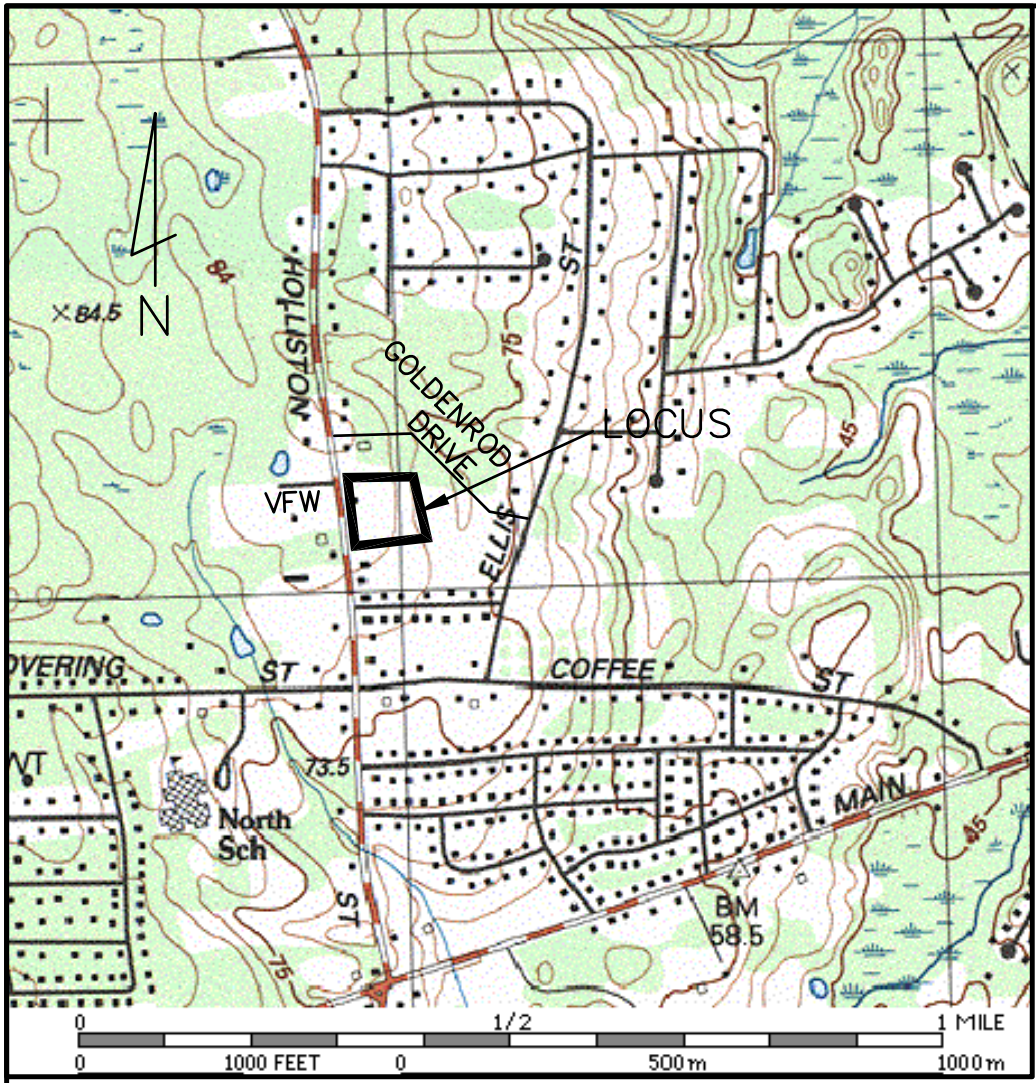


FOX RUN FARM

A PROPOSED RESIDENTIAL CONDOMINIUM DEVELOPMENT
IN
MEDWAY, MASSACHUSETTS



LOCUS
NOT TO SCALE

LAND USE SUMMARY

TOTAL AREA = 3.23 ACRES
 PROPOSED USE - 10 DUPLEX UNITS X 3 BEDROOMS EACH = 30 BR
 5 SINGLE FAMILY UNITS X 3 BEDROOMS EACH = 15 BR
 TOTALS: 15 UNITS 45 BR

LOT COVERAGE

TOTAL PARCEL AREA = 140,628 S.F. (3.23 AC.)
 BUILDING AREA = 16,845 S.F.±(0.39 AC.) (12.1%)
 PAVED DRIVEWAYS, PARKING & SIDEWALKS = 28,660 S.F.±(0.66 AC.) (20.4%)
 TOTAL IMPERVIOUS AREA = 45,505 S.F. ±(1.04 AC.) (32.5%)
 LANDSCAPED/NATURAL AREA = 95,123 S.F.±(2.18 AC.) (67.5%)

PARKING PROVIDED

GARAGES=15 SPACES
 DRIVEWAYS=32 SPACES* (9' X 18' MINIMUM)
 TOTAL PROVIDED=47 SPACES

*2 DRIVEWAY SPACES PER UNIT, EXCEPT UNITS 5 & 6 HAVE 3 SPACES EACH

WATER DEMAND & SEWAGE FLOW ESTIMATES

45 BEDROOMS X 110 GPD/BEDROOM = 4,950 GPD

INDEX	
SHEET	DESCRIPTION
1	SITE PLAN
2	UTILITY & LANDSCAPE PLAN & ROAD PROFILE
3	EXISTING CONDITIONS
4-5	DETAILS

SMH 1
 R=276.8±
 INV.=264.28
 (CONTRACTOR TO VERIFY EXIST. SEWER ELEVATION PRIOR TO CONSTRUCTION)

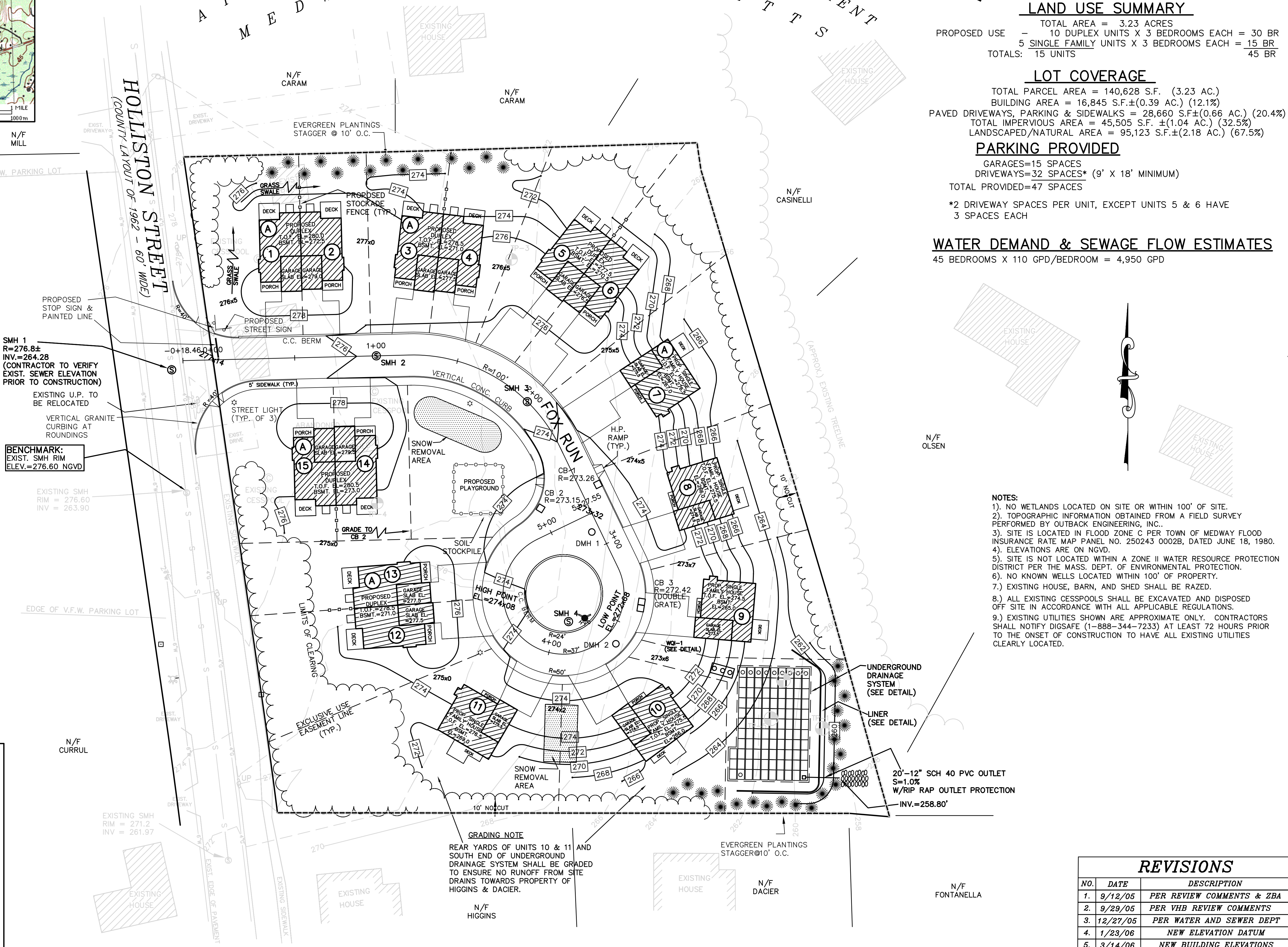
EXISTING U.P. TO BE RELOCATED

VERTICAL GRANITE CURBING AT ROUNDINGS

BENCHMARK:
 EXIST. SMH RIM
 ELEV.=276.60 NGVD



LEGEND	
	EXISTING STONEWALL
	EXISTING UTILITY POLE
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT
	EXISTING GAS MAIN
	EXISTING WATER MAIN
	EXISTING SEWER MAIN
	EXISTING ELEVATIONS
	PERC TEST HOLE
	AFFORDABLE UNIT



PLAN REFERENCE
 "PERIMETER PLAN OF LAND IN MEDWAY, MASSACHUSETTS, LOCATED AT: HOLLISTON STREET", BY PAUL J. DESIMONE, PLS DATED JUNE 26, 1998.

PROJECT ADDRESS
 122 HOLLISTON STREET
 MEDWAY, MASSACHUSETTS 02053
 ASSESSORS MAP 6
 PARCEL 102

DEED REFERENCE:
 NORFOLK COUNTY
 REGISTRY OF DEEDS
 BOOK 7082, PAGE 53

PREPARED FOR
 RICE ASSOCIATES, INC.
 71 LENOX DRIVE
 FRANKLIN, MA. 02038

PROPERTY OWNER
 ESTATE OF GEORGE F. PAVLIK
 72 OCEAN HILL DRIVE
 KINGSTON, MA 02364

COMPREHENSIVE PERMIT
SITE PLAN
"FOX RUN FARM"
IN
MEDWAY
MASSACHUSETTS

DATE: AUGUST 15, 2005

Outback Engineering
 Incorporated

165 EAST GROVE STREET
 MIDDLEBOROUGH, MA 02346
 TEL: (508)-946-9231

REVISIONS		
NO.	DATE	DESCRIPTION
1.	9/12/05	PER REVIEW COMMENTS & ZBA
2.	9/29/05	PER VHB REVIEW COMMENTS
3.	12/27/05	PER WATER AND SEWER DEPT
4.	1/23/06	NEW ELEVATION DATUM
5.	3/14/06	NEW BUILDING ELEVATIONS

DRAWN BY: NCZ
 PROJECT No. 1209
 1209SH1R.DWG
 SHEET 1 OF 5
 CHECKED BY: JAP
 SCALE: 1"=30'