

A COMPREHENSIVE PERMIT M.G.L. c. 40B THE RESIDENCES AT DARWIN COMMON IN WALPOLE, MA AUGUST 13, 2021

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	*40% MAX.	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.

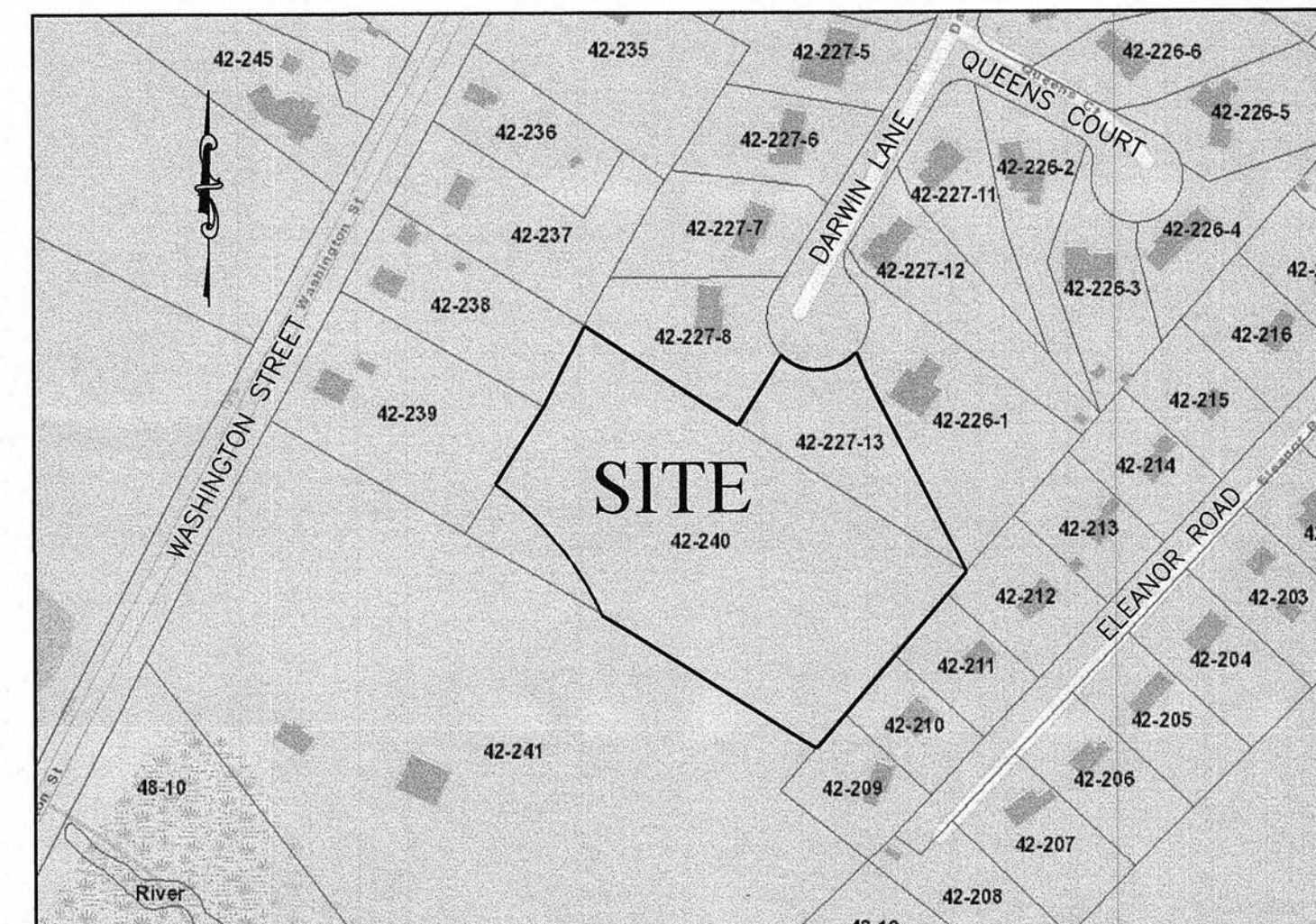
TOTAL AREA OF BUILDINGS = 33,600 S.F.
PERCENTAGE OF LOT COVERED BY BUILDINGS = 22.4%

TOTAL AREA OF ROADS SIDEWALKS AND DRIVEWAYS INCLUDING CURBING = 34,176 S.F.
PERCENTAGE OF LOT COVERED BY PAVEMENT = 22.8%

** 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'

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

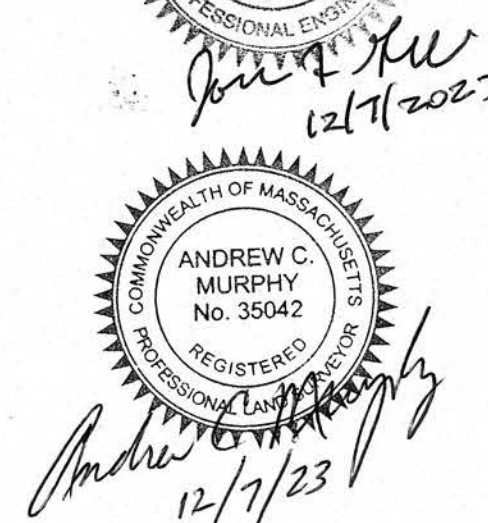
MAP 42 LOT 240
MAP 42 LOT 227-13

ENGINEER:

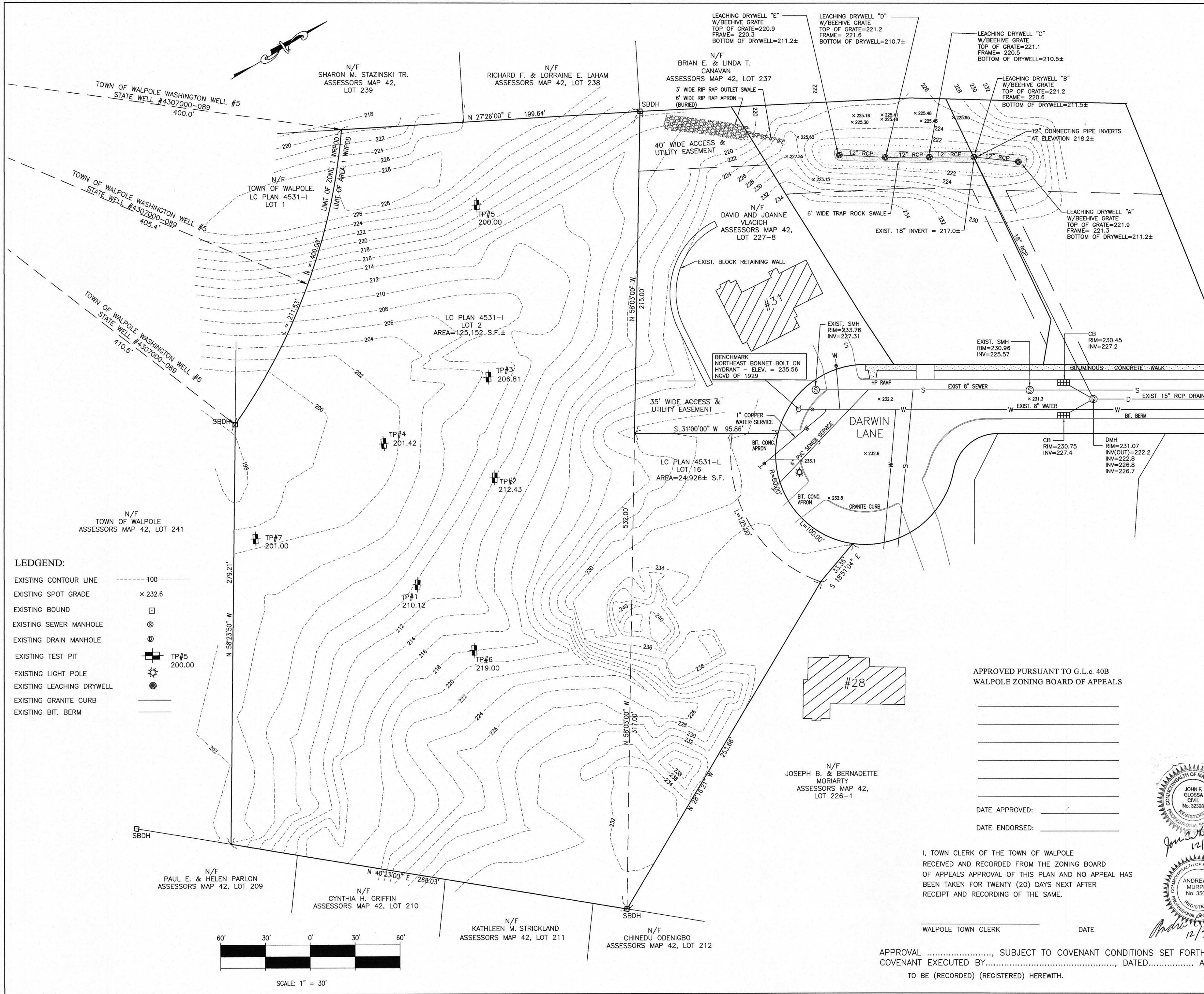
GLOSSA ENGINEERING INC.
46 EAST STREET
EAST WALPOLE, MA 02032
(508) 668 - 4401

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
1.	8/22/23	PER LOCAL REQUIREMENTS
2.	11/13/23	PER PEER REVIEW



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 10YR 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
8"	B LOAMY SAND 10YR 5/8	8"	B LOAMY SAND 10YR 5/8
27"	C SAND 2.5Y 5/4	27"	C SAND 2.5Y 5/4
132"	NO REFUSAL NO MOTTLING NO WEEPING	150"	NO REFUSAL NO 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
8"	B SANDY LOAM 10YR 5/8	11"	B SANDY LOAM 10YR 5/8
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
12"	B SANDY LOAM 10YR 5/8
33"	C SAND 2.5Y 5/4
132"	NO REFUSAL NO MOTTLING NO WEEPING

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

- LEGEND:**
- EXISTING CONTOUR LINE 100
 - EXISTING SPOT GRADE x 232.6
 - EXISTING BOUND
 - EXISTING SEWER MANHOLE S
 - EXISTING DRAIN MANHOLE D
 - EXISTING TEST PIT TP#5 200.00
 - EXISTING LIGHT POLE ☀
 - EXISTING LEACHING DRYWELL ⊗
 - EXISTING GRANITE CURB —
 - EXISTING BIT. BERM —

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

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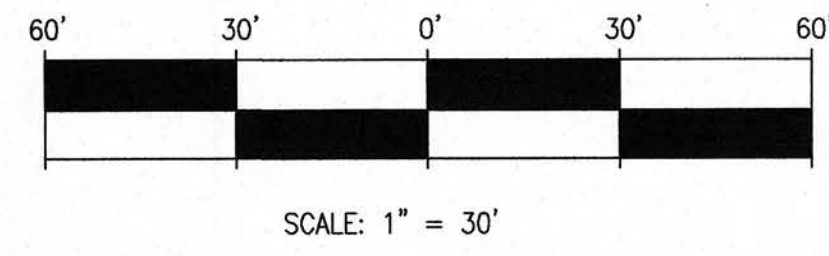
APPROVAL _____ SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY _____, DATED _____ AND TO BE (RECORDED) (REGISTERED) HEREWITH.

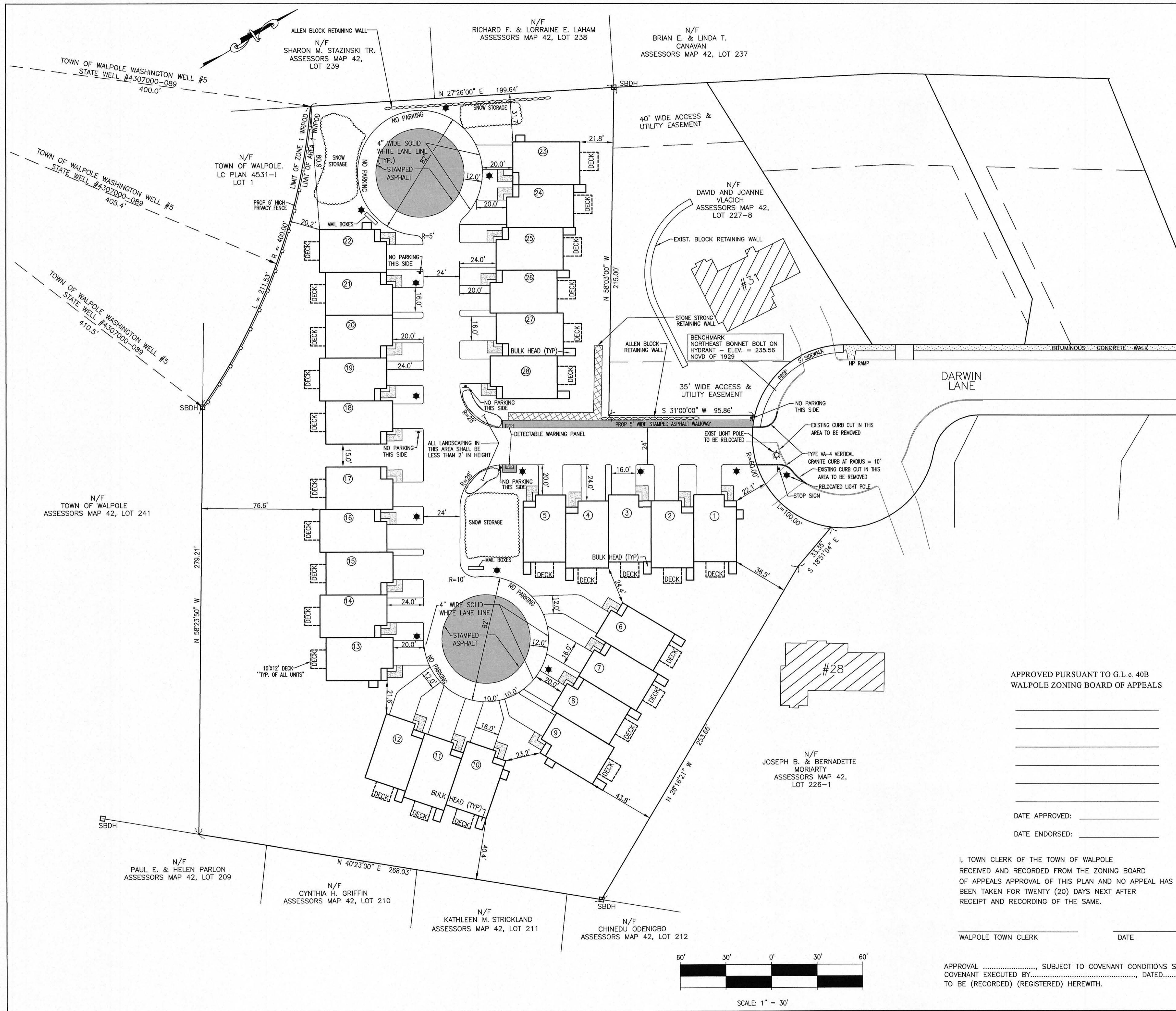


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 THE RESIDENCES AT
 DARWIN COMMON
 EXISTING CONDITIONS
 PLAN OF LAND
 IN
 WALPOLE, MA
 SCALE: 1"=30' AUGUST 13, 2021

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





- 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

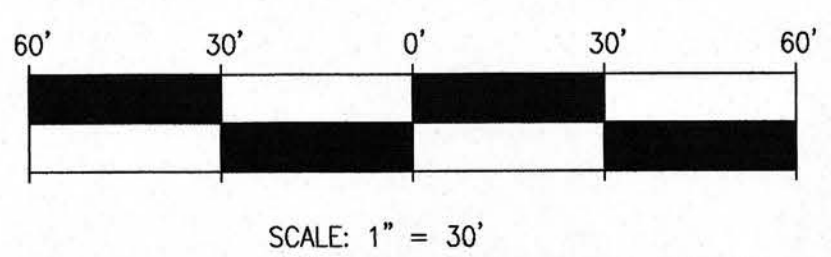
NOTE: TRAFFIC SIGNAGE AND PAVEMENT MARKINGS SHALL BE COMPLIANT WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)

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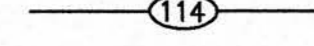
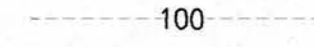
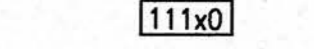

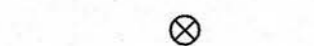




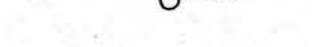
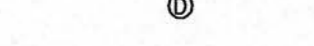
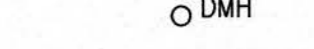
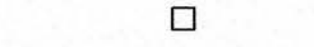
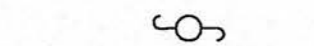

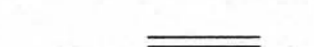
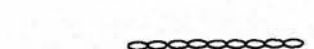
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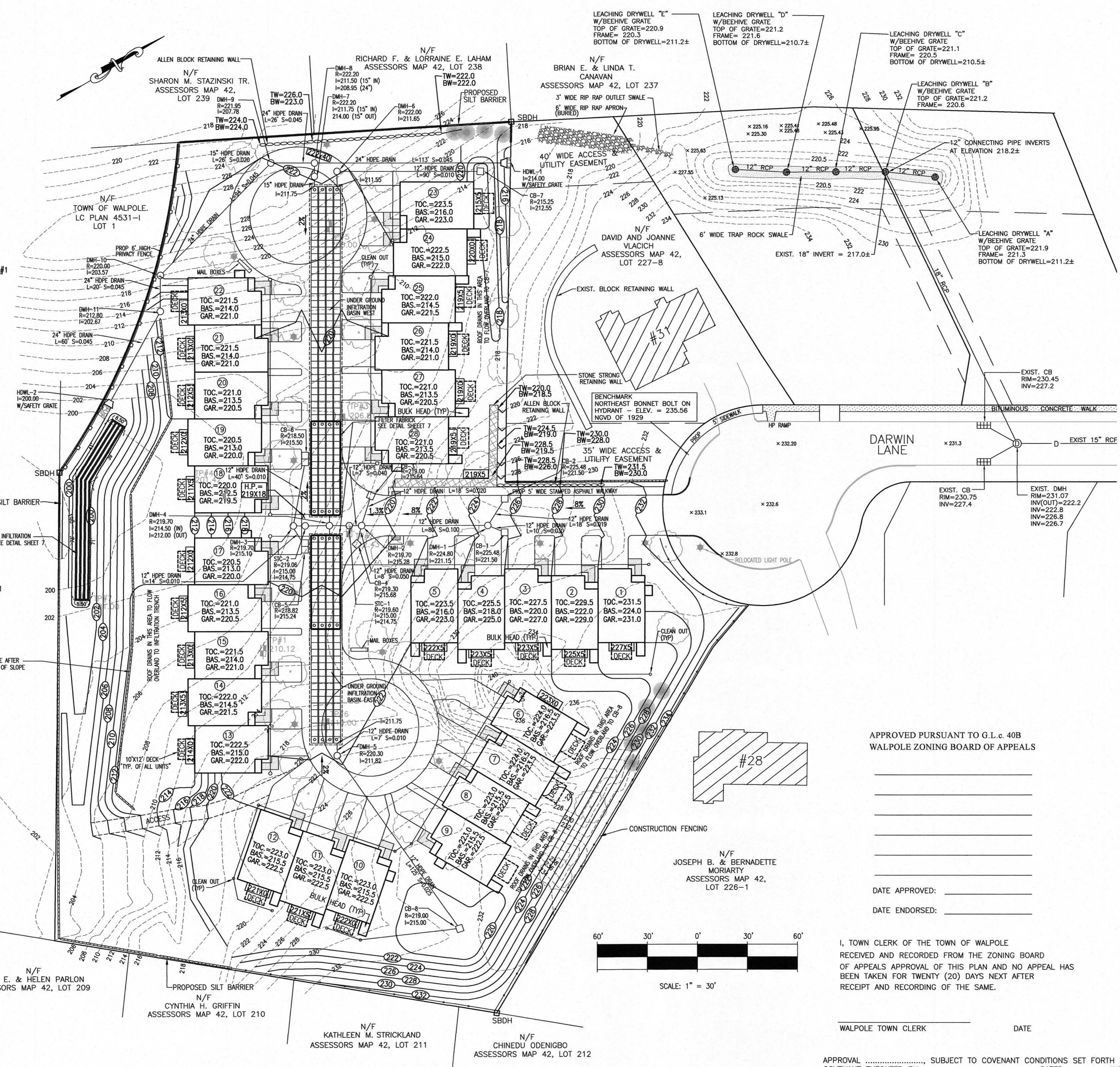


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THE RESIDENCES AT
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28 UNITS
SITE PLAN
PLAN OF LAND
IN
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SCALE: 1"=30' AUGUST 13, 2021

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

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 - EXISTING GRADE 
 - PROPOSED SPOT GRADE 
 - PROPOSED FIRE HYDRANT 
 - PROPOSED CURB STOP 
 - PROPOSED STREET LIGHT 
 - PROPOSED TREE 
 - EXISTING SEWER MANHOLE 
 - PROP. SEWER MANHOLE 
 - EXISTING DRAIN MANHOLE 
 - PROPOSED DRAIN MANHOLE 
 - PROPOSED CATCH BASIN 
 - EXISTING UTILITY POLE 
 - EXISTING TEST PIT 
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 - ALLEN BLOCK RETAINING WALL 
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TEST PIT # 1		TEST PIT # 2			
0"	A SANDY LOAM 10YR 3/2	210.12	0"	A SANDY LOAM 10YR 3/2	212.43
10"	B LOAMY SAND 10 YR 5/8	209.29	10"	B LOAMY SAND 10YR 5/8	211.60
29"	C SAND 2.5Y 5/4	207.70	27"	C SAND 2.5Y 5/4	210.18
120"	NO REFUSAL NO MOTTILING NO WEEPING	200.12	132"	NO REFUSAL NO MOTTILING NO WEEPING	201.43
TEST PIT # 3		TEST PIT # 4			
0"	A SANDY LOAM 10YR 3/2	206.81	0"	A SANDY LOAM 10YR 3/2	201.42
8"	B LOAMY SAND 10YR 5/8	206.14	8"	B LOAMY SAND 10YR 5/8	200.75
27"	C SAND 2.5Y 5/4	204.56	27"	C SAND 2.5Y 5/4	199.17
132"	NO REFUSAL NO MOTTILING NO WEEPING	195.81	150"	NO REFUSAL NO MOTTILING NO WEEPING	188.92
TEST PIT # 5		TEST PIT # 6			
0"	A SANDY LOAM 10YR 3/2	220.00	0"	A SANDY LOAM 10YR 3/2	219.00
8"	B SANDY LOAM 10YR 5/8	219.08	11"	B SANDY LOAM 10YR 5/8	218.08
24"	C SAND 2.5Y 5/4	218.00	40"	C SAND 2.5Y 5/4	215.67
185"	NO REFUSAL NO MOTTILING NO WEEPING	204.58	168"	NO REFUSAL NO MOTTILING NO WEEPING	205.00
TEST PIT # 7					
0"	A SANDY LOAM 10YR 3/2	201.00			
12"	B SANDY LOAM 10YR 5/8	200.00			
33"	C SAND 2.5Y 5/4	198.25			
132"	NO REFUSAL NO MOTTILING NO WEEPING	190.00			

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.

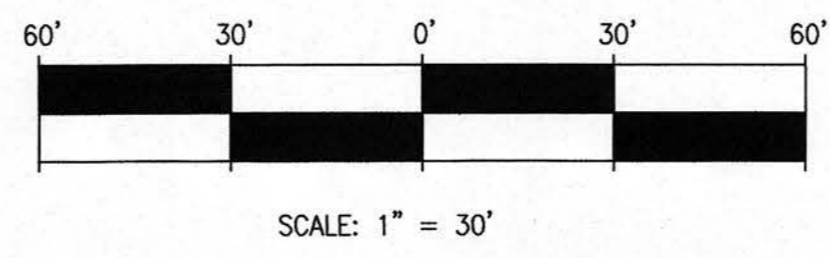
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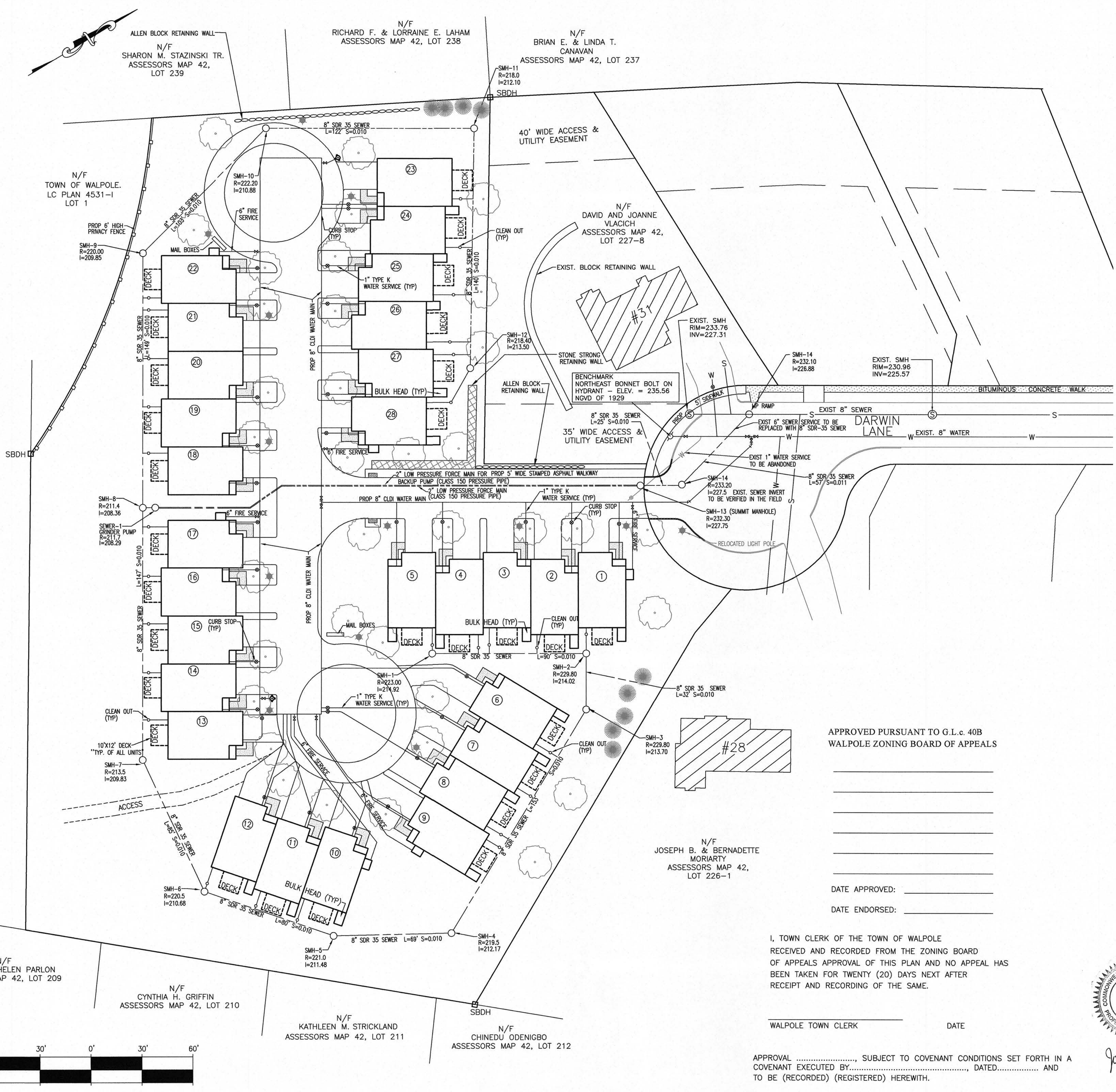
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 GLOSSA ENGINEERING, INC.
 46 EAST ST
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 - EXISTING UTILITY POLE
 - EXISTING TEST PIT
 - VERTICLE GRANITE CURBING
 - ALLEN BLOCK RETAINING WALL
 - STONG STONE BLOCK RETAINING WALL



N/F
TOWN OF WALPOLE.
LC PLAN 4531-1
LOT 1

N/F
PAUL E. & HELEN PARLON
ASSESSORS MAP 42, LOT 209

N/F
CYNTHIA H. GRIFFIN
ASSESSORS MAP 42, LOT 210

N/F
KATHLEEN M. STRICKLAND
ASSESSORS MAP 42, LOT 211

N/F
CHINEDU ODENIGBO
ASSESSORS MAP 42, LOT 212

N/F
RICHARD F. & LORRAINE E. LAHAM
ASSESSORS MAP 42, LOT 238

N/F
BRIAN E. & LINDA T.
CANAVAN
ASSESSORS MAP 42, LOT 237

N/F
DAVID AND JOANNE
VLACICH
ASSESSORS MAP 42,
LOT 227-8

N/F
JOSEPH B. & BERNADETTE
MORIARTY
ASSESSORS MAP 42,
LOT 226-1

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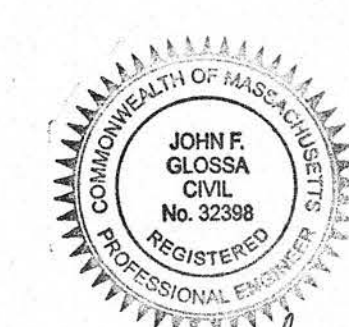
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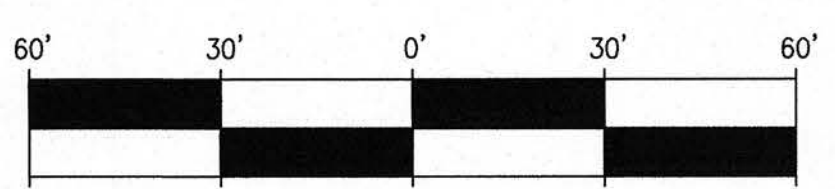
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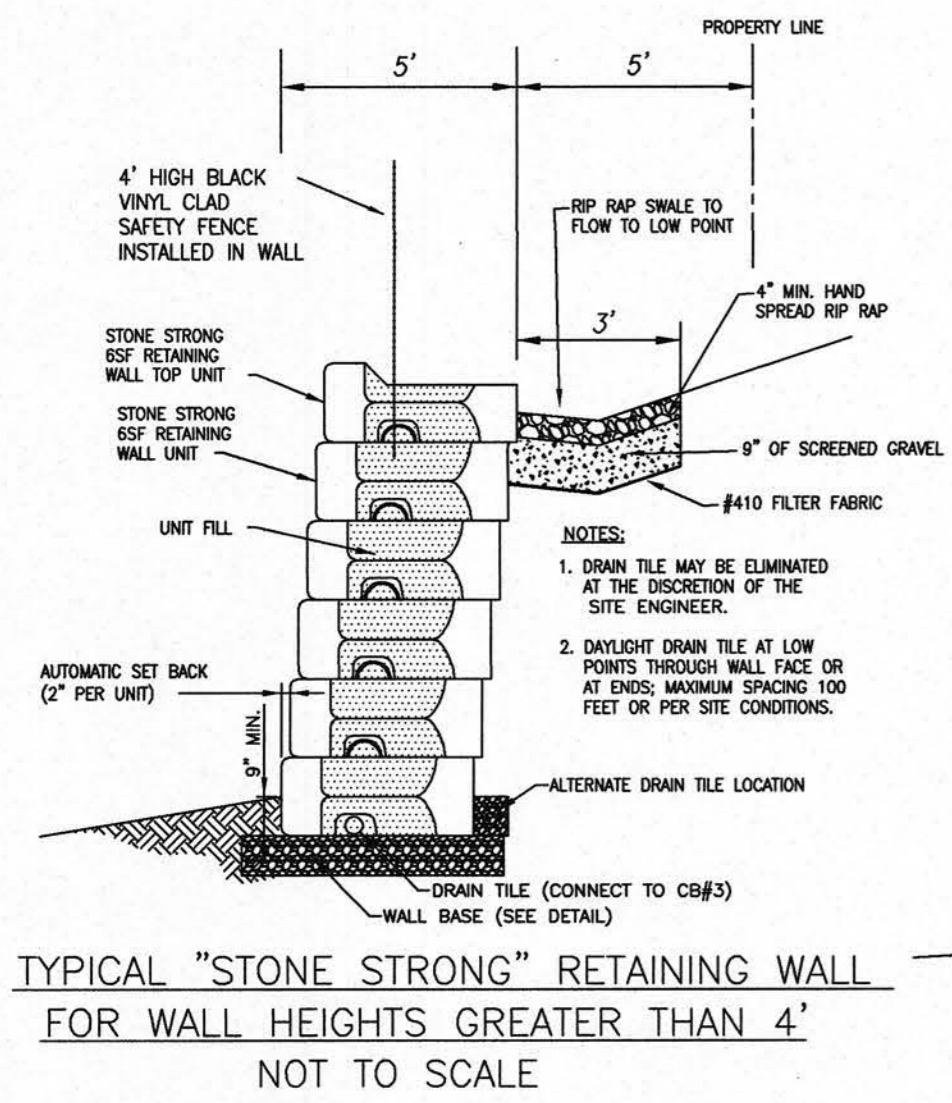
John F. Glosa
12/17/2023

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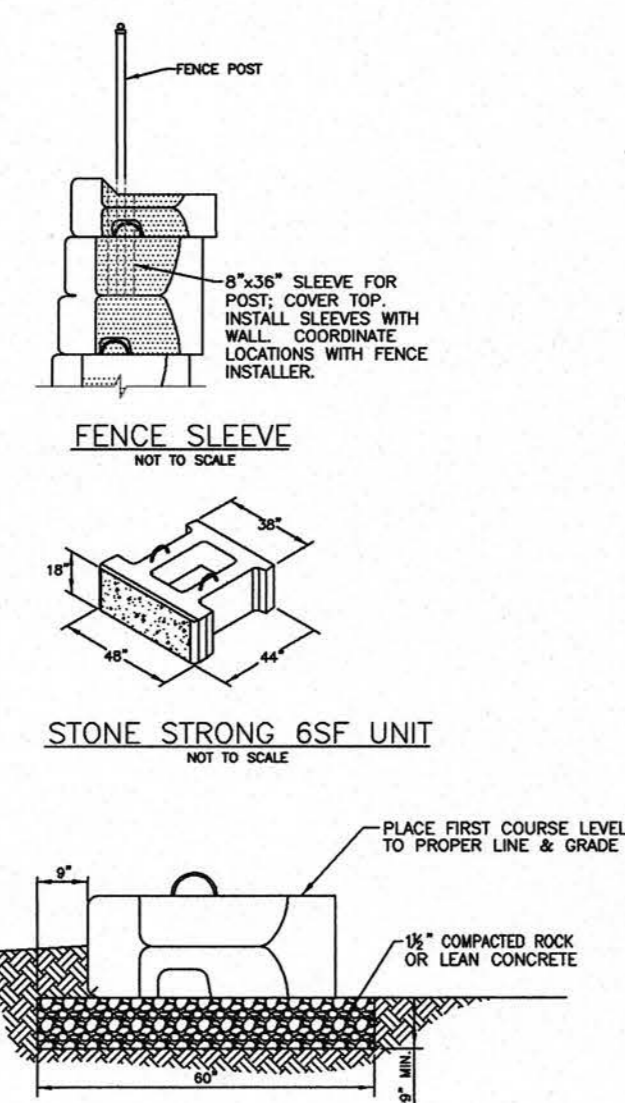
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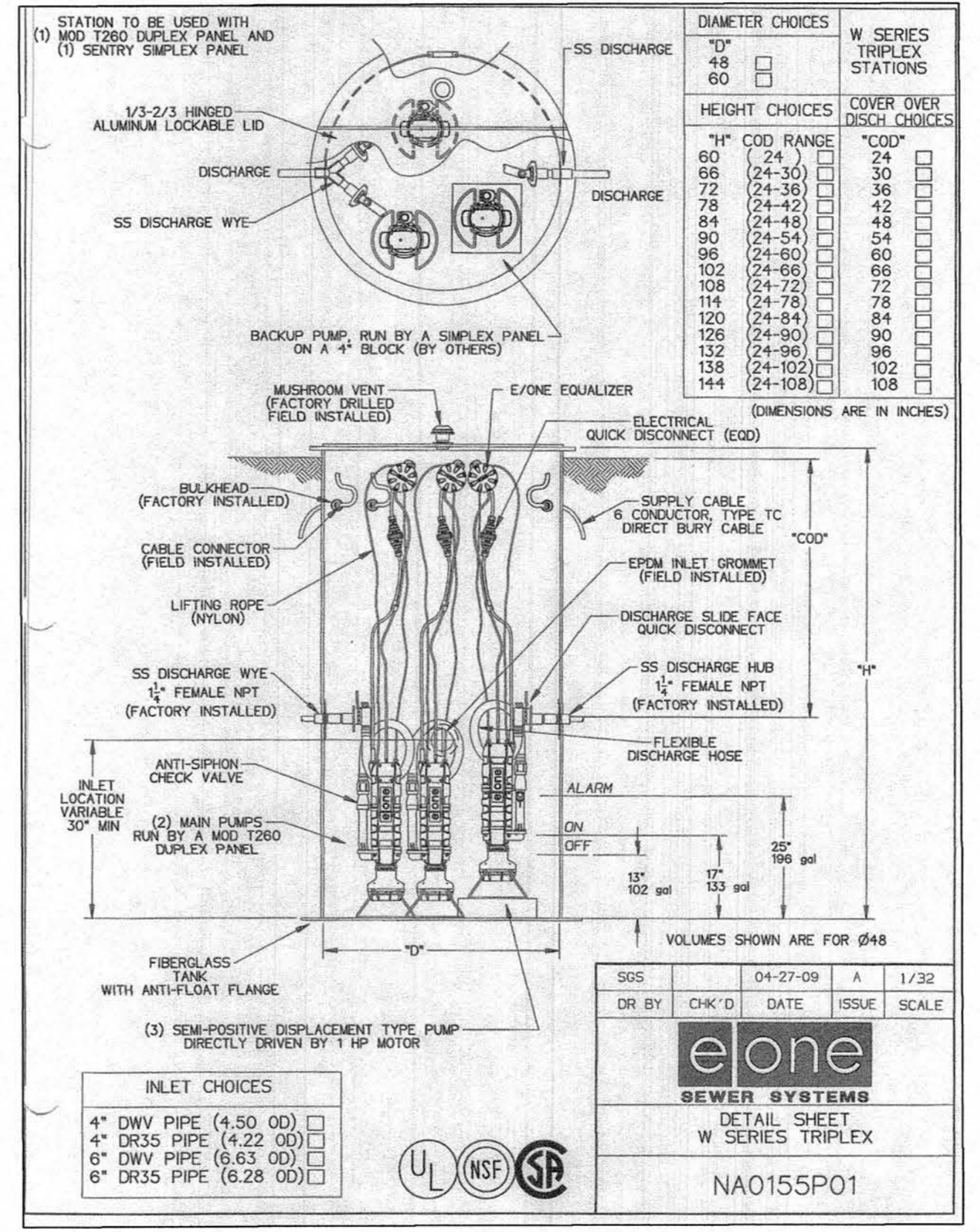
SCALE: 1" = 30'



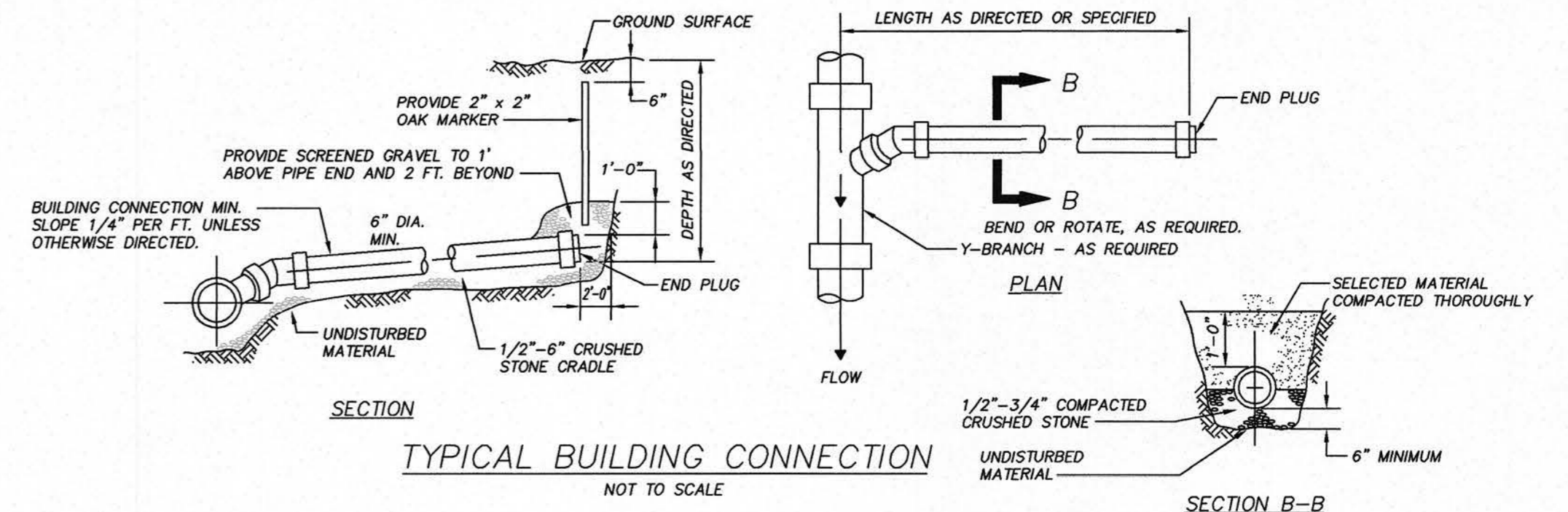
TYPICAL "STONE STRONG" RETAINING WALL FOR WALL HEIGHTS GREATER THAN 4' NOT TO SCALE



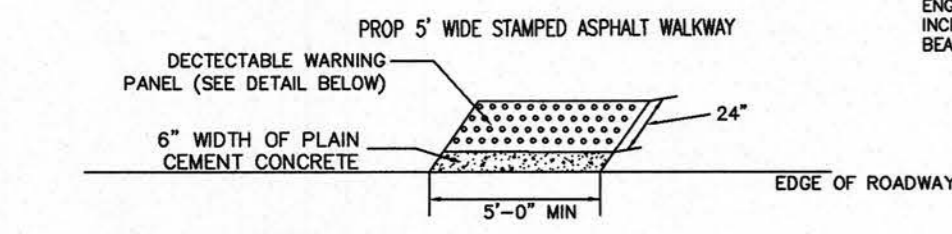
TYPICAL "ALLEN BLOCK" RETAINING WALL FOR WALL HEIGHTS 4' OR LESS NOT TO SCALE



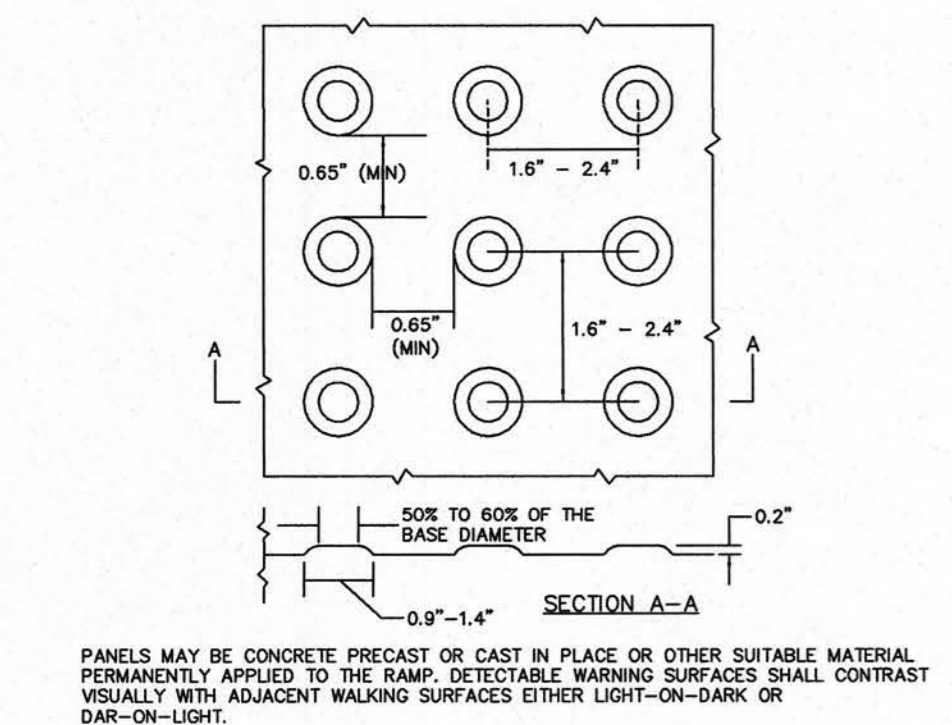
TYPICAL PRECAST CONCRETE SEWER MANHOLE DETAILS NOT TO SCALE



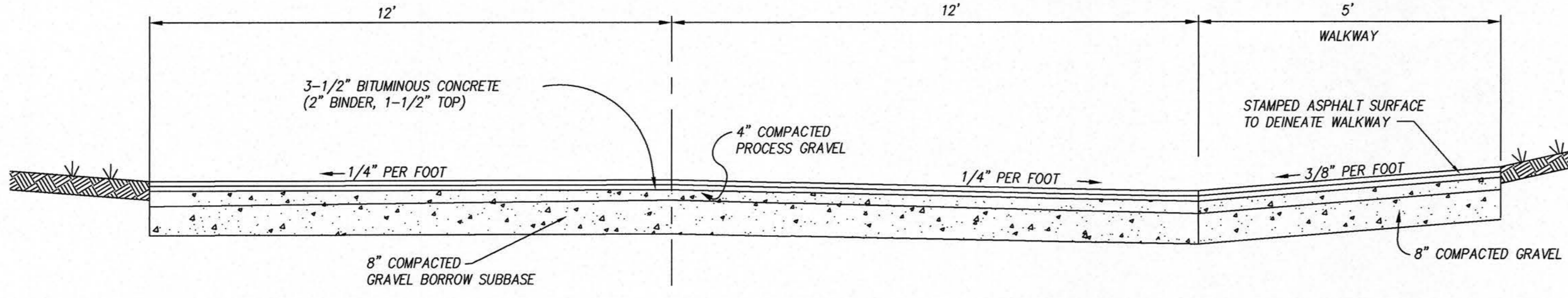
TYPICAL BUILDING CONNECTION NOT TO SCALE



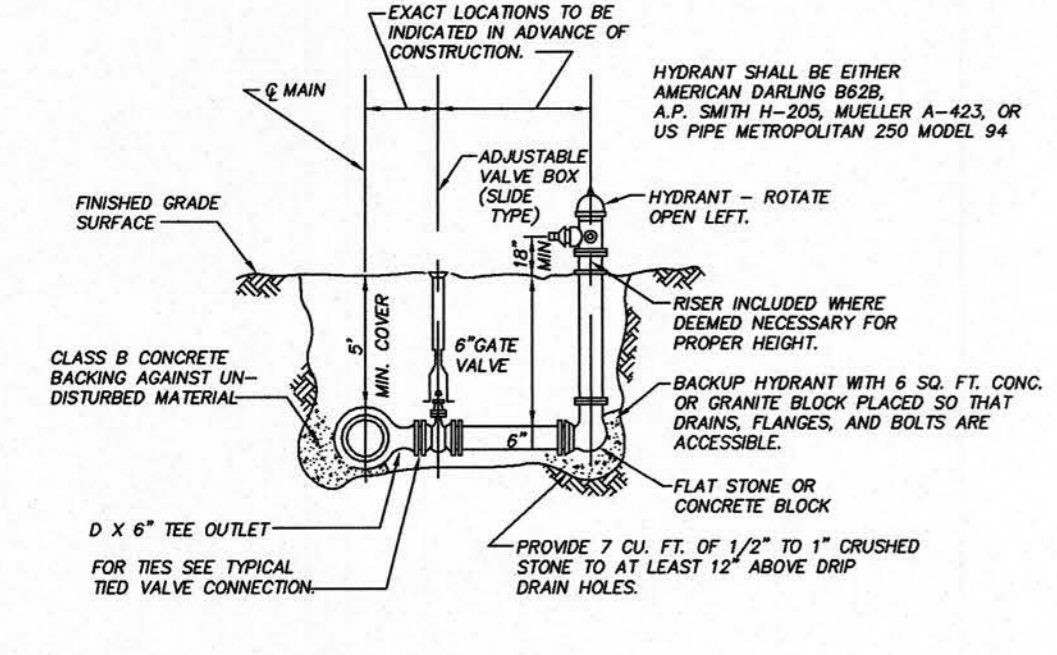
6SF WALL BASE NOT TO SCALE



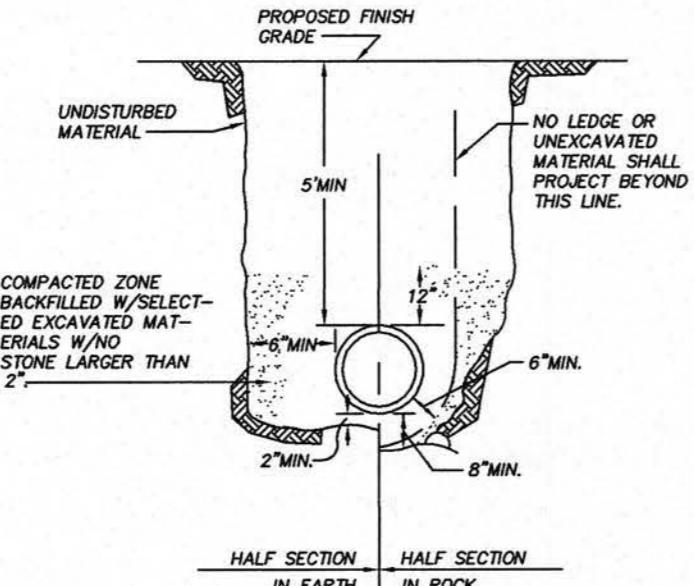
DETECTABLE WARNINGS (NO SCALE)



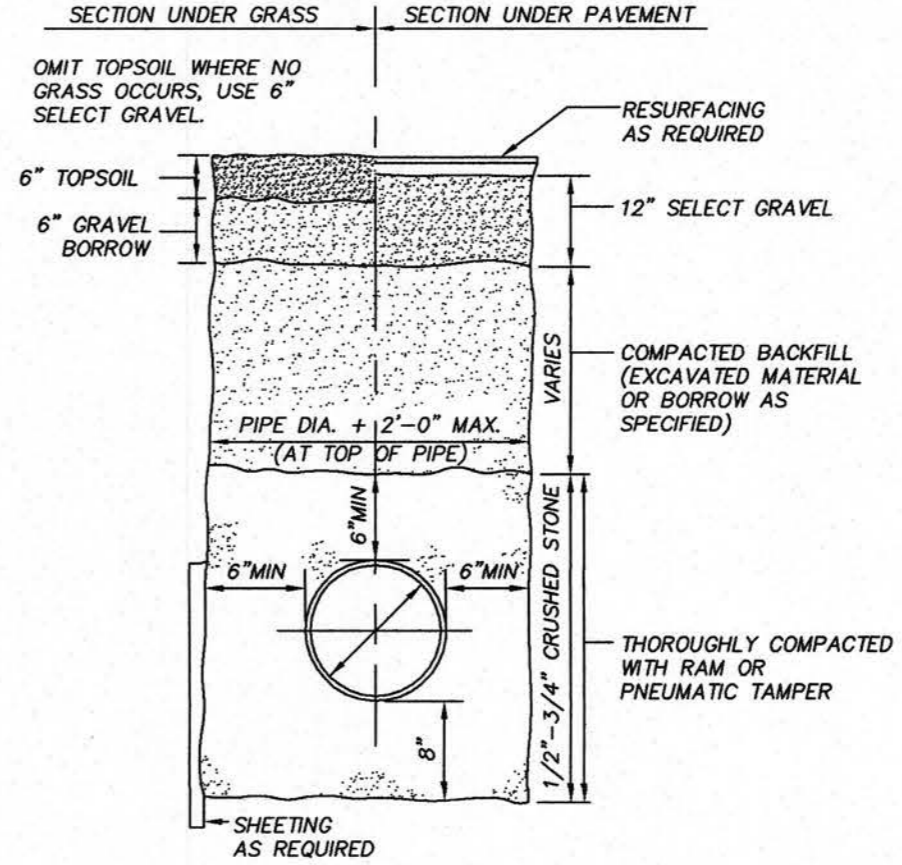
TYPICAL CROSS SECTION (NO SCALE)



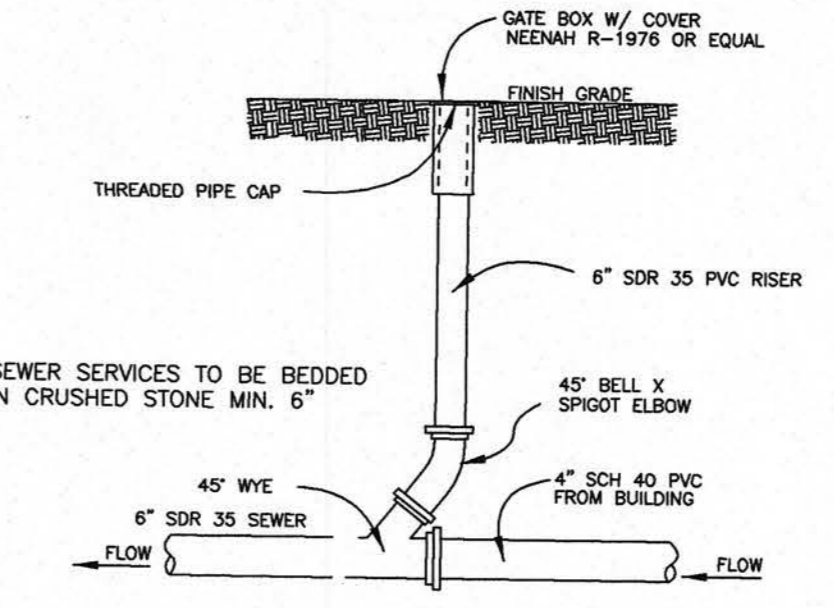
TYPICAL HYDRANT ASSEMBLY DETAIL NOT TO SCALE



WATER MAIN TRENCH DETAIL NOT TO SCALE



TYPICAL SEWER TRENCH DETAIL NOT TO SCALE



SEWER CLEANOUT DETAIL (C/O) NOT TO SCALE

- SEWER SERVICES SHALL BE LAID AT LEAST 10'-0" HORIZONTALLY FROM WATER LINES AND SERVICES OR FOLLOW "TOP 2001 GUIDELINES AND POLICES FOR PUBLIC WATER SYSTEMS" REGARDING VERTICAL SEPARATION. WATER PIPE CROSSINGS MUST PROVIDE A 0'-18" VERTICAL SEPARATION AND FOLLOW "TOP 2001 GUIDELINES AND POLICES FOR PUBLIC WATER SYSTEMS".
- NO BACKFILL WHATSOEVER SHALL BE PLACED UNTIL PERMITTED BY THE TOWN ENGINEER OR HIS/HER AGENT.
- MAXIMUM TRENCH WIDTH SHALL BE THE PIPE DIAMETER PLUS 2'-0".
- LEDGE, ROCK, BOULDERS AND LARGE STONES SHALL BE REMOVED TO PROVIDE A MINIMUM CLEARANCE OF 0'-6" BELOW AND ON EACH SIDE OF THE PIPE.
- SEWER SERVICES SHALL BE BEDDED ON A MINIMUM OF 0'-4" THOROUGHLY COMPACTED GRANULAR BEDDING CONSISTING OF 3/4" CRUSHED STONE M.H.D. (M2.01.4).
- SEWER SERVICES SHALL HAVE A MINIMUM DIAMETER OF 0'-6" AND A MINIMUM SLOPE OF 2.0% (FT/FT).
- THE SIDES OF THE SERVICES SHALL BE BACKFILLED AND HAND TAMPED. INITIAL BACKFILL MATERIAL SHALL CONTAIN NO STONES LARGER THAN 0'-3".
- DEBRIS, FROZEN MATERIAL, LARGE CLODS OR STONES, ORGANIC MATTER, OR OTHER MATERIAL DEEMED UNSUITABLE BY THE ENGINEER SHALL NOT BE USED AS BACKFILL WITHIN TWO (2) FEET OF THE TOP OF THE PIPE.
- SEWER SERVICES SHALL HAVE A MINIMUM COVER OF 4'-0" FROM THE TOP OF THE PIPE. SERVICES UNDER PAVED SURFACES OR SIDEWALKS SHALL BE FORMED OF SUCCESSIVE LAYERS NOT MORE THAN ONE (1) FOOT IN DEPTH UNFORMALLY DISTRIBUTED AND EACH LAYER THOROUGHLY COMPACTED TO NOT LESS THAN 95% OF THE MAXIMUM DRY DENSITY OF THE MATERIAL. JACKING IS NOT ALLOWED.
- NO PULLING OR JETING IS ALLOWED WITHIN THE PUBLIC LAYOUT WITHOUT WRITTEN PERMISSION OF THE TOWN ENGINEER.

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

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.

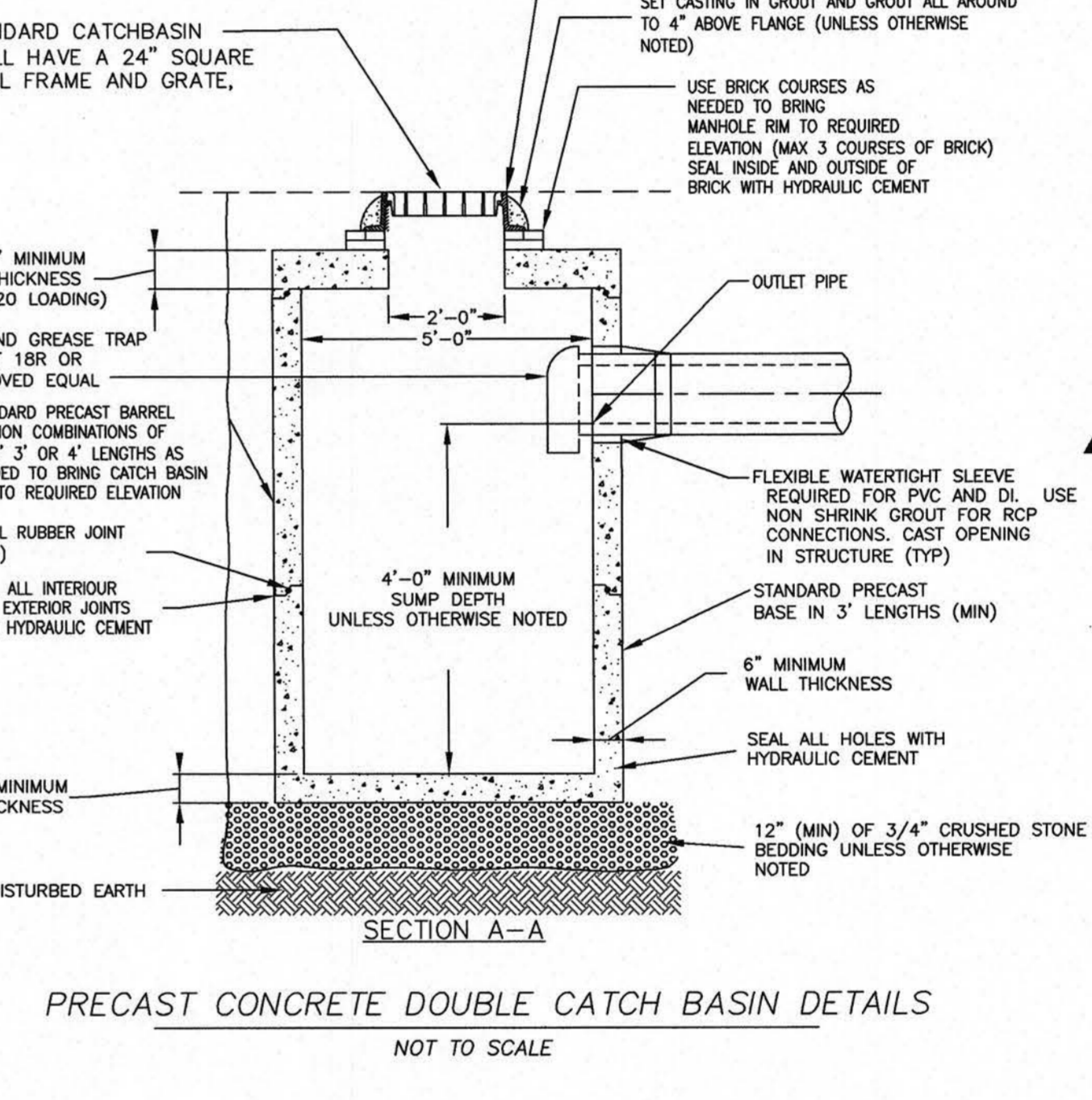
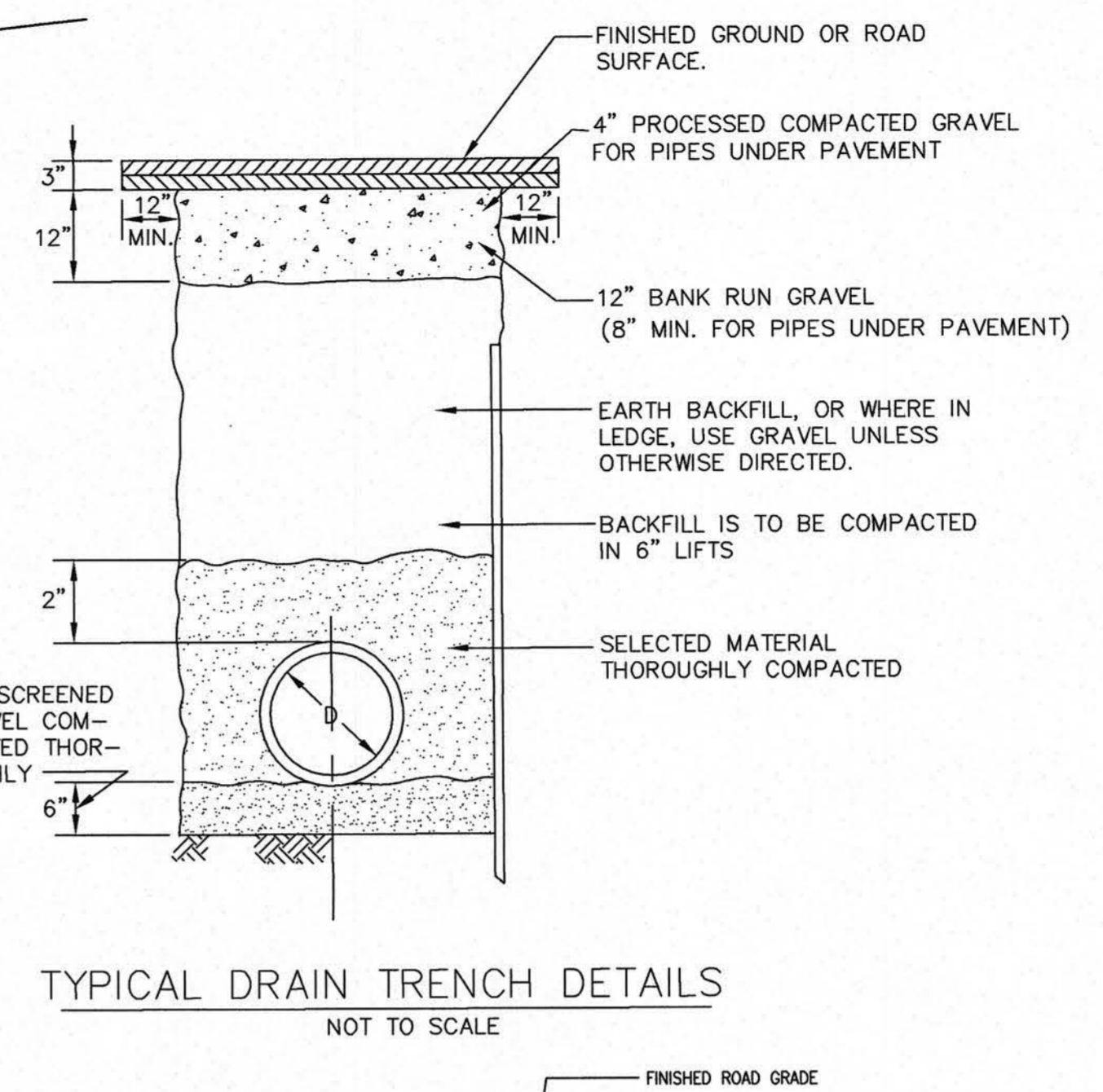
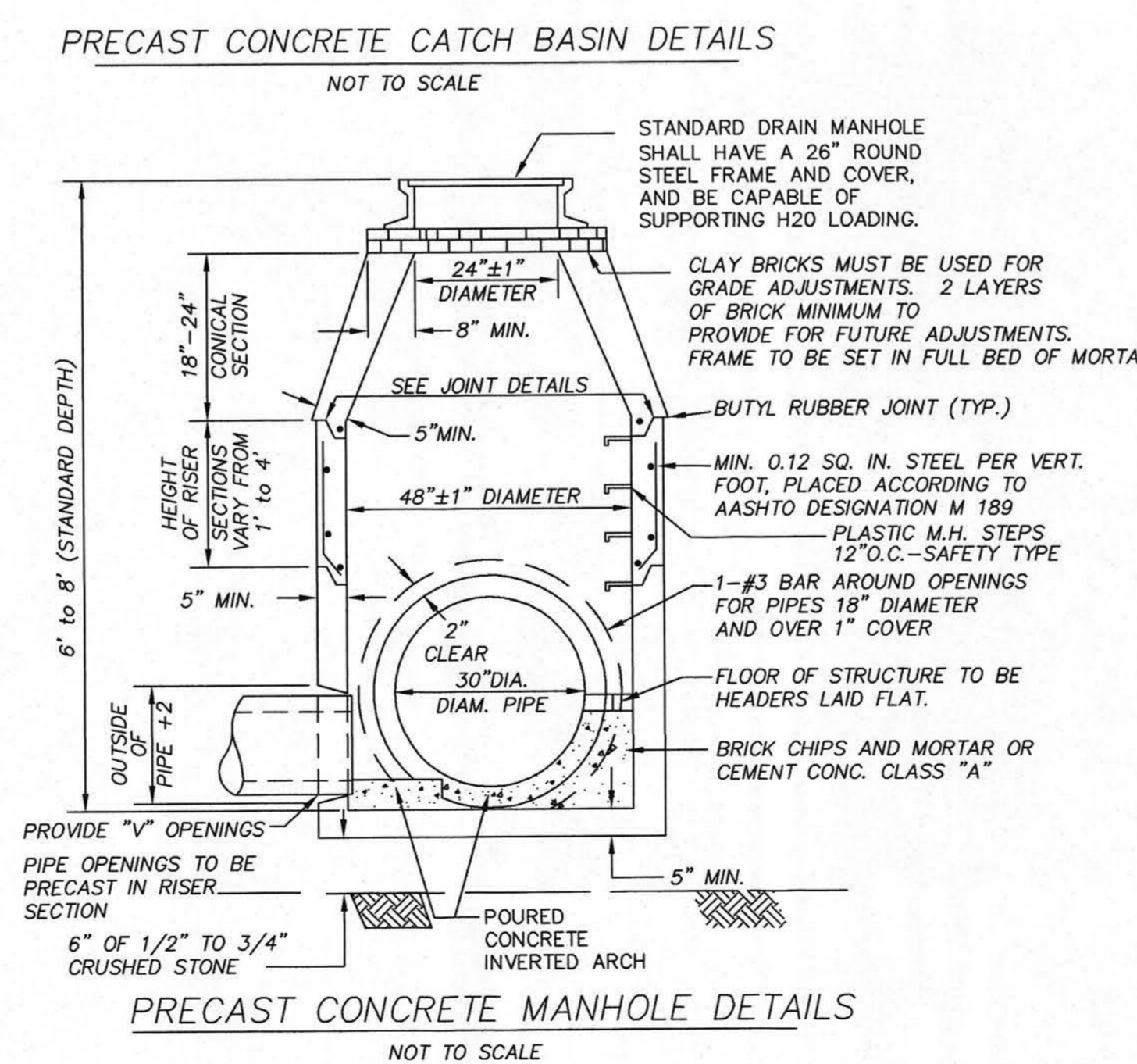
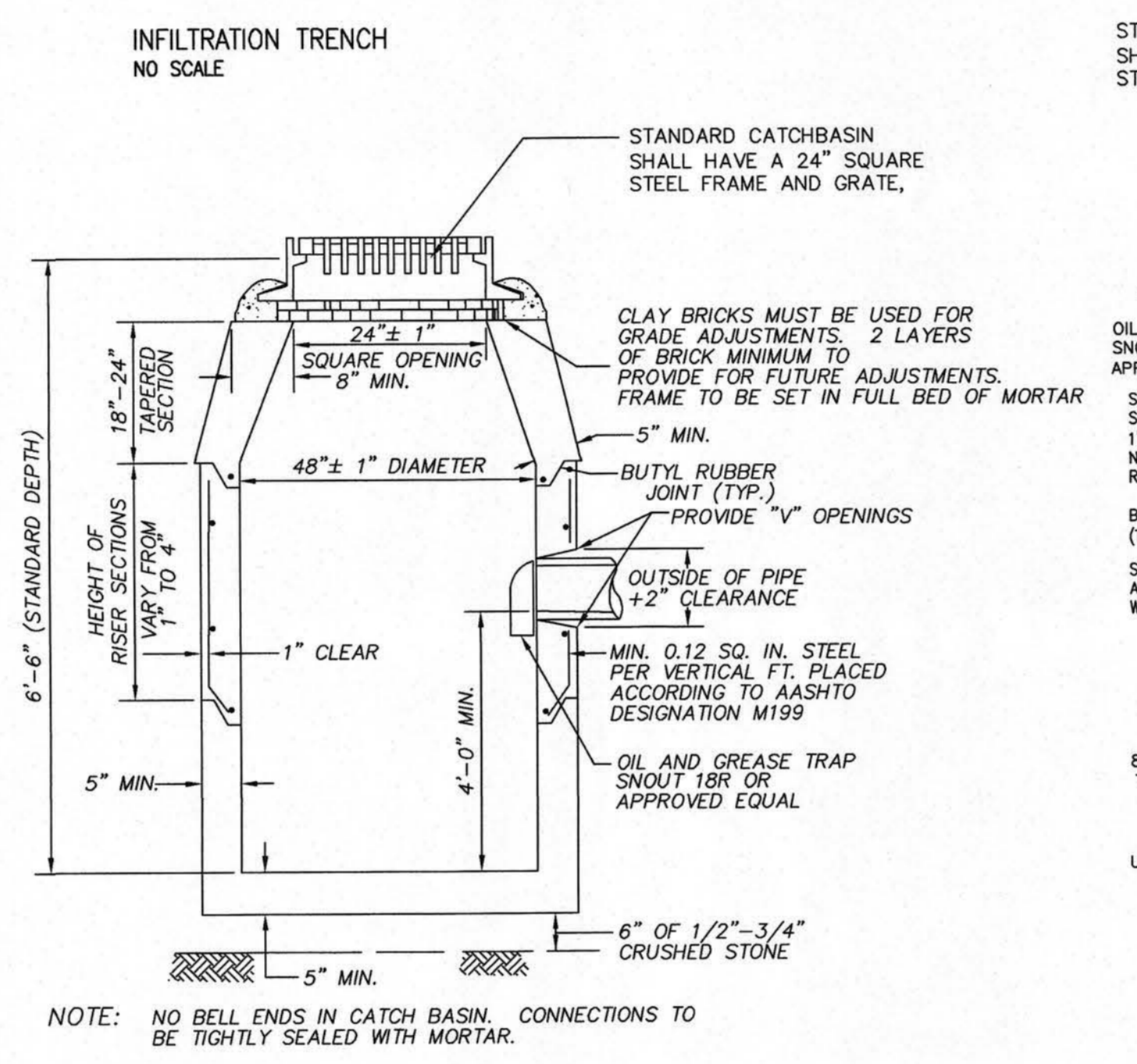
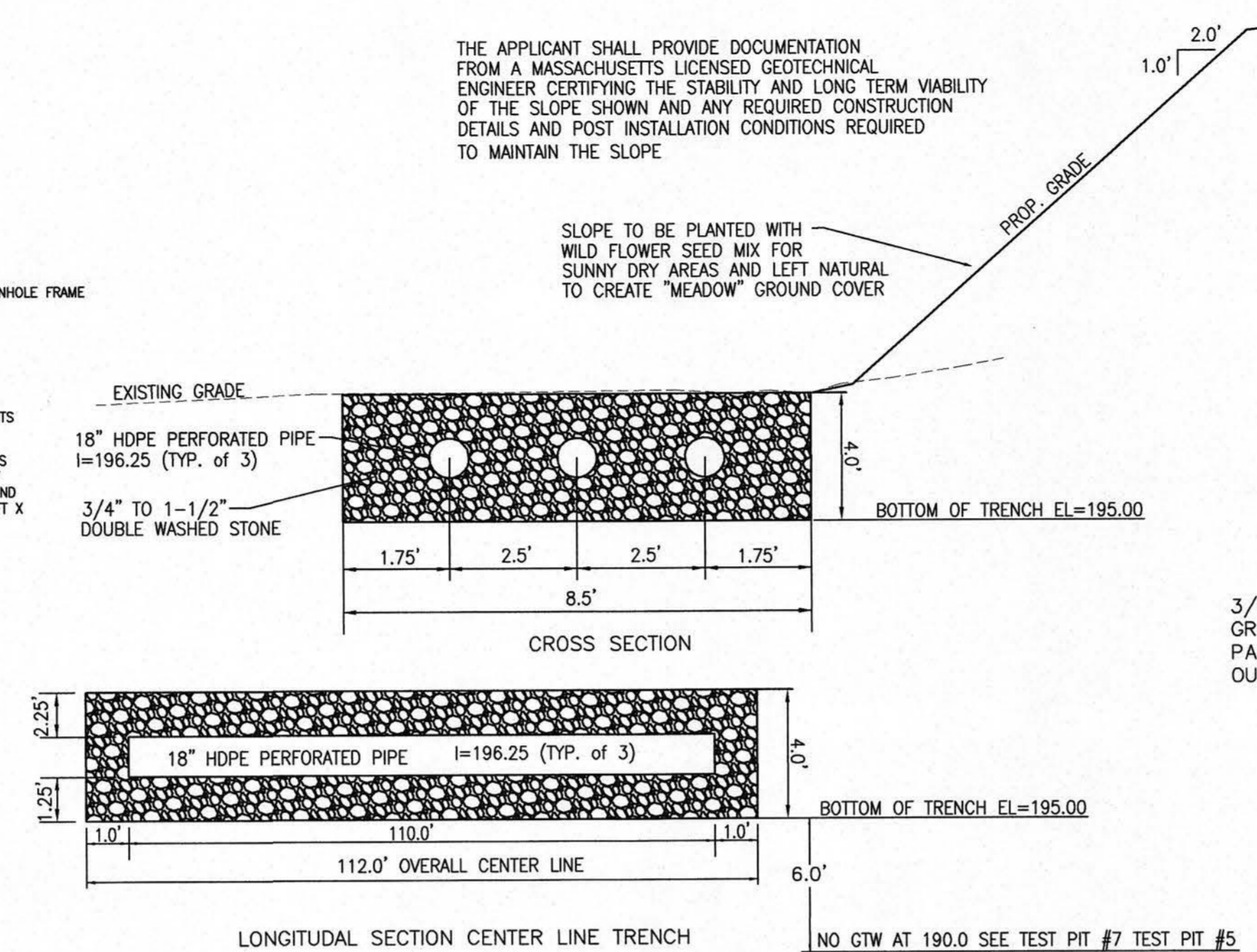
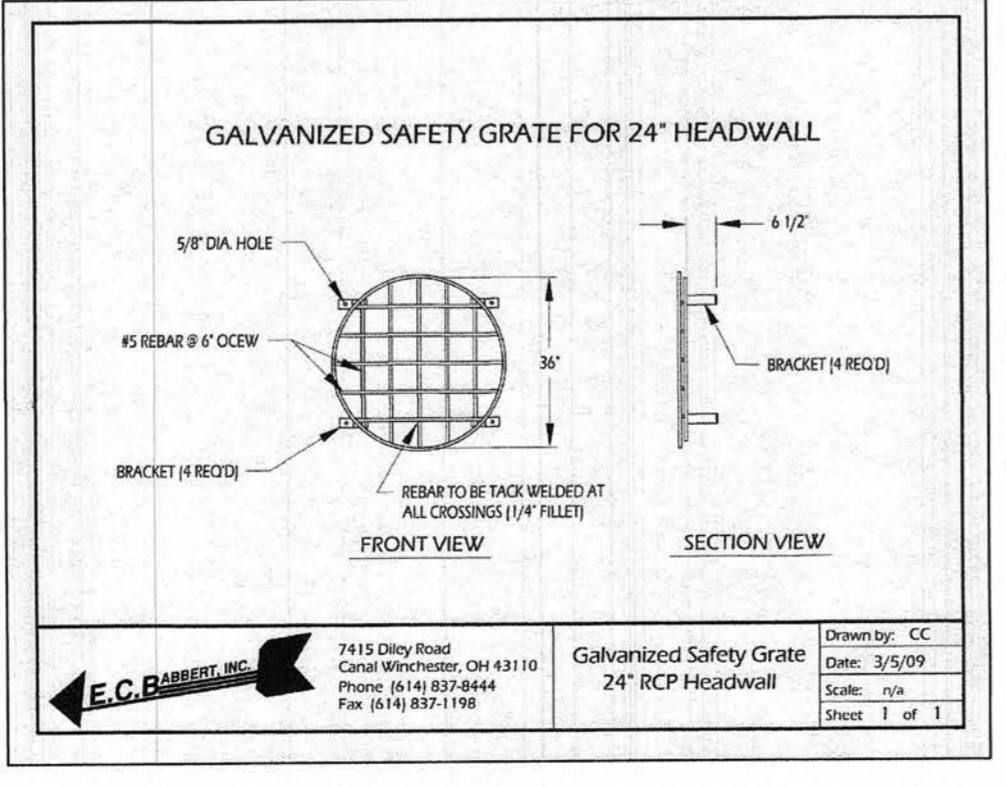
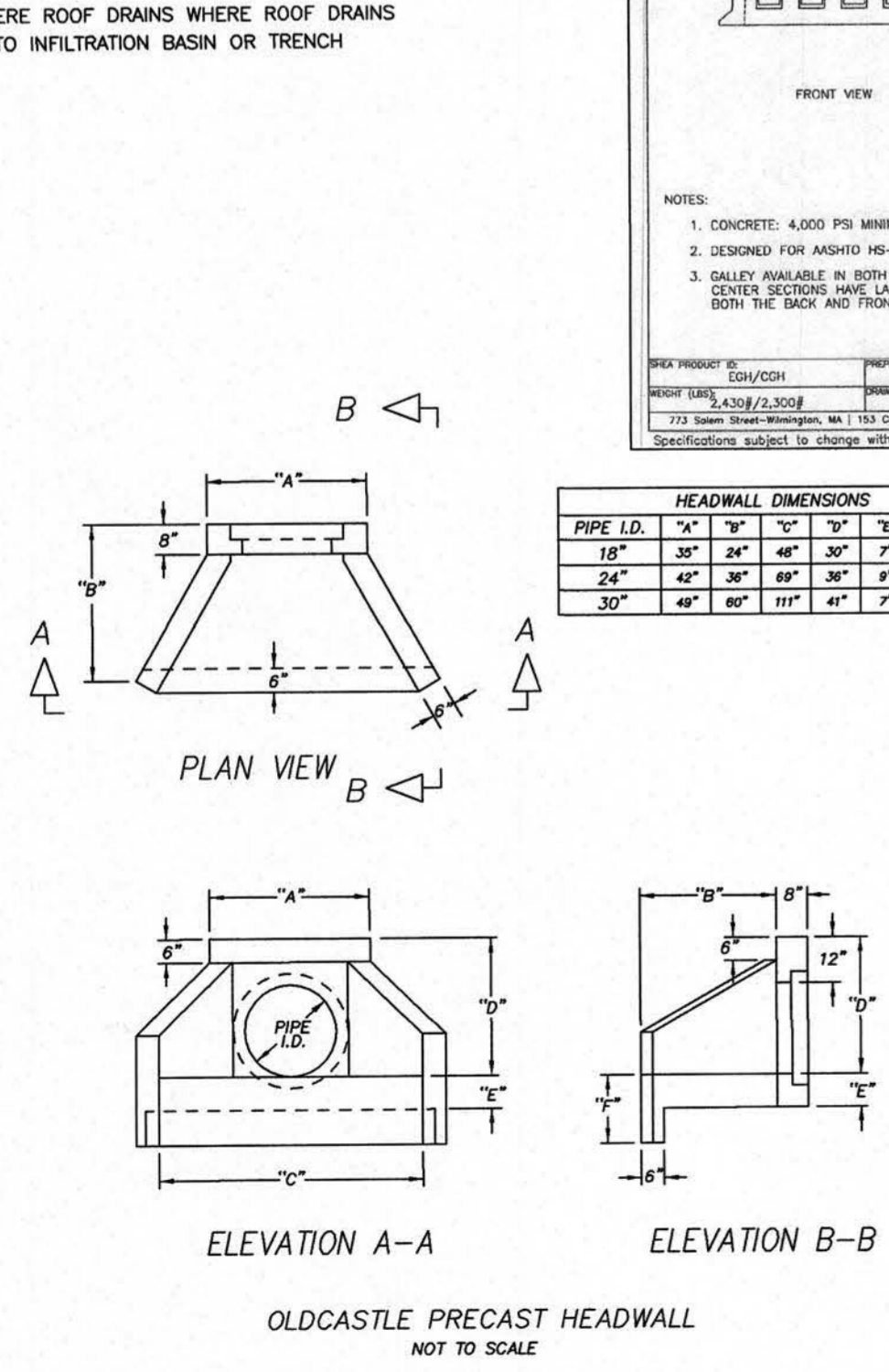
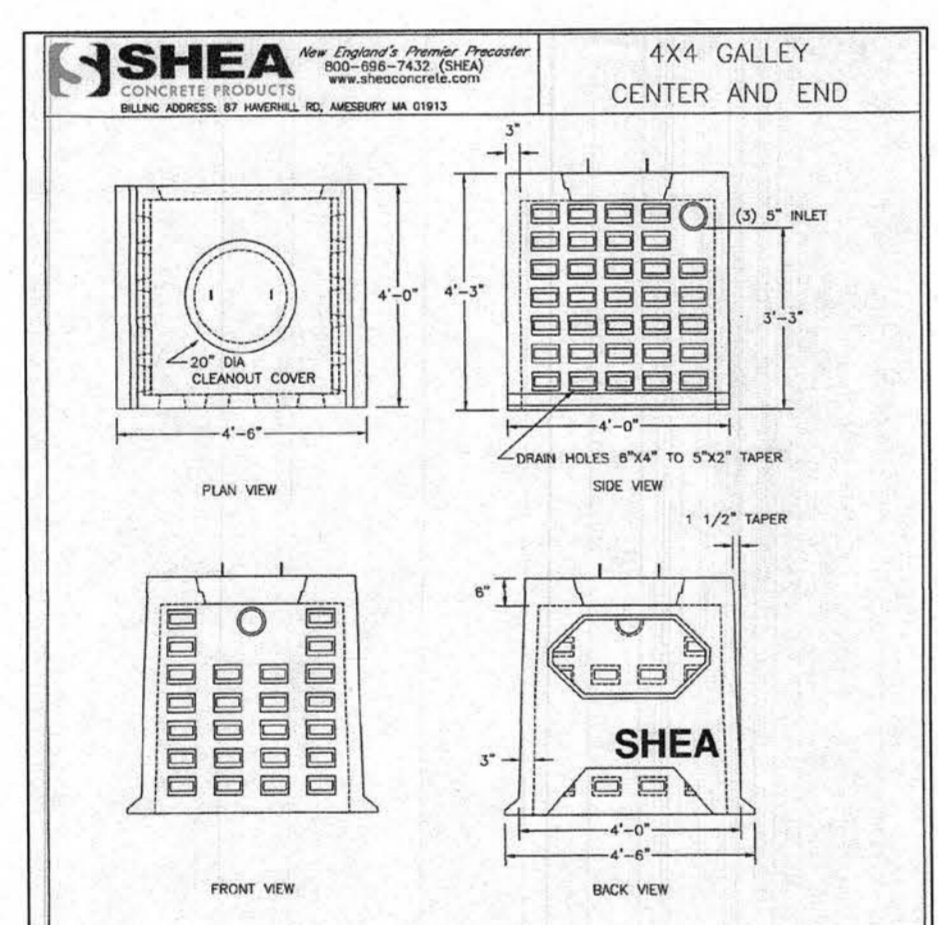
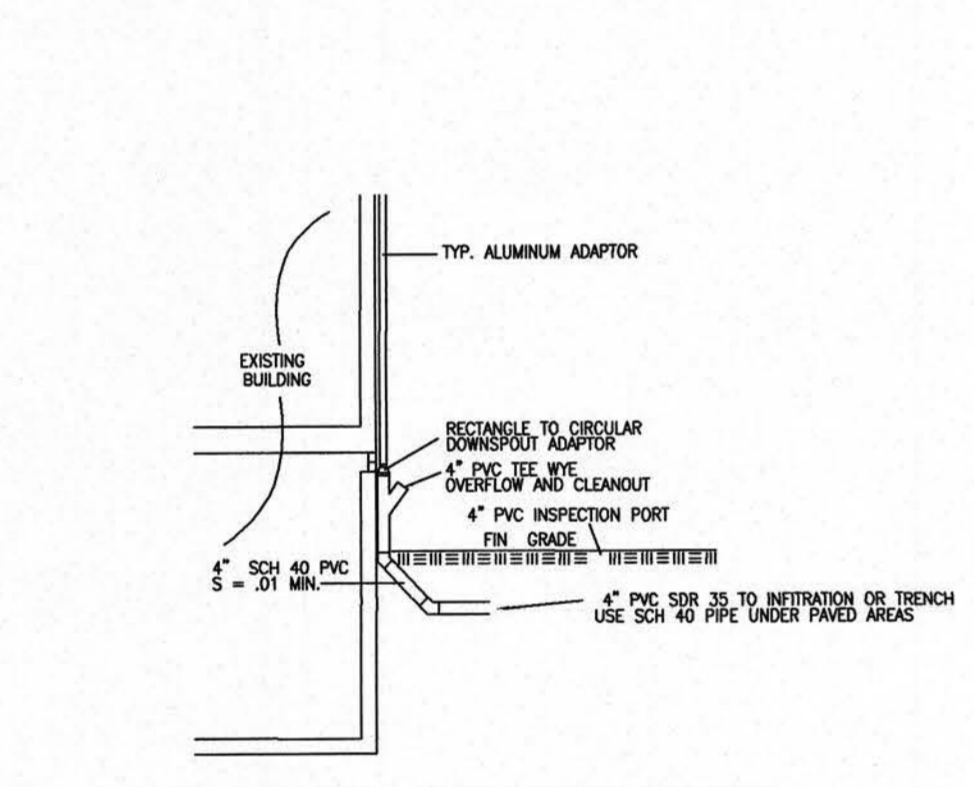
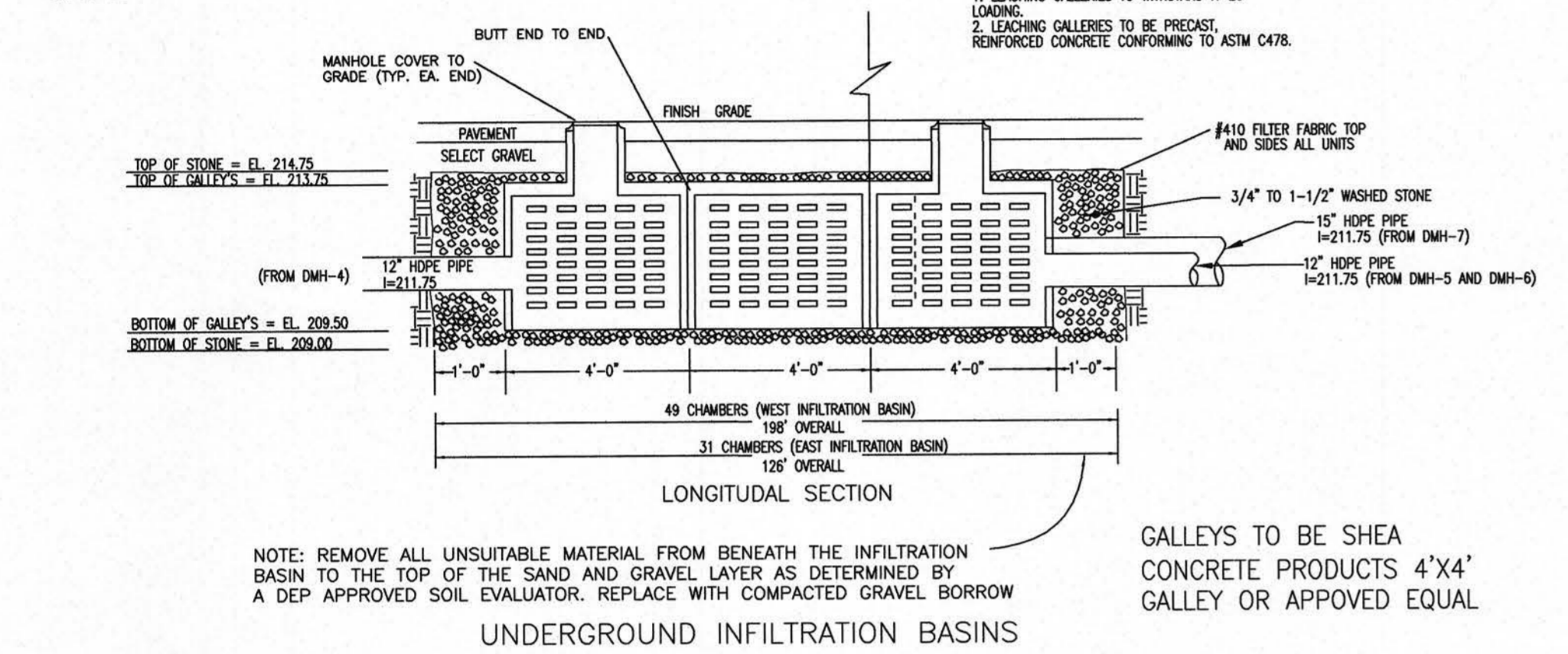
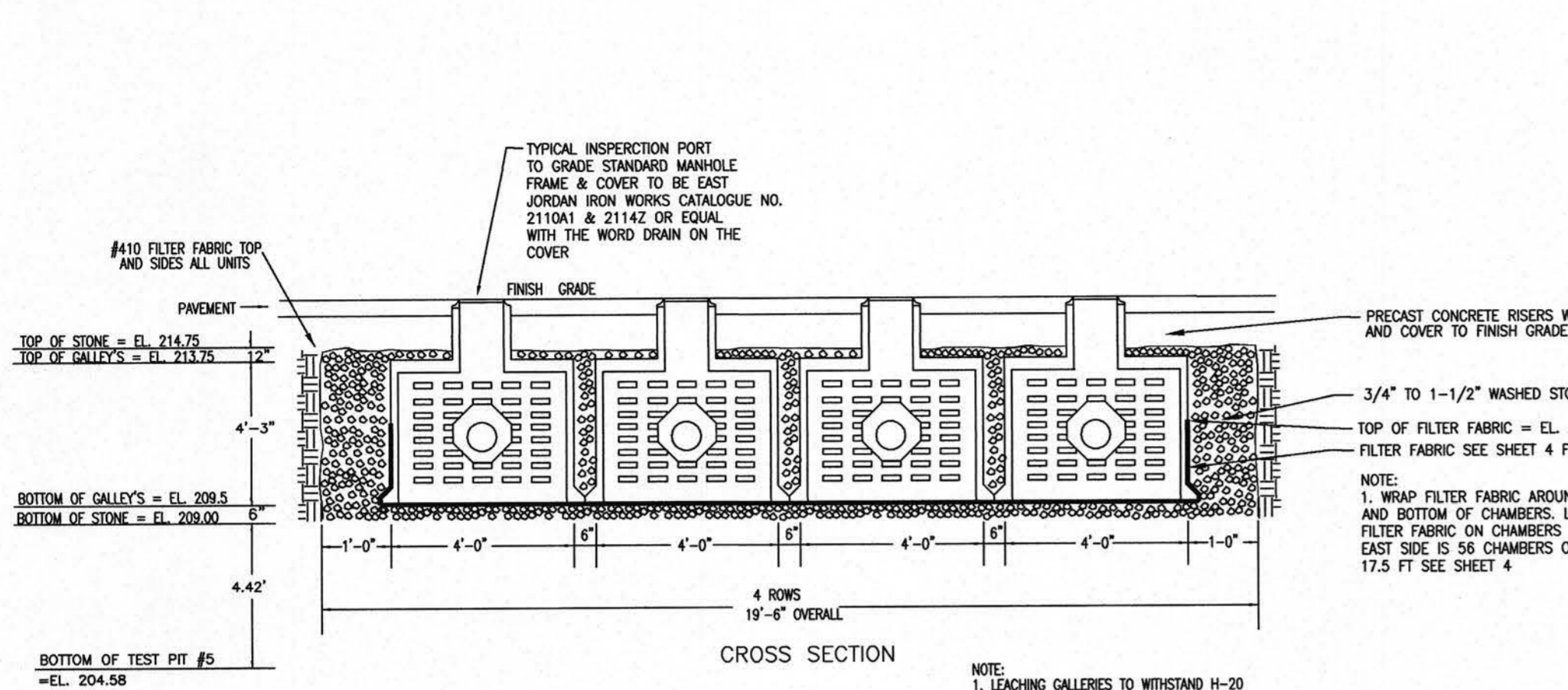
APPROVED PURSUANT TO G.L.c. 40B WALPOLE ZONING BOARD OF APPEALS

DATE APPROVED: DATE ENDORSED:

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



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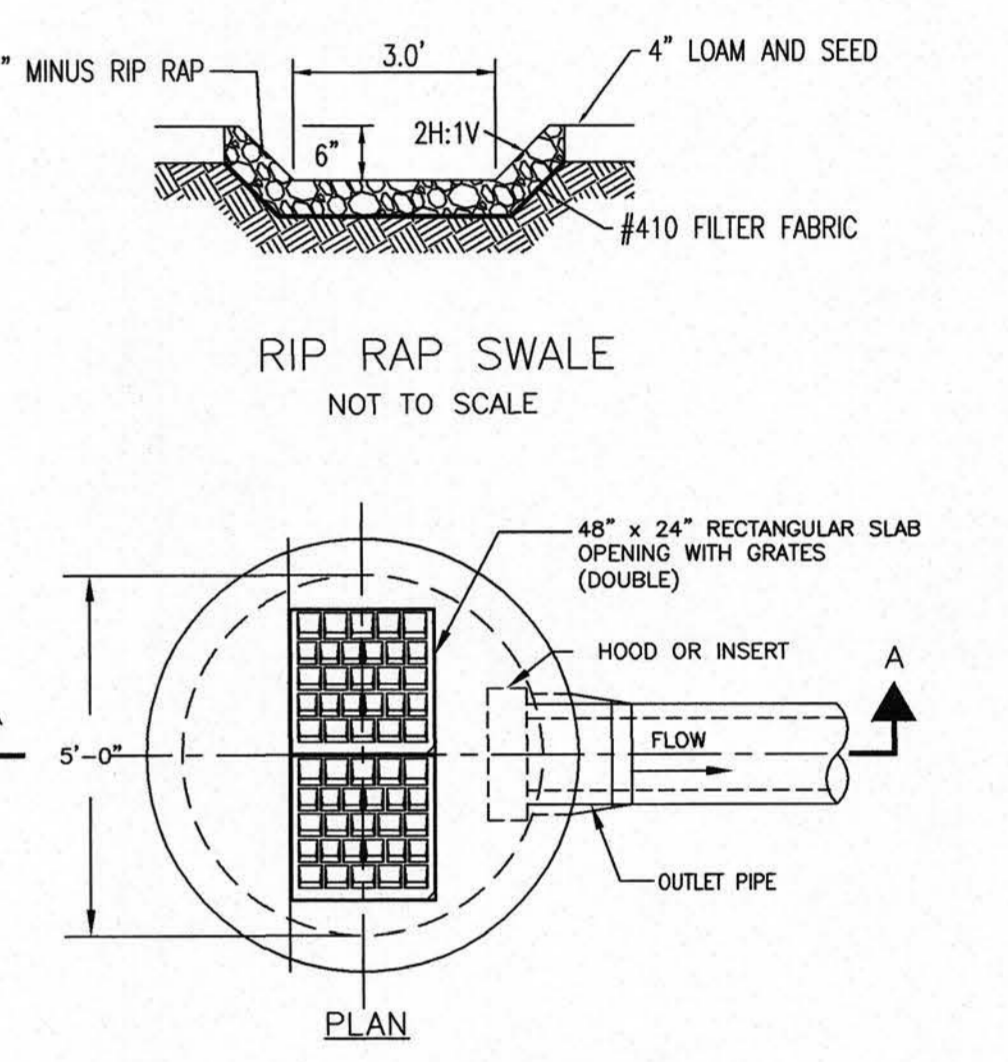
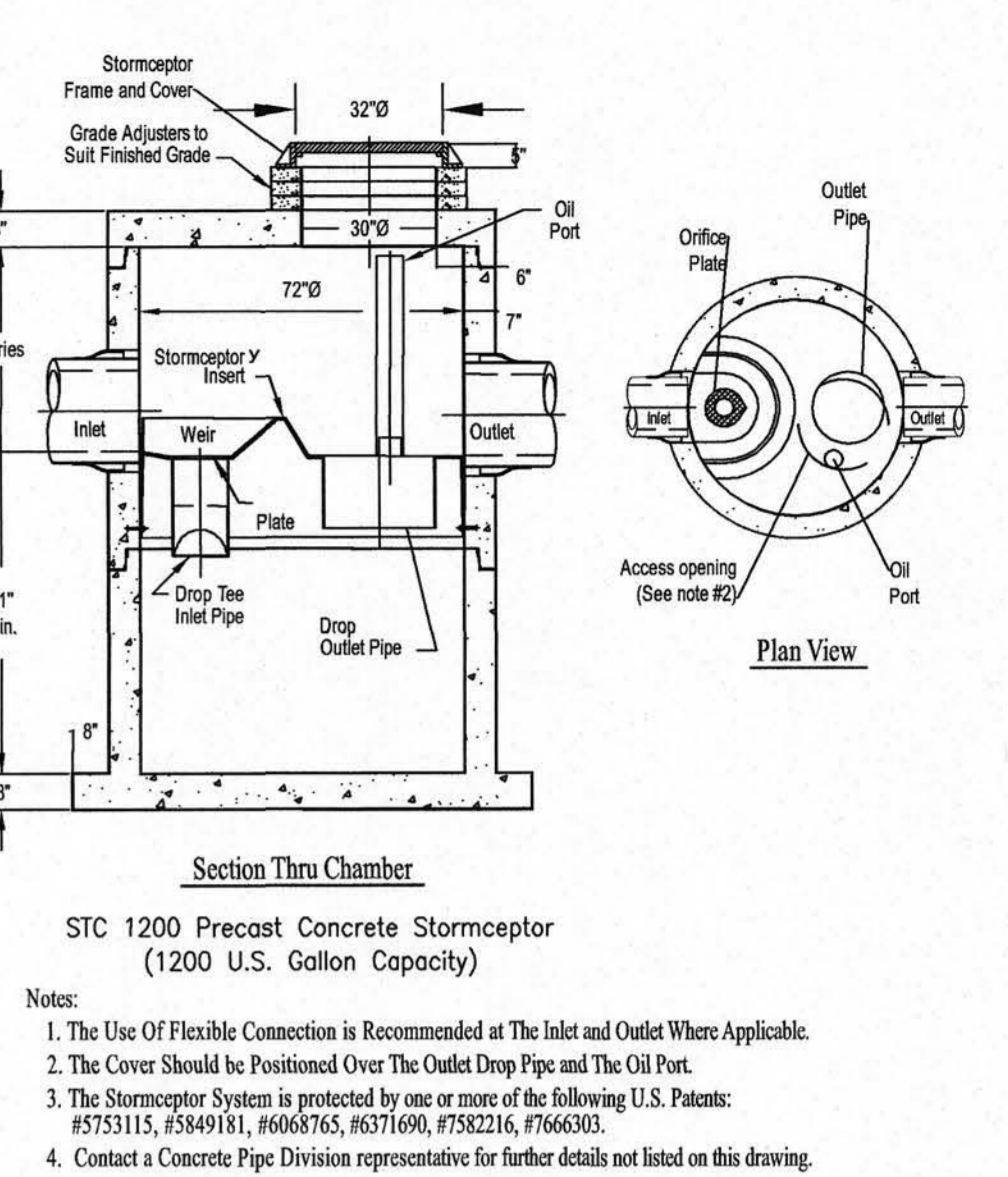
WALPOLE TOWN CLERK DATE

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: _____

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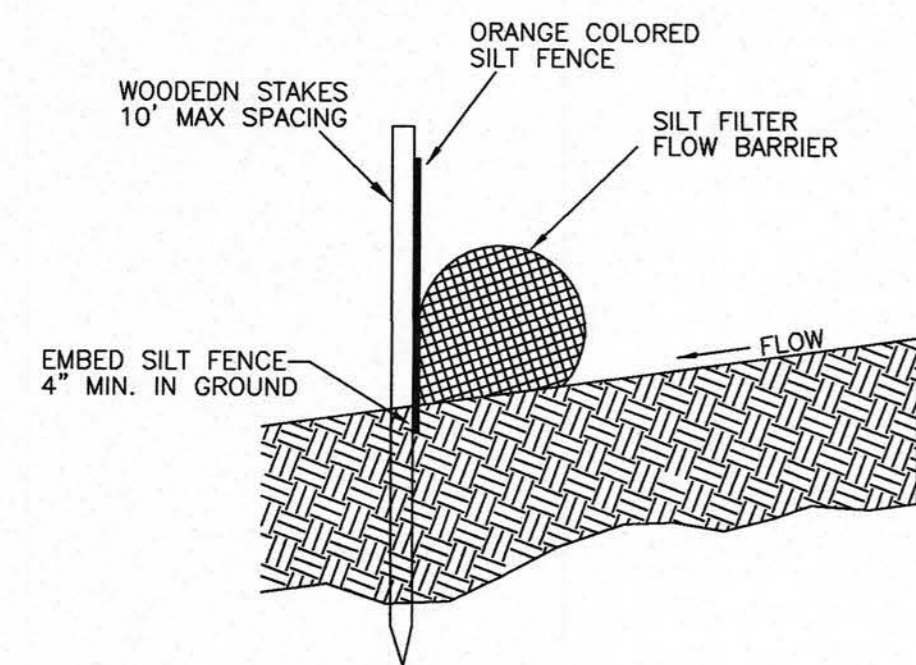
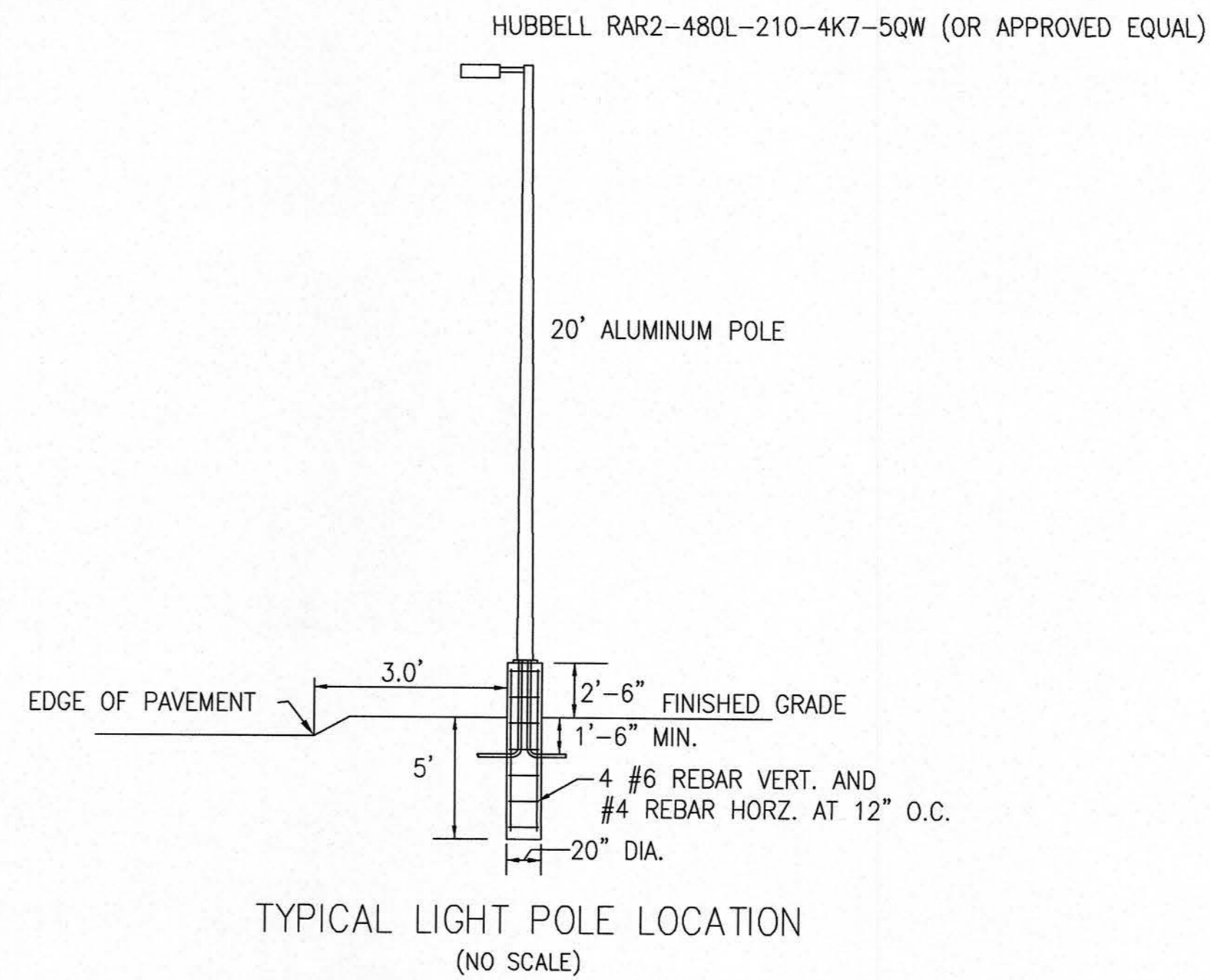
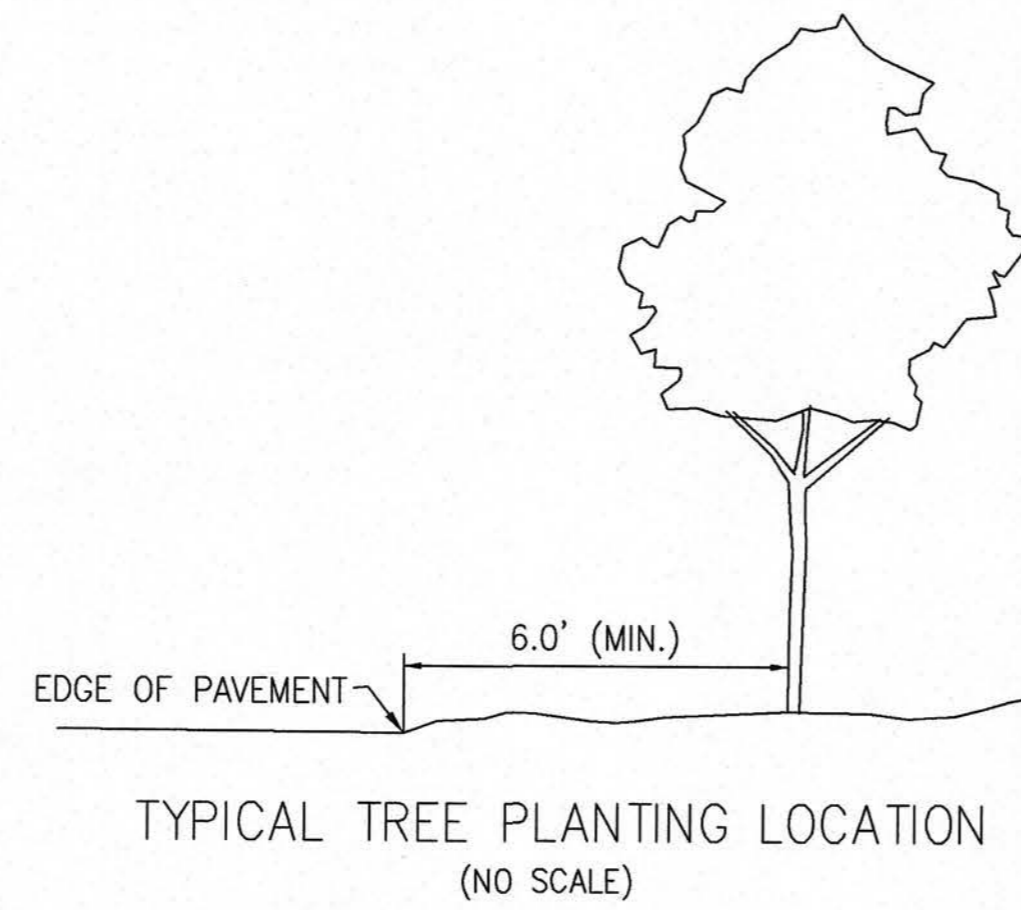
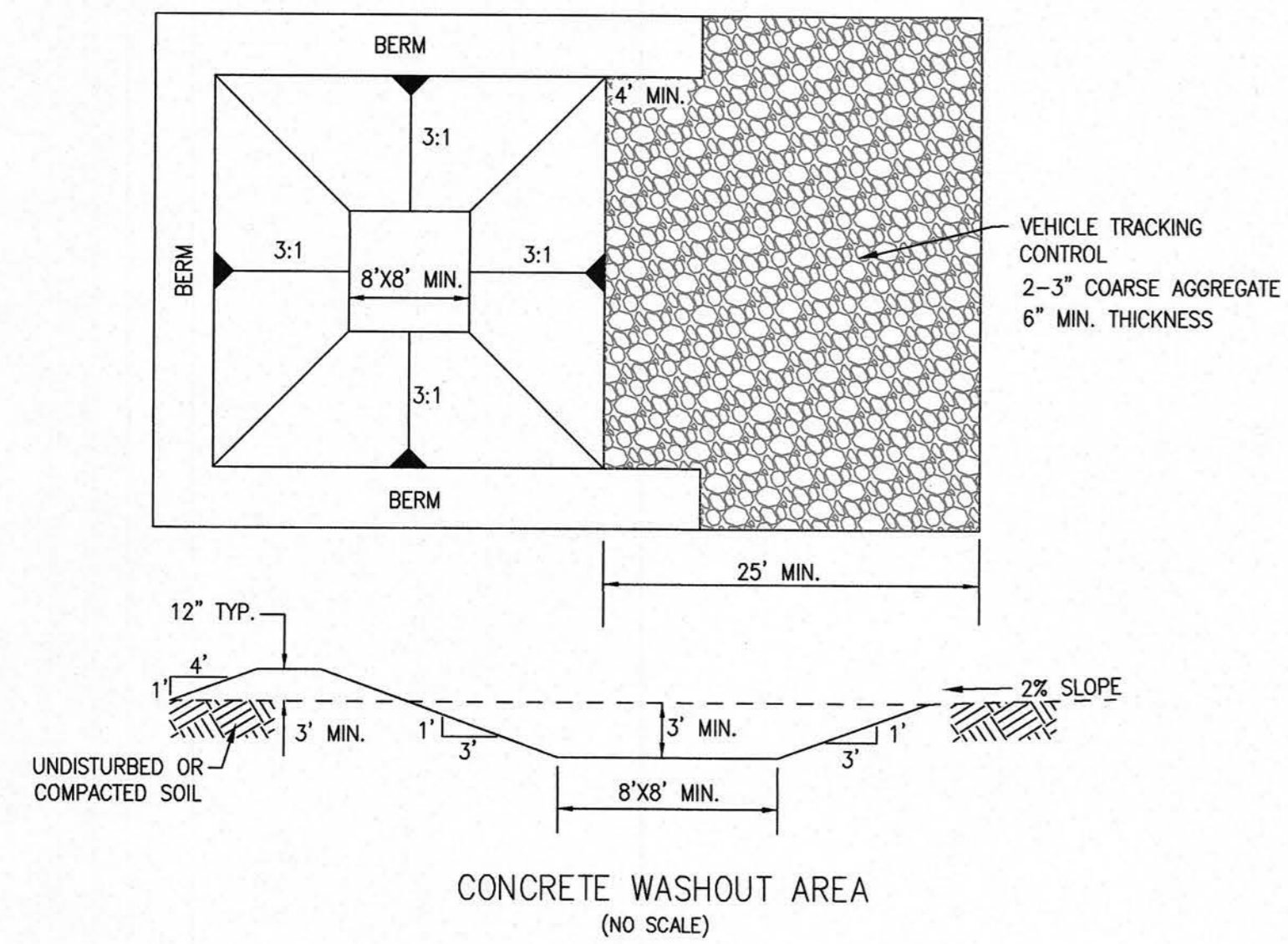
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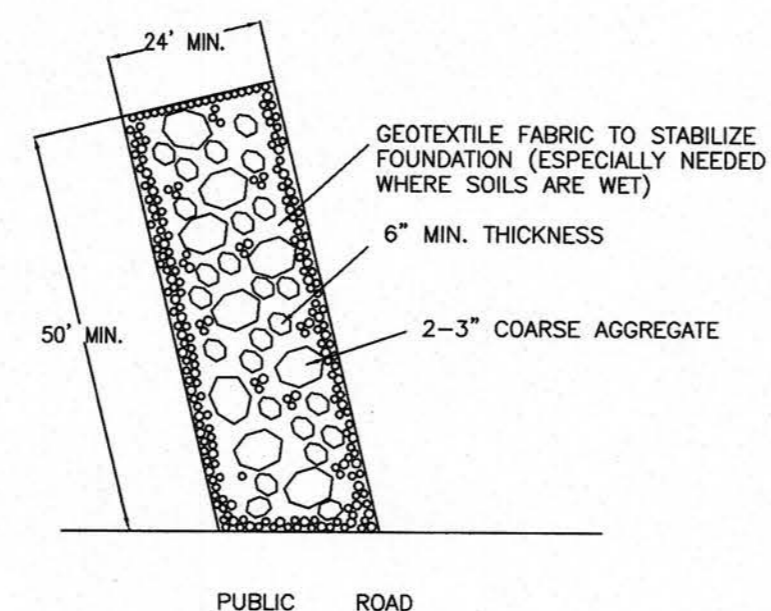
JOHN F. GLOSSA
 CIVIL
 No. 92398
 REGISTERED PROFESSIONAL ENGINEER

DATE APPROVED: _____

DATE ENDORSED: _____



EROSION CONTROL BARRIER (12" COMPOST SOCK) DETAIL
NOT TO SCALE



STABILIZED CONSTRUCTION ENTRANCE
NOT TO 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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APPROVED PURSUANT TO G.L.c. 40B
WALPOLE ZONING BOARD OF APPEALS

DATE APPROVED: _____
DATE ENDORSED: _____

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

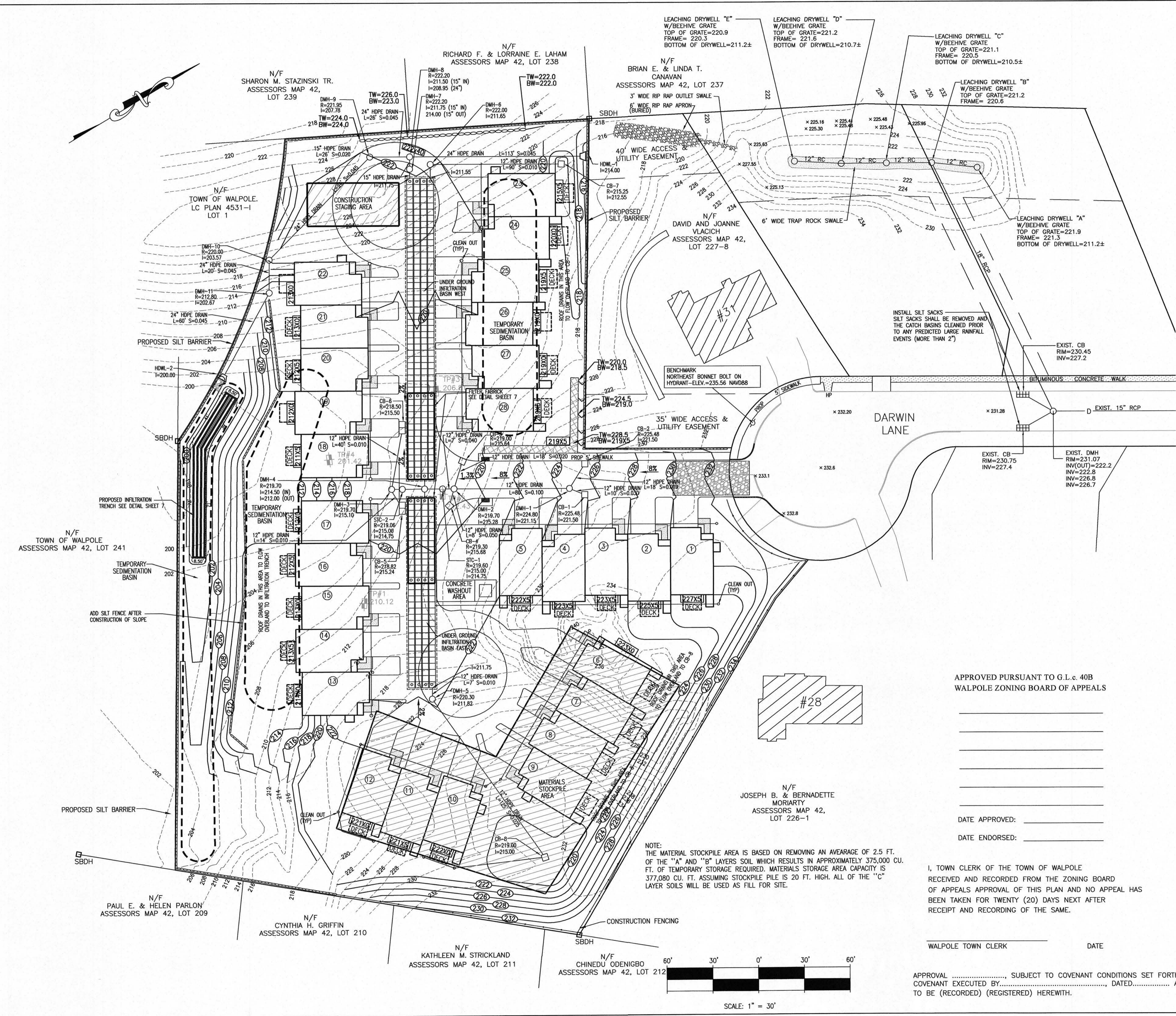


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46 EAST ST
EAST WALPOLE, MA 02032
(508) 668-4401

- 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 STRPS
 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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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

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.

