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

<u>DEED REFERENCE:</u> NORFOLK COUNTY REGISTRY OF DEEDS Bk. 33383, Pg. 249

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

DONALD WRIGHT &

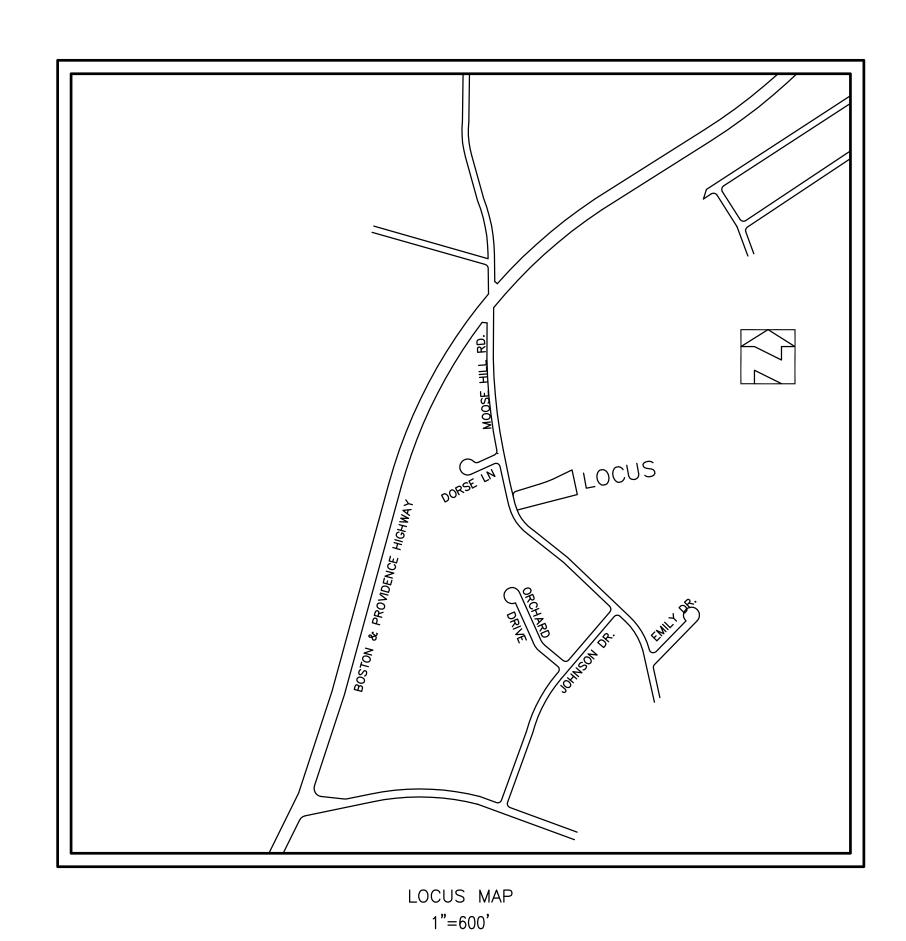
PATRICIA LOPES 12 HALES HOLLOW DOVER, MA

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

	ZONING TABLE:	•
	REQUIRED	PROPOSED .
LOT AREA: UPLAND AREA:	30,000 S.F. 18,000 SF(60%)	50,487 S.F. 50,487 SF(100%)
LOT FRONTAGE:	150 FT.	91.21 FT.
YARD SETBACKS: FRONT: SIDE: REAR:	30 FT. 20 FT. 30 FT.	52.0 FT. 22.3 FT. 36.7 FT.
LOT COVERAGE STRUCTURES:	25 % (12,621 sf)	20.0 % (10,080 sf)
LOT COVERAGE IMPERVIOUS:	40 % (20,194 sf)	41.3 % (20,872 sf)
MAX BLDG HEIGHT: MAX STORIES	35 FT. 2.5	>35 FT. 2.5

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

PROPOSED UNITS: 8 UINTS



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

		VED BY THE LE ZONING BOARD OF	APPEALS:
	DATE A	PPROVED:	
	DATE E	NDORSED:	
	RECEIVI OF THI FOR TV	CLERK OF THE TOWN ED FROM THE ZONING S PLAN AND NO APPE VENTY DAYS NEXT AFT DING OF SAME.	BOARD APPROVAL AL HAS BEEN TAK
	TO	OWN CLERK	DATE
JOYCE E. HASTINGS I	P.L.S.	DATE	
PAUL E. TRUAX, P.E.		DATE.	

SHEET INDEX

COVER

EXISTING CONDTIONS LAYOUT PLAN

GRADING, DRAINAGE & UTILITIES

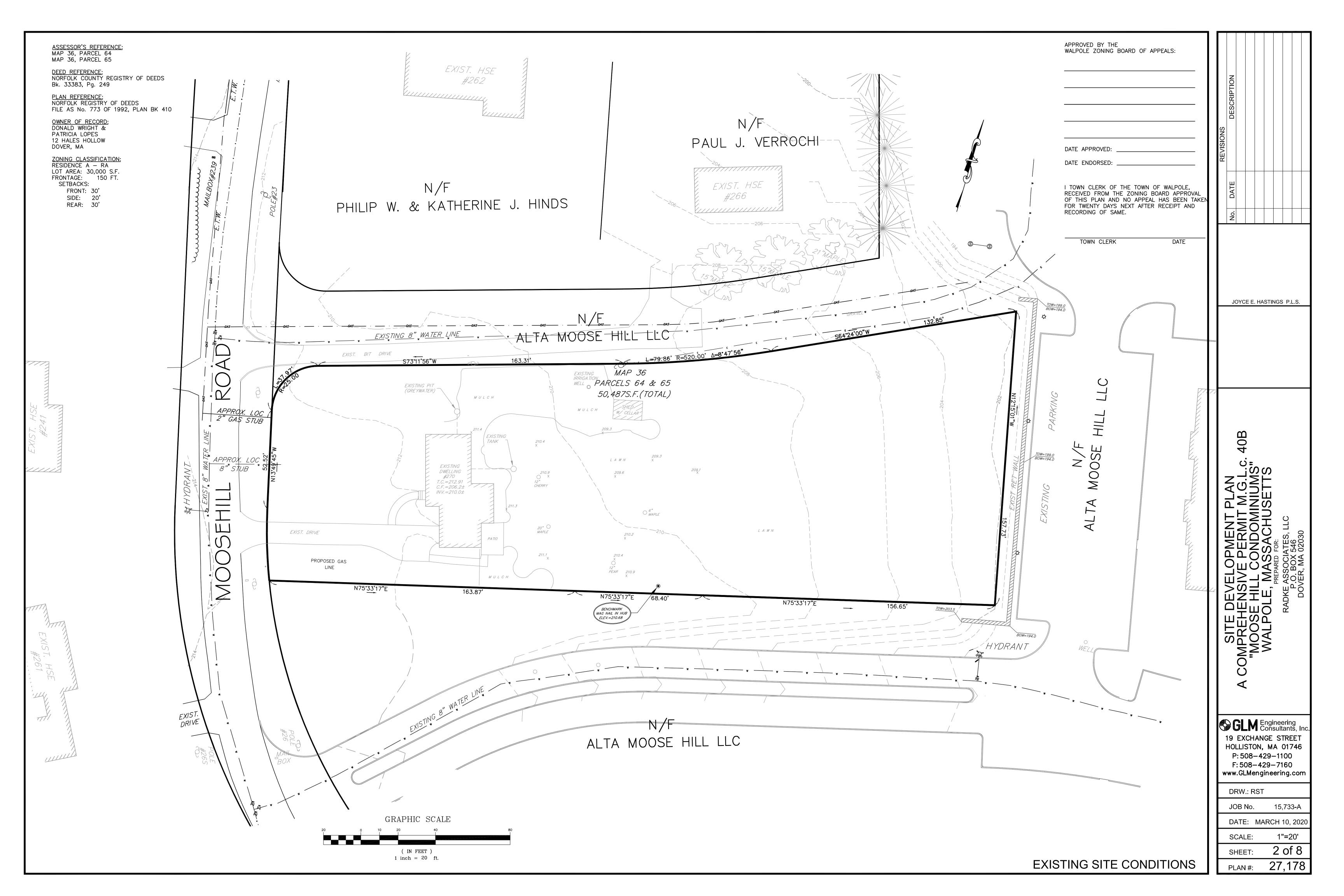
EROSION CONTROL PLAN

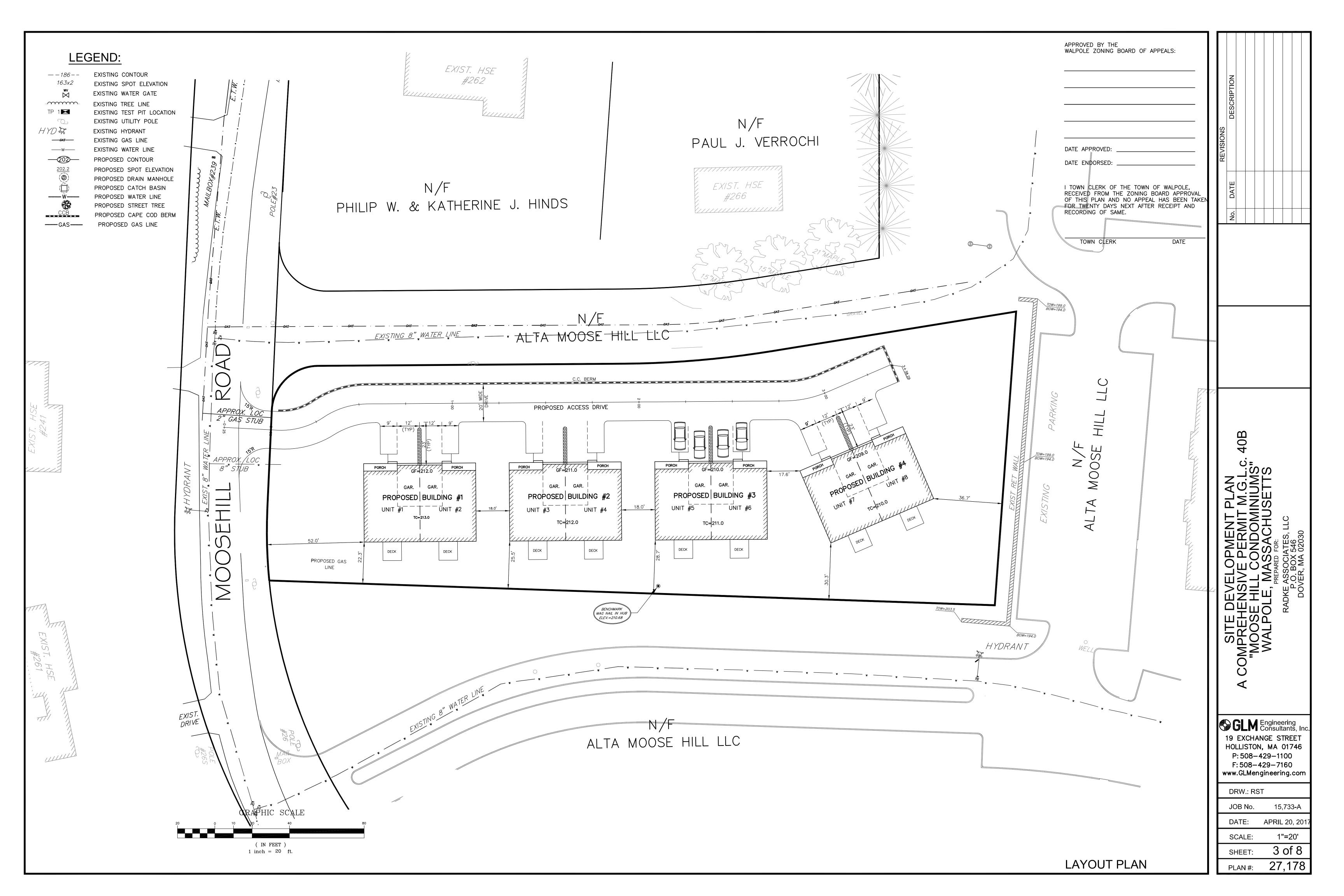
DETAILS

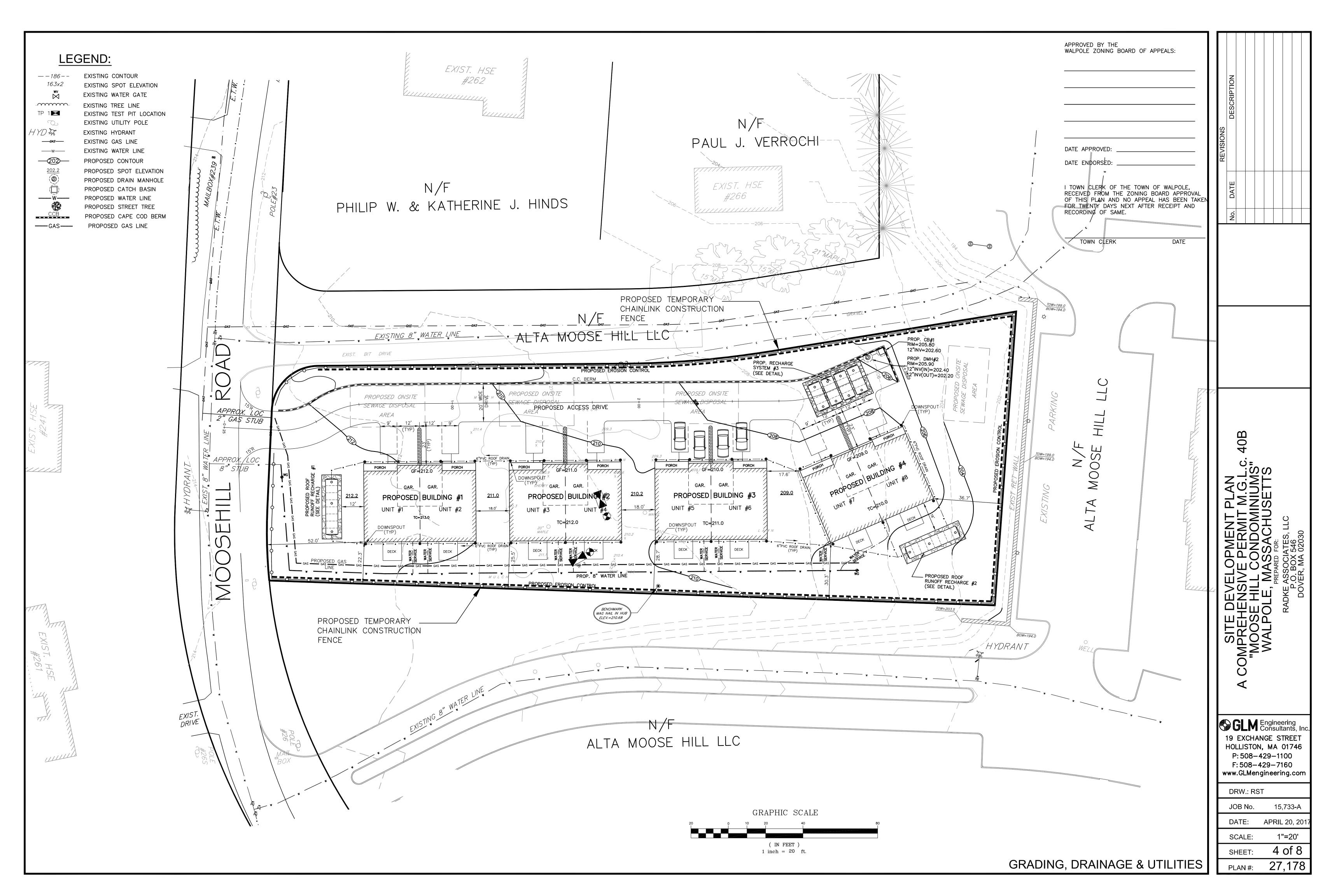
DETAILS **DETAILS**

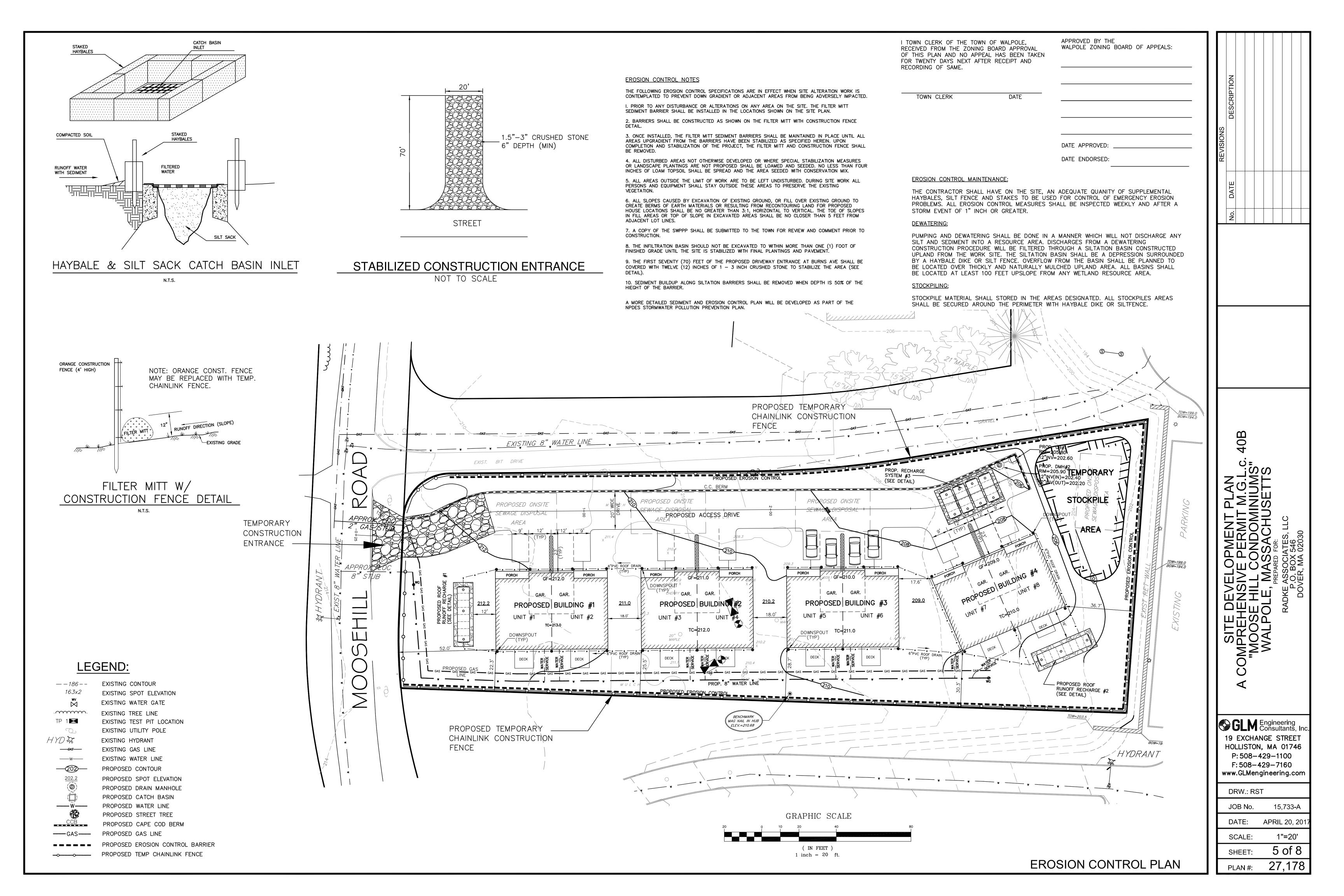
> JOB No. 15,733-A DATE: MARCH 10, 2020 1"=20' SCALE: 1of 8 SHEET: 27,178

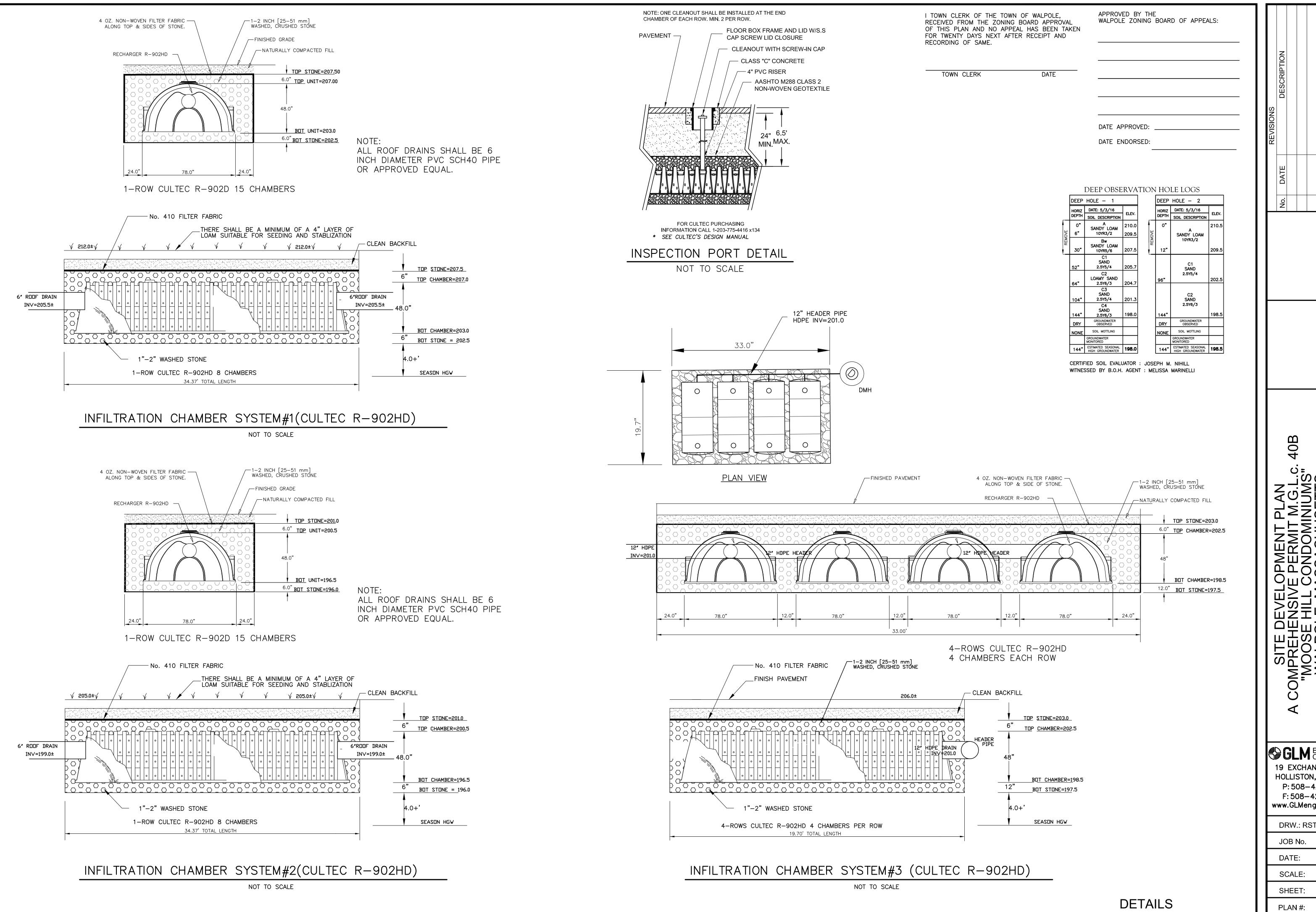
PLAN #:











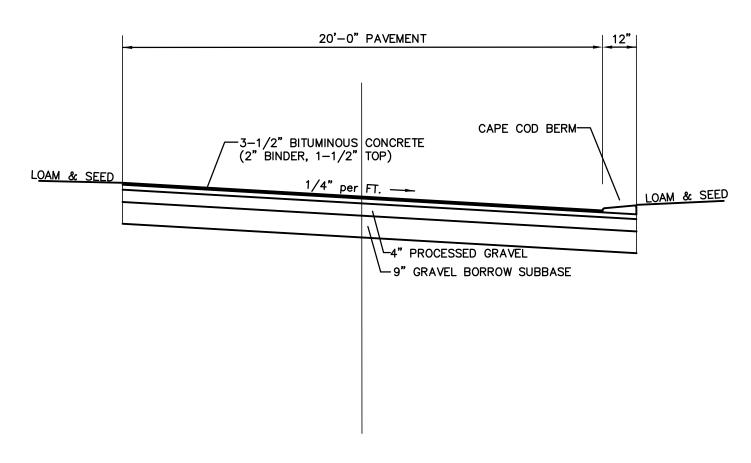
SITE DEVELOPMENT PLAN
OMPREHENSIVE PERMIT M.G.L.
"MOOSE HILL CONDOMINIUMS
WALPOLE, MASSACHUSETTS

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

DRW.: RST 15,733**-**A APRIL 20, 201 1"=20' 6 of 8 27,178

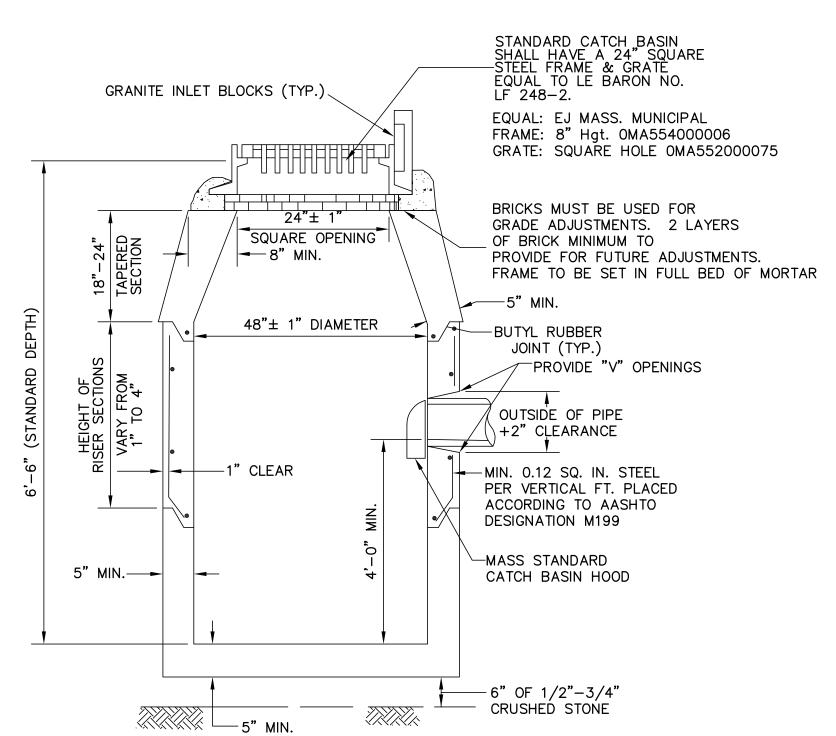
NOTES

- 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 preformed 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



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

PRECAST CONCRETE CATCH BASIN DETAILS

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.

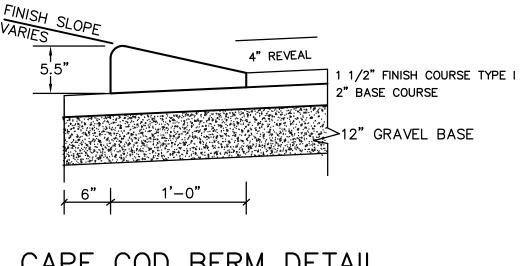
TOWN CLERK

DATE APPROVE

DATE APPROVED: ______

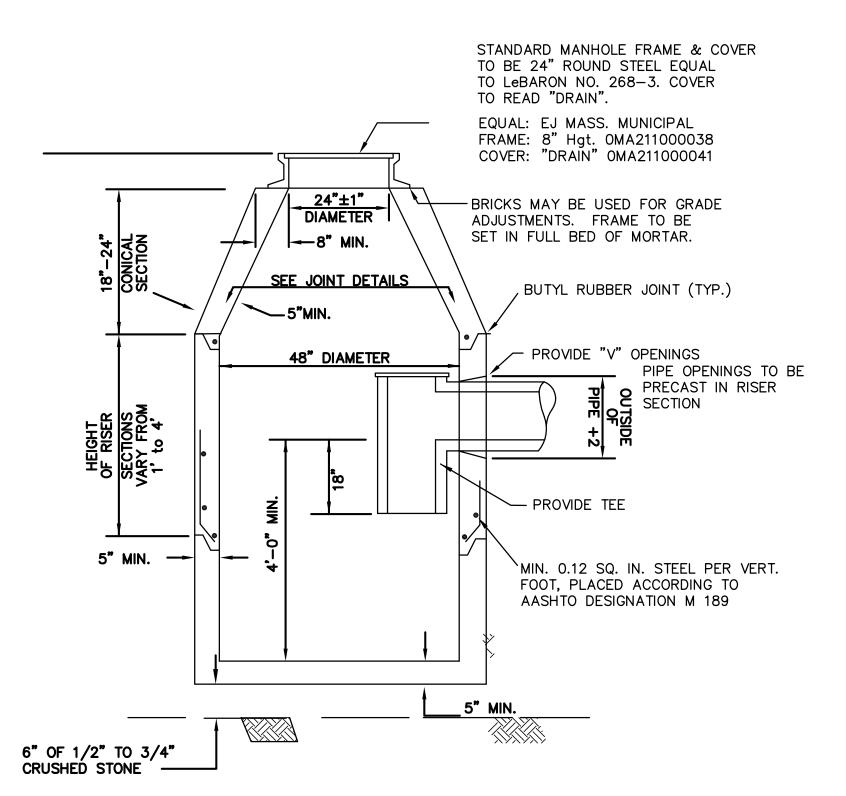
DATE ENDORSED:

APPROVED BY THE WALPOLE ZONING BOARD OF APPEALS:



CAPE COD BERM DETAIL

NOT TO SCALE



PRECAST 4' SUMP MANHOLE DETAIL

NOT TO SCALE

A COMPREHENSIVE PERMIT M.G.L.c. 40B
"MOOSE HILL CONDOMINIUMS"
WALPOLE, MASSACHUSETTS

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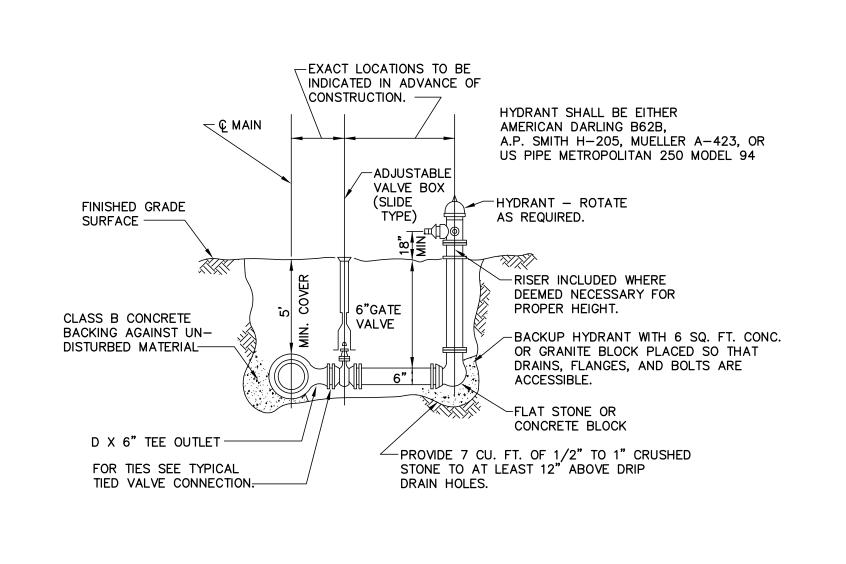
DATE: APRIL 20, 2017

SCALE: 1"=20'

SHEET: 7 of 8

PLAN #: 27,178

DETAILS

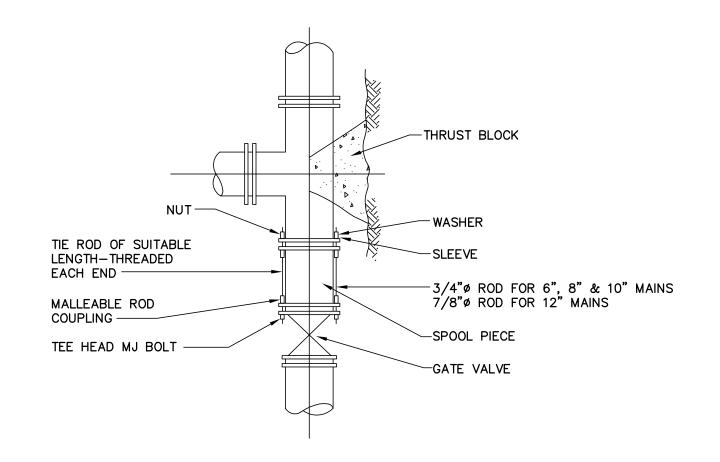


TYPICAL HYDRANT ASSEMBLY DETAIL

NOT TO SCALE

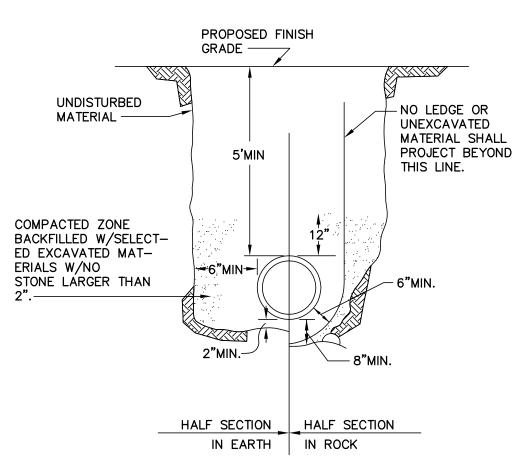
EDGE OF ROADWAY ----LAYOUT -CURB BOX SHALL BE CAST IRON WITH CORPORATION STOP SHALL MEET 2 1/2" OPENING; COVER W/BRASS BOLT; AWWA SPECS. (MUELLER B-25008 ADJUST. FROM 3 1/2" TO 5 1/2" BURY. OR FORD F-1000 G) -CURB STOPS MUST MEET AWWA SPEC. 800-55 (HAYS 5045 OR FORD 244-333 AND 244-444) W/NO DRAIN. WATER MAIN-1" TYPE K SERVICES COPPER TUBING SHALL MEET AWWA SPEC. 76-CR TYPE K OR FEDERAL SPEC. WWT-799

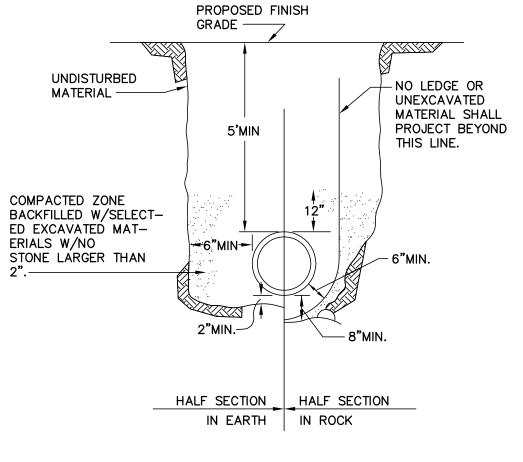
TYPICAL SERVICE CONNECTION NOT TO SCALE

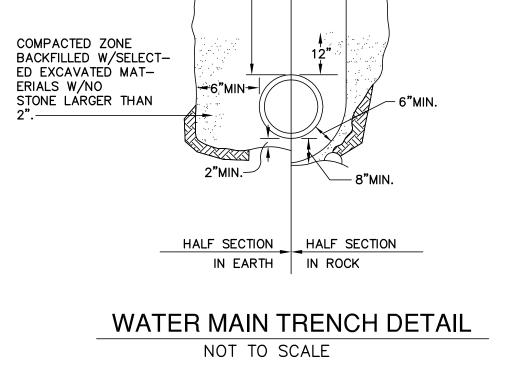


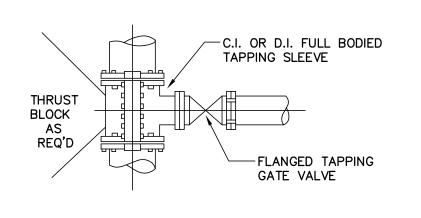
TYPICAL TIED MECHANICAL JOINT **VALVE CONNECTION DETAILS**

NOT TO SCALE

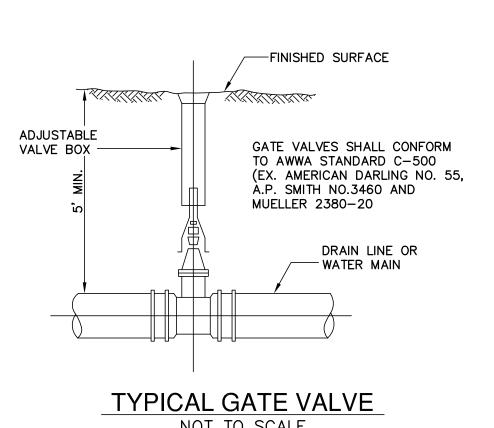


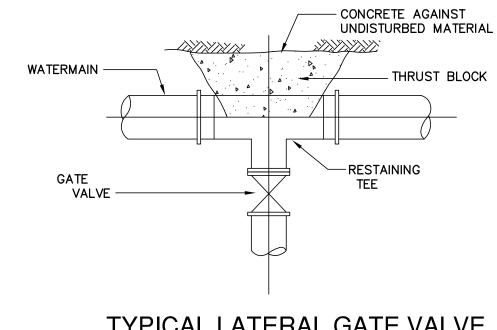




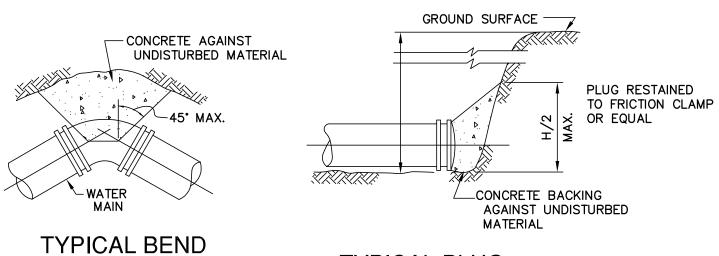


TAPPING SLEEVE AND VALVE DETAILS NOT TO SCALE

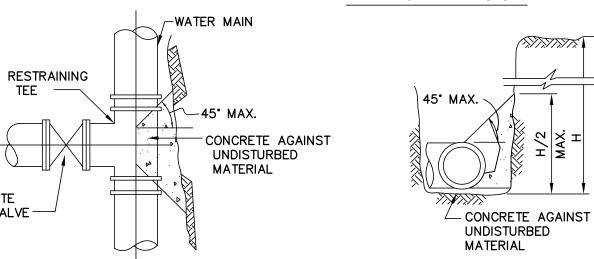




TYPICAL LATERAL GATE VALVE CONNECTION DETAILS NOT TO SCALE



TYPICAL PLUG



GATE VALVE -

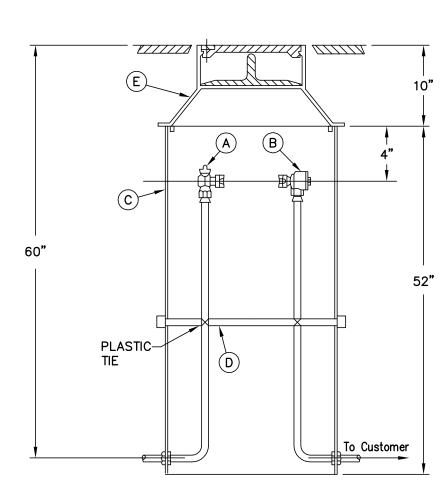
TYPICAL SECTION TYPICAL TEE

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.)

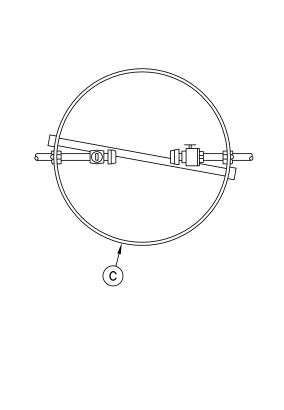
BEARING AREAS OF THRUST BLOCKS (BEARING AREA IN SQUARE FT.)				
PIPE SIZE INCHES	1/4 BEND	1/8 BEND	1/16 BEND OR LESS	PLUG TEES
6 AND 8	8	8		8
10 AND 12	22	13	8	16

TYPICAL THRUST BLOCK DETAIL

NOT TO SCALE



ITEM	DESCRIPTION	CAT No.
Α	ANGLE BALL VALVE	BA13-232W
В	DUAL ANGLE CHECK VALVE	HHA31-3230
С	20" I.D. PVC PIPE	
D	1/2" PVC SUPPORT & CAPS	
Ε	METER BOX COVER & LID	W-3



APPROVED BY THE

DATE ENDORSED:

RECORDING OF SAME.

TOWN CLERK

WALPOLE ZONING BOARD OF APPEALS:

I TOWN CLERK OF THE TOWN OF WALPOLE.

RECEIVED FROM THE ZONING BOARD APPROVAL

FOR TWENTY DAYS NEXT AFTER RECEIPT AND

OF THIS PLAN AND NO APPEAL HAS BEEN TAKEN

- ALL SERVICE SHALL ENTER THE PIT AT A 90° ANGLE TO THE STREET.
- EXCEED A DISTANCE OF 200' FROM FRONT PROPERTY LINES.

DETAILS

METER PIT SPECIFICATIONS

NOT TO SCALE

DEPARTMENT OF PUBLIC WORKS

REV. #	DATE	DESCRIPTION	BY
1	7-11-96	DRAWN TO AUTOCAD FILE	MAJ
2	11-20-02	UPDATES	MAJ

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DRW · RST

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

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