

AMENDED SITE DEVELOPMENT SUBDIVISION PLAN

A COMPREHENSIVE PERMIT M.G.L. c. 40B

"THE RESIDENCES AT BURNS AVENUE"

WALPOLE, MASSACHUSETTS

DATE: APRIL 21, 2020
 Revised: May 21, 2020
 October 22, 2020
 February 23, 2022
 May 5, 2022
 October 20, 2022
 March 14, 2023

ASSESSOR'S REFERENCE:
 MAP 20, PARCEL 119
 MAP 20, PARCEL 136
 MAP 20, PARCEL 137
 MAP 20, PARCEL 115

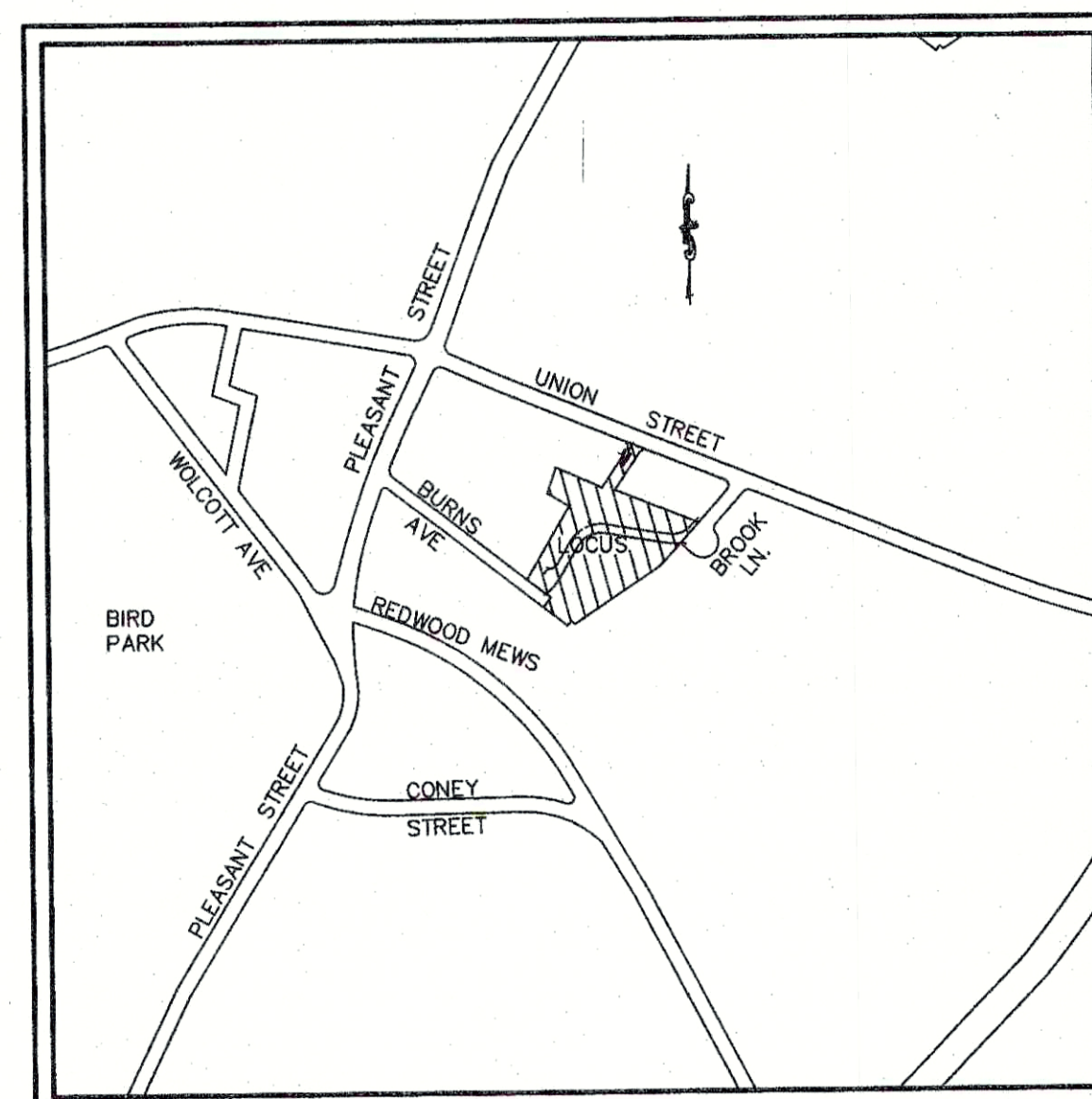
PLAN REFERENCE:
 PLAN No. 959 OF 1980, Bk. 5808, Pg. 530
 PLAN No. 1520 OF 1987, Bk. 362
 PLAN No. 990 OF 1954, Bk. 3279, PG 340
 PLAN FILED AS PG. 99, PL.BK. 672.

ZONING CLASSIFICATION:
 GENERAL RESIDENCE - GR
 FRONTAGE: 100 FT.
SETBACKS:
 FRONT: 30'
 SIDE: 10'
 REAR: 30'

OWNERS OF RECORD:

1. MAP 20, PARCEL 119
 DEED REF: BK. 34158, PG. 536
 WALL STREET DEV. CORP.
 P.O. BOX 272
 WESTWOOD, MA 02090
2. MAP 20, PARCEL 136
 DEED REF: BK. 36797, PG. 372
 WALL STREET DEV. CORP.
 P.O. BOX 272
 WESTWOOD, MA 02090
3. MAP 20, PARCEL 137
 DEED REF: BK. 35653, PG. 276
 BURNS AVENUE DEVELOPMENT LLC
 2 WARTHIN CIRCLE
 NORWOOD, MA 02062
4. MAP 20, PARCEL 115
 DEED REF: BK. 25238, PG. 585
 BRIAN MARTIN
 7 BROOK LANE
 WALPOLE, MA 02081

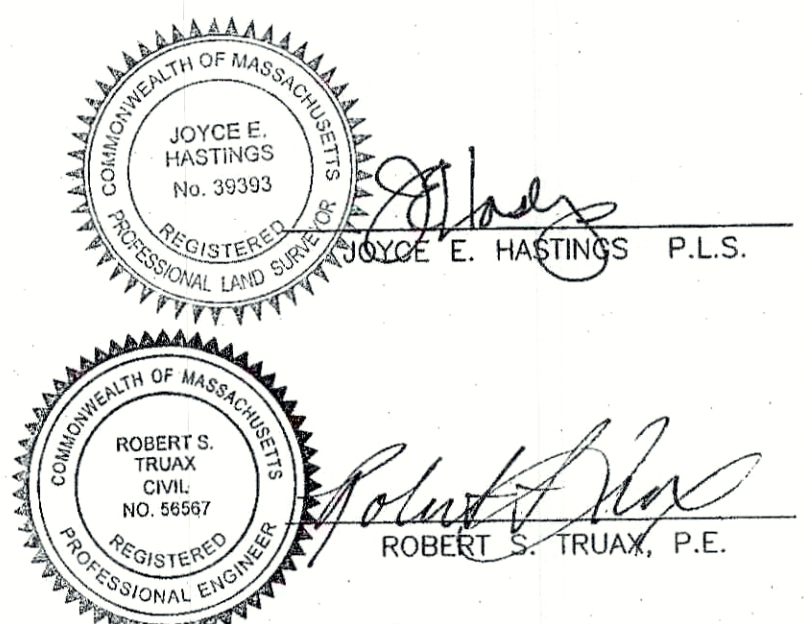
ZONING TABLE:		
	REQUIRED	PROPOSED
LOT AREA:	15,000 S.F.	2,737 S.F.(Min)
LOT FRONTAGE:	100 FT.	38 FT. (Min)
YARD SETBACKS:		
FRONT:	30 FT.	10.0 FT.(Min)
SIDE:	10 FT.	5.0 FT. (Min)
REAR:	30 FT.	8.0 FT. (Min)
LOT COVERAGE STRUCTURES:	30 %	45 %
LOT COVERAGE IMPERVIOUS:	50 %	60 %
MAX BLDG HEIGHT:	35 FT.	35 FT.
MAX STORIES:	2.5	2.5
PROPOSED: 20 LOTS		



LOCUS MAP
1"=600'

Prepared By:
GLM ENGINEERING
 CONSULTANTS, INC.
 19 EXCHANGE STREET
 HOLLISTON, MASSACHUSETTS 01746
 (508)429-1100 fax:(508)429-7160

Applicant:
 WALL STREET DEVELOPMENT CORP.
 P.O. BOX 272
 WESTWOOD, MASSACHUSETTS 02090



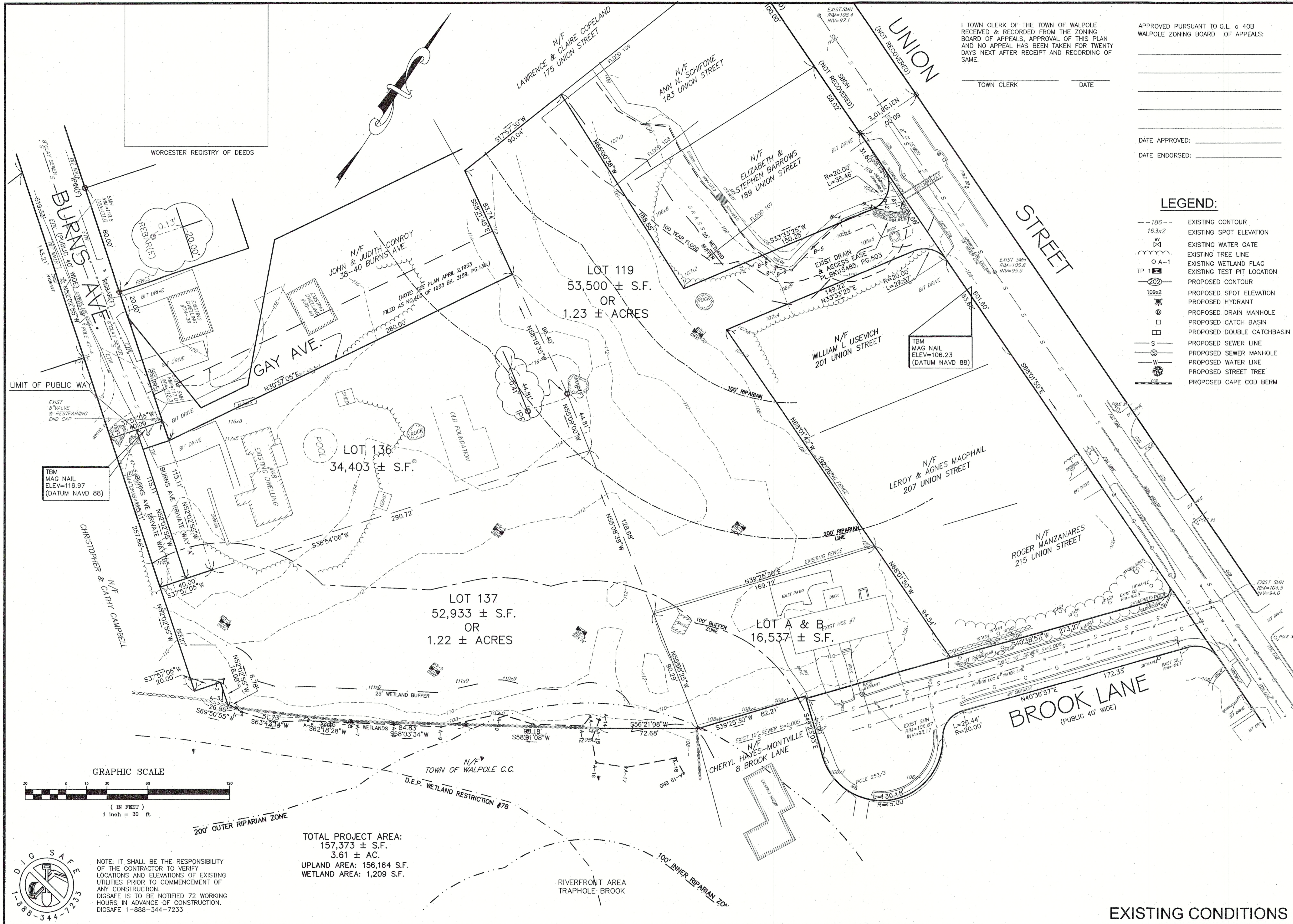
3/14/2023
DATE

3/14/2023
DATE

SHEET INDEX

- 1 COVER
- 2 EXISTING CONDITIONS
- 3 LOT LAYOUT
- 4 LAYOUT PLAN
- 5 GRADING, DRAINAGE & UTILITIES
- 6 PROFILES
- 7 EROSION CONTROL PLAN
- 8-13 DETAILS
- SUP-A RIVERFRONT EXISTING CONDITIONS
- SUP-B RIVERFRONT AREA DISTURBANCE
- SUP-C RESTORATION AND PLANTING

JOB No. 15588
 SCALE: AS NOTED
 DATE: APRIL 21, 2020
 SHEET No. 1 of 13



I TOWN CLERK OF THE TOWN OF WALPOLE RECEIVED & RECORDED FROM THE ZONING BOARD OF APPEALS, APPROVAL OF THIS PLAN AND NO APPEAL HAS BEEN TAKEN FOR TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF SAME.

TOWN CLERK _____ DATE _____

APPROVED PURSUANT TO G.L. c 40B WALPOLE ZONING BOARD OF APPEALS:

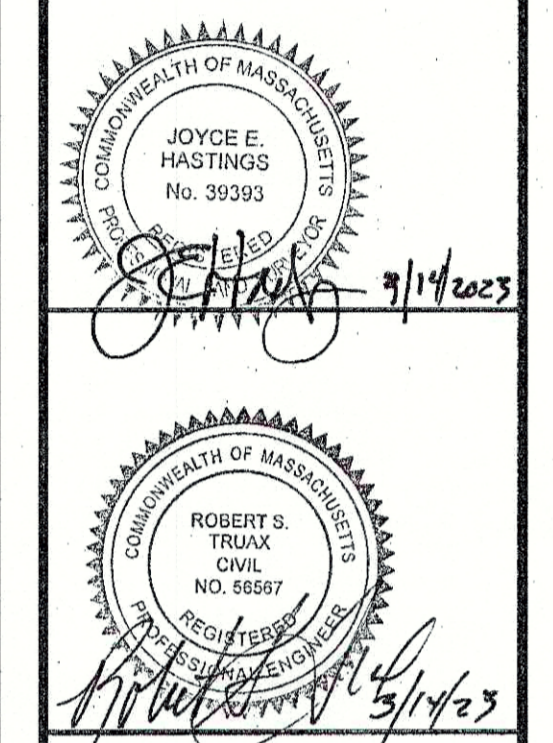
DATE APPROVED: _____

DATE ENDORSED: _____

LEGEND:

- 186 --- EXISTING CONTOUR
- 163x2 EXISTING SPOT ELEVATION
- WV EXISTING WATER GATE
- EXISTING TREE LINE
- A-1 EXISTING WETLAND FLAG
- TP EXISTING TEST PIT LOCATION
- 202 PROPOSED CONTOUR
- 109x2 PROPOSED SPOT ELEVATION
- PROPOSED HYDRANT
- PROPOSED DRAIN MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED DOUBLE CATCHBASIN
- S --- PROPOSED SEWER LINE
- PROPOSED SEWER MANHOLE
- PROPOSED WATER LINE
- PROPOSED STREET TREE
- PROPOSED CAPE COD BERM

NO.	DATE	DESCRIPTION
1	05/21/20	DRAINAGE SYSTEM
2	10/22/20	CONSERVATION COMMENTS
3	02/23/22	ZBA COMMENTS: REDUCE TO 38 UNITS
4	05/05/22	20 LOT RESIDENTIAL SUBDIVISION
5	10/20/22	REVISED RIVERFRONT DISTURBANCE
6	03/14/23	REVISED PER ZBA REVIEW COMMENTS



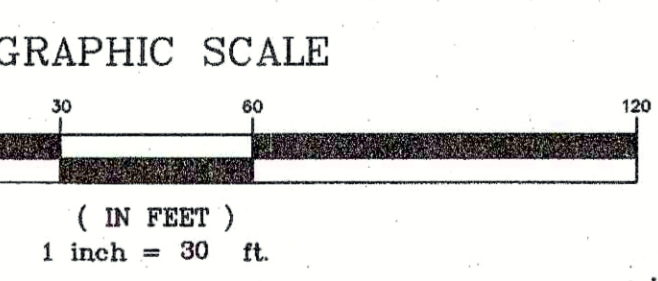
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 HOLLISTON, MA 01746
 P: 508-429-1100
 F: 508-429-7160
 www.GLMengineering.com

JOB No.	15,588
DATE:	APRIL 21, 2020
SCALE:	1" = 30'
SHEET:	2 of 13
PLAN #:	27,096

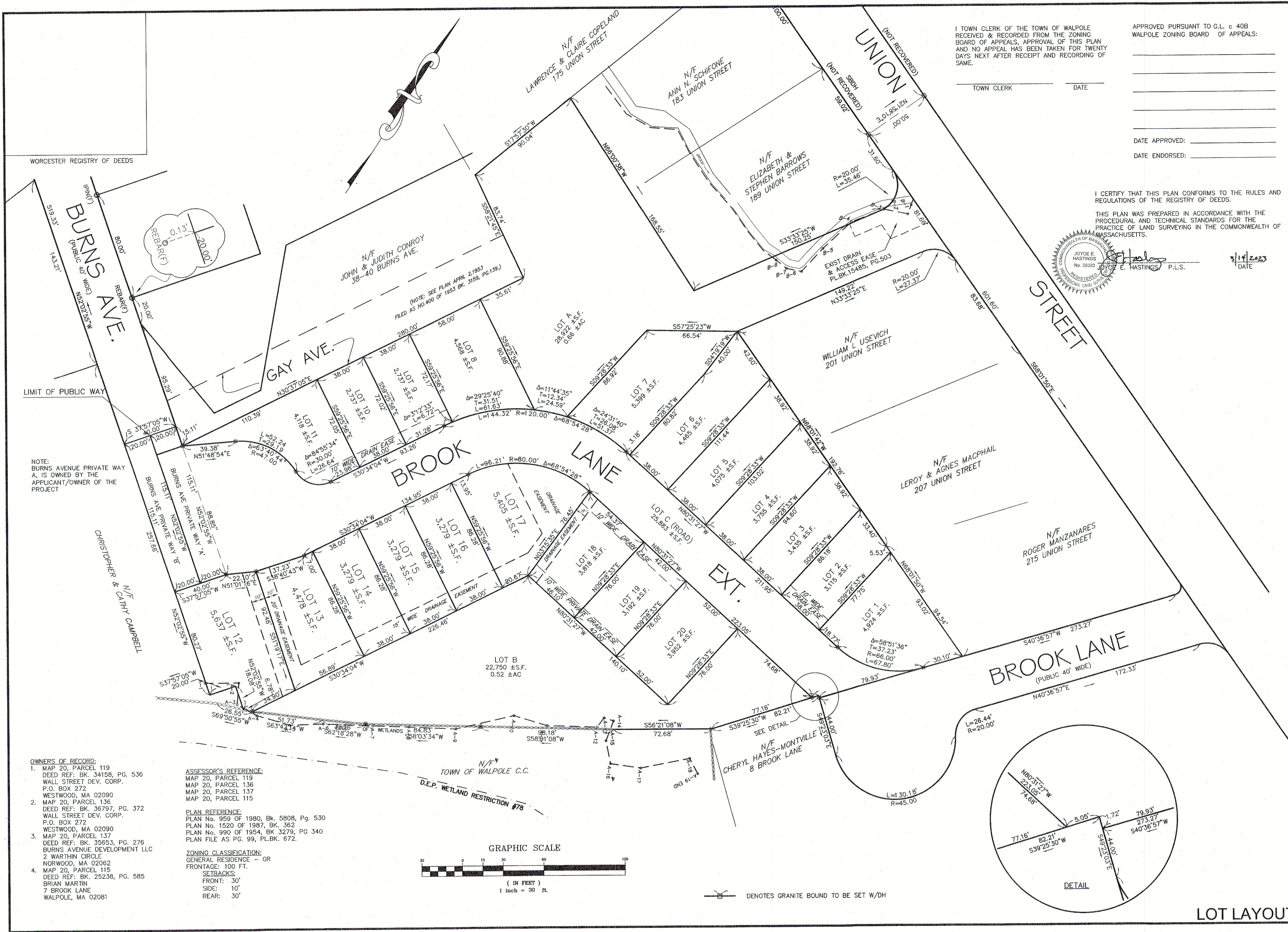
TOTAL PROJECT AREA:
 157,373 ± S.F.
 3.61 ± AC.
 UPLAND AREA: 156,164 S.F.
 WETLAND AREA: 1,209 S.F.



DIGSAFE
 1-888-344-7233

NOTE: IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. DIGSAFE IS TO BE NOTIFIED 72 WORKING HOURS IN ADVANCE OF CONSTRUCTION. DIGSAFE 1-888-344-7233

EXISTING CONDITIONS



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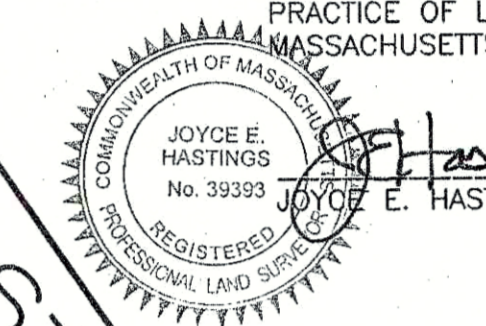
TOWN CLERK _____ DATE _____

DATE APPROVED: _____

DATE ENDORSED: _____

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

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



JOYCE E. HASTINGS
No. 39393
REGISTERED PROFESSIONAL LAND SURVEYOR
JOYCE E. HASTINGS P.L.S.

3/14/2023
DATE

WORCESTER REGISTRY OF DEEDS

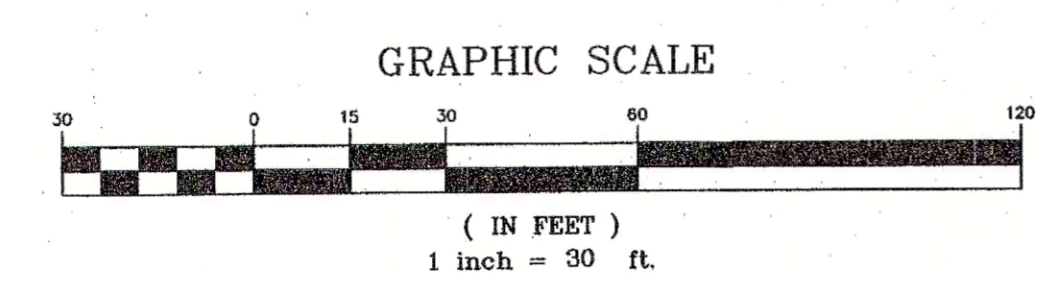
NOTE:
BURNS AVENUE PRIVATE WAY A, IS OWNED BY THE APPLICANT/OWNER OF THE PROJECT

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 - PLAN FILE AS PG. 99, PL.BK. 672.

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GENERAL RESIDENCE - GR
FRONTAGE: 100 FT.
- SETBACKS:**
FRONT: 30'
SIDE: 10'
REAR: 30'



⊞ DENOTES GRANITE BOUND TO BE SET W/DH

REVISIONS	
NO.	DESCRIPTION
1	DRAINAGE SYSTEM
2	CONSERVATION COMMENTS
3	ZBA COMMENTS, REDUCE TO 38 UNITS
4	20 LOT RESIDENTIAL SUBDIVISION
5	REVISED RIVERFRONT DISTURBANCE
6	REVISED PER ZBA REVIEW COMMENTS

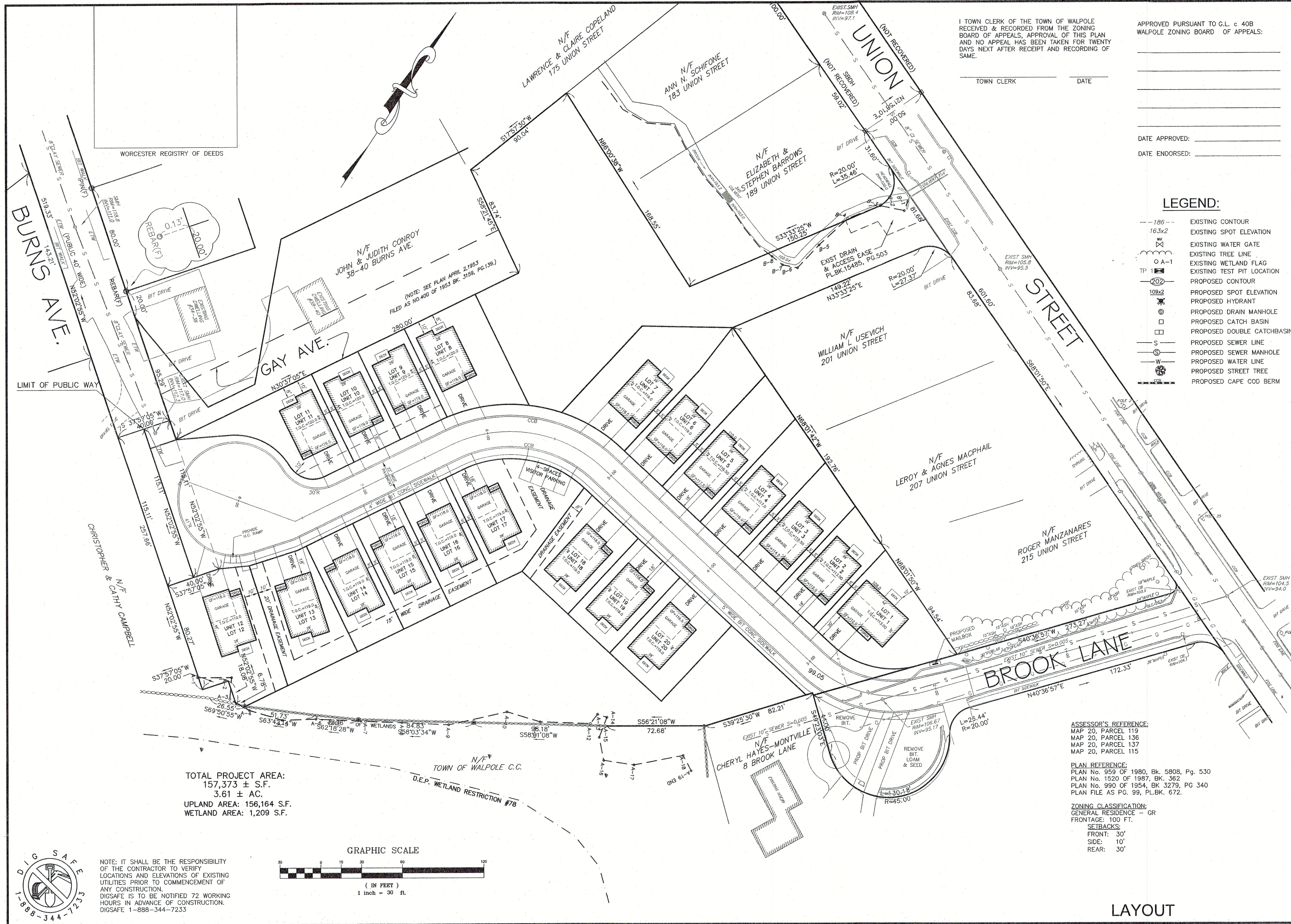
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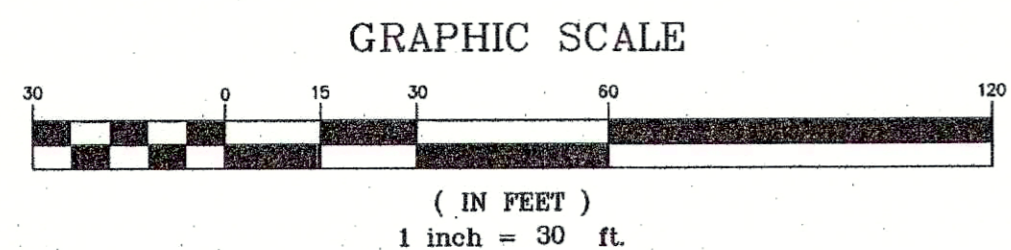
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JOB No.	15,588
DATE:	APRIL 21, 2020
SCALE:	1" = 30'
SHEET:	3 of 13
PLAN #:	27,096

LOT LAYOUT



TOTAL PROJECT AREA:
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3.61 ± AC.
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WETLAND AREA: 1,209 S.F.



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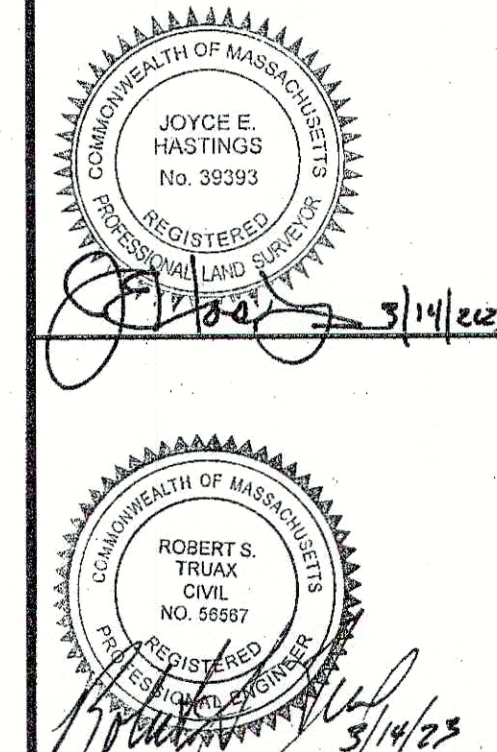
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- EXISTING WATER GATE
- EXISTING TREE LINE
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SHEET:	4 of 13
PLAN #:	27,096

LAYOUT

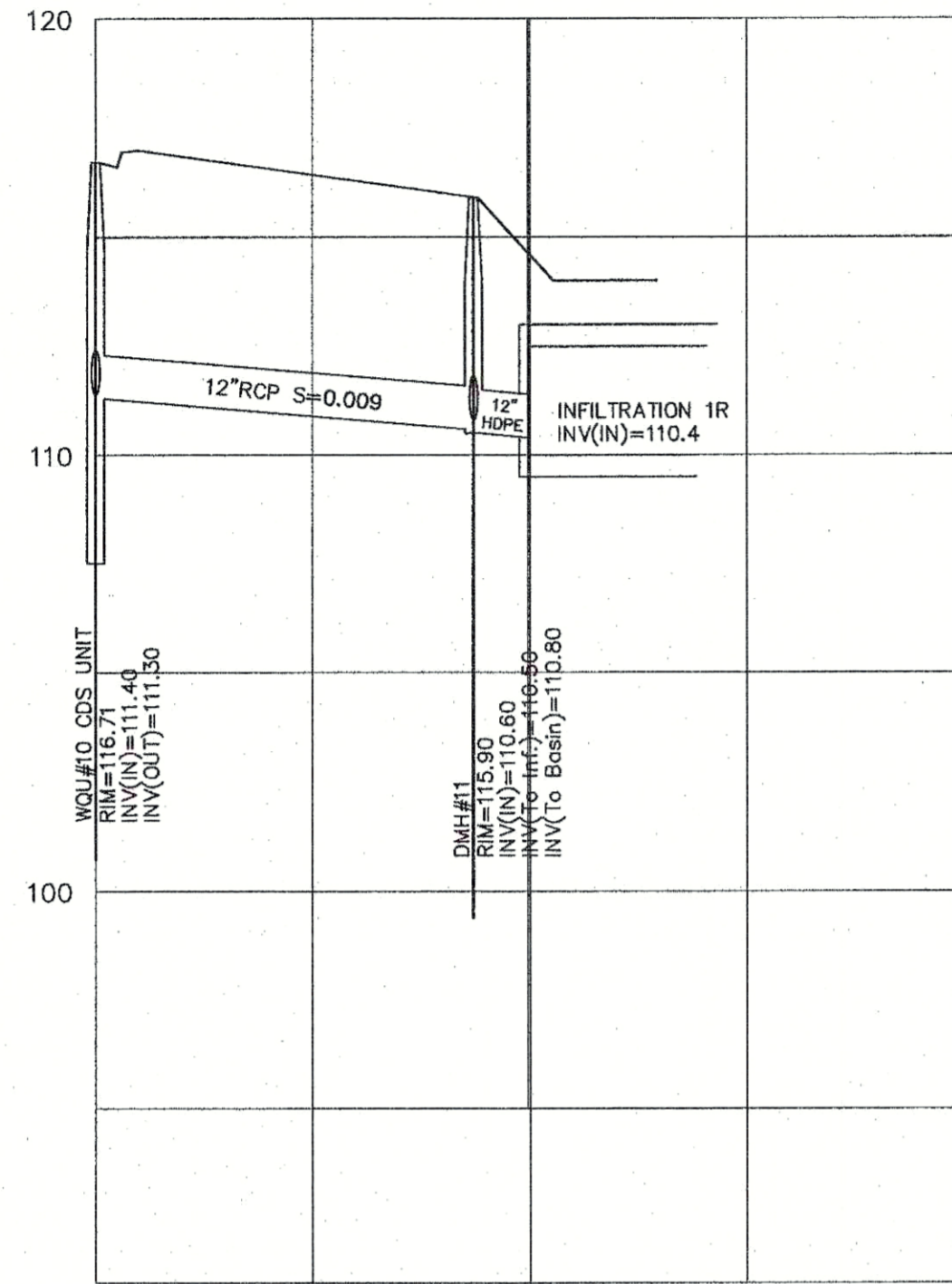
WORCESTER REGISTRY OF DEEDS

Drainage System Table:

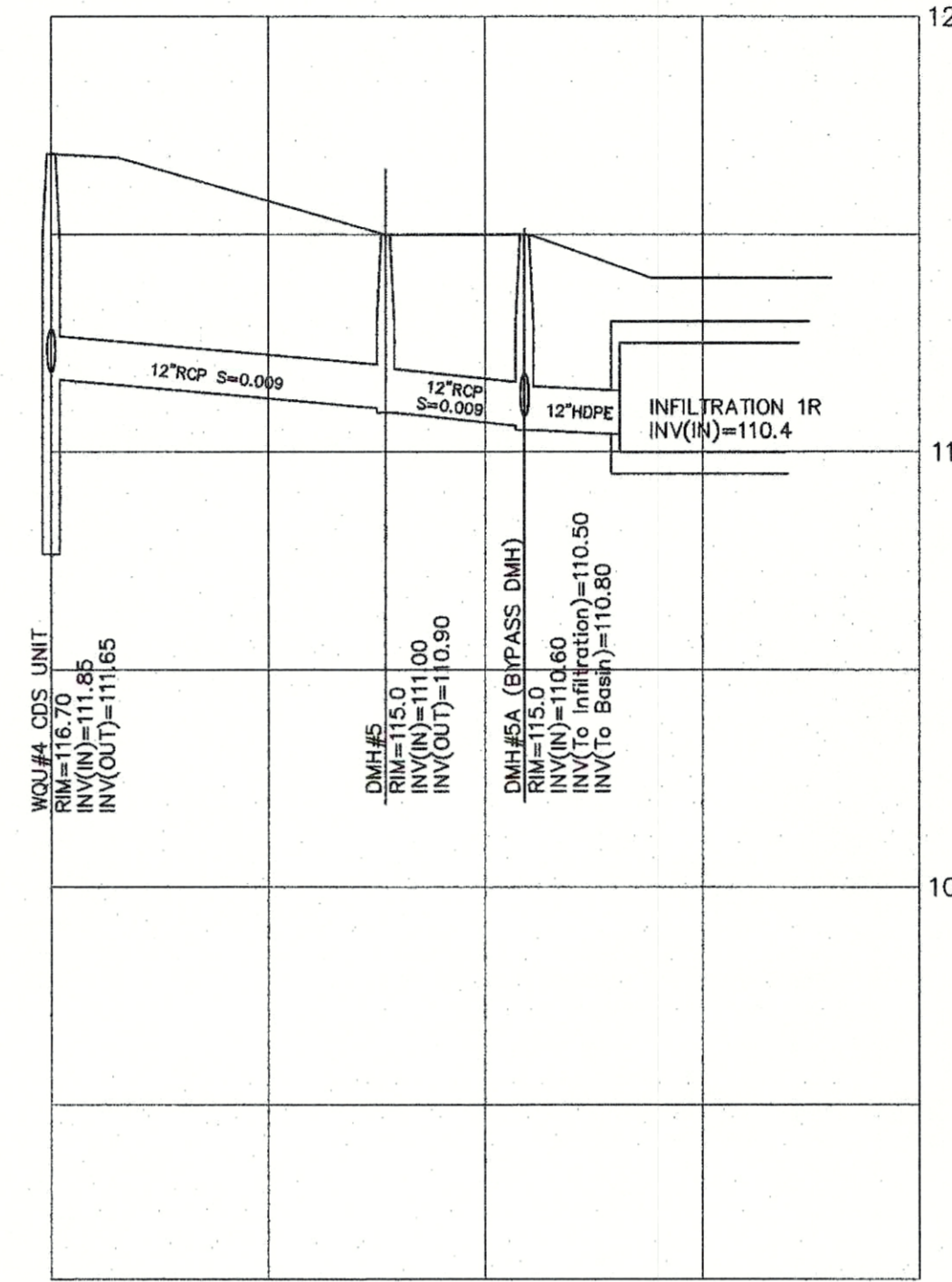
Structure	Rim	Invert (In)	Invert (Out)
CB#1	115.40		112.40
CB#2	115.40		112.40
DMH#3	115.65	112.25	112.15
WQU#4	116.70	111.85	111.65
DMH#5	115.00	111.00	110.90
DMH#5A	115.00	110.60	110.50
CB#7	115.10		112.20
CB#8	115.10		112.20
DMH#9	115.49	112.10	112.00
WQU#10	116.71	111.40	111.30
DMH#11	115.90	110.60	110.50
CB#12	112.37		109.20
CB#13	112.37		109.20
WQU#14	112.06	109.00	108.80
HW#15			108.50

Sewer System Table:

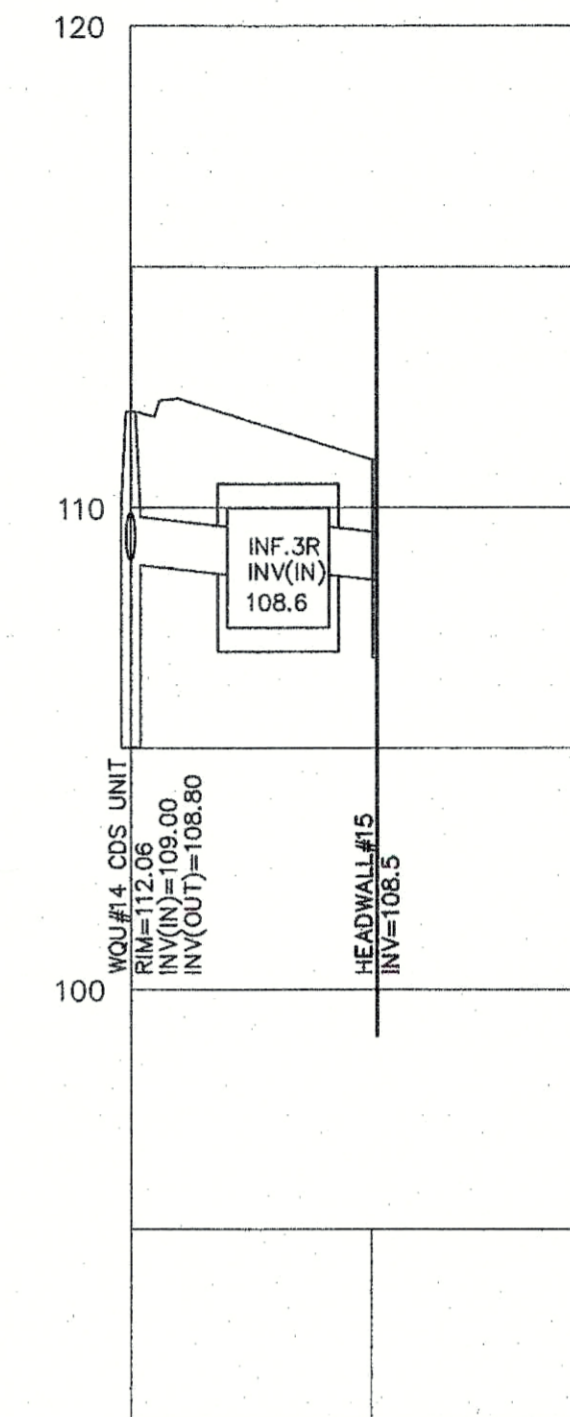
Structure	Rim	Invert (In)	Invert (Out)
SMH#1	116.00		108.50
SMH#2	117.05	106.60	106.50
SMH#3	117.47	105.97	105.87
SMH#4	117.03	105.35	105.25
SMH#5	108.96	98.60	98.40
EXIST#6	106.67	95.65	95.17



PROFILE DRAIN LINE
DMH#10 TO HEADWALL#11A
SCALE: Horiz: 1"=40'; Vert: 1"=4'



PROFILE DRAIN LINE
DMH#4 TO HEADWALL#6
SCALE: Horiz: 1"=40'; Vert: 1"=4'



PROFILE DRAIN LINE
DMH#14 TO HEADWALL#15
SCALE: Horiz: 1"=40'; Vert: 1"=4'

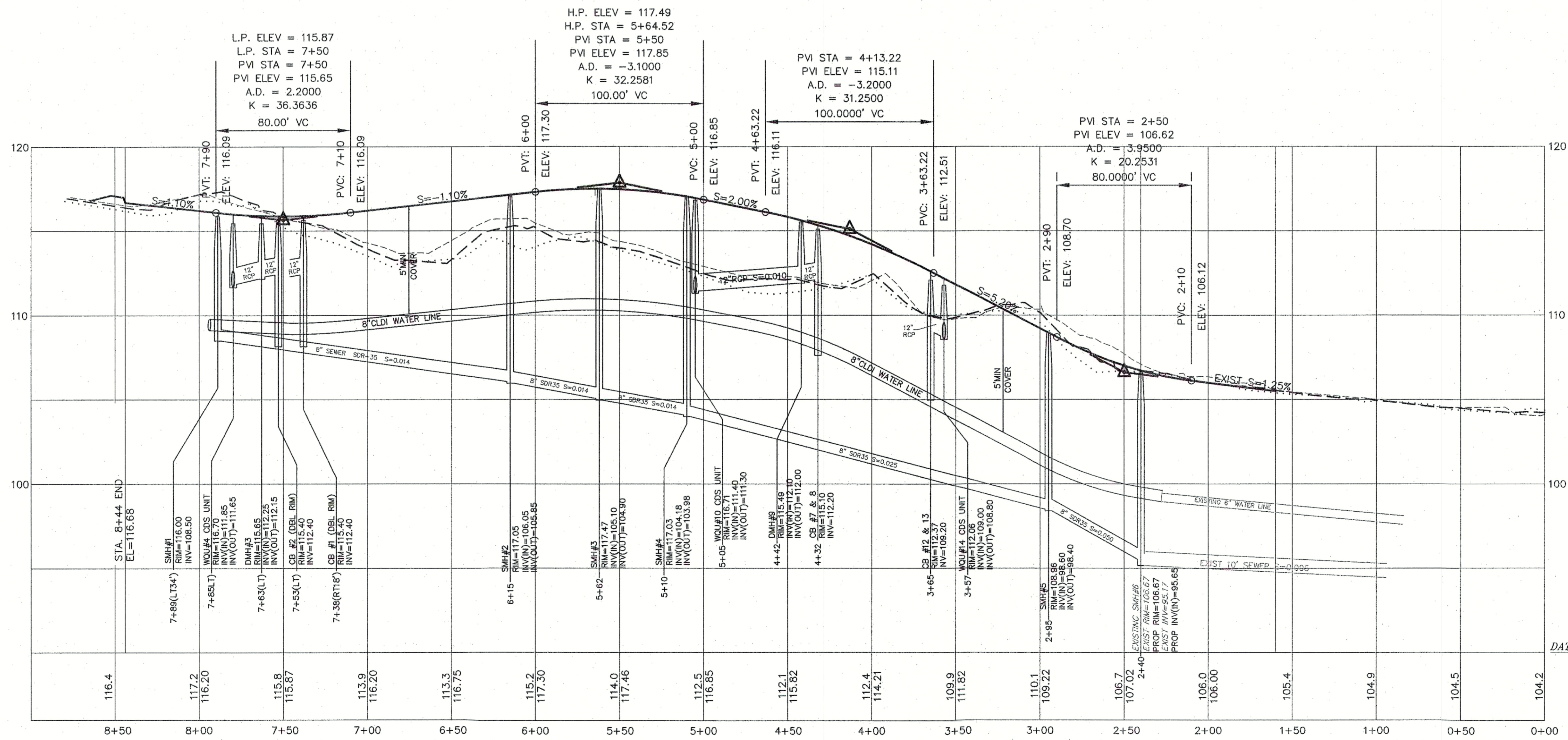
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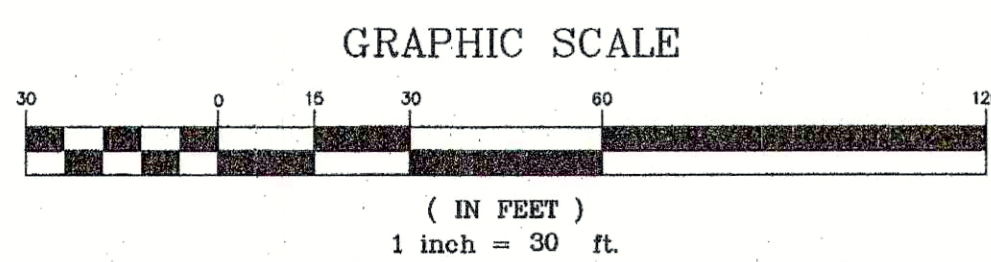
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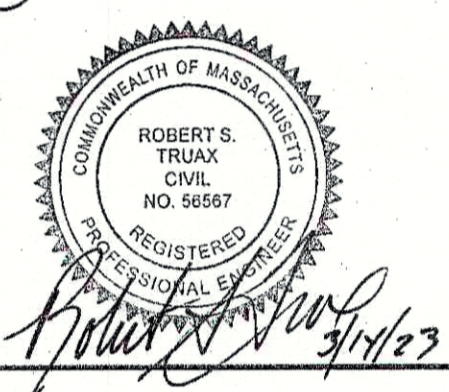
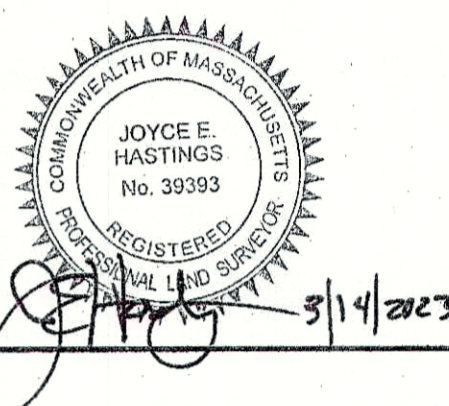


PROFILE DRIVE 'A'
SCALE: Horiz: 1"=40'; Vert: 1"=4'

PROFILE PLAN



REVISIONS	No.	DATE	DESCRIPTION
	1	05/21/20	DRAINAGE SYSTEM
	2	10/22/20	CONSERVATION COMMENTS
	3	02/23/22	ZBA COMMENTS, REDUCE TO 38 UNITS
	4	05/05/22	20 LOT RESIDENTIAL SUBDIVISION
	5	10/20/22	REVISED RIVERFRONT DISTURBANCE
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JOB No. 15,588
DATE: APRIL 21, 2020
SCALE: 1"= 30'
SHEET: 6 of 13
PLAN #: 27,096

EROSION CONTROL MAINTENANCE:

THE CONTRACTOR SHALL HAVE ON THE SITE, AN ADEQUATE QUANTITY OF SUPPLEMENTAL HAYBALES, SILT FENCE AND STAKES TO BE USED FOR CONTROL OF EMERGENCY EROSION PROBLEMS. ALL EROSION CONTROL MEASURES SHALL BE INSPECTED WEEKLY AND AFTER A STORM EVENT OF 1" INCH OR GREATER.

DEWATERING:

PUMPING AND DEWATERING SHALL BE DONE IN A MANNER WHICH WILL NOT DISCHARGE ANY SILT AND SEDIMENT INTO A RESOURCE AREA. DISCHARGES FROM A DEWATERING CONSTRUCTION PROCEDURE WILL BE FILTERED THROUGH A SILTATION BASIN CONSTRUCTED UPDRAIN FROM THE WORK SITE. THE SILTATION BASIN SHALL BE A DEPRESSION SURROUNDED BY A HAYBALE DIKE OR SILT FENCE. OVERFLOW FROM THE BASIN SHALL BE PLANNED TO BE LOCATED OVER THICKLY AND NATURALLY MULCHED UPLAND AREA. ALL BASINS SHALL BE LOCATED AT LEAST 100 FEET UPSLOPE FROM ANY WETLAND RESOURCE AREA.

STOCKPILING:

STOCKPILE MATERIAL SHALL STORED IN THE AREAS DESIGNATED. ALL STOCKPILES AREAS SHALL BE SECURED AROUND THE PERIMETER WITH HAYBALE DIKE OR SILTFENCE.

EROSION CONTROL NOTES:

THE FOLLOWING EROSION CONTROL SPECIFICATIONS ARE IN EFFECT WHEN SITE ALTERATION WORK IS CONTEMPLATED TO PREVENT DOWN GRADIENT OR ADJACENT AREAS FROM BEING ADVERSELY IMPACTED.

1. PRIOR TO ANY DISTURBANCE OR ALTERATIONS ON ANY AREA ON THE SITE, THE FILTER MITT SEDIMENT BARRIER SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THE SITE PLAN.
2. BARRIERS SHALL BE CONSTRUCTED AS SHOWN ON THE FILTER MITT WITH CONSTRUCTION FENCE DETAIL ABOVE.
3. ONCE INSTALLED, THE FILTER MITT SEDIMENT BARRIERS SHALL BE MAINTAINED IN PLACE UNTIL ALL AREAS UPGRADIENT FROM THE BARRIERS HAVE BEEN STABILIZED AS SPECIFIED HEREIN. UPON COMPLETION AND STABILIZATION OF THE PROJECT, THE FILTER MITT AND CONSTRUCTION FENCE SHALL BE REMOVED.
4. THE ORANGE CONSTRUCTION IS INTENDED TO ACT AS A LIMIT OF DISTURBANCE. ANY LAND DOWN GRADIENT FROM THE FENCE ACCIDENTALLY DISTURBED SHALL BE IMMEDIATELY REPAIRED AND RESTORED TO ORIGINAL CONDITION.
5. ALL DISTURBED AREAS NOT OTHERWISE DEVELOPED OR WHERE SPECIAL STABILIZATION MEASURES OR LANDSCAPE PLANTINGS ARE NOT PROPOSED SHALL BE LOAMED AND SEEDED. NO LESS THAN FOUR INCHES OF LOAM TOPSOIL SHALL BE SPREAD AND THE AREA SEEDED WITH CONSERVATION MIX.
6. ALL AREAS OUTSIDE THE LIMIT OF WORK ARE TO BE LEFT UNDISTURBED. DURING SITE WORK ALL PERSONS AND EQUIPMENT SHALL STAY OUTSIDE THESE AREAS TO PRESERVE THE EXISTING VEGETATION.
7. ALL SLOPES CAUSED BY EXCAVATION OF EXISTING GROUND, OR FILL OVER EXISTING GROUND TO CREATE BERMS OF EARTH MATERIALS OR RESULTING FROM RECONTOURING LAND FOR PROPOSED HOUSE LOCATIONS SHALL BE NO GREATER THAN 3:1. HORIZONTAL TO VERTICAL. THE TOE OF SLOPES IN FILL AREAS OR TOP OF SLOPE IN EXCAVATED AREAS SHALL BE NO CLOSER THAN 5 FEET FROM ADJACENT LOT LINES.
8. THE FIRST ONE-HUNDRED (100) FEET OF THE PROPOSED DRIVEWAY ENTRANCE AT BROOK LANE SHALL BE COVERED WITH TWELVE (12) INCHES OF 1 - 3 INCH CRUSHED STONE TO STABILIZE THE AREA (SEE DETAIL).

A MORE DETAILED SEDIMENT AND EROSION CONTROL PLAN WILL BE DEVELOPED AS PART OF THE NPDES STORMWATER POLLUTION PREVENTION PLAN.

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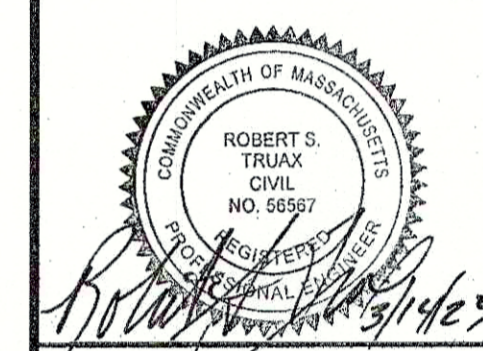
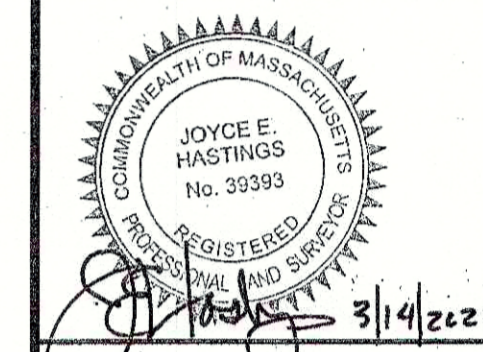
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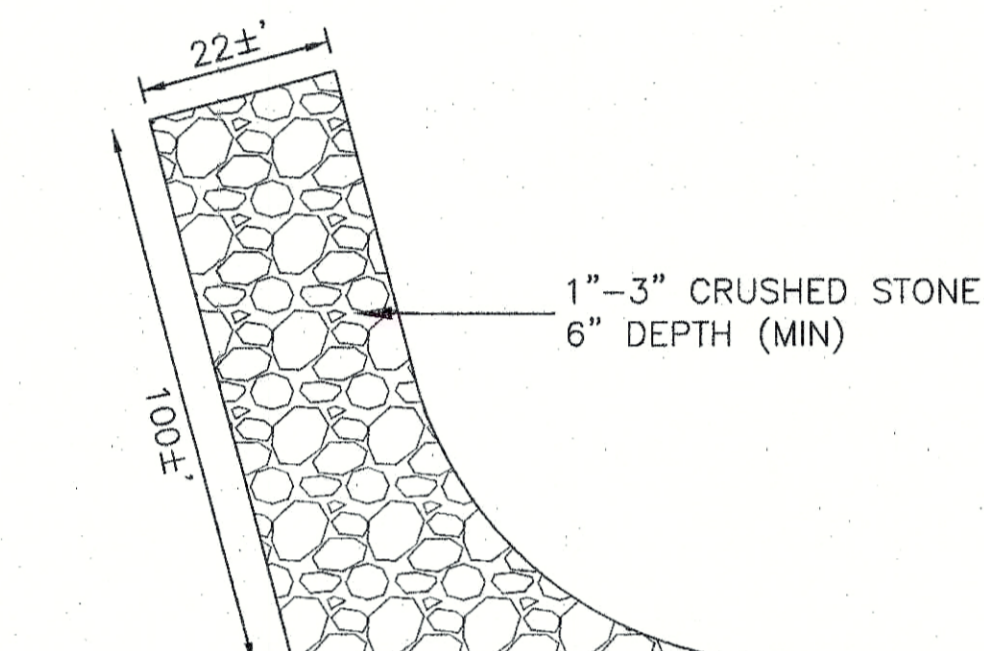
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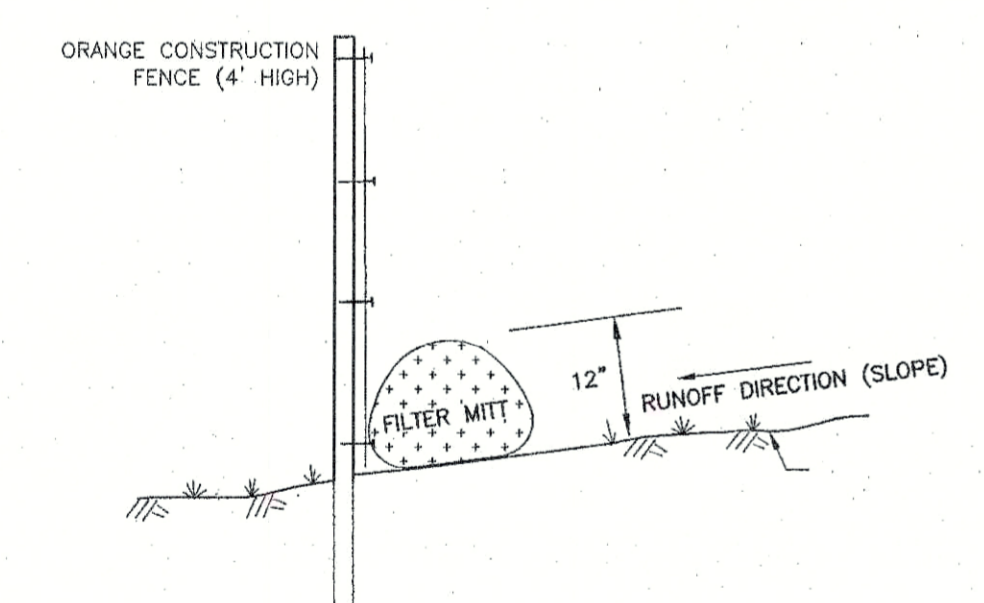
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APPLICANT:
WALL STREET DEVELOPMENT CORP.
P.O. BOX 272
WESTWOOD, MA 02090

GLM Engineering Consultants, Inc.
19 EXCHANGE STREET
HOLLISTON, MA 01746
P: 508-429-1100
F: 508-429-7160
www.GLMengineering.com

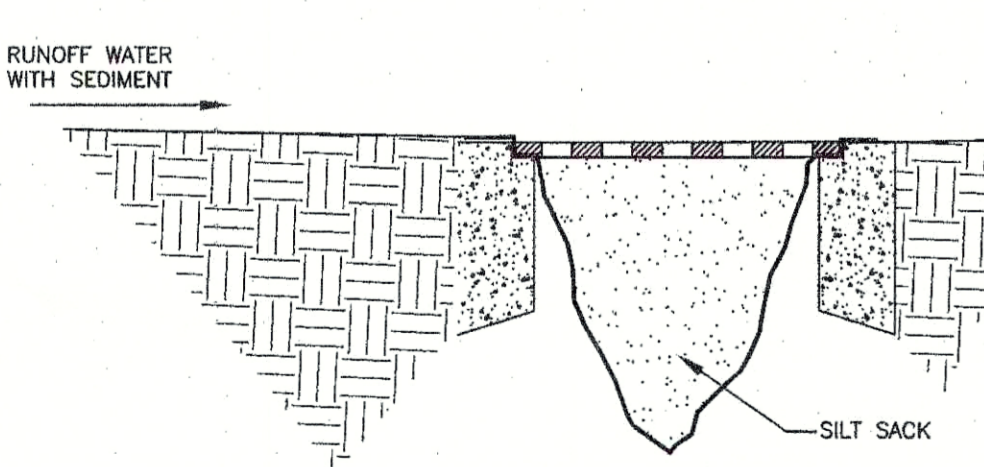
JOB No.	15,588
DATE:	APRIL 21, 2020
SCALE:	1" = 30'
SHEET:	7 of 13
PLAN #:	27,096



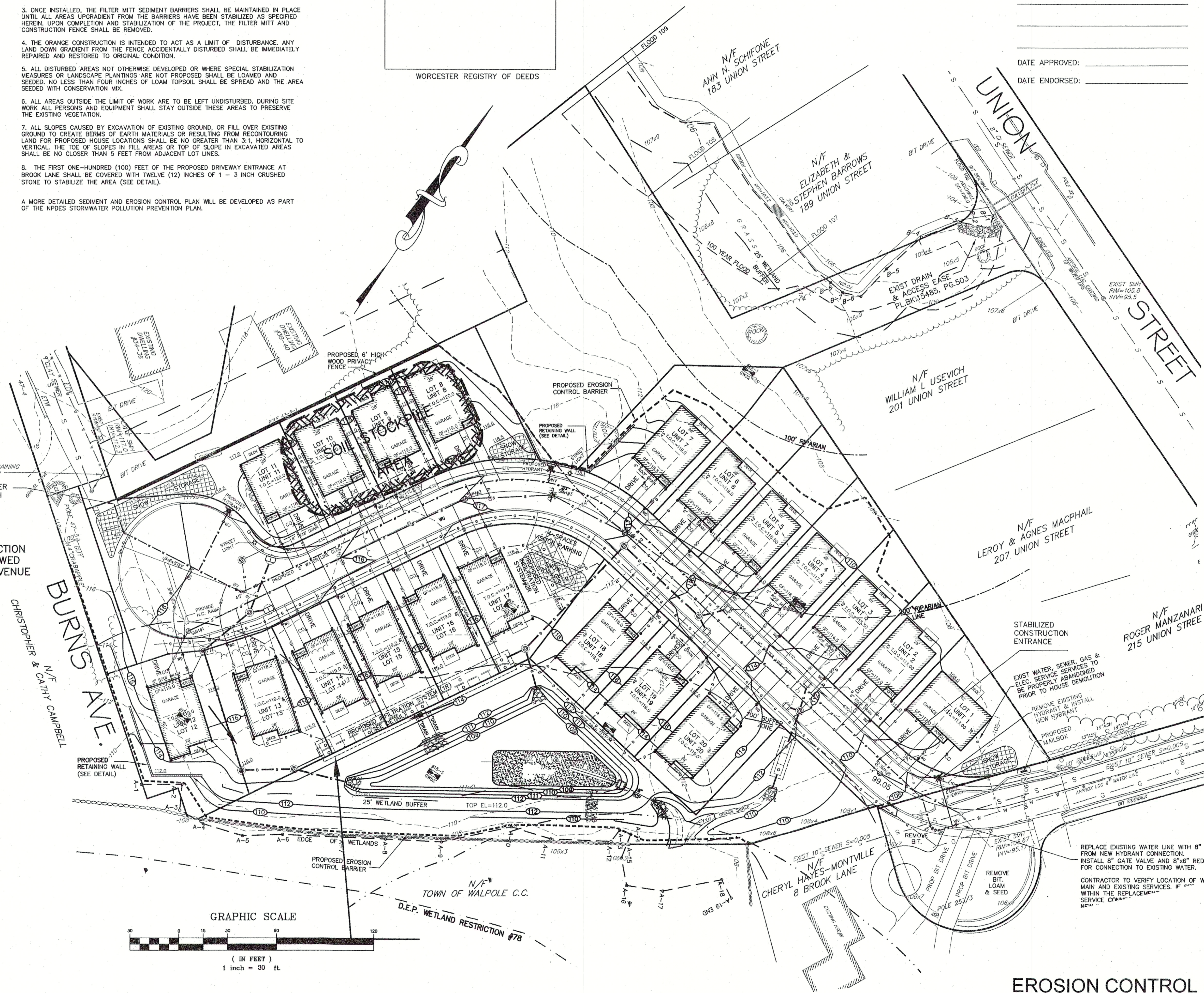
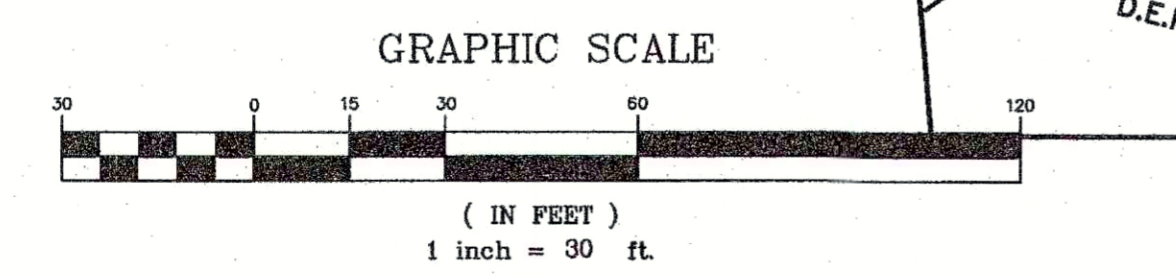
STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE



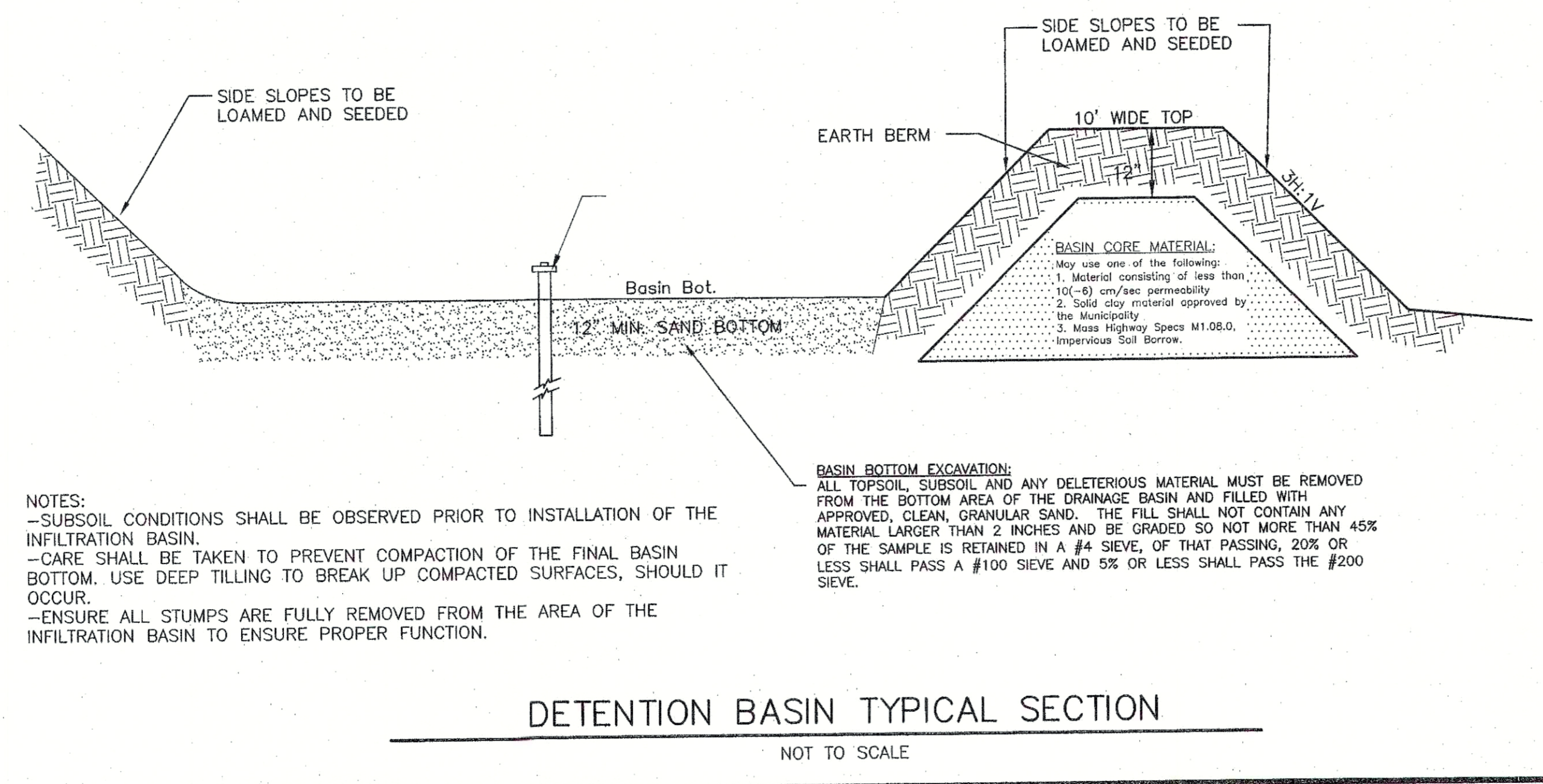
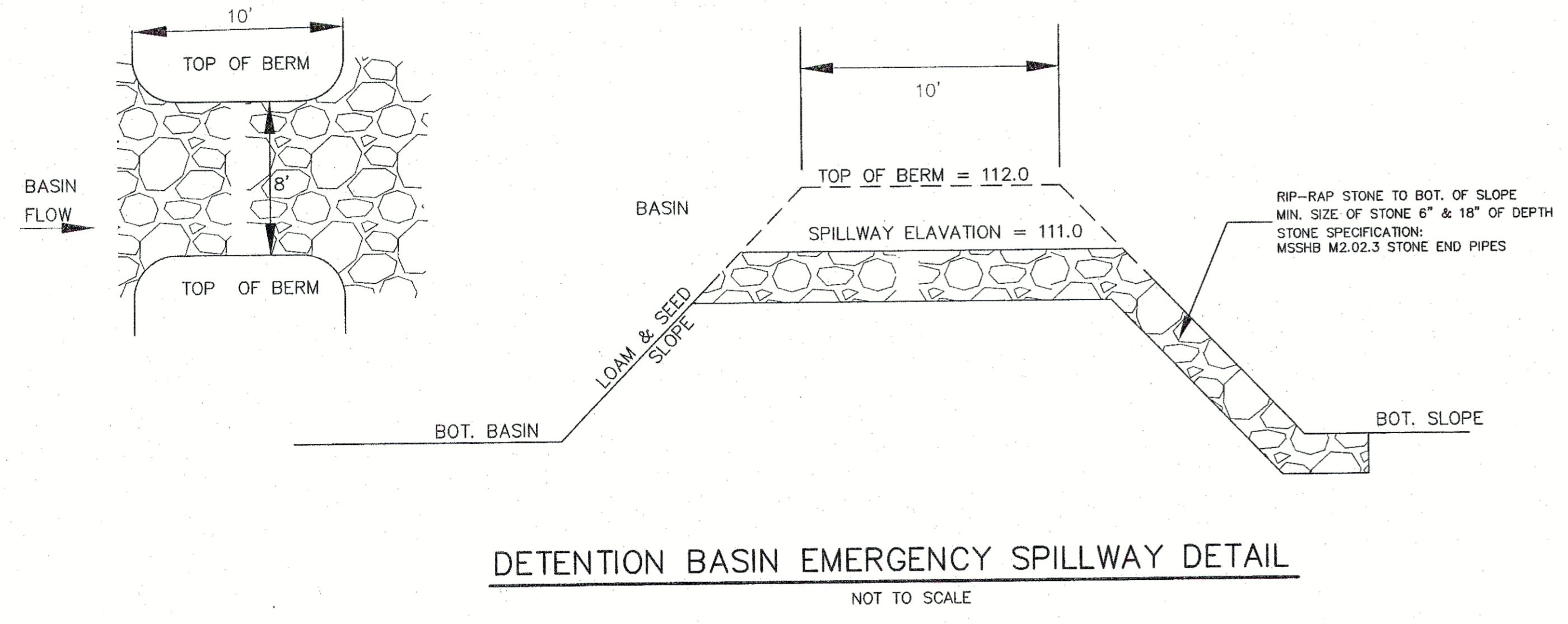
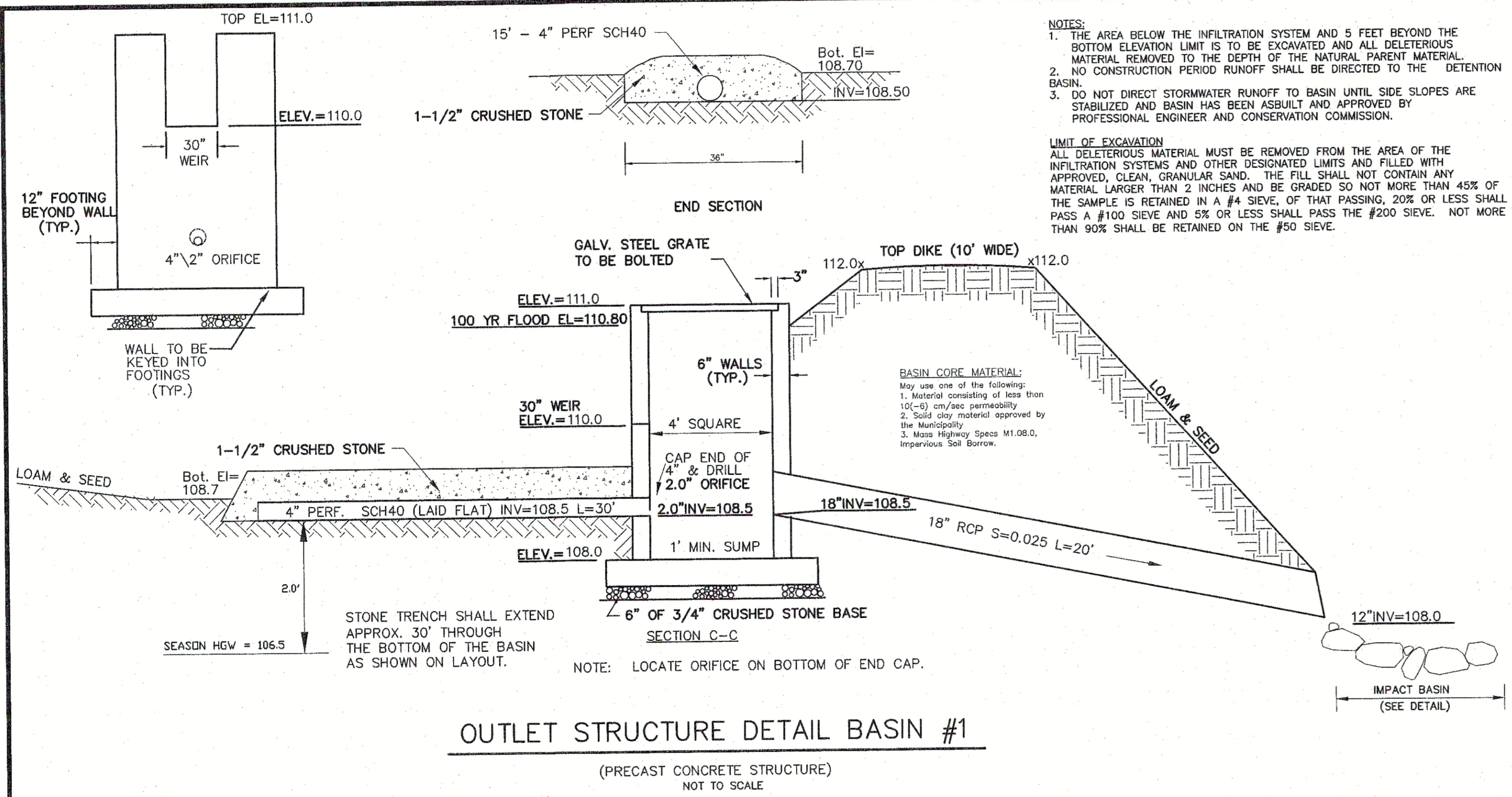
FILTER MITT WITH ORANGE CONSTRUCTION FENCE DETAIL
NOT TO SCALE



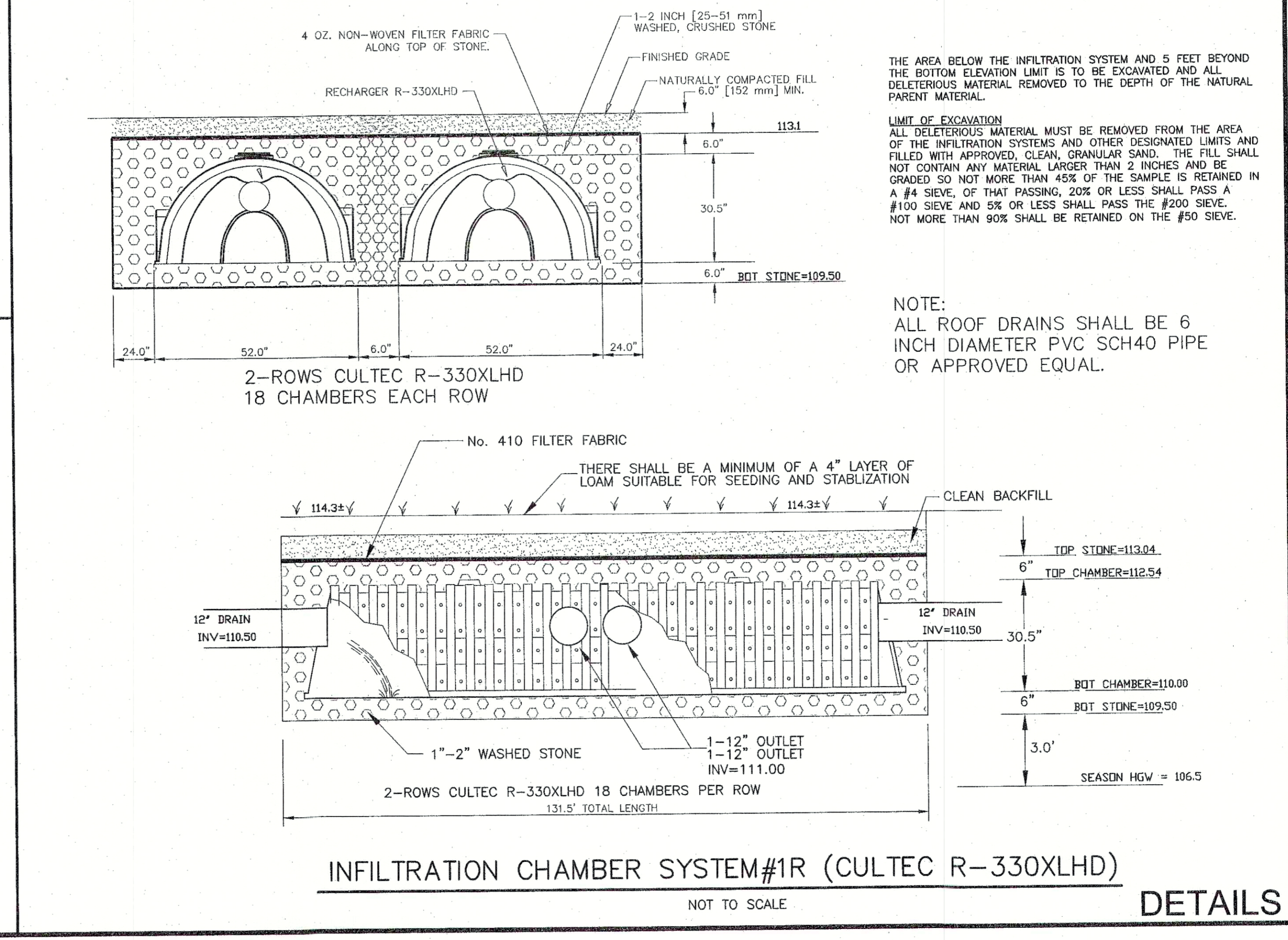
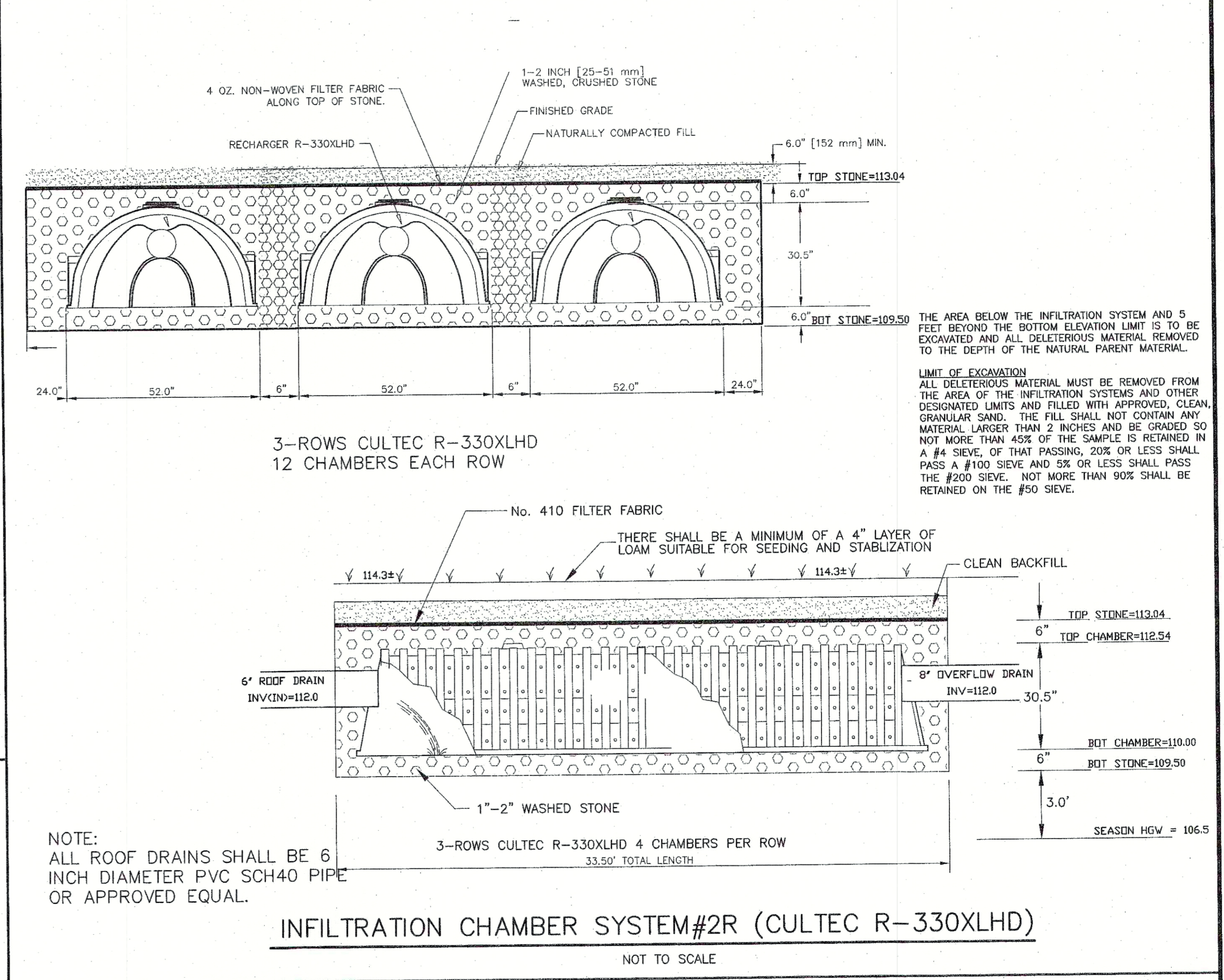
SILT SACK CATCH BASIN INLET
NOT TO SCALE



EROSION CONTROL



NOTES:
1. THE AREA BELOW THE INFILTRATION SYSTEM AND 5 FEET BEYOND THE BOTTOM ELEVATION LIMIT IS TO BE EXCAVATED AND ALL DELETERIOUS MATERIAL REMOVED TO THE DEPTH OF THE NATURAL PARENT MATERIAL. NO CONSTRUCTION PERIOD RUNOFF SHALL BE DIRECTED TO THE DETENTION BASIN.
2. DO NOT DIRECT STORMWATER RUNOFF TO BASIN UNTIL SIDE SLOPES ARE STABILIZED AND BASIN HAS BEEN ASBUILT AND APPROVED BY PROFESSIONAL ENGINEER AND CONSERVATION COMMISSION.
3. LIMIT OF EXCAVATION ALL DELETERIOUS MATERIAL MUST BE REMOVED FROM THE AREA OF THE INFILTRATION SYSTEMS AND OTHER DESIGNATED LIMITS AND FILLED WITH APPROVED, CLEAN, GRANULAR SAND. THE FILL SHALL NOT CONTAIN ANY MATERIAL LARGER THAN 2 INCHES AND BE GRADED SO NOT MORE THAN 45% OF THE SAMPLE IS RETAINED IN A #4 SIEVE, OF THAT PASSING, 20% OR LESS SHALL PASS A #100 SIEVE AND 5% OR LESS SHALL PASS THE #200 SIEVE. NOT MORE THAN 90% SHALL BE RETAINED ON THE #50 SIEVE.



REVISIONS	No.	DATE	DESCRIPTION
	1	05/21/20	DRAINAGE SYSTEM
	2	10/22/20	CONSERVATION COMMENTS
	3	02/23/22	ZBA COMMENTS, REDUCE TO 38 UNITS
	4	05/05/22	20 LOT RESIDENTIAL SUBDIVISION
	5	10/20/22	REVISED RIVERFRONT DISTURBANCE
	6	03/14/23	REVISED PER ZBA REVIEW COMMENTS

THE AREA BELOW THE INFILTRATION SYSTEM AND 5 FEET BEYOND THE BOTTOM ELEVATION LIMIT IS TO BE EXCAVATED AND ALL DELETERIOUS MATERIAL REMOVED TO THE DEPTH OF THE NATURAL PARENT MATERIAL.

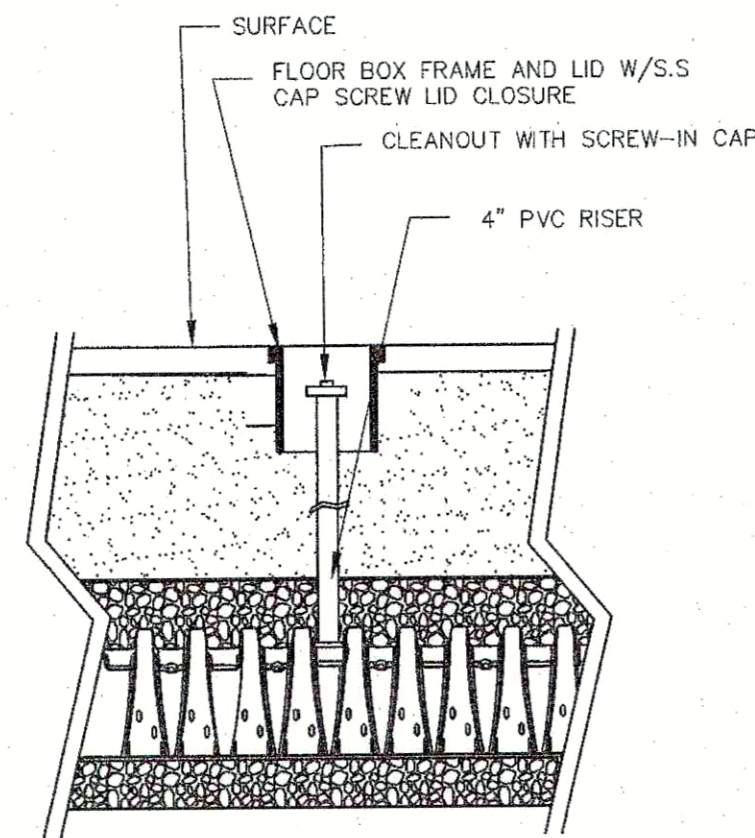
LIMIT OF EXCAVATION
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AMENDED SITE DEVELOPMENT SUBDIVISION PLAN
A COMPREHENSIVE PERMIT M.G.L.C. 40B
"THE RESIDENCES AT BURNS AVENUE"
WALPOLE, MASSACHUSETTS

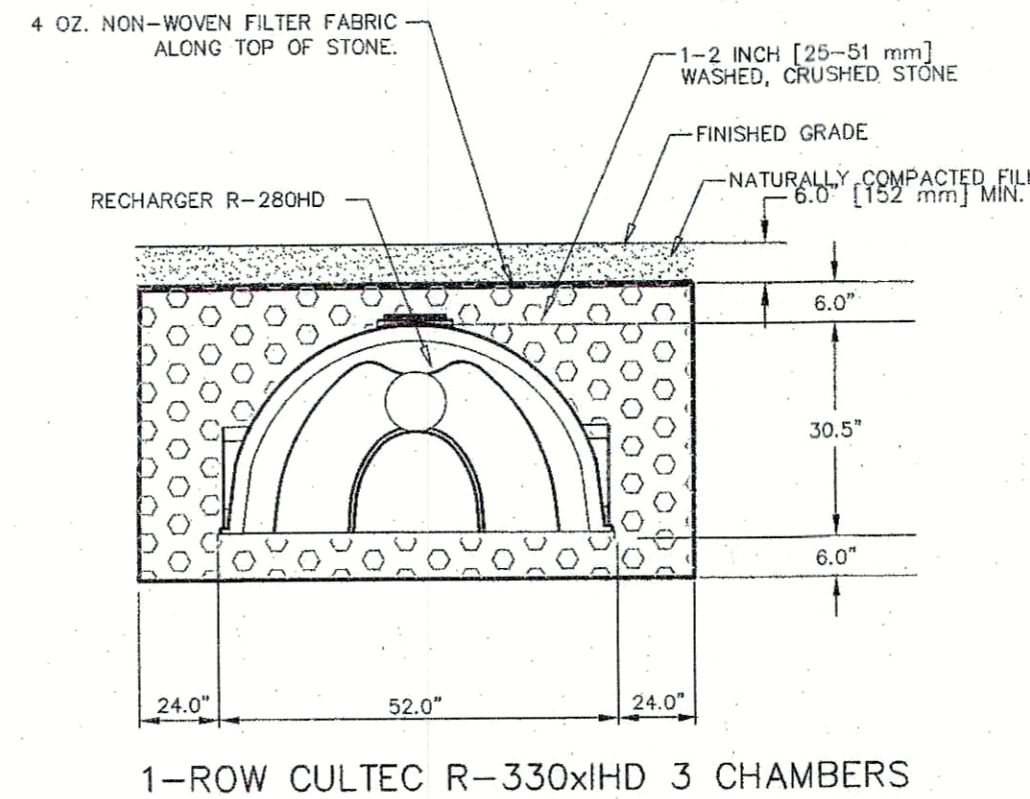
APPLICANT:
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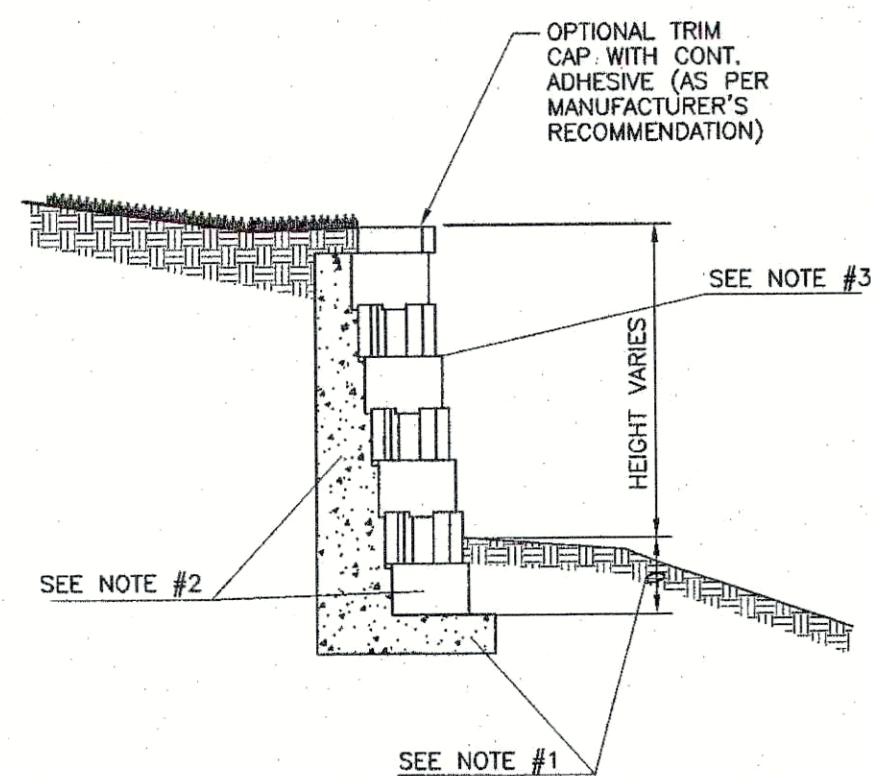
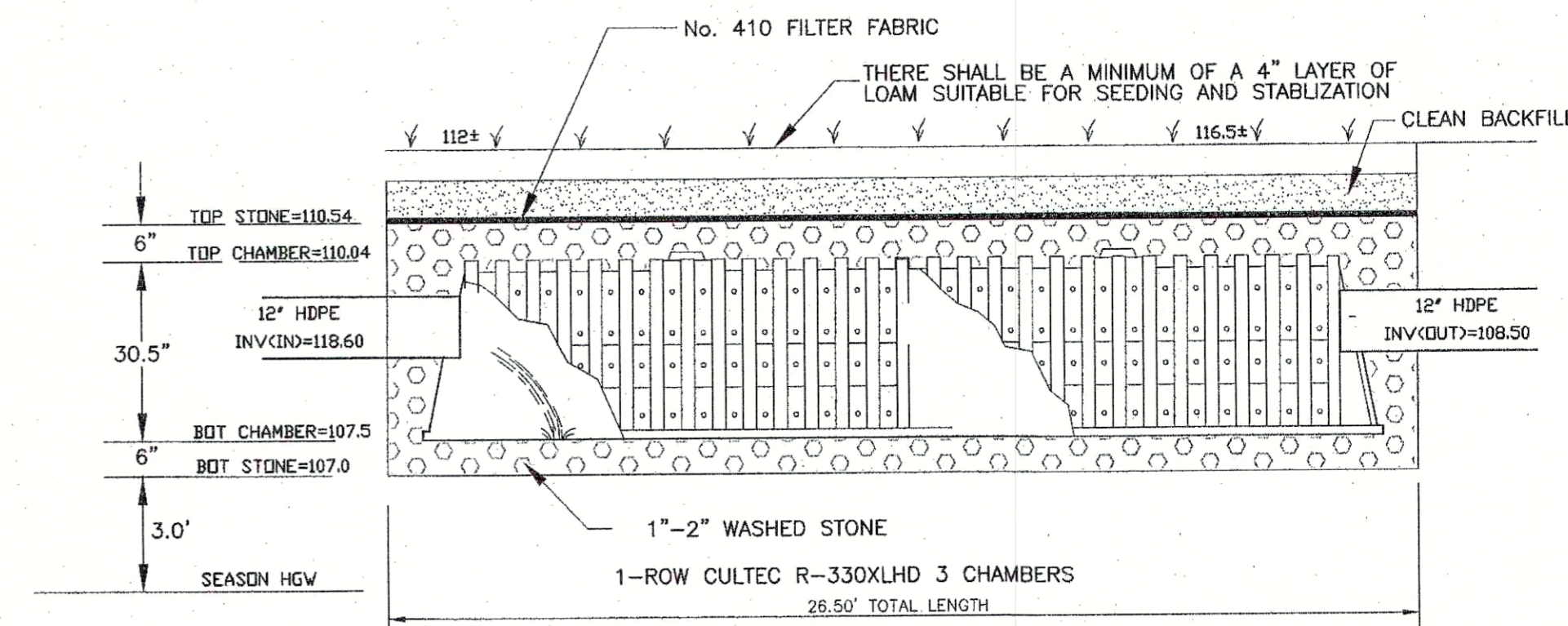
JOB No. 15,588
DATE: APRIL 21, 2020
SCALE: 1" = 30'
SHEET: 8 of 13
PLAN #: 27,096



INSPECTION PORT DETAIL
NOT TO SCALE



INFILTRATION CHAMBER SYSTEM #3R (CULTEC R-330XLHD)
NOT TO SCALE



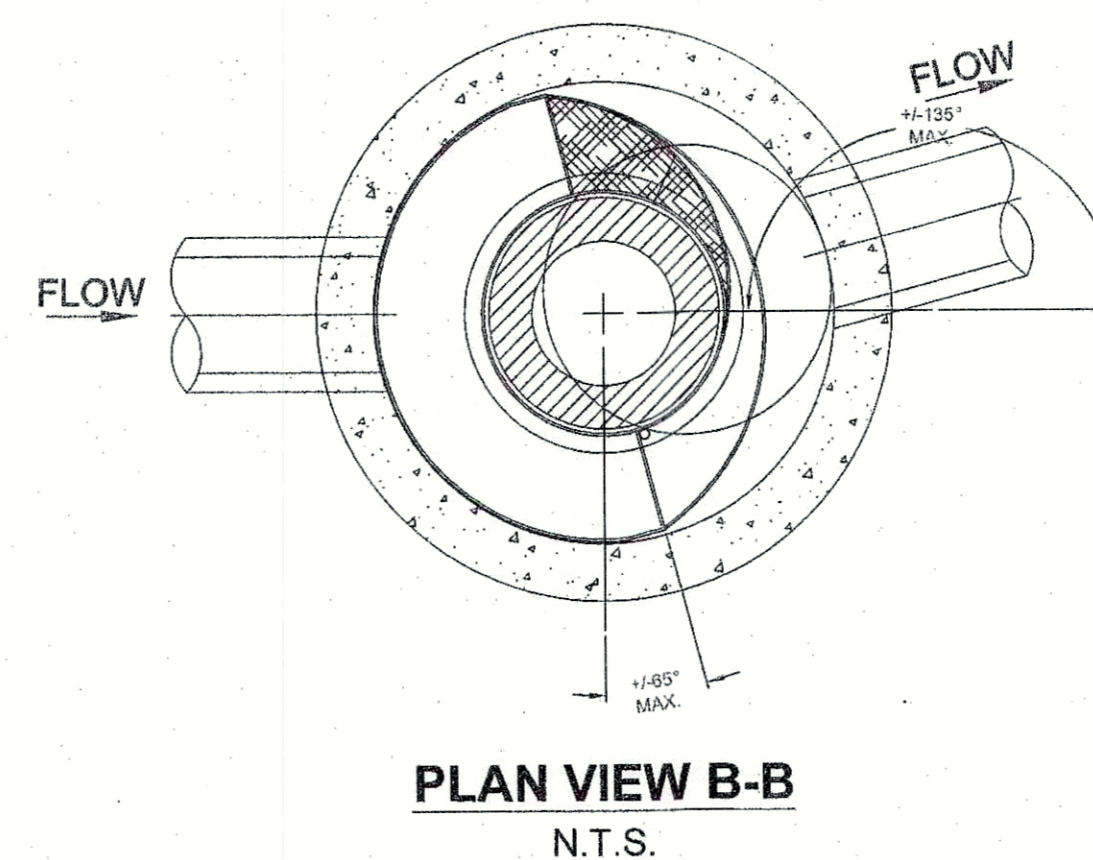
TYPICAL CROSS SECTION
SCALE: NONE

ALLAN BLOCK RETAINING WALL OR APPROVED EQUAL
NOT TO SCALE

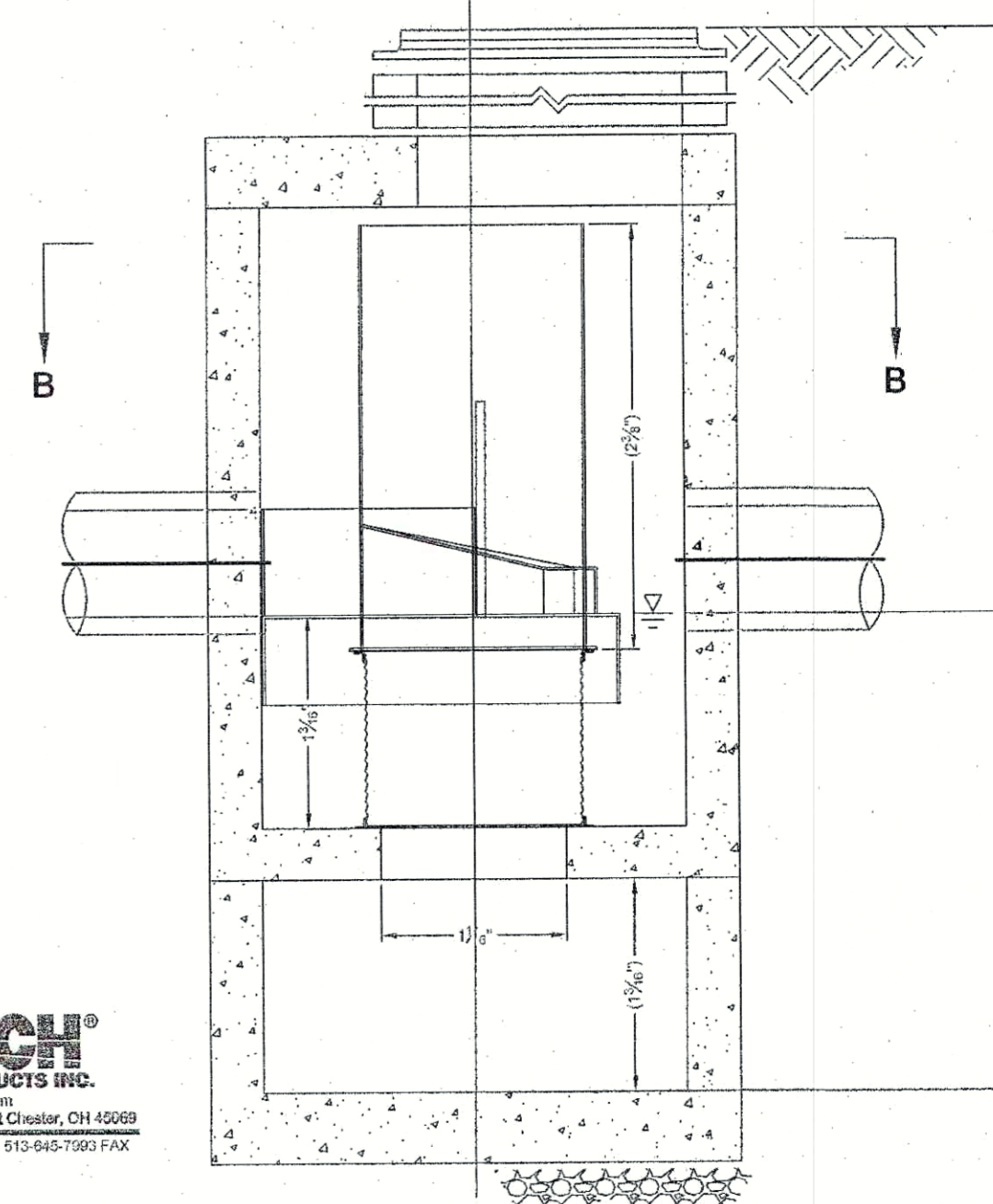
RETAINING WALL NOTES:

- #1 - BASE TRENCH & BASE MATERIAL
TRENCH TO BE 18" WIDE AND MUST INCLUDE THE REMOVAL OF ANY ORGANIC/FILL MATERIAL. BASE MATERIAL IS ANY CLEAN, COMPACTIBLE GRANULAR MATERIAL 1/4"-3/4" DIAMETER. PLACE AT LEAST 12" OF BASE MATERIAL IN THE TRENCH AND COMPACT WITH A MECHANICAL PLATE COMPACTOR. BASE MUST BE LEVEL. A THIN LAYER OF SAND MAY BE USED TO MAKE LEVELING EASIER. A CONCRETE LEVELING PAD MAY BE USED INSTEAD OF USING BASE MATERIAL.
- #2 - BASE COARSE AND DRAINAGE MATERIAL
LAY BASE COARSE BLOCKS CHECKING FOR STRAIGHTNESS AND LEVEL. FILL THE BLOCK HOLLOW CORES AND 6"-8" BEHIND BLOCKS WITH DRAINAGE MATERIAL (SAME AS BASE MATERIAL). USE A PLATE COMPACTOR TO COMPACT THE AGGREGATE IN THE BLOCKS AND BEHIND THE WALL. RUN COMPACTOR OVER TOP OF BLOCKS FIRST, AND THEN OVER DRAINAGE MATERIAL.
- #3 - SECOND COARSE AND ADDITIONAL COARSE
STACK NEXT ROW OF BLOCKS, AND EACH ADDITIONAL ROW, WITH SEAMS OFFSET FROM THE BLOCKS BELOW. CHECK FOR STRAIGHTNESS & LEVEL. FILL HOLLOW CORES AND 6"-8" BEHIND BLOCKS WITH DRAINAGE MATERIAL AND COMPACT.

AB STONES
-DIMENSIONS: 8" H x 12" D x 18" L
-12" SETBACK FROM VERTICLE
-TYPICAL WEIGHT = 75 lbs.



PLAN VIEW B-B
N.T.S.



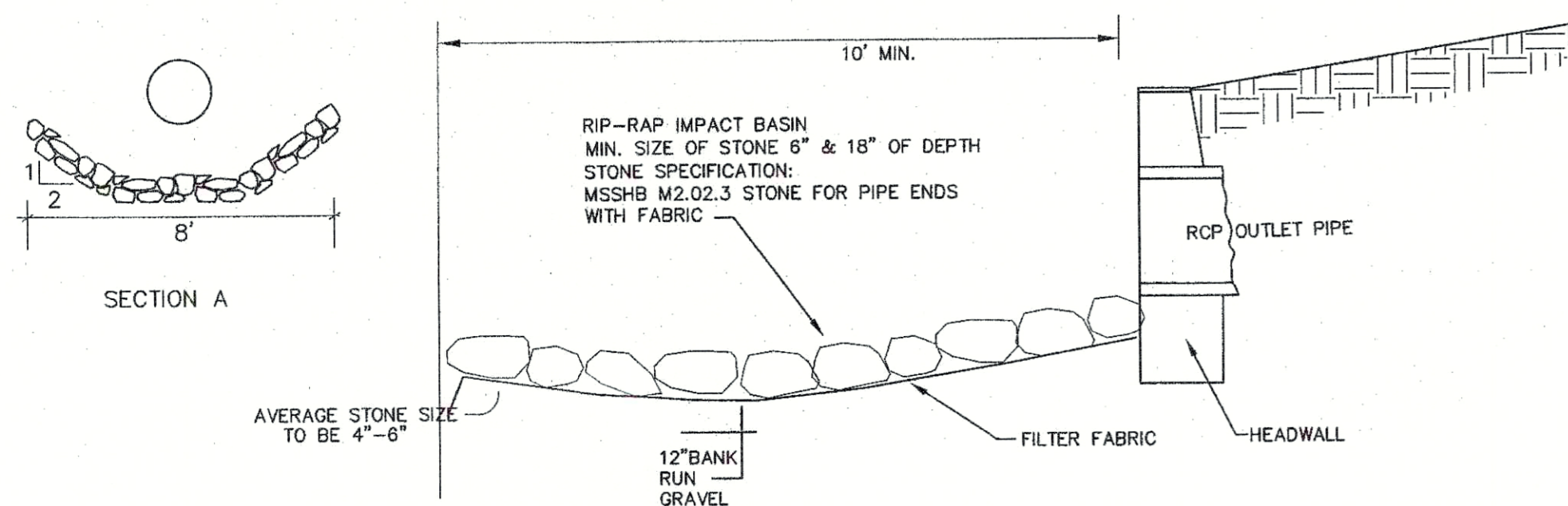
ELEVATION A-A
N.T.S.



- GENERAL NOTES**
- CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
 - DIMENSIONS MARKED WITH () ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
 - FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH CONSTRUCTION PRODUCTS REPRESENTATIVE. www.contech-cpi.com
 - CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
 - STRUCTURE SHALL MEET AASHTO H20 AND CASTINGS SHALL MEET AASHTO M306 LOAD RATING, ASSUMING GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION.
 - PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.

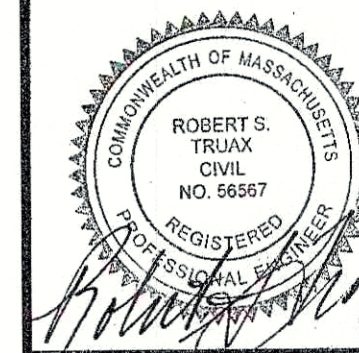
- INSTALLATION NOTES**
- ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
 - CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE (LIFTING CLUTCHES PROVIDED).
 - CONTRACTOR TO ADD JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS, AND ASSEMBLE STRUCTURE.
 - CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN.
 - CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

WATER QUALITY UNIT DETAIL
CDS1515-3-C CDS INLINE STANDARD DETAIL
NOT TO SCALE



RIP-RAP DETAIL HEADWALLS
NOT TO SCALE

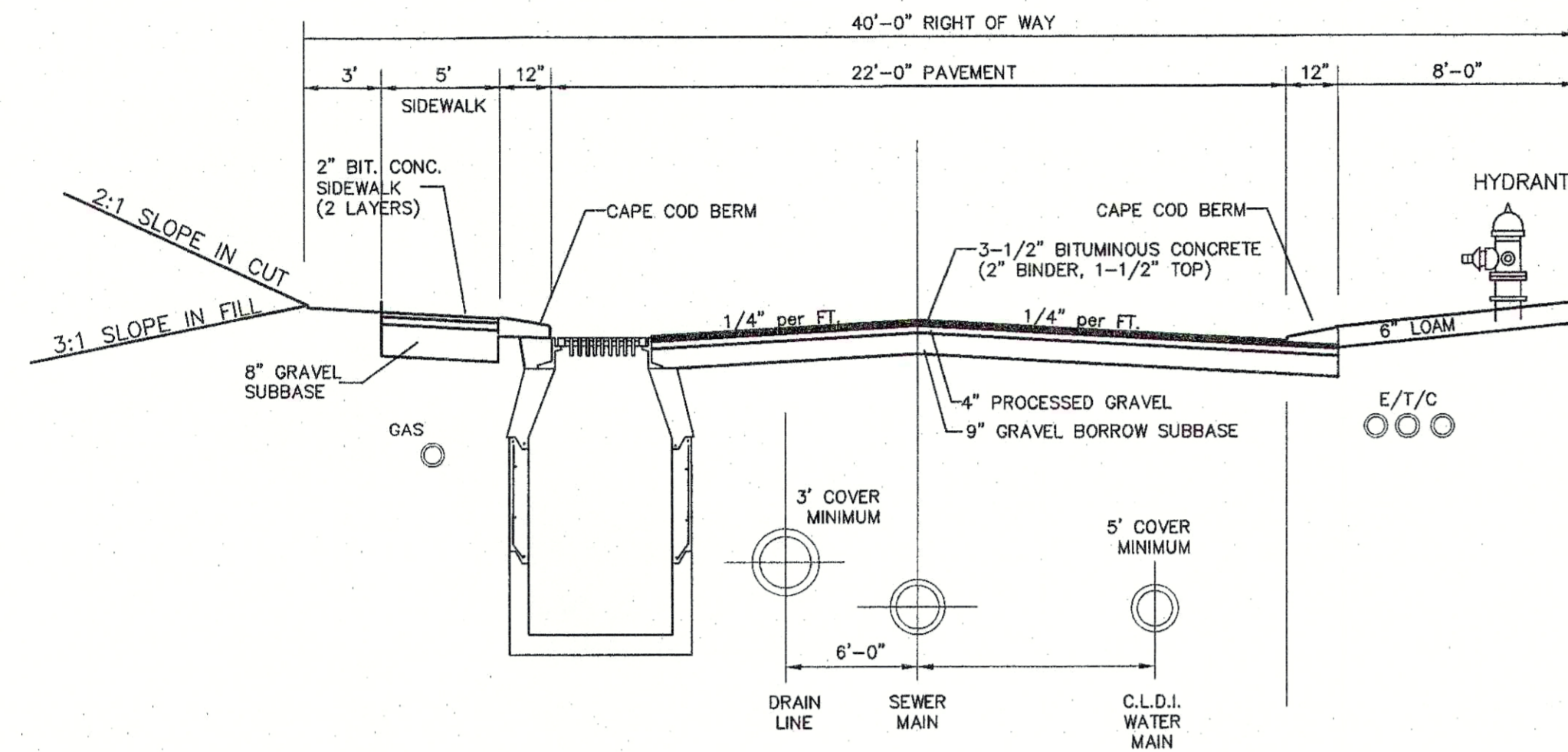
NO.	DATE	DESCRIPTION
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AMENDED SITE DEVELOPMENT SUBDIVISION PLAN
A COMPREHENSIVE PERMIT M.G.L.C. 40B
"THE RESIDENCES AT BURNS AVENUE"
WALPOLE, MASSACHUSETTS
APPLICANT:
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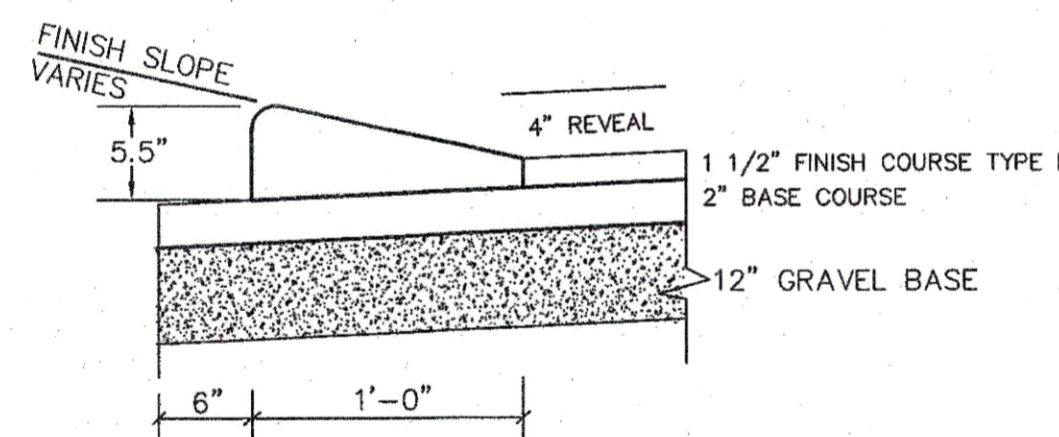
JOB No. 15,588
DATE: APRIL 21, 2020
SCALE: 1" = 30'
SHEET: 9 of 13
PLAN #: 27,096



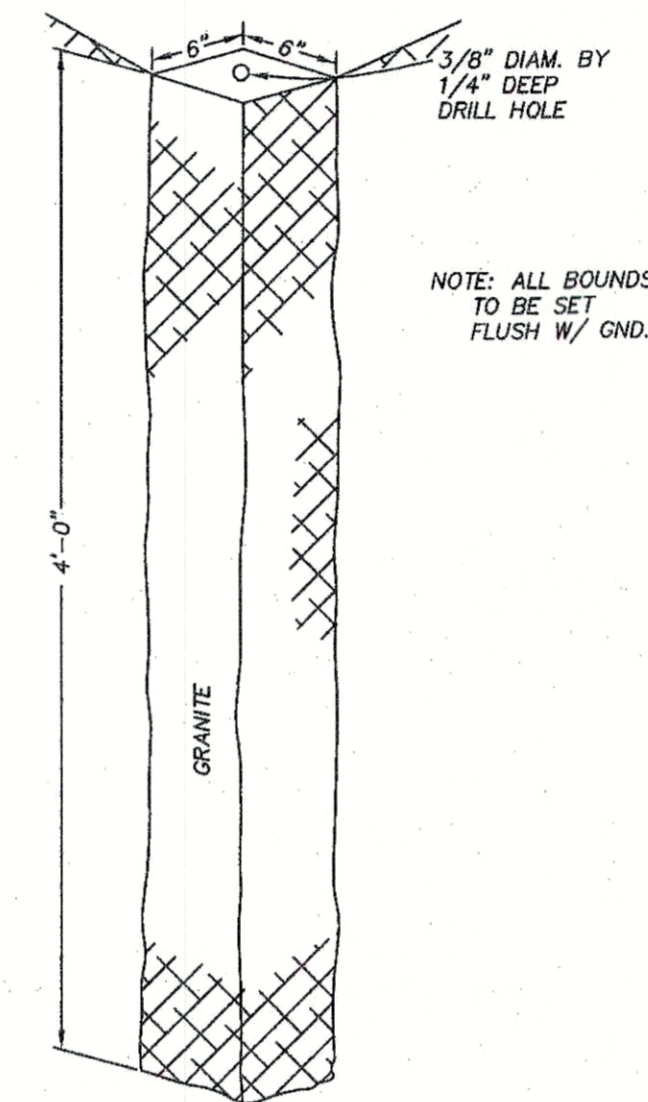
TYPICAL CROSS SECTION
(NO SCALE)

NOTES:

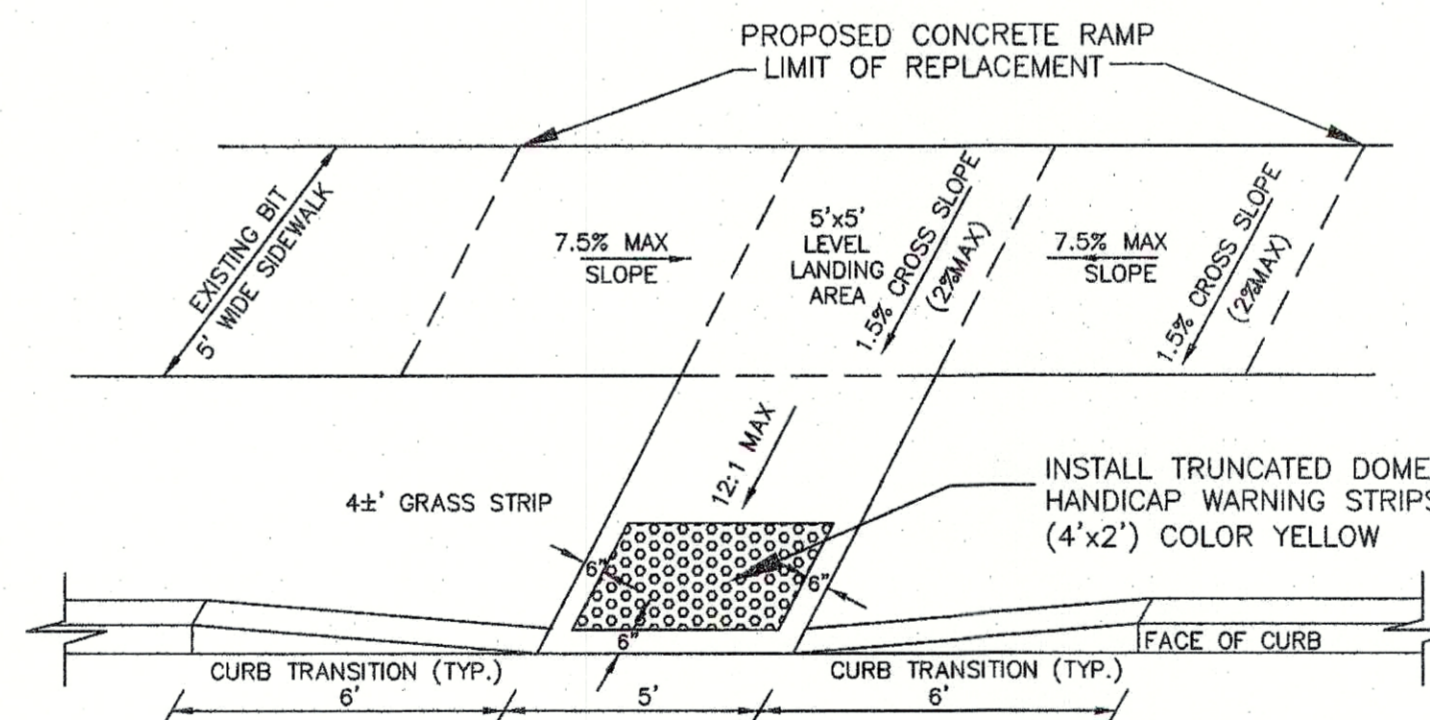
- A). GRAVEL BORROW SUBBASE SHALL CONFORM TO SECTION M1.03.0 TYPE B, THREE INCHES LARGEST DIMENSION OF THE LATEST EDITION OF THE MASSACHUSETTS HIGHWAY DEPARTMENT STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES (STANDARD SPECIFICATIONS).
- B). GRAVEL BORROW SUBBASE SHALL BE COMPACTED TO NOT LESS THAN 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.
- C). "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.
- D). 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.
- E). SIDEWALK RAMPS MUST MEET CURRENT APPLICABLE ADA / AAB STANDARDS.



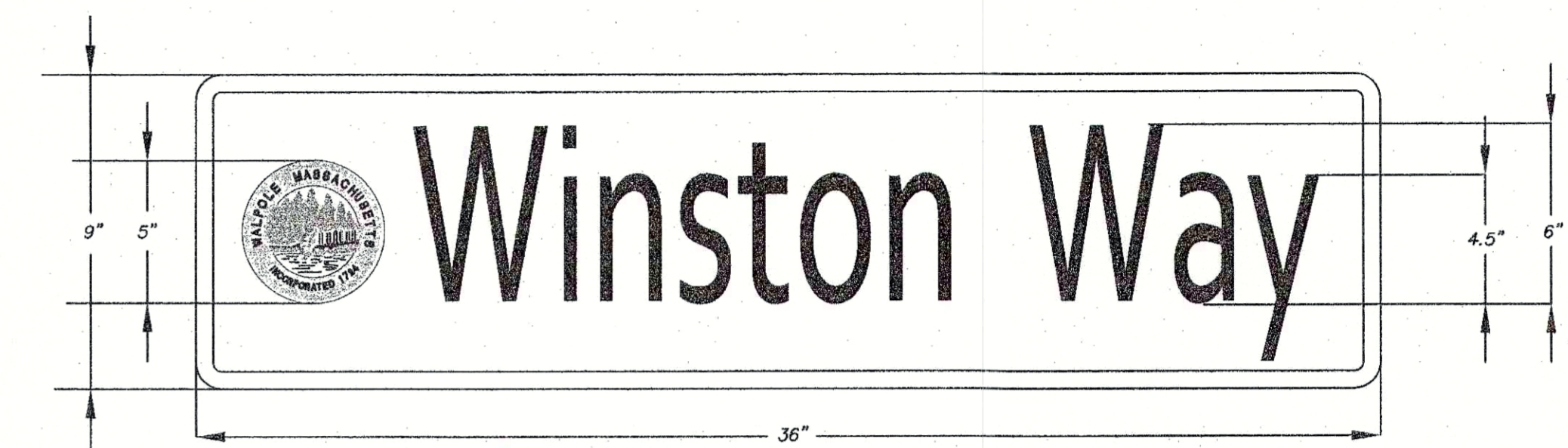
CAPE COD BERM DETAIL
NOT TO SCALE



GRANITE MONUMENT DETAIL
(NO SCALE)



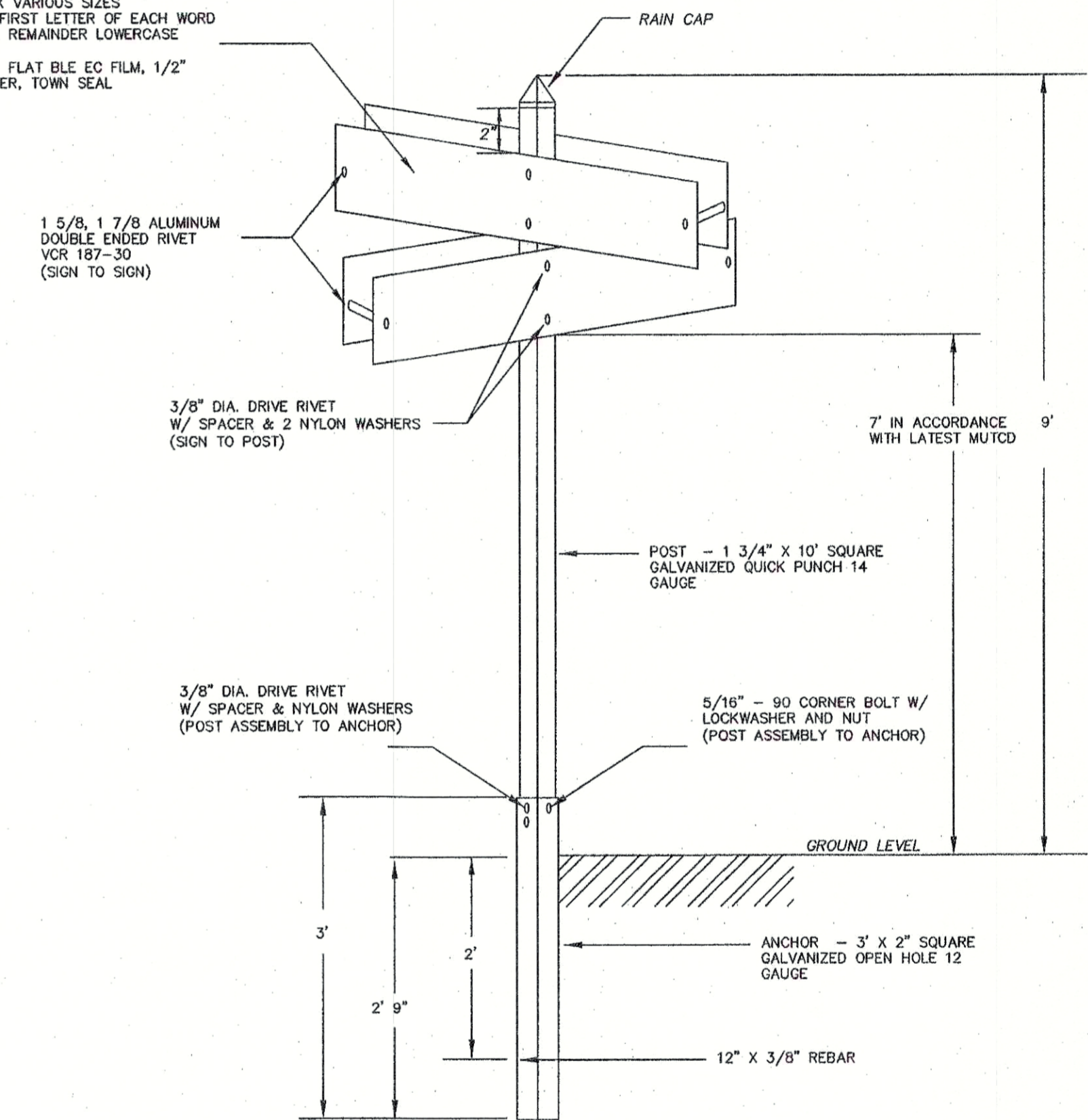
HANDICAP SIDEWALK RAMP DETAIL
(NO SCALE)



TYPICAL STREET SIGN NAME PLATE DETAIL
N.T.S.

- SIGN NOTES:**
1. MINIMUM SIZE 9"
 2. SIGN MATERIAL SHALL BE 3M VIP DIAG. GRADE WHITE WITH BLUE TRANSLUCENT 3M-ELECTRO-CUT FILM OR APPROVED EQUAL
 3. SIGN MATERIAL MUST MEET THE LATEST FHWA RULES FOR RETROREFLECTIVITY.
 4. FONT = HIGHWAY SERIES B
 5. FIRST LETTER OF EACH WORD IS TO BE UPPERCASE.
 - 6" UPPERCASE, 4 1/2" LOWERCASE
 - EVERY DENNISON PRISMATIC LETTERS

SIZE - 9" X VARIOUS SIZES
PRINTED - FIRST LETTER OF EACH WORD UPPERCASE, REMAINDER LOWERCASE
MATERIAL - FLAT BLE EC FILM, 1/2" WHITE BORDER, TOWN SEAL



TYPICAL STREET SIGN DETAIL
(NO SCALE)

**AMENDED SITE DEVELOPMENT SUBDIVISION PLAN
A COMPREHENSIVE PERMIT M.G.L.c. 40B
"THE RESIDENCES AT BURNS AVENUE"
WALPOLE, MASSACHUSETTS**

APPLICANT:
WALL STREET DEVELOPMENT CORP.
P.O. BOX 272
WESTWOOD, MA 02090

SHEET: 10 of 13

**TOWN OF WALPOLE, MASSACHUSETTS
DEPARTMENT OF PUBLIC WORKS
PLAN SHOWING TYPICAL
ROADWAY DETAILS**

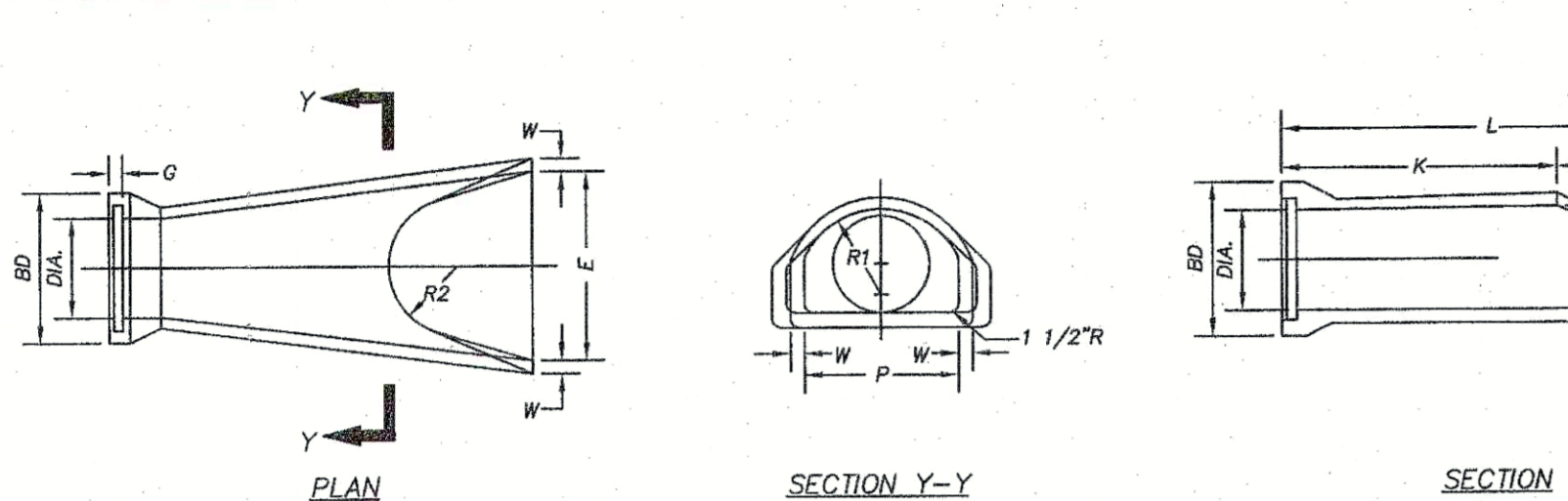
DETAIL SHEET NOTE:
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2. IT IS THE DESIGNERS SOLE RESPONSIBILITY TO DETERMINE THE SUITABILITY OF A PARTICULAR DETAIL.

REV. #	DESCRIPTION	DATE	BY



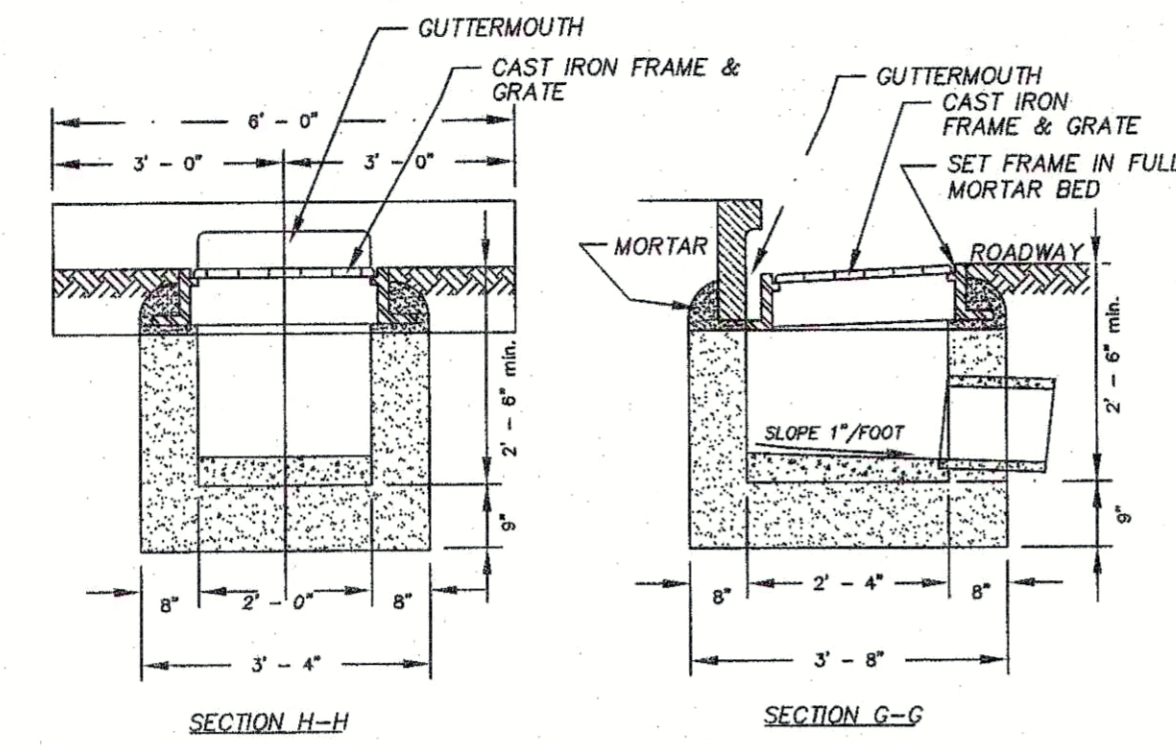
Town of Walpole

Date:	3-28-19
Scale:	AS SHOWN
Drawn By:	R. ROSA
Checked By:	C. JOHNSON
Appr. By:	M. WALKER

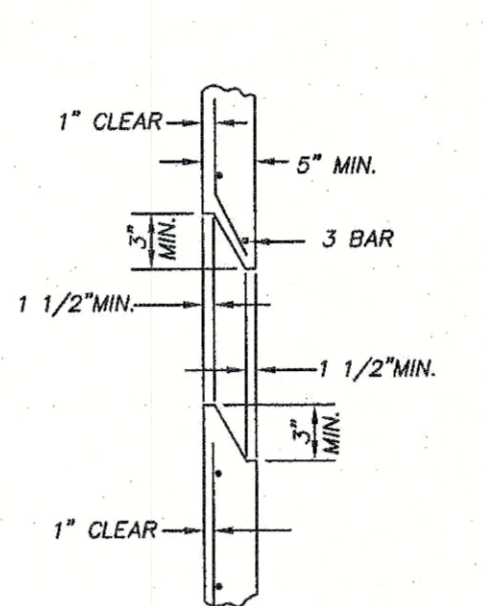


DIA.	W	A	B	C	D	E	BD	K	L	P	DIA.	R1	R2	S	G	Slope
12"	2"	4"	2'-0"	1'-0 1/8"	1'-0 1/8"	2'-0"	20"	1'-0 1/8"	1'-0 1/8"	18 15/16"	13"	10 1/8"	9"	4"	2 1/2"	3:1
15"	2 1/4"	6"	2'-3"	3'-10 1/2"	6'-1 1/2"	2'-0"	24"	1'-3 1/8"	1'-3 1/8"	21 5/8"	16"	12 1/2"	11"	4"	2 1/2"	3:1
18"	2 1/2"	9"	2'-3"	3'-10 1/2"	6'-1 1/2"	3'-0"	28"	1'-3 1/8"	1'-3 1/8"	29"	19"	15 1/2"	12"	4"	2 3/4"	3:1
21"	2 3/4"	9"	2'-11"	3'-2"	6'-1 1/2"	3'-0"	32"	1'-4 5/8"	1'-4 5/8"	31 5/8"	22"	16 1/8"	13"	4"	2 3/4"	3:1
24"	3"	9 1/2"	3'-1 1/2"	2'-0"	6'-1 1/2"	4'-0"	36"	1'-0 1/2"	1'-0 1/2"	33 3/8"	25"	18 15/16"	14"	4"	3"	3:1

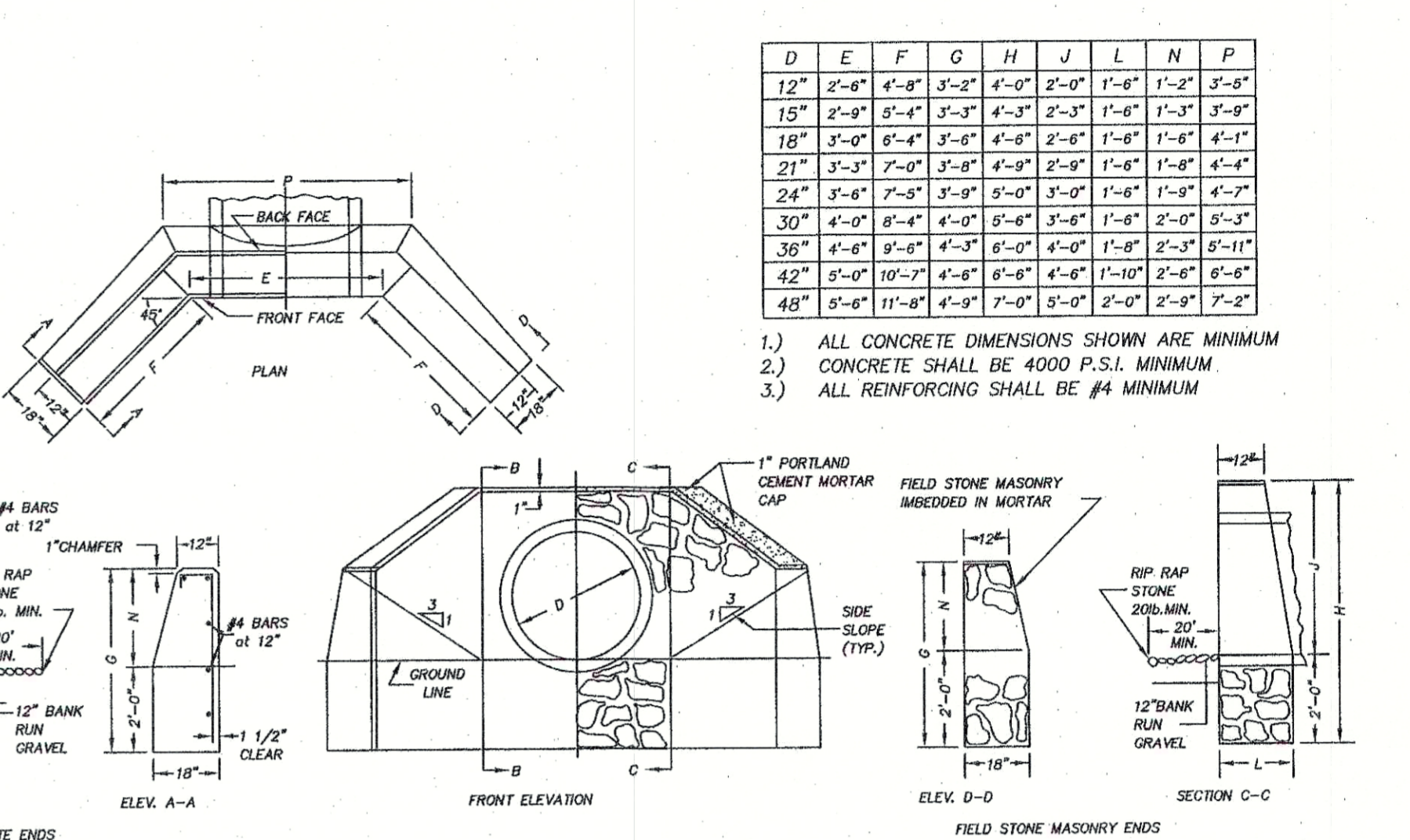
R.C.P. FLARED END SECTION DETAILS
E206.8.0 NOT TO SCALE



GUTTER INLET DETAIL
NOT TO SCALE



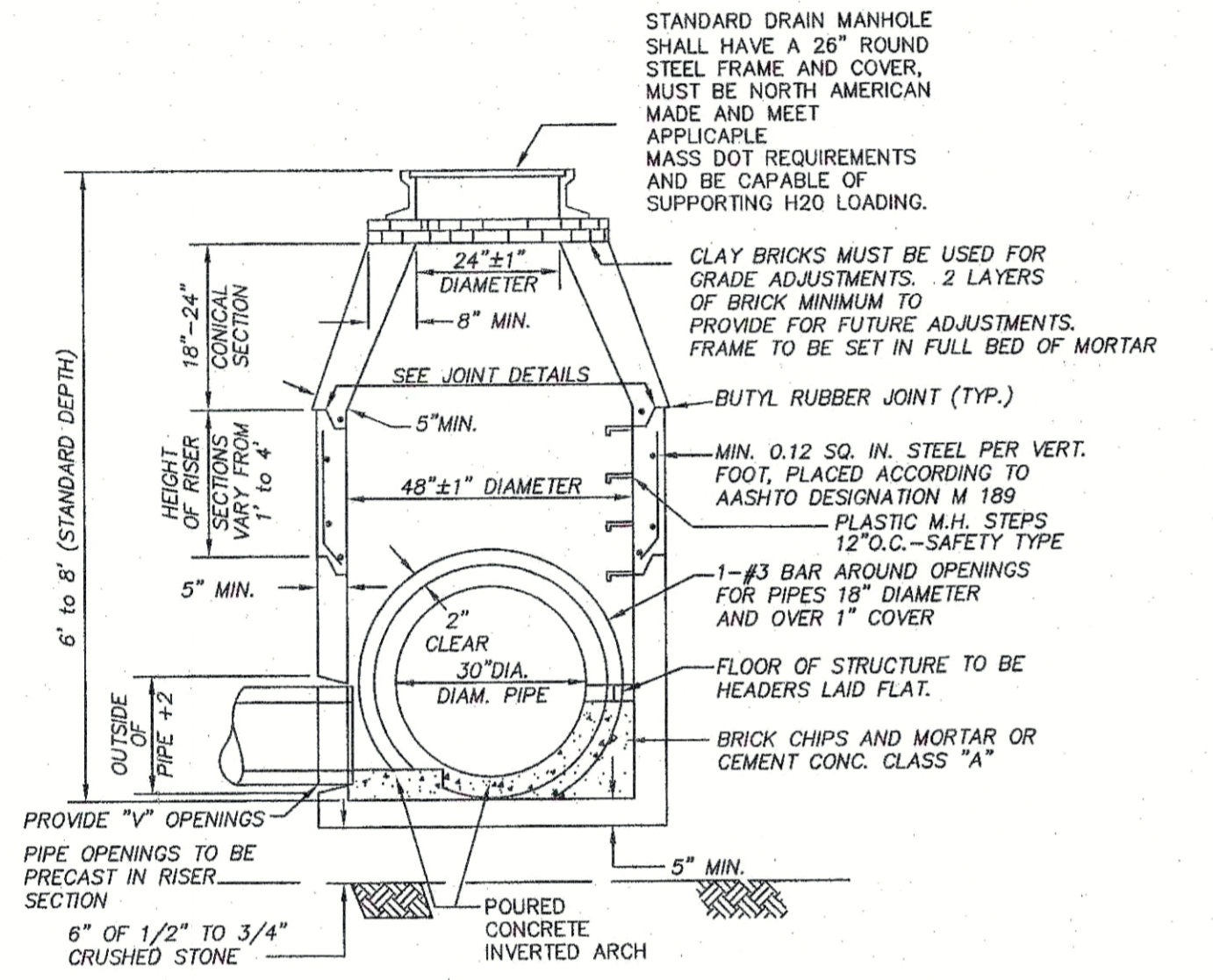
PRECAST STRUCTURE JOINT DETAILS
NOT TO SCALE



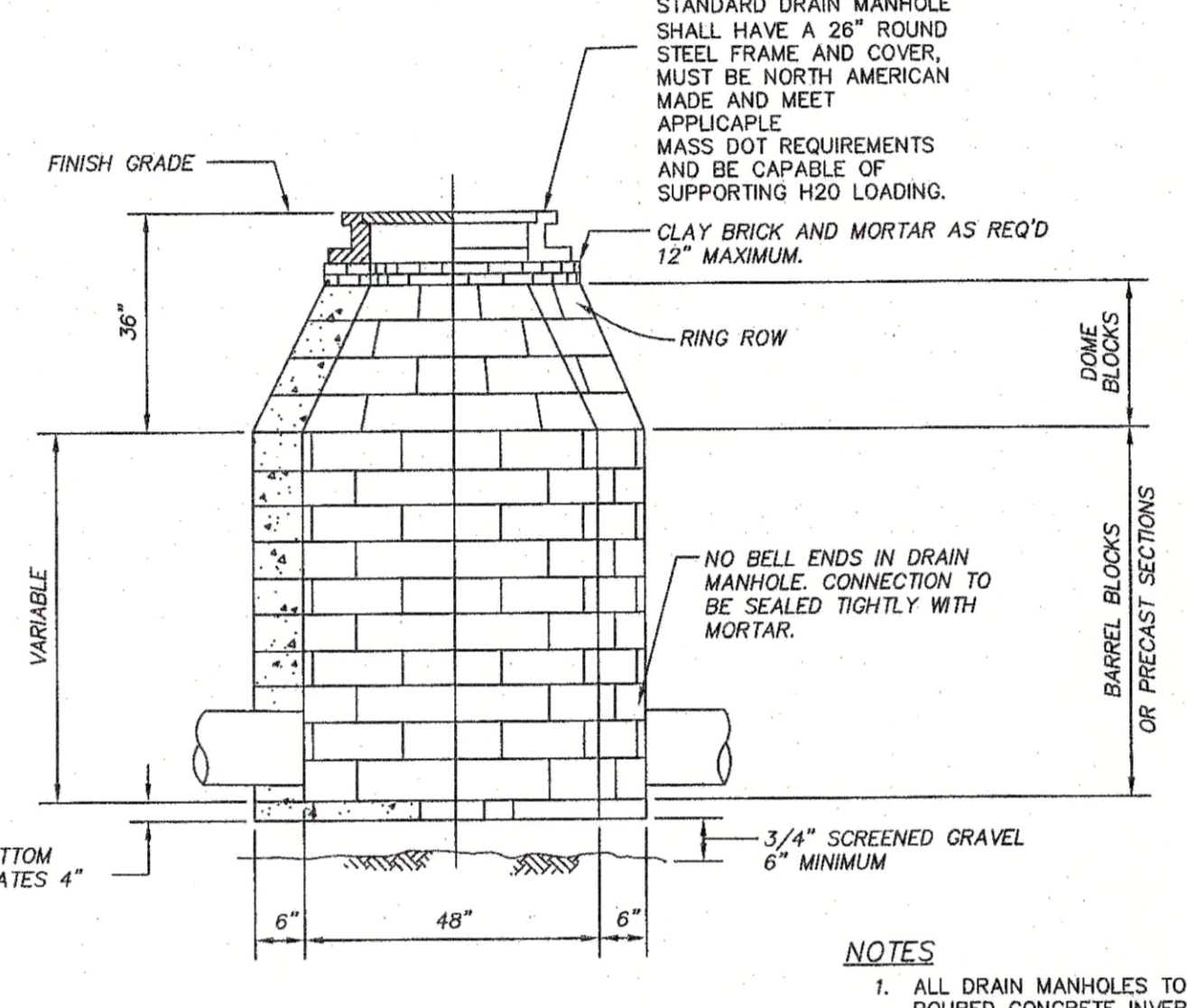
CONCRETE AND FIELD STONE MASONRY HEADWALL/WINGWALL DETAILS
E206.5.0
E206.6.0 NOT TO SCALE

D	E	F	G	H	J	L	N	P
12"	2'-0"	4'-0"	3'-0"	4'-0"	2'-0"	1'-6"	1'-2"	3'-0"
15"	2'-9"	5'-0"	3'-0"	4'-3"	2'-3"	1'-6"	1'-3"	3'-9"
18"	3'-0"	6'-0"	3'-0"	4'-6"	2'-6"	1'-6"	1'-6"	4'-1"
21"	3'-3"	7'-0"	3'-0"	4'-9"	2'-9"	1'-6"	1'-6"	4'-4"
24"	3'-6"	7'-5"	3'-0"	5'-0"	3'-0"	1'-6"	1'-8"	4'-7"
30"	4'-0"	8'-4"	4'-0"	5'-6"	3'-6"	1'-6"	2'-0"	5'-3"
36"	4'-6"	9'-0"	4'-3"	6'-0"	4'-0"	1'-8"	2'-3"	5'-11"
42"	5'-0"	10'-7"	4'-6"	6'-6"	4'-6"	1'-10"	2'-6"	6'-8"
48"	5'-6"	11'-8"	4'-9"	7'-0"	5'-0"	2'-0"	2'-9"	7'-2"

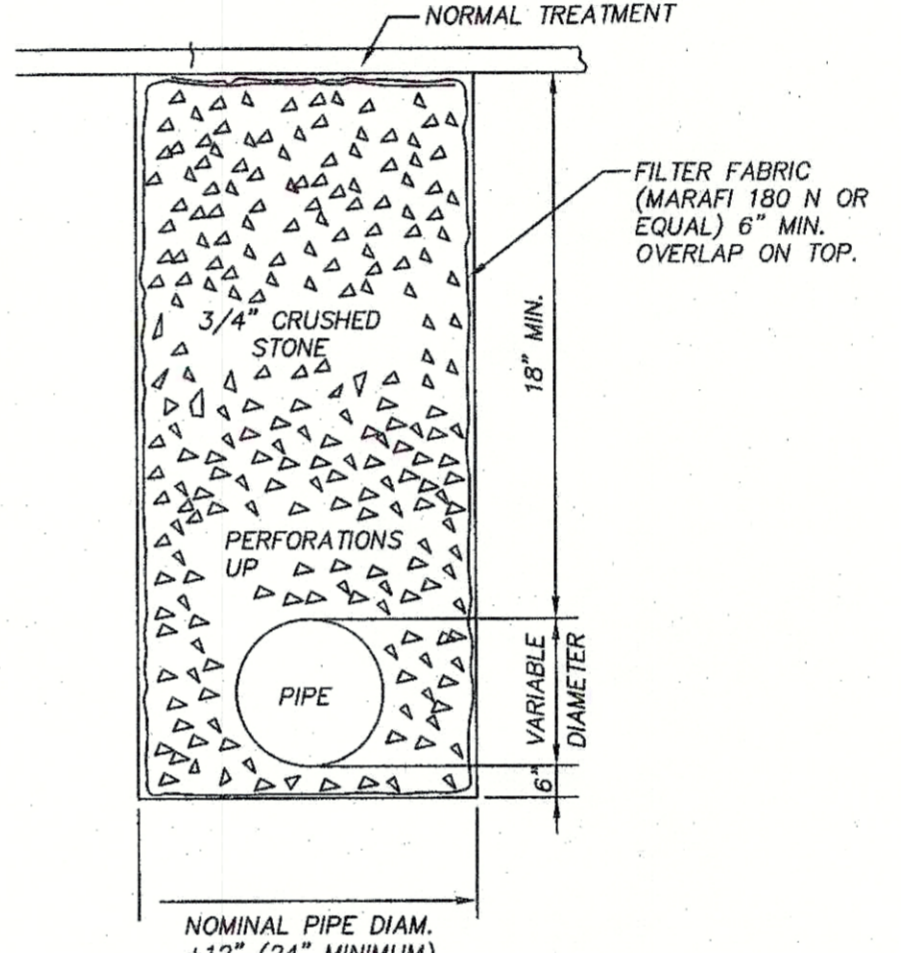
- 1.) ALL CONCRETE DIMENSIONS SHOWN ARE MINIMUM
- 2.) CONCRETE SHALL BE 4000 P.S.I. MINIMUM
- 3.) ALL REINFORCING SHALL BE #4 MINIMUM



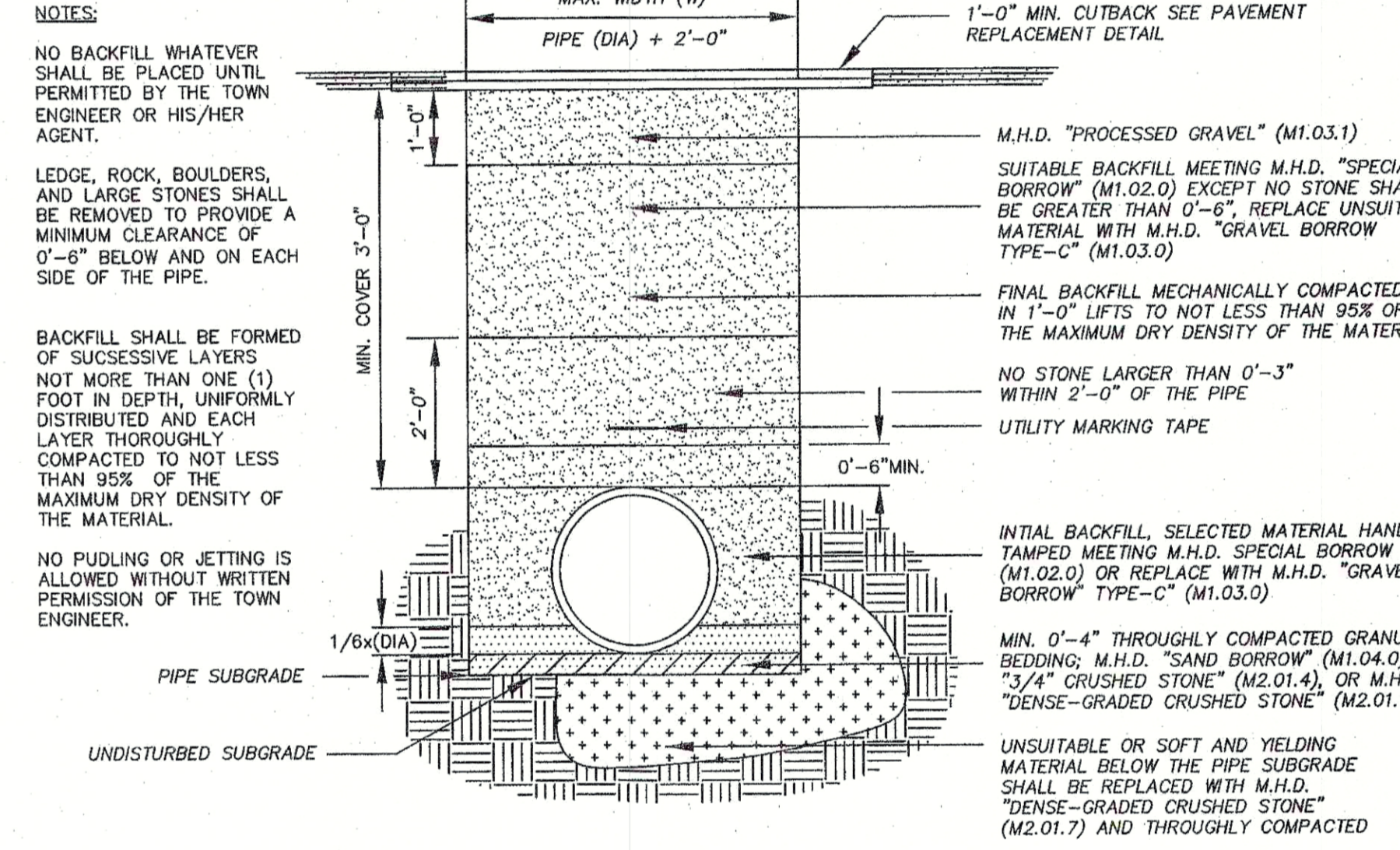
PRECAST CONCRETE MANHOLE DETAILS
E202.4.0 NOT TO SCALE



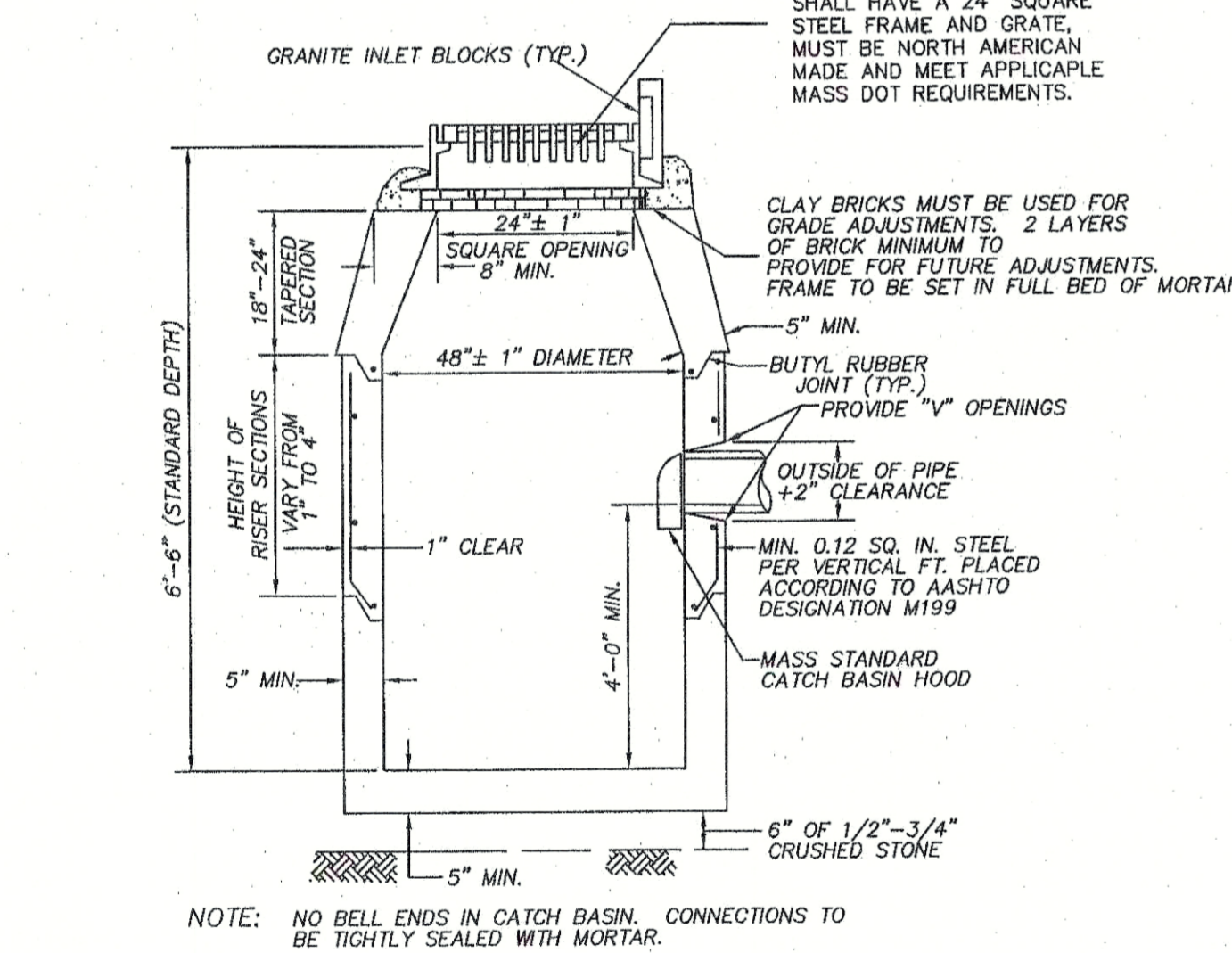
BLOCK DRAIN MANHOLE DETAILS
NOT TO SCALE



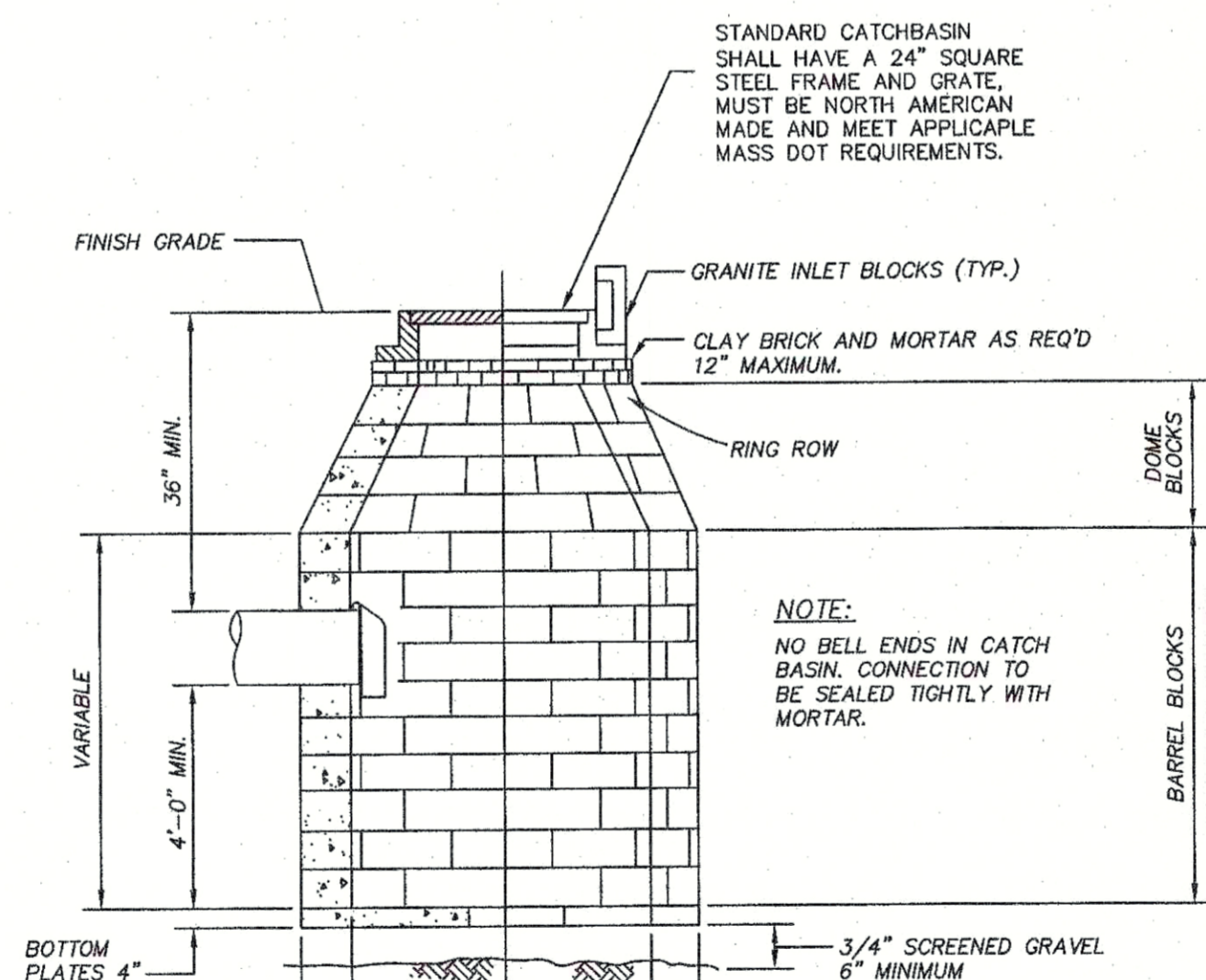
SUBDRAIN DETAIL
NOT TO SCALE



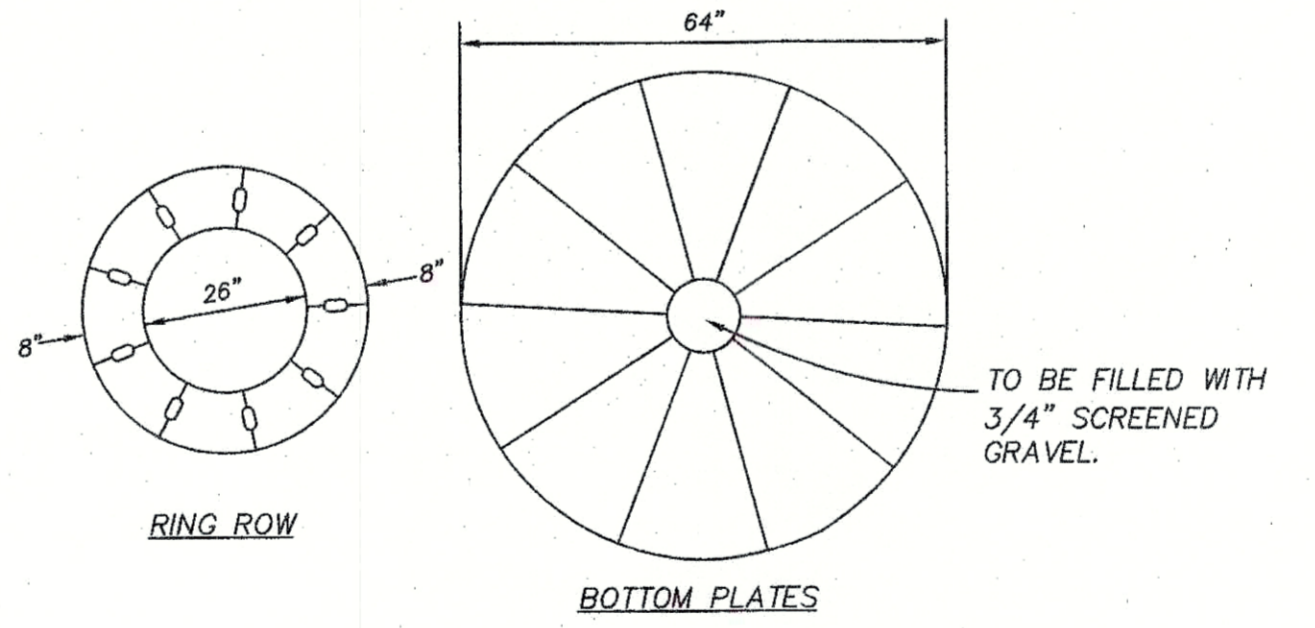
TYPICAL DRAIN TRENCH DETAIL
NOT TO SCALE



PRECAST CONCRETE CATCH BASIN DETAILS
NOT TO SCALE



BLOCK CATCH BASIN DETAILS
NOT TO SCALE



BLOCK CATCH BASIN & MANHOLE BOTTOM DETAILS
NOT TO SCALE

REV. #	DESCRIPTION	DATE	BY

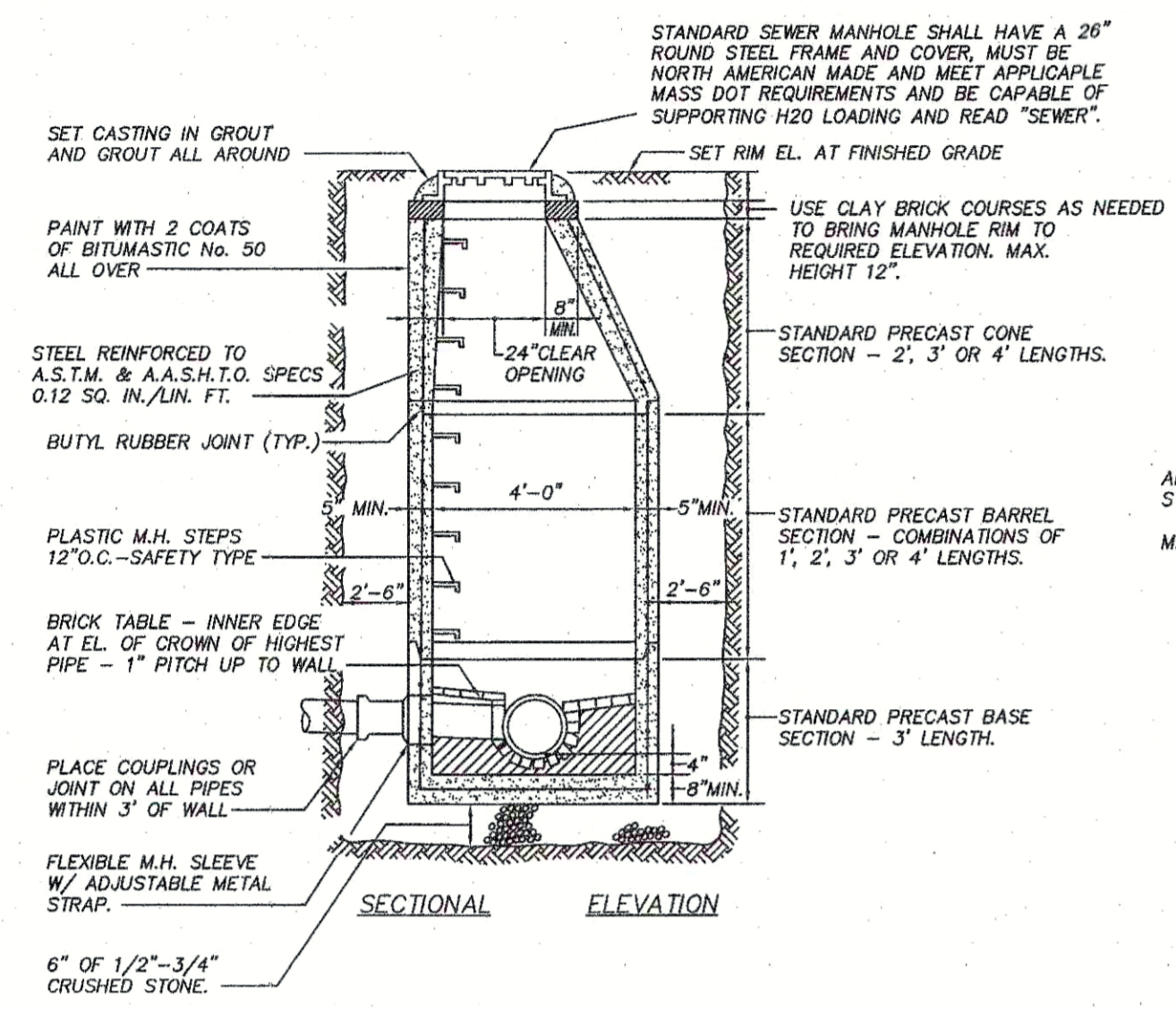
TOWN OF WALPOLE, MASSACHUSETTS
DEPARTMENT OF PUBLIC WORKS
PLAN SHOWING TYPICAL
DRAINAGE CONSTRUCTION DETAILS

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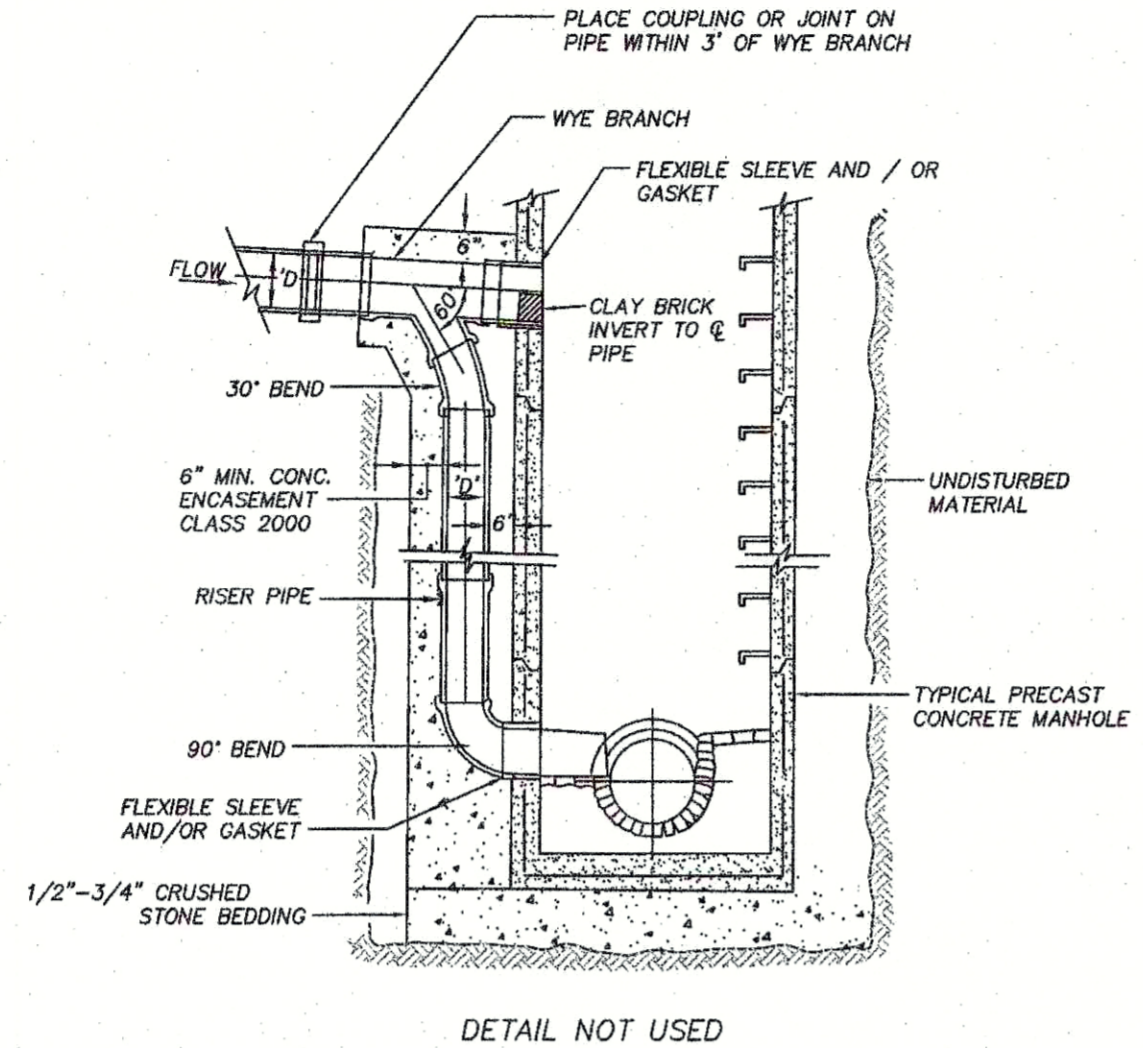
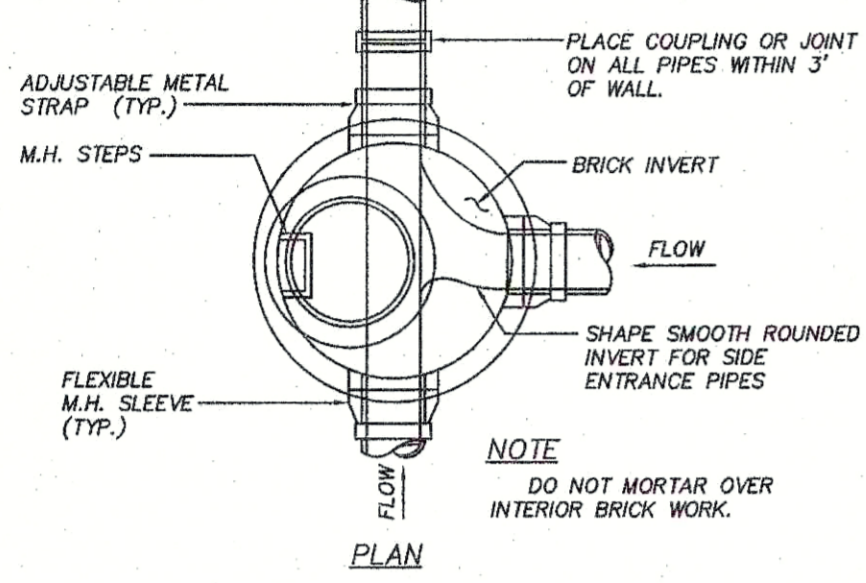
AMENDED SITE DEVELOPMENT SUBDIVISION PLAN
A COMPREHENSIVE PERMIT M.G.L.c. 40B
"THE RESIDENCES AT BURNS AVENUE"
WALPOLE, MASSACHUSETTS
APPLICANT:
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P.O. BOX 272
WESTWOOD, MA 02090



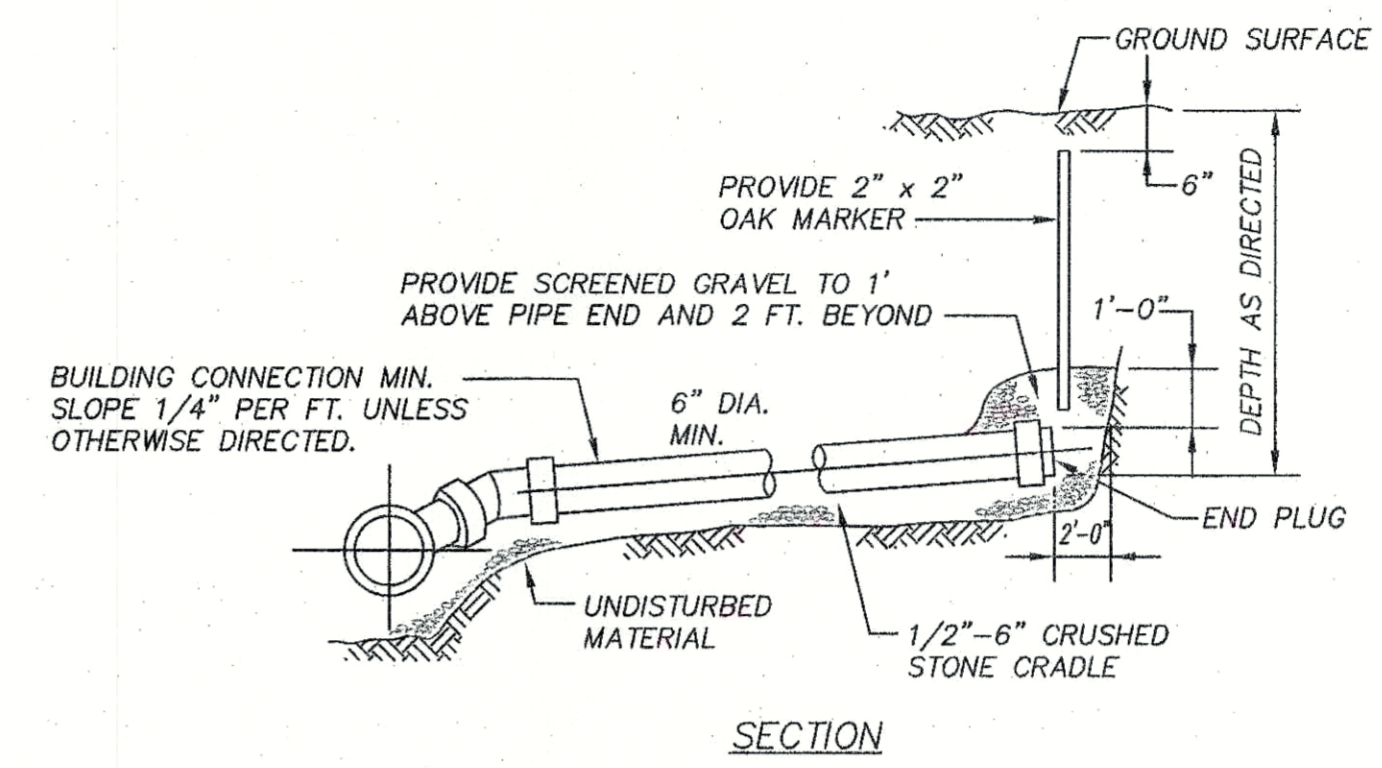
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Checked By: C. JOHNSON
Appr. By: M. WALKER



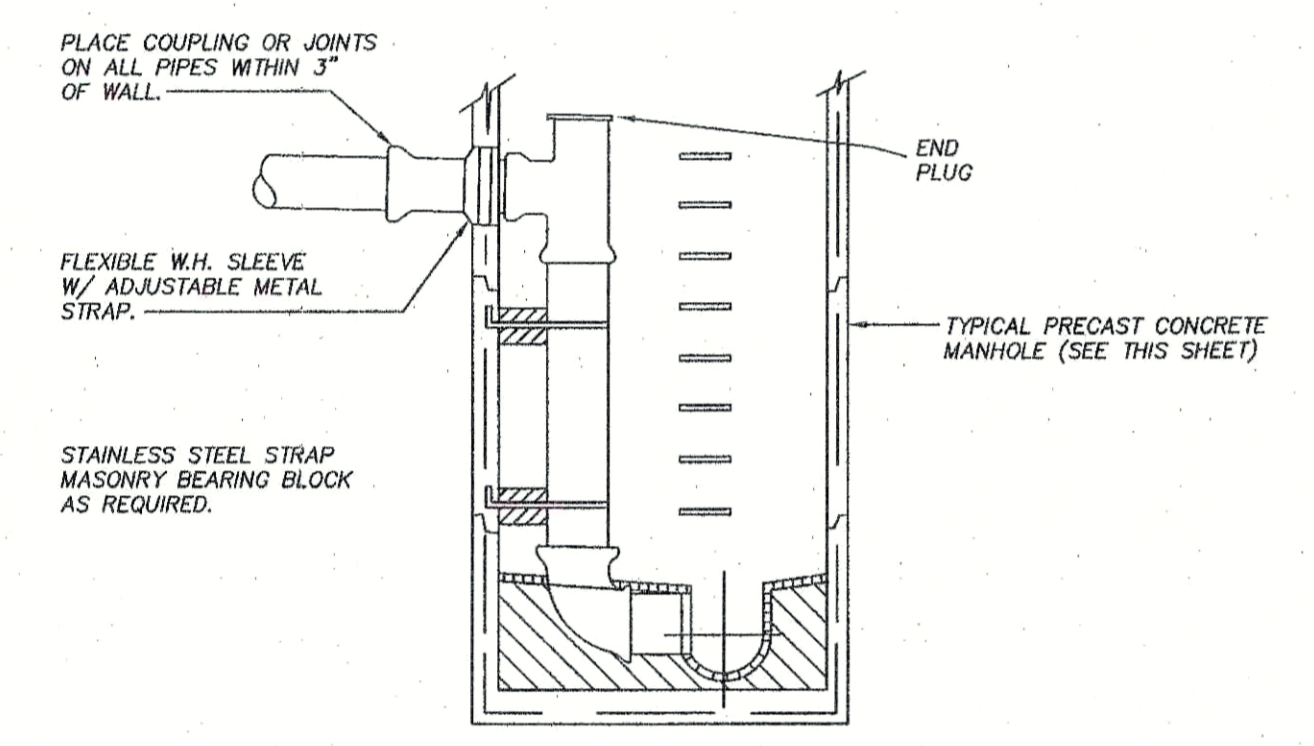
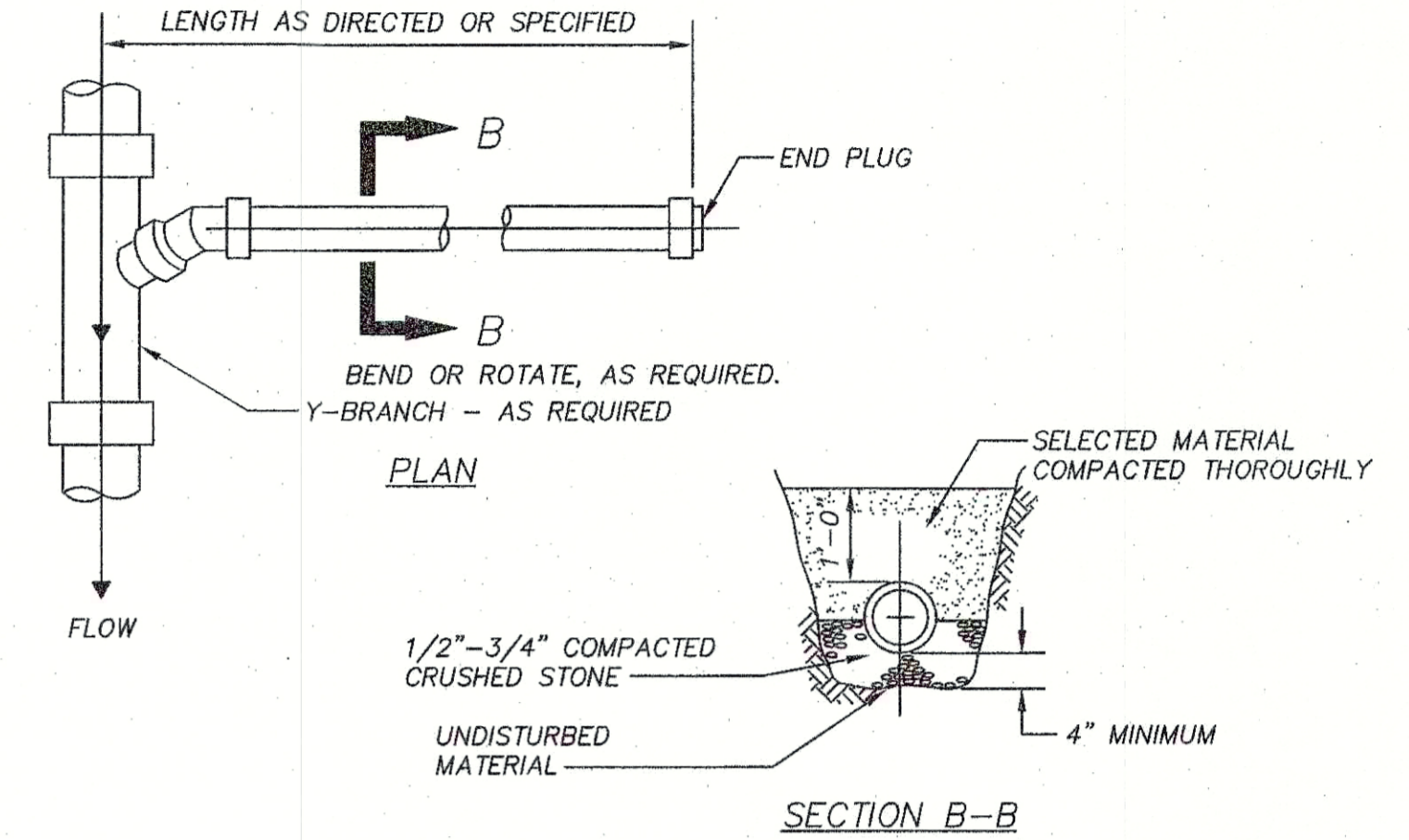
TYPICAL PRECAST CONCRETE SEWER MANHOLE DETAILS
NOT TO SCALE



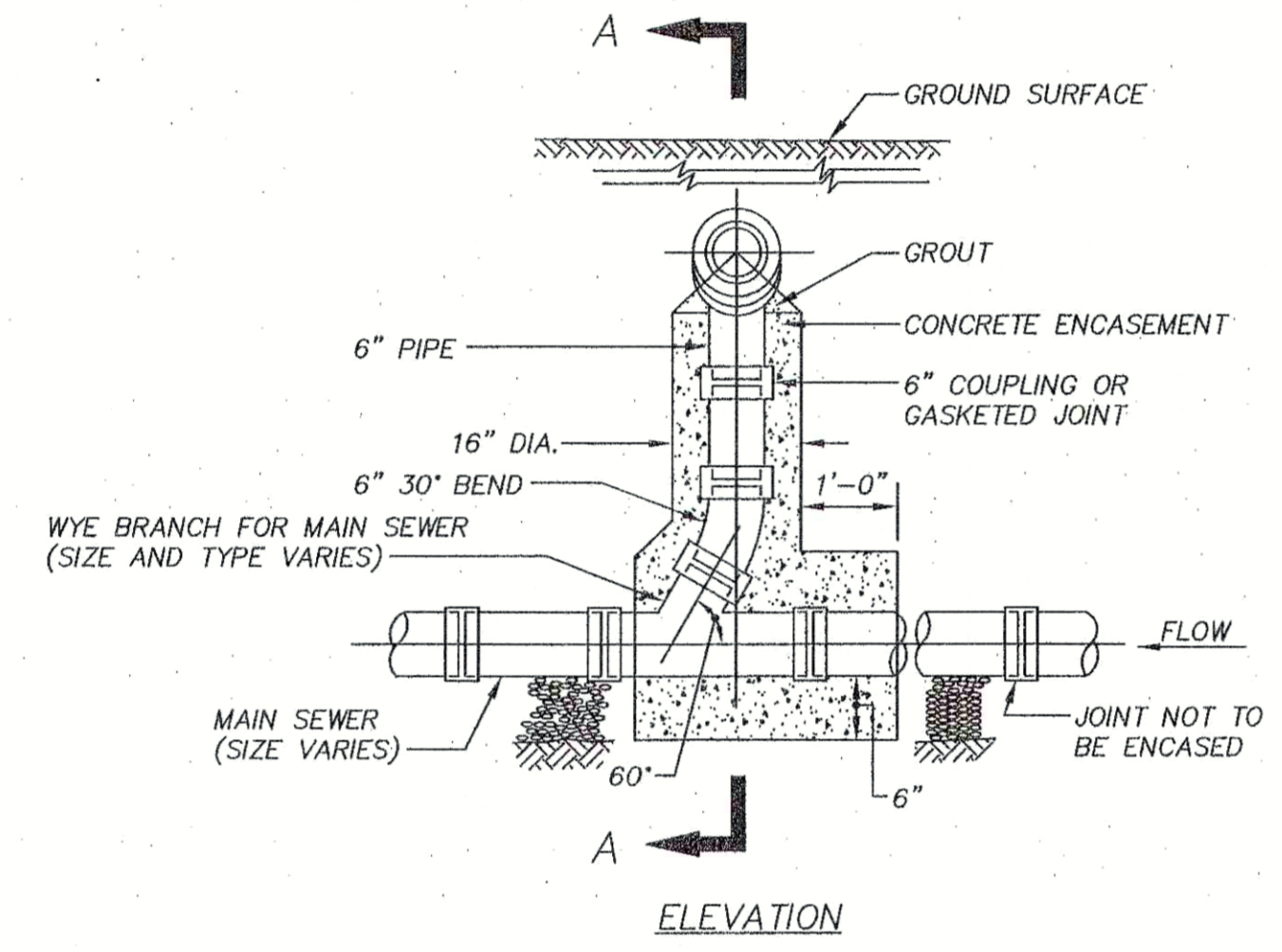
TYPICAL OUTSIDE DROP INLET MANHOLE DETAILS
NOT TO SCALE



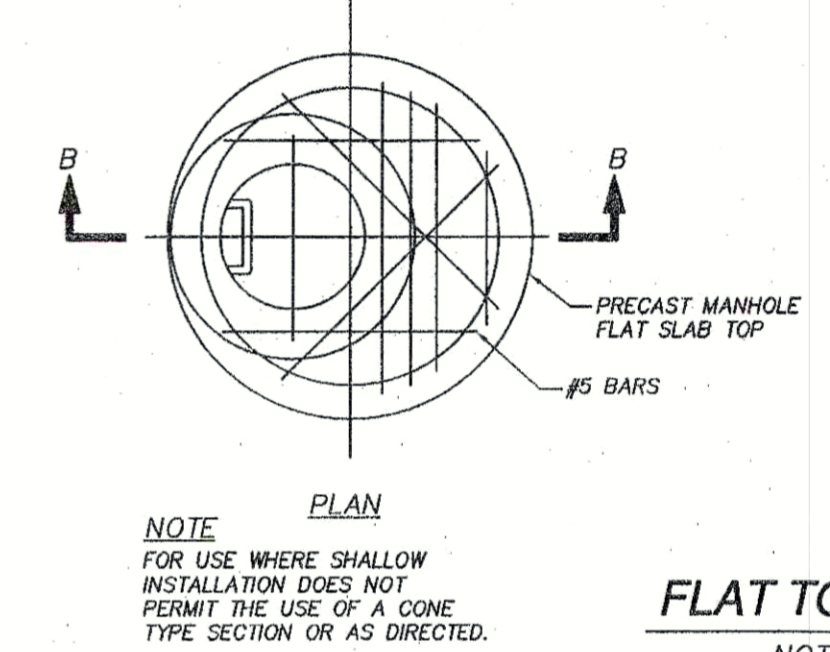
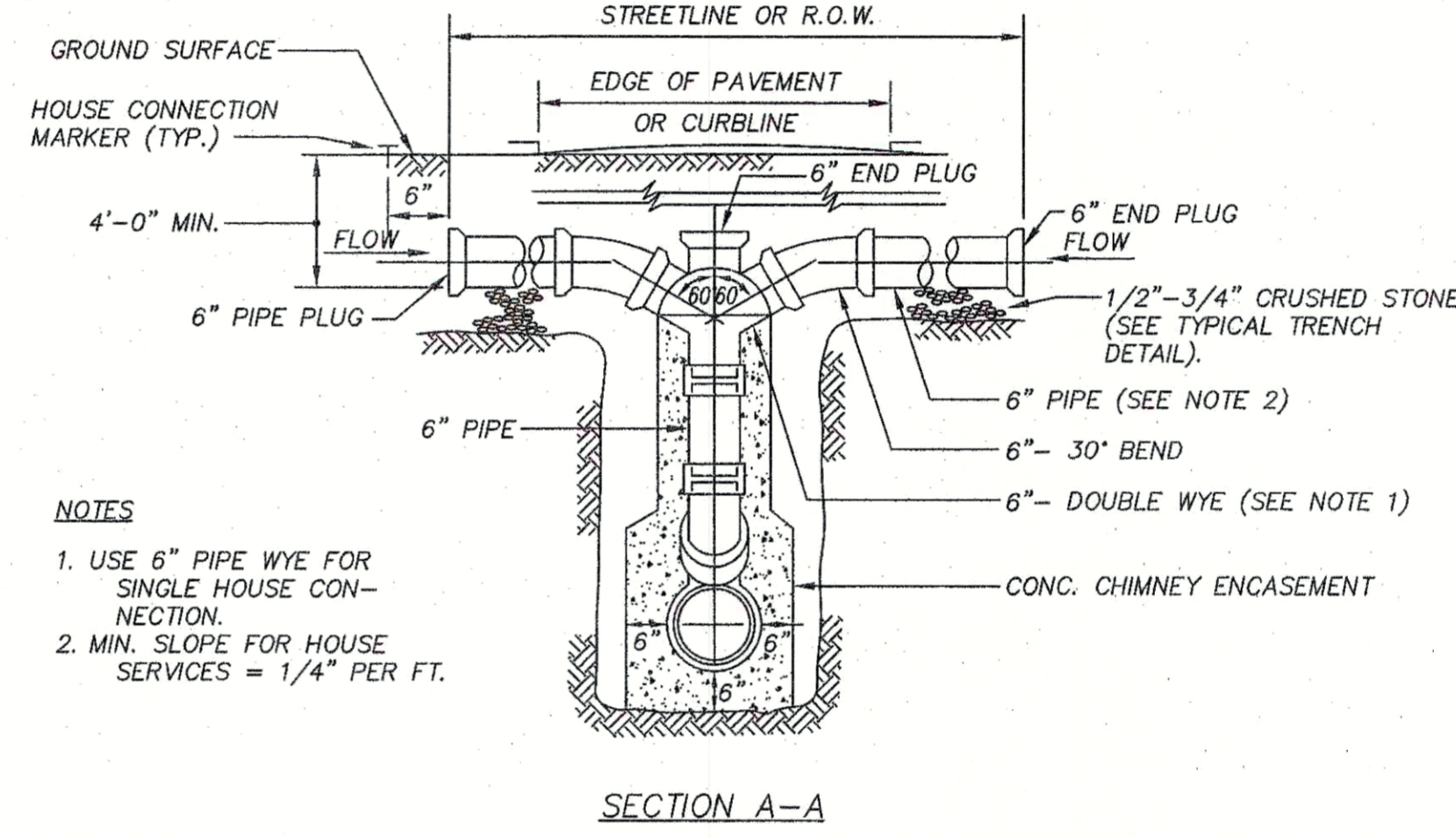
TYPICAL BUILDING CONNECTION
NOT TO SCALE



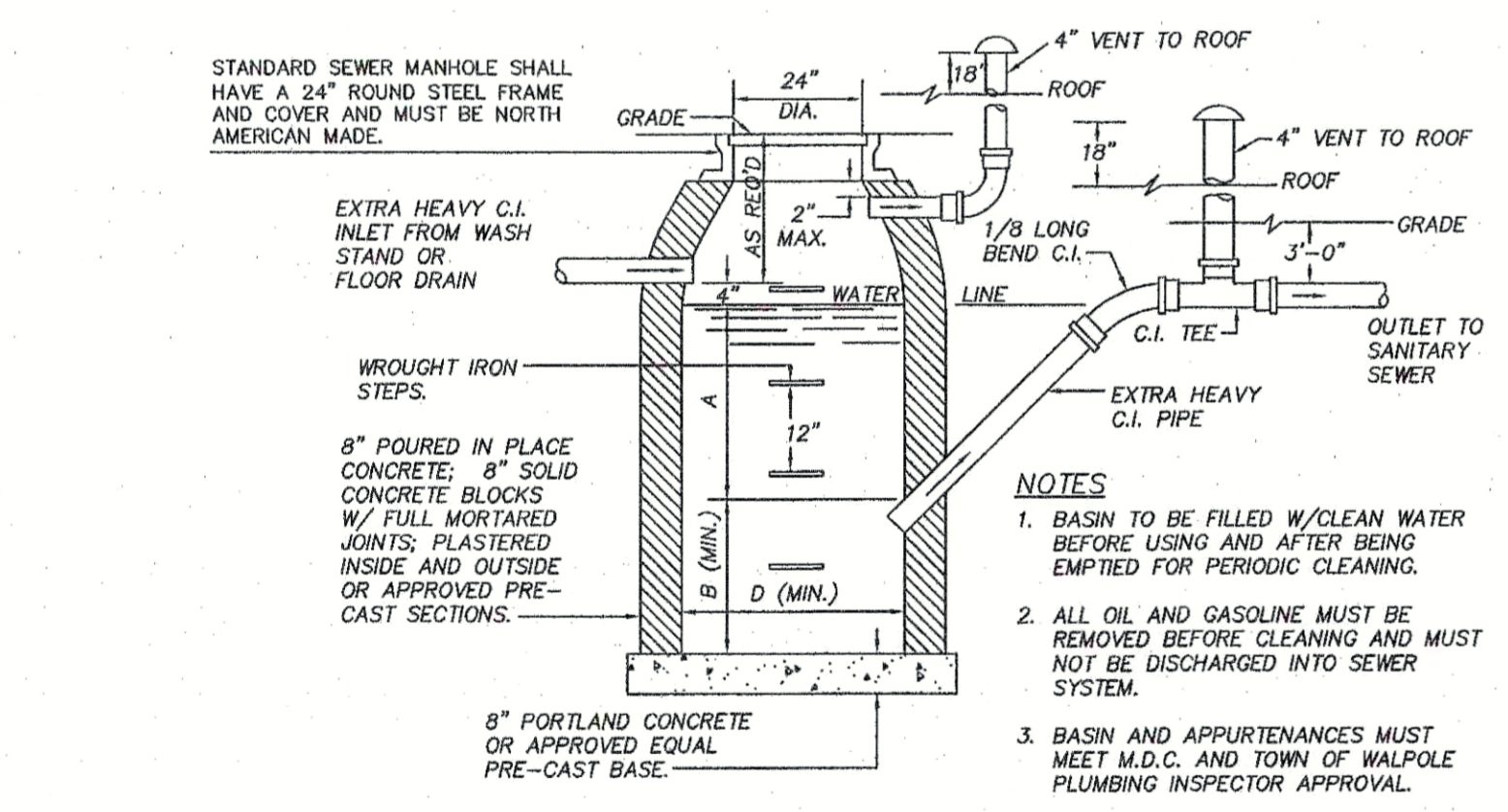
TYPICAL INSIDE DROP INLET MANHOLE DETAILS
NOT TO SCALE



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

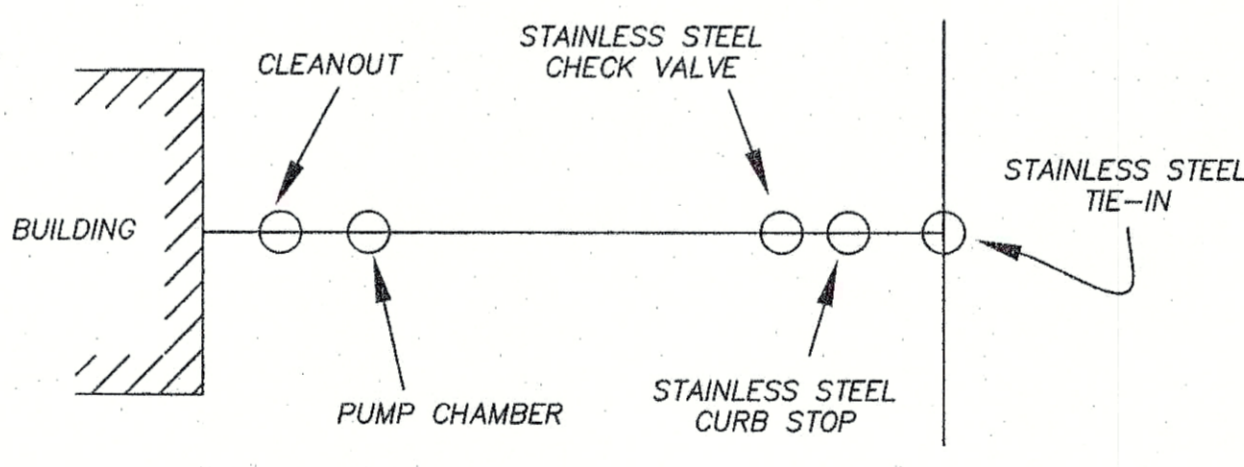


FLAT TOP SECTION
NOT TO SCALE

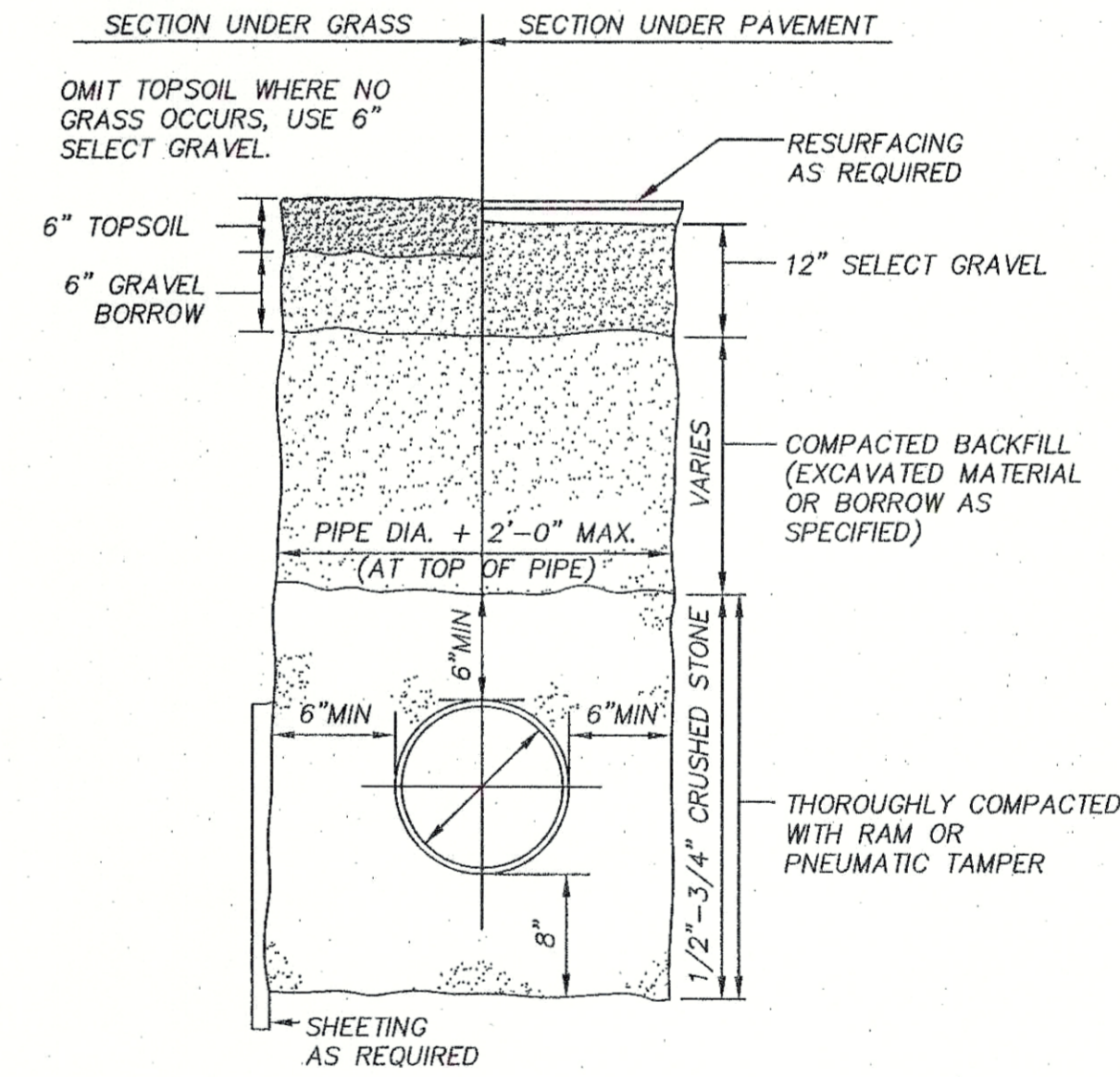


STANDARD M.D.C. CATCH BASIN & GASOLINE TRAP DETAILS
NOT TO SCALE

INLET	D	A	B
4"	4'-0"	2'-3"	1'-11"
5"	3'-6"x3'-6"	4'-0"	3'-0"
6"	4'-0"x4'-0"	4'-0"	3'-6"
8"	5'-0"x5'-0"	5'-0"	4'-6"
	5'-6"x5'-6"	4'-6"	4'-0"
	6'-0"x6'-0"	3'-6"	3'-0"
	6'-6"x6'-6"	3'-6"	3'-0"
	6'-0"x6'-0"	3'-0"	2'-6"
	6'-6"x6'-6"	3'-0"	2'-6"



TYPICAL FORCE LINE INSTALLATION DETAIL
(SEWER SERVICE)
NOT TO SCALE



TYPICAL SEWER TRENCH DETAIL
NOT TO SCALE

- SEWER SERVICES SHALL BE LAID AT LEAST 10'-0" HORIZONTALLY FROM WATER LINES AND SERVICES OR FOLLOW "DEP 2001 GUIDELINES AND POLICIES FOR PUBLIC WATER SYSTEMS" REGARDING VERTICAL SEPARATION. WATER PIPE CROSSINGS MUST PROVIDE A 0'-18" VERTICAL SEPARATION AND FOLLOW "DEP 2001 GUIDELINES AND POLICIES FOR PUBLIC WATER SYSTEMS".
- NO BACKFILL WHAT-SO-EVER 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 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.
 - 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 PUDDLING OR JETTING IS ALLOWED WITHIN THE PUBLIC LAYOUT WITHOUT WRITTEN PERMISSION OF THE TOWN ENGINEER.

FORCE MAIN SPECIFICATIONS

- FORCE MAIN SPECIFICATIONS FOR ≤ 2" COMMON FORCE MAIN C.O. @ 200'
- FORCE MAIN SHALL BE MADE OF BLACK OR BLUES HDPE SDR 11 FOR LINES ≤ 2", SINGLE SERVICE LINES SHALL BE 1.5" C.T.S. (COPPER TUBING SIZE).
- TRACKER WIRE SHALL BE 10GA SOLID COPPER.
- USE OF REDUNDANT SWING CHECK VALVES REQUIRED. BALL CHECK VALVES SHALL BE PROHIBITED.
- ALL FITTINGS SHALL BE MADE OF STAINLESS STEEL.
- CORPORATION ON COMMON USE MAINS SHALL BE REQUIRED.

PROJECT PATH	REV. #	DESCRIPTION	DATE	BY

TOWN OF WALPOLE, MASSACHUSETTS
DEPARTMENT OF PUBLIC WORKS
PLAN SHOWING TYPICAL
SEWERAGE CONSTRUCTION DETAILS

DETAIL SHEET NOTE:
1. ALL DETAILS ARE SUBJECT TO CHANGE WITHOUT NOTICE. CHECK WITH THE TOWN OF WALPOLE PRIOR TO USING THESE DETAILS FOR THE MOST UP TO DATE REVISIONS.
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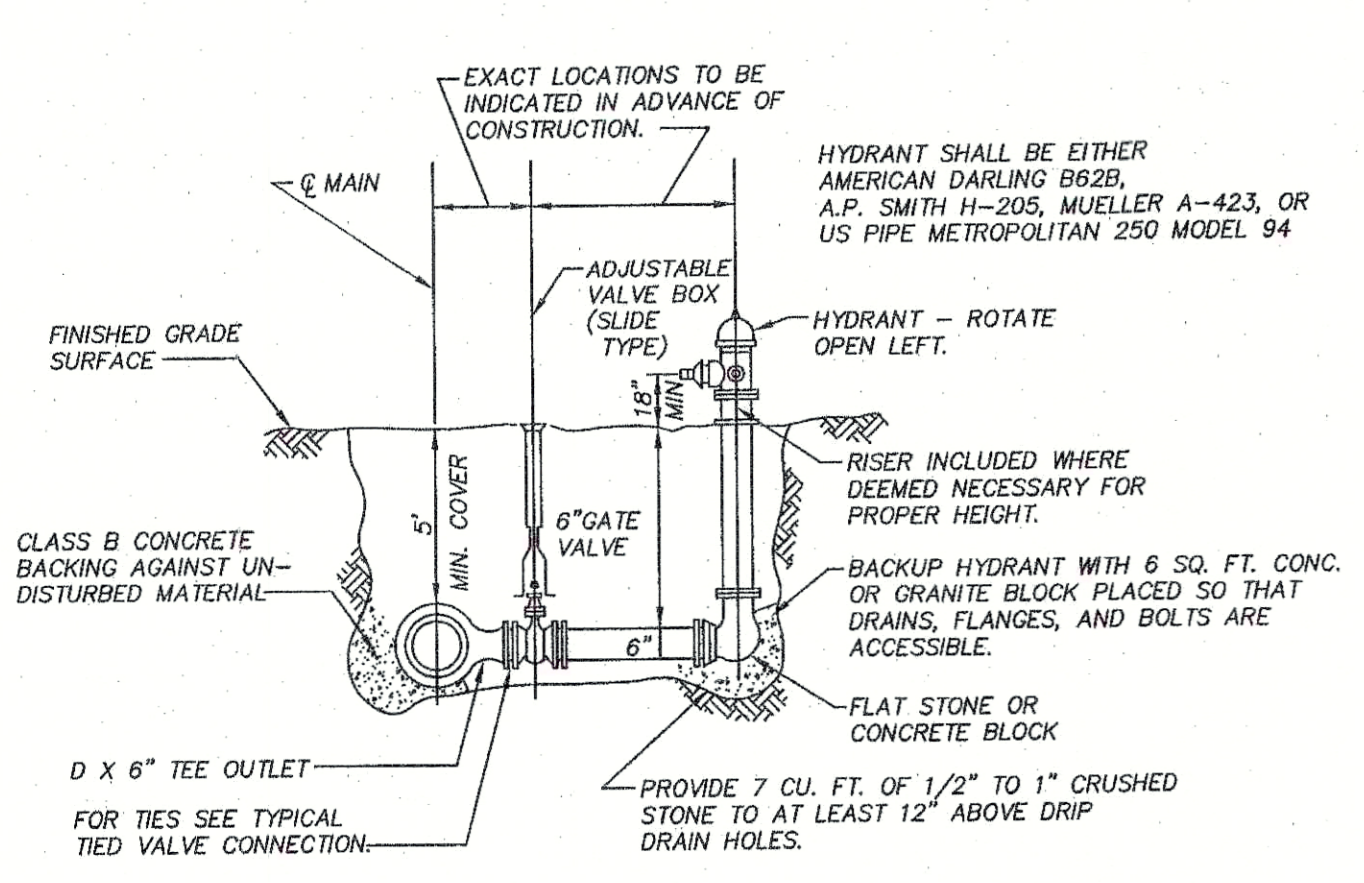
AMENDED SITE DEVELOPMENT SUBDIVISION PLAN
A COMPREHENSIVE PERMIT M.G.L.c. 40B
"THE RESIDENCES AT BURNS AVENUE"
WALPOLE, MASSACHUSETTS

APPLICANT:
WALL STREET DEVELOPMENT CORP.
P.O. BOX 272
WESTWOOD, MA 02090

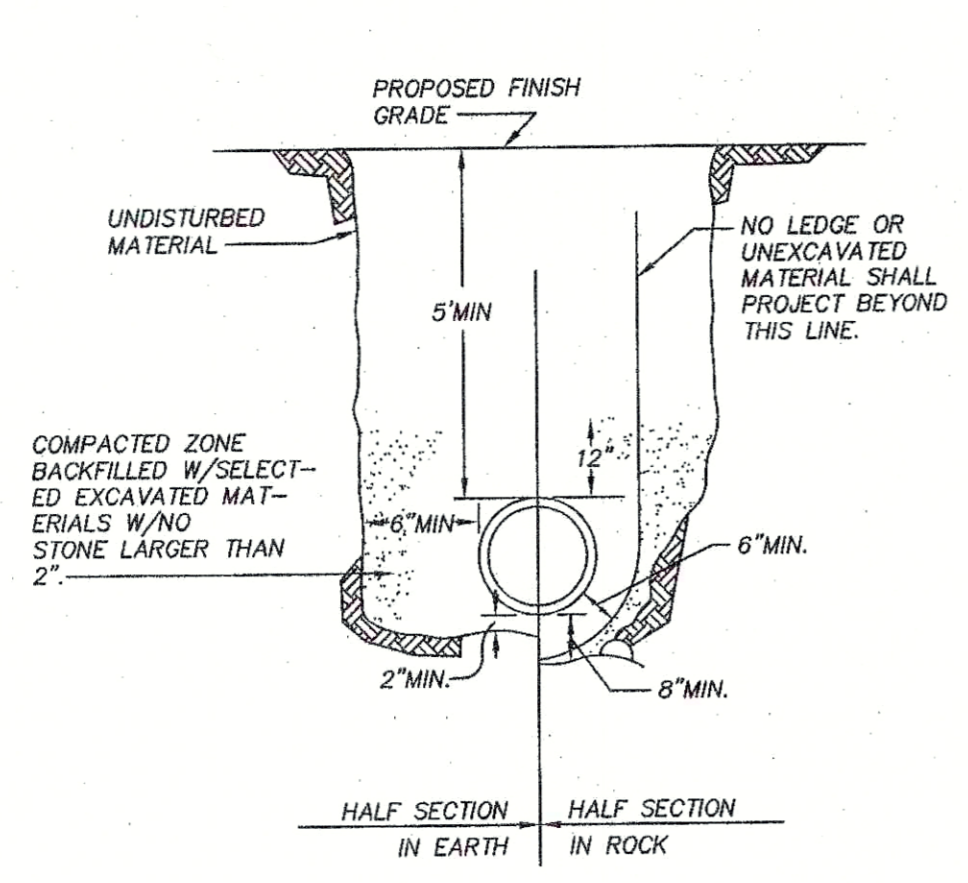


Town of Walpole

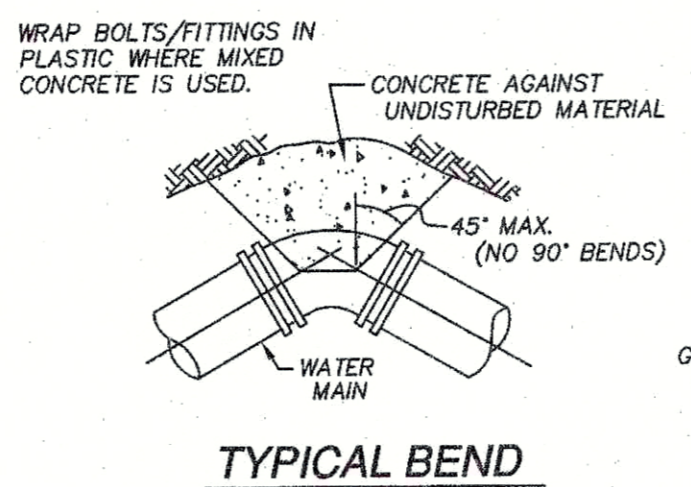
Date: 3-28-19
Scale: AS SHOWN
Drawn By: R. ROSA
Checked By: C. JOHNSON
Appr. By: M. WALKER



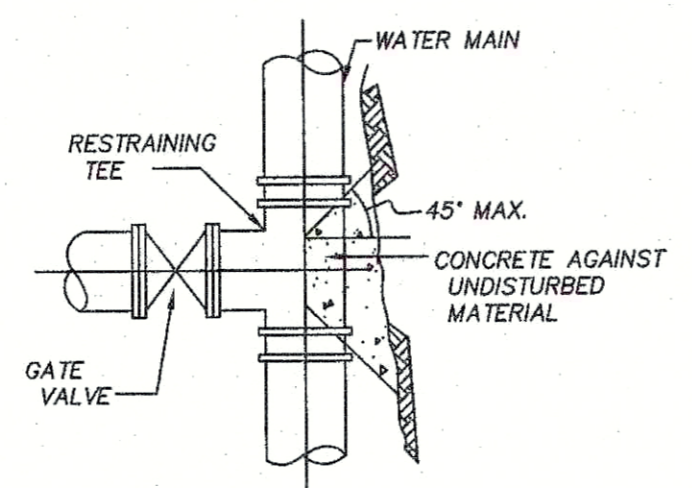
TYPICAL HYDRANT ASSEMBLY DETAIL
NOT TO SCALE



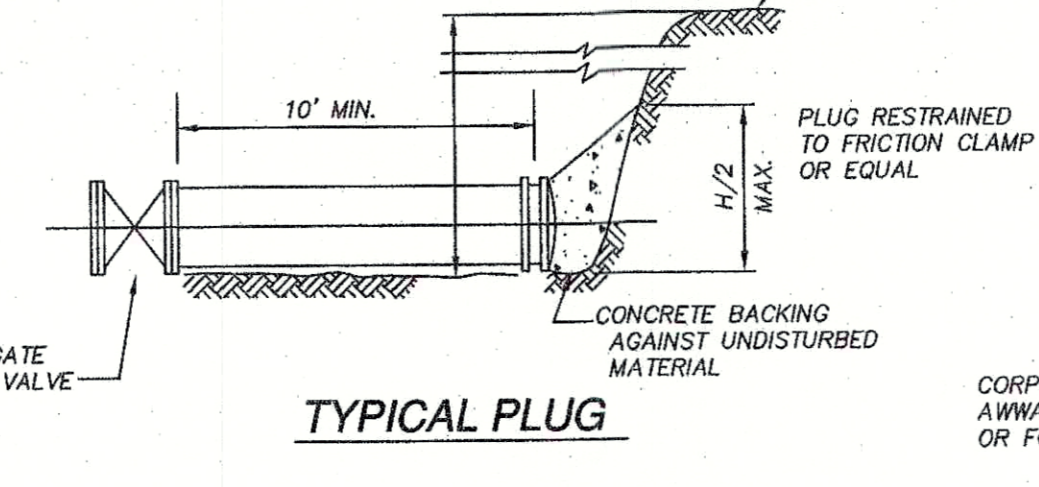
WATER MAIN TRENCH DETAIL
NOT TO SCALE



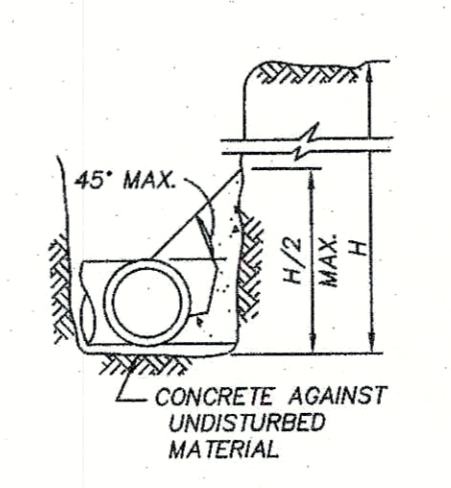
TYPICAL BEND



TYPICAL TEE



TYPICAL PLUG

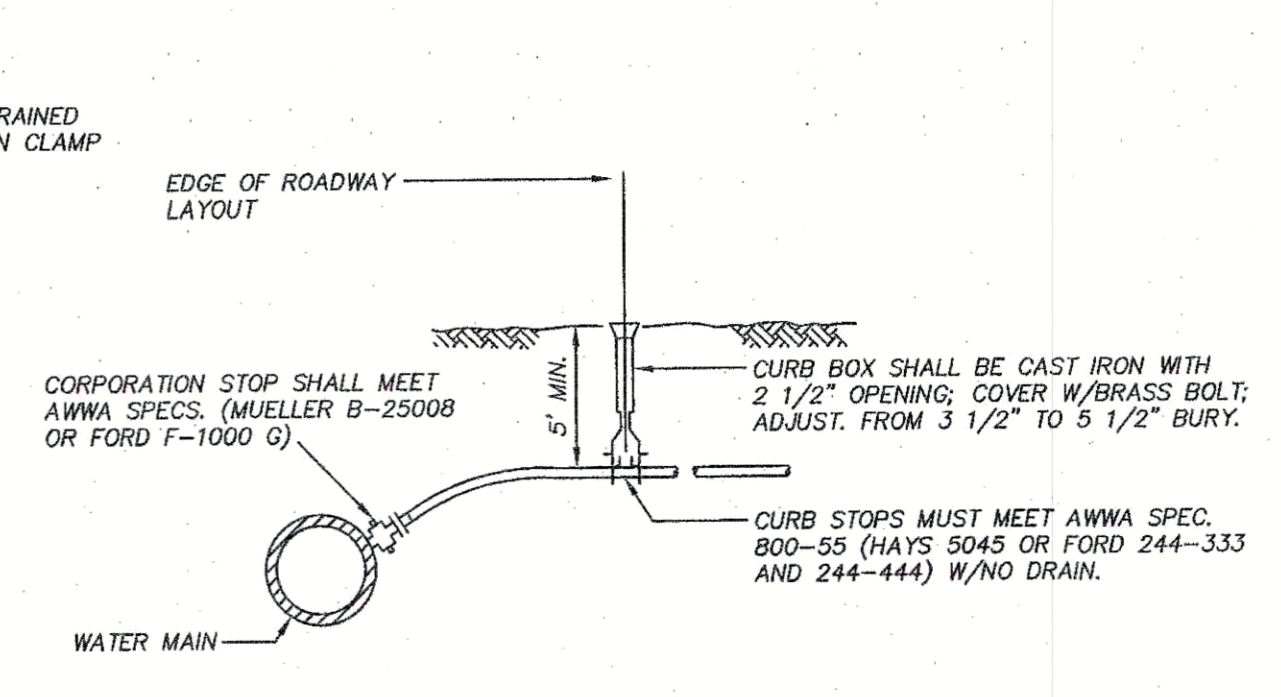


TYPICAL SECTION

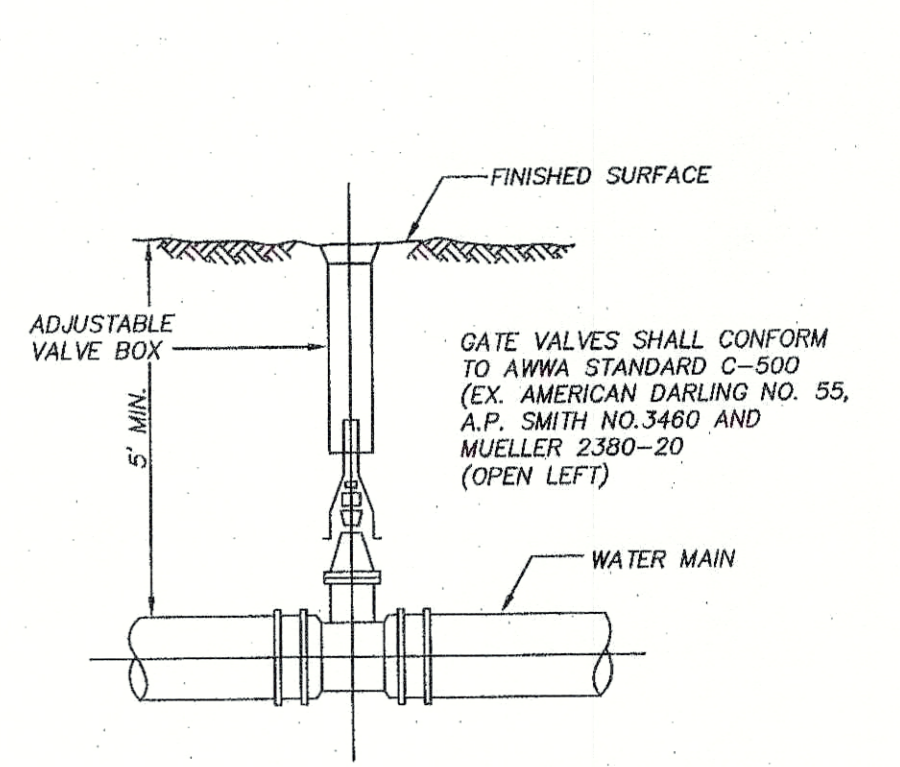
NOTE: CONCRETE FOR THRUST BLOCKS SHALL BE NO LONGER THAN THE RATIO OF 2 1/2 : 5 1/2 AND SHALL HAVE A MINIMUM COMPRESSION STRENGTH OF 2000 PSI (SO THAT FLANGES AND BOLTS ARE ACCESSIBLE.)

BEARING AREAS OF THRUST BLOCKS (BEARING AREA IN SQUARE FT.)				
PIPE SIZE INCHES	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

TYPICAL THRUST BLOCK DETAIL
NOT TO SCALE

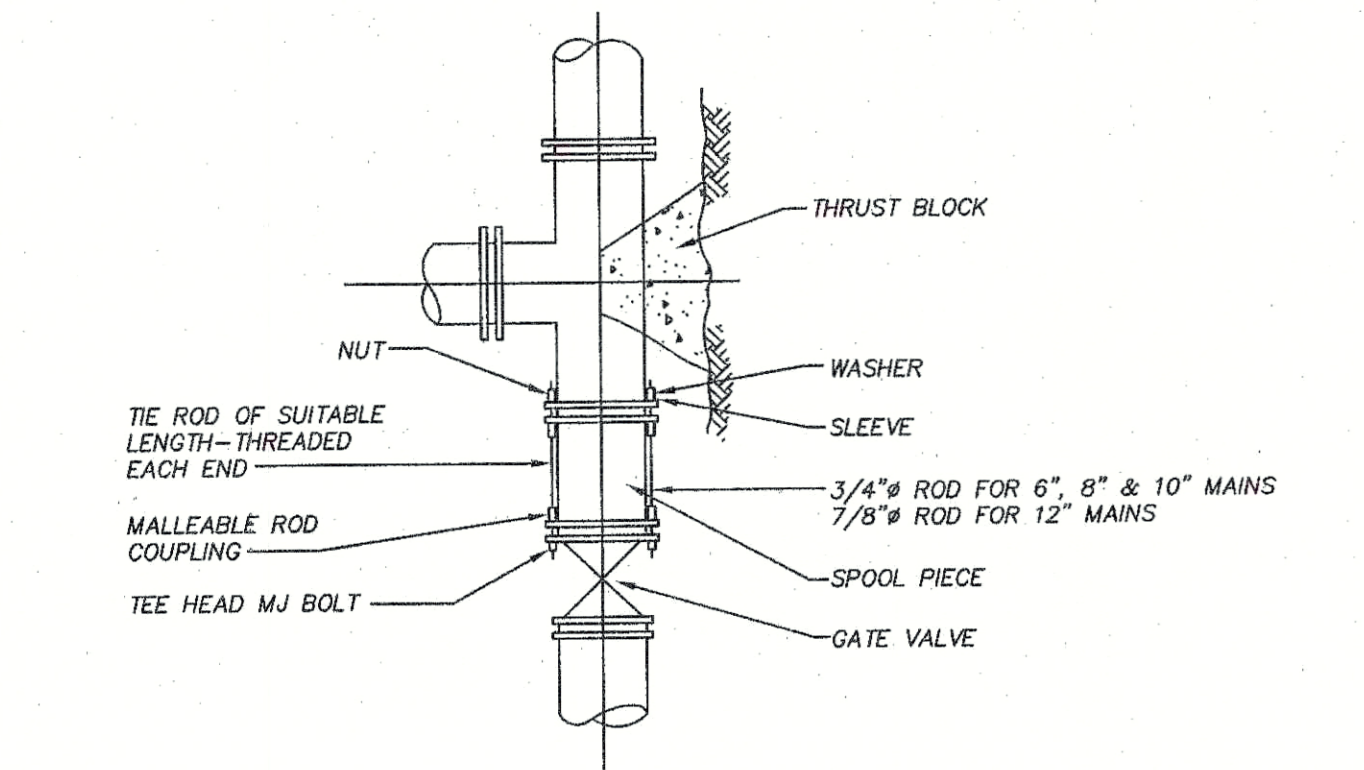


TYPICAL SERVICE CONNECTION
NOT TO SCALE

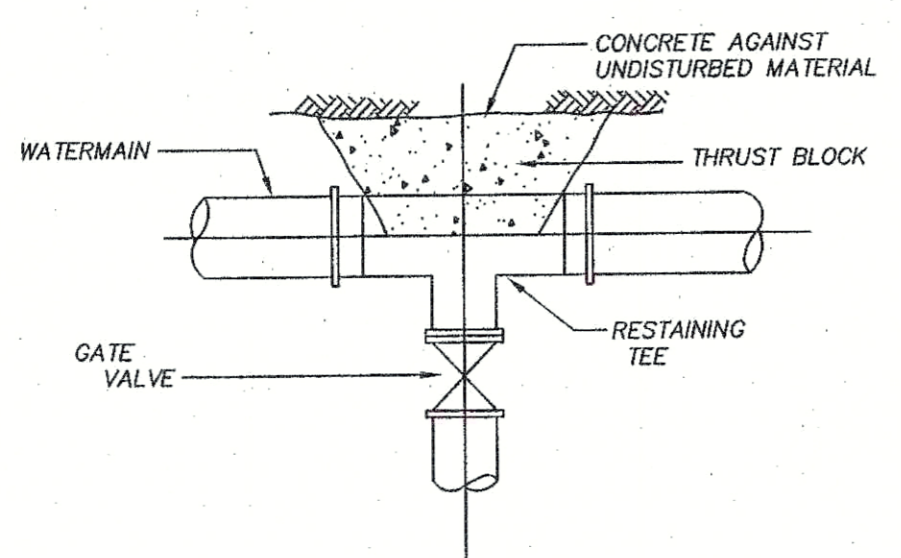


TYPICAL GATE VALVE
NOT TO SCALE

NOTE: COPPER TUBING SHALL MEET AWWA SPEC. 78-CR TYPE K OR FEDERAL SPEC. WWT-799 TYPE K.
1 1/2" AND LARGER SERVICES ARE REQUIRED TO HAVE A SADDLE.

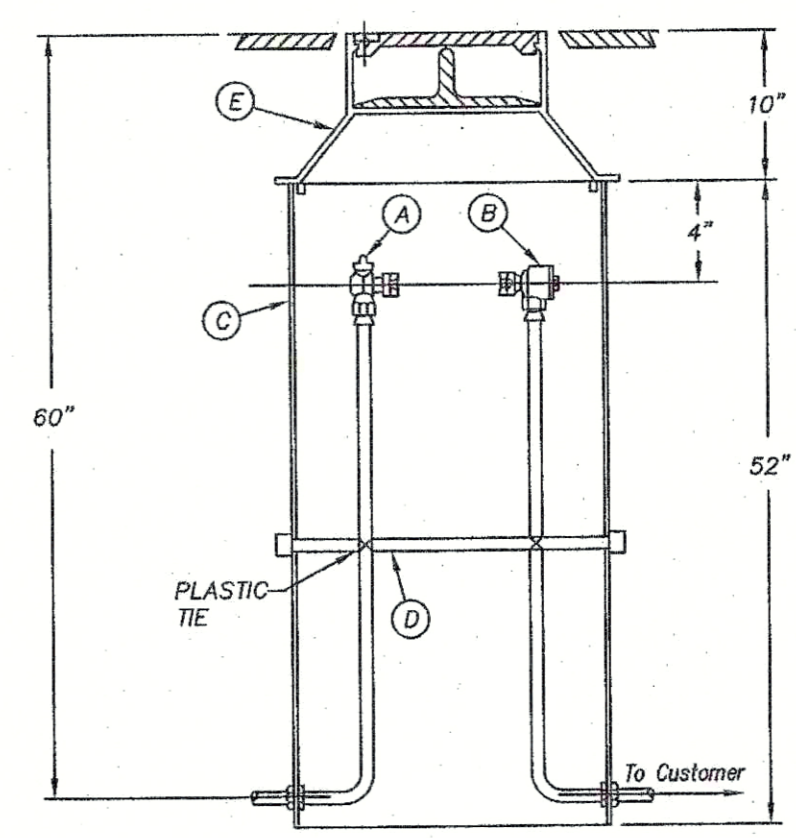


TYPICAL TIED MECHANICAL JOINT VALVE CONNECTION DETAILS
NOT TO SCALE



TYPICAL LATERAL GATE VALVE CONNECTION DETAILS
NOT TO SCALE

NOTE: WRAP BOLTS/FITTINGS IN PLASTIC WHERE MIXED CONCRETE IS USED.

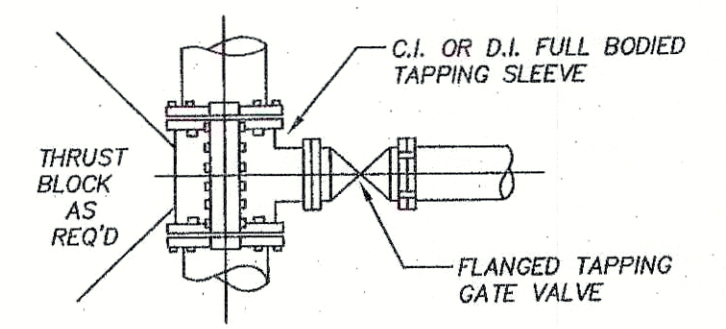


METER PIT SPECIFICATIONS
NOT TO SCALE

ITEM	DESCRIPTION	CAT No.
A	ANGLE BALL VALVE	BA13-232W
B	DUAL ANGLE CHECK VALVE	HA31-32X
C	20\"/>	
D	1/2\"/>	
E	METER BOX COVER & LID	W-3

* ORDERED SEPARATELY

- NOTES:
- ALL SERVICE SHALL ENTER THE PIT AT A 90° ANGLE TO THE STREET.
 - TO BE USED FOR DWELLINGS WHICH EXCEED A DISTANCE OF 100' FROM FRONT PROPERTY LINES.
 - PLASTIC SERVICE PIPE MAY ONLY BE USED ON PRIVATE SIDE OF METER PIT.



TAPPING SLEEVE AND VALVE DETAILS
NOT TO SCALE

- NOTES
- 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 WHAT-SO-EVER 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.

PROJECT PATH			
REV. #	DESCRIPTION	DATE	BY

**TOWN OF WALPOLE, MASSACHUSETTS
DEPARTMENT OF PUBLIC WORKS
PLAN SHOWING TYPICAL
WATER MAIN CONSTRUCTION DETAILS**

DETAIL SHEET NOTE:
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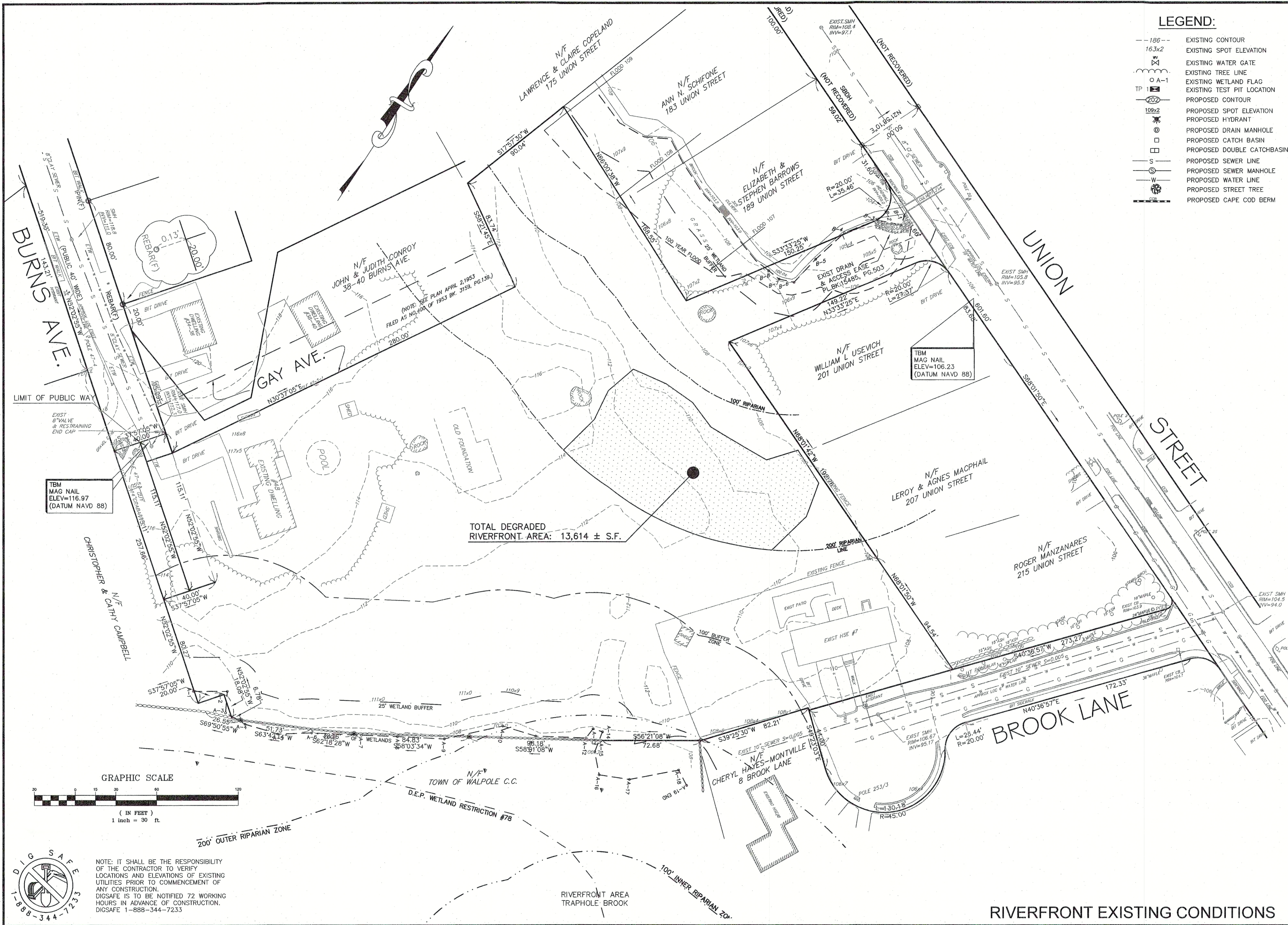
**AMENDED SITE DEVELOPMENT SUBDIVISION PLAN
A COMPREHENSIVE PERMIT M.G.L.c. 40B
"THE RESIDENCES AT BURNS AVENUE"
WALPOLE, MASSACHUSETTS**

WALL STREET DEVELOPMENT CORP.
P.O. BOX 272
WESTWOOD, MA 02090



Town of Walpole

Date:	3-28-19
Scale:	AS SHOWN
Drawn By:	R. ROSA
Checked By:	C. JOHNSON
Appr. By:	M. WALKER



LEGEND:

- 186 --- EXISTING CONTOUR
- 16.3x2 EXISTING SPOT ELEVATION
- X --- EXISTING WATER GATE
- A --- EXISTING TREE LINE
- A-1 EXISTING WETLAND FLAG
- TP 1 EXISTING TEST PIT LOCATION
- 202 --- PROPOSED CONTOUR
- 109x2 PROPOSED SPOT ELEVATION
- H --- PROPOSED HYDRANT
- M --- PROPOSED DRAIN MANHOLE
- C --- PROPOSED CATCH BASIN
- D --- PROPOSED DOUBLE CATCHBASIN
- S --- PROPOSED SEWER LINE
- W --- PROPOSED WATER LINE
- T --- PROPOSED STREET TREE
- B --- PROPOSED CAPE COD BERM

REVISIONS		DESCRIPTION
No.	DATE	DESCRIPTION
1	05/21/20	DRAINAGE SYSTEM
2	10/22/20	CONSERVATION COMMENTS
3	02/23/22	ZBA COMMENTS. REDUCE TO 38 UNITS
4	05/05/22	20 LOT RESIDENTIAL SUBDIVISION
5	10/20/22	REVISED RIVERFRONT DISTURBANCE
6	03/14/23	REVISED PER ZBA REVIEW COMMENTS

Professional Engineer Seal for Robert S. Truax, No. 56567, State of Massachusetts. Date: 3/14/23.

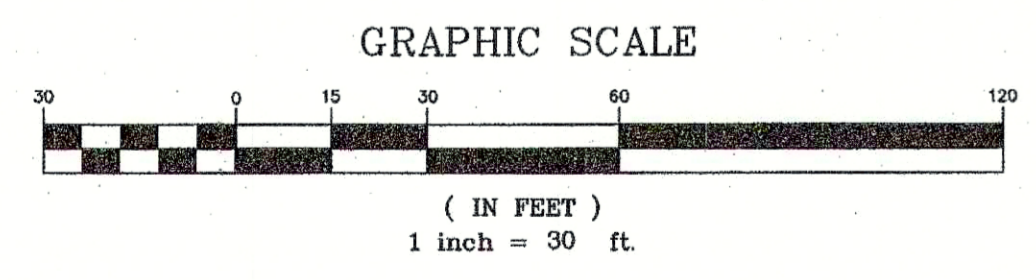
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"THE RESIDENCES AT BURNS AVENUE"
WALPOLE, MASSACHUSETTS

APPLICANT:
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 P.O. BOX 272
 WESTWOOD, MA 02090

GLM Engineering Consultants, Inc.
 19 EXCHANGE STREET
 HOLLISTON, MA 01746
 P: 508-429-1100
 F: 508-429-7160
 www.GLMengineering.com

JOB No.	15,588
DATE:	APRIL 21, 2020
SCALE:	1" = 30'
SHEET:	SUP-A
PLAN #:	27,096

RIVERFRONT EXISTING CONDITIONS



NOTE: IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. DIGSAFE IS TO BE NOTIFIED 72 WORKING HOURS IN ADVANCE OF CONSTRUCTION. DIGSAFE 1-888-344-7233



WORCESTER REGISTRY OF DEEDS

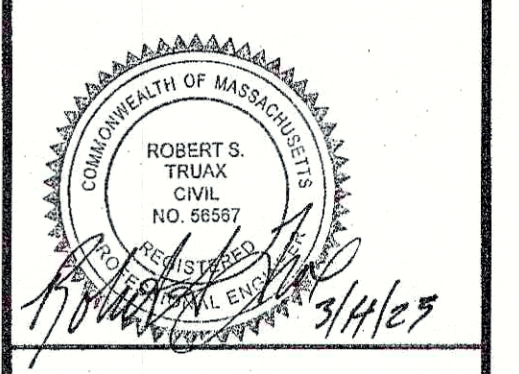
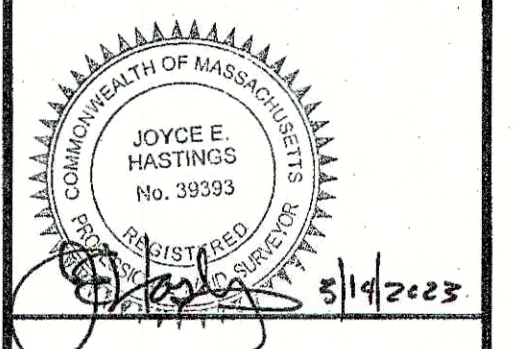
APPROVED PURSUANT TO G.L. c. 40B
WALPOLE ZONING BOARD OF APPEALS:

DATE APPROVED: _____
DATE ENDORSED: _____

I TOWN CLERK OF THE TOWN OF WALPOLE
RECEIVED & RECORDED FROM THE ZONING
BOARD OF APPEALS, APPROVAL OF THIS PLAN
AND NO APPEAL HAS BEEN TAKEN FOR TWENTY
DAYS NEXT AFTER RECEIPT AND RECORDING OF
SAME.

TOWN CLERK _____ DATE _____

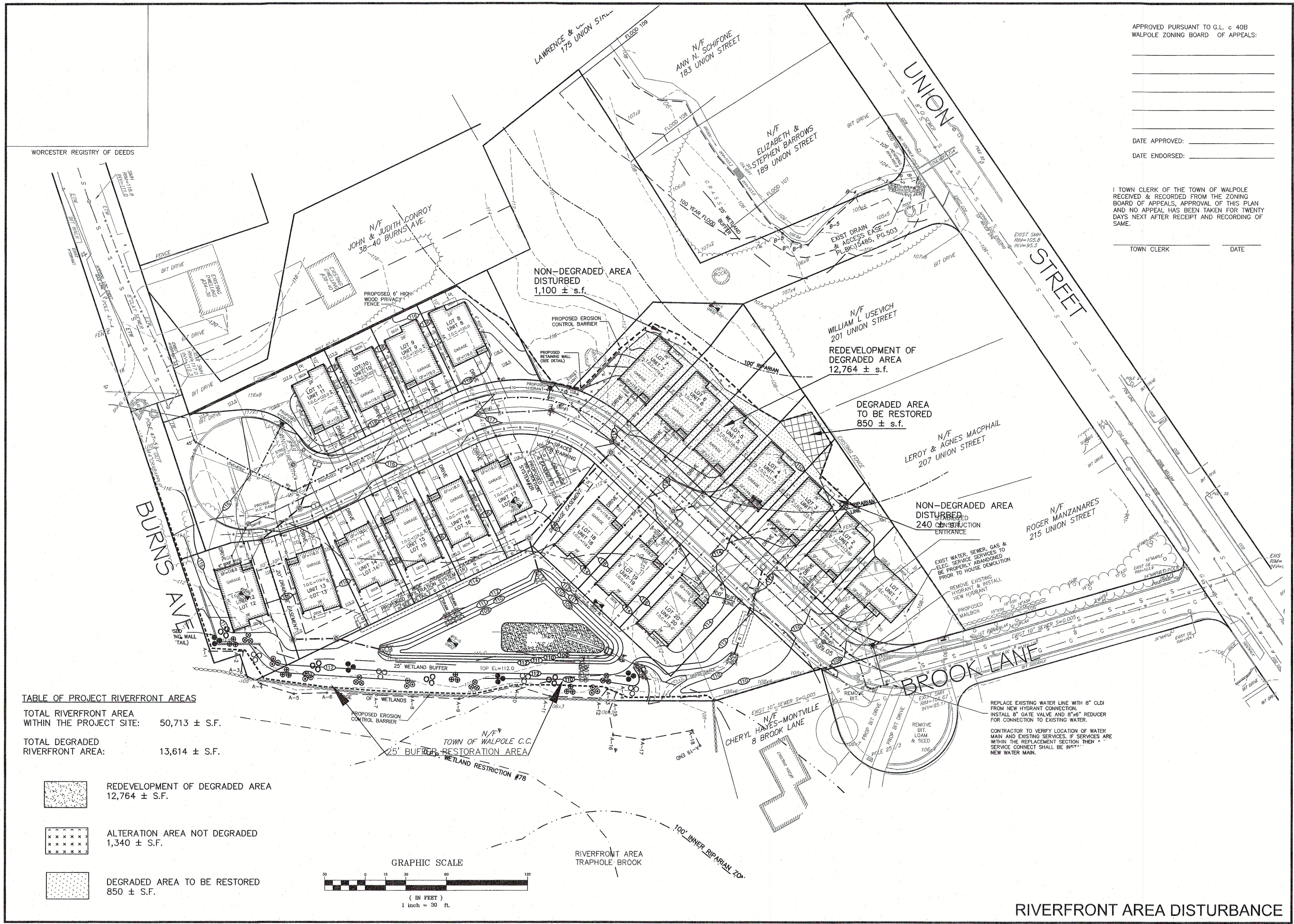
NO.	DATE	DESCRIPTION
1	05/21/20	DRAINAGE SYSTEM
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3	02/23/22	ZBA COMMENTS, REDUCE TO 38 UNITS
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AMENDED SITE DEVELOPMENT SUBDIVISION PLAN
A COMPREHENSIVE PERMIT M.G.L. c. 40B
"THE RESIDENCES AT BURNS AVENUE"
WALPOLE, MASSACHUSETTS
APPLICANT:
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JOB No. 15,588
DATE: APRIL 21, 2020
SCALE: 1" = 30'
SHEET: SUP-B
PLAN #: 27,096



NON-DEGRADED AREA
DISTURBED
1,100 ± s.f.


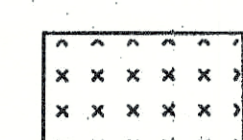

REDEVELOPMENT OF
DEGRADED AREA
12,764 ± s.f.

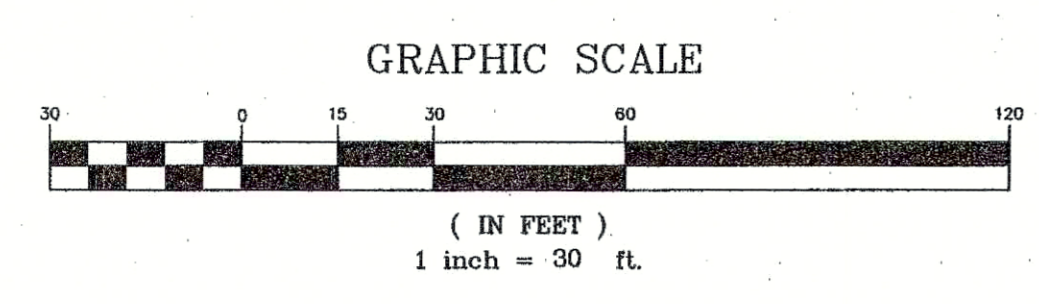
DEGRADED AREA
TO BE RESTORED
850 ± s.f.

NON-DEGRADED AREA
DISTURBED
240 ± s.f.

TABLE OF PROJECT RIVERFRONT AREAS

TOTAL RIVERFRONT AREA WITHIN THE PROJECT SITE:	50,713 ± S.F.
TOTAL DEGRADED RIVERFRONT AREA:	13,614 ± S.F.

-  REDEVELOPMENT OF DEGRADED AREA
12,764 ± S.F.
-  ALTERATION AREA NOT DEGRADED
1,340 ± S.F.
-  DEGRADED AREA TO BE RESTORED
850 ± S.F.



REPLACE EXISTING WATER LINE WITH 8" CLDI
FROM NEW HYDRANT CONNECTION.
INSTALL 8" GATE VALVE AND 8"x6" REDUCER
FOR CONNECTION TO EXISTING WATER.
CONTRACTOR TO VERIFY LOCATION OF WATER
MAIN AND EXISTING SERVICES. IF SERVICES ARE
WITHIN THE REPLACEMENT SECTION THEN
SERVICE CONNECT SHALL BE INST.
NEW WATER MAIN.

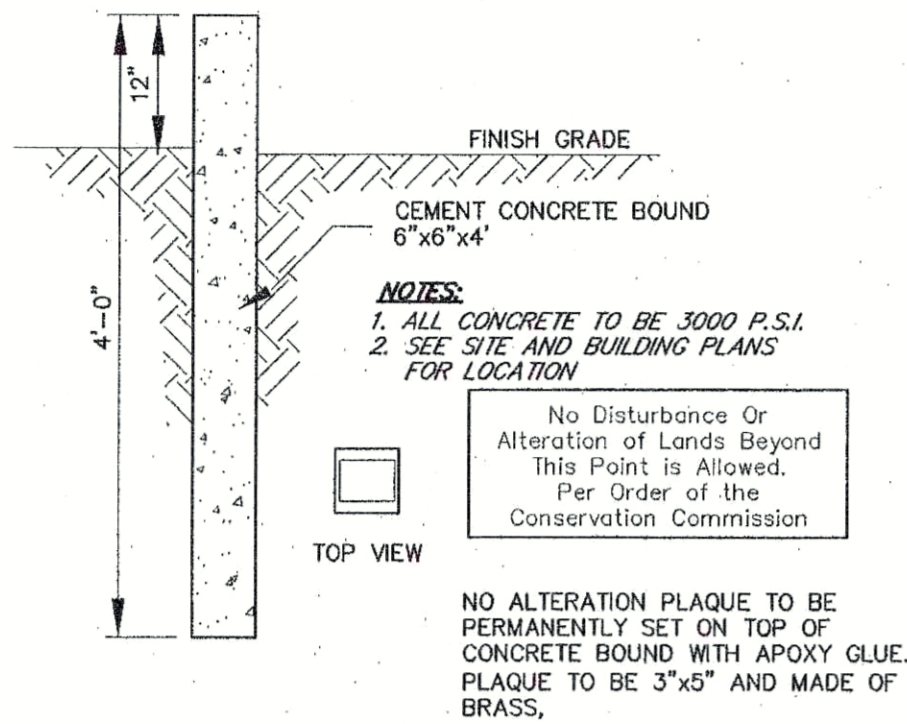
RIVERFRONT AREA DISTURBANCE

Proposed 25' Buffer Zone Restoration Area Protocol

- (9,200 ± sf)
- All metal and other solid waste debris will be removed from the area and properly disposed off-site;
 - The area will be graded to a stable slope;
 - The area will be covered with a minimum of 6 inches of high quality topsoil;
 - The area will be planted with native shrubs, minimum 1 gallon, container grown, as shown. Plant species will be from the following list (or other species as approved by WCC Staff prior to installation):
 - Highbush Blueberry *Vaccinium corymbosum*
 - Witch Hazel *Hamamelis virginiana*
 - Hazelnut *Corylus americana*
 - Maple-leaved viburnum *Viburnum acerifolium*
 - Flowering dogwood *Cornus florida*
 - Serviceberry *Amelanchier canadensis*
 - The area will be planted with New England wetland plants conservation/wildlife mix at 1750 sf/lb or approved substitute; and
 - The area will be watered as necessary during the first six weeks after planting.

Riverfront Restoration Area (RFA) Protocol

- Remove and replace surficial degraded soils while retaining the extant trees to the degree feasible.
- Upon removal of surficial soils, clean topsoil will be placed and spread with maximal care to minimize root damage and compression. A small rubber track vehicle will be used, with hand raking to finish the soil addition.
- Disperse the area with approximately six (6) inches of clean, native leaf litter, either freshly gathered or moderately composted, to mimic the forest floor cover among the extant trees.

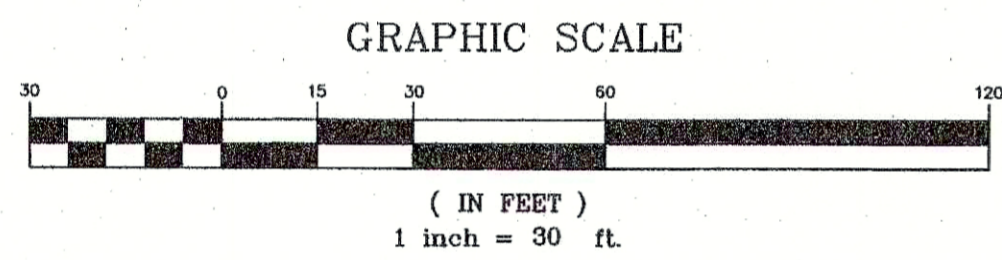


CONCRETE WETLAND BOUND
(NO SCALE)

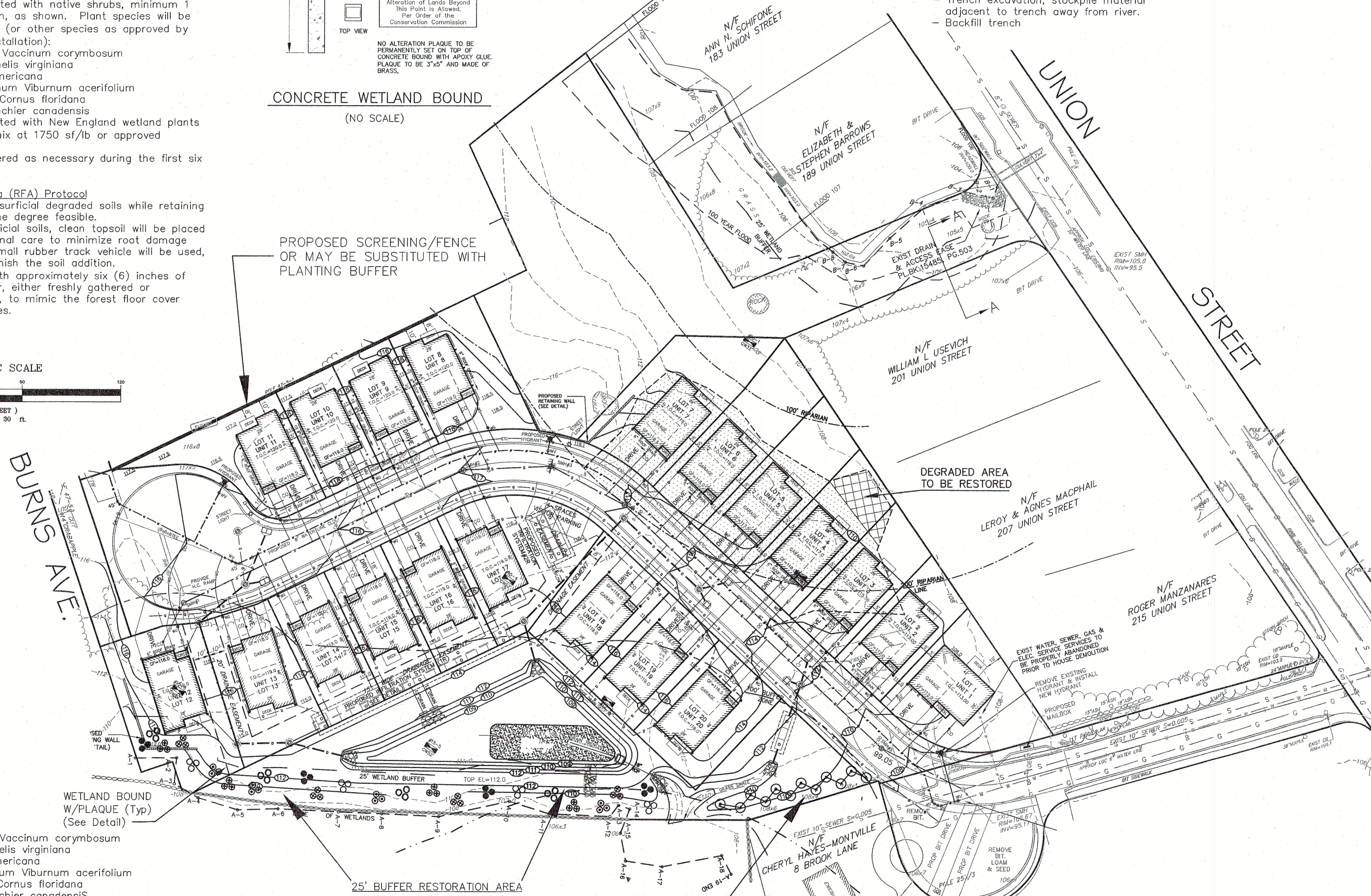
PROPOSED SCREENING/FENCE OR MAY BE SUBSTITUTED WITH PLANTING BUFFER

CONSTRUCTION SEQUENCE (RIVERFRONT AREA)

- Stake limit of work, install erosion control barriers.
- Cut trees, clear and grub
- Install sewer line
 - Trench excavation, stockpile material adjacent trench. Use trench box to stabilize trench.
 - Backfill trench
- Waterline installation
 - Trench excavation, stockpile material adjacent to trench away from river.
 - Backfill trench



BURNS AVE.



PLANTING LEGEND

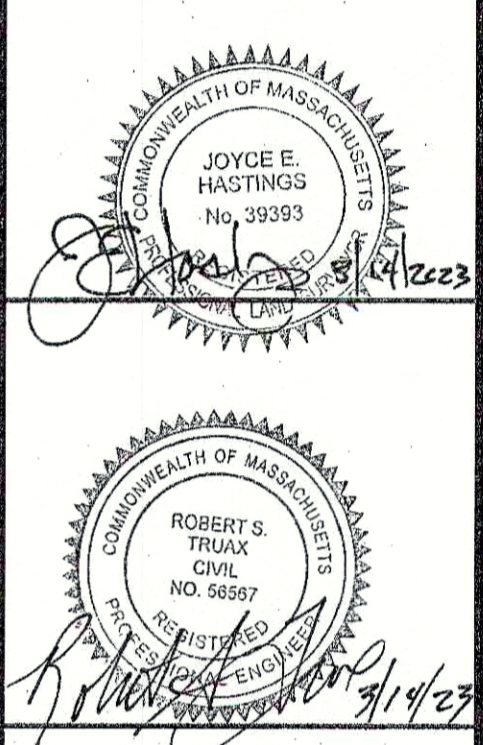
- - Highbush Blueberry *Vaccinium corymbosum*
- ⊙ - Witch Hazel *Hamamelis virginiana*
- ⊖ - Hazelnut *Corylus americana*
- - Maple-leaved viburnum *Viburnum acerifolium*
- ⊕ - Flowering dogwood *Cornus florida*
- - Serviceberry *Amelanchier canadensis*

Note:
Shrubs will be planted in clusters of three (3) specimens of the same species at the locations shown, with minor deviations due to site conditions.

PROPOSED SCREENING/PLANTING BUFFER PLANTS:
6'-8' Hgt. White Pines (*Pinus Stobus*)
6'-8' Hgt. Norway Spruce (*Picea Abies*)
Plant 2 Rows staggered at 10' O.C.

RESTORATION AND PLANTING DETAILS

NO.	DATE	DESCRIPTION
1	05/21/20	DRAINAGE SYSTEM
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AMENDED SITE DEVELOPMENT SUBDIVISION PLAN
A COMPREHENSIVE PERMIT M.G.L.C. 40B
"THE RESIDENCES AT BURNS AVENUE"
THE WALPOLE, MASSACHUSETTS

APPLICANT:
WALL STREET DEVELOPMENT CORP.
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JOB No.	15,588
DATE:	APRIL 21, 2020
SCALE:	1" = 30'
SHEET:	SUP-C
PLAN #:	27,096