

# A COMPREHENSIVE PERMIT M.G.L. c. 40B THE RESIDENCES AT DARWIN COMMON

## IN WALPOLE, MA AUGUST 13, 2021

REVISED NOVEMBER 13, 2023  
REVISED FEBRUARY 5, 2024

ZONING SCHEDULE:		
RESIDENCE B / **** WRPOD-AREA 1	REQUIRED/ALLOWED	PROPOSED
LOT AREA	20,000 S.F.	150,078 S.F.
FRONTAGE	125 FT.	125.00 FT.
LOT COVERAGE BY STRUCTURE	25% MAX.	22.4%
*LOT COVERAGE BY ALL IMPERVIOUS	*15%	45.2%
MIN USABLE OPEN SPACE	50% MIN.	53.4%
SETBACKS:		
FRONT YARD	30 FT.	22.1 FT.
SIDE YARD	15 FT.	21.8 FT.
REAR YARD	30 FT.	20.2 FT.
BUILDING HEIGHT	35 FT.	35 FT.
PARKING	**56 SPACES	***112 SPACES

\*LOT COVERAGE OF MORE THAN 15% IS ALLOWED BY SPECIAL PERMIT PER SECTION 12.3.C (5) OF THE WALPOLE ZONING BY LAW

LOT AREA = 150,078 S.F.

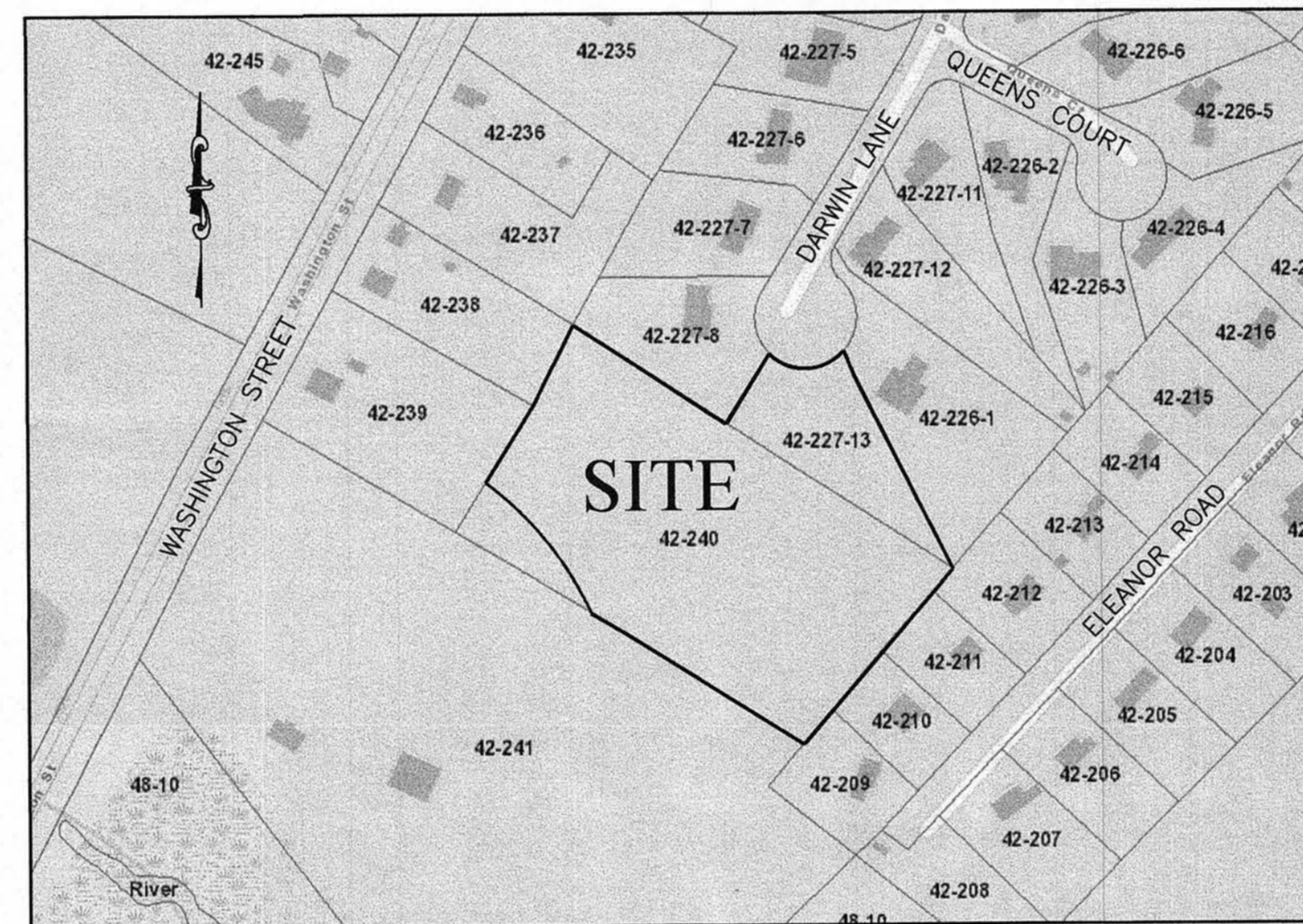
TOTAL AREA OF BUILDINGS = 33,600 S.F.  
PERCENTAGE OF LOT COVERED BY BUILDINGS = 22.4%

TOTAL AREA OF ROADS SIDEWALKS AND DRIVEWAYS INCLUDING CURBING = 33,831 S.F.  
PERCENTAGE OF LOT COVERED BY PAVEMENT = 22.5%

\*\* PER WALPOLE ZONING BYLAW SECTION 8, TABLE 8.3.1  
PARKING CODE 1, "TWO PARKING SPACES FOR EACH UNIT ACCOMMODATED ON THE PREMISES"

\*\*\* EACH UNIT HAS TWO INTERIOR PARKING SPACES AND TWO DRIVEWAY SPACES SO 4 SPACES X 28 UNITS = 112 PARKING SPACES.

\*\*\*\* THE WRPOD ZONES WERE DETERMINED FROM THE TOWN OF WALPOLE WRPOD OVERLAY ZONING MAP

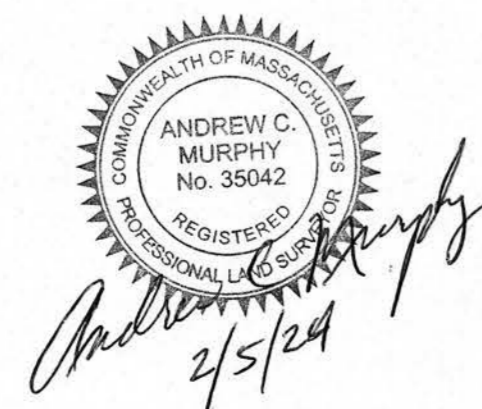


LOCUS MAP  
SCALE: 1"=200'

### PLAN INDEX

- SHEET 1: COVER SHEET
- SHEET 2: EXISTING CONDITIONS PLAN
- SHEET 3: SITE PLAN
- SHEET 4: GRADING AND DRAINAGE PLAN
- SHEET 5: UTILITIES PLAN
- SHEET 6: DETAILS
- SHEET 7: DRAINAGE DETAILS
- SHEET 8: MISCELLANEOUS DETAILS
- SHEET 9: CONSTRUCTION PERIOD PLAN

NO.	DATE	REVISION
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2.	11/13/23	PER PEER REVIEW
3.	2/5/24	PER PEER REVIEW



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 AND RECORDED FROM THE ZONING BOARD OF APPEALS APPROVAL OF THIS PLAN AND NO APPEAL HAS BEEN TAKEN FOR TWENTY (20) DAYS NEXT AFTER RECEIPT AND RECORDING OF THE SAME.

WALPOLE TOWN CLERK

DATE

APPROVAL \_\_\_\_\_, SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY \_\_\_\_\_, DATED \_\_\_\_\_ AND TO BE (RECORDED) (REGISTERED) HEREWITH.

### OWNER

JOHN HASENJAEGER  
P.O. BOX 661  
NORWOOD, MA 02062

### APPLICANT

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

### DEED REFERENCE

LAND COURT CERTIFICATE #205723 (LOT 2)  
LAND COURT CERTIFICATE #154084 (LOT 16)  
LAND COURT PLAN 4531-I (LOT 2)  
LAND COURT PLAN 4531-L (LOT 16)

### ASSESSORS PARCELS

MAP 42 LOT 240  
MAP 42 LOT 227-13



### ENGINEER:

GLOSSA ENGINEERING INC.  
46 EAST STREET  
EAST WALPOLE, MA 02032  
(508) 668 - 4401

SOIL TESTING FOR TEST PITS 1-4 PERFORMED BY JOHN F. GLOSSA PE SE890 ON JUNE 8, 2023 AND WITNESSED BY CHRIS JOHNSON, WALPOLE ENGINEERING DEPT.  
 SOIL TESTING FOR TEST PITS 5-7 PERFORMED BY JOHN F. GLOSSA PE SE890 ON NOVEMBER 13, 2023 AND WITNESSED BY CARL BALDUF PE, PLS, WALPOLE TOWN ENGINEER

TEST PIT # 1		TEST PIT # 2	
0"	A SANDY LOAM 10YR 3/2	0"	A SANDY LOAM 10YR 3/2
10"	B LOAMY SAND 10 YR 5/8	10"	B LOAMY SAND 10YR 5/8
29"	C SAND 2.5Y 5/4	27"	C SAND 2.5Y 5/4
120"	NO REFUSAL NO MOTTLING NO WEEPING	132"	NO REFUSAL NO MOTTLING NO WEEPING
TEST PIT # 3		TEST PIT # 4	
0"	A SANDY LOAM 10YR 3/2	0"	A SANDY LOAM 10YR 3/2
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132"	NO REFUSAL NO MOTTLING NO WEEPING	150"	NO REFUSAL MOTTLING AT 96" NO WEEPING
TEST PIT # 5		TEST PIT # 6	
0"	A SANDY LOAM 10YR 3/2	0"	A SANDY LOAM 10YR 3/2
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24"	C SAND 2.5Y 5/4	40"	C SAND 2.5Y 5/4
185"	NO REFUSAL NO MOTTLING NO WEEPING	168"	NO REFUSAL NO MOTTLING NO WEEPING
TEST PIT # 7			
0"	A SANDY LOAM 10YR 3/2	0"	201.00
12"	B SANDY LOAM 10YR 5/8	12"	200.00
33"	C SAND 2.5Y 5/4	33"	198.25
132"	NO REFUSAL NO MOTTLING NO WEEPING	132"	190.00

EXISTING CONDITIONS TAKEN FROM  
 1. ON THE GROUND SURVEY BY GLOSSA ENGINEERING INC. 11/18/20 TO PRESENT  
 2. AS BUILT PLAN "DARWIN LANE" BY JOHN R. ANDERSON AND ASSOCIATES, DATED JANUARY 18, 2005

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 DARWIN COMMON  
 EXISTING CONDITIONS  
 PLAN OF LAND  
 IN  
 WALPOLE, MA  
 SCALE: 1"=30' AUGUST 13, 2021



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 46 EAST ST  
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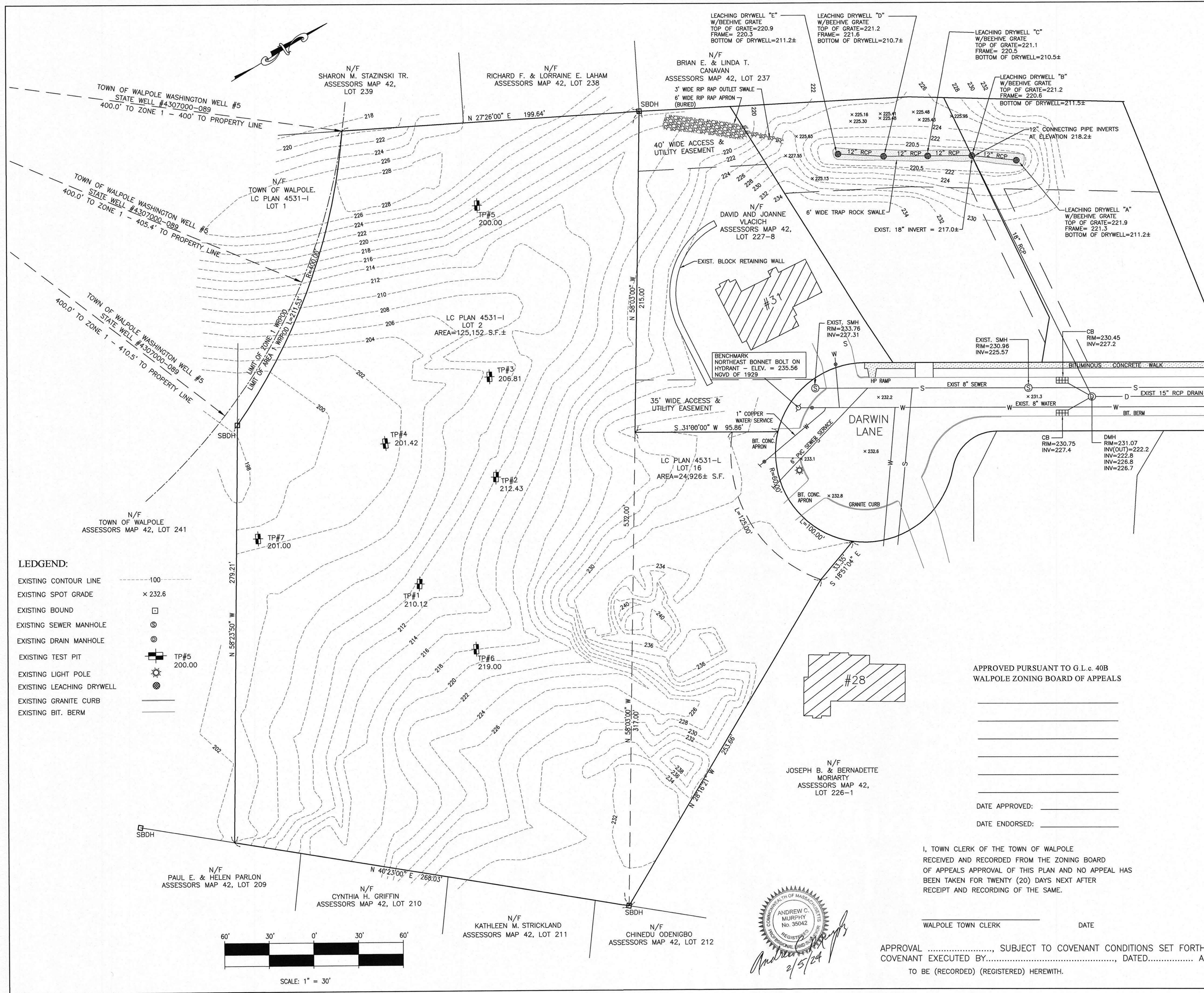
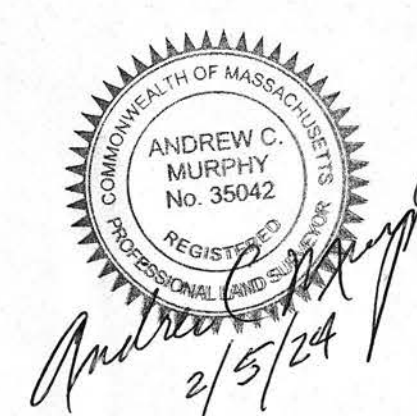
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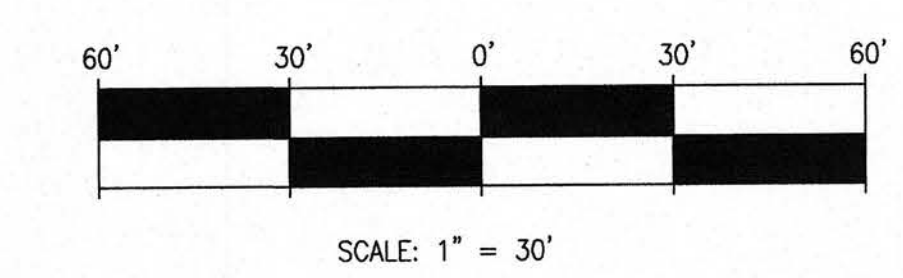
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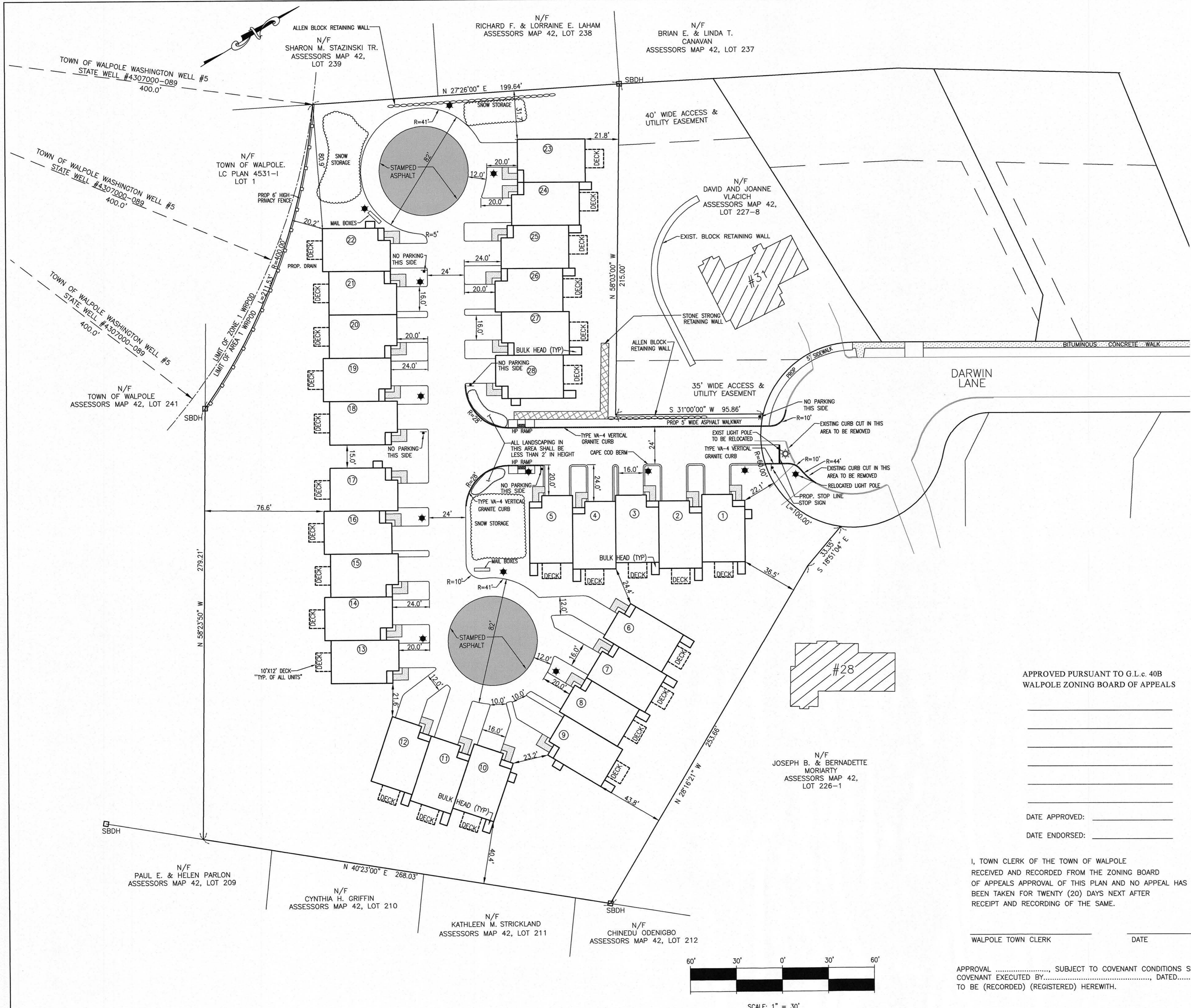
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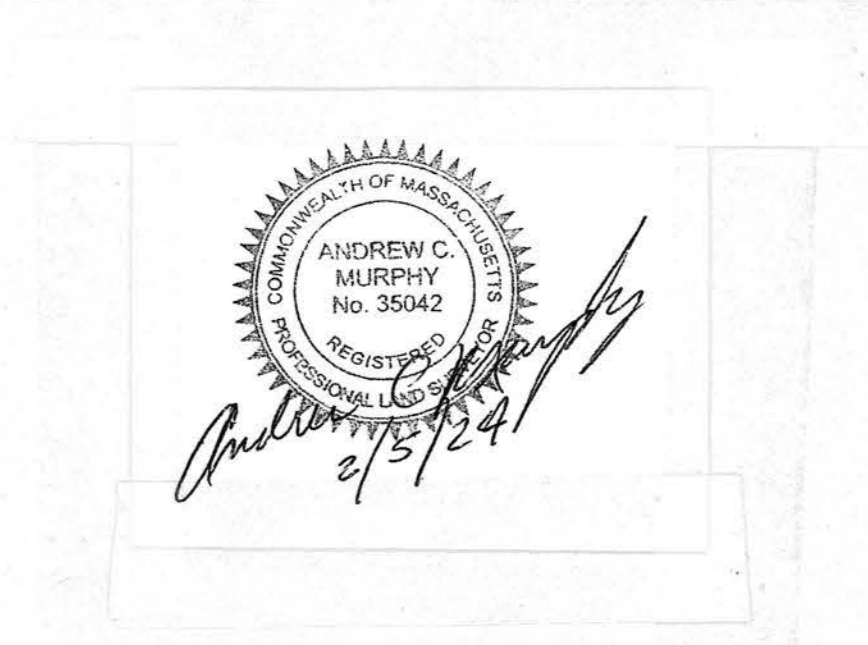
- LEDGEND:**
- EXISTING CONTOUR LINE --- 100 ---
  - EXISTING SPOT GRADE × 232.6
  - EXISTING BOUND □
  - EXISTING SEWER MANHOLE ⊙
  - EXISTING DRAIN MANHOLE ⊖
  - EXISTING TEST PIT TP#5 200.00
  - EXISTING LIGHT POLE ☼
  - EXISTING LEACHING DRYWELL ⊗
  - EXISTING GRANITE CURB ———
  - EXISTING BIT. BERM ———





- LEDGEND:**
- PROPOSED STREET LIGHT
  - EXISTING STREET LIGHT
  - PROPOSED STREET SIGN
  - GRANITE BOUND / DH
  - ALLEN BLOCK RETAINING WALL
  - STONE STRONG BLOCK RETAINING WALL
  - 6' HIGH PRIVACY FENCE
  - SNOW STORAGE AREAS
  - PROPOSED VERTICAL GRANITE CURB
  - PROPOSED CAPE COD BERM

**NOTES:**  
 1. TRAFFIC SIGNAGE AND PAVEMENT MARKINGS SHALL BE COMPLIANT WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)

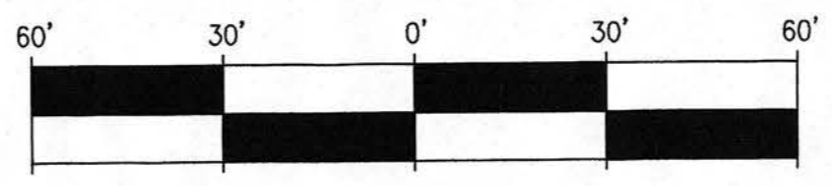


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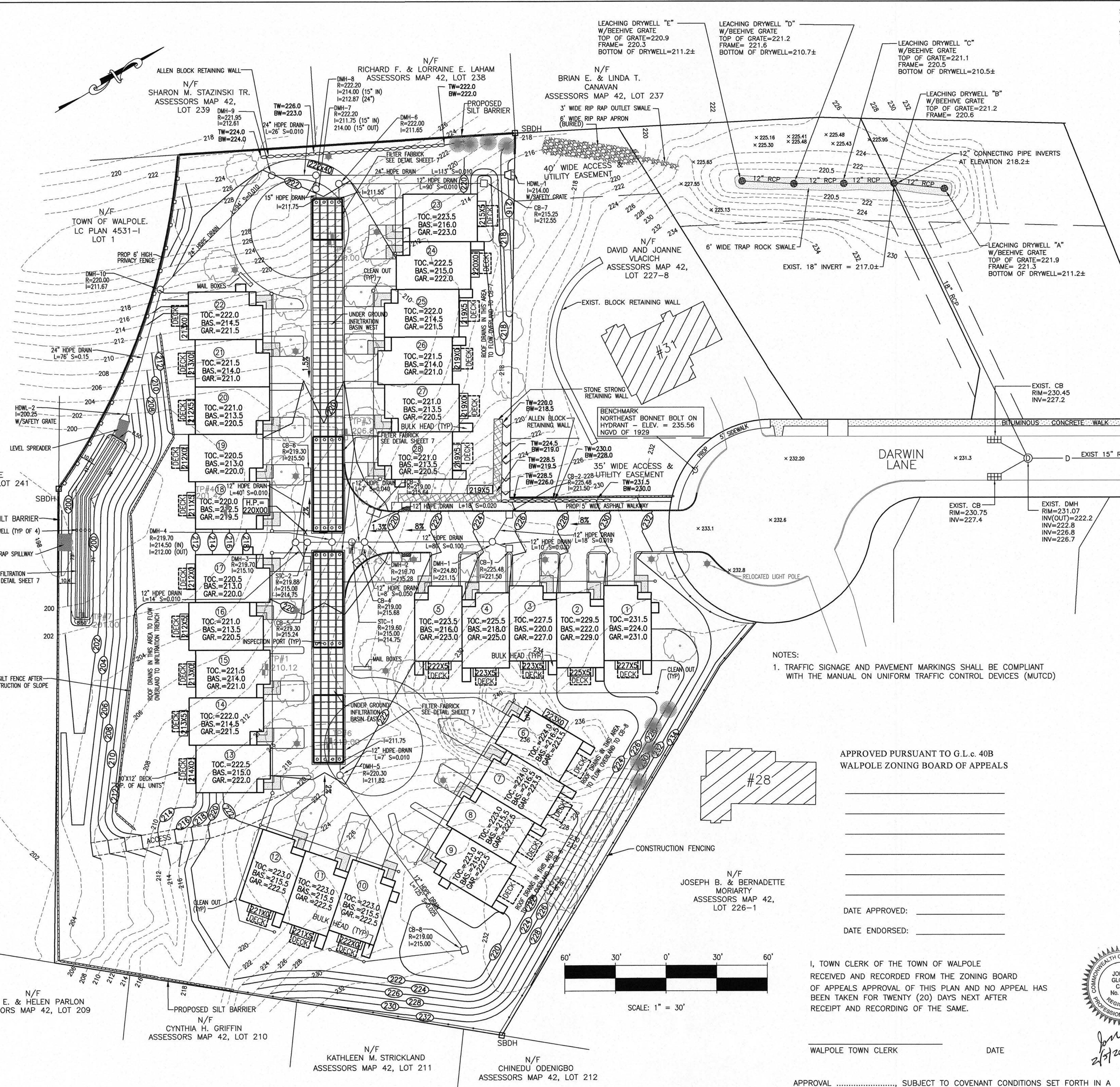
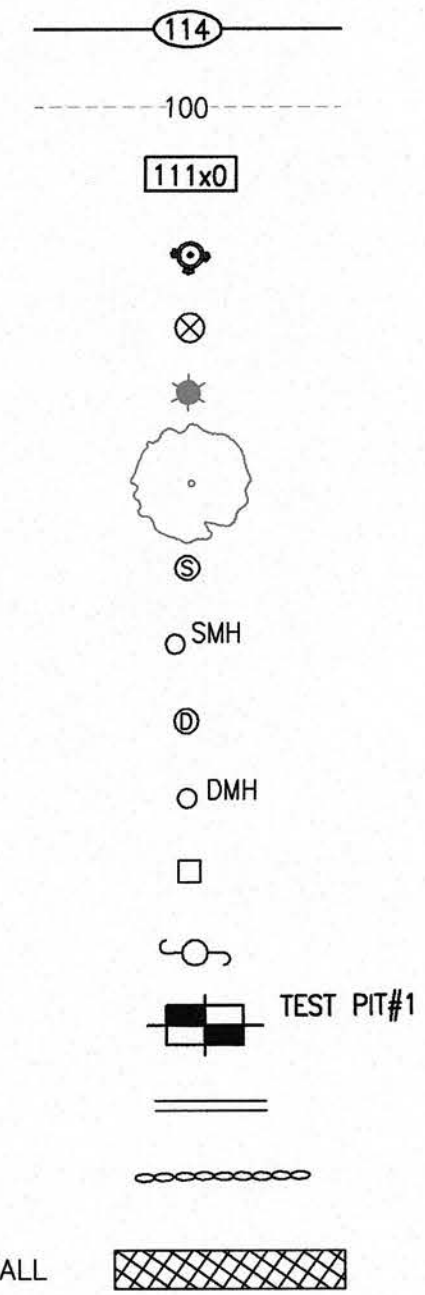
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 28 UNITS  
 SITE PLAN  
 PLAN OF LAND  
 IN  
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 SCALE: 1"=30' AUGUST 13, 2021

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 46 EAST ST  
 EAST WALPOLE, MA 02032  
 (508) 668-4401

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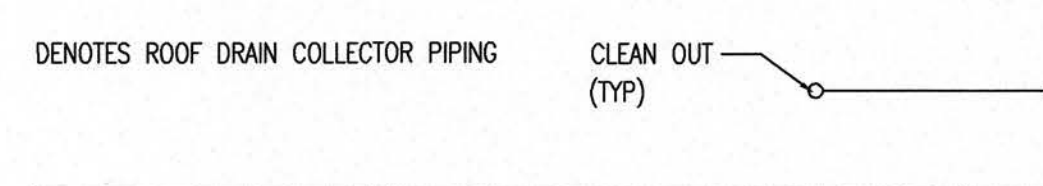
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- NOTES FOR ROOFTOP DRAINAGE
- ALL PIPES FROM DOWNSPOUTS TO COLLECTOR PIPES TO BE 4" PVC AT MINIMUM SLOPE OF 0.020 FT/FT
  - ALL COLLECTOR PIPES FROM MULTIPLE DOWNSPOUTS SHALL BE 6" PVC AT MINIMUM SLOPE OF 0.020 FT/FT
  - ALL DRAINAGE PIPING WITHIN 10' OF THE BUILDING SHALL BE INSTALLED AND INSPECTED PER MASS STATE PLUMBING CODE.



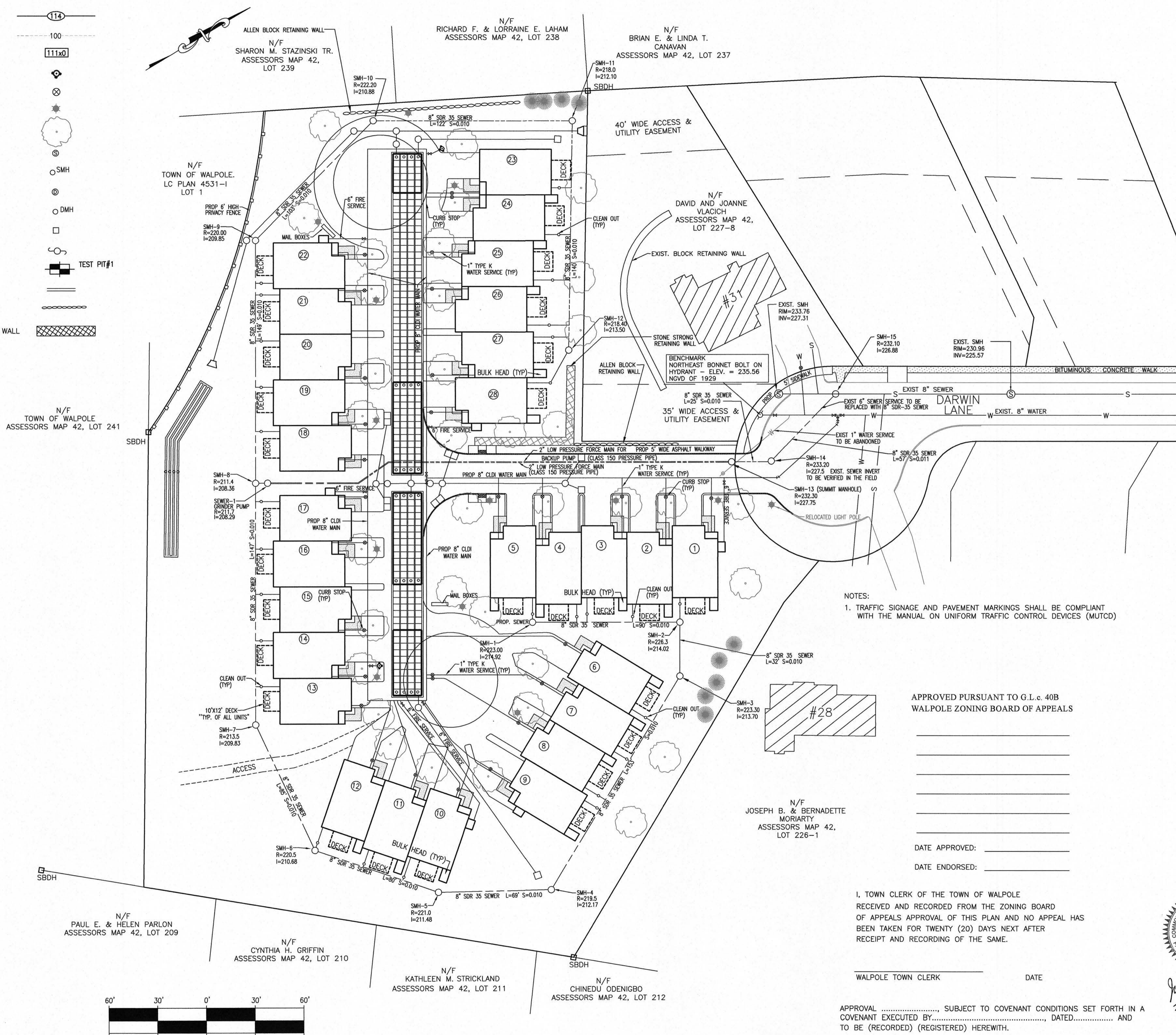
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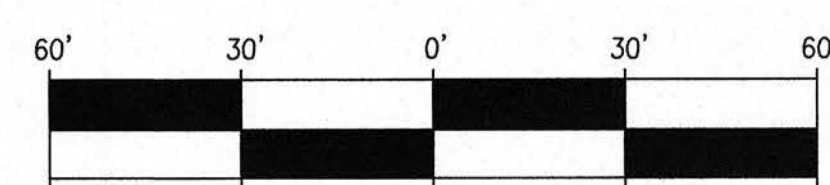
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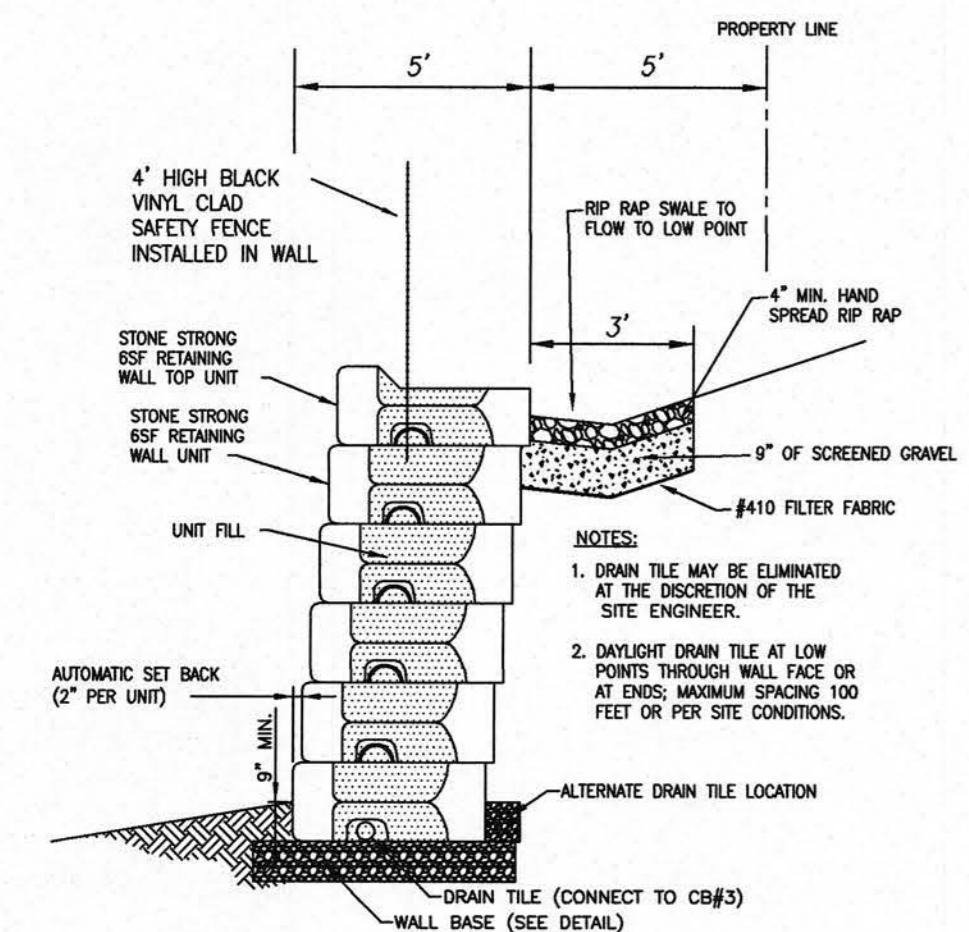
*John F. Glosa*  
 2/5/2024

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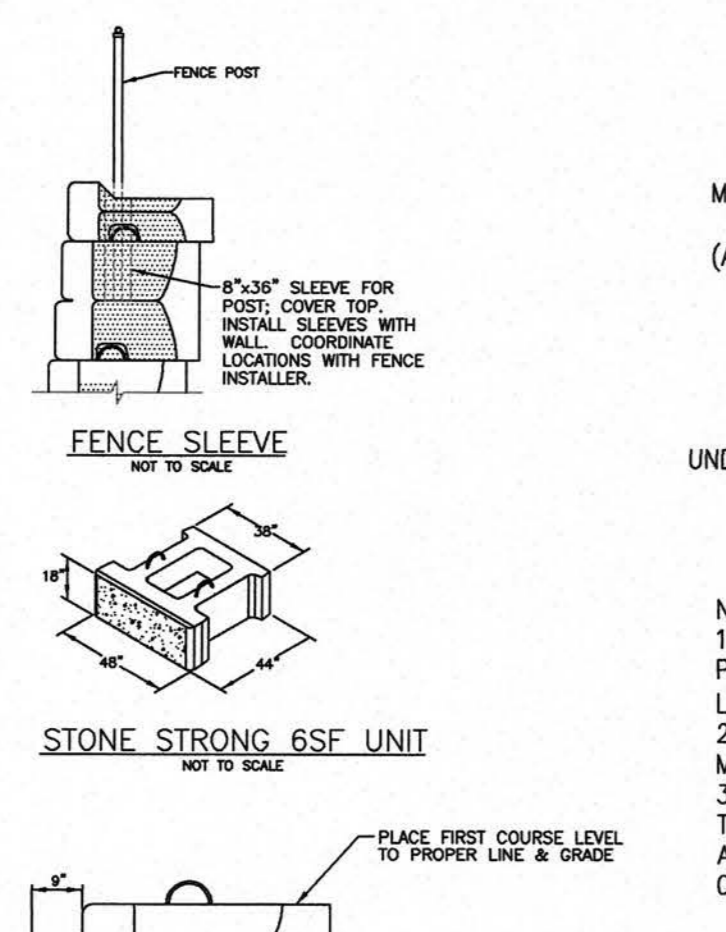
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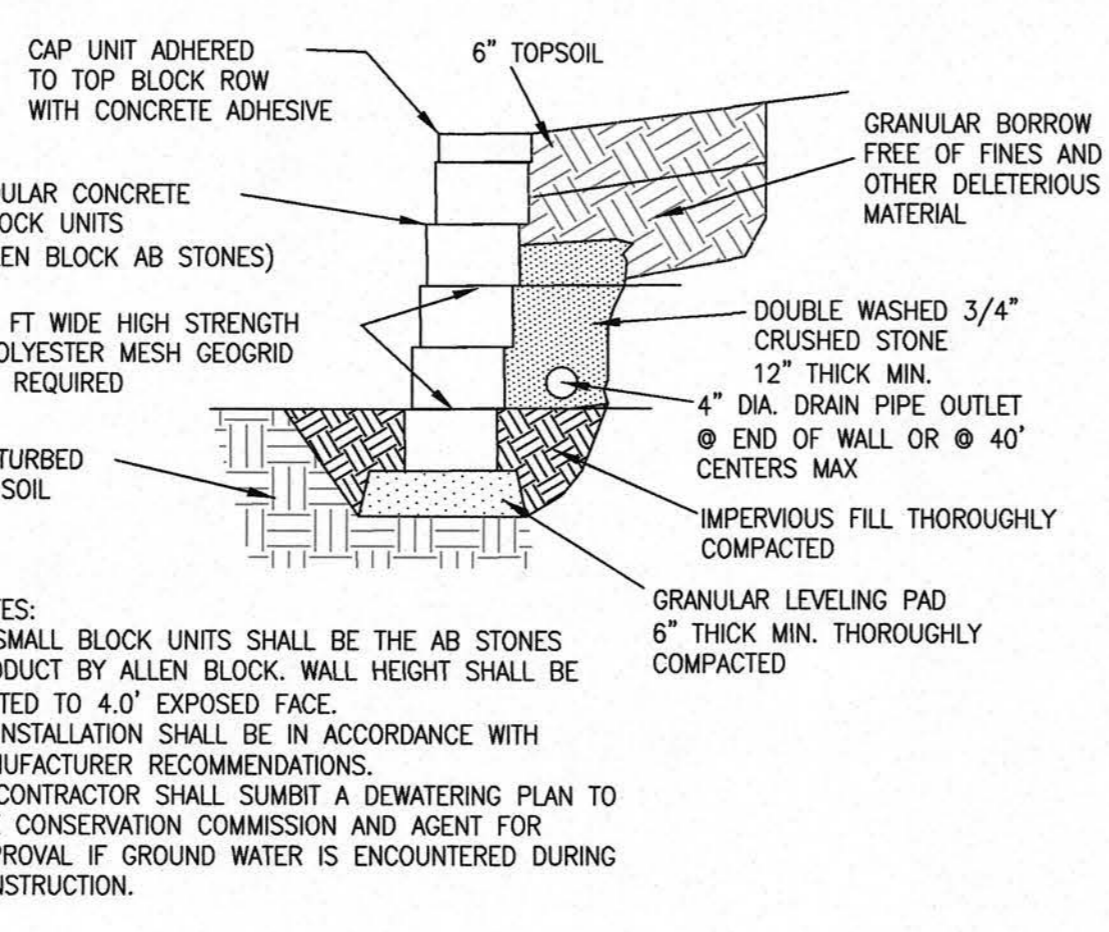
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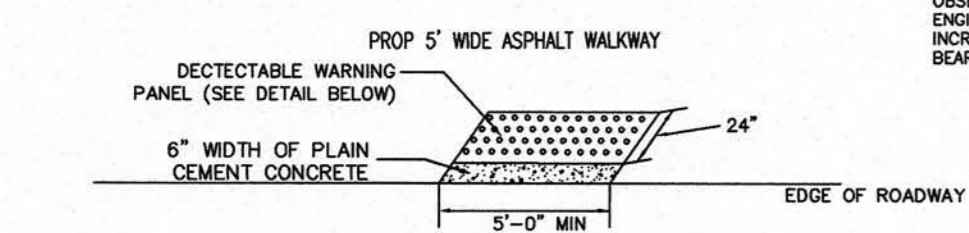
TYPICAL "STONE STRONG" RETAINING WALL FOR WALL HEIGHTS GREATER THAN 4' NOT TO SCALE



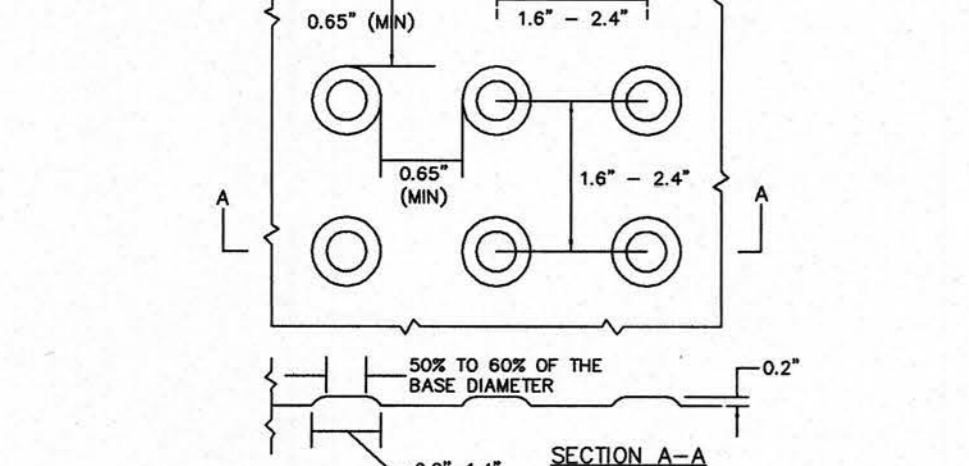
TYPICAL "ALLEN BLOCK" RETAINING WALL FOR WALL HEIGHTS 4' OR LESS NOT TO SCALE



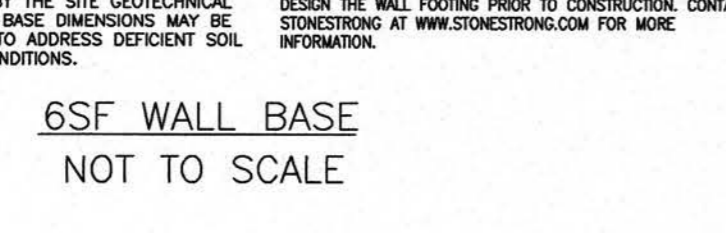
6SF WALL BASE NOT TO SCALE



DETECTABLE WARNINGS (NO SCALE)



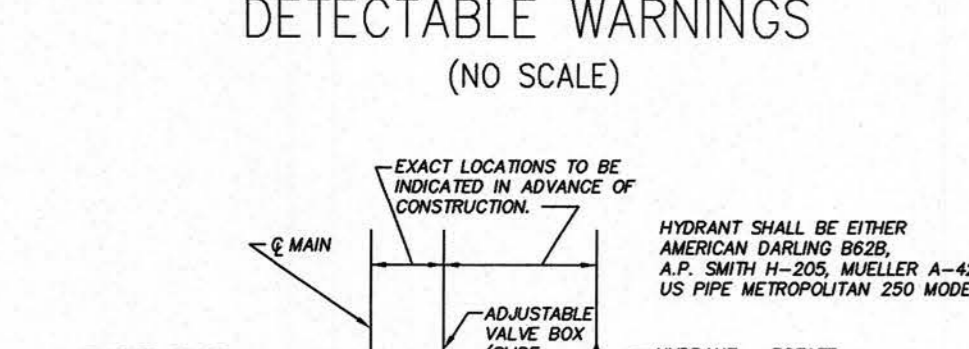
TYPICAL HYDRANT ASSEMBLY DETAIL NOT TO SCALE



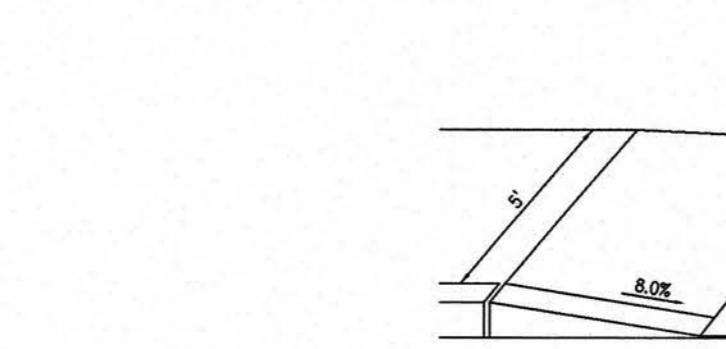
TYPICAL CROSS SECTION (NO SCALE)



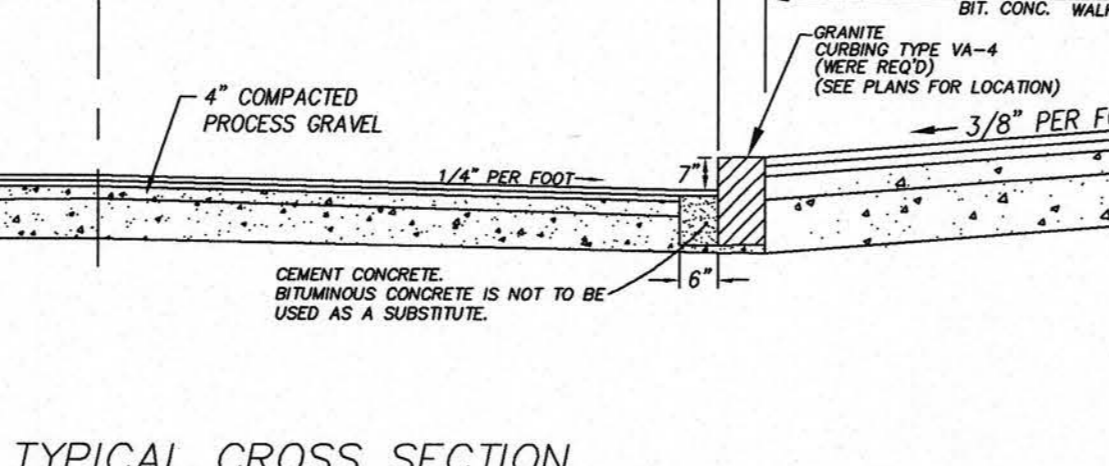
HANDICAP RAMP (NO SCALE)



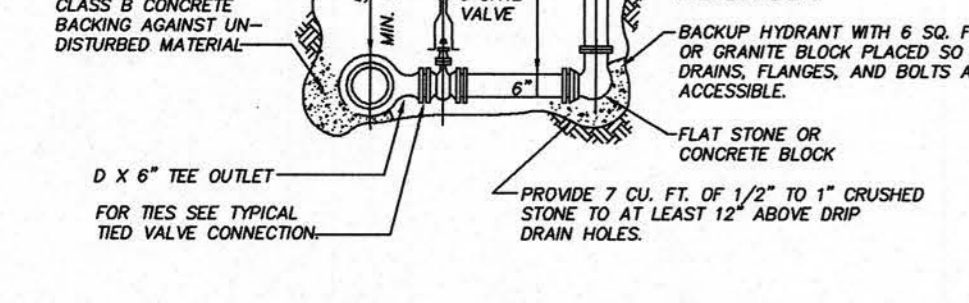
TYPICAL GATE VALVE NOT TO SCALE



WATER MAIN TRENCH DETAIL NOT TO SCALE



TYPICAL CROSS SECTION (NO SCALE)



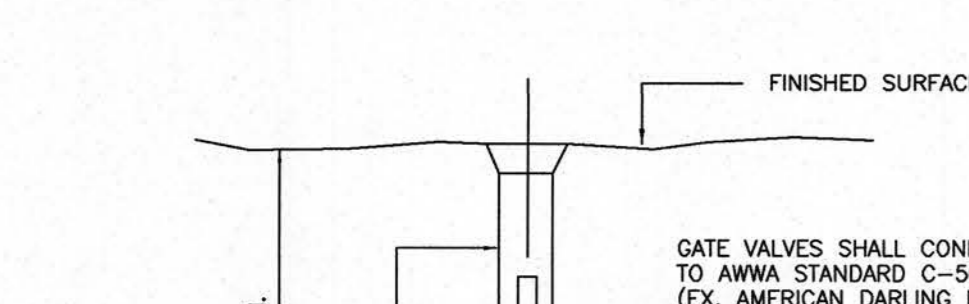
TYPICAL CAPE COD BERM DETAIL NOT TO SCALE



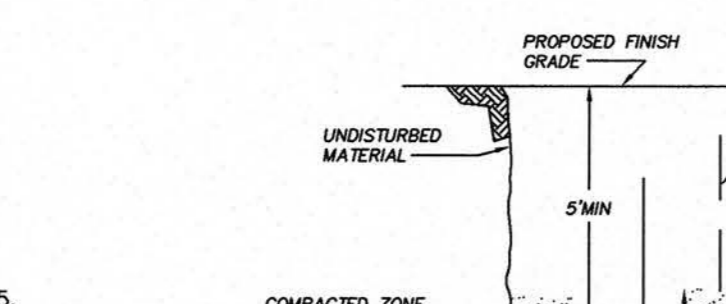
STOP LINE DETAIL NOT TO SCALE



TYPICAL SEWER TRENCH DETAIL NOT TO SCALE



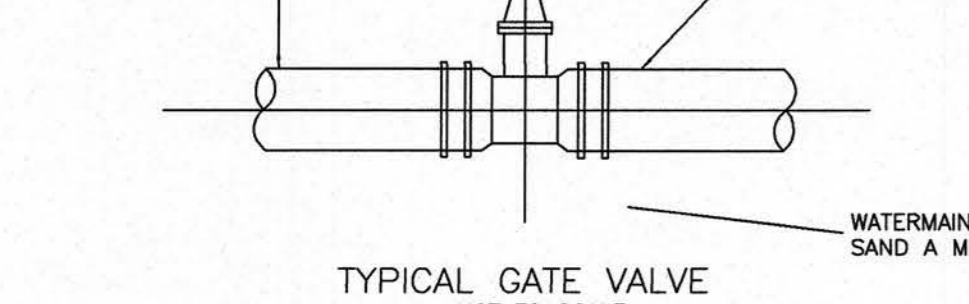
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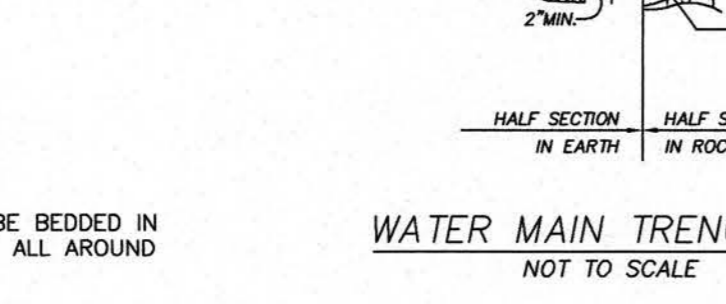
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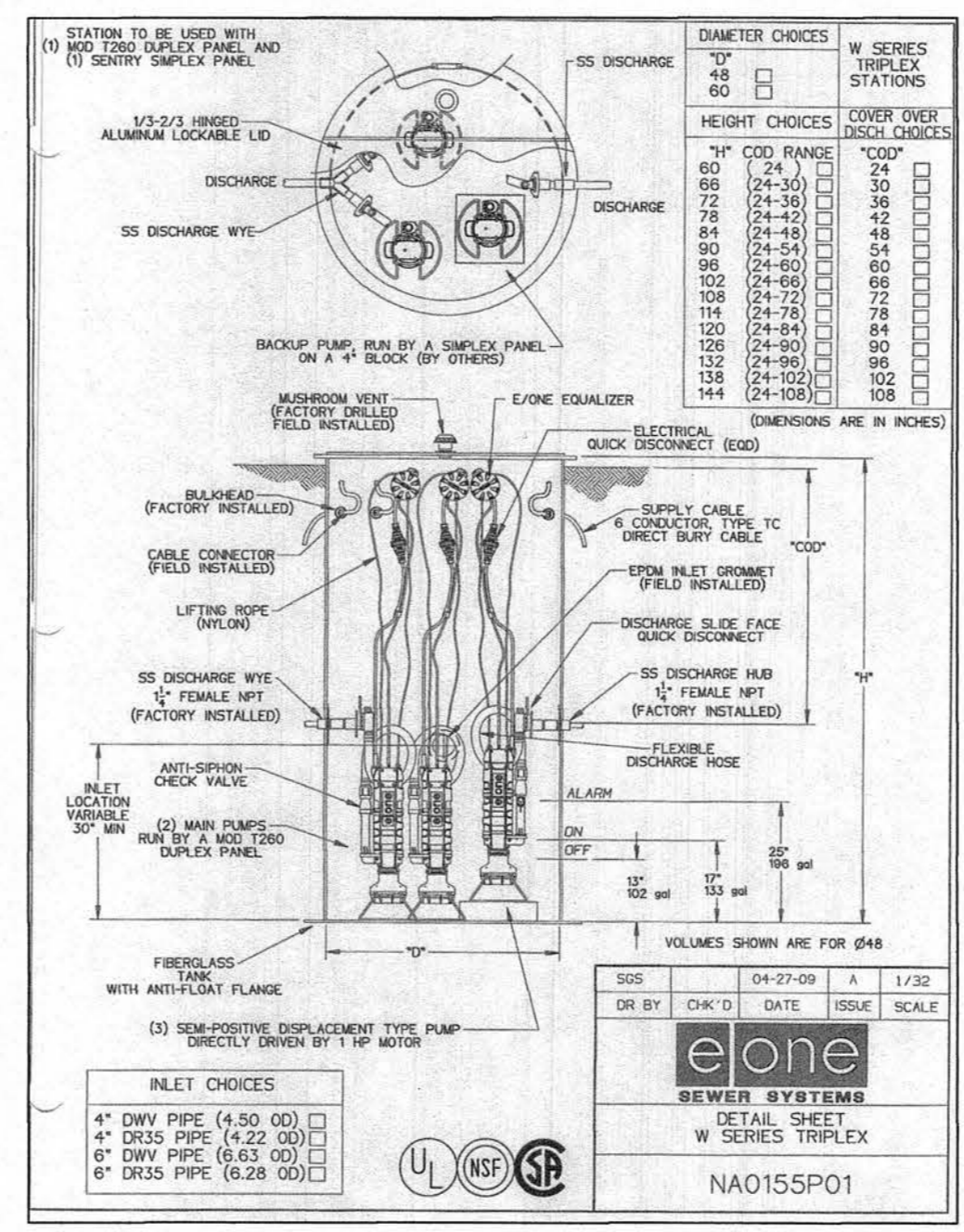
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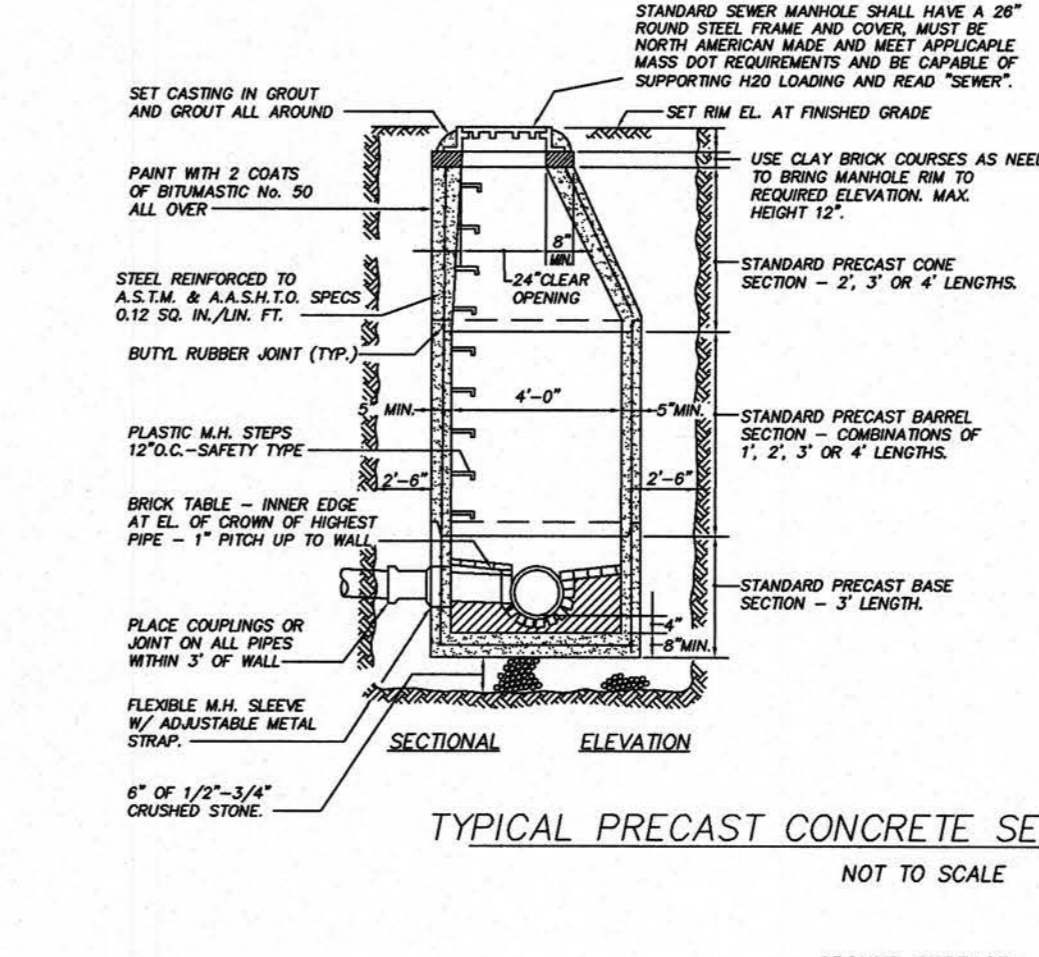
WATER MAIN TRENCH DETAIL NOT TO SCALE



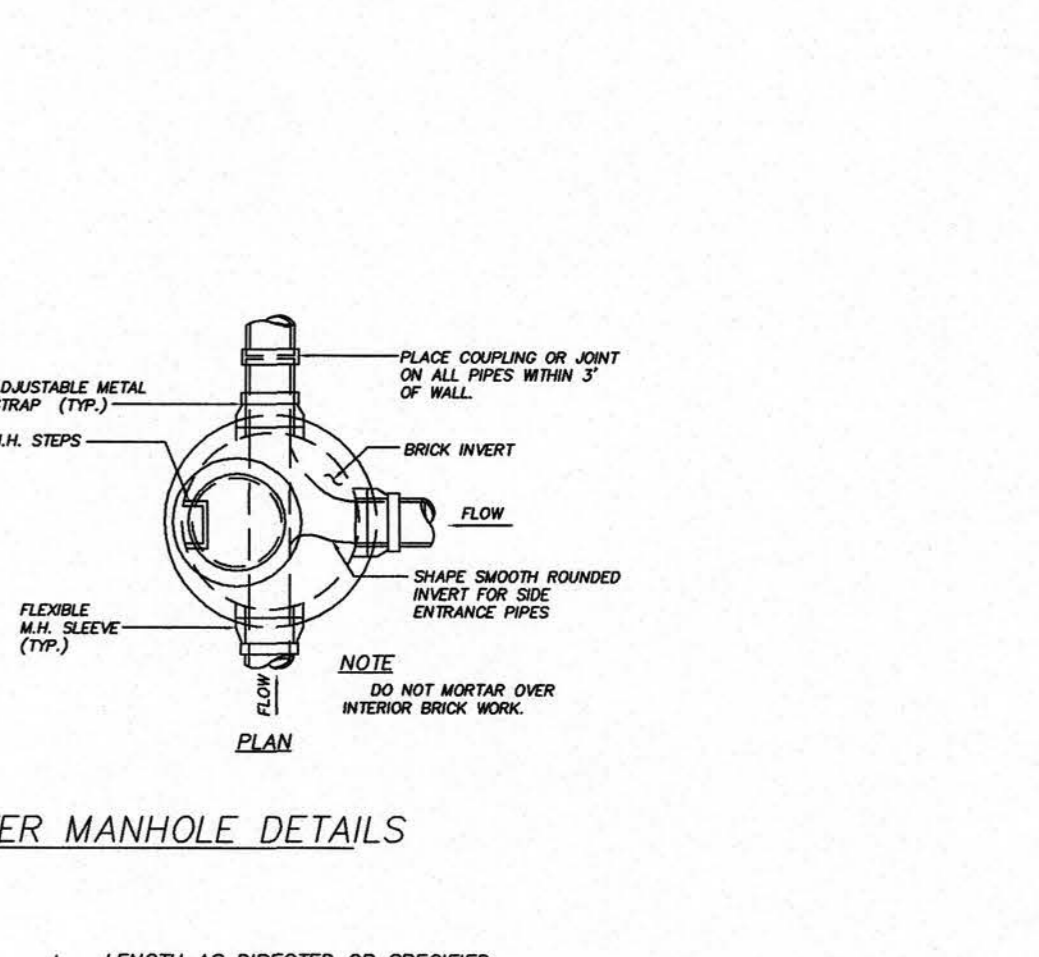
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TYPICAL PRECAST CONCRETE SEWER MANHOLE DETAILS NOT TO SCALE



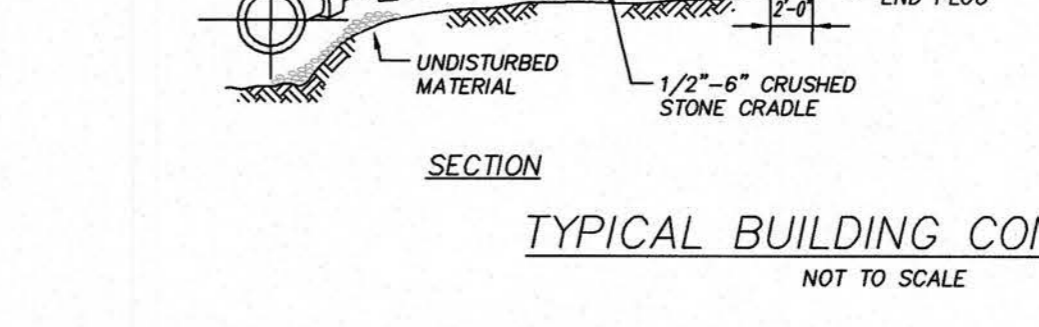
TYPICAL BUILDING CONNECTION NOT TO SCALE



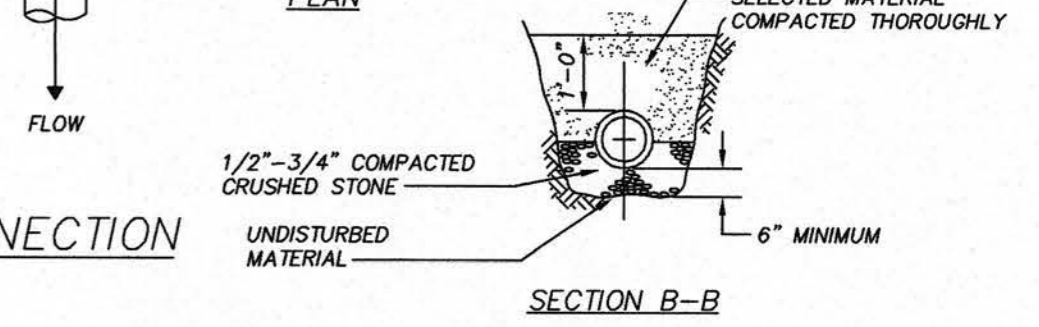
TYPICAL SEWER TRENCH DETAIL NOT TO SCALE



TYPICAL CROSS SECTION (NO SCALE)



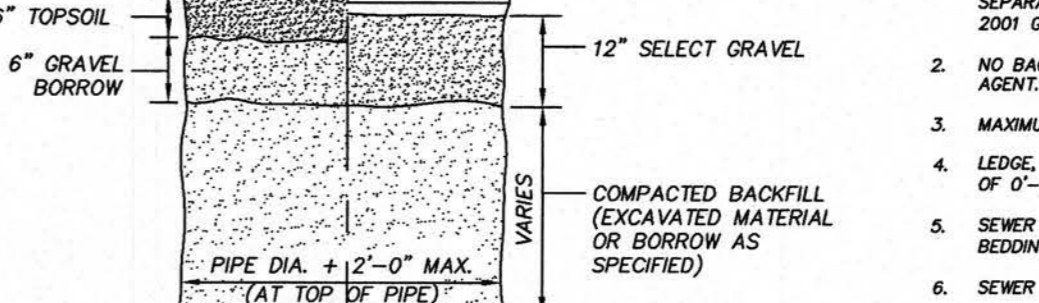
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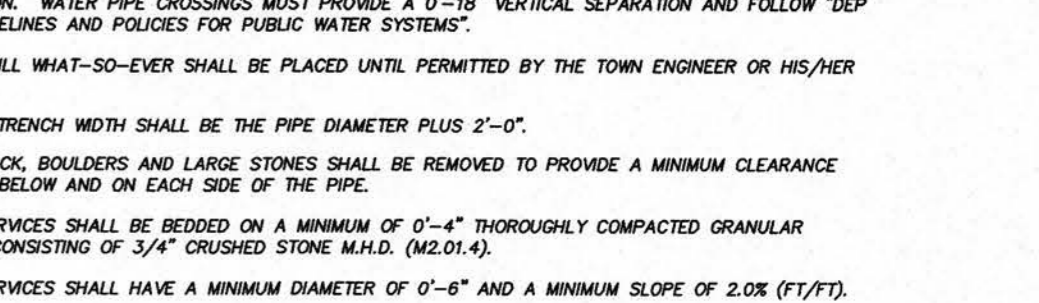
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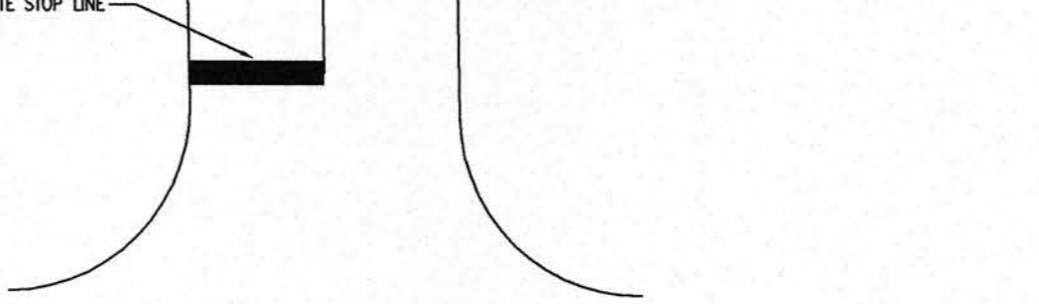
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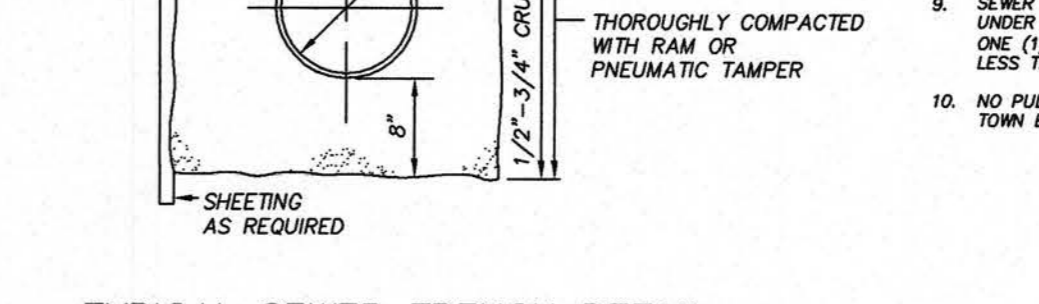
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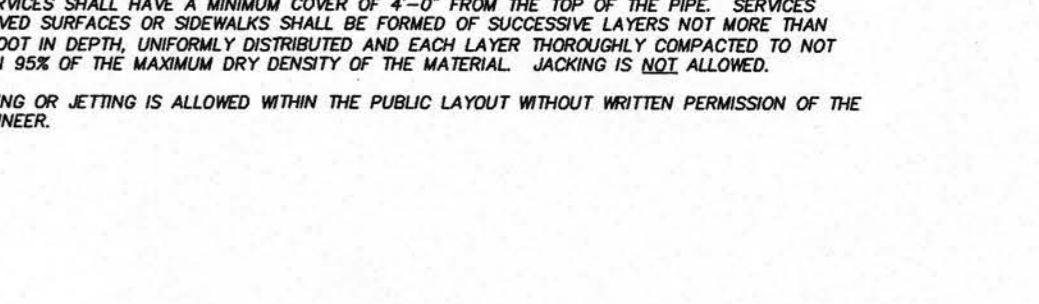
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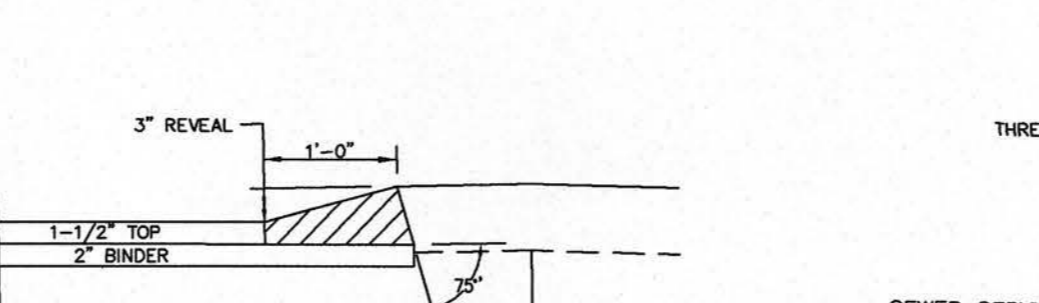
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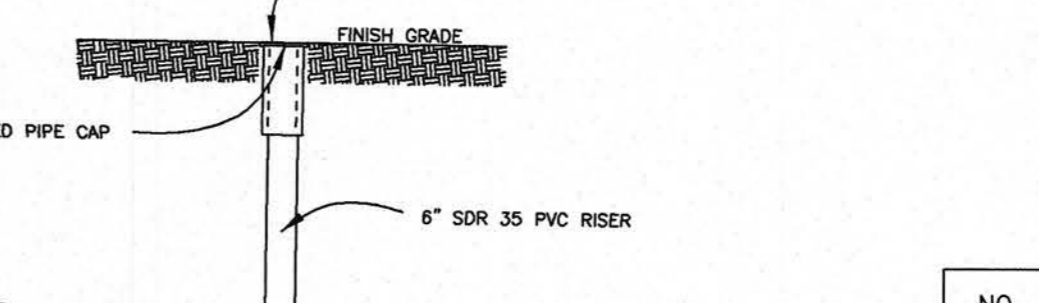
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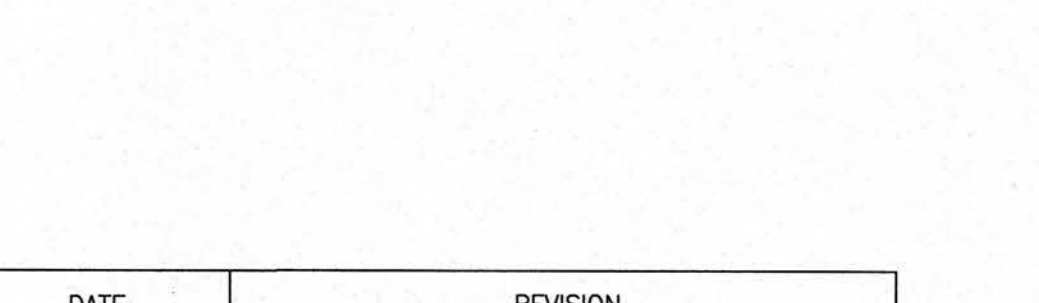
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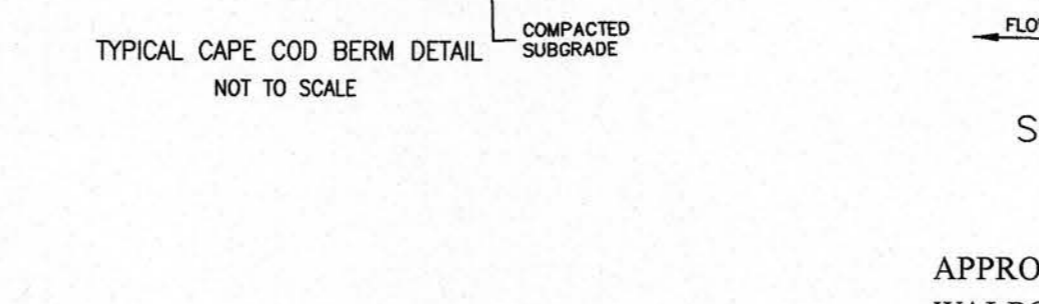
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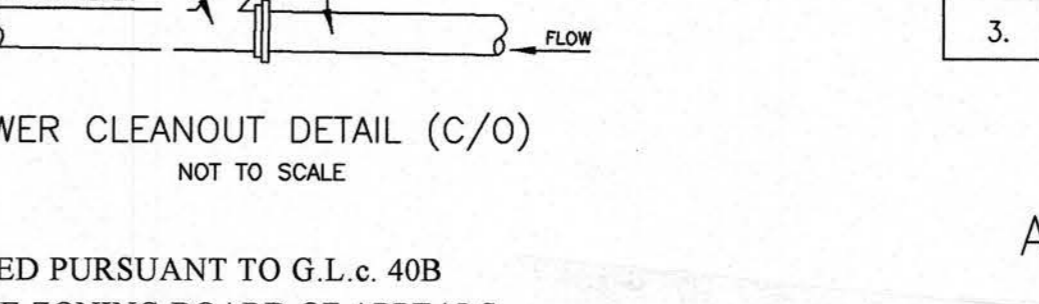
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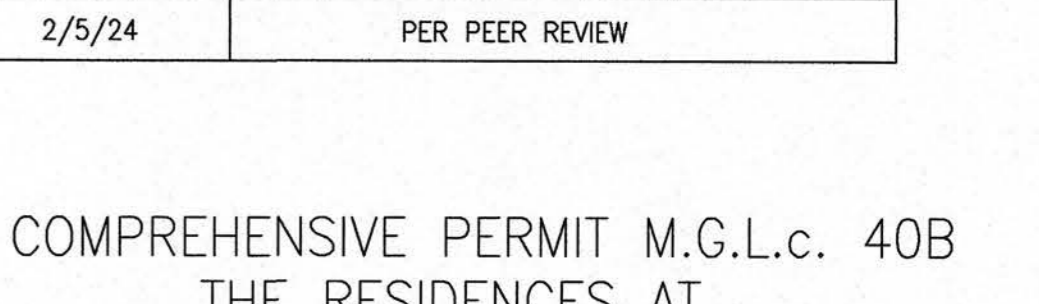
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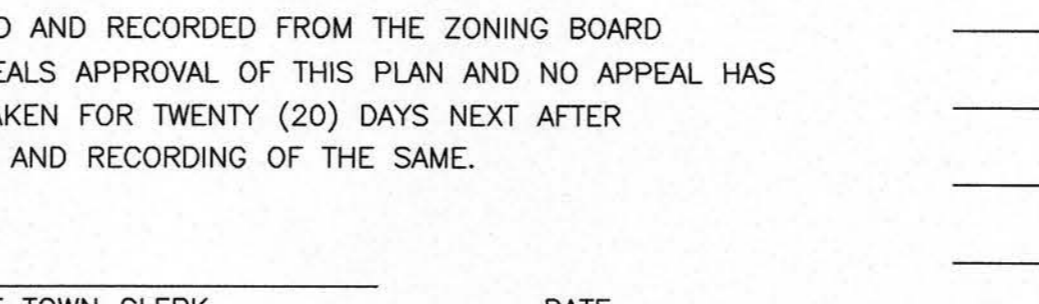
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TYPICAL CROSS SECTION (NO SCALE)



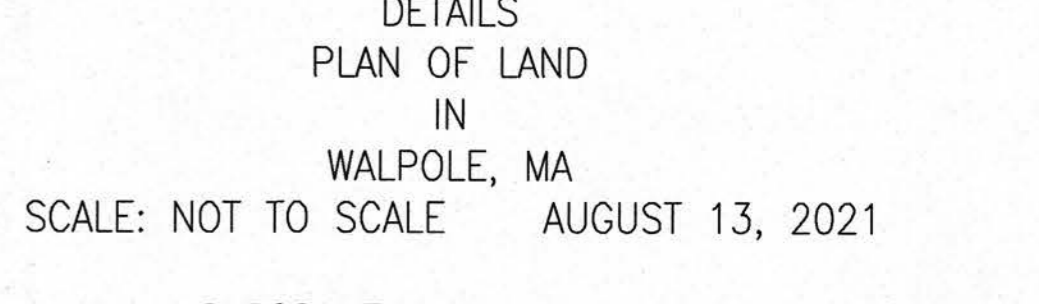
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TYPICAL CROSS SECTION (NO SCALE)



TYPICAL CROSS SECTION (NO SCALE)

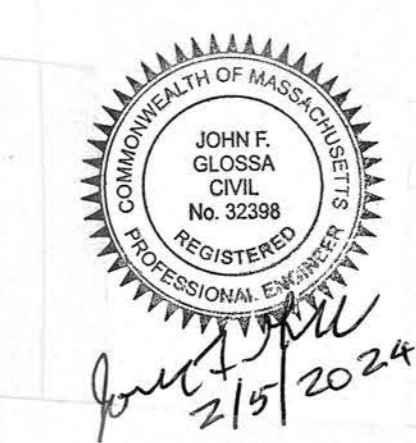
I, TOWN CLERK OF THE TOWN OF WALPOLE RECEIVED AND RECORDED FROM THE ZONING BOARD OF APPEALS APPROVAL OF THIS PLAN AND NO APPEAL HAS BEEN TAKEN FOR TWENTY (20) DAYS NEXT AFTER RECEIPT AND RECORDING OF THE SAME.

WALPOLE TOWN CLERK \_\_\_\_\_ DATE \_\_\_\_\_

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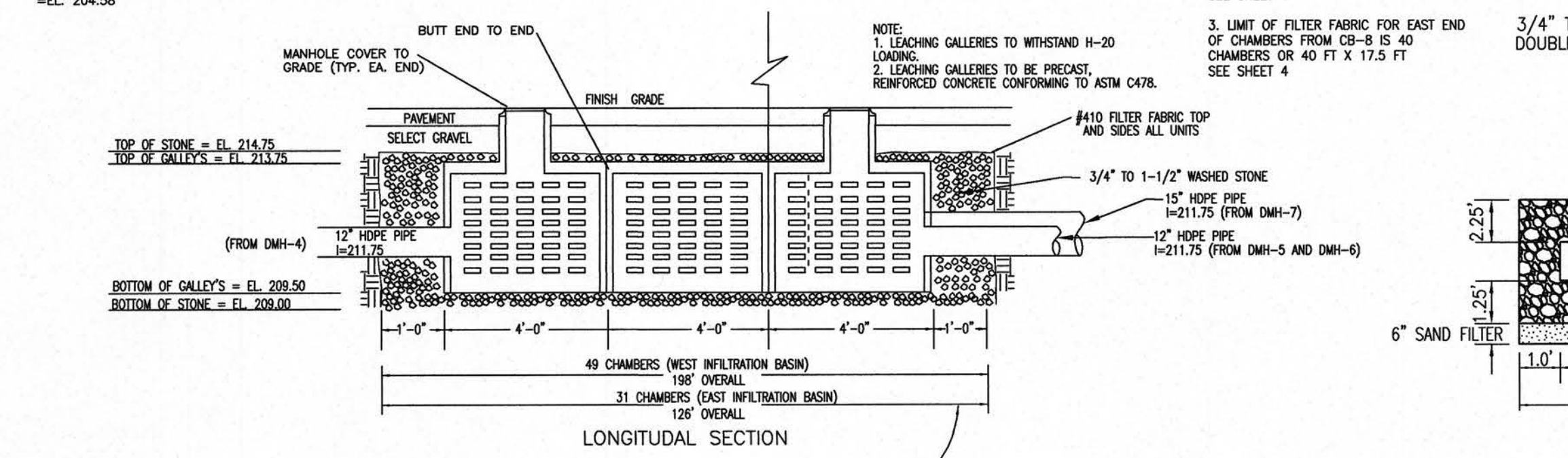
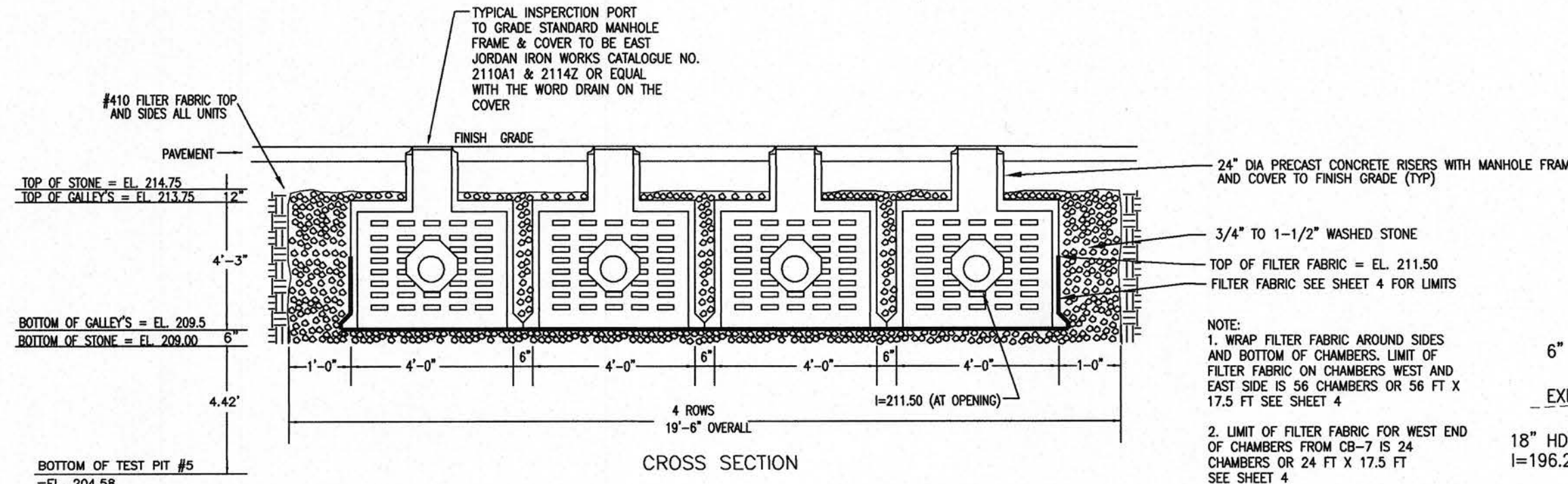
DATE APPROVED: \_\_\_\_\_ DATE ENDORSED: \_\_\_\_\_

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



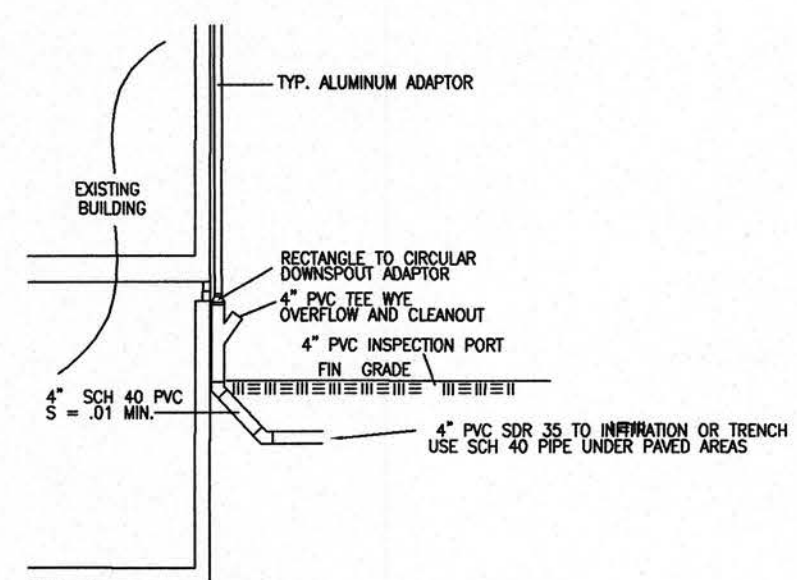
A COMPREHENSIVE PERMIT M.G.L.c. 40B THE RESIDENCES AT DARWIN COMMON 28 UNITS DETAILS PLAN OF LAND IN WALPOLE, MA SCALE: NOT TO SCALE AUGUST 13, 2021

GLOSSA ENGINEERING, INC. 46 EAST ST EAST WALPOLE, MA 02032 (508) 668-4401

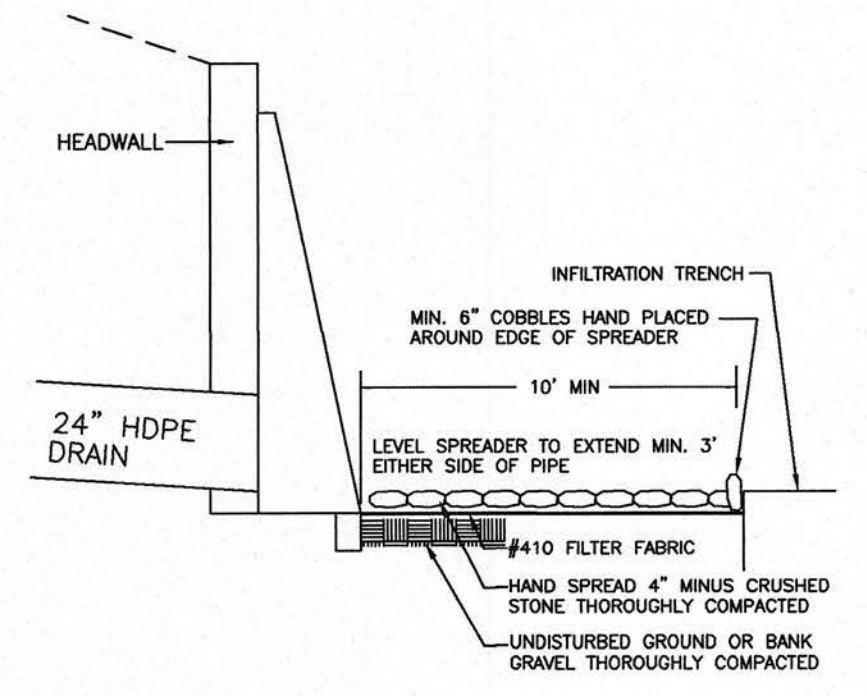


NOTE: REMOVE ALL UNSUITABLE MATERIAL FROM BENEATH THE INFILTRATION BASIN TO THE TOP OF THE SAND AND GRAVEL LAYER AS DETERMINED BY A DEP APPROVED SOIL EVALUATOR. REPLACE WITH COMPACTED GRAVEL BORROW

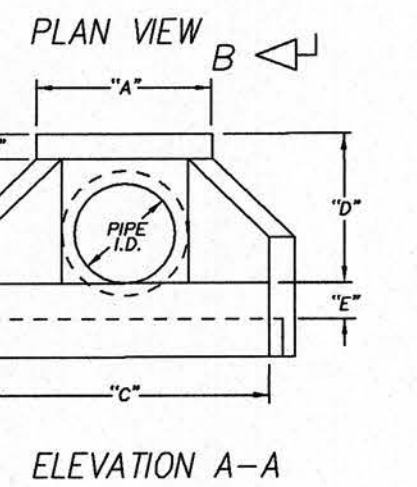
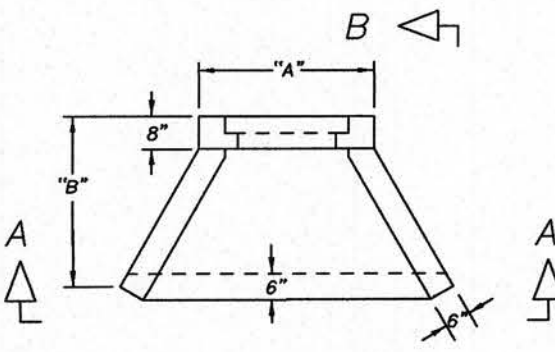
**UNDERGROUND INFILTRATION BASINS**



TYPICAL DOWNSPOUT DETAIL WHERE ROOF DRAINS WHERE ROOF DRAINS CONNECT DIRECTLY TO INFILTRATION BASIN OR TRENCH NOT TO SCALE



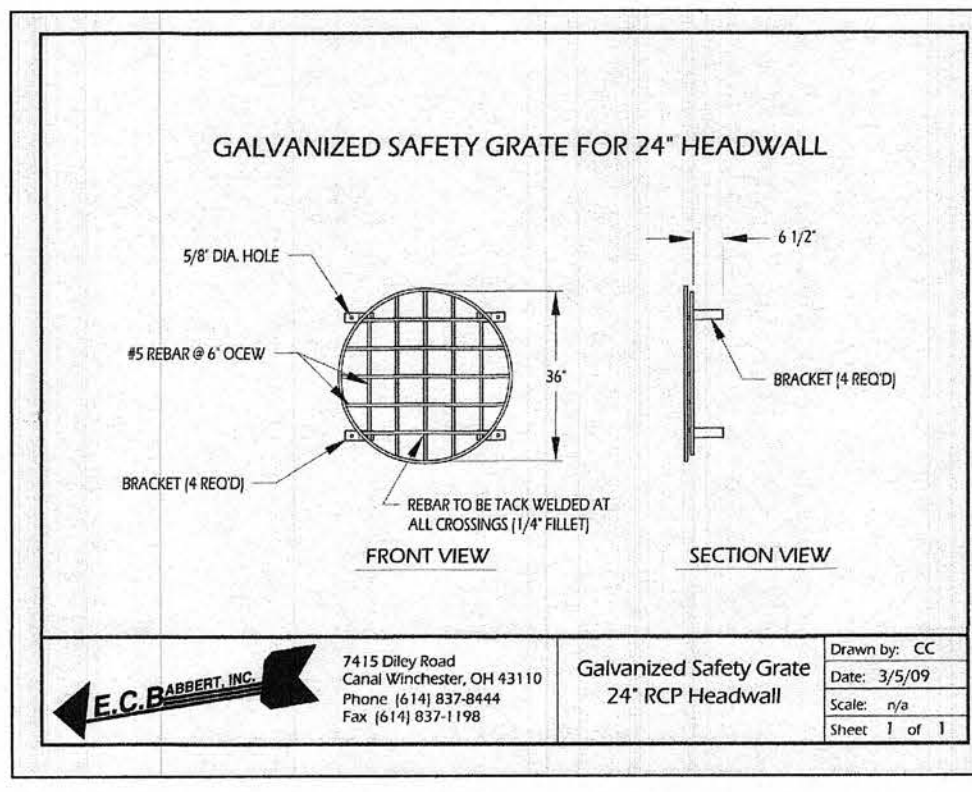
TYPICAL LEVEL SPREADER NOT TO SCALE



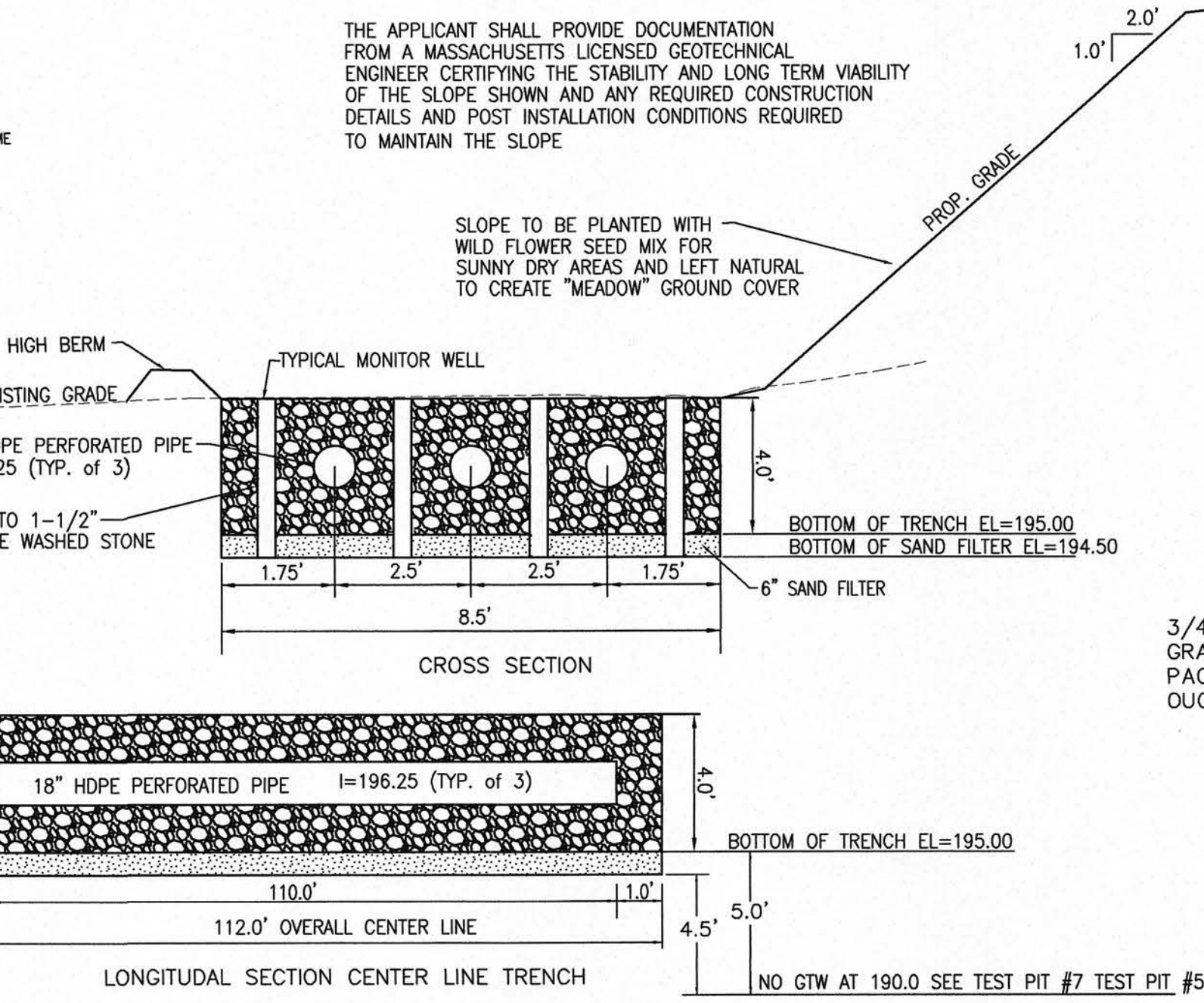
OLDCASTLE PRECAST HEADWALL NOT TO SCALE

HEADWALL DIMENSIONS

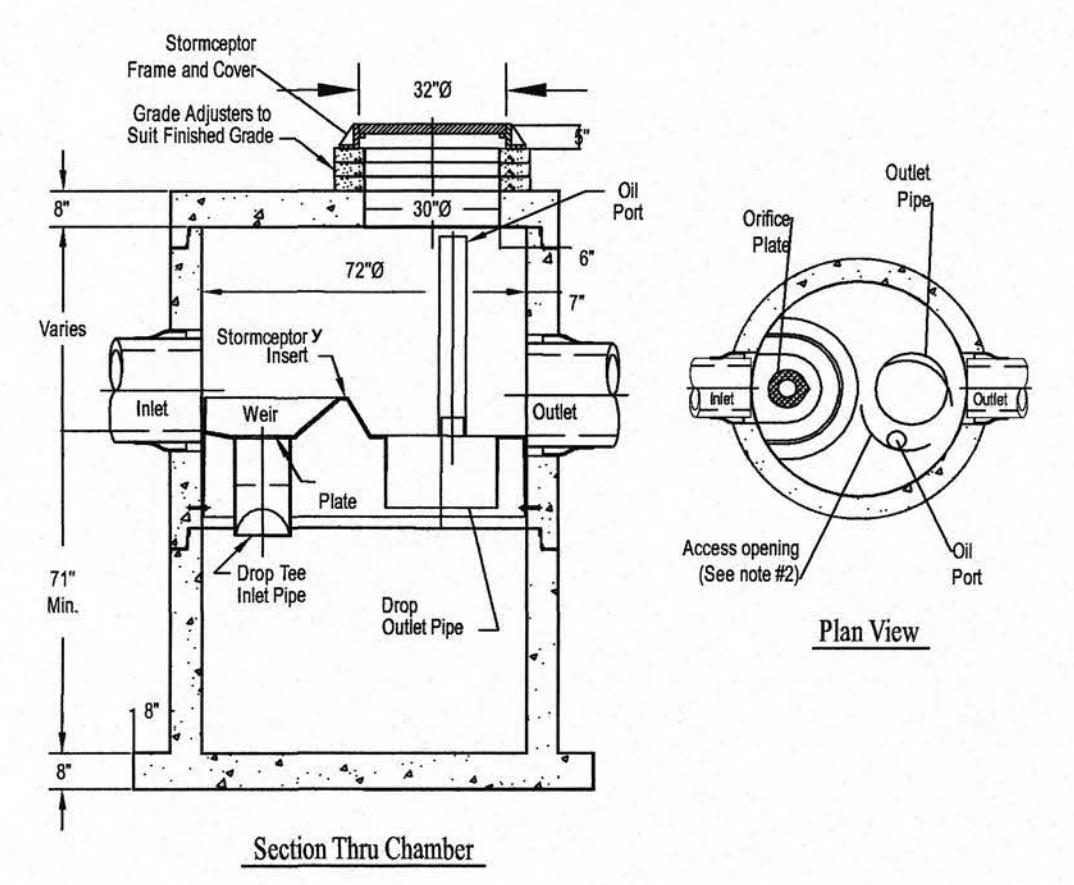
PIPE I.D.	24"	30"	36"	42"	48"	54"	60"	72"	78"	84"	90"	96"	102"	108"	114"	120"	WEIGHT	ITEM #
15'	30'	36'	42'	48'	54'	60'	66'	72'	78'	84'	90'	96'	102'	108'	114'	120'	2170 LBS.	1221000
24'	30'	36'	42'	48'	54'	60'	66'	72'	78'	84'	90'	96'	102'	108'	114'	120'	4000 LBS.	1221040
30'	36'	42'	48'	54'	60'	66'	72'	78'	84'	90'	96'	102'	108'	114'	120'	4865 LBS.	1221060	



Galvanized Safety Grate 24" RCP Headwall

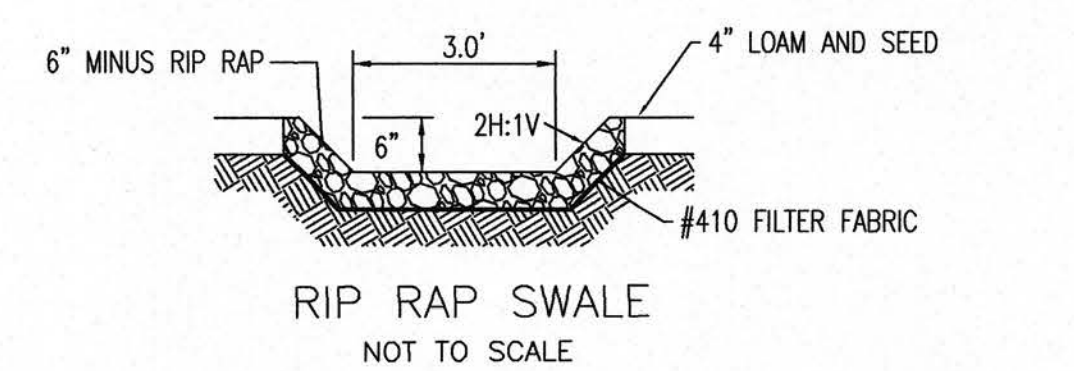


TYPICAL DRAIN TRENCH DETAILS NOT TO SCALE



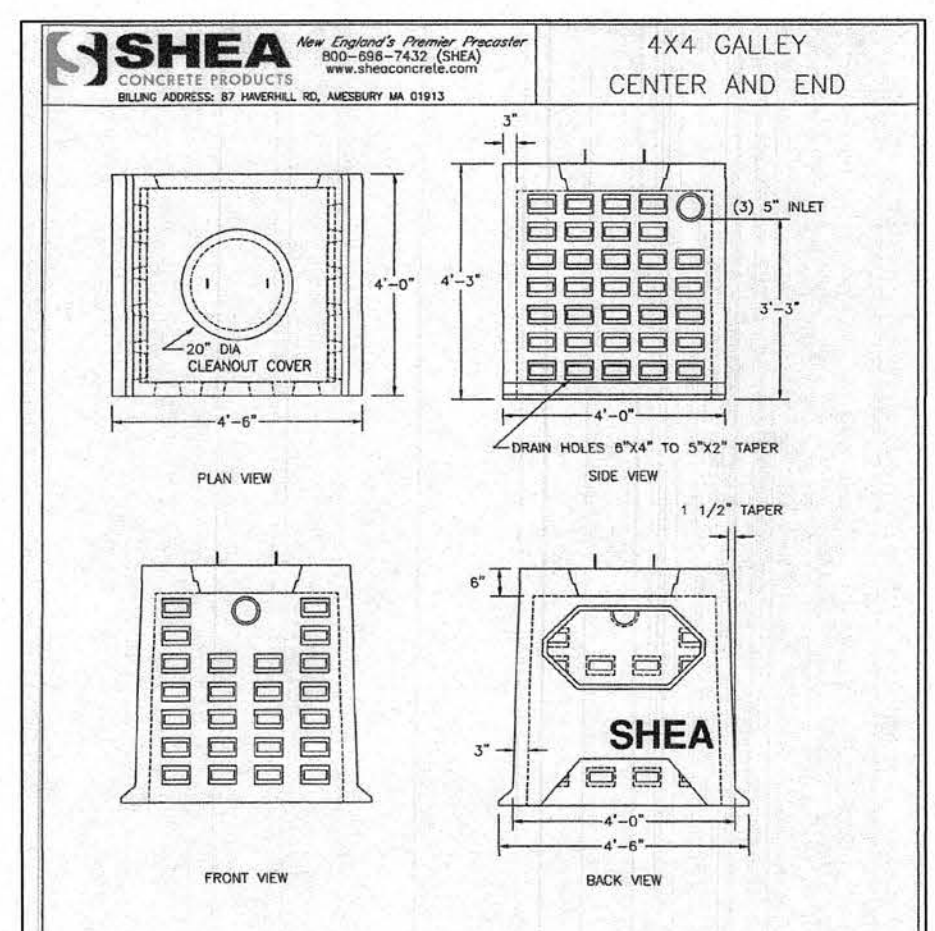
Section Thru Chamber STC 1200 Precast Concrete Stormceptor (1200 U.S. Gallon Capacity)

- Notes:
- The Use Of Flexible Connection is Recommended at The Inlet and Outlet Where Applicable.
  - The Cover Should be Positioned Over The Outlet Drop Pipe and The Oil Port.
  - The Stormceptor System is protected by one or more of the following U.S. Patents: #5753115, #5849181, #6068765, #6371690, #7582216, #7666303.
  - Contact a Concrete Pipe Division representative for further details not listed on this drawing.



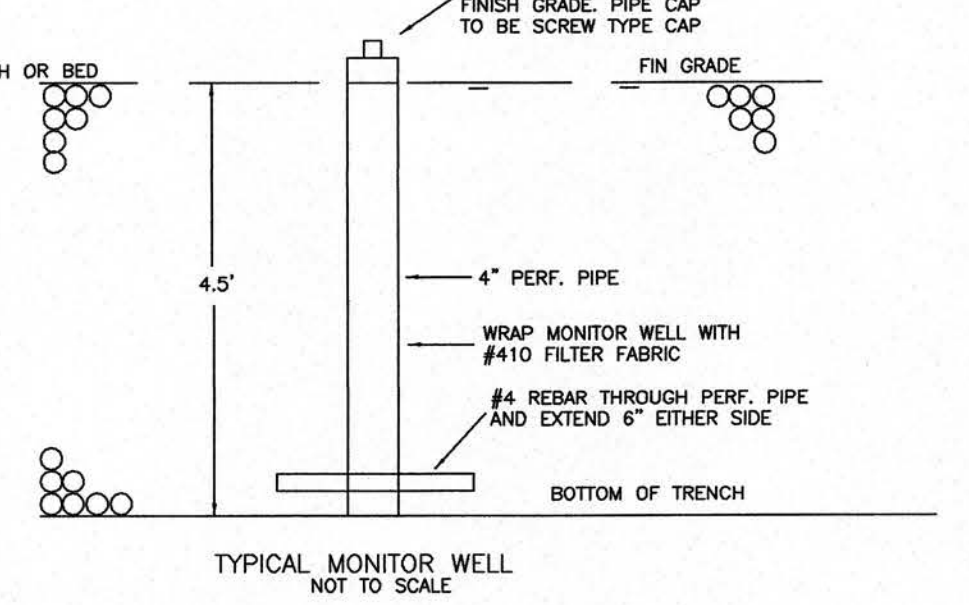
RIP RAP SWALE NOT TO SCALE

GALLEYS TO BE SHEA CONCRETE PRODUCTS 4'X4' GALLEY OR APPROVED EQUAL

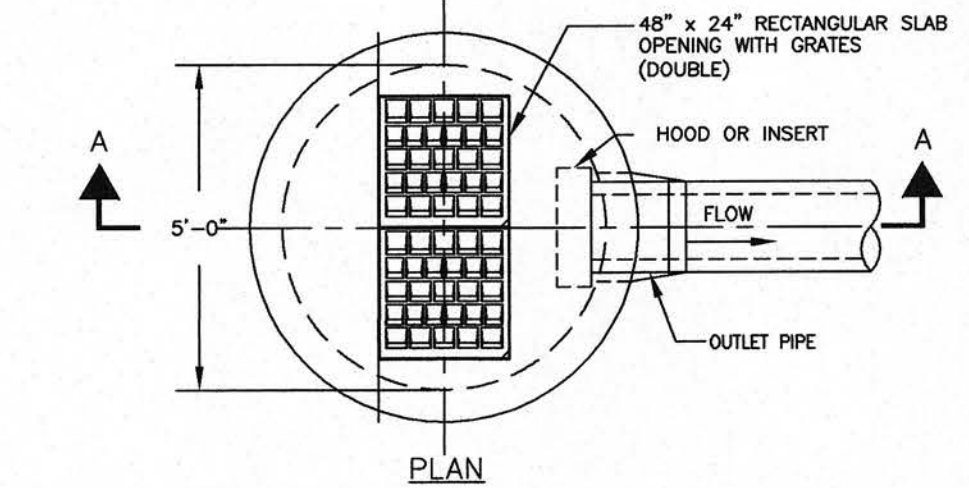


NOTES:

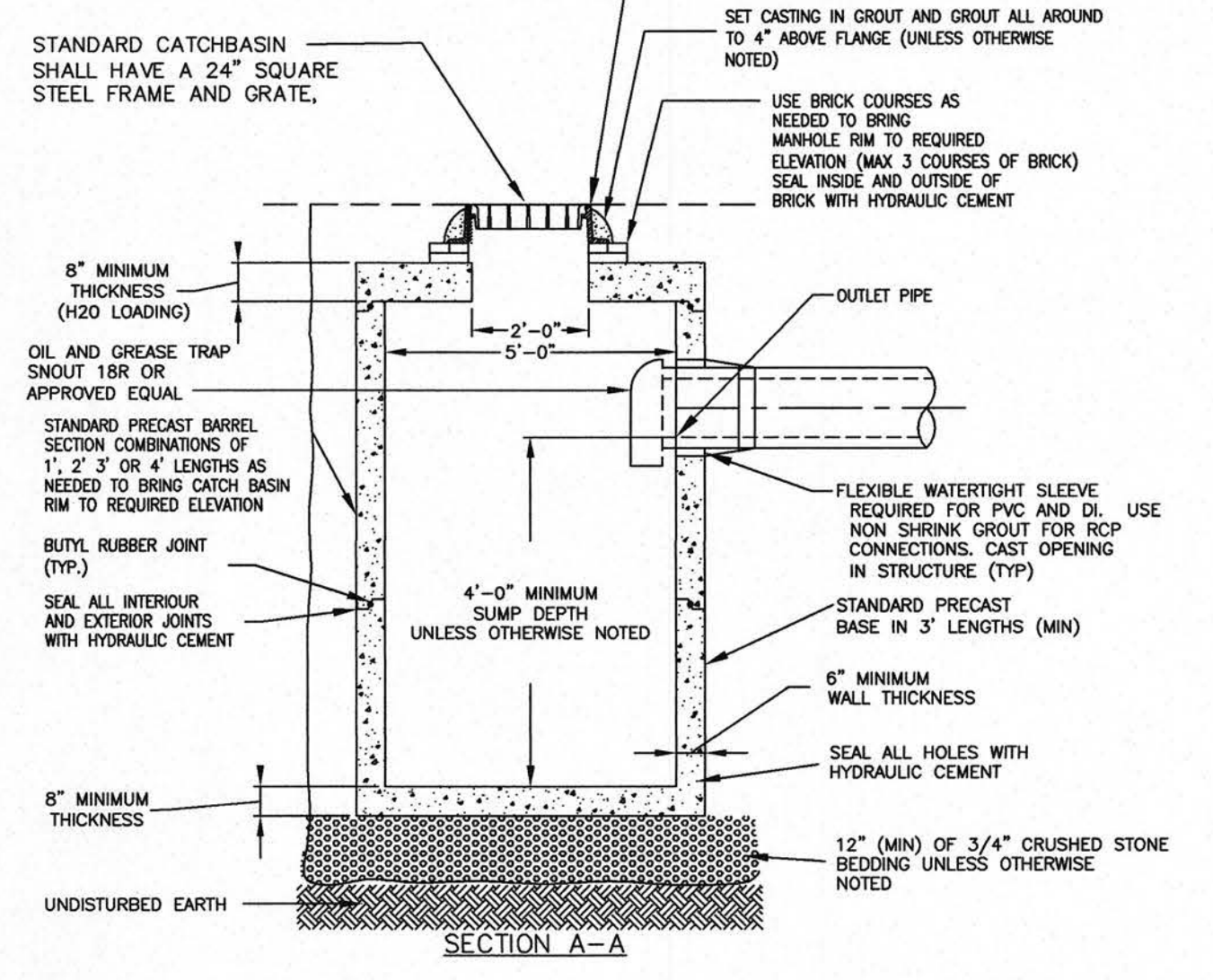
- CONCRETE: 4000 PSI MINIMUM AFTER 28 DAYS.
- DESIGNED FOR APPROX 16-20 LBS. LOADS, 1 TO 3 FEET COVER.
- GALLEY AVAILABLE IN RISE AND CENTER SECTIONS. CENTER SECTIONS HAVE LARGE OPENING IN BOTH THE BACK AND FRONT SIDES.



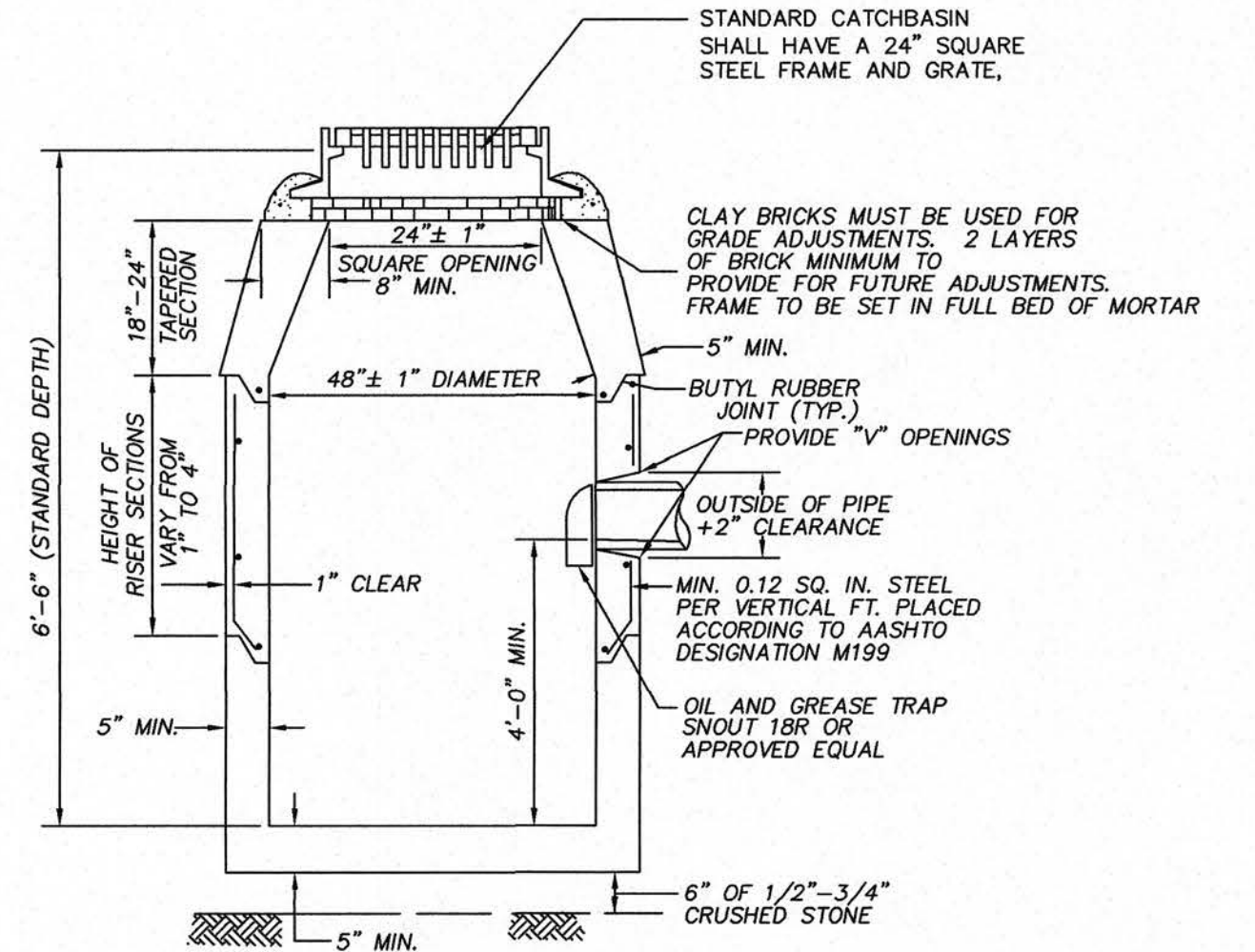
TYPICAL MONITOR WELL NOT TO SCALE



PLAN



PRECAST CONCRETE DOUBLE CATCH BASIN DETAILS NOT TO SCALE



PRECAST CONCRETE CATCH BASIN DETAILS NOT TO SCALE

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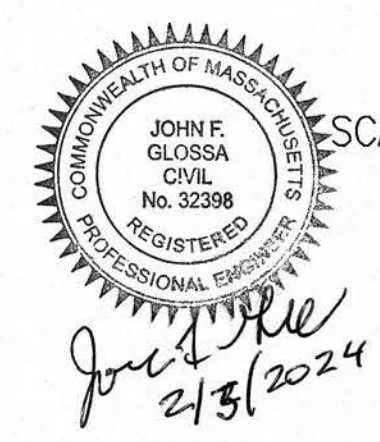
APPROVAL \_\_\_\_\_ SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY \_\_\_\_\_ DATED \_\_\_\_\_ AND TO BE (RECORDED) (REGISTERED) HEREWITH.

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

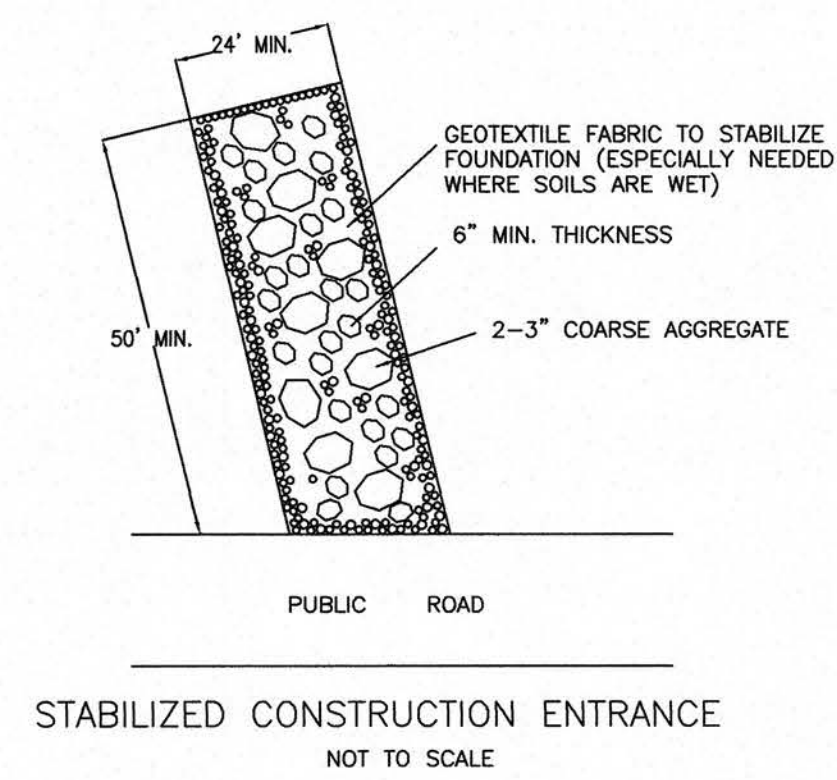
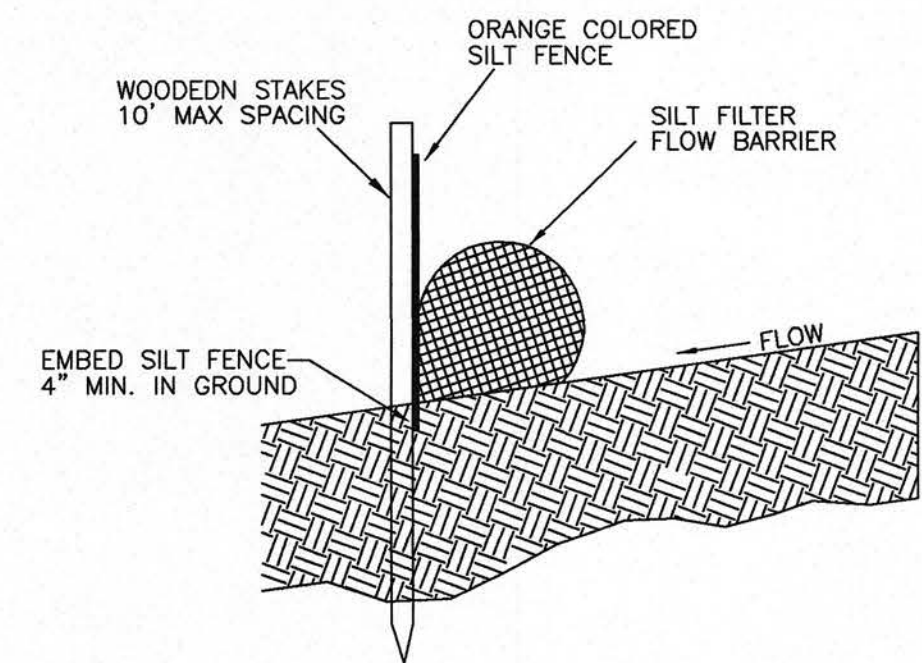
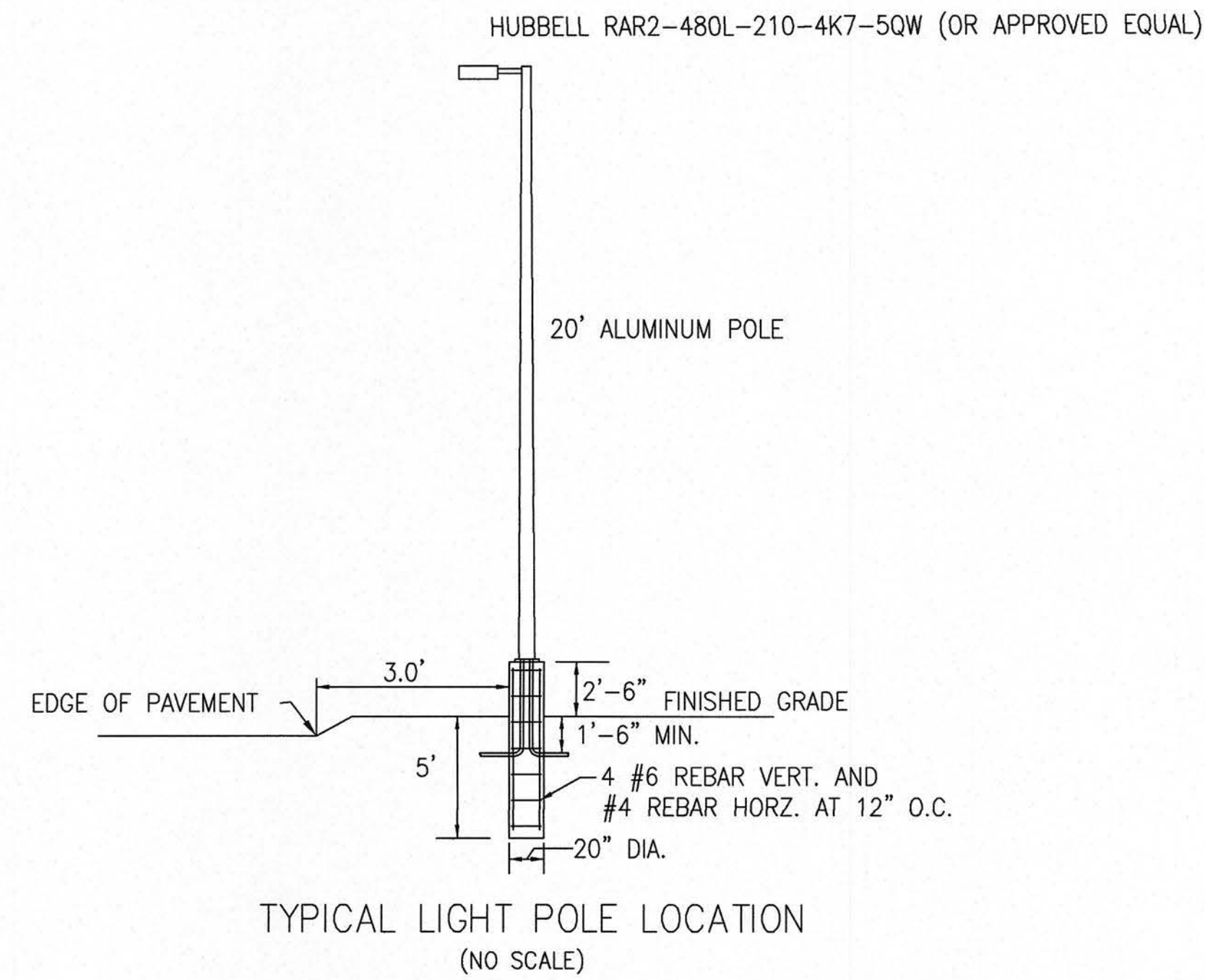
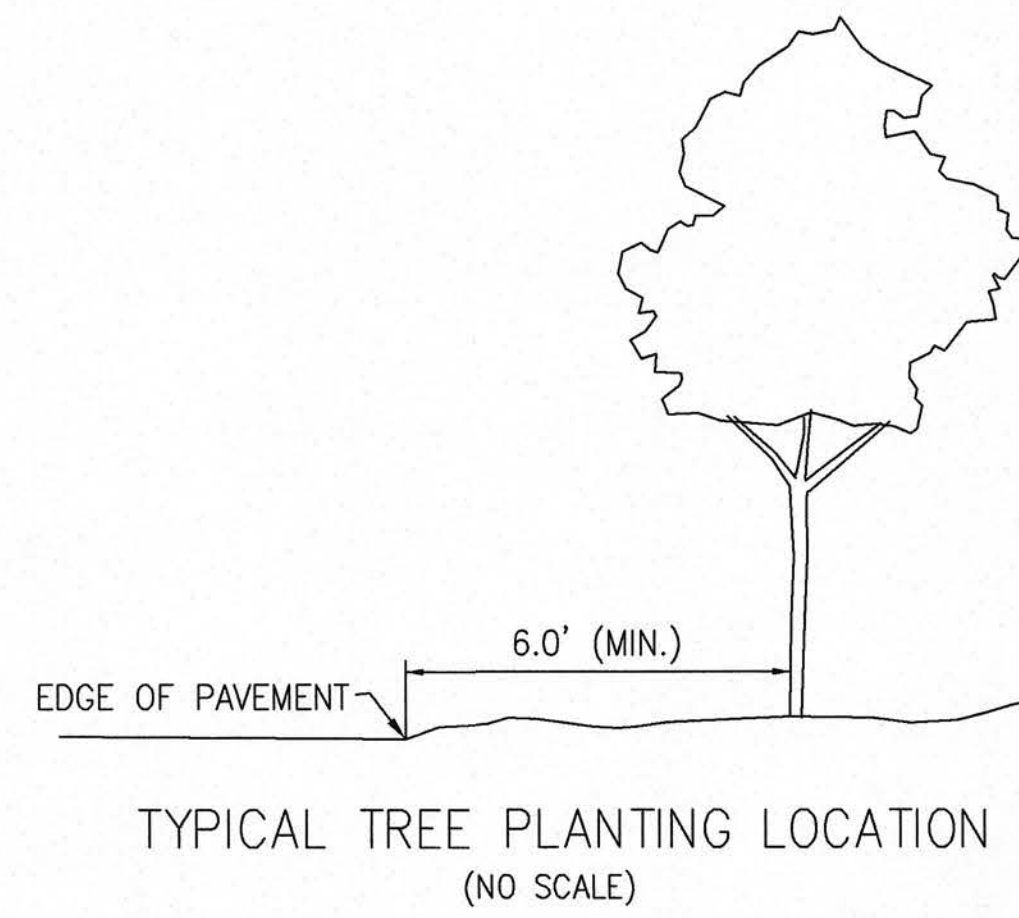
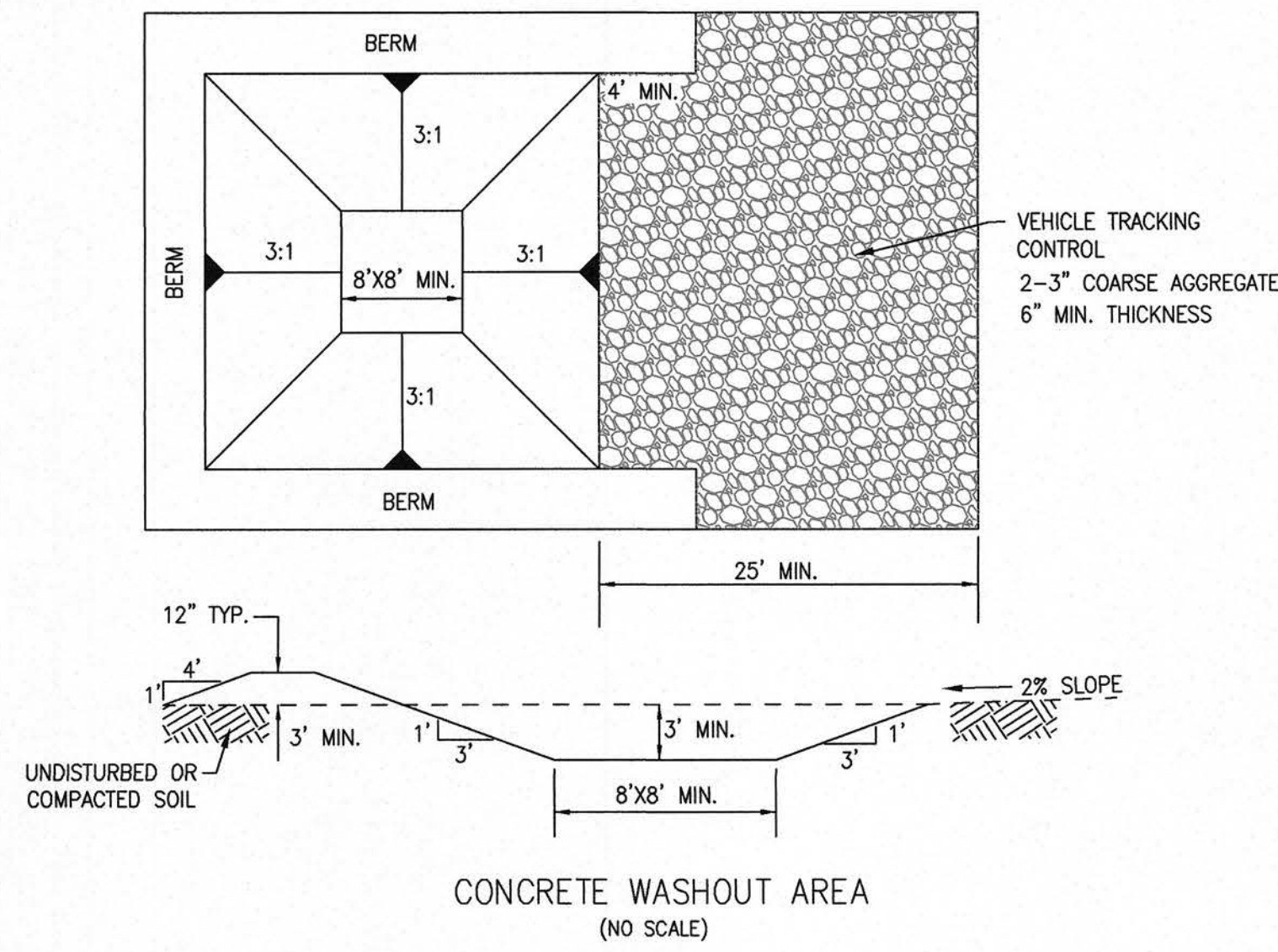
DATE APPROVED: \_\_\_\_\_  
DATE ENDORSED: \_\_\_\_\_

NO.	DATE	REVISION
1.	8/22/23	PER LOCAL REQUIREMENTS
2.	11/13/23	PER PEER REVIEW
3.	2/5/24	PER PEER REVIEW

A COMPREHENSIVE PERMIT M.G.L.c. 40B THE RESIDENCES AT DARWIN COMMON 28 UNITS DRAINAGE DETAILS PLAN OF LAND IN WALPOLE, MA SCALE: NOT TO SCALE AUGUST 13, 2021



GLOSSA ENGINEERING, INC. 46 EAST ST EAST WALPOLE, MA 02032 (508) 668-4401



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WALPOLE TOWN CLERK \_\_\_\_\_ DATE \_\_\_\_\_

APPROVAL ..... SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY....., DATED..... AND TO BE (RECORDED) (REGISTERED) HEREWITH.

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DATE APPROVED: \_\_\_\_\_

DATE ENDORSED: \_\_\_\_\_

NO.	DATE	REVISION
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2.	11/13/23	PER PEER REVIEW
3.	2/5/24	PER PEER REVIEW



*John F. Glosa*  
2/5/2024

A COMPREHENSIVE PERMIT M.G.L.c. 40B  
THE RESIDENCES AT  
DARWIN COMMON  
28 UNITS  
MISCELLANEOUS DETAILS  
PLAN OF LAND  
IN  
WALPOLE, MA  
SCALE: NOT TO SCALE AUGUST 13, 2021

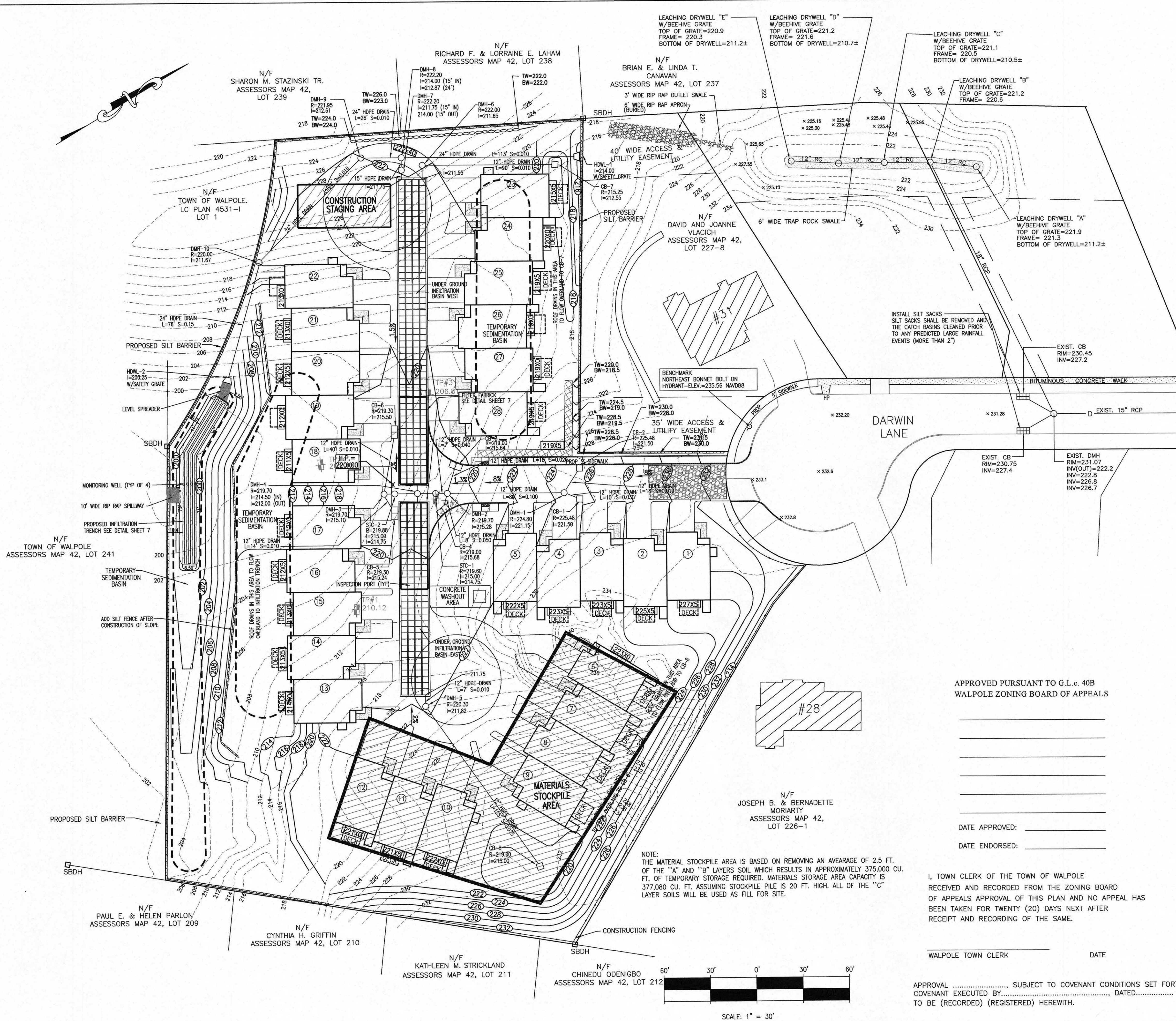
GLOSSA ENGINEERING, INC.  
46 EAST ST  
EAST WALPOLE, MA 02032  
(508) 668-4401



- CONSTRUCTION SEQUENCING:
1. THE LIMIT OF WORK SHALL BE CLEARLY MARKED IN THE FIELD BY THE DESIGN ENGINEER
  2. DESIGNATE THE MATERIAL STOCKPILE AREAS IN THE FIELD
  3. INSTALL SILT CONTROLS AS SHOWN ON THE PLAN
  4. INSTALL STABILIZED CONSTRUCTION ENTRANCES
  5. INSTALL SILT SACKS IN ALL EXISTING NEARBY CATCH BASINS
  6. REMOVE AND STOCKPILE TOP AND SUB SOILS FROM ALL AREAS TO BE DISTURBED
  7. INSTALL TEMPORARY SEDIMENTATION AREAS
  8. INSTALL THE INFILTRATION BASIN
  9. BRING ROADWAY TO SUB GRADE WITH BANK GRAVEL
  10. INSTALL SEWER, WATER AND OTHER UNDER GROUND UTILITIES
  11. USE SILTSACKS FOR SILT CONTROL, BRING ROADWAY TO GRADE AND PAVE WITH BINDER COURSE
  12. CONSTRUCT BUILDINGS
  13. INSTALL CURBING, SIDEWALKS AND LOAM STRIPS
  14. INSTALL THE INFILTRATION TRENCH
  15. LOAM AND SEED ALL SIDE SLOPES AND OTHER DISTURBED AREAS
  16. INSTALL FINAL PAVEMENT
  17. REMOVE SILTATION CONTROLS AND CLEAN UP AREAS INCLUDING CATCH BASIN SUMPS

- CONSTRUCTION NOTES:
1. ALL AREAS TO BE ALTERED SHALL BE BROUGHT TO SUB GRADE OR FINAL GRADE AT THE START OF CONSTRUCTION
  2. AREAS ONCE BROUGHT TO GRADE THAT WILL NOT BE ALTERED AGAIN SHALL BE LOAMED AND SEEDED AND PROTECTED WITH STRAW GUARD AS NEEDED
  3. INFILTRATION BASINS AS SHOWN SHALL NOT BECOME OPERATIONAL UNTIL THE SITE IS FINISHED AND SWEEPED OF ALL DEBRIS
  4. TEMPORARY SEDIMENT BASINS SHALL BE USED AND MAINTAINED UNTIL ALL PROPOSED PAVED AREAS ARE COMPLETE AND SWEEPED OF ALL DEBRIS
  5. CATCH BASINS SHALL BE PROTECTED FROM SEDIMENTS AT ALL TIMES UNTIL CONSTRUCTION IS COMPLETE
  6. INSTALL SILT SACKS IN ALL EXISTING AND PROPOSED CATCH BASINS
  7. THE DEVELOPER SHALL MAINTAIN EROSION / SEDIMENTATION CONTROLS DURING CONSTRUCTION AND UNTIL THE SALE OF THE UNITS
  8. EROSION / SEDIMENTATION CONTROLS SHALL BE INSPECTED WEEKLY AND IMMEDIATELY AFTER RAINFALL EVENTS GREATER THAN 1/2"
  9. TEMPORARY GROUND COVER OR EROSION / SILTATION CONTROL SHALL BE ESTABLISHED ON ANY UNBUILT UNITS OR BUILDINGS WHERE REQUIRED BY THE ZONING BOARD

NOTE:  
THE PROJECT REQUIRES A NPDES CONSTRUCTION GENERAL PERMIT AND A STORM WATER POLLUTION PREVENTION PLAN. PROOF OF COVERAGE SHALL BE PROVIDED TO BOARD PRIOR TO THE START OF ANY LAND CLEARING ACTIVITIES.



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

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DATE APPROVED: \_\_\_\_\_

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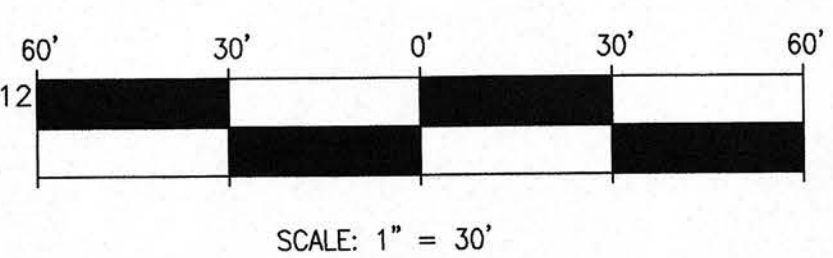
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COVENANT EXECUTED BY \_\_\_\_\_, DATED \_\_\_\_\_ AND  
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NOTE:  
THE MATERIAL STOCKPILE AREA IS BASED ON REMOVING AN AVERAGE OF 2.5 FT.  
OF THE "A" AND "B" LAYERS SOIL WHICH RESULTS IN APPROXIMATELY 375,000 CU.  
FT. OF TEMPORARY STORAGE REQUIRED. MATERIALS STORAGE AREA CAPACITY IS  
377,080 CU. FT. ASSUMING STOCKPILE PILE IS 20 FT. HIGH. ALL OF THE "C"  
LAYER SOILS WILL BE USED AS FILL FOR SITE.



A COMPREHENSIVE PERMIT M.G.L.c. 40B  
THE RESIDENCES AT  
DARWIN COMMON  
28 UNITS  
CONSTRUCTION PERIOD  
PLAN OF LAND  
IN  
WALPOLE, MA  
SCALE: 1"=30' AUGUST 13, 2021

GLOSSA ENGINEERING, INC.  
46 EAST ST  
EAST WALPOLE, MA 02032  
(508) 668-4401