

AMENDED SITE DEVELOPMENT PLAN

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

"THE RESIDENCES AT BURNS AVENUE"

WALPOLE, MASSACHUSETTS

DATE: APRIL 21, 2020
 Revised: May 21, 2020
 October 22, 2020
 February 23, 2022
 May 5, 2022
 October 20, 2022

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

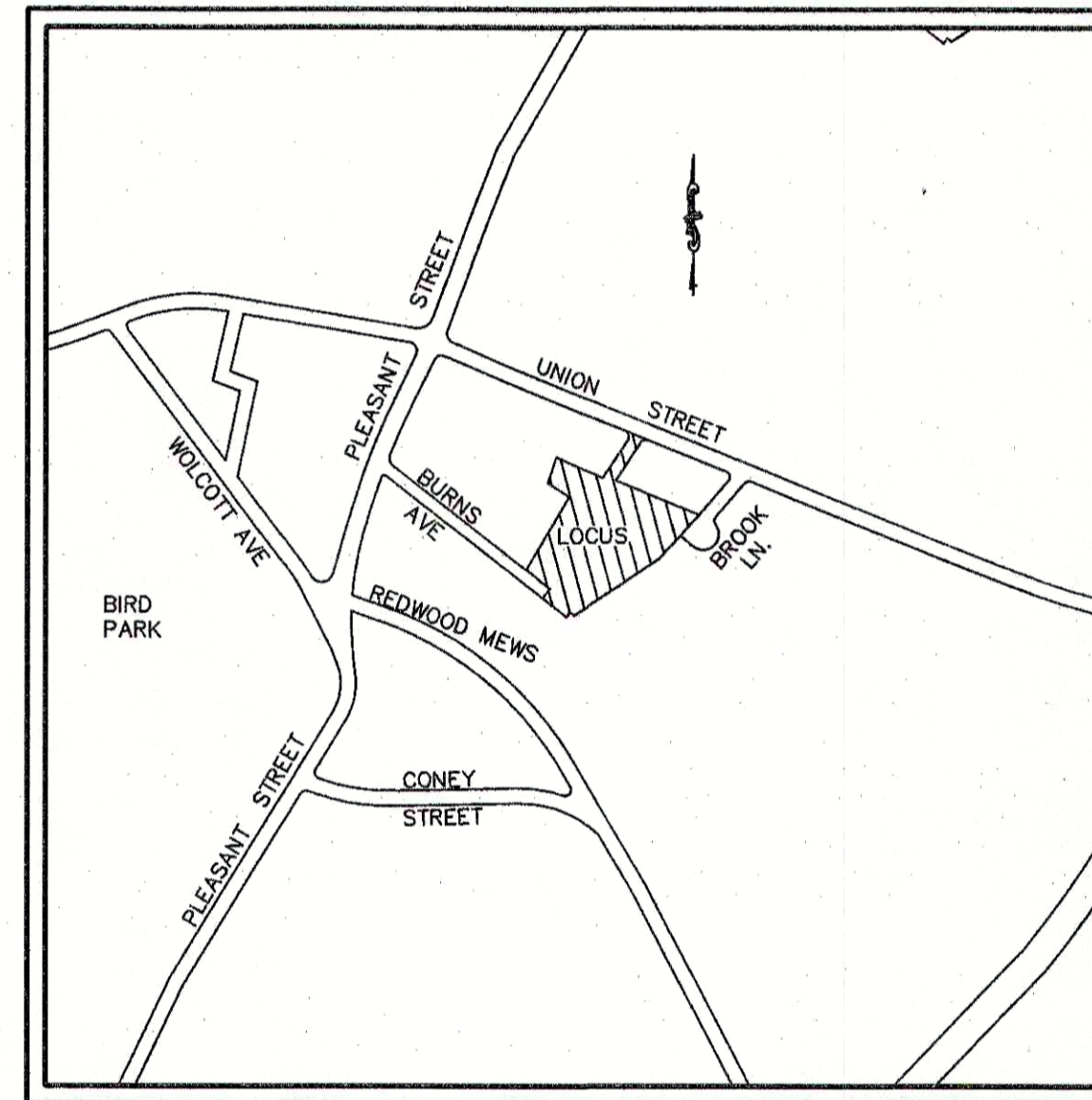
ZONING CLASSIFICATION:
 GENERAL RESIDENCE - GR
 FRONTAGE: 100 FT.

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. 35653, PG. 276
 BURNS AVENUE DEVELOPMENT LLC
 2 WARTHIN CIRCLE
 NORWOOD, MA 02062
4. MAP 20, PARCEL 115
 DEED REF: BK. 25238, PG. 585
 BRIAN MARTIN
 7 BROOK LANE
 WALPOLE, MA 02081

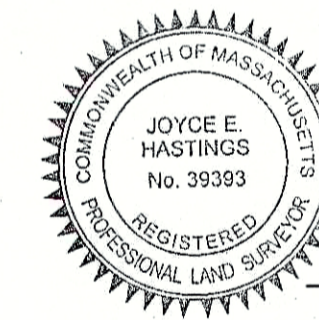
ZONING TABLE:		
	REQUIRED	PROPOSED
LOT AREA:	15,000 S.F.	2,737 S.F.(Min)
LOT FRONTAGE:	100 FT.	38 FT. (Min)
YARD SETBACKS:		
FRONT:	30 FT.	10.0 FT.(Min)
SIDE:	10 FT.	5.0 FT. (Min)
REAR:	30 FT.	8.0 FT. (Min)
LOT COVERAGE STRUCTURES:	30 %	45 %
LOT COVERAGE IMPERVIOUS:	50 %	55 %
MAX BLDG HEIGHT:	35 FT.	35 FT.
MAX STORIES:	2.5	2.5
PROPOSED: 20 LOTS		



LOCUS MAP
1"=600'

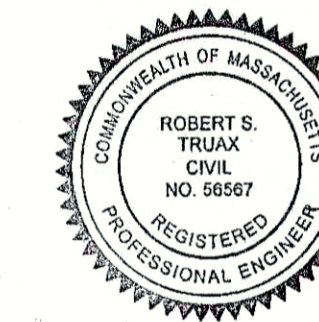
Prepared By:
GLM ENGINEERING
CONSULTANTS, INC.
 19 EXCHANGE STREET
 HOLLISTON, MASSACHUSETTS 01746
 (508)429-1100 fax:(508)429-7160

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



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

10/20/22
 DATE



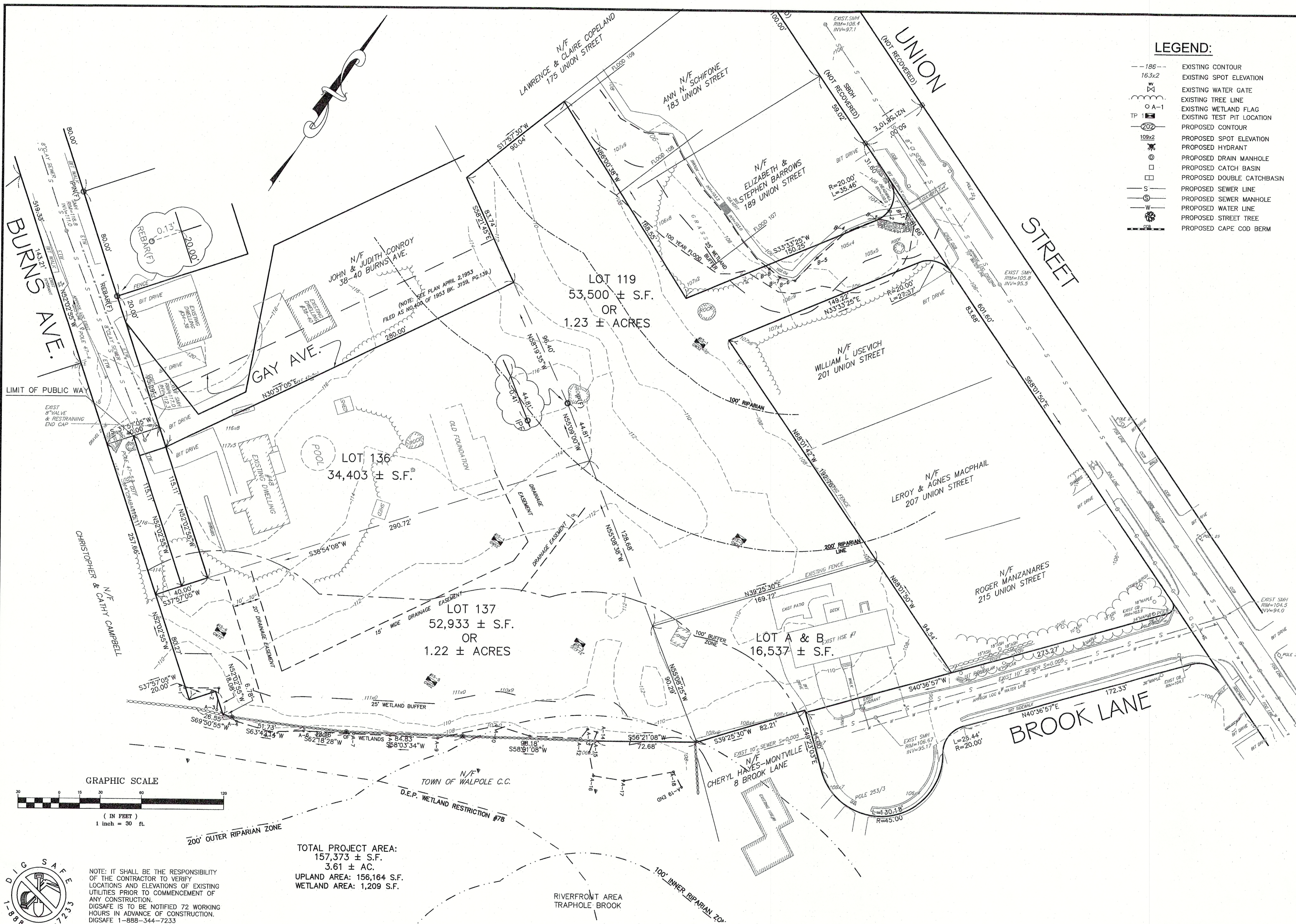
Robert S. Truax
 ROBERT S. TRUAX, P.E.

10/20/22
 DATE

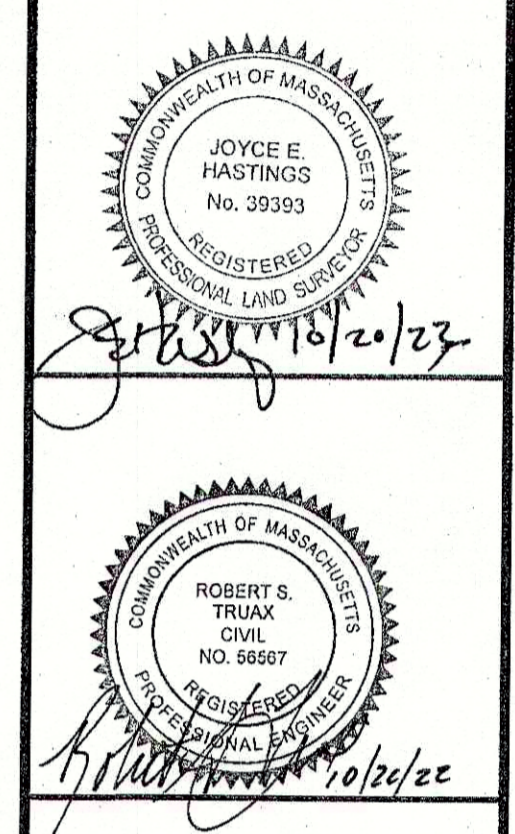
SHEET INDEX

1	COVER
2	EXISTING CONDITIONS
3	LOT LAYOUT
4	LAYOUT PLAN
5	GRADING, DRAINAGE & UTILITIES
6	PROFILES
7	EROSION CONTROL PLAN
8-13	DETAILS
SUP-A	RIVERFRONT EXISTING CONDITIONS
SUP-B	RIVERFRONT AREA DISTURBANCE
SUP-C	RESTORATION AND PLANTING

JOB No.	15588
SCALE:	AS NOTED
DATE:	APRIL 21, 2020
SHEET No.	1 of 13



REVISIONS	DATE	DESCRIPTION
1	05/21/20	DRAINAGE SYSTEM
2	10/22/20	CONSERVATION COMMENTS
3	02/23/22	ZBA COMMENTS. REDUCE TO 38 UNITS
4	05/05/22	20 LOT RESIDENTIAL SUBDIVISION
5	10/20/22	REVISED RIVERFRONT DISTURBANCE



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A COMPREHENSIVE PERMIT M.G.L.C. 40B
"THE RESIDENCES AT BURNS AVENUE"
WALPOLE, MASSACHUSETTS**

APPLICANT:
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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

DRW:	RST
JOB No.	15,588
DATE:	APRIL 21, 2020
SCALE:	1" = 30'
SHEET:	2 of 13
PLAN #:	27,096

EXISTING CONDITIONS

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

PLAN REFERENCE:
 PLAN No. 959 OF 1980, Bk. 5808, Pg. 53
 PLAN No. 1520 OF 1987, Bk. 362
 PLAN No. 990 OF 1954, Bk. 3279, PG. 3

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 SETBACKS:
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 SIDE: 10'
 REAR: 30'

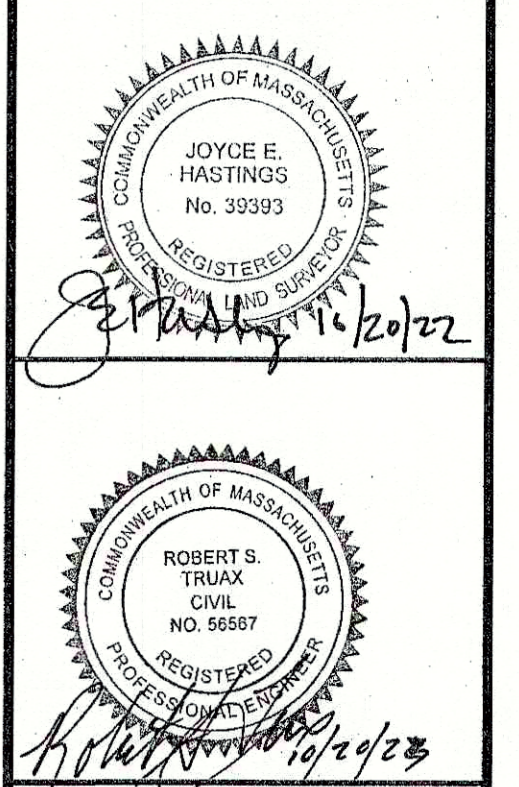


LEGEND:

---	EXISTING CONTOUR
16.3x2	EXISTING SPOT ELEVATION
W	EXISTING WATER GATE
○ A-1	EXISTING TREE LINE
TP	EXISTING WETLAND FLAG
⊗	EXISTING TEST PIT LOCATION
○	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

REVISIONS

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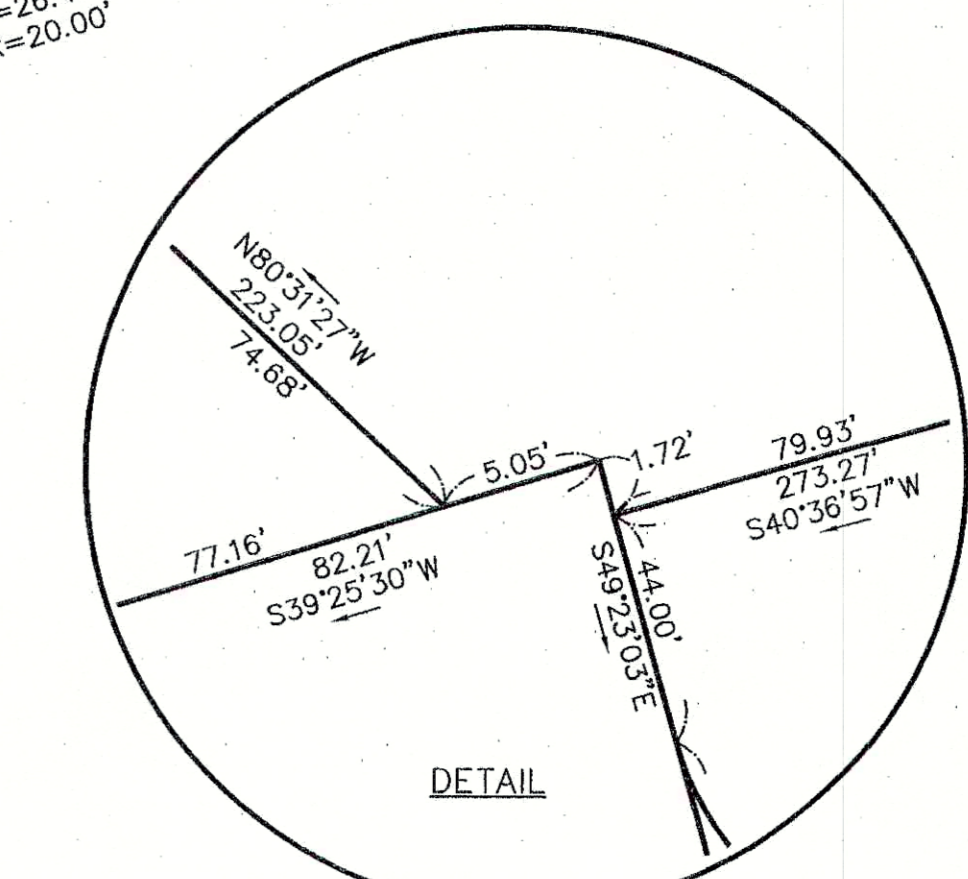
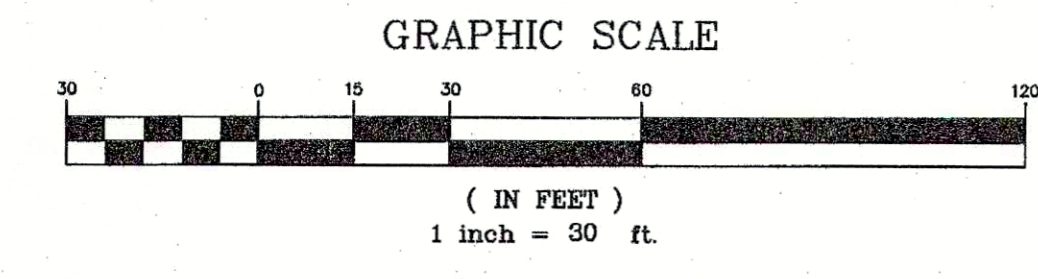
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DRW.: rst
 JOB No. 15,588
 DATE: APRIL 21, 2020
 SCALE: 1" = 30'
 SHEET: 3 of 13
 PLAN #: 27,096



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



LOT LAYOUT

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ZONING CLASSIFICATION:
 GENERAL RESIDENCE - GR
 FRONTAGE: 100 FT.

SETBACKS:
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 REAR: 30'

LEGEND:

- 186 --- EXISTING CONTOUR
- 16.3x2 EXISTING SPOT ELEVATION
- 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
- S --- PROPOSED SEWER LINE
- PROPOSED SEWER MANHOLE
- W --- PROPOSED WATER LINE
- PROPOSED STREET TREE
- PROPOSED CAPE COD BERM

REVISIONS	
No.	DATE
1	05/21/20
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3	02/23/22
4	05/05/22
5	10/20/22

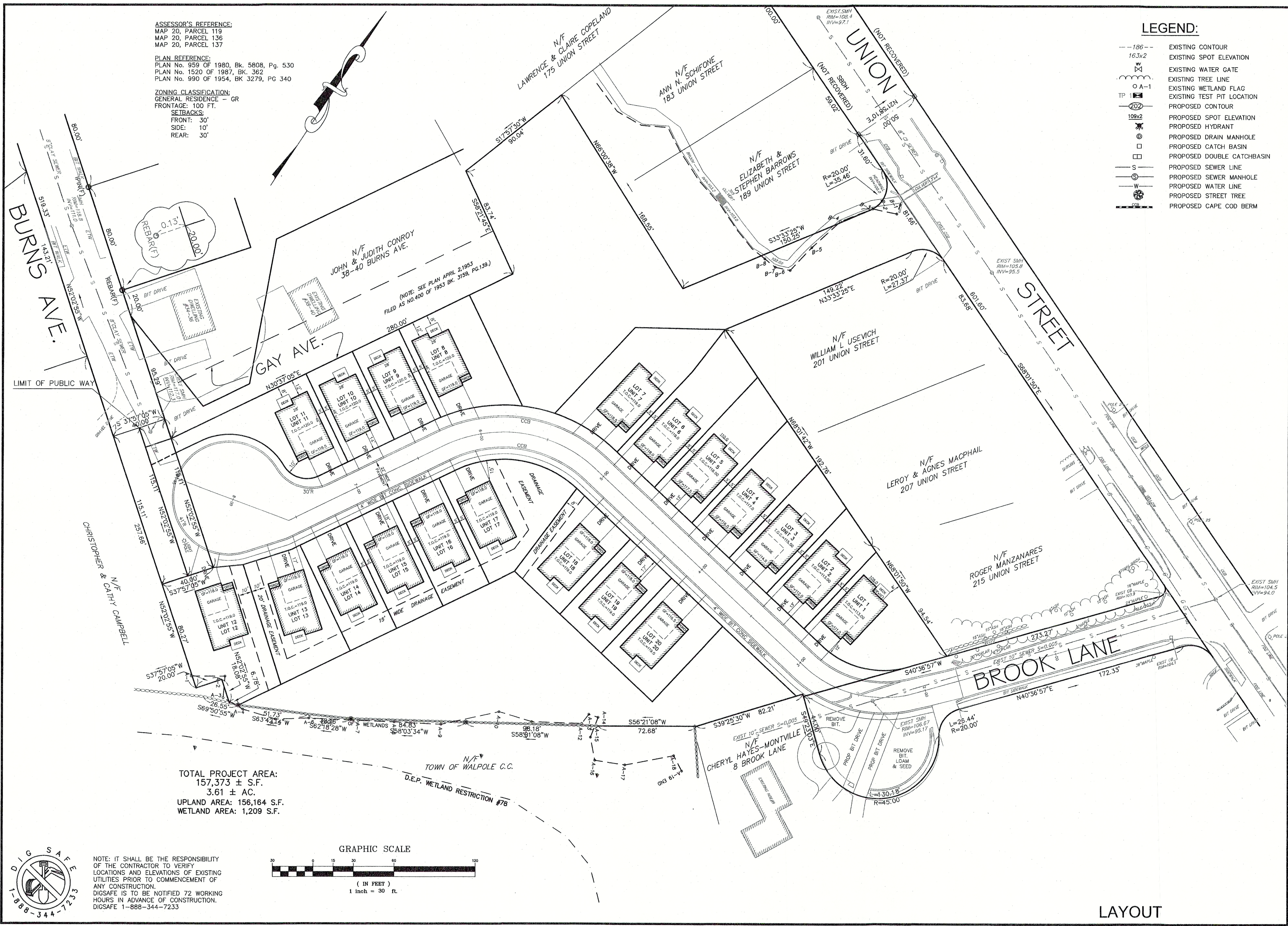
Professional Engineer Seal for Robert S. Truax, No. 56557, State of Massachusetts, dated 10/20/22.

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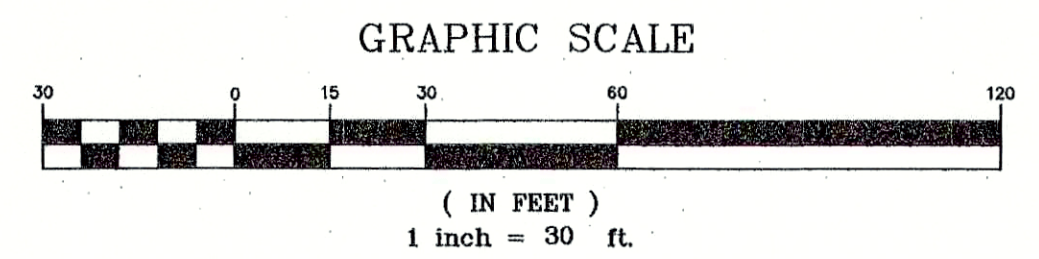
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SHEET:	4 of 13
PLAN #:	27,096



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



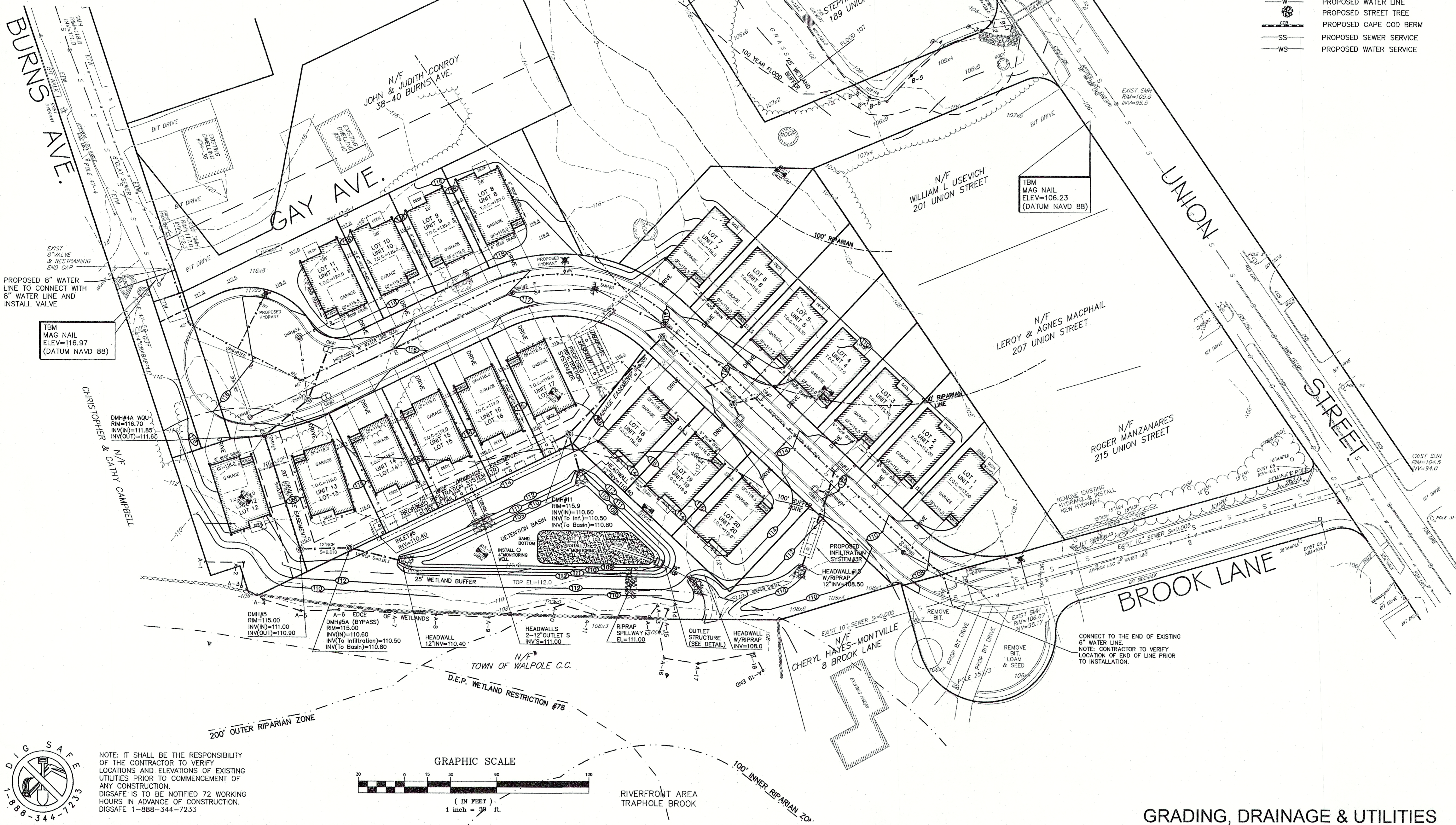
DIGSAFE

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LAYOUT

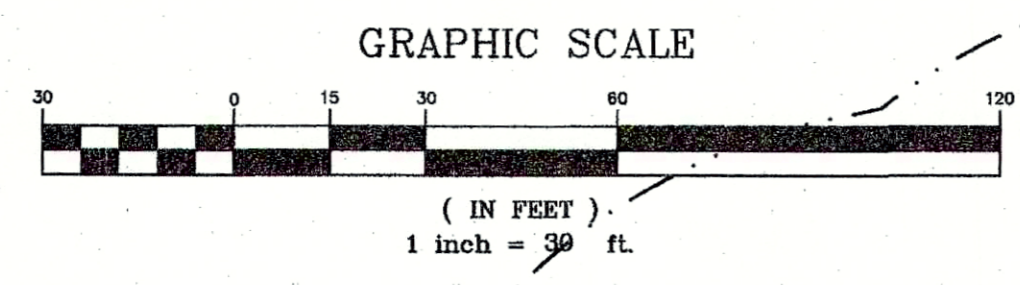
DEEP HOLE - 15-1			DEEP HOLE - 15-2			DEEP HOLE - 15-3			DEEP HOLE - 15-4			DEEP HOLE - 15-5			DEEP HOLE - 15-6		
HORIZ DEPTH	DATE: 8/08/18	ELEV.	HORIZ DEPTH	DATE: 8/08/18	ELEV.	HORIZ DEPTH	DATE: 8/08/18	ELEV.	HORIZ DEPTH	DATE: 8/08/18	ELEV.	HORIZ DEPTH	DATE: 8/08/18	ELEV.	HORIZ DEPTH	DATE: 8/08/18	ELEV.
0"	A 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"	B SANDY LOAM 10YR5/6	105.1	72"		105.0	84"		103.3	52"		107.5	52"		106.5	72"		106.7
34"																	
	C SANDY LOAM 2.5YR5/4	101.8		C SANDY LOAM 2.5YR5/4	101.1		C SANDY LOAM 2.5YR5/4	101.3		C SANDY LOAM 2.5YR5/4	105.5		C SANDY LOAM 2.5YR5/4	104.3		C SANDY LOAM 2.5YR5/4	104.0
74"			118"		101.1	108"		101.3	78"		105.5	96"		104.0	96"		104.0
	GROUNDWATER OBSERVED		96"	GROUNDWATER OBSERVED	103.0	72"	GROUNDWATER OBSERVED	104.3		GROUNDWATER OBSERVED	107.5		GROUNDWATER OBSERVED	106.5		GROUNDWATER OBSERVED	106.7
34"	SOIL MOTTLING	105.1	72"	SOIL MOTTLING	105.0		SOIL MOTTLING		52"	SOIL MOTTLING	107.5	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	

- LEGEND:**
- 186 --- EXISTING CONTOUR
 - 16.3x2 EXISTING SPOT ELEVATION
 - W EXISTING WATER GATE
 - A-1 EXISTING TREE LINE
 - TP 1 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
 - ⊗ PROPOSED CAPE COD BERM
 - SS PROPOSED SEWER SERVICE
 - WS PROPOSED WATER SERVICE



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1	05/21/20	DRAINAGE SYSTEM
2	10/22/20	CONSERVATION COMMENTS
3	02/23/22	ZBA COMMENTS, REDUCE TO 38 UNITS
4	05/05/22	20 LOT RESIDENTIAL SUBDIVISION

JOYCE E. HASTINGS
No. 39393

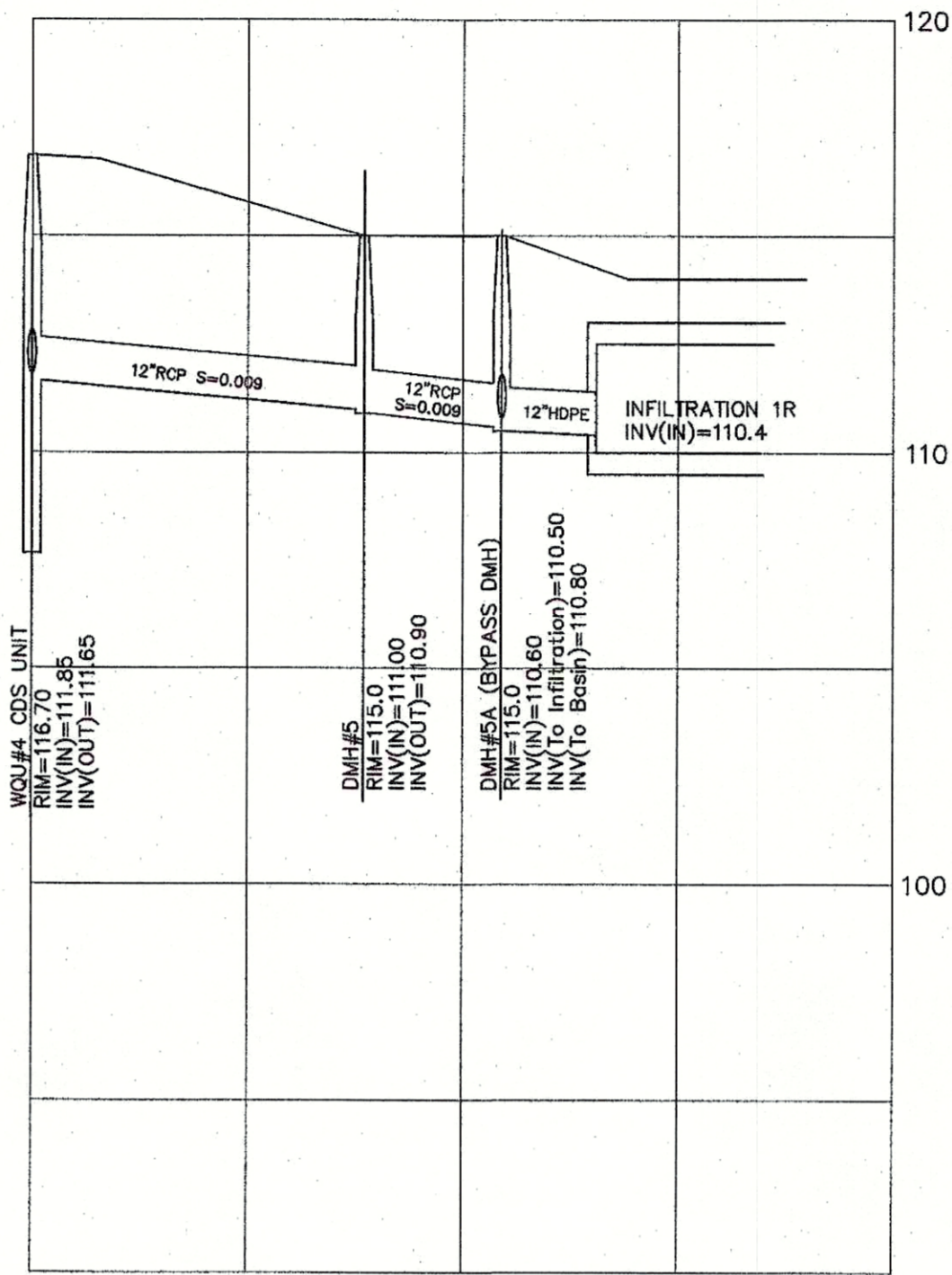
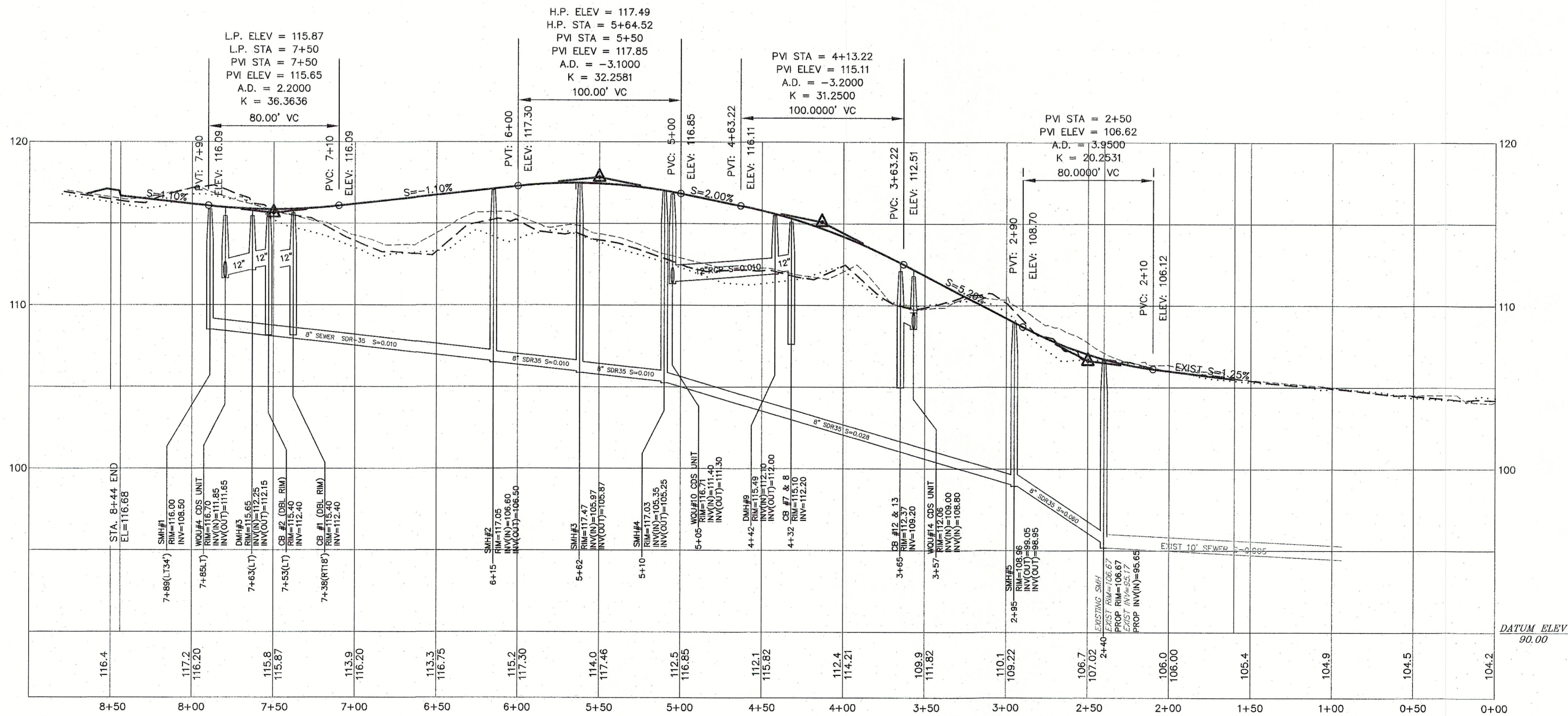
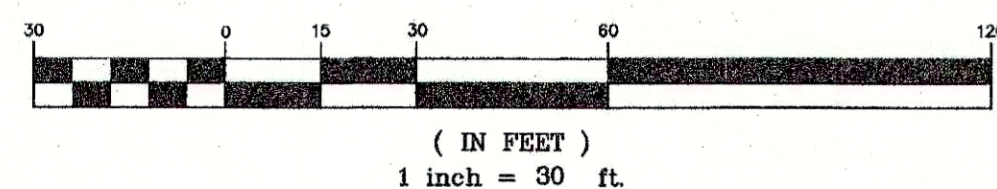
ROBERT S. TRUAX
No. 55587

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THE WALPOLE, MASSACHUSETTS

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P: 508-429-
F: 508-429-
www.GLMengineer.com

DRW.: rst
JOB No.
DATE: APRIL
SCALE: 1"
SHEET: 5
PLAN #: 2

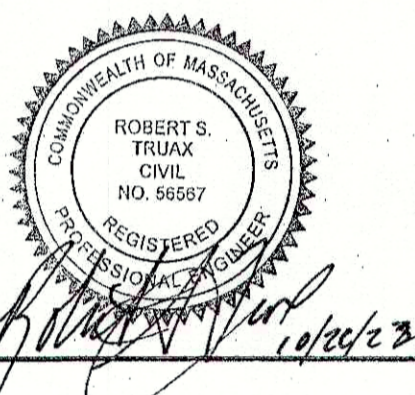
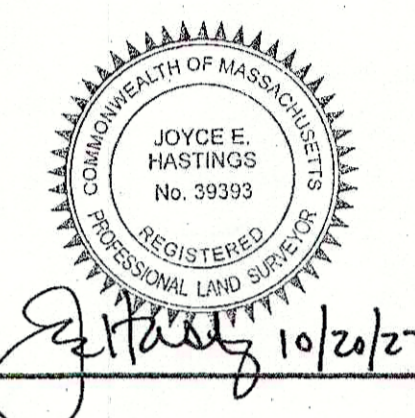
GRADING, DRAINAGE & UTILITIES



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

PROFILE PLAN

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DRW.:	rst
JOB No.	15,588
DATE:	APRIL 21, 2020
SCALE:	1"= 30'
SHEET:	6 of 13
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 UPLAND FROM ANY WETLAND RESOURCE AREA.

STOCKPILING:

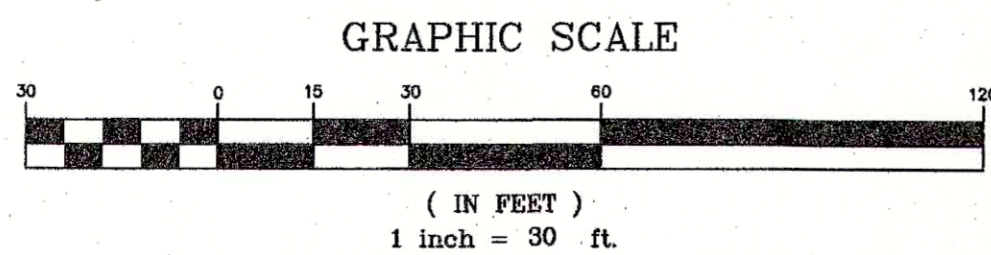
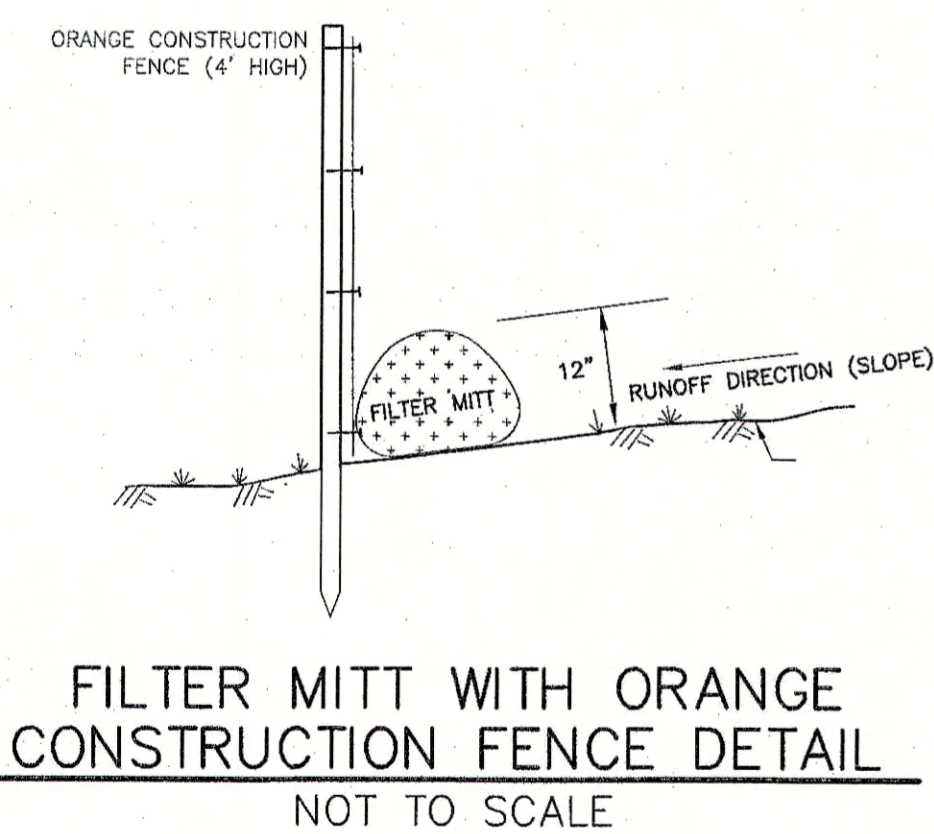
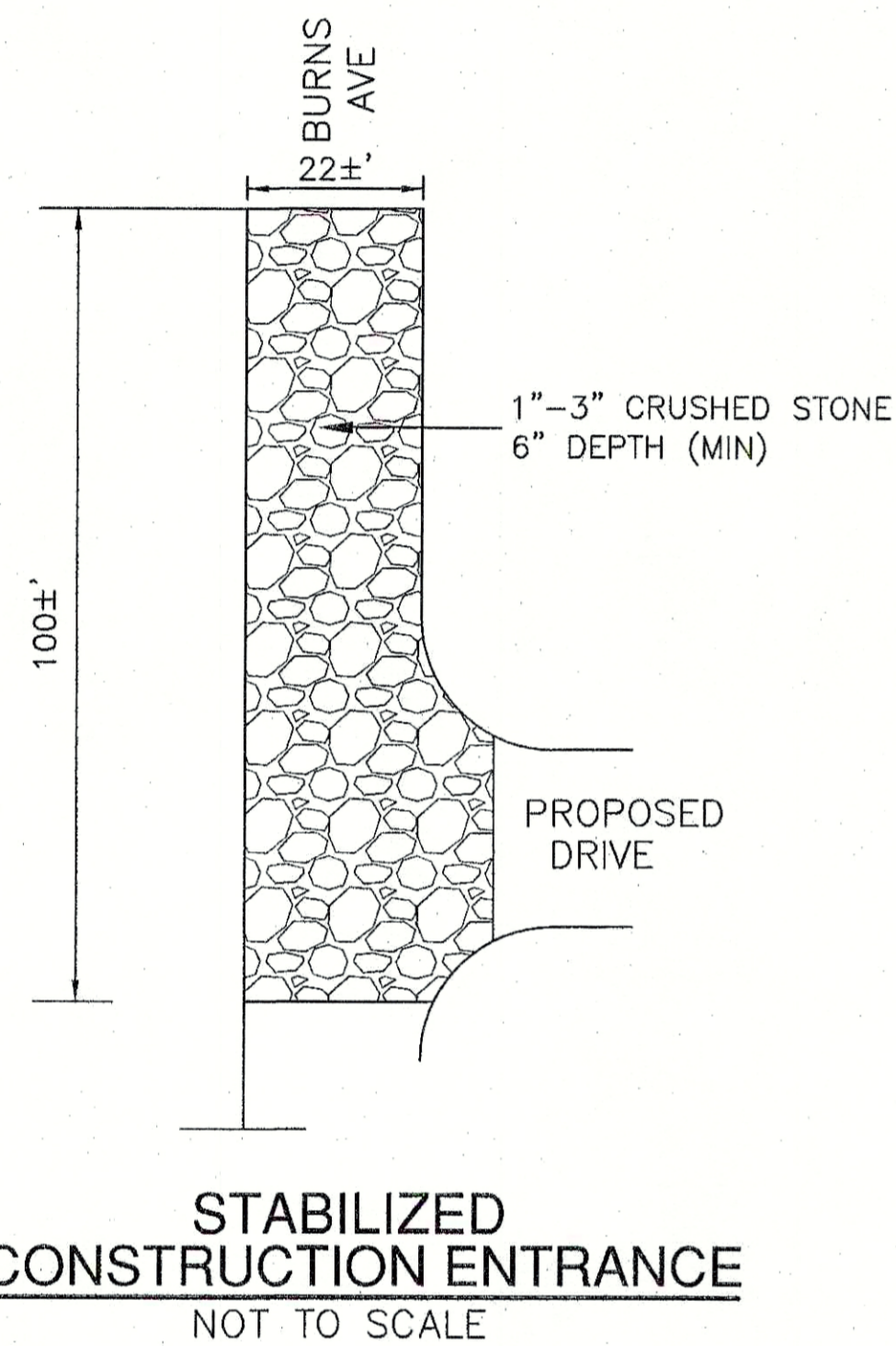
STOCKPILE MATERIAL SHALL STORED IN THE AREAS DESIGNATED. ALL STOCKPILES AREAS SHALL BE SECURED AROUND THE PERIMETER WITH HAYBALE DIKE OR SILT FENCE.

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 UPGRADED 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 SPECIFIED 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 BURNS AVE 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.



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Professional Engineer seals for Joyce E. Hastings and Robert S. Truax, dated 10/20/22.

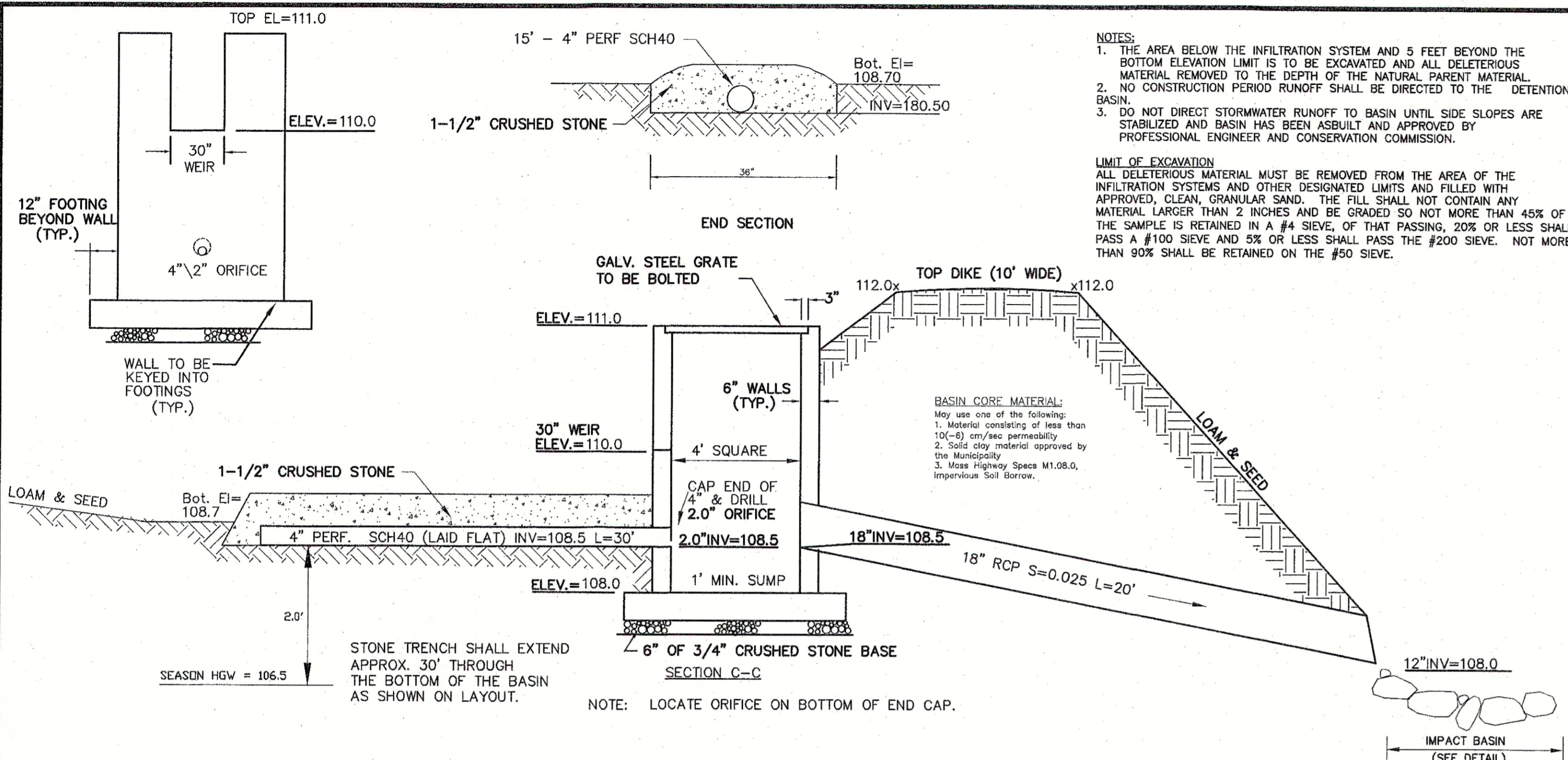
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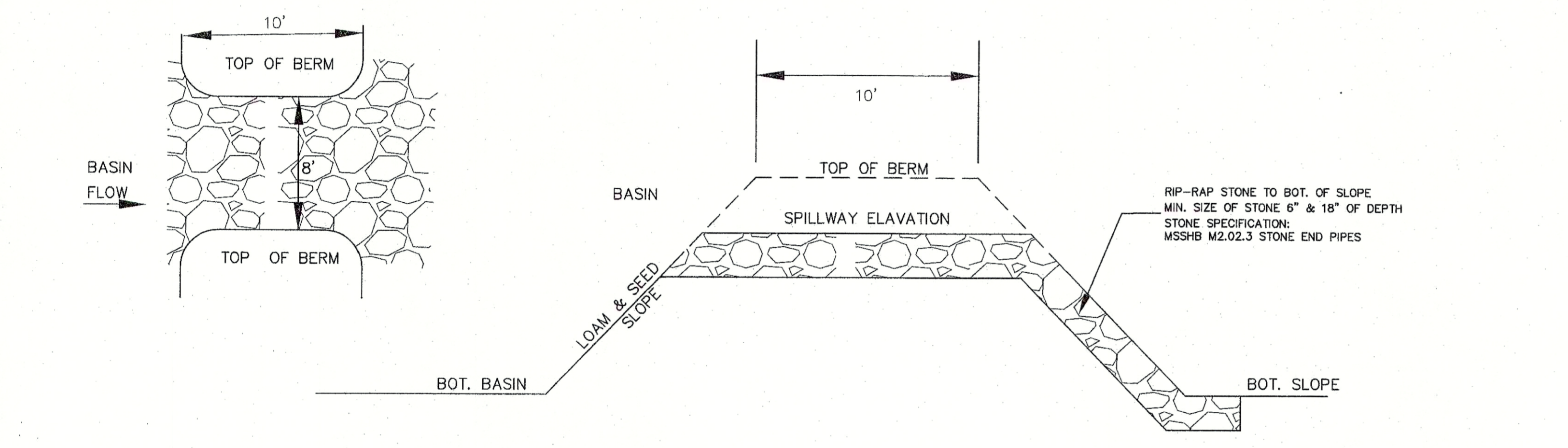
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SHEET:	7 of 13
PLAN #:	27,096

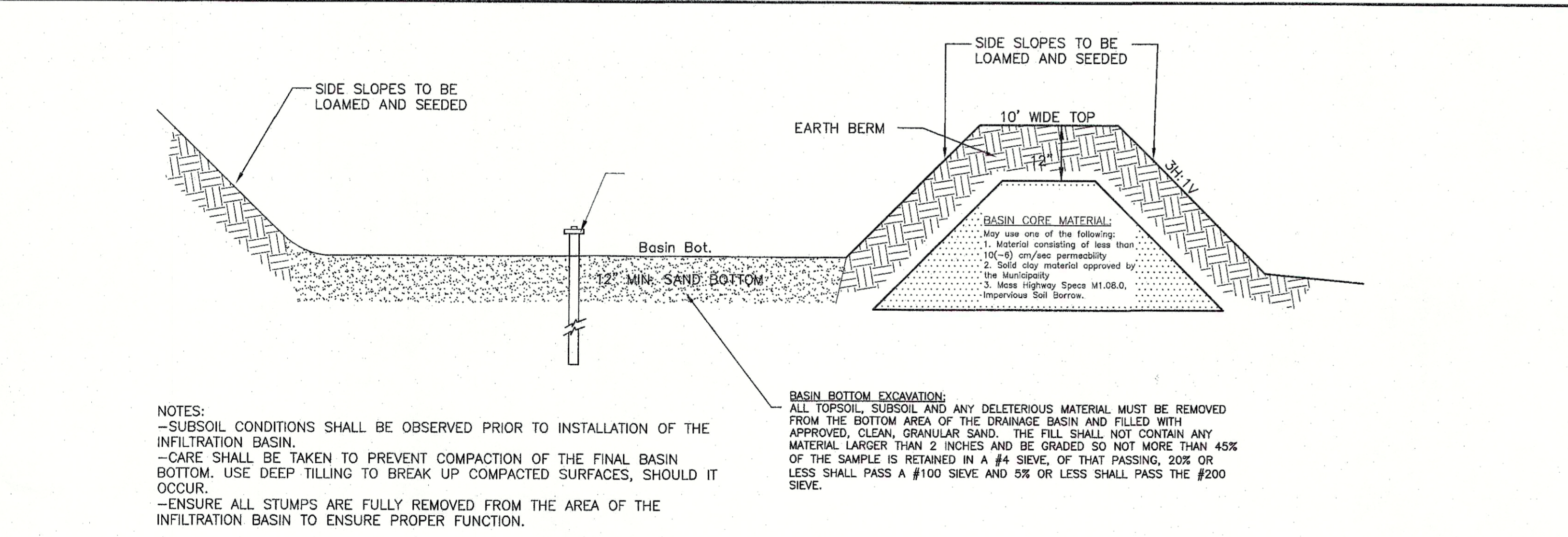
EROSION CONTROL



OUTLET STRUCTURE DETAIL BASIN #1
(PRECAST CONCRETE STRUCTURE)
NOT TO SCALE

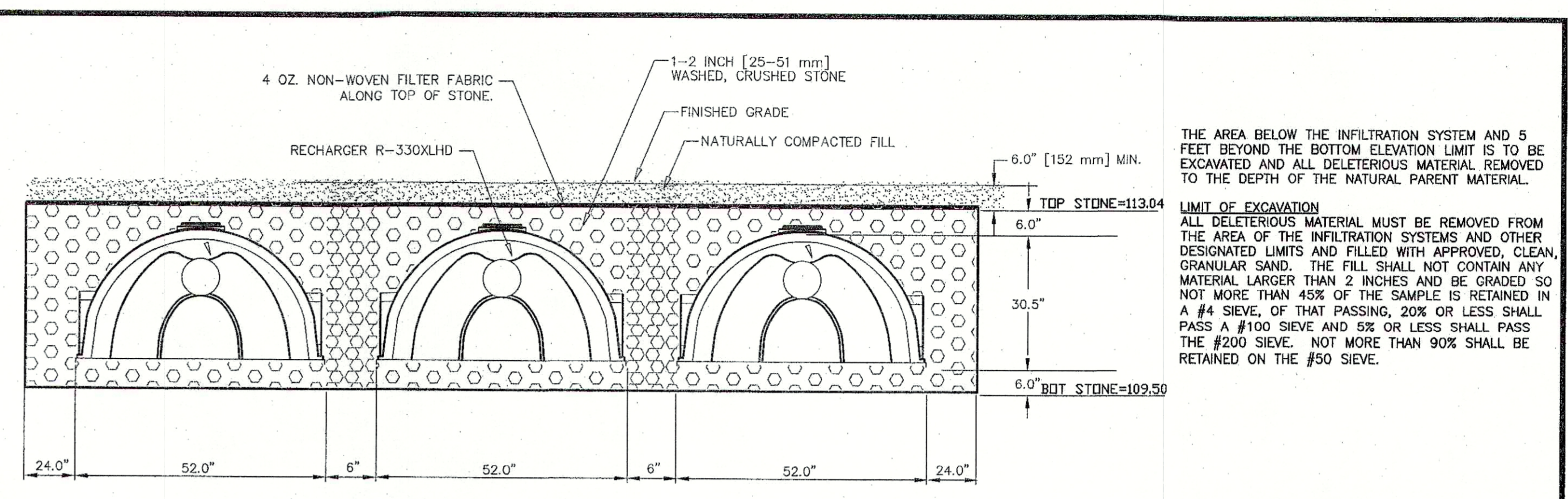


DETENTION BASIN EMERGENCY SPILLWAY DETAIL
NOT TO SCALE

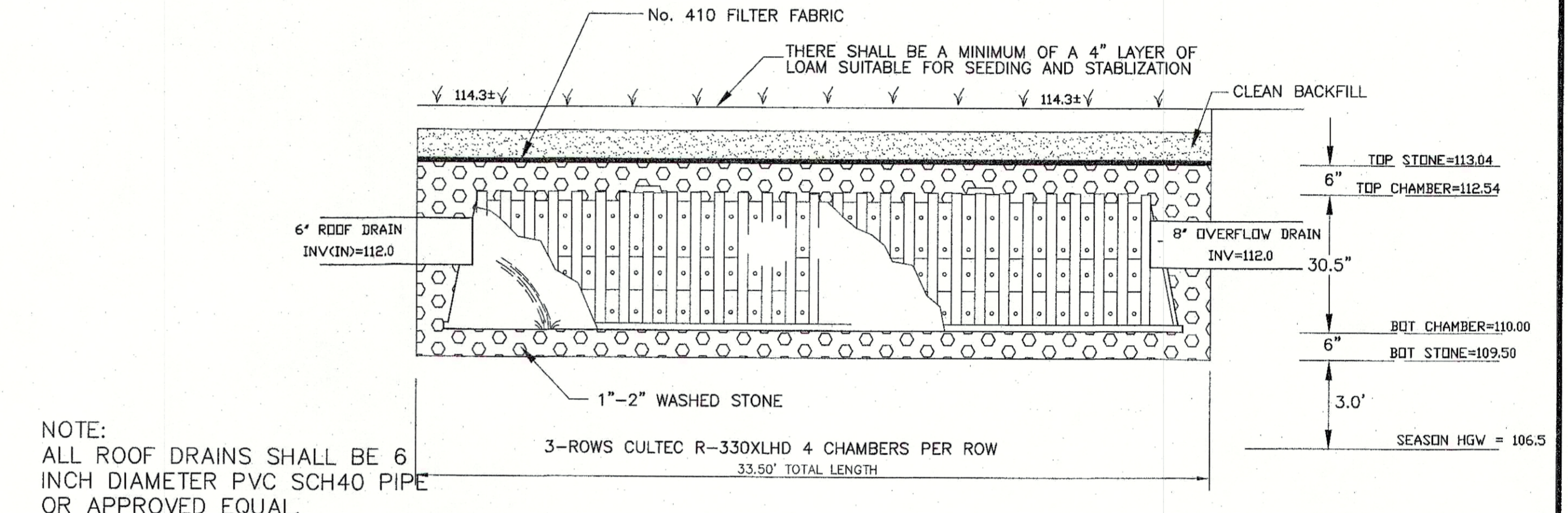


DETENTION BASIN TYPICAL SECTION
NOT TO SCALE

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. NO CONSTRUCTION PERIOD RUNOFF SHALL BE DIRECTED TO THE DETENTION BASIN.
2. 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.

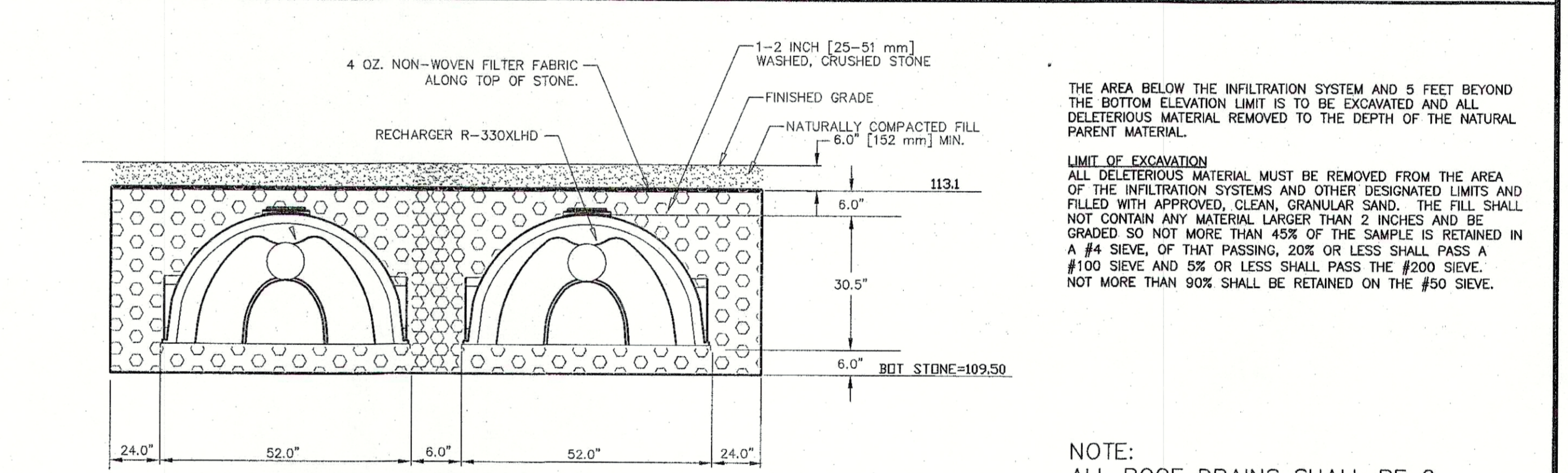


3-ROWS CULTEC R-330XLHD
12 CHAMBERS EACH ROW

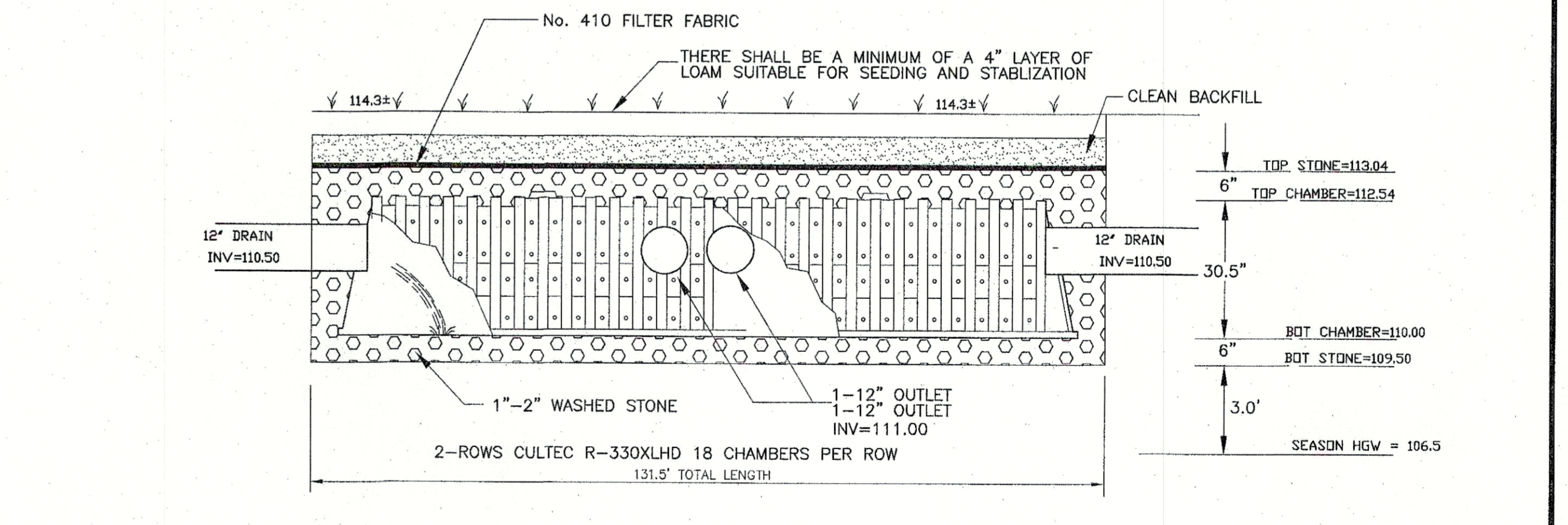


NOTE:
ALL ROOF DRAINS SHALL BE 6 INCH DIAMETER PVC SCH40 PIPE OR APPROVED EQUAL.

INFILTRATION CHAMBER SYSTEM #2R (CULTEC R-330XLHD)
NOT TO SCALE



2-ROWS CULTEC R-330XLHD
18 CHAMBERS EACH ROW



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

NO.	DATE	DESCRIPTION
1	05/21/20	DRAINAGE SYSTEM
2	10/22/20	CONSERVATION COMMENTS
3	02/23/22	ZBA COMMENTS, REDUCE TO 38 UNITS
4	05/05/22	20 LOT RESIDENTIAL SUBDIVISION
5	10/20/22	REVISED RIVERFRONT DISTURBANCE

JOYCE E. HASTINGS
No. 39393
REGISTERED PROFESSIONAL LAND PLANNER
10/20/22

ROBERT S. TRUAX
No. 96697
REGISTERED PROFESSIONAL LAND PLANNER
10/20/22

AMENDED SITE DEVELOPMENT PLAN
A COMPREHENSIVE PERMIT M.G.L.C. 40B
"THE RESIDENCES AT BURNS AVENUE"
WALPOLE, MASSACHUSETTS

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

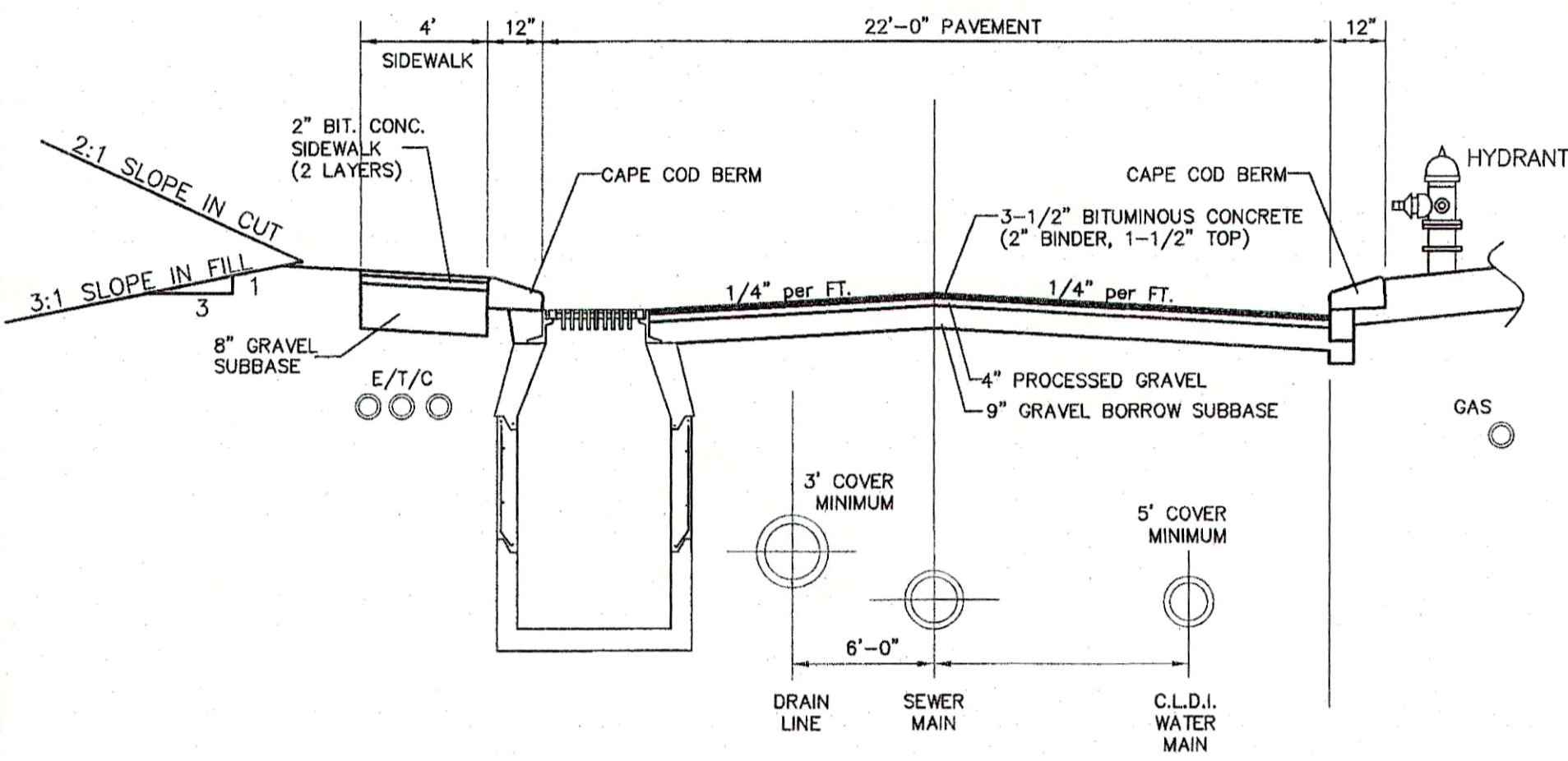
GLM Engineering Consultants, Inc.
19 EXCHANGE STREET
HOLLISTON, MA 01746
P: 508-429-1100
F: 508-429-7160
www.GLMengineering.com

DRW.: rst
JOB No. 15,588
DATE: APRIL 21, 2020
SCALE: 1" = 30'
SHEET: 8 of 13
PLAN #: 27,096

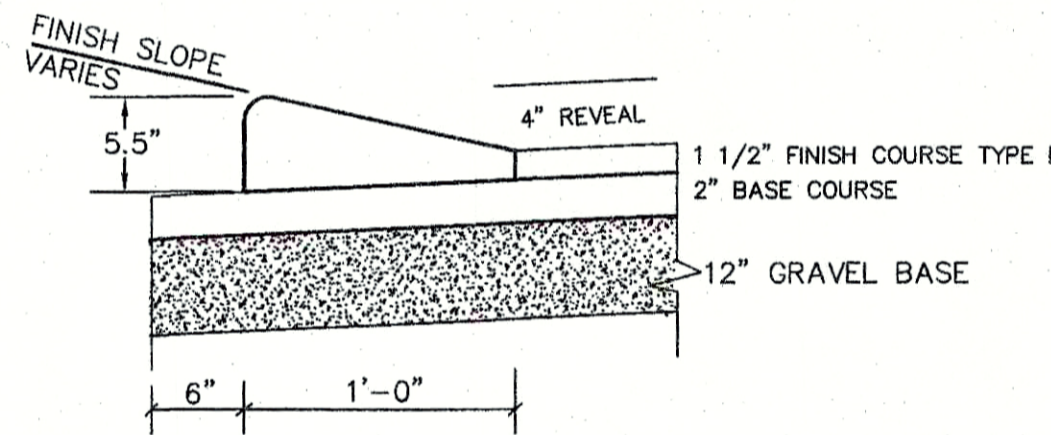
DETAILS

NOTES

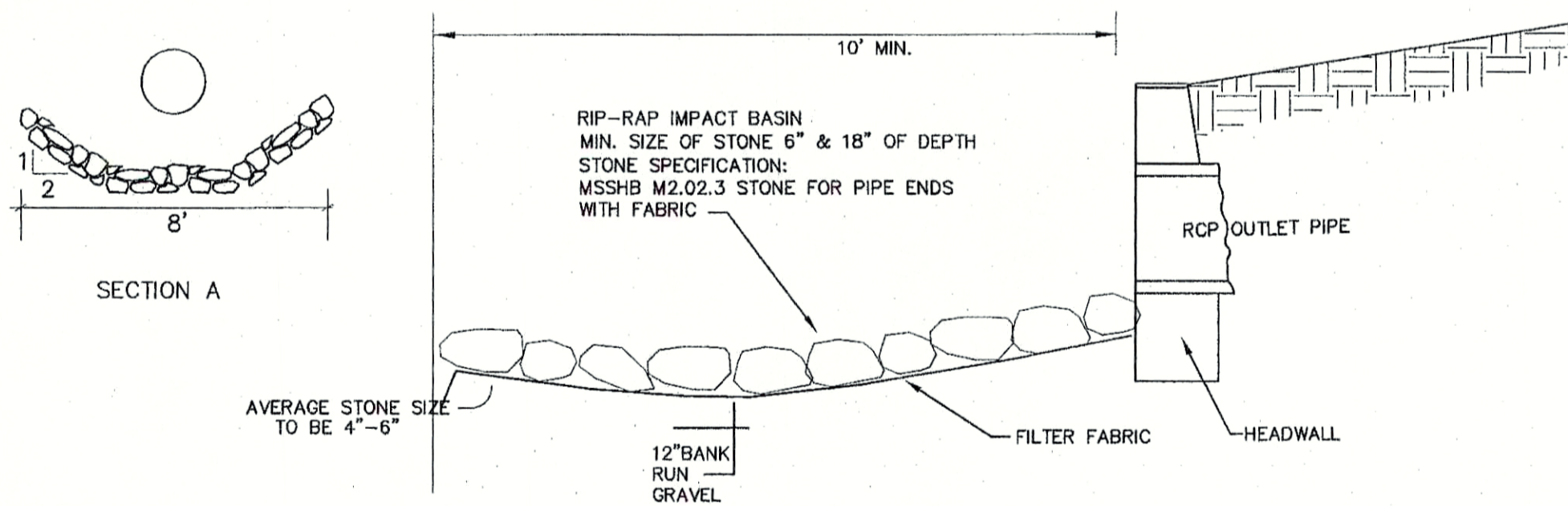
- A) Gravel borrow subbase shall conform to section M1.03.0 type b, three inches largest dimension of the latest edition of the Massachusetts Highway Department Standard Specifications for Highways and Bridges (Standard Specifications).
- B) Gravel borrow subbase shall be compacted to not less than 95 percent of maximum dry density of the material as determined by the Standard AASHTO Test Designation T99 compaction test method C at optimum moisture content as determined by the engineer.
- C) "Tac Coat" as specified in Section 486.61 of the Standard Specifications shall be applied by "tac truck" between asphalt layers or as determined by the engineer.
- D) Soils testing including sieve analysis, proctor testing and compaction testing shall be performed once every 100 feet of paved roadway along the centerline of the roadway or as directed by the engineer.
- E) Sidewalk ramps must meet current applicable ADA / AAB standards.



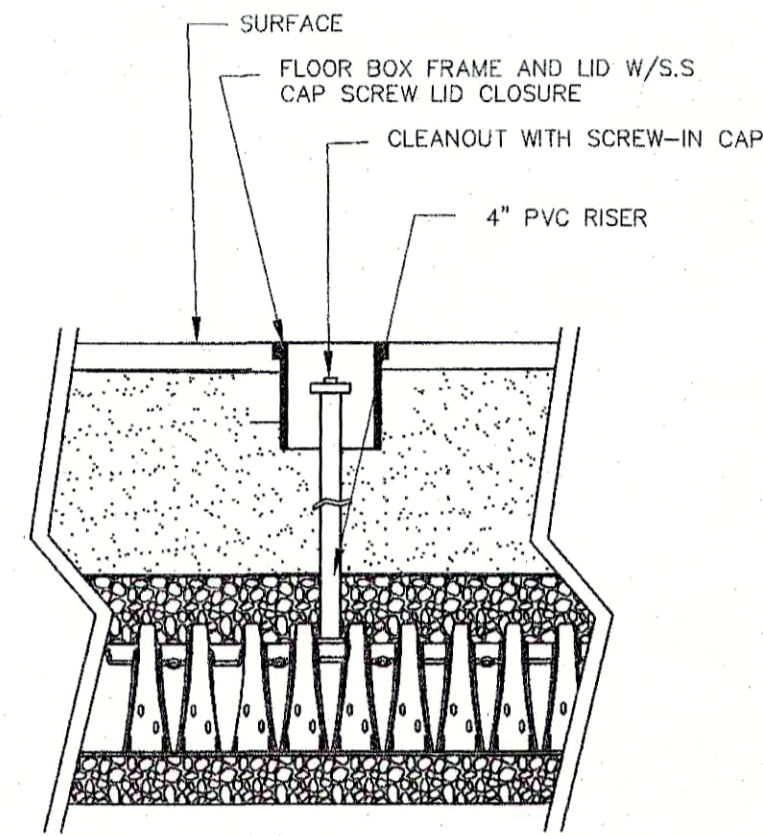
TYPICAL DRIVE CROSS SECTION
NOT TO SCALE



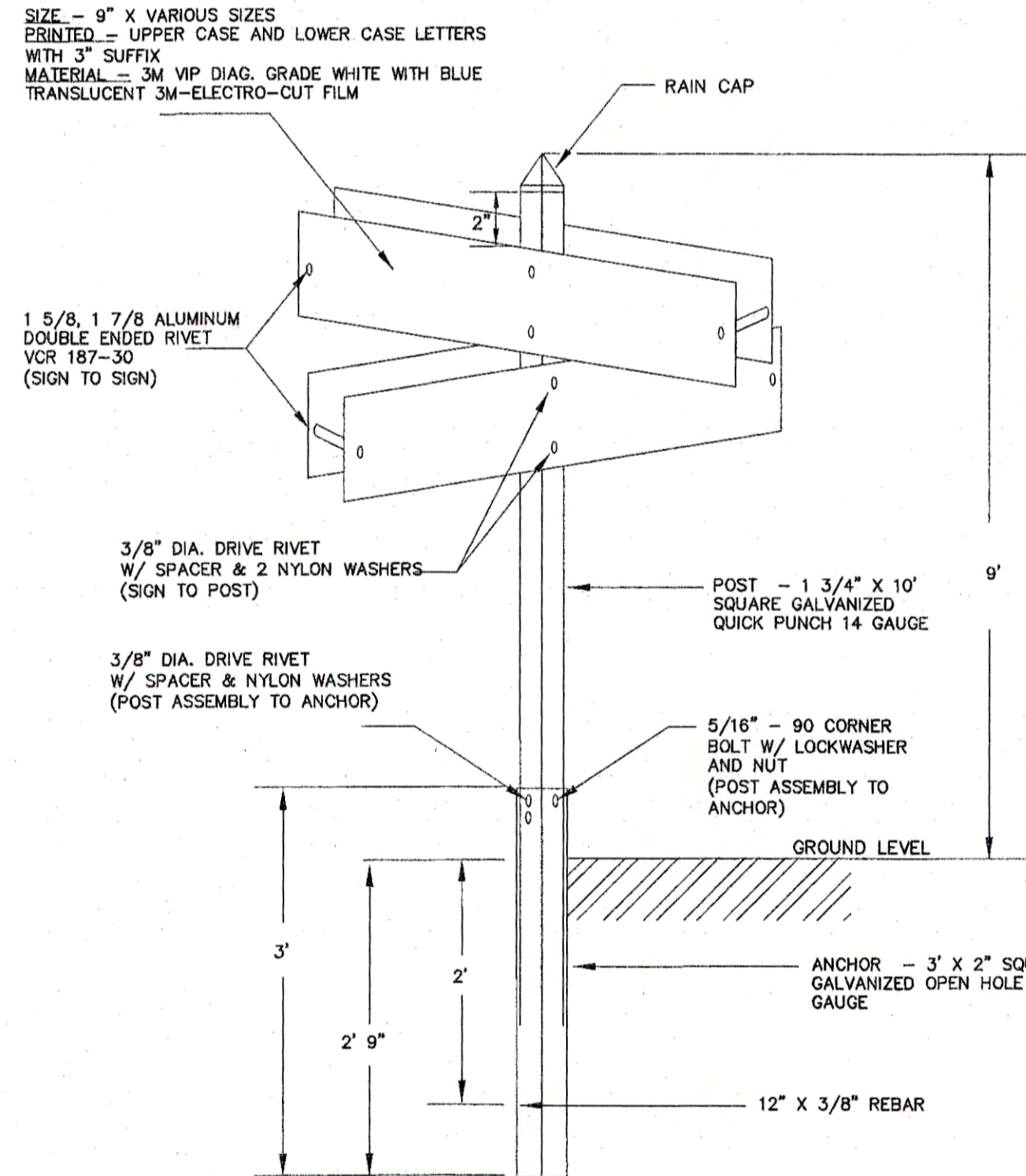
CAPE COD BERM DETAIL
NOT TO SCALE



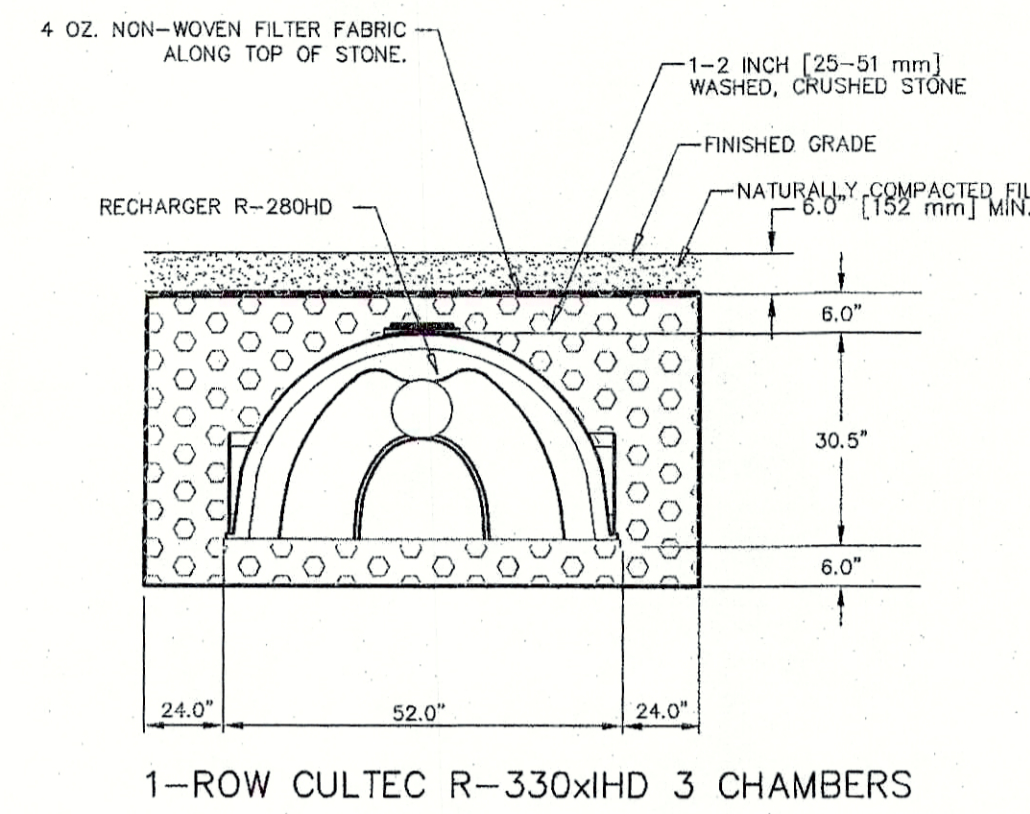
RIP-RAP DETAIL HEADWALLS
NOT TO SCALE



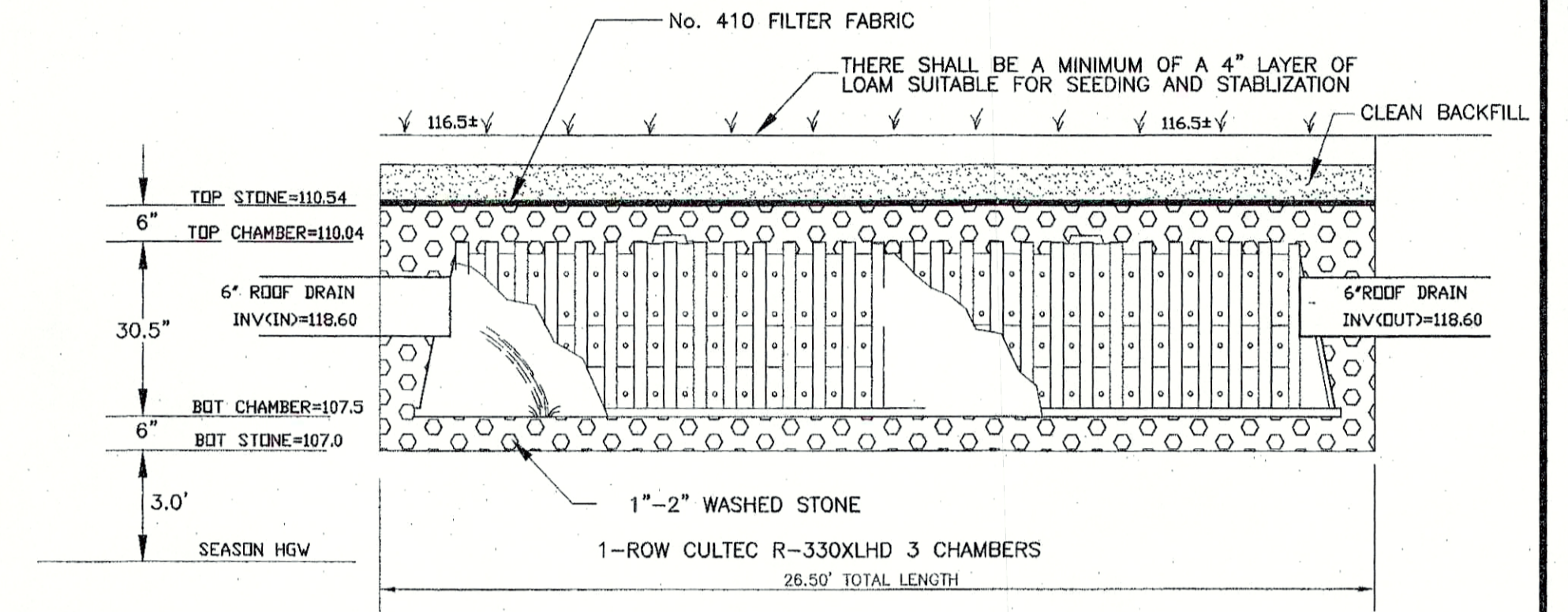
INSPECTION PORT DETAIL
NOT TO SCALE



TYPICAL STREET SIGN DETAIL
(NOT TO SCALE)

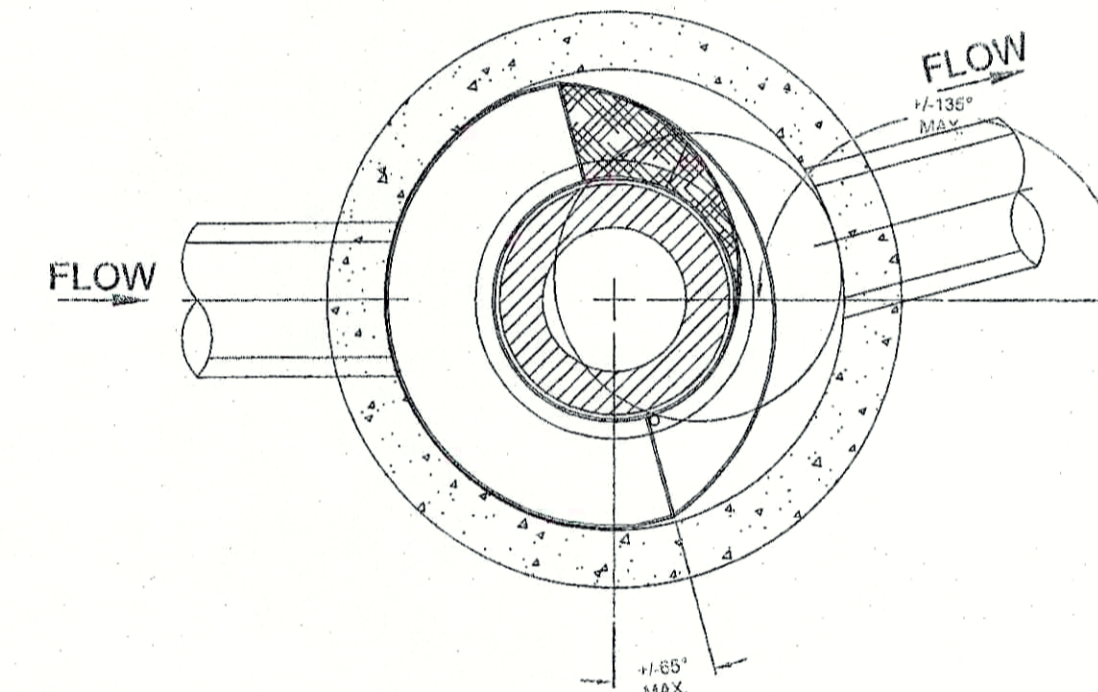


1-ROW CULTEC R-330xIHD 3 CHAMBERS

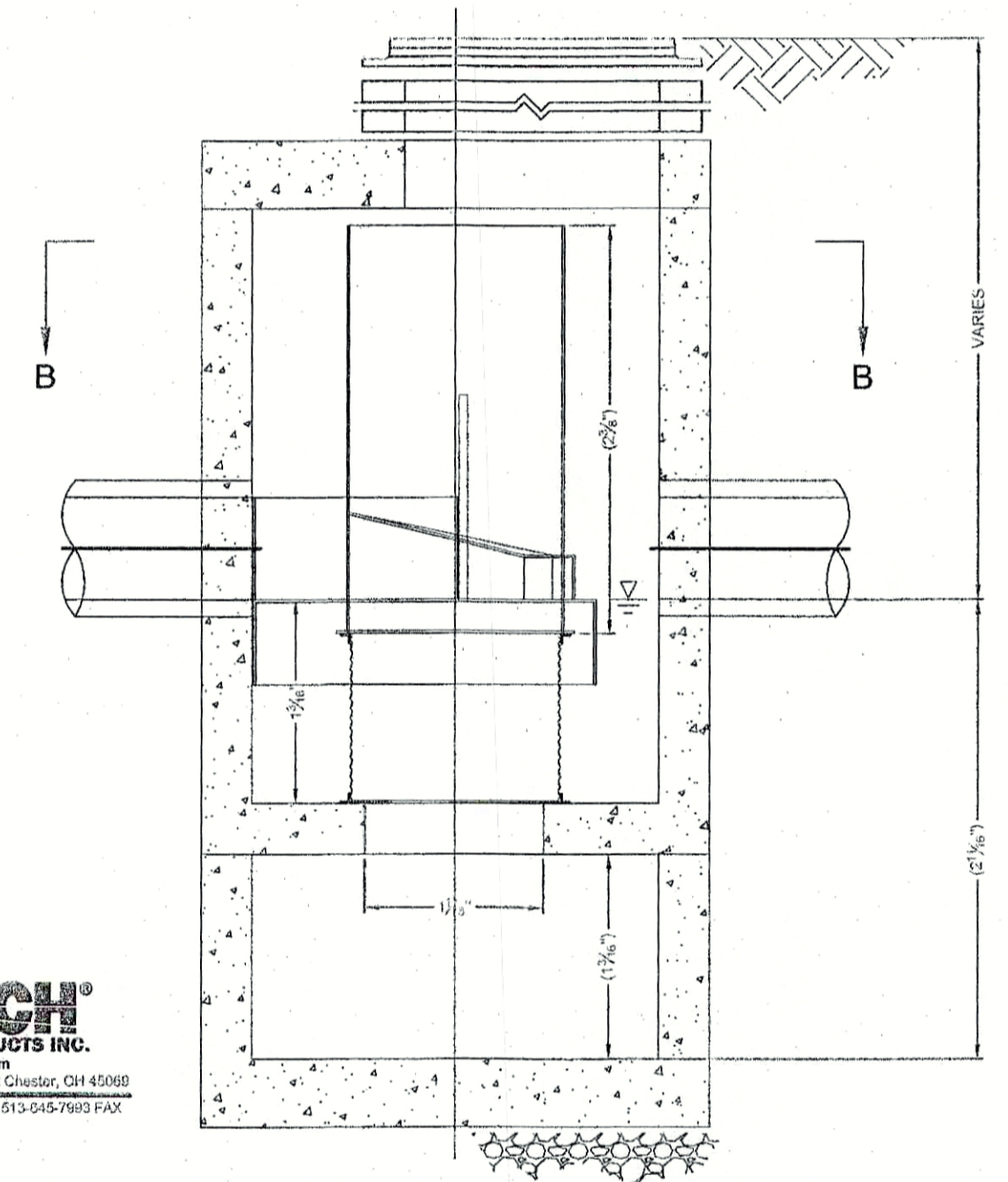


INFILTRATION CHAMBER SYSTEM#3R (CULTEC R-330XLHD)

NOT TO SCALE



PLAN VIEW B-B
N.T.S.



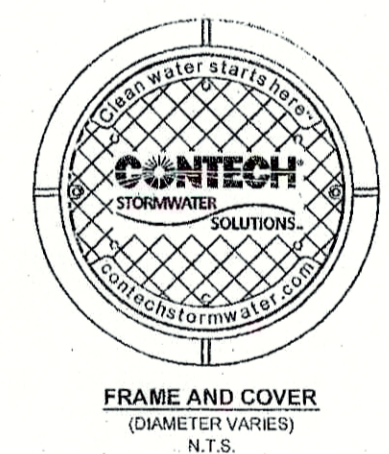
ELEVATION A-A
N.T.S.

- 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-cpi.com
 - CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
 - STRUCTURE SHALL MEET AASHTO H250 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



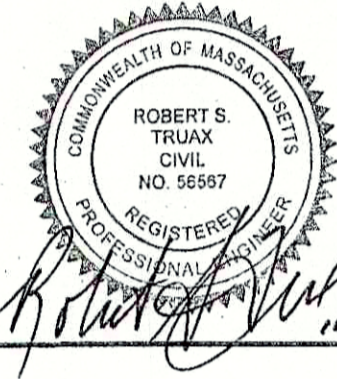
Note:

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

- 1 7-11-08 DRAWN TO APPROV CAD FILE MAJ
- 2 12-9-08 ADDED SLOPED GRANITE DETAILS MAJ
- 3 11-30-08 MANY MISC. CHANGES MAJ

NO.	DATE	DESCRIPTION
1	05/21/20	DRAINAGE SYSTEM
2	10/22/20	CONSERVATION COMMENTS
3	02/23/22	ZBA COMMENTS. REDUCE TO 38 UNITS
4	05/05/22	20 LOT RESIDENTIAL SUBDIVISION
5	10/20/22	REVISED RIVERFRONT DISTURBANCE



**AMENDED SITE DEVELOPMENT PLAN
A COMPREHENSIVE PERMIT M.G.L.C. 40B
"THE RESIDENCES AT BURNS AVENUE"
WALPOLE, MASSACHUSETTS**

APPLICANT:
WALL STREET DEVELOPMENT CORP.
P.O. BOX 2772

GLM Engineering Consultants
19 EXCHANGE STREET
HOLLISTON, MA 01747
P: 508-429-1100
F: 508-429-7160
www.GLMengineering.com

DRW.: rst

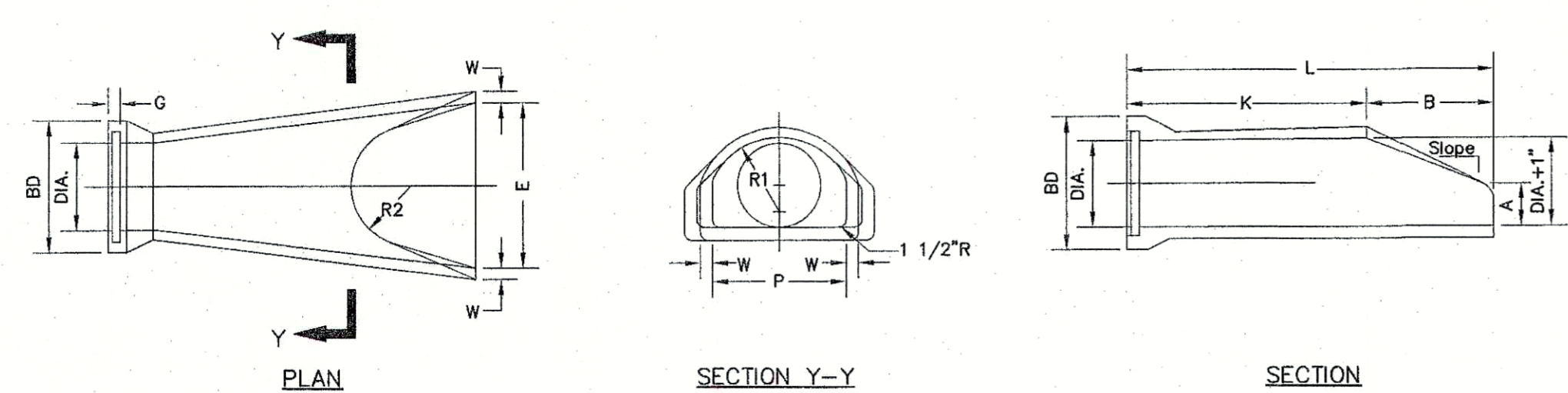
JOB No. 15,588

DATE: APRIL 21, 2022

SCALE: 1" = 3'

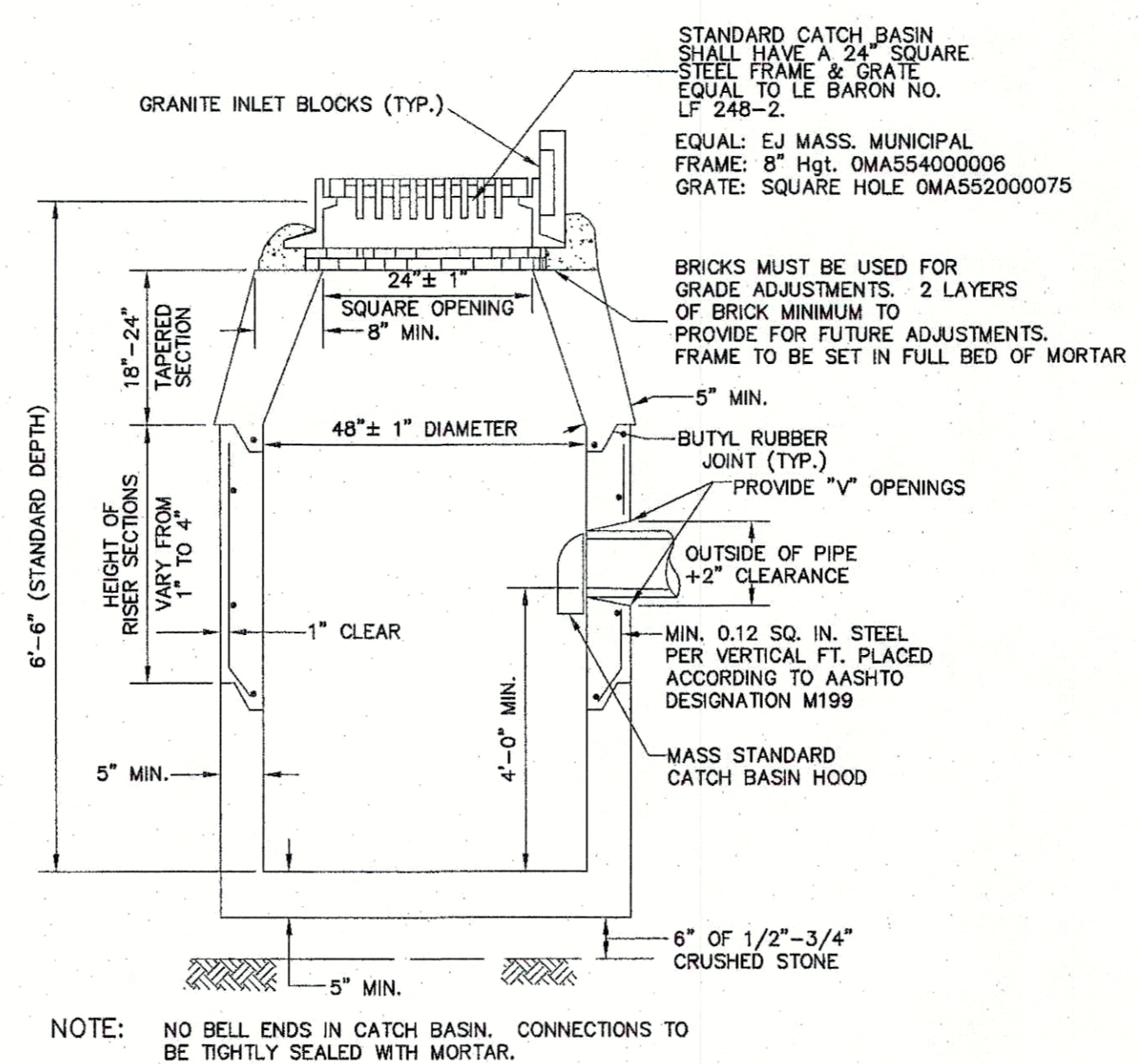
SHEET: 9 of 11

PLAN #: 27,09

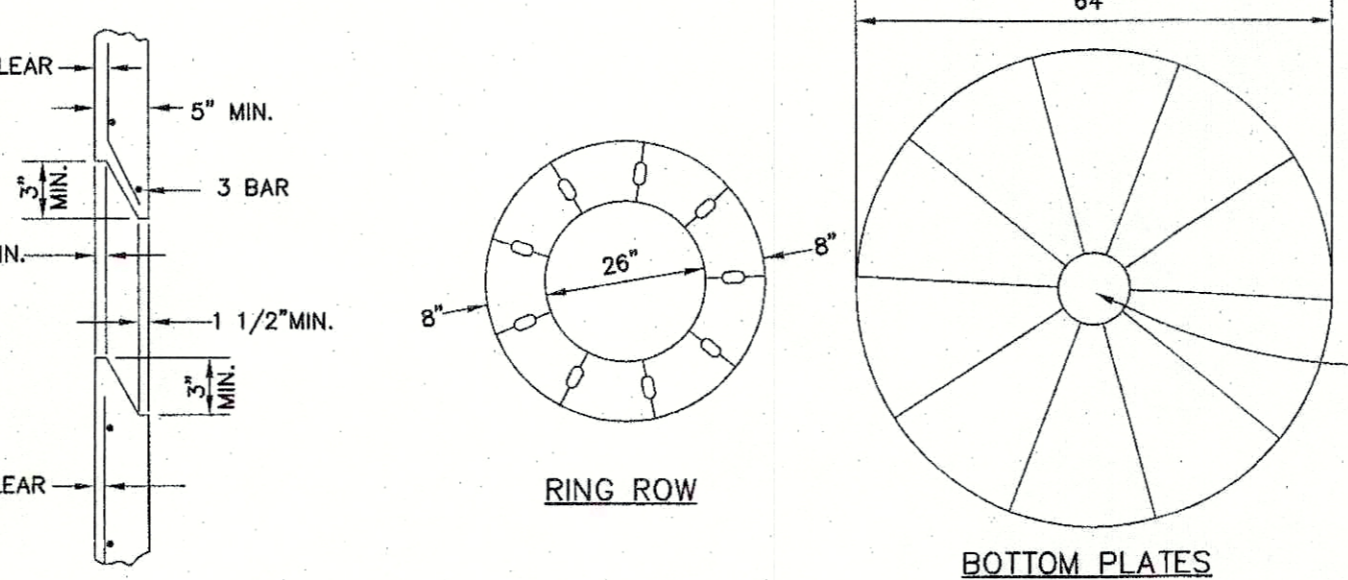


DIA.	W	A	B	C	D	E	BD	K	L	P	DIA. ±1"	R1	R2	S	G	Slope
12"	2"	4"	2'-0"	4'-0 1/8"	6'-4 3/8"	2'-0"	20"	4'-8 1/8"	6'-4 1/8"	15 15/16"	13"	10 1/8"	9"	4"	2 1/2"	3:1
15"	2 1/4"	6"	2'-3"	3'-10 1/2"	6'-1 1/2"	2'-6"	24"	4'-3 1/8"	6'-4 1/8"	24 5/16"	16"	12 1/2"	11"	4"	2 1/2"	3:1
18"	2 1/2"	9"	2'-3"	3'-10"	6'-1"	3'-0"	28"	4'-3 7/8"	6'-4 7/8"	29"	19"	15 1/2"	12"	4"	2 3/4"	3:1
21"	2 3/4"	9"	2'-11"	3'-2"	6'-1"	3'-6"	32"	3'-8 3/8"	6'-7 3/8"	31 5/8"	22"	16 1/8"	13"	4"	2 3/4"	3:1
24"	3"	9 1/2"	3'-7 1/2"	2'-8"	6'-1"	4'-0"	36"	3'-0 1/2"	6'-8"	33 3/8"	25"	18 1/8"	14"	4"	3"	3:1

R.C.P. FLARED END SECTION DETAILS
NOT TO SCALE

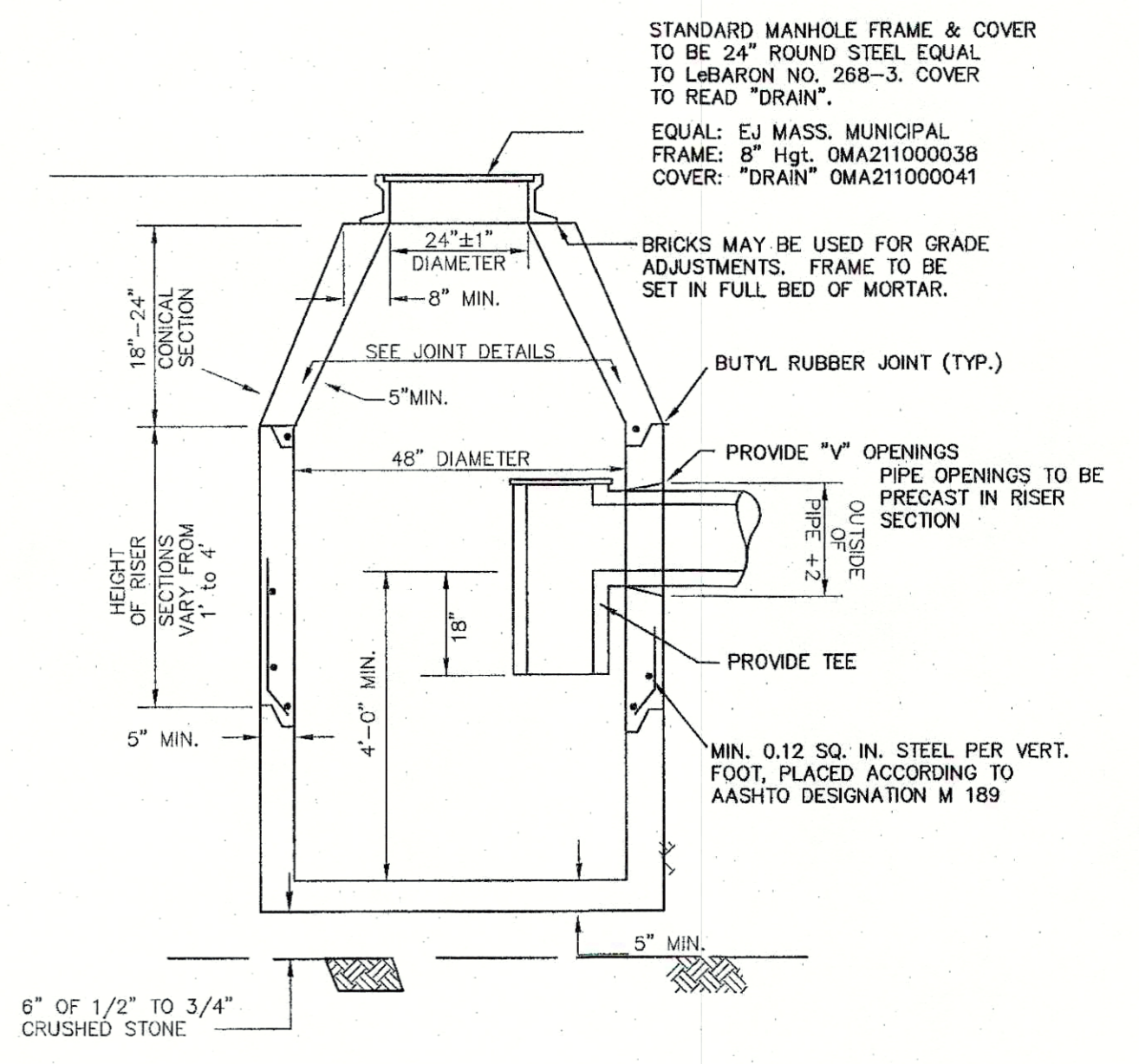


PRECAST CONCRETE CATCH BASIN DETAILS
NOT TO SCALE



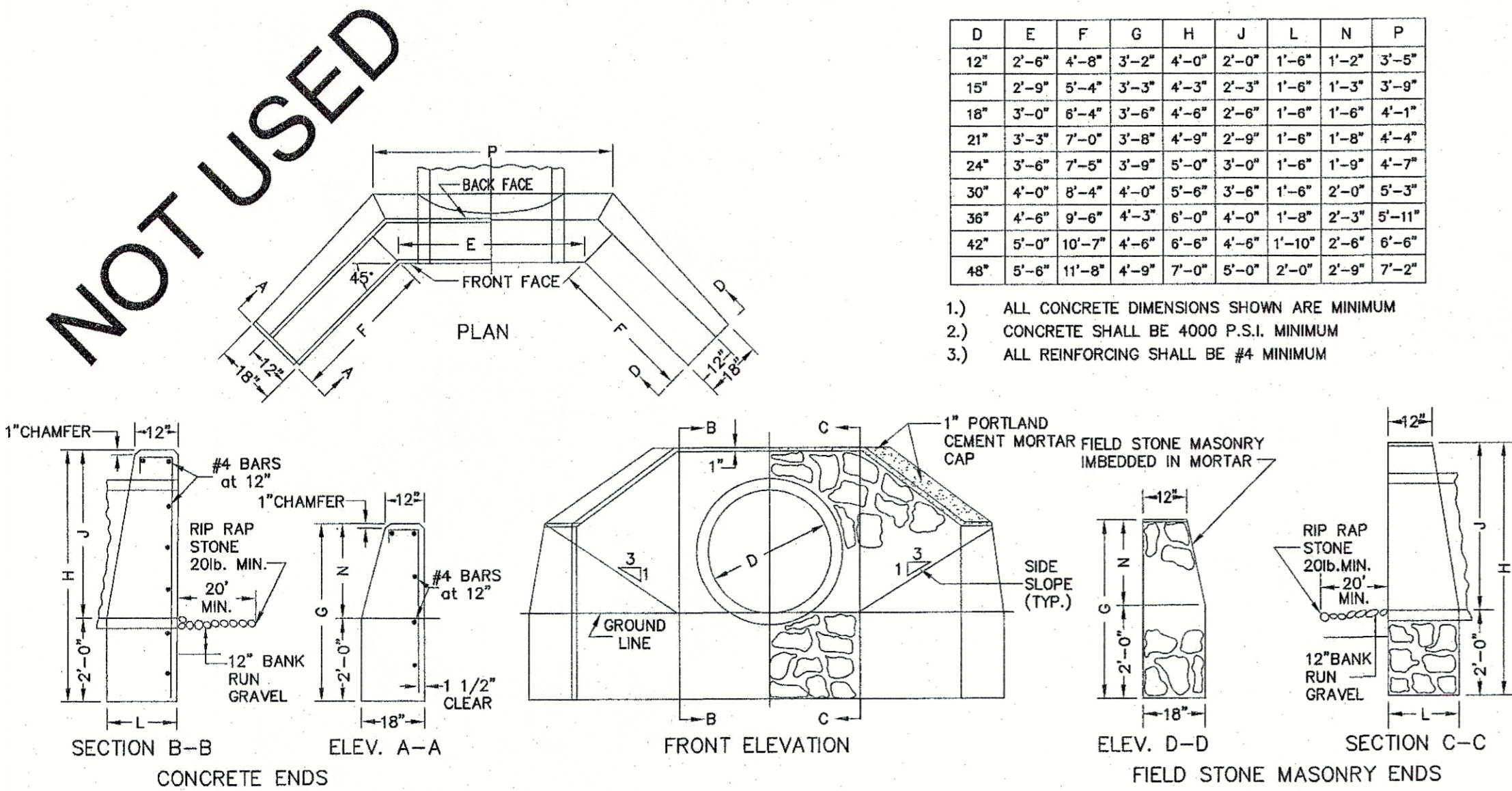
PRECAST STRUCTURE JOINT DETAILS
NOT TO SCALE

BLOCK CATCH BASIN & MANHOLE BOTTOM DETAILS
NOT TO SCALE

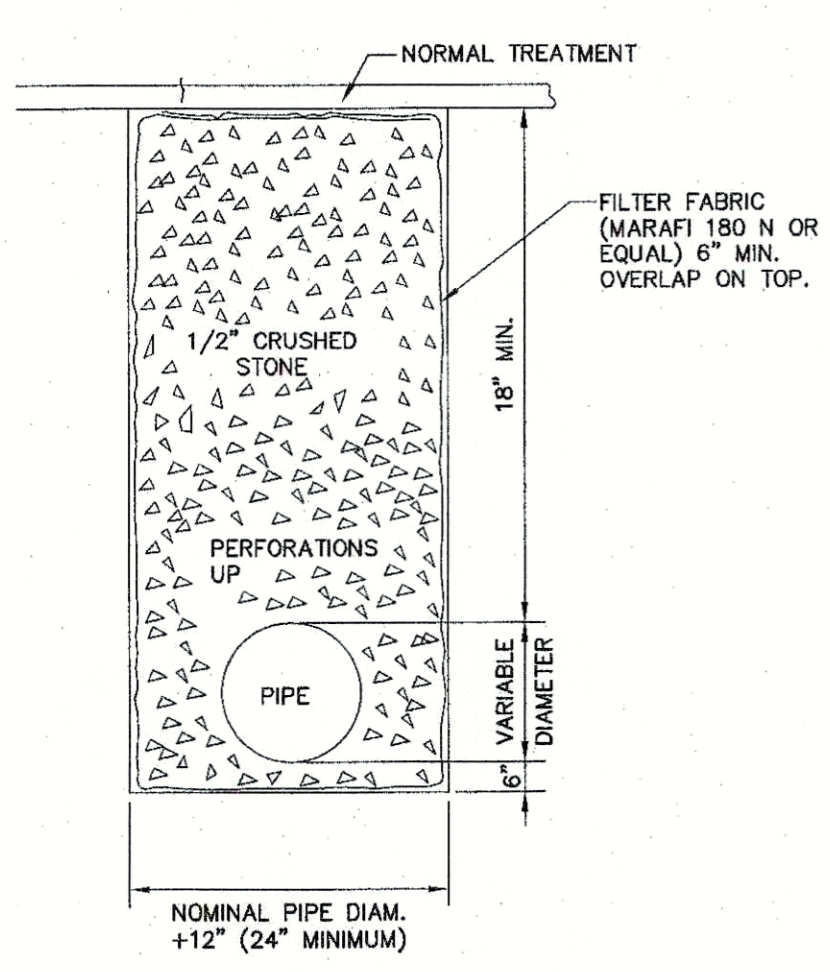


PRECAST 4' SUMP MANHOLE DETAIL
NOT TO SCALE

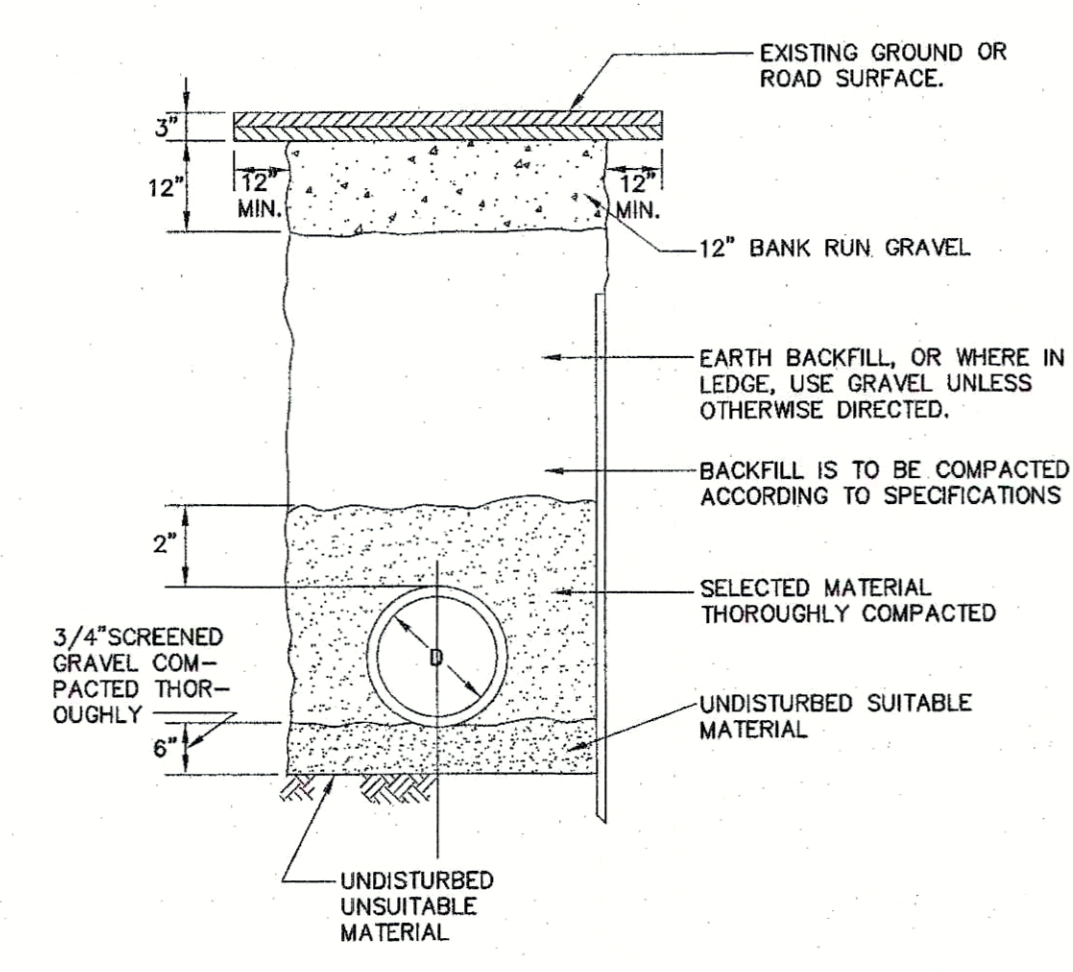
NOT USED



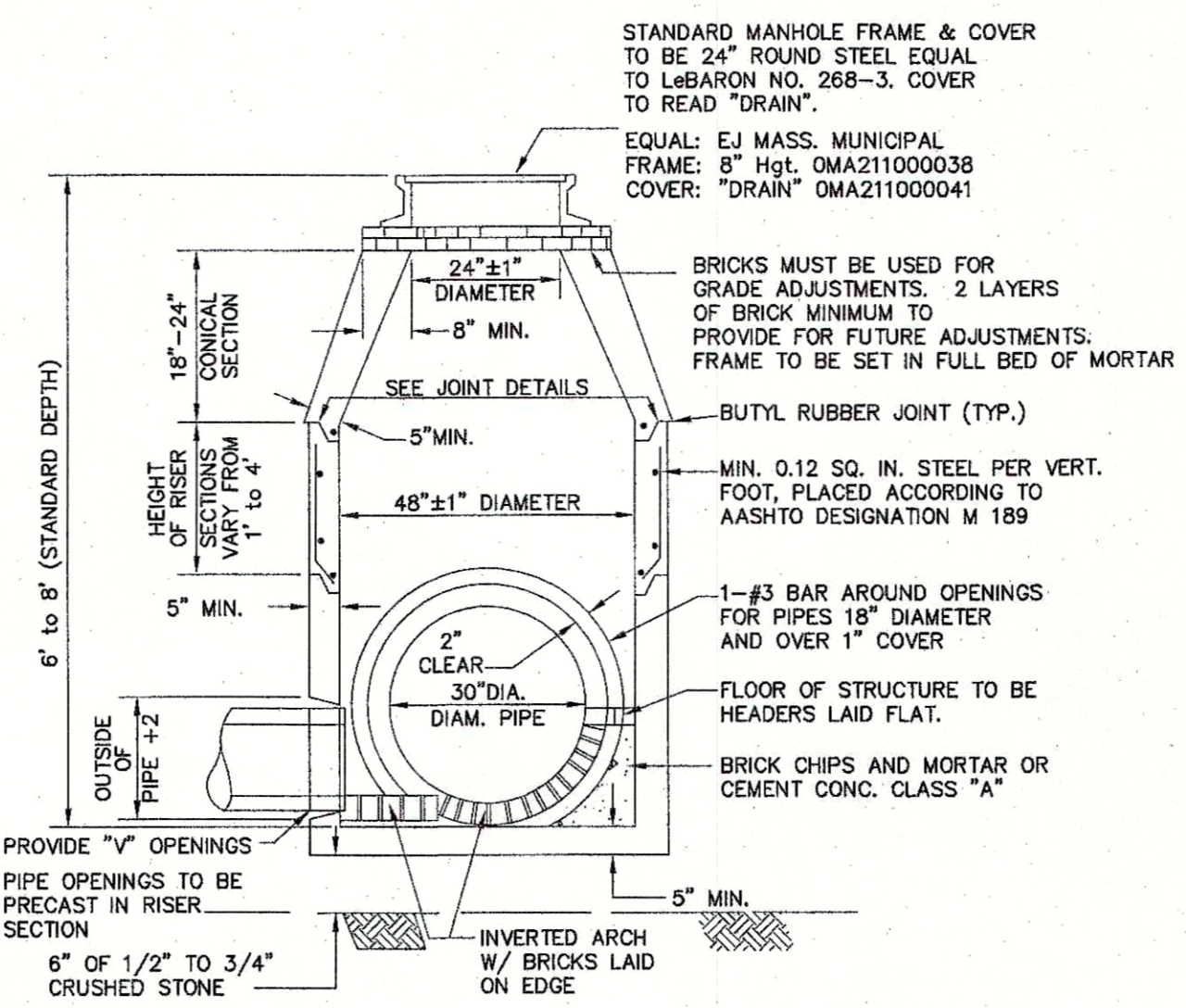
CONCRETE AND FIELD STONE MASONRY HEADWALL/WINGWALL DETAILS
NOT TO SCALE



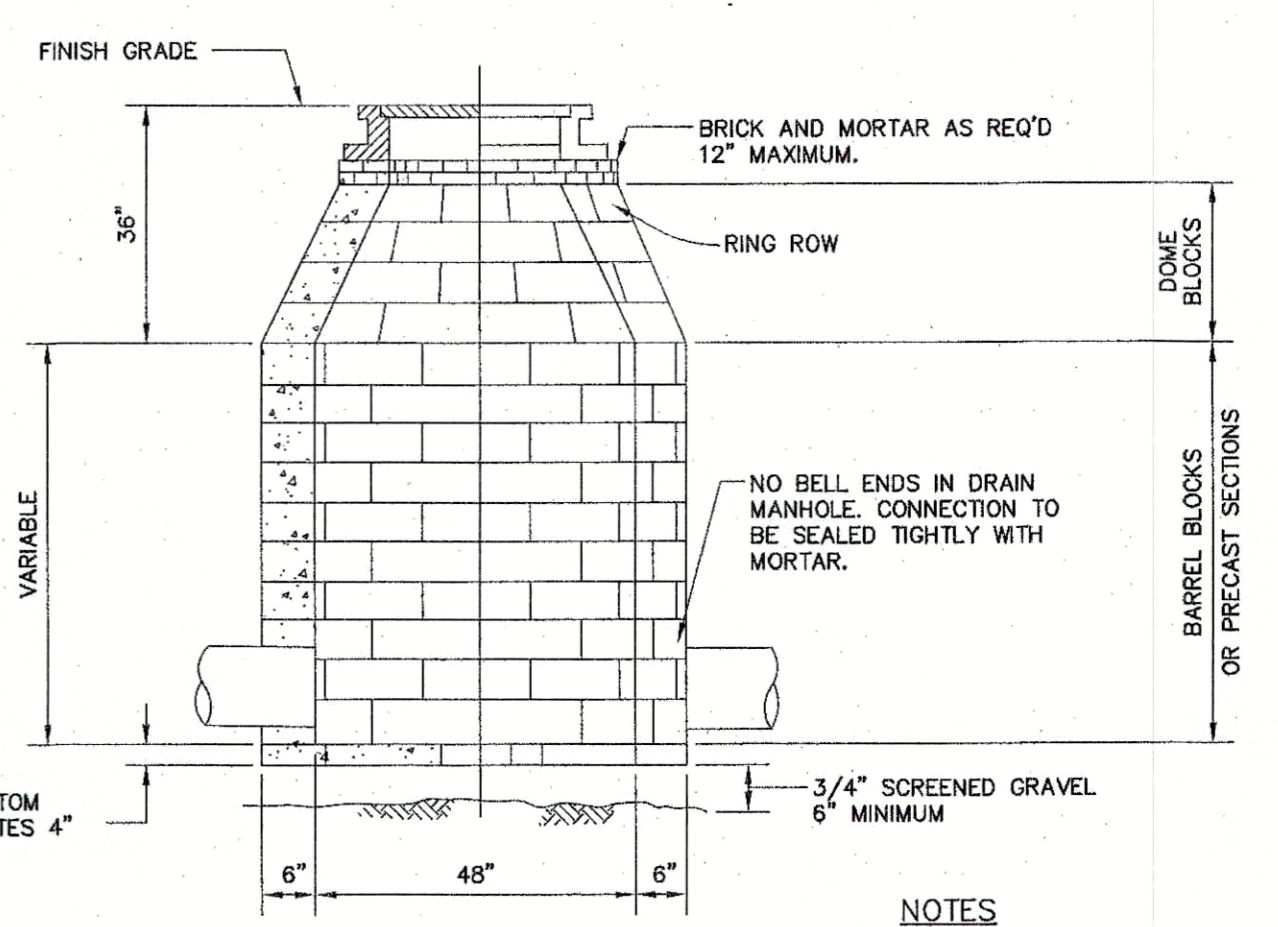
SUBDRAIN DETAILS
NOT TO SCALE



TYPICAL DRAIN TRENCH DETAILS
NOT TO SCALE



PRECAST CONCRETE MANHOLE DETAILS
NOT TO SCALE



BLOCK DRAIN MANHOLE DETAILS
NOT TO SCALE

- NOTES
1. ALL DRAIN MANHOLES TO HAVE BRICK INVERTS. SEE PRECAST MANHOLE DETAILS.
 2. MANHOLE BLOCKS MORE THAN 9' IN DEPTH TO BE 6" BLOCK.

NO.	DATE	DESCRIPTION
1	05/21/20	DRAINAGE SYSTEM
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4	05/05/22	20 LOT RESIDENTIAL SUBDIVISION
5	10/20/22	REVISED RIVERFRONT DISTURBANCE

AMENDED SITE DEVELOPMENT PLAN
 A COMPREHENSIVE PERMIT M.G.L.C. 40B
 "THE RESIDENCES AT BURNS AVENUE"
 WALPOLE, MASSACHUSETTS
 APPLICANT:
 WALL STREET DEVELOPMENT CORP.
 P.O. BOX 272
 WESTWOOD, MA 02090

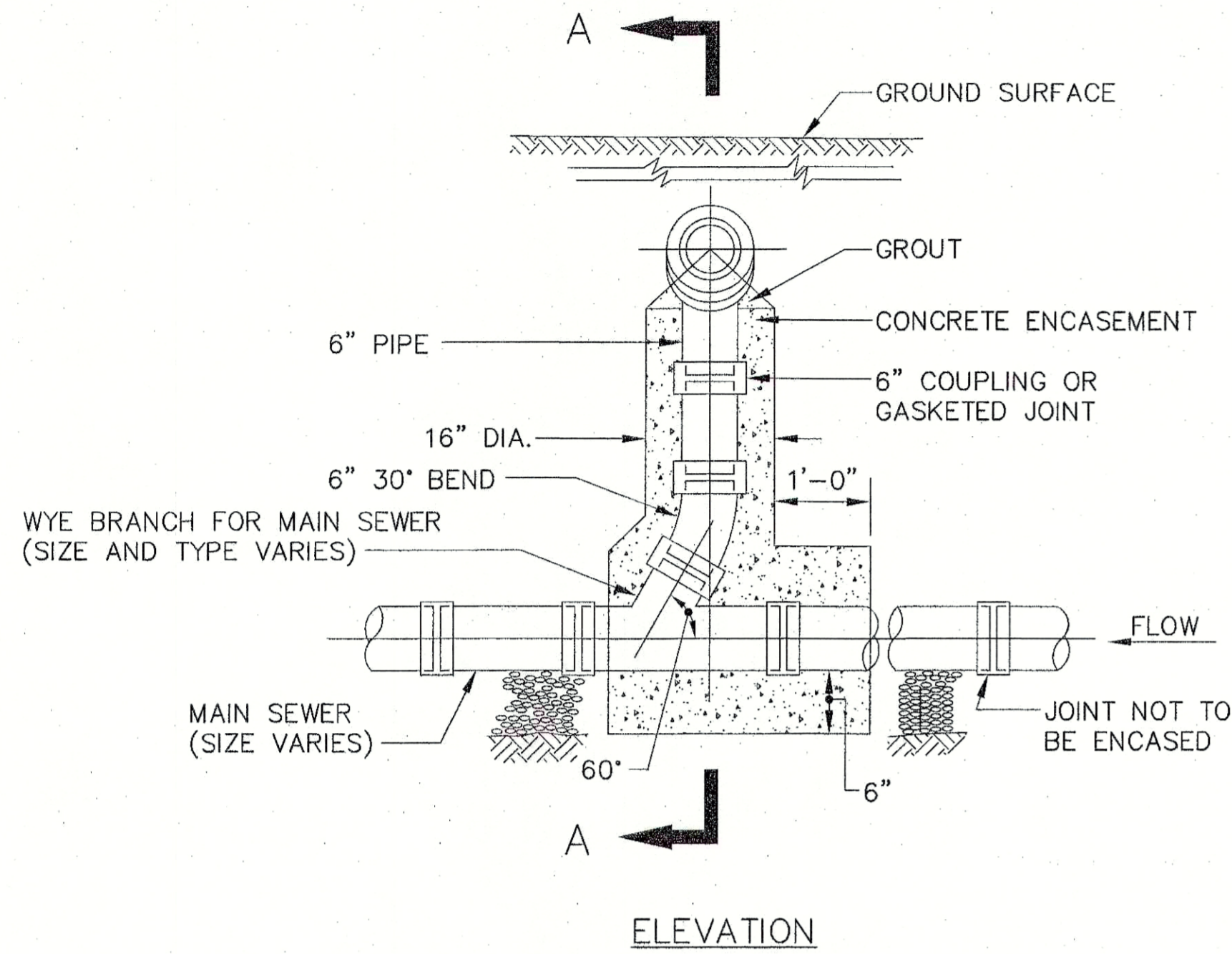
GLM Engineering Consultants, Inc.
 19 EXCHANGE STREET
 HOLLISTON, MA 01746
 P: 508-429-1100
 F: 508-429-7160
 www.GLMengineering.com

DRW.: rst
 JOB No. 15,588
 DATE: APRIL 21, 2020
 SCALE: 1" = 30'
 SHEET: 10 of 13
 PLAN #: 27,096

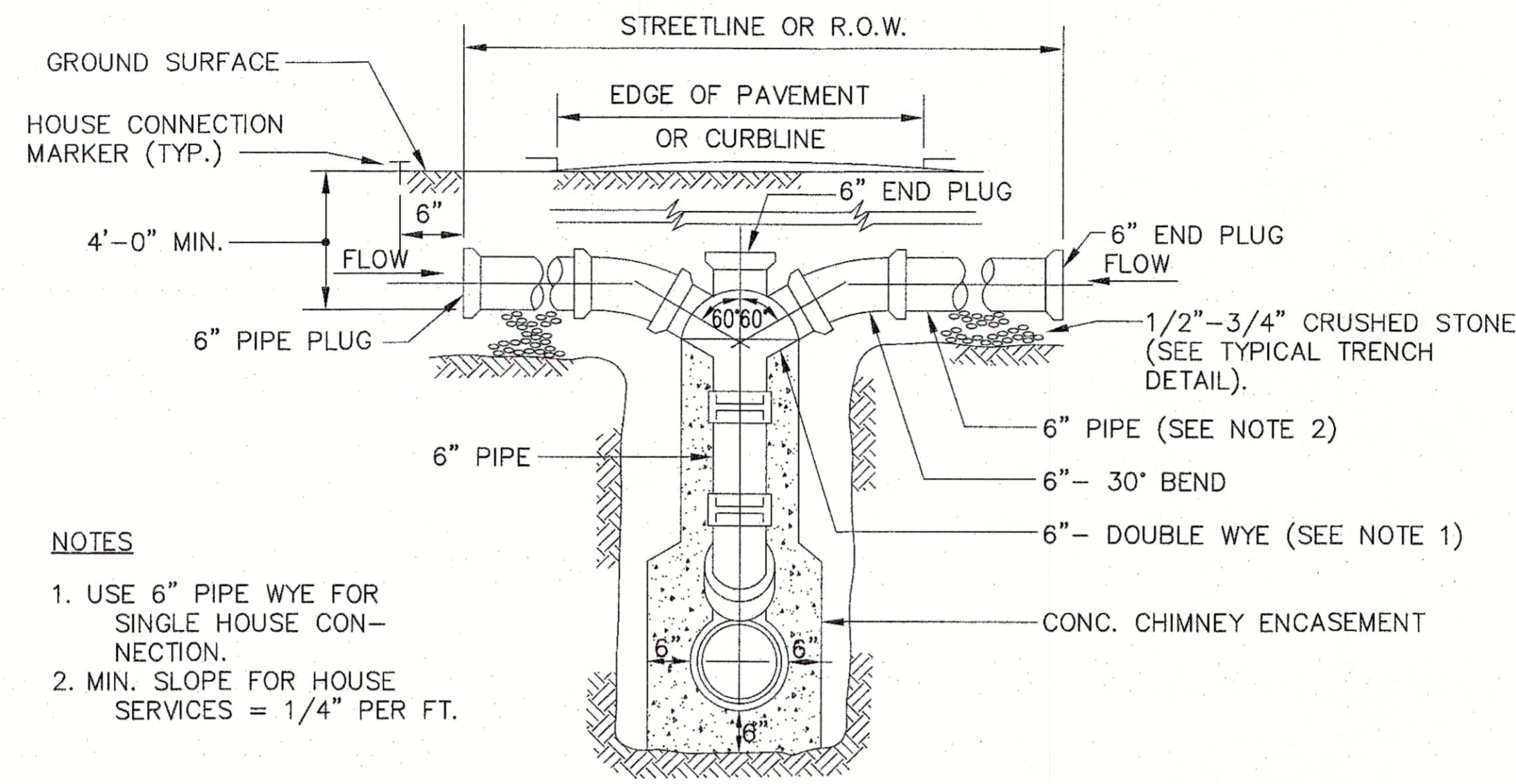
Note:
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TOWN OF WALPOLE, MASSACHUSETTS DEPARTMENT OF PUBLIC WORKS PLAN SHOWING TYPICAL DRAINAGE CONSTRUCTION DETAILS

REV. #	DATE	DESCRIPTION	BY
1	7-11-08	DRAWN TO AUTOCAD FILE	MAJ
2	11-29-08	MANY MISC. UPDATES	MAJ



ELEVATION



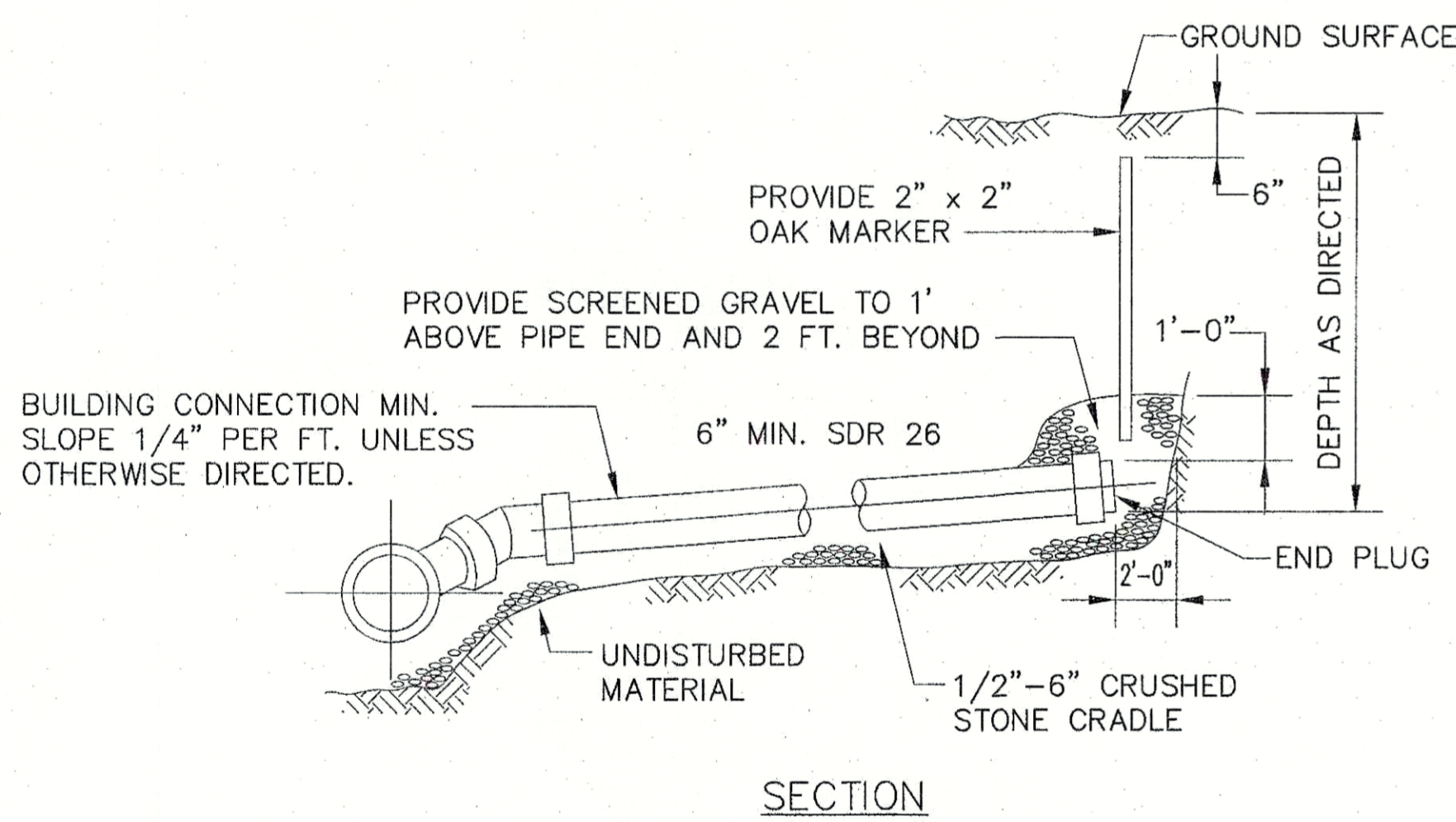
SECTION A-A

NOTES

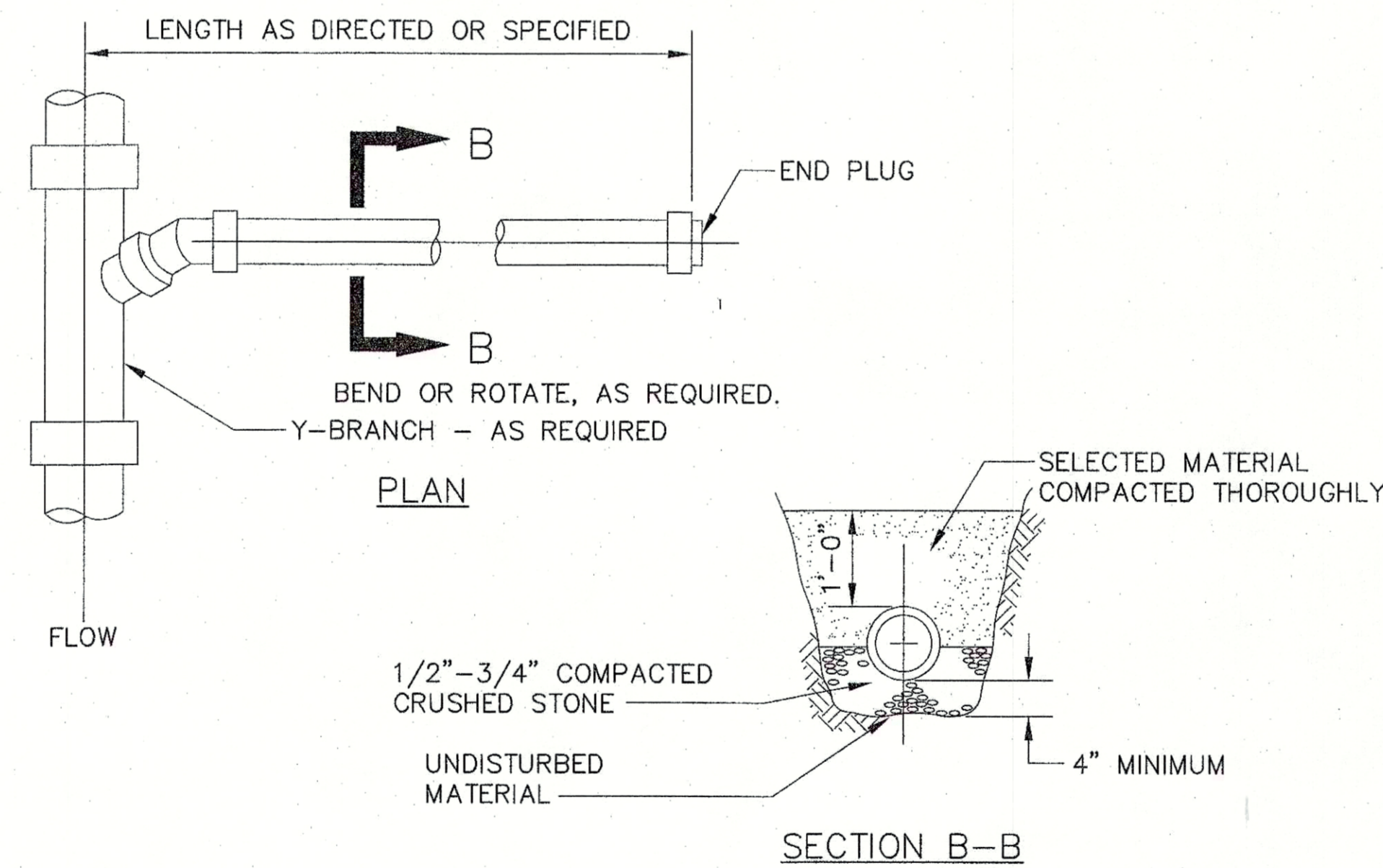
1. USE 6" PIPE WYE FOR SINGLE HOUSE CONNECTION.
2. MIN. SLOPE FOR HOUSE SERVICES = 1/4" PER FT.

TYPICAL HOUSE SERVICE CONNECTION & CHIMNEY DETAIL

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



SECTION

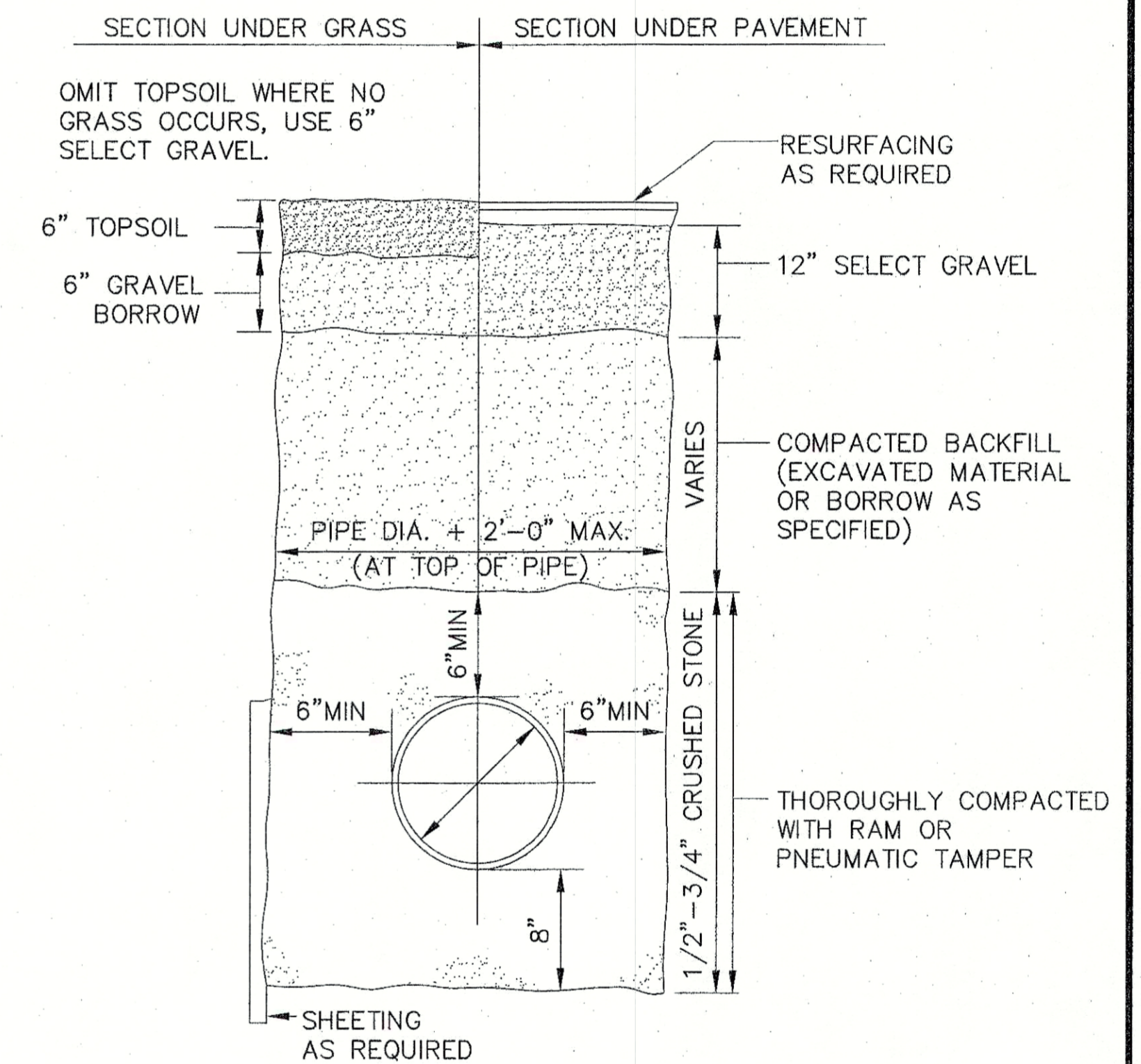


PLAN

SECTION B-B

TYPICAL BUILDING CONNECTION

NOT TO SCALE



TYPICAL SEWER TRENCH DETAIL

NOT TO SCALE

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TOWN OF WALPOLE, MASSACHUSETTS
DEPARTMENT OF PUBLIC WORKS
PLAN SHOWING TYPICAL
SEWAGE CONSTRUCTION DETAILS

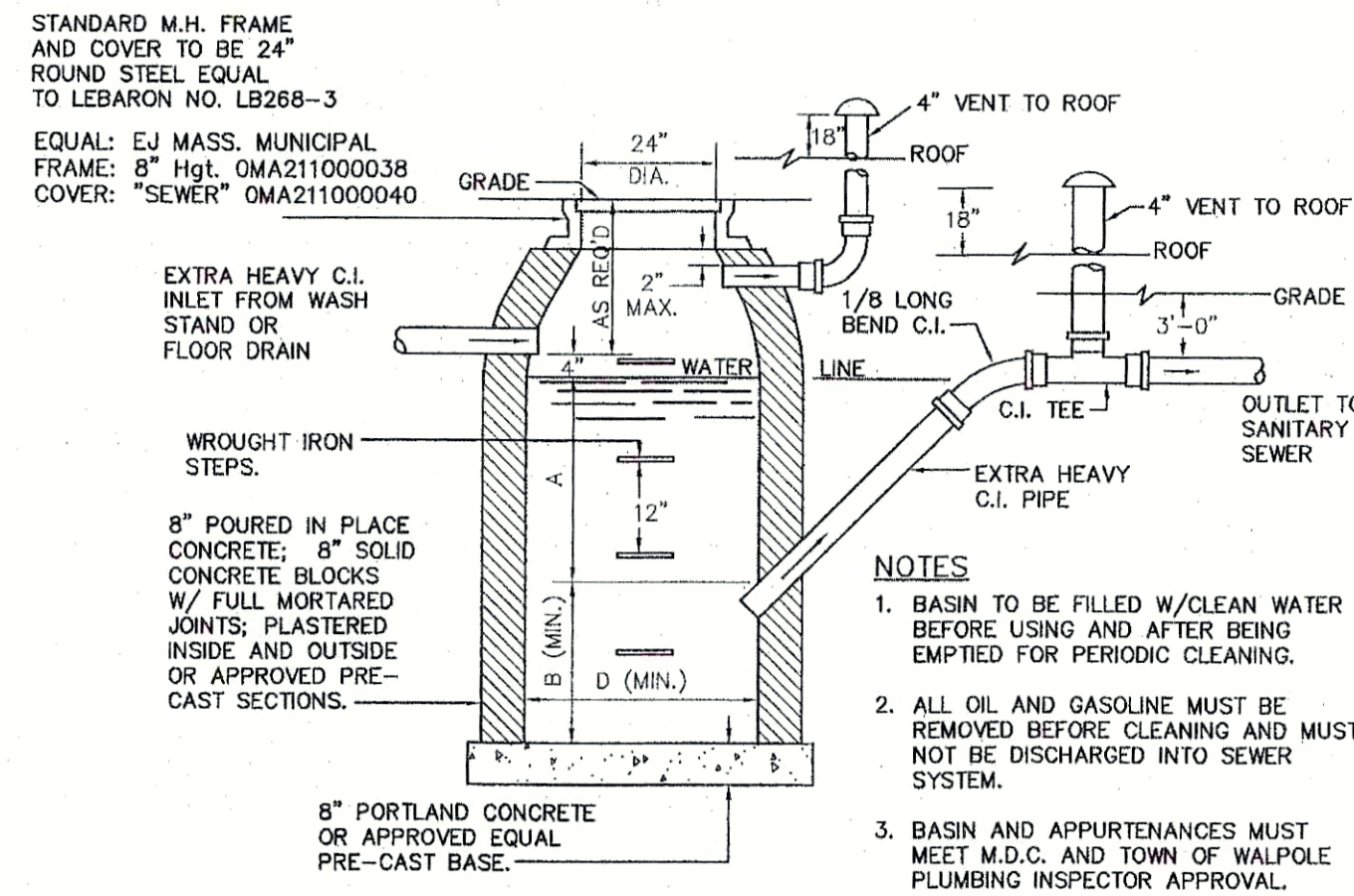
REV. #	DATE	DESCRIPTION	BY
1	7-11-09	DRAWN TO AUTOCAD FILE	MAJ
2	11-09-09	MANY MISC. UPDATES	MAJ

REVISIONS	DATE	DESCRIPTION
1	05/21/20	DRAINAGE SYSTEM
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AMENDED SITE DEVELOPMENT PLAN
A COMPREHENSIVE PERMIT M.G.L.C. 40B
"THE RESIDENCES AT BURNS AVENUE"
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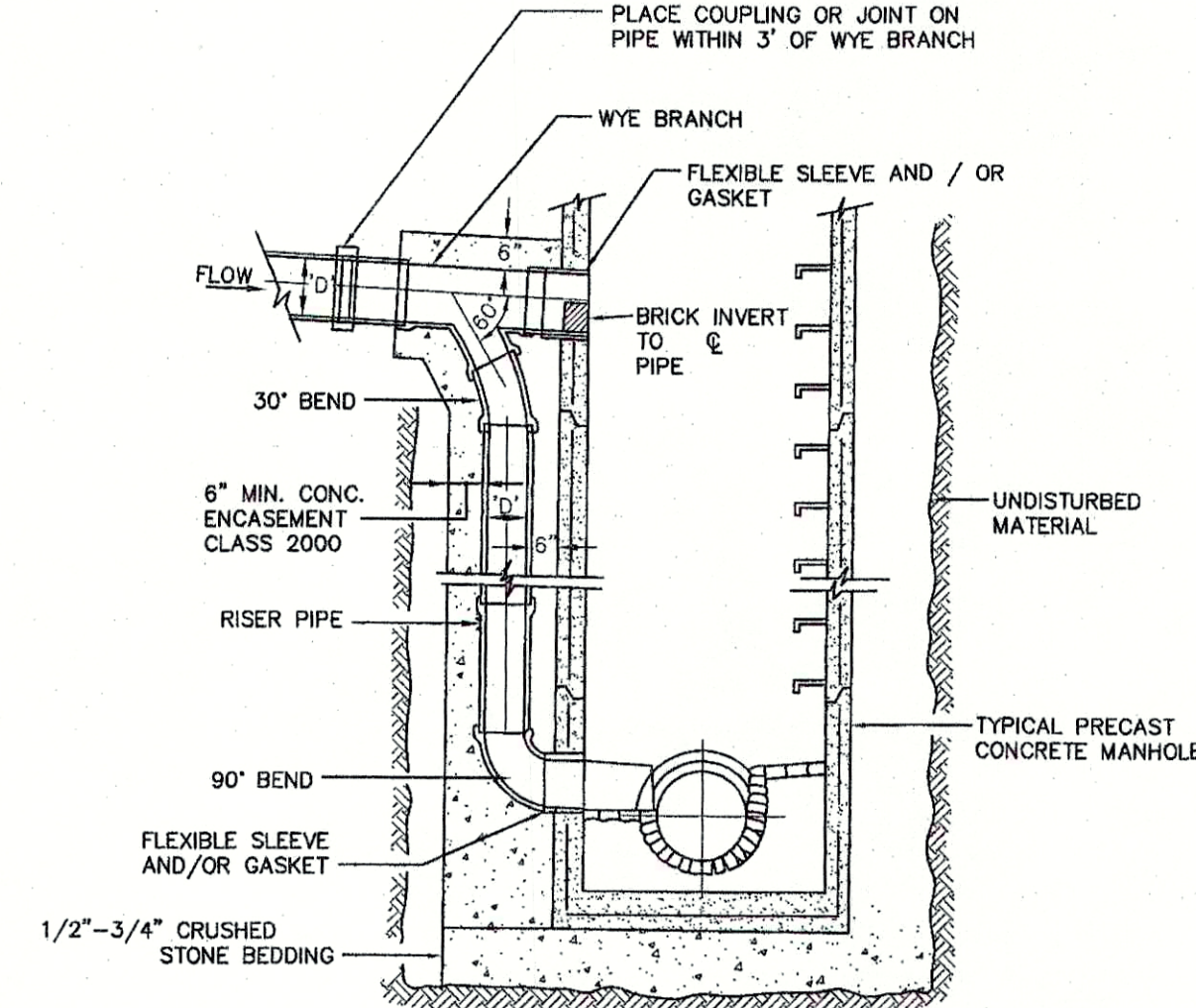
DRW:	rst
JOB No.	15,588
DATE:	APRIL 21, 2020
SCALE:	1" = 30'
SHEET:	11 of 13
PLAN #:	27,096



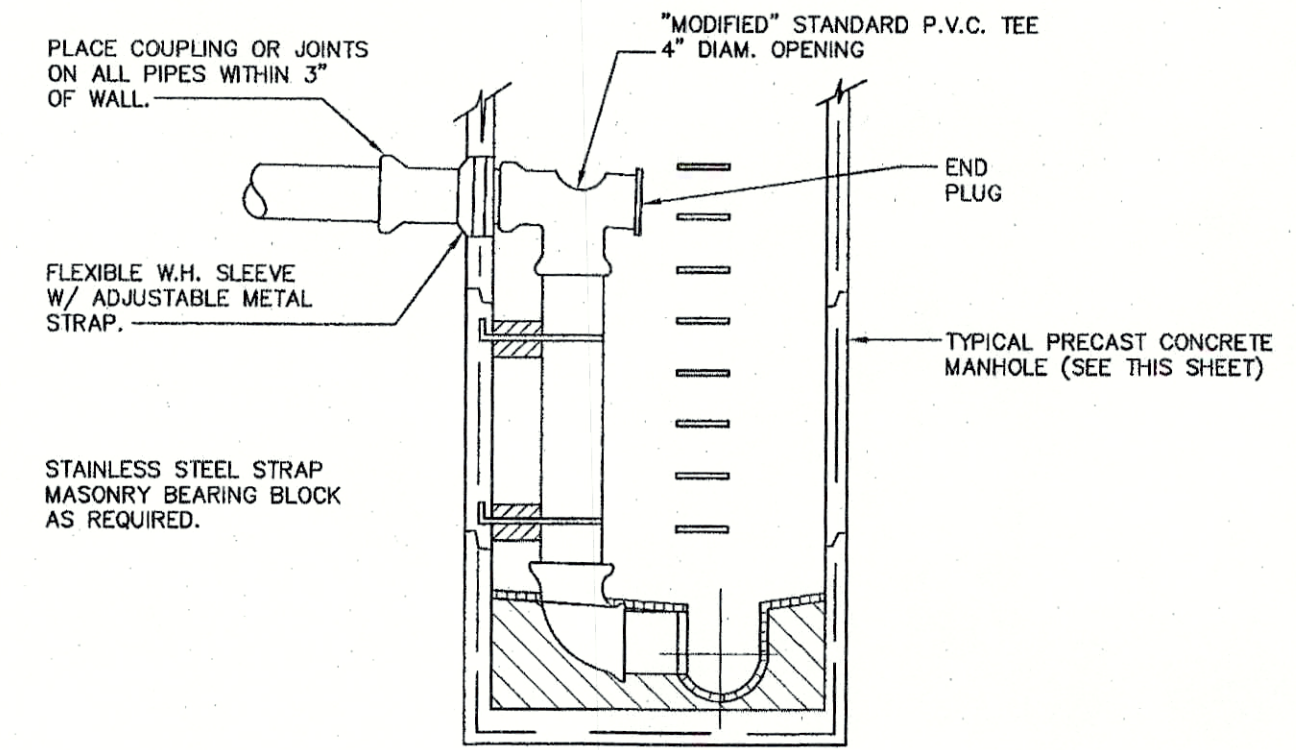
STANDARD M.D.C. CATCH BASIN & GASOLINE TRAP DETAILS
NOT TO SCALE

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

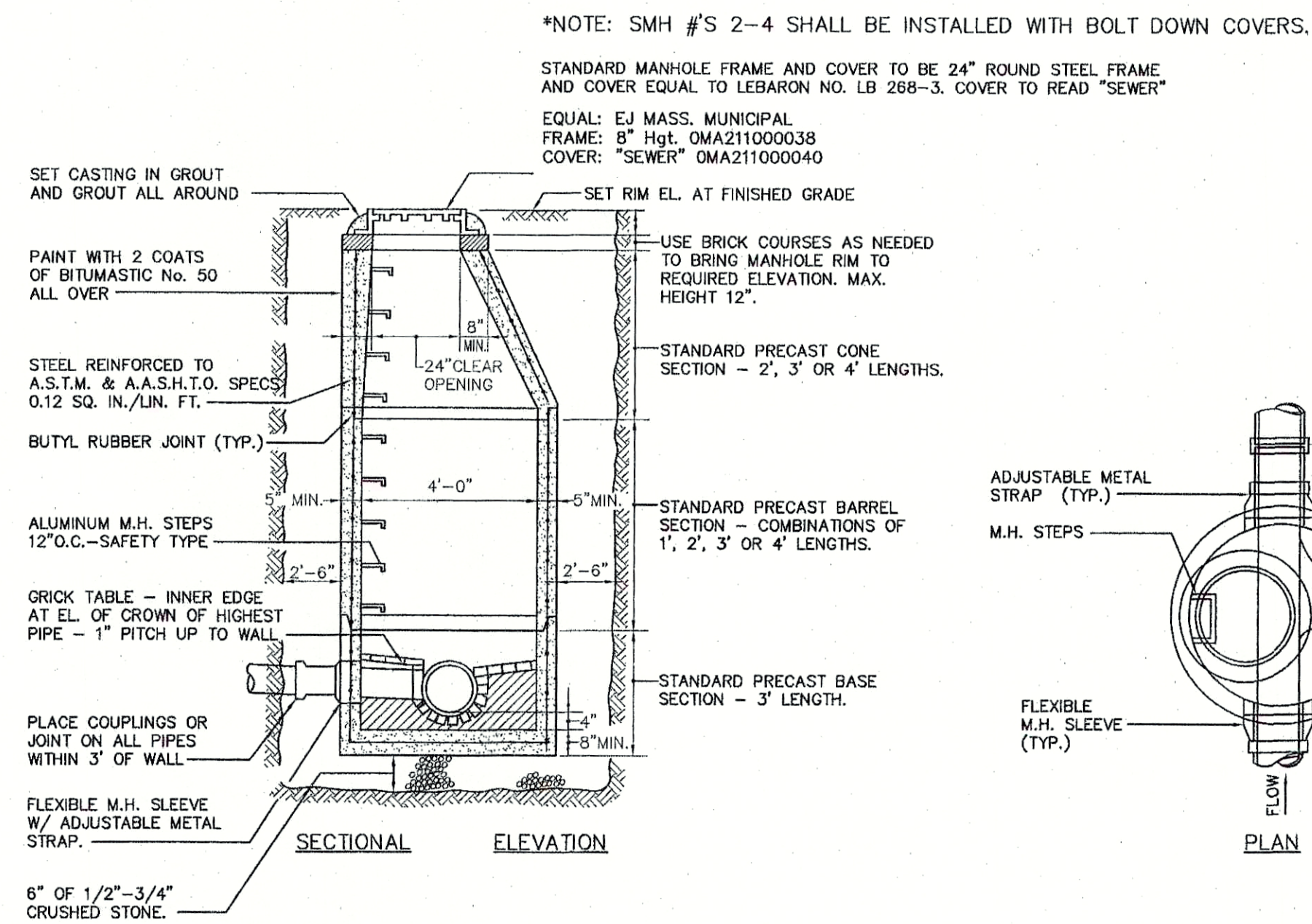
NOTE:
FOR INLETS LARGER THAN 8", THE DESIGN AND DIMENSIONS WILL BE DETERMINED FOR EACH PARTICULAR CASE.
CIRCULAR BASINS ARE RECOMMENDED.



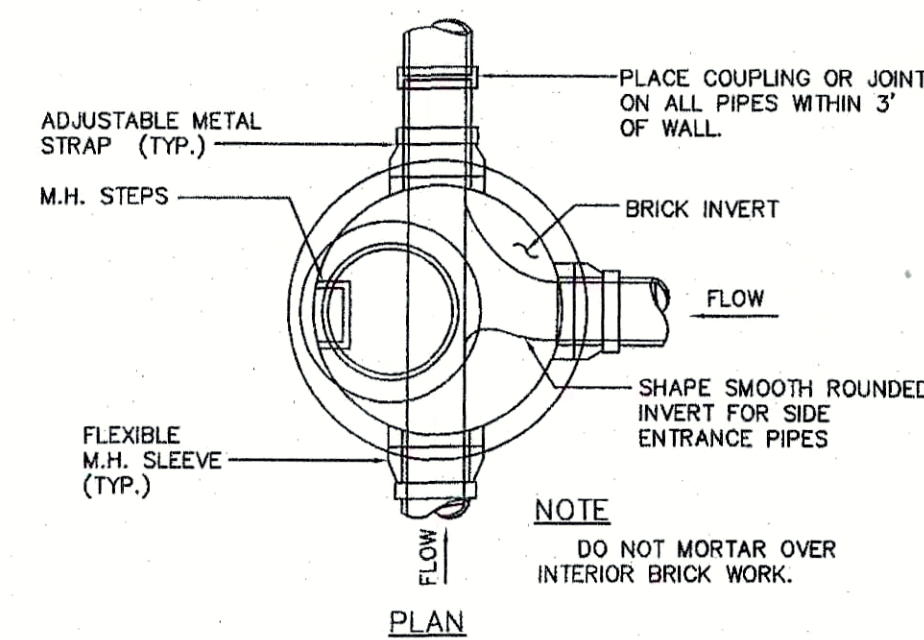
TYPICAL OUTSIDE DROP INLET MANHOLE DETAILS
NOT TO SCALE



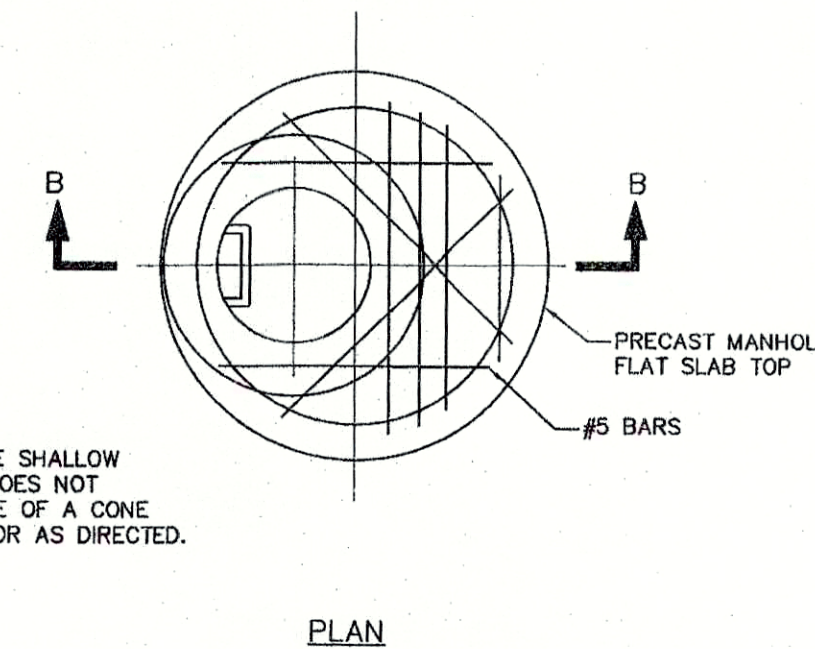
TYPICAL INSIDE DROP INLET MANHOLE DETAILS
NOT TO SCALE



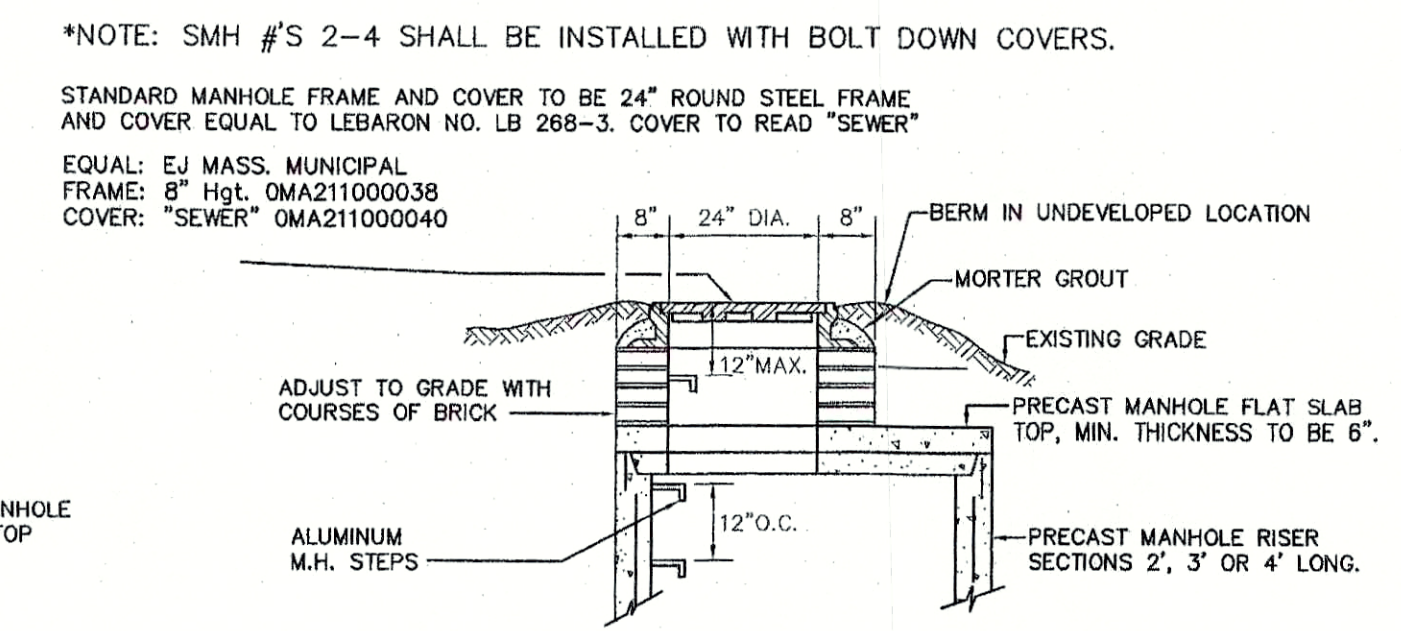
TYPICAL PRECAST CONCRETE SEWER MANHOLE DETAILS
NOT TO SCALE



NOTE:
FOR USE WHERE SHALLOW INSTALLATION DOES NOT PERMIT THE USE OF A CONE TYPE SECTION OR AS DIRECTED.



FLAT TOP SECTION
NOT TO SCALE



SECTION B-B

Note:
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TOWN OF WALPOLE, MASSACHUSETTS
DEPARTMENT OF PUBLIC WORKS
PLAN SHOWING TYPICAL
SEWERAGE CONSTRUCTION DETAILS

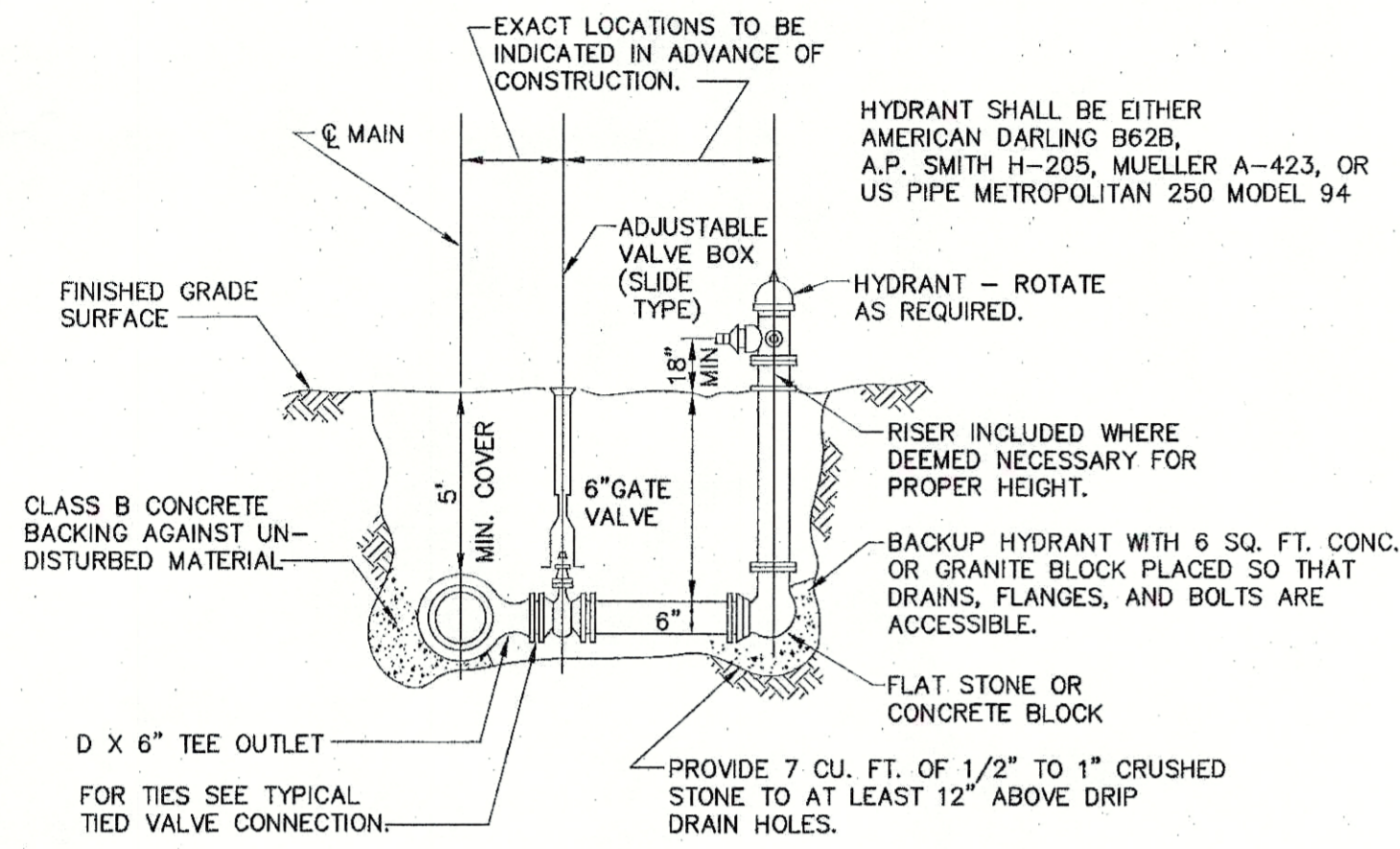
REV. #	DATE	DESCRIPTION	BY
1	7-11-08	DRAWN TO AUTOCAD FILE	MAJ
2	11-08-08	UPDATES	MAJ

REVISIONS	DESCRIPTION
1	05/21/20 DRAINAGE SYSTEM
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4	05/05/22 20 LOT RESIDENTIAL SUBDIVISION
5	10/20/22 REVISED RIVERFRONT DISTURBANCE

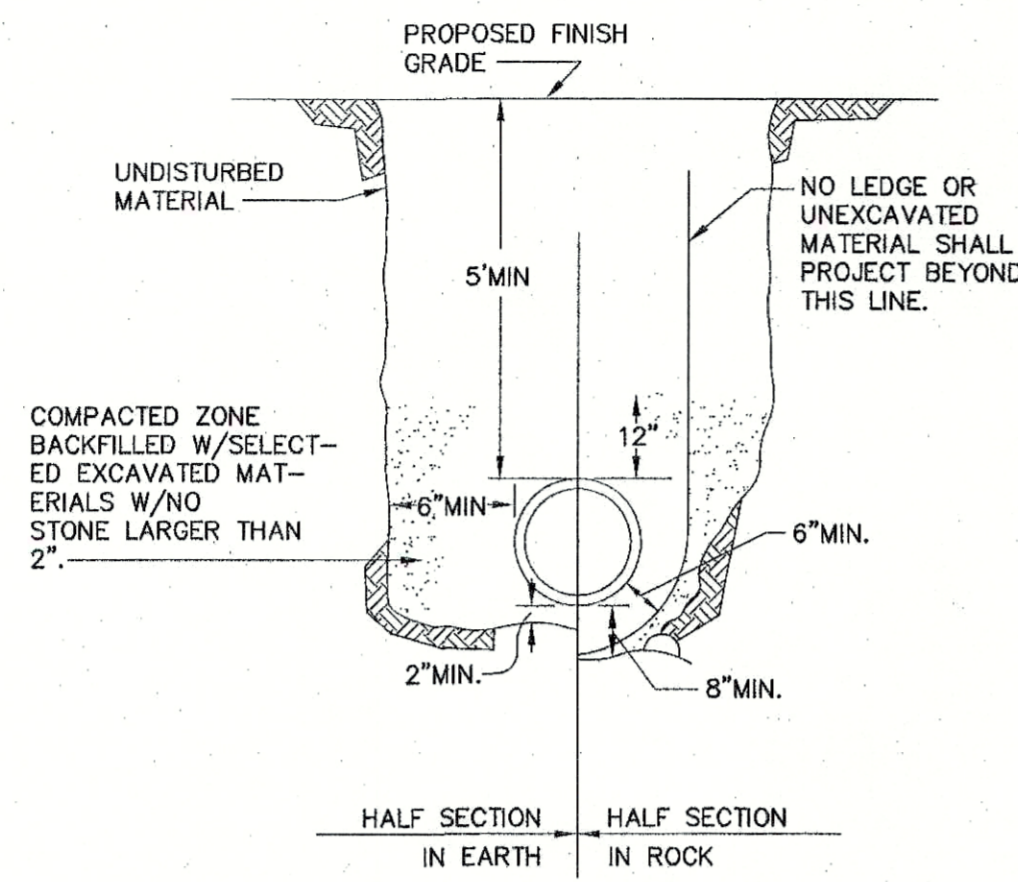
AMENDED SITE DEVELOPMENT PLAN
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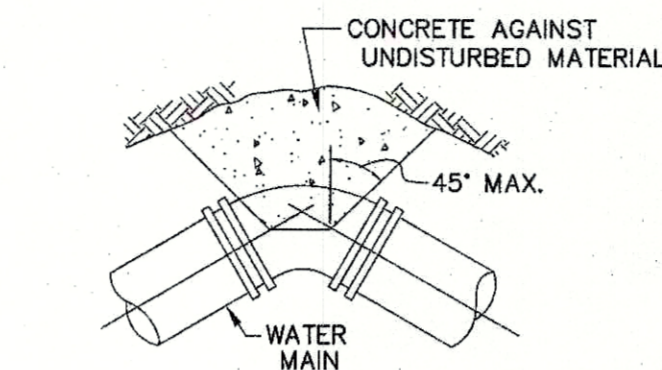
DRW.: rst
JOB No. 15,588
DATE: APRIL 21, 2020
SCALE: 1" = 30'
SHEET: 12 of 13
PLAN #: 27,096



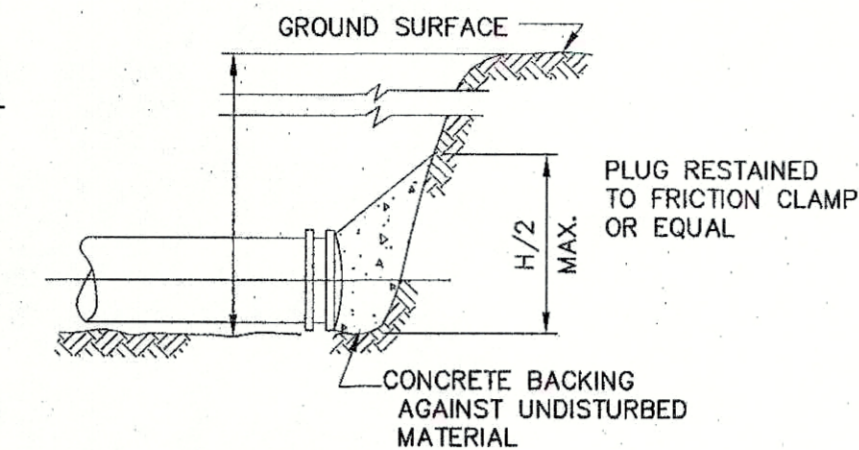
TYPICAL HYDRANT ASSEMBLY DETAIL
NOT TO SCALE



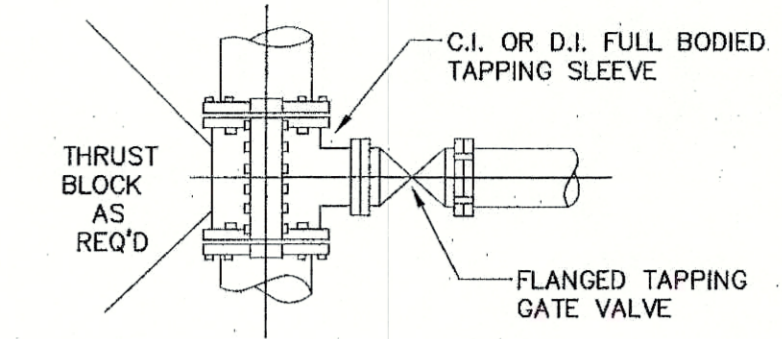
WATER MAIN TRENCH DETAIL
NOT TO SCALE



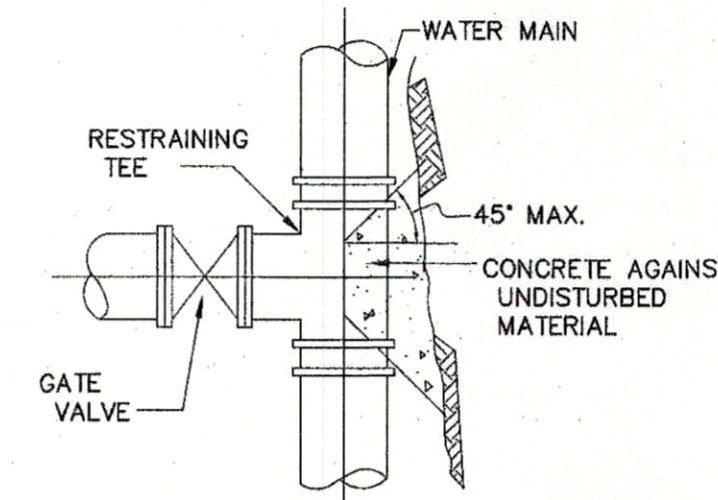
TYPICAL BEND



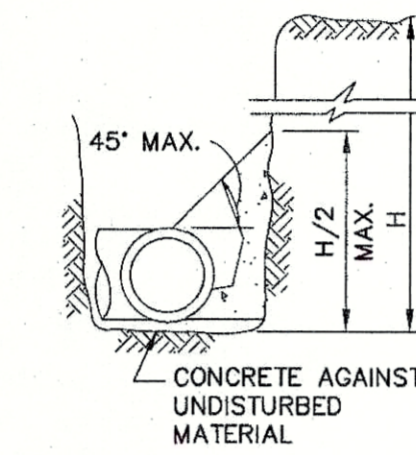
TYPICAL PLUG



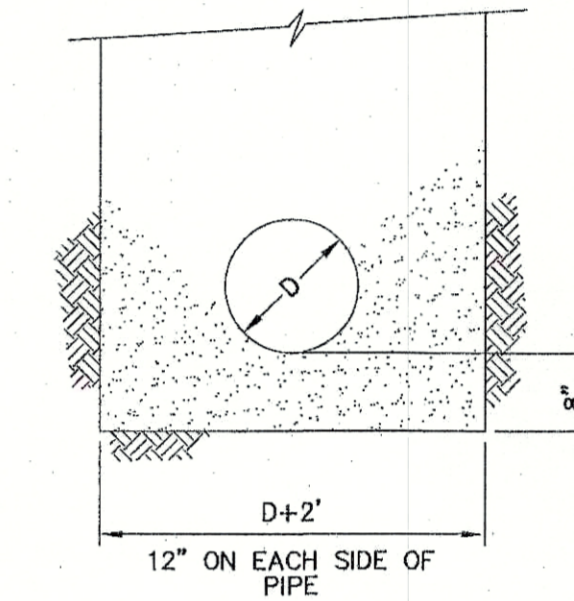
TAPPING SLEEVE AND VALVE DETAILS
NOT TO SCALE



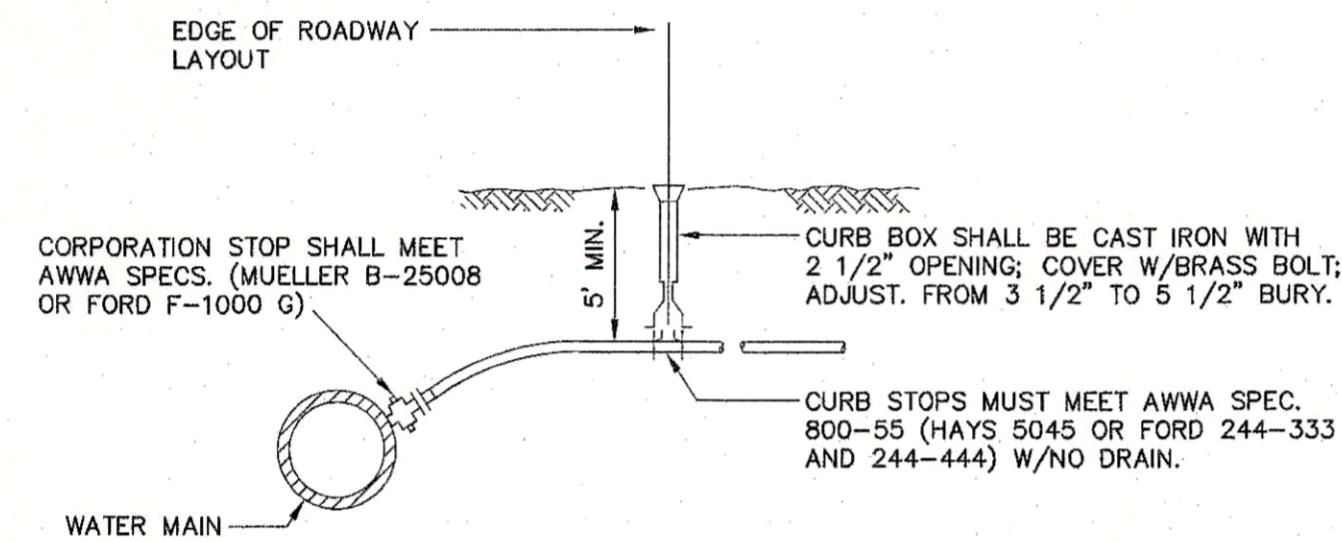
TYPICAL TEE



TYPICAL SECTION



PAYMENT LIMIT FOR LEDGE EXCAVATION
NOT TO SCALE



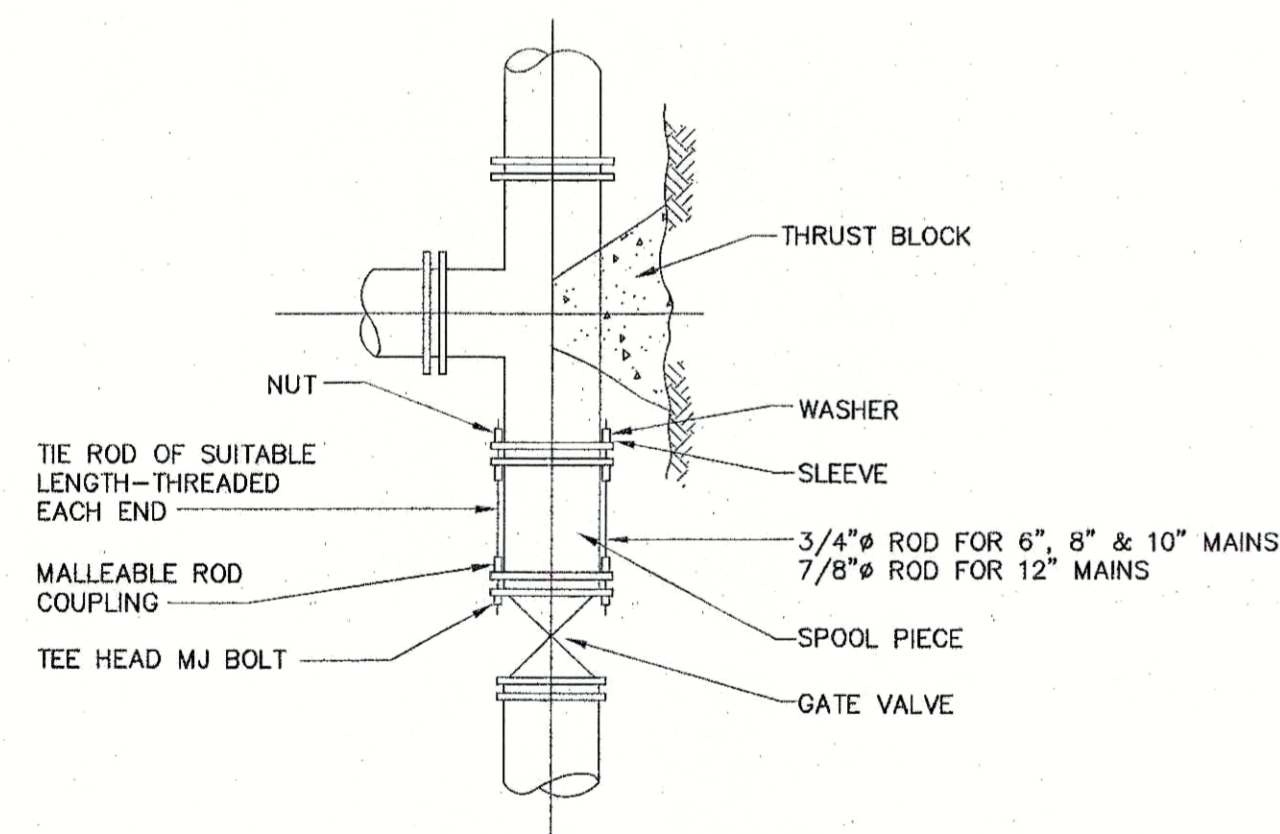
NOTE
1" TYPE K SERVICES
COPPER TUBING SHALL MEET AWWA SPEC. 76-CR TYPE K OR FEDERAL SPEC. WWT-799 TYPE K.

TYPICAL SERVICE CONNECTION
NOT TO SCALE

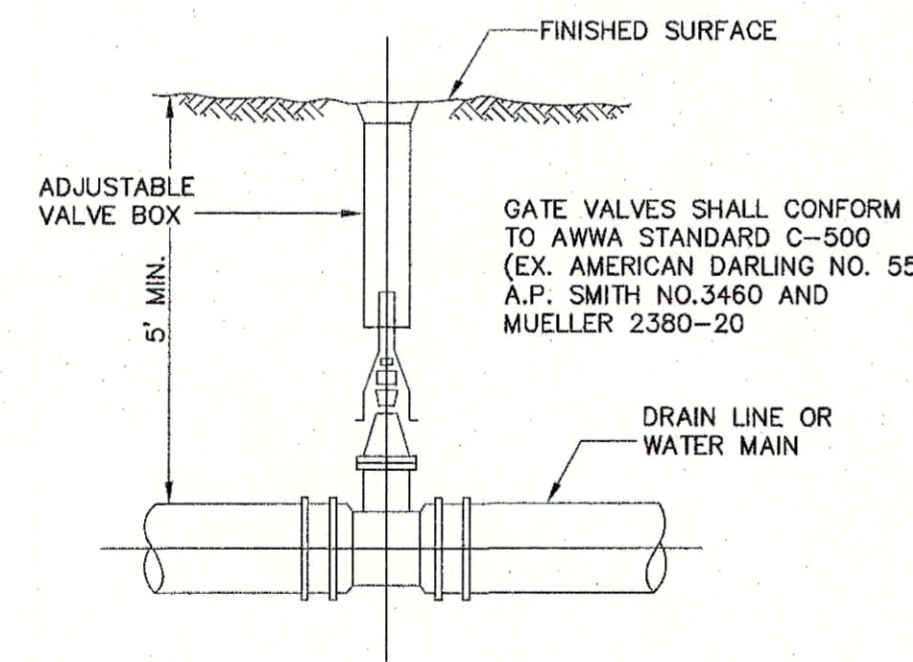
NOTE: CONCRETE FOR THRUST BLOCKS SHALL BE NO LONGER THAN THE RATIO OF 2 1/2 : 5 1/2 AND SHALL HAVE A MINIMUM COMPRESSION STRENGTH OF 2000 PSI (SO THAT FLANGES AND BOLTS ARE ACCESSIBLE.)

PIPE SIZE INCHES	BEARING AREAS OF THRUST BLOCKS (BEARING AREA IN SQUARE FT.)			
	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

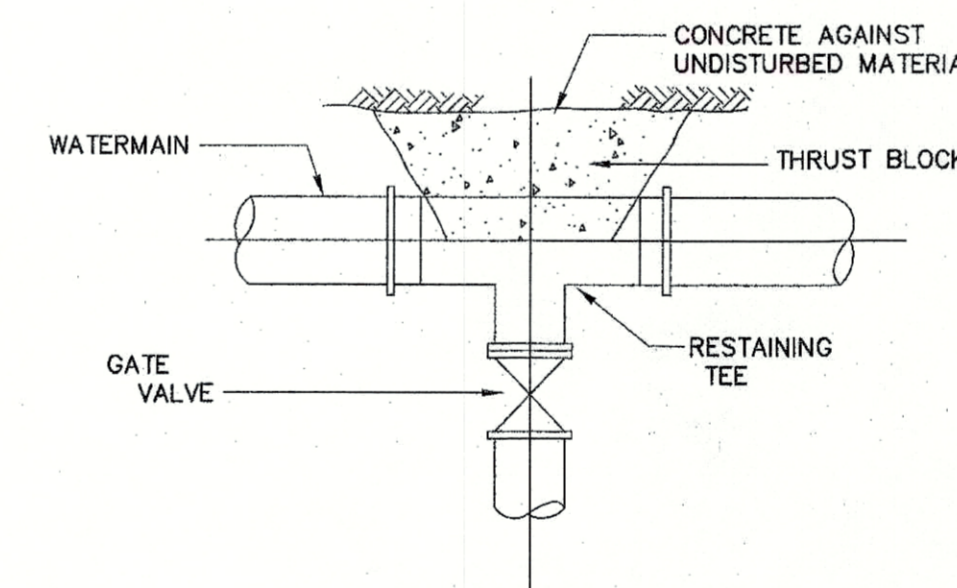
TYPICAL THRUST BLOCK DETAIL
NOT TO SCALE



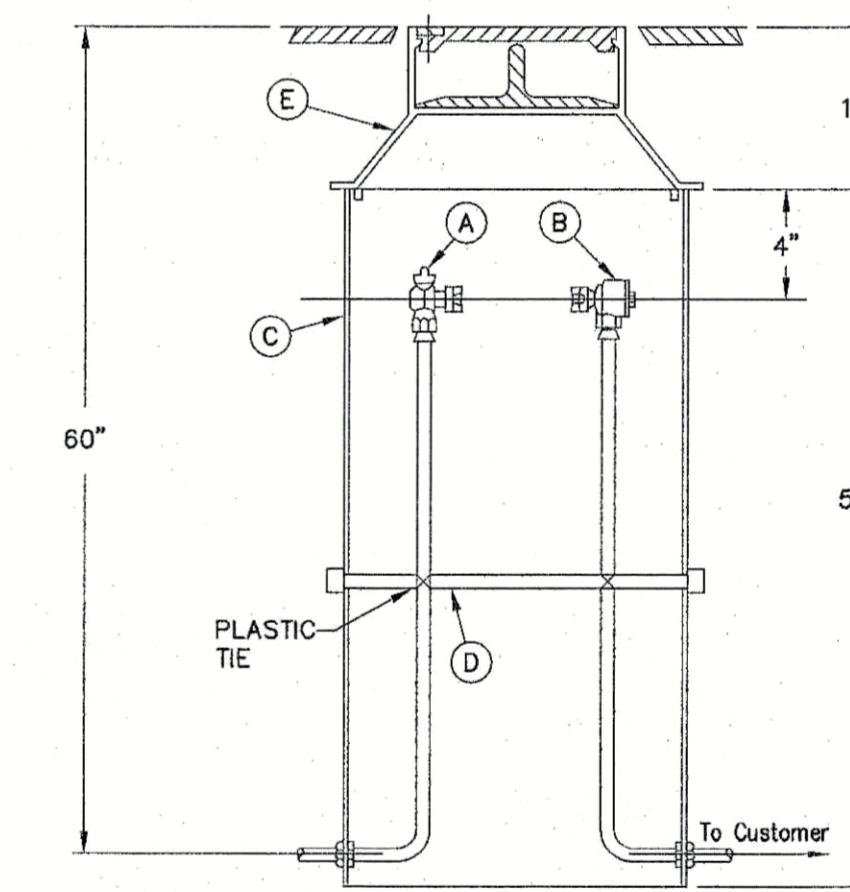
TYPICAL TIED MECHANICAL JOINT VALVE CONNECTION DETAILS
NOT TO SCALE



TYPICAL GATE VALVE
NOT TO SCALE



TYPICAL LATERAL GATE VALVE CONNECTION DETAILS
NOT TO SCALE



ITEM	DESCRIPTION	CAT No.
A	ANGLE BALL VALVE	BA13-232W
B	DUAL ANGLE CHECK VALVE	HA31-3230
C	20" I.D. PVC PIPE	
D	1/2" PVC SUPPORT & CAPS	
E	METER BOX COVER & LID	W-3

* ORDERED SEPARATELY

METER PIT SPECIFICATIONS
NOT TO SCALE

- NOTES:
- ALL SERVICE SHALL ENTER THE PIT AT A 90° ANGLE TO THE STREET.
 - TO BE USED FOR DWELLINGS WHICH EXCEED A DISTANCE OF 200' FROM FRONT PROPERTY LINES.

Note:
1) All details are subject to change without notice. Check with the Town of Walpole prior to using these details for the most up to date revisions.

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

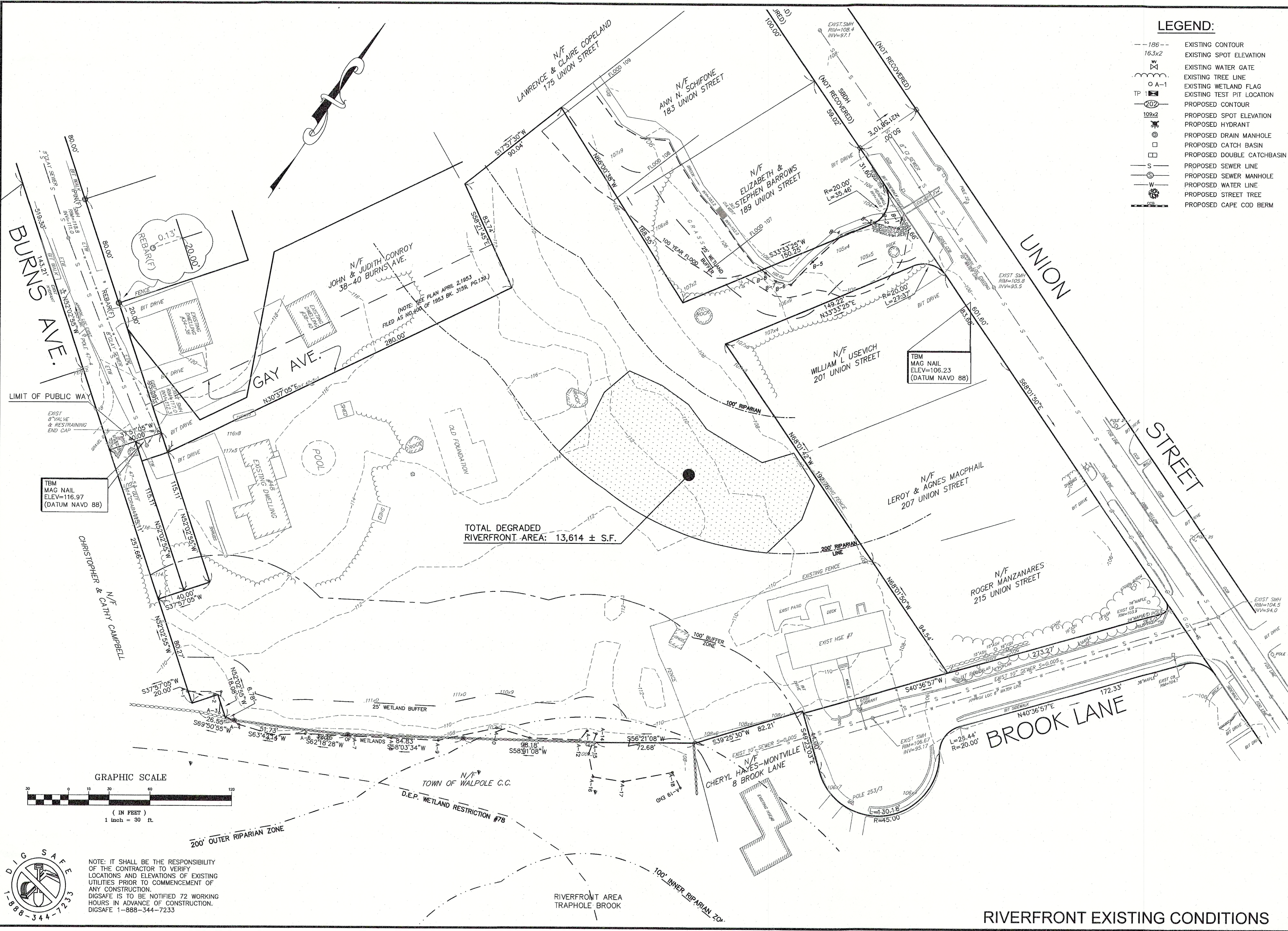
REV. #	DATE	DESCRIPTION	BY
1	7-11-08	DRAWN TO AUTOCAD FILE	MAJ
2	11-08-08	UPDATES	MAJ

REVISIONS	DATE	DESCRIPTION
1	05/21/20	DRAINAGE SYSTEM
2	10/22/20	CONSERVATION COMMENTS
3	02/23/22	ZBA COMMENTS, REDUCE TO 38 UNITS
4	05/05/22	20 LOT RESIDENTIAL SUBDIVISION
5	10/20/22	REVISED RIVERFRONT DISTURBANCE

AMENDED SITE DEVELOPMENT PLAN
A COMPREHENSIVE PERMIT M.G.L.C. 40B
"THE RESIDENCES AT BURNS AVENUE"
WALPOLE, MASSACHUSETTS
APPLICANT:
WALL STREET DEVELOPMENT CORP.
P.O. BOX 272
WESTWOOD, MA 02090

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DRW.: rst
JOB No. 15,588
DATE: APRIL 21, 2020
SCALE: 1" = 30'
SHEET: 13 of 13
PLAN #: 27,096



LEGEND:

- 186 --- EXISTING CONTOUR
- 16.3x2 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 CATCHBASIN
- PROPOSED SEWER LINE
- PROPOSED SEWER MANHOLE
- PROPOSED WATER LINE
- PROPOSED STREET TREE
- PROPOSED CAPE COD BERM

REVISIONS	
No.	DESCRIPTION
1	05/21/20 DRAINAGE SYSTEM
2	10/22/20 CONSERVATION COMMENTS
3	02/23/22 ZBA COMMENTS, REDUCE TO 38 UNITS
4	05/05/22 20 LOT RESIDENTIAL SUBDIVISION
5	10/20/22 REVISED RIVERFRONT DISTURBANCE

Professional Engineer Seal for Robert S. Truax, No. 36997, State of Massachusetts. Date: 16/20/22.

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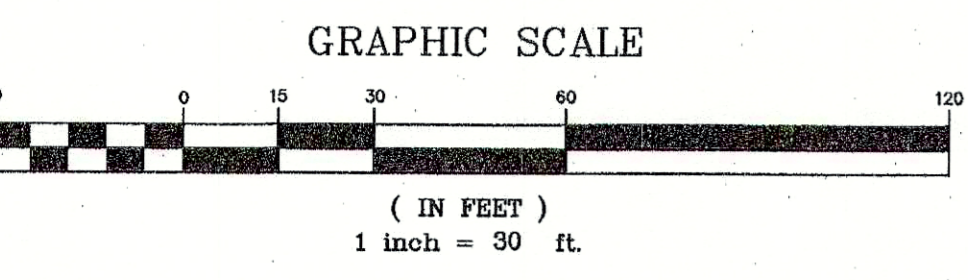
DRW.:	RST
JOB No.	15,588
DATE:	APRIL 21, 2020
SCALE:	1" = 30'
SHEET:	SUP-A
PLAN #:	27,096

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



TOTAL DEGRADED RIVERFRONT AREA: 13,614 ± S.F.



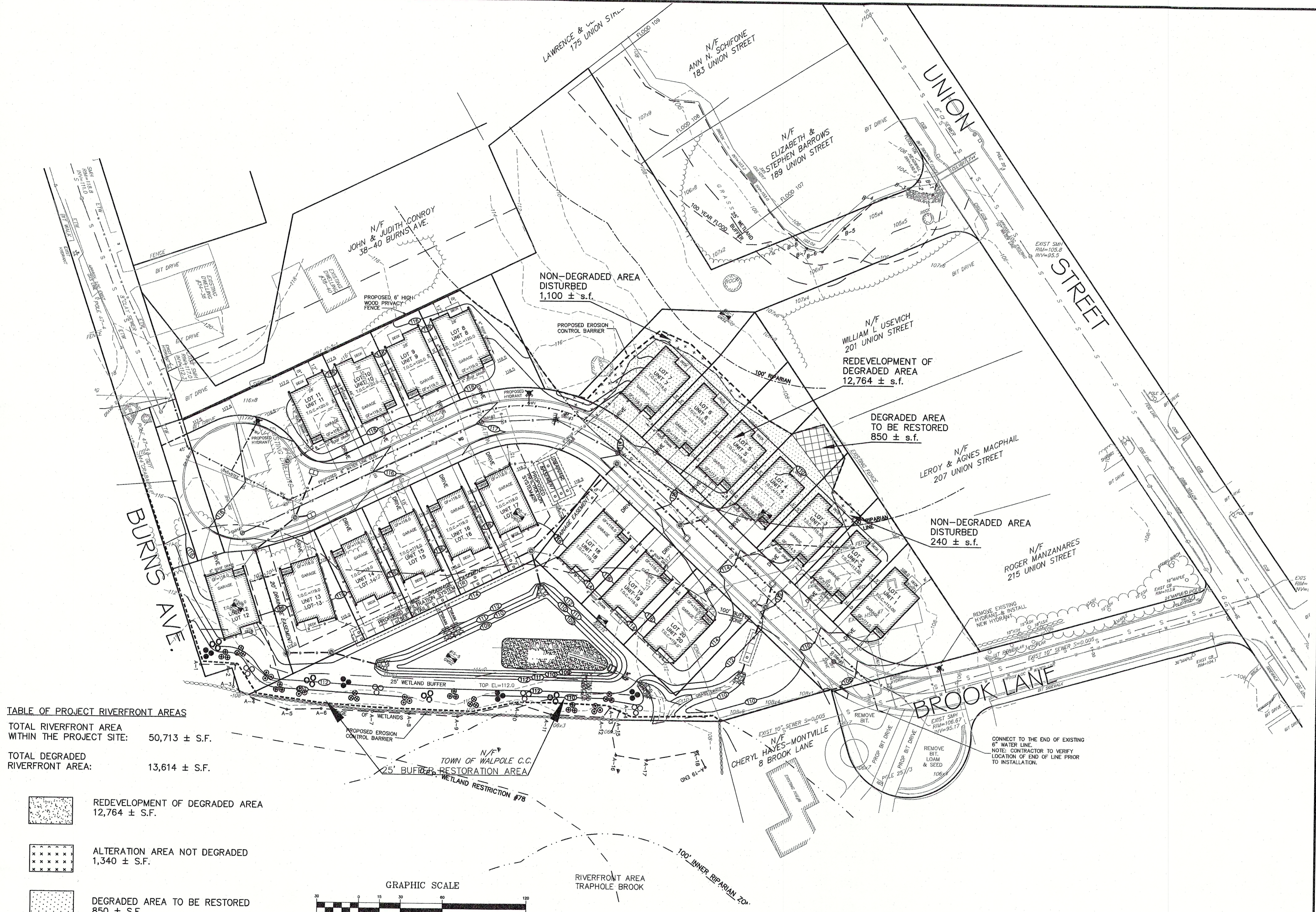
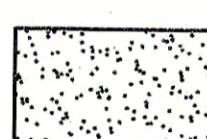
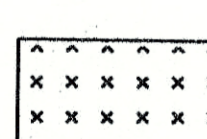

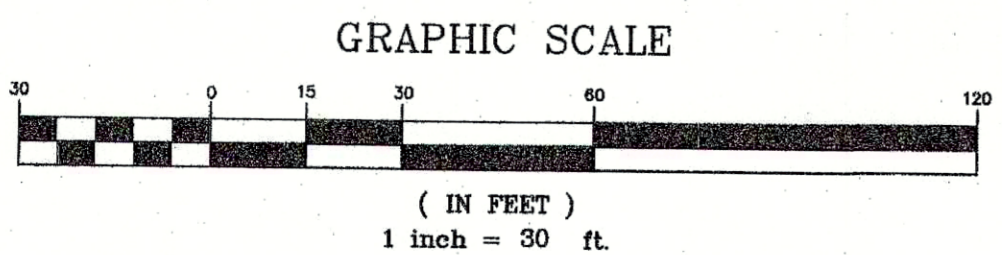


TABLE OF PROJECT RIVERFRONT AREAS

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.



RIVERFRONT AREA DISTURBANCE

REVISIONS

No.	DATE	DESCRIPTION
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5	10/20/22	REVISED RIVERFRONT DISTURBANCE

Professional seals and signatures for:
 JOYCE E. HASTINGS, No. 39993
 ROBERT S. TRUAK, No. 56567
 Date: 10/20/23

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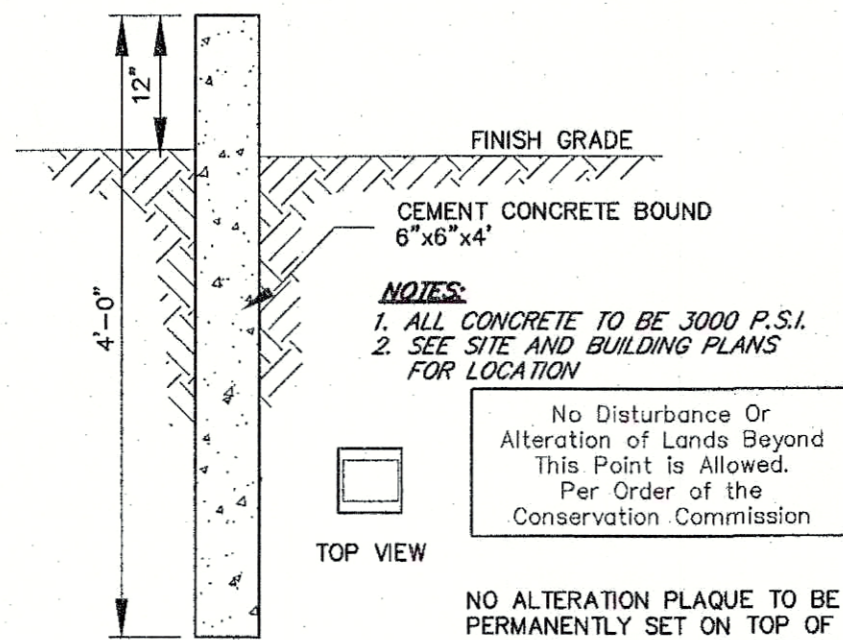
DRW: rst
 JOB No: 15,588
 DATE: APRIL 21, 2020
 SCALE: 1" = 30'
 SHEET: SUP-B
 PLAN #: 27,096

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

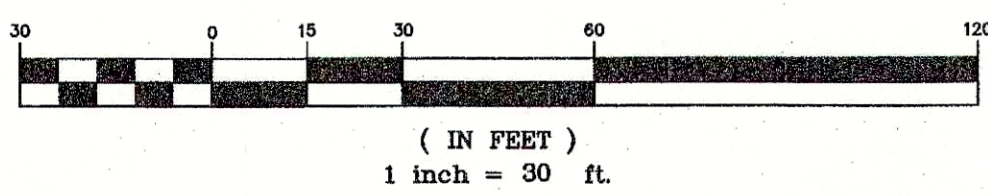
(NO SCALE)

PROPOSED SCREENING/FENCE OR MAY BE SUBSTITUTED WITH PLANTING BUFFER

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

GRAPHIC SCALE



BURNS AVE.

UNION STREET

UNION STREET

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*

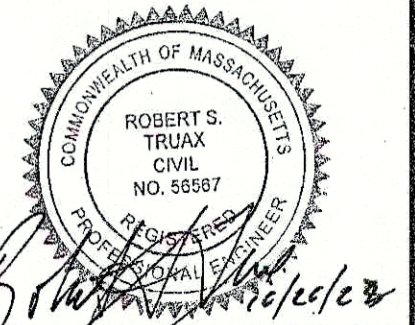
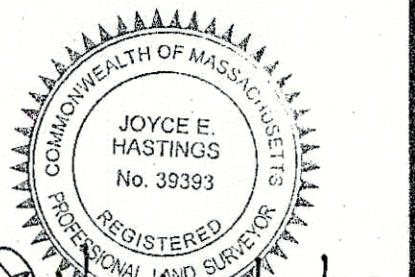
Note:
Shrubs will be planted in clusters of three (3) specimens of the same species at the locations shown, with minor deviations due to site conditions.

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.

RESTORATION AND PLANTING DETAILS

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