

# NEPONSET VILLAGE

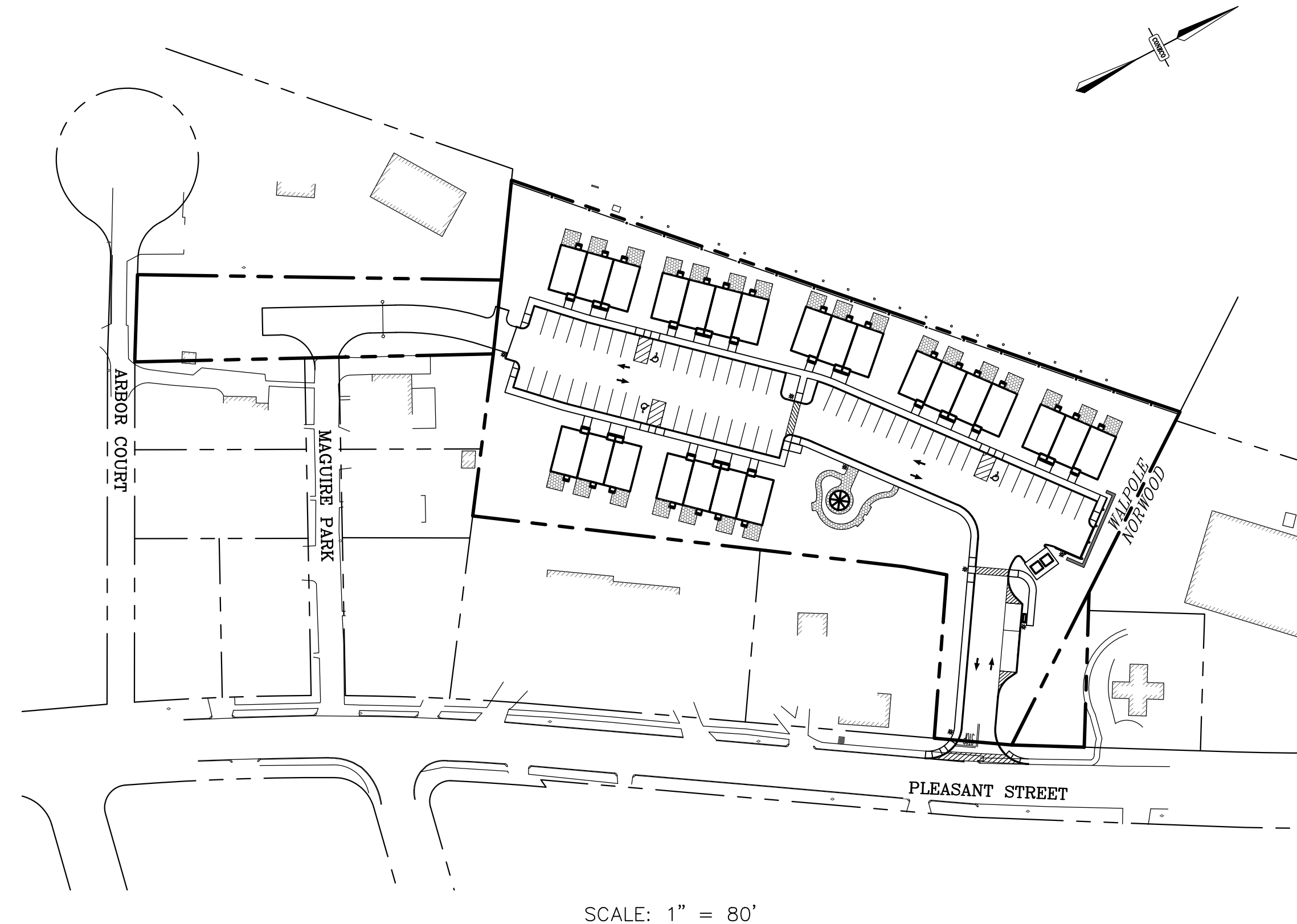
## COMPREHENSIVE PERMIT PLANS

### 5 PLEASANT STREET

### WALPOLE, MASSACHUSETTS 02081



MASS GIS 2008 AERIAL PHOTO  
SCALE: 1" = 200'



SCALE: 1" = 80'

<u>CIVIL SITE PLANS</u>	<u>SHEET</u>
COVER SHEET	1
NOTES & LEGEND	2
EXISTING CONDITIONS-NORWOOD ENGINEERING	SEE NOTE 2
DEMOLITION AND EROSION CONTROL	5
SITE LAYOUT PLANS	6
SITE GRADING & DRAINAGE PLANS	7
SITE UTILITY PLANS	8
FIRE APPARATUS TURNING ANALYSIS	9-10
DETAIL SHEETS	11-16
 <u>LANDSCAPING PLANS</u>	
HARDSCAPE AND MATERIALS PLAN	L1.21
PLANTINGS PLAN	LP1.21
PLANTING DETAILS	LP3.01-LP3.02

SITE INFORMATION:

ZONING DISTRICT: GENERAL RESIDENCE

TOTAL GROSS AREA: 2.791 Ac.  
TOTAL BUILDING AREA: 0.371 Ac.  
TOTAL PAVEMENT & PARKING AREA: 0.802 Ac.

PROPOSED UNITS:

24 UNITS - 2 BEDROOMS

NOTES:

1. PLAN SET IS BEING SUBMITTED TO THE TOWN OF WALPOLE BOARD OF APPEALS UNDER M.G.L. CHAPTER 40B, SECTION 20-23.
2. EXISTING CONDITIONS PLAN CREATION WAS PERFORMED BY NORWOOD ENGINEERING. THE STAMPED PLANS DATED DECEMBER 14, 2015 LAST REVISED FEBRUARY 1, 2017 ARE INCLUDED WITHIN THIS SET. THE INFORMATION FROM THESE PLANS WERE USED AS THE BASE PLANS FOR THE ENGINEERING DESIGN CONECO HAS PERFORMED.

PREPARED FOR:

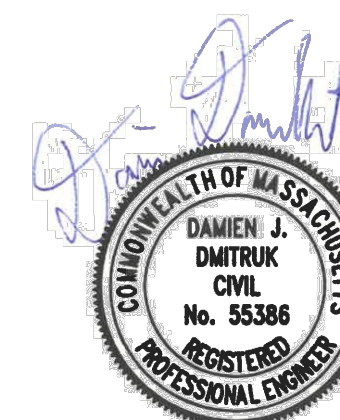
NEPONSET VILLAGE LLC  
4 FIRST STREET  
BRIDGEWATER, MASSACHUSETTS 02324



4 FIRST STREET, BRIDGEWATER, MASSACHUSETTS 02324  
PHONE: 508.697.3191, FAX: 508.697.5996  
WEBSITE: www.coneco.com

PREPARED ON:  
SEPTEMBER 12 2023

ENGINEER:  
DAMIEN J. DMITRUK, P.E.  
CONECO ENGINEERS & SCIENTISTS, INC.  
BRIDGEWATER, MA 02324



MASSACHUSETTS REGISTERED PROFESSIONAL ENGINEER #55386  
9/12/2023  
DATE:

DEED REFERENCE:  
BOOK 36191, PAGE 361  
OWNER: MCSHARRY BROS., INC.

NEPONSET VILLAGE			
5 PLEASANT STREET, WALPOLE, MASSACHUSETTS 02081			
REVISIONS			
NO.	DATE	DESCRIPTION	DR/CK

**LEGEND**

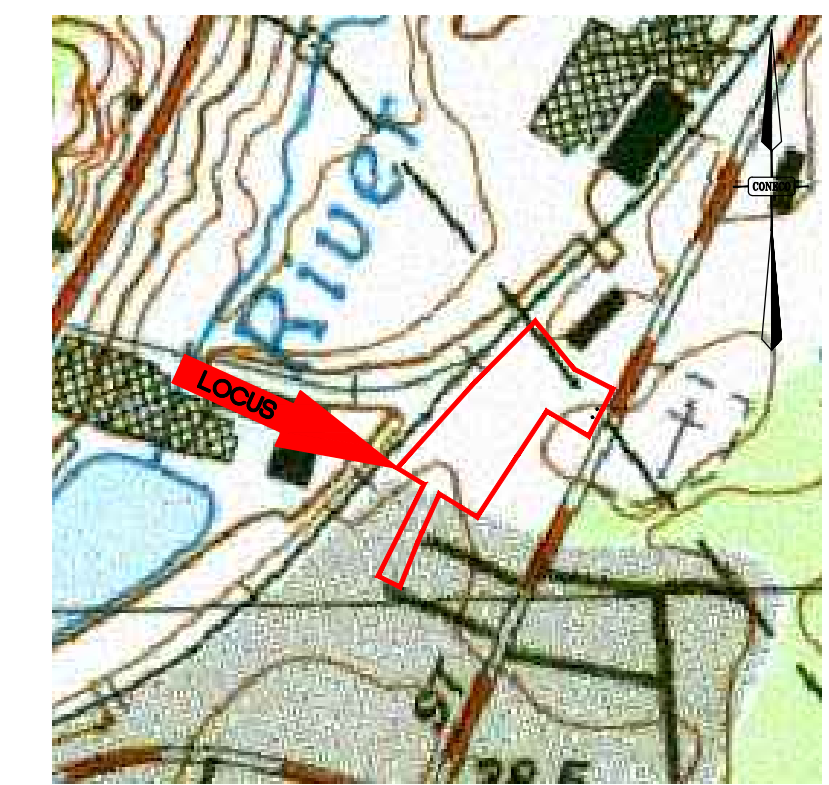
EXISTING	PROPOSED	DESCRIPTION
---	---	PROPERTY LINE
---	---	PROPERTY LINE ABUTTER
---	---	EASEMENT LINE
---105---	---50---	MAJOR GROUND CONTOUR
---107---	---49---	MINOR GROUND CONTOUR
---	---	RECHARGE BOUNDARY
---	---	EDGE OF PAVEMENT
---	---	CURB
---	---	BUILDING
~~~~~	~~~~~	TREE LINE
---	---	EROSION CONTROL LINE
---	---	DRAINAGE LINE
---	---	GUARD RAIL
---	---	POST AND RAIL FENCE
---x---	---x---	CHAIN LINK FENCE
---G---	---G---	GAS LINE
---W---	---W---	WATER LINE
---S---	---S---	SEWER LINE
---OHW---	---OHW---	OVERHEAD WIRE
---T---	---T---	TELEPHONE
⊙	⊙	SEWER MANHOLE
⊙	⊙	DRAIN MANHOLE
⊙	⊙	CATCH BASIN
TP-#	TP-#	TEST PIT
○	○	UTILITY POLE
—	—	GUY WIRE
☀	☀	LIGHT POLE
□	□	BOUND W/ DRILL HOLE
○ <sub>WG</sub>	⊗ <sub>6</sub>	WATER VALVE
○ <sub>OG</sub>	⊗ <sub>6</sub>	GAS VALVE
⊗	⊗	HYDRANT
○	⊙	PARKING SPACE COUNT
△	△	SEWER CLEAN OUT
□	□	FLARED END SECTION
□	□	DUMPSTER
⊕	⊕	BORING

**ABBREVIATIONS**

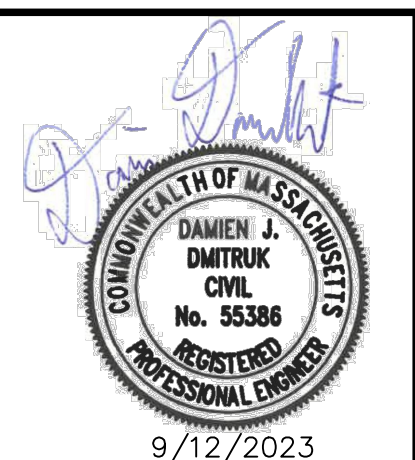
ABBREV.	DESCRIPTION
BIT.	BITUMINOUS BUILDING
BLDG	BUILDING
BM	BENCH MARK
CB	CATCH BASIN
CBDH	CONCRETE BOUND DRILL HOLE
CLF	CHAIN LINK FENCE
CO	CLEAN OUT
CONC.	CONCRETE
CPD	CONCRETE PAD
DCB	DOUBLE CATCH BASIN
DH	DRILL HOLE
DIA.	DIAMETER
DIM.	DIMENSION
DMH	DRAIN MANHOLE
EHH	ELECTRIC HANDHOLE
ELEV.	ELEVATION
ELEC.	ELECTRIC
EM	ELECTRIC MANHOLE
EOP	EDGE OF PAVEMENT
EXIST, EX.	EXISTING
FES	FLARED END SECTION
FFE	FIRST FLOOR ELEVATION
FT	FOOT OR FEET
GG	GAS GATE
GR	GUARD RAIL
GV	GATE VALVE
GW	GROUND WATER
HGW	HIGH GROUNDWATER
HW	HEADWALL
HYD	HYDRANT
INV., I	INVERT
IP	IRON PIPE
L	LENGTH
LP	LIGHT POLE
LS	LANDSCAPING
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
MW	MONITORING WELL
NO	NUMBER
NTS	NOT TO SCALE
N/E	NOT ENCOUNTERED
N/F	NOW OR FORMERLY
OHW	OVERHEAD WIRE
OVHD	OVERHEAD
OW	OBSERVATION WELL
PCC	PRECAST CONCRETE CURB
PL	PROPERTY LINE
PROP., P	PROPOSED
PVC	POLYVINYL CHLORIDE PIPE
R	RIM
R&R	REMOVE & RESET/REPLACE
RCP	REINFORCED CONCRETE PIPE
RD	ROAD
RD#	ROOF DRAIN NUMBER
ROW	RIGHT OF WAY
RR	RAILROAD
S	SLOPE
STC	STORMCEPTOR CATCH BASIN (WATER QUALITY CATCH BASIN)
SEC.	SECTION
SF	SQUARE FEET
SMH	SEWER MANHOLE
SW	SIDEWALK
TB	TEST BORING
TBR	TO BE REMOVED
TC	TOP OF CURB
TYP.	TYPICAL
UP	UTILITY POLE
VGC	VERTICAL GRANITE CURB
WG/V	WATER GATE/VALVE
WM	WATER METER
WMH	WATER MAN HOLE

**NOTES**

- GENERAL:**
- THE CONTRACTOR SHALL NOTIFY "DIGSAFE" (1-888-DIGSAFE) AT LEAST 72 HOURS (3 BUSINESS DAYS) BEFORE EXCAVATING.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH OSHA STANDARDS AND LOCAL REQUIREMENTS.
  - UPON AWARD OF CONTRACT, CONTRACTOR SHALL MAKE NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN NECESSARY PERMITS, PAY FEES, AND POST BONDS ASSOCIATED WITH THE WORK INDICATED ON THE DRAWINGS, IN THE SPECIFICATIONS, AND IN THE CONTRACT DOCUMENTS.
  - SITE SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
  - AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
  - IN THE EVENT THAT SUSPECTED CONTAMINATED SOIL, GROUNDWATER OR OTHER MEDIA ARE ENCOUNTERED DURING EXCAVATION AND CONSTRUCTION ACTIVITIES BASED ON VISUAL, OLFACTORY, OR OTHER EVIDENCE, THE CONTRACTOR SHALL STOP WORK IN THE VICINITY OF THE SUSPECT MATERIAL TO AVOID FURTHER SPREADING OF THE MATERIAL, AND SHALL NOTIFY THE OWNER IMMEDIATELY SO THAT THE APPROPRIATE TESTING AND SUBSEQUENT ACTION CAN BE TAKEN.
  - SITE CLEARING SHALL BE LIMITED TO THE EROSION CONTROL LINE AND/OR THE LIMIT OF GRADING IN AREAS WHERE EROSION CONTROL LINE IS NOT REQUIRED. CARE SHOULD BE TAKEN TO PROTECT EXISTING TREES OUTSIDE OF THIS LINE, THEREBY MAINTAINING A NATURAL BUFFER TO THE GREATEST EXTENT POSSIBLE.
  - DEGRADED AND DAMAGED EROSION CONTROLS TO BE REPLACED BY THE CONTRACTOR UNTIL FINAL SOIL STABILIZATION METHODS HAVE BEEN ESTABLISHED.
  - BUILDING HEIGHTS SHALL CONFORM TO LATEST ARCHITECTURAL DESIGN PLANS.
  - ALL PROPOSED ACCESSIBLE PARKING SPACES, RAMPS, AND ACCESS ROUTES SHALL CONFORM TO THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (A.D.A.) STANDARDS FOR ACCESSIBLE DESIGN, MASSACHUSETTS 521 CMR ARCHITECTURAL ACCESS BOARD, AND MASSDOT STANDARDS UNLESS OTHERWISE NOTED.
  - ALL PROPOSED ACCESSIBLE PARKING SPACES SHALL HAVE A MAXIMUM SLOPE OF 2.0% AND A MINIMUM SLOPE OF 1.5%.
  - ALL PROPOSED ACCESSIBLE ACCESS ROUTES SHALL HAVE A MAXIMUM SLOPE OF 5.0% AND A MAXIMUM CROSS SLOPE OF 2.0%.
  - ALL PROPOSED CATCH BASINS TO COMPLY WITH AMERICANS WITH DISABILITIES ACT STANDARDS WHICH WILL HAVE PERFORATED GRATE, NOT SLOTTED, STYLE COVERS UNLESS OTHERWISE NOTED.
  - DRAINAGE AND SEWER STRUCTURES SHALL BE SET FLUSH WITH PAVEMENT, CONCRETE, AND ALL SURFACE TYPES ALONG ACCESSIBLE ROUTES.
  - AREAS OF PROPOSED STORMWATER INFILTRATION FACILITIES SHALL BE ROPED OR FENCED OFF TO PROTECT THE IN SITU SOIL FROM COMPACTION AND SEDIMENTATION. HEAVY EQUIPMENT AND TEMPORARY SEDIMENT BASINS SHALL NOT BE ALLOWED IN THESE AREAS.
- LAYOUT & MATERIALS:**
- DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, FACE OF WALL AND CENTER LINE OF PAVEMENT MARKINGS, UNLESS OTHERWISE NOTED.
  - CONCRETE BOUNDS AND ANY EXISTING PROPERTY LINE MONUMENTATION DISTURBED DURING CONSTRUCTION SHALL BE SET OR RESET BY A PROFESSIONAL LAND SURVEYOR.
- EXISTING CONDITIONS INFORMATION:**
- THE PROPERTIES ARE REFERENCED BY THE TOWN OF WALPOLE ASSESSOR'S MAP 20 LOT 54 & MAP 20 LOT 63 AND THE TOWN OF NORWOOD ASSESSOR'S MAP 10 SHEET 2 LOT 2
  - OWNER OF RECORD ACCORDING TO ASSESSORS RECORDS: MCSHARRY BROS INC. BOOK 36191, PAGE 0361(WALPOLE)
  - ELEVATIONS REFER TO NAVD 88.
  - TOPOGRAPHIC INFORMATION AND EXISTING SITE FEATURES WERE OBTAINED FROM MAPLEWOOD CONDOMINIUMS SITE PLAN BY NORWOOD ENGINEERING COMPANY, INC. LAST REVISED 6/2/2016.
  - THE PROPERTY IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 25021C0187E DATED JULY 17, 2012.
  - UNDERGROUND UTILITY LOCATION AS SHOWN HEREON ARE TAKEN FROM AVAILABLE RECORD AND FIELD INFORMATION AND ARE APPROXIMATE ONLY. BEFORE PLANNING ANY CONSTRUCTION, DIGSAFE AND THE VARIOUS UTILITY COMPANY ENGINEERING DEPARTMENTS SHOULD BE CONSULTED.
  - TREE SYMBOLS ARE FOR GRAPHIC PURPOSES ONLY AND DO NOT REPRESENT ACTUAL CANOPY LINES.
- LANDSCAPING:**
- ALL AREAS CLEARED AND/OR DISTURBED SHALL BE BROUGHT TO WITHIN 4 INCHES OF FINAL GRADE AND FINISHED WITH 4 INCHES OF LOAM AND SEED EXCEPT WHERE OTHER FINISHES ARE PROPOSED (REFER TO PLANS).
  - CONTRACTOR IS RESPONSIBLE FOR REPLACING (IN KIND) ALL DEAD OR DYING PLANT MATERIAL FOR A PERIOD OF 2 YEARS AFTER INITIAL PLANTING.
- UTILITIES:**
- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVES. THE CONTRACTOR SHALL VERIFY AND DETERMINE THE EXACT LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
  - WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, OR EXISTING CONDITIONS DIFFER FROM THOSE SHOWN SUCH THAT THE WORK CANNOT BE COMPLETED AS INTENDED, THE LOCATION, ELEVATION, AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED IN WRITING TO THE OWNER'S REPRESENTATIVE FOR THE RESOLUTION OF THE CONFLICT. FAILURE TO PROVIDE OR PERFORM THE ABOVE PRIOR TO PERFORMING ANY WORK SHALL NOT BE GROUNDS FOR EXTRA PAYMENTS TO THE CONTRACTOR.
  - SET CATCH BASIN RIMS, AND INVERTS OF DRAINS AND DITCHES IN ACCORDANCE WITH ELEVATIONS ON THE GRADING AND DRAINAGE PLAN.
  - RIM ELEVATIONS FOR DRAIN MANHOLES AND OTHER SUCH ITEMS ARE APPROXIMATE AND SHALL BE ADJUSTED AS FOLLOWS:
    - PAVEMENTS, CONCRETE SURFACES, AND ALL SURFACE TYPES ALONG ACCESSIBLE ROUTES- SET FLUSH WITH FINISH GRADES.
    - LANDSCAPE, LOAM AND SEED, AND OTHER EARTH SURFACE AREAS- SET 1 INCH ABOVE SURROUNDING AREA AND TAPER EARTH TO THE RIM ELEVATION.
  - THE LOCATION, SIZE, DEPTH, AND SPECIFICATIONS FOR CONSTRUCTION OF PROPOSED PRIVATE UTILITY SERVICES SHALL BE INSTALLED ACCORDING TO THE REQUIREMENTS PROVIDED BY, AND APPROVED BY, THE RESPECTIVE UTILITY COMPANY (GAS, TELEPHONE, ELECTRIC, FIRE ALARM, ETC.). FINAL DESIGN LOADS AND LOCATIONS TO BE COORDINATED WITH OWNER AND ARCHITECT.
  - THE CONTRACTOR SHALL MAKE ARRANGEMENTS FOR AND SHALL BE RESPONSIBLE FOR PAYING FEES FOR POLE RELOCATION AND FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE, FIRE ALARM, AND ANY OTHER PRIVATE UTILITIES, WHETHER WORK IS PERFORMED BY CONTRACTOR OR BY THE UTILITY COMPANY.
  - UTILITY PIPE MATERIALS SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED ON THE PLAN:
    - STORM DRAINAGE PIPES SHALL BE DOUBLE WALL, SMOOTH INTERIOR HIGH DENSITY POLYETHYLENE (HDPE)
    - WATER MAINS SHALL BA CLASS 52 C.I.D.I.
    - WATER SERVICES SHALL BE 1" TYPE K COPPER
    - SEWER MAINS AND SERVICES SHALL BE 8" AND 6" SDR 35 RESPECTIVELY
  - THE FOLLOWING PERMITS/LICENSES ARE REQUIRED FROM THE WALPOLE DEPARTMENT OF PUBLIC WORKS
    - SEWER & WATER CONNECTION PERMIT (WATER DEPT.)
    - DRAIN LAYER LICENSE (WATER DEPT.)
    - TRENCH PERMIT (ENGINEERING DEPT.)
    - STREET OPENING PERMIT(S) (ENGINEERING DEPT.)



LOCUS MAP  
Scale: 1" = 500'



9/12/2023

NO.	DATE	DESCRIPTION	DR/CHK

PREPARED FOR: NEPONSET VILLAGE LLC  
4 FIRST STREET  
BRIDGEWATER, MASSACHUSETTS 02324

DRAWING: NOTES & LEGEND

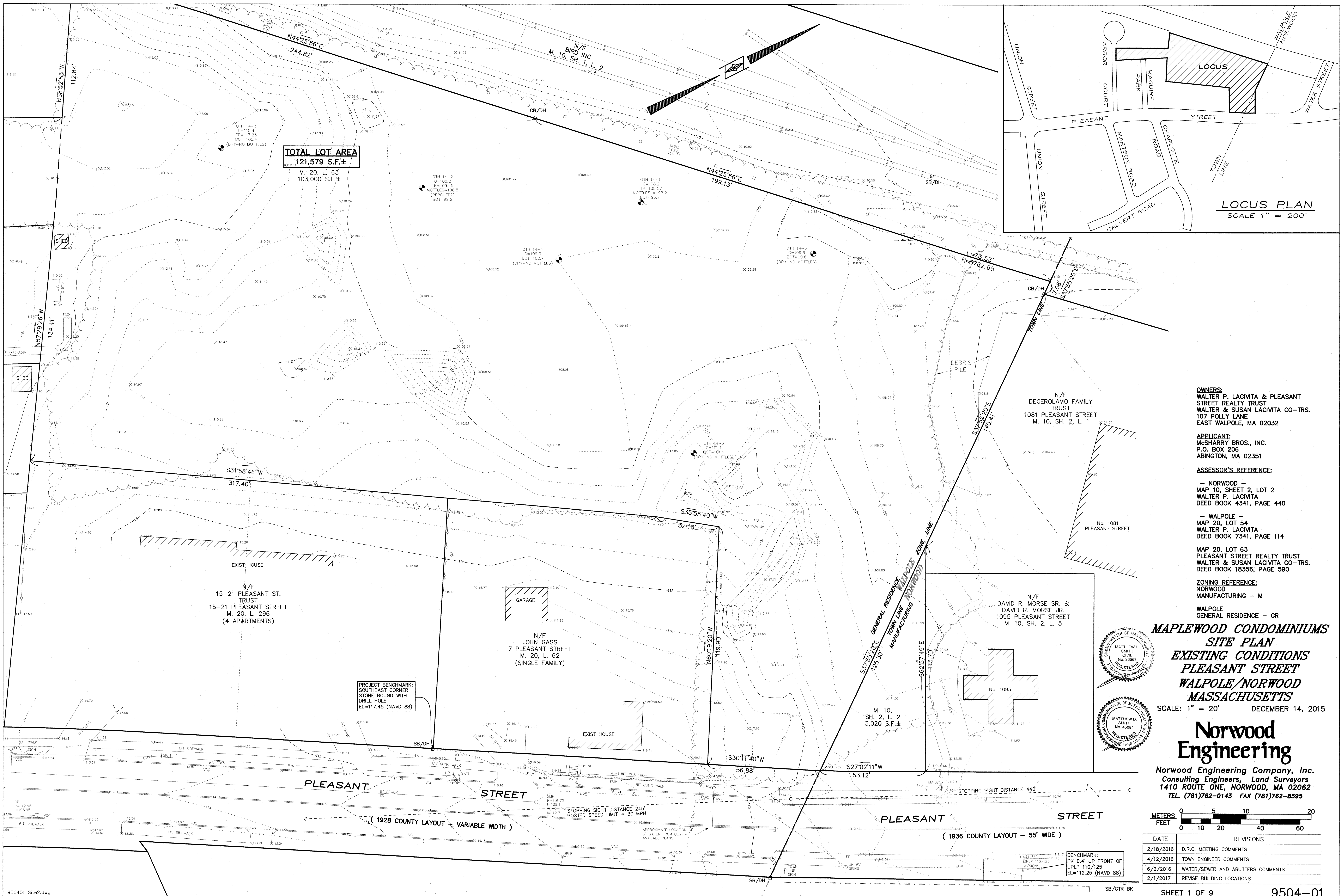
PROJECT: NEPONSET VILLAGE  
5 PLEASANT STREET  
WALPOLE, MASSACHUSETTS 02081

PLAN SET: COMPREHENSIVE PERMIT PLANS

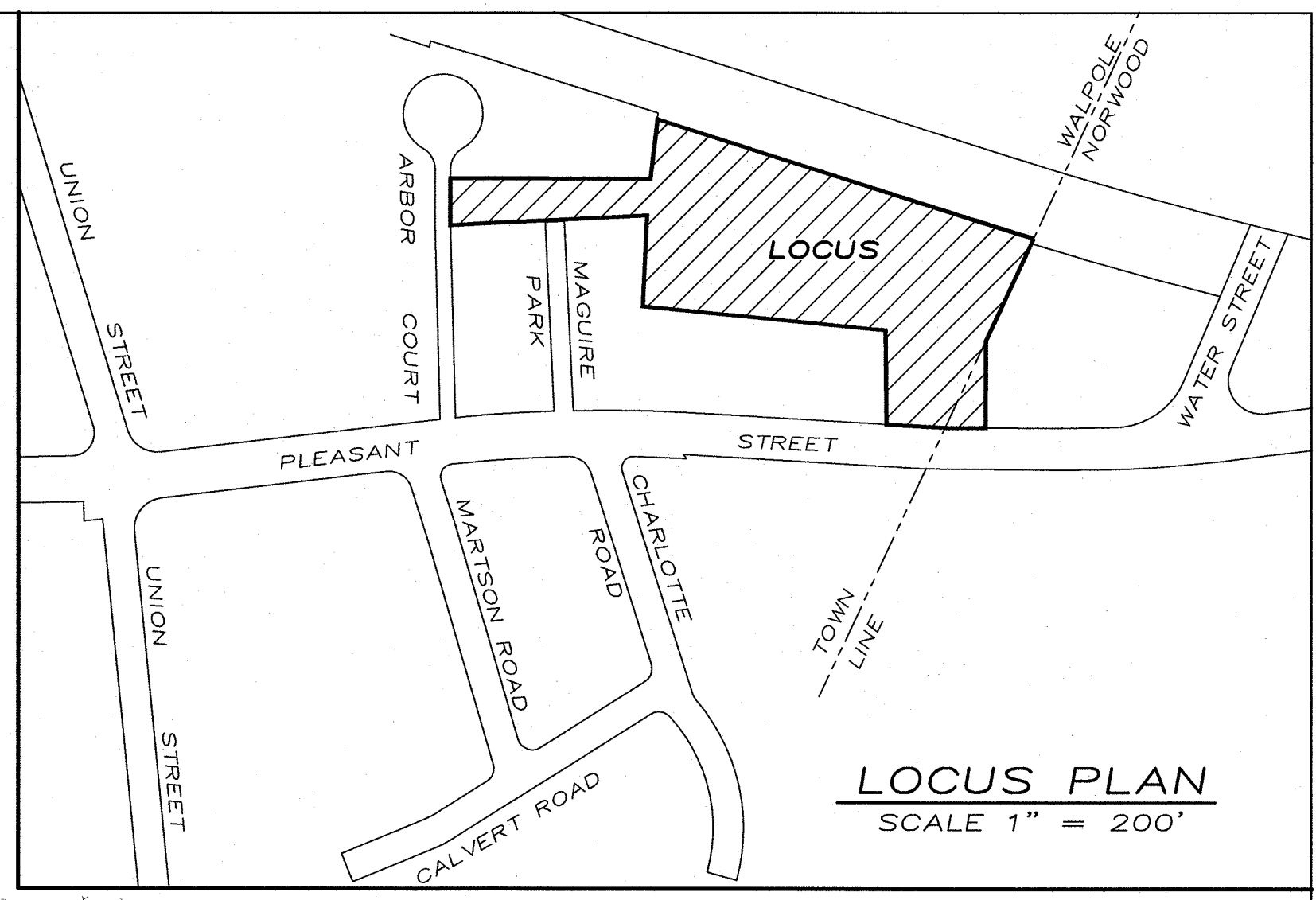
**CONECO**  
Engineers & Scientists  
PHONE: 800-548-3355  
WEBSITE: www.coneco.com

DATE	9/12/2023
DESIGNED: MVB	CHECKED: DJD
DRAFTED: MVB	IN CHARGE: DJD
SCALE:	AS SHOWN
PROJECT NO.	10365.0
SHEET NO.	<b>2</b>

OF 15



**TOTAL LOT AREA**  
121,579 S.F.±  
M. 20, L. 63  
103,000 S.F.±



**OWNERS:**  
WALTER P. LACIVITA & PLEASANT STREET REALTY TRUST  
WALTER & SUSAN LACIVITA CO-TRS.  
107 POLLY LANE  
EAST WALPOLE, MA 02032

**APPLICANT:**  
MCHARRY BROS., INC.  
P.O. BOX 206  
ABINGTON, MA 02351

**ASSESSOR'S REFERENCE:**  
- NORWOOD -  
MAP 10, SHEET 2, LOT 2  
WALTER P. LACIVITA  
DEED BOOK 4341, PAGE 440

- WALPOLE -  
MAP 20, LOT 54  
WALTER P. LACIVITA  
DEED BOOK 7341, PAGE 114

MAP 20, LOT 63  
PLEASANT STREET REALTY TRUST  
WALTER & SUSAN LACIVITA CO-TRS.  
DEED BOOK 18356, PAGE 590

**ZONING REFERENCE:**  
NORWOOD  
MANUFACTURING - M

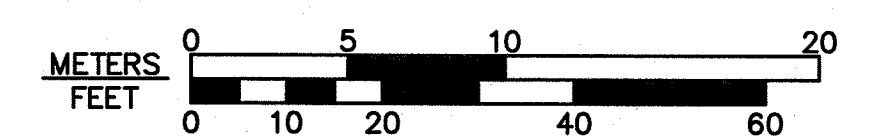
WALPOLE  
GENERAL RESIDENCE - GR

**MAPLEWOOD CONDOMINIUMS**  
**SITE PLAN**  
**EXISTING CONDITIONS**  
**PLEASANT STREET**  
**WALPOLE/NORWOOD**  
**MASSACHUSETTS**

SCALE: 1" = 20' DECEMBER 14, 2015

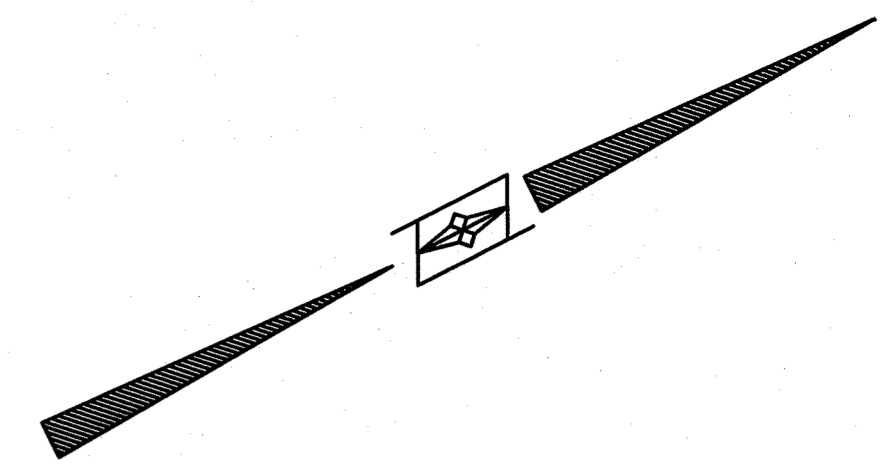
**Norwood Engineering**

Norwood Engineering Company, Inc.  
Consulting Engineers, Land Surveyors  
1410 ROUTE ONE, NORWOOD, MA 02062  
TEL. (781)762-0143 FAX (781)762-8595



DATE	REVISIONS
2/18/2016	D.R.C. MEETING COMMENTS
4/12/2016	TOWN ENGINEER COMMENTS
6/2/2016	WATER/SEWER AND ABUTTERS COMMENTS
2/1/2017	REVISE BUILDING LOCATIONS

**BENCHMARK:**  
PK 0.4' UP FRONT OF  
UPLP 110/125  
EL=112.25 (NAVD 88)



**OWNERS:**  
 WALTER P. LACIVITA & PLEASANT STREET REALTY TRUST  
 WALTER & SUSAN LACIVITA CO-TRS.  
 107 POLLY LANE  
 EAST WALPOLE, MA 02032

**APPLICANT:**  
 McSHARRY BROS., INC.  
 P.O. BOX 206  
 ABINGTON, MA 02351

**ASSESSOR'S REFERENCE:**  
 - NORWOOD -  
 MAP 10, SHEET 2, LOT 2  
 WALTER P. LACIVITA  
 DEED BOOK 4341, PAGE 440

- WALPOLE -  
 MAP 20, LOT 54  
 WALTER P. LACIVITA  
 DEED BOOK 7341, PAGE 114

MAP 20, LOT 63  
 PLEASANT STREET REALTY TRUST  
 WALTER & SUSAN LACIVITA CO-TRS.  
 DEED BOOK 18356, PAGE 590

**ZONING REFERENCE:**  
 NORWOOD  
 MANUFACTURING - M

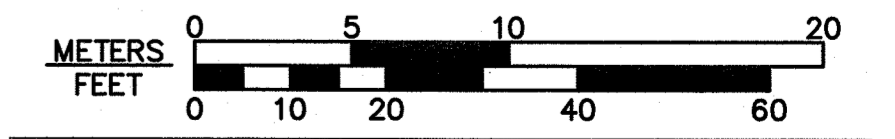
WALPOLE  
 GENERAL RESIDENCE - GR

**MAPLEWOOD CONDOMINIUMS  
 SITE PLAN  
 EXISTING CONDITIONS  
 PLEASANT STREET  
 WALPOLE/NORWOOD  
 MASSACHUSETTS**

SCALE: 1" = 20' DECEMBER 14, 2015

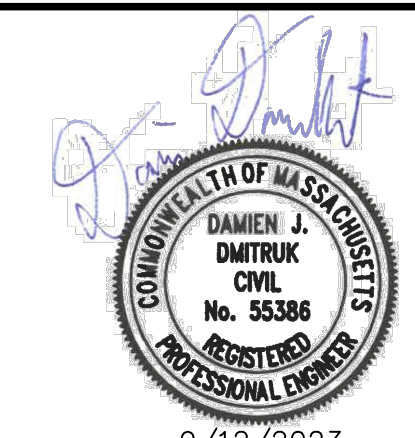
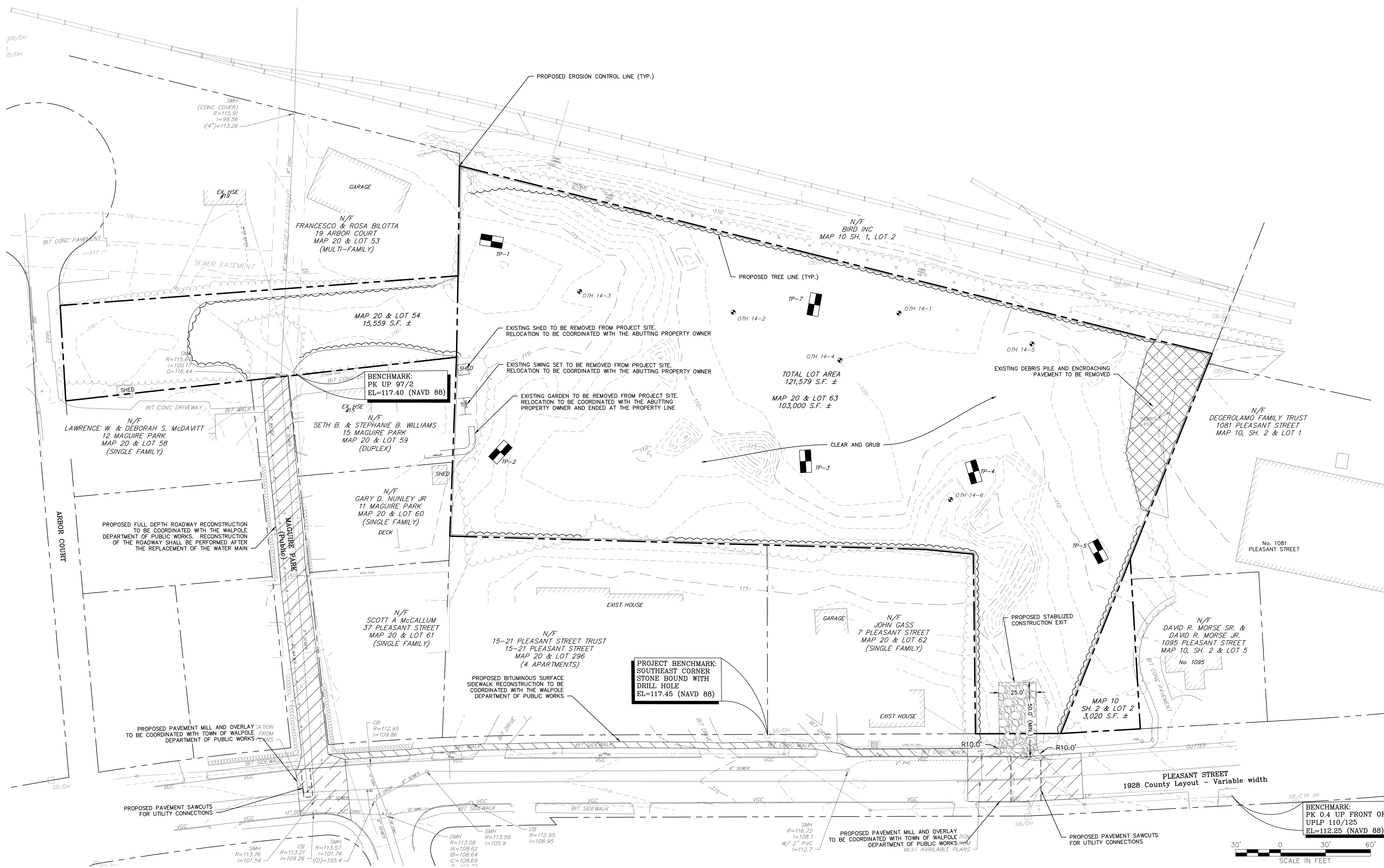
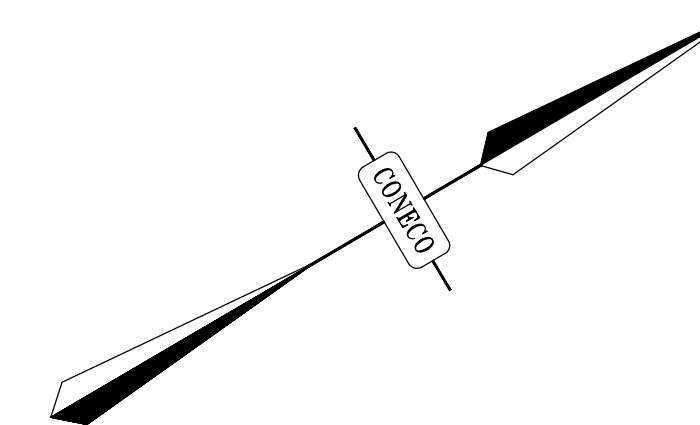
**Norwood  
 Engineering**

Norwood Engineering Company, Inc.  
 Consulting Engineers, Land Surveyors  
 1410 ROUTE ONE, NORWOOD, MA 02062  
 TEL (781)762-0143 FAX (781)762-8595



DATE	REVISIONS
2/18/2016	D.R.C. MEETING COMMENTS
4/12/2016	TOWN ENGINEER COMMENTS
6/2/2016	WATER/SEWER AND ABUTTERS COMMENTS
2/1/2017	REVISE BUILDING LOCATIONS

NOTES:  
 1. MAQUIRE PARK ROADWAY WORK SHALL BE INITIATED AFTER THE WATER MAIN WORK HAS BEEN COMPLETED.



NO.	DATE	DESCRIPTION

PREPARED FOR:  
 NEPONSET VILLAGE LLC  
 4 FIRST STREET  
 BRIDGEWATER, MASSACHUSETTS 02324

PROJECT:  
 NEPONSET VILLAGE  
 5 PLEASANT STREET  
 WALPOLE, MASSACHUSETTS 02081

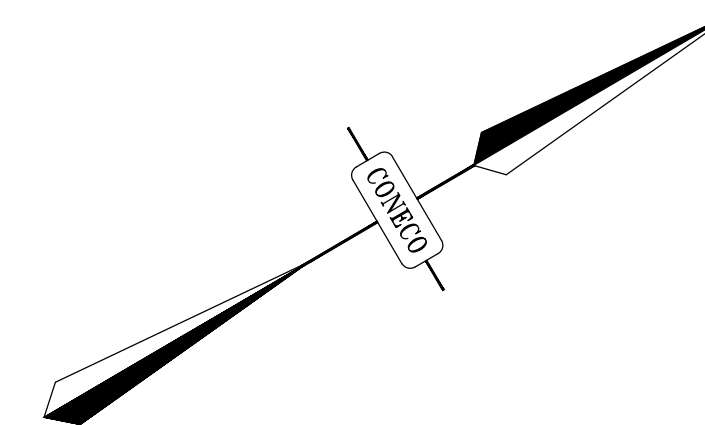


DATE	9/12/2023
DESIGNED: BTM	CHECKED: DJD
DRAFTED: BTM	IN CHARGE: DJD
SCALE:	1" = 30'
PROJECT NO.	10365.0
SHEET NO.	5

DEMOLITION AND EROSION CONTROL PLAN

COMPREHENSIVE PERMIT PLANS

- NOTES:**
1. ALL CURB RADII ARE 5 FEET UNLESS OTHERWISE NOTED.
  2. ALL LANDSCAPING AT THE SITE'S DRIVEWAY ENTRANCE SHALL NOT EXCEED 3' IN HEIGHT AND SHOULD BE SET BACK FROM PLEASANT STREET EDGE OF ROAD TO THE GREATEST EXTENT PRACTICABLE TO AVOID OBSTRUCTION OF SIGHT LINES.



**SITE DEVELOPMENT TABLES**

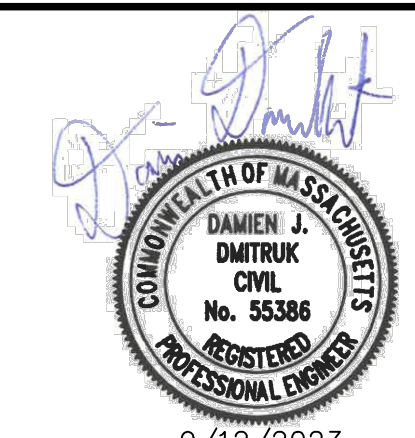
TOTAL SITE AREA: 121,579 S.F. (2.79± ACRES)

**ZONING TABLE**

ZONE: GENERAL RESIDENCE USES: RESIDENTIAL	REQUIRED	PROVIDED
<b>LOTS</b>		
MIN. AREA	15,000 S.F.	121,579 S.F.
MIN. FRONTAGE	100 FT	110 FT
<b>BUILDINGS</b>		
MAX. BUILDING LOT COVERAGE	30%	13%
MAX. IMPERVIOUS LOT COVERAGE	50%	47%
MIN. USABLE OPEN SPACE	40%	73%
MIN. FRONT YARD	30 FT	19.4 FT
MIN. SIDE YARD	10 FT	17.9 FT
MIN. REAR YARD	30 FT	15.1 FT
MAX. BUILDING HEIGHT	35 FT	35 FT

**PARKING SUMMARY**

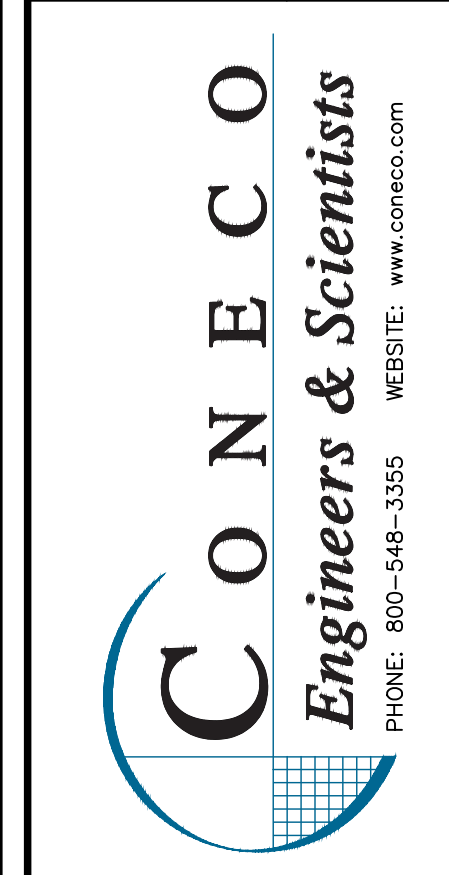
REQUIRED
RESIDENTIAL UNITS: 2.0 SPACES PER DWELLING UNIT 2.0 SPACES X 24 UNITS = 48 SPACES
PROPOSED
PROPOSED PARKING SPACES DIMENSIONS: 10'x18.5' 55 STANDARD SPACES PROPOSED 3 ACCESSIBLE SPACES PROPOSED TOTAL PROPOSED SPACES = 58 (58/24=2.41 SPACES PER UNIT)



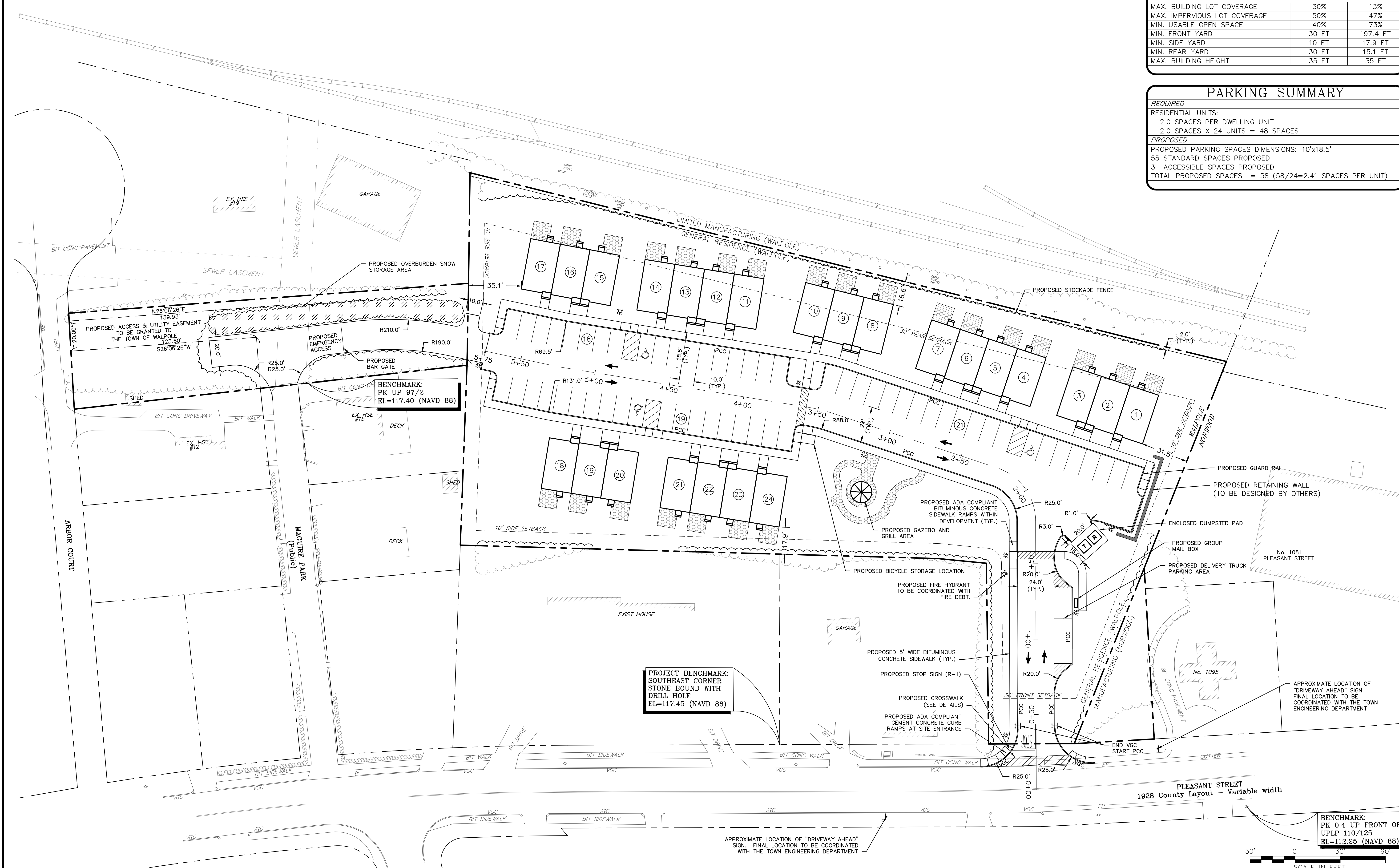
NO.	DATE	DESCRIPTION

PREPARED FOR:  
NEPONSET VILLAGE LLC  
4 FIRST STREET  
BRIDGEWATER, MASSACHUSETTS 02324

PROJECT:  
NEPONSET VILLAGE  
5 PLEASANT STREET  
WALPOLE, MASSACHUSETTS 02081



DATE	9/12/2023
DESIGNED: BTM	CHECKED: DJD
DRAFTED: BTM	IN CHARGE: DJD
SCALE:	1" = 30'
PROJECT NO.	10365.0
SHEET NO.	6



**PROJECT BENCHMARK:**  
SOUTHEAST CORNER  
STONE BOUND WITH  
DRILL HOLE  
EL=117.45 (NAVD 88)

**BENCHMARK:**  
PK 0.4 UP FRONT OF  
UPLP 110/125  
EL=112.25 (NAVD 88)



APPROXIMATE LOCATION OF "DRIVEWAY AHEAD" SIGN. FINAL LOCATION TO BE COORDINATED WITH THE TOWN ENGINEERING DEPARTMENT

PLEASANT STREET  
1928 County Layout - Variable width

SITE LAYOUT PLAN

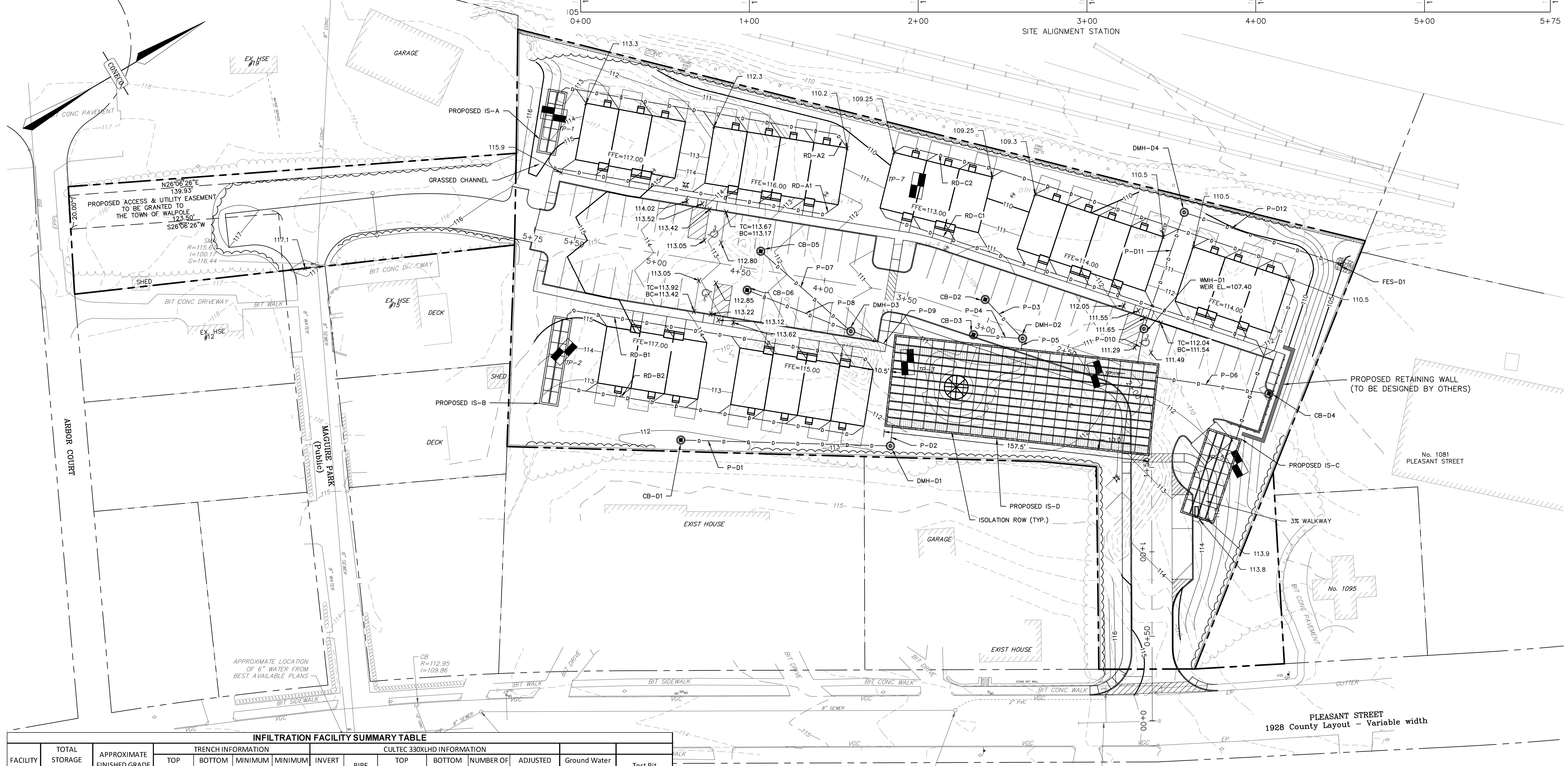
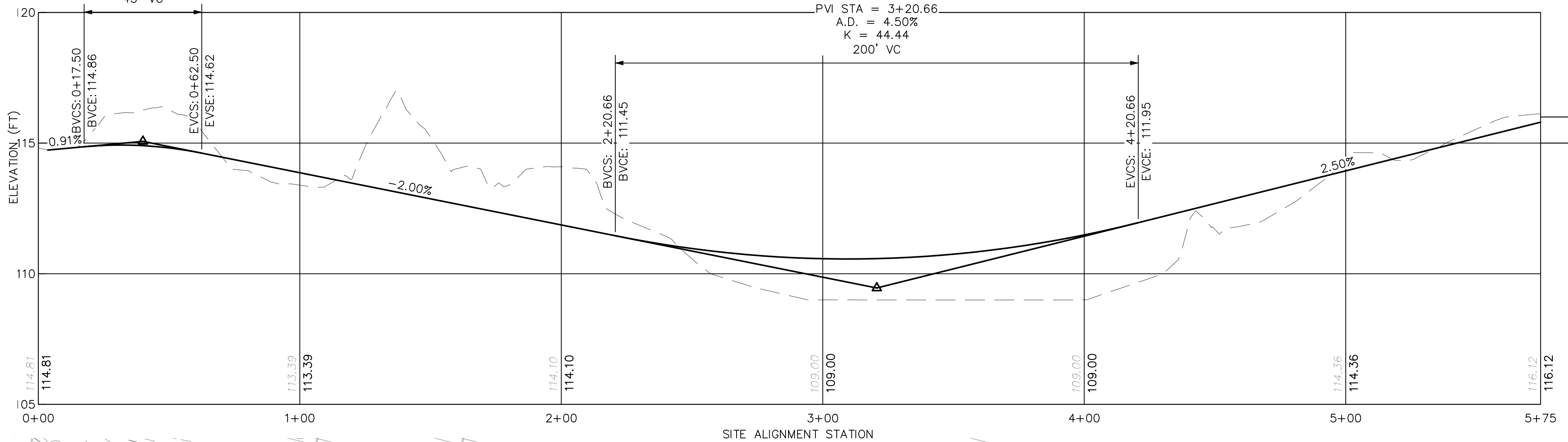
COMPREHENSIVE PERMIT PLANS

COMPREHENSIVE PERMIT PLANS

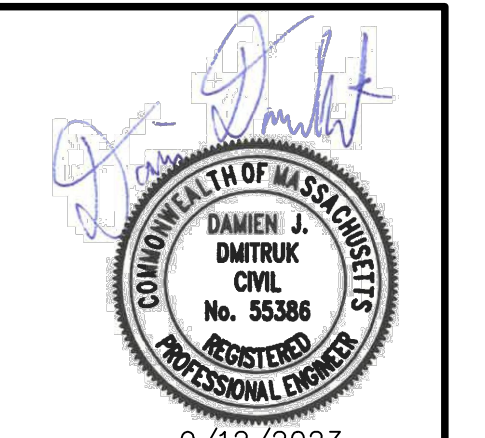
DRAINAGE SCHEDULE									
Upstream Structure	Rim/Grade	Pipe	Pipe Size	Pipe Material	Start Invert	End Invert	Pipe Length	Slope	Downstream Structure
<b>INFILTRATION SYSTEM A</b>									
Roof		RD-A1	6 in.	HDPE	110.25	108.50	182	1.0%	IS-A
Roof		RD-A2	6 in.	HDPE	108.70	107.00	178	1.0%	IS-A
<b>INFILTRATION SYSTEM B</b>									
Roof		RD-B1	6 in.	HDPE	110.00	108.00	191	1.0%	IS-B
Roof		RD-B2	6 in.	HDPE	110.00	108.00	184	1.1%	IS-B
<b>INFILTRATION SYSTEM C</b>									
Roof		RD-C1	6 in.	HDPE	109.50	105.10	300	1.5%	IB-C
Roof		RD-C2	6 in.	HDPE	107.75	105.10	356	0.7%	IB-C
<b>INFILTRATION SYSTEM D</b>									
CB-D1	111.75	P-D1	12 in.	HDPE	110.02	106.42	120	3.0%	DMH-D1
DMH-D1	112.75	P-D2	12 in.	HDPE	106.22	106.00	11	2.0%	IS-D
CB-D2	110.35	P-D3	12 in.	HDPE	106.58	106.30	28	1.0%	DMH-D2
CB-D3	110.35	P-D4	12 in.	HDPE	106.55	106.30	25	1.0%	DMH-D2
DMH-D2	110.50	P-D5	12 in.	HDPE	106.10	106.00	5	2.0%	IS-D
CB-D4	110.95	P-D6	12 in.	HDPE	107.30	106.00	65	2.0%	IS-D
CB-D5	112.18	P-D7	12 in.	HDPE	108.37	107.01	68	2.0%	DMH-D3
CB-D6	112.18	P-D8	12 in.	HDPE	108.27	107.01	63	2.0%	DMH-D3
DMH-D3	111.38	P-D9	12 in.	HDPE	106.81	106.00	27	3.0%	IS-D
IS-D		P-D10	12 in.	HDPE	106.00	106.19	19	-1.0%	WMH-D1
WMH-D1	111.50	P-D11	12 in.	HDPE	107.00	106.30	70	1.0%	DMH-D4
DMH-D4	110.20	P-D12	12 in.	HDPE	105.90	105.00	94	1.0%	FES-D1

HIGH POINT ELEV = 114.93  
HIGH POINT STA = 0+31.62  
PVI ELEV = 115.07  
PVI STA = 0+40.00  
A.D. = -2.91%  
K = 15.44  
45' VC

LOW POINT ELEV = 110.56  
LOW POINT STA = 3+09.55  
PVI ELEV = 109.45  
PVI STA = 3+20.66  
A.D. = 4.50%  
K = 44.44  
200' VC



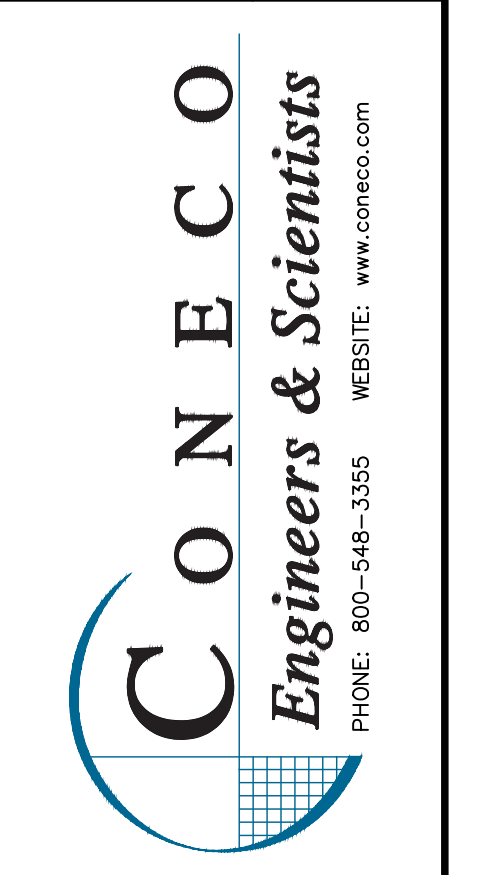
INFILTRATION FACILITY SUMMARY TABLE														
FACILITY NUMBER	TOTAL STORAGE VOLUME (C.F.)	APPROXIMATE FINISHED GRADE	TRENCH INFORMATION				CULTEC 330XLHD INFORMATION							
			TOP ELEVATION	BOTTOM ELEVATION	MINIMUM LENGTH	MINIMUM WIDTH	INVERT IN	PIPE	TOP ELEVATION	BOTTOM ELEVATION	NUMBER OF UNITS	ADJUSTED COMBINED	Ground Water Elev.	Test Pit
A	935	112.40-115.15	109.54	106.00	38'-6"	11'-2"	Varies	6"	109.04	106.50	10	36'-6"	N/E	TP-1
B	1,282	113.90-115.60	109.04	105.50	52'-6"	11'-2"	108.00	6"	108.54	106.00	14	50'-6"	100.42	TP-2
C	2,453	111.25-113.50	108.04	104.50	52'-6"	20'-10"	105.10	6"	107.54	105.00	28	50'-6"	N/E	TP-5
D	19,845	110.40-112.50	107.54	104.00	157'-6"	54'-8"	106.00	12"	107.04	104.50	198	155'-6"	N/E	TP-3&4



NO.	DATE	DESCRIPTION	DR/CK

PREPARED FOR:  
**NEPONSET VILLAGE LLC**  
4 FIRST STREET  
BRIDGEWATER, MASSACHUSETTS 02324

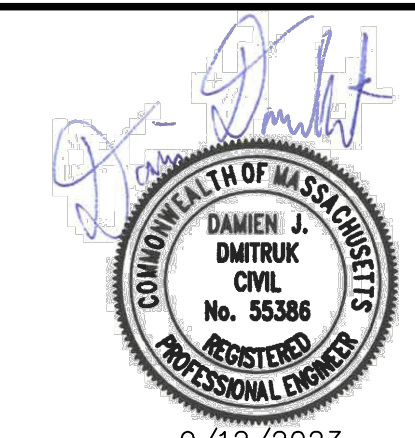
PROJECT:  
**NEPONSET VILLAGE**  
5 PLEASANT STREET  
WALPOLE, MASSACHUSETTS 02081



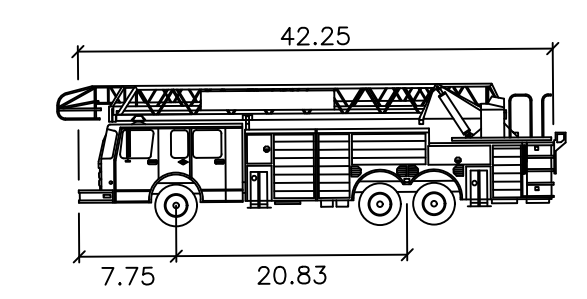
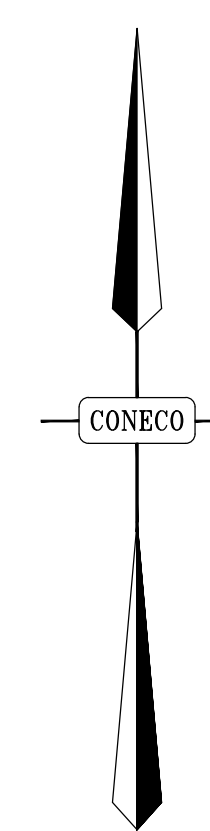
DATE: 9/12/2023  
DESIGNED: BTM CHECKED: DJD  
DRAFTED: BTM IN CHARGE: DJD  
SCALE: 1" = 30'  
PROJECT NO. 10365.0  
SHEET NO. **7**



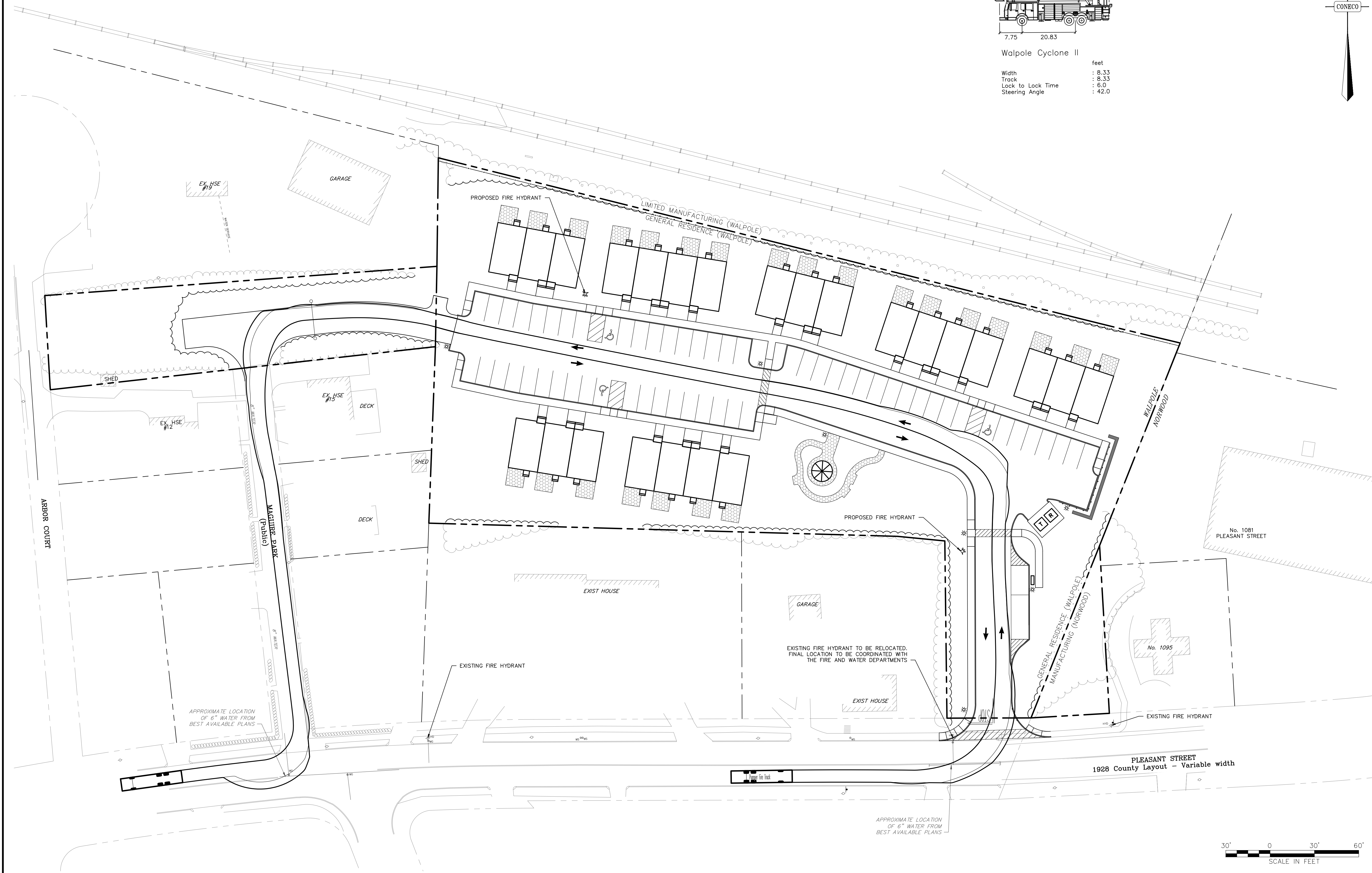




9/12/2023



Walpole Cyclone II  
 feet  
 Width : 8.33  
 Track : 8.33  
 Lock to Lock Time : 6.0  
 Steering Angle : 42.0



NO.	DATE	DESCRIPTION	DR/CK

PREPARED FOR:  
 NEPONSET VILLAGE LLC  
 4 FIRST STREET  
 BRIDGEWATER, MASSACHUSETTS 02324

DRAWN:  
 FIRE APPARATUS TURNING ANALYSIS  
 ENTER DEVELOPMENT ENTRANCE

PROJECT:  
 NEPONSET VILLAGE  
 5 PLEASANT STREET  
 WALPOLE, MASSACHUSETTS 02081

PLAN SET:  
 COMPREHENSIVE PERMIT PLANS

**CONECO**  
 Engineers & Scientists  
 PHONE: 800-548-3355 WEBSITE: www.coneco.com

DATE: 9/12/2023  
 DESIGNED: BTM CHECKED: DJD  
 DRAFTED: BTM IN CHARGE: DJD  
 SCALE: 1" = 30'  
 PROJECT NO. 10365.0

SHEET NO. **9**  
 OF 16

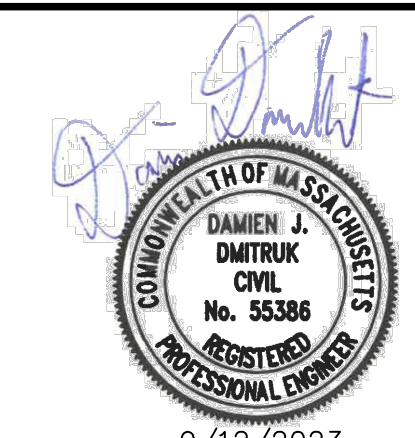


APPROXIMATE LOCATION OF 6" WATER FROM BEST AVAILABLE PLANS

APPROXIMATE LOCATION OF 6" WATER FROM BEST AVAILABLE PLANS

EXISTING FIRE HYDRANT TO BE RELOCATED. FINAL LOCATION TO BE COORDINATED WITH THE FIRE AND WATER DEPARTMENTS

PLEASANT STREET  
 1928 County Layout - Variable width



NO.	DATE	DESCRIPTION	DR/CK

PREPARED FOR:  
 NEPONSET VILLAGE LLC  
 4 FIRST STREET  
 BRIDGEWATER, MASSACHUSETTS 02324

DRAWN BY:  
 FIRE APPARATUS TURNING ANALYSIS  
 ENTER EMERGENCY ACCESS

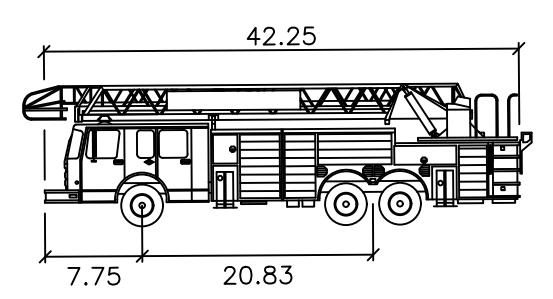
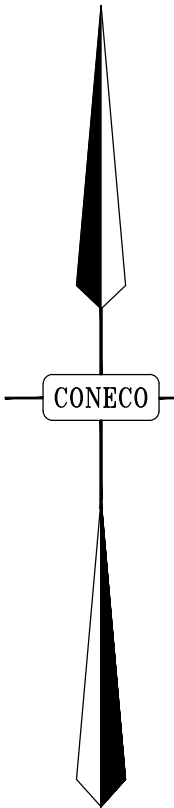
PROJECT:  
 NEPONSET VILLAGE  
 5 PLEASANT STREET  
 WALPOLE, MASSACHUSETTS 02081

PLAN SET:  
 COMPREHENSIVE PERMIT PLANS

**CONECO**  
 Engineers & Scientists  
 PHONE: 800-548-3355 WEBSITE: www.coneco.com

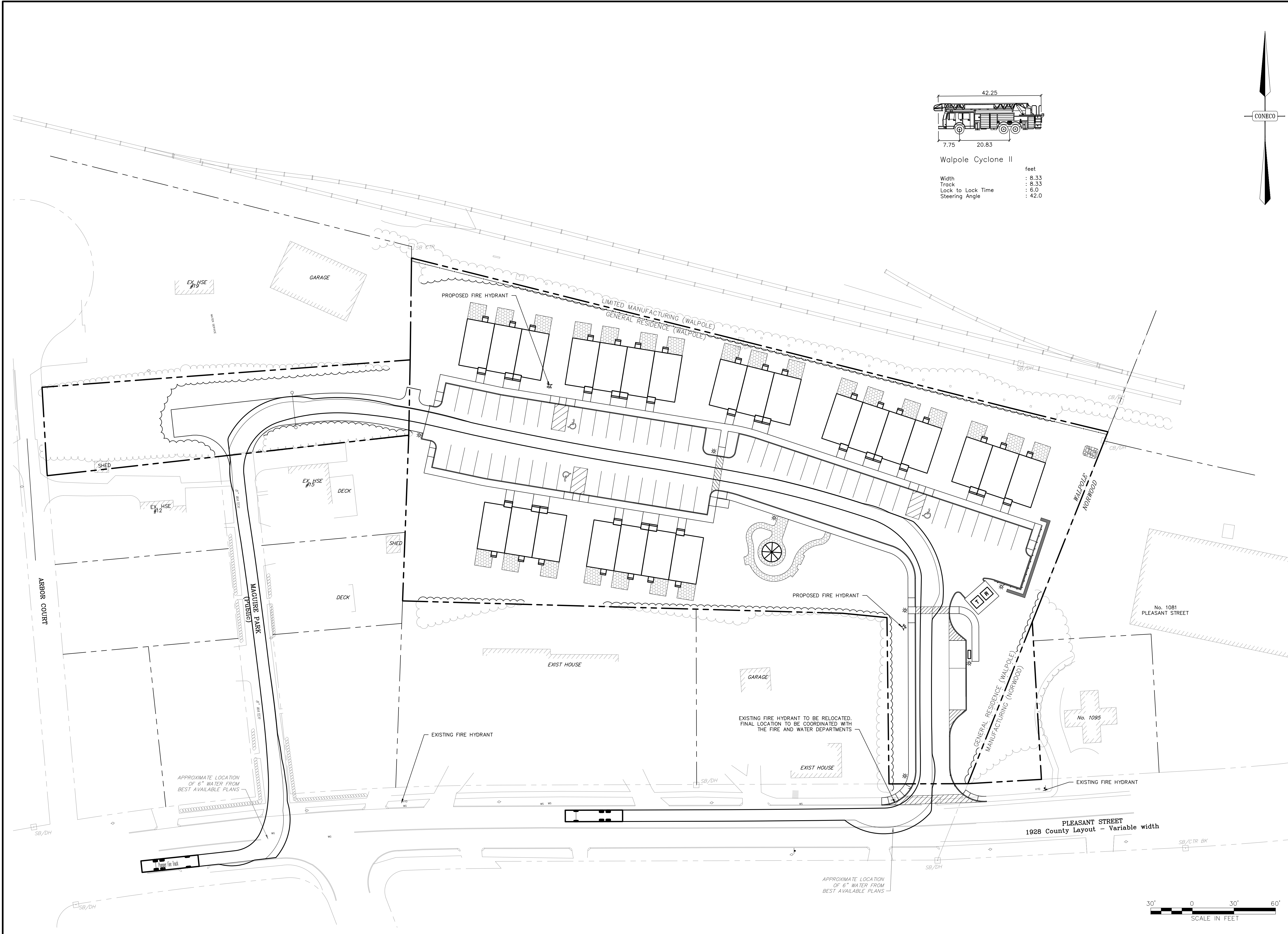
DATE	9/12/2023
DESIGNED: BTM	CHECKED: DJD
DRAFTED: BTM	IN CHARGE: DJD
SCALE:	1" = 30'
PROJECT NO.	10365.0
SHEET NO.	<b>10</b>

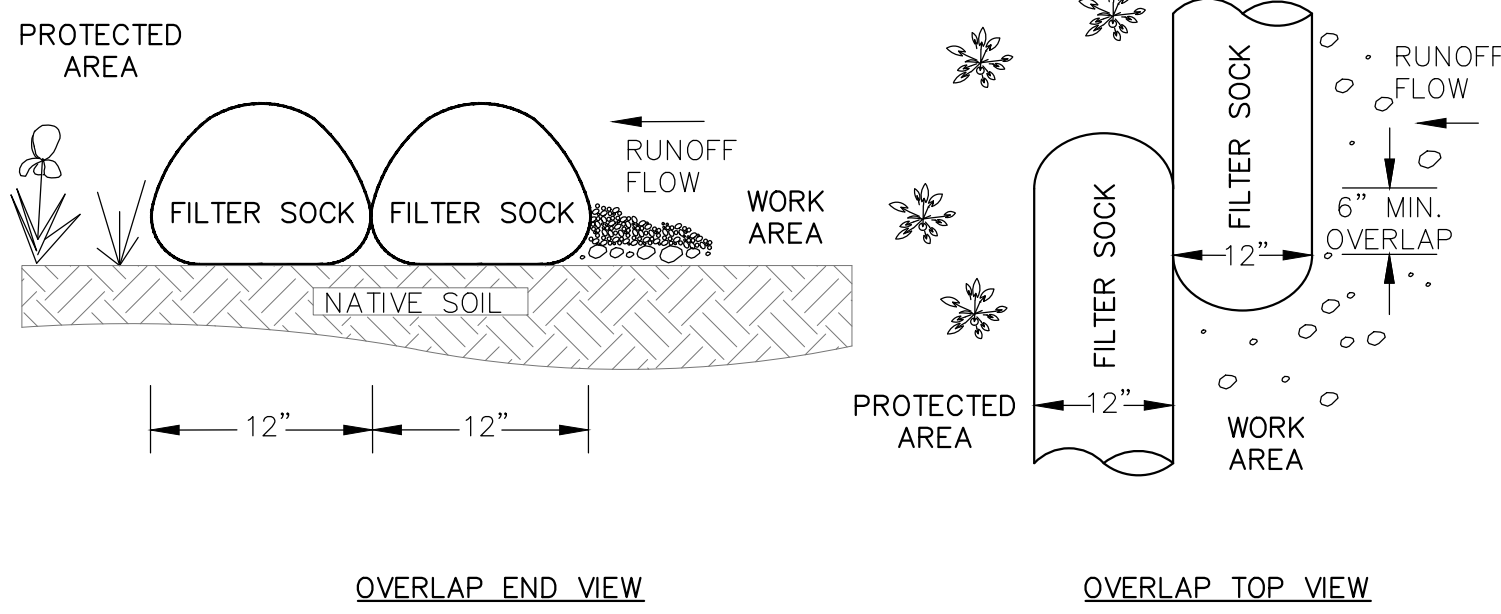
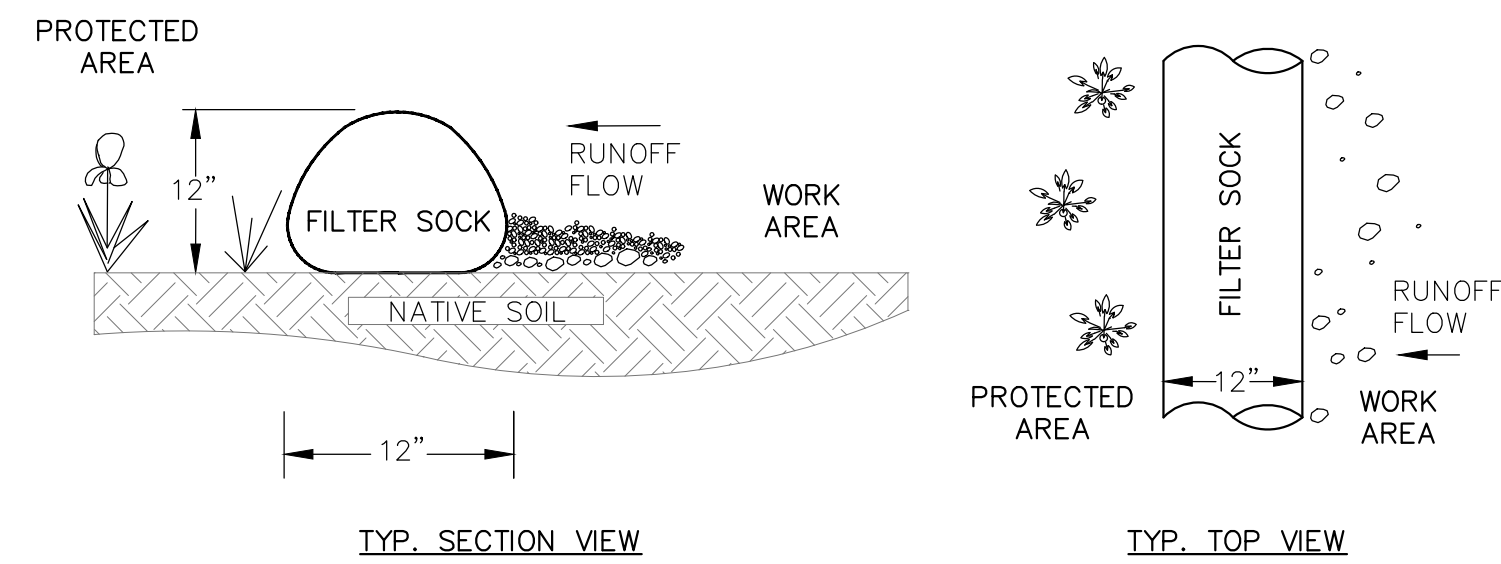
OF 16



Walpole Cyclone II

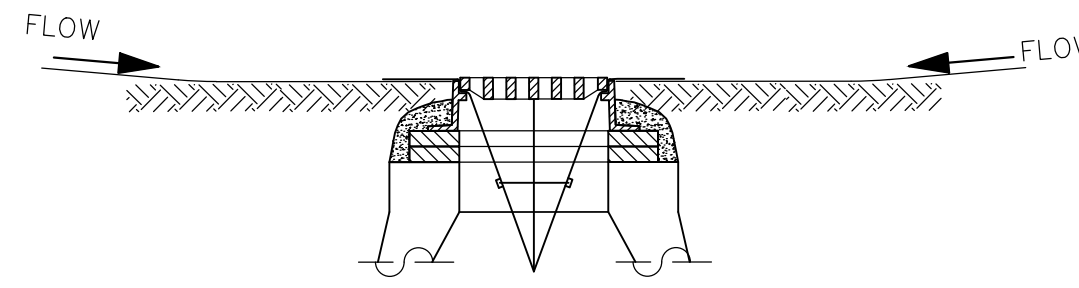
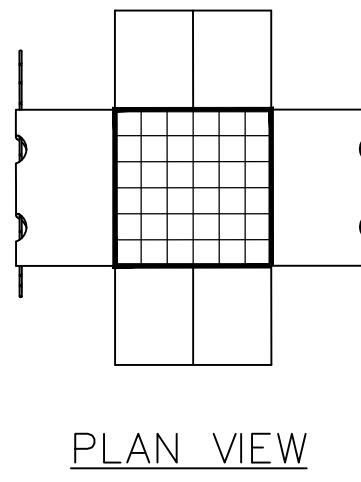
	feet
Width	: 8.33
Track	: 8.33
Lock to Lock Time	: 6.0
Steering Angle	: 42.0





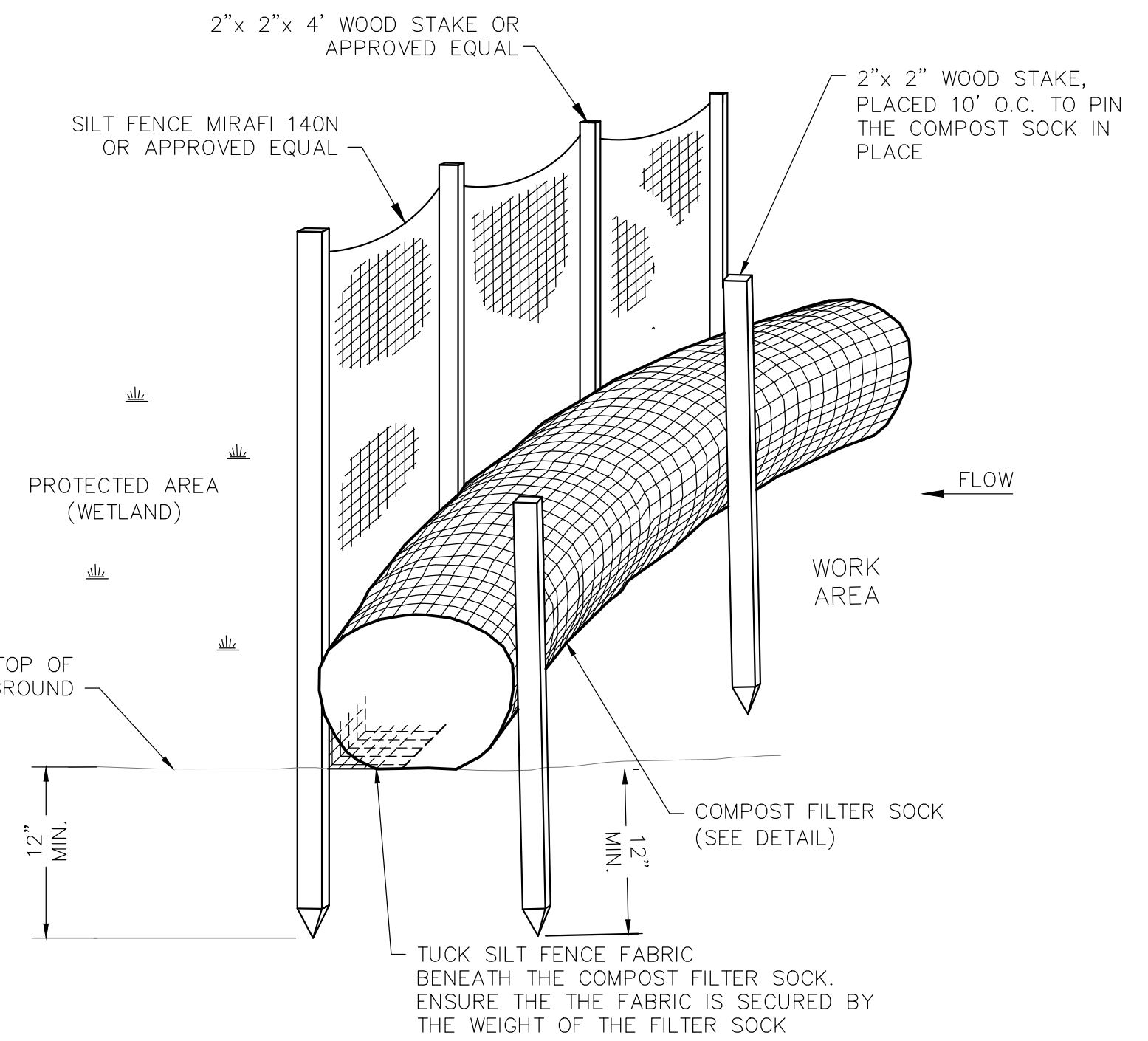
- NOTES:
1. EACH FILTER SOCK SHALL CONSIST OF COMPOST MATERIAL WRAPPED IN BURLAP. COMPOST MATERIAL AND BURLAP CASING SHALL BE APPROVED BY ENGINEER PRIOR TO INSTALLATION.
  2. CONTRACTOR SHALL PAY FOR COMPOST MATERIAL TESTING IF REQUIRED.
  3. FILTER SOCKS SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS, AND REPAIR OR REPLACEMENT SHALL BE PERFORMED PROMPTLY AS NEEDED. SEDIMENT SHALL BE REMOVED FROM FACE OF SOCK WHEN IT REACHES 1/3 HEIGHT OF SOCK
  4. COMPOST FILTER SOCK TO BE STAKED WITH A 4' BEANPOLE AT A MAXIMUM DISTANCE OF 10'. STAKE CLOSER AS NEEDED.

**12" DIA. COMPOST FILTER SOCK DETAIL**  
N.T.S.



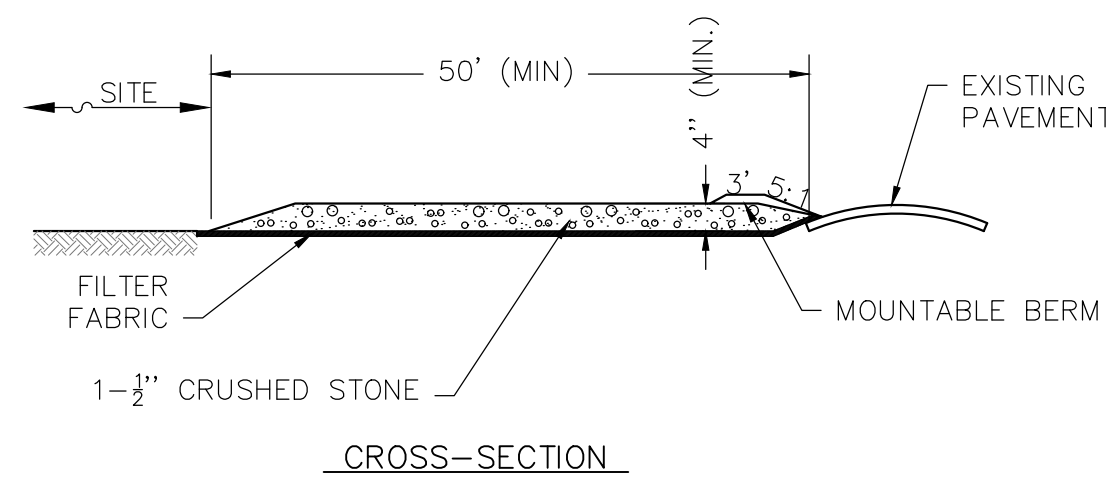
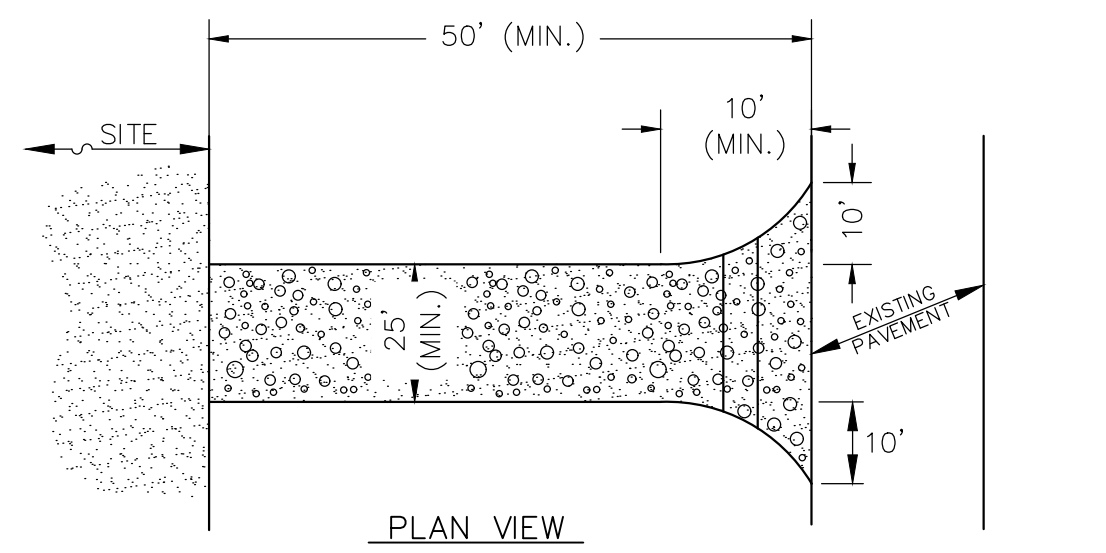
- NOTES:
1. INSTALL SILTSACK IN ALL PROPOSED CATCH BASINS UNTIL AFTER BINDER COURSE IS PLACED AND HAYBALES HAVE BEEN REMOVED.
  2. INSTALL SILTSACK IN ALL EXISTING CATCH BASINS WHERE INDICATED ON THE PLAN BEFORE COMMENCING WORK. SILT SACKS TO REMAIN UNTIL BINDER COURSE HAS BEEN PLACED AND EROSION CONTROLS HAVE BEEN REMOVED.
  3. GRATE TO BE PLACED OVER SILTSACK.
  4. SILTSACK SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS AND CLEANING OR REPLACEMENT SHALL BE PERFORMED PROMPTLY AS NEEDED. MAINTAIN UNTIL UPSTREAM AREAS HAVE BEEN PERMANENTLY STABILIZED.

**SILTSACK SEDIMENT TRAP**  
N.T.S.



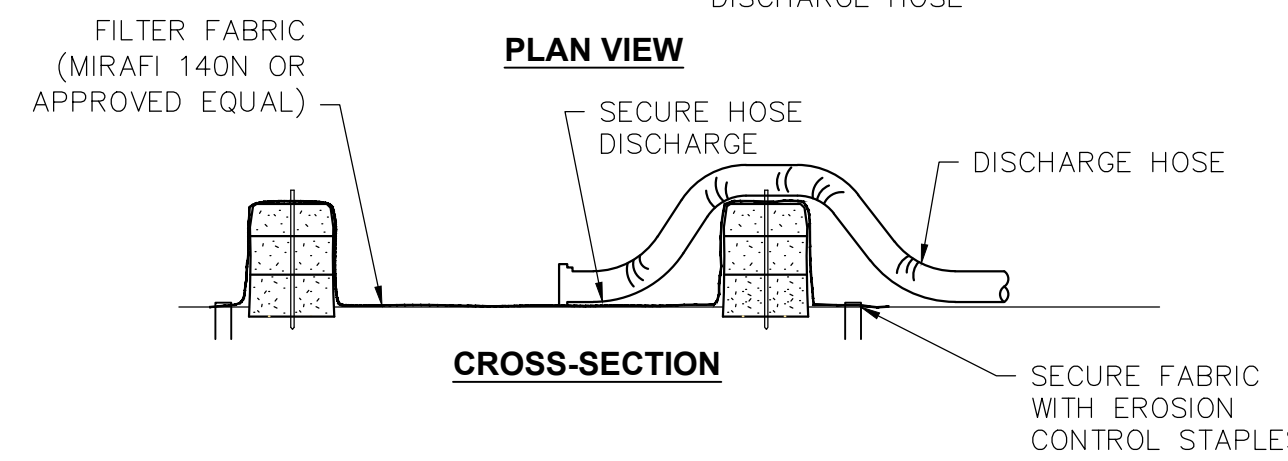
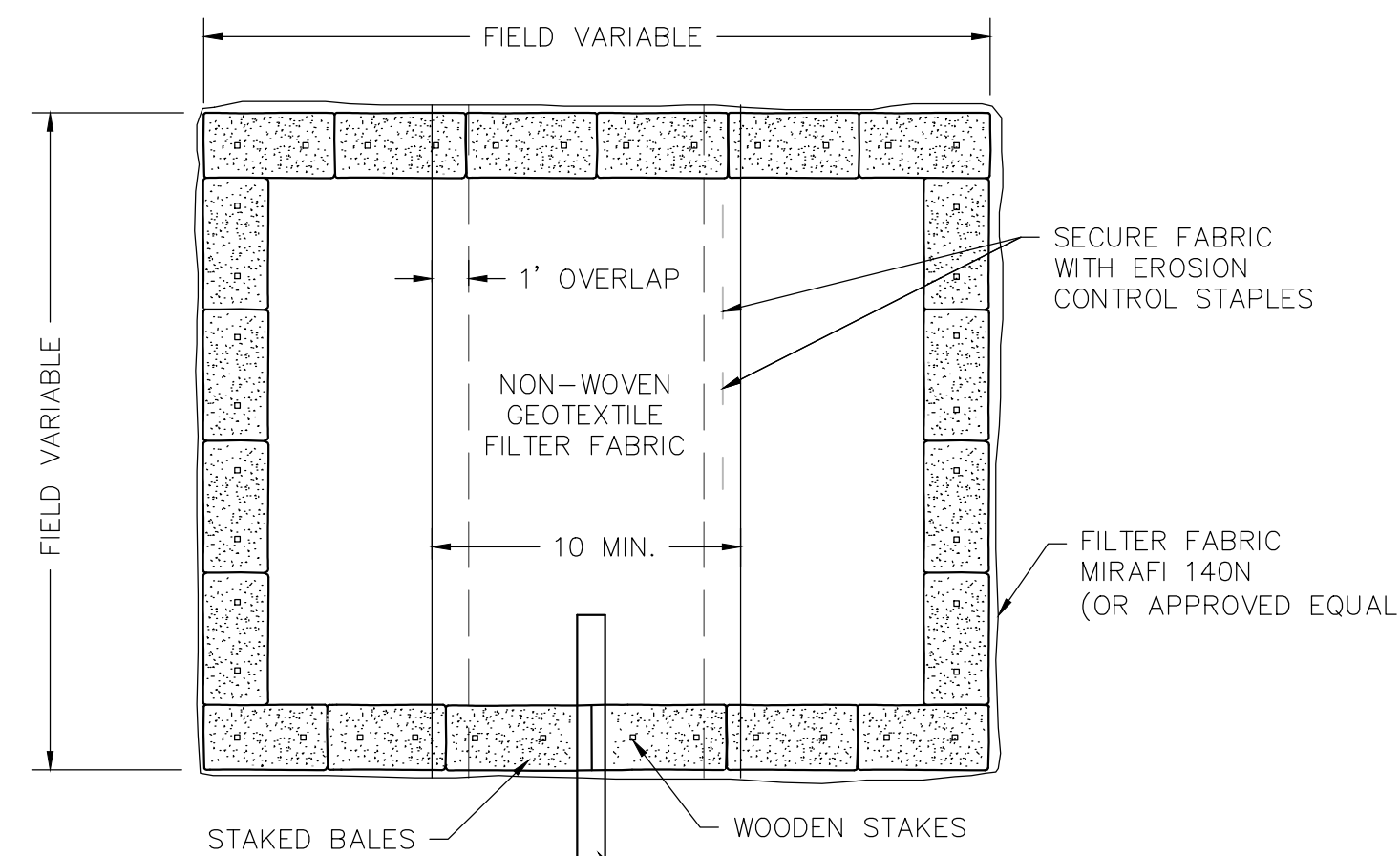
- NOTES:
1. SILT FENCE CLOTH SHALL BE FASTENED SECURELY TO POSTS WITH WIRE TIES OR STAPLES AND POSTS SHALL BE SPACED EVERY 10 FEET.
  2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY 6 INCHES AND FOLDED.
  3. IF NON BIODEGRADABLE NETTING IS USED THE NETTING SHALL BE COLLECTED AND DISPOSED OF OFFSITE.
  4. INSPECTIONS SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED, OR WHEN SEDIMENT ACCUMULATES TO HALF THE HEIGHT OF FENCING.

**SEDIMENT CONTROL BARRIER**  
N.T.S.



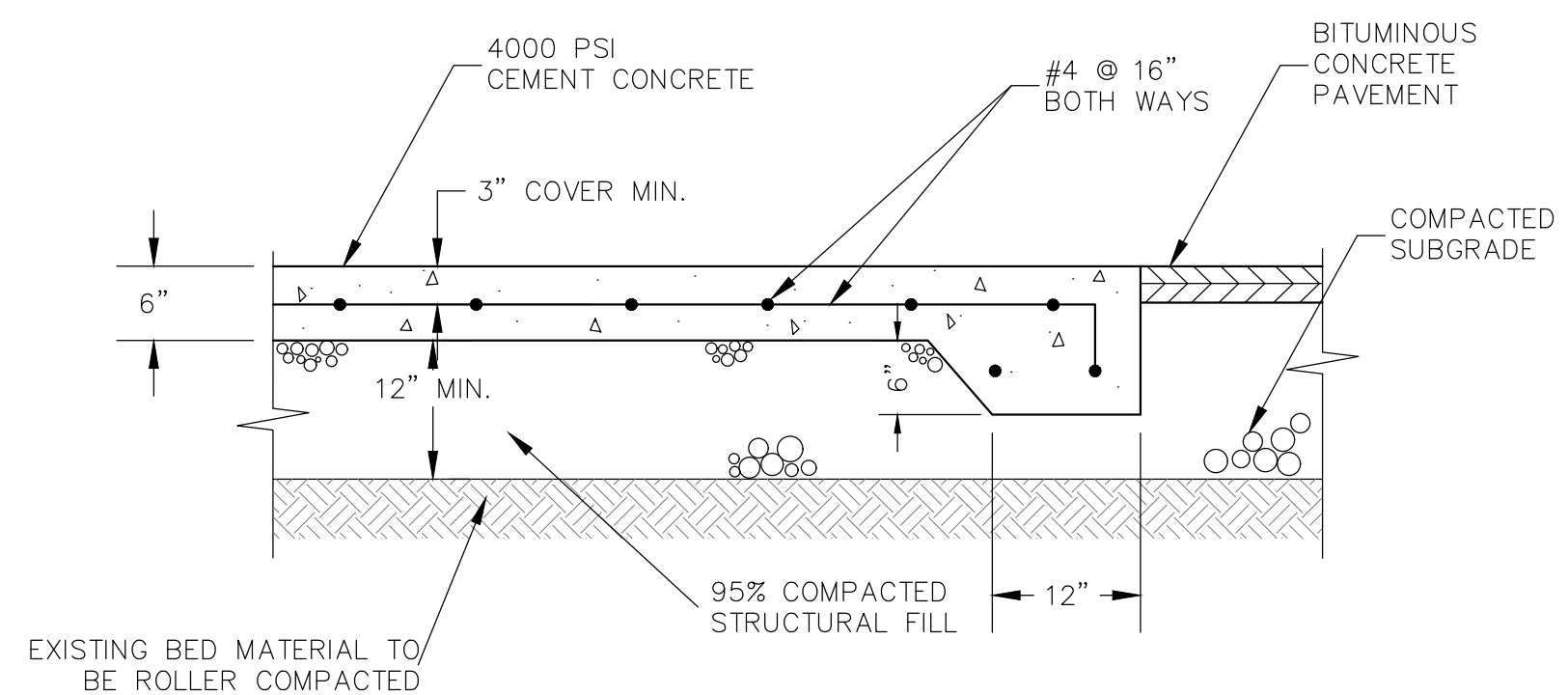
- NOTES:
1. ENTRANCE WIDTH SHALL BE A TWENTY-FIVE (25) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
  2. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR OR CLEANOUT OF ANY MEASURES USED TO REAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY. BERM SHALL BE PERMITTED.
  3. PERIODIC INSPECTION AND MAINTENANCE SHALL BE PROVIDED AS NEEDED.

**STABILIZED CONSTRUCTION EXIT**  
N.T.S.

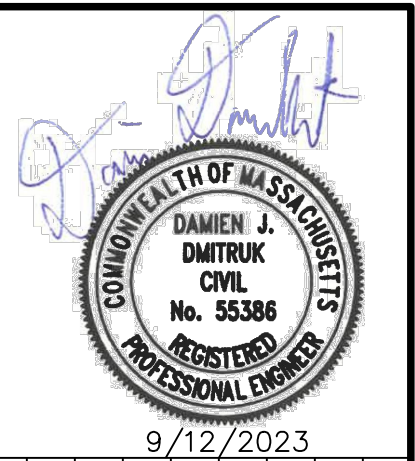


- NOTES:
1. NUMBER OF BALES MAY VARY DEPENDING ON SITE CONDITIONS.
  2. THE BASIN TO BE SIZED TO PREVENT DISCHARGE WATER FROM OVERTOPPING BASIN.
  3. KEEP AS FAR FROM WETLANDS AS PRACTICAL.
  4. CLEAN AND REMOVE AS SOON AS DEWATERING IS COMPLETE.

**TYPICAL DEWATERING HAYBALE BASIN**  
N.T.S.



**CONCRETE DUMPSTER PAD**  
N.T.S.



NO.	DATE	DESCRIPTION	DR/CK

PREPARED FOR: NEPONSET VILLAGE LLC  
4 FIRST STREET  
BRIDGEWATER, MASSACHUSETTS 02324

PROJECT: NEPONSET VILLAGE  
5 PLEASANT STREET  
WALPOLE, MASSACHUSETTS 02081

DATE: 9/12/2023

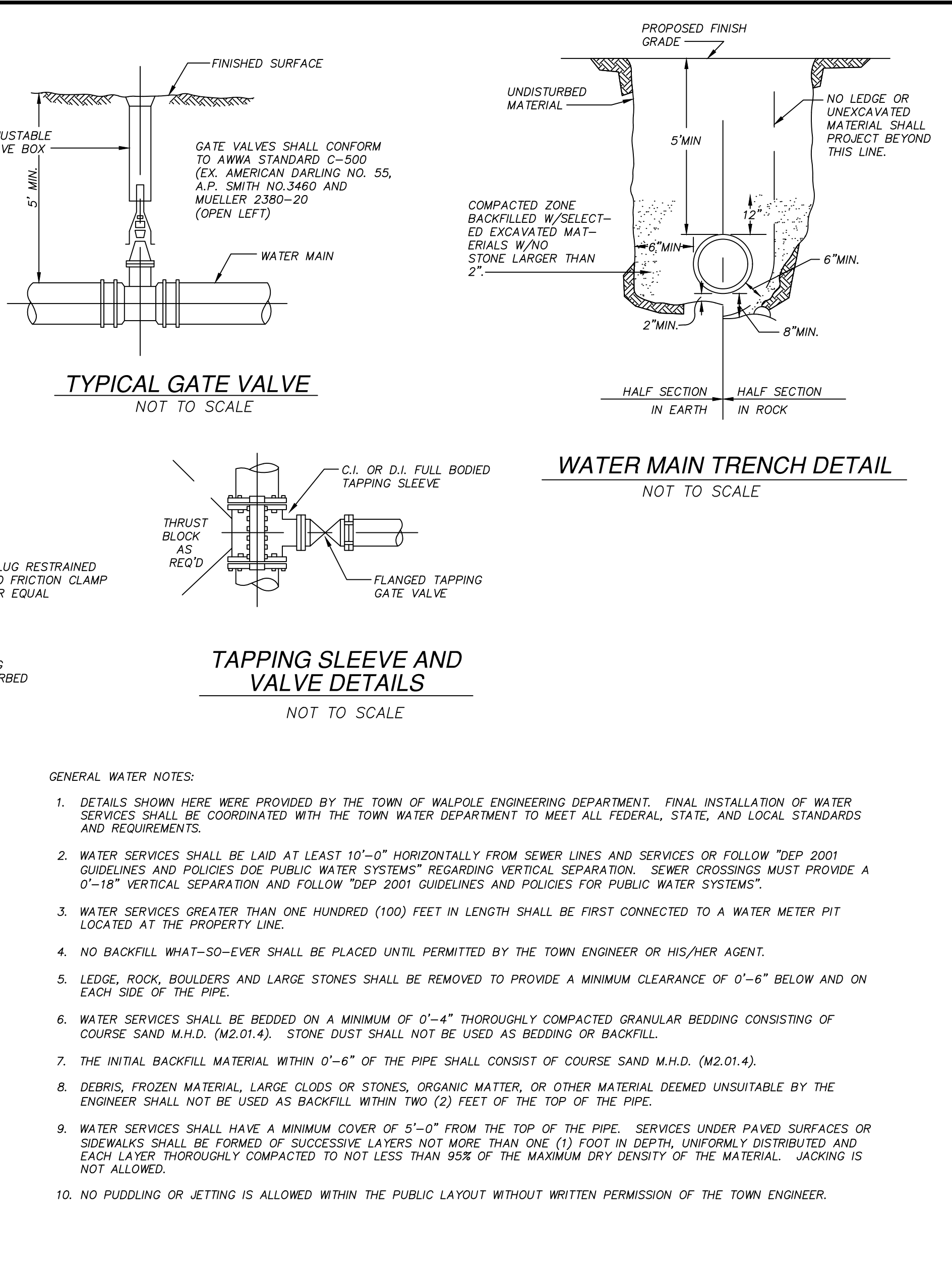
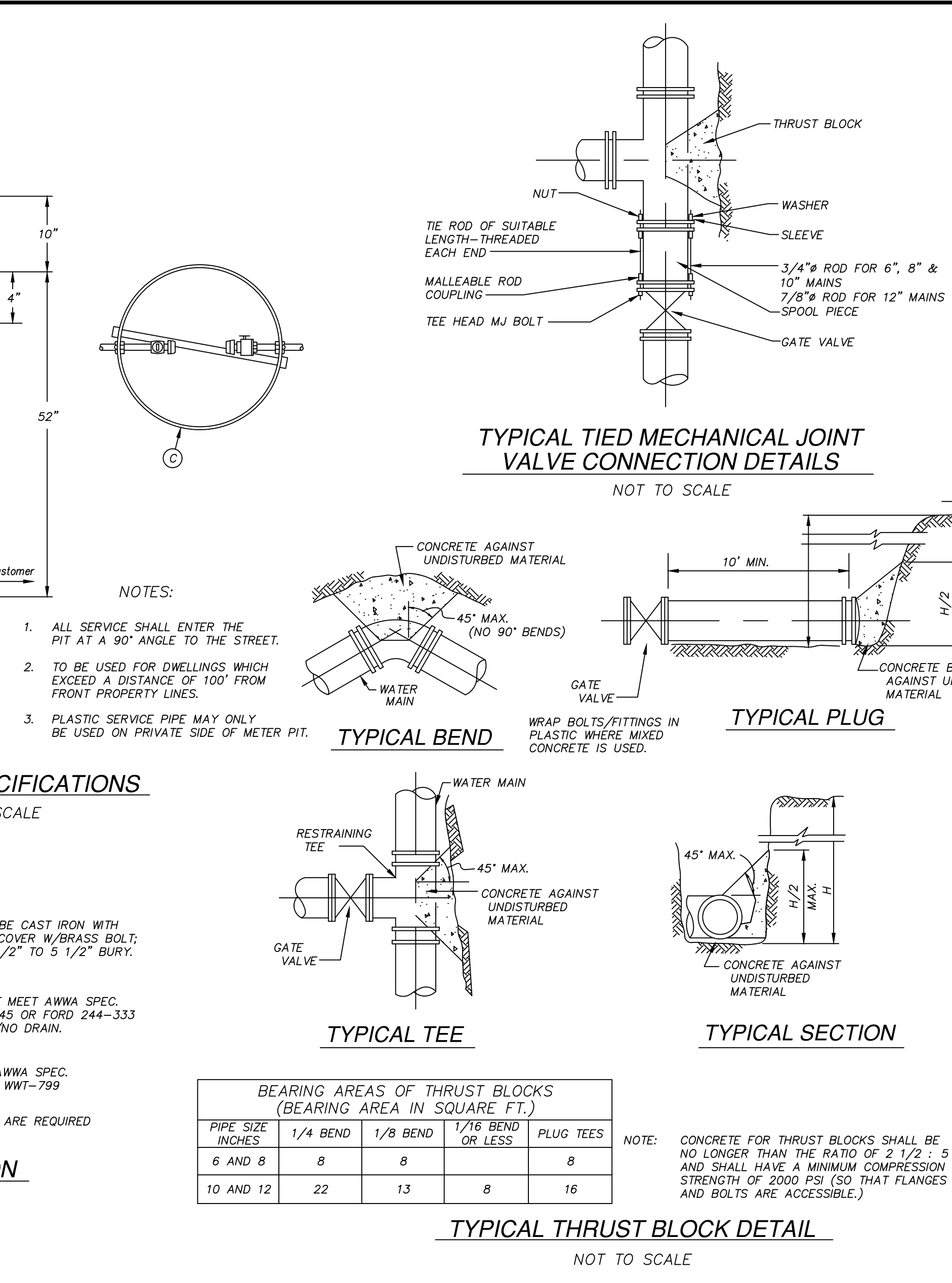
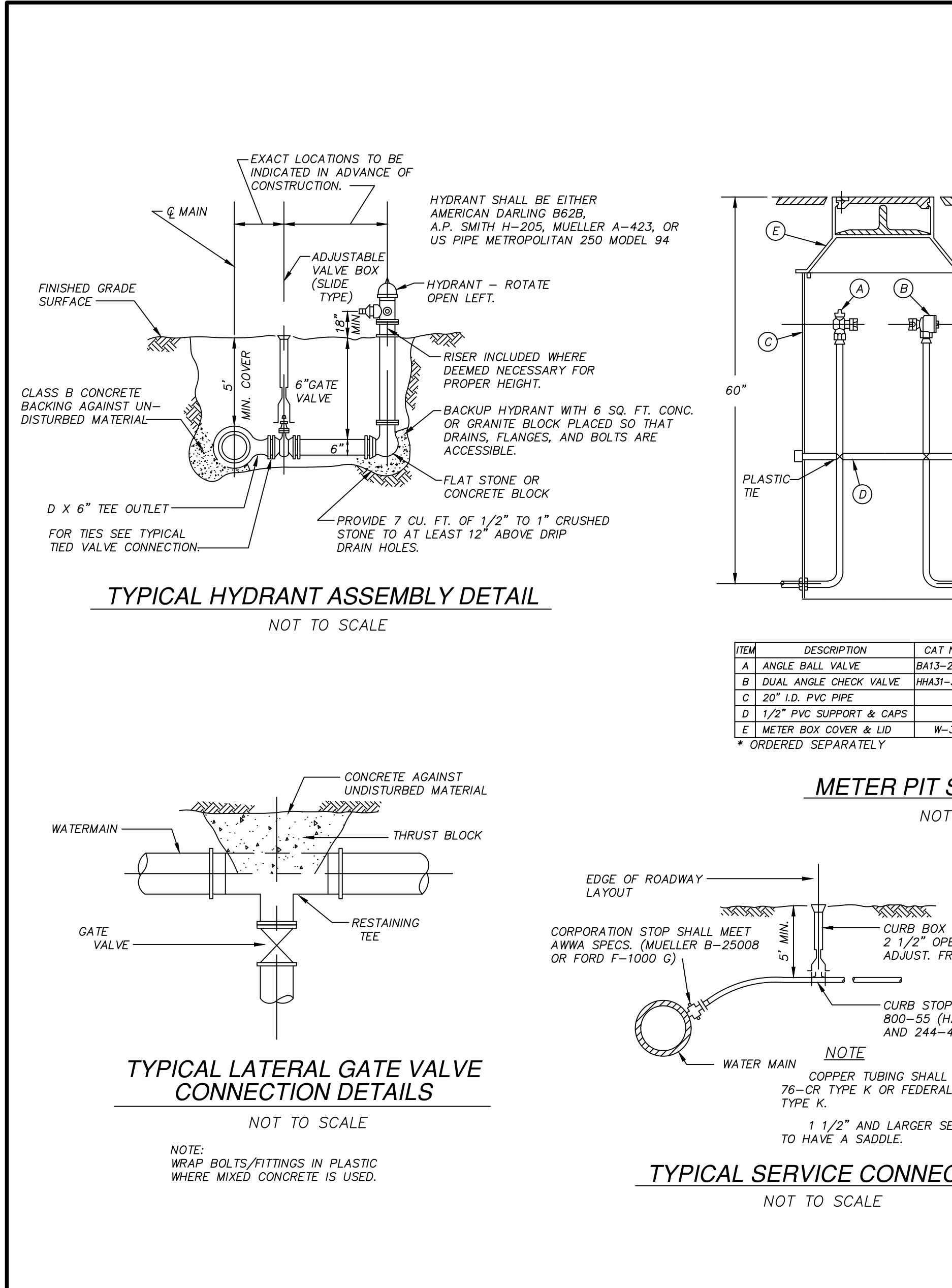
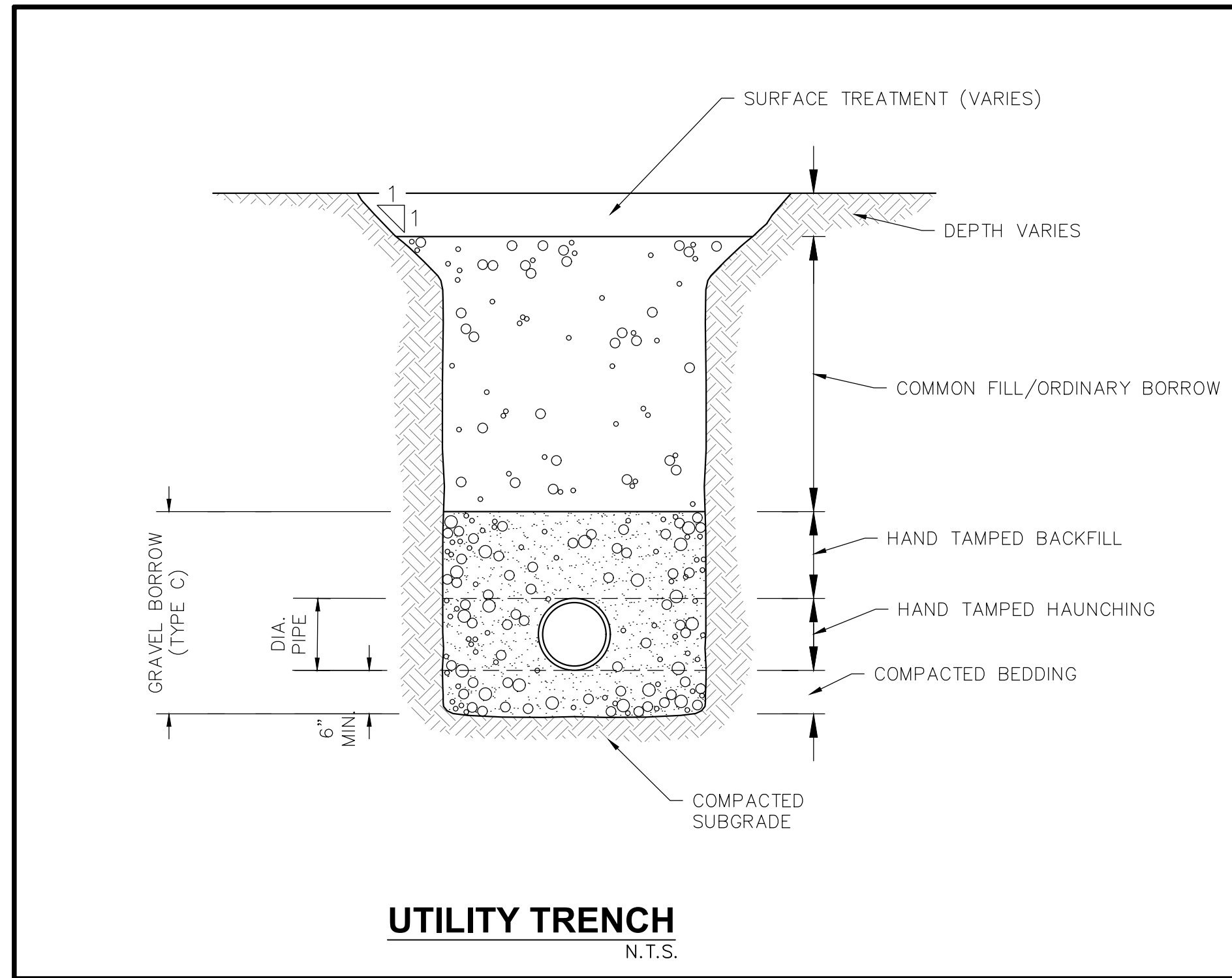
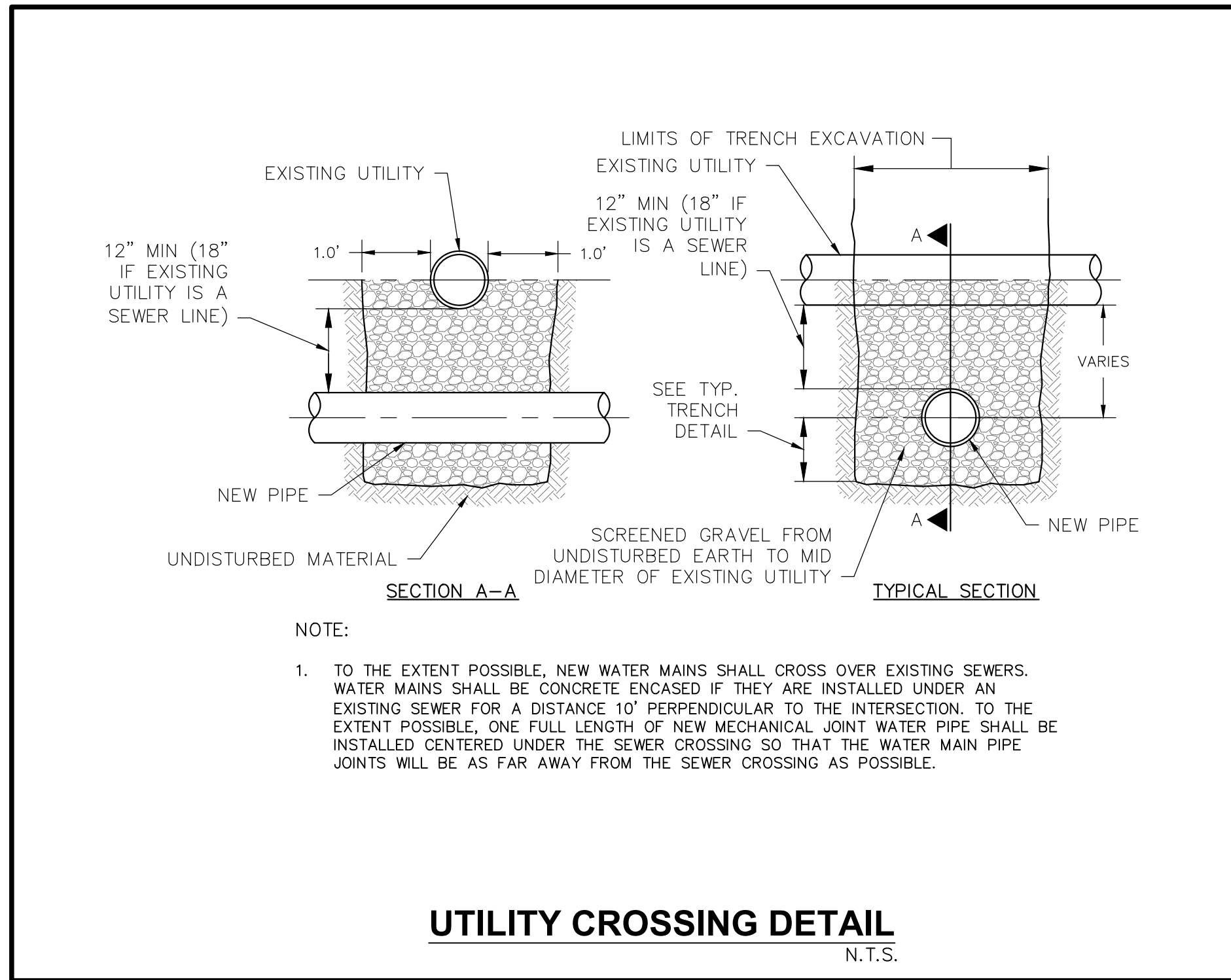
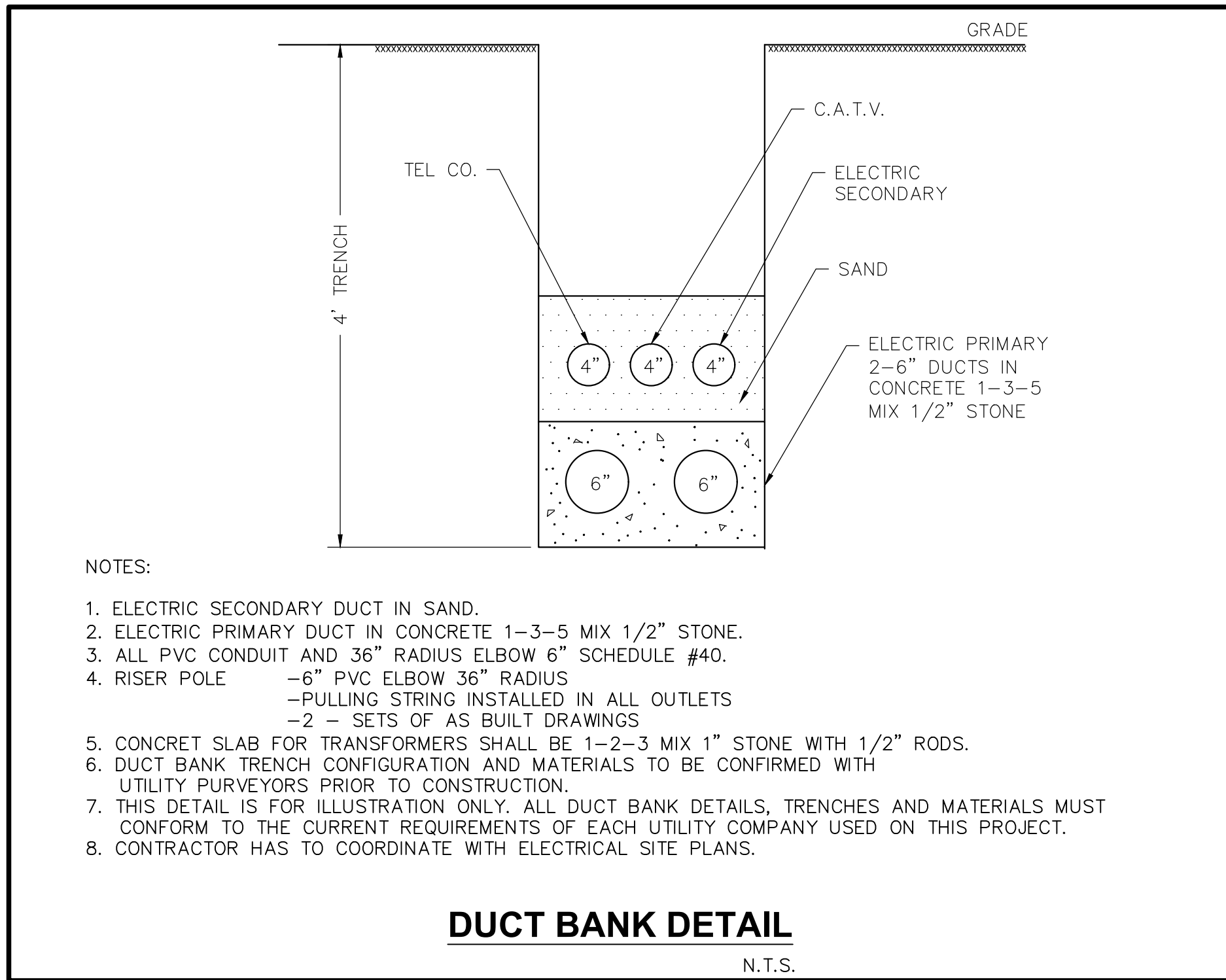
REVISIONS:

COMPREHENSIVE PERMIT PLANS

DETAILS SHEET 1 OF 6

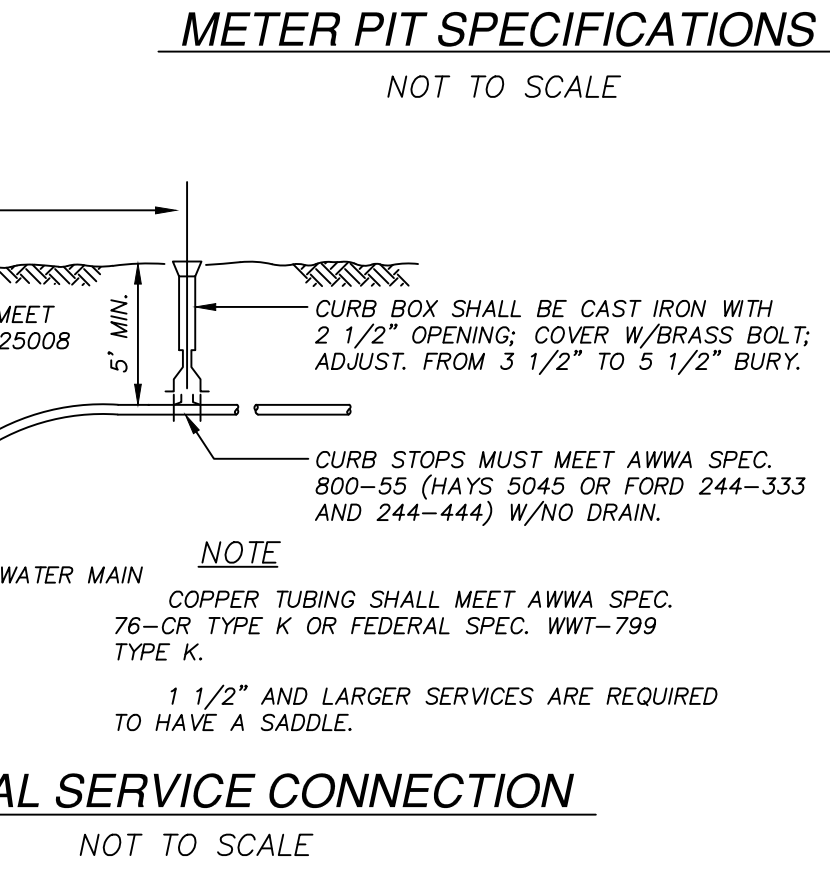


DATE:	9/12/2023
DESIGNED: BTM	CHECKED: DJD
DRAFTED: BTM	IN CHARGE: DJD
SCALE:	N.T.S.
PROJECT NO.	10365.0
SHEET NO.	11



ITEM	DESCRIPTION	CAT No.
A	ANGLE BALL VALVE	8A13-232W
B	DUAL ANGLE CHECK VALVE	HHAJ1-3230
C	20" I.D. PVC PIPE	
D	1/2" PVC SUPPORT & CAPS	
E	METER BOX COVER & LID	W-3

\* ORDERED SEPARATELY



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	8
10 AND 12	22	13	8	16

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

- GENERAL WATER NOTES:
- DETAILS SHOWN HERE WERE PROVIDED BY THE TOWN OF WALPOLE ENGINEERING DEPARTMENT. FINAL INSTALLATION OF WATER SERVICES SHALL BE COORDINATED WITH THE TOWN WATER DEPARTMENT TO MEET ALL FEDERAL, STATE, AND LOCAL STANDARDS AND REQUIREMENTS.
  - WATER SERVICES SHALL BE LAID AT LEAST 10'-0" HORIZONTALLY FROM SEWER LINES AND SERVICES OR FOLLOW "DEP 2001 GUIDELINES AND POLICIES FOR PUBLIC WATER SYSTEMS" REGARDING VERTICAL SEPARATION. SEWER CROSSINGS MUST PROVIDE A 0'-18" VERTICAL SEPARATION AND FOLLOW "DEP 2001 GUIDELINES AND POLICIES FOR PUBLIC WATER SYSTEMS".
  - WATER SERVICES GREATER THAN ONE HUNDRED (100) FEET IN LENGTH SHALL BE FIRST CONNECTED TO A WATER METER PIT LOCATED AT THE PROPERTY LINE.
  - NO BACKFILL WHATSOEVER SHALL BE PLACED UNTIL PERMITTED BY THE TOWN ENGINEER OR HIS/HER AGENT.
  - LEDGE, ROCK, BOULDERS AND LARGE STONES SHALL BE REMOVED TO PROVIDE A MINIMUM CLEARANCE OF 0'-6" BELOW AND ON EACH SIDE OF THE PIPE.
  - WATER SERVICES SHALL BE BEDDED ON A MINIMUM OF 0'-4" THOROUGHLY COMPACTED GRANULAR BEDDING CONSISTING OF COURSE SAND M.H.D. (M2.01.4). STONE DUST SHALL NOT BE USED AS BEDDING OR BACKFILL.
  - THE INITIAL BACKFILL MATERIAL WITHIN 0'-6" OF THE PIPE SHALL CONSIST OF COURSE SAND M.H.D. (M2.01.4).
  - DEBRIS, FROZEN MATERIAL, LARGE CLODS OR STONES, ORGANIC MATTER, OR OTHER MATERIAL DEEMED UNSUITABLE BY THE ENGINEER SHALL NOT BE USED AS BACKFILL WITHIN TWO (2) FEET OF THE TOP OF THE PIPE.
  - WATER SERVICES SHALL HAVE A MINIMUM COVER OF 5'-0" FROM THE TOP OF THE PIPE. SERVICES UNDER PAVED SURFACES OR SIDEWALKS SHALL BE FORMED OF SUCCESSIVE LAYERS NOT MORE THAN ONE (1) FOOT IN DEPTH, UNIFORMLY DISTRIBUTED AND EACH LAYER THOROUGHLY COMPACTED TO NOT LESS THAN 95% OF THE MAXIMUM DRY DENSITY OF THE MATERIAL. JACKING IS NOT ALLOWED.
  - NO PUDDLING OR JETTING IS ALLOWED WITHIN THE PUBLIC LAYOUT WITHOUT WRITTEN PERMISSION OF THE TOWN ENGINEER.

9/12/2023

NO.	DATE	REVISIONS	DESCRIPTION

PROJECT: NEPONSET VILLAGE  
5 PLEASANT STREET  
WALPOLE, MASSACHUSETTS 02081

PREPARED FOR: NEPONSET VILLAGE LLC  
4 FIRST STREET  
BRIDGEWATER, MASSACHUSETTS 02324

DATE: 9/12/2023

DESIGNED: BTM | CHECKED: DJD

DRAFTED: BTM | IN CHARGE: DJD

SCALE: N.T.S.

PROJECT NO. 10365.0

SHEET NO.

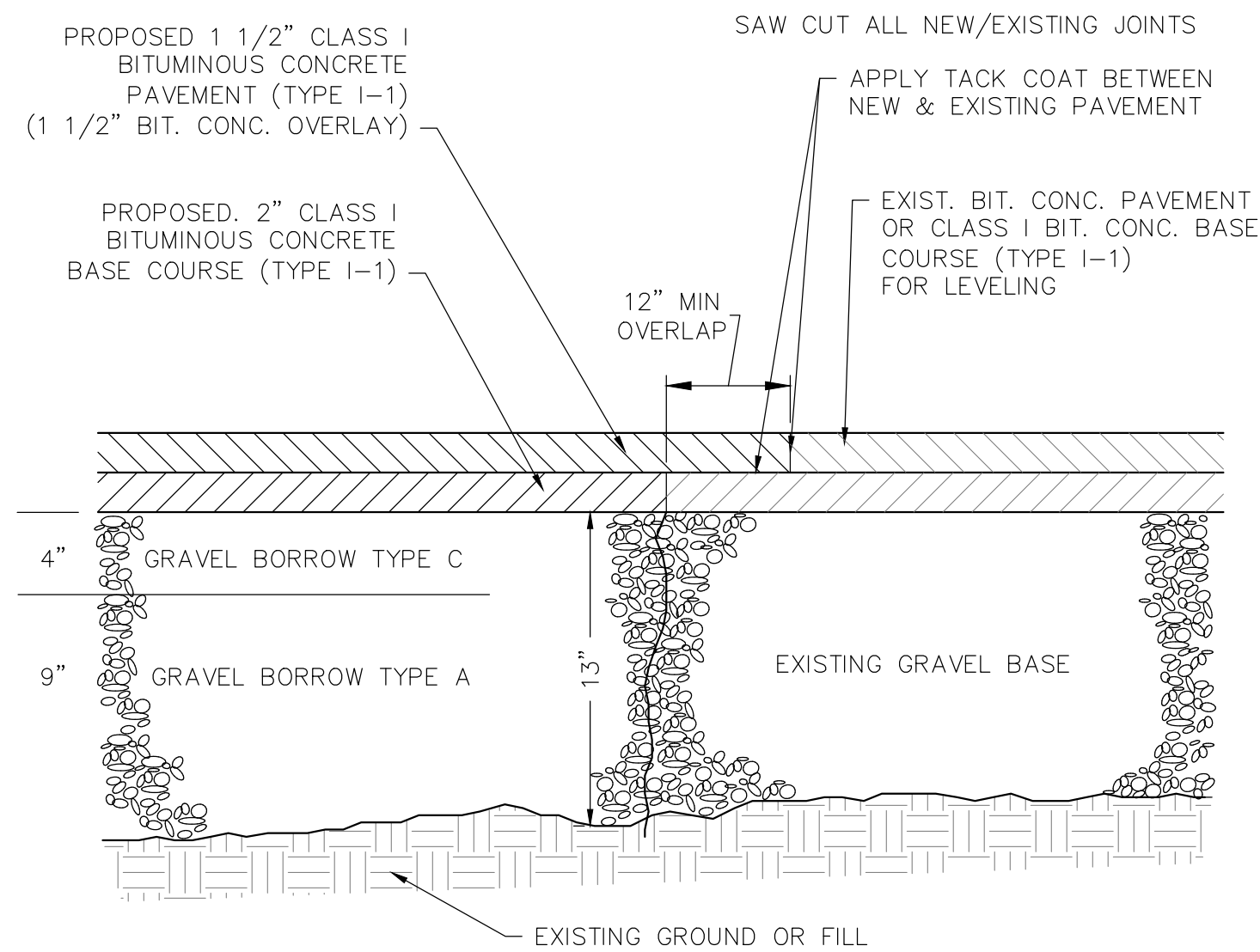
COMPREHENSIVE PERMIT PLANS

DETAILS SHEET 2 OF 6

CONECO  
Engineers & Scientists  
PHONE: 800-548-3355 | WEBSITE: www.coneco.com

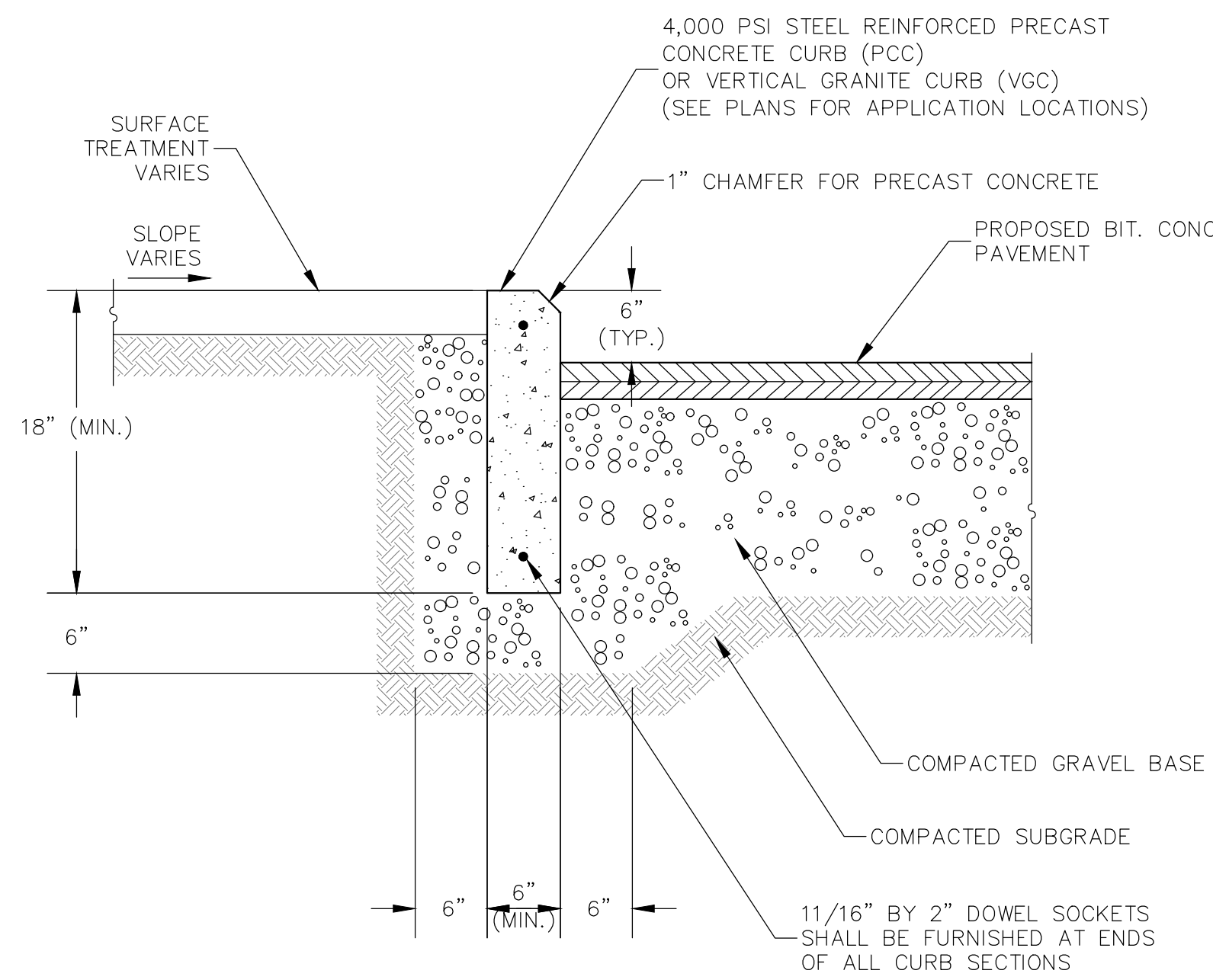
12  
OF 16



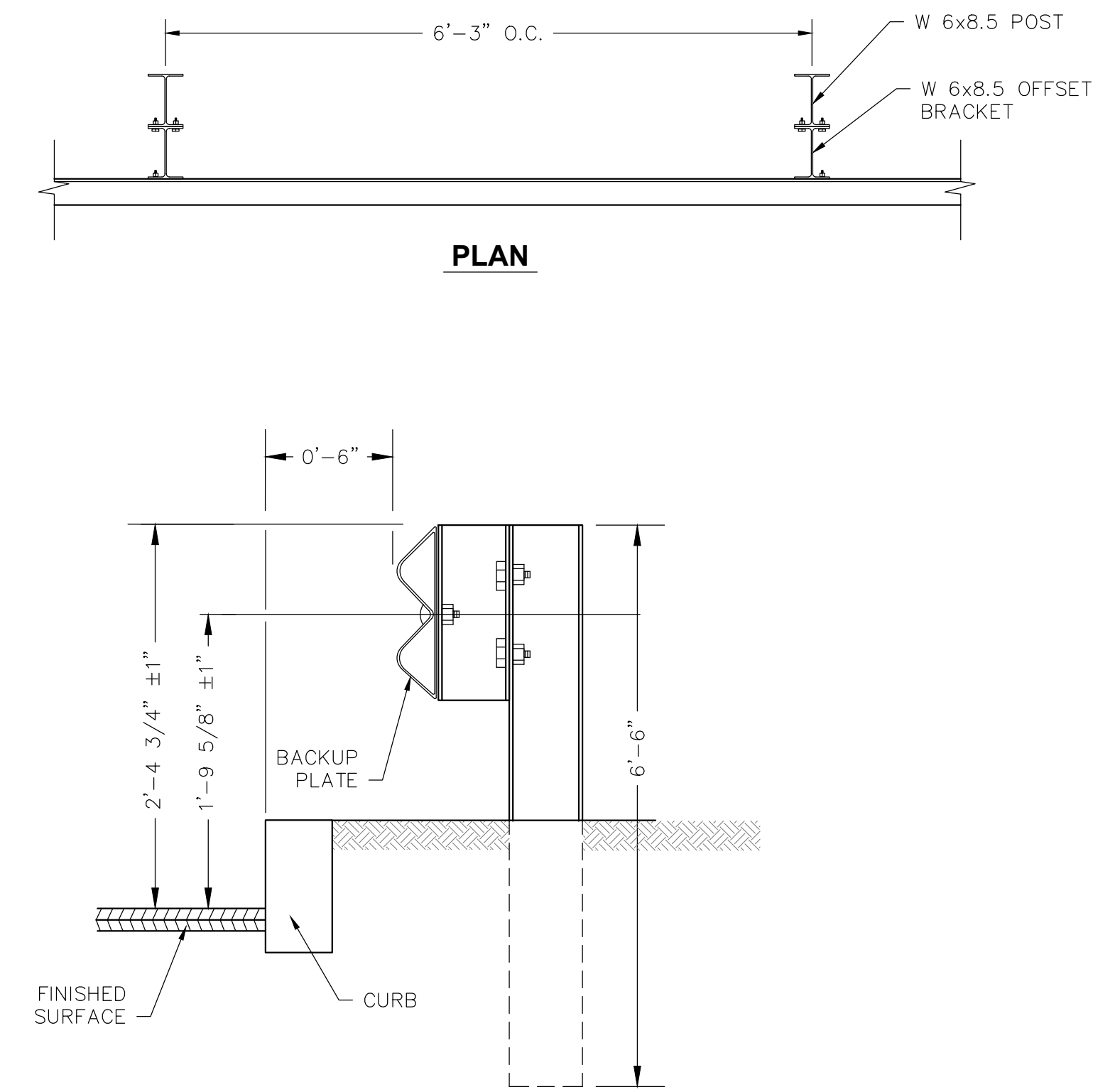


- NOTES:
- GRAVEL BORROW SUBBASE SHALL CONFORM TO SECTION M1.03.0 TYPE B, THREE INCHES LARGEST DIMENSION OF THE LATEST EDITION OF THE MASSACHUSETTS HIGHWAY DEPARTMENT STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES (STANDARD SPECIFICATIONS).
  - GRAVEL BORROW SUBBASE SHALL BE COMPACTED TO NOT LESS THAN 95 PERCENT OF MAXIMUM DRY DENSITY OF THE MATERIAL AS DETERMINED BY THE STANDARD AASHTO TEST DESIGNATION T99 COMPACTION TEST METHOD C AT OPTIMUM MOISTURE CONTENT AS DETERMINED BY THE ENGINEER.
  - "TAC COAT" AS SPECIFIED IN SECTION 486.61 OF THE STANDARD SPECIFICATIONS SHALL BE APPLIED BY "TAC TRUCK" BETWEEN ASPHALT LAYERS OR AS DETERMINED BY THE ENGINEER.
  - SOILS TESTING INCLUDING SIEVE ANALYSIS, PROCTOR TESTING AND COMPACTION TESTING SHALL BE PERFORMED ONCE EVERY 100 FEET OF PAVED ROADWAY ALONG THE CENTERLINE OF THE ROADWAY OR AS DIRECTED BY THE ENGINEER.
  - SIDEWALK RAMPS MUST MEET CURRENT APPLICABLE ADA / AAB STANDARDS.

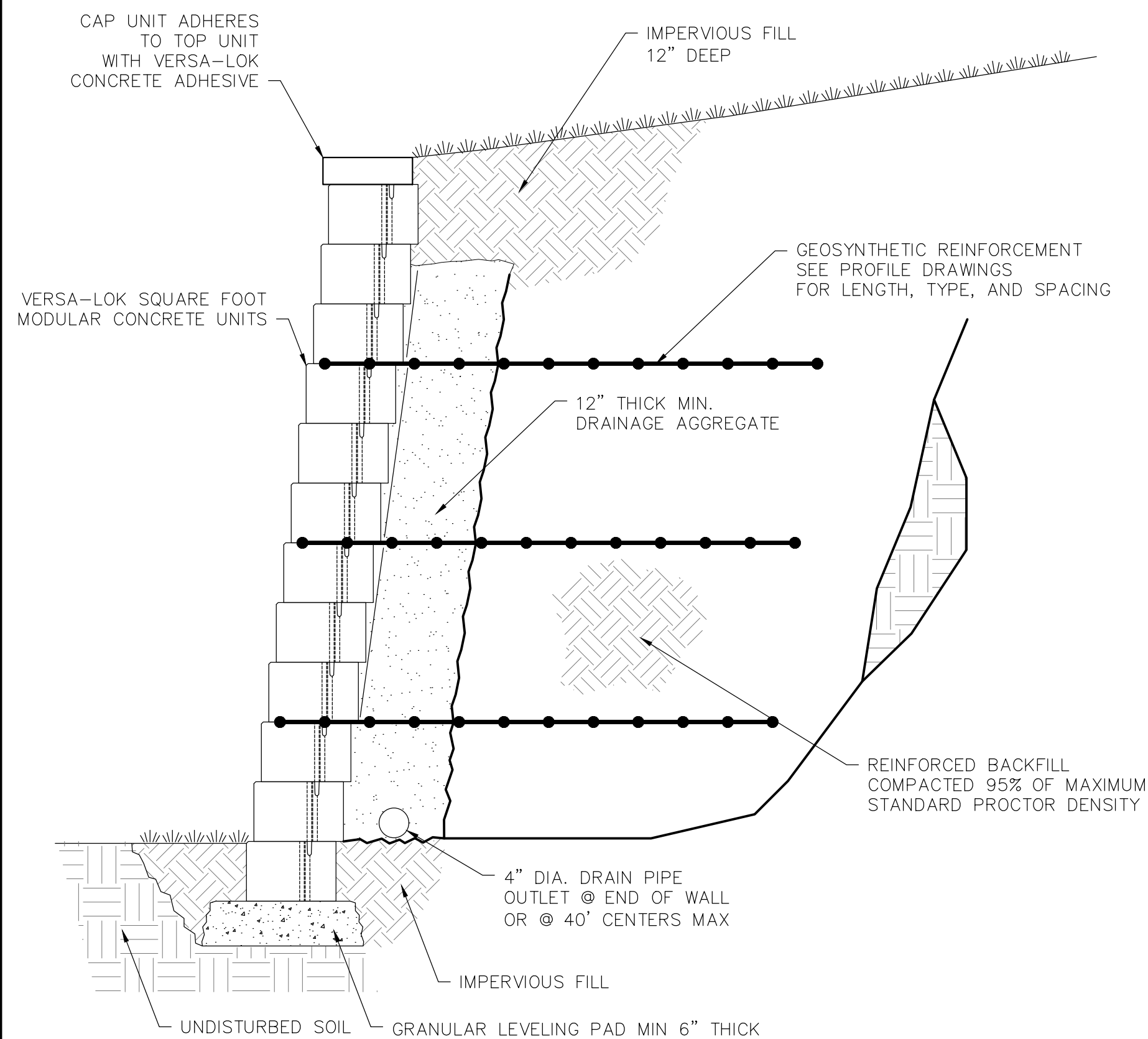
**TYPICAL PAVEMENT SECTION**  
N.T.S.



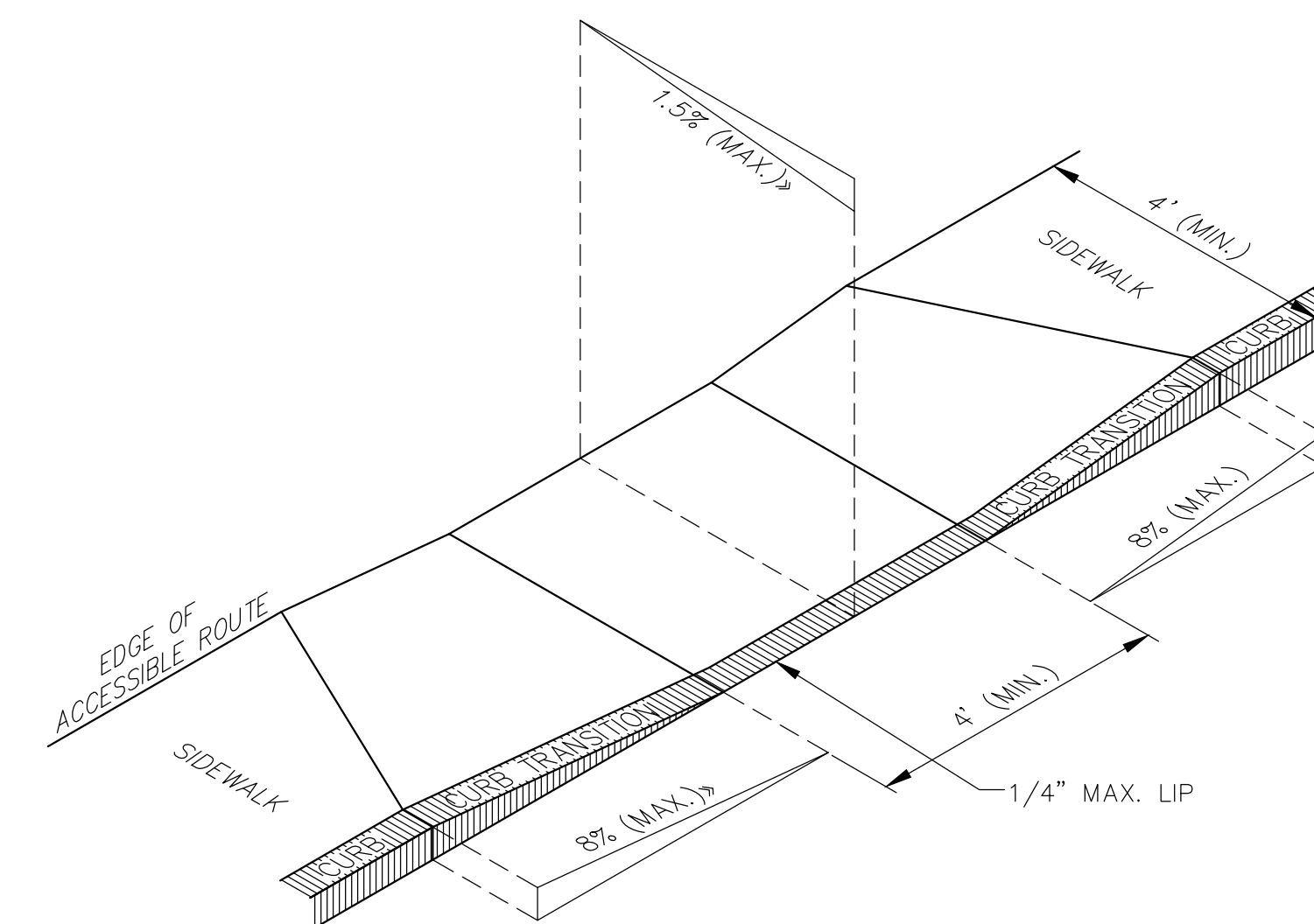
**VERTICAL CURB SECTION**  
N.T.S.



**STEEL BEAM GUARDRAIL**  
N.T.S.

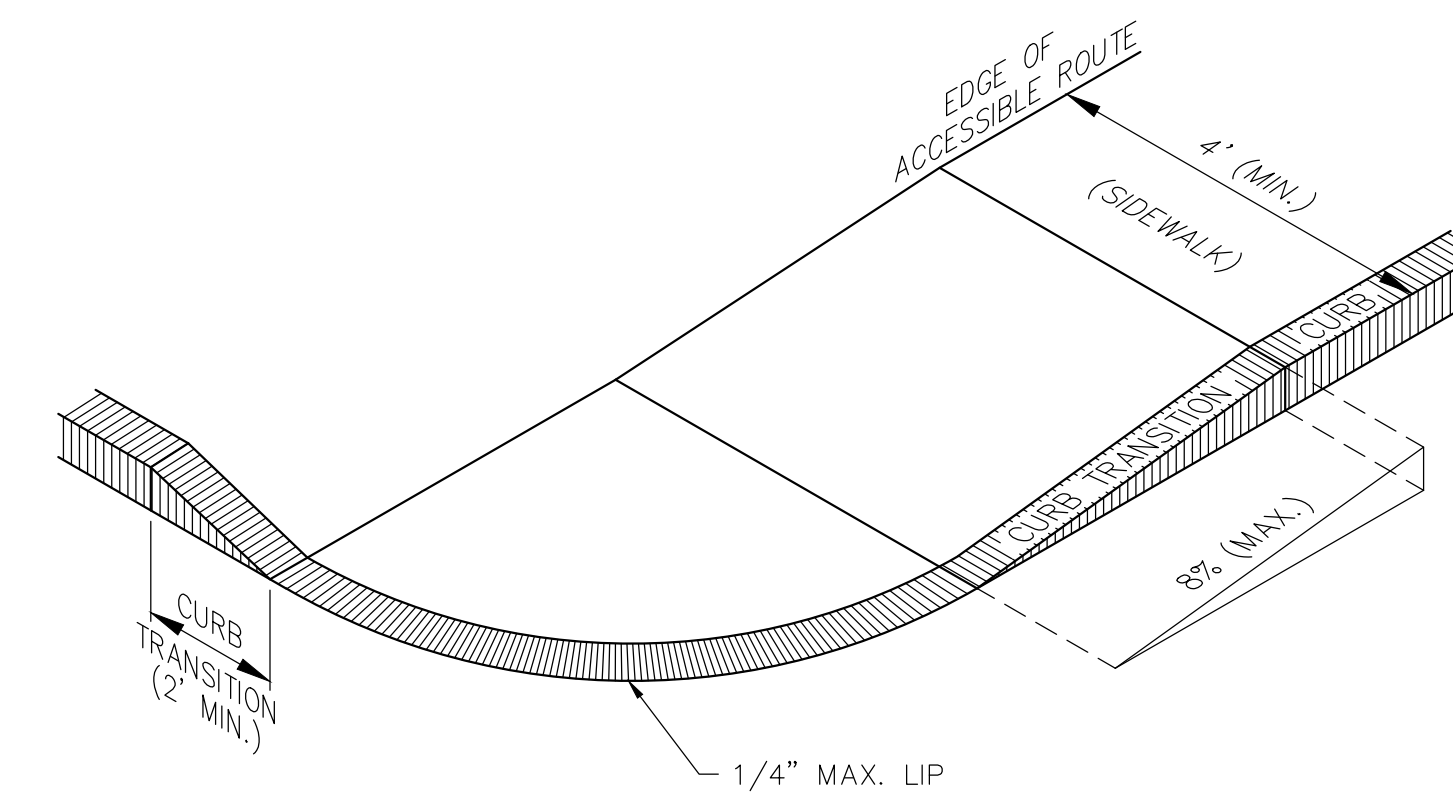


**TYPICAL REINFORCED RETAINING WALL SECTION**  
N.T.S.



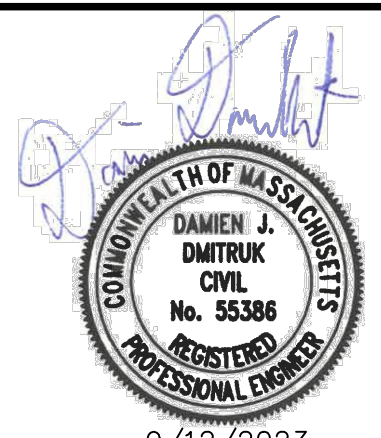
- NOTES:
- THE MAXIMUM ALLOWABLE ROUTE (SIDEWALK) AND CURB RAMP CROSS SLOPES SHALL BE 1.5%.
  - THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMPS SHALL BE 5%.
  - THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE CURB RAMPS SHALL BE 8%.
  - A MINIMUM OF 3 FEET CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (I.E., HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.)
  - CURB TREATMENT VARIES, SEE PLANS FOR CURB TYPE.
  - BASE OF RAMP SHALL BE GRADED TO PREVENT PONDING.
  - SEE TYPICAL SIDEWALK SECTION FOR RAMP CONSTRUCTION.
  - ALL WHEELCHAIR RAMPS SHALL BE EQUIPPED WITH TRUNCATED DOME DETECTABLE WARNING SURFACE.

**ACCESSIBLE CURB RAMP - TYPE 'A'**  
N.T.S.



- NOTES:
- THE MAXIMUM ALLOWABLE ROUTE (SIDEWALK) AND CURB RAMP CROSS SLOPES SHALL BE 1.5%.
  - THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMPS SHALL BE 5%.
  - THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE CURB RAMPS SHALL BE 8%.
  - A MINIMUM OF 3 FEET CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (I.E., HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.)
  - CURB TREATMENT VARIES, SEE PLANS FOR CURB TYPE.
  - BASE OF RAMP SHALL BE GRADED TO PREVENT PONDING.
  - SEE TYPICAL SIDEWALK SECTION FOR RAMP CONSTRUCTION.
  - ALL WHEELCHAIR RAMPS SHALL BE EQUIPPED WITH TRUNCATED DOME DETECTABLE WARNING SURFACE.

**ACCESSIBLE CURB RAMP - TYPE 'B'**  
N.T.S.



NO.	DATE	DESCRIPTION	DR/CK

PREPARED FOR:  
NEPONSET VILLAGE LLC  
4 FIRST STREET  
BRIDGEWATER, MASSACHUSETTS 02324

PROJECT:  
NEPONSET VILLAGE  
5 PLEASANT STREET  
WALPOLE, MASSACHUSETTS 02081

DATE: 9/12/2023

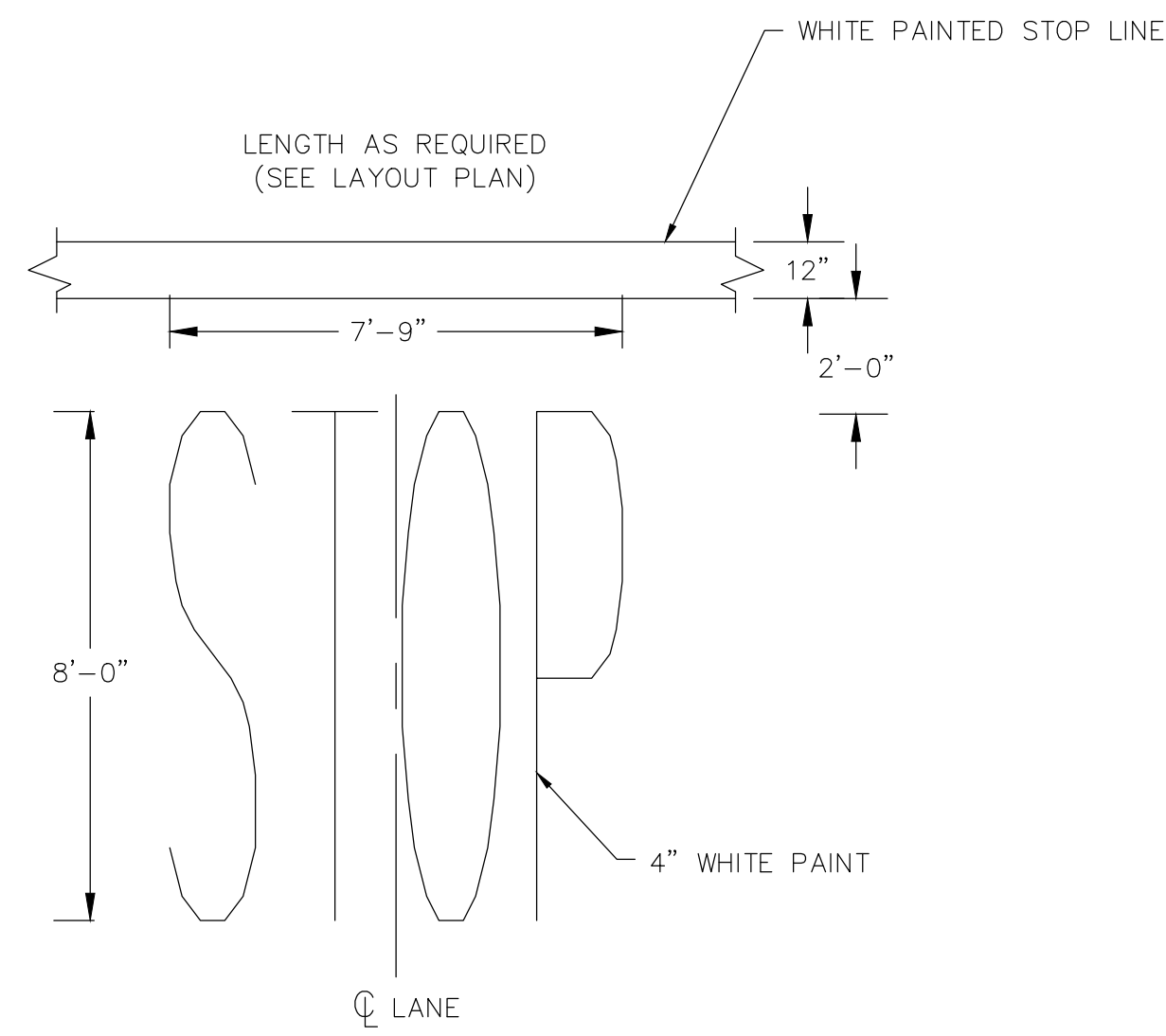
REVISIONS:

DRAWING:  
DETAILS  
SHEET 4 OF 6

COMPREHENSIVE PERMIT PLANS

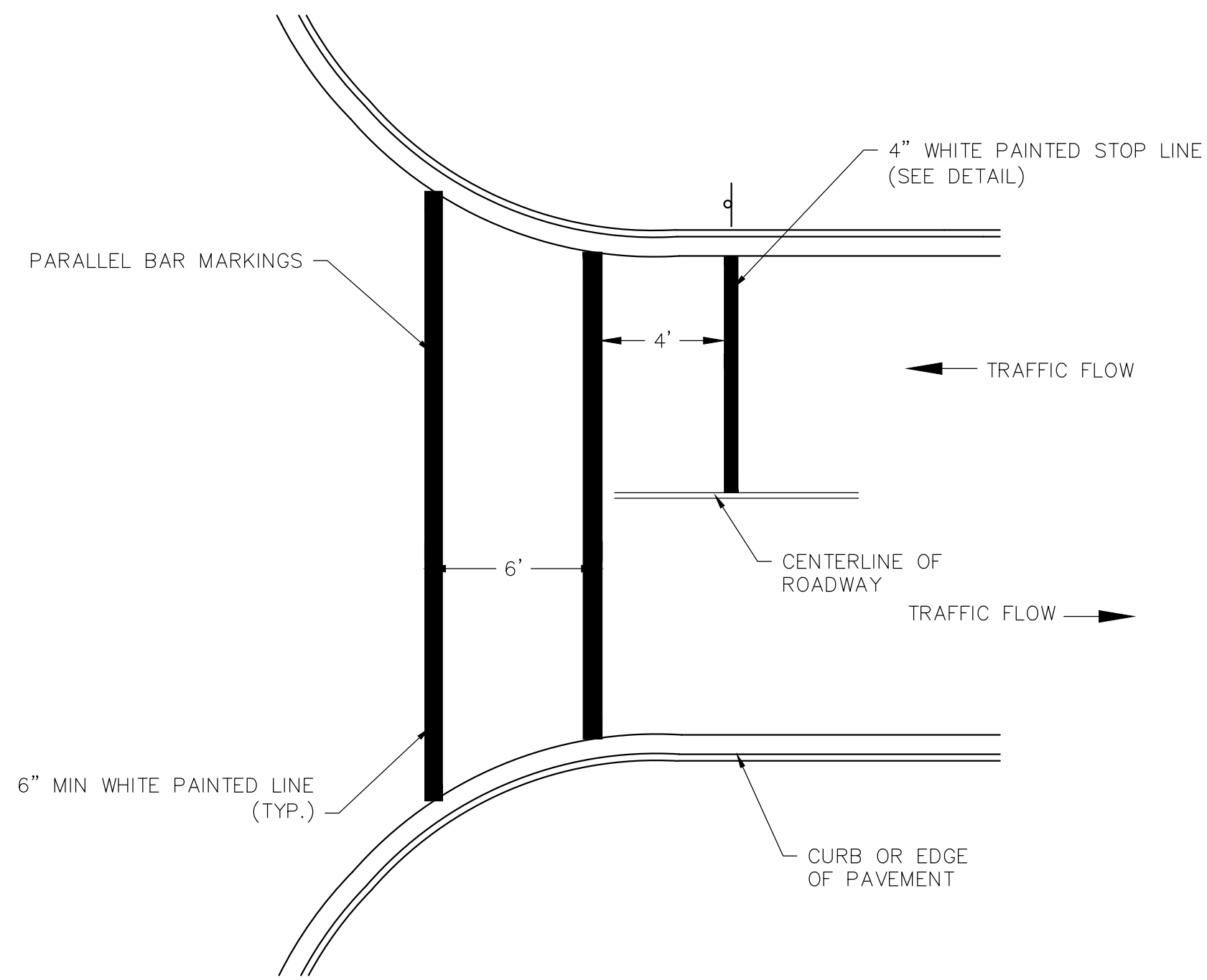


DATE:	9/12/2023
DESIGNED: BTM	CHECKED: DJD
DRAFTED: BTM	IN CHARGE: DJD
SCALE:	N.T.S.
PROJECT NO.:	10365.0
SHEET NO.:	14



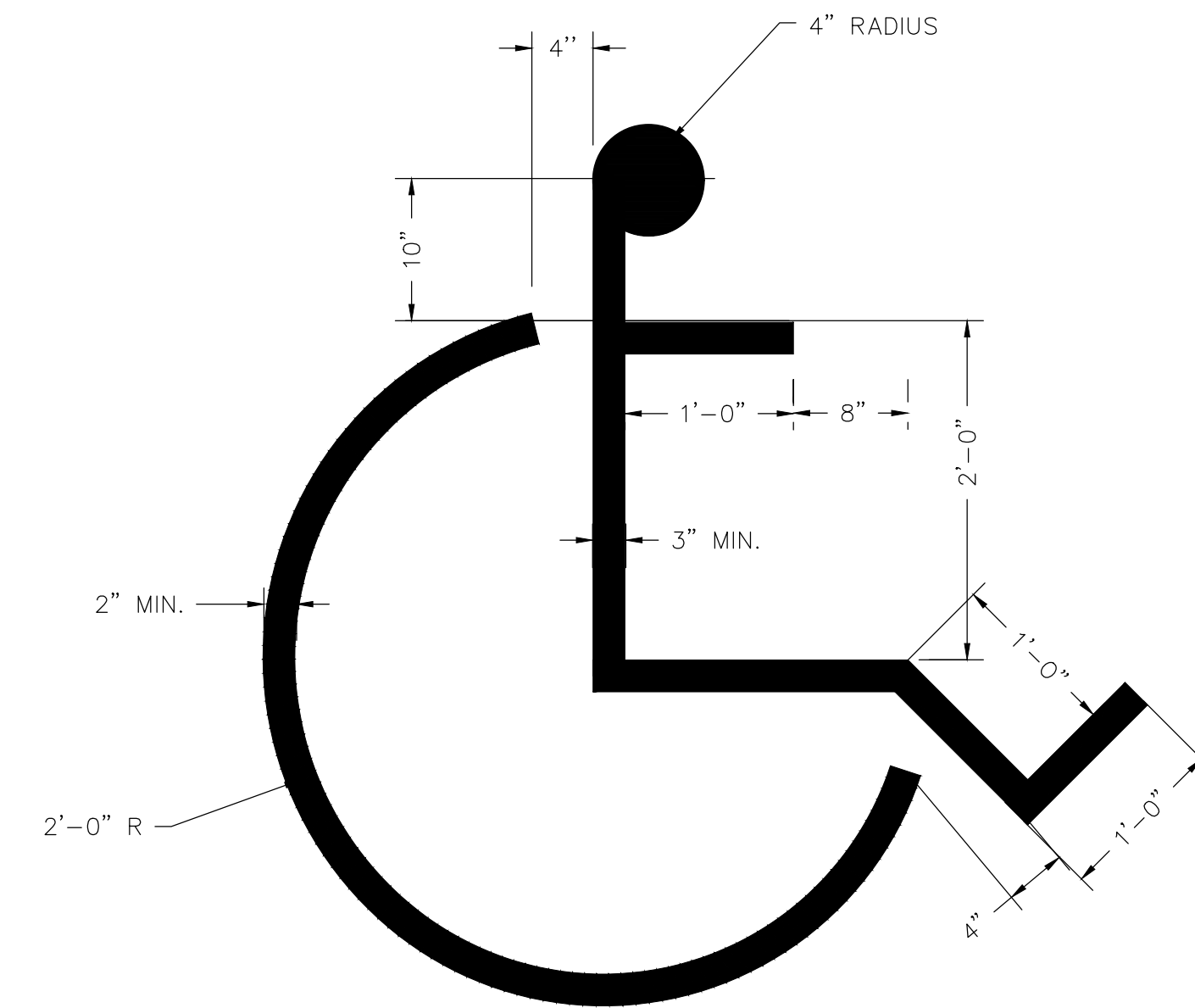
NOTE:  
PAVEMENT MARKINGS TO BE INSTALLED IN  
LOCATIONS SHOWN ON THE PLANS

**PAINTED PAVEMENT MARKINGS**  
N.T.S.



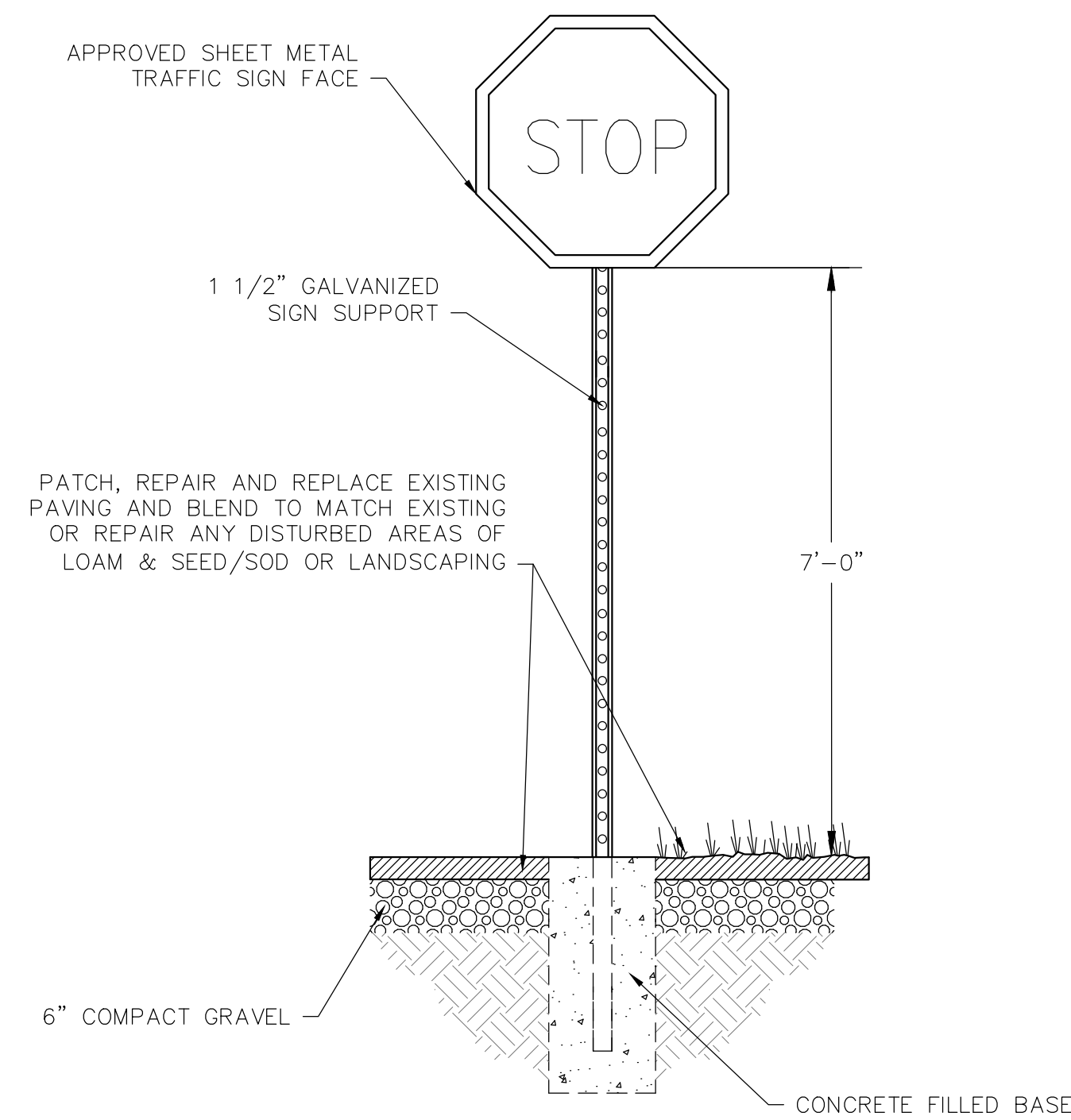
NOTE:  
PAVEMENT MARKINGS TO BE INSTALLED IN  
LOCATIONS SHOWN ON THE PLANS.

**PAINTED PAVEMENT MARKING**  
N.T.S.

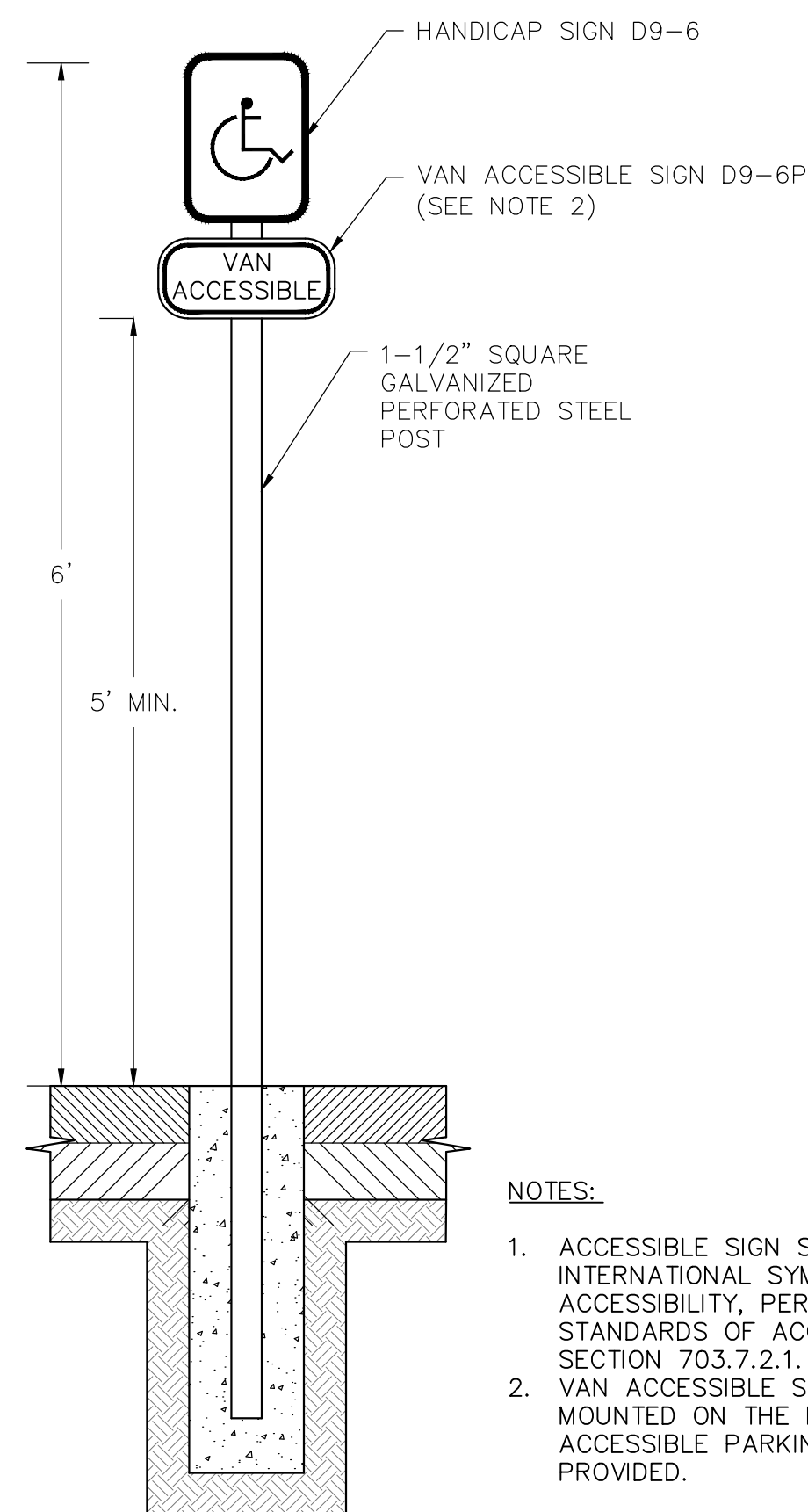


NOTE:  
1. SYMBOL SHALL BE CENTERED  
IN THE PARKING STALL.  
2. SYMBOL SHALL BE BLUE.

**ACCESSIBLE PARKING STALL SYMBOL**  
N.T.S.



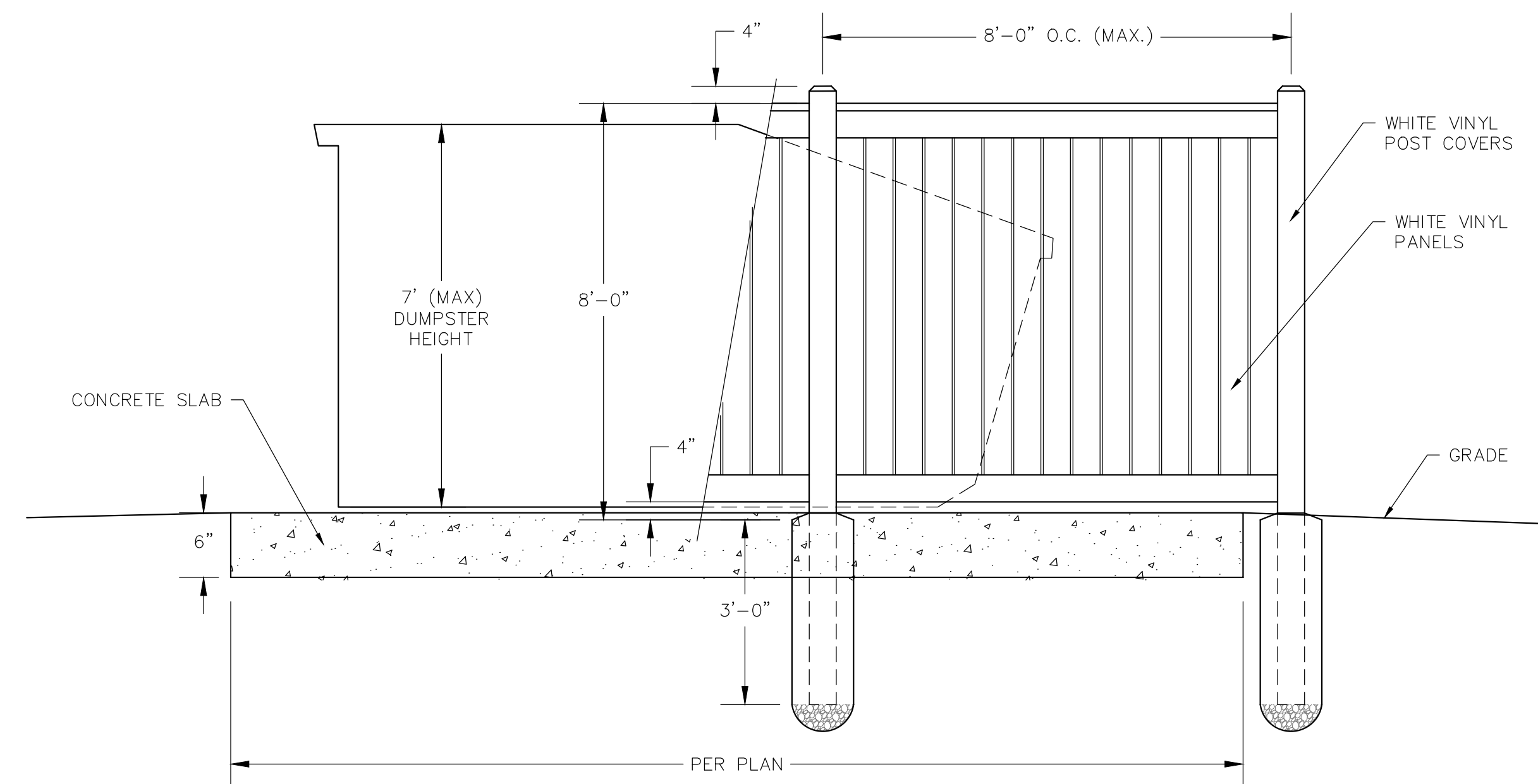
**STOP SIGN (R1-1)**  
N.T.S.



NOTES:

1. ACCESSIBLE SIGN SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY, PER THE ADA STANDARDS OF ACCESSIBLE DESIGN, SECTION 703.7.2.1.
2. VAN ACCESSIBLE SIGN SHALL BE MOUNTED ON THE POST WHERE VAN ACCESSIBLE PARKING SPACES ARE PROVIDED.

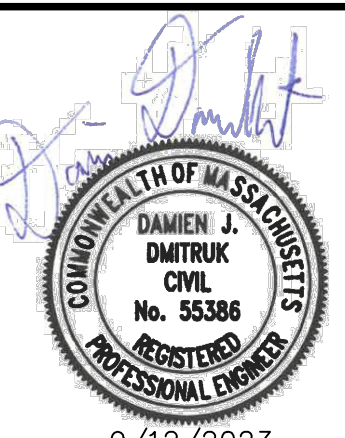
**ACCESSIBLE PARKING SIGN (D9-6)&(D9-6P)**  
N.T.S.



NOTES:

1. ALL WOOD TO BE NO. 1 GRADE CEDAR AND FREE OF EXCESSIVE CHIPS, CRACKS, WARPS OR KNOTS, UNLESS NOTED OTHERWISE ON DRAWING.
2. ALL FASTENERS TO BE HOT DIPPED GALVANIZED

**DUMPSTER ENCLOSURE**  
N.T.S.



9/12/2023

NO.	DATE	DESCRIPTION	DR/CK

PREPARED FOR:  
NEPONSET VILLAGE LLC  
4 FIRST STREET  
BRIDGEWATER, MASSACHUSETTS 02324

PROJECT:  
NEPONSET VILLAGE  
5 PLEASANT STREET  
WALPOLE, MASSACHUSETTS 02081

DATE: 9/12/2023  
DESIGNED: BTM  
CHECKED: DJD  
DRAFTED: BTM  
IN CHARGE: DJD  
SCALE: N.T.S.  
PROJECT NO. 10365.0  
SHEET NO. 15 OF 16

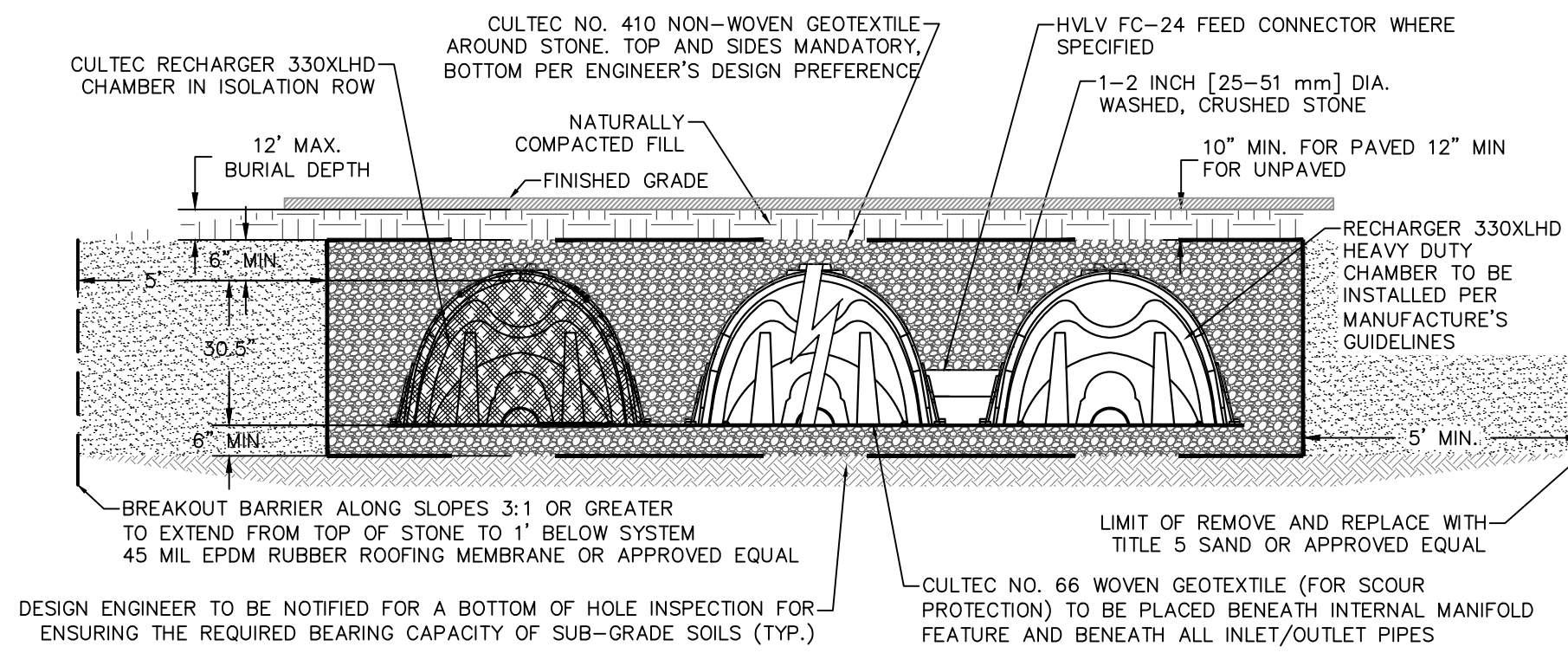
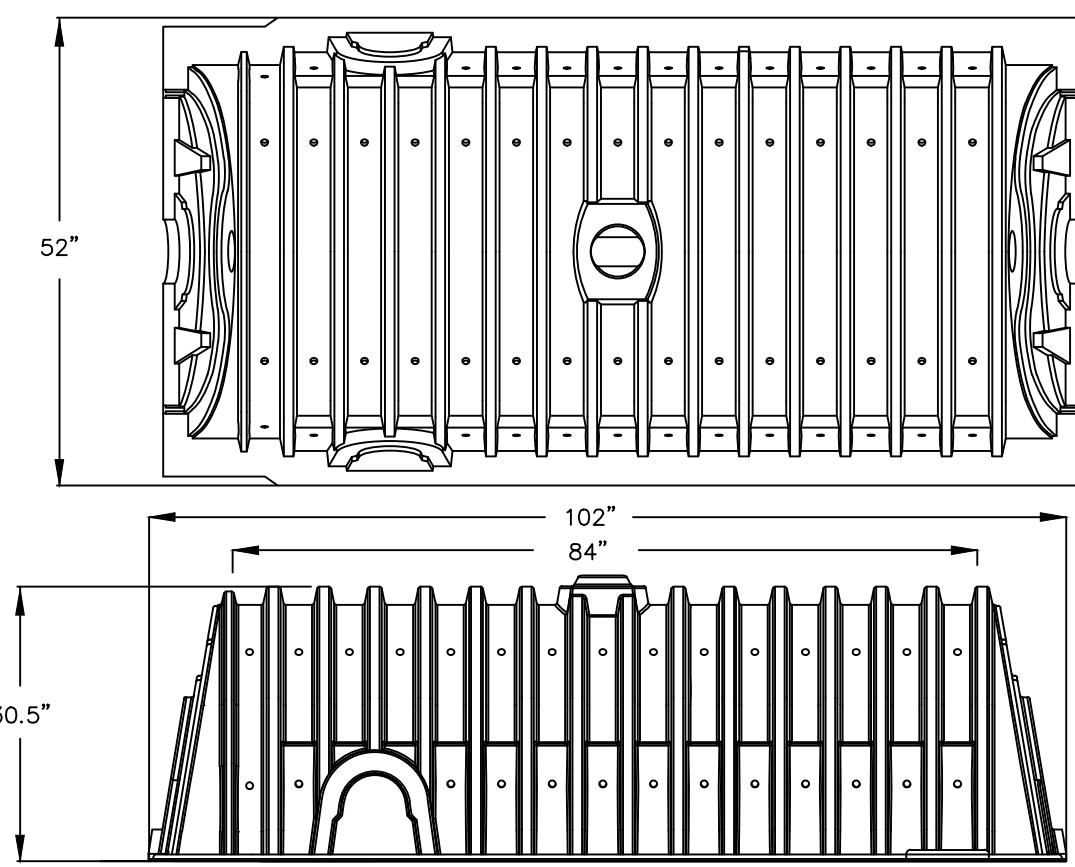
BRIDGEWATER, MASSACHUSETTS 02324

BRIDGEWATER, MASSACHUSETTS 02081

COMPREHENSIVE PERMIT PLANS

DETAILS SHEET 5 OF 6

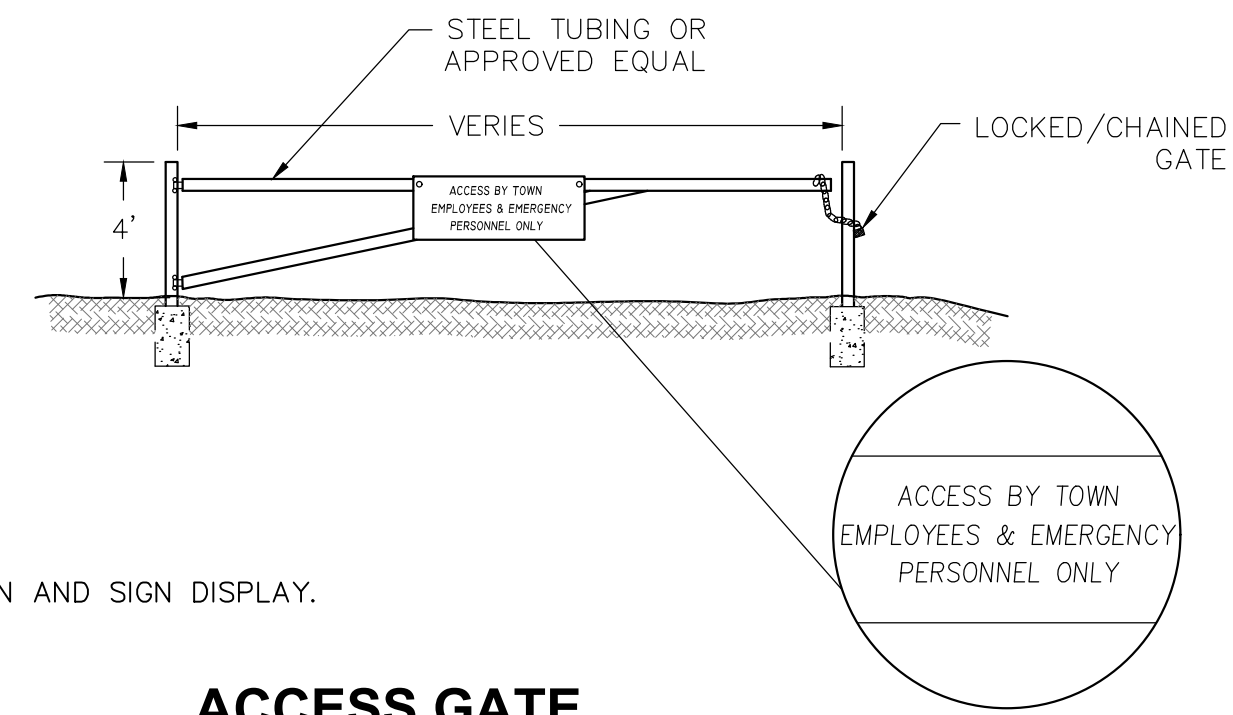




DESIGN ENGINEER TO BE NOTIFIED FOR A BOTTOM OF HOLE INSPECTION FOR ENSURING THE REQUIRED BEARING CAPACITY OF SUB-GRADE SOILS (TYP.)

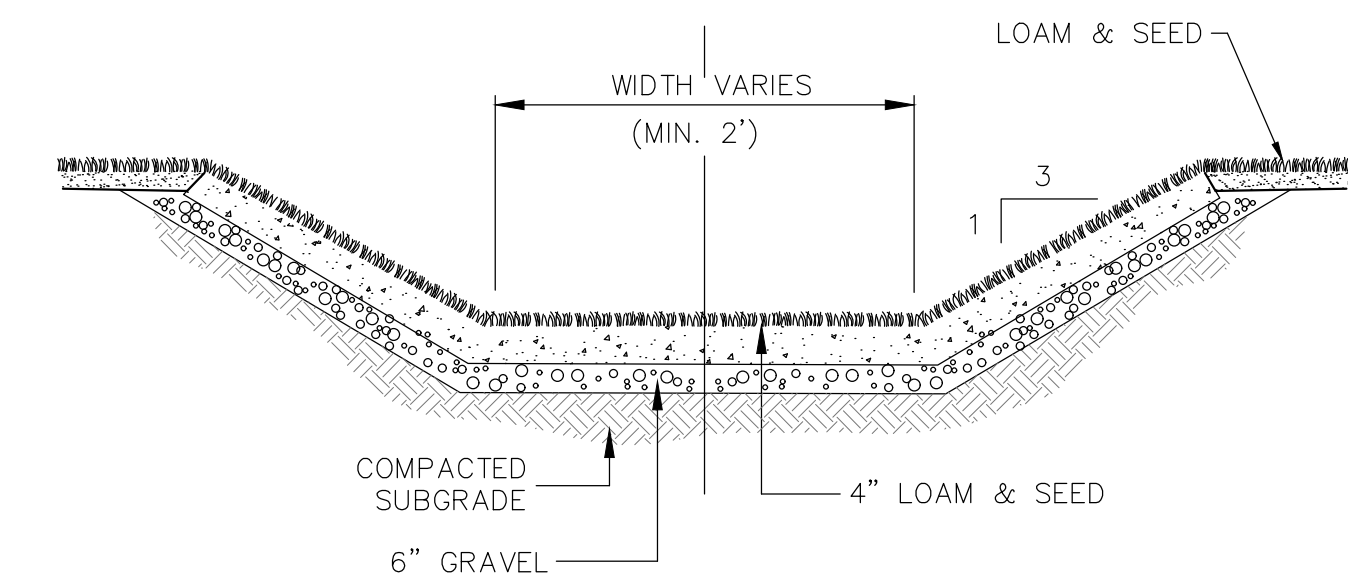
NOTES:  
 1. INSTALL INSPECTION PORT TO GRADE WITH IRRIGATION STYLE ROAD BOX.  
 2. ALL DELETERIOUS MATERIAL INCLUDING TOP SOIL, ORGANICS, TRASH, FILL ETC. SHALL BE REMOVED UNTIL NATURAL IN SITU MATERIAL IS ENCOUNTERED PRIOR TO CONSTRUCTION OF THE DETENTION BASIN. REFER TO TEST PIT LOGS FOR APPROXIMATE DEPTH OF DELETERIOUS MATERIAL. IF REQUIRED CLEAN FILL MATCHING THE IN SITU MATERIAL PERMEABILITY SHALL BE USED BELOW THE BOTTOM OF THE SYSTEMS FLOOR.  
 3. INLET ROW OF CHAMBERS SHALL BE WRAPPED IN AN APPROVED FILTER FABRIC TO CREATE AN ISOLATION ROW FOR PRETREATMENT OF THE SYSTEM.

**CULTEC RECHARGER 330XLHD**  
N.T.S.

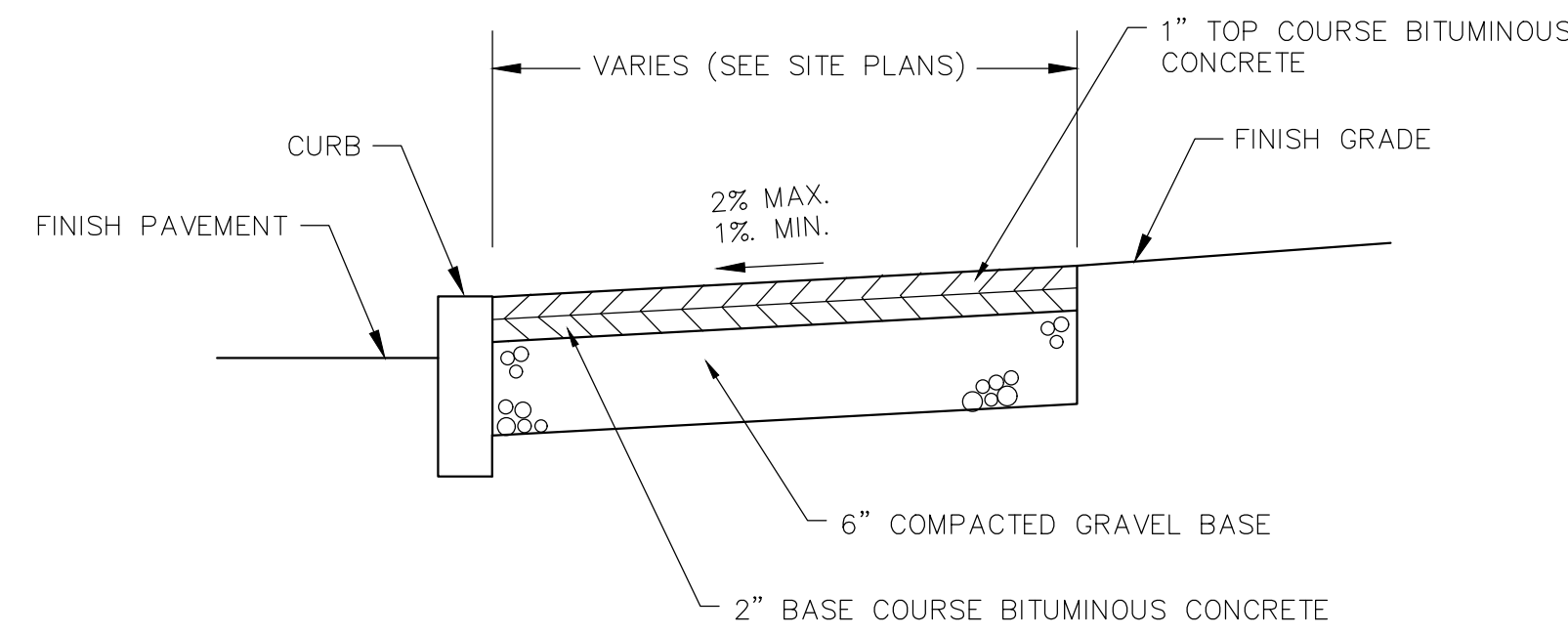


NOTE:  
SEE SITE PLAN FOR GATE LOCATION AND SIGN DISPLAY.

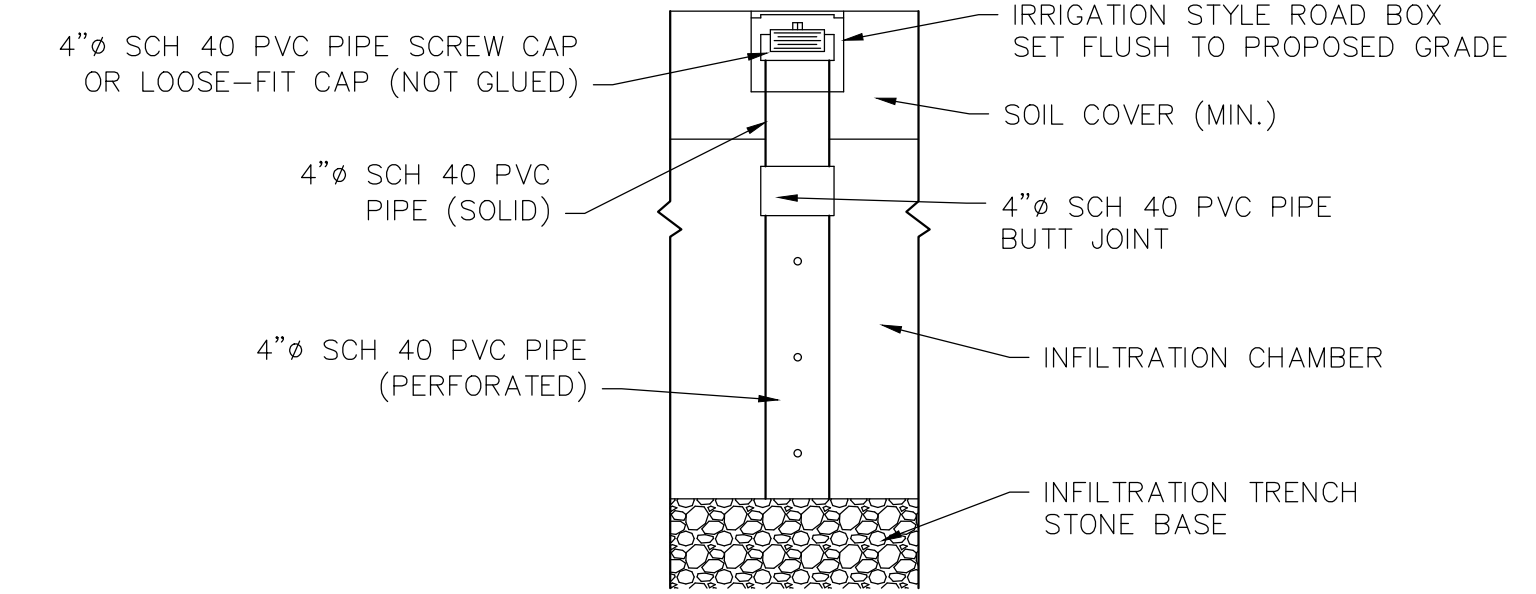
**ACCESS GATE**  
N.T.S.



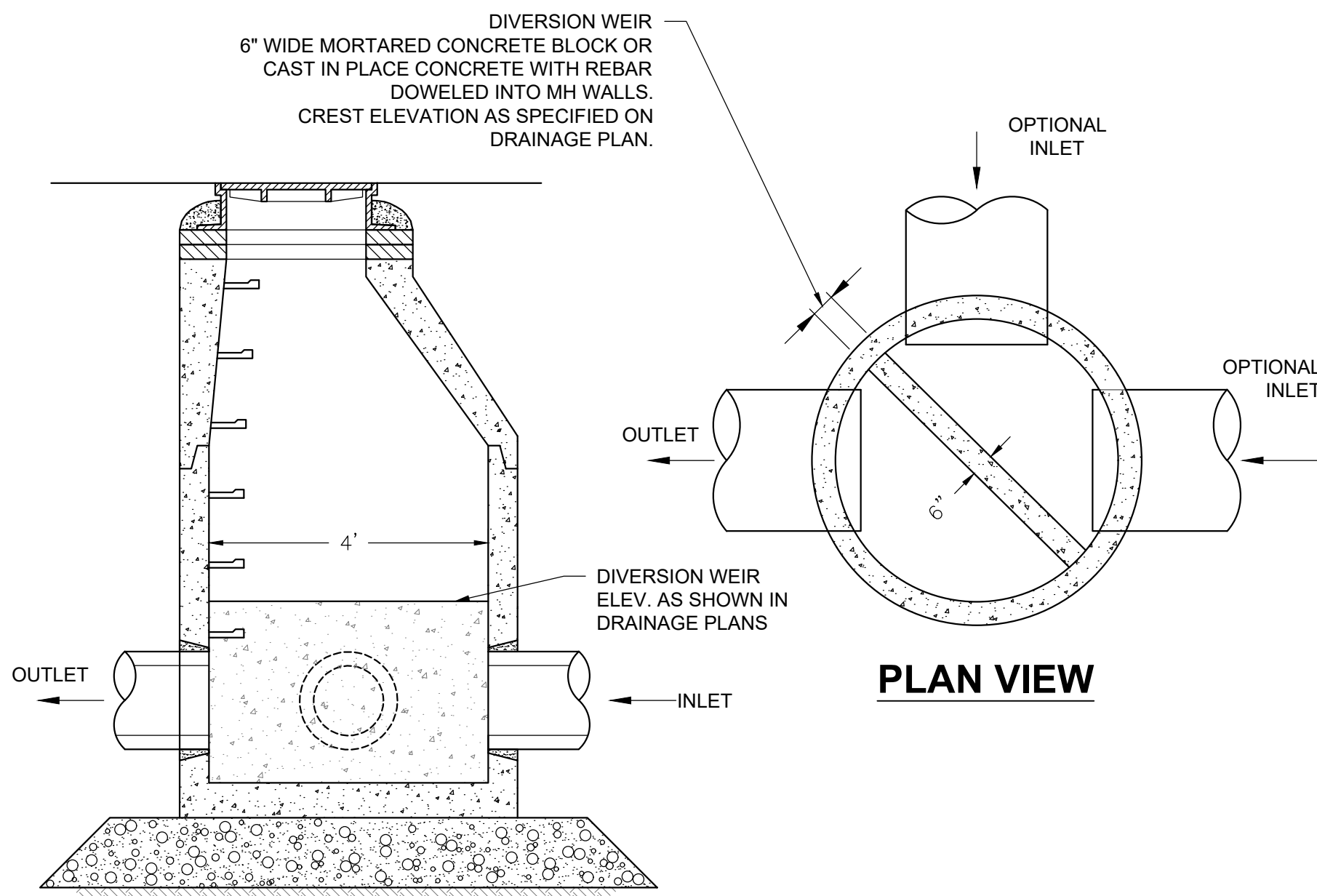
**GRASS SWALE**  
N.T.S.



**BITUMINOUS CONCRETE SIDEWALK**  
N.T.S.



**INSPECTION PORT DETAIL**  
N.T.S.

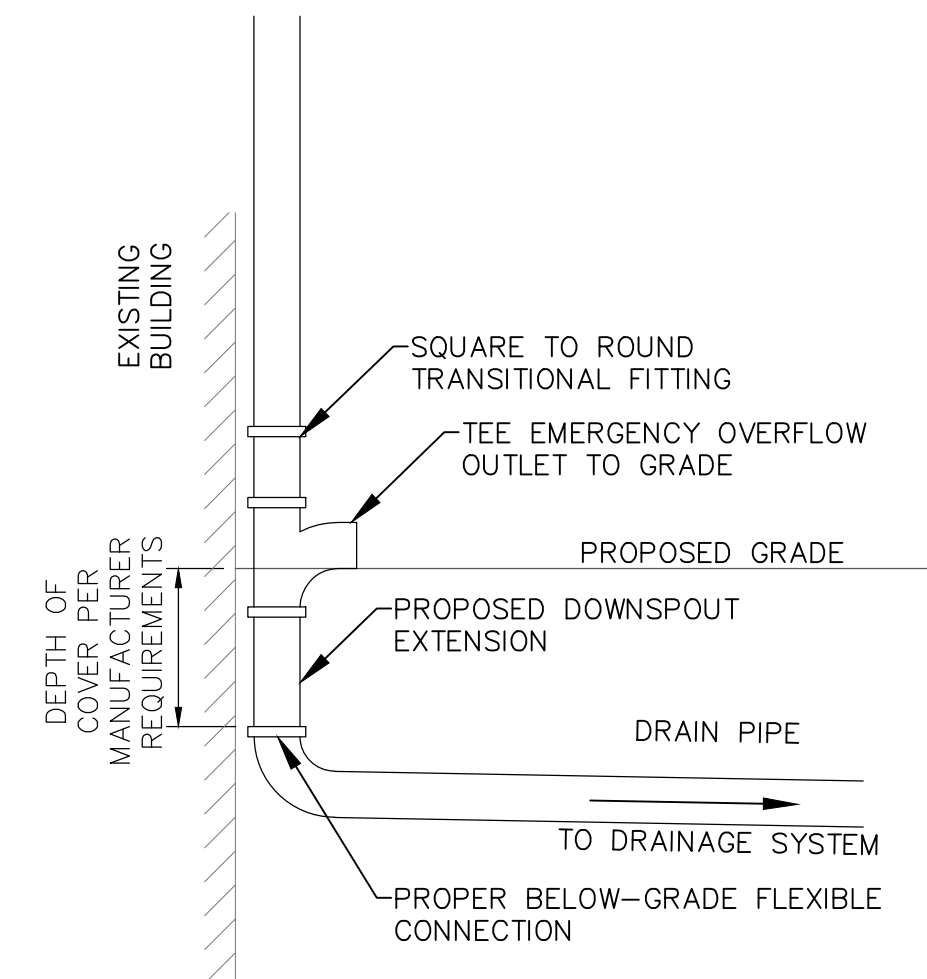


**SECTION**

NOTES:

- ALL SECTIONS, FRAME, AND GRATES SHALL BE DESIGNED FOR HS-20 LOADING.
- COPOLYMER MANHOLE STEPS SHALL BE INSTALLED AT 12" O.C. FOR THE FULL DEPTH OF THE STRUCTURE.
- PROVIDE "Y" KNOCKOUTS FOR PIPES WITH 2" MAX. CLEARANCE TO OUTSIDE OF PIPE. MORTAR ALL PIPE CONNECTIONS.
- JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PREFORMED BUTYL RUBBER.
- DIVERSION WEIR SHALL HOLD LOW FLOW STORMWATER WITHIN THE INFILTRATION SYSTEM. HIGHER FLOW RATES SHALL OVERPASS THE WEIR.
- MANHOLE DIAMETER SHALL BE SET BY THE PRECAST MANUFACTURER TO ALLOW ROOM FOR PIPE PENETRATIONS, UNLESS OTHERWISE SPECIFIED.
- REFER TO DRAINAGE PLANS FOR PIPE MATERIAL, DIAMETER, AND INVERTS.

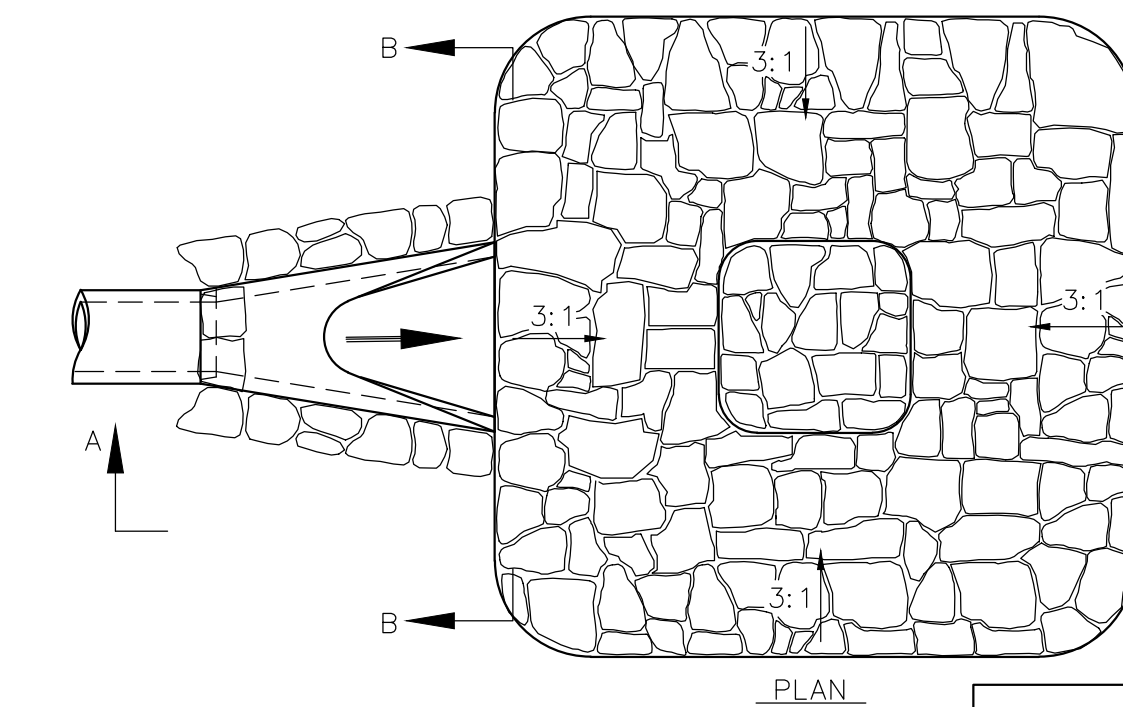
**DIVERSION WEIR DRAIN MANHOLE (WMH)**  
N.T.S.



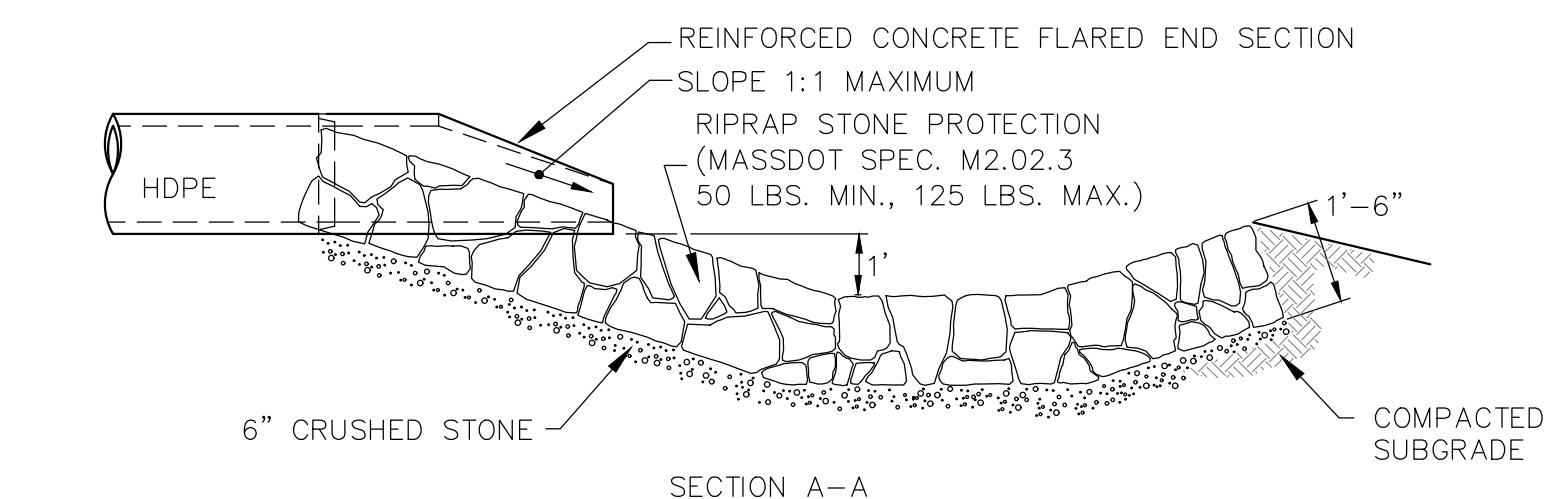
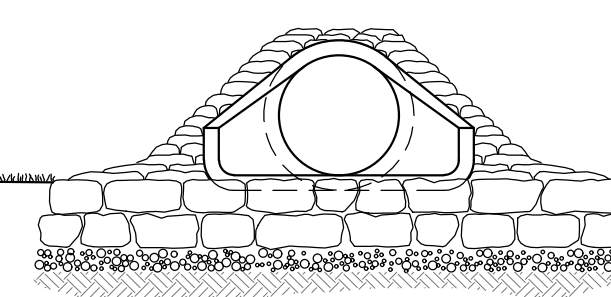
NOTES:

- FOR INTERIOR DOWNSPOUTS: CONNECT WITHIN BUILDING AND PASS THROUGH FOUNDATION BELOW GRADE.
- FOR EXTERIOR DOWNSPOUTS: CONNECT OUTSIDE OF BUILDING AS SHOWN.
- EMERGENCY OUTLET TO GRADE SHALL MATCH PROPOSED DOWNSPOUT EXTENSION IN MATERIAL AND DIAMETER.
- OVERFLOW ASSEMBLY SHALL BE PERMANENTLY SECURED TO THE BUILDING TO PREVENT SETTLEMENT OF THE ASSEMBLY.

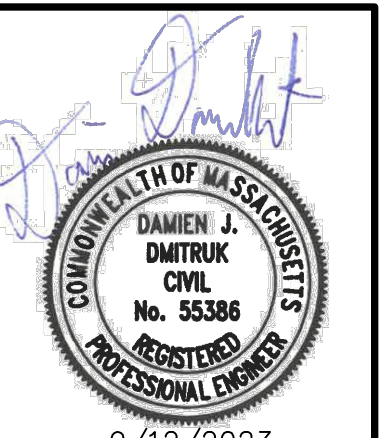
**DOWNSPOUT CONNECTION & OVERFLOW DETAIL**  
N.T.S.



PIPE DIA. D	La	Wa	H
12"	4'-0"	5'-9"	1'-5"
18"	6'-0"	8'-6"	1'-5"
24"	8'-0"	11'-4"	1'-5"
30"	12'-6"	15'-10"	2'-0"
36"	16'-0"	19'-9"	2'-0"
42"	21'-0"	24'-6"	2'-5"
48"	24'-0"	28'-0"	2'-5"



**FLARED END SECTION  
W/ STONE PROTECTION & PLUNGE POOL**  
N.T.S.



NO.	DATE	DESCRIPTION	DR/CK

PREPARED FOR:  
NEPONSET VILLAGE LLC  
4 FIRST STREET  
BRIDGEWATER, MASSACHUSETTS 02324

DRAWN:  
DETAILS SHEET 6 OF 6

PROJECT:  
NEPONSET VILLAGE  
5 PLEASANT STREET  
WALPOLE, MASSACHUSETTS 02081

PLAN SET:  
COMPREHENSIVE PERMIT PLANS



DATE	9/12/2023
DESIGNED: BTM	CHECKED: DJD
DRAFTED: BTM	IN CHARGE: DJD
SCALE:	N.T.S.
PROJECT NO.	10365.0
SHEET NO.	16









