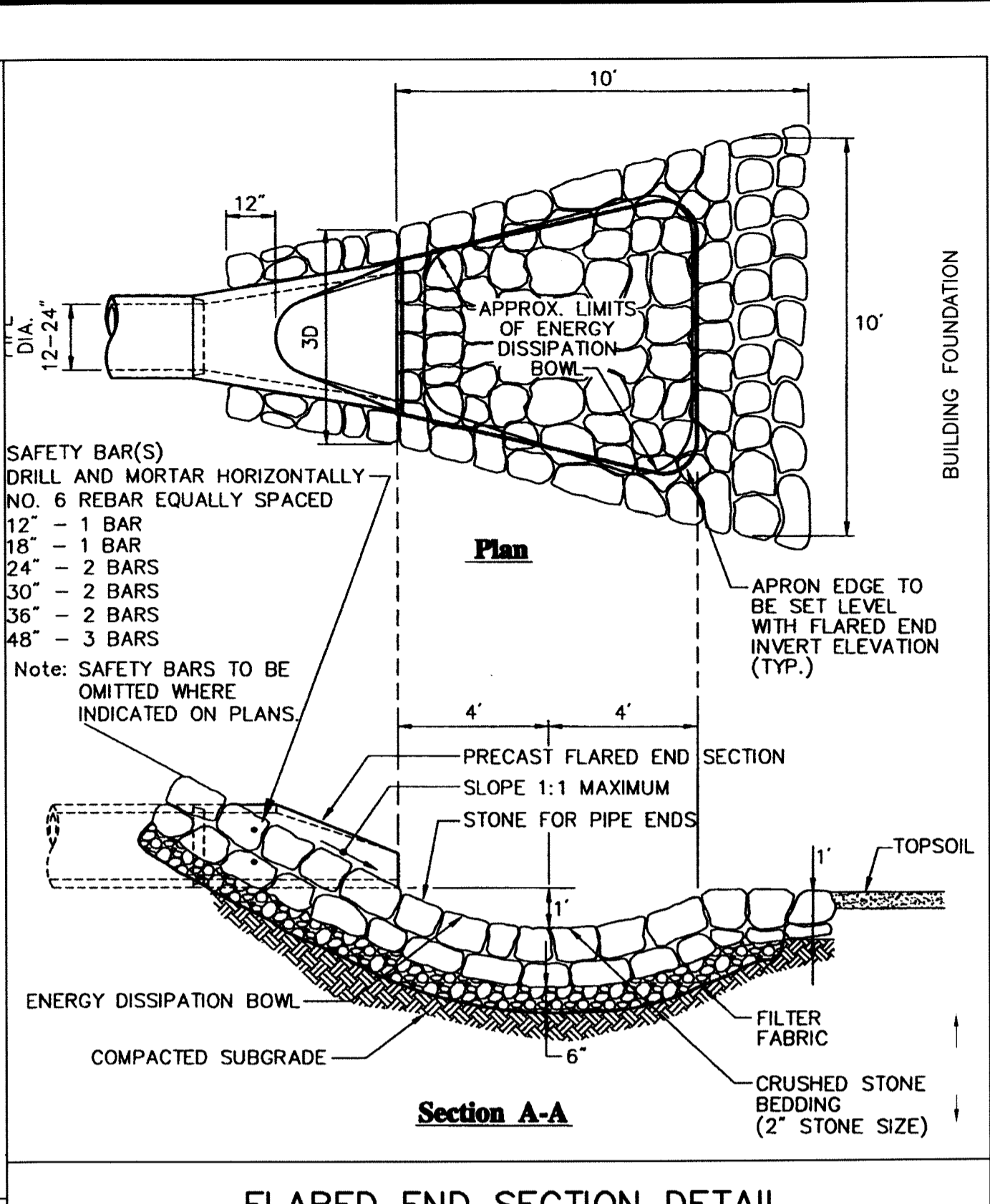
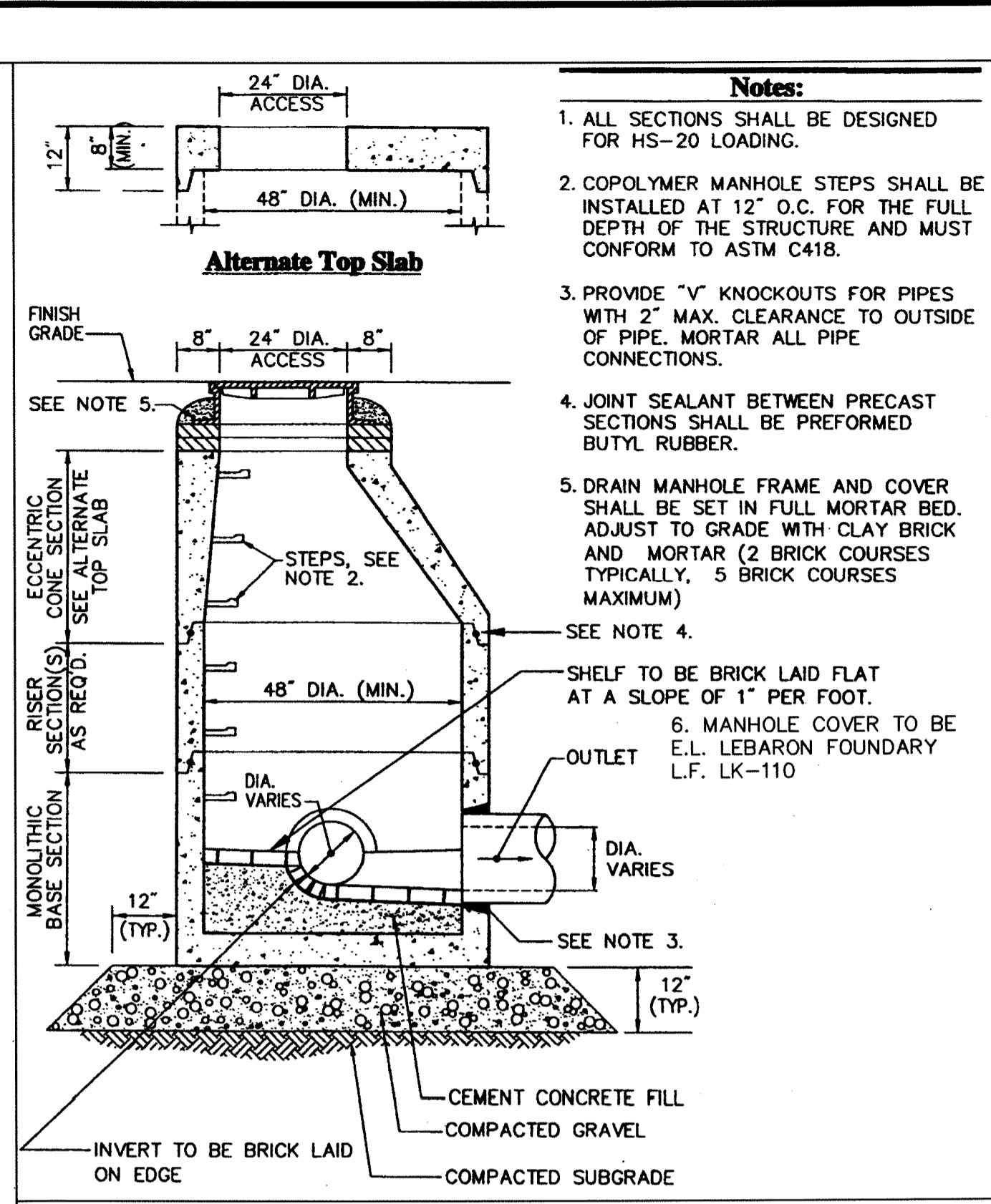
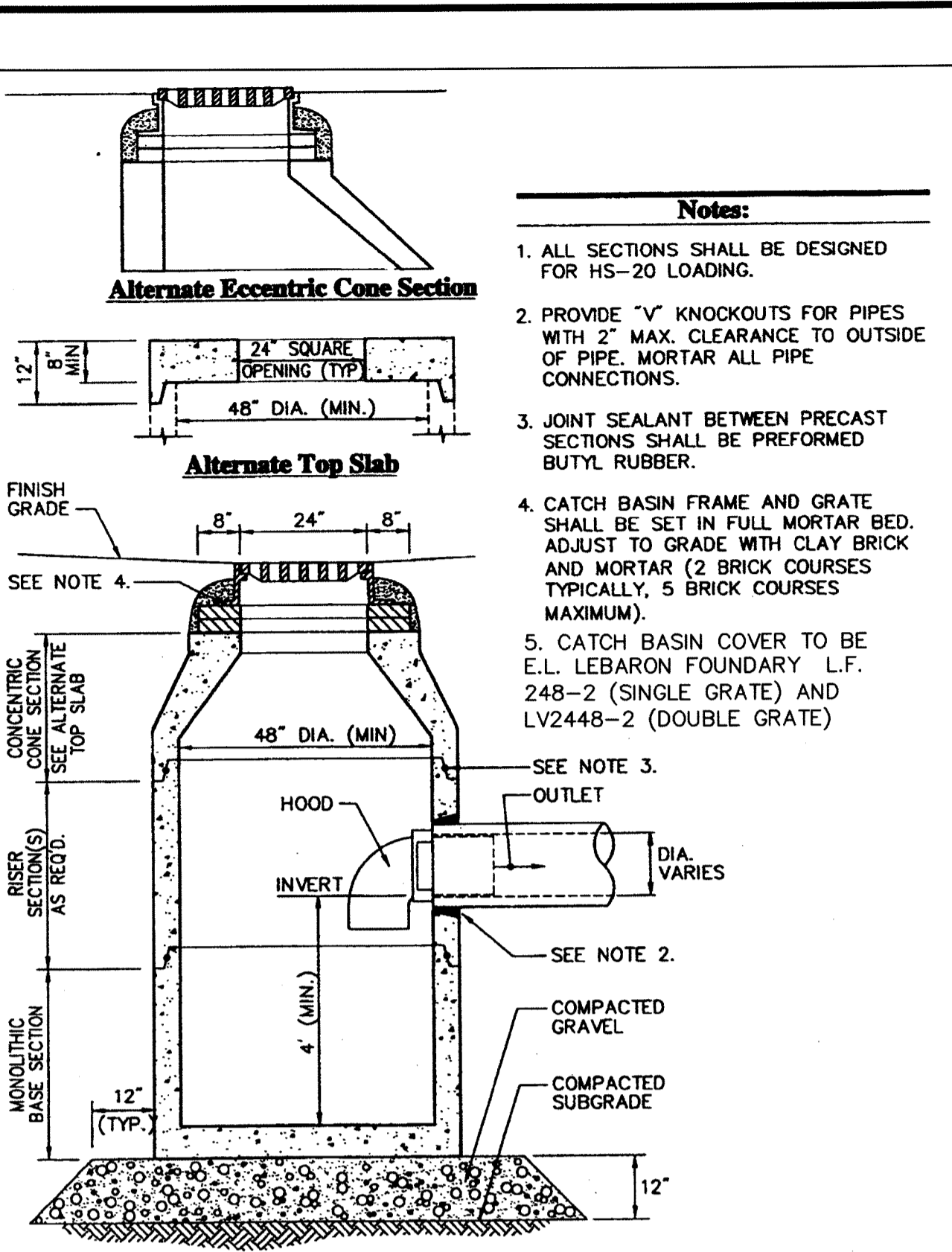
GLM ENGINEERING CONSULTANTS, INC.
19 EXCHANGE STREET
HOLLISTON, MASSACHUSETTS 01746
(508)429-1100 fax:(508)429-7160

REGISTERED PROFESSIONAL ENGINEER
JOSEPH M. NEHILL
NO. 45889
7/22/14

REVISIONS	DATE	DESCRIPTION	DESIGN BY:	WML	APPROVAL/DRAWN BY:	WML	CHECKED BY:	WML
No. 1	4/08/14	PROVIDE DRAINAGE TREATMENT UNITS						
No. 2	7/22/14	PLANNING BOARD CONDITIONS OF APPROVAL						

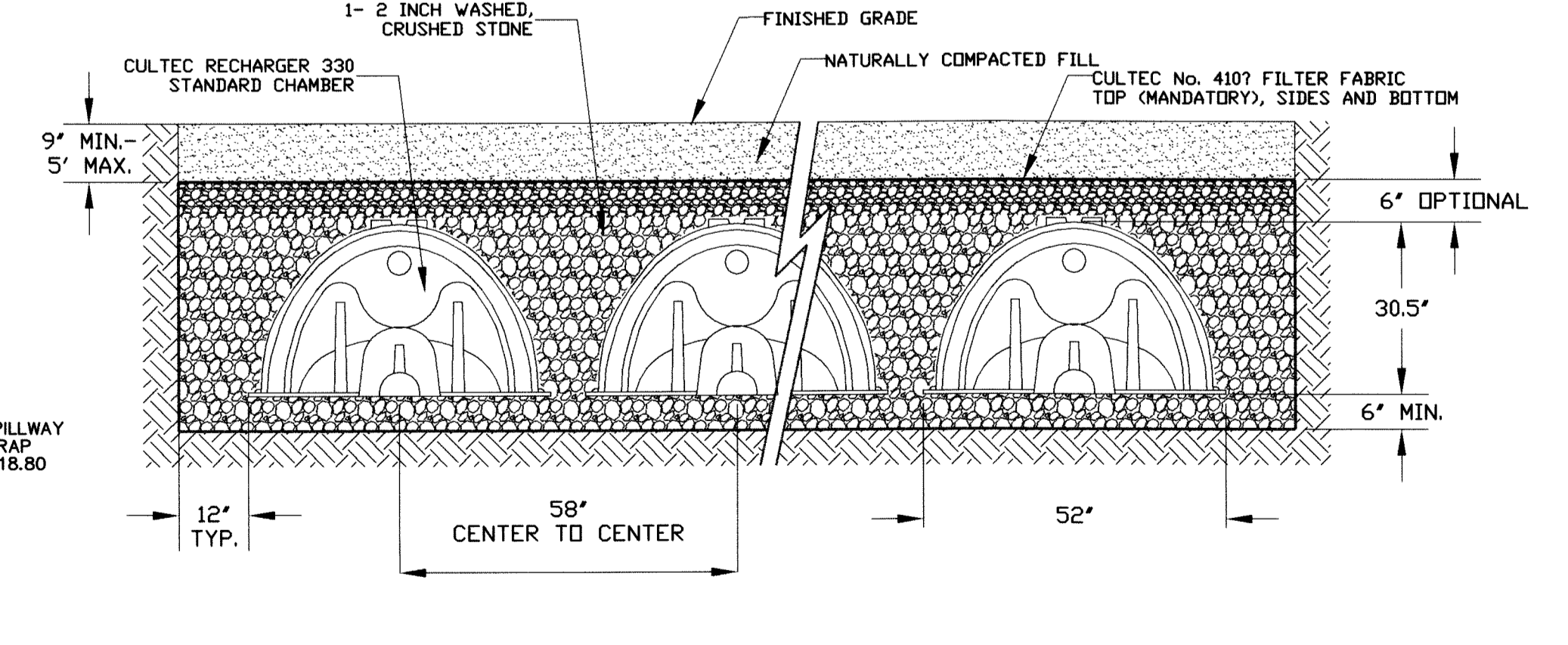
FIELD: _____

JOB No. 12,878
SCALE: AS NOTED
DATE: OCTOBER 15, 2013
SHEET No. 16 OF 21



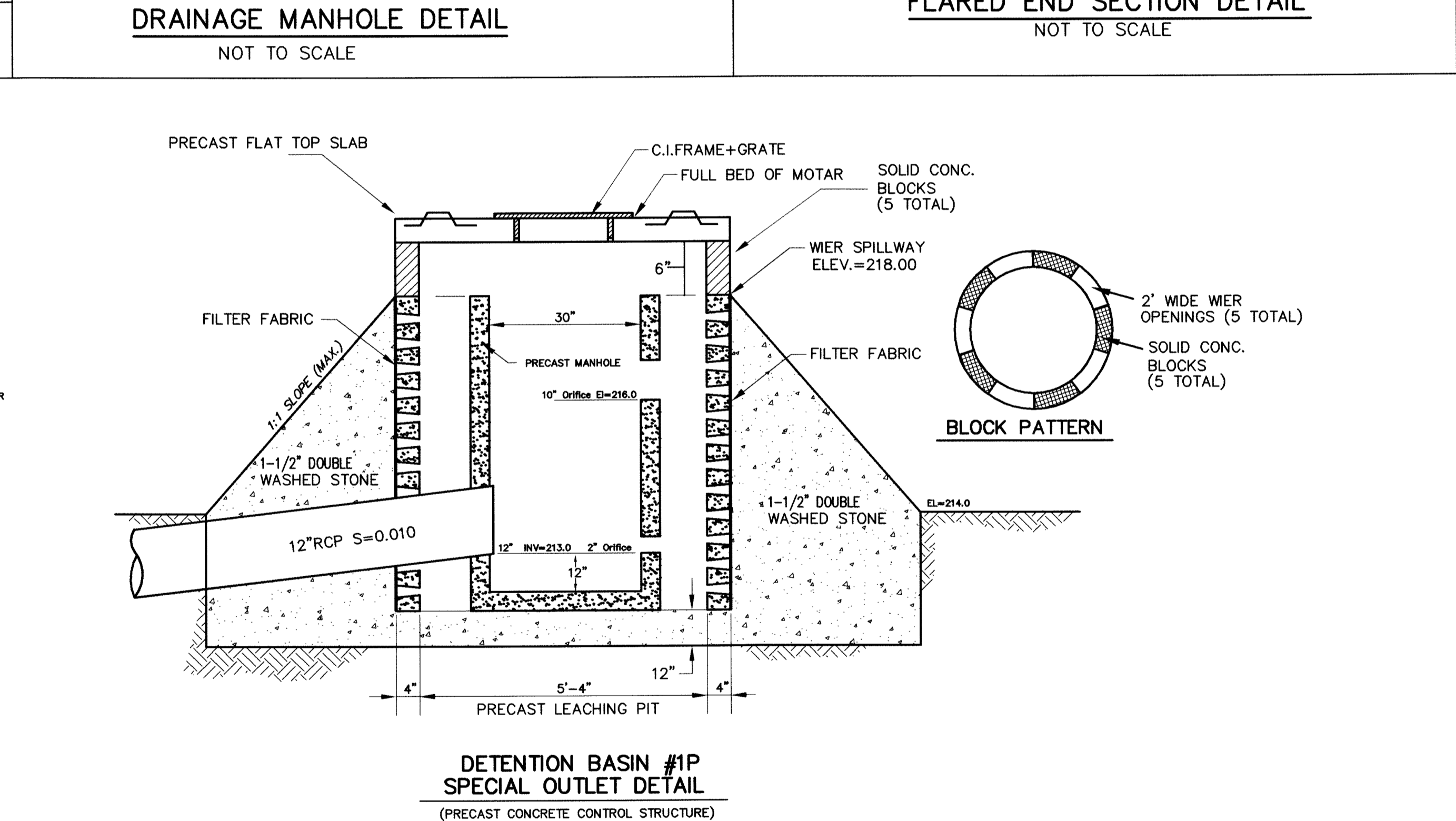
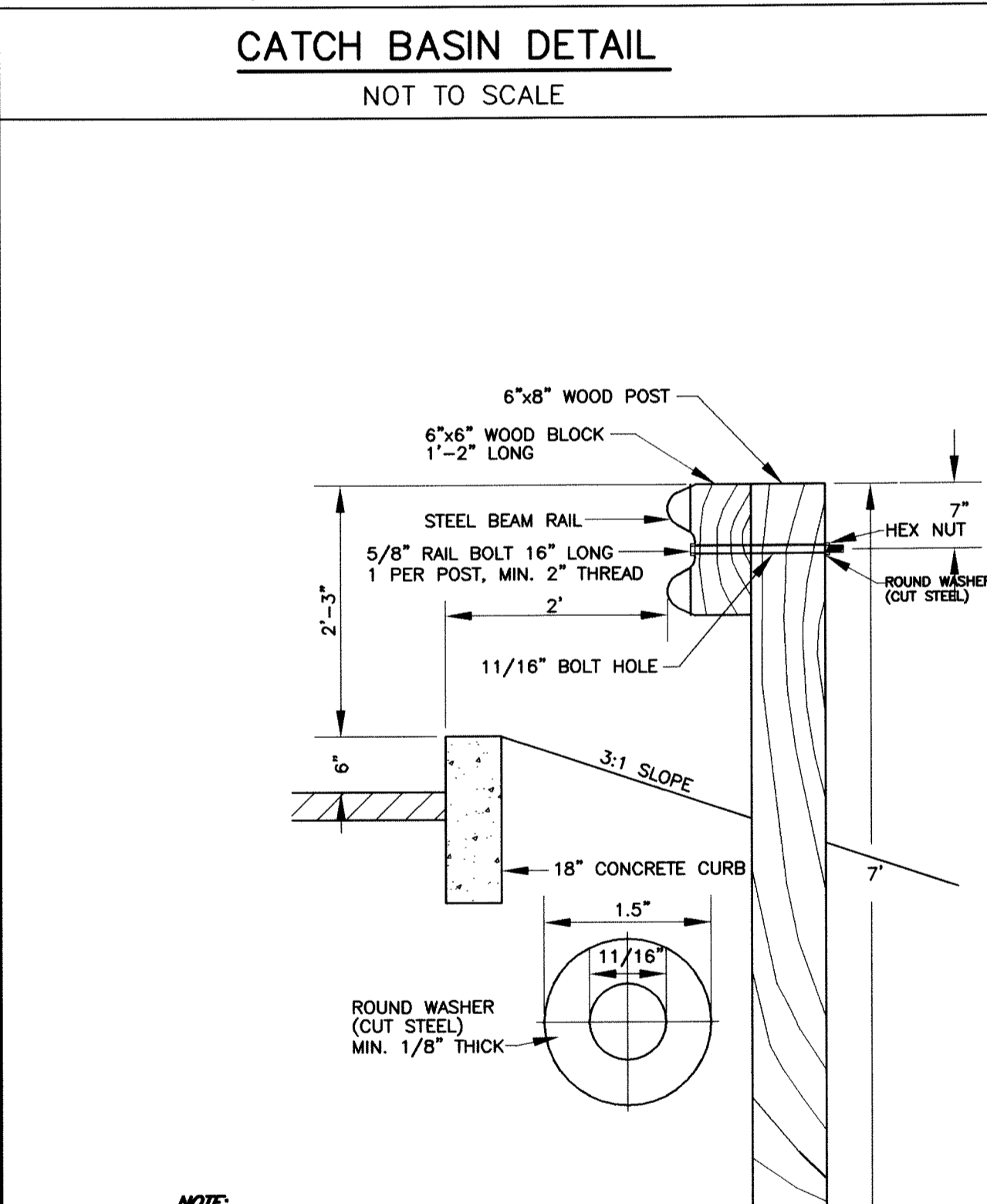
NOTES:

1. LEACHING AREA #2P - 6 ROWS BY 9 RECHARGERS LONG, CULTEC INVERT 218.0, GROUNDWATER ELEV. 215.7
2. LEACHING AREA #3P - 5 ROWS BY 7 RECHARGERS LONG, CULTEC INVERT 215.0, GROUNDWATER ELEV. 212.5
3. LEACHING AREA #4P - 3 ROWS BY 6 RECHARGERS LONG, CULTEC INVERT 216.0, GROUNDWATER ELEV. 213.0±



NOTES:

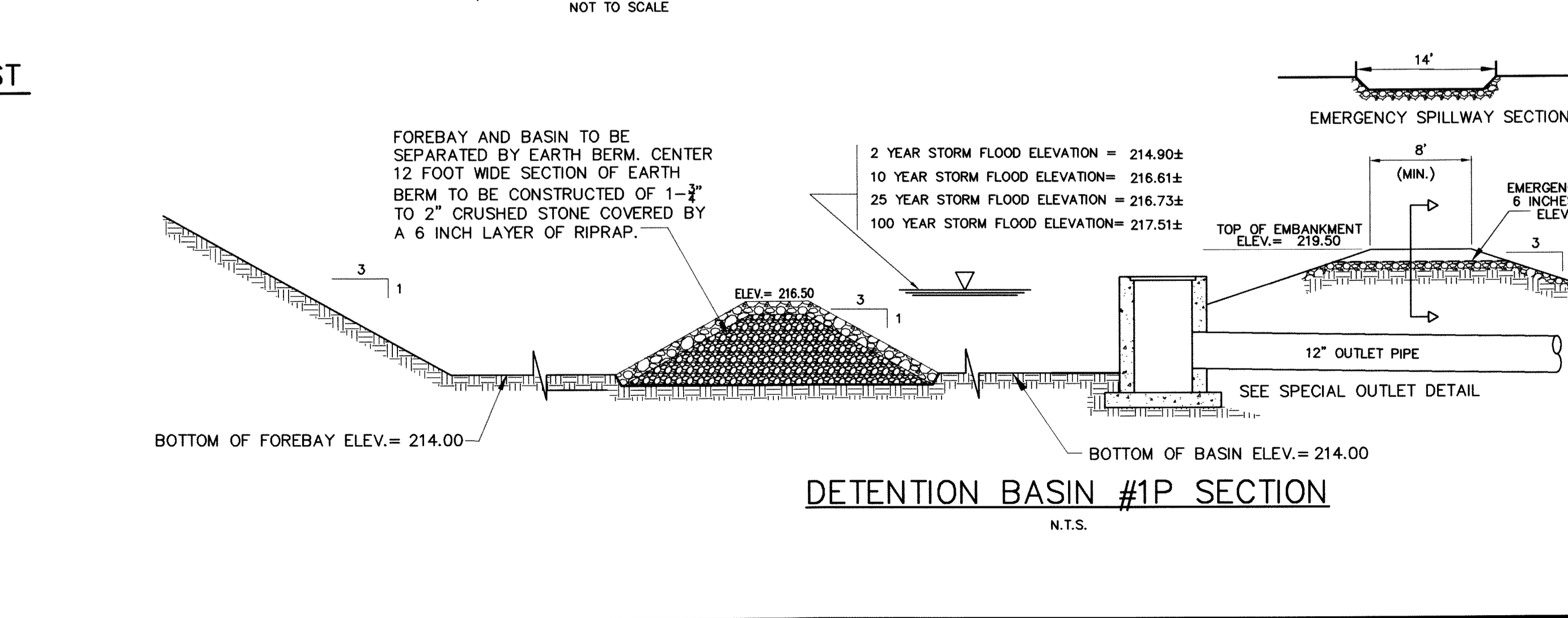
1. LEACHING AREA #5P - 2 ROWS BY 6 RECHARGERS LONG, CULTEC INVERT 220.5, GROUNDWATER ELEV. 217.7
2. LEACHING AREA #6P - 3 ROWS BY 6 RECHARGERS LONG, CULTEC INVERT 217.5, GROUNDWATER ELEV. 215.5



NOTE: GUARD RAIL WILL BE CONSTRUCTED IN ACCORDANCE WITH MASSACHUSETTS HIGHWAY DEPARTMENT STANDARD SPECIFICATIONS.

JOSEPH M. NHILL CIVIL ENGINEER REG. NO. 45889 7/22/14

JOYCE HASTINGS P.L.S. 7/22/14



ADULT RETIREMENT COMMUNITY PLANNED UNIT DEVELOPMENT "MILLSTONE VILLAGE" MEDWAY, MASSACHUSETTS

APPLICANT: ELITE HOME BUILDERS LLC P.O. BOX 1205 WESTBORO, MASSACHUSETTS 01581

OWNER: BETTY McCALL-VERNAGLI 12 PARTRIDGE STREET MEDWAY, MASSACHUSETTS 02053

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

REVISIONS		FIELD:	DESIGN BY:	WML
No.	DATE	DESCRIPTION	PROVIDE DRAINAGE TREATMENT UNITS	PLANNING BOARD CONDITIONS OF APPROVAL/DRAWN BY:
1	4/08/14			WML
2	7/22/14			WML

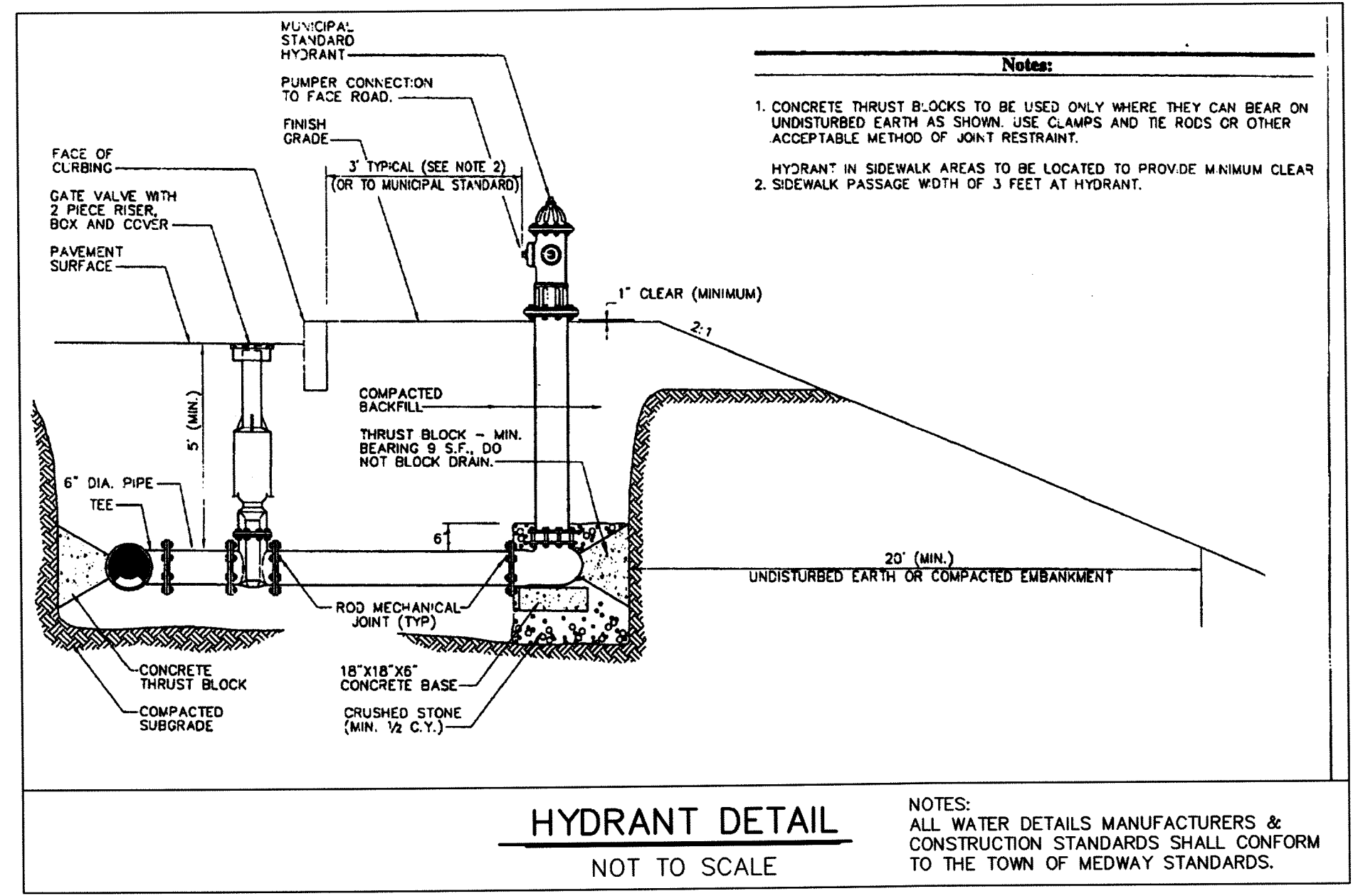
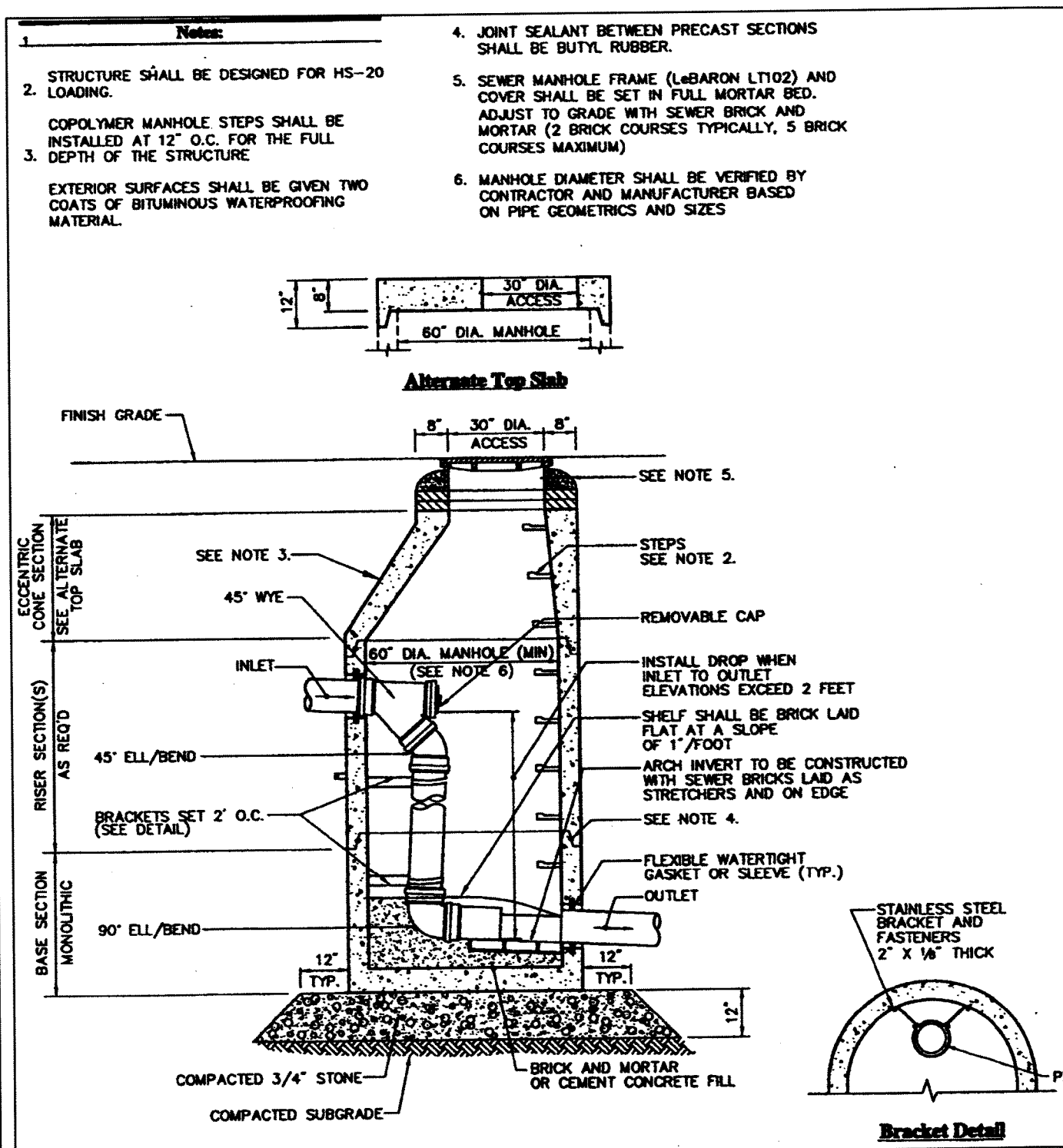
CHECKED BY: WML

JOB No. 12,878

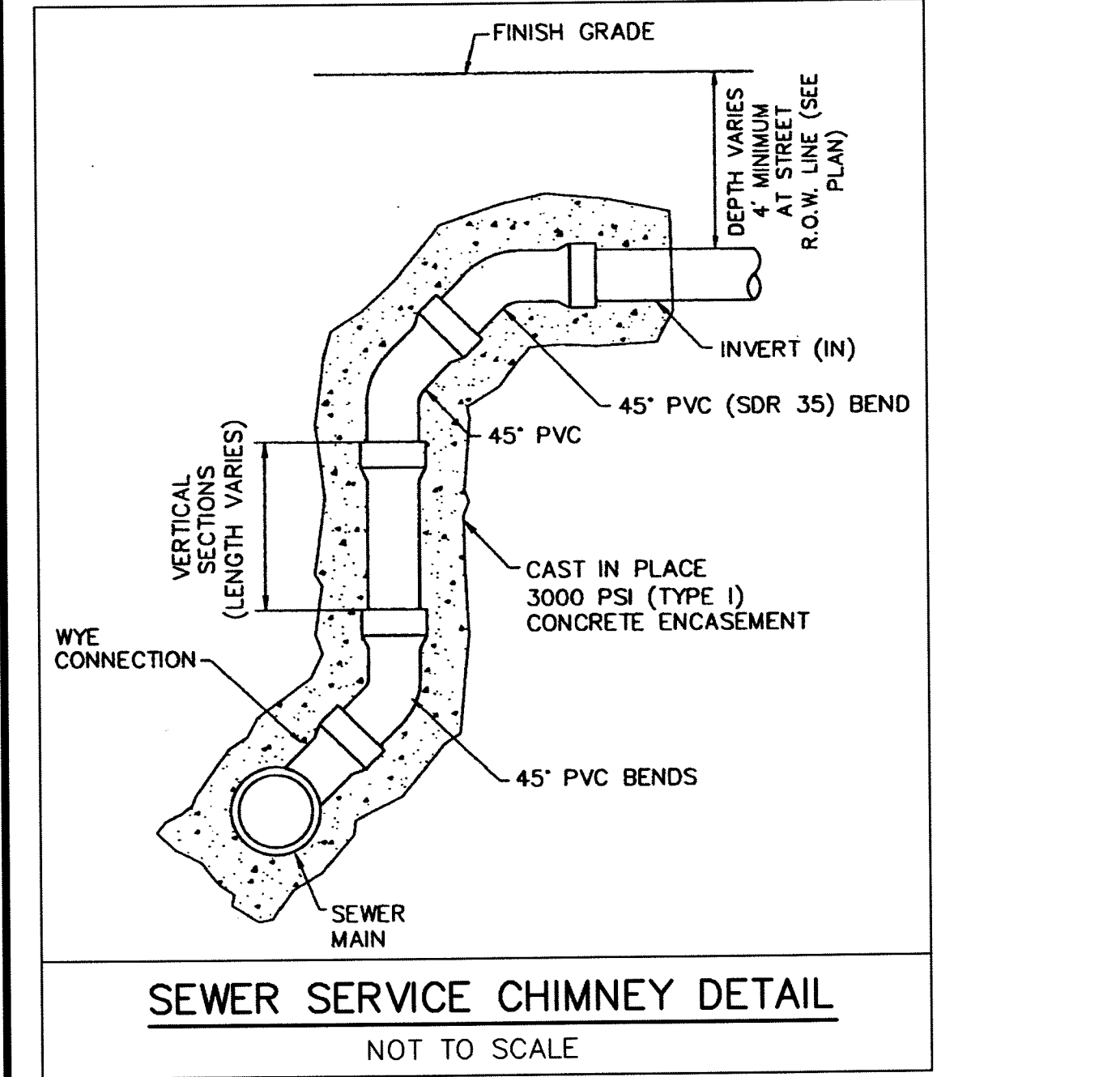
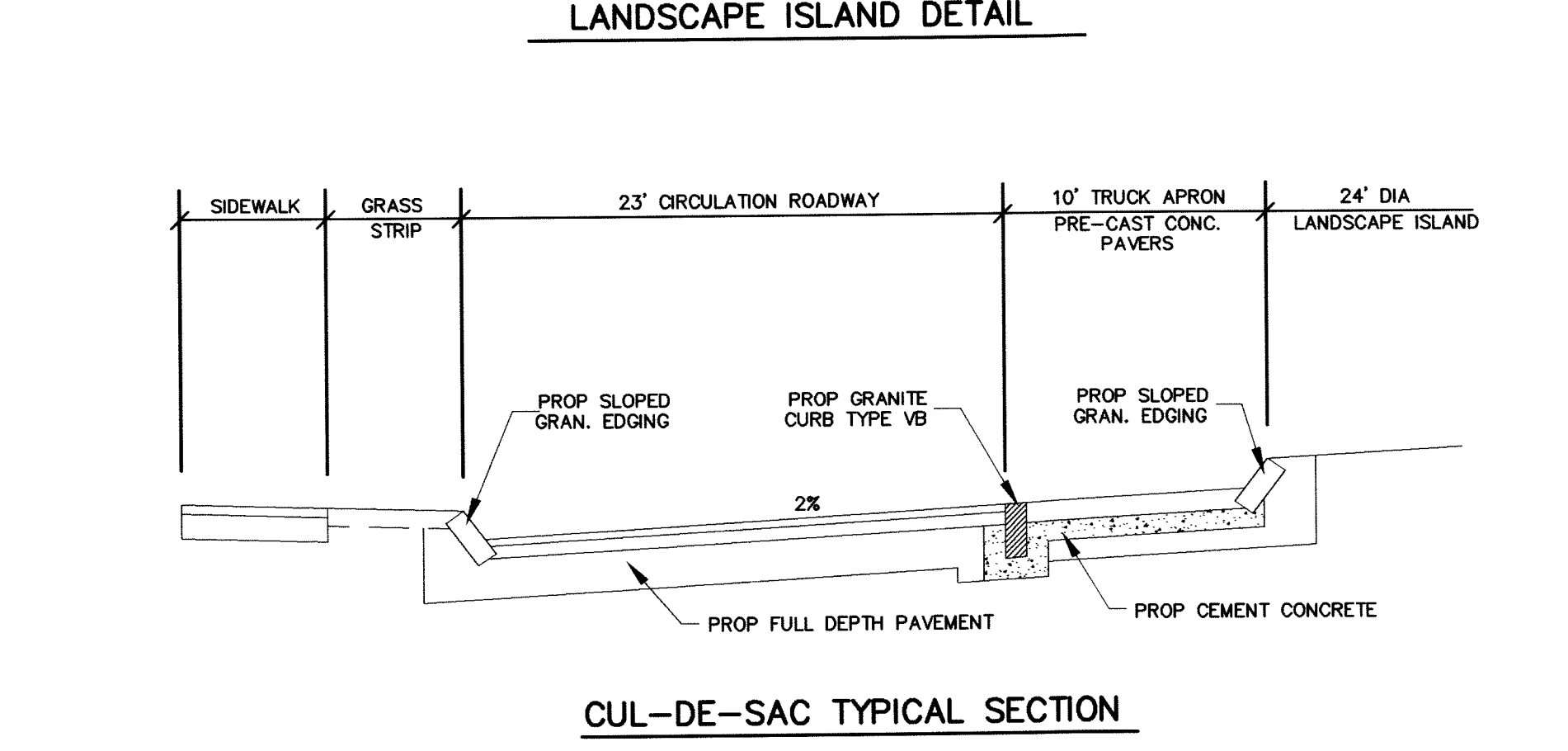
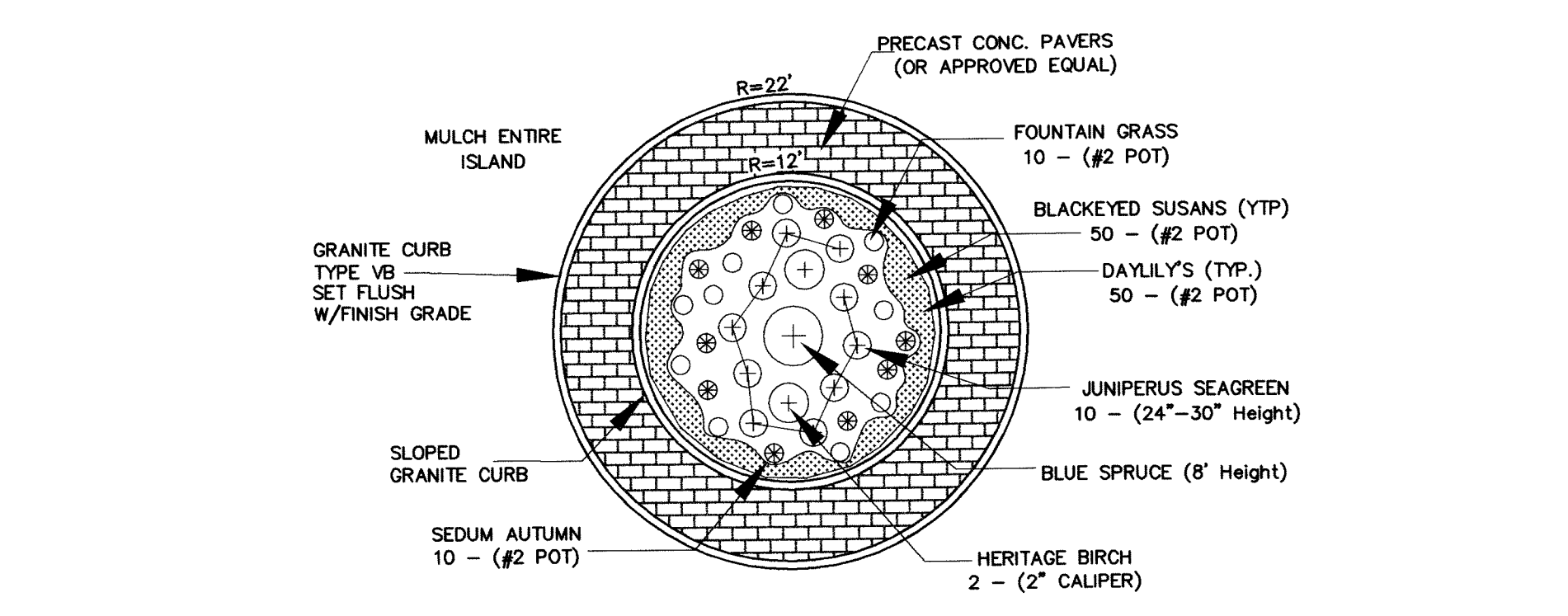
SCALE: AS NOTED

DATE: OCTOBER 15, 2013

SHEET No. 17 OF 21



INTERIOR DROP SEWER MANHOLE DETAIL
NOT TO SCALE



BENDS	B	C	D	E	F	BENDS	B	C	D	E	F
6"	11-1/4"	8"	15"	12"	24"	45°	8"	30"	12"	24"	14"
8"	22-1/2"	19"	20"	17"	24"	90°	8"	30"	12"	24"	27"
10"	11-1/4"	12"	20"	17"	24"	45°	8"	30"	12"	24"	24"
12"	22-1/2"	19"	22"	17"	24"	90°	8"	30"	12"	24"	36"
14"	11-1/4"	12"	30"	17"	24"	45°	8"	30"	12"	24"	40"
16"	22-1/2"	19"	35"	17"	24"	90°	8"	30"	12"	24"	52"

TEES	G	H	I	J	TEES	G	H	I	J
6" x 6" x 6"	12"	24"	24"	18"	12" x 2" x 6"	12"	24"	24"	12"
8" x 8" x 8"	-	-	-	-	12" x 2" x 8"	-	-	-	24"
8" x 8" x 8"	-	-	-	24"	12" x 12" x 12"	-	-	-	36"

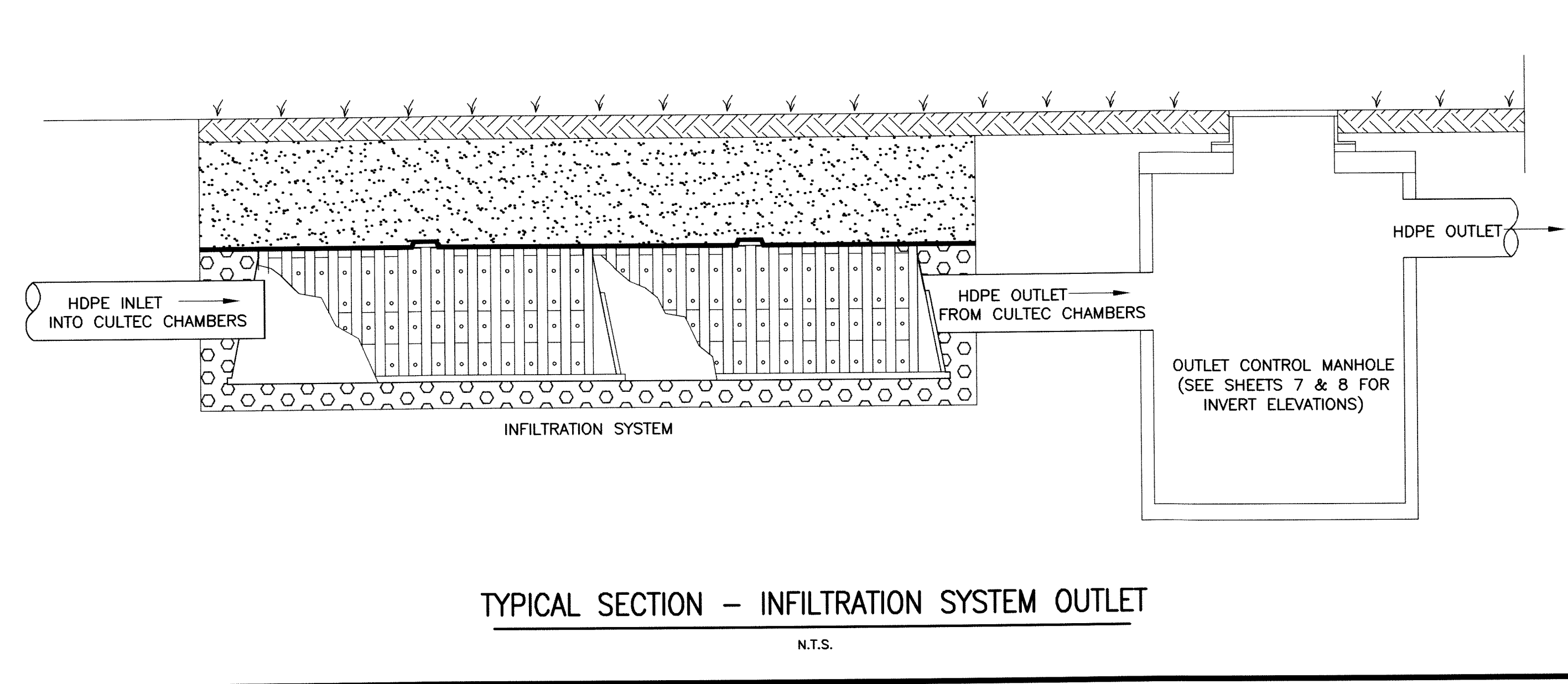
CONCRETE THRUST BLOCK DETAIL
NOT TO SCALE

Notes:

- PROVIDE BLOCKS FOR TAPPING SLEEVES, DEAD ENDS, GATE VALVES AND VERTICAL BENDS, SAME SIZE AS REQUIRED FOR TEES.
- PROVIDE ANCHOR RODS AT VERTICAL BENDS AND GATE VALVES.
- CONCRETE SHALL NOT BE PLACED AGAINST PIPE BEYOND FITTING.

Notes:

ALL WATER DETAILS MANUFACTURERS & CONSTRUCTION STANDARDS SHALL CONFORM TO THE TOWN OF MEDWAY STANDARDS.



APPROVED 6-24-14 SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY Steven Venincasa DATED 7-29-14 AND TO BE (RECORDED) (REGISTERED) HEREWITH. DEEDS OF EASEMENTS TO BE RECORDED HEREWITH.

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

APPROVED BY:
MEDWAY PLANNING BOARD

[Signature]

APPROVED: 6-24-14
ENDORSED: 7-29-14

Stormwater Operation, Maintenance and Management Plan
"Millstone Village" Winthrop Street, Medway, MA
(After Construction)
August 23, 2006
Revised: February 3, 2014, July 22, 2014

Spill management and emergencies:

If a hazardous material spill occurs and/or other environmental hazard, the Medway Fire Department should be called at (508) 533-3213 or 911.

The fire department has equipment to contain the spill and minimize the impact to the environment. The responsibility of the cleanup is usually upon the company or individual causing the hazard. An environmental cleanup company shall be called to remove the hazard; they are trained licensed professionals to handle the situation. The Fire Department has a list of the companies in the area for immediate response for the cleanup.

Stormwater System Operation and Maintenance:

Owner & Responsible Party:
Elite Home Builders LLC
P.O. Box 1205
Westborough, Massachusetts 01581
(508) 366-2394

The Owner is responsible for the regular maintenance of the stormwater system.

Maintenance shall include, but is not limited to the following:

Catch Basin and Manhole Maintenance:

Activity	Frequency
Inspect Units	4 times per year
Clean Units	Whenever the depth of deposits is greater than 1/2 the sump depth (1 time per year at minimum)

Detention Basin/sediment forebays:

Activity	Frequency
Inspect side slopes and bottom	Monthly
Mow/clean	The upper-stage, side slopes and embankment twice a year. Remove any brush or trees. Sediment forebays- Four times per year and sediment depth is between 3 and 6 feet.

Stormwater Out let Control Structure/Spillway:

Activity	Frequency
Inspect Outlet	2 times per yr.
Clean Units	Remove accumulated sediment buildup at outlet pipe and overgrown vegetation around the outlet.

VarSentry and CDS Treatment Units:

Activity	Frequency
Inspect Units	2 Time per year
Clean Units	Whenever the depth of deposits is greater than 1/2 the sump depth (1 time per yr minimum) per requirements of manufacturer & DEP

Road Sweeping:

Activity	Frequency
Inspect	2 times per yr. (spring & fall).
Sweeping Paved surfaces	Sweeping along Winthrop Street shall be done regularly (no tracking of materials onto the roadway shall be allowed)

Infiltration Chambers:

Activity	Frequency
Inspect Inlet and Outlet	2 times per yr. After a heavy rain event
1" storm or larger	Inspect Access Ports for
Sediment buildup & cleanup	2 times per yr. Accumulated sediment buildup shall be Vacuumed cleaned as necessary

APPROVED BY:
MEDWAY PLANNING BOARD

[Signature]

APPROVED: 6-24-14
ENDORSED: 7-29-14

ADULT RETIREMENT COMMUNITY PLANNED UNIT DEVELOPMENT
"MILLSTONE VILLAGE"
MEDWAY, MASSACHUSETTS

APPLICANT:
ELITE HOME BUILDERS LLC
P.O. BOX 1205
WESTBORO, MASSACHUSETTS 01581

OWNER:
BETTY MCCALL-VERNAGLI
12 PARTRIDGE STREET
MEDWAY, MASSACHUSETTS 02053

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

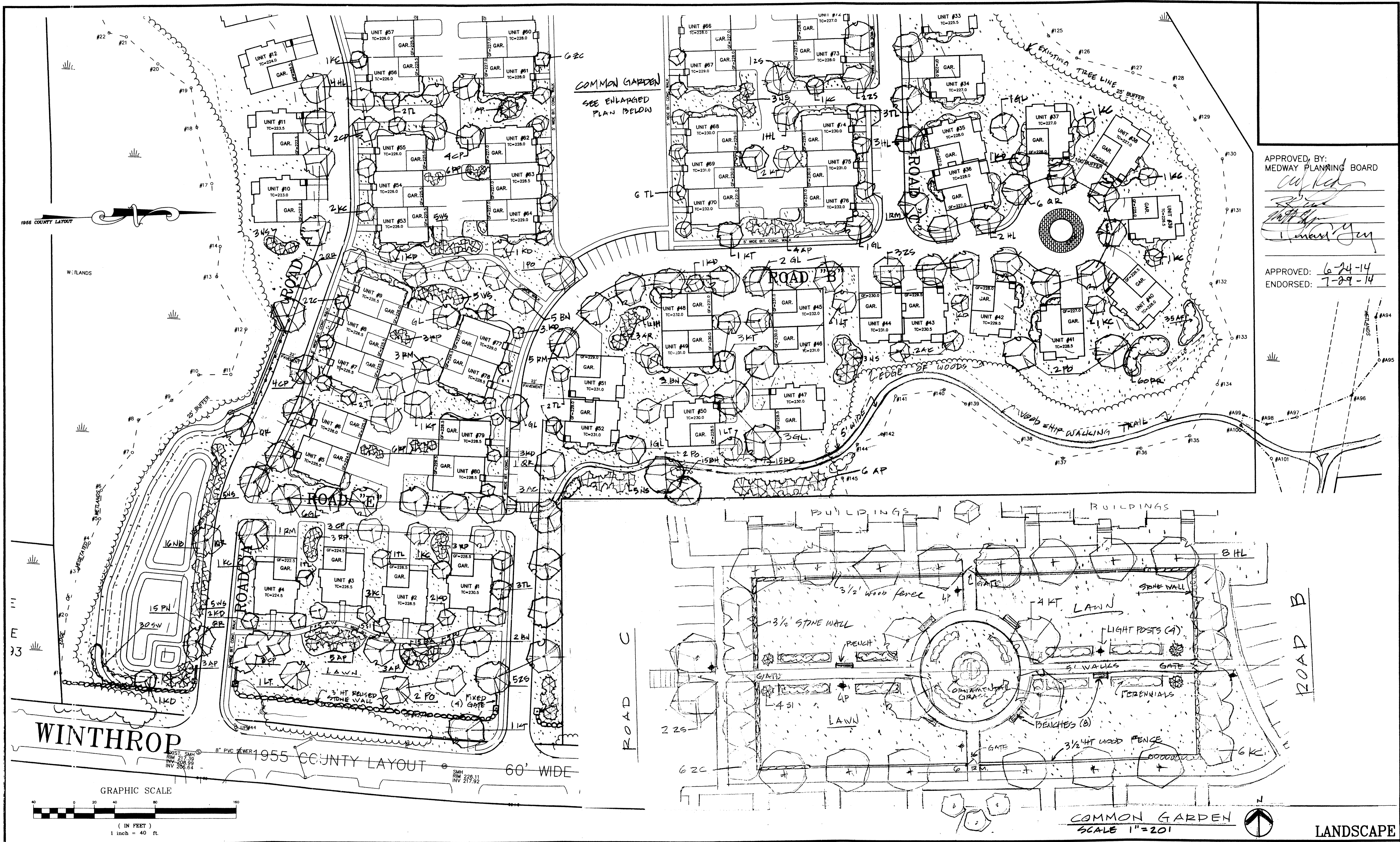
REVISIONS	DATE	DESCRIPTION	DESIGN BY:	CHECKED BY:
No. 1	4/08/14	PROVIDE DRAINAGE TREATMENT UNITS	WML	WML
No. 2	7/22/14	PLANNING BOARD CONDITIONS OF APPROVAL	WML	WML

JOB No. 12,878
SCALE: AS NOTED
DATE: OCTOBER 15, 2013
SHEET No. 18 OF 21

JOSEPH M. NIBL CIVIL NO. 45899 REGISTERED PROFESSIONAL ENGINEER 7/22/14

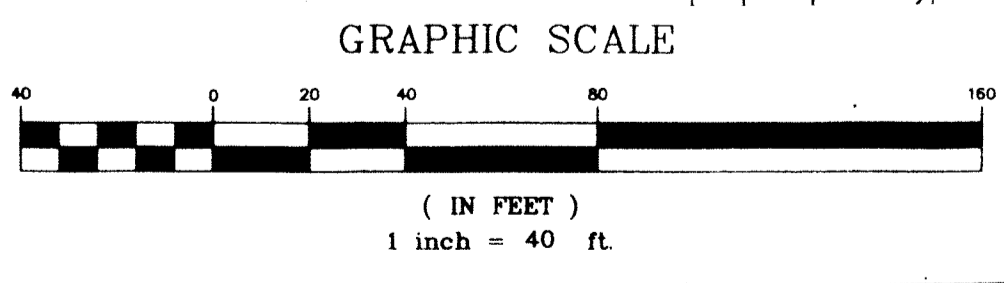
JOYCE S. HASTINGS CIVIL NO. 39593 REGISTERED PROFESSIONAL ENGINEER 7/22/14

JOYCE S. HASTINGS P.L.S. DATE 7/22/14



APPROVED, BY:
 MEDWAY PLANNING BOARD
 [Signature]
 [Signature]
 [Signature]
 APPROVED: 6-24-14
 ENDORSED: 7-29-14

WINTHROP



COMMON GARDEN
 SCALE 1"=20'

LANDSCAPE

COSMOS ASSOCIATES
 LANDSCAPE ARCHITECTS & SITE PLANNERS
 CIVIC, COMMERCIAL & RESIDENTIAL DESIGN
 5 LONGVIEW STREET NATICK, MA 01760
 508.628.3595 FAX 508.405.4479
 E-MAIL: COSMOSLA@RCN.COM

REVISIONS			
No.	DATE	DESCRIPTION	DES. CKD.
1	12/11/06	LAYOUT MODIFICATION	WML RST
2	03/02/07	ENGINEERING COMMENTS	
3	03/19/07	ENGINEERING COMMENTS	

FIELD:
 DESIGN BY: WML
 DRAWN BY: WML
 CHECKED BY: WML

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

ADULT RETIREMENT COMMUNITY PLANNED UNIT DEVELOPMENT
 "MILLSTONE VILLAGE"
 MEDWAY, MASSACHUSETTS
 OWNER: BETTY McCALL-VERNAGLI
 12 PARTRIDGE STREET
 MEDWAY, MASSACHUSETTS 02053
 APPLICANT: ELITE HOME BUILDERS LLC
 P.O. BOX 1205
 WESTBORO, MASSACHUSETTS 01581

JOB No. 12,878
 SCALE: 1"=40'
 DATE: OCTOBER 15, 2013
 SHEET No. 19 OF 21

26,192

1955 COUNTY LAYOUT



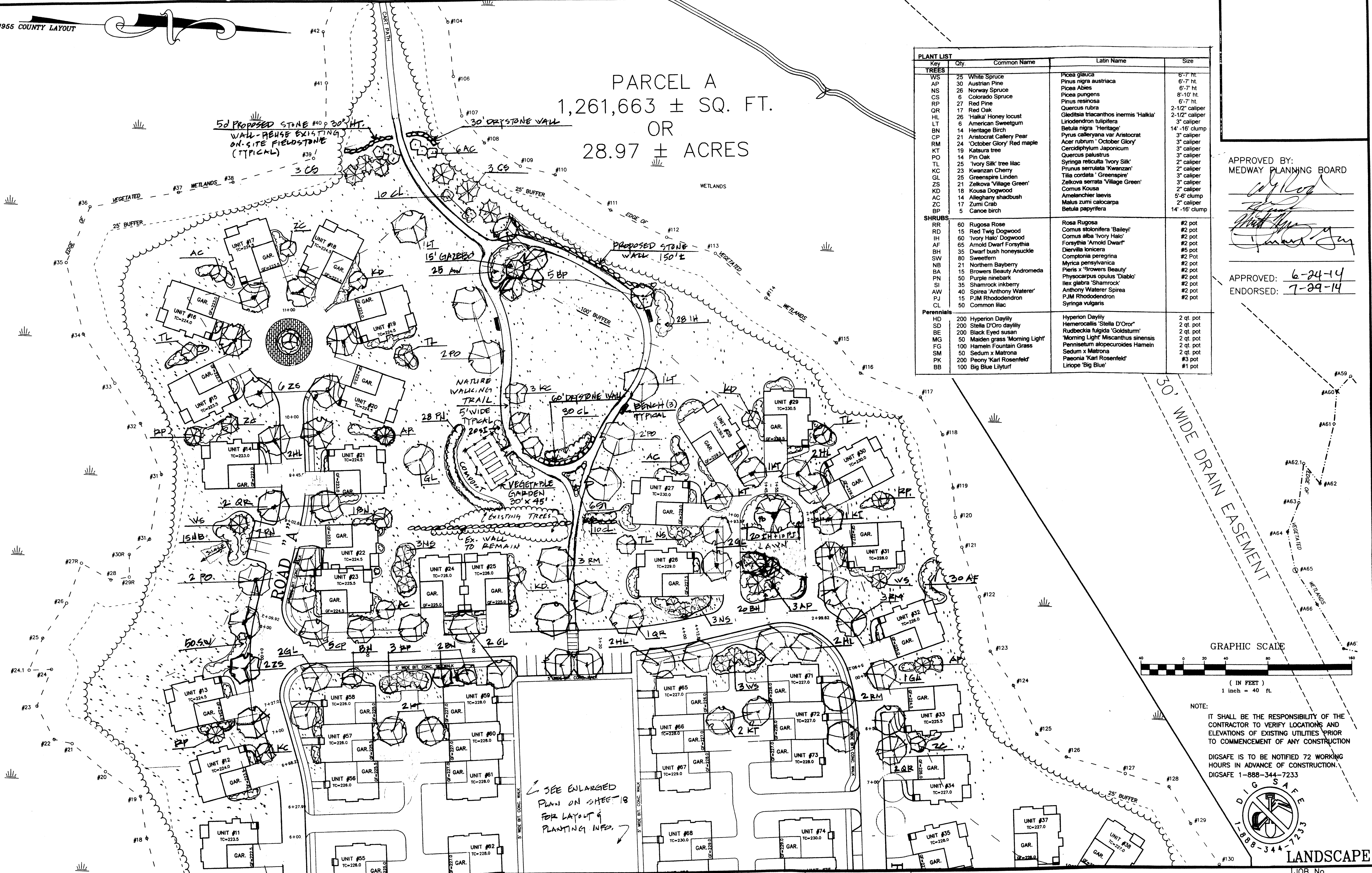
PARCEL A
1,261,663 ± SQ. FT.
OR
28.97 ± ACRES

Key	Qty.	Common Name	Latin Name	Size
TREES				
WS	25	White Spruce	<i>Picea glauca</i>	6-7' ht.
AP	30	Austrian Pine	<i>Pinus nigra austriaca</i>	6-7' ht.
NS	26	Norway Spruce	<i>Picea Abies</i>	6-7' ht.
CS	6	Colorado Spruce	<i>Picea pungens</i>	8-10' ht.
RP	27	Red Pine	<i>Pinus resinosa</i>	6-7' ht.
QR	17	Red Oak	<i>Quercus rubra</i>	2-1/2" caliper
HL	26	Halka Honey locust	<i>Gleditsia triacanthos inermis 'Halka'</i>	2-1/2" caliper
LT	6	American Sweetgum	<i>Liriodendron tulipifera</i>	3" caliper
BN	14	Heritage Birch	<i>Betula nigra 'Heritage'</i>	14'-16' clump
CP	21	Aristocrat Callery Pear	<i>Pyrus calleryana var 'Aristocrat'</i>	3" caliper
RM	24	'October Glory' Red maple	<i>Acer rubrum 'October Glory'</i>	3" caliper
KT	19	Katsura tree	<i>Cercidiphyllum Japonicum</i>	3" caliper
PO	14	Pin Oak	<i>Quercus palustris</i>	3" caliper
TL	25	'Ivory Silk' tree lilac	<i>Syringa reticulata 'Ivory Silk'</i>	2" caliper
KC	23	Kwanzan Cherry	<i>Prunus serrulata 'Kwanzan'</i>	2" caliper
GL	25	Greenspire Linden	<i>Tilia cordata 'Greenspire'</i>	3" caliper
ZS	21	Zelkova 'Village Green'	<i>Zelkova serrata 'Village Green'</i>	3" caliper
KD	18	Kousa Dogwood	<i>Cornus Kousa</i>	2" caliper
AC	14	Allegheny shadbush	<i>Amelanchier laevis</i>	5-6' clump
ZC	17	Zumi Crab	<i>Malus zumi calocarpa</i>	2" caliper
BP	5	Canoe birch	<i>Betula papyrifera</i>	14'-16' clump
SHRUBS				
RR	60	Rugosa Rose	<i>Rosa Rugosa</i>	#2 pot
RD	15	Red Twig Dogwood	<i>Cornus stolonifera 'Bailey'</i>	#2 pot
IH	60	'Ivory Halo' Dogwood	<i>Cornus alba 'Ivory Halo'</i>	#2 pot
AF	65	Arnold Dwarf Forsythia	<i>Forsythia 'Arnold Dwarf'</i>	#2 pot
BH	35	Dwarf bush honeysuckle	<i>Diervilla lonicera</i>	#5 pot
SW	80	Sweetfern	<i>Comptonia peregrina</i>	#2 pot
NB	21	Northern Bayberry	<i>Myrica pensylvanica</i>	#2 pot
BA	15	Browers Beauty Andromeda	<i>Pieris x 'Browers Beauty'</i>	#2 pot
PN	50	Purple ninebark	<i>Physocarpus opulifolius 'Diablo'</i>	#2 pot
SI	35	Shamrock inkberry	<i>Ilex glabra 'Shamrock'</i>	#2 pot
AJ	40	Spirea 'Anthony Waterer'	<i>Anthony Waterer Spirea</i>	#2 pot
PW	15	PJM Rhododendron	<i>PJM Rhododendron</i>	#2 pot
CL	50	Common lilac	<i>Syringa vulgaris</i>	#2 pot
Perennials				
HD	200	Hyperion Daylily	<i>Hyperion Daylily</i>	2 qt. pot
SD	200	Stella D'Oro daylily	<i>Hemerocallis 'Stella D'Oro'</i>	2 qt. pot
BE	200	Black Eyed susan	<i>Rudbeckia fulgida 'Goldsturm'</i>	2 qt. pot
MG	50	Maiden grass 'Morning Light'	<i>'Morning Light' Miscanthus sinensis</i>	2 qt. pot
FG	100	Hamel Fountain Grass	<i>Pennisetum alopecuroides Hameln</i>	2 qt. pot
SM	50	Sedum x Matrona	<i>Sedum x Matrona</i>	2 qt. pot
PK	200	Peony 'Karl Rosenfeld'	<i>Paeonia 'Karl Rosenfeld'</i>	#3 pot
BB	100	Big Blue Lilyturf	<i>Liriope 'Big Blue'</i>	#1 pot

APPROVED BY:
MEDWAY PLANNING BOARD

[Signature]

APPROVED: 6-24-14
ENDORSED: 7-29-14



COSMOS ASSOCIATES
LANDSCAPE ARCHITECTS & SITE PLANNERS
5 LONGVIEW STREET NATICK, MA 01760
508.628.3595 FAX 508.405.4479
E-MAIL: COSMOSLA@RCN.COM

REVISIONS			FIELD:
No.	DATE	DESCRIPTION	DES. CKD.
1	12/11/06	LAYOUT MODIFICATION	WML RST
2	03/02/07	ENGINEERING COMMENTS	
3	03/19/07	ENGINEERING COMMENTS	

DESIGN BY: WML
DRAWN BY: WML
CHECKED BY: WML

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

ADULT RETIREMENT COMMUNITY PLANNED UNIT DEVELOPMENT
"MILLSTONE VILLAGE"
MEDWAY, MASSACHUSETTS

OWNER: BETTY MCCALL-VERNAGLI
12 PARTRIDGE STREET
MEDWAY, MASSACHUSETTS 02053

APPLICANT: ELITE HOME BUILDERS LLC
P.O. BOX 1205
WESTBORO, MASSACHUSETTS 01581

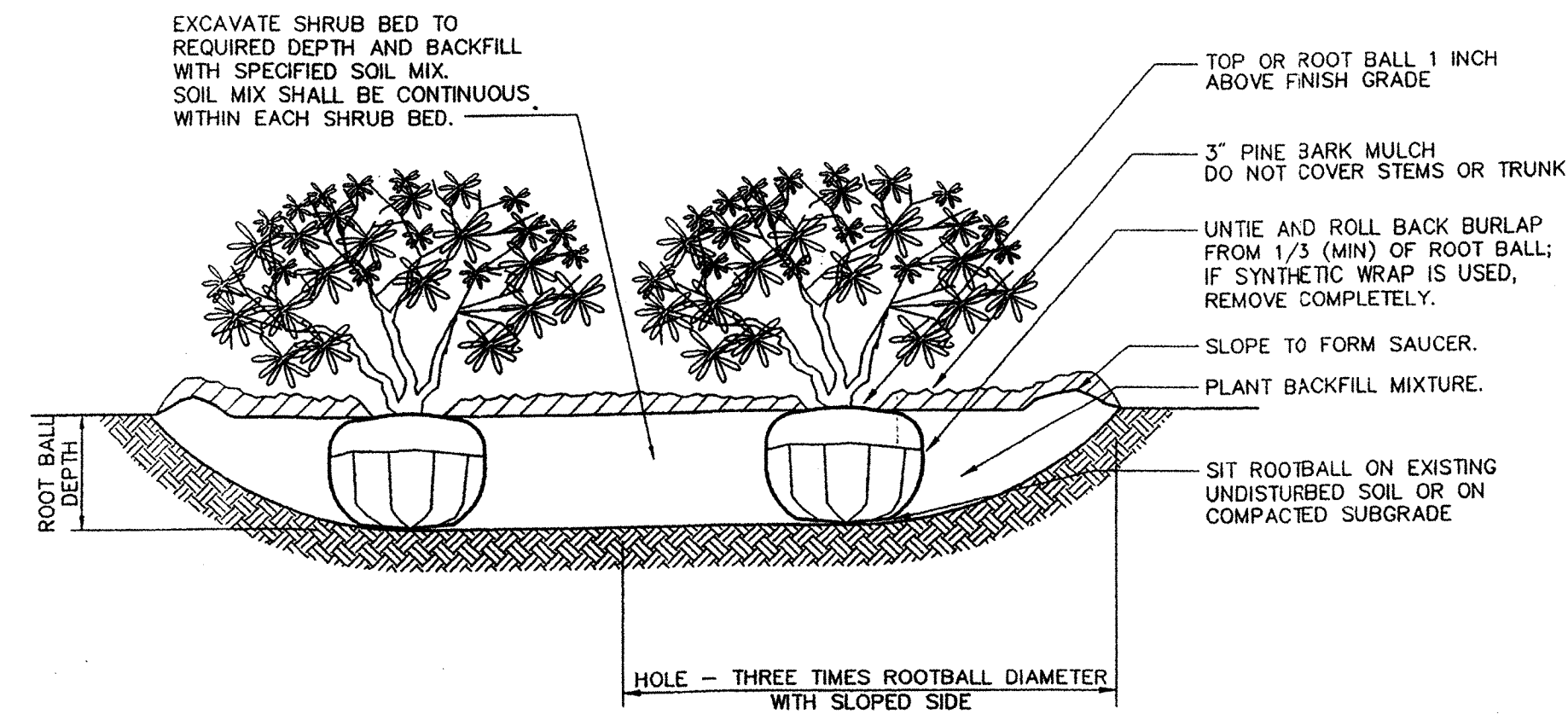
JOB No. 12,878
SCALE: 1"=40'
DATE: OCTOBER 15, 2013
SHEET No. 20 OF 21

26,196

APPROVED BY:
MEDWAY PLANNING BOARD

[Handwritten signatures]

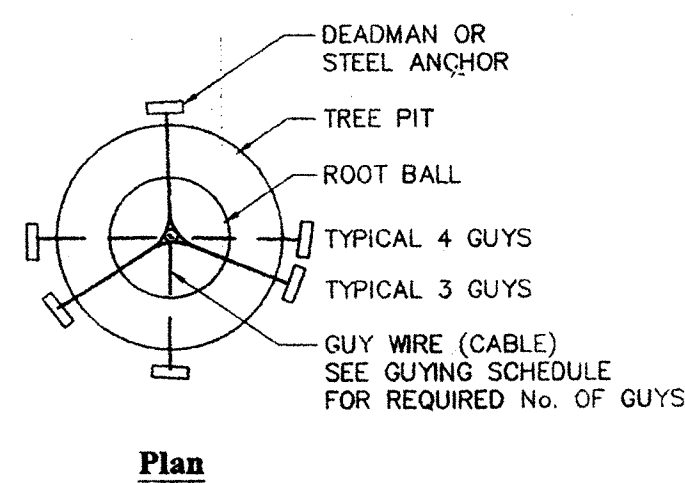
APPROVED: 6-24-14
ENDORSED: 7-29-14



Notes:
1. LOOSEN ROOTS AT THE OUTER EDGE OF ROOTBALL OF CONTAINER GROWN SHRUBS.

Shrub Bed Planting

N.T.S.

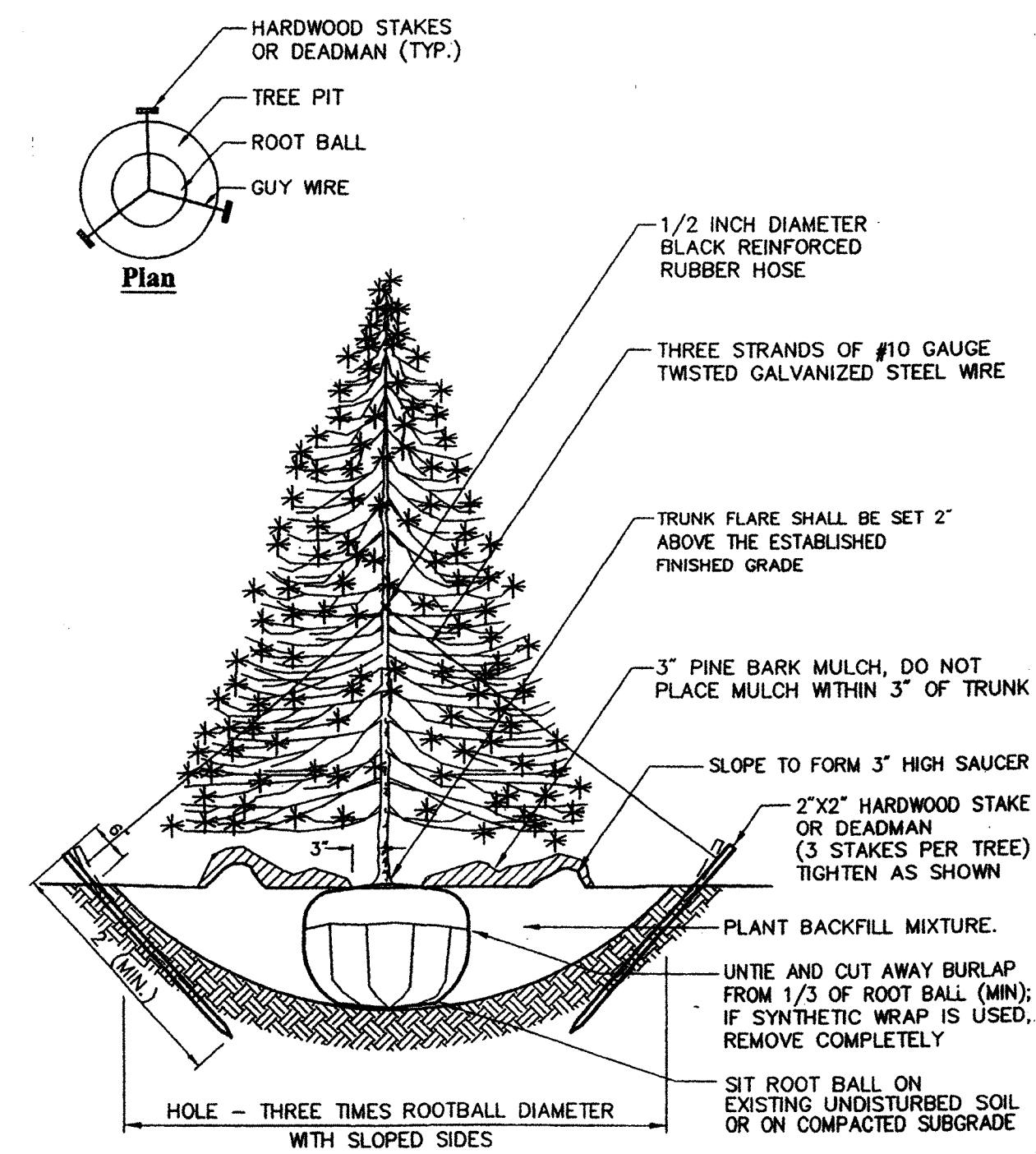


Notes:
1. USE GUYING SCHEDULE BELOW FOR DECIDUOUS AND EVERGREEN TREES OVER 4\"/>

Guying Schedule				
TREE CALIPER	4\"-6\"	6\"-8\"	8\"-10\"	10\"-12\"
TURNBUCKLE (GALVANIZED)	5/16\" x 4-1/2\"	5/16\" x 4-1/2\"	3/8\" x 6\"	1/2\" x 8\"
# GUYS REQ'D.	3	3	4	4
WIRE OR CABLE	1/8\" DIA.	3/16\" DIA.	1/4\" DIA.	5/16\" DIA.
DEADMAN SIZE	4\" DIA.	6\" DIA.	8\" DIA.	10\" DIA.
DEADMAN LENGTH	24\"	24\"	36\"	48\"

Tree Planting (For Trees Over 4\"/>

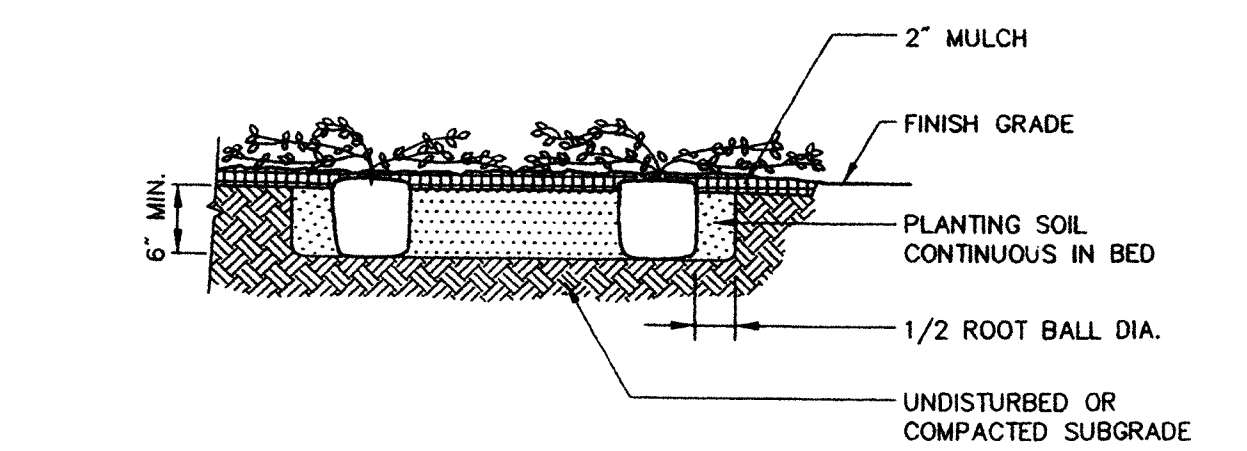
N.T.S.



Evergreen Tree Planting

N.T.S.

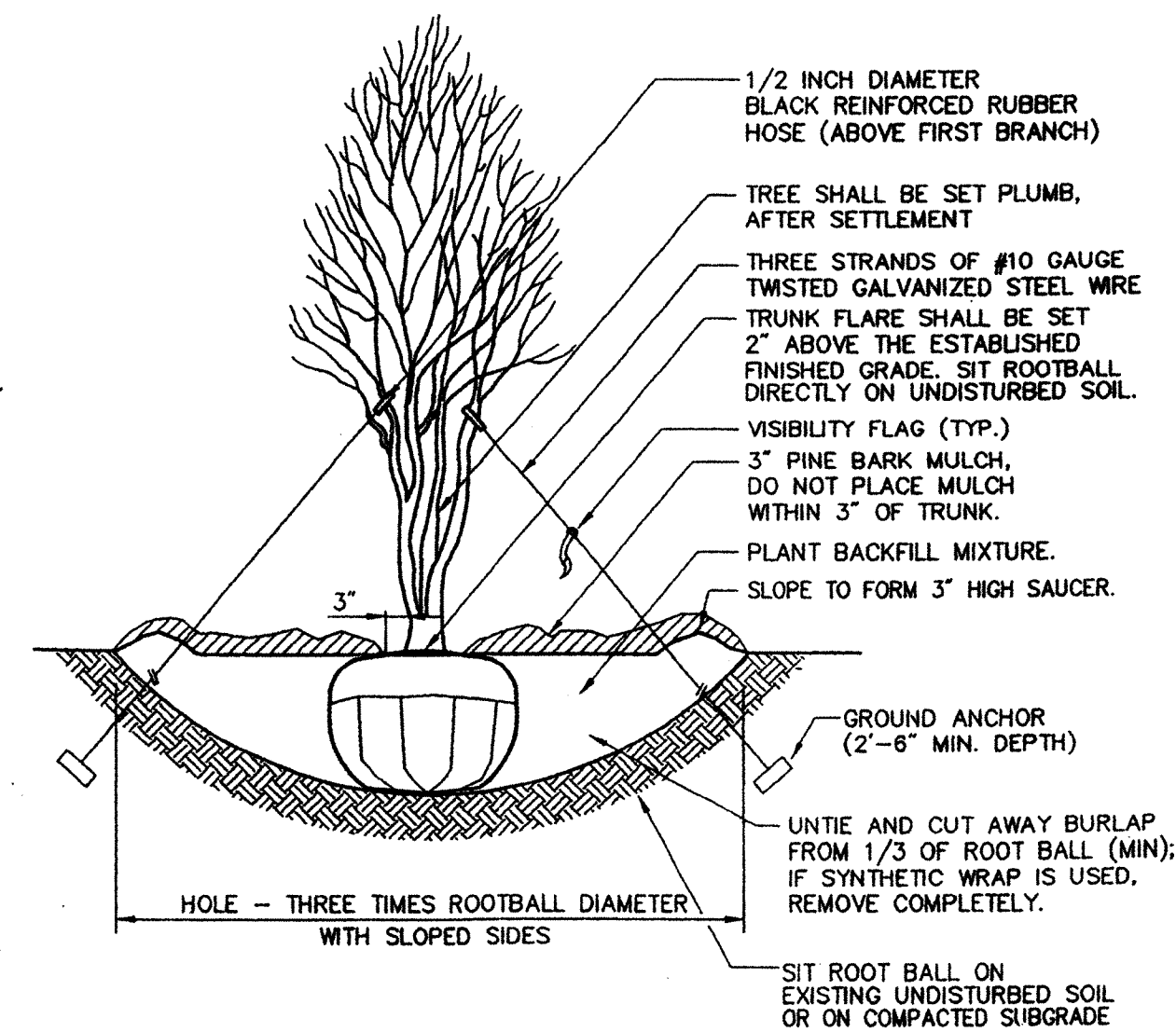
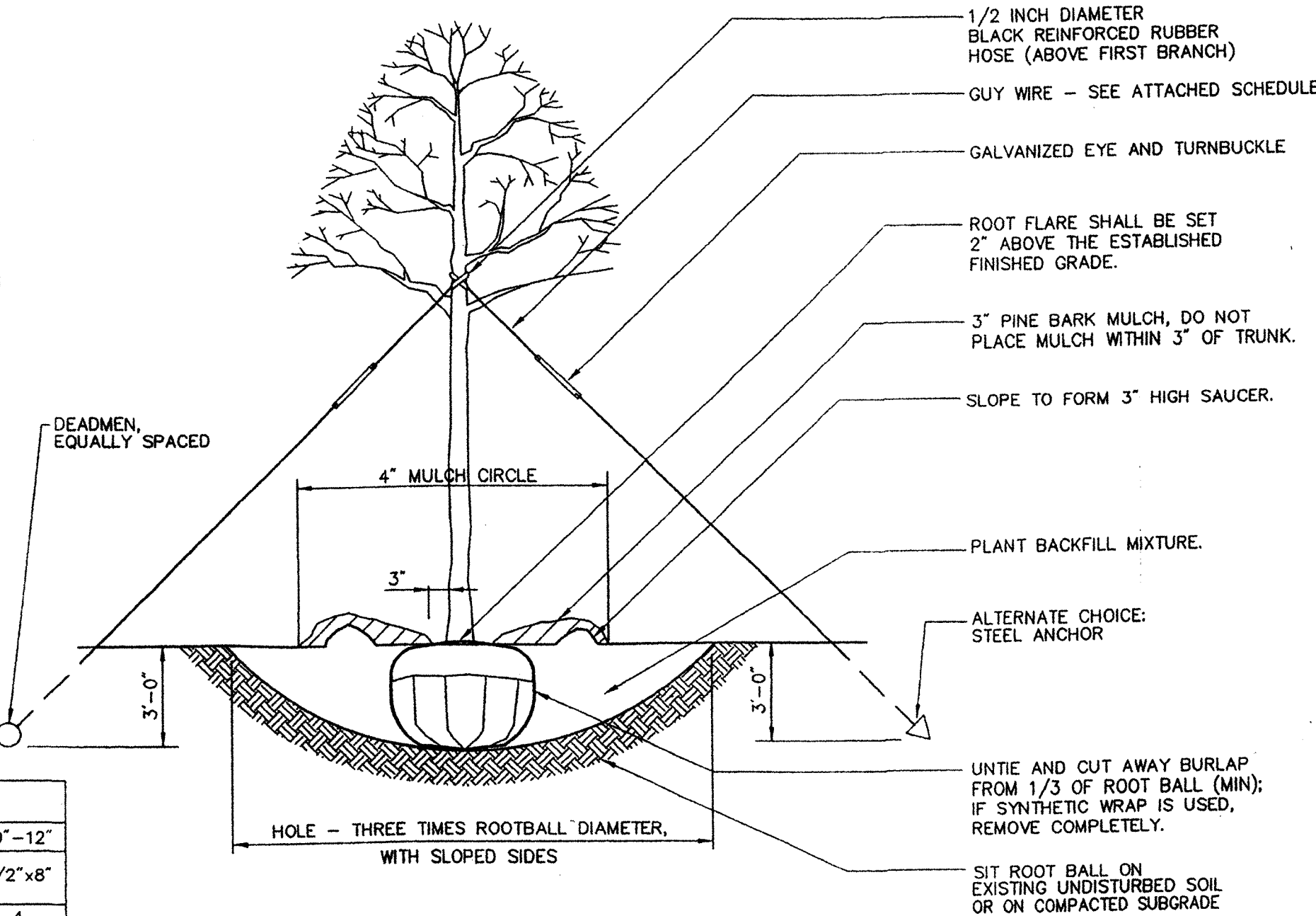
PLANT SPACING ('A')		ROW SPACING ('B')	
6 IN. O.C.	8 IN. O.C.	5 IN. O.C.	7 IN. O.C.
8 IN. O.C.	10 IN. O.C.	7 IN. O.C.	8-1/2 IN. O.C.
10 IN. O.C.	12 IN. O.C.	8-1/2 IN. O.C.	10-1/2 IN. O.C.
12 IN. O.C.	15 IN. O.C.	10-1/2 IN. O.C.	13 IN. O.C.
15 IN. O.C.	18 IN. O.C.	13 IN. O.C.	16 IN. O.C.
18 IN. O.C.	24 IN. O.C.	16 IN. O.C.	21 IN. O.C.
24 IN. O.C.	30 IN. O.C.	21 IN. O.C.	26 IN. O.C.
30 IN. O.C.	36 IN. O.C.	26 IN. O.C.	30 IN. O.C.
36 IN. O.C.	48 IN. O.C.	30 IN. O.C.	42 IN. O.C.
48 IN. O.C.	54 IN. O.C.	42 IN. O.C.	48 IN. O.C.
54 IN. O.C.	60 IN. O.C.	48 IN. O.C.	54 IN. O.C.



Ground Cover Detail and Spacing Chart

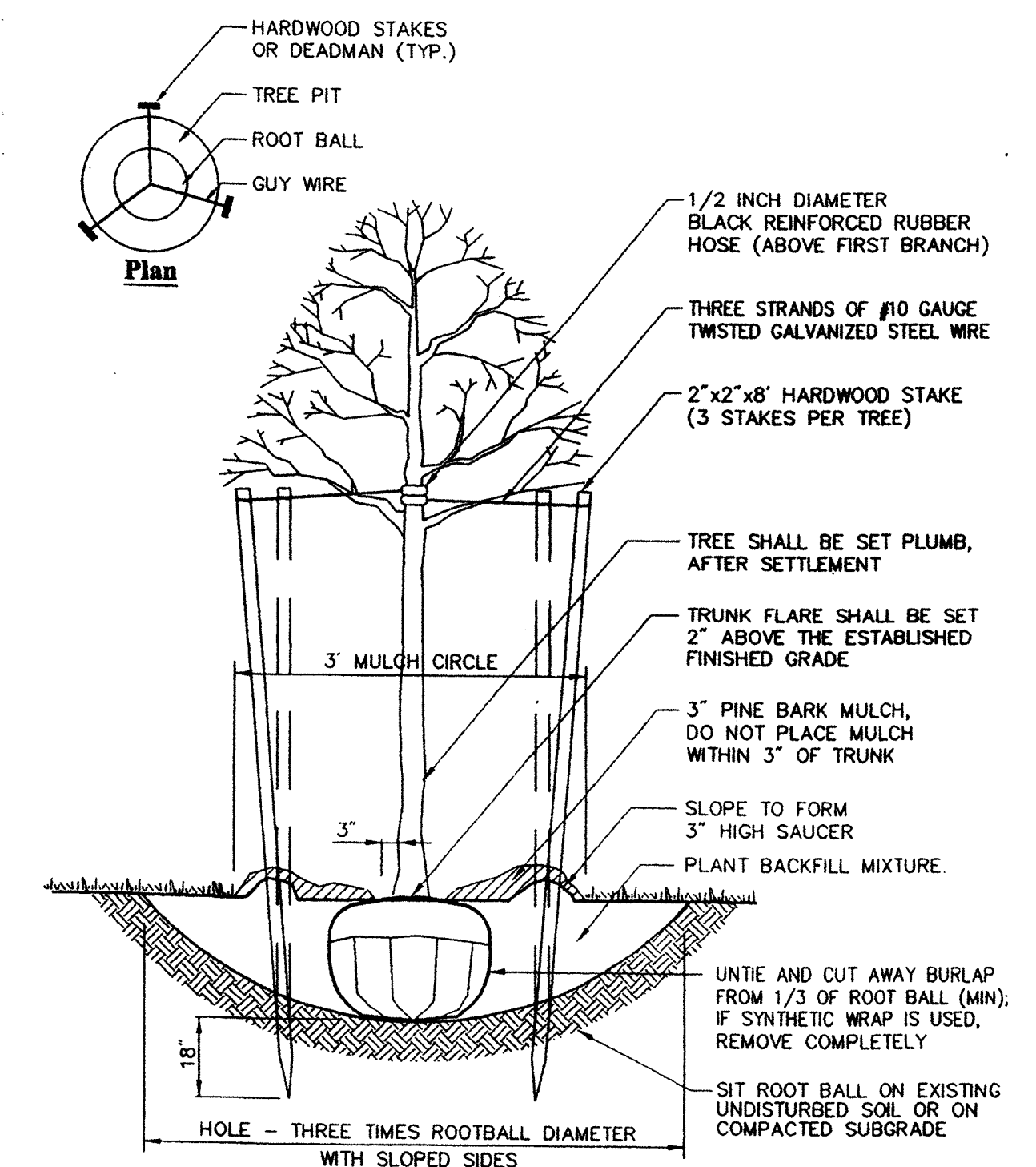
N.T.S.

REV. LD_616



Multistem Tree Planting

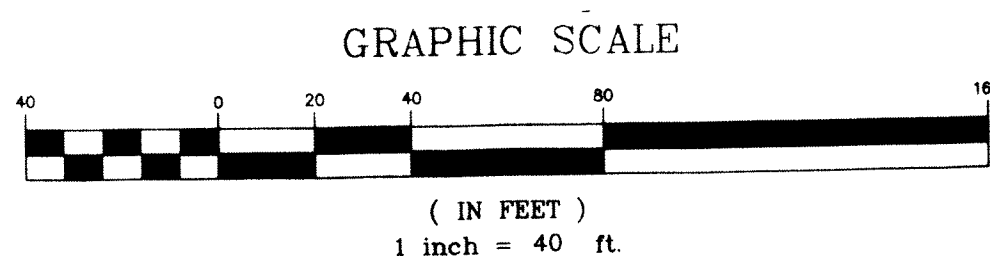
N.T.S.



Tree Planting (For Trees Under 4\"/>

N.T.S.

LD_602



COSMOS ASSOCIATES
LANDSCAPE ARCHITECTS & SITE PLANNERS
5 LONGVIEW STREET NATICK, MA 01760
508.628.3595 FAX 508.405.4479
E-MAIL: COSMOSLA@RCN.COM

REVISIONS			
No.	DATE	DESCRIPTION	DES. CKD.
1	12/11/06	LAYOUT MODIFICATION	WML RST
2	03/02/07	ENGINEERING COMMENTS	
3	03/19/07	ENGINEERING COMMENTS	

FIELD:
DESIGN BY: WML
DRAWN BY: WML
CHECKED BY: WML

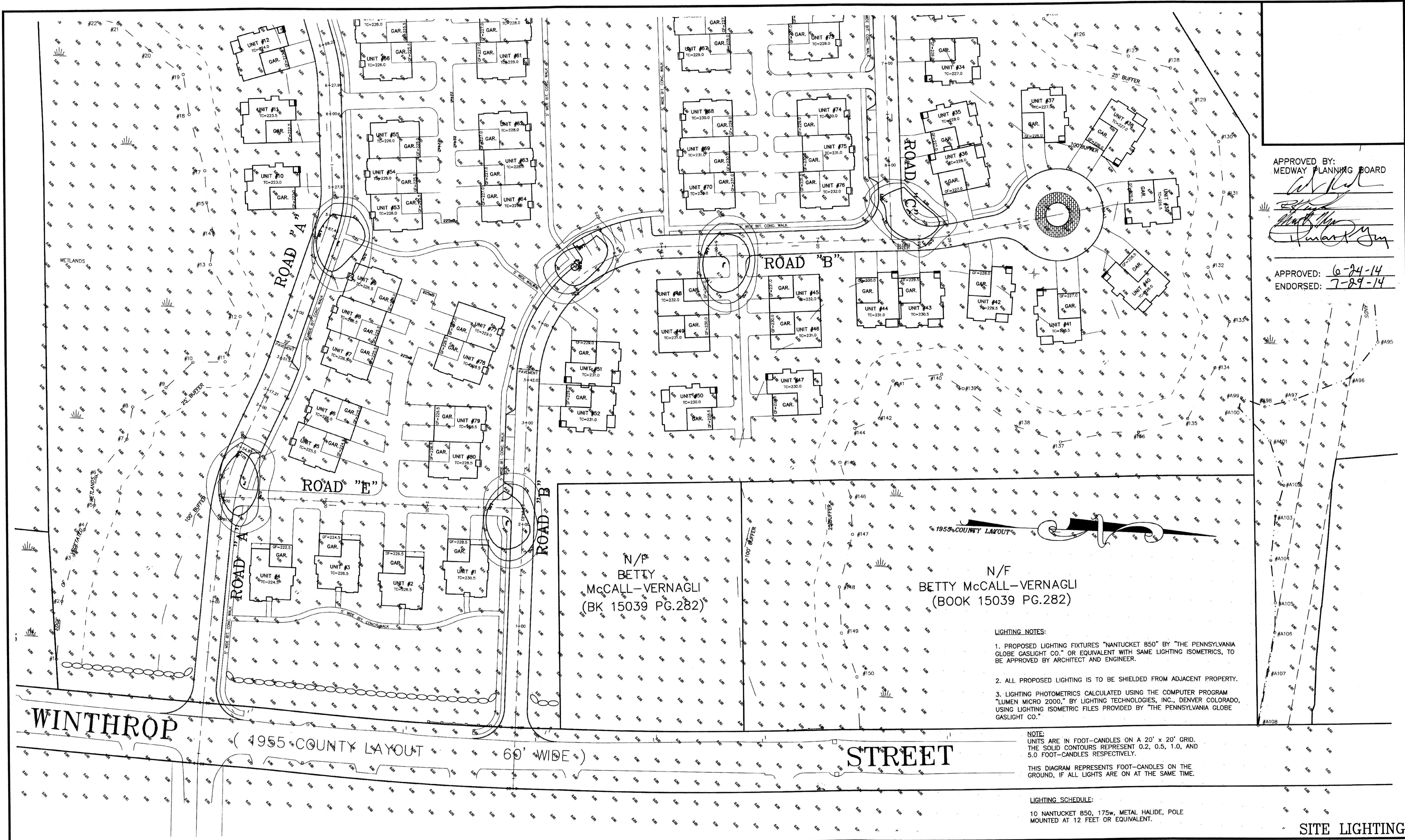
GLM ENGINEERING CONSULTANTS, INC.
19 EXCHANGE STREET
HOLLISTON, MASSACHUSETTS 01746
(508) 429-1100 fax (508) 429-7180

ADULT RETIREMENT COMMUNITY PLANNED UNIT DEVELOPMENT
"MILLSTONE VILLAGE"
MEDWAY, MASSACHUSETTS
OWNER: BETTY McCALL-VERNAGLI
12 PARTRIDGE STREET
MEDWAY, MASSACHUSETTS 02053
APPLICANT: ELITE HOME BUILDERS LLC
P.O. BOX 1205
WESTBORO, MASSACHUSETTS 01581

JOB No. 12,878
SCALE: 1"=40'
DATE: OCTOBER 15, 2013
SHEET No. 21 OF 21

26,196

LANDSCAPE



APPROVED BY:
MEDWAY PLANNING BOARD

[Signatures]

APPROVED: 6-24-14
ENDORSED: 7-29-14

N/F
BETTY
McCALL-VERNAGLI
(BK 15039 PG.282)

N/F
BETTY McCALL-VERNAGLI
(BOOK 15039 PG.282)

- LIGHTING NOTES:
1. PROPOSED LIGHTING FIXTURES "NANTUCKET 850" BY "THE PENNSYLVANIA GLOBE GASLIGHT CO." OR EQUIVALENT WITH SAME LIGHTING ISOMETRICS, TO BE APPROVED BY ARCHITECT AND ENGINEER.
 2. ALL PROPOSED LIGHTING IS TO BE SHIELDED FROM ADJACENT PROPERTY.
 3. LIGHTING PHOTOMETRICS CALCULATED USING THE COMPUTER PROGRAM "LUMEN MICRO 2000," BY LIGHTING TECHNOLOGIES, INC., DENVER COLORADO, USING LIGHTING ISOMETRIC FILES PROVIDED BY "THE PENNSYLVANIA GLOBE GASLIGHT CO."

NOTE:
UNITS ARE IN FOOT-CANDLES ON A 20' x 20' GRID.
THE SOLID CONTOURS REPRESENT 0.2, 0.5, 1.0, AND
5.0 FOOT-CANDLES RESPECTIVELY.

THIS DIAGRAM REPRESENTS FOOT-CANDLES ON THE
GROUND, IF ALL LIGHTS ARE ON AT THE SAME TIME.

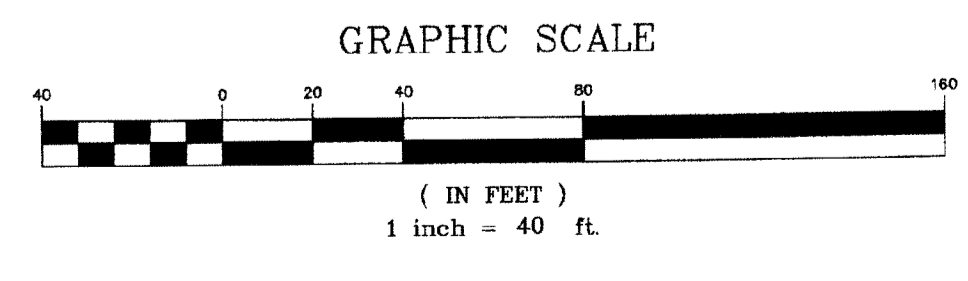
LIGHTING SCHEDULE:
10 NANTUCKET 850, 175w. METAL HALIDE, POLE
MOUNTED AT 12 FEET OR EQUIVALENT.

SITE LIGHTING

WINTHROP

(1955 COUNTY LAYOUT 60' WIDE)

STREET



REVISIONS			
No.	DATE	DESCRIPTION	DES. CKD.

FIELD:
DESIGN BY: WML
DRAWN BY: WML
CHECKED BY: WML

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

ADULT RETIREMENT COMMUNITY PLANNED UNIT DEVELOPMENT
"MILLSTONE VILLAGE"
MEDWAY, MASSACHUSETTS

OWNER:
BETTY McCALL-VERNAGLI
12 PARTRIDGE STREET
MEDWAY, MASSACHUSETTS 02053

APPLICANT:
ELITE HOME BUILDERS LLC
P.O. BOX 1205
WESTBORO, MASSACHUSETTS 01581

JOB No.
12,878
SCALE:
1"=40'
DATE:
OCTOBER 15, 2013
SHEET No.
L1 OF 2

26,196

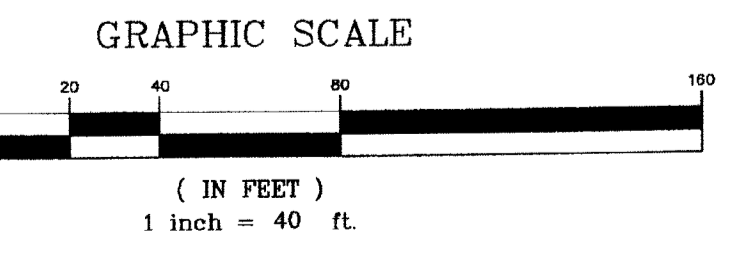
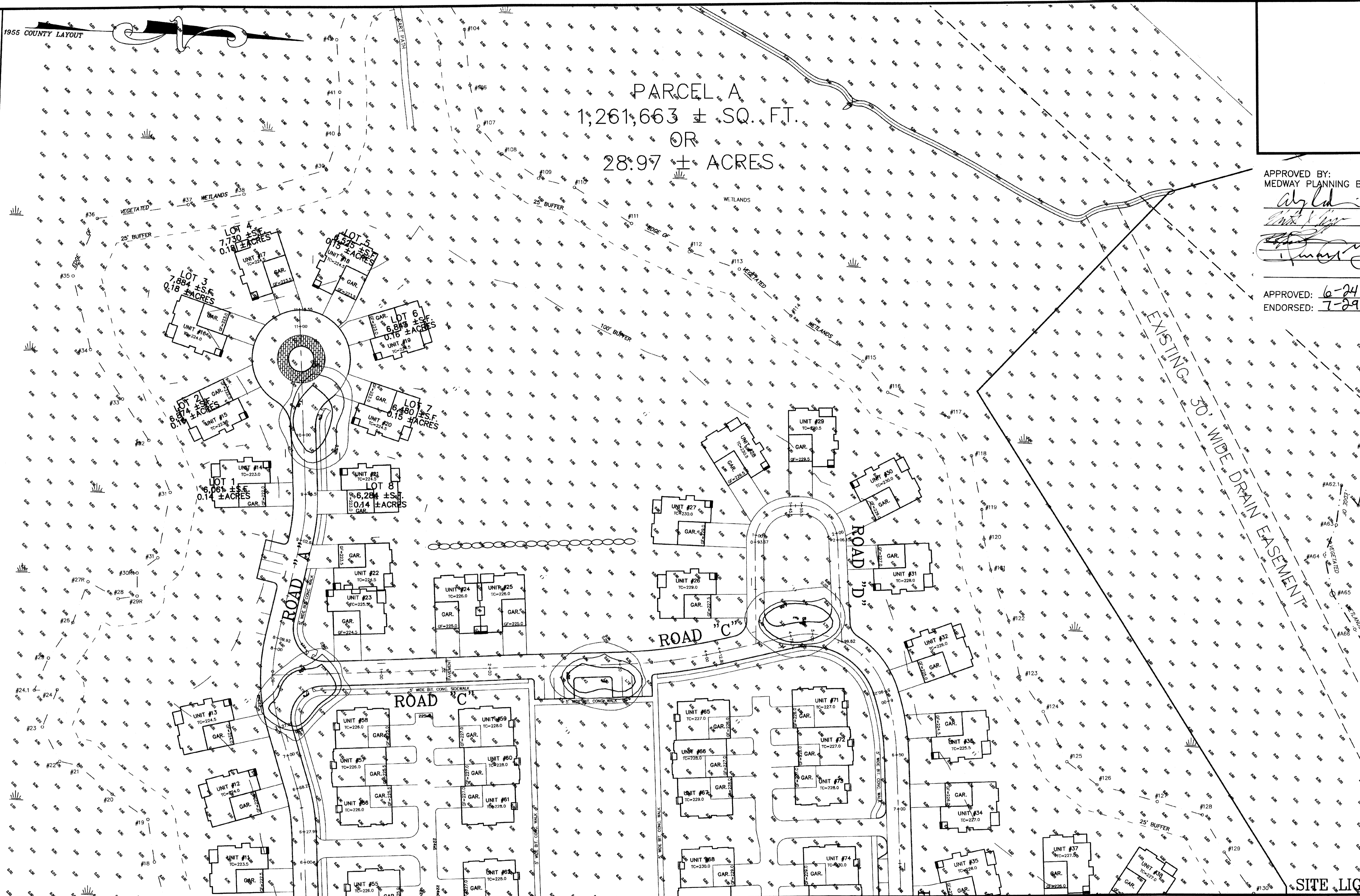
1955 COUNTY LAYOUT

PARCEL A
1,261,663 ± SQ. FT.
OR
28.97 ± ACRES

APPROVED BY:
MEDWAY PLANNING BOARD

[Signature]
[Signature]
[Signature]

APPROVED: 6-24-
ENDORSED: 7-29-



REVISIONS			
No.	DATE	DESCRIPTION	DES. CKD.

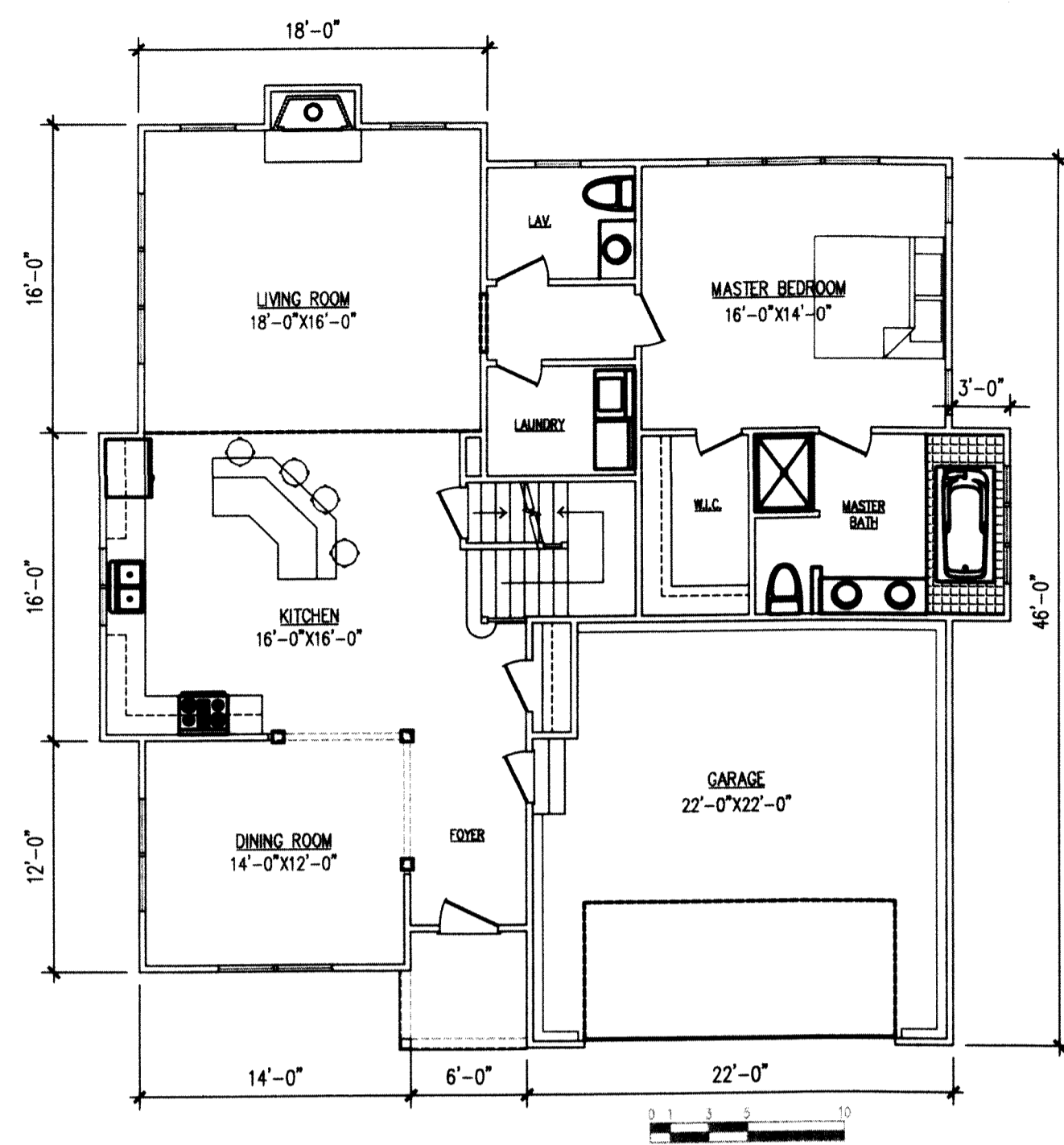
FIELD:
GLM ENGINEERING
 CONSULTANTS, INC.
 19 EXCHANGE STREET
 HOLLISTON, MASSACHUSETTS 01746
 (508)429-1100 fax:(508)429-7160

ADULT RETIREMENT COMMUNITY PLANNED UNIT DEVELOPMENT
"MILLSTONE VILLAGE"
 MEDWAY, MASSACHUSETTS

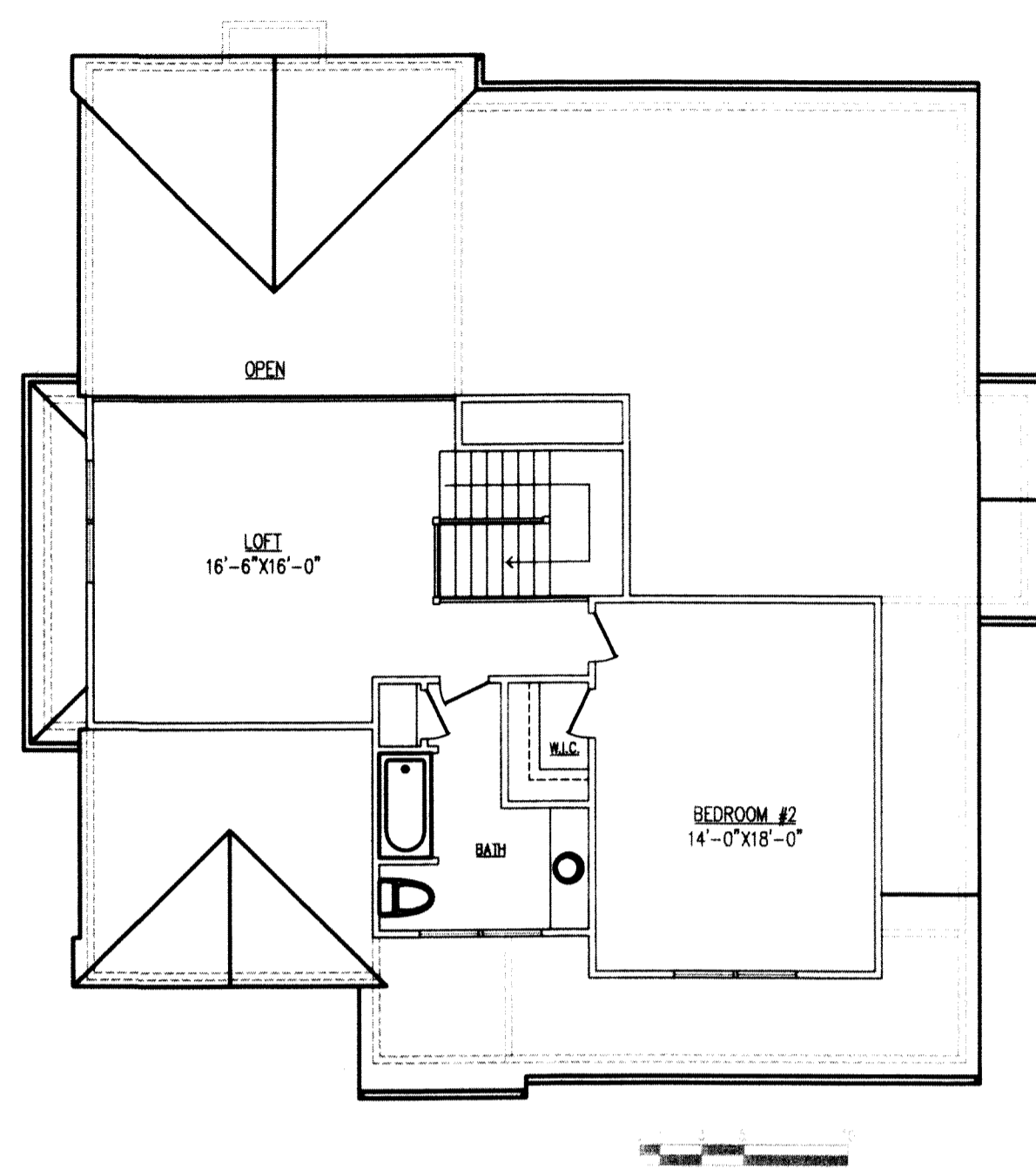
OWNER:
 BETTY McCALL-VERNAGLI
 12 PARTRIDGE STREET
 MEDWAY, MASSACHUSETTS 02053

APPLICANT:
 ELITE HOME BUILDERS LLC
 P.O. BOX 1205
 WESTBORO, MASSACHUSETTS 01581

SITE LIGHT
 JOB No. 12.87
 SCALE: 1
 DATE: OCTOBER
 SHEET N
 L2



TYPICAL
FIRST FLOOR PLAN



TYPICAL
SECOND FLOOR PLAN

APPROVED BY:
MEDWAY PLANNING BOARD

[Handwritten signatures]

APPROVED: 6-24-14
ENDORSED: 7-29-14



OPTION 1
FRONT ELEVATION



OPTION 2
FRONT ELEVATION



OPTION 3
FRONT ELEVATION

MODEL TYPE A

REVISIONS			
No.	DATE	DESCRIPTION	DES. CKD.

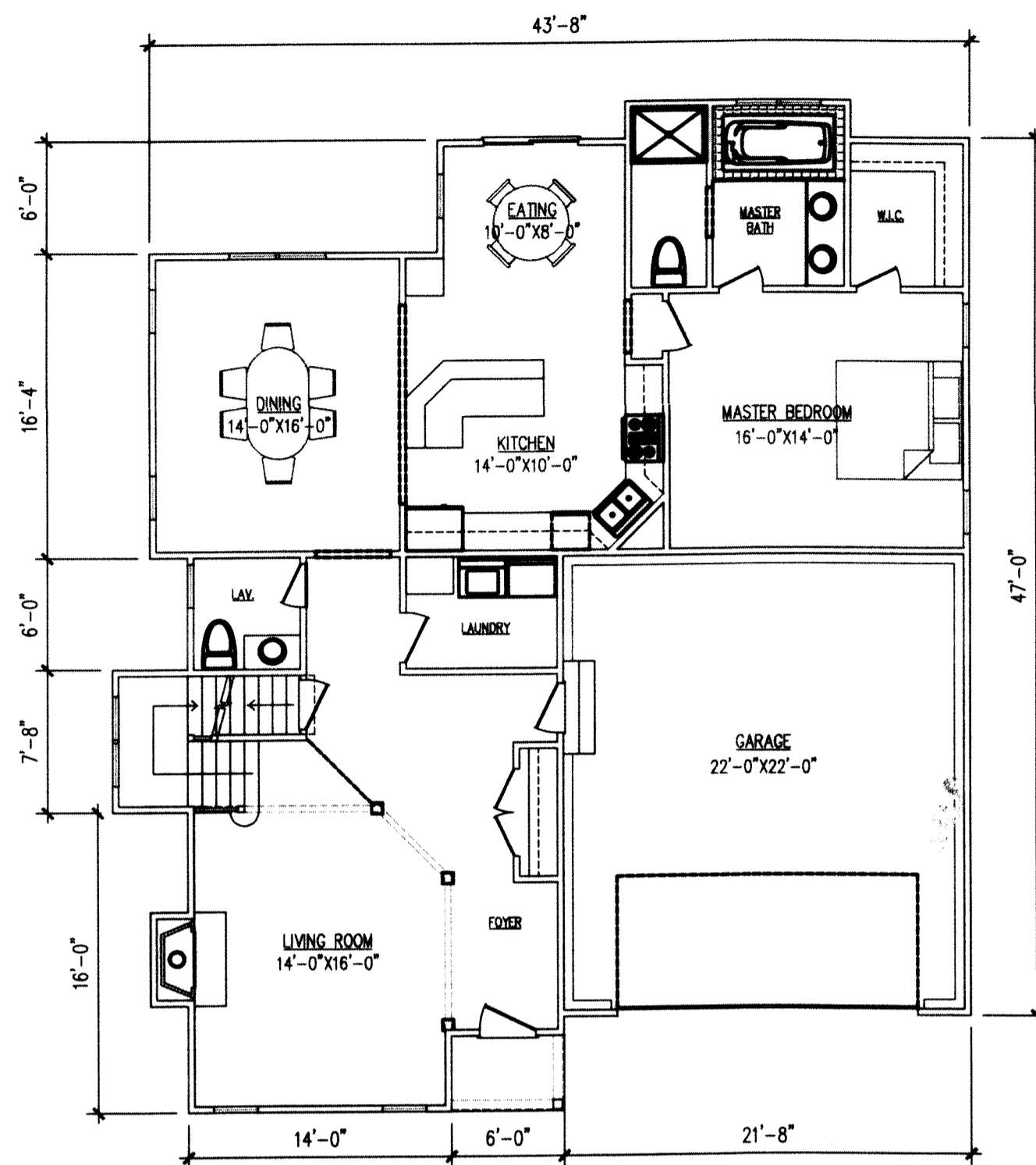
FIELD:
DESIGN BY:
DRAWN BY:
CHECKED BY:

HPA Design, Inc.
ARCHITECTS
200 STONEWALL BLVD., SUITE 5
WRENTHAM, MASSACHUSETTS 02093
(508)384-8838 fax:(508)384-0483

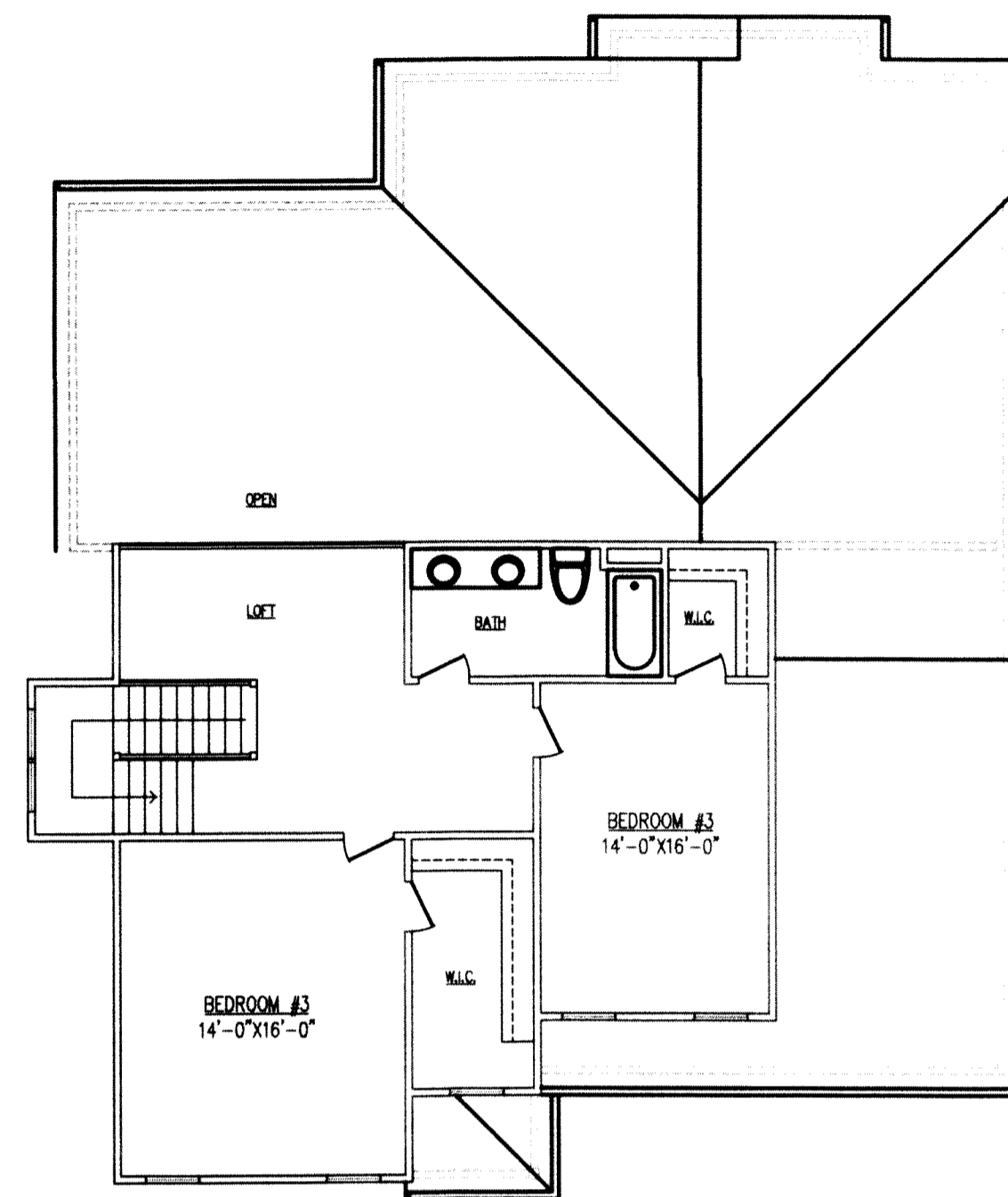
ADULT RETIREMENT COMMUNITY PLANNED UNIT DEVELOPMENT
"MILLSTONE VILLAGE"
MEDWAY, MASSACHUSETTS
OWNER: BETTY McCALL-VERNAGLI
12 PARTRIDGE STREET
MEDWAY, MASSACHUSETTS 02053
APPLICANT: ELITE HOME BUILDERS LLC
P.O. BOX 1205
WESTBORO, MASSACHUSETTS 01581

JOB No. 12,878
SCALE: SEE PLAN
DATE: OCTOBER 15, 2013
SHEET No. **A1 OF 6**

26.196



TYPICAL
FIRST FLOOR PLAN



TYPICAL
SECOND FLOOR PLAN



OPTION 1
FRONT ELEVATION



OPTION 2
FRONT ELEVATION

APPROVED BY:
MEDWAY PLANNING BOARD

[Signatures]

APPROVED: 6-24-14
ENDORSED: 7-29-14

MODEL TYPE B

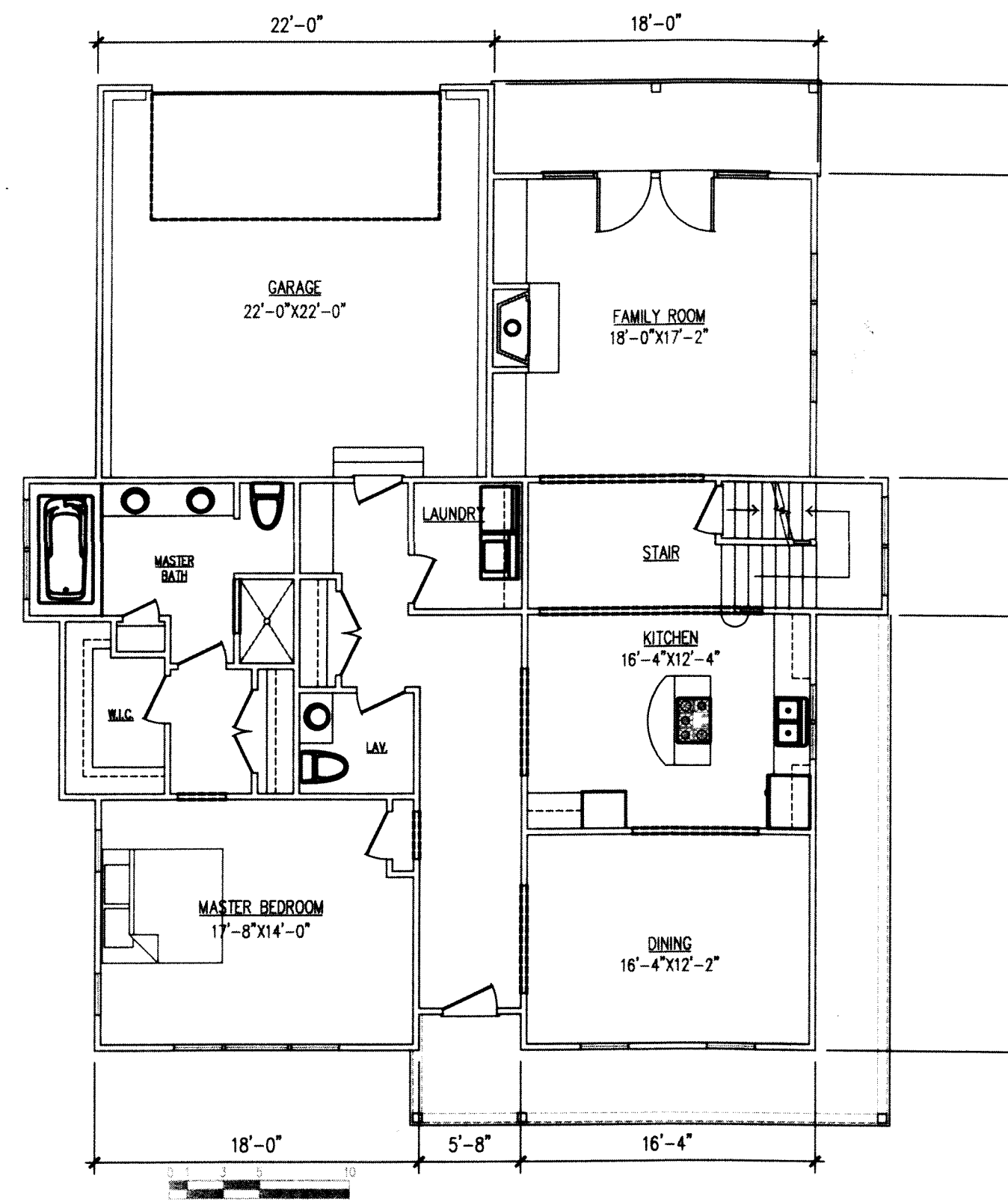
REVISIONS			
No.	DATE	DESCRIPTION	DES. CKD.

FIELD:
DESIGN BY:
DRAWN BY: DEY
CHECKED BY: HPA

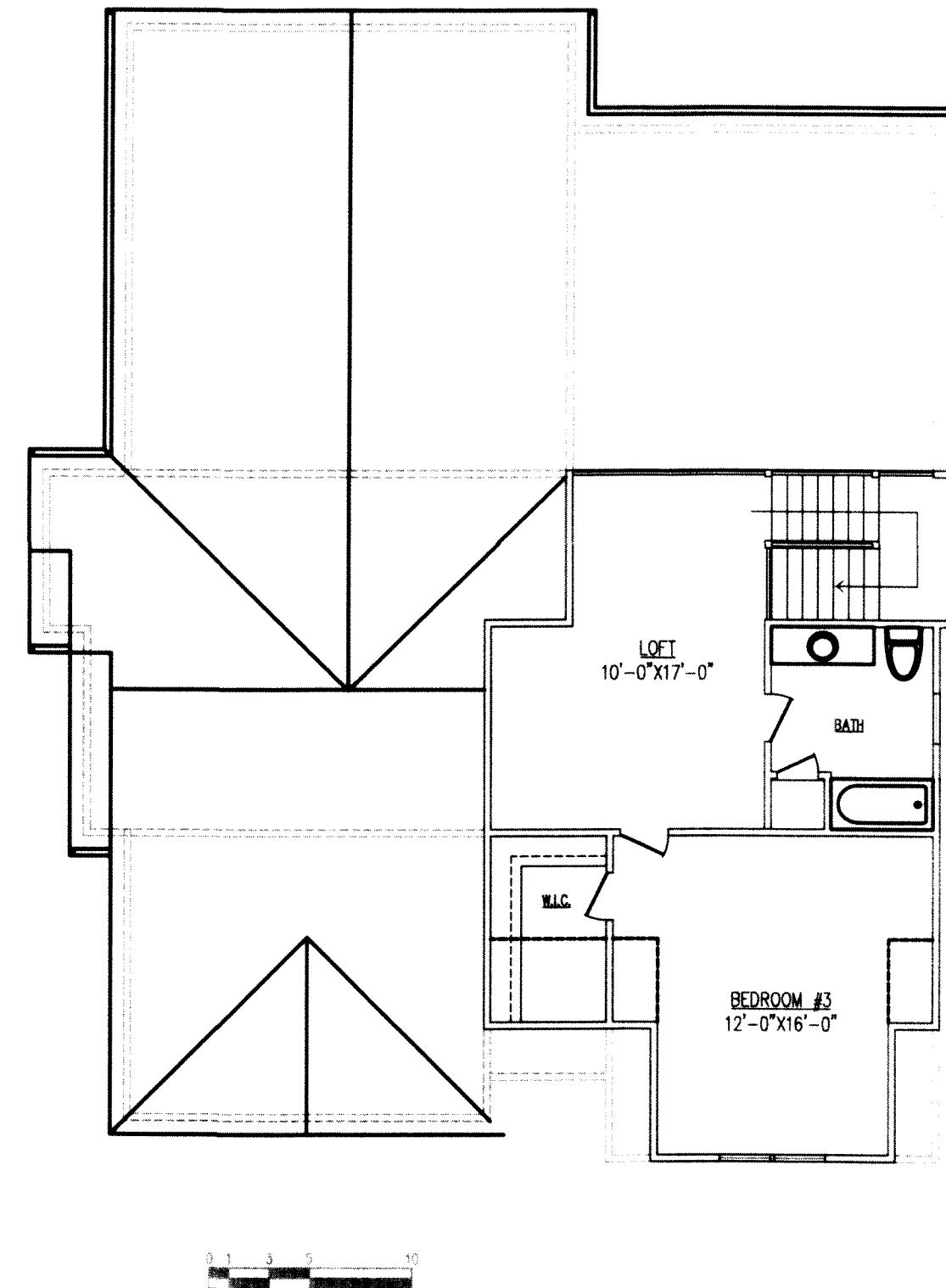
HPA Design, Inc.
ARCHITECTS
200 STONEWALL BLVD., SUITE 5
WRENTHAM, MASSACHUSETTS 02093
(508)384-8838 fax:(508)384-0483

ADULT RETIREMENT COMMUNITY PLANNED UNIT DEVELOPMENT
"MILLSTONE VILLAGE"
MEDWAY, MASSACHUSETTS
OWNER: BETTY McCALL-VERNAGLI
12 PARTRIDGE STREET
MEDWAY, MASSACHUSETTS 02053
APPLICANT: ELITE HOME BUILDERS LLC
P.O. BOX 1205
WESTBORO, MASSACHUSETTS 01581

JOB No. 12,878
SCALE: SEE PLAN
DATE: OCTOBER 15, 2013
SHEET No. A2 OF 6



TYPICAL
FIRST FLOOR PLAN



TYPICAL
SECOND FLOOR PLAN

APPROVED BY:
MEDWAY PLANNING BOARD

[Signature]
[Signature]
[Signature]

APPROVED: 6-24-14
ENDORSED: 7-29-14



OPTION 1
FRONT ELEVATION



OPTION 2
FRONT ELEVATION



OPTION 3
FRONT ELEVATION



OPTION 4
FRONT ELEVATION

MODEL TYPE C
Winthrop Street

REVISIONS				FIELD:	
No.	DATE	DESCRIPTION	DES.	CKD.	DESIGN BY:

HPA Design, Inc.
ARCHITECTS
200 STONEWALL BLVD., SUITE 5
WRENTHAM, MASSACHUSETTS 02093
(508)384-8838 fax:(508)384-0483

ADULT RETIREMENT COMMUNITY PLANNED UNIT DEVELOPMENT
"MILLSTONE VILLAGE"
MEDWAY, MASSACHUSETTS
OWNER: BETTY McCALL-VERNAGLI
12 PARTRIDGE STREET
MEDWAY, MASSACHUSETTS 02053
APPLICANT: ELITE HOME BUILDERS LLC
P.O. BOX 1205
WESTBORO, MASSACHUSETTS 01581

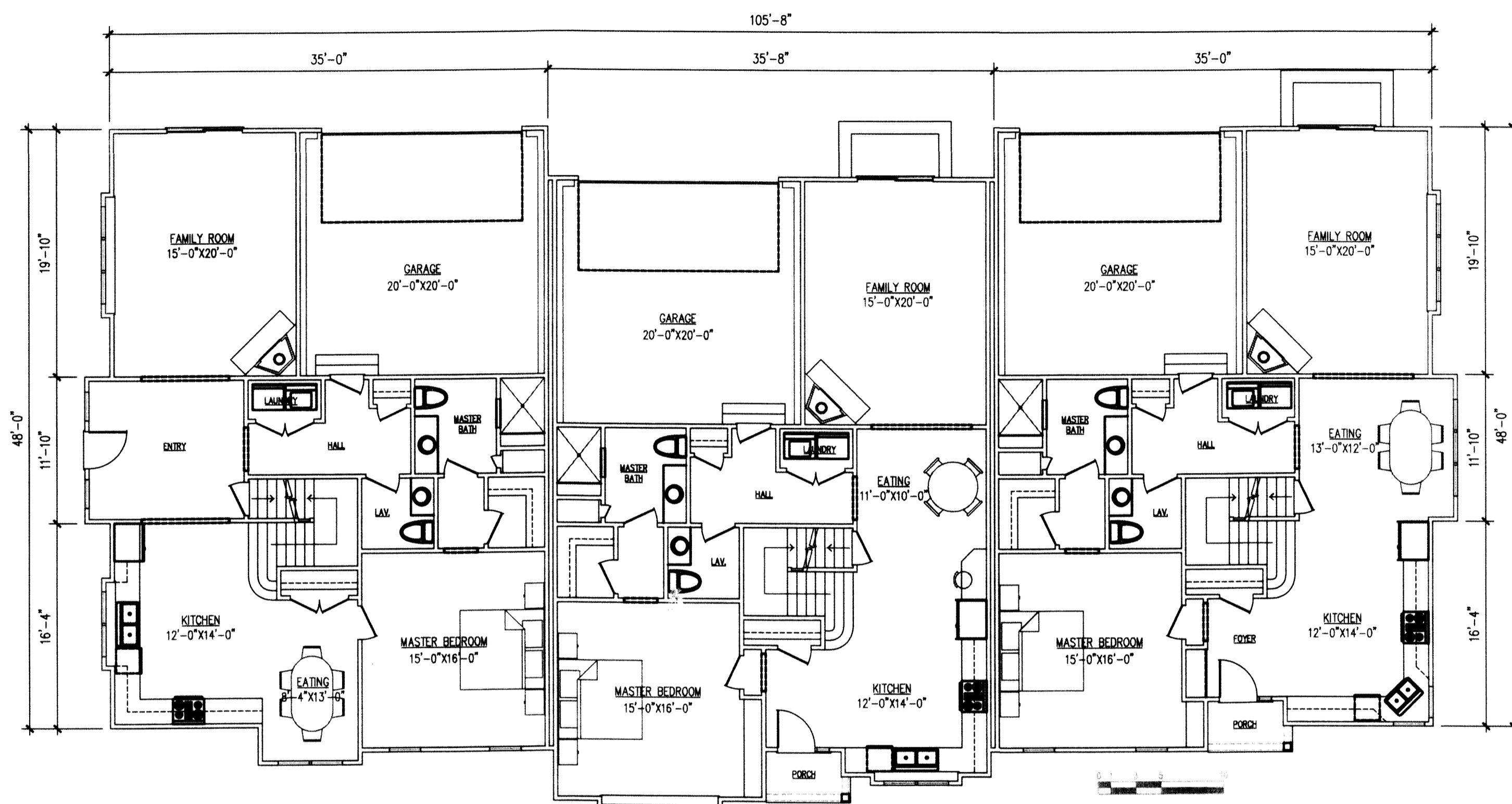
JOB No. 12,878
SCALE: SEE PLAN
DATE: OCTOBER 15, 2013
SHEET No. **A3 OF 6**

26,196

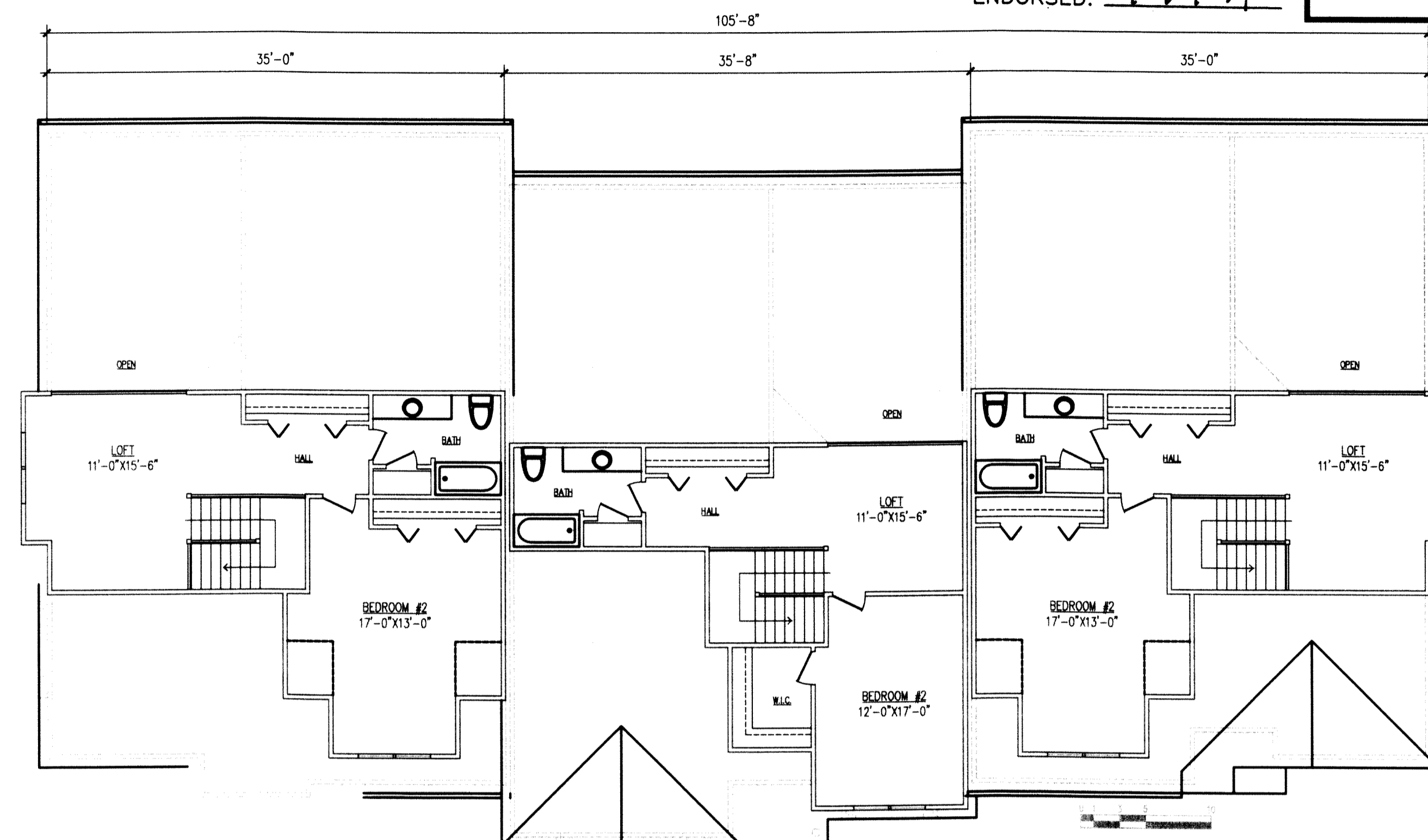
APPROVED BY:
MEDWAY PLANNING BOARD

[Handwritten signatures]

APPROVED: 6-24-14
ENDORSED: 7-29-14



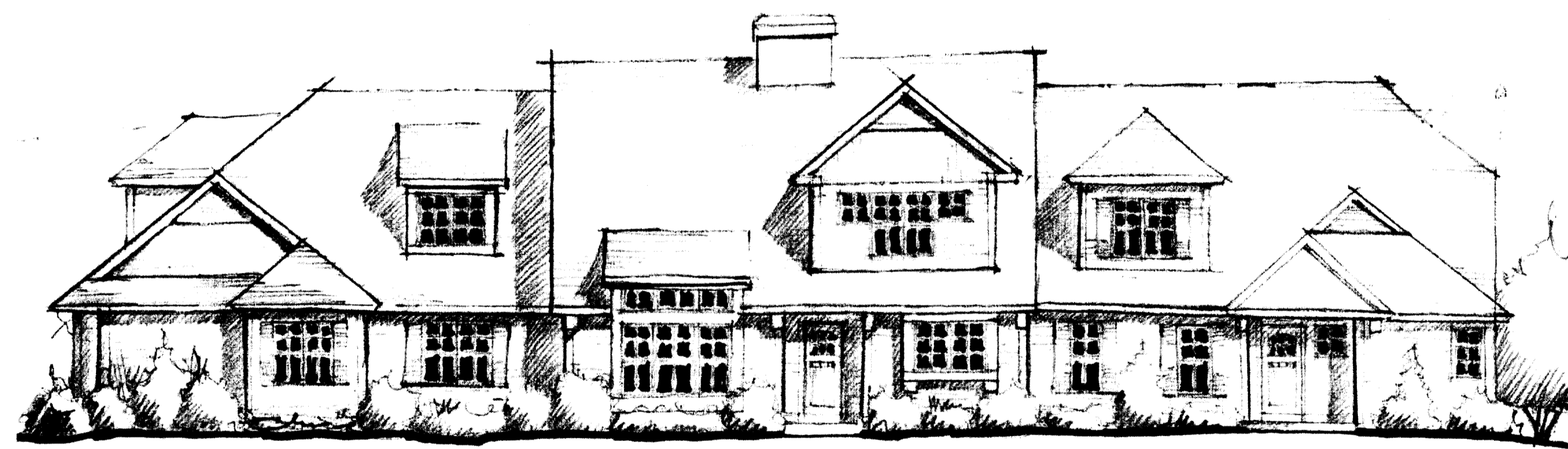
TYPICAL
FIRST FLOOR PLAN



TYPICAL
SECOND FLOOR PLAN



OPTION 1
FRONT ELEVATION



OPTION 2
FRONT ELEVATION

MODEL TYPE D

Triplex

REVISIONS				FIELD:	
No.	DATE	DESCRIPTION	DES. CKD.	DESIGN BY:	

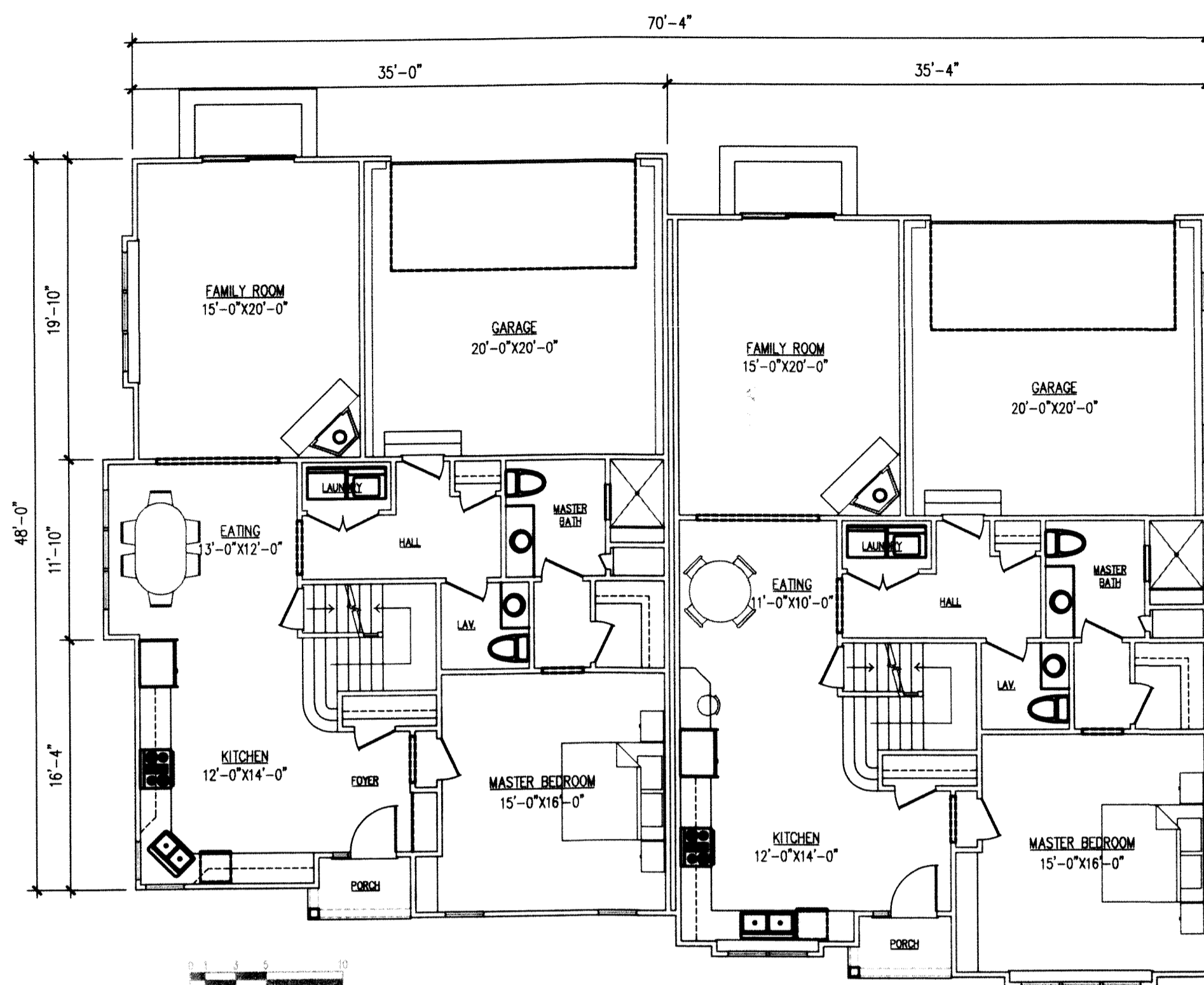
HPA Design, Inc.
ARCHITECTS
200 STONEWALL BLVD., SUITE 5
WRENTHAM, MASSACHUSETTS 02093
(508)384-8838 fax:(508)384-0483

DRAWN BY:
DEY
CHECKED BY:
HPA

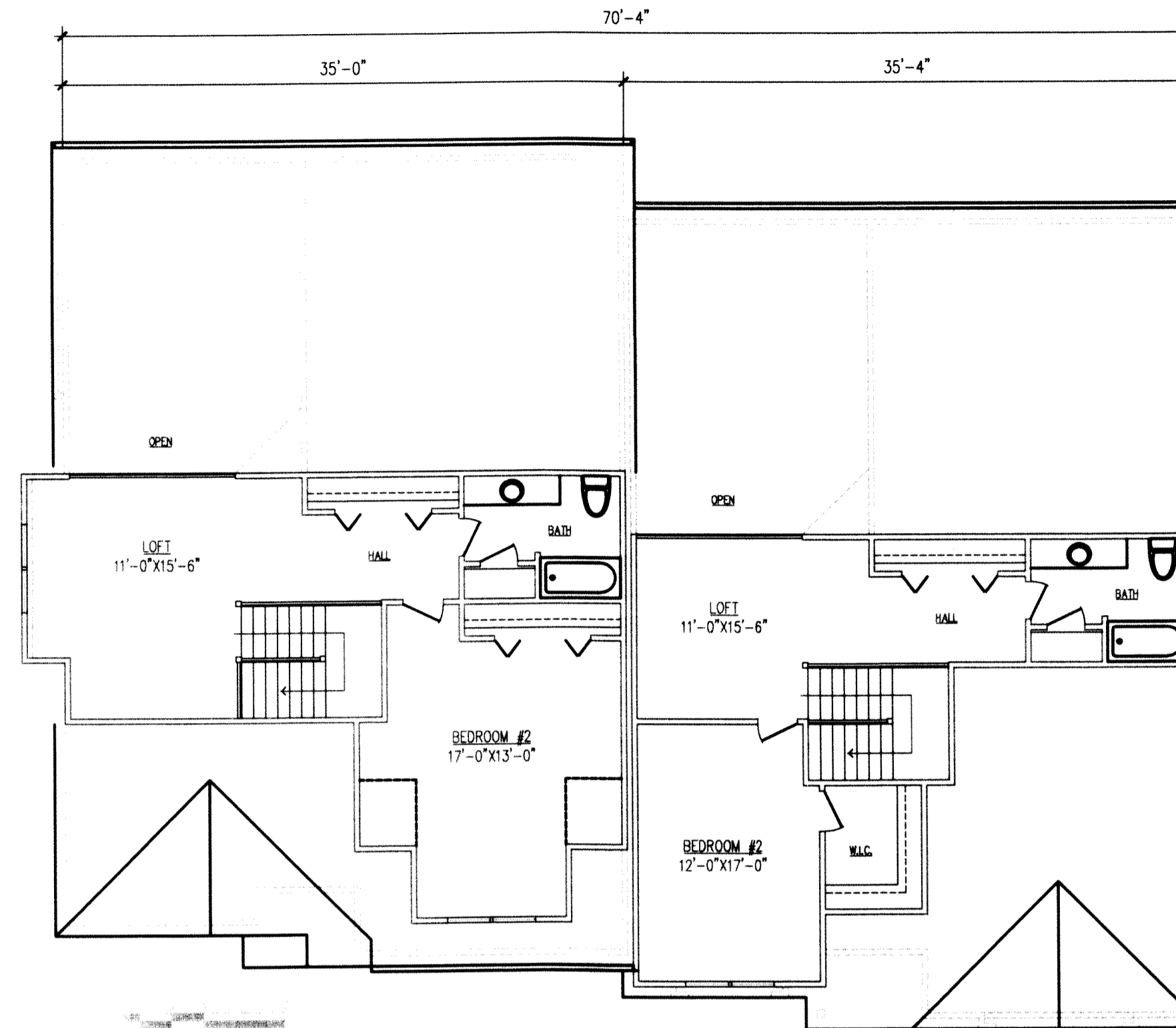
ADULT RETIREMENT COMMUNITY PLANNED UNIT DEVELOPMENT
"MILLSTONE VILLAGE"
MEDWAY, MASSACHUSETTS
OWNER: BETTY McCALL-VERNAGLI
12 PARTRIDGE STREET
MEDWAY, MASSACHUSETTS 02053
APPLICANT: ELITE HOME BUILDERS LLC
P.O. BOX 1205
WESTBORO, MASSACHUSETTS 01581

JOB No. 12,878
SCALE: SEE PLAN
DATE: OCTOBER 15, 2013
SHEET No. A4 OF 6

26,196



TYPICAL
FIRST FLOOR PLAN



TYPICAL
SECOND FLOOR PLAN

APPROVED BY:
MEDWAY PLANNING BOARD

[Handwritten signatures]

APPROVED: 6-24-14
ENDORSED: 7-29-14



OPTION 1
FRONT ELEVATION



OPTION 2
FRONT ELEVATION

MODEL TYPE E

Duplex

REVISIONS			
No.	DATE	DESCRIPTION	DES. CKD.

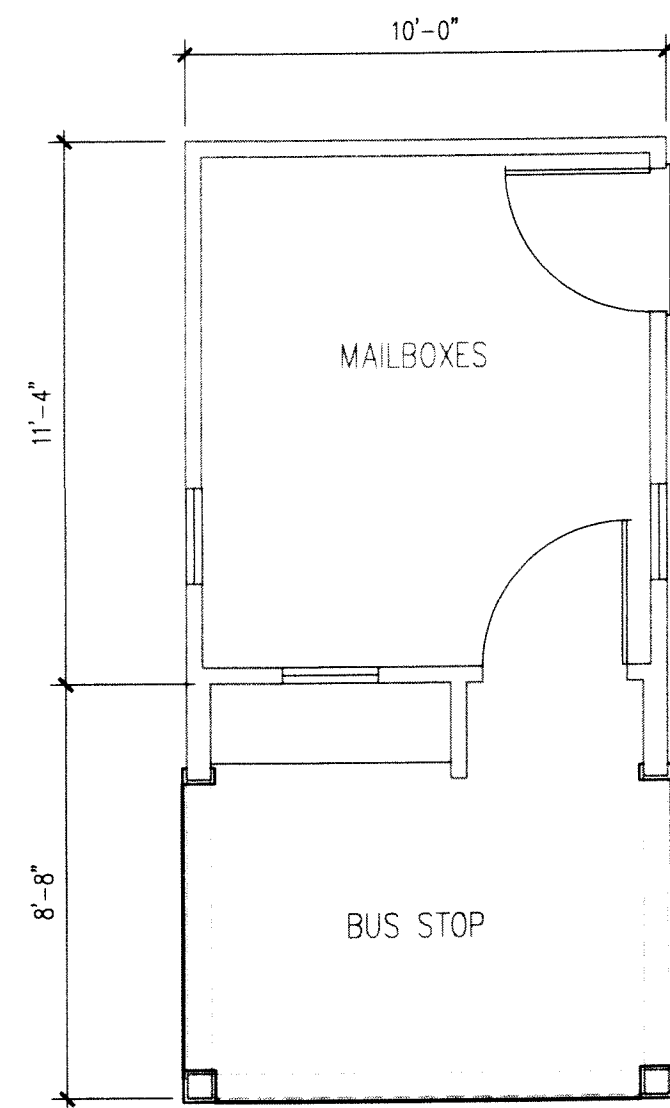
FIELD:
DESIGN BY:
DRAWN BY: DEY
CHECKED BY: HPA

HPA Design, Inc.
ARCHITECTS
200 STONEWALL BLVD., SUITE 5
WRENTHAM, MASSACHUSETTS 02093
(508)384-8838 fax:(508)384-0483

ADULT RETIREMENT COMMUNITY PLANNED UNIT DEVELOPMENT
"MILLSTONE VILLAGE"
MEDWAY, MASSACHUSETTS
OWNER: BETTY McCALL-VERNAGLI
12 PARTRIDGE STREET
MEDWAY, MASSACHUSETTS 02053
APPLICANT: ELITE HOME BUILDERS LLC
P.O. BOX 1205
WESTBORO, MASSACHUSETTS 01581

JOB No. 12,878
SCALE: see plan
DATE: OCTOBER 15, 2013
SHEET No. A5 OF 6

26,196



FIRST FLOOR PLAN

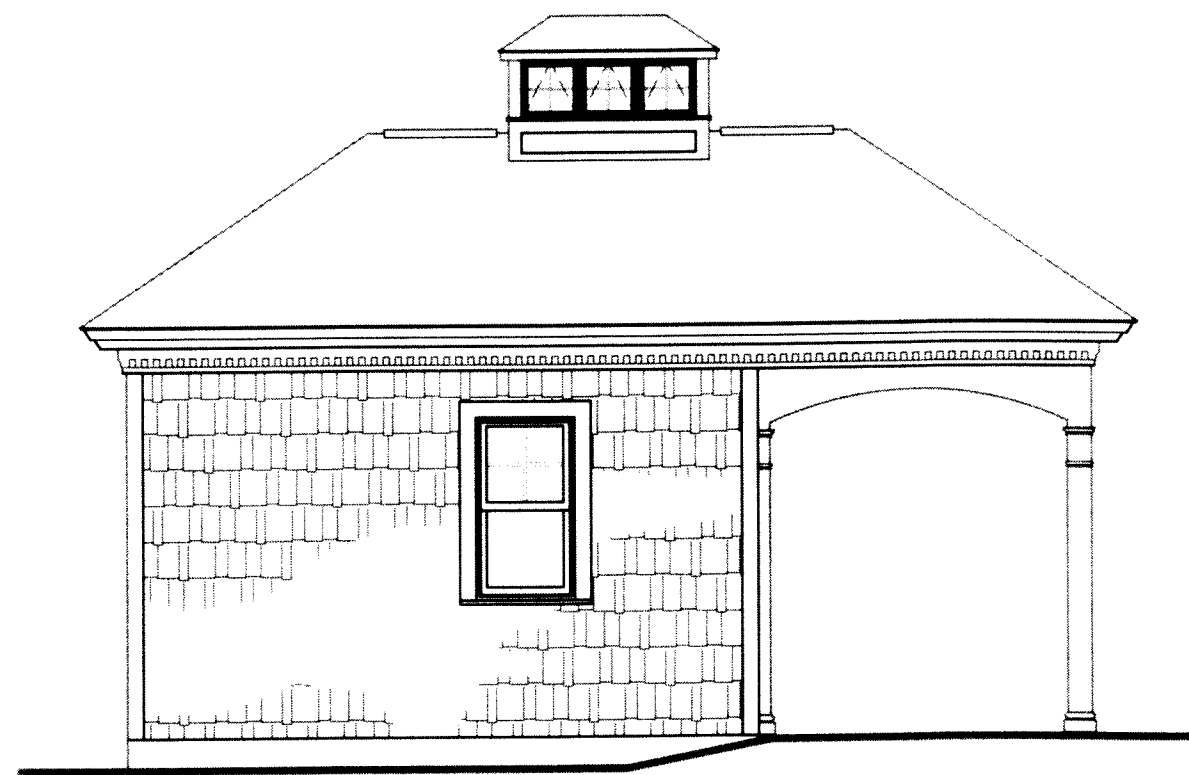


BUILDING IMAGE

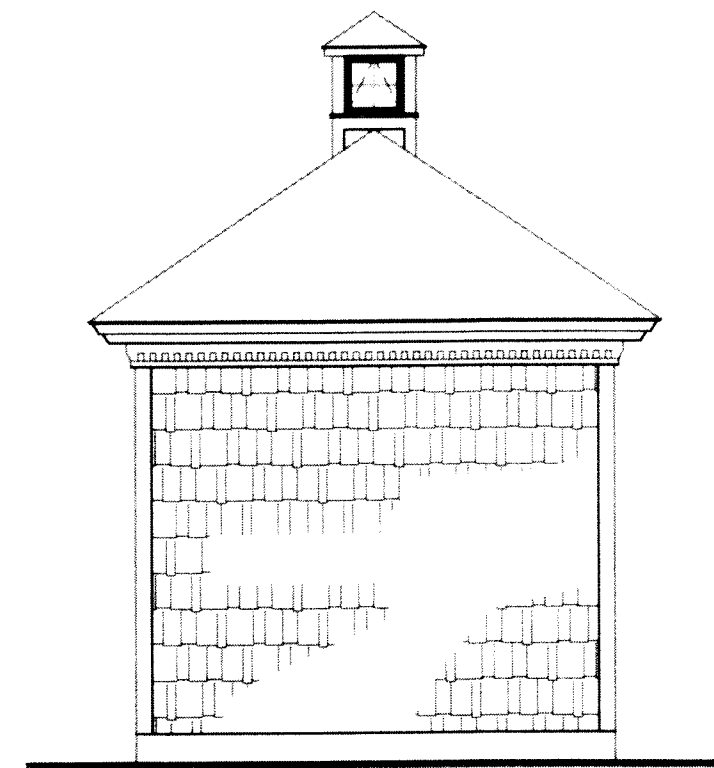
APPROVED BY:
MEDWAY PLANNING BOARD

[Handwritten signatures]

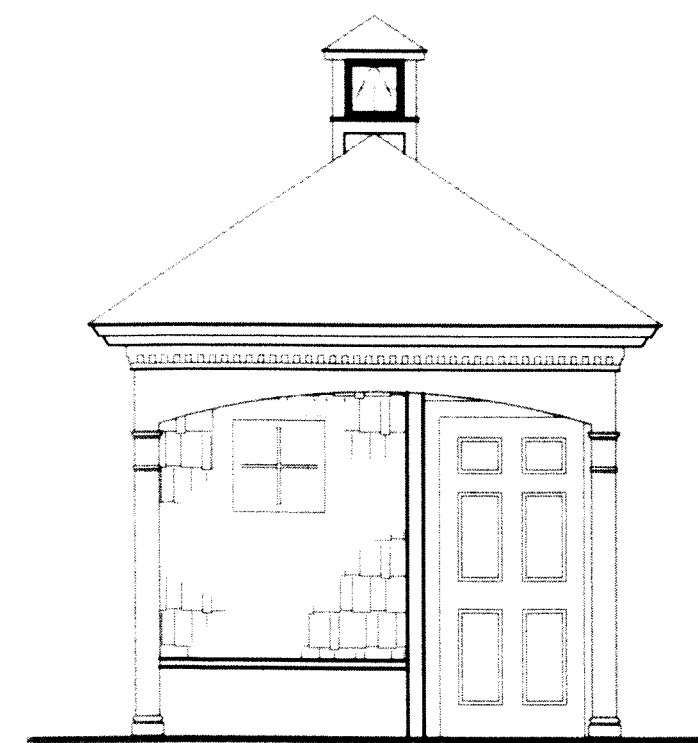
APPROVED: 6-24-14
ENDORSED: 7-29-14



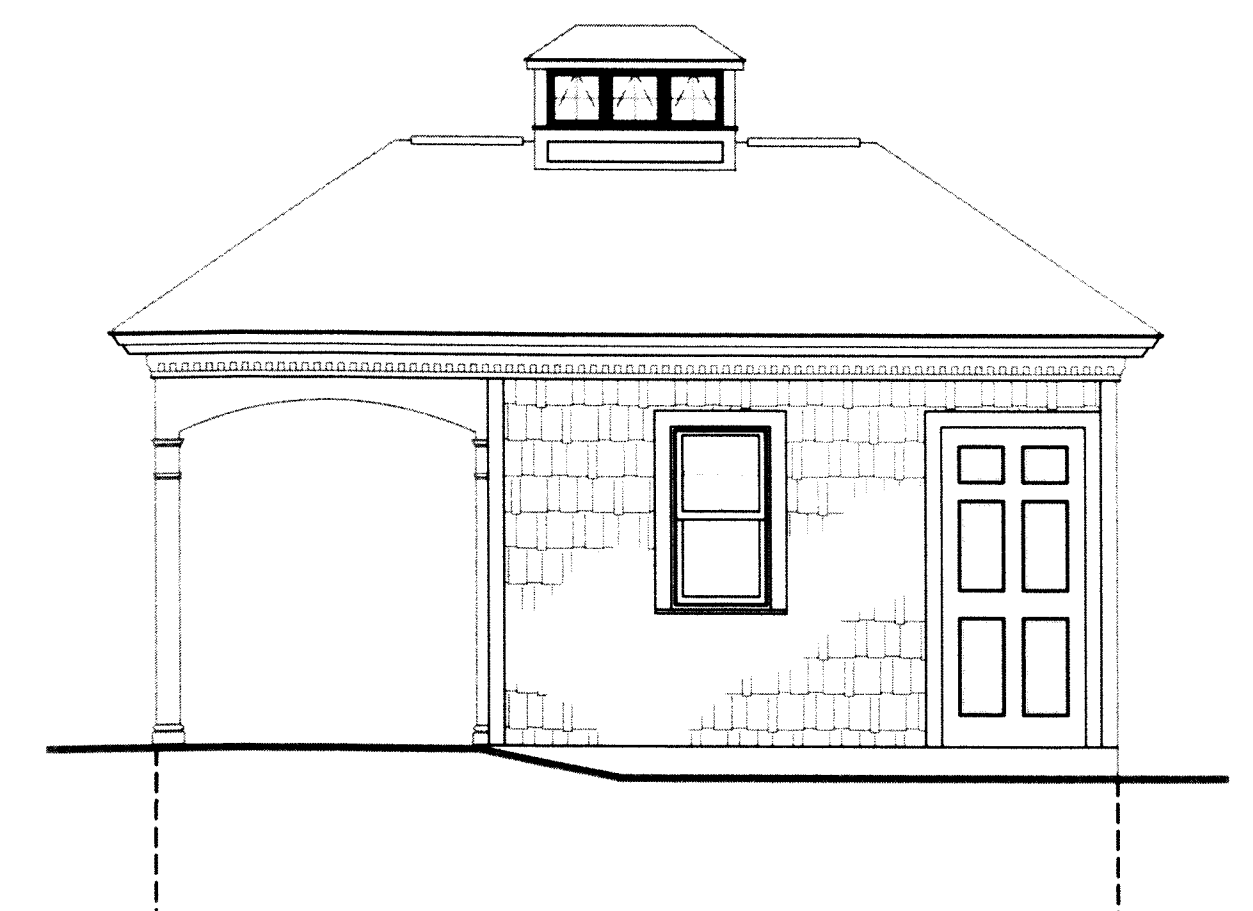
LEFT ELEVATION



REAR ELEVATION



FRONT ELEVATION



RIGHT ELEVATION

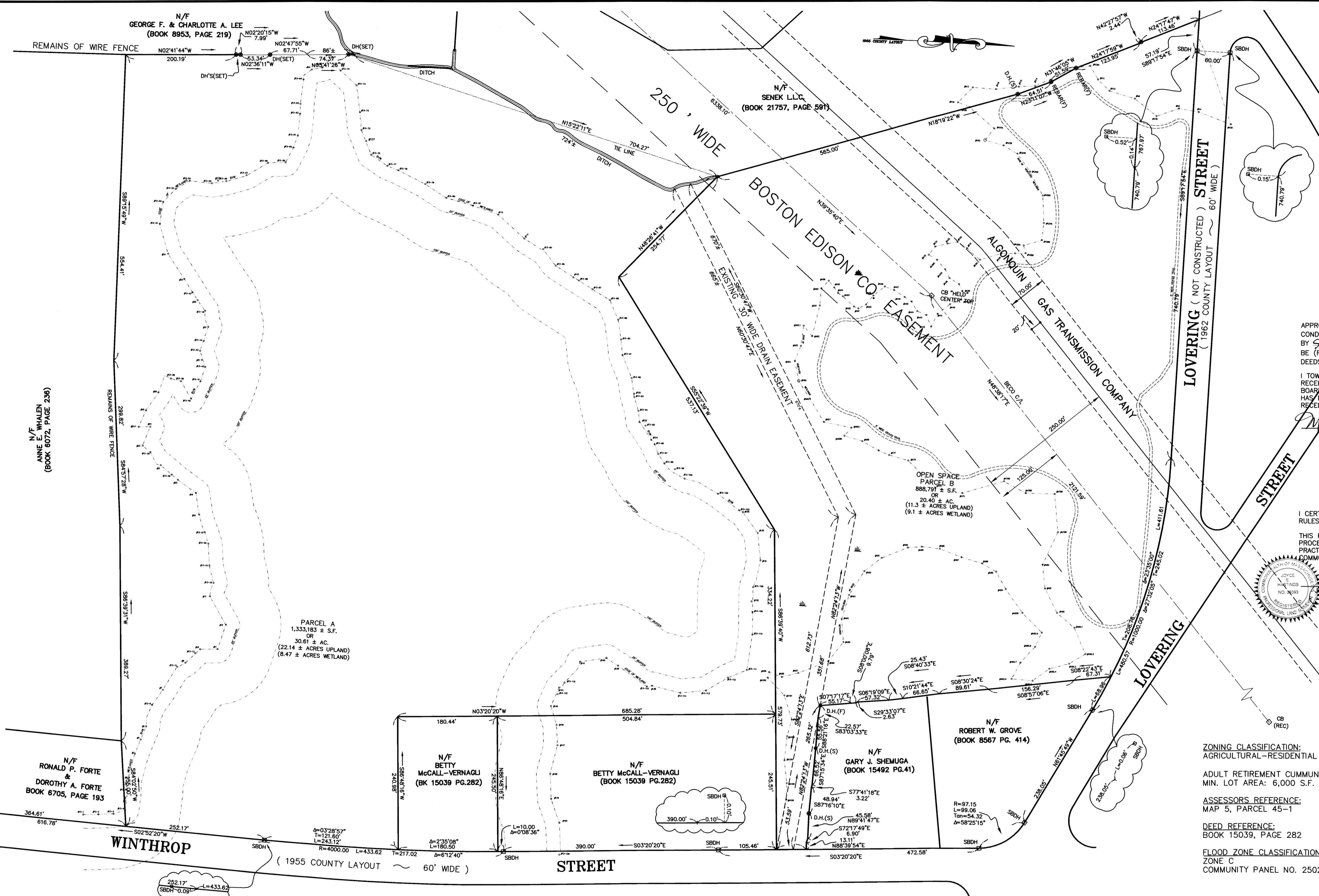
MAILBOX BUILDING

REVISIONS				FIELD:	
No.	DATE	DESCRIPTION	DES.	CKD.	DESIGN BY:

HPA Design, Inc.
ARCHITECTS
 200 STONEWALL BLVD., SUITE 5
 WRENTHAM, MASSACHUSETTS 02093
 (508)384-8838 fax:(508)384-0483

ADULT RETIREMENT COMMUNITY PLANNED UNIT DEVELOPMENT
 "MILLSTONE VILLAGE"
 MEDWAY, MASSACHUSETTS
 OWNER: BETTY McCALL-VERNAGLI
 12 PARTRIDGE STREET
 MEDWAY, MASSACHUSETTS 02053
 APPLICANT: ELITE HOME BUILDERS LLC
 P.O. BOX 1205
 WESTBORO, MASSACHUSETTS 01581

JOB No. 12,878
 SCALE: SEE PLAN
 DATE: OCTOBER 15, 2013
 SHEET No. A6 OF 6



APPROVED BY
MEDWAY PLANNING BOARD

[Signatures]

DATE APPROVED: 6-24-14
DATE ENDORSED: 7-29-14

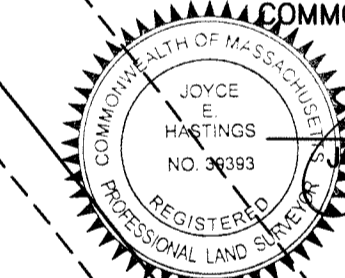
APPROVED 6-24-14 SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY Steven Venincosa DATED 7-29-14 AND TO BE (RECORDED) (REGISTERED) HEREWITH. DEEDS OF EASEMENTS TO BE RECORDED HEREWITH.

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] TOWN CLERK
7/30/14 DATE

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] JOYCE E. HASTINGS P.L.S. 7/22/14 DATE

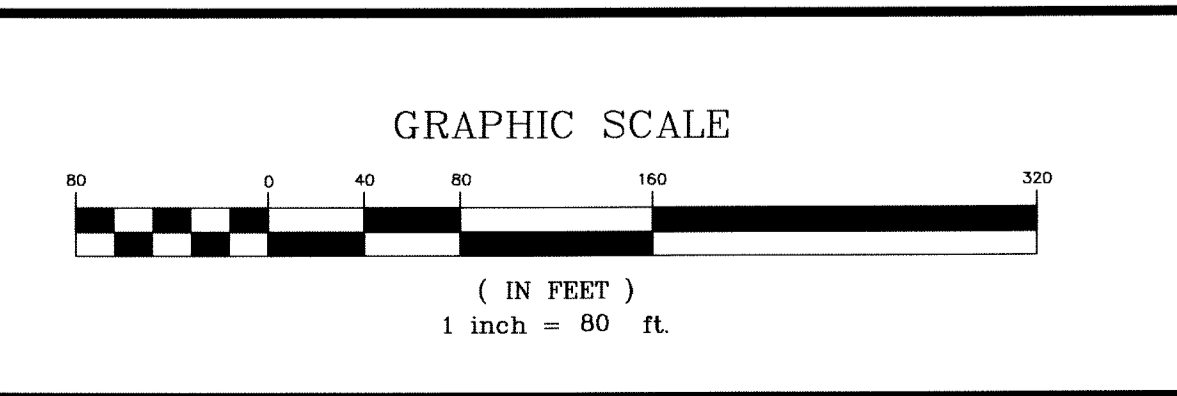
ZONING CLASSIFICATION:
AGRICULTURAL-RESIDENTIAL DISTRICT AR-1

ADULT RETIREMENT COMMUNITY PLANNED UNIT DEVELOPMENT (ARCPUD)
MIN. LOT AREA: 6,000 S.F.

ASSESSORS REFERENCE:
MAP 5, PARCEL 45-1

DEED REFERENCE:
BOOK 15039, PAGE 282

FLOOD ZONE CLASSIFICATION:
ZONE C
COMMUNITY PANEL NO. 250243 0001B



REVISIONS			
No.	DATE	DESCRIPTION	DES. CKD.
1	4/08/14	PROVIDE DRAINAGE TREATMENT UNITS	
2	7/22/14	PLANNING BOARD CONDITIONS OF APPROVAL	

FIELD:
DESIGN BY: WML
DRAWN BY: WML
CHECKED BY: WML

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

**PLAN OF LAND
ADULT RETIREMENT COMMUNITY PLANNED UNIT DEVELOPMENT
"MILLSTONE VILLAGE"
MEDWAY, MASSACHUSETTS**

OWNER: BETTY McCALL-VERNAGLI
12 PARTRIDGE STREET
MEDWAY, MASSACHUSETTS 02053

APPLICANT: ELITE HOME BUILDERS LLC
P.O. BOX 1205
WESTBORO, MASSACHUSETTS 01581

JOB No. 12,878
SCALE: 1"=80'
DATE: OCTOBER 15, 2013
SHEET No. 1 OF 1

26,196

PLANT LIST - WINTHROP STREET AT WALL:

TREES - DECIDUOUS AND EVERGREEN			
Qty.	Sym.	Botanical Name	Common Name
5	BN	Betula nigra 'Heritage'	Heritage River Birch
1	GT	Gleditsia triacanthos 'Halka'	Halka Honeylocust
6	PO	Picea omorika	Serbian Spruce
9	PS	Pinus strobus	White Pine
2	QP	Quercus palustris	Pin Oak
SHRUBS - DECIDUOUS AND EVERGREEN			
12	IG	Ilex glabra 'Shamrock'	Shamrock Inkberry
1	IV	Ilex verticillata 'Jim Dandy' (male)	Jim Dandy Winterberry
8	IVF	Ilex verticillata 'Red Sprite' (female)	Red Sprite Winterberry
9	PF	Pieris floribunda	Mountain Andromeda
9	VP	Viburnum plicatum toment. 'Shasta'	Shasta Doublefile Viburnum
PERENNIALS, GRASSES AND GROUNDCOVER			
25	AG	Athyrium goeringianum 'Pictum'	Japanese Painted Fern
24	AH	Amsonia hubrechtii 'Blue Star'	Blue Star Flower
48	CA	Calamagrostis 'Karl Foerster'	Karl Foerster Feather Reed Grass
25	CM	Convallaria majalis	Lily-of-the-Valley
20	CV	Coreopsis verticillata	Thread-Leaf Coreopsis
25	LA	Lamium maculatum 'Beacon Silver'	Beacon Silver Spotted Dead Nettle
48	LM	Liriope muscari 'Big Blue'	Big Blue Lilyturf
24	PA	Pennisetum alopecuroides 'Hameln'	Hameln Dwarf Fountain Grass
100	PT	Pachysandra terminalis	Japanese Spurge
Size			
10-12' ht. clmp.			
2 1/2 - 3' cal.			
8 - 9' height			
8 - 9' height			
2 1/2 - 3' cal.			
24 - 30" height			
24 - 30" height			
24 - 30" height			
24 - 30" height			
24 - 30" height			
24 - 30" height			
1 gallon			
2 gallon			
2 gallon			
4-inch pot			
1 gallon			
1 gallon			
1 gallon			
2 gallon			
2 gallon			
1 flat of 100			

PLANTING NOTES:

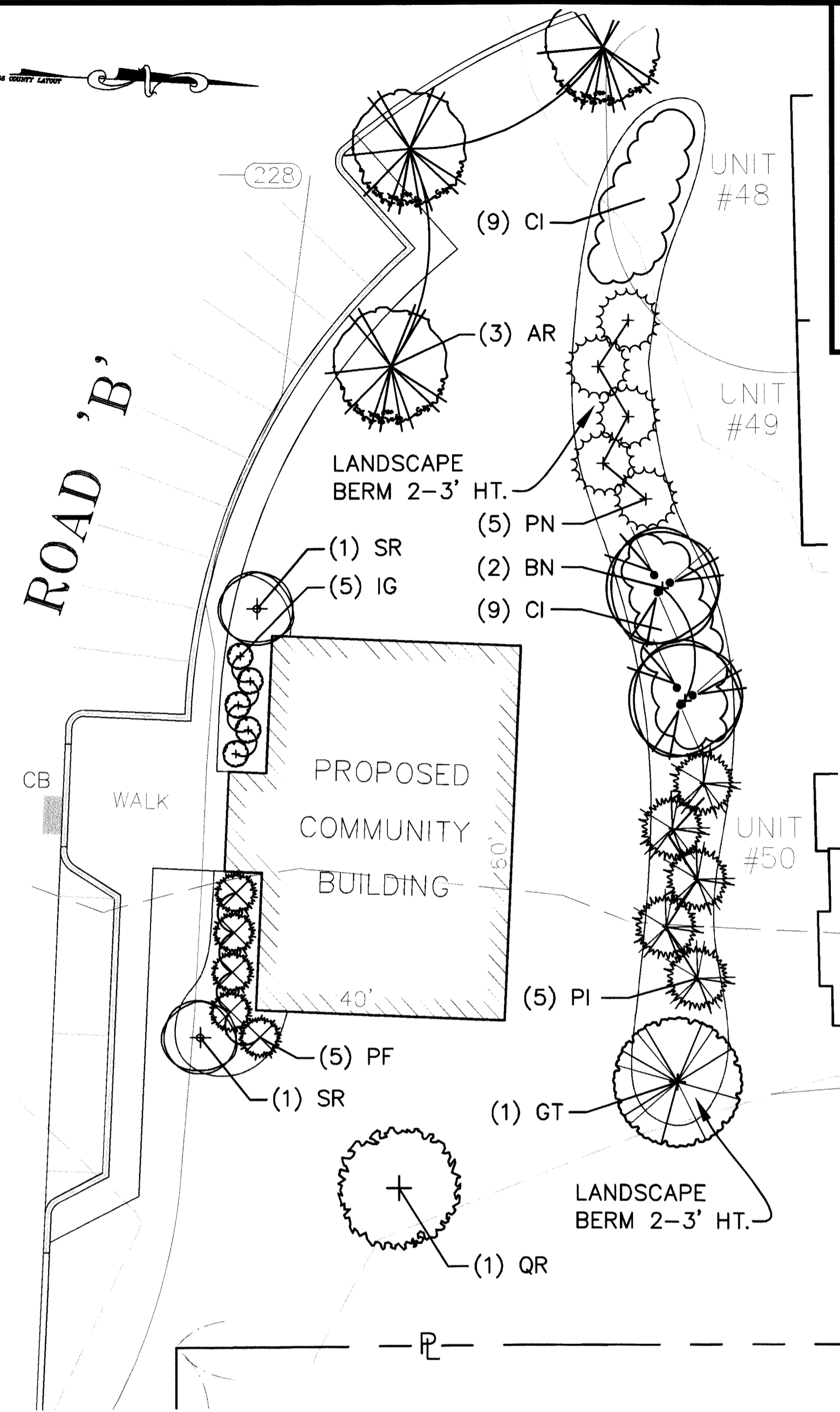
- Trees and shrubs shall be uniform, full and bushy, and well branched specimen plants. All plants to be approved by Landscape Architect.
- Plants to be balled and burlapped or container grown.
- Plants to conform to the requirements established in "American Standards For Nursery Stock", latest edition.
- Plant beds to receive 3-inches of shredded bark mulch. Contractor to submit bark samples for approval.
- Plant beds shall be a maximum of 12-inches from edge of plant material.
- Plants shall be guaranteed for 2-years after installation.

PRUNING NOTES:

- Prune existing trees, as required for safety and health purposes, that will be protected during construction.

PLANT LIST - COMMUNITY BUILDING:

TREES - DECIDUOUS AND EVERGREEN			
Qty.	Sym.	Botanical Name	Common Name
3	AR	Acer rubrum 'October Glory'	October Glory Red Maple
2	BN	Betula nigra 'Heritage'	Heritage River Birch
1	GT	Gleditsia triacanthos 'Halka'	Halka Honeylocust
5	PI	Picea abies	Norway Spruce
5	PN	Pinus nigra austriaca	Austrian Pine
1	QR	Quercus rubra	Red Oak
2	SR	Syringa reticulata	Tree Lilac
SHRUBS - DECIDUOUS AND EVERGREEN			
18	CI	Cornus alba 'Ivory Halo'	Ivory Halo Dogwood
5	IG	Ilex glabra 'Shamrock'	Shamrock Inkberry
5	PF	Pieris floribunda	Mountain Andromeda
Size			
2 1/2 - 3" cal.			
10-12' ht. clmp.			
2 1/2 - 3' cal.			
6 - 7' height			
6 - 7' height			
2 1/2 - 3" cal.			
1 1/2 - 2" cal.			
24 - 30" height			
24 - 30" height			
24 - 30" height			

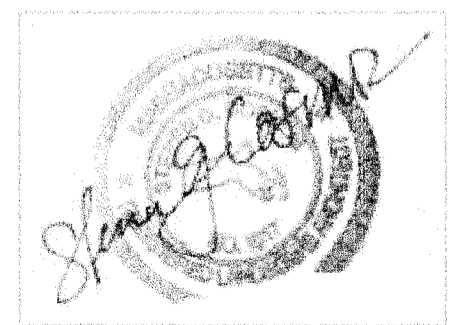


APPROVED BY:
MEDWAY PLANNING BOARD

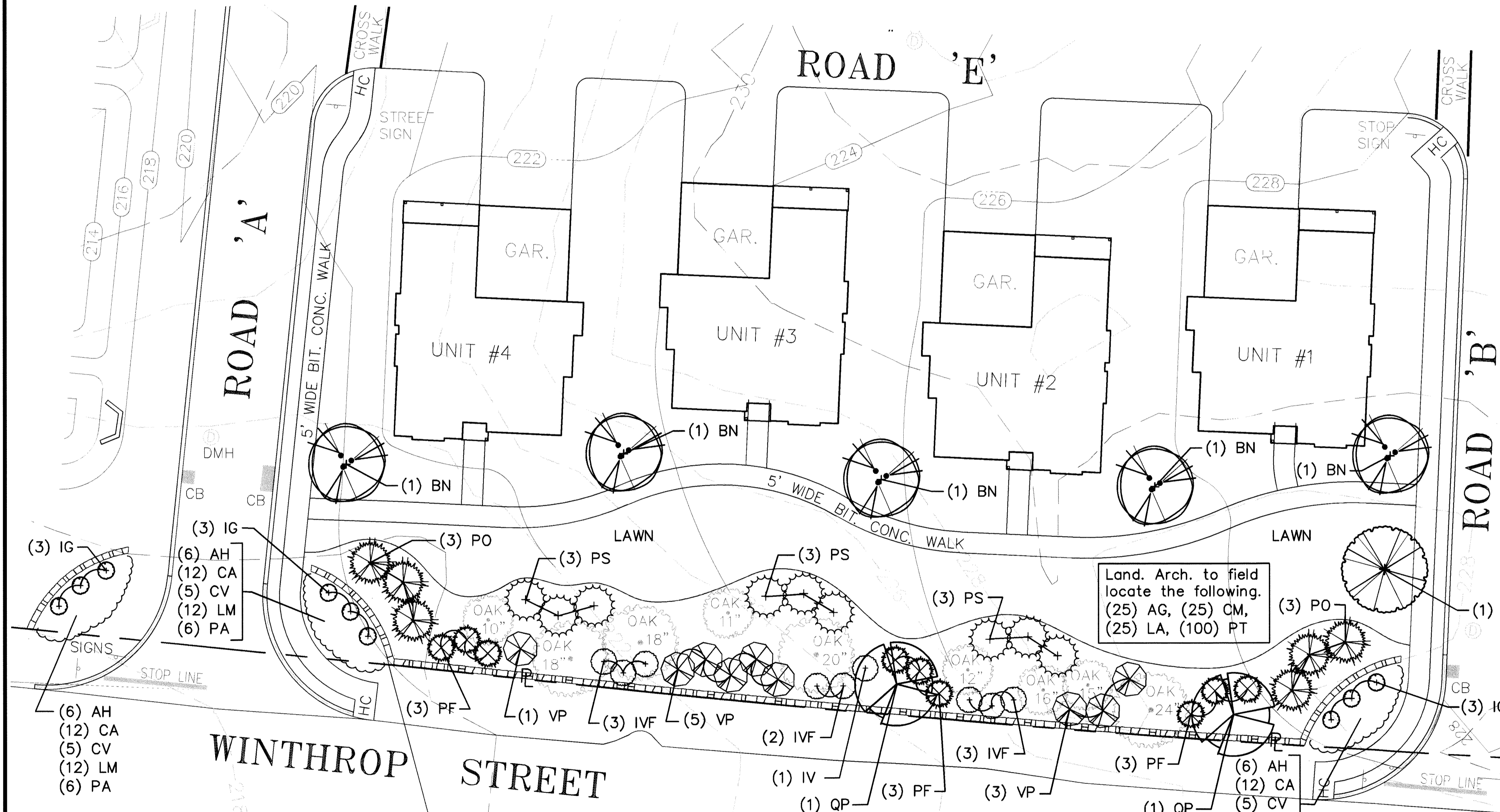
[Signatures]

APPROVED: 6-24-14
ENDORSED: 7-29-14

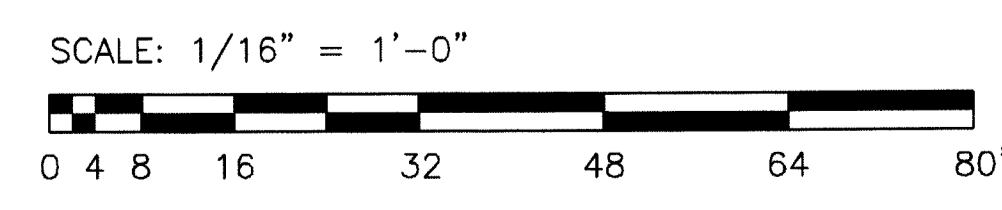
PLANTING AT COMMUNITY BUILDING:



PLANTING PLAN



PLANTING AT WINTHROP STREET:



REVISIONS			
No.	DATE	DESCRIPTION	DES. CKD.

Cosmos Associates
Landscape Architects & Site Planners
Civic, Commercial & Residential Design
5 Longview Street Natick, MA 01760
508.628.3595 Fax 508.405.4479
Email: cosmosla@rcn.com cosmosassociates.com

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

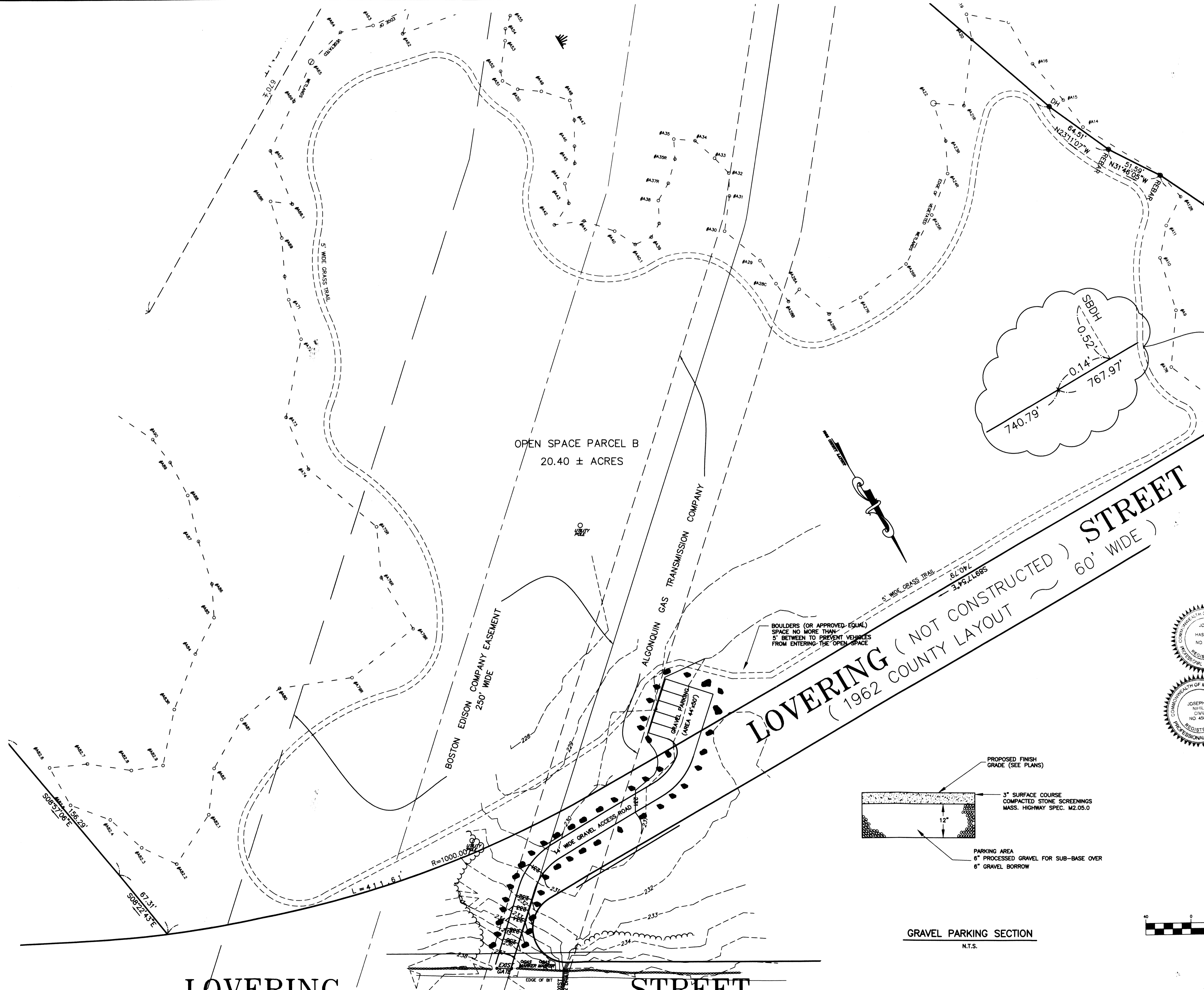
ADULT RETIREMENT COMMUNITY PLANNED UNIT DEVELOPMENT
"MILLSTONE VILLAGE"
MEDWAY, MASSACHUSETTS

OWNER: BETTY McCALL-VERNAGLI
12 PARTRIDGE STREET
MEDWAY, MASSACHUSETTS 02053

APPLICANT: ELITE HOME BUILDERS LLC
P.O. BOX 1205
WESTBORO, MASSACHUSETTS 01581

JOB No.	
SCALE:	1/16" = 1'-0"
DATE:	MARCH 11, 2014
SHEET No.	1 OF 1

ARC-Landscape_2014-03-11.pdf



APPROVED BY:
 MEDWAY PLANNING BOARD

[Signatures]

APPROVED: 6-24-14
 ENDORSED: 7-29-14

APPROVED 6-24-14 SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY Steven Vernaghi DATED 7-29-14 AND TO BE (RECORDED) (REGISTERED) HEREWITH. DEEDS OF EASEMENTS TO BE RECORDED HEREWITH.

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

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.

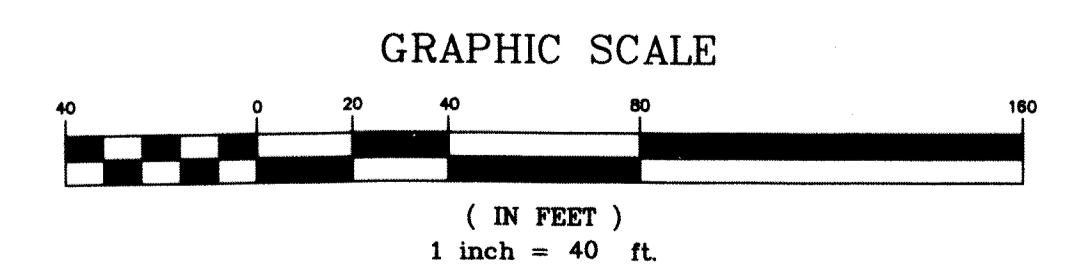
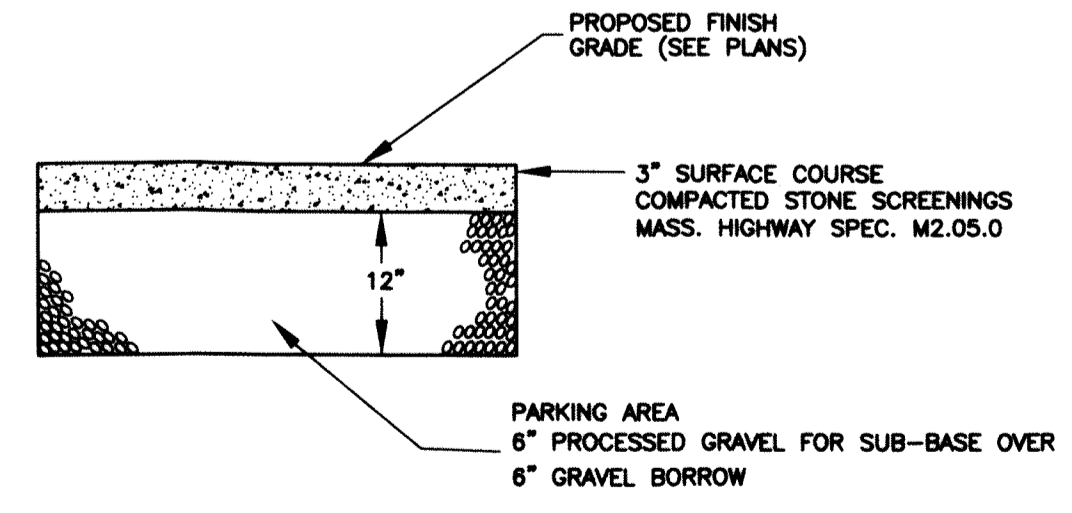
[Signature] 7/22/14
 JOSEPH E. HASTINGS P.L.S. DATE

[Signature] 7/22/14
 JOSEPH M. NIHILL, P.E. DATE

OPEN SPACE MAINTENANCE PLAN:

THE OPEN SPACE FIELD SHALL BE MAINTAINED BY MOWING THE AREA TO A HEIGHT OF APPROXIMATELY SIX (6) INCHES AT A MINIMUM OF 2 TIMES PER YEAR. THE GRASS TRAIL SHALL BE MOWED TO A HEIGHT OF APPROXIMATELY 2 INCHES ONCE PER MONTH.

FURTHER MAINTENANCE MAY BE PROVIDED AS PART OF A CONSERVATION RESTRICTION TO BE RECORDED IN THE FUTURE FOR THE OPEN SPACE PARCEL.



ADULT RETIREMENT COMMUNITY PLANNED UNIT DEVELOPMENT

"MILLSTONE VILLAGE"
 MEDWAY, MASSACHUSETTS

OWNER: BETTY McCALL-VERNAGLI
 ELITE HOME BUILDERS LLC
 12 PARTRIDGE STREET
 WESTBORO, MASSACHUSETTS 01581

APPLICANT: ELITE HOME BUILDERS LLC
 P.O. BOX 1205
 WESTBORO, MASSACHUSETTS 01581

GLM ENGINEERING CONSULTANTS, INC.
 19 EXCHANGE STREET
 HOLLISTON, MASSACHUSETTS 01746
 (508)429-1100 fax: (508)429-7190

REVISIONS		FIELD:	DESIGN BY:	WML	DRAWN BY:	WML	CHECKED BY:	WML
No.	DATE	DESCRIPTION <td>PLANNING BOARD CONDITIONS OF APPROVAL <td></td> <td></td> <td></td> <td></td> <td></td> </td>	PLANNING BOARD CONDITIONS OF APPROVAL <td></td> <td></td> <td></td> <td></td> <td></td>					
1	7/22/14							

JOB No. 12,878
 SCALE: AS NOTED
 DATE: JUNE 24, 2014
 SHEET No. SUP - A

N/F
 GEORGE F. & CHARLOTTE A. LEE
 (BOOK 8953, PAGE 219)

N/F
 SENEK LLC
 (BOOK 21757, PAGE 591)

N/F
 ROBERT W. GROVE
 (BOOK 8567 PG. 414)

N/F
 GARY J. SHEMUGA
 (BOOK 15492 PG.41)

N/F
 BETTY
 McCALL-VERNAGLI
 (BK 15039 PG.282)

N/F
 BETTY McCALL-VERNAGLI
 (BOOK 15039 PG.282)

Phase IA
 Units: 1-4

Phase IB
 Units: 5-13, 51-58, 77-80
 Community Building
 Millstone Dr.: Sta. 0+00 - 8+25
 Cobblestone Dr.: Sta. 0+00 - 4+50
 Sandstone Dr. & Terrace
 Note: Construction Tee Intersection at
 Millstone and Fieldstone for Temporary
 Turnaround.

Phase II
 Units: 37-50
 Cobblestone Dr.: 4+50-9+83(end)
 Cobblestone Terrace

Phase III
 Units: 22-25, 32-36, 59-76
 Fieldstone Dr.: 0+00-8+73(end)

Phase IV
 Units: 14-21
 Mills* ne Dr.: Sta. 8+25 - End

Phase V
 Units: 26-31
 Steppingstone DR.:
 Sta. 9+25-11+15(end)

APPROVED BY:
 MEDWAY PLANNING

[Signatures]

APPROVED: 6-2
 ENDORSED: 7-2

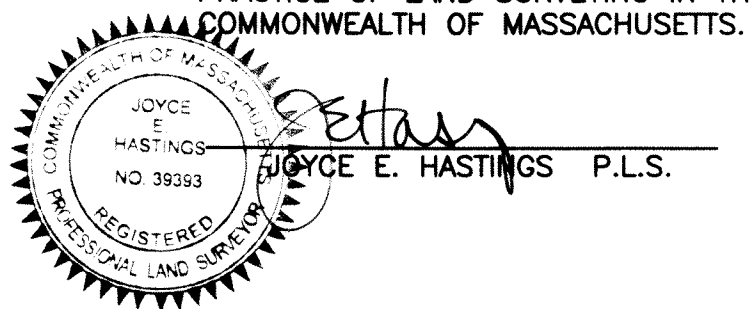
APPROVED 6-24-14 SU...
 CONDITIONS SET FORTH IN A COVEN...
 BY Steven Venegas DATED 7
 BE (RECORDED) (REGISTERED) HEREY...
 DEEDS OF EASEMENTS TO BE RECOR...

I, TOWN CLERK OF THE TOWN OF ME...
 RECEIVED & RECORDED FROM THE F...
 BOARD APPROVAL OF THIS PLAN AND...
 HAS BEEN TAKEN FOR TWENTY DAYS...
 RECEIPT AND RECORDING OF SAME.

[Signature]
 TOWN CLERK

I CERTIFY THAT THIS PLAN CONFORMS...
 RULES & REGULATIONS OF THE REGI...

THIS PLAN WAS PREPARED IN ACCOR...
 PROCEDURAL AND TECHNICAL STANDAR...
 PRACTICE OF LAND SURVEYING IN THE...
 COMMONWEALTH OF MASSACHUSETTS.



PHASING P

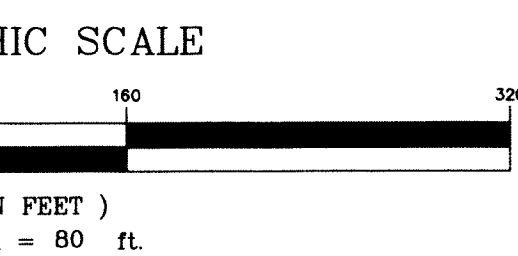
REVISIONS				FIELD:	
No.	DATE	DESCRIPTION	DES. CKD.	DESIGN BY:	
1	7/22/14	PLANNING BOARD CONDITIONS OF APPROVAL		WML	
				DRAWN BY:	WML
				CHECKED BY:	WML

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

ADULT RETIREMENT COMMUNITY PLANNED UNIT DEVELOPMENT
"MILLSTONE VILLAGE"
 MEDWAY, MASSACHUSETTS

OWNER:
 BETTY McCALL-VERNAGLI
 12 PARTRIDGE STREET
 MEDWAY, MASSACHUSETTS 02053

APPLICANT:
 ELITE HOME BUILDERS LLC
 P.O. BOX 1205
 WESTBORO, MASSACHUSETTS 01581



1" = 80 ft.