

NEPONSET VILLAGE COMPREHENSIVE PERMIT PLANS 5 PLEASANT STREET WALPOLE, MASSACHUSTTS 02081



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



SCALE: 1" = 80'

**PREPARED ON:
SEPTEMBER 12 2023**
REVISED NOVEMBER 17, 2023

<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 PLAN	5
SITE LAYOUT PLAN	6
SITE GRADING & DRAINAGE PLAN	7
SITE UTILITY PLAN	8
FIRE APPARATUS TURNING ANALYSIS ENTERING VIA DEVELOPMENT ENTRANCE	9
FIRE APPARATUS TURNING ANALYSIS ENTERING VIA EMERGENCY ACCESS	10
CONSTRUCTION PHASING PLAN	11
DETAIL SHEETS	12-18
 <u>LANDSCAPING PLANS</u>	
COVER SHEET/ GENERAL INFORMATION	L1.01
HARDSCAPE AND MATERIALS PLAN	L1.21
SITE LIGHTING PLAN	L1.22
SITE LIGHTING RENDERING	L1.22
HARDSCAPE AND MATERIALS PLAN	L3.01
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: 0.375 Ac.
TOTAL PAVEMENT & PARKING AREA: 0.802 Ac.

PROPOSED UNITS:

24 UNITS - 2 BEDROOMS

NOTES:

- PLAN SET IS BEING SUBMITTED TO THE TOWN OF WALPOLE BOARD OF APPEALS UNDER M.G.L. CHAPTER 40B, SECTION 20-23.
- 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.

ASSESSOR'S REFERENCE:

- NORWOOD -
MAP 10, SHEET 2, LOT 2
MCSHARRY BROS., INC
DEED BOOK 36191, PAGE 361

- WALPOLE -
MAP 20, LOT 54
MCSHARRY BROS., INC
DEED BOOK 36191, PAGE 361

MAP 20, LOT 63
MCSHARRY BROS., INC
DEED BOOK 36191, PAGE 361

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

MASSACHUSETTS REGISTERED PROFESSIONAL ENGINEER #55386

11/17/2023

DATE:



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

NEPONSET VILLAGE			
5 PLEASANT STREET, WALPOLE, MASSACHUSTTS 02081			
REVISIONS			
NO.	DATE	DESCRIPTION	DR/CK
1	11/17/23	PEER REVIEW COMMENTS	

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
⊙	⊙	TEST PIT
⊙	⊙	UTILITY POLE
---	---	GUY WIRE
☀	☀	LIGHT POLE
□	□	BOUND W/ DRILL HOLE
○ _{WG}	○ _{WG}	WATER VALVE
○ _{GC}	○ _{GC}	GAS VALVE
⊙	⊙	HYDRANT
⊙	⊙	PARKING SPACE COUNT
○	○	SEWER CLEAN OUT
△	△	FLARED END SECTION
□	□	DUMPSTER
⊙	⊙	BORING

**ABBREVIATIONS**

ABBREV.	DESCRIPTION
BIT.	BITUMINOUS 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 MH	MAXIMUM 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 POLYVINYL CHLORIDE PIPE
PVC	PVC
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:**

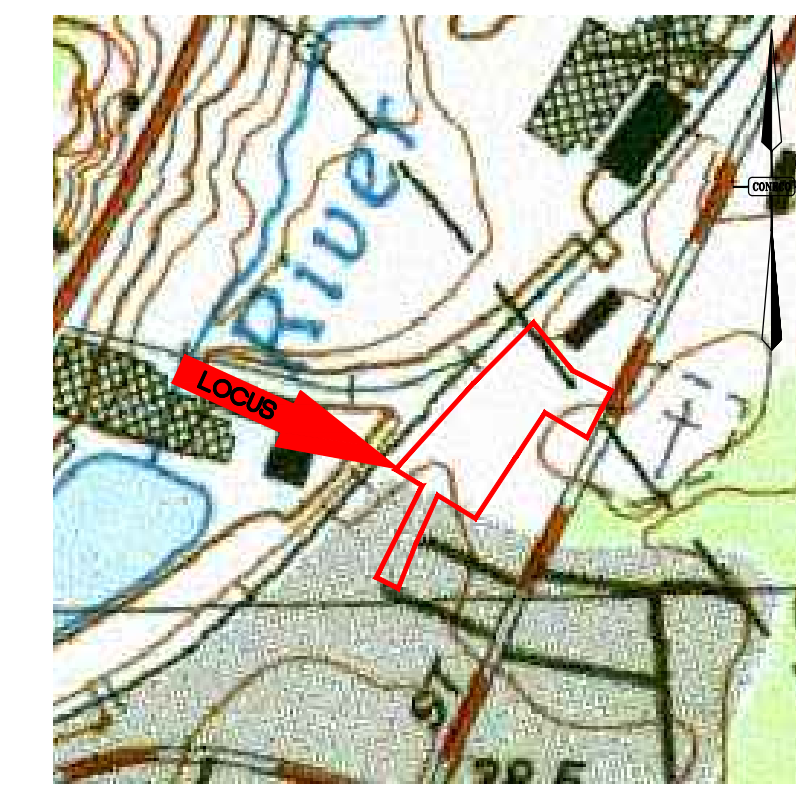
- THE PROPERTIES ARE REFERENCED BY THE TOWN OF WALPOLE ASSESSOR'S MAP 20 LOT 54 & MAP 20 LOT 63 AND THE TOWN OF NORWOOD ASSESSOR'S MAP 10 SHEET 2 LOT 2
- OWNER OF RECORD ACCORDING TO ASSESSORS RECORDS: MCSHARRY BROS INC. BOOK 36191, PAGE 0361(WALPOLE)
- ELEVATIONS REFER TO NAVD 88.
- TOPOGRAPHIC INFORMATION 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 WORKERS
  - SEWER & WATER CONNECTION PERMIT (WATER DEPT.)
  - DRAIN LAYER LICENSE (WATER DEPT.)
  - TRENCH PERMIT (ENGINEERING DEPT.)
  - STREET OPENING PERMIT(S) (ENGINEERING DEPT.)



11/17/2023

NO.	DATE	DESCRIPTION
1	11/17/23	PEER REVIEW COMMENTS

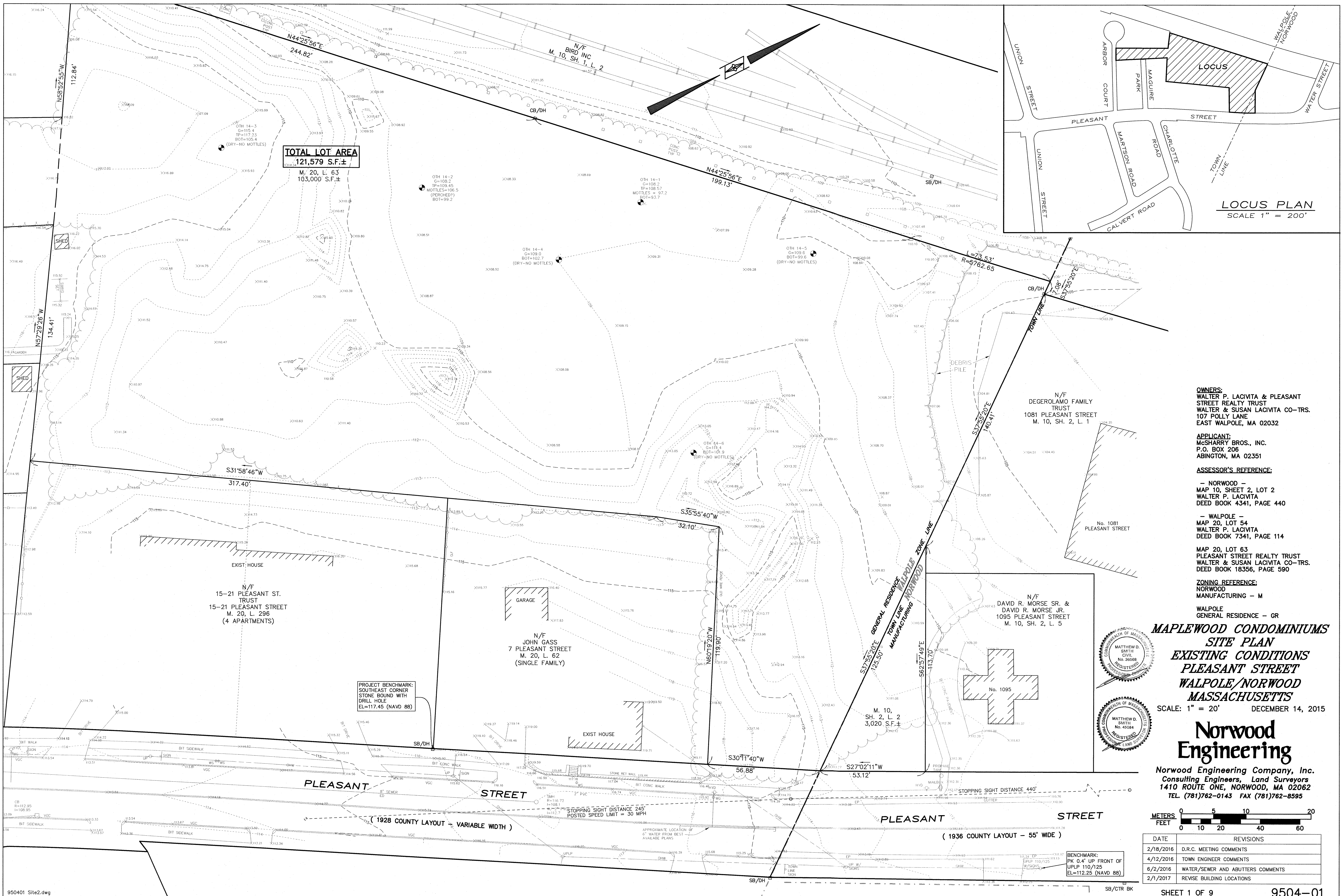
PREPARED FOR:  
NEPONSET VILLAGE LLC  
4 FIRST STREET  
BRIDGEWATER, MASSACHUSETTS 02324

PROJECT:  
NEPONSET VILLAGE  
5 PLEASANT STREET  
WALPOLE, MASSACHUSETTS 02081

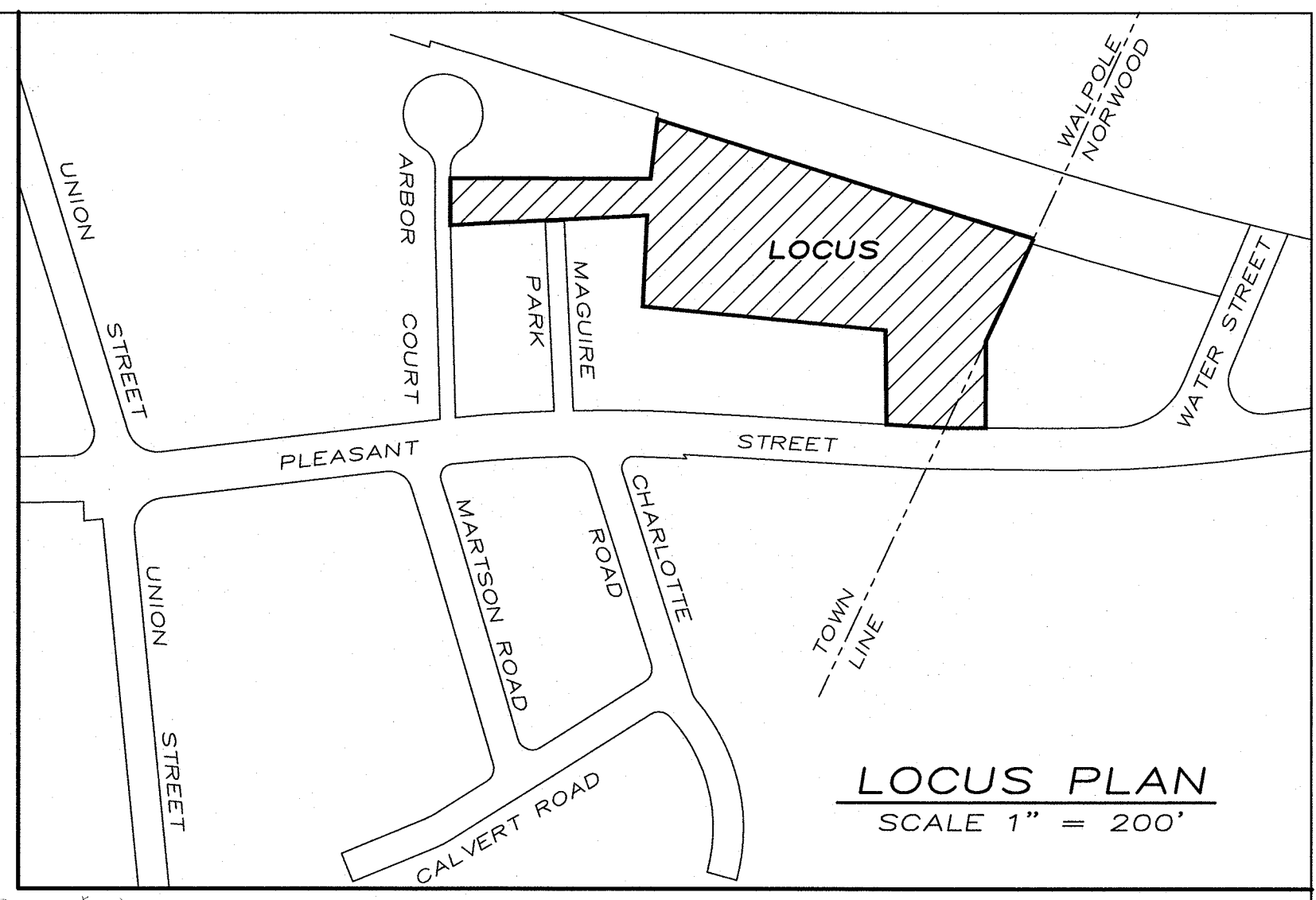
PLAN SET:  
COMPREHENSIVE PERMIT PLANS

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





**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

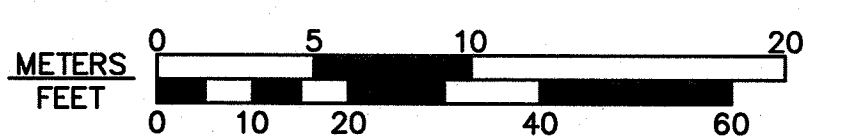
WALPOLE  
 GENERAL RESIDENCE - GR

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

SCALE: 1" = 20' DECEMBER 14, 2015

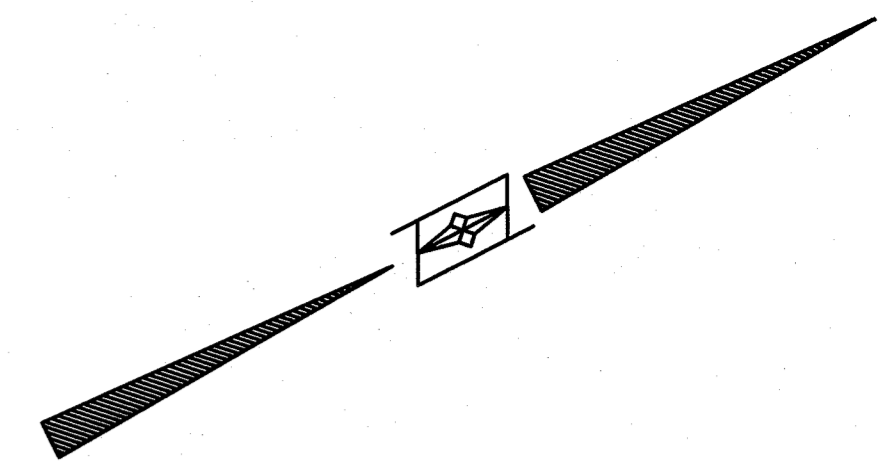
**Norwood Engineering**

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

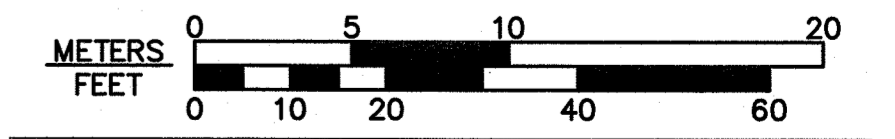
WALPOLE  
 GENERAL RESIDENCE - GR

**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



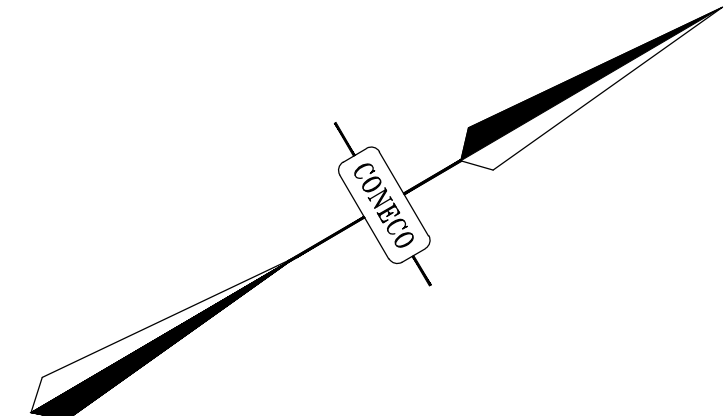
DATE	REVISIONS
2/18/2016	D.R.C. MEETING COMMENTS
4/12/2016	TOWN ENGINEER COMMENTS
6/2/2016	WATER/SEWER AND ABUTTERS COMMENTS
2/1/2017	REVISE BUILDING LOCATIONS







**NOTES:**  
 1. 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)		

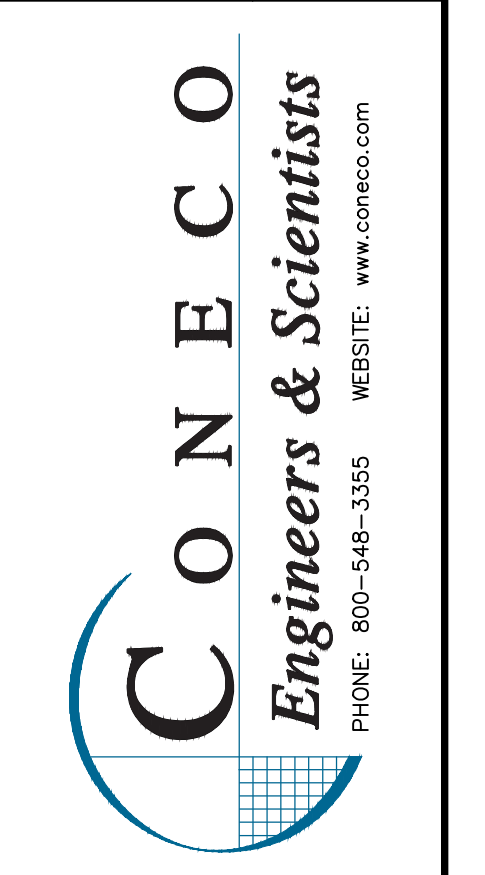
ZONING TABLE		
ZONE: GENERAL RESIDENCE		
USES: RESIDENTIAL		
	REQUIRED	PROVIDED
<b>LOTS</b>		
MIN. AREA	15,000 S.F.	121,579 S.F.
MIN. FRONTAGE	100 FT	110 FT
<b>BUILDINGS</b>		
MAX. BUILDING LOT COVERAGE	30%	13%
MAX. IMPERVIOUS LOT COVERAGE	50%	47%
MIN. USABLE OPEN SPACE	40%	40%
MIN. FRONT YARD	30 FT	19.4 FT
MIN. SIDE YARD	10 FT	17.9 FT
MIN. REAR YARD	30 FT	16.6 FT
MAX. BUILDING HEIGHT	35 FT	35 FT

PARKING SUMMARY		
<b>REQUIRED</b>		
RESIDENTIAL UNITS:		
2.0 SPACES PER DWELLING UNIT		
2.0 SPACES X 24 UNITS = 48 SPACES		
<b>PROPOSED</b>		
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)		

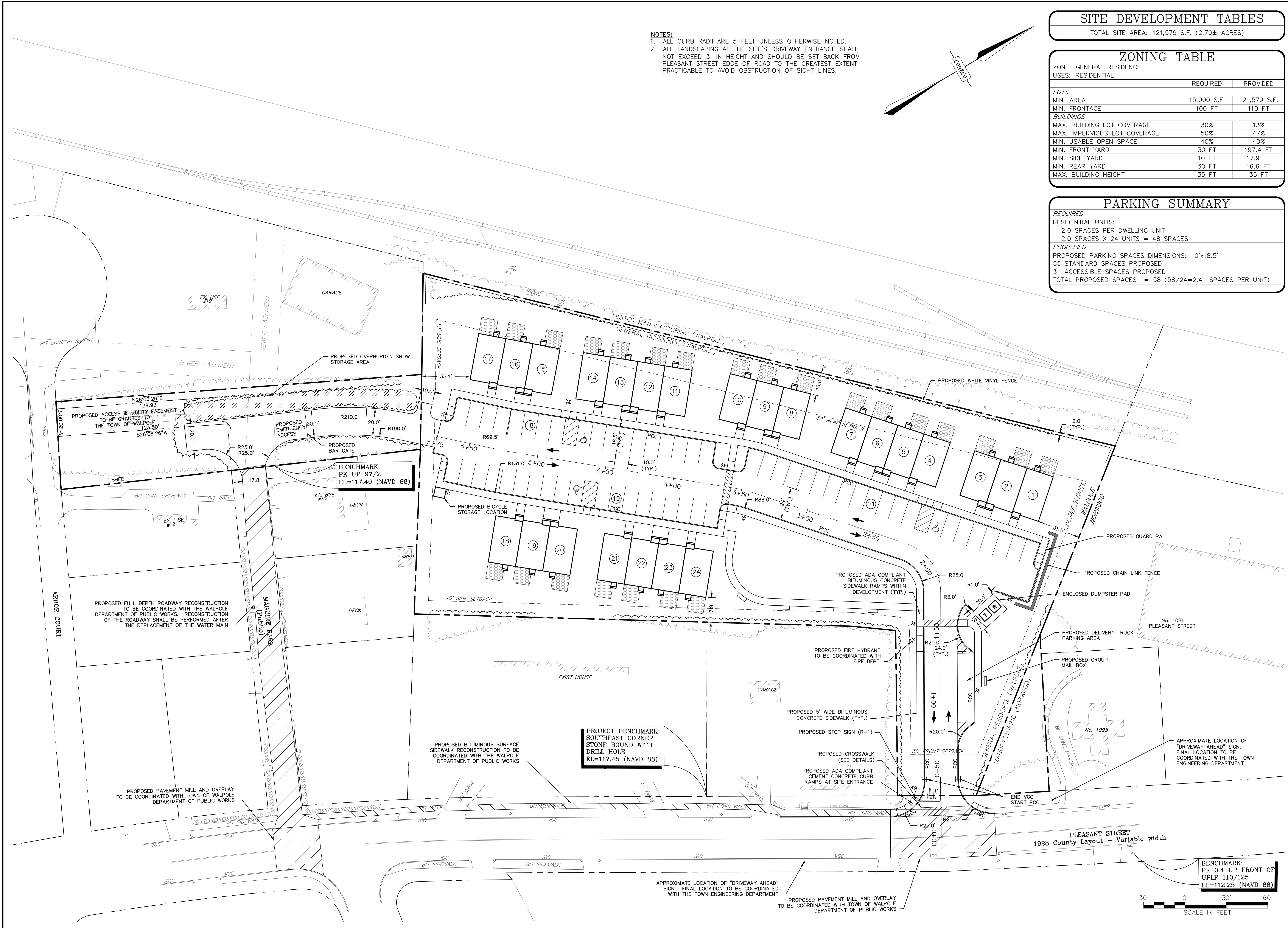
REVISIONS			
NO.	DATE	DESCRIPTION	DR/CK
1	11/17/23	PEER REVIEW COMMENTS	

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.	<b>6</b>



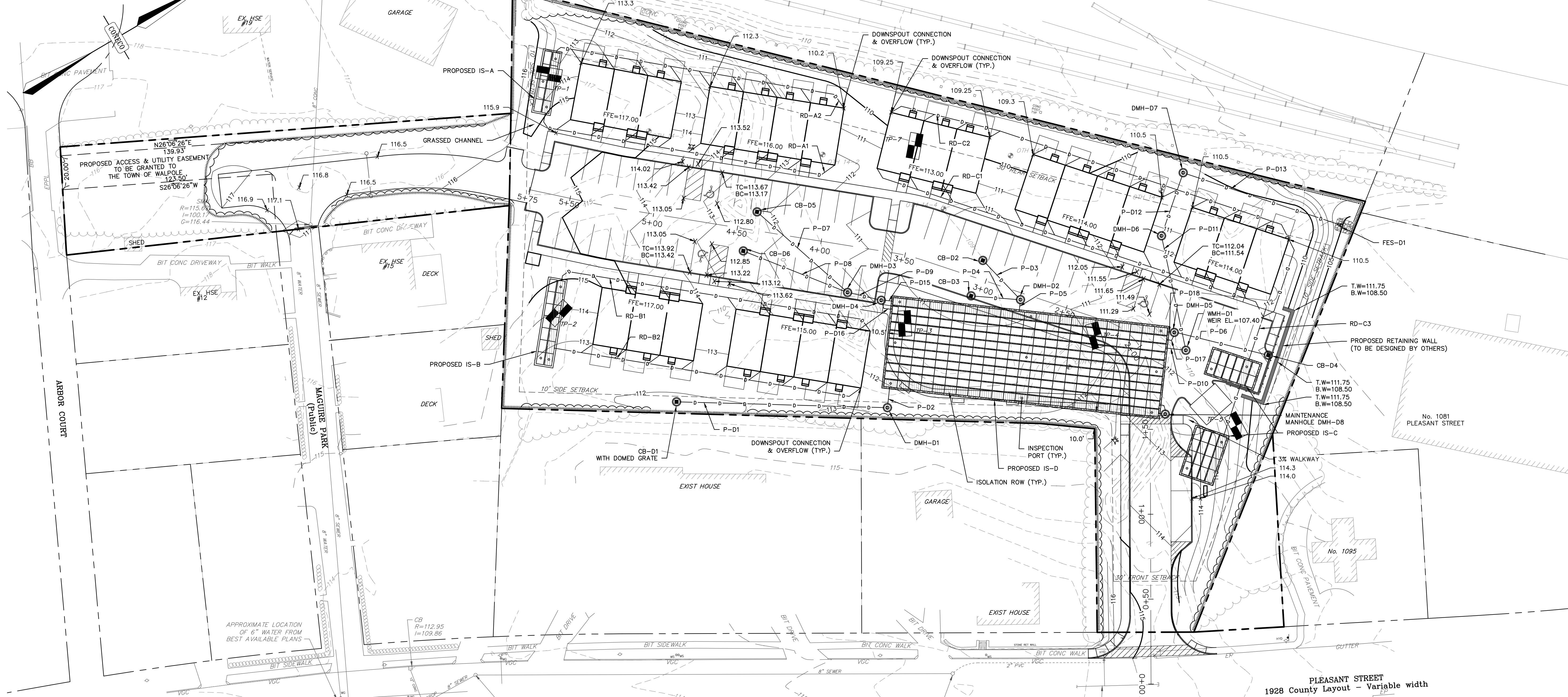
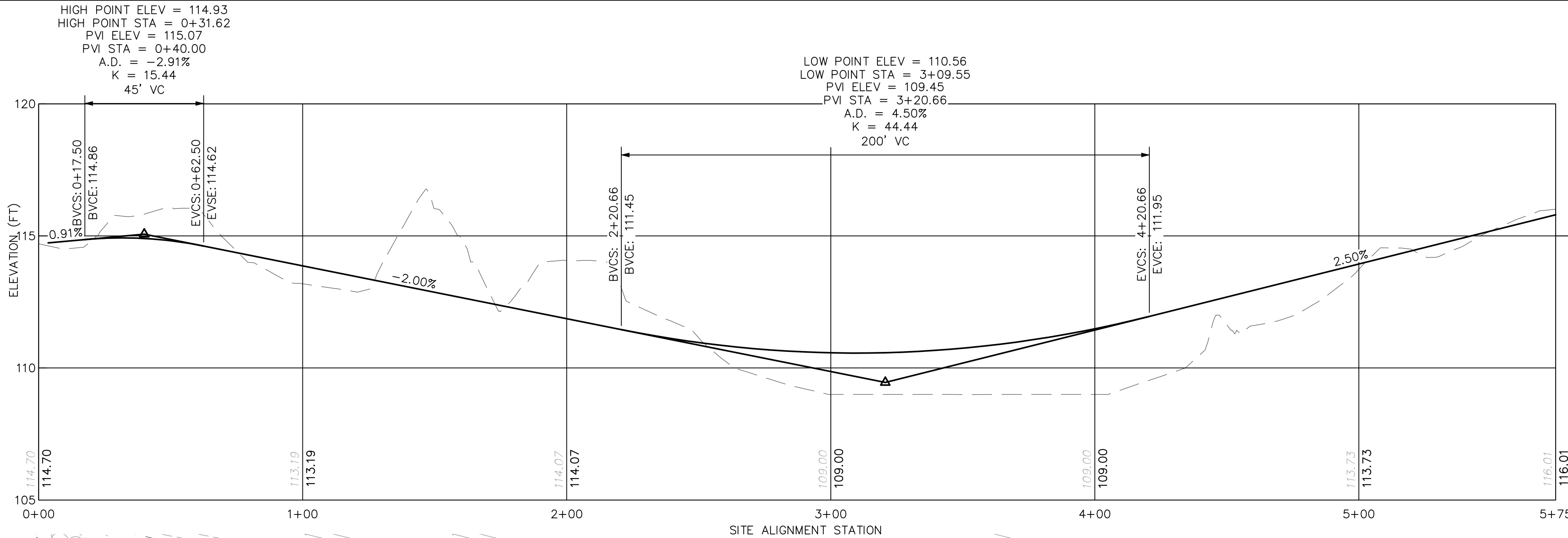
PREPARED BY:  
 NEPONSET VILLAGE  
 5 PLEASANT STREET  
 WALPOLE, MASSACHUSETTS 02081

PLAN SET:  
 COMPREHENSIVE PERMIT PLANS

DRAWING:  
 SITE LAYOUT PLAN



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	112.25	RD-A1	6 in.	HDPE	110.25	108.50	182	1.0%	IS-A
Roof	110.20	RD-A2	6 in.	HDPE	108.70	107.00	178	1.0%	IS-A
<b>INFILTRATION SYSTEM B</b>									
Roof	111.50	RD-B1	6 in.	HDPE	110.00	108.00	191	1.0%	IS-B
Roof	112.25	RD-B2	6 in.	HDPE	110.00	108.00	184	1.1%	IS-B
<b>INFILTRATION SYSTEM C</b>									
Roof	111.50	RD-C1	6 in.	HDPE	107.84	105.37	247	1.0%	IB-C
Roof	109.25	RD-C2	6 in.	HDPE	108.40	105.37	303	1.0%	IB-C
Roof	N/A	RD-C3	8 in.	HDPE	105.37	105.10	27	1.0%	IB-C
<b>INFILTRATION SYSTEM D</b>									
CB-D1	111.75	P-D1	12 in.	HDPE	108.82	106.42	120	2.0%	DMH-D1
DMH-D1	112.75	P-D2	12 in.	HDPE	106.22	106.00	11	2.0%	CB-D6
CB-D2	110.35	P-D3	12 in.	HDPE	105.58	105.30	28	1.0%	DMH-D2
CB-D3	110.35	P-D4	12 in.	HDPE	105.55	105.30	25	1.0%	DMH-D2
DMH-D2	110.50	P-D5	12 in.	HDPE	105.10	105.00	5	2.0%	CB-D6
CB-D4	110.95	P-D6	12 in.	HDPE	106.60	105.28	58	2.0%	DMH-D5
DMH-D5	111.80	P-D18	12 in.	HDPE	105.08	105.00	4	2.0%	IS-D
DMH-D6	111.80	P-D17	12 in.	HDPE	105.93	106.00	7	-1.0%	IS-D
CB-D5	112.20	P-D7	12 in.	HDPE	107.45	106.09	68	2.0%	DMH-D3
CB-D6	112.30	P-D8	12 in.	HDPE	107.35	106.09	63	2.0%	DMH-D3
DMH-D3	111.20	P-D9	12 in.	HDPE	105.89	105.35	17	2.0%	DMH-D4
DMH-D4	111.50	P-D15	12 in.	HDPE	105.15	105.00	5	3.0%	IS-D
DMH-D4	111.50	P-D16	12 in.	HDPE	105.92	106.00	8	-1.0%	IS-D
IS-D	110.85 to 113.10	P-D10	12 in.	HDPE	106.00	106.05	5	-1.0%	WMH-D1
WMH-D1	111.80	P-D11	12 in.	HDPE	107.00	106.40	60	1.0%	DMH-D6
DMH-D6	111.75	P-D12	12 in.	HDPE	106.00	105.81	38	0.5%	DMH-D7
DMH-D7	110.15	P-D14	12 in.	HDPE	105.71	105.05	94	0.7%	FES-D10



INFILTRATION FACILITY SUMMARY TABLE														
FACILITY NUMBER	TOTAL STORAGE VOLUME (C.F.)	APPROXIMATE FINISHED GRADE	TRENCH INFORMATION				CULTEC 330X140 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	112.75-115.25	109.54	106.00	38'-6"	11'-2"	Varies	6"	109.04	106.50	10	36'-6"	N/E	TP-1
B	1,282	113.75-115.50	109.04	105.50	52'-6"	11'-2"	108.00	6"	108.54	106.00	14	50'-6"	100.42	TP-2
C	2,629	111.25-113.50	108.04	104.50	PLAN	PLAN	105.10	6"	107.54	105.00	28	PLAN	N/E	TP-5
D	20,731	111.00-113.75	107.54	104.00	157'-6"	54'-8"	106.00	12"	107.04	104.50	198	155'-8"	N/E	TP-3&4

REVISIONS			
NO.	DATE	DESCRIPTION	DR/CK
1	11/17/23	PEER REVIEW COMMENTS	

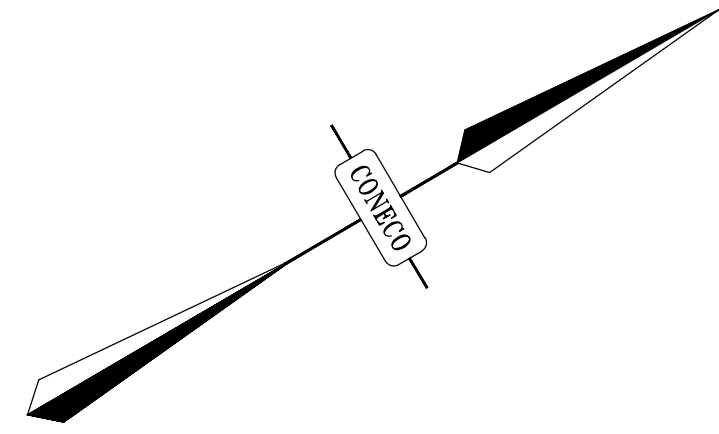
PREPARED FOR:  
 NEPONSET VILLAGE LLC  
 4 FIRST STREET  
 BRIDGEWATER, MASSACHUSETTS 02324

PROJECT:  
 NEPONSET VILLAGE  
 5 PLEASANT STREET  
 WALPOLE, MASSACHUSETTS 02081

**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>7</b>

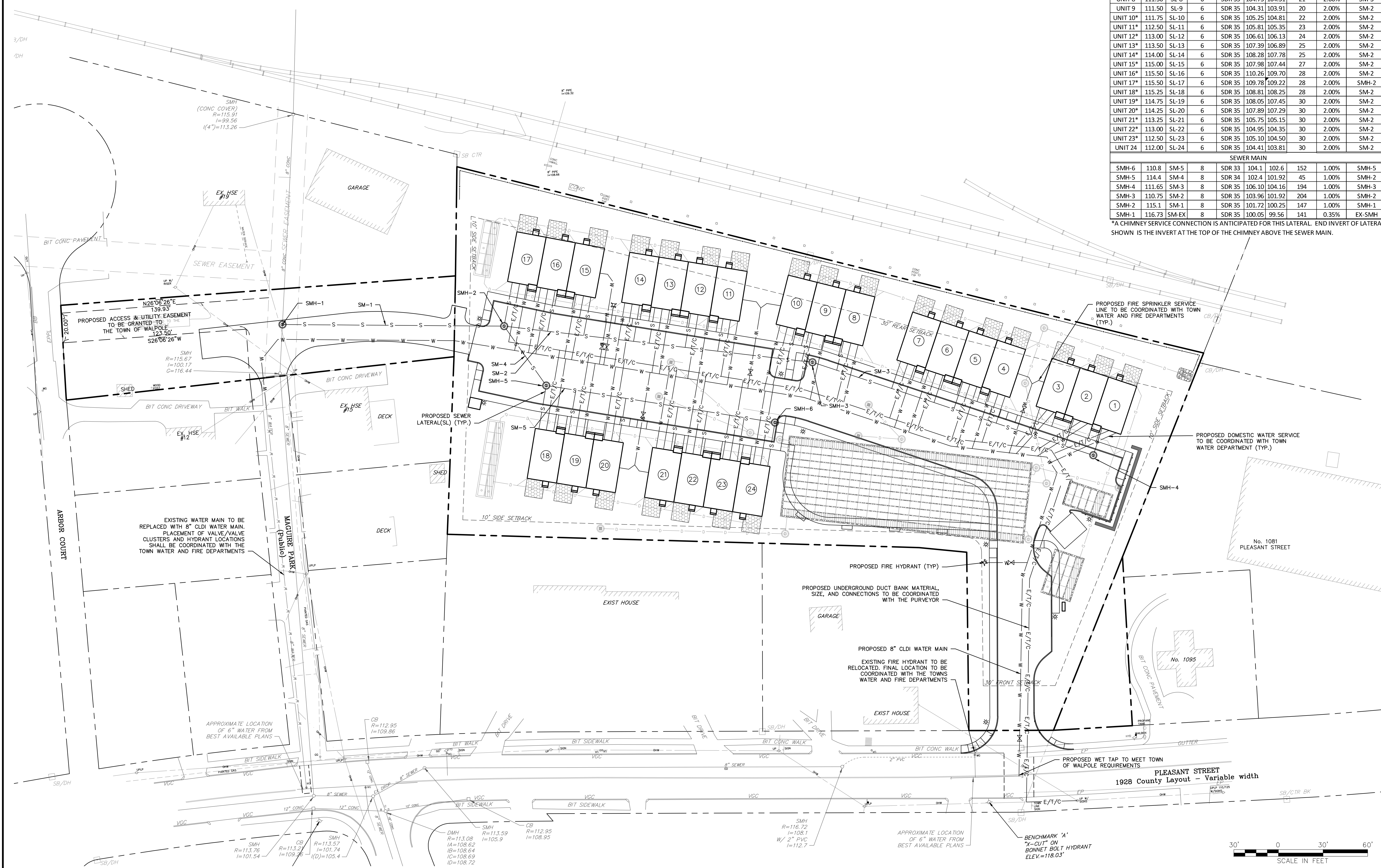




- NOTES:**
- ALL WATER AND SEWER PIPES AND STRUCTURES ARE TO MEET TOWN STANDARDS. FINAL LOCATIONS AND CONSTRUCTION SHALL BE COORDINATED WITH THE TOWN DEPARTMENT OF PUBLIC WORKS AND WATER DEPARTMENT.

SEWER SCHEDULE									
Upstream Structure	Rim/FG	Pipe	Pipe Size (in.)	Pipe Material	Start Invert	End Invert	Pipe Length	Slope	Downstream Structure
UNIT CONNECTIONS									
UNIT 1	112.25	SL-1	6	SDR 35	107.46	107.10	18	2.00%	SMH-4
UNIT 2	112.25	SL-2	6	SDR 35	107.32	106.92	20	2.00%	SM-3
UNIT 3	112.25	SL-3	6	SDR 35	107.58	107.18	20	2.00%	SM-3
UNIT 4	112.25	SL-4	6	SDR 35	105.74	105.44	20	1.50%	SM-3
UNIT 5	112.00	SL-5	6	SDR 35	105.54	105.14	20	2.00%	SM-3
UNIT 6	111.75	SL-6	6	SDR 35	105.40	105.00	20	2.00%	SM-3
UNIT 7	111.50	SL-7	6	SDR 35	105.10	104.70	20	2.00%	SM-3
UNIT 8	111.50	SL-8	6	SDR 35	104.73	104.31	21	2.00%	SM-3
UNIT 9	111.50	SL-9	6	SDR 35	104.31	103.91	20	2.00%	SM-2
UNIT 10*	111.75	SL-10	6	SDR 35	105.25	104.81	22	2.00%	SM-2
UNIT 11*	112.50	SL-11	6	SDR 35	105.81	105.35	23	2.00%	SM-2
UNIT 12*	113.00	SL-12	6	SDR 35	106.61	106.13	24	2.00%	SM-2
UNIT 13*	113.50	SL-13	6	SDR 35	107.39	106.89	25	2.00%	SM-2
UNIT 14*	114.00	SL-14	6	SDR 35	108.28	107.78	25	2.00%	SM-2
UNIT 15*	115.00	SL-15	6	SDR 35	107.98	107.44	27	2.00%	SM-2
UNIT 16*	115.50	SL-16	6	SDR 35	110.26	109.70	28	2.00%	SM-2
UNIT 17*	115.50	SL-17	6	SDR 35	109.78	109.22	28	2.00%	SMH-2
UNIT 18*	115.25	SL-18	6	SDR 35	108.81	108.25	28	2.00%	SM-2
UNIT 19*	114.75	SL-19	6	SDR 35	108.05	107.45	30	2.00%	SM-2
UNIT 20*	114.25	SL-20	6	SDR 35	107.89	107.29	30	2.00%	SM-2
UNIT 21*	113.25	SL-21	6	SDR 35	105.75	105.15	30	2.00%	SM-2
UNIT 22*	113.00	SL-22	6	SDR 35	104.95	104.35	30	2.00%	SM-2
UNIT 23*	112.50	SL-23	6	SDR 35	105.10	104.50	30	2.00%	SM-2
UNIT 24	112.00	SL-24	6	SDR 35	104.41	103.81	30	2.00%	SM-2
SEWER MAIN									
SMH-6	110.8	SM-5	8	SDR 33	104.1	102.6	152	1.00%	SMH-5
SMH-5	114.4	SM-4	8	SDR 34	102.4	101.92	45	1.00%	SMH-2
SMH-4	111.65	SM-3	8	SDR 35	106.10	104.16	194	1.00%	SMH-3
SMH-3	110.75	SM-2	8	SDR 35	103.96	101.92	204	1.00%	SMH-2
SMH-2	115.1	SM-1	8	SDR 35	101.72	100.25	147	1.00%	SMH-1
SMH-1	116.73	SM-EX	8	SDR 35	100.05	99.56	141	0.35%	EX-SMH

*A CHIMNEY SERVICE CONNECTION IS ANTICIPATED FOR THIS LATERAL. END INVERT OF LATERAL SHOWN IS THE INVERT AT THE TOP OF THE CHIMNEY ABOVE THE SEWER MAIN.



REVISIONS			
NO.	DATE	DESCRIPTION	DR/CK
1	11/17/23	PEER REVIEW COMMENTS	

NEPONSET VILLAGE LLC  
 4 FIRST STREET  
 BRIDGEWATER, MASSACHUSETTS 02324

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.	8

SITE UTILITY PLAN

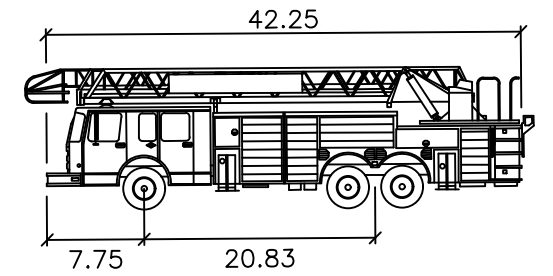
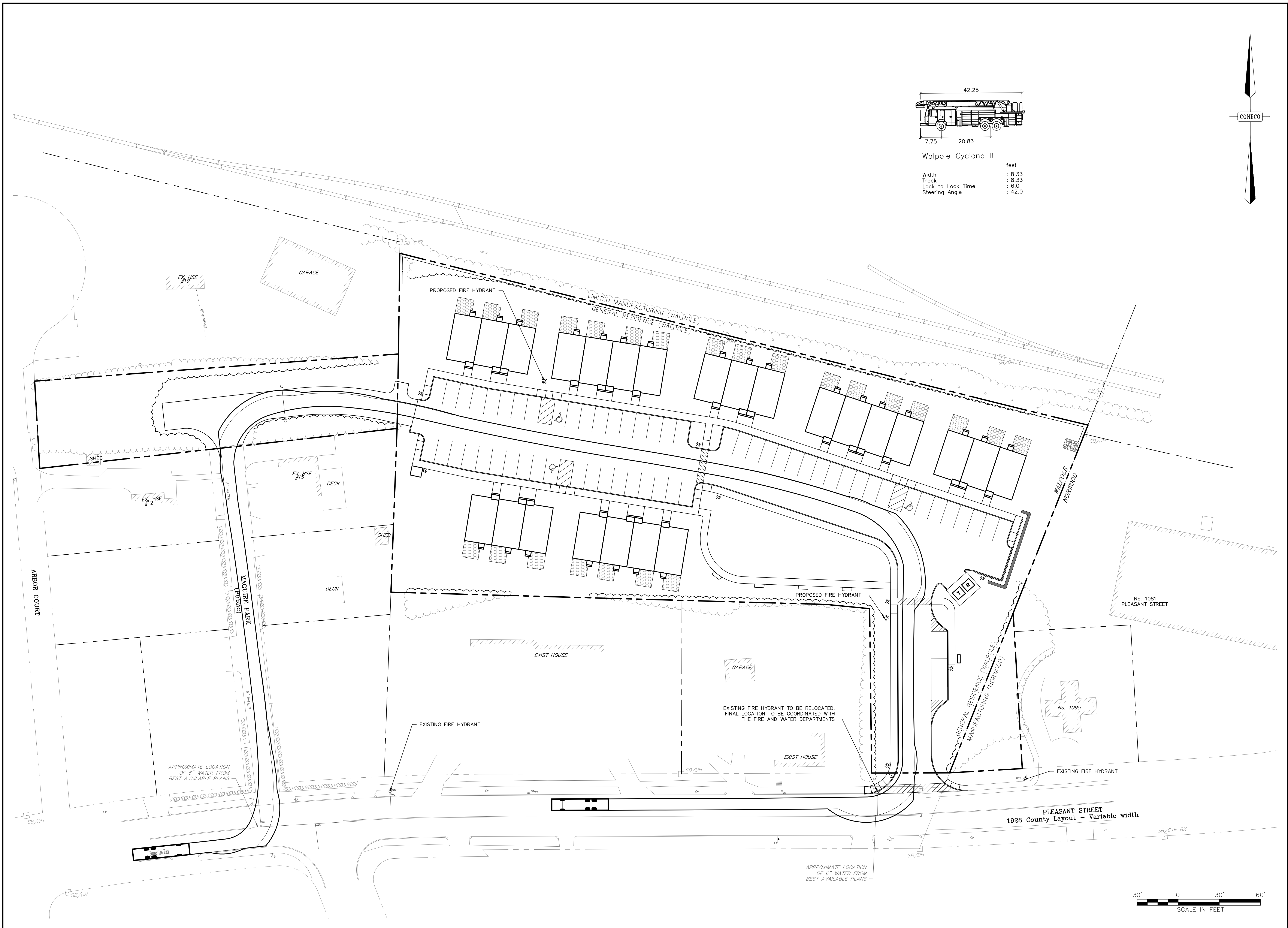
COMPREHENSIVE PERMIT PLANS

CONE CO  
 Engineers & Scientists  
 PHONE: 800-548-3355  
 WEBSITE: www.coneco.com



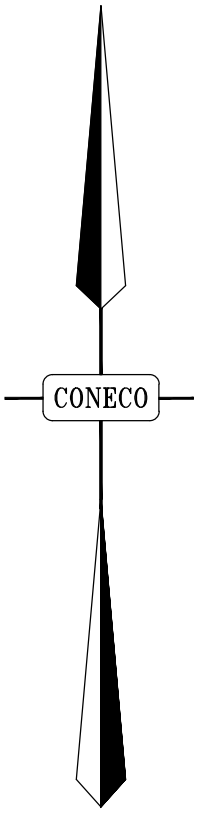






Walpole Cyclone II

	feet
Width	: 42.25
Track	: 20.83
Lock to Lock Time	: 6.0
Steering Angle	: 42.0



REVISIONS	
NO.	DESCRIPTION
1	11/17/23 PEER REVIEW COMMENTS

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

DRAWN BY:  
 FIRE APPARATUS TURNING ANALYSIS  
 ENTERING VIA EMERGENCY ACCESS

PROJECT:  
 NEPONSET VILLAGE  
 5 PLEASANT STREET  
 WALPOLE, MASSACHUSETTS 02081

PLAN SET:  
 COMPREHENSIVE PERMIT PLANS

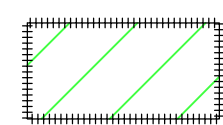
CONECO  
 Engineers & Scientists  
 PHONE: 800-548-3355  
 WEBSITE: www.coneco.com

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

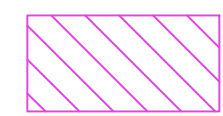
SHEET NO. **10**



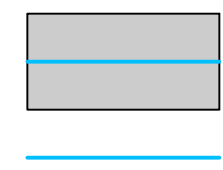
ANTICIPATED CONSTRUCTION SEQUENCING



**PHASE I: SITE CLEARING AND PREPARATION**  
 1.1 INSTALL THE SEDIMENT CONTROL BARRIER AROUND PERIMETER OF PROJECT AND INSTALL SILT SACKS IN EXISTING LOCAL CATCH BASINS ON PLEASANT STREET.  
 1.2 CLEAR TREES AND SHRUBS WITHIN CONSTRUCTION ZONE STARTING AT THE SITE ENTRANCES. COORDINATE WITH THE TOWN OF WALPOLE FOR POLICE DETAILS AND OTHER PUBLIC IMPACT REQUIREMENTS.  
 1.3 INSTALL CONSTRUCTION ENTRANCE/EXIT, REMOVE AND STOCKPILE ORGANIC AND TOP SOIL LAYERS.



**PHASE II: UPGRADES TO EXISTING INFRASTRUCTURE**  
 2.1 REPLACEMENT OF WATER MAIN ON MAGUIRE PARK TO BE COORDINATED WITH TOWN ENGINEERING DEPARTMENT.  
 2.2 FULL DEPTH RECONSTRUCTION OF MAGUIRE PARK TO BE COORDINATED WITH TOWN ENGINEERING DEPARTMENT.  
 2.3 BITUMINOUS SIDEWALK PAVEMENT RECONSTRUCTION ALONG PLEASANT STREET TO BE COORDINATED WITH TOWN ENGINEERING DEPARTMENT.



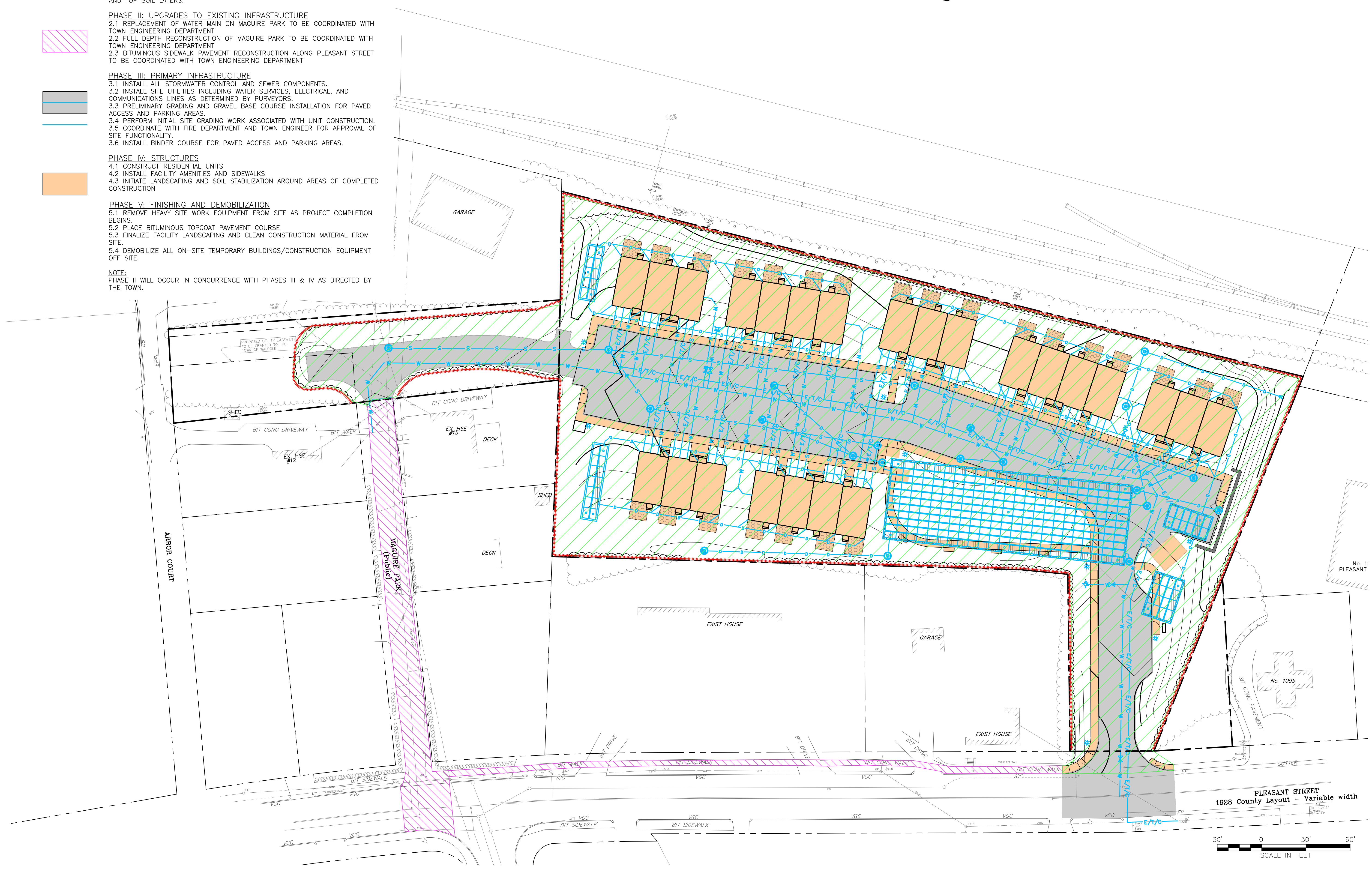
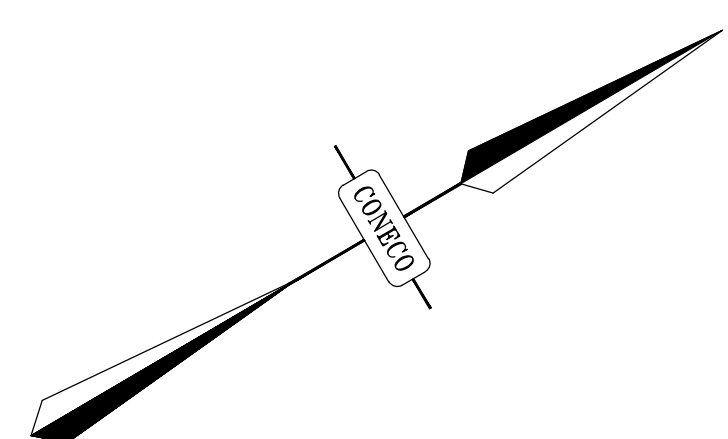
**PHASE III: PRIMARY INFRASTRUCTURE**  
 3.1 INSTALL ALL STORMWATER CONTROL AND SEWER COMPONENTS.  
 3.2 INSTALL SITE UTILITIES INCLUDING WATER SERVICES, ELECTRICAL, AND COMMUNICATIONS LINES AS DETERMINED BY PURVEYORS.  
 3.3 PRELIMINARY GRADING AND GRAVEL BASE COURSE INSTALLATION FOR PAVED ACCESS AND PARKING AREAS.  
 3.4 PERFORM INITIAL SITE GRADING WORK ASSOCIATED WITH UNIT CONSTRUCTION.  
 3.5 COORDINATE WITH FIRE DEPARTMENT AND TOWN ENGINEER FOR APPROVAL OF SITE FUNCTIONALITY.  
 3.6 INSTALL BINDER COURSE FOR PAVED ACCESS AND PARKING AREAS.



**PHASE IV: STRUCTURES**  
 4.1 CONSTRUCT RESIDENTIAL UNITS.  
 4.2 INSTALL FACILITY AMENITIES AND SIDEWALKS.  
 4.3 INITIATE LANDSCAPING AND SOIL STABILIZATION AROUND AREAS OF COMPLETED CONSTRUCTION.

**PHASE V: FINISHING AND DEMOBILIZATION**  
 5.1 REMOVE HEAVY SITE WORK EQUIPMENT FROM SITE AS PROJECT COMPLETION BEGINS.  
 5.2 PLACE BITUMINOUS TOPCOAT PAVEMENT COURSE.  
 5.3 FINALIZE FACILITY LANDSCAPING AND CLEAN CONSTRUCTION MATERIAL FROM SITE.  
 5.4 DEMOBILIZE ALL ON-SITE TEMPORARY BUILDINGS/CONSTRUCTION EQUIPMENT OFF SITE.

**NOTE:**  
 PHASE II WILL OCCUR IN CONCURRENCE WITH PHASES III & IV AS DIRECTED BY THE TOWN.



11/17/2023		
NO.	DATE	DESCRIPTION
1	11/17/23	PEER REVIEW COMMENTS

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

DRAWN:  
 CONSTRUCTION PHASING PLAN

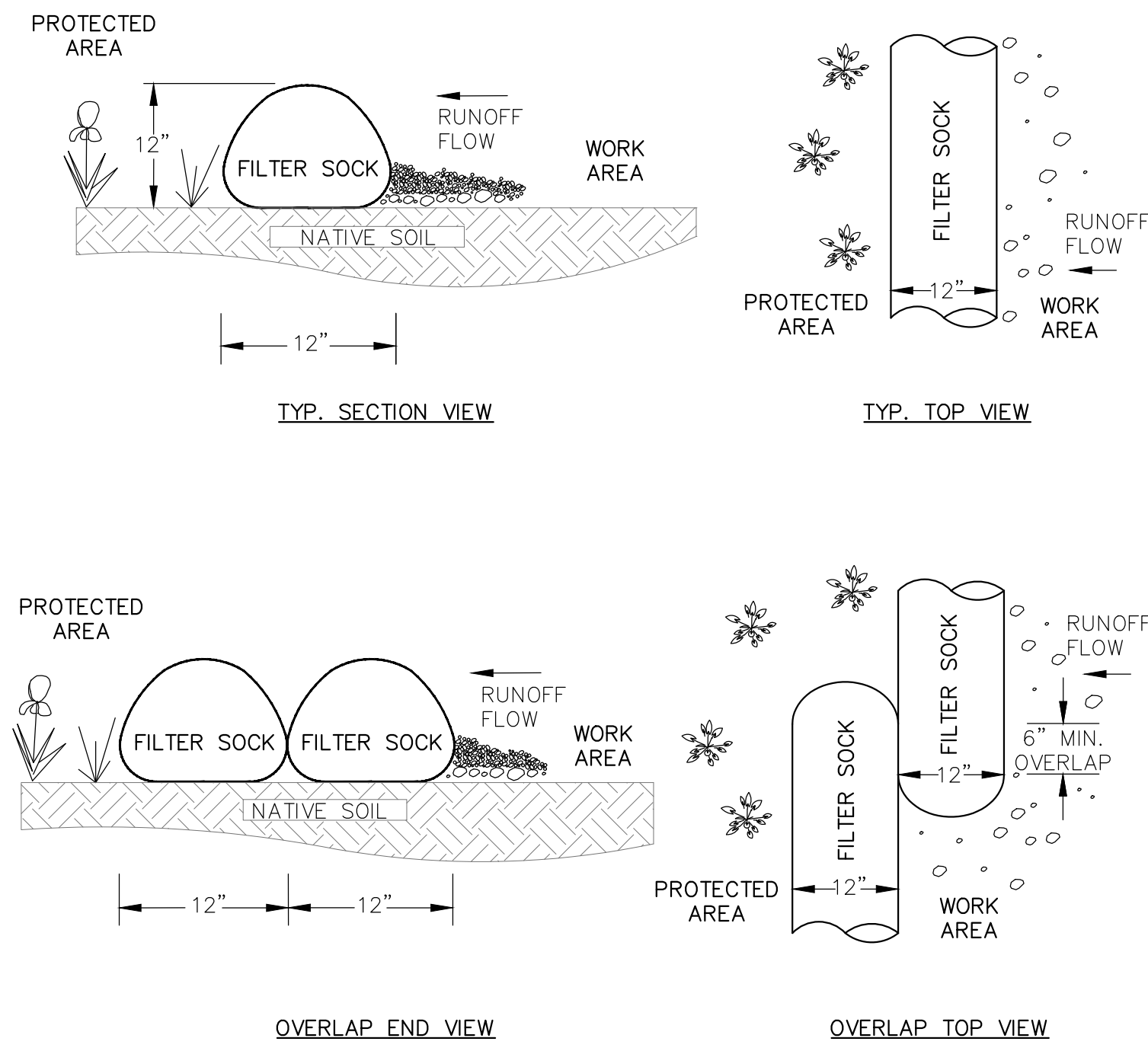
PROJECT:  
 NEPONSET VILLAGE  
 5 PLEASANT STREET  
 WALPOLE, MASSACHUSETTS 02081

PLAN SET:  
 COMPREHENSIVE PERMIT PLANS

**CONECO**  
 Engineers & Scientists  
 PHONE: 800-548-1355 WEBSITE: www.coneco.com

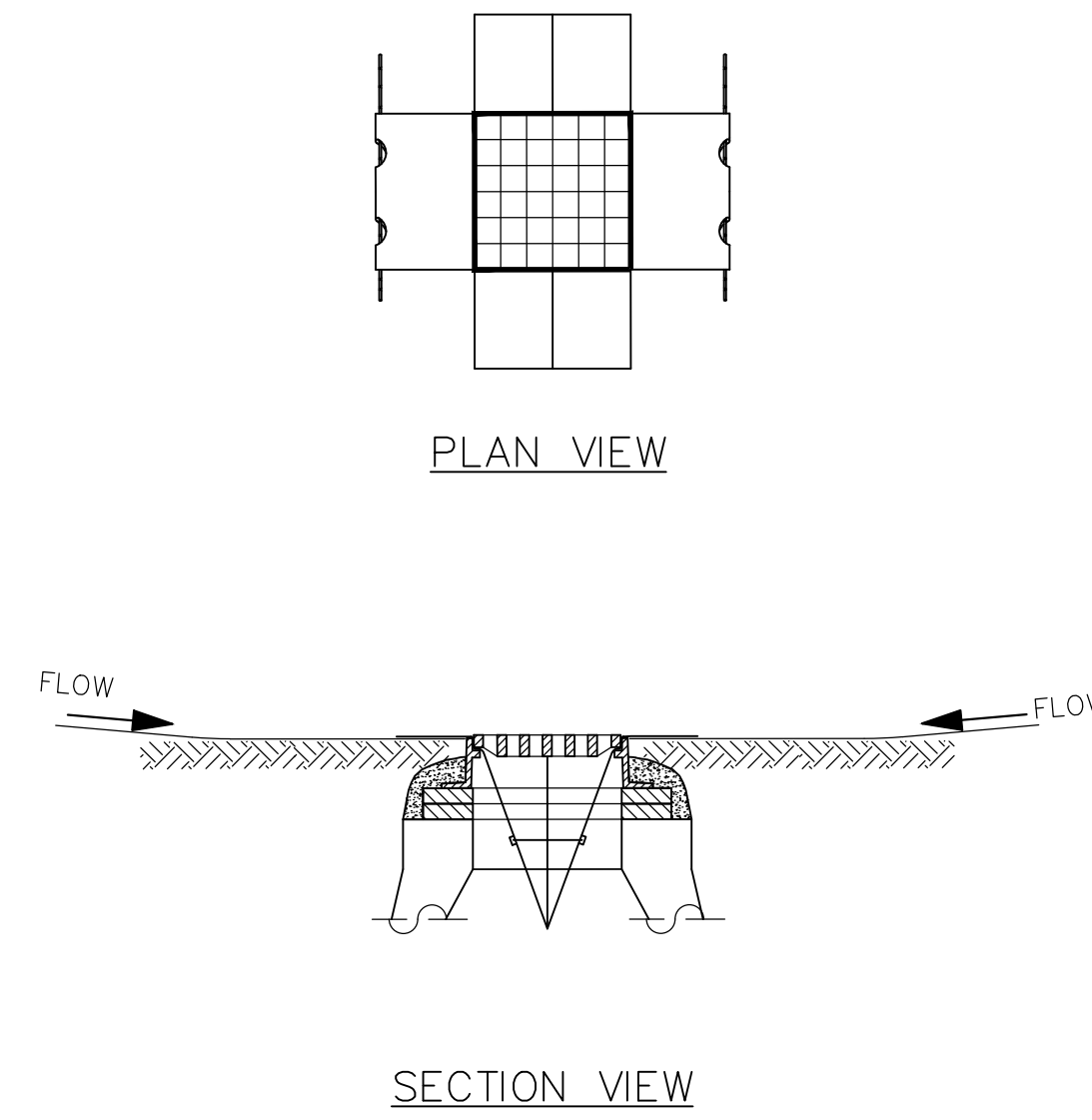
DATE	9/12/2023
DESIGNED: BTM	CHECKED: DJD
DRAFTED: BTM	IN CHARGE: DJD
SCALE:	1" = 30'
PROJECT NO.	10365.0
SHEET NO.	<b>11</b>





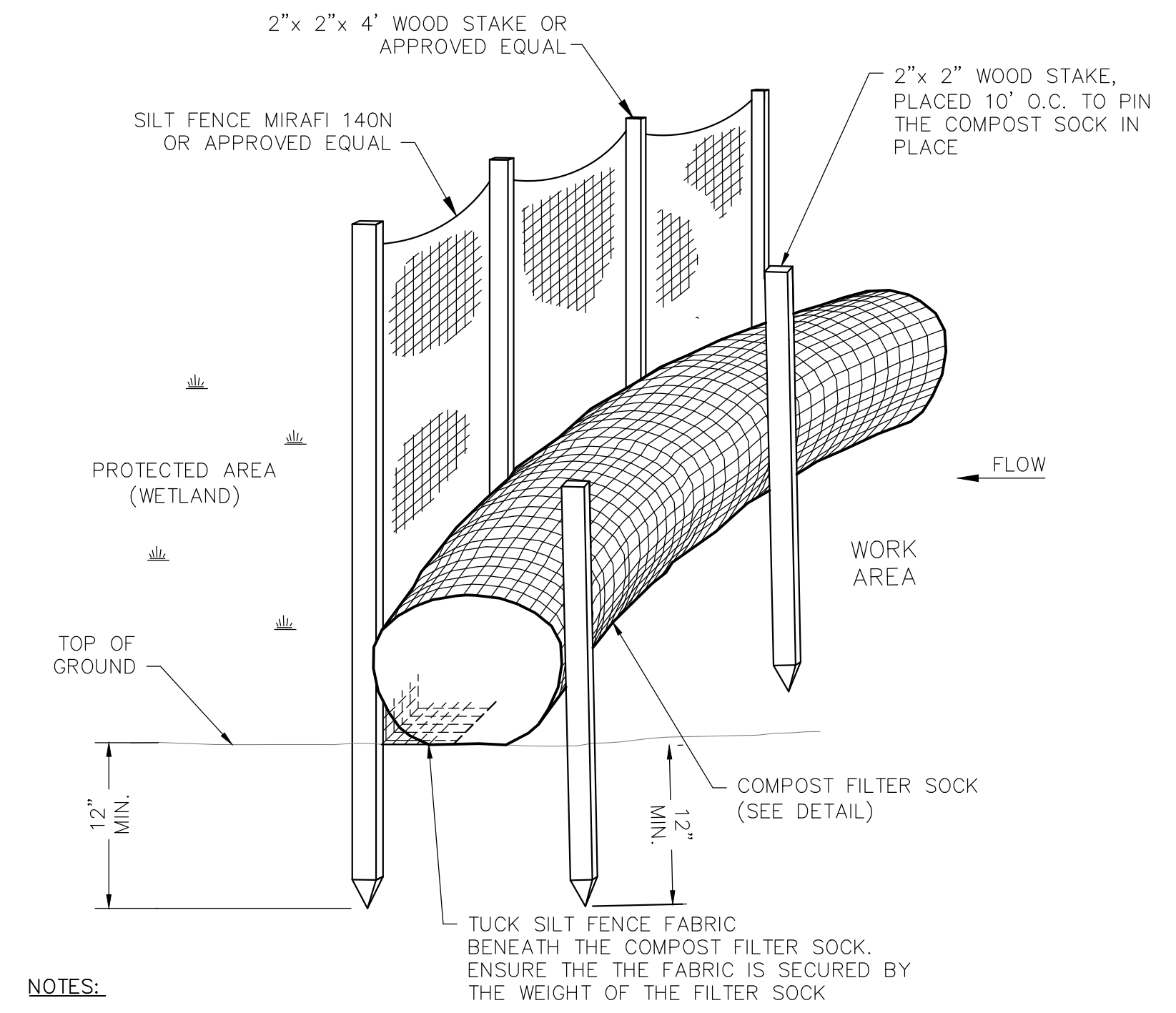
- NOTES:
- EACH FILTER SOCK SHALL CONSIST OF COMPOST MATERIAL WRAPPED IN BURLAP. COMPOST MATERIAL AND BURLAP CASING SHALL BE APPROVED BY ENGINEER PRIOR TO INSTALLATION.
  - CONTRACTOR SHALL PAY FOR COMPOST MATERIAL TESTING IF REQUIRED.
  - FILTER SOCKS SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM 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
  - 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.



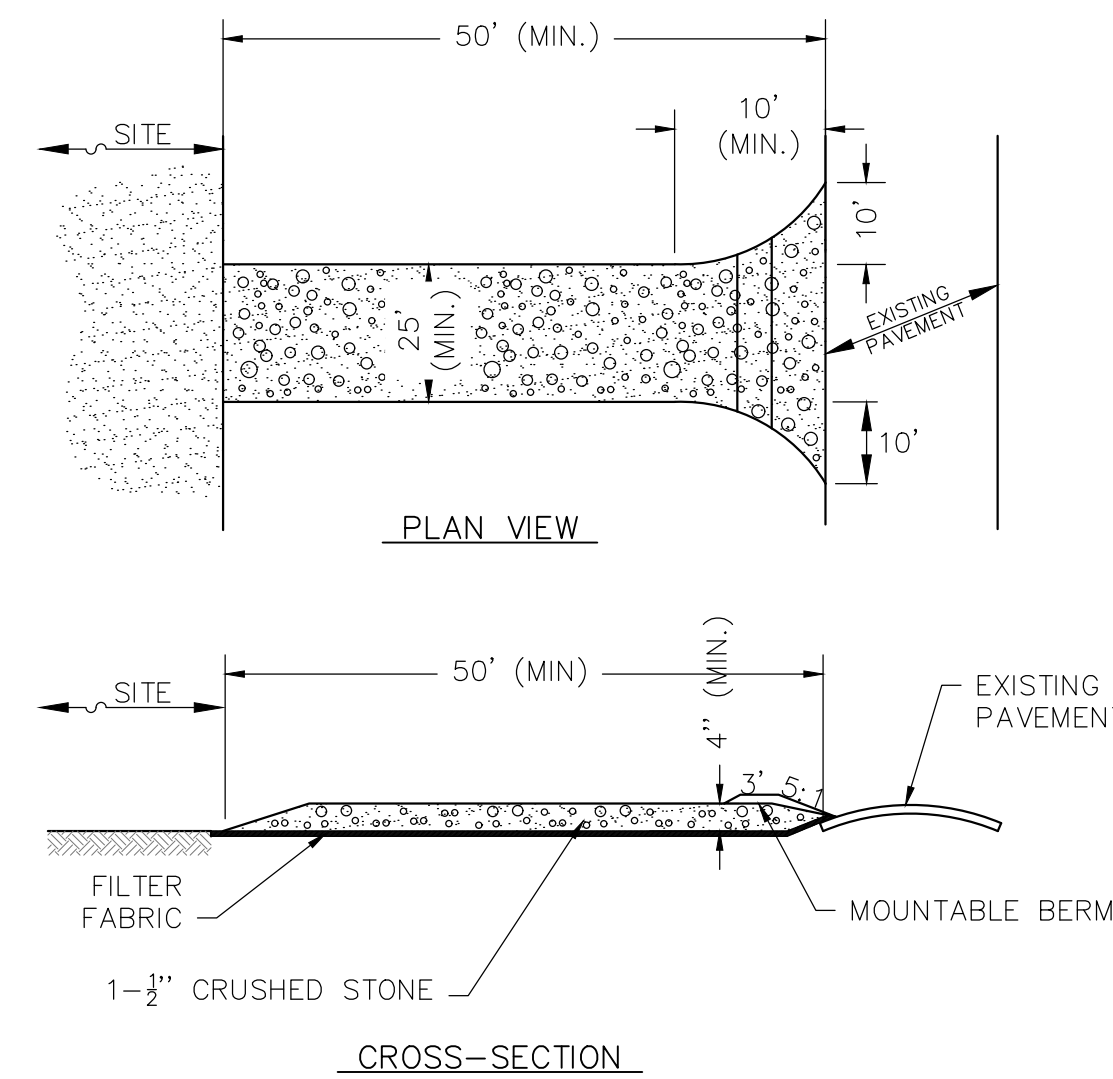
- NOTES:
- INSTALL SILTSACK IN ALL EXISTING CATCH BASINS WHERE INDICATED ON THE PLAN BEFORE COMMENCING WORK. SILT SACKS TO REMAIN UNTIL BINDER COURSE HAS BEEN PLACED AND EROSION CONTROLS HAVE BEEN REMOVED.
  - GRATE TO BE PLACED OVER SILTSACK.
  - SILTSACK SHALL BE INSPECTED PERIODICALLY AND AFTER ALL 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.



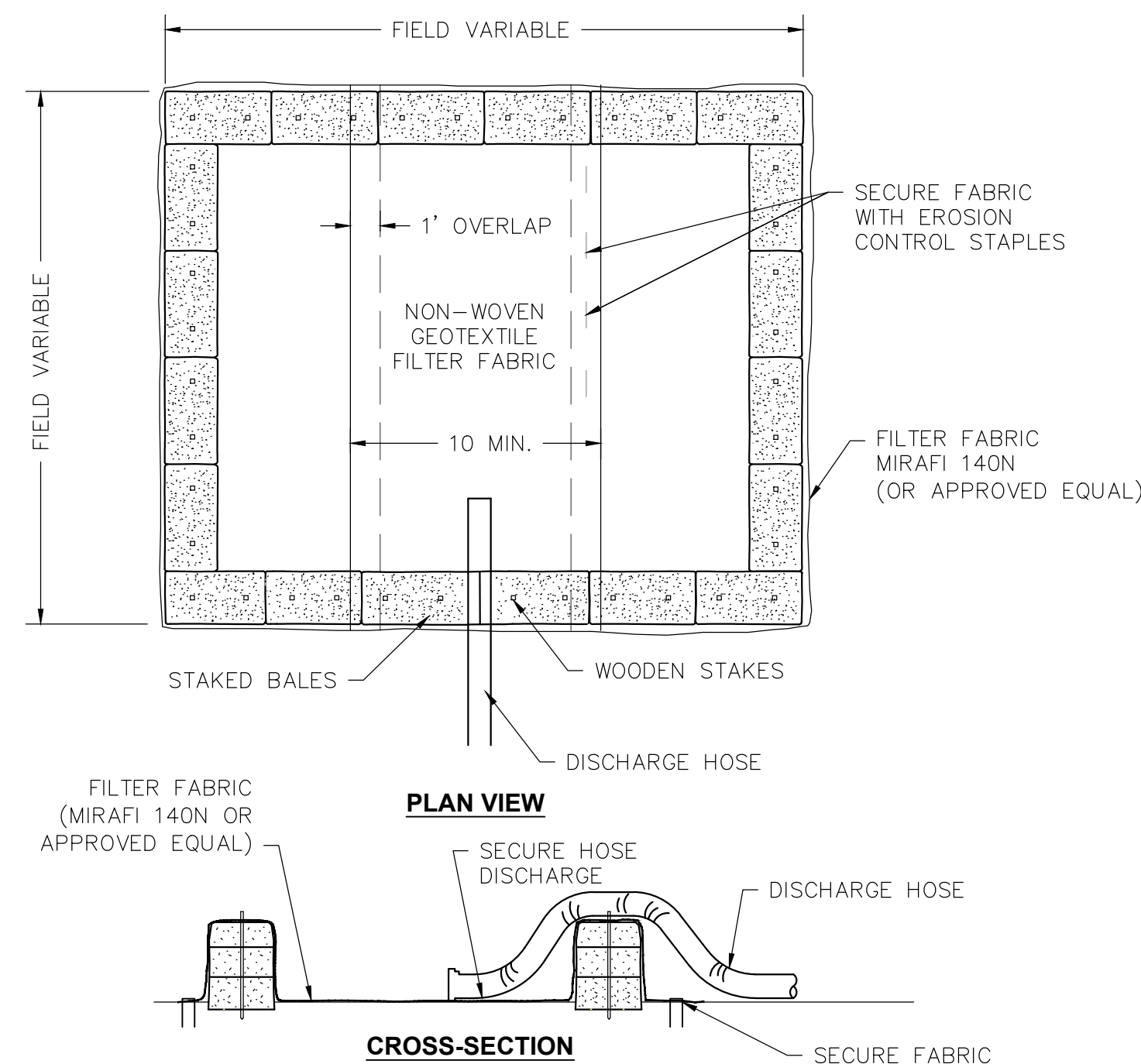
- NOTES:
- SILT FENCE FABRIC SHALL BE FASTENED SECURELY TO POSTS WITH WIRE TIES OR STAPLES AND POSTS SHALL BE SPACED EVERY 10 FEET.
  - WHEN TWO SECTIONS OF FILTER FABRIC ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY 6 INCHES AND FOLDED.
  - IF NON BIODEGRADABLE NETTING IS USED THE NETTING SHALL BE COLLECTED AND DISPOSED OF OFFSITE.
  - 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.



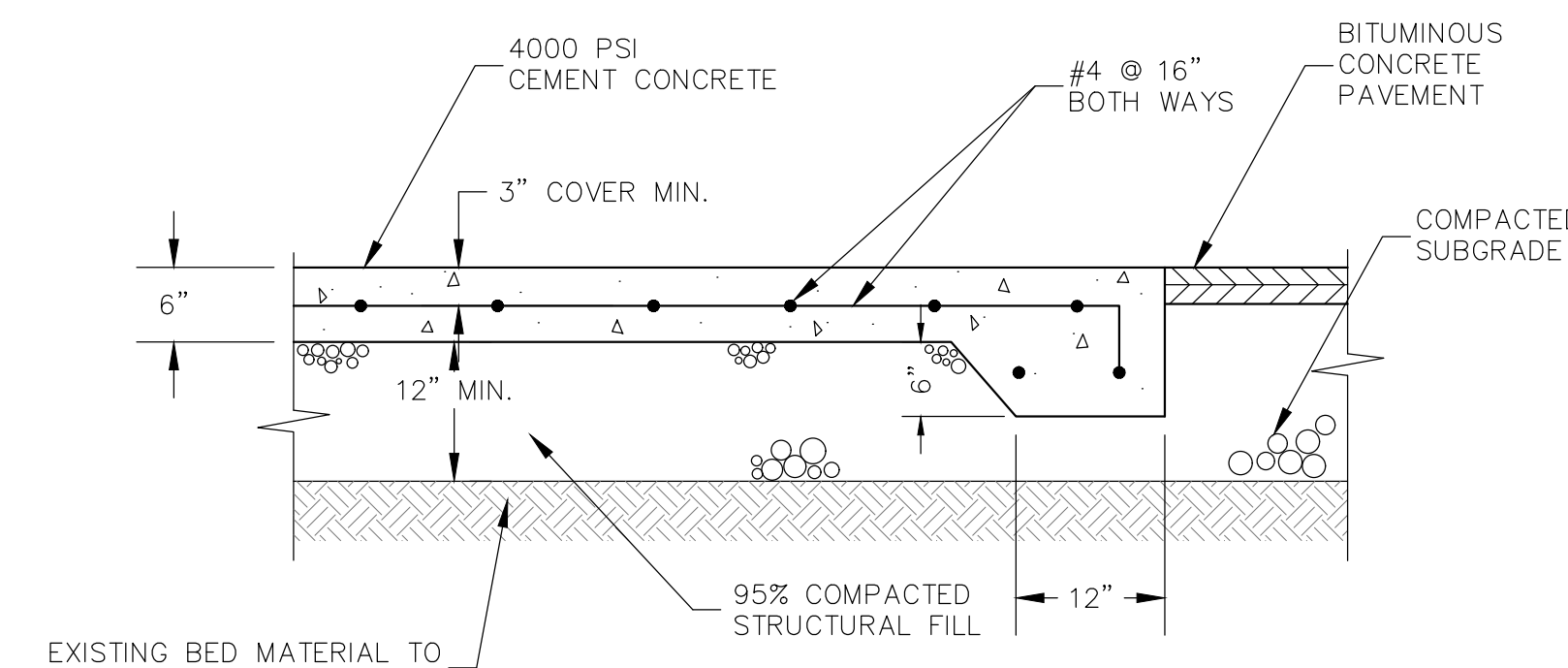
- NOTES:
- ENTRANCE WIDTH SHALL BE A TWENTY-FIVE (25) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
  - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAYS. THIS MAY REQUIRE PERIODIC 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.
  - PERIODIC INSPECTION AND MAINTENANCE SHALL BE PROVIDED AS NEEDED.

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

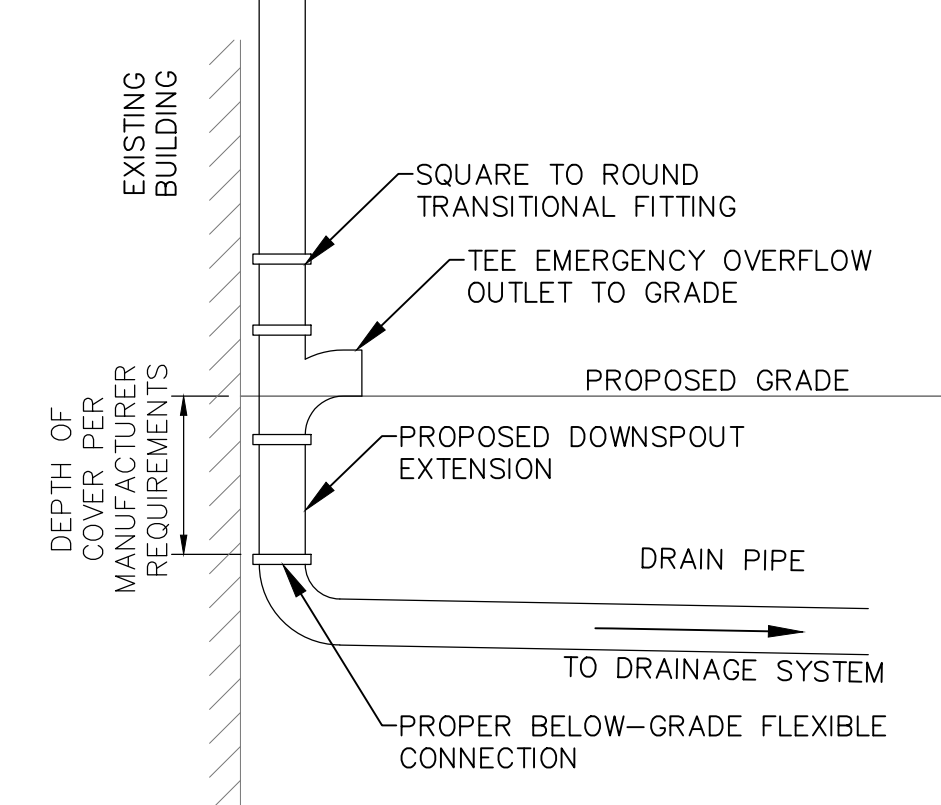


- NOTES:
- NUMBER OF BALES MAY VARY DEPENDING ON SITE CONDITIONS
  - BASIN TO BE SIZED TO PREVENT DISCHARGE WATER FROM OVERTOPPING BASIN.
  - CLEAN AND REMOVE AS SOON AS DEWATERING IS COMPLETE.

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



**CONCRETE DUMPSTER PAD**  
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.

11/17/2023			
NO.	DATE	DESCRIPTION	DR/CK
1	11/17/23	PEER REVIEW COMMENTS	

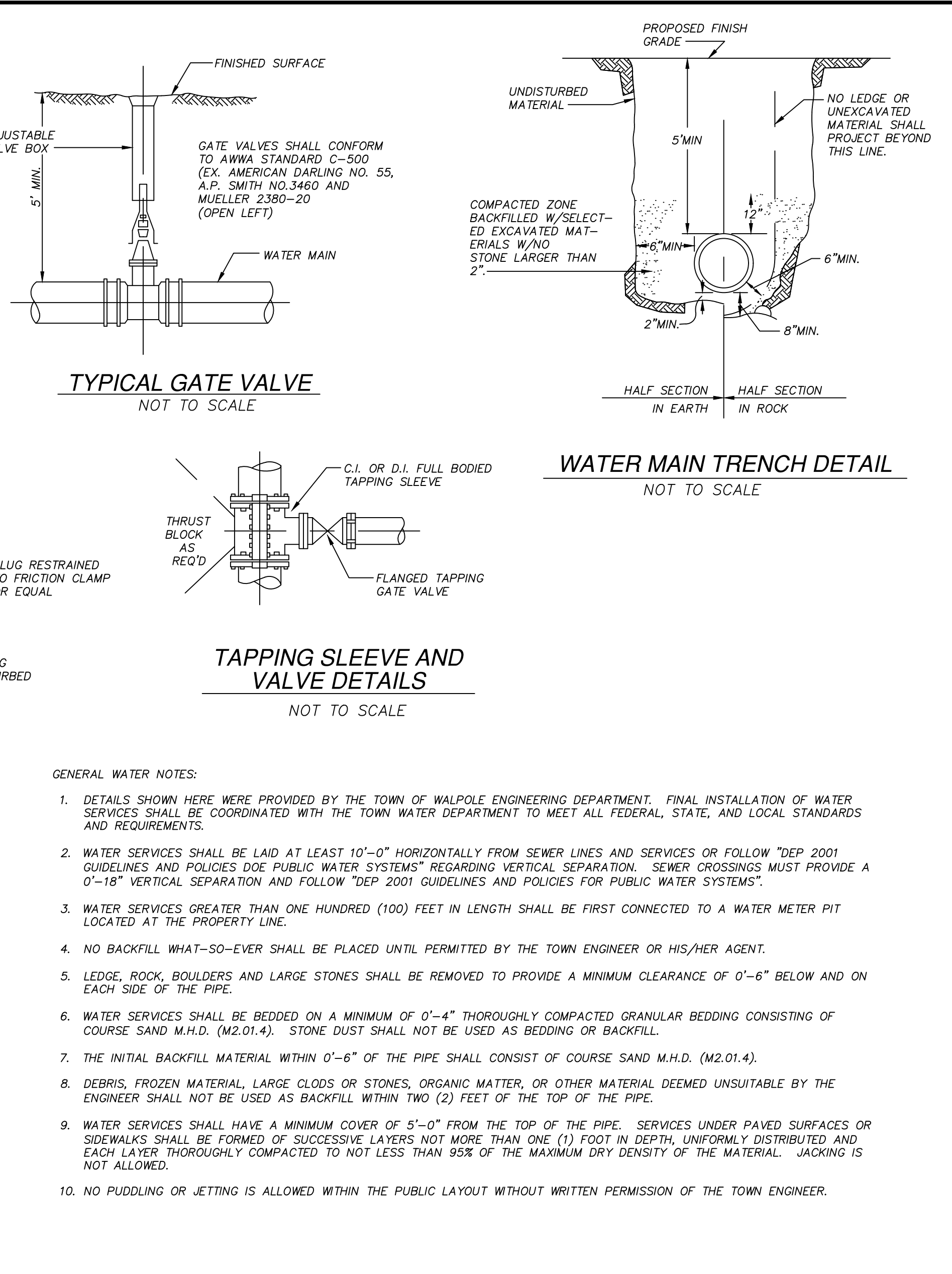
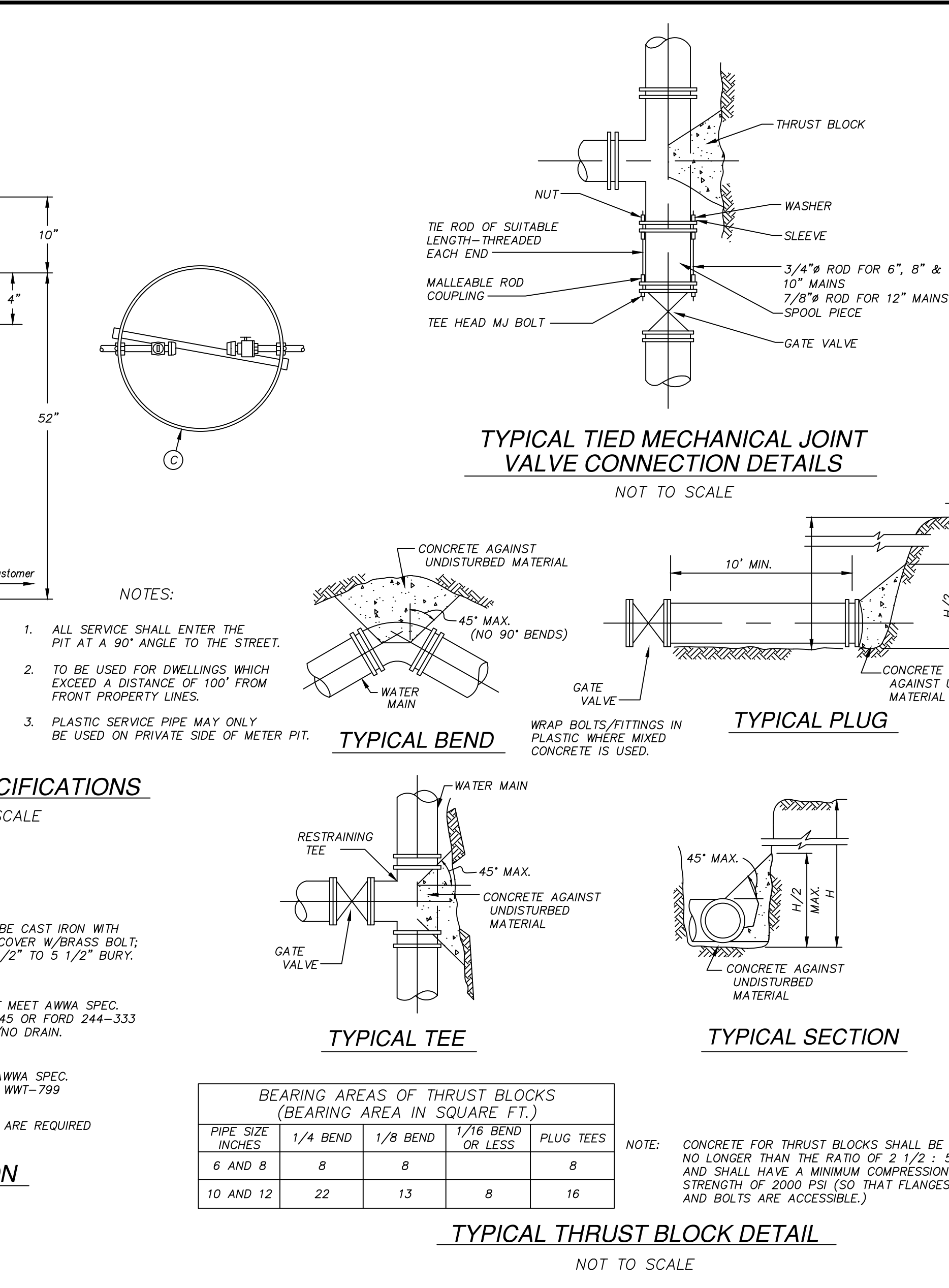
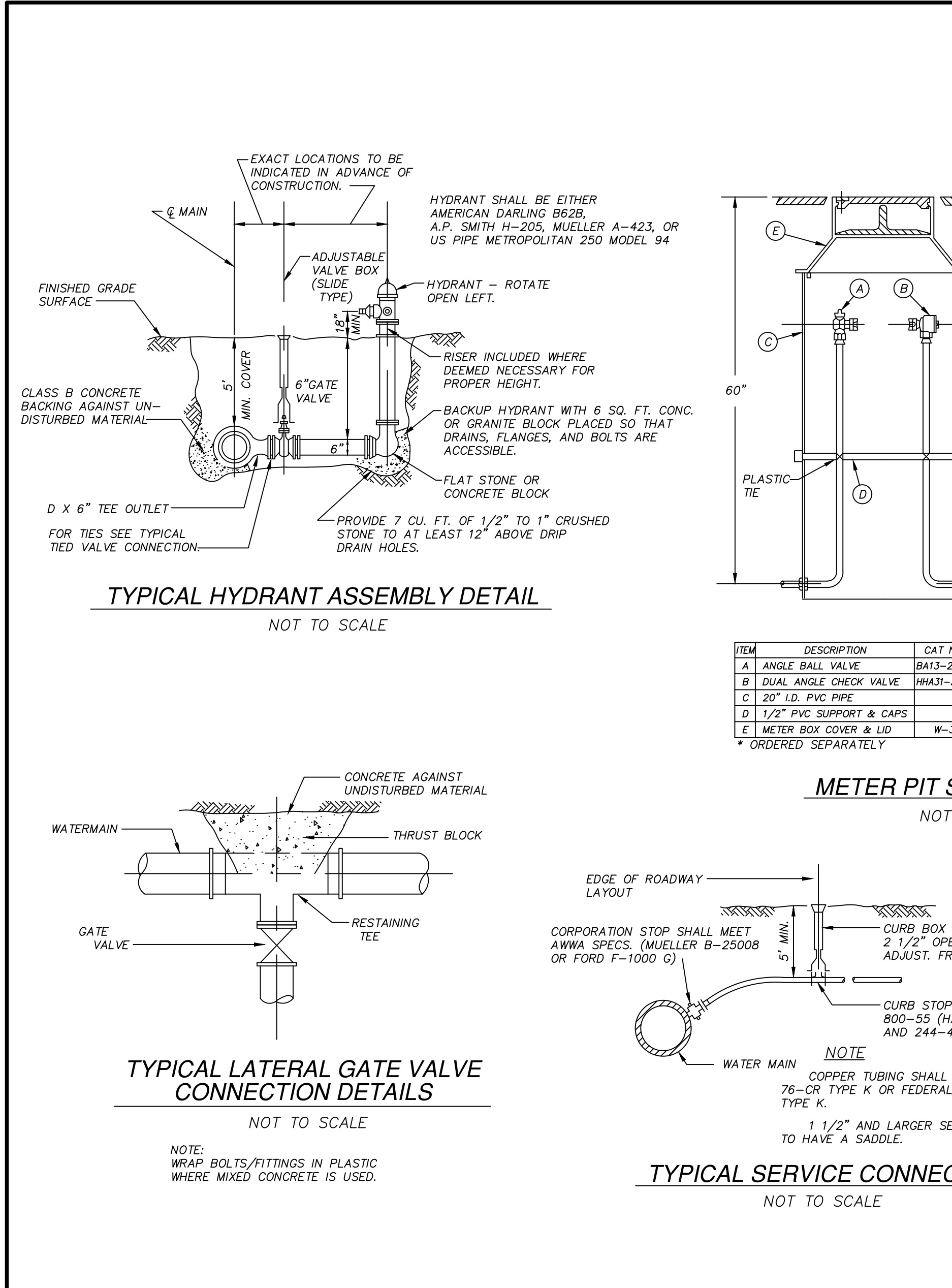
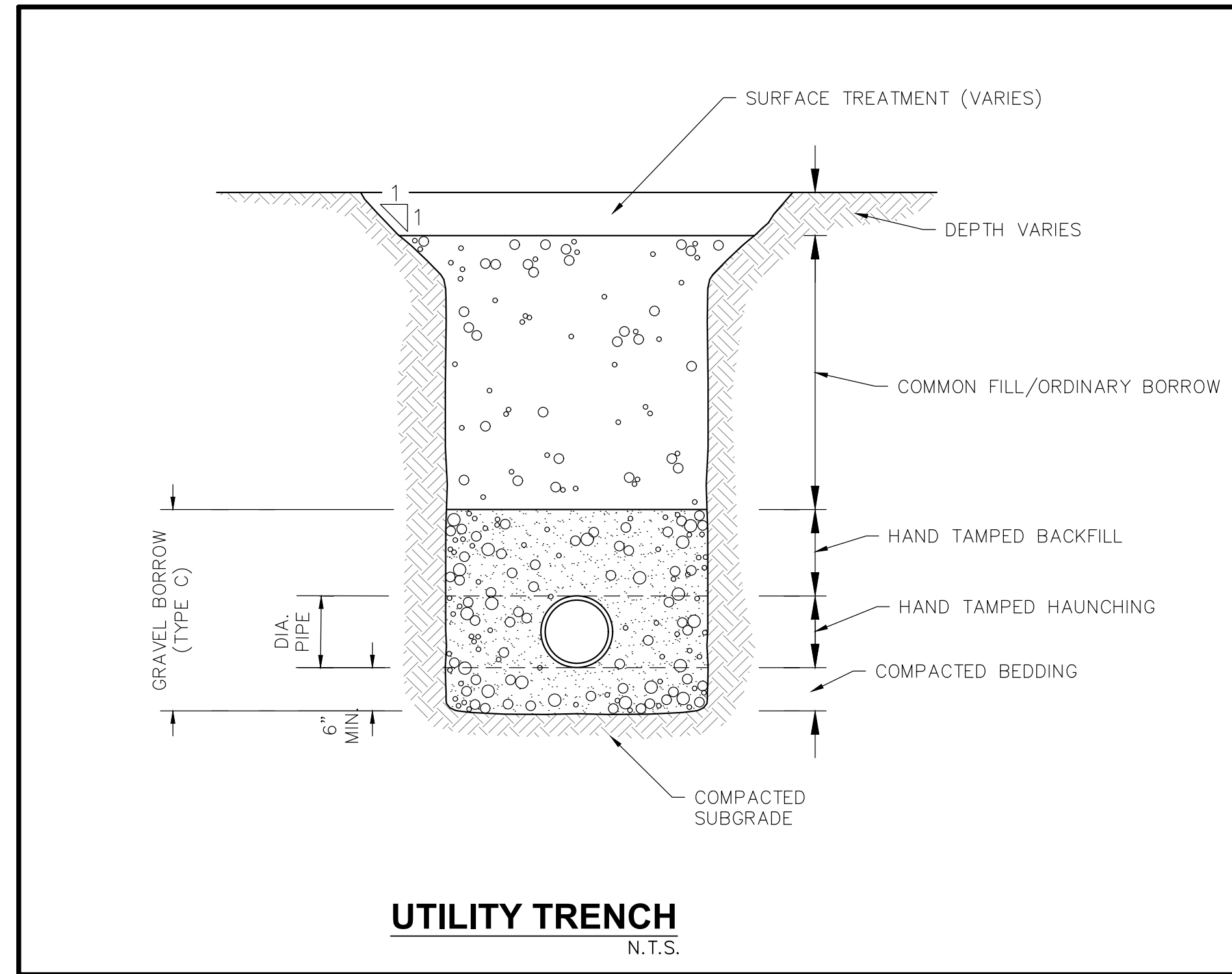
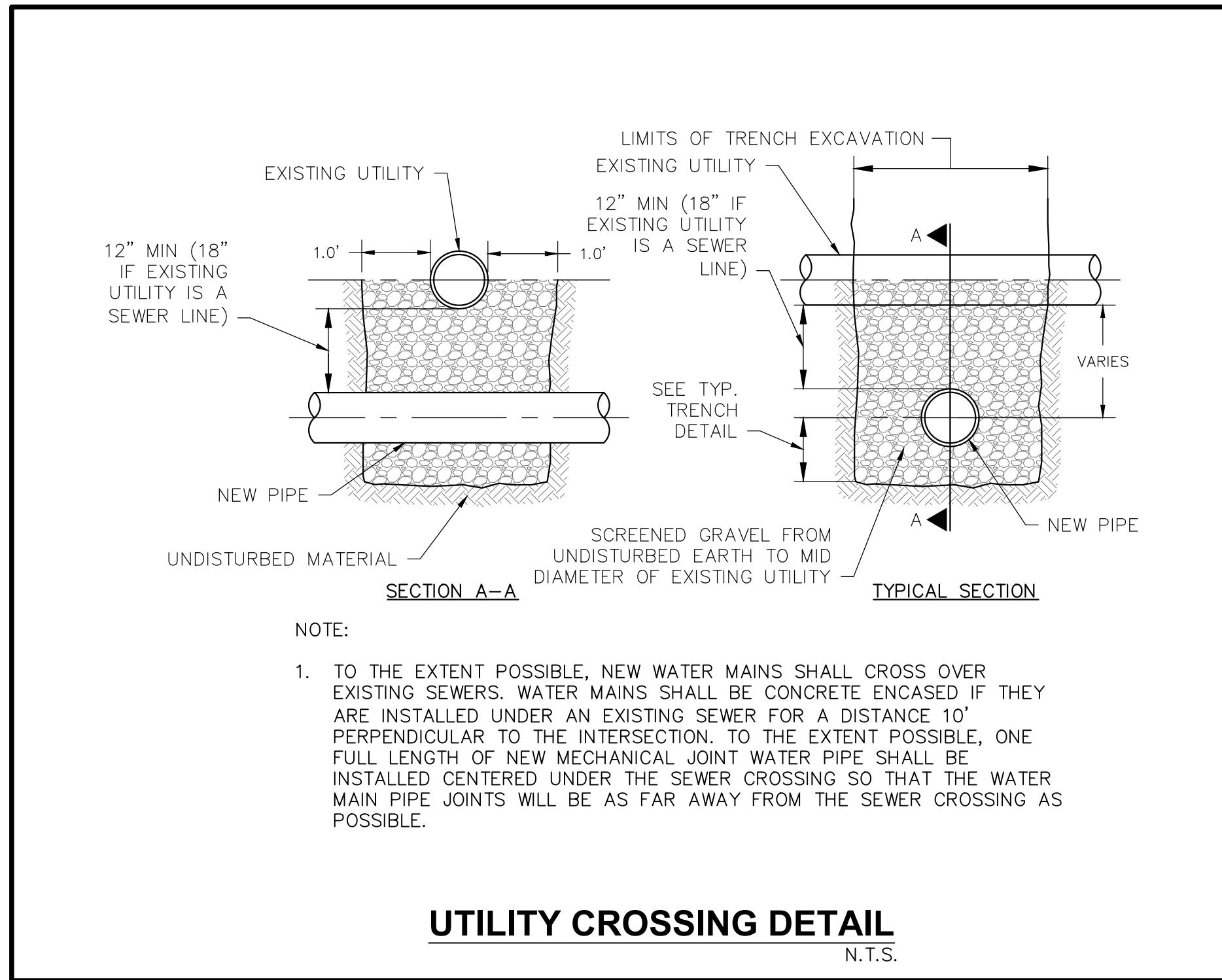
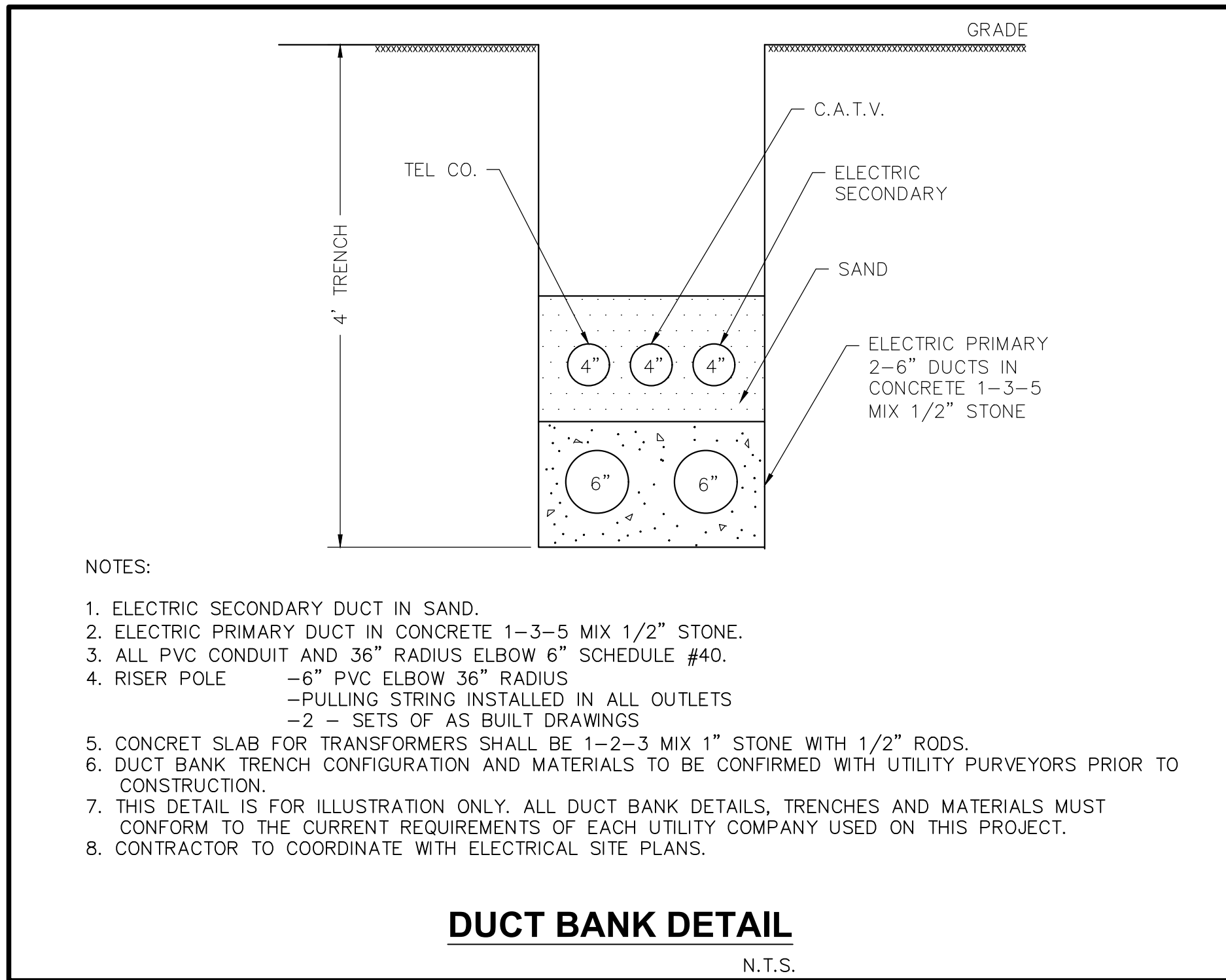
PREPARED FOR: NEPONSET VILLAGE LLC  
PROJECT: 4 FIRST STREET BRIDGEWATER, MASSACHUSETTS 02324  
DRAWING: DETAILS SHEET 1 OF 7

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:	N.T.S.
PROJECT NO.	10365.0
SHEET NO.	





11/17/2023

NO.	DATE	DESCRIPTION
1	11/17/23	PEER REVIEW COMMENTS

REVISIONS

PROJECT: NEPONSET VILLAGE 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. 13

CONNECO Engineers & Scientists  
PHONE: 800-548-3355 WEBSITE: www.conneco.com

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

DRAWN BY: NEPONSET VILLAGE 5 PLEASANT STREET WALPOLE, MASSACHUSETTS 02081

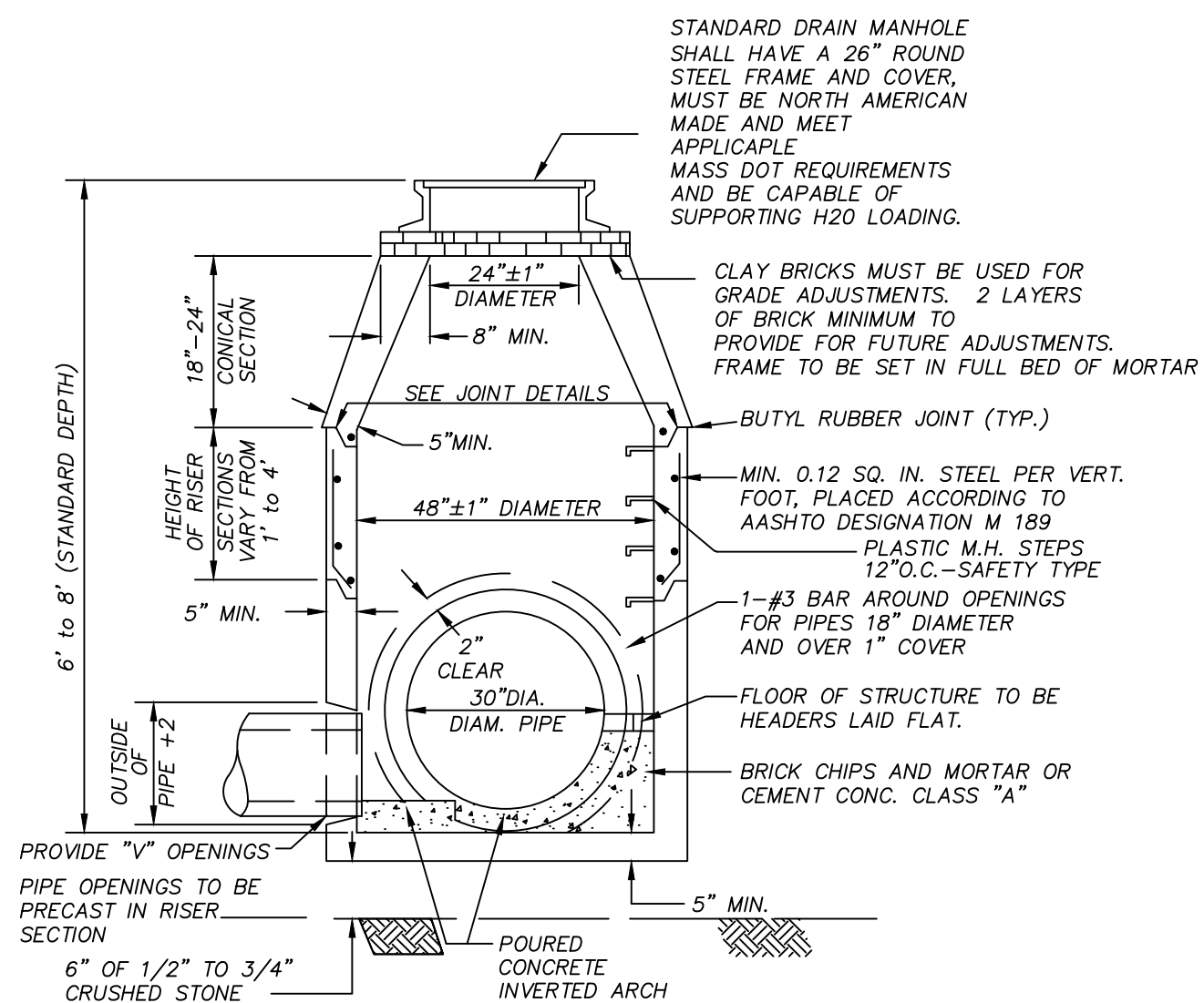
PLAN SET: COMPREHENSIVE PERMIT PLANS

DETAILS SHEET 2 OF 7

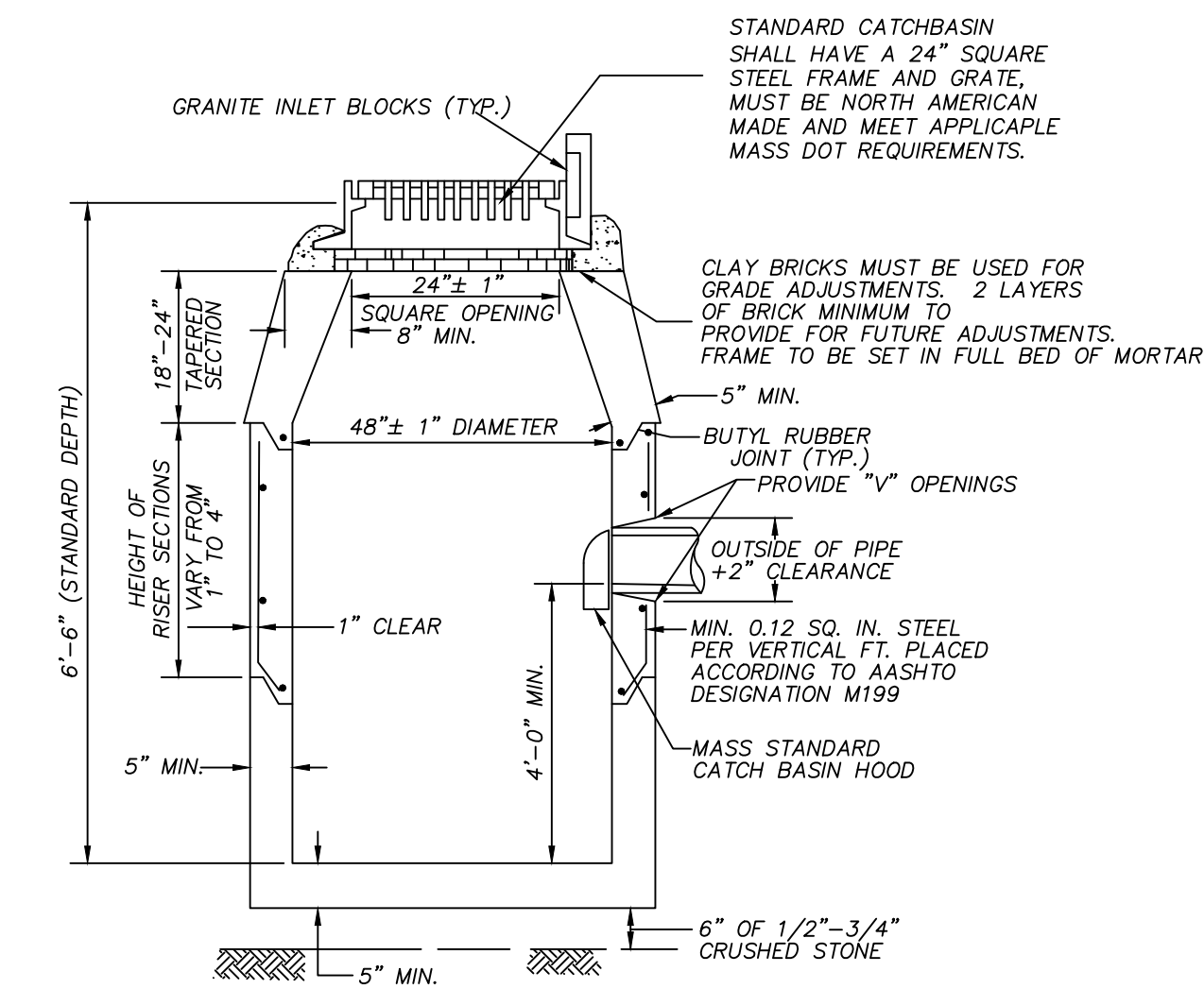


GENERAL DRAINAGE NOTES:

1. DETAILS SHOWN HERE WERE PROVIDED BY THE TOWN OF WALPOLE ENGINEERING DEPARTMENT. FINAL INSTALLATION OF WATER SERVICES SHALL BE COORDINATED WITH THE TOWN DEPARTMENT OF PUBLIC WORKS TO MEET ALL FEDERAL, STATE, AND LOCAL STANDARDS AND REQUIREMENTS.



**PRECAST CONCRETE MANHOLE DETAILS**  
E202.4.0 NOT TO SCALE



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

**PRECAST CONCRETE CATCH BASIN DETAILS**  
NOT TO SCALE

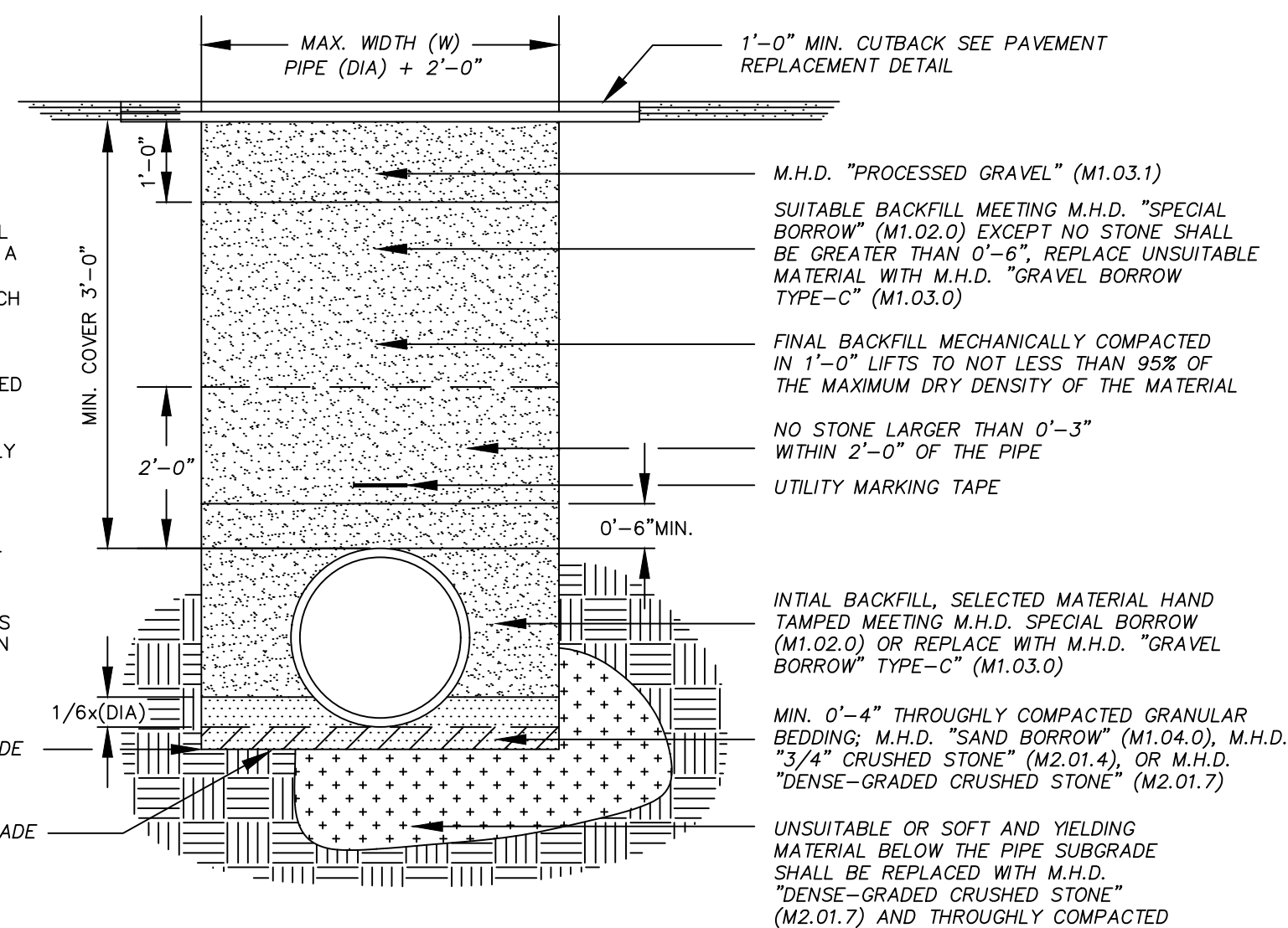
NOTES:

NO BACKFILL WHATSOEVER SHALL BE PLACED UNTIL PERMITTED BY THE TOWN ENGINEER OR HIS/HER AGENT.

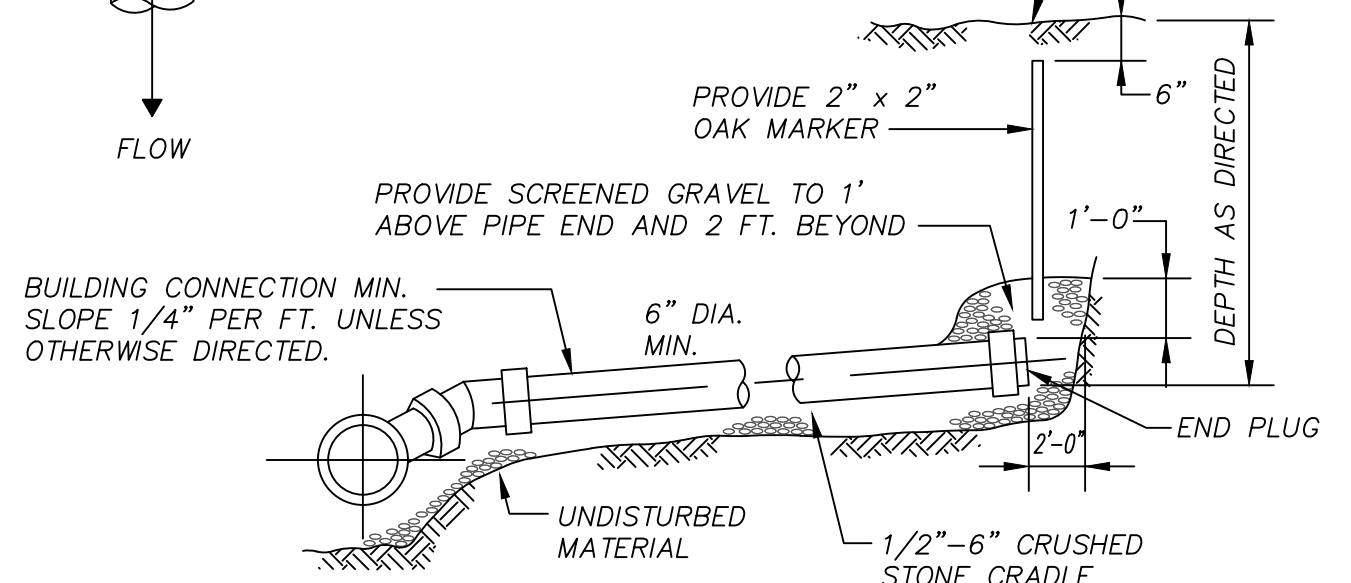
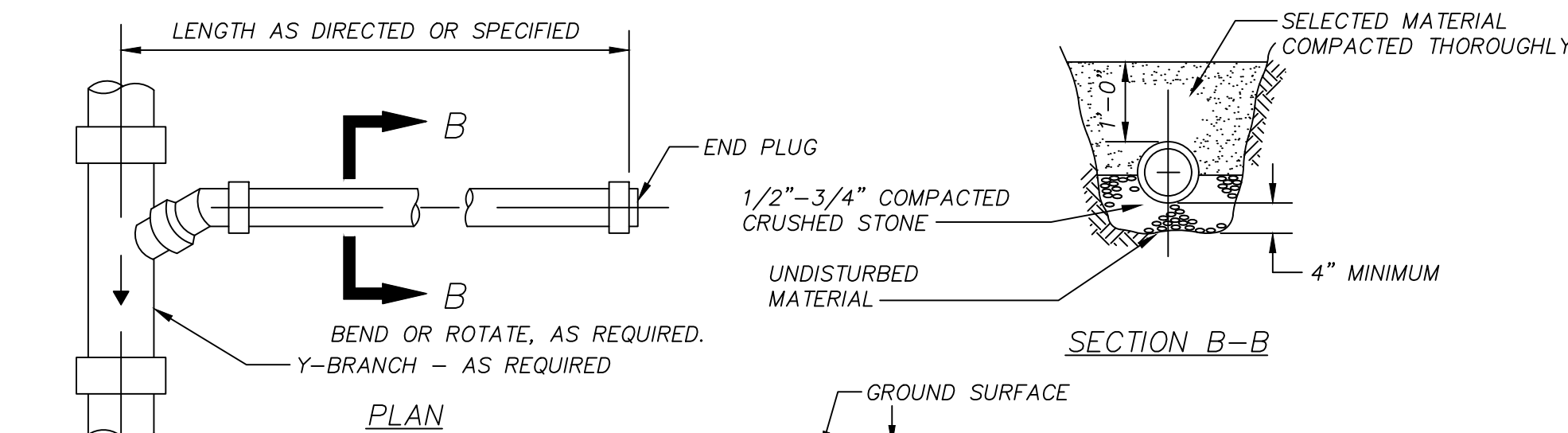
LEDGE, ROCK, BOULDERS, AND LARGE STONES SHALL BE REMOVED TO PROVIDE A MINIMUM CLEARANCE OF 0'-6" BELOW AND ON EACH SIDE OF THE PIPE.

BACKFILL 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.

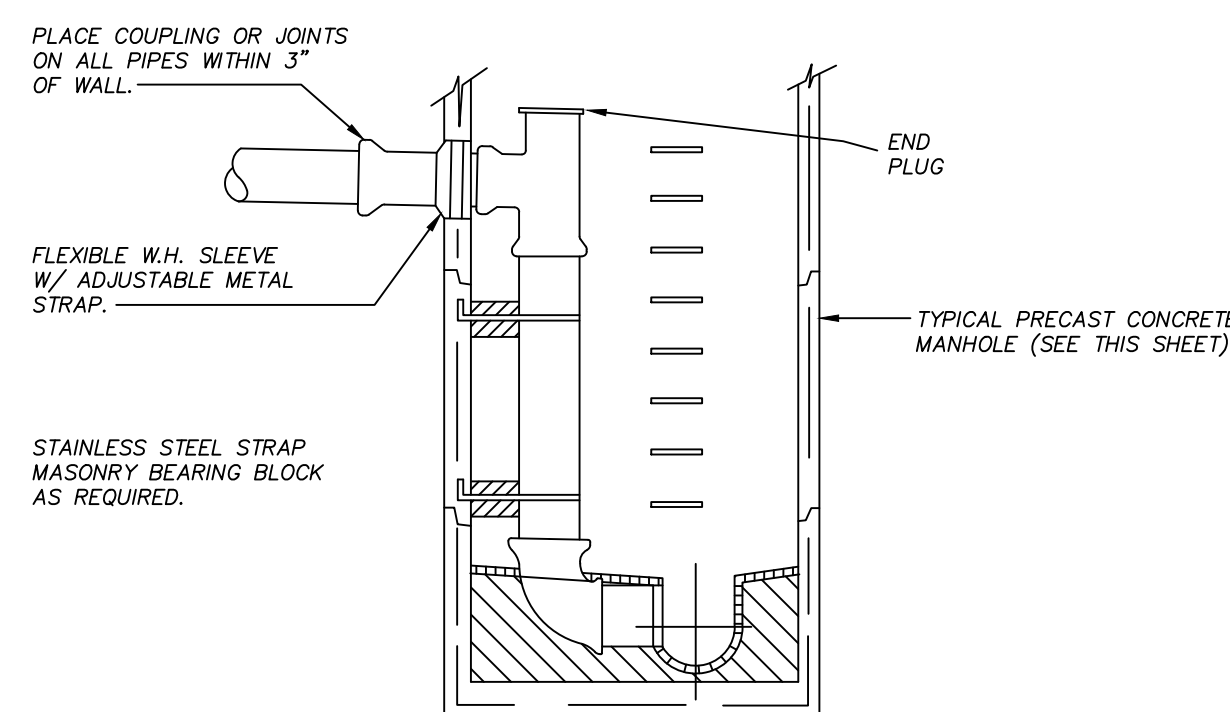
NO PUDDING OR JETTING IS ALLOWED WITHOUT WRITTEN PERMISSION OF THE TOWN ENGINEER.



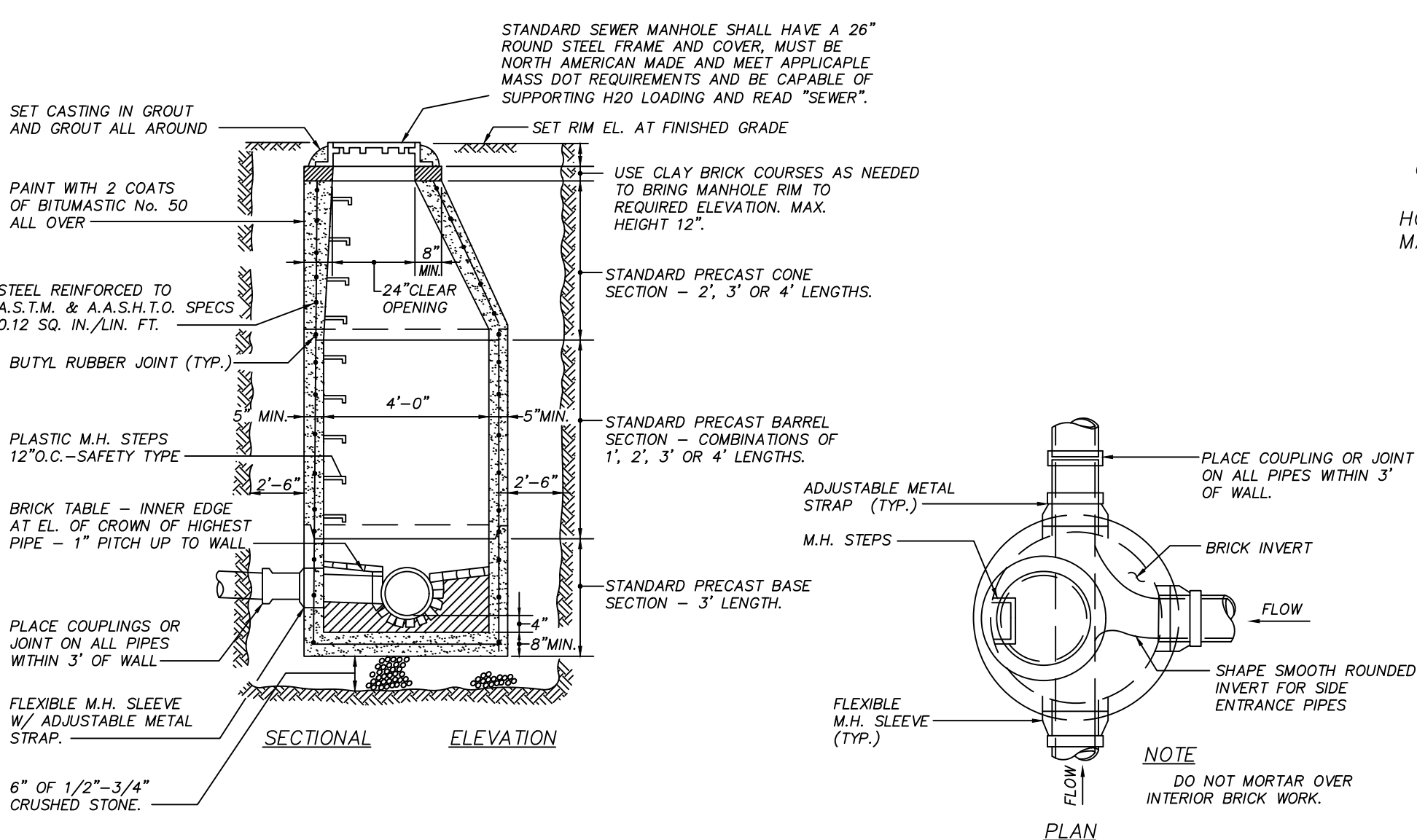
**TYPICAL DRAIN TRENCH DETAIL**  
NOT TO SCALE



**TYPICAL BUILDING CONNECTION**  
NOT TO SCALE



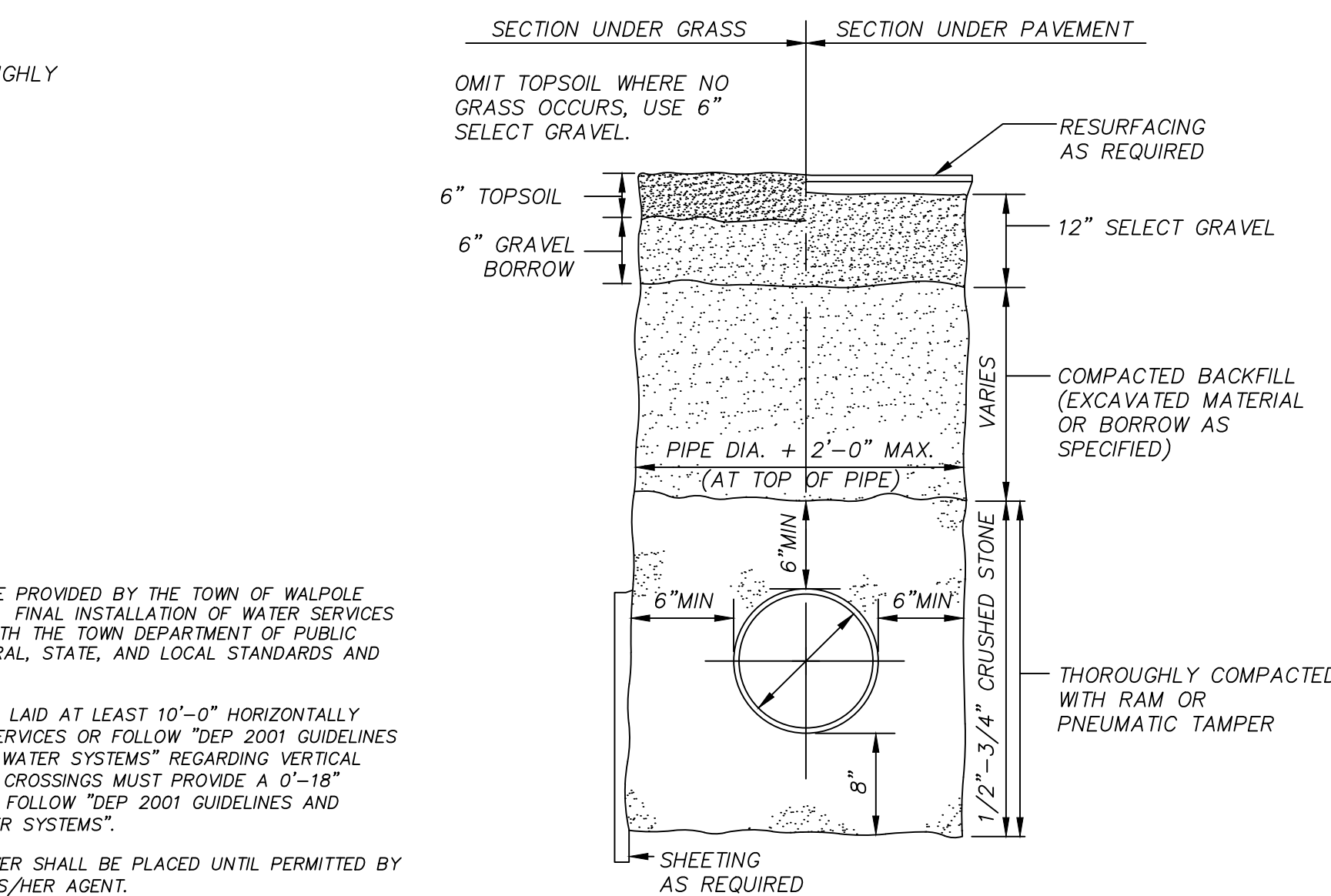
**TYPICAL INSIDE DROP INLET MANHOLE DETAILS**  
NOT TO SCALE



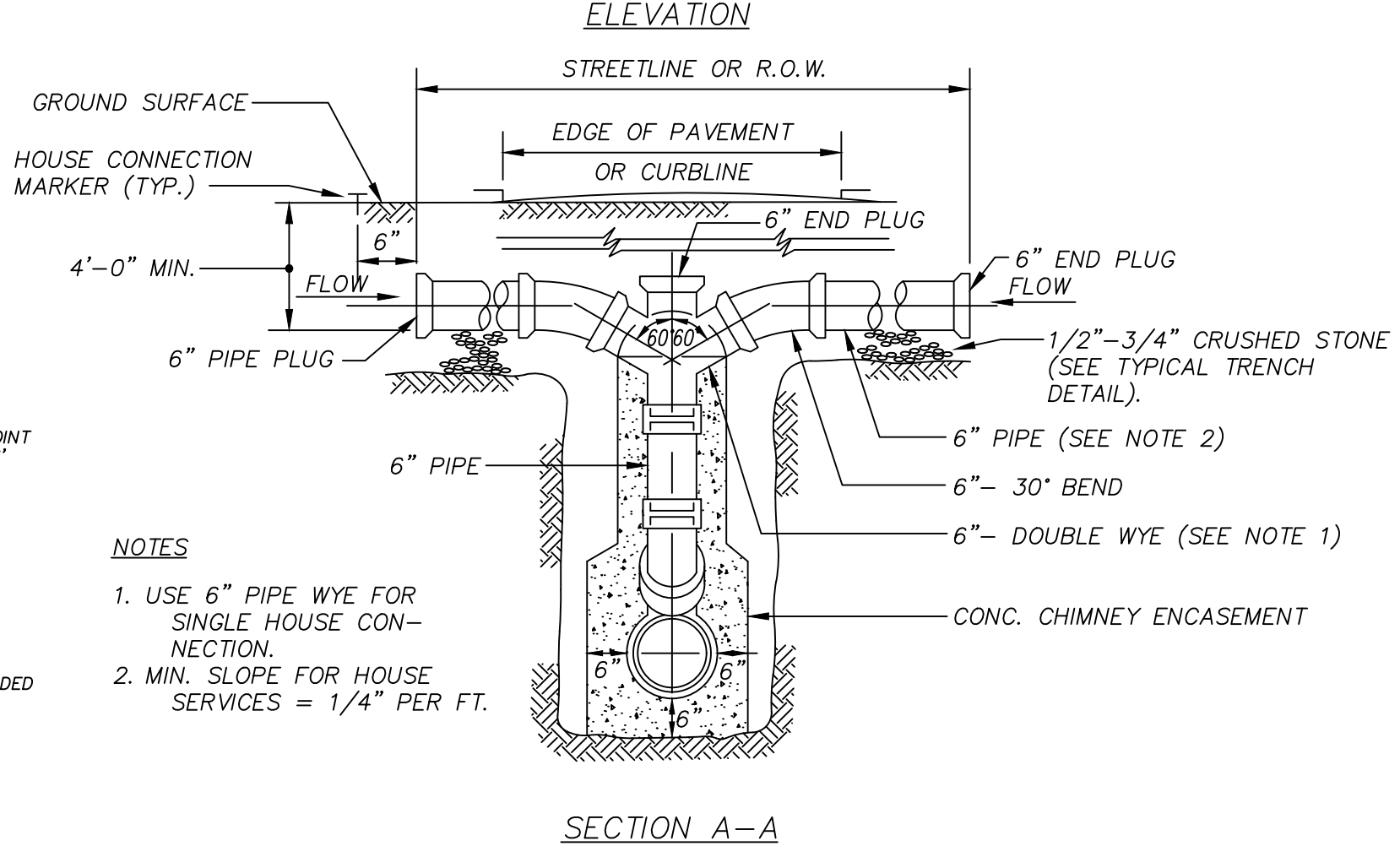
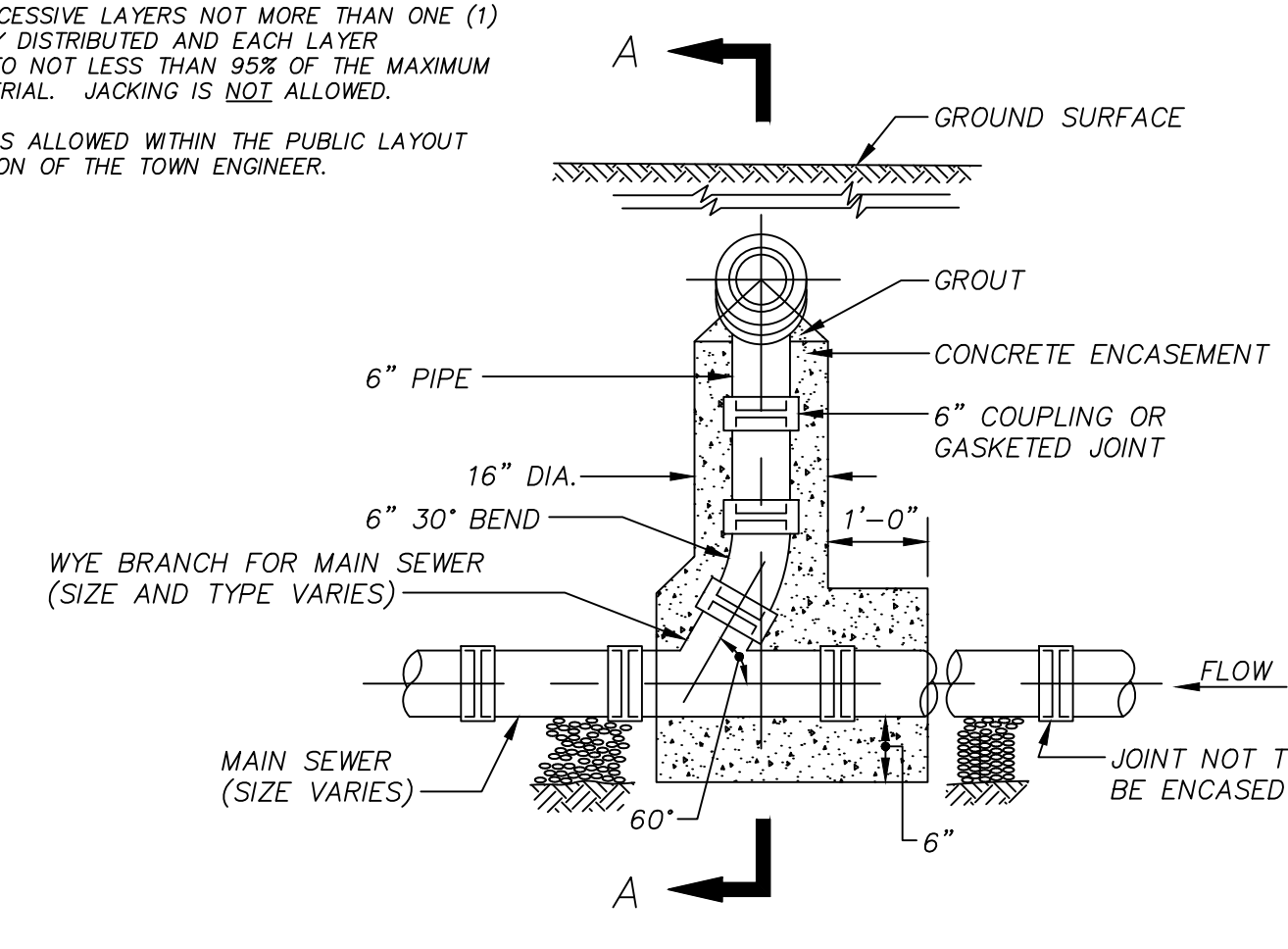
**TYPICAL PRECAST CONCRETE SEWER MANHOLE DETAILS**  
NOT TO SCALE

GENERAL SEWER NOTES:

- DETAILS SHOWN HERE WERE PROVIDED BY THE TOWN OF WALPOLE ENGINEERING DEPARTMENT. FINAL INSTALLATION OF WATER SERVICES SHALL BE COORDINATED WITH THE TOWN DEPARTMENT OF PUBLIC WORKS TO MEET ALL FEDERAL, STATE, AND LOCAL STANDARDS AND REQUIREMENTS.
- SEWER SERVICES SHALL BE LAID AT LEAST 10'-0" HORIZONTALLY FROM WATER LINES AND SERVICES OR FOLLOW "DEP 2001 GUIDELINES AND POLICES FOR PUBLIC WATER SYSTEMS" REGARDING VERTICAL SEPARATION. WATER PIPE CROSSINGS MUST PROVIDE A 0'-18" VERTICAL SEPARATION AND FOLLOW "DEP 2001 GUIDELINES AND POLICES FOR PUBLIC WATER SYSTEMS".
- NO BACKFILL WHATSOEVER SHALL BE PLACED UNTIL PERMITTED BY THE TOWN ENGINEER OR HIS/HER AGENT.
- MAXIMUM TRENCH WIDTH SHALL BE THE PIPE DIAMETER PLUS 2'-0".
- 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.
- SEWER SERVICES SHALL BE BEDDED ON A MINIMUM OF 0'-4" THOROUGHLY COMPACTED GRANULAR BEDDING CONSISTING OF 3/4" CRUSHED STONE M.H.D. (M2.01.4).
- SEWER SERVICES SHALL HAVE A MINIMUM DIAMETER OF 0'-6" AND A MINIMUM SLOPE OF 2.0% (FT/FT).
- THE SIDES OF THE SERVICES SHALL BE BACKFILLED AND HAND TAMPED. INITIAL BACKFILL MATERIAL SHALL CONTAIN NO STONES LARGER THAN 0'-3".
- DEBRIS, FROZEN MATERIAL, LARGE CLOUDS 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.
- SEWER SERVICES SHALL HAVE A MINIMUM COVER OF 4'-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 PUDDING OR JETTING IS ALLOWED WITHIN THE PUBLIC LAYOUT WITHOUT WRITTEN PERMISSION OF THE TOWN ENGINEER.



**TYPICAL SEWER TRENCH DETAIL**  
NOT TO SCALE



**TYPICAL HOUSE SERVICE CONNECTION & CHIMNEY DETAIL**  
(FOR MAIN SEWER OVER 8'-0" DEEP)  
NOT TO SCALE

REVISIONS		DATE	DESCRIPTION
1		11/17/23	PEER REVIEW COMMENTS

PROJECT: NEPONSET VILLAGE  
5 PLEASANT STREET  
WALPOLE, MASSACHUSETTS 02081

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

DATE: 11/17/2023

DR/CK: [Blank]

NO. 1

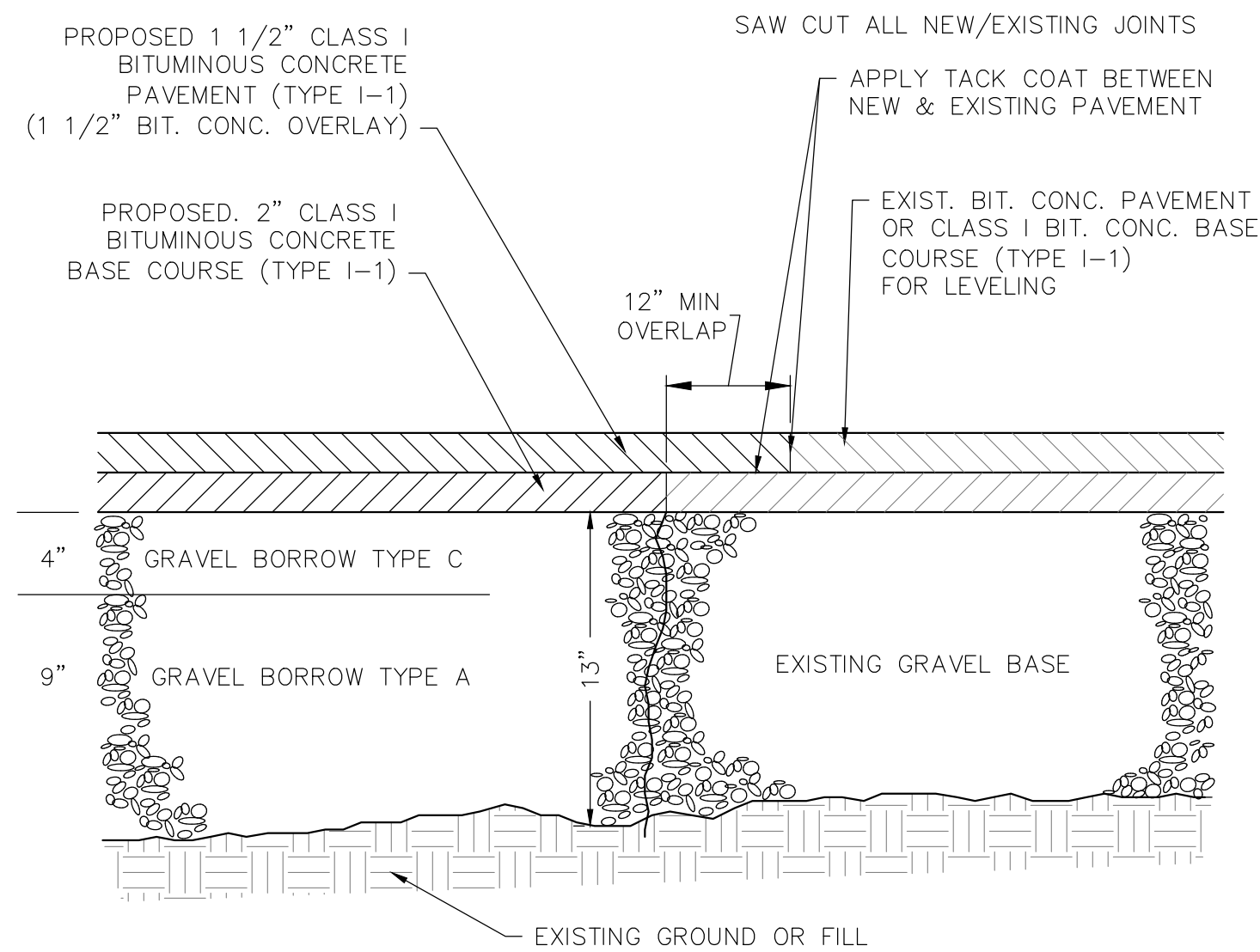
COMPREHENSIVE PERMIT PLANS

DETAILS SHEET 3 OF 7

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

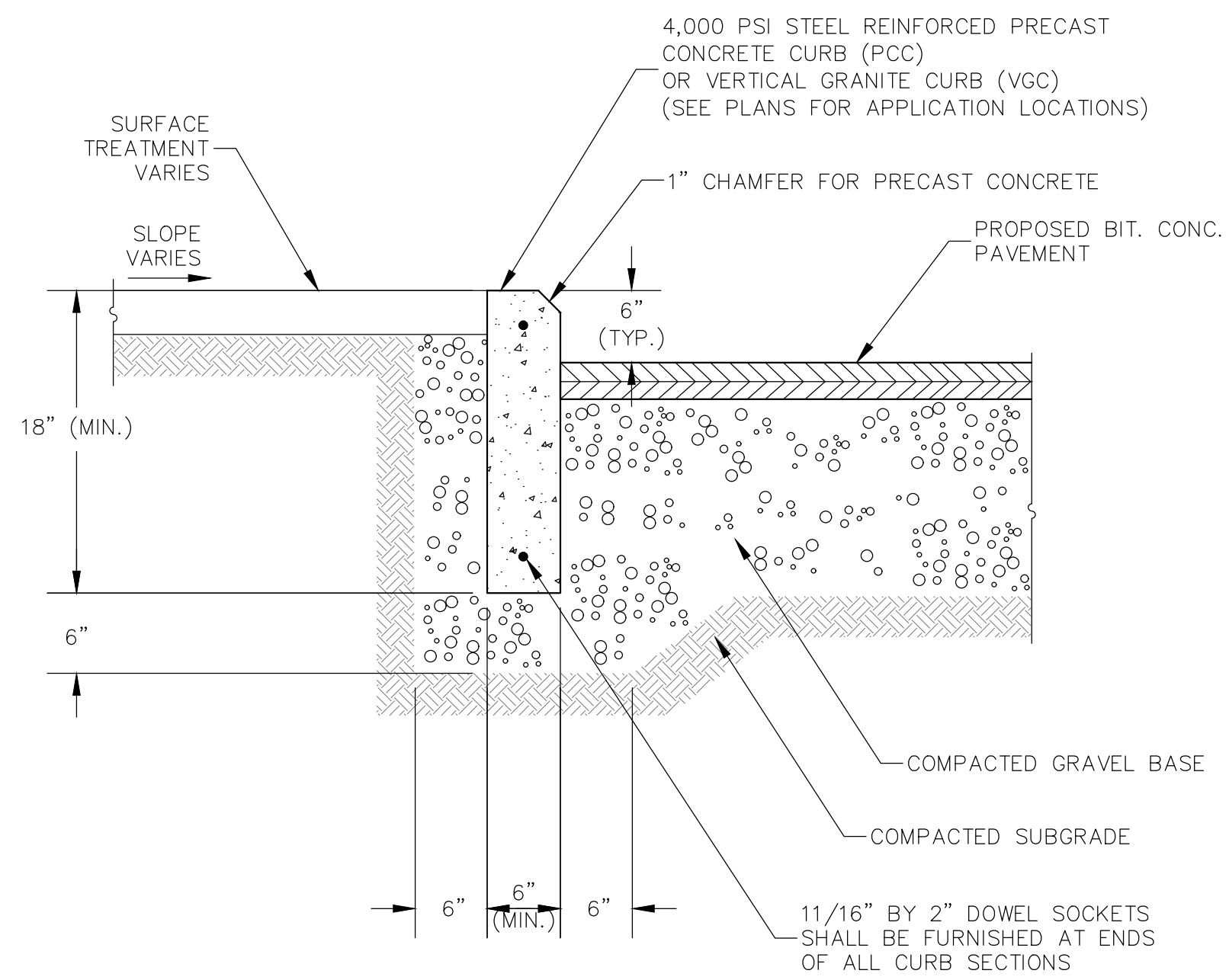
DATE	9/12/2023
DESIGNED: BTM	CHECKED: DJD
DRAFTED: BTM	IN CHARGE: DJD
SCALE:	N.T.S.
PROJECT NO.	10365.0
SHEET NO.	14



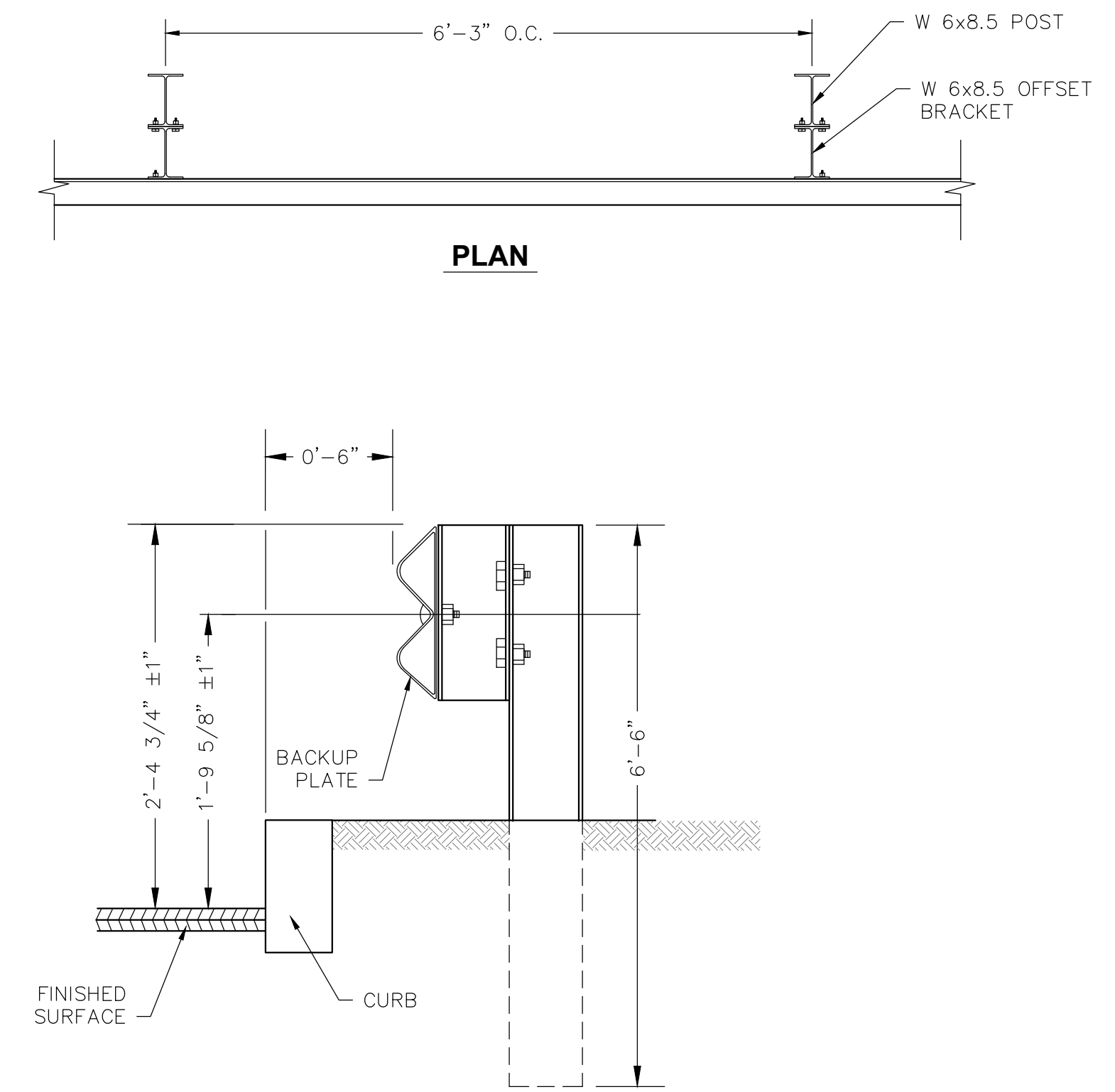


- NOTES:
- GRAVEL BORROW SUBBASE SHALL CONFORM TO SECTION M1.03.0 TYPE B, THREE INCHES LARGEST DIMENSION OF THE LATEST EDITION OF THE MASSACHUSETTS HIGHWAY DEPARTMENT STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES (STANDARD SPECIFICATIONS).
  - GRAVEL BORROW SUBBASE SHALL BE COMPACTED TO NOT LESS THAN 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.

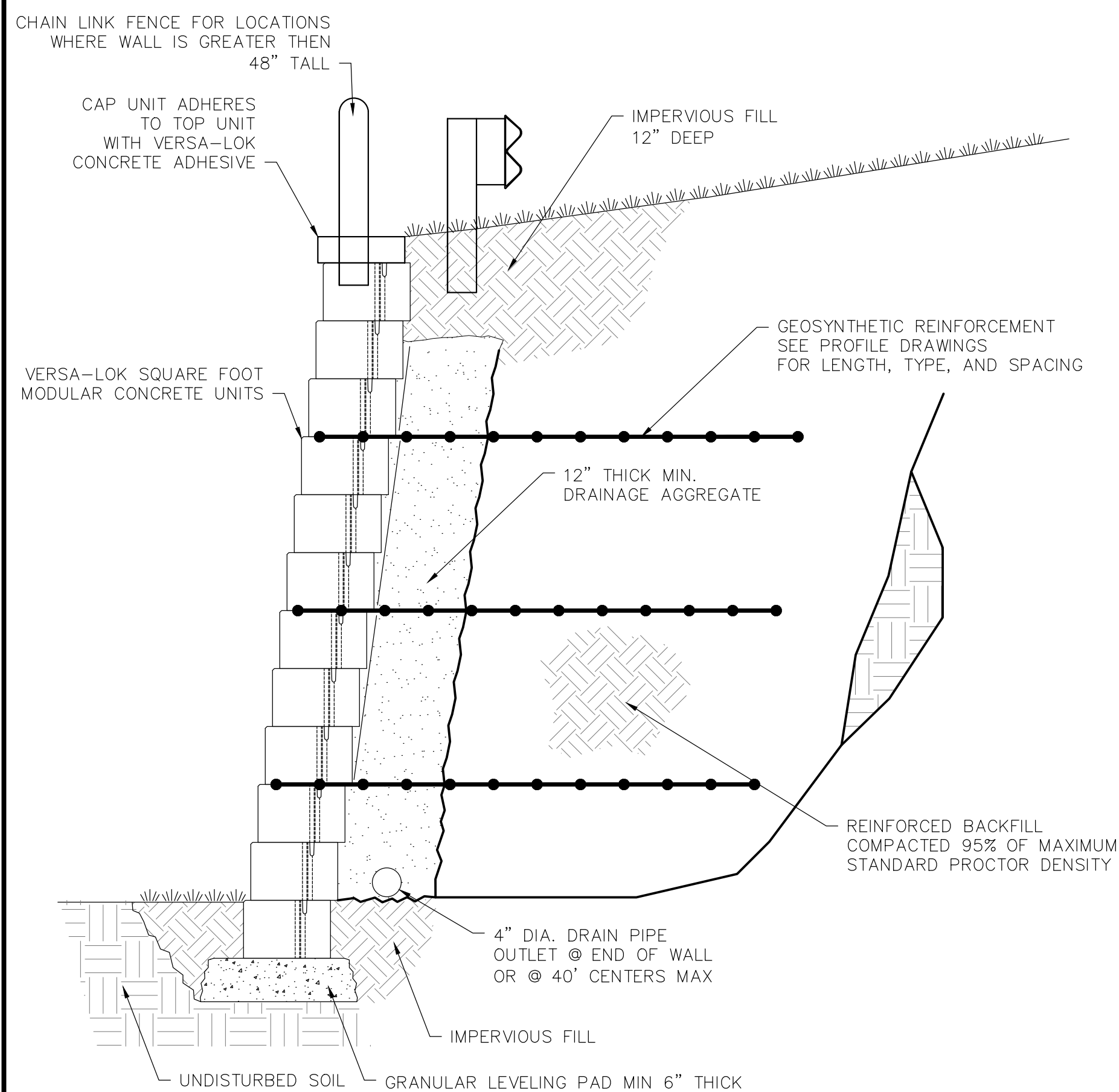
**TYPICAL PAVEMENT SECTION**  
N.T.S.



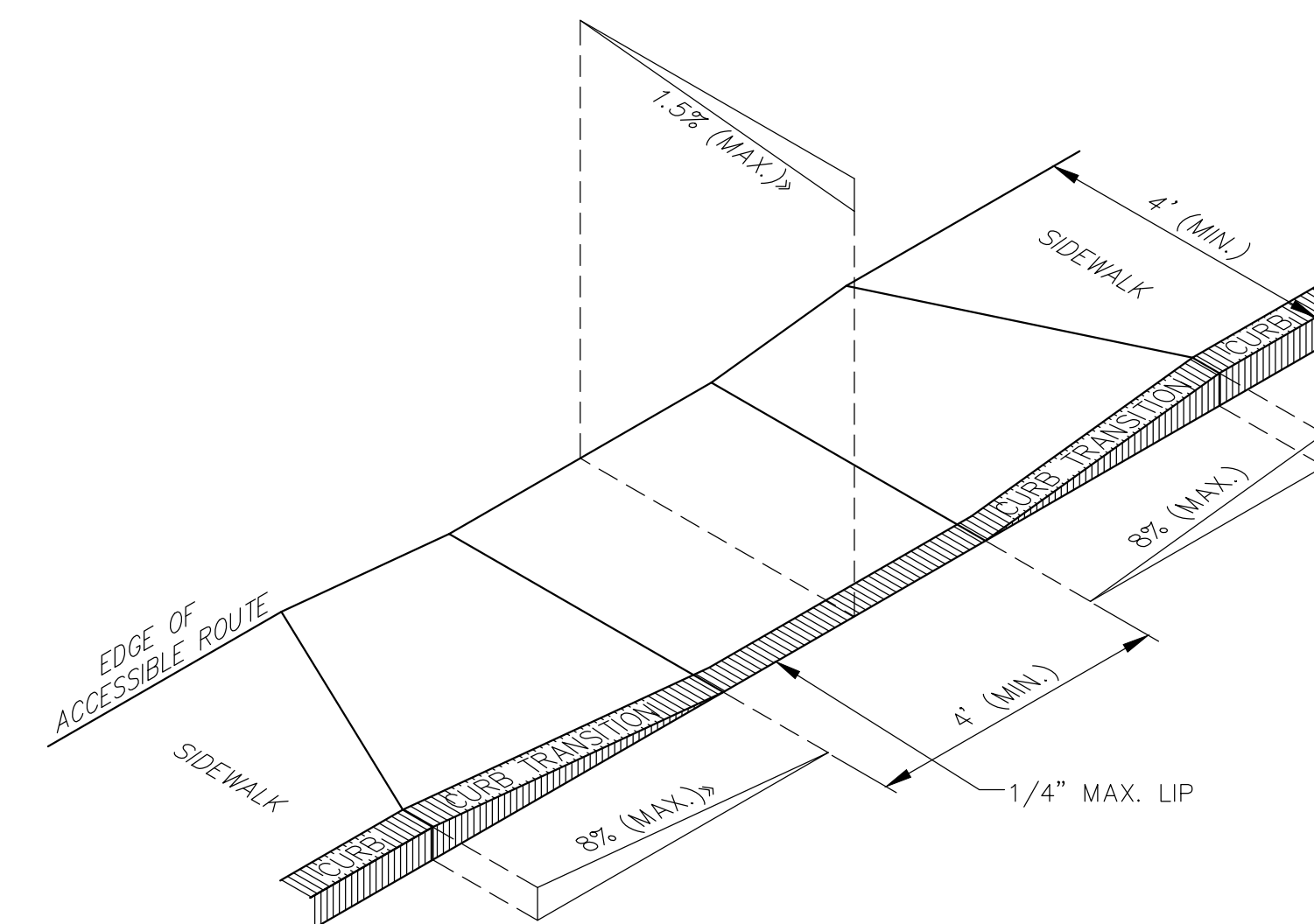
**VERTICAL CURB SECTION**  
N.T.S.



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

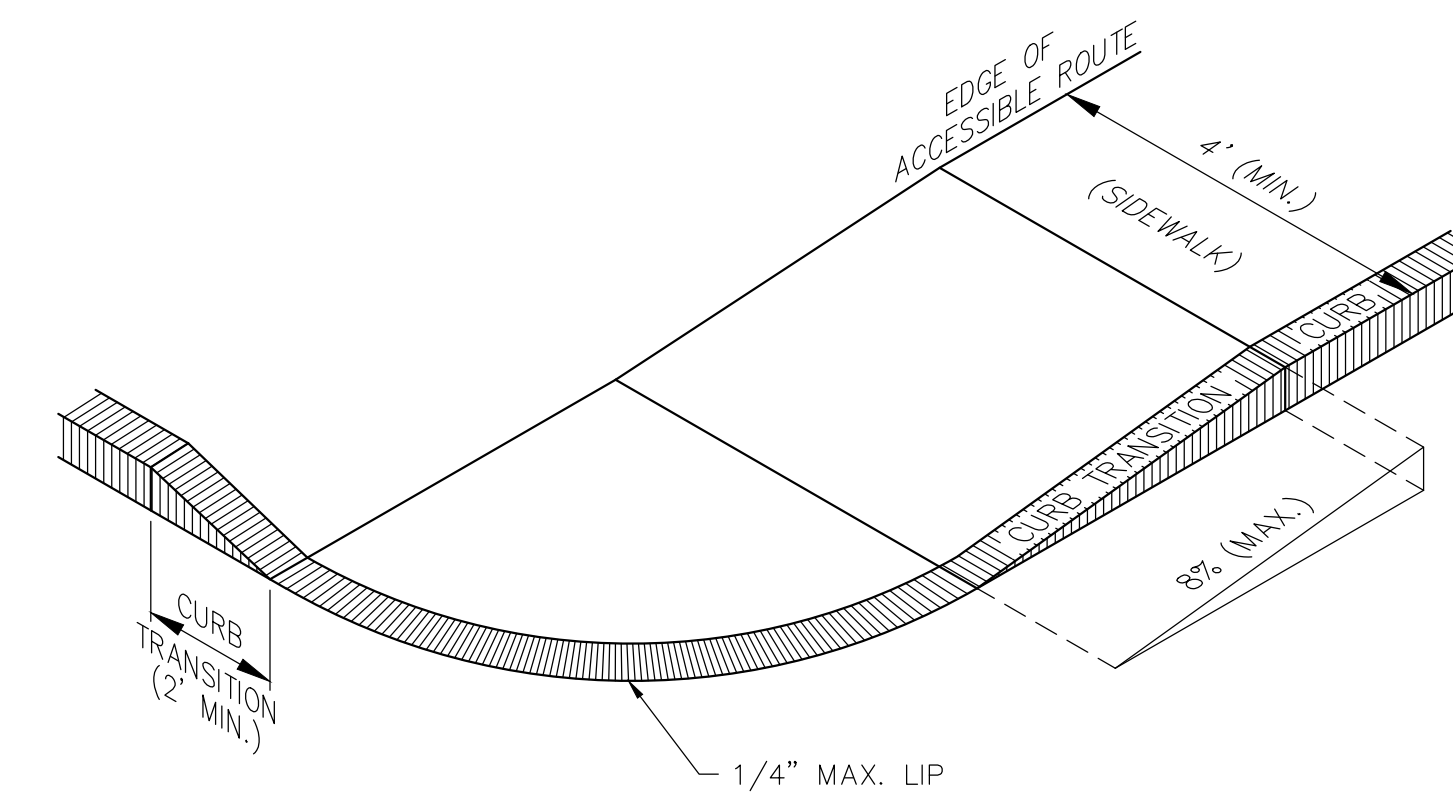


**TYPICAL REINFORCED RETAINING WALL SECTION**  
N.T.S.



- 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.



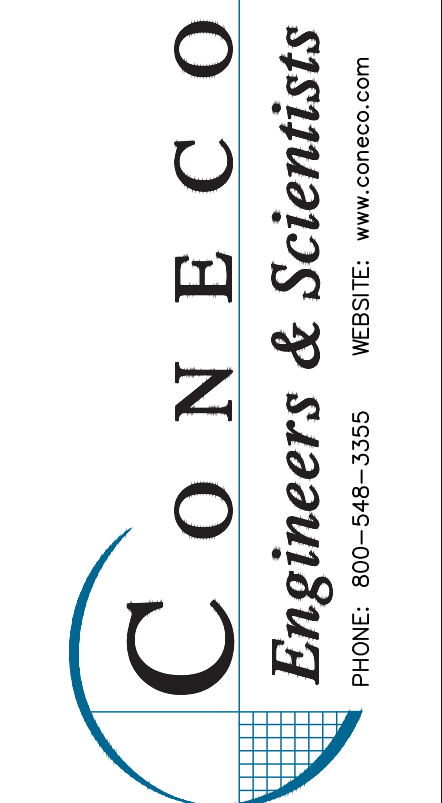
- NOTES:
- THE MAXIMUM ALLOWABLE ROUTE (SIDEWALK) AND CURB RAMP CROSS SLOPES SHALL BE 1.5%.
  - THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMPS SHALL BE 5%.
  - THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE CURB RAMPS SHALL BE 8%.
  - A MINIMUM OF 3 FEET CLEAR SHALL BE MAINTAINED 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.

11/17/2023	
DR/CK	
REVISIONS	
NO.	DATE
1	11/17/23
DESCRIPTION	
PEER REVIEW COMMENTS	

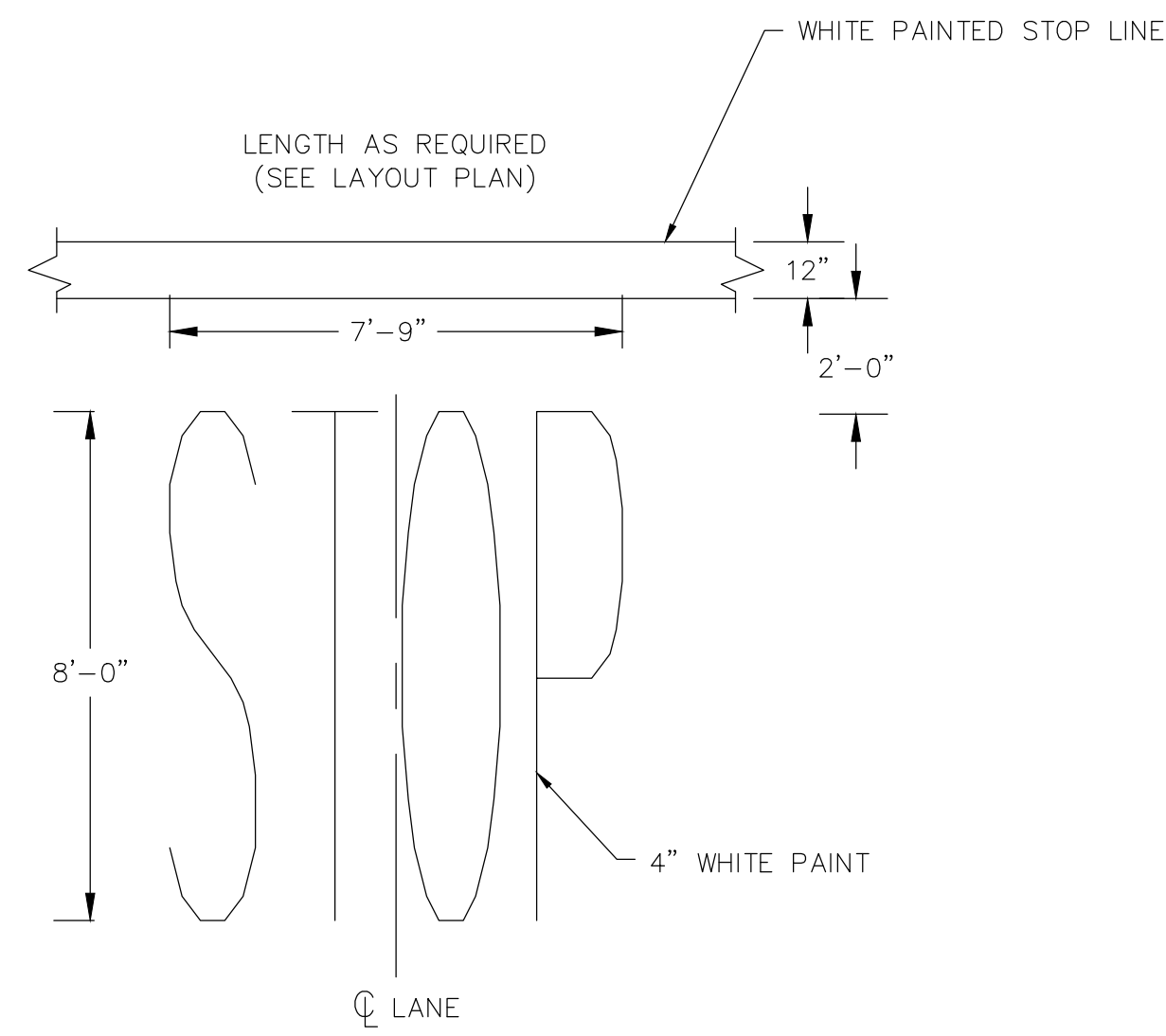
PREPARED FOR:  
NEPONSET VILLAGE LLC  
4 FIRST STREET  
BRIDGEWATER, MASSACHUSETTS 02324

PROJECT:  
NEPONSET VILLAGE  
5 PLEASANT STREET  
WALPOLE, MASSACHUSETTS 02081



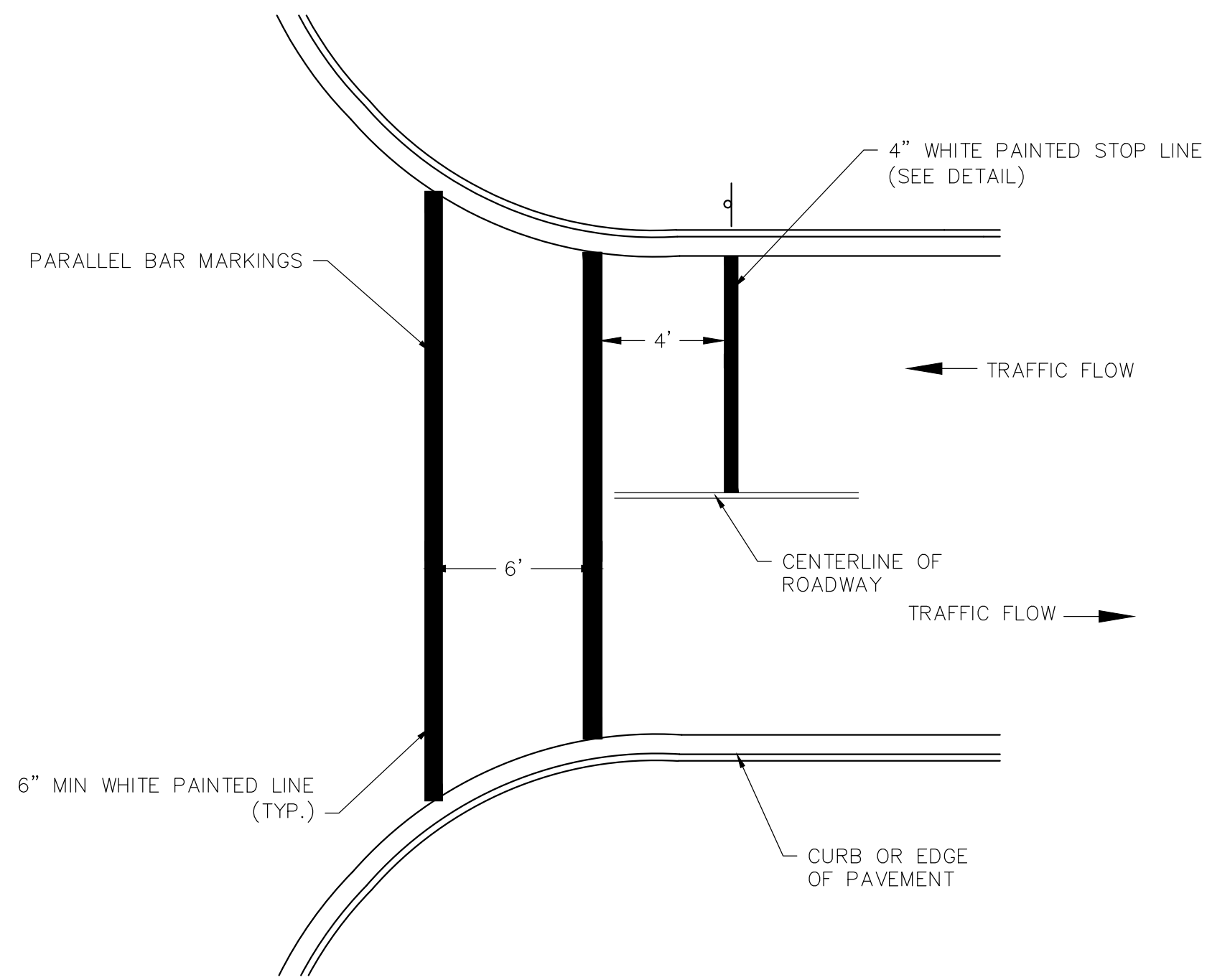
DATE	9/12/2023
DESIGNED: BTM	CHECKED: DJD
DRAFTED: BTM	IN CHARGE: DJD
SCALE:	N.T.S.
PROJECT NO.	10365.0
SHEET NO.	





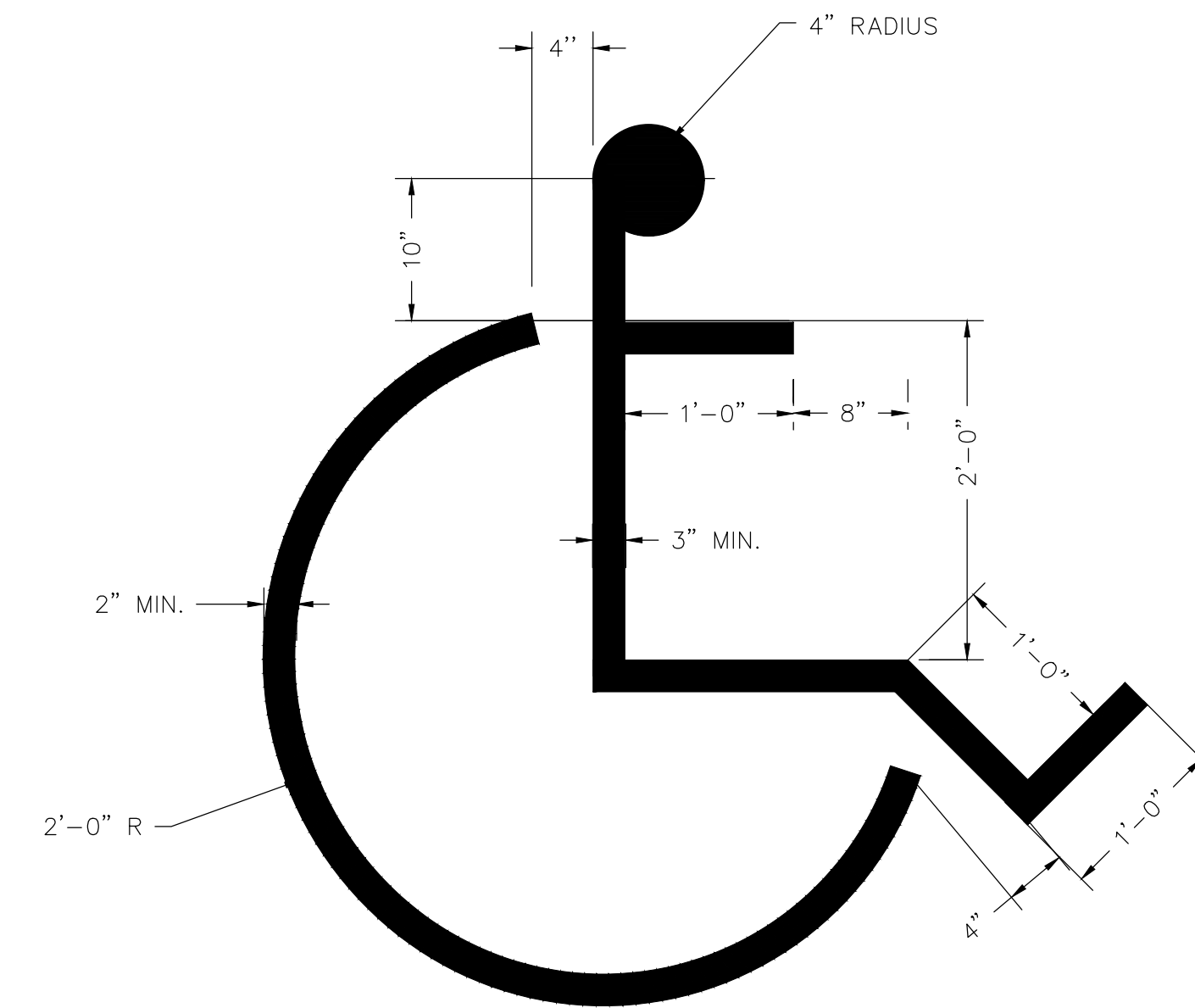
NOTE:  
PAVEMENT MARKINGS TO BE INSTALLED IN  
LOCATIONS SHOWN ON THE PLANS

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



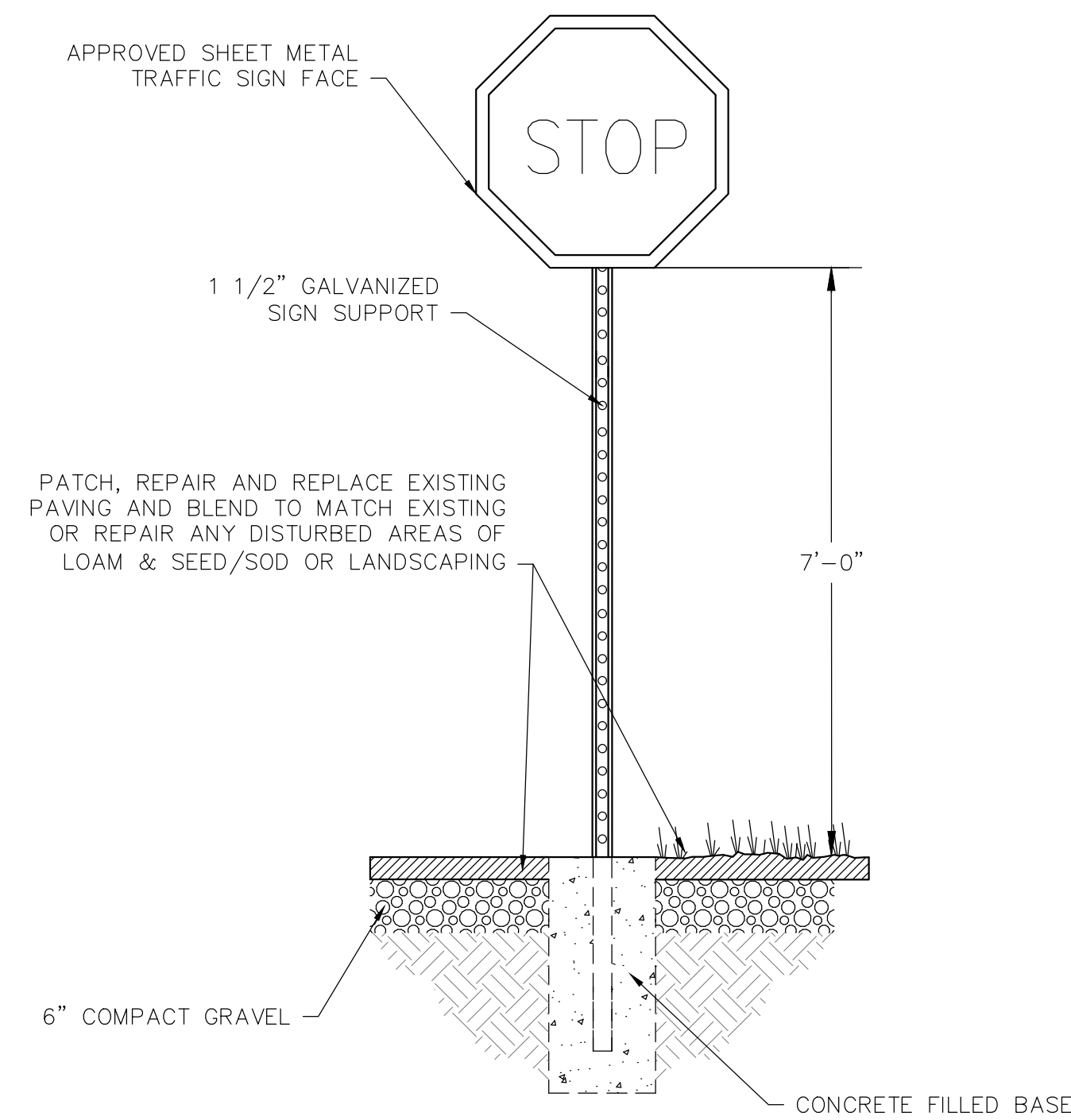
NOTE:  
PAVEMENT MARKINGS TO BE INSTALLED IN  
LOCATIONS SHOWN ON THE PLANS.

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

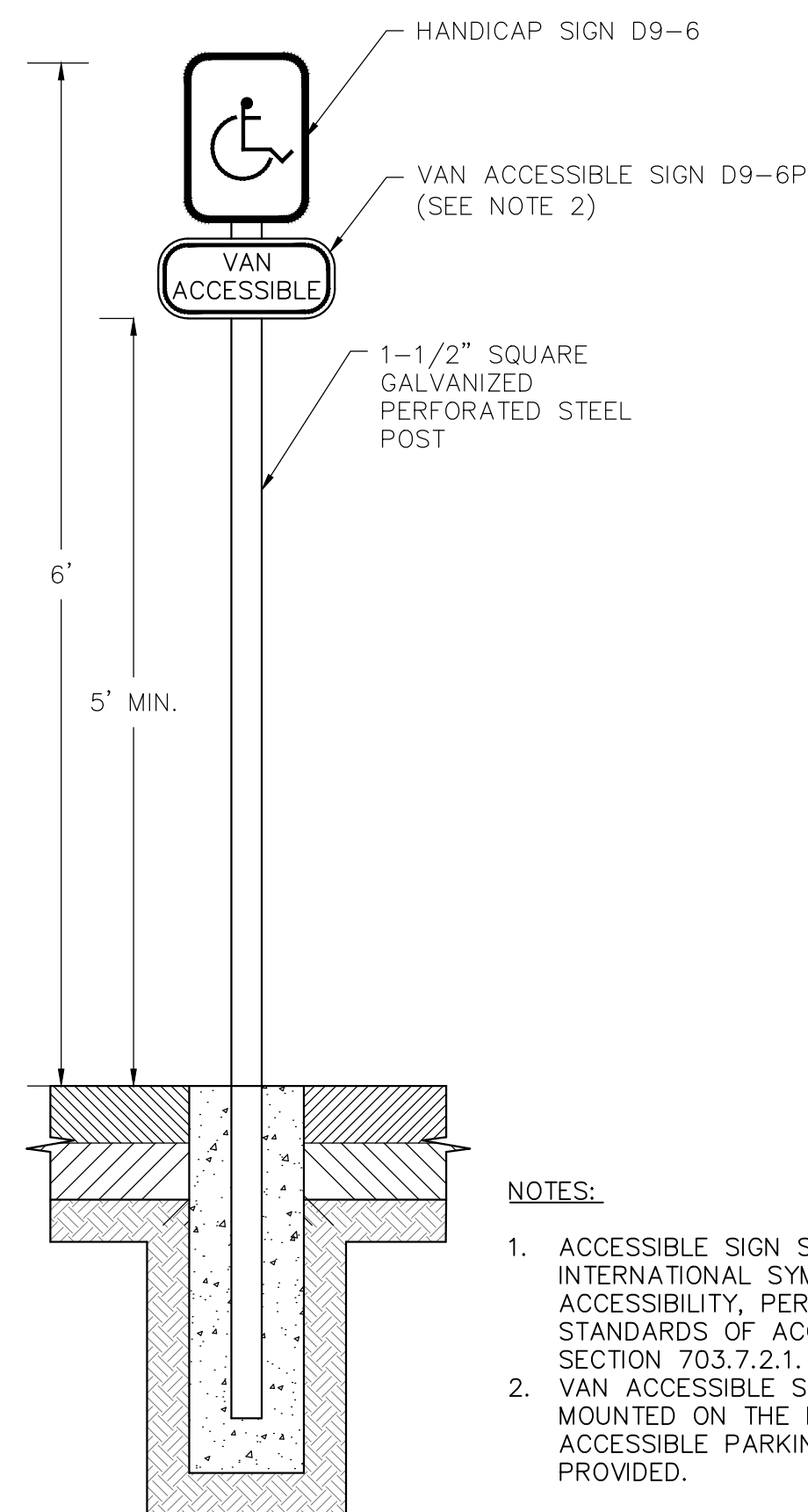


NOTE:  
1. SYMBOL SHALL BE CENTERED  
IN THE PARKING STALL.  
2. SYMBOL SHALL BE BLUE.

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



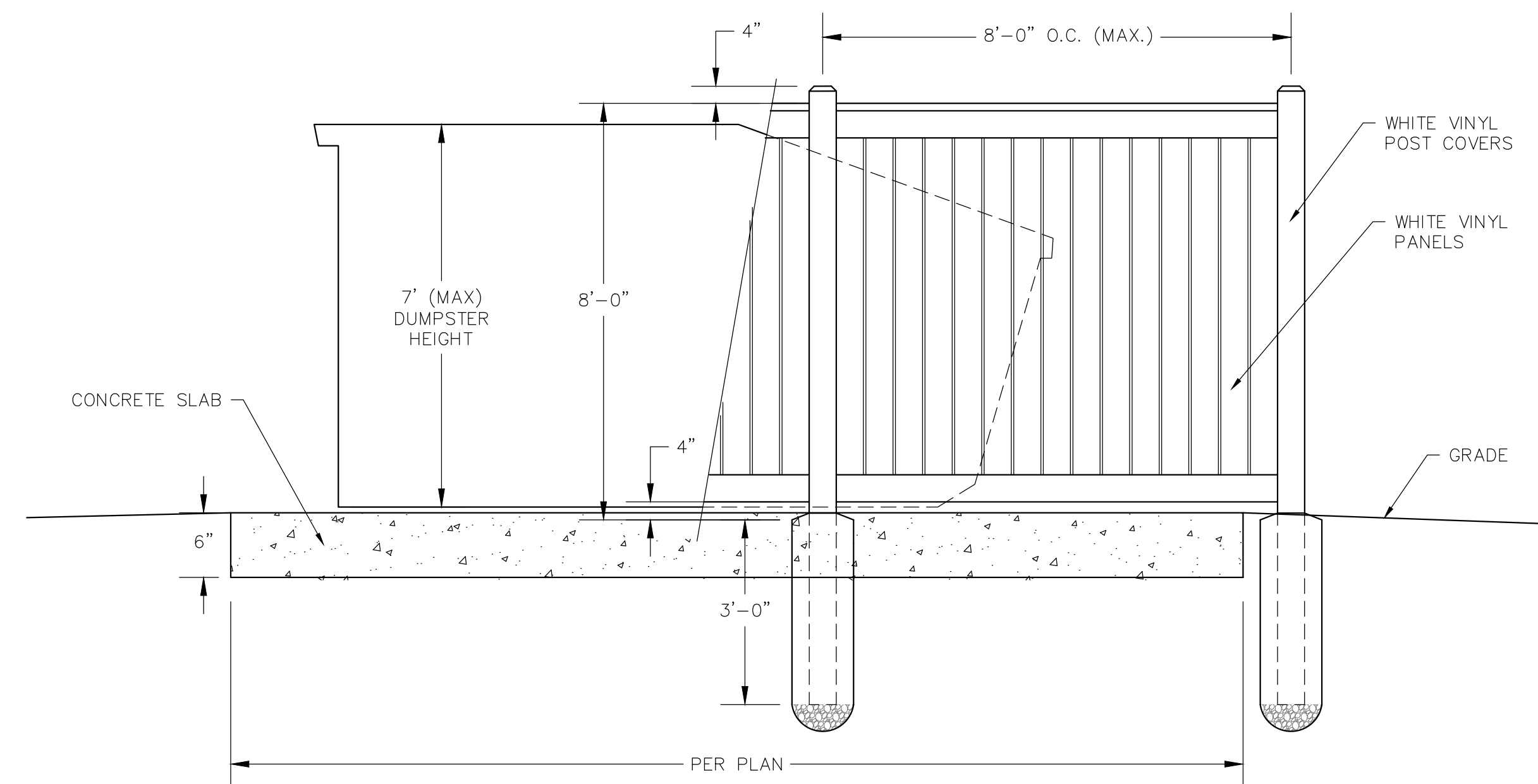
**STOP SIGN (R1-1)**  
N.T.S.



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.

11/17/2023			
NO.	DATE	DESCRIPTION	DR/CK
1	11/17/23	PEER REVIEW COMMENTS	

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

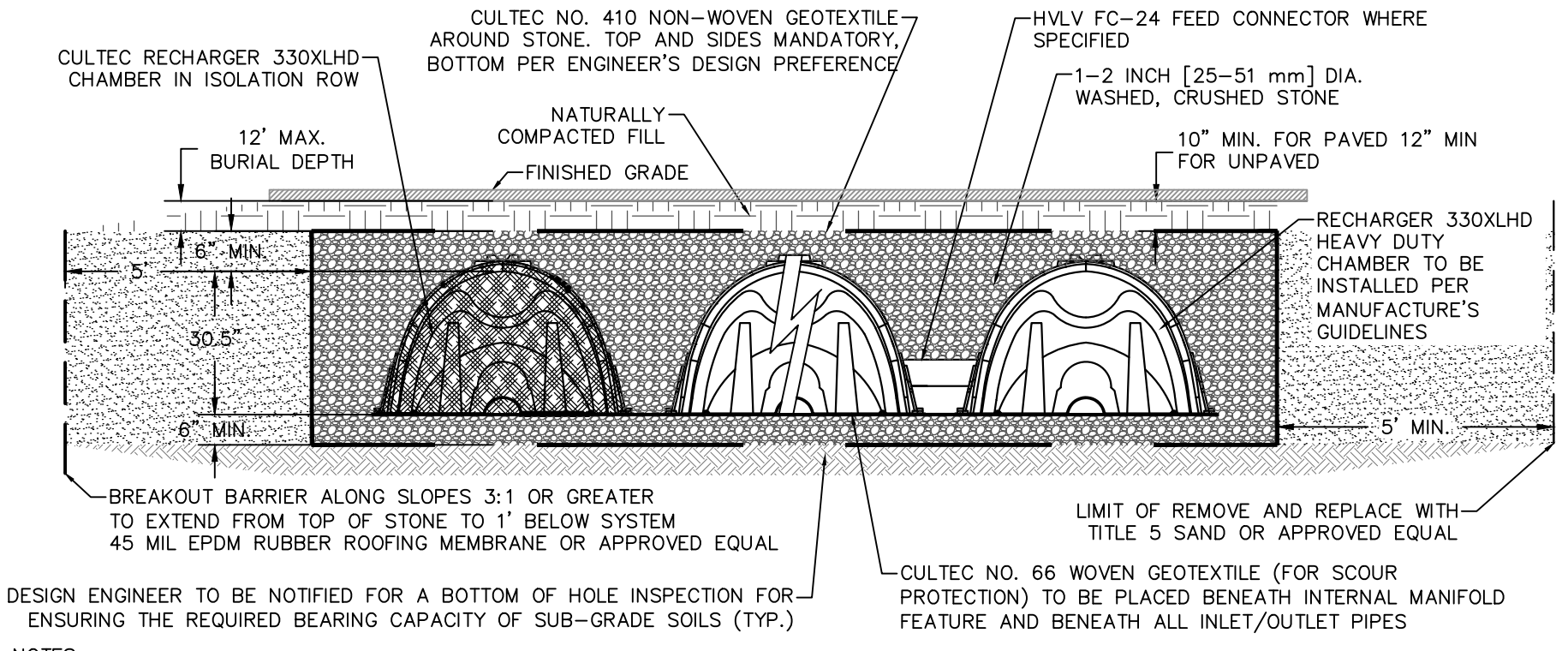
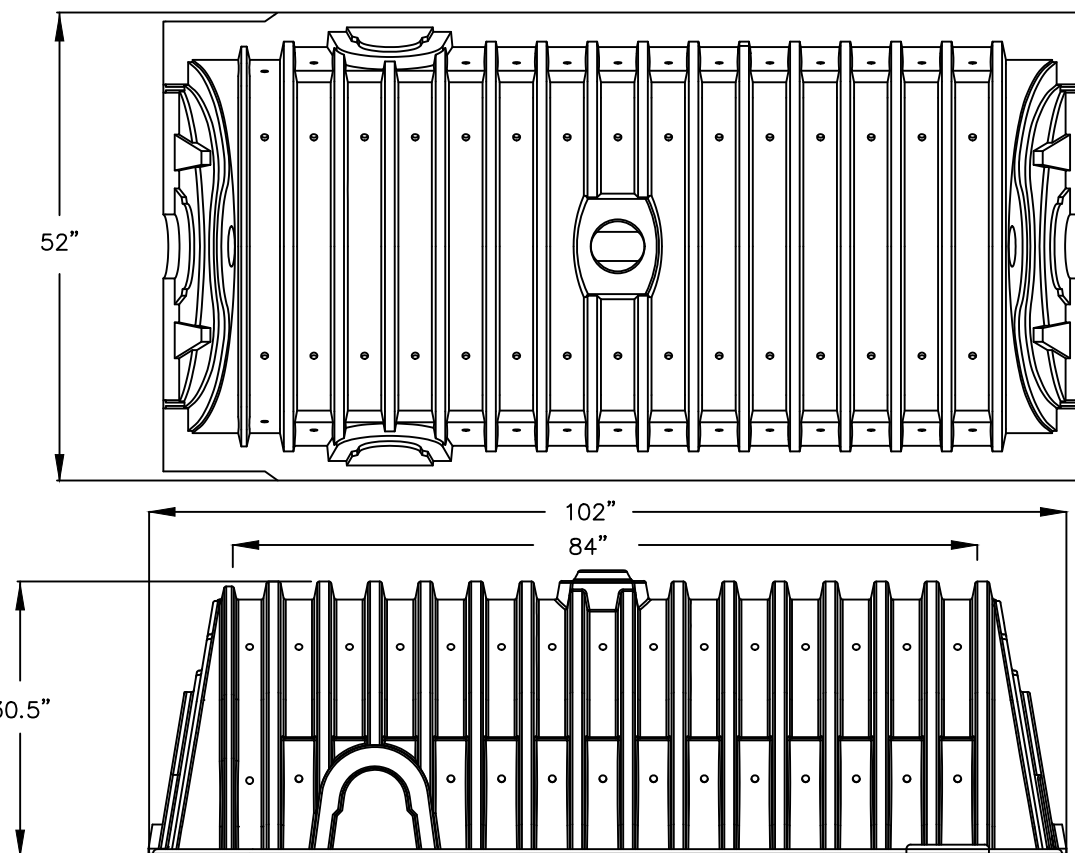
PROJECT:  
NEPONSET VILLAGE  
5 PLEASANT STREET  
WALPOLE, MASSACHUSETTS 02081

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:	N.T.S.
PROJECT NO.	10365.0
SHEET NO.	

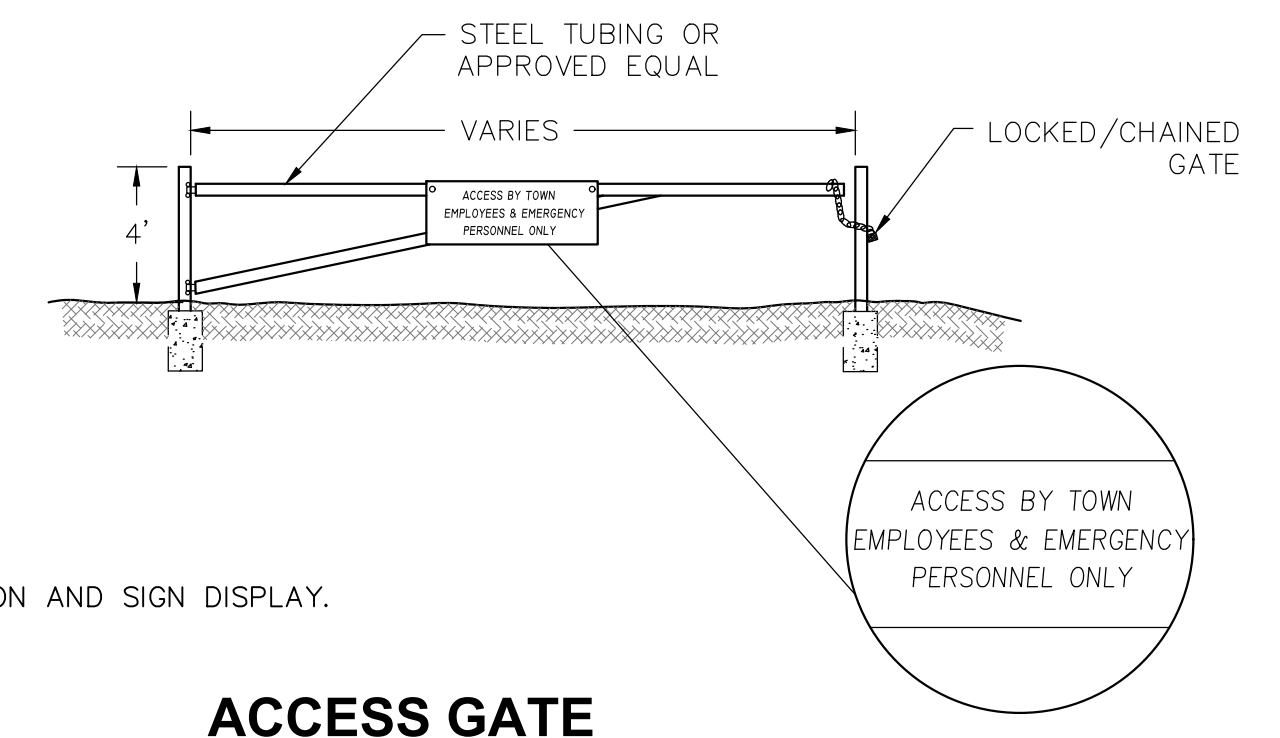




DESIGN ENGINEER TO BE NOTIFIED FOR A BOTTOM OF HOLE INSPECTION FOR ENSURING THE REQUIRED BEARING CAPACITY OF SUB-GRADE SOILS (TYP.)

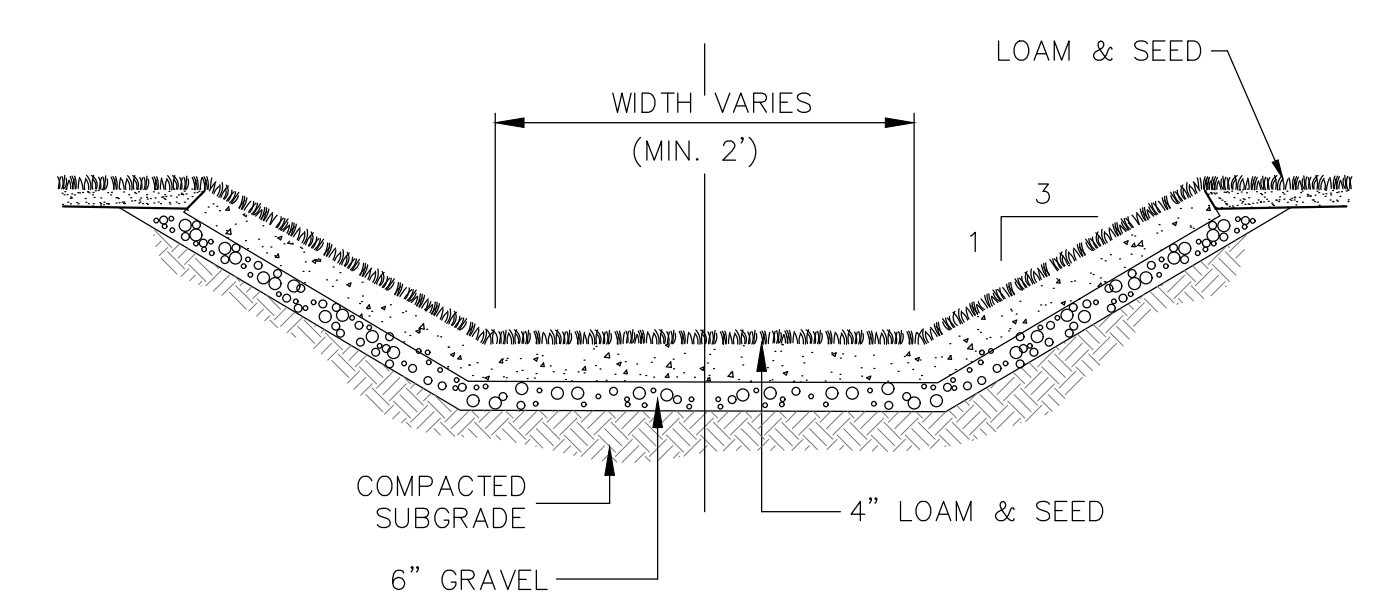
NOTES:  
 1. INSTALL INSPECTION PORT TO GRADE WITH IRRIGATION STYLE ROAD BOX.  
 2. ALL DELETERIOUS MATERIAL INCLUDING TOP SOIL, ORGANICS, TRASH, FILL ETC. SHALL BE REMOVED UNTIL NATURAL IN SITU MATERIAL IS ENCOUNTERED PRIOR TO CONSTRUCTION OF THE DETENTION BASIN. REFER TO TEST PIT LOGS FOR APPROXIMATE 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.

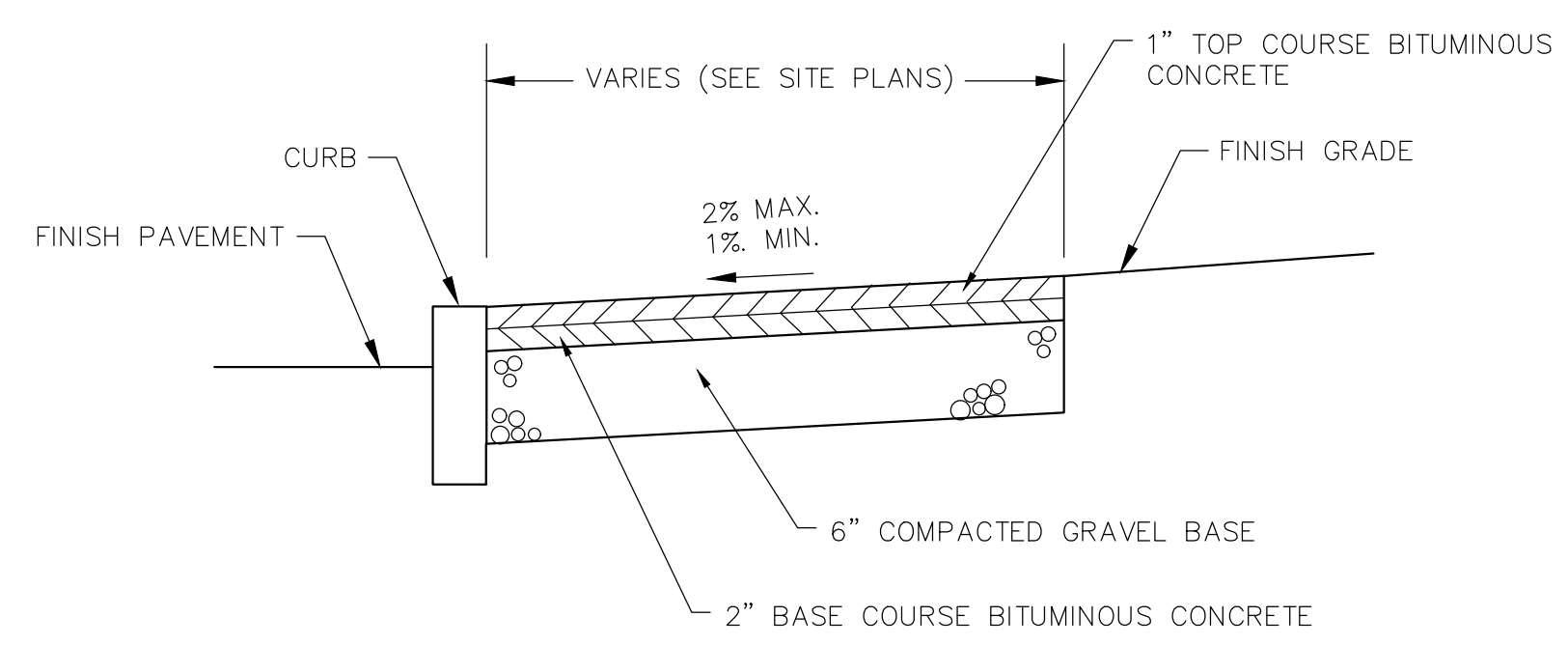


NOTE:  
SEE SITE PLAN FOR GATE LOCATION AND SIGN DISPLAY.

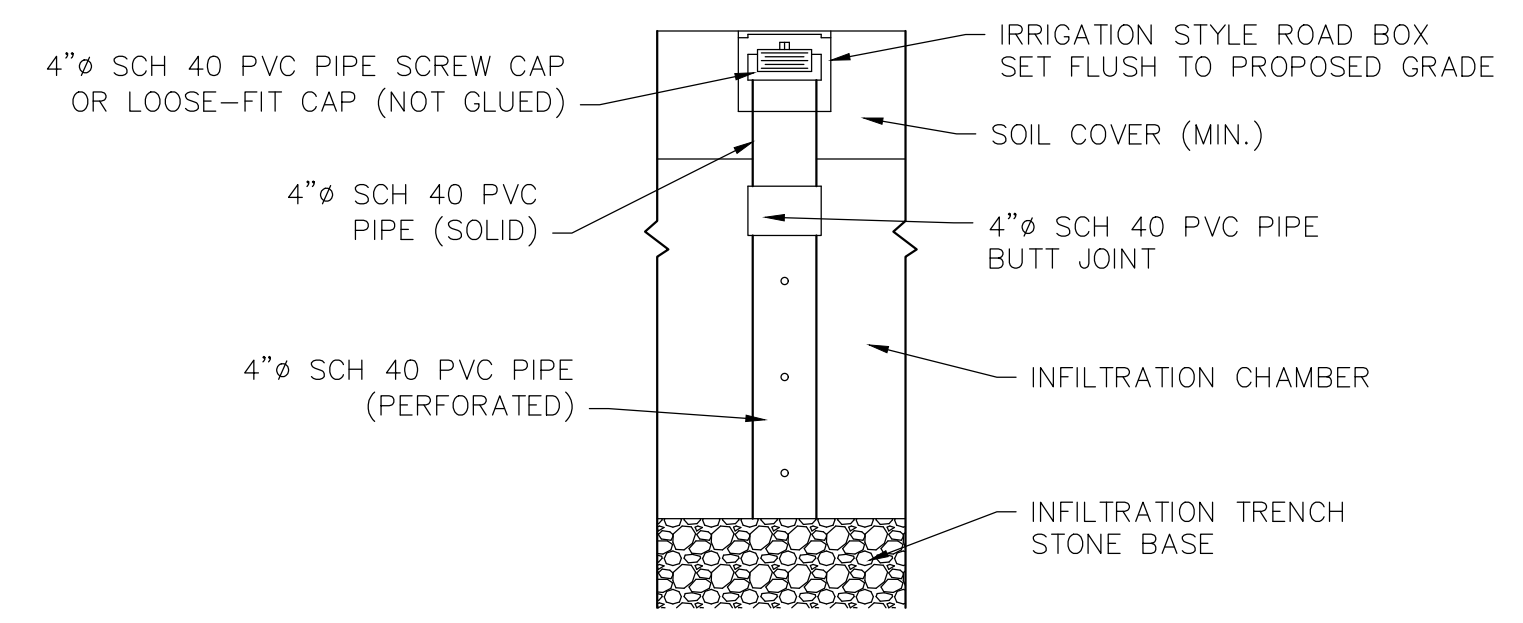
**ACCESS GATE**  
N.T.S.



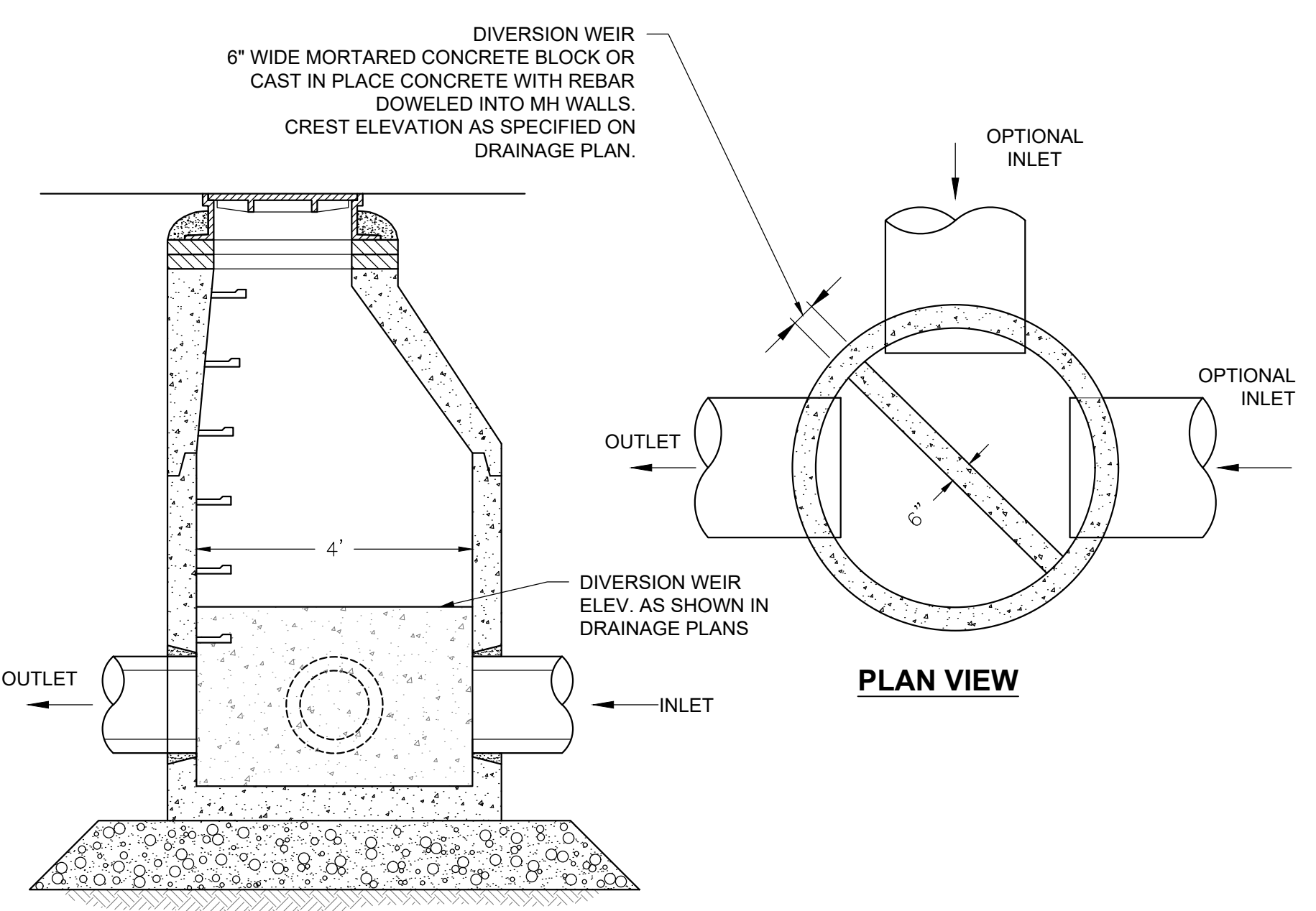
**GRASS SWALE**  
N.T.S.



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



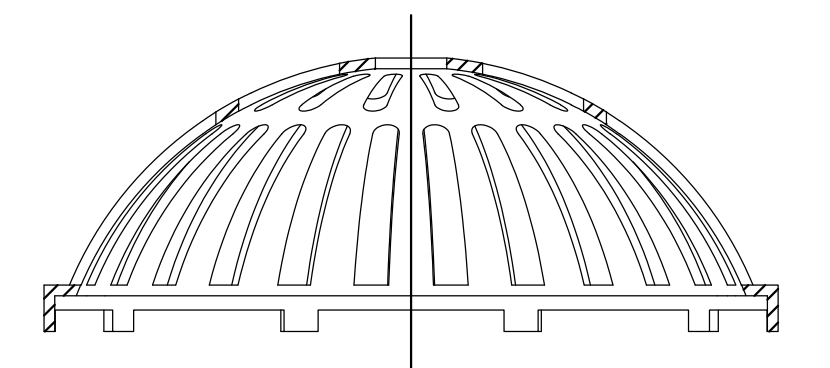
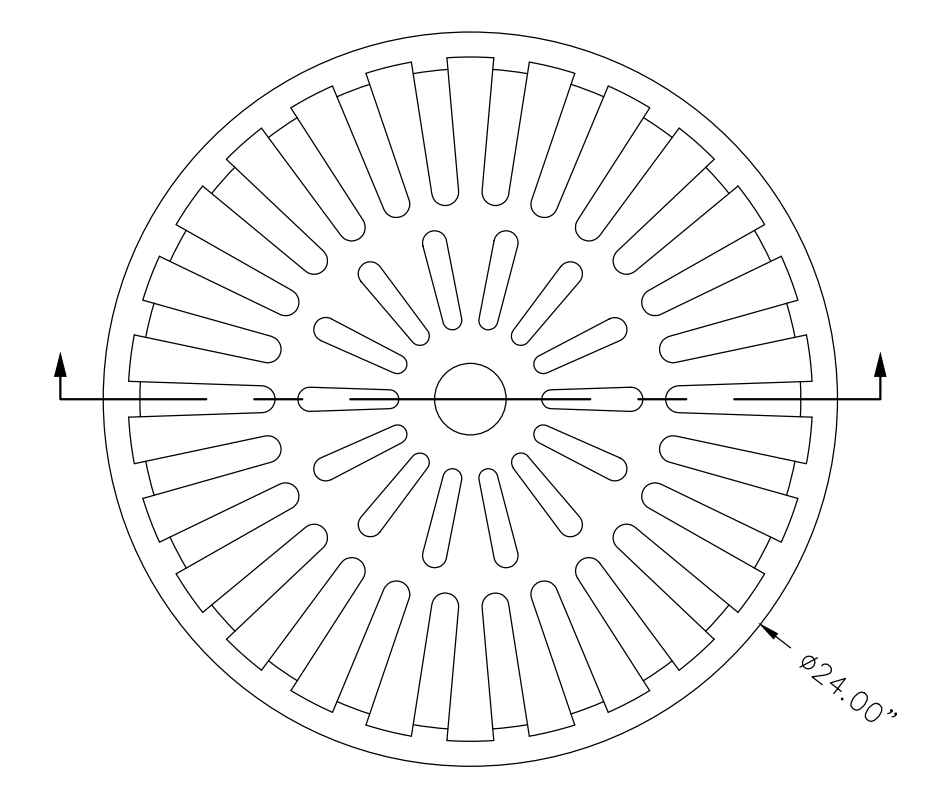
**INSPECTION PORT DETAIL**  
N.T.S.



**SECTION**

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

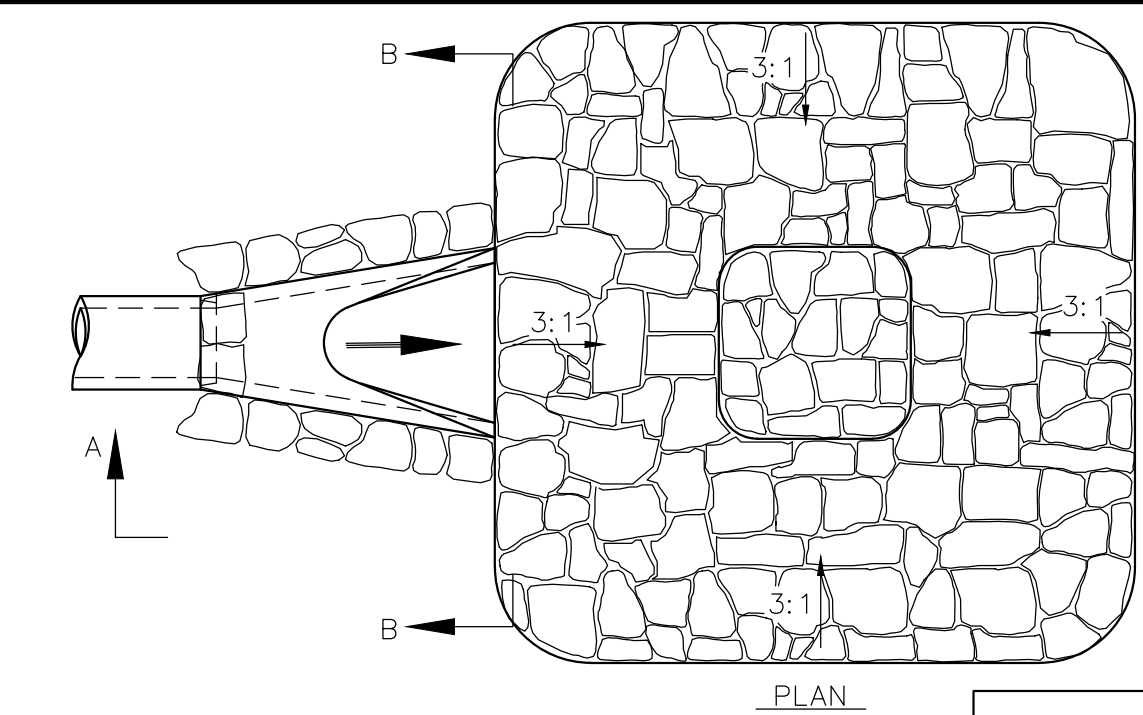
**DIVERSION WEIR DRAIN MANHOLE (WMH)**  
N.T.S.



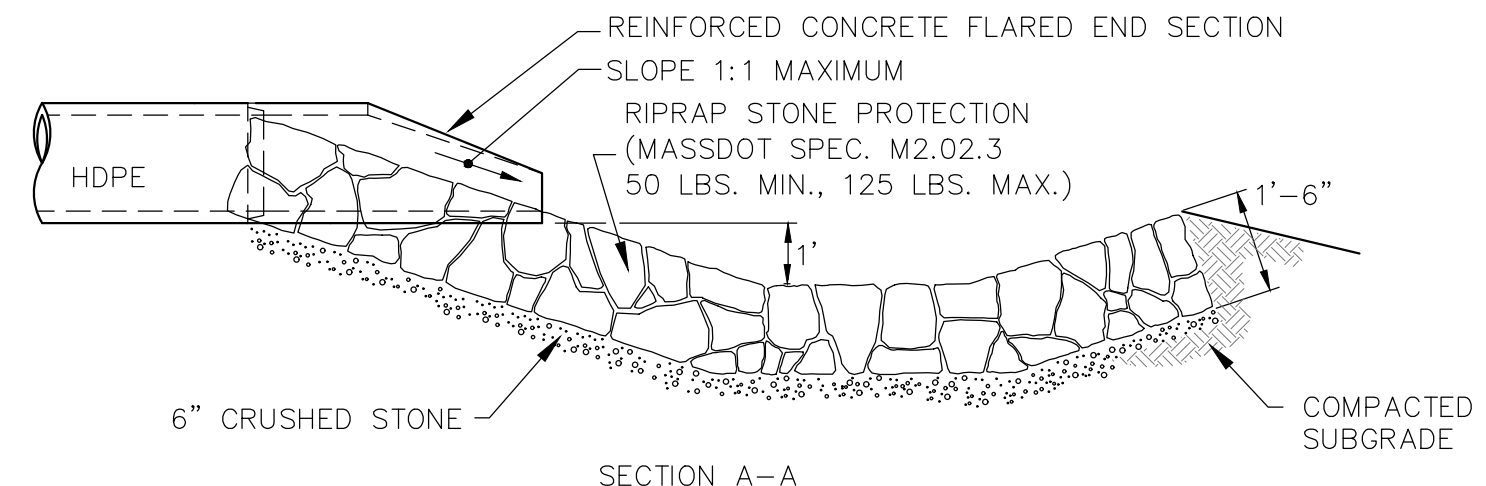
**SECTION A-A**

**DOME GRATE**  
N.T.S.

NOTES:  
 1. FINAL DESIGN TO BE COORDINATED WITH DESIGN ENGINEER



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
1	11/17/23	PEER REVIEW COMMENTS	

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

PROJECT NO.:  
 10365.0

DATE:  
 11/17/2023

DESIGNED BY:  
 BTM

CHECKED BY:  
 DJD

DRAWN BY:  
 BTM

DATE:  
 11/17/2023

PROJECT NO.:  
 10365.0

SHEET NO.:  
 17

PROJECT:  
 NEPONSET VILLAGE  
 5 PLEASANT STREET  
 WALPOLE, MASSACHUSETTS 02081

DATE:  
 9/12/2023

DESIGNED BY:  
 BTM

CHECKED BY:  
 DJD

DRAWN BY:  
 BTM

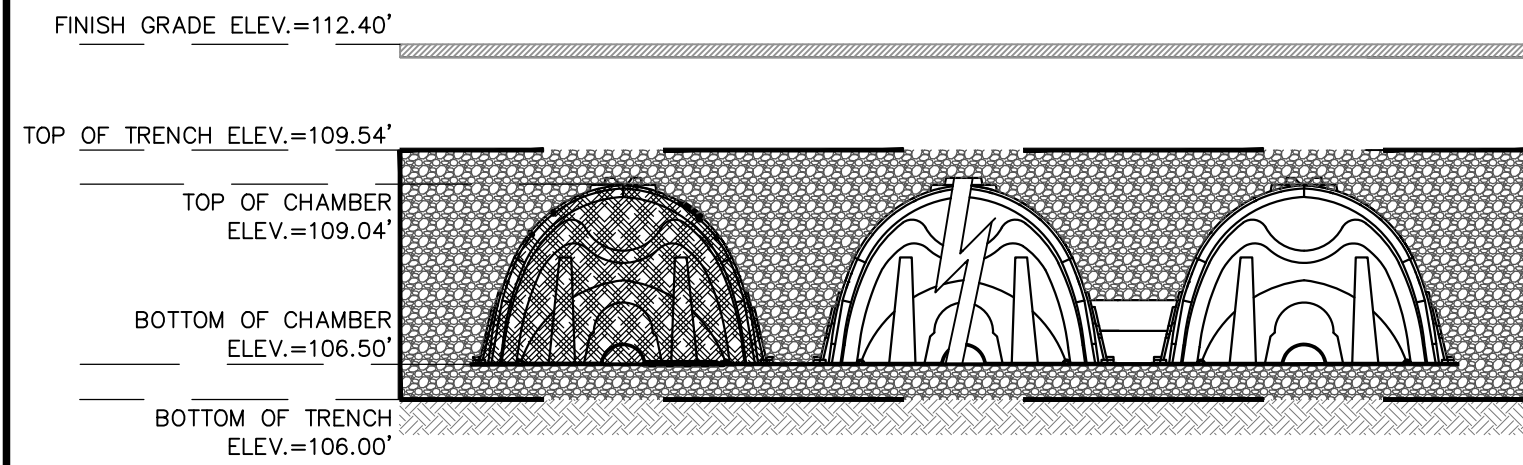
DATE:  
 9/12/2023

PROJECT NO.:  
 10365.0

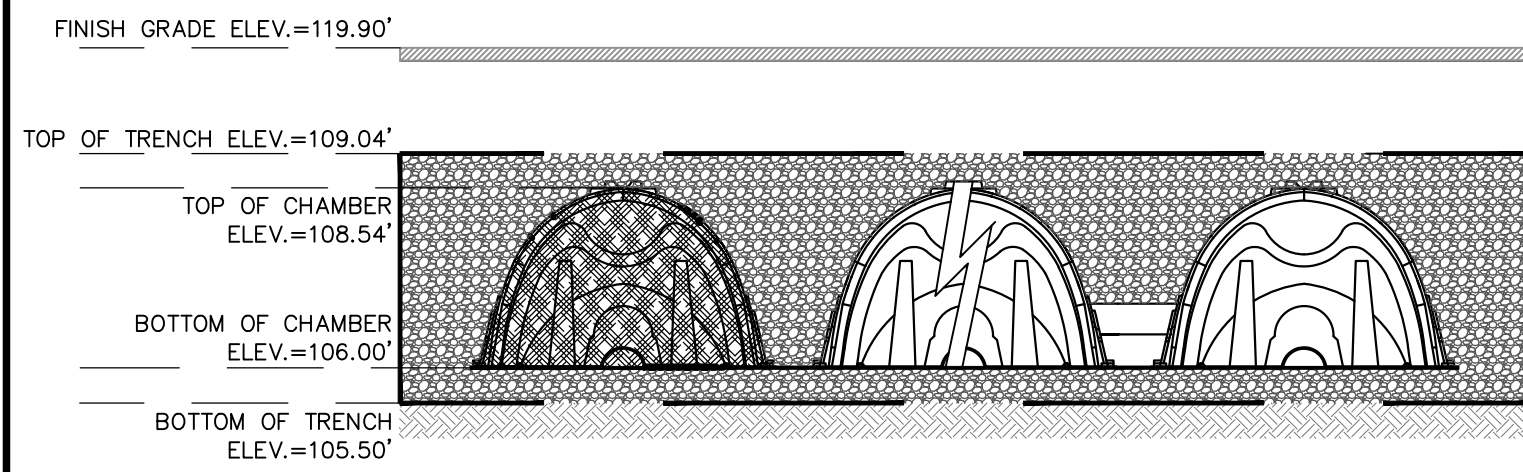
SHEET NO.:  
 17

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

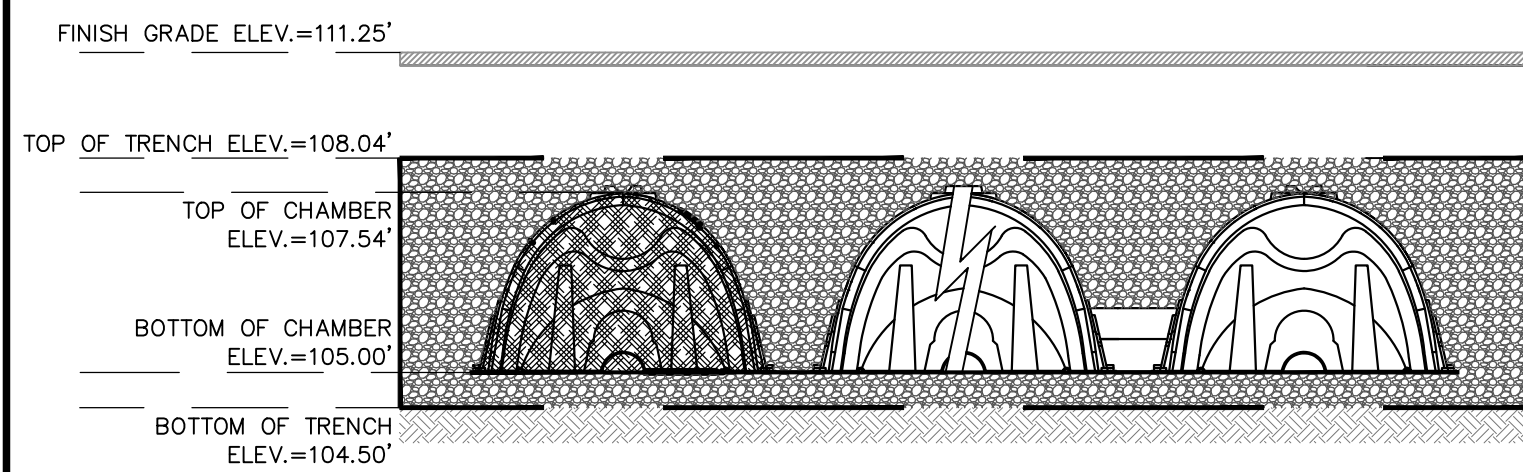




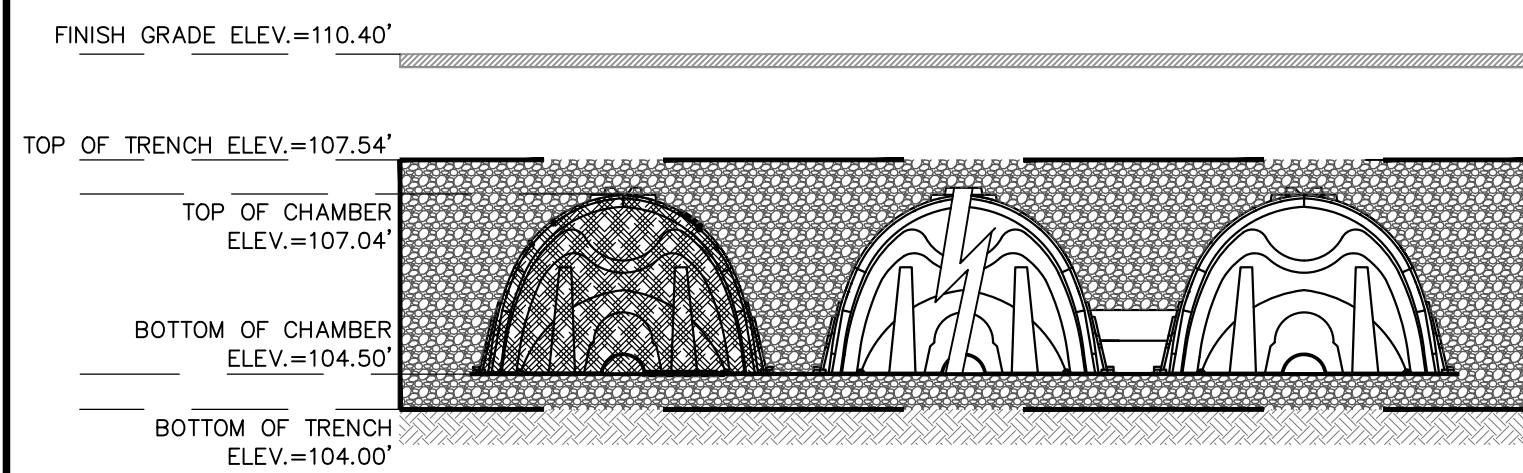
**INFILTRATION SYSTEM A (IS-A)**  
N.T.S.



**INFILTRATION SYSTEM B (IS-B)**  
N.T.S.



**INFILTRATION SYSTEM C (IS-C)**  
N.T.S.



**INFILTRATION SYSTEM D (IS-D)**  
N.T.S.

11/17/2023

REVISIONS	
NO.	DESCRIPTION
1	11/17/23 PEER REVIEW COMMENTS

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

DRAWING:  
DETAILS  
SHEET 7 OF 7

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.	18



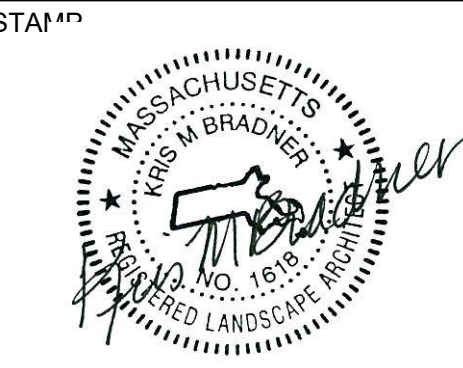
**GENERAL INFORMATION**

1. SITE SAFETY AND PEDESTRIAN SAFETY IS OF EXTREME IMPORTANCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXECUTING THE WORK IN A SAFE MANNER AND WILL BE EXPECTED TO SCHEDULE THE WORK AS REQUIRED TO ACCOMMODATE CAMPUS ACTIVITIES WHILE MAINTAINING THE PROJECT SCHEDULE.
2. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLIANCE WITH ALL OSHA REGULATIONS, COMPLIANCE IS MANDATORY.
3. CONSTRUCTION FENCING SHALL BE ERECTED AND MAINTAINED BY THE CONTRACTOR AND APPROVED BY THE OWNER PRIOR TO THE COMMENCEMENT OF WORK.
4. VEHICULAR TRAFFIC OR PARKING OF CONSTRUCTION VEHICLES UNDER THE DRIP LINES (IN OR OUT OF THE CONSTRUCTION LIMITS) OF TREES IS STRICTLY PROHIBITED AND VEHICLES MAY BE TOWED. REFER TO TREE PROTECTION DETAILS AND SPECIFICATIONS.
5. UNFORESEEN CONDITIONS ARE INHERENT TO UNDERGROUND WORK AND ARE TO BE EXPECTED WITH THIS PROJECT. THE CONTRACTOR WILL RESPOND TO UNFORESEEN CONDITIONS AND PROVIDE THE NEEDED MANPOWER AND EQUIPMENT NECESSARY TO COMPLETE THE PROJECT BY THE CONTRACT COMPLETION DATE.
6. STAKING SHALL BE PROVIDED AND PAID FOR BY THE CONTRACTOR. STAKING TO BE PERFORMED BY LICENSED LAND SURVEYOR.
7. SITE CLEAN-UP SHALL BE PERFORMED ON A DAILY BASIS. SIDEWALKS, PARKING LOTS, ROADWAYS, ETC. SHALL BE KEPT CLEAN AT ALL TIMES. NEWLY INSTALLED LANDSCAPE AREAS SHALL BE KEPT FREE OF LITTER AND CONSTRUCTION EQUIPMENT AND MATERIALS.
8. IT IS INTENDED THAT ALL COSTS OF MATERIALS, EQUIPMENT, TOOLS, LABOR AND INCIDENTALS BE PAID FOR UNDER THE ITEMS LISTED ON THE BIDDER'S PROPOSAL. BEFORE SUBMITTING A BID ON THIS PROJECT, THE CONTRACTOR SHALL EXAMINE ALL DRAWINGS, SPECIFICATIONS, SPECIAL PROVISIONS AND THE JOB SITE. IF ANY DISCREPANCIES OR DELETIONS OCCUR IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL REPORT SAME TO THE OWNERS REPRESENTATIVE IN WRITING AND OBTAIN WRITTEN CLARIFICATION AND/OR INSTRUCTIONS ON HOW TO PROCEED.
9. WORK WHICH DOES NOT CONFORM TO THE REQUIREMENTS OF THE CONTRACT WILL BE CONSIDERED UNACCEPTABLE. UNACCEPTABLE WORK, WHETHER THE RESULT OF POOR WORKMANSHIP, USE OF DEFECTIVE MATERIALS, DAMAGE THROUGH CARELESSNESS OR ANY OTHER CAUSE, FOUND TO EXIST PRIOR TO THE FINAL ACCEPTANCE OF THE WORK, SHALL BE REMOVED AND REPLACED IN AN ACCEPTABLE MANNER, AS REQUIRED BY THE OWNERS REPRESENTATIVE OR LANDSCAPE ARCHITECT AT THE CONTRACTOR'S EXPENSE. WORK DONE CONTRARY TO THE INSTRUCTIONS. WORK DONE BEYOND THE LINES SHOWN ON THE PLANS OR ANY EXTRA WORK DONE WITHOUT AUTHORITY WILL NOT BE PAID FOR.
10. CONTRACTOR SHALL REVIEW ALL DRAWINGS AND SPECIFICATIONS TO DETERMINE THE TOTAL SCOPE OF WORK AND ALL REQUIRED COORDINATION PRIOR TO SUBMITTING THEIR BID PROPOSAL, AND PRIOR TO COMMENCING WORK.
11. THE LOCATIONS OF ALL KNOWN UNDERGROUND UTILITIES ARE NOTED ON THE DRAWINGS. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES, AS SHOWN ON THESE PLANS, IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR, PRIOR TO THE START OF CONSTRUCTION, SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES IN THE FIELD. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY, AND "DIG SAFE" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST THE EXACT FIELD LOCATION OF UTILITIES. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED, IN WRITING, OF ANY UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTIONS TAKEN BEFORE PROCEEDING WITH THE WORK. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLAN.

**MATERIAL NOTES:**

1. THE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION ELEMENTS INCLUDING UTILITY LOCATIONS AND REQUIRED SLEEVING PRIOR TO INSTALLATION. VERIFY CRITICAL DIMENSIONS, REFERENCE POINT LOCATIONS AND CONSTRUCTION CONDITIONS PRIOR TO INITIATING CONSTRUCTION. TEMPORARY BENCHMARKS OR REFERENCE POINTS SHALL BE SET BY THE CONTRACTOR AS NECESSARY. NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY SHOULD ANY DISCREPANCY ARISE AND REDIRECT WORK TO AVOID DELAYS.
2. THE INTERFACE OF ALL PROPOSED IMPROVEMENTS TO EXISTING SHALL CONFORM AND BE SMOOTH AND UNIFORM.
3. ALL REINFORCING, FORMS, DOWELS AND STAKING SHALL BE SECURED IN PLACE AND ACCEPTED BY OWNER'S REPRESENTATIVE PRIOR TO PLACING ANY CONCRETE.
4. CONCRETE FINISHES SHALL BE AS NOTED. MOCKUPS SHALL BE PROVIDED PER THE SPECIFICATIONS.
5. ALL CHANGES IN SURFACE MATERIALS SHALL NOT HAVE A VERTICAL LEVEL CHANGE EXCEEDING 1/4" ABOVE FINISHED FLOOR OR 1/2" BEVELED WITH A MAXIMUM SLOPE OF 1:2.
6. REFER TO LANDSCAPE PLANS AND DETAILS FOR PLANTING AND PLANTING RELATED AMENITIES.
7. REFER TO CIVIL PLANS FOR INFORMATION REGARDING ROADWAY, CURBS, WALLS, SIDEWALKS, CROSSWALKS, UTILITIES, GRADING AND PHASING PLANS.
8. REFER TO ELECTRICAL PLANS FOR LIGHTING SHOWN ON THIS PLAN, LIGHTING IS FOR REFERENCE ONLY.

NEPONSET VILLAGE LANDSCAPE SET		
1	L1.21	HARDSCAPE & MATERIALS PLAN
2	L1.22	SITE LIGHTING PLAN
3	L1.23	SITE LIGHTING PLAN
4	L3.01	DETAILS
5	LP1.21	PLANTING PLAN
6	LP3.01	PLANTING DETAILS
7	LP3.02	PLANTING DETAILS



PROJECT NAME  
**NEPONSET VILLAGE**

PROJECT ADDRESS  
5 PLEASANT STREET  
WALPOLE, MA 02081

NO.	REVISIONS	DATE
1	DESCRIPTION	03/10/2023

SUBMITTAL	DATE

DRAWN BY: JL  
CHECKED BY: AC  
DATE ISSUED: NOV. 2023  
SCALE:  
PROJ. NO. R1030

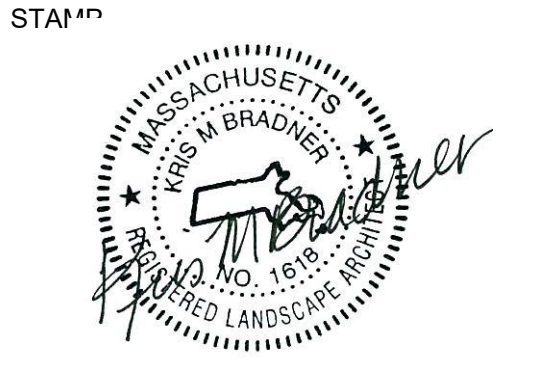
SHEET TITLE  
**COVER SHEET/GENERAL INFORMATION**

SHEET NO.  
**L1.01**









PROJECT NAME  
**NEPONSET VILLAGE**

PROJECT ADDRESS  
5 PLEASANT STREET  
WALPOLE, MA 02081

NO.	REVISIONS	DATE
1	DESCRIPTION	03/10/2023

SUBMITTAL	DATE

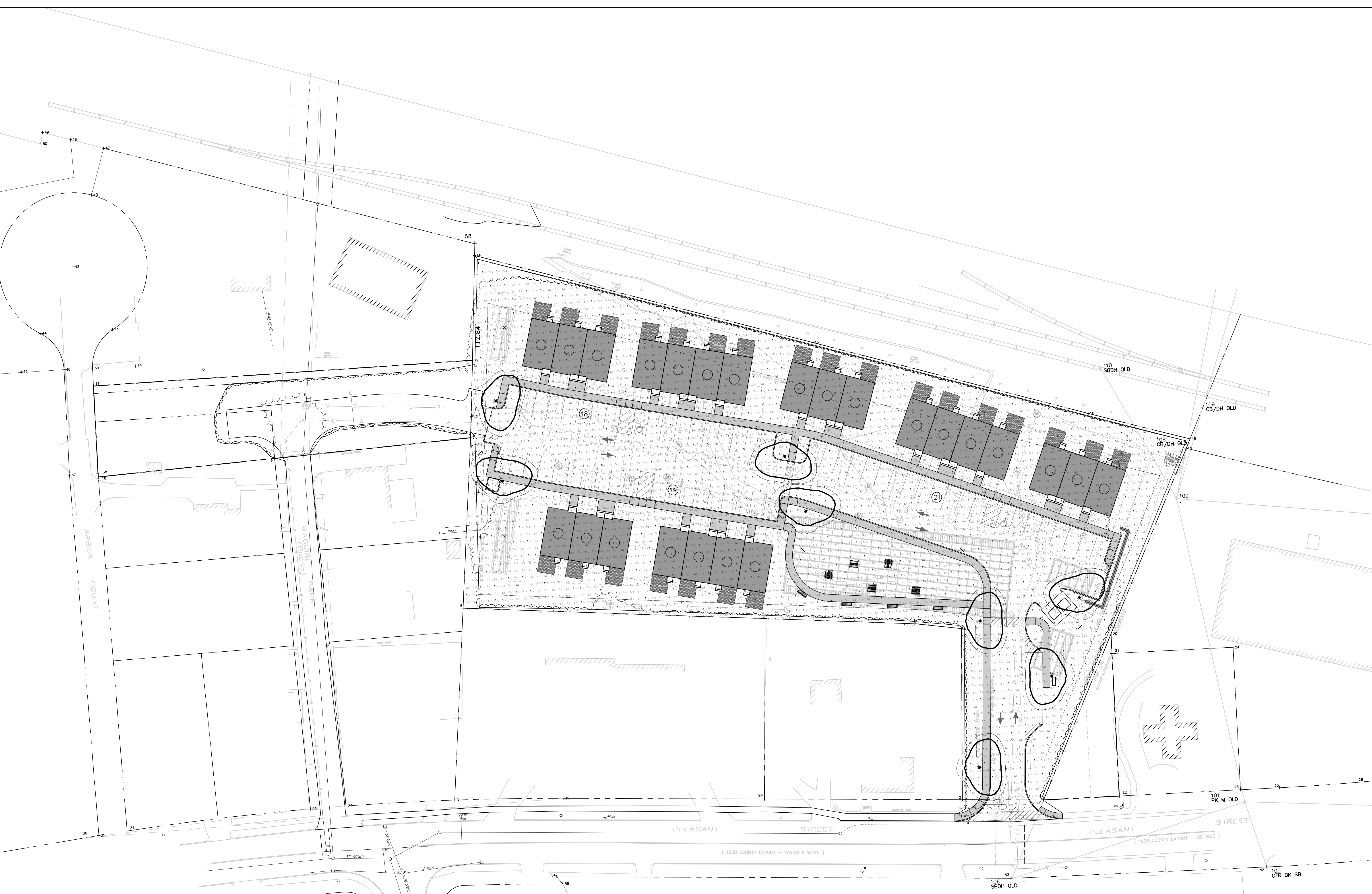
DRAWN BY: JL  
CHECKED BY: AC

DATE ISSUED: NOV. 2023  
SCALE:

PROJ. NO. R1030

SHEET TITLE  
**SITE LIGHTING PLAN**

SHEET NO.  
**L1.22**



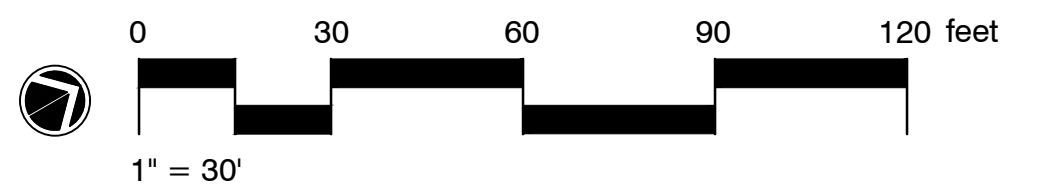
Luminaire Schedule Symbol	Qty	Label	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	Mounting Height
□	8	A	AP301-HO-35K-T3-FRS // AP-12-A1 (Ashbery, 18 LED, High Output, 3500K, Frosted Lens // 12Ft Pole)	0.820	3741	51	408	

Label	CalcType	Units	Avg	Max	Min
Object_8_Top	Illuminance	Fc	0.23	5.3	0.0

Completed By: LRA	Comments: Light measurements from Landscape Forms fixtures only; Fixtures located as indicated in site plan; Base CAD file: "10365_0_5-Pleasant-Street_Permitting-Plans - 2023-8-25 LRA EDIT"
Checked By:	
Date: 10/16/2023	AGS208 Version 20.10.52
Filename: ILP784_RevB.AGI	Revision B Page 1 of 2

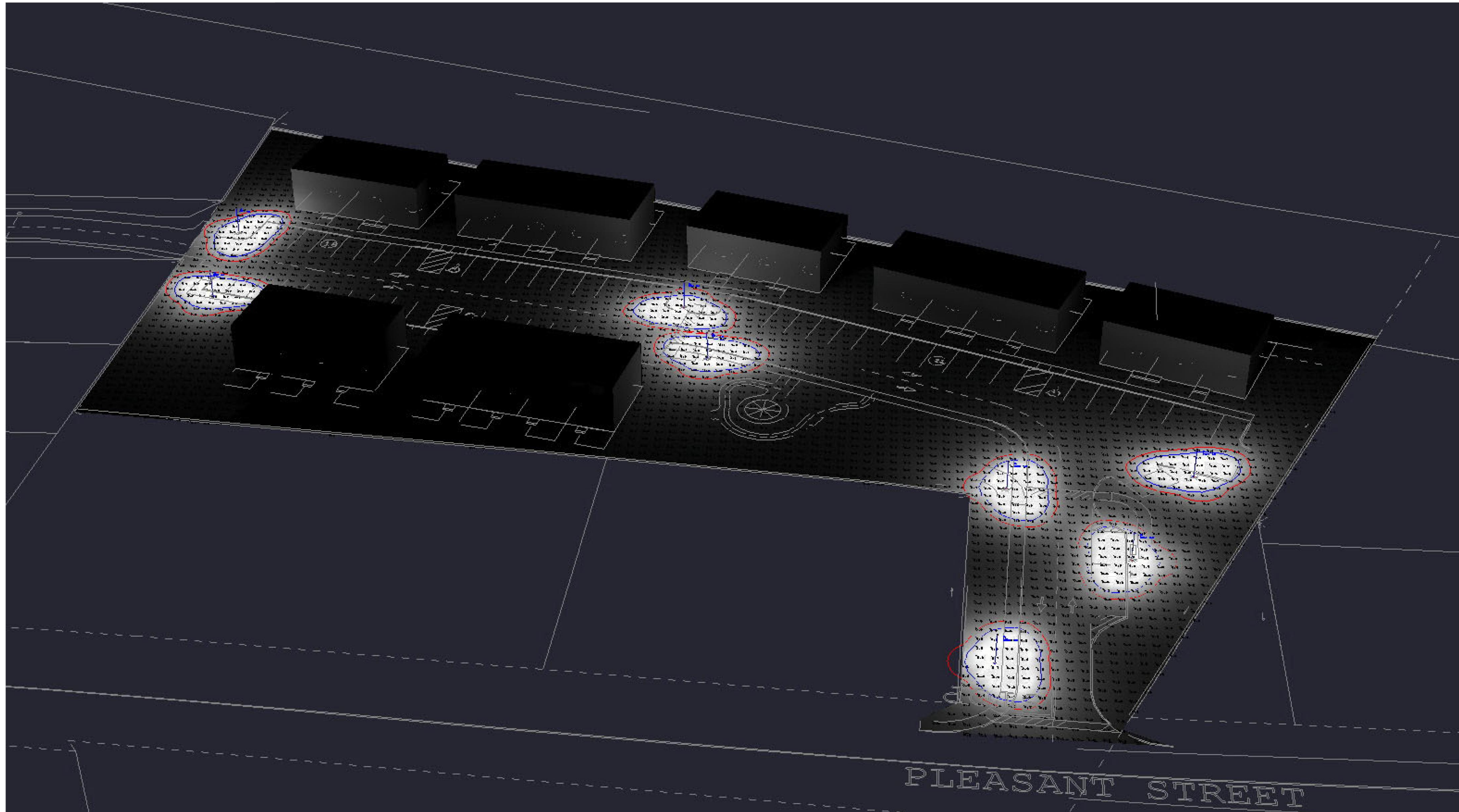


- NOTES:
- REFER TO CIVIL ENGINEERING PLANS FOR ALL GRADING, UTILITIES, AND DRAINAGE.
  - REFER TO CIVIL ENGINEERING PLANS FOR ALL ROADWAY PAVEMENT, CURBING AND STRIPING.
  - REFER TO ARCHITECTURAL PLANS FOR ALL BUILDINGS.

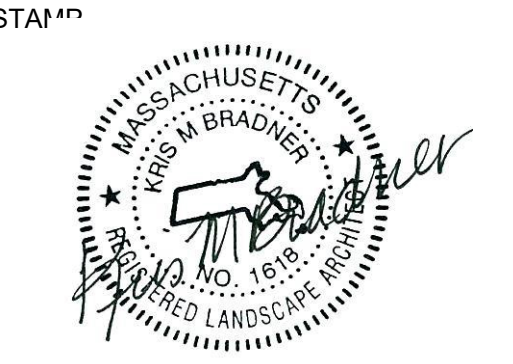
landscapeforms  
7800 E. Michigan Ave.  
Kalamazoo, MI 49048  
800.430.6209  
landscapeforms.com

Neponset Village Lighting  
THIS DRAWING SHOWS SUGGESTED FIXTURES AND MOUNTING LOCATIONS BASED ON THE INFORMATION PROVIDED. LANDSCAPE FORMS ASSUMES NO RESPONSIBILITY FOR VARIATION OF LIGHT LEVELS THAT RESULT FROM CHANGES IN PARAMETERS NOT REPORTED AT THE TIME OF DESIGN.





Render Image - View Name : RenderViewpoint_8



PROJECT NAME  
**NEPONSET VILLAGE**

PROJECT ADDRESS  
 5 PLEASANT STREET  
 WALPOLE, MA 02081

NO.	REVISIONS	DATE
1	DESCRIPTION	03/10/2023

SUBMITTAL	DATE

DRAWN BY: JL  
 CHECKED BY: AC

DATE ISSUED: NOV. 2023  
 SCALE:

PROJ. NO. R1030

SHEET TITLE  
**SITE LIGHTING RENDERING**

SHEET NO.  
**L1.22**

CALCULATIONS HAVE BEEN PERFORMED ACCORDING TO IES STANDARDS AND GOOD PRACTICE. SOME DIFFERENCES BETWEEN MEASURED VALUES AND CALCULATED RESULTS MAY OCCUR DUE TO TOLERANCES IN CALCULATION METHODS, TESTING PROCEDURES, COMPONENT PERFORMANCE, MEASUREMENT TECHNIQUES AND SITE CONDITIONS. PHOTOMETRIC DATA USED AS INPUT FOR THE CALCULATIONS IS BASED ON ESTABLISHED IES PROCEDURES. ACTUAL FIELD PERFORMANCE WILL DEPEND ON LAMP, DRIVER, ELECTRICAL, AND SITE CHARACTERISTICS. VALUES SHOWN IS INITIAL ILLUMINANCE MEASURED AT GRADE IN FOOTCANDLES.



7800 E. Michigan Ave.  
 Kalamazoo, MI 49048  
 800.430.6209  
 landscapeforms.com

**Neponset Village Lighting**

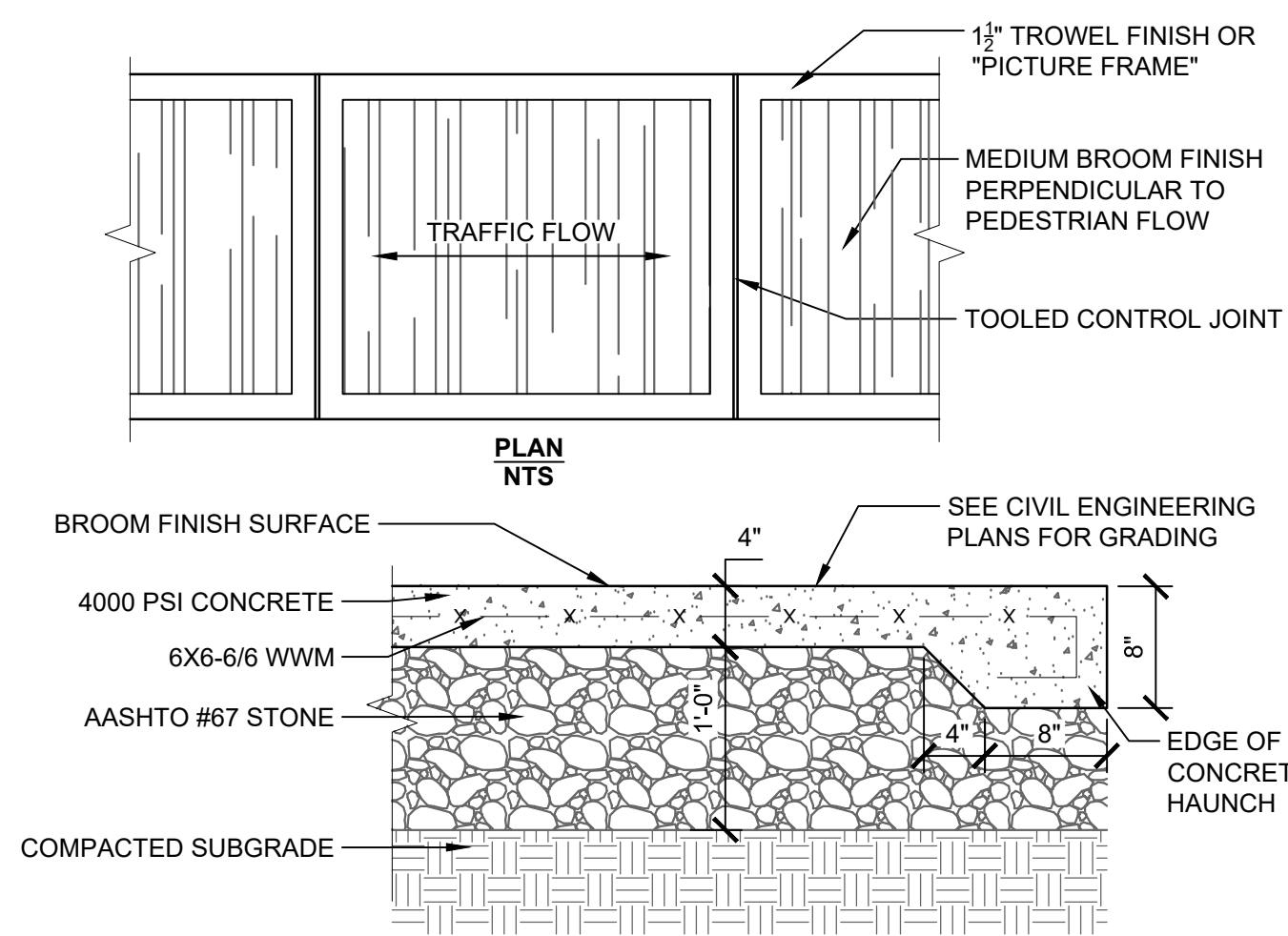
THIS DRAWING SHOWS SUGGESTED FIXTURES AND MOUNTING LOCATIONS BASED ON THE INFORMATION PROVIDED. LANDSCAPE FORMS ASSUMES NO RESPONSIBILITY FOR VARIATION OF LIGHT LEVELS THAT RESULT FROM CHANGES IN PARAMETERS NOT REPORTED AT THE TIME OF DESIGN.

Completed By: LRA  
 Checked By:  
 Date: 10/25/2023  
 AGI32® Version 20.10.52

COMMENTS:  
 - Light measurements from Landscape Forms fixtures only.  
 - Fixtures located as indicated in site plan.  
 - Base CAD file: "10365.0_5-Pleasant-Street_Permitting-Plans - 2023-8-25 LRA EDIT"  
 Filename: ILP764_RevB.AGI  
 Revision B Page 2 of 2

- NOTES:
- REFER TO CIVIL ENGINEERING PLANS FOR ALL GRADING, UTILITIES, AND DRAINAGE.
  - REFER TO CIVIL ENGINEERING PLANS FOR ALL ROADWAY PAVEMENT, CURBING AND STRIPING.
  - REFER TO ARCHITECTURAL PLANS FOR ALL BUILDINGS.

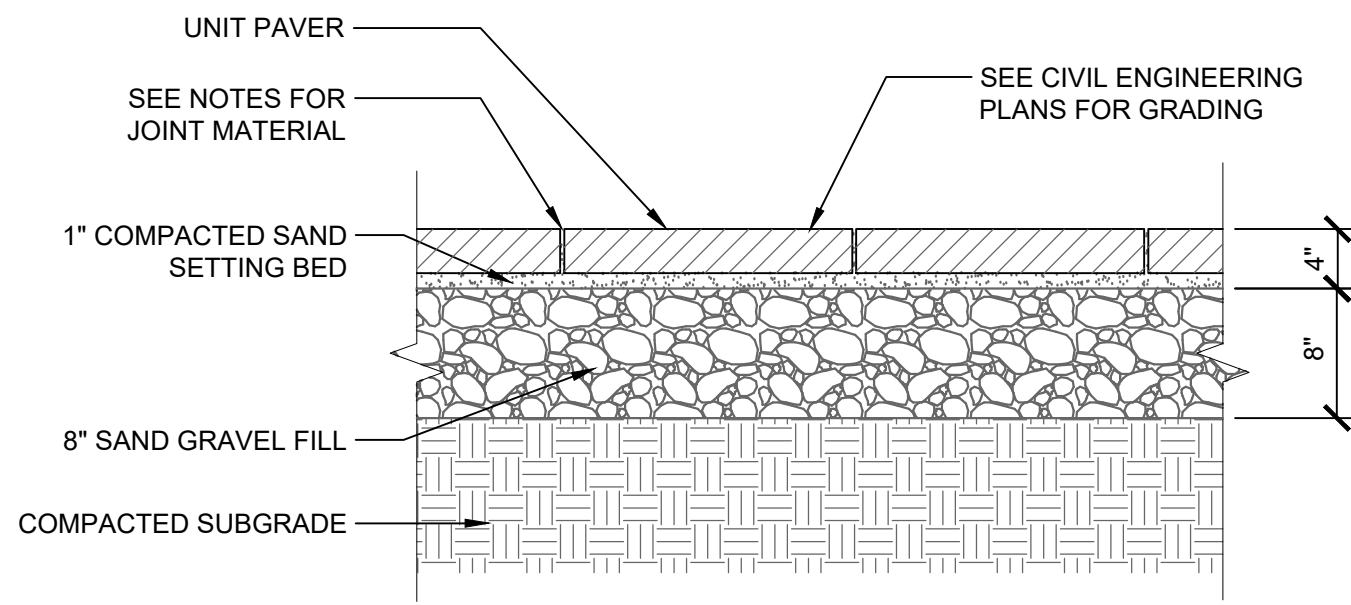




- NOTES:**
1. JOINTS SHALL BE TOOLED PER DETAILS AND SHALL BE PLACED AS FOLLOWS UNLESS OTHERWISE NOTED ON THE PLANS.
  2. ISOLATION JOINTS SHALL BE INSTALLED AS NOTED ON THE PLANS.
  3. CONTROL JOINTS SHALL BE PLACED AS NOTED ON THE PLANS.
  4. BROOM FINISH SHALL BE PERPENDICULAR TO PEDESTRIAN TRAFFIC FLOW UNLESS OTHERWISE NOTED ON THE PLANS.

**1 CONCRETE PAVING**

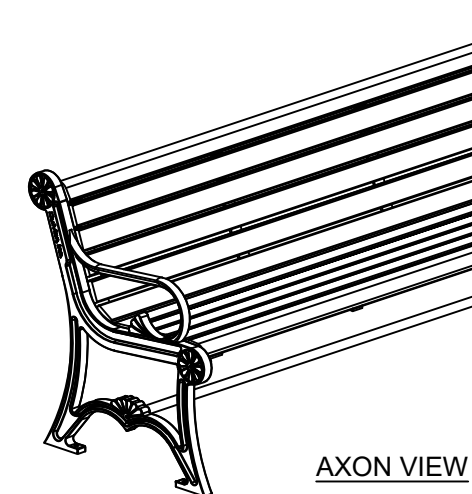
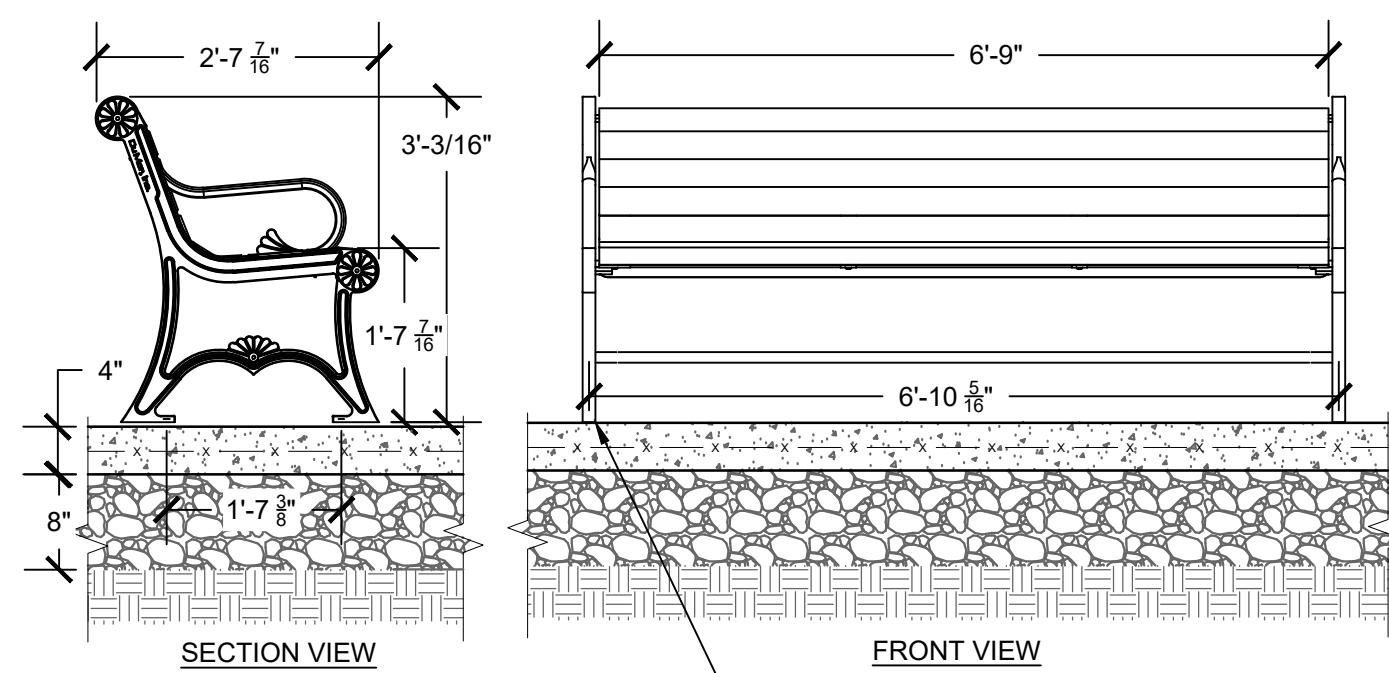
1" = 1'-0"



- NOTES:**
1. WALKWAY PAVERS SHALL BE "HOLLAND" AS MANUFACTURED BY UNILOCK.
  2. COLOR SHALL ALMOND GROVE WITH CLASSIC FINISH.
  3. JOINTS SHALL BE 7MM AND FILLED WITH ROMEX DRAIN PERMEABLE PAVEMENT JOINTING
  4. SIZE SHALL BE 4CMX8CMX6CM.
  5. CONTRACTOR SHALL SUBMIT SAMPLES OF PAVERS AND JOINT MATERIALS IN SELECTED COLORS AND FINISHES. CONTRACTOR SHALL PROVIDE A 4'X4' MOCK UP.

**2 UNIT PAVERS**

1" = 1'-0"



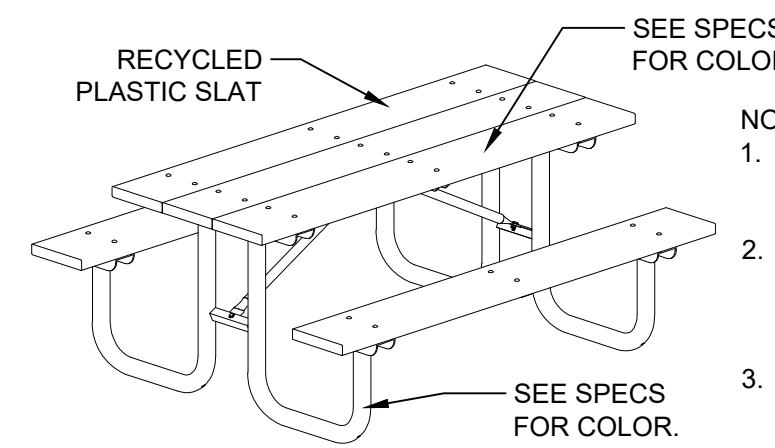
SURFACE MOUNT, CORROSION RESISTANT ANCHORING, HARDWARE SUPPLIED BY CONTRACTOR.

- NOTES:**
1. BENCH SHALL BE INSTALLED AT LOCATIONS SHOWN ON THE PLANS AND SHALL BE SURFACE MOUNTED.
  2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
  3. SEE SPECIFICATIONS FOR MANUFACTURER, MODEL, & FINISH
  4. BENCHES SHALL BE MODEL BENCH 57 AS MANUFACTURED BY DUMOR, COLOR SHALL BE BLACK POWDER COAT AND SLATS THERMALLY MODIFIED RED OAK.

**3 6' BACKED BENCH**

3/4" = 1'-0"

P-RE-NEP-76

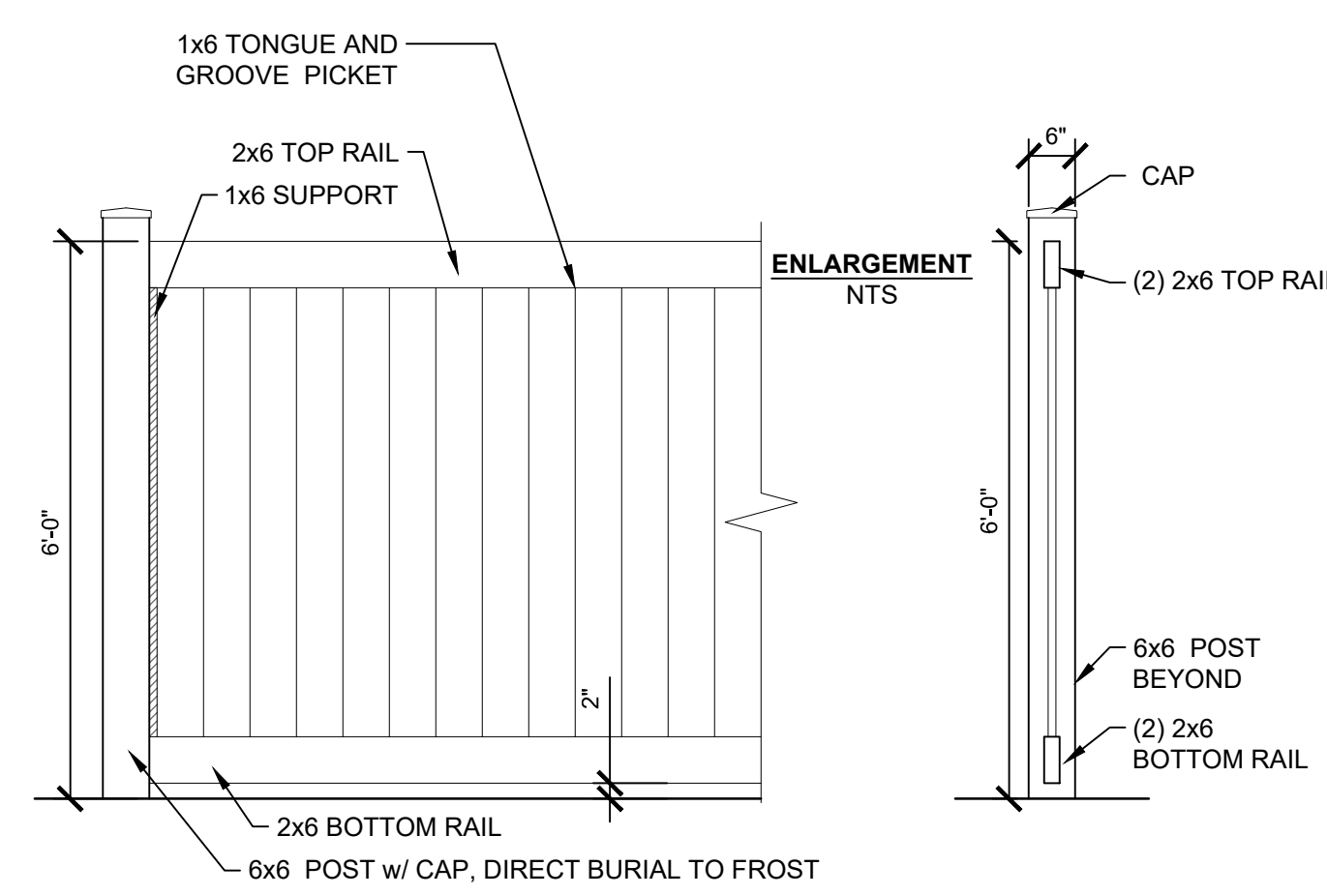


- NOTES:**
1. PICNIC TABLE SHALL BE INSTALLED AT LOCATIONS SHOWN ON THE PLANS.
  2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
  3. PICNIC TABLE SHALL BE MODEL TABLE 77 AS MANUFACTURED BY DUMOR, FRAME SHALL BE BLACK POWDER COAT AND SLATS RECYCLED PLASTIC

SIDE VIEW FRONT VIEW

**4 PICNIC TABLE**

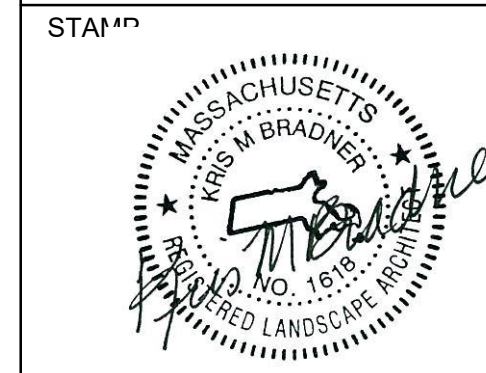
1/4" = 1'-0"



- NOTE:**
1. DETAIL INDICATES DESIGN INTENT ONLY. CONTRACTOR SHALL SUBMIT FULL SHOP DRAWINGS FOR MATERIALS, FASTENERS, LAYOUT, ETC.
  2. CONTRACTOR SHALL OBTAIN SHOP DRAWING APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO FABRICATION.
  3. VINYL BOARD FENCE COLOR SHALL BE WHITE.

**5 VINYL BOARD FENCE**

1/2" = 1'-0"



PROJECT NAME

NEPONSET VILLAGE

PROJECT ADDRESS  
5 PLEASANT STREET  
WALPOLE, MA 02081

NO.	REVISIONS	DATE
1	DESCRIPTION	03/10/2023

SUBMITTAL DATE

DRAWN BY: JL CHECKED BY: AC

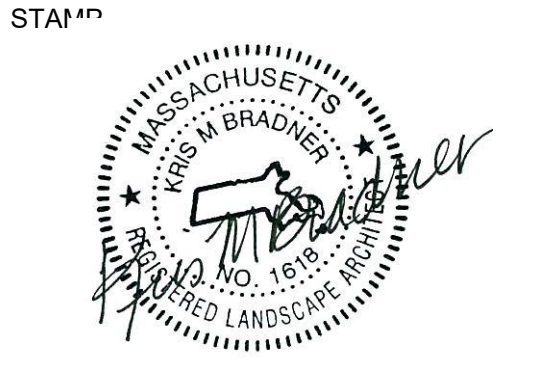
DATE ISSUED: NOV. 2023 SCALE:

PROJ. NO. R1030

SHEET TITLE  
HARDSCAPE AND MATERIALS PLAN

SHEET NO.  
L3.01





PROJECT NAME  
**NEPONSET VILLAGE**

PROJECT ADDRESS  
5 PLEASANT STREET  
WALPOLE, MA 02081

NO.	REVISIONS	DATE
1	DESCRIPTION	03/10/2023

SUBMITTAL _____ DATE _____

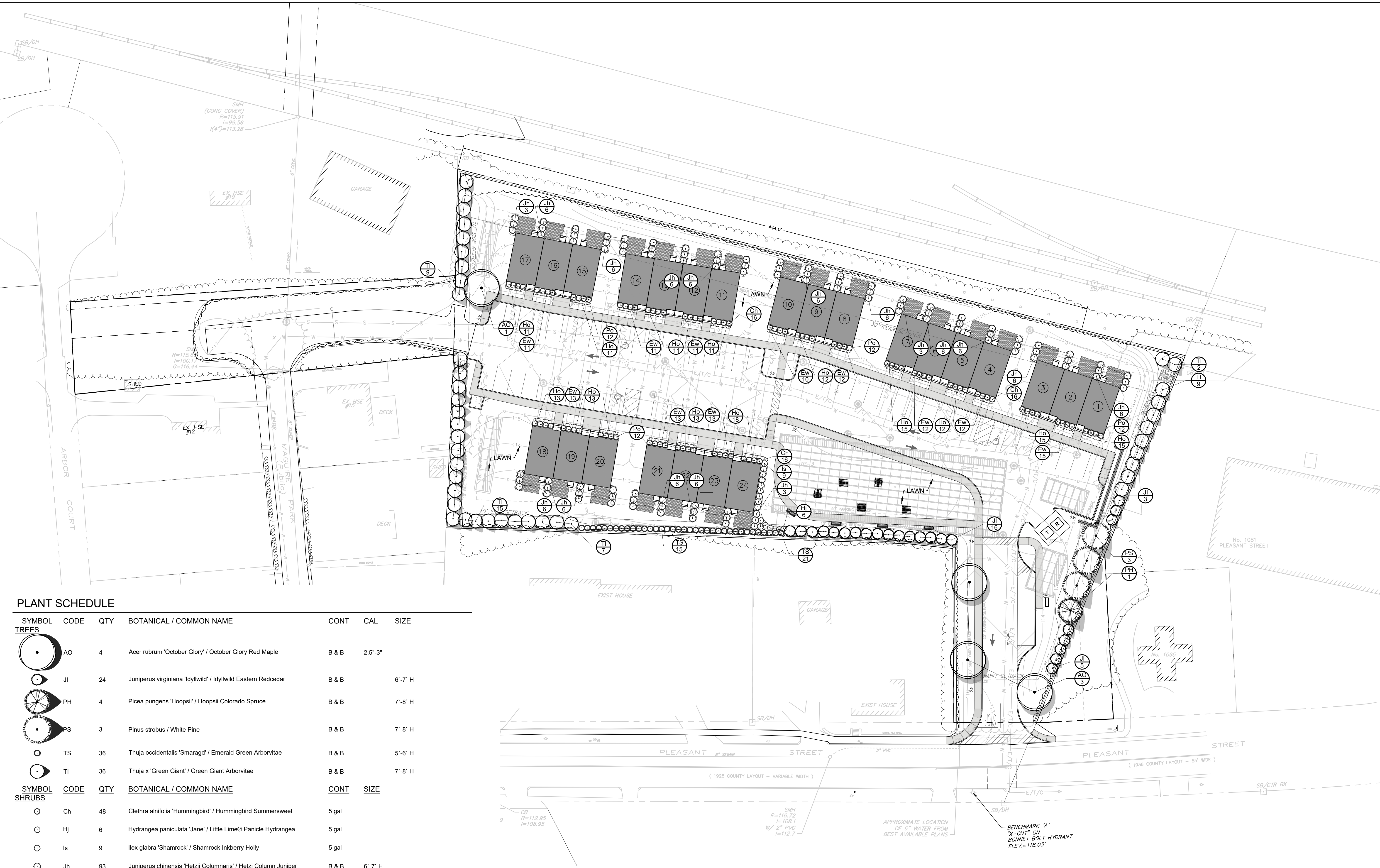
DRAWN BY: JL CHECKED BY: AC

DATE ISSUED: NOV. 2023 SCALE: _____

PROJ. NO. R1030

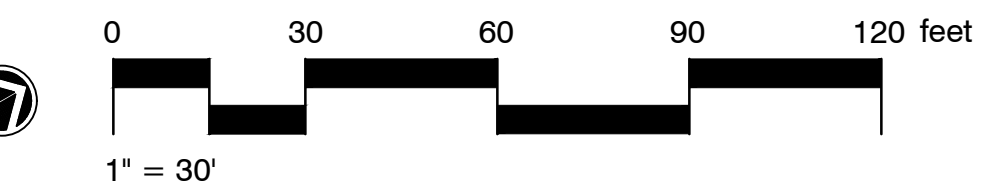
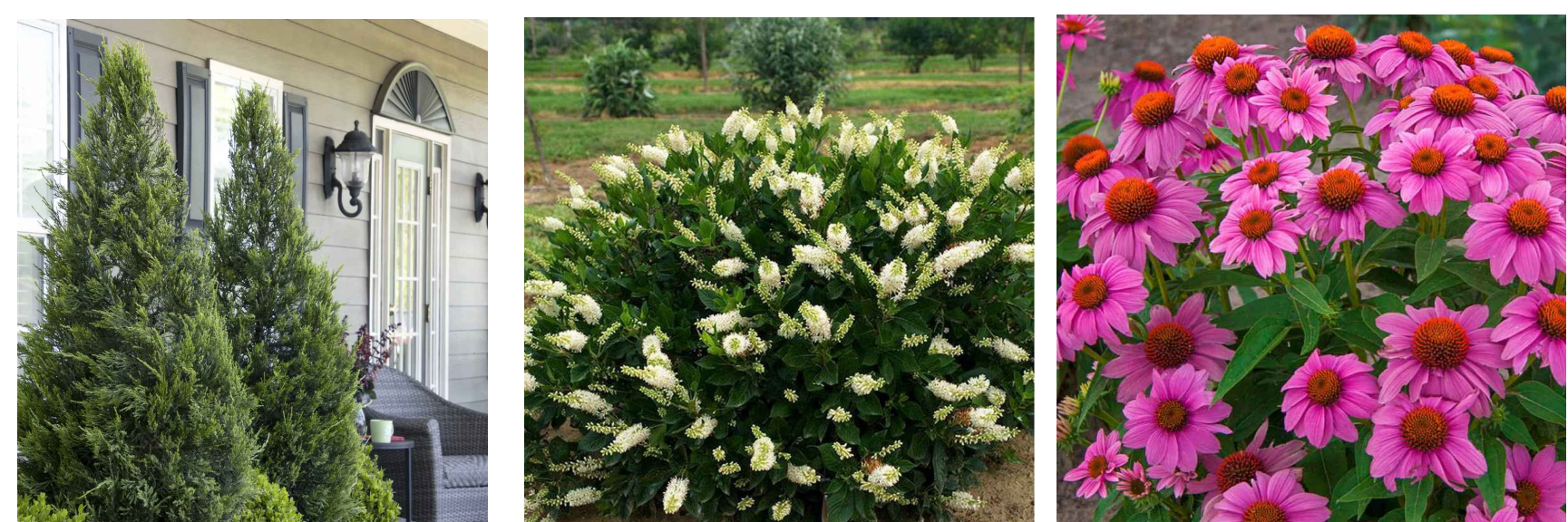
SHEET TITLE  
**PLANTING PLAN**

SHEET NO.  
**LP1.21**



**PLANT SCHEDULE**

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
<b>TREES</b>						
	AO	4	Acer rubrum 'October Glory' / October Glory Red Maple	B & B		2.5'-3"
	JI	24	Juniperus virginiana 'Idyllwild' / Idyllwild Eastern Redcedar	B & B		6'-7' H
	PH	4	Picea pungens 'Hoopsii' / Hoopsii Colorado Spruce	B & B		7'-8' H
	PS	3	Pinus strobus / White Pine	B & B		7'-8' H
	TS	36	Thuja occidentalis 'Smaragd' / Emerald Green Arborvitae	B & B		5'-6' H
	TI	36	Thuja x 'Green Giant' / Green Giant Arborvitae	B & B		7'-8' H
<b>SHRUBS</b>						
	Ch	48	Clethra alnifolia 'Hummingbird' / Hummingbird Summersweet	5 gal		
	Hj	6	Hydrangea paniculata 'Jane' / Little Lime® Panicle Hydrangea	5 gal		
	Is	9	Ilex glabra 'Shamrock' / Shamrock Inkberry Holly	5 gal		
	Jh	93	Juniperus chinensis 'Hetzi Columnaris' / Hetzi Column Juniper	B & B		6'-7' H
	Po	48	Prunus laurocerasus 'Otto Luyken' / Otto Luyken English Laurel	5 gal		
<b>PERENNIALS/GRASSES</b>						
	Ew	133	Echinacea purpurea 'PAS702917' / PowWow® Wild Berry Coneflower	#1		18" o.c.
	Ho	170	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	#1		18" o.c.

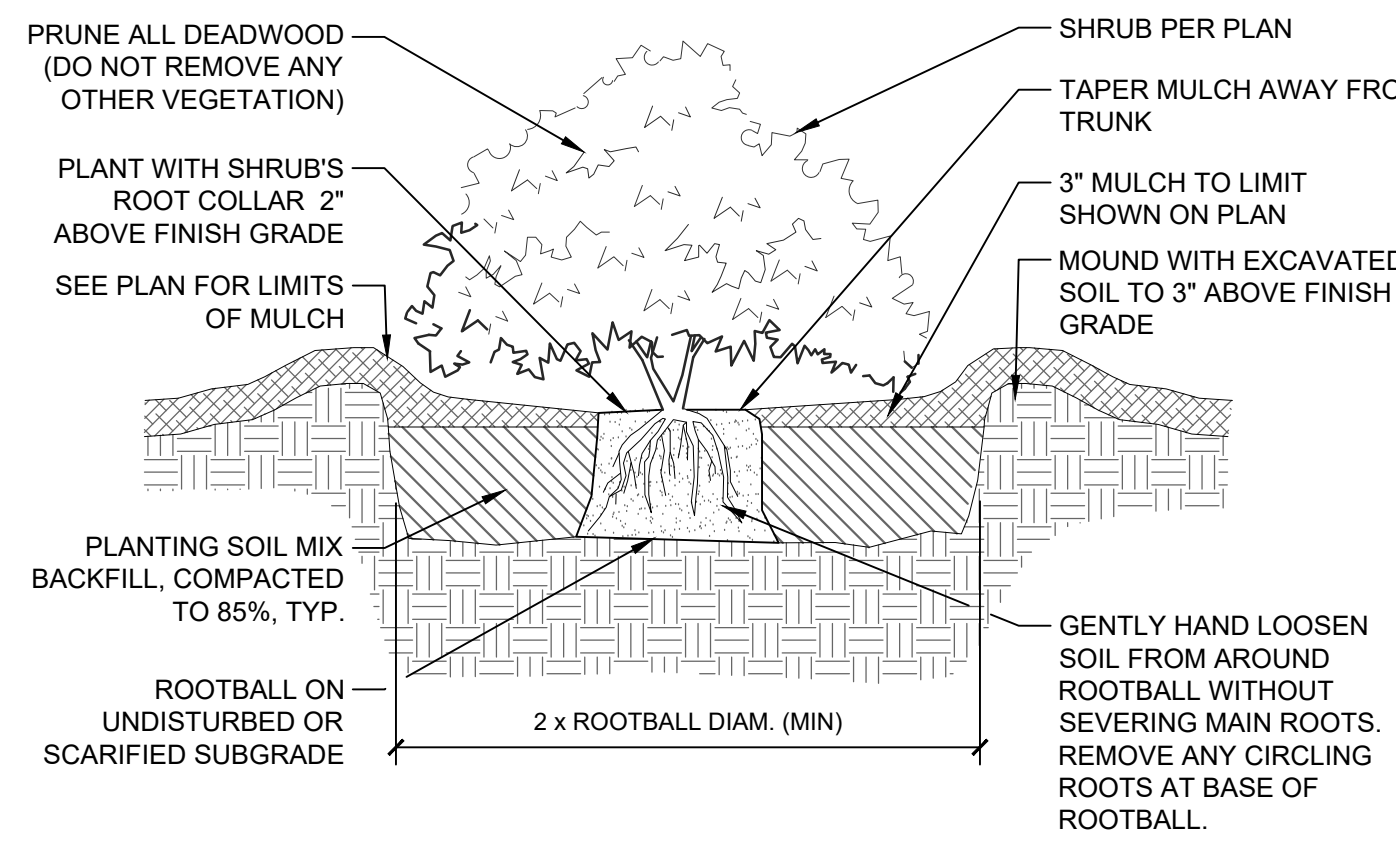


- NOTES:**
- REFER TO CIVIL ENGINEERING PLANS FOR ALL GRADING, UTILITIES, AND DRAINAGE.
  - REFER TO CIVIL ENGINEERING PLANS FOR ALL ROADWAY PAVEMENT, CURBING AND STRIPING.
  - SITE LIGHTING BY OTHER.
  - REFER TO ARCHITECTURAL PLANS FOR ALL BUILDINGS.

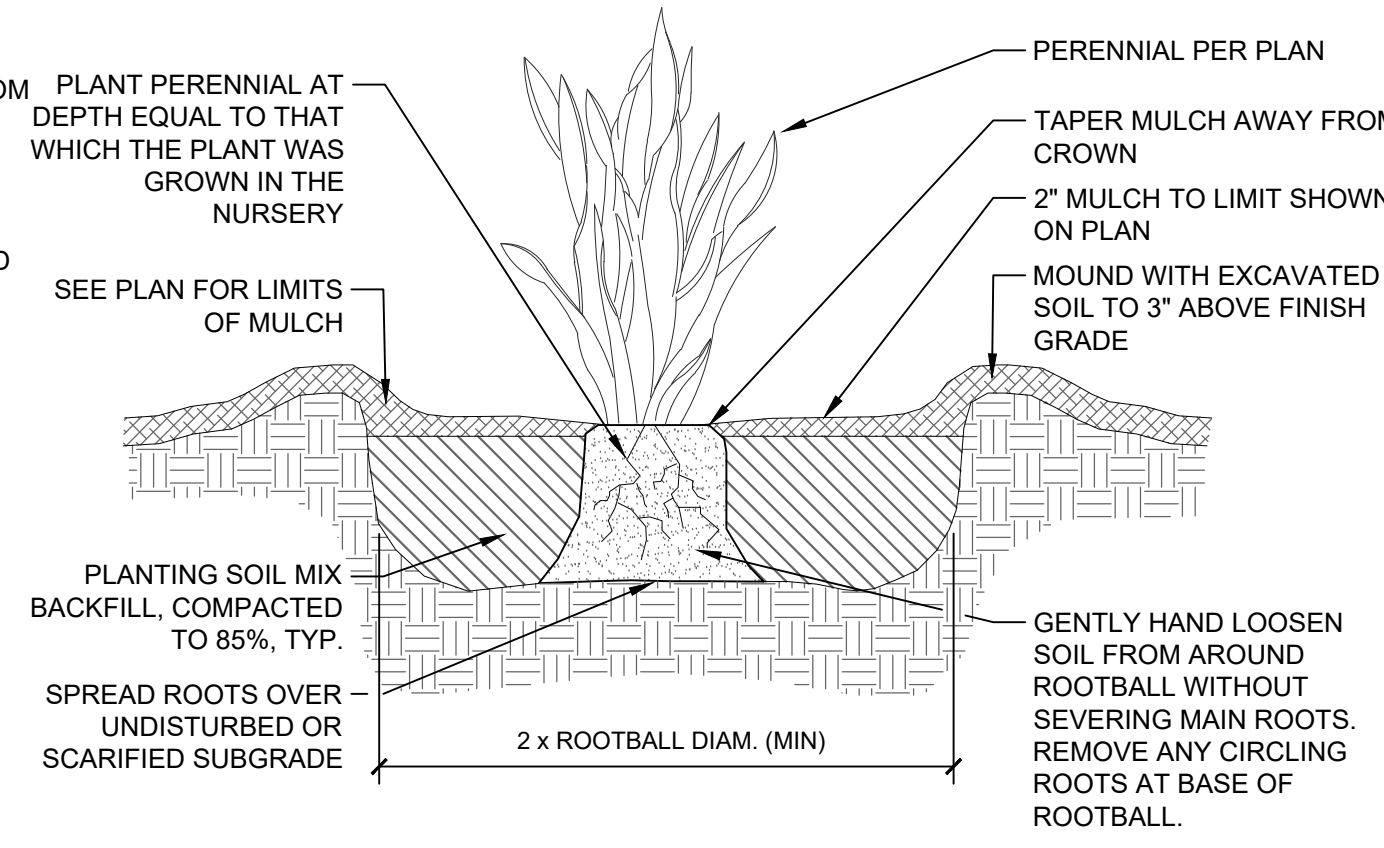




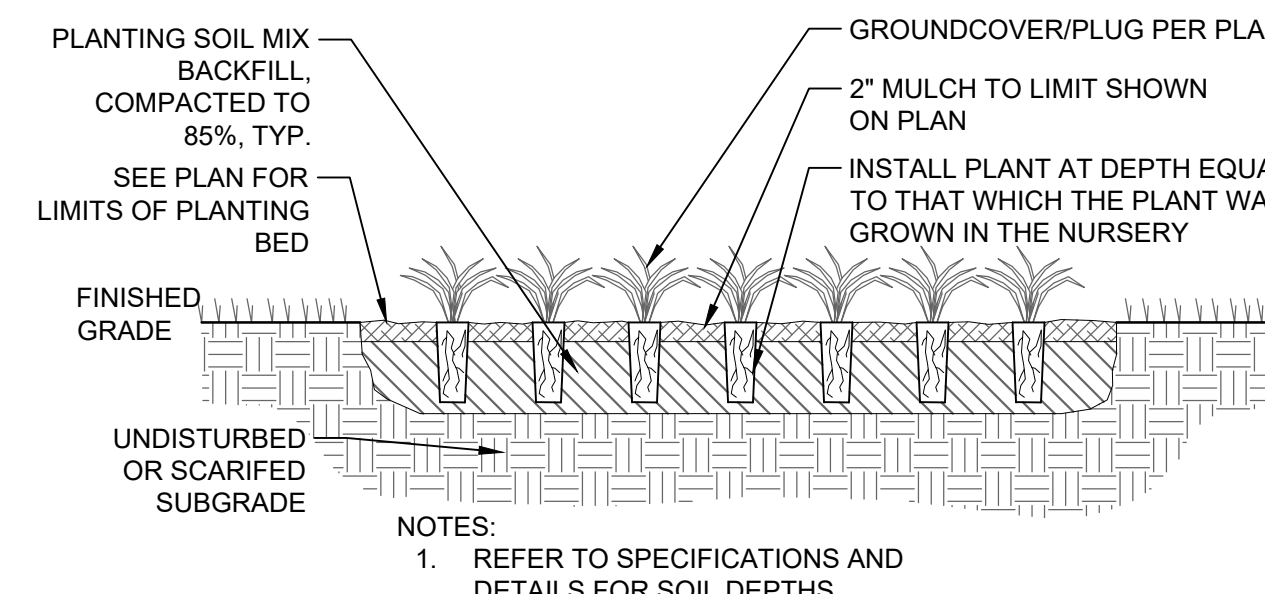




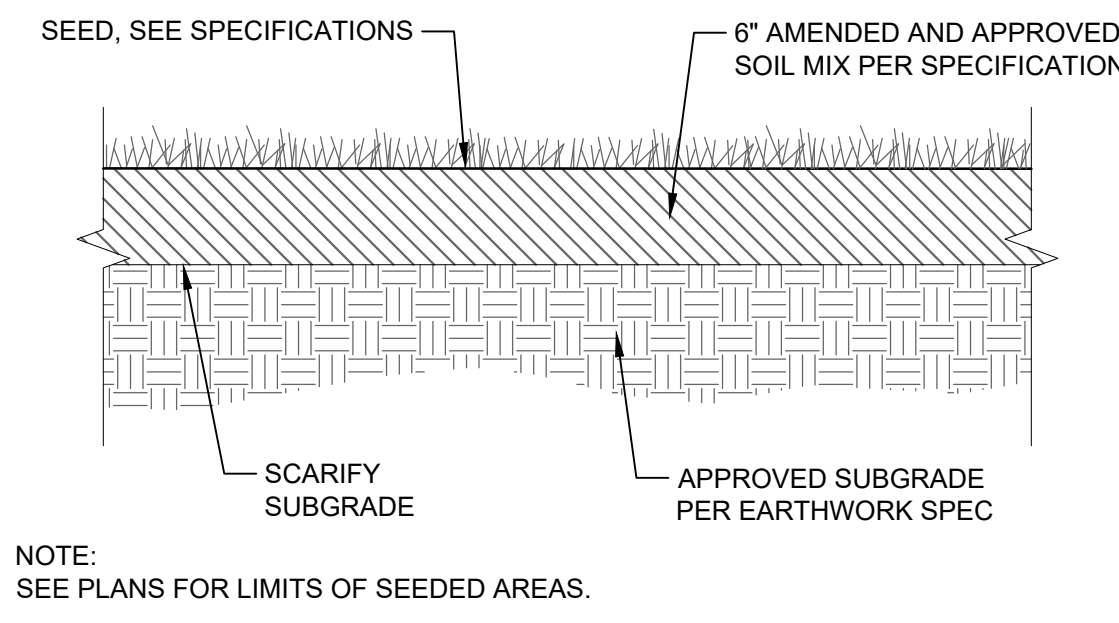
**1** CONTAINER GROWN SHRUB PLANTING  
1" = 1'-0"



**2** GRASS OR PERENNIAL PLANTING  
1" = 1'-0"

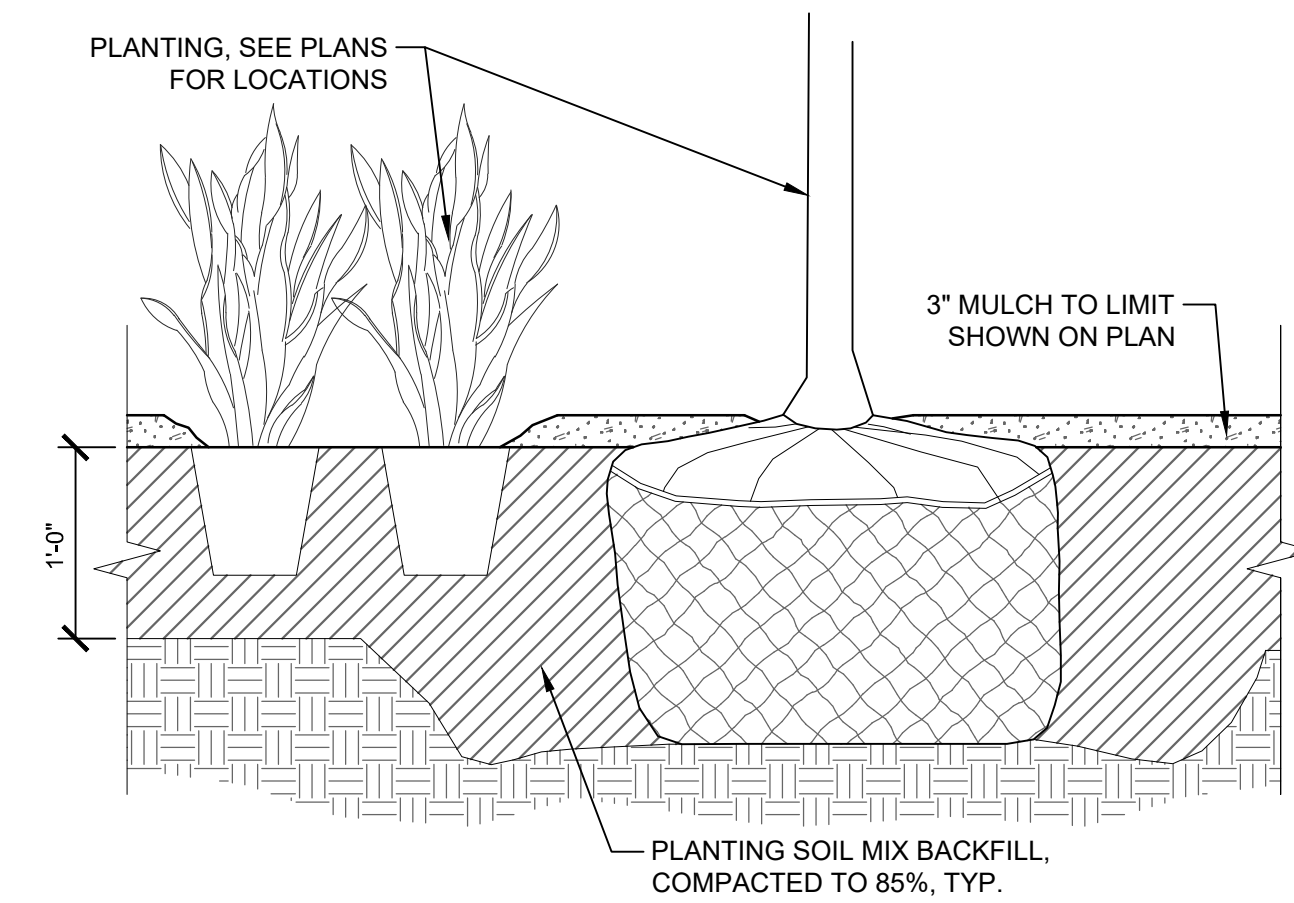


**3** GROUNDCOVER & PLUG PLANTING  
1" = 1'-0"



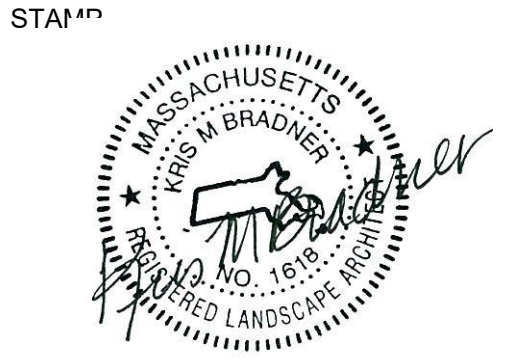
NOTE:  
SEE PLANS FOR LIMITS OF SEEDED AREAS.

**4** LOAM & SEED  
1" = 1'-0"



NOTE:  
THIS SOIL PROFILE SHALL BE PROVIDED FOR MULCHED PLANTING BEDS.

**5** SOIL PROFILE FOR PLANTING BEDS  
1" = 1'-0"



PROJECT NAME

NEPONSET VILLAGE

PROJECT ADDRESS

5 PLEASANT STREET  
WALPOLE, MA 02081

NO.	REVISIONS	DATE
1	DESCRIPTION	03/10/2023

SUBMITTAL	DATE

DRAWN BY: JL  
CHECKED BY: AC

DATE ISSUED: NOV. 2023  
SCALE: AS NOTED

PROJ. NO. R1030

SHEET TITLE  
PLANTING DETAILS

SHEET NO.  
LP3.02