

# SITE DEVELOPMENT PLAN

## A COMPREHENSIVE PERMIT M.G.L. c. 40B

### "MOOSE HILL CONDOMINIUMS"

### WALPOLE, MASSACHUSETTS

DATE: MARCH 10, 2020

REVISED: MAY 6, 2021

JULY 7, 2021

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

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

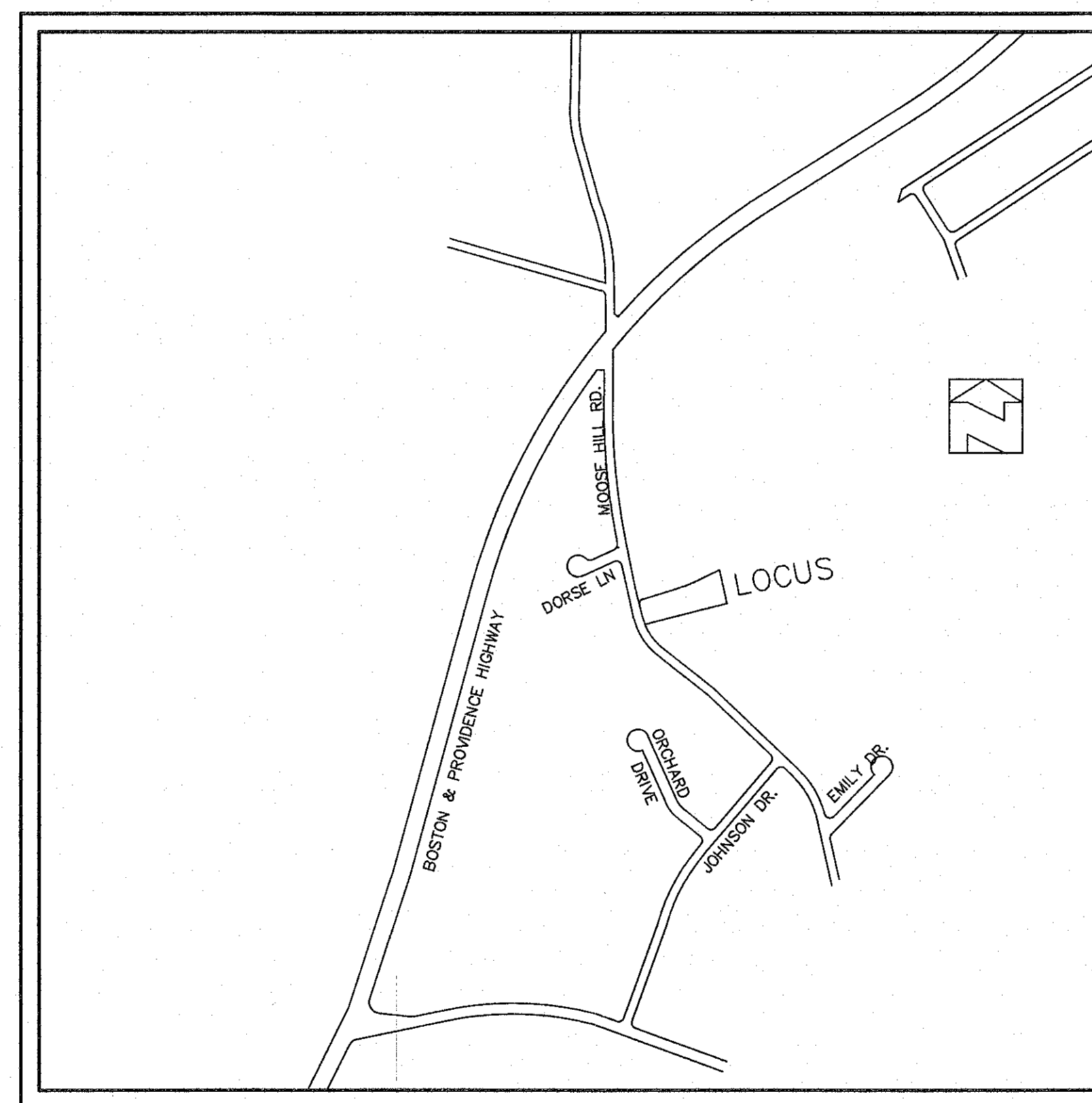
PLAN REFERENCE:  
NORFOLK COUNTY REGISTRY OF DEEDS  
FILE AS No. 773 OF 1992, PLAN BK 410

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'

ZONING TABLE:		
	REQUIRED	PROPOSED
LOT AREA:	30,000 S.F.	50,487 S.F.
UPLAND AREA:	18,000 SF(60%)	50,487 SF(100%)
LOT FRONTAGE:	150 FT.	91.21 FT.
YARD SETBACKS:		
FRONT:	30 FT.	37.0 FT.
SIDE:	20 FT.	20.5 FT.
REAR:	30 FT.	105 FT.
LOT COVERAGE	25 %	20.0 %
STRUCTURES:	(12,621 sf)	(10,080 sf)
LOT COVERAGE	40 %	51.5 %
IMPERVIOUS:	(20,194 sf)	(26,026 sf)
MAX BLDG HEIGHT:	35 FT.	>35 FT.
MAX STORIES	2.5	2.5

DWELLING UNITS ALLOWED:  
Zoning: 30,000 s.f. (Single Family Dwelling)  
PROPOSED UNITS: 8 UNITS



LOCUS MAP  
1"=600'

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

Applicant:  
RADKE ASSOCIATES, LLC  
P.O. BOX 546  
DOVER, MASSACHUSETTS 02030

APPROVED BY THE  
WALPOLE ZONING BOARD OF APPEALS:

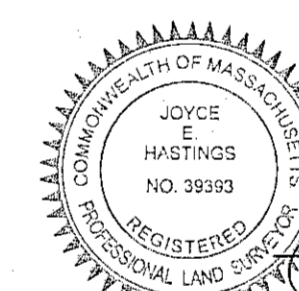
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

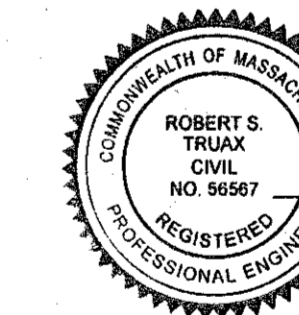
I TOWN CLERK OF THE TOWN OF WALPOLE,  
RECEIVED FROM THE ZONING BOARD APPROVAL  
OF THIS PLAN AND NO APPEAL HAS BEEN TAKEN  
FOR TWENTY DAYS NEXT AFTER RECEIPT AND  
RECORDING OF SAME.

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



*Joyce E. Hastings*  
JOYCE E. HASTINGS P.L.S.

7/7/2021  
DATE



*Robert S. Truax*  
ROBERT S. TRUAX, P.E.

7/7/2021  
DATE

SHEET INDEX

1	COVER
2	EXISTING CONDITIONS
3	LAYOUT PLAN
4	GRADING, DRAINAGE & UTILITIES
5	EROSION CONTROL PLAN
6	LANDSCAPE PLAN
7	DETAILS
8	DETAILS
9	DETAILS

JOB No.	15,733-A
DATE:	MARCH 10, 2020
SCALE:	1"=20'
SHEET:	1 of 9
PLAN #:	27,178

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

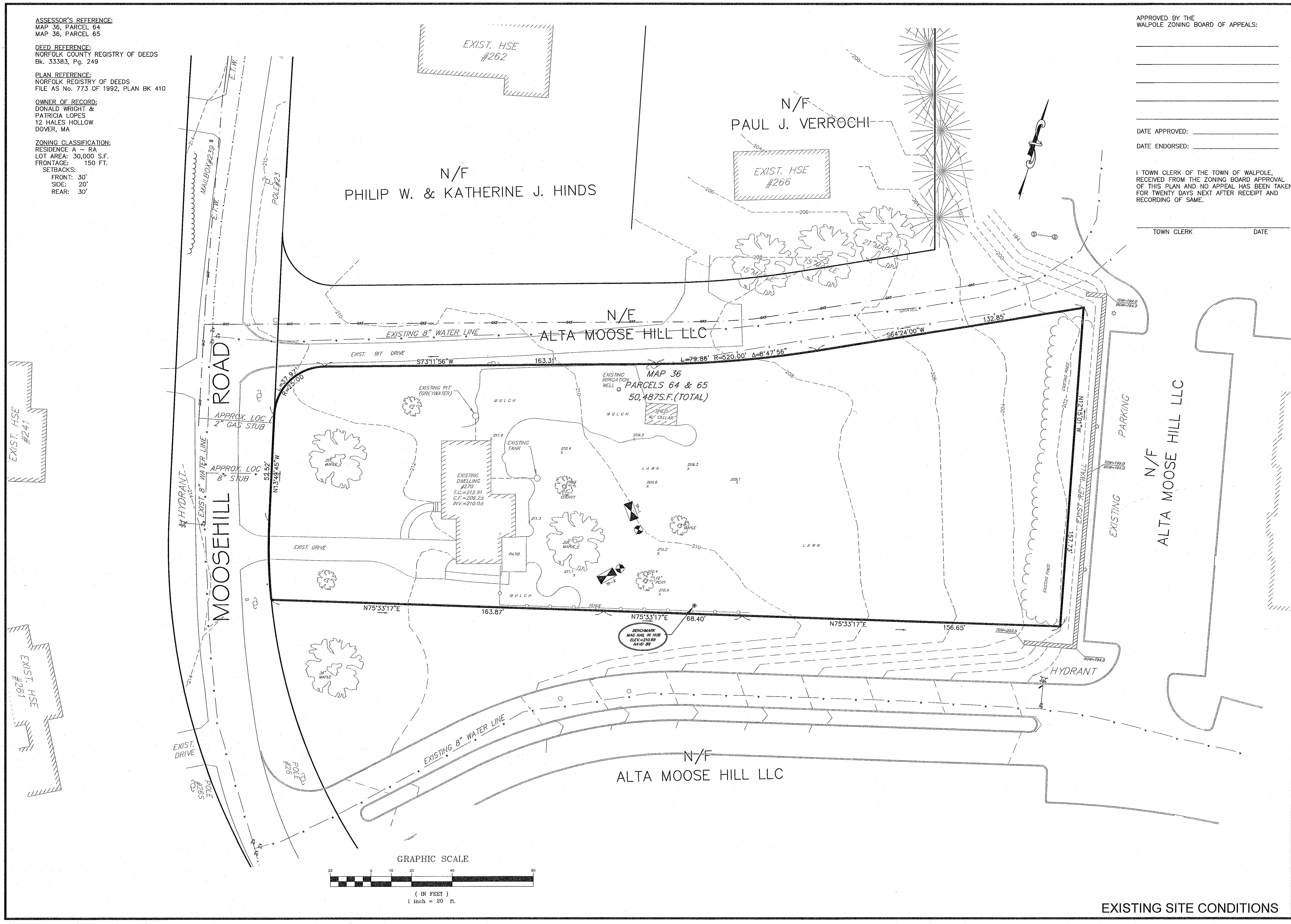
ZONING CLASSIFICATION:  
 RESIDENCE A - RA  
 LOT AREA: 30,000 S.F.  
 FRONTAGE: 150 FT.  
 SETBACKS:  
 FRONT: 30'  
 SIDE: 20'  
 REAR: 30'

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 \_\_\_\_\_



REVISIONS	DATE	DESCRIPTION
1	5/08/2021	ZBA Review Comments
2	7/07/2021	ZBA Review Comments

JOYCE E. HASTINGS P.L.S.  
 7/7/2021

ROBERT S. TRIAK  
 7/7/2021

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

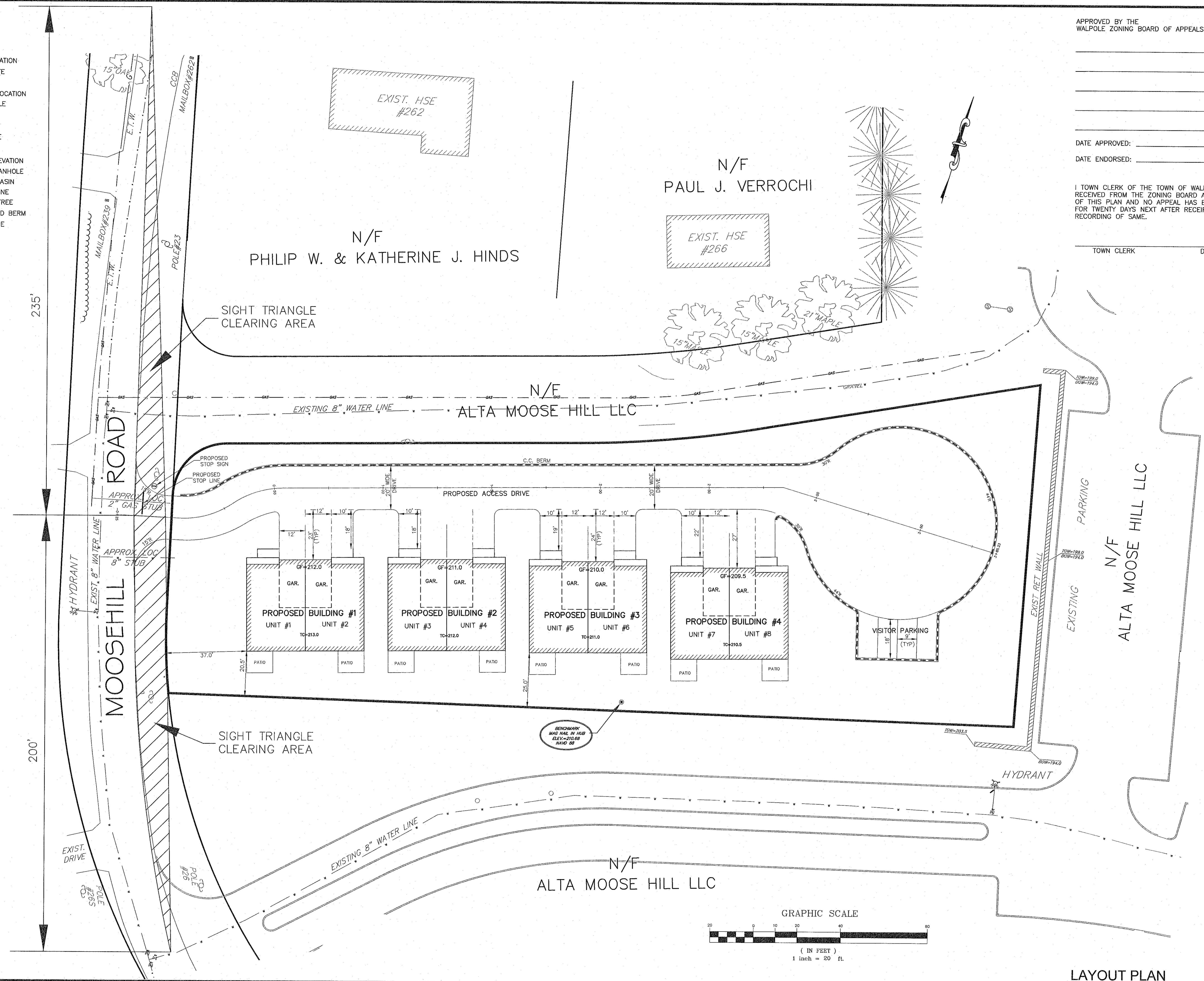
GLM Engineering Consultants, Inc.  
 19 EXCHANGE STREET  
 HOLLISTON, MA 01746  
 P: 508-429-1100  
 F: 508-429-7160  
 www.GLMengineering.com

DRW.: RST  
 JOB No. 15,733-A  
 DATE: MARCH 10, 2020  
 SCALE: 1"=20'  
 SHEET: 2 of 9  
 PLAN #: 27,178

EXISTING SITE CONDITIONS

**LEGEND:**

- 186--- EXISTING CONTOUR
- 163x2 EXISTING SPOT ELEVATION
- ⊗ EXISTING WATER GATE
- ⊗ EXISTING TREE LINE
- TP ⊗ EXISTING TEST PIT LOCATION
- ⊗ EXISTING UTILITY POLE
- HYD ⊗ EXISTING HYDRANT
- GAS--- EXISTING GAS LINE
- W--- EXISTING WATER LINE
- 202--- PROPOSED CONTOUR
- 202.2 PROPOSED SPOT ELEVATION
- ⊗ PROPOSED DRAIN MANHOLE
- ⊗ PROPOSED CATCH BASIN
- W--- PROPOSED WATER LINE
- S--- PROPOSED STREET TREE
- GAS--- PROPOSED CAPE COD BERM
- GAS--- PROPOSED GAS LINE



APPROVED BY THE  
WALPOLE ZONING BOARD OF APPEALS:

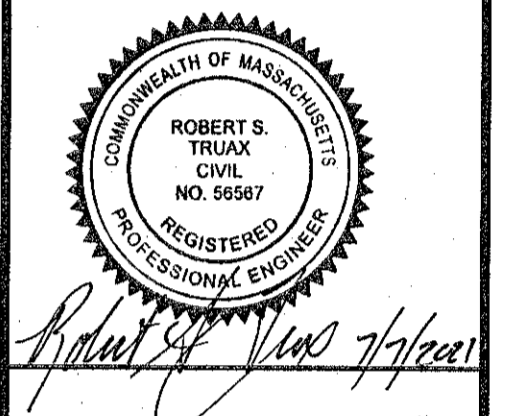
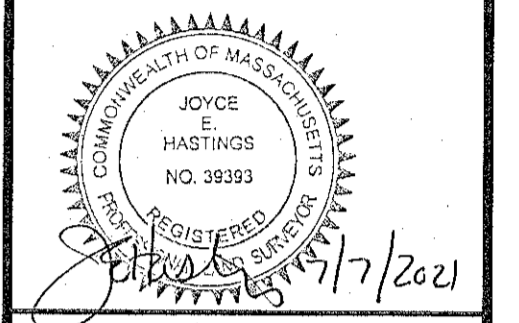
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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 \_\_\_\_\_

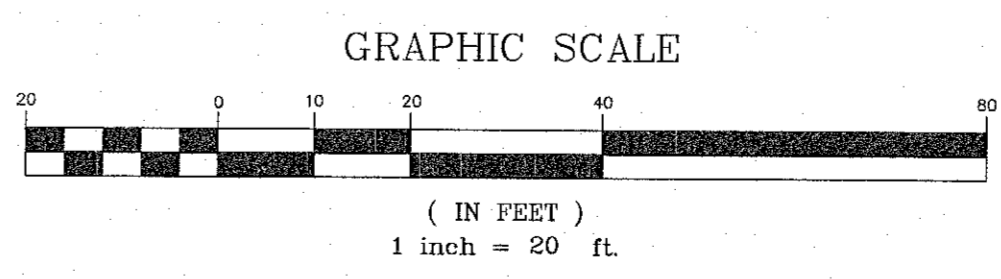
REVISIONS	DATE	DESCRIPTION
No. 1	5/06/2021	ZBA Review Comments
2	7/07/2021	ZBA Review Comments



**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: APRIL 20, 2017
SCALE: 1"=20'
SHEET: 3 of 9
PLAN #: 27,178



LAYOUT PLAN

**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:

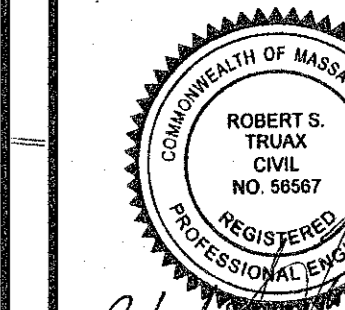
DATE APPROVED: \_\_\_\_\_

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 \_\_\_\_\_

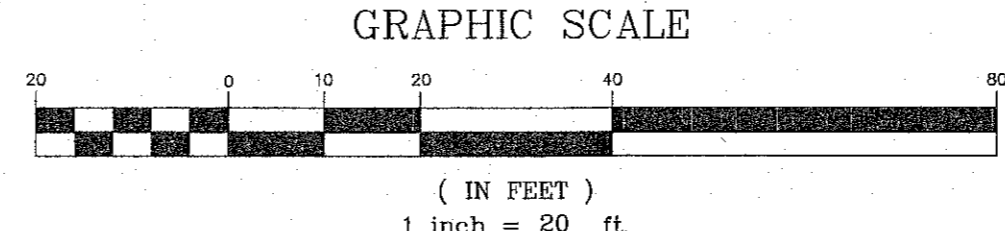
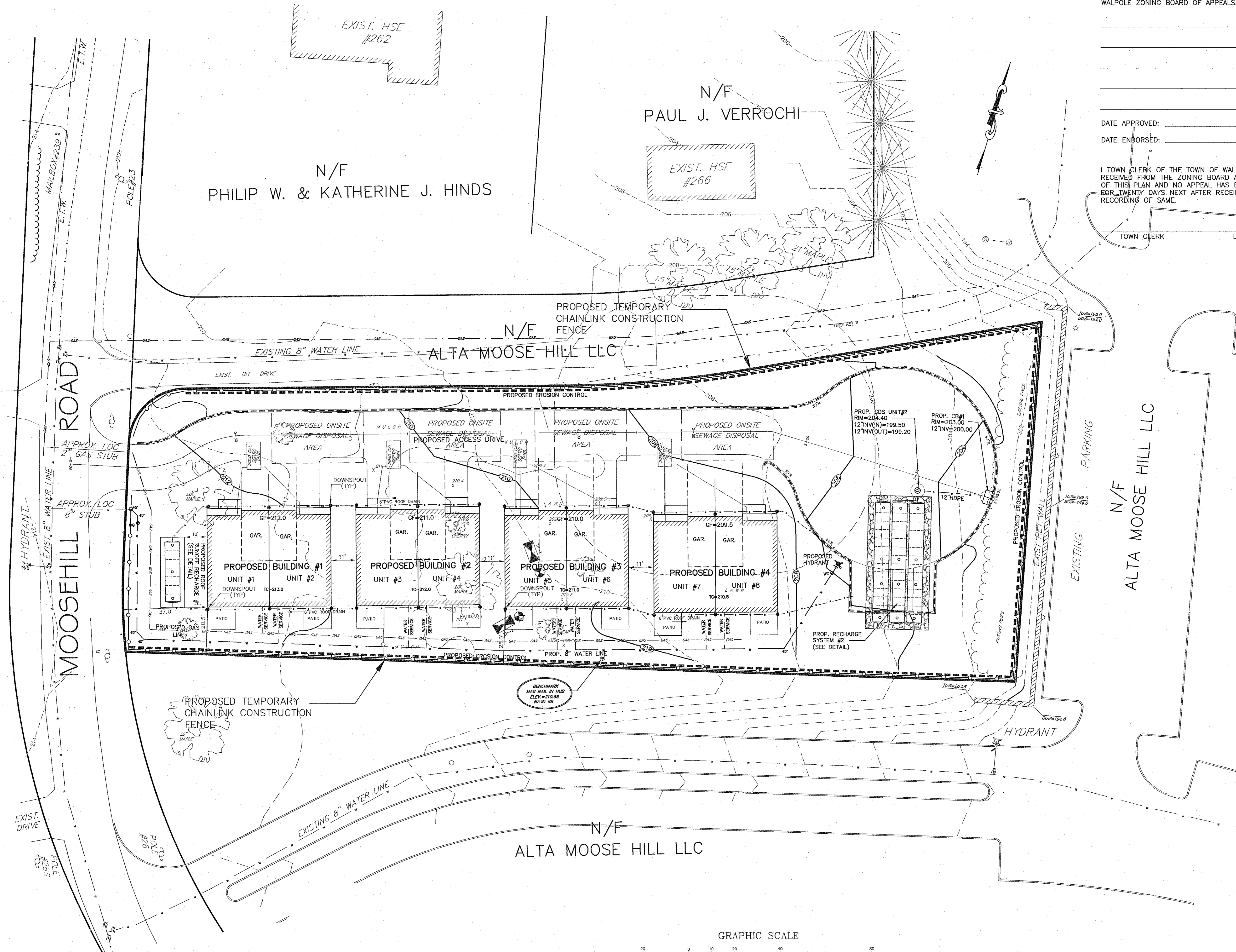
NO.	DATE	DESCRIPTION
1	5/06/2021	ZBA Review Comments
2	7/07/2021	ZBA Review Comments



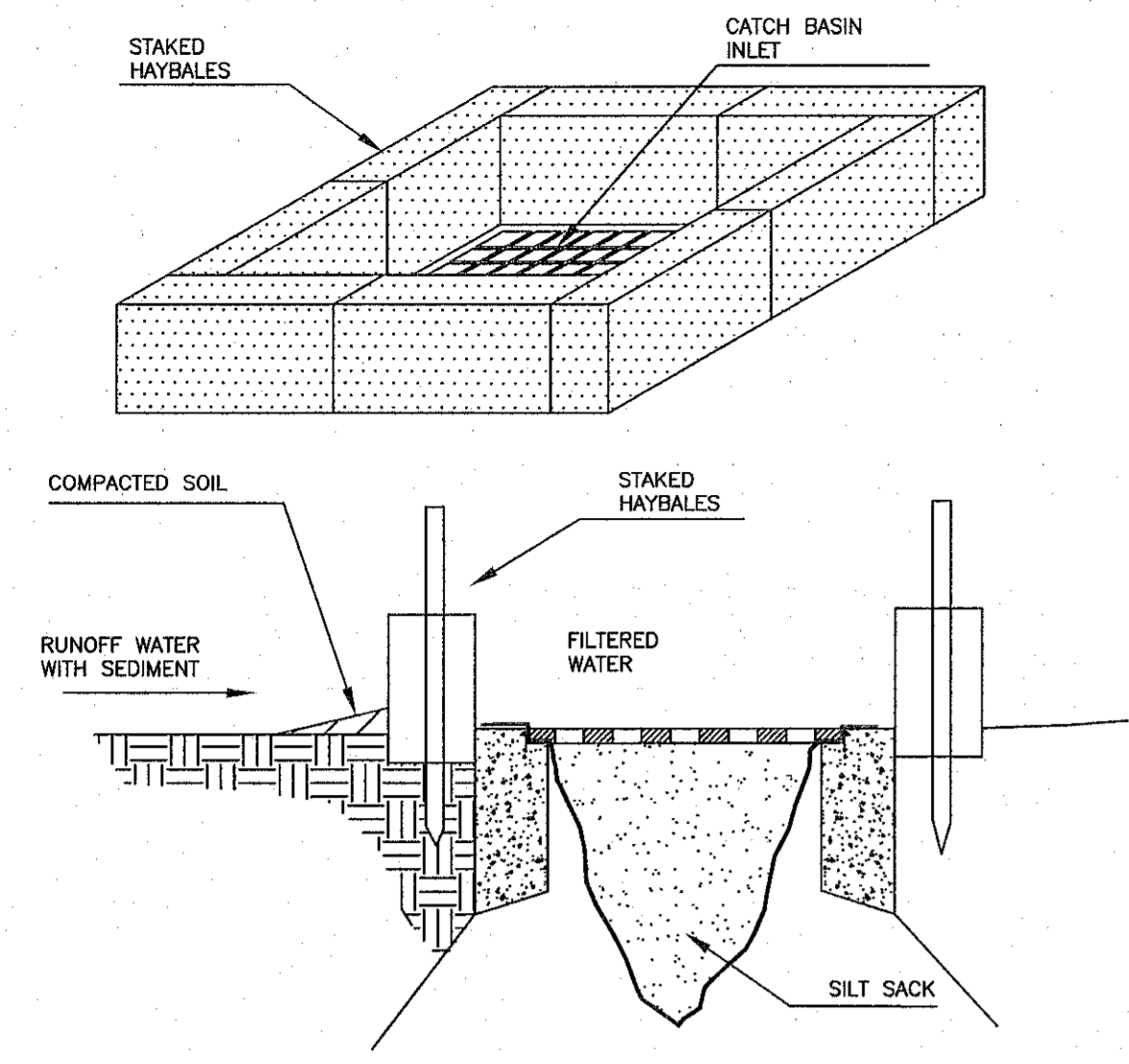
**SITE DEVELOPMENT PLAN**  
**A COMPREHENSIVE PERMIT M.G.L.C. 40B**  
**"MOOSE HILL CONDOMINIUMS"**  
**WALPOLE, MASSACHUSETTS**  
PREPARED FOR:  
RADKE ASSOCIATES, LLC  
P.O. BOX 546  
DOVER, MA 02030

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

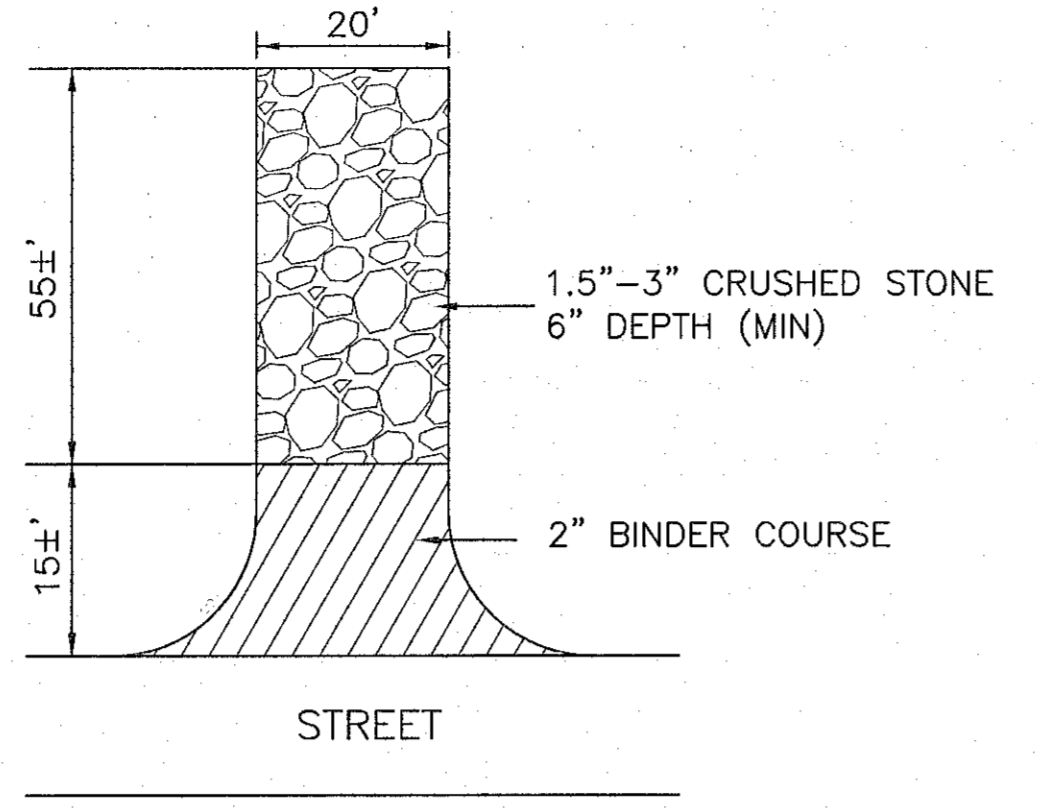
DRW.: RST
JOB No. 15,733-A
DATE: APRIL 20, 2017
SCALE: 1"=20'
SHEET: 4 of 9
PLAN #: 27,178



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 15 FEET OF THE PROPOSED DRIVEWAY ENTRANCE AT MOOSEHILL ROAD SHALL BE CONSTRUCTED TO 2" BINDER COURSE AND THE NEXT 55 FEET 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.

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.

APPROVED BY THE WALPOLE ZONING BOARD OF APPEALS:

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

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

**EROSION CONTROL MAINTENANCE:**

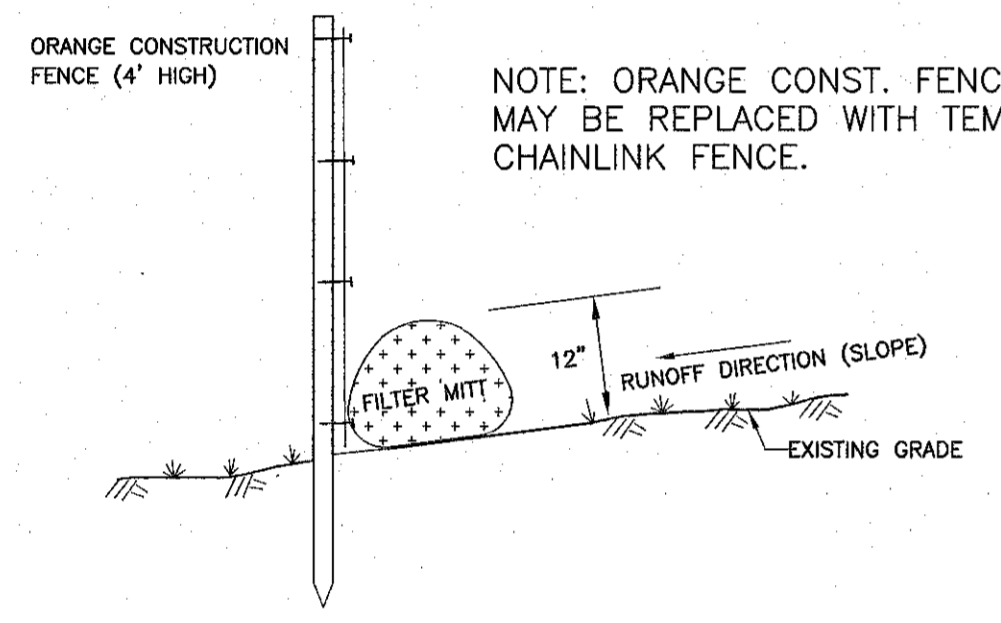
THE CONTRACTOR SHALL HAVE ON THE SITE, AN ADEQUATE QUANTITY OF SUPPLEMENTAL HAYBALES, SILT FENCE AND STAKES TO BE USED FOR CONTROL OF EMERGENCY EROSION PROBLEMS. ALL EROSION CONTROL MEASURES SHALL BE INSPECTED WEEKLY AND AFTER A STORM EVENT OF 1" INCH OR GREATER.

**DEWATERING:**

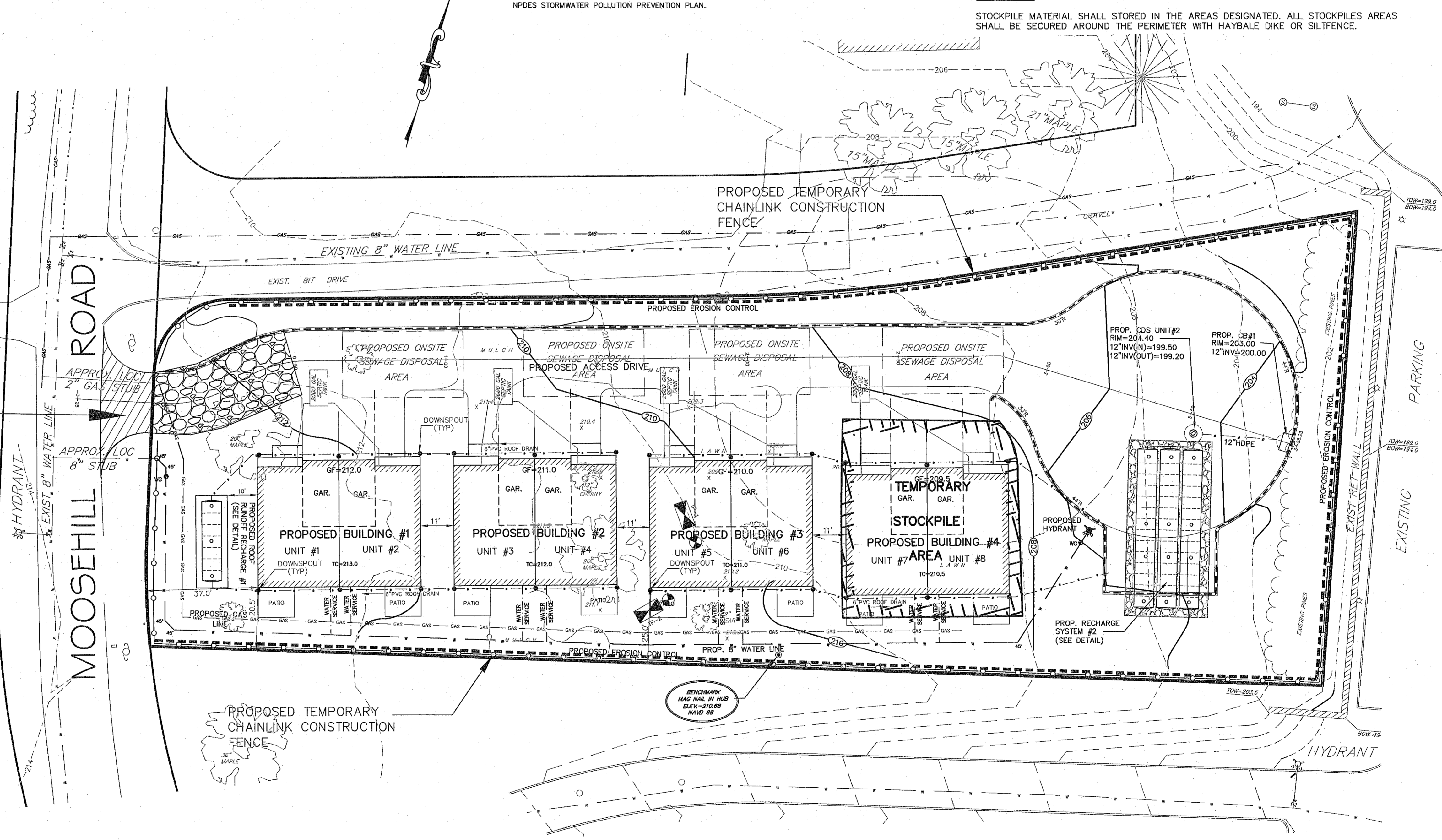
PUMPING AND DEWATERING SHALL BE DONE IN A MANNER WHICH WILL NOT DISCHARGE ANY SILT AND SEDIMENT INTO A RESOURCE AREA. DISCHARGES FROM A DEWATERING CONSTRUCTION PROCEDURE WILL BE FILTERED THROUGH A SILTATION BASIN CONSTRUCTED UPPLAND FROM THE WORK SITE. THE SILTATION BASIN SHALL BE A DEPRESSION SURROUNDED BY A HAYBALE DIKE OR SILT FENCE. OVERFLOW FROM THE BASIN SHALL BE PLANNED TO BE LOCATED OVER THICKLY AND NATURALLY MULCHED UPPLAND 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.

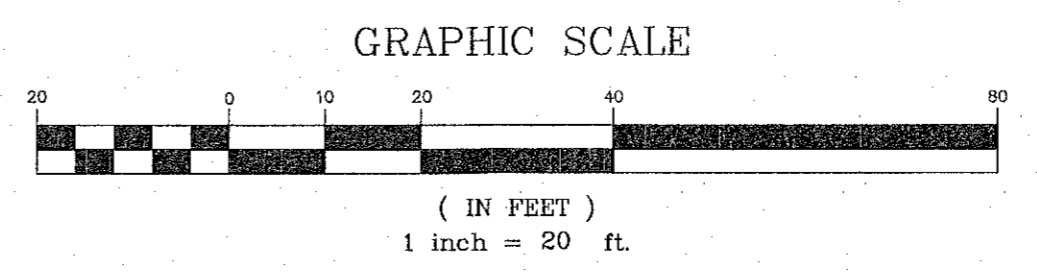


NOTE: ORANGE CONST. FENCE MAY BE REPLACED WITH TEMP. CHAINLINK FENCE.  
FILTER MITT W/ CONSTRUCTION FENCE DETAIL  
N.T.S.



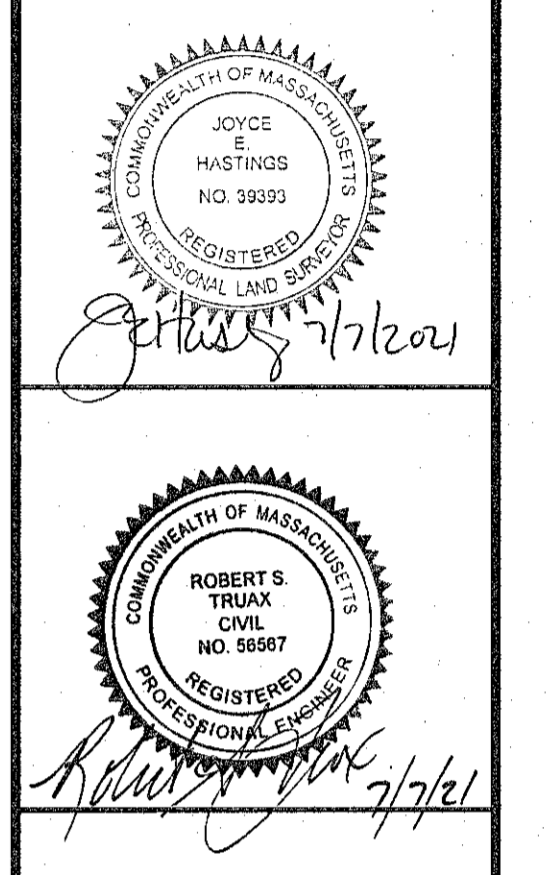
**LEGEND:**

- 186- EXISTING CONTOUR
- 163x2 EXISTING SPOT ELEVATION
- EXISTING WATER GATE
- EXISTING TREE LINE
- TP EXISTING TEST PIT LOCATION
- EXISTING UTILITY POLE
- HYD EXISTING HYDRANT
- EXISTING GAS LINE
- EXISTING WATER LINE
- 202 PROPOSED CONTOUR
- 202.2 PROPOSED SPOT ELEVATION
- PROPOSED DRAIN MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED WATER LINE
- PROPOSED STREET TREE
- CCB PROPOSED CAPE COD BERM
- GAS PROPOSED GAS LINE
- PROPOSED EROSION CONTROL BARRIER
- PROPOSED TEMP CHAINLINK FENCE



**EROSION CONTROL PLAN**

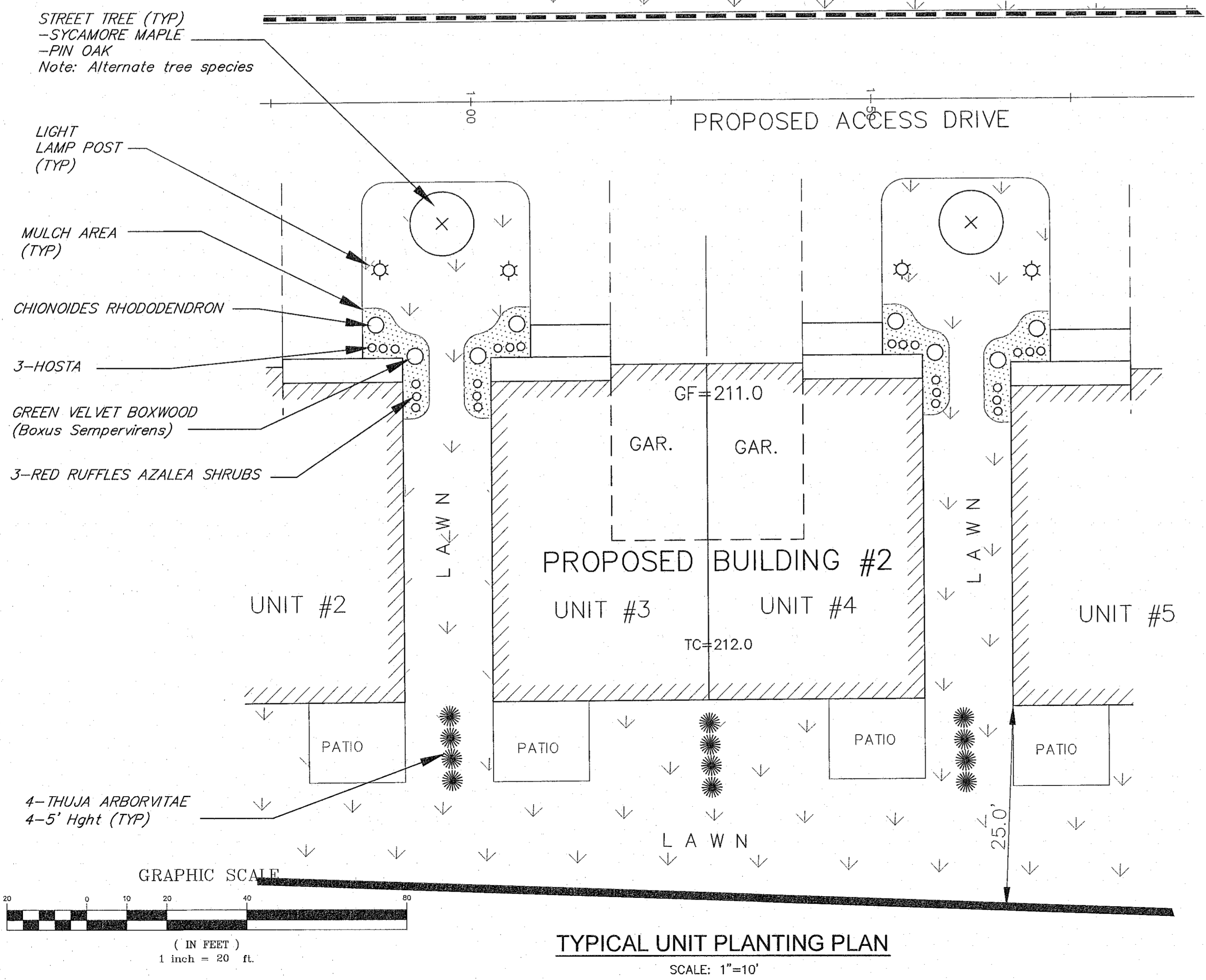
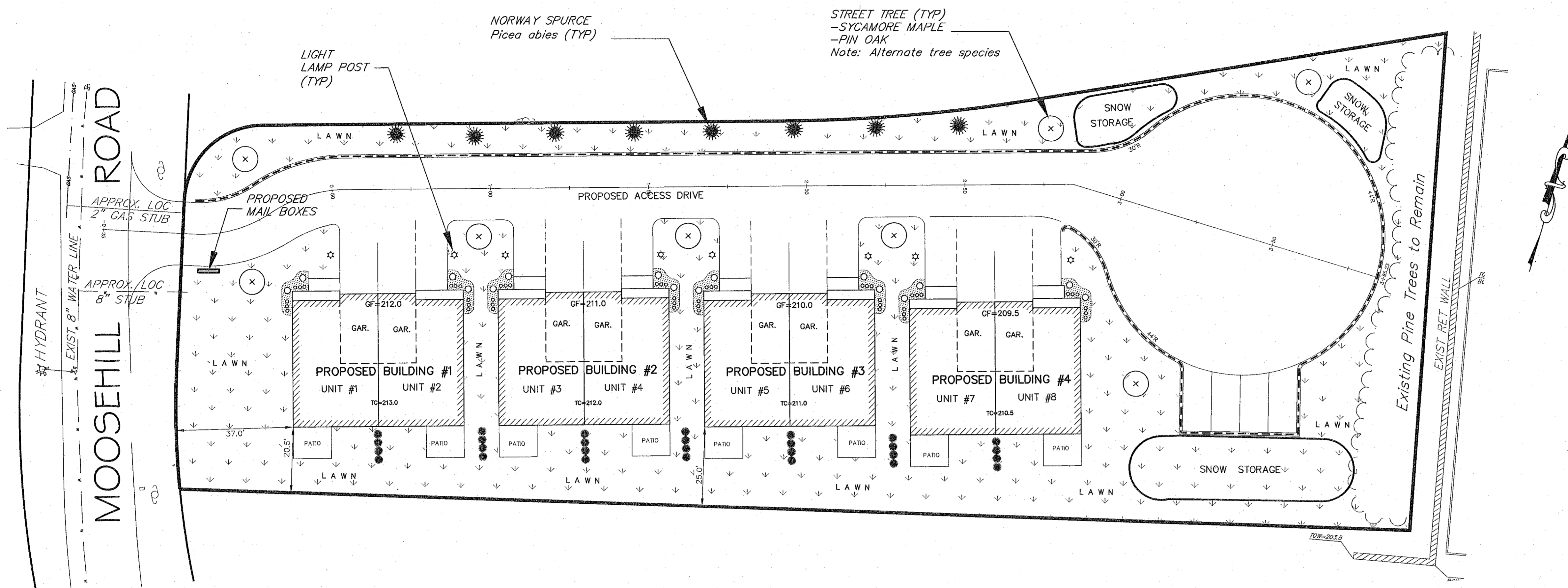
REVISIONS	DATE	DESCRIPTION
No. 1	5/06/2021	ZBA Review Comments
No. 2	7/07/2021	ZBA Review Comments



**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: APRIL 20, 2017
SCALE: 1"=20'
SHEET: 5 of 9
PLAN #: 27,178



APPROVED BY THE  
WALPOLE ZONING BOARD OF APPEALS:

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

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

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

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.

REVISIONS	DATE	DESCRIPTION
1	5/06/2021	ZBA Review Comments
2	7/07/2021	ZBA Review Comments

JOYCE HASTINGS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
7/7/2021

ROBERT S. TRUAX  
CIVIL ENGINEER  
NO. 56567  
REGISTERED PROFESSIONAL ENGINEER

SITE DEVELOPMENT PLAN  
A COMPREHENSIVE PERMIT M.G.L.C. 40B  
"MOOSEHILL 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:	APRIL 20, 2017
SCALE:	1"=20'
SHEET:	6 of 9
PLAN #:	27,178

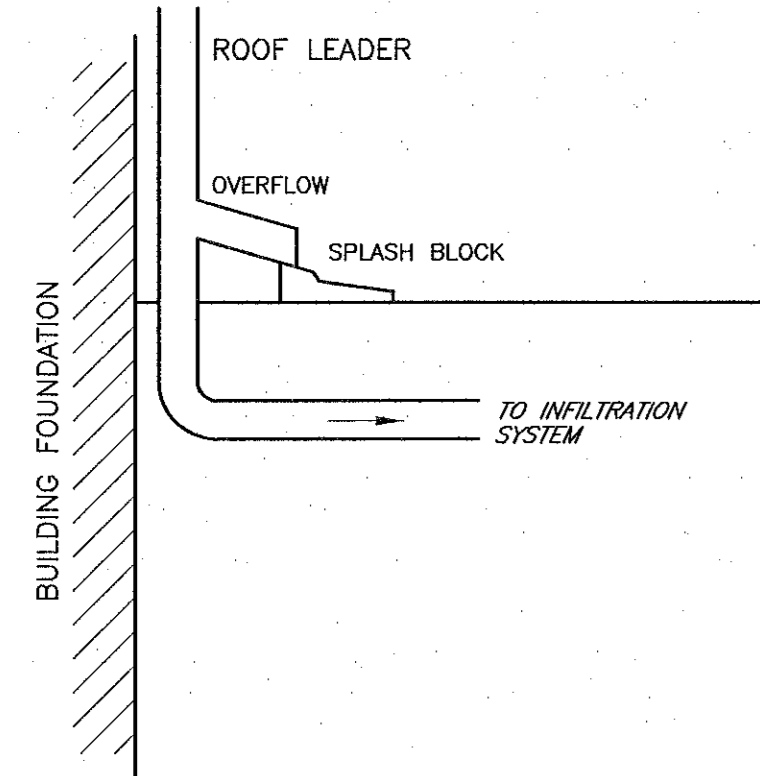
I TOWN CLERK OF THE TOWN OF WALPOLE, RECEIVED FROM THE ZONING BOARD APPROVAL OF THIS PLAN AND NO APPEAL HAS BEEN TAKEN FOR TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF SAME.

APPROVED BY THE WALPOLE ZONING BOARD OF APPEALS:

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

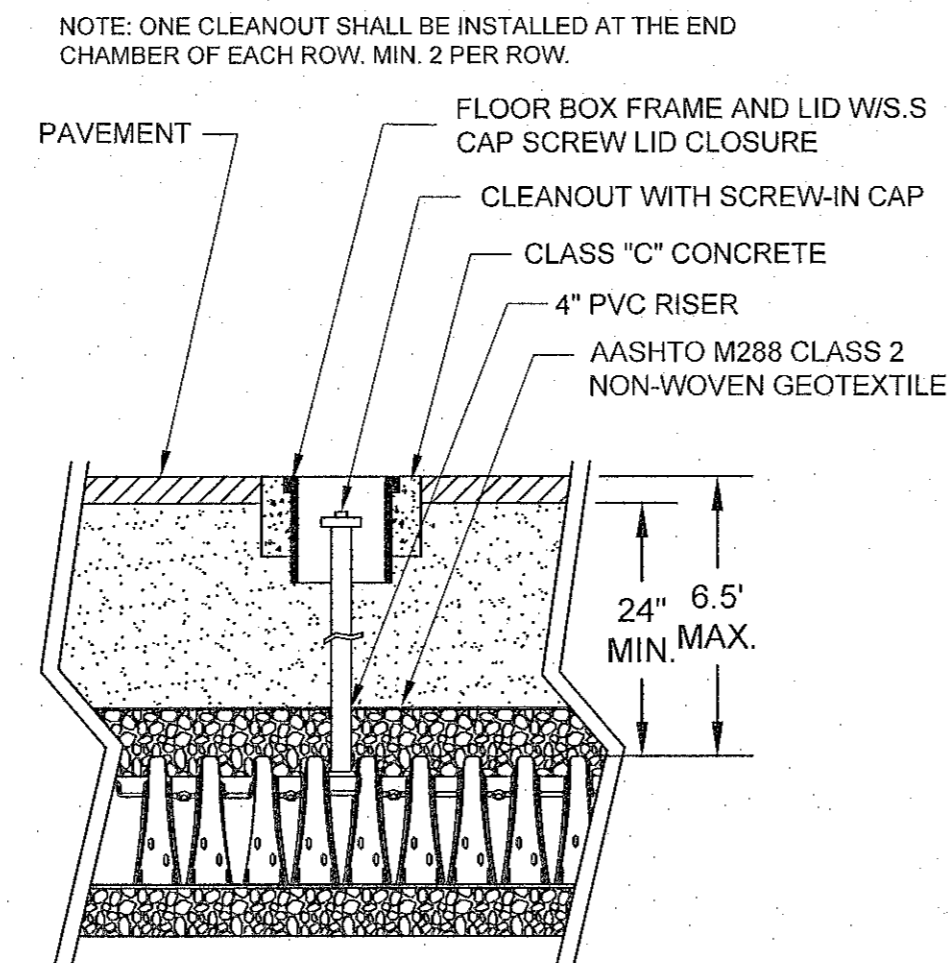
DATE APPROVED: \_\_\_\_\_

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



RESIDENTIAL ROOF LEADER DETAIL

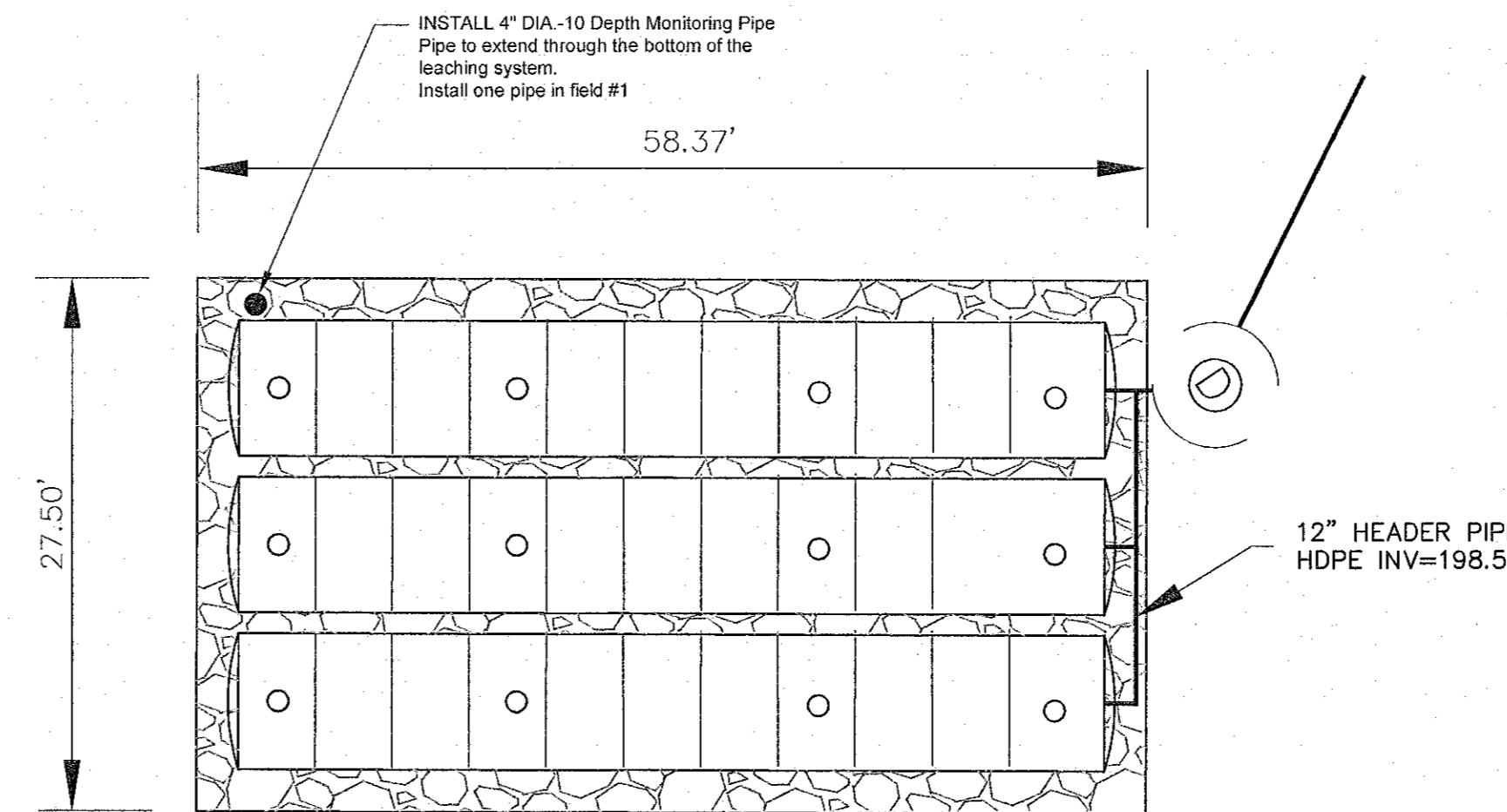
N.T.S.



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

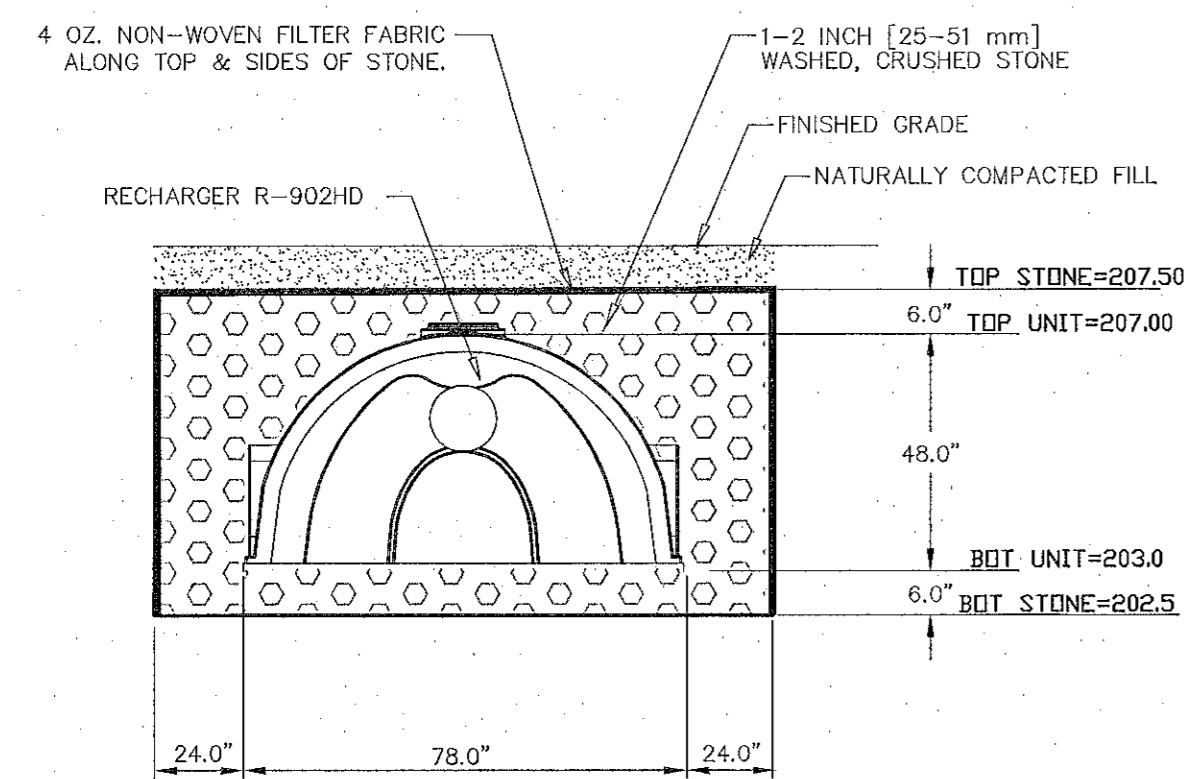
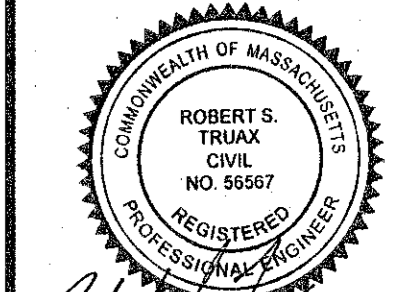


PLAN VIEW

DEEP OBSERVATION HOLE LOGS

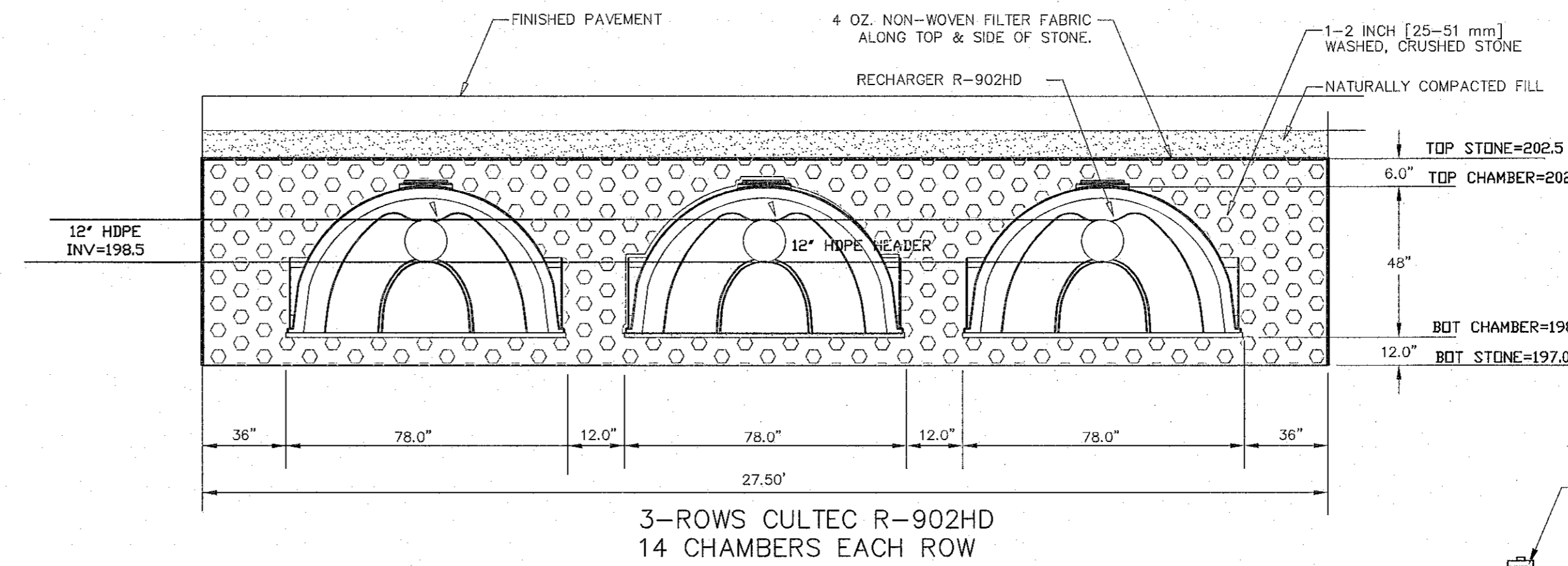
DEEP HOLE - 1			DEEP HOLE - 2		
HORIZ DEPTH	DATE: 5/3/16	ELEV.	HORIZ DEPTH	DATE: 5/3/16	ELEV.
0"	A SANDY LOAM 10YR5/2	210.0	0"	A SANDY LOAM 10YR5/2	210.5
6"	Bw SANDY LOAM 10YR5/6	209.5	12"	C1 SAND 2.5Y5/4	209.5
30"	C1 SAND 2.5Y5/4	207.5	96"	C2 SAND 2.5Y5/4	202.5
52"	C2 LOAMY SAND 2.5Y6/3	205.7	144"	C3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

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

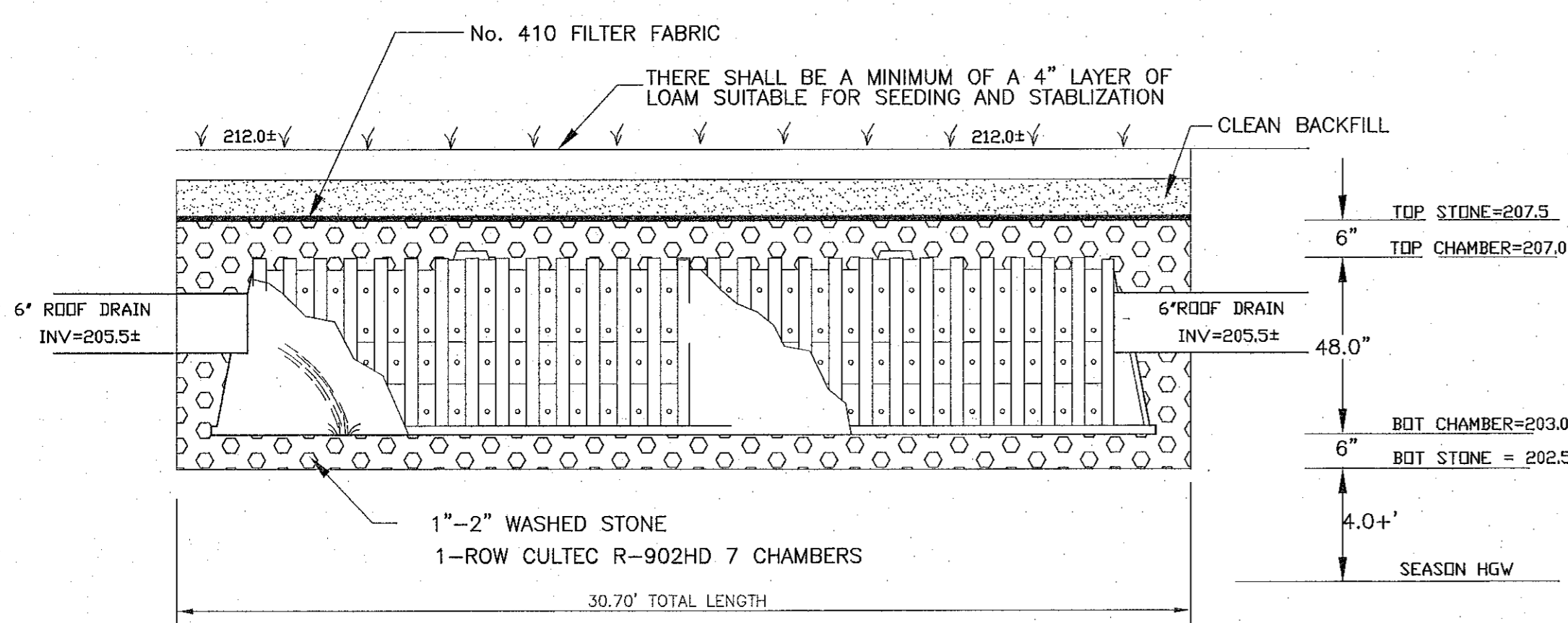


1-ROW CULTEC R-902D 7 CHAMBERS

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

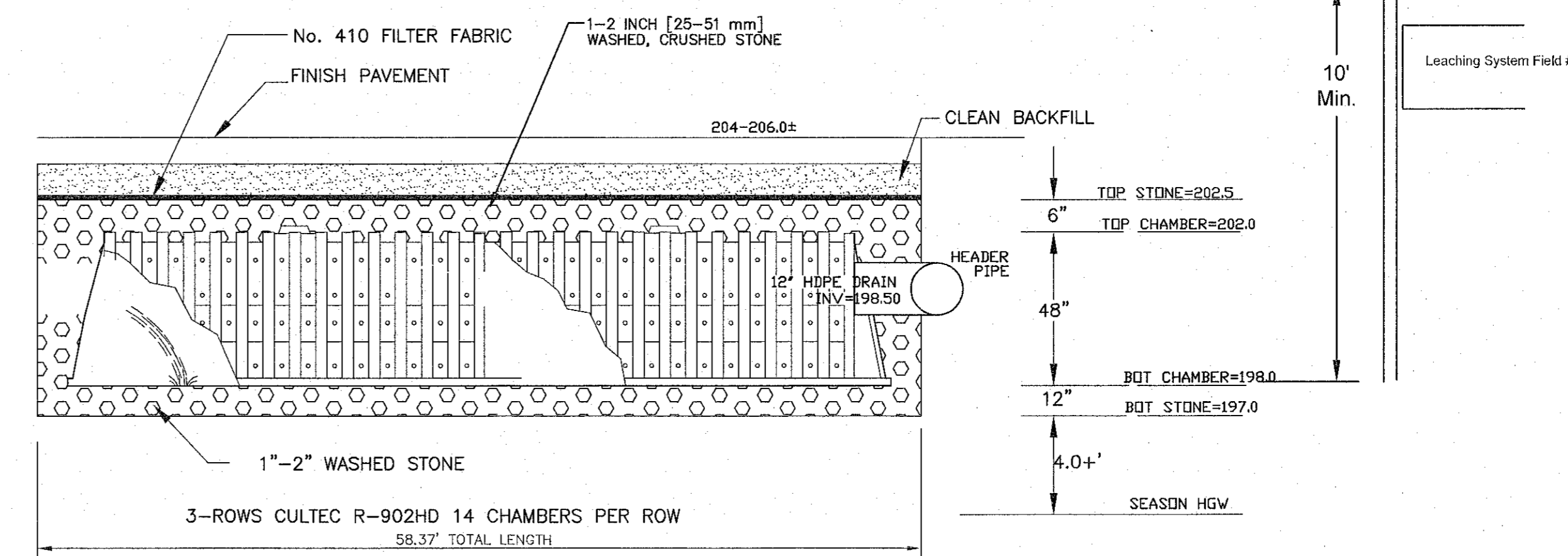


3-ROWS CULTEC R-902HD  
14 CHAMBERS EACH ROW



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

NOT TO SCALE



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

NOT TO SCALE

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: APRIL 20, 2017

SCALE: 1"=20'

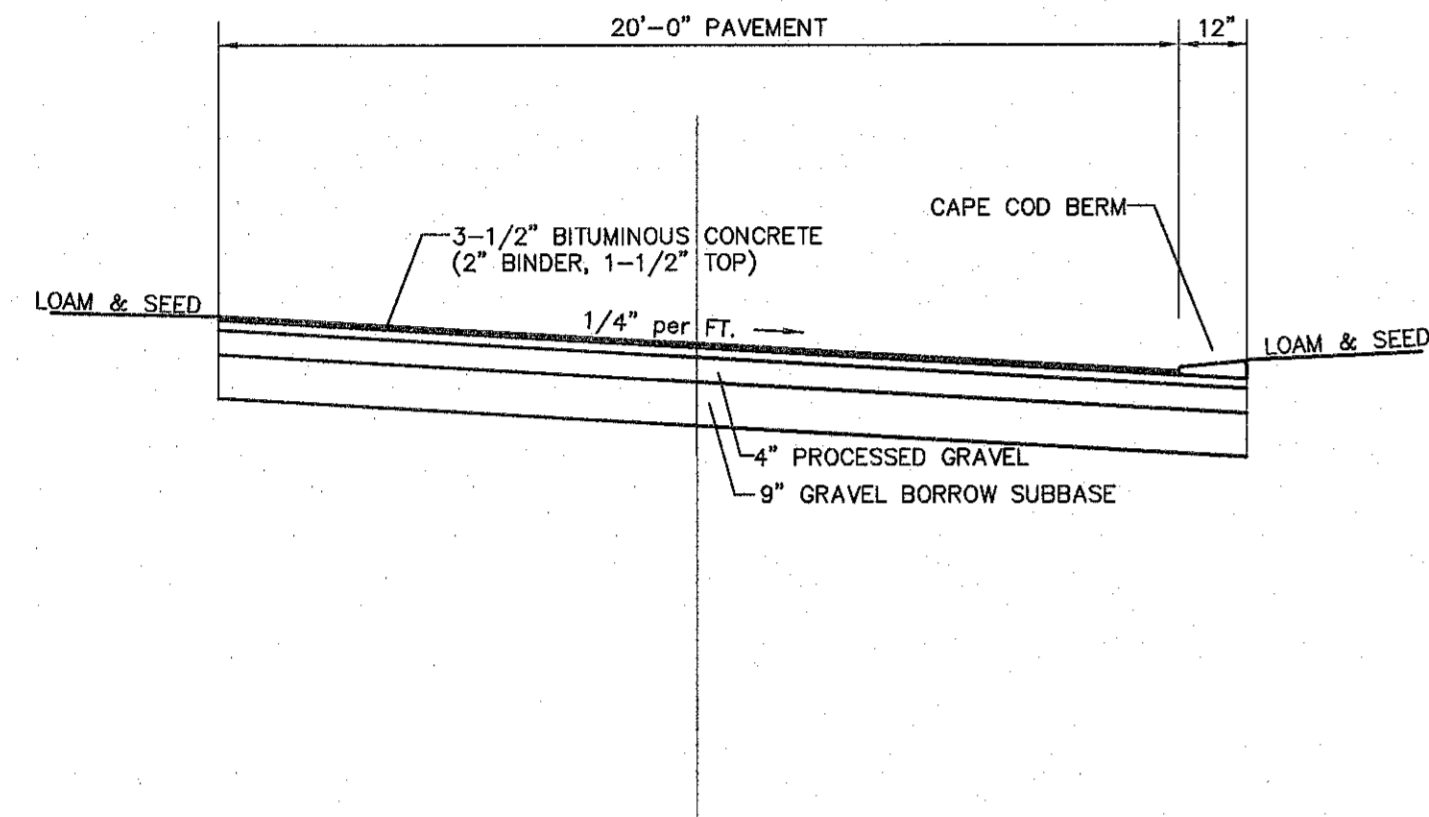
SHEET: 7 of 9

PLAN #: 27,178

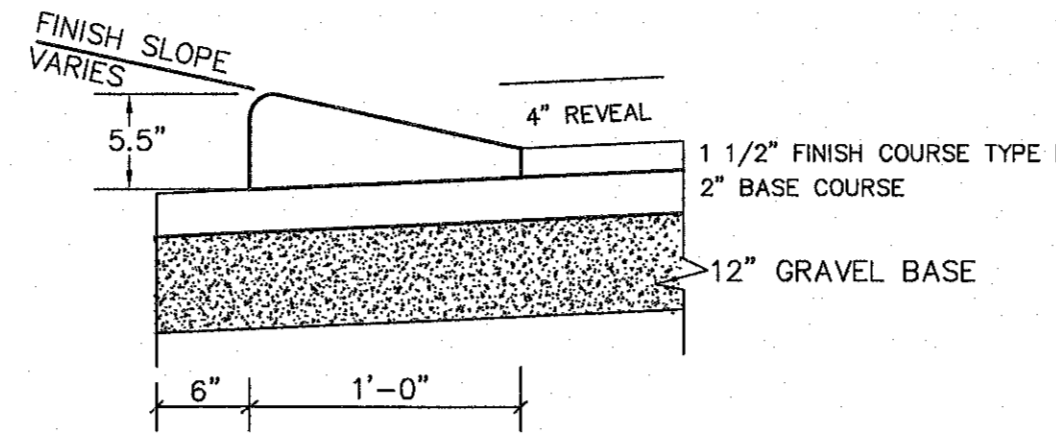
DETAILS

**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.



**TYPICAL DRIVE CROSS SECTION**  
NOT TO SCALE



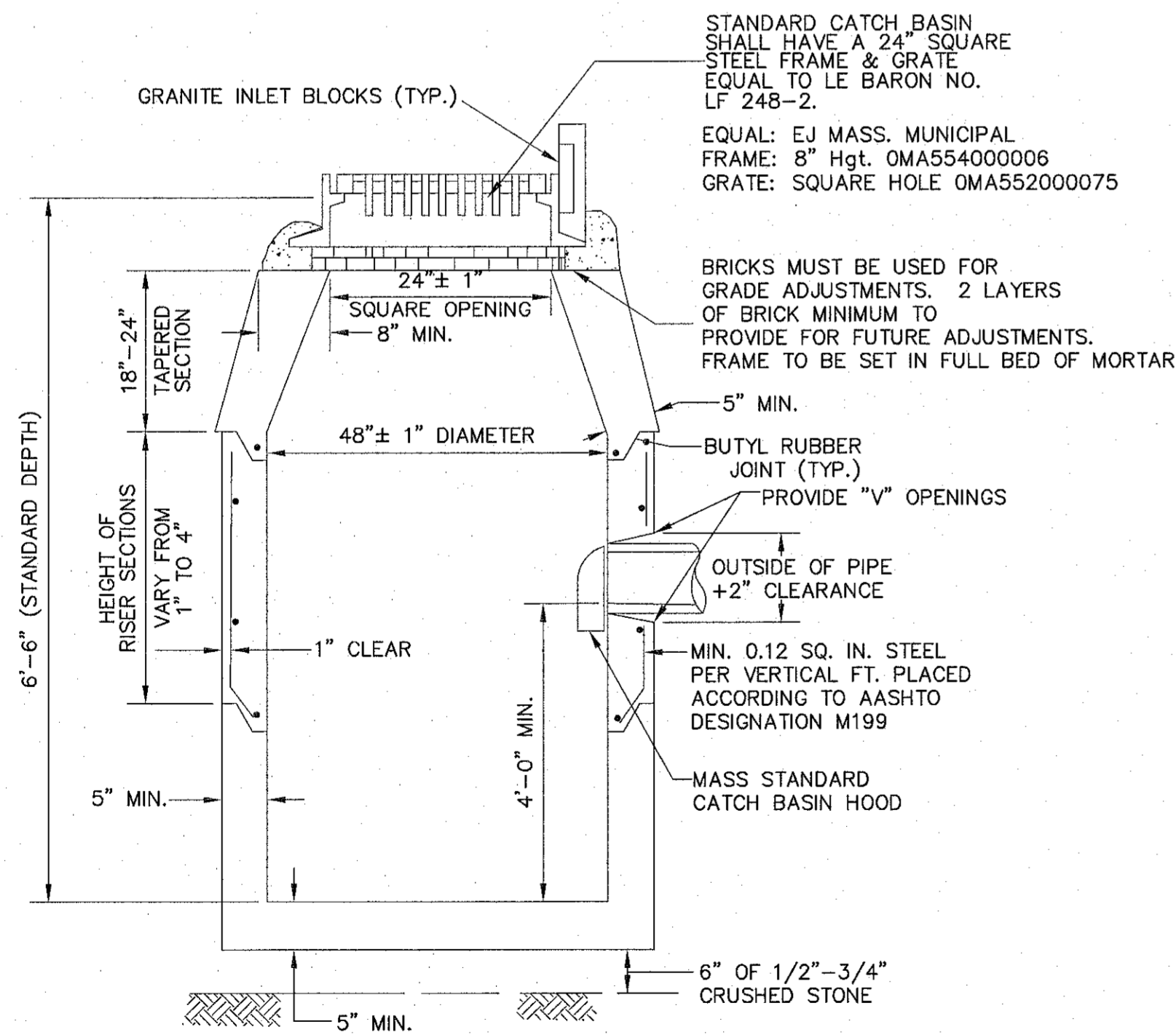
**CAPE COD BERM DETAIL**  
NOT TO SCALE

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 \_\_\_\_\_

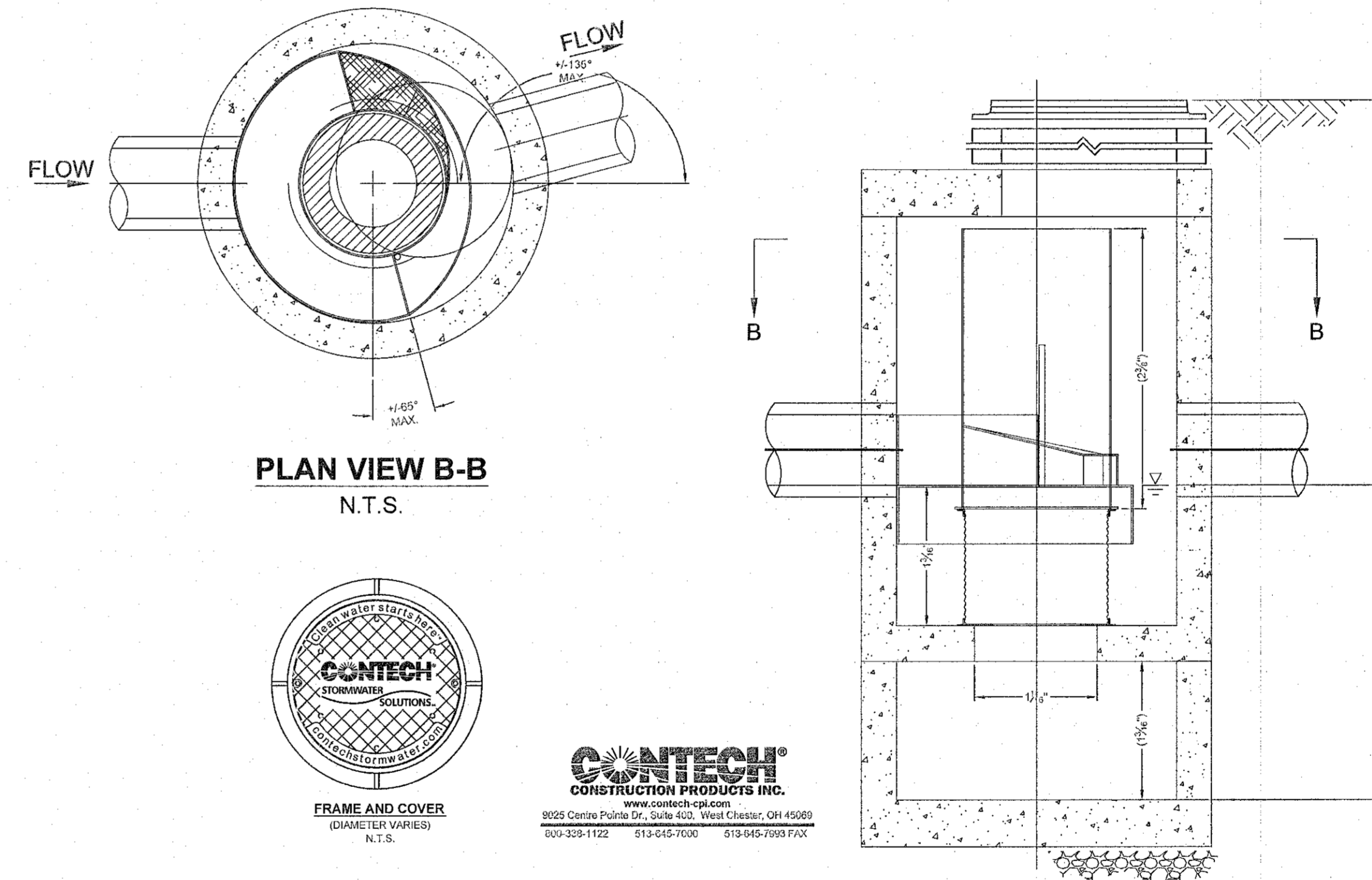
APPROVED BY THE WALPOLE ZONING BOARD OF APPEALS:

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



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

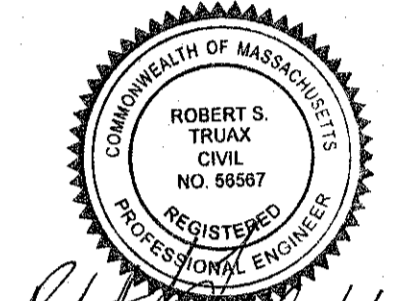
**PRECAST CONCRETE CATCH BASIN DETAILS**  
NOT TO SCALE



- 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](http://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 H520 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



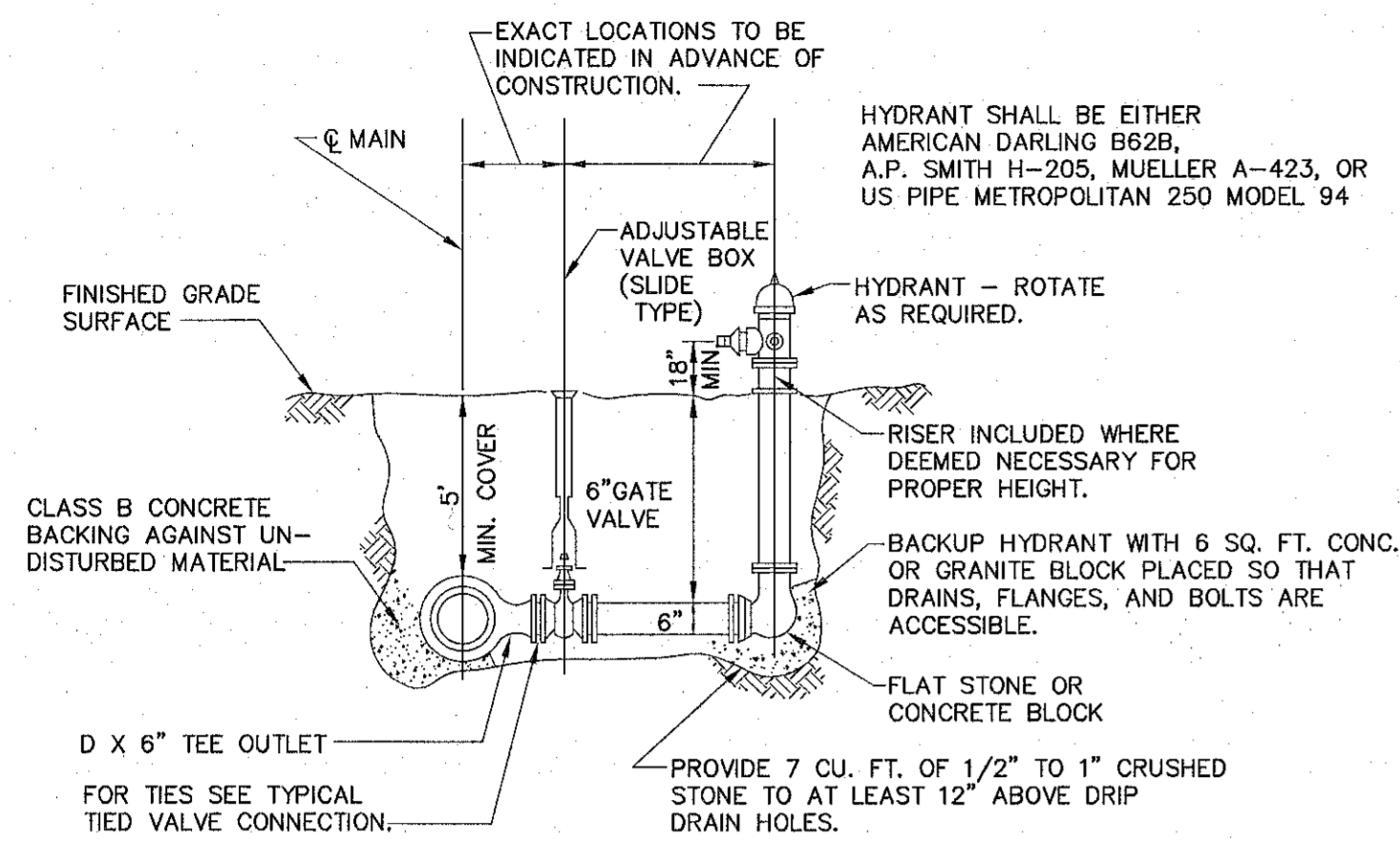
**SITE DEVELOPMENT PLAN**  
**A COMPREHENSIVE PERMIT M.G.L.C. 40B**  
**"MOOSE HILL CONDOMINIUMS"**  
**WALPOLE, MASSACHUSETTS**  
PREPARED FOR:  
RADKE ASSOCIATES, LLC  
P.O. BOX 546  
DOVER, MA 02030

**GLM** Engineering Consultants, Inc.  
19 EXCHANGE STREET  
HOLLISTON, MA 01746  
P: 508-429-1100  
F: 508-429-7160  
[www.GLMengineering.com](http://www.GLMengineering.com)

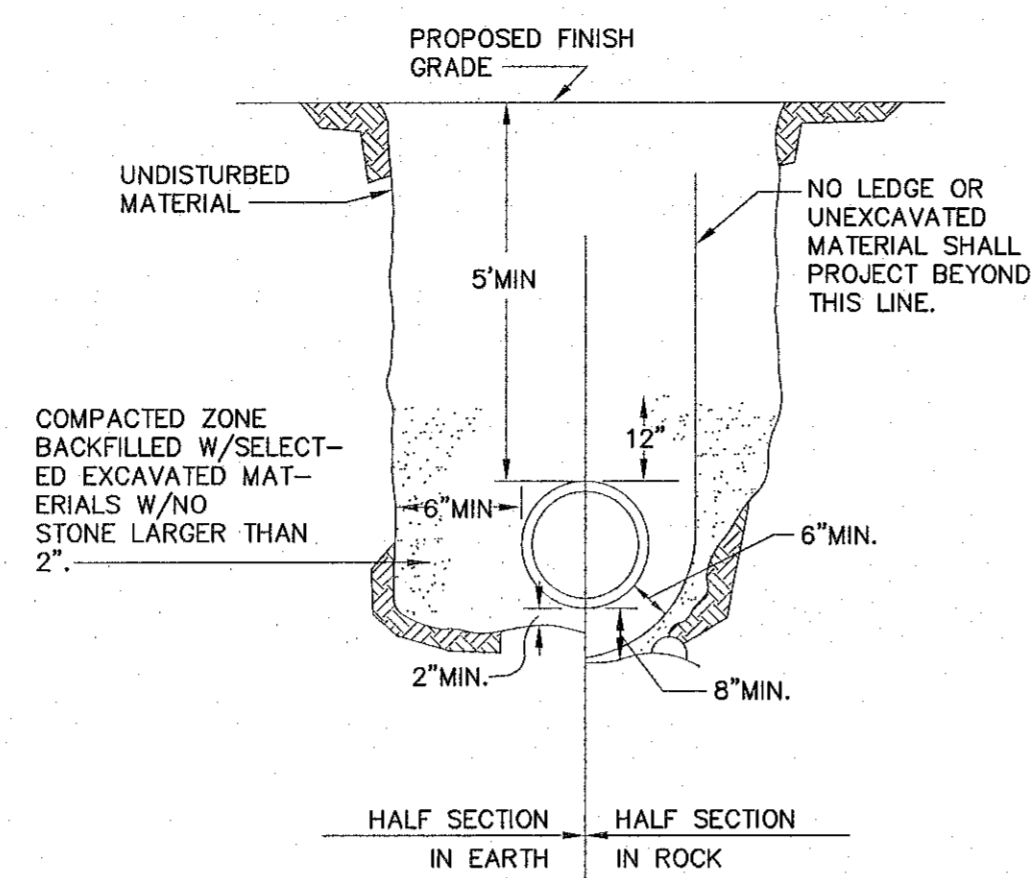
DRW.:	RST
JOB No.	15,733-A
DATE:	APRIL 20, 2017
SCALE:	1"=20'
SHEET:	8 of 9
PLAN #:	27,178

**DETAILS**

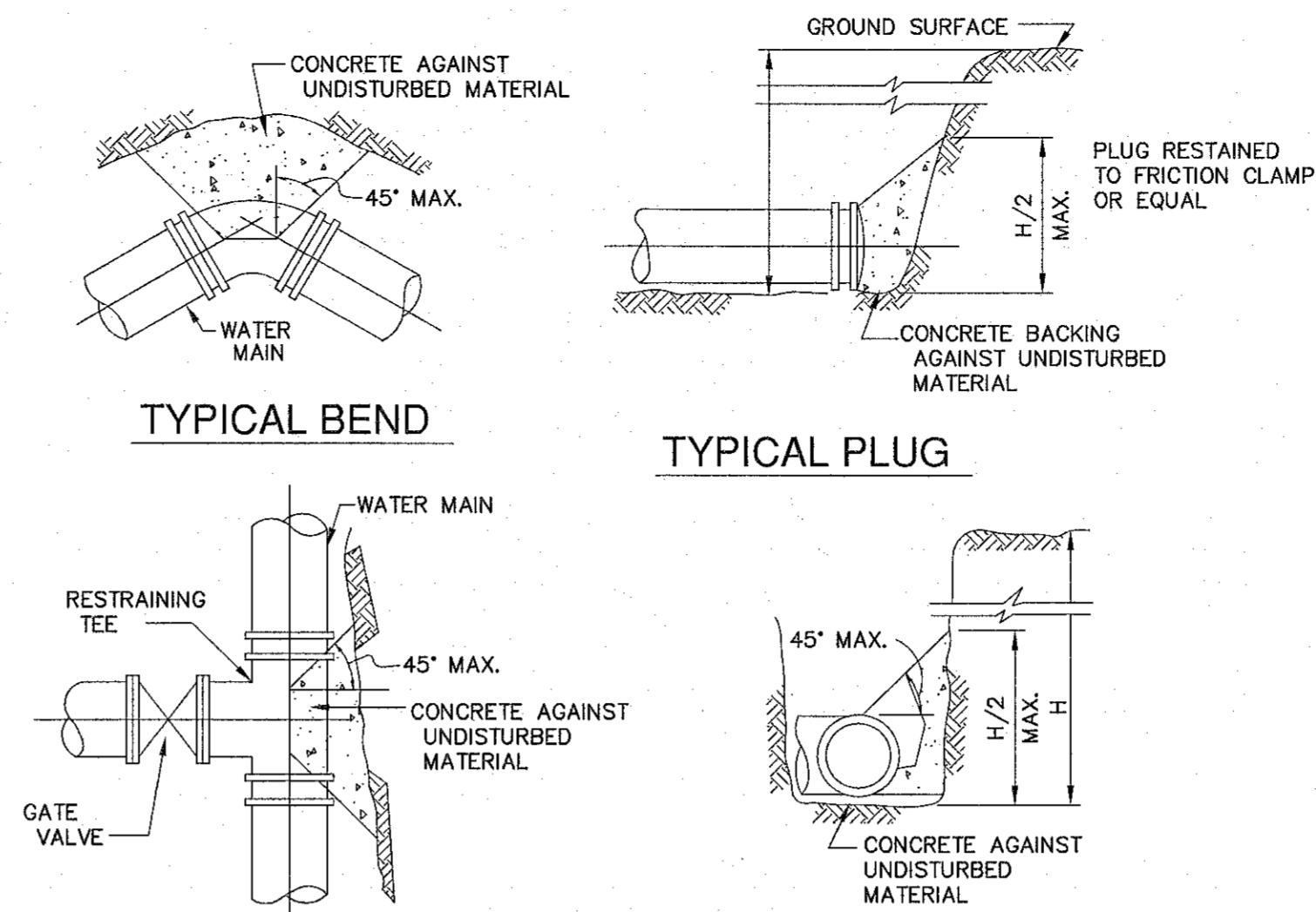




**TYPICAL HYDRANT ASSEMBLY DETAIL**  
NOT TO SCALE



**WATER MAIN TRENCH DETAIL**  
NOT TO SCALE

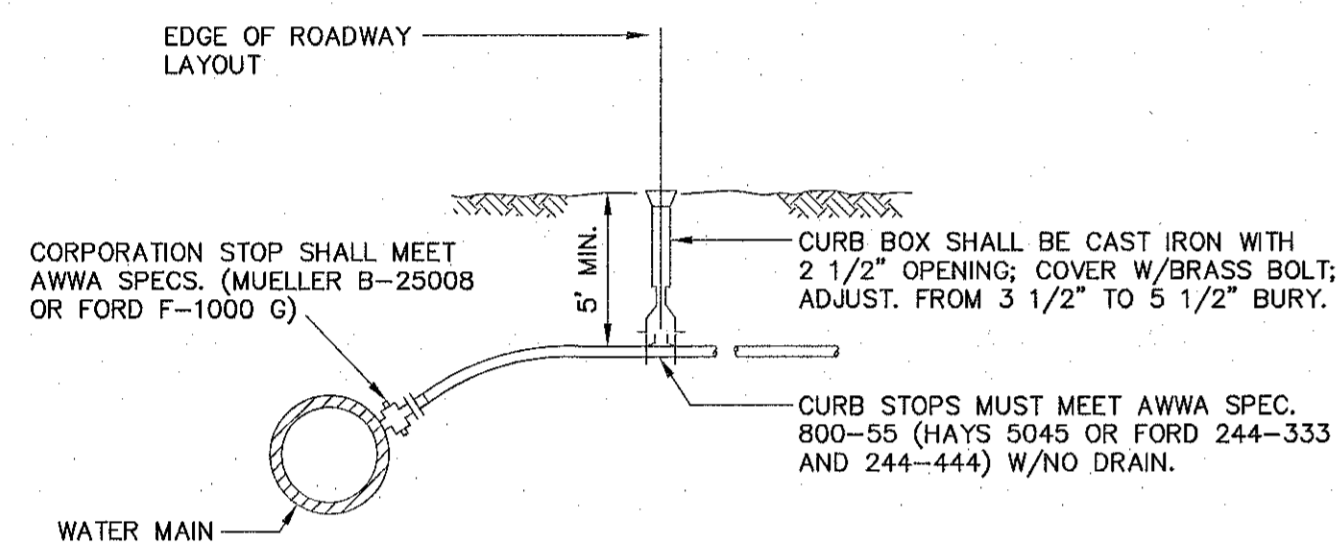


**TYPICAL BEND**      **TYPICAL TEE**      **TYPICAL SECTION**

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.)

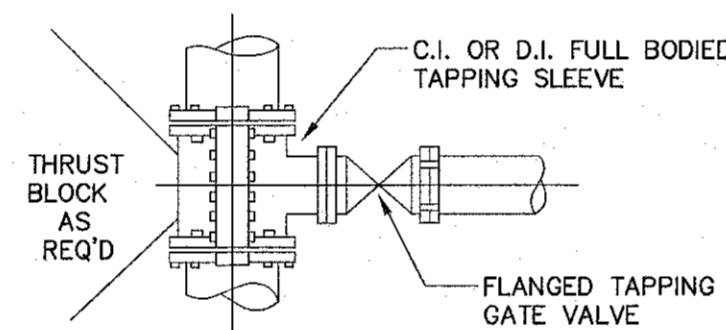
PIPE SIZE INCHES	1/4 BEND	1/8 BEND	1/16 BEND OR LESS	PLUG TEES
6 AND 8	8	8	8	8
10 AND 12	22	13	8	16

**TYPICAL THRUST BLOCK DETAIL**  
NOT TO SCALE

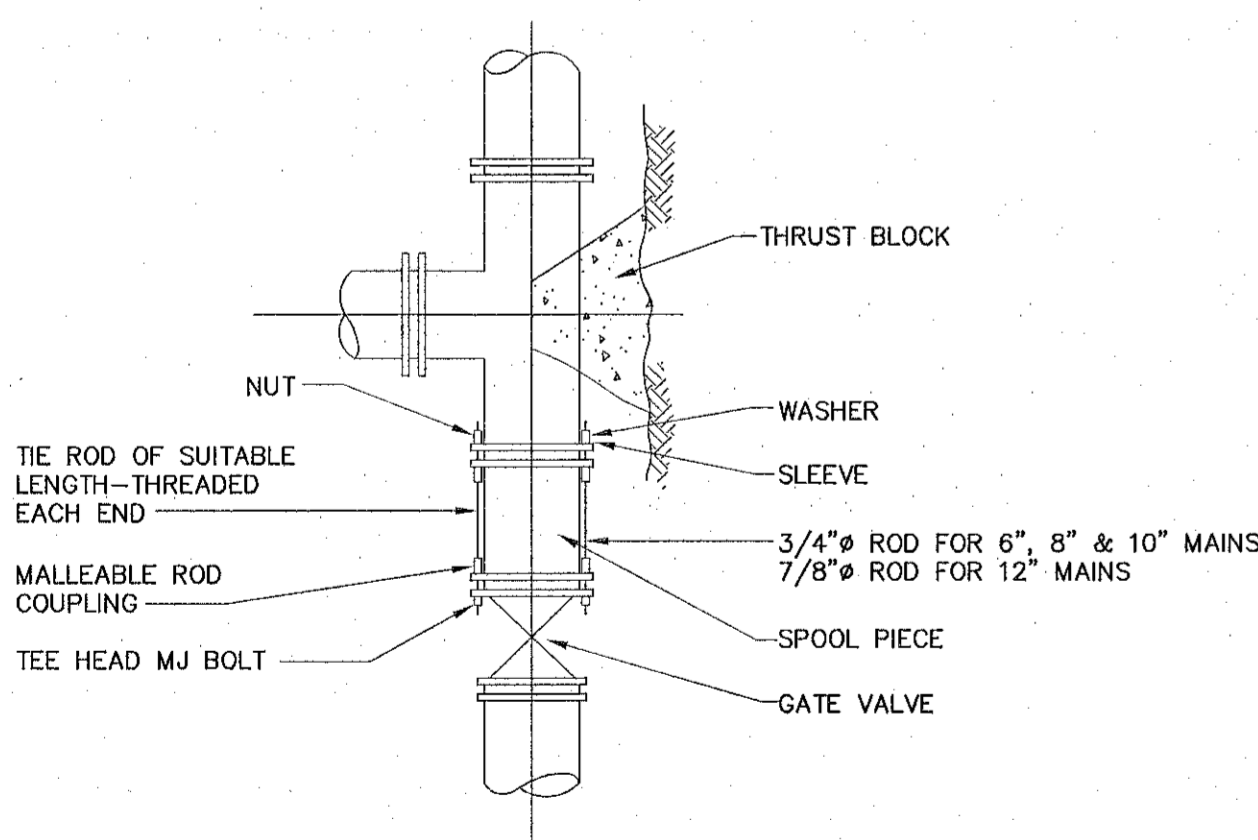


NOTE  
1\"/>

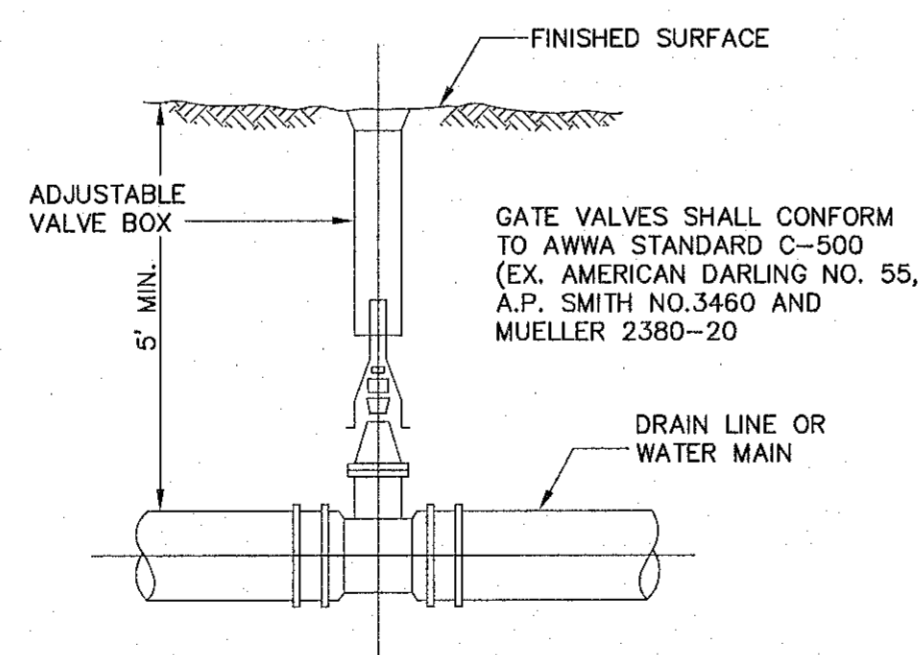
**TYPICAL SERVICE CONNECTION**  
NOT TO SCALE



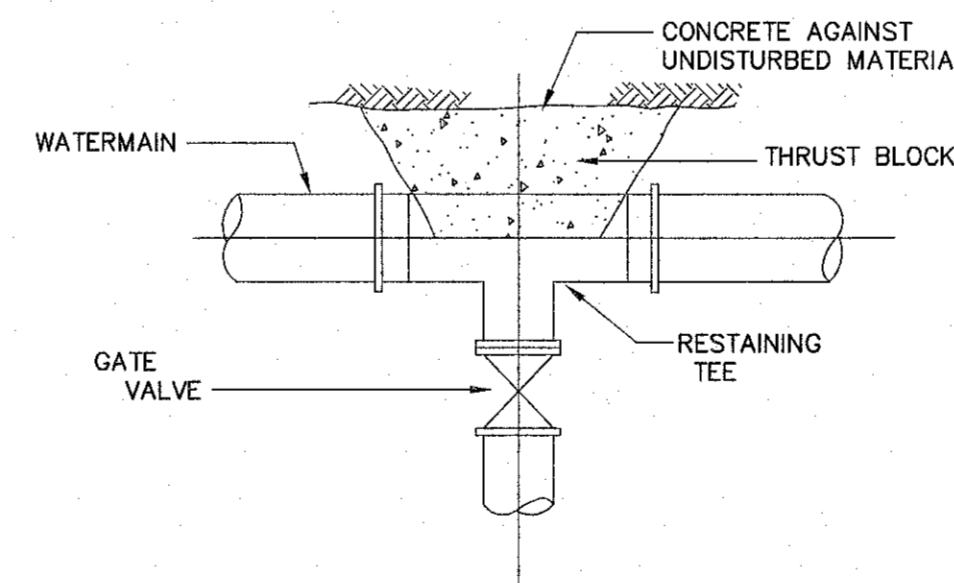
**TAPPING SLEEVE AND VALVE DETAILS**  
NOT TO SCALE



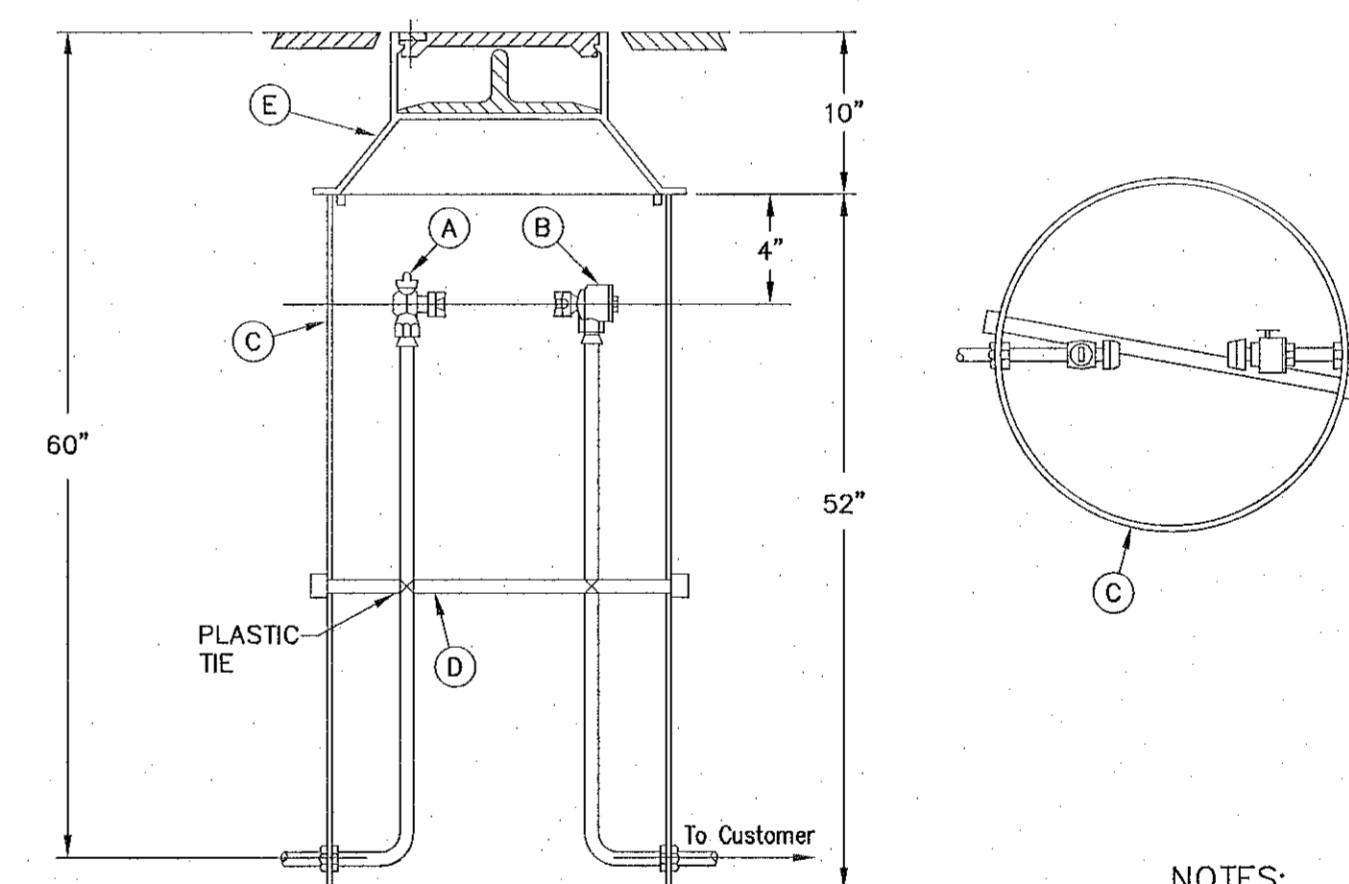
**TYPICAL TIED MECHANICAL JOINT VALVE CONNECTION DETAILS**  
NOT TO SCALE



**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	HA31-3230
C	20\"/>	

\* ORDERED SEPARATELY

**METER PIT SPECIFICATIONS**  
NOT TO SCALE

- 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.

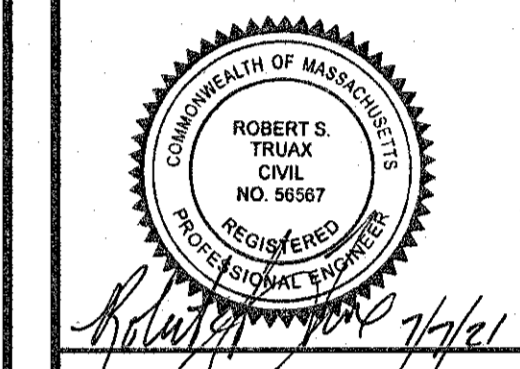
APPROVED BY THE WALPOLE ZONING BOARD OF APPEALS:

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 \_\_\_\_\_

REV. NO.	DATE	DESCRIPTION
1	5/06/2021	ZBA Review Comments
2	7/07/2021	ZBA Review Comments



**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	UPDATED	MAJ

DETAILS

DRW.: RST  
JOB No. 15,733-A  
DATE: APRIL 20, 2017  
SCALE: 1"=20'  
SHEET: 9 of 9  
PLAN #: 27,178