

Ishmael  
Modified

TOWN OF MEDWAY PLANNING BOARD

I, MARYJANE WHITE, CLERK OF THE TOWN OF MEDWAY, HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

Maryjane White Sep 1, 2004  
TOWN CLERK DATE

*[Signature]*  
*[Signature]*  
*[Signature]*

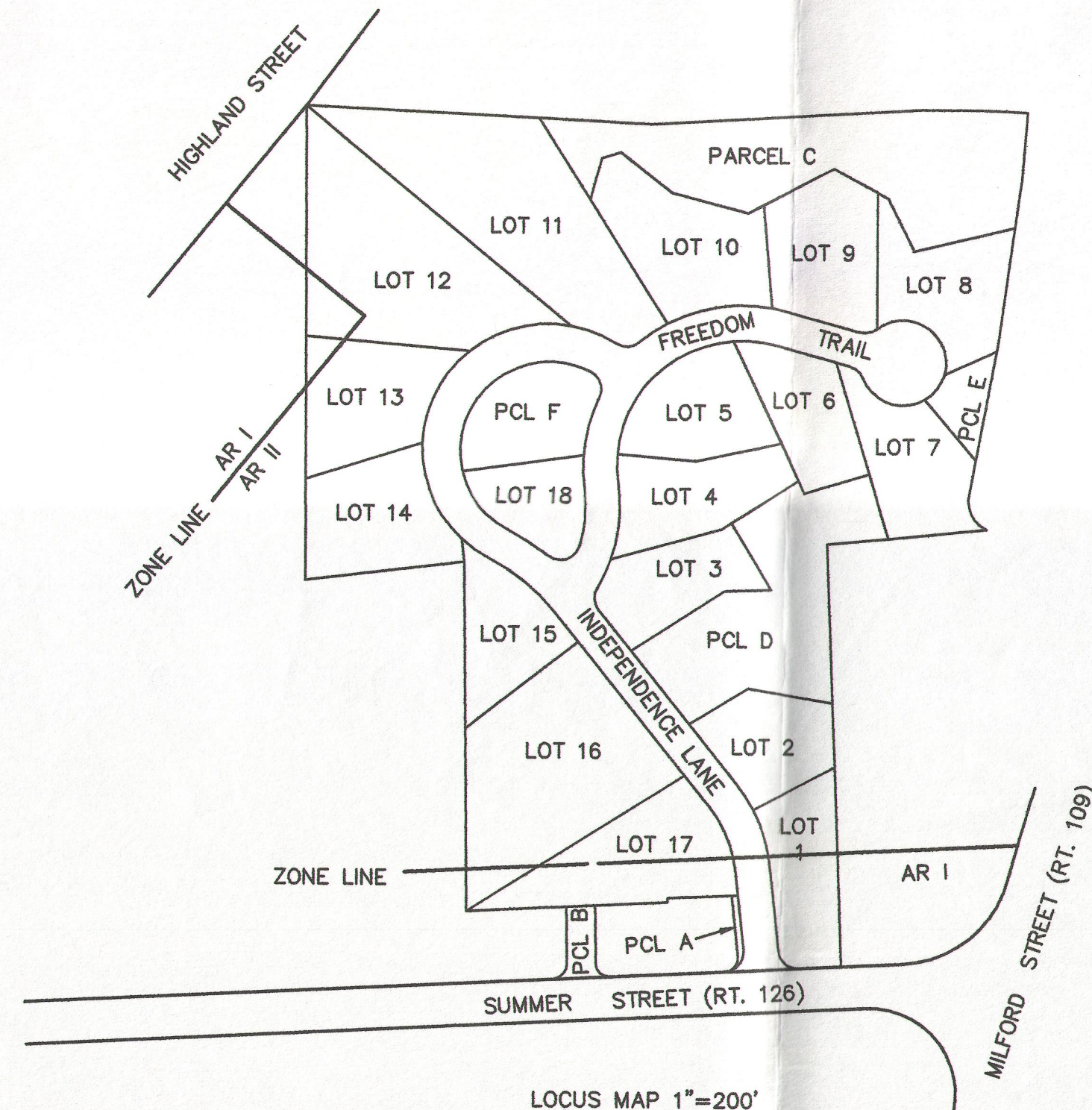
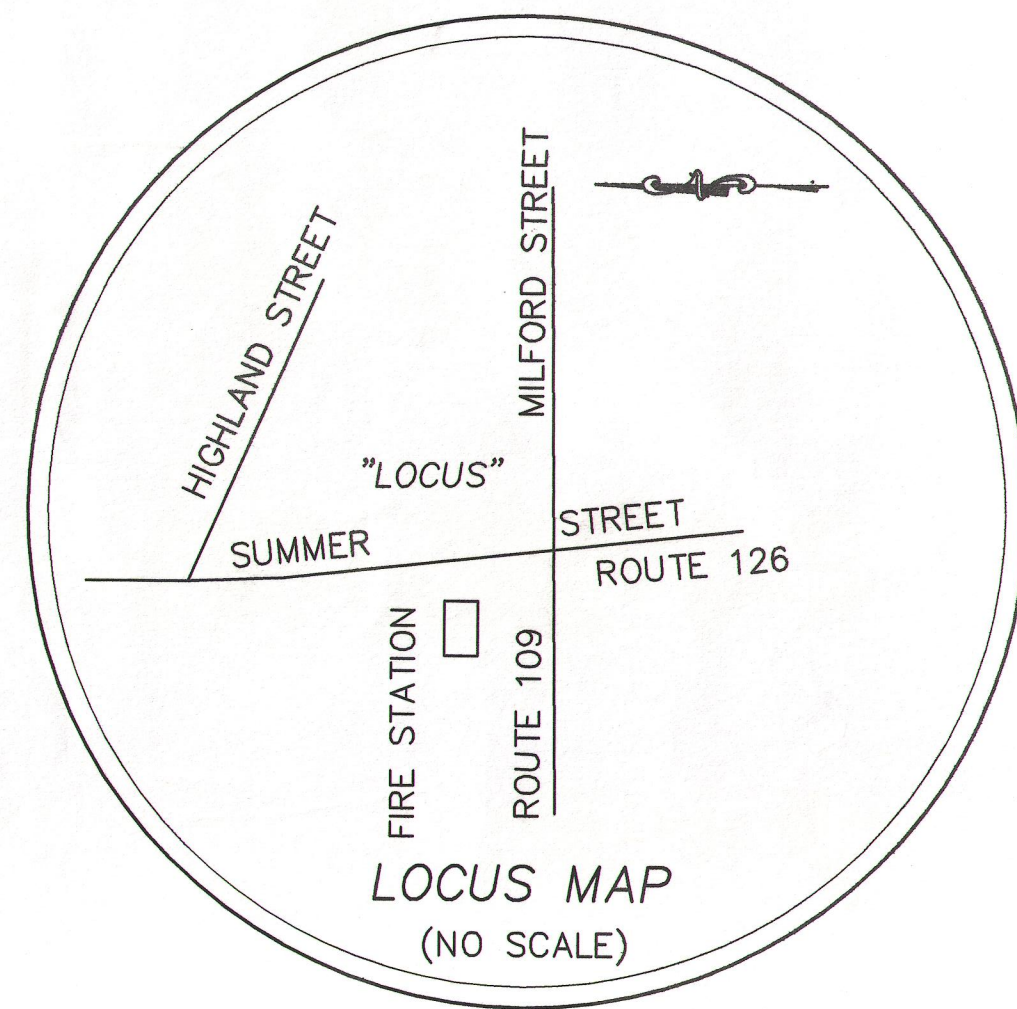
August 11, 2004  
APPROVAL DATE  
August 31, 2004  
ENDORSEMENT DATE

RESERVED FOR REGISTRY USE

ORIGINAL PLAN APPROVAL DATE: JANUARY 27, 2004  
ORIGINAL PLAN ENDORSEMENT DATE: FEBRUARY 24, 2004  
ORIGINAL COVENANT DATE: FEBRUARY 24, 2004  
ORIGINAL PLAN RECORDING INFORMATION: PLAN BOOK 519 PLAN No. 4

GENERAL NOTES:

- ALL ROADWAY CONSTRUCTION SHALL CONFORM TO THE TOWN OF MEDWAY PLANNING BOARD RULES AND REGULATIONS CHAPTER 100 SECTION 4.2.6.
- ALL WATER AND SEWER MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE TOWN OF MEDWAY WATER AND SEWER DEPARTMENT REGULATIONS.
- TWO (2) FIRE ALARM BOX PEDESTALS TO BE INSTALLED PER TOWN OF MEDWAY FIRE CHIEF INSTRUCTIONS. AS-BUILT TO REFLECT ACTUAL INSTALLED LOCATION.
- CONTRACTOR TO CONTACT DIG-SAFE BEFORE PRIOR TO ANY CONSTRUCTION. (1-888-DIG-SAFE)
- WETLAND DELINEATION BY WALTER HEWITSON, Ph.D. 45 CRESCENT DRIVE BRIDGEWATER, MA
- ALL SIGNS, INCLUDING STREET SIGNS, MUST CONFORM TO THE TOWN OF MEDWAY STANDARDS.
- LOCATION OF ALL UTILITIES SHALL BE DETERMINED IN THE FIELD, BY THE RESPECTIVE UTILITY COMPANIES (GAS, ELECTRIC, CABLE, & TELECOM). THE APPLICANT, "GRANITE ESTATES, INC.", SHALL BE RESPONSIBLE TO ACCURATELY LOCATE THE UTILITIES DURING CONSTRUCTION, PRIOR TO BACKFILL, SUCH THAT THE ACTUAL LOCATION CAN BE ACCURATELY REPRESENTED ON THE AS-BUILT DRAWINGS.
- ALL STORMWATER DRAINAGE CONSTRUCTION SHALL CONFORM TO THE TOWN OF MEDWAY PLANNING BOARD RULES AND REGULATIONS SECTION 4.4.5.
- PLAN ENDORSEMENT IS SUBJECT TO THE CONDITIONS SET FORTH IN THE MEDWAY PLANNING BOARD CERTIFICATE OF APPROVAL DATED JANUARY 27, 2004.
- SUBJECT TO A COVENANT TO BE RECORDED WITH THE PLAN.
- PARCELS D, E, & F TO BE DEEDED TO THE TOWN OF MEDWAY CONSERVATION COMMISSION PRIOR TO THE ACCEPTANCE OF THE ROADS BY THE TOWN OF MEDWAY.
- PARCEL A TO BE DEEDED TO THE TOWN OF MEDWAY OR THE TOWN OF MEDWAY CONSERVATION COMMISSION PRIOR TO THE ACCEPTANCE OF THE ROADS BY THE TOWN OF MEDWAY.
- PARCEL B TO BE DEEDED TO BARBARA BOCZANOWSKI AND OR NICHOLAS CANNELL PRIOR TO ACCEPTANCE OF THE ROADS BY THE TOWN OF MEDWAY.
- PARCEL C TO BE DEEDED TO VINCENT BOCZANOWSKI PRIOR TO ACCEPTANCE OF THE ROADS BY THE TOWN OF MEDWAY.
- MATURE TREES OUTSIDE THE LIMITS OF GRADING ALONG THE PROPOSED ROADWAYS ARE TO BE PROTECTED AND PRESERVED.
- EXISTING VEGETATION IN THE ISLAND AT THE END OF FREEDOM TRAIL TO BE RETAINED.
- ISHMAEL COFFEE ESTATES DEFINITIVE SUBDIVISION PLAN DATED FEBRUARY 9, 2004 AND ENDORSED BY THE MEDWAY PLANNING BOARD FEBRUARY 24, 2004.
- LOT 3 SUBJECT TO PLANNING BOARD RESTRICTION PER CERTIFICATE OF ACTION. BEFORE SUBMITTING A NOTICE OF INTENT FOR LOT 3 TO THE MEDWAY CONSERVATION COMMISSION, THE APPLICANT SHALL SUBMIT THE NOTICE OF INTENT AND LOT PLAN TO THE PLANNING BOARD FOR REVIEW AND APPROVAL.
- PLAN ENDORSEMENT IS SUBJECT TO THE CONDITIONS SET FORTH IN THE MEDWAY PLANNING BOARD CERTIFICATE OF ACTION DATED AUGUST 11, 2004.



WAIVER REQUESTS FROM THE TOWN OF MEDWAY PLANNING BOARD RULES AND REGULATIONS:

- SEC. 4.2.5.1 WAIVER REQUEST TO ALLOW A DEAD END STREET TO BE LONGER THAN 600 FEET.
- SEC. 4.2.6.7 WAIVER REQUEST TO ALLOW THE PAVEMENT WIDTH AROUND THE CUL-DE-SAC TO BE 18 FEET.

ZONING INFORMATION TABLE

ZONING REQUIREMENTS FOR AR II ZONING DISTRICT  
 MINIMUM REQUIRED LOT AREA=22,500 S.F.  
 MINIMUM REQUIRED LOT FRONTAGE=150.00'  
 MINIMUM REQUIRED FRONT YARD SETBACK=35.00'  
 MINIMUM REQUIRED SIDE YARD SETBACK=15.00'  
 MINIMUM REQUIRED REAR YARD SETBACK=15.00'  
 MAXIMUM ALLOWABLE LOT SHAPE FACTOR RATIO:  
 LESS THAN OR EQUAL TO 22. (SEE NOTES)

TOTAL AREA=20.0 ACRES  
 TOTAL WETLAND AREA=5.08 ACRES  
 NUMBER OF LOTS=18 BUILDING LOTS, 4 OPEN SPACE PARCELS, 2 PARCELS TO BE DEEDED TO ABUTTERS  
 TOTAL AREA OF LOTS=13.75 ACRES  
 AREA OF ROADS=2.46 ACRES  
 OPEN SPACE REQUIRED=(10% OF MINIMUM LOT AREA 22,500 S.F.) X NUMBER OF LOTS (18)  
 =40,500 S.F. (REQUIRED OPEN SPACE) 81,723 S.F. PROVIDED  
 OF WHICH 52,250 S.F. IS UPLAND AND 29,473 S.F. ARE WETLANDS  
 PARCELS A,D,E, & F ARE OPEN SPACE PARCELS AND NOT TO BE CONSIDERED SEPARATE BUILDING LOTS.

- SHEET 1: COVER SHEET
- SHEET 2: DEFINITIVE LOT PLAN
- SHEET 3: DEFINITIVE LOT PLAN
- SHEET 4: GRADING PLAN
- SHEET 5: GRADING PLAN
- SHEET 6: PLAN & PROFILE INDEPENDENCE LANE
- SHEET 7: PLAN & PROFILE INDEPENDENCE LANE
- SHEET 8: PLAN & PROFILE FREEDOM TRAIL
- SHEET 9: EROSION CONTROL PLAN
- SHEET 10: EROSION CONTROL PLAN
- SHEET 11: DETAIL SHEET
- SHEET 12: DETAIL SHEET
- SHEET 13: DETAIL SHEET
- SHEET 14: DETAIL SHEET

ASSESSORS REFERENCE: MAP 5-15 PARCELS 5/A1 & 5/B  
 PREPARED FOR: GRANITE ESTATES, INC.  
 4 DAFFODIL LANE  
 MEDWAY, MASS. 02053  
 RECORD OWNER: GRANITE ESTATES, INC.  
 4 DAFFODIL LANE  
 MEDWAY, MASS. 02053

ISHMAEL COFFEE ESTATES  
 SUMMER STREET MEDWAY, MASSACHUSETTS

FAIST ENGINEERING  
 P.O. Box 161  
 Woodstock, CT 06281  
 MA Phone: (508) 864-6802  
 CT Phone/Fax: (860)-928-3484

MODIFIED  
 ISHMAEL COFFEE ESTATES  
 DEFINITIVE SUBDIVISION PLAN  
 IN  
 MEDWAY, MASSACHUSETTS

DATE: JULY 30, 2004  
REVISED: AUGUST 25, 2004

O'DRISCOLL  
 LAND SURVEYING Co.  
 LAND SURVEYING GPS MAPPING LAND CONSULTING

46 COTTAGE STREET MEDWAY, MASSACHUSETTS 02053 (508) 533-3314

*[Signatures]*

August 31, 2004  
DATE

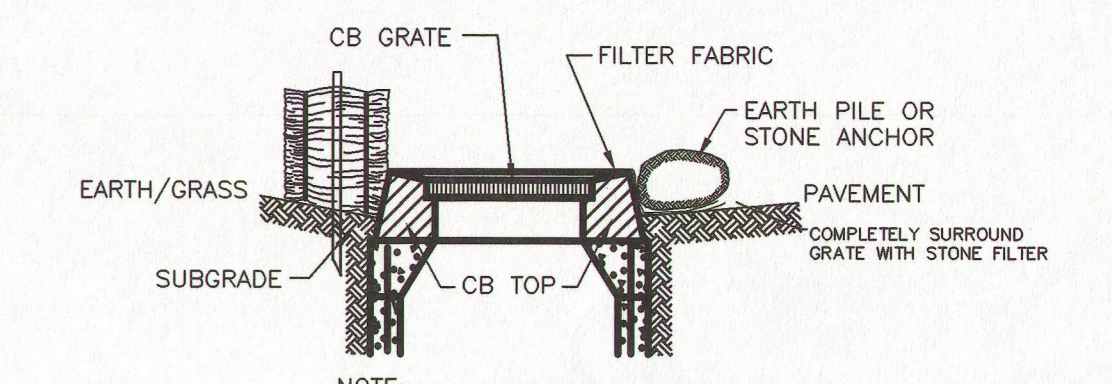
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*MaryJane White*  
TOWN CLERK DATE

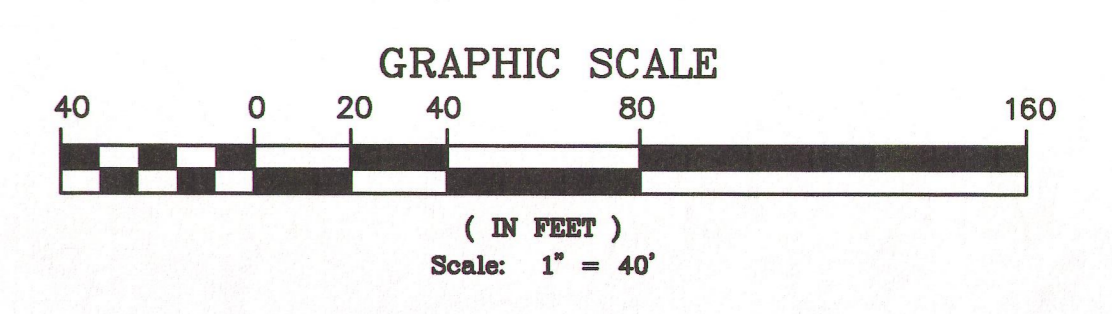
\*NOTE: ORANGE CONSTRUCTION/ SNOW FENCING TO BE STAKED ALONG ENTIRE SEDIMENT CONTROL LINE 18"-24" IN FRONT OF FILTERMITT BERM (SEE DETAIL)

CATCH BASIN PROTECTION TO BE IN PLACE DURING CONSTRUCTION (TYP.)



NOTE: REMOVE CB GRATE, PLACE FILTER FABRIC REPLACE GRATE, TAKING CARE NOT TO DAMAGE FILTER FABRIC. ANCHOR WITH STONE OR EARTH PILE.

3 CATCHBASIN\_EROSION-CONTROL  
C-4 SCALE: N.T.S.

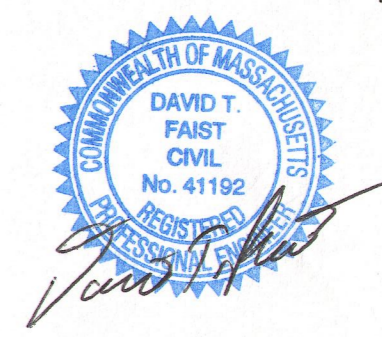


EROSION CONTROL PLAN  
"INDEPENDENCE LANE/FREEDOM TRAIL"

MODIFIED  
ISHMAEL COFFEE ESTATES  
DEFINITIVE SUBDIVISION PLAN  
IN  
MEDWAY, MASSACHUSETTS

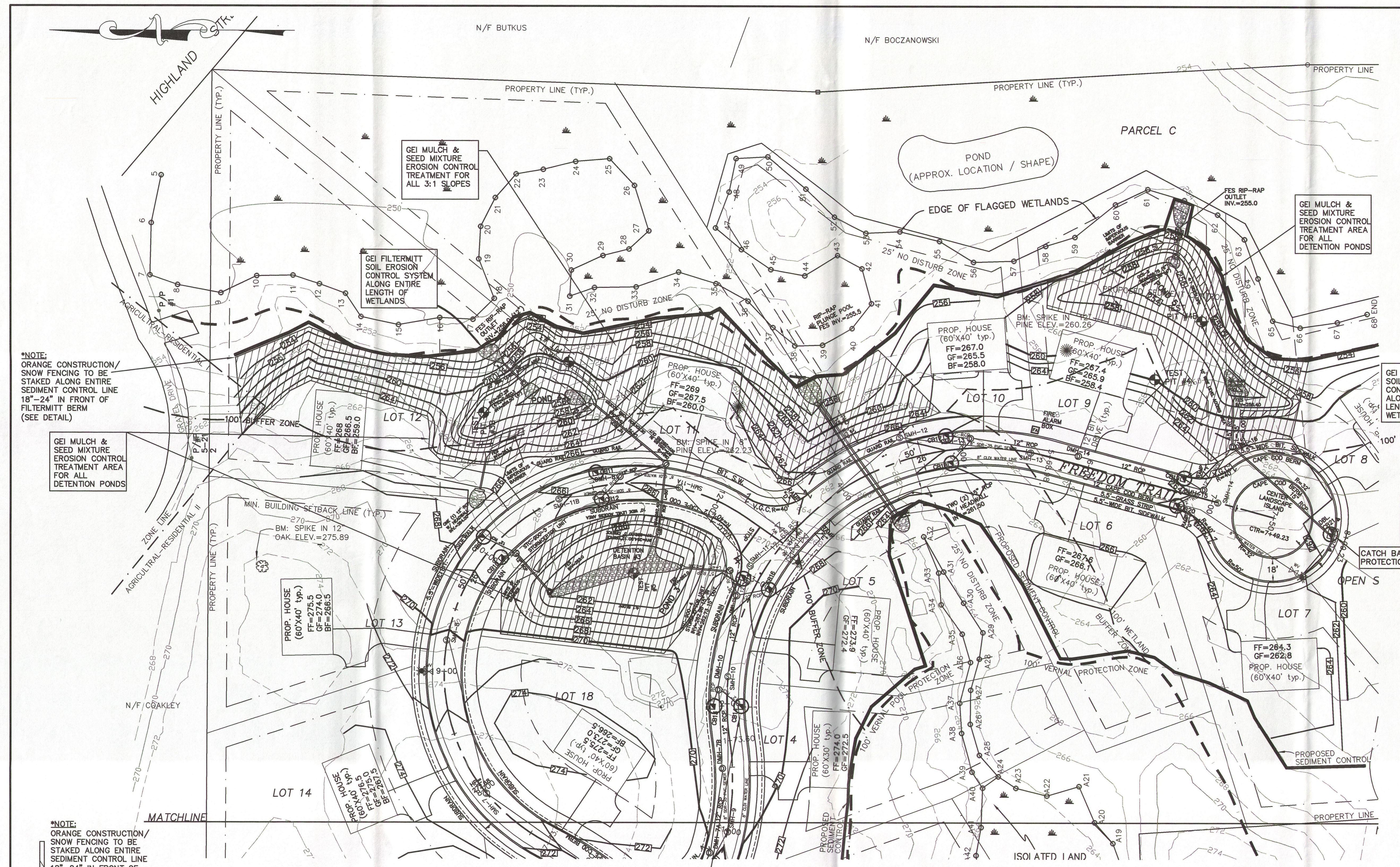
SCALE: 1"=40'

JULY 30, 2004  
REVISE DATE:  
AUGUST 25, 2004



O'DRISCOLL  
LAND SURVEYING Co.  
LAND SURVEYING GPS MAPPING LAND CONSULTING  
46 COTTAGE STREET MEDWAY, MASSACHUSETTS 02053 (508) 533-3314

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P.O. Box 161  
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GEI MULCH & SEED MIXTURE EROSION CONTROL TREATMENT AREA FOR ALL DETENTION PONDS

GEI MULCH & SEED MIXTURE EROSION CONTROL TREATMENT FOR ALL 3:1 SLOPES

GEI FILTERMITT SOIL EROSION CONTROL SYSTEM ALONG ENTIRE LENGTH OF WETLANDS

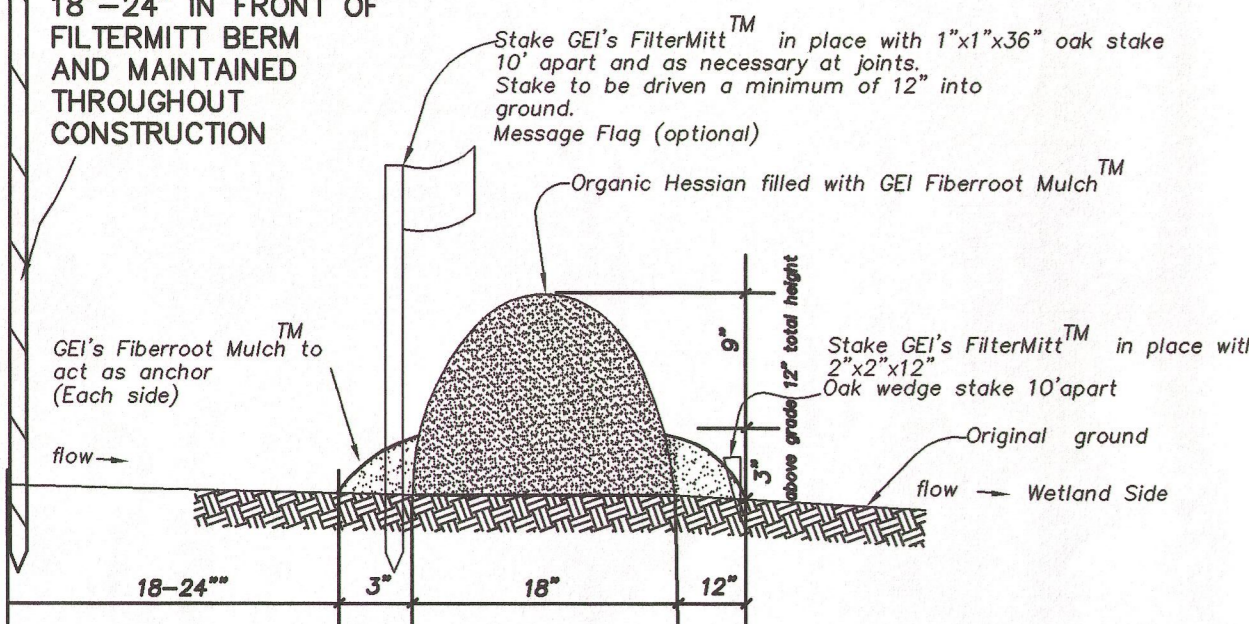
GEI MULCH & SEED MIXTURE EROSION CONTROL TREATMENT AREA FOR ALL DETENTION PONDS

GEI FILTERMITT SOIL EROSION CONTROL SYSTEM ALONG ENTIRE LENGTH OF WETLANDS

CATCH BASIN PROTECTION TO BE IN PLACE DURING CONSTRUCTION (TYP.)

CATCH BASIN PROTECTION, TYP.

\*NOTE: ORANGE CONSTRUCTION/ SNOW FENCING TO BE STAKED ALONG ENTIRE SEDIMENT CONTROL LINE 18"-24" IN FRONT OF FILTERMITT BERM AND MAINTAINED THROUGHOUT CONSTRUCTION

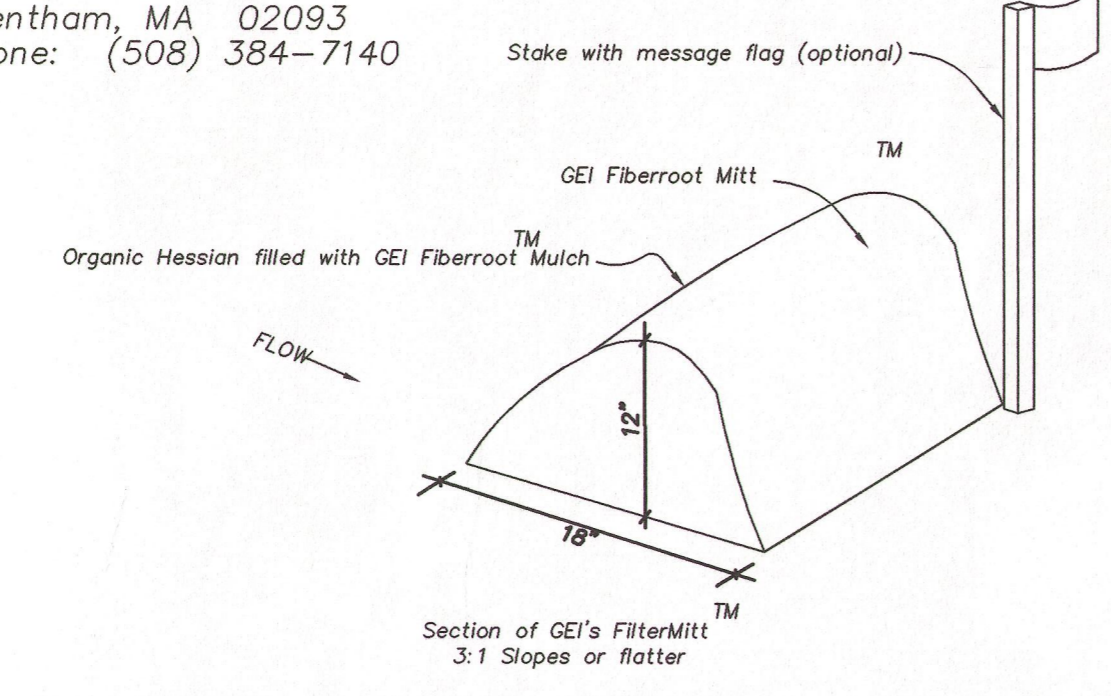


Section of GEI's FilterMitt™  
2:1 Slopes or steeper

2 TYPICAL SEDIMENT CONTROL SYSTEM  
C-4 SCALE: N.T.S.

Contact: John Engler  
Groundscapes Express, Inc. (GEI)  
P.O. Box 737  
Wrentham, MA 02093  
Phone: (508) 384-7140

CATCH BASIN PROTECTION TO BE IN PLACE DURING CONSTRUCTION (TYP.)



Section of GEI's FilterMitt™  
3:1 Slopes or flatter

RESPONSIBILITIES OF OWNER/PERMITEE

The Owner/Permitee shall:  
A. Provide the contractor with copies of land-use permits that owner has acquired.  
B. Inform all parties involved with the proposed site work of this plan's objectives and requirements.

RESPONSIBILITIES OF CONTRACTOR

The contractor is responsible for preventing erosion of the site and for protecting adjacent storm sewers and waterways from sedimentation.  
The contractor shall:  
A. Install, monitor, and maintain of the soil erosion and sediment control measures as shown on this plan.  
B. Comply with all permit requirements.

PRECONSTRUCTION CONFERENCE

The Permittee, Owner-of-record, contractor, engineer, and the City shall hold a preconstruction conference to review the proposed soil erosion and sediment control measures.

GENERAL CONTROLS

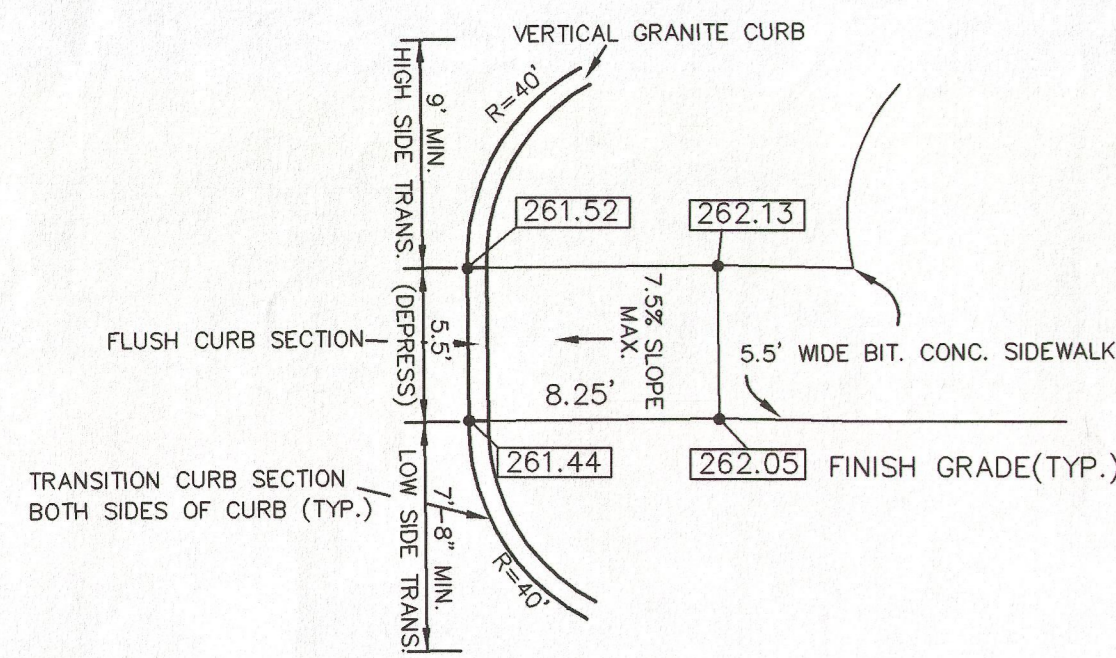
Cleaning of Stormwater Structures:  
Clean all stormwater structures, including, but not limited to pipes, swales, subsurface retention basins, sediment traps, and riprap aprons of sediment upon completion of the project.

Construction Entrance:

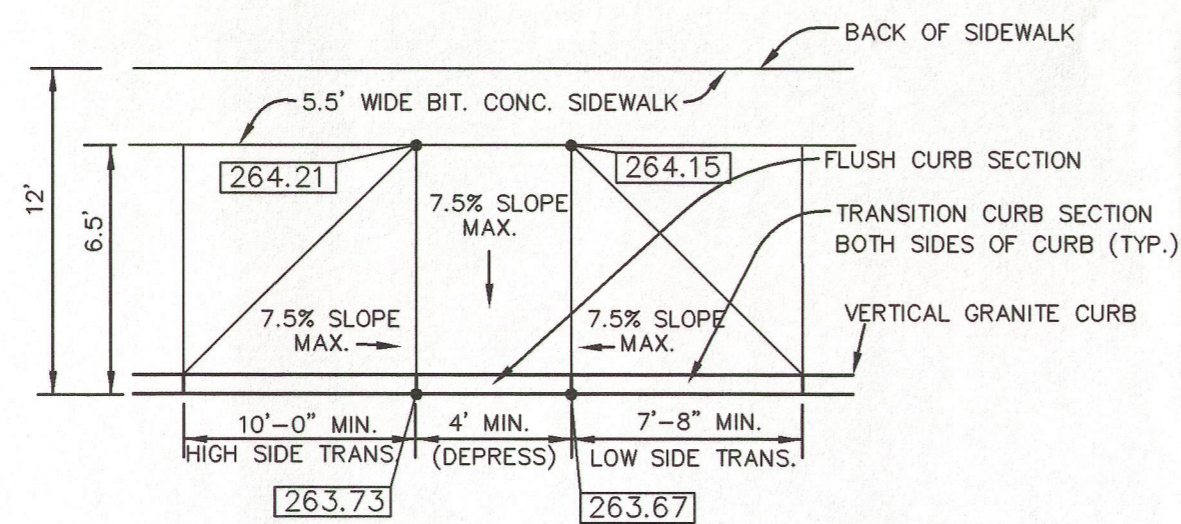
Place clean washed stone at the site entrances to the length, width and depth indicated on the plans and details to help remove mud and/or clods of soil from construction vehicles exiting from the site. Add additional stone as necessary to maintain adequate serviceability.

Pavement Maintenance:

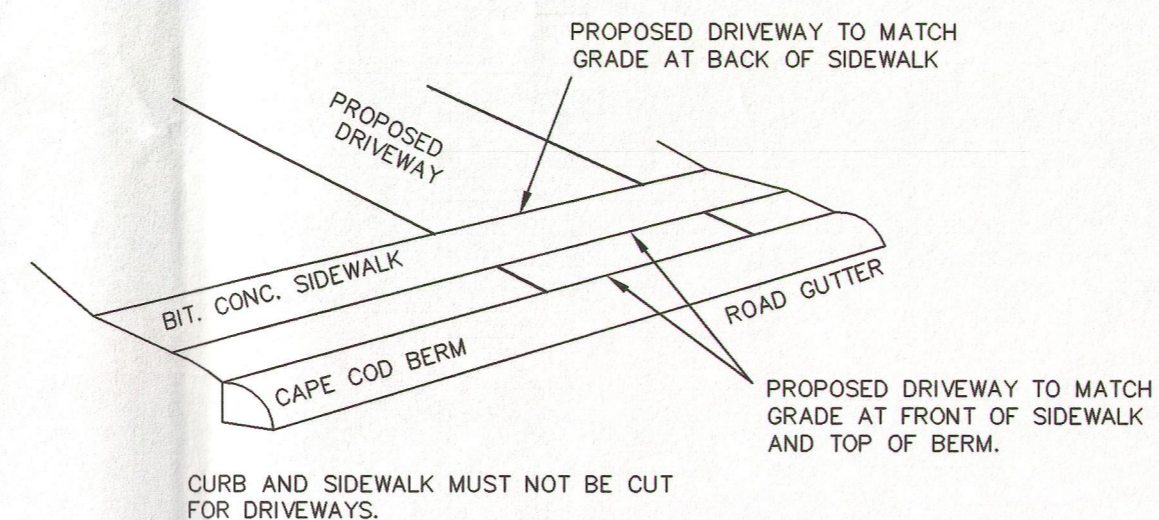
The contractor shall sweep paved roadways adjacent to the site on a routine basis to prevent tracking of mud onto public roadways and washing of mud into waterways. If the contractor's schedule for cleaning the pavement is found to be inadequate by the Owner, Owner's Representative, or City, the contractor shall increase the frequency at no additional cost to the owner.



**HANDICAP ACCESSIBLE RAMP "A"**  
(NOT TO SCALE)



**HANDICAP ACCESSIBLE RAMP "F" & "G"**  
(NOT TO SCALE)



**DRIVEWAY DETAIL**  
(NOT TO SCALE)

**MONUMENTS:**

MONUMENTS INSTALLED ALONG THE STREET SHALL BE A GRANITE OR CONCRETE BOUND NOT LESS THAN THREE FEET IN LENGTH AND NOT LESS THAN FIVE INCHES SQUARE AND SHALL HAVE A 3/8" DIAMETER DRILL HOLE IN THE CENTER OF THE TOP SURFACE. MONUMENTS SET AT THE DRAIN EASEMENT CORNERS SHALL BE A REBAR OR IRON ROD 1/2" DIAMETER MINIMUM AND AT LEAST 30 INCHES IN LENGTH. IRON RODS SHALL BE SET SO THAT THE TOP IS AT A MAXIMUM ONE INCH ABOVE THE FINISH GRADE.

**STREET MONUMENT DETAIL**  
(NOT TO SCALE)

TOWN OF MEDWAY PLANNING BOARD

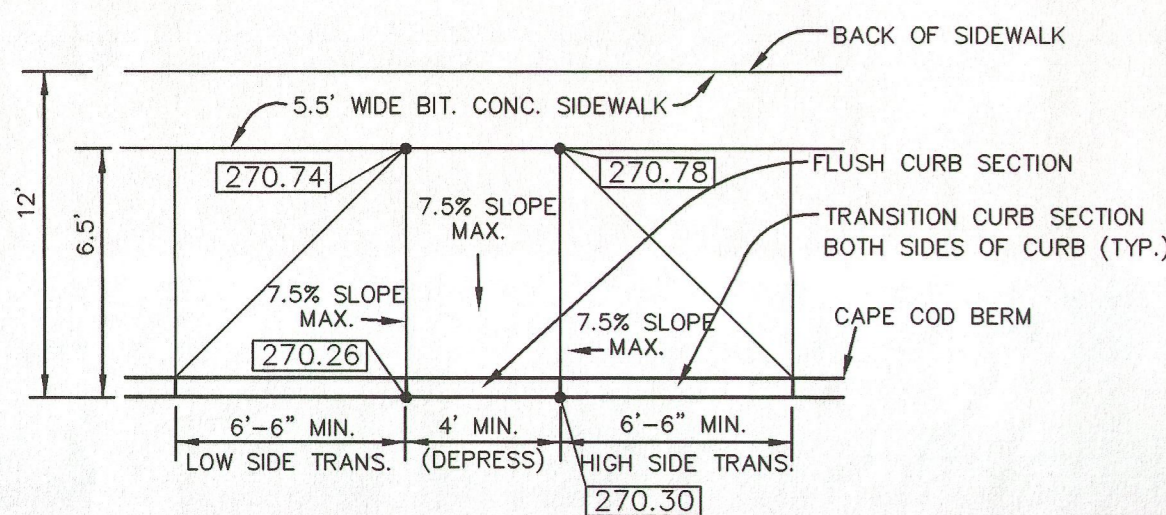
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*[Signature]*  
*[Signature]*

August 31, 2004  
DATE

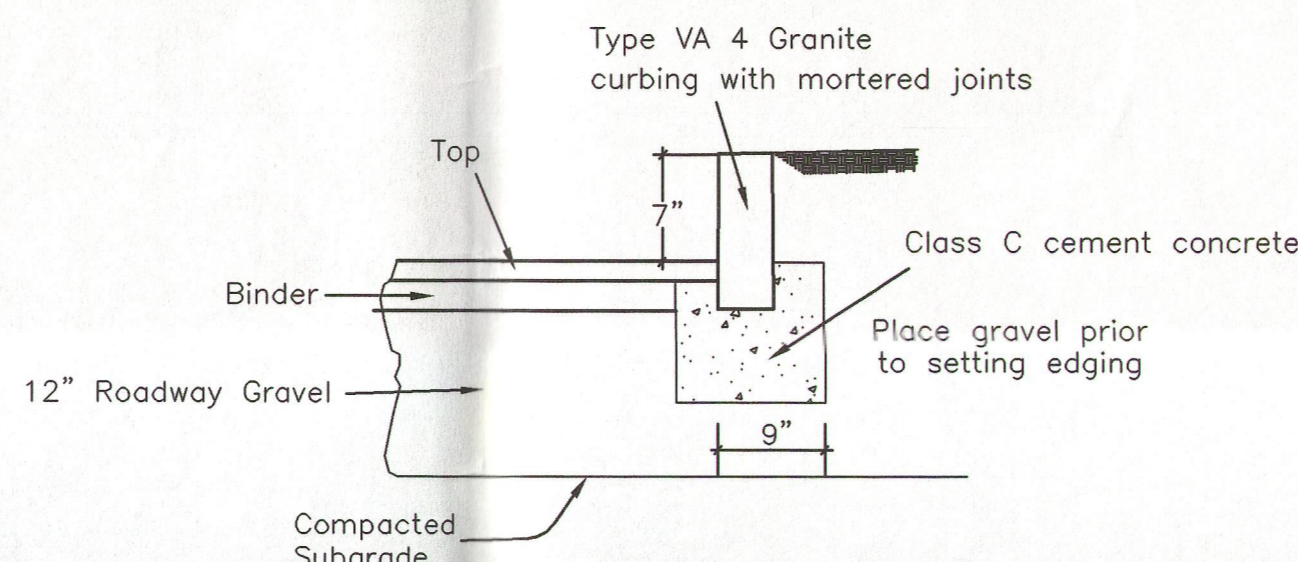
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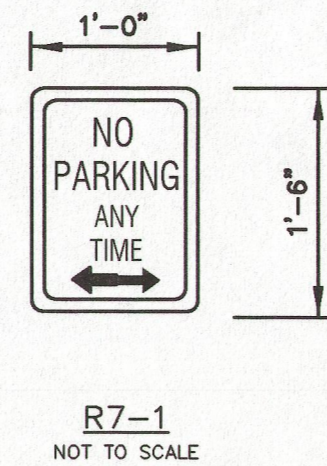
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TOWN CLERK DATE



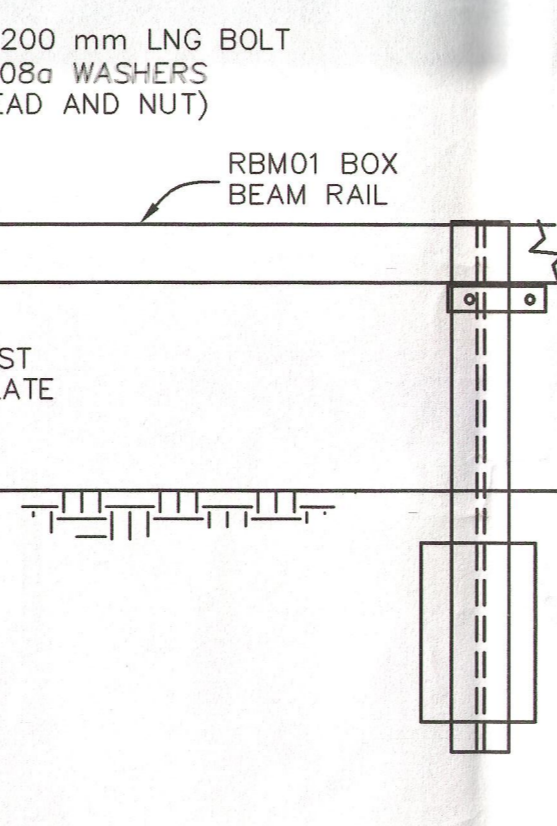
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(NOT TO SCALE)



**SIGN DETAIL**  
(NOT TO SCALE)



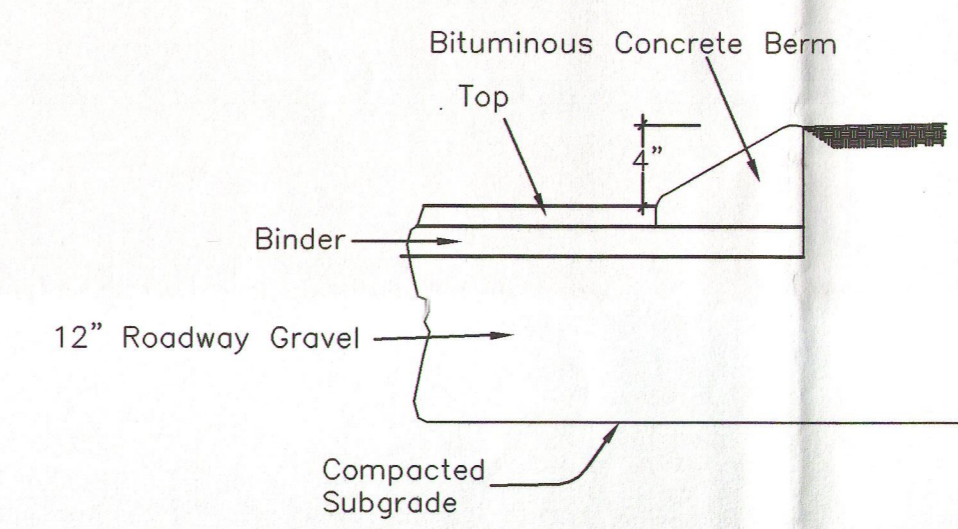
**R7-1**  
NOT TO SCALE



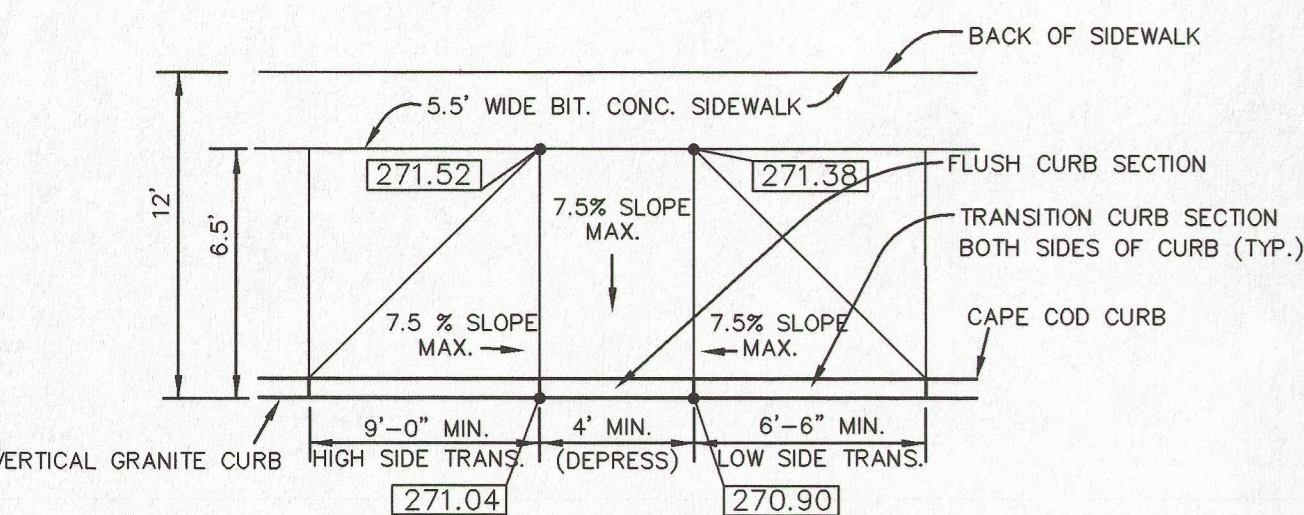
**ELEVATION**

- NOTES:**
1. POST TYPE - S 75 x 8.5 STEEL
  2. POST SPACING - 1830mm (6 FT.)
  3. BEAM TYPE - 152 mm x 152mm x 4.78mm STEEL TUBE
  4. MAXIMUM DYNAMIC DEFLECTION - APPROXIMATELY 1.5 m (4.92 FT)
  5. CONTRACTOR TO USE "CORE 10" STEEL FOR POST & BOX BEAM, IF AVAILABLE.
  6. CONTRACTOR TO SUBMIT MANUFACTURER'S TECHNICAL SPECIFICATIONS FOR BOX BEAM GUARD RAIL TO DESIGN ENGINEER & PLANNING BOARD REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION.

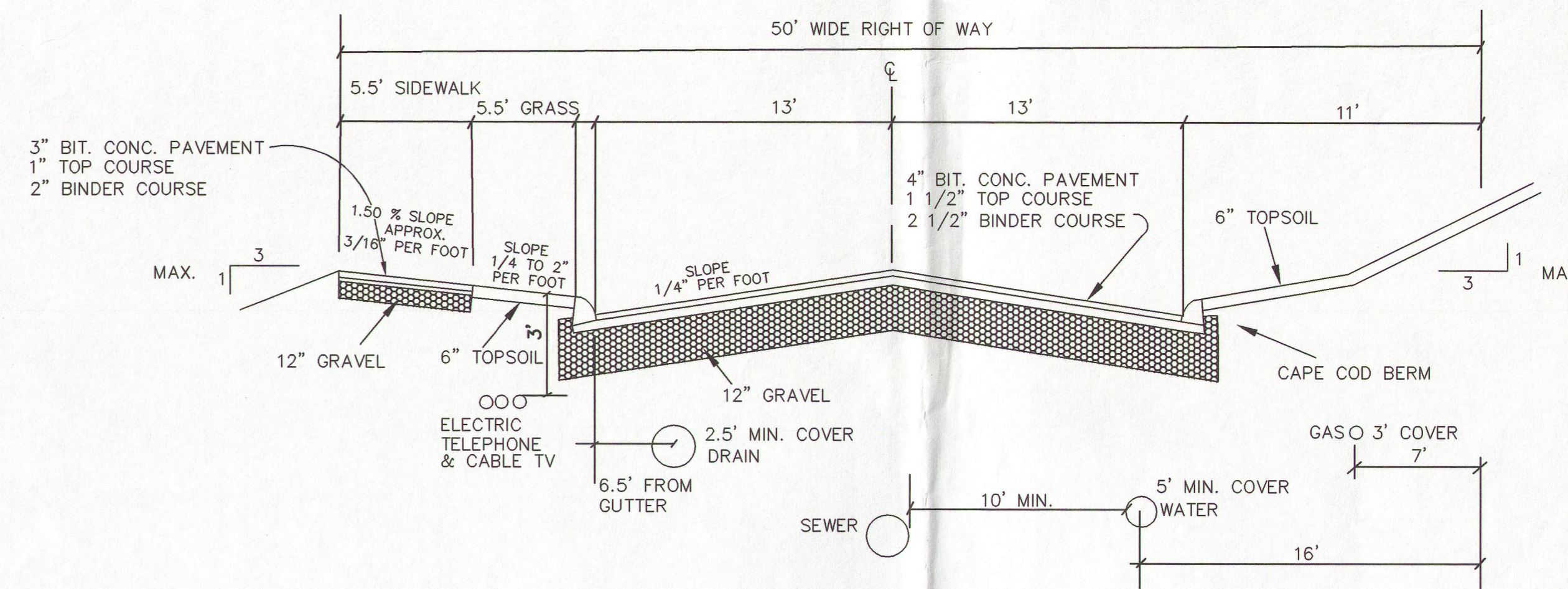
**WEAK POST BOX-BEAM GUARD RAIL DETAIL**  
\*AASHTO DESIGNATION = SOR03; AASHTO ROADSIDE DESIGN GUIDE, JANUARY 1996  
(NOT TO SCALE)



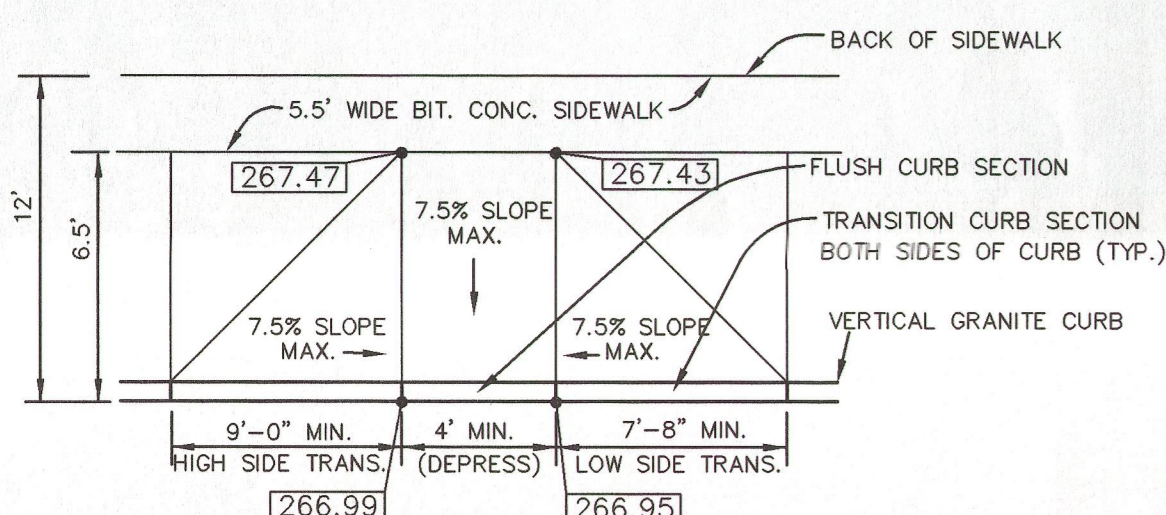
**CAPE COD BERM DETAIL**  
(NOT TO SCALE)



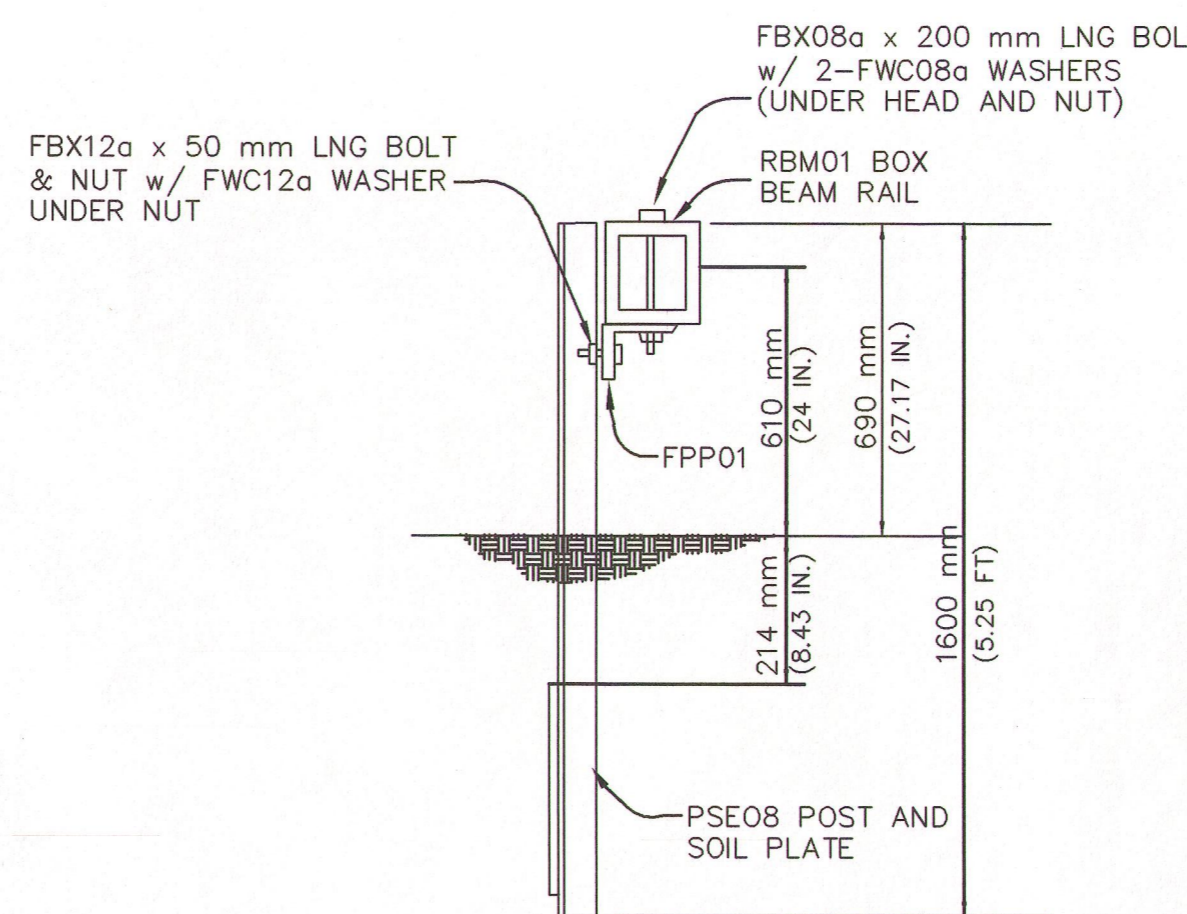
**HANDICAP ACCESSIBLE RAMP "C"**  
(NOT TO SCALE)



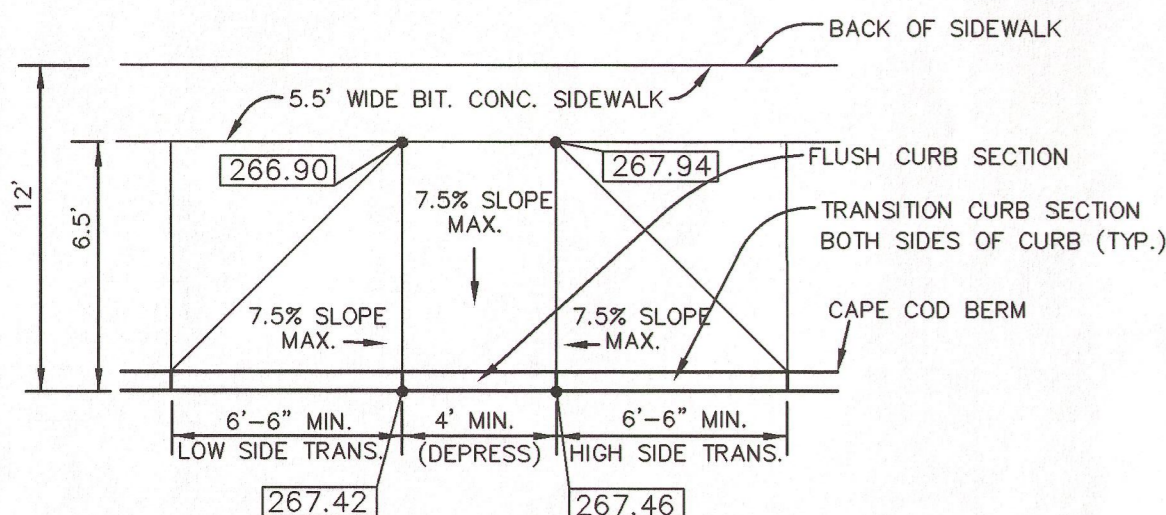
**TYPICAL CROSS SECTION OF MINOR STREET**  
(NOT TO SCALE)



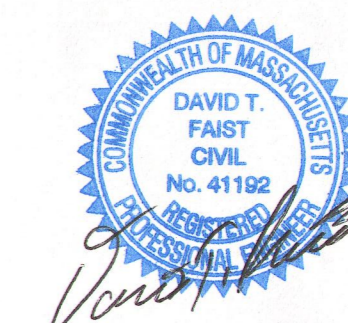
**HANDICAP ACCESSIBLE RAMP "D"**  
(NOT TO SCALE)



**SIDE VIEW**



**HANDICAP ACCESSIBLE RAMP "E"**  
(NOT TO SCALE)



**DETAIL SHEET-1**

MODIFIED  
ISHMAEL COFFEE ESTATES  
DEFINITIVE SUBDIVISION PLAN  
IN  
MEDWAY, MASSACHUSETTS

SCALE: AS SHOWN

JULY 30, 2004  
REVISE DATE:  
AUGUST 25, 2004

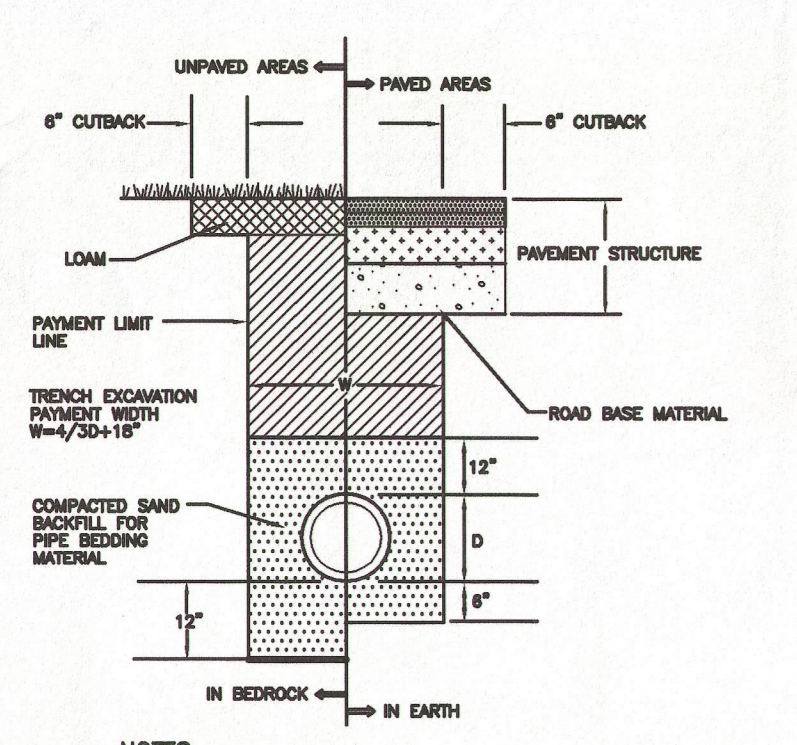
**O'DRISCOLL**  
LAND SURVEYING Co.  
LAND SURVEYING GPS MAPPING LAND CONSULTING  
46 COTTAGE STREET MEDWAY, MASSACHUSETTS 02053 (508) 533-3314

**FAÏST ENGINEERING**  
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MA Phone: (508) 864-6802  
CT Phone/Fax: (860)-928-3484

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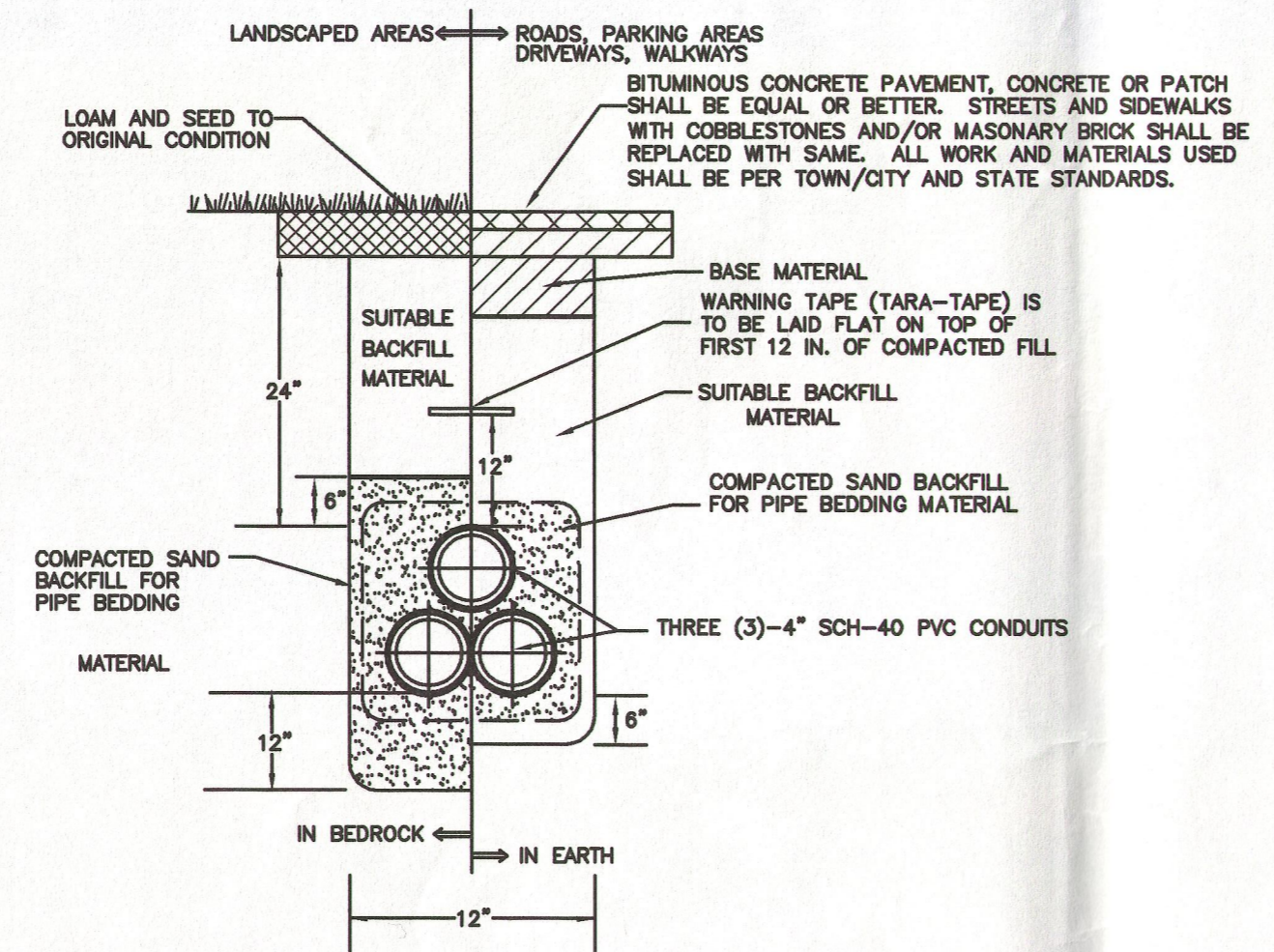
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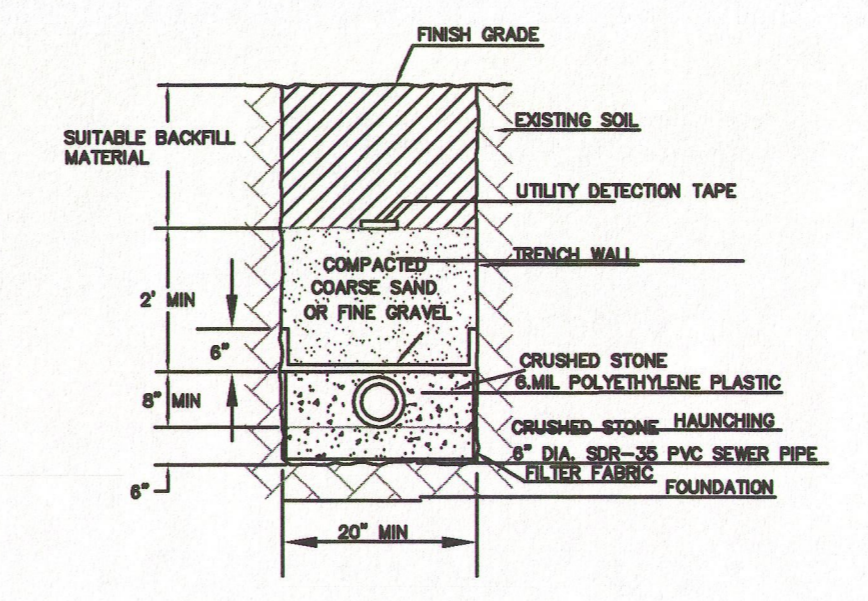
- NOTES:
1. THIS DETAIL APPLIES TO CONSTRUCTION OF WATER, GAS, TELEPHONE, ELECTRIC, AND CABLE TELEVISION UTILITIES, UNLESS DIRECTED OTHERWISE BY APPLICABLE UTILITY COMPANIES.
  2. PROVIDE 5" MINIMUM COVER OVER WATER SERVICE LINE UNLESS DIRECTED OTHERWISE BY WATER COMPANY.

UTILITY TRENCH DETAIL  
(NOT TO SCALE)



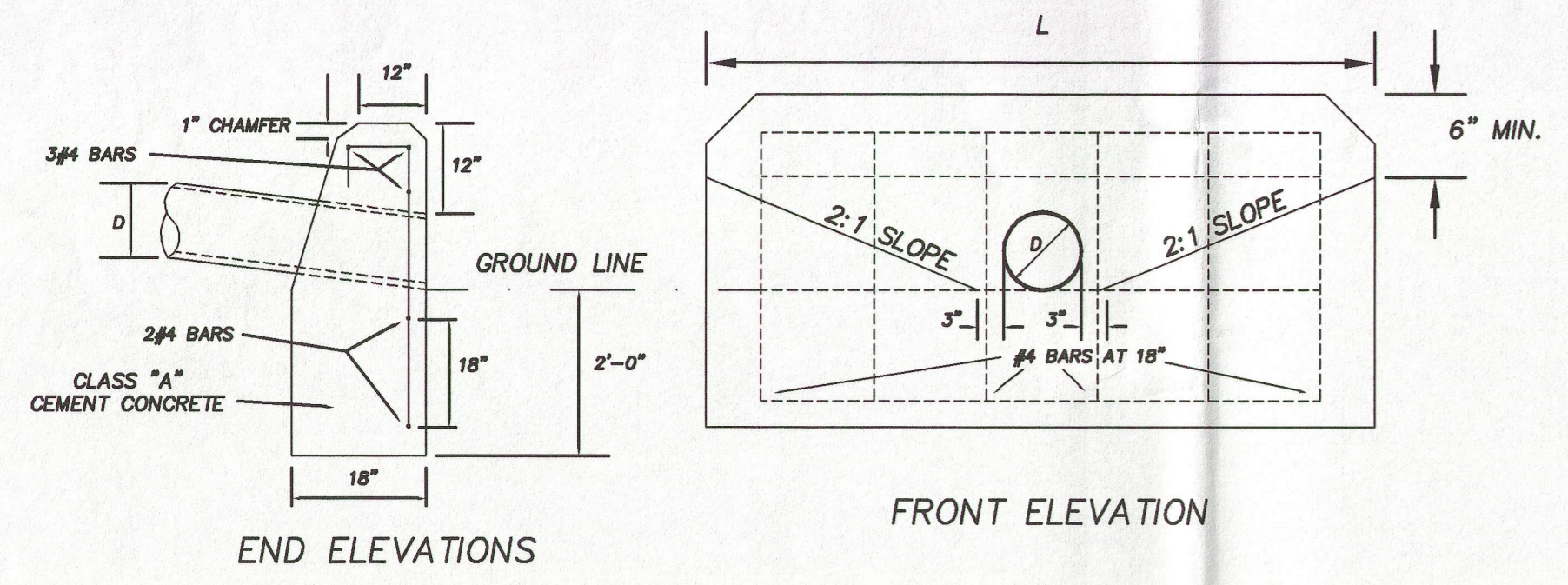
- NOTES:
1. TRENCH TO BE INFRA RED TREATED TO PERMANENTLY SEAL ALL JOINTS

UTILITY CONDUIT DETAIL  
(NOT TO SCALE)

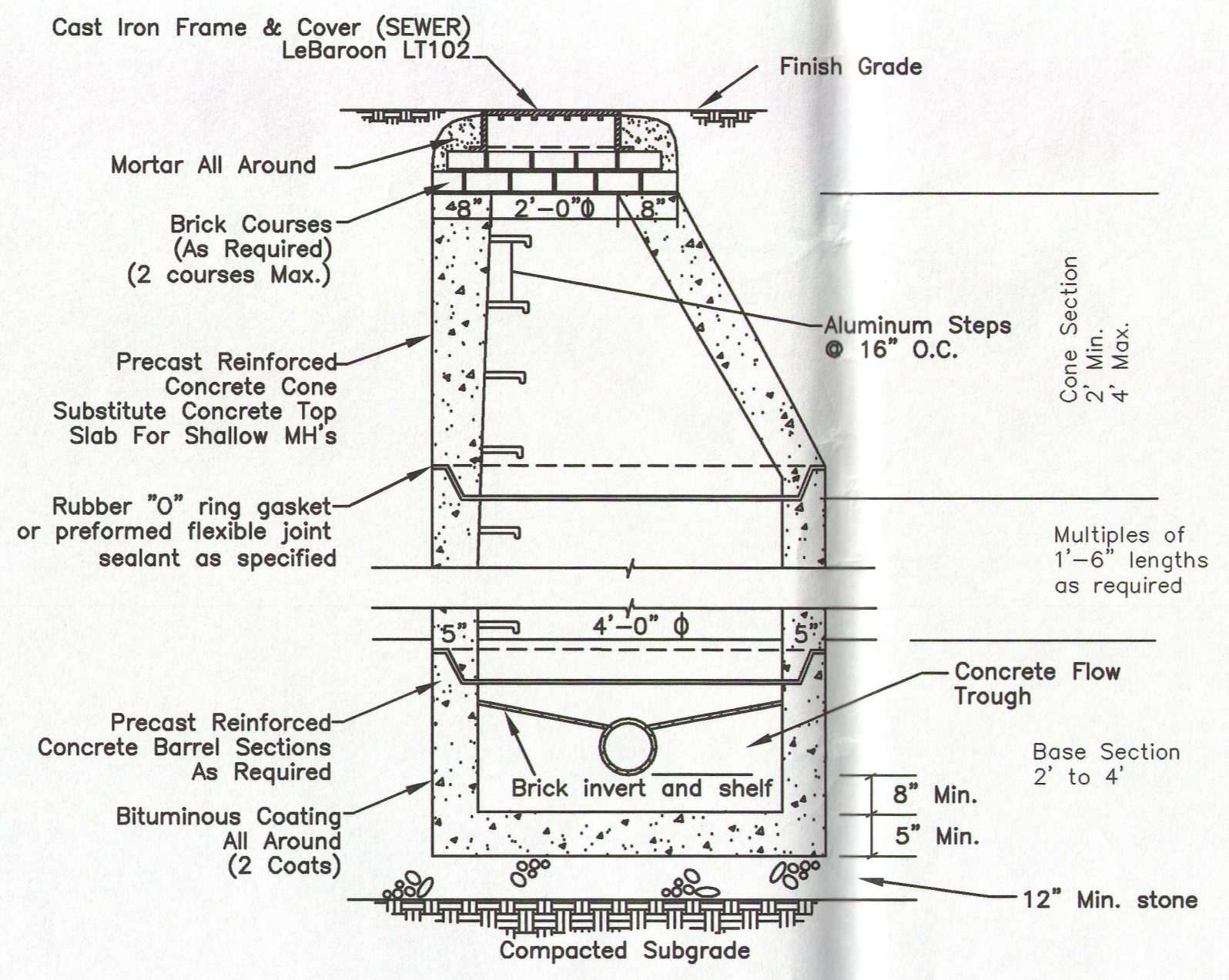


- NOTES:
- 1) THE CRUSHED STONE FOUNDATION SHALL BE A MAXIMUM 3/4 INCH IN SIZE AND SHALL BE PLACED 6\"/>
  - 2) THE CRUSHED STONE HAUNCHING SHALL BE 3/4 INCH MAXIMUM IN SIZE AND SHALL BE BROUGHT TO A LEVEL GRADE AT THE TOP OF THE PIPE.
  - 3) BACKFILL MATERIALS AND COMPACTION PROCESSES SHALL MEET CITY SPECIFICATIONS AND REQUIREMENTS.

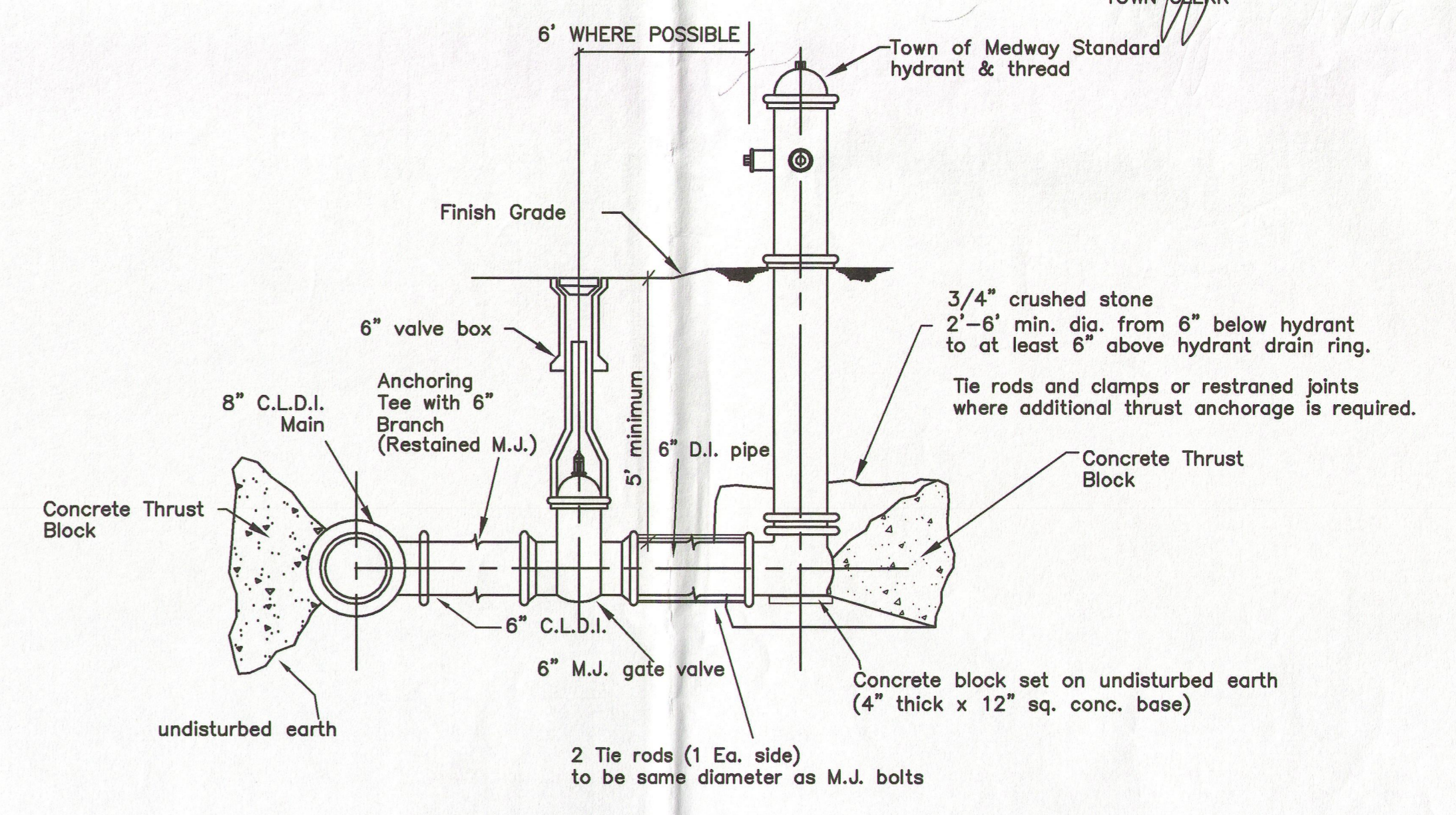
SEWER TRENCH DETAIL  
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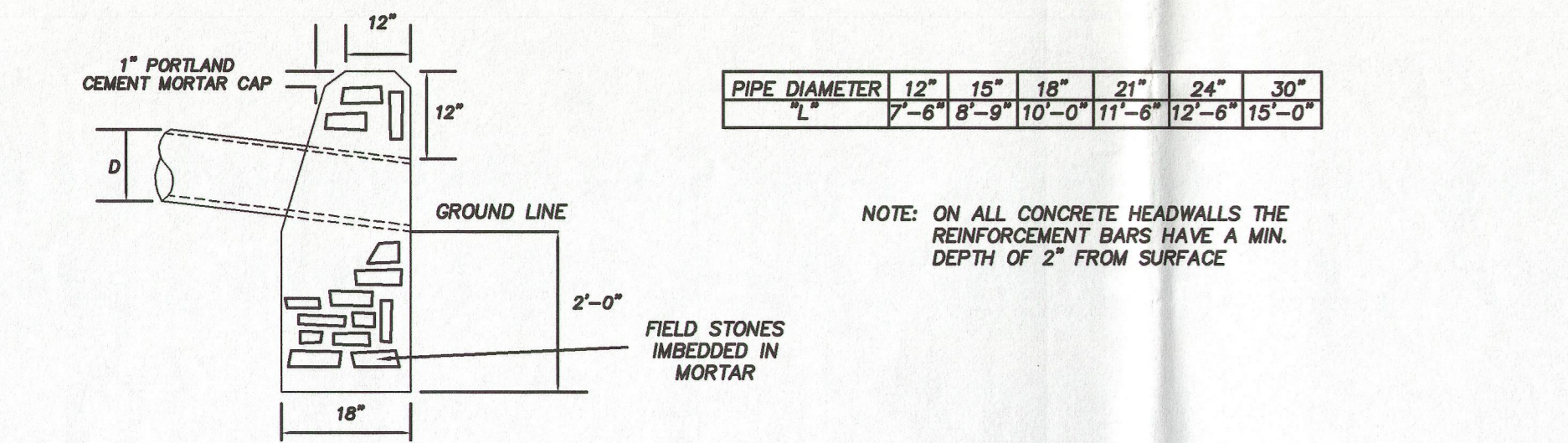
TYPICAL HEADWALL SECTION  
(NOT TO SCALE)



PRECAST SEWER MANHOLE  
(NOT TO SCALE)



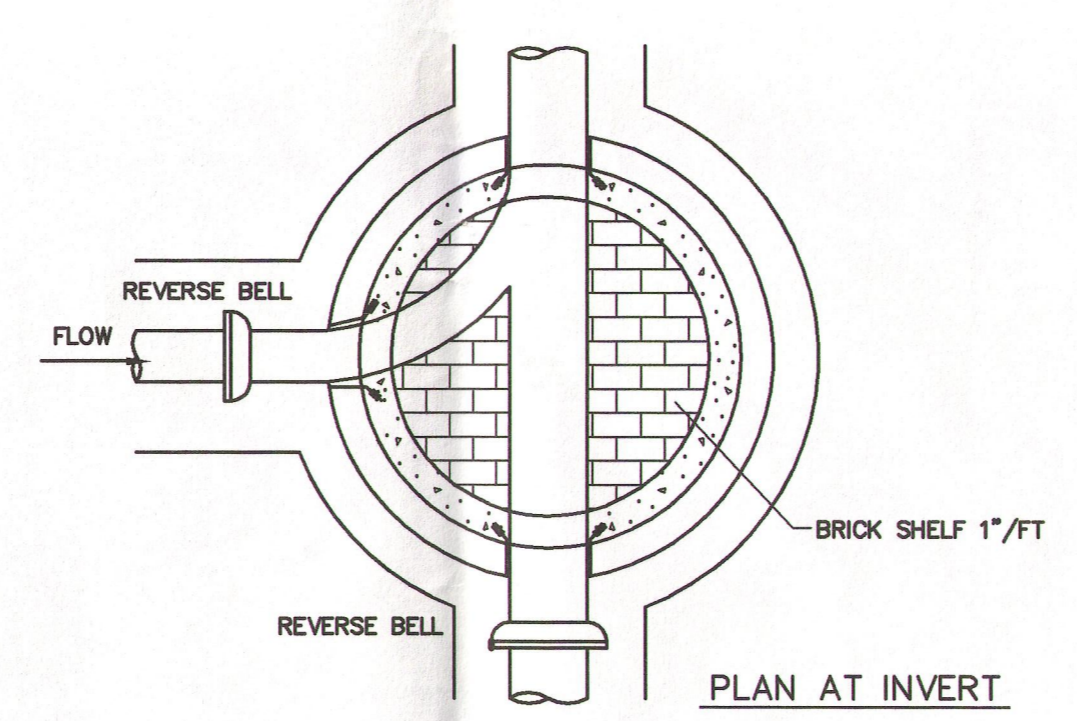
HYDRANT ASSEMBLY DETAIL  
(NOT TO SCALE)



HEADWALL DETAIL  
(NOT TO SCALE)

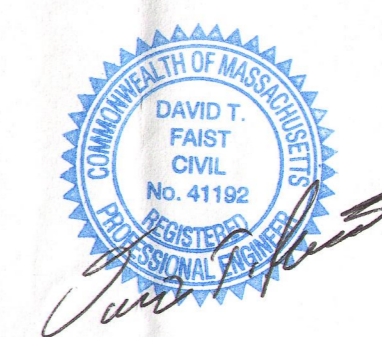
D	E	F	G	H	J	L	N	P
12"	2'-0"	4'-0"	3'-0"	4'-0"	2'-0"	1'-0"	1'-0"	3'-0"
15"	2'-0"	5'-0"	3'-0"	4'-0"	2'-0"	1'-0"	1'-0"	3'-0"
18"	2'-0"	6'-0"	3'-0"	4'-0"	2'-0"	1'-0"	1'-0"	3'-0"
21"	2'-0"	7'-0"	3'-0"	4'-0"	2'-0"	1'-0"	1'-0"	3'-0"
24"	2'-0"	8'-0"	3'-0"	4'-0"	2'-0"	1'-0"	1'-0"	3'-0"
30"	2'-0"	10'-0"	3'-0"	4'-0"	2'-0"	1'-0"	1'-0"	3'-0"
36"	2'-0"	12'-0"	3'-0"	4'-0"	2'-0"	1'-0"	1'-0"	3'-0"
42"	2'-0"	14'-0"	3'-0"	4'-0"	2'-0"	1'-0"	1'-0"	3'-0"
48"	2'-0"	16'-0"	3'-0"	4'-0"	2'-0"	1'-0"	1'-0"	3'-0"

- 1.) ALL CONCRETE DIMENSIONS SHOWN ARE MINIMUM
- 2.) CONCRETE SHALL BE 4000 P.S.I. MINIMUM
- 3.) ALL REINFORCING SHALL BE #4 MINIMUM



PLAN AT INVERT

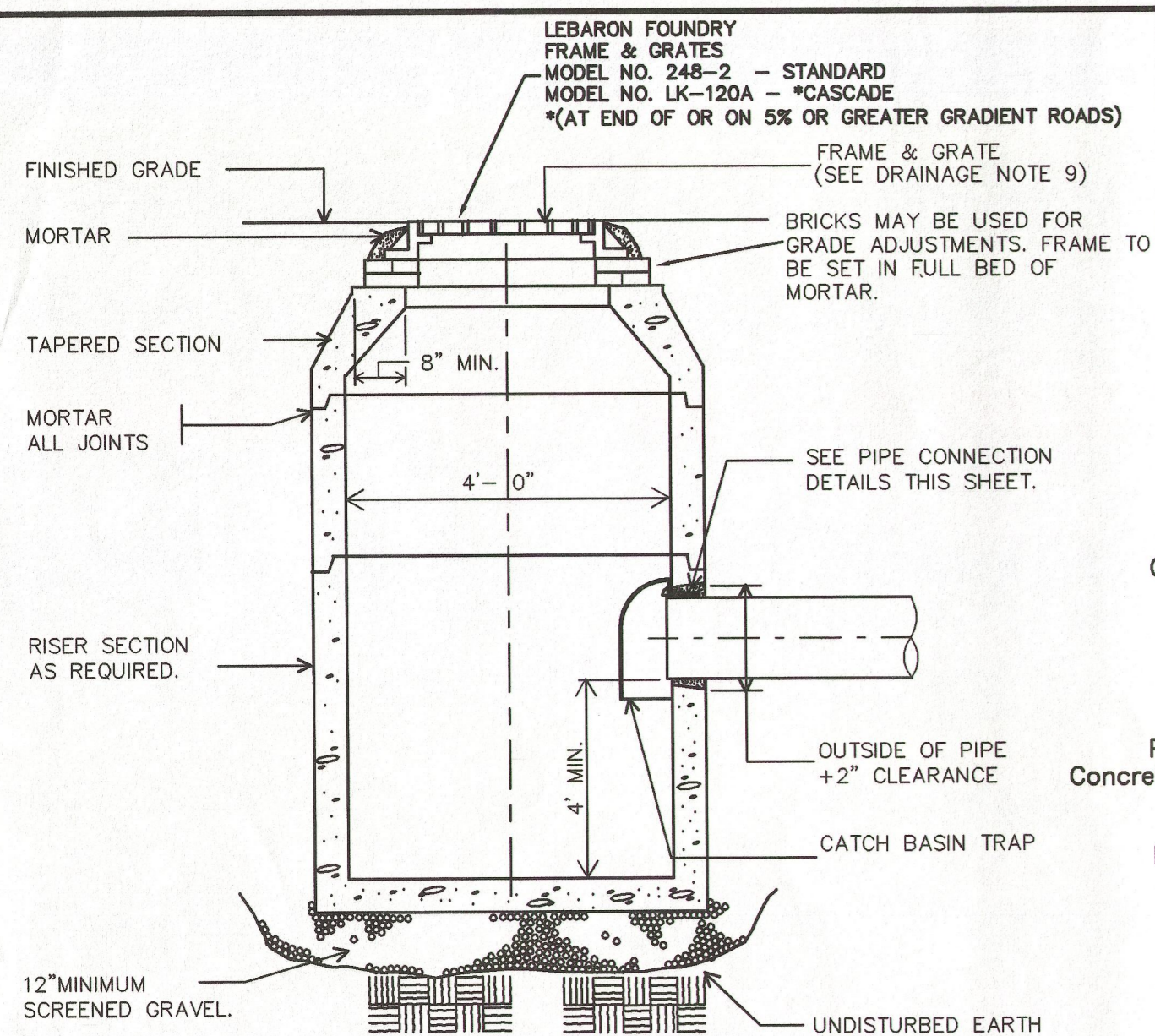
DETAIL SHEET-2  
 MODIFIED  
 ISHMAEL COFFEE ESTATES  
 DEFINITIVE SUBDIVISION PLAN  
 IN  
 MEDWAY, MASSACHUSETTS



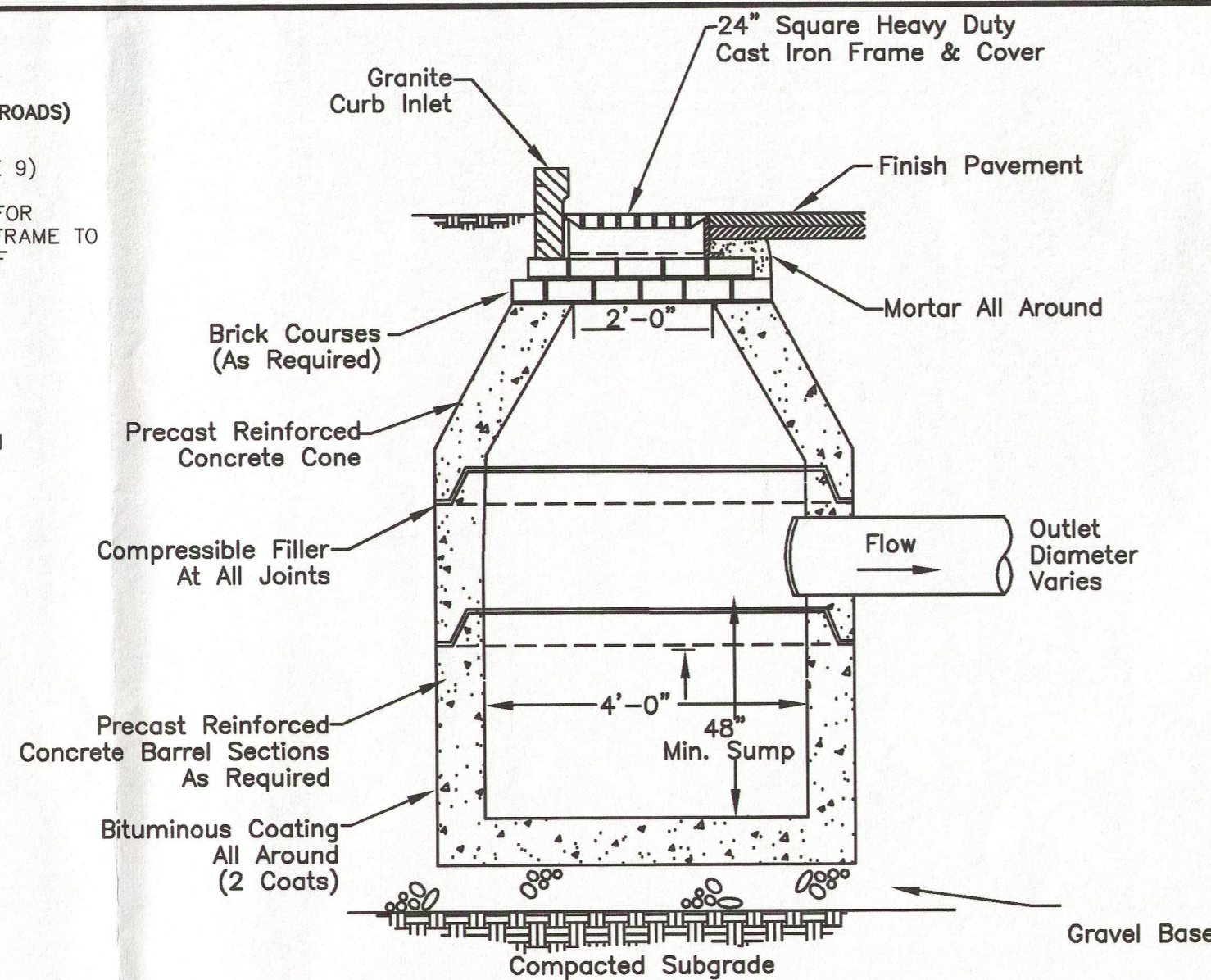
SCALE: AS SHOWN  
 JULY 30, 2004  
 REVISE DATE:  
 AUGUST 25, 2004

O' DRISCOLL  
 LAND SURVEYING Co.  
 LAND SURVEYING GPS MAPPING LAND CONSULTING  
 46 COTTAGE STREET MEDWAY, MASSACHUSETTS 02053 (508) 533-3314

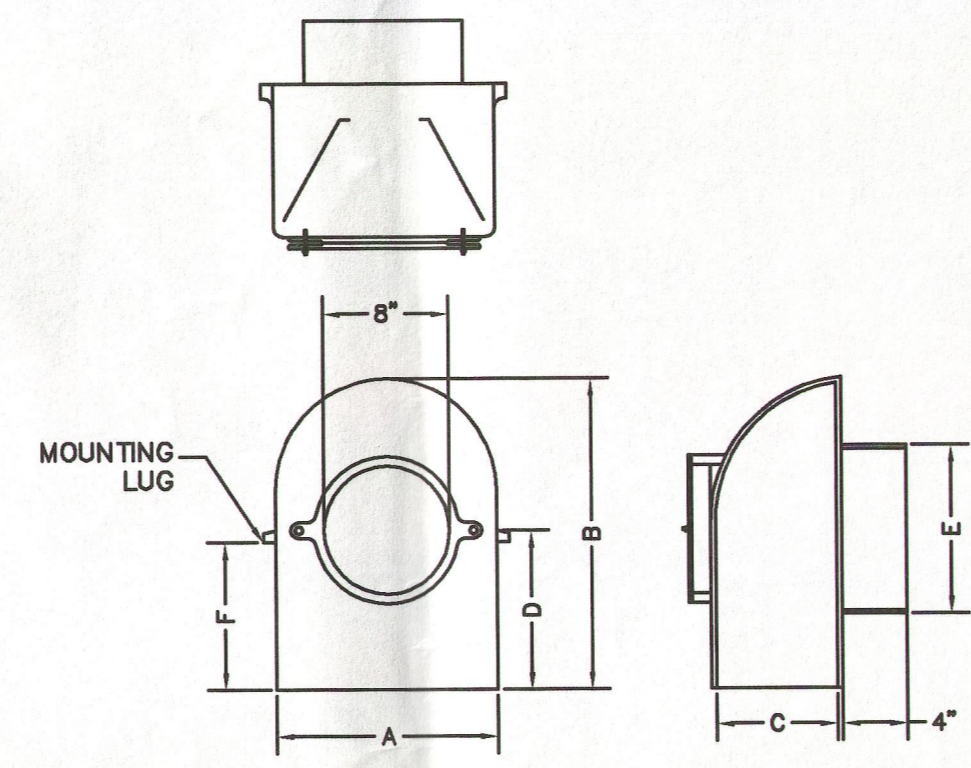
FAÏST ENGINEERING  
 P.O. Box 161  
 Woodstock, CT 06281  
 MA Phone: (508) 864-6802  
 CT Phone/Fax: (860)-928-3484



DEEP SUMP CATCHBASIN DETAIL  
(NOT TO SCALE)

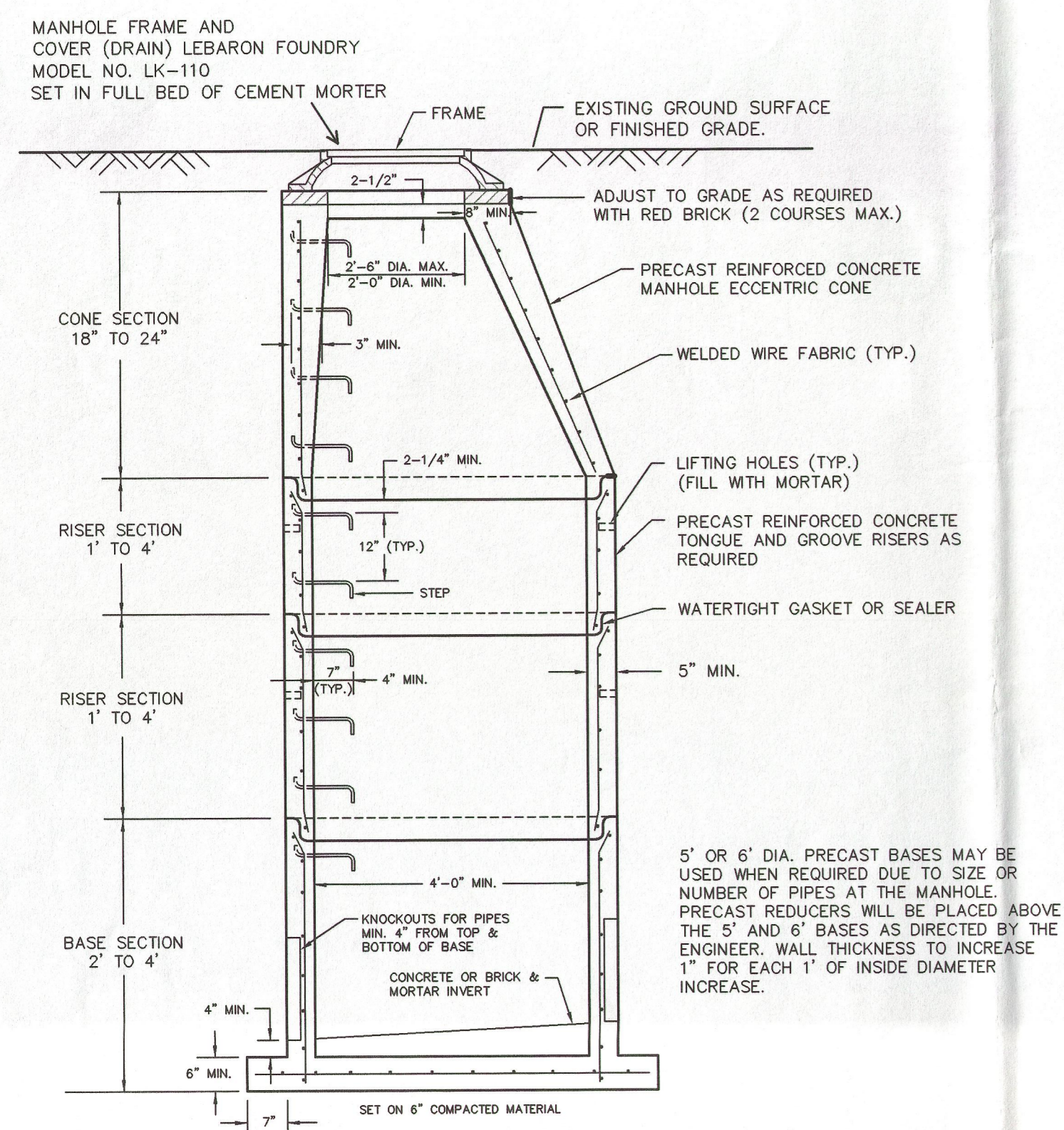


\* ONLY USE AT SUMMER ST. ENTRANCE ROUNDING TO SUBDIVISION  
TYPICAL CBI PRECAST CATCH BASIN  
(NOT TO SCALE)

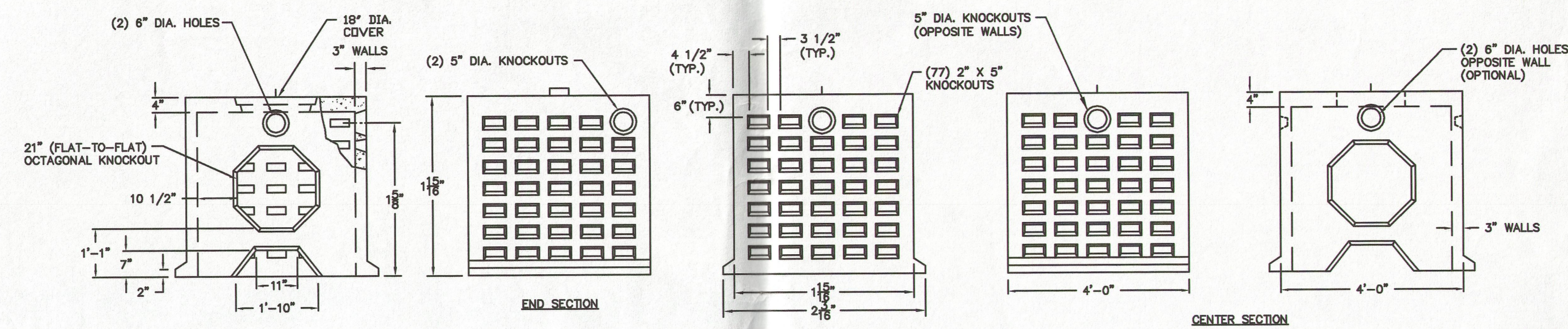


PATTERN NUMBER	DIMENSIONS IN INCHES						PIPE SIZE
	A	B	C	D	E	F	
9500-06	14	19 1/2	7 1/2	10	5 5/8	9 1/2	6
9500-08	14	19 1/2	7 1/2	10	5 5/8	9 1/2	8
9500-10	14	19 1/2	7 1/2	10	9 5/8	9 1/2	10
9500-12	14	19 1/2	7 1/2	10	11 5/8	9 1/2	12
9500-15	23	28 1/2	10	16 1/2	14 5/8	15	15
9500-18	23	28 1/2	10	16 1/2	17 5/8	15	18

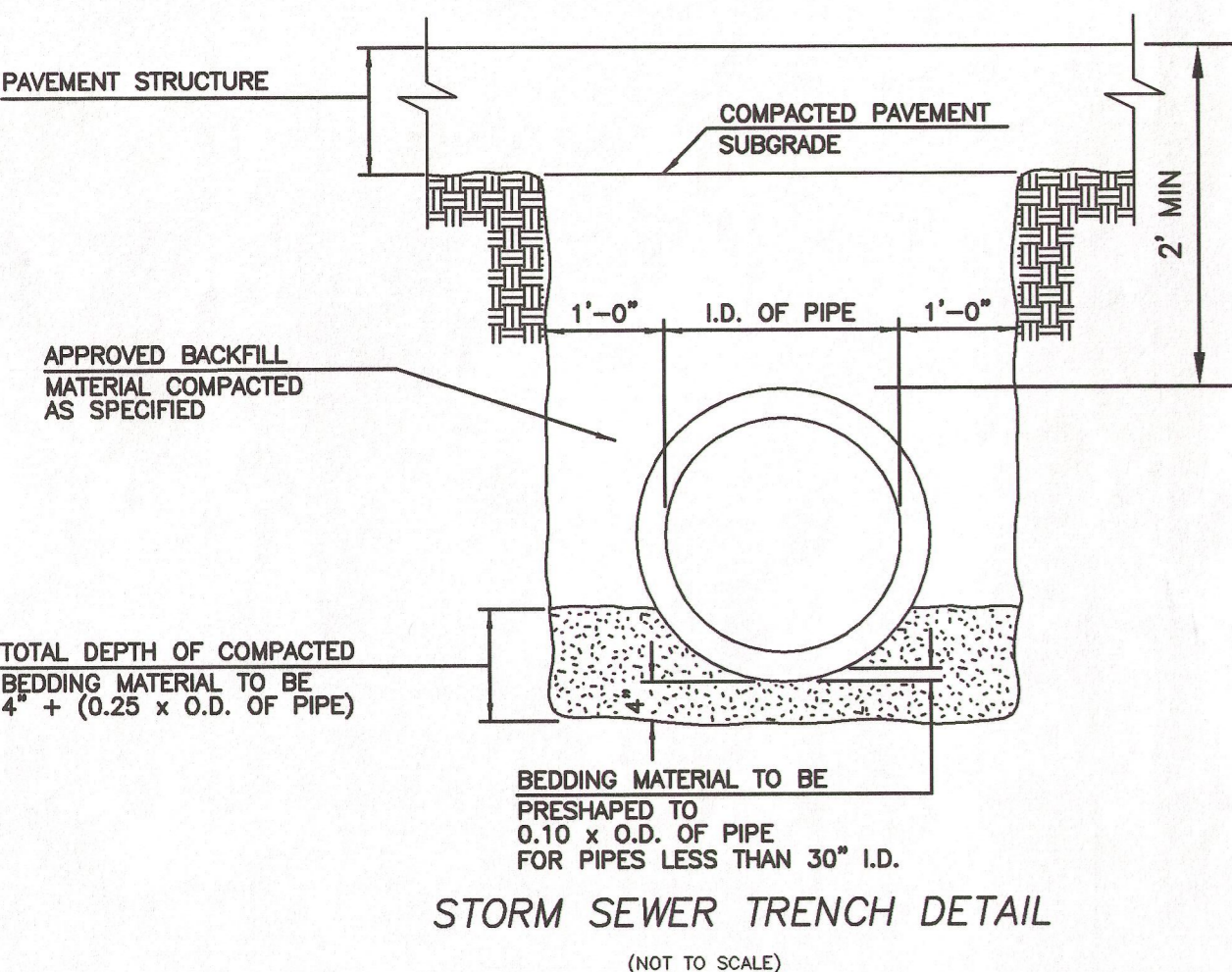
ENCLOSED CATCH BASIN TRAP



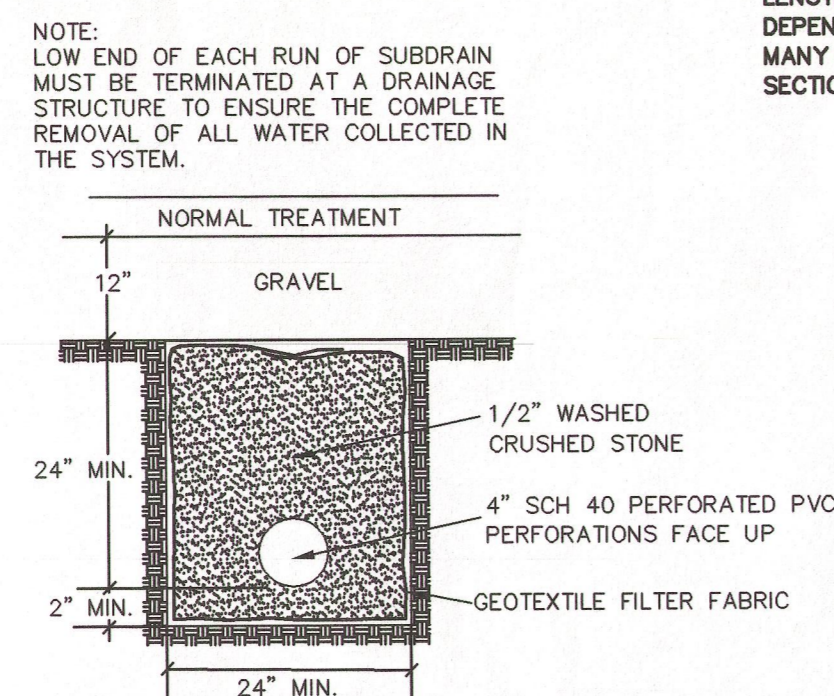
DRAIN MANHOLE DETAIL  
(NOT TO SCALE)



GALLERY TRENCH DETAIL  
PROVIDED BY OLDCASTLE PRECAST - MODEL NO. G444



STORM SEWER TRENCH DETAIL  
(NOT TO SCALE)



SUBDRAIN DETAIL (TYP.)  
(NOT TO SCALE)

**DRAINAGE NOTES:**

- ALL CATCH BASINS WILL BE CONSTRUCTED AS DEEP SUMP (4' BELOW INV.) W/ HOODS
- DRAINAGE FACILITIES SHALL BE PROVIDED AS INDICATED ON THE PLANS AND IN CONFORMITY WITH THE REQUIREMENTS OF SECTION 200, 220, AND 230 OF THE TOWN OF MEDWAY STANDARD SPECIFICATIONS. (P & Z SECTION 4.4.5)
- MANHOLES SHALL BE CONSTRUCTED TO THE REQUIRED DEPTH AT EACH JUNCTION POINT AND AS SHOWN ON THE PLAN. PIPE CULVERT AND PIPE DRAINS SHALL BE IN CONFORMITY WITH THE REQUIREMENTS OF THE TOWN OF MEDWAY STANDARD SPECIFICATIONS SECTION 230 FOR INSTALLATION OF PIPES.
- ALL DRAIN PIPES (EXCEPT SUB-DRAINS) SHALL BE CLASS IV REINFORCED CONCRETE PIPE (LATEST REQUIREMENTS OF ASTM-C78 OR AASHTO-M170) AND SHALL BE INSTALLED ACCORDING TO THE SIZE SHOWN ON THE PLANS.
- NO BACKFILLING OF PIPES SHALL BE DONE UNTIL THE INSTALLATION HAS BEEN INSPECTED BY THE PLANNING BOARD'S AGENT.
- ALL DRAINAGE TRENCHES SHALL BE PROVIDED WITH CRUSHED STONE PIPE BEDDING AND FILLED WITH CLEAN GRAVEL BORROWS IN ACCORDANCE WITH SECTION 150.
- WHERE SUB-DRAINS ARE REQUIRED, THEY SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 280 OF THE STANDARD SPECIFICATIONS. SUCH SUB-DRAINS MAY BE REQUIRED BY THE BOARD OR THE BOARD'S AGENT FOLLOWING CLEARING AND GRUBBING OPERATIONS.
- NO DRAINAGE PIPES FROM ROOF DRAINS, BASEMENT DRAINS, DRIVEWAY DRAINS OR OTHER ON-LOTSOURCES SHALL BE CONNECTED TO THE STREET DRAINAGE SYSTEM.
- ALL HOUSES SHALL HAVE INDIVIDUAL DRYWELLS INSTALLED FOR ALL ROOF DRAINAGE. DRYWELL SIZE TO BE IN ACCORDANCE W/ MADEP STORMWATER MANAGEMENT POLICY GUIDELINES.
- CAST IRON MANHOLE COVERS AND CATCH BASIN GRATES SHALL BE AS MANUFACTURED BY OR EQUIVALENT, AS DETERMINED BY THE BOARD OR BOARD'S AGENT, TO E.L. LEBARON FOUNDRY MODEL NO.'S LK-110 FOR MANHOLES, L.F. 248-2 FOR CATCH BASINS. FOR CATCH BASINS AT THE END OR ON 5% OR GREATER GRADIENT ROADS NO. LK-120 A (CASCADE GRATE) SHALL BE USED.
- LOCATION OF ALL UTILITIES SHALL BE DETERMINED IN THE FIELD, BY THE RESPECTIVE UTILITY COMPANIES (GAS, ELECTRIC, CABLE, & TELECOM). THE APPLICANT, "GRANITE ESTATES, INC.", SHALL BE RESPONSIBLE TO ACCURATELY LOCATE THE UTILITIES DURING CONSTRUCTION, PRIOR TO BACKFILL, SUCH THAT THE ACTUAL LOCATION CAN BE ACCURATELY REPRESENTED ON THE AS-BUILT DRAWINGS.

TOWN OF MEDWAY PLANNING BOARD

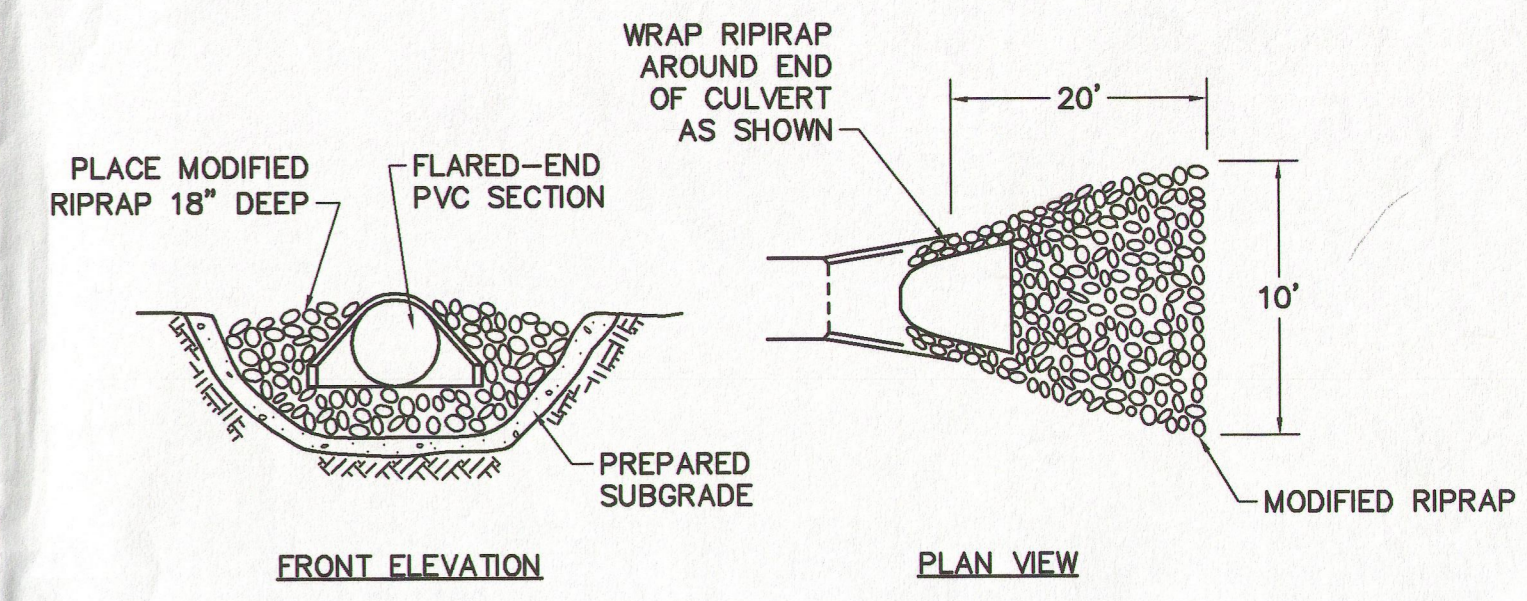
*[Signature]*  
*[Signature]*  
*[Signature]*

August 31, 2004  
DATE

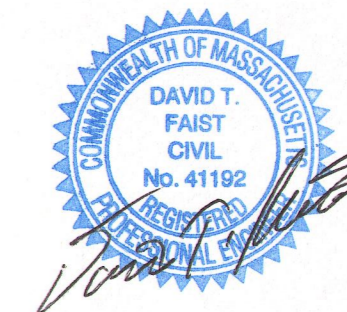
- PLAN ENDORSEMENT IS SUBJECT TO THE CONDITIONS SET FORTH IN THE MEDWAY PLANNING BOARD CERTIFICATE OF ACTION DATED AUGUST 11, 2004.
- ORIGINAL PLAN APPROVAL DATE: JANUARY 27, 2004  
ORIGINAL PLAN ENDORSEMENT DATE: FEBRUARY 24, 2004  
ORIGINAL COVENANT DATE: FEBRUARY 24, 2004  
ORIGINAL PLAN RECORDING INFORMATION: PLAN BOOK 519, PLAN No. 4

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*[Signature]* *[Signature]*  
TOWN CLERK DATE



FRONT ELEVATION PLAN VIEW  
FLARED END SECTION / RIP-RAP DETAIL  
(NOT TO SCALE)



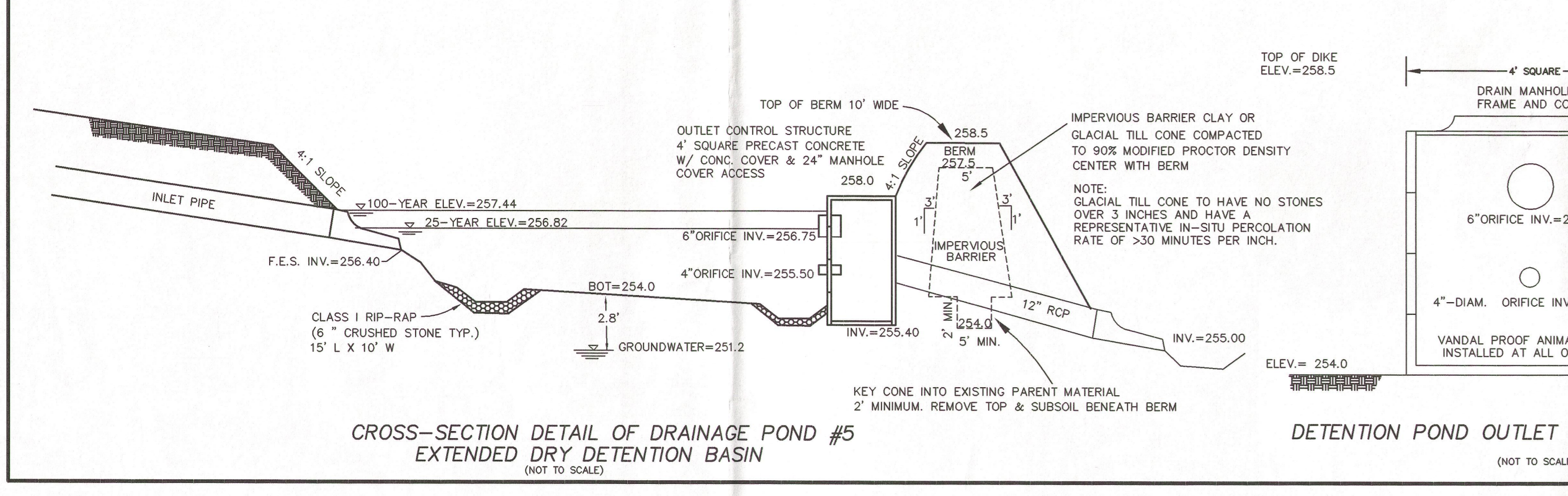
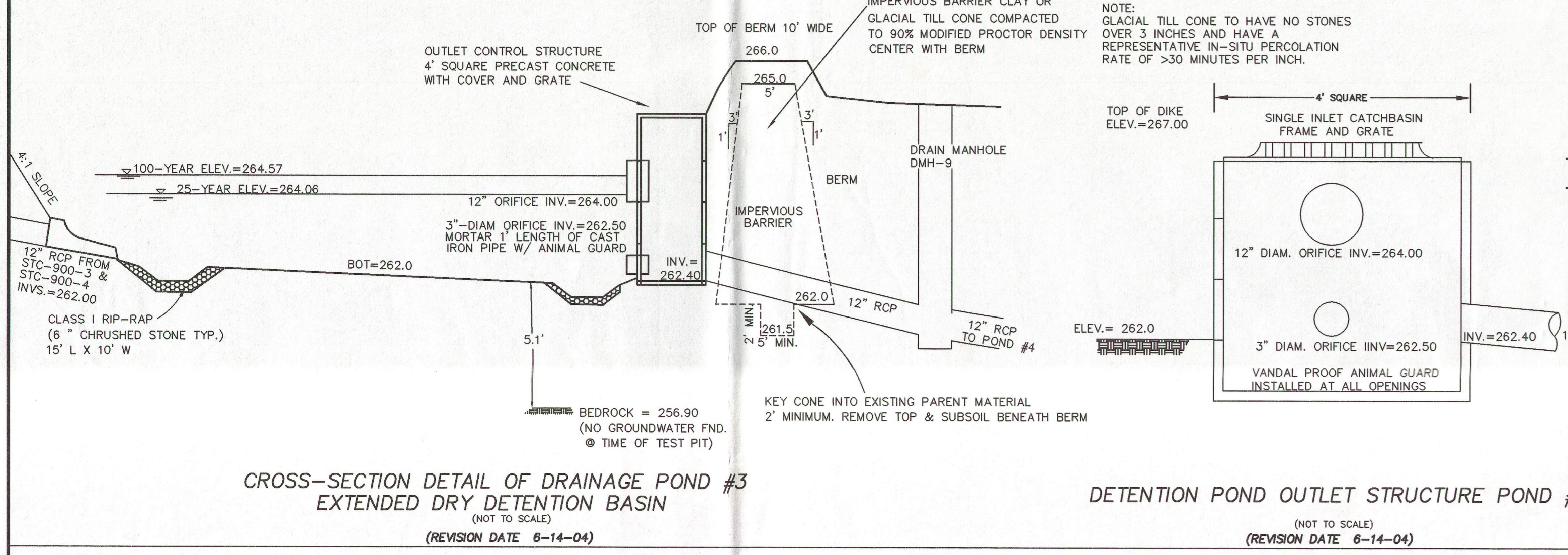
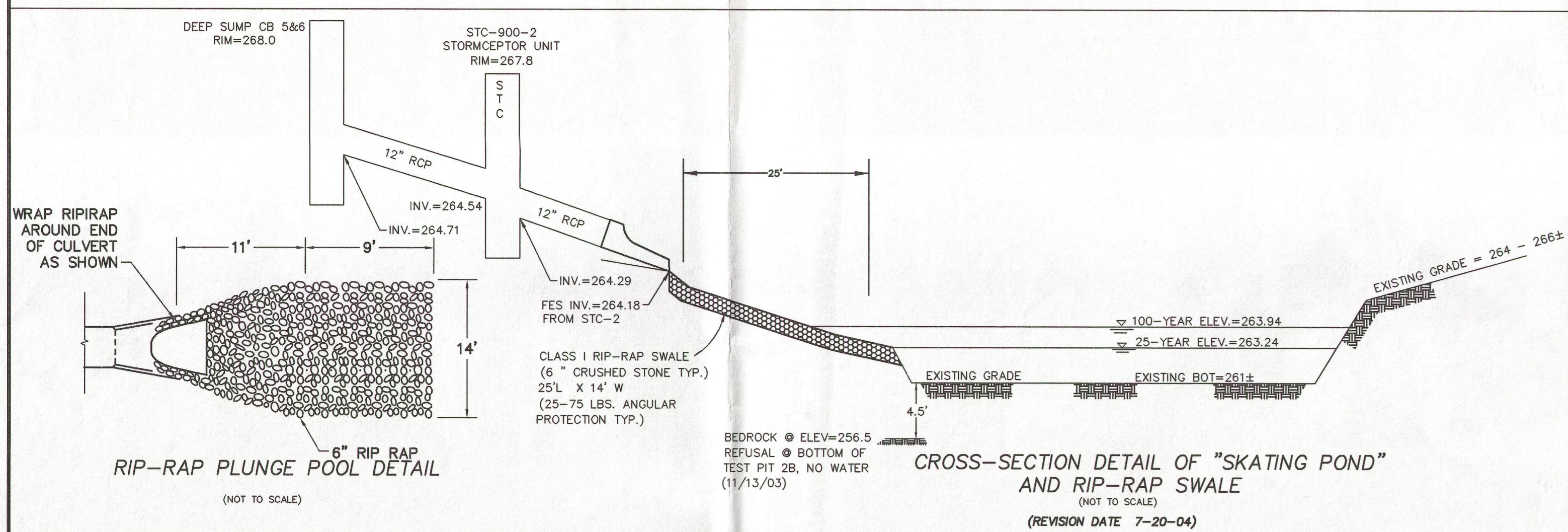
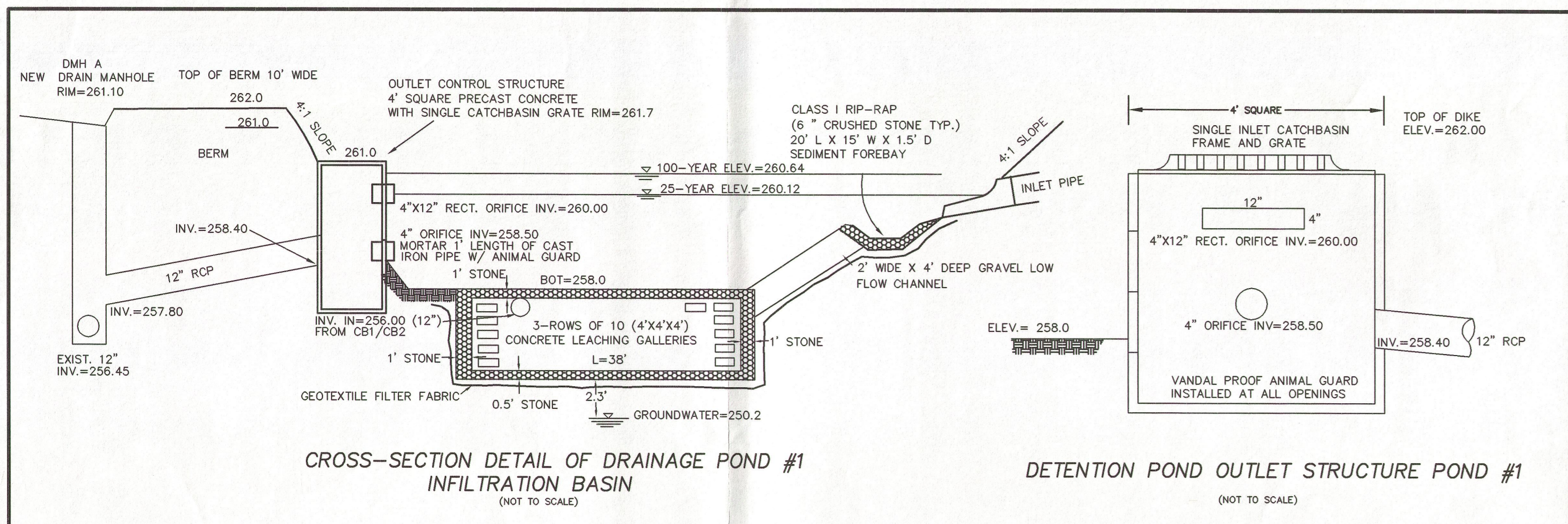
DETAIL SHEET-3  
MODIFIED ISHMAEL COFFEE ESTATES DEFINITIVE SUBDIVISION PLAN  
IN MEDWAY, MASSACHUSETTS

SCALE: AS SHOWN

JULY 30, 2004  
REVISE DATE:  
AUGUST 25, 2004

O'DRISCOLL LAND SURVEYING Co.  
LAND SURVEYING GPS MAPPING LAND CONSULTING  
46 COTTAGE STREET MEDWAY, MASSACHUSETTS 02053 (508) 533-3314

FAIST ENGINEERING  
P.O. Box 161  
Woodstock, CT 06281  
MA Phone: (508) 864-6802  
CT Phone/Fax: (860)-928-3484

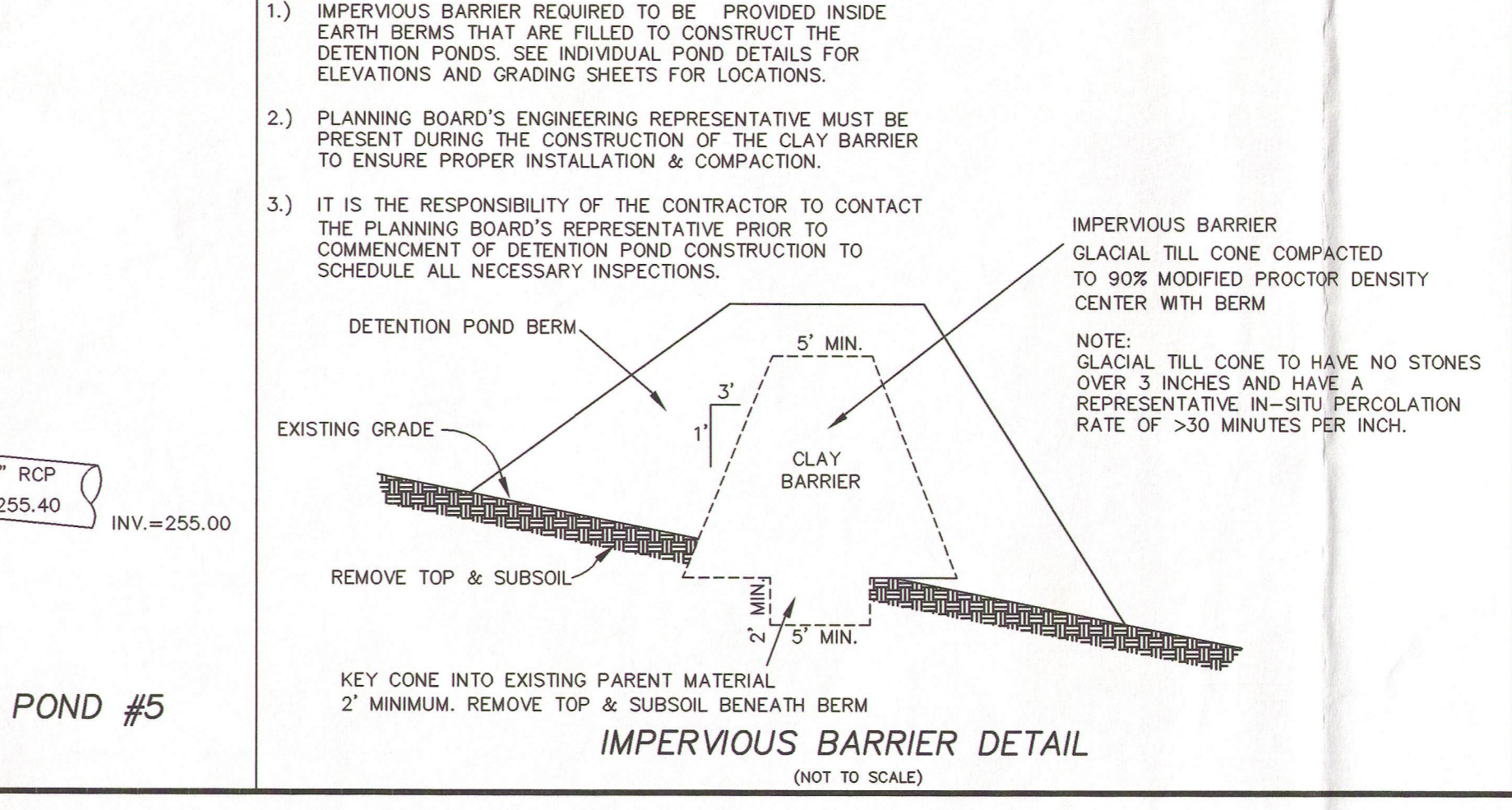
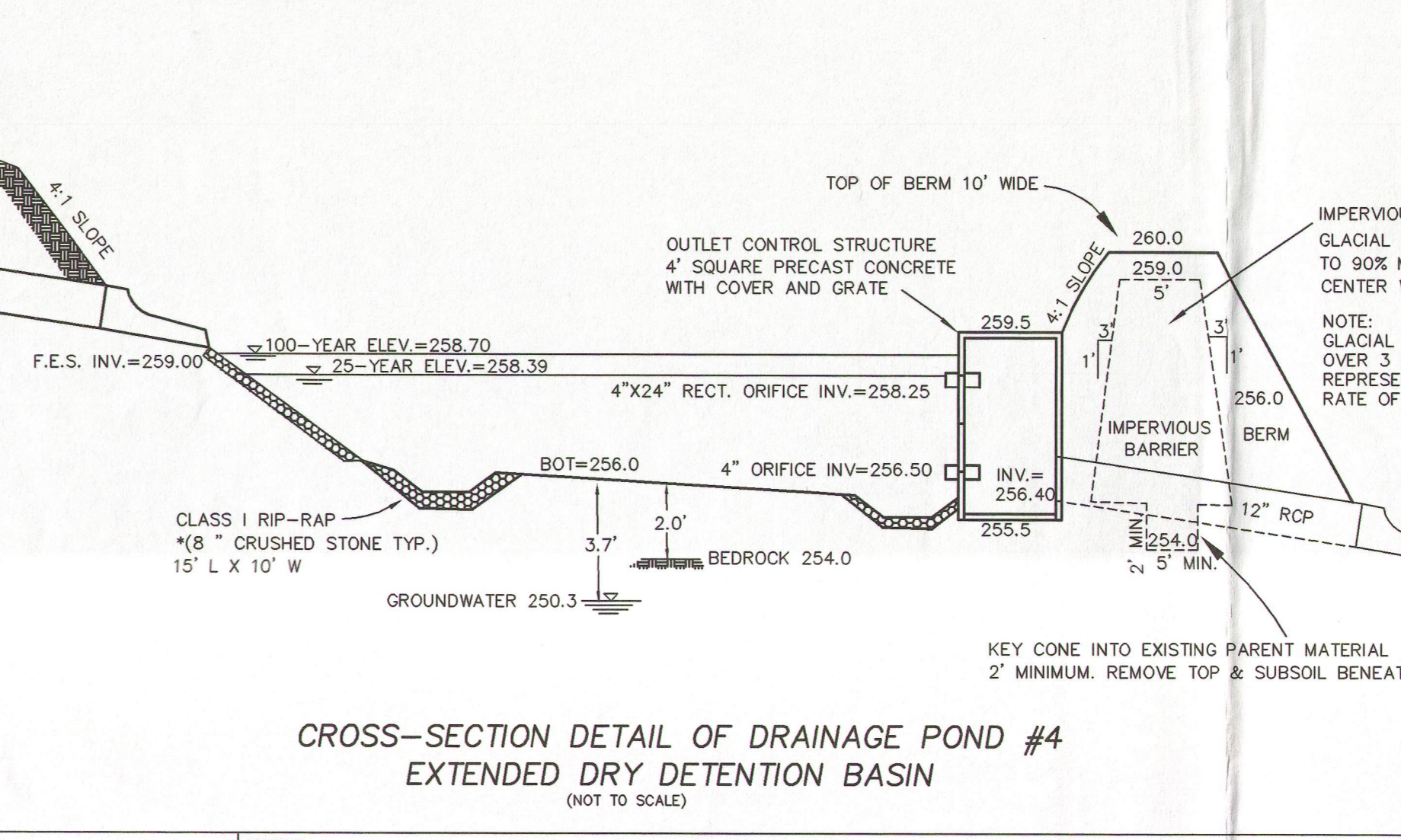
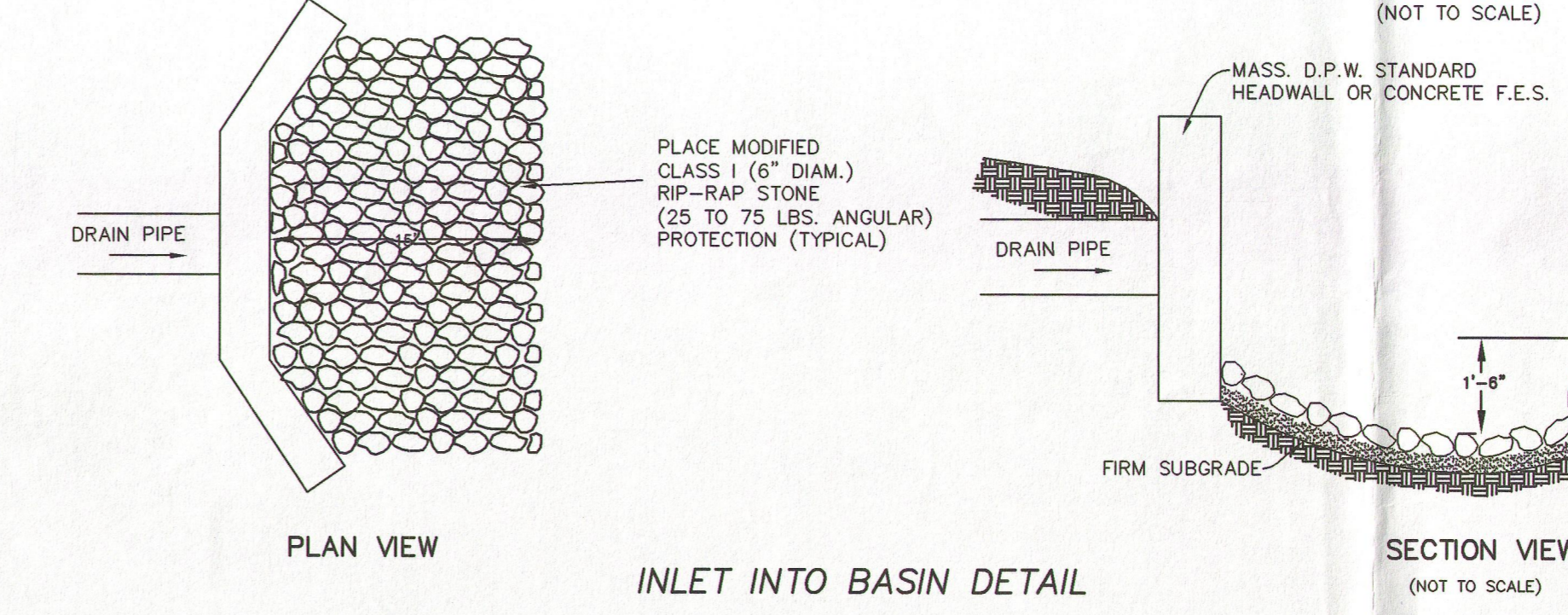


**STORMWATER SYSTEM INSPECTION AND MAINTENANCE SCHEDULE**

BEST MANAGEMENT PRACTICE (BMP)	INSPECTION FREQUENCY	MAINTENANCE FREQUENCY
DEEP SUMP CATCHBASIN CLEANING	BI-ANNUAL (MARCH/APRIL & OCTOBER/NOVEMBER)	BI-ANNUAL EARLY SPRING & FALL
STORMCEPTOR STC-900 - (FOUR (4) UNITS)	MONTHLY (FIRST YEAR) SEASONALLY (FOLLOWING YEARS)	ANNUAL OR WHEN THE SEDIMENT VOLUME IN THE UNIT REACHES 15% OF THE TOTAL STORAGE
LANDSCAPING & WETLAND BUFFER ZONE	ANNUAL	ANNUAL
STREET SWEEPING	BI-ANNUAL (MARCH/APRIL & OCTOBER/NOVEMBER)	BI-ANNUAL (MARCH/APRIL & OCTOBER/NOVEMBER)

TYPICAL MAINTENANCE ACTIVITIES FOR DRY DETENTION BASINS	SCHEDULE
REMOVE DEBRIS FROM BASIN SURFACE TO MINIMIZE OUTLET CLOGGING AND IMPROVE AESTHETICS.	ANNUALLY AND FOLLOWING SIGNIFICANT STORM EVENTS
REMOVE SEDIMENT BUILDUP, REPAIR AND REVEGETATE ERODED AREAS, PERFORM STRUCTURAL REPAIRS TO INLET AND OUTLETS.	AS NEEDED BASED ON INSPECTION
MOW TO LIMIT UNWANTED VEGETATION.	SEASONAL ( MONTHLY : MAY - OCTOBER)



**TOWN OF MEDWAY PLANNING BOARD**

August 31, 2004  
DATE

- 1.) PLAN ENDORSEMENT IS SUBJECT TO THE CONDITIONS SET FORTH IN THE MEDWAY PLANNING BOARD CERTIFICATE OF ACTION DATED AUGUST 11, 2004.
- 2.) ORIGINAL PLAN APPROVAL DATE: JANUARY 27, 2004  
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 ORIGINAL COVENANT DATE: FEBRUARY 24, 2004  
 ORIGINAL PLAN RECORDING INFORMATION: PLAN BOOK 519, PLAN No. 4

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Mary Jane White  
TOWN CLERK  
DATE

NOTE:  
ALL DISTURBED AREAS SHALL RECEIVE 6" OF LOAM AND SEED. SEE EROSION CONTROL PLAN FOR SEED MIXES.

**DETAIL SHEET-4**  
**MODIFIED**  
**ISHMAEL COFFEE ESTATES**  
**DEFINITIVE SUBDIVISION PLAN**  
 IN  
**MEDWAY, MASSACHUSETTS**

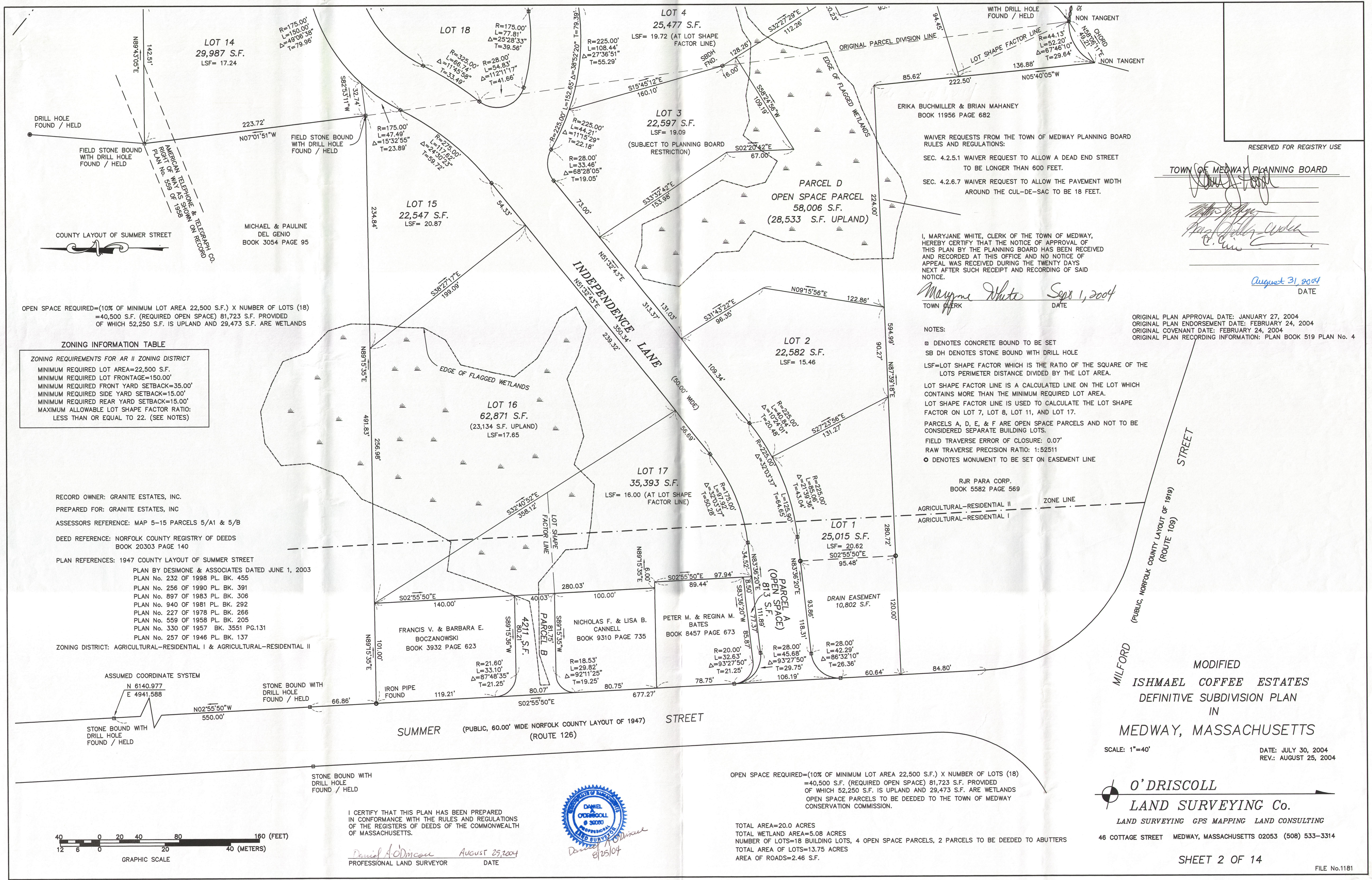
SCALE: AS SHOWN

JULY 30, 2004  
 REVISE DATE:  
 AUGUST 25, 2004

**FAIST ENGINEERING**  
 P.O. Box 161  
 Woodstock, CT 06281  
 MA Phone: (508) 864-6802  
 CT Phone/Fax: (860)-928-3484

**O' DRISCOLL**  
**LAND SURVEYING Co.**  
 LAND SURVEYING GPS MAPPING LAND CONSULTING  
 46 COTTAGE STREET MEDWAY, MASSACHUSETTS 02053 (508) 533-3314

SHEET 14 OF 14  
 FILE No.1181



OPEN SPACE REQUIRED=(10% OF MINIMUM LOT AREA 22,500 S.F.) X NUMBER OF LOTS (18)  
 =40,500 S.F. (REQUIRED OPEN SPACE) 81,723 S.F. PROVIDED  
 OF WHICH 52,250 S.F. IS UPLAND AND 29,473 S.F. ARE WETLANDS

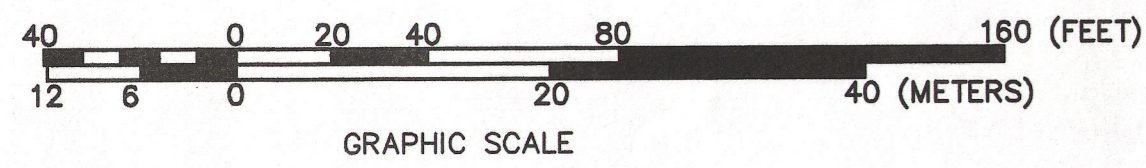
**ZONING INFORMATION TABLE**

ZONING REQUIREMENTS FOR AR II ZONING DISTRICT

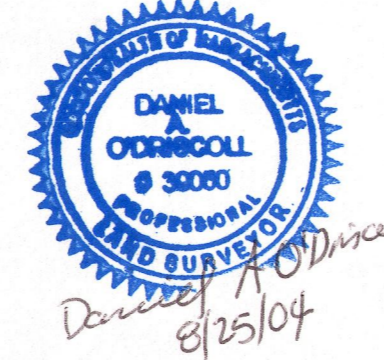
- MINIMUM REQUIRED LOT AREA=22,500 S.F.
- MINIMUM REQUIRED LOT FRONTAGE=150.00'
- MINIMUM REQUIRED FRONT YARD SETBACK=35.00'
- MINIMUM REQUIRED SIDE YARD SETBACK=15.00'
- MINIMUM REQUIRED REAR YARD SETBACK=15.00'
- MAXIMUM ALLOWABLE LOT SHAPE FACTOR RATIO:  
LESS THAN OR EQUAL TO 22. (SEE NOTES)

RECORD OWNER: GRANITE ESTATES, INC.  
 PREPARED FOR: GRANITE ESTATES, INC  
 ASSESSORS REFERENCE: MAP 5-15 PARCELS 5/A1 & 5/B  
 DEED REFERENCE: NORFOLK COUNTY REGISTRY OF DEEDS  
 BOOK 20303 PAGE 140  
 PLAN REFERENCES: 1947 COUNTY LAYOUT OF SUMMER STREET  
 PLAN BY DESIMONE & ASSOCIATES DATED JUNE 1, 2003  
 PLAN No. 232 OF 1998 PL. BK. 455  
 PLAN No. 256 OF 1990 PL. BK. 391  
 PLAN No. 897 OF 1983 PL. BK. 306  
 PLAN No. 940 OF 1981 PL. BK. 292  
 PLAN No. 227 OF 1978 PL. BK. 266  
 PLAN No. 559 OF 1958 PL. BK. 205  
 PLAN No. 330 OF 1957 BK. 3551 PG.131  
 PLAN No. 257 OF 1946 PL. BK. 137  
 ZONING DISTRICT: AGRICULTURAL-RESIDENTIAL I & AGRICULTURAL-RESIDENTIAL II

ASSUMED COORDINATE SYSTEM  
 N 6140.977  
 E 4941.588  
 STONE BOUND WITH DRILL HOLE FOUND / HELD  
 N02°55'50"W  
 550.00'



I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.  
 Daniel A. Driscoll  
 PROFESSIONAL LAND SURVEYOR  
 AUGUST 25, 2004  
 DATE



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 =40,500 S.F. (REQUIRED OPEN SPACE) 81,723 S.F. PROVIDED  
 OF WHICH 52,250 S.F. IS UPLAND AND 29,473 S.F. ARE WETLANDS  
 OPEN SPACE PARCELS TO BE DEEDED TO THE TOWN OF MEDWAY CONSERVATION COMMISSION.

TOTAL AREA=20.0 ACRES  
 TOTAL WETLAND AREA=5.08 ACRES  
 NUMBER OF LOTS=18 BUILDING LOTS, 4 OPEN SPACE PARCELS, 2 PARCELS TO BE DEEDED TO ABUTTERS  
 TOTAL AREA OF LOTS=13.75 ACRES  
 AREA OF ROADS=2.46 S.F.

ERIKA BUCHMILLER & BRIAN MAHANEY  
 BOOK 11956 PAGE 682  
 WAIVER REQUESTS FROM THE TOWN OF MEDWAY PLANNING BOARD RULES AND REGULATIONS:  
 SEC. 4.2.5.1 WAIVER REQUEST TO ALLOW A DEAD END STREET TO BE LONGER THAN 600 FEET.  
 SEC. 4.2.6.7 WAIVER REQUEST TO ALLOW THE PAVEMENT WIDTH AROUND THE CUL-DE-SAC TO BE 18 FEET.

I, MARYJANE WHITE, CLERK OF THE TOWN OF MEDWAY, HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.  
 Maryjane White  
 TOWN CLERK  
 SEPT 1, 2004  
 DATE

NOTES:  
 □ DENOTES CONCRETE BOUND TO BE SET  
 SB DH DENOTES STONE BOUND WITH DRILL HOLE  
 LSF=LOT SHAPE FACTOR WHICH IS THE RATIO OF THE SQUARE OF THE LOTS PERIMETER DISTANCE DIVIDED BY THE LOT AREA.  
 LOT SHAPE FACTOR LINE IS A CALCULATED LINE ON THE LOT WHICH CONTAINS MORE THAN THE MINIMUM REQUIRED LOT AREA.  
 LOT SHAPE FACTOR LINE IS USED TO CALCULATE THE LOT SHAPE FACTOR ON LOT 7, LOT 8, LOT 11, AND LOT 17.  
 PARCELS A, D, E, & F ARE OPEN SPACE PARCELS AND NOT TO BE CONSIDERED SEPARATE BUILDING LOTS.  
 FIELD TRAVERSE ERROR OF CLOSURE: 0.07'  
 RAW TRAVERSE PRECISION RATIO: 1:52511  
 ○ DENOTES MONUMENT TO BE SET ON EASEMENT LINE

RJR PARA CORP.  
 BOOK 5582 PAGE 569  
 AGRICULTURAL-RESIDENTIAL II  
 AGRICULTURAL-RESIDENTIAL I  
 ZONE LINE

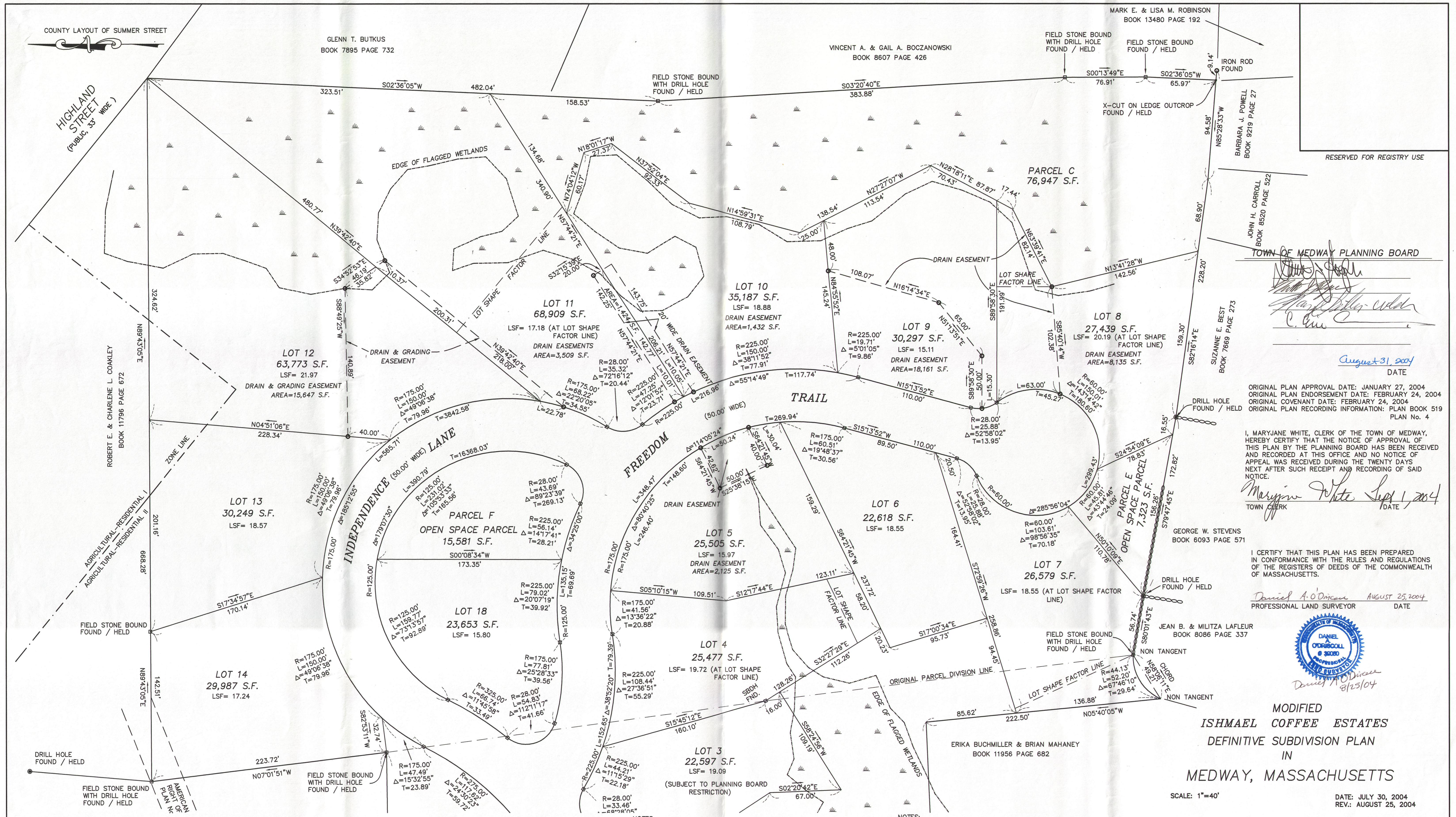
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TOWN OF MEDWAY PLANNING BOARD  
 August 31, 2004  
 DATE

MODIFIED  
 ISHMAEL COFFEE ESTATES  
 DEFINITIVE SUBDIVISION PLAN  
 IN  
 MEDWAY, MASSACHUSETTS

SCALE: 1"=40'  
 DATE: JULY 30, 2004  
 REV.: AUGUST 25, 2004

O'DRISCOLL  
 LAND SURVEYING Co.  
 LAND SURVEYING GPS MAPPING LAND CONSULTING  
 46 COTTAGE STREET MEDWAY, MASSACHUSETTS 02053 (508) 533-3314



TOWN OF MEDWAY PLANNING BOARD

*[Signatures]*

August 31, 2004  
DATE

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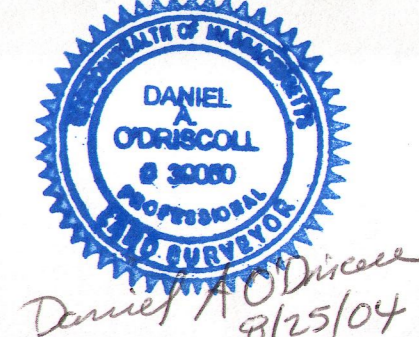
*[Signature]*  
 MARYJANE WHITE  
 TOWN CLERK

DATE

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*[Signature]*  
 DANIEL A. O'DRISCOLL  
 PROFESSIONAL LAND SURVEYOR

AUGUST 25, 2004  
 DATE



MODIFIED  
**ISHMAEL COFFEE ESTATES**  
 DEFINITIVE SUBDIVISION PLAN  
 IN  
 MEDWAY, MASSACHUSETTS

SCALE: 1"=40'  
 DATE: JULY 30, 2004  
 REV: AUGUST 25, 2004

**O'DRISCOLL**  
**LAND SURVEYING Co.**  
 LAND SURVEYING GPS MAPPING LAND CONSULTING

46 COTTAGE STREET MEDWAY, MASSACHUSETTS 02053 (508) 533-3314

SHEET 3 OF 14

FILE No.1181

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 =40,500 S.F. (REQUIRED OPEN SPACE) 81,723 S.F. PROVIDED  
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ZONING INFORMATION TABLE

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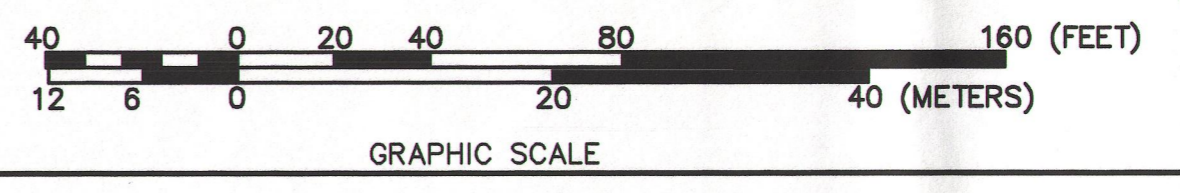
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MINIMUM REQUIRED REAR YARD SETBACK=15.00'
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- SB DH DENOTES STONE BOUND WITH DRILL HOLE
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NOTES:

- FIELD TRAVERSE ERROR OF CLOSURE: 0.07'
- RAW TRAVERSE PRECISION RATIO: 1:52511
- DENOTES MONUMENT TO BE SET ON EASEMENT LINE





August 31, 2004 DATE

- 1.) PLAN ENDORSEMENT IS SUBJECT TO THE CONDITIONS SET FORTH IN THE MEDWAY PLANNING BOARD CERTIFICATE OF ACTION DATED AUGUST 11, 2004.
2.) ORIGINAL PLAN APPROVAL DATE: JANUARY 27, 2004
ORIGINAL PLAN ENDORSEMENT DATE: FEBRUARY 24, 2004
ORIGINAL COVENANT DATE: FEBRUARY 24, 2004
ORIGINAL PLAN RECORDING INFORMATION: PLAN BOOK 519, PLAN No. 4

I, MARYJANE WHITE, CLERK OF THE TOWN OF MEDWAY, HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.
Maryjane White Sept 1, 2004 TOWN CLERK DATE

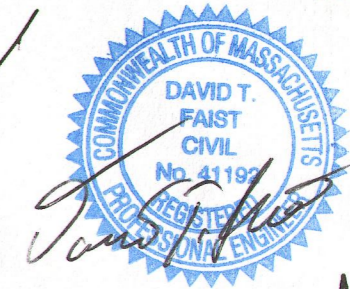
LEGEND

Table with 2 columns: Symbol and Description. Includes items like N/F (Now or Formerly), CB DH (Concrete Bound with Drill Hole), FND (Found), EXIST. (Existing), PROP. (Proposed), INV. (Invert), R.C.P. (Reinforced Concrete Pipe), APPROX. (Approximate), HYDRANT, SEWER MANHOLE, DRAIN MANHOLE, STORMWATER CATCH BASIN, EXISTING CONTOUR LINE, PROPOSED CONTOUR LINE, OVERHEAD WIRES, SEWER FORCE MAIN, DEEP TEST HOLE, DETENTION, UTILITY POLE, FLARED END SECTION, ELEVATION, BITUMINOUS, CONCRETE, STORMCEPTOR WATER QUALITY UNIT, OUTLET CONTROL STRUCTURE, FIRST FLOOR ELEVATION, BASEMENT FLOOR ELEVATION, GARAGE FLOOR ELEVATION, BENCHMARK, FIRE ALARM BOX, WATER GATE, VERTICAL GRANITE CURB.

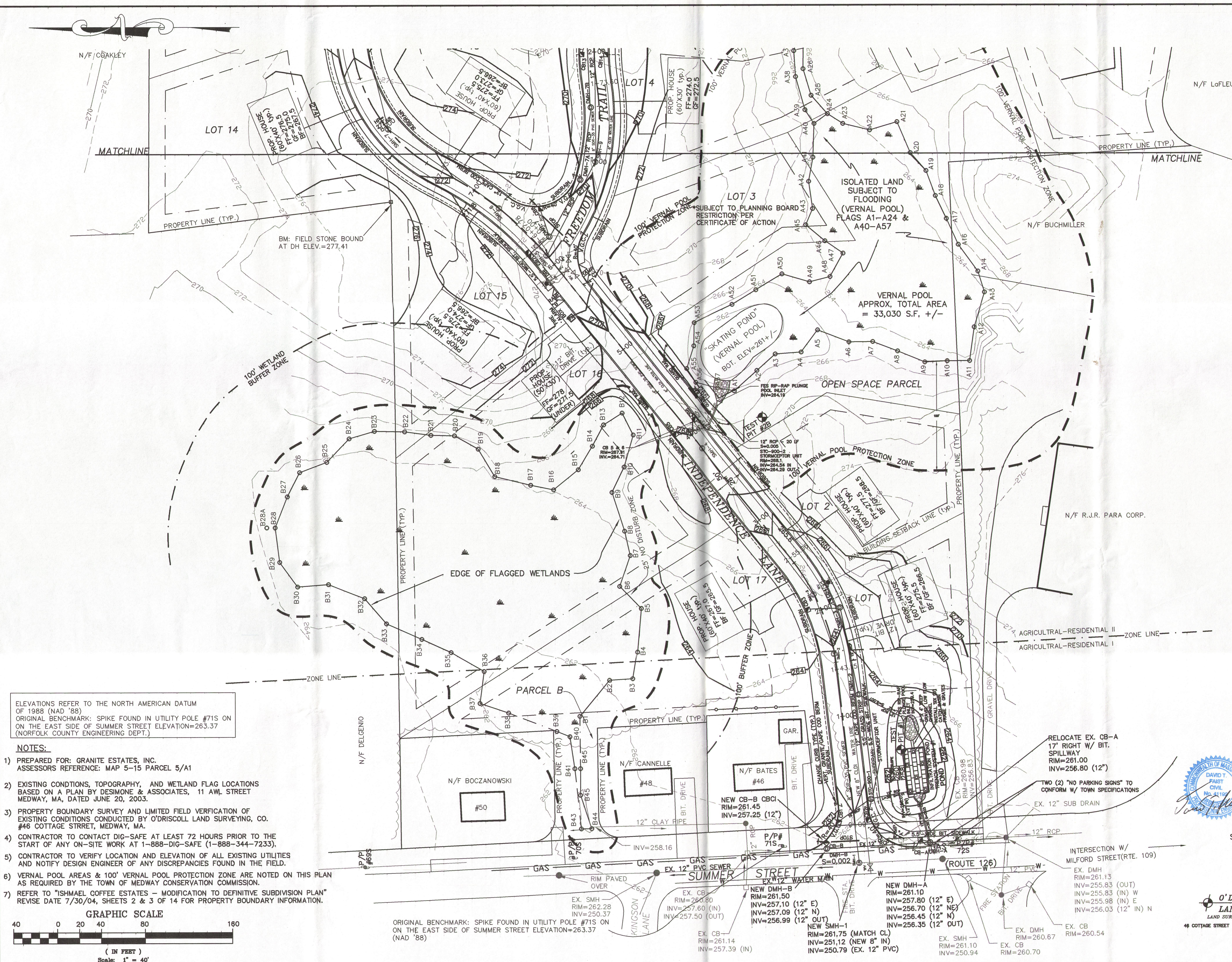
GRADING PLAN
"INDEPENDENCE LANE/FREEDOM TRAIL"

MODIFIED
ISHMAEL COFFEE ESTATES
DEFINITIVE SUBDIVISION PLAN
IN
MEDWAY, MASSACHUSETTS

SCALES: HORIZONTAL 1"=40' JULY 30, 2004
REVISE DATE: AUGUST 25, 2004

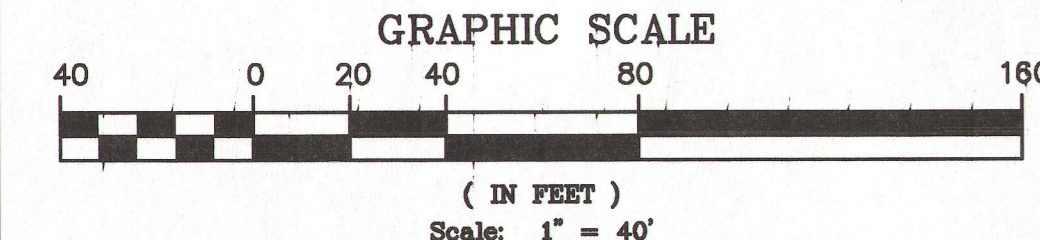


O'DRISCOLL LAND SURVEYING Co. LAND SURVEYING GPS MAPPING LAND CONSULTING
48 COTTAGE STREET MEDWAY, MASSACHUSETTS 02053 (508) 533-3314
FAIST ENGINEERING P.O. Box 161 Woodstock, CT 06281 MA Phone: (508) 864-6802 CT Phone/Fax: (860) 928-3484



ELEVATIONS REFER TO THE NORTH AMERICAN DATUM OF 1988 (NAD '88)
ORIGINAL BENCHMARK: SPIKE FOUND IN UTILITY POLE #71S ON THE EAST SIDE OF SUMMER STREET ELEVATION=263.37 (NORFOLK COUNTY ENGINEERING DEPT.)

- NOTES:
1) PREPARED FOR: GRANITE ESTATES, INC. ASSESSORS REFERENCE: MAP 5-15 PARCEL 5/A1
2) EXISTING CONDITIONS, TOPOGRAPHY, AND WETLAND FLAG LOCATIONS BASED ON A PLAN BY DESIMONE & ASSOCIATES, 11 AWM STREET MEDWAY, MA, DATED JUNE 20, 2003.
3) PROPERTY BOUNDARY SURVEY AND LIMITED FIELD VERIFICATION OF EXISTING CONDITIONS CONDUCTED BY O'DRISCOLL LAND SURVEYING, CO. #46 COTTAGE STREET, MEDWAY, MA.
4) CONTRACTOR TO CONTACT DIG-SAFE AT LEAST 72 HOURS PRIOR TO THE START OF ANY ON-SITE WORK AT 1-888-DIG-SAFE (1-888-344-7233).
5) CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND NOTIFY DESIGN ENGINEER OF ANY DISCREPANCIES FOUND IN THE FIELD.
6) VERNAL POOL AREAS & 100' VERNAL POOL PROTECTION ZONE ARE NOTED ON THIS PLAN AS REQUIRED BY THE TOWN OF MEDWAY CONSERVATION COMMISSION.
7) REFER TO "ISHMAEL COFFEE ESTATES - MODIFICATION TO DEFINITIVE SUBDIVISION PLAN" REVISE DATE 7/30/04, SHEETS 2 & 3 OF 14 FOR PROPERTY BOUNDARY INFORMATION.



ELEVATIONS REFER TO THE NORTH AMERICAN DATUM OF 1988 (NAD '88)  
 ORIGINAL BENCHMARK: SPIKE FOUND IN UTILITY POLE #715 ON THE EAST SIDE OF SUMMER STREET ELEVATION=263.37 (NORFOLK COUNTY ENGINEERING DEPT.)

**NOTES:**

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TOWN OF MEDWAY PLANNING BOARD

*[Signatures]*

August 31, 2004  
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*Maryjane White Sept 1, 2004*  
 TOWN CLERK DATE

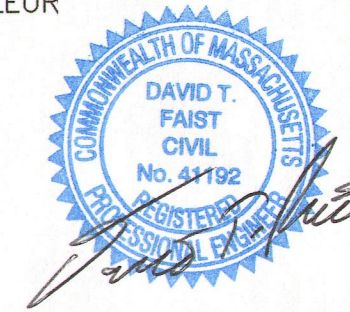
**LEGEND**

N/F	NOW OR FORMERLY
CB DH	CONCRETE BOUND WITH DRILL HOLE
FND.	FOUND
EXIST.	EXISTING
PROP.	PROPOSED
INV.	INVERT
R.C.P.	REINFORCED CONCRETE PIPE
APPROX.	APPROXIMATE
HYDRANT	HYDRANT
SM	SEWER MANHOLE
DM	DRAIN MANHOLE
-200-	EXISTING CONTOUR LINE
-200-	PROPOSED CONTOUR LINE
OHW	OVERHEAD WIRES
SFM	SEWER FORCE MAIN
DTH	DEEP TEST HOLE
DET.	DETENTION
UT	UTILITY POLE
FES	FLARED END SECTION
TOF	TOP OF FOUNDATION
ELEV.	ELEVATION
BIT.	BITUMINOUS
CONC.	CONCRETE
STC-900	STORMCEPTOR WATER QUALITY UNIT
V.G.C.	VERTICAL GRANITE CURB
F.F.	FIRST FLOOR ELEVATION
B.F.	BASEMENT FLOOR ELEVATION
G.F.	GARAGE FLOOR ELEVATION
BM.	BENCHMARK
FA	FIRE ALARM BOX
F.E.S.	FLARED END SECTION (PRECAST CONC.)
W	WATER GATE
O.C.S.	OUTLET CONTROL STRUCTURE
CB	STORMWATER CATCH BASIN

**GRADING PLAN  
 "INDEPENDENCE LANE/FREEDOM TRAIL"**

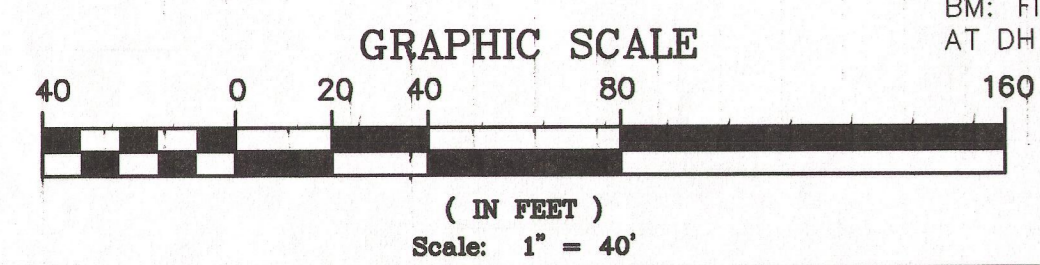
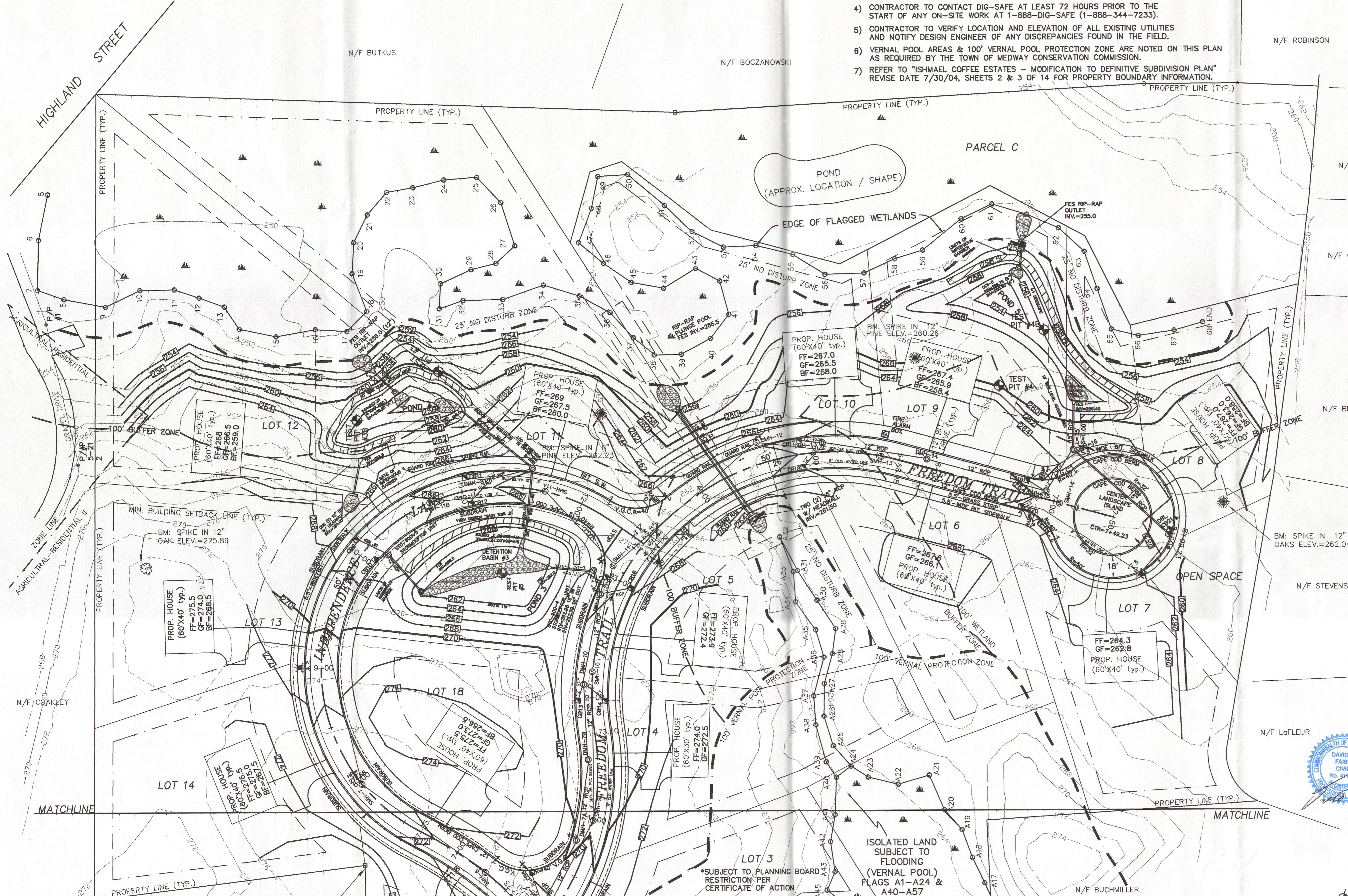
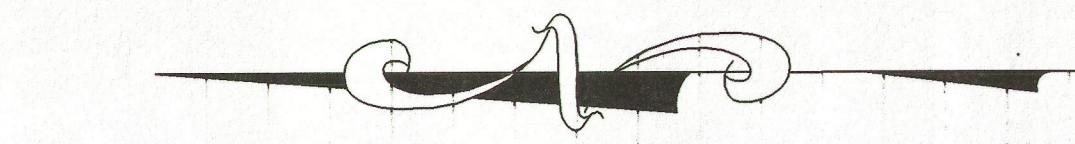
MODIFIED  
 ISHMAEL COFFEE ESTATES  
 DEFINITIVE SUBDIVISION PLAN  
 IN  
 MEDWAY, MASSACHUSETTS

SCALES: HORIZONTAL 1"=40' JULY 30, 2004  
 REVISE DATE: AUGUST 25, 2004



**O'DRISCOLL LAND SURVEYING Co.**  
 LAND SURVEYING GPS MAPPING LAND CONSULTING  
 46 COTTAGE STREET MEDWAY, MASSACHUSETTS 02053 (508) 533-3314

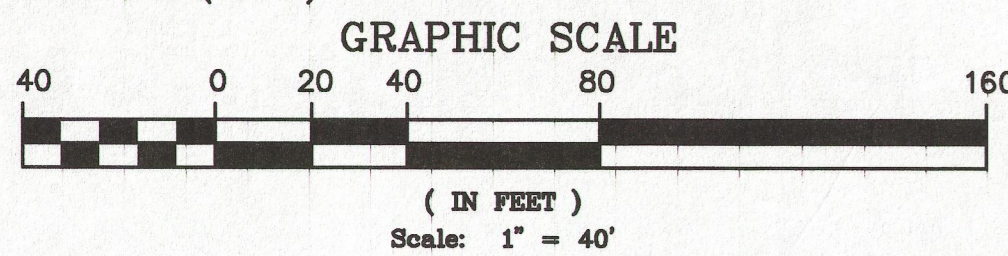
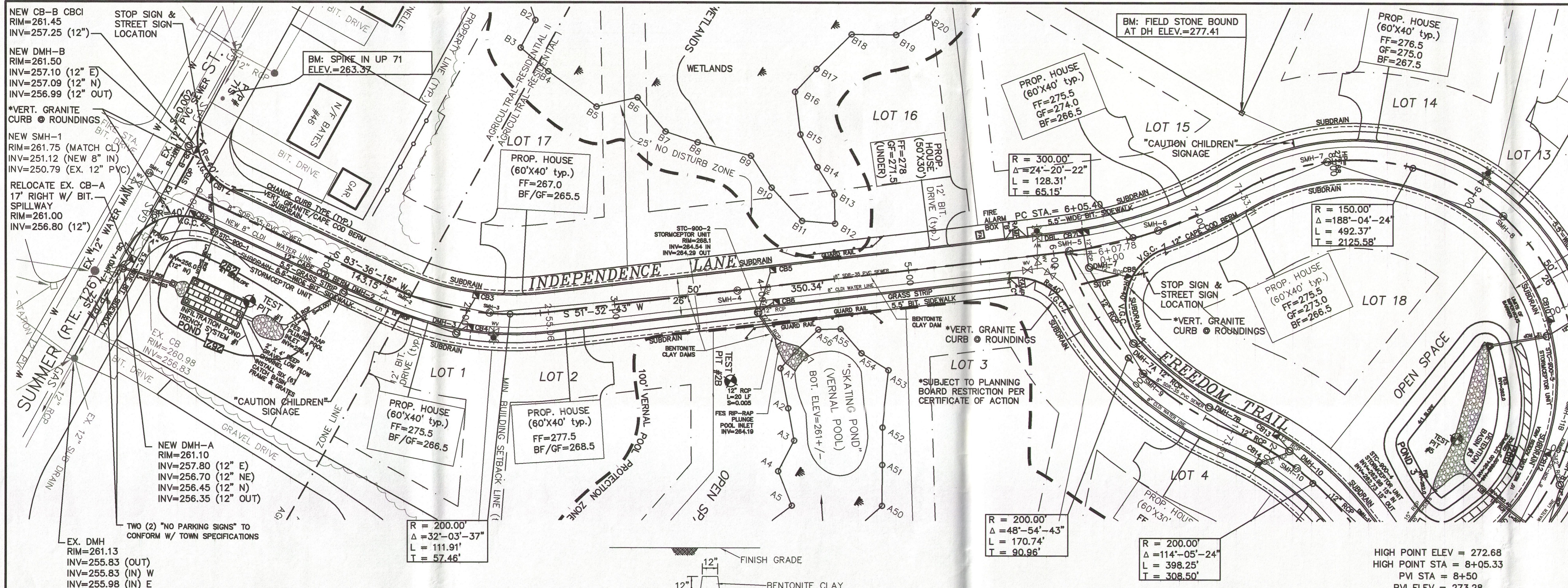
**FAIST ENGINEERING**  
 P.O. Box 161  
 Woodstock, CT 06281  
 MA Phone: (508) 864-6802  
 CT Phone/Fax: (860)-928-3484



BM: FIELD STONE BOUND AT DH ELEV.=277.41

ISOLATED LAND SUBJECT TO FLOODING (VERNAL POOL) FLAGS A1-A24 & A40-A57

\*SUBJECT TO PLANNING BOARD RESTRICTION PER CERTIFICATE OF ACTION



TOWN OF MEDWAY PLANNING BOARD  
 [Signature]  
 [Signature]  
 [Signature]

August 31, 2004  
 DATE

- 1.) PLAN ENDORSEMENT IS SUBJECT TO THE CONDITIONS SET FORTH IN THE MEDWAY PLANNING BOARD CERTIFICATE OF ACTION DATED AUGUST 11, 2004.
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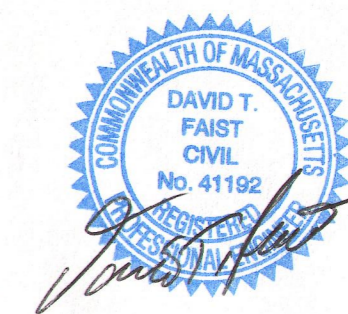
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[Signature]  
 TOWN CLERK  
 DATE

LEGEND

- |         |                                |        |                        |
|---------|--------------------------------|--------|------------------------|
| N/F     | NOW OR FORMERLY                | SFM    | SEWER FORCE MAIN       |
| CB DH   | CONCRETE BOUND WITH DRILL HOLE | DTH    | DEEP TEST HOLE         |
| FND.    | FOUND                          | DET.   | DETENTION              |
| EXIST.  | EXISTING                       | UT.    | UTILITY POLE           |
| PROP.   | PROPOSED                       | FES    | FLARED END SECTION     |
| INV.    | INVERT                         | TOF    | TOP OF FOUNDATION      |
| R.C.P.  | REINFORCED CONCRETE PIPE       | ELEV.  | ELEVATION              |
| APPROX. | APPROXIMATE                    | BIT.   | BITUMINOUS             |
| ⊙       | HYDRANT                        | CONC.  | CONCRETE               |
| ⊙       | SEWER MANHOLE                  | FF     | FINISH FLOOR ELEV.     |
| ⊙       | DRAIN MANHOLE                  | GF     | GARAGE FLOOR ELEV.     |
| ---     | EXISTING CONTOUR LINE          | BF     | BASEMENT FLOOR ELEV.   |
| ---     | PROPOSED CONTOUR LINE          | V.G.C. | VERTICAL GRANITE CURB  |
| OHW     | OVERHEAD WIRES                 | CB     | STORMWATER CATCH BASIN |

- NOTES:
- 1) ALL ELEVATIONS REFER TO THE NORTH AMERICAN DATUM OF 1988 (NAD '88)
  - 2) ALL CATCH BASINS WILL BE CONSTRUCTED AS DEEP SUMP (4' BELOW INV.) W/ HOODS
  - 3) LOCATION OF ALL UTILITIES SHALL BE DETERMINED IN THE FIELD, BY THE RESPECTIVE UTILITY COMPANIES (GAS, ELECTRIC, CABLE, & TELECOM). THE APPLICANT, "GRANITE ESTATES, INC.", SHALL BE RESPONSIBLE TO ACCURATELY LOCATE THE UTILITIES DURING CONSTRUCTION, PRIOR TO BACKFILL, SUCH THAT THE ACTUAL LOCATION CAN BE ACCURATELY REPRESENTED ON THE AS-BUILT DRAWINGS.
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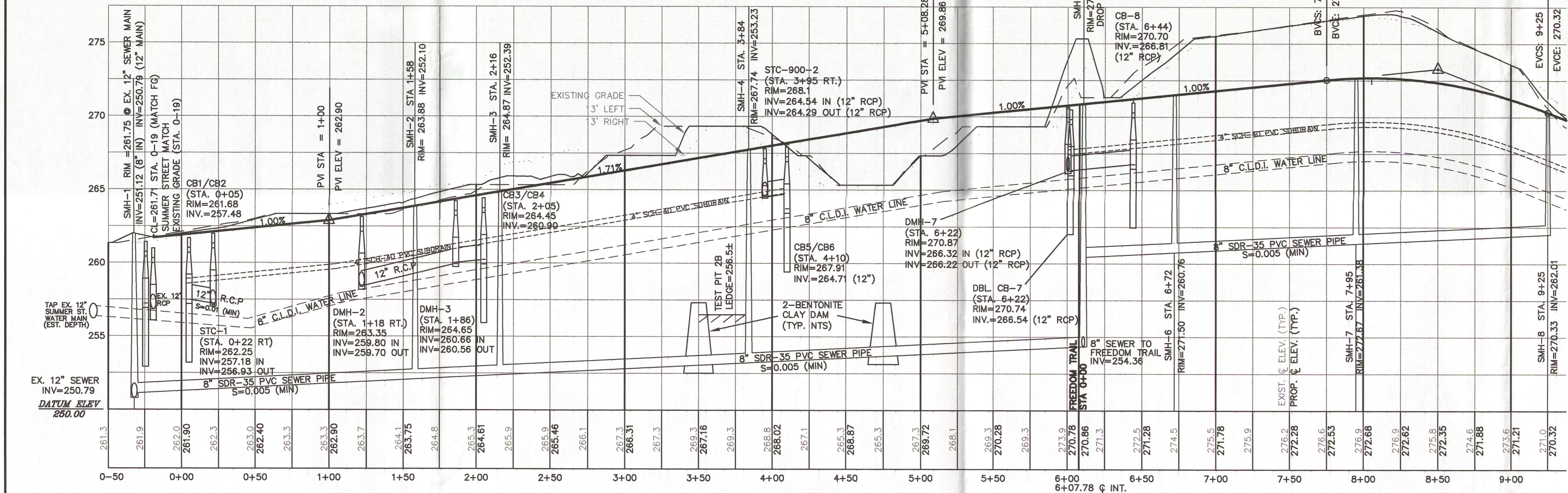


PLAN AND PROFILE  
 "INDEPENDENCE LANE"  
 MODIFIED  
 ISHMAEL COFFEE ESTATES  
 DEFINITIVE SUBDIVISION PLAN  
 IN

MEDWAY, MASSACHUSETTS

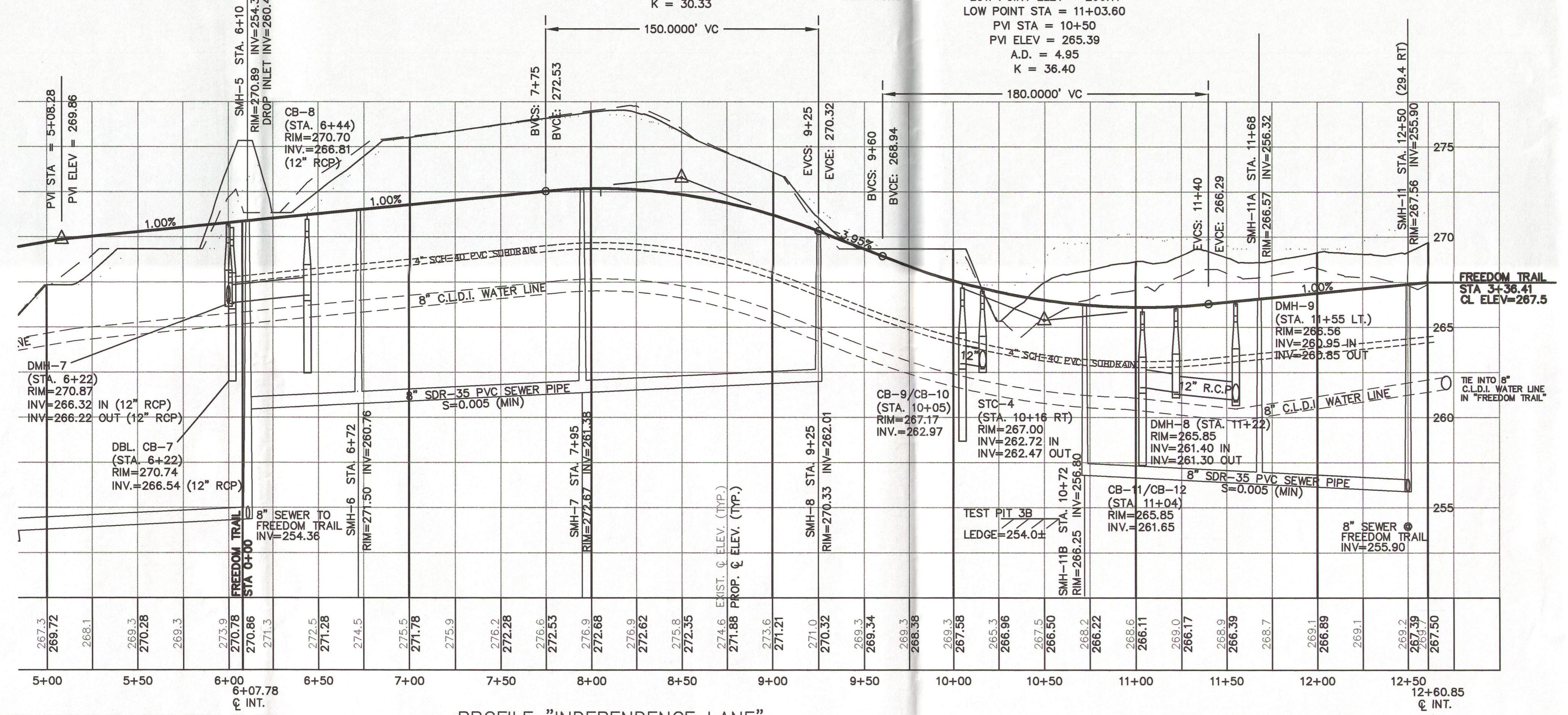
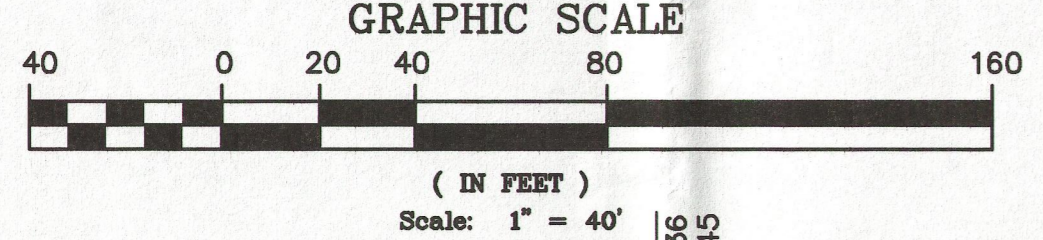
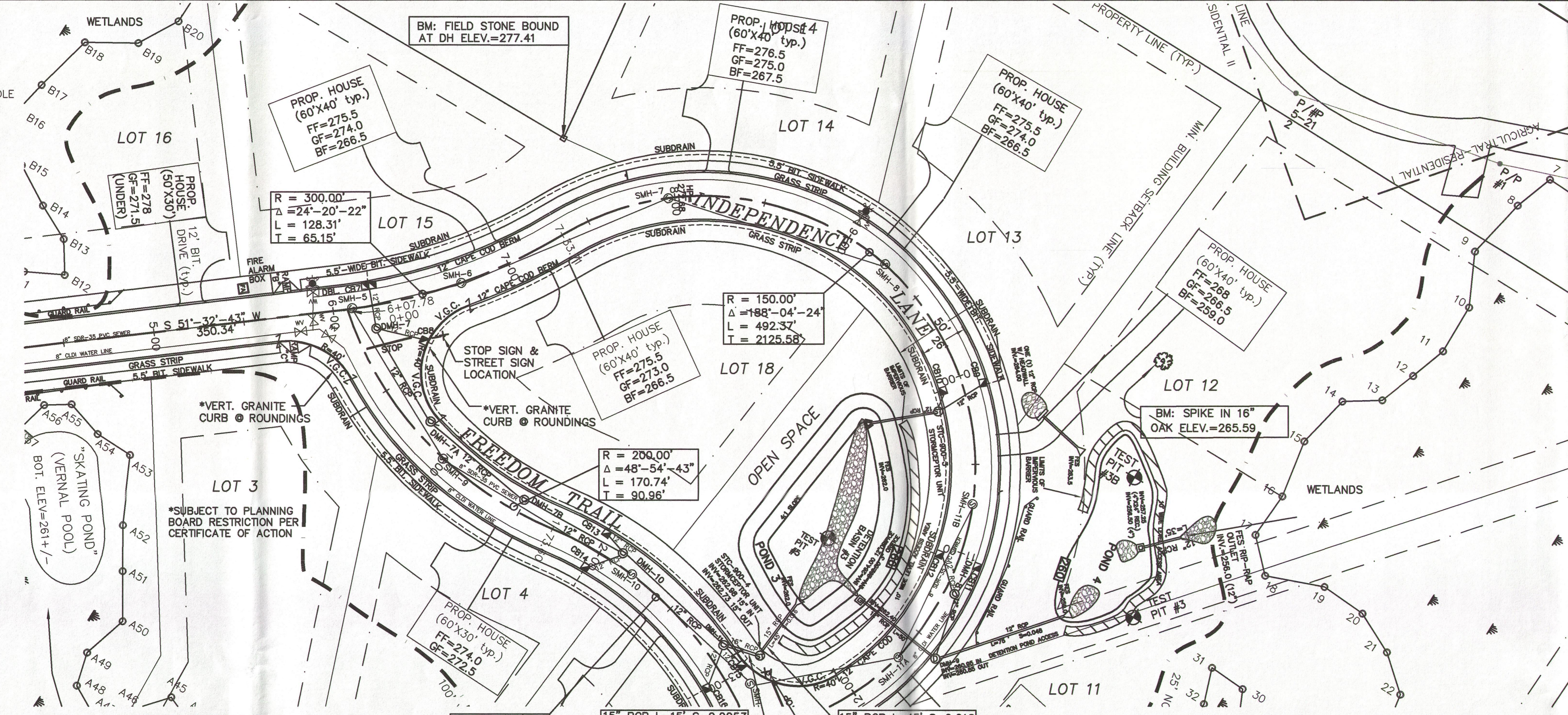
SCALES: HORIZONTAL 1"=40' JULY 30, 2004  
 VERTICAL 1"=4' REVISE DATE: AUGUST 25, 2004

O'DRISCOLL LAND SURVEYING Co.  
 LAND SURVEYING GPS MAPPING LAND CONSULTING  
 46 COTTAGE STREET MEDWAY, MASSACHUSETTS 02053 (508) 533-3314  
 FAIST ENGINEERING  
 P.O. Box 161  
 Woodstock, CT 06281  
 MA Phone: (508) 864-6802  
 CT Phone/Fax: (860)-928-3484



- DIG-SAFE NOTES:
- 1) CONTRACTOR TO CONTACT DIG-SAFE AT LEAST 72 HOURS PRIOR TO THE START OF ANY ON-SITE WORK AT 1-888-DIG-SAFE (1-888-344-7233).
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- LEGEND**
- N/F NOW OR FORMERLY
  - CB DH CONCRETE BOUND WITH DRILL HOLE
  - FND. FOUND
  - EXIST. EXISTING
  - PROP. PROPOSED
  - INV. INVERT
  - R.C.P. REINFORCED CONCRETE PIPE
  - APPROX. APPROXIMATE
  - HYDRANT
  - SEWER MANHOLE
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  - EXISTING CONTOUR LINE
  - 200 PROPOSED CONTOUR LINE
  - OHW OVERHEAD WIRES
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  - ELEV. ELEVATION
  - BIT. BITUMINOUS
  - CONC. CONCRETE
  - FF FINISH FLOOR ELEV.
  - GF GARAGE FLOOR ELEV.
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  - V.G.C. VERTICAL GRANITE CURB
  - CB STORMWATER CATCH BASIN



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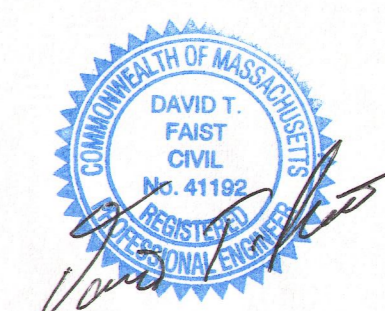
TOWN OF MEDWAY PLANNING BOARD

*[Signature]*  
*[Signature]*  
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PLAN AND PROFILE  
 "INDEPENDENCE LANE"  
 MODIFIED  
 ISHMAEL COFFEE ESTATES  
 DEFINITIVE SUBDIVISION PLAN  
 IN  
 MEDWAY, MASSACHUSETTS

SCALES: HORIZONTAL 1"=40' VERTICAL 1"=4'  
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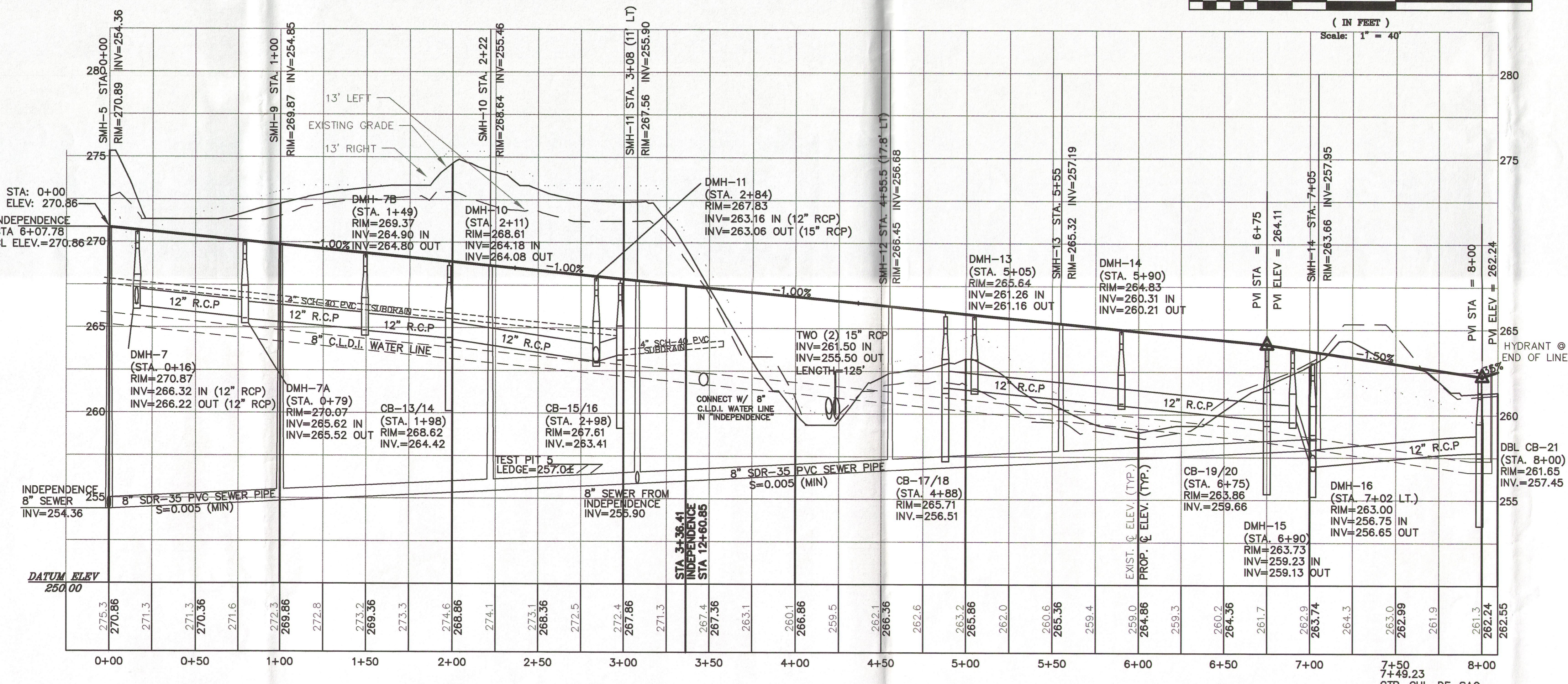
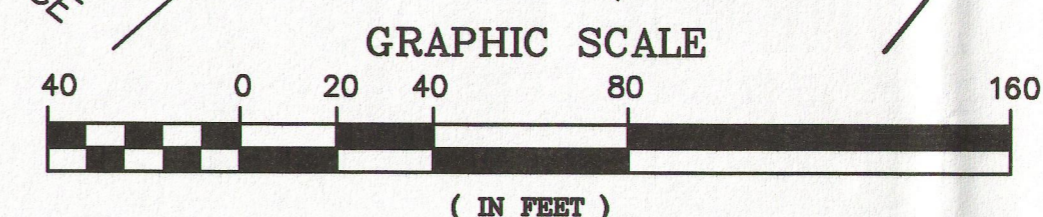
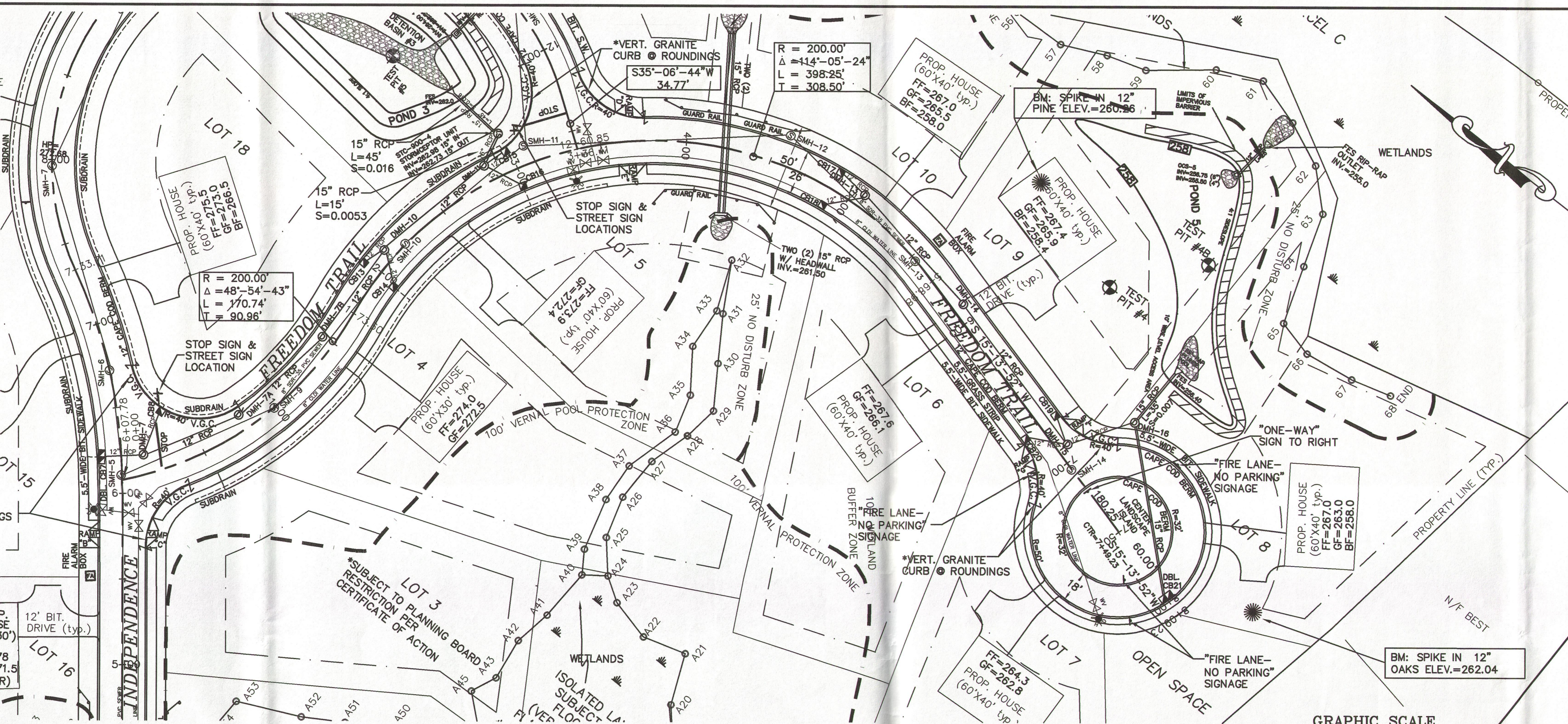
TOWN OF MEDWAY PLANNING BOARD

*[Signature]*  
*[Signature]*  
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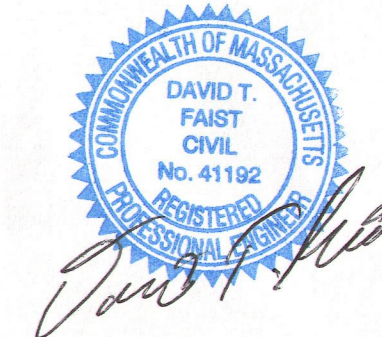
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PLAN AND PROFILE  
 "FREEDOM TRAIL"



MODIFIED  
 ISHMAEL COFFEE ESTATES  
 DEFINITIVE SUBDIVISION PLAN  
 IN

MEDWAY, MASSACHUSETTS  
 SCALES: HORIZONTAL 1"=40' JULY 30, 2004  
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**O'DRISCOLL**  
 LAND SURVEYING Co.  
 LAND SURVEYING GPS MAPPING LAND CONSULTING  
 46 COTTAGE STREET MEDWAY, MASSACHUSETTS 02053 (508) 833-3314

**FAIST ENGINEERING**  
 P.O. Box 161  
 Woodstock, CT 06281  
 MA Phone: (508) 864-6802  
 CT Phone/Fax: (860) 928-3484

*[Signature]*  
 August 31, 2004  
 DATE

- 1.) PLAN ENDORSEMENT IS SUBJECT TO THE CONDITIONS SET FORTH IN THE MEDWAY PLANNING BOARD CERTIFICATE OF ACTION DATED AUGUST 11, 2004.
- 2.) ORIGINAL PLAN APPROVAL DATE: JANUARY 27, 2004  
 ORIGINAL PLAN ENDORSEMENT DATE: FEBRUARY 24, 2004  
 ORIGINAL COVENANT DATE: FEBRUARY 24, 2004  
 ORIGINAL PLAN RECORDING INFORMATION: PLAN BOOK 519, PLAN No. 4

I, MARYJANE WHITE, CLERK OF THE TOWN OF MEDWAY, HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

*[Signature]* Sept 1, 2004  
 TOWN CLERK DATE

**EROSION CONTROL MULCH/FILTER BERM TREATMENT**

ALL DETENTION PONDS AND DISTURBED SLOPES SHALL BE TREATED WITH GROUNDCAPES EXPRESS INC. (GEI) NEW ENGLAND CONSERVATION / WILDLIFE MIX. THE NEW ENGLAND CONSERVATION / WILDLIFE MIX PROVIDES A PERMANENT COVER OF GRASSES, WILDFLOWERS, LEGUMES, AND GRASSES TO PROVIDE BOTH EROSION CONTROL, AND WILDLIFE HABITAT. THIS MIX IS DESIGNED TO PRODUCE A LOW MAINTENANCE COVER, AND IS AN APPROPRIATE APPLICATION FOR CUT AND FILL SLOPES, DETENTION BASINS, AND DISTURBED AREAS ADJACENT TO COMMERCIAL AND RESIDENTIAL PROJECTS.

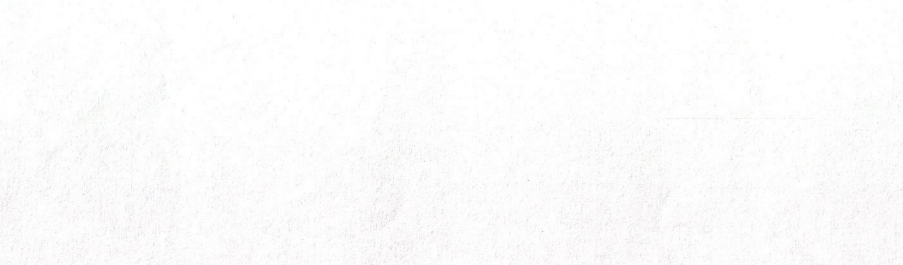
APPLICATION RATE: 25 lb./ACRE 1743 SQ. FT. / lb.

SPECIES:

BIG BLUESTEM (ANDROPOGON GERARDII), SWITCHGRASS (PANICUM VIRGATUM), LITTLE BLUESTEM (SCHIZACHYRIUM SCOPARIUM), CANADA WILD RYE (ELYMUS CANADENSIS), FOX SEDGE (CAREX VULPINOIDEA), PARTRIDGE PEA (CHAMAECRISTA FASCICULATA), FRINGED BROMEGRASS (BROMUS CILIATUS), PENNSYLVANIA SMARTWEED (POLYGONUM PENNSYLVANICUM), COMMON MILKWEED (ASCLEPIAS SYRIACA), NODDING BUR-MARIGOLD (BIDENS CERNUA), SHOWY TICK-TREFOIL (DESMODIUM CANADENSE), SILKY SMOOTH ASTER (ASTER LAEVIS), FLAT-TOP ASTER (ASTER UMBELLATUS).

**TYPICAL SEED/EROSION CONTROL MIXTURE**

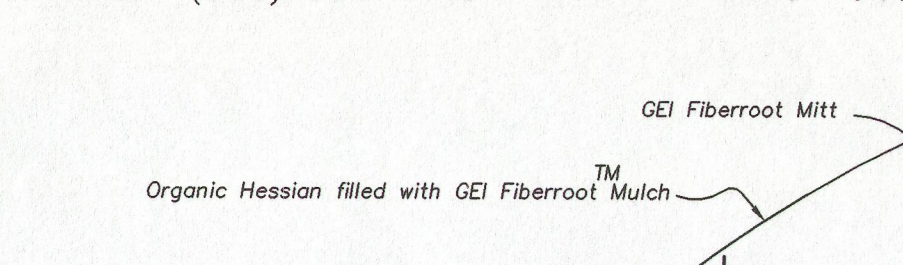
ORANGE CONSTRUCTION SNOW FENCING TO BE STAKED ALONG ENTIRE SEDIMENT CONTROL LINE 18"-24" IN FRONT OF FILTERMITT BERM (SEE DETAIL)



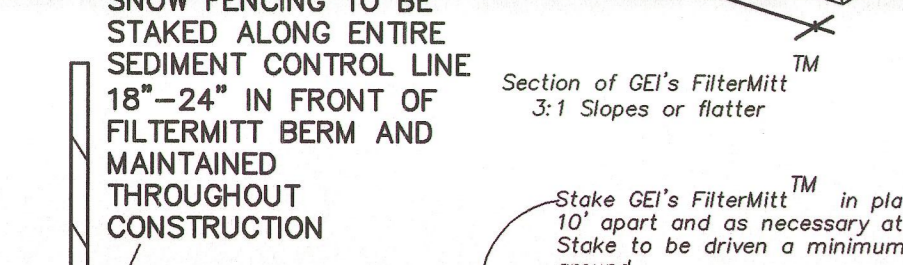
GEI MULCH & SEED MIXTURE EROSION CONTROL TREATMENT FOR 3:1 SLOPES



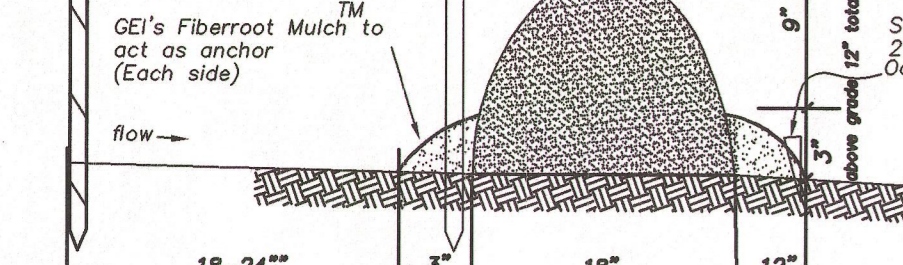
GEI FILTERMITT SOIL EROSION CONTROL SYSTEM ALONG ENTIRE LENGTH OF WETLANDS



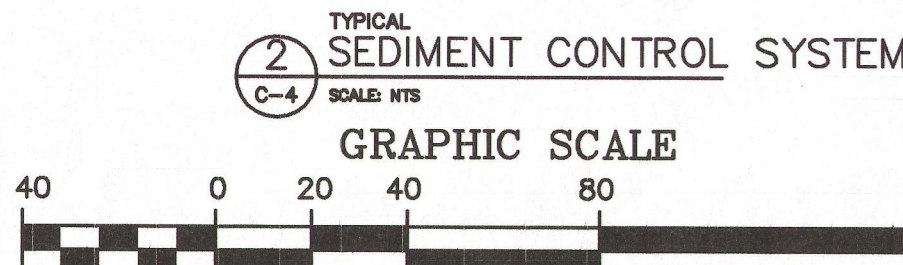
GEI MULCH & SEED MIXTURE EROSION CONTROL TREATMENT FOR 3:1 SLOPES



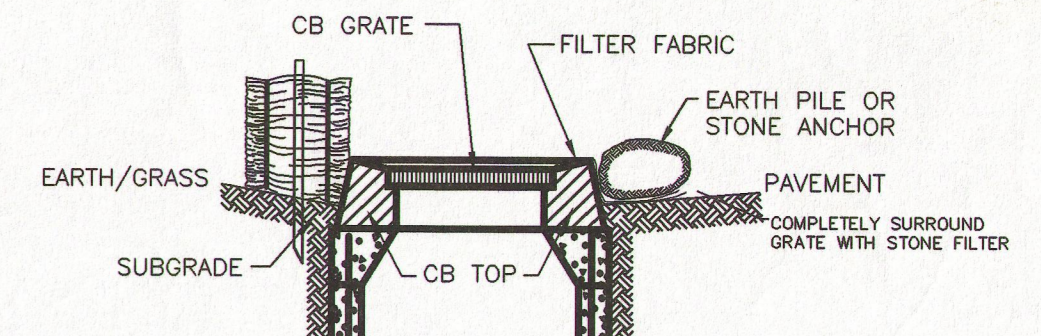
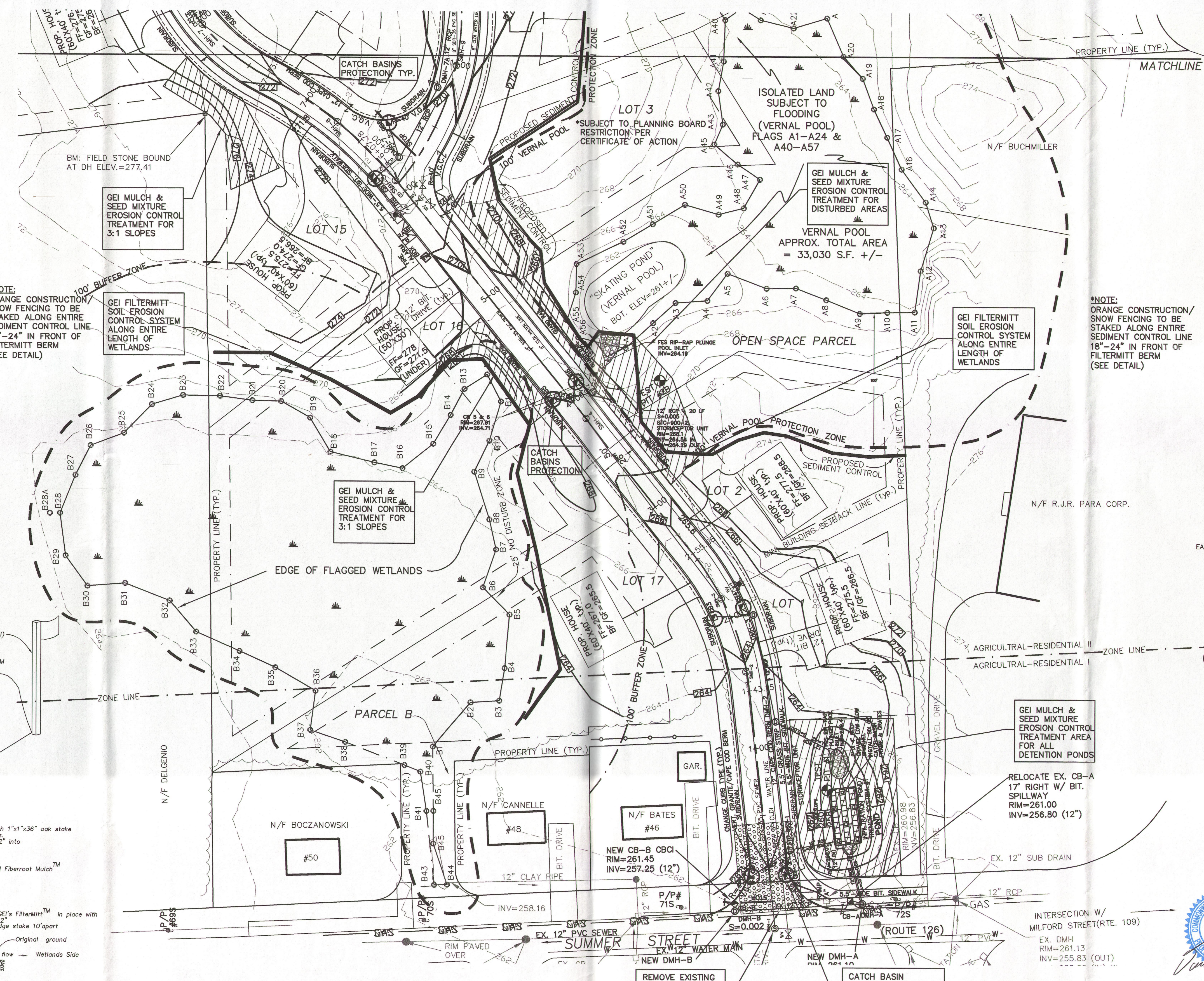
GEI MULCH & SEED MIXTURE EROSION CONTROL TREATMENT AREA FOR ALL DETENTION PONDS



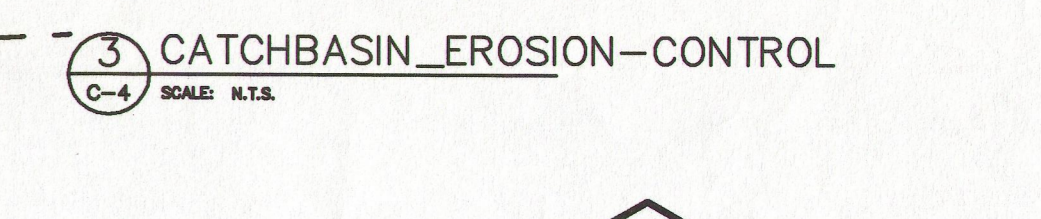
RELOCATE EX. CB-A 17' RIGHT W/ BIT. SPILLWAY RIM=261.00 INV=256.80 (12")



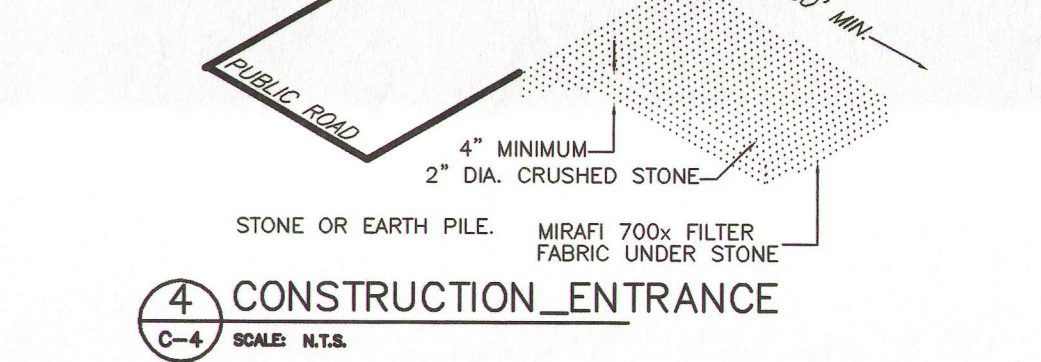
REMOVE EXISTING PAVEMENT; PLACE STONE PROTECTION TO BE IN PLACE DURING CONSTRUCTION (TYP.)



NOTE: REMOVE CB GRATE, PLACE FILTER FABRIC REPLACE GRATE, TAKING CARE NOT TO DAMAGE FILTER FABRIC. ANCHOR WITH STONE OR EARTH PILE.



NOTE: REMOVE EXISTING PAVEMENT; PLACE STONE PROTECTION TO BE IN PLACE DURING CONSTRUCTION (TYP.)



NOTE: REMOVE EXISTING PAVEMENT; PLACE STONE PROTECTION TO BE IN PLACE DURING CONSTRUCTION (TYP.)

- RESPONSIBILITIES OF OWNER/PERMITEE**  
 The Owner/Permittee shall:  
 A. Provide the contractor with copies of land-use permits that owner has acquired.  
 B. Inform all parties involved with the proposed site work of this plan's objectives and requirements.
- RESPONSIBILITIES OF CONTRACTOR**  
 The contractor is responsible for preventing erosion of the site and for protecting adjacent storm sewers and waterways from sedimentation.  
 The contractor shall:  
 A. Install, monitor, and maintain of the soil erosion and sediment control measures as shown on this plan.  
 B. Comply with all permit requirements.
- PRECONSTRUCTION CONFERENCE**  
 The Permittee, Owner-of-record, contractor, engineer, and the City shall hold a preconstruction conference to review the proposed soil erosion and sediment control measures.

- GENERAL CONTROLS**  
 Cleaning of Stormwater Structures:  
 Clean all stormwater structures, including, but not limited to pipes, swales, subsurface retention basins, sediment traps, and riprap aprons of sediment upon completion of the project.
- Construction Entrances:**  
 Place clean washed stone at the site entrances to the length, width and depth indicated on the plans and details to help restore mud and/or clods of soil from construction vehicles exiting from the site. Add additional stone as necessary to maintain adequate serviceability.
- Pavement Maintenance:**  
 The contractor shall sweep paved roadways adjacent to the site on a routine basis to prevent tracking of mud onto public roadways and washing of mud into waterways. If the contractor's schedule for cleaning the pavement is found to be inadequate by the Owner, Owner's Representative, or City, the contractor shall increase the frequency at no additional cost to the owner.

EROSION CONTROL PLAN  
 "INDEPENDENCE LANE/FREEDOM TRAIL"  
 MODIFIED  
 ISHMAEL COFFEE ESTATES  
 DEFINITIVE SUBDIVISION PLAN  
 IN  
 MEDWAY, MASSACHUSETTS  
 SCALES: 1"=40'  
 JULY 30, 2004  
 REVISE DATE:  
 AUGUST 25, 2004

**O'DRISCOLL**  
 LAND SURVEYING Co.  
 LAND SURVEYING GPS MAPPING LAND CONSULTING  
 48 COTTAGE STREET MEDWAY, MASSACHUSETTS 02053 (508) 533-3314

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SHEET 9 OF 14  
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