

The Meadows

# DEFINITIVE SUBDIVISION

## "THE MEADOWS"

### A

## "20 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION"

in

# MEDWAY, MASSACHUSETTS

**Waivers Requested:**

1. Section IVB4: Waiver to allow the length of the dead end street to be 818.58 feet in length.
2. Section VD2: Waiver to allow the sidewalks to be constructed on one side of the proposed roadways.
3. Section VE: Waiver to install extruded "cape cod" berm everywhere granite is not required.
4. Section VB2: Waiver to install a storm drain pipe with two (2) feet of cover at station 11+75 Goldenrod Drive
5. Figure 29: Waiver to construct the roadways with a pavement width of twenty-six (26) feet.

**Sewer Installation Notes:**

1. All construction of sewage collection piping within 100 feet of any wetland, surface waterbody or storm water detention basin shall be installed using water tight construction methods and materials.
2. Where the sewer line is installed below the water table or within 100 feet of any wetland, clay barriers shall be installed along the trench excavation at a minimum of 33 foot intervals to prevent the transport of water along the sewer line.
3. Along Ellis Street, the water line and sewer line shall have either a ten foot horizontal separation or 18 inch vertical separation with the sewer line below the water line.
4. At the junction of Ellis Street and Goldenrod Drive where the water line and sewer line cross, if the sewer line cannot be laid 18 inches below the water line, then both the water main and the sewer shall be encased in concrete for 10 feet either side of crossing.

APPROVED BY:  
MEDWAY PLANNING BOARD

*Donald Springer*  
*T.S.P.*  
*Ann M. Borge*

APPROVED: 2/24/98  
ENDORSED: 4/28/98

PREPARED BY:

**GLM ENGINEERING CONSULTANTS, INC.**  
1750 WASHINGTON STREET  
HOLLISTON, MASSACHUSETTS 01746  
(508)429-1100 fax:(508)429-7160

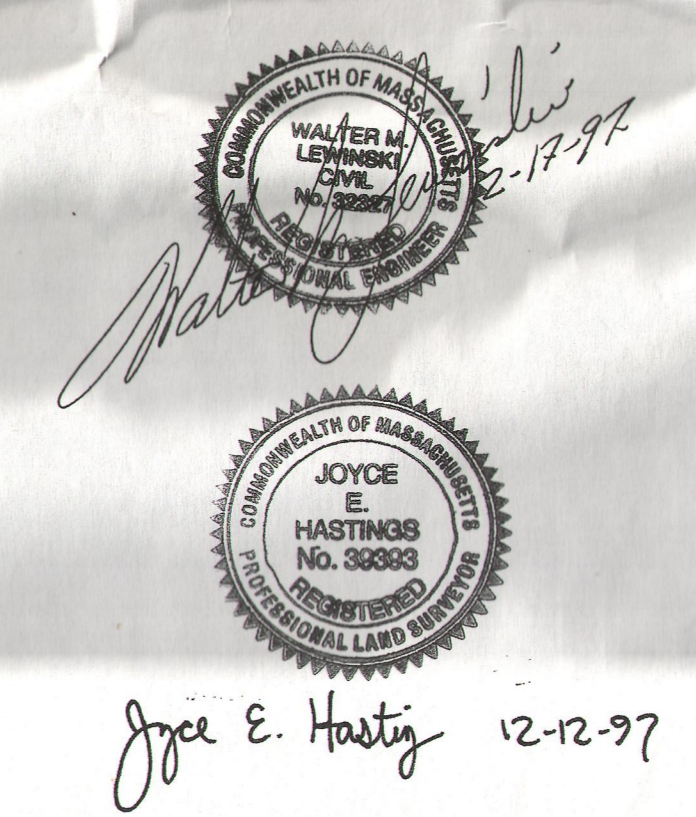
SEPTEMBER 15, 1997  
REVISED: NOVEMBER 25, 1997 4-6-98  
DECEMBER 16, 1997  
JANUARY 26, 1998  
MARCH 6, 1998  
APRIL 6, 1998 APRIL 13, 1998

Applicant:

**UNIQUE HOMES, INC.**  
503 MAIN STREET  
MEDFIELD, MASSACHUSETTS

Owner:

**PATRICIA CARAM**                      **RUTH C. NELSON**  
124 HOLLISTON STREET              COLONIAL LANE  
MEDFIELD, MASSACHUSETTS      HARWICHPORT, MASSACHUSETTS



*Wayne M. United* 4/16/98  
Medway Fire Chief

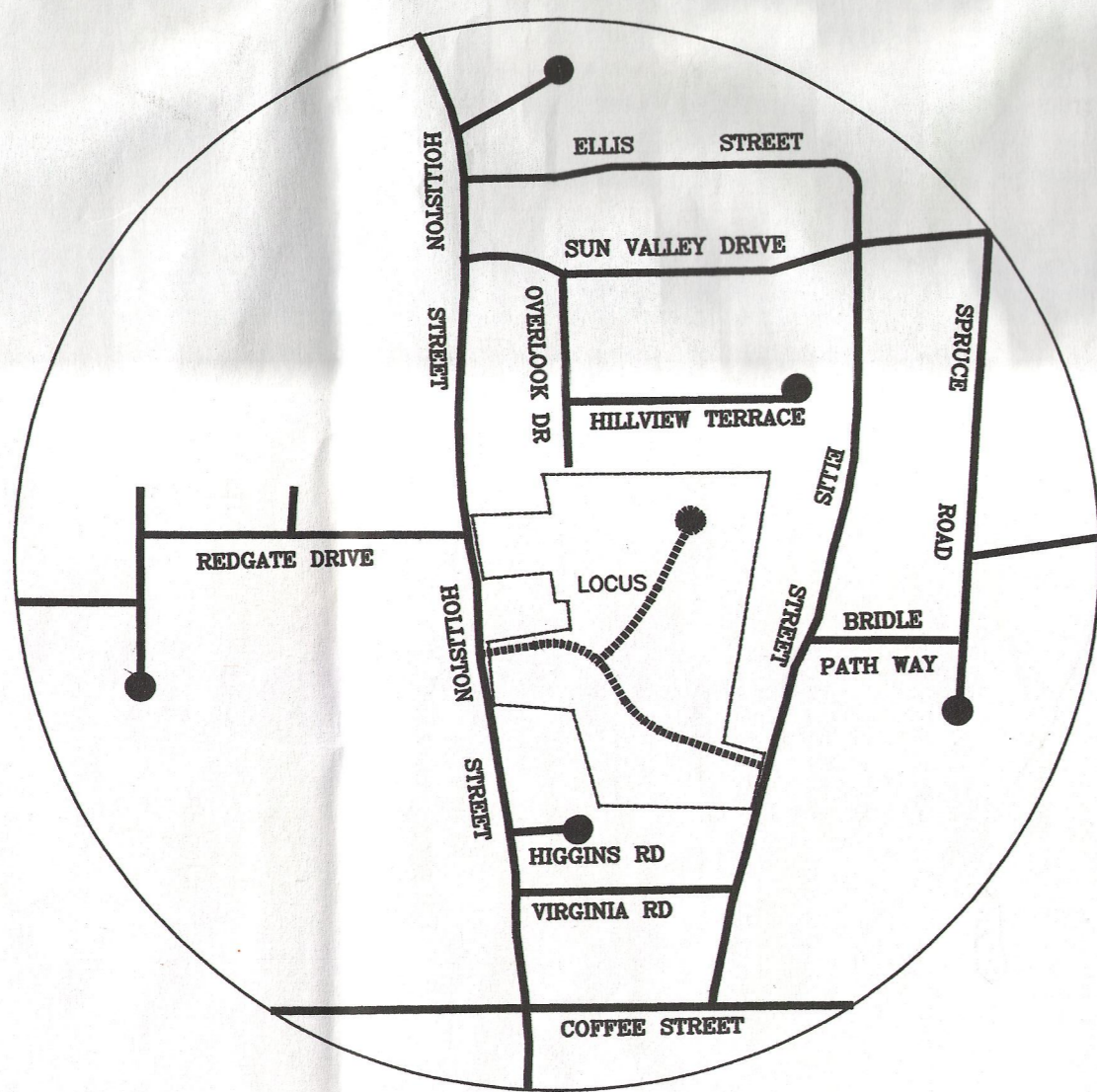
APPROVAL \_\_\_\_\_ SUBJECT TO A COVENANT  
CONDITIONS SET FORTH IN A COVENANT EXECUTED BY  
DATED \_\_\_\_\_  
AND TO BE (RECORDED) (REGISTERED) HEREWITH.

I TOWN CLERK OF THE TOWN OF MEDWAY  
RECEIVED AND 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.

TOWN CLERK DATED

**LEGEND**

- S — SEWER LINE (8" PVC TYP.)
- ⊙ — SEWER MANHOLE
- — — — — DRAINAGE LINE (SIZE AS NOTED)
- ⊙ — — — — — DRAINAGE MANHOLE
- — CATCH BASIN
- w — WATER LINE
- WG ⊕ — WATERGATE
- H<sub>2</sub>O ⊕ — HYDRANT
- ⊕ — WATER TEE
- — — — — CENTERLINE OF ROAD WAY
- — — — — MODIFIED CAPE COD BERM
- — — — — VERTICAL GRANITE CURB
- — — — — DENOTES CONC. BND. W/ D.H. TO BE SET
- — — — — 100' BUFFER ZONE
- — — — — 25' BUFFER ZONE
- — — — — EDGE OF VEGETATED WETLANDS
- ⊙ #96-A — WETLAND FLAG NO.
- — — — — SILT FENCE
- ⊕ — WETLANDS
- ⊕ — UTILITY POLE
- 195x15 — EXISTING SPOT ELEVATION
- 200x75 — PROPOSED SPOT ELEVATION
- 240 — EXISTING CONTOUR
- 220 — PROPOSED CONTOUR
- — — — — STONE WALL
- x — CHAIN LINK FENCE
- — — — — STOCKADE FENCE
- DH. ⊕ — DRILL HOLE
- IP ⊕ — IRON PIN



LOCUS  
1"=800'

**SHEET INDEX**

SHEET NO.	DESCRIPTION
1	COVER
2	KEY SHEET
3-5	SUBDIVISION LAYOUT PLANS
6-8	EXISTING AND PROPOSED TOPOGRAPHY
9-11	PLAN & PROFILE OF ROADWAYS
12-14	DETAILS

ASSESSORS MAP REFERENCE:  
MAP 6  
PARCELS 101, 132

ZONING CLASSIFICATION:  
RURAL DISTRICT  
AREA: 44,000 S.F.  
FRONTAGE: 180'  
FRONT SETBACK: 35'  
SIDE SETBACK: 15'  
REAR SETBACK: 15'

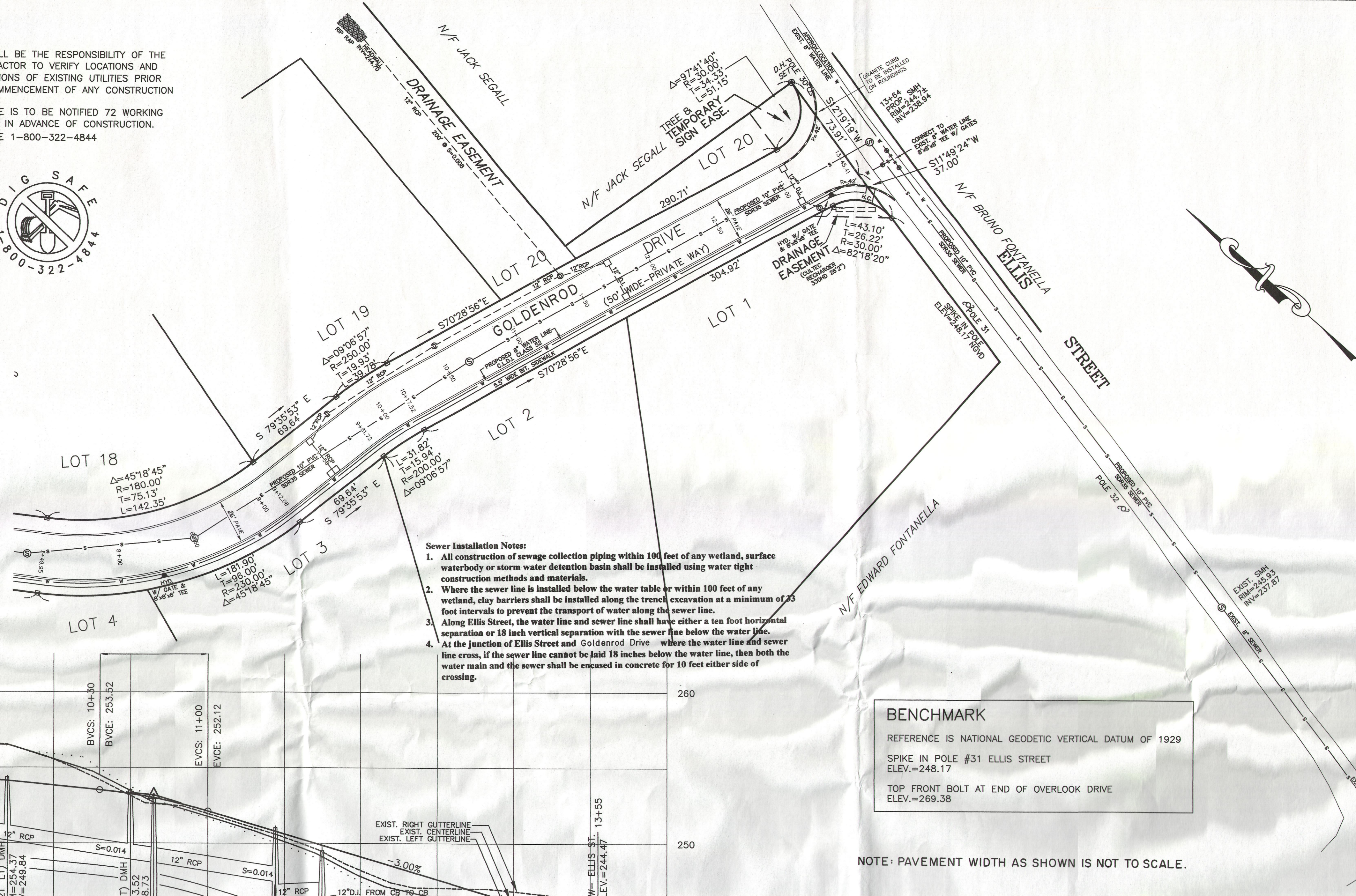
JOB No. 9022  
DATE: SEPT. 15, 1997  
SCALE: AS NOTED  
SHEET No. 1 of 14

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 1-800-322-4844



Sewer Installation Notes:

- All construction of sewage collection piping within 100 feet of any wetland, surface waterbody or storm water detention basin shall be installed using water tight construction methods and materials.
- Where the sewer line is installed below the water table or within 100 feet of any wetland, clay barriers shall be installed along the trench excavation at a minimum of 25 foot intervals to prevent the transport of water along the sewer line.
- Along Ellis Street, the water line and sewer line shall have either a ten foot horizontal separation or 18 inch vertical separation with the sewer line below the water line.
- At the junction of Ellis Street and Goldenrod Drive where the water line and sewer line cross, if the sewer line cannot be laid 18 inches below the water line, then both the water main and the sewer shall be encased in concrete for 10 feet either side of crossing.

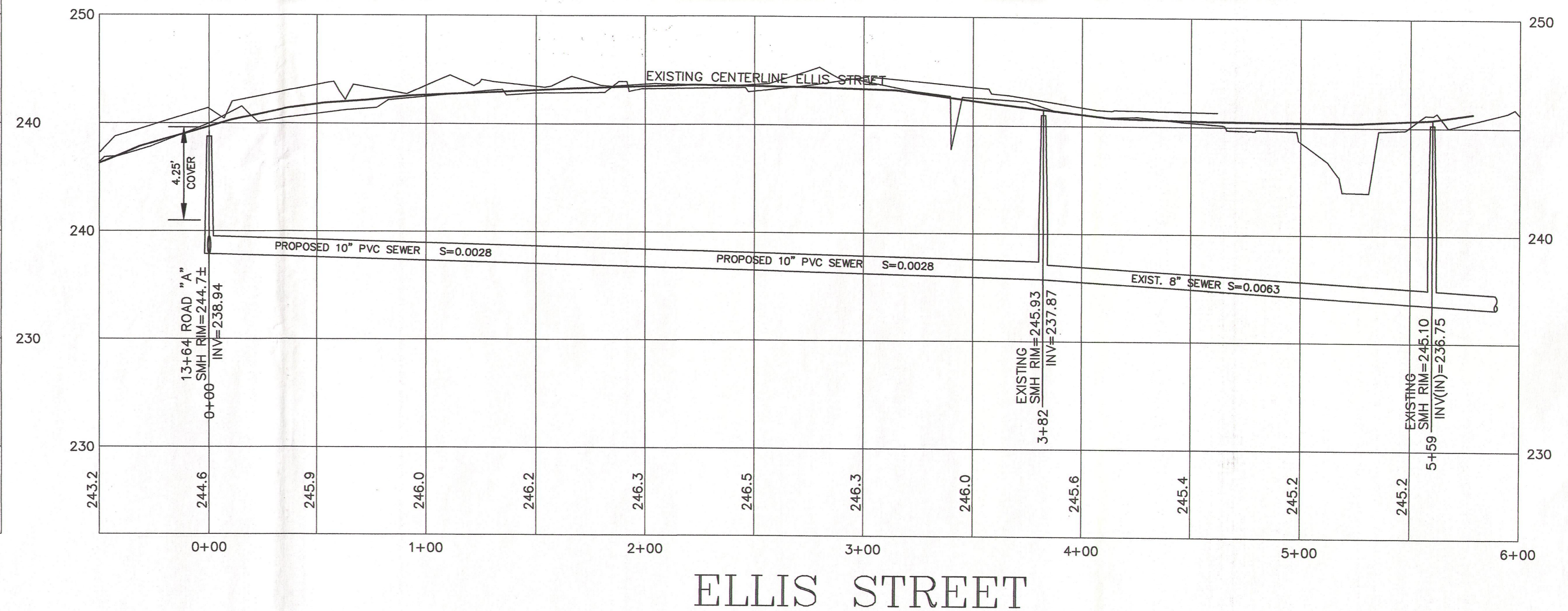
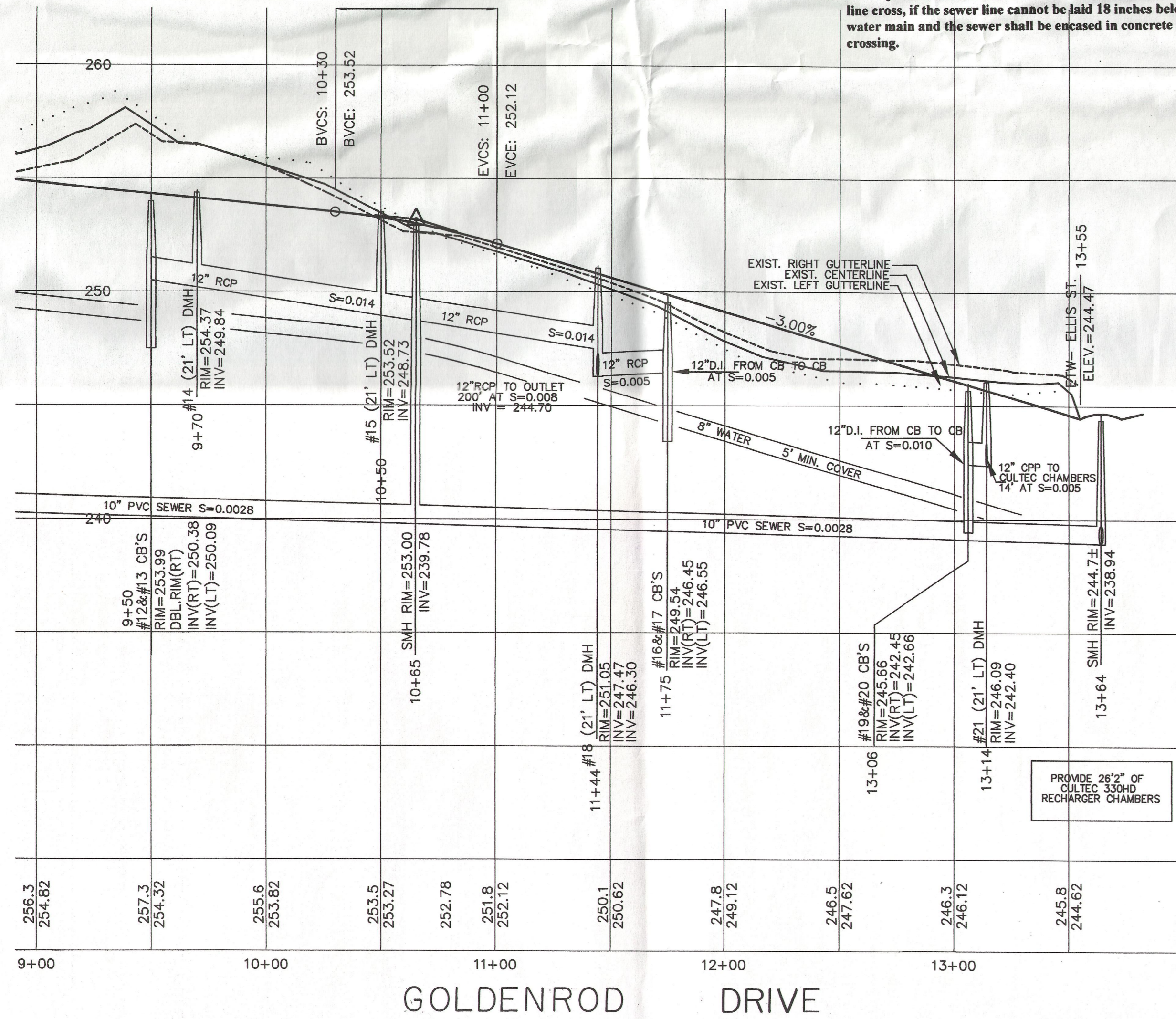
BENCHMARK

REFERENCE IS NATIONAL GEODETIC VERTICAL DATUM OF 1929

SPIKE IN POLE #31 ELLIS STREET  
ELEV.=248.17

TOP FRONT BOLT AT END OF OVERLOOK DRIVE  
ELEV.=269.38

NOTE: PAVEMENT WIDTH AS SHOWN IS NOT TO SCALE.



APPROVED BY  
MEDWAY PLANNING BOARD:

*Donald Springer*  
*John...*  
*Alan...*

APPROVED BY: 2/24/99  
ENDORSED BY: 4/29/98

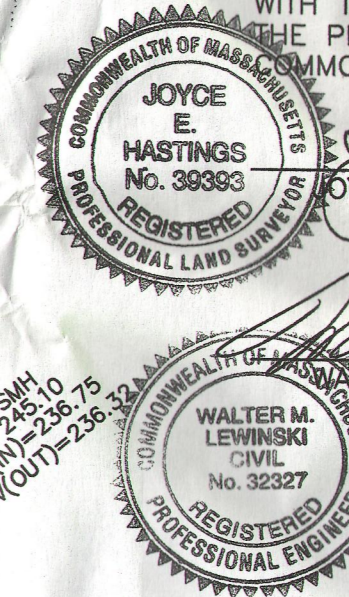
APPROVED \_\_\_\_\_ SUBJECT TO CONVENANT CONDITIONS SET FORTH IN A CONVENANT EXECUTED BY \_\_\_\_\_ DATED \_\_\_\_\_ AND TO BE (RECORDED) (REGISTERED) HEREWITH.

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.

TOWN CLERK \_\_\_\_\_ DATE \_\_\_\_\_

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

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



*Joyce E. Hastings*  
JOYCE E. HASTINGS P.L.S. 12-17-97 DATE

*Walter M. Lewinski*  
WALTER M. LEWINSKI P.E. 12-17-97 DATE

*Joseph M. Vinton*  
Medway Fire Chief

DEFINITIVE SUBDIVISION PLAN  
"THE MEADOWS"  
MEDWAY, MASSACHUSETTS

APPLICANT:  
UNIQUE HOMES, INC.  
503 MAIN ST.  
MEDFIELD, MASS.

OWNERS:  
PATRICIA CARAM RUTH C. NELSON  
COLONIAL LANE  
124 HOLLISTON ST. HARRISPORT, MASS.  
MEDWAY, MASS.

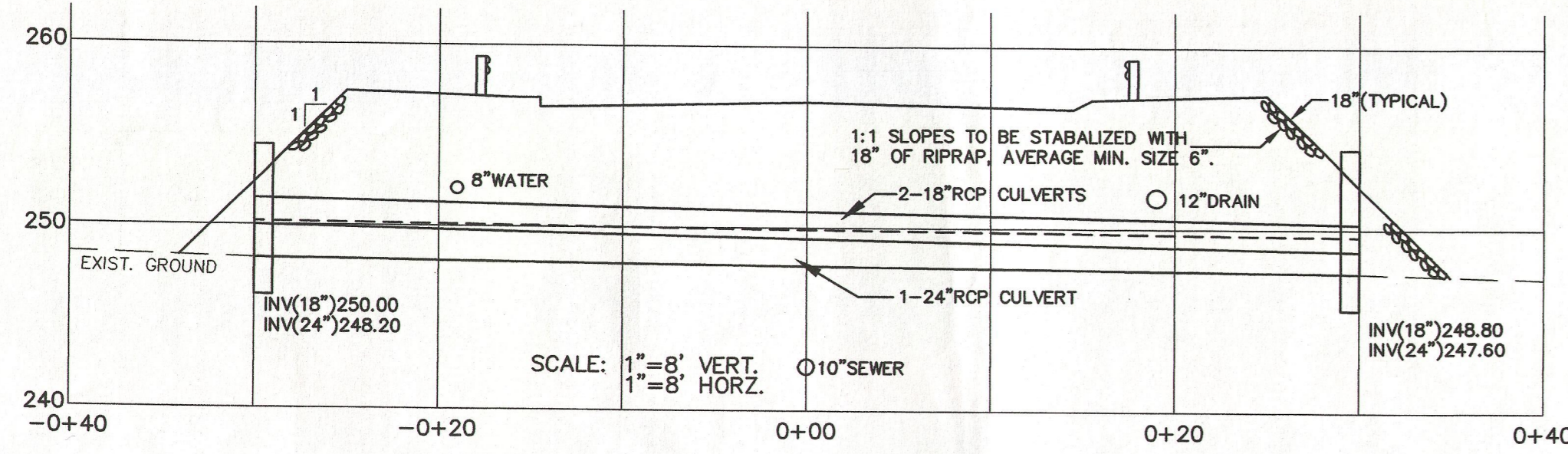
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11/25/97	ENGINEERING COMMENTS	WML
12/16/97	PLANNING BOARD COMMENTS	WML
1/26/98	PLANNING BOARD COMMENTS	WML
3/6/98	SEWER COMMENT D.E.P.	
4/6/98	STREET NAME	
4/13/98		

JOB No. 9022

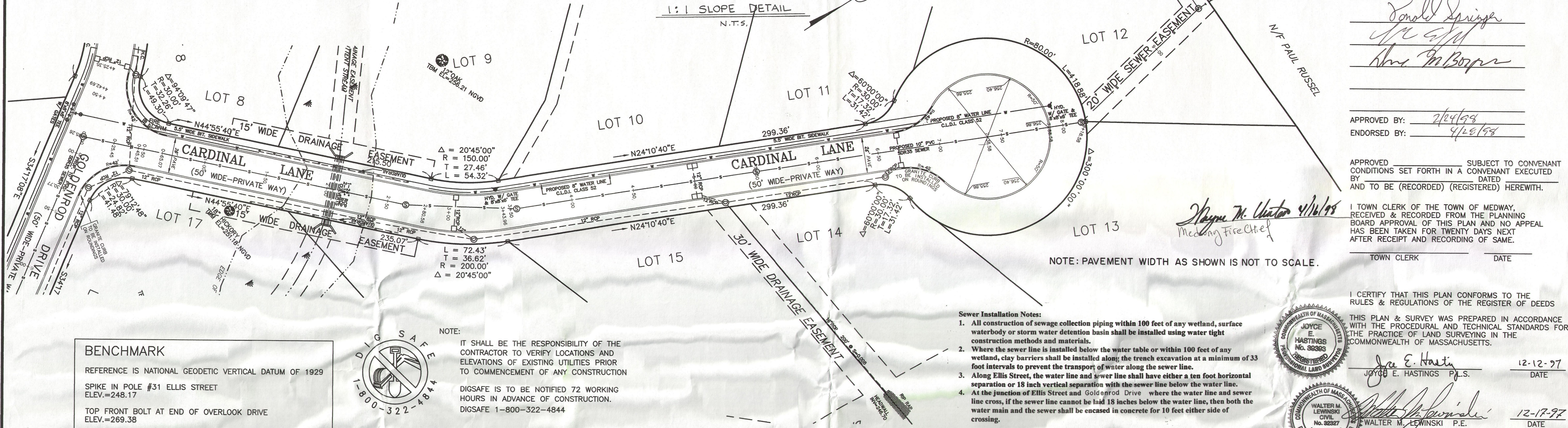
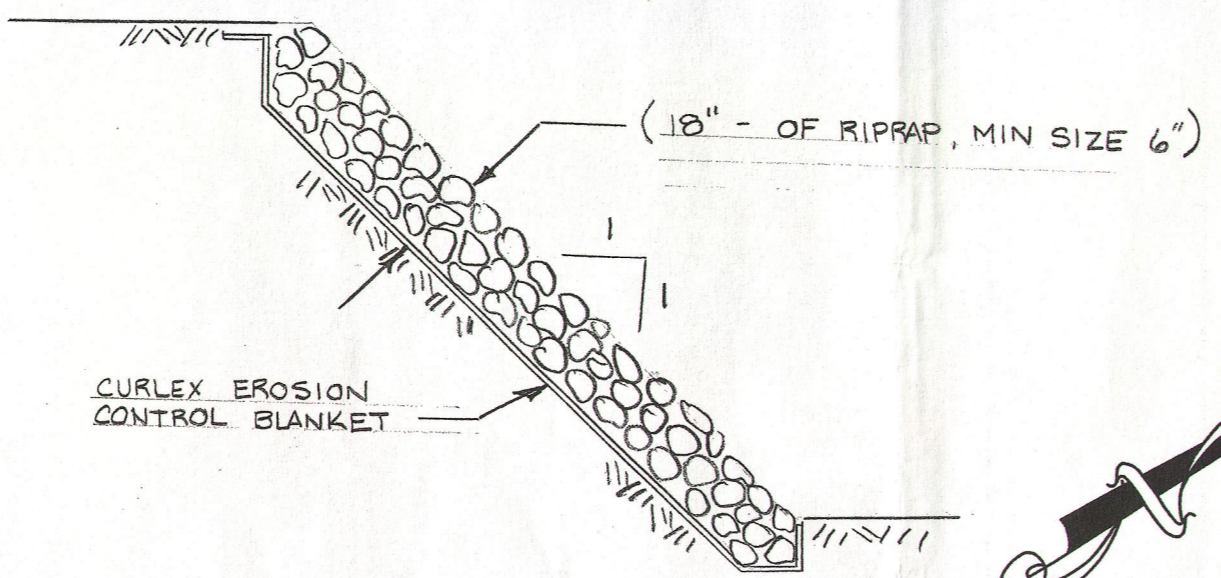
SCALE: 1"=40' HORZ.  
1"=4' VERT.

DATE: SEPTEMBER 15, 1997

SHEET No. 10 of 14



CARDINAL LANE - CULVERT CROSSING

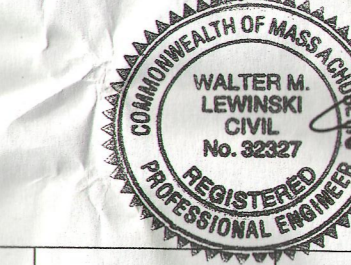
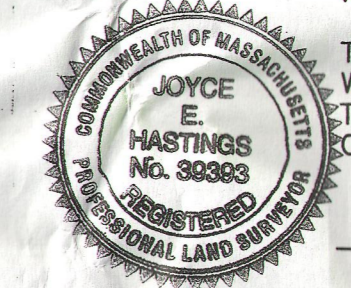


APPROVED BY:  
MEDWAY PLANNING BOARD:  
*Donald Springer*  
*Steve McBoyer*

APPROVED BY: *2/24/98*  
ENDORSED BY: *4/16/98*

APPROVED \_\_\_\_\_ SUBJECT TO CONVENANT CONDITIONS SET FORTH IN A CONVENANT EXECUTED BY \_\_\_\_\_ DATED \_\_\_\_\_ AND TO BE (RECORDED) (REGISTERED) HERewith.  
*Shayne M. Vinton 4/16/98*  
Medway Fire Chief  
TOWN CLERK \_\_\_\_\_ DATE \_\_\_\_\_

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



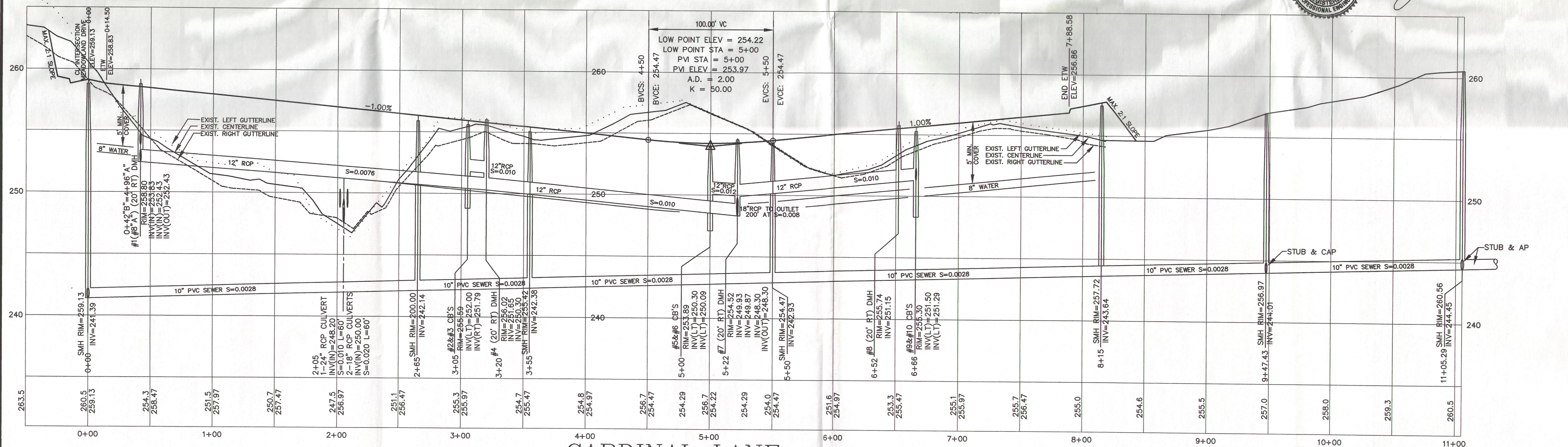
*Joe E. Hastings* 12-12-97  
JOYCE E. HASTINGS P.E.S. DATE  
*Walter M. Lewinski* 12-17-97  
WALTER M. LEWINSKI P.E. DATE

**BENCHMARK**  
REFERENCE IS NATIONAL GEODETIC VERTICAL DATUM OF 1929  
SPIKE IN POLE #31 ELLIS STREET  
ELEV.=248.17  
TOP FRONT BOLT AT END OF OVERLOOK DRIVE  
ELEV.=269.38



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DIGSAFE IS TO BE NOTIFIED 72 WORKING HOURS IN ADVANCE OF CONSTRUCTION.  
DIGSAFE 1-800-322-4844

- Sewer Installation Notes:**
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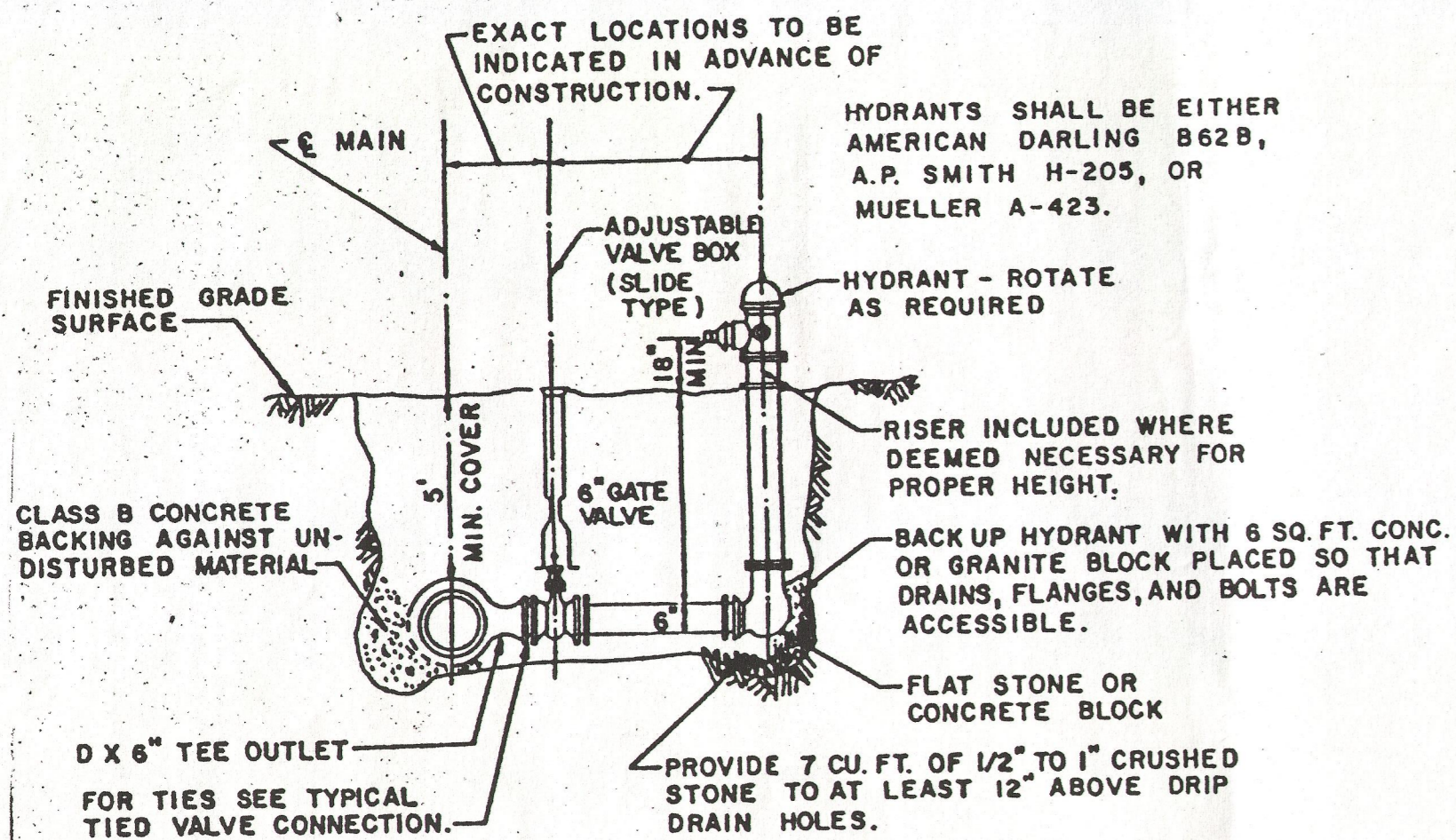
CARDINAL LANE

DEFINITIVE SUBDIVISION PLAN  
"THE MEADOWS"  
MEDWAY, MASSACHUSETTS  
OWNERS: PATRICIA CARAM, RUTH C. NELSON, COLONIAL LANE, 503 MAIN ST., MEDWAY, MASS. HARWICHPORT, MASS.  
APPLICANT: UNIQUE HOMES, INC.

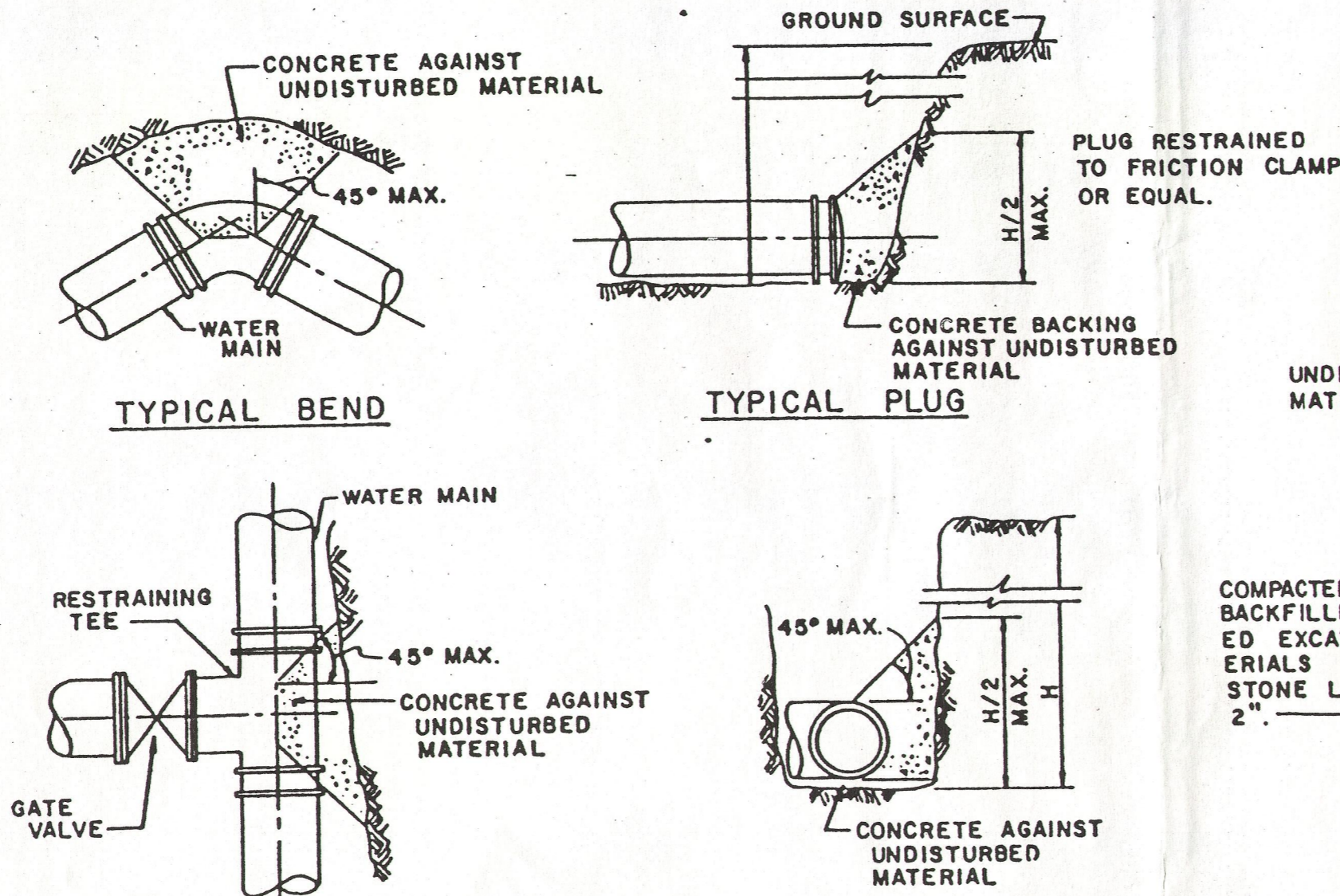
GLM ENGINEERING CONSULTANTS, INC.  
1750 WASHINGTON STREET  
HOLLISTON, MASSACHUSETTS 01746  
(508)429-1100 fax: (508)429-7180

DATE	DESCRIPTION	CKD.	FLD.
11/25/97	ENGINEERING COMMENTS	WML	DES:
12/16/97	PLANNING BOARD COMMENTS	WML	DWN:
1/26/98	PLANNING BOARD COMMENTS	WML	CKD:
3/6/98	SEWER COMMENTS D.G.P.		
4/16/98	STREET NAMES		

JOB No. 9022  
SCALE: 1"=40'HORIZ.  
1"=4'VERT.  
DATE: SEPTEMBER 15, 1997  
SHEET No. 11 of 14



**TYPICAL HYDRANT ASSEMBLY DETAIL**  
NOT TO SCALE

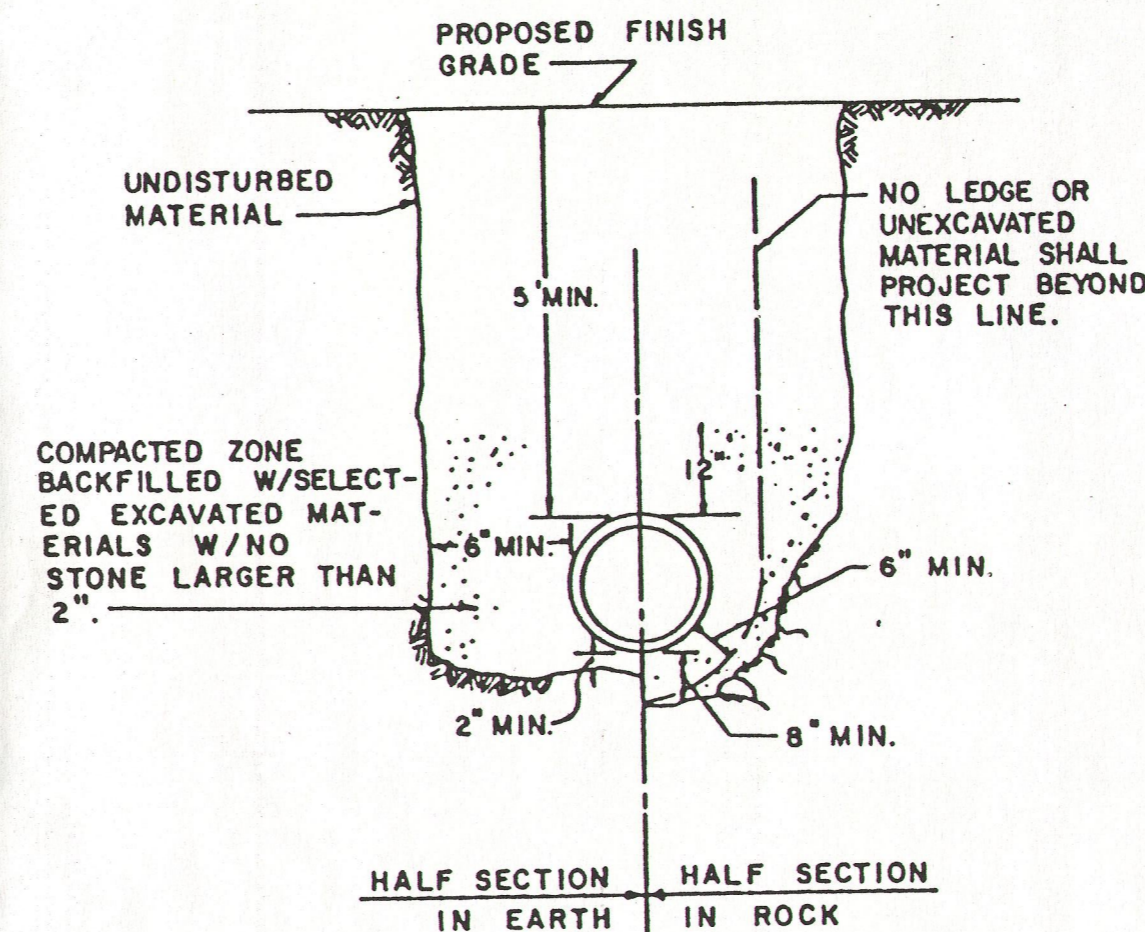


**TYPICAL BEND**  
**TYPICAL PLUG**  
**TYPICAL TEE**

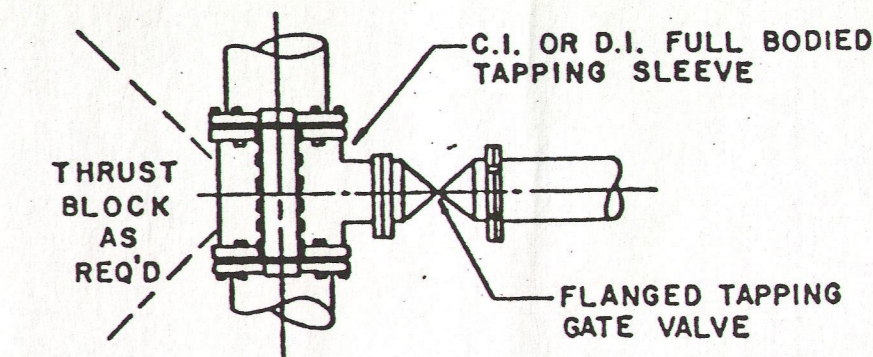
NOTE: CONCRETE FOR THRUST BLOCKS SHALL BE NO LEANER THAN THE RATIO OF 2 1/2 : 5 1/2 AND SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2000 PSI (SO THAT FLANGES AND BOLTS ARE ACCESSIBLE.)

PIPE SIZE INCHES	BEARING AREAS OF THRUST BLOCKS (BEARING AREA IN SQUARE FT.)			
	1/4 BEND	1/8 BEND	1/16 BEND OR LESS	PLUG TEES
6 AND 8	8	8	-	8
10 AND 12	22	13	8	16

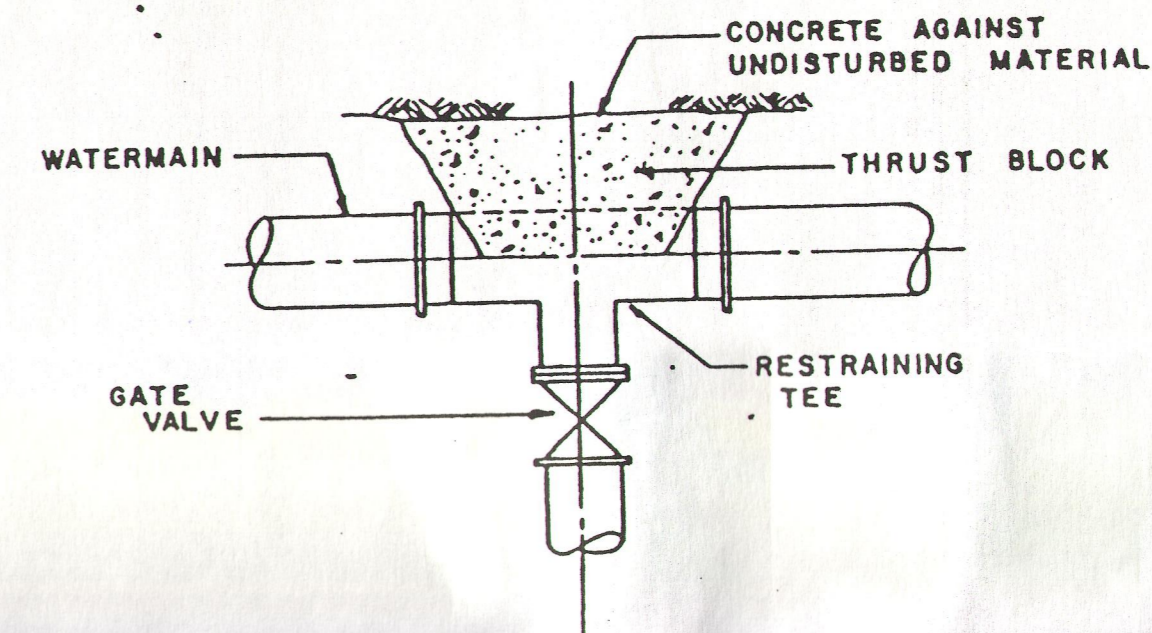
**TYPICAL THRUST BLOCK DETAILS**  
NOT TO SCALE



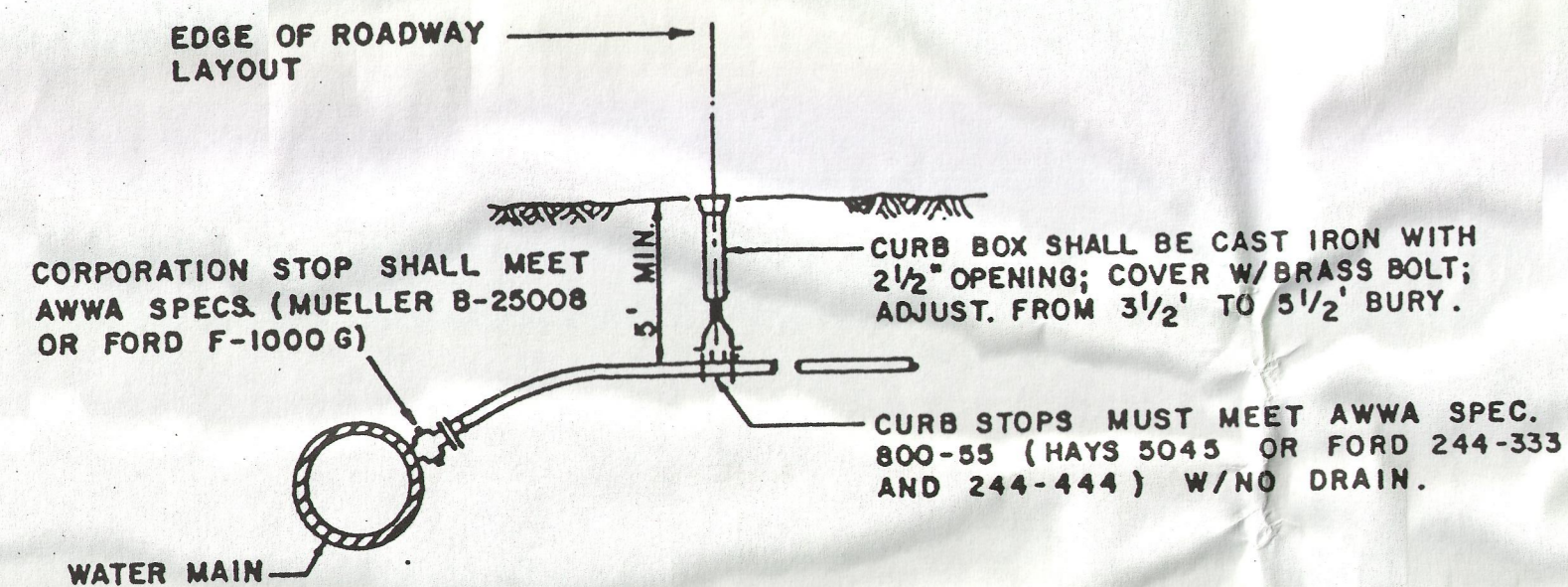
**WATER MAIN TRENCH DETAILS**  
NOT TO SCALE



**TAPPING SLEEVE AND VALVE DETAILS**  
NOT TO SCALE



**TYPICAL LATERAL GATE VALVE CONNECTION DETAILS**  
NOT TO SCALE

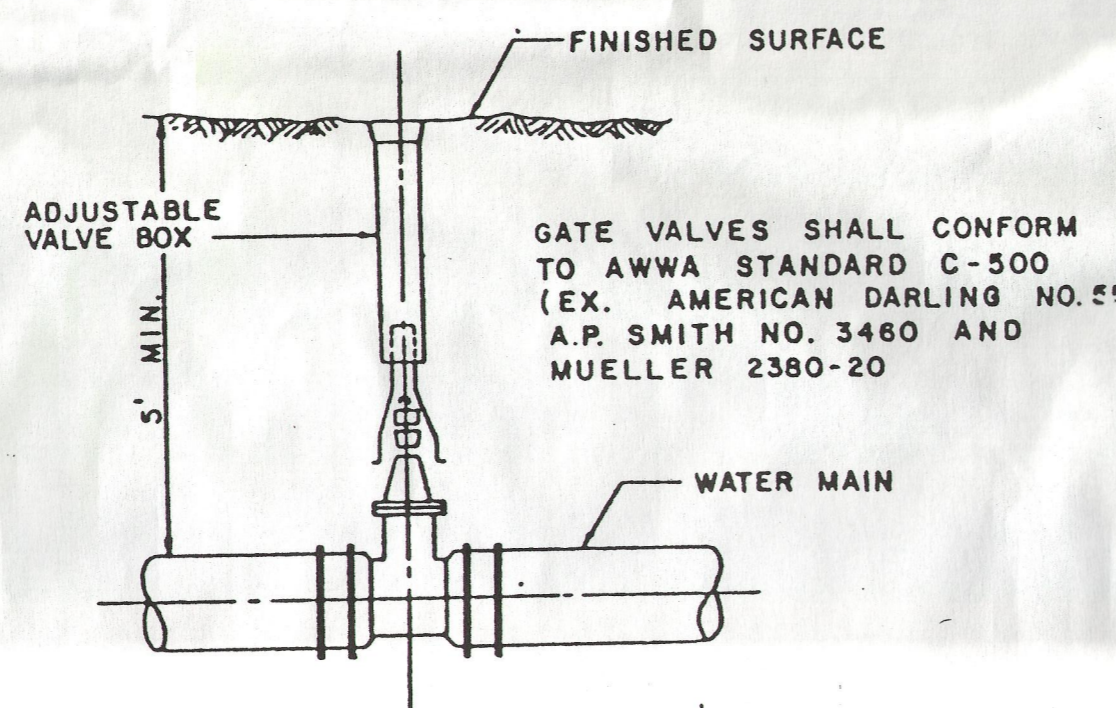


**NOTES**

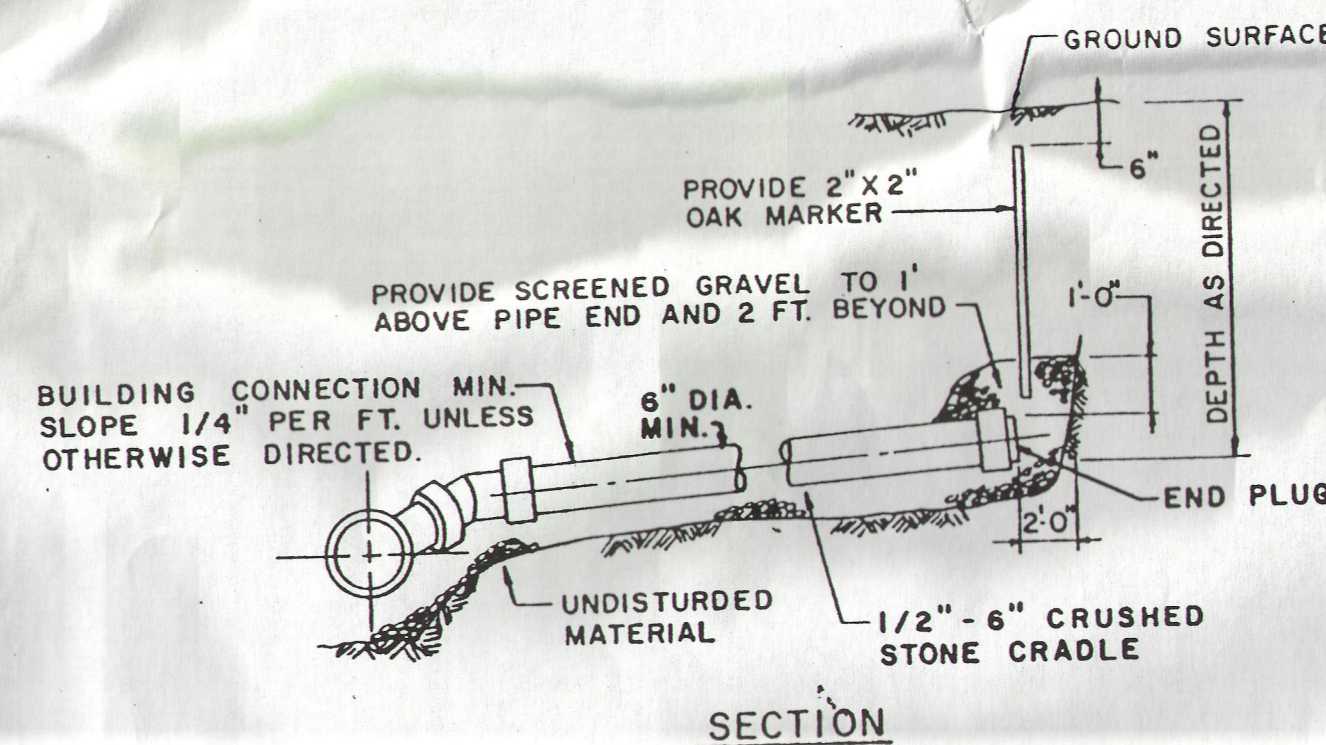
COPPER TUBING SHALL MEET AWWA SPEC. 73-CR TYPE K OR FEDERAL SPEC. WWT-799 TYPE K.

1 1/2" AND LARGER SERVICES ARE REQUIRED TO HAVE A SADDLE.

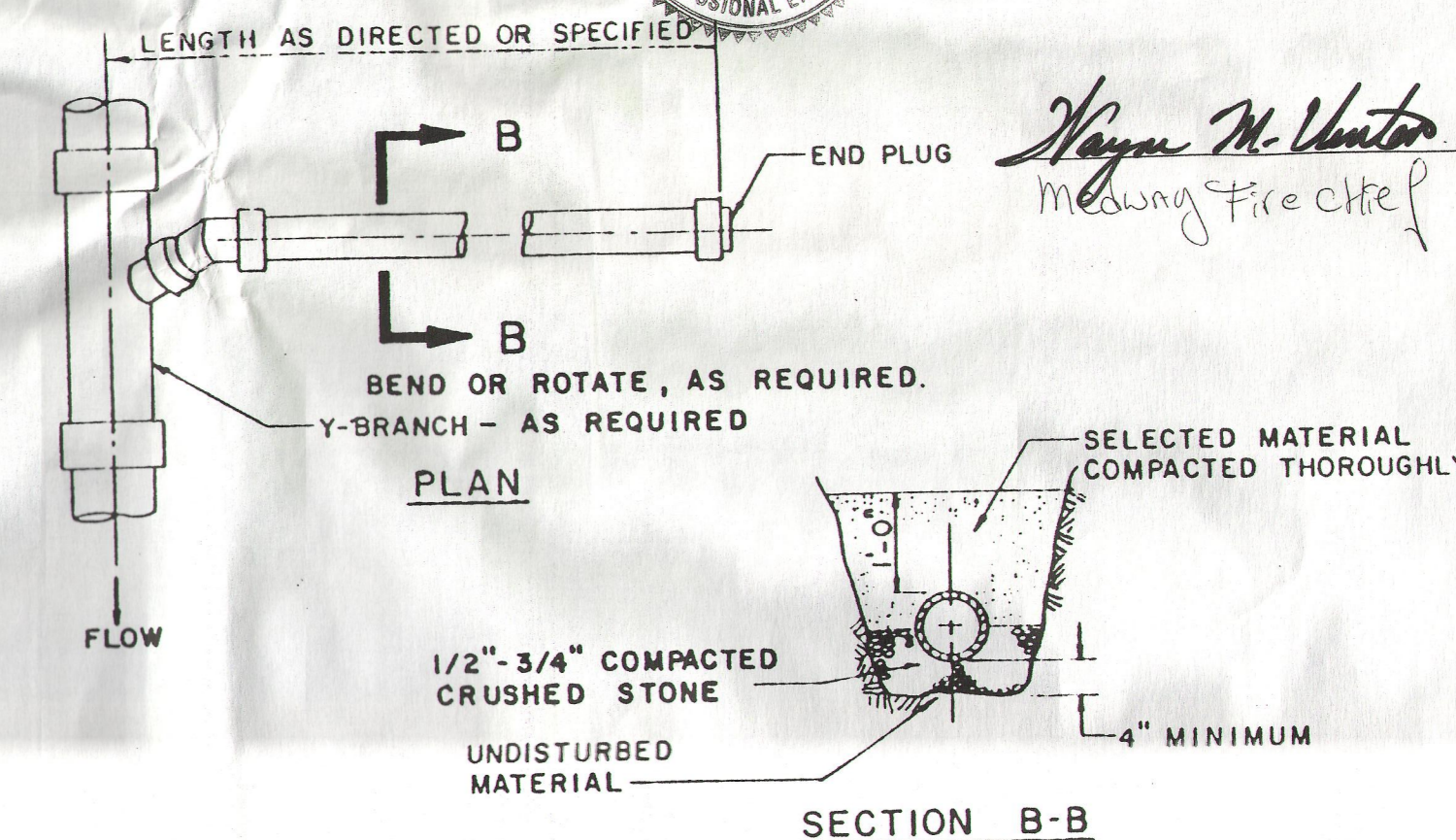
**TYPICAL SERVICE CONNECTION**  
NOT TO SCALE



**TYPICAL GATE VALVE**  
NOT TO SCALE



**SEWER TYPICAL BUILDING CONNECTION**  
NOT TO SCALE



APPROVED BY  
MEDWAY PLANNING BOARD

*[Signature]*

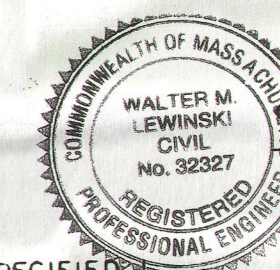
*[Signature]*

APPROVED BY: *[Signature]*  
ENDORSED BY: *[Signature]*

APPROVED \_\_\_\_\_ SUBJECT TO CONVENANT CONDITIONS SET FORTH IN A CONVENANT EXECUTED BY \_\_\_\_\_ DATED \_\_\_\_\_ AND TO BE (RECORDED) (REGISTERED) HEREWITH.

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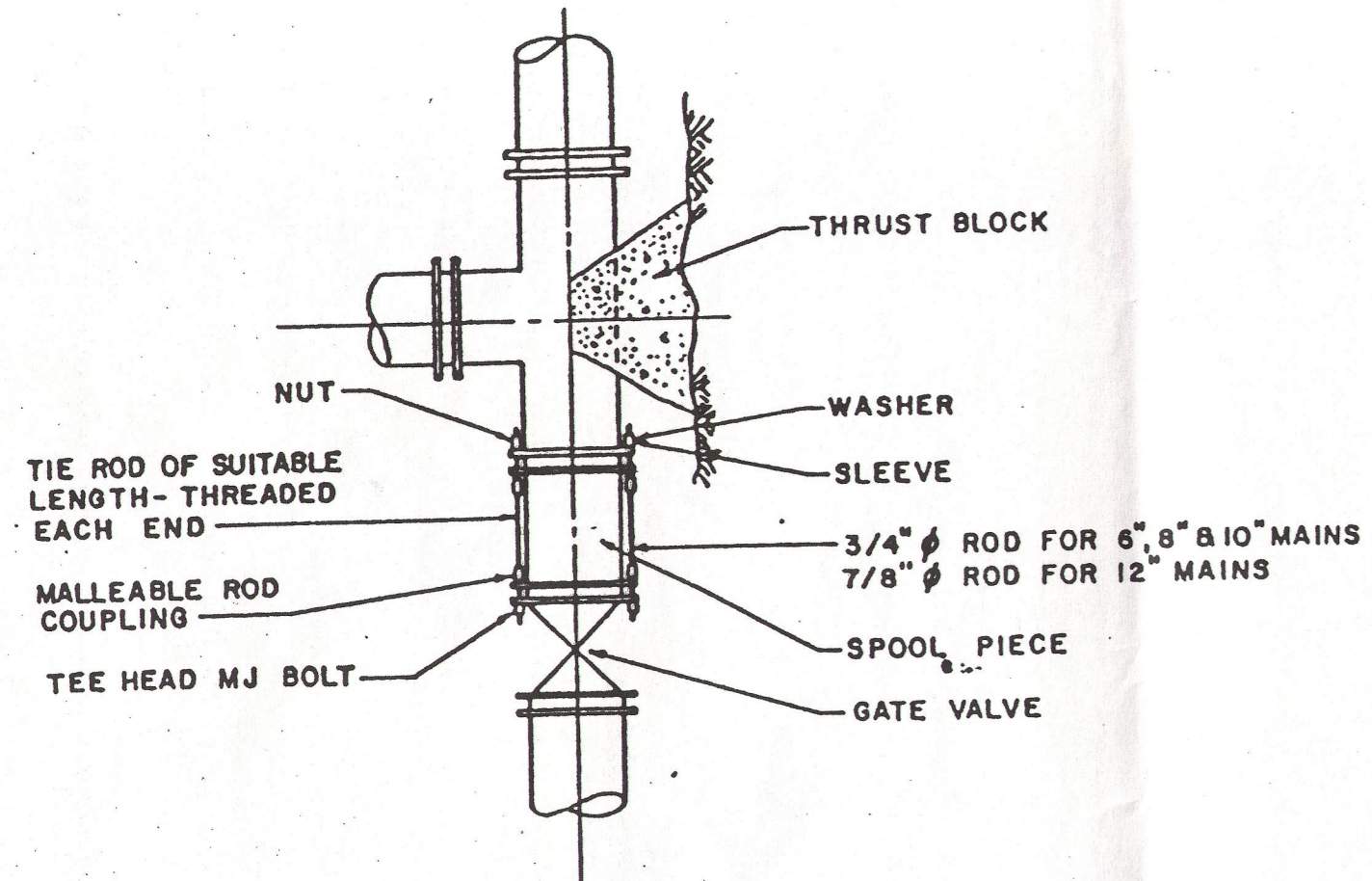
TOWN CLERK \_\_\_\_\_ DATE \_\_\_\_\_



*[Signature]* 9-15-97  
WALTER M. LEWINSKI P.E. DATE

*[Signature]* 4/14/98  
Murray Fire Chief

- Sewer Installation Notes:**
- All construction of sewage collection piping within 100 feet of any wetland, surface waterbody or storm water detention basin shall be installed using water tight construction methods and materials.
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**TYPICAL TIED MECHANICAL JOINT VALVE CONNECTION DETAILS**  
NOT TO SCALE

DATE	REVISIONS DESCRIPTION	DES.	FLD:
11/25/97	ENGINEERING COMMENTS	WM	DMR
12/16/97	PLANNING BD. COMMENTS	WM	PET
1/26/98	PLANNING BD. COMMENTS	WM	PET
3/6/98	SEWER COMMENTS D.E.P.		
4/14/98	STREET NAME'S		CKD:
4/13/98	ENG. COMMENTS		WML

**GLM ENGINEERING CONSULTANTS, INC.**  
1750 WASHINGTON STREET  
HOLLISTON, MASSACHUSETTS 01746  
(508)429-1100 fax:(508)429-7160

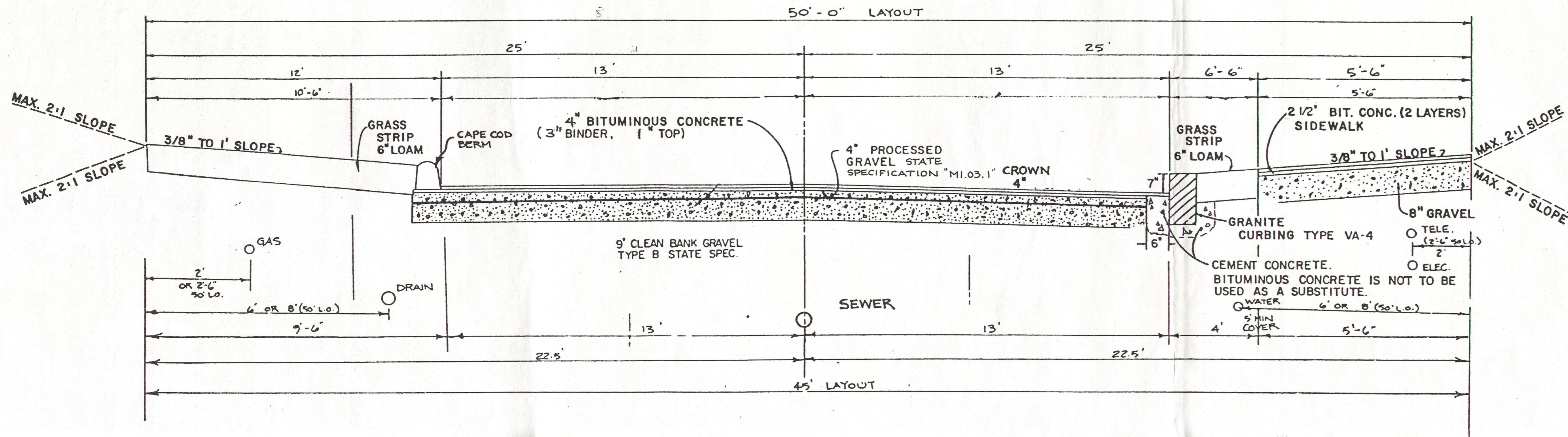
**DEFINITIVE SUBDIVISION PLAN**  
"THE MEADOWS"  
MEDWAY, MASSACHUSETTS

OWNERS: PATRICIA CARAM RUTH C. NELSON  
124 HOLLISTON ST. MEDWAY, MASS. COLONIAL LANE HARWICHPORT, MASS.

APPLICANT: UNIQUE HOMES, INC.  
503 MAIN ST. MEDFIELD, MASS.

**DETAILS**

JOB No. 9022  
DATE: SEPT. 15, 1997  
SCALE: AS NOTED  
SHEET No. 12 of 14



- Sewer Installation Notes:**
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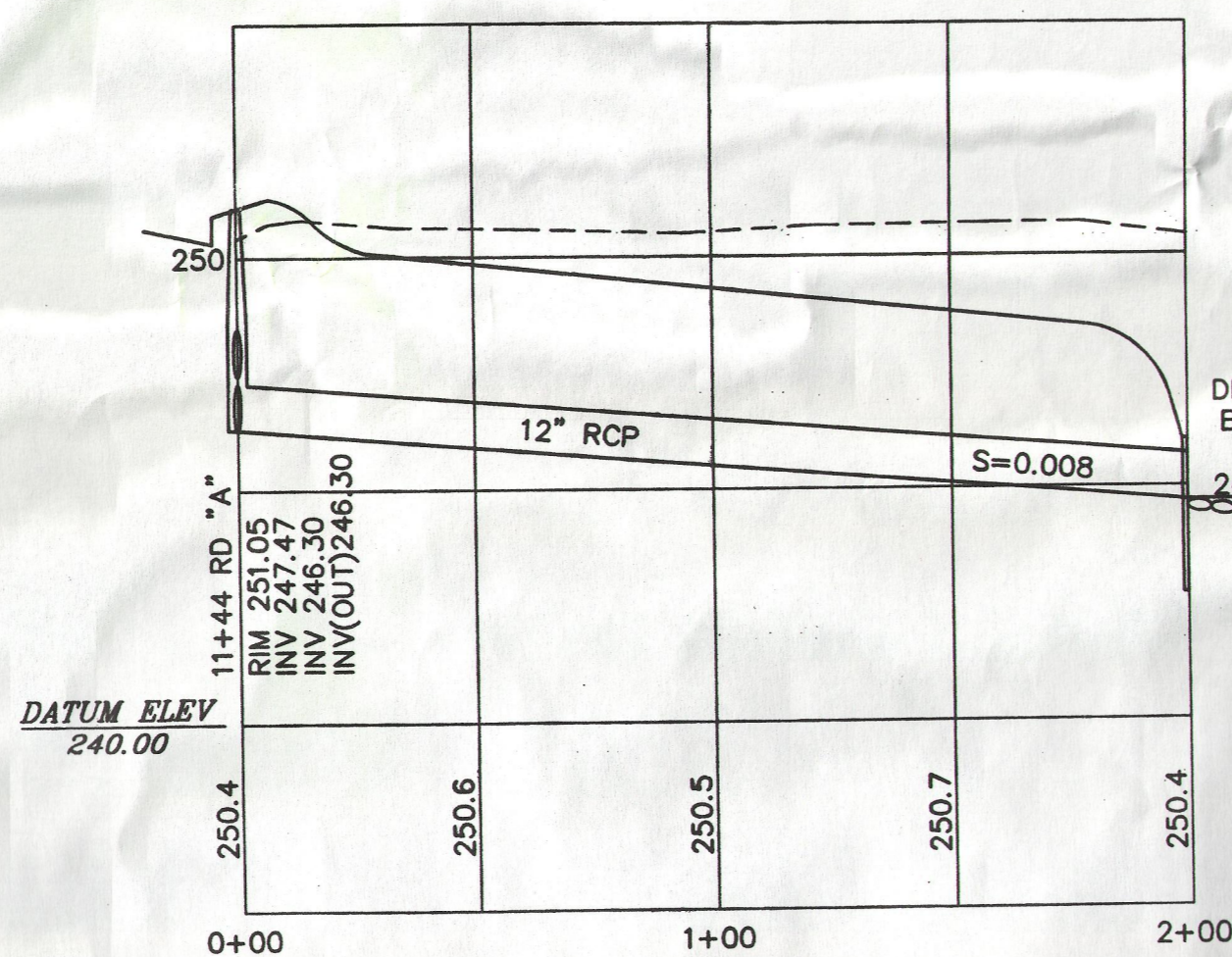
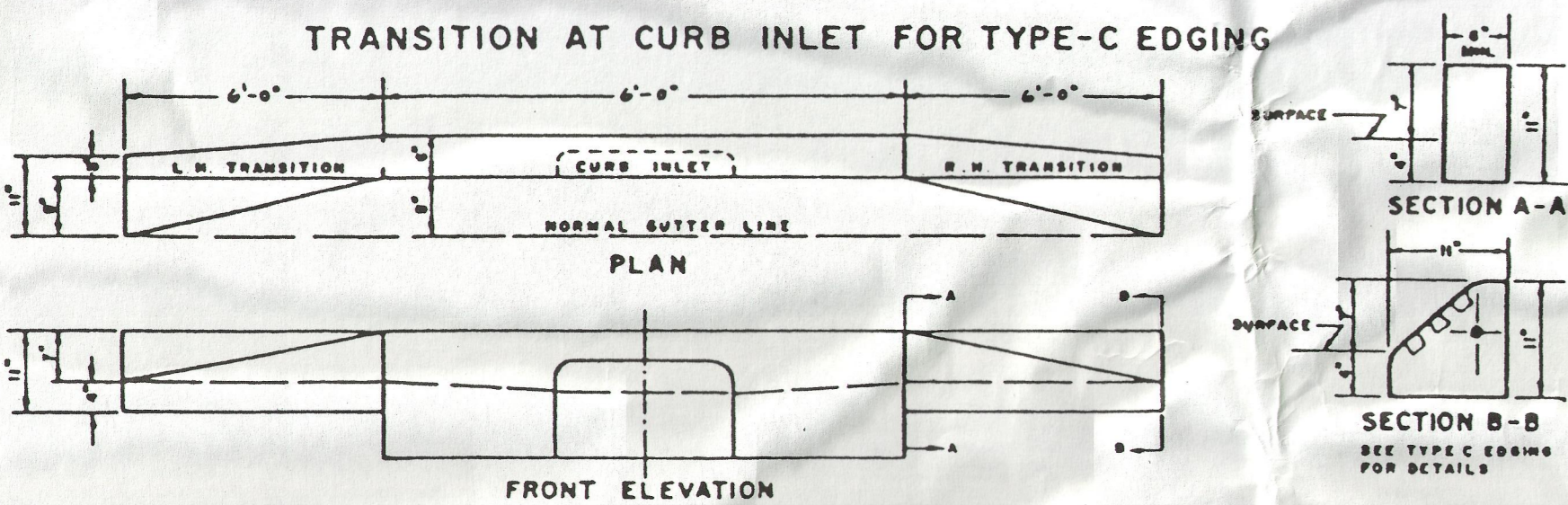
APPROVED BY:  
 MEDWAY PLANNING BOARD  
*Donald Springer*  
*[Signature]*  
*[Signature]*

APPROVED BY: 2/24/98  
 ENDORSED BY: 4/22/98

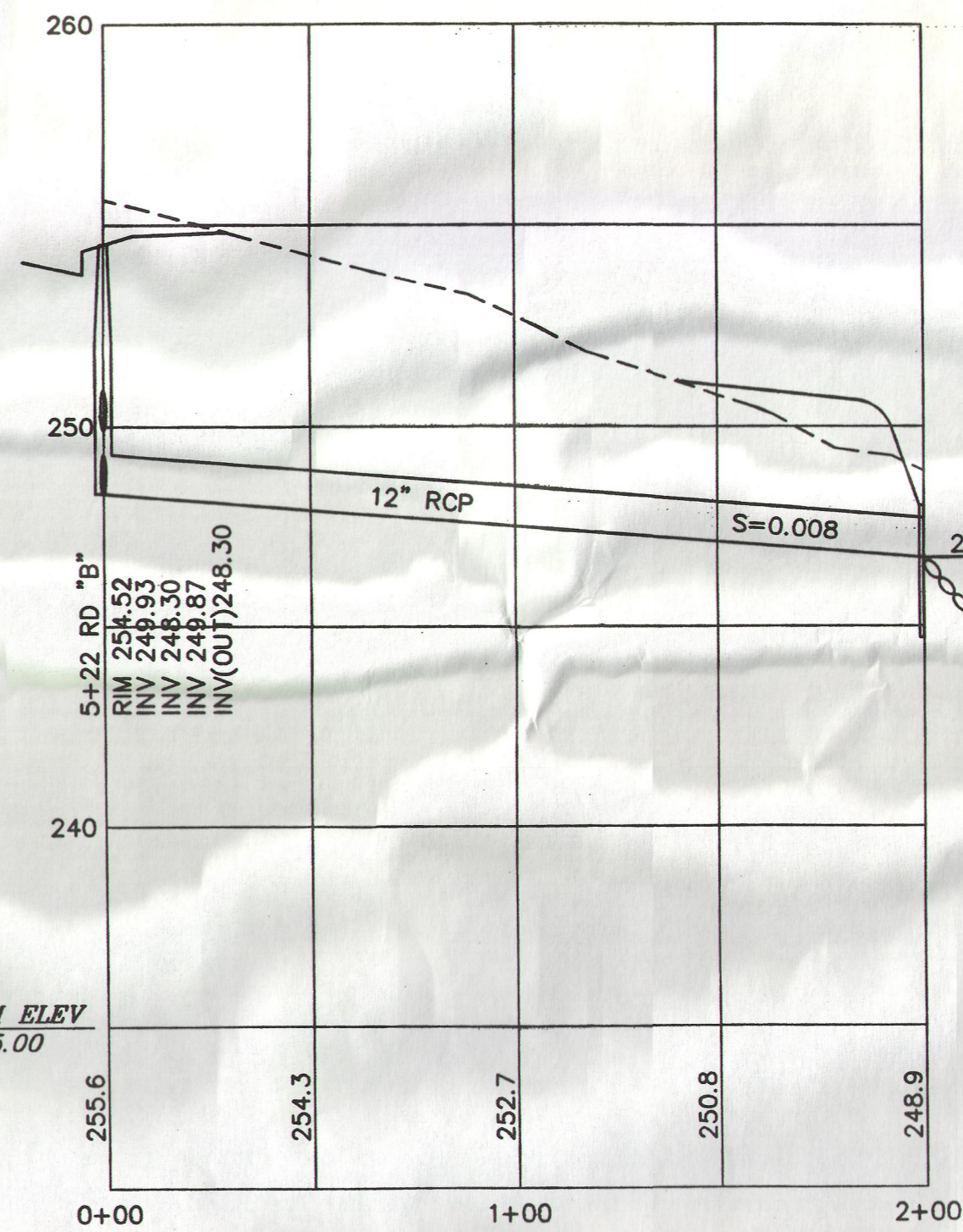
APPROVED \_\_\_\_\_ SUBJECT TO CONVENANT  
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TOWN CLERK \_\_\_\_\_ DATE \_\_\_\_\_

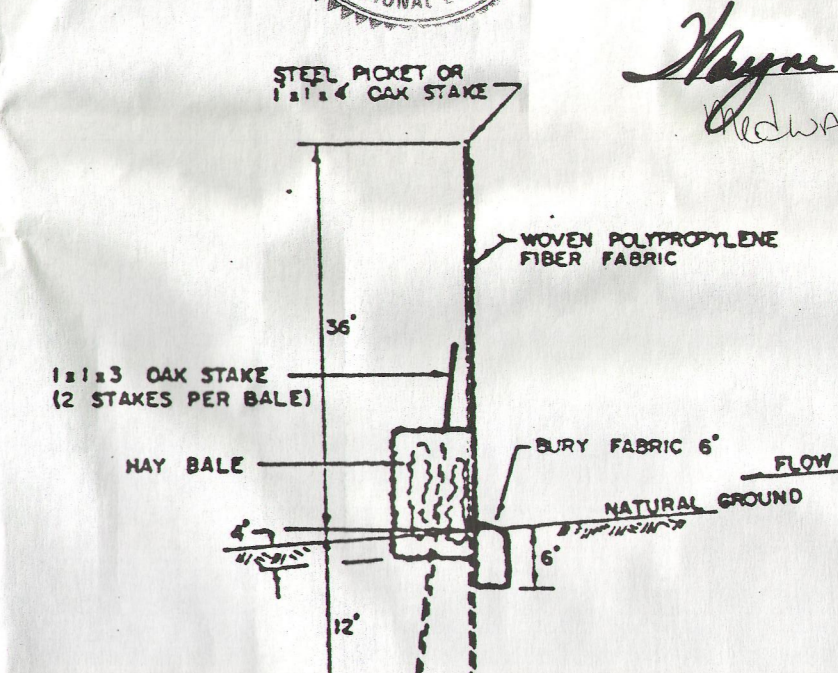
**TYPICAL CROSS SECTION**  
 (NO SCALE)



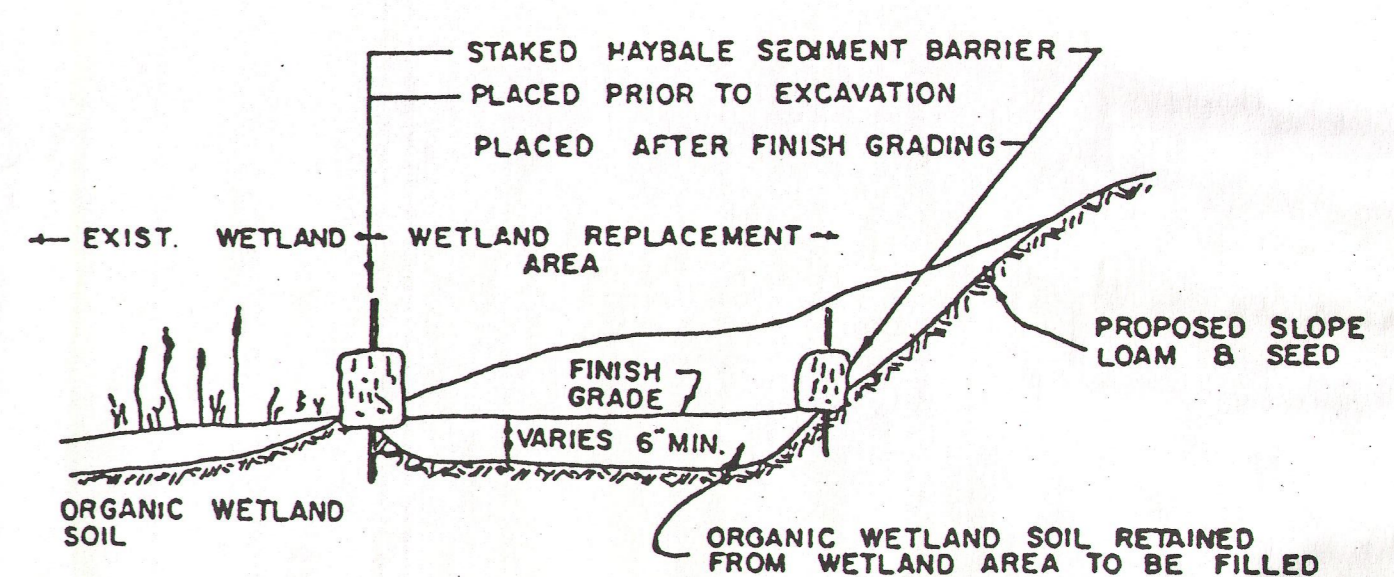
**GOLDENROD DR. OUTLET**  
 SCALE: 1"=40' HORZ. 1"=4' VERT.



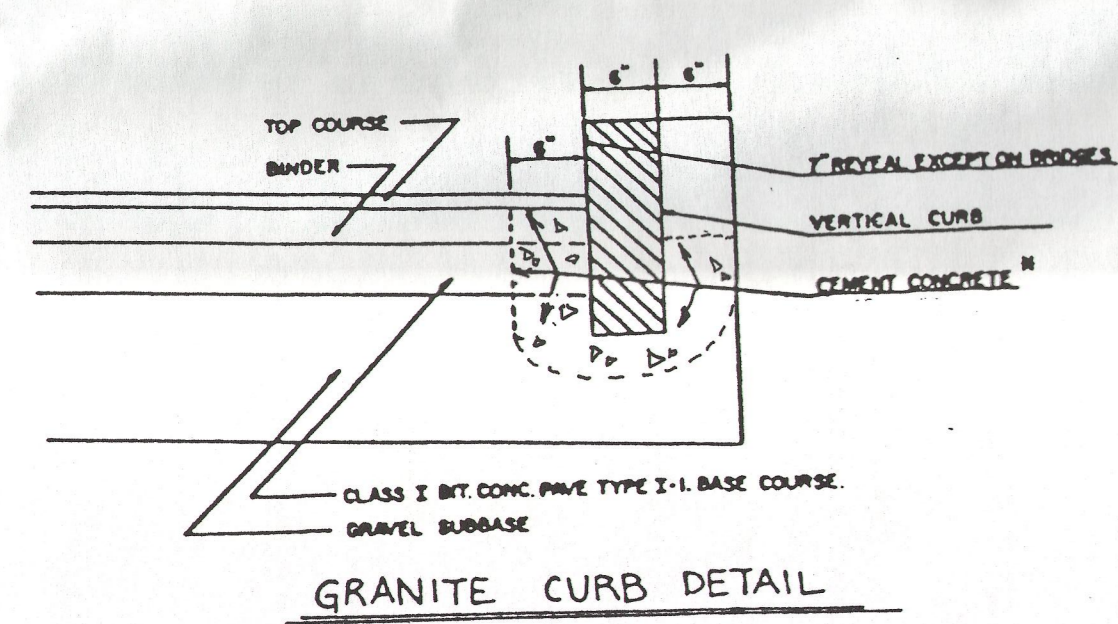
**CARDINAL LN. OUTLET**  
 SCALE: 1"=40' HORZ. 1"=4' VERT.



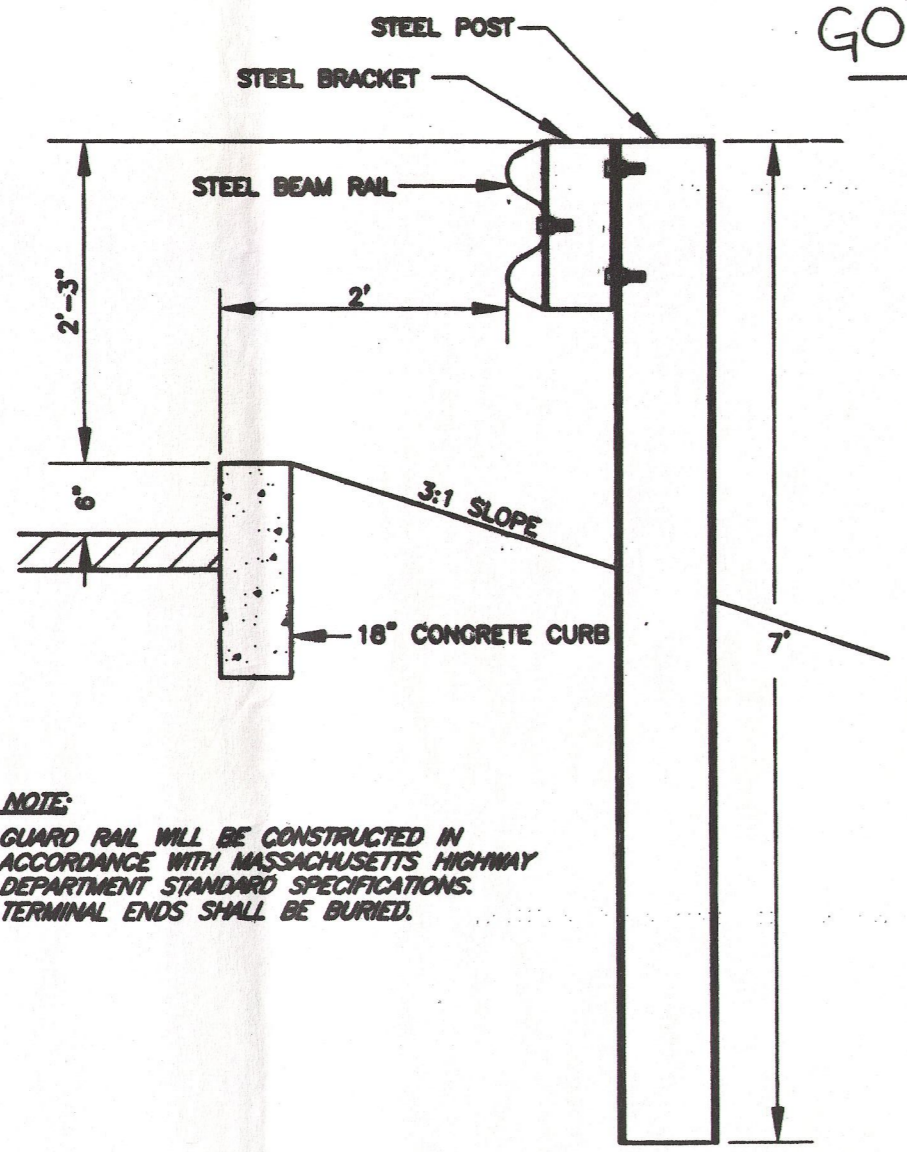
**SILTATION BARRIER**  
 NOT TO SCALE



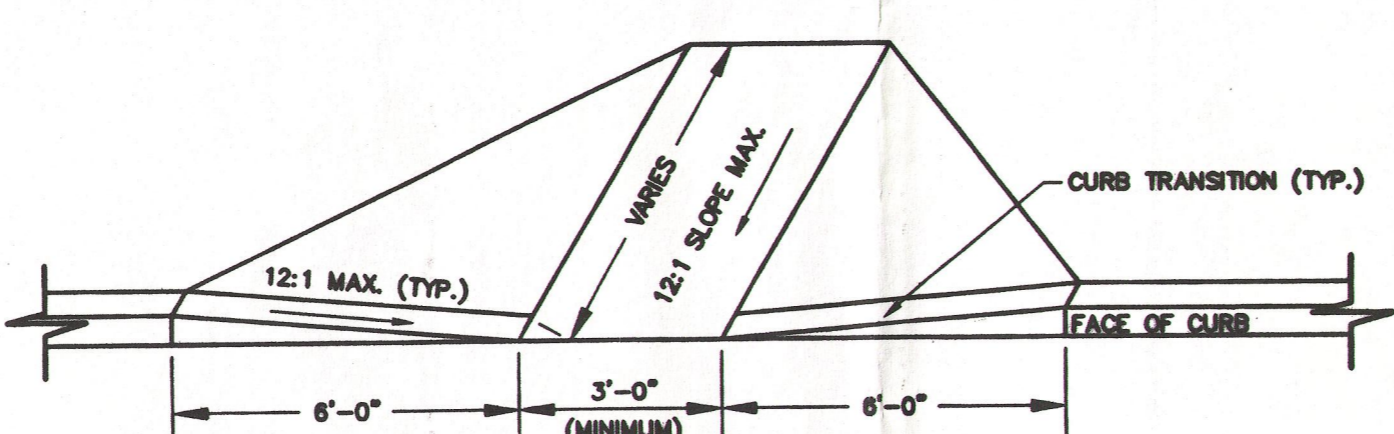
**TYPICAL WETLAND REPLACEMENT AREA DETAIL**  
 N.T.S.



**MODIFIED CAPE COD BERM DETAIL**  
 (NO SCALE)



**SINGLE FACE GUARD RAIL**  
 N.T.S.



**HANDICAP SIDEWALK RAMP**  
 N.T.S.

REVISIONS		DES.	FLD.
DATE	DESCRIPTION		
11/25/97	ENGINEERING COMMENTS	WML	DMR
12/16/97	PLANNING BD. COMMENTS	WML	PET
1/26/98	PLANNING BD. COMMENTS	WML	PET
3/6/98	SEWER COMMENTS DEP.		
4/6/98	STREET NAMES		CKD:
4/13/98	ENG. COMMENTS		WML

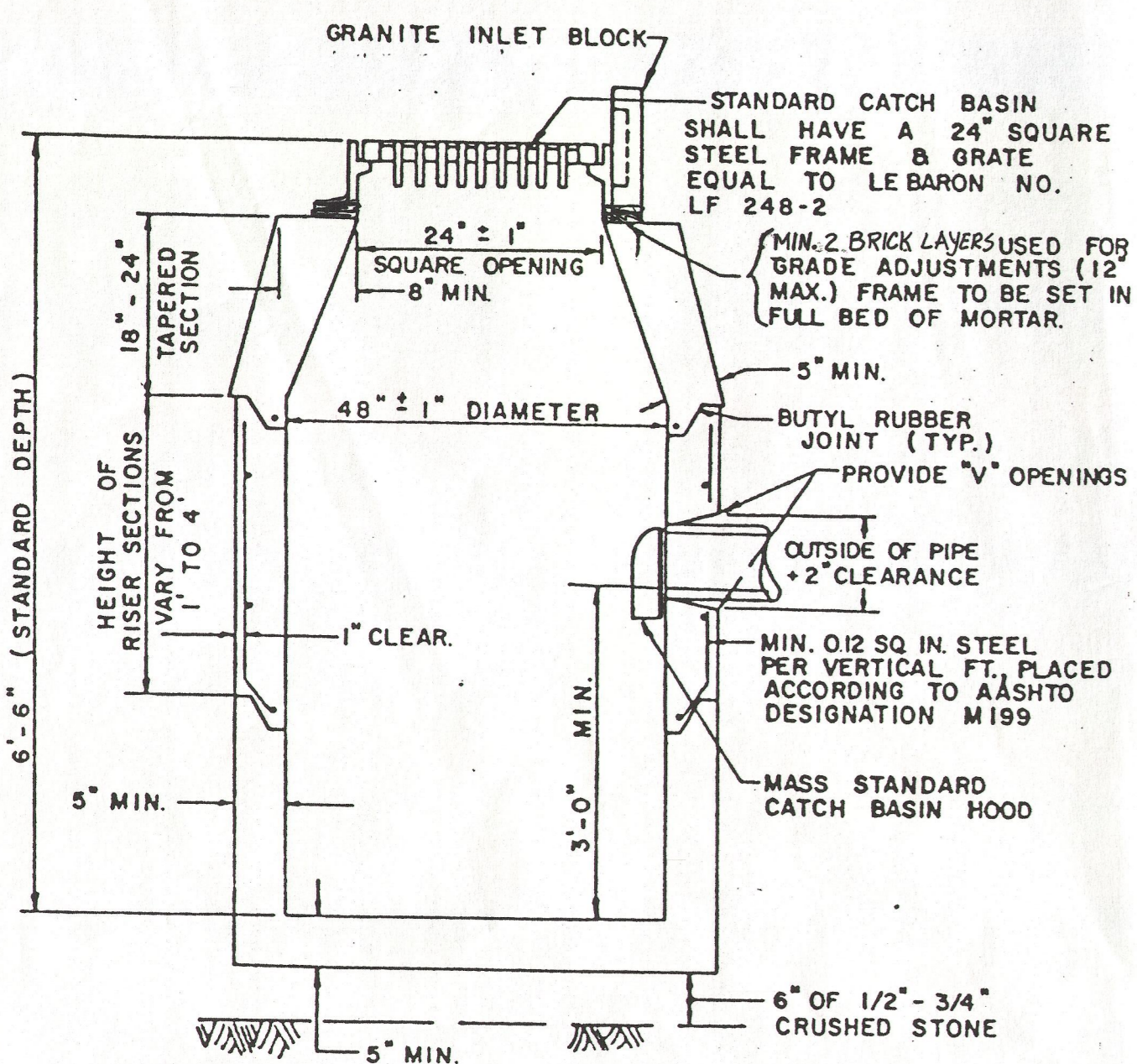
**GLM ENGINEERING CONSULTANTS, INC.**  
 1750 WASHINGTON STREET  
 HOLLISTON, MASSACHUSETTS 01746  
 (508)429-1100 fax:(508)429-7160

**DEFINITIVE SUBDIVISION PLAN**  
**"THE MEADOWS"**  
**MEDWAY, MASSACHUSETTS**

OWNERS: PATRICIA CARAM RUTH C. NELSON  
 124 HOLLISTON ST. COLONIAL LANE  
 MEDWAY, MASS. HARWICHPORT, MASS.

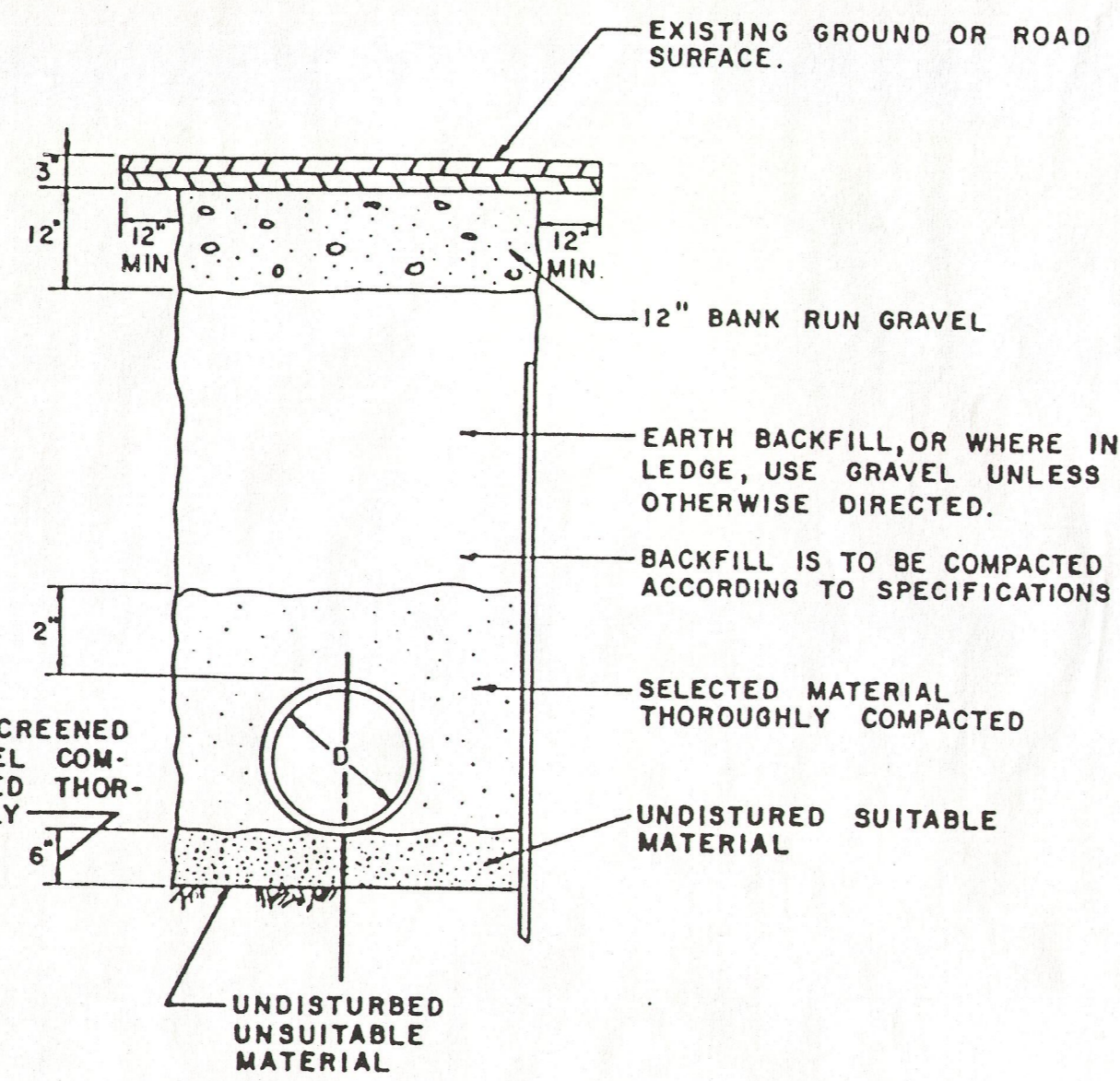
APPLICANT: UNIQUE HOMES, INC.  
 503 MAIN ST.  
 MEDFIELD, MASS.

JOB No. 9022  
 DATE: SEPT. 15, 1997  
 SCALE: AS NOTED  
 SHEET No. 13 of 14

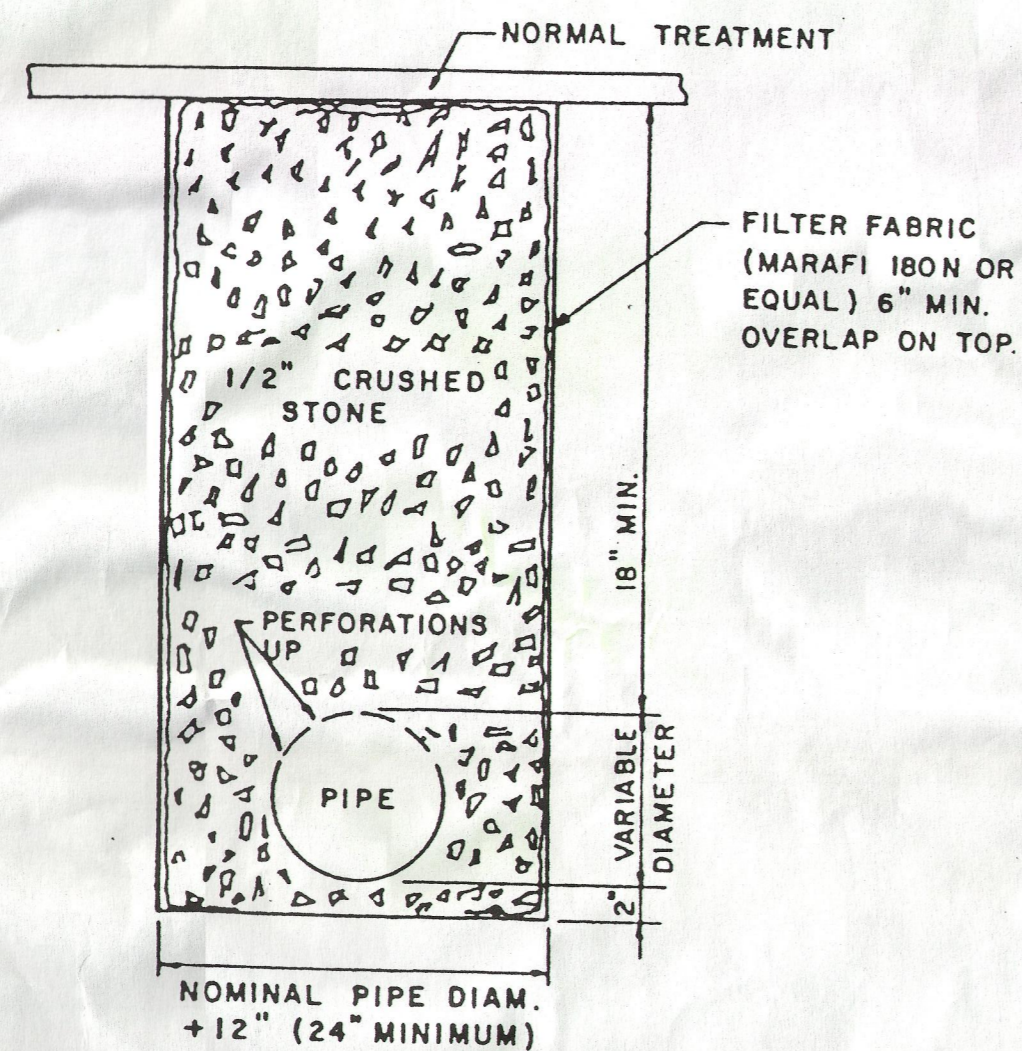


NOTE: NO BELL ENDS IN CATCH BASIN. CONNECTION TO BE TIGHTLY SEALED WITH MORTAR.

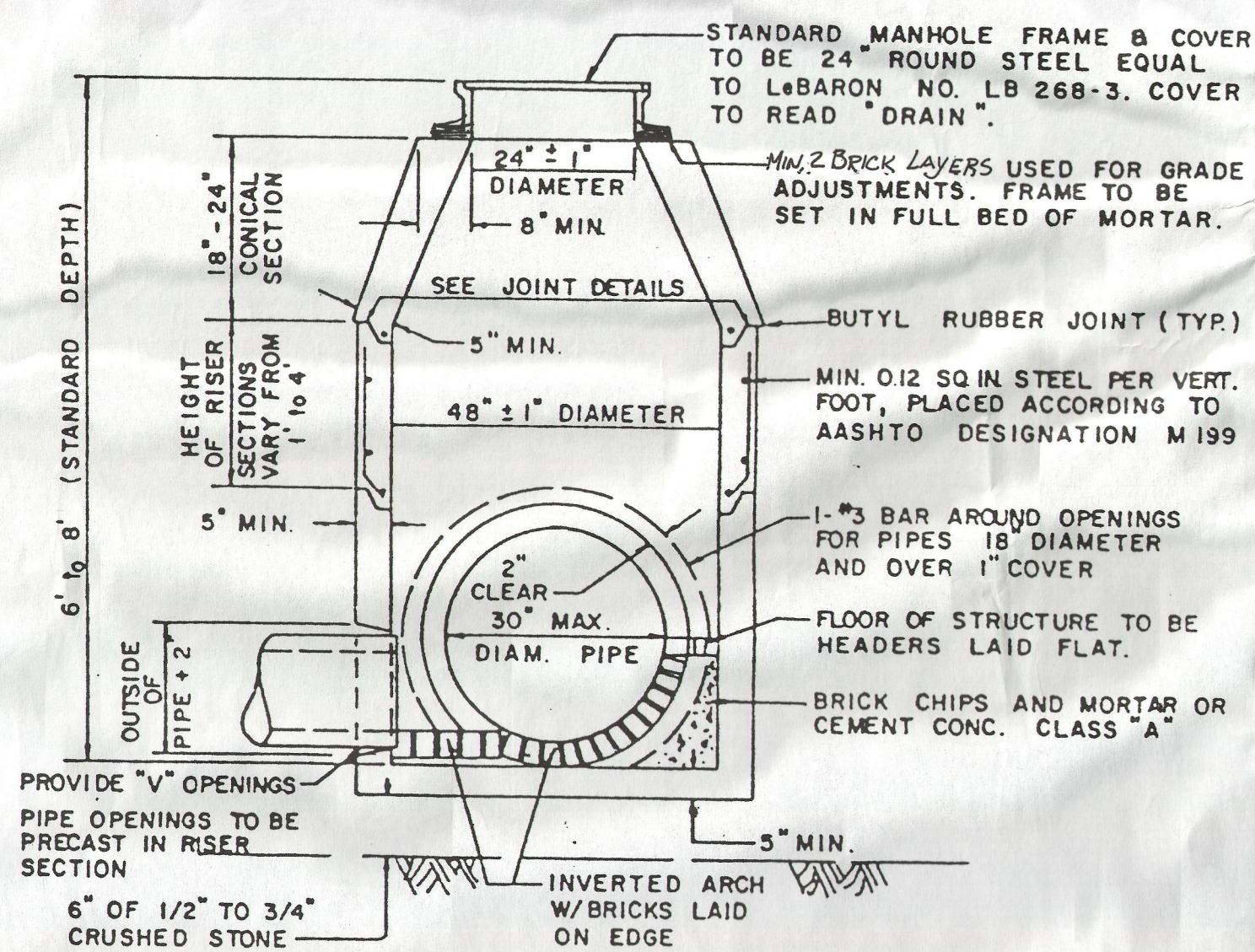
PRECAST CONCRETE CATCH BASIN



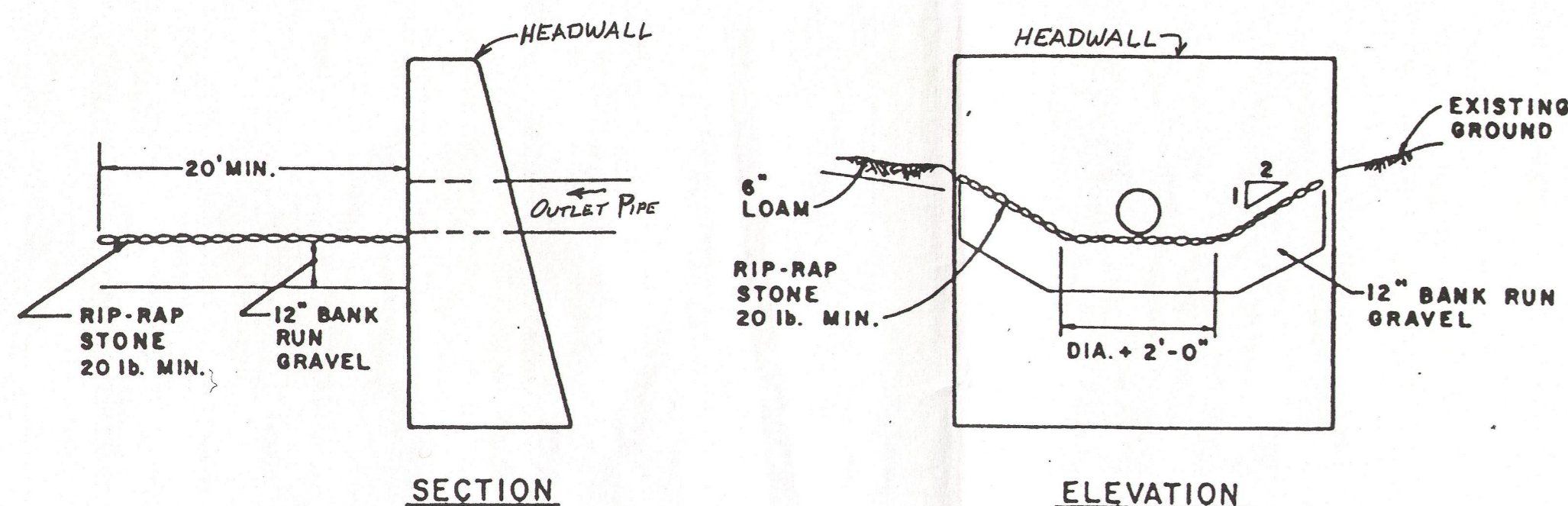
TYPICAL DRAIN TRENCH SECTION  
NOT TO SCALE



SUBDRAIN  
NOT TO SCALE

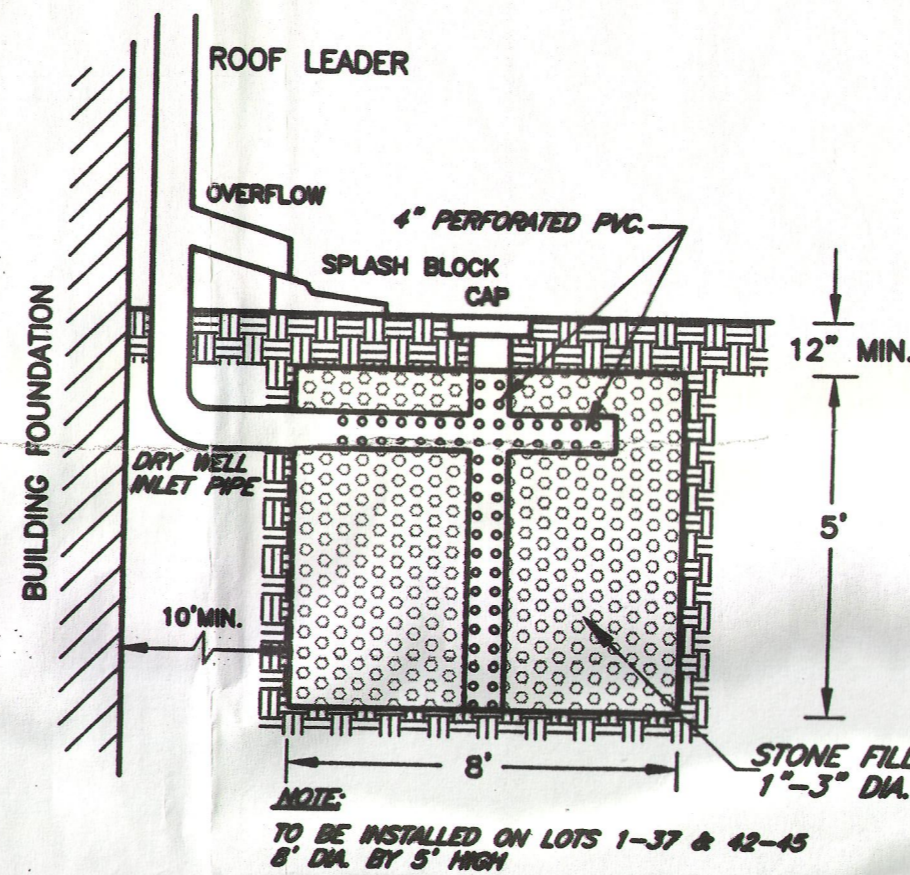


PRECAST CONCRETE MANHOLE

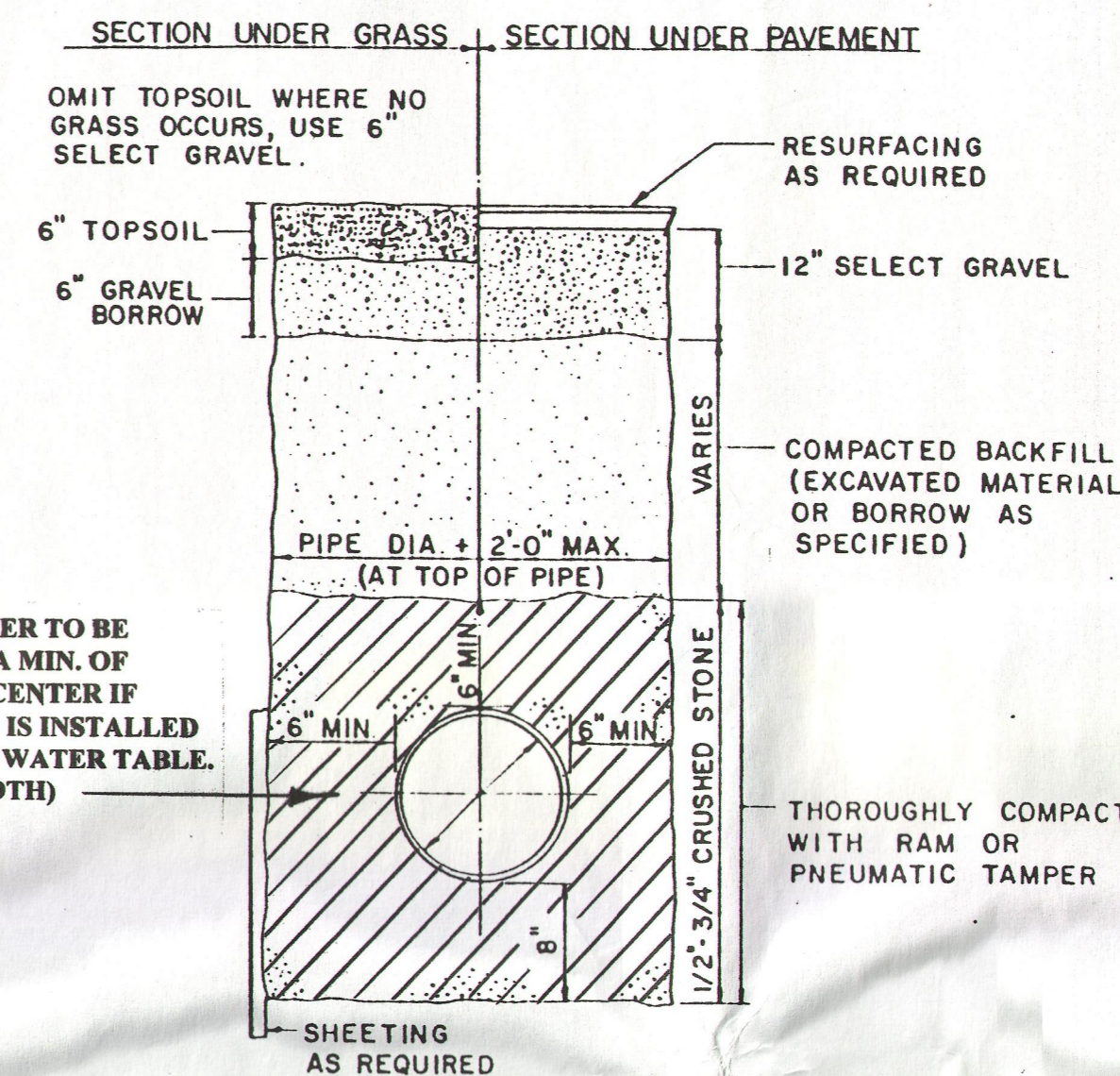


RIP-RAP CHANNEL  
NOT TO SCALE

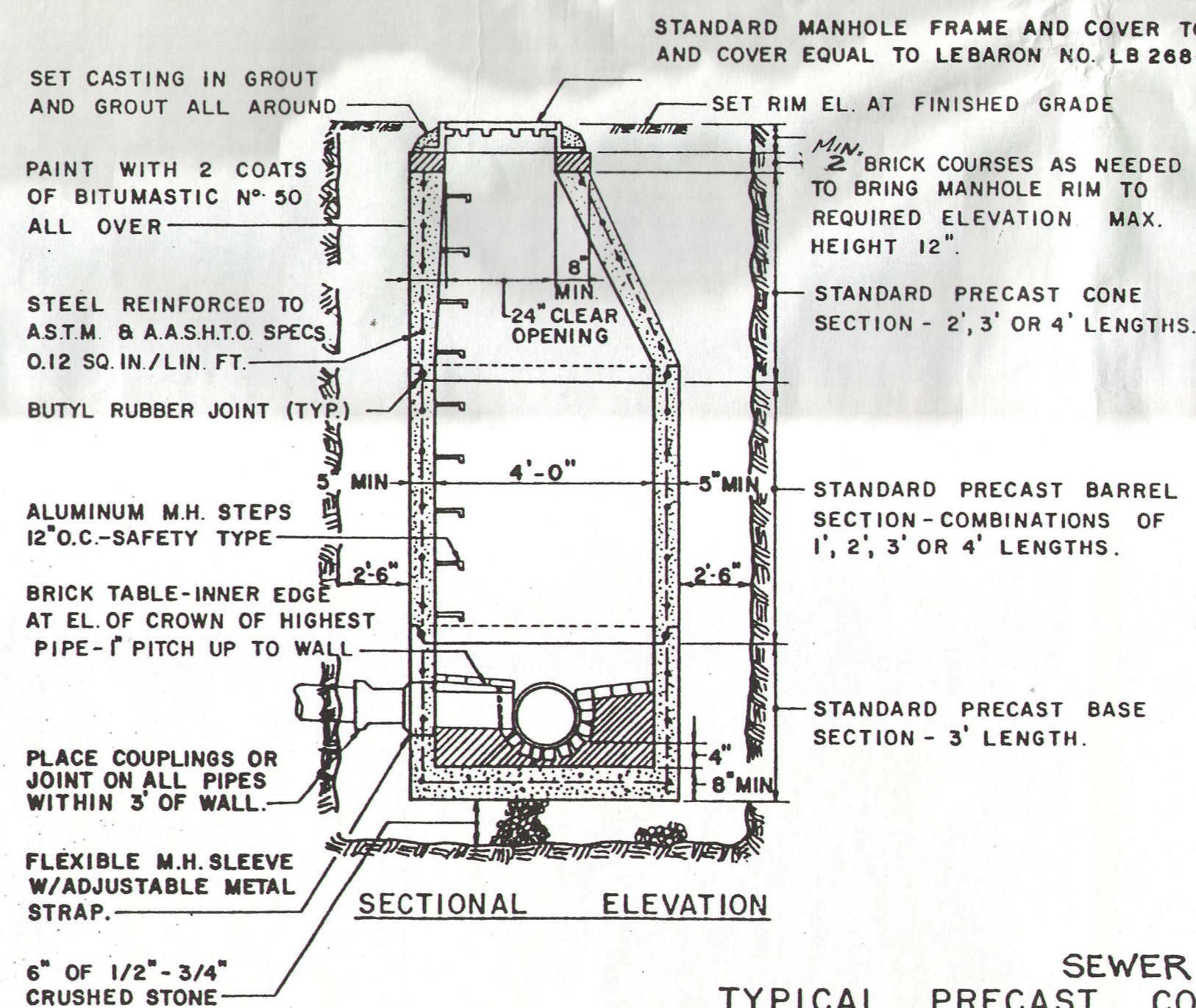
- Sewer Installation Notes:
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RESIDENTIAL ROOF RUNOFF DRY WELL  
N.T.S.



SEWER  
TYPICAL TRENCH DETAIL  
NOT TO SCALE



SEWER  
TYPICAL PRECAST CONCRETE MANHOLE  
NOT TO SCALE

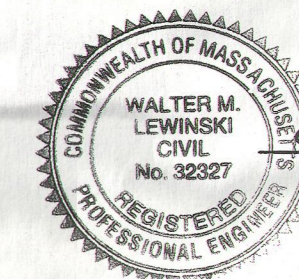
APPROVED BY  
MEDWAY PLANNING BOARD:  
*[Signature]*  
*[Signature]*

APPROVED BY: 2/24/98  
ENDORSED BY: 4/28/98

APPROVED \_\_\_\_\_ SUBJECT TO CONVENANT  
CONDITIONS SET FORTH IN A CONVENANT EXECUTED  
BY \_\_\_\_\_ DATED \_\_\_\_\_  
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.

TOWN CLERK DATE



*[Signature]* 9-15-97  
WALTER M. LEWINSKI, P.E. DATE

*[Signature]* 4/16/98  
Medway Fire Chief

DATE	REVISIONS DESCRIPTION	DES.	FLD:
11/25/97	ENGINEERING COMMENTS	WJL	DMR
12/16/97	PLANNING BD. COMMENTS	WJL	PET
1/26/98	PLANNING BD. COMMENTS	WJL	PET
3/6/98	SEWER COMMENTS	WJL	PET
4/6/98	STREET NAMES		CKD:
4/13/98	ENG. COMMENTS		WML

GLM ENGINEERING CONSULTANTS, INC.  
1750 WASHINGTON STREET  
HOLLISTON, MASSACHUSETTS 01746  
(508)429-1100 fax:(508)429-7160

DEFINITIVE SUBDIVISION PLAN  
"THE MEADOWS"  
MEDWAY, MASSACHUSETTS

OWNERS:  
PATRICIA CARAM RUTH C. NELSON  
124 HOLLISTON ST. COLONIAL LANE  
MEDWAY, MASS. HARWICHPORT, MASS.

APPLICANT:  
UNIQUE HOMES, INC.  
503 MAIN ST.  
MEDFIELD, MASS.

JOB No. 9022  
DATE: SEPT. 15, 1997  
SCALE: AS NOTED  
SHEET No. 14 of 14

SHEET 3 & 6



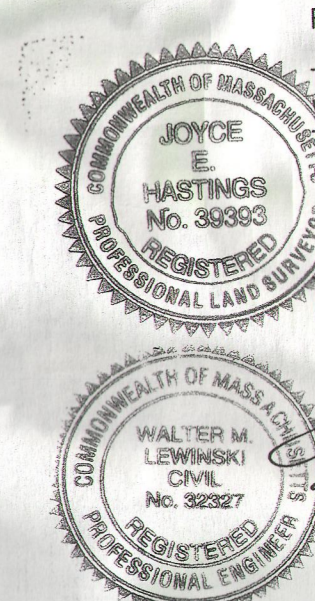
APPROVED BY  
MEDWAY PLANNING BOARD:  
*Donald Sprague*  
*R. Scifano*  
*Alan M. Bice*

APPROVED BY: 2/24/98  
ENDORSED BY: 4/28/98

APPROVED \_\_\_\_\_ SUBJECT TO CONVENANT  
CONDITIONS SET FORTH IN A CONVENANT EXECUTED  
BY \_\_\_\_\_ DATED \_\_\_\_\_  
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.  
TOWN CLERK \_\_\_\_\_ DATE \_\_\_\_\_

I CERTIFY THAT THIS PLAN CONFORMS TO THE  
RULES & REGULATIONS OF THE REGISTER OF DEEDS  
THIS PLAN & SURVEY WAS PREPARED IN ACCORDANCE  
WITH THE PROCEDURAL AND TECHNICAL STANDARDS FOR  
THE PRACTICE OF LAND SURVEYING IN THE  
COMMONWEALTH OF MASSACHUSETTS.



*Joyce E. Hastings*  
JOYCE E. HASTINGS P.L.S. 12/12/97  
DATE



*Walter M. Lewinski*  
WALTER M. LEWINSKI P.E. 12/12/97  
DATE

ZONING CLASSIFICATION:  
RURAL DISTRICT FRONT SETBACK: 35'  
AREA: 44,000 S.F. SIDE SETBACK: 15'  
FRONTAGE: 180' REAR SETBACK: 15'

*Alan M. Bice* 4/16/98  
Medway Fire Chief

- Waivers Requested:
- Section 1VB4: Waiver to allow the length of the dead end street to be 915.55 feet in length.
  - Section VD2: Waiver to allow the sidewalks to be constructed on one side of the proposed roadways.
  - Section VE: Waiver to install extruded "cope cod" berm everywhere granite is not required.
  - Section VB2: Waiver to install a storm drain pipe with two (2) feet of cover at station 11+75 Goldenrod Drive.
  - Figure 29: Waiver to construct the roadways with a pavement width of twenty-six (26) feet.

- Sewer Installation Notes:
- All construction of sewage collection piping within 100 feet of any wetland, surface waterbody or storm water detention basin shall be installed using water tight construction methods and materials.
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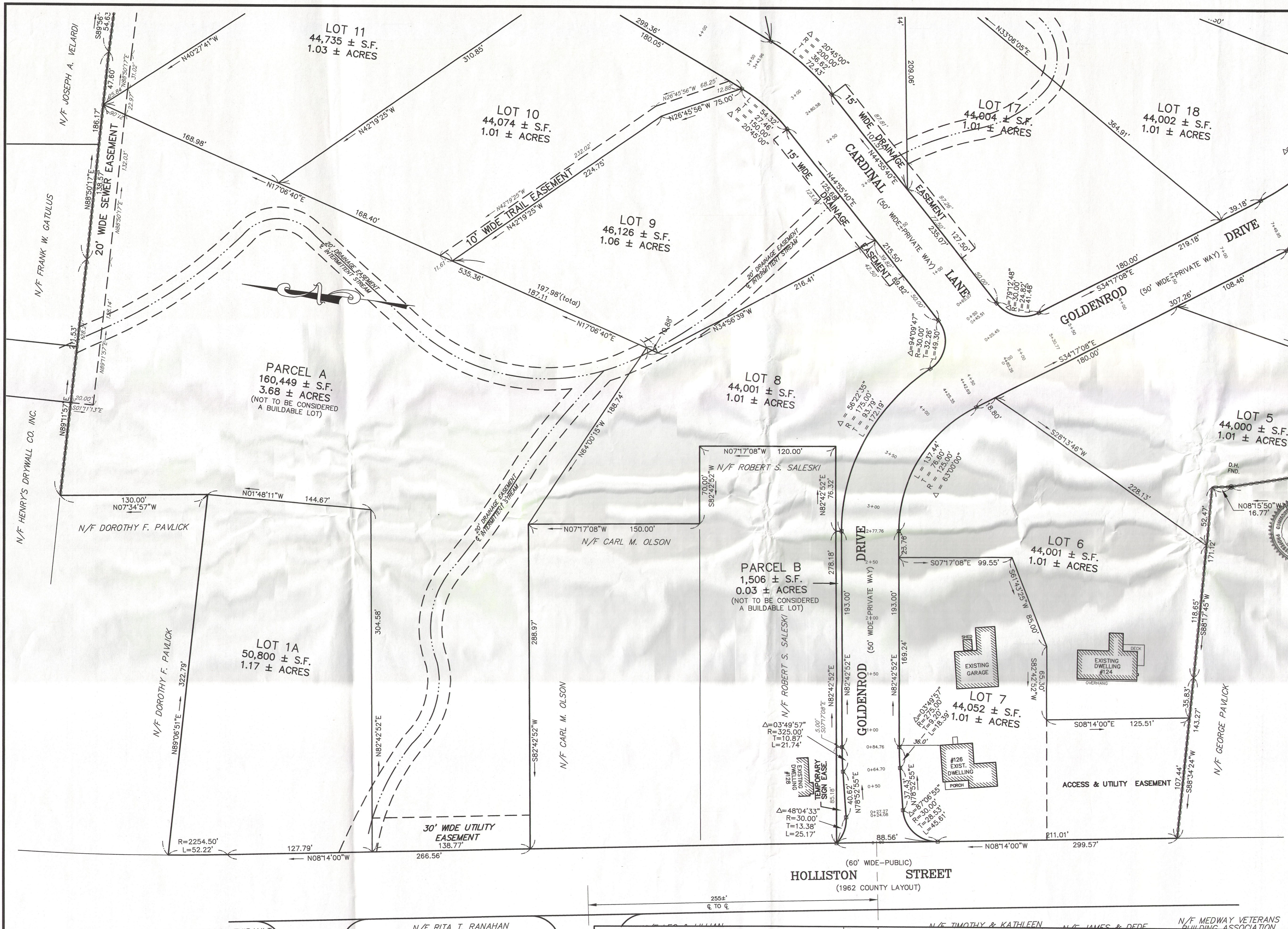
SHEET 4 & 7

SHEET 5 & 8

REVISIONS			FLD:
DATE	DESCRIPTION	DES.	DMR
11/25/97	ENGINEERING COMMENTS	WML	PET
12/16/97	PLANNING BOARD COMMENTS	WML	PET
1/26/98	PLANNING BOARD COMMENTS	WML	PET
3/6/98	SEWER COMMENTS - D.E.P.	WML	PET
4/6/98	STREET NAME	WML	CKD:
4/13/98	ENG. COMMENTS	WML	WML

**GLM ENGINEERING CONSULTANTS, INC.**  
1750 WASHINGTON STREET  
HOLLISTON, MASSACHUSETTS 01746  
(508)429-1100 fax:(508)429-7160

<b>DEFINITIVE SUBDIVISION PLAN</b> <b>"THE MEADOWS"</b> <b>MEDWAY, MASSACHUSETTS</b>		OWNERS: PATRICIA CARAM RUTH C. NELSON 124 HOLLISTON ST. MEDWAY, MASS.	APPLICANT: UNIQUE HOMES, INC. 503 MAIN ST. MEDFIELD, MASS.	JOB No. 9022 DATE: SEPT. 15, 1997 SCALE: 1"=80' SHEET No. 2 of 14
		WALTER M. LEWINSKI P.E.		



APPROVED BY  
MEDWAY PLANNING BOARD:  
*Donald Sprague*  
*John Spill*  
*John Wilberg*

APPROVED BY: *2/24/98*  
ENDORSED BY: *4/18/98*

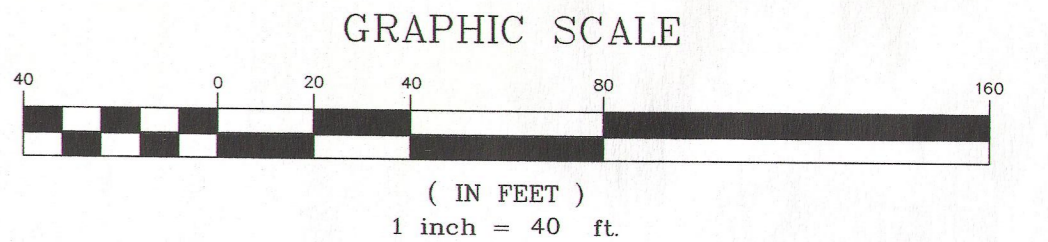
APPROVED \_\_\_\_\_ SUBJECT TO CONVENANT  
CONDITIONS SET FORTH IN A CONVENANT EXECUTED  
BY \_\_\_\_\_ DATED \_\_\_\_\_  
AND TO BE (RECORDED) (REGISTERED) HEREWITH.  
I, TOWN CLERK OF THE TOWN OF MEDWAY,  
RECEIVED & RECORDED IN ACCORDANCE  
WITH THE PROCEDURAL AND TECHNICAL STANDARDS FOR  
THE PRACTICE OF LAND SURVEYING IN THE  
COMMONWEALTH OF MASSACHUSETTS.  
TOWN CLERK \_\_\_\_\_ DATE \_\_\_\_\_

I CERTIFY THAT THIS PLAN CONFORMS TO THE  
RULES & REGULATIONS OF THE REGISTER OF DEEDS  
THIS PLAN & SURVEY WAS PREPARED IN ACCORDANCE  
WITH THE PROCEDURAL AND TECHNICAL STANDARDS FOR  
THE PRACTICE OF LAND SURVEYING IN THE  
COMMONWEALTH OF MASSACHUSETTS.  
  
*Joyce E. Hastings* 12/2/97  
DATE

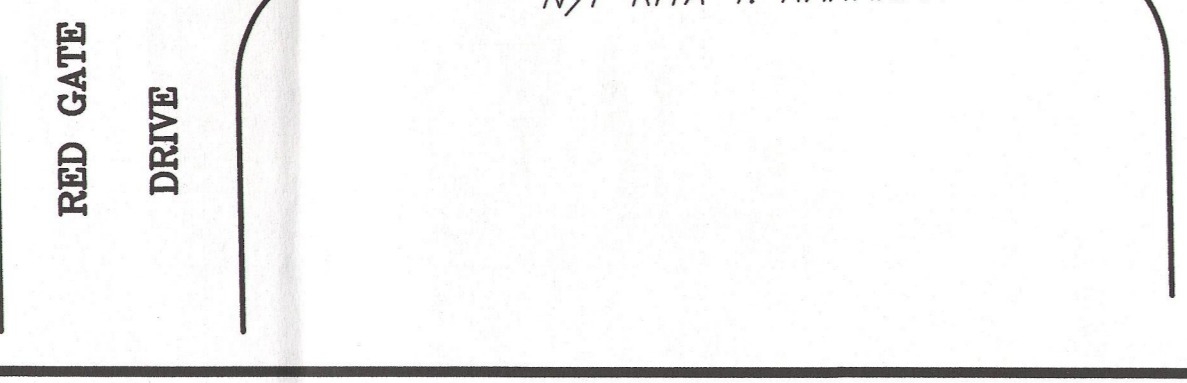
*James M. Chute* 4/16/98  
Medway Fire Chief  
ZONING CLASSIFICATION:  
RURAL DISTRICT  
AREA: 44,000 S.F.  
FRONTAGE: 180'  
FRONT SETBACK: 35'  
SIDE SETBACK: 15'  
REAR SETBACK: 15'

--- DENOTES CONCRETE BOUND TO BE SET

- Waivers Requested:
- Section IVB4: Waiver to allow the length of the dead end street to be 818.58 feet in length.
  - Section VD2: Waiver to allow the sidewalks to be constructed on one side of the proposed roadways.
  - Section VE: Waiver to install extruded "cape cod" berm everywhere granite is not required.
  - Section VZ2: Waiver to install a storm drain pipe with two (2) feet of cover at station 11+75 Goldenrod Drive.
  - Figure Z9: Waiver to construct the roadways with a pavement width of twenty-six (26) feet.



Sewer Installation Notes:  
1. All construction of sewage collection piping within 100 feet of any wetland, surface waterbody or storm water detention basin shall be installed using water tight construction methods and materials.  
2. Where the sewer line is installed below the water table or within 100 feet of any wetland, clay barriers shall be installed along the trench excavation at a minimum of 33 foot intervals to prevent the transport of water along the sewer line.  
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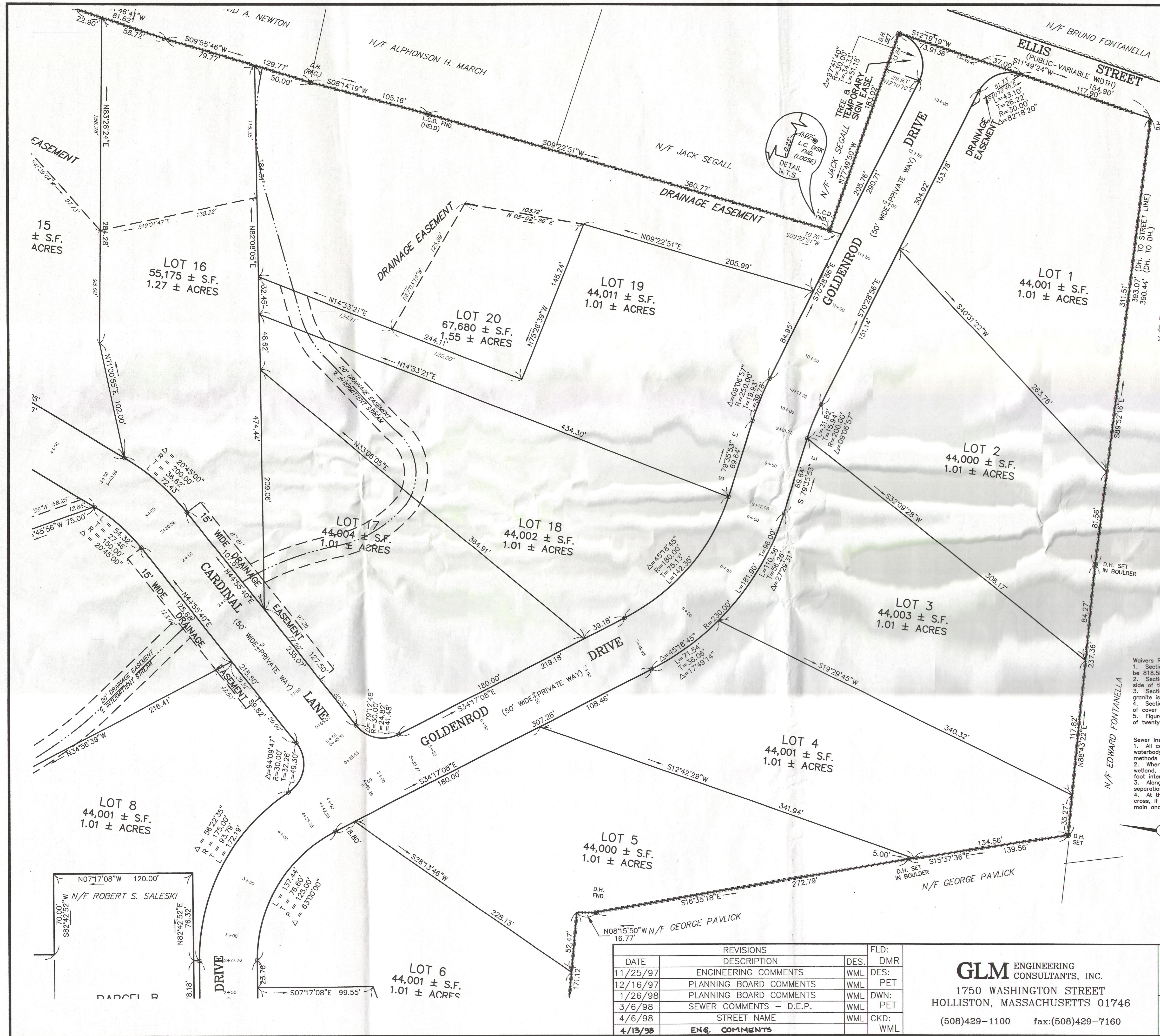
DATE	REVISIONS DESCRIPTION	DES.	FLD:
11/25/97	ENGINEERING COMMENTS	WML	DMR
12/16/97	PLANNING BOARD COMMENTS	WML	PET
1/26/98	PLANNING BOARD COMMENTS	WML	DOWN:
3/6/98	SEWER COMMENTS - D.E.P.	WML	PET
4/6/98	STREET NAME	WML	CKD:
4/13/98	ENG. COMMENTS	WML	WML

**GLM ENGINEERING CONSULTANTS, INC.**  
1750 WASHINGTON STREET  
HOLLISTON, MASSACHUSETTS 01746  
(508)429-1100 fax:(508)429-7160

**DEFINITIVE SUBDIVISION PLAN "THE MEADOWS"**  
MEDWAY, MASSACHUSETTS  
OWNERS: PATRICIA CARAM RUTH C. NELSON  
124 HOLLISTON ST. COLONIAL LANE  
MEDWAY, MASS. HARWICHPORT, MASS.  
APPLICANT: UNIQUE HOMES, INC.  
503 MAIN ST.  
MEDFIELD, MASS.

JOB No. 9022  
DATE: SEPT. 15, 1997  
SCALE: 1"=40'  
SHEET No. 3 of 14





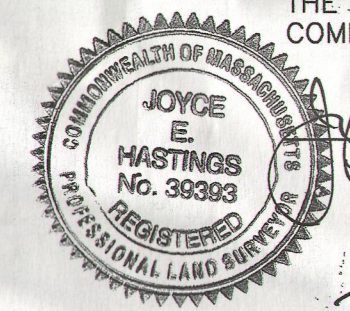
APPROVED BY  
MEDWAY PLANNING BOARD:  
*Donald Sprague*  
*My Spill*  
*Shirley M. Borge*

APPROVED BY: 2/24/98  
ENDORSED BY: 4/28/98

APPROVED \_\_\_\_\_ SUBJECT TO CONVENANT  
CONDITIONS SET FORTH IN A CONVENANT EXECUTED  
BY \_\_\_\_\_ DATED \_\_\_\_\_  
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.  
TOWN CLERK \_\_\_\_\_ DATE \_\_\_\_\_

I CERTIFY THAT THIS PLAN CONFORMS TO THE  
RULES & REGULATIONS OF THE REGISTER OF DEEDS  
THIS PLAN & SURVEY WAS PREPARED IN ACCORDANCE  
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THE PRACTICE OF LAND SURVEYING IN THE  
COMMONWEALTH OF MASSACHUSETTS.



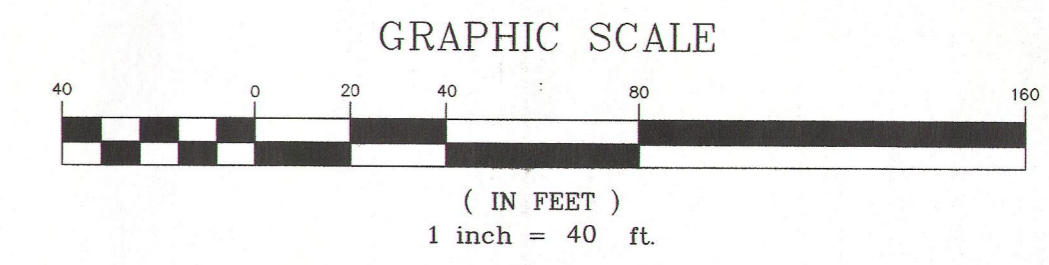
*Joyce E. Hastings* 12/12/97  
DATE  
JOYCE E. HASTINGS P.L.S.  
*Shirley M. Borge* 4/16/98  
DATE

ZONING CLASSIFICATION:  
RURAL DISTRICT AREA: 44,000 S.F.  
FRONTAGE: 180' FRONT SETBACK: 35'  
SIDE SETBACK: 15'  
REAR SETBACK: 15'

- Waivers Requested:
- Section VB4: Waiver to allow the length of the dead end street to be 818.58 feet in length.
  - Section VD2: Waiver to allow the sidewalks to be constructed on one side of the proposed roadways.
  - Section VE: Waiver to install extruded "cape cod" berm everywhere granite is not required.
  - Section VB2: Waiver to install a storm drain pipe with two (2) feet of cover at station 11+75 Goldenrod Drive.
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☐ DENOTES CONCRETE BOUND TO BE SET



DATE	DESCRIPTION	DES.	FLD:
11/25/97	ENGINEERING COMMENTS	WML	DMR
12/16/97	PLANNING BOARD COMMENTS	WML	PET
1/26/98	PLANNING BOARD COMMENTS	WML	DWN:
3/6/98	SEWER COMMENTS - D.E.P.	WML	PET
4/6/98	STREET NAME	WML	CKD:
4/13/98	ENG. COMMENTS	WML	WML

**GLM ENGINEERING CONSULTANTS, INC.**  
1750 WASHINGTON STREET  
HOLLISTON, MASSACHUSETTS 01746  
(508)429-1100 fax:(508)429-7160

**DEFINITIVE SUBDIVISION PLAN**  
**"THE MEADOWS"**  
**MEDWAY, MASSACHUSETTS**  
OWNERS: PATRICIA CARAM RUTH C. NELSON  
124 HOLLISTON ST. COLONIAL LANE  
MEDWAY, MASS. HARWICHPORT, MASS.  
APPLICANT: UNIQUE HOMES, INC.  
503 MAIN ST.  
MEDFIELD, MASS.

JOB No. 9022  
DATE: SEPT. 15, 1997  
SCALE: 1"=40'  
SHEET No. 4 of 14

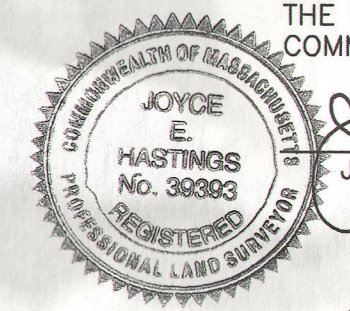


APPROVED BY:  
 MEDWAY PLANNING BOARD:  
*Franklin Springs*  
*John Marshall*  
*David A. Newton*

APPROVED BY: 2/24/98  
 ENDORSED BY: 4/12/98

APPROVED \_\_\_\_\_ SUBJECT TO CONVENANT  
 CONDITIONS SET FORTH IN A CONVENANT EXECUTED  
 BY \_\_\_\_\_ DATED \_\_\_\_\_  
 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.  
 TOWN CLERK \_\_\_\_\_ DATE \_\_\_\_\_

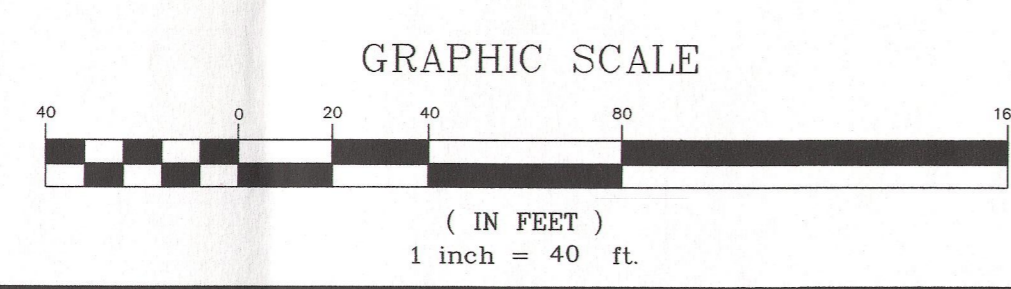
I CERTIFY THAT THIS PLAN CONFORMS TO THE  
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 THIS PLAN & SURVEY WAS PREPARED IN ACCORDANCE  
 WITH THE PROCEDURAL AND TECHNICAL STANDARDS FOR  
 THE PRACTICE OF LAND SURVEYING IN THE  
 COMMONWEALTH OF MASSACHUSETTS.



*Joyce E. Hastings*  
 JOYCE E. HASTINGS P.L.S. 12/15/97  
 DATE  
 ZONING CLASSIFICATION:  
 RURAL DISTRICT  
 AREA: 44,000 S.F.  
 FRONTAGE: 180' FRONT SETBACK: 35'  
 SIDE SETBACK: 15'  
 REAR SETBACK: 15'

- Waivers Requested:
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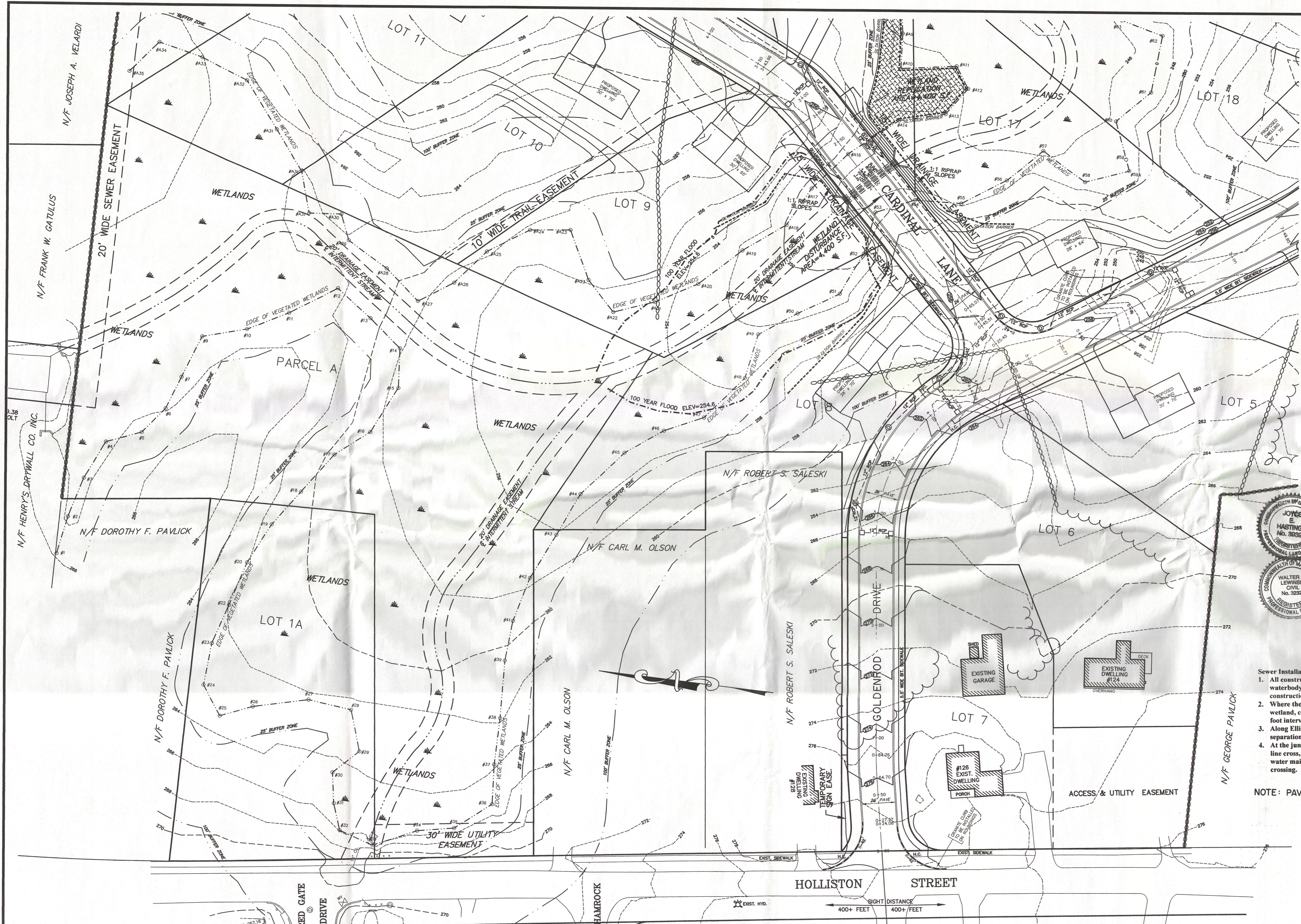


REVISIONS		FLD:
DATE	DESCRIPTION	DMR
11/25/97	ENGINEERING COMMENTS	WML
12/16/97	PLANNING BOARD COMMENTS	WML
1/26/98	PLANNING BOARD COMMENTS	WML
3/6/98	SEWER COMMENTS - D.E.P.	WML
4/6/98	STREET NAME	WML
4/13/98	ENG. COMMENTS	WML

**GLM ENGINEERING CONSULTANTS, INC.**  
 1750 WASHINGTON STREET  
 HOLLISTON, MASSACHUSETTS 01746  
 (508)429-1100 fax:(508)429-7160

**DEFINITIVE SUBDIVISION PLAN**  
**"THE MEADOWS"**  
 MEDWAY, MASSACHUSETTS  
 OWNERS: PATRICIA CARAM RUTH C. NELSON  
 124 HOLLISTON ST. MEDWAY, MASS.  
 COLONIAL LANE HARWICHPORT, MASS.  
 APPLICANT: UNIQUE HOMES, INC.  
 503 MAIN ST. MEDFIELD, MASS.

JOB No. 9022  
 DATE: SEPT. 15, 1997  
 SCALE: 1"=40'  
 SHEET No. 5 of 14



APPROVED BY  
MEDWAY PLANNING BOARD:  
*Ronald Springer*  
*W. M. ...*  
*Ann ...*

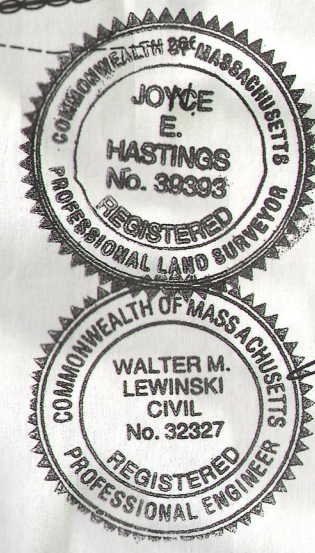
APPROVED BY: 2/25/98  
ENDORSED BY: 4/22/98

APPROVED \_\_\_\_\_ SUBJECT TO CONVENANT  
CONDITIONS SET FORTH IN A CONVENANT EXECUTED  
BY \_\_\_\_\_ DATED \_\_\_\_\_  
AND TO BE (RECORDED) (REGISTERED) HEREWITH.

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

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

THIS PLAN & SURVEY WAS PREPARED IN ACCORDANCE  
WITH THE PROCEDURAL AND TECHNICAL STANDARDS FOR  
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COMMONWEALTH OF MASSACHUSETTS.



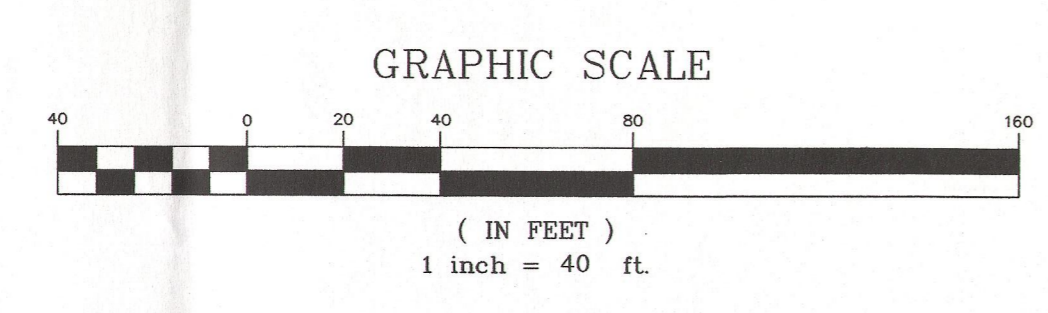
*Joyce E. Hastings* 12-12-97  
JOYCE E. HASTINGS P.L.S. DATE

*Walter M. Lewinski* 12-17-97  
WALTER M. LEWINSKI P.E. DATE

*Shayne M. Henton* 4/16/98  
Medway Fire Chief

- Sewer Installation Notes:
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  - Where the sewer line is installed below the water table or within 100 feet of any wetland, clay barriers shall be installed along the trench excavation at a minimum of 33 foot intervals to prevent the transport of water along the sewer line.
  - Along Ellis Street, the water line and sewer line shall have either a ten foot horizontal separation or 18 inch vertical separation with the sewer line below the water line.
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NOTE: PAVEMENT WIDTH AS SHOWN IS NOT TO SCALE.

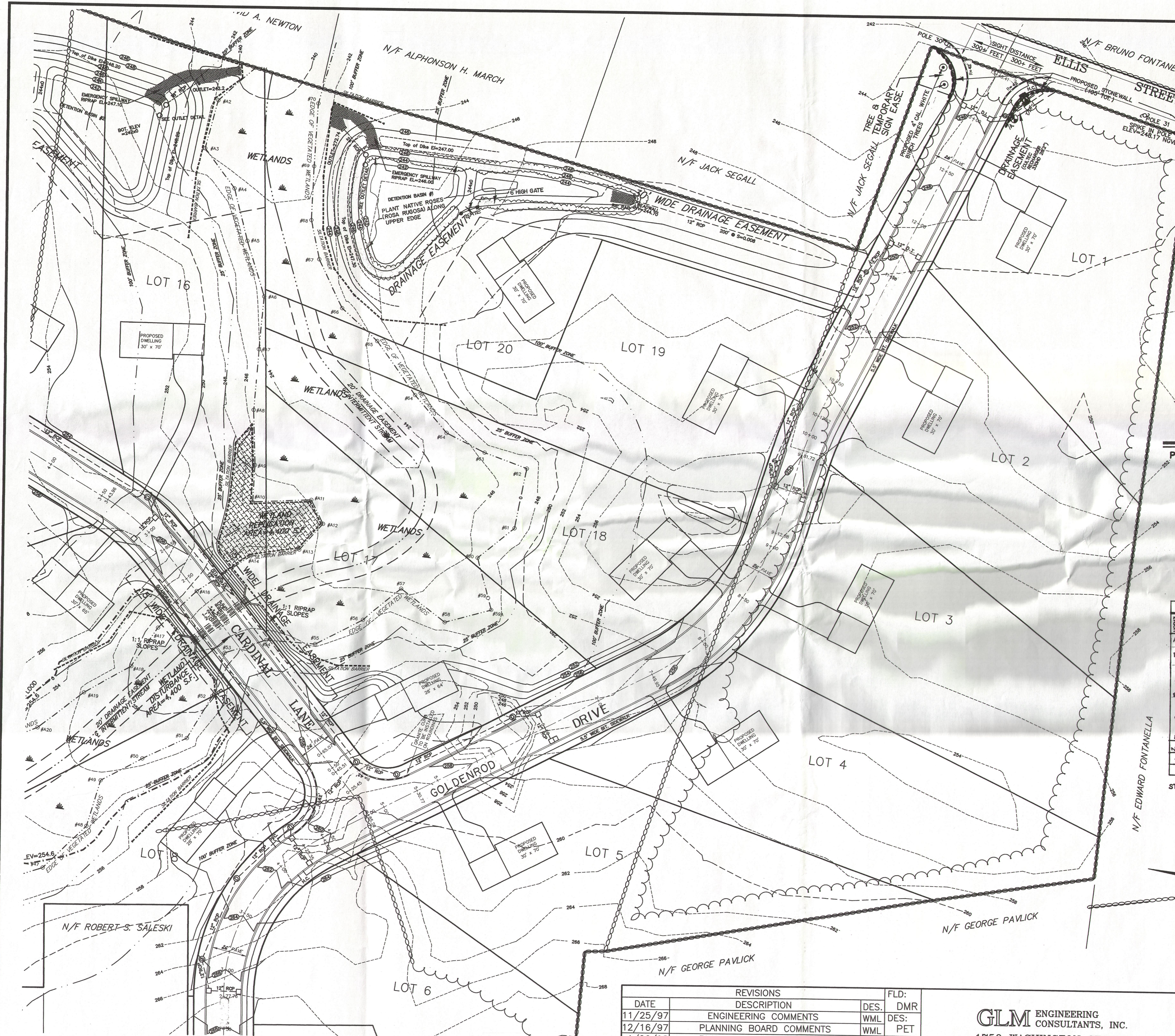


DATE	REVISIONS DESCRIPTION	DES.	FLD:
11/25/97	ENGINEERING COMMENTS	WML	DMR
12/16/97	PLANNING BOARD COMMENTS	WML	PET
1/26/98	PLANNING BOARD COMMENTS	WML	DWN:
3/6/98	SEWER COMMENTS 2-B.P.	PET	PET
4/6/98	STREET NAMES	WML	CKD:
4/13/98	ENG. COMMENTS	WML	WML

**GLM ENGINEERING CONSULTANTS, INC.**  
1750 WASHINGTON STREET  
HOLLISTON, MASSACHUSETTS 01746  
(508)429-1100 fax:(508)429-7160

**DEFINITIVE SUBDIVISION PLAN**  
**"THE MEADOWS"**  
MEDWAY, MASSACHUSETTS  
OWNERS: PATRICIA CARAM RUTH C. NELSON  
124 HOLLISTON ST. COLONIAL LANE  
MEDWAY, MASS. HARWICHPORT, MASS.  
APPLICANT: UNIQUE HOMES, INC.  
503 MAIN ST.  
MEDFIELD, MASS.

JOB No. 9022  
DATE: SEPT. 15, 1997  
SCALE: 1"=40'  
SHEET No. 6 of 14



APPROVED BY  
 MEDWAY PLANNING BOARD  
 DATED  
 2/24/98  
 ENDORSED BY  
 4/28/98

APPROVED BY: 2/24/98  
 ENDORSED BY: 4/28/98

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.

TOWN CLERK DATE

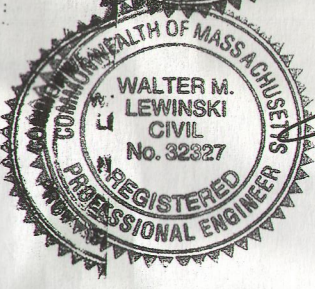
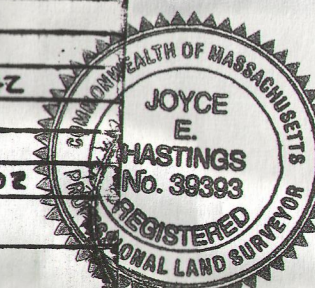
**ON-SITE SOIL EVALUATION**  
**PERCOLATION TEST**

OBSERVATION HOLE #:	1A
DATE:	9-17-97
SOAK	9:12
11"	9:21
10"	
9"	9:42
8"	
7"	10:02
6"	
RATE MIN./INCH	7.0

**TEST PIT # 1**  
 DATE: 9-17-97

DEPTH	SOIL DESCRIPTION	ELEV.
0"	LOAM 10% S&S	246.7
8"	SI LOAM 10% S&S	246.0
20"		244.4
30"	SAND TIED TO CORPSE GRAVEL 35% COB. STONES 2.5" 4/4"	239.8
42"		
60"	L.S. MED-COARSE GRAVEL 15% COB. STONES 2.5" 4/4"	236.7
120"		
None	GROUNDWATER OBSERVED	
12"	MOISTURE > 5%	239.8
	NO WATER OBSERVED	

STATE SOIL EVALUATOR: Rob TRUAX



I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES & REGULATIONS OF THE REGISTER OF DEEDS  
 THIS PLAN & SURVEY 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. 12-12-97 DATE

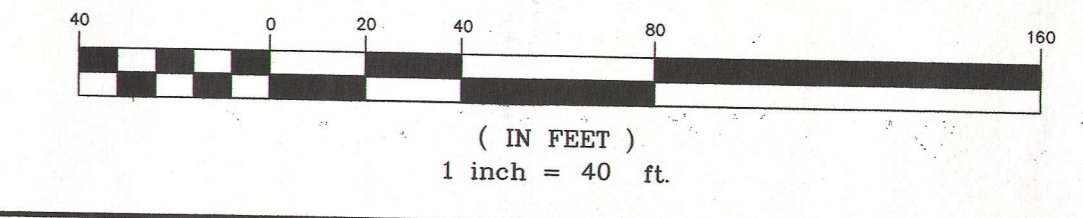
WALTER M. LEWINSKI P.E. 12-17-97 DATE

Walter M. United 4/16/98  
 Medway Fire Chief

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GRAPHIC SCALE



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4/6/98	STREET NAMES		CKD:
4/13/98	ENG. COMMENTS		WML

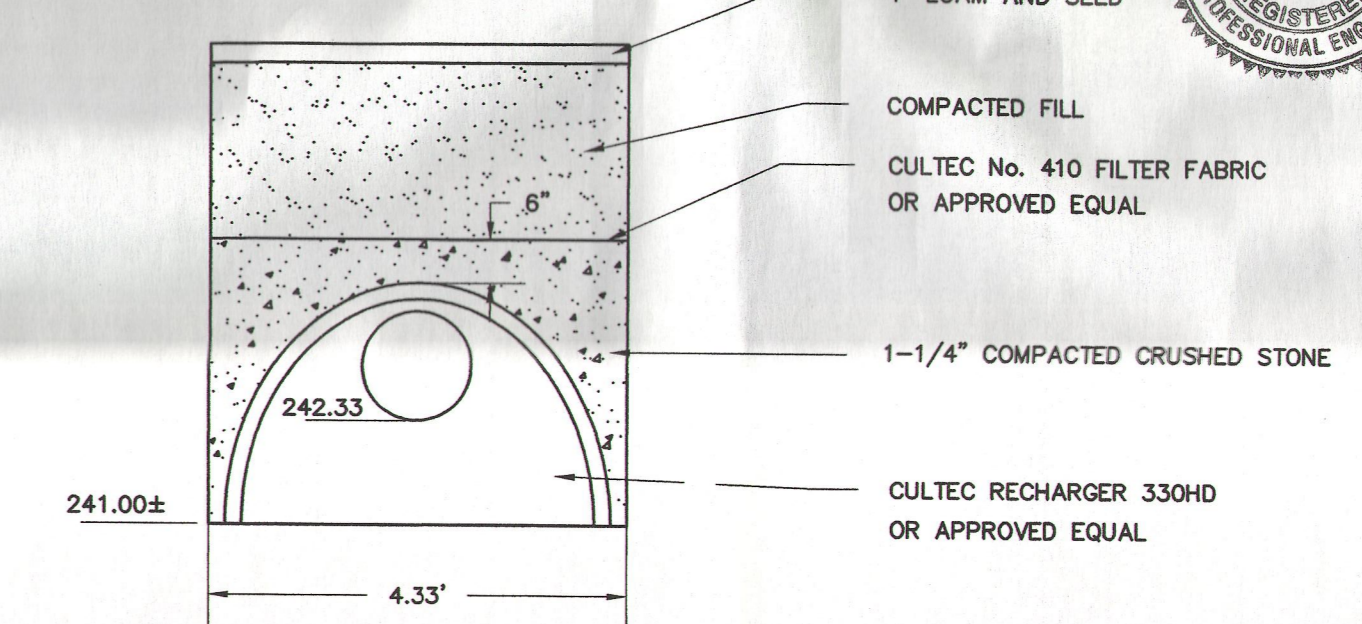
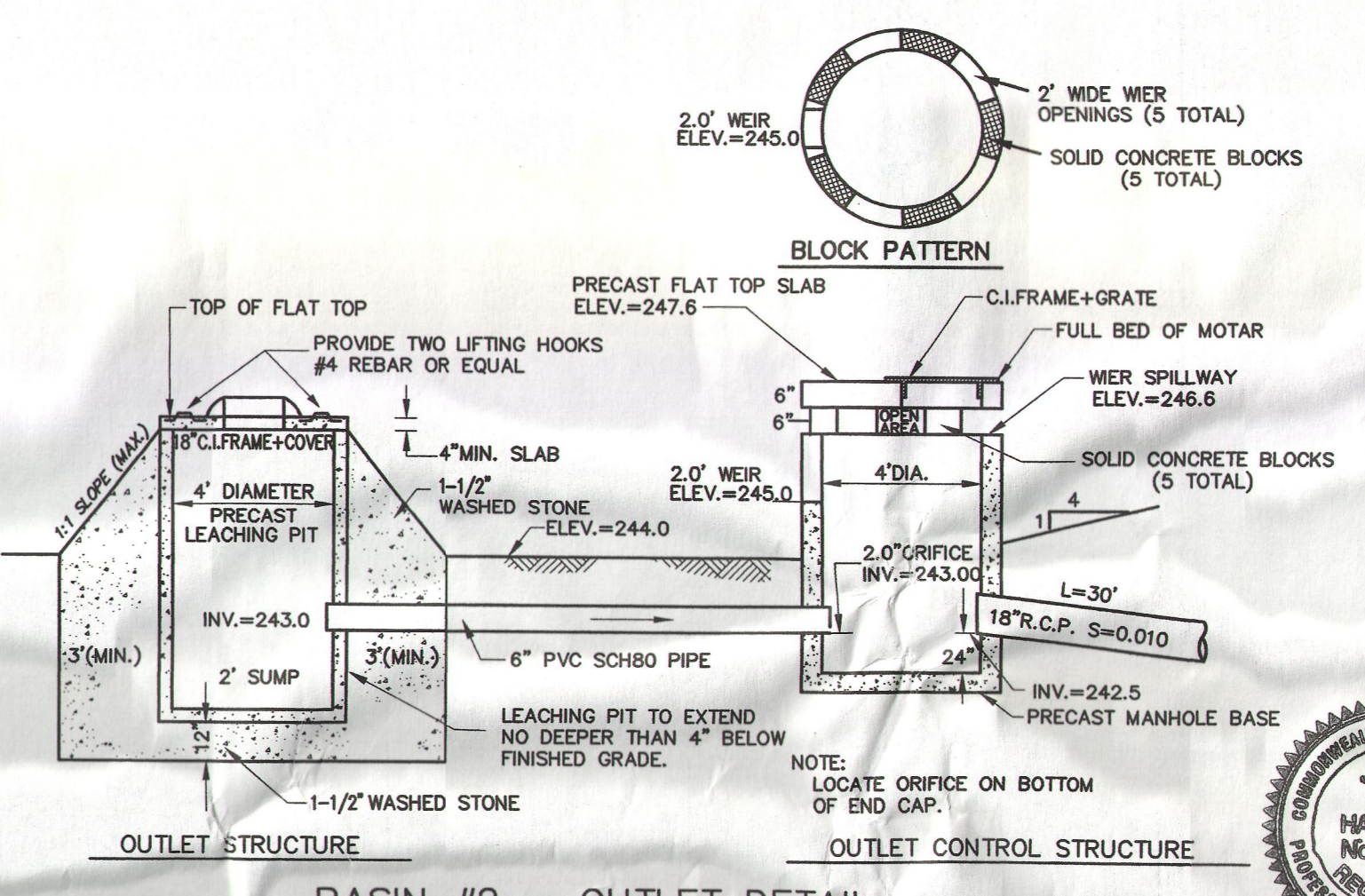
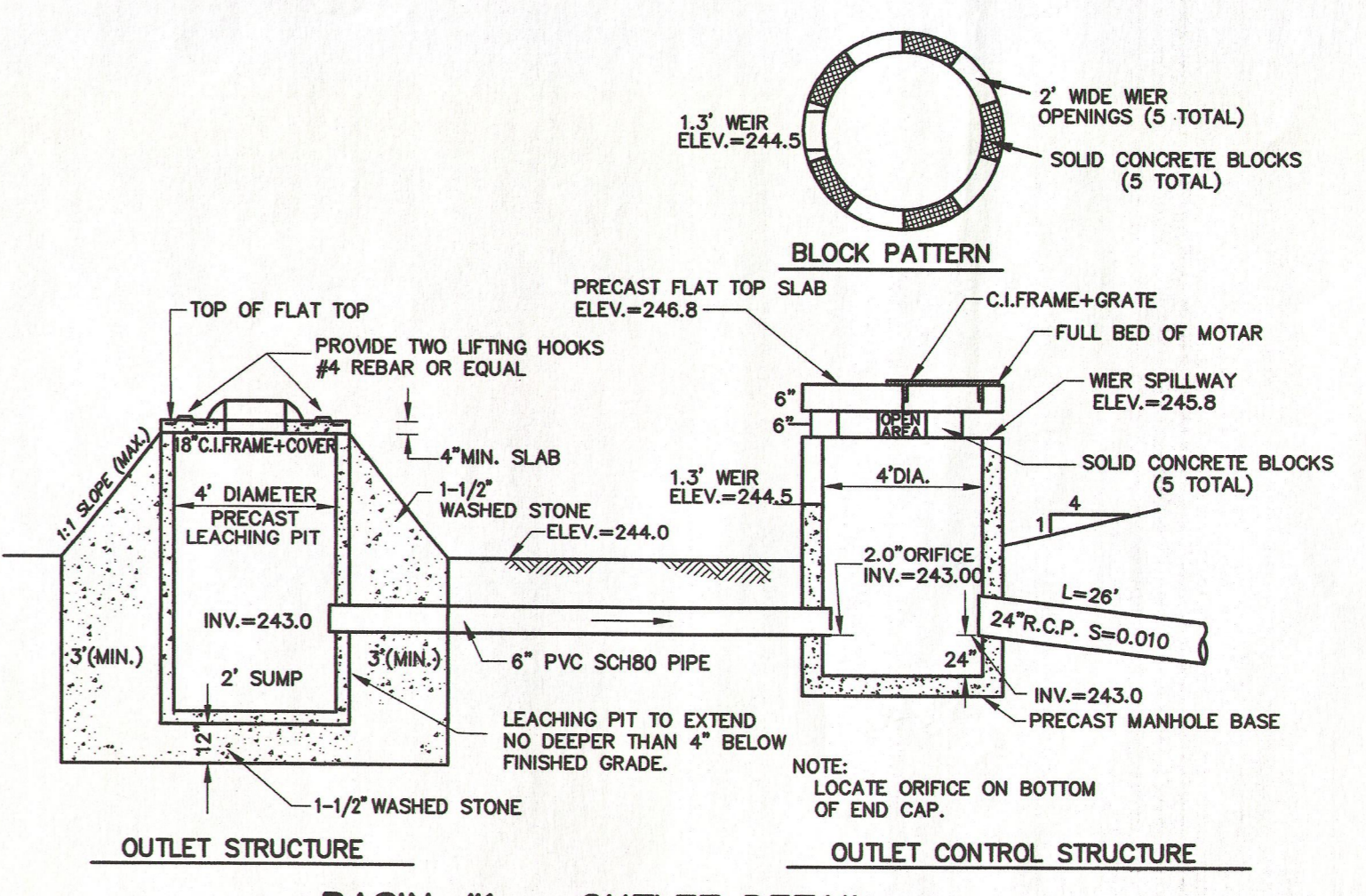
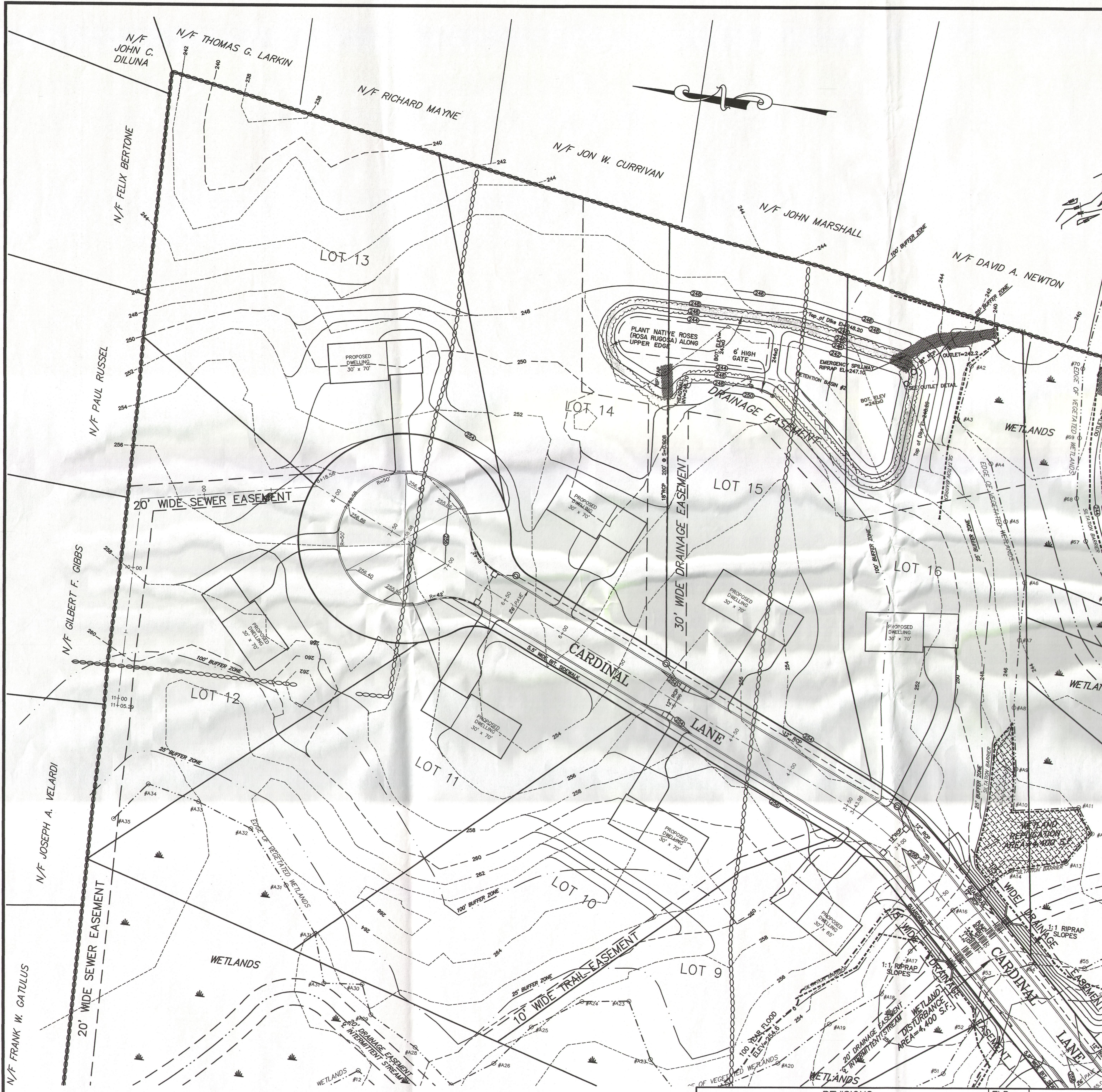
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JOB No. 9022  
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 SHEET No. 7 of 14



- NOTES:**
1. STORM DRAINAGE DETENTION SYSTEM WILL BE CONTACTOR RECHARGER 330HD AS MANUFACTURED BY CULTEC, INC., 879 FEDERAL ROAD, BROOKFIELD, CT 06804
  2. PIPE CONNECTIONS BETWEEN MANHOLE AND INFILTRATION SYSTEM WILL BE 12\"/>

**INFILTRATION/DETENTION CHAMBER TRENCH**

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

APPROVED BY: 2/24/99  
 ENDORSED BY: 4/28/98

APPROVED \_\_\_\_\_ SUBJECT TO CONVENANT CONDITIONS SET FORTH IN A CONVENANT EXECUTED BY \_\_\_\_\_ DATED \_\_\_\_\_ AND TO BE (RECORDED) (REGISTERED) HEREWITH.

TOWN CLERK \_\_\_\_\_ DATE \_\_\_\_\_

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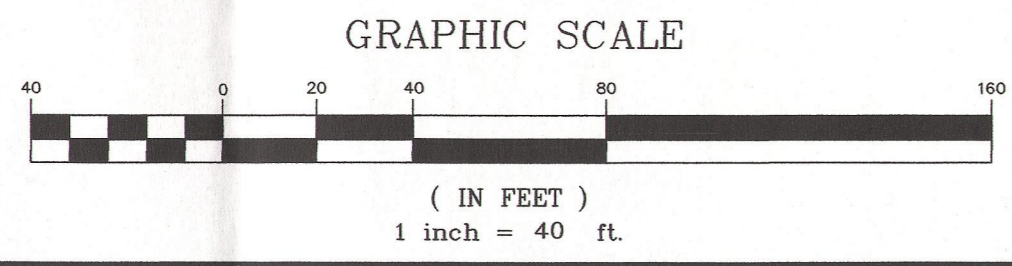
JOYCE E. HASTINGS  
 No. 38893  
 REGISTERED PROFESSIONAL LAND SURVEYOR

JOYCE E. HASTINGS U.P.L.S. 12-12-97 DATE

WALTER M. LEWINSKI  
 No. 32827  
 REGISTERED PROFESSIONAL ENGINEER

WALTER M. LEWINSKI P.E. 12-17-97 DATE

Stacy M. Weston 4/18/98  
 Medway Fire Chief



DATE	REVISIONS DESCRIPTION	DES.	FLD:
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4/6/98	STREET NAME'S		CKD:
4/13/98	ENG. COMMENTS		WML

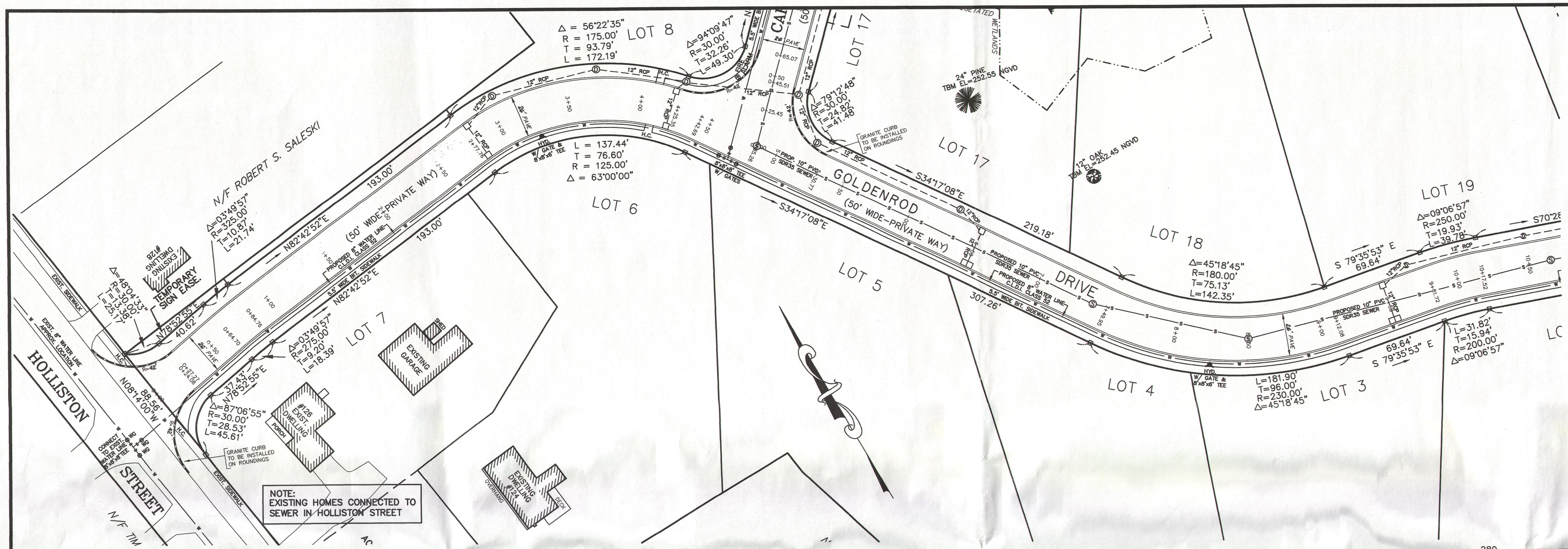
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JOB No. 9022  
 DATE: SEPT. 15, 1997  
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 SHEET No. 8 of 14



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

APPROVED BY: 2/24/98  
 ENDORSED BY: 4/22/98

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 AND TO BE (RECORDED) (REGISTERED) HEREWITH.

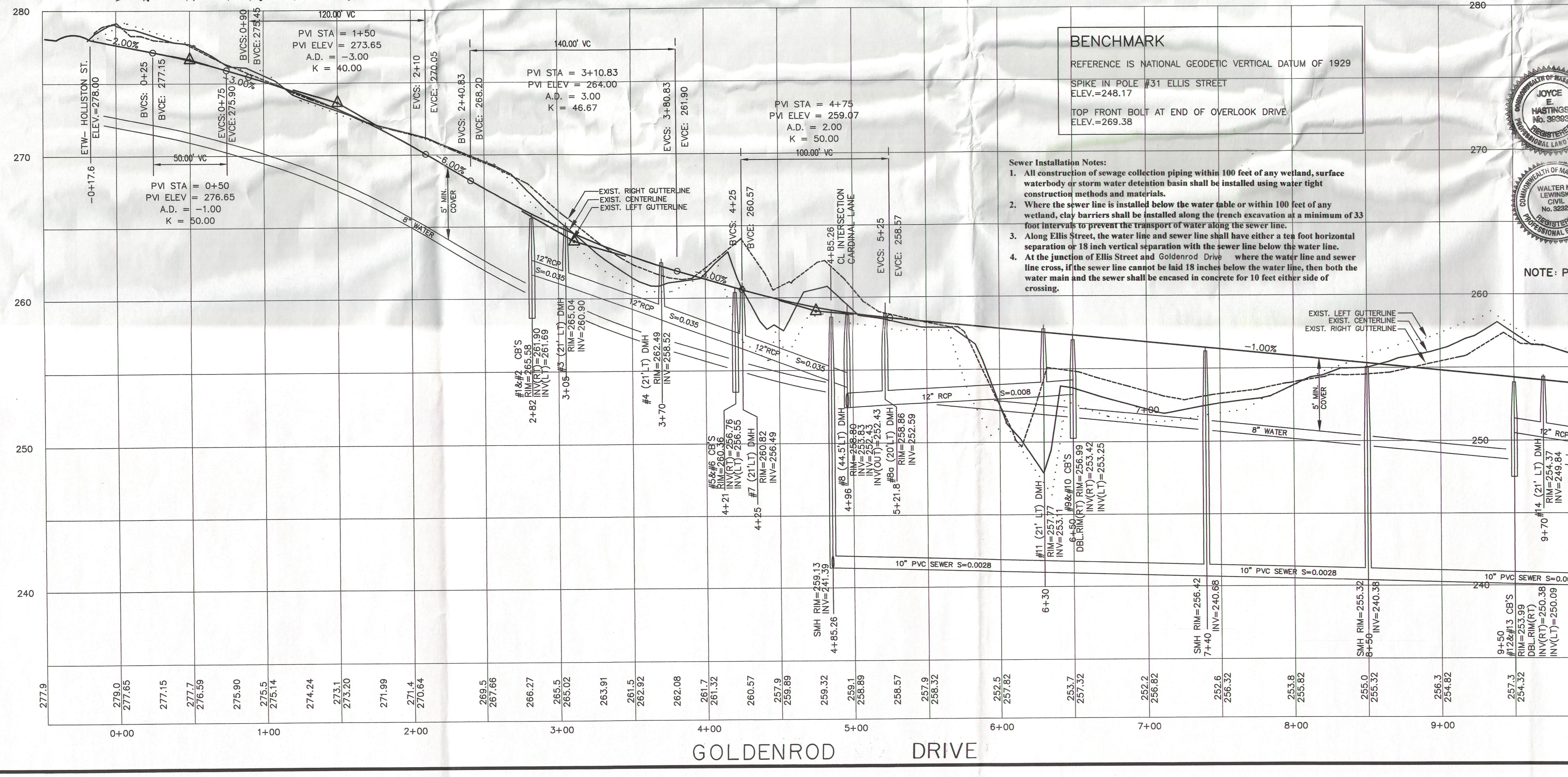
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1/26/98	PLANNING BOARD COMMENTS	WML
3/16/98	SEWER COMMENTS TO E.P.	
4/1/98	STREET NAMES	
4/13/98	ENG. COMMENTS	

JOB No. 9022  
 SCALE: 1"=40' HORIZ.  
 1"=4' VERT.  
 DATE: SEPTEMBER 15, 1997  
 SHEET No. 9 of 14