

THE RESIDENCES AT DARWIN COMMON IN WALPOLE, MA AUGUST 13, 2021

ZONING SCHEDULE

ZONING: RESIDENCE B / WROPD - AREA 1

LOT AREA 20,000 S.F.
NON WETLAND LOT AREA 12,000 S.F.
LOT FRONTAGE 125.00 FT.

BUILDING SETBACKS:

FRONT 30.00 FT.
SIDE 15.00 FT.
REAR 30.00 FT.



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

OWNER

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

APPLICANT

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

DEED REFERENCE

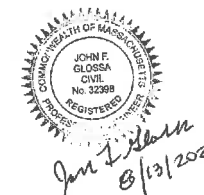
LAND COURT CERTIFICATE #205723
(LOT 2)
LAND COURT CERTIFICATE #154084
(LOT 16)
LAND COURT PLAN 4531-I (LOT 2)
LAND COURT PLAN 4531-L (LOT 16)

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





N/F
TOWN OF WALPOLE
ASSESSORS MAP 42, LOT 241

N/F
SHARON M. STAZINSKI TR.
ASSESSORS MAP 42,
LOT 239

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
TOWN OF WALPOLE
LC PLAN 4531-I
LOT 1

LC PLAN 4531-I
LOT 2
AREA=125,152 S.F. / 2.87 Ac.

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

BENCHMARK
NORTHEAST BONNET BOLT ON
HYDRANT - ELEV. = 235.58

35' WIDE ACCESS &
UTILITY EASEMENT

LC PLAN 4531-L
LOT 16
AREA=24,927± S.F.

DARWIN LANE

SMH
RIM=230.94
INV=225.6

CB
RIM=230.45
INV=227.2

CB
RIM=230.75
INV=227.4

DMH
RIM=231.07
INV(OUT)=222.2
INV=222.8
INV=226.8
INV=226.7

N/F
TOWN OF WALPOLE
ASSESSORS MAP 42, LOT 241

N 58°23'50" W
279.21'

N 58°03'00" W
511.01'

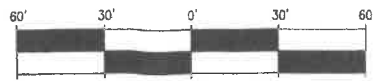
N/F
JOSEPH B. & BERNADETTE
MORIARTY
ASSESSORS MAP 42,
LOT 226-1

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



SCALE: 1" = 30'



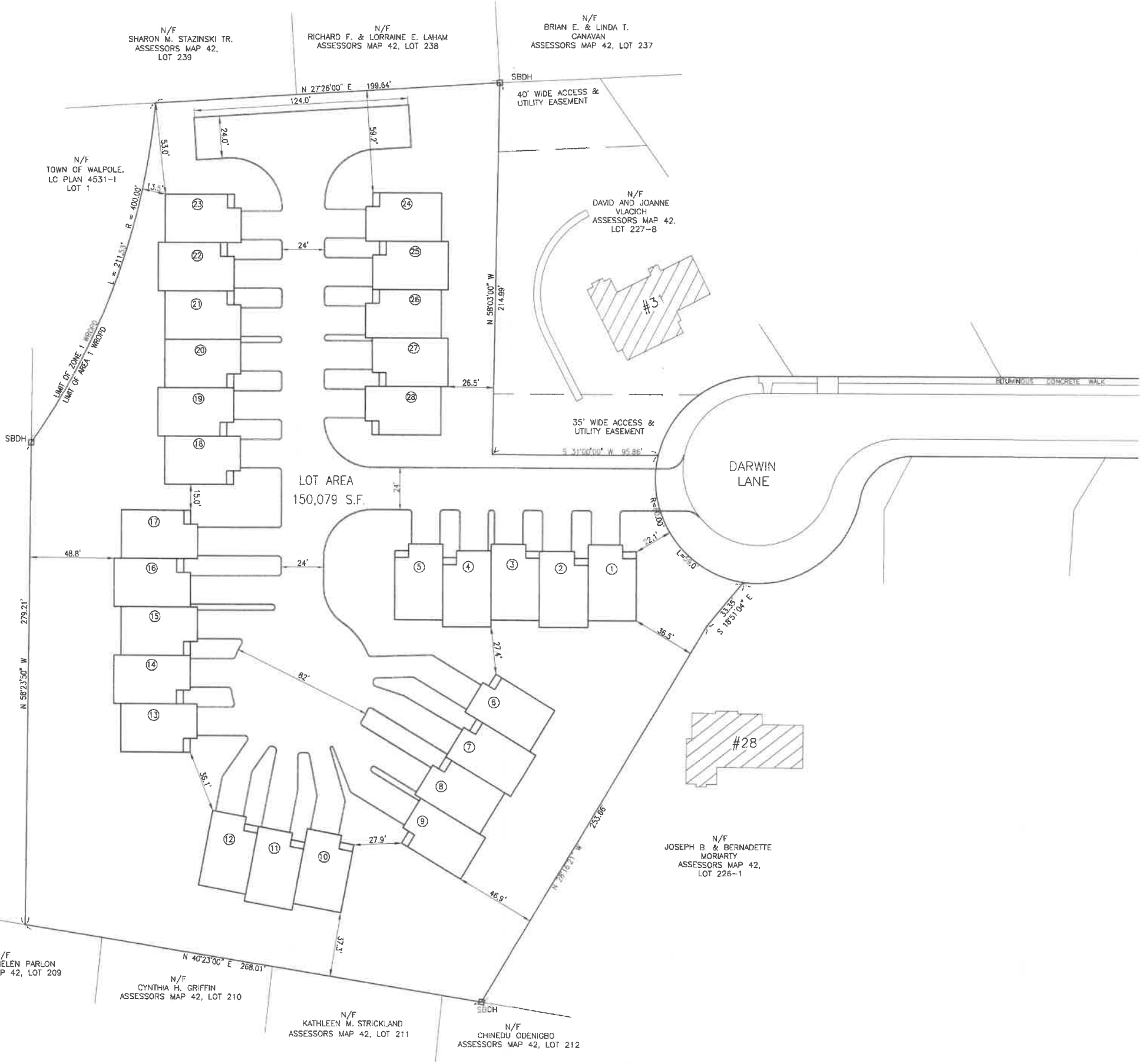
John F. Glosa
8/13/21



Andrew C. Murphy
8/13/21

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

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LOT AREA = 150,079 S.F.
 TOTAL AREA OF BUILDINGS = 33,600 S.F.
 PERCENTAGE OF LOT COVERED BY BUILDINGS = 22.4%
 TOTAL AREA OF ROADS AND DRIVEWAYS = 34,825 S.F.
 PERCENTAGE OF LOT COVERED BY PAVEMENT = 23.2%
 TOTAL PERCENTAGE OF IMPERVIOUS LOT COVERAGE = 45.6%

OWNERS

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 P.O. BOX 651
 NORWOOD, MA 02062

APPLICANT

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

DEED REFERENCE

LAND COURT CERTIFICATE #205723 (LOT 2)
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ASSESSORS PARCELS

MAP 42 LOT 240
 MAP 42 LOT 227-13

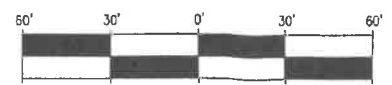
**THE RESIDENCES AT
 DARWIN COMMON**
 28 UNITS
 SITE PLAN
 PLAN OF LAND
 IN
 WALPOLE, MA

SCALE: 1"=30' AUGUST 13, 2021

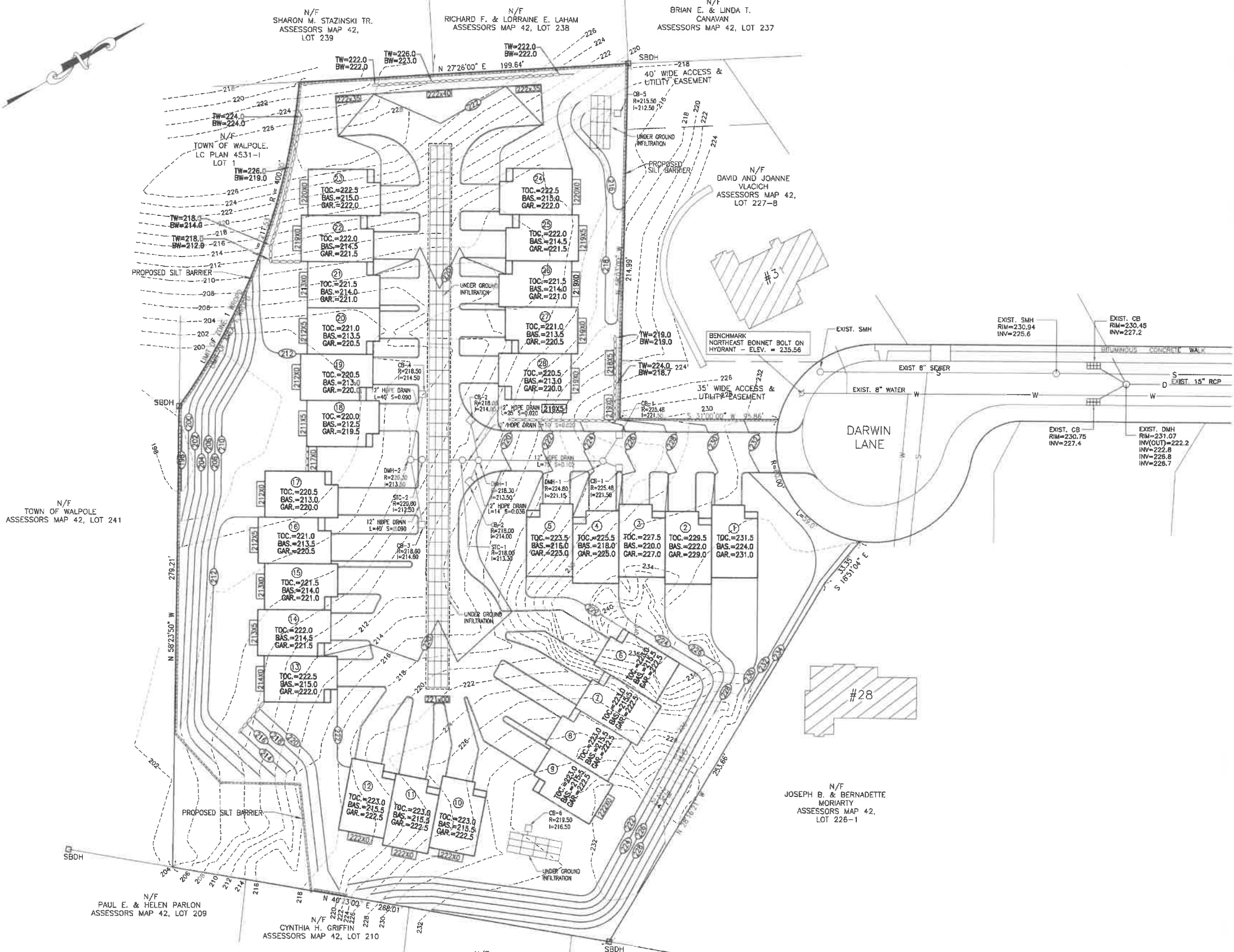
GLOSSA ENGINEERING, INC.
 46 EAST ST
 EAST WALPOLE, MA 02032
 (508) 668-4401



Andrew C. Murphy
 8/13/21



SCALE: 1" = 30'



N/F
TOWN OF WALPOLE
ASSESSORS MAP 42, LOT 241

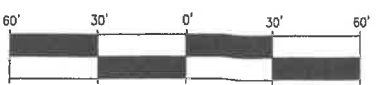
N/F
PAUL E. & HELEN PARLON
ASSESSORS MAP 42, LOT 209

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



SCALE: 1" = 30'

THE RESIDENCES AT
DARWIN COMMON
28 UNITS
GRADING AND DRAINAGE
PLAN OF LAND
IN
WALPOLE, MA
SCALE: 1"=30' AUGUST 13, 2021

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John E. Glossa
8/13/2021



N/F
TOWN OF WALPOLE
ASSESSORS MAP 42, LOT 241

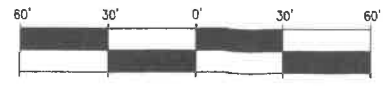
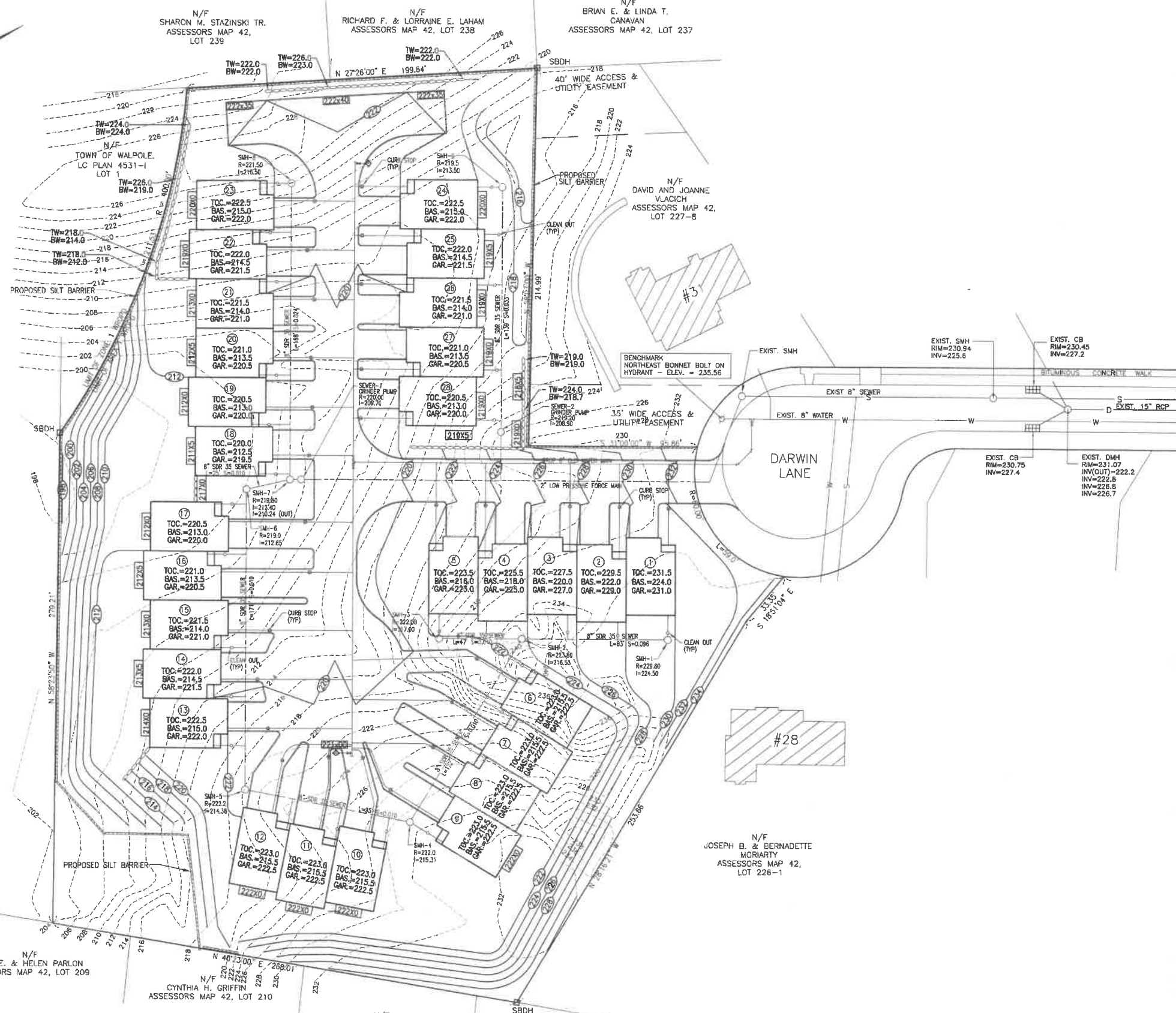
N/F
PAUL E. & HELEN PARLON
ASSESSORS MAP 42, LOT 209

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CYNTHIA H. GRIFFIN
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ASSESSORS MAP 42, LOT 211

N/F
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ASSESSORS MAP 42, LOT 212

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

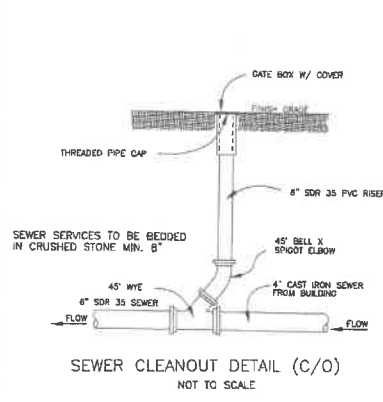


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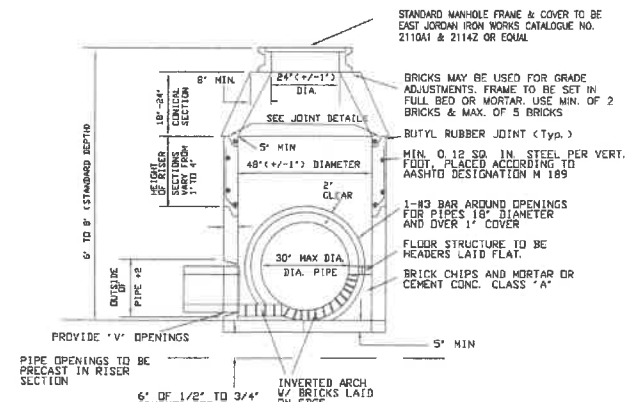
THE RESIDENCES AT
DARWIN COMMON
28 UNITS
UTILITIES
PLAN OF LAND
IN
WALPOLE, MA
SCALE: 1"=30' AUGUST 13, 2021

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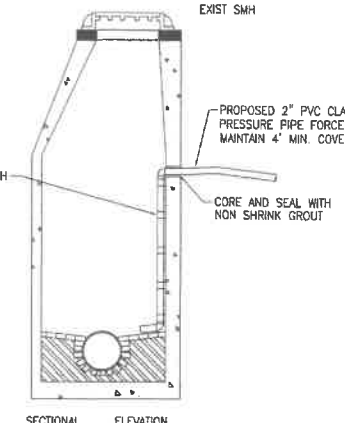




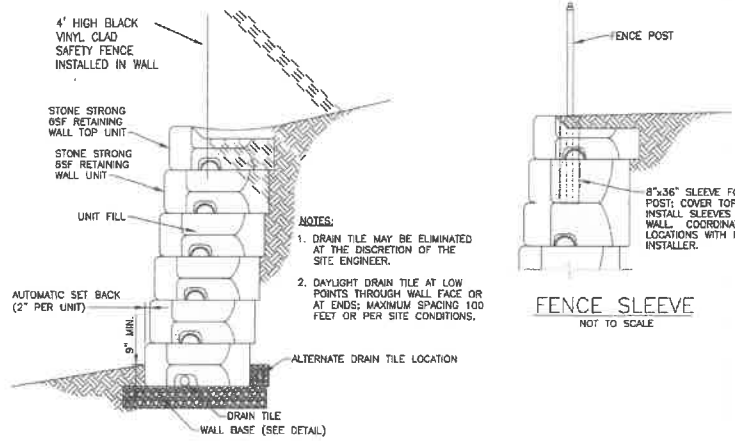
SEWER CLEANOUT DETAIL (C/O)
NOT TO SCALE



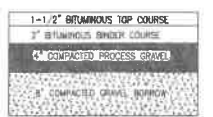
PRECAST CONCRETE DRAIN MANHOLE DETAILS
NOT TO SCALE



TYPICAL FORCE MAIN CONNECTION AT EXISTING SEWER MANHOLE
NOT TO SCALE



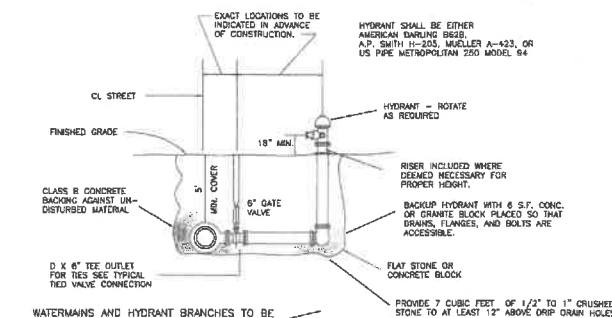
GRAVITY WALL CROSS SECTION
NOT TO SCALE



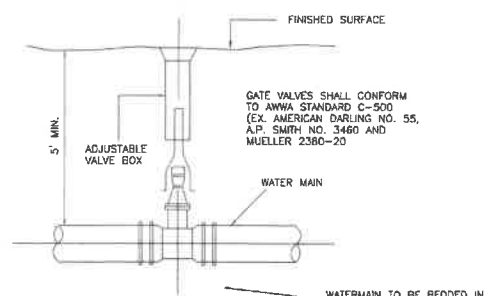
PAVEMENT DETAIL
NOT TO SCALE



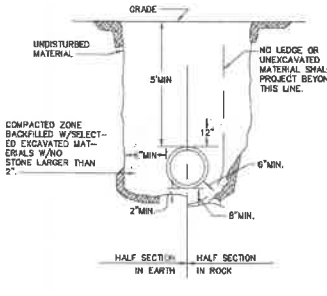
FENCE SLEEVE
NOT TO SCALE



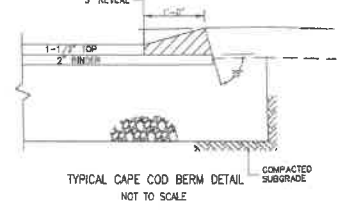
TYPICAL HYDRANT ASSEMBLY DETAIL
NOT TO SCALE



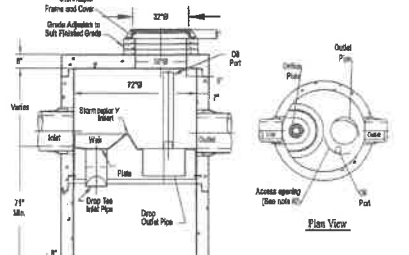
TYPICAL GATE VALVE
NOT TO SCALE



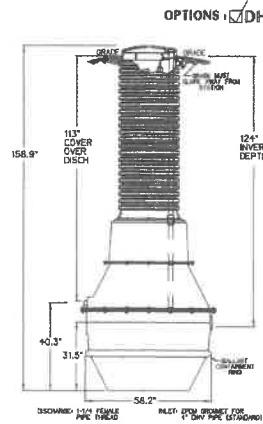
WATER MAIN TRENCH DETAIL
NOT TO SCALE



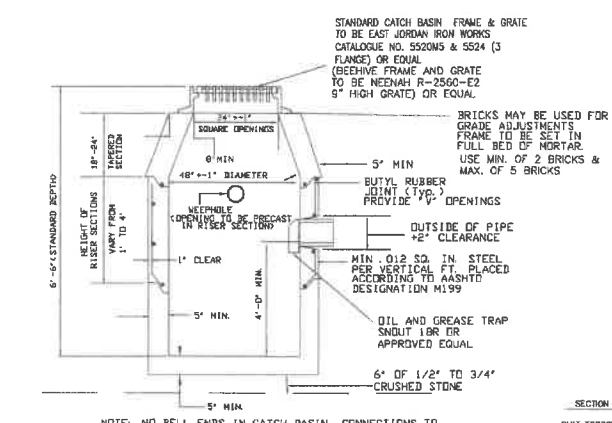
TYPICAL CAPE COD BERM DETAIL
NOT TO SCALE



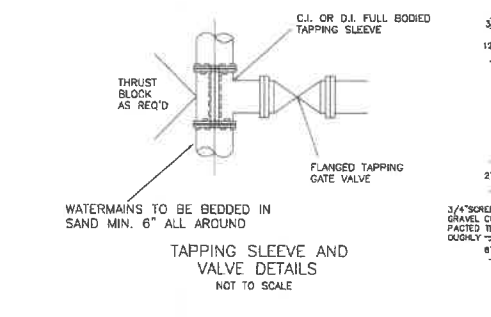
GRINDER PUMP
NOT TO SCALE



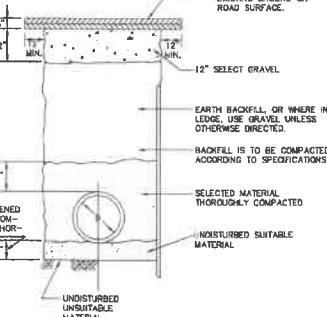
DETAIL FIELD JOINT
SEE INSTALLATION INSTRUCTIONS FOR FURTHER DETAILS
NOTE: DIMENSIONS ARE FOR REF ONLY



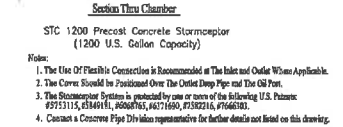
PRECAST CONCRETE CATCH BASIN DETAILS
NOT TO SCALE



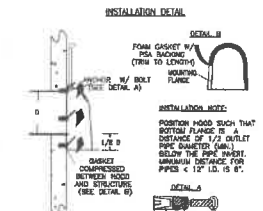
TAPPING SLEEVE AND VALVE DETAILS
NOT TO SCALE



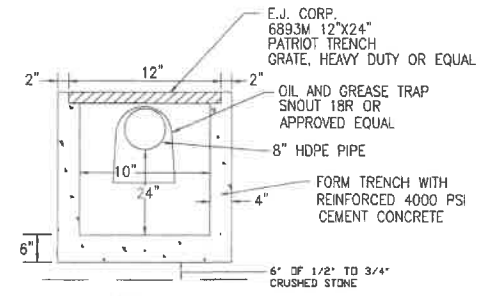
TYPICAL DRAIN TRENCH DETAILS
NOT TO SCALE



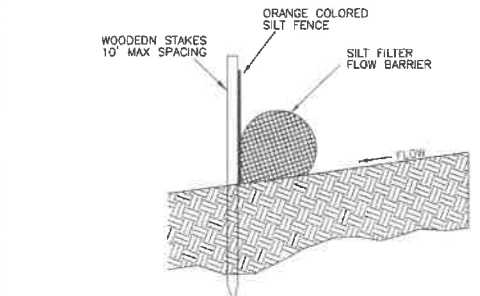
STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE



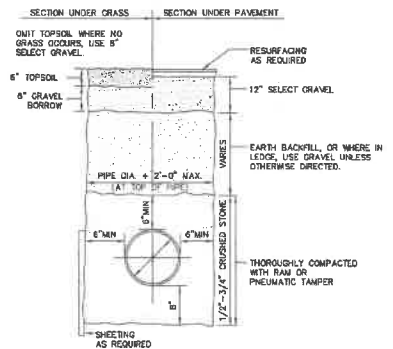
OIL AND GREASE TRAP
NOT TO SCALE



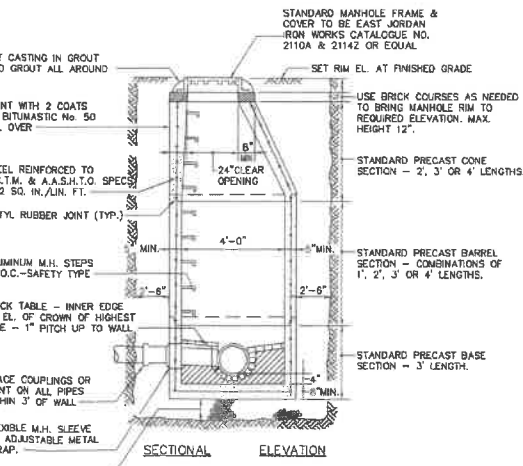
TRENCH DRAIN
NOT TO SCALE



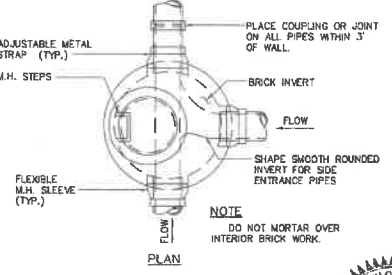
SILT BARRIER (12" COMPOST SOCK) DETAIL
NOT TO SCALE



TYPICAL SEWER TRENCH DETAIL
NOT TO SCALE



TYPICAL PRECAST CONCRETE SEWER MANHOLE DETAILS
NOT TO SCALE



PLAN
NOTE: DO NOT MORTAR OVER INTERIOR BRICK WORK



THE RESIDENCES AT
DARWIN COMMON
28 UNITS
DETAILS
PLAN OF LAND
IN
WALPOLE, MA

SCALE: NOT TO SCALE AUGUST 13, 2021

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