

SITE DEVELOPMENT PLAN

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

"MOOSE HILL CONDOMINIUMS"

WALPOLE, MASSACHUSETTS

DATE: MARCH 10, 2020

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

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

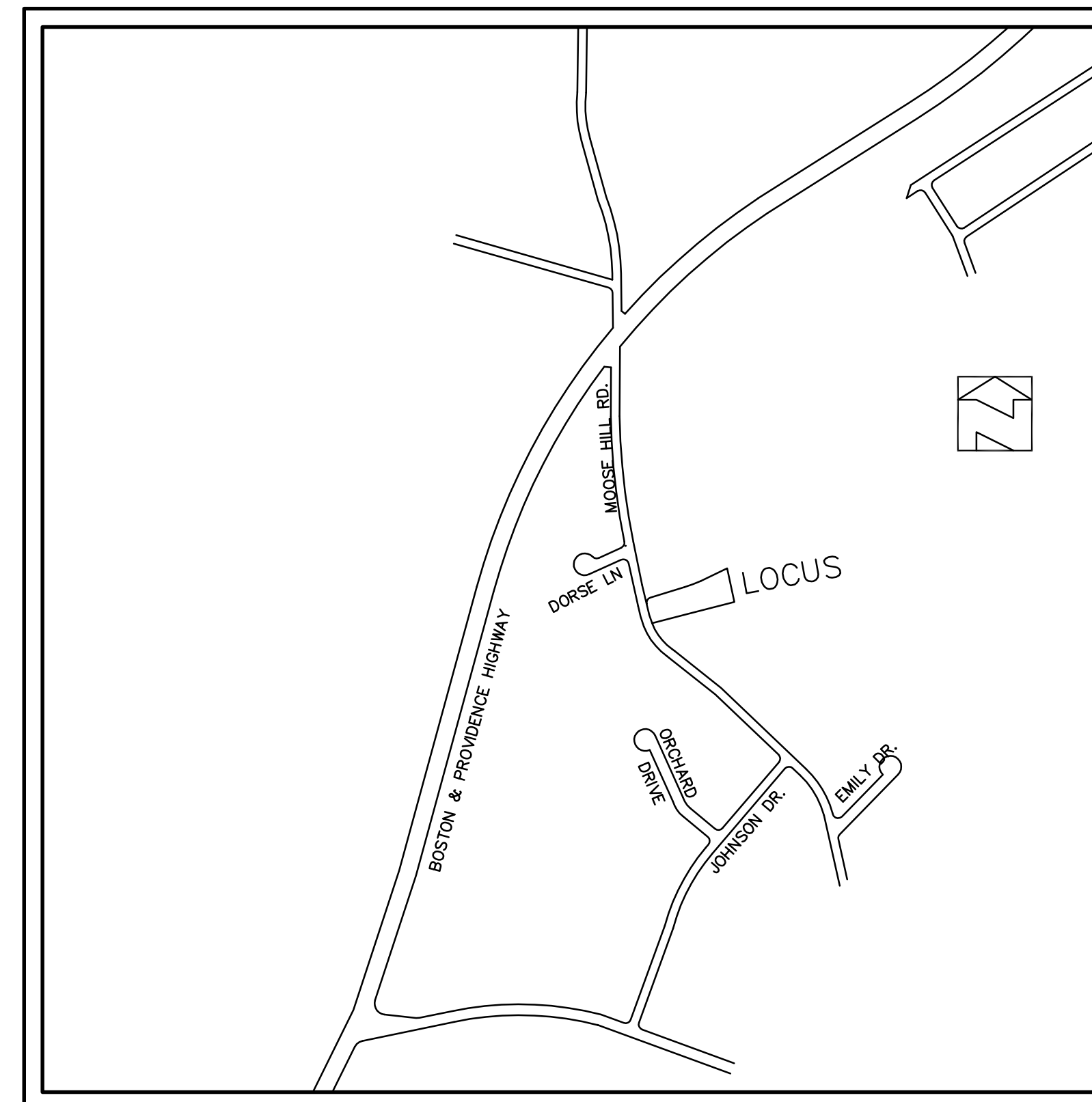
PLAN REFERENCE:
NORFOLK REGISTRY OF DEEDS
FILE AS No. 773 OF 1992, PLAN BK 410

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. | 52.0 FT. |
| SIDE: | 20 FT. | 22.3 FT. |
| REAR: | 30 FT. | 36.7 FT. |
| LOT COVERAGE | 25 % | 20.0 % |
| STRUCTURES: | (12,621 sf) | (10,080 sf) |
| LOT COVERAGE | 40 % | 41.3 % |
| IMPERVIOUS: | (20,194 sf) | (20,872 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 P.L.S. DATE

PAUL E. TRUAX, P.E. DATE

SHEET INDEX

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

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

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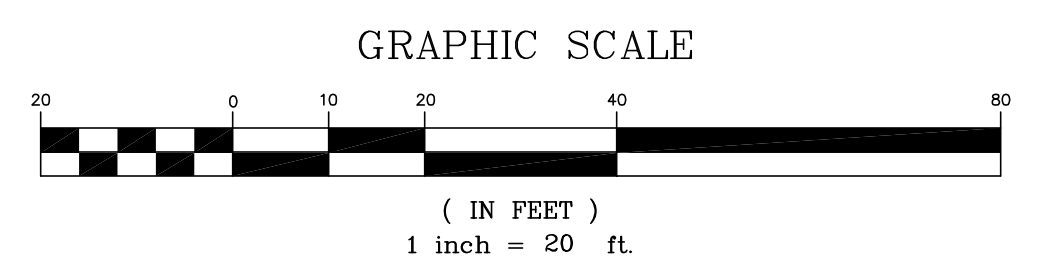
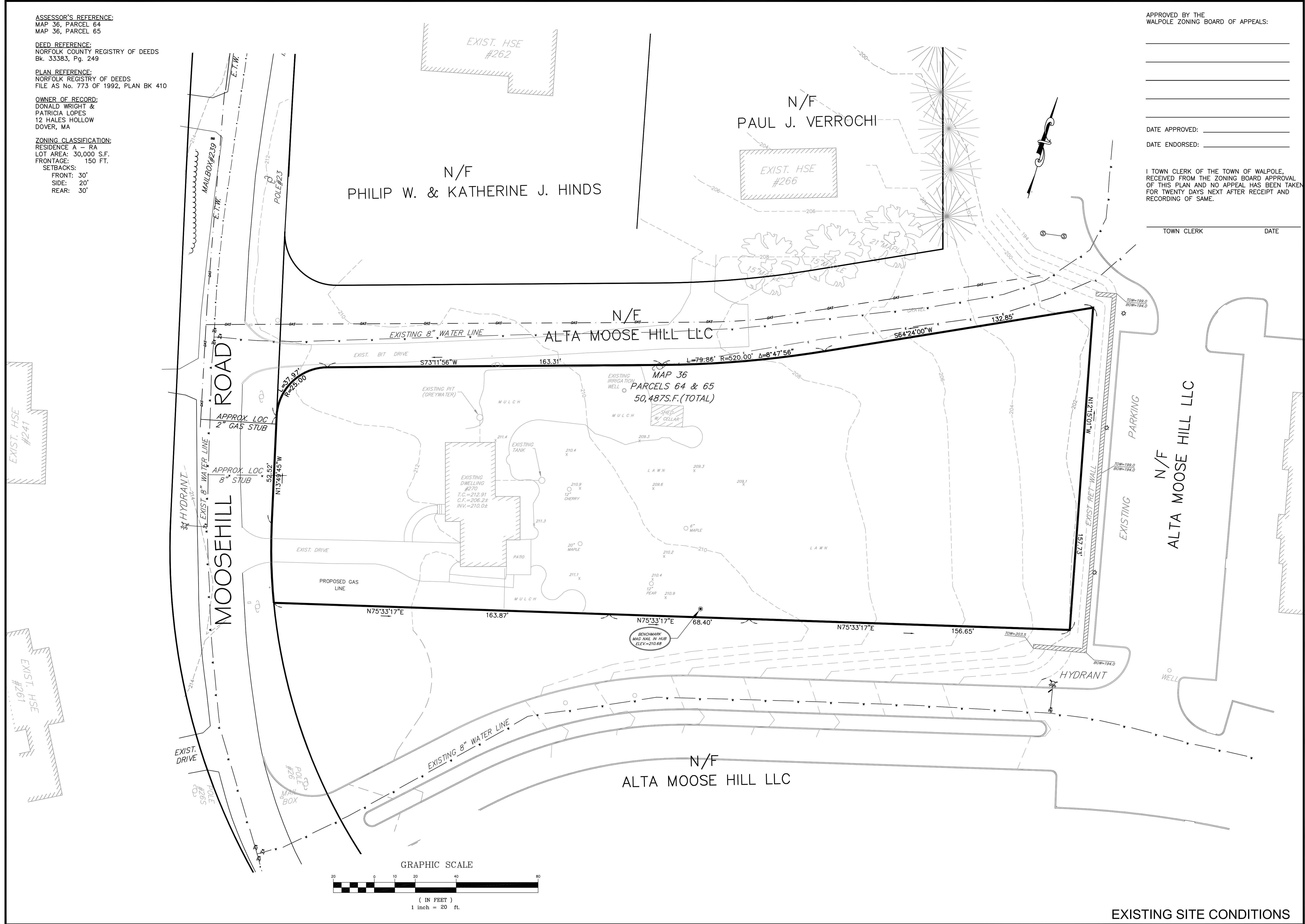
SETBACKS:
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 SIDE: 20'
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 F: 508-429-7160
 www.GLMengineering.com

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
- 163x2 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
- 202 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

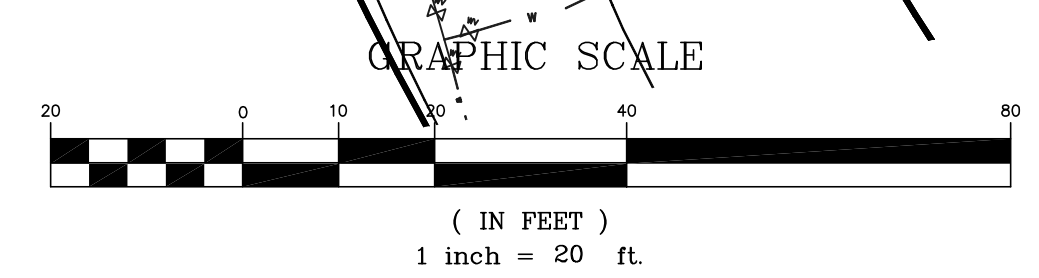
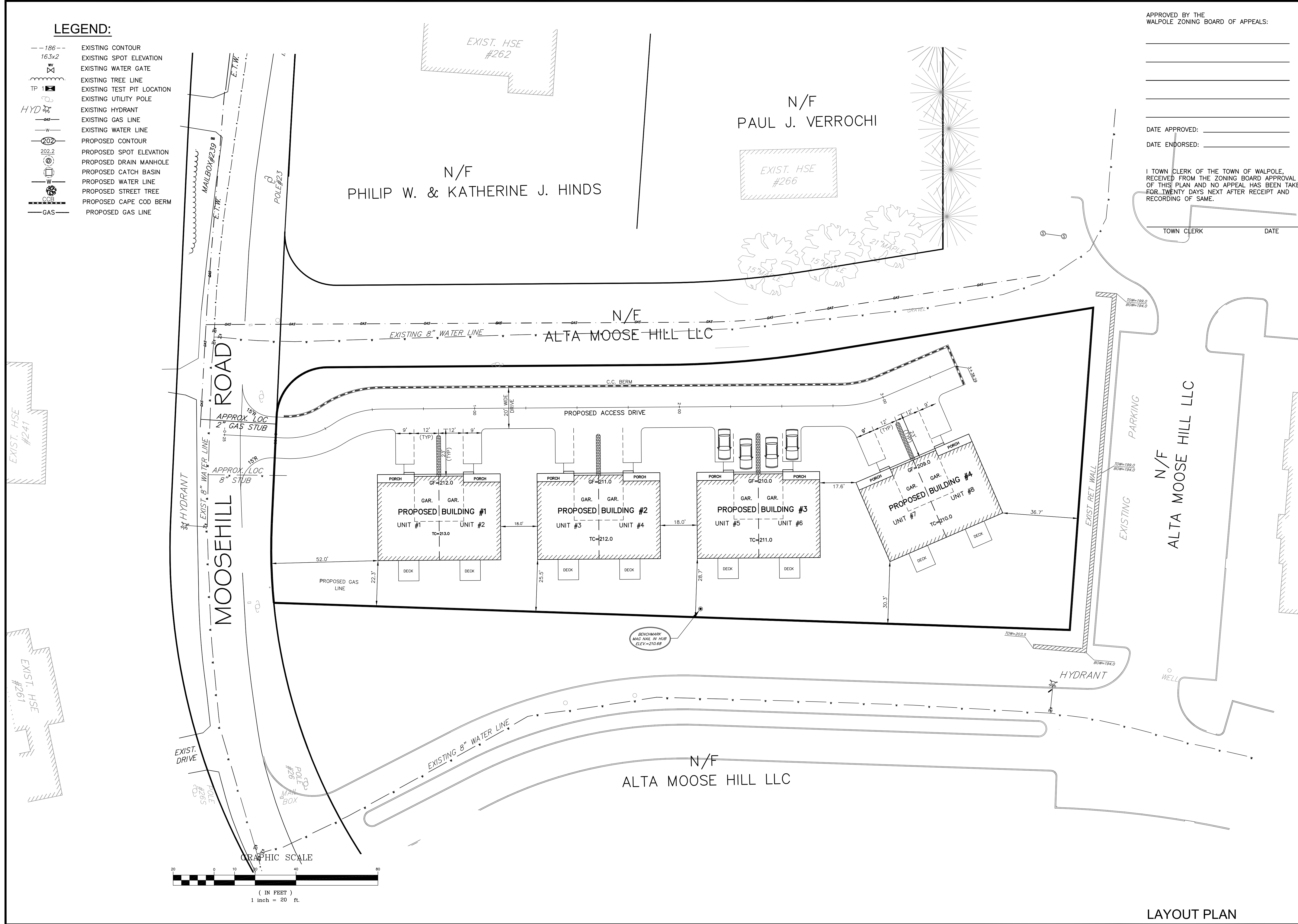
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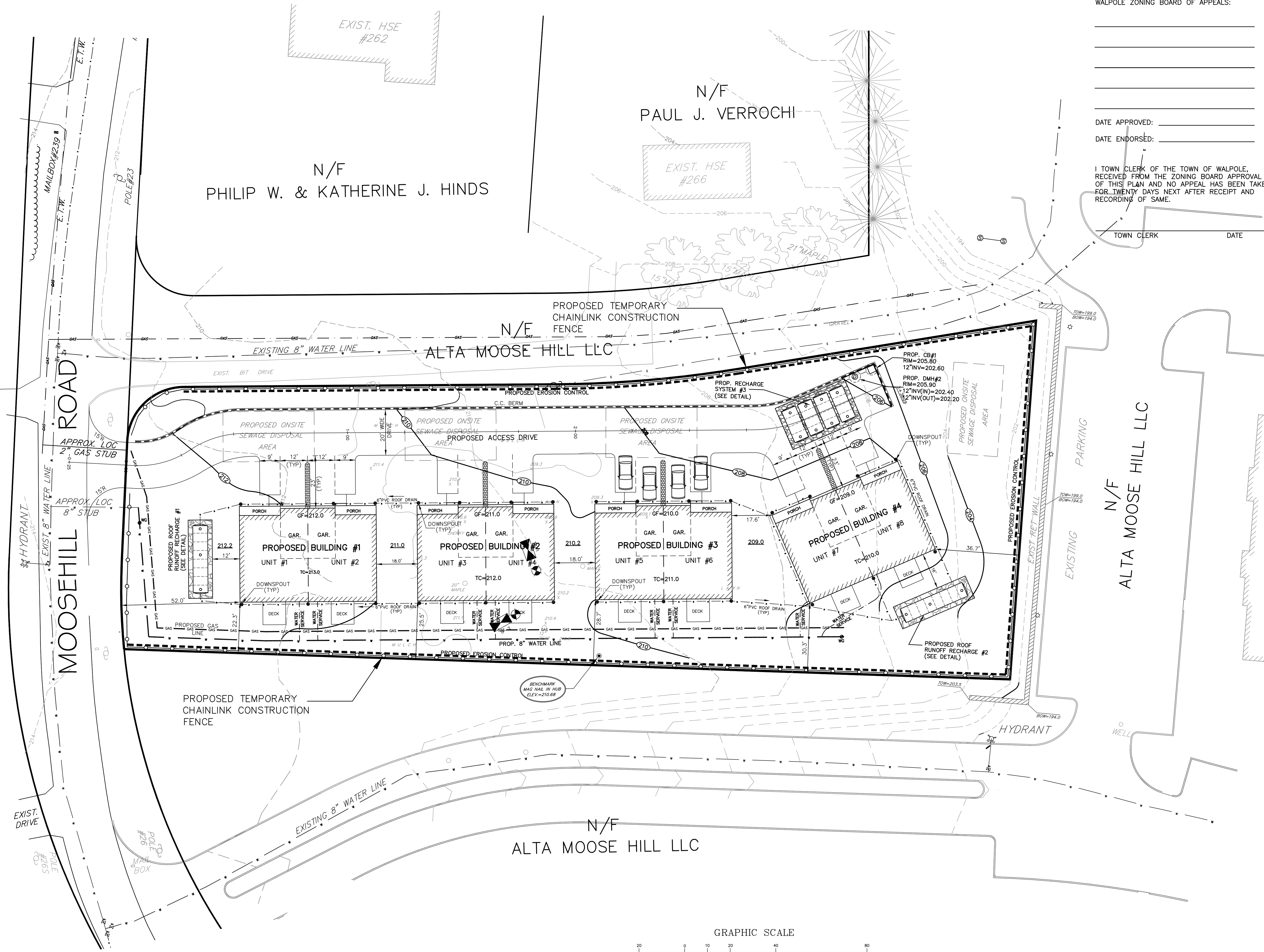
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DATE: APRIL 20, 2017
SCALE: 1"=20'
SHEET: 3 of 8
PLAN #: 27,178

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
- PROPOSED SPOT ELEVATION
- PROPOSED DRAIN MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED WATER LINE
- PROPOSED STREET TREE
- PROPOSED CAPE COD BERM
- PROPOSED GAS LINE



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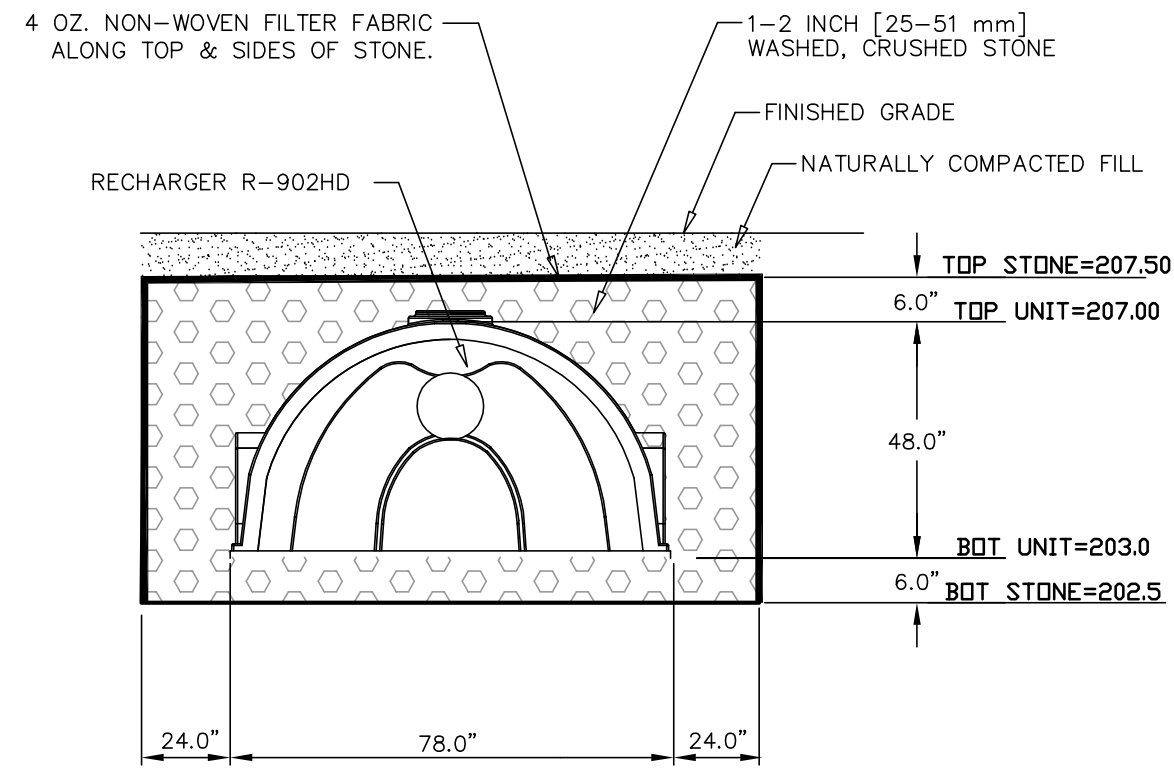
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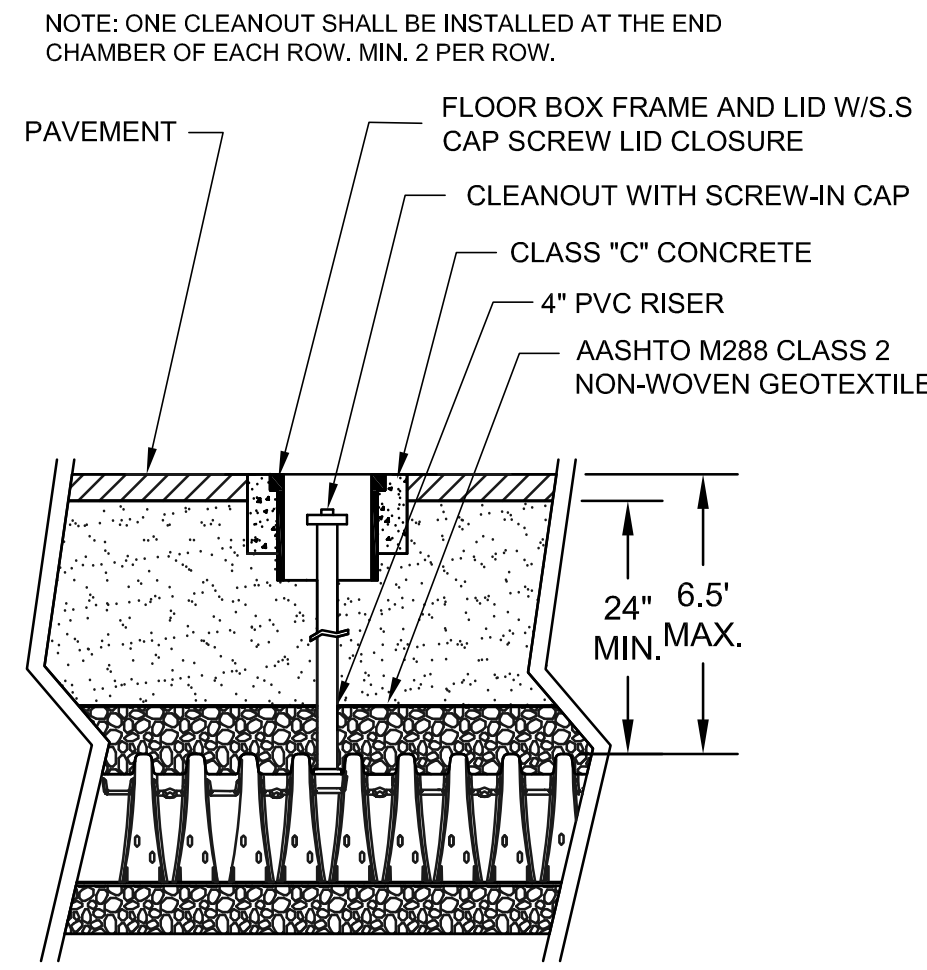
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| SHEET: | 4 of 8 |
| PLAN #: | 27,178 |



1-RW CULTEC R-902D 15 CHAMBERS

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



INSPECTION PORT DETAIL
NOT TO SCALE

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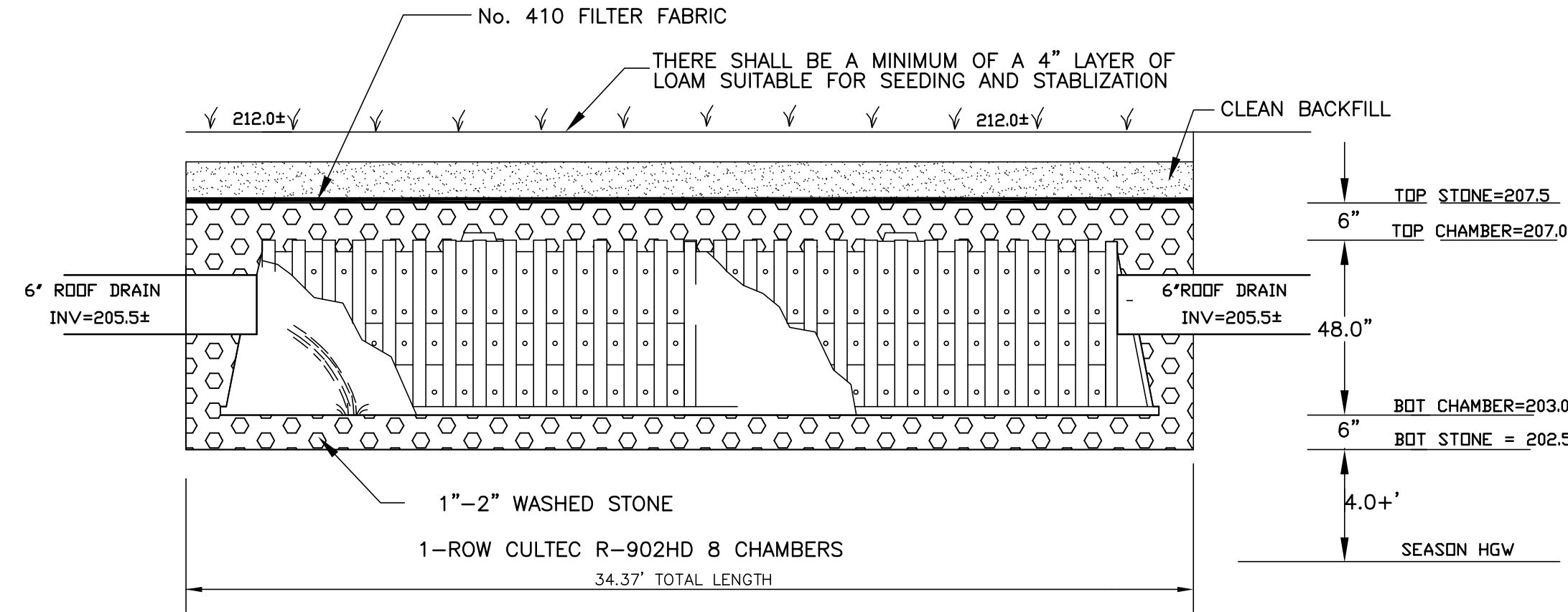
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DEEP OBSERVATION HOLE LOGS

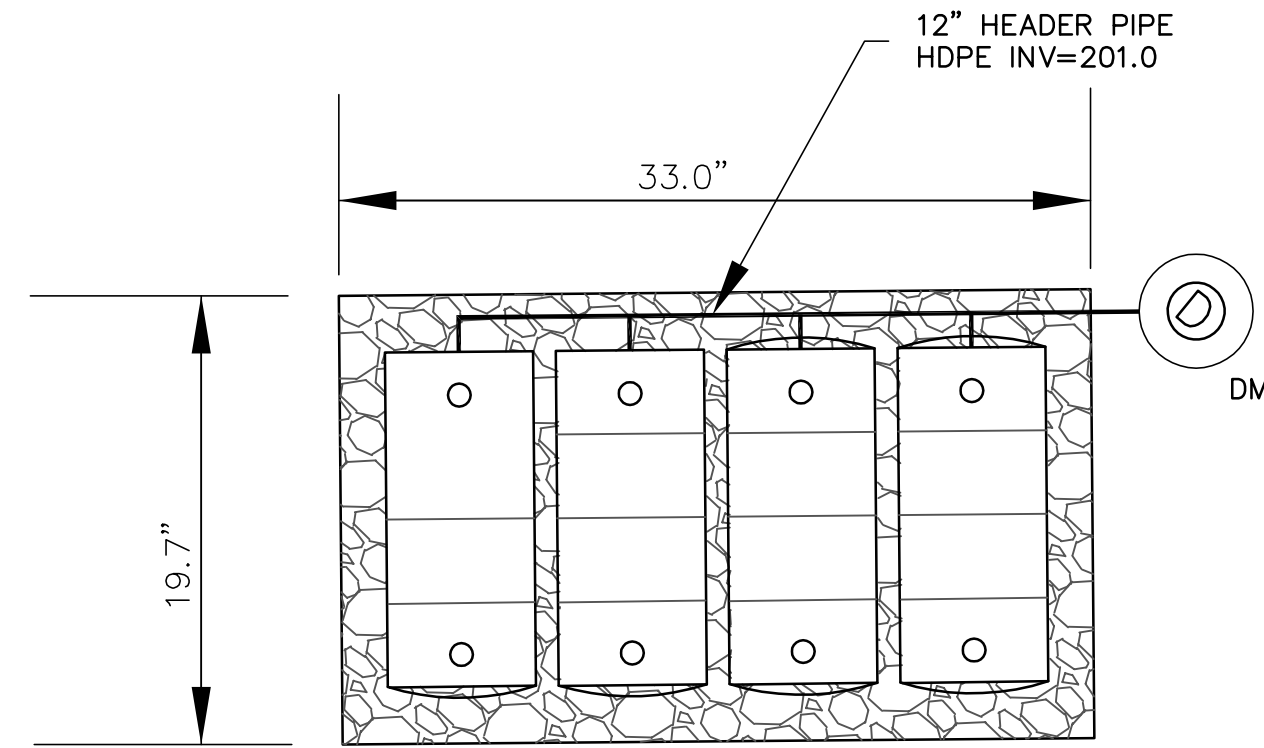
| DEEP HOLE - 1 | | | DEEP HOLE - 2 | | |
|---------------|-------------------------------------|-------|---------------|-------------------------------------|-------|
| HORIZ DEPTH | DATE: 5/3/16 | ELEV. | HORIZ DEPTH | DATE: 5/3/16 | ELEV. |
| 0" | A SANDY LOAM 10YR3/2 | 210.0 | 0" | SANDY LOAM 10YR3/2 | 210.5 |
| 6" | B SANDY LOAM 10YR5/6 | 209.5 | 12" | C1 SAND 2.5Y5/4 | 209.5 |
| 30" | C1 SAND 2.5Y5/4 | 207.5 | 98" | C2 SAND 2.5Y6/3 | 202.5 |
| 52" | C2 SAND 2.5Y6/3 | 204.7 | 144" | C3 SAND 2.5Y5/4 | 198.5 |
| 64" | C3 SAND 2.5Y5/4 | 201.3 | 144" | C4 SAND 2.5Y6/3 | 198.5 |
| 104" | C4 SAND 2.5Y6/3 | 198.0 | 144" | DRY GROUNDWATER OBSERVED | |
| 144" | DRY GROUNDWATER OBSERVED | | 144" | DRY GROUNDWATER OBSERVED | |
| | NONE SOIL MOTTLING | | | NONE SOIL MOTTLING | |
| | GROUNDWATER MONITORED | | | GROUNDWATER MONITORED | |
| | ESTIMATED SEASONAL HIGH GROUNDWATER | 198.0 | | ESTIMATED SEASONAL HIGH GROUNDWATER | 198.5 |

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

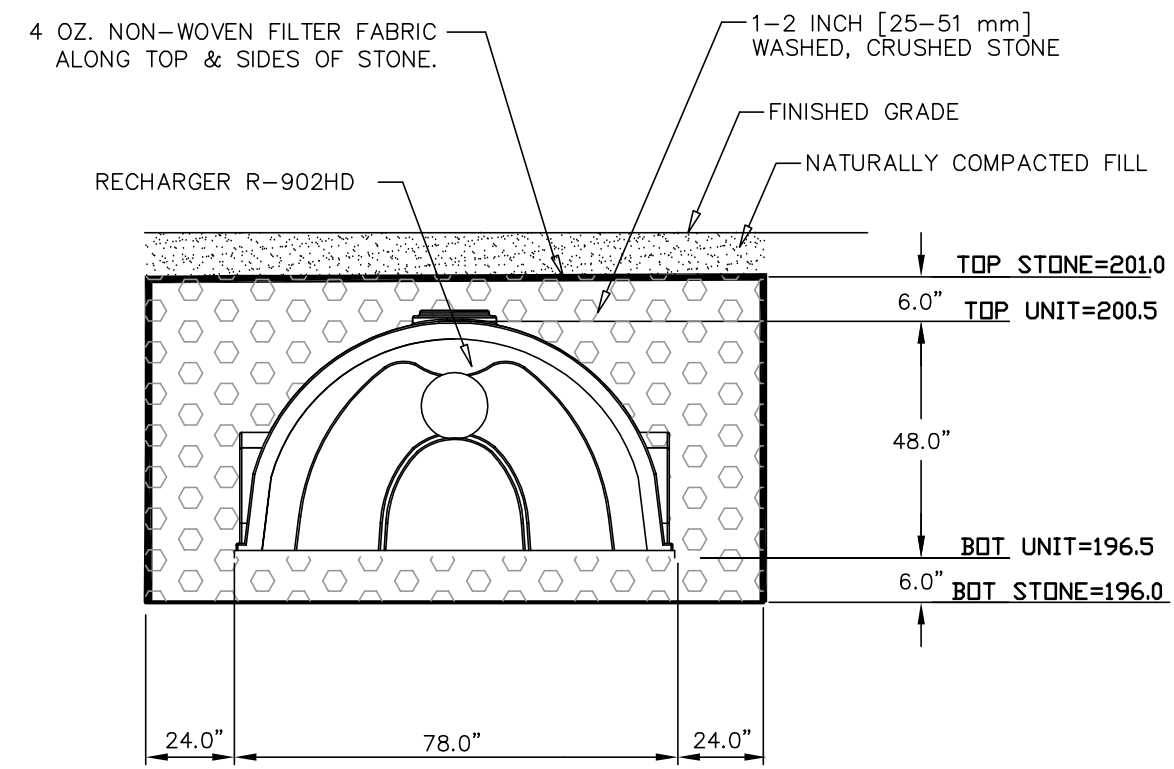


INFILTRATION CHAMBER SYSTEM#1(CULTEC R-902HD)

NOT TO SCALE

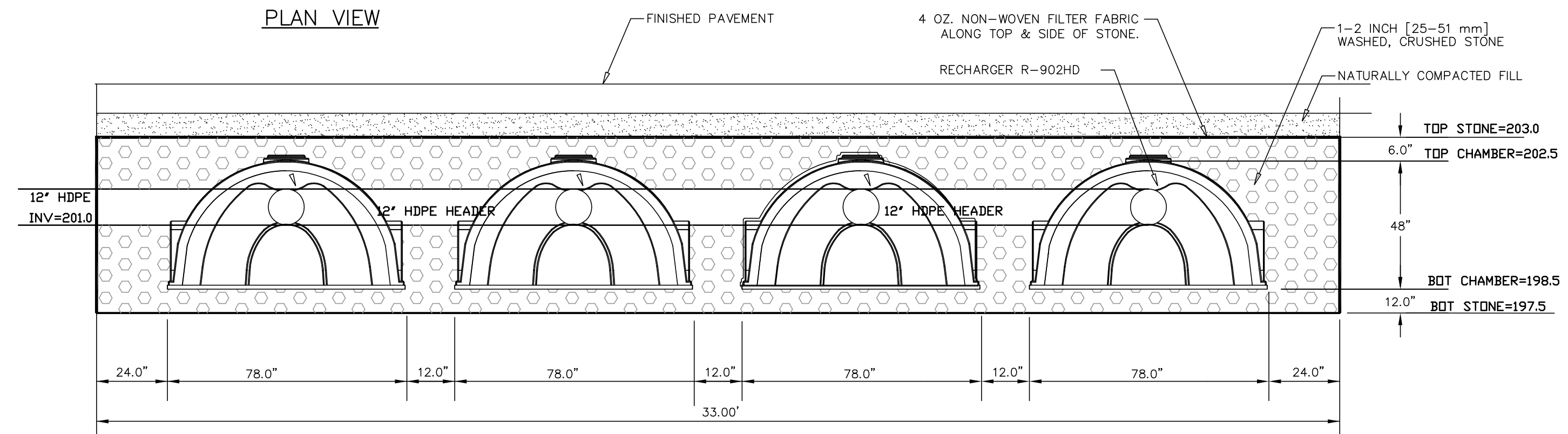


PLAN VIEW

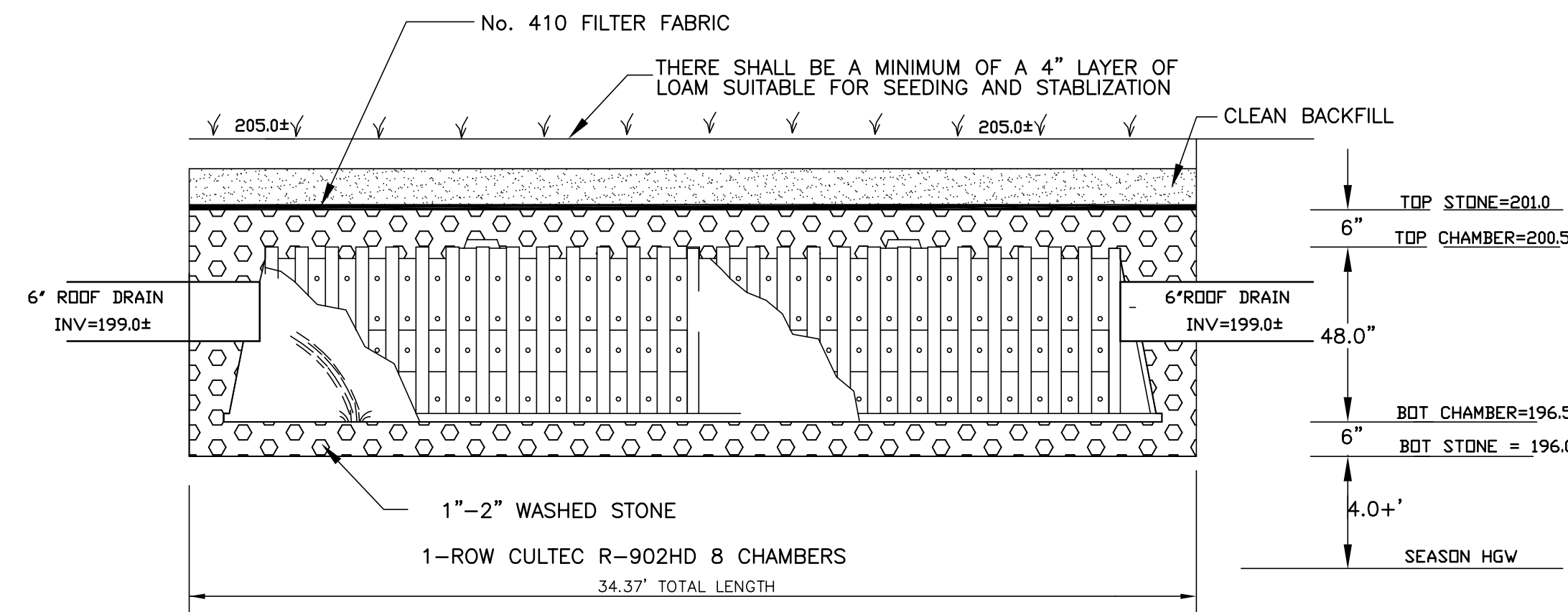


1-RW CULTEC R-902D 15 CHAMBERS

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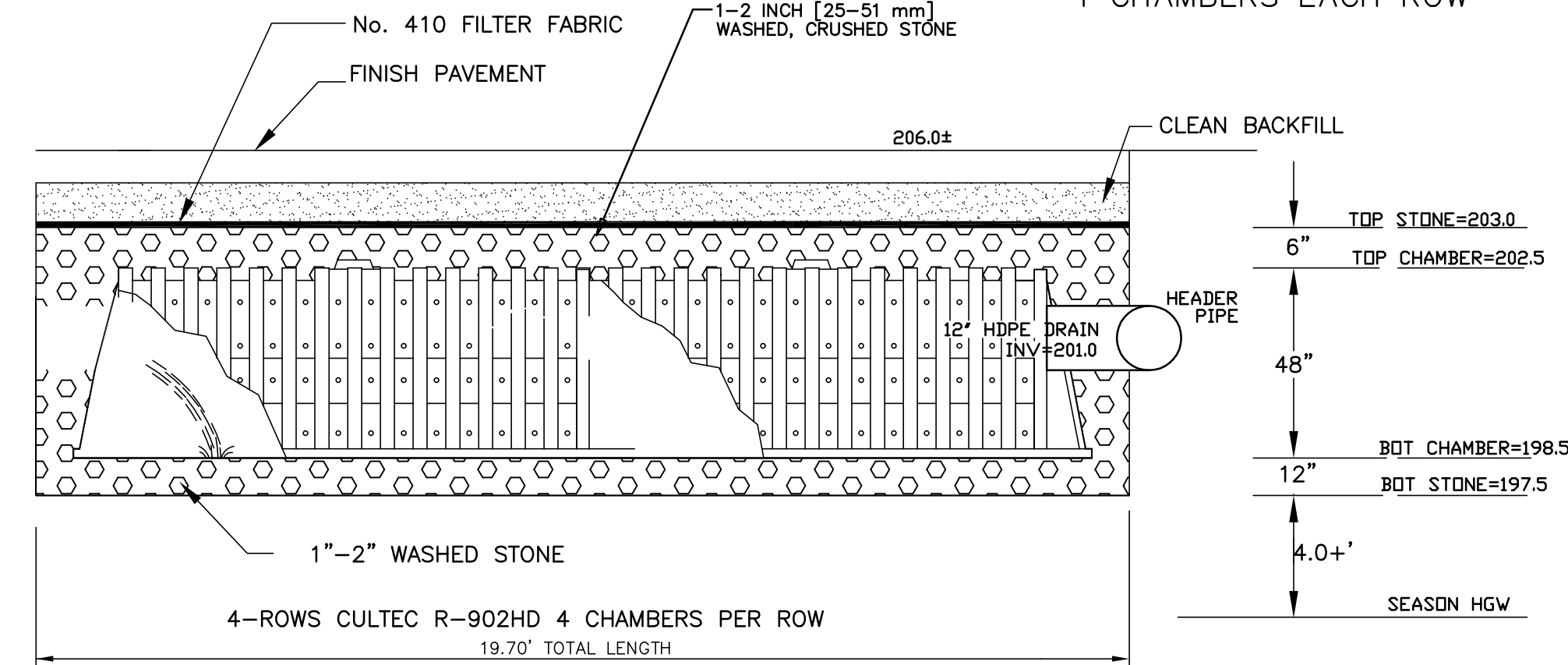


4-ROWS CULTEC R-902HD
4 CHAMBERS EACH ROW



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

NOT TO SCALE



INFILTRATION CHAMBER SYSTEM#3 (CULTEC R-902HD)

NOT TO SCALE

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DETAILS

