

# SPECIAL PERMIT & SITE DEVELOPMENT PLAN

## "UNION SQUARE VILLAGE"

### WALPOLE, MASSACHUSETTS

DATE: JANUARY 24, 2024

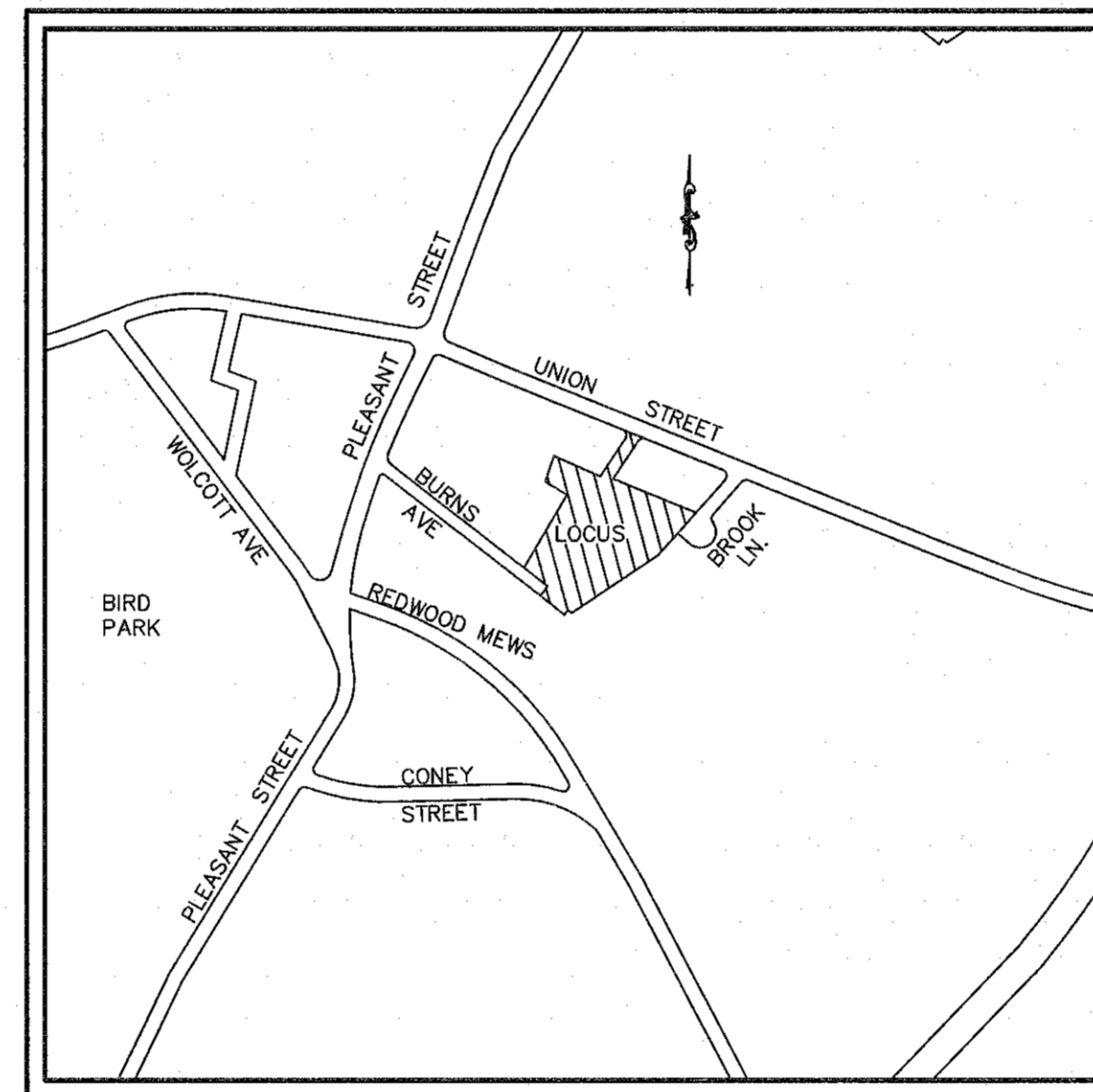
**ASSESSOR'S REFERENCE:**  
 MAP 20, PARCEL 119  
 MAP 20, PARCEL 136  
 MAP 20, PARCEL 137  
 MAP 20, PARCEL 115

**PLAN REFERENCE:**  
 PLAN No. 959 OF 1980, Bk. 5808, Pg. 530  
 PLAN No. 1520 OF 1987, Bk. 362  
 PLAN No. 990 OF 1954, Bk. 3279, Pg. 340  
 PLAN FILED AS PG. 99, PL.BK. 672.

**ZONING CLASSIFICATION:**  
 GENERAL RESIDENCE - GR  
 30,000 S.F. (Three Family)  
 (10,000 S.F. each additional unit)  
 15-Units: 150,000 S.F.  
 FRONTAGE: 100 FT.  
**SETBACKS:**  
 FRONT: 30'  
 SIDE: 10'  
 REAR: 30'

**OWNERS OF RECORD:**  
 1. MAP 20, PARCEL 119  
 DEED REF: BK. 34158, PG. 536  
 WALL STREET DEV. CORP.  
 P.O. BOX 272  
 WESTWOOD, MA 02090  
 2. MAP 20, PARCEL 136  
 DEED REF: BK. 36797, PG. 372  
 WALL STREET DEV. CORP.  
 P.O. BOX 272  
 WESTWOOD, MA 02090  
 3. MAP 20, PARCEL 137  
 DEED REF: BK. 37615, PG. 470  
 WALL STREET DEV. CORP/  
 P.O. BOX 272  
 WESTWOOD, MA 02090  
 4. MAP 20, PARCEL 115  
 DEED REF: BK. 25238, PG. 585  
 BRIAN MARTIN  
 7 BROOK LANE  
 WALPOLE, MA 02081

| ZONING TABLE:           |              |                         |
|-------------------------|--------------|-------------------------|
|                         | REQUIRED     | PROPOSED                |
| LOT AREA:<br>(15 Units) | 150,000 S.F. | 157,373 S.F.            |
| LOT FRONTAGE:           | 100 FT.      | 110.03 FT. (Brook Lane) |
| YARD SETBACKS:          |              |                         |
| FRONT:                  | 30 FT.       | 31.0 FT. (Brook Lane)   |
| SIDE:                   | 10 FT.       | 12.0 FT.                |
| REAR:                   | 30 FT.       | 30.0 FT.                |
| LOT COVERAGE            | 30 %         | 15.5 %                  |
| STRUCTURES:             | 47,212 S.F.  | 24,344 S.F.             |
| LOT COVERAGE            | 50 %         | 34.6 %                  |
| IMPERVIOUS:             | 78,686 S.F.  | 54,493                  |
| MAX BLDG HEIGHT:        | 35 FT.       | 35 FT.                  |
| MAX STORIES             | 2.5          | 2.5                     |



LOCUS MAP  
1"=600'

APPROVED BY  
ZONING BOARD OF APPEALS

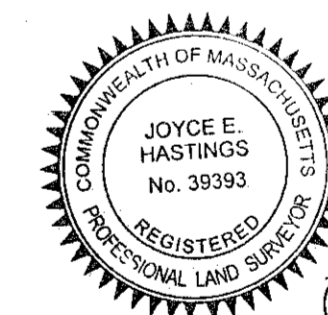
DATE APPROVED: \_\_\_\_\_

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

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

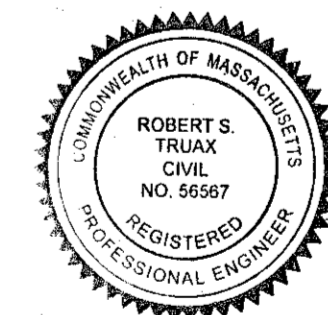
TOWN CLERK \_\_\_\_\_

DATE \_\_\_\_\_



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

1/24/24  
DATE



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

1/24/2024  
DATE

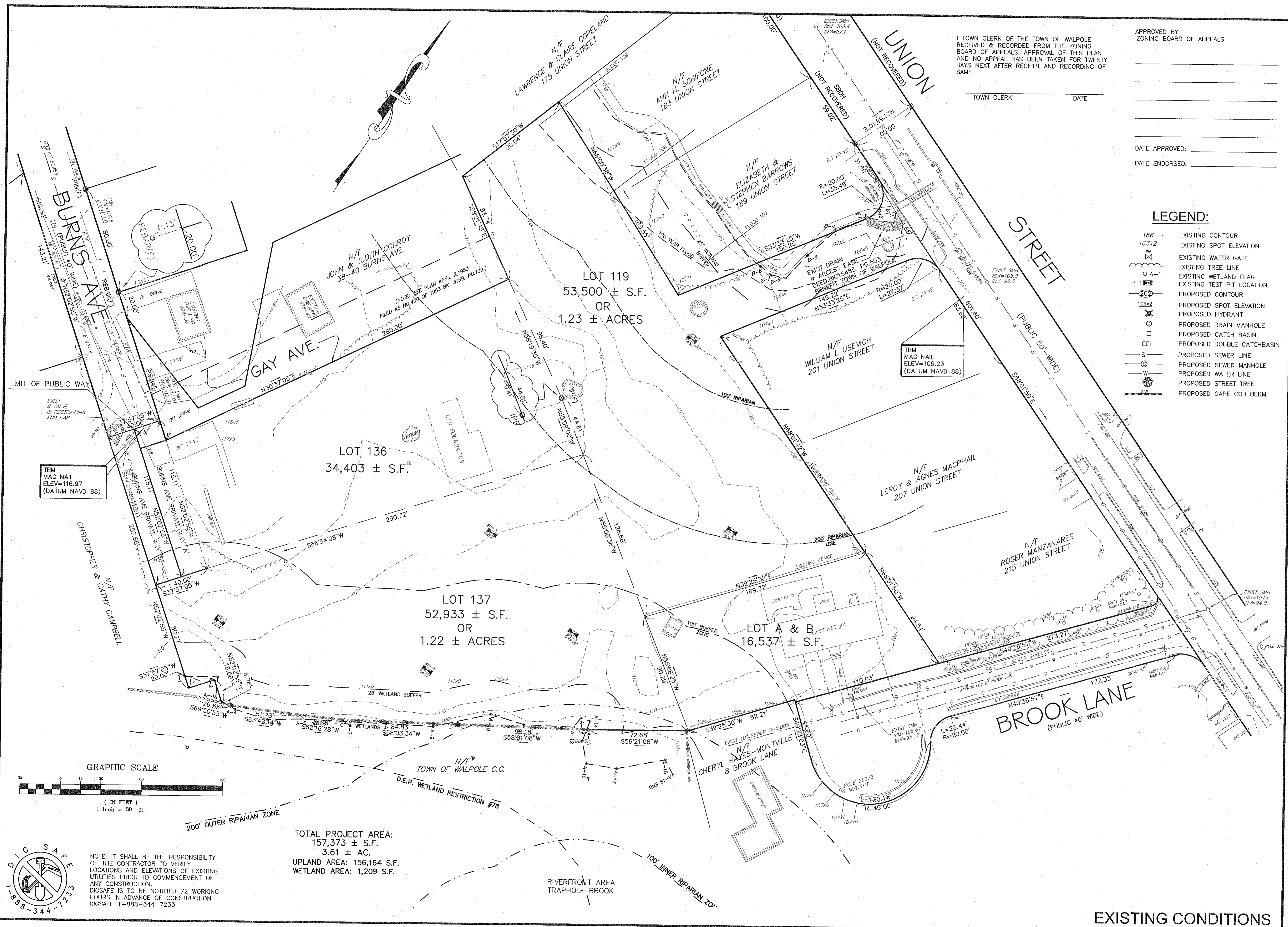
SHEET INDEX

|       |                                |
|-------|--------------------------------|
| 1     | COVER                          |
| 2     | EXISTING CONDITIONS            |
| 3     | LAYOUT PLAN                    |
| 4     | GRADING, DRAINAGE & UTILITIES  |
| 5     | PROFILES                       |
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| 7-12  | DETAILS                        |
| SUP-A | RIVERFRONT EXISTING CONDITIONS |
| SUP-B | RIVERFRONT AREA DISTURBANCE    |
| SUP-C | RESTORATION AND PLANTING       |

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

Applicant:  
 WALL STREET DEVELOPMENT CORP.  
 P.O. BOX 272  
 WESTWOOD, MASSACHUSETTS 02090

|           |                  |
|-----------|------------------|
| JOB No.   | 15588            |
| SCALE:    | AS NOTED         |
| DATE:     | JANUARY 24, 2024 |
| SHEET No. | 1 of 13          |



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

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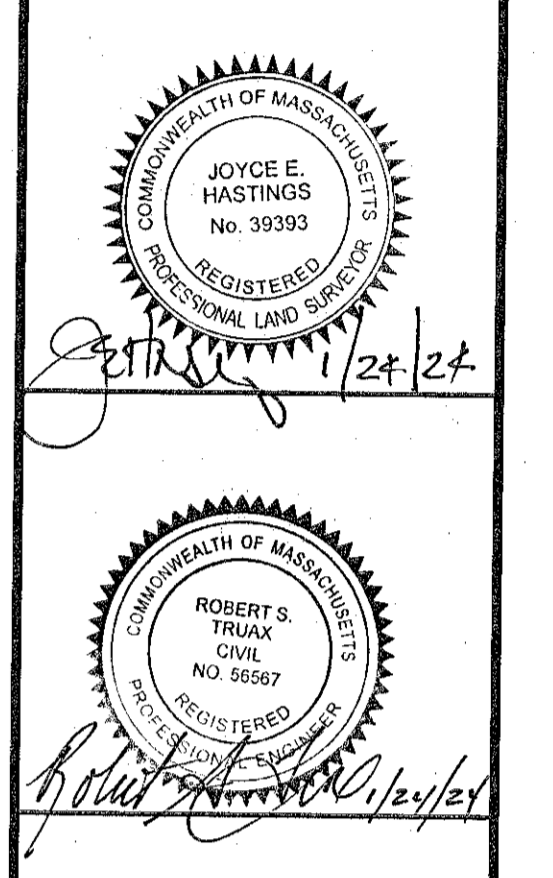
DATE APPROVED: \_\_\_\_\_

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

**LEGEND:**

- 186 --- EXISTING CONTOUR
- 16.3x2 EXISTING SPOT ELEVATION
- EXISTING WATER GATE
- EXISTING TREE LINE
- A-1 EXISTING WETLAND FLAG
- EXISTING TEST PIT LOCATION
- 200 --- PROPOSED CONTOUR
- 109x2 PROPOSED SPOT ELEVATION
- PROPOSED HYDRANT
- PROPOSED DRAIN MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED DOUBLE CATCHBASIN
- S --- PROPOSED SEWER LINE
- PROPOSED SEWER MANHOLE
- W --- PROPOSED WATER LINE
- PROPOSED STREET TREE
- PROPOSED CAPE COD BERM

| NO. | DATE | REVISIONS | DESCRIPTION |
|-----|------|-----------|-------------|
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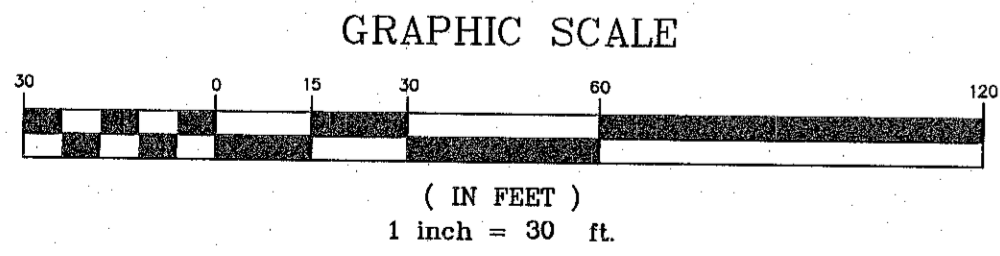
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**WALPOLE, MASSACHUSETTS**

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|         |               |
|---------|---------------|
| JOB No. | 15,588        |
| DATE:   | JAN. 24, 2024 |
| SCALE:  | 1" = 30'      |
| SHEET:  | 2 of 13       |
| PLAN #: | 27,096        |

EXISTING CONDITIONS

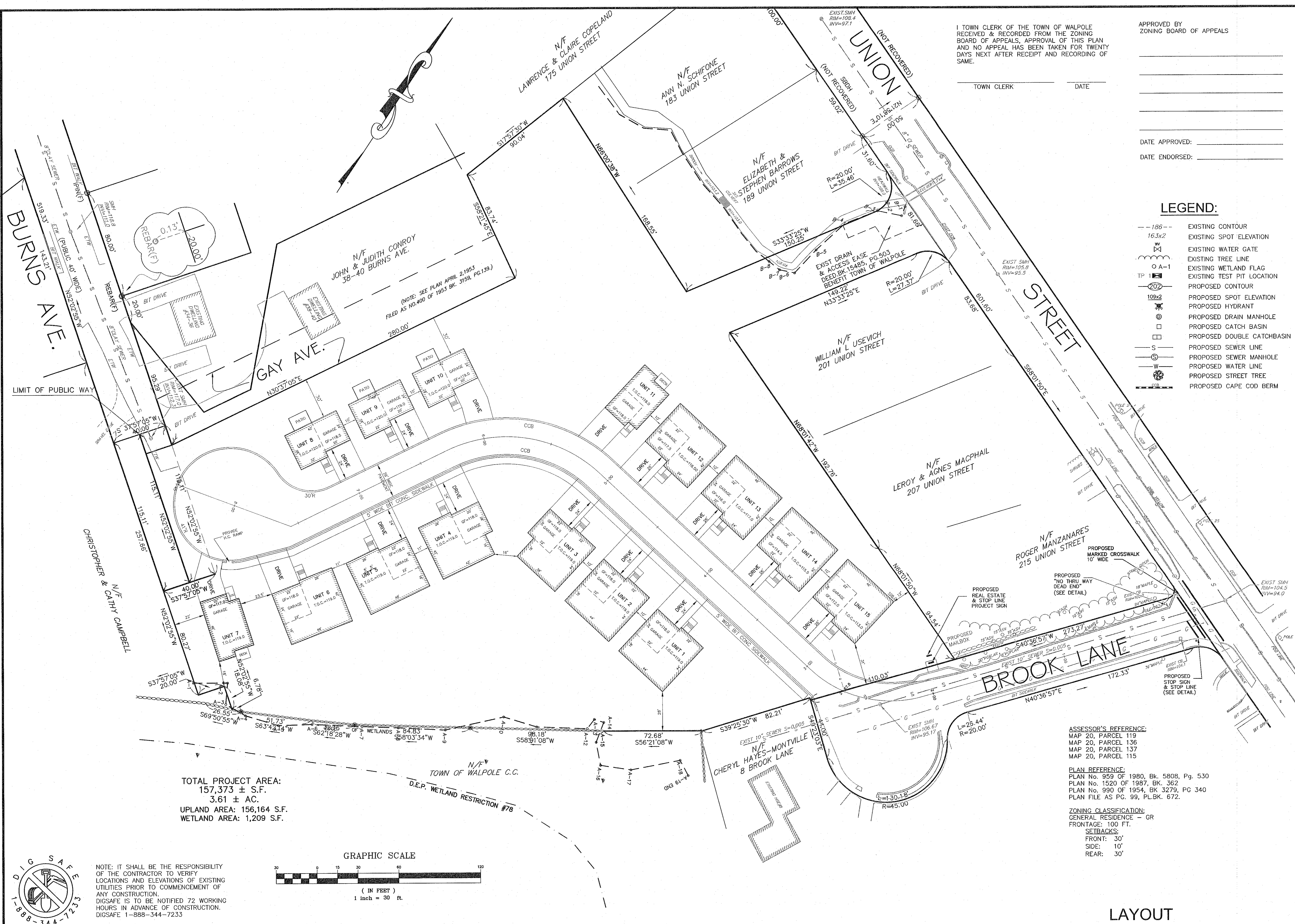


**DIGSAFE**

NOTE: IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. DIGSAFE IS TO BE NOTIFIED 72 WORKING HOURS IN ADVANCE OF CONSTRUCTION. DIGSAFE 1-888-344-7233

TOTAL PROJECT AREA:  
 157,373 ± S.F.  
 3.61 ± AC.  
 UPLAND AREA: 156,164 S.F.  
 WETLAND AREA: 1,209 S.F.

RIVERFRONT AREA  
 TRAPHOLE BROOK



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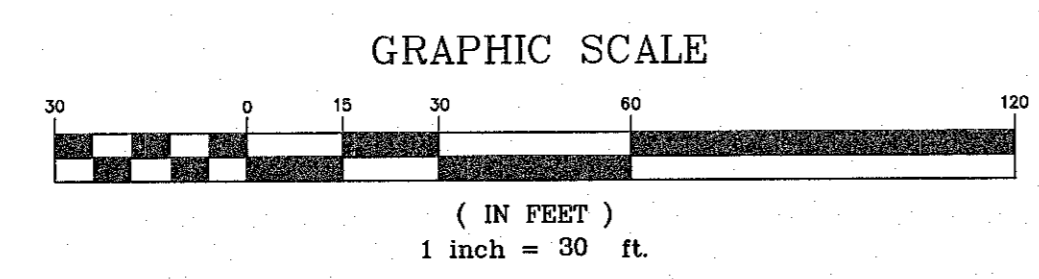
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- W EXISTING WATER GATE
- A-1 EXISTING TREE LINE
- TP EXISTING WETLAND FLAG
- EXISTING TEST PIT LOCATION
- 202 --- PROPOSED CONTOUR
- 109x2 PROPOSED SPOT ELEVATION
- ⊗ PROPOSED DRAIN
- ⊠ PROPOSED DRAIN MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED DOUBLE CATCHBASIN
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- ⊙ PROPOSED SEWER MANHOLE
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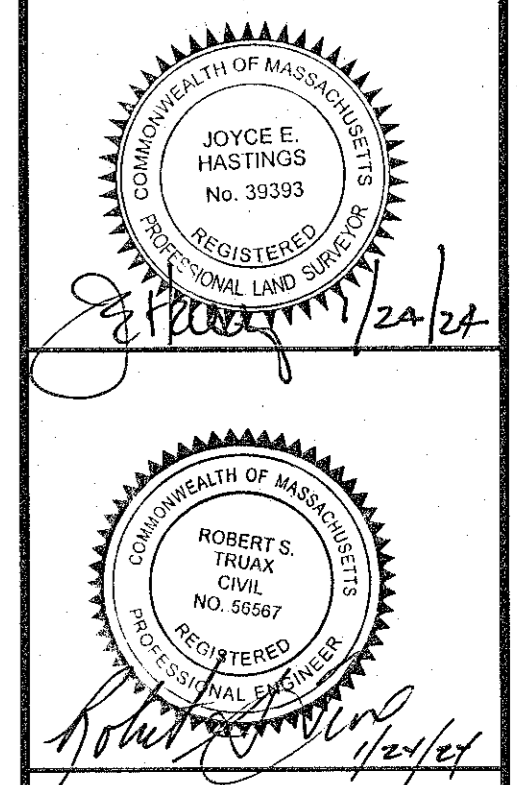


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PLAN FILE AS PG. 99, PL.BK. 672.

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FRONT: 30'  
SIDE: 10'  
REAR: 30'

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| JOB No. | 15,588        |
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| SCALE:  | 1" = 30'      |
| SHEET:  | 3 of 12       |
| PLAN #: | 27,096        |

**LAYOUT**

DEEP OBSERVATION HOLE LOGS

| DEEP HOLE - 15-1 |                                     |       | DEEP HOLE - 15-2 |                                     |       | DEEP HOLE - 15-3 |                                     |       | DEEP HOLE - 15-4 |                                     |       | DEEP HOLE - 15-5 |                                     |       | DEEP HOLE - 15-6 |                                     |       |
|------------------|-------------------------------------|-------|------------------|-------------------------------------|-------|------------------|-------------------------------------|-------|------------------|-------------------------------------|-------|------------------|-------------------------------------|-------|------------------|-------------------------------------|-------|
| HORIZ. DEPTH     | DATE: 6/08/18                       | ELEV. | HORIZ. DEPTH     | DATE: 6/08/18                       | ELEV. | HORIZ. DEPTH     | DATE: 6/08/18                       | ELEV. | HORIZ. DEPTH     | DATE: 6/08/18                       | ELEV. | HORIZ. DEPTH     | DATE: 6/08/18                       | ELEV. | HORIZ. DEPTH     | DATE: 6/08/18                       | ELEV. |
| 0"               | SANDY LOAM 1093/2                   | 108.0 | 0"               | FILL                                | 111.0 | 0"               | FILL                                | 110.3 | 0"               | FILL                                | 112.0 | 0"               | FILL                                | 110.8 | 0"               | FILL                                | 112.7 |
| 4"               | B SANDY LOAM 1095/8                 | 105.1 | 72"              |                                     | 105.0 | 84"              |                                     | 103.3 | 52"              |                                     | 107.5 | 52"              |                                     | 106.5 | 72"              |                                     | 106.7 |
| 74"              | C SANDY LOAM 2.915/4                | 101.8 | 118"             |                                     | 101.1 | 108"             |                                     | 101.3 | 78"              |                                     | 105.5 | 78"              |                                     | 104.3 | 96"              |                                     | 104.0 |
|                  | GROUNDWATER OBSERVED                |       | 96"              | GROUNDWATER OBSERVED                | 103.0 | 72"              | GROUNDWATER OBSERVED                | 104.3 |                  | GROUNDWATER OBSERVED                |       |                  | GROUNDWATER OBSERVED                |       |                  | GROUNDWATER OBSERVED                |       |
| 34"              | SOIL MOTTLING                       | 105.1 | 72"              | SOIL MOTTLING                       | 105.0 |                  | SOIL MOTTLING                       |       | 52"              | SOIL MOTTLING                       | 106.5 | 52"              | SOIL MOTTLING                       | 106.5 | 52"              | SOIL MOTTLING                       | 106.7 |
|                  | GROUNDWATER MONITORED               |       |                  | GROUNDWATER MONITORED               |       |                  | GROUNDWATER MONITORED               |       |                  | GROUNDWATER MONITORED               |       |                  | GROUNDWATER MONITORED               |       |                  | GROUNDWATER MONITORED               |       |
| 34"              | ESTIMATED SEASONAL HIGH GROUNDWATER | 105.1 | 72"              | ESTIMATED SEASONAL HIGH GROUNDWATER | 105.0 |                  | ESTIMATED SEASONAL HIGH GROUNDWATER |       |                  | ESTIMATED SEASONAL HIGH GROUNDWATER |       |                  | ESTIMATED SEASONAL HIGH GROUNDWATER |       |                  | ESTIMATED SEASONAL HIGH GROUNDWATER |       |

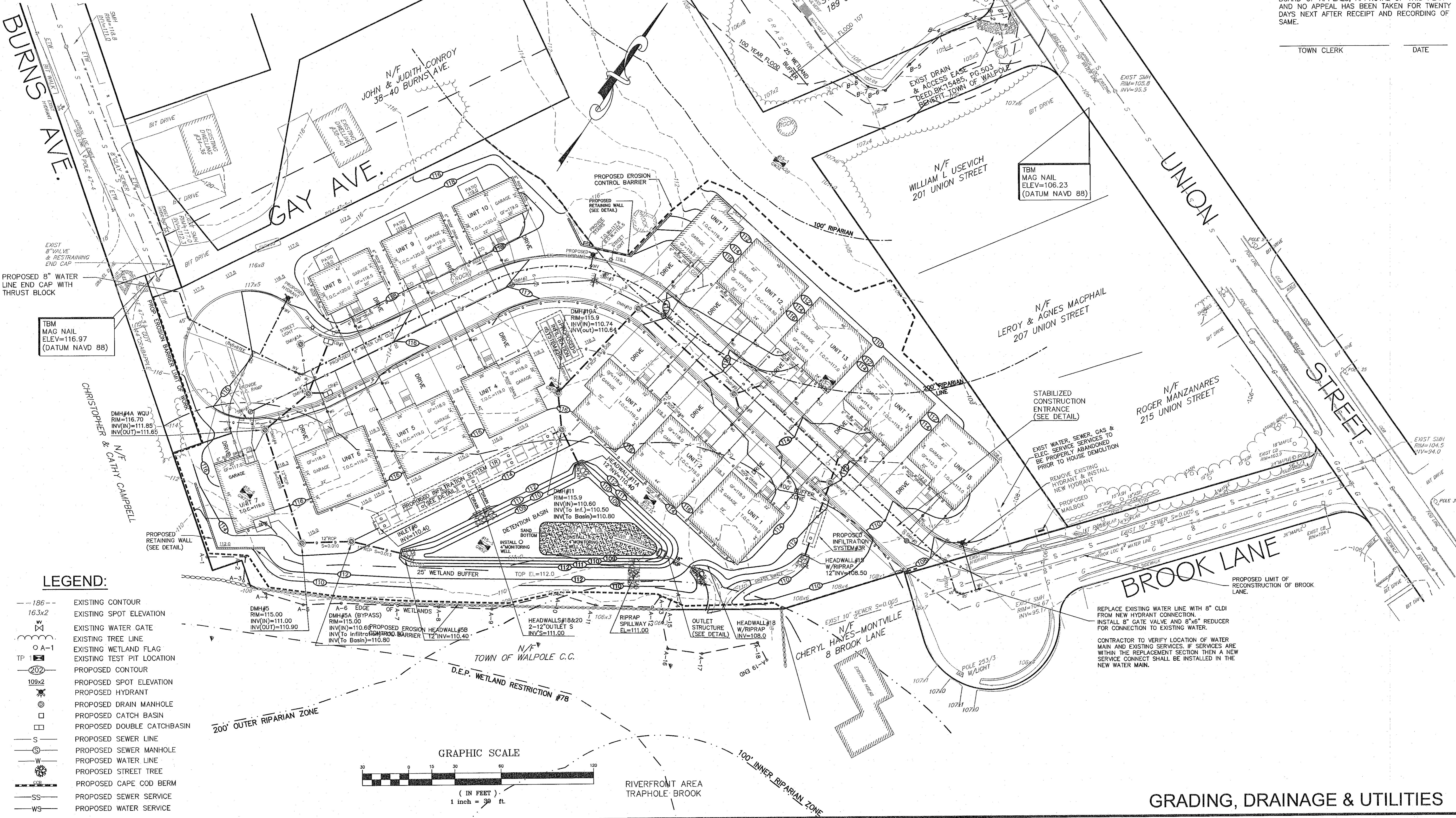
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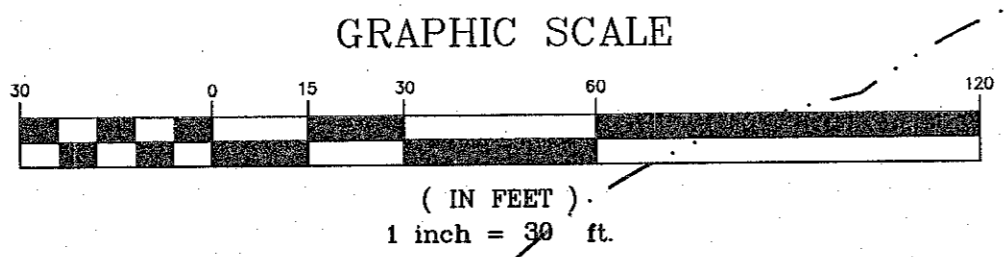
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  - 16.3x2 EXISTING SPOT ELEVATION
  - W EXISTING WATER GATE
  - A-1 EXISTING TREE LINE
  - TP EXISTING TEST PIT LOCATION
  - 202 PROPOSED CONTOUR
  - 109x2 PROPOSED SPOT ELEVATION
  - ⊙ PROPOSED HYDRANT
  - ⊙ PROPOSED DRAIN MANHOLE
  - PROPOSED CATCH BASIN
  - PROPOSED DOUBLE CATCHBASIN
  - S PROPOSED SEWER LINE
  - ⊙ PROPOSED SEWER MANHOLE
  - W PROPOSED WATER LINE
  - PROPOSED STREET TREE
  - SS --- PROPOSED CAPE COD BERM
  - WS --- PROPOSED SEWER SERVICE
  - WS --- PROPOSED WATER SERVICE



REVISIONS

| No. | DATE | DESCRIPTION |
|-----|------|-------------|
|     |      |             |
|     |      |             |
|     |      |             |
|     |      |             |

JOYCE F. HASTINGS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
No. 39393  
1/24/24

ROBERT S. TRUAX  
REGISTERED PROFESSIONAL ENGINEER  
No. 56667  
1/24/24

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JOB No. 15,588

DATE: JAN. 24, 2024

SCALE: 1" = 30'

SHEET: 4 of 12

PLAN #: 27,096

**GRADING, DRAINAGE & UTILITIES**

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ZONING BOARD OF APPEALS

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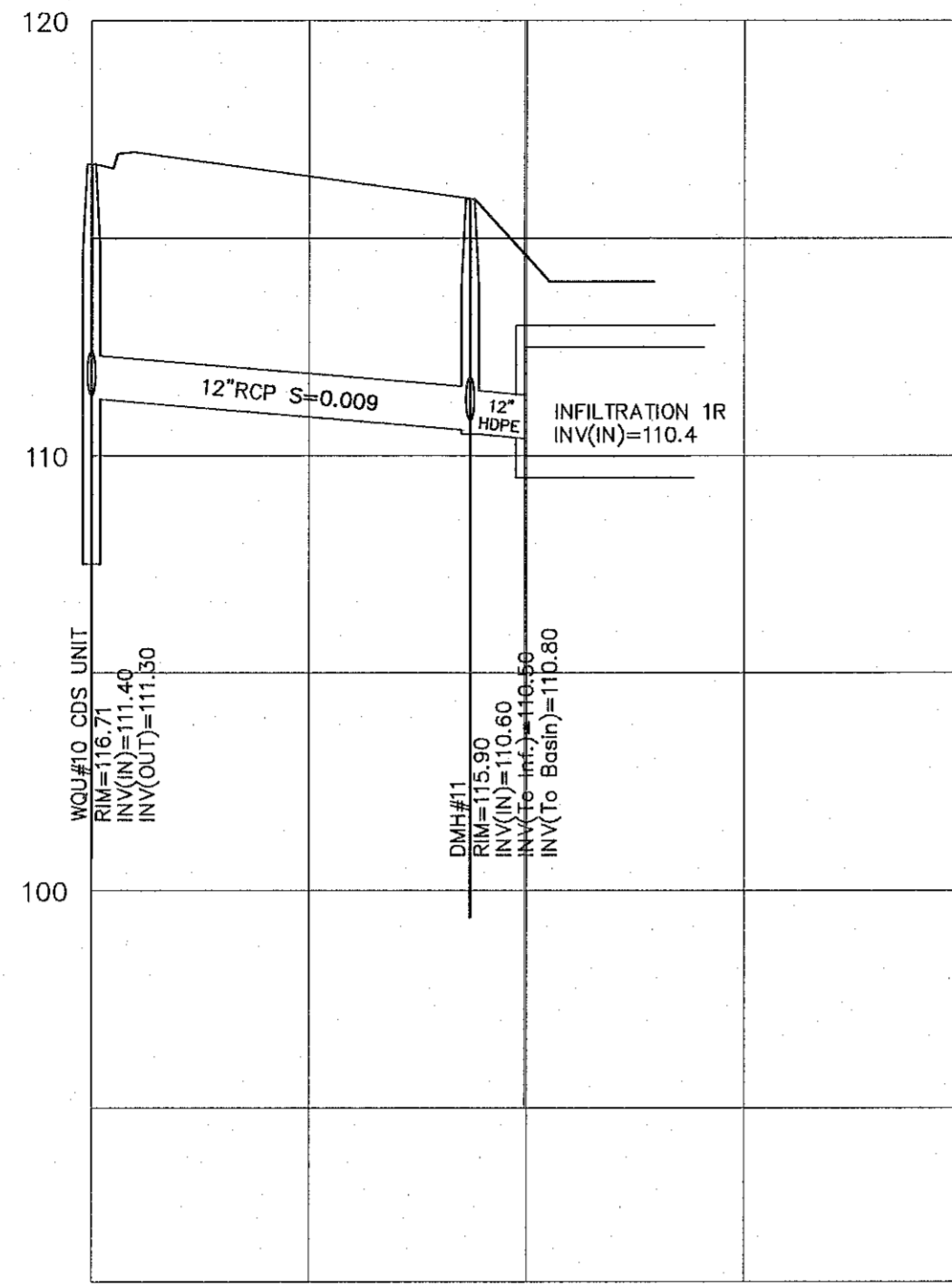
TOWN CLERK \_\_\_\_\_ DATE \_\_\_\_\_

Drainage System Table:

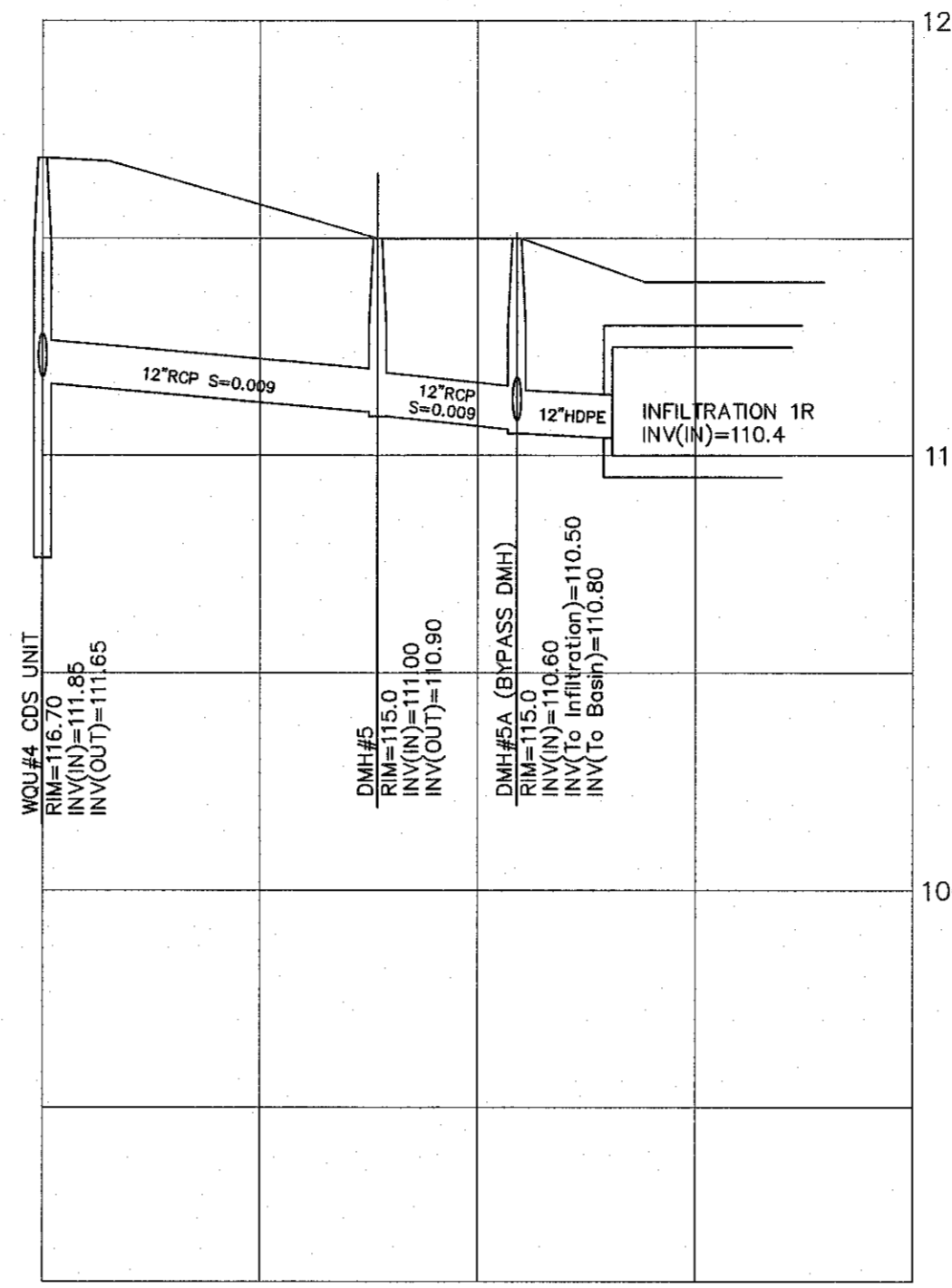
| Structure | Rim    | Invert (In) | Invert (Out) |
|-----------|--------|-------------|--------------|
| CB#1      | 115.40 |             | 112.40       |
| CB#2      | 115.40 |             | 112.40       |
| DMH#3     | 115.65 | 112.25      | 112.15       |
| WQU#4     | 116.70 | 111.85      | 111.65       |
| DMH#5     | 115.00 | 111.00      | 110.90       |
| DMH#5A    | 115.00 | 110.60      | 110.50       |
| CB#7      | 115.10 |             | 112.20       |
| CB#8      | 115.10 |             | 112.20       |
| DMH#9     | 115.49 | 112.10      | 112.00       |
| WQU#10    | 116.71 | 111.40      | 111.30       |
| DMH#11    | 115.90 | 110.60      | 110.50       |
| CB#12     | 112.37 |             | 109.20       |
| CB#13     | 112.37 |             | 109.20       |
| WQU#14    | 112.06 | 109.00      | 108.80       |
| HW#15     |        |             | 108.50       |

Sewer System Table:

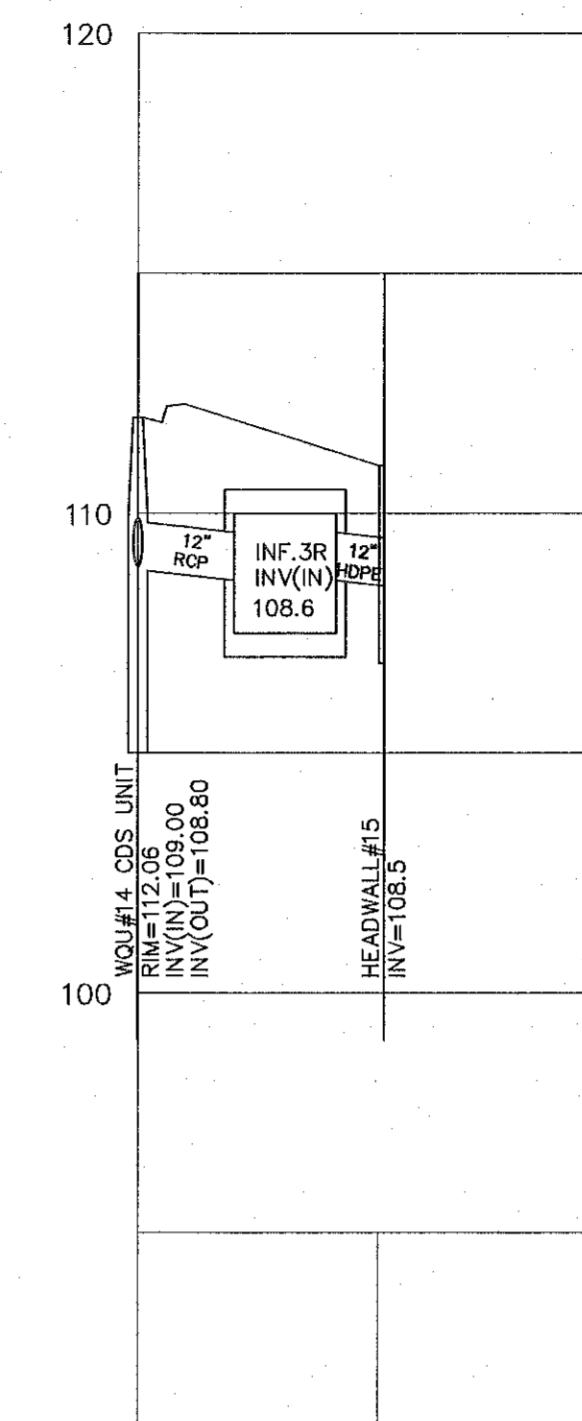
| Structure | Rim    | Invert (In) | Invert (Out) |
|-----------|--------|-------------|--------------|
| SMH#1     | 116.00 |             | 108.50       |
| SMH#2     | 117.05 | 106.60      | 106.50       |
| SMH#3     | 117.47 | 105.97      | 105.87       |
| SMH#4     | 117.03 | 105.35      | 105.25       |
| SMH#5     | 108.96 | 98.60       | 98.40        |
| EXIST#6   | 106.67 | 95.65       | 95.17        |



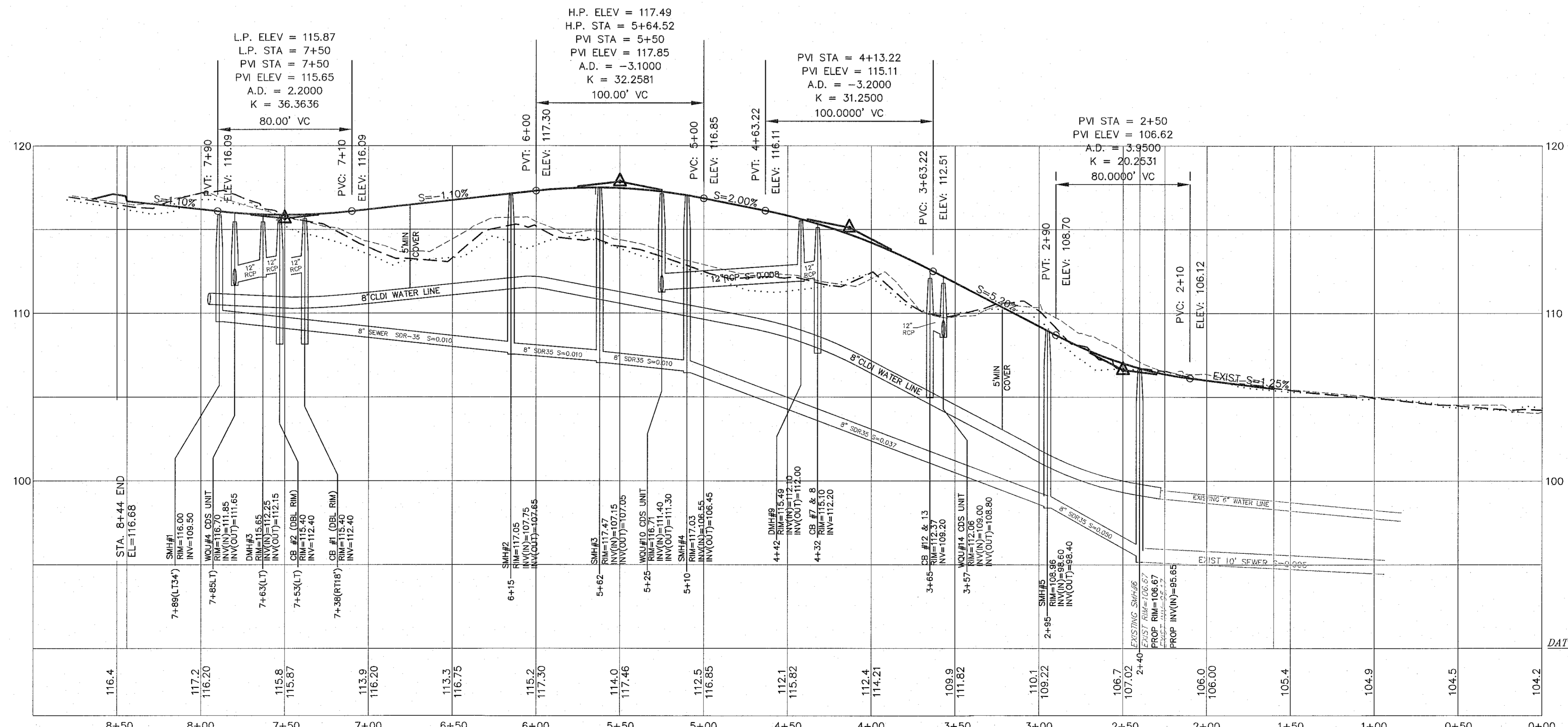
PROFILE DRAIN LINE  
DMH#10 TO HEADWALL#11A  
SCALE: Horiz: 1"=40'; Vert: 1"=4'



PROFILE DRAIN LINE  
DMH#4 TO HEADWALL#6  
SCALE: Horiz: 1"=40'; Vert: 1"=4'

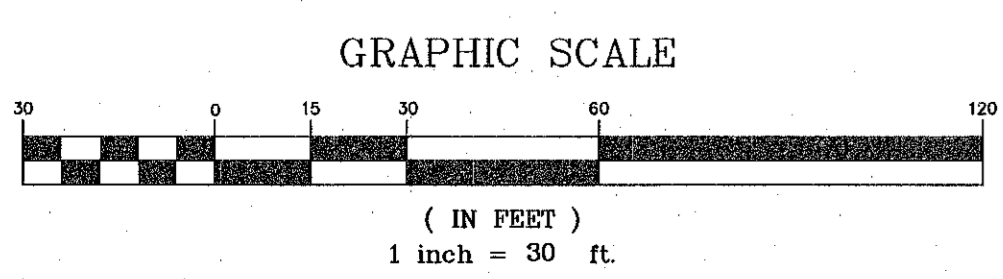


PROFILE DRAIN LINE  
DMH#14 TO HEADWALL#15  
SCALE: Horiz: 1"=40'; Vert: 1"=4'



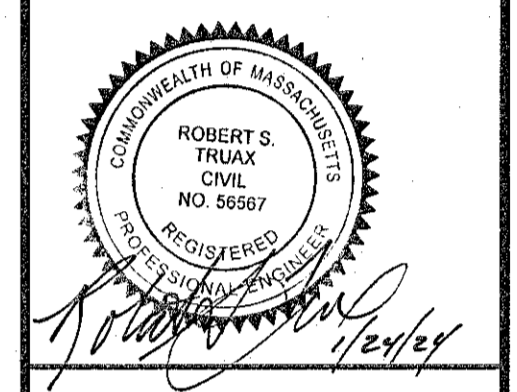
PROFILE DRIVE 'A'  
SCALE: Horiz: 1"=40'; Vert: 1"=4'

PROFILE PLAN



REVISIONS

| No. | DATE | DESCRIPTION |
|-----|------|-------------|
|     |      |             |
|     |      |             |
|     |      |             |
|     |      |             |
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| DATE:   | JAN. 24, 2024 |
| SCALE:  | 1"= 30'       |
| SHEET:  | 5 of 12       |
| PLAN #: | 27,096        |

**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 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 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.

**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 ABOVE.
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. THE ORANGE CONSTRUCTION IS INTENDED TO ACT AS A LIMIT OF DISTURBANCE. ANY LAND DOWN GRADIENT FROM THE FENCE ACCIDENTALLY DISTURBED SHALL BE IMMEDIATELY REPAIRED AND RESTORED TO ORIGINAL CONDITION.
5. 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.
6. 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.
7. 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.
8. THE FIRST ONE-HUNDRED (100) FEET OF THE PROPOSED DRIVEWAY ENTRANCE AT BROOK LANE SHALL BE COVERED WITH TWELVE (12) INCHES OF 1 - 3 INCH CRUSHED STONE TO STABILIZE THE AREA (SEE DETAIL).

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 & RECORDED FROM THE ZONING BOARD OF APPEALS, APPROVAL OF THIS PLAN AND NO APPEAL HAS BEEN TAKEN FOR TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF SAME.

APPROVED BY ZONING BOARD OF APPEALS

TOWN CLERK

DATE

DATE APPROVED:

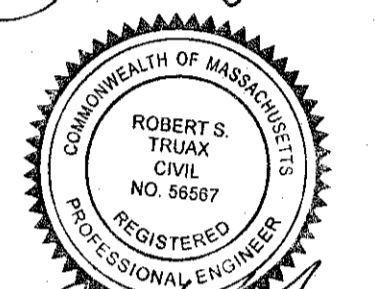
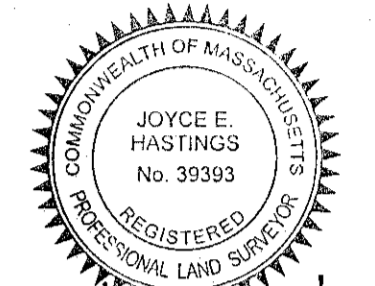
DATE ENDORSED:

REVISIONS

DESCRIPTION

DATE

No.

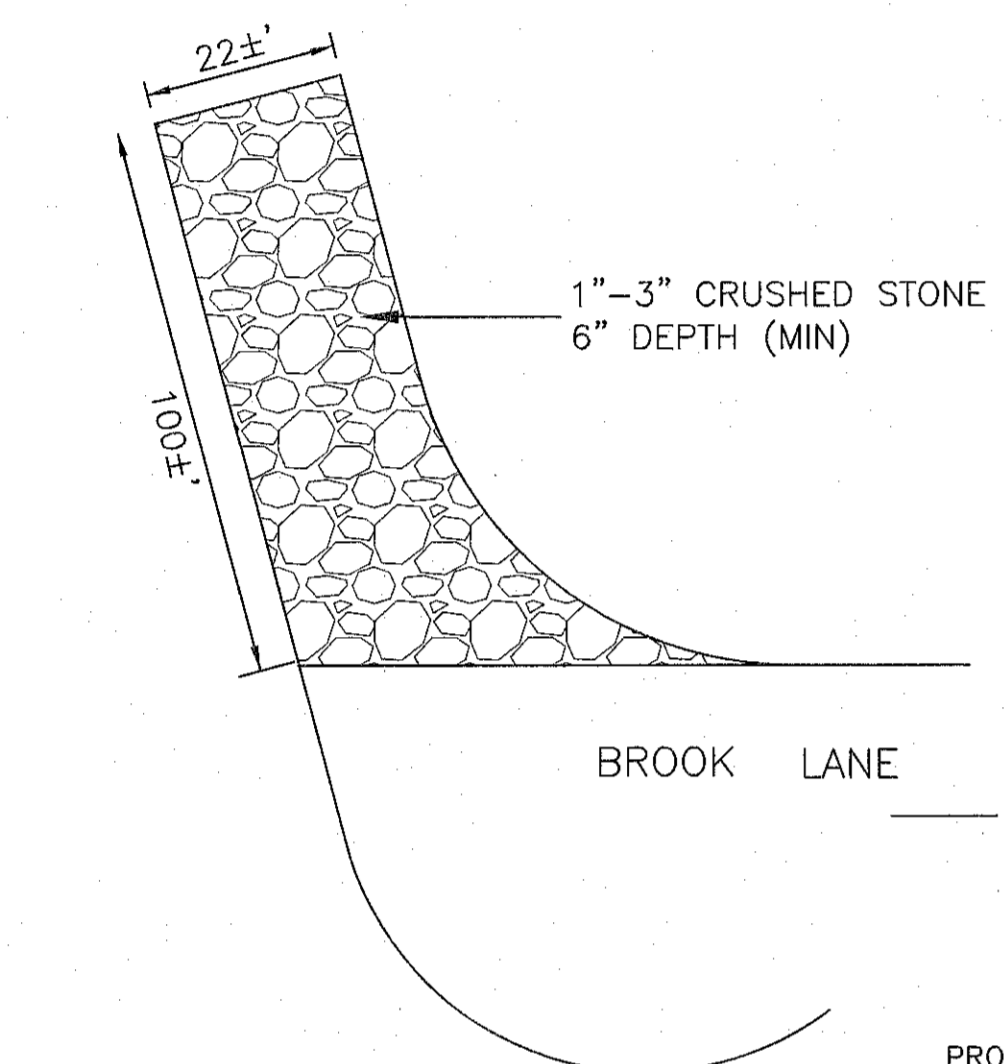


**SPECIAL PERMIT & SITE DEVELOPMENT PLAN  
"UNION SQUARE VILLAGE"  
WALPOLE, MASSACHUSETTS**

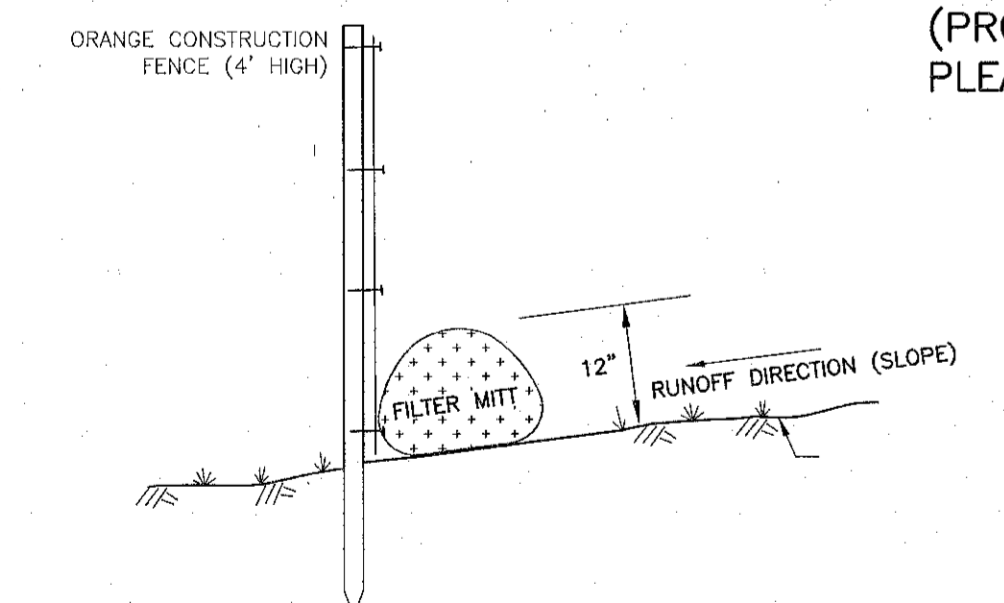
APPLICANT:  
WALL STREET DEVELOPMENT CORP.  
P.O. BOX 272  
WESTWOOD, MA 02090

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

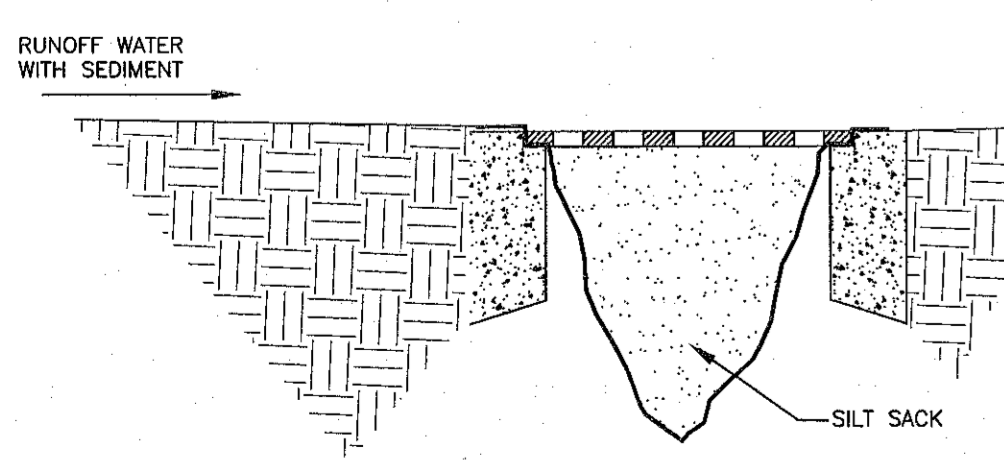
JOB No. 15,588  
DATE: JAN. 24, 2024  
SCALE: 1" = 30'  
SHEET: 6 of 12  
PLAN #: 27,096



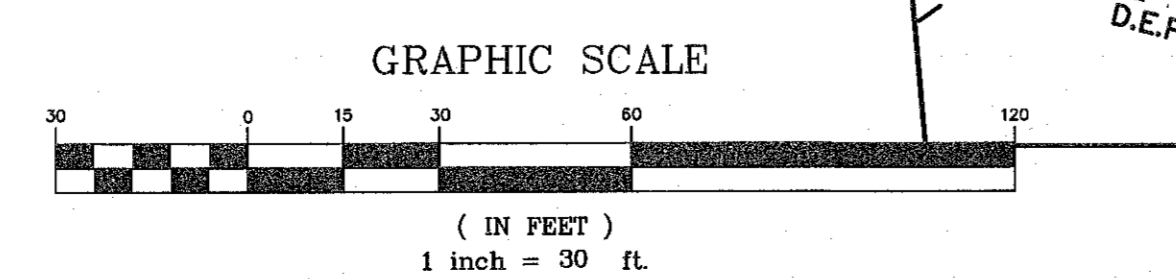
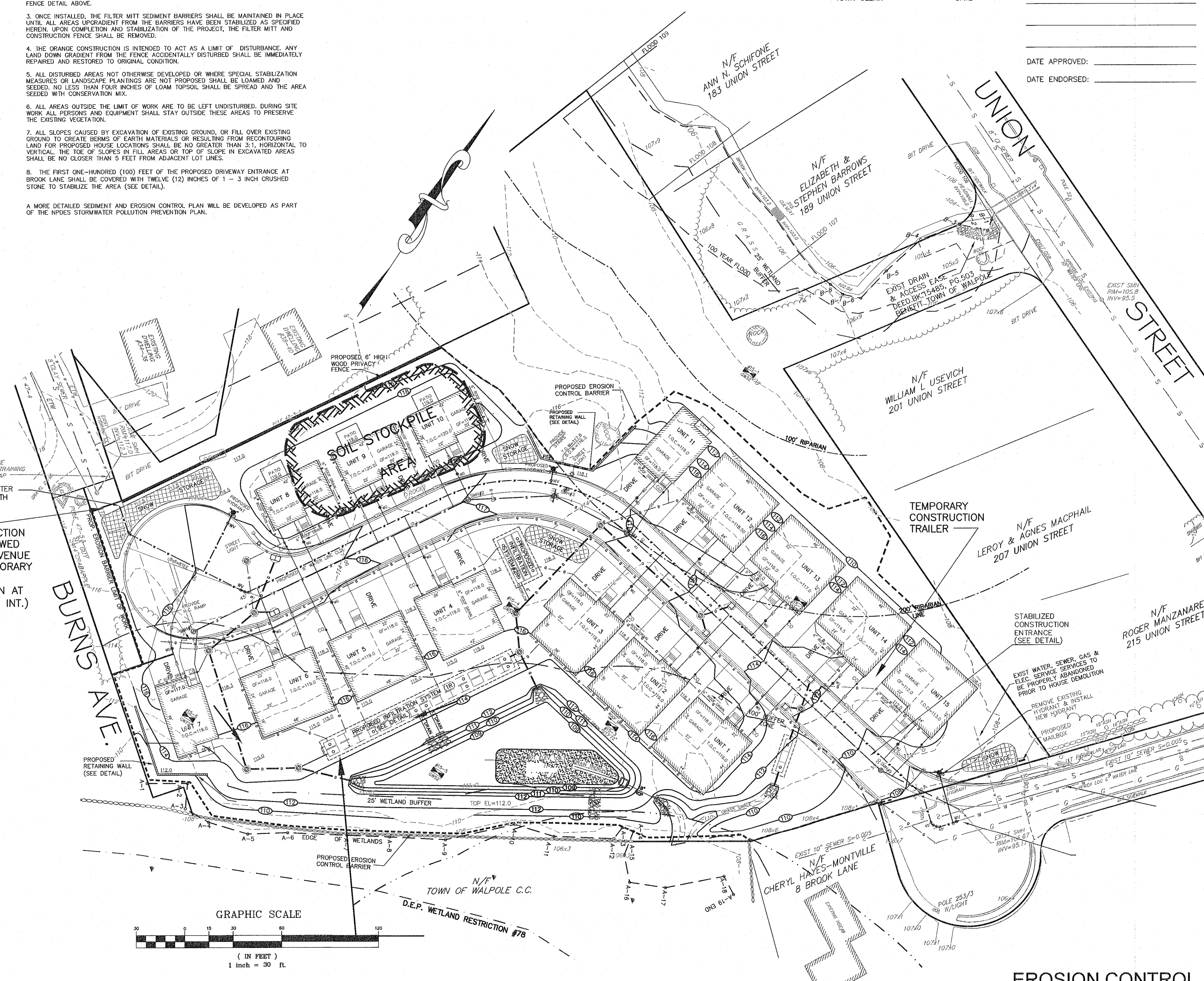
**STABILIZED CONSTRUCTION ENTRANCE**  
NOT TO SCALE



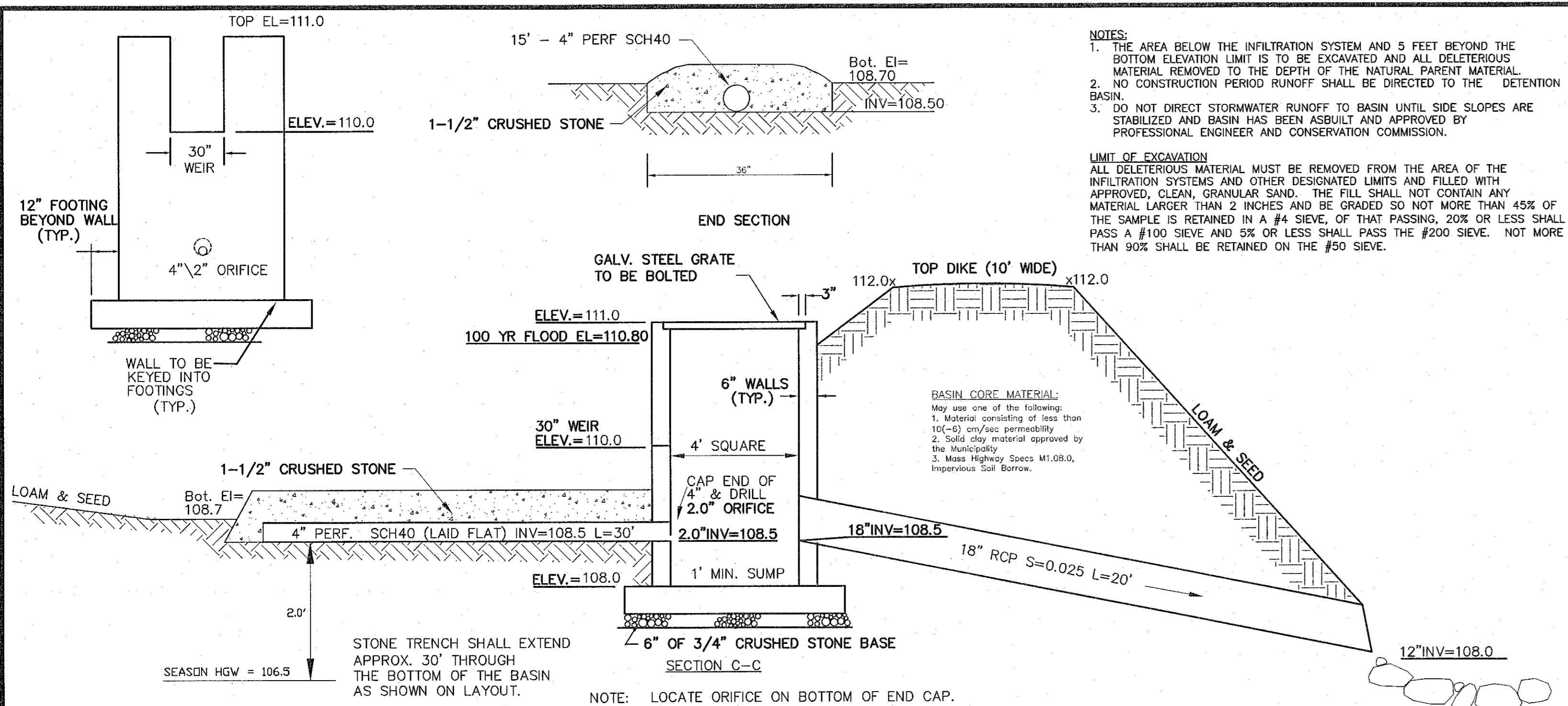
**FILTER MITT WITH ORANGE CONSTRUCTION FENCE DETAIL**  
NOT TO SCALE



**SILT SACK CATCH BASIN INLET**  
NOT TO SCALE

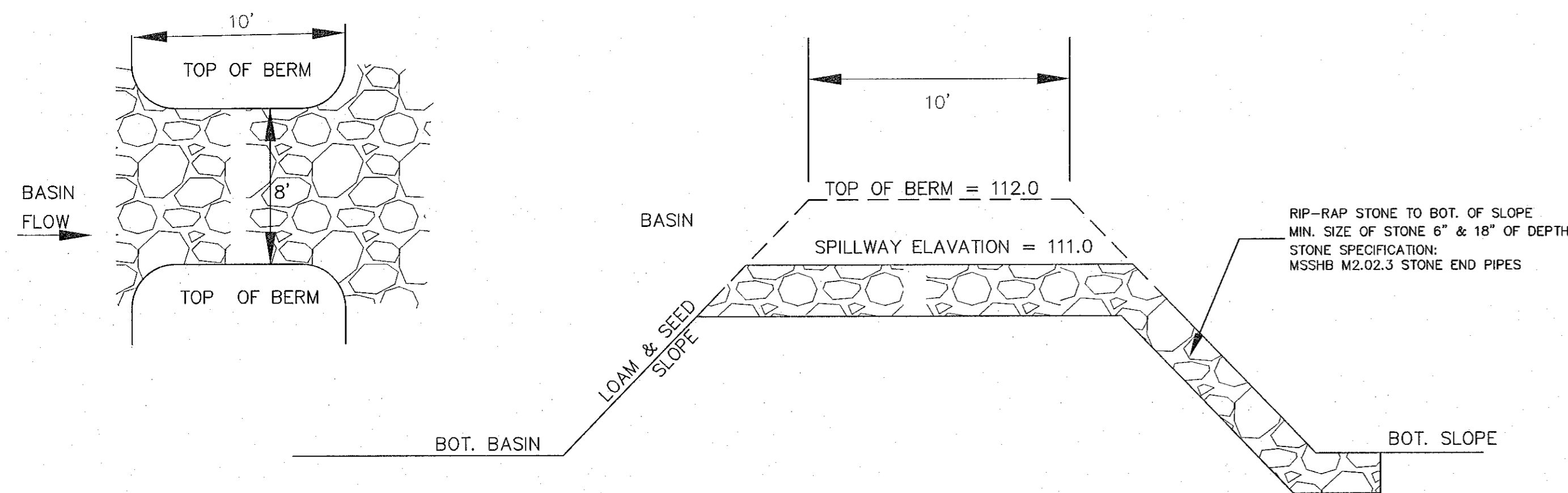


**EROSION CONTROL**



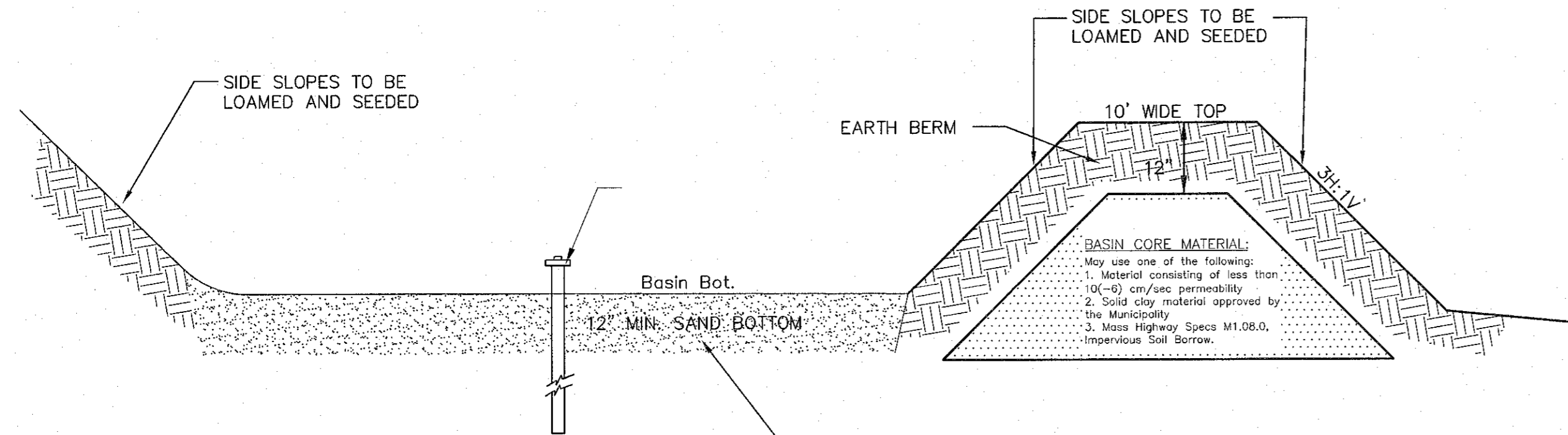
**OUTLET STRUCTURE DETAIL BASIN #1**

(PRECAST CONCRETE STRUCTURE)  
NOT TO SCALE



**DETENTION BASIN EMERGENCY SPILLWAY DETAIL**

NOT TO SCALE



NOTES:  
-SUBSOIL CONDITIONS SHALL BE OBSERVED PRIOR TO INSTALLATION OF THE INFILTRATION BASIN.  
-CARE SHALL BE TAKEN TO PREVENT COMPACTION OF THE FINAL BASIN BOTTOM. USE DEEP TILLING TO BREAK UP COMPACTED SURFACES, SHOULD IT OCCUR.  
-ENSURE ALL STUMPS ARE FULLY REMOVED FROM THE AREA OF THE INFILTRATION BASIN TO ENSURE PROPER FUNCTION.

**BASIN BOTTOM EXCAVATION:**  
ALL TOPSOIL, SUBSOIL AND ANY DELETERIOUS MATERIAL MUST BE REMOVED FROM THE BOTTOM AREA OF THE DRAINAGE BASIN AND FILLED WITH APPROVED, CLEAN, GRANULAR SAND. THE FILL SHALL NOT CONTAIN ANY MATERIAL LARGER THAN 2 INCHES AND BE GRADED SO NOT MORE THAN 45% OF THE SAMPLE IS RETAINED IN A #4 SIEVE, OF THAT PASSING, 20% OR LESS SHALL PASS A #100 SIEVE AND 5% OR LESS SHALL PASS THE #200 SIEVE.

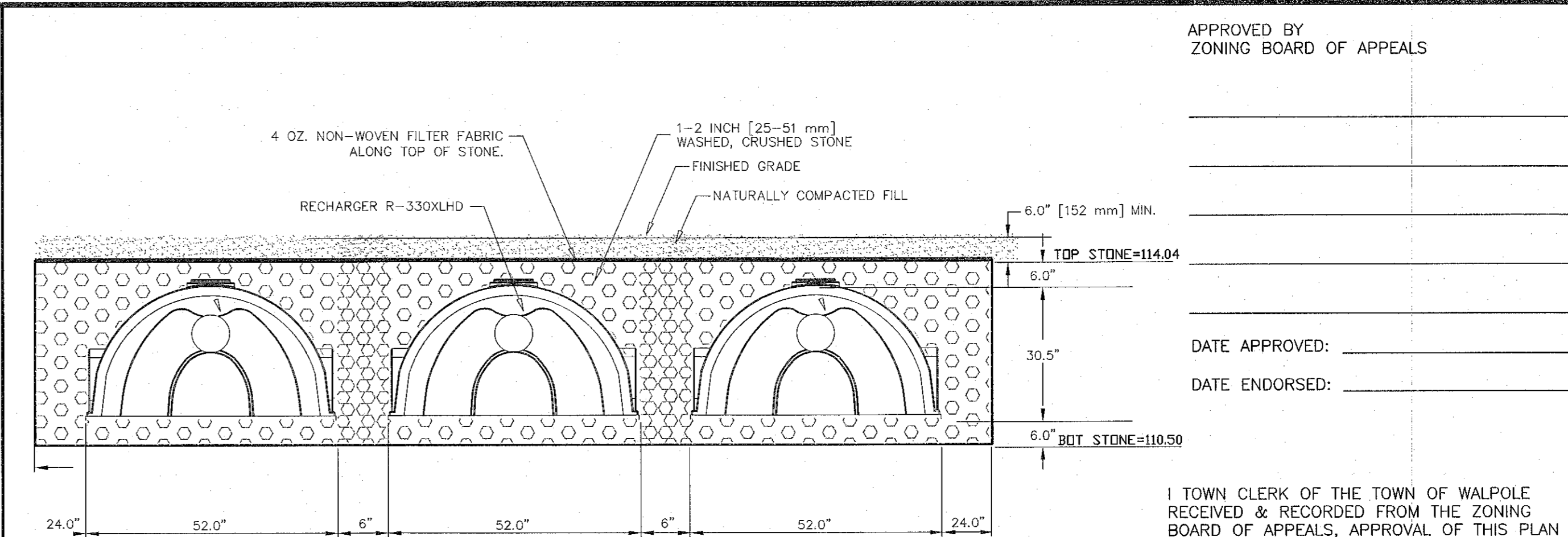
**DETENTION BASIN TYPICAL SECTION**

NOT TO SCALE

NOTES:  
1. THE AREA BELOW THE INFILTRATION SYSTEM AND 5 FEET BEYOND THE BOTTOM ELEVATION LIMIT IS TO BE EXCAVATED AND ALL DELETERIOUS MATERIAL REMOVED TO THE DEPTH OF THE NATURAL PARENT MATERIAL.  
2. NO CONSTRUCTION PERIOD RUNOFF SHALL BE DIRECTED TO THE DETENTION BASIN.  
3. DO NOT DIRECT STORMWATER RUNOFF TO BASIN UNTIL SIDE SLOPES ARE STABILIZED AND BASIN HAS BEEN ASBUILT AND APPROVED BY PROFESSIONAL ENGINEER AND CONSERVATION COMMISSION.

**LIMIT OF EXCAVATION**  
ALL DELETERIOUS MATERIAL MUST BE REMOVED FROM THE AREA OF THE INFILTRATION SYSTEMS AND OTHER DESIGNATED LIMITS AND FILLED WITH APPROVED, CLEAN, GRANULAR SAND. THE FILL SHALL NOT CONTAIN ANY MATERIAL LARGER THAN 2 INCHES AND BE GRADED SO NOT MORE THAN 45% OF THE SAMPLE IS RETAINED IN A #4 SIEVE, OF THAT PASSING, 20% OR LESS SHALL PASS A #100 SIEVE AND 5% OR LESS SHALL PASS THE #200 SIEVE. NOT MORE THAN 90% SHALL BE RETAINED ON THE #50 SIEVE.

**BASIN CORE MATERIAL:**  
May use one of the following:  
1. Material consisting of less than 10(-6) cm/sec permeability  
2. Solid clay material approved by the Municipality  
3. Mass Highway Specs M1.08.0, Impervious Soil Borrow.



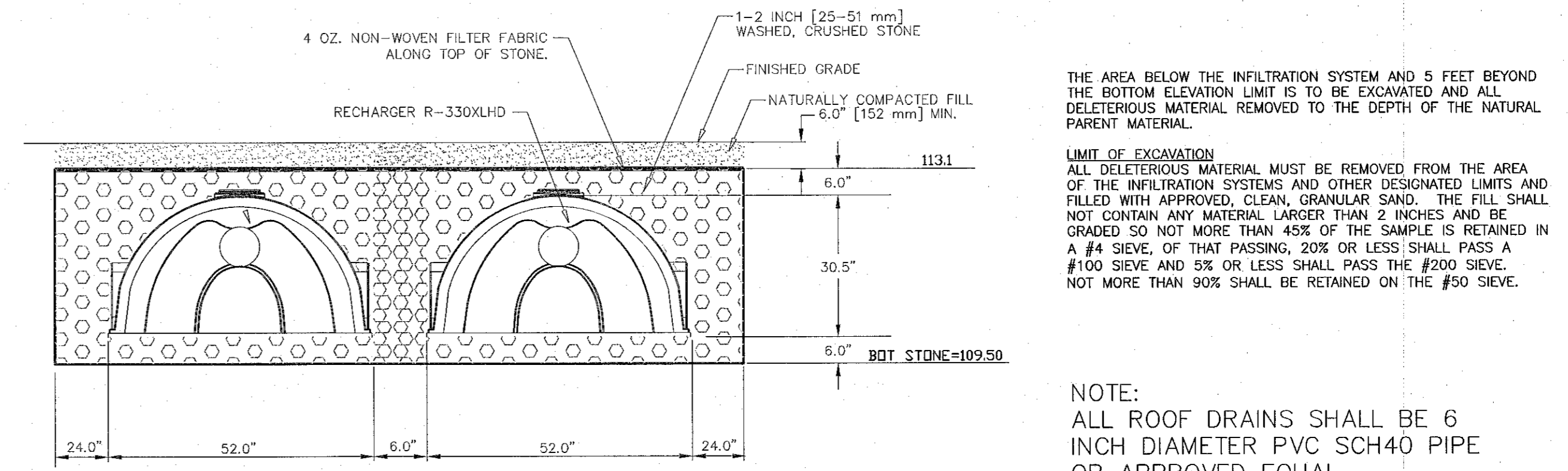
THE AREA BELOW THE INFILTRATION SYSTEM AND 5 FEET BEYOND THE BOTTOM ELEVATION LIMIT IS TO BE EXCAVATED AND ALL DELETERIOUS MATERIAL REMOVED TO THE DEPTH OF THE NATURAL PARENT MATERIAL.

**LIMIT OF EXCAVATION**  
ALL DELETERIOUS MATERIAL MUST BE REMOVED FROM THE AREA OF THE INFILTRATION SYSTEMS AND OTHER DESIGNATED LIMITS AND FILLED WITH APPROVED, CLEAN, GRANULAR SAND. THE FILL SHALL NOT CONTAIN ANY MATERIAL LARGER THAN 2 INCHES AND BE GRADED SO NOT MORE THAN 45% OF THE SAMPLE IS RETAINED IN A #4 SIEVE, OF THAT PASSING, 20% OR LESS SHALL PASS A #100 SIEVE AND 5% OR LESS SHALL PASS THE #200 SIEVE. NOT MORE THAN 90% SHALL BE RETAINED ON THE #50 SIEVE.

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

**INFILTRATION CHAMBER SYSTEM #2R (CULTEC R-330XLHD)**

NOT TO SCALE



THE AREA BELOW THE INFILTRATION SYSTEM AND 5 FEET BEYOND THE BOTTOM ELEVATION LIMIT IS TO BE EXCAVATED AND ALL DELETERIOUS MATERIAL REMOVED TO THE DEPTH OF THE NATURAL PARENT MATERIAL.

**LIMIT OF EXCAVATION**  
ALL DELETERIOUS MATERIAL MUST BE REMOVED FROM THE AREA OF THE INFILTRATION SYSTEMS AND OTHER DESIGNATED LIMITS AND FILLED WITH APPROVED, CLEAN, GRANULAR SAND. THE FILL SHALL NOT CONTAIN ANY MATERIAL LARGER THAN 2 INCHES AND BE GRADED SO NOT MORE THAN 45% OF THE SAMPLE IS RETAINED IN A #4 SIEVE, OF THAT PASSING, 20% OR LESS SHALL PASS A #100 SIEVE AND 5% OR LESS SHALL PASS THE #200 SIEVE. NOT MORE THAN 90% SHALL BE RETAINED ON THE #50 SIEVE.

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

**INFILTRATION CHAMBER SYSTEM #1R (CULTEC R-330XLHD)**

NOT TO SCALE

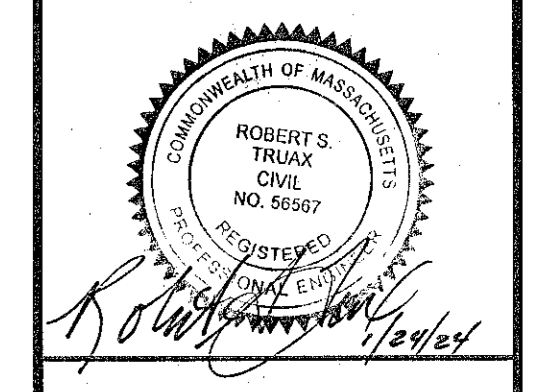
APPROVED BY  
ZONING BOARD OF APPEALS

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

I, TOWN CLERK OF THE TOWN OF WALPOLE, RECEIVED & RECORDED FROM THE ZONING BOARD OF APPEALS, 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 |
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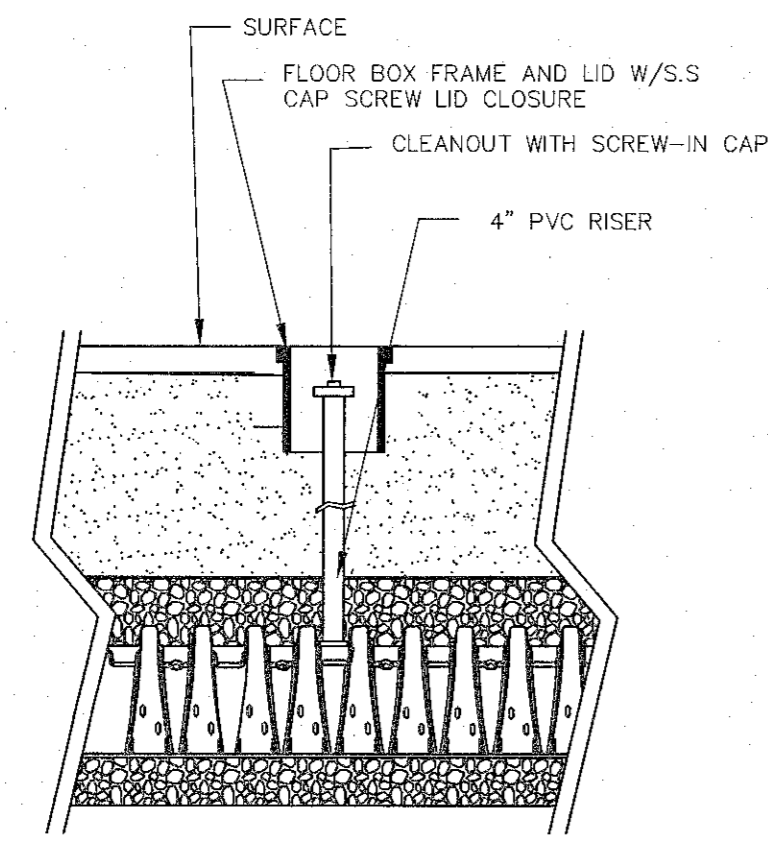
**SPECIAL PERMIT & SITE DEVELOPMENT PLAN**  
**"UNION SQUARE VILLAGE"**  
**WALPOLE, MASSACHUSETTS**

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

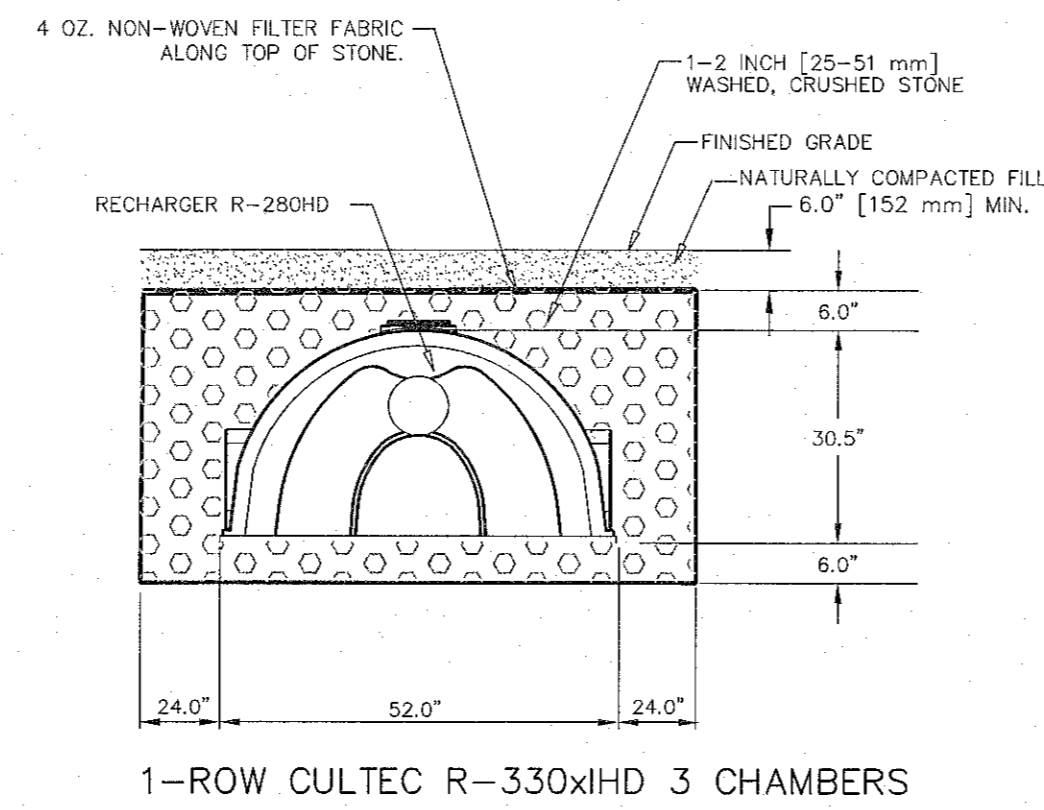
GLM Engineering Consultants, Inc.  
19 EXCHANGE STREET  
HOLLISTON, MA 01746  
P: 508-429-1100  
F: 508-429-7160  
www.GLMengineering.com

JOB No. 15,588  
DATE: JAN. 24, 2024  
SCALE: 1" = 30'  
SHEET: 7 of 12  
PLAN #: 27,096

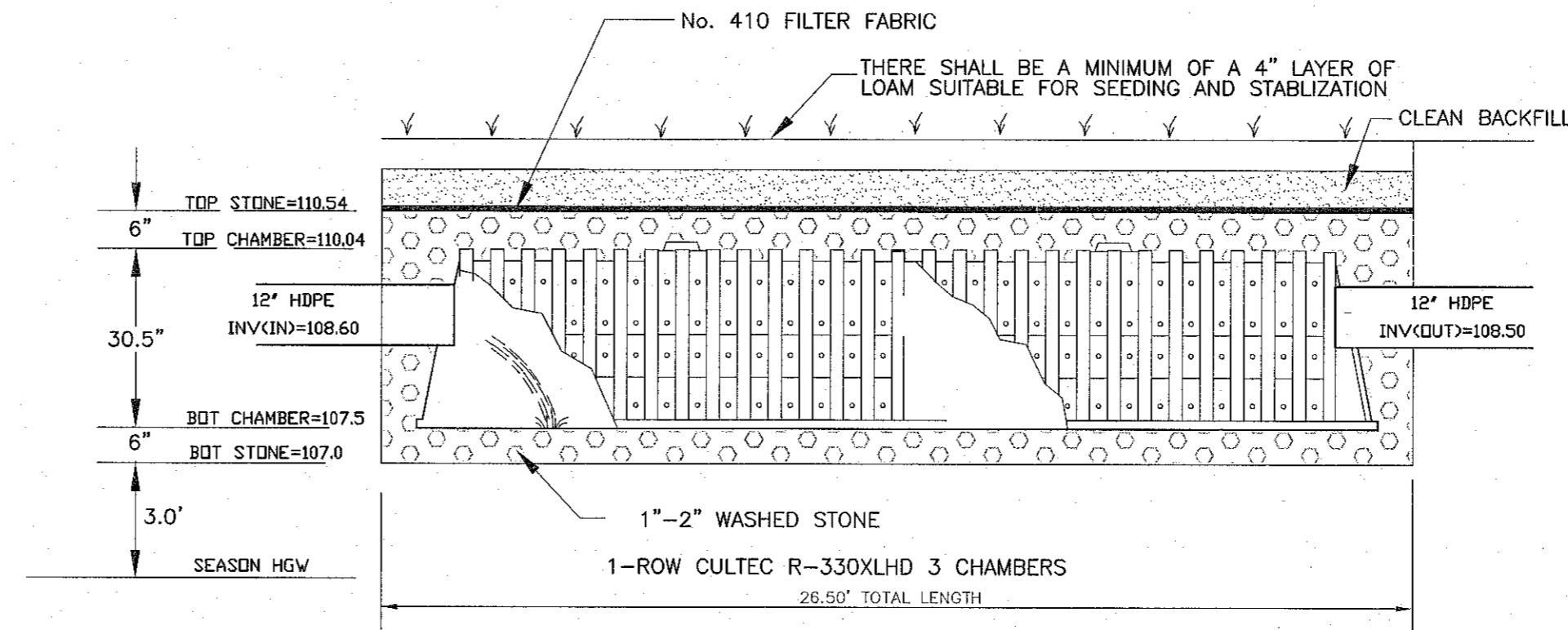
**DETAILS**



**INSPECTION PORT DETAIL**  
NOT TO SCALE



1-ROW CULTEC R-330XLHD 3 CHAMBERS



**INFILTRATION CHAMBER SYSTEM#3R (CULTEC R-330XLHD)**  
NOT TO SCALE

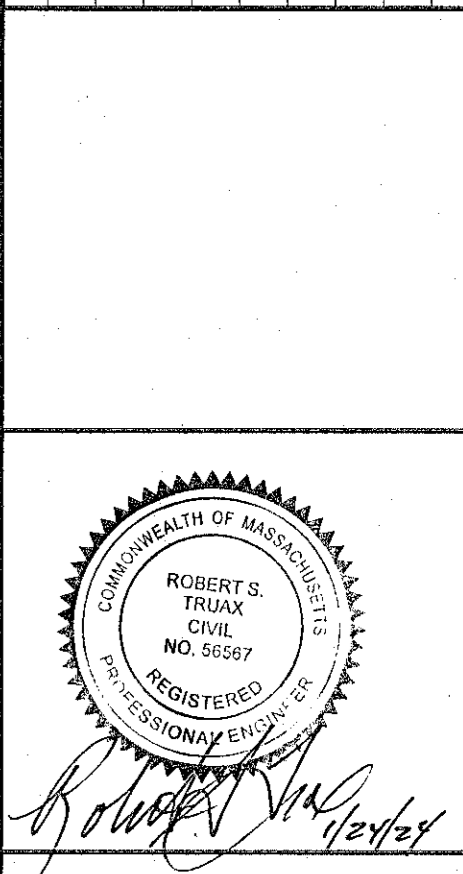
APPROVED BY  
ZONING BOARD OF APPEALS

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

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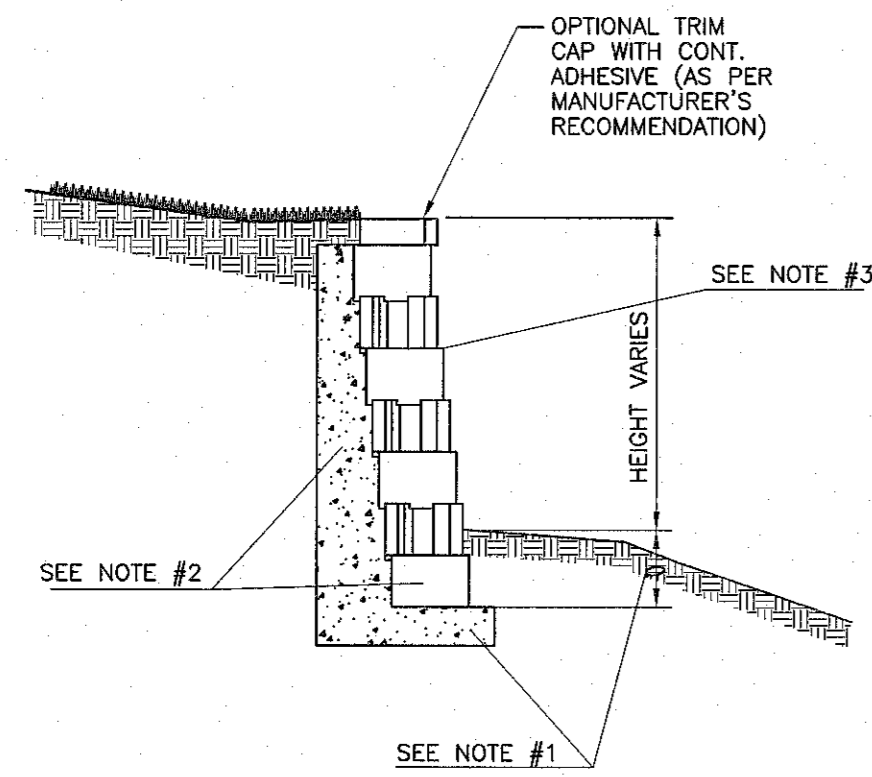
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**SPECIAL PERMIT & SITE DEVELOPMENT PLAN**  
**"UNION SQUARE VILLAGE"**  
**WALPOLE, MASSACHUSETTS**  
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|         |               |
|---------|---------------|
| JOB No. | 15,588        |
| DATE:   | JAN. 24, 2024 |
| SCALE:  | 1" = 30'      |
| SHEET:  | 8 of 13       |
| PLAN #: | 27,096        |



**TYPICAL CROSS SECTION**  
SCALE: NONE

AB STONES  
-DIMENSIONS: 8"H x 12"D x 18"L  
-12" SETBACK FROM VERTICLE  
-TYPICAL WEIGHT = 75 lbs.

**RETAINING WALL NOTES:**

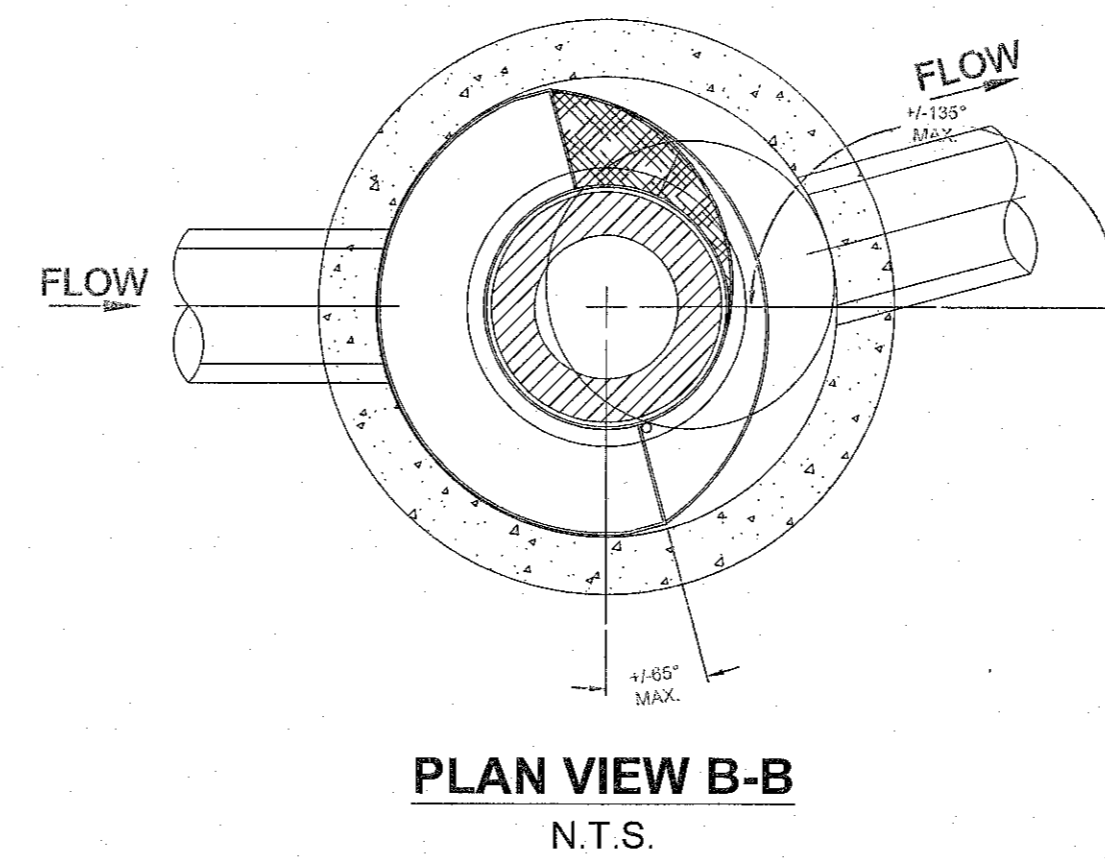
#1 - BASE TRENCH & BASE MATERIAL TRENCH TO BE 18" WIDE AND MUST INCLUDE THE REMOVAL OF ANY ORGANIC/FILL MATERIAL. BASE MATERIAL IS ANY CLEAN, COMPACTIBLE GRANULAR MATERIAL 1/4"-3/4" DIAMETER. PLACE AT LEAST 12" OF BASE MATERIAL IN THE TRENCH AND COMPACT WITH A MECHANICAL PLATE COMPACTOR. BASE MUST BE LEVEL. A THIN LAYER OF SAND MAY BE USED TO MAKE LEVELING EASIER. A CONCRETE LEVELING PAD MAY BE USED INSTEAD OF USING BASE MATERIAL.

#2 - BASE COARSE AND DRAINAGE MATERIAL LAY BASE COARSE BLOCKS CHECKING FOR STRAIGHTNESS AND LEVEL. FILL THE BLOCK HOLLOW CORES AND 6"-8" BEHIND BLOCKS WITH DRAINAGE MATERIAL(SAME AS BASE MATERIAL). USE A PLATE COMPACTOR TO COMPACT THE AGGREGATE IN THE BLOCKS AND BEHIND THE WALL. RUN COMPACTOR OVER TOP OF BLOCKS FIRST, AND THEN OVER DRAINAGE MATERIAL.

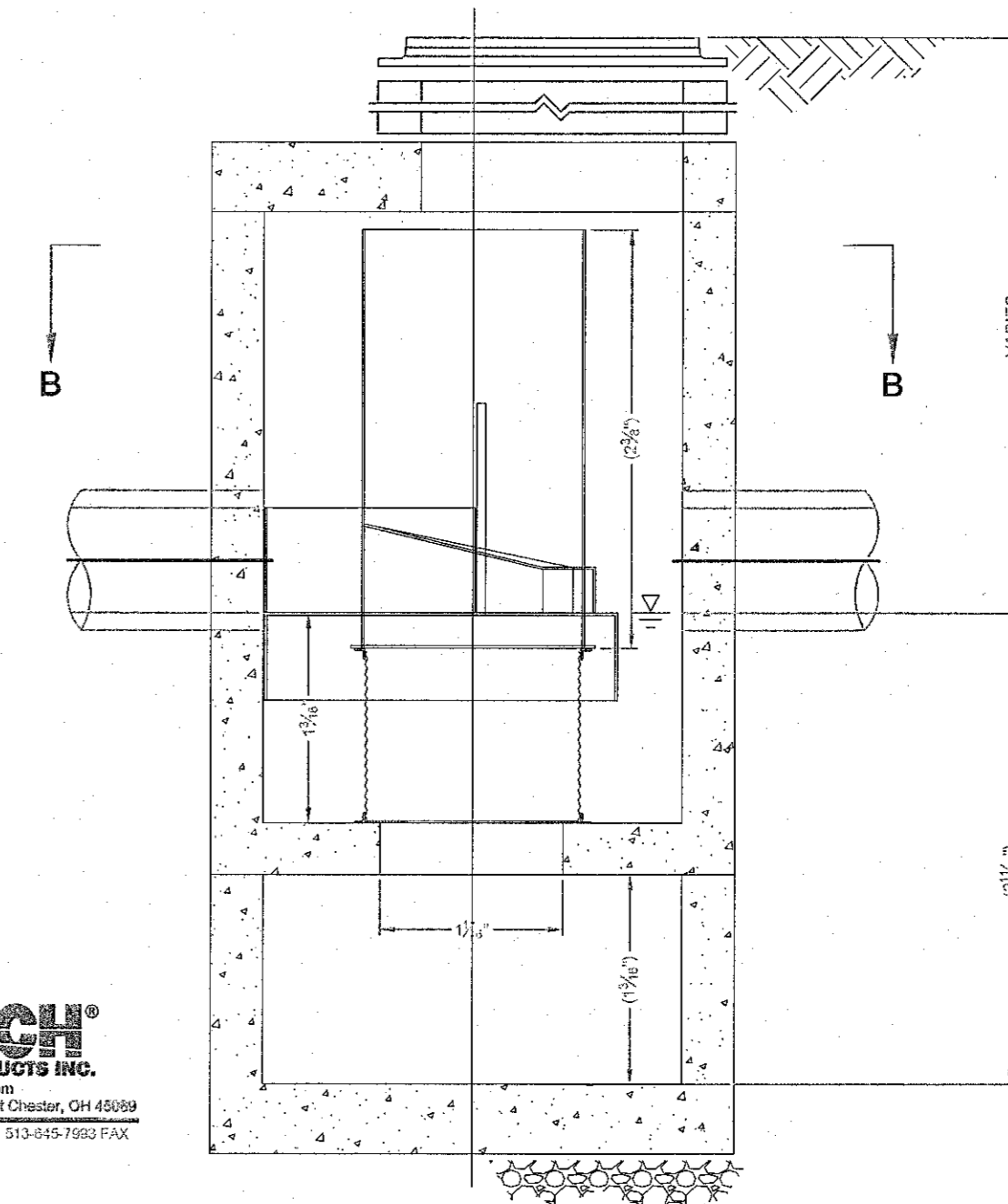
#3 - SECOND COARSE AND ADDITIONAL COARSE STACK NEXT ROW OF BLOCKS, AND EACH ADDITIONAL ROW, WITH SEAMS OFFSET FROM THE BLOCKS BELOW. CHECK FOR STRAIGHTNESS & LEVEL. FILL HOLLOW CORES AND 6"-8" BEHIND BLOCKS WITH DRAINAGE MATERIAL AND COMPACT.

**ALLAN BLOCK RETAINING WALL OR APPROVED EQUAL**

NOT TO SCALE



**PLAN VIEW B-B**  
N.T.S.



**ELEVATION A-A**  
N.T.S.



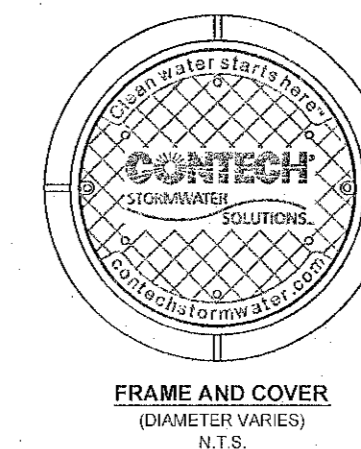
**GENERAL NOTES**

- 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-usa.com
- CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
- STRUCTURE SHALL MEET AASHTO HS20 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.

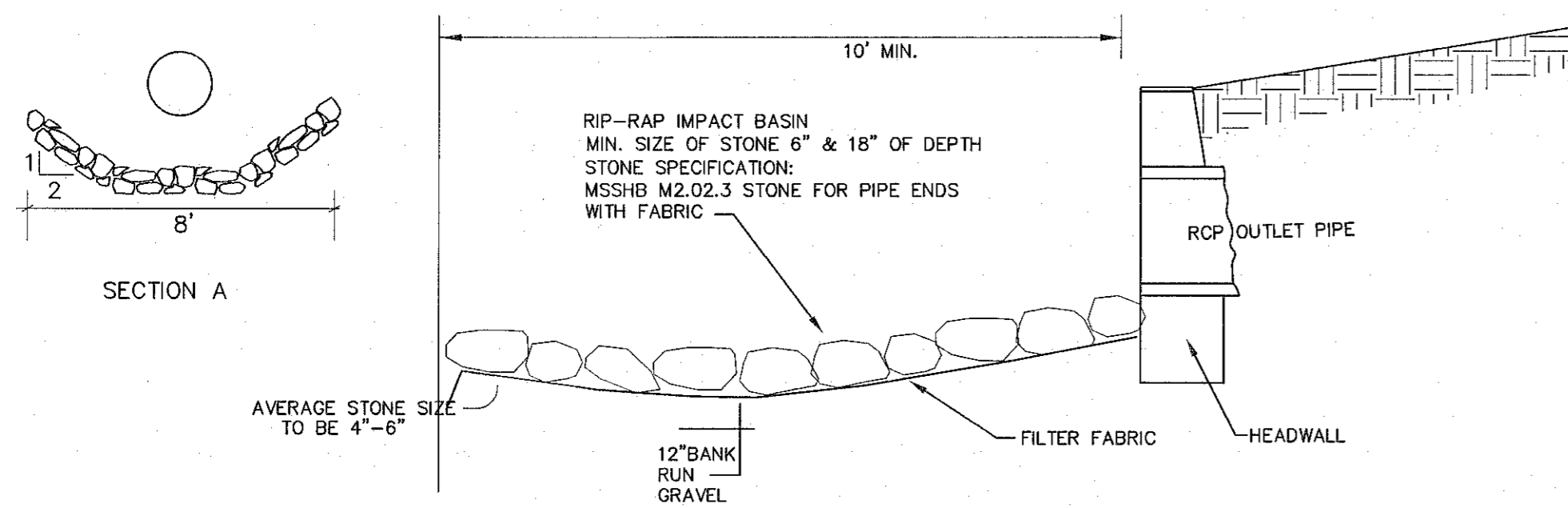
**INSTALLATION NOTES**

- 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

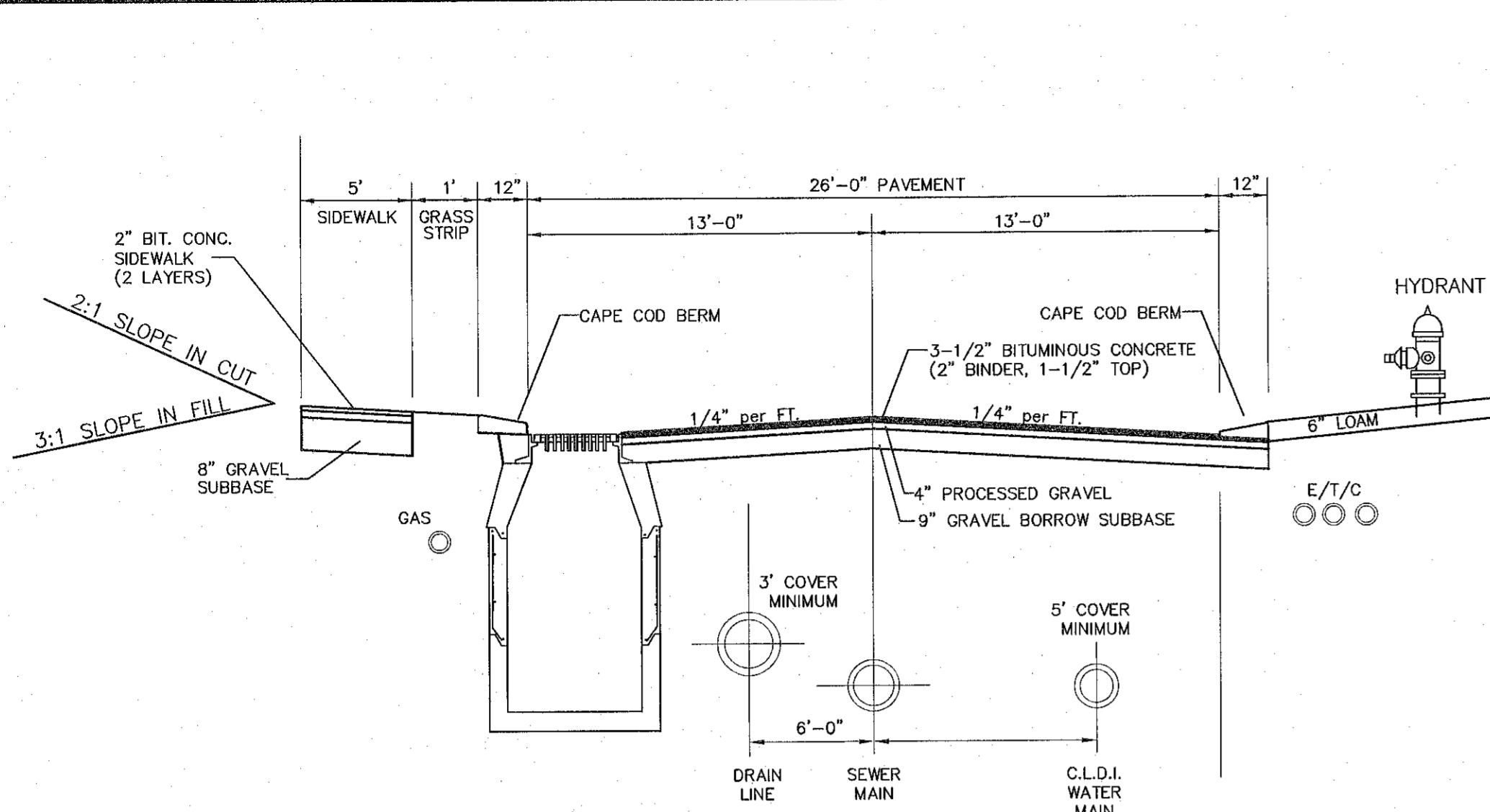


**FRAME AND COVER**  
N.T.S.

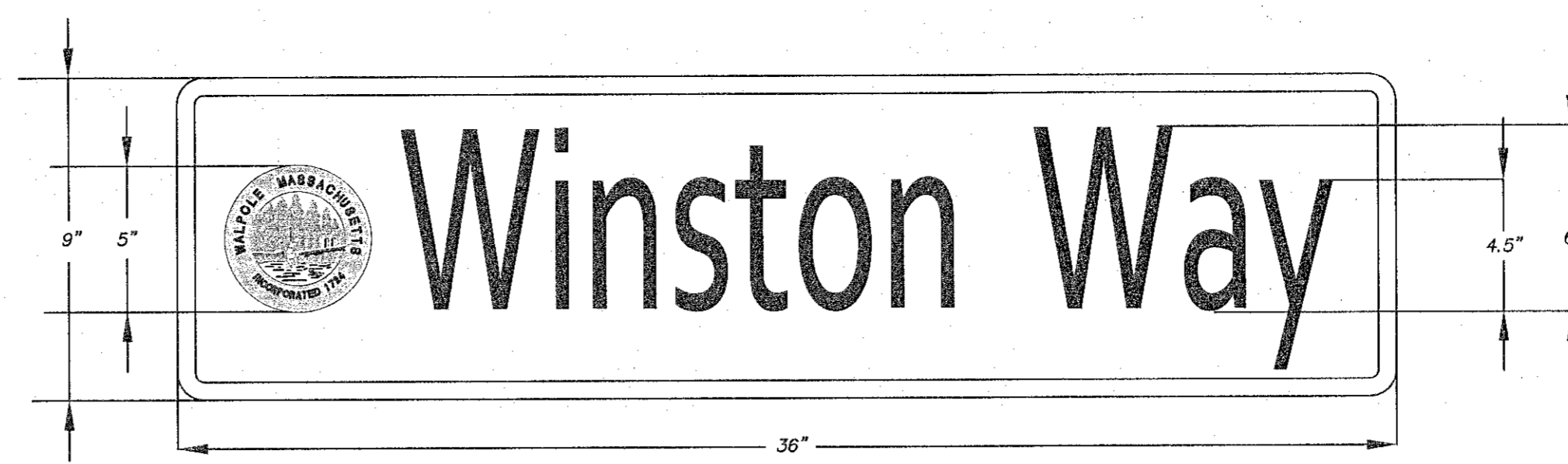


**RIP-RAP DETAIL HEADWALLS**  
NOT TO SCALE

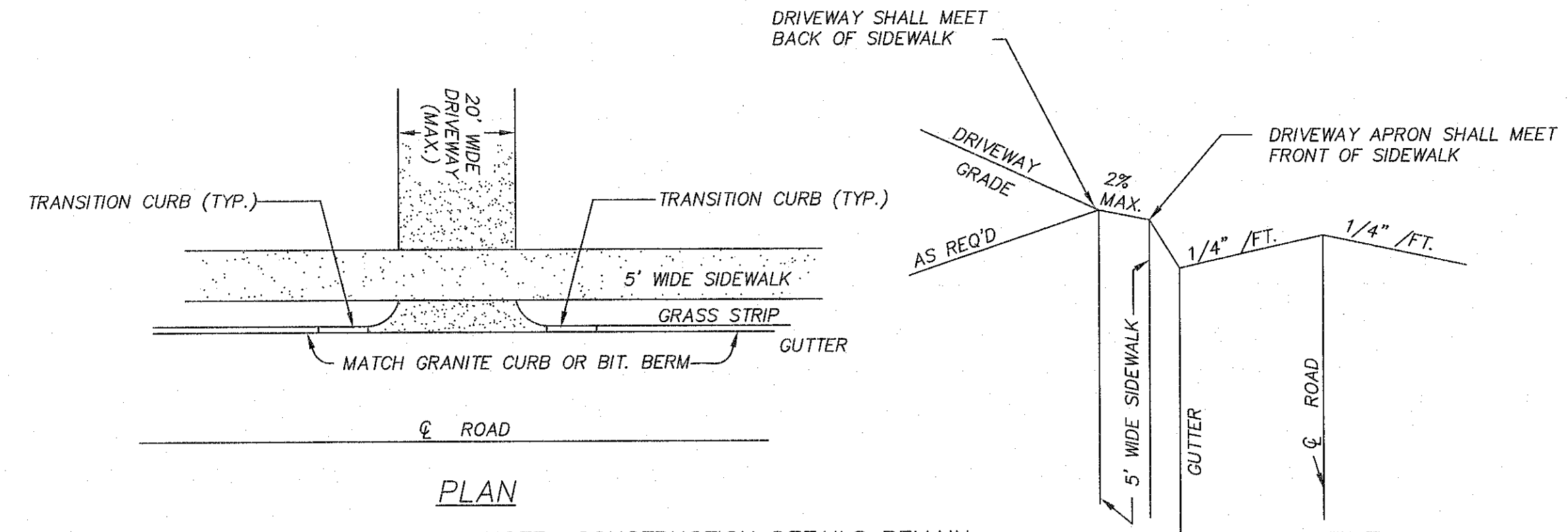
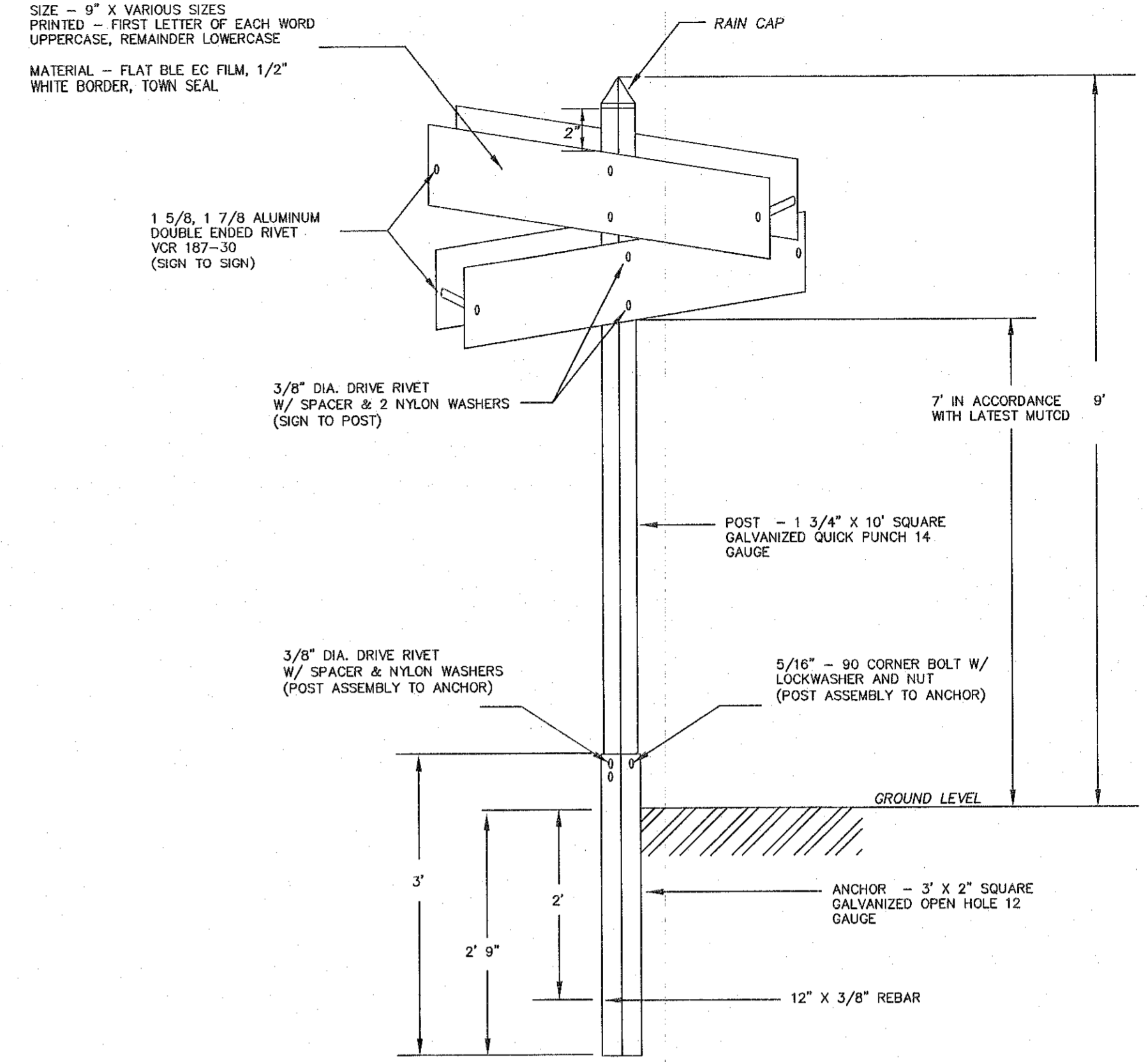




- NOTES:
- GRAVEL BORROW SUBBASE SHALL CONFORM TO SECTION M1.03.0 TYPE B, THREE INCHES LARGEST DIMENSION OF THE LATEST EDITION OF THE MASSACHUSETTS HIGHWAY DEPARTMENT STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES (STANDARD SPECIFICATIONS).
  - GRAVEL BORROW SUBBASE SHALL BE COMPACTED TO NOT LESS THAN 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.
  - "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.
  - 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.
  - SIDEWALK RAMPS MUST MEET CURRENT APPLICABLE ADA / AAB STANDARDS.

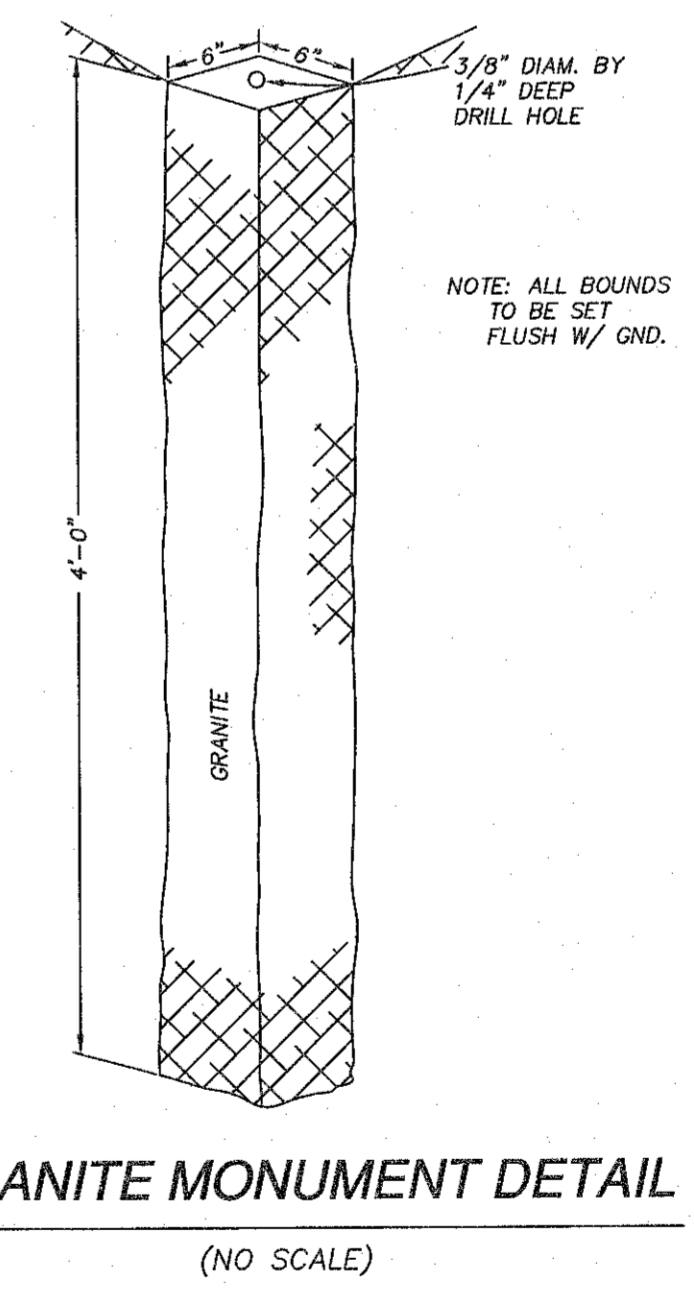
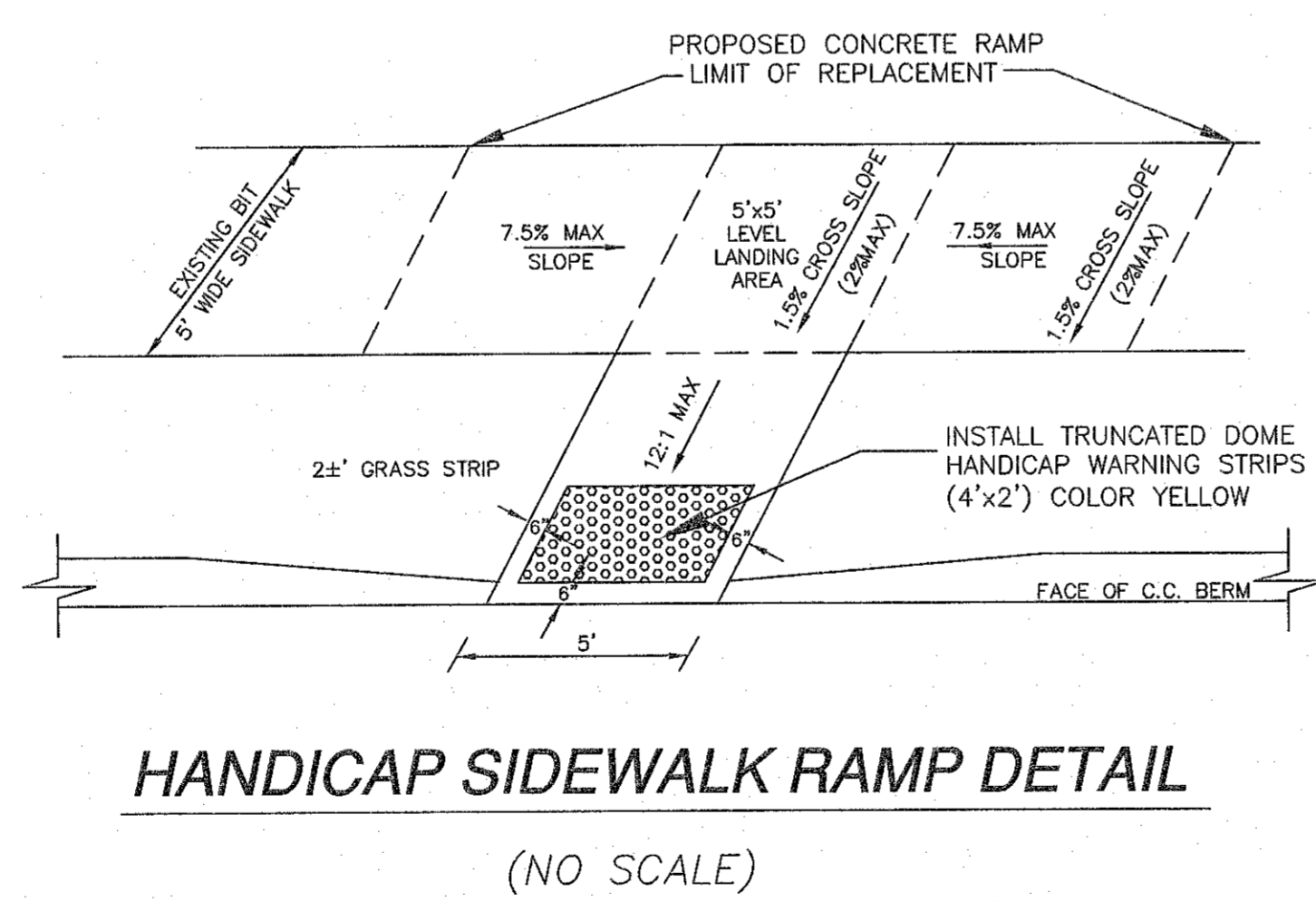
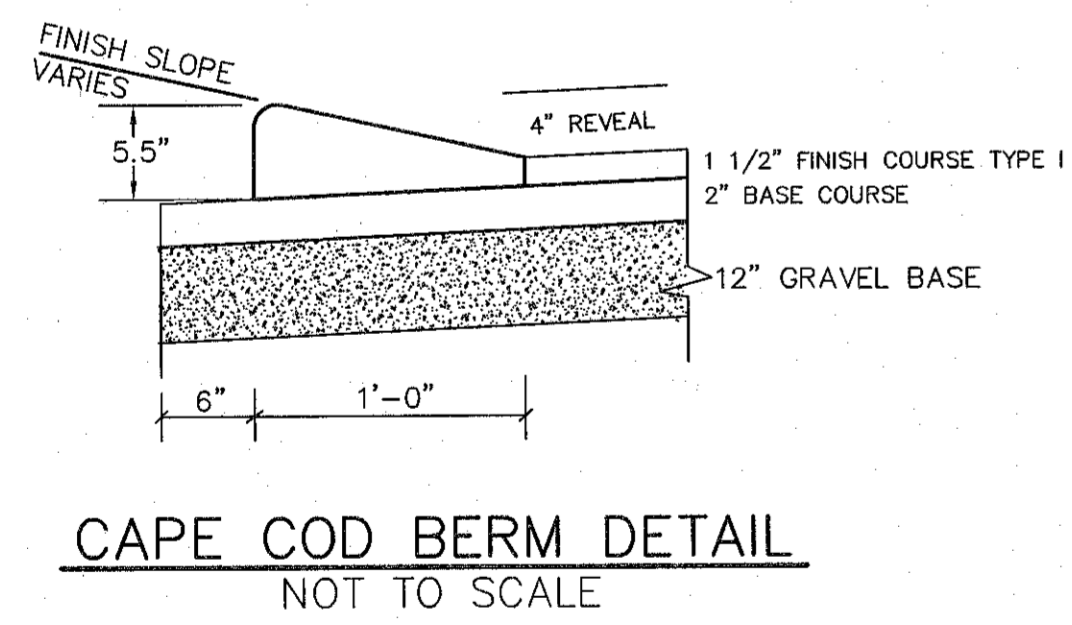


- SIGN NOTES:
- MINIMUM SIZE 9"
  - SIGN MATERIAL SHALL BE 3M VP DIAG. GRADE WHITE WITH BLUE TRANSLUCENT 3M-ELECTRO-CUT FILM OR APPROVED EQUAL
  - SIGN MATERIAL MUST MEET THE LATEST FHWA RULES FOR RETROREFLECTIVITY.
  - FONT = HIGHWAY SERIES B
  - FIRST LETTER OF EACH WORD IS TO BE UPPERCASE.
  - UPPERCASE, 4 1/2" LOWERCASE AVERY DENNISON PRISMATIC LETTERS



NOTE: CONSTRUCTION DETAILS REMAIN THE SAME WHEN NO SIDEWALK IS TO BE CONSTRUCTED.

ALL DRIVEWAY APRONS TO BE PAVED WITH 3" BITUMINOUS CONCRETE



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

APPROVED BY ZONING BOARD OF APPEALS \_\_\_\_\_

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

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

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**TOWN OF WALPOLE, MASSACHUSETTS  
DEPARTMENT OF PUBLIC WORKS  
PLAN SHOWING TYPICAL  
ROADWAY DETAILS**

DETAIL SHEET 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.  
2. IT IS THE DESIGNERS SOLE RESPONSIBILITY TO DETERMINE THE SUITABILITY OF A PARTICULAR DETAIL.

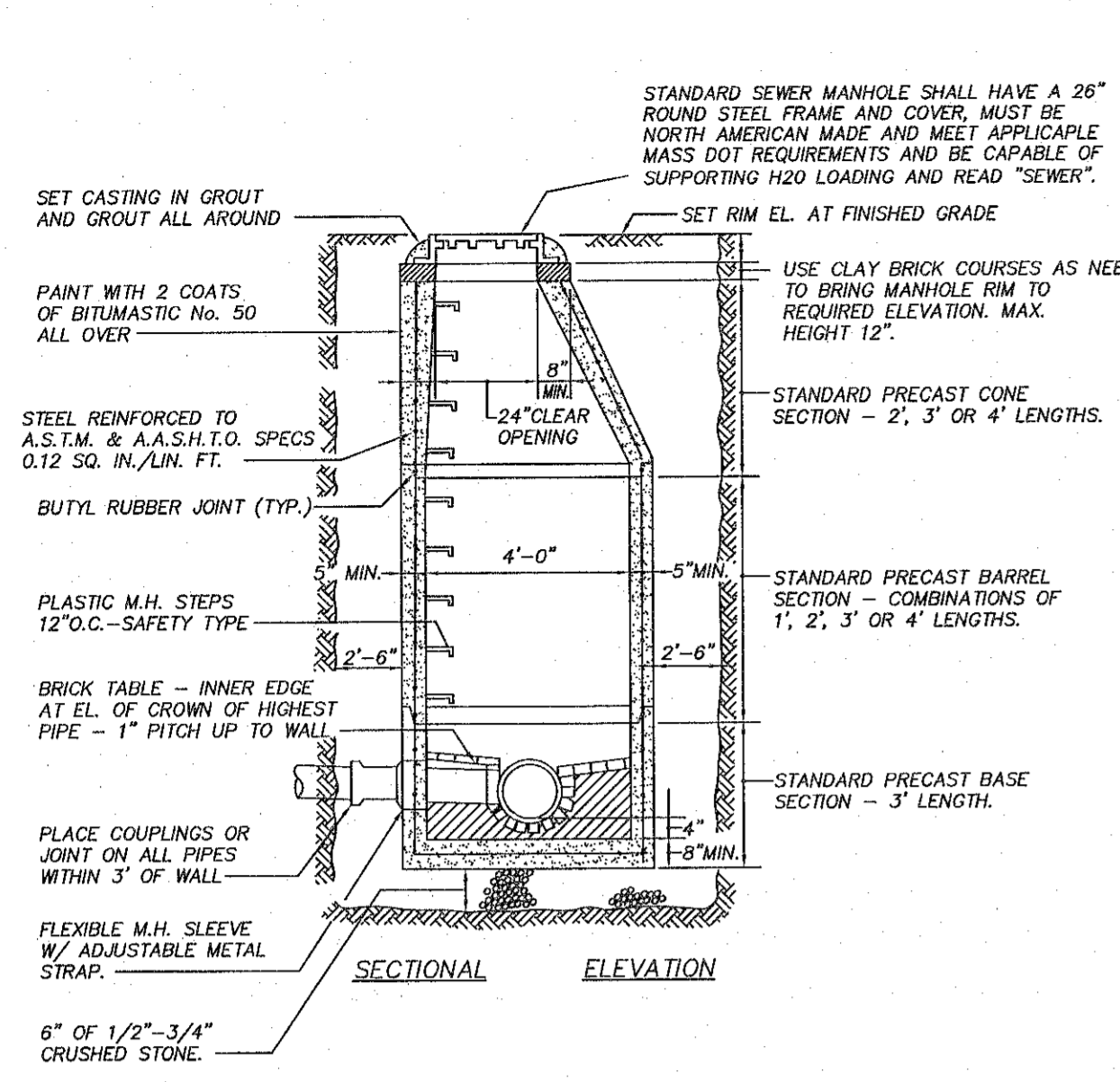
**SPECIAL PERMIT & SITE DEVELOPMENT PLAN  
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WALPOLE, MASSACHUSETTS**

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

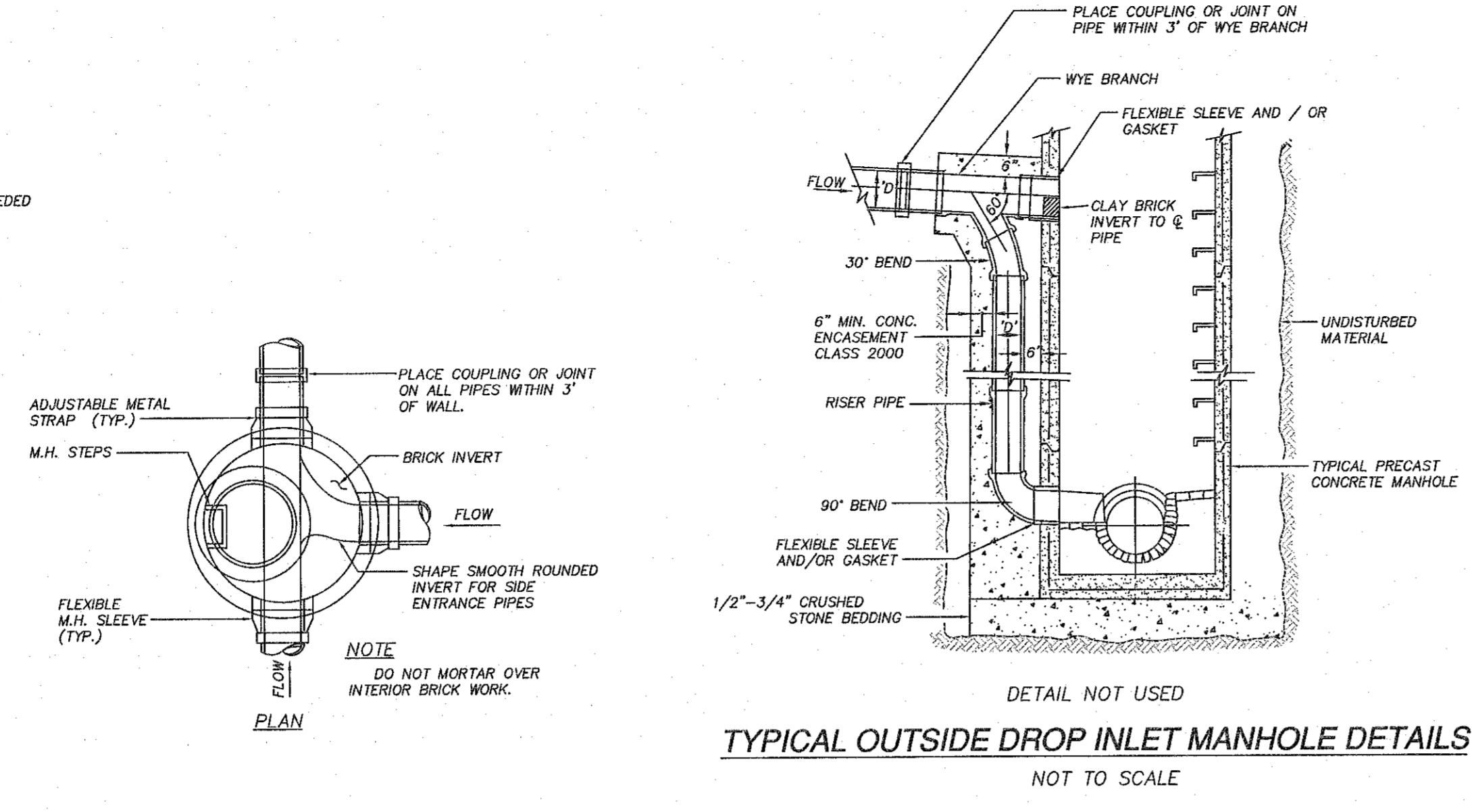
Town of Walpole

Date: 3-28-19  
Scale: AS SHOWN  
Drawn By: R. ROSA  
Checked By: C. JOHNSON  
Appr. By: M. WALKER

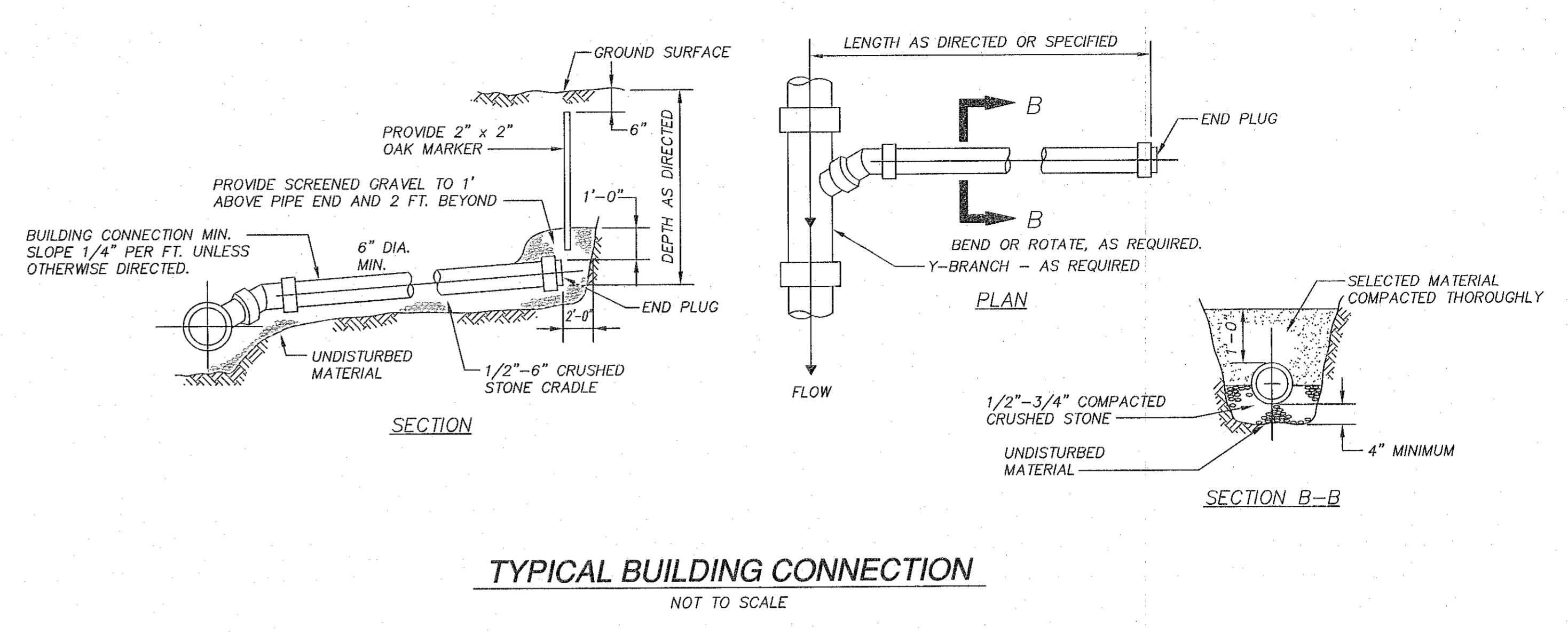




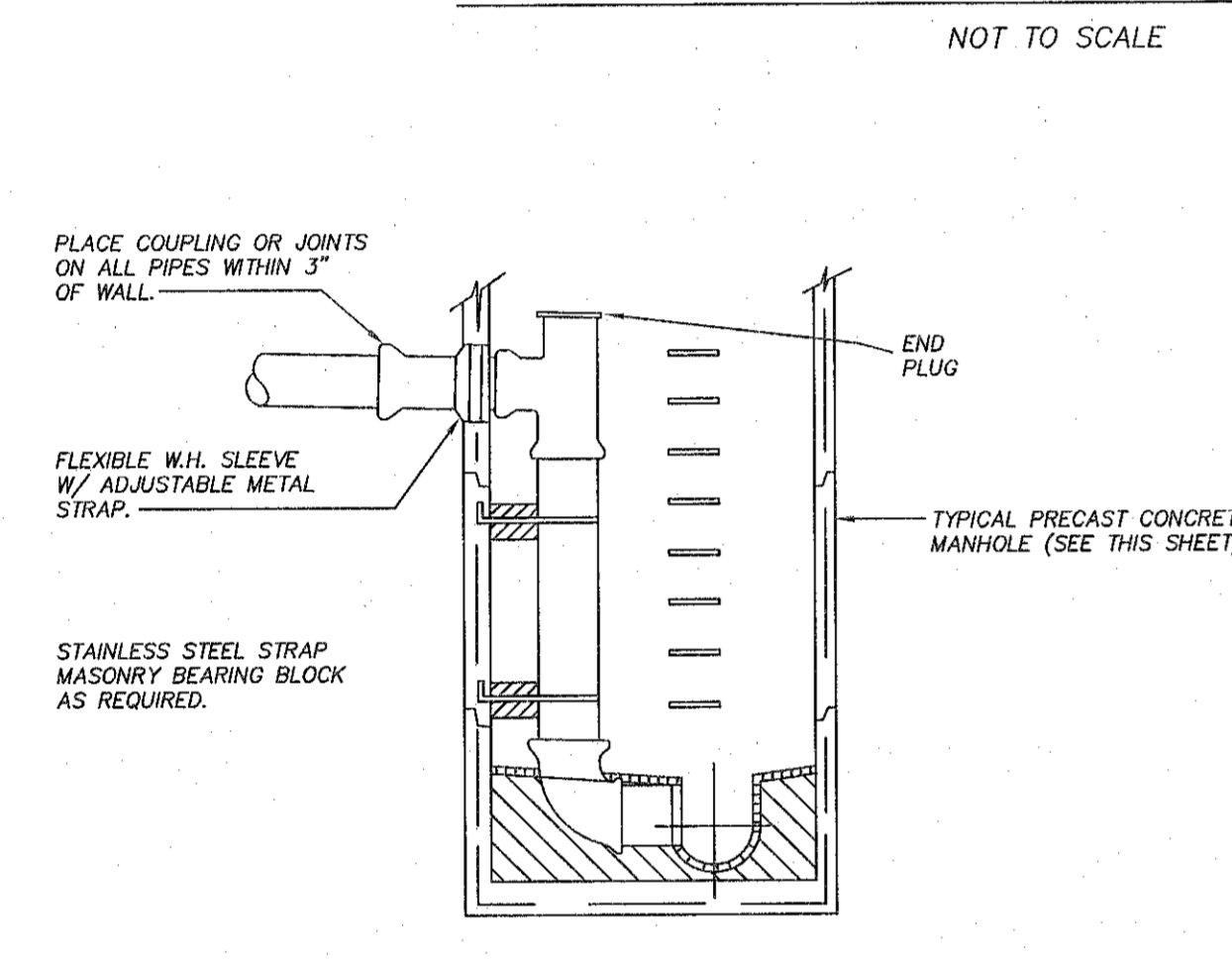
**TYPICAL PRECAST CONCRETE SEWER MANHOLE DETAILS**  
NOT TO SCALE



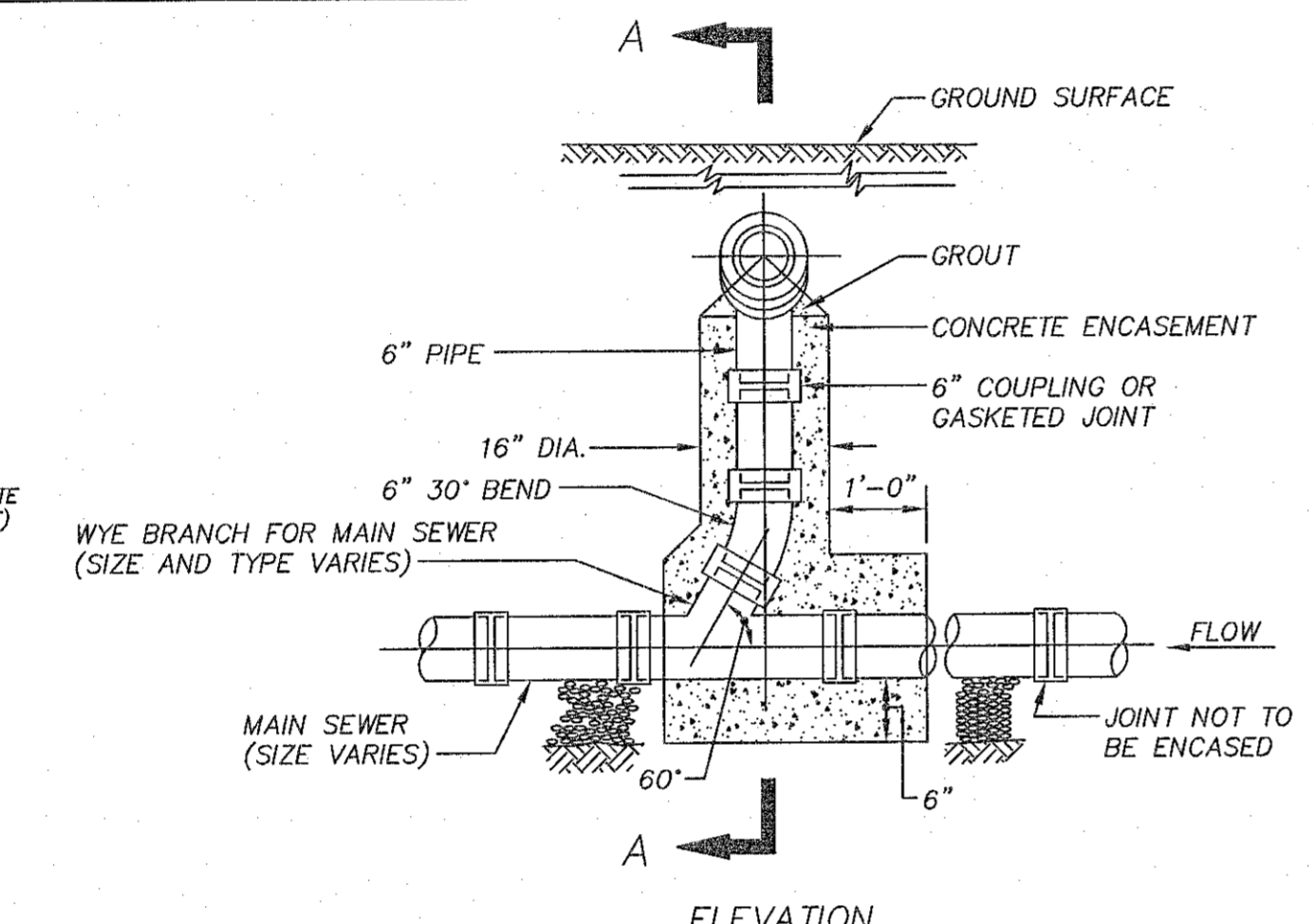
**TYPICAL OUTSIDE DROP INLET MANHOLE DETAILS**  
NOT TO SCALE



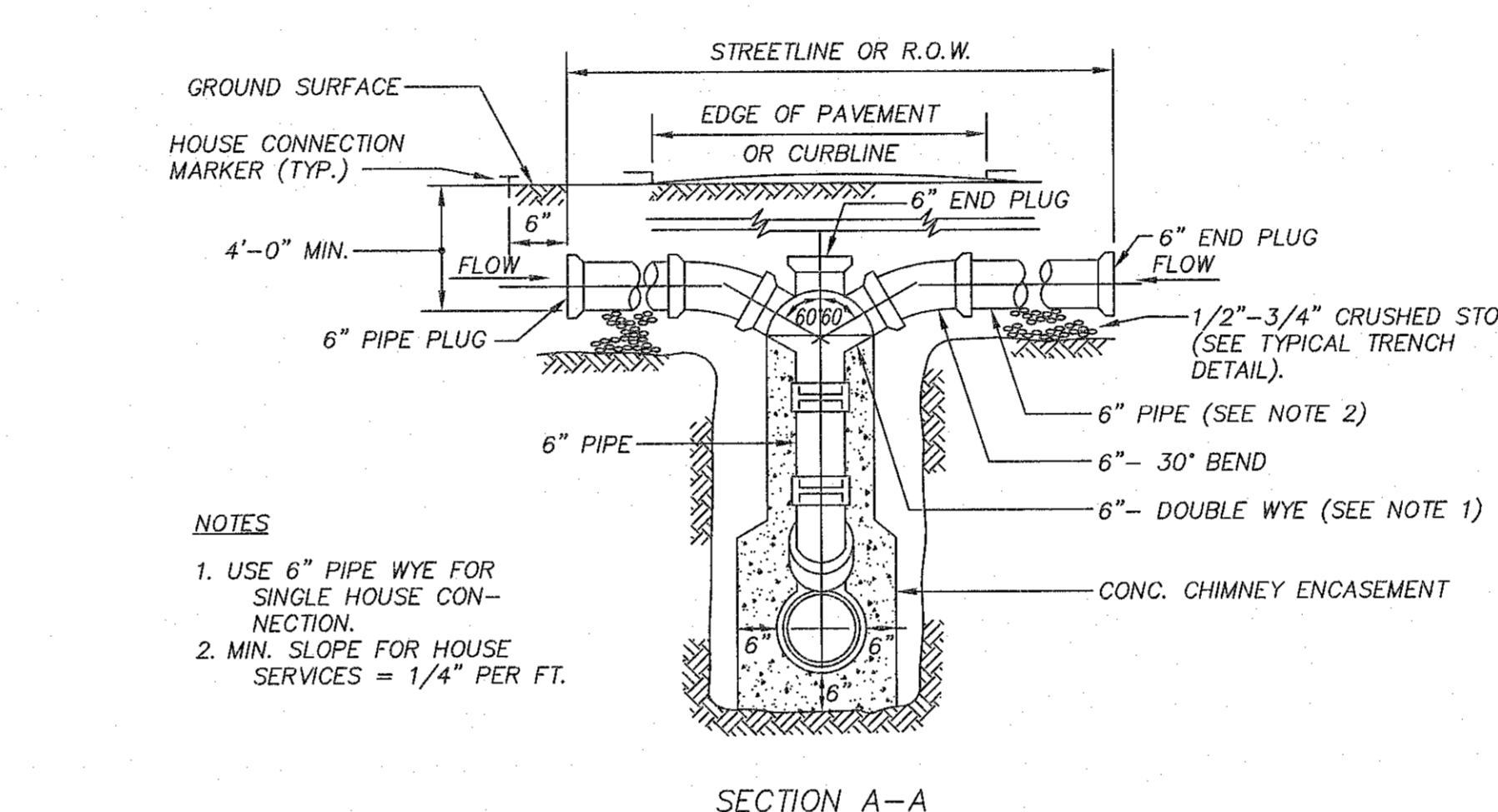
**TYPICAL BUILDING CONNECTION**  
NOT TO SCALE



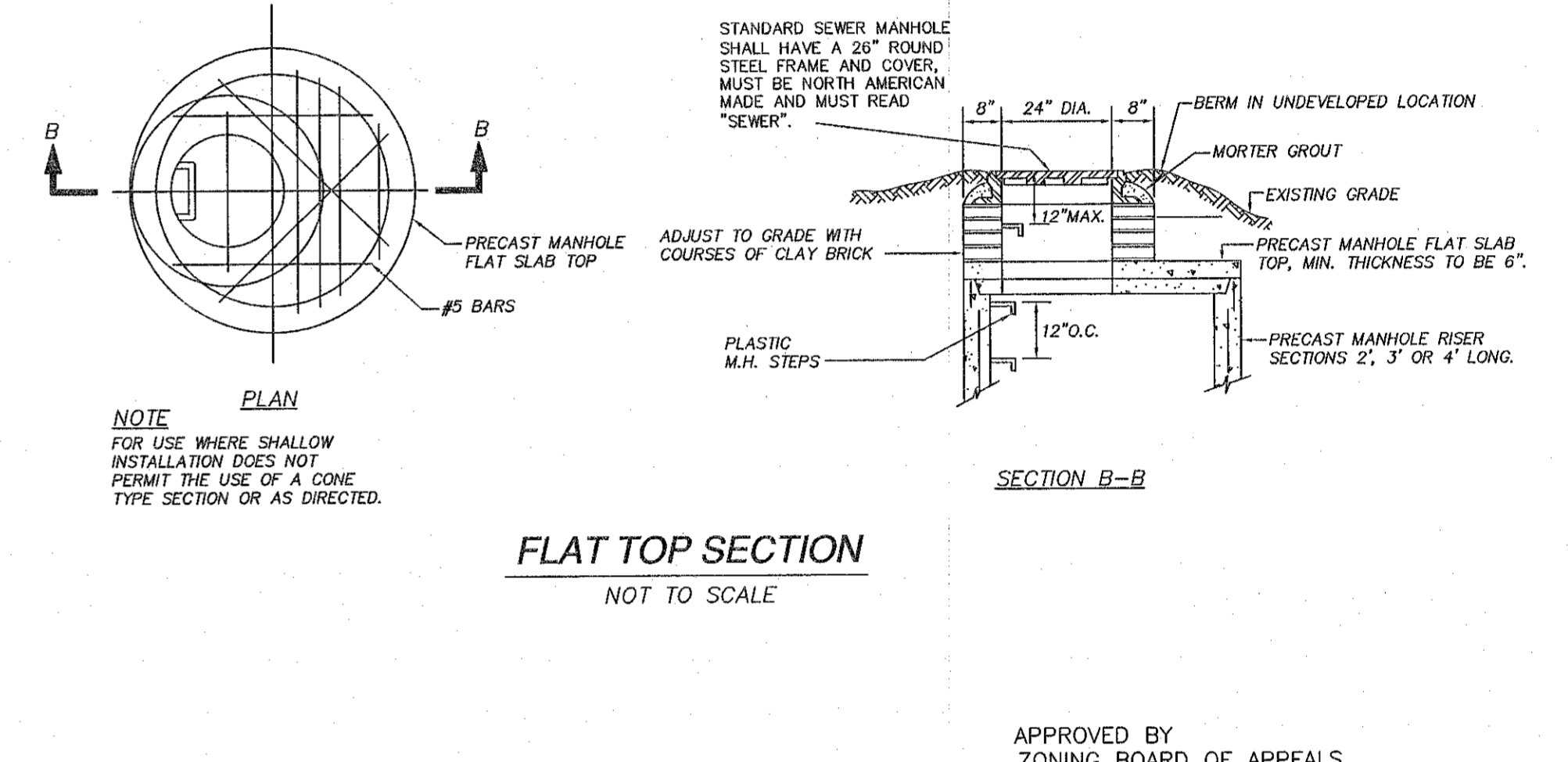
**TYPICAL INSIDE DROP INLET MANHOLE DETAILS**  
NOT TO SCALE



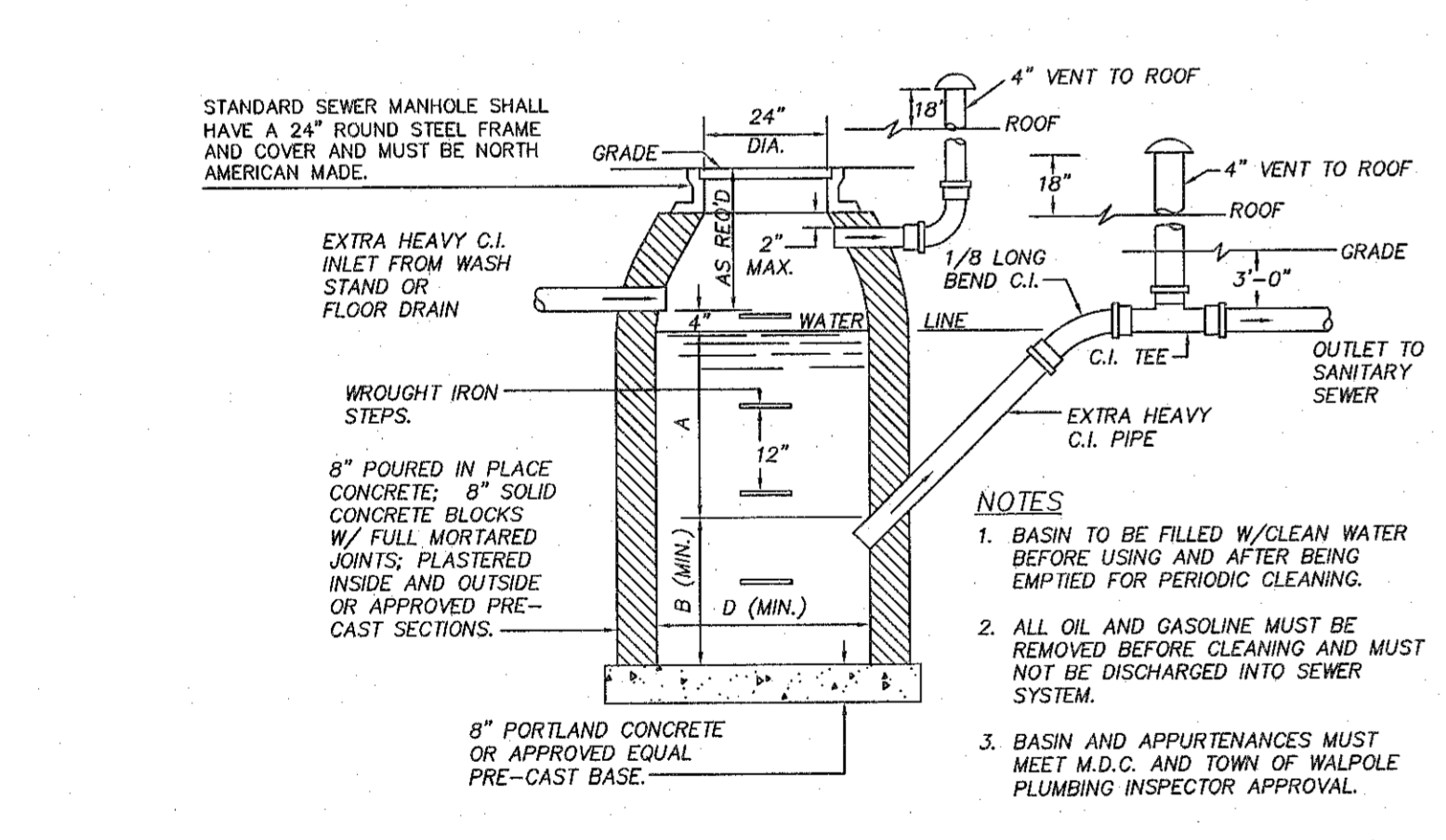
**TYPICAL HOUSE SERVICE CONNECTION & CHIMNEY DETAIL**  
(FOR MAIN SEWER OVER 8'-0" DEEP)  
NOT TO SCALE



**TYPICAL SEWER TRENCH DETAIL**  
NOT TO SCALE



**FLAT TOP SECTION**  
NOT TO SCALE



**STANDARD M.D.C. CATCH BASIN & GASOLINE TRAP DETAILS**  
NOT TO SCALE

| INLET | D   | A   | B   |
|-------|---|---|---|
| 4"    | 4'-0"<br>3'-6"                            | 2'-3"<br>3'-0"                            | 1'-11"<br>2'-8"                           |
| 5"    | 3'-6"<br>4'-0"<br>4'-0"<br>4'-6"          | 5'-0"<br>3'-6"<br>3'-0"<br>3'-0"          | 4'-0"<br>3'-0"<br>2'-8"<br>2'-8"          |
| 6"    | 4'-0"<br>4'-0"<br>4'-6"<br>4'-6"<br>5'-0" | 5'-0"<br>4'-0"<br>3'-6"<br>3'-0"<br>3'-0" | 4'-6"<br>3'-6"<br>3'-0"<br>2'-6"<br>2'-6" |
| 8"    | 5'-0"<br>5'-6"<br>6'-0"<br>6'-6"<br>6'-6" | 6'-0"<br>4'-6"<br>3'-0"<br>3'-0"<br>3'-0" | 5'-0"<br>4'-0"<br>3'-5"<br>2'-6"<br>2'-6" |

NOTE:  
FOR INLETS LARGER THAN 8", THE DESIGN AND DIMENSIONS WILL BE DETERMINED FOR EACH PARTICULAR CASE.  
CIRCULAR BASINS ARE RECOMMENDED.

- SEWER SERVICES SHALL BE LAID AT LEAST 10'-0" HORIZONTALLY FROM WATER LINES AND SERVICES OR FOLLOW "DEP 2001 GUIDELINES AND POLICIES FOR PUBLIC WATER SYSTEMS" REGARDING VERTICAL SEPARATION. WATER PIPE CROSSINGS MUST PROVIDE A 0'-18" VERTICAL SEPARATION AND FOLLOW "DEP 2001 GUIDELINES AND POLICIES FOR PUBLIC WATER SYSTEMS".
- NO BACKFILL WHATSOEVER SHALL BE PLACED UNTIL PERMITTED BY THE TOWN ENGINEER OR HIS/HER AGENT.
- MAXIMUM TRENCH WIDTH SHALL BE THE PIPE DIAMETER PLUS 2'-0".
- LEDGE, ROCK, BOULDERS AND LARGE STONES SHALL BE REMOVED TO PROVIDE A MINIMUM CLEARANCE OF 0'-6" BELOW AND ON EACH SIDE OF THE PIPE.
- SEWER SERVICES SHALL BE BEDDED ON A MINIMUM OF 0'-4" THOROUGHLY COMPACTED GRANULAR BEDDING CONSISTING OF 3/4" CRUSHED STONE M.H.D. (M2.01.4).
- SEWER SERVICES SHALL HAVE A MINIMUM DIAMETER OF 0'-6" AND A MINIMUM SLOPE OF 2.0% (FT/FT).
- THE SIDES OF THE SERVICES SHALL BE BACKFILLED AND HAND TAMPED. INITIAL BACKFILL MATERIAL SHALL CONTAIN NO STONES LARGER THAN 0'-3".
- DEBRIS, FROZEN MATERIAL, LARGE CLODS OR STONES, ORGANIC MATTER, OR OTHER MATERIAL DEEMED UNSUITABLE BY THE ENGINEER SHALL NOT BE USED AS BACKFILL WITHIN TWO (2) FEET OF THE TOP OF THE PIPE.
- SEWER SERVICES SHALL HAVE A MINIMUM COVER OF 4'-0" FROM THE TOP OF THE PIPE. SERVICES UNDER PAVED SURFACES OR SIDEWALKS SHALL BE FORMED OF SUCCESSIVE LAYERS NOT MORE THAN ONE (1) FOOT IN DEPTH, UNIFORMLY DISTRIBUTED AND EACH LAYER THOROUGHLY COMPACTED TO NOT LESS THAN 95% OF THE MAXIMUM DRY DENSITY OF THE MATERIAL. JACKING IS NOT ALLOWED.
- NO PUDDLING OR JETTING IS ALLOWED WITHIN THE PUBLIC LAYOUT WITHOUT WRITTEN PERMISSION OF THE TOWN ENGINEER.

**FORCE MAIN SPECIFICATIONS**

FORCE MAIN SPECIFICATIONS  
FOR ≤ 2" COMMON FORCE MAIN C.O. @ 200'  
FORCE MAIN SHALL BE MADE OF BLACK OR BLUES HDPE SDR 11 FOR LINES ≤ 2". SINGLE SERVICE LINES SHALL BE 1.5" C.T.S. (COPPER TUBING SIZE).  
TRACKER WIRE SHALL BE 10GA SOLID COPPER.  
USE OF REDUNDANT SWING CHECK VALVES REQUIRED. BALL CHECK VALVES SHALL BE PROHIBITED.  
ALL FITTINGS SHALL BE MADE OF STAINLESS STEEL.  
CORPORATION ON COMMON USE MAINS SHALL BE REQUIRED.

APPROVED BY  
ZONING BOARD OF APPEALS

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

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

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

| PROJECT PATH | REV. # | DESCRIPTION | DATE | BY |
|--------------|--------|-------------|------|----|
|              |        |             |      |    |
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**TOWN OF WALPOLE, MASSACHUSETTS  
DEPARTMENT OF PUBLIC WORKS  
PLAN SHOWING TYPICAL  
SEWERAGE CONSTRUCTION DETAILS**

DETAIL SHEET 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.  
2. IT IS THE DESIGNERS SOLE RESPONSIBILITY TO DETERMINE THE SUITABILITY OF A PARTICULAR DETAIL.

**SPECIAL PERMIT & SITE DEVELOPMENT PLAN  
"UNION SQUARE VILLAGE"  
WALPOLE, MASSACHUSETTS**

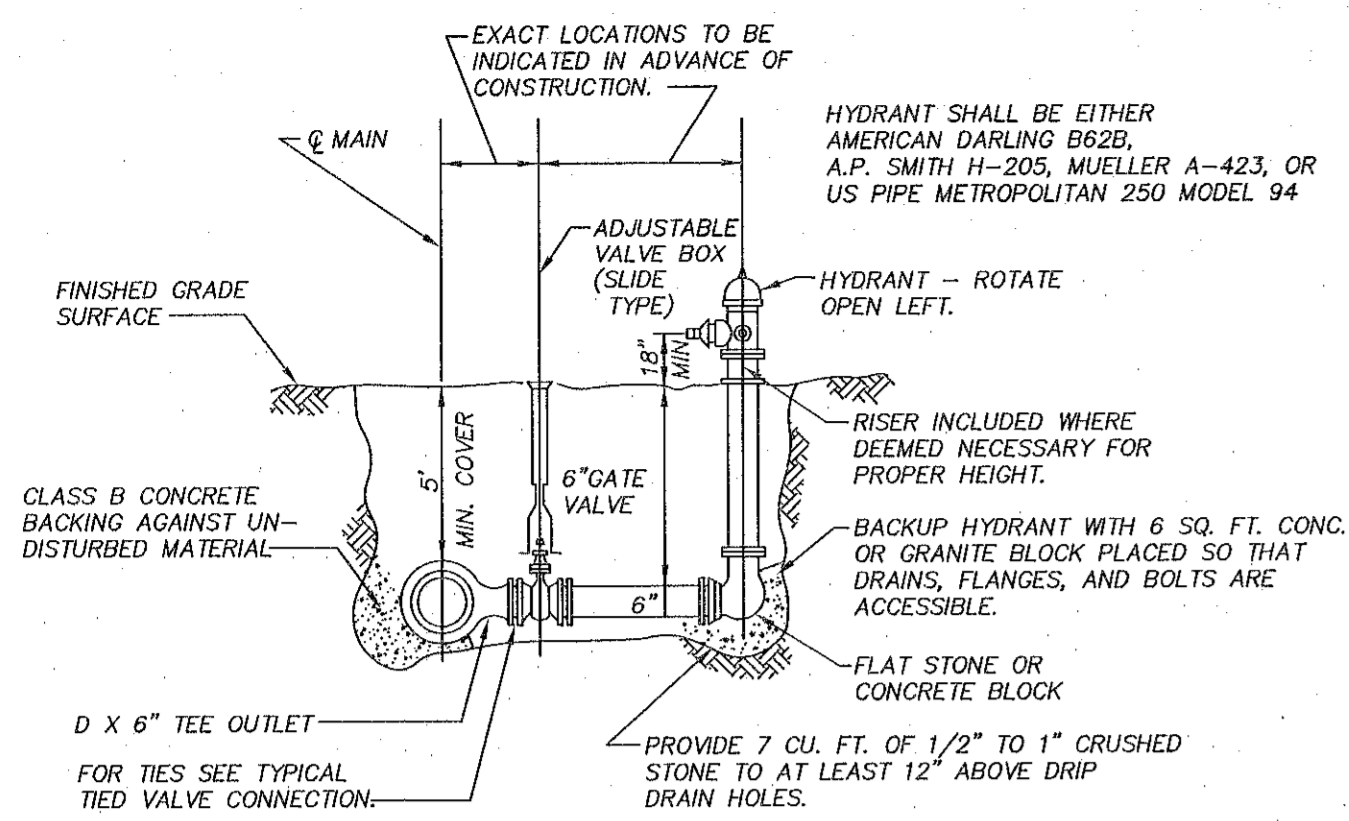
APPLICANT:  
WALL STREET DEVELOPMENT CORP.  
P.O. BOX 272  
WESTWOOD, MA 02090

SHEET: 11 of 12

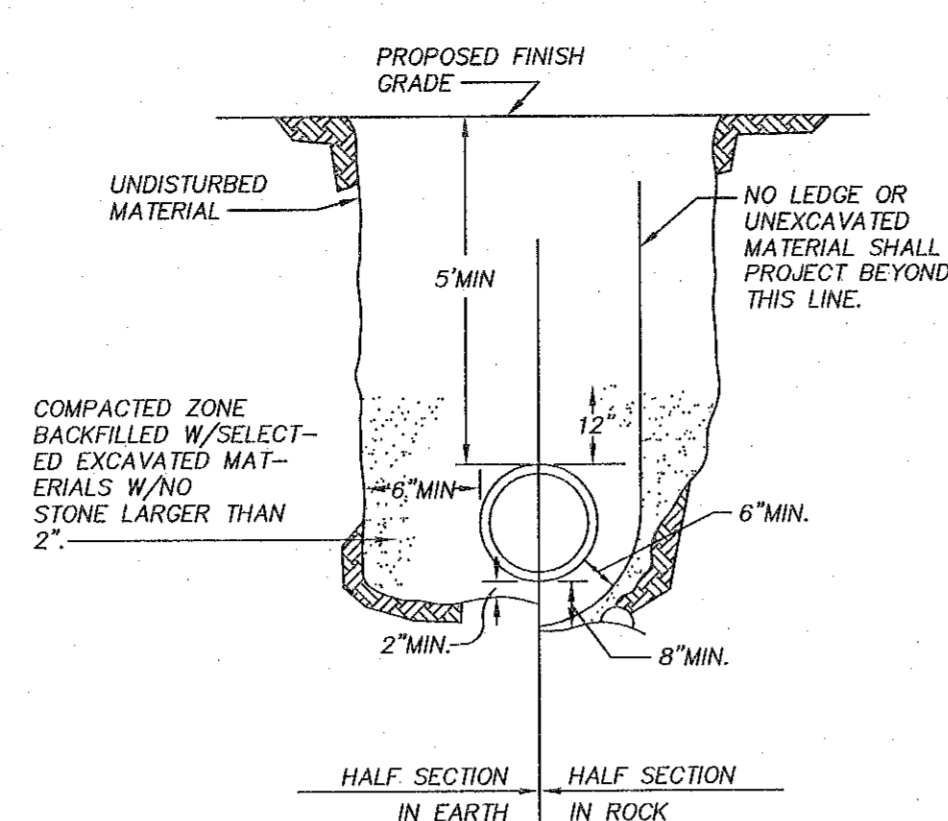


Town of Walpole

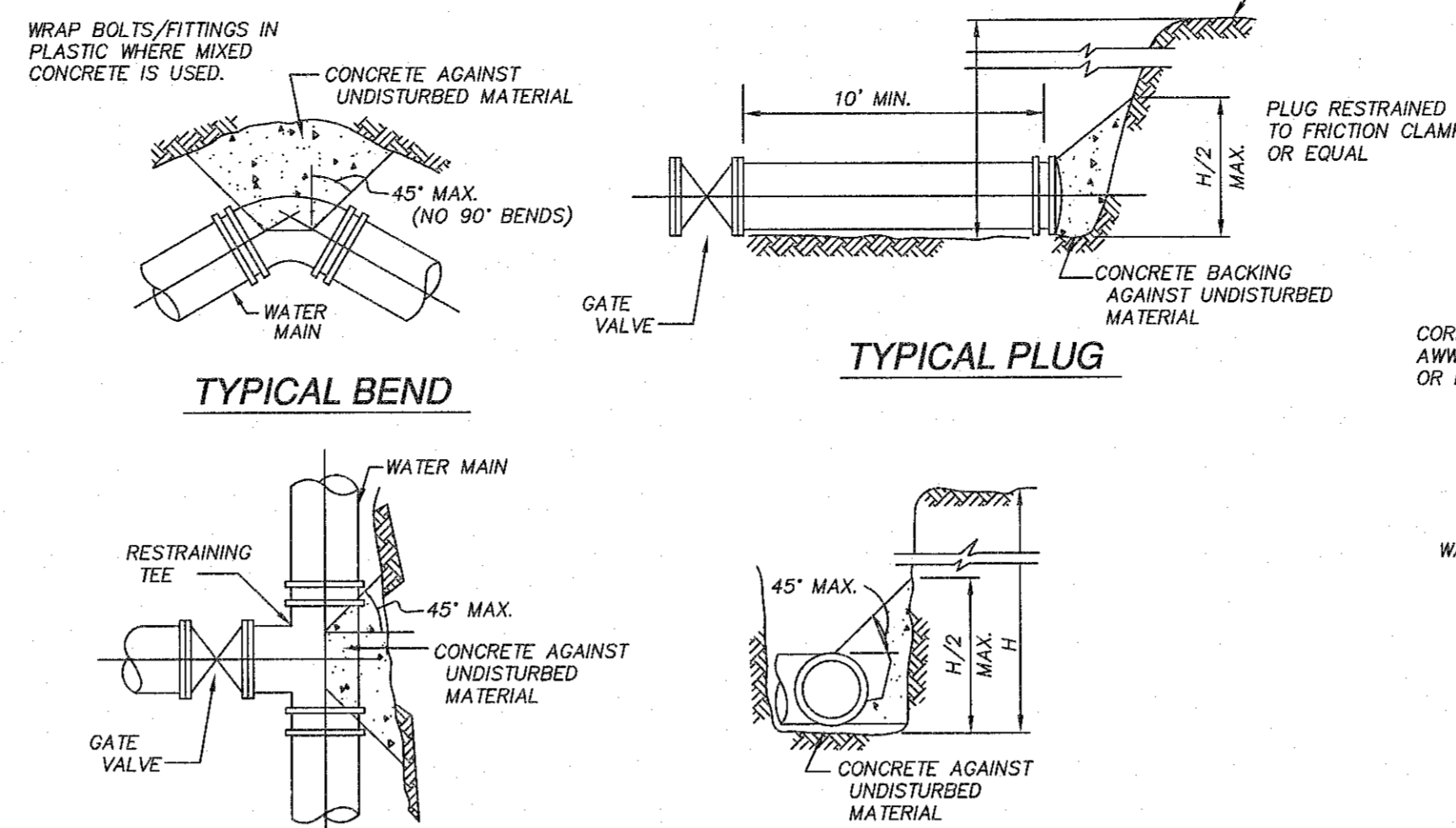
|             |            |
|-------------|------------|
| Date:       | 3-28-19    |
| Scale:      | AS SHOWN   |
| Drawn By:   | R. ROSA    |
| Checked By: | C. JOHNSON |
| Appr. By:   | M. WALKER  |



**TYPICAL HYDRANT ASSEMBLY DETAIL**  
NOT TO SCALE



**WATER MAIN TRENCH DETAIL**  
NOT TO SCALE



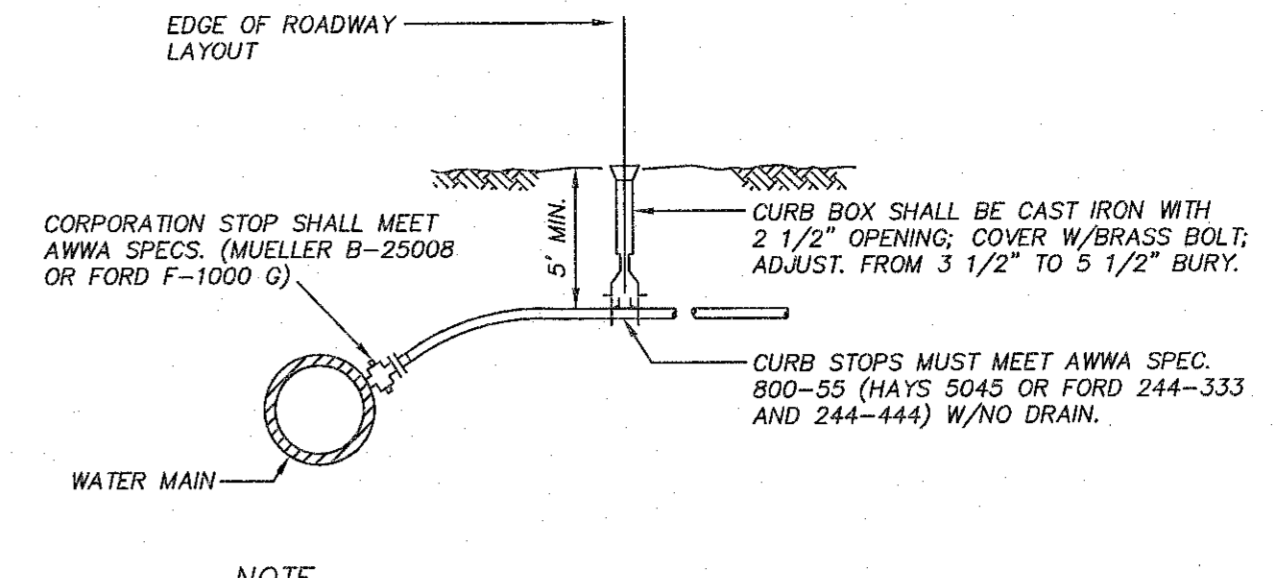
**TYPICAL BEND**

**TYPICAL TEE**

**TYPICAL PLUG**

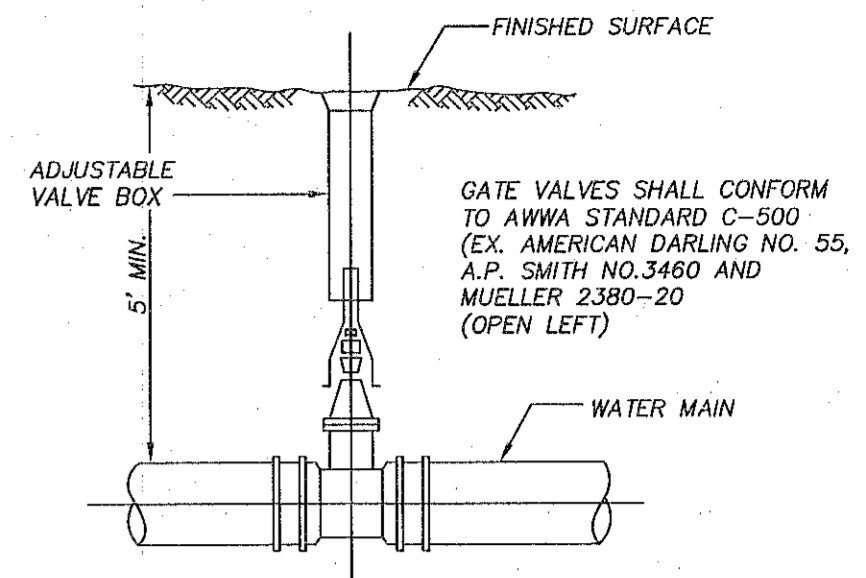
**TYPICAL SECTION**

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.)

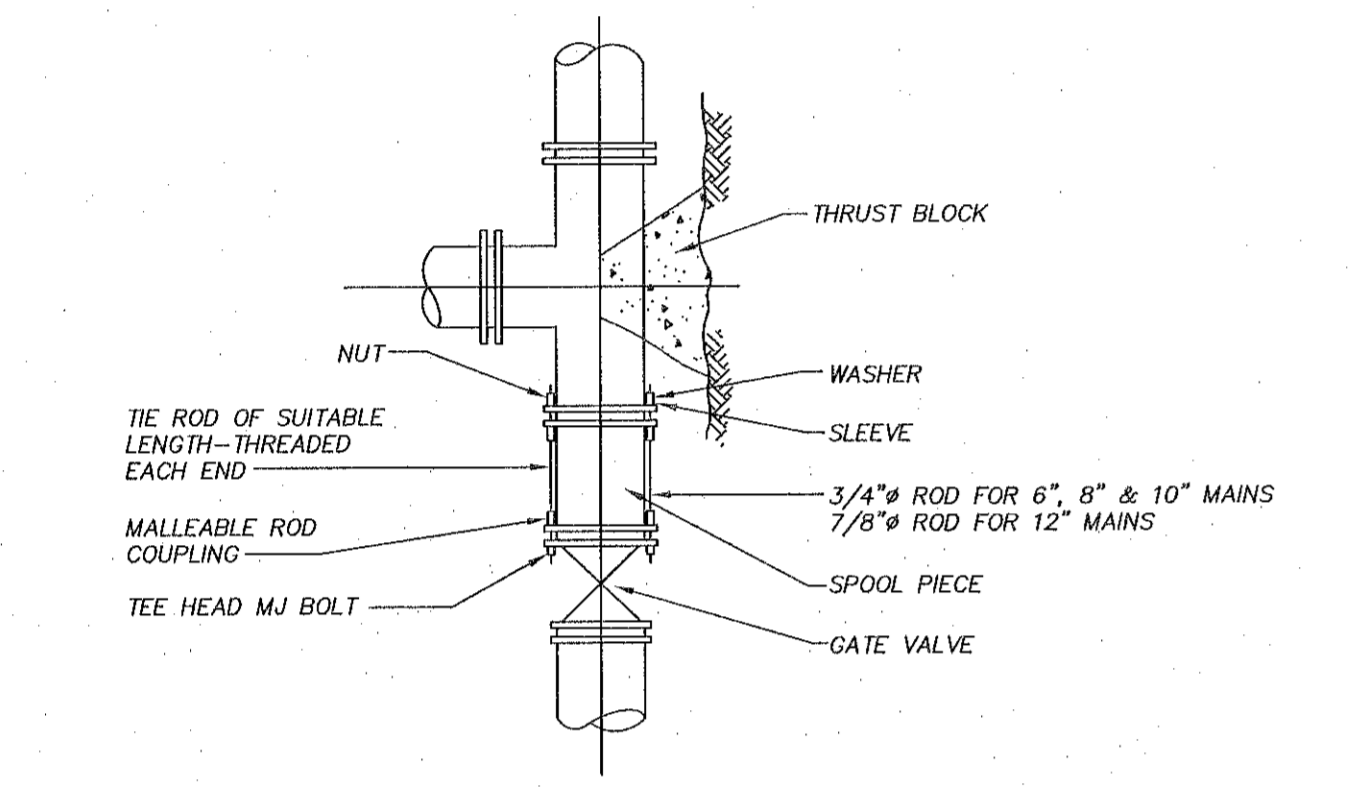


NOTE: COPPER TUBING SHALL MEET AWWA SPEC. 76-CR TYPE K OR FEDERAL SPEC. WWT-799 TYPE K. 1 1/2\"/>

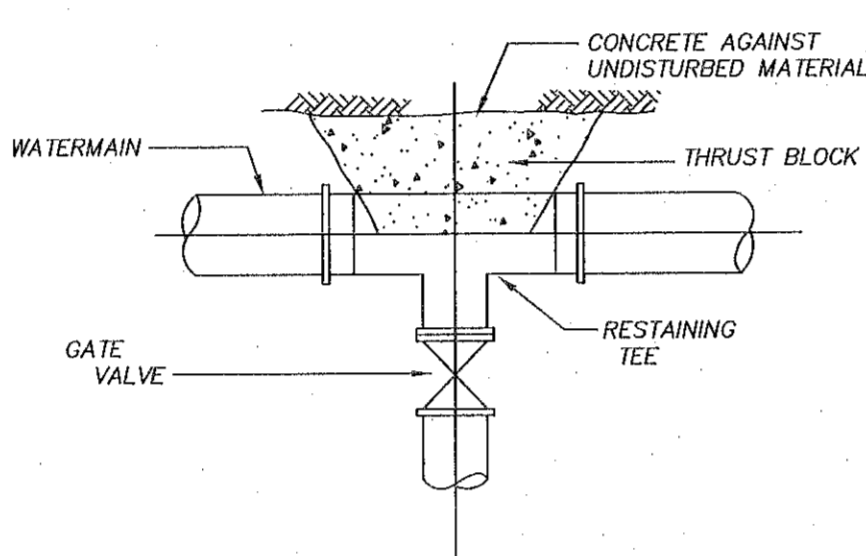
**TYPICAL SERVICE CONNECTION**  
NOT TO SCALE



**TYPICAL GATE VALVE**  
NOT TO SCALE



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

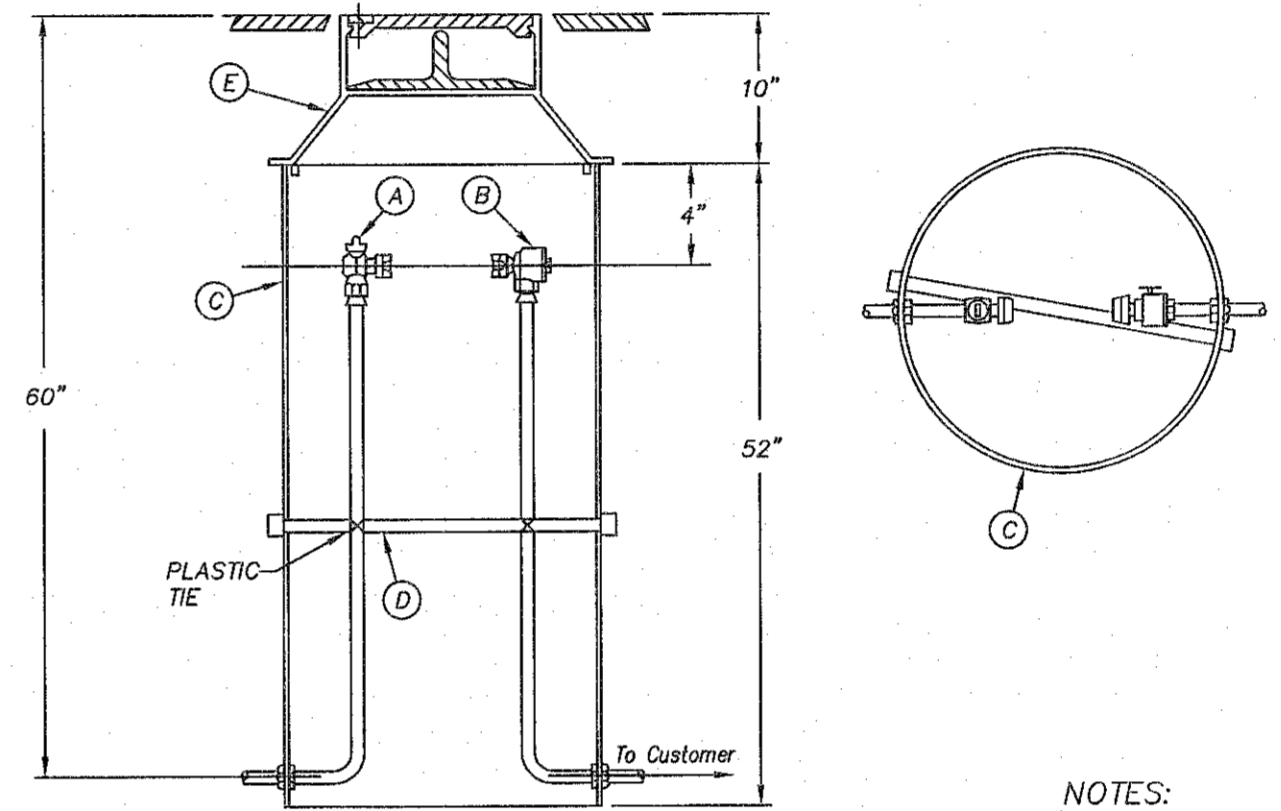


**TYPICAL LATERAL GATE VALVE CONNECTION DETAILS**  
NOT TO SCALE

NOTE: WRAP BOLTS/FITTINGS IN PLASTIC WHERE MIXED CONCRETE IS USED.

| 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

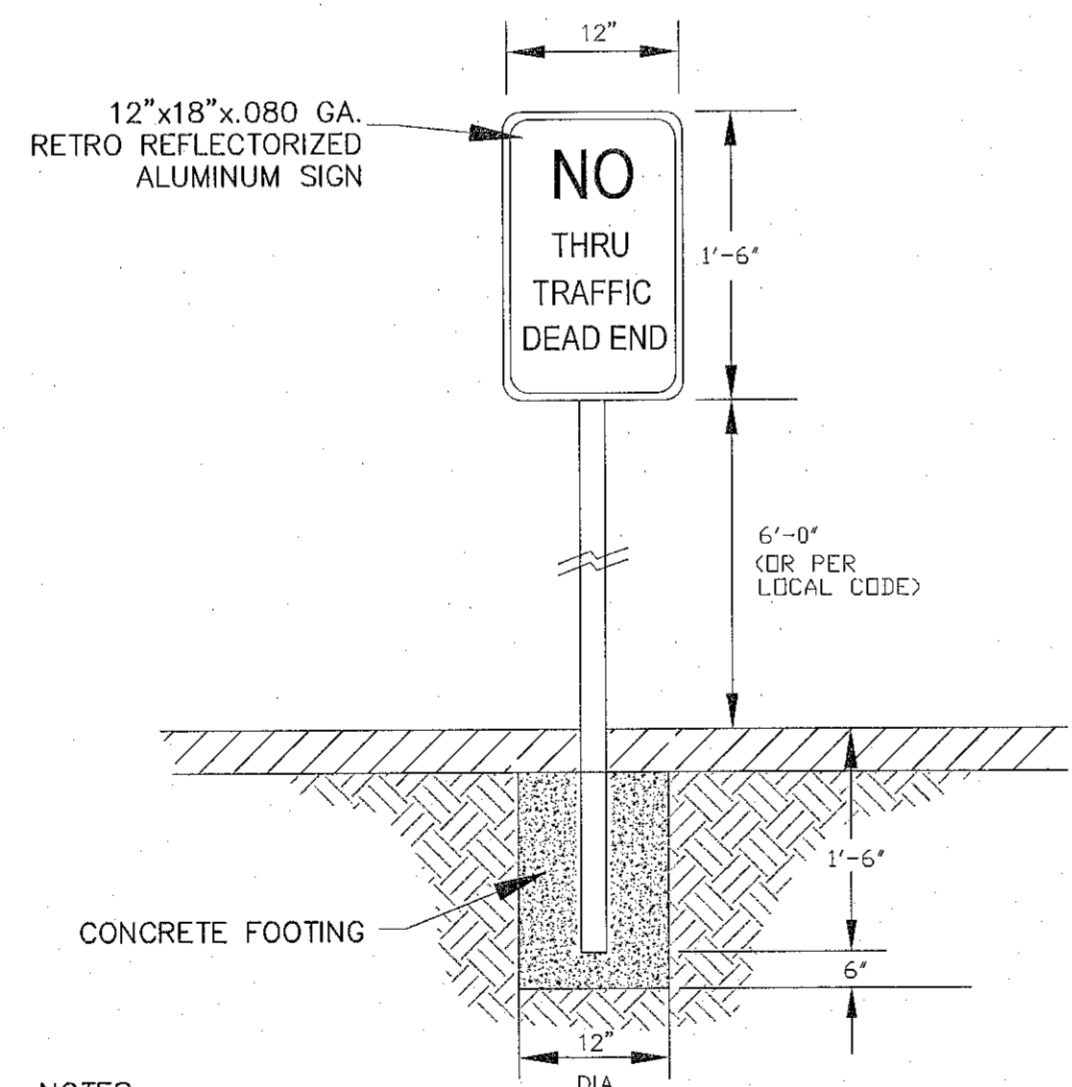


| ITEM | DESCRIPTION            | CAT No.   |
|------|------------------------|-----------|
| A    | ANGLE BALL VALVE       | BA13-232W |
| B    | DUAL ANGLE CHECK VALVE | HA43-3230 |
| C    | 20\"/>                 |           |

- NOTES:
- ALL SERVICE SHALL ENTER THE PIT AT A 90° ANGLE TO THE STREET.
  - TO BE USED FOR DWELLINGS WHICH EXCEED A DISTANCE OF 100' FROM FRONT PROPERTY LINES.
  - PLASTIC SERVICE PIPE MAY ONLY BE USED ON PRIVATE SIDE OF METER PIT.

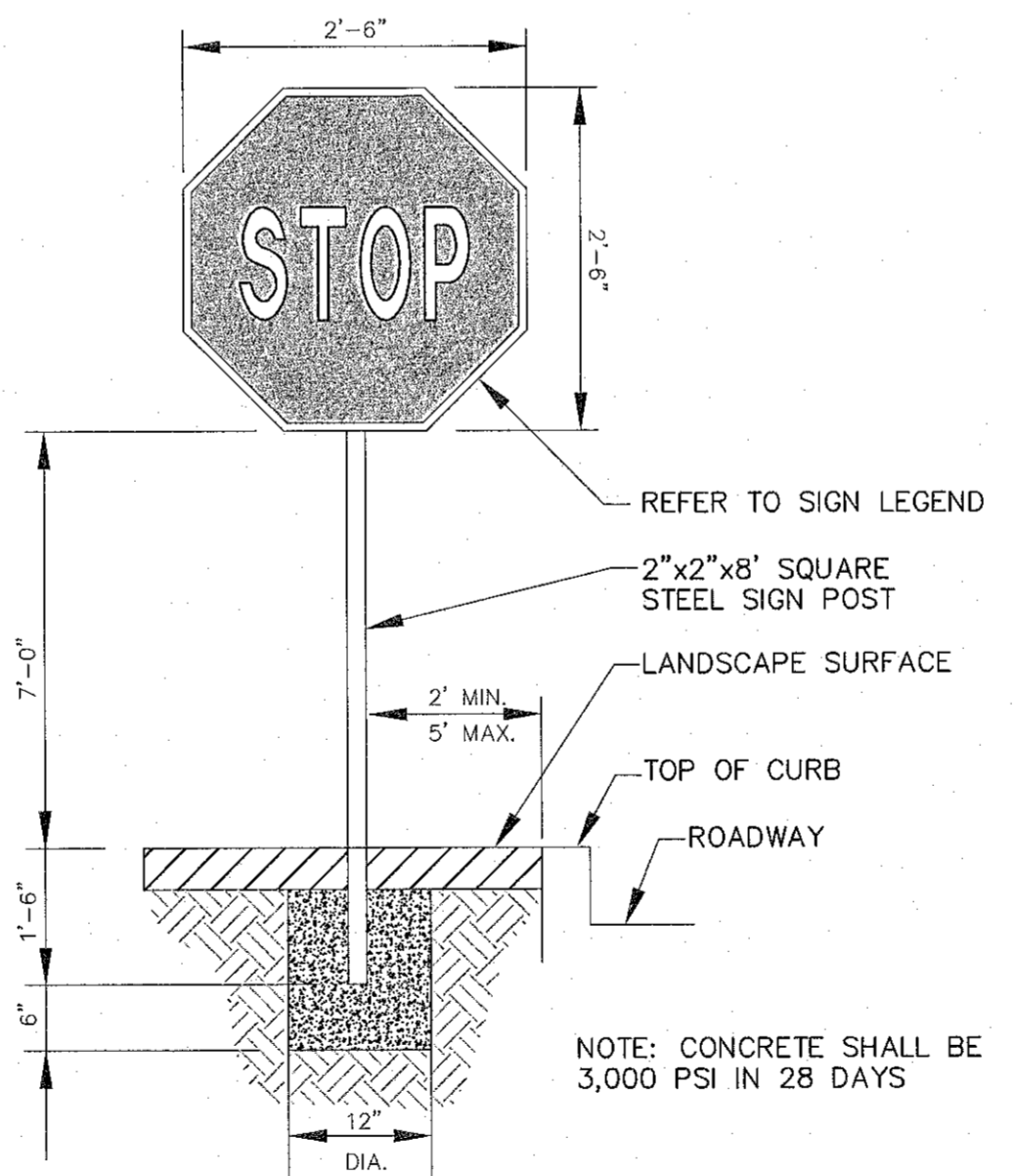
**METER PIT SPECIFICATIONS**  
NOT TO SCALE

- NOTES:
- WATER SERVICES SHALL BE LAID AT LEAST 10'-0" HORIZONTALLY FROM SEWER LINES AND SERVICES OR FOLLOW "DEP 2001 GUIDELINES AND POLICIES FOR PUBLIC WATER SYSTEMS" REGARDING VERTICAL SEPARATION. SEWER CROSSINGS MUST PROVIDE A 0'-18" VERTICAL SEPARATION AND FOLLOW "DEP 2001 GUIDELINES AND POLICIES FOR PUBLIC WATER SYSTEMS".
  - WATER SERVICES GREATER THAN ONE HUNDRED (100) FEET IN LENGTH SHALL BE FIRST CONNECTED TO A WATER METER PIT LOCATED AT THE PROPERTY LINE.
  - NO BACKFILL WHAT-SO-EVER SHALL BE PLACED UNTIL PERMITTED BY THE TOWN ENGINEER OR HIS/HER AGENT.
  - LEDGE, ROCK, BOULDERS AND LARGE STONES SHALL BE REMOVED TO PROVIDE A MINIMUM CLEARANCE OF 0'-6" BELOW AND ON EACH SIDE OF THE PIPE.
  - WATER SERVICES SHALL BE BEDDED ON A MINIMUM OF 0'-4" THOROUGHLY COMPACTED GRANULAR BEDDING CONSISTING OF COURSE SAND M.H.D. (M2.01.4). STONE DUST SHALL NOT BE USED AS BEDDING OR BACKFILL.
  - THE INITIAL BACKFILL MATERIAL WITHIN 0'-6" OF THE PIPE SHALL CONSIST OF COURSE SAND M.H.D. (M2.01.4).
  - DEBRIS, FROZEN MATERIAL, LARGE CLOUDS OR STONES, ORGANIC MATTER, OR OTHER MATERIAL DEEMED UNSUITABLE BY THE ENGINEER SHALL NOT BE USED AS BACKFILL WITHIN TWO (2) FEET OF THE TOP OF THE PIPE.
  - WATER SERVICES SHALL HAVE A MINIMUM COVER OF 5'-0" FROM THE TOP OF THE PIPE. SERVICES UNDER PAVED SURFACES OR SIDEWALKS SHALL BE FORMED OF SUCCESSIVE LAYERS NOT MORE THAN ONE (1) FOOT IN DEPTH, UNIFORMLY DISTRIBUTED AND EACH LAYER THOROUGHLY COMPACTED TO NOT LESS THAN 95% OF THE MAXIMUM DRY DENSITY OF THE MATERIAL. JACKING IS NOT ALLOWED.
  - NO PUDDLING OR JETTING IS ALLOWED WITHIN THE PUBLIC LAYOUT WITHOUT WRITTEN PERMISSION OF THE TOWN ENGINEER.



NOTES:  
1. SPECIFIC CODE SHALL BE REFERENCED FOR LOCAL AND STATE REQUIREMENTS.  
2. PROVIDED (1) SIGN PER HANDICAP SPACE. SEE SITE PLAN FOR EXACT LOCATION.

**NO THRU TRAFFIC SIGN**  
N.T.S.



STOP SIGNS SHALL BE CONSISTENT W/CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES STANDARDS AND GUIDELINES.

**STOP SIGN DETAIL**  
(NOT TO SCALE)

DETAIL SHEET NOTE:  
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TOWN CLERK \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY ZONING BOARD OF APPEALS

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

| REV. # | DESCRIPTION | DATE | BY |
|--------|-------------|------|----|
|        |             |      |    |
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**TOWN OF WALPOLE, MASSACHUSETTS  
DEPARTMENT OF PUBLIC WORKS  
PLAN SHOWING TYPICAL  
WATER MAIN CONSTRUCTION DETAILS**

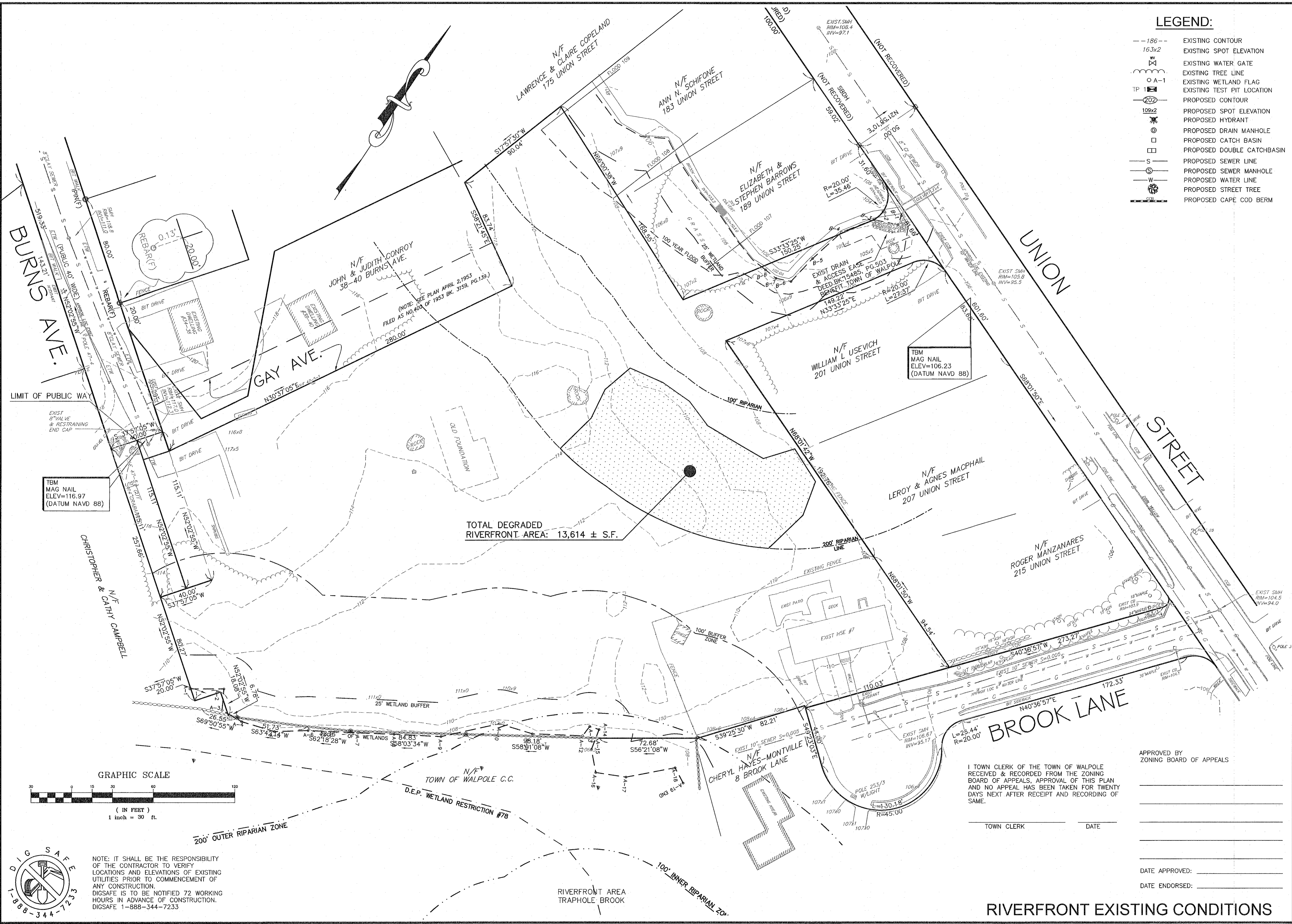
**SPECIAL PERMIT & SITE DEVELOPMENT PLAN  
"UNION SQUARE VILLAGE"  
WALPOLE, MASSACHUSETTS**

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



Town of Walpole

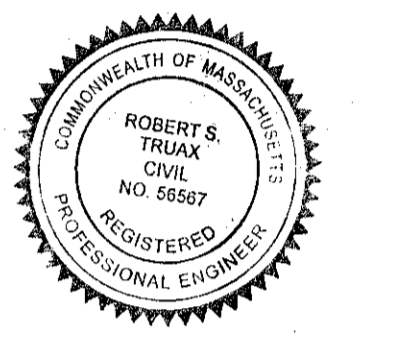
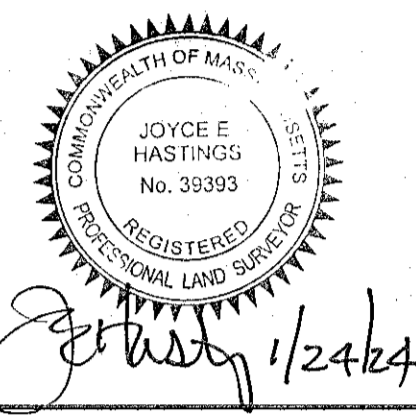
Date: 3-28-19  
Scale: AS SHOWN  
Drawn By: R. ROSA  
Checked By: C. JOHNSON  
Appr. By: M. WALKER



**LEGEND:**

|             |                             |
|-------------|-----------------------------|
| --- 186 --- | EXISTING CONTOUR            |
| 163x2       | EXISTING SPOT ELEVATION     |
| ⊗           | EXISTING WATER GATE         |
| ⊖           | EXISTING TREE LINE          |
| ○ A-1       | EXISTING WETLAND FLAG       |
| TP 1        | EXISTING TEST PIT LOCATION  |
| ⊖           | PROPOSED CONTOUR            |
| 109x2       | PROPOSED SPOT ELEVATION     |
| ⊕           | PROPOSED HYDRANT            |
| ⊖           | PROPOSED DRAIN MANHOLE      |
| ⊖           | PROPOSED CATCH BASIN        |
| ⊖           | PROPOSED DOUBLE CATCH BASIN |
| S           | PROPOSED SEWER LINE         |
| S           | PROPOSED SEWER MANHOLE      |
| W           | PROPOSED WATER LINE         |
| ⊕           | PROPOSED STREET TREE        |
| ⊖           | PROPOSED CAPE COD BERM      |

| REVISIONS | DESCRIPTION |
|-----------|-------------|
| No.       | DATE        |



**SPECIAL PERMIT & SITE DEVELOPMENT PLAN**  
**"UNION SQUARE VILLAGE"**  
**WALPOLE, MASSACHUSETTS**

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

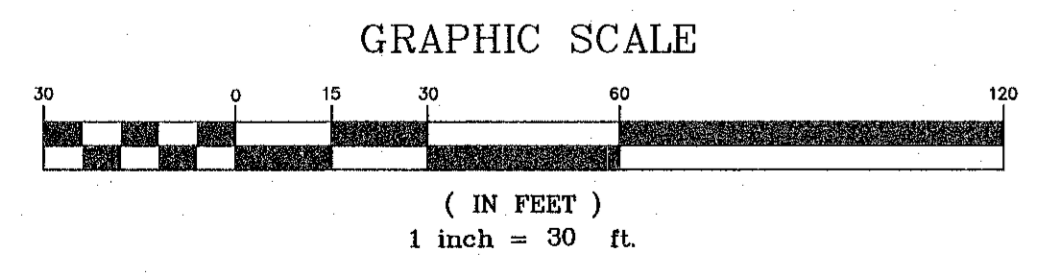
APPROVED BY  
 ZONING BOARD OF APPEALS

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

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

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

**RIVERFRONT EXISTING CONDITIONS**



NOTE: IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. DIGSAFE IS TO BE NOTIFIED 72 WORKING HOURS IN ADVANCE OF CONSTRUCTION. DIGSAFE 1-888-344-7233

|                                   |   |
|-----------------------------------|---|
| GLM Engineering Consultants, Inc. | 19 EXCHANGE STREET<br>HOLLISTON, MA 01746<br>P: 508-429-1100<br>F: 508-429-7160<br>www.GLMengineering.com |
| JOB No.                           | 15,588  |
| DATE:                             | JAN. 24, 2024   |
| SCALE:                            | 1" = 30'  |
| SHEET:                            | SUP-A   |
| PLAN #:                           | 27,096  |

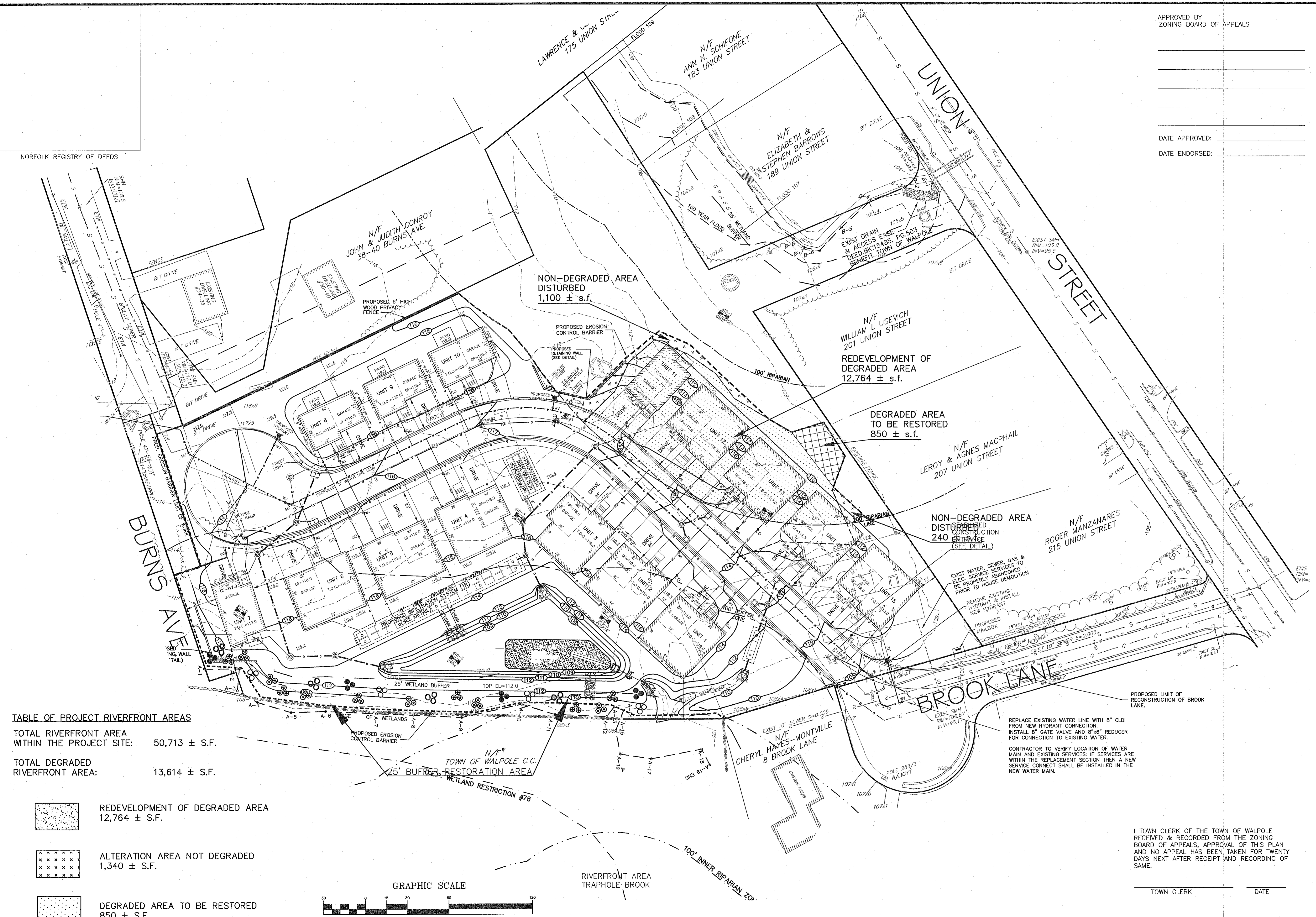
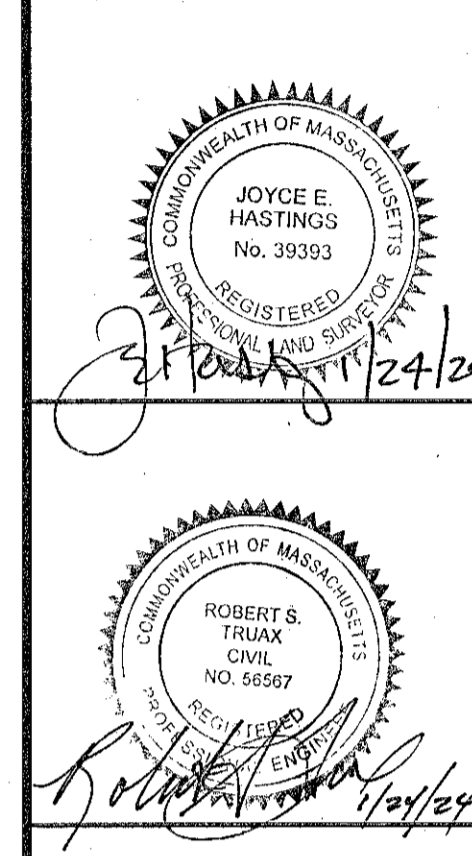
NORFOLK REGISTRY OF DEEDS

APPROVED BY  
ZONING BOARD OF APPEALS

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

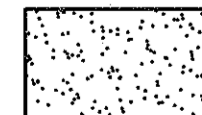
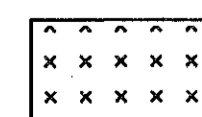
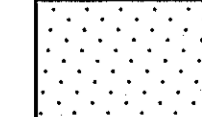
DATE ENDORSED: \_\_\_\_\_

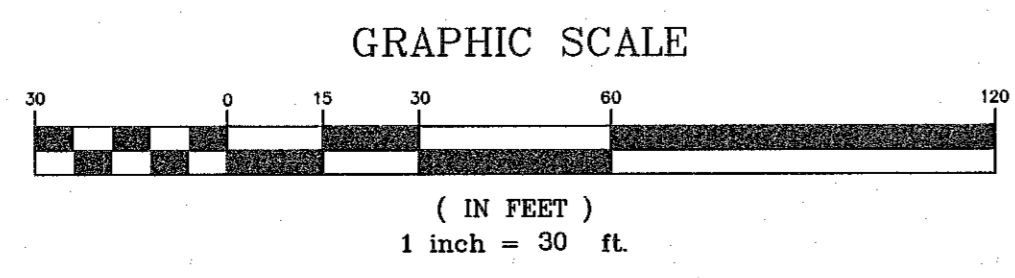
| REVISIONS | DESCRIPTION |
|-----------|-------------|
| No.       | DATE        |



**TABLE OF PROJECT RIVERFRONT AREAS**

|  |               |
|--|---------------|
| TOTAL RIVERFRONT AREA WITHIN THE PROJECT SITE: | 50,713 ± S.F. |
| TOTAL DEGRADED RIVERFRONT AREA:                | 13,614 ± S.F. |

-  REDEVELOPMENT OF DEGRADED AREA 12,764 ± S.F.
-  ALTERATION AREA NOT DEGRADED 1,340 ± S.F.
-  DEGRADED AREA TO BE RESTORED 850 ± S.F.



REPLACE EXISTING WATER LINE WITH 8" CDI FROM NEW HYDRANT CONNECTION. INSTALL 8" GATE VALVE AND 8"x6" REDUCER FOR CONNECTION TO EXISTING WATER.

CONTRACTOR TO VERIFY LOCATION OF WATER MAIN AND EXISTING SERVICES. IF SERVICES ARE WITHIN THE REPLACEMENT SECTION THEN A NEW SERVICE CONNECT SHALL BE INSTALLED IN THE NEW WATER MAIN.

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

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

**RIVERFRONT AREA DISTURBANCE**

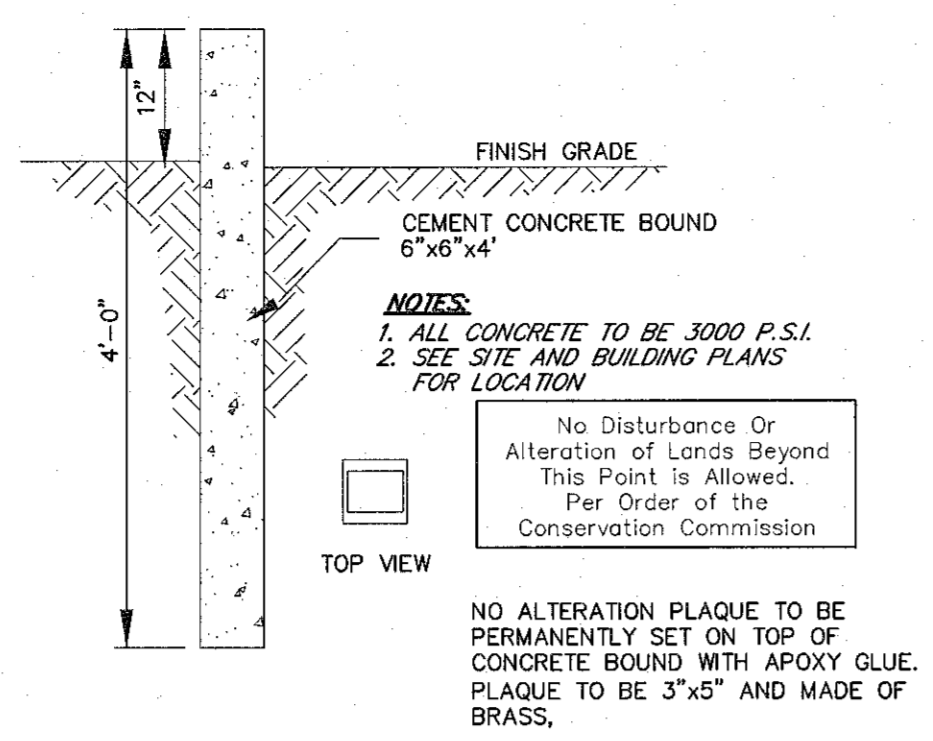
**SPECIAL PERMIT & SITE DEVELOPMENT PLAN**  
**"UNION SQUARE VILLAGE"**  
**WALPOLE, MASSACHUSETTS**

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

|                                   |   |
|-----------------------------------|---|
| GLM Engineering Consultants, Inc. | 19 EXCHANGE STREET<br>HOLLISTON, MA 01746<br>P: 508-429-1100<br>F: 508-429-7160<br>www.GLMengineering.com |
| JOB No.                           | 15,588  |
| DATE:                             | JAN. 24, 2024   |
| SCALE:                            | 1" = 30'  |
| SHEET:                            | SUP-B   |
| PLAN #:                           | 27,096  |

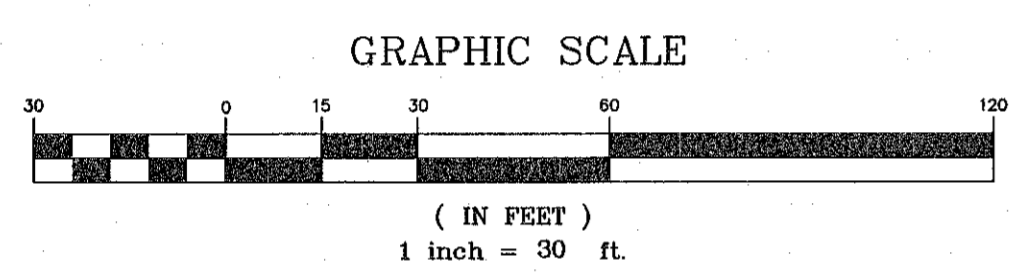
- Proposed 25' Buffer Zone Restoration Area Protocol**  
(9,200 ± sf)
- All metal and other solid waste debris will be removed from the area and properly disposed off-site;
  - The area will be graded to a stable slope;
  - The area will be covered with a minimum of 6 inches of high quality topsoil;
  - The area will be planted with native shrubs, minimum 1 gallon, container grown, as shown. Plant species will be from the following list (or other species as approved by WCC Staff prior to installation):
    - Highbush Blueberry *Vaccinium corymbosum*
    - Witch Hazel *Hamamelis virginiana*
    - Hazelnut *Corylus americana*
    - Maple-leaved viburnum *Viburnum acerifolium*
    - Flowering dogwood *Cornus florida*
    - Serviceberry *Amelanchier canadensis*
  - The area will be planted with New England wetland plants conservation/wildlife mix at 1750 sf/lb or approved substitute; and
  - The area will be watered as necessary during the first six weeks after planting.

- Riverfront Restoration Area (RFA) Protocol**
- Remove and replace surficial degraded soils while retaining the extant trees to the degree feasible.
  - Upon removal of surficial soils, clean topsoil will be placed and spread with maximal care to minimize root damage and compression. A small rubber track vehicle will be used, with hand raking to finish the soil addition.
  - Disperse the area with approximately six (6) inches of clean, native leaf litter, either freshly gathered or moderately composted, to mimic the forest floor cover among the extant trees.



**CONCRETE WETLAND BOUND**  
(NO SCALE)

**PROPOSED SCREENING**  
6' HIGH WOOD  
PRIVACY FENCE



**BURNS AVE.**

**WETLAND BOUND W/PLAQUE (Typ)**  
(See Detail)

- PLANTING LEGEND**
- - Highbush Blueberry *Vaccinium corymbosum*
  - ⊕ - Witch Hazel *Hamamelis virginiana*
  - ⊙ - Hazelnut *Corylus americana*
  - - Maple-leaved viburnum *Viburnum acerifolium*
  - ⊗ - Flowering dogwood *Cornus florida*
  - - Serviceberry *Amelanchier canadensis*

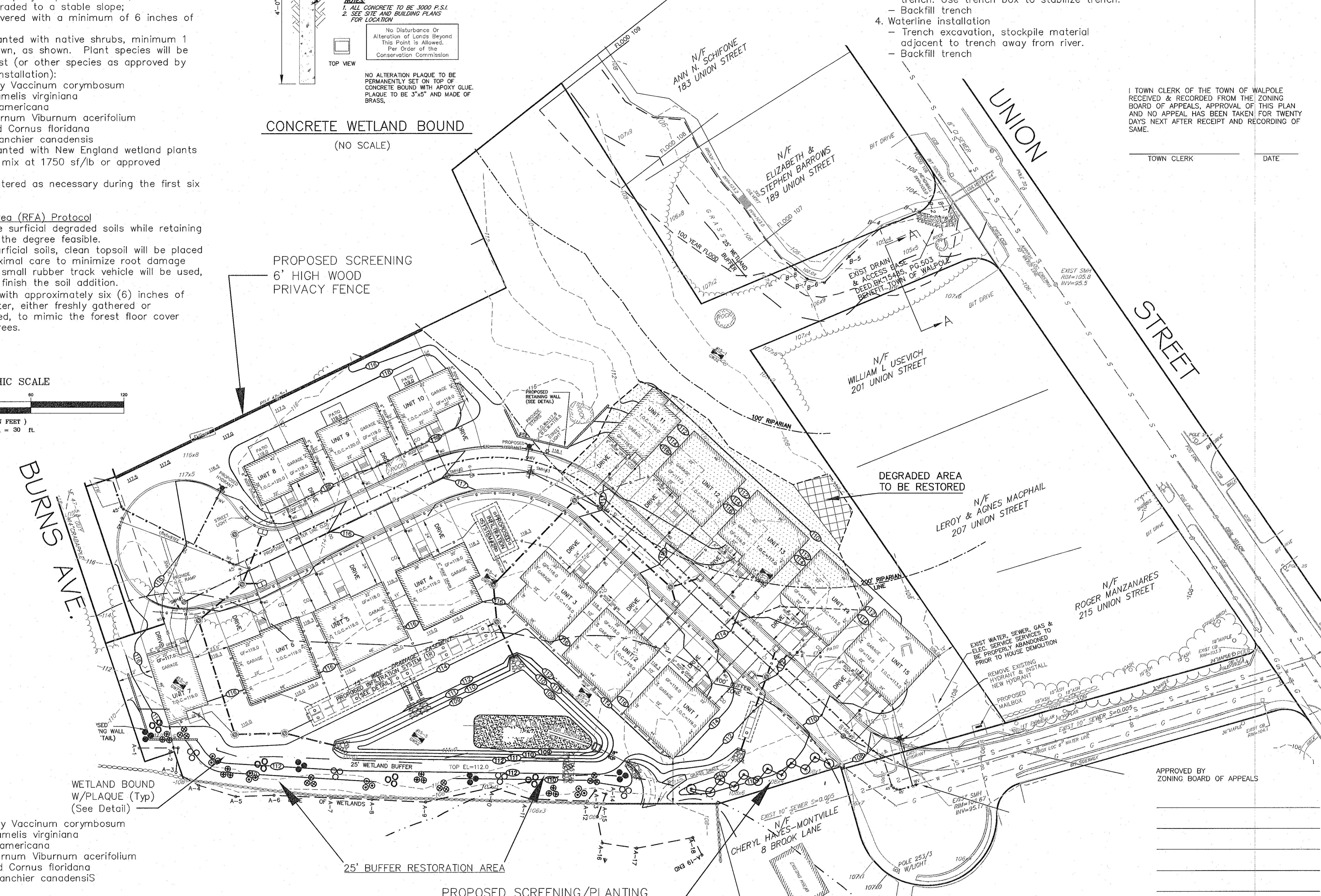
Note:  
Shrubs will be planted in clusters of three (3) specimens of the same species at the locations shown, with minor deviations due to site conditions.

- PROPOSED SCREENING/PLANTING BUFFER PLANTS:**
- 6'-8' Hgt. White Pines (*Pinus Stobus*)
  - 6'-8' Hgt. Norway Spruce (*Picea Abies*)
  - Plant 2 Rows staggered at 10' O.C.

- CONSTRUCTION SEQUENCE (RIVERFRONT AREA)**
- Stake limit of work, install erosion control barriers.
  - Cut trees, clear and grub
  - Install sewer line
    - Trench excavation, stockpile material adjacent trench. Use trench box to stabilize trench.
    - Backfill trench
  - Waterline installation
    - Trench excavation, stockpile material adjacent to trench away from river.
    - Backfill trench

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

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

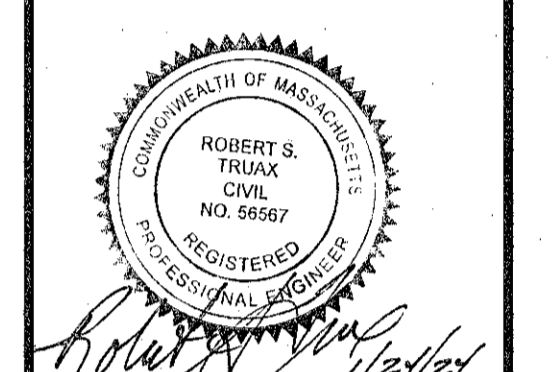


APPROVED BY ZONING BOARD OF APPEALS

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

**RESTORATION AND PLANTING DETAILS**

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
|     |      |             |
|     |      |             |
|     |      |             |
|     |      |             |



**SPECIAL PERMIT & SITE DEVELOPMENT PLAN**  
**"UNION SQUARE VILLAGE"**  
**WALPOLE, MASSACHUSETTS**

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

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| GLM Engineering Consultants, Inc.<br>19 EXCHANGE STREET<br>HOLLISTON, MA 01746<br>P: 508-429-1100<br>F: 508-429-7160<br>www.GLMengineering.com |
| JOB No. 15,588   |
| DATE: JAN. 24, 2024  |
| SCALE: 1"= 30'   |
| SHEET: SUP-C   |
| PLAN #: 27,096   |