

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

DATE: APRIL 21, 2020
Revised: May 21, 2020

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

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. 538
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

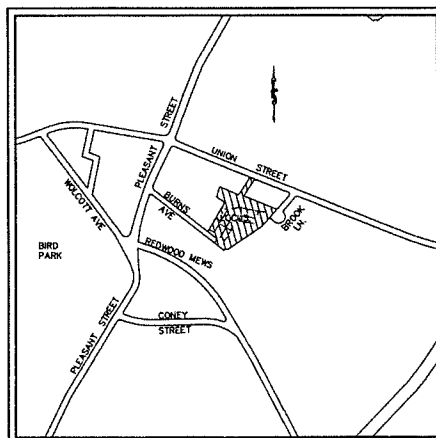
ZONING TABLE:

	REQUIRED	PROPOSED
LOT AREA:		157,373 S.F.
UPLAND AREA:	(60%)	156,143 SF(99.2%)
LOT FRONTAGE:	100 FT.	100.00 FT. (Burns Ave.) 110.43 FT. (Brook Lane)
YARD SETBACKS:		
FRONT:	30 FT.	22.0 FT.
SIDE:	10 FT.	13.0 FT.
REAR:	30 FT.	40.2 FT.
LOT COVERAGE	30 %	22.6 %
STRUCTURES:	(47,211 sf)	(35,567 sf)
LOT COVERAGE	50 %	39.1 %
IMPERVIOUS:	(76,686 sf)	(61,547 sf)
MAX BLDG HEIGHT:	35 FT.	35 FT.
MAX STORIES:	2.5	2.5

DWELLING UNITS ALLOWED:

Zoning: 30,000 s.f. (Three Family; 10,000 sf. each additional unit)
157,373 s.f. 15 UNITS

PROPOSED UNITS: 40 UNITS



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



JOYCE E. HASTINGS P.L.S.

5/21/2020
DATE



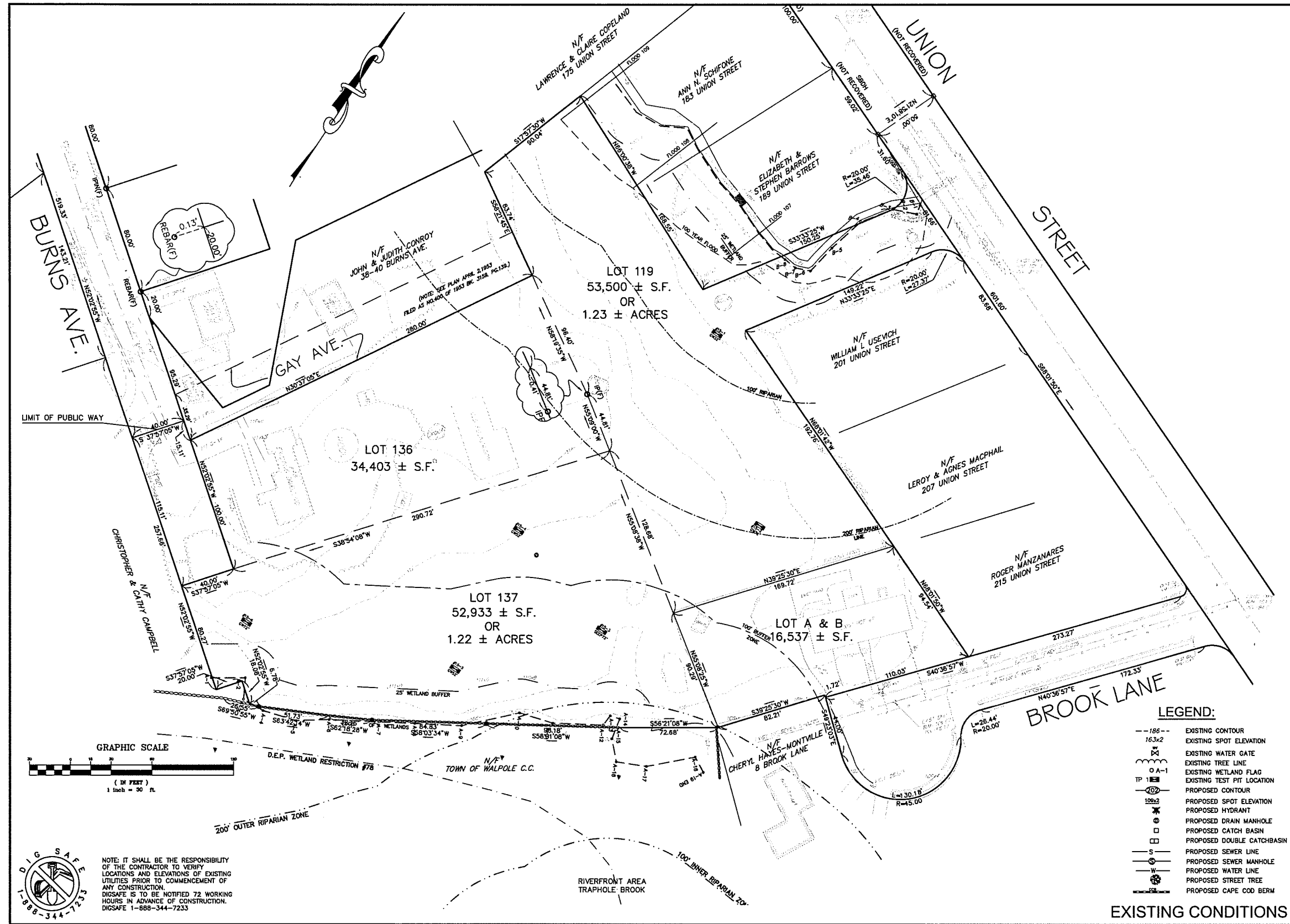
PAUL E. TRUAX, P.E.

5-21-2020
DATE

SHEET INDEX

- 1 COVER
- 2 EXISTING CONDITIONS
- 3 LAYOUT PLAN
- 4 GRADING, DRAINAGE & UTILITIES
- 5 PROFILES
- 6 EROSION CONTROL PLAN
- 8-12 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 12



- LEGEND:**
- 186 --- EXISTING CONTOUR
 - 163x2 EXISTING SPOT ELEVATION
 - ⊗ EXISTING WATER GATE
 - ⊕ EXISTING TREE LINE
 - A-1 EXISTING WETLAND FLAG
 - ⊕ EXISTING TEST PIT LOCATION
 - 202 --- PROPOSED CONTOUR
 - 100x2 PROPOSED SPOT ELEVATION
 - ⊕ PROPOSED HYDRANT
 - ⊕ PROPOSED DRAIN MANHOLE
 - PROPOSED CATCH BASIN
 - PROPOSED DOUBLE CATCHBASIN
 - S — PROPOSED SEWER LINE
 - W — PROPOSED WATER LINE
 - ⊕ PROPOSED SEWER MANHOLE
 - ⊕ PROPOSED WATER MANHOLE
 - ⊕ PROPOSED STREET TREE
 - ⊕ PROPOSED CAPE COD BERM

EXISTING CONDITIONS

GRAPHIC SCALE
 (IN FEET)
 1 inch = 30 ft.

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

No.	DATE	DESCRIPTION
1	09/21/20	DRAINAGE SYSTEM

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

APPLICANT:
 WALL STREET DEVELOPMENT CORP.
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 www.GLMengineering.com

DRW.: RST

JOB No. 15.588

DATE: APRIL 21, 2020

SCALE: 1" = 30'

SHEET: 2 of 12

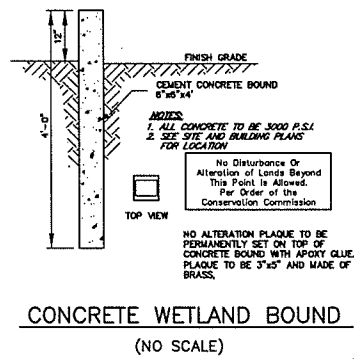
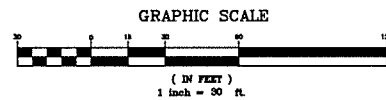
PLAN #: 27,096

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, at least 276 specimens (3/100 sf). 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.

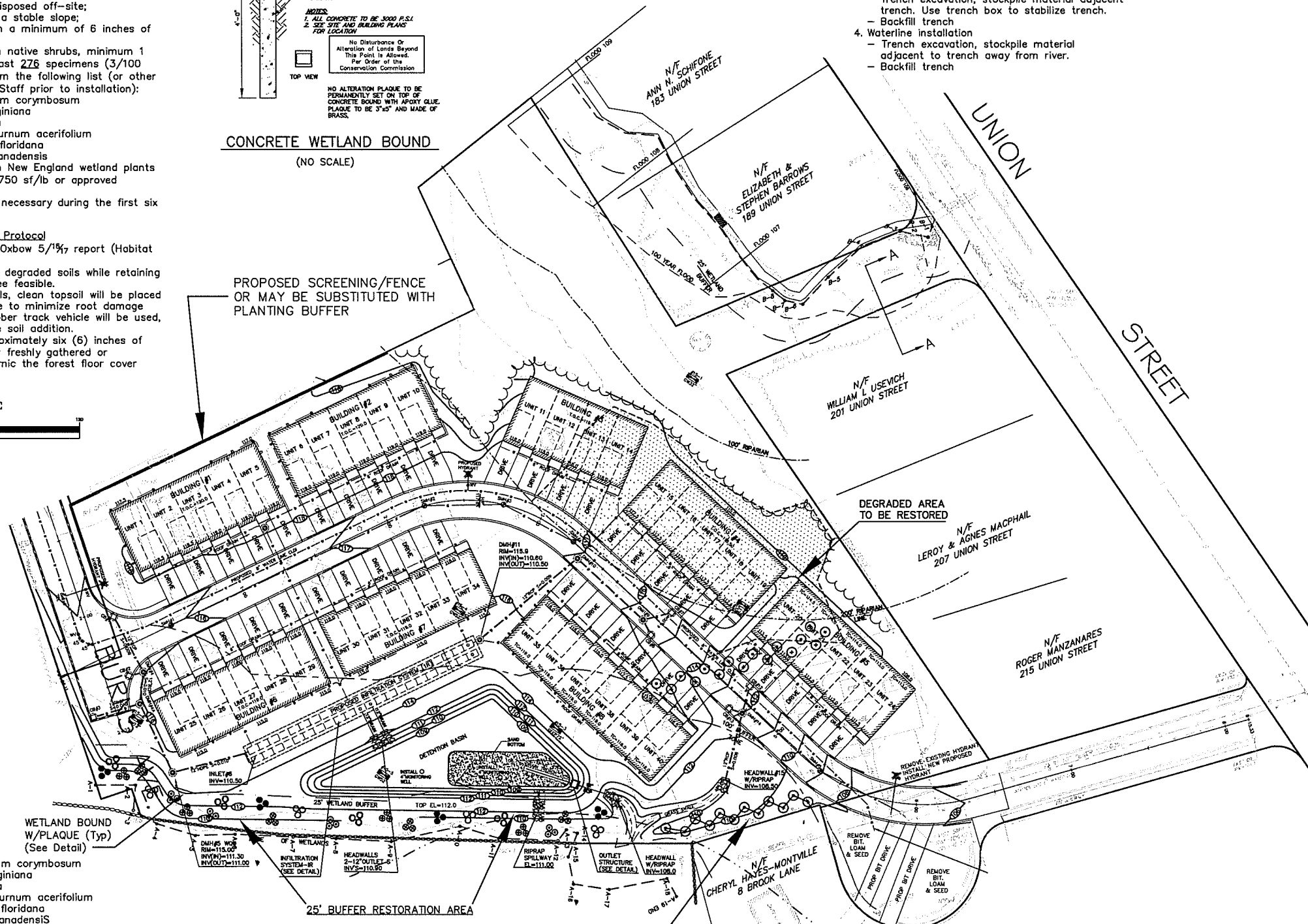
Riverfront Restoration Area (RFA) Protocol

- The RFA to be restored per Oxbow 5/19/17 report (Habitat Management Plan).
- 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.
- Desperse 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.



CONSTRUCTION SEQUENCE (RIVERFRONT AREA)

- Stake limit of work, install erosion control barriers.
- Cut trees, clear and grub
 - 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



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.

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SHEET: SUP-C
PLAN #: 27,096

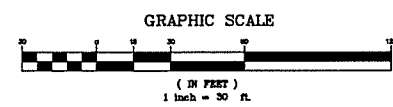
RESTORATION AND PLANTING DETAILS

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

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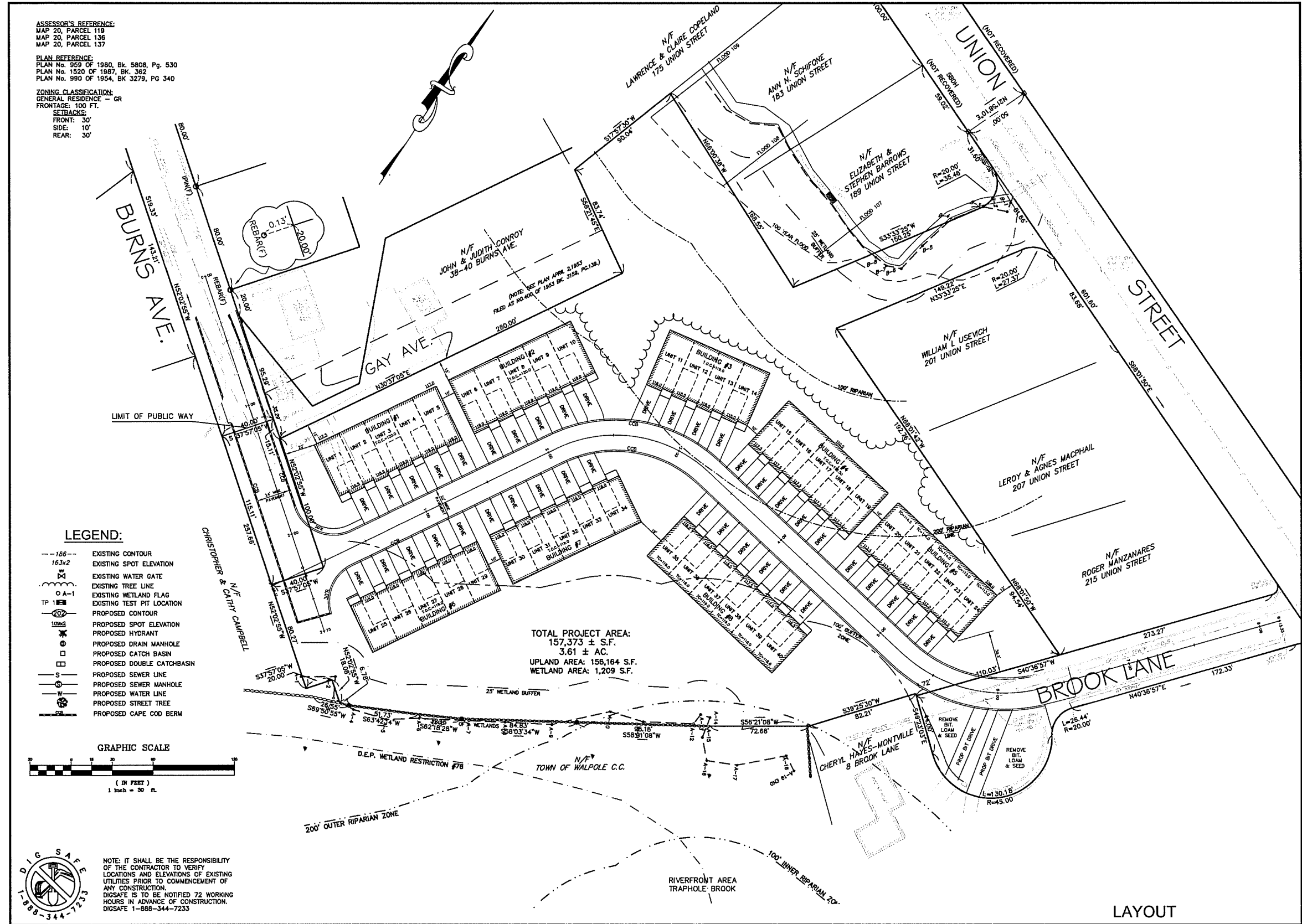
ZONING CLASSIFICATION:
 GENERAL RESIDENCE - GR
 FRONTAGE: 100 FT.
 SETBACKS:
 FRONT: 30'
 SIDE: 10'
 REAR: 30'

- LEGEND:**
- 156 --- EXISTING CONTOUR
 - 163x2 EXISTING SPOT ELEVATION
 - EXISTING WATER GATE
 - EXISTING TREE LINE
 - EXISTING WETLAND FLAG
 - EXISTING TEST PIT LOCATION
 - PROPOSED CONTOUR
 - PROPOSED SPOT ELEVATION
 - PROPOSED HYDRANT
 - PROPOSED DRAIN MANHOLE
 - PROPOSED CATCH BASIN
 - PROPOSED DOUBLE CATCHBASIN
 - PROPOSED SEWER LINE
 - PROPOSED SEWER MANHOLE
 - PROPOSED WATER LINE
 - PROPOSED STREET TREE
 - PROPOSED CAPE COD BERM



DIGSAFE
 1-888-344-7233

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REVISIONS		DESCRIPTION
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 SCALE: 1" = 30'
 SHEET: 3 of 12
 PLAN #: 27,096

LAYOUT

DEEP HOLE - 15-1		
HOLE DEPTH	DATE 6/28/18	ELEV.
0"	SANDY LOAM 2.91%/4	108.0
4"	SANDY LOAM 2.91%/4	108.1
34"	SANDY LOAM 2.91%/4	108.2
74"	SANDY LOAM 2.91%/4	108.3
114"	SANDY LOAM 2.91%/4	108.4
154"	SANDY LOAM 2.91%/4	108.5
194"	SANDY LOAM 2.91%/4	108.6
234"	SANDY LOAM 2.91%/4	108.7
274"	SANDY LOAM 2.91%/4	108.8
314"	SANDY LOAM 2.91%/4	108.9
354"	SANDY LOAM 2.91%/4	109.0
394"	SANDY LOAM 2.91%/4	109.1
434"	SANDY LOAM 2.91%/4	109.2
474"	SANDY LOAM 2.91%/4	109.3
514"	SANDY LOAM 2.91%/4	109.4
554"	SANDY LOAM 2.91%/4	109.5
594"	SANDY LOAM 2.91%/4	109.6
634"	SANDY LOAM 2.91%/4	109.7
674"	SANDY LOAM 2.91%/4	109.8
714"	SANDY LOAM 2.91%/4	109.9
754"	SANDY LOAM 2.91%/4	110.0

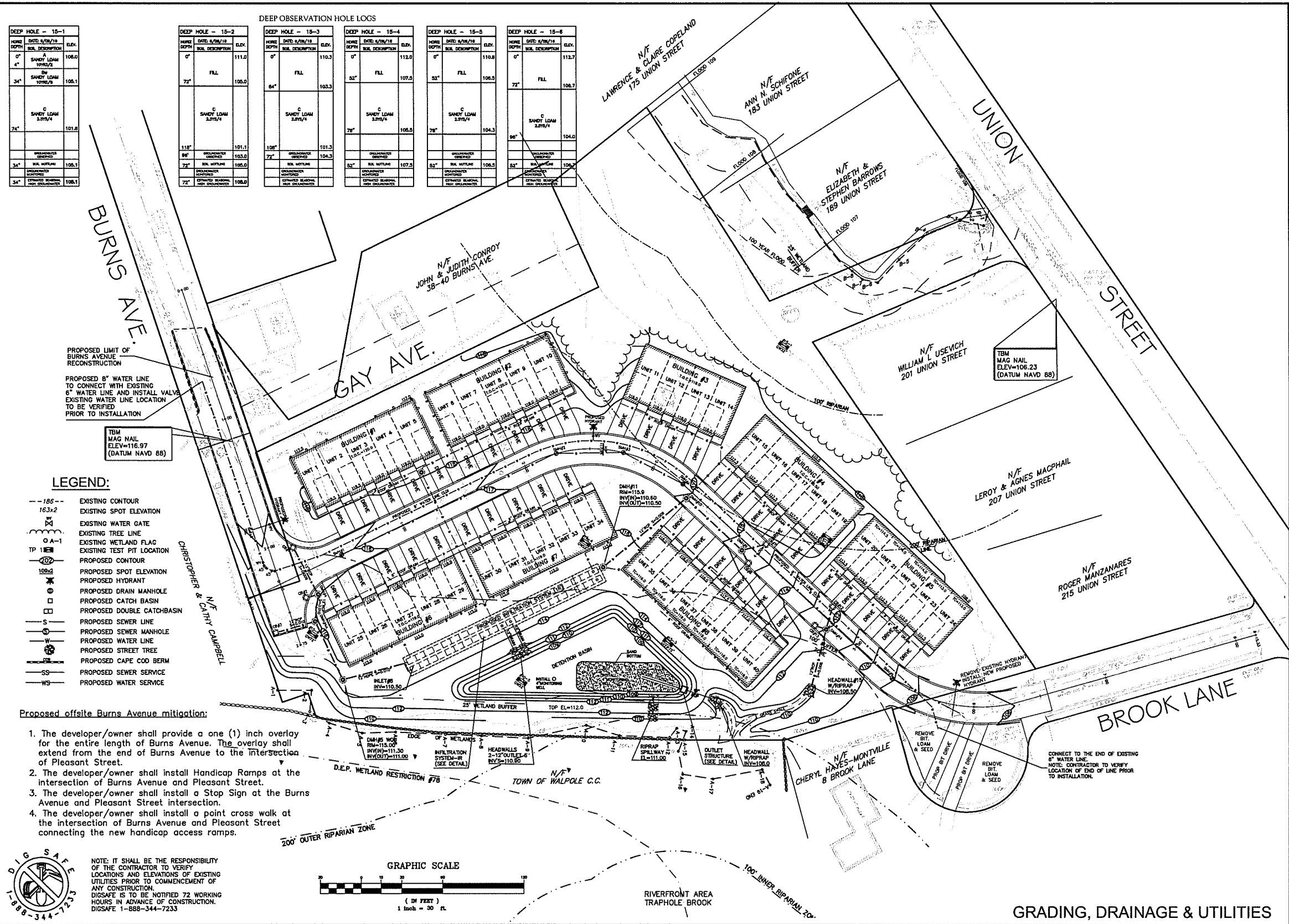
DEEP HOLE - 15-2		
HOLE DEPTH	DATE 6/28/18	ELEV.
0"	FILL	111.0
72"	FILL	100.0
112"	FILL	101.1
152"	FILL	102.2
192"	FILL	103.3
232"	FILL	104.4
272"	FILL	105.5
312"	FILL	106.6
352"	FILL	107.7
392"	FILL	108.8
432"	FILL	109.9
472"	FILL	111.0

DEEP HOLE - 15-3		
HOLE DEPTH	DATE 6/28/18	ELEV.
0"	FILL	110.3
108"	FILL	101.3
206"	FILL	102.3
304"	FILL	103.3
402"	FILL	104.3
500"	FILL	105.3
598"	FILL	106.3
696"	FILL	107.3
794"	FILL	108.3
892"	FILL	109.3
990"	FILL	110.3

DEEP HOLE - 15-4		
HOLE DEPTH	DATE 6/28/18	ELEV.
0"	FILL	111.0
52"	FILL	107.5
104"	FILL	108.5
156"	FILL	109.5
208"	FILL	110.5
260"	FILL	111.5
312"	FILL	112.5
364"	FILL	113.5
416"	FILL	114.5
468"	FILL	115.5
520"	FILL	116.5

DEEP HOLE - 15-5		
HOLE DEPTH	DATE 6/28/18	ELEV.
0"	FILL	110.8
52"	FILL	106.5
104"	FILL	107.5
156"	FILL	108.5
208"	FILL	109.5
260"	FILL	110.5
312"	FILL	111.5
364"	FILL	112.5
416"	FILL	113.5
468"	FILL	114.5
520"	FILL	115.5

DEEP HOLE - 15-6		
HOLE DEPTH	DATE 6/28/18	ELEV.
0"	FILL	112.7
72"	FILL	106.7
144"	FILL	107.7
216"	FILL	108.7
288"	FILL	109.7
360"	FILL	110.7
432"	FILL	111.7
504"	FILL	112.7
576"	FILL	113.7
648"	FILL	114.7
720"	FILL	115.7



LEGEND:

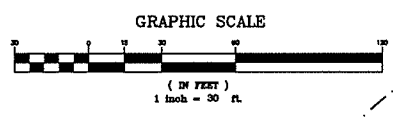
- 185 --- EXISTING CONTOUR
- 16.3x2 EXISTING SPOT ELEVATION
- EXISTING WATER GATE
- EXISTING TREE LINE
- o A-1 EXISTING WETLAND FLAG
- TP EXISTING TEST PIT LOCATION
- PROPOSED CONTOUR
- 100.0 PROPOSED SPOT ELEVATION
- PROPOSED HYDRANT
- PROPOSED DRAIN MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED DOUBLE CATCHBASIN
- PROPOSED SEWER LINE
- PROPOSED SEWER MANHOLE
- PROPOSED WATER LINE
- PROPOSED STREET TREE
- PROPOSED CAPE COD BERM
- PROPOSED SEWER SERVICE
- WS PROPOSED WATER SERVICE

Proposed offsite Burns Avenue mitigation:

1. The developer/owner shall provide a one (1) inch overlay for the entire length of Burns Avenue. The overlay shall extend from the end of Burns Avenue to the intersection of Pleasant Street.
2. The developer/owner shall install Handicap Ramps at the intersection of Burns Avenue and Pleasant Street.
3. The developer/owner shall install a Stop Sign at the Burns Avenue and Pleasant Street intersection.
4. The developer/owner shall install a point cross walk at the intersection of Burns Avenue and Pleasant Street connecting the new handicap access ramps.



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REVISIONS	DATE	DESCRIPTION
No. 1	08/21/20	DRAINAGE SYSTEM

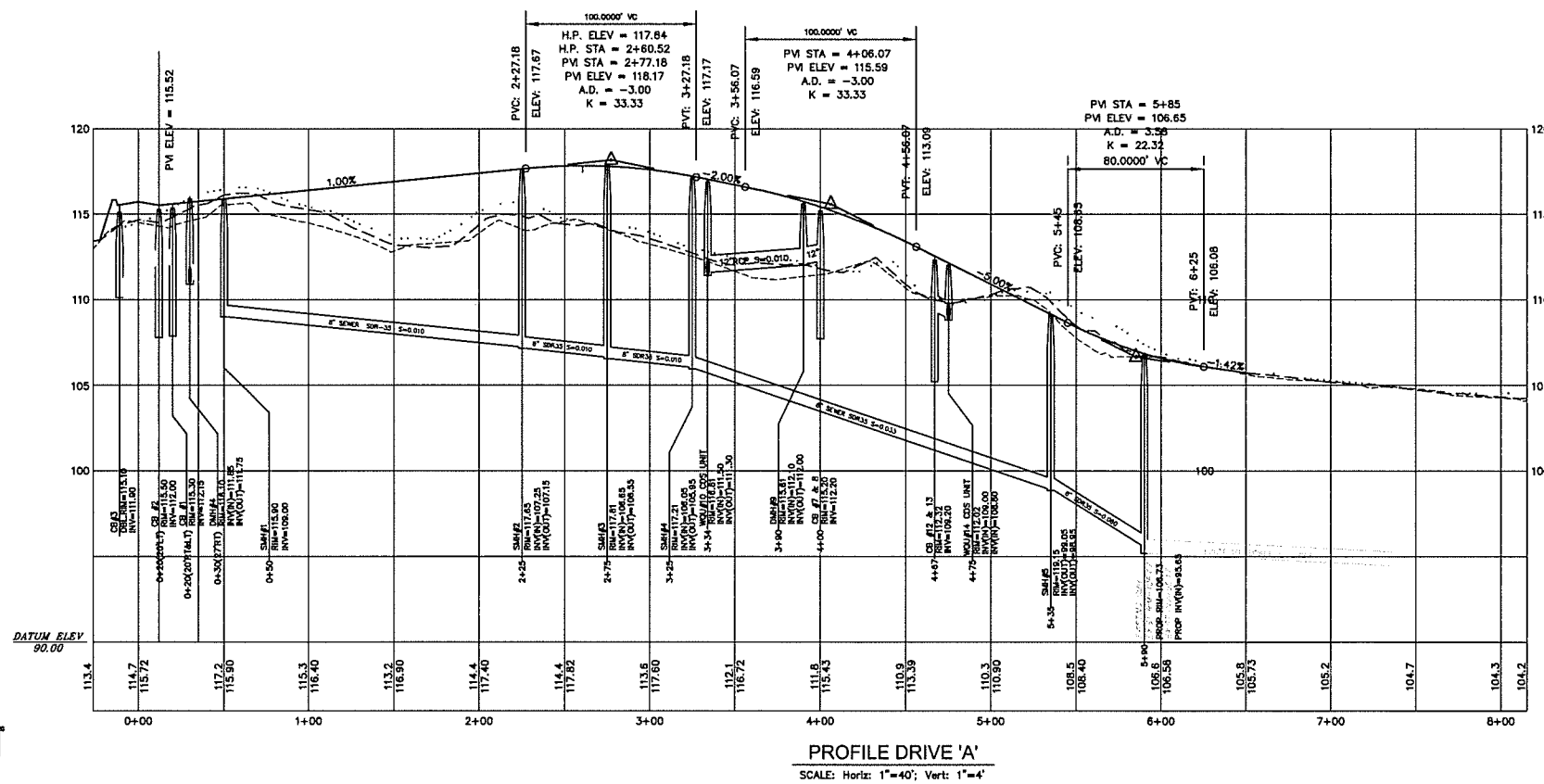
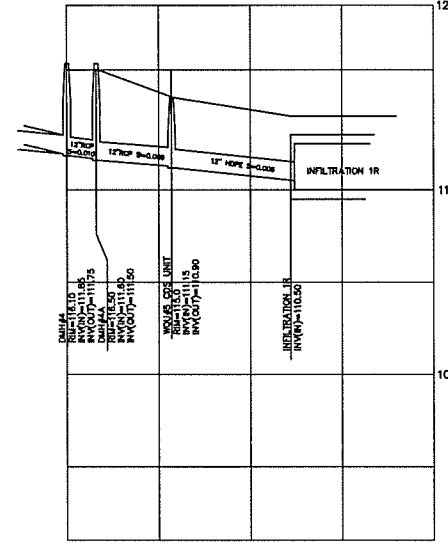
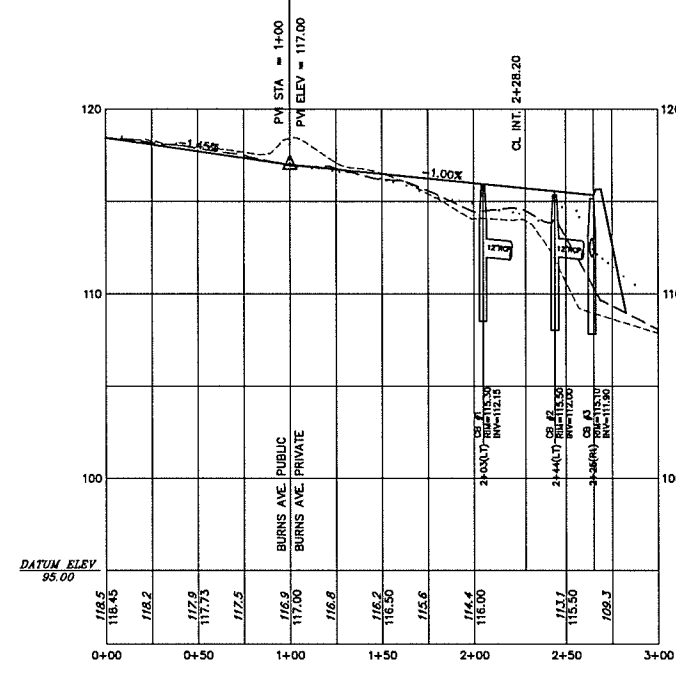
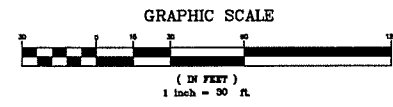
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SCALE: 1"= 30'
SHEET: 4 of 12
PLAN #: 27,096

GRADING, DRAINAGE & UTILITIES



REVISIONS		DESCRIPTION
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1	05/21/20	

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PROFILE PLAN

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 UPLAND 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:

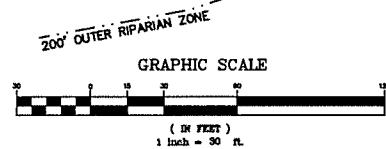
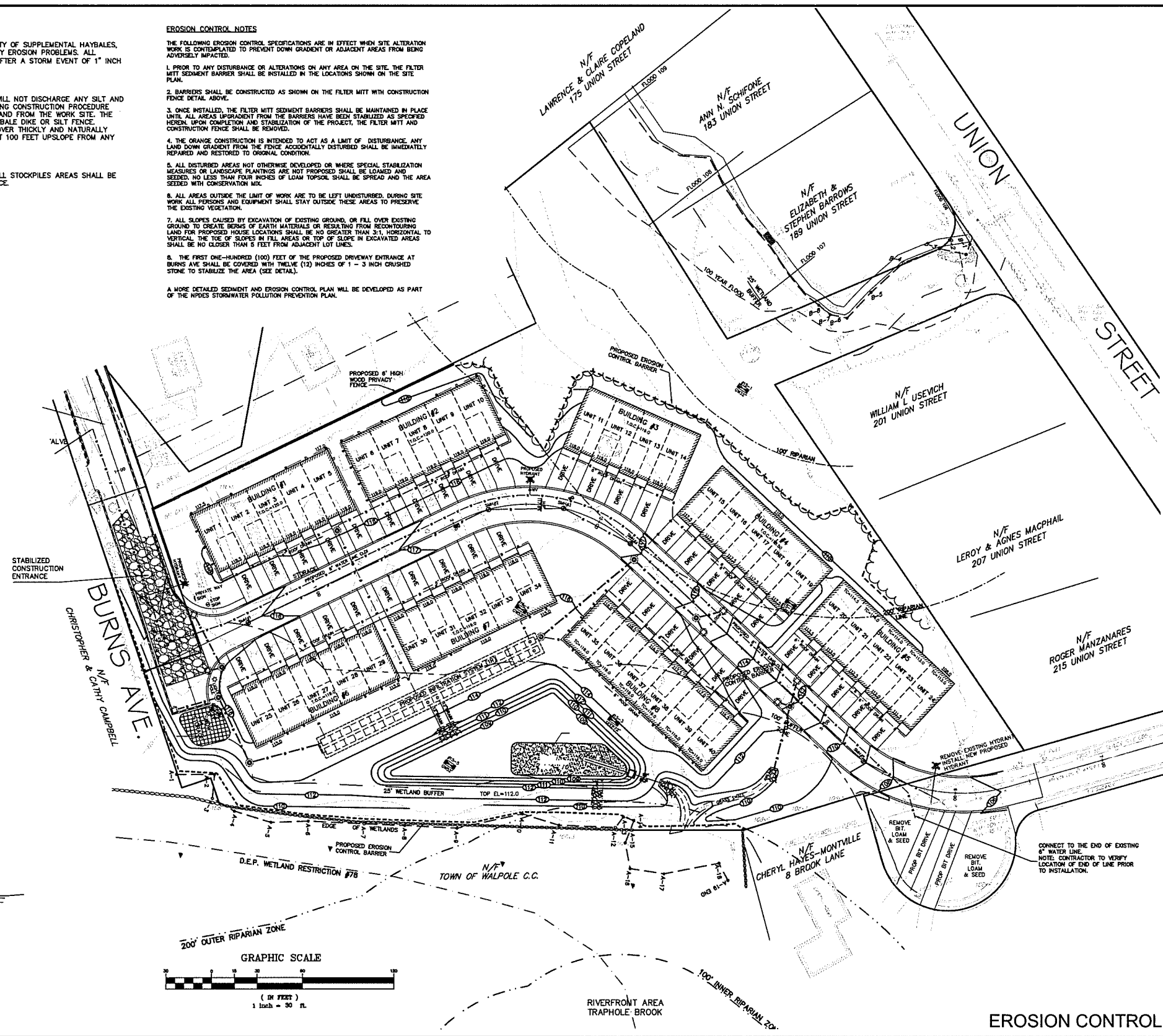
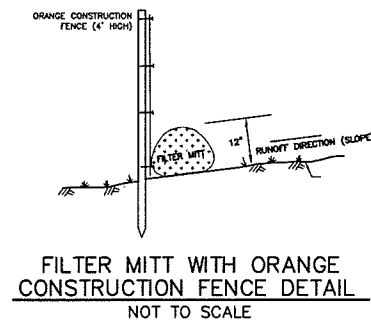
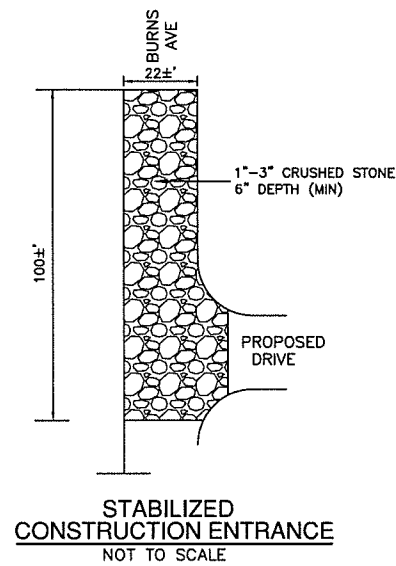
STOCKPILE MATERIAL SHALL STORED IN THE AREAS DESIGNATED. ALL STOCKPILES AREAS SHALL BE SECURED AROUND THE PERIMETER WITH HAYBALE DIKE OR SILTFENCE.

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 UPGRADED FROM THE BARRIERS HAVE BEEN STABILIZED AS SPECIFIED HEREON. 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 LOADED 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 RECONSTRUCTING 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 BURNS AVE 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.



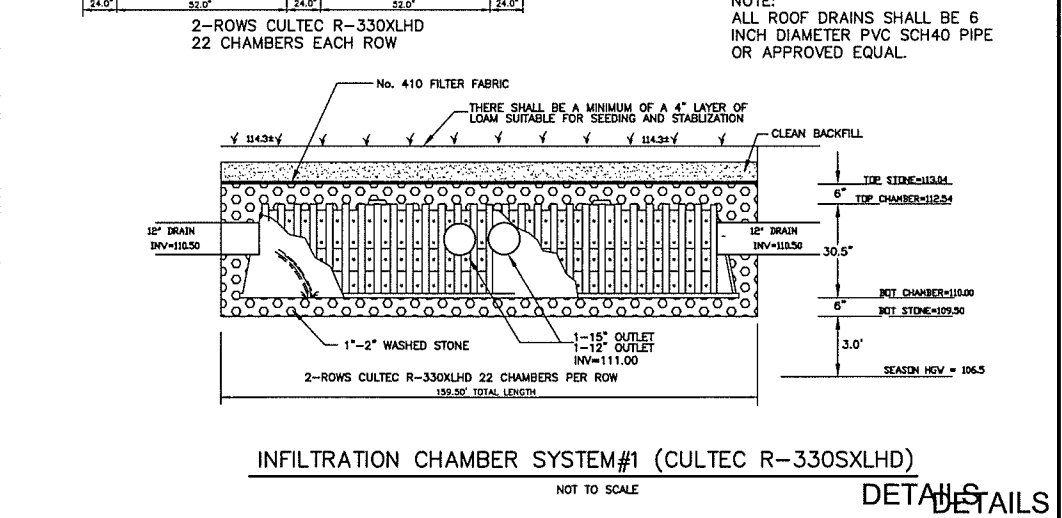
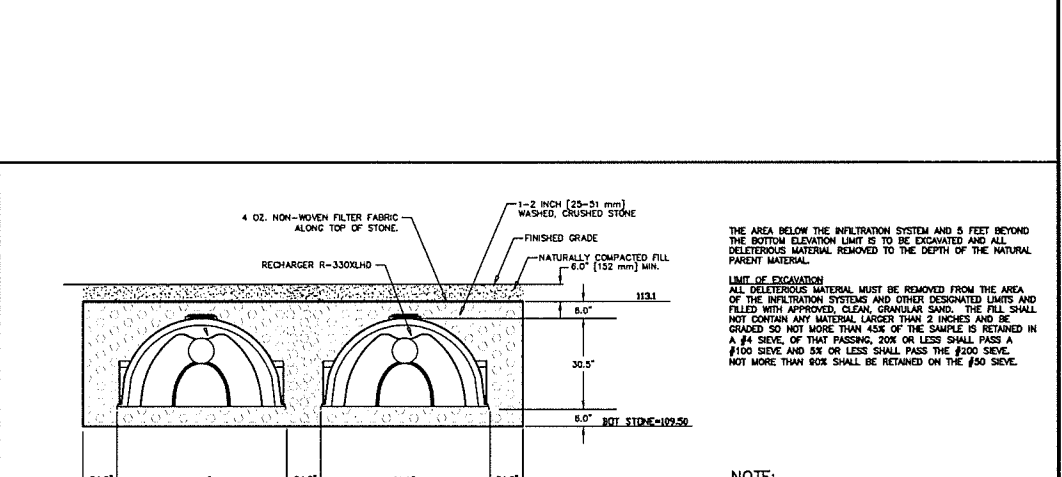
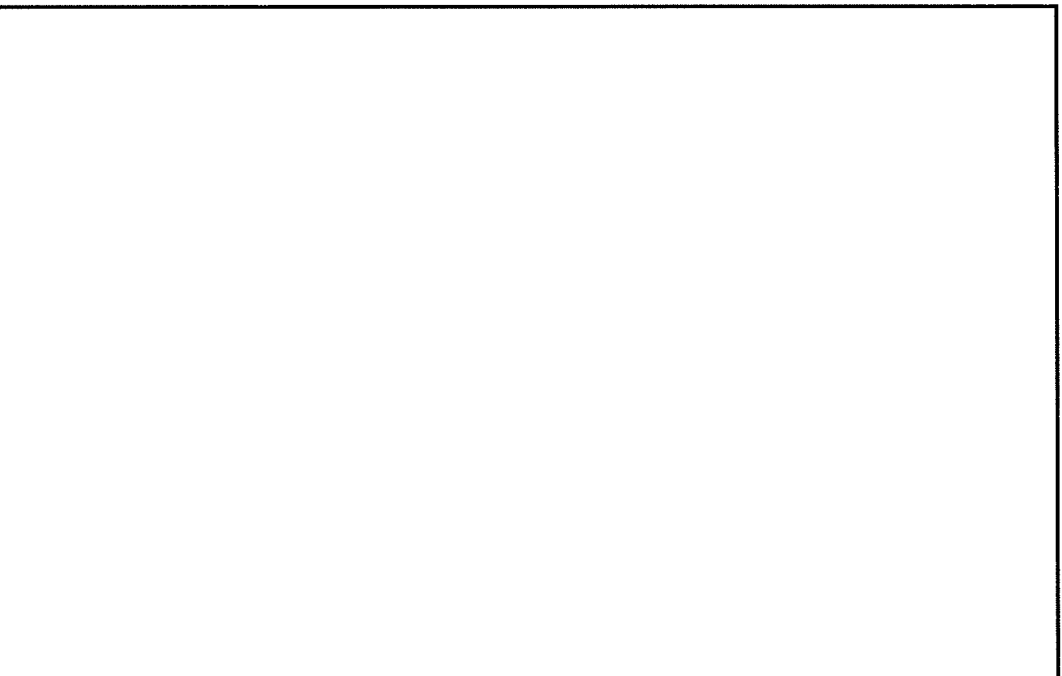
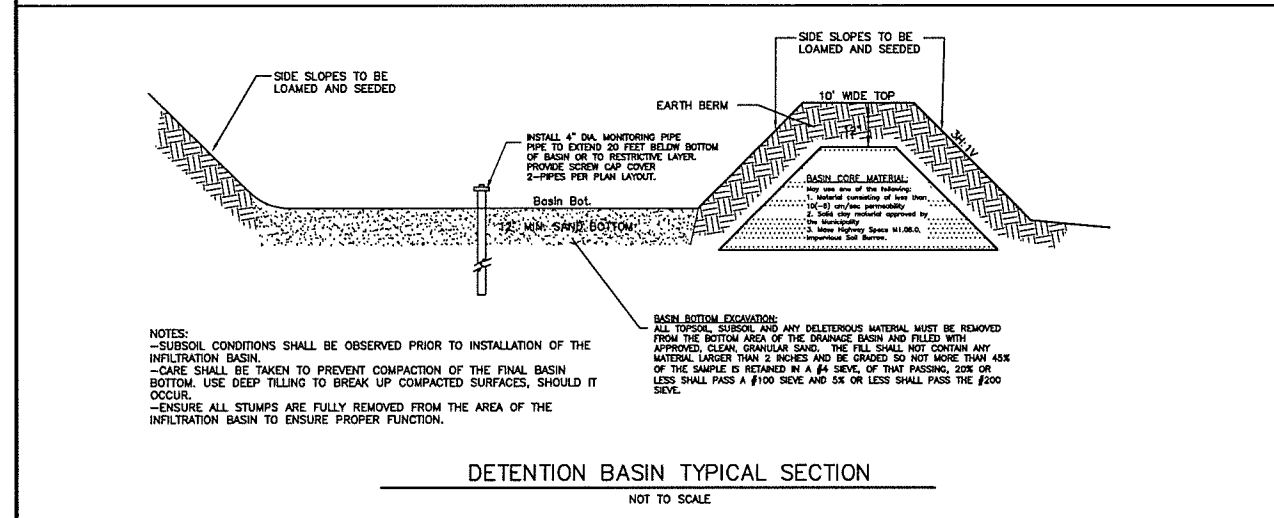
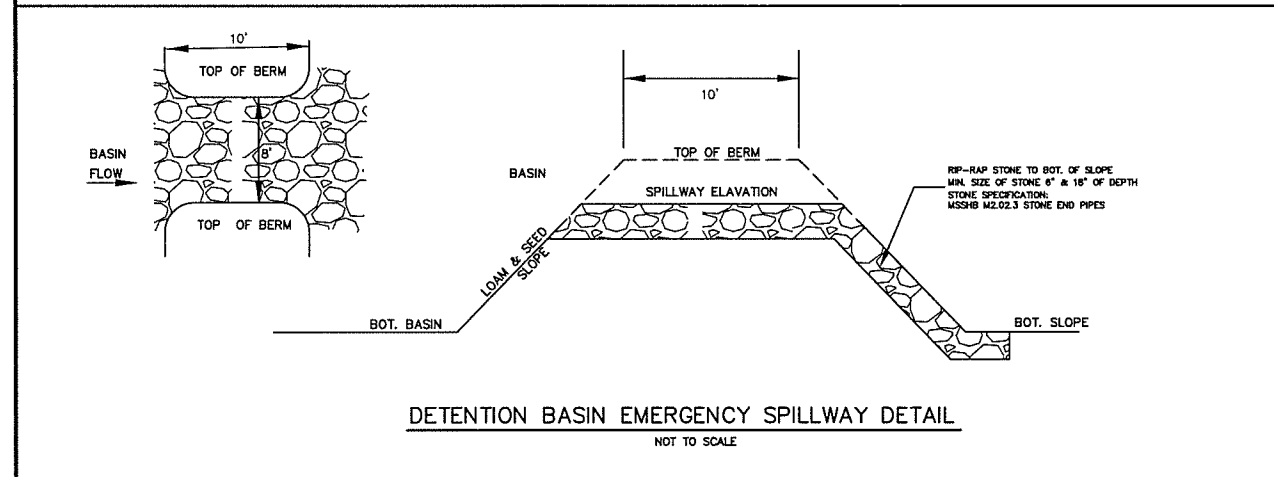
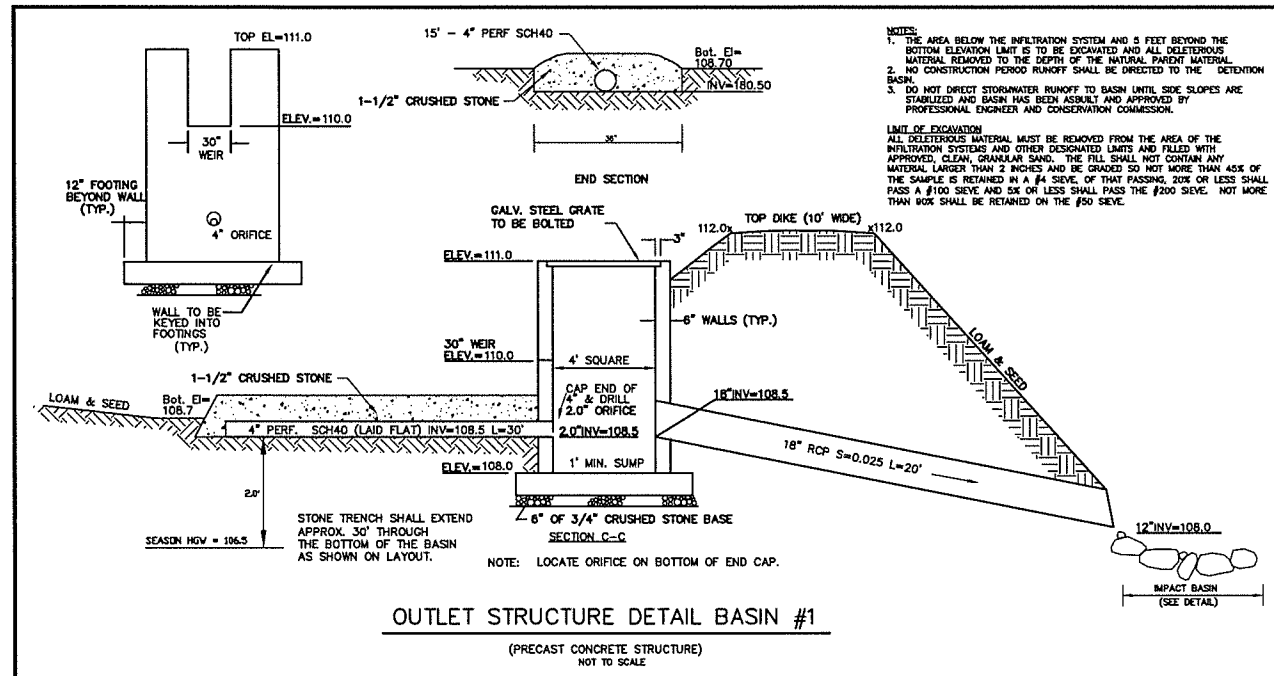
NO.	DATE	DESCRIPTION
1	09/21/20	DRAINAGE SYSTEM

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

APPLICANT:
WALL STREET DEVELOPMENT CORP.
WESTWOOD, MA 02090

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

DRW.: rst
JOB No. 15,588
DATE: APRIL 21, 2020
SCALE: 1" = 30'
SHEET: 6 of 12
PLAN #: 27,096



REVISIONS	DATE	DESCRIPTION
No. 1	05/21/20	DRAINAGE SYSTEM

NO.	DATE	DESCRIPTION
1		

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

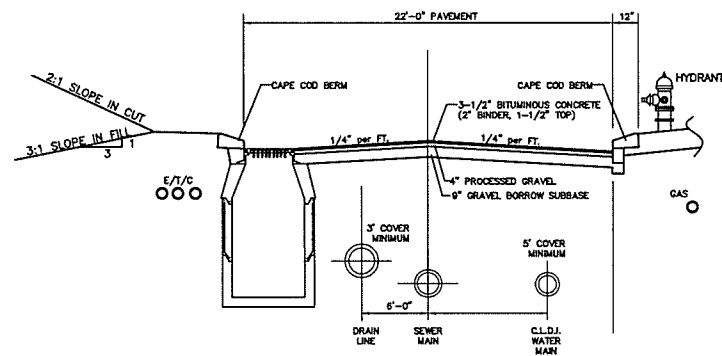
APPLICANT:
WALL STREET DEVELOPMENT CORP.
WESTWOOD, MA 02090

GLM Engineering Consultants, Inc.
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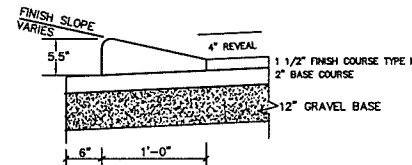
DRW: rst
JOB No. 15,588
DATE: APRIL 21, 2020
SCALE: 1" = 30'
SHEET: 7 of 12
PLAN #: 27,096

NOTES

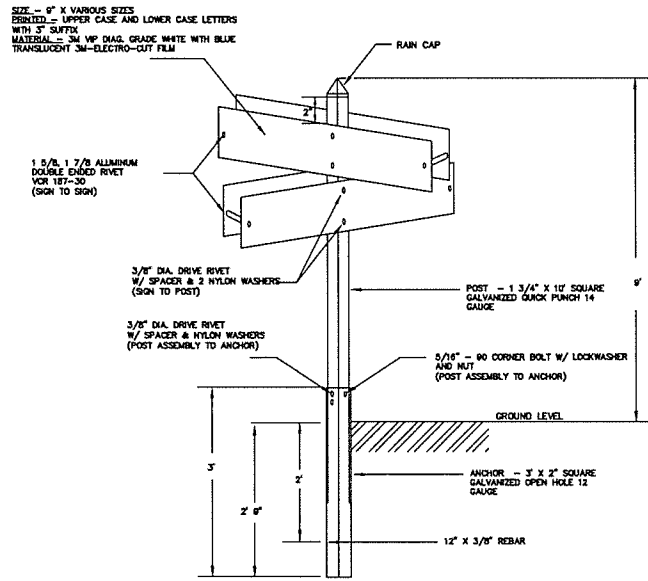
- A) Gravel borrow subbase shall conform to section M1.03.0 type b, three inches largest dimension of the latest edition of the Massachusetts Highway Department Standard Specifications for Highways and Bridges (Standard Specifications).
- B) Gravel borrow subbase shall be compacted to not less than 95 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 488.61 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.



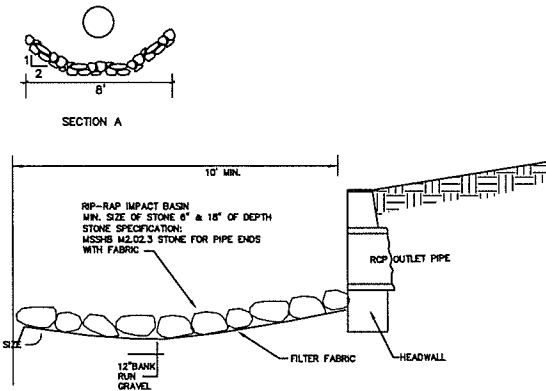
TYPICAL DRIVE CROSS SECTION
NOT TO SCALE



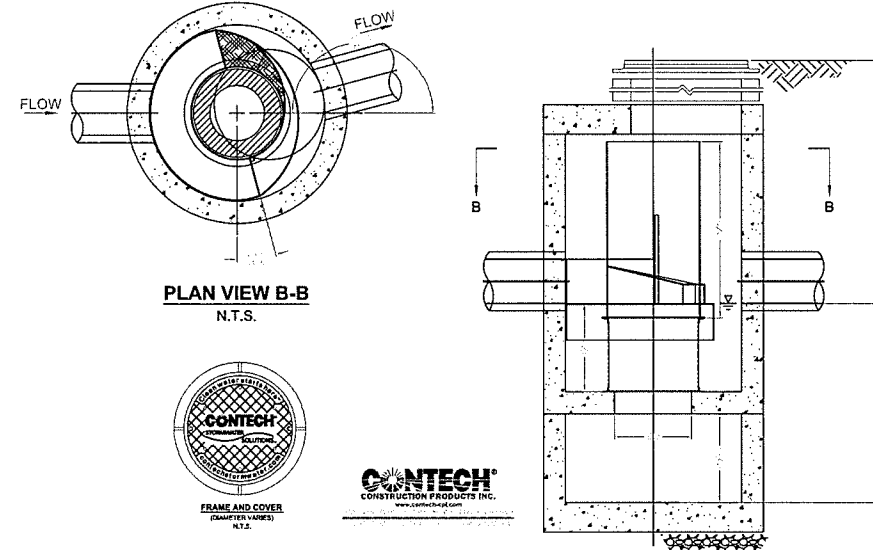
CAPE COD BERM DETAIL
NOT TO SCALE



TYPICAL STREET SIGN DETAIL
(NOT TO SCALE)



RIP-RAP DETAIL HEADWALLS
NOT TO SCALE



- 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 HEIGHTS, PLEASE CONTACT YOUR CONTECH CONSTRUCTION PRODUCTS REPRESENTATIVE: www.contech-usa.com
 - CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
 - STRUCTURE SHALL MEET AASHTO H20D AND CASTINGS SHALL MEET AASHTO M208 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-FLOTTATION PROMISONS 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 LINE 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

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

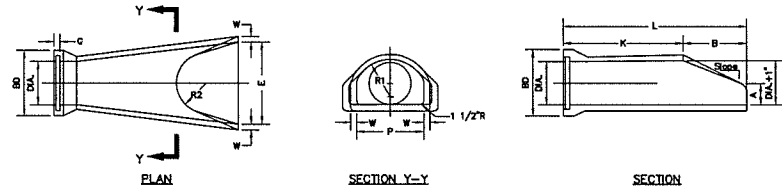
- 1 7-11-00 DRAWING TO APPROVED PLAN MAJ
- 2 10-0-00 ADDS GRAPED GRANITE DETAILS MAJ
- 3 11-05-00 MANY MINOR CHANGES MAJ

NO.	DATE	DESCRIPTION
1	05/21/20	DRAINAGE SYSTEM

AMENDED SITE DEVELOPMENT PLAN
A COMPREHENSIVE PERMIT M.G.L.C. 40B
"THE RESIDENCES AT BURNS AVENUE"
WALPOLE, MASSACHUSETTS
APPLICANT:
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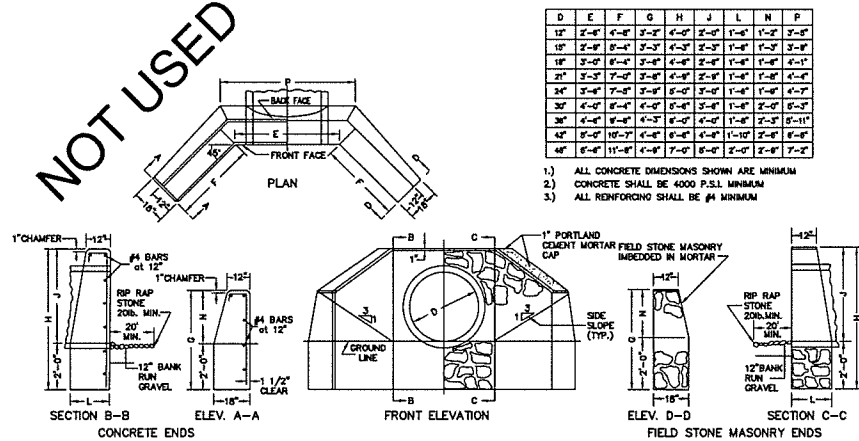
DRW.:	rst
JOB No.	15,568
DATE:	APRIL 21, 2020
SCALE:	1" = 30'
SHEET:	8 of 12
PLAN #:	27,096



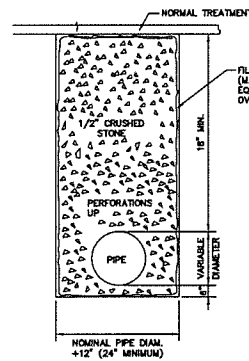
DIA.	W	A	B	C	D	E	BD	K	L	P	Q	R1	R2	S	G	Slope
12"	2'	4"	2'-0"	4'-1 1/2"	4'-1 1/2"	2'-0"	20"	4'-1 1/2"	4'-1 1/2"	8 3/4"	13"	10 1/8"	9"	4"	2 1/2"	3:1
15"	2 1/4"	6"	2'-3"	5'-10"	4'-1 1/2"	2'-0"	24"	4'-1 1/2"	4'-1 1/2"	10 3/4"	16"	12 1/2"	11"	4"	2 1/2"	3:1
18"	2 1/2"	8"	2'-3"	5'-10"	4'-1 1/2"	2'-0"	28"	4'-1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

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

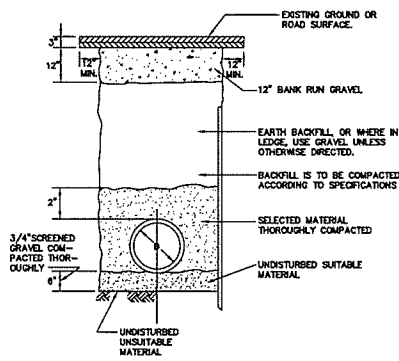
NOT USED



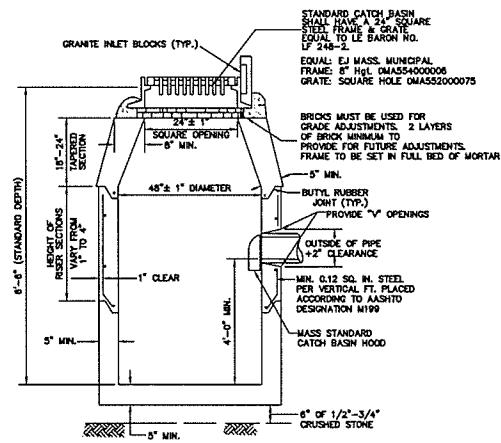
CONCRETE AND FIELD STONE MASONRY HEADWALL / WINGWALL DETAILS
NOT TO SCALE



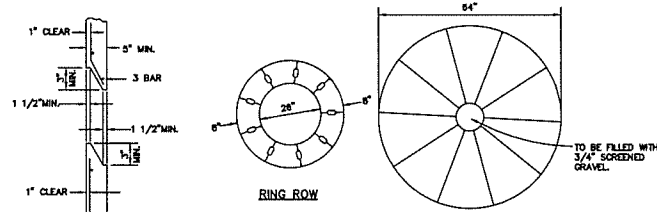
SUBDRAIN DETAILS
NOT TO SCALE



TYPICAL DRAIN TRENCH DETAILS
NOT TO SCALE

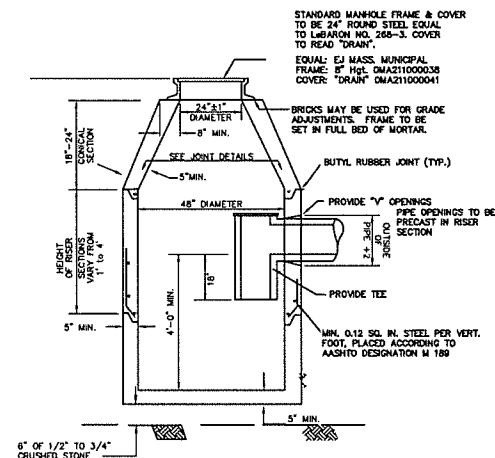


PRECAST CONCRETE CATCH BASIN DETAILS
NOT TO SCALE

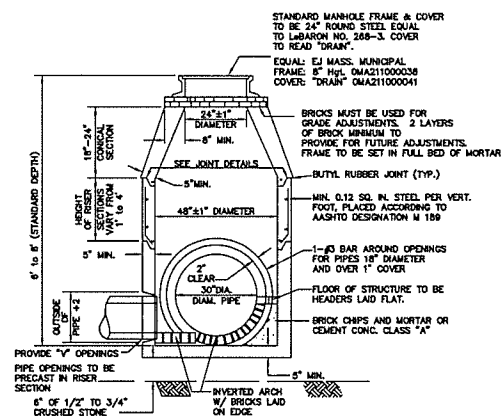


PRECAST STRUCTURE JOINT DETAILS
NOT TO SCALE

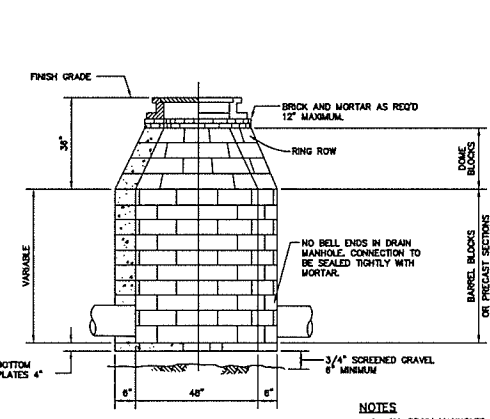
BLOCK CATCH BASIN & MANHOLE BOTTOM DETAILS
NOT TO SCALE



PRECAST 4" SUMP MANHOLE DETAIL
NOT TO SCALE



PRECAST CONCRETE MANHOLE DETAILS
NOT TO SCALE



BLOCK DRAIN MANHOLE DETAILS
NOT TO SCALE

- NOTES
1. ALL DRAIN MANHOLES TO HAVE BRICK INVERTS. SEE PRECAST MANHOLE DETAILS.
 2. MANHOLE BLOCKS MORE THAN 1' IN DEPTH TO BE 8" BLOCK.

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

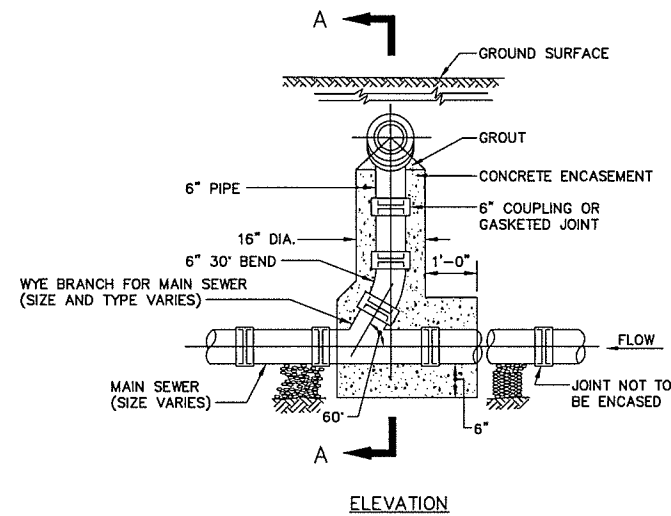
REV. #	DATE	DESCRIPTION	BY
1	11-11-08	ISSUED TO APPROVAL FILE	MAJ
2	11-08-08	MAINT MINOR UPDATES	MAJ

REVISIONS		DESCRIPTION
No.	DATE	DESCRIPTION
1	05/21/20	DRAINAGE SYSTEM

AMENDED SITE DEVELOPMENT 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

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 19 EXCHANGE STREET
 HOLLISTON, MA 01748
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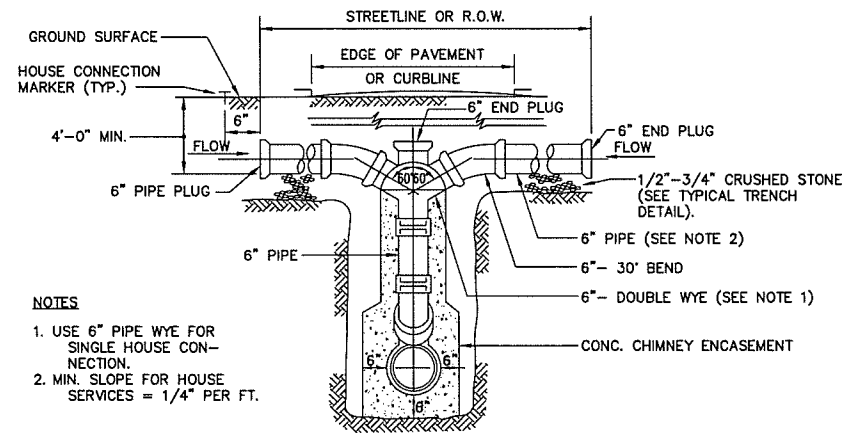
DRW.: rst
 JOB No. 15,588
 DATE: APRIL 21, 2020
 SCALE: 1" = 30'
 SHEET: 9 of 12
 PLAN #: 27,096



ELEVATION

TYPICAL HOUSE SERVICE CONNECTION & CHIMNEY DETAIL

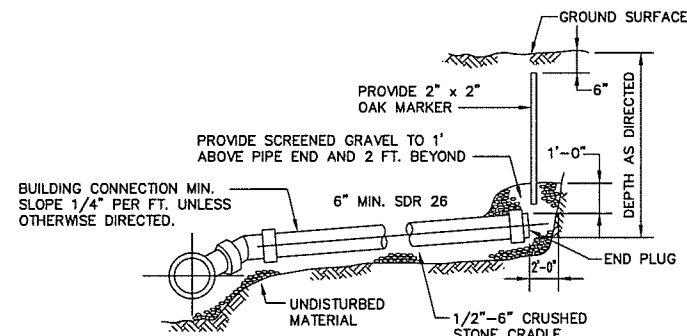
(FOR MAIN SEWER OVER 8'-0" DEEP)
NOT TO SCALE



SECTION A-A

NOTES

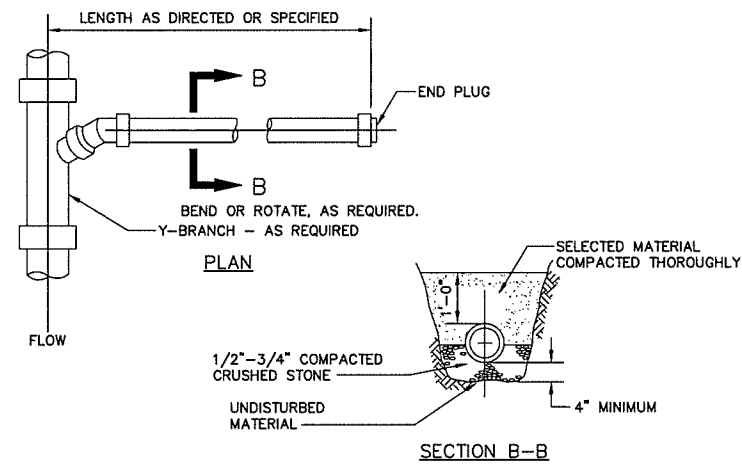
1. USE 6" PIPE WYE FOR SINGLE HOUSE CONNECTION.
2. MIN. SLOPE FOR HOUSE SERVICES = 1/4" PER FT.



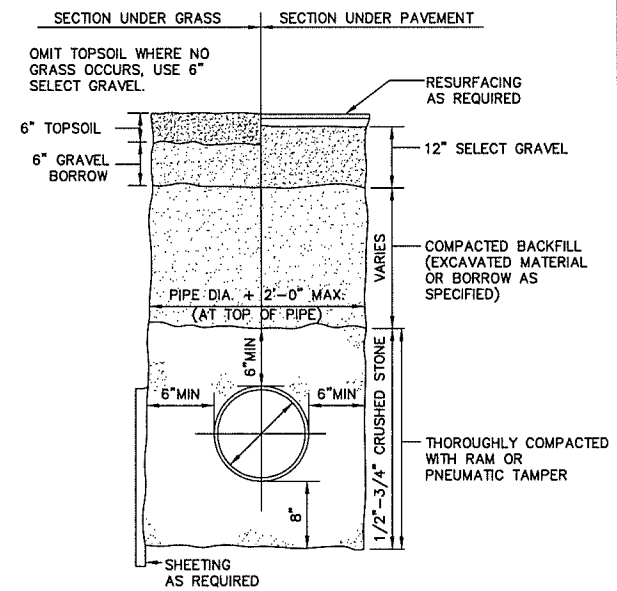
SECTION

TYPICAL BUILDING CONNECTION

NOT TO SCALE



SECTION B-B



TYPICAL SEWER TRENCH DETAIL

NOT TO SCALE

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

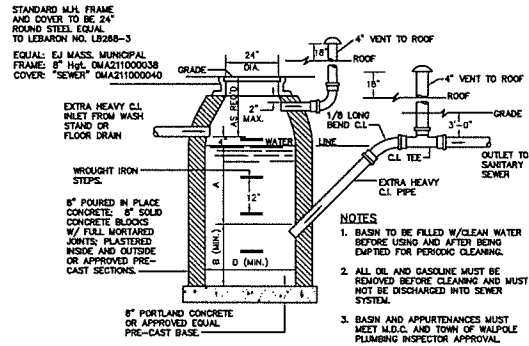
REV. #	DATE	DESCRIPTION	BY
1	7-11-08	ISSUED TO APPROVED PLAN	SM
2	11-08-08	NEARLY MINOR UPDATES	SM

REVISIONS		DESCRIPTION
No.	DATE	DESCRIPTION
1	08/21/20	DRAINAGE SYSTEM

AMENDED SITE DEVELOPMENT PLAN
A COMPREHENSIVE PERMIT M.G.L.C. 40B
"THE RESIDENCES AT BURNS AVENUE"
WALPOLE, MASSACHUSETTS
APPLICANT:
WALL STREET DEVELOPMENT CORP.
P.O. BOX 1272
WESTWOOD, MA 02090

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

DRW.: rst
JOB No. 15.588
DATE: APRIL 21, 2020
SCALE: 1" = 30'
SHEET: 10 of 12
PLAN #: 27,096

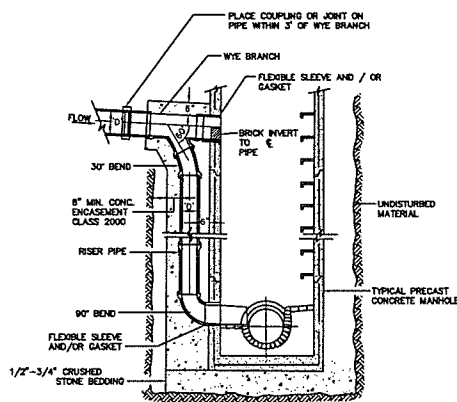


STANDARD M.D.C. CATCH BASIN & GASOLINE TRAP DETAILS
NOT TO SCALE

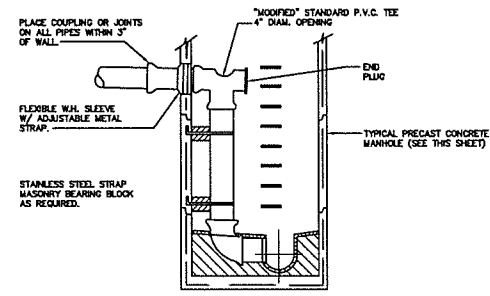
INLET	D	A	B
4"	4'-0"	2'-3"	1'-11"
6"	5'-0"	3'-0"	2'-0"
8"	6'-0"	3'-6"	2'-6"
10"	7'-0"	4'-0"	3'-0"
12"	8'-0"	4'-6"	3'-6"
14"	9'-0"	5'-0"	4'-0"
16"	10'-0"	5'-6"	4'-6"
18"	11'-0"	6'-0"	5'-0"
20"	12'-0"	6'-6"	5'-6"
24"	14'-0"	8'-0"	7'-0"

NOTE:
FOR INLETS LARGER THAN 8", THE DESIGN AND DIMENSIONS WILL BE DETERMINED FOR EACH PARTICULAR CASE.
CIRCULAR BASINS ARE RECOMMENDED.

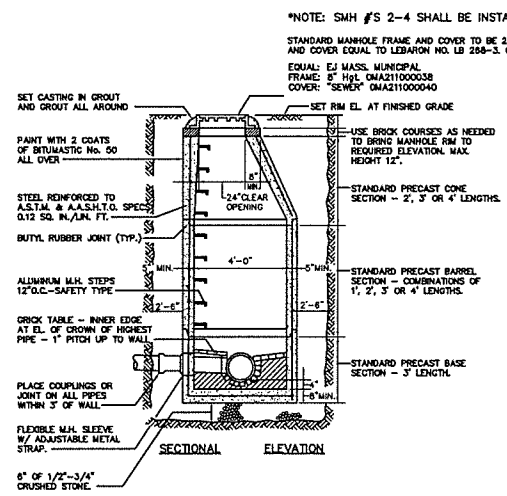
- NOTES
1. BASIN TO BE FILLED W/CLEAN WATER BEFORE USING AND AFTER BEING EMPTIED FOR PERIODIC CLEANING.
 2. ALL OIL AND GASOLINE MUST BE REMOVED BEFORE CLEANING AND MUST NOT BE DISCHARGED INTO SEWER SYSTEM.
 3. BASIN AND APPURTENANCES MUST MEET M.D.C. AND TOWN OF WALPOLE PLUMBING INSPECTOR APPROVAL.



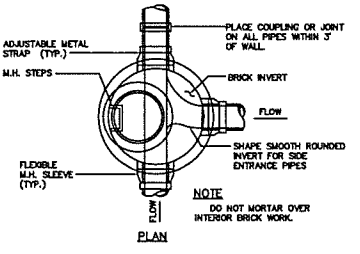
TYPICAL OUTSIDE DROP INLET MANHOLE DETAILS
NOT TO SCALE



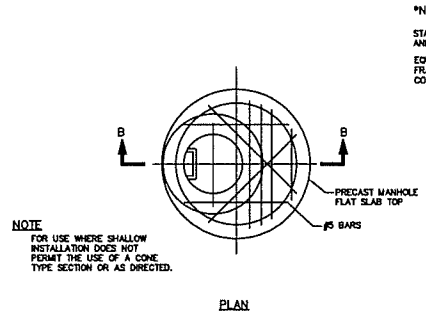
TYPICAL INSIDE DROP INLET MANHOLE DETAILS
NOT TO SCALE



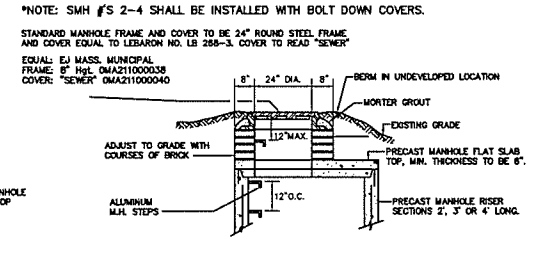
TYPICAL PRECAST CONCRETE SEWER MANHOLE DETAILS
NOT TO SCALE



NOTE:
DO NOT MORTAR OVER INTERIOR BRICK WORK.



NOTE:
FOR USE WHERE SHALLOW INSTALLATION DOES NOT PERMIT THE USE OF A CONE TYPE SECTION OR AS DIRECTED.



FLAT TOP SECTION
NOT TO SCALE

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

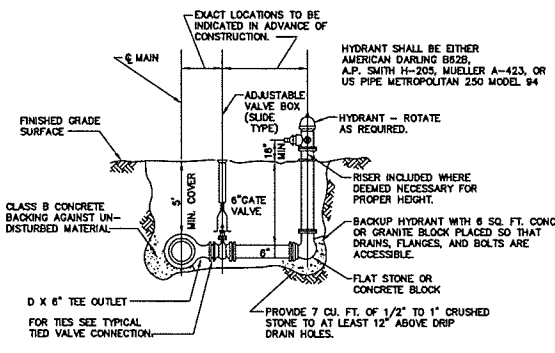
REV. #	DATE	DESCRIPTION	BY
1	7-15-08	DESIGN TO ANYTOWN PLAN	MAF
2	11-08-08	UPDATES	MAF

NO.	DATE	DESCRIPTION
1	05/21/20	DRAINAGE SYSTEM

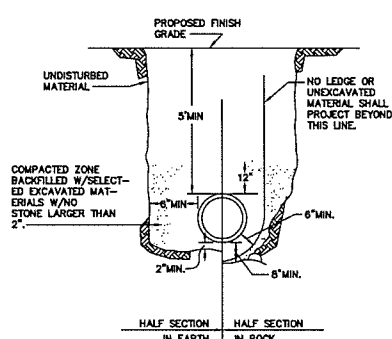
AMENDED SITE DEVELOPMENT PLAN
A COMPREHENSIVE PERMIT M.G.L.C. 40B
"THE RESIDENCES AT BURNS AVENUE"
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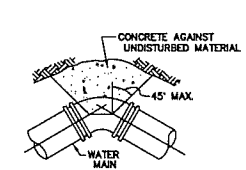
DRW.:	rst
JOB No.	15.588
DATE:	APRIL 21, 2020
SCALE:	1"= 30'
SHEET:	11 of 12
PLAN #:	27,096



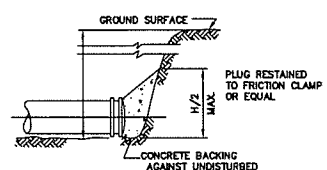
TYPICAL HYDRANT ASSEMBLY DETAIL
NOT TO SCALE



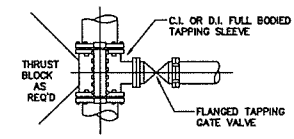
WATER MAIN TRENCH DETAIL
NOT TO SCALE



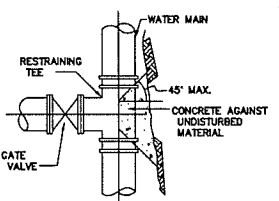
TYPICAL BEND



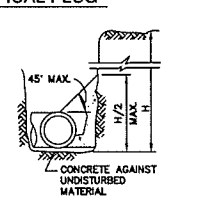
TYPICAL PLUG



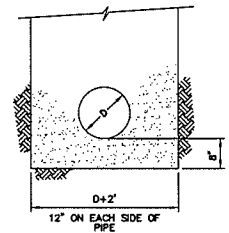
TAPPING SLEEVE AND VALVE DETAILS
NOT TO SCALE



TYPICAL TEE



TYPICAL SECTION

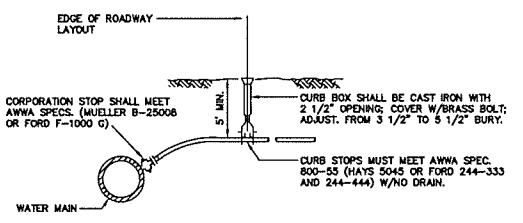


PAYMENT LIMIT FOR LEDGE EXCAVATION
NOT TO SCALE

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.)

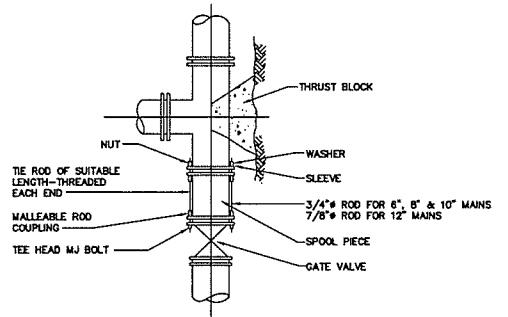
BEARING AREAS OF THRUST BLOCKS (BEARING AREA IN SQUARE FT.)				
PIPE SIZE INCHES	1/4 BEND	1/8 BEND	1/16 BEND OR LESS	PLUG TEES
6 AND 8	8	8	8	8
10 AND 12	22	13	8	16

TYPICAL THRUST BLOCK DETAIL
NOT TO SCALE

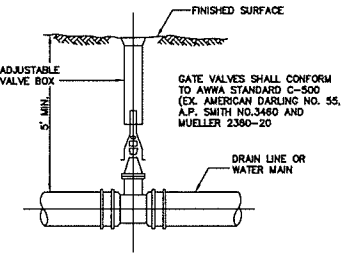


NOTE:
1\"/>

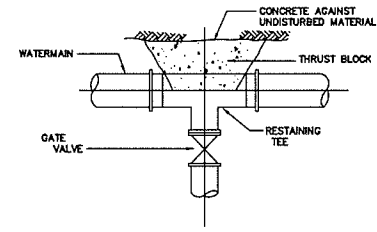
TYPICAL SERVICE CONNECTION
NOT TO SCALE



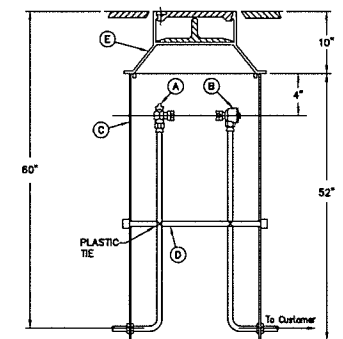
TYPICAL TIED MECHANICAL JOINT VALVE CONNECTION DETAILS
NOT TO SCALE



TYPICAL GATE VALVE
NOT TO SCALE



TYPICAL LATERAL GATE VALVE CONNECTION DETAILS
NOT TO SCALE



ITEM	DESCRIPTION	CAT. NO.
A	ANGLE BALL VALVE	BA13-232W
B	DUAL ANGLE CHECK VALVE	MA31-333W
C	20\"/>	

NOTES:
1. ALL SERVICE SHALL ENTER THE PIT AT A 90\"/>

METER PIT SPECIFICATIONS
NOT TO SCALE

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.

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

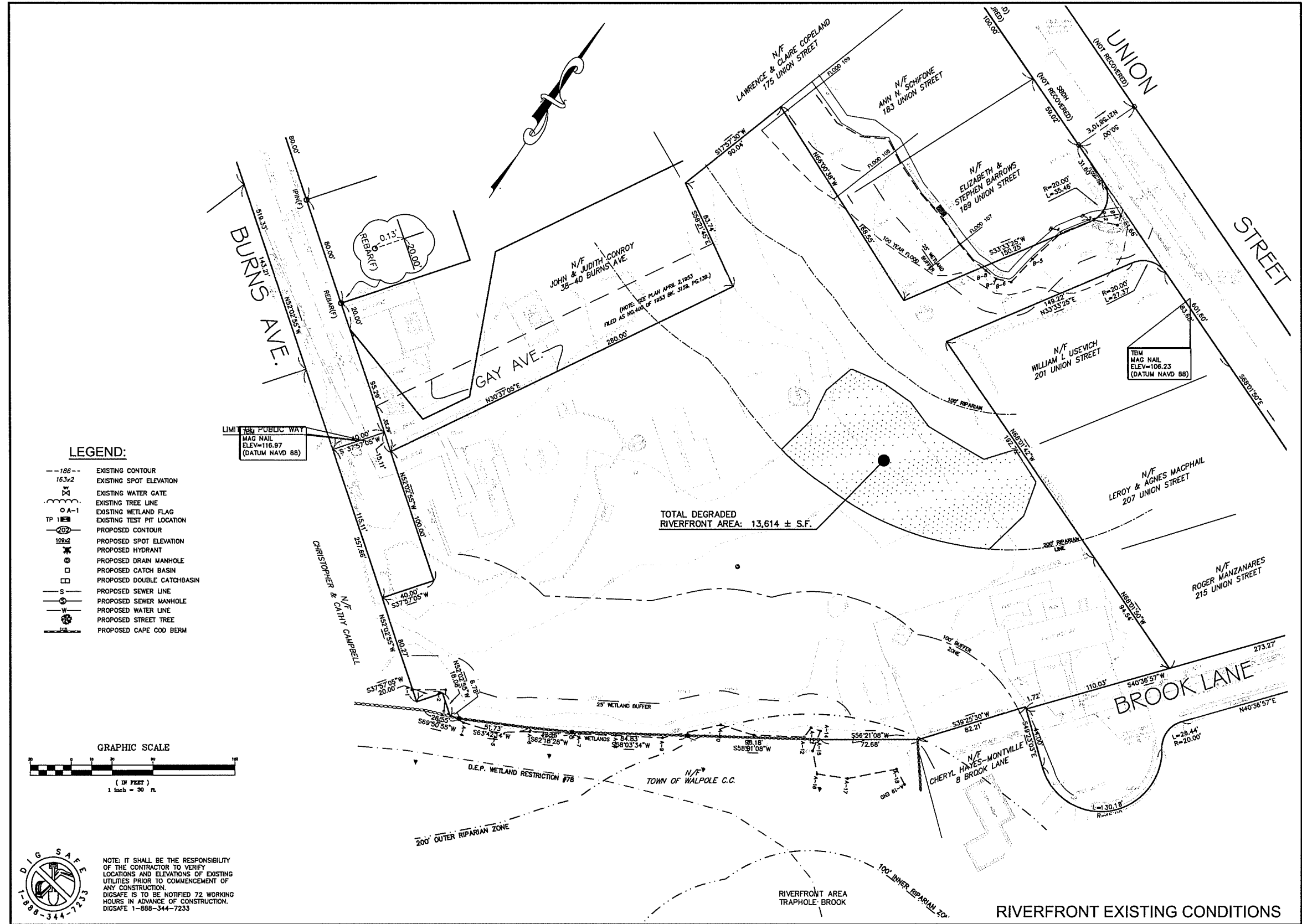
REV. #	DATE	DESCRIPTION	BY
1	7-11-08	DRAWN TO APPROVED PLAN	MAJ
2	11-08-08	REVISION	MAJ

NO.	DATE	DESCRIPTION
1	08/21/20	DRAINAGE SYSTEM

AMENDED SITE DEVELOPMENT 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

GLM Engineering Consultants, Inc.
19 EXCHANGE STREET
HOLLISTON, MA 01748
P: 508-429-1100
F: 508-429-7160
www.GLMengineering.com

DRW.: rst
JOB No. 15,588
DATE: APRIL 21, 2020
SCALE: 1"= 30'
SHEET: 12 of 12
PLAN #: 27,096



**AMENDED SITE DEVELOPMENT PLAN
 A COMPREHENSIVE PERMIT M.G.L.C. 40B
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DRW.: RST
 JOB No. 15,588
 DATE: APRIL 21, 2020
 SCALE: 1" = 30'
 SHEET: SUP-A
 PLAN #: 27,096

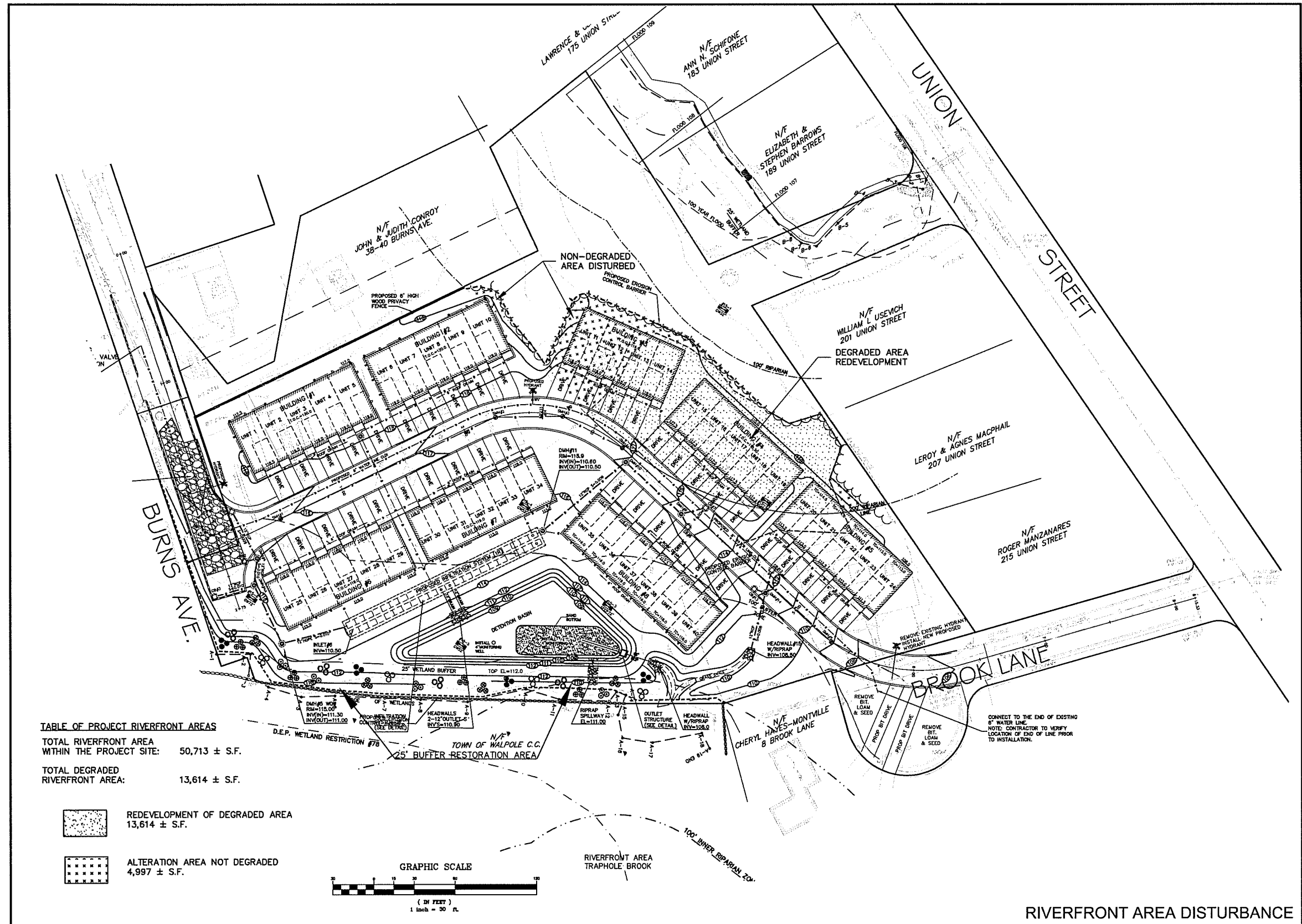


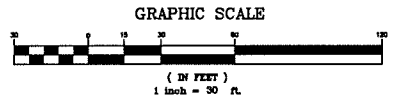


TABLE OF PROJECT RIVERFRONT AREAS

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

-  REDEVELOPMENT OF DEGRADED AREA
13,614 ± S.F.
-  ALTERATION AREA NOT DEGRADED
4,997 ± S.F.



REVISIONS		DESCRIPTION
NO.	DATE	
1	08/21/20	DRAINAGE SYSTEM

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RIVERFRONT AREA DISTURBANCE

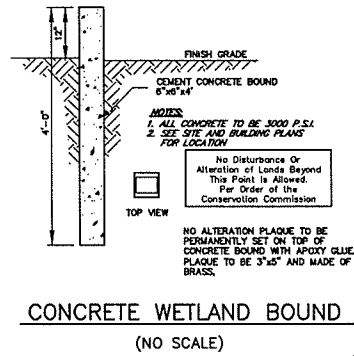
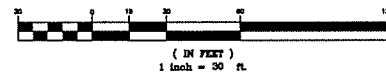
Proposed 25' Buffer Zone Restoration Area Protocol
(9,200 ± sf)

- 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, at least 276 specimens (3/100 sf). 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

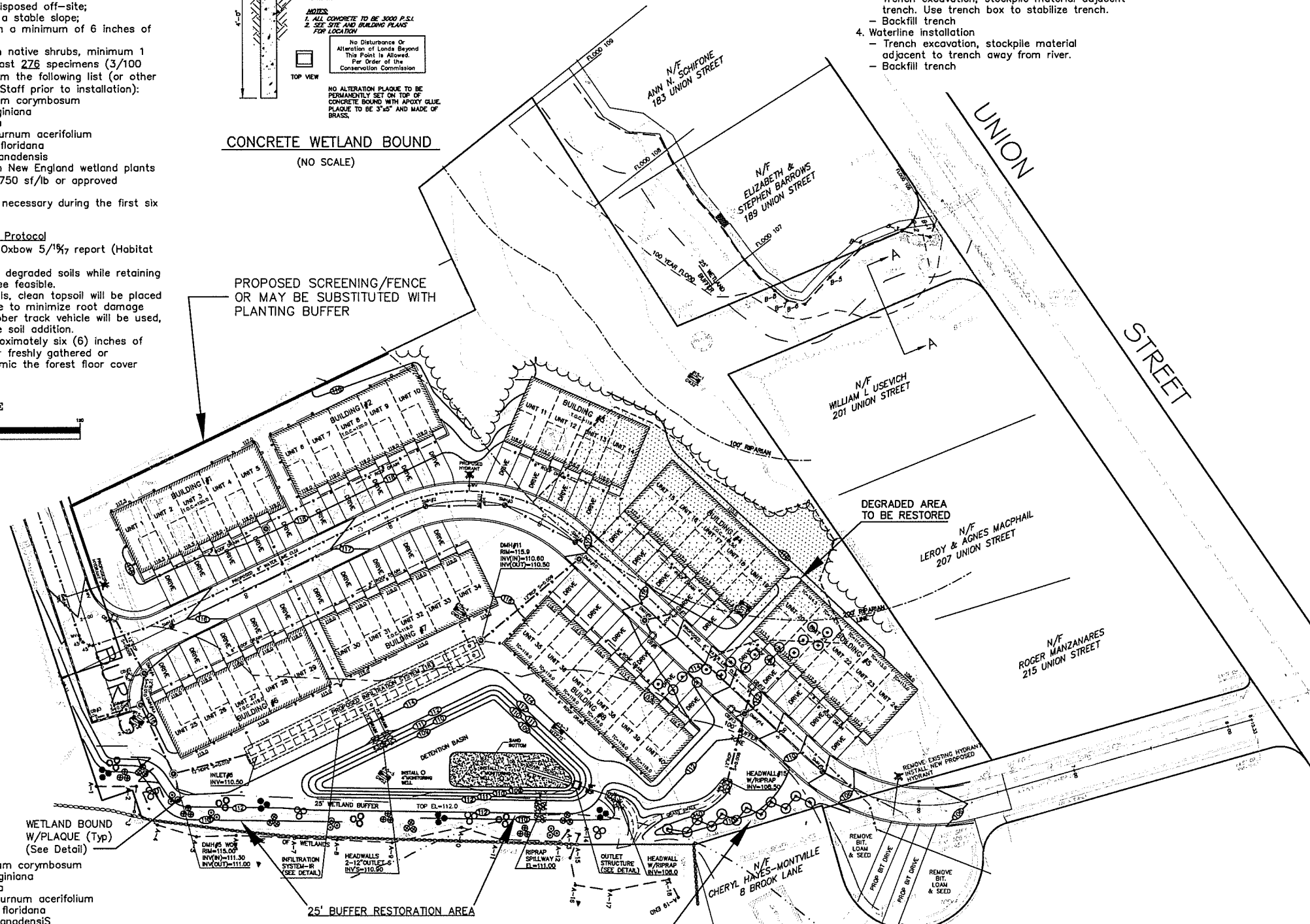
- The RFA to be restored per Oxbow 5/19/17 report (Habitat Management Plan).
- Remove and replace surficial degraded soils while retaining the extant trees to the degree feasible.
- Upon removal of surficial soils, clean topsoil will be placed and spread with maximal care to minimize root damage and 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.

GRAPHIC SCALE



CONSTRUCTION SEQUENCE (RIVERFRONT AREA)

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



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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