

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
 October 22, 2020

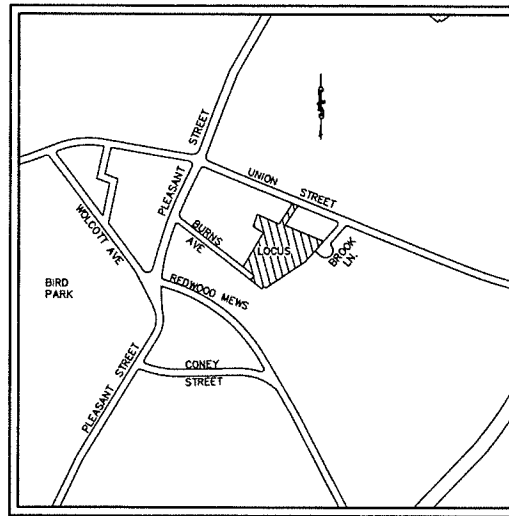
ASSESSOR'S REFERENCE:
 MAP 20, PARCEL 119
 MAP 20, PARCEL 136
 MAP 20, PARCEL 137
 MAP 20, PARCEL 115

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. 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




LOCUS MAP
 1"=600'

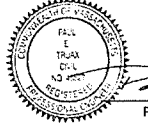
ZONING TABLE:		
	REQUIRED	PROPOSED
LOT AREA:		157,373 S.F.
UPLAND AREA:	(60%)	155,143 SF(99.2%)
LOT FRONTAGE:	100 FT.	100.00 FT. (Burns Ave.) 110.43 FT. (Brook Lane)
YARD SETBACKS:		
FRONT:	30 FT.	22.0 FT.
SIDE:	10 FT.	13.0 FT.
REAR:	30 FT.	40.2 FT.
LOT COVERAGE	30 %	22.6 %
STRUCTURES:	(47,211 sf)	(35,567 sf)
LOT COVERAGE	50 %	39.1 %
IMPERVIOUS:	(78,686 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

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

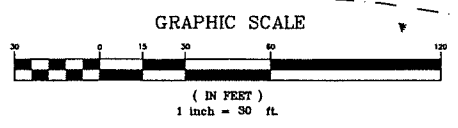
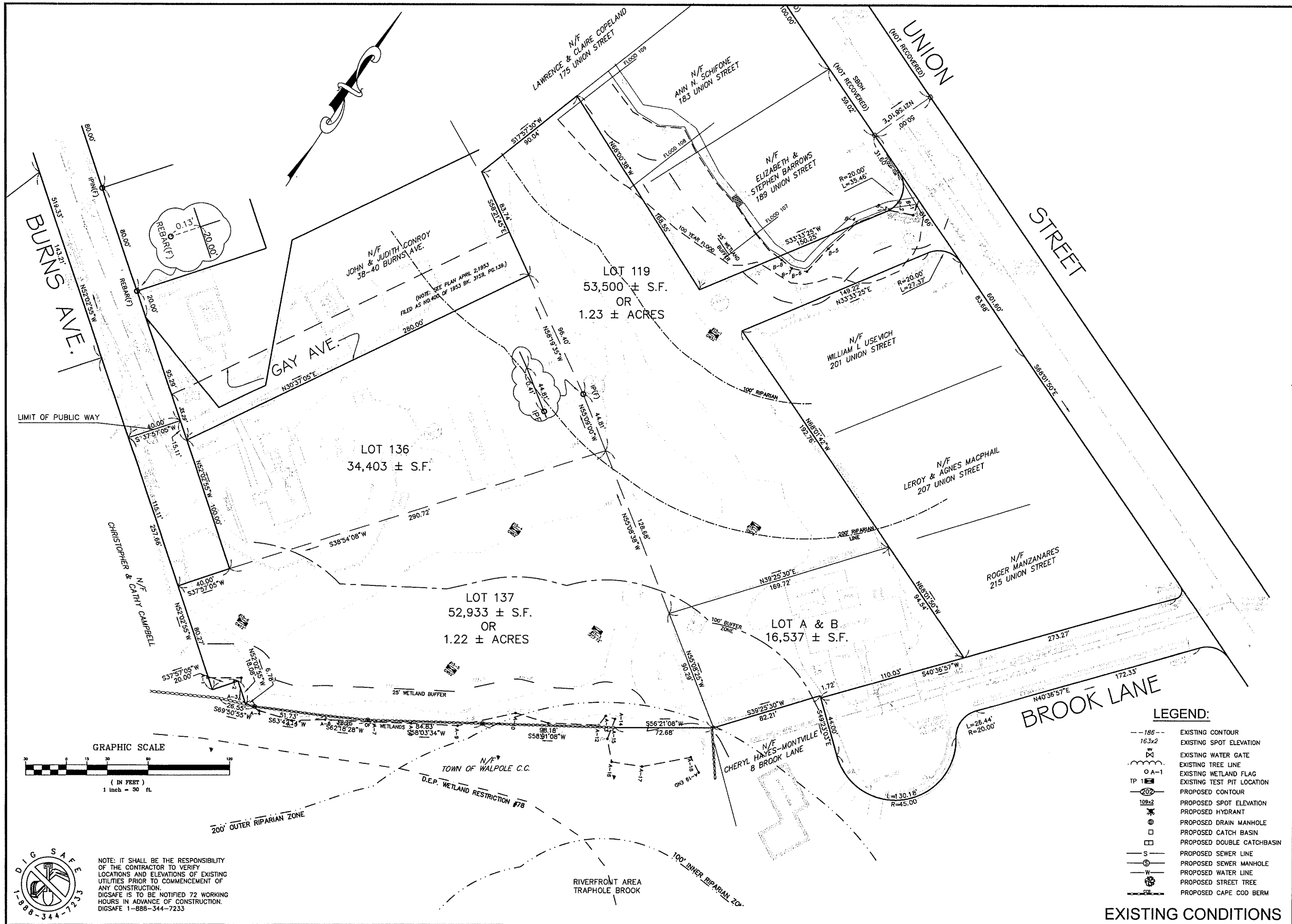
Applicant:
 WALL STREET DEVELOPMENT CORP.
 P.O. BOX 272
 WESTWOOD, MASSACHUSETTS 02090


 JOYCE E. HASTINGS P.L.S. 10/22/2020
 DATE


 PAUL E. TRUAX, P.E. 10-22-2020
 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



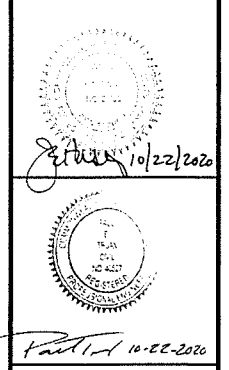
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LEGEND:

---	EXISTING CONTOUR
16.3x2	EXISTING SPOT ELEVATION
⊗	EXISTING WATER GATE
— —	EXISTING TREE LINE
○ A-1	EXISTING WETLAND FLAG
TP 1	EXISTING TEST PIT LOCATION
—○—	PROPOSED CONTOUR
109x2	PROPOSED SPOT ELEVATION
⊗	PROPOSED HYDRANT
⊙	PROPOSED DRAIN MANHOLE
□	PROPOSED CATCH BASIN
□	PROPOSED DOUBLE CATCHBASIN
—S—	PROPOSED SEWER LINE
⊙	PROPOSED SEWER MANHOLE
—W—	PROPOSED WATER LINE
⊙	PROPOSED STREET TREE
—	PROPOSED CAPE COD BERM

EXISTING CONDITIONS

REVISIONS	DATE	DESCRIPTION
1	05/21/20	DRAINAGE SYSTEM
2	10/22/20	CONSERVATION COMMENTS



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

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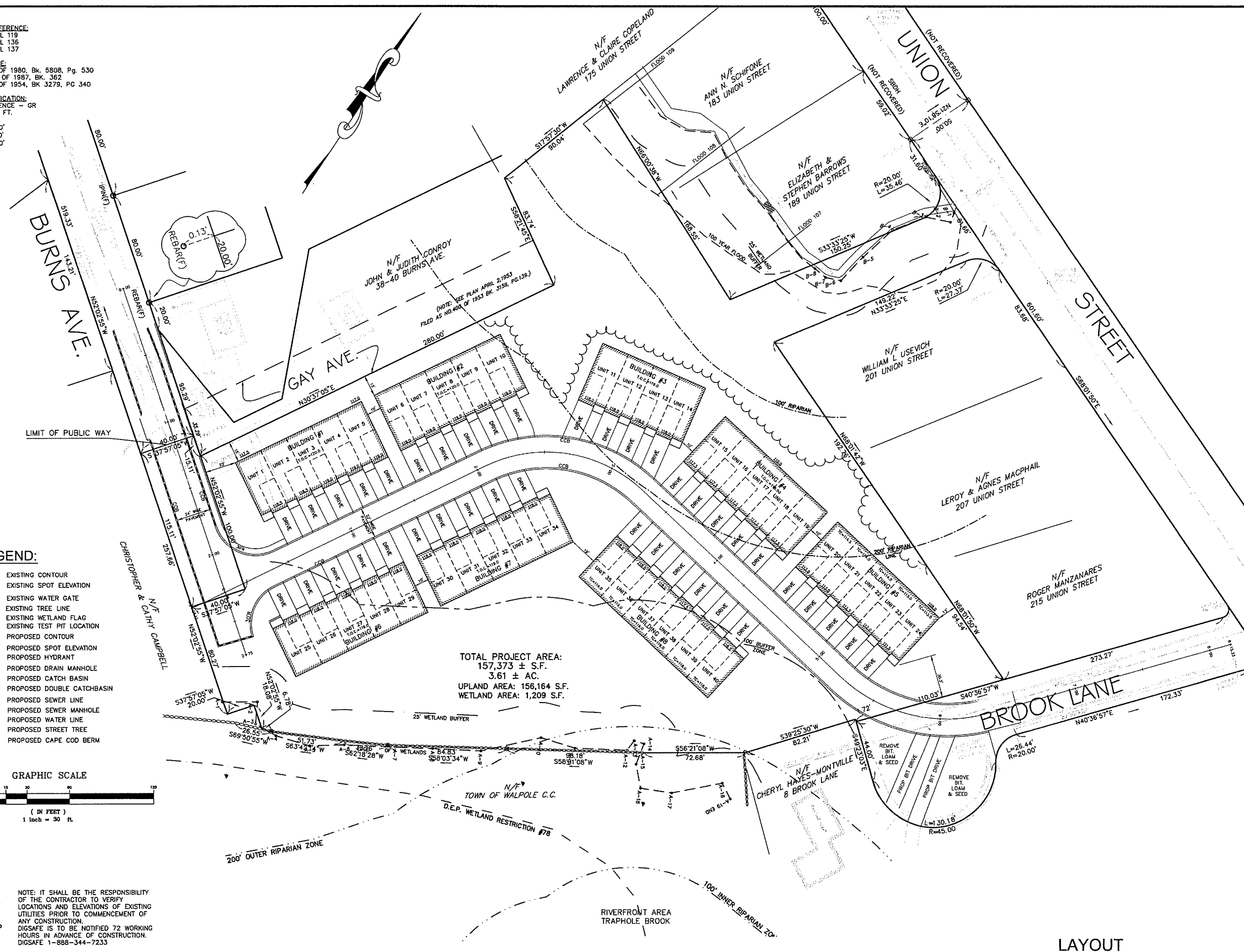
GLM Engineering Consultants, Inc.
19 EXCHANGE STREET
HOLLISTON, MA 01746
P: 508-429-1100
F: 508-429-7160
www.GLMengineering.com

DRW.: RST
JOB No. 15,588
DATE: APRIL 21, 2020
SCALE: 1" = 30'
SHEET: 2 of 12
PLAN #: 27,096

ASSESSOR'S REFERENCE:
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 MAP 20, PARCEL 136
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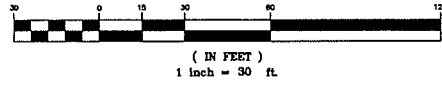


TOTAL PROJECT AREA:
 157,373 ± S.F.
 3.61 ± AC.
 UPLAND AREA: 156,164 S.F.
 WETLAND AREA: 1,209 S.F.

LEGEND:

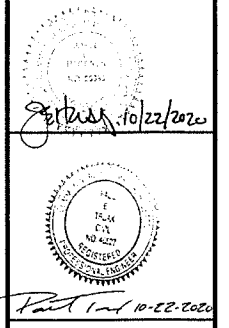
- 186 --- EXISTING CONTOUR
- 16.3x2 EXISTING SPOT ELEVATION
- EXISTING WATER GATE
- EXISTING TREE LINE
- A-1 EXISTING WETLAND FLAG
- TP 1 EXISTING TEST PIT LOCATION
- 202 --- PROPOSED CONTOUR
- 108x2 PROPOSED SPOT ELEVATION
- PROPOSED HYDRANT
- PROPOSED DRAIN MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED DOUBLE CATCHBASIN
- PROPOSED SEWER LINE
- PROPOSED SEWER MANHOLE
- PROPOSED WATER LINE
- PROPOSED STREET TREE
- PROPOSED CAPE COD BERM

GRAPHIC SCALE



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LAYOUT

DEEP HOLE - 15-1		
HORIZ DEPTH	DATE: 8/08/18	ELEV.
0'	SANDY LOAM 10%S/4	108.0
4"		
34"	SANDY LOAM 10%S/4	105.1
74"	SANDY LOAM 2.5%S/4	101.8
	GROUNDWATER OBSERVED	
34"	SOIL MOTTLING	105.1
	GROUNDWATER MONITORED	
34"	ESTIMATED SEASONAL HIGH GROUNDWATER	105.1

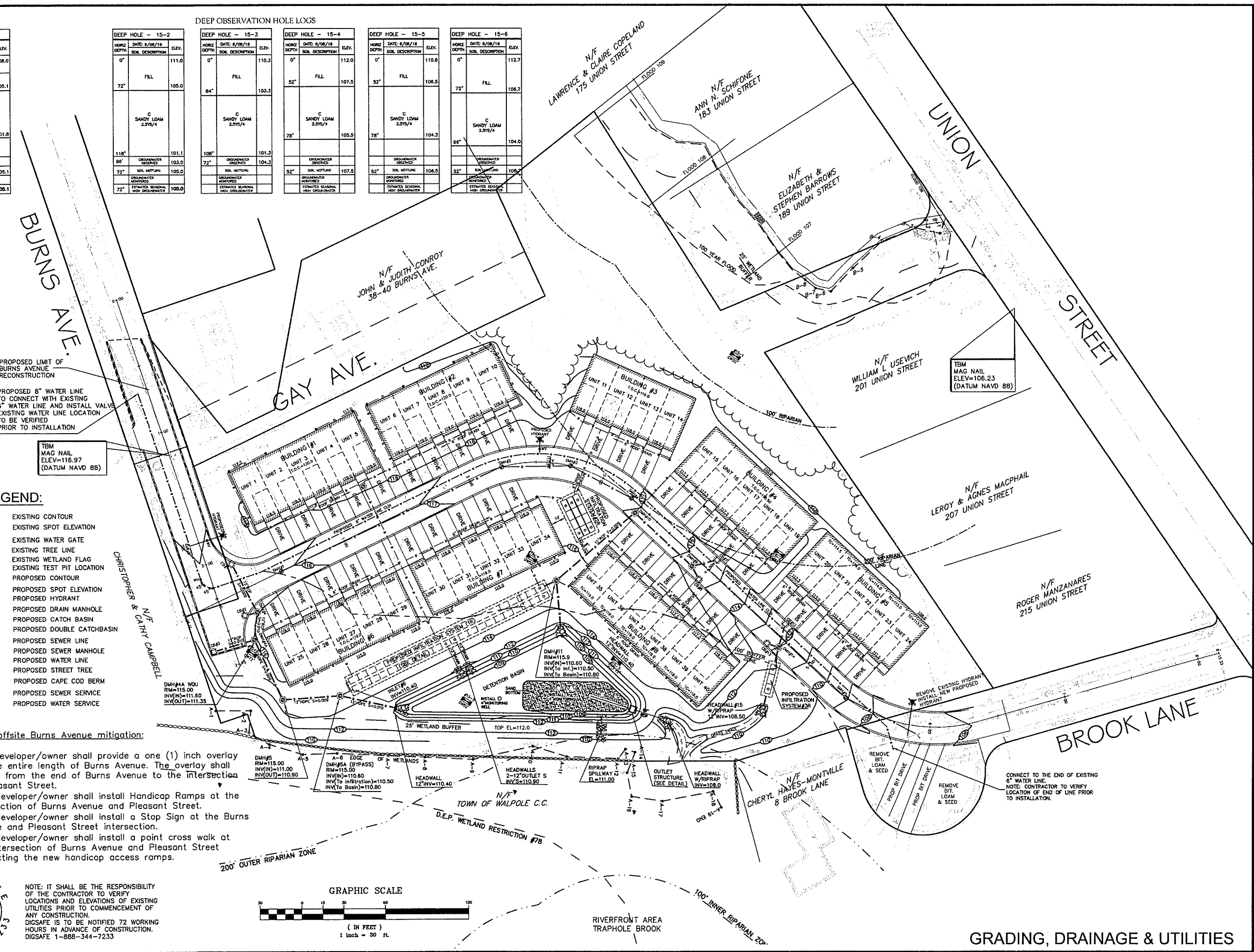
DEEP HOLE - 15-2		
HORIZ DEPTH	DATE: 8/08/18	ELEV.
0'	FILL	110.0
72"		105.0
118"		101.1
	GROUNDWATER OBSERVED	
92"	SOIL MOTTLING	103.0
72"	SOIL MOTTLING	105.0
	GROUNDWATER MONITORED	
72"	ESTIMATED SEASONAL HIGH GROUNDWATER	105.0

DEEP HOLE - 15-3		
HORIZ DEPTH	DATE: 8/08/18	ELEV.
0'	FILL	110.3
84"		103.3
108"		101.3
	GROUNDWATER OBSERVED	
72"	SOIL MOTTLING	104.3
	GROUNDWATER MONITORED	
72"	ESTIMATED SEASONAL HIGH GROUNDWATER	104.3

DEEP HOLE - 15-4		
HORIZ DEPTH	DATE: 8/08/18	ELEV.
0'	FILL	112.0
52"		107.5
78"		105.5
	GROUNDWATER OBSERVED	
52"	SOIL MOTTLING	107.5
	GROUNDWATER MONITORED	
52"	ESTIMATED SEASONAL HIGH GROUNDWATER	107.5

DEEP HOLE - 15-5		
HORIZ DEPTH	DATE: 8/08/18	ELEV.
0'	FILL	110.8
52"		106.5
78"		104.3
	GROUNDWATER OBSERVED	
52"	SOIL MOTTLING	108.5
	GROUNDWATER MONITORED	
52"	ESTIMATED SEASONAL HIGH GROUNDWATER	108.5

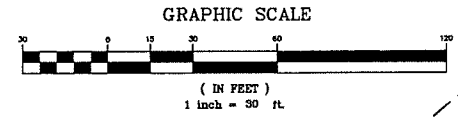
DEEP HOLE - 15-6		
HORIZ DEPTH	DATE: 8/08/18	ELEV.
0'	FILL	112.7
72"		108.7
98"		104.0
	GROUNDWATER OBSERVED	
52"	SOIL MOTTLING	106.5
	GROUNDWATER MONITORED	
52"	ESTIMATED SEASONAL HIGH GROUNDWATER	106.5



- Proposed offsite Burns Avenue mitigation:**
- 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.
 - The developer/owner shall install Handicap Ramps at the intersection of Burns Avenue and Pleasant Street.
 - The developer/owner shall install a Stop Sign at the Burns Avenue and Pleasant Street intersection.
 - 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	
No.	DESCRIPTION
1	DRAINAGE SYSTEM
2	CONSERVATION COMMENTS

10/22/20
10-22-2020

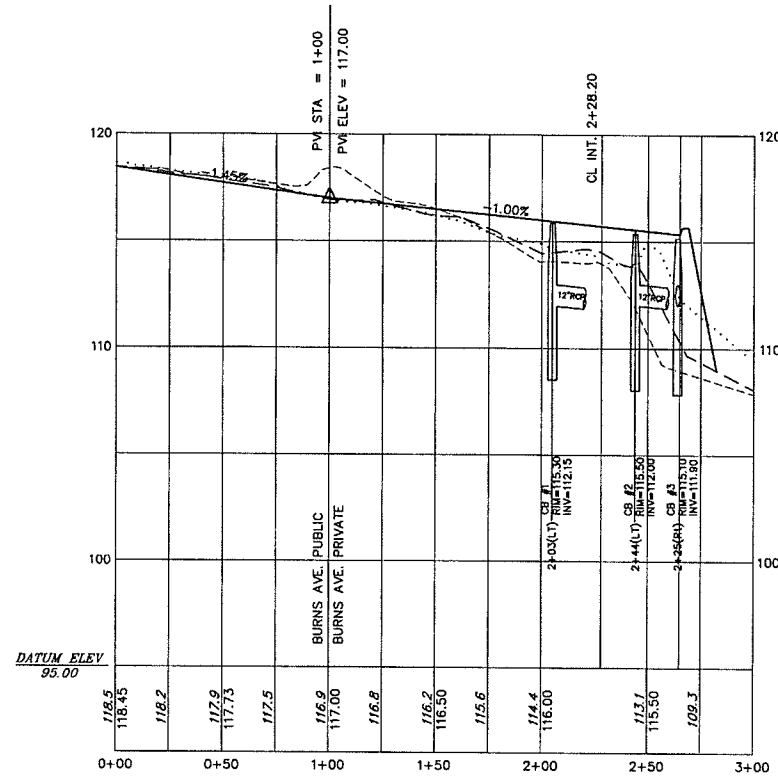
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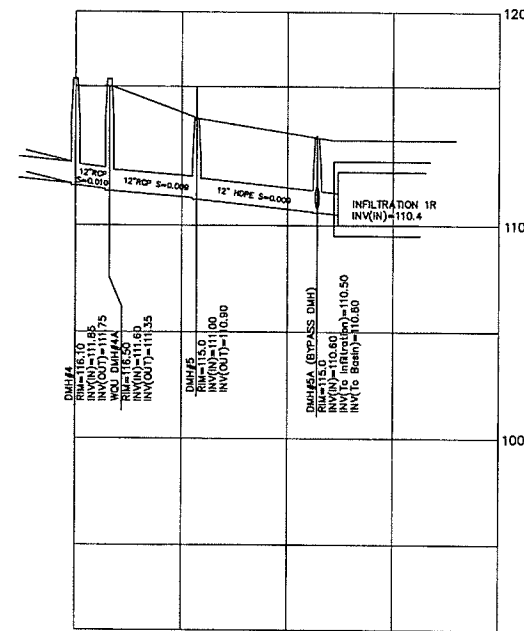
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JOB No.	15,588
DATE:	APRIL 21, 2020
SCALE:	1" = 30'
SHEET:	4 of 12
PLAN #:	27,096

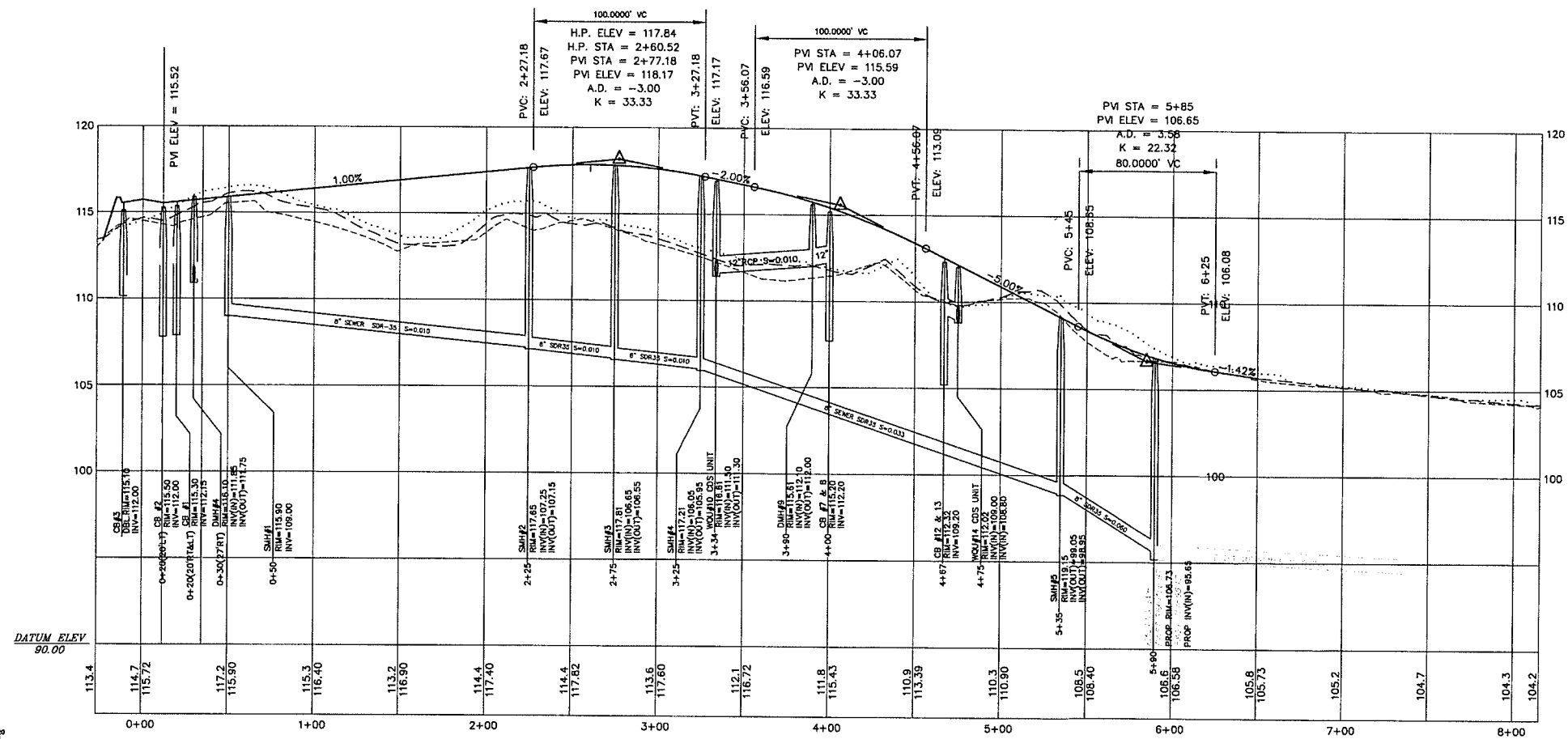
GRADING, DRAINAGE & UTILITIES



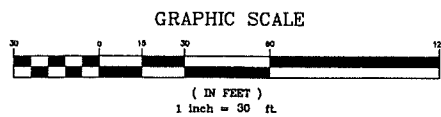
PROFILE BURNS AVE.
SCALE: Horiz: 1"=40'; Vert: 1"=4'



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

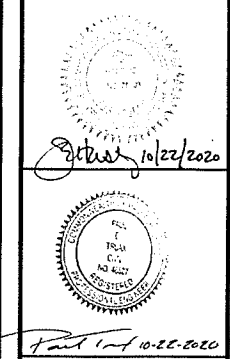


PROFILE DRIVE 'A'
SCALE: Horiz: 1"=40'; Vert: 1"=4'



PROFILE PLAN

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

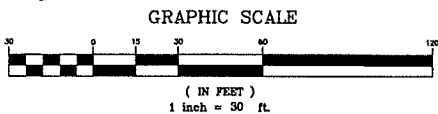
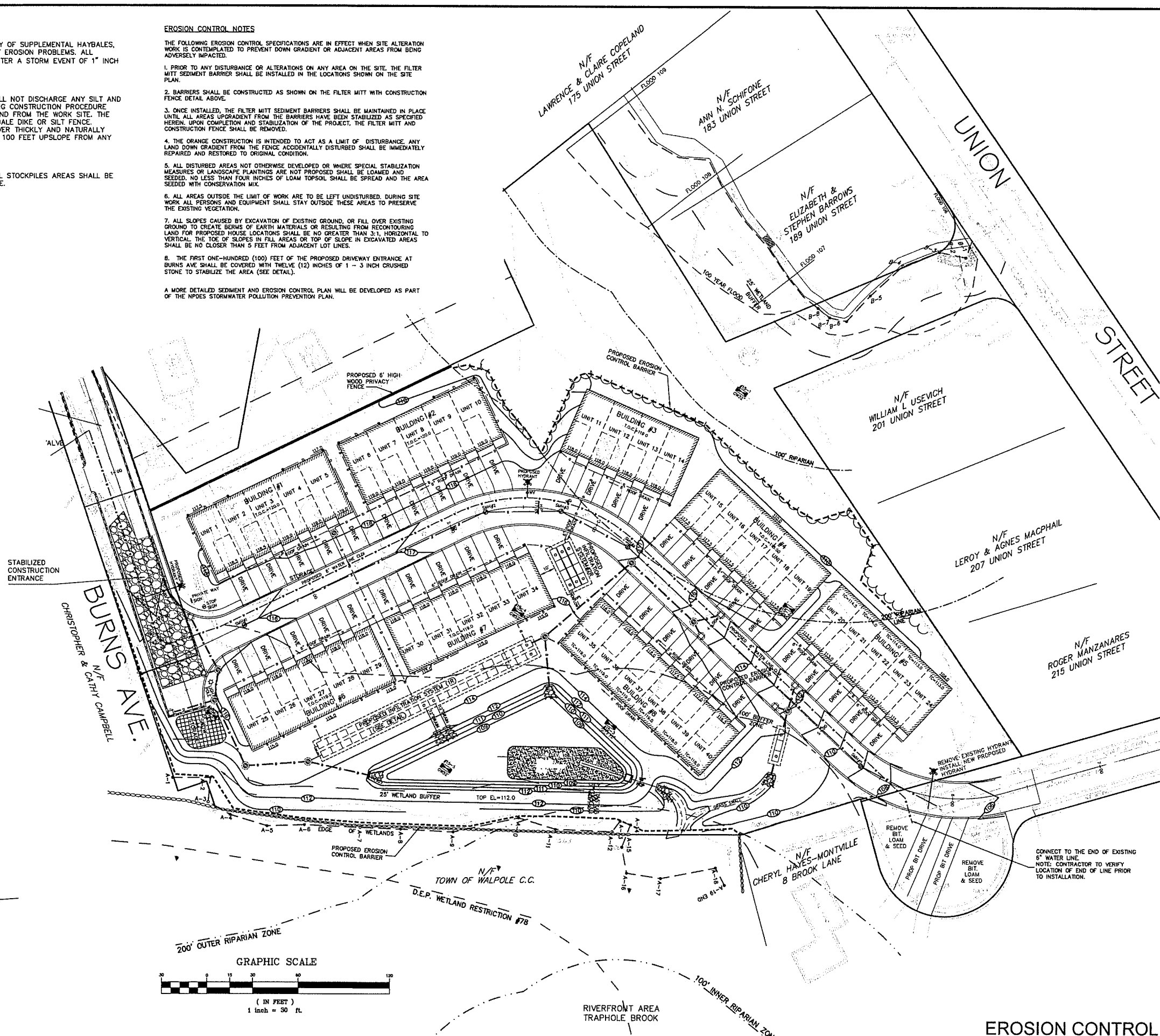
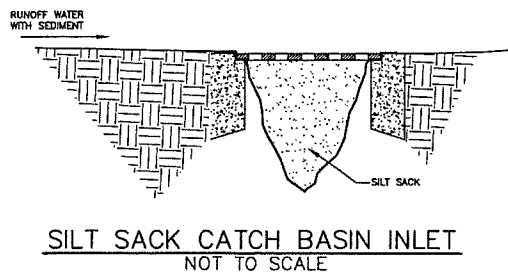
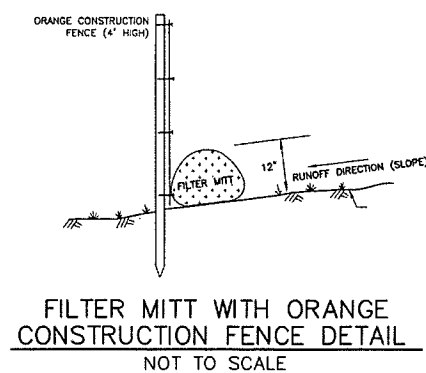
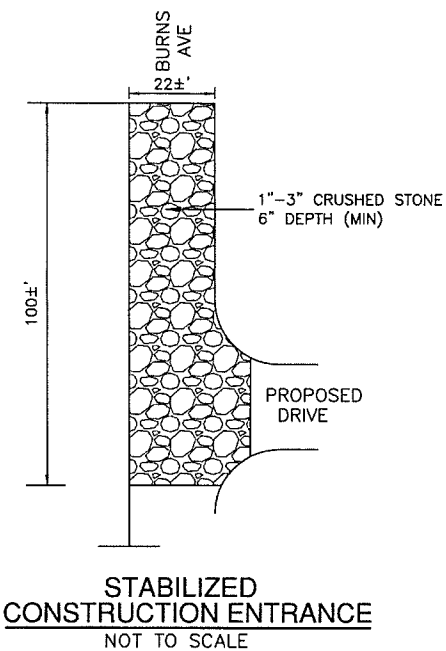
STOCKPILE MATERIAL SHALL STORED IN THE AREAS DESIGNATED. ALL STOCKPILES AREAS SHALL BE SECURED AROUND THE PERIMETER WITH HAYBALE DIKE OR SILT FENCE.

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 UPGRADEMENT 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 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 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 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.



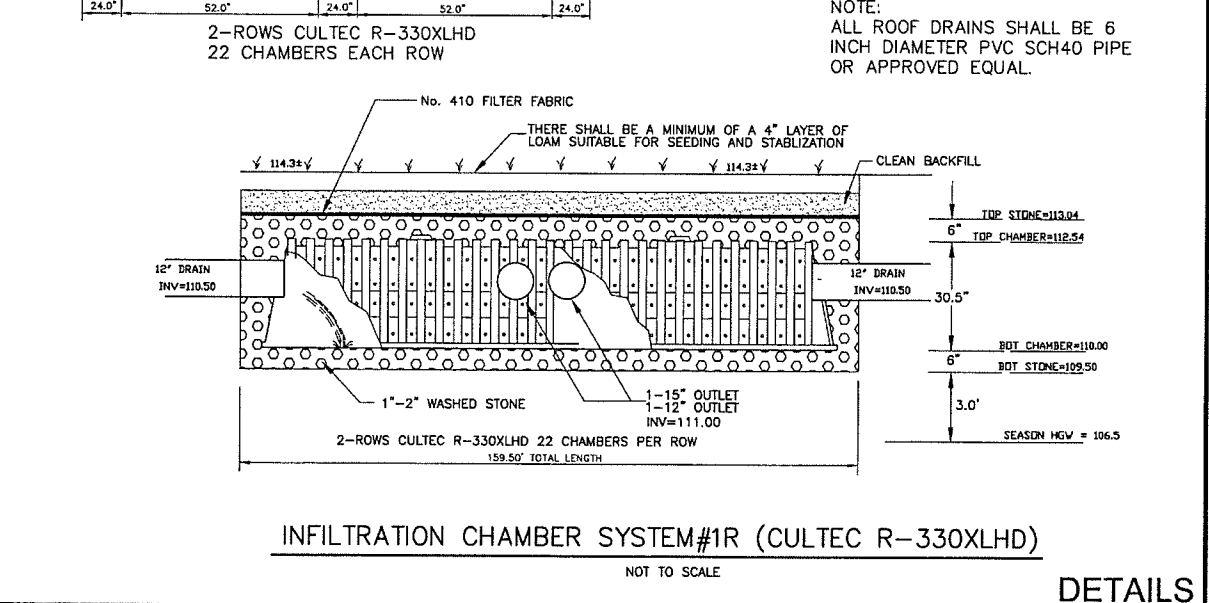
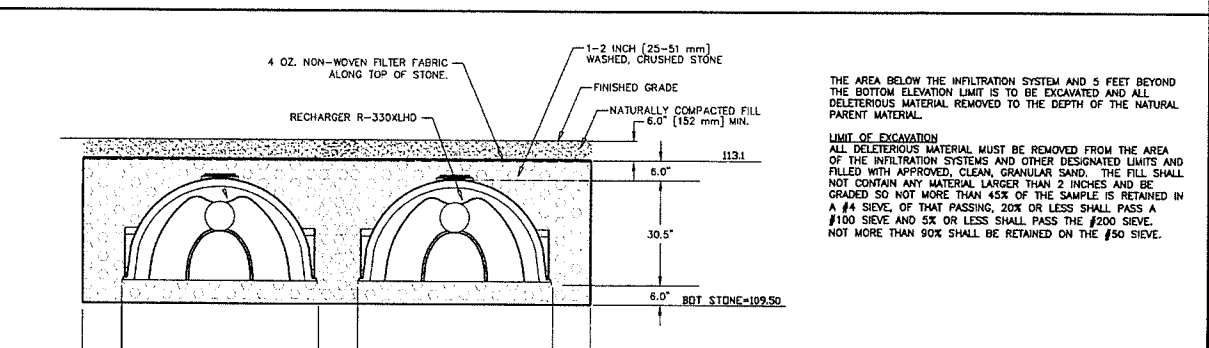
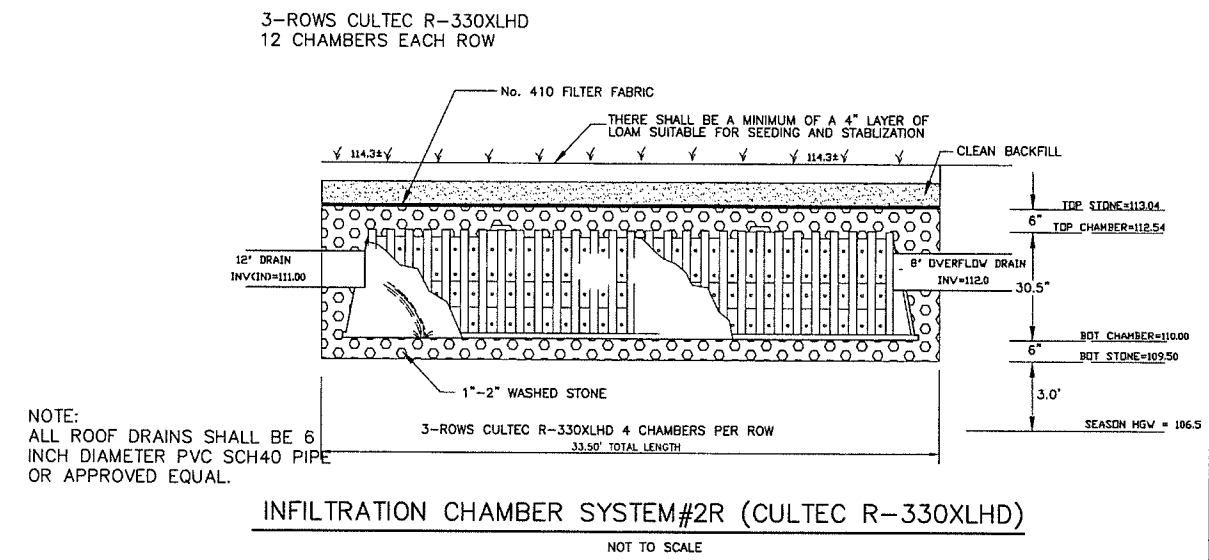
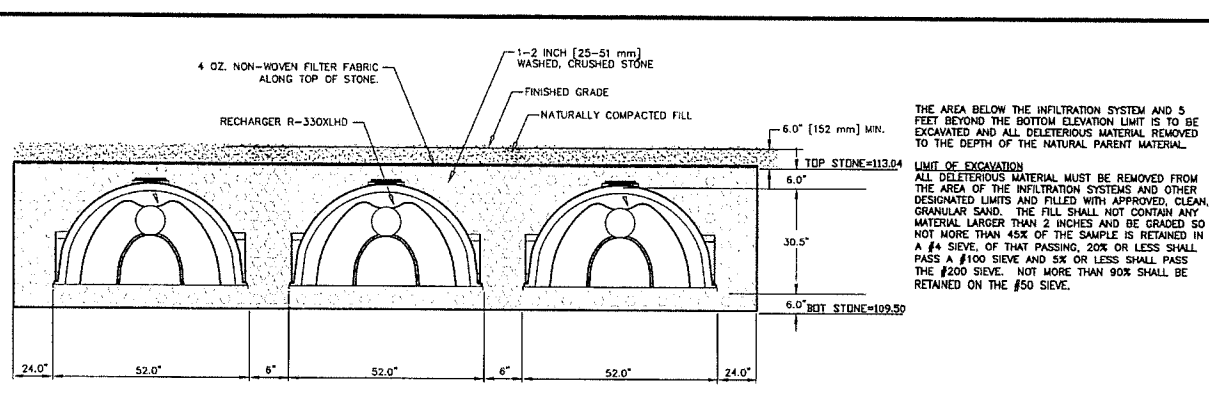
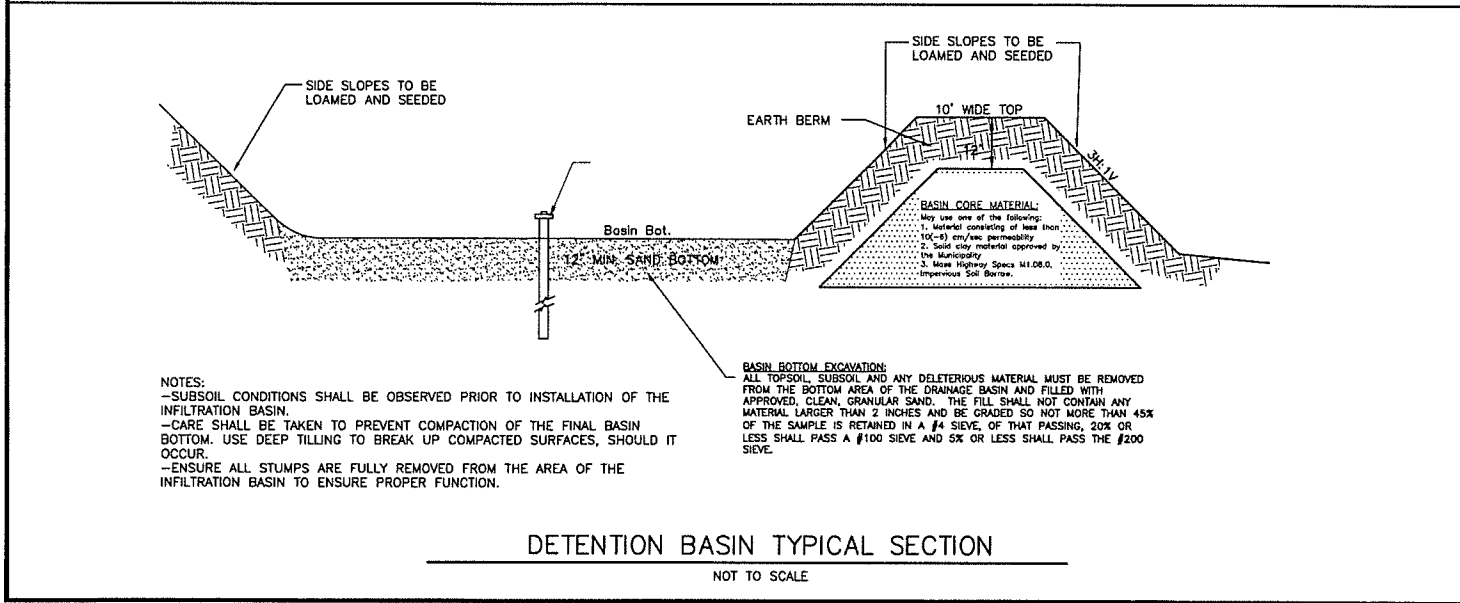
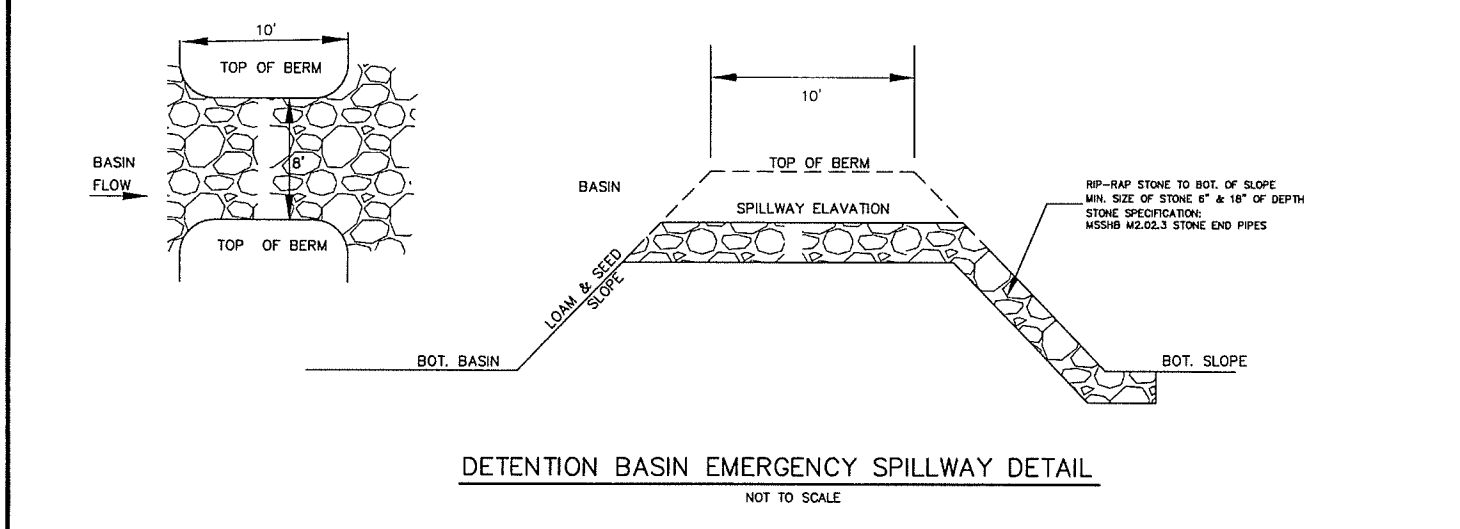
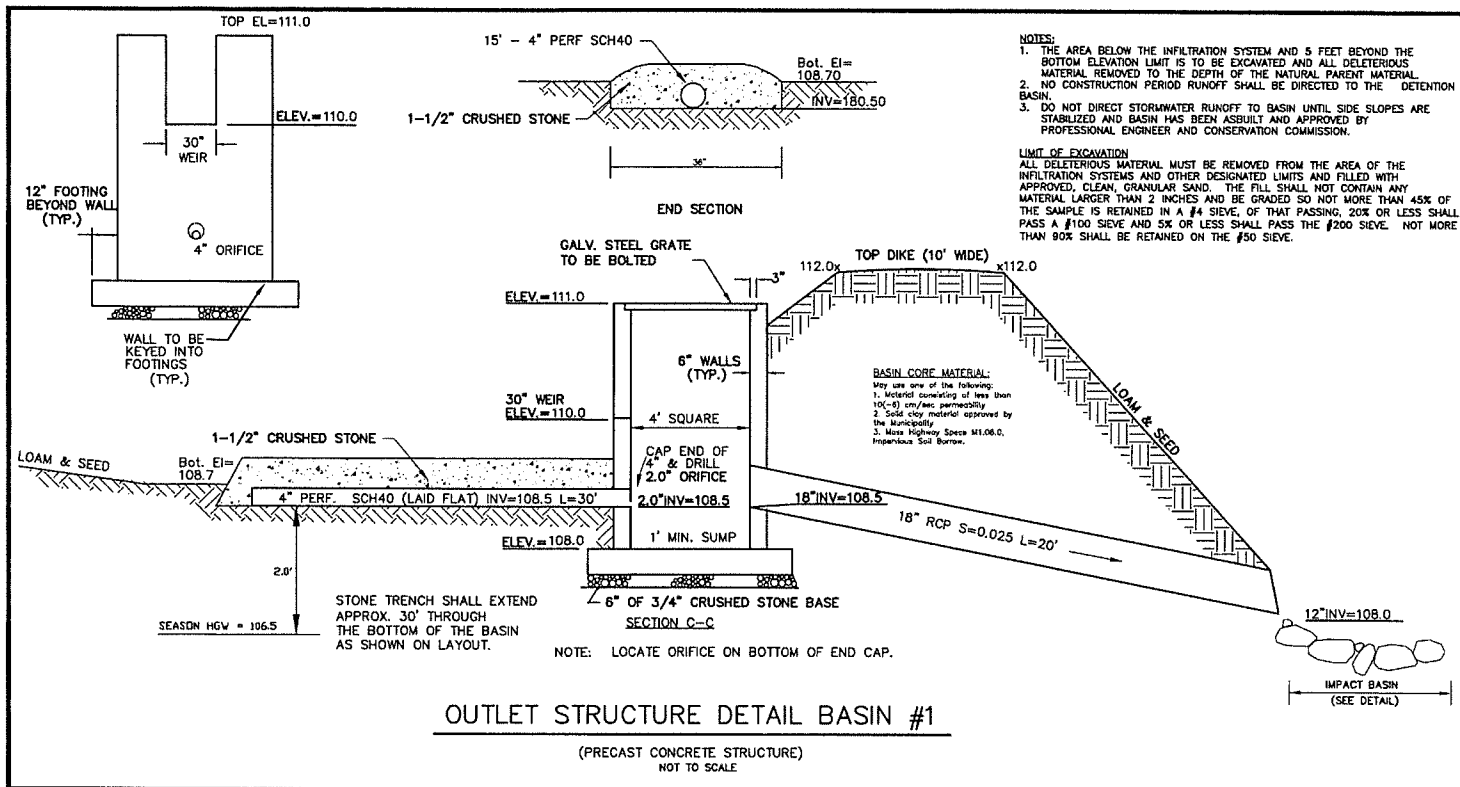
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Professional Engineer Seal
 Date: 10/22/2020
 Professional Engineer Seal

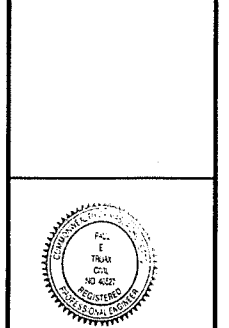
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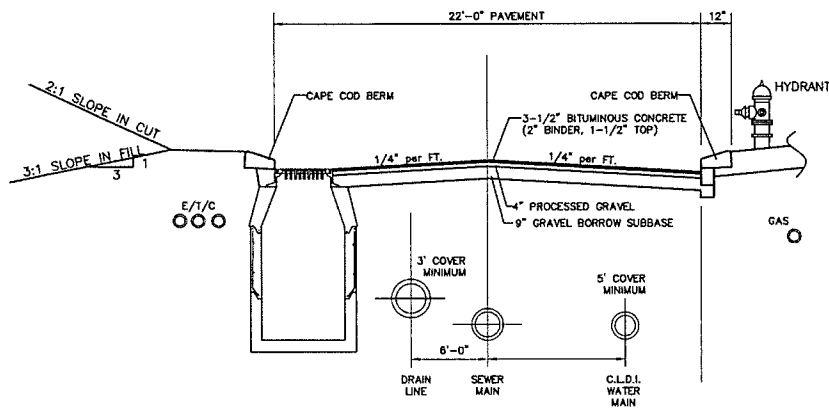
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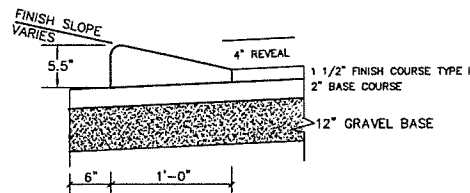
DETAILS

NOTES

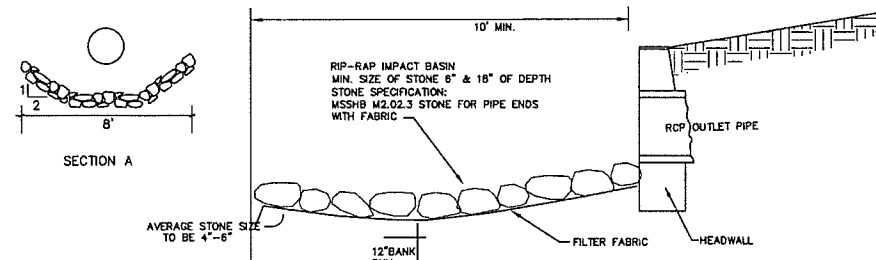
- A) Gravel borrow subbase shall conform to section M1.03.0 type b, three inches largest dimension of the latest edition of the Massachusetts Highway Department Standard Specifications for Highways and Bridges (Standard Specifications).
- B) Gravel borrow subbase shall be compacted to not less than 95 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) "Toc Coat" as specified in Section 486.61 of the Standard Specifications shall be applied by "toc 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.



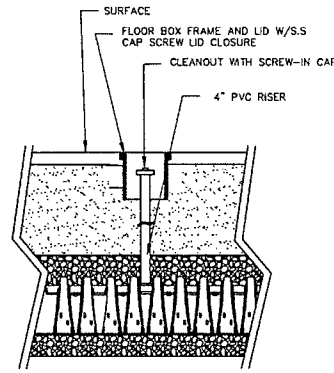
TYPICAL DRIVE CROSS SECTION
NOT TO SCALE



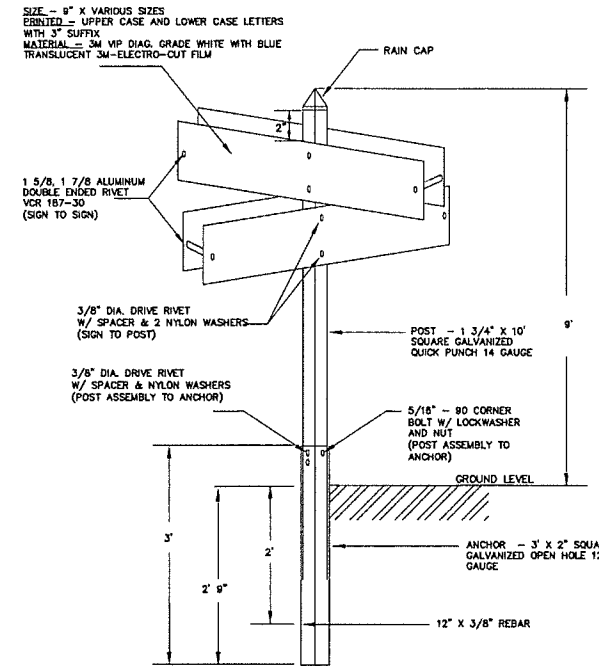
CAPE COD BERM DETAIL
NOT TO SCALE



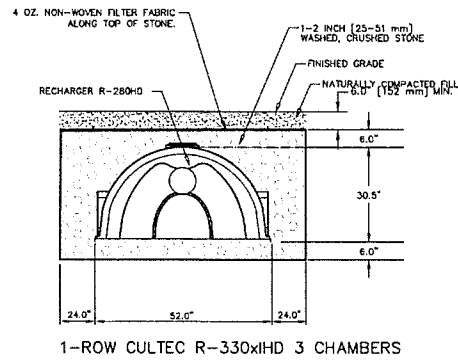
RIP-RAP DETAIL HEADWALLS
NOT TO SCALE



INSPECTION PORT DETAIL
NOT TO SCALE

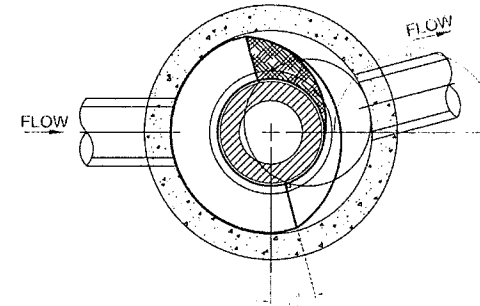
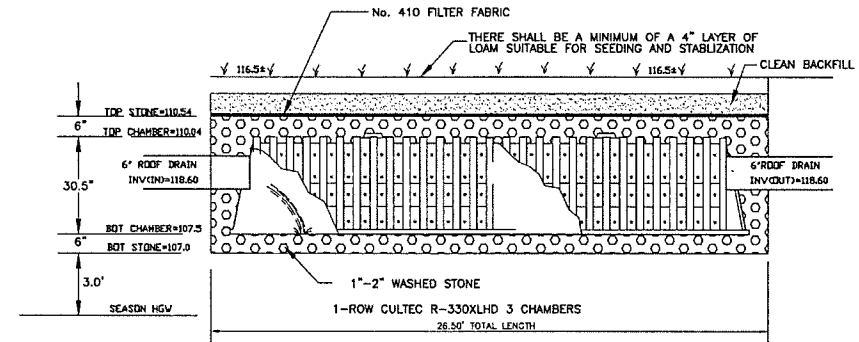


TYPICAL STREET SIGN DETAIL
(NOT TO SCALE)

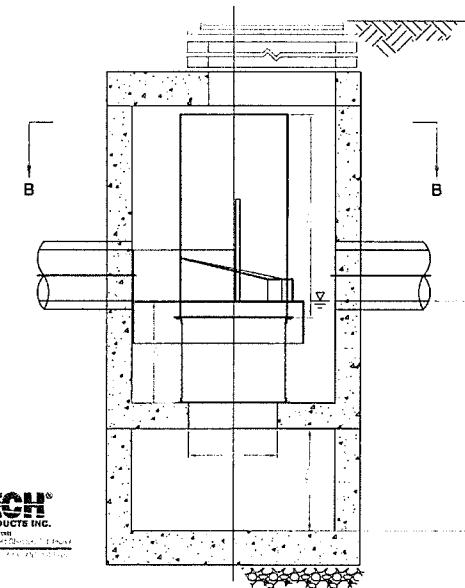


INTEGRATION CHAMBER SYSTEM#3R (CULTEC R-330XLHD)

NOT TO SCALE



PLAN VIEW B-B
N.T.S.



ELEVATION A-A
N.T.S.

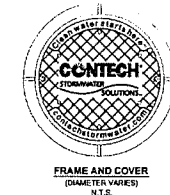
- GENERAL NOTES**
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
 2. DIMENSIONS MARKED WITH () ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
 3. FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH CONSTRUCTION PRODUCTS REPRESENTATIVE: www.contech-cds.com
 4. CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
 5. 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.
 6. PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.

- INSTALLATION NOTES**
1. ANY SUB-BASE BACKFILL DEPTH AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
 2. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE (LIFTING CLUTCHES PROVIDED).
 3. CONTRACTOR TO ADD JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS, AND ASSEMBLE STRUCTURE.
 4. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN.
 5. 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

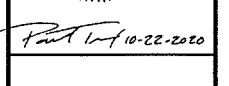
CDS1515-3-C CDS IN-LINE STANDARD DETAIL

NOT TO SCALE



REVISIONS	DESCRIPTION
1	DRAINAGE SYSTEM
2	CONSERVATION COMMENTS

No.	DATE
1	05/21/20
2	10/22/20



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

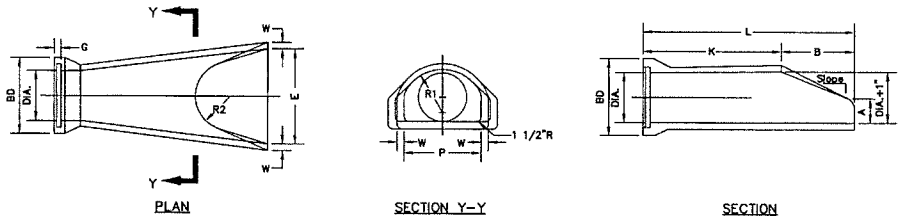
GLM Engineering Consultants, Inc.
19 EXCHANGE STREET
HOLLISTON, MA 01746
P: 508-429-1100
F: 508-429-7160
www.GLMEngineering.com

DRW:	rst
JOB No.	15,588
DATE:	APRIL 21, 2020
SCALE:	1" = 30'
SHEET:	8 of 12
PLAN #:	27,096

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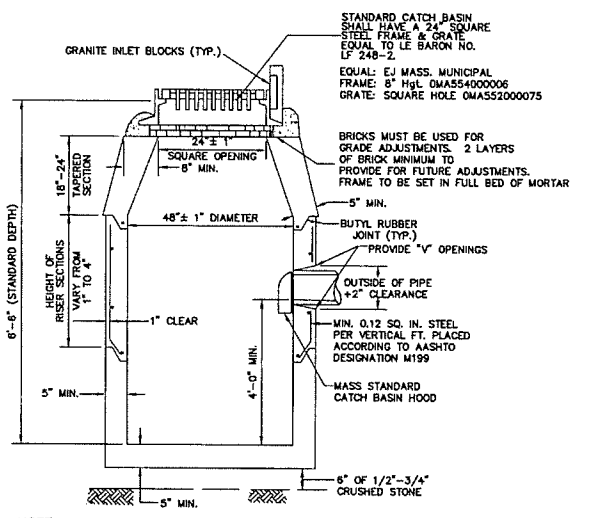
**TOWN OF WALPOLE, MASSACHUSETTS
DEPARTMENT OF PUBLIC WORKS
PLAN SHOWING TYPICAL
ROADWAY DETAILS**

1	7-11-06	DRAWN TO AUTOCAD FILE	MAJ
2	12-9-06	ADDED DEVELOPED GRANITE DETAIL	MAJ
3	11-30-08	MANY MINOR CHANGES	MAJ



DIA.	W	A	B	C	D	E	BD	K	L	P	DIA.	R1	R2	S	G	Slope
12"	2"	4"	2'-0"	4'-0 1/2"	6'-1 3/8"	2'-0"	20"	4'-8 1/8"	4'-1 1/8"	19 15/16"	13"	10 1/8"	9"	4"	2 1/2"	3:1
15"	2 1/4"	6"	2'-3"	5'-10 1/2"	2'-5"	24"	4'-3 1/4"	4'-4 1/4"	24 5/16"	16"	12 1/2"	11"	4"	2 1/2"	3:1	
18"	2 1/2"	9"	2'-3"	5'-10 1/2"	6'-1"	3'-0"	28"	4'-3 1/8"	4'-4 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"	3'-5"	32"	4'-4 1/4"	4'-5 1/4"	31 5/8"	22"	16 1/8"	13"	4"	2 3/4"	3:1
24"	3"	9 1/2"	3'-7 1/2"	2'-6"	6'-1"	4'-0"	36"	4'-6 1/2"	4'-8"	33 3/16"	25"	18 1/4"	14"	4"	3"	3:1

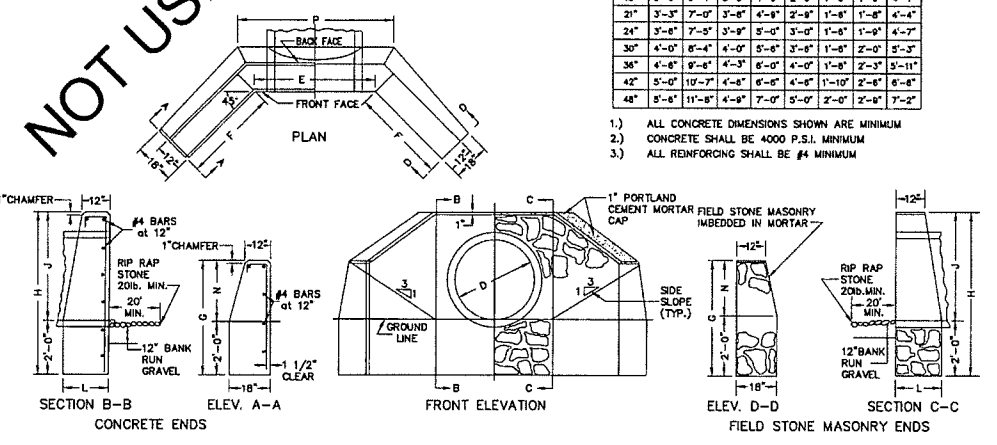
R.C.P. FLARED END SECTION DETAILS
NOT TO SCALE



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

PRECAST CONCRETE CATCH BASIN DETAILS
NOT TO SCALE

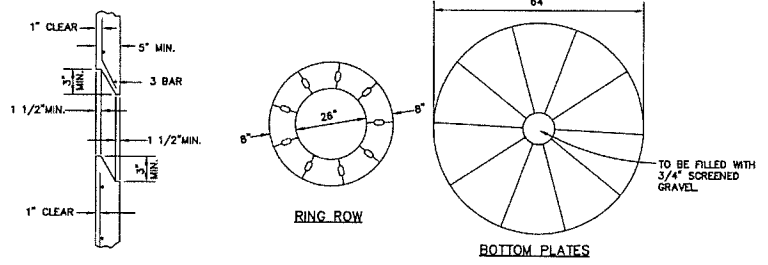
NOT USED



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

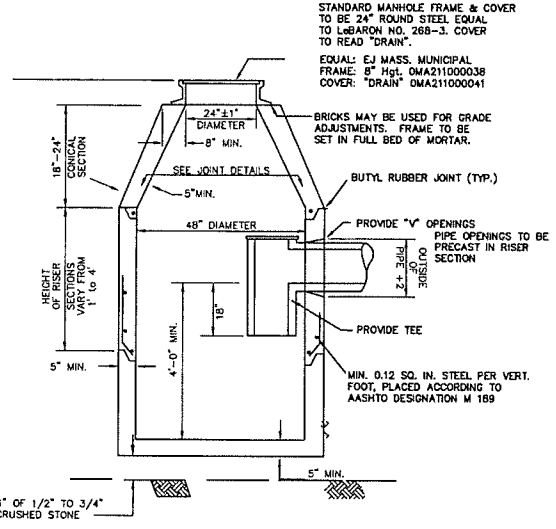
D	E	F	G	H	J	L	N	P
12"	2'-0"	4'-8"	3'-2"	4'-0"	2'-0"	1'-8"	1'-2"	3'-5"
15"	2'-0"	5'-4"	3'-3"	4'-3"	2'-3"	1'-8"	1'-3"	3'-6"
18"	3'-0"	6'-4"	3'-6"	4'-8"	2'-6"	1'-8"	1'-4"	4'-1"
21"	3'-3"	7'-0"	3'-8"	4'-8"	2'-8"	1'-8"	1'-8"	4'-4"
24"	3'-6"	7'-5"	3'-8"	5'-0"	3'-0"	1'-8"	1'-9"	4'-7"
30"	4'-0"	8'-4"	4'-0"	5'-8"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

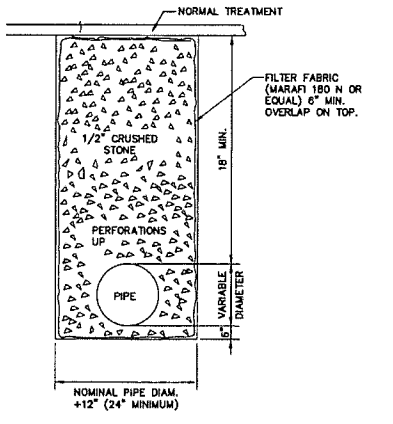


PRECAST STRUCTURE JOINT DETAILS
NOT TO SCALE

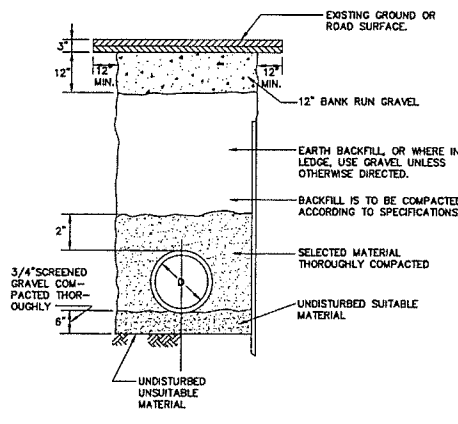
BLOCK CATCH BASIN & MANHOLE BOTTOM DETAILS
NOT TO SCALE



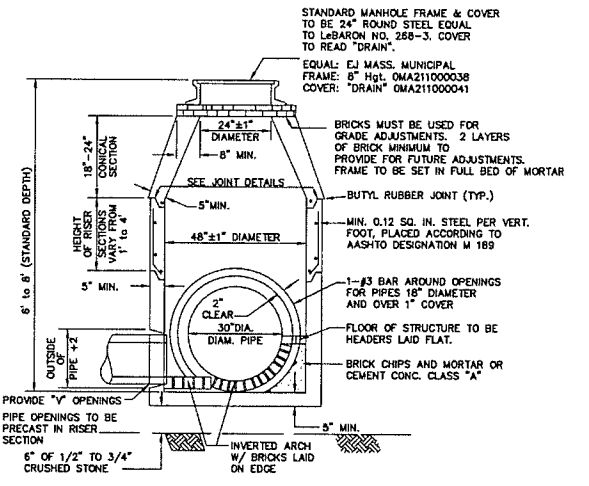
PRECAST 4' SUMP MANHOLE DETAIL
NOT TO SCALE



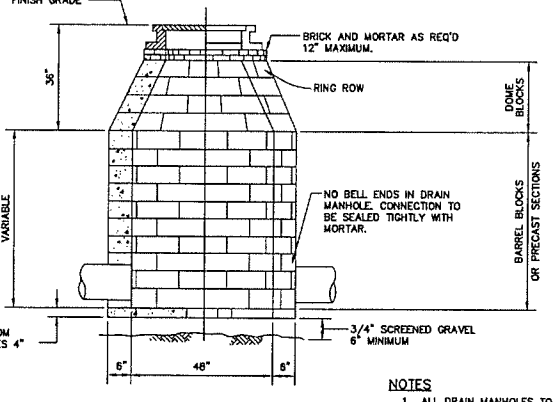
SUBDRAIN DETAILS
NOT TO SCALE



TYPICAL DRAIN TRENCH DETAILS
NOT TO SCALE



PRECAST CONCRETE MANHOLE DETAILS
NOT TO SCALE



BLOCK DRAIN MANHOLE DETAILS
NOT TO SCALE

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

REV. #	DATE	DESCRIPTION	BY
1	7-11-08	DRAWN TO AUTOCAD FILE	MAJ
2	11-08-08	MANY MINOR UPDATES	MAJ

NO.	DATE	DESCRIPTION
1	05/21/20	DRAINAGE SYSTEM
2	10/22/20	CONSERVATION COMMENTS

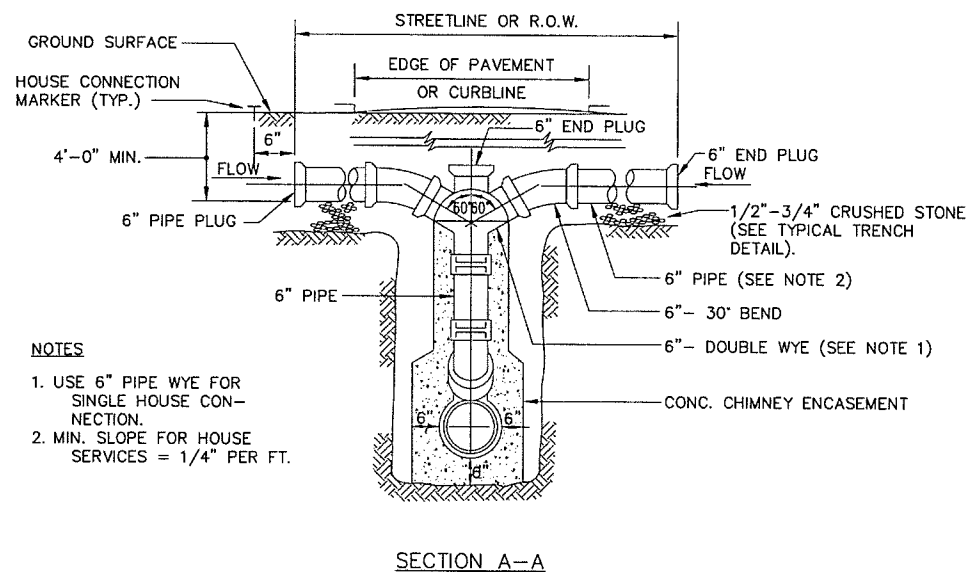
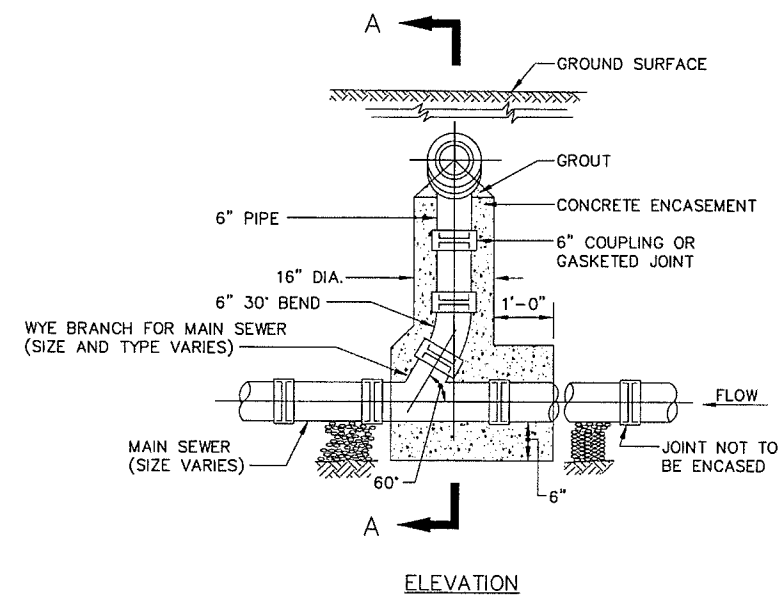


Paul J. ... 10-22-2020

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
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 19 EXCHANGE STREET
 HOLLISTON, MA 01746
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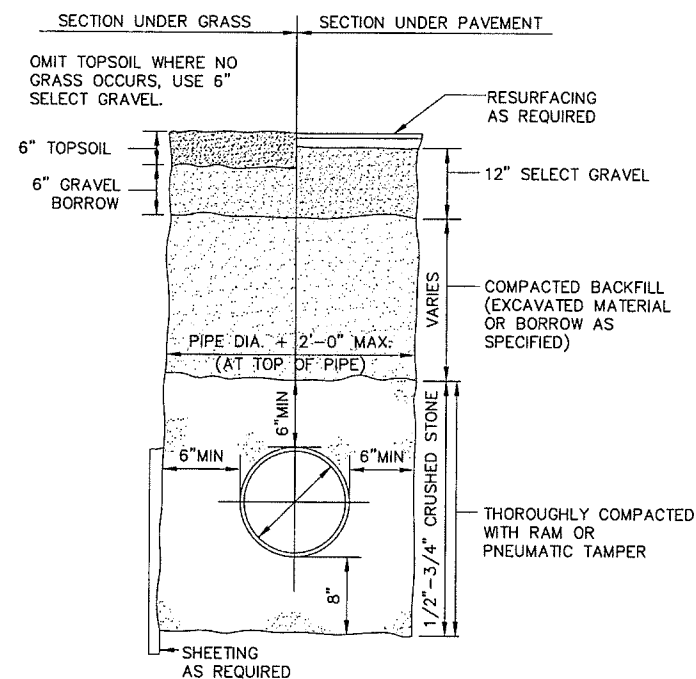
DRW.: rst
 JOB No. 15,588
 DATE: APRIL 21, 2020
 SCALE: 1" = 30'
 SHEET: 9 of 12
 PLAN #: 27,096



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

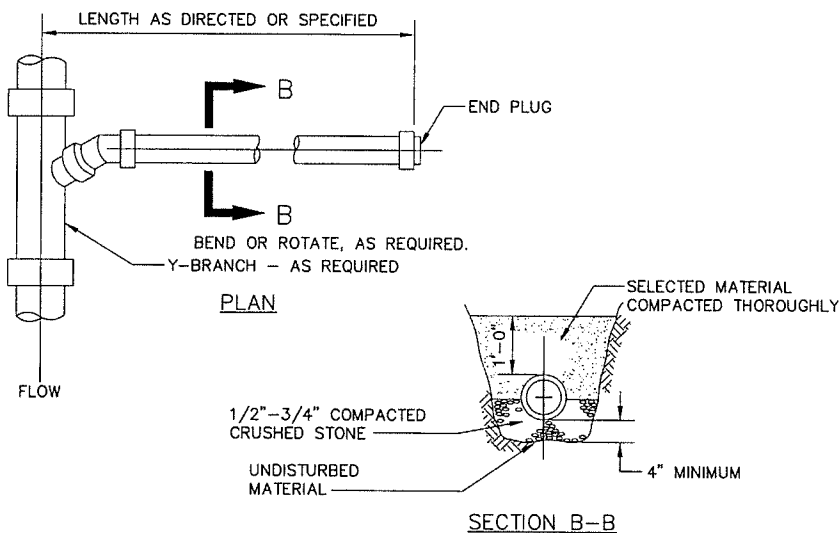
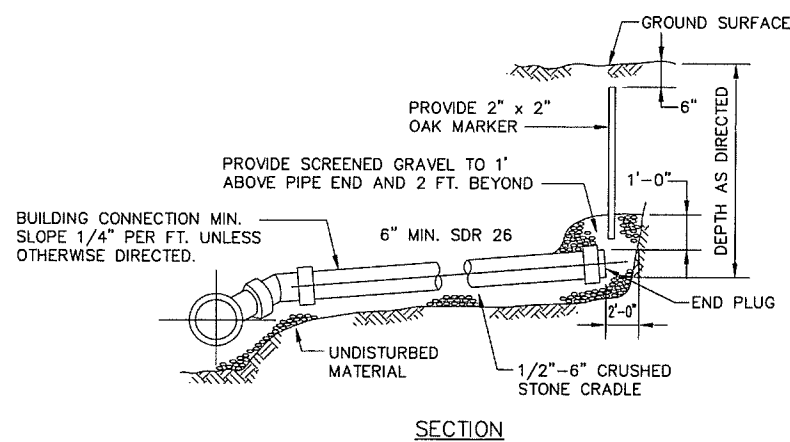
TYPICAL HOUSE SERVICE CONNECTION & CHIMNEY DETAIL

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



TYPICAL SEWER TRENCH DETAIL

NOT TO SCALE



TYPICAL BUILDING CONNECTION

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	DRAWN TO AUTOCAD FILE	MAJ
2	11-08-08	MANY MORE UPDATES	MAJ

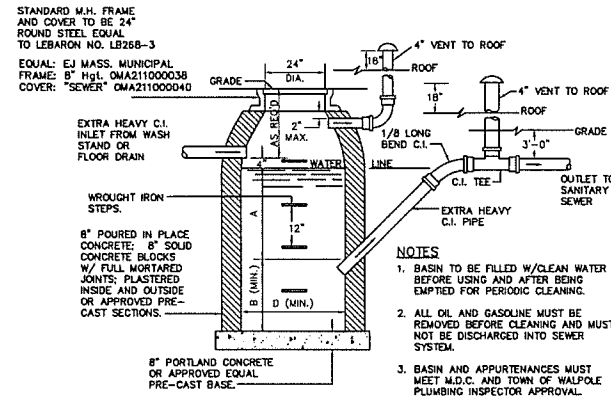
NO.	DATE	DESCRIPTION
1	05/21/20	DRAINAGE SYSTEM
2	10/22/20	CONSERVATION COMMENTS



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

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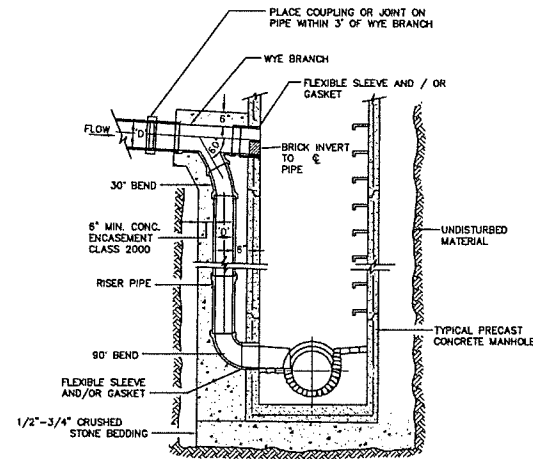
DRW.: rst
JOB No. 15,588
DATE: APRIL 21, 2020
SCALE: 1" = 30'
SHEET: 10 of 12
PLAN #: 27,096



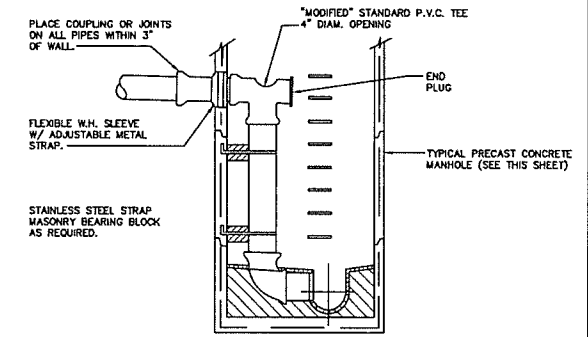
STANDARD M.D.C. CATCH BASIN & GASOLINE TRAP DETAILS
NOT TO SCALE

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

NOTE:
FOR INLETS LARGER THAN 6", THE DESIGN AND DIMENSIONS WILL BE DETERMINED FOR EACH PARTICULAR CASE.
CIRCULAR BASINS ARE RECOMMENDED.



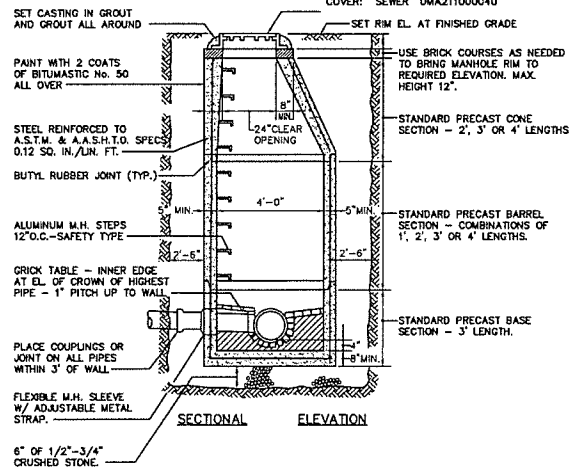
TYPICAL OUTSIDE DROP INLET MANHOLE DETAILS
NOT TO SCALE



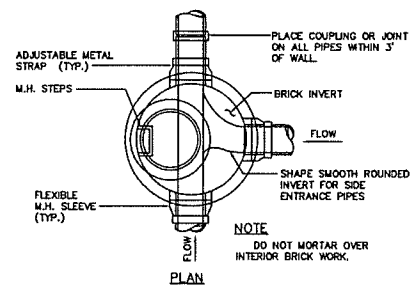
TYPICAL INSIDE DROP INLET MANHOLE DETAILS
NOT TO SCALE

*NOTE: SMH #'S 2-4 SHALL BE INSTALLED WITH BOLT DOWN COVERS.

STANDARD MANHOLE FRAME AND COVER TO BE 24" ROUND STEEL FRAME AND COVER EQUAL TO LEBARON NO. LB 268-3. COVER TO READ "SEWER"
EQUAL: EJ MASS. MUNICIPAL FRAME: 8" Hgt. OMA211000038 COVER: "SEWER" OMA211000040



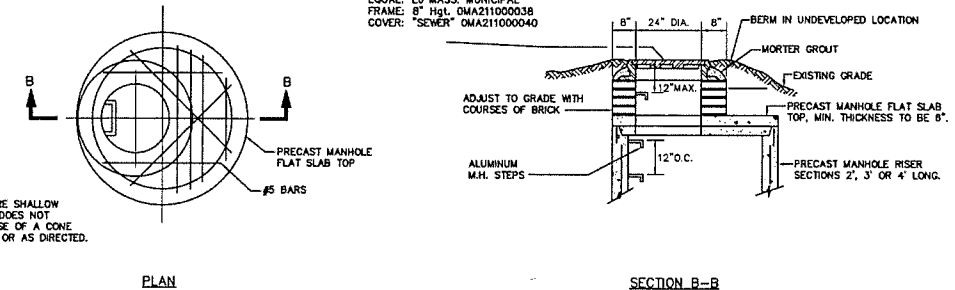
TYPICAL PRECAST CONCRETE SEWER MANHOLE DETAILS
NOT TO SCALE



*NOTE: SMH #'S 2-4 SHALL BE INSTALLED WITH BOLT DOWN COVERS.

STANDARD MANHOLE FRAME AND COVER TO BE 24" ROUND STEEL FRAME AND COVER EQUAL TO LEBARON NO. LB 268-3. COVER TO READ "SEWER"

EQUAL: EJ MASS. MUNICIPAL FRAME: 8" Hgt. OMA211000038 COVER: "SEWER" OMA211000040



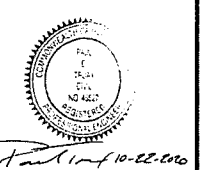
FLAT TOP SECTION
NOT TO SCALE

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

REV. #	DATE	DESCRIPTION	BY
1	7-11-06	DRAWN TO AUTOCAD FILE	MAJ
2	11-09-08	UPDATES	MAJ

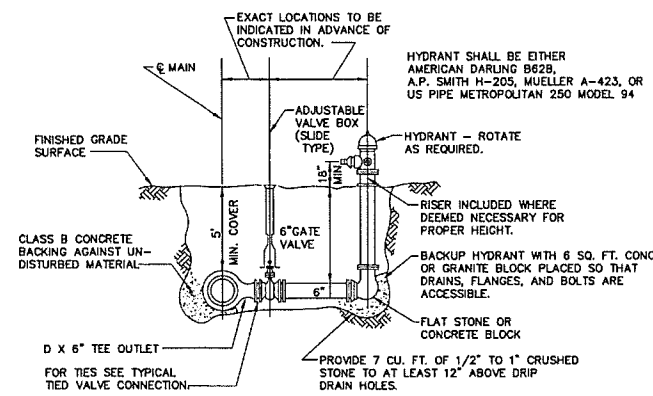
NO.	DATE	DESCRIPTION
1	05/21/20	DRAINAGE SYSTEM CONSERVATION COMMENTS
2	10/22/20	



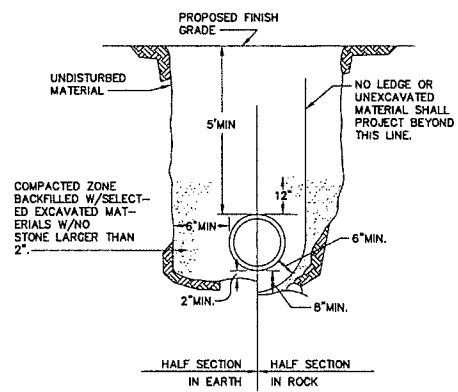
AMENDED SITE DEVELOPMENT PLAN
A COMPREHENSIVE PERMIT M.G.L.C. 40B
"THE RESIDENCES AT BURNS AVENUE"
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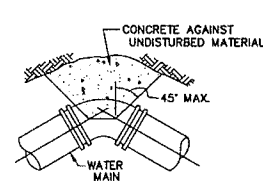
DRW: rst
JOB No. 15,588
DATE: APRIL 21, 2020
SCALE: 1" = 30'
SHEET: 11 of 12
PLAN #: 27,096



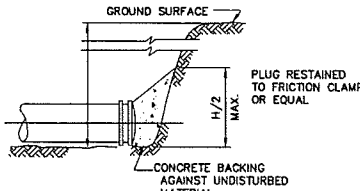
TYPICAL HYDRANT ASSEMBLY DETAIL
NOT TO SCALE



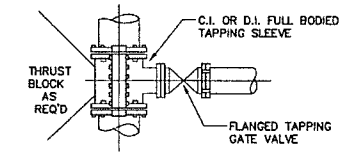
WATER MAIN TRENCH DETAIL
NOT TO SCALE



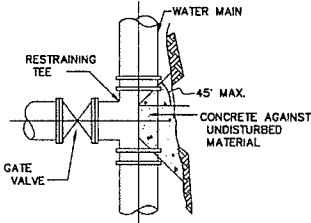
TYPICAL BEND



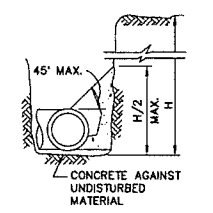
TYPICAL PLUG



TAPPING SLEEVE AND VALVE DETAILS
NOT TO SCALE



TYPICAL TEE

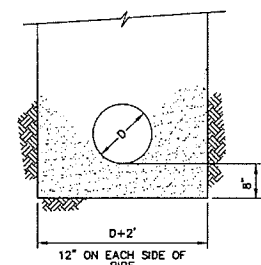


TYPICAL SECTION

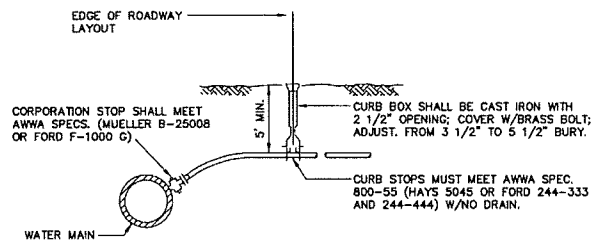
NOTE: CONCRETE FOR THRUST BLOCKS SHALL BE NO LONGER THAN THE RATIO OF 2 1/2 : 5 1/2 AND SHALL HAVE A MINIMUM COMPRESSION STRENGTH OF 2000 PSI (SO THAT FLANGES AND BOLTS ARE ACCESSIBLE.)

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

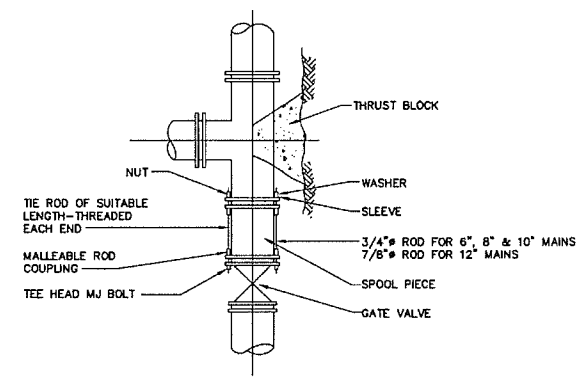


PAYMENT LIMIT FOR LEDGE EXCAVATION
NOT TO SCALE

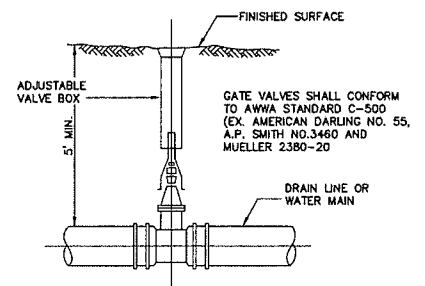


NOTE:
1\"/>

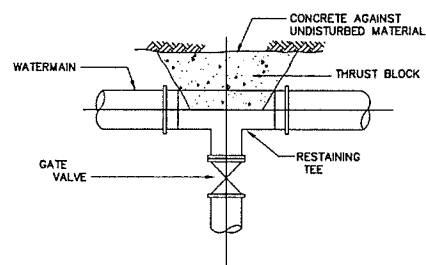
TYPICAL SERVICE CONNECTION
NOT TO SCALE



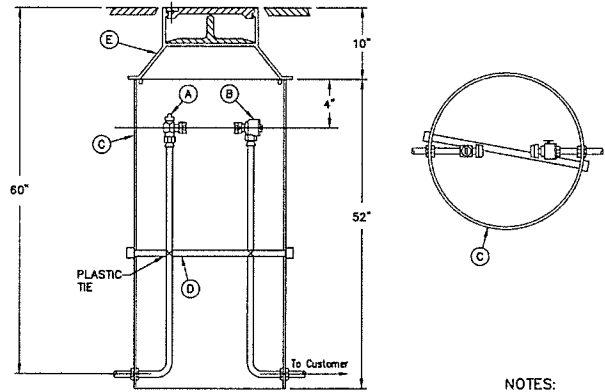
TYPICAL TIED MECHANICAL JOINT VALVE CONNECTION DETAILS
NOT TO SCALE



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	MA31-3230
C	20\"/>	

NOTES:
1. ALL SERVICE SHALL ENTER THE PIT AT A 90° ANGLE TO THE STREET.
2. TO BE USED FOR DWELLINGS WHICH EXCEED A DISTANCE OF 200' FROM FRONT PROPERTY LINES.

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	9-11-06	DRAWN TO AUTOCAD FILE	MAJ
2	11-30-08	UPDATES	MAJ

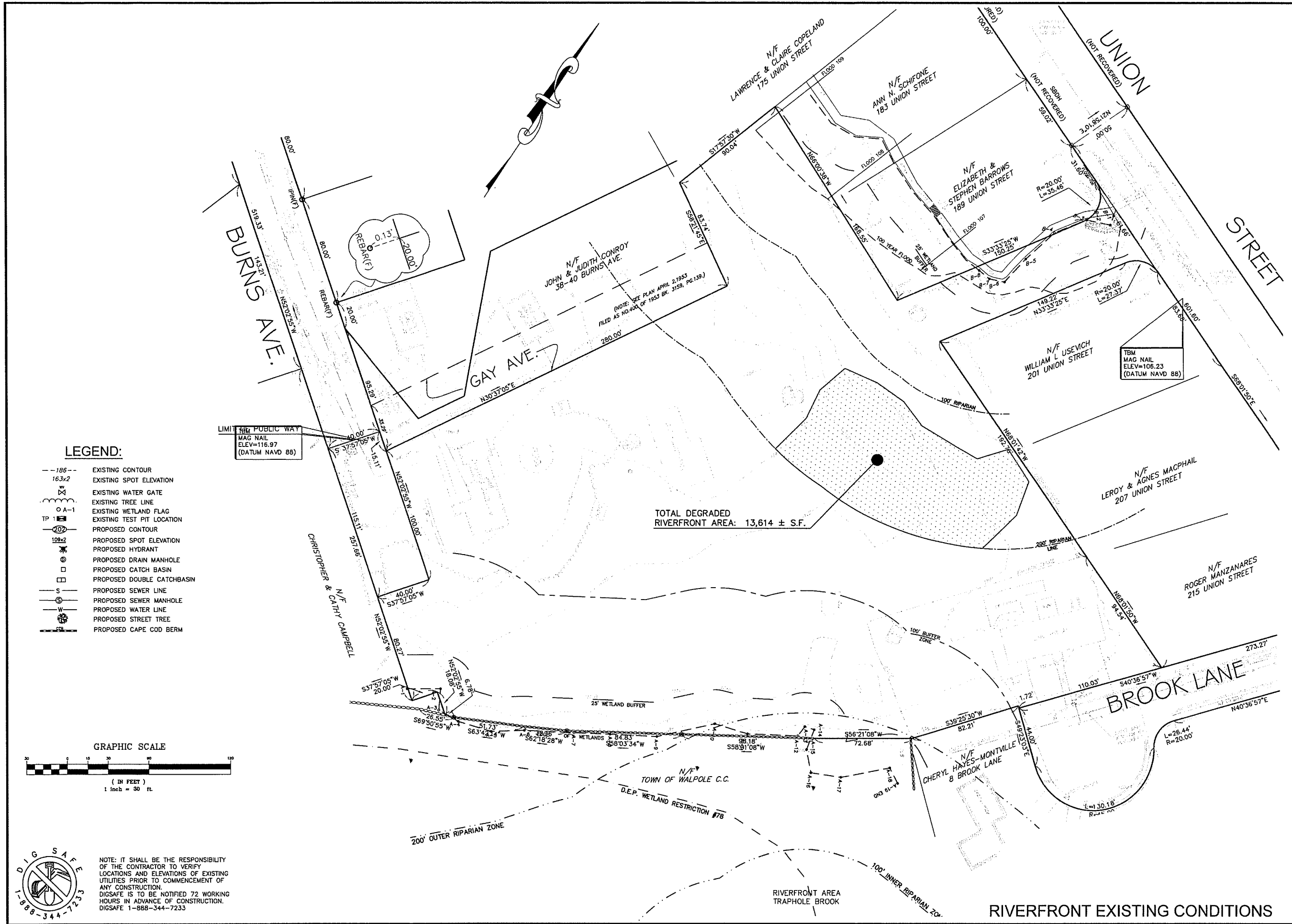
NO.	DATE	DESCRIPTION
1	05/21/20	DRAINAGE SYSTEM
2	10/22/20	CONSERVATION COMMENTS



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 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: 12 of 12
PLAN #: 27,096



REVISIONS	DATE	DESCRIPTION
1	05/21/20	DRAINAGE SYSTEM
2	10/22/20	CONSERVATION COMMENTS

Professional Engineer Seal
 Signature: [Signature]
 Date: 10/22/2020
 Professional Engineer Seal
 Signature: [Signature]
 Date: 10-22-2020

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

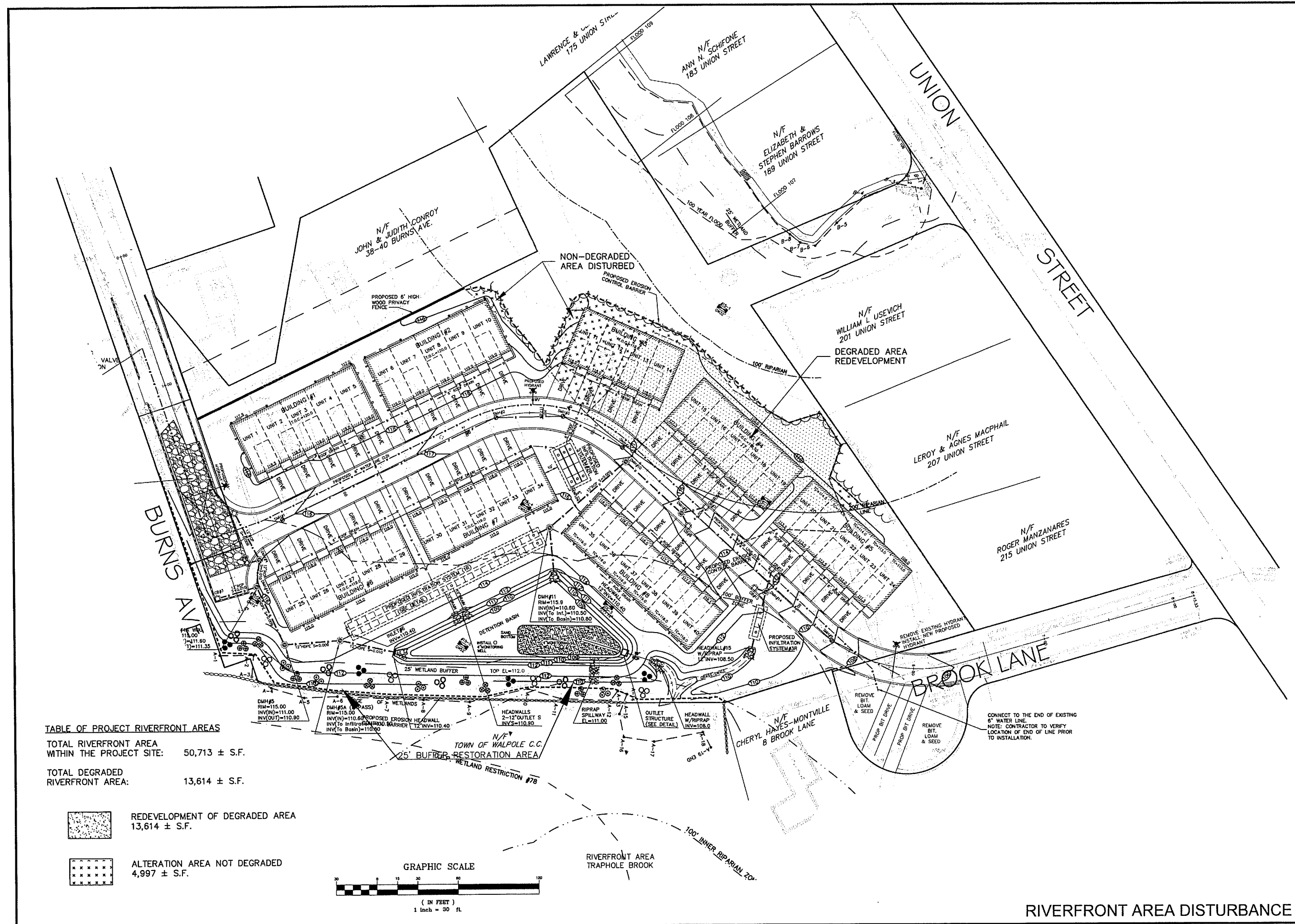
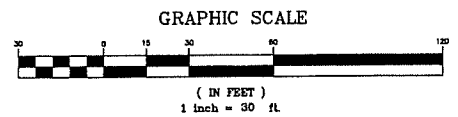


TABLE OF PROJECT RIVERFRONT AREAS

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

No.	DATE	DESCRIPTION
1	05/21/20	DRAINAGE SYSTEM
2	10/22/20	CONSERVATION COMMENTS

Professional Engineer Seal: *Richard J. ... 11/22/2020*

Professional Engineer Seal: *Paul ... 10-22-2020*

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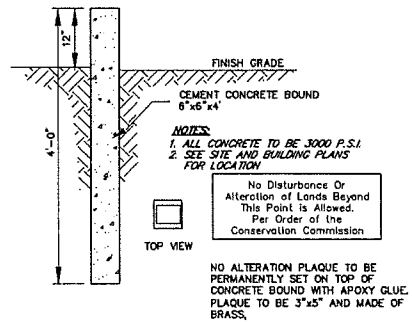
DRW.:	rst
JOB No.	15,588
DATE:	APRIL 21, 2020
SCALE:	1" = 30'
SHEET:	SUP-B
PLAN #:	27,096

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, 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.

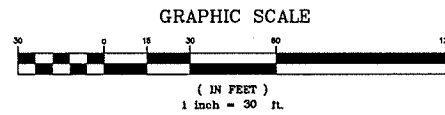


CONCRETE WETLAND BOUND
(NO SCALE)

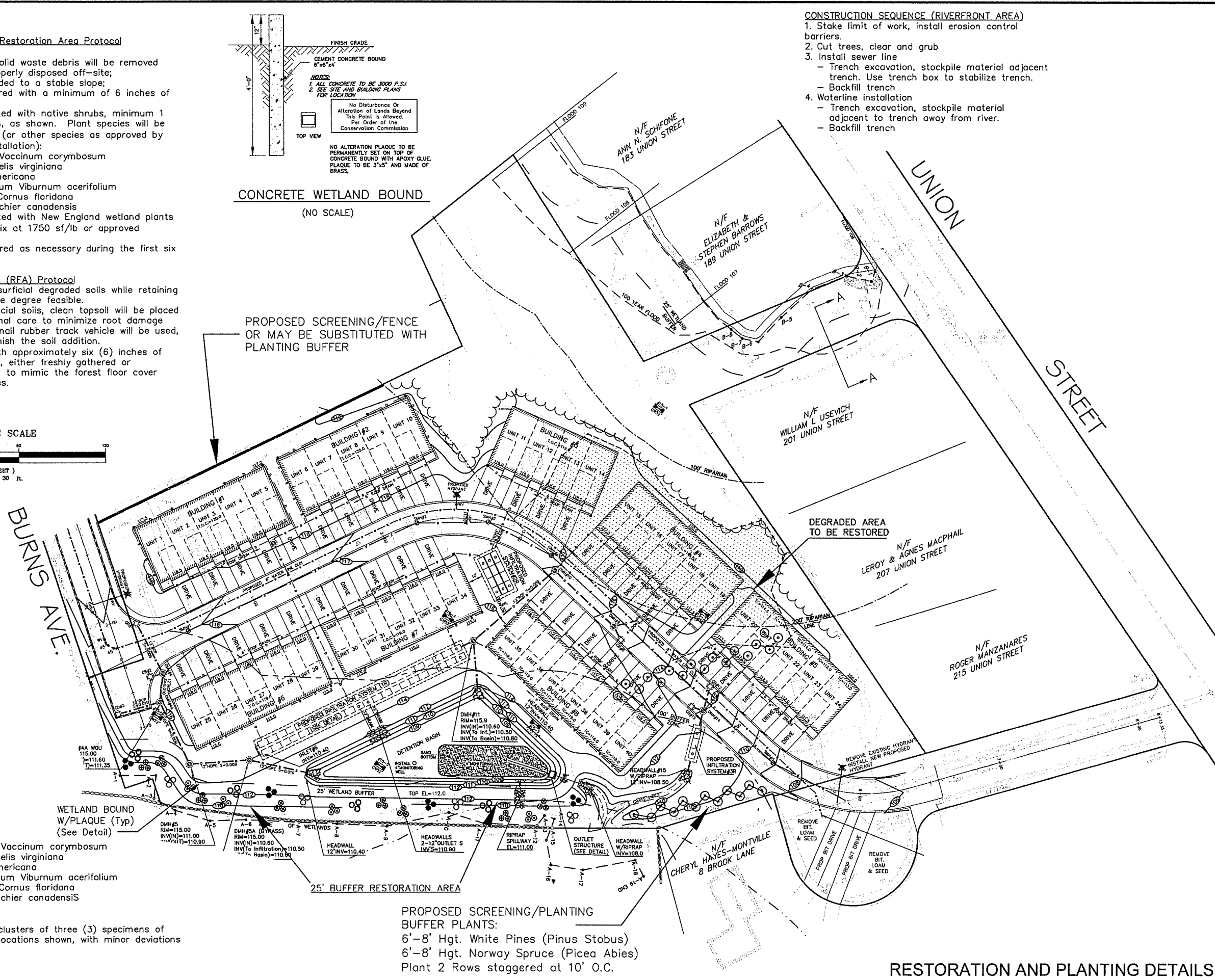
PROPOSED SCREENING/FENCE
OR MAY BE SUBSTITUTED WITH
PLANTING BUFFER

CONSTRUCTION SEQUENCE (RIVERFRONT AREA)

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

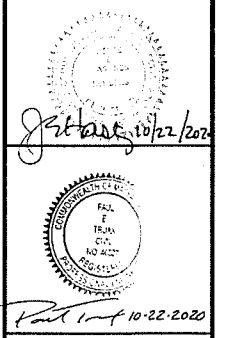
- - Highbush Blueberry *Vaccinium corymbosum*
- ⊕ - Witch Hazel *Hamamelis virginiana*
- ⊙ - Hazelnut *Corylus americana*
- - Maple-leaved viburnum *Viburnum acerifolium*
- ⊗ - Flowering dogwood *Cornus florida*
- - Serviceberry *Amelanchier canadensis*

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

REVISIONS	DATE	DESCRIPTION
No. 1	05/21/20	DRAINAGE SYSTEM
2	10/22/20	CONSERVATION COMMENTS



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