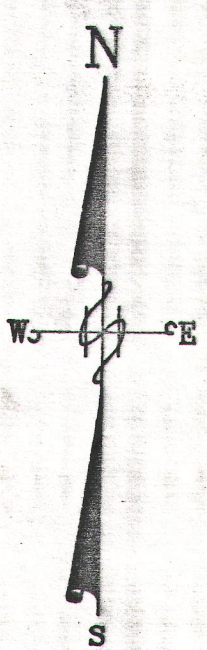


DEFINITIVE SUBDIVISION PLAN

INDEX PLAN SPERONI ACRES

SHEETS 2 & 4

SHEETS 3 & 5



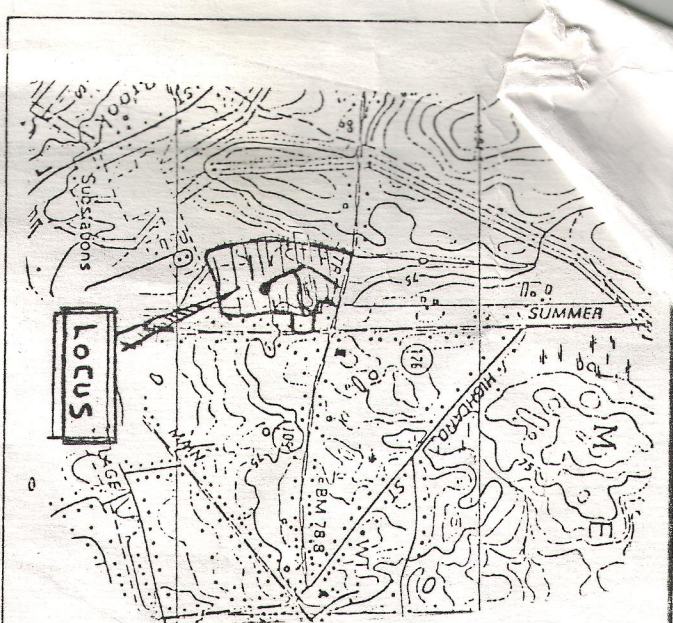
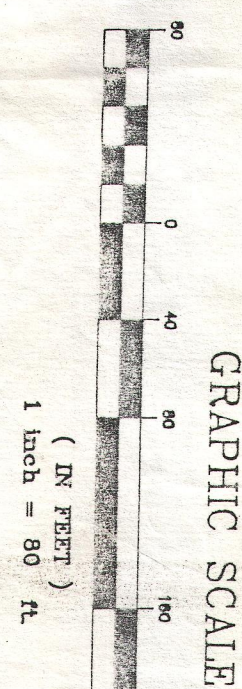
ZONING
AR-II - AGRICULTURAL - RESIDENTIAL DISTRICT II
MINIMUM AREA 22,500 sq. ft.
FRONTAGE 150'
FRONT YARD 35'
SIDE YARD 15'
REAR YARD 15'



APPROVAL TOWN OF MEDWAY
PLANNING BOARD
REQUIRED
Special Topography
James A. Spina
James O. Burt
DATE: 3-31-16

CLERK OF THE TOWN OF MEDWAY
HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE TOWN OF MEDWAY PLANNING BOARD HAS BEEN RECEIVED AND RECORDED NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

TOWN CLERK _____ DATE _____

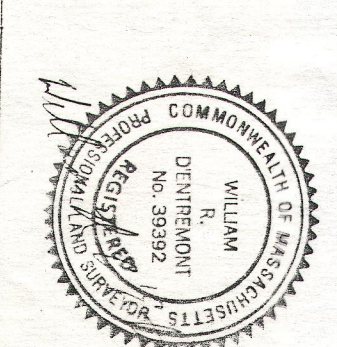


REGISTRY USE ONLY

Spironi Acres

INDEX

- SHEET 1 INDEX PLAN
- SHEET 2 LOT LAYOUT PLAN
- SHEET 3 LOT LAYOUT PLAN
- SHEET 4 TOPOGRAPHIC PLAN
- SHEET 5 TOPOGRAPHIC PLAN
- SHEET 6 PLAN & PROFILE PLAN
- SHEET 7 PLAN & PROFILE PLAN
- SHEET 8A DETAIL
- SHEET 8B SUPPLEMENTAL PLAN
- SHEET 8C SEWER CONNECTION PLAN
- SHEET 8D CONSERVATION PLAN



0214 ID

DEFINITIVE SUBDIVISION PLAN

INDEX PLAN
FOR
SPERONI ACRES
IN
MEDWAY, MA

OWNER: SPERONI'S INC.
MILFORD STREET
MEDWAY, MA

DEVELOPER: OWEN SULLIVAN
50 COUNTRY WAY
MEDFIELD, MA 02152

C.E.C. LAND SURVEYORS INC.
7 WINTER STREET SUITE 3 PEABODY, MA 01960 (508)531-1191

SHEET NO: 1 OF 8D DATE: 9/16/97 JOB NO: DRAWN BY: L.L.H.

THIS PLAN HAS BEEN DESIGNED BY ME OR UNDER MY DIRECT SUPERVISION, I HAVE ACCEPTED ENGINEERING PRACTICE, CONFORMS TO THE SUBDIVISION REGULATION OF THE COMMONWEALTH OF MASSACHUSETTS, AND REPRESENTS MY BEST PROFESSIONAL EFFORTS.

THE SURVEYING OF THE LAND FOR THIS, INCLUDING THE PLATTING AND ALIGNMENT OF LOTS AND THE ALIGNMENT OF STREETS AND THE DRAFTING OF THIS PLAN, HAS BEEN DONE BY ME OR BY MY FIRM, REFLECTS ACCEPTED LAND SURVEYING PRACTICES AND STANDARDS, AND REPRESENTS MY BEST PROFESSIONAL EFFORTS.

I HEREBY CERTIFY THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS

I HEREBY CERTIFY THIS PLAN AND SURVEY WERE PREPARED IN ACCORDANCE WITH THE PROCEDURAL AND TECHNICAL STANDARDS IN THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS

I HEREBY CERTIFY THAT THE RELATIVE ERROR IN CLOSURE IS NOT LESS THAN 1 IN 12,000.

REGISTRY USE ONLY

DATE: 3/31/98

WAIVER REQUESTED:
 SECT. 18B.2. REQUEST THE USE OF TYPED W/IR MAP
 IN PLACE OF CONCRETE HEADWALL
 SECT. 18B.2.3. GUTTER UNITS NOT SHOWN BACK OF
 LIGHT OF WAY PROFILE SHOWN

SECT. 18B.2.3. SIGNATURE TO BE INSTALLED ON ONE SIDE ONLY
 TO AVOID FOR DEAD END ROAD NOT GRANTED
 I CERTIFY THAT THE TOWN OF MEDWAY HEREBY
 APPROVALS THIS PLAN BY THE TOWN
 PLANNING BOARD HAS BEEN RECORDED
 AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY DAYS
 NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

TOWN CLERK DATE

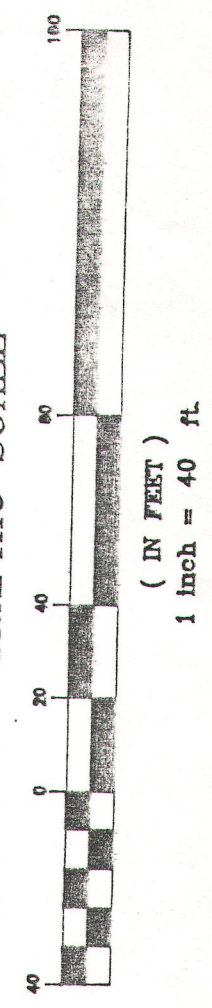
APPROVAL TOWN OF MEDWAY
 PLANNING BOARD
 REQUIRED

SUBJECT TO COVENANT

Donald Spry
James A. Davis
 DATE: 3-31-98

LEGEND
 STONE BOUND TO BE SET

GRAPHIC SCALE
 1 inch = 40 ft.



NO.	DATE	REVISION	BY
1	11/24/97	REVISIONS PER PL. BD.	L.J.B.
2	12/17/97	REVISIONS PER PL. BD.	L.J.B.

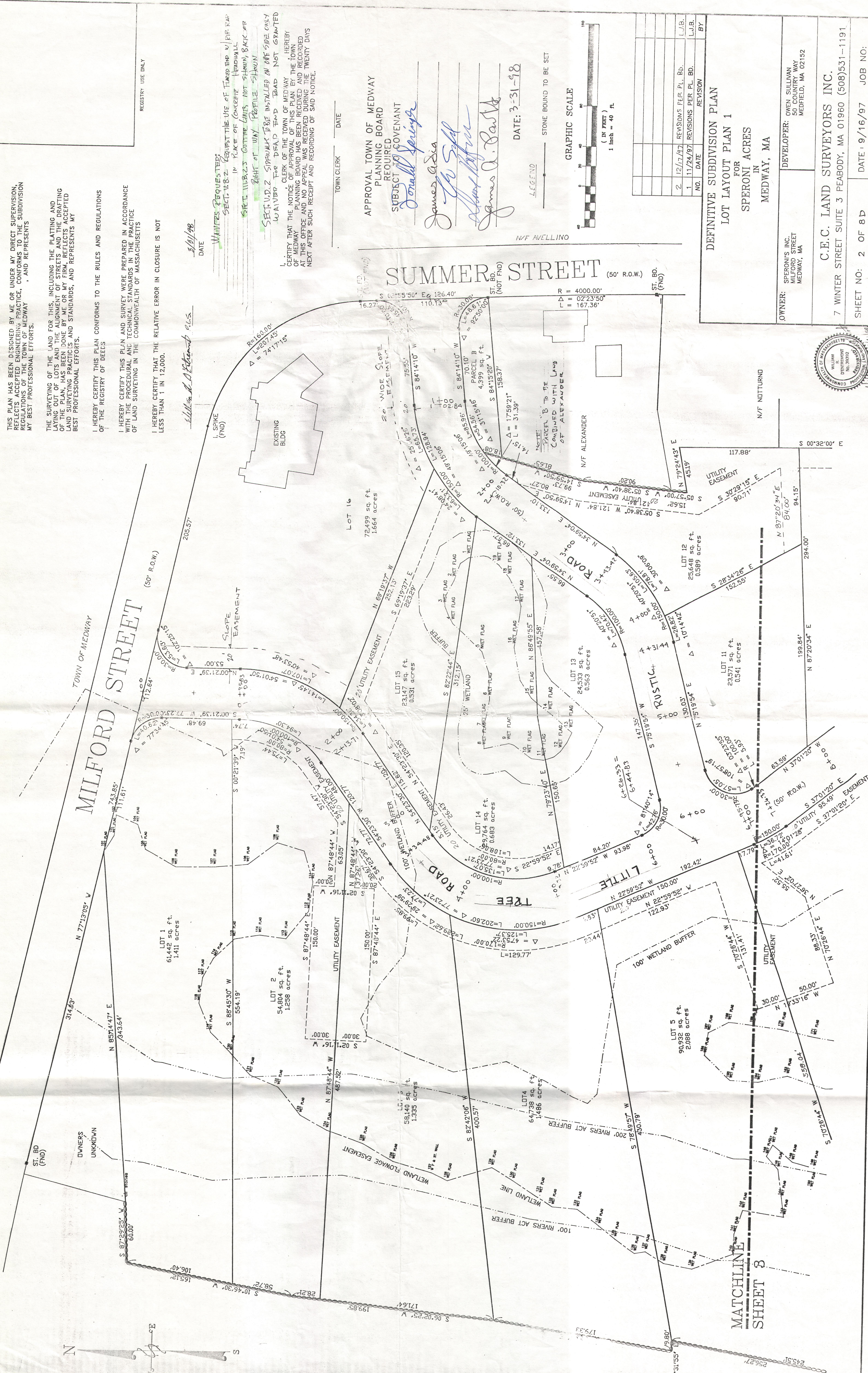
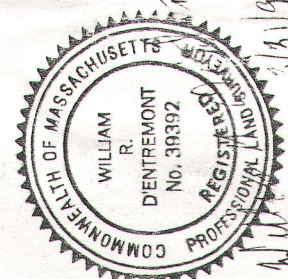
DEFINITIVE SUBDIVISION PLAN
 LOT LAYOUT PLAN 1
 FOR
 SPERONI ACRES
 IN
 MEDWAY, MA

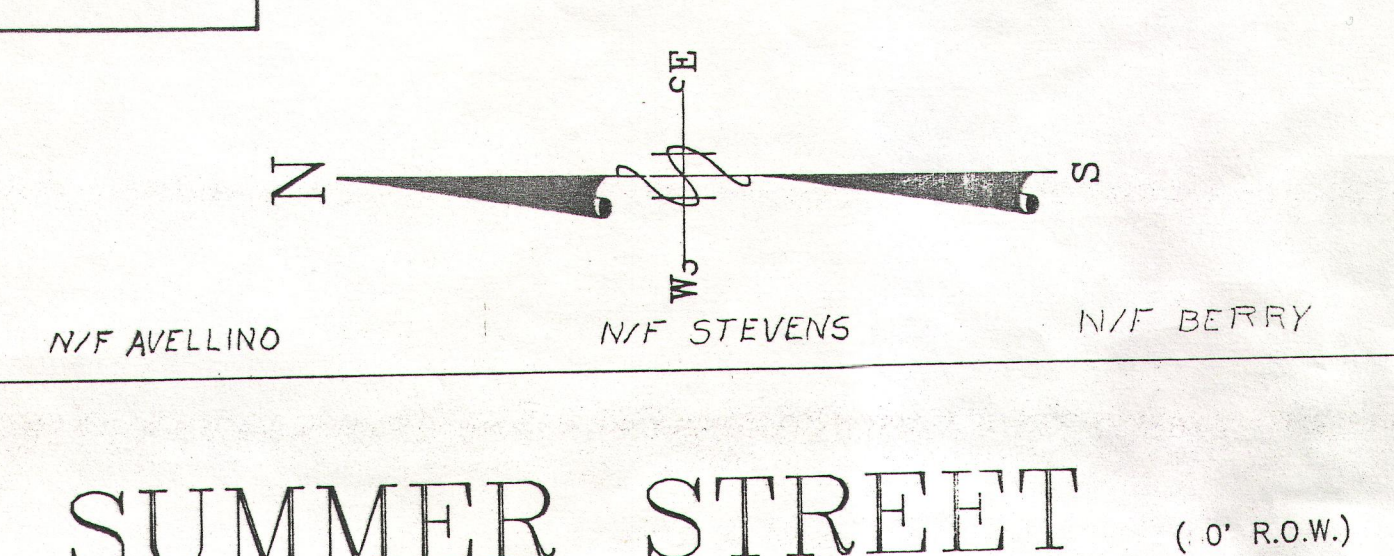
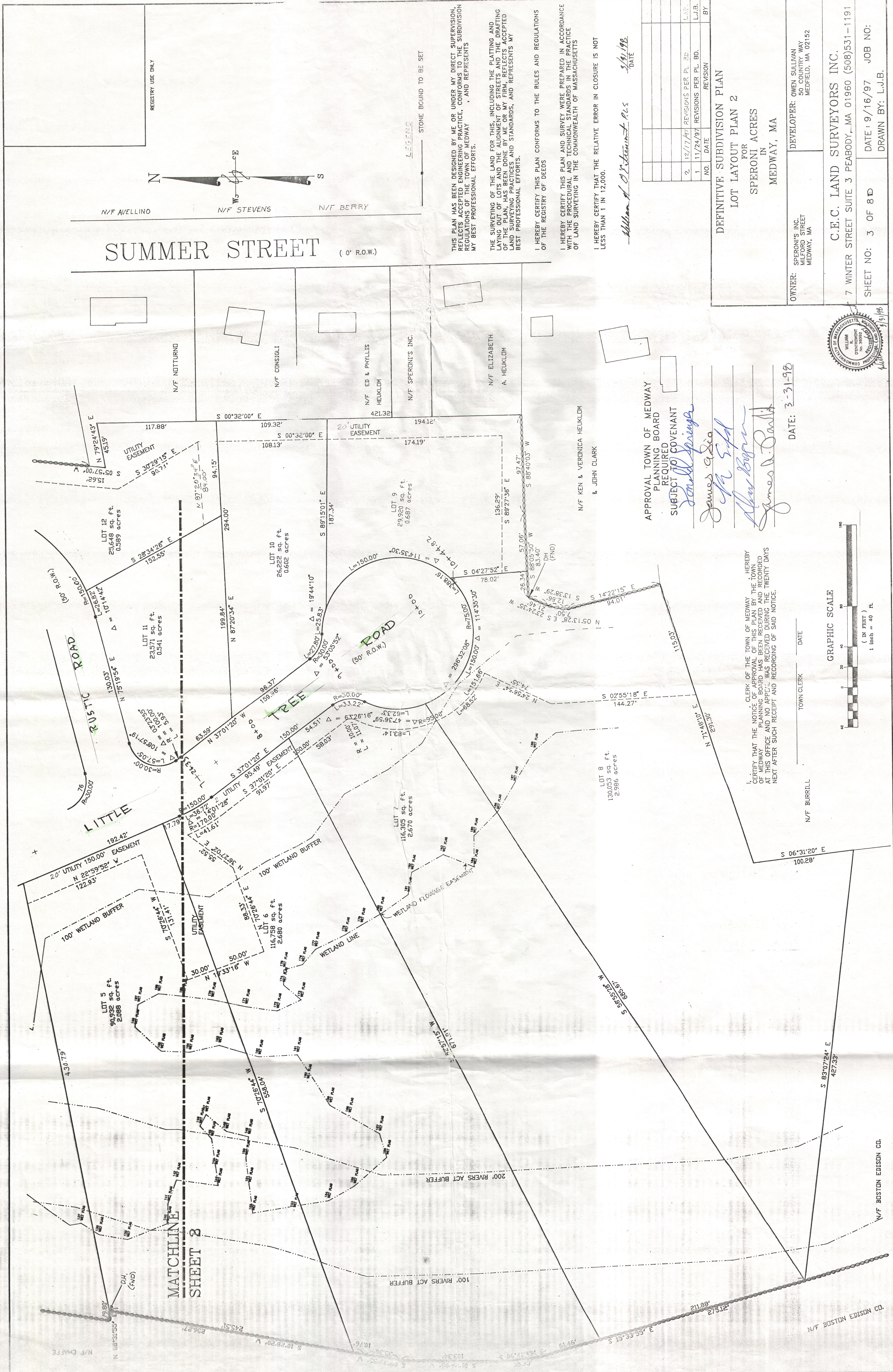
OWNER: SPERONI'S INC.
 50 COUNTRY WAY
 MEDFIELD, MA 02152

DEVELOPER: OWEN SULLIVAN
 50 COUNTRY WAY
 MEDFIELD, MA 02152

C.E.C. LAND SURVEYORS INC.
 7 WINTER STREET SUITE 3 PEABODY, MA 01960 (508)531-1191

SHEET NO: 2 OF 8D DATE: 9/16/97 JOB NO:
 DRAWN BY: L.J.B.





THIS PLAN HAS BEEN DESIGNED BY ME OR UNDER MY DIRECT SUPERVISION AND I AM A LICENSED PROFESSIONAL SURVEYOR IN THE STATE OF MASSACHUSETTS. I HEREBY CERTIFY THAT THE PLAN, IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN OF MEDWAY, MA, AND REPRESENTS MY BEST PROFESSIONAL EFFORTS.

THE SURVEYING OF THE LAND FOR THIS INCLUDING THE PLATTING AND THE DRAFTING OF THIS PLAN, HAS BEEN DONE BY ME OR MY FIRM, REFLECTS ACCEPTED LAND SURVEYING PRACTICES AND STANDARDS, AND REPRESENTS MY BEST PROFESSIONAL EFFORTS.

I HEREBY CERTIFY THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS

I HEREBY CERTIFY THIS PLAN AND SURVEY WERE PREPARED IN ACCORDANCE WITH THE STANDARDS AND PRACTICES OF THE PROFESSION OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS

I HEREBY CERTIFY THAT THE RELATIVE ERROR IN CLOSURE IS NOT LESS THAN 1 IN 12,000.

William J. O'Connell, P.E. DATE: 3/1/98

NO.	DATE	REVISION	BY
1	11/24/97	REVISIONS PER PL. BD.	L.J.B.
2	12/17/97	REVISIONS PER PL. BD.	L.J.B.

DEFINITIVE SUBDIVISION PLAN
LOT LAYOUT PLAN 2
 FOR
SPERONI ACRES
 IN
MEDWAY, MA

OWNER: SPERONI'S INC.
 50 COUNTRY WAY
 MEDWAY, MA

DEVELOPER: OWEN SULLIVAN
 50 COUNTRY WAY
 MEDWAY, MA 02152

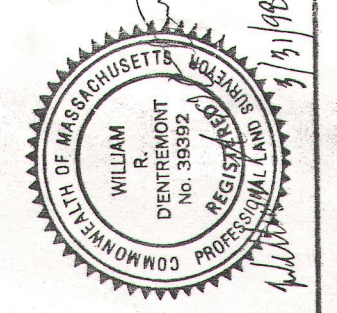
C.E.C. LAND SURVEYORS INC.
 7 WINTER STREET SUITE 3 PEABODY, MA 01960 (508)531-1191

SHEET NO: 3 OF 8 D DATE: 9/16/97 JOB NO:
 DRAWN BY: L.J.B.

APPROVAL TOWN OF MEDWAY
 PLANNING BOARD
 REQUIRED TO CONVEYANT
 SUBJECT TO COVENANT

James D. Clark
James D. Clark
James D. Clark

DATE: 3-31-98



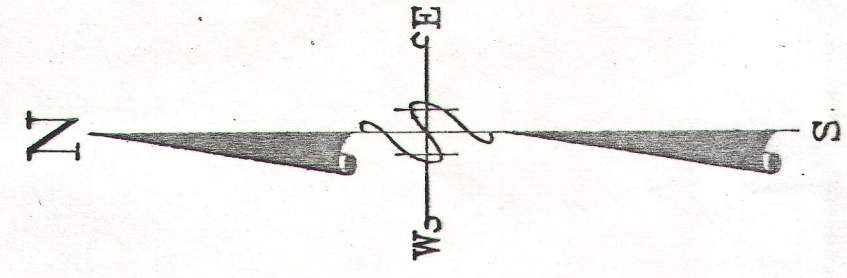
CLERK OF THE TOWN OF MEDWAY
 I HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE TOWN OF MEDWAY PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPLICATION WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

TOWN CLERK _____ DATE _____

N/F BURRELL

GRAPHIC SCALE
 (IN FEET)
 1 inch = 40 ft.

REGISTRY USE ONLY



LEGEND

- - - 80' - EXISTING CONTOURS
- - - 100' - PROPOSED CONTOURS
- - MANHOLE
- - CATCH BASIN
- ⊗ - FIRE HYDRANT
- - WATER SHUT-OFF
- - - WETLAND LINE
- - - 100' BUFFER LINE

APPROVAL TOWN OF MEDWAY
PLANNING BOARD
REQUIRED

SUBJECT TO COMMENTS

Frank Springs
James L. Dalk
 DATE: 3-31-98

NOTE: SEWER FORCE MAIN - 48" MIN COVER
SEE SUPPLEMENTAL SHEET FOR DETENTION
POND CROSS-SECTIONS

NO.	DATE	REVISION
2	12/17/97	REVISIONS PER PL. B.D.
1	11/24/97	REVISIONS PER PL. B.D.

**DEFINITIVE SUBDIVISION PLAN
TOPOGRAPHIC PLAN 2**

FOR
SPERONI ACRES
IN
MEDWAY, MA

OWNER: SPERONI, INC.
MILFORD STREET
MEDWAY, MA

DEVELOPER: OWEN SULLIVAN
50 COUNTRY WAY
MEDFIELD, MA 02155

C.F.C. LAND SURVEYORS INC.

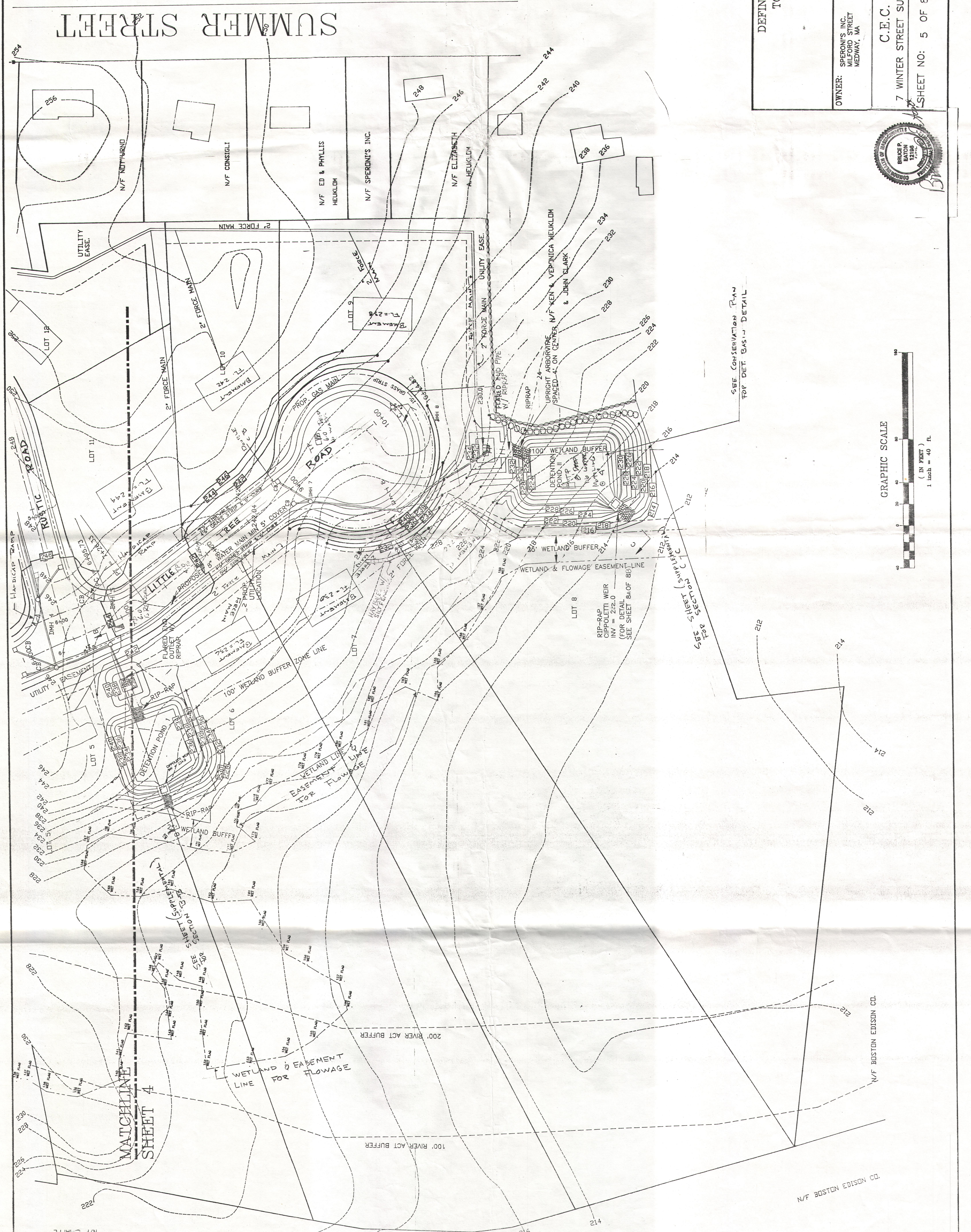
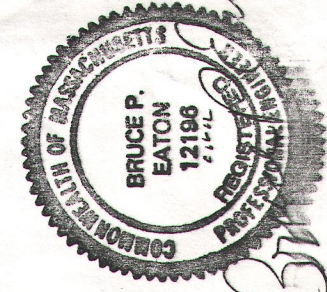
7 WINTER STREET SUITE 3 PEABODY, MA 01960 (508)531-1111

SHEET NO: 5 OF 8D

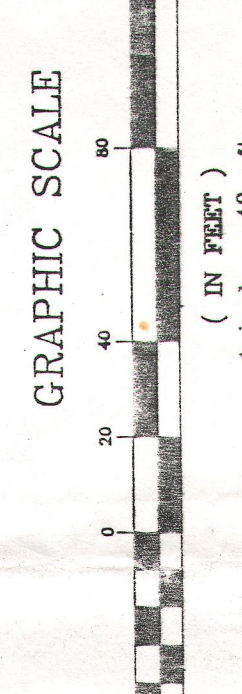
DATE: 9/16/97

JOB NO

DRAWN BY: L.J.B.

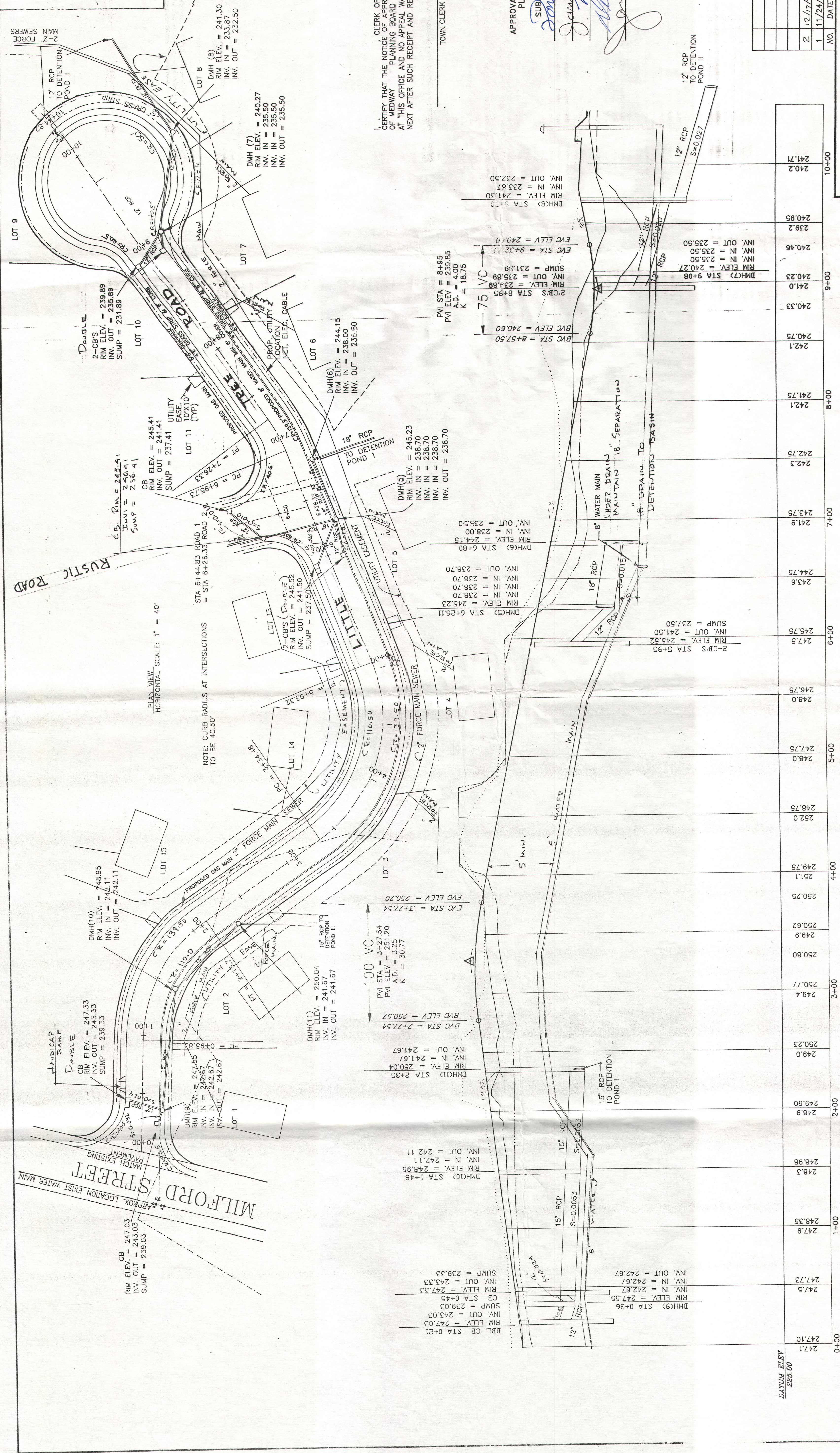


SEE CONSERVATION PLAN
FOR DET. GAS-J DETAIL



MATCHLINE
SHEET 4

N/F BOSTON EDISON CO.
N/F BOSTON EDISON CO.



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

TOWN CLERK _____ DATE _____

APPROVAL TOWN OF MEDWAY
PLANNING BOARD
REQUIRED
SUBJECT TO COVENANT
Samuel Spengler
James G. ...
...
DATE: 3-31-98

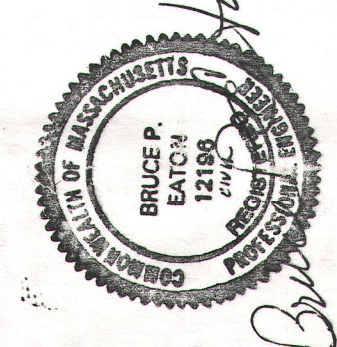
NO.	DATE	REVISION
2	12/17/97	REVISIONS PER PL. 2D
1	11/24/97	REVISIONS PER PL. 2D

DEFINITIVE SUBDIVISION PLAN
PLAN & PROFILE PLAN 1
FOR
SPERONI ACRES
IN
MEDWAY, MA

DEVELOPER: OWEN SULLIVAN
50 COUNTRY WAY
MEDFIELD, MA 02152

SPERONI'S INC.
MILFORD STREET
MEDWAY, MA

C.F.C. LAND SURVEYORS INC.
7 WINTER STREET SUITE 3 PEABODY, MA 01960 (508)531-1191



SHEET NO: 6 OF 8
DATE: 9/16/97
JOB NO:
DRAWN BY: L.J.B.

LEGEND
 --- EXISTING GRADE LEFT
 --- EXISTING GRADE RIGHT
 --- PROPOSED GRADE
 --- PROPOSED UTILITY LINES (ELEC, CABLE, TEL)
 --- PROPOSED WATER MAIN
 --- PROPOSED GAS MAIN

PROFILE VIEW
HORIZONTAL SCALE: 1" = 4'
VERTICAL SCALE: 1" = 4'

REGISTRY USE ONLY

- LEGEND**
- EXISTING GRADE
 - EXISTING GRADE LEFT
 - EXISTING GRADE RIGHT
 - PROPOSED UTILITY LINE
 - PROPOSED UTILITY LINES (ELEC, CABLE, TEL)
 - PROPOSED WATER MAIN
 - PROPOSED GAS MAIN

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

TOWN CLERK _____ DATE _____

APPROVAL TOWN OF MEDWAY PLANNING BOARD REQUIRED SUBJECT TO GOVERNANT

David Spriggs
James A. ...
 DATE: 3-31-98

NO.	DATE	REVISION
2	12/17/97	REVISIONS PER PL. BD.
1	11/24/97	REVISIONS PER PL. BD.

**DEFINITIVE SUBDIVISION PLAN
 PLAN & PROFILE PLAN 2**

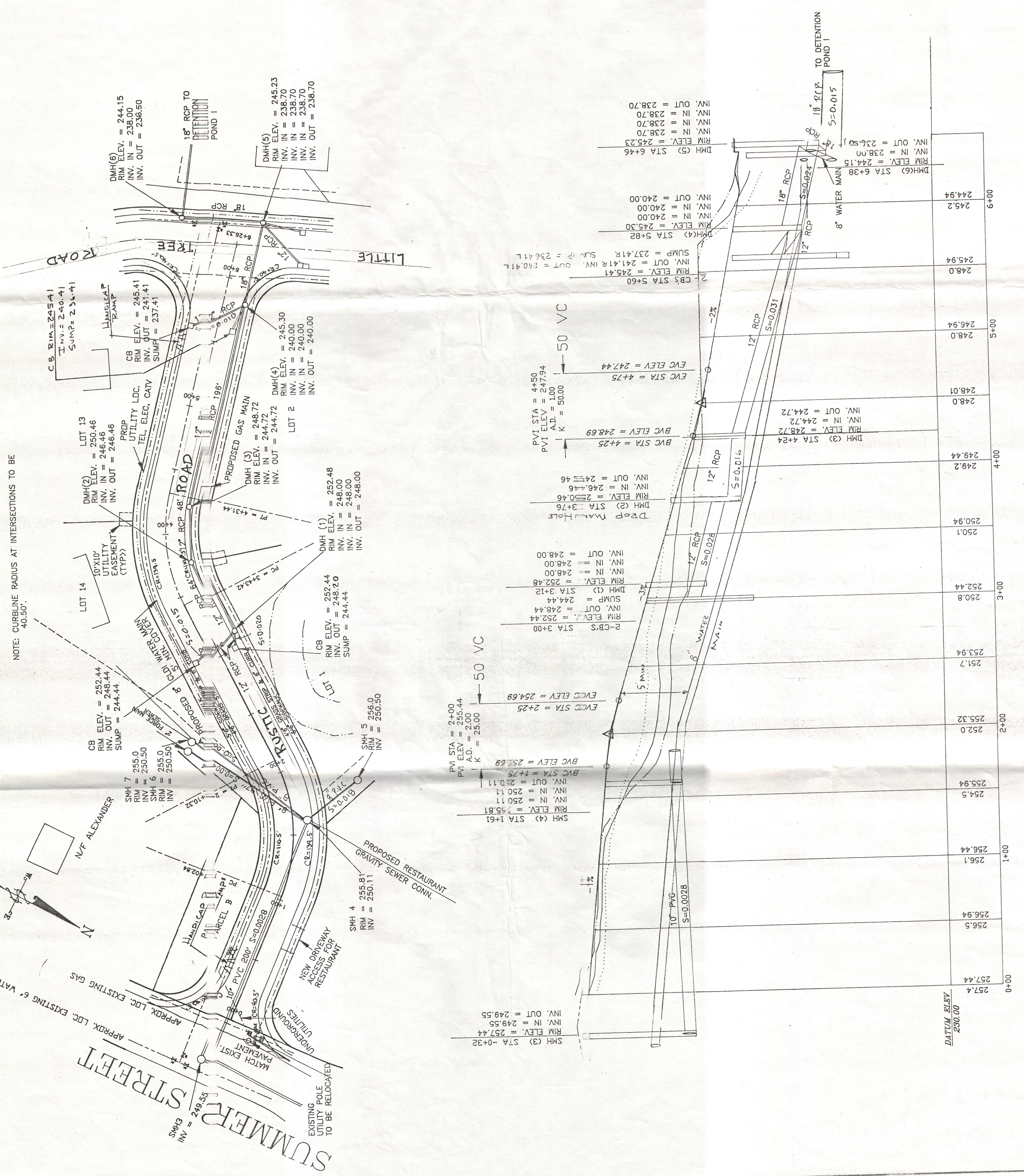
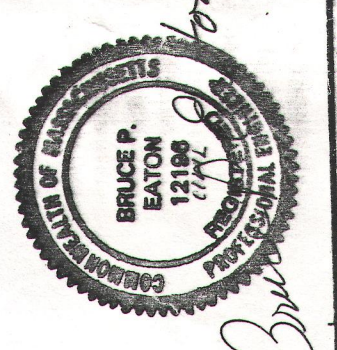
FOR
 SPERONI ACRES
 IN
 MEDWAY, MA

DEVELOPER: OWEN SULLIVAN
 50 COUNTRY WAY
 MEDFIELD, MA 02152

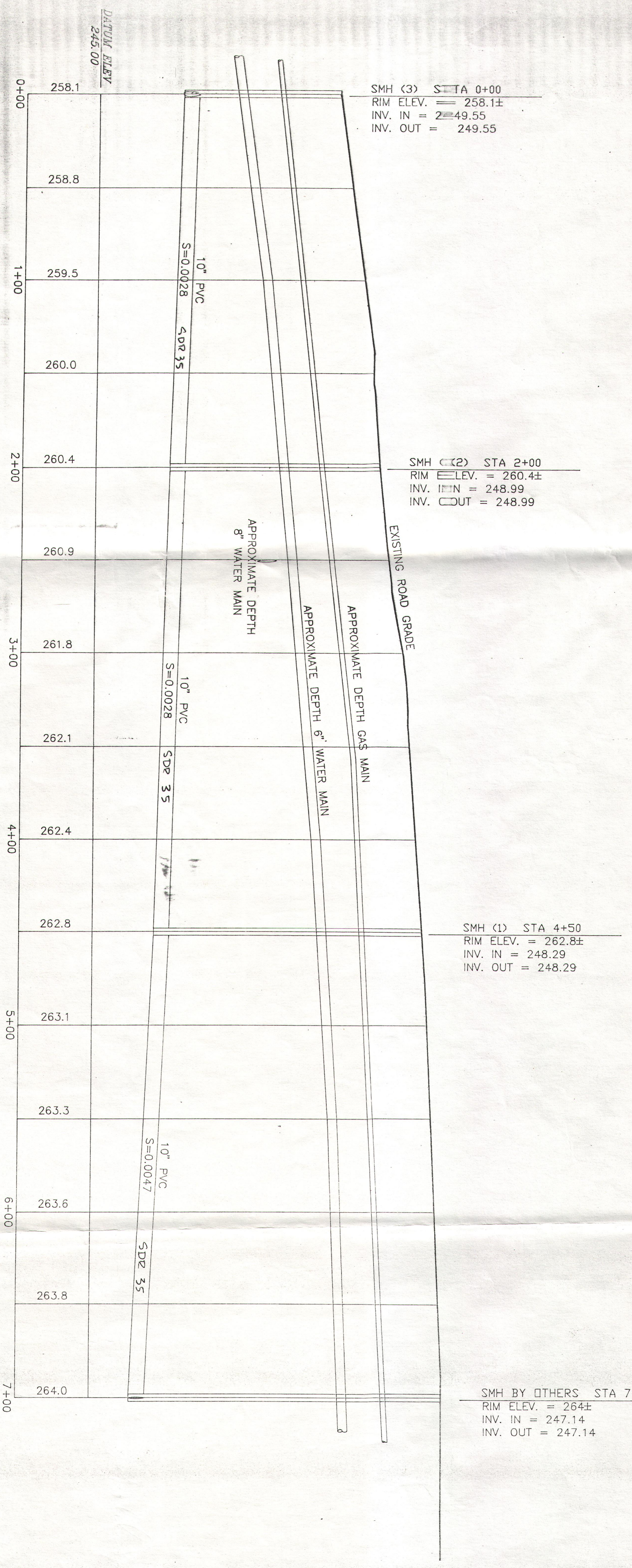
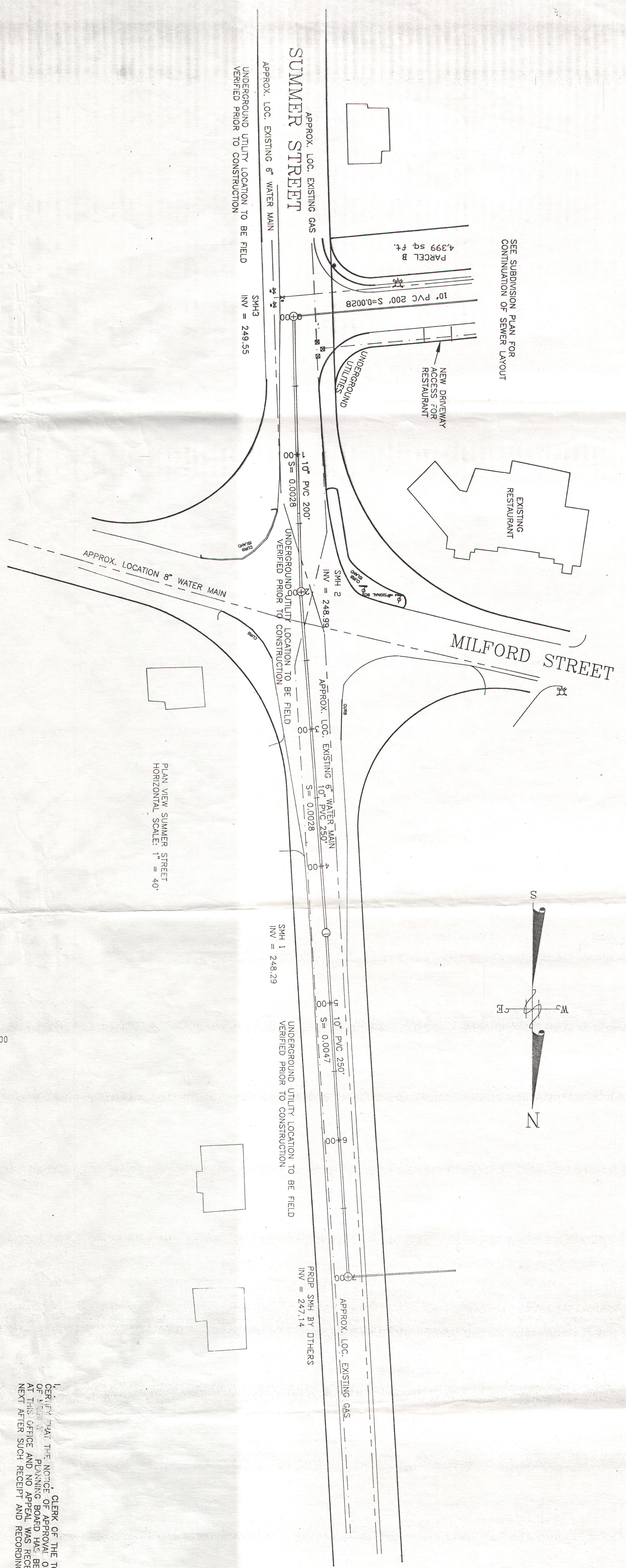
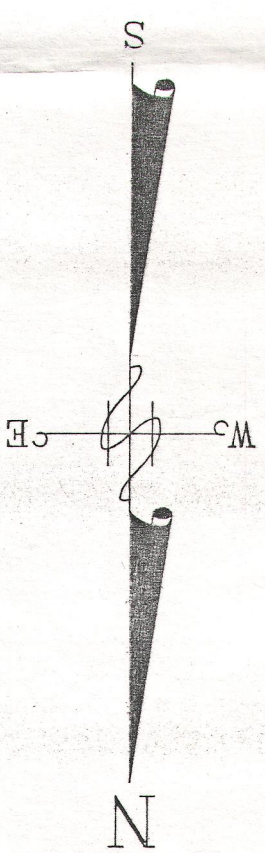
C.E.C. LAND SURVEYORS INC.

7 WINTER STREET SUITE 3 PEABODY, MA 01960 (508)531-1191

SHEET NO: 7 OF 8D DATE: 9/16/97 JOB NO:
 DRAWN BY: L.J.B.



PROFILE VIEW ROAD
 HOR. SCALE: 1" = 40'
 VERT. SCALE: 1" = 4'



SMH (3) STA 0+00
RIM ELEV. = 258.1±
INV. IN = 249.55
INV. OUT = 249.55

SMH (2) STA 2+00
RIM ELEV. = 260.4±
INV. IN = 248.99
INV. OUT = 248.99

SMH (1) STA 4+50
RIM ELEV. = 262.8±
INV. IN = 248.29
INV. OUT = 248.29

SMH BY OTHERS STA 7+00
RIM ELEV. = 264±
INV. IN = 247.14
INV. OUT = 247.14

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

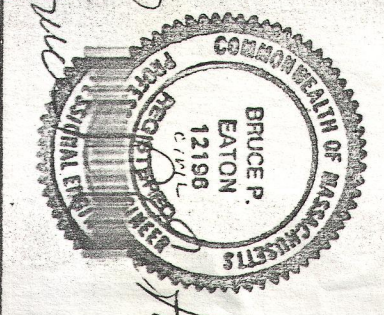
TOWN CLERK _____ DATE _____

APPROVAL TOWN OF MEDWAY PLANNING BOARD
SUBJECT TO GOVERNANT
James A. Silva
James A. Silva
James A. Silva
DATE: 3-31-98

CALL DIG-SAFE 1-800-332-4844

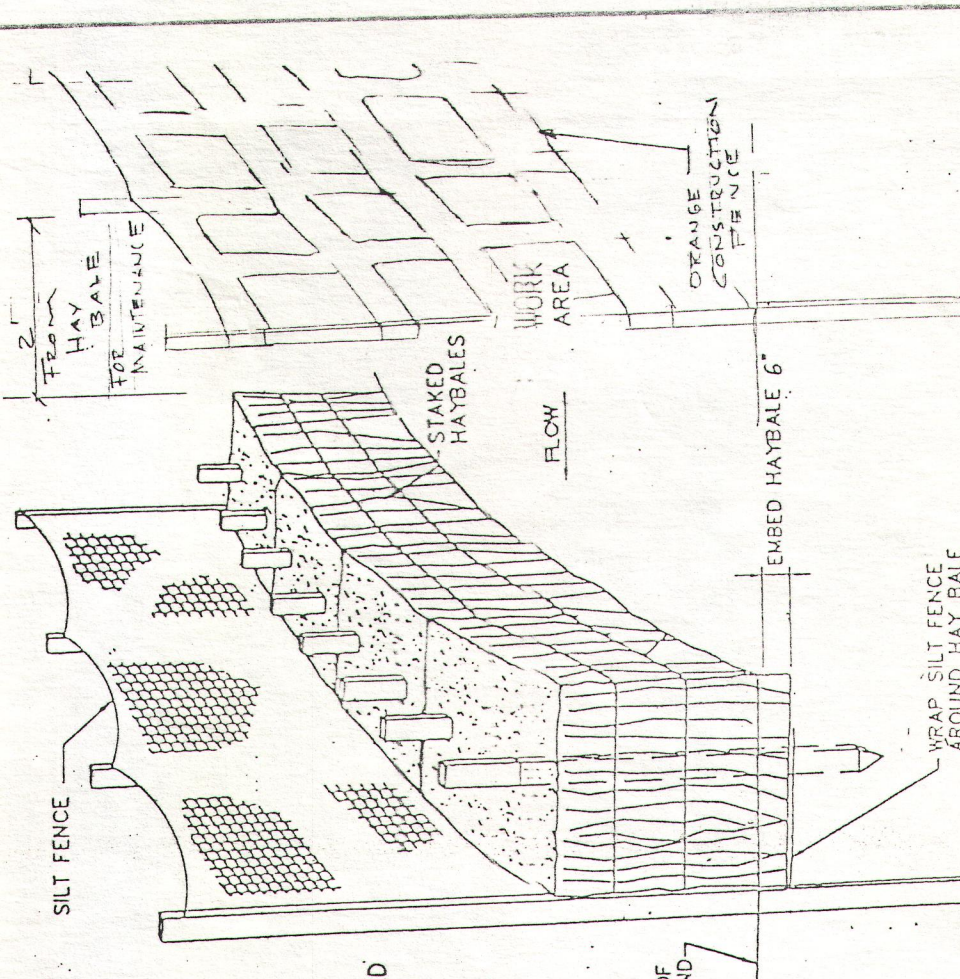
NO.	DATE	REVISION	DATE	BY

SEWER CONNECTION PLAN
FOR
SPERONTI ACRES
IN
MEDWAY, MA
OWNER: SPERONTI INC.
MILFORD STREET
MEDWAY, MA
DEVELOPER: OWEN SULLIVAN
50 COUNTRY WAY
MEDFIELD, MA 02152

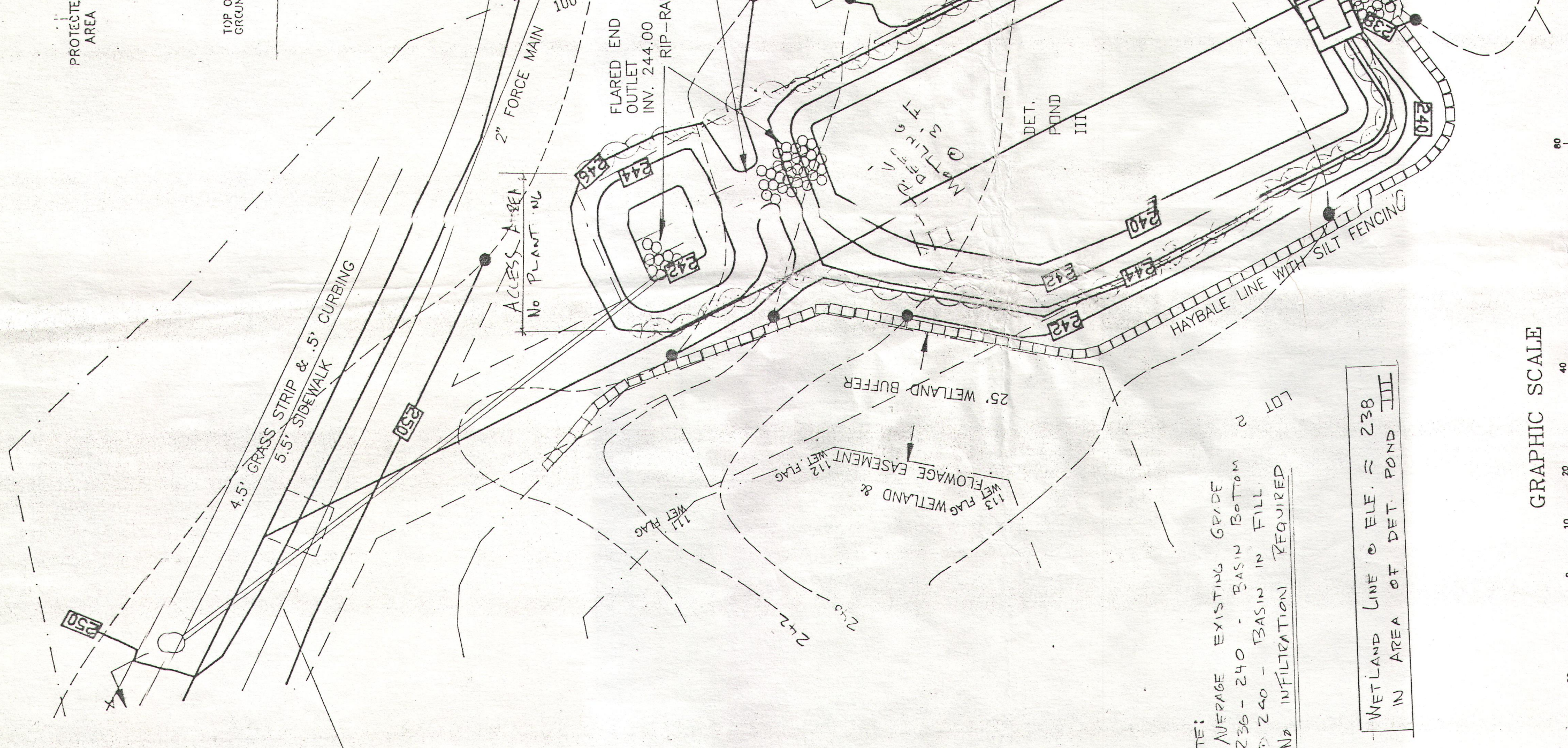


C.F.C. LAND SURVEYORS INC.
7 WINTER STREET SUITE 3 PEABODY, MA 01960 (508)531-1191
SHEET NO: 01 OF 01
DATE: 3/13/98
DRAWN BY: K.J.B.

REGISTRY USE ONLY

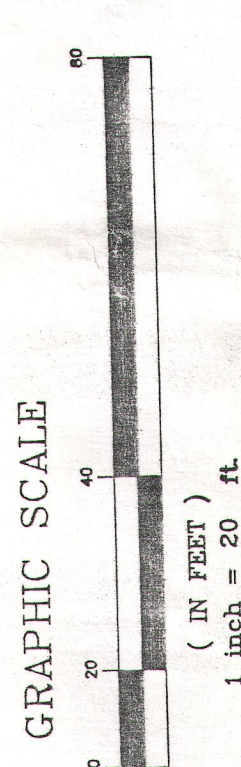


SILT FENCE/HAYBALE BARRIER DETAIL - TYPE B



NOTE: INFILTRATION REQUIRED IN AREA OF DET. POND III

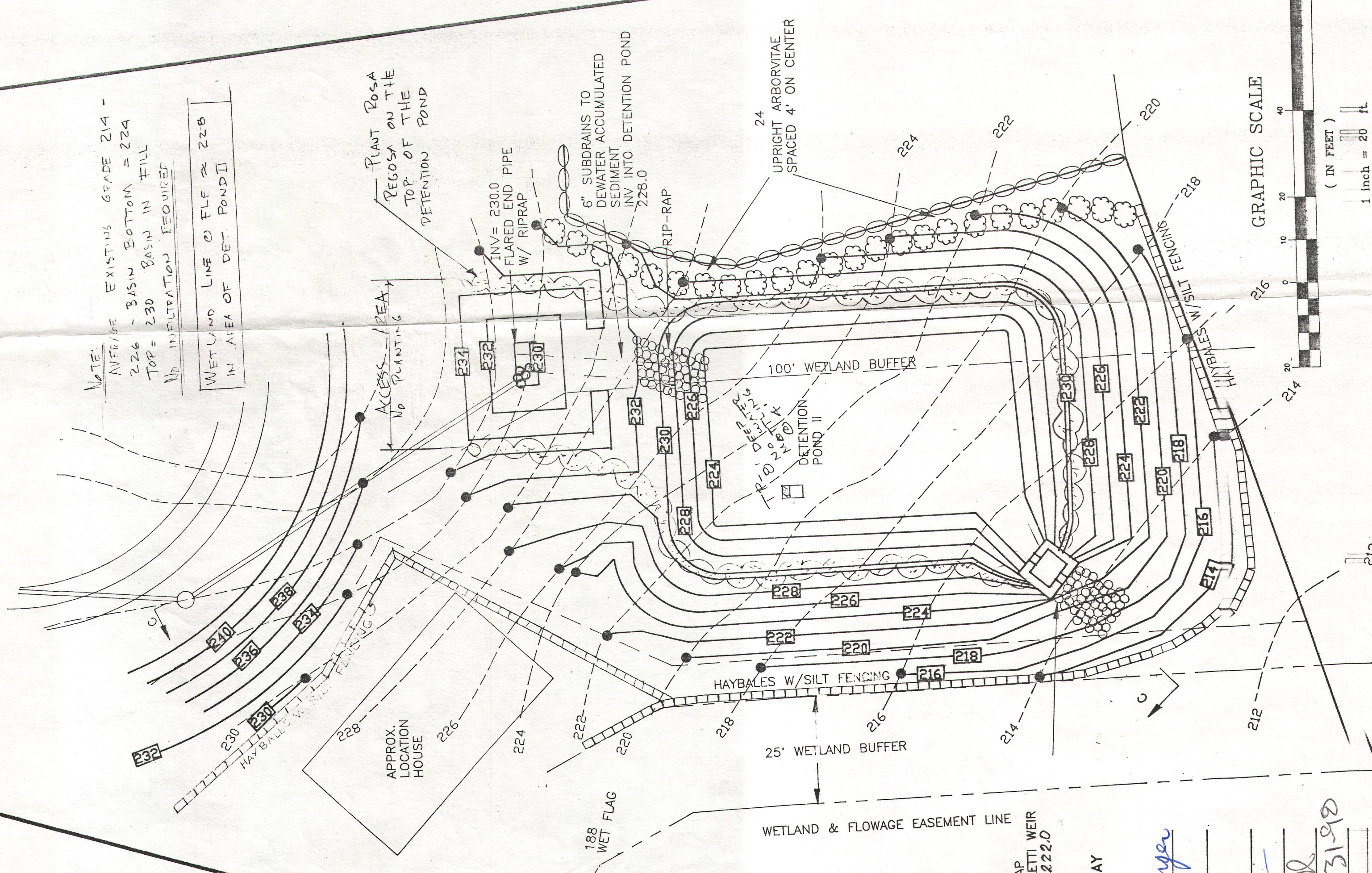
WETLAND LINE @ ELE. 238



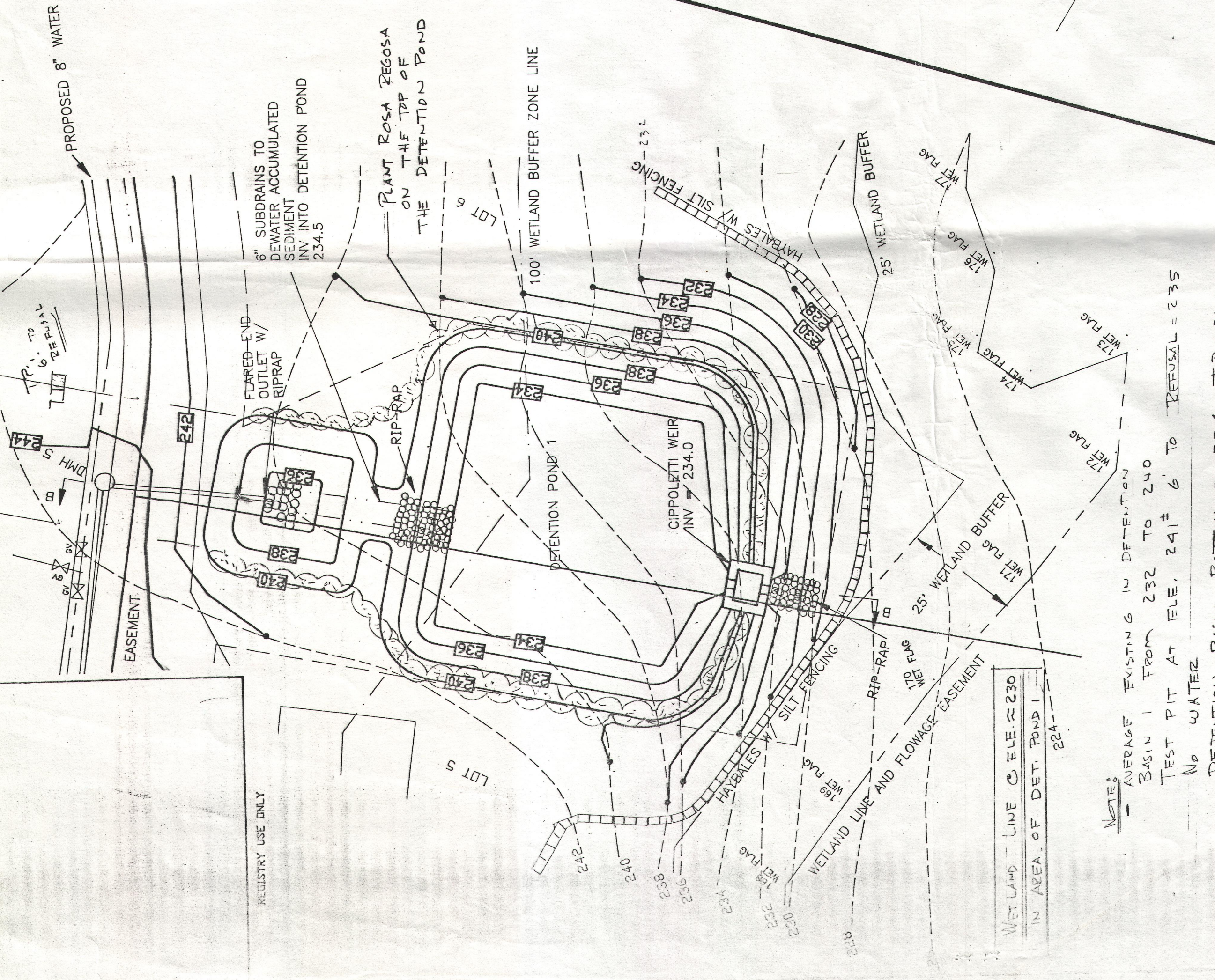
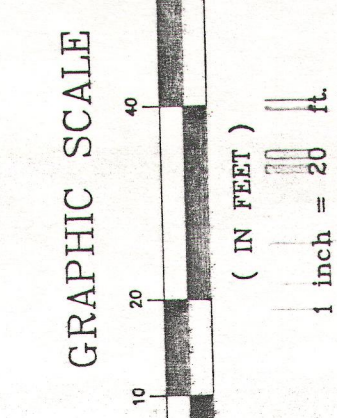
SEED SPECIFICATIONS		
WETLAND MIX	COMMON NAME	PURITY
ARCTIC ALFalfa	ARCTIC ALFalfa	95
BECKMANN'S BENTGRASS	BECKMANN'S BENTGRASS	95
CANADA RUSH	CANADA RUSH	95
SOFT RUSH	SOFT RUSH	95
JUNCUS CANADENSIS	JUNCUS CANADENSIS	95
SPERMATOPHYTES	SPERMATOPHYTES	10

SLOPE MIX		
COMMON NAME	% LT. WEIGHT	PURITY
WINTER WHEAT	85	98
CREeping RED FESCUE	5	97
PERENNIAL RYE GRASS	5	98
LOULAIN PERENNIAL	5	98
TRIFOLIUM PRATENSE	0.3 MAX.	
OTHER CROPP GRASS	0.3 MAX.	
NODDING'S WHEED SEED	1.0 MAX.	
INERT MATTER		

SEED MIXTURES SHALL BE SOWN AT THE RATE OF 3 POUNDS PER 1000 SQ. FT.



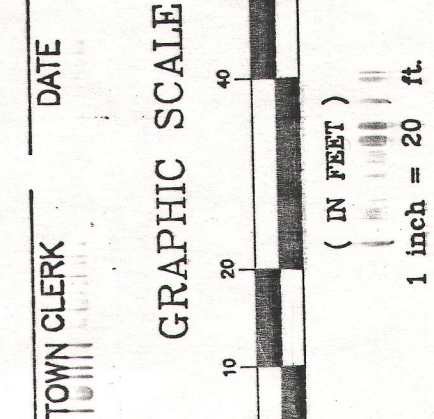
NOTE: INFILTRATION REQUIRED IN AREA OF DET. POND I



NOTE: AVERAGE EXISTING IN DETENTION BASIN 1 FROM 232 TO 240 TEST PIT AT ELE. 241 1/2 TO 242.0 = 235 NO WATER NO INFILTRATION REQUIRED

- SEEDING SPECIFICATIONS
- GRAVING AND SHAPING
 - PREFERRED WHERE STEEPER THAN 3:1 SLOPES OR FLATTER ARE
 - RECOMMENDED
 - TO PREVENT DRAINING OR WINTER KILLING OF THE PLANTS
 - INTERFERE WITH SEEDING AND FUTURE MAINTENANCE OF THE AREA, WHERE FEASIBLE THE SOIL SHOULD BE TILLED TO A DEPTH OF 4\"/>
 - ESTABLISHING A STRIP
 - INCORPORATED INTO THE SOIL KINDS AND AMOUNTS OF FERTILIZER SHOULD BE BASED ON AN EVALUATION OF SOIL TESTS WHEN A SOIL TEST IS NOT AVAILABLE, THE FOLLOWING AMOUNTS SHOULD BE APPLIED
 - AGRICULTURAL LIMESTONE, 100 LB. PER 1000 SQ. FT.
 - NIOTROGEN, 1.1 LB. PER 1000 SQ. FT.
 - PHOSPHORUS, 2.1 LB. PER 1000 SQ. FT.
 - POTASH, 0.6 LB. PER 1000 SQ. FT.

CLERK OF THE TOWN OF MEDWAY
 HEREBY CERTIFY THAT THE NOTICE OF APPROVAL HAS BEEN FILED BY THE TOWN OF MEDWAY PLANNING BOARD AND RECEIVED AND RECORDED AT THIS OFFICE. APPROVAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

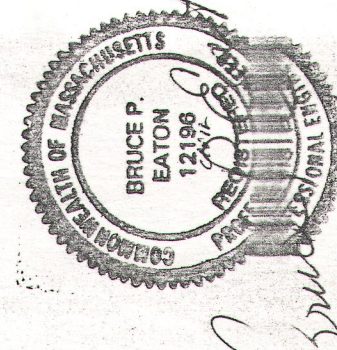


CONSERVATION PLAN
 FOR
SPERONI ACRES
 IN
MEDWAY, MA

OWNER: SPERONI'S INC. 50 COUNTRY WAY MEDFIELD, MA 02152
 DEVELOPER: OWEN SULLIVAN 50 COUNTRY WAY MEDFIELD, MA 02152

CEC LAND SURVEYORS INC.
 7 WINTER STREET SUITE 4 PEABODY, MA 01960 (978)531-1191

SHEET NO: 67 OF 67 DATE: 2/12/97 JOB:
 DRAWN BY: L.J.B.



APPROVAL TOWN OF MEDWAY PLANNING BOARD
 REQUIRED TO GOVERNMENT
 SUBJECT TO GOVERNMENT

James A. Diga
James A. Diga
James A. Diga

DATE: 2-31-97