

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.

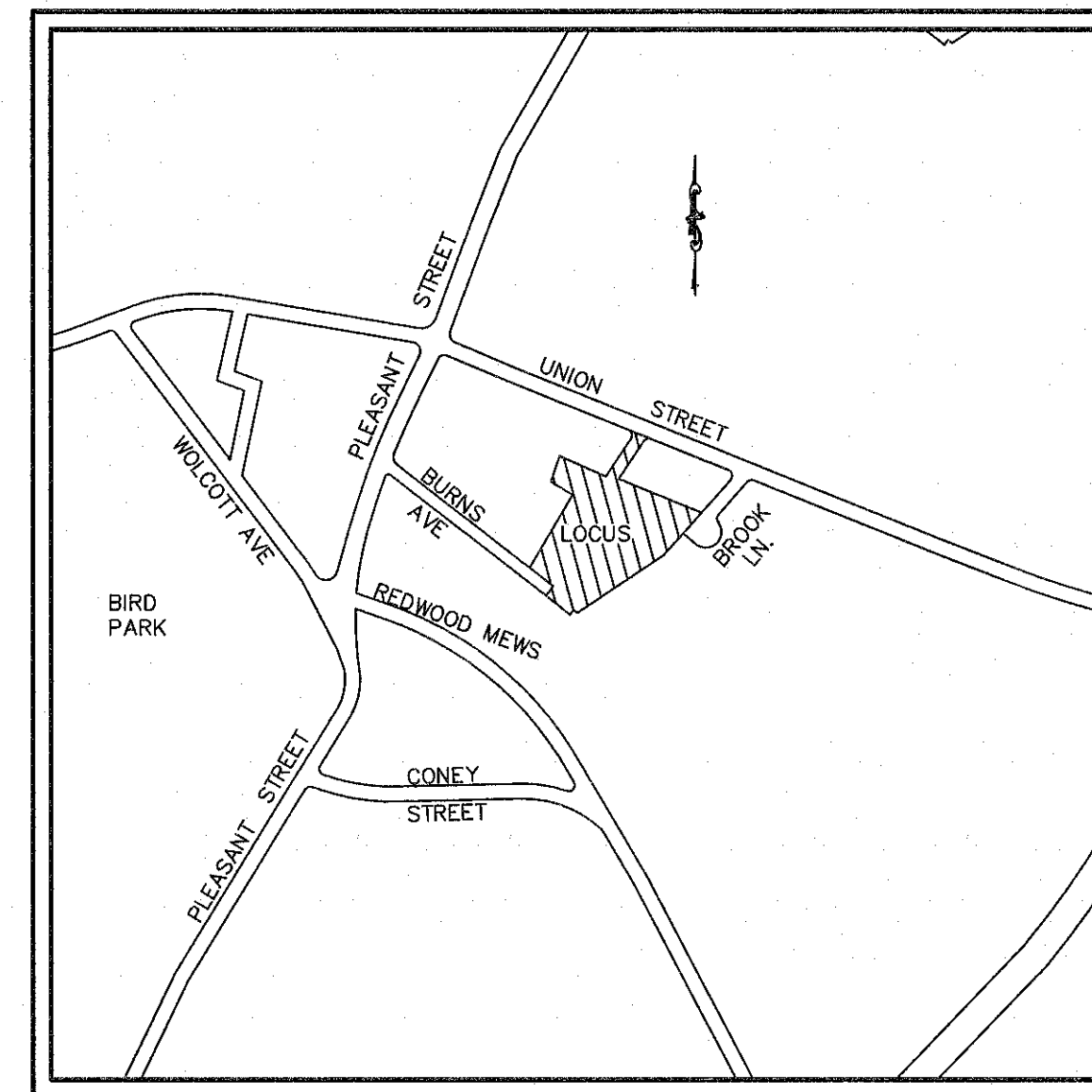
FRONTAGE: 100 FT.

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



LOCUS MAP
1"=600'

ZONING TABLE:		
	REQUIRED	PROPOSED
LOT AREA: (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

APPROVED BY
ZONING BOARD OF APPEALS

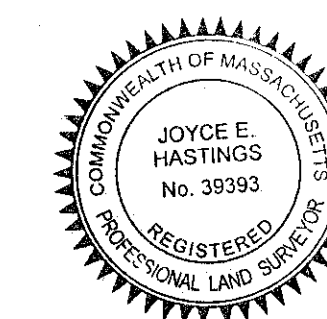
DATE APPROVED: _____

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.

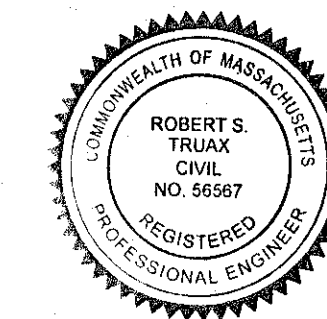
TOWN CLERK

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

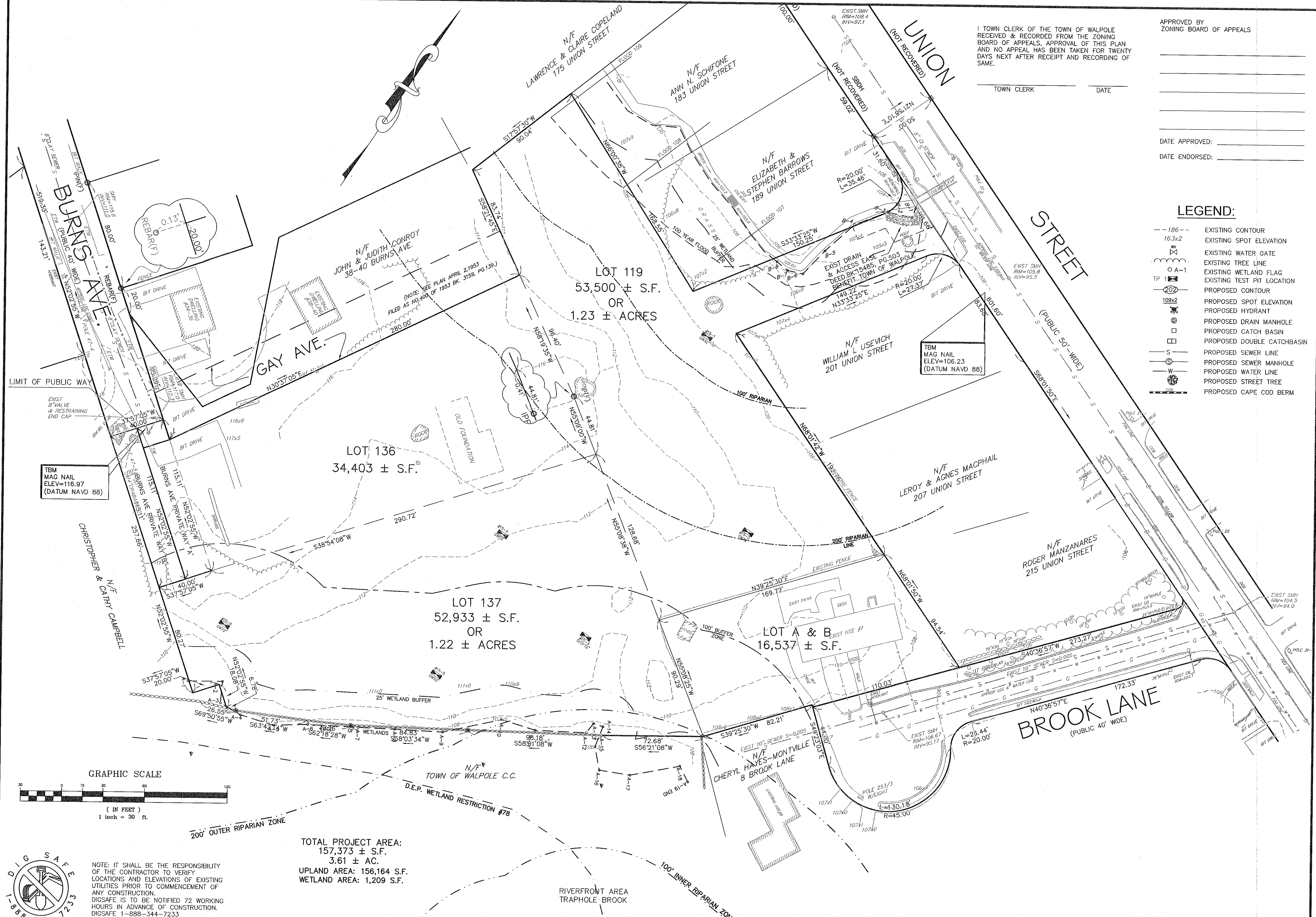
SHEET INDEX

- | | |
|-------|--------------------------------|
| 1 | COVER |
| 2 | EXISTING CONDITIONS |
| 3 | LAYOUT PLAN |
| 4 | GRADING, DRAINAGE & UTILITIES |
| 5 | PROFILES |
| 6 | EROSION CONTROL PLAN |
| 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
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TOWN CLERK _____ DATE _____

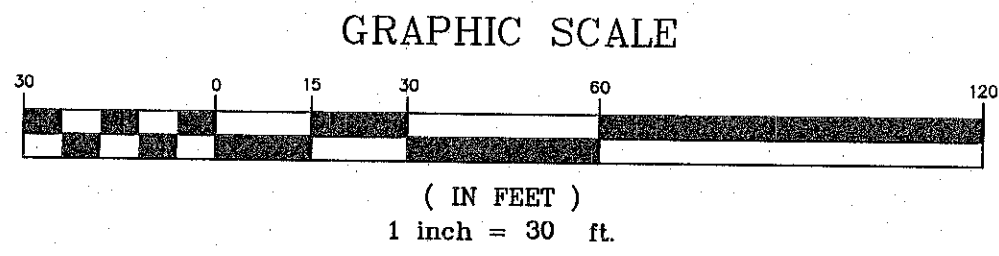
APPROVED BY
ZONING BOARD OF APPEALS

DATE APPROVED: _____

DATE ENDORSED: _____

LEGEND:

- 186- EXISTING CONTOUR
- 163x2 EXISTING SPOT ELEVATION
- EXISTING WATER GATE
- EXISTING TREE LINE
- EXISTING WETLAND FLAG
- EXISTING TEST PIT LOCATION
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- PROPOSED HYDRANT
- PROPOSED DRAIN MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED DOUBLE CATCH BASIN
- PROPOSED SEWER LINE
- PROPOSED SEWER MANHOLE
- PROPOSED WATER LINE
- PROPOSED STREET TREE
- PROPOSED CAPE COD BERM



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.

EXISTING CONDITIONS

REVISIONS	
No.	DATE

JOYCE E. HASTINGS
No. 39393
REGISTERED PROFESSIONAL LAND SURVEYOR

ROBERT S. TRUAX
No. 56567
REGISTERED PROFESSIONAL LAND SURVEYOR

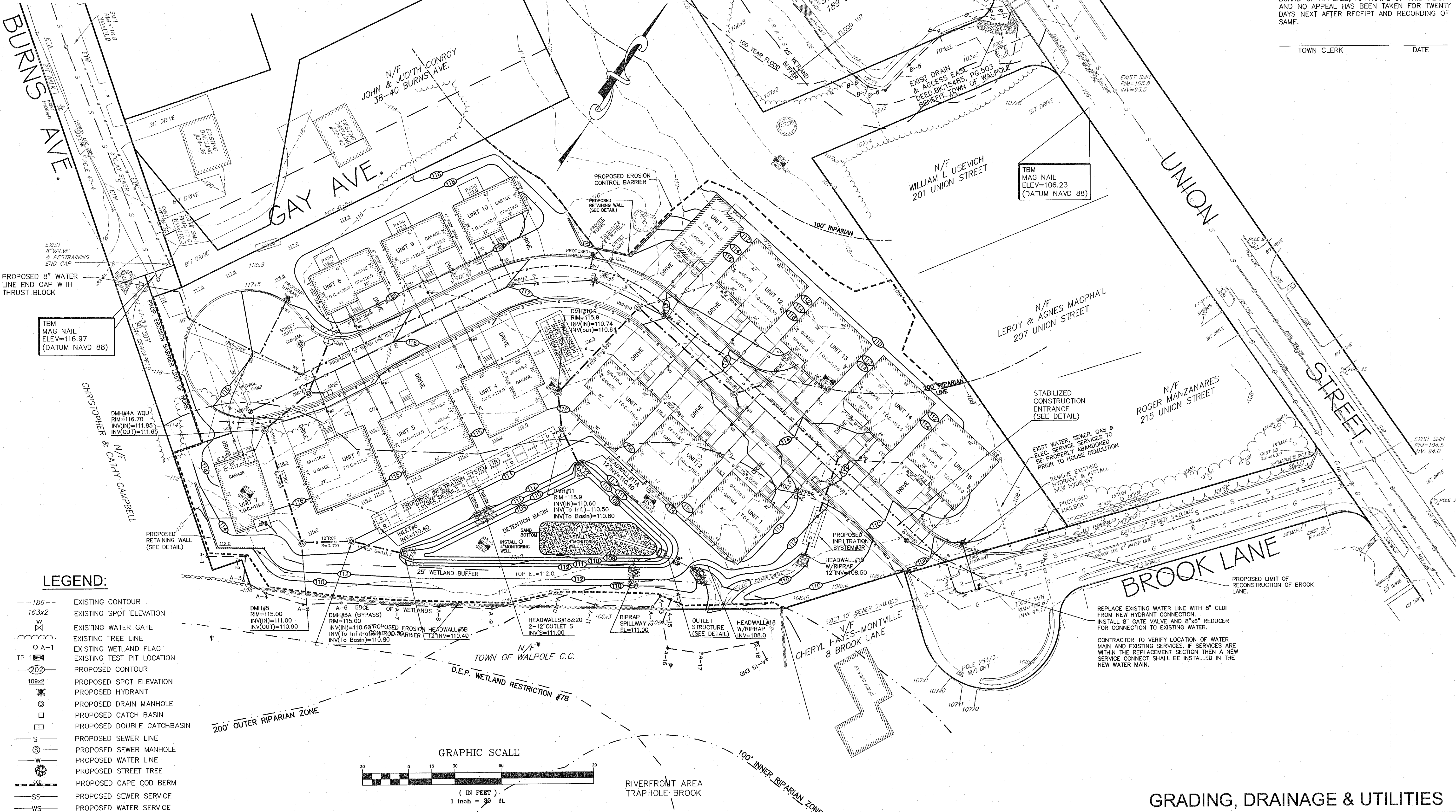
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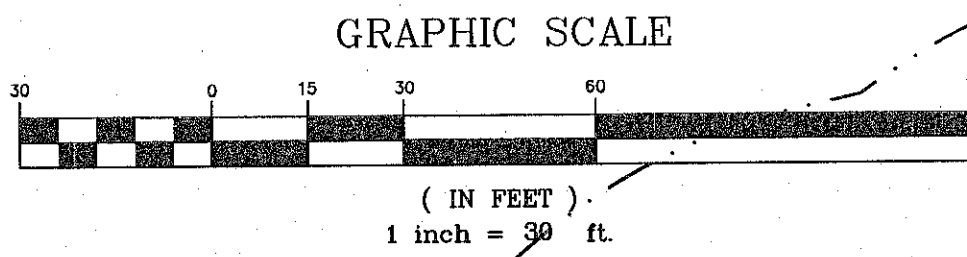
GLM Engineering Consultants, Inc.
19 EXCHANGE STREET
HOLLISTON, MA 01746
P: 508-429-1100
F: 508-429-7160
www.GLMengineering.com

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

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: 6/08/16	ELEV.	HORIZ. DEPTH	DATE: 6/08/16	ELEV.	HORIZ. DEPTH	DATE: 6/08/16	ELEV.	HORIZ. DEPTH	DATE: 6/08/16	ELEV.	HORIZ. DEPTH	DATE: 6/08/16	ELEV.	HORIZ. DEPTH	DATE: 6/08/16	ELEV.
0"	SANDY LOAM 10YR5/2	108.0	0"	FILL	111.0	0"	FILL	110.3	0"	FILL	112.0	0"	FILL	110.8	0"	FILL	112.7
4"	SANDY LOAM 10YR5/8	105.1	72"		105.0	84"		103.3	52"		107.5	52"		106.5	72"		106.7
74"	C SANDY LOAM 2.5YR5/4	101.8	118"	C SANDY LOAM 2.5YR5/4	101.1	108"	C SANDY LOAM 2.5YR5/4	101.3	78"	C SANDY LOAM 2.5YR5/4	105.5	78"	C SANDY LOAM 2.5YR5/4	104.3	96"	C SANDY LOAM 2.5YR5/4	104.0
	GROUNDWATER OBSERVED		96"	GROUNDWATER OBSERVED	103.0	72"	GROUNDWATER OBSERVED	104.3	52"	GROUNDWATER OBSERVED	107.5	52"	GROUNDWATER OBSERVED	106.5	52"	GROUNDWATER OBSERVED	106.7
34"	SOIL MOTTLED	105.1	72"	SOIL MOTTLED	105.0												
34"	GROUNDWATER MONITORED			GROUNDWATER MONITORED													
34"	ESTIMATED SEASONAL HIGH GROUNDWATER	105.1	72"	ESTIMATED SEASONAL HIGH GROUNDWATER	105.0												



- LEGEND:**
- 186-16.3x2 EXISTING CONTOUR
 - 16.3x2 EXISTING SPOT ELEVATION
 - W EXISTING WATER GATE
 - OA-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 CATCH BASIN
 - S PROPOSED SEWER LINE
 - PROPOSED SEWER MANHOLE
 - W PROPOSED WATER LINE
 - PROPOSED STREET TREE
 - PROPOSED CAPE COD BERM
 - SS PROPOSED SEWER SERVICE
 - WS PROPOSED WATER SERVICE



APPROVED BY:
ZONING BOARD OF APPEALS

DATE APPROVED: _____

DATE ENDORSED: _____

TOWN CLERK _____ DATE _____

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REVISIONS

No.	DATE	DESCRIPTION

JOYCE E. HASTINGS
No. 39393
REGISTERED
PROFESSIONAL LAND SURVEYOR

1/24/24

ROBERT S. TRUAX
No. 55667
REGISTERED
PROFESSIONAL ENGINEER

1/24/24

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JAN. 24, 2024

SCALE:

1" = 30'

SHEET:

4 of 12

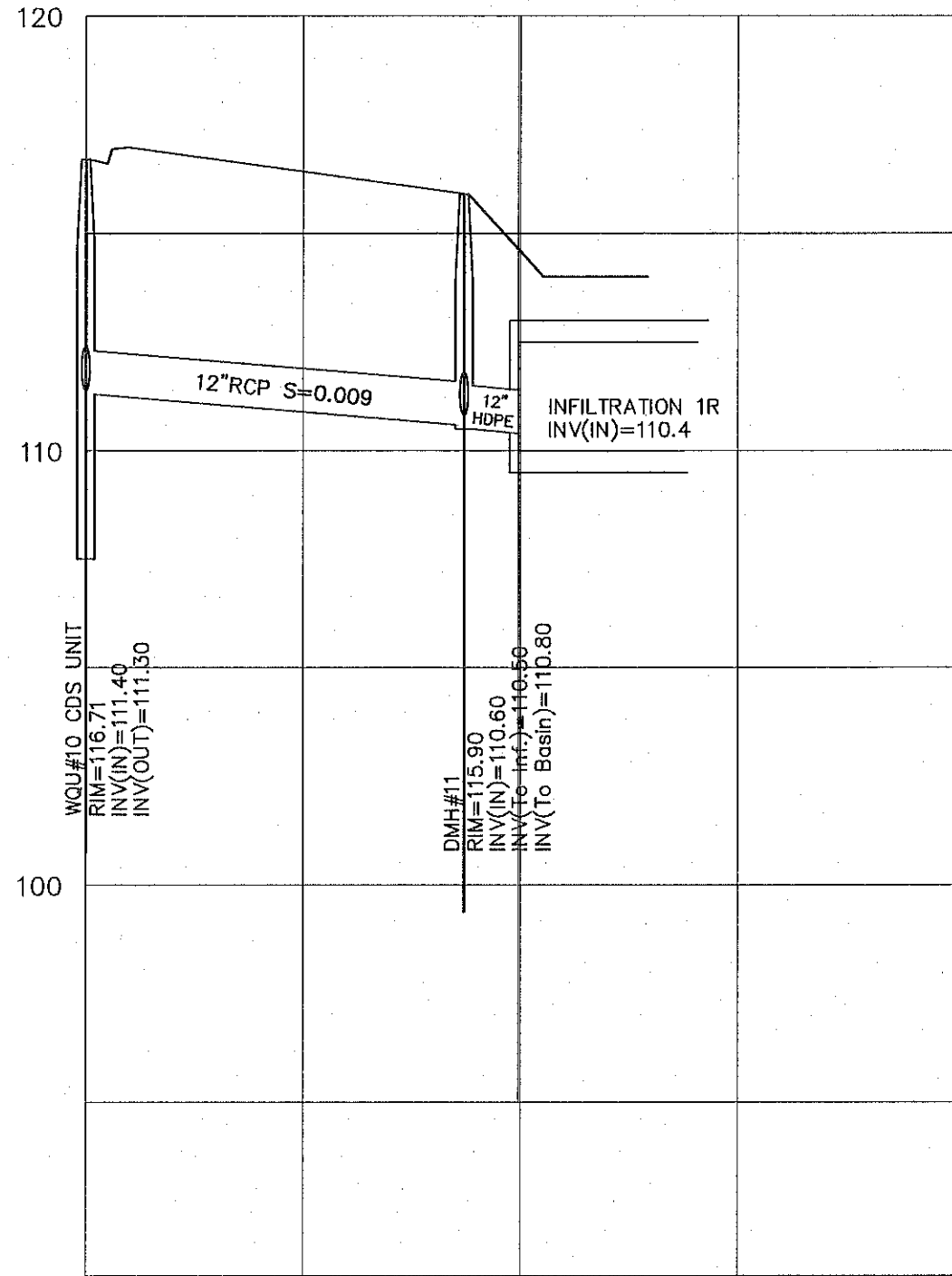
PLAN #:

27,096

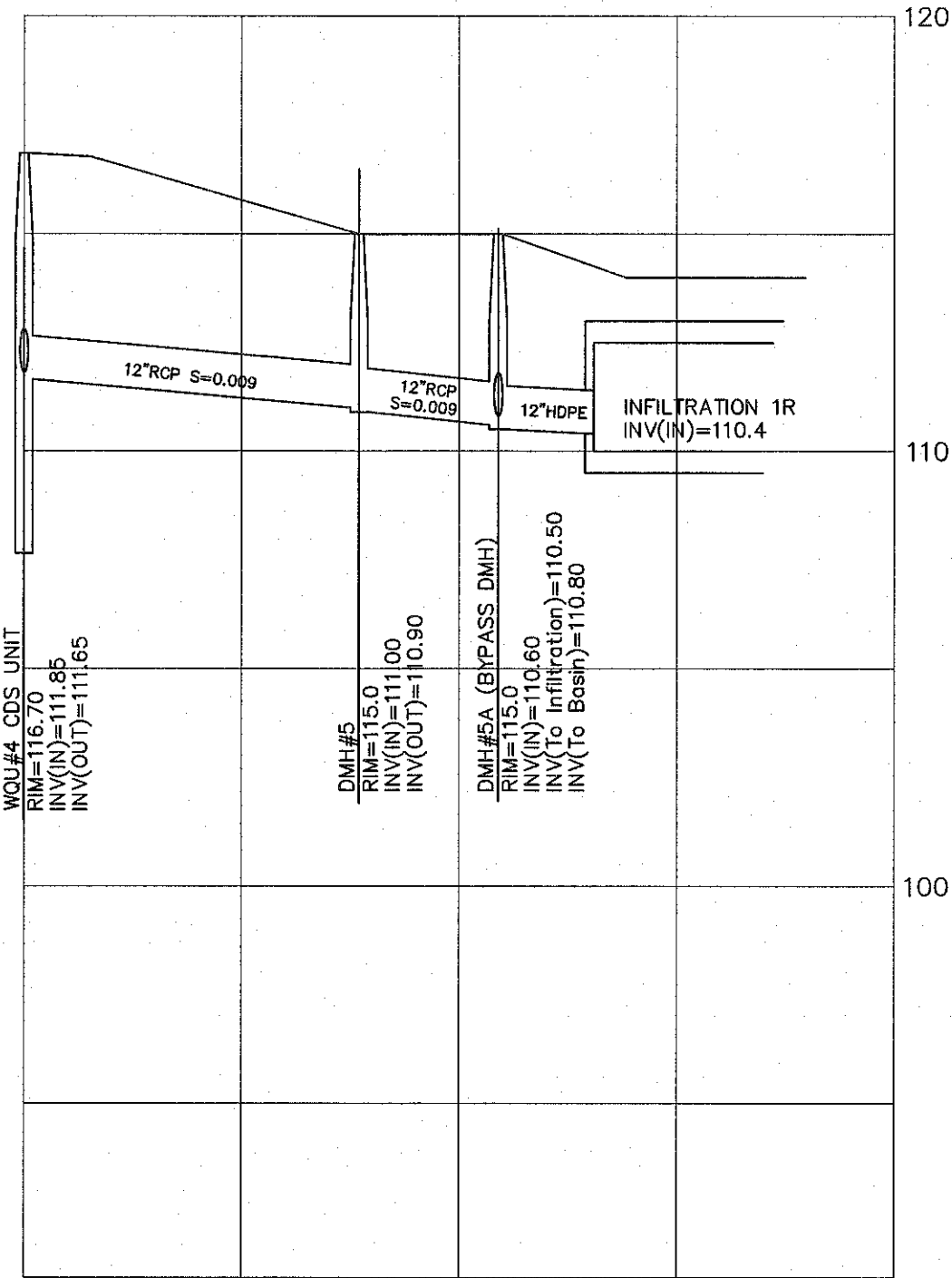
GRADING, DRAINAGE & UTILITIES

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

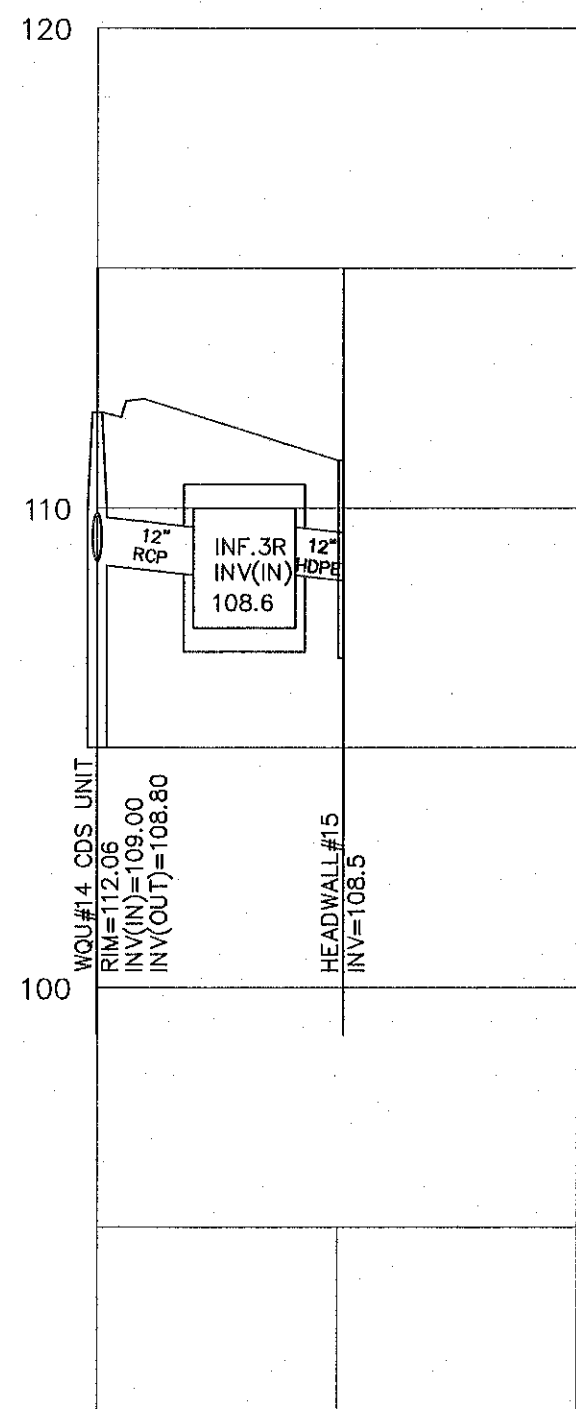
Sewer System Table:			
Structure	Rim	Invert (In)	Invert (Out)
SMH#1	116.00		108.50
SMH#2	117.05	106.60	106.50
SMH#3	117.47	105.97	105.87
SMH#4	117.03	105.35	105.25
SMH#5	108.96	98.60	98.40
EXIST#6	106.67	95.65	95.17



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'



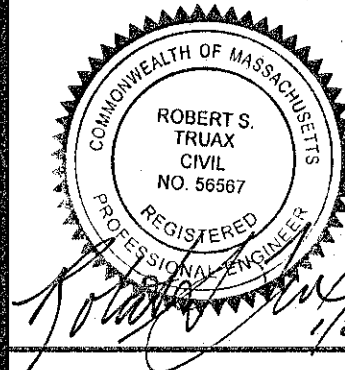
PROFILE DRAIN LINE
DMH#14 TO HEADWALL#15
SCALE: Horiz: 1"=40'; Vert: 1"=4'

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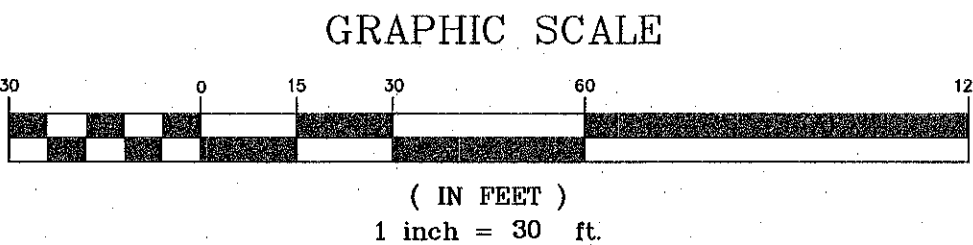
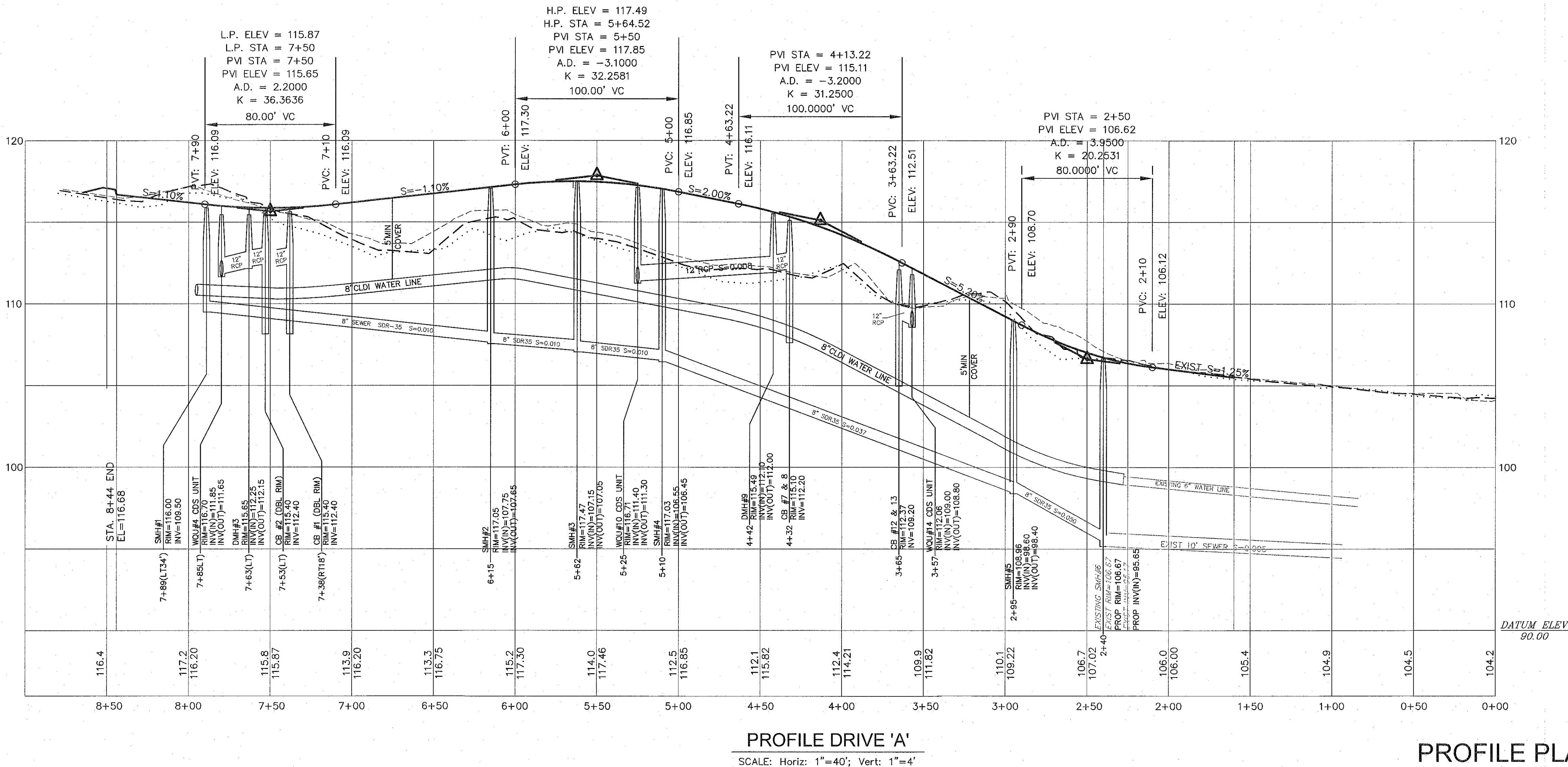


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DATE: JAN. 24, 2024
SCALE: 1"= 30'
SHEET: 5 of 12
PLAN #: 27,096



PROFILE PLAN

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.

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 MINIMUM ONE FOOT RISE. 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.

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

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 LOADED AND SEEDS WITH TOP SOIL MIXTURES AND MULCHES OF LOAM TOPSOIL SHALL BE SPREAD AND THE AREA STABILIZED 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 RECOUNTING LAND FOR PROPOSED HOUSE LOCATIONS SHALL BE NO GREATER THAN 3:1. HORIZONTAL VERTICAL. THE TOP 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 LAKE SHALL BE COVERED WITH TWELVE (12) INCHES OF 1 - 3 INCH CRUSHED STONE TO STABILIZE THE AREA (SEE DETAIL).

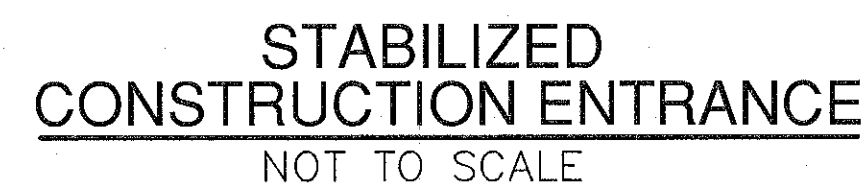
A MORE DETAILED SEDIMENT AND EROSION CONTROL PLAN WILL BE DEVELOPED AS PART OF THE NPDES STORMWATER POLLUTION PREVENTION PLAN.

TOWN CLERK

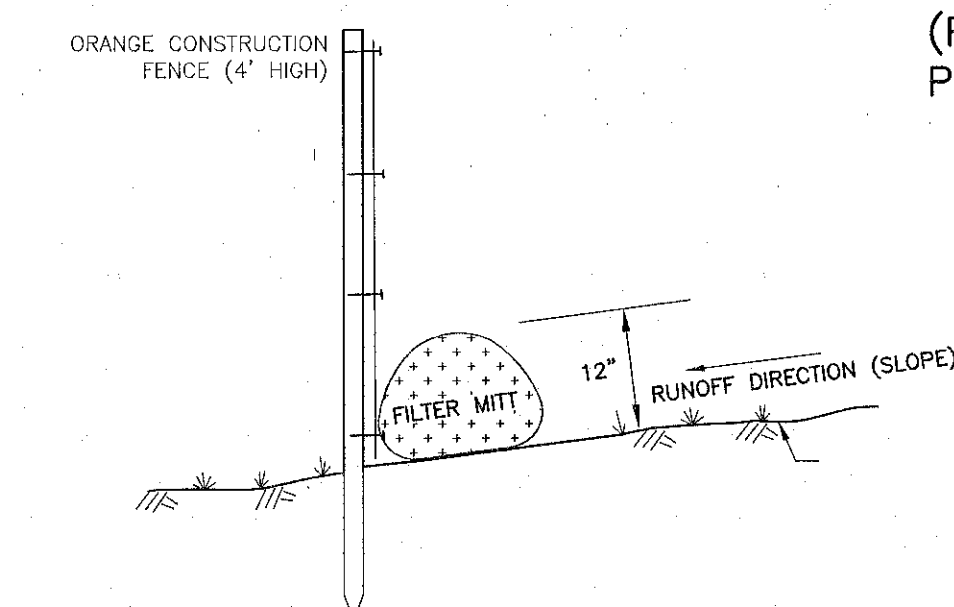
DATE _____

DATE APPROVED:

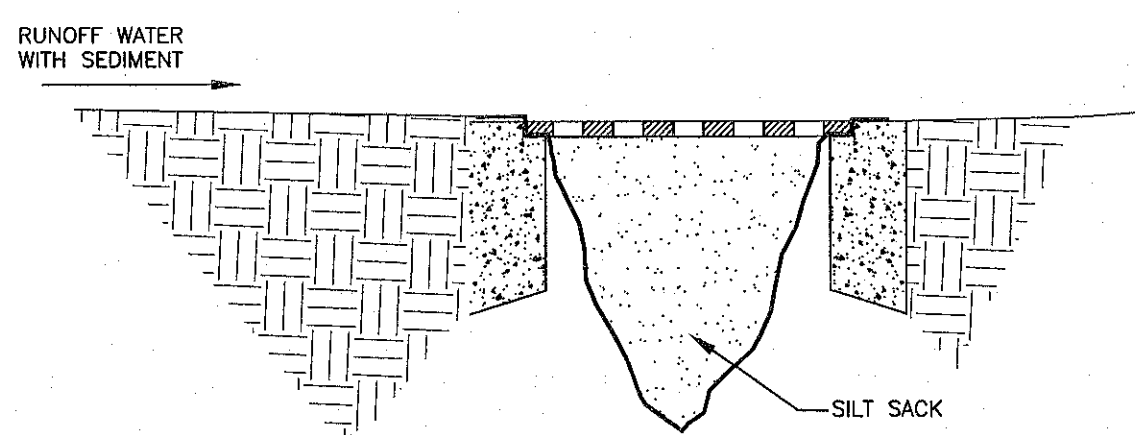
DATE ENDORSED:



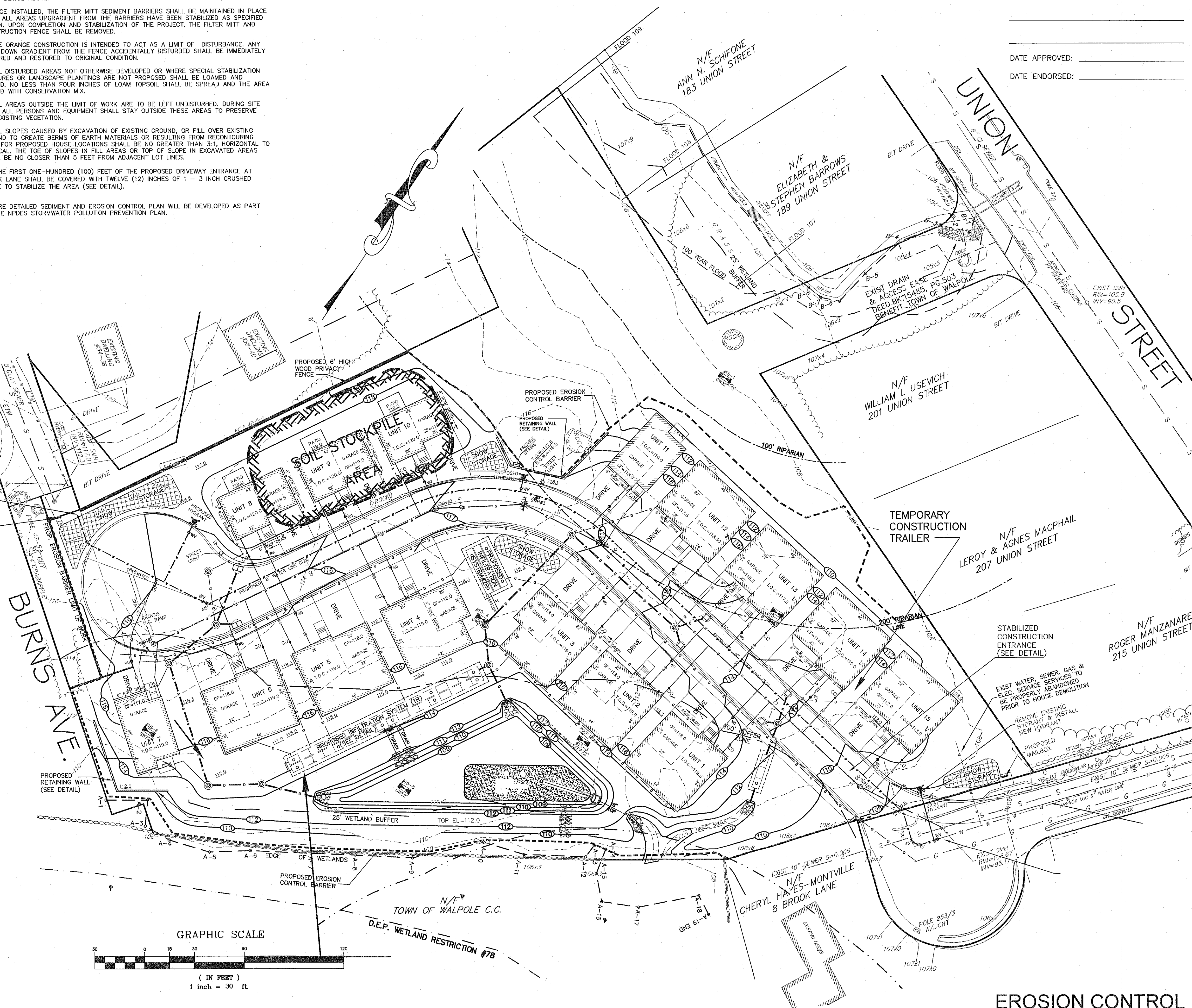
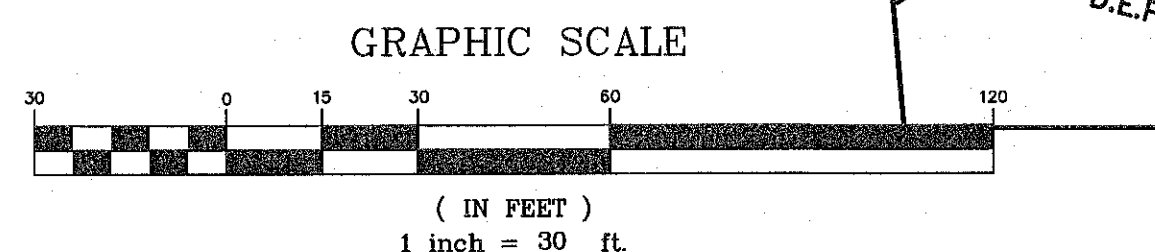
NOTE: _____
NO CONSTRUCTION
ACCESS ALLOWED
VIA BURNS AVENUE
INSTALL TEMPORARY
SIGNAGE
(PROVIDE SIGN AT
PLEASANT ST. INT.)



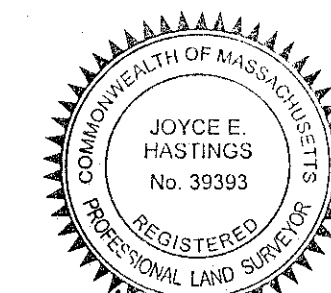
FILTER MITT WITH ORANGE
CONSTRUCTION FENCE DETAIL
NOT TO SCALE



SILT SACK CATCH BASIN INLET
NOT TO SCALE



EROSION CONTROL

[illegible]

1/24/24

COMMONWEALTH OF MASSACHUSETTS
ROBERT S. THURAY
CIVIL
NO. 56567
REGISTERED
PROFESSIONAL ENGINEER

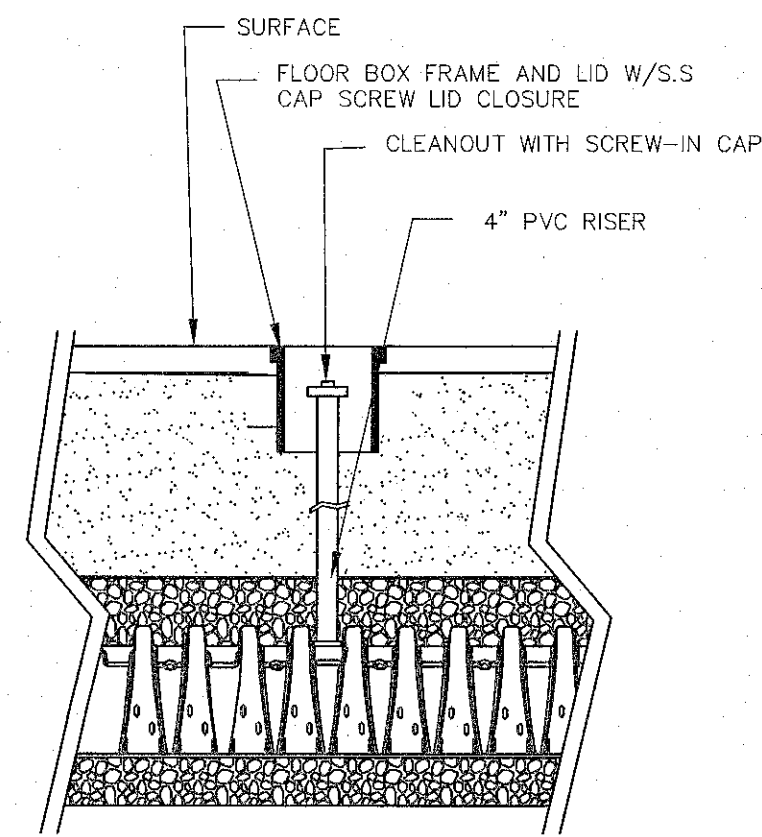
Robert S. Thuray
1/24/24

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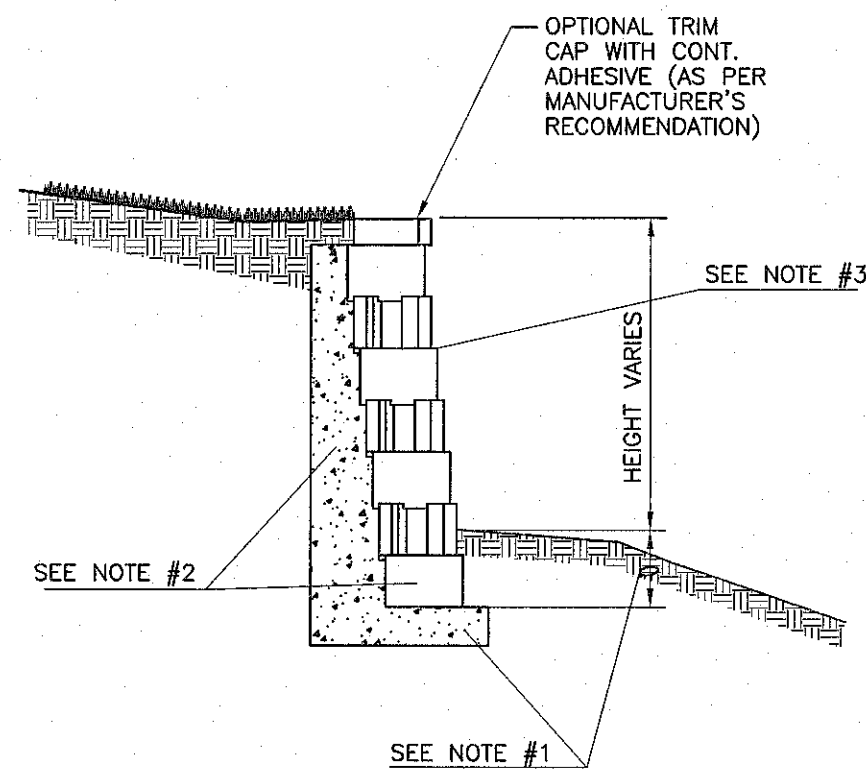
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SHEET:	6 of 12
PLAN #:	27,096



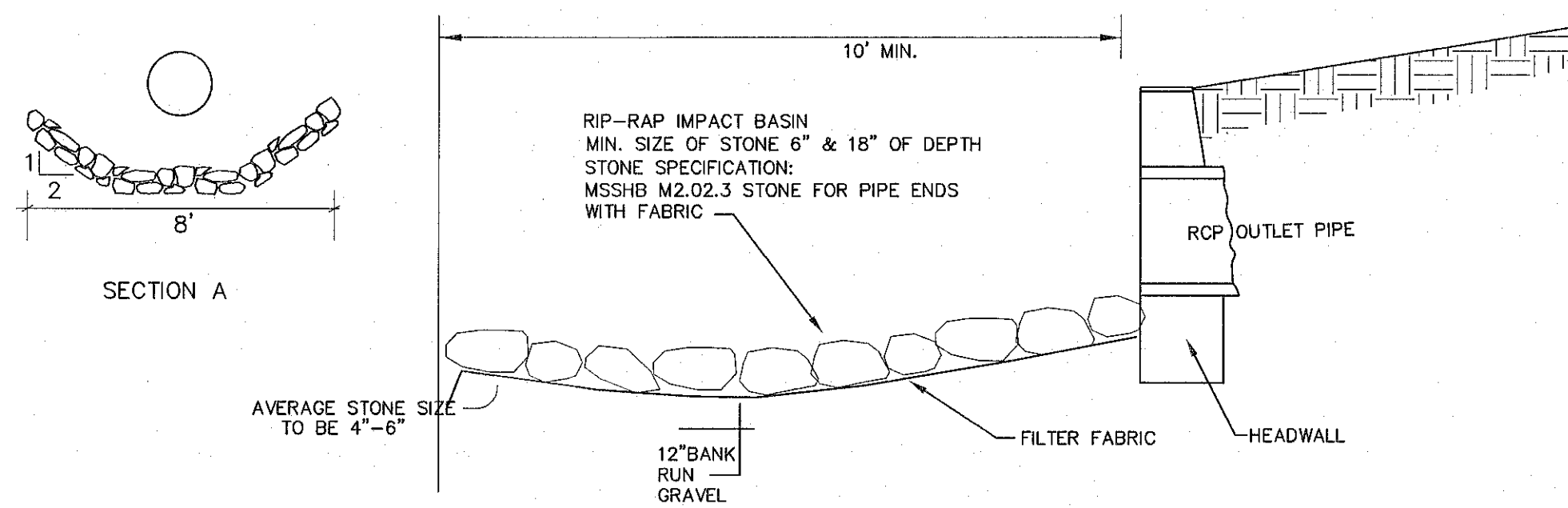
INSPECTION PORT DETAIL
NOT TO SCALE



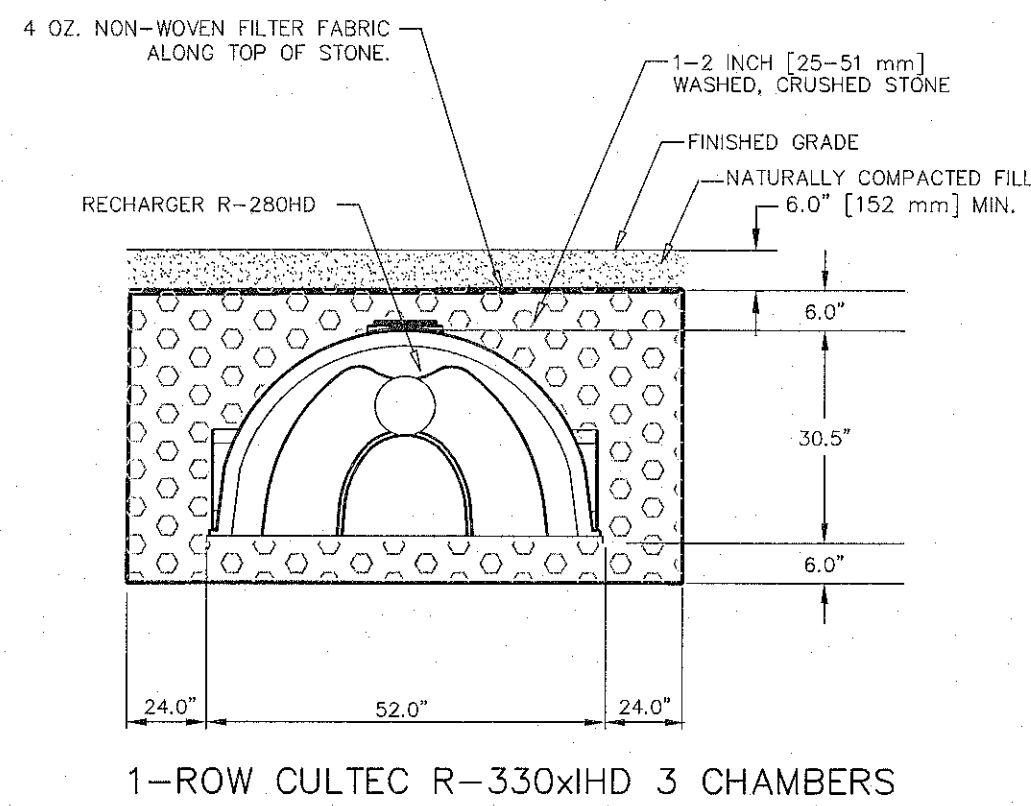
TYPICAL CROSS SECTION
SCALE: NONE

AB STONES
-DIMENSIONS: 8\"/>

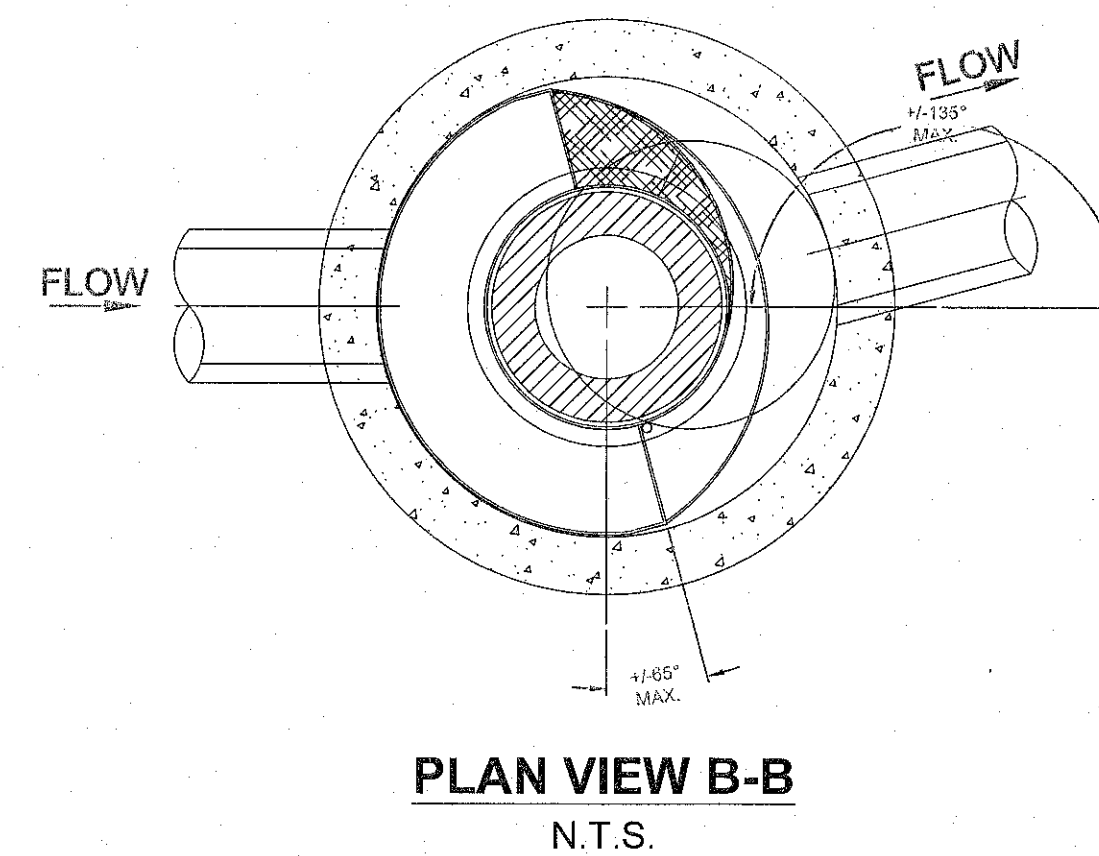
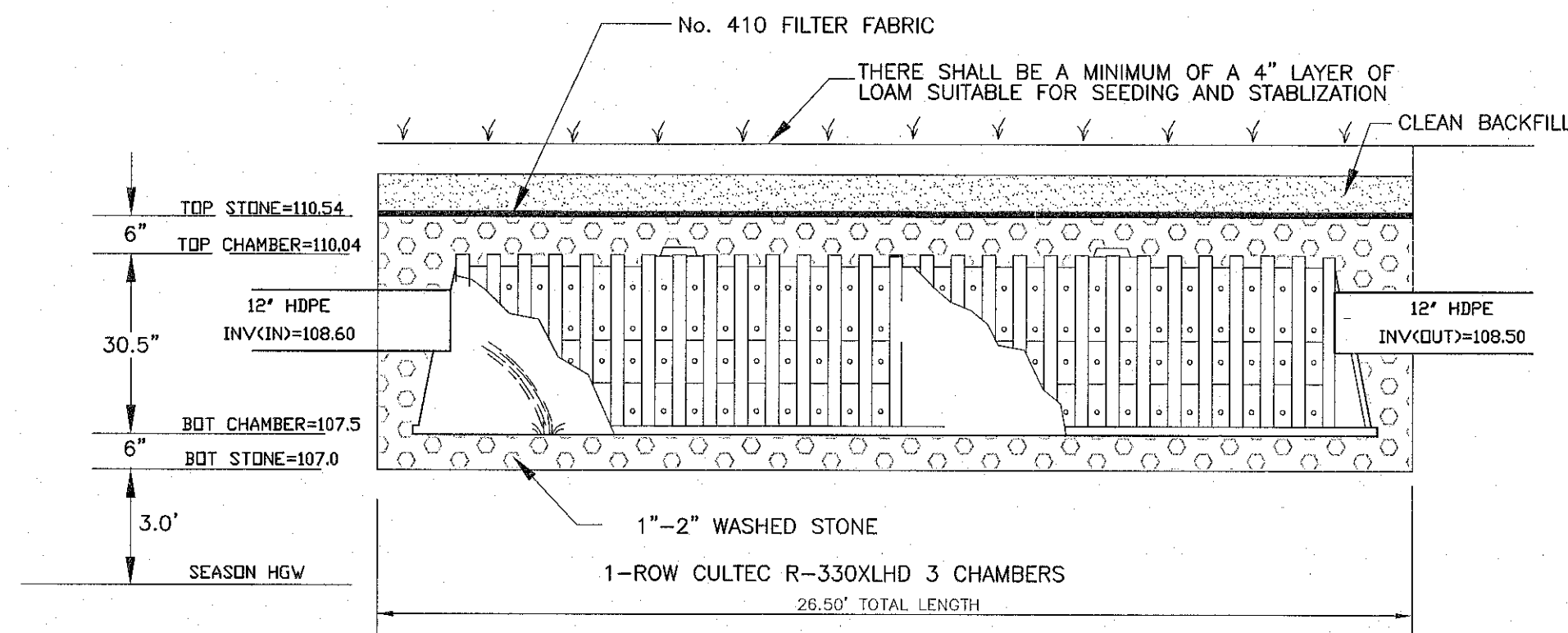
ALLAN BLOCK RETAINING WALL OR APPROVED EQUAL
NOT TO SCALE



RIP-RAP DETAIL HEADWALLS
NOT TO SCALE

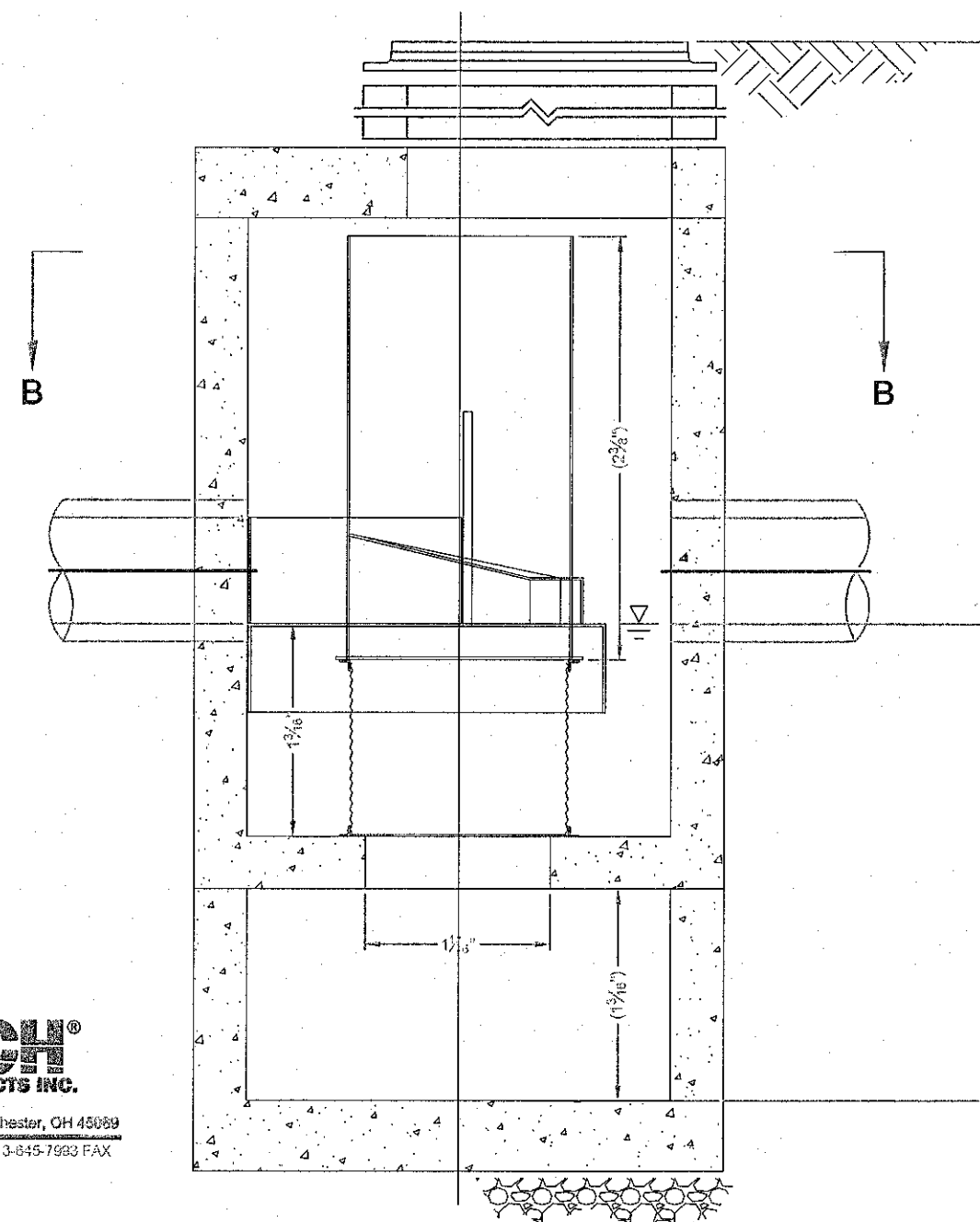


INFILTRATION CHAMBER SYSTEM#3R (CULTEC R-330XLHD)
NOT TO SCALE

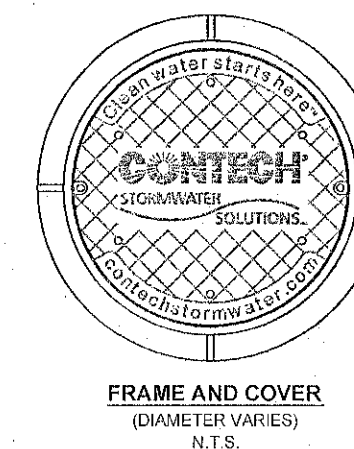


PLAN VIEW B-B
N.T.S.

CONTECH
CONSTRUCTION PRODUCTS INC.
www.contech-cpi.com
9203 Cedar Pointe Dr., Suite 400, West Chester, OH 45069
603-338-1122 513-645-1000 513-645-7893 FAX



ELEVATION A-A
N.T.S.



- GENERAL NOTES**
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
 2. DIMENSIONS MARKED WITH () ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
 3. FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH CONSTRUCTION PRODUCTS REPRESENTATIVE. www.contech-cpi.com
 4. CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
 5. STRUCTURE SHALL MEET AASHTO H20 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.
 6. PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.
- INSTALLATION NOTES**
1. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
 2. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE (LIFTING CLUTCHES PROVIDED).
 3. CONTRACTOR TO ADD JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS, AND ASSEMBLE STRUCTURE.
 4. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN.
 5. 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

APPROVED BY
ZONING BOARD OF APPEALS

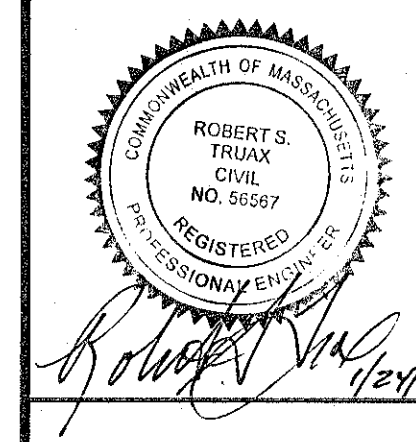
DATE APPROVED: _____

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 _____

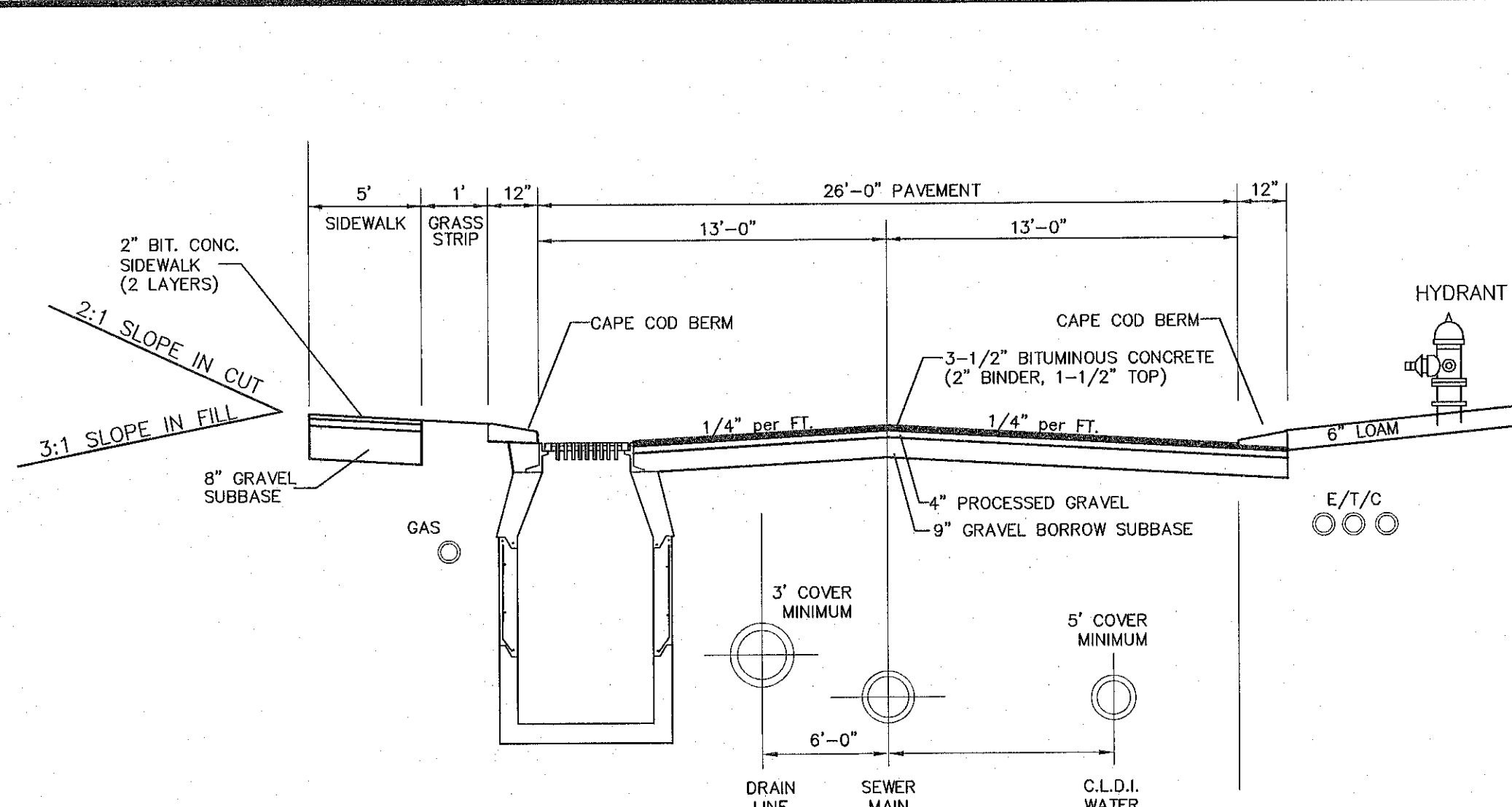


SPECIAL PERMIT & SITE DEVELOPMENT PLAN
"UNION SQUARE VILLAGE"
WALPOLE, MASSACHUSETTS

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

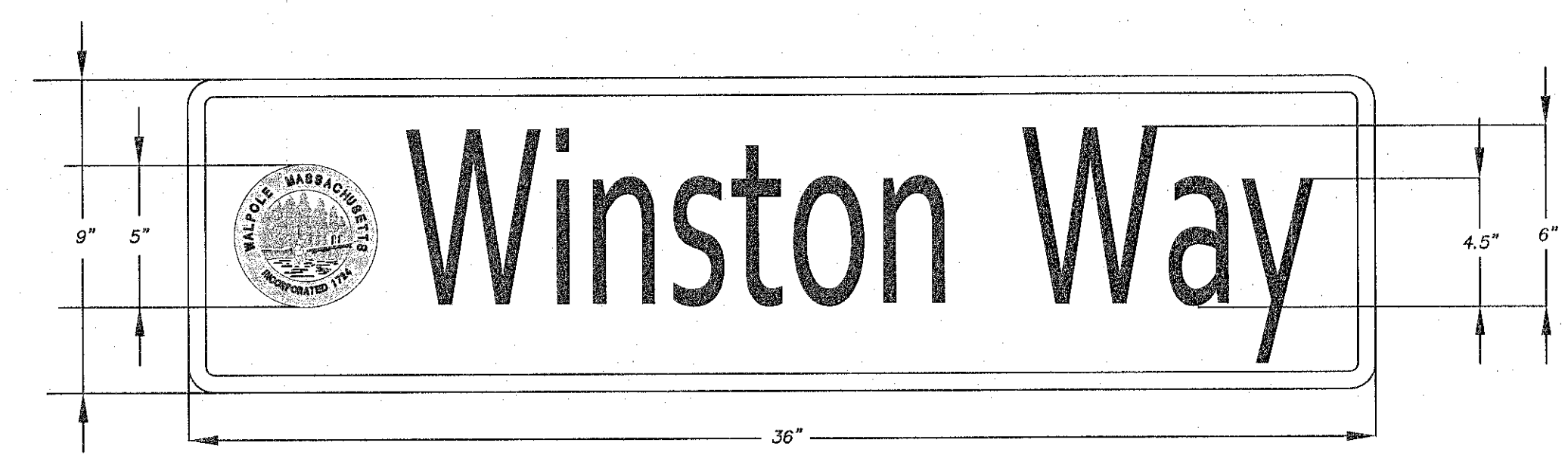
GLM Engineering
Consultants, Inc.
19 EXCHANGE STREET
HOLLISTON, MA 01746
P: 508-429-1100
F: 508-429-7160
www.GLMengineering.com

JOB No.	15,588
DATE:	JAN. 24, 2024
SCALE:	1"= 30'
SHEET:	8 of 13
PLAN #:	27,096



TYPICAL CROSS SECTION
(NO SCALE)

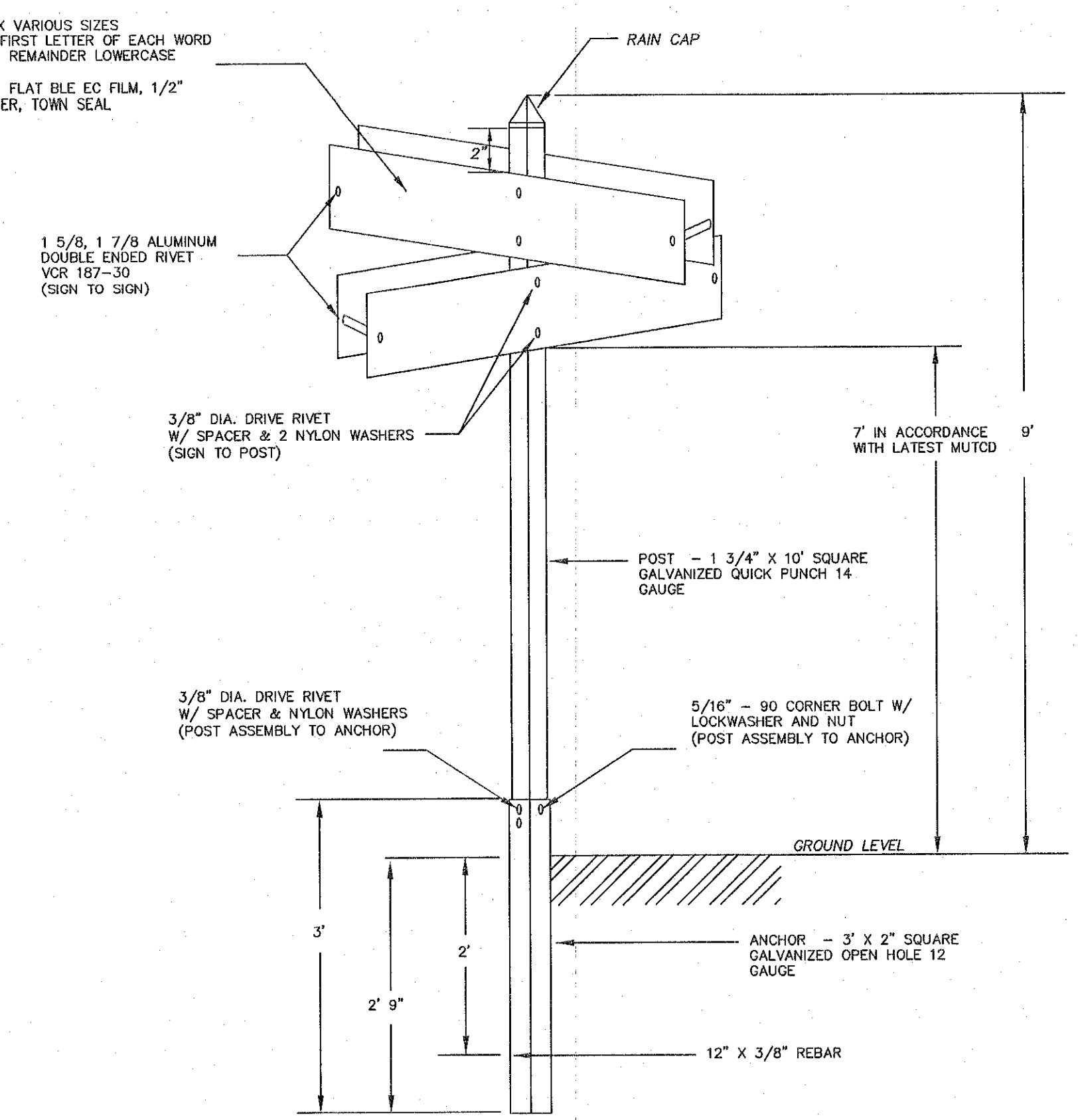
- NOTES:
- A). GRAVEL BORROW SUBBASE SHALL CONFORM TO SECTION M1.03.0 TYPE B, THREE INCHES LARGEST DIMENSION OF THE LATEST EDITION OF THE MASSACHUSETTS HIGHWAY DEPARTMENT STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES (STANDARD SPECIFICATIONS).
 - B). GRAVEL BORROW SUBBASE SHALL BE COMPACTED TO NOT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



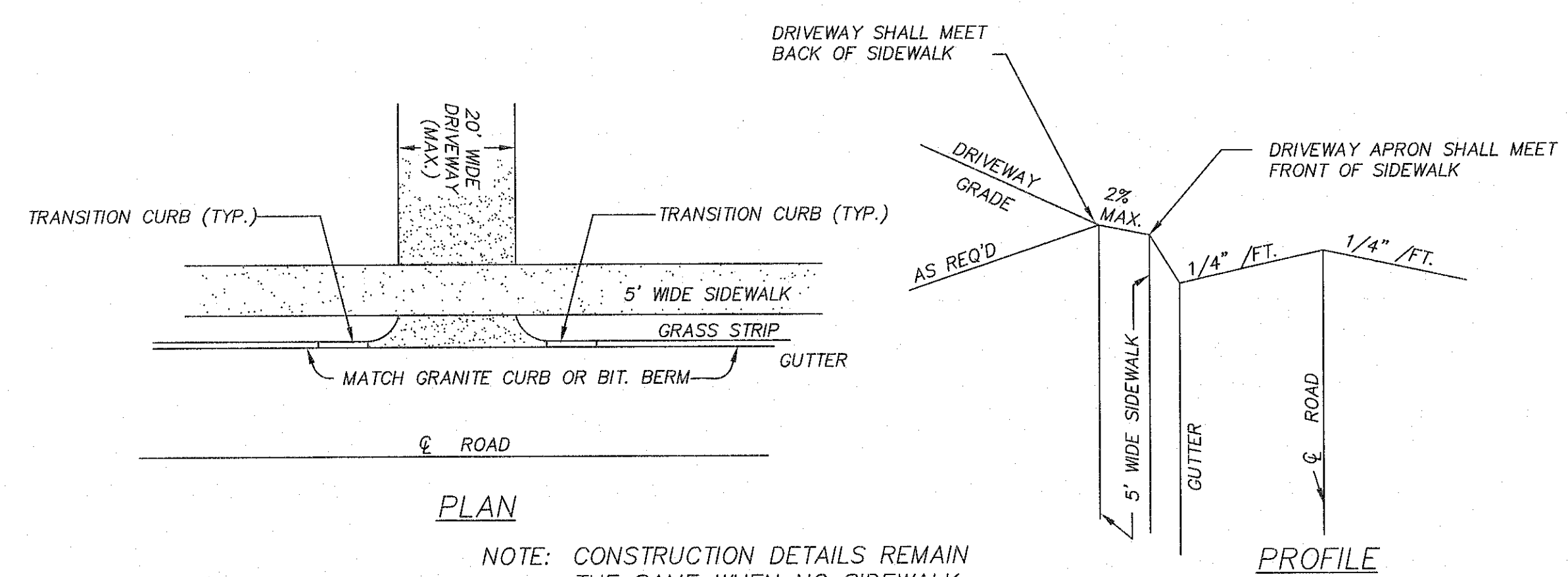
- SIGN NOTES:
- 1. MINIMUM SIZE 9"
 - 2. SIGN MATERIAL SHALL BE 3M VIP DIAG. GRADE WHITE WITH BLUE TRANSLUCENT 3M-ELECTRO-CUT FILM OR APPROVED EQUAL
 - 3. SIGN MATERIAL MUST MEET THE LATEST FHWA RULES FOR RETROREFLECTIVITY
 - 4. FONT = HIGHWAY SERIES B
 - 5. FIRST LETTER OF EACH WORD IS TO BE UPPERCASE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

TYPICAL STREET SIGN NAME PLATE DETAIL
N.T.S.

SIZE - 9" X VARIOUS SIZES
PRINTED - FIRST LETTER OF EACH WORD UPPERCASE, REMAINDER LOWERCASE
MATERIAL - FLAT BLE EC FILM, 1/2" WHITE BORDER, TOWN SEAL



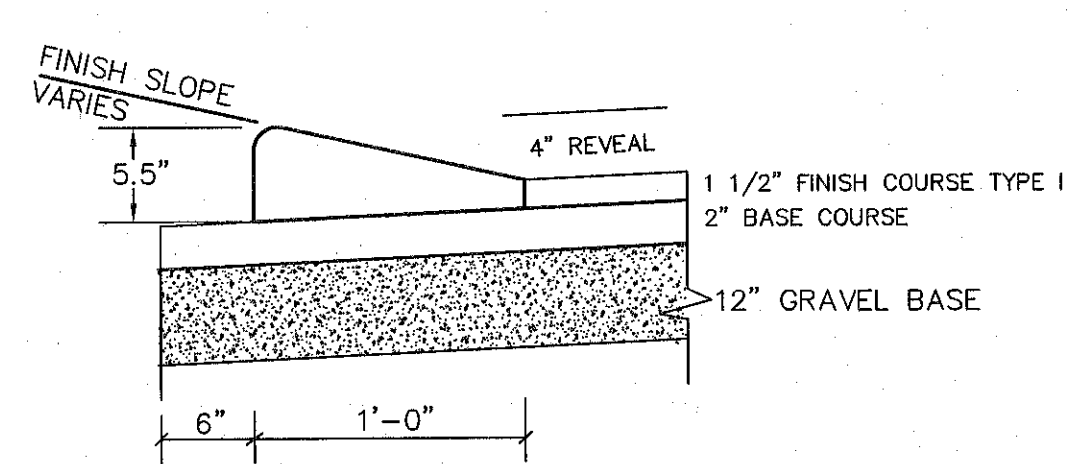
TYPICAL STREET SIGN DETAIL
(NO SCALE)



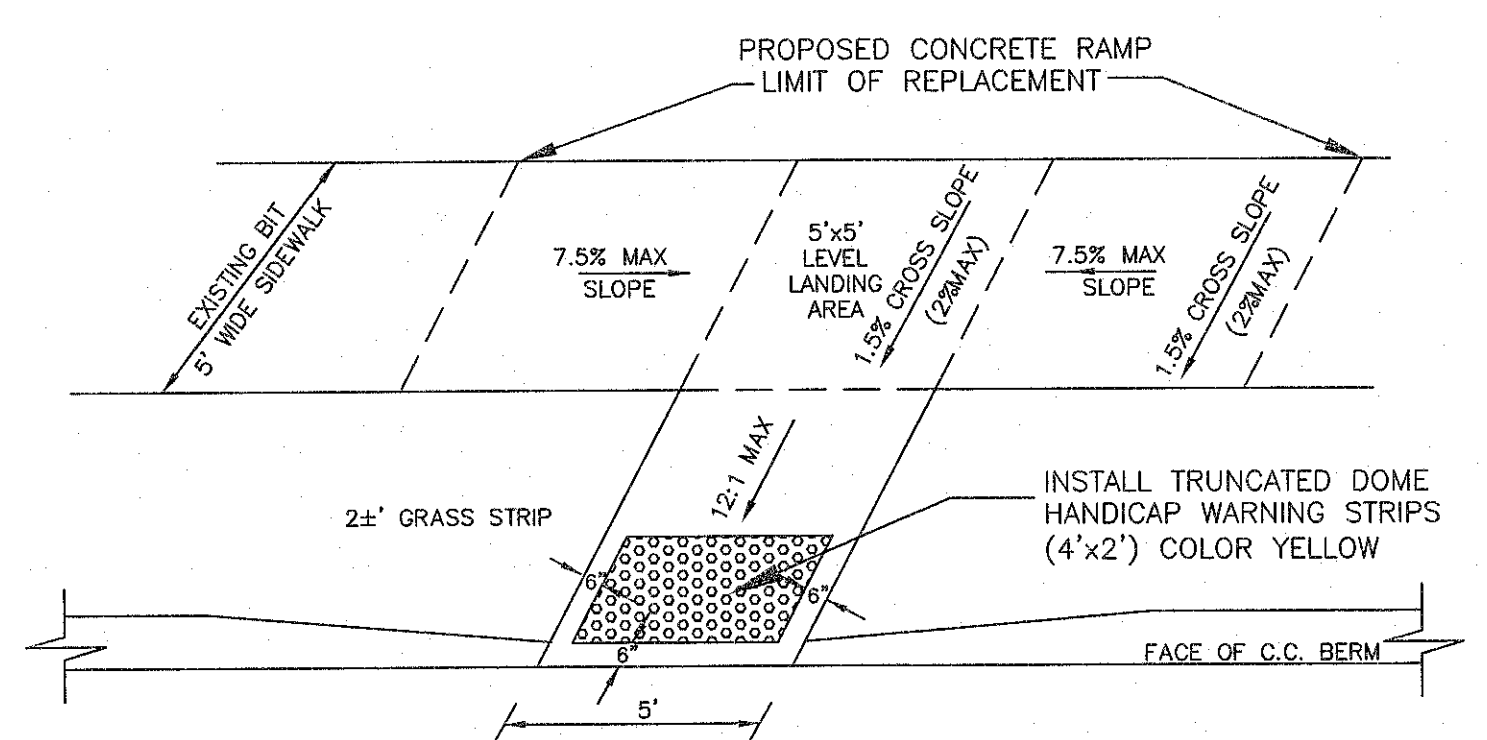
TYPICAL MINOR DRIVEWAY DETAIL
(NO SCALE)

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

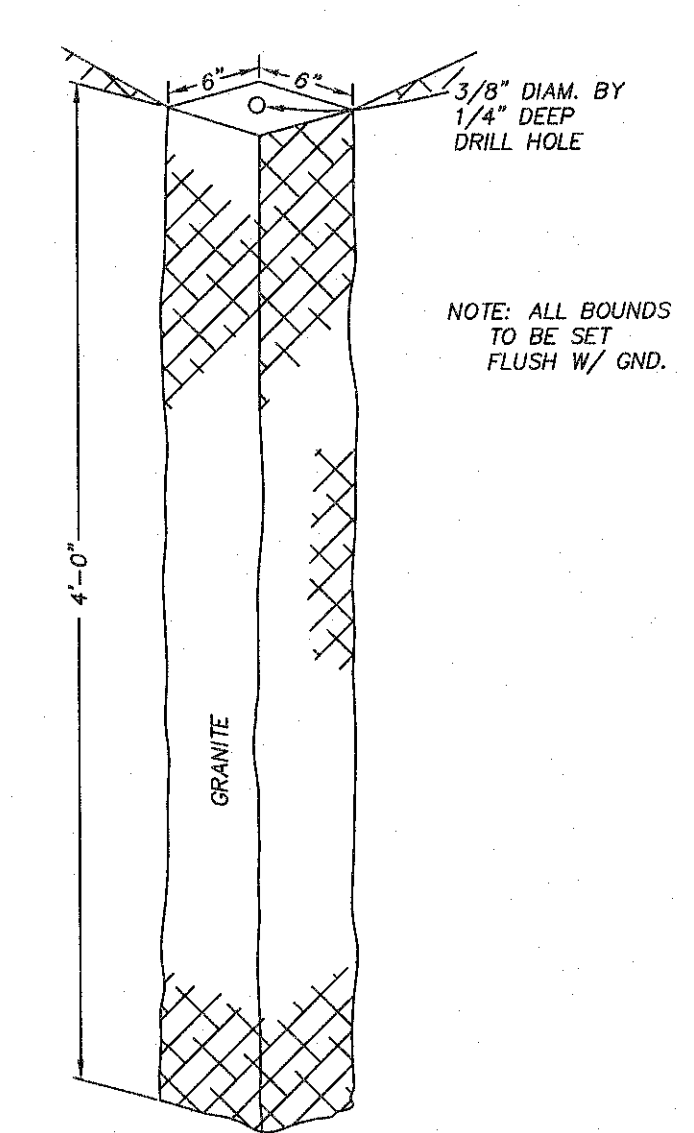
ALL DRIVEWAY APRONS TO BE PAVED WITH 3" BITUMINOUS CONCRETE



CAPE COD BERM DETAIL
NOT TO SCALE



HANDICAP SIDEWALK RAMP DETAIL
(NO SCALE)



GRANITE MONUMENT DETAIL
(NO SCALE)

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: _____

PROJECT PATH			
REV. #	DESCRIPTION	DATE	BY


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.

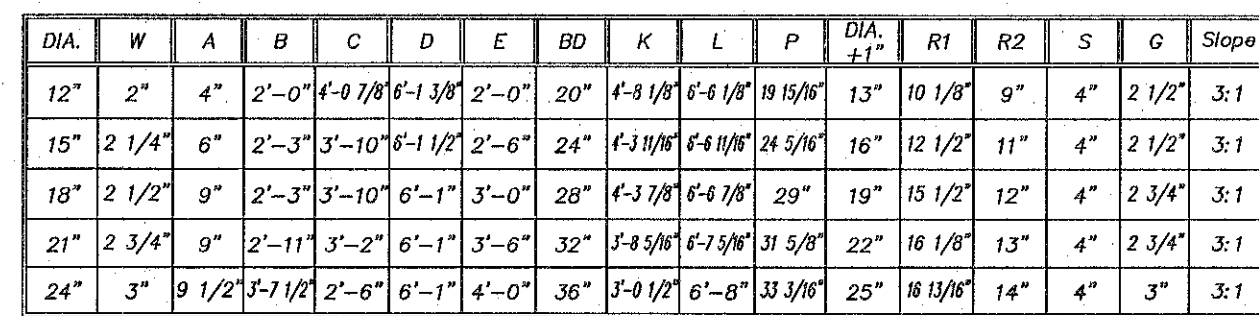
SPECIAL PERMIT & SITE DEVELOPMENT PLAN
"UNION SQUARE VILLAGE"
WALPOLE, MASSACHUSETTS

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

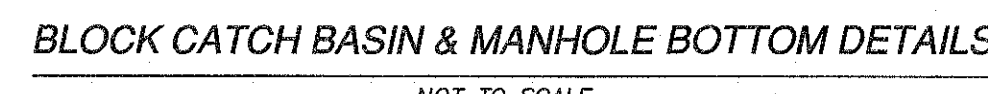
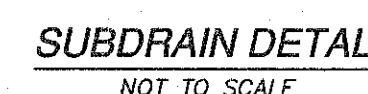
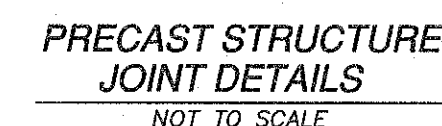
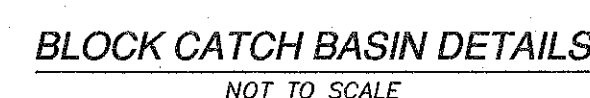
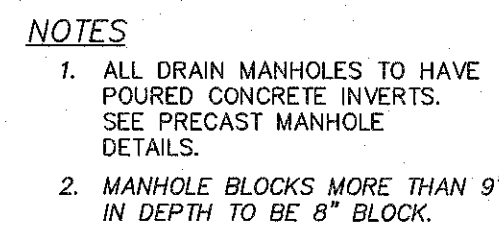
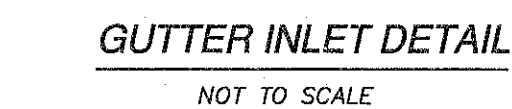


Town of Walpole

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



STANDARD DRAIN MANHOLE SHALL HAVE A 26" ROUND STEEL FRAME AND COVER, MUST BE NORTH AMERICAN MADE AND MEET APPLICABLE MASS DOT REQUIREMENTS AND BE CAPABLE OF SUPPORTING H2O LOADING.

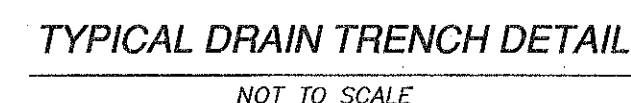


NO BACKFILL WHATEVER
SHALL BE PLACED UNTIL
PERMITTED BY THE TOWN
ENGINEER OR HIS/HER
AGENT.

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.

BACKFILL 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.

NO PUDLING OR JETTING IS
ALLOWED WITHOUT WRITTEN
PERMISSION OF THE TOWN
ENGINEER.



I TOWN CLERK OF THE TOWN OF WALPOLE
RECEIVED & RECORDED FROM THE ZONING
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DAYS NEXT AFTER RECEIPT AND RECORDING OF
SAME.

APPROVED BY
ZONING BOARD OF APPEALS

TOWN CLERK _____ DATE _____

DATE APPROVED:

DATE ENDORSED:

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

SHEET: 10 of 12

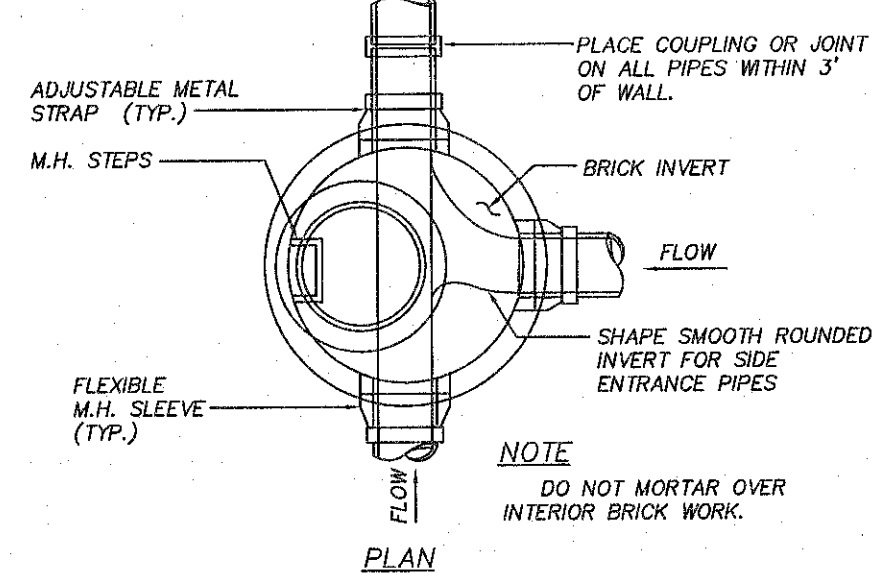


Date:	3-28-19
Scale:	AS SHOWN
Drawn By:	R. ROSA
Checked By:	C. JOHNSON
Appr. By:	M. WALKER

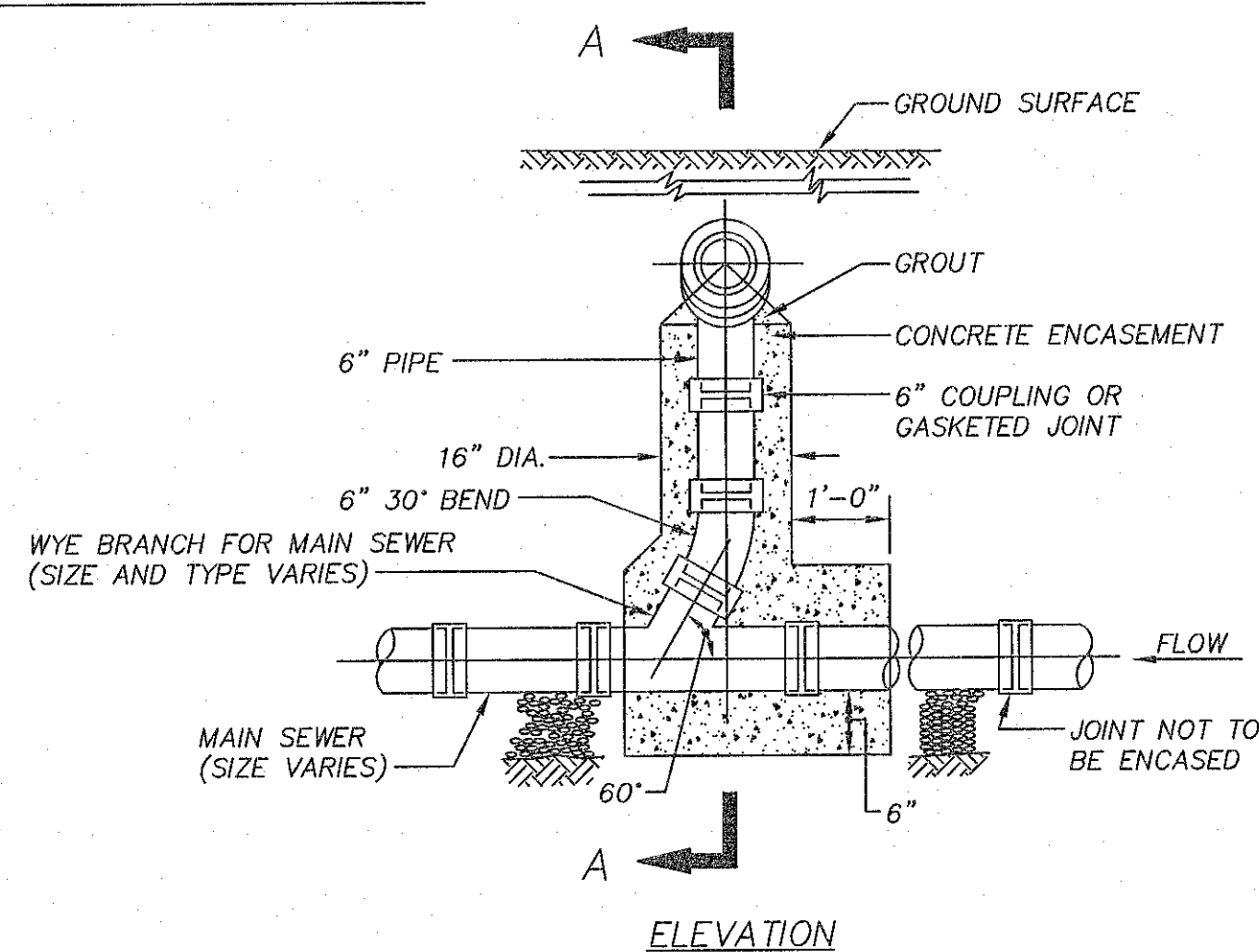
DETAIL SHEET NOTE:
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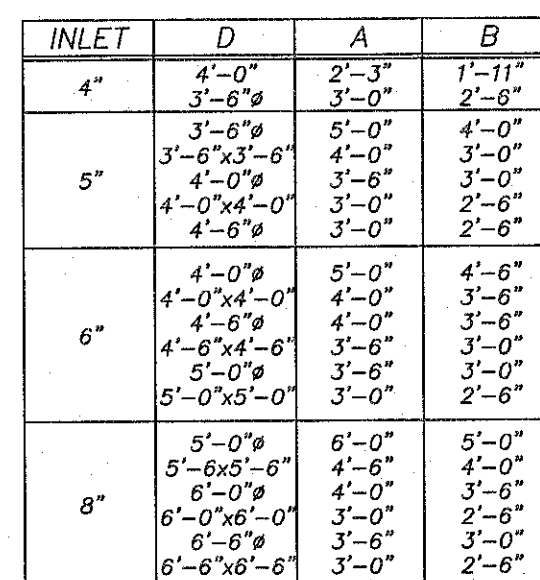
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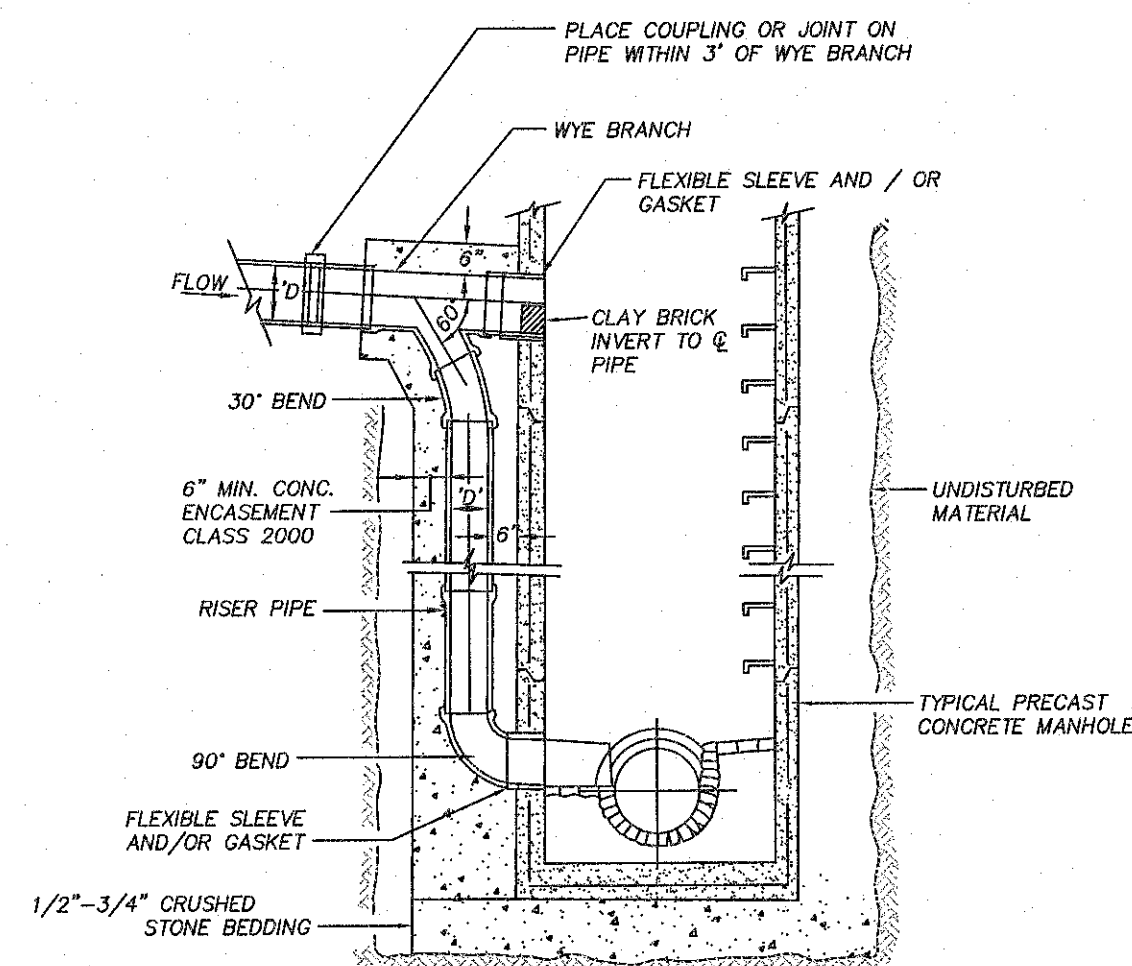
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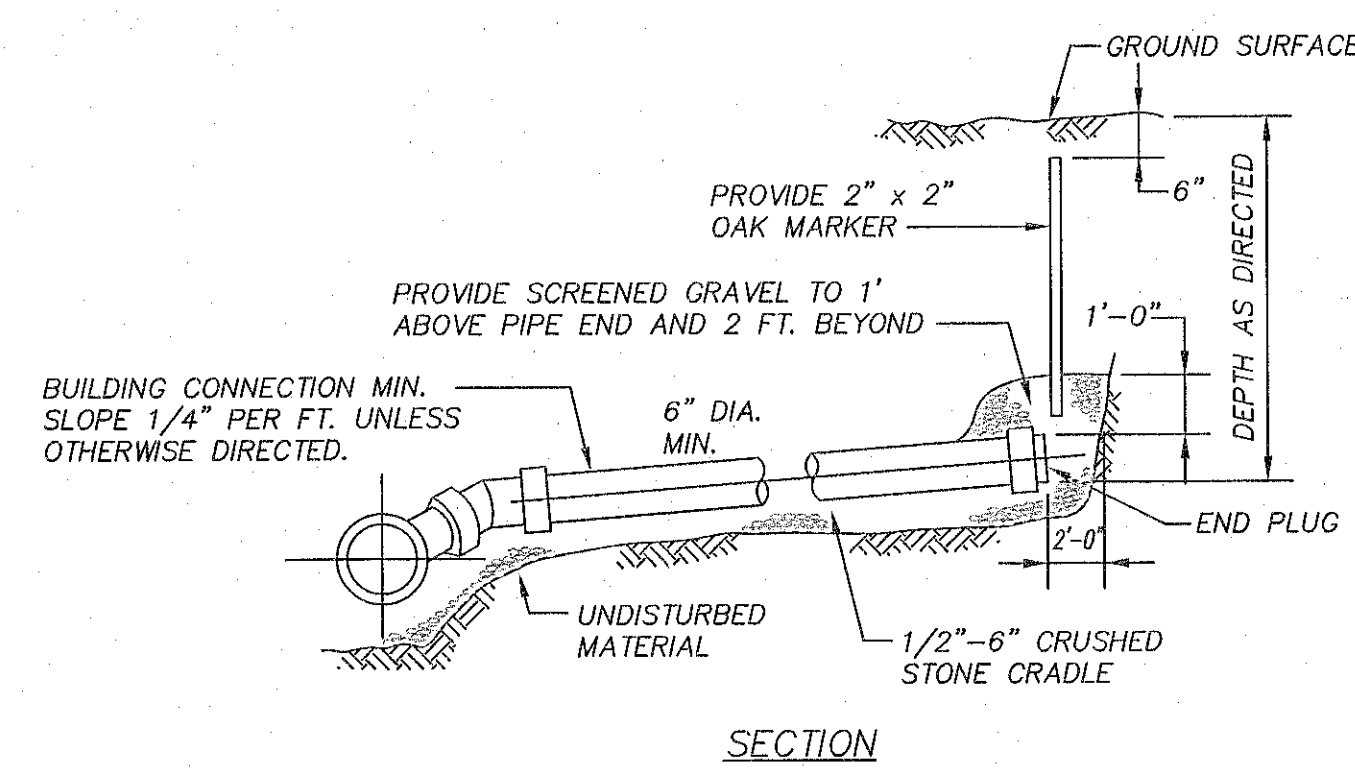
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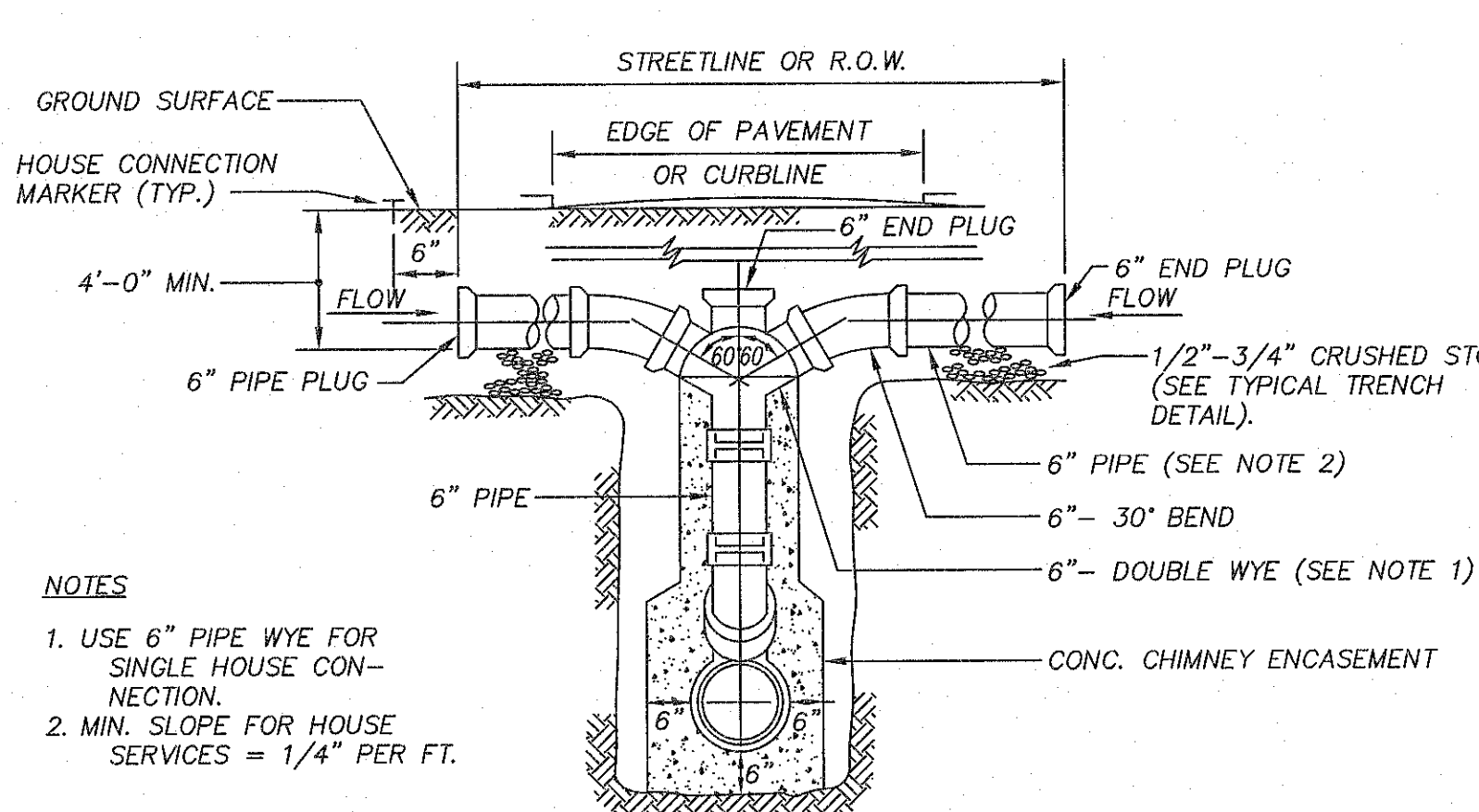
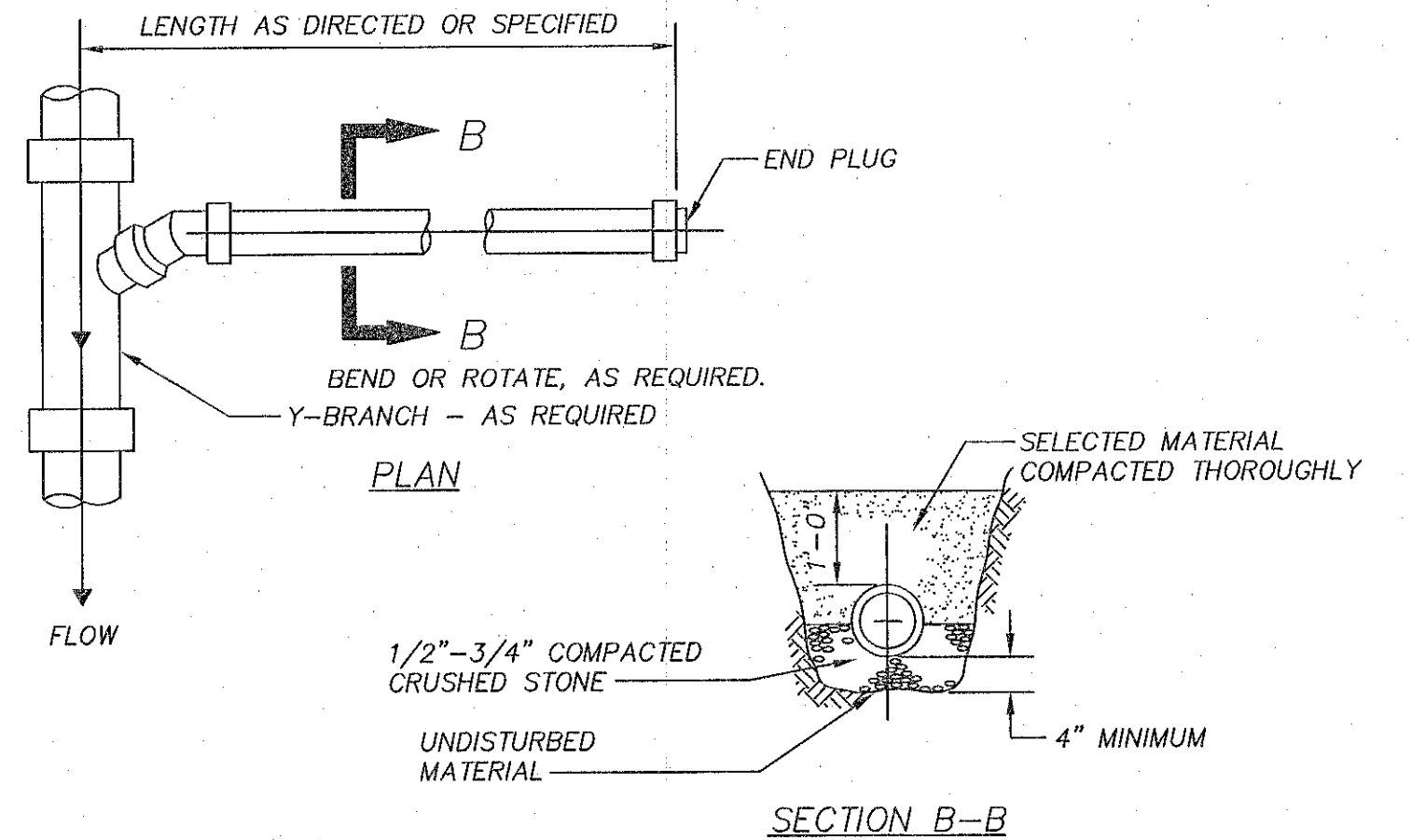
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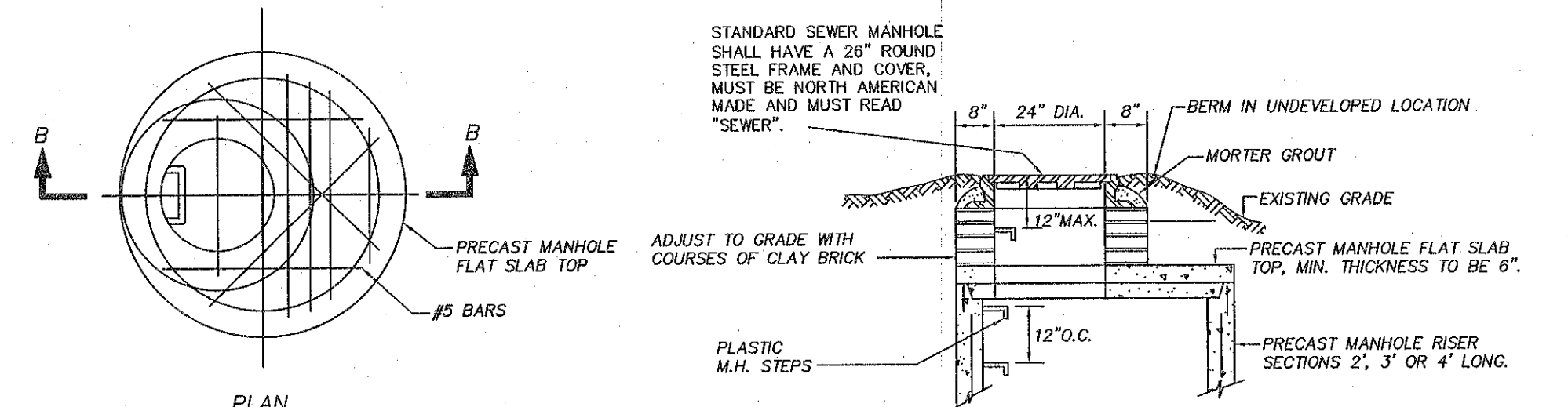
NOT TO SCALE



NOT TO SCALE



SECTION A-A



NOT TO SCALE

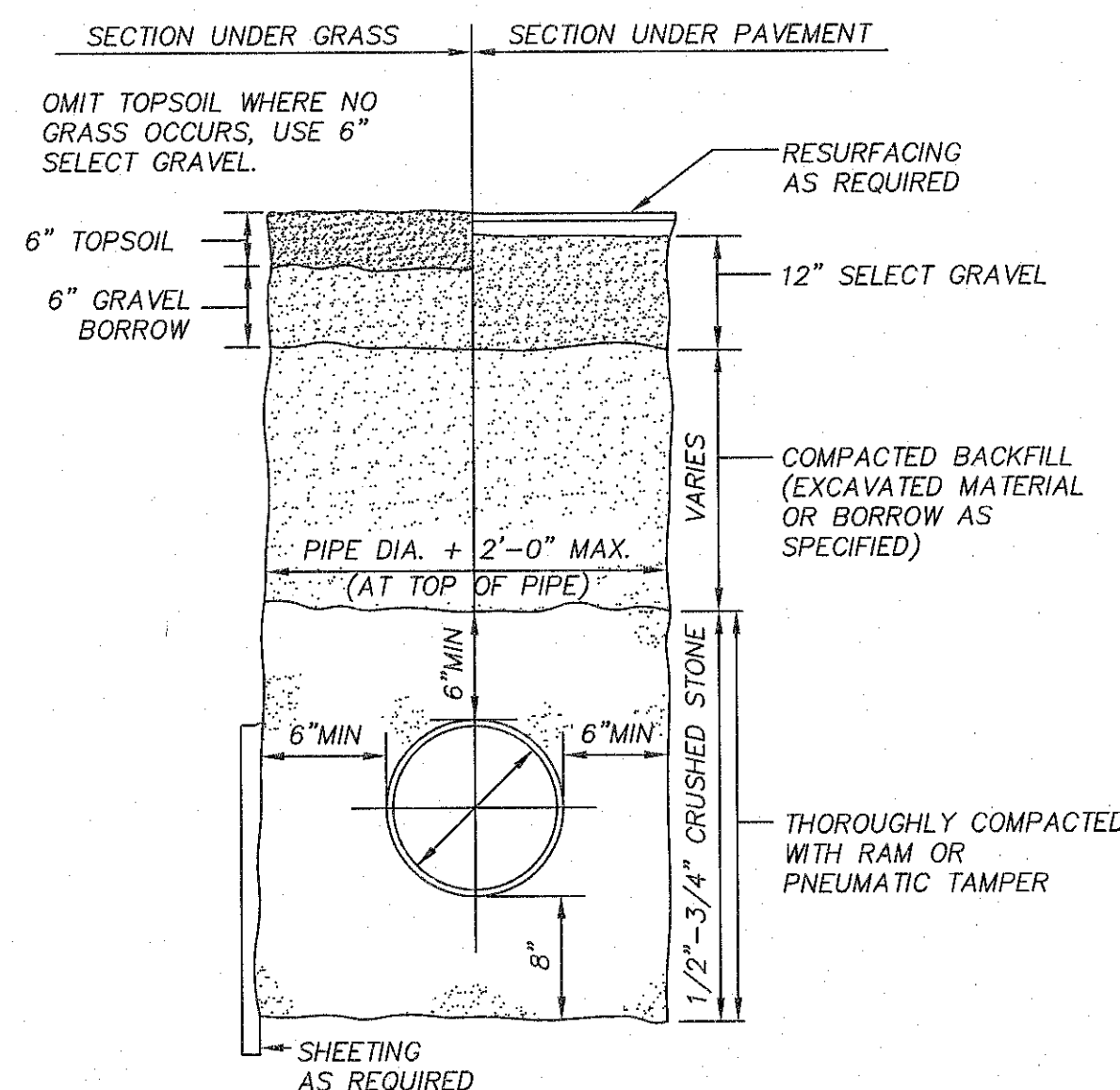
- NOTES
1. USE 6" PIPE WYE FOR SINGLE HOUSE CONNECTION.
 2. MIN. SLOPE FOR HOUSE SERVICES = $1/4"$ PER FT.

(FOR MAIN SEWER OVER 8'-0" DEEP)
NOT TO SCALE

INLET	D	A	B
4"	4-0"	2-3"	1'-11"
	3'-5"	3-0"	2'-1"
	3'-0"	5'-0"	4'-0"
5"	3'-6", 3'-6"	4'-0"	3'-0"
	4'-0"	3'-6"	3'-0"
	4'-0" X 4'-0"	3'-0"	2'-6"
	4'-6"	3'-0"	2'-6"
6"	4'-0"	5'-0"	4'-6"
	4'-0" X 4'-0"	4'-0"	3'-6"
	4'-5"	4'-0"	3'-6"
	4'-6" X 4'-6"	3'-6"	3'-0"
	5'-0"	3'-6"	3'-0"
	5'-0" X 5'-0"	3'-0"	2'-6"
8"	5'-0"	6'-0"	5'-0"
	5'-6" X 5'-6"	4'-6"	4'-6"
	6'-0"	4'-0"	3'-6"
	6'-0" X 6'-0"	3'-0"	3'-0"
	6'-6"	3'-6"	3'-0"
	6'-6" X 6'-6"	3'-0"	2'-6"

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

CIRCULAR BASINS ARE RECOMMENDED



NOT TO SCALE

1. SEWER SERVICES SHALL BE LAID AT LEAST 10'-0" HORIZONTALLY FROM WATER LINES AND SERVICES OR FOLLOW "DEP 2001 GUIDELINES AND POLICIES DOE 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".
2. NO BACKFILL WHAT-SO-EVER SHALL BE PLACED UNTIL PERMITTED BY THE TOWN ENGINEER OR HS/HEN AGENT.
3. MAXIMUM TRENCH WIDTH SHALL BE THE PIPE DIAMETER PLUS 2'-0".
4. 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.
5. 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).
6. SEWER SERVICES SHALL HAVE A MINIMUM DIAMETER OF 0'-6" AND A MINIMUM SLOPE OF 2.0% (FT/FT).
7. THE SIDES OF THE SERVICES SHALL BE BACKFILLED AND HAND TAMPED. INITIAL BACKFILL MATERIAL SHALL CONTAIN NO STONES LARGER THAN 0'-3".
8. DEBRIS, FROZEN MATERIAL, LARGE CLOSOS 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.
9. 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.
10. NO PUDDING OR JETTING IS ALLOWED WITHIN THE PUBLIC LAYOUT WITHOUT WRITTEN PERMISSION OF THE TOWN ENGINEER.

FORCE MAIN SPECIFICATIONS
FOR $\leq 2"$ COMMON FORCE MAIN C.O. @ 200'

FORCE MAIN SHALL BE MADE OF BLACK OR BLUES HDPE SDR 11 FOR LINE SIZE 36". 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
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TOWN CLERK

DATE _____

[illegible]

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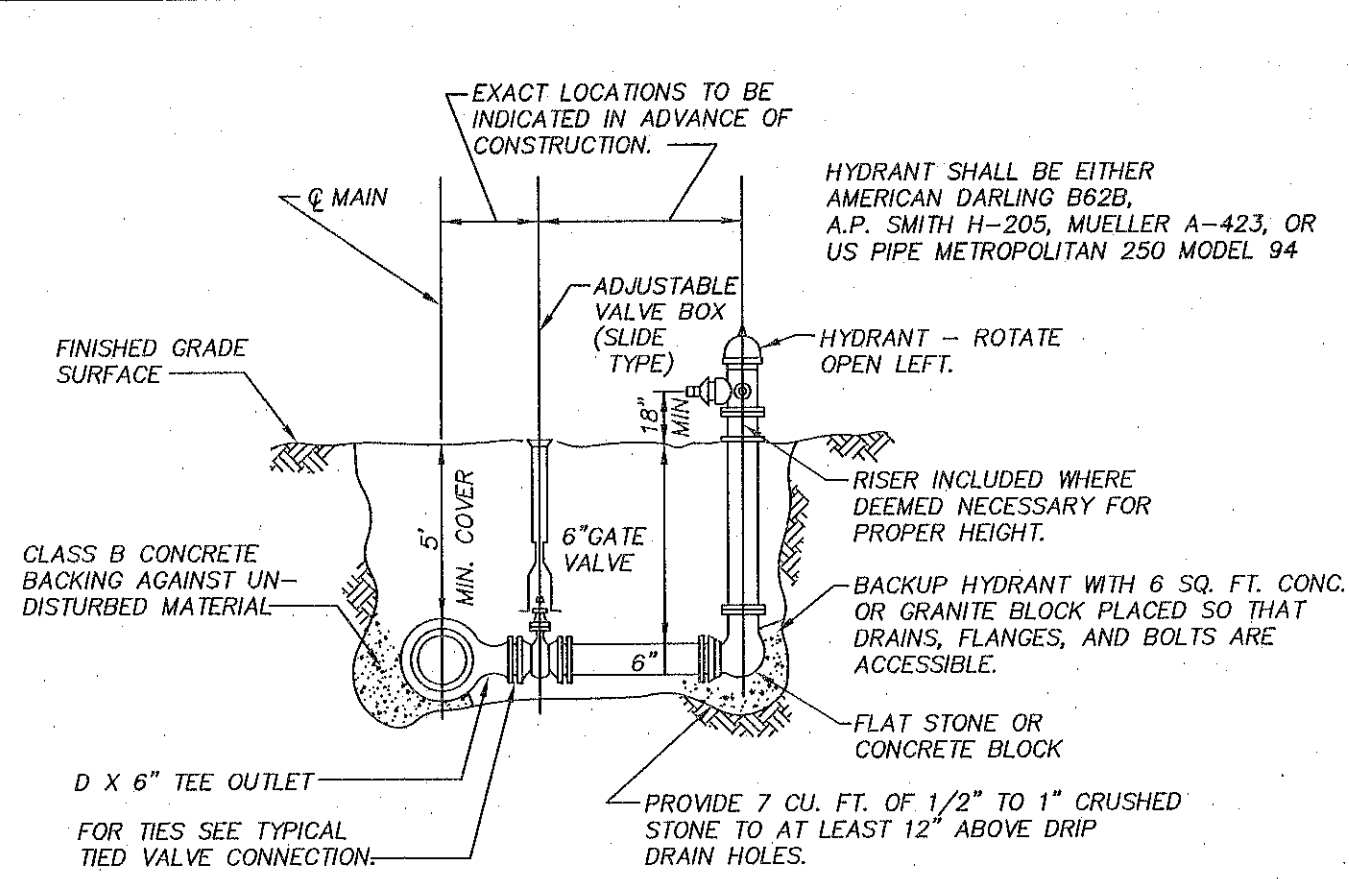
APPLICANT:
WALL STREET DEVELOPMENT CORP.
P.O. BOX 272
WESTWOOD, MA 02090

SHEET: 11 of 12

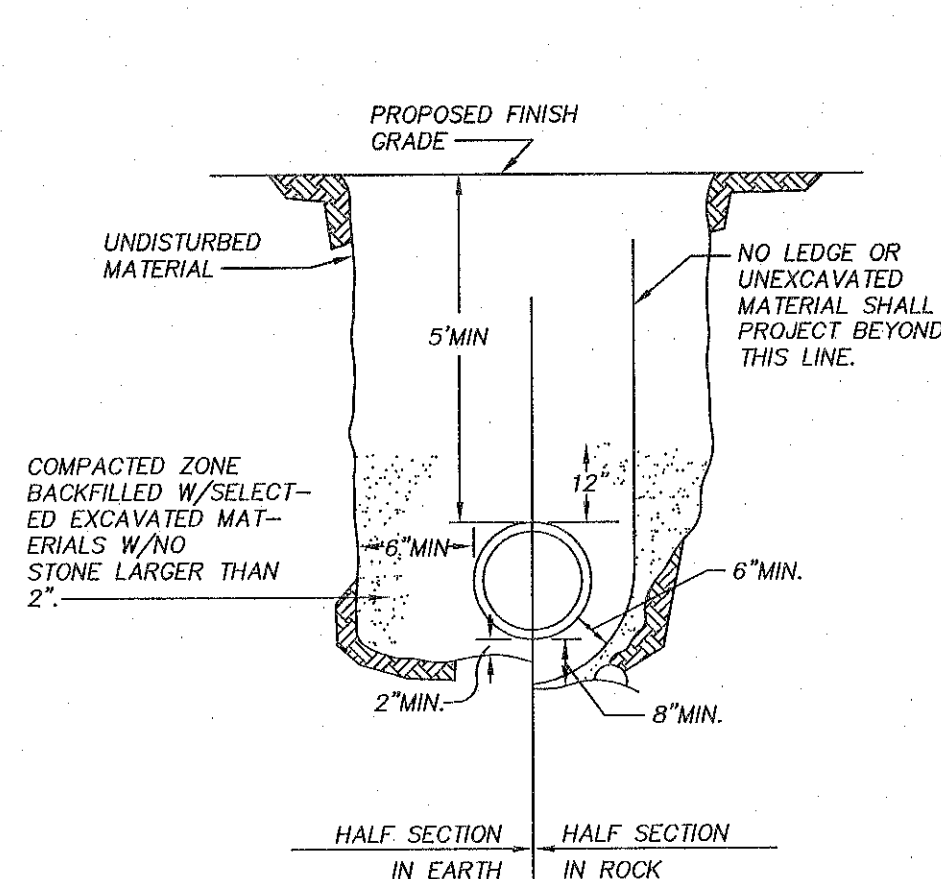


Town of Walpole

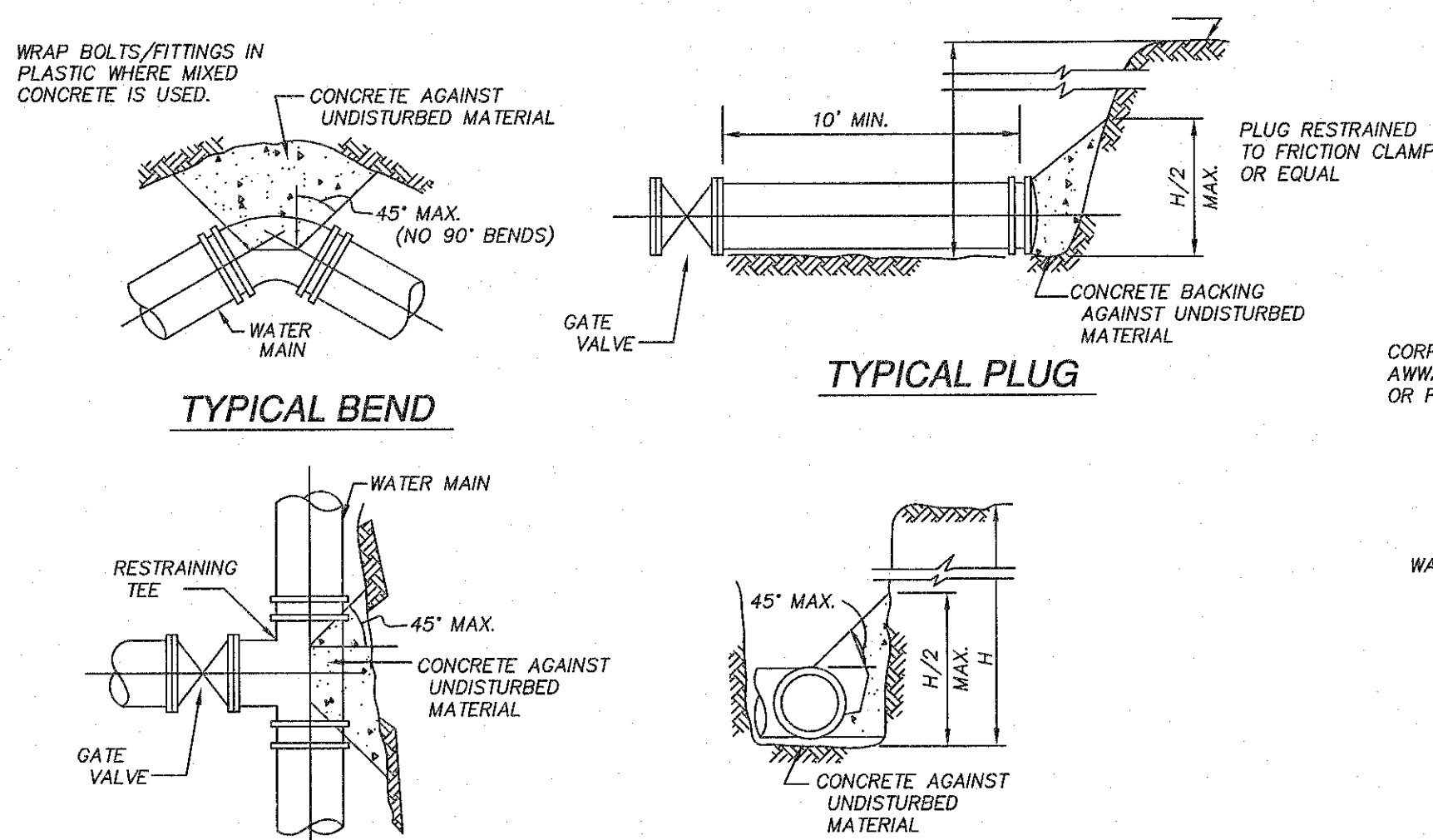
Date:	3-28-19
Scale:	AS SHOWN
Drawn By:	R. ROSA
Checked By:	C. JOHNSON
Appr. By:	M. WALKER



TYPICAL HYDRANT ASSEMBLY DETAIL
NOT TO SCALE



WATER MAIN TRENCH DETAIL
NOT TO SCALE



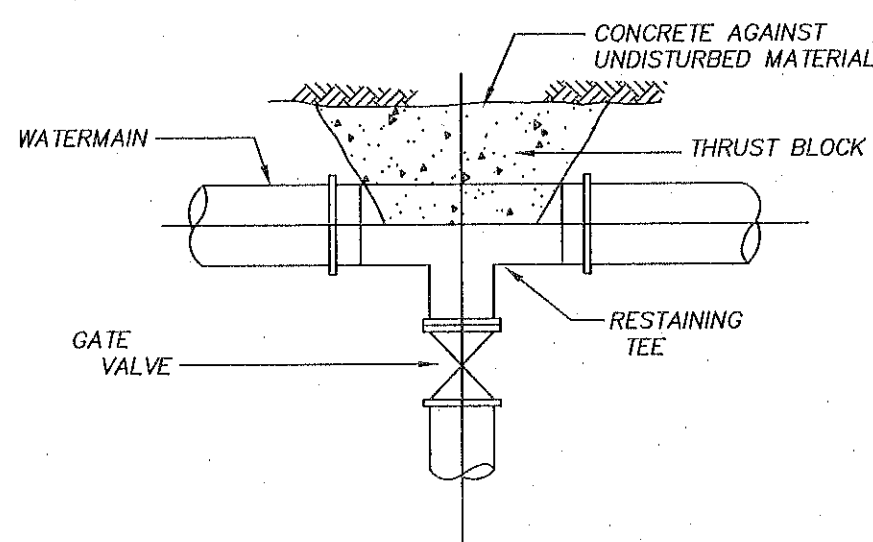
TYPICAL TEE

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.)

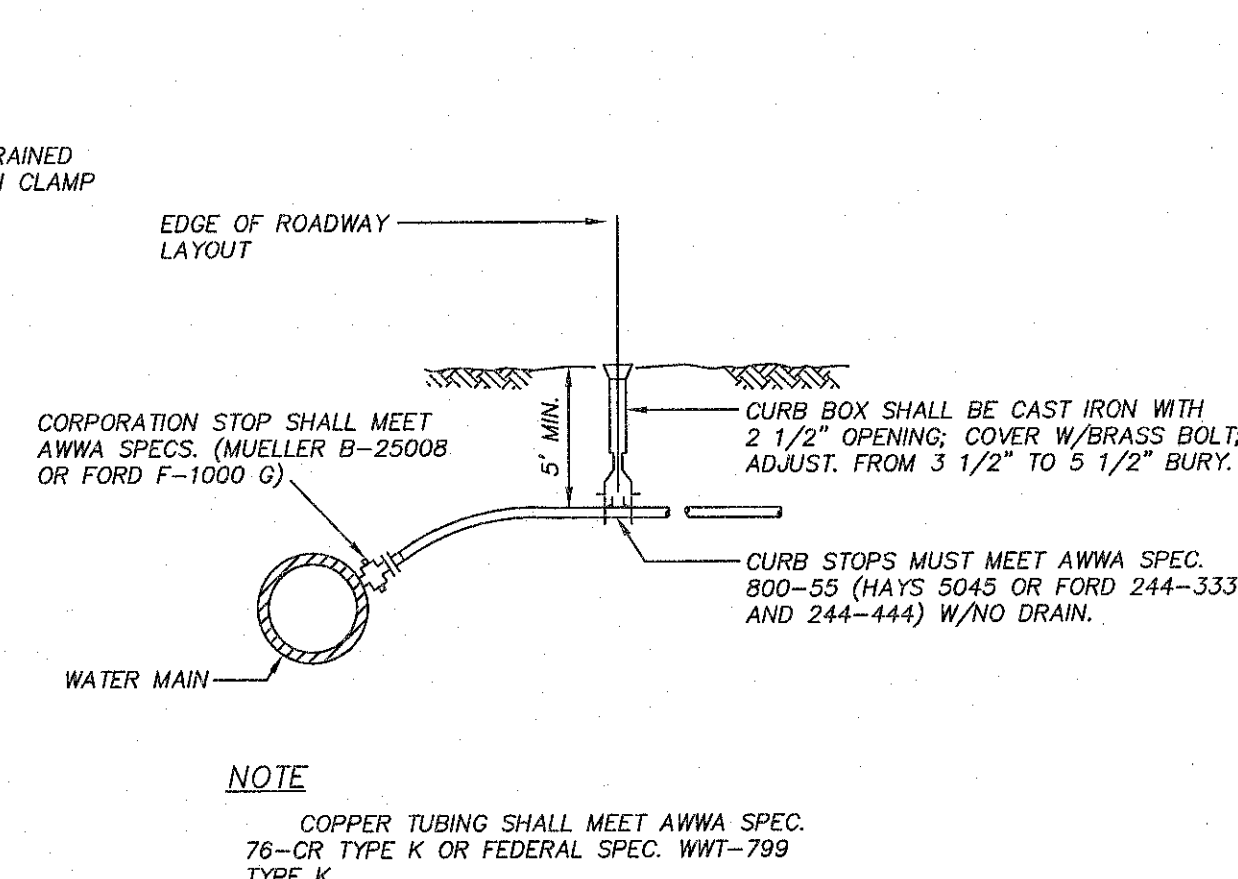
BEARING AREAS OF THRUST BLOCKS (BEARING AREA IN SQUARE FT.)				
PIPE SIZE INCHES	1/4 BEND	1/8 BEND	1/16 BEND OR LESS	PLUG TEES
6 AND 8	8	8		8
10 AND 12	22	13	8	16

TYPICAL THRUST BLOCK DETAIL
NOT TO SCALE



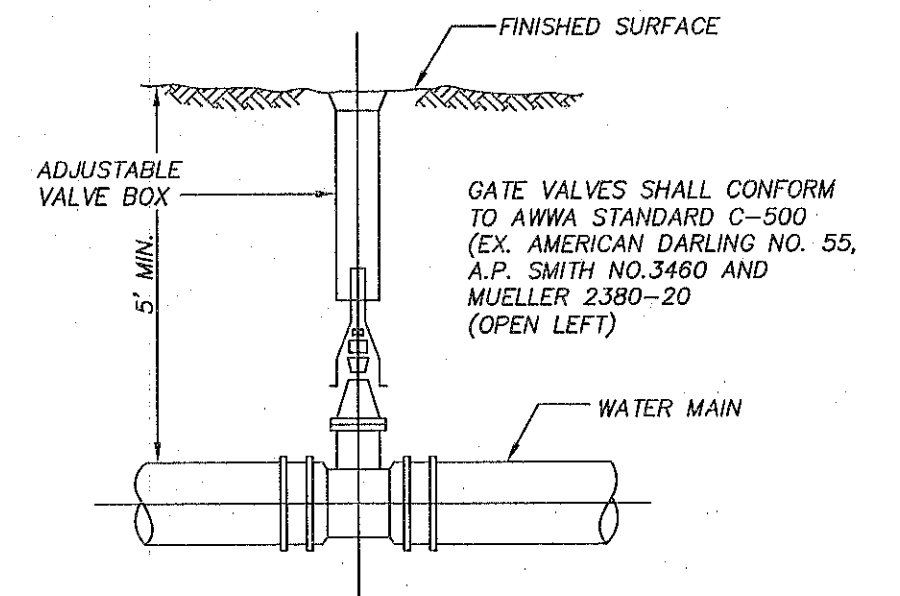
TYPICAL LATERAL GATE VALVE CONNECTION DETAILS
NOT TO SCALE

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

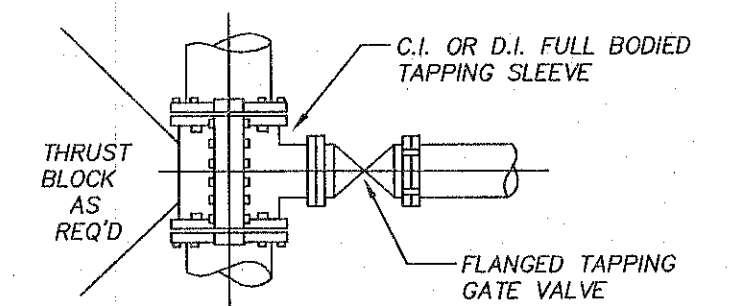


NOTE: COPPER TUBING SHALL MEET AWWA SPEC. 76-CR TYPE K OR FEDERAL SPEC. WWT-799 TYPE K.
1 1/2\"/>

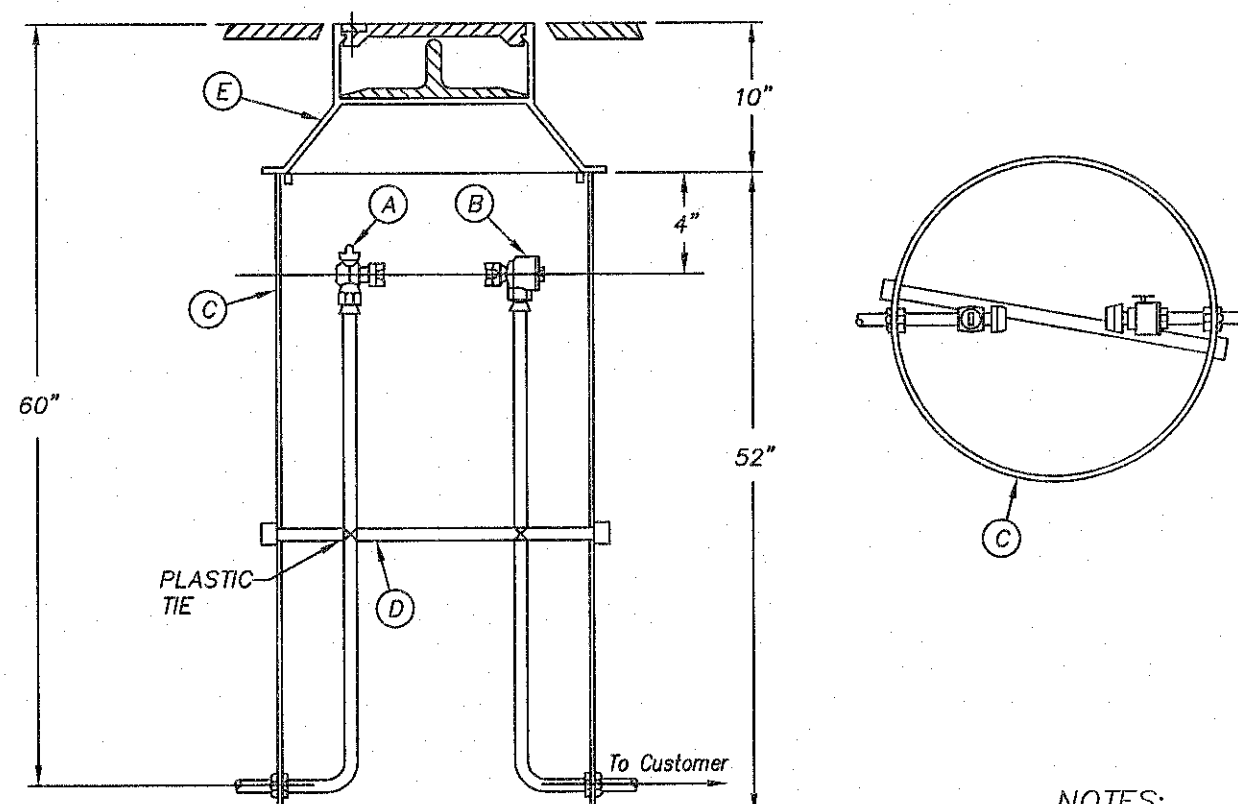
TYPICAL SERVICE CONNECTION
NOT TO SCALE



TYPICAL GATE VALVE
NOT TO SCALE



TAPPING SLEEVE AND VALVE DETAILS
NOT TO SCALE



ITEM	DESCRIPTION	CAT No.
A	ANGLE BALL VALVE	BA13-232
B	DUAL ANGLE CHECK VALVE	HA431-323
C	20" I.D. PVC PIPE	
D	1/2" PVC SUPPORT & CAPS	
E	METER BOX COVER & LID	W-3

* ORDERED SEPARATELY

- 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

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

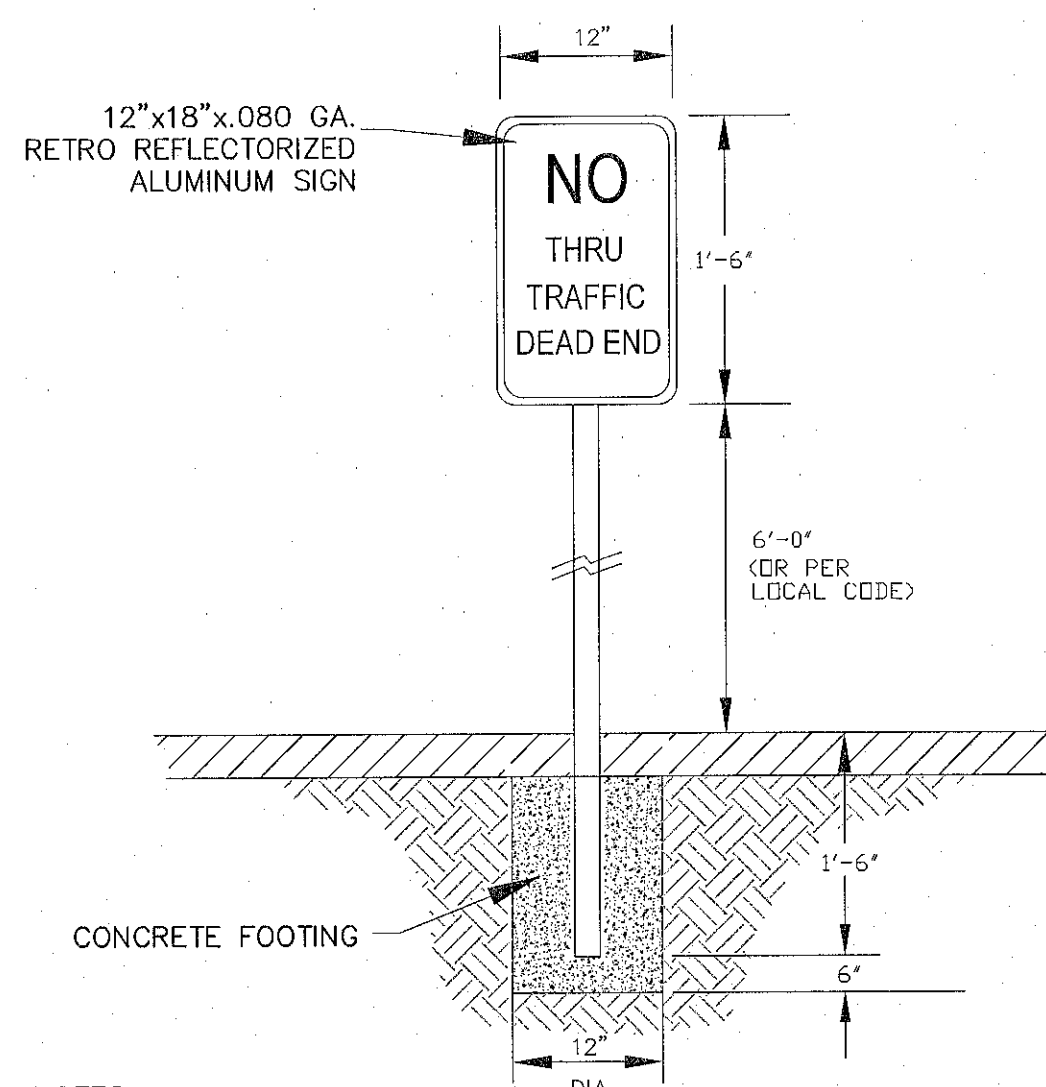
APPROVED BY
ZONING BOARD OF APPEALS

DATE APPROVED: _____

DATE ENDORSED: _____

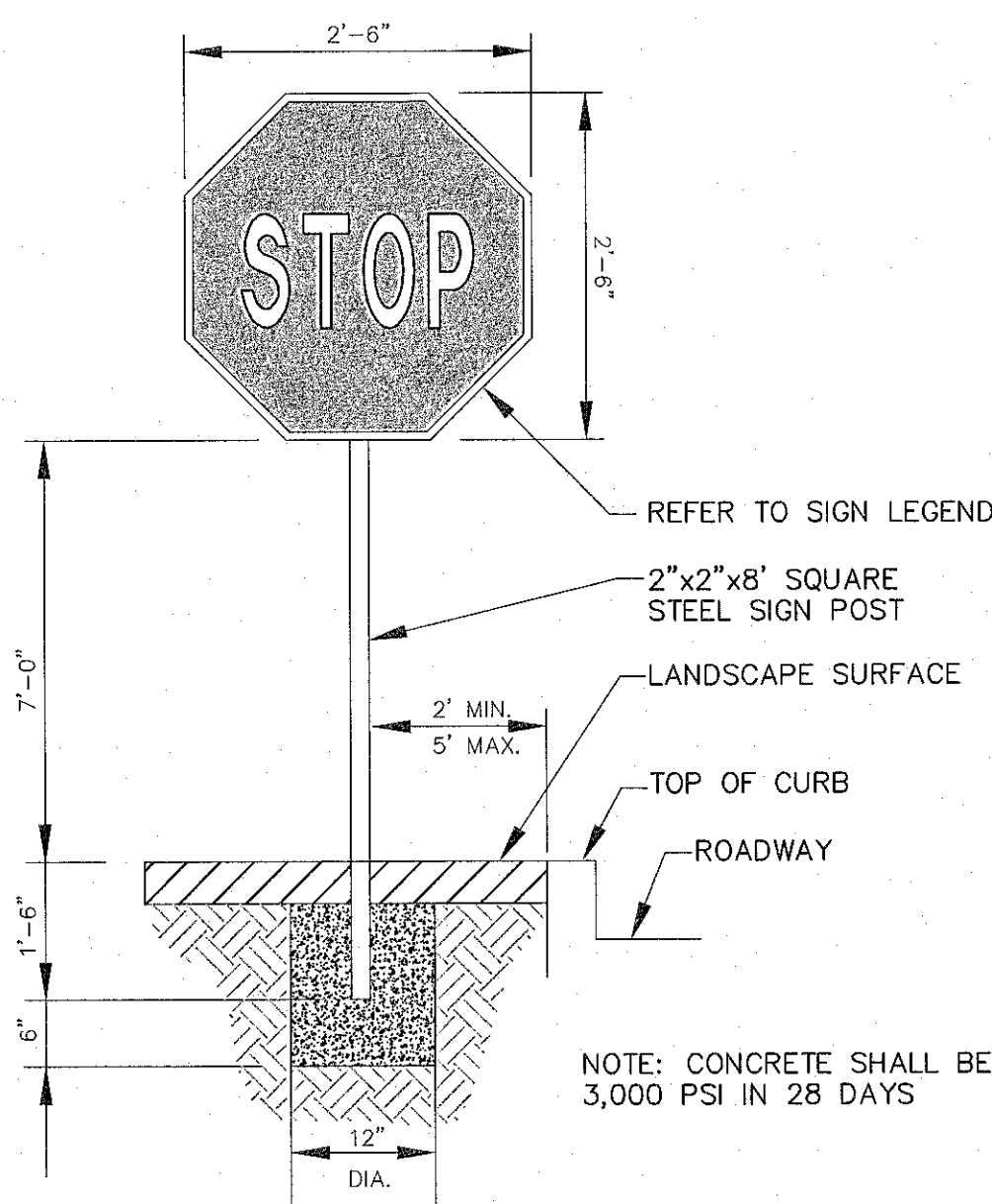
NOTES

- 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:
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.

**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**

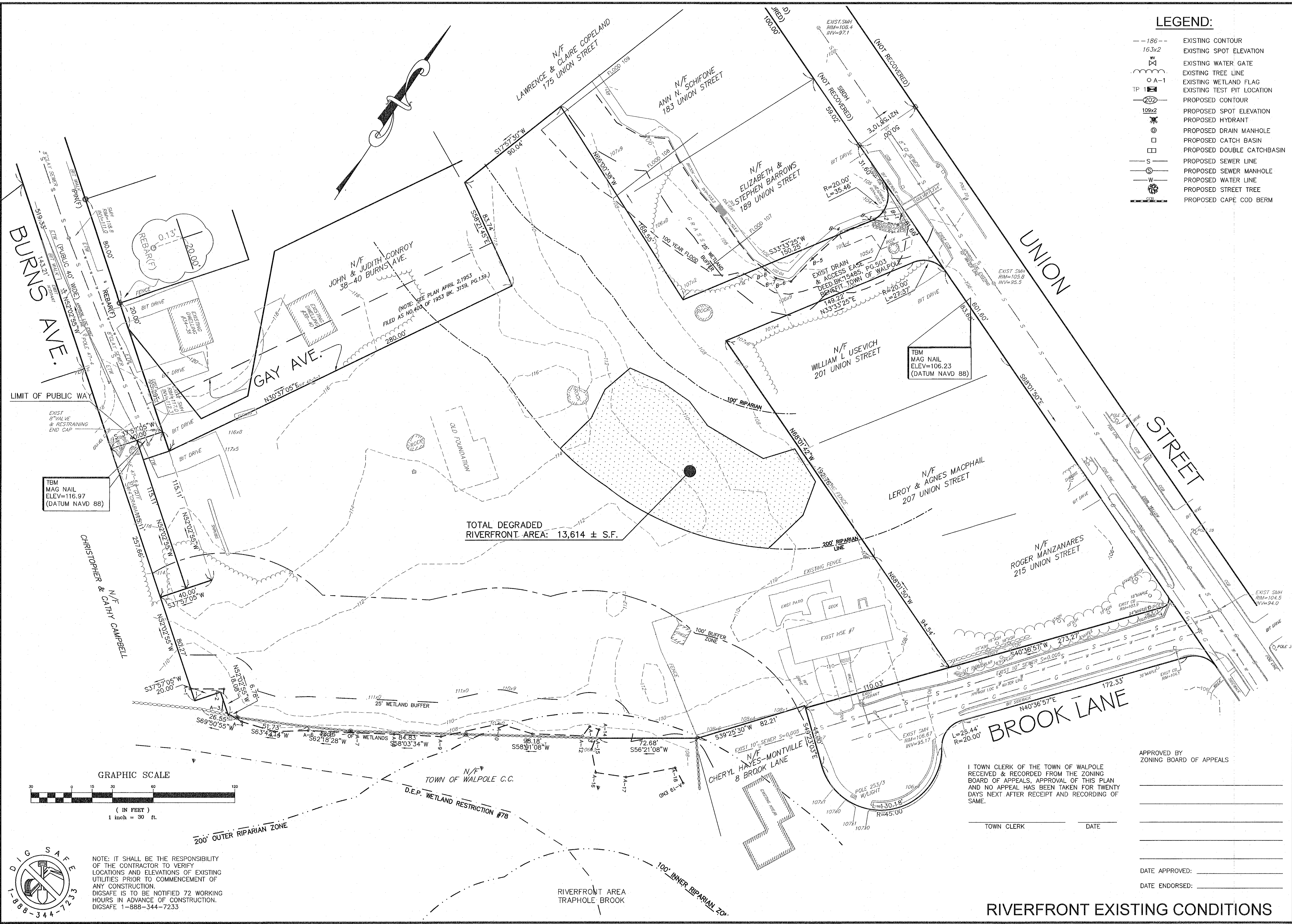
APPLICANT:
WALL STREET DEVELOPMENT CORP.
P.O. BOX 272
WESTWOOD, MA 02090

SHEET: 12 of 12



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

REVISIONS	
No.	DATE

JOYCE E. HASTINGS
No. 39393
REGISTERED PROFESSIONAL LAND SURVEYOR

ROBERT S. TRUAX
No. 5867
REGISTERED PROFESSIONAL ENGINEER

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

APPLICANT:
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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:	SUP-A
PLAN #:	27,096

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: _____

RIVERFRONT EXISTING CONDITIONS

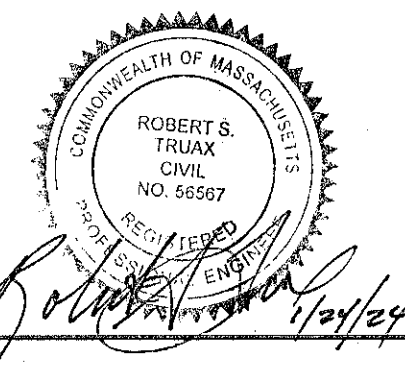
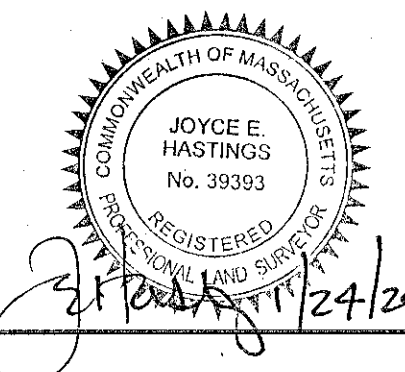
NORFOLK REGISTRY OF DEEDS

APPROVED BY
ZONING BOARD OF APPEALS

DATE APPROVED: _____

DATE ENDORSED: _____

REVISIONS	
DATE	DESCRIPTION



SPECIAL PERMIT & SITE DEVELOPMENT PLAN
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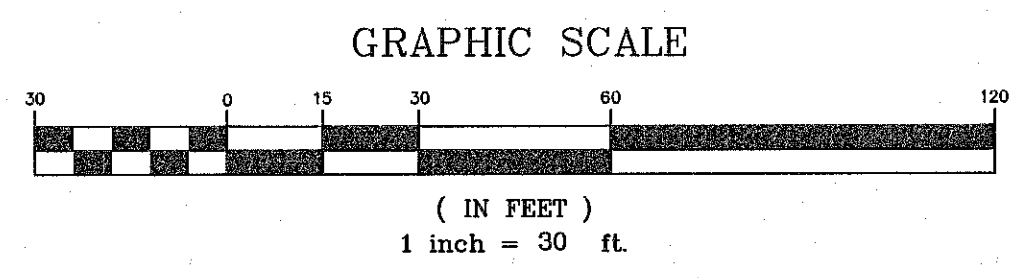
JOB No.	15,588
DATE:	JAN. 24, 2024
SCALE:	1"= 30'
SHEET:	SUP-B
PLAN #:	27,096

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.



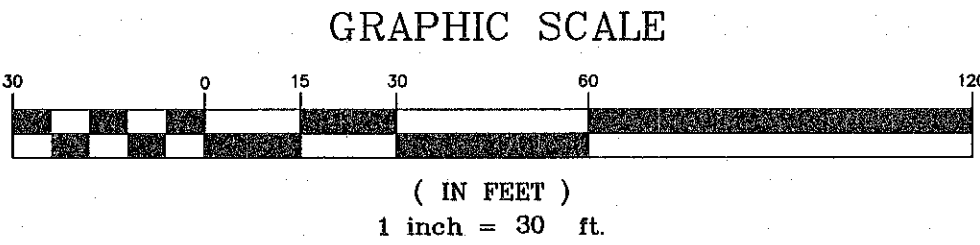
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SAME.

TOWN CLERK _____ DATE _____

RIVERFRONT AREA DISTURBANCE

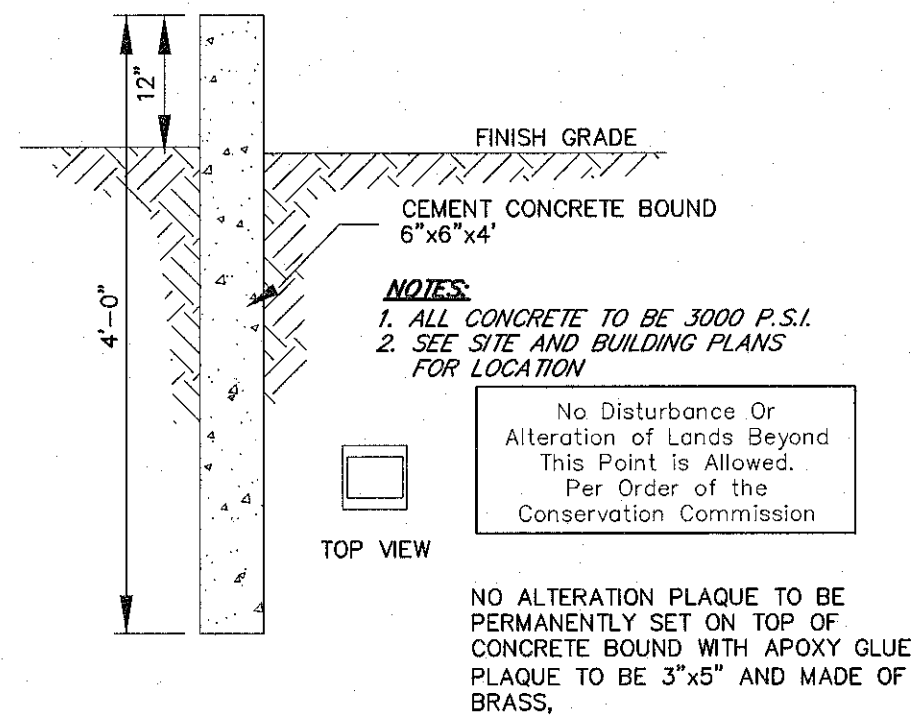
- Proposed 25' Buffer Zone Restoration Area Protocol**
(9,200 ± sf)
1. All metal and other solid waste debris will be removed from the area and properly disposed off-site;
 2. The area will be graded to a stable slope;
 3. The area will be covered with a minimum of 6 inches of high quality topsoil;
 4. 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*
 5. The area will be planted with New England wetland plants conservation/wildlife mix at 1750 sf/lb or approved substitute; and
 6. The area will be watered as necessary during the first six weeks after planting.

- Riverfront Restoration Area (RFA) Protocol**
1. Remove and replace surficial degraded soils while retaining the extant trees to the degree feasible.
 2. 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.
 3. Desperse 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.



- 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.



CONCRETE WETLAND BOUND
(NO SCALE)

PROPOSED SCREENING
6' HIGH WOOD
PRIVACY FENCE

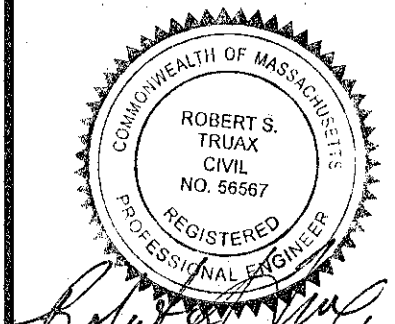
25' BUFFER RESTORATION AREA

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

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RESTORATION AND PLANTING DETAILS