

ASSESSOR'S REFERENCE:
 MAP 36, PARCEL 64
 MAP 36, PARCEL 65

DEED REFERENCE:
 NORFOLK COUNTY REGISTRY OF DEEDS
 Bk. 33383, Pg. 249

PLAN REFERENCE:
 NORFOLK COUNTY REGISTRY OF DEEDS
 FILE AS No. 773 OF 1992, PLAN BK 410

OWNER OF RECORD:
 DONALD WRIGHT &
 PATRICIA LOPES
 12 HALES HOLLOW
 DOVER, MA

ZONING CLASSIFICATION:
 RESIDENCE A - RA
 LOT AREA: 30,000 S.F.
 FRONTAGE: 150 FT.

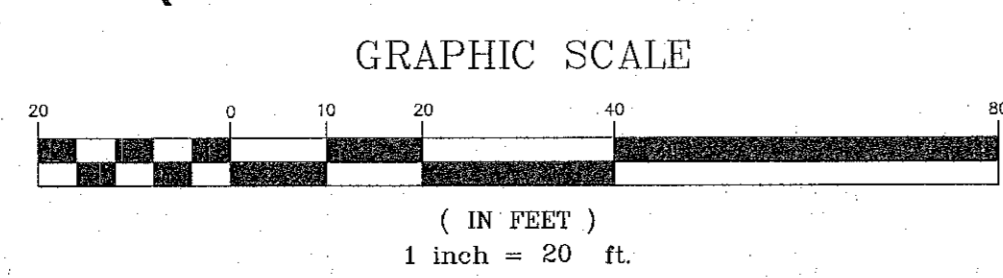
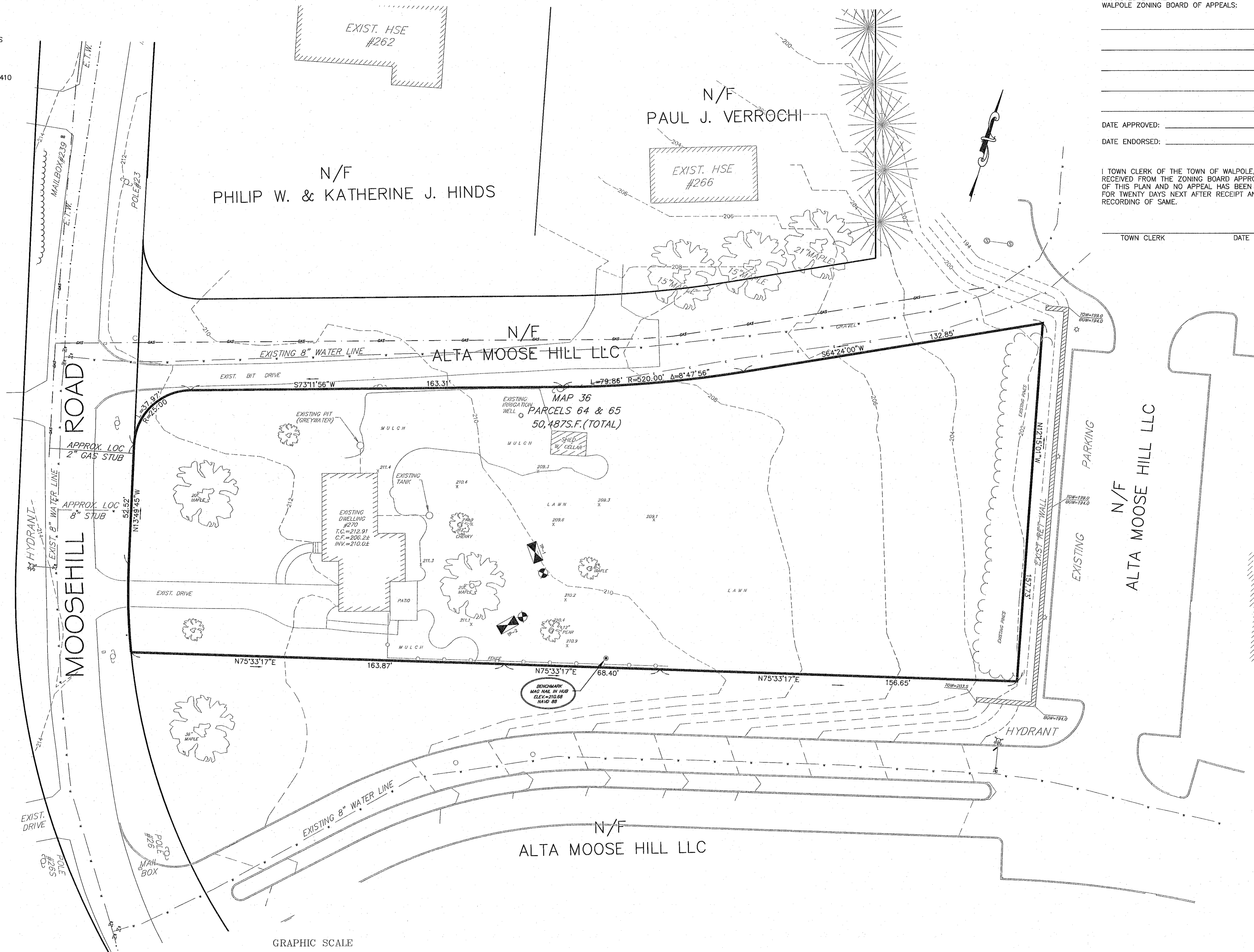
SETBACKS:
 FRONT: 30'
 SIDE: 20'
 REAR: 30'

APPROVED BY THE
 WALPOLE ZONING BOARD OF APPEALS:

DATE APPROVED: _____
 DATE ENDORSED: _____

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

TOWN CLERK _____ DATE _____



NO.	DATE	DESCRIPTION
1	5/06/2021	ZBA Review Comments

JOYCE E. HASTINGS
 REGISTERED PROFESSIONAL LAND SURVEYOR
 5-10-2021
 JOYCE E. HASTINGS P.L.S.

PAUL E. TRUAX
 REGISTERED PROFESSIONAL ENGINEER
 5-10-2021

SITE DEVELOPMENT PLAN
 A COMPREHENSIVE PERMIT M.G.L.c. 40B
 "MOOSE HILL CONDOMINIUMS"
 WALPOLE, MASSACHUSETTS
 PREPARED FOR:
 RADKE ASSOCIATES, LLC
 P.O. BOX 546
 DOVER, MA 02030

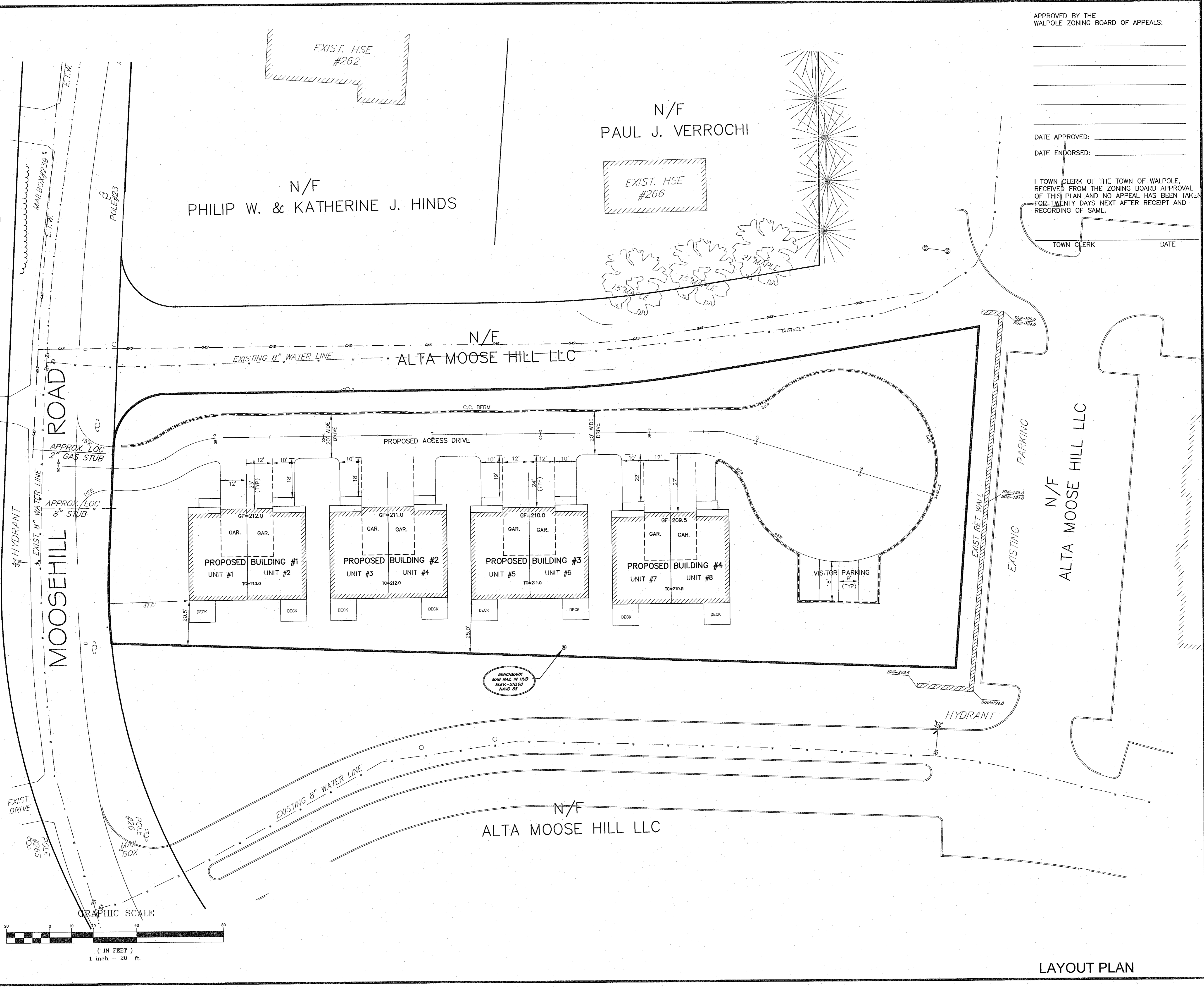
GLM Engineering Consultants, Inc.
 19 EXCHANGE STREET
 HOLLISTON, MA 01746
 P: 508-429-1100
 F: 508-429-7160
 www.GLMengineering.com

DRW.:	RST
JOB No.	15,733-A
DATE:	MARCH 10, 2020
SCALE:	1"=20'
SHEET:	2 of 8
PLAN #:	27,178

EXISTING SITE CONDITIONS

LEGEND:

- 186--- EXISTING CONTOUR
- 16.3x2 EXISTING SPOT ELEVATION
- EXISTING WATER GATE
- EXISTING TREE LINE
- TP 1 EXISTING TEST PIT LOCATION
- EXISTING UTILITY POLE
- HYD EXISTING HYDRANT
- EXISTING GAS LINE
- EXISTING WATER LINE
- PROPOSED CONTOUR
- 202.2 PROPOSED SPOT ELEVATION
- PROPOSED DRAIN MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED WATER LINE
- PROPOSED STREET TREE
- PROPOSED CAPE COD BERM
- GAS PROPOSED GAS LINE



APPROVED BY THE
WALPOLE ZONING BOARD OF APPEALS:

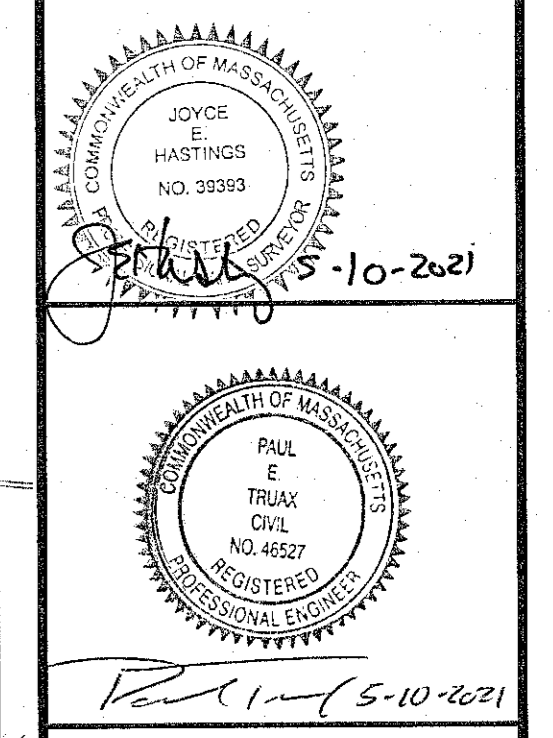
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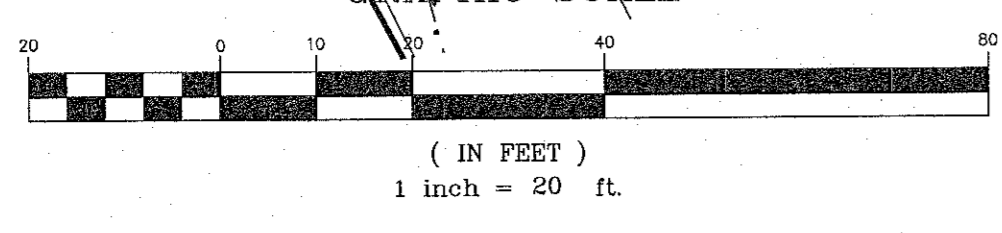
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DRW.: RST
JOB No. 15,733-A
DATE: APRIL 20, 2017
SCALE: 1"=20'
SHEET: 3 of 8
PLAN #: 27,178

LAYOUT PLAN



LEGEND:

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- PROPOSED STREET TREE
- PROPOSED CAPE COD BERM
- PROPOSED GAS LINE

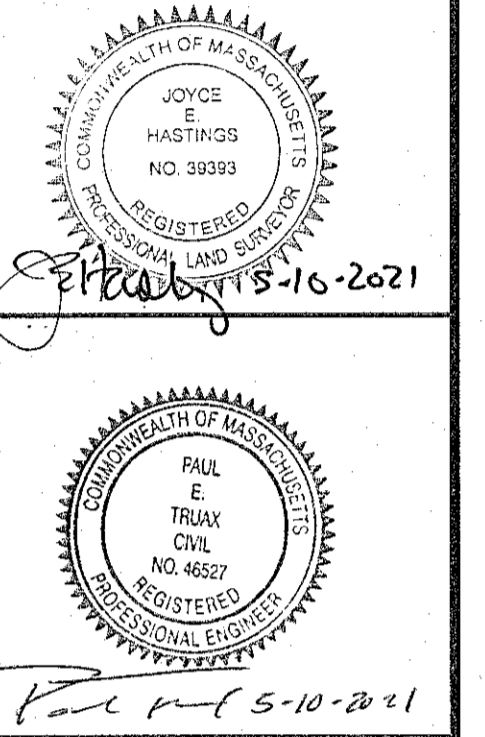
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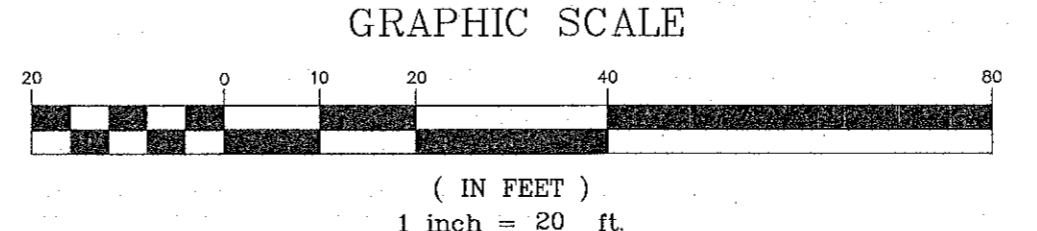
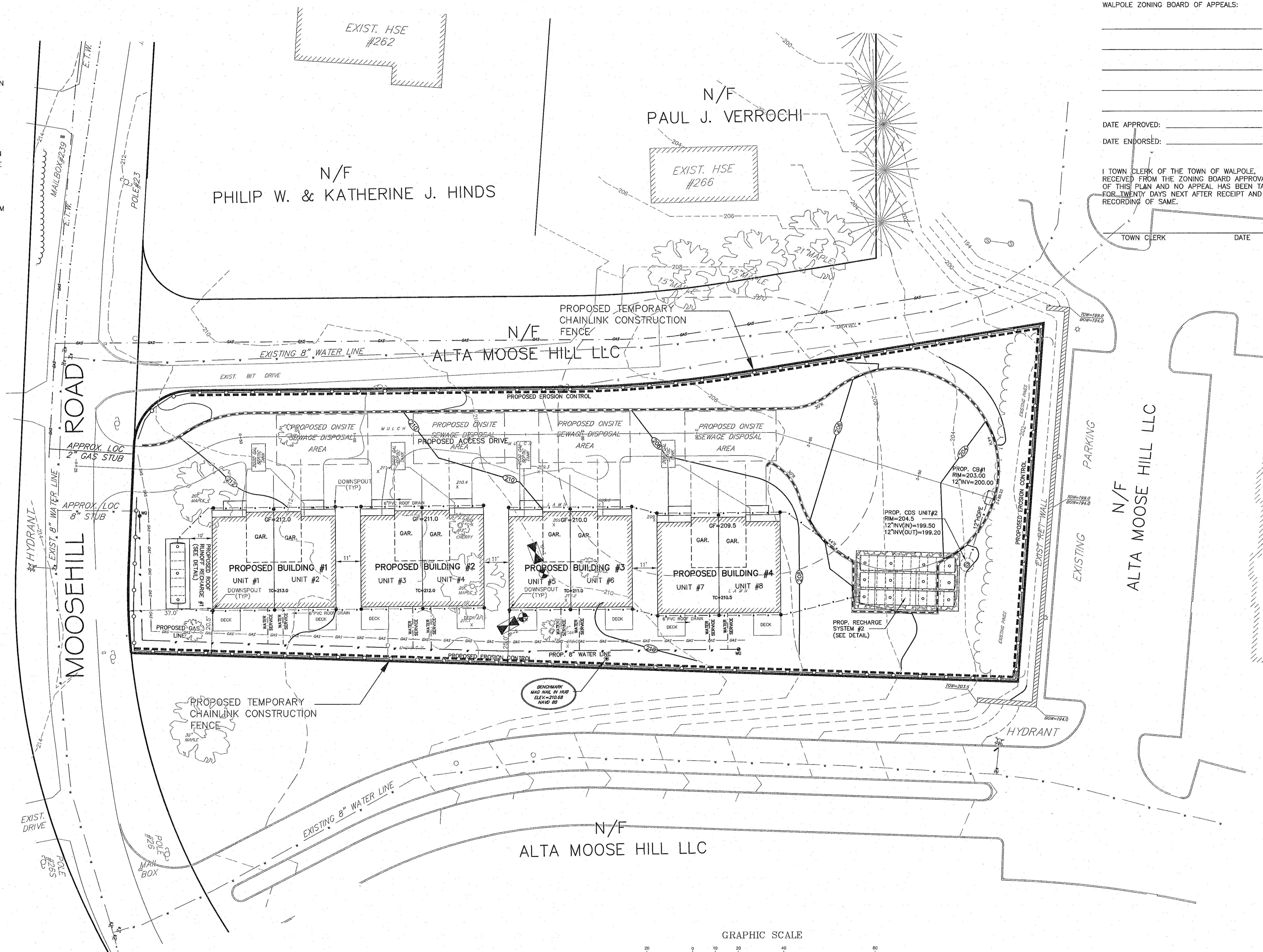
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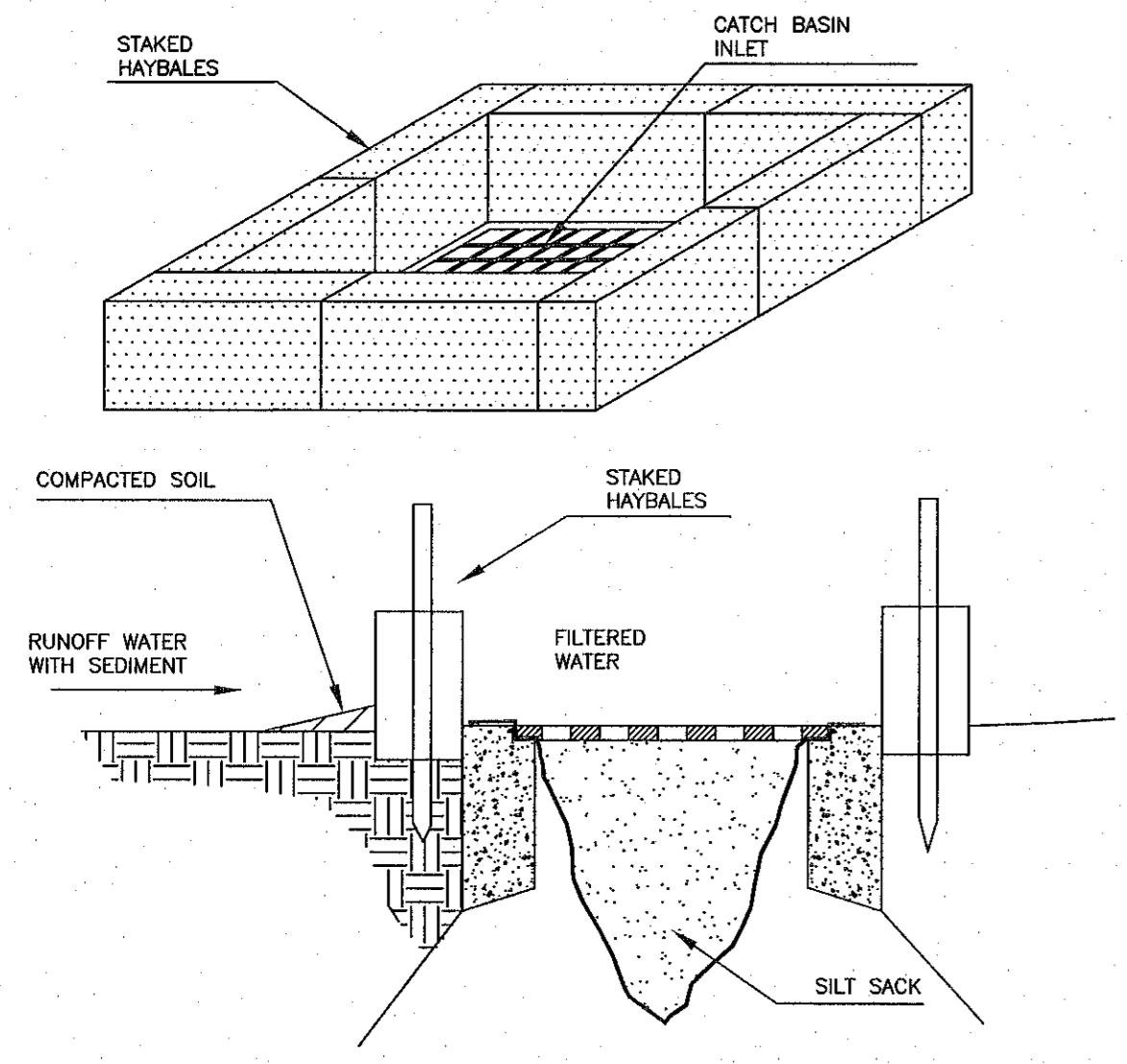
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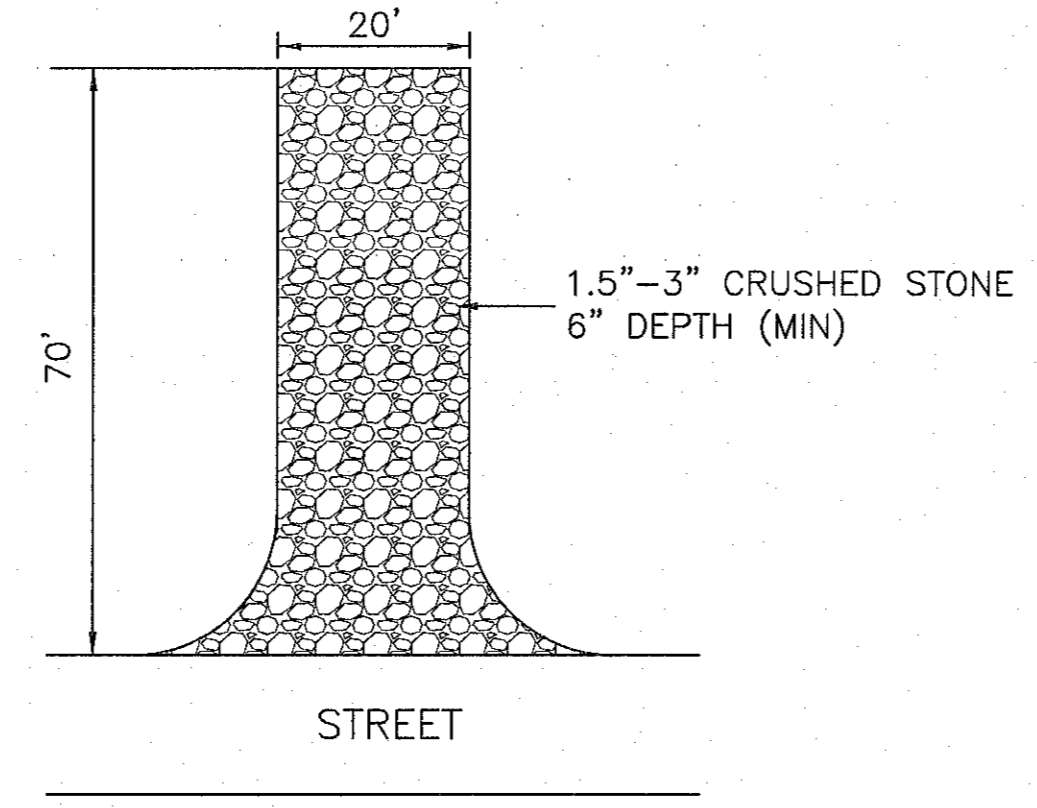
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SHEET: 4 of 8
PLAN #: 27,178



GRADING, DRAINAGE & UTILITIES



HAYBALE & SILT SACK CATCH BASIN INLET
N.T.S.



STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

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.
3. ONCE INSTALLED, THE FILTER MITT SEDIMENT BARRIERS SHALL BE MAINTAINED IN PLACE UNTIL ALL AREAS UPGRADIENT 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. ALL DISTURBED AREAS NOT OTHERWISE DEVELOPED OR WHERE SPECIAL STABILIZATION MEASURES OR LANDSCAPE PLANTINGS ARE NOT PROPOSED SHALL BE LOAMED AND SEEDED, NO LESS THAN FOUR INCHES OF LOAM TOPSOIL SHALL BE SPREAD AND THE AREA SEEDED WITH CONSERVATION MIX.
5. 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.
6. 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.
7. A COPY OF THE SWPPP SHALL BE SUBMITTED TO THE TOWN FOR REVIEW AND COMMENT PRIOR TO CONSTRUCTION.
8. THE FIRST SEVENTY (70) FEET OF THE PROPOSED DRIVEWAY ENTRANCE AT MOOSEHILL ROAD SHALL BE COVERED WITH TWELVE (12) INCHES OF 1 - 3 INCH CRUSHED STONE TO STABILIZE THE AREA (SEE DETAIL).
9. SEDIMENT BUILDUP ALONG SILTATION BARRIERS SHALL BE REMOVED WHEN DEPTH IS 50% OF THE HEIGHT OF THE BARRIER.

A MORE DETAILED SEDIMENT AND EROSION CONTROL PLAN WILL BE DEVELOPED AS PART OF THE NPDES STORMWATER POLLUTION PREVENTION PLAN.

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DATE APPROVED: _____

DATE ENDORSED: _____

EROSION CONTROL MAINTENANCE:

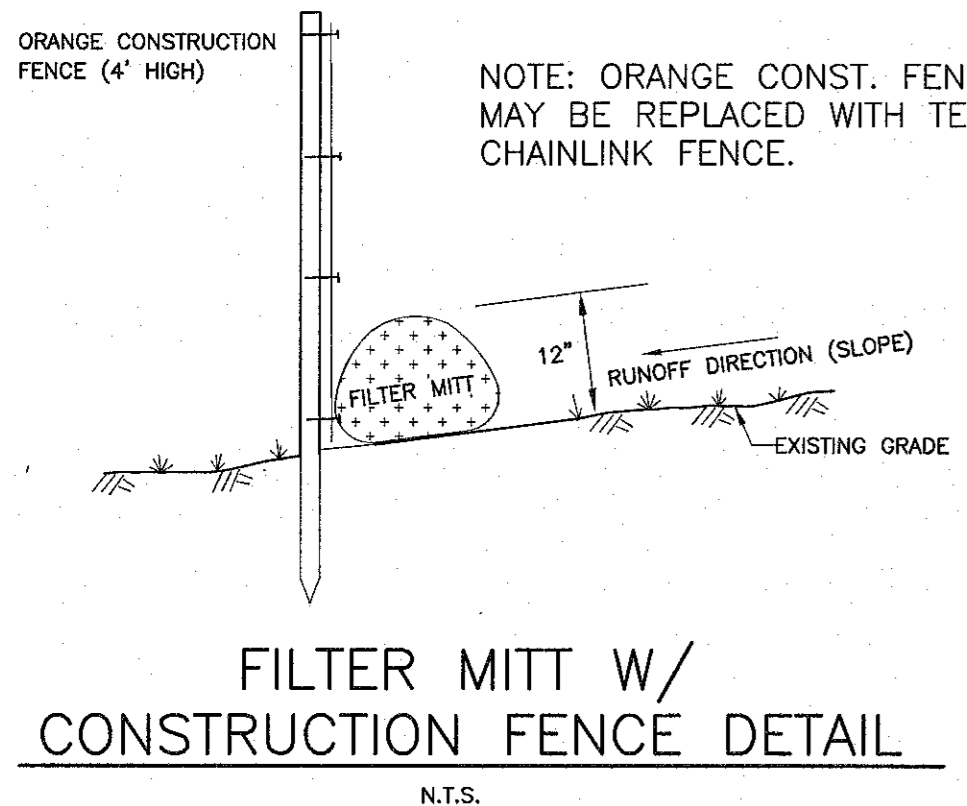
THE CONTRACTOR SHALL HAVE ON THE SITE, AN ADEQUATE QUANTITY OF SUPPLEMENTAL HAYBALES, SILT FENCE AND STAKES TO BE USED FOR CONTROL OF EMERGENCY EROSION PROBLEMS. ALL EROSION CONTROL MEASURES SHALL BE INSPECTED WEEKLY AND AFTER A STORM EVENT OF 1" INCH OR GREATER.

DEWATERING:

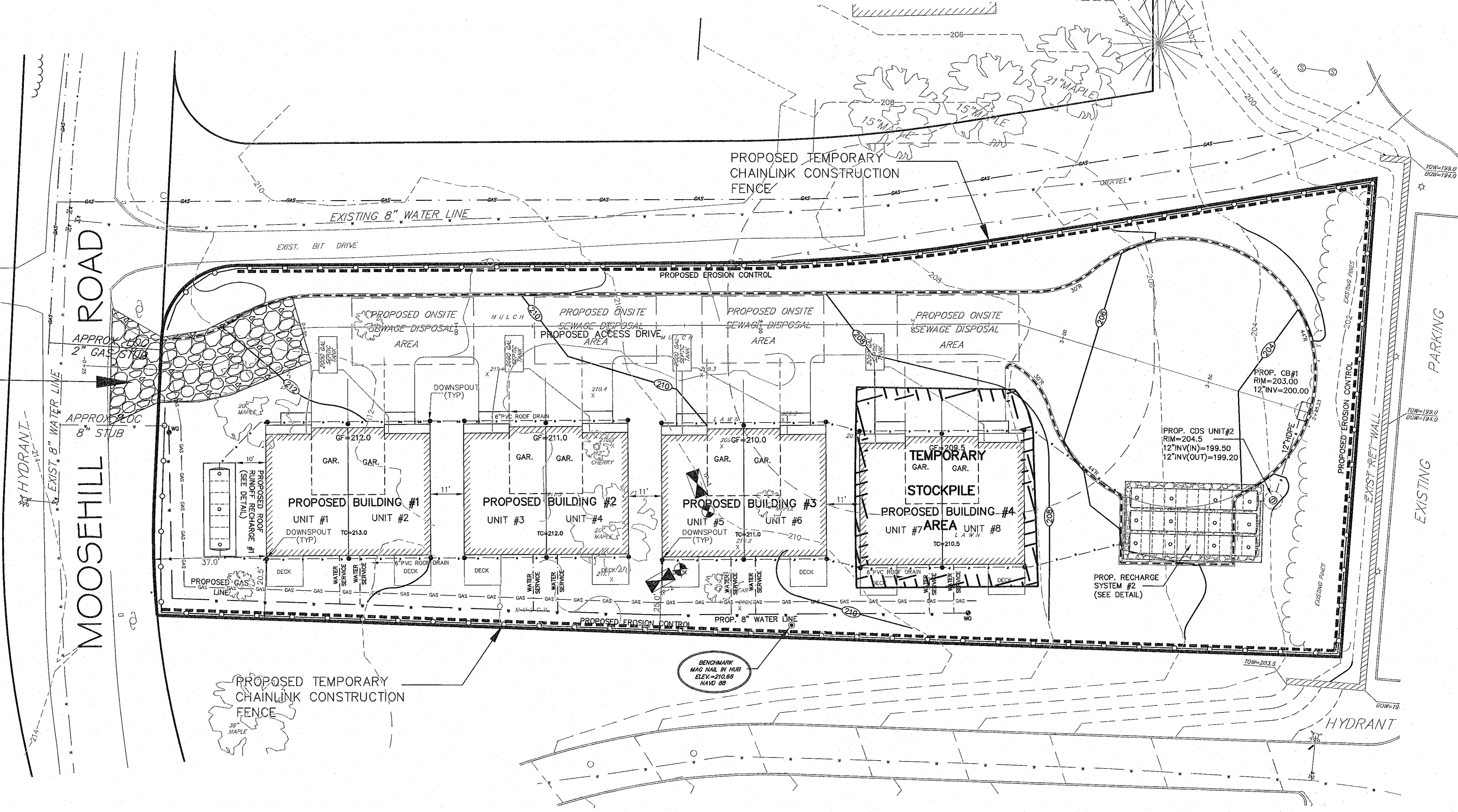
PUMPING AND DEWATERING SHALL BE DONE IN A MANNER WHICH WILL NOT DISCHARGE ANY SILT AND SEDIMENT INTO A RESOURCE AREA. DISCHARGES FROM A DEWATERING CONSTRUCTION PROCEDURE WILL BE FILTERED THROUGH A SILTATION BASIN CONSTRUCTED UP-UPLAND FROM THE WORK SITE. THE SILTATION BASIN SHALL BE A DEPRESSION SURROUNDED BY A HAYBALE DIKE OR SILT FENCE. OVERFLOW FROM THE BASIN SHALL BE PLANNED TO BE LOCATED OVER THICKLY AND NATURALLY MULCHED UP-UPLAND AREA. ALL BASINS SHALL BE LOCATED AT LEAST 100 FEET UPSLOPE FROM ANY WETLAND RESOURCE AREA.

STOCKPILING:

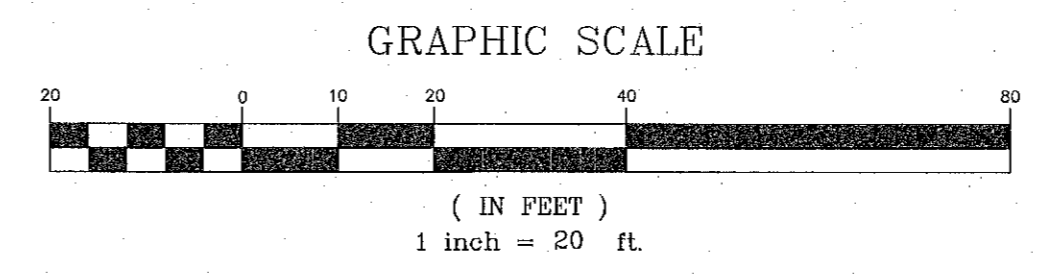
STOCKPILE MATERIAL SHALL STORED IN THE AREAS DESIGNATED. ALL STOCKPILES AREAS SHALL BE SECURED AROUND THE PERIMETER WITH HAYBALE DIKE OR SILT FENCE.



FILTER MITT W/ CONSTRUCTION FENCE DETAIL
N.T.S.

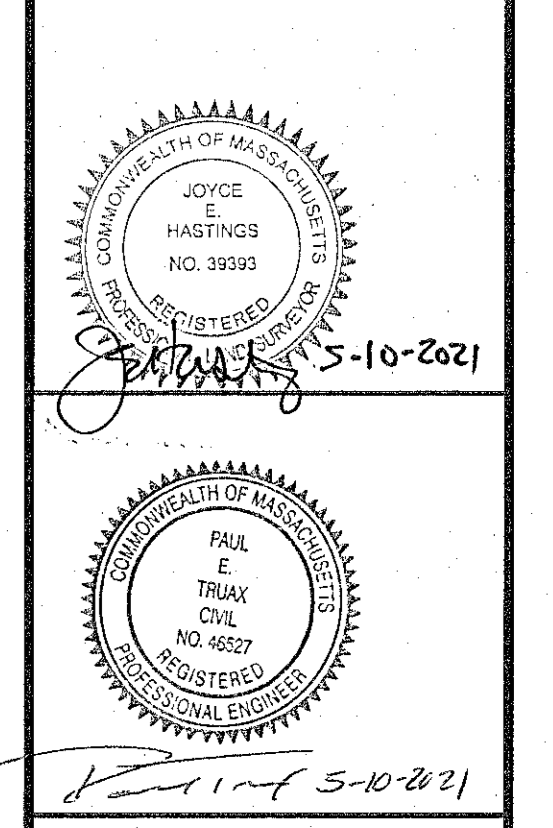


- LEGEND:**
- 186--- EXISTING CONTOUR
 - 16.3x2 EXISTING SPOT ELEVATION
 - W EXISTING WATER GATE
 - W EXISTING TREE LINE
 - TP 1 EXISTING TEST PIT LOCATION
 - U EXISTING UTILITY POLE
 - HYD EXISTING HYDRANT
 - GAS--- EXISTING GAS LINE
 - W--- EXISTING WATER LINE
 - 202.2 PROPOSED CONTOUR
 - 202.2 PROPOSED SPOT ELEVATION
 - ⊙ PROPOSED DRAIN MANHOLE
 - ⊙ PROPOSED CATCH BASIN
 - W PROPOSED WATER LINE
 - W PROPOSED STREET TREE
 - CCB--- PROPOSED CAPE COD BERM
 - GAS--- PROPOSED GAS LINE
 - ECCB--- PROPOSED EROSION CONTROL BARRIER
 - O--- PROPOSED TEMP CHAINLINK FENCE



EROSION CONTROL PLAN

NO.	DATE	DESCRIPTION
1	5/06/2021	ZBA Review Comments



SITE DEVELOPMENT PLAN
A COMPREHENSIVE PERMIT M.G.L.C. 40B
"MOOSE HILL CONDOMINIUMS"
WALPOLE, MASSACHUSETTS

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DRW.: RST
JOB No. 15,733-A
DATE: APRIL 20, 2017
SCALE: 1"=20'
SHEET: 5 of 8
PLAN #: 27,178

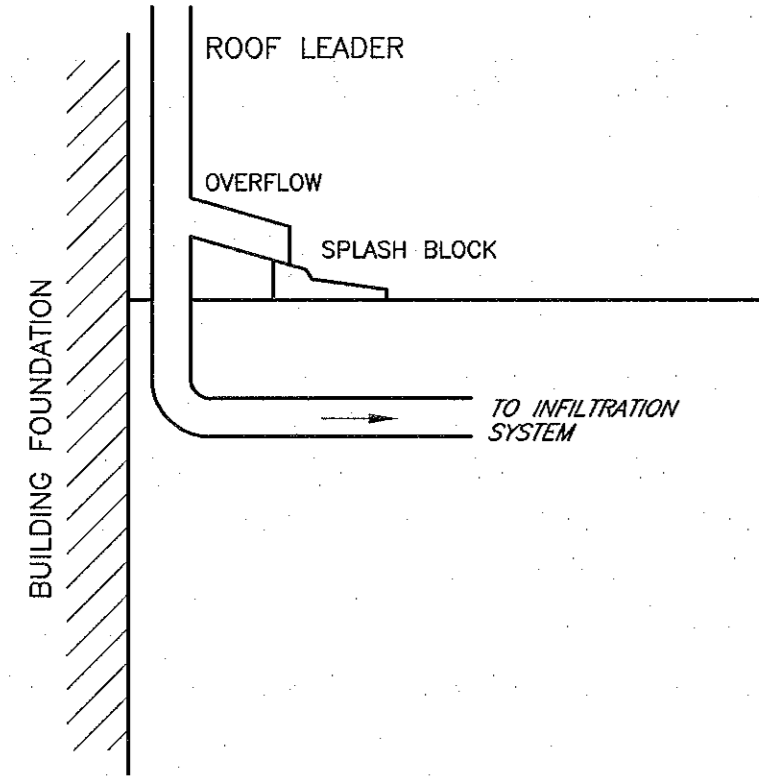
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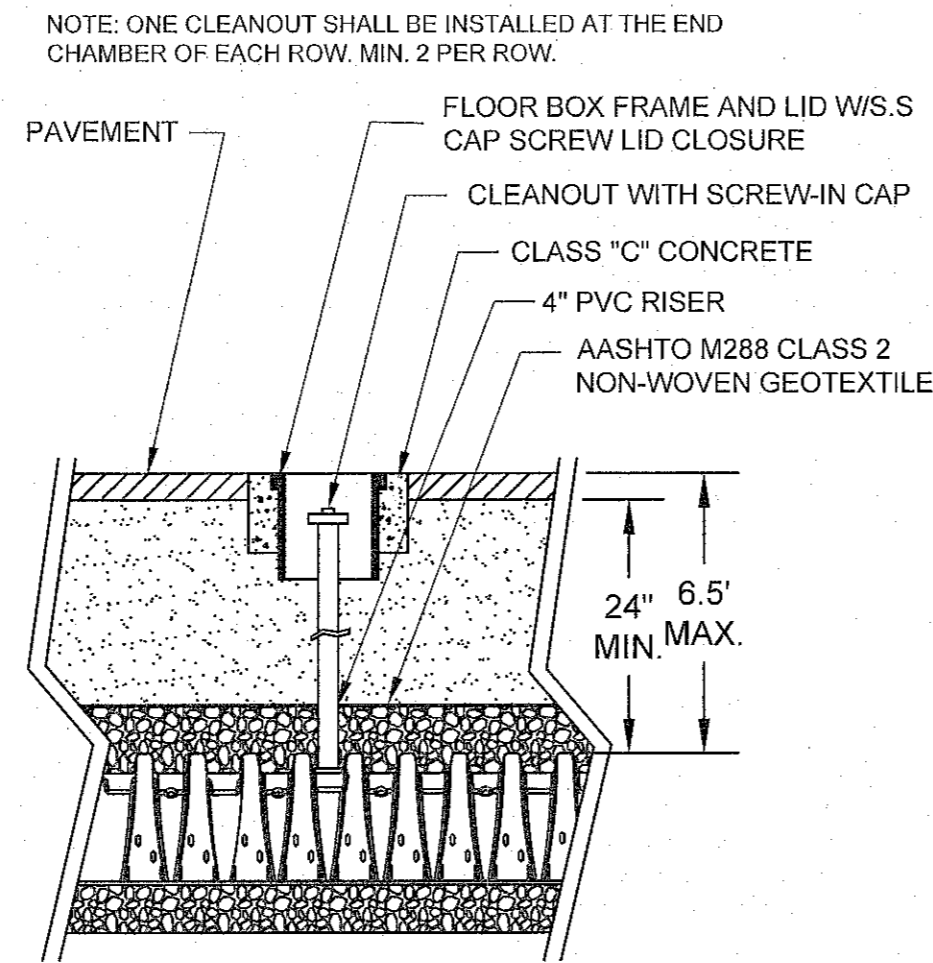
DATE APPROVED: _____

DATE ENDORSED: _____



RESIDENTIAL ROOF LEADER DETAIL

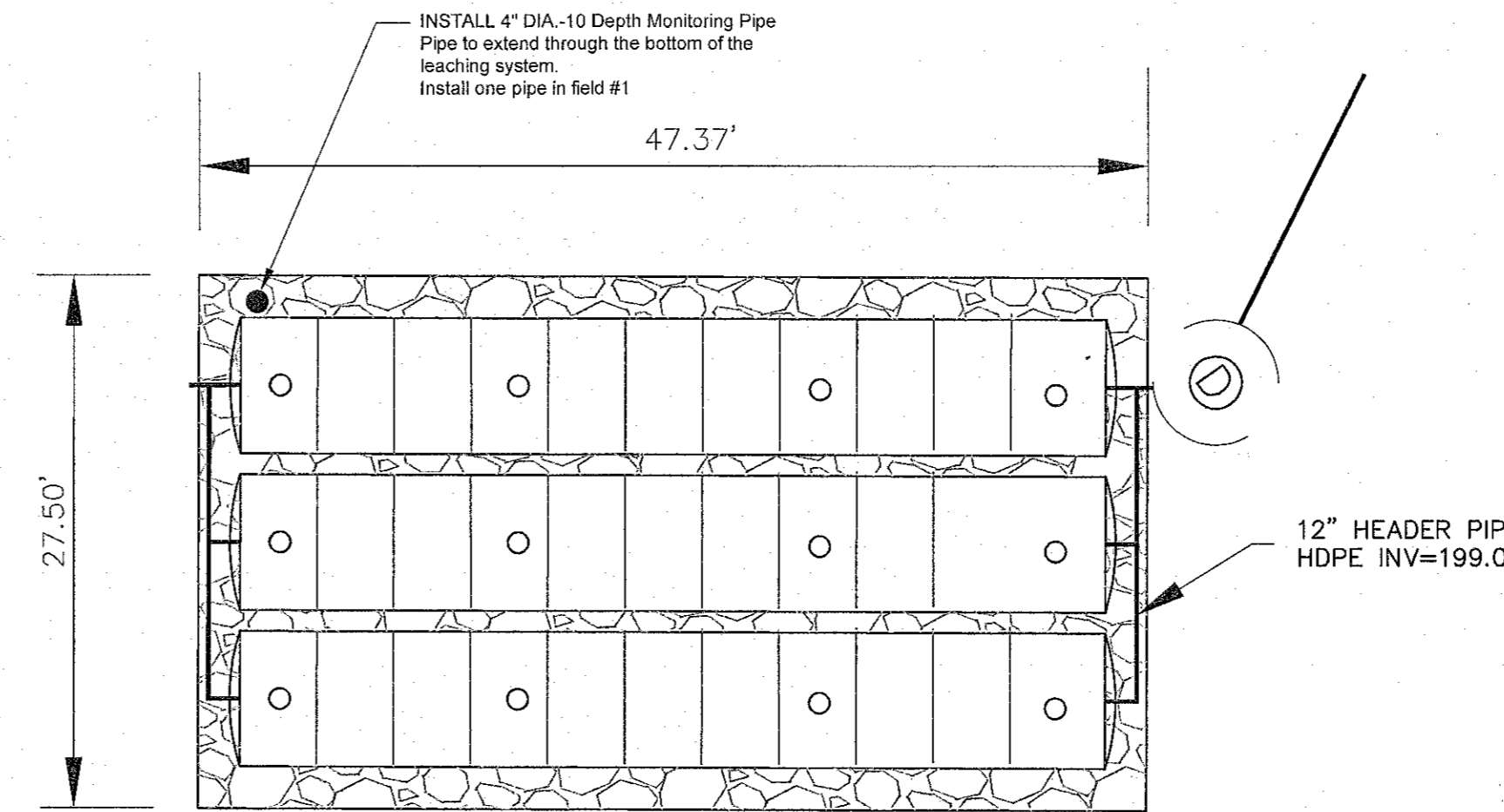
N.T.S.



NOTE: ONE CLEANOUT SHALL BE INSTALLED AT THE END CHAMBER OF EACH ROW. MIN. 2 PER ROW.

INSPECTION PORT DETAIL
NOT TO SCALE

FOR CULTEC PURCHASING
INFORMATION CALL 1-203-775-4416 x134
* SEE CULTEC'S DESIGN MANUAL

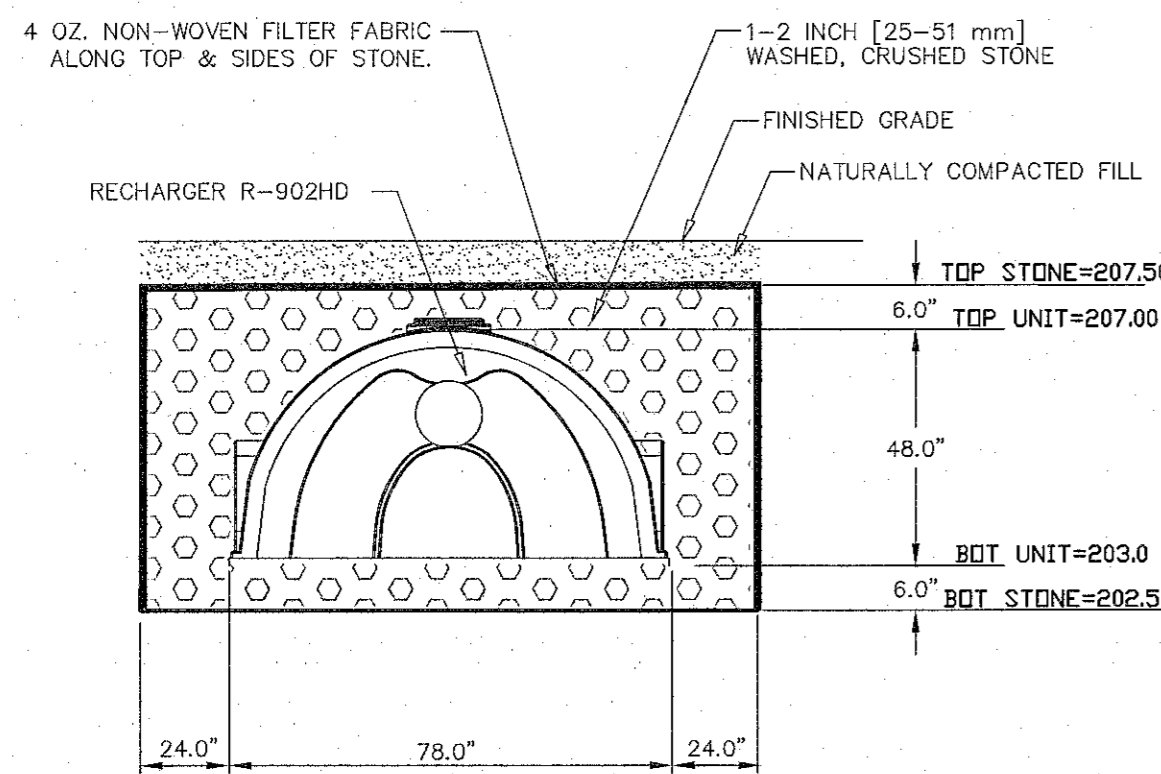


PLAN VIEW

DEEP OBSERVATION HOLE LOGS

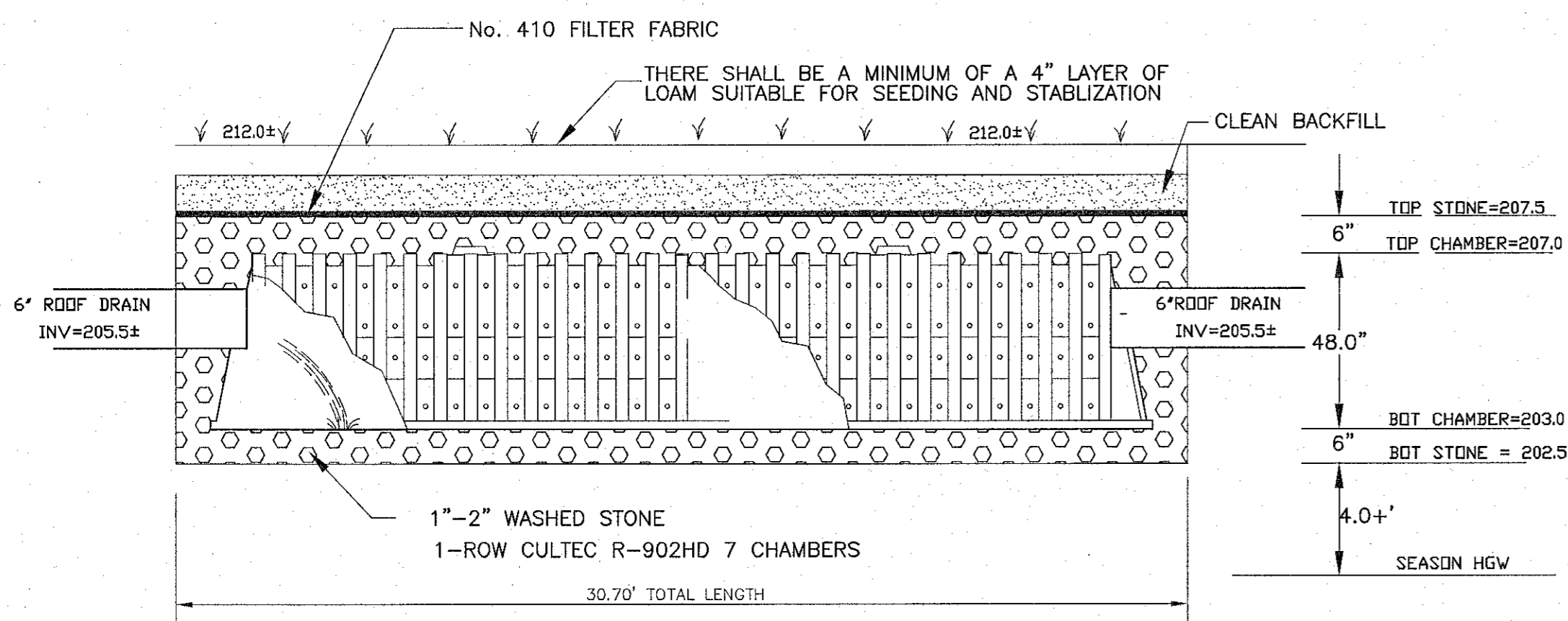
DEEP HOLE - 1				DEEP HOLE - 2			
HORIZ DEPTH	DATE: 5/3/16	SOIL DESCRIPTION	ELEV.	HORIZ DEPTH	DATE: 5/3/16	SOIL DESCRIPTION	ELEV.
0"		A SANDY LOAM 10YR5/2	210.0	0"		A SANDY LOAM 10YR5/2	210.5
6"		Bw SANDY LOAM 10YR5/6	209.5	12"		C1 SAND 2.5Y5/4	209.5
30"		C1 SAND 2.5Y5/4	207.5	96"		C2 SAND 2.5Y6/3	202.5
52"		C2 LOAMY SAND 2.5Y6/3	205.7	144"		C4 SAND 2.5Y6/3	198.5
64"		C3 SAND 2.5Y5/4	204.7				
104"		C4 SAND 2.5Y5/4	201.3				
144"		C4 SAND 2.5Y6/3	198.0				
DRY		GROUNDWATER OBSERVED		DRY		GROUNDWATER OBSERVED	
NONE		SOIL MOTTLING		NONE		SOIL MOTTLING	
		GROUNDWATER MONITORED				GROUNDWATER MONITORED	
		ESTIMATED SEASONAL HIGH GROUNDWATER				ESTIMATED SEASONAL HIGH GROUNDWATER	

CERTIFIED SOIL EVALUATOR: JOSEPH M. NIBLILL
WITNESSED BY B.O.H. AGENT: MELISSA MARINELLI



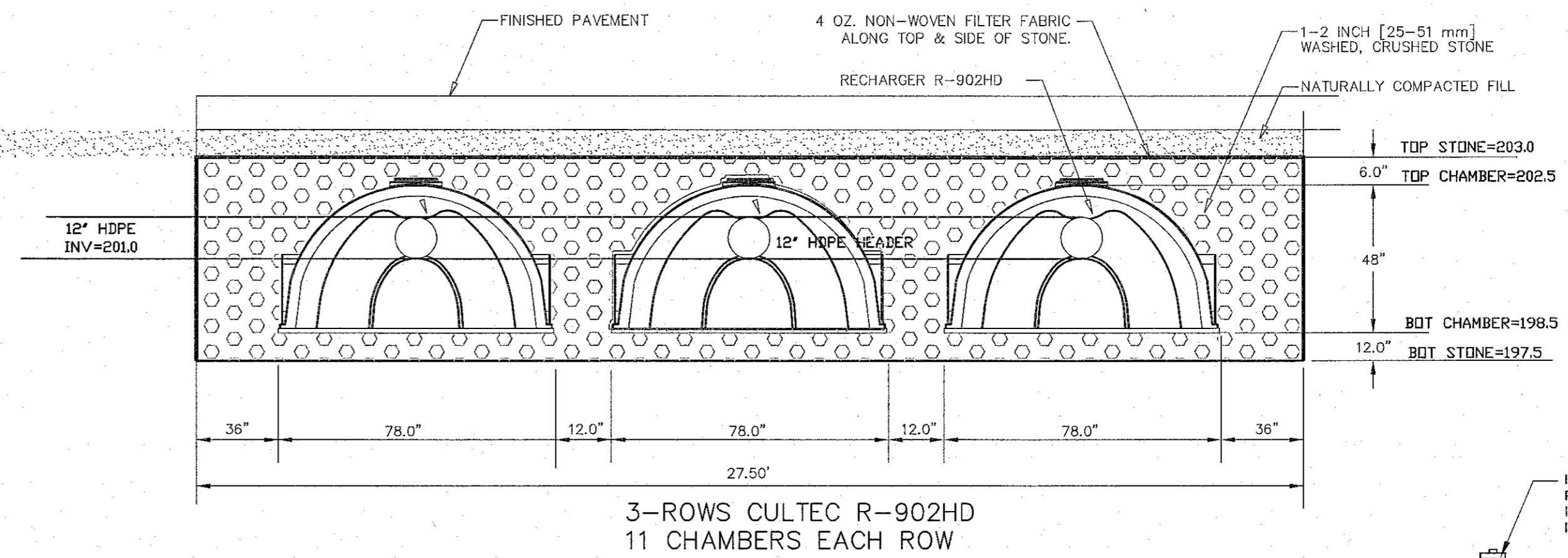
1-ROW CULTEC R-902D 7 CHAMBERS

NOTE:
ALL ROOF DRAINS SHALL BE 6 INCH DIAMETER PVC SCH40 PIPE OR APPROVED EQUAL.

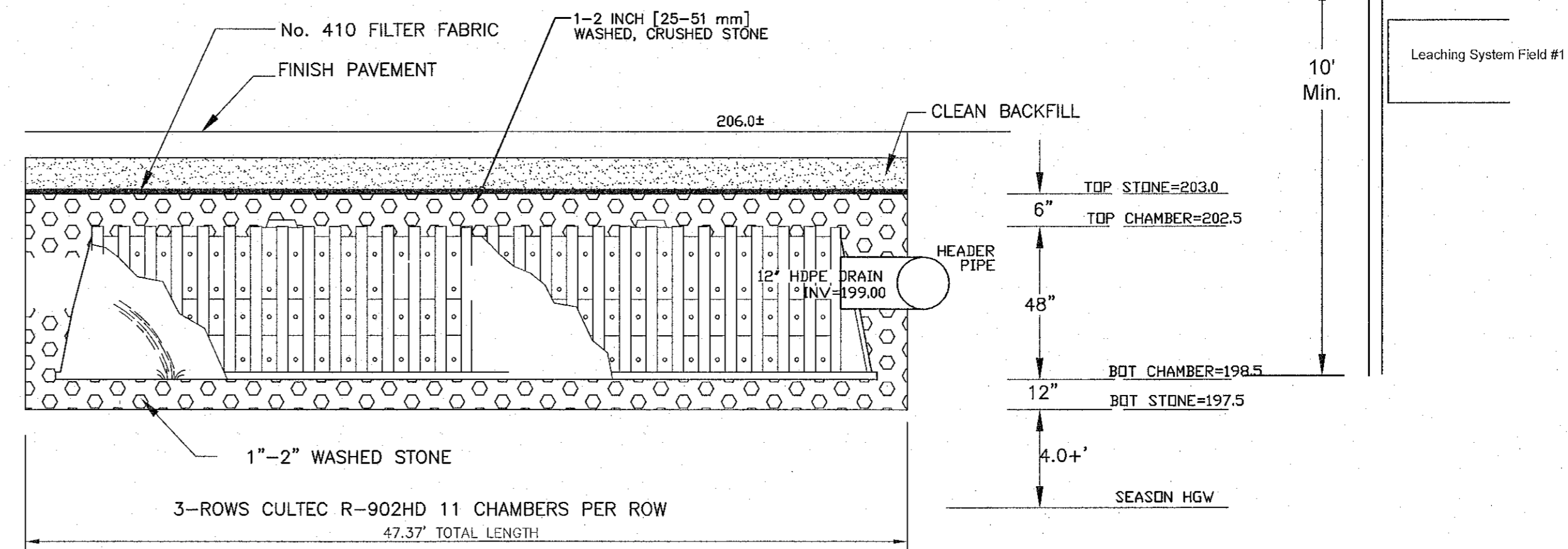


INFILTRATION CHAMBER SYSTEM #1 (CULTEC R-902HD)

NOT TO SCALE

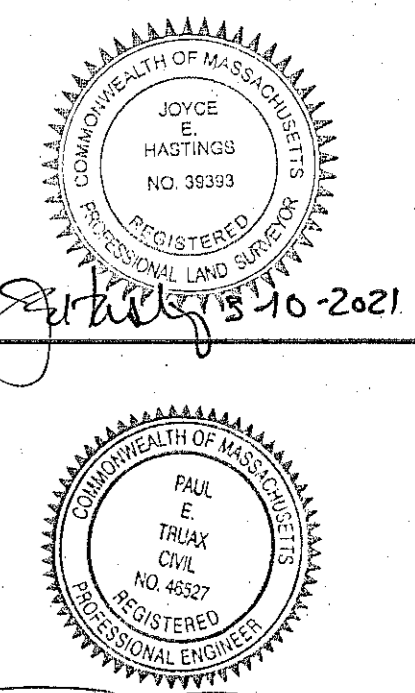


3-ROWS CULTEC R-902HD
11 CHAMBERS EACH ROW



INFILTRATION CHAMBER SYSTEM #2 (CULTEC R-902HD)

NOT TO SCALE



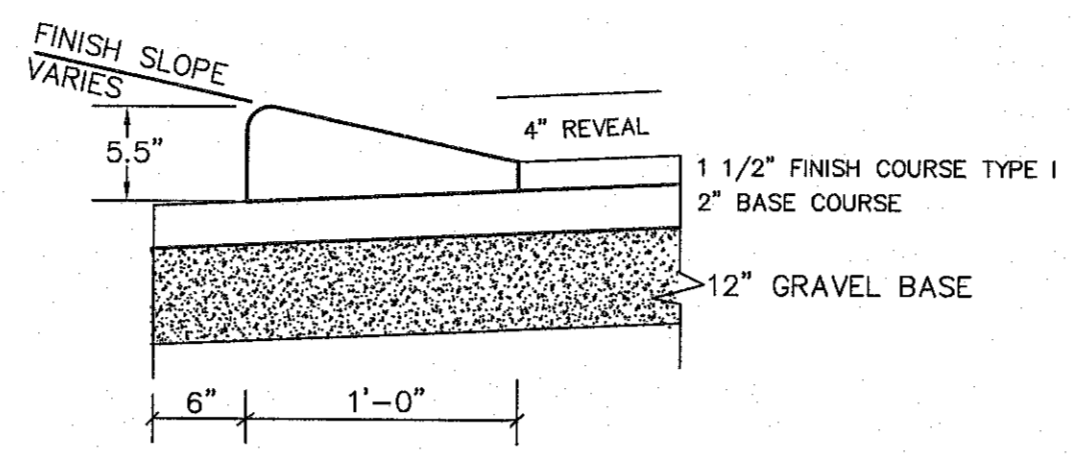
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SCALE: 1"=20'
SHEET: 6 of 8
PLAN #: 27,178

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) "Tac Coat" as specified in Section 486.61 of the Standard Specifications shall be applied by "tac truck" between asphalt layers or as determined by the engineer.
- D) Soils testing including sieve analysis, proctor testing and compaction testing shall be performed once every 100 feet of paved roadway along the centerline of the roadway or as directed by the engineer.



CAPE COD BERM DETAIL
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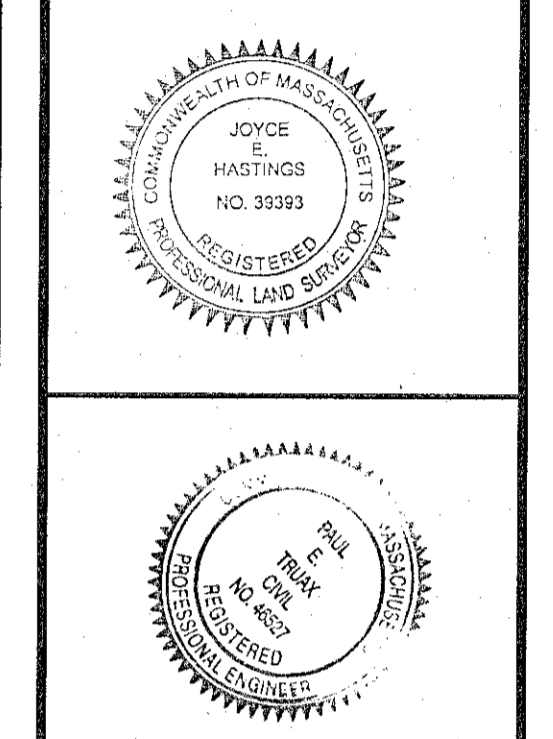
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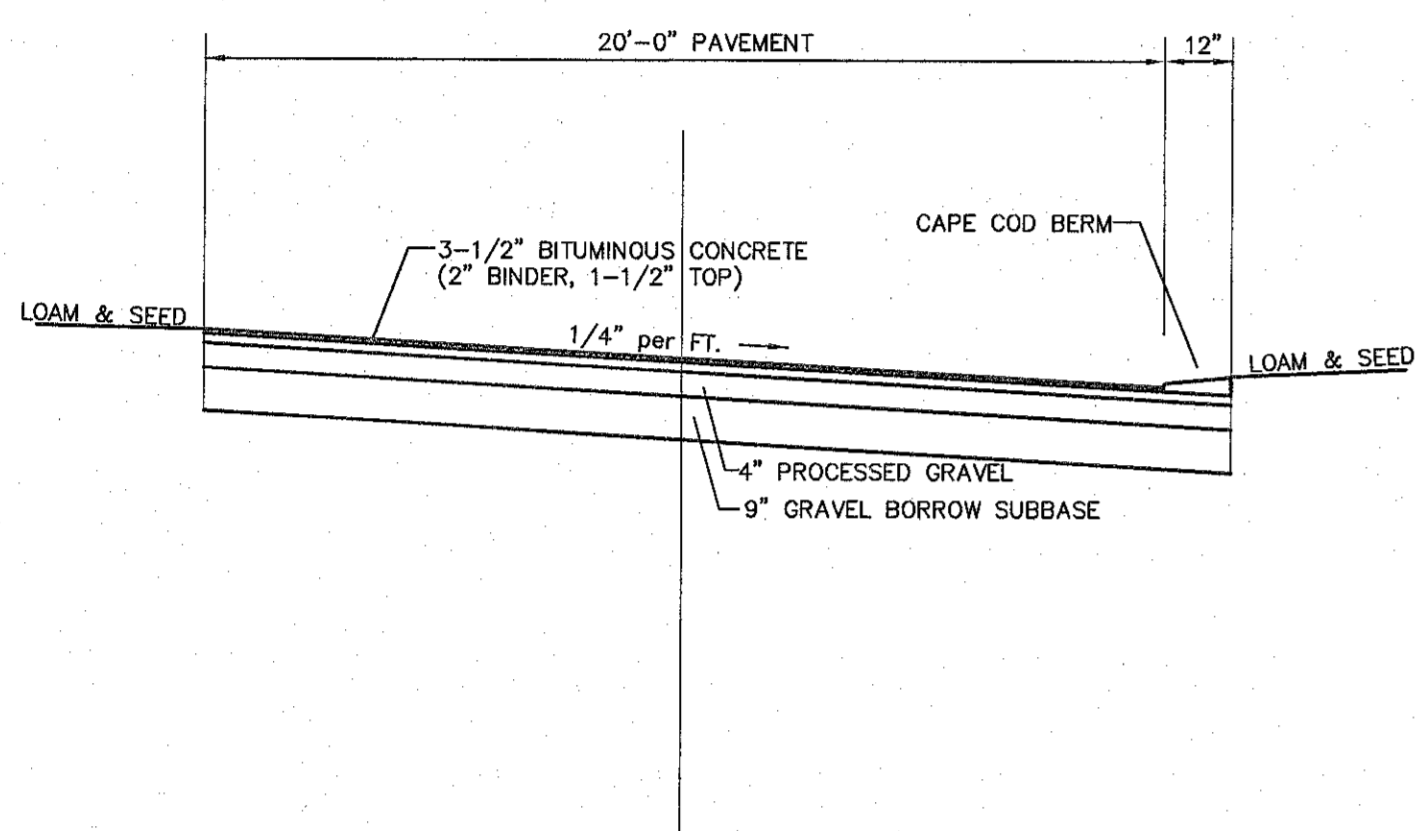
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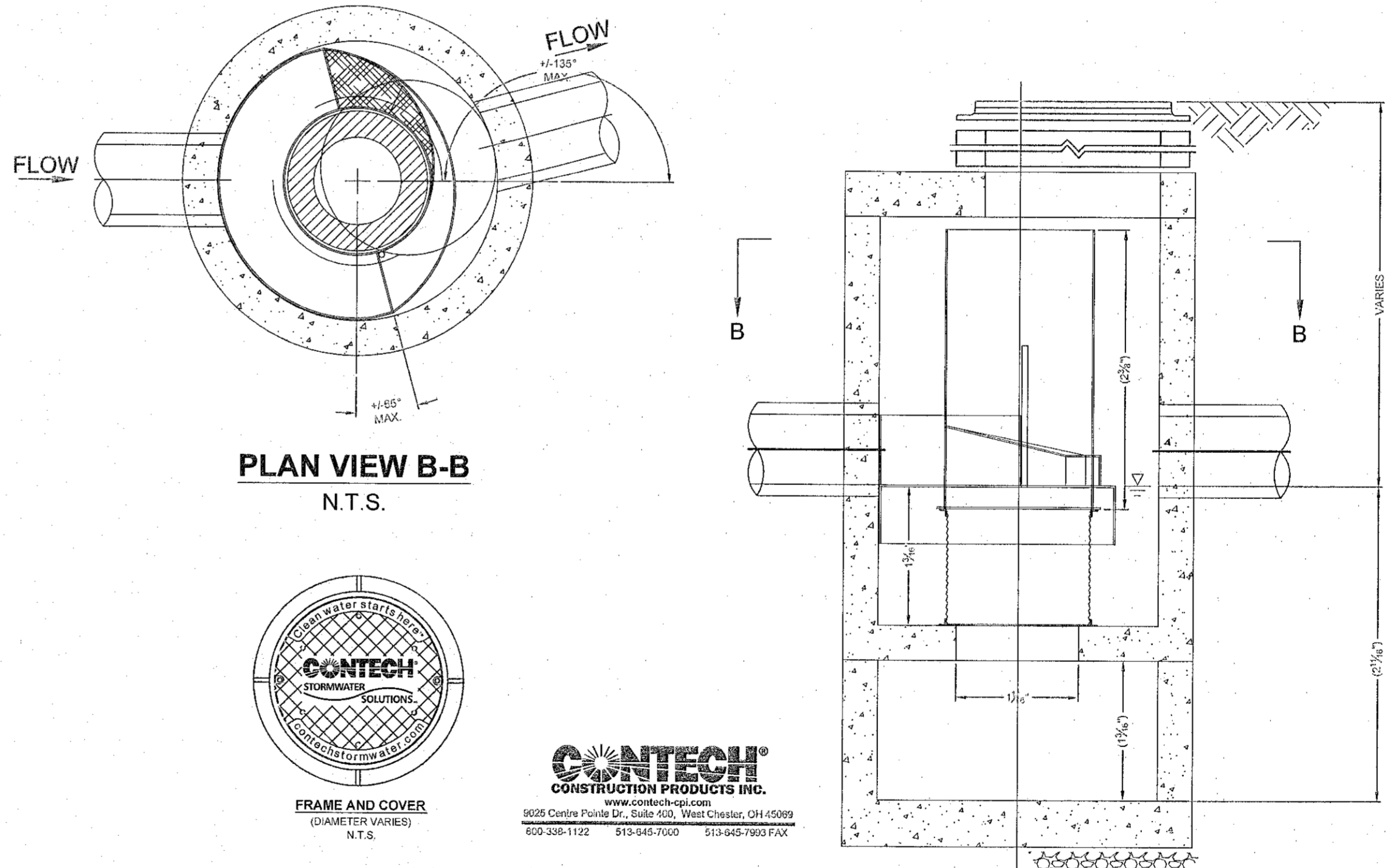
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5-10-2021

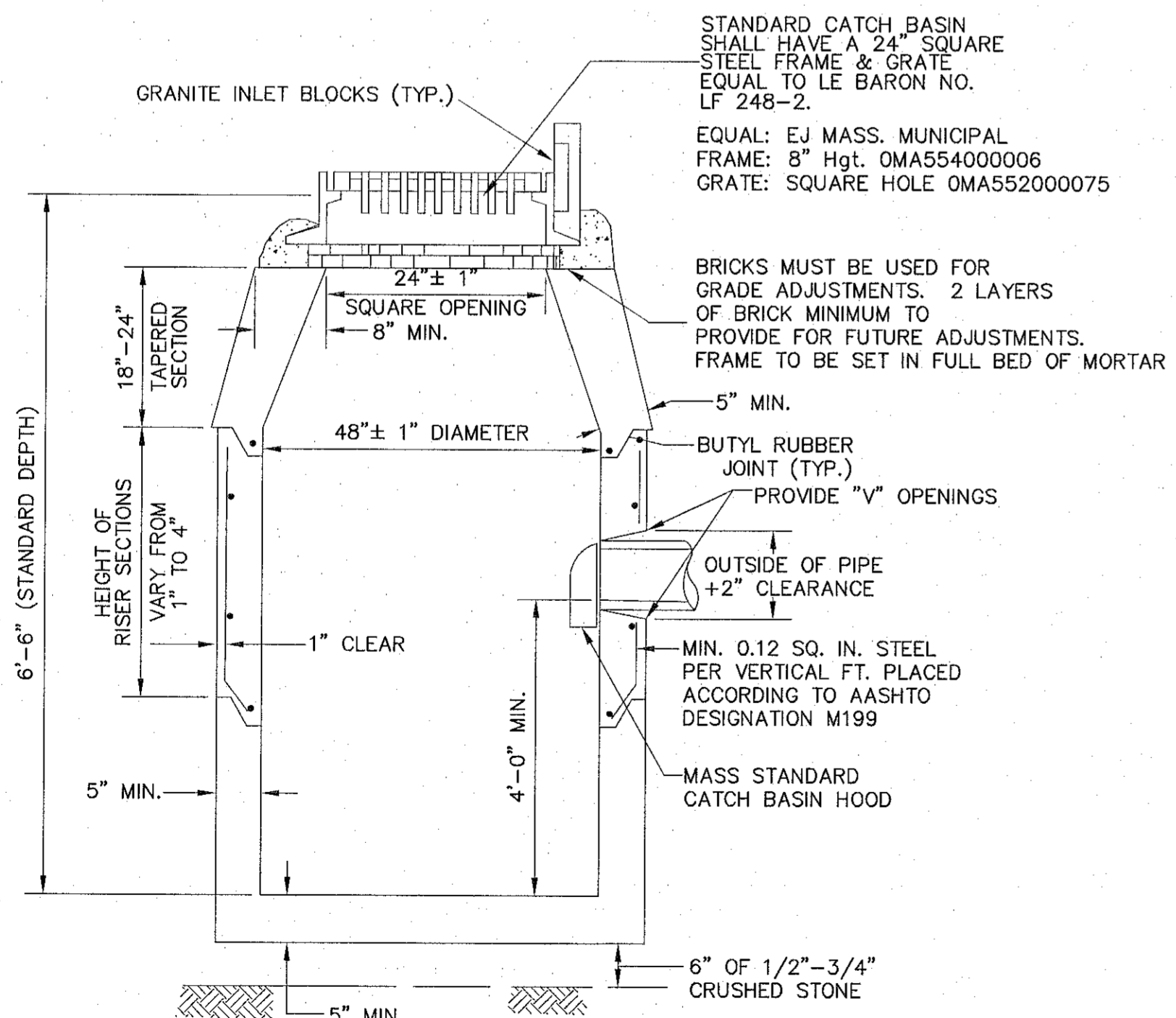


TYPICAL DRIVE CROSS SECTION
NOT TO SCALE



- GENERAL NOTES**
- CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
 - DIMENSIONS MARKED WITH () ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
 - FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH CONSTRUCTION PRODUCTS REPRESENTATIVE. www.contech-cpi.com
 - CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
 - STRUCTURE SHALL MEET AASHTO M250 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.
 - PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.
- INSTALLATION NOTES**
- ANY SUB-BASE, BACKFILL, DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
 - CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE (LIFTING CLUTCHES PROVIDED).
 - CONTRACTOR TO ADD JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS, AND ASSEMBLE STRUCTURE.
 - CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN.
 - CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE 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 INLINE STANDARD DETAIL
NOT TO SCALE



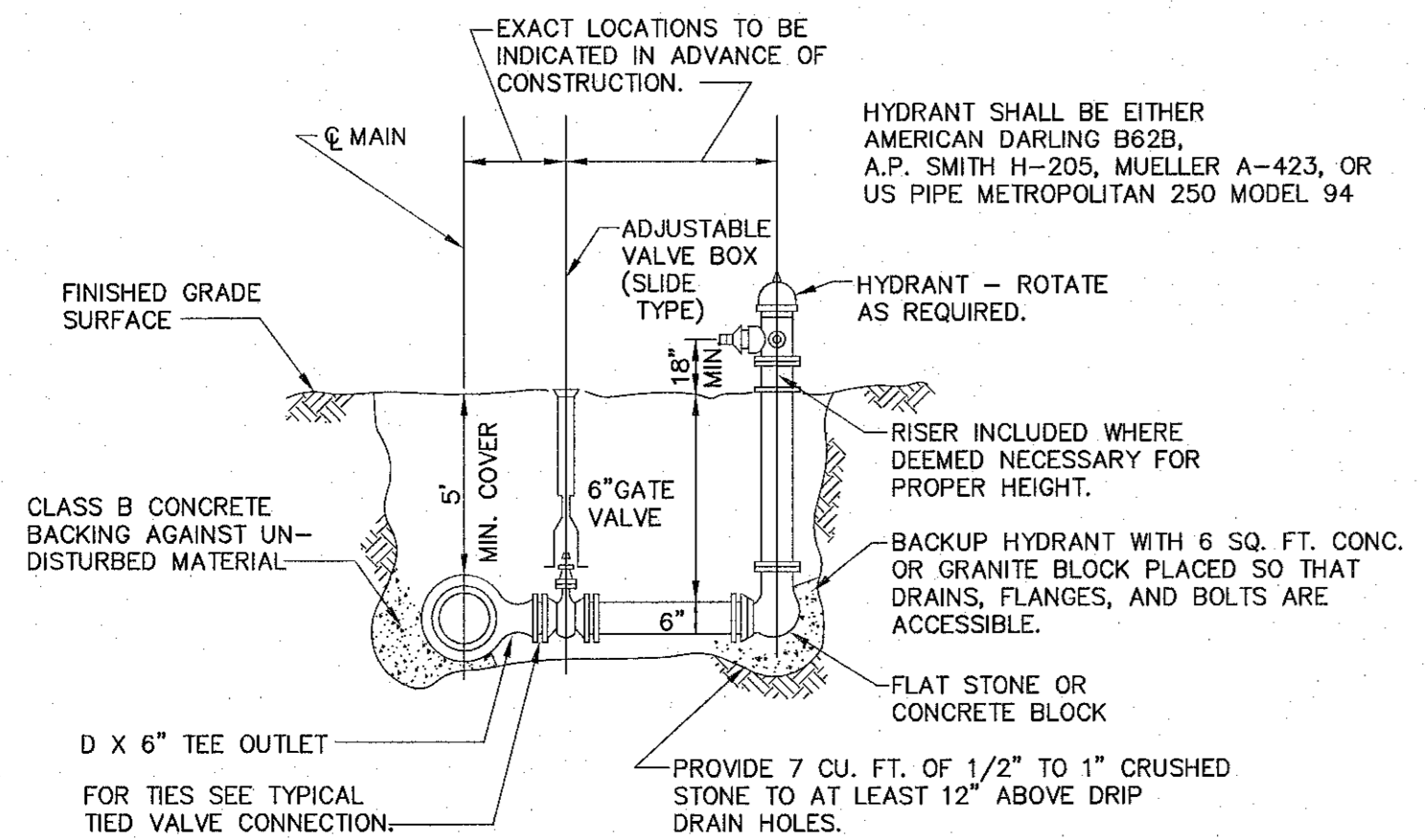
PRECAST CONCRETE CATCH BASIN DETAILS
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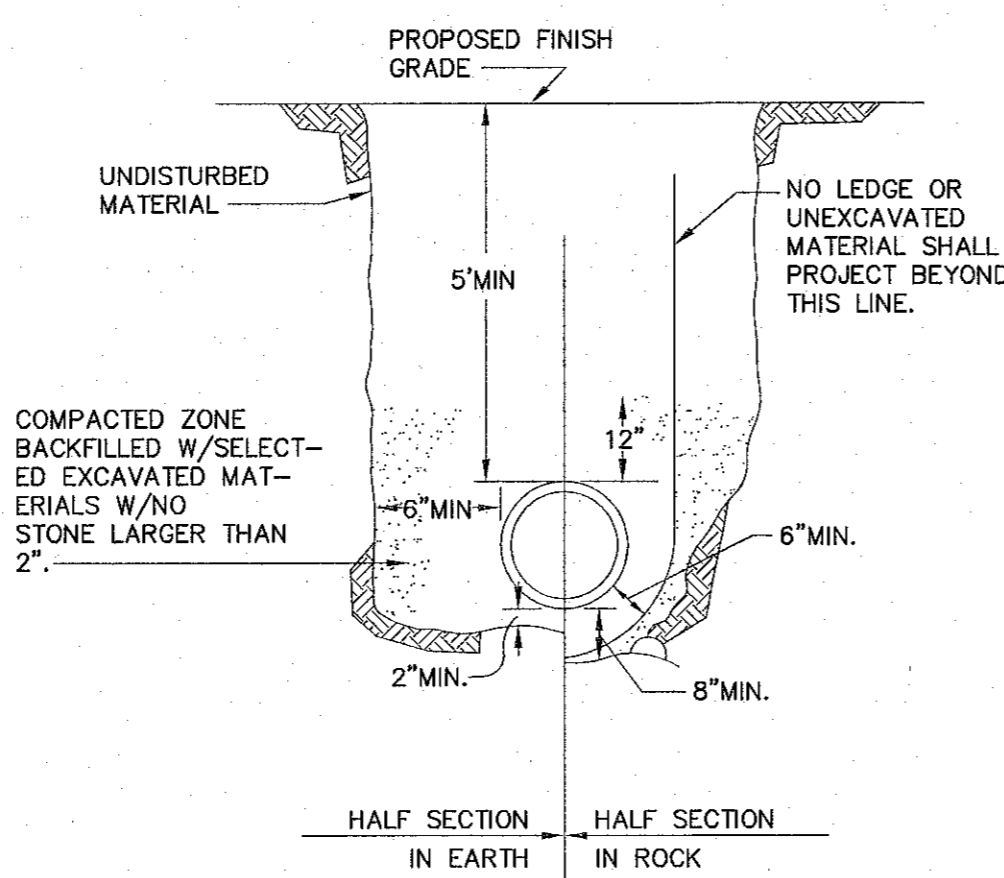
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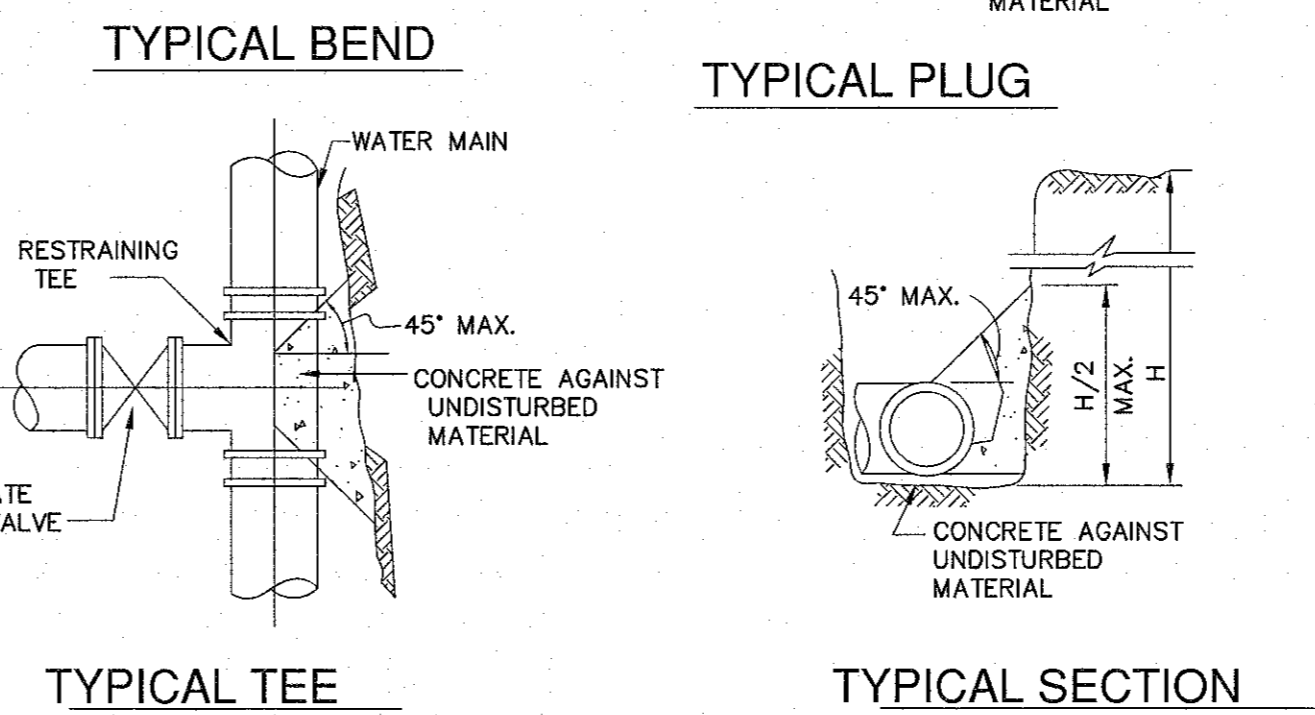
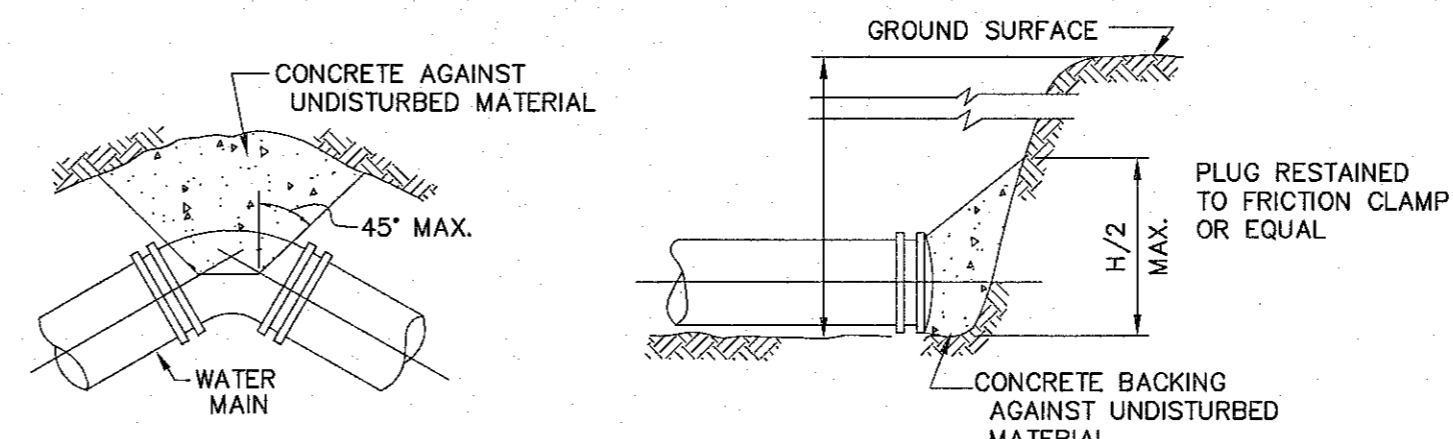
DRW.: RST
JOB No. 15,733-A
DATE: APRIL 20, 2017
SCALE: 1"=20'
SHEET: 7 of 8
PLAN #: 27,178



TYPICAL HYDRANT ASSEMBLY DETAIL
NOT TO SCALE



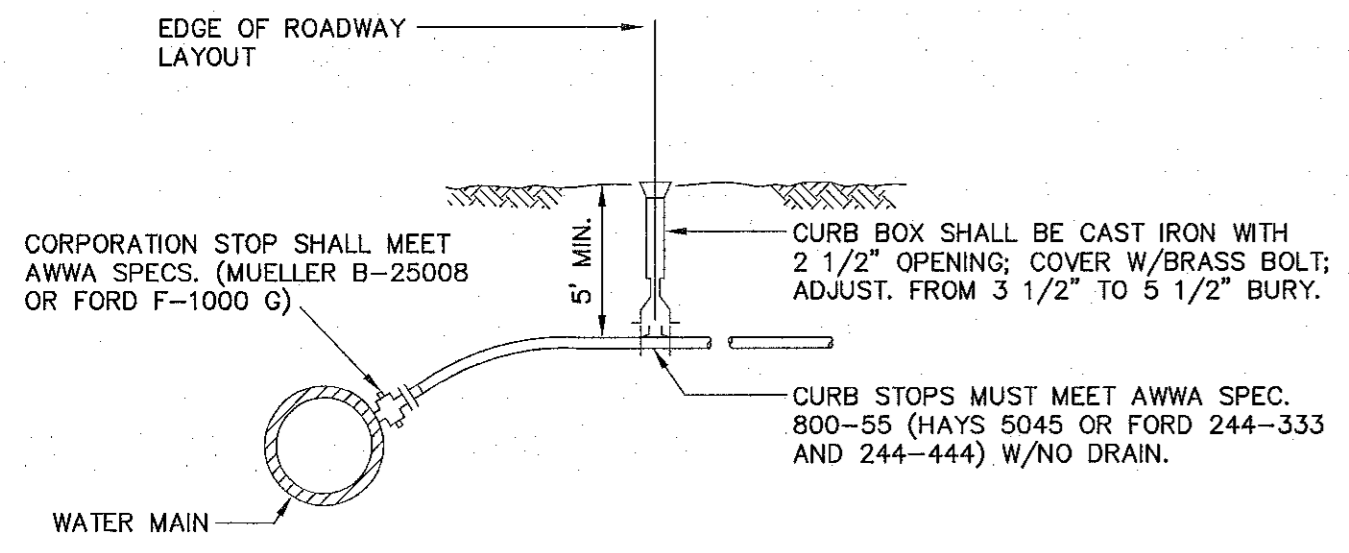
WATER MAIN TRENCH DETAIL
NOT TO SCALE



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

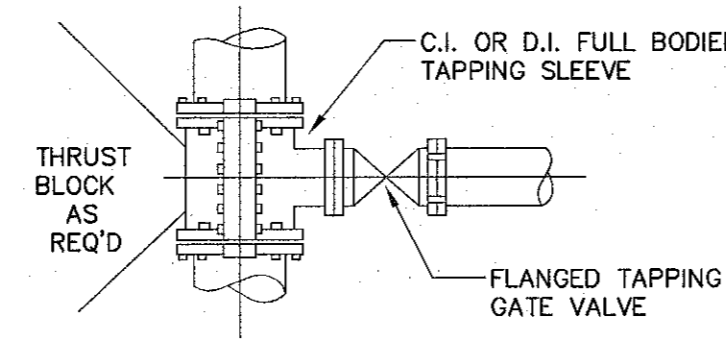
PIPE SIZE INCHES	BEARING AREAS OF THRUST BLOCKS (BEARING AREA IN SQUARE FT.)			
	1/4 BEND	1/8 BEND	1/16 BEND OR LESS	PLUG TEES
6 AND 8	8	8		8
10 AND 12	22	13	8	16

TYPICAL THRUST BLOCK DETAIL
NOT TO SCALE

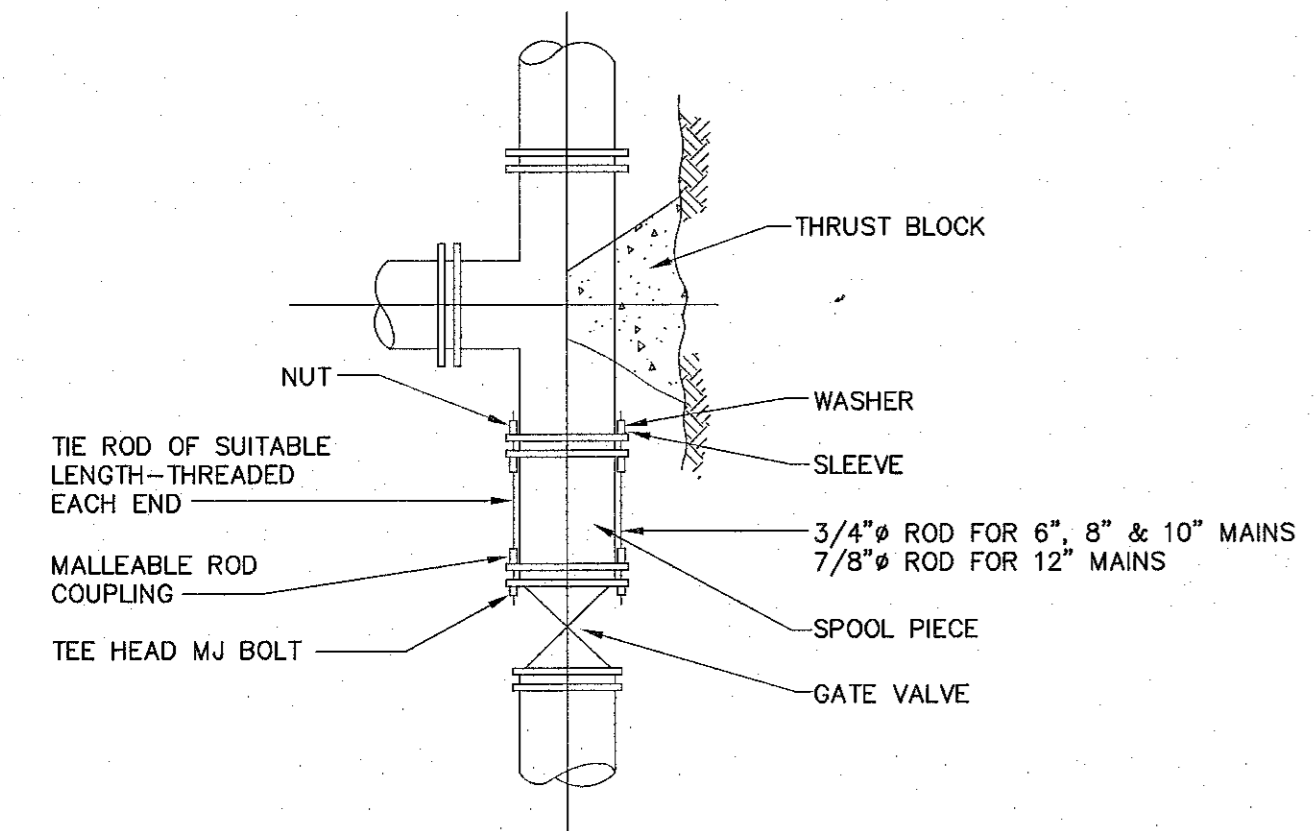


NOTE:
1\"/>

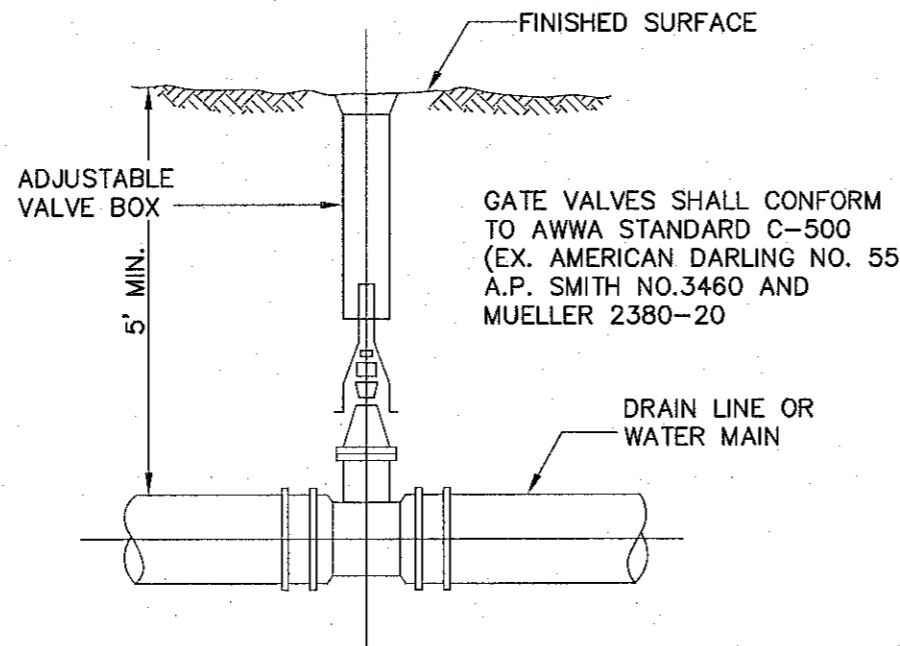
TYPICAL SERVICE CONNECTION
NOT TO SCALE



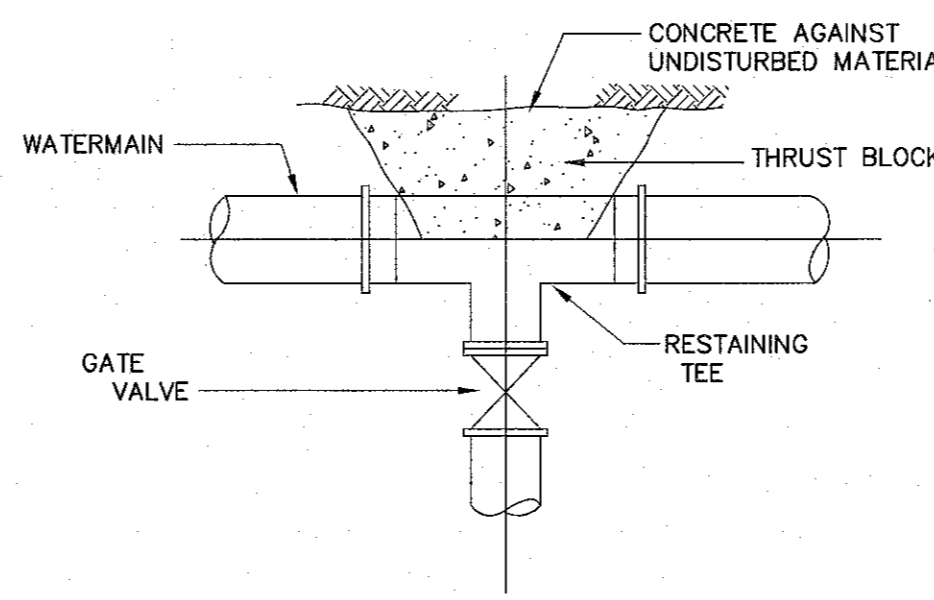
TAPPING SLEEVE AND VALVE DETAILS
NOT TO SCALE



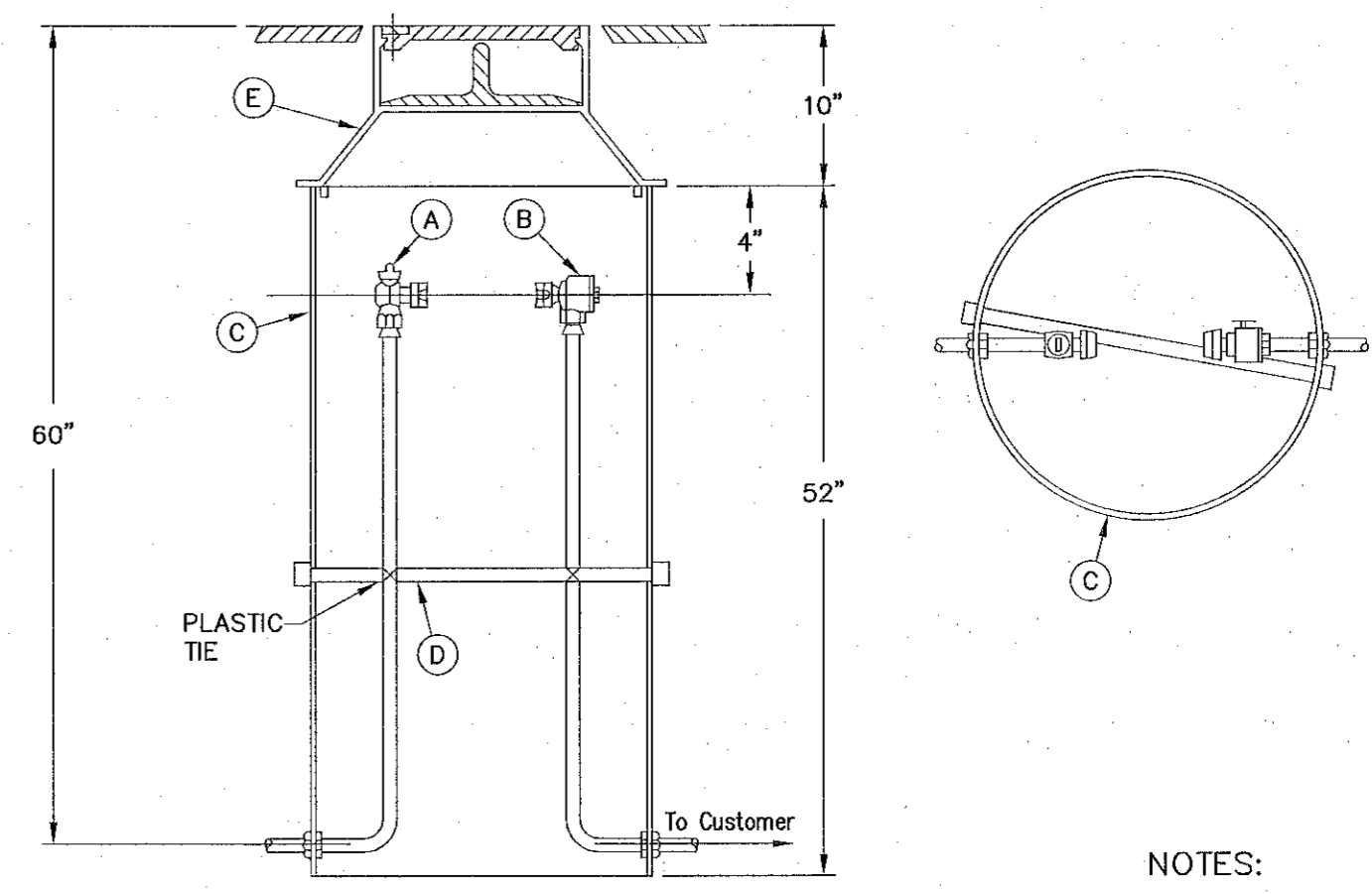
TYPICAL TIED MECHANICAL JOINT VALVE CONNECTION DETAILS
NOT TO SCALE



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	HHA31-3230
C	20\"/>	

METER PIT SPECIFICATIONS
NOT TO SCALE

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

APPROVED BY THE WALPOLE ZONING BOARD OF APPEALS:

DATE APPROVED: _____

DATE ENDORSED: _____

TOWN CLERK _____ DATE _____

SITE DEVELOPMENT PLAN
 A COMPREHENSIVE PERMIT M.G.L.C. 40B
 "MOOSE HILL CONDOMINIUMS"
 WALPOLE, MASSACHUSETTS
 PREPARED FOR:
 RADKE ASSOCIATES, LLC
 P.O. BOX 546
 DOVER, MA 02030

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

Note:
1) All details are subject to change without notice. Check with the Town of Walpole prior to using these details for the most up to date revisions.

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

REV. #	DATE	DESCRIPTION	BY
1	7-11-08	DRAWN TO AUTOCAD FILE	MAJ
2	11-20-08	UPDATES	MAJ

DETAILS

DRW.: RST
 JOB No. 15,733-A
 DATE: APRIL 20, 2017
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