February 1, 2023

Town of Walpole
Conservation Commission
Attn: Landis Hershey
135 School Street
Walpole, MA 02081

RE: Age Qualified Village at Renmar & West Street
Proposed Amendment to Order of Conditions
MA DEP File #315-1173

Crocker Design Group, LLC (CDG), on behalf of our client, Bristol Brothers Development Corp. (BBD), is respectfully requesting an amendment to the existing Order of Conditions (OOC), MA DEP File #315-1173, dated December 21, 2018, for the AQV at Renmar Ave & West St. An 18-month extension to the Order of Conditions was granted on December 14, 2021, setting a new expiration date of June 21, 2023.

Included with this submission are the following documents:

- Enclosure 1: OOC MA DEP File #315-1173, issued 12/21/18
- Enclosure 2: OOC Extension MA DEP File #315-1173, granted 12/14/21
- Enclosure 3: Stormwater Report, dated 1/16/2023 (Enclosed Under Separate Cover)
- Enclosure 4: Site Plans for Proposed Age Qualified Village, Dated 1/16/2023 (Enclosed Under Separate Cover)

The original Order of Conditions approved an Age Qualified Village on a 55.32± acre property with frontage on Renmar Avenue and West Street in Walpole, Massachusetts. You will recall, the previously approved project consists of one-hundred (100), single-family, detached residential condominium homes and one clubhouse/property maintenance facility. Upon the initiation of site work on the project and gaining a greater familiarity with the land, BBD studied the site plan with its design team and identified improvements to the design that would greatly improve overall site layout and further enhance the relationship of the project to the Forrest Road neighborhood.

With the proposed modifications the project will continue to consist of one-hundred (100), single-family, detached residential condominium homes, with clubhouse and property maintenance facilities. The proposed modifications to the site plan are designed to improve upon the layout of the project and deliver a better AQV project for both future residents and Town. Specifically, BBD proposes to modify the northerly portion of the approved site plan (comprising the portion of the site to the north of the utility easement area) to:

- Enhance the main entry area of the project by:
    - Retaining and renovating the existing dwelling on the site (534 West Street) to match with the newly constructed units.
    - Relocating the community clubhouse / mail toward the entrance of the project to provide better access and flow and provide parking spaces adjacent thereto. The approved location of the clubhouse is tucked farther toward the rear of the project, a less efficient location for its intended function.
    - Adding a gravel pull-off area adjacent to the community clubhouse, as requested by the Walpole Fire Department.
    - Providing an outdoor recreation area to the west of the community clubhouse, as well as within the so-called "triangle piece" (4,450± s.f.) for use as a pickleball court with benches and landscaping. This amenity is appropriate for the age-restricted community. These above modifications are possible by relocating the storm-water basin to the easterly side of the main entrance roadway.
- Relocate most of the homes adjacent the Forrest Road neighborhood to the opposite side of Sandtrap Circle, and more interior to the site. This proposed change features a new home design for the homes along the electric power easement. The new home design "lives" to the private side courtyard, which effectively eliminates view impacts created by the electric power easement.
- Reduce the number of homes on Sandtrap Circle from 19 to 17, resulting in an improved cul-de-sac design and simplified emergency access driveway connection from Forrest Road through Sandtrap Circle and the power line easement
- Relocate the stormwater basin adjacent to the utility easement. This modification eliminates the stormwater basin within the island of the cul-de-sac, which now can be raised and landscaped to add value.
- Reduce the extent of retaining walls needed by lowering the roadway and home elevations along the Sandtrap Road cul-de-sac. The lowering of the roadway and home elevations has the added benefit of reducing overall elevations adjacent to the Forrest Road neighborhood.

Additionally, BBD proposes to modify the southerly portion of the approved site plan to:

- Adjust the roadway layout to eliminate the series of dead-end cul-de-sac stubs and provide for circular drives that provide enhanced circulation and home layouts.

- Relocate the stormwater basins to the center core of the circular drives. The detention basins will double as a water feature for adjacent homes and allow for most of the homes to enjoy woodland views.
- Revise the unit design of the homes on the easterly side of project to "side-courtyard" homes, thereby eliminating visual impacts from Renmar Avenue.
- Better distribute the visitor parking throughout the site.
- Locate the proposed maintenance building to the rear of the project adjacent to Renmar Avenue, in the previous location of the clubhouse.

The revised design complies with the Massachusetts Stormwater Standards as well as the Town of Walpole Regulations as demonstrated in the enclosed Stormwater Report and Site Plans, both dated 1/16/2023. All proposed modifications to the project are located within the previously permitted limit of work.

The permitted plans included a stormwater design that consists of deep sump hooded catch basins, seventeen (17) CDS Water Quality Units, Roof and Yard Drywells, Infiltration Basins, Underground Detention/Infiltration Systems, Wet Basins and Dry Detention Basins. The revised approach incorporates sediment forebays, which significantly reduce the need for water quality units. The revised design also minimizes the use of underground detention/infiltration systems, mostly utilizing surface infiltration/detention basins which actually increased the proposed recharge from 82,750CF to 85,420CF. The previously permitted project included 377,479SF of impervious surface, and the revised design slightly increases the impervious surface to 384,874SF, however, the runoff from is proposed to be treated in compliance with the above mentioned regulations.

Please refer to the enclosed documents that describe the changes being requested to the permitted project at Renmar and West Streets. Should you have any questions or require any further information, please do not hesitate to contact Maggie Laracy, P.E. at mlaracy@crockerdesigngroup.com or 781-919-0808. We look forward to presenting the Commission at the upcoming hearing on February 22, 2023.

Sincerely,
Crocker Design Group, LLC

Margaret J. Laracy, P.E., LEED AP ND
Project Manager

CONSERVATION COMMISSION

Town Hall
Room 212
135 School Street
Walpole, MA 02081
Phone (508) 660-7268
Fax (508) 668-2071

Town of Walpole
Commonwealth of Massachusetts

December 20, 2018

Bristol Brothers Development Corp.
c/o James Bristol III
190 Old Derby Street- Ste. 311
Hingham, MA 02043

Renmar Forest, LLC.
c/o James Bristol
190 Old Derby Street- Ste. 311
Hingham, MA 02043

Crocker Design Group
c/o Gabriel Crocker
11 3-Ring Road
Scituate, MA 02066

Drohan Tocchio & Morgan, P.C. - Original sent
c/o Jeffrey Tocchio
175 Derby Street, Ste. 30
Hingham, MA 02043

Enclosed is the Walpole Conservation Commission's *Order of Conditions for Renmar & West St. AQV*, Walpole, MA, **DEP #315-1173.**

Please note that no work shall commence until the following steps are completed:

1. **Record the Order of Conditions at the Registry of Deeds and return recording information to the Conservation Commission office.**
2. The conditions should be read and signed by the contractor and the form at the end of the Order be returned to the commission
3. Notify the Conservation Commission office when erosion controls are installed and prior to commencement of construction
4. Provide the name and number of the contractor to the Conservation Commission

Please return a copy of the new recording to the Conservation Commission for our records

Very Truly Yours,
Conservation Commission

LH/am
Cc: Planning; Building; DEP; Administration

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 5 – Order of Conditions

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:
315-1173
MassDEP File #

eDEP Transaction #

Walpole
City/Town

A. General Information

Please note: this form has been modified with added space to accommodate the Registry of Deeds Requirements

Important: When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.

1. From: Town of Walpole
Conservation Commission

2. This issuance is for (check one): a. ☒ Order of Conditions b. ☐ Amended Order of Conditions

3. To: Applicant:

James
a. First Name

Bristol III
b. Last Name

Bristol Brothers Development Corp.
c. Organization

190 Old Derby Street ste. 311
d. Mailing Address

Hingham
e. City/Town

MA
f. State

02043
g. Zip Code

4. Property Owner (if different from applicant):

James
a. First Name

Bristol
b. Last Name

Renmar Forest, LLC.
c. Organization

190 Old Derby Street Ste. 311
d. Mailing Address

Hingham
e. City/Town

MA
f. State

02043
g. Zip Code

5. Project Location:

Renmar Ave & West Street
a. Street Address

Walpole
b. City/Town

Map 32; Parcels 85, 86, 94, 95, 96; Map 40; Parcel 6

Map 39; Parcels 55, 56, 57, 58, 59, 60
d. Parcel/Lot Number

Latitude and Longitude, if known:

42d08m12s
d. Latitude

71d16m33s
e. Longitude

A. General Information (cont.)

6. Property recorded at the Registry of Deeds for (attach additional information if more than one parcel):

Norfolk County a. County	b. Certificate Number (if registered land)
25405/ 33623 c. Book	377/ 433 d. Page

7. Dates: 8/22/2018 (a. Date Notice of Intent Filed) 12/12/2018 (b. Date Public Hearing Closed) 12/ /2018 (c. Date of Issuance)

8. Final Approved Plans and Other Documents (attach additional plan or document references as needed):
Site Plans- Proposed Age Qualified Village- Bristol Bros. Development Corp. (Renmar Ave & West St. Walpole, MA): Sheets C-1 Thru C-9.6- see attached for others

Crocker Design Group b. Prepared By	Gabriel Crocker P.E. c. Signed and Stamped by
11/30/2018 d. Final Revision Date	1'=250' e. Scale

Stormwater Management Report- Weathervane at Walpole Renmar Ave & West St, Walpole;- see attached for others — 11/01/2018 g. Date

B. Findings

1. Findings pursuant to the Massachusetts Wetlands Protection Act:

Following the review of the above-referenced Notice of Intent and based on the information provided in this application and presented at the public hearing, this Commission finds that the areas in which work is proposed is significant to the following interests of the Wetlands Protection Act (the Act). Check all that apply:

a. ☒ Public Water Supply b. ☐ Land Containing Shellfish c. ☒ Prevention of Pollution

d. ☒ Private Water Supply e. ☒ Fisheries f. ☒ Protection of Wildlife Habitat

g. ☒ Groundwater Supply h. ☒ Storm Damage Prevention i. ☒ Flood Control

2. This Commission hereby finds the project, as proposed, is: (check one of the following boxes)

Approved subject to:

a. ☒ the following conditions which are necessary in accordance with the performance standards set forth in the wetlands regulations. This Commission orders that all work shall be performed in accordance with the Notice of Intent referenced above, the following General Conditions, and any other special conditions attached to this Order. To the extent that the following conditions modify or differ from the plans, specifications, or other proposals submitted with the Notice of Intent, these conditions shall control.

B. Findings (cont.)

Denied because:

b. ☐ the proposed work cannot be conditioned to meet the performance standards set forth in the wetland regulations. Therefore, work on this project may not go forward unless and until a new Notice of Intent is submitted which provides measures which are adequate to protect the interests of the Act, and a final Order of Conditions is issued. **A description of the performance standards which the proposed work cannot meet is attached to this Order.**

c. ☐ the information submitted by the applicant is not sufficient to describe the site, the work, or the effect of the work on the interests identified in the Wetlands Protection Act. Therefore, work on this project may not go forward unless and until a revised Notice of Intent is submitted which provides sufficient information and includes measures which are adequate to protect the Act's interests, and a final Order of Conditions is issued. **A description of the specific information which is lacking and why it is necessary is attached to this Order as per 310 CMR 10.05(6)(c).**

3. ☐ Buffer Zone Impacts: Shortest distance between limit of project disturbance and the wetland resource area specified in 310 CMR 10.02(1)(a) _____ a. linear feet

Inland Resource Area Impacts: Check all that apply below. (For Approvals Only)

Resource Area	Proposed Alteration	Permitted Alteration	Proposed Replacement	Permitted Replacement
4. ☐ Bank	a. linear feet	b. linear feet	c. linear feet	d. linear feet
5. ☐ Bordering Vegetated Wetland	a. square feet	b. square feet	c. square feet	d. square feet
6. ☐ Land Under Waterbodies and Waterways	a. square feet	b. square feet	c. square feet	d. square feet
	e. c/y dredged	f. c/y dredged		
7. ☐ Bordering Land Subject to Flooding	a. square feet	b. square feet	c. square feet	d. square feet
Cubic Feet Flood Storage	e. cubic feet	f. cubic feet	g. cubic feet	h. cubic feet
8. ☐ Isolated Land Subject to Flooding	a. square feet	b. square feet		
Cubic Feet Flood Storage	c. cubic feet	d. cubic feet	e. cubic feet	f. cubic feet
9. ☐ Riverfront Area	a. total sq. feet	b. total sq. feet		
Sq ft within 100 ft	c. square feet	d. square feet	e. square feet	f. square feet
Sq ft between 100-200 ft	g. square feet	h. square feet	i. square feet	j. square feet

B. Findings (cont.)

Coastal Resource Area Impacts: Check all that apply below. (For Approvals Only)

	Proposed Alteration	Permitted Alteration	Proposed Replacement	Permitted Replacement
10. ☐ Designated Port Areas	Indicate size under Land Under the Ocean, below			
11. ☐ Land Under the Ocean	a. square feet	b. square feet		
	c. c/y dredged	d. c/y dredged		
12. ☐ Barrier Beaches	Indicate size under Coastal Beaches and/or Coastal Dunes below			
13. ☐ Coastal Beaches	a. square feet	b. square feet	cu yd c. nourishment	cu yd d. nourishment
14. ☐ Coastal Dunes	a. square feet	b. square feet	cu yd c. nourishment	cu yd d. nourishment
15. ☐ Coastal Banks	a. linear feet	b. linear feet		
16. ☐ Rocky Intertidal Shores	a. square feet	b. square feet		
17. ☐ Salt Marshes	a. square feet	b. square feet	c. square feet	d. square feet
18. ☐ Land Under Salt Ponds	a. square feet	b. square feet		
	c. c/y dredged	d. c/y dredged		
19. ☐ Land Containing Shellfish	a. square feet	b. square feet	c. square feet	d. square feet
20. ☐ Fish Runs	Indicate size under Coastal Banks, Inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above			
	a. c/y dredged	b. c/y dredged		
21. ☐ Land Subject to Coastal Storm Flowage	a. square feet	b. square feet		
22. ☐ Riverfront Area	a. total sq. feet	b. total sq. feet		
Sq ft within 100 ft	c. square feet	d. square feet	e. square feet	f. square feet
Sq ft between 100-200 ft	g. square feet	h. square feet	i. square feet	j. square feet

B. Findings (cont.)

* **#23.** If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.5.c (BVW) or B.17.c (Salt Marsh) above, please enter the additional amount here.

23. ☐ Restoration/Enhancement *:

a. square feet of BVW _____ b. square feet of salt marsh _____

24. ☐ Stream Crossing(s):

a. number of new stream crossings _____ b. number of replacement stream crossings _____

C. General Conditions Under Massachusetts Wetlands Protection Act

The following conditions are only applicable to Approved projects.

1. Failure to comply with all conditions stated herein, and with all related statutes and other regulatory measures, shall be deemed cause to revoke or modify this Order.
2. The Order does not grant any property rights or any exclusive privileges; it does not authorize any injury to private property or invasion of private rights.
3. This Order does not relieve the permittee or any other person of the necessity of complying with all other applicable federal, state, or local statutes, ordinances, bylaws, or regulations.
4. The work authorized hereunder shall be completed within three years from the date of this Order unless either of the following apply:
   a. The work is a maintenance dredging project as provided for in the Act; or
   b. The time for completion has been extended to a specified date more than three years, but less than five years, from the date of issuance. If this Order is intended to be valid for more than three years, the extension date and the special circumstances warranting the extended time period are set forth as a special condition in this Order.
   c. If the work is for a Test Project, this Order of Conditions shall be valid for no more than one year.
5. This Order may be extended by the issuing authority for one or more periods of up to three years each upon application to the issuing authority at least 30 days prior to the expiration date of the Order. An Order of Conditions for a Test Project may be extended for one additional year only upon written application by the applicant, subject to the provisions of 310 CMR 10.05(11)(f).
6. If this Order constitutes an Amended Order of Conditions, this Amended Order of Conditions does not extend the issuance date of the original Final Order of Conditions and the Order will expire on _____ unless extended in writing by the Department.
7. Any fill used in connection with this project shall be clean fill. Any fill shall contain no trash, refuse, rubbish, or debris, including but not limited to lumber, bricks, plaster, wire, lath, paper, cardboard, pipe, tires, ashes, refrigerators, motor vehicles, or parts of any of the foregoing.

C. General Conditions Under Massachusetts Wetlands Protection Act

8. This Order is not final until all administrative appeal periods from this Order have elapsed, or if such an appeal has been taken, until all proceedings before the Department have been completed.

9. No work shall be undertaken until the Order has become final and then has been recorded in the Registry of Deeds or the Land Court for the district in which the land is located, within the chain of title of the affected property. In the case of recorded land, the Final Order shall also be noted in the Registry's Grantor Index under the name of the owner of the land upon which the proposed work is to be done. In the case of the registered land, the Final Order shall also be noted on the Land Court Certificate of Title of the owner of the land upon which the proposed work is done. The recording information shall be submitted to the Conservation Commission on the form at the end of this Order, which form must be stamped by the Registry of Deeds, prior to the commencement of work.

10. A sign shall be displayed at the site not less then two square feet or more than three square feet in size bearing the words,

    "Massachusetts Department of Environmental Protection" [or, "MassDEP"]

    "File Number 315-1173 "

11. Where the Department of Environmental Protection is requested to issue a Superseding Order, the Conservation Commission shall be a party to all agency proceedings and hearings before MassDEP.

12. Upon completion of the work described herein, the applicant shall submit a Request for Certificate of Compliance (WPA Form 8A) to the Conservation Commission.

13. The work shall conform to the plans and special conditions referenced in this order.

14. Any change to the plans identified in Condition #13 above shall require the applicant to inquire of the Conservation Commission in writing whether the change is significant enough to require the filing of a new Notice of Intent.

15. The Agent or members of the Conservation Commission and the Department of Environmental Protection shall have the right to enter and inspect the area subject to this Order at reasonable hours to evaluate compliance with the conditions stated in this Order, and may require the submittal of any data deemed necessary by the Conservation Commission or Department for that evaluation.

16. This Order of Conditions shall apply to any successor in interest or successor in control of the property subject to this Order and to any contractor or other person performing work conditioned by this Order.

C. General Conditions Under Massachusetts Wetlands Protection Act (cont.)

17. Prior to the start of work, and if the project involves work adjacent to a Bordering Vegetated Wetland, the boundary of the wetland in the vicinity of the proposed work area shall be marked by wooden stakes or flagging. Once in place, the wetland boundary markers shall be maintained until a Certificate of Compliance has been issued by the Conservation Commission.

18. All sedimentation barriers shall be maintained in good repair until all disturbed areas have been fully stabilized with vegetation or other means. At no time shall sediments be deposited in a wetland or water body. During construction, the applicant or his/her designee shall inspect the erosion controls on a daily basis and shall remove accumulated sediments as needed. The applicant shall immediately control any erosion problems that occur at the site and shall also immediately notify the Conservation Commission, which reserves the right to require additional erosion and/or damage prevention controls it may deem necessary. Sedimentation barriers shall serve as the limit of work unless another limit of work line has been approved by this Order.

19. The work associated with this Order (the "Project")
    (1) ☒ is subject to the Massachusetts Stormwater Standards
    (2) ☐ is NOT subject to the Massachusetts Stormwater Standards

    If the work is subject to the Stormwater Standards, then the project is subject to the following conditions:

    a) All work, including site preparation, land disturbance, construction and redevelopment, shall be implemented in accordance with the construction period pollution prevention and erosion and sedimentation control plan and, if applicable, the Stormwater Pollution Prevention Plan required by the National Pollution Discharge Elimination System Construction General Permit as required by Stormwater Condition 8. Construction period erosion, sedimentation and pollution control measures and best management practices (BMPs) shall remain in place until the site is fully stabilized.

    b) No stormwater runoff may be discharged to the post-construction stormwater BMPs unless and until a Registered Professional Engineer provides a Certification that:
    i. all construction period BMPs have been removed or will be removed by a date certain specified in the Certification. For any construction period BMPs intended to be converted to post construction operation for stormwater attenuation, recharge, and/or treatment, the conversion is allowed by the MassDEP Stormwater Handbook BMP specifications and that the BMP has been properly cleaned or prepared for post construction operation, including removal of all construction period sediment trapped in inlet and outlet control structures;
    ii. as-built final construction BMP plans are included, signed and stamped by a Registered Professional Engineer, certifying the site is fully stabilized;
    iii. any illicit discharges to the stormwater management system have been removed, as per the requirements of Stormwater Standard 10;

C. General Conditions Under Massachusetts Wetlands Protection Act (cont.)

iv. all post-construction stormwater BMPs are installed in accordance with the plans (including all planting plans) approved by the issuing authority, and have been inspected to ensure that they are not damaged and that they are in proper working condition;

v. any vegetation associated with post-construction BMPs is suitably established to withstand erosion.

c) The landowner is responsible for BMP maintenance until the issuing authority is notified that another party has legally assumed responsibility for BMP maintenance. Prior to requesting a Certificate of Compliance, or Partial Certificate of Compliance, the responsible party (defined in General Condition 18(e)) shall execute and submit to the issuing authority an Operation and Maintenance Compliance Statement ("O&M Statement) for the Stormwater BMPs identifying the party responsible for implementing the stormwater BMP Operation and Maintenance Plan ("O&M Plan") and certifying the following:

i.) the O&M Plan is complete and will be implemented upon receipt of the Certificate of Compliance, and

ii.) the future responsible parties shall be notified in writing of their ongoing legal responsibility to operate and maintain the stormwater management BMPs and implement the Stormwater Pollution Prevention Plan.

d) Post-construction pollution prevention and source control shall be implemented in accordance with the long-term pollution prevention plan section of the approved Stormwater Report and, if applicable, the Stormwater Pollution Prevention Plan required by the National Pollution Discharge Elimination System Multi-Sector General Permit.

e) Unless and until another party accepts responsibility, the landowner, or owner of any drainage easement, assumes responsibility for maintaining each BMP. To overcome this presumption, the landowner of the property must submit to the issuing authority a legally binding agreement of record, acceptable to the issuing authority, evidencing that another entity has accepted responsibility for maintaining the BMP, and that the proposed responsible party shall be treated as a permittee for purposes of implementing the requirements of Conditions 18(f) through 18(k) with respect to that BMP. Any failure of the proposed responsible party to implement the requirements of Conditions 18(f) through 18(k) with respect to that BMP shall be a violation of the Order of Conditions or Certificate of Compliance. In the case of stormwater BMPs that are serving more than one lot, the legally binding agreement shall also identify the lots that will be serviced by the stormwater BMPs. A plan and easement deed that grants the responsible party access to perform the required operation and maintenance must be submitted along with the legally binding agreement.

f) The responsible party shall operate and maintain all stormwater BMPs in accordance with the design plans, the O&M Plan, and the requirements of the Massachusetts Stormwater Handbook.

C. General Conditions Under Massachusetts Wetlands Protection Act (cont.)

g) The responsible party shall:
1. Maintain an operation and maintenance log for the last three (3) consecutive calendar years of inspections, repairs, maintenance and/or replacement of the stormwater management system or any part thereof, and disposal (for disposal the log shall indicate the type of material and the disposal location);
2. Make the maintenance log available to MassDEP and the Conservation Commission ("Commission") upon request; and
3. Allow members and agents of the MassDEP and the Commission to enter and inspect the site to evaluate and ensure that the responsible party is in compliance with the requirements for each BMP established in the O&M Plan approved by the issuing authority.

h) All sediment or other contaminants removed from stormwater BMPs shall be disposed of in accordance with all applicable federal, state, and local laws and regulations.

i) Illicit discharges to the stormwater management system as defined in 310 CMR 10.04 are prohibited.

j) The stormwater management system approved in the Order of Conditions shall not be changed without the prior written approval of the issuing authority.

k) Areas designated as qualifying pervious areas for the purpose of the Low Impact Site Design Credit (as defined in the MassDEP Stormwater Handbook, Volume 3, Chapter 1, Low Impact Development Site Design Credits) shall not be altered without the prior written approval of the issuing authority.

l) Access for maintenance, repair, and/or replacement of BMPs shall not be withheld. Any fencing constructed around stormwater BMPs shall include access gates and shall be at least six inches above grade to allow for wildlife passage.

Special Conditions (if you need more space for additional conditions, please attach a text document):
see attched

20. For Test Projects subject to 310 CMR 10.05(11), the applicant shall also implement the monitoring plan and the restoration plan submitted with the Notice of Intent. If the conservation commission or Department determines that the Test Project threatens the public health, safety or the environment, the applicant shall implement the removal plan submitted with the Notice of Intent or modify the project as directed by the conservation commission or the Department.

D. Findings Under Municipal Wetlands Bylaw or Ordinance

1. Is a municipal wetlands bylaw or ordinance applicable? ☒ Yes ☐ No

2. The Town of Walpole Conservation Commission hereby finds (check one that applies):

   a. ☐ that the proposed work cannot be conditioned to meet the standards set forth in a municipal ordinance or bylaw, specifically:

   1. Municipal Ordinance or Bylaw _____ 2. Citation _____

   Therefore, work on this project may not go forward unless and until a revised Notice of Intent is submitted which provides measures which are adequate to meet these standards, and a final Order of Conditions is issued.

   b. ☒ that the following additional conditions are necessary to comply with a municipal ordinance or bylaw:

   1. Municipal Ordinance or Bylaw: Walpole Wetland Protection Bylaw
   2. Citation: ch 561 div 2

3. The Commission orders that all work shall be performed in accordance with the following conditions and with the Notice of Intent referenced above. To the extent that the following conditions modify or differ from the plans, specifications, or other proposals submitted with the Notice of Intent, the conditions shall control.

   The special conditions relating to municipal ordinance or bylaw are as follows (if you need more space for additional conditions, attach a text document):

   see attached

G. Recording Information

Prior to commencement of work, this Order of Conditions must be recorded in the Registry of Deeds or the Land Court for the district in which the land is located, within the chain of title of the affected property. In the case of recorded land, the Final Order shall also be noted in the Registry's Grantor Index under the name of the owner of the land subject to the Order. In the case of registered land, this Order shall also be noted on the Land Court Certificate of Title of the owner of the land subject to the Order of Conditions. The recording information on this page shall be submitted to the Conservation Commission listed below.

Town of Walpole
Conservation Commission

Detach on dotted line, have stamped by the Registry of Deeds and submit to the Conservation Commission.

To:

Town of Walpole
Conservation Commission

Please be advised that the Order of Conditions for the Project at:

Renmar Ave & West St. — Project Location
315-1173 — MassDEP File Number

Has been recorded at the Registry of Deeds of:

Norfolk — County
Book
Page

for: Property Owner

and has been noted in the chain of title of the affected property in:

Book
Page

In accordance with the Order of Conditions issued on:

Date

If recorded land, the instrument number identifying this transaction is:

Instrument Number

If registered land, the document number identifying this transaction is:

Document Number

Signature of Applicant

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

Request for Departmental Action Fee Transmittal Form

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

DEP File Number:

Provided by DEP

A. Request Information

1. Location of Project

a. Street Address

b. City/Town, Zip

c. Check number

d. Fee amount

Important: When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.

2. Person or party making request (if appropriate, name the citizen group's representative):

Name

Mailing Address

City/Town

State

Zip Code

Phone Number

Fax Number (if applicable)

3. Applicant (as shown on Determination of Applicability (Form 2), Order of Resource Area Delineation (Form 4B), Order of Conditions (Form 5), Restoration Order of Conditions (Form 5A), or Notice of Non-Significance (Form 6)):

Name

Mailing Address

City/Town

State

Zip Code

Phone Number

Fax Number (if applicable)

4. DEP File Number:

B. Instructions

1. When the Departmental action request is for (check one):

- ☐ Superseding Order of Conditions – Fee: $120.00 (single family house projects) or $245 (all other projects)
- ☐ Superseding Determination of Applicability – Fee: $120
- ☐ Superseding Order of Resource Area Delineation – Fee: $120

B. Instructions (cont.)

Send this form and check or money order, payable to the *Commonwealth of Massachusetts,* to:

Department of Environmental Protection
Box 4062
Boston, MA 02211

2. On a separate sheet attached to this form, state clearly and concisely the objections to the Determination or Order which is being appealed. To the extent that the Determination or Order is based on a municipal bylaw, and not on the Massachusetts Wetlands Protection Act or regulations, the Department has no appellate jurisdiction.

3. Send a **copy** of this form and a **copy** of the check or money order with the Request for a Superseding Determination or Order by certified mail or hand delivery to the appropriate DEP Regional Office (see http://www.mass.gov/eea/agencies/massdep/about/contacts/).

4. A copy of the request shall at the same time be sent by certified mail or hand delivery to the Conservation Commission and to the applicant, if he/she is not the appellant.

Renmar Ave./ West Street AQV, DEP# 315-1173 Document List:

Site Plans- Proposed Age Qualified Village- Bristol Bros. Development Corp. (Renmar Ave & West St. Walpole, MA): Sheets C-1 Thru C-9.6: Dated: 11/30/2018

Bristol Brothers Development- Renmar Avenue, Walpole, MA Existing Conditions Plan: Sheets 1 Thru 5: Dated 7/7/2014

Stormwater Management Report- Weathervane at Walpole Renmar Ave & West St, Walpole, MA: Dated 11/01/2018

Long Term Stormwater Operation & Maintenance Plan: Dated: 11/12/2018

BETA Group, Inc.– Weathervane at Walpole Stormwater Peer Review: Dated: 11/13/2018

Drohan Tocchio & Morgan, P.C. – Supplemental Materials:

Proposed Water Quality Catchment Area Map by Crocker Design Group: Dated: 11/30/2018

Test Pits Plan by Crocker Design Group: Dated 11/30/2018

Truck Turning Exhibit by Crocker Design Group: Dated 11/30/2018

Trail Map Exhibit: Dated 11/1/2018

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CONSERVATION COMMISSI

LONG-TERM STORMWATER OPERATION & MAINTENANCE PLAN
WEATHERVANE AT WALPOLE

11/12/2018

PROJECT OVERVIEW:

The proposed project consists of 100 single-family residential detached condominiums and a clubhouse/property maintenance facility. The project has been designed to comply with the Massachusetts Stormwater Management Regulations.

Appended to this document is a sample maintenance form and a chart describing the anticipated frequency of tasks.

OWNER AND RESPONSIBLE PARTY:

Current Land Owners:
Renmar Forest, LLC
190 Old Derby Street, Suite 311
Hingham, MA 02043
-And-
Walpole Quarry Nominee Trust
882 Pleasant Street
Weymouth, MA 02189

Proposed Site Contractor:
J.F. Price Co.
611 Pleasant Street
Weymouth, MA 02189

Proposed Owner (Once project is approved):
Bristol Bros. Development Corp
190 Old Derby Street, Suite 311
Hingham, MA 02043

Bristol Bros. Development Corp. has facilities maintenance personnel on-staff. For any service beyond their service ability, they subcontract to the appropriate vendors such as street sweeping, catch basin and water quality unit cleaning, etc.

Ultimately, a Condominium Association will be established that will take over long-term O&M Responsibilities upon project completion and turnover from Bristol Bros Development Corp to the Condominium Association.

CONSTRUCTION MANAGEMENT:

A construction manager with adequate knowledge and experience on projects of similar size and scope shall be employed to oversee all site work related construction. The contractor shall incorporate the appropriate techniques to control sediment and erosion pollution during construction in accordance with the *Massachusetts Erosion and Sediment Control Guidelines for Urban and Suburban Areas* and any conditions of approval from the local conservation commission.

Care should be taken when constructing stormwater control structures. Light earth-moving equipment shall be used to excavate in the vicinity of the infiltration areas. Use of heavy-equipment causes excessive compaction of the soils beneath the basin resulting in reduced infiltration capacity. At no time shall temporary infiltration areas or settling basins be constructed in the vicinity of the proposed infiltration basins in order to prevent the soils from becoming clogged with sediment.

ON-GOING MAINTENANCE CONTRACT

The non-structural and structural approaches recommended below, as well as the required BMP maintenance, will be completed by Bristol Bros. Development Corp.'s contractor, JF Price Co. In Adequate personnel with appropriate training and access to proper equipment will be available to complete the tasks. Future responsible parties must be notified of their responsibility to operate and maintain the system in perpetuity. **Part IV of the Town of Walpole Stormwater Management and Erosion Control Bylaw (Section IV.A.2(a) through 2(h) requires a maintenance agreement to which this document shall accompany.**

MAINTENANCE LOG

The Responsible Party shall develop and maintain a log of inspections, maintenance, repairs, and disposal (including location of disposal) during the life of the project. Records will be maintained for at least 3 years and be made available to the Massachusetts Department of Environmental Protection or the Town of Walpole in accordance with the provisions of the Massachusetts Stormwater Handbook. A sample of such a maintenance log is provided.

STORMWATER BMP MAINTENANCE

The proposed stormwater management system has been designed with appropriate BMPs aimed at reducing the pollutants discharge based upon the intended use of the property. All BMPs require regular maintenance to function as intended. Some management measures have simple maintenance requirements; others are more involved. The Responsible Party must have all BMPs regularly inspected to ensure they are operating properly on an as needed basis, including during runoff events exceeding 0.5 inches of rainfall.

A description of the non-structural and structural approaches to be incorporated is indicated below. The following best management practices are proposed to be incorporated into the

stormwater management design to reduce source runoff and improve stormwater runoff discharge quality. The Responsible Party will regularly inspect all BMPs to ensure they are operating properly. If any deficiencies are identified during these inspections, action to resolve it will be initiated and documented on the maintenance log.

STRUCTURAL BMPs

Deep Sump Hooded Catch Basins and Area/Yard Drains

Catch basins shall be labeled with "Do Not Dump, Drains to local Waterway" markers and repair/replace markers as necessary. On a regular basis the inlet pipe and outlet pipe shall be checked for debris and removed as necessary to ensure unobstructed flow of water. Inspections shall occur at least twice annually, once in the fall and then in the spring after the snow melts. Inspections shall verify the tees are secure and free flowing. Depth of sediment below water line. Basins are to be cleaned whenever sediment and hydrocarbons are observed. Basins shall be cleaned using a vacuum pump. All liquid shall be pumped from the sump of each basin at least once per year. All sediments and hydrocarbons should be properly handled and disposed of in accordance with local, state and federal guidelines and regulations.

Subsurface Infiltration System

The subsurface systems have been designed with riser structures at grade to aid the removal of sediment and debris accumulating in the structure. Preventative maintenance shall be performed in accordance with manufacturer's instructions. Inspection should occur twice annually, once in the fall and then in the spring after the snow melts. Cleaning will take place at the completion of construction and as deemed necessary based on the inspections.

Wet Basins, Dry Basins and Infiltration Basins

Accumulated debris and sediment shall be removed on an annual basis unless or more frequently if deemed necessary. Sediment shall be transported off site and disposed of in accordance with applicable local, state and federal guidelines and regulations. Vegetated surfaces shall be repaired to ensure stable surfaces exist. Any debris or landscape growth extending within the identified maintenance access paths shall be trimmed/removed accordingly to maintain a clear and open pathway. Any/all invasive species growth within wet basins shall be noted and removed and an ongoing invasive species management program implemented to prevent permanent establishment within the basins. Inspection should occur twice annually, once in the fall and then in the spring after the snow melts. Cleaning will take place at the completion of construction and as deemed necessary based on the inspections and manufacturer's requirements.

Proprietary Water Quality Units

Hydrodynamic Separators shall be maintained in accordance with the manufacturer's recommendations. Refer to the enclosed "CDS Inspection and Maintenance Guide". Typically, a vacuum truck removes accumulated sediment and oil most efficiently. See maintenance documentation from the manufacturer. Inspection should occur at least twice annually, once in the fall and then in the spring after the snow melts. All sediment and hydrocarbons should be properly handled and disposed of in accordance with local, state and federal guidelines and regulations. Cleaning will take place at the completion of construction and as deemed necessary based on the inspections and manufacturer's requirements.

NON-STRUCTURAL BMPs

Pavement Sweeping

As street sweeping is a BMP under DEP guidelines, this non-structural BMP is an effective removal of Total Suspended Solids (TSS) in a comprehensive stormwater management program. Litter and debris is to be regularly picked up and removed from the pavement. Paved areas are to be swept a minimum of two times per year, at least once during April and again in September. This BMP is not needed to meet the 80% TSS removal requirement.

Pervious Areas and Slopes

Wherever possible, runoff from paved areas and snowmelt shall be directed over vegetated areas to promote settlement of suspended solids before entering a wetland or resource area. Steep pervious slopes will be permanently vegetated to dissipate energy and reduce potential erosion. No constructed vegetated slopes should exceed 2H:1V. Slopes exceeding 2:1 shall be stabilized with rip-rap or other similar measures to minimize the potential for future erosion. Irrigation system(s) shall be designed and maintained such that water is not applied to/or allowed to run off onto any impervious surfaces. Although overspray or runoff may be unavoidable during periods of high winds. In the event of accidental damage to system components or other unusual circumstances the system components shall be promptly corrected. Maximum of 1 inch of irrigation water will be applied to irrigated areas per week.

Drainage Control Structures, Flared End Sections, Trash Racks, Riprap Pads, Swales, and Level Spreader Splash Pads

Basin control structures, flared end sections, trash racks, riprap pads and level spreader splash pads shall be inspected and any debris or growth surrounding or within these structures shall be removed. Any/all debris or vegetation encroaching on the control structures our outfall components shall be removed or appropriately trimmed back to maintain the designed control elevation and flow patterns/cross section without impediment. Inspection should occur twice annually, once in the fall and then in the

spring after the snow melts. Cleaning will take place at the completion of construction and as deemed necessary based on the inspections and manufacturer's requirements.

Fertilizers

Use of fertilizers shall follow the requirements of 330 CMR 31.0 including but not limited to:

- No fertilizers containing phosphorous shall be applied in the absence of a current soil test indicating that supplemental phosphorous is required.
- No fertilizer shall be applied intentionally or otherwise to impervious surfaces and if so applied shall be immediately cleaned up.
- All record keeping requirements shall be followed.
- All time of application requirements including prohibition of applications when heavy rain is forecast within 24 hours shall be followed
- Lawn clippings: No lawn clippings shall be disposed of onsite

Pest and Insect Control

- As a first-line defense against pests/insects and weeds (the "First-Line Defense"), the party responsible for maintenance shall avoid the use of non-organic pesticides, herbicides, fungicides and insecticides unless spot treatment is required for a specific control application. The owner shall not be required to undertake extraordinary measures or incur unreasonable cost to locate, purchase or apply non-organic products.

- If the First-Line Defense fails, as determined by the owner or party responsible for maintenance, in its sole but reasonable discretion, non-organic approaches to pest/insect control may be used, the same to be applied by a professional licensed in the Commonwealth of Massachusetts, where required. But in no event shall such non-organic approaches be used within the 25ft. buffer zone to the wetlands.

Waste Management

Solid waste and recycling will be contained in garbage cans maintained at each residence for routine and regular trash pickup. Waste deposition in the receptacles will be consistent with state and local regulations.

Snow Removal

There shall be no plowing of stockpiling of snow within any resource areas. Typically, a combination of plowing and/or snow blowing is utilized on the individual driveways and a snow blowing "bobcat" is used to clear the sidewalks. No sodium chloride shall be used for ice removal. Alternatively, sand or formulations without chloride may be used.

Calcium magnesium acetate (CMA) is preferred. Deicing compounds must be stored or sheltered on impervious pads (i.e. in residential garages and the maintenance facility). No de-icing compounds shall be stored or utilized in wetland resource areas nor the 25-foot buffer. Snow that is plowed from the paved driveway surfaces shall be plowed to the edges of the pavement. When capacity of these areas is exceeded, accumulated snow shall be removed. Refer to the attached 11x17 O&M Map which identifies location of BMPs and provides additional Snow Removal information.

Trash Pickup

Trash will be picked up at each individual home in the standard containers required by the local trash company.

Hazardous Waste and Spill Control Containment

In the event of a discharge or spill of oil or another hazardous material, outlets to stormwater management facilities immediately downstream of the spill shall be plugged so that hazardous materials do not enter the system. In the event of a discharge of oil or other hazardous material, responsible facility personnel shall notify the appropriate state agencies, the Town of Walpole DPW and the EPA National Response Center 1-800-424-8802 shall be notified. All hazardous waste materials will be disposed of in a manner specified by local, state and/or federal regulations and by the manufacturer of such products.

Pet Waste Management

Pooper scooper laws for pets shall be followed. Residents shall not dump pet waste into storm drains, catch basins, stormwater basins, or any other drainage system components. Pet waste shall be scooped up and disposed of properly.

Other Miscellaneous Maintenance Items

Washing or pressure washing of impervious areas will not be part of routine maintenance procedures, though it may be used on occasion in small areas to treat specific problems. No coal tar-based driveway sealer products shall be used on the paved surfaces throughout the site. Asphalt binder sealers shall be used instead.

Stormwater BMP Inspection and Maintenance Log

Facility Name	
Address	
Begin Date	End Date

Date	BMP ID#	BMP Description	Inspected by:	Cause for Inspection	Exceptions Noted	Comments and Actions Taken

Instructions: Record all inspections and maintenance for all treatment BMPs on this form. Use additional log sheets and/or attach extended comments or documentation as necessary. Submit a copy of the completed log with the annual independent inspectors' report to the municipality and start a new log at that time.

BMP ID# — Always use ID# from the Operation and Maintenance Manual.

Inspected by — Note all inspections and maintenance on this form, including the required independent annual inspection.

Cause for inspection — Note if the inspection is routine, pre-rainy-season, post-storm, annual, or in response to a noted problem or complaint.

Exceptions noted — Note any condition that requires correction or indicates a need for maintenance.

Comments and actions taken — Describe any maintenance done and need for follow-up.

Stormwater BMP Inspection Matrix

Conventional & LID Best Management Practices	Inspection & Maint. Frequency	Erosion& Scour	Obstructions	Trash & Debris	Sediment Build-Up Removal	Vegetation Cover	Remove/Reset Filter Fabric & Stone As Required	Vac Truck Sediment & Contaminants	Remove/Reset Riprap as Required
Catch Basins/Area & Yard Drains	Twice-Annually (Spring and Fall)								
Energy Dissipaters	Twice-Annually (Spring and Fall)								
Drainage Swales	Twice-Annually (Spring and Fall)								
Low Flow Outlet	Twice-Annually (Spring and Fall)								
Outlet Structure	Twice-Annually (Spring and Fall)								
Proprietary Water Quality Units	Twice-Annually (Spring and Fall)								
Wet, Dry, Infiltration &Subsurface Basins	Twice-Annually (Spring and Fall)								
Emergency Overflows	Twice-Annually (Spring and Fall)								
Outlets (FES, Rip Rap Pad, Level Spreaders)	Twice-Annually (Spring and Fall)								

CONTECH®
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CDS® Inspection and Maintenance Guide

CDS TECHNOLOGIES

Maintenance

The CDS system should be inspected at regular intervals and maintained when necessary to ensure optimum performance. The rate at which the system collects pollutants will depend more heavily on site activities than the size of the unit. For example, unstable soils or heavy winter sanding will cause the grit chamber to fill more quickly but regular sweeping of paved surfaces will slow accumulation.

Inspection

Inspection is the key to effective maintenance and is easily performed. Pollutant transport and deposition may vary from year to year and regular inspections will help ensure that the system is cleaned out at the appropriate time. At a minimum, inspections should be performed twice per year (e.g. spring and fall) however more frequent inspections may be necessary in climates where winter sanding operations may lead to rapid accumulations, or in equipment washdown areas. Installations should also be inspected more frequently where excessive amounts of trash are expected.

The visual inspection should ascertain that the system components are in working order and that there are no blockages or obstructions in the inlet and separation screen. The inspection should also quantify the accumulation of hydrocarbons, trash, and sediment in the system. Measuring pollutant accumulation can be done with a calibrated dipstick, tape measure or other measuring instrument. If absorbent material is used for enhanced removal of hydrocarbons, the level of discoloration of the sorbent material should also be identified during inspection. It is useful and often required as part of an operating permit to keep a record of each inspection. A simple form for doing so is provided.

Access to the CDS unit is typically achieved through two manhole access covers. One opening allows for inspection and cleanout of the separation chamber (cylinder and screen) and isolated sump. The other allows for inspection and cleanout of sediment captured and retained outside the screen. For deep units, a single manhole access point would allows both sump cleanout and access outside the screen.

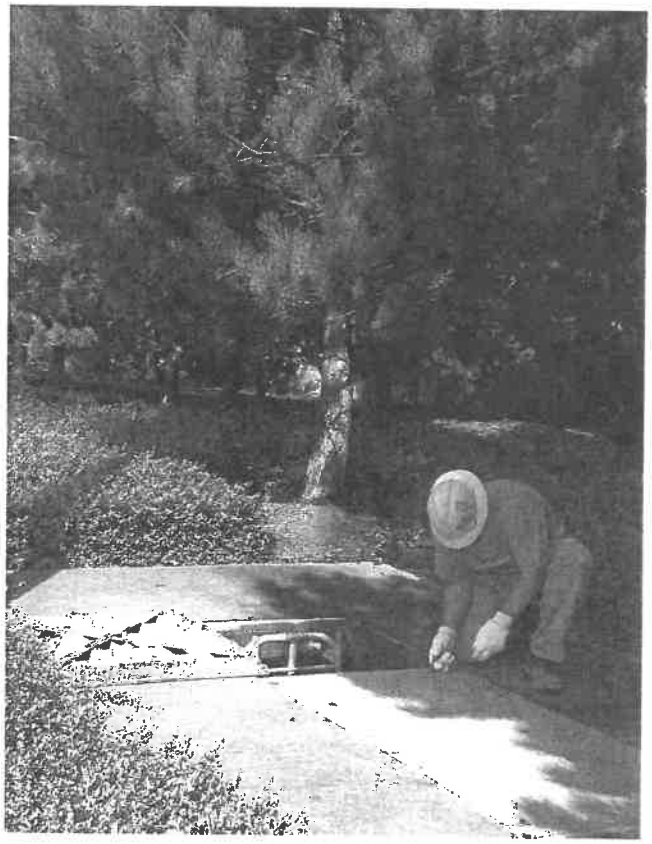
The CDS system should be cleaned when the level of sediment has reached 75% of capacity in the isolated sump or when an appreciable level of hydrocarbons and trash has accumulated. If absorbent material is used, it should be replaced when significant discoloration has occurred. Performance will not be impacted until 100% of the sump capacity is exceeded however it is recommended that the system be cleaned prior to that for easier removal of sediment. The level of sediment is easily determined by measuring from finished grade down to the top of the sediment pile. To avoid underestimating the level of sediment in the chamber, the measuring device must be lowered to the top of the sediment pile carefully. Particles at the top of the pile typically offer less resistance to the end of the rod than consolidated particles toward the bottom of the pile. Once this measurement is recorded, it should be compared to the as-built drawing for the unit to determine weather the height of the sediment pile off the bottom of the sump floor exceeds 75% of the total height of isolated sump.

Cleaning

Cleaning of a CDS systems should be done during dry weather conditions when no flow is entering the system. The use of a vacuum truck is generally the most effective and convenient method of removing pollutants from the system. Simply remove the manhole covers and insert the vacuum hose into the sump. The system should be completely drained down and the sump fully evacuated of sediment. The area outside the screen should also be cleaned out if pollutant build-up exists in this area.

In installations where the risk of petroleum spills is small, liquid contaminants may not accumulate as quickly as sediment. However, the system should be cleaned out immediately in the event of an oil or gasoline spill should be cleaned out immediately. Motor oil and other hydrocarbons that accumulate on a more routine basis should be removed when an appreciable layer has been captured. To remove these pollutants, it may be preferable to use absorbent pads since they are usually less expensive to dispose than the oil/water emulsion that may be created by vacuuming the oily layer. Trash and debris can be netted out to separate it from the other pollutants. The screen should be power washed to ensure it is free of trash and debris.

Manhole covers should be securely seated following cleaning activities to prevent leakage of runoff into the system from above and also to ensure that proper safety precautions have been followed. Confined space entry procedures need to be followed if physical access is required. Disposal of all material removed from the CDS system should be done in accordance with local regulations. In many jurisdictions, disposal of the sediments may be handled in the same manner as the disposal of sediments removed from catch basins or deep sump manholes.



CDS Model	Diameter		Distance from Water Surface to Top of Sediment Pile		Sediment Storage Capacity	
	ft	m	ft	m	yd3	m3
CDS2015-4	4	1.2	3.0	0.9	0.9	0.7
CDS2015	5	1.5	3.0	0.9	1.3	1.0
CDS2020	5	1.5	3.5	1.1	1.3	1.0
CDS2025	5	1.5	4.0	1.2	1.3	1.0
CDS3020	6	1.8	4.0	1.2	2.1	1.6
CDS3030	6	1.8	4.6	1.4	2.1	1.6
CDS3035	6	1.8	5.0	1.5	2.1	1.6
CDS4030	8	2.4	4.6	1.4	5.6	4.3
CDS4040	8	2.4	5.7	1.7	5.6	4.3
CDS4045	8	2.4	6.2	1.9	5.6	4.3
CDS5640	10	3.0	6.3	1.9	8.7	6.7
CDS5653	10	3.0	7.7	2.3	8.7	6.7
CDS5668	10	3.0	9.3	2.8	8.7	6.7
CDS5678	10	3.0	10.3	3.1	8.7	6.7

Table 1: CDS Maintenance Indicators and Sediment Storage Capacities

Support

- Drawings and specifications are available at www.contechstormwater.com.
- Site-specific design support is available from our engineers.

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The product(s) described may be protected by one or more of the following US patents: 5,322,629; 5,624,576; 5,707,527; 5,759,415; 5,788,848; 5,985,157; 6,027,639; 6,350,374; 6,406,218; 6,641,720; 6,511,595; 6,649,048; 6,991,114; 6,998,038; 7,186,058; 7,296,692; 7,297,266; 7,517,450 related foreign patents or other patents pending.

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CDS Inspection & Maintenance Log

CDS Model: _____ Location: _____

Date	Water depth to sediment[1]	Floatable Layer Thickness[2]	Describe Maintenance Performed	Maintenance Personnel	Comments

1. The water depth to sediment is determined by taking two measurements with a stadia rod: one measurement from the manhole opening to the top of the sediment pile and the other from the manhole opening to the water surface. If the difference between these measurements is less than the values listed in table 1 the system should be cleaned out. **Note: to avoid underestimating the volume of sediment in the chamber, the measuring device must be carefully lowered to the top of the sediment pile.**

2. For optimum performance, the system should be cleaned out when the floating hydrocarbon layer accumulates to an appreciable thickness. In the event of an oil spill, the system should be cleaned immediately.

DEP # 315-1173
Site Plan Proposed Age Qualified Village for
Bristol Brothers Development Co.
Renmar Avenue and West Street
Croker Design Group, LLC, Dated April 10, 2018
final revision : 11/30/2018

FINDING: This Order of Conditions is for the development of 55.32 ± acres of land with 100 single family AQV homes know as Weathervane of Walpole. The project includes 4,500 feet long, 24 feet wide roadway/driveway to access the single family homes serviced by public water and sewer. Stormwater management includes deep sump catch basins, drywells, manholes, and 12 basins including basin 10 designed as a wet basin. The wetlands were delineated under 315-1092 issued 10/1/2015.

SPECIAL CONDITIONS

1. This Order shall apply to any successor in control or successor in interest of the property described in the Notice of Intent and accompanying plans. These obligations shall be expressed in covenants in all deeds to succeeding owners of portions of the property.

2. The form provided at the end of this Order shall be completed and stamped at the appropriate Registry of Deeds, after the expiration of the 10-day appeal period and if no request for appeal has been filed with the Department of Environmental Protection. This form should be returned to the Commission in accordance with General Condition #9, and prior to the commencement of work.

3. Any Order not recorded by the Applicant before work commences may be recorded by the Commission at the Applicant's expense.

4. Prior to any work commencing, a sign shall be displayed at both the Fisher and North Streets sides of the project showing **DEP File No. 315-1173**, preferably not placed on a living tree.

5. The term "Applicant" as used in this Order of Conditions shall refer to the owner, any successor in interest or successor in control of the property referenced in the Notice of Intent, supporting documents and this Order of Conditions. The Commission shall be notified in writing within 30 days of all transfers of title of any portion of property that take place prior to issuance of the Certificate of Compliance.

6. The Conservation Commission designates the Conservation Agent with full powers to act on its behalf in administering and enforcing this Order.

7. A Conservation Commissioner, Agent of the Commission or the Department of Environmental Protection reserves the right to enter and inspect the property at all reasonable times, until a Certificate of Compliance is issued, to evaluate compliance with this Order of Conditions, the

Act, Town By-Law, and 310 CMR 10.00 regulations, and may require any information, measurements, photographs, observations, and/or materials, or may require the submittal of any data or information deemed necessary by the Commission for that evaluation. Further, work shall be halted on the site if the Commissioner, Agent or DEP determines that any of the work is not in compliance with this Order of Conditions. Work shall not resume until the Commission is satisfied that the work will comply, and has so notified the Applicant in writing.

8. Failure to comply with this Order of Conditions may result in revocation of this Order of Conditions and may require a refiling by the Applicant.

9. This document shall be included in all construction contracts, subcontracts, and specifications dealing with the work proposed and shall supersede any conflicting contract requirements. The Applicant shall assure that all contractors, subcontractor and other personnel performing the permitted work are fully aware of the permit's terms and conditions. Thereafter, the contractor will be held jointly liable for any violation of this Order resulting from failure to comply with its conditions.

10. It is the responsibility of the Applicant, Owner, and/or successor(s) to ensure that all Conditions of this Order of Conditions are complied with. The project engineer and contractors are to be provided with a copy of this Order of Conditions and referenced documents before commencement of construction.

11. Prior to construction, the Applicant shall furnish the Conservation Commission with the name, address and telephone number of the contractor and sub-contractors who will be doing the work on the site.

12. At the pre-construction meeting, To assure an immediate response to the Commission/Agent, the Applicant shall provide the Walpole Conservation Commission/Agent with the name and a 24-hour phone number of the on-site construction supervisor who will be responsible to coordinate the construction and ensure compliance with this Order.

13. Any substantial changes made in the above-described plan(s), unless specified otherwise in this Order, which may or will alter an area subject to protection under the Wetlands Protection Act and the Town of Walpole Wetlands By-Law, or any change(s) in activity subject to regulations under M.G.L. Chapter 131, section 40, shall require the Applicant to inquire from this Commission in writing, prior to their implementation in the field, whether the change(s) is significant enough to require the filing of a new Notice of Intent or an amended Order of

Conditions. Any errors in the plans or information submitted by the Applicant shall be considered as a change and the above procedures shall be followed.

14. If unforeseen problems occur during construction which may affect the statutory interests of the Wetlands Protection Act or the Town of Walpole Wetlands By-Law, upon discovery by either the Conservation Commission, its Agent, or the Applicant, such problem shall require immediate notification to the Commission and an immediate meeting shall be held between the Commission or its Agent, the Applicant, and other concerned parties to determine the correct measures to be employed. The Applicant shall then act to correct the problems using the corrective measures agreed upon. Subsequent to resolution, the activity and resulting actions shall be documented in writing.

15. The owners of the project and their successors in title, in the event they proceed to alter areas subject to the Commission's jurisdiction under the Order, agree that the Town shall have no responsibility to maintain the proposed detention basin and that the Town shall not be liable for any damage in the event of failure. By acceptance of this Order, the owners indemnify and hold harmless the Town and its residents for any damages attributable to alterations undertaken on this property pursuant to the Order. Issuance of the Order does not imply or certify that the site or downstream areas will not be subject to flooding, storm damage, or any other form of water damage.

16. Upon completion of this project, the Applicant shall submit the following to the Conservation Commission to receive a Certificate of Compliance.

    a. DEP form (8A) requesting a Certificate of Compliance.
    b. A written statement from a registered professional engineer of the Commonwealth certifying that the work has been conducted as shown on the plan(s) and documents referenced above, and as conditioned by the Commission;
    c. **Compliance with DEP conditions #18 and #19**;
    d. An "as-built" plan prepared and signed and stamped by a registered professional engineer of the Commonwealth, for the public record;

17. Perpetual Conditions shall extend beyond the Certificate of Compliance, in perpetuity, and shall be referred to in all future deeds to this property.

18. The Commission reserves the right to amend this Order of Conditions after a legally advertised public hearing if plans or circumstances are changed or if new conditions or information so warrant.

19. It is the responsibility of the Applicant to procure all other applicable federal, state and local permits and approvals associated with this project and to provide copies to the Conservation Commission.

20. Should issuance of additional permits result in a change in the project, the provisions of Condition #13 applies, regarding the process for plan changes.

21. Any future work within wetland resource areas or buffer zones will require that a new Notice of Intent or Request for Determination of Application be filed with the Commission.

22. The Order of Conditions shall be valid for three (3) years. Extensions may be requested in a yearly basis thereafter, and requested 30 days prior to expiration.

FLAGGING

23. Prior to beginning any work, the **boundary of wetland resource areas** within the proposed work area and verified under this Order of Conditions shown on the Notice of Intent Plan shall be staked or flagged and shall remain in place until a Certificate of Compliance is issued. All flags used for the above purposes shall be of a color **different** from other flagging used on the site.

24. Prior to beginning any work, the **boundary of the erosion control/ limit of work boundary** verified under this Order of Conditions and shown on the Notice of Intent Plan shall be staked by the Applicant's engineer, and then inspected by the Conservation Agent, and shall remain in place until a Certificate of Compliance is issued.

EROSION CONTROL

25. The erosion controls shall be installed prior to removal of vegetation other than that to install erosion controls.

26. The erosion controls shall be inspected after the tree cutting and replaced if necessary.

27. Erosion and sedimentation control measures as shown on the plan shall be implemented and maintained in effect throughout the entire construction phase, and until the site has been stabilized.

28. The erosion control specifications provided in the Notice of Intent and the erosion control provision in the Order will be the minimum standards for this project; additional measures may be required by the Commission.

29. All erosion control measures shall be maintained until the engineer and a member or Agent of the Conservation Commission agree that they are no longer needed, at which time they will be removed, using mutually satisfactory removal procedures.

30. Under no conditions shall operation of equipment, storage of materials, stockpiling of soil, or other site disturbance take place on the wetland side of the limit of work line.

31. All debris, fill and excavated material shall be stockpiled outside the 100-foot wetland buffer zone, and at a location to prevent sediment from entering the wetland resource area. Siltation controls shall be used around the stockpile areas approved within the 100-foot buffer as shown on the plan or as approved by the Conservation Agent.

32. Placement of erosion controls shall be directed at the site by the engineer in order to ensure that no sedimentation will reach wetland resource areas and that the erosion and sedimentation controls meet the specifications on the plans and these Order of Conditions.

33. Siltation controls shall be placed upgradient of all resource areas along the limit of activity as shown on the plan, between all disturbed areas and the wetlands.

34. If filter fabric is required to be installed it shall be installed as recommended by the manufacturer except as otherwise directed by the Conservation Commission or its Agent. The bottom six (6) inches of the material shall be buried by excavating a six (6) inch deep trench along the toe of the fabric line and placing the bottom six (6) inches of filter fabric into the trench. The trench shall then be backfilled with the spoil material and compacted. In no instance shall the bottom of the filter fabric be laid on the ground surface and simply covered with backfill or stone.

35. Hay is no longer acceptable form of erosion control barrier. Straw wattles or erosion control tubes with clean fill may be used if approved by the Conservation Commission or Agent.

36. Siltsacks™ shall be placed in the newly constructed catch basins and maintained after each storm event.

37. The Applicant shall designate an Erosion Control Monitor to oversee any emergency placement of controls and regular inspection or replacement of erosion and sedimentation control devices. The name and phone number of the Monitor must be provided to the Commission in the event that this person has to be contacted, due to an emergency at the site, during any 24-hour period, including weekends. This person shall be given authority to stop construction for erosion control purposes.

38. An adequate stockpile of erosion control materials shall be on site at all times for emergency or routine replacement and may include materials required to repair or replace silt fences, fiber rolls, Siltsacks™, erosion control blankets, stone riprap, filter berms or any other devices required for use during construction.

39. The Commission reserves the right to impose additional conditions on portions of this project to mitigate any impacts which could result from site erosion, or any noticeable degradation of surface water quality discharging from the site. For example, installation of erosion control measures may be required in areas not shown on the plan(s) referenced in this Order of Conditions. Should such installation be required by the Commission, they shall be installed within 48 hours of the Commission's request.

40. The areas of construction shall remain in a stable condition at the close of each construction day. Erosion controls should be inspected at this time, and repaired, reinforced or replaced as necessary.

41. If soils are to be disturbed for longer than two months, a temporary cover of rye or other grass should be established to prevent erosion and sedimentation. If the season is not appropriate for plant growth, exposed surfaces shall be stabilized by other appropriate erosion control measures, firmly anchored, to prevent soils from being washed by rain or flooding.

42. Erosion controls shall be placed along the street front of each house lot during construction and until each lot is fully stabilized.

43. Each house lot shall have a crush stone construction entrance maintained to prevent sediments onto the street until the lot is fully stabilized.

44. The inspection of erosion controls shall be done on a weekly basis and after every 1" or more rain event by an independent person trained in erosion control practices at construction sites until a Certificate of Compliance is issued.

45. Weekly Erosion Control Inspection Reports may be required and if so will be mailed or emailed by the Applicant, to the Conservation Commission, each week until a Certificate of Compliance is issued. The name and contact number of the inspector shall be provided in the report.

GRADING/SLOPE STABILIZATION

46. In proximity to resource areas, site grading and construction shall be scheduled during the dry season whenever possible, to avoid periods of high surface water. Once begun, grading and construction shall move uninterrupted to completion to avoid erosion and siltation into the wetland.

47. All disturbed areas and slopes shall be loamed and seeded or stabilized through the use of erosion control blankets or other approved means. All disturbed areas will be graded, loamed and seeded prior to November 1 of each year, if possible. No disturbed areas or stockpiled material will be left unprotected or without erosion controls during the winter.

48. Loaming and seeding will occur as soon as possible after final grading. Barren areas should be stabilized by seeding if work on the project is interrupted for more than 90 days, unless the 90 days are in the winter. If this condition should occur, the Applicant shall request a determination from the Commission as to whether seeding or an alternative measure should be conducted.

CONSTRUCTION MANAGEMENT

49. A Pre-construction meeting shall occur with the Applicant, engineer, construction manager and the Conservation Agent prior to any work starting at which time the Conservation Agent will receive the name(s) and telephone number(s) of the person(s) responsible on site for compliance with this Order and the list of all sub-contractors.

50. A copy of the Definitive Subdivision Plan signed by the Planning Board shall be provided to the Conservation Commission 78 hours prior to the preconstruction meeting.

51. The Engineer will inspect the site regularly whenever construction within 100 feet of the wetland resource areas is in progress. The Applicant shall provide that person's phone number for the Commission.

52. A copy of this Order of Conditions, and Notice of Intent plans last revised dated 11/30/2018, shall be on the site upon commencement and during any site work for contractors to view and adhere to.

53. All equipment shall be operated, so as to limit alterations of wetlands and buffer zone to those areas clearly identified on the plans and demarcated in the field by the flagging. Construction equipment shall be parked overnight, maintained and fueled outside the wetland buffer zone. Any exceptions shall require approval by the Commission/Agent.

54. All waste products, grubbed stumps, slash, construction materials, etc. shall be removed from the site in accordance with all local, state and federal law and regulation. All equipment, i.e., cement trucks, plasters, masons, painters, without limitation shall be accomplished outside the buffer and riparian zone and properly disposed of off site. Disposal shall be done weekly or as needed.

55. Only clean fill shall be used on the site i.e., clean soil, free of masonry, stumps, asphalt, or waste material.

56. No oils, fuel, grease cartridges or other pollutants shall be stored in the buffer zone, unless as specified in this Order of Conditions. Containers from these materials shall be disposed of properly.

57. A fuel or hydraulic oil spill kit shall be maintained at all times on site, per Walpole Fire Department specifications. In the event of a spill, the Applicant shall take immediate measures to contain such spill and shall notify the Walpole Fire Department.

58. The street shall be maintained in a clean condition free from dirt and debris in order to keep siltation from entering the storm water system.

59. All construction debris shall be removed from the site and disposed of in accordance with all applicable laws and regulations.

DETENTION BASIN

60. The stormwater management basins and structures for this AQV shall be constructed and maintained as shown on the plan , Stormwater management plan, as reviewed by BETA consulting group in their final report dated 11/13/2018.

61. There shall be no increase in the post-development discharges from the storm drainage system or any other changes in post-development conditions that alter the post-development watershed as currently depicted in the Notice of Intent and approved by this Order of Conditions, unless specifically approved in writing by the Commission.

62. To control peak rates of runoff and to treat the storm runoff in compliance with DEP stormwater standards, the Applicant is to construct the stormwater management areas as shown on the Plans. Construction of the stormwater management areas shall proceed at commencement of construction and proceed simultaneously with all other work, with the exception that work which is necessary to gain access to the basin sites and to place erosion control barriers shall be performed first to assure that no siltation reaches the wetlands prior to and during basin construction.

63. The basin areas within the easements and associated outlet structures within the easements shall be maintained during and after construction in good hydraulic condition such that the basin will function as intended without causing flooding. The areas within the basin and structure easements shall be periodically maintained, as necessary, by removal of any accumulated sediment or debris that would reduce the design storage capacity of the basin by 10 percent.

64. All slopes and disturbed soils within and adjacent to the basins shall be stabilized within two weeks after the basins are completed. The siltation control barrier shall remain in place around the basin until the area adjacent to the basin has been stabilized with vegetation.

65. For the first three (3) years after post-construction operation, the basin and structures are to be inspected on a monthly basis and after storms that exceed one (1) inch of rainfall, to make sure that the outlet is not clogged, that sediment levels have not exceeded six (6) inches in depth and that all banks are stable and free of erosion. If necessary, more frequent inspections shall be conducted. **A log of inspection shall be kept by the Applicant and made available to the Conservation Commission upon request.**

66. The Stormwater Management Systems ("consists of all conveyances and treatment of stormwater designed to comply with the DEP Stormwater Management Standards") are to be maintained in accordance with this Order, by **Bristol Brothers Development Co.**, until a Certificate of Compliance is issued, or the Conservation Commission receives a legal written document stating who the responsible party is and that they are the owner of the property and have read and understand the Order of Conditions.

67. Any change in the responsible party for Stormwater management maintenance will require notification to the Conservation Commission of name, address, phone and email. ****Continued condition**

68. A surveyed As-built plan of the constructed stormwater basins and structures shall be provided to and approved by the Commission prior to post-construction use of the stormwater management system. A copy of the final Operation and Maintenance Plan with contact information of the responsible party will be provides as well.

69. Catch basins and gasoline traps shall be maintained in accordance with this Order by the property owner. ****Continued condition**

70. The maintenance of the Stormwater management systems as specified in this Order of Conditions and the final Operation and Maintenance Plan shall occur without further Commission approval. ****Continued condition**

71. Snow removal shall comply with DEP Snow Removal Guidelines ****Continued condition**

72. Landscape practices shall comply with state regulations regulating phosphorus and nitrogen. Soils shall be tested prior to use as required. ****Continued condition**

73. Irrigation systems shall use water sense devises. ****Continued condition**

74. All houses on individual lots will require roof drains constructed to engineered design standards and practices to infiltrate roof water. ****Continued condition**

75. The trail shall be constructed outside of the 25-foot "no alteration" boundaries. ****Continued condition**

76. The final design of the retaining walls shall be submitted for approval by the Conservation Commission and stamped by a MA registered Professional Engineer.

77. Basin 10 is designed as a wet basin, if the design changes, the new design shall be approved by the Conservation Commission. ****Continued condition**

78. The excavation of the infiltration system shall be observed by the Town Engineer to verify soils.

79. The erosion controls shall be inspected prior to an anticipated storm event of 1-inch or more and after such event as well as on a weekly basis.

80. The Conservation Commission shall have access to the SWPPP reports.

81. The applicant shall provide to the Conservation Commission a copy of the site plan approved and signed by the Planning Board with a letter stating any differences from the 11/30/2018 approved plan.

*** Continuing Conditions

82. A copy of the Operation and maintenance plan shall be included with this document and recorded at the Registry of Deeds.

83. To be signed by project manager/contractor to begin any aspect of the project:

I _____, representing, _____ have

read the Order of Conditions.

Name (print) _____

24-Phone Number/Email _____

Address: _____

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
WPA Form 5 – Order of Conditions
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:
315-1173
MassDEP File #

eDEP Transaction #
Walpole
City/Town

E. Signatures

Important: When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.

tab

return

This Order is valid for three years, unless otherwise specified as a special condition pursuant to General Conditions #4, from the date of issuance.

Please indicate the number of members who will sign this form.
This Order must be signed by a majority of the Conservation Commission.

12/21/18
1. Date of Issuance

5
2. Number of Signers

The Order must be mailed by certified mail (return receipt requested) or hand delivered to the applicant. A copy must be mailed, hand delivered or filed electronically at the same time with the appropriate MassDEP Regional Office.

Signatures:

John V Wiley John V Wiley
Albert E Goetz Jr
BD Dyer

Eric D. Yler Eric D. Yler
Roger Turner Roger Turner

☐ by hand delivery on

Date

☑ by certified mail, return receipt requested, on 12/21/18

Date

F. Appeals

The applicant, the owner, any person aggrieved by this Order, any owner of land abutting the land subject to this Order, or any ten residents of the city or town in which such land is located, are hereby notified of their right to request the appropriate MassDEP Regional Office to issue a Superseding Order of Conditions. The request must be made by certified mail or hand delivery to the Department, with the appropriate filing fee and a completed Request for Departmental Action Fee Transmittal Form, as provided in 310 CMR 10.03(7) within ten business days from the date of issuance of this Order. A copy of the request shall at the same time be sent by certified mail or hand delivery to the Conservation Commission and to the applicant, if he/she is not the appellant.

Any appellants seeking to appeal the Department's Superseding Order associated with this appeal will be required to demonstrate prior participation in the review of this project. Previous participation in the permit proceeding means the submission of written information to the Conservation Commission prior to the close of the public hearing, requesting a Superseding Order, or providing written information to the Department prior to issuance of a Superseding Order.

The request shall state clearly and concisely the objections to the Order which is being appealed and how the Order does not contribute to the protection of the interests identified in the Massachusetts Wetlands Protection Act (M.G.L. c. 131, § 40), and is inconsistent with the wetlands regulations (310 CMR 10.00). To the extent that the Order is based on a municipal ordinance or bylaw, and not on the Massachusetts Wetlands Protection Act or regulations, the Department has no appellate jurisdiction.

CONSERVATION COMMISSION

Town Hall
Room 212
135 School Street
Walpole, MA 02081
Phone (508) 660-7268
Fax (508) 668-2071

Town of Walpole
Commonwealth of Massachusetts

December 14, 2021

To: Gabe Crocker **-original**
Crocker Design Group
2 Sharp Street, Unit B
Walpole, MA 02043

Bristol Brothers Development
190 Old Derby Street, Ste. 311
Hingham, MA 02043

Enclosed please find an **18-month Extension Permit** for **Renmar Avenue & West Street,** Order of Conditions **DEP# 315-1173.**

Please record the Extension Permit at the Registry of Deeds and return the Recording Confirmation on page three to the Conservation Commission.

Please note it is the applicant's responsibility to renew this Extension Permit, if necessary. If you do not, according to State Law, you will have to re-file with the Commission for a new Order of Conditions.

Very Truly Yours,

Conservation Commission

/LH
cc: DEP
Planning Board

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 7 – Extension Permit for Orders of Conditions

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

DEP File Number:
315-1173
Provided by DEP

Important: When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.

A. General Information

1. Applicant:

Crocker Design Group, Gabe Crocker
Name

2 Sharp Street, Unit B
Mailing Address

Walpole | MA | 02043
City/Town | State | Zip Code

2. Property Owner (if different):

Bristol Brothers Development
Name

190 Old Derby Street, Ste. 311
Mailing Address

Hingham | MA | 02043
City/Town | State | Zip Code

B. Authorization

The Order of Conditions (or Extension Permit) issued to the applicant or property owner listed above on:

December 20, 2018 (Date) Issued by: Walpole (Conservation Commission)

for work at: Renmar Ave & West St (Street Address) Map 32; Parcels 85, 86, 94, 95, 96; Map 39; Parcels 55, 56, 57, 58, 59, 60

recorded at the Registry of Deeds for:

Norfolk (County) 36626 (Book) 514 (Page)

Certificate (if registered land)

is hereby extended until: June 20, 2023 (Date)

Date the Order was last extended (if applicable)

This date can be no more than 3 years from the expiration date of the Order of Conditions or the latest extension. Only unexpired Orders of Conditions or Extension may be extended.

This Extension Permit must be signed by a majority of the Conservation Commission and a copy sent to the applicant and the appropriate DEP Regional Office (https://www.mass.gov/service-details/massdep-regional-offices-by-community).

B. Authorization (cont.)

12/14/21
Issue Date (mm/dd/yyyy)

Signatures:

Jack V Wiley Signature	Jack V Wiley Printed Name
Albert E Goetz Signature	Albert E Goetz Jr. Printed Name
[illegible] Signature	BD Dyer Printed Name
[illegible] Signature	[illegible] Printed Name
Doug Burchesky Signature	Doug Burchesky Printed Name
[illegible] Signature	BAILEY ZIEMBA Printed Name
[illegible] Signature	Dean Bebis Printed Name
Signature	Printed Name

C. Recording Confirmation

The applicant shall record this document in accordance with General Condition 8 of the Order of Conditions (see below), complete the form attached to this Extension Permit, have it stamped by the Registry of Deeds, and return it to the Conservation Commission.

Note: General Condition 8 of the Order of Conditions requires the applicant, prior to commencement of work, to record the final Order (or in this case, the Extension Permit for the Order of Conditions) in the Registry of Deeds or the Land Court for the district in which the land is located, within the chain of title of the affected property. In the case of recorded land, it shall be noted in the Registry's Granter Index under the name of the owner of the land upon which the proposed work is to be done. In the case of registered land, it shall also be noted on the Land Court Certificate of Title of the owner of the land upon which the proposed work is done.

Detach this page and submit it to the Conservation Commission prior to the expiration of the Order of Conditions subject to this Extension Permit.

To:

Walpole
Conservation Commission

Please be advised that the Extension Permit to the Order of Conditions for the project at:

Renmar Ave & West St
Project Location

315-1173
DEP File Number

has been recorded at the Registry of Deeds of:

Norfolk
County

for:

Property Owner

and has been noted in the chain of title of the affected property in accordance with General Condition 8 of the original Order of Conditions on:

Date

Book

Page

If recorded land the instrument number which identifies this transaction is:

Instrument Number

If registered land, the document number which identifies this transaction is:

Document Number

Signature of Applicant

SITE PLANS

PROPOSED AGE QUALIFIED VILLAGE

FOR

BRISTOL BROS DEVELOPMENT CORP

RENMAR AVENUE & WEST STREET, WALPOLE, MA

MAP 32, LOTS: 85, 86, 94, 95, 96
MAP 39, LOTS: 55, 56, 57, 58, 59, 60
MAP 40, LOT 6

OWNER/APPLICANT:

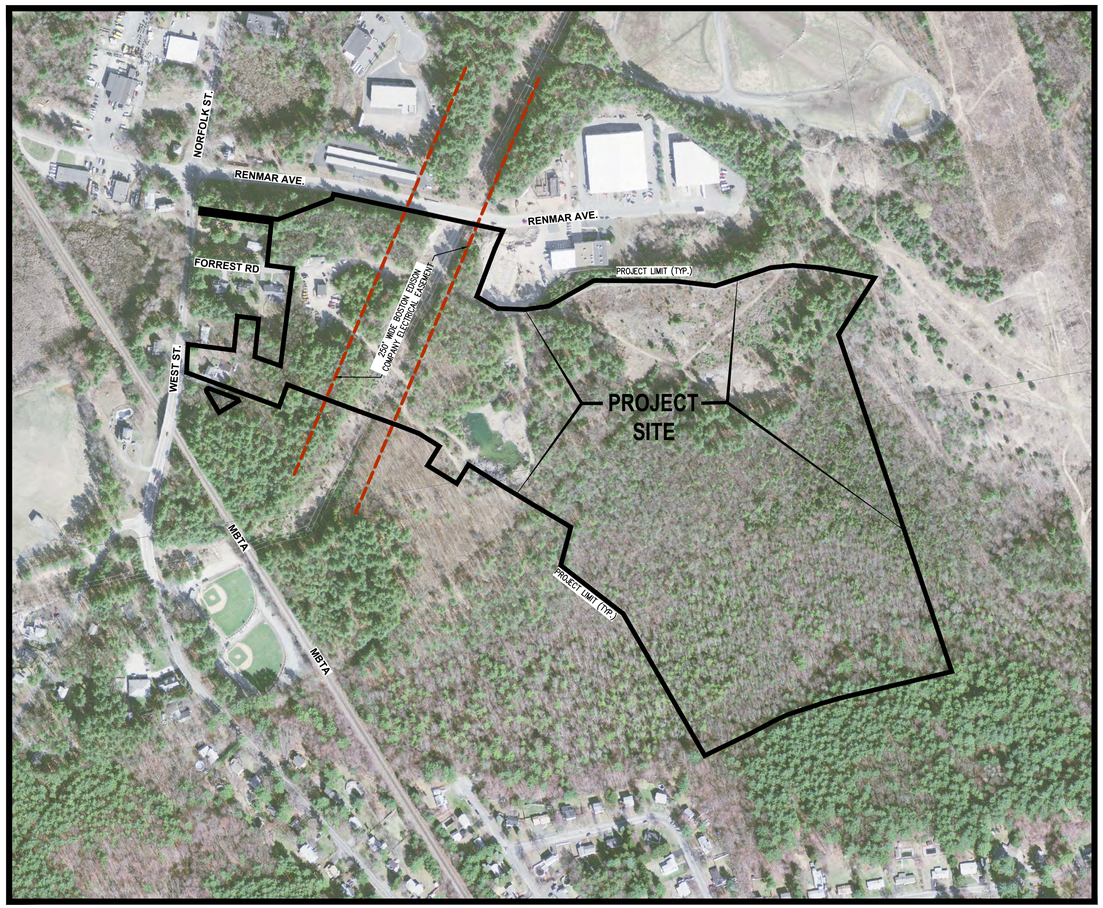
BRISTOL BROS DEVELOPMENT CORP.
190 OLD DERBY STREET, SUITE 311
HINGHAM, MA 02043

SURVEYOR

CHA
101 ACCORD PARK DRIVE
NORWELL, MA 02061
781-982-5400

ENGINEER:

CROCKER DESIGN GROUP, LLC.
2 SHARP STREET, UNIT B
HINGHAM, MA 02043
781-820-0416



NORTH

LOCUS MAP

SCALE: 1' = 250'

250 100 0 250 500

DRAWING INDEX:

C-1	COVER SHEET
C-2	ZONING PLAN
C-3	OVERALL LAYOUT PLAN
C-3A	LAYOUT PLAN (SHEET A)
C-3B	LAYOUT PLAN (SHEET B)
C-3C	LAYOUT PLAN (SHEET C)
C-4	OVERALL GRADING AND DRAINAGE PLAN
C-4A	GRADING AND DRAINAGE PLAN (SHEET A)
C-4B	GRADING AND DRAINAGE PLAN (SHEET B)
C-4C	GRADING AND DRAINAGE PLAN (SHEET C)
C-5	OVERALL UTILITIES PLAN
C-5A	UTILITIES PLAN (SHEET A)
C-5B	UTILITIES PLAN (SHEET B)
C-5C	UTILITIES PLAN (SHEET C)
C-6	SOIL EROSION AND SEDIMENT CONTROL PLAN
C-7	OVERALL LANDSCAPE AND LIGHTING PLAN
C-8A	ROAD PROFILES "WEATHERVANE DRIVE"
C-8B	ROAD PROFILES "WEATHERVANE DRIVE"
C-8C	ROAD PROFILE"EMERGENCY ACCESS ROAD" AND "SANDTRAP CIRCLE"
C-8D	ROAD PROFILES "BATES QUARRY LANE"
C-8E	ROAD PROFILES "TIGER TERRACE" AND "PUTTERS RUN"
C-9.1	DETAIL SHEET
C-9.2	DETAIL SHEET
C-9.3	DETAIL SHEET
C-9.4	DETAIL SHEET
C-9.5	DETAIL SHEET
C-9.6	DETAIL SHEET
C-9.7	DETAIL SHEET

SUPPLEMENTAL PLANS:

EXISTING CONDITIONS PLAN (SHEETS 1 TO 5) (BY CHA)

X-1	EMERGENCY ACCESS EXHIBIT
X-2	TRAIL MAP EXHIBIT
X-3	BUILDING HEIGHT AND USE EXHIBIT
X-4	TEST PIT PLAN
X-5	PHASING PLAN
X-6	OFFSITE WATER MAIN EXTENSION AND SIDEWALK IMPROVEMENTS EXHIBIT
SP-1	WALPOLE PLANNING BOARD-SPECIAL PERMIT

LIST OF WAIVERS:

1. WAIVER TO EXCEED THE MAXIMUM 15% IMPERVIOUS COVERAGE IN THE WATER RESOURCE PROTECTION OVERLAY DISTRICT TO ALLOW FOR 16.0% IMPERVIOUS COVERAGE.

Date	Description	No.
01.16.2023	AQV MODIFICATIONS	6.
03.11.2020	MYLAR SUBMISSION	5.
02.24.2020	REVISED PER PLANNING BOARD COMMENTS	4.
11.19.2019	REVISED PER PLANNING BOARD COMMENTS	3.

Revisions

1-18-2023

COMMONWEALTH OF MASSACHUSETTS
GABRIEL R. CROCKER
CIVIL
No. 47917
REGISTERED PROFESSIONAL ENGINEER

GABRIEL R. CROCKER
PROFESSIONAL ENGINEER, MA REGISTRATION #47917

CROCKER DESIGN GROUP, LLC.
2 SHARP STREET, UNIT B
HINGHAM, MA 02043
P: 781-820-0416

Project
AGE QUALIFIED VILLAGE
RENMAR AVE. & WEST ST.
WALPOLE, MA

Prepared for
BRISTOL BROS. DEVELOPMENT CORP.
190 OLD DERBY STREET, SUITE 311
HINGHAM, MA 02043

Drawing Title
COVER SHEET

Project No.	100-007	Drawing No.	C-1
Date	7.02.2019		
Scale	AS NOTED		
Drawn By	SZA		
Approved By	GC		

APPROVAL BY WALPOLE PLANNING BOARD

DATE:

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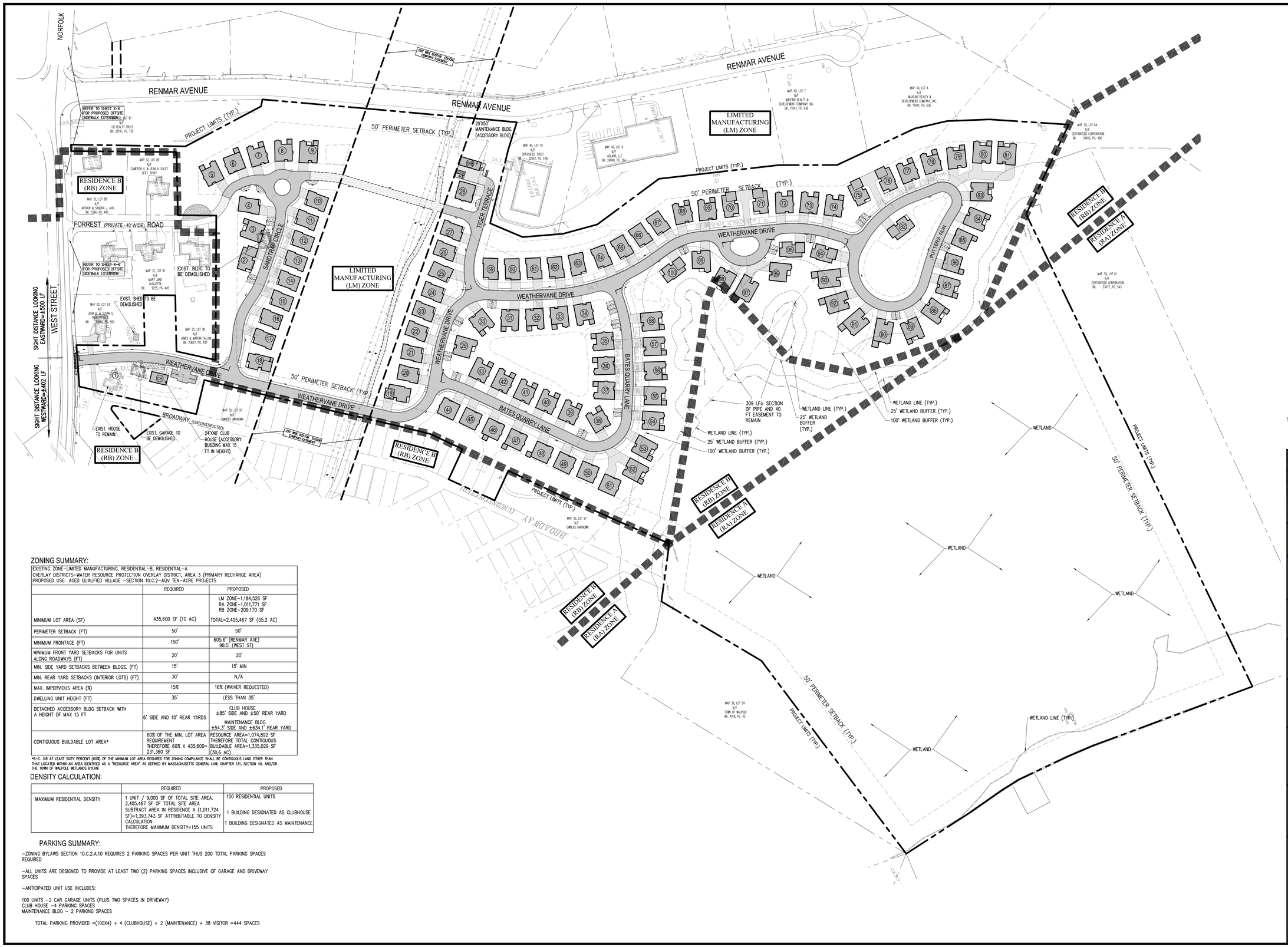

ZONING SUMMARY:

EXISTING ZONE-LIMITED MANUFACTURING, RESIDENTIAL-B, RESIDENTIAL-A
OVERLAY DISTRICTS-WATER RESOURCE PROTECTION OVERLAY DISTRICT, AREA 3 (PRIMARY RECHARGE AREA)
PROPOSED USE: AGED QUALIFIED VILLAGE -SECTION 10.C.2-AQV TEN-ACRE PROJECTS

	REQUIRED	PROPOSED
MINIMUM LOT AREA (SF)	435,600 SF (10 AC)	LM ZONE-1,184,526 SF RA ZONE-1,011,771 SF RB ZONE-209,170 SF TOTAL=2,405,467 SF (55.2 AC)
PERIMETER SETBACK (FT)	50'	50'
MINIMUM FRONTAGE (FT)	150'	605.6' (RENMAR AVE) 98.5' (WEST ST)
MINIMUM FRONT YARD SETBACKS FOR UNITS ALONG ROADWAYS (FT)	20'	20'
MIN. SIDE YARD SETBACKS BETWEEN BLDGS. (FT)	15'	15' MIN
MIN. REAR YARD SETBACKS (INTERIOR LOTS) (FT)	30'	N/A
MAX. IMPERVIOUS AREA (%)	15%	16% (WAIVER REQUESTED)
DWELLING UNIT HEIGHT (FT)	35'	LESS THAN 35'
DETACHED ACCESSORY BLDG SETBACK WITH A HEIGHT OF MAX 15 FT	6' SIDE AND 10' REAR YARDS	CLUB HOUSE ±85' SIDE AND ±50' REAR YARD MAINTENANCE BLDG. ±54.3' SIDE AND ±634.1' REAR YARD
CONTIGUOUS BUILDABLE LOT AREA*	60% OF THE MIN. LOT AREA REQUIREMENT THEREFORE 60% X 435,600= 231,360 SF	RESOURCE AREA=1,074,892 SF THEREFORE TOTAL CONTIGUOUS BUILDABLE AREA=1,335,029 SF (30.6 AC)

*6-C. 3.B AT LEAST SIXTY PERCENT (60%) OF THE MINIMUM LOT AREA REQUIRED FOR ZONING COMPLIANCE SHALL BE CONTIGUOUS LAND OTHER THAN THAT LOCATED WITHIN AN AREA IDENTIFIED AS A "RESOURCE AREA" AS DEFINED BY MASSACHUSETTS GENERAL LAW, CHAPTER 131, SECTION 40, AND/OR THE TOWN OF WALPOLE WETLANDS BYLAW.

DENSITY CALCULATION:

	REQUIRED	PROPOSED
MAXIMUM RESIDENTIAL DENSITY	1 UNIT / 9,000 SF OF TOTAL SITE AREA. 2,405,467 SF OF TOTAL SITE AREA SUBTRACT AREA IN RESIDENCE A (1,011,724 SF)=1,393,743 SF ATTRIBUTABLE TO DENSITY CALCULATION THEREFORE MAXIMUM DENSITY=155 UNITS	100 RESIDENTIAL UNITS 1 BUILDING DESIGNATED AS CLUBHOUSE 1 BUILDING DESIGNATED AS MAINTENANCE

PARKING SUMMARY:

-ZONING BYLAWS SECTION 10.C.2.A.10 REQUIRES 2 PARKING SPACES PER UNIT THUS 200 TOTAL PARKING SPACES REQUIRED

-ALL UNITS ARE DESIGNED TO PROVIDE AT LEAST TWO (2) PARKING SPACES INCLUSIVE OF GARAGE AND DRIVEWAY SPACES

-ANTICIPATED UNIT USE INCLUDES:

100 UNITS -2 CAR GARAGE UNITS (PLUS TWO SPACES IN DRIVEWAY)
CLUB HOUSE -4 PARKING SPACES
MAINTENANCE BLDG - 2 PARKING SPACES

TOTAL PARKING PROVIDED =(100X4) + 4 (CLUBHOUSE) + 2 (MAINTENANCE) + 38 VISITOR =444 SPACES

Date	Description	No.
01.16.2023	AQV MODIFICATIONS	6.
03.11.2020	MYLAR SUBMISSION	5.
02.24.2020	REVISED PER PLANNING BOARD COMMENTS	4.
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Revisions

1-16-2023

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RENMAR AVE. & WEST ST.
WALPOLE, MA

Prepared for
BRISTOL BROS. DEVELOPMENT CORP.
190 OLD DERBY STREET, SUITE 311
HINGHAM, MA 02043

Drawing Title
ZONING PLAN

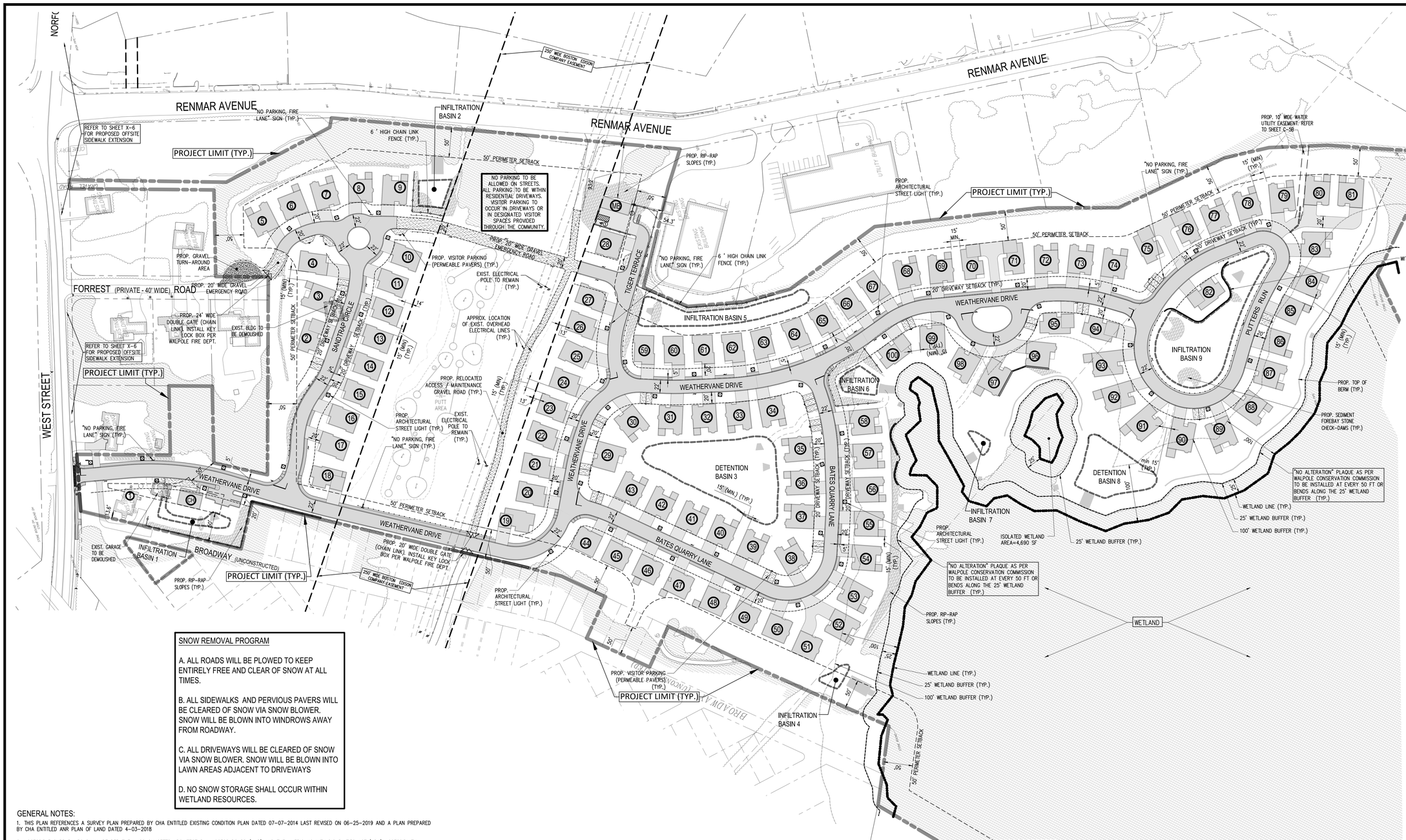
Project No.	100-007
Date	7.02.2019
Scale	1"=100'
Drawn By	SZA
Approved By	GC

Drawing No.
C-2

APPROVAL BY WALPOLE PLANNING BOARD

DATE:

C:\CDG\Crocker Design Group, LLC\Gabriel Crocker - Projects\100-007 Walpole - Age Qualified Village\dwg\Plot Sheets\Site Plan Application\, 02. ZONING PLAN.DWG, C-2 ZONING PLAN, Jan 06, 2023 20:24



SNOW REMOVAL PROGRAM

A. ALL ROADS WILL BE PLOWED TO KEEP ENTIRELY FREE AND CLEAR OF SNOW AT ALL TIMES.

B. ALL SIDEWALKS AND PERVIOUS PAVERS WILL BE CLEARED OF SNOW VIA SNOW BLOWER. SNOW WILL BE BLOWN INTO WINDROWS AWAY FROM ROADWAY.

C. ALL DRIVEWAYS WILL BE CLEARED OF SNOW VIA SNOW BLOWER. SNOW WILL BE BLOWN INTO LAWN AREAS ADJACENT TO DRIVEWAYS

D. NO SNOW STORAGE SHALL OCCUR WITHIN WETLAND RESOURCES.

GENERAL NOTES:

1. THIS PLAN REFERENCES A SURVEY PLAN PREPARED BY CHA ENTITLED EXISTING CONDITION PLAN DATED 07-07-2014 LAST REVISED ON 06-25-2019 AND A PLAN PREPARED BY CHA ENTITLED ANR PLAN OF LAND DATED 4-03-2018

2. ACCESSIBLE CURB RAMPS SHALL BE PER THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD (AAB) AND THE AMERICANS WITH DISABILITIES ACT (ADA) ACCESSIBILITY GUIDELINES.

3. THE FOLLOWING LAYOUT CRITERIA SHALL CONTROL UNLESS OTHERWISE NOTED ON THE PLAN:
DIMENSIONS ARE TO FACE OF CURB AT GUTTER LINE. DIMENSIONS ARE TO THE CENTER OF PAVEMENT MARKINGS. ALL TIES TO PROPERTY LINES ARE PERPENDICULAR TO THE PROPERTY LINE UNLESS OTHERWISE NOTED.

4. ALL LINES AND DIMENSIONS ARE PARALLEL OR PERPENDICULAR TO THE LINES FROM WHICH THEY ARE MEASURED UNLESS OTHERWISE INDICATED.

5. CONTRACTOR SHALL REPORT SIGNIFICANT CONFLICTS TO THE OWNER OR HIS REPRESENTATIVE FOR RESOLUTION.

6. THE CONTRACTOR SHALL FURNISH AND SET ALL LINES AND GRADES REQUIRED AND PROTECT ALL PERMANENT BENCHMARKS OR MONUMENTS. DAMAGED MONUMENTS SHALL BE REPLACED BY A LICENSED SURVEYOR AT NO COST TO THE OWNER.

7. ALL CONCRETE WORK SHALL COMPLY WITH ACI301, "SPECIFICATION FOR STRUCTURAL CONCRETE," AND ACI 316R, UNLESS MODIFIED BY THE CONTRACT DOCUMENTS. COMPLY WITH CRSI'S "MANUAL OF STANDARD PRACTICE" FOR FABRICATING, PLACING, AND SUPPORTING REINFORCEMENT. COMPLY WITH ACI 306.1 FOR COLD WEATHER PROTECTION, AND FOLLOW RECOMMENDATIONS IN ACI 350R FOR HOT WEATHER PROTECTION DURING CURING. COMPLY WITH ACI 304 "GUIDE FOR MEASURING, MIXING, TRANSPORTING, AND PLACING CONCRETE."

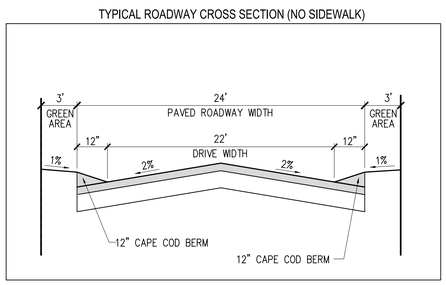
8. BITUMINOUS CONCRETE PAVEMENT: CLASS I, TYPE I-1 CONFORMING TO THE STANDARD SPECIFICATIONS, SECTIONS 460 THROUGH 460.02 FOR BINDER COURSE AND TOP COURSE JOB MIX FORMULAS. THE GENERAL CONTRACTOR SHALL SUPPLY THE ENGINEER WITH A CERTIFICATE OF COMPLIANCE SUPPLIED BY THE PAVING CONTRACTOR.

9. SAW-CUT EXISTING PAVEMENT WHERE NEW BITUMINOUS CONCRETE PAVEMENT IS TO COME IN CONTACT. PRIME COAT THE CUT EDGE PRIOR TO PLACEMENT.

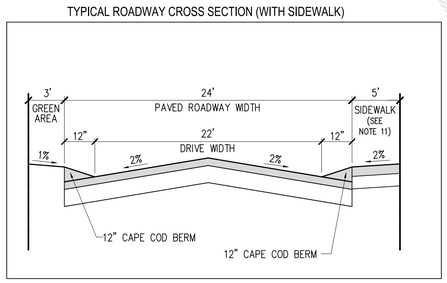
10. CONSTRUCTED HOUSE FOOTPRINTS WILL VARY DEPENDING ON FLOOR PLAN AND EXTERIOR ENCLOSED/OPEN PATIOS CHOSEN BY BUYER. DEVELOPER TO TRACK TOTAL PROJECT IMPERVIOUS AREA TO CONFIRM TOTAL NOT EXCEEDED ON PROJECT-WIDE BASIS AND SHALL EMPLOY USE OF PERVIOUS MATERIALS (DRIVEWAYS, PAVER PATIOS) WHERE NECESSARY STAY WITHIN APPROVED IMPERVIOUS LIMIT.

11. PER SPECIAL CONDITION #6 OF THE SPECIAL PERMIT, AT APPLICANT'S DISCRETION, CONCRETE SIDEWALK (4" CONCRETE WITH WIRE MESH) MAY BE UTILIZED INSTEAD OF PAVEMENT WITHIN THE PROJECT SITE. AN ALTERNATIVE CONCRETE DETAIL HAS BEEN ADDED TO DETAIL SHEET C-9.1.

TYPICAL ROADWAY CROSS SECTION (NO SIDEWALK)



TYPICAL ROADWAY CROSS SECTION (WITH SIDEWALK)



Date	Description	No.
01.16.2023	AQV MODIFICATIONS	6.
03.11.2020	MYLAR SUBMISSION	5.
02.24.2020	REVISED PER PLANNING BOARD COMMENTS	4.
11.19.2019	REVISED PER PLANNING BOARD COMMENTS	3.

Revisions

1-16-2023

COMMONWEALTH OF MASSACHUSETTS GABRIEL R. CROCKER CIVIL No. 47917 REGISTERED PROFESSIONAL ENGINEER

GABRIEL R. CROCKER
PROFESSIONAL ENGINEER, MA REGISTRATION #47917

CROCKER DESIGN GROUP, LLC.
2 SHARP STREET, UNIT B
HINGHAM, MA 02043
P: 781-820-0416

Project
AGE QUALIFIED VILLAGE
RENMAR AVE. & WEST ST.
WALPOLE, MA

Prepared for
BRISTOL BROS. DEVELOPMENT CORP.
190 OLD DERBY STREET, SUITE 311
HINGHAM, MA 02043

Drawing Title
OVERALL LAYOUT PLAN

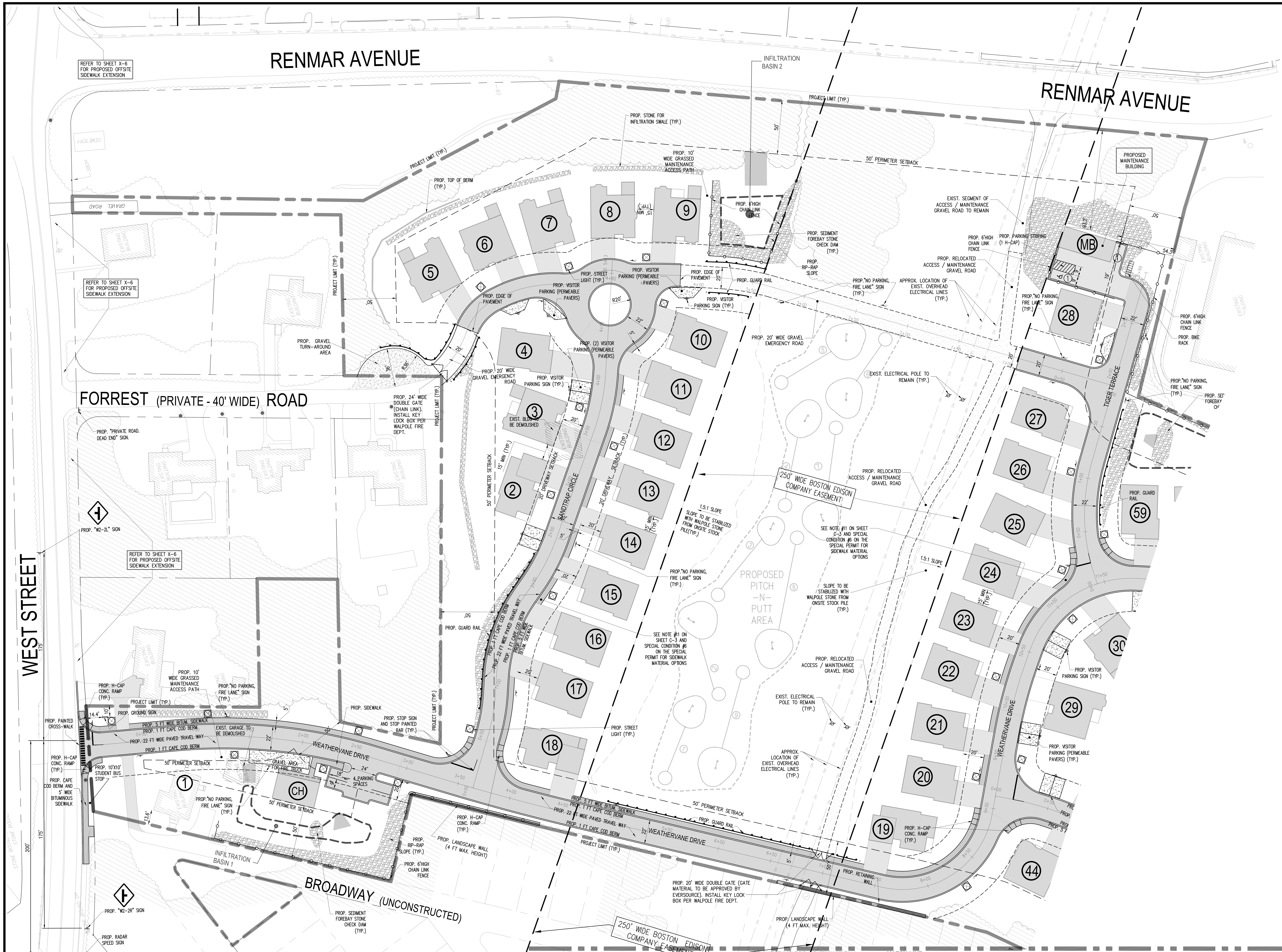
Project No.	100-007
Date	7.02.2019
Scale	1"=80'
Drawn By	SZA
Approved By	GC

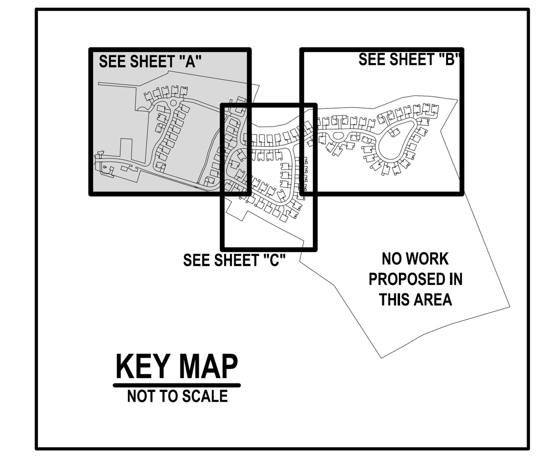
Drawing No.
C-3

APPROVAL BY WALPOLE PLANNING BOARD

DATE:

C:\DDS\Crocker Design Group, LLC\Gabriel Crocker - Projects\100-007 Walpole - Age Qualified Village\Plot Sheets\Site Plan Application_03 LAYOUT PLAN.DWG, C-3 LAYOUT OVERALL, Jan 06, 2023 20:24





Date	Description	No.
01.16.2023	AQV MODIFICATIONS	6.
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Revisions

COMMONWEALTH OF MASSACHUSETTS
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No.47917
REGISTERED PROFESSIONAL ENGINEER

1-18-2023

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HINGHAM, MA 02043
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WALPOLE, MA

Prepared for
BRISTOL BROS. DEVELOPMENT CORP.
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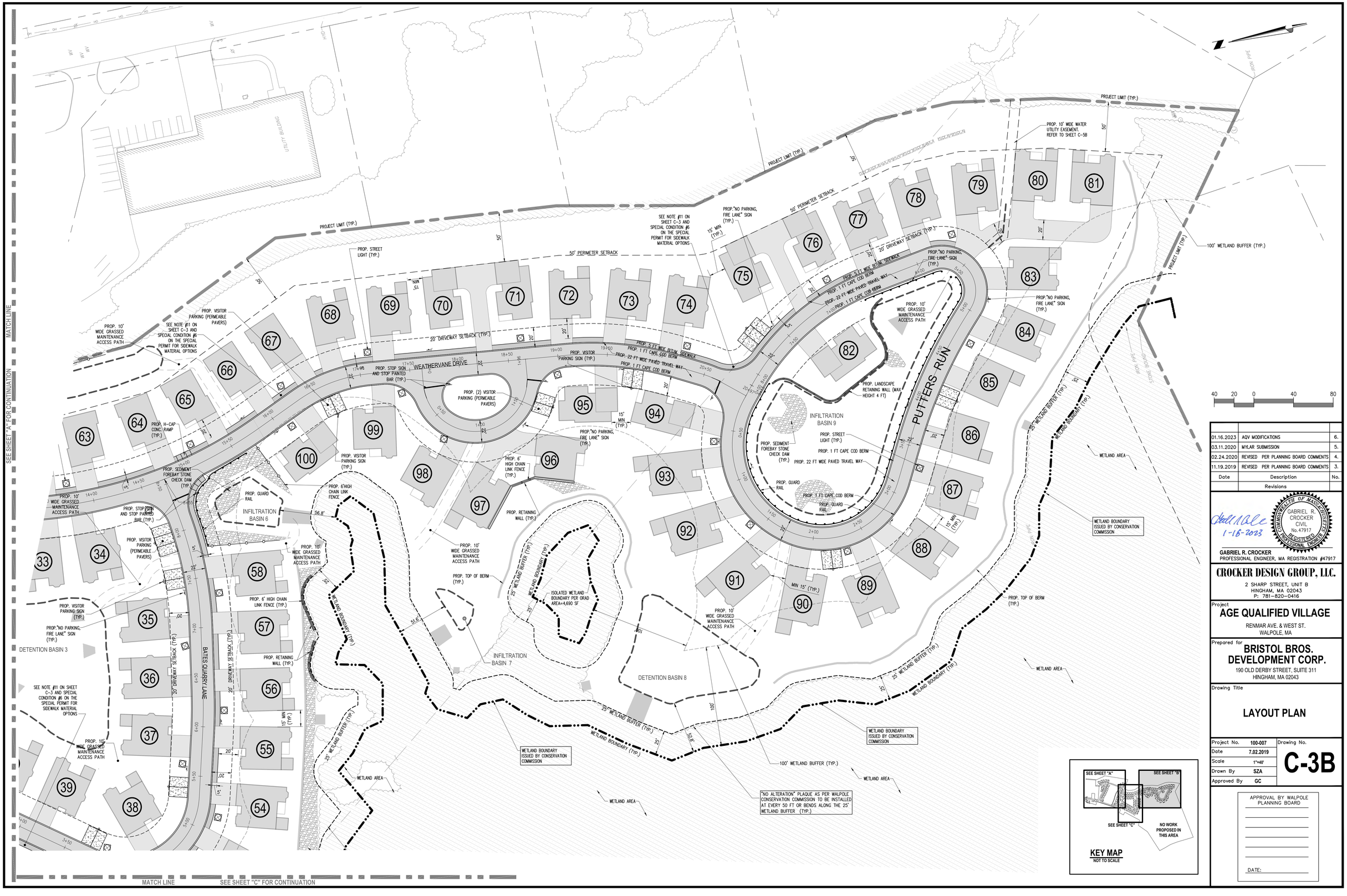
HINGHAM, MA 02043

Drawing Title
LAYOUT PLAN

Project No.	100-007	Drawing No.
Date	7.02.2019	**C-3A**
Scale	1"=40'	
Drawn By	SZA	
Approved By	GC	

APPROVAL BY WALPOLE PLANNING BOARD

DATE:



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Date	7.02.2019	C-3B
Scale	1"=40'	
Drawn By	SZA	
Approved By	GC	

APPROVAL BY WALPOLE PLANNING BOARD

DATE:

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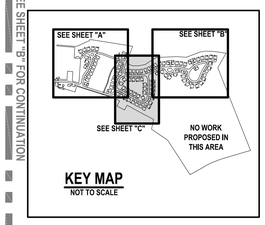

KEY MAP
NOT TO SCALE

40 20 0 40 80

Date	Description	No.
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Drawing Title
LAYOUT PLAN

Project No.	100-007	Drawing No.
Date	7.02.2019	C-3C
Scale	1"=40'	
Drawn By	SZA	
Approved By	GC	

APPROVAL BY WALPOLE PLANNING BOARD

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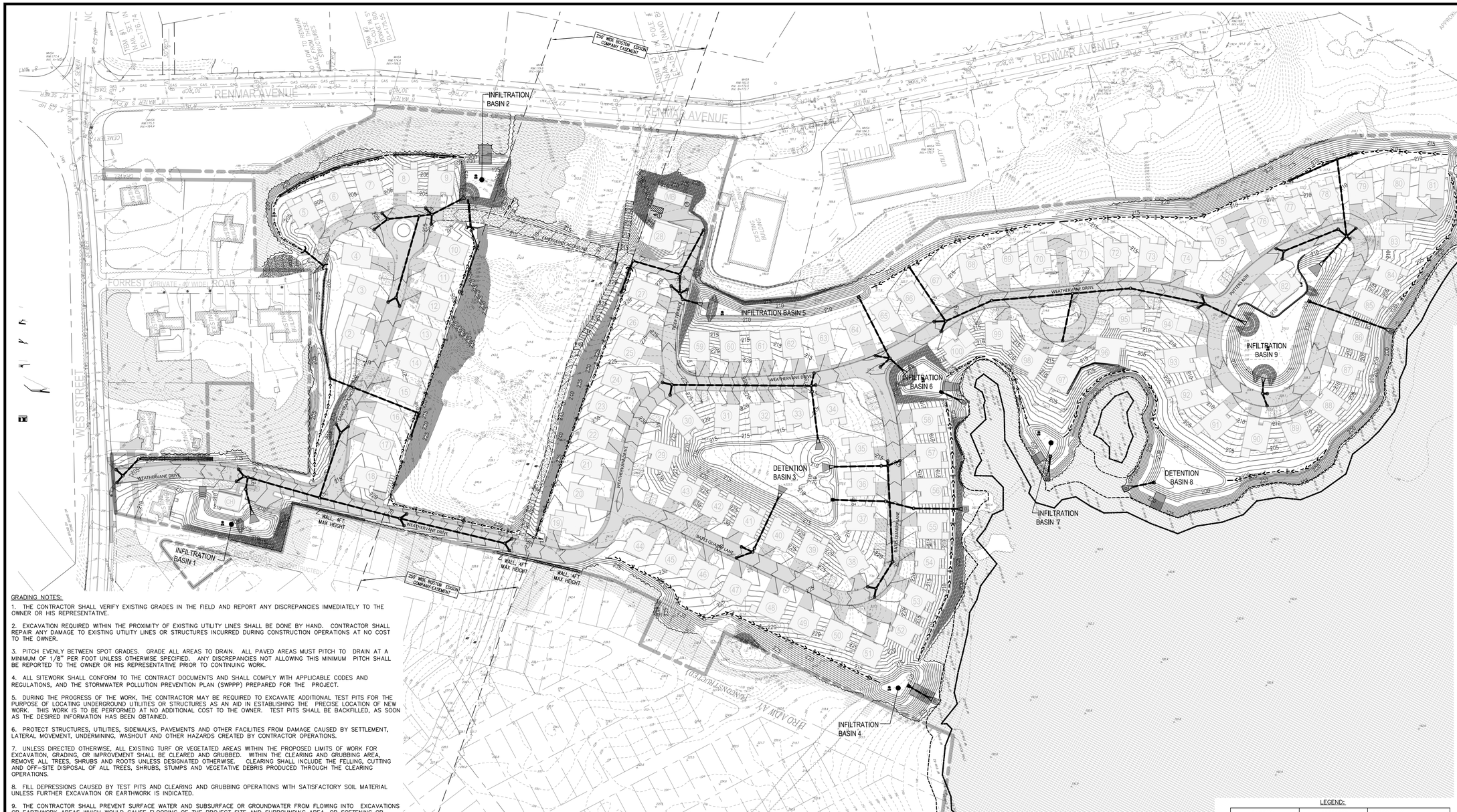

GRADING NOTES:

1. THE CONTRACTOR SHALL VERIFY EXISTING GRADES IN THE FIELD AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE OWNER OR HIS REPRESENTATIVE.

2. EXCAVATION REQUIRED WITHIN THE PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT NO COST TO THE OWNER.

3. PITCH EVENLY BETWEEN SPOT GRADES. GRADE ALL AREAS TO DRAIN. ALL PAVED AREAS MUST PITCH TO DRAIN AT A MINIMUM OF 1/8" PER FOOT UNLESS OTHERWISE SPECIFIED. ANY DISCREPANCIES NOT ALLOWING THIS MINIMUM PITCH SHALL BE REPORTED TO THE OWNER OR HIS REPRESENTATIVE PRIOR TO CONTINUING WORK.

4. ALL SITEWORK SHALL CONFORM TO THE CONTRACT DOCUMENTS AND SHALL COMPLY WITH APPLICABLE CODES AND REGULATIONS, AND THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED FOR THE PROJECT.

5. DURING THE PROGRESS OF THE WORK, THE CONTRACTOR MAY BE REQUIRED TO EXCAVATE ADDITIONAL TEST PITS FOR THE PURPOSE OF LOCATING UNDERGROUND UTILITIES OR STRUCTURES AS AN AID IN ESTABLISHING THE PRECISE LOCATION OF NEW WORK. THIS WORK IS TO BE PERFORMED AT NO ADDITIONAL COST TO THE OWNER. TEST PITS SHALL BE BACKFILLED, AS SOON AS THE DESIRED INFORMATION HAS BEEN OBTAINED.

6. PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS AND OTHER FACILITIES FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT AND OTHER HAZARDS CREATED BY CONTRACTOR OPERATIONS.

7. UNLESS DIRECTED OTHERWISE, ALL EXISTING TURF OR VEGETATED AREAS WITHIN THE PROPOSED LIMITS OF WORK FOR EXCAVATION, GRADING, OR IMPROVEMENT SHALL BE CLEARED AND GRUBBED. WITHIN THE CLEARING AND GRUBBING AREA, REMOVE ALL TREES, SHRUBS AND ROOTS UNLESS DESIGNATED OTHERWISE. CLEARING SHALL INCLUDE THE FELLING, CUTTING AND OFF-SITE DISPOSAL OF ALL TREES, SHRUBS, STUMPS AND VEGETATIVE DEBRIS PRODUCED THROUGH THE CLEARING OPERATIONS.

8. FILL DEPRESSIONS CAUSED BY TEST PITS AND CLEARING AND GRUBBING OPERATIONS WITH SATISFACTORY SOIL MATERIAL UNLESS FURTHER EXCAVATION OR EARTHWORK IS INDICATED.

9. THE CONTRACTOR SHALL PREVENT SURFACE WATER AND SUBSURFACE OR GROUNDWATER FROM FLOWING INTO EXCAVATIONS OR EARTHWORK AREAS WHICH WOULD CAUSE FLOODING OF THE PROJECT SITE AND SURROUNDING AREA, OR SOFTENING OR LOOSENING OF THE SOIL AT EXCAVATION OR EARTHWORK SUB-GRADES.

10. THE CONTRACTOR SHALL PROVIDE, INSTALL, OPERATE, MAINTAIN AND REMOVE ADEQUATE AND SATISFACTORY DEWATERING SYSTEMS AND DRAINAGE OF EXCAVATIONS TO PERMIT CONSTRUCTION TO PROCEED "IN THE DRY". THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR THE ADEQUACY OF THE METHODS, MATERIALS AND EQUIPMENT EMPLOYED. THE CONTRACTOR SHALL BEAR THE FULL COST OF PROVIDING ALL NECESSARY DEWATERING.

11. THE CONTRACTOR SHALL PROHIBIT SEEPAGE, GROUNDWATER FLOW OR SURFACE INFILTRATION AND RUNOFF FROM UNDERMINING OR OTHERWISE DAMAGING ADJACENT STRUCTURES AND UTILITIES.

12. ANY WATER PUMPED FROM EXCAVATIONS WILL BE CONVEYED BY HOSE TO AN UPLAND AREA AND DISCHARGED INTO HAYBALE CORRALS OR SEDIMENTATION BAGS.

13. PAVING, CONCRETE WORK AND BASE COURSE PREPARATION SHALL BE DONE ONLY AFTER EXCAVATION AND CONSTRUCTION WORK WHICH MIGHT INJURE THEM HAS BEEN COMPLETED. DAMAGE CAUSED DURING CONSTRUCTION SHALL BE REPAIRED BEFORE ACCEPTANCE.

14. PAVEMENT OR BASE MATERIALS SHALL NOT BE PLACED ON A MUDDY OR FROZEN SUBGRADE.

15. ESTABLISHMENT OF GRADES, GRADE CONTROL, AND CONFORMANCE TO REQUIRED GRADE TOLERANCES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

16. PROTECT GRADED, FINISHED OR PAVED AREAS FROM DAMAGE AND KEEP THEM FREE OF TRASH AND DEBRIS RESULTING FROM CONSTRUCTION OPERATIONS. REPAIR AND RE-ESTABLISH GRADES IN SETTLED, ERODED AND RUTTED AREAS.

17. PAVEMENT EXCAVATED DURING UTILITY CONSTRUCTION, WHETHER ON THE SITE OR ADJACENT PROPERTIES, SHALL BE RESTORED AND MATCHED WITH EXACTLY THE SAME MATERIALS AND TOLERANCES AS PRIOR TO DISRUPTION, AT NO ADDITIONAL COST TO THE OWNER, OR ADJACENT PROPERTY OWNERS.

18. STONE USED FOR MACHINE PLACED RIP-RAP SHALL BE REASONABLY WELL GRADED, HARD, DURABLE, ANGULAR IN SHAPE, RESISTANT TO WEATHERING AND FREE FROM ORGANIC MATERIAL. ROUNDED STONES OR BOULDERS ARE NOT ACCEPTABLE. THE MINIMUM WEIGHT OF THE STONE SHALL BE 155 POUNDS PER CUBIC FOOT. STONE SHALL BE PLACED IN CONFORMANCE WITH THE LINES, GRADES AND THICKNESSES SHOWN ON THE DRAWINGS.

19. AT ALL LOCATIONS WHERE EXISTING CURBING OR PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING CURB OR PAVEMENT SHALL BE SAW CUT TO A CLEAN, SMOOTH EDGE. BLEND NEW PAVEMENT, CURBS AND EARTHWORK SMOOTHLY INTO EXISTING BY MATCHING LINES, GRADES AND JOINTS.

20. ALL RIP RAP STONE SHALL BE HAND CHINKED AND SHALL CONFORM TO MASSACHUSETTS HIGHWAY DEPARTMENT STANDARDS.

DRAINAGE NOTES:

1. MANHOLES SHALL BE 48-INCH DIAMETER (UNLESS OTHERWISE SPECIFIED). CAST-IN-PLACE BASES SHALL BE USED WHERE MANHOLES ARE CONSTRUCTED OVER EXISTING PIPES.

2. THE CONTRACTOR SHALL FILL ALL PRE-CAST TANKS WITH WATER FOR LEAKAGE OBSERVATIONS BY THE ENGINEER OVER A PERIOD OF 24-HOURS. ANY LEAKS SHALL BE REPAIRED BY THE CONTRACTOR.

3. FOR SPECIFIC INFORMATION OF FRAMES AND COVER FOR DRAINAGE STRUCTURES SEE DETAIL SHEET

4. DRAINAGE STRUCTURE COVERS SHALL HAVE THE WORD "DRAIN" CENTERED ON THE COVER IN 3-INCH HIGH LETTERS.

5. FRAMES, GRATES AND COVERS SHALL BE SET FIRM AND TRUE TO GRADE, ADJUST FOR GRADE WITH BRICK MASONRY.

6. ALL ON-SITE DRAIN LINES SHALL BE SMOOTH INT. WALLED CPE PIPE UNLESS OTHERWISE NOTED.

7. FLARED END SECTIONS SHALL BE PIPE MANUFACTURER STANDARD CONSTRUCTED FROM THE SAME MATERIAL AS THE PIPE.

8. INSTALL PIPE AND FLARED ENDS IN STRICT ACCORDANCE WITH PIPE MANUFACTURER INSTRUCTIONS.

9. PROTECT PROPOSED INFILTRATION BASINS FROM SEDIMENTATION THROUGHOUT CONSTRUCTION OPERATIONS. INFILTRATION BASINS ARE NOT TO BE USED UNTIL DRAINAGE SYSTEM IS INSTALLED AN FUNCTIONAL.

LEGEND:

EXISTING	PROPOSED	DESCRIPTION
124	124	MINOR CONTOUR
130	130	MAJOR CONTOUR
x125.4	+ 130.50	SPOT ELEVATION
	TC131.50 BC131.00	TOP/BOTTOM OF CURB ELEVATION
		PROPERTY LINE (ROW)
		POST AND RAIL FENCE
X X X	X X X	CHAIN LINK FENCE
		GUARDRAIL/GUIDERAIL
		TREE LINE
		RIPRAP
S SMH	S SMH	SEWER LINE/MANHOLE
D DMH	D DMH	DRAIN LINE/MANHOLE
GB	CB	CATCH BASIN
DCB	DCB	DOUBLE CATCH BASIN
GAS	GAS	GAS LINE/GATE
W	W	WATER LINE/GATE
		HYDRANT
ECT	ECT	UNDERGROUND ELECTRIC,
		AREA LIGHT
	T	ELECTRICAL TRANSFORMER

No.	Description	Date
6.	AQV MODIFICATIONS	01.16.2023
5.	MYLAR SUBMISSION	03.11.2020
4.	REVISED PER PLANNING BOARD COMMENTS	02.24.2020
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Revisions

1-18-2023

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WALPOLE, MA

Prepared for
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190 OLD DERBY STREET, SUITE 311
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Drawing Title
OVERALL GRADING PLAN PLAN

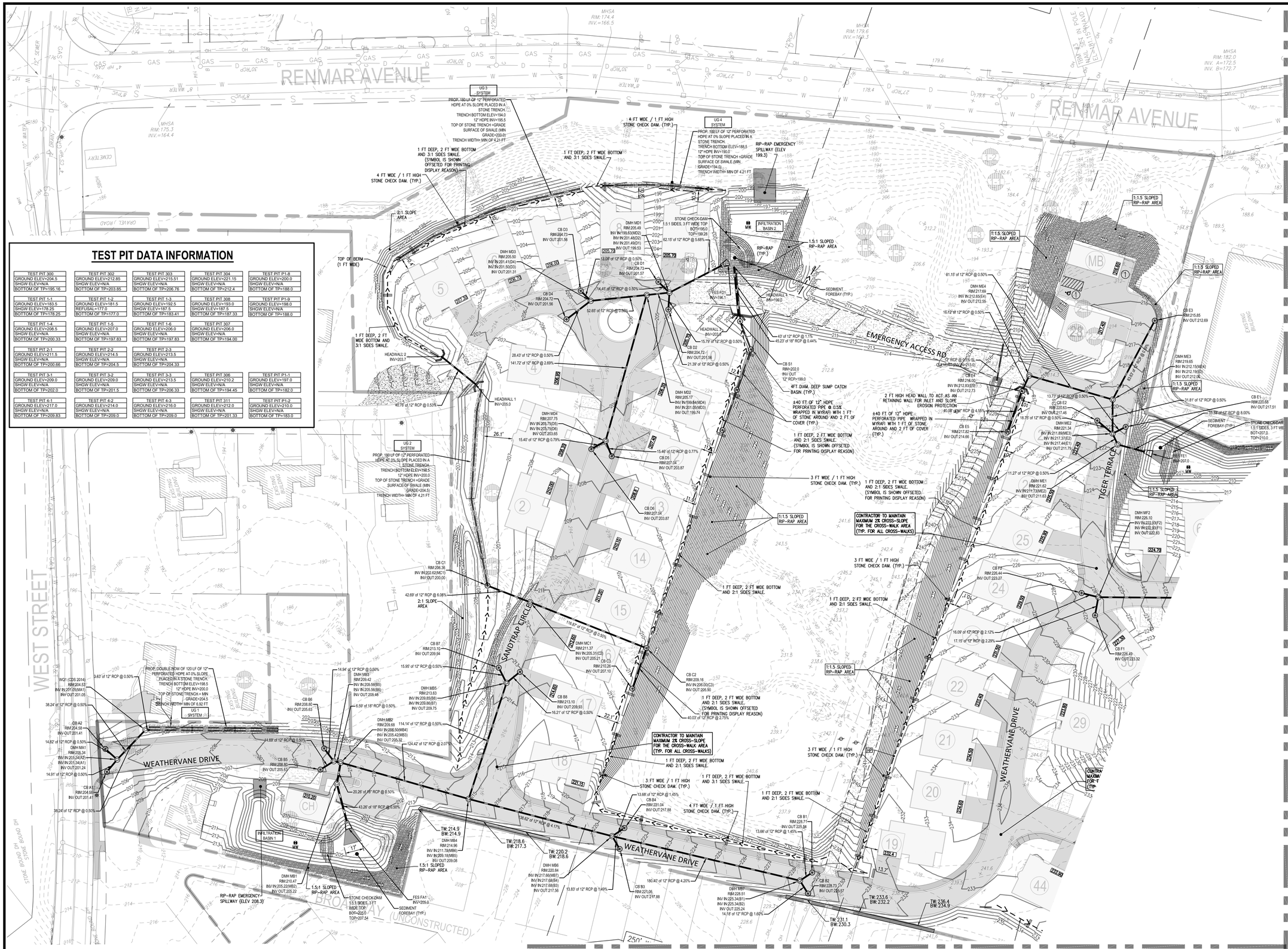
Project No.	100-007
Date	7.02.2019
Scale	1"=80'
Drawn By	SZA
Approved By	GC

Drawing No.
C-4

APPROVAL BY WALPOLE PLANNING BOARD

DATE:

C:\CDG\Crocker Design Group, LLC\Gabriel Crocker - Projects\100-007 Walpole - Age Qualified Village\dwg\Prof Sheets\Site Plan Application\ 04. GRAD PLAN\WG - C-4 GRAD OVERALL, Jan 06, 2023 20:25



TEST PIT DATA INFORMATION

TEST PIT 300 GROUND ELEV=204.5 SHGW ELEV=N/A BOTTOM OF TP=195.16	TEST PIT 302 GROUND ELEV=212.85 SHGW ELEV=N/A BOTTOM OF TP=203.85	TEST PIT 303 GROUND ELEV=215.51 SHGW ELEV=N/A BOTTOM OF TP=206.76	TEST PIT 304 GROUND ELEV=221.15 SHGW ELEV=N/A BOTTOM OF TP=212.4	TEST PIT P1-8 GROUND ELEV=200.0 SHGW ELEV=N/A BOTTOM OF TP=188.0
TEST PIT 1-1 GROUND ELEV=183.5 SHGW ELEV=178.25 BOTTOM OF TP=178.25	TEST PIT 1-2 GROUND ELEV=181.5 REFUSAL=177.0 BOTTOM OF TP=177.0	TEST PIT 1-3 GROUND ELEV=192.5 SHGW ELEV=187.5 BOTTOM OF TP=183.41	TEST PIT 308 GROUND ELEV=193.0 SHGW ELEV=187.5 BOTTOM OF TP=187.33	TEST PIT P1-9 GROUND ELEV=198.0 SHGW ELEV=N/A BOTTOM OF TP=188.0
TEST PIT 1-4 GROUND ELEV=208.5 SHGW ELEV=N/A BOTTOM OF TP=200.33	TEST PIT 1-5 GROUND ELEV=207.0 SHGW ELEV=N/A BOTTOM OF TP=197.83	TEST PIT 1-6 GROUND ELEV=206.0 SHGW ELEV=N/A BOTTOM OF TP=197.83	TEST PIT 307 GROUND ELEV=206.0 SHGW ELEV=N/A BOTTOM OF TP=194.00	
TEST PIT 2-1 GROUND ELEV=211.5 SHGW ELEV=N/A BOTTOM OF TP=200.66	TEST PIT 2-2 GROUND ELEV=214.5 SHGW ELEV=N/A BOTTOM OF TP=204.5	TEST PIT 2-3 GROUND ELEV=213.5 SHGW ELEV=N/A BOTTOM OF TP=204.33		
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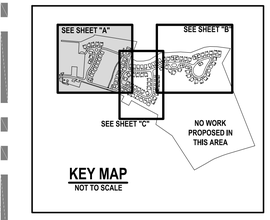
TEST PIT 4-1 GROUND ELEV=217.0 SHGW ELEV=N/A BOTTOM OF TP=209.83	TEST PIT 4-2 GROUND ELEV=214.0 SHGW ELEV=N/A BOTTOM OF TP=209.0	TEST PIT 4-3 GROUND ELEV=216.0 SHGW ELEV=N/A BOTTOM OF TP=209.0	TEST PIT 311 GROUND ELEV=212.0 SHGW ELEV=N/A BOTTOM OF TP=201.33	TEST PIT P1-2 GROUND ELEV=210.0 SHGW ELEV=N/A BOTTOM OF TP=183.0



KEY MAP
NOT TO SCALE

40 20 0 40 80

No.	Revisions	Date
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5.	MYLAR SUBMISSION	03.11.2020
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GRADING AND DRAINAGE PLAN

Project No.	100-007
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Drawn By	SZA
Approved By	GC

Drawing No.
C-4A

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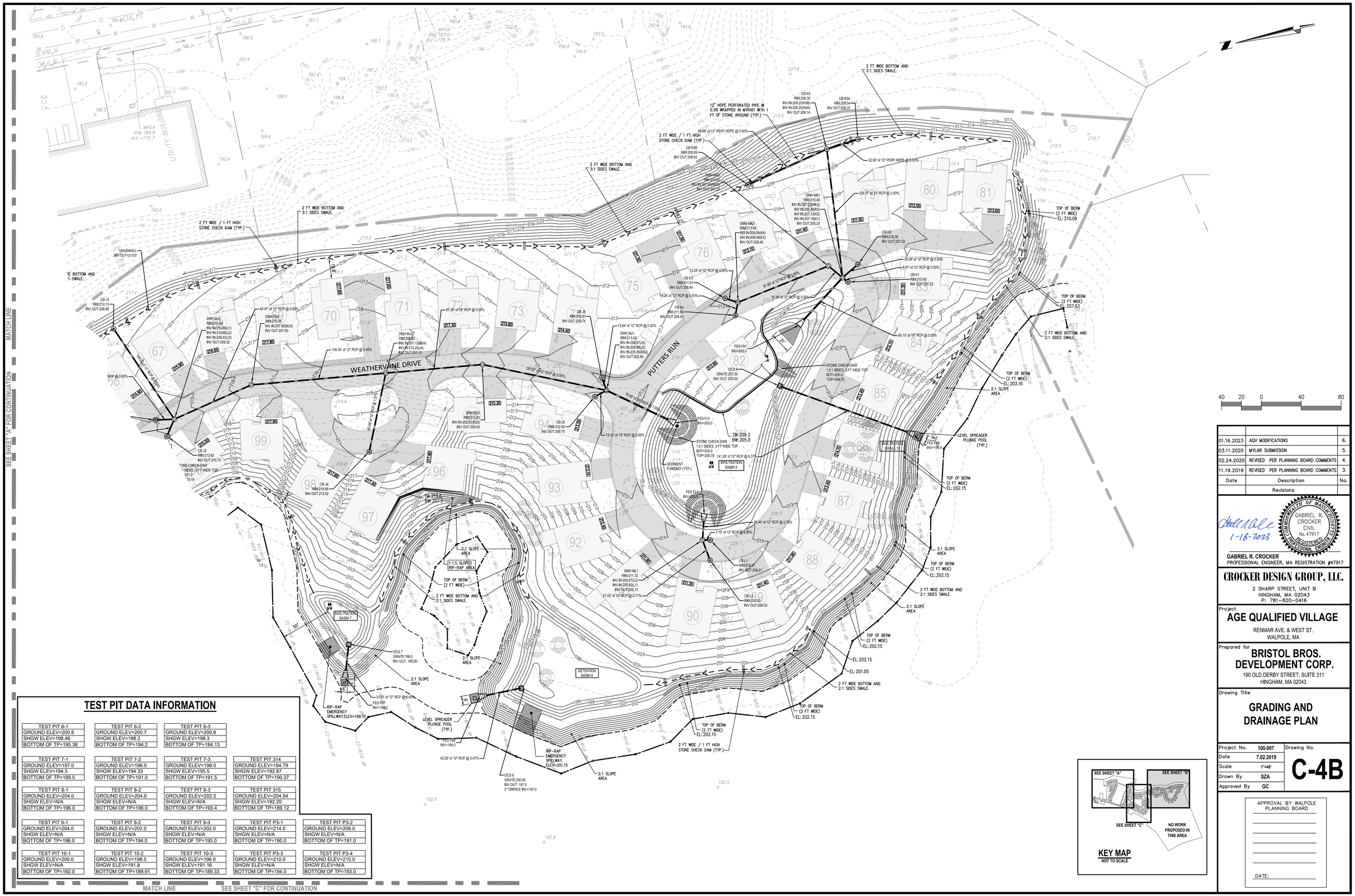

TEST PIT DATA INFORMATION

TEST PIT 6-1	TEST PIT 6-2	TEST PIT 6-3		
GROUND ELEV=200.8	GROUND ELEV=200.7	GROUND ELEV=200.8		
SHGW ELEV=198.46	SHGW ELEV=198.2	SHGW ELEV=198.3		
BOTTOM OF TP=195.38	BOTTOM OF TP=194.2	BOTTOM OF TP=194.13		
TEST PIT 7-1	TEST PIT 7-2	TEST PIT 7-3	TEST PIT 314	
GROUND ELEV=197.0	GROUND ELEV=196.0	GROUND ELEV=198.0	GROUND ELEV=194.79	
SHGW ELEV=194.5	SHGW ELEV=194.33	SHGW ELEV=195.5	SHGW ELEV=192.87	
BOTTOM OF TP=189.5	BOTTOM OF TP=191.0	BOTTOM OF TP=191.5	BOTTOM OF TP=190.37	
TEST PIT 8-1	TEST PIT 8-2	TEST PIT 8-3	TEST PIT 315	
GROUND ELEV=204.0	GROUND ELEV=204.0	GROUND ELEV=202.5	GROUND ELEV=204.54	
SHGW ELEV=N/A	SHGW ELEV=N/A	SHGW ELEV=N/A	SHGW ELEV=192.20	
BOTTOM OF TP=196.0	BOTTOM OF TP=196.0	BOTTOM OF TP=193.4	BOTTOM OF TP=189.12	
TEST PIT 9-1	TEST PIT 9-2	TEST PIT 9-3	TEST PIT P3-1	TEST PIT P3-2
GROUND ELEV=204.0	GROUND ELEV=202.0	GROUND ELEV=202.0	GROUND ELEV=214.0	GROUND ELEV=206.0
SHGW ELEV=N/A	SHGW ELEV=N/A	SHGW ELEV=N/A	SHGW ELEV=N/A	SHGW ELEV=N/A
BOTTOM OF TP=196.0	BOTTOM OF TP=194.0	BOTTOM OF TP=195.0	BOTTOM OF TP=190.0	BOTTOM OF TP=191.0
TEST PIT 10-1	TEST PIT 10-2	TEST PIT 10-3	TEST PIT P3-3	TEST PIT P3-4
GROUND ELEV=200.0	GROUND ELEV=198.5	GROUND ELEV=196.0	GROUND ELEV=210.0	GROUND ELEV=210.0
SHGW ELEV=N/A	SHGW ELEV=191.8	SHGW ELEV=191.16	SHGW ELEV=N/A	SHGW ELEV=N/A
BOTTOM OF TP=192.0	BOTTOM OF TP=189.91	BOTTOM OF TP=189.33	BOTTOM OF TP=194.0	BOTTOM OF TP=193.0

KEY MAP
NOT TO SCALE

Date	Description	No.
01.16.2023	AQV MODIFICATIONS	6.
03.11.2020	MYLAR SUBMISSION	5.
02.24.2020	REVISED PER PLANNING BOARD COMMENTS	4.
11.19.2019	REVISED PER PLANNING BOARD COMMENTS	3.

Revisions

1-16-2023

COMMONWEALTH OF MASSACHUSETTS
GABRIEL R. CROCKER
CIVIL
No. 47917
REGISTERED PROFESSIONAL ENGINEER

GABRIEL R. CROCKER
PROFESSIONAL ENGINEER, MA REGISTRATION #47917

CROCKER DESIGN GROUP, LLC.
2 SHARP STREET, UNIT B
HINGHAM, MA 02043
P: 781-820-0416

Project
AGE QUALIFIED VILLAGE
RENMAR AVE. & WEST ST.
WALPOLE, MA

Prepared for
BRISTOL BROS. DEVELOPMENT CORP.
190 OLD DERBY STREET, SUITE 311
HINGHAM, MA 02043

Drawing Title
GRADING AND DRAINAGE PLAN

Project No.	100-007
Date	7.02.2019
Scale	1"=40'
Drawn By	SZA
Approved By	GC

Drawing No.
C-4B

APPROVAL BY WALPOLE PLANNING BOARD

DATE:

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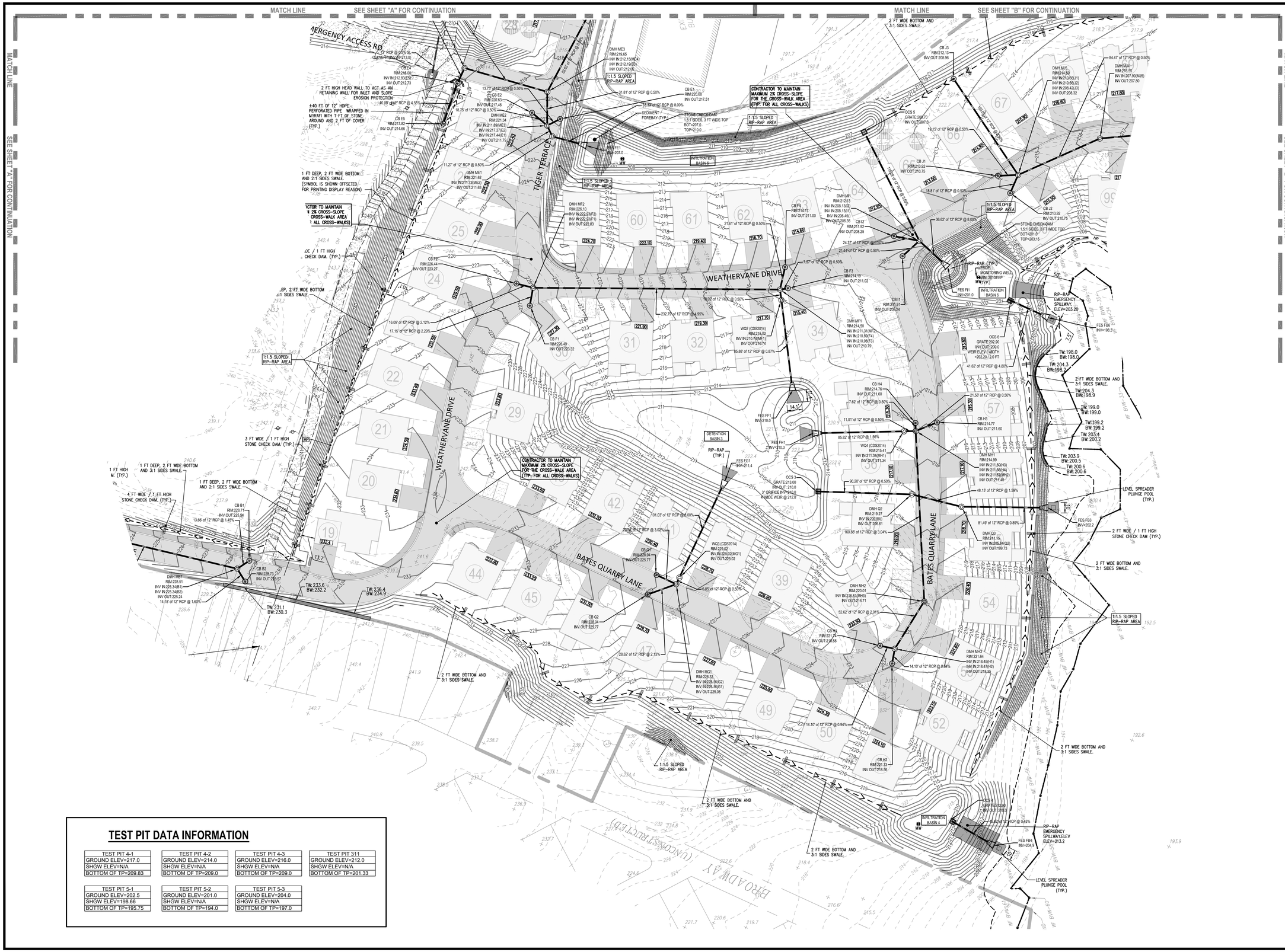

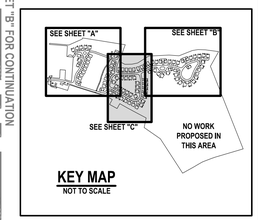

40 20 0 40 80

TEST PIT DATA INFORMATION

TEST PIT 4-1	TEST PIT 4-2	TEST PIT 4-3	TEST PIT 311
GROUND ELEV=217.0	GROUND ELEV=214.0	GROUND ELEV=216.0	GROUND ELEV=212.0
SHGW ELEV=N/A	SHGW ELEV=N/A	SHGW ELEV=N/A	SHGW ELEV=N/A
BOTTOM OF TP=209.83	BOTTOM OF TP=209.0	BOTTOM OF TP=209.0	BOTTOM OF TP=201.33

TEST PIT 5-1	TEST PIT 5-2	TEST PIT 5-3
GROUND ELEV=202.5	GROUND ELEV=201.0	GROUND ELEV=204.0
SHGW ELEV=198.66	SHGW ELEV=N/A	SHGW ELEV=N/A
BOTTOM OF TP=195.75	BOTTOM OF TP=194.0	BOTTOM OF TP=197.0

Date	Description	No.
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1-16-2023

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No. 47917
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CROCKER DESIGN GROUP, LLC.
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Prepared for
BRISTOL BROS. DEVELOPMENT CORP.
190 OLD DERBY STREET, SUITE 311
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Drawing Title
GRADING AND DRAINAGE PLAN

Project No.	100-007
Date	7.02.2019
Scale	1"=40'
Drawn By	SZA
Approved By	GC

Drawing No.
C-4C

APPROVAL BY WALPOLE PLANNING BOARD

DATE:

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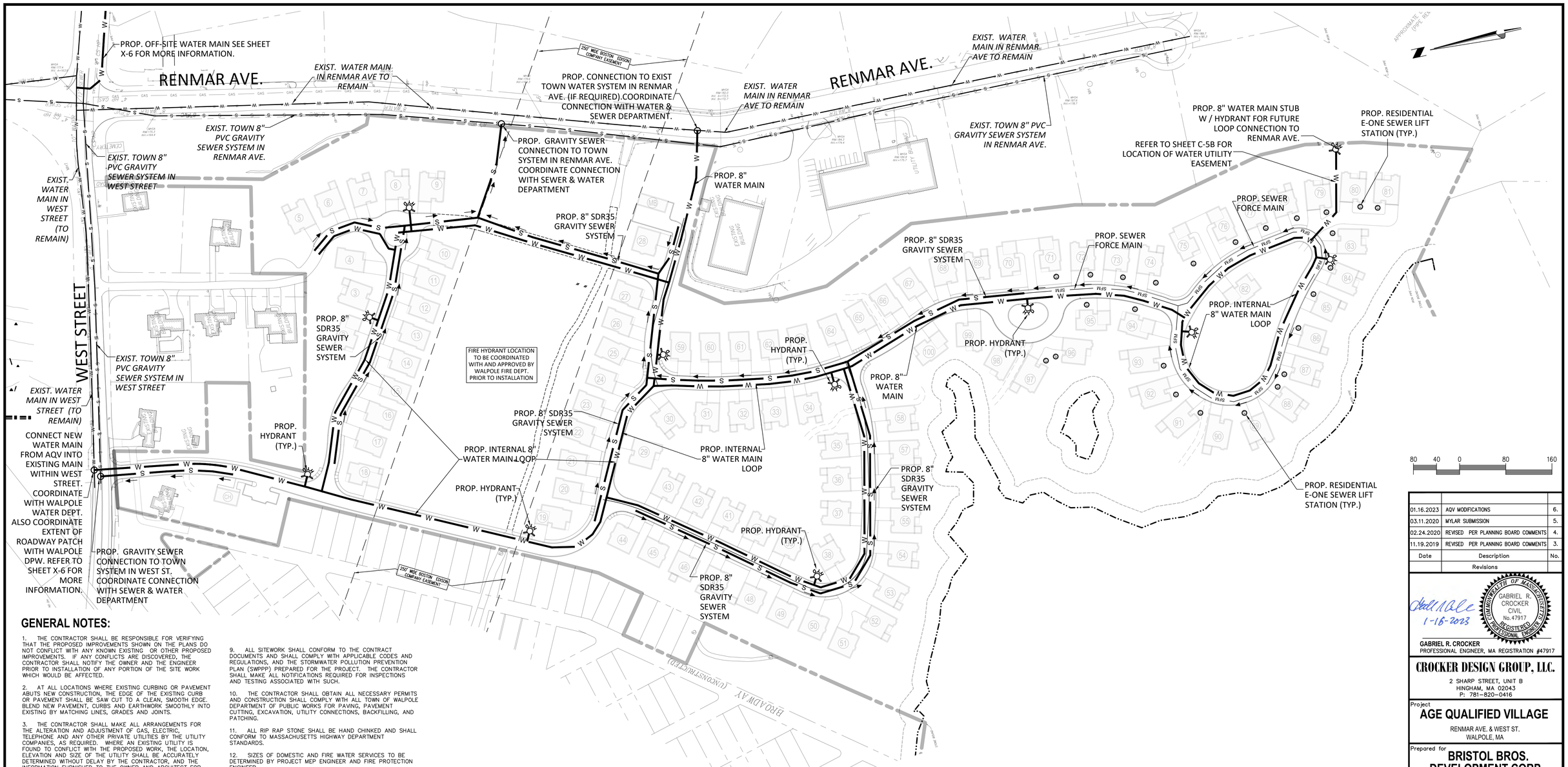


GENERAL NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE ENGINEER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK WHICH WOULD BE AFFECTED.

2. AT ALL LOCATIONS WHERE EXISTING CURBING OR PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING CURB OR PAVEMENT SHALL BE SAW CUT TO A CLEAN, SMOOTH EDGE. BLEND NEW PAVEMENT, CURBS AND EARTHWORK SMOOTHLY INTO EXISTING BY MATCHING LINES, GRADES AND JOINTS.

3. THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE AND ANY OTHER PRIVATE UTILITIES BY THE UTILITY COMPANIES, AS REQUIRED. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED TO THE OWNER AND ARCHITECT FOR RESOLUTION.

4. ALL UTILITY COVERS, GRATES, ETC. SHALL BE ADJUSTED TO BE FLUSH WITH THE PAVEMENT FINISH GRADE UNLESS OTHERWISE NOTED. RIM ELEVATIONS OF DRAINAGE STRUCTURES AND MANHOLES ARE APPROXIMATE.

5. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS, STRUCTURES AND PLANTING BEDS. PITCH EVENLY BETWEEN SPOT GRADES.

6. THE CONTRACTOR SHALL PRESERVE FROM DAMAGE ALL VEGETATION DESIGNATED TO REMAIN AS SHOWN ON THE DRAWINGS, FLAGGED IN THE FIELD OR AS DIRECTED BY THE LANDSCAPE ARCHITECT. THE LIMIT OF CLEARING SHALL BE IN ACCORDANCE WITH LIMIT OF WORK AS SHOWN ON THE DRAWINGS, UNLESS OTHERWISE SPECIFIED. NO TREES SHALL BE CUT, REMOVED, DESTROYED OR TRIMMED OUTSIDE THE LIMIT OF WORK WITHOUT APPROVAL OF THE OWNER AND THE TOWN OF WALPOLE PLANNING BOARD.

7. THE CONTRACTOR SHALL ALTER THE MASONRY OF THE TOP SECTION OF ALL EXISTING DRAINAGE STRUCTURES AS NECESSARY FOR CHANGES IN GRADE, AND RESET ALL WATER AND DRAINAGE FRAMES, GRATES AND BOXES TO THE PROPOSED FINISH SURFACE GRADE.

8. UNDERGROUND UTILITIES WERE COMPILED FROM AVAILABLE RECORD PLANS OF UTILITY COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE AND ASSUMED. BEFORE COMMENCING SITE WORK IN ANY AREA, CONTACT "DIG SAFE" AT 1-888-344-7233 TO ACCURATELY LOCATE UNDERGROUND UTILITIES. ANY DAMAGE TO EXISTING UTILITIES OR STRUCTURES SHALL BE THE CONTRACTOR'S RESPONSIBILITY. NO EXCAVATION SHALL BE DONE UNTIL UTILITY COMPANIES ARE PROPERLY NOTIFIED IN ADVANCE.

9. ALL SITEWORK SHALL CONFORM TO THE CONTRACT DOCUMENTS AND SHALL COMPLY WITH APPLICABLE CODES AND REGULATIONS, AND THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED FOR THE PROJECT. THE CONTRACTOR SHALL MAKE ALL NOTIFICATIONS REQUIRED FOR INSPECTIONS AND TESTING ASSOCIATED WITH SUCH.

10. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND CONSTRUCTION SHALL COMPLY WITH ALL TOWN OF WALPOLE DEPARTMENT OF PUBLIC WORKS FOR PAVING, PAVEMENT CUTTING, EXCAVATION, UTILITY CONNECTIONS, BACKFILLING, AND PATCHING.

11. ALL RIP RAP STONE SHALL BE HAND CHINKED AND SHALL CONFORM TO MASSACHUSETTS HIGHWAY DEPARTMENT STANDARDS.

12. SIZES OF DOMESTIC AND FIRE WATER SERVICES TO BE DETERMINED BY PROJECT MEP ENGINEER AND FIRE PROTECTION ENGINEER.

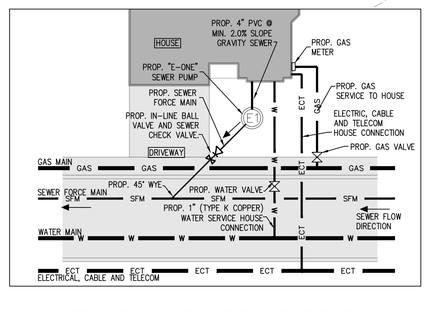
13. CONTRACTOR IS CAUTIONED THAT NOT EVERY FITTING ON THE WATER AND FIRE SERVICE ARE LABELED. TYPICAL FITTINGS ARE LABELED FROM TIME TO TIME, HOWEVER THE INTENT OF THESE DRAWINGS IS THAT THE CONTRACTOR PROVIDE A COMPLETE WORKING SYSTEM, INCLUSIVE OF ALL COMPONENTS NECESSARY TO CONSTRUCT , OPERATE AND MAINTAIN BOTH THE FIRE AND WATER SYSTEMS.

14. LOCATION OF ELECTRICAL AND TELECOM SYSTEMS ARE APPROXIMATE. REFER TO FINAL ELECTRICAL SITE PLANS FOR DETAIL INFORMATION AND LOCATION OF ALL ELECTRIC, TELECOM, CABLE AND EQUIPMENTS.

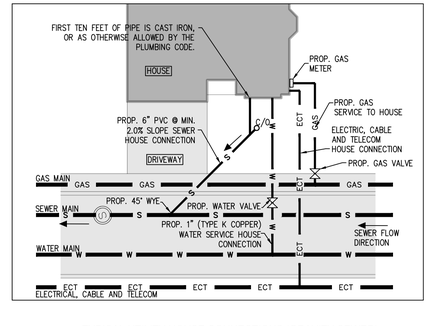
15. THE SEWER SYSTEM AND ITS COMPONENTS CONFORM TO THE TOWN OF WALPOLE STANDARDS, BOTH FOR MATERIALS AND FOR TESTING.

LEGEND

- S — S: SEWER PIPE (GRAVITY)
- SFM — SFM — SFM: SEWER FORCE MAIN
- W — W: WATER MAIN
- SEWER FLOW DIRECTION
- FIRE HYDRANT
- SEWER PUMP CHAMBER / LIFT STATION



TYPICAL UTILITY HOUSE CONNECTIONS (SEWER FORCE MAIN)
NOT TO SCALE



TYPICAL UTILITY HOUSE CONNECTIONS (GRAVITY SEWER)
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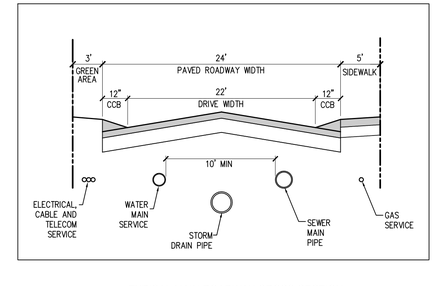

TYPICAL MAIN ROADWAY CROSS-SECTION AND UTILITY LOCATIONS
NOT TO SCALE

No.	Description	Date
6.	AQV MODIFICATIONS	01.16.2023
5.	MYLAR SUBMISSION	03.11.2020
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3.	REVISED PER PLANNING BOARD COMMENTS	11.19.2019

Revisions

1-16-2023

COMMONWEALTH OF MASSACHUSETTS — GABRIEL R. CROCKER — CIVIL — No. 47917 — REGISTERED PROFESSIONAL ENGINEER

GABRIEL R. CROCKER
PROFESSIONAL ENGINEER, MA REGISTRATION #47917

CROCKER DESIGN GROUP, LLC.
2 SHARP STREET, UNIT B
HINGHAM, MA 02043
P: 781-820-0416

Project
AGE QUALIFIED VILLAGE
RENMAR AVE. & WEST ST.
WALPOLE, MA

Prepared for
BRISTOL BROS. DEVELOPMENT CORP.
190 OLD DERBY STREET, SUITE 311
HINGHAM, MA 02043

Drawing Title
OVERALL UTILITY PLAN

Project No.	100-007
Date	7.02.2019
Scale	1"=80'
Drawn By	SZA
Approved By	GC

Drawing No. **C-5**

APPROVAL BY WALPOLE PLANNING BOARD

DATE:

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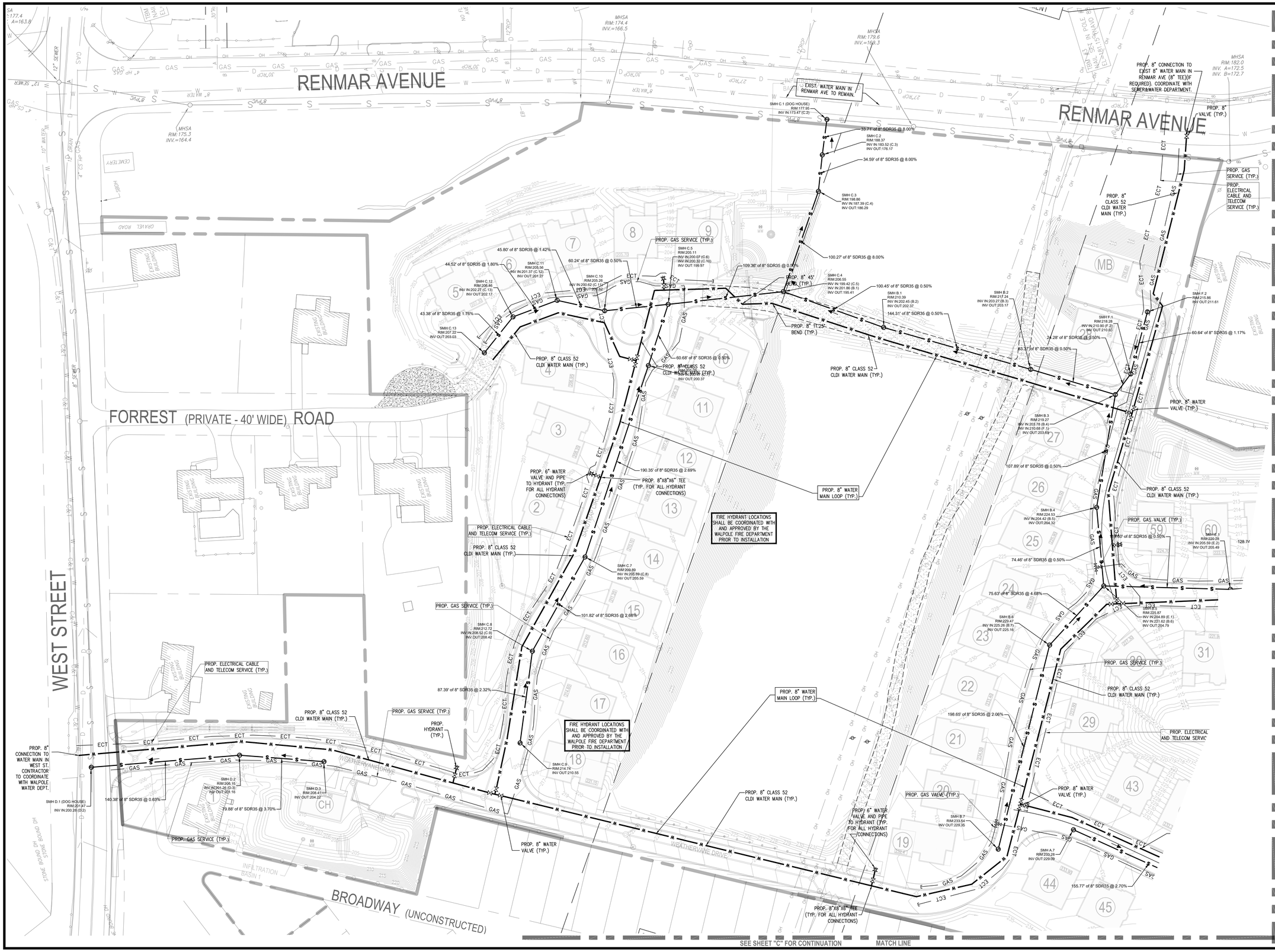

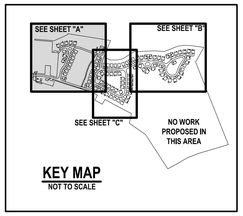

KEY MAP
NOT TO SCALE

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1-16-2023

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BRISTOL BROS. DEVELOPMENT CORP.
190 OLD DERBY STREET, SUITE 311
HINGHAM, MA 02043

Drawing Title
UTILITY PLAN

Project No.	100-007
Date	7.02.2019
Scale	1"=40'
Drawn By	SZA
Approved By	GC

Drawing No.
C-5A

APPROVAL BY WALPOLE PLANNING BOARD

DATE:

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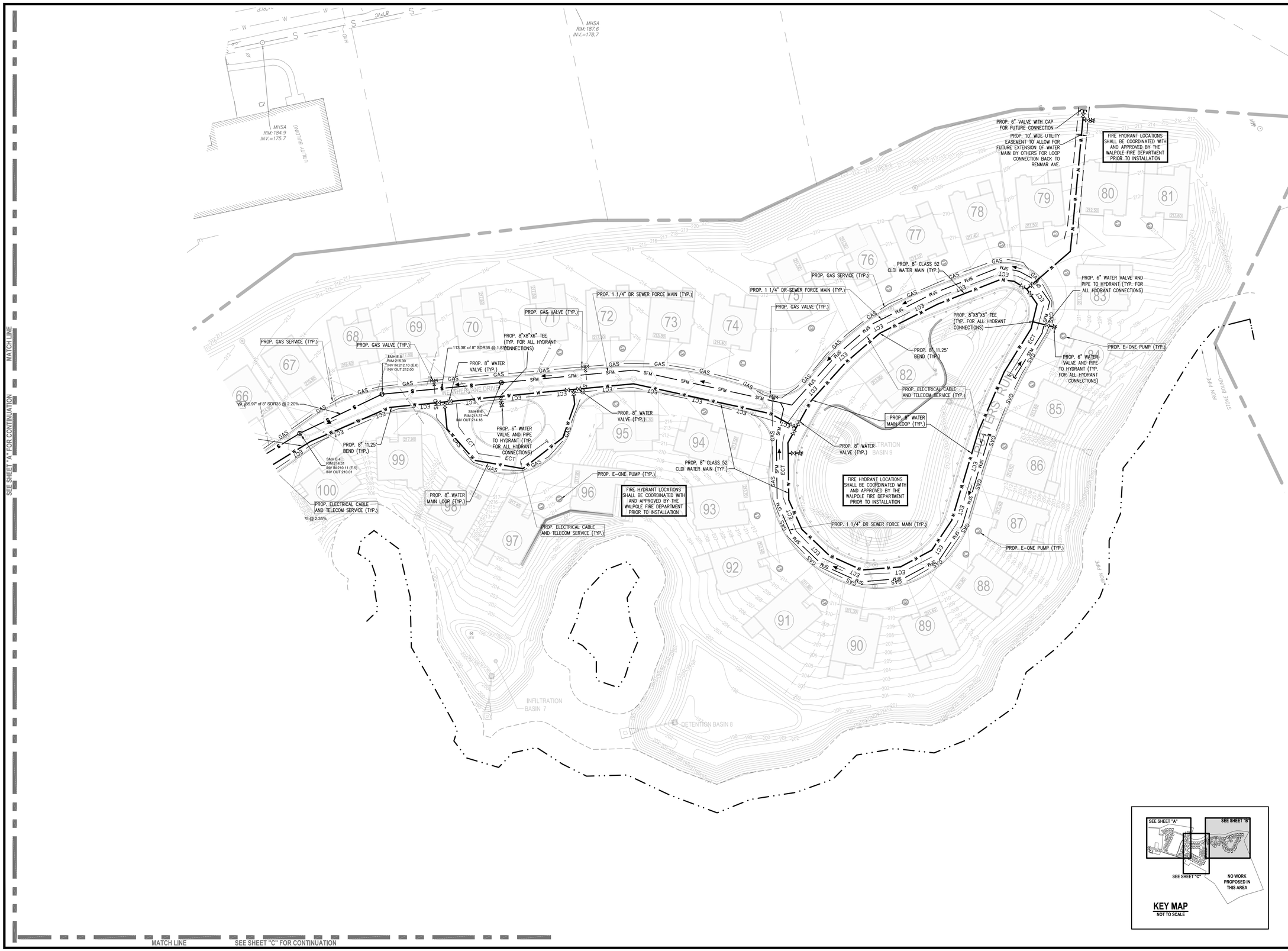

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Project No.	100-007
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Approved By	GC

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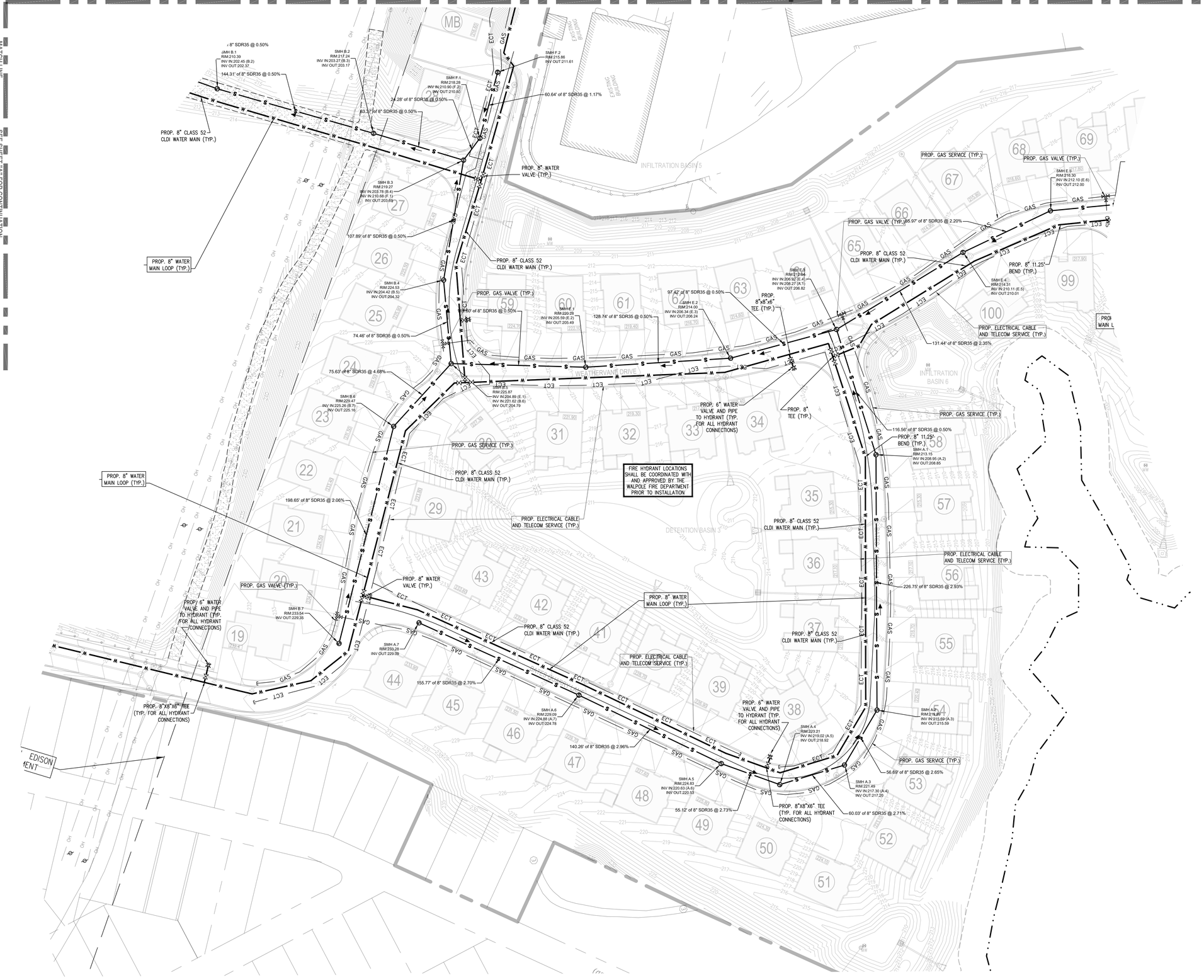
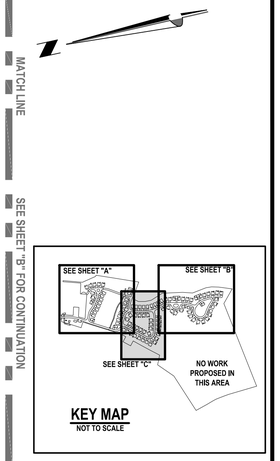
MATCH LINE — SEE SHEET "A" FOR CONTINUATION

MATCH LINE — SEE SHEET "B" FOR CONTINUATION

MATCH LINE — SEE SHEET "A" FOR CONTINUATION

MATCH LINE — SEE SHEET "B" FOR CONTINUATION





KEY MAP
NOT TO SCALE

40 20 0 40 80

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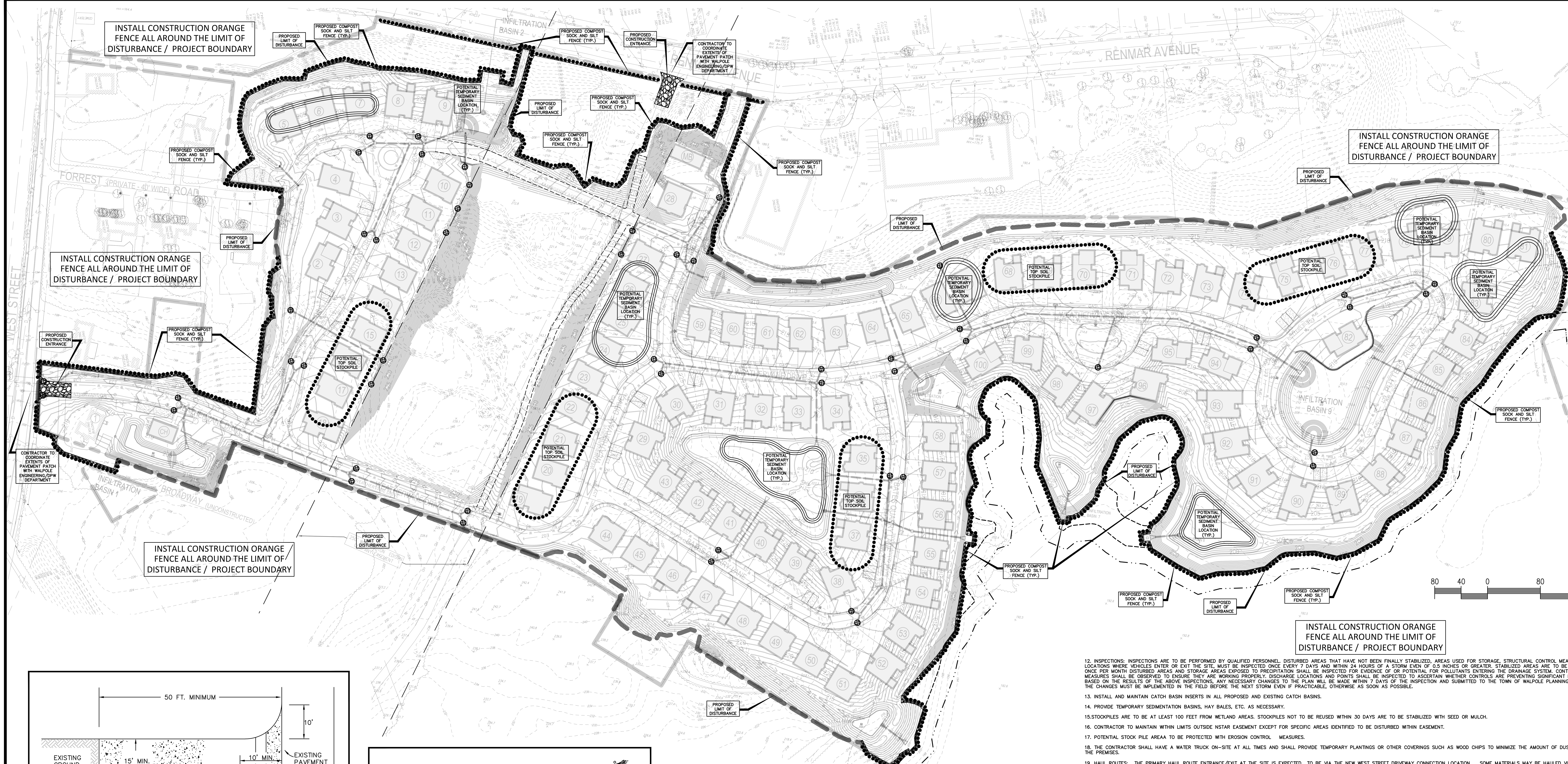


GENERAL NOTES:

1. CONTRACTOR TO ABIDE BY PROVISIONS OF EPA NOI NPDES STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND BY STORMWATER MANAGEMENT OPERATION AND MAINTENANCE PLAN AS PREPARED BY COLER & COLANTONIO, INC.

2. ALL TEMPORARY STOCKPILE AREAS SHALL HAVE EROSION CONTROLS (HAYBALES AND SILT FENCE) AROUND THE PERIMETER.

3. UNDERGROUND UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THIS PLAN. DIG SAFE MUST BE NOTIFIED (1-800-344-7233) AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION.

4. ALL SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE IN PLACE AND OBSERVED PRIOR TO ANY WORK STARTING ON THE PROJECT.

5. SITE ENTRY AND EXIT LOCATIONS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAYS. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ON A PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY. WHEN WASHING IS REQUIRED TO REMOVE SEDIMENT PRIOR TO ENTRANCE TO A PUBLIC ROADWAY, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT BASIN. ALL FINES IMPOSED FOR TRACKING ONTO PUBLIC ROADS SHALL BE PAID BY THE CONTRACTOR.

6. TEMPORARY SEEDING OR OTHER METHOD OF STABILIZATION SHALL BE INITIATED WITHIN 14 DAYS OF THE LAST DISTURBANCE ON ANY AREA OF THE SITE, UNLESS ADDITIONAL CONSTRUCTION OF THE AREAS IS EXPECTED WITHIN 21 DAYS OF THE LAST DISTURBANCE.

7. UPON COMPLETION OF FINE GRADING, ALL AREAS NOT OTHERWISE PERMANENTLY STABILIZED SHALL BE SEEDED AND MAINTAINED UNTIL A UNIFORM COVERAGE OF 75%± MINIMUM DENSITY, AS DETERMINED BY THE OWNER'S REPRESENTATIVE, IS ACHIEVED.

8. MAINTENANCE – EROSION CONTROLS SHALL BE REPAIRED OR REPLACED AS INSPECTION DEEMS NECESSARY OR AS DIRECTED BY THE ENGINEER OR ARCHITECT. ACCUMULATED SILT AT ANY EROSION CONTROL DEVICE SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6", AND SHALL BE DISTRIBUTED ON-SITE IN A MANNER NOT CONTRIBUTING TO ADDITIONAL SILTATION.

9. ANY CONTRACTOR IS RESPONSIBLE FOR REESTABLISHING ANY EROSION CONTROL DEVICE WHICH HE DISTURBS. EACH CONTRACTOR SHALL NOTIFY THE ENGINEER/ARCHITECT OF ANY DEFICIENCIES IN THE ESTABLISHED EROSION CONTROL MEASURES WHICH MAY LEAD TO UNAUTHORIZED DISCHARGE OR STORM WATER POLLUTION, SEDIMENTATION OR OTHER POLLUTANTS. UNAUTHORIZED POLLUTANTS INCLUDE, BUT ARE NOT LIMITED TO, EXCESS CONCRETE DUMPING OR CONCRETE RESIDUE, PAINTS, SOLVENTS, GREASE, FUEL, AND LUBE OIL, PESTICIDES, ANY SOLID WASTE MATERIALS.

10. ALL SIDE SLOPES SHALL BE SEEDED WITH GRASS OR INSTALL JUTE NETTING TO PREVENT EROSION.

11. MAINTENANCE: EROSION CONTROLS SHALL BE REPAIRED OR REPLACED AS INSPECTION DEEMS NECESSARY OR AS DIRECTED BY THE ENGINEER OR ARCHITECT. ACCUMULATED SILT AT ANY EROSION CONTROL DEVICE SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6", AND SHALL BE DISTRIBUTED ON-SITE IN A MANNER NOT CONTRIBUTING TO ADDITIONAL SILTATION.

12. INSPECTIONS: INSPECTIONS ARE TO BE PERFORMED BY QUALIFIED PERSONNEL. DISTURBED AREAS THAT HAVE NOT BEEN FINALLY STABILIZED, AREAS USED FOR STORAGE, STRUCTURAL CONTROL MEASURES, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE, MUST BE INSPECTED ONCE EVERY 7 DAYS AND WITHIN 24 HOURS OF A STORM EVEN OF 0.5 INCHES OR GREATER. STABILIZED AREAS ARE TO BE INSPECTED ONCE PER MONTH DISTURBED AREAS AND STORAGE AREAS EXPOSED TO PRECIPITATION SHALL BE INSPECTED FOR EVIDENCE OF OR POTENTIAL FOR POLLUTANTS ENTERING THE DRAINAGE SYSTEM. CONTROL MEASURES SHALL BE OBSERVED TO ENSURE THEY ARE WORKING PROPERLY. DISCHARGE LOCATIONS AND POINTS SHALL BE INSPECTED TO ASCERTAIN WHETHER CONTROLS ARE PREVENTING SIGNIFICANT IMPACT. BASED ON THE RESULTS OF THE ABOVE INSPECTIONS, ANY NECESSARY CHANGES TO THE PLAN WILL BE MADE WITHIN 7 DAYS OF THE INSPECTION AND SUBMITTED TO THE TOWN OF WALPOLE PLANNING BOARD. THE CHANGES MUST BE IMPLEMENTED IN THE FIELD BEFORE THE NEXT STORM EVEN IF PRACTICABLE, OTHERWISE AS SOON AS POSSIBLE.

13. INSTALL AND MAINTAIN CATCH BASIN INSERTS IN ALL PROPOSED AND EXISTING CATCH BASINS.

14. PROVIDE TEMPORARY SEDIMENTATION BASINS, HAY BALES, ETC. AS NECESSARY.

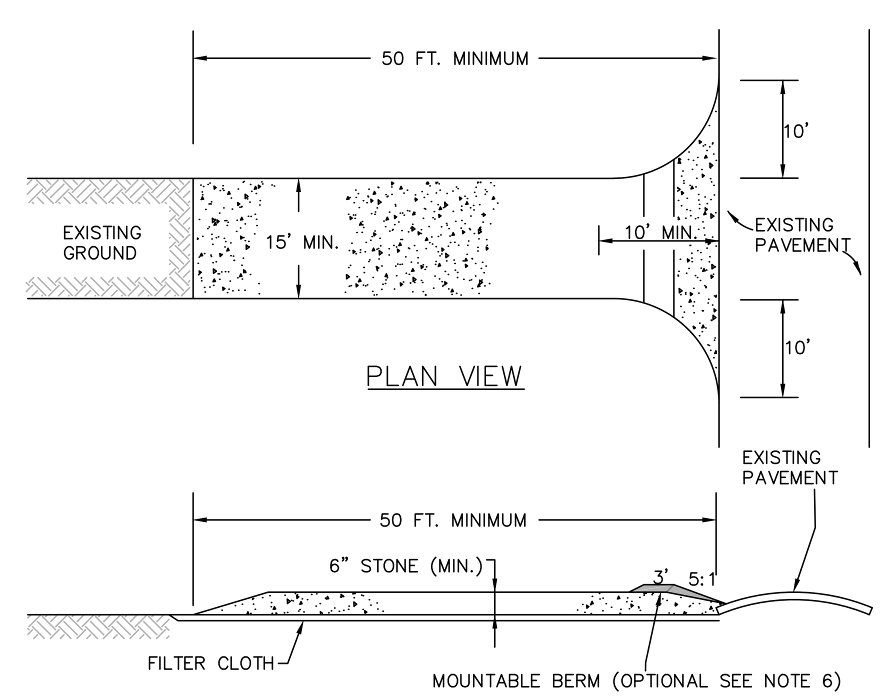
15.STOCKPILES ARE TO BE AT LEAST 100 FEET FROM WETLAND AREAS. STOCKPILES NOT TO BE REUSED WITHIN 30 DAYS ARE TO BE STABILIZED WITH SEED OR MULCH.

16. CONTRACTOR TO MAINTAIN WITHIN LIMITS OUTSIDE NSTAR EASEMENT EXCEPT FOR SPECIFIC AREAS IDENTIFIED TO BE DISTURBED WITHIN EASEMENT.

17. POTENTIAL STOCK PILE AREAA TO BE PROTECTED WITH EROSION CONTROL MEASURES.

18. THE CONTRACTOR SHALL HAVE A WATER TRUCK ON-SITE AT ALL TIMES AND SHALL PROVIDE TEMPORARY PLANTINGS OR OTHER COVERINGS SUCH AS WOOD CHIPS TO MINIMIZE THE AMOUNT OF DUST LEAVING THE PREMISES.

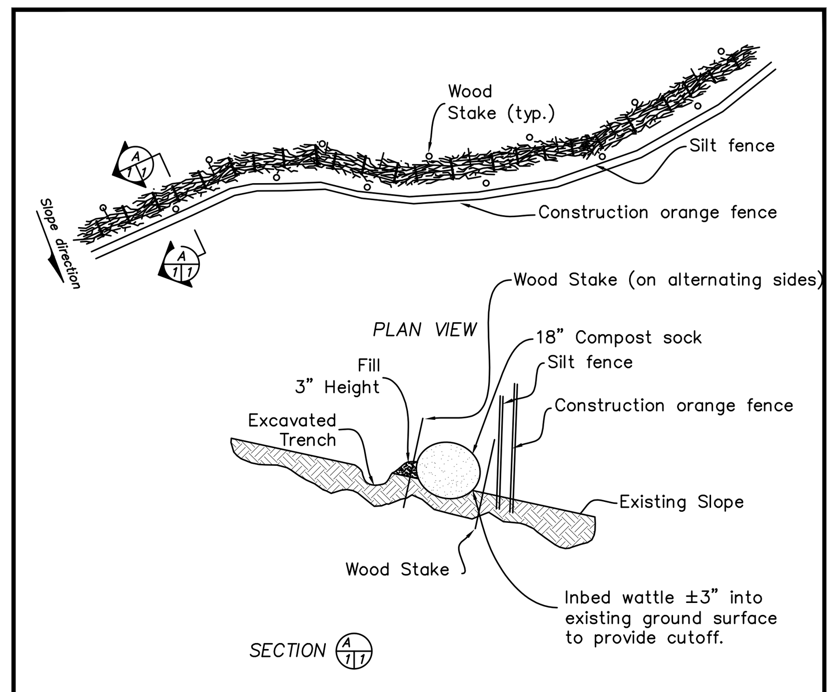
19. HAUL ROUTES: THE PRIMARY HAUL ROUTE ENTRANCE/EXIT AT THE SITE IS EXPECTED TO BE VIA THE NEW WEST STREET DRIVEWAY CONNECTION LOCATION. SOME MATERIALS MAY BE HAULED VIA THE EXISTING RENMAR AVE GRAVEL ACCESS PATH CONNECTION WITHIN THE EVEROURCE EASEMENT AREA PROVIDED THIS SECONDARY ROUTE IS APPROVED BY EVERSOURCE. IF NOT APPROVED BY EVERSOURCE, THEN THE WEST STREET WILL BE THE SOLE HAULING ROUTE ENTRY/EXIT POINT. FORREST ROAD CANNOT BE USED AS A HAUL ROUTE. APPLICANT EXPECTS SOIL MATERIALS LEAVING THE SITE WOULD EITHER BE HAULED TO LORUSSO & SON'S LOCATED AT 331 WEST STREET IN WALPOLE – OR – HAULED VIA NORFOLK STREET TO ROUTE 1A AND OUT OF TOWN.



CONSTRUCTION SPECIFICATIONS:
1. STONE SIZE–USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH–RECOMMEND GREATER THAN OR EQUAL TO 50 FEET WHERE SOILS ARE SANDS AND GRAVELS AND 100 FEET IN SILTS AND CLAYS.
3. THICKNESS–NOT LESS THAN SIX (6) INCHES.
4. WIDTH–FIFTEEN (15) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OF EGRESS OCCURS.
5. FILTER CLOTH–SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SUFACE WATER–ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM SHALL BE INSTALLED.
7. MAINTENANCE– THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OF FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. PERIODIC INSPECTION AND NEEDED MAINTENCE SHALL BE PROVIDED.

CONSTRUCTION ENTRANCE

NOT TO SCALE



COMPOST SOCK / SILT FENCE DETAIL

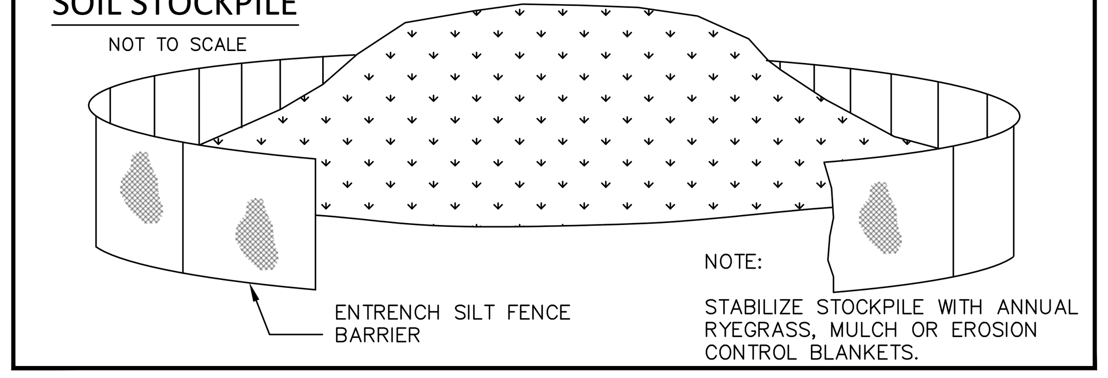
NOT TO SCALE

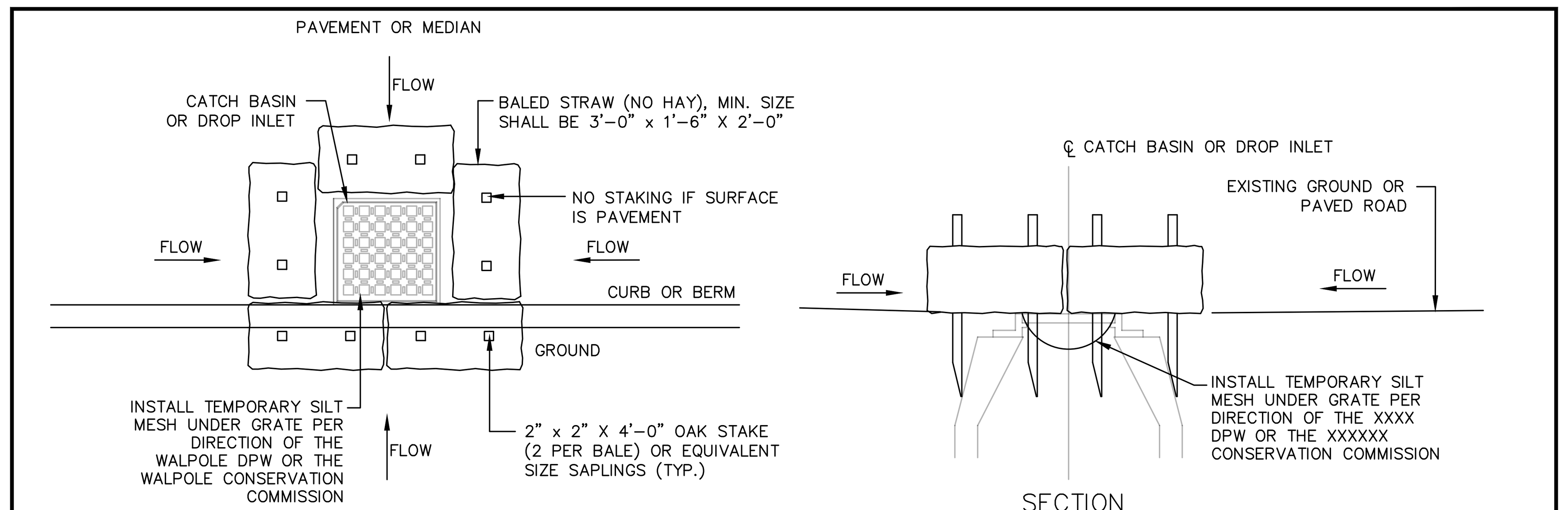
APPROXIMATE CONSTRUCTION SCHEDULE

NO.	TASK	DURATION
1.	INSTALL EROSION CONTROL MEASURE	2 MONTHS
2.	CUT TREES, STUMP SITE	3 MONTHS
3.	STRIP LOAM / SUBSOIL	2 MONTHS
5.	STRIP OVERBURDEN	2 MONTHS
6.	INSTALL STORMWATER SYSTEM	4 MONTHS
7.	INSTALL SEWER SYSTEM	3 MONTHS
8.	INSTALL WATER SERVICE	3 MONTHS
9.	INSTALL GAS, ELECTRIC AND TELECOM	3 MONTHS
10.	PREPARE FOR PAVEMENT	1 MONTH
11.	PAVE BASE COURSE	1 MONTH
12.	LANDSCAPING, LIGHTING	3 MONTHS
13.	TOP COURSE PAVING AND STRIPING	1 MONTH

SOIL STOCKPILE

NOT TO SCALE

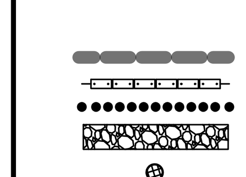




DRAIN INLET PROTECTION

NOT TO SCALE

LEGEND



CONSTRUCTION PHASING:

1. BELOW IS PRESENTED A GENERAL CONSTRUCTION PHASING. A MORE DETAILED SCHEDULE IS PRESENTED IN THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP).

2. CENTERLINE OF ROAD AND EXTENTS OF CONSTRUCTION TO BE DELINEATED BY CONTRACTOR.

3. EROSION AND SEDIMENTATION CONTROL MEASURES INCLUDING COMPOST SOCK, SILT FENCE AND CONSTRUCTION ORANGE FENCE WILL BE INSTALLED. CONTRACTOR SHALL INSPECT CONTROL MEASURES MONTHLY AND AFTER RAIN EVENTS OF 0.5" OR GREATER.

4. THE PROJECT AREA WILL BE CLEARED OF DEBRIS AND BOULDERS. MATERIAL REMOVED FROM THE SITE WILL BE TRANSPORTED TO AN APPROPRIATE FACILITY OR WILL BE DISPOSED OF ELSEWHERE ACCORDING TO FEDERAL, STATE, AND LOCAL GUIDELINES. INACTIVE STOCKPILES OR AREAS OF GRANULAR MATERIAL OR TOPSOIL SHALL BE TEMPORARILY SEEDED OR MULCHED IN ORDER TO CONTROL SEDIMENT LADEN RUNOFF.

5. CONTRACTOR IS RESPONSIBLE TO SET OUT UTILITIES AND ANY NECESSARY GRADES.

6. GRADING OF SITE INCLUDING BUILDING PADS, PARKING AREAS, AND DETENTION BASINS AND DIGGING OF UTILITY TRENCHES TO DEFINED INVERT LEVELS. MATERIAL TO BE STORED ON AN UNUSED SITE AREA FOR FILL OR PROPERLY REMOVED FROM THE JOB SITE. IF SUITABLE TOPSOIL IS FOUND, IT WILL BE REMOVED AND STOCKPILED IN AN UPLAND AREA AT LEAST 100' FROM WETLANDS TO BE REUSED AS TOPSOIL ON THE PROJECT.

7. PLACING OF FILL OR SUITABLE MATERIAL ON ALL ACCESS ROADS FOR EASY ACCESS. SETTING OUT OF FOUNDATIONS AND SURROUNDING ROADS.

8. LAYING OF ALL UTILITIES INCLUDING DRAINAGE PIPES AND STRUCTURES FOLLOWED BY BACK-FILL, TAKING CARE TO LEAVE ONLY TRENCHES BEING WORKED ON OPEN.

9. FINE GRADING FOR THE PARKING AREAS, ROADWAYS, AND DRAINAGE BASINS TO BE COMPLETED.

10. DRAINAGE BASIN VEGETATION TO BE ESTABLISHED PRIOR TO DISCHARGE FROM CONSTRUCTED DRAINAGE STRUCTURES.

11. ONCE THE DRAINAGE STRUCTURES ARE INSTALLED, PROVIDE PROTECTION AT ALL CATCH BASINS AND INLETS TO PREVENT SEDIMENT FROM ENTERING THE DRAINAGE SYSTEM.

12. INSTALL BINDER COURSE AND SPREAD TOPSOIL AS NEEDED.

13. LIGHT POLES, SIGNAGE, ETC. WILL BE INSTALLED.

14. INSTALL TOP COURSE OF PAVING AND SIDEWALK.

15. THE FINAL PHASE OF CONSTRUCTION IS RESTORATION AND STABILIZATION OF ALL EXPOSED SURFACES. DISTURBED AREAS SHALL BE LANDSCAPED OR SEEDED (SEE ADDITIONAL DISCUSSION IN SWPPP). IN THE EVENT THAT WEATHER CONDITIONS PREVENT FINAL STABILIZATION, TEMPORARY EROSION AND SEDIMENTATION MEASURES WILL BE EMPLOYED UNTIL THE TEMPERATURE AND WEATHER IS SUITABLE FOR GRASS GROWING. A FINAL INSPECTION WILL ENSURE THAT THE SITE IS CLEARED OF ALL PROJECT DEBRIS AND THAT EROSION AND SEDIMENTATION CONTROLS ARE FUNCTIONING PROPERLY. HAYBALES AND SILT FENCE WILL REMAIN IN PLACE UNTIL THE SITE IS FULLY STABILIZED AND THE SITE HAS PASSED FINAL INSPECTION. VEGETATION IS TO BE OF A UNIFORM DENSITY OF AT LEAST 75% FOR ACCEPTANCE.

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02.24.2020	REVISED PER PLANNING BOARD COMMENTS	4.
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	Revisions	

COMMONWEALTH OF MASSACHUSETTS
GABRIEL R. CROCKER
CIVIL
No. 47917
REGISTERED PROFESSIONAL ENGINEER

1-16-2023

GABRIEL R. CROCKER
PROFESSIONAL ENGINEER, MA REGISTRATION #47917

CROCKER DESIGN GROUP, LLC.
2 SHARP STREET, UNIT B
HINGHAM, MA 02043
P: 781-820-0416

Project
AGE QUALIFIED VILLAGE
RENMAR AVE. & WEST ST.
WALPOLE, MA

Prepared for
BRISTOL BROS. DEVELOPMENT CORP.
190 OLD DERBY STREET, SUITE 311
HINGHAM, MA 02043

Drawing Title
SOIL EROSION AND SEDIMENT CONTROL PLAN

Project No.	100-007
Date	7.02.2019
Scale	1"=80'
Drawn By	SZA
Approved By	GC

Drawing No. **C-6**

APPROVAL BY WALPOLE PLANNING BOARD

DATE:

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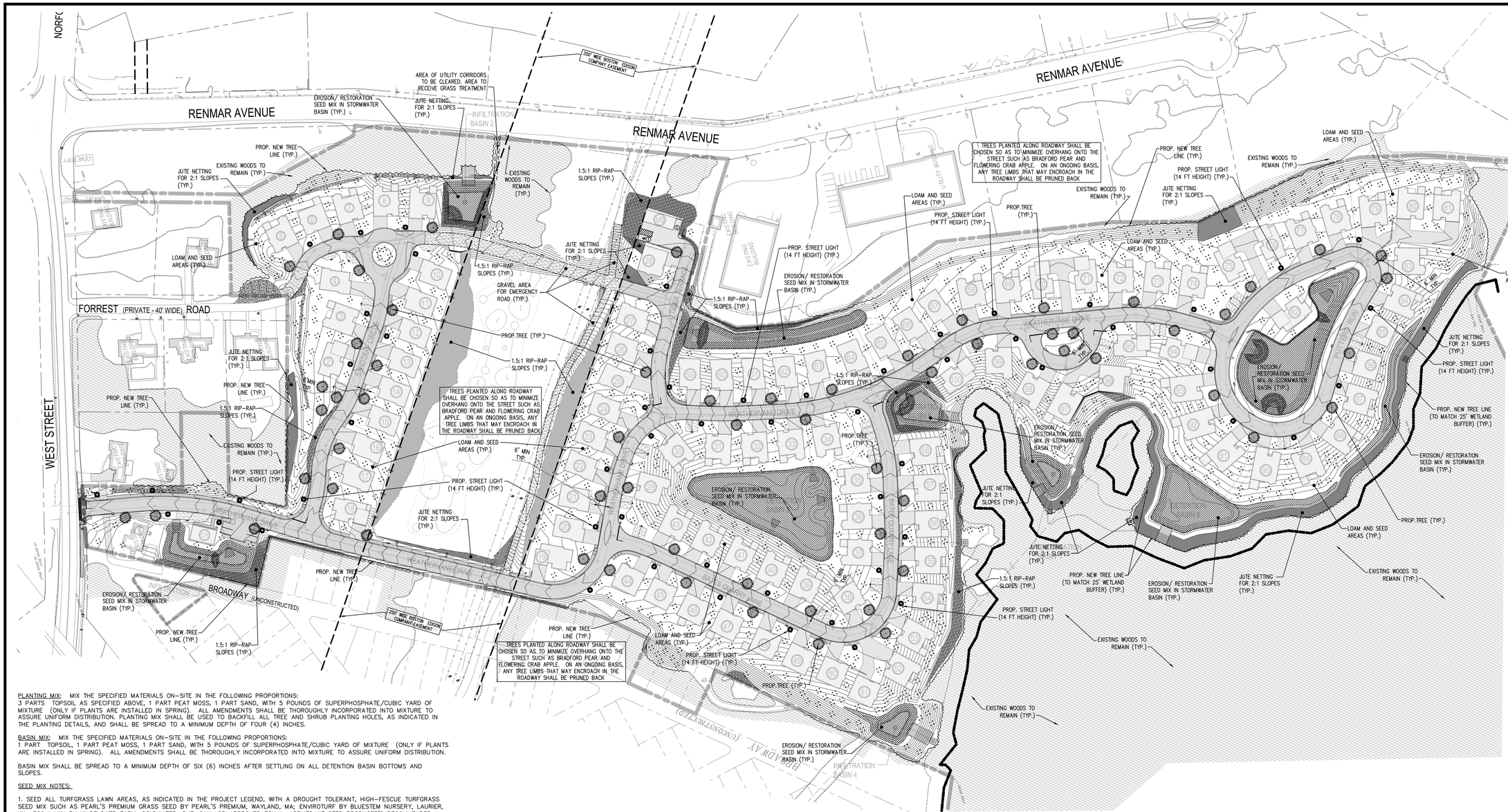


PLANTING MIX: MIX THE SPECIFIED MATERIALS ON-SITE IN THE FOLLOWING PROPORTIONS:
3 PARTS TOPSOIL AS SPECIFIED ABOVE, 1 PART PEAT MOSS, 1 PART SAND, WITH 5 POUNDS OF SUPERPHOSPHATE/CUBIC YARD OF MIXTURE (ONLY IF PLANTS ARE INSTALLED IN SPRING). ALL AMENDMENTS SHALL BE THOROUGHLY INCORPORATED INTO MIXTURE TO ASSURE UNIFORM DISTRIBUTION. PLANTING MIX SHALL BE USED TO BACKFILL ALL TREE AND SHRUB PLANTING HOLES, AS INDICATED IN THE PLANTING DETAILS, AND SHALL BE SPREAD TO A MINIMUM DEPTH OF FOUR (4) INCHES.

BASIN MIX: MIX THE SPECIFIED MATERIALS ON-SITE IN THE FOLLOWING PROPORTIONS:
1 PART TOPSOIL, 1 PART PEAT MOSS, 1 PART SAND, WITH 5 POUNDS OF SUPERPHOSPHATE/CUBIC YARD OF MIXTURE (ONLY IF PLANTS ARE INSTALLED IN SPRING). ALL AMENDMENTS SHALL BE THOROUGHLY INCORPORATED INTO MIXTURE TO ASSURE UNIFORM DISTRIBUTION.

BASIN MIX SHALL BE SPREAD TO A MINIMUM DEPTH OF SIX (6) INCHES AFTER SETTLING ON ALL DETENTION BASIN BOTTOMS AND SLOPES.

SEED MIX NOTES:

1. SEED ALL TURFGRASS LAWN AREAS, AS INDICATED IN THE PROJECT LEGEND, WITH A DROUGHT TOLERANT, HIGH-FESCUE TURFGRASS SEED MIX SUCH AS PEARL'S PREMIUM GRASS SEED BY PEARL'S PREMIUM, WAYLAND, MA; ENVIROTURF BY BLUESTEM NURSERY, LAURIER, WA; ECO-LAWN BY WILDFLOWER FARM, COLDWATER, ONT, CAN; OR APPROVED EQUAL, APPLIED AT SEED PRODUCER'S RECOMMENDED RATE.
2. SEED ALL STORMWATER DETENTION BASIN AREAS WITH "NEW ENGLAND EROSION CONTROL/ RESTORATION MIX FOR DETENTION BASINS AND MOIST SITES" BY NEW ENGLAND WETLAND PLANTS OR APPROVED EQUAL, PER MANUFACTURER'S RECOMMENDATIONS.
3. SEED ALL GRAVEL PIT RESTORATION AREAS AND OTHER DISTURBED AREAS WITH "NEW ENGLAND NATIVE WARM SEASON GRASS MIX" BY NEW ENGLAND WETLAND PLANTS, AMHERST, MA, OR APPROVED EQUAL, PER MANUFACTURER'S RECOMMENDATIONS. WARM SEASON SEEDING PROGRAM WILL LIKELY TAKE 2-3 GROWING SEASONS UNTIL GOOD GROWTH IS ESTABLISHED. RESTORATION OF ALL GRAVEL PIT RESTORATION AREAS SHALL BE UNDERTAKEN IN ACCORDANCE WITH THE MASSACHUSETTS EROSION AND SEDIMENT CONTROL GUIDELINES FOR URBAN AND SUBURBAN AREAS, BEST MANAGEMENT PRACTICES FOR SAND AND GRAVEL PITS, MASSACHUSETTS DEPARTMENT OF ENVIRONMENTAL PROTECTION, MAY, 2003.
4. MULCH ALL SEEDED AREAS WITH 500-700 LBS. OF SALTMARSH HAY OR WEED-FREE STRAW PER ACRE, SPREAD EVENLY. ALL SLOPES OF 3:1 OR GREATER, AFTER BEING LOAMED, SEEDED, AND MULCHED, SHALL BE COVERED WITH JUTE OR BIODEGRADABLE TOBACCO NETTING SECURELY ANCHORED TO THE SLOPE. OVERLAP A NETTING JOINTS A MINIMUM OF 4" AND SECURE WITH A DOUBLE ROW OF STAPLES.*
5. MAINTENANCE OF SEED AREAS SHALL CONSIST OF WATERING, WEEDING, CURING, REPAIR OF ALL EROSION, AND RESEEDING AS NECESSARY TO ESTABLISH A UNIFORM STAND OF GRASS. LAWNS SHALL BE WATERED IN A SATISFACTORY MANNER DURING AND IMMEDIATELY AFTER PLANTING, AND NOT LESS THAN TWICE PER WEEK UNTIL FINAL ACCEPTANCE. ALL AREAS WHICH FAIL TO SHOW A UNIFORM STAND OF GRASS FOR ANY REASON SHALL BE RESEEDED REPEATEDLY UNTIL A UNIFORM STAND IS ATTAINED. ALL POLICIES REGARDING OUTDOOR WATER USE IN TOWN OF WALPOLE WILL BE FOLLOWED
6. HYDROSEEDING IS AN ACCEPTABLE ALTERNATE METHOD OF SEEDING, IF UNDERTAKEN IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:

-MATERIALS FOR HYDROSEEDING SHALL INCLUDE TACKIFIER, WOOD CELLULOSE FIBER MULCH, FERTILIZER, GROUND LIMESTONE AND WATER.
-PROVIDE JUTE MATTING OR BIODEGRADABLE TOBACCO NETTING ON ALL SLOPES EQUAL TO OR GREATER THAN 3:1. JUTE MATTING SHALL BE C-JUTE BY CONTECH CONSTRUCTION PRODUCTS, INC, GEOJUTE BY BELTON INDUSTRIES OR APPROVED EQUAL.*
-IF PROJECT SCHEDULE REQUIRES SEEDING TO BE PERFORMED AFTER OCTOBER 15 UNTIL MARCH 31, THE FOLLOWING IS REQUIRED: AFTER HYDROSEEDING/SEEDING, THOSE VEGETATED AREAS WHICH HAVE A SLOPE EQUAL TO OR STEEPER THAN 4:1 SHALL BE COVERED WITH JUTE MATTING AND STAPLED IN PLACE PER MANUFACTURERS REQUIREMENTS. PRECAUTIONS SHALL BE TAKEN TO MINIMIZE DISTURBANCE OF THE HYDROSEED/SEED WHEN INSTALLING THE JUTE.*
-HYDROSEEDING/ SEEDING MIXTURE:
-TACKIFER:
APPLY AT A RATE OF 60 GALLONS PER ACRE.
-WOOD CELLULOSE FIBER MULCH:
APPLY AT A RATE OF 2,000 POUNDS PER ACRE.
-APPLY FERTILIZER AND LIMESTONE AT RATES DETERMINED BY SOIL ANALYSIS

*STRAW MULCH AND NETTING ON SLOPES 3:1 OR GREATER IS NOT REQUIRED ON HYDROSEEDING OPERATIONS IF SLOPES ARE SPRAYED WITH A BONDED FIBER MATRIX MULCH, SUCH AS FLEXTERRA BY PROFILE PRODUCTS, LLC, HYDROSTRAW BFM BY HYDROSTATION, INC., OR APPROVED EQUAL, INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

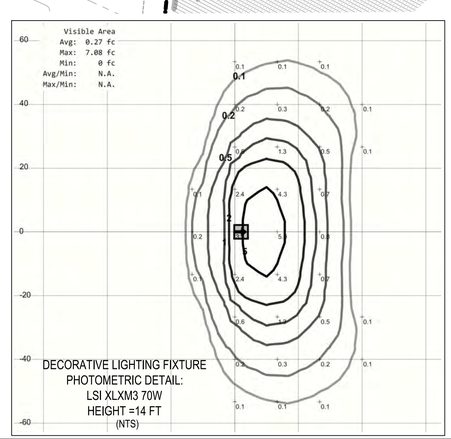
GENERAL NOTES

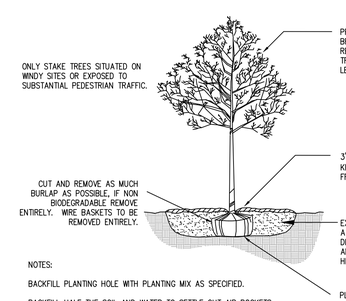
1. ALL PLANT MATERIAL SHALL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED BY THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
2. ALL PLANTING BEDS TO BE FILLED WITH SOIL AND CROWNED ABOVE ADJACENT LAWN OR IMPROVED AREAS.
3. ALL PLANTING BEDS TO BE MULCHED WITH AGED HARDWOOD BARK MULCH TO A DEPTH OF THREE (3) INCHES. PROVIDE FIVE (5) FOOT DIAMETER MULCH CIRCLE AROUND ALL INDIVIDUAL TREE PLANTINGS AND CONTINUOUS MULCH BED AROUND SHRUB PLANTINGS.
4. PLANT MATERIALS SHALL BEAR SAME RELATIONSHIP TO FINISH GRADE AS THEY BORE TO GRADE IN THE NURSERY.
5. SPACE PLANTS AT SCALED DISTANCES SHOWN ON DRAWINGS UNLESS OTHERWISE DETERMINED IN FIELD FOR SCREENING PURPOSES. ALL POLICIES REGARDING OUTDOOR WATER USE IN TOWN OF WALPOLE WILL BE FOLLOWED.
6. ANY PROPOSED SUBSTITUTION OF PLANT MATERIAL SHALL ONLY BE MADE AFTER PRIOR APPROVAL OF LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.
7. ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF FINAL WRITTEN ACCEPTANCE FROM THE OWNER OR HIS REPRESENTATIVE.
8. WARM SEASON GRASS MIX AREAS DEPICTED HEREIN SHALL NOT BE CONSTRUED AS THE FULL EXTENT REQUIRED; IN ADDITION TO AREAS INDICATED HEREIN, THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING WARM SEASON GRASS MIX FOR ALL STRIPPED GRAVEL PIT AREAS AND ALL AREAS DISTURBED DURING CONSTRUCTION WHICH MAY BE BEYOND THOSE INDICATED HEREIN.

SOIL NOTES:

1. ALL AREAS DISTURBED BY CONSTRUCTION NOT DESIGNATED TO RECEIVE OTHER TREATMENT SHALL BE LOAMED A MINIMUM DEPTH AS SPECIFIED BELOW. TOPSOIL FOR THIS PURPOSE SHALL BE TESTED BY AN APPROVED SOIL TESTING LABORATORY AND SHALL MEET THE FOLLOWING MINIMUM STANDARDS:
a)TEXTURE: FINE SANDY LOAM OR SANDY LOAM, AS DETERMINED BY MECHANICAL ANALYSIS AND BASED ON THE USDA STANDARD SOIL CLASSIFICATION SYSTEM.
b)ACIDITY: SOIL REACTION SHALL BE IN THE RANGE OF 5.5 TO 7.6, OR SHALL BE AMENDED TO MEET THIS RANGE.
c)ORGANIC MATTER: TOPSOIL SHALL HAVE A RANGE BETWEEN 10% AND 20% ORGANIC MATTER CONTENT BASED ON THE LOSS ON IGNITION OF OVEN-DRIED SAMPLES.

TOPSOIL SHALL BE SPREAD TO A MINIMUM DEPTH OF SIX (6) INCHES AFTER SETTLING ON ALL TURFGRASS LAWN AREAS ADJACENT TO THE BUILDING, AS INDICATED IN THE PROJECT LEGEND. TOPSOIL SHALL BE SPREAD TO A MINIMUM DEPTH OF FOUR (4) INCHES AFTER SETTLING ON ALL GRAVEL PIT RECLAMATION AREAS, WARM SEASON GRASS MIX AREAS AND OTHER DISTURBED AREAS.





NOTES:

BACKFILL PLANTING HOLE WITH PLANTING MIX AS SPECIFIED.

BACKFILL HALF THE SOIL AND WATER TO SETTLE OUT AIR POCKETS, COMPLETE BACKFILLING AND REPEAT WATERING.

IF ROOTS ARE CIRCLING THE ROOTBALL EXTERIOR, CUT ROOTS VERTICALLY IN SEVERAL PLACES PRIOR TO PLANTING.

TREE PLANTING
(NOT TO SCALE)

80 40 0 80 160

Date	Description	No.
01.16.2023	AQV MODIFICATIONS	6.
03.11.2020	MYLAR SUBMISSION	5.
02.24.2020	REVISED PER PLANNING BOARD COMMENTS	4.
11.19.2019	REVISED PER PLANNING BOARD COMMENTS	3.

Revisions

1-16-2023

COMMONWEALTH OF MASSACHUSETTS
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CIVIL
No. 47917
REGISTERED PROFESSIONAL ENGINEER

GABRIEL R. CROCKER
PROFESSIONAL ENGINEER, MA REGISTRATION #47917

CROCKER DESIGN GROUP, LLC.
2 SHARP STREET, UNIT B
HINGHAM, MA 02043
P: 781-820-0416

Project
AGE QUALIFIED VILLAGE
RENMAR AVE. & WEST ST.
WALPOLE, MA

Prepared for
BRISTOL BROS. DEVELOPMENT CORP.
190 OLD DERBY STREET, SUITE 311
HINGHAM, MA 02043

Drawing Title
OVERALL LANDSCAPING AND LIGHTING PLAN

Project No.	100-007	Drawing No.	C-7
Date	7.02.2019		
Scale	1"=80'		
Drawn By	SZA		
Approved By	GC		

APPROVAL BY WALPOLE PLANNING BOARD

DATE:

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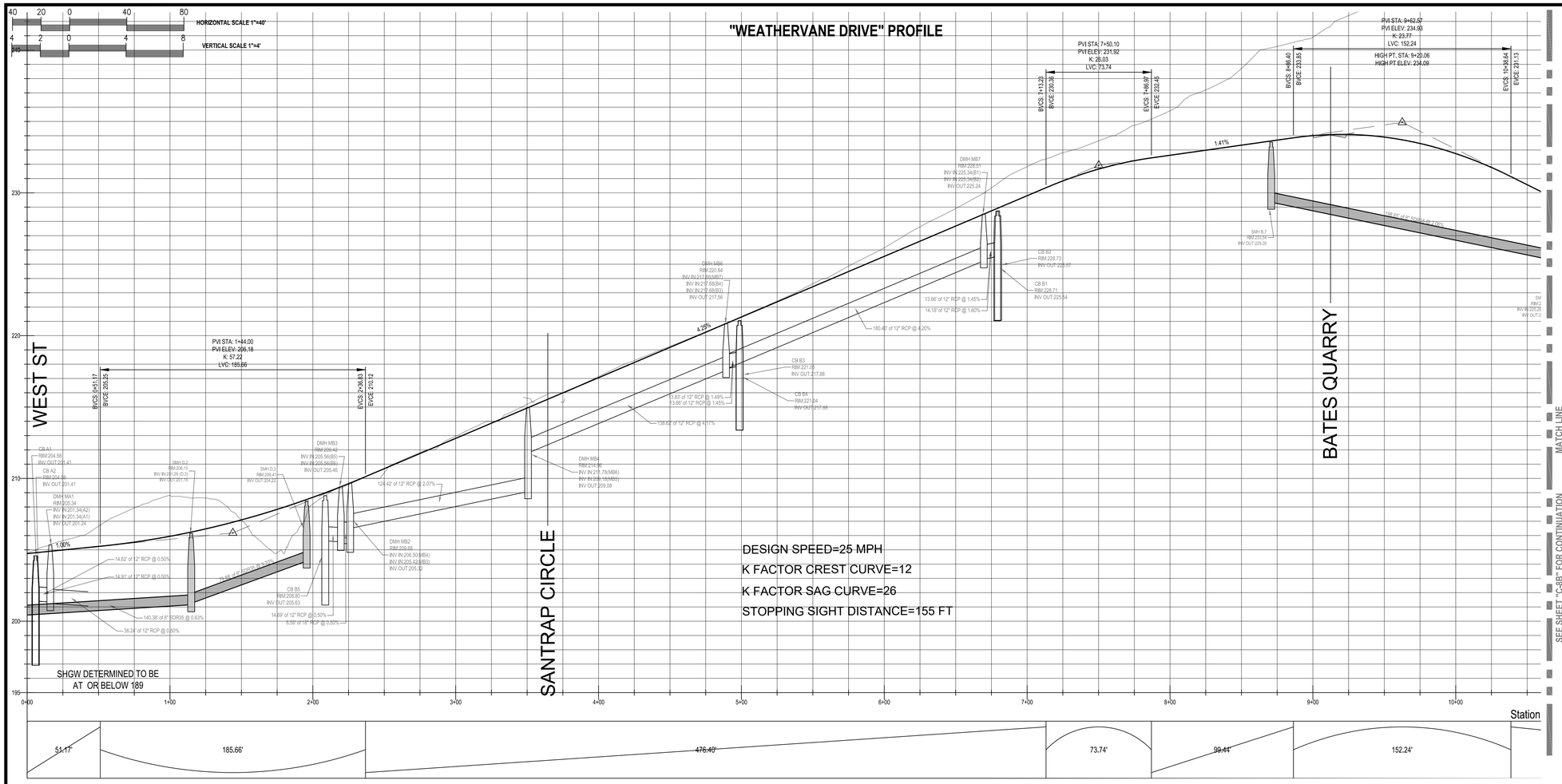

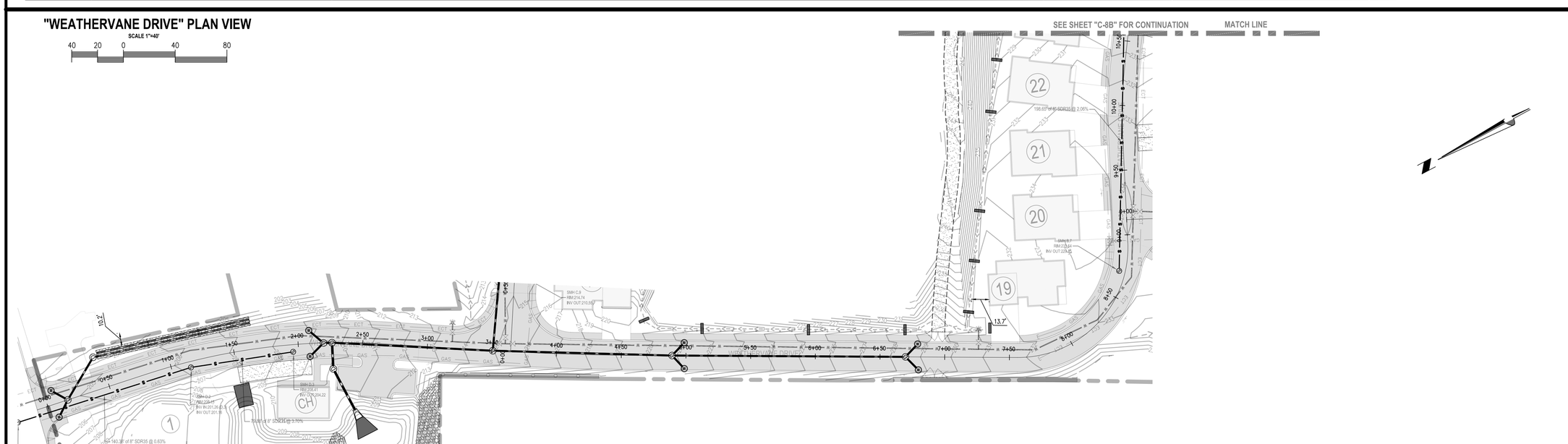

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Drawing Title
ROAD PROFILE "WEATHERVANE DRIVE"

Project No.	100-007	Drawing No.
Date	7.02.2019	C-8A
Scale	1"=80'	
Drawn By	SZA	
Approved By	GC	

APPROVAL BY WALPOLE PLANNING BOARD

DATE:

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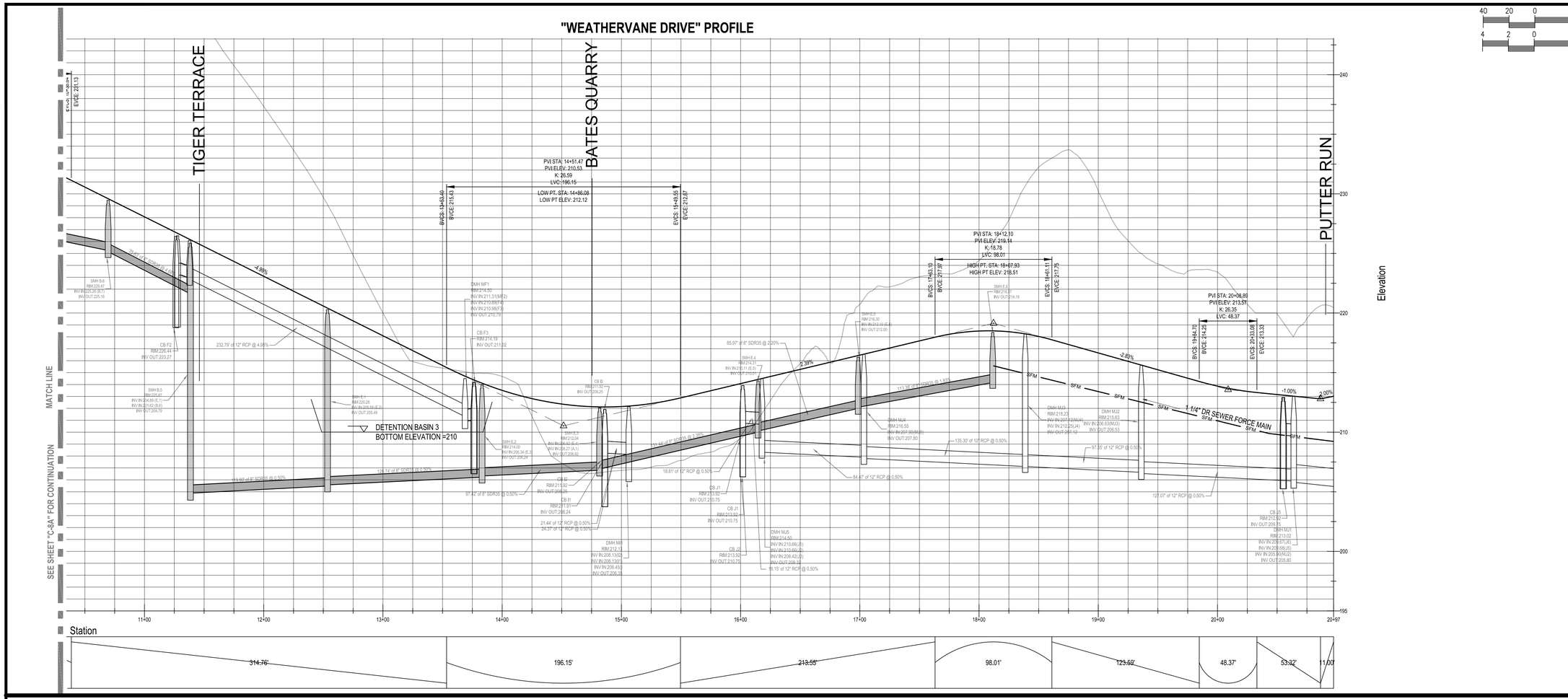

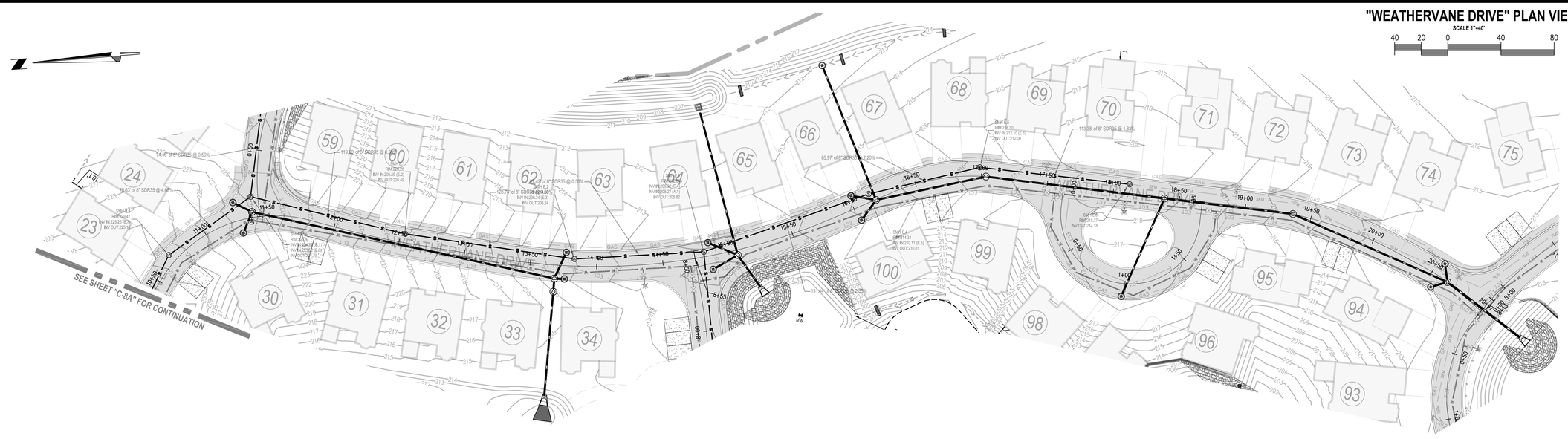

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DATE:

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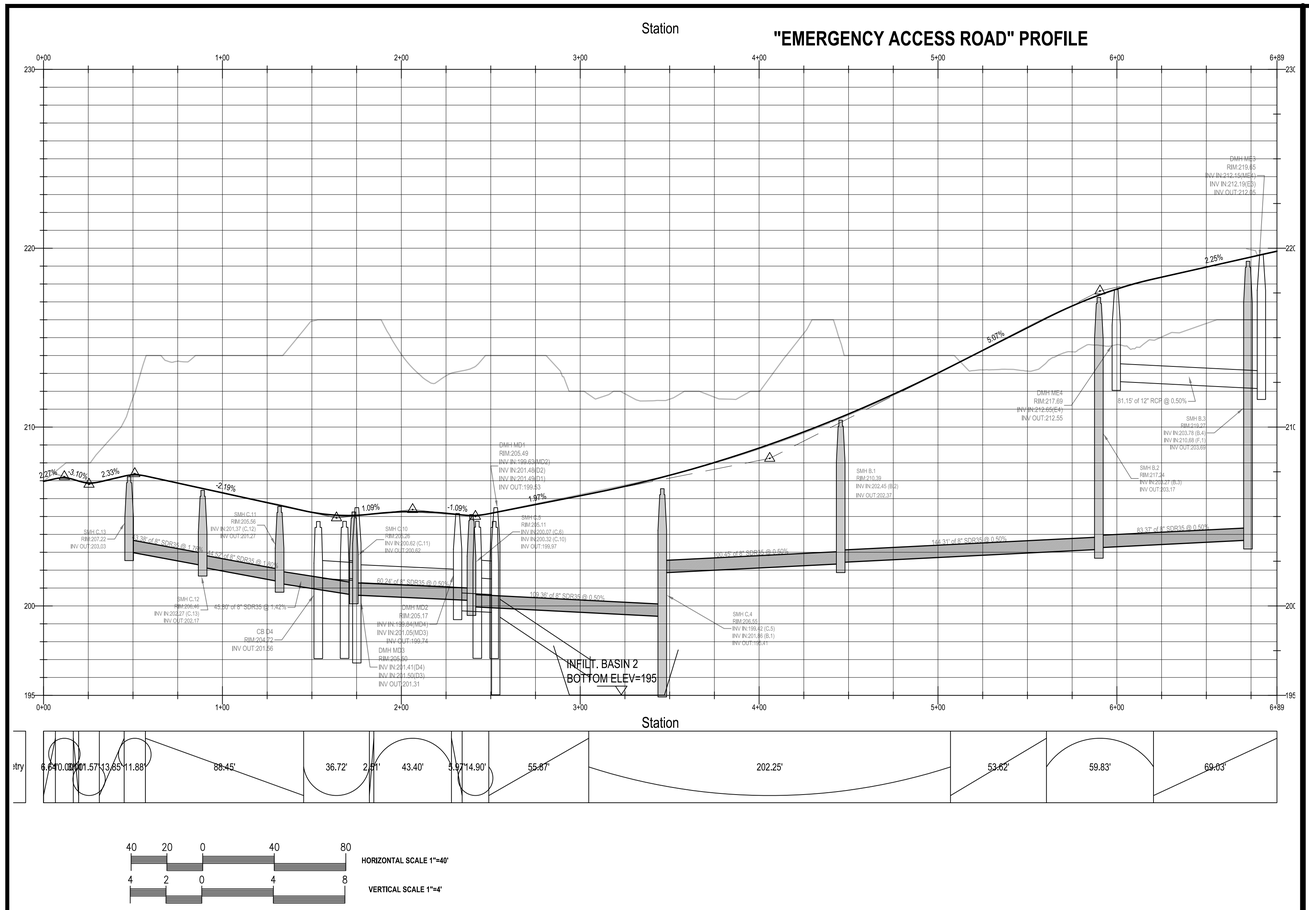
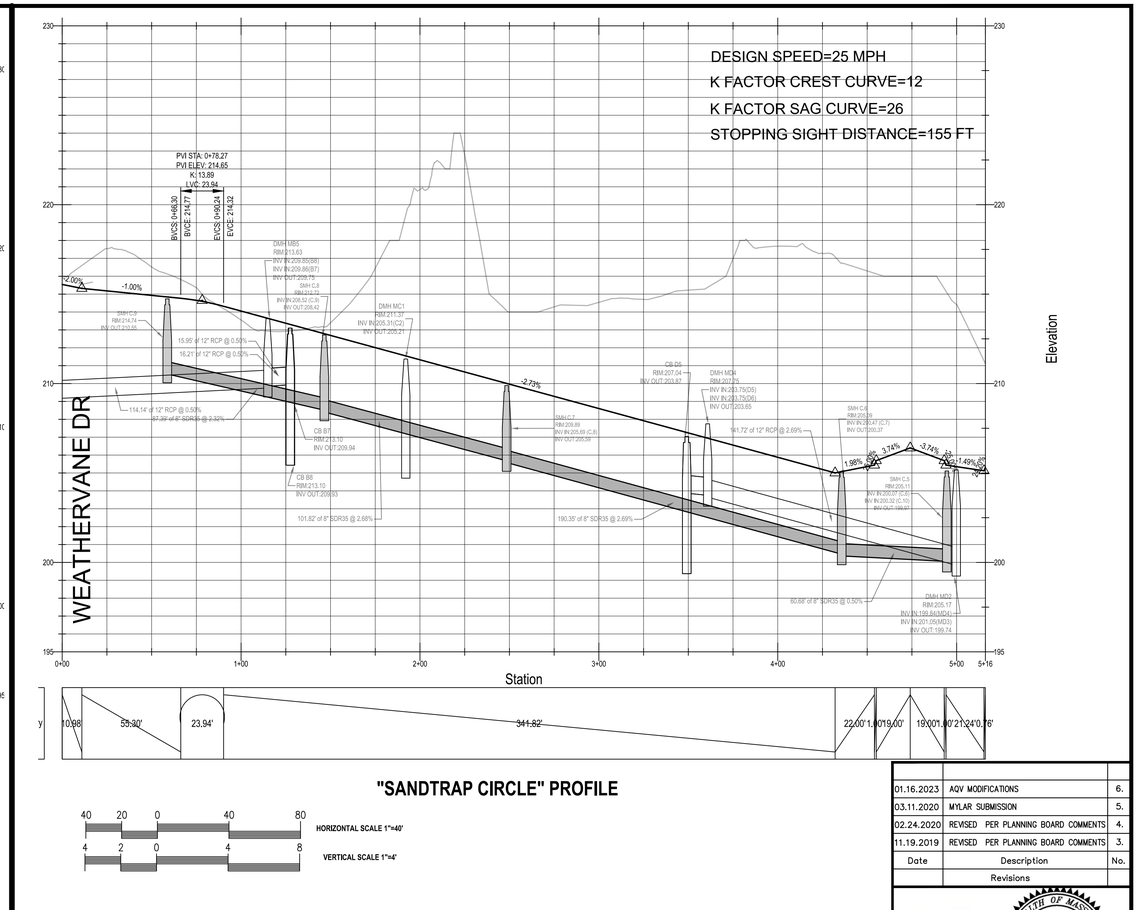
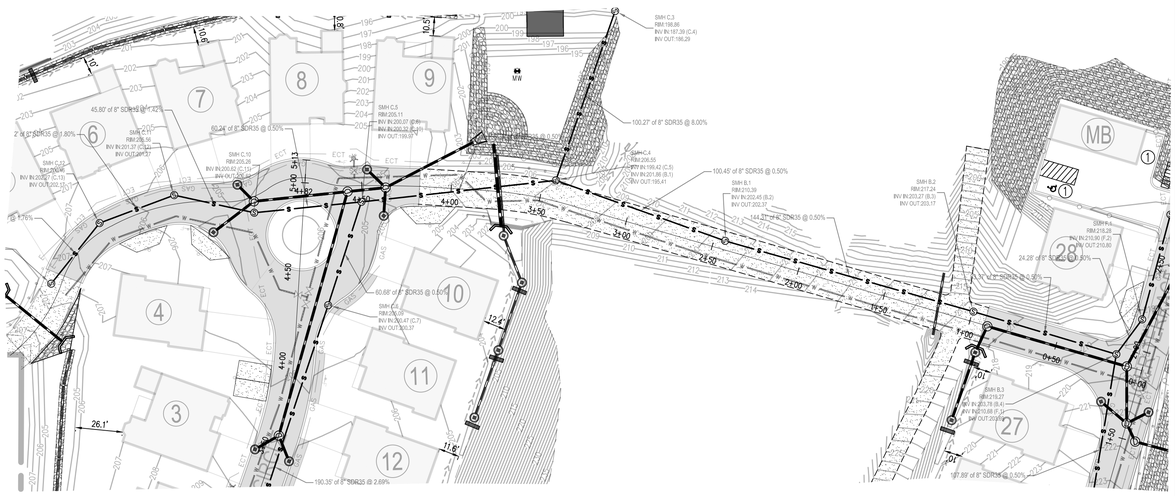
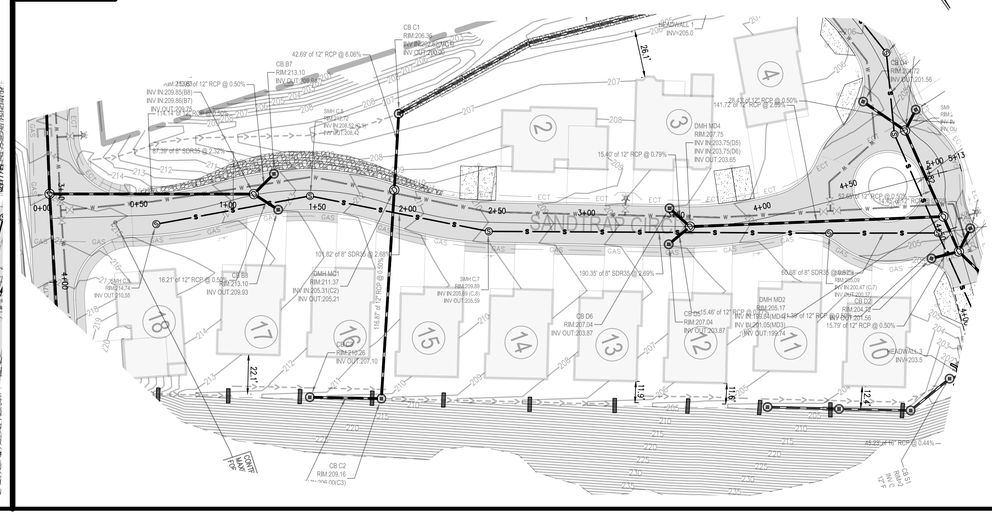








Date	Description	No.
01.16.2023	AQV MODIFICATIONS	6.
03.11.2020	MYLAR SUBMISSION	5.
02.24.2020	REVISED PER PLANNING BOARD COMMENTS	4.
11.19.2019	REVISED PER PLANNING BOARD COMMENTS	3.

Revisions

1-18-2023

GABRIEL R. CROCKER
PROFESSIONAL ENGINEER, MA REGISTRATION #47917

CROCKER DESIGN GROUP, LLC.
2 SHARP STREET, UNIT B
HINGHAM, MA 02043
P: 781-820-0416

Project
AGE QUALIFIED VILLAGE
RENMAR AVE. & WEST ST.
WALPOLE, MA

Prepared for
BRISTOL BROS. DEVELOPMENT CORP.
190 OLD DERBY STREET, SUITE 311
HINGHAM, MA 02043

Drawing Title
ROAD PROFILE "EMERGENCY ACCESS ROAD" AND "SANDTRAP CIRCLE"

Project No.	100-007
Date	7.02.2019
Scale	1"=80'
Drawn By	SZA
Approved By	GC

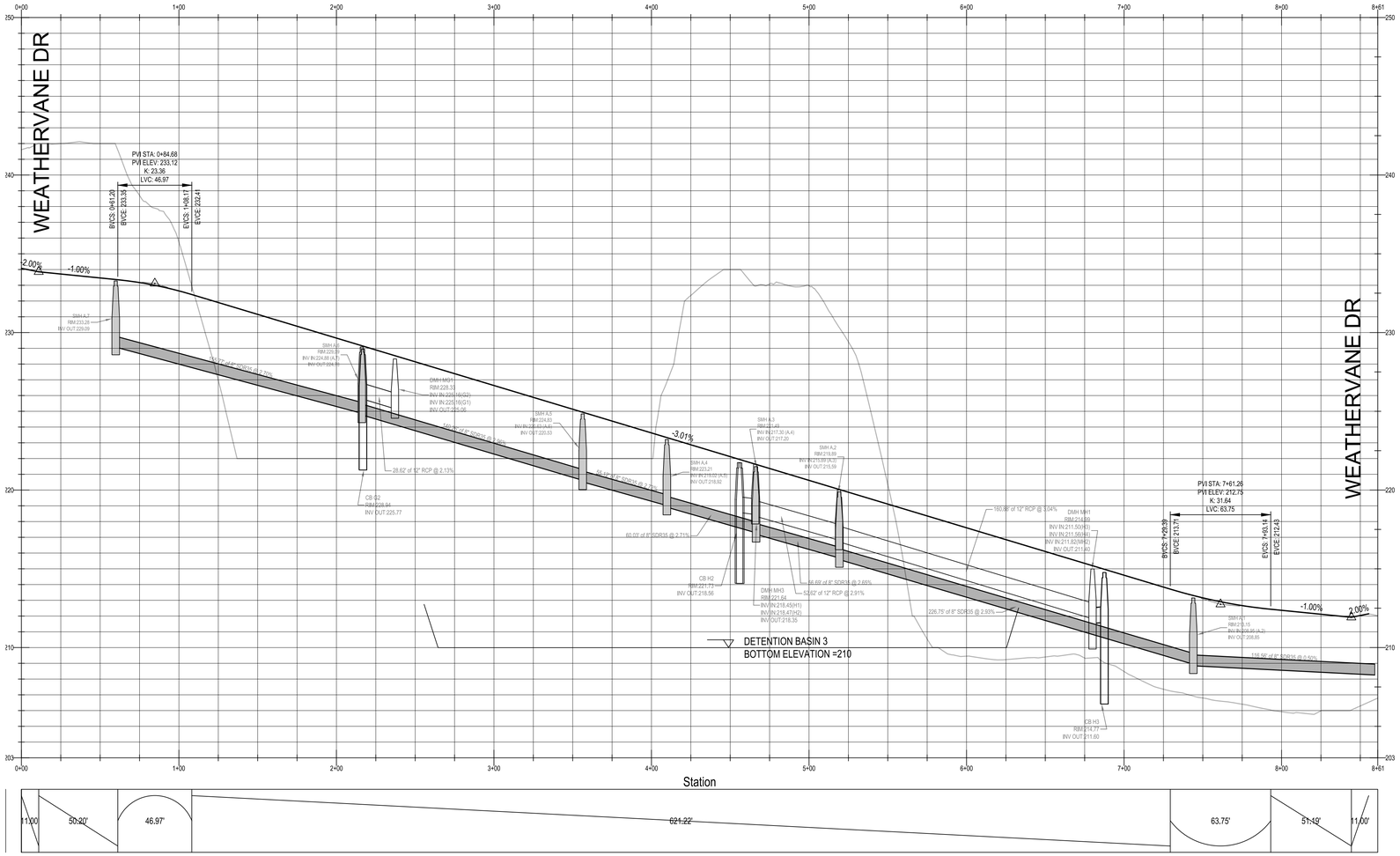
Drawing No. **C-8C**

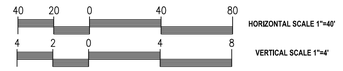
APPROVAL BY WALPOLE PLANNING BOARD

DATE:

C:\CDG\Crocker Design Group, LLC\Gabriel Crocker - Projects\100-007 Walpole - Age Qualified Village\dwg\Plot Sheets\Site Plan Application\, 08. ROAD PROFILES.dwg, C-8C RD PROFILE, Jan 06, 2023 20:33

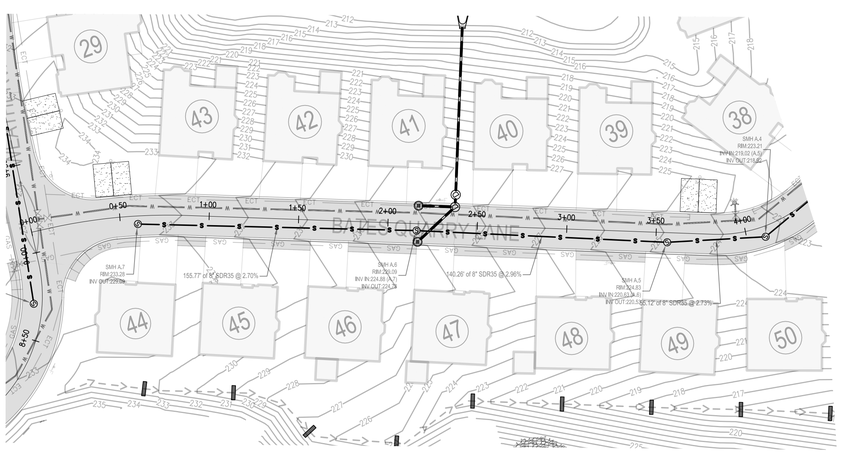
BATES QUARRY LANE PROFILE





BATES QUARRY LANE PLAN VIEW

0+00 TO 4+00



BATES QUARRY LANE PLAN VIEW

4+00 TO END

SCALE 1"=40'

40 20 0 40 80

Date	Description	No.
01.16.2023	AQV MODIFICATIONS	6.
03.11.2020	MYLAR SUBMISSION	5.
02.24.2020	REVISED PER PLANNING BOARD COMMENTS	4.
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1-18-2023

COMMONWEALTH OF MASSACHUSETTS
GABRIEL R. CROCKER
CIVIL
No. 47917
REGISTERED PROFESSIONAL ENGINEER

GABRIEL R. CROCKER
PROFESSIONAL ENGINEER, MA REGISTRATION #47917

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HINGHAM, MA 02043
P: 781-820-0416

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WALPOLE, MA

Prepared for
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HINGHAM, MA 02043

Drawing Title
ROAD PROFILE "BATES QUARRY LANE"

Project No.	100-007
Date	7.02.2019
Scale	1"=80'
Drawn By	SZA
Approved By	GC

Drawing No.
C-8D

APPROVAL BY WALPOLE PLANNING BOARD

DATE:

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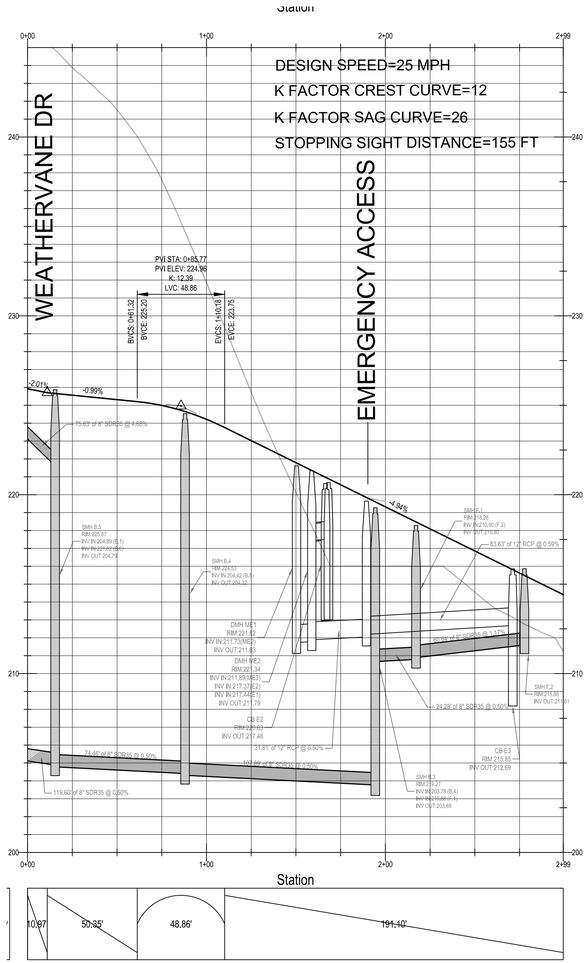
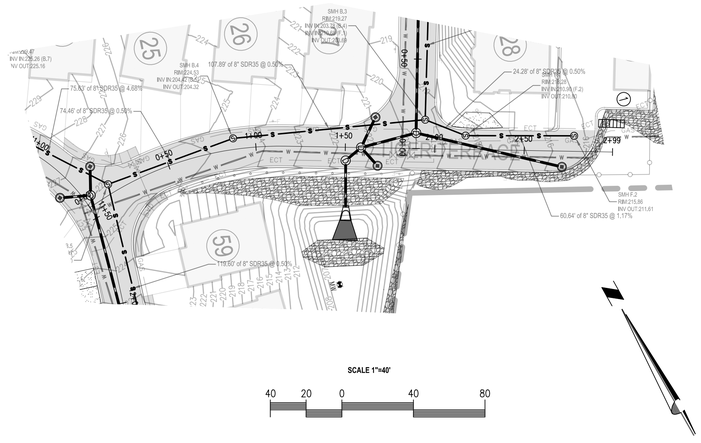


TIGER TERRACE PROFILE

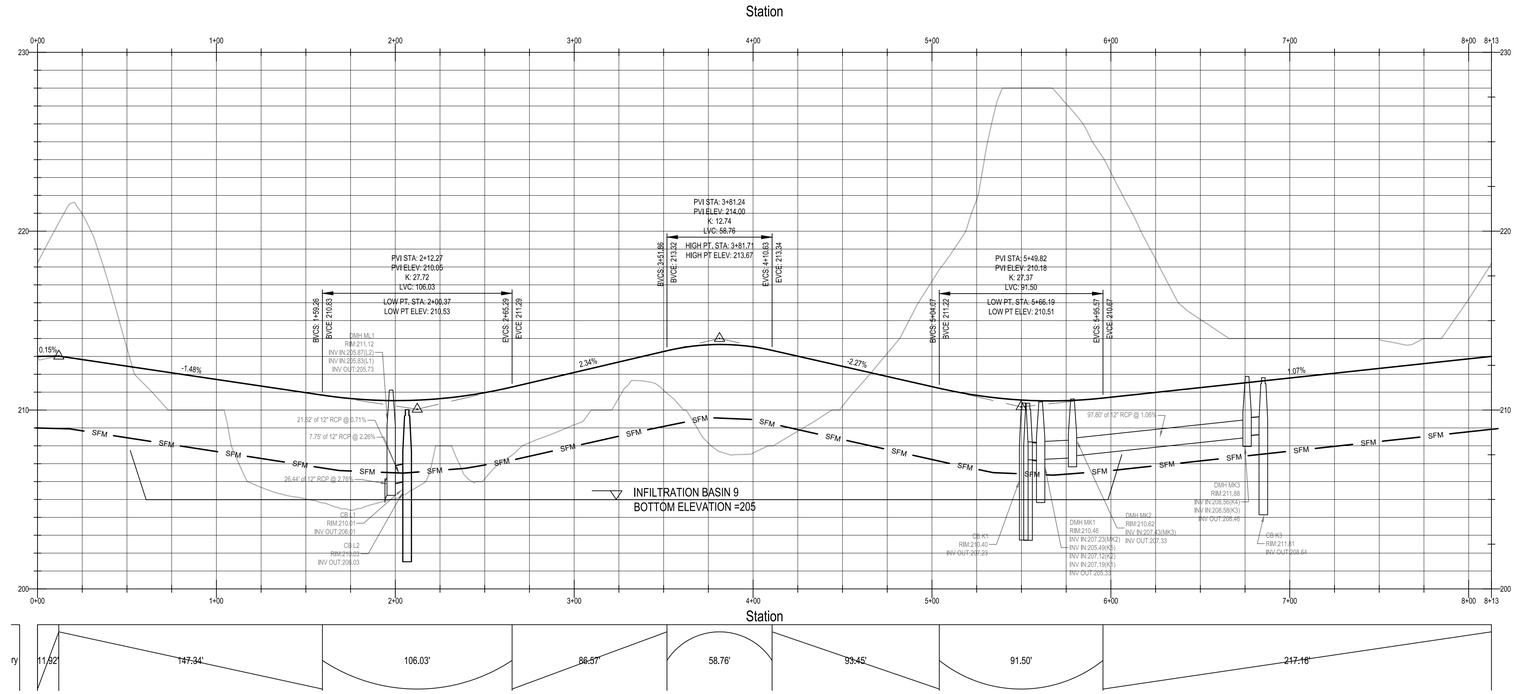
HORIZONTAL SCALE 1"=40'

VERTICAL SCALE 1"=4'

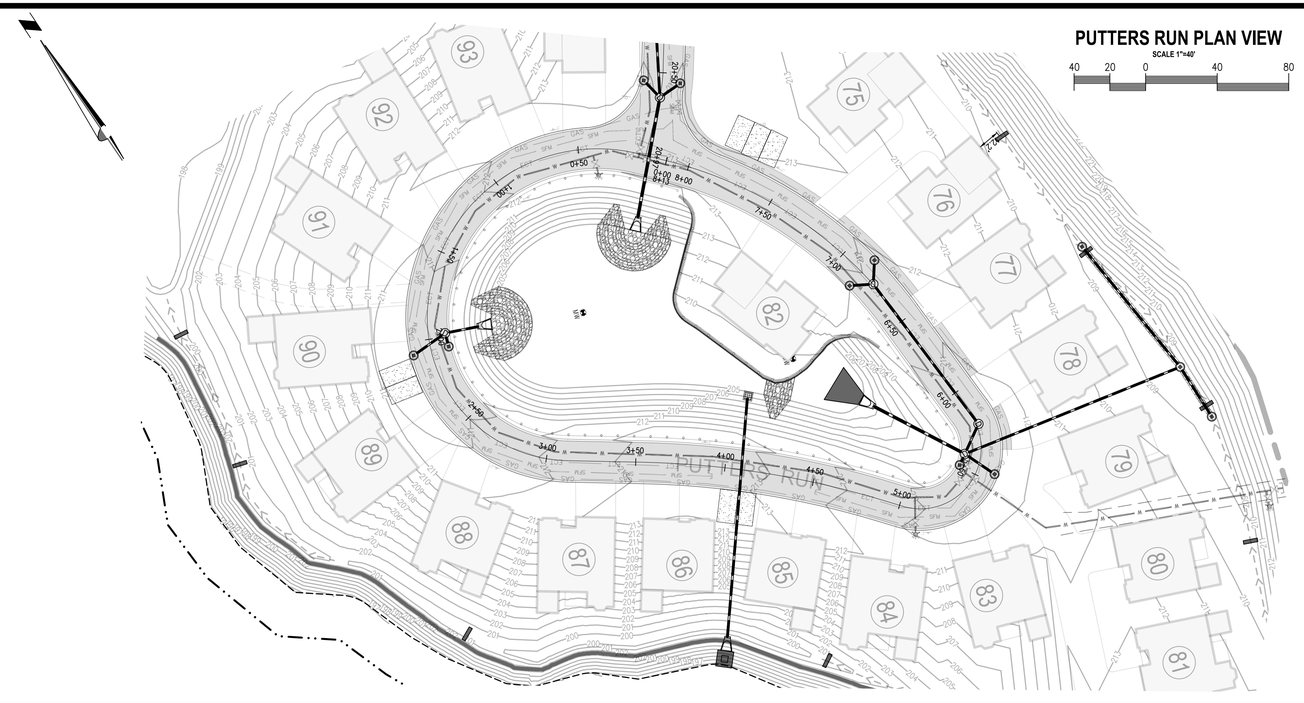
TIGER TERRACE PLAN VIEW



PUTTERS RUN PROFILE



PUTTERS RUN PLAN VIEW



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Revisions

1-16-2023

COMMONWEALTH OF MASSACHUSETTS
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CIVIL
No. 47917
REGISTERED PROFESSIONAL ENGINEER

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190 OLD DERBY STREET, SUITE 311
HINGHAM, MA 02043

Drawing Title
ROAD PROFILE "TIGER TERRACE" AND "PUTTERS RUN"

Project No.	100-007	Drawing No.
Date	7.02.2019	C-8E
Scale	1"=80'	
Drawn By	SZA	
Approved By	GC	

APPROVAL BY WALPOLE PLANNING BOARD

DATE:

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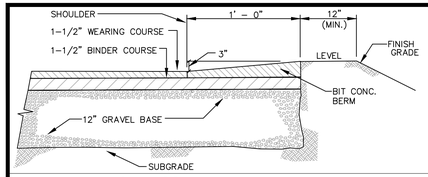
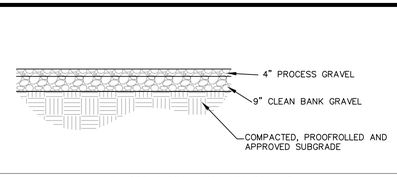


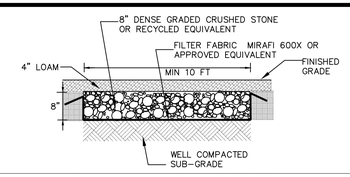
CAPE COD BERM DETAIL

NOT TO SCALE



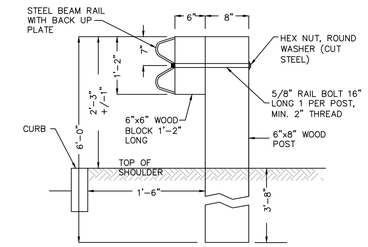
EMERGENCY ACCESS ROAD

NOT TO SCALE



BASIN MAINTENANCE ACCESS PATH

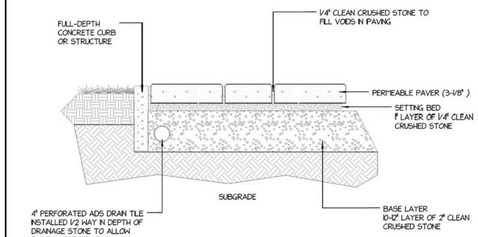
NOT TO SCALE



NOTES:
1. POSTS SPACED 6'–3" CENTER TO CENTER. 2. PROVIDE TERMINAL SECTION AT ENDS

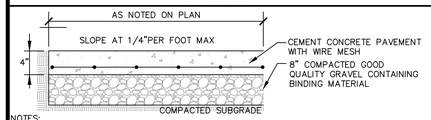
WOOD POST GUARD RAIL

NOT TO SCALE



VISITOR PARKING PERMEABLE PAVERS DETAIL

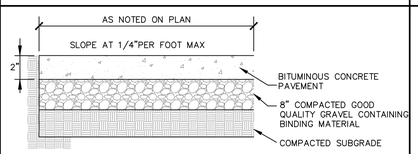
NOT TO SCALE



NOTES:
REFER TO NOTE 11 ON SHEET C-3 AND SPECIAL CONDITION #6 OF THE SPECIAL PERMIT. PROVIDE CONSTRUCTION CONTROL JOINTS EVERY 5FT OR AS OTHERWISE APPROVED BY ENGINEER. PROVIDE EXPANSION JOINTS EVERY 25FT OR AS OTHERWISE APPROVED BY ENGINEER

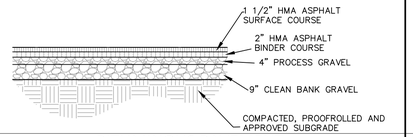
CONCRETE SIDEWALK

NOT TO SCALE



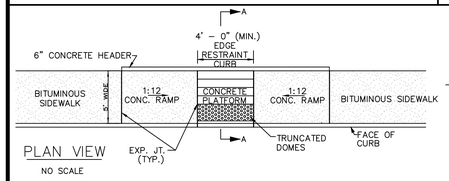
ASPHALT SIDEWALK

NOT TO SCALE



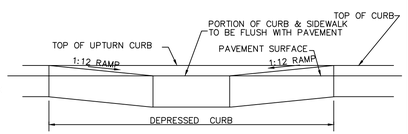
BITUMINOUS PAVEMENT

NOT TO SCALE



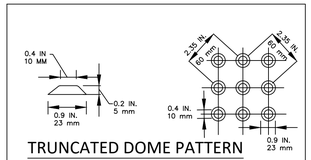
PLAN VIEW

NO SCALE



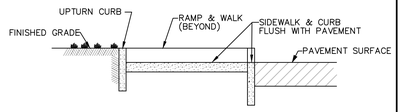
ELEVATION

NO SCALE



TRUNCATED DOME PATTERN

NOT TO SCALE



SECTION A–A

NO SCALE

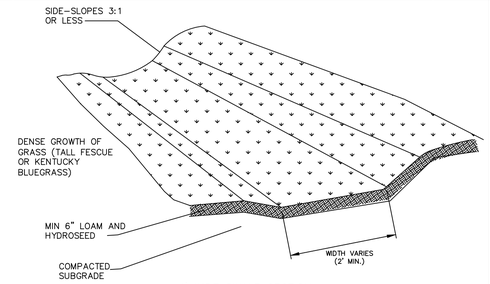
HANDICAP CONCRETE RAMP

NOT TO SCALE

NOTE:
WORDS CAN BE ARRANGED IN OTHER COMBINATIONS THAN THOSE ILLUSTRATED HERE TO ACHIEVE DESIRED RESULT. ALL PAINT TO BE THERMOPLASTIC.

PAINTED MARKING DETAILS

NOT TO SCALE



4' WIDE SWALE SECTION

NOTES:
1. JUTE NETTING WILL BE REQUIRED TO PREVENT EROSION OF GRASSED SIDE SLOPES.

GRASSED SWALE

NOT TO SCALE

NO DUMPING OR ALTERATION OF LANDS BEYOND THIS POINT IS ALLOWED. PER ORDER OF THE CONSERVATION COMMISSION

SIGN ARE TO BE AT LEAST 3" X 5" ON BRASS OR OUTDOOR GRADE PLASTIC MOUNTED WITH OUTDOOR GRADE ADHESIVE AND SCREWS ON CONCRETE OR GRANITE POSTS, BOULDERS OR ON SPLIT RAIL FENCE AS INSTRUCTED WITHIN ORDERS OF CONDITIONS

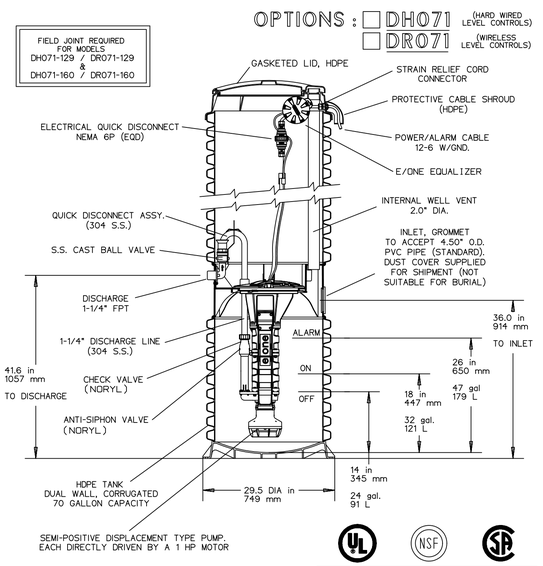
NO ALTERATION PLAQUE DETAIL

NOT TO SCALE

STOP SIGN
R1–1

SIGN DETAILS

NOT TO SCALE



CONCRETE BALLAST MAY BE REQUIRED SEE INSTALLATION INSTRUCTION FOR DETAILS

NOTE: DIMENSIONS ARE FOR REF ONLY

AD	CH	10/20/10	D	
DR BY	CHK'D	DATE	ISSUE	SCALE

e|one SEWER SYSTEMS

MODEL DH071 / DR071 DETAIL SHEET

NA0050P02

E-ONE SEWER PUMP

NOT TO SCALE

Date	Description	No.
01.16.2023	AQV MODIFICATIONS	6.
03.11.2020	MYLAR SUBMISSION	5.
02.24.2020	REVISED PER PLANNING BOARD COMMENTS	4.
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Revisions

1-16-2023

COMMONWEALTH OF MASSACHUSETTS — GABRIEL R. CROCKER — CIVIL — No. 47917 — REGISTERED PROFESSIONAL ENGINEER

GABRIEL R. CROCKER
PROFESSIONAL ENGINEER, MA REGISTRATION #47917

CROCKER DESIGN GROUP, LLC.
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P: 781–820–0416

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AGE QUALIFIED VILLAGE
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WALPOLE, MA

Prepared for
BRISTOL BROS. DEVELOPMENT CORP.
190 OLD DERBY STREET, SUITE 311
HINGHAM, MA 02043

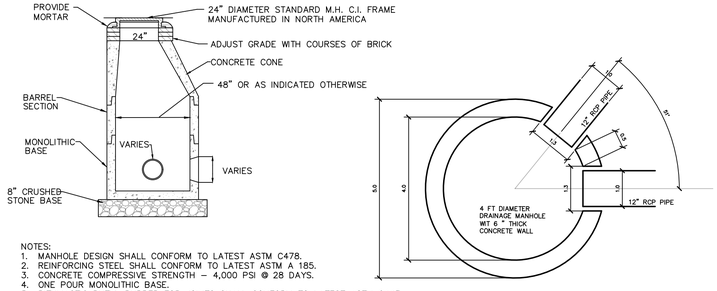
Drawing Title
DETAIL SHEET

Project No.	100-007	Drawing No.
Date	7.02.2019	C-9.1
Scale	AS NOTED	
Drawn By	SZA	
Approved By	GC	

APPROVAL BY WALPOLE PLANNING BOARD

DATE:

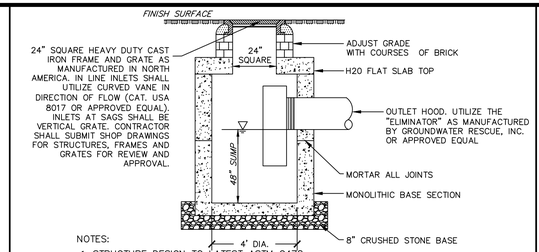
G:\CDG\Crocker Design Group, LLC\Gabriel Crocker - Projects\100-007 Walpole - Age Qualified Village\dwg\Final Sheets\Site Plan Application_03 DETAIL SHEET.dwg, C-9.1 DETAIL SHEET, Jan 06, 2023 20:36



NOTES:
1. MANHOLE DESIGN SHALL CONFORM TO LATEST ASTM C478.
2. REINFORCING STEEL SHALL CONFORM TO LATEST ASTM A 185.
3. CONCRETE COMPRESSIVE STRENGTH – 4,000 PSI @ 28 DAYS.
4. ONE POUR MONOLITHIC BASE.
5. BITUMASTIC BUTYL RUBBER FOR JOINTS SHALL CONFORM TO LATEST ASTM C443 AND FED SS–S–201A SPEC.
6. COVERS TO BE STAMPED "DRAIN"

PRECAST CONCRETE DRAIN MANHOLE

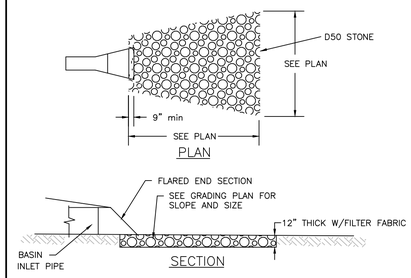
NOT TO SCALE



NOTES:
1. STRUCTURE DESIGN TO LATEST ASTM C478.
2. REINFORCING STEEL CONFORMS TO LATEST ASTM A 185.
3. CONCRETE COMPRESSIVE STRENGTH – 4,000 PSI @ 28 DAYS.
4. FLAT SLAB TOP AASHTO H–20
5. ONE POUR MONOLITHIC BASE.
6. UTILIZE CURVED VANE GRATES WHERE CATCH BASIN IS ON AN INLINE SLOPE CONDITION.

SINGLE GRATE CATCH BASIN

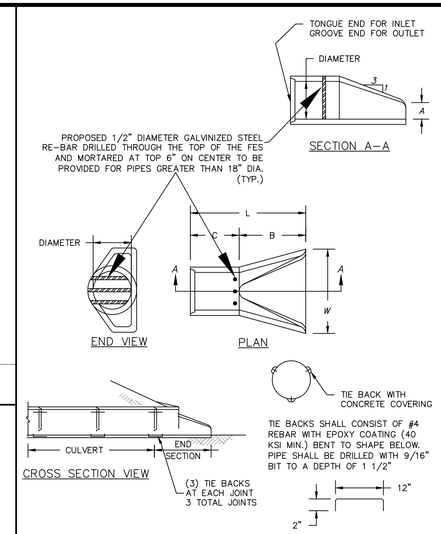
NOT TO SCALE



SEE GRADING AND DRAINGE PLANS FOR ELEVATIONS AND DIMENTIONS

RIP RAP DETAIL AT BASIN INLET AND OUTLET PIPE

NOT TO SCALE



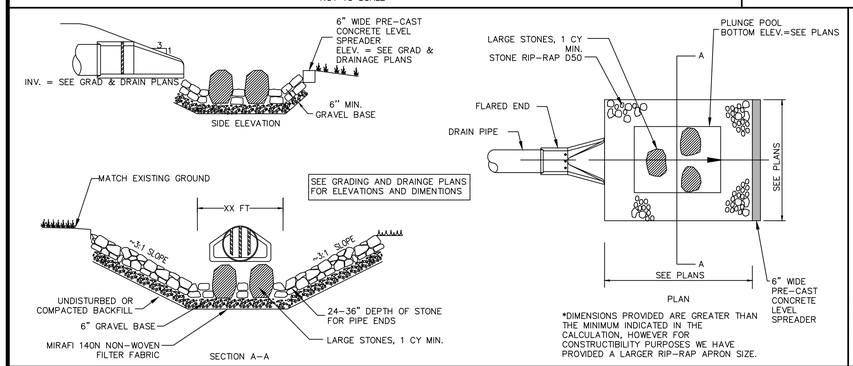
TIE BACKS SHALL CONSIST OF #4 REBAR WITH EPOXY COATING (40 KSI MIN.) BENT TO SHAPE BELOW. PIPE SHALL BE DRILLED WITH 9/16" BIT TO A DEPTH OF 1 1/2"

DIAMETER	WEIGHT	A	B	C	L	W
12"	340	4"	1'– 10"	2'– 0"	3'– 10"	2'– 0"
18"	670	9"	2'– 1"	2'– 1"	4'– 2"	3'– 0"
21"	1300	9 1/2"	3'– 6"	2'– 6"	6'– 0"	4'– 0"
24"	1300	9 1/2"	3'– 6"	2'– 6"	6'– 0"	4'– 0"
30"	1850	1'– 0"	4'– 5"	1'– 8"	6'– 1"	5'– 0"
36"	3500	1'– 3"	5'– 2"	2'– 11"	8'– 1"	6'– 0"
42"	4930	1'– 9"	5'– 3"	2'– 11"	8'– 2"	6'– 6"
48"	6700	2'– 0"	6'– 0"	2'– 2"	8'– 2"	7'– 0"
54"	7150	2'– 3"	5'– 6"	2'– 9"	8'– 3"	6'– 10"

NOTES:
1. CLASS AND TYPE OF CONCRETE SHALL BE AS SPECIFIED FOR REINFORCED CONCRETE PIPE.
2. STRUCTURAL DESIGN OF END SECTION SHALL CONFORM TO THAT OF STANDARD REINFORCED CONCRETE CULVERT PIPE.
3. LENGTH OF PIPE SHOWN ON THE PLANS DOES NOT INCLUDE CONNECTOR SECTION (LENGTH C).
4. SECURITY BARS REQUIRED FOR ALL DISCHARGE PIPES 18" IN DIAM. OR GREATER.

CONCRETE FLARED END SECTION WITH SECURITY BARS

NOT TO SCALE

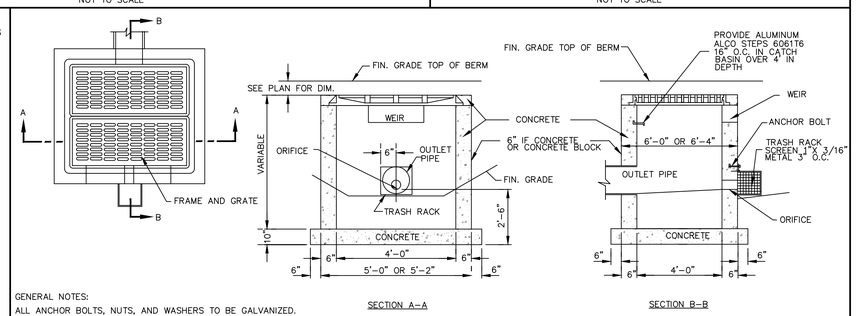


SEE GRADING AND DRAINGE PLANS FOR ELEVATIONS AND DIMENTIONS

*DIMENSIONS PROVIDED ARE GREATER THAN THE MINIMUM INDICATED IN THE CALCULATION, HOWEVER FOR CONSTRUCTIBILITY PURPOSES WE HAVE PROVIDED A LARGER RIP–RAP APRON SIZE.

LEVEL SPREADER/PLUNGE POOL/ENERGY DISSIPATER

NOT TO SCALE



GENERAL NOTES:

ALL ANCHOR BOLTS, NUTS, AND WASHERS TO BE GALVANIZED. CONCRETE SHALL BE CLASS A.

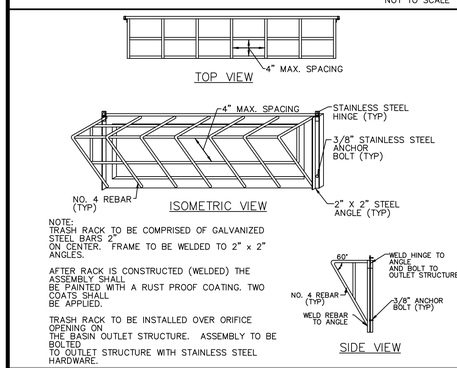
FRAME AND GRATE MANUFACTURED IN NORTH AMERICA

TRASH RACK FRAME TO BE MADE OF GALV. ANGLE IRON AND WELDED TO HINGE. OVERALL SIZE TO BE 3' X 3' X 12"

SEE GRADING AND DRAINGE PLANS FOR ELEVATIONS, DIMENTIONS AND INVERTS

BASIN OUTLET STRUCTURE

NOT TO SCALE



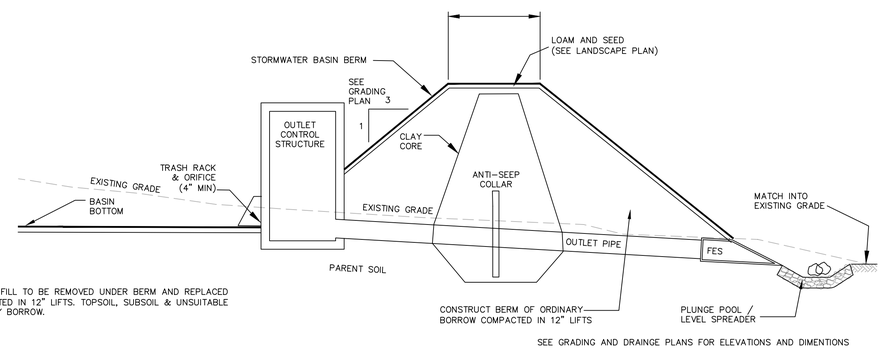
NOTE:
TRASH RACK TO BE COMPRISED OF GALVANIZED STEEL BARS 2" ON CENTER. FRAME TO BE WELDED TO 2" x 2" ANGLES.

AFTER RACK IS CONSTRUCTED (WELDED) THE ASSEMBLY SHALL BE PAINTED WITH A RUST PROOF COATING. TWO COATS SHALL BE APPLIED.

TRASH RACK TO BE INSTALLED OVER ORIFICE OPENING ON THE BASIN OUTLET STRUCTURE. ASSEMBLY TO BE BOLTED TO OUTLET STRUCTURE WITH STAINLESS STEEL HARDWARE.

OUTLET STRUCTURE TRASH RACK

NOT TO SCALE



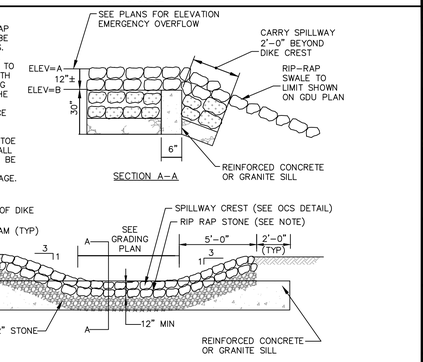
TOPSOIL, SUBSOIL & UNSUITABLE FILL TO BE REMOVED UNDER BERM AND REPLACED WITH ORDINARY BORROW COMPACTED IN 12" LIFTS. TOPSOIL, SUBSOIL & UNSUITABLE FILL TO BE FILLED WITH ORDINARY BORROW.

SEE GRADING AND DRAINGE PLANS FOR ELEVATIONS AND DIMENTIONS

TYPICAL STORMWATER BASIN BERM CROSS-SECTION

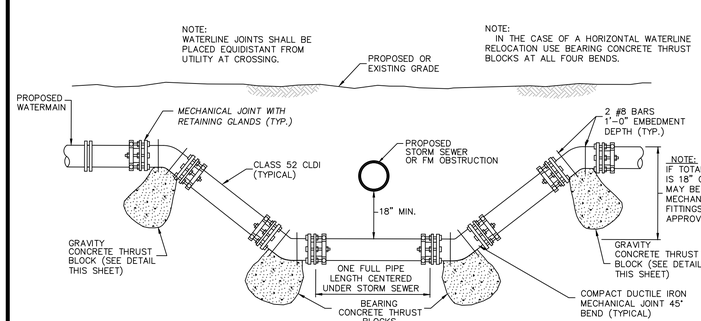
NOT TO SCALE

NOTE:
75% OF RIP–RAP STONE SHALL BE 70 TO 100 LBS. AND SHALL BE HAND CHINKED TO LEAVE A SMOOTH SURFACE ALONG THE TOP OF THE DIKE AND A ROUGH SURFACE ALONG DOWNSTREAM SURFACE AND TOE OF THE DIKE. ALL SILL JOINTS TO BE MORTARED TO PREVENT SEEPAGE.



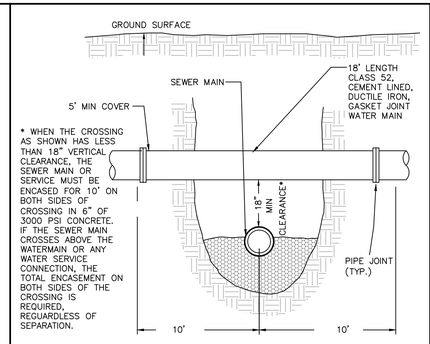
BASIN EMERGENCY SPILLWAY

NOT TO SCALE



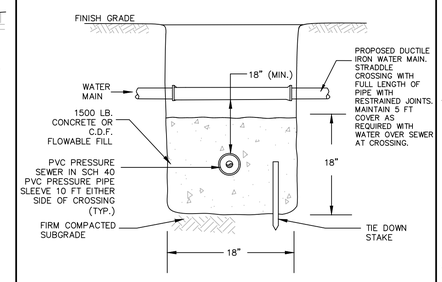
WATERLINE OBSTRUCTION DETAIL

NOT TO SCALE



TYPICAL WATER CROSSING

NOT TO SCALE

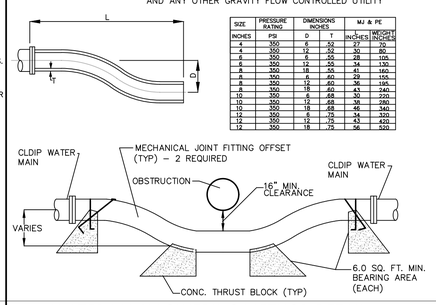


NOTE:
1. CONTRACTOR TO PROVIDE SCH40 PRESSURE PIPE SLEEVE FOR PRESSURE EFFLUENT SEWER WHEN 10 FT HORIZONTAL SEPARATION CANNOT BE MAINTAINED OR AT UTILITY CROSSING.

WATER MAIN/PRESSURE SEWER CROSSING SLEEVE

NOT TO SCALE

NOTE:
THIS MECHANICAL JOINT OFFSET SHALL BE USED WHERE THE WATER MAIN MIST DROP BELOW ANY STORM SEWER CULVERT CROSSING AND ANY OTHER GRAVITY FLOW CONTROLLED UTILITY



SIZE	PRESSURE RATING	DIMENSIONS INCHES		MJ & PE	
INCHES	PSI	D	T	INCHES	WEIGHT LBS/FT
4	350	6	.52	27	70
4	350	12	.52	30	80
6	350	6	.55	28	105
6	350	12	.55	34	130
8	350	18	.55	41	160
8	350	6	.60	29	155
8	350	12	.60	36	195
8	350	18	.60	43	240
10	350	6	.68	30	220
10	350	12	.68	37	290
10	350	18	.68	46	340
12	350	6	.75	34	320
12	350	12	.75	43	420
12	350	18	.75	56	520

WATER MAIN LOWERING METHOD DETAIL

NOT TO SCALE

Date	Description	No.
	Revisions	
01.16.2023	AQV MODIFICATIONS	6.
03.11.2020	MYLAR SUBMISSION	5.
02.24.2020	REVISED PER PLANNING BOARD COMMENTS	4.
11.19.2019	REVISED PER PLANNING BOARD COMMENTS	3.

1-16-2023

COMMONWEALTH OF MASSACHUSETTS GABRIEL R. CROCKER CIVIL No. 47917 REGISTERED PROFESSIONAL ENGINEER

GABRIEL R. CROCKER
PROFESSIONAL ENGINEER, MA REGISTRATION #47917

CROCKER DESIGN GROUP, LLC.
2 SHARP STREET, UNIT B
HINGHAM, MA 02043
P: 781–820–0416

Project
AGE QUALIFIED VILLAGE
RENMAR AVE. & WEST ST.
WALPOLE, MA

Prepared for
BRISTOL BROS. DEVELOPMENT CORP.
190 OLD DERBY STREET, SUITE 311
HINGHAM, MA 02043

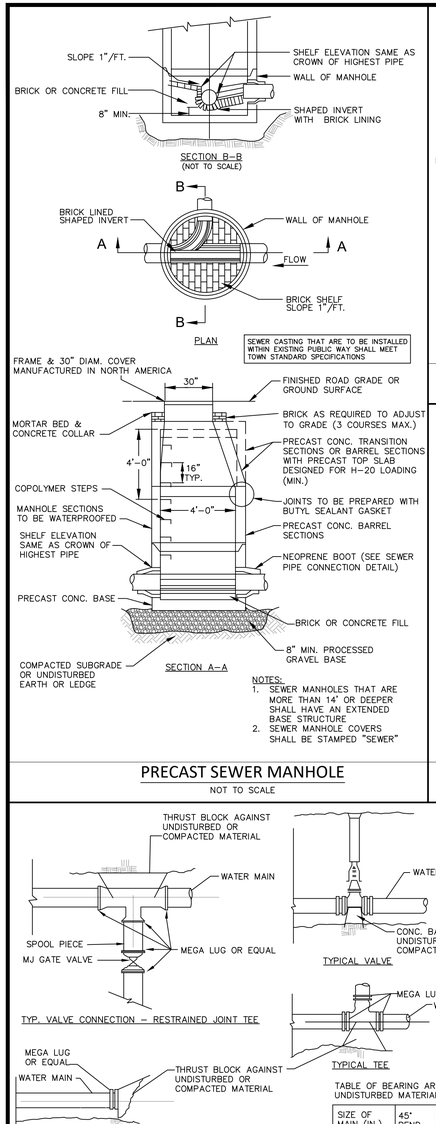
Drawing Title
DETAIL SHEET

Project No.	100-007
Date	7.02.2019
Scale	AS NOTED
Drawn By	SZA
Approved By	GC
Drawing No.	C-9.2

APPROVAL BY WALPOLE PLANNING BOARD

DATE:

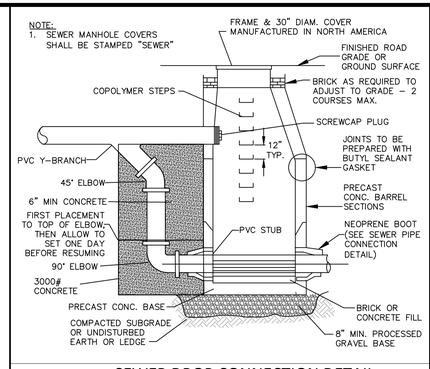
C:\CDG\Crocker Design Group, LLC\Gabriel Crocker – Projects\100–007 Walpole – Age Qualified Village\dwg\Plot Sheets\Site Plan Application_C9.2 DETAIL SHEET.dwg, C-9.2 DETAIL SHEET, Jan 06, 2023 20:36



NOTES:
1. SEWER MANHOLES THAT ARE MORE THAN 14' OR DEEPER SHALL HAVE AN EXTENDED BASE STRUCTURE
2. SEWER MANHOLE COVERS SHALL BE STAMPED "SEWER"

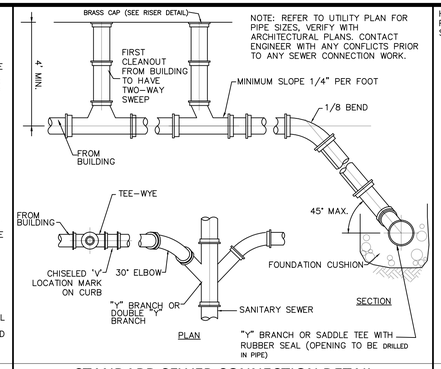
PRECAST SEWER MANHOLE

NOT TO SCALE



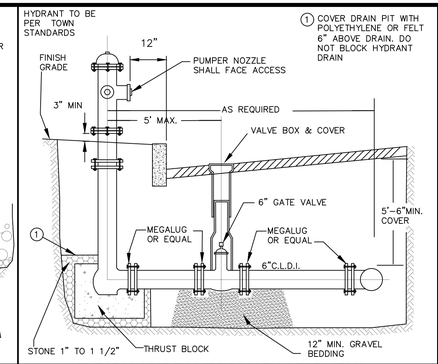
SEWER DROP CONNECTION DETAIL

NOT TO SCALE



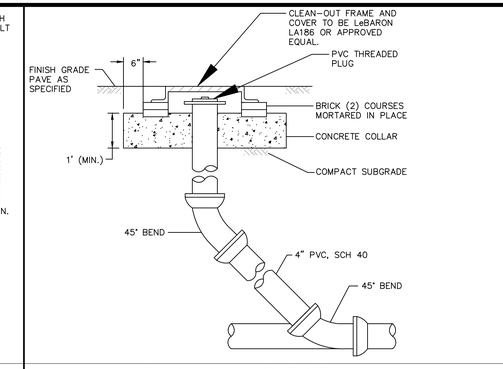
STANDARD SEWER CONNECTION DETAIL

NOT TO SCALE



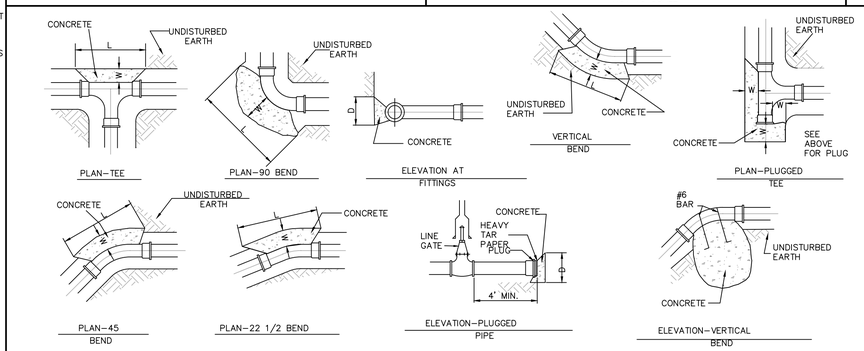
TYPICAL HYDRANT BRANCH ASSEMBLY

NOT TO SCALE



TYPICAL CLEAN-OUT DETAIL

NOT TO SCALE



THRUST BLOCK SCHEDULE									
PIPE SIZE	TEE		22 1/2		45		90		W
	L	D	L	D	L	D	L	D	
6"	18"	15"	15"	12"	15"	12"	15"	15"	21"
8"	2'	18"	18"	12"	18"	12"	2'	18"	2'
12"	3'	2'	2'	12"	2'	12"	3'	2'	28"
16"	4'	2.5'	2'	12"	2.33'	15"	4'	2.5'	31"
20"	5.25'	3'	2'	18"	3'	2'	5.25'	3'	33"
24"	7.5'	3'	3'	18"	4'	2.5'	7.5'	3'	3'

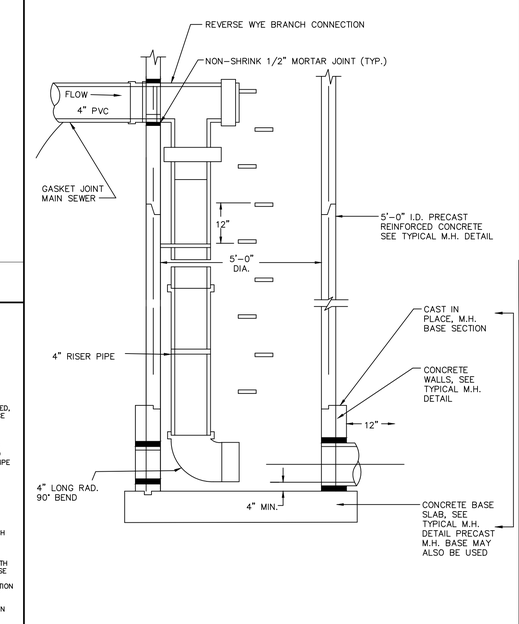
BASIS:
2,000 LB/SQ.FT. SOIL RESISTANCE 250 PSI WATER PRESSURE CORRECTION FACTORS FOR OTHER SOILS:

SOFT CLAY	4
SAND	2
SAND & GRAVEL	1.33
SHALE	0.4

NOTE:
1. IF SOFT MATERIALS ARE ENCOUNTERED, THE THRUST BLOCKS SIZES SHALL BE ADJUSTED ACCORDINGLY.
2. CONCRETE TO BE 3000 PSI.

CONCRETE TRUST BLOCK

NOT TO SCALE



TYPICAL CLEAN-OUT DETAIL

NOT TO SCALE

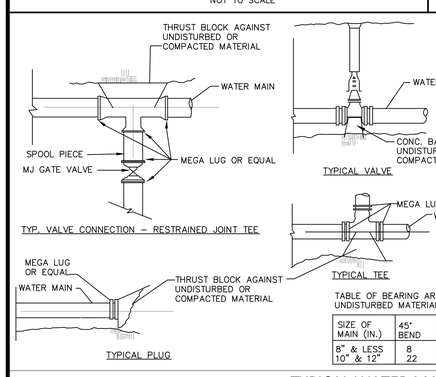
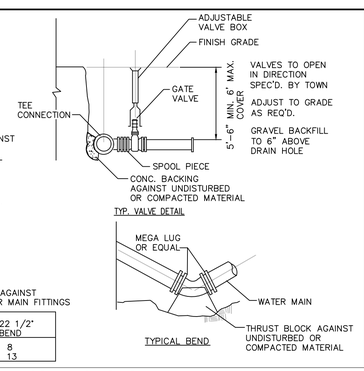


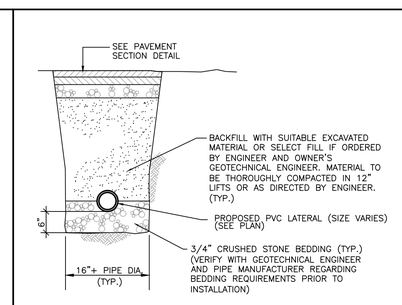
TABLE OF BEARING AREAS IN S.F. AGAINST UNDISTURBED MATERIAL FOR WATER MAIN FITTINGS

SIZE OF MAIN (IN.)	45° BEND	TEES & PLUGS	22 1/2° BEND
8" & LESS	8	10	8
10" & 12"	22	16	13



TYPICAL WATER MAIN SUPPLY CONNECTIONS

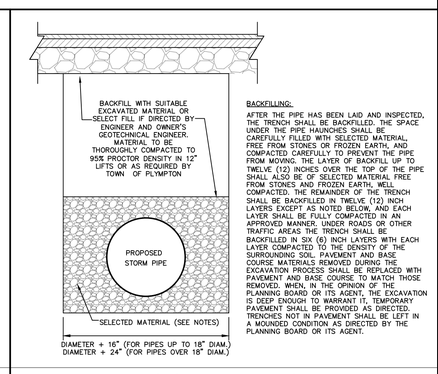
NOT TO SCALE



NOTE: PAVEMENT SECTION TO MATCH, AT MINIMUM, ADJOINING PAVEMENT.

TYPICAL SANITARY SEWER TRENCH DETAIL

NOT TO SCALE



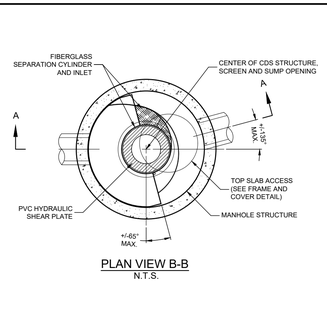
BACKFILLING:
AFTER THE PIPE HAS BEEN LAID AND INSPECTED, THE TRENCH SHALL BE BACKFILLED. THE SPACE UNDER THE PIPE HAUNCHES SHALL BE CAREFULLY FILLED WITH SELECTED MATERIAL, FREE FROM STONES OR FROZEN EARTH, AND COMPACTED CAREFULLY TO PREVENT THE PIPE FROM MOVING. THE LAYER OF BACKFILL UP TO TWELVE (12) INCHES OVER THE TOP OF THE PIPE SHALL ALSO BE OF SELECTED MATERIAL FREE FROM STONES AND FROZEN EARTH, WELL COMPACTED. THE REMAINDER OF THE TRENCH SHALL BE BACKFILLED IN TWELVE (12) INCH LAYERS EXCEPT AS NOTED BELOW, AND EACH LAYER SHALL BE FULLY COMPACTED IN AN APPROVED MANNER. UNDER ROADS OR OTHER TRAFFIC AREAS THE TRENCH SHALL BE BACKFILLED IN SIX (6) INCH LAYERS WITH EACH LAYER COMPACTED TO THE DENSITY OF THE SURROUNDING SOIL. PAVEMENT AND BASE COURSE MATERIALS REMOVED DURING THE EXCAVATION PROCESS SHALL BE REPLACED WITH PAVEMENT AND BASE COURSE TO MATCH THOSE REMOVED, WHEN, IN THE OPINION OF THE PLANNING BOARD OR ITS AGENT, THE EXCAVATION IS DEEP ENOUGH TO WARRANT IT, TEMPORARY PAVEMENT SHALL BE PROVIDED AS DIRECTED. TRENCHES NOT IN PAVEMENT SHALL BE LEFT IN A MOUNDED CONDITION AS DIRECTED BY THE PLANNING BOARD OR ITS AGENT.

STORM PIPE TRENCH

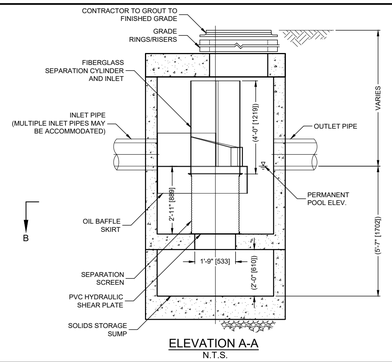
NOT TO SCALE

SANITARY MANHOLE INSIDE DROP

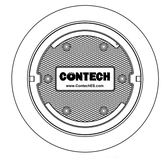
NOT TO SCALE



PLAN VIEW B-B
N.T.S.



ELEVATION A-A
N.T.S.



FRAME AND COVER
(DIAMETER VARIES)
N.T.S.
MANUFACTURED IN NORTH AMERICA

DESIGN NOTES

RATED TREATMENT CAPACITY IS 1.6 CFS [45.3 L/s], OR PER LOCAL REGULATIONS. MAXIMUM HYDRAULIC INTERNAL BYPASS CAPACITY IS 14.0 CFS [396 L/s]. IF THE SITE CONDITIONS EXCEED 14.0 CFS [396 L/s], AN UPSTREAM BYPASS STRUCTURE IS REQUIRED.

THE STANDARD CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.

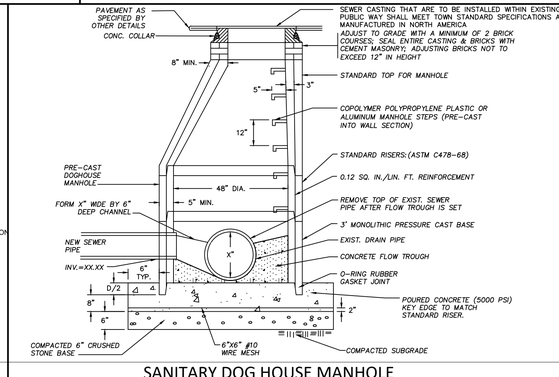
CONFIGURATION DESCRIPTION
GRATED INLET ONLY (NO INLET PIPE)
GRATED INLET WITH INLET PIPE OR PIPES
CURB INLET ONLY (NO INLET PIPE)
CURB INLET WITH INLET PIPE OR PIPES
SEPARATE OIL BAFFLE (SINGLE INLET PIPE REQUIRED FOR THIS CONFIGURATION)
SEDIMENT WEIR FOR NJDEP / NJCAT CONFORMING UNITS

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 ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.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 HS20 AND CASTINGS SHALL MEET HS20 (AASHTO M 306) 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
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE (LIFTING CLUTCHES PROVIDED).
C. CONTRACTOR TO ADD JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS, AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN.
E. 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.

CDS2025-4 WATER QUALITY STRUCTURE DETAIL

NOT TO SCALE



SANITARY DOG HOUSE MANHOLE

NOT TO SCALE

Date	Description	No.
01.16.2023	AQV MODIFICATIONS	6.
03.11.2020	MYLAR SUBMISSION	5.
02.24.2020	REVISED PER PLANNING BOARD COMMENTS	4.
11.19.2019	REVISED PER PLANNING BOARD COMMENTS	3.

Revisions

1-18-2023

COMMONWEALTH OF MASSACHUSETTS
GABRIEL R. CROCKER
CIVIL
No. 47917
REGISTERED PROFESSIONAL ENGINEER

GABRIEL R. CROCKER
PROFESSIONAL ENGINEER, MA REGISTRATION #47917

CROCKER DESIGN GROUP, LLC.
2 SHARP STREET, UNIT B
HINGHAM, MA 02043
P: 781–820–0416

Project
AGE QUALIFIED VILLAGE
RENMAR AVE. & WEST ST.
WALPOLE, MA

Prepared for
BRISTOL BROS. DEVELOPMENT CORP.
190 OLD DERBY STREET, SUITE 311
HINGHAM, MA 02043

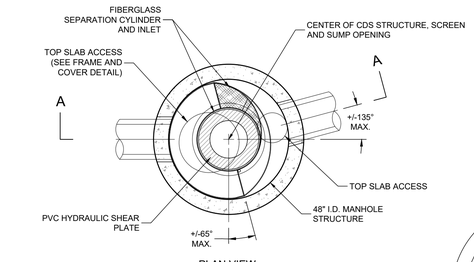
Drawing Title
DETAIL SHEET

Project No.	100-007	Drawing No.
Date	7.02.2019	C-9.3
Scale	AS NOTED	
Drawn By	SZA	
Approved By	GC	

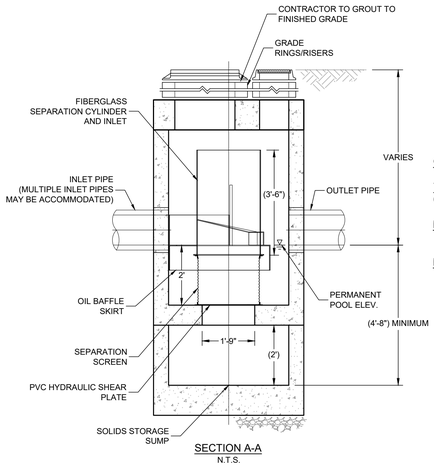
APPROVAL BY WALPOLE PLANNING BOARD

DATE:

C:\CDG\Crocker Design Group, LLC\Gabriel Crocker - Projects\100-007 Walpole - Age Qualified Village\dwg\Plot Sheets\Site Plan Application\ C9.3 DETAIL SHEET.dwg, C-9.3 DETAIL SHEET, Jan 06, 2023 20:36



PLAN VIEW
N.T.S.



SECTION A-A
N.T.S.

FRAME AND COVER
(DIAMETER VARIES)
N.T.S.
MANUFACTURED IN NORTH AMERICA

CDS2015-4

Treatment Capacity (cfs)/(L/s)
0.7 (19.8)

Minimum Sump Storage Capacity (yd3)/(m3)
0.5 (1.4)

Minimum Oil Storage Capacity (gal)/(L)
70 (265)

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 STORMWATER SOLUTIONS REPRESENTATIVE. www.contechstormwater.com
4. CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
5. STRUCTURE AND CASTINGS SHALL MEET AASHTO HS20 LOAD RATING.
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.

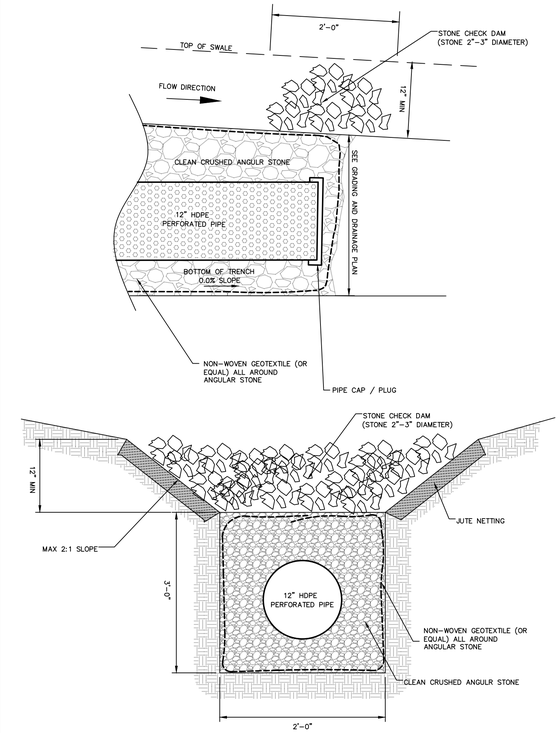
CDS2015-4 DESIGN NOTES

CDS2015-4 RATED TREATMENT CAPACITY IS 0.7 CFS, OR PER LOCAL REGULATIONS. MAXIMUM HYDRAULIC INTERNAL BYPASS CAPACITY IS 10.0 CFS. IF THE SITE CONDITIONS EXCEED 10.0 CFS, AN UPSTREAM BYPASS STRUCTURE IS REQUIRED.

THE STANDARD CDS2015-4 CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.

DESIGNATION (MODEL SUFFIX)	CONFIGURATION DESCRIPTION
G	GRATED INLET ONLY (NO INLET PIPE)
GP	GRATED INLET WITH INLET PIPE OR PIPES
K	CURB INLET ONLY (NO INLET PIPE)
KP	CURB INLET WITH INLET PIPE OR PIPES

CDS2015-4 WATER QUALITY STRUCTURE DETAIL

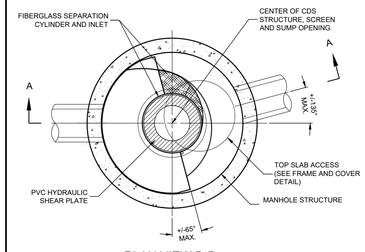


SWALE WITH PERFORATED PIPE AND CHECK DAM DETAIL

NOT TO SCALE

Date	Description	No.
01.16.2023	AQV MODIFICATIONS	6.
03.11.2020	MYLAR SUBMISSION	5.
02.24.2020	REVISED PER PLANNING BOARD COMMENTS	4.
11.19.2019	REVISED PER PLANNING BOARD COMMENTS	3.

Revisions



PLAN VIEW B-B
N.T.S.

DESIGN NOTES

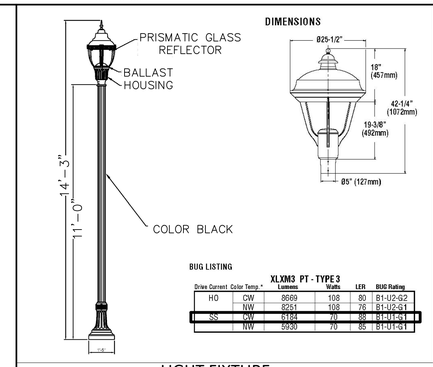
RATED TREATMENT CAPACITY IS 1.1 CFS [31.2 L/s], OR PER LOCAL REGULATIONS. MAXIMUM HYDRAULIC INTERNAL BYPASS CAPACITY IS 14.0 CFS [396 L/s]. IF THE SITE CONDITIONS EXCEED 14.0 CFS [396 L/s], AN UPSTREAM BYPASS STRUCTURE IS REQUIRED.

THE STANDARD CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.

CONFIGURATION DESCRIPTION
GRATED INLET ONLY (NO INLET PIPE)
GRATED INLET WITH INLET PIPE OR PIPES
CURB INLET ONLY (NO INLET PIPE)
CURB INLET WITH INLET PIPE OR PIPES
SEPARATE OIL BAFFLE (SINGLE INLET PIPE REQUIRED FOR THIS CONFIGURATION)
SEDIMENT WEIR FOR NJDEP / NJCAT CONFORMING UNITS

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 ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.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 HS20 AND CASTINGS SHALL MEET HS20 (AASHTO M 306) 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
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE (LIFTING CLUTCHES PROVIDED).
C. CONTRACTOR TO ADD JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS, AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN.
E. 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.



BUG LISTING

		XLXM3 PT - TYPE 3			
Drive Current	Color Temp.*	Lumens	Watts	LER	BUG Rating
HO	CW	8669	108	80	B1-U2-G2
	NW	8251	108	76	B1-U2-G1
SS	CW	6184	70	88	B1-U1-G1
	NW	5920	70	85	B1-U1-G1

LIGHT FIXTURE

NOT TO SCALE

CROCKER DESIGN GROUP, LLC.
2 SHARP STREET, UNIT B
HINGHAM, MA 02043
P: 781-820-0416

GABRIEL R. CROCKER
PROFESSIONAL ENGINEER, MA REGISTRATION #47917

Project
AGE QUALIFIED VILLAGE
RENMAR AVE. & WEST ST.
WALPOLE, MA

Prepared for
BRISTOL BROS. DEVELOPMENT CORP.
190 OLD DERBY STREET, SUITE 311
HINGHAM, MA 02043

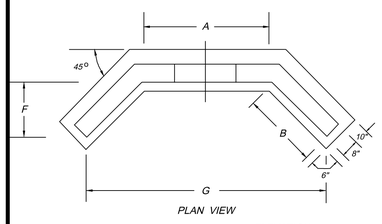
Drawing Title
DETAIL SHEET

Project No.	100-007
Date	7.02.2019
Scale	AS NOTED
Drawn By	SZA
Approved By	GC

Drawing No.
C-9.4

APPROVAL BY WALPOLE PLANNING BOARD

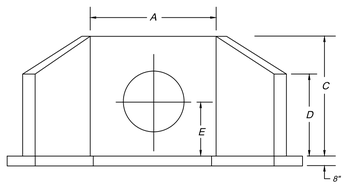
DATE:



PLAN VIEW

ELEVATION

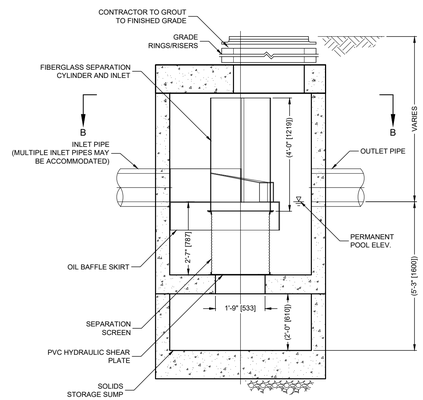
DIMENSION SCHEDULE								
PIPE DIA.	A	B	C	D	E	F	G	APPROX. WEIGHT
12"	36"	30"	54"	40"	36"	22"	78"	5445 LBS.
15"	48"	30"	60"	45"	37.5"	22"	92"	6400 LBS.
18"	48"	30"	60"	45"	39"	22"	92"	6400 LBS.
24"	60"	36"	64"	48"	42"	26"	112"	7250 LBS.
30"	72"	36"	72"	54"	45"	26"	124"	9276 LBS.
36"	78"	48"	78"	60"	48"	35"	144"	11623 LBS.
48"	84"	48"	90"	66"	54"	35"	150"	12402 LBS.
SPECIAL SIZES NOT LISTED CAN BE MFG. UPON REQUEST								



NOTES :
** ALL EXPOSED EDGES TO HAVE 1" BEVELED CORNERS*
** APRON BY CONTRACTOR IN FIELD*
** REINFORCING - NO. 4 BARS AT 12" O.C.E.W.*
** CONCRETE TO TEST 4000 PSI @ 28 DAYS*

CONCRETE HEADWALL FOR CULVERT CROSSING

NOT TO SCALE

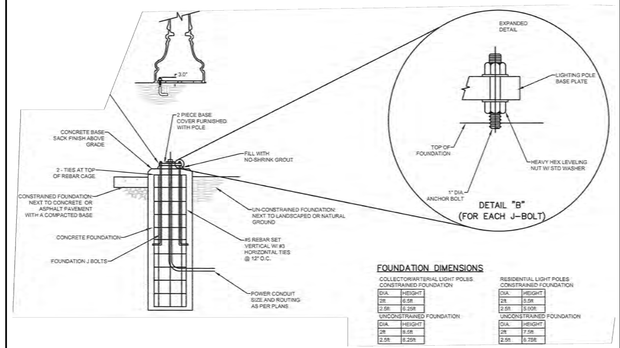


ELEVATION A-A
N.T.S.

CONTECH ENGINEERED SOLUTIONS LLC
www.ContechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

MANUFACTURED IN NORTH AMERICA
FRAME AND COVER
(DIAMETER VARIES)
N.T.S.

CDS2020-4 WATER QUALITY STRUCTURE DETAIL



FOUNDATION DIMENSIONS

COLLECTOR/ARTERIAL LIGHT POLES:
CONSTRAINED FOUNDATION

DIA.	HEIGHT
2ft	8.5ft
2.5ft	8.25ft

UNCONSTRAINED FOUNDATION

DIA.	HEIGHT
2ft	8.0ft
2.5ft	8.25ft

RESIDENTIAL LIGHT POLES:
CONSTRAINED FOUNDATION

DIA.	HEIGHT
2ft	5.0ft
2.5ft	5.00ft

UNCONSTRAINED FOUNDATION

DIA.	HEIGHT
2ft	7.0ft
2.5ft	6.75ft

LIGHT POLE BASE DETAIL

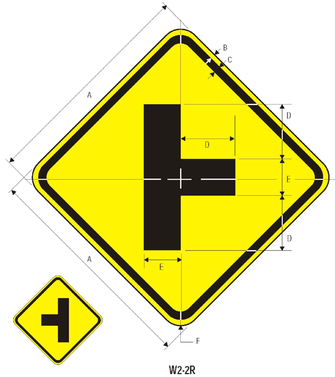
NOT TO SCALE

C:\CDG\Crocker Design Group, LLC\Gabriel Crocker - Project\100-007 Walpole - Age Qualified Village\dwg\Plot Sheets\Site Plan Application\ 09 DETAIL SHEET.dwg, C-9.4 DETAIL SHEET, Jan 06, 2023 20:36

"VISITOR PARKING" SIGN 12" X18"

"No Parking Fire Lane" Sign - 12 x 18"

"PRIVATE ROAD. DEAD END" SIGN 12" X18"



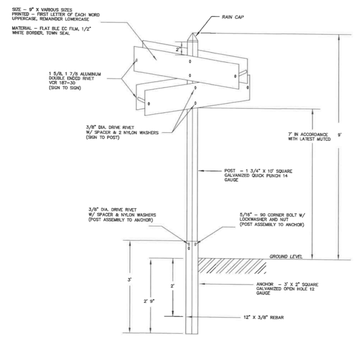
C	A	B	C	D	E	F
	18	.375	.625	6	3	1.5
	24	.375	.625	8	4	1.5
	30	.5	.75	10	5	1.875
	36	.625	.875	12	6	2.25
	48	.75	1.25	16	8	3

TYPICAL STREET SIGN NAME PLATE DETAIL

N.T.S.

SIGN NOTES:
1. MINIMUM SIZE 9"
2. SIGN MATERIAL SHALL BE 3M VIP (DIAC. 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

WALPOLE, MASSACHUSETTS
ENGINEERING DETAILS
3-28-19



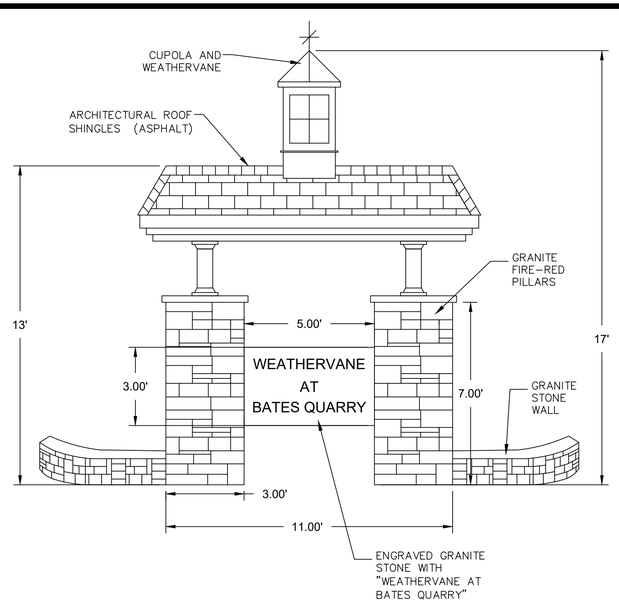
WALPOLE, MASSACHUSETTS
ENGINEERING DETAILS
3-28-19

TYPICAL STREET SIGN DETAIL

(NO SCALE)

SIGN DETAILS

NTS



WEST STREET ENTRANCE SIGN DETAIL

Date	Description	No.
01.16.2023	AQV MODIFICATIONS	6.
03.11.2020	MYLAR SUBMISSION	5.
02.24.2020	REVISED PER PLANNING BOARD COMMENTS	4.
11.19.2019	REVISED PER PLANNING BOARD COMMENTS	3.

Revisions

1-18-2023

COMMONWEALTH OF MASSACHUSETTS
GABRIEL R. CROCKER
CIVIL
No. 47917
REGISTERED PROFESSIONAL ENGINEER

GABRIEL R. CROCKER
PROFESSIONAL ENGINEER, MA REGISTRATION #47917

CROCKER DESIGN GROUP, LLC.
2 SHARP STREET, UNIT B
HINGHAM, MA 02043
P: 781-820-0416

Project
AGE QUALIFIED VILLAGE
RENMAR AVE. & WEST ST.
WALPOLE, MA

Prepared for
BRISTOL BROS. DEVELOPMENT CORP.
190 OLD DERBY STREET, SUITE 311
HINGHAM, MA 02043

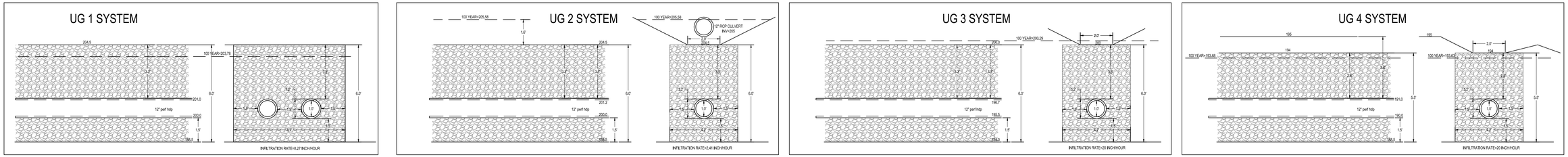
Drawing Title
DETAIL SHEET

Project No.	100-007	Drawing No.
Date	7.02.2019	C-9.5
Scale	AS NOTED	
Drawn By	SZA	
Approved By	GC	

APPROVAL BY WALPOLE PLANNING BOARD

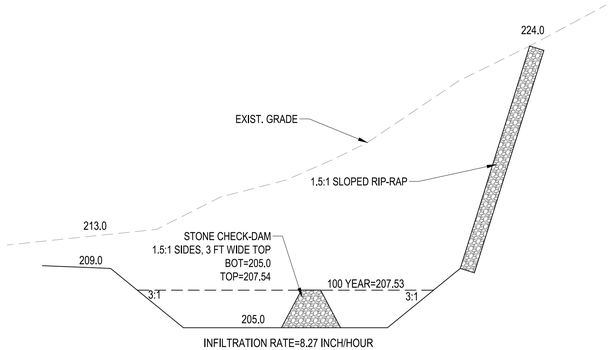
DATE:

C:\CDG\Crocker Design Group, LLC\Gabriel Crocker - Projects\100-007 Walpole - Age Qualified Village\dwg\Plan Sheets\Site Plan Application\ 09 DETAIL SHEET.dwg, C-9.5 DETAIL SHEET, Jan 06, 2023 20:36

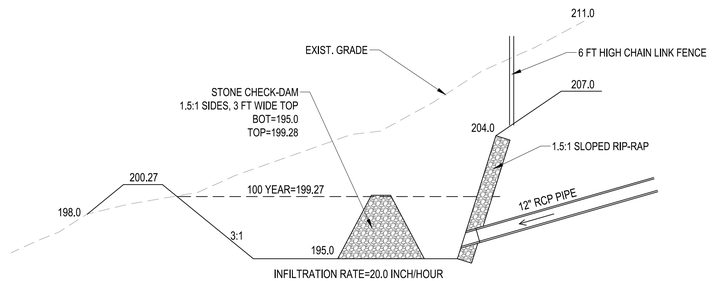


UNDERGROUND INFILTRATION BASINS SCHEMATIC CROSS-SECTION

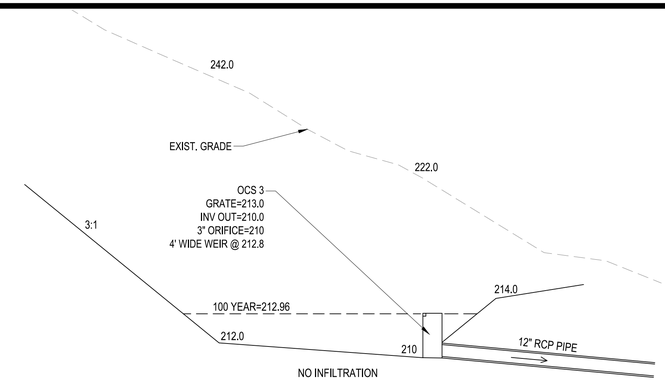
SCALE: NOT TO SCALE



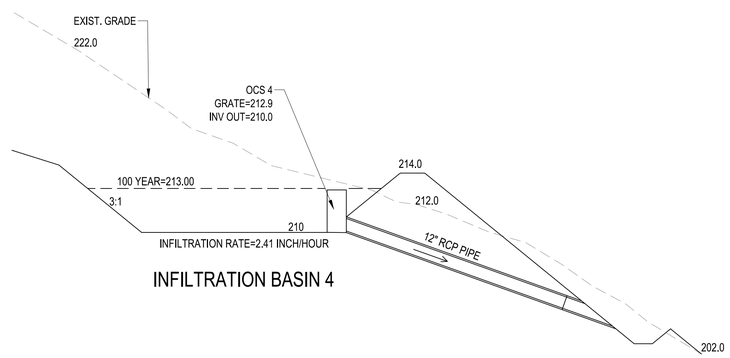
INFILTRATION BASIN 1



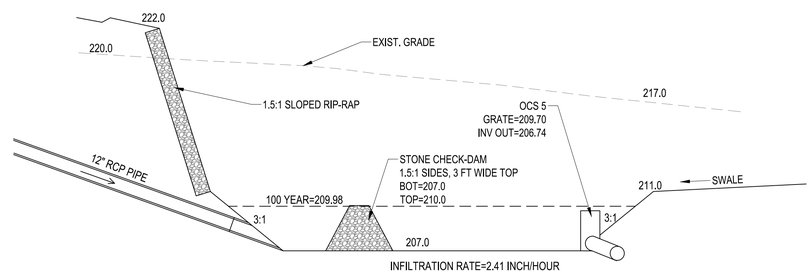
INFILTRATION BASIN 2



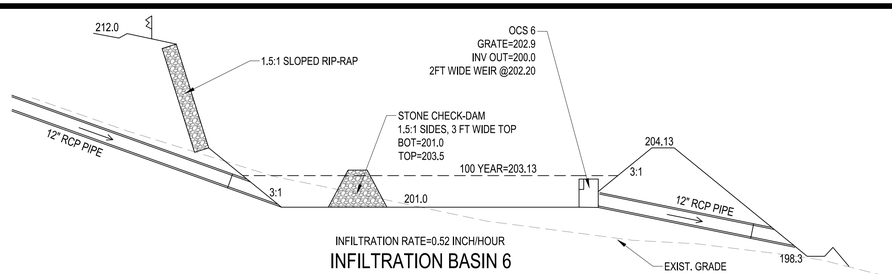
DETENTION BASIN 3



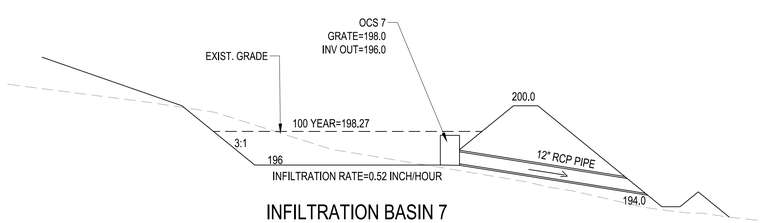
INFILTRATION BASIN 4



INFILTRATION BASIN 5



INFILTRATION BASIN 6



INFILTRATION BASIN 7

ABOVE GROUND STORMWATER BASINS SCHEMATIC CROSS-SECTION

SCALE: NOT TO SCALE

Date	Description	No.
01.16.2023	AQV MODIFICATIONS	6.
03.11.2020	MYLAR SUBMISSION	5.
02.24.2020	REVISED PER PLANNING BOARD COMMENTS	4.
11.19.2019	REVISED PER PLANNING BOARD COMMENTS	3.

Revisions

1-18-2023

COMMONWEALTH OF MASSACHUSETTS
GABRIEL R. CROCKER
CIVIL
No. 47917
REGISTERED PROFESSIONAL ENGINEER

GABRIEL R. CROCKER
PROFESSIONAL ENGINEER, MA REGISTRATION #47917

CROCKER DESIGN GROUP, LLC.
2 SHARP STREET, UNIT B
HINGHAM, MA 02043
P: 781-820-0416

Project
AGE QUALIFIED VILLAGE
RENMAR AVE. & WEST ST.
WALPOLE, MA

Prepared for
BRISTOL BROS. DEVELOPMENT CORP.
190 OLD DERBY STREET, SUITE 311
HINGHAM, MA 02043

Drawing Title
DETAIL SHEET

Project No.	100-007
Date	7.02.2019
Scale	1"=80'
Drawn By	SZA
Approved By	GC

Drawing No.
C-9.6

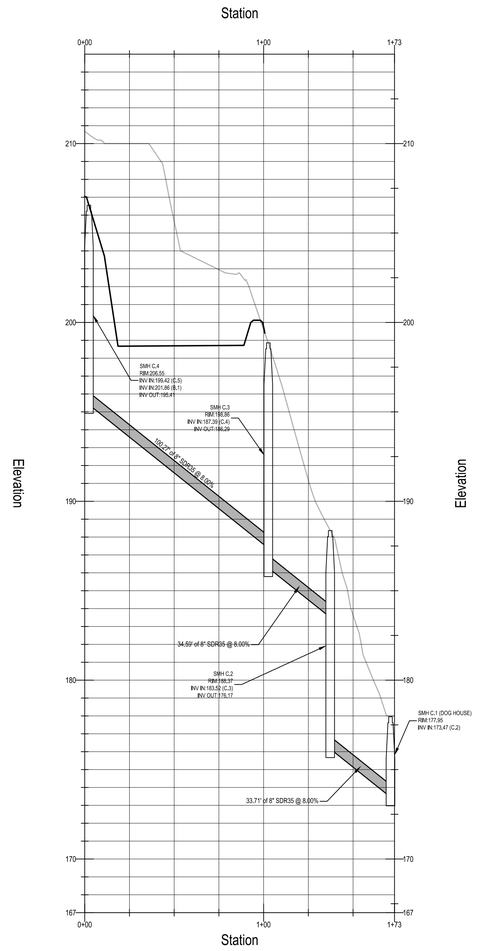
APPROVAL BY WALPOLE PLANNING BOARD

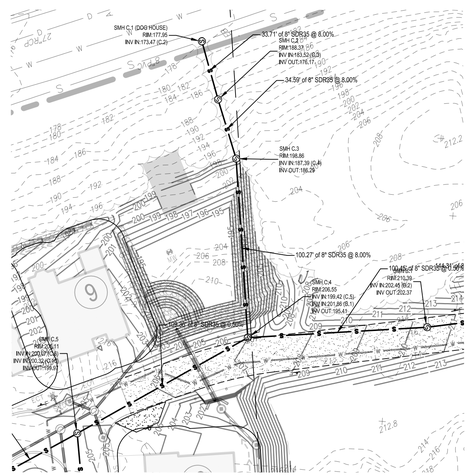
DATE:

C:\CDG\Crocker Design Group, LLC\Gabriel Crocker - Projects\100-007 Walpole - Age Qualified Village\dwg\Plot Sheets\Site Plan Application\ 09. BASIN X-SECT.DWG, C-9.6, Jan 06, 2023 20:39

SEWER PROFILE FROM STRUCTURE SMH C.4 TO SEWER CONNECTION TO RENMAR AVE.

THIS IS A CONTINUATION OF :
ROAD PROFILE " EMERGENCY ACCESS ROAD"
PRESENTED ON SHEET C-8C



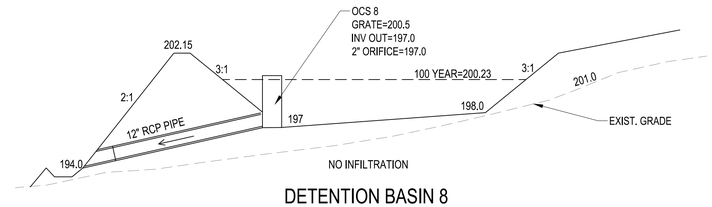


40 20 0 40 80

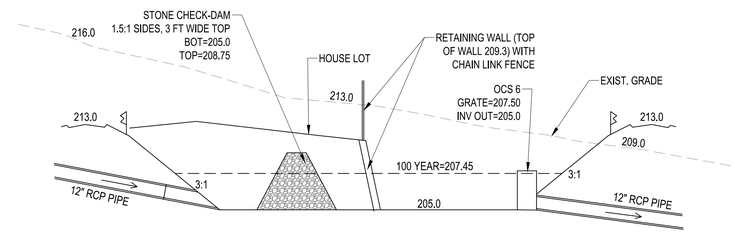
HORIZONTAL SCALE 1"=40'

4 2 0 4 8

VERTICAL SCALE 1"=4'

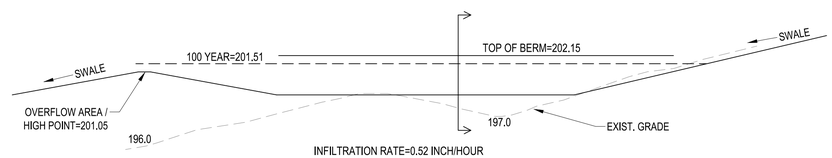


DETENTION BASIN 8



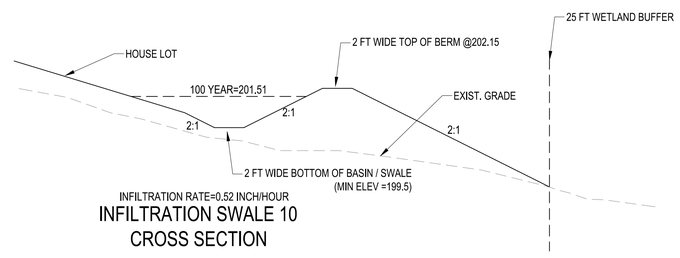
INFILTRATION RATE=8.27 INCH/HOUR

INFILTRATION BASIN 9



INFILTRATION RATE=0.52 INCH/HOUR

INFILTRATION SWALE 10



INFILTRATION RATE=0.52 INCH/HOUR

INFILTRATION SWALE 10
CROSS SECTION

ABOVE GROUND STORMWATER BASINS SCHEMATIC CROSS-SECTION

SCALE: NOT TO SCALE

Date	Description	No.
01.16.2023	AQV MODIFICATIONS	6.
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Drawing Title
DETAIL SHEET

Project No.	100-007
Date	7.02.2019
Scale	1"=80'
Drawn By	SZA
Approved By	GC

Drawing No.
C-9.7

APPROVAL BY WALPOLE PLANNING BOARD

DATE:

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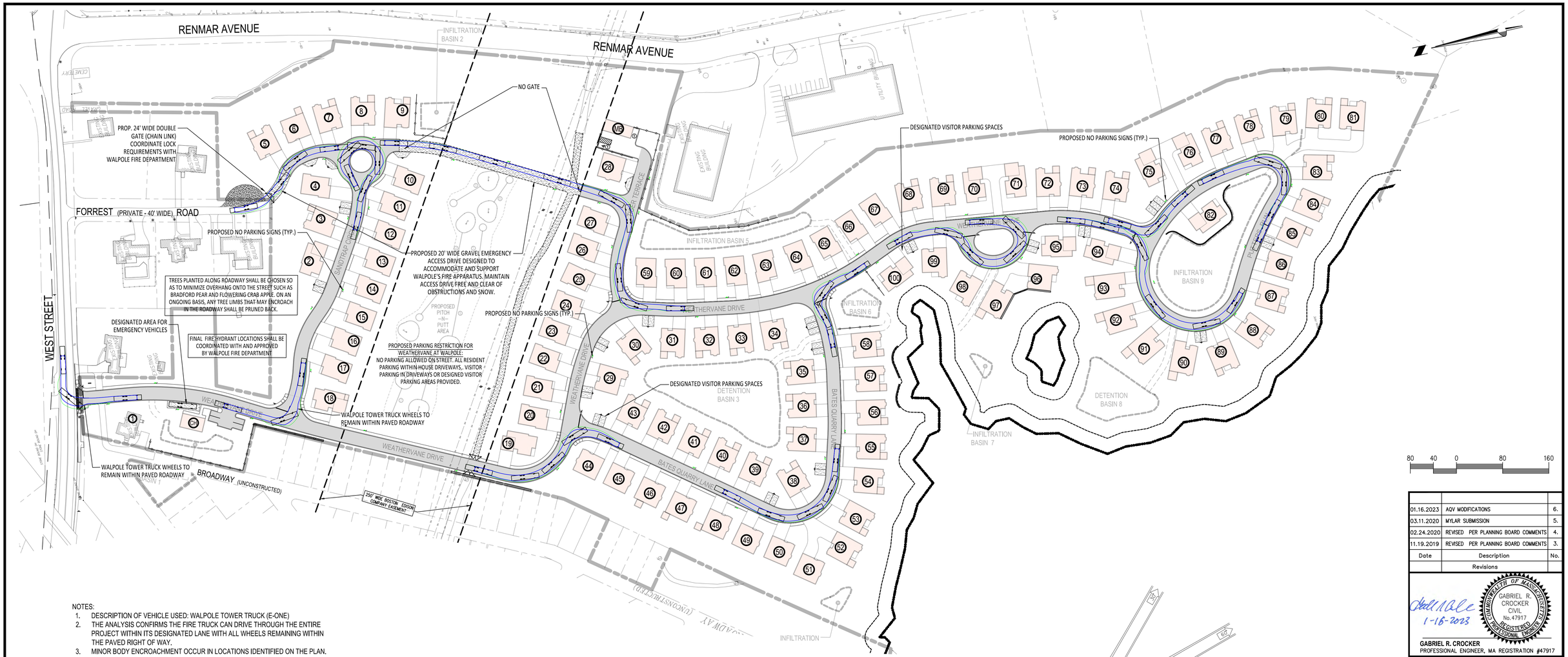
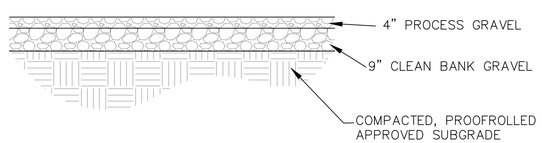


NOTES:

1. DESCRIPTION OF VEHICLE USED: WALPOLE TOWER TRUCK (E-ONE)
2. THE ANALYSIS CONFIRMS THE FIRE TRUCK CAN DRIVE THROUGH THE ENTIRE PROJECT WITHIN ITS DESIGNATED LANE WITH ALL WHEELS REMAINING WITHIN THE PAVED RIGHT OF WAY.
3. MINOR BODY ENCROACHMENT OCCUR IN LOCATIONS IDENTIFIED ON THE PLAN. IN ALL LOCATIONS, THE PLANS SHOW THE AREAS TO BE FREE OF ANY OBSTRUCTIONS.

NO PARKING SIGN

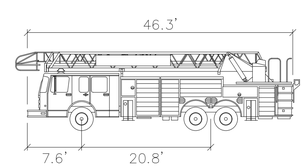
NOT TO SCALE



EMERGENCY ACCESS ROAD

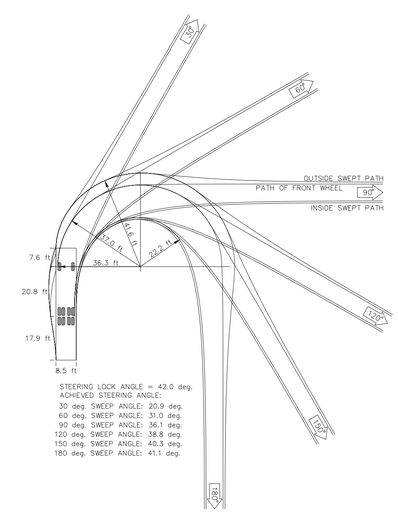
NOT TO SCALE

NOTE: CROSS SECTION DESIGNED TO SUPPORT WALPOLE FIRE APPARATUS



Walpole Firetruck

	feet
Width	: 8.50
Track	: 7.03
Lock to Lock Time	: 6.0
Steering Angle	: 42.0



TRUCK TURNING TEMPLATE

NO SCALE

WALPOLE TOWER TRUCK (E-ONE)
INSIDE CRAMP ANGLE=42°
S.A.E. TURNING RADIUS=36.3'
TIRE CURB CLEARANCE=37'
BUMPER SWING CLEARANCE=41.6'
MINIMUM INSIDE RADIUS=22'

80 40 0 80 160

No.	Description	Date
6.	AQV MODIFICATIONS	01.16.2023
5.	MYLAR SUBMISSION	03.11.2020
4.	REVISED PER PLANNING BOARD COMMENTS	02.24.2020
3.	REVISED PER PLANNING BOARD COMMENTS	11.19.2019

Revisions

1-18-2023

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HINGHAM, MA 02043

Drawing Title
EMERGENCY ACCESS EXHIBIT

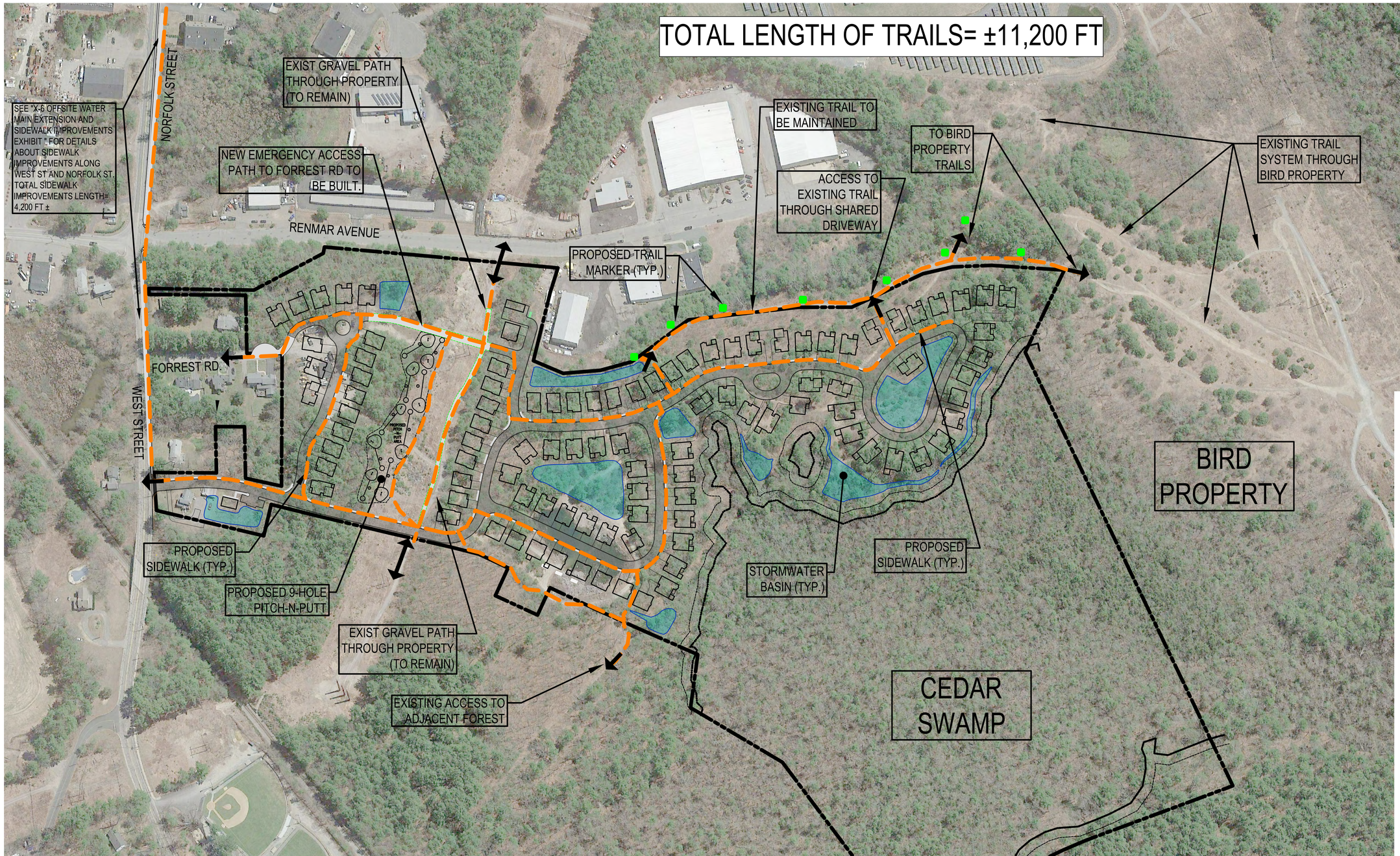
Project No.	100-007	Drawing No.
Date	7.02.2019	X-1
Scale	1"=80'	
Drawn By	SZA	
Approved By	GC	

APPROVAL BY WALPOLE PLANNING BOARD

DATE:

C:\CDG\Crocker Design Group, LLC\Gabriel Crocker - Projects\100-007 Walpole - Age Qualified Village\dwg\Plot Sheets\Site Plan Application_X-1&3 TRUCK TURNING PLAN & BLDG HEIGHT.dwg, X-1 EMERGENCY, Jan 06, 2023 20:41

TOTAL LENGTH OF TRAILS= ±11,200 FT



TRAIL IMAGE FROM VILLAGE AT WEATHERVANE

TRAIL MARKER EXAMPLE

4"X4" PRESSURE TREATED POST WITH TRAIL MARKERS

120 60 0 120 240

No.	Description	Date
6.	AQV MODIFICATIONS	01.16.2023
5.	MYLAR SUBMISSION	03.11.2020
4.	REVISED PER PLANNING BOARD COMMENTS	02.24.2020
3.	REVISED PER PLANNING BOARD COMMENTS	11.19.2019

Revisions

1-18-2023

COMMONWEALTH OF MASSACHUSETTS
GABRIEL R. CROCKER
CIVIL
No. 47917
REGISTERED PROFESSIONAL ENGINEER

GABRIEL R. CROCKER
PROFESSIONAL ENGINEER, MA REGISTRATION #47917

CROCKER DESIGN GROUP, LLC.
2 SHARP STREET, UNIT B
HINGHAM, MA 02043
P: 781-820-0416

Project
AGE QUALIFIED VILLAGE
RENMAR AVE. & WEST ST.
WALPOLE, MA

Prepared for
BRISTOL BROS. DEVELOPMENT CORP.
190 OLD DERBY STREET, SUITE 311
HINGHAM, MA 02043

Drawing Title
TRAIL MAP EXHIBIT

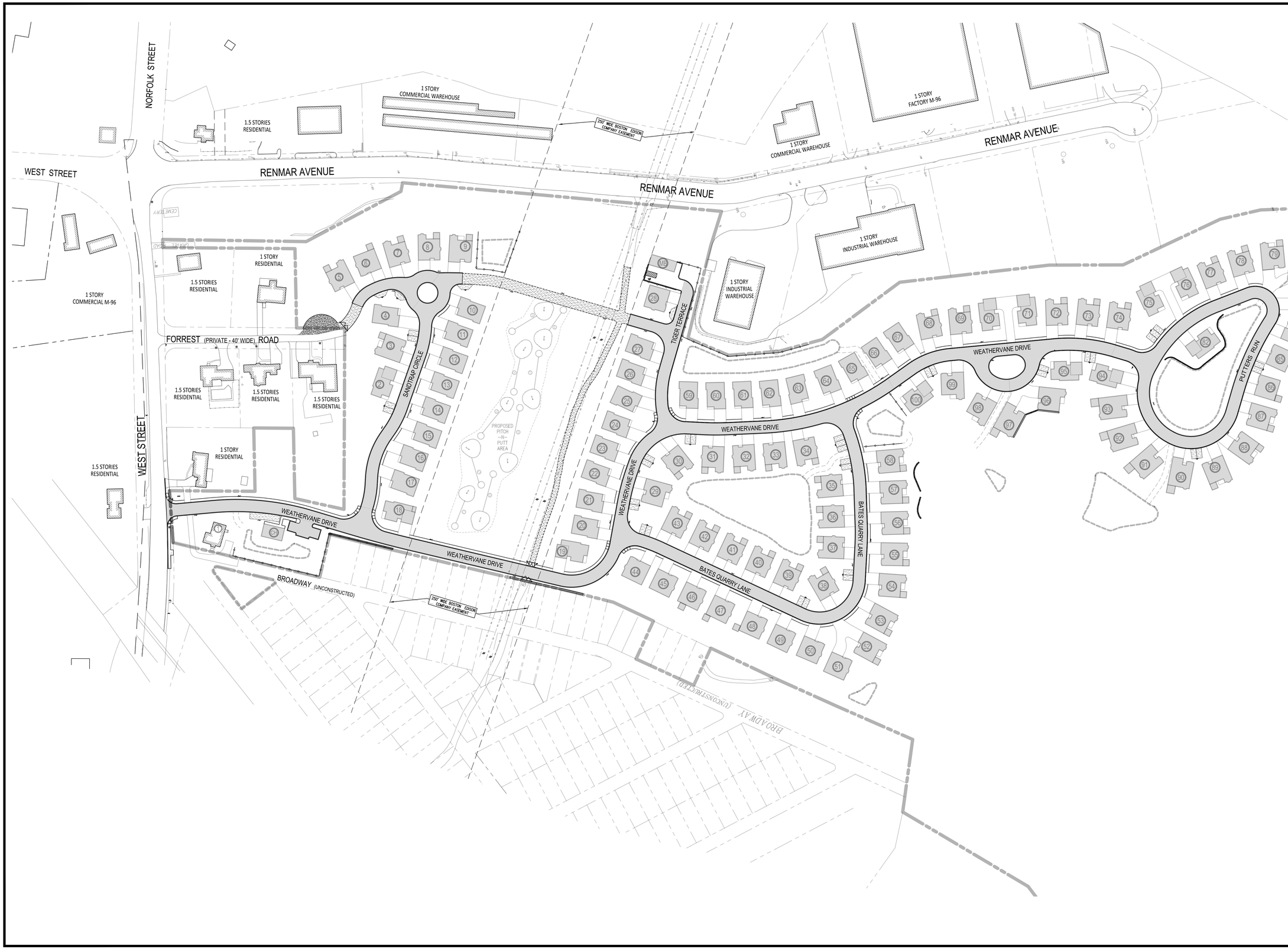
Project No.	100-007
Date	7.02.2019
Scale	1"=120'
Drawn By	SZA
Approved By	GC

Drawing No.
X-2

APPROVAL BY WALPOLE PLANNING BOARD

DATE:

C:\CDG\Crocker Design Group, LLC\Gabriel Crocker - Projects\100-007 Walpole - Age Qualified Village\Site Plan Application\ X-2 TRAIL EXHIBIT.dwg, Jan 06, 2023 20:41



Date	Description	No.
01.16.2023	AQV MODIFICATIONS	6.
03.11.2020	MYLAR SUBMISSION	5.
02.24.2020	REVISED PER PLANNING BOARD COMMENTS	4.
11.19.2019	REVISED PER PLANNING BOARD COMMENTS	3.

Revisions

1-18-2023

COMMONWEALTH OF MASSACHUSETTS
GABRIEL R. CROCKER
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PROFESSIONAL ENGINEER, MA REGISTRATION #47917

CROCKER DESIGN GROUP, LLC.
2 SHARP STREET, UNIT B
HINGHAM, MA 02043
P: 781-820-0416

Project
AGE QUALIFIED VILLAGE
RENMAR AVE. & WEST ST.
WALPOLE, MA

Prepared for
BRISTOL BROS. DEVELOPMENT CORP.
190 OLD DERBY STREET, SUITE 311
HINGHAM, MA 02043

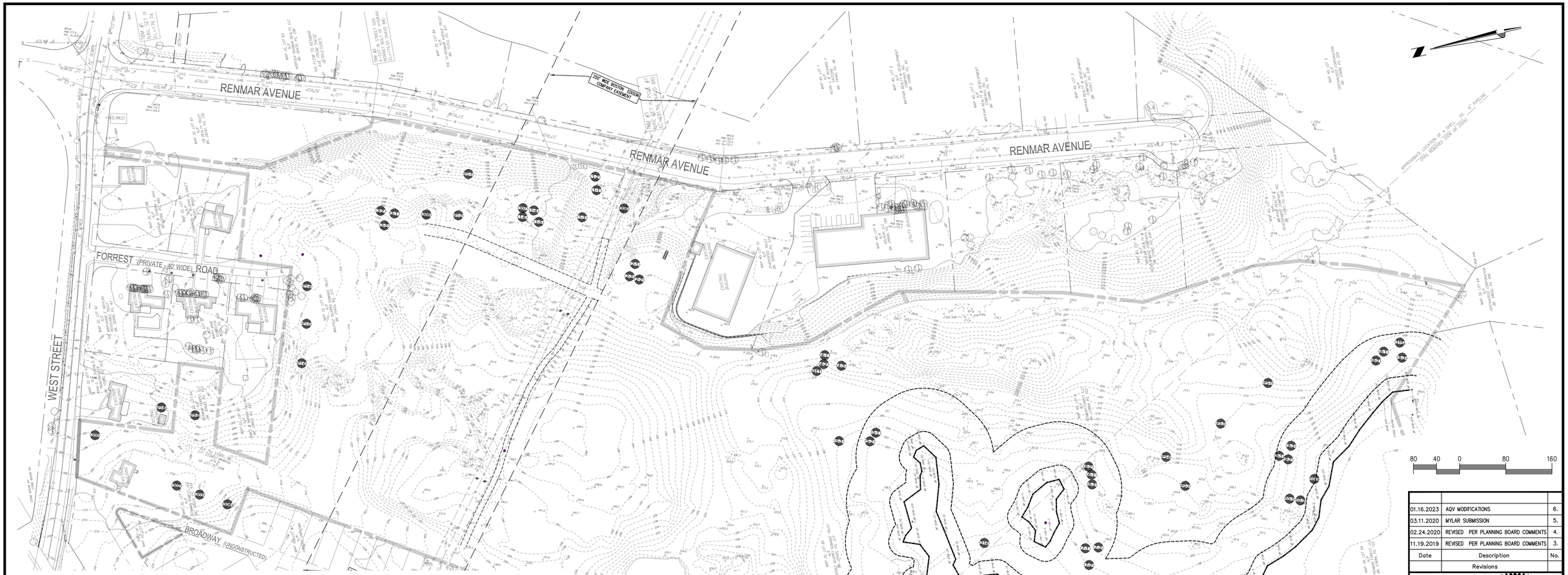
Drawing Title
BUILDING HEIGHT AND USE EXHIBIT

Project No.	100-007	Drawing No.
Date	7.02.2019	X-3
Scale	1"=60'	
Drawn By	SZA	
Approved By	GC	

APPROVAL BY WALPOLE PLANNING BOARD

DATE:

C:\CDG\Crocker Design Group, LLC\Gabriel Crocker - Projects\100-007 Walpole - Age Qualified Village\dwg\Plot Sheets\Site Plan Application_ X-1&3 TRUCK TURNING PLAN & BLDG HEIGHT.dwg, X-3 BUILDING HEIGHT, Jan 06, 2023 20:41



TEST PIT 300
GROUND ELEV=204.5
SHGW ELEV=N/A
BOTTOM OF TP=195.16

TEST PIT 302
GROUND ELEV=212.85
SHGW ELEV=N/A
BOTTOM OF TP=203.85

TEST PIT 303
GROUND ELEV=215.51
SHGW ELEV=N/A
BOTTOM OF TP=206.76

TEST PIT 304
GROUND ELEV=221.15
SHGW ELEV=N/A
BOTTOM OF TP=212.4

TEST PIT P1-8
GROUND ELEV=200.0
SHGW ELEV=N/A
BOTTOM OF TP=188.0

TEST PIT 1-1
GROUND ELEV=183.5
SHGW ELEV=178.25
BOTTOM OF TP=178.25

TEST PIT 1-2
GROUND ELEV=181.5
REFUSAL=177.0
BOTTOM OF TP=177.0

TEST PIT 1-3
GROUND ELEV=192.5
SHGW ELEV=187.5
BOTTOM OF TP=183.41

TEST PIT 308
GROUND ELEV=193.0
SHGW ELEV=187.5
BOTTOM OF TP=187.33

TEST PIT P1-9
GROUND ELEV=198.0
SHGW ELEV=N/A
BOTTOM OF TP=188.0

TEST PIT 1-4
GROUND ELEV=208.5
SHGW ELEV=N/A
BOTTOM OF TP=200.33

TEST PIT 1-5
GROUND ELEV=207.0
SHGW ELEV=N/A
BOTTOM OF TP=197.83

TEST PIT 1-6
GROUND ELEV=206.0
SHGW ELEV=N/A
BOTTOM OF TP=197.83

TEST PIT 307
GROUND ELEV=206.0
SHGW ELEV=N/A
BOTTOM OF TP=194.00

TEST PIT 2-1
GROUND ELEV=211.5
SHGW ELEV=N/A
BOTTOM OF TP=200.66

TEST PIT 2-2
GROUND ELEV=214.5
SHGW ELEV=N/A
BOTTOM OF TP=204.5

TEST PIT 2-3
GROUND ELEV=213.5
SHGW ELEV=N/A
BOTTOM OF TP=204.33

TEST PIT 3-1
GROUND ELEV=209.0
SHGW ELEV=N/A
BOTTOM OF TP=202.0

TEST PIT 3-2
GROUND ELEV=209.0
SHGW ELEV=N/A
BOTTOM OF TP=201.5

TEST PIT 3-3
GROUND ELEV=213.5
SHGW ELEV=N/A
BOTTOM OF TP=206.33

TEST PIT 306
GROUND ELEV=210.2
SHGW ELEV=N/A
BOTTOM OF TP=194.45

TEST PIT P1-1
GROUND ELEV=197.0
SHGW ELEV=N/A
BOTTOM OF TP=182.0

TEST PIT 4-1
GROUND ELEV=217.0
SHGW ELEV=N/A
BOTTOM OF TP=209.83

TEST PIT 4-2
GROUND ELEV=214.0
SHGW ELEV=N/A
BOTTOM OF TP=209.0

TEST PIT 4-3
GROUND ELEV=216.0
SHGW ELEV=N/A
BOTTOM OF TP=209.0

TEST PIT 311
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SHGW ELEV=N/A
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TEST PIT P1-2
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SHGW ELEV=N/A
BOTTOM OF TP=183.0

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BOTTOM OF TP=195.75

TEST PIT 5-2
GROUND ELEV=201.0
SHGW ELEV=N/A
BOTTOM OF TP=194.0

TEST PIT 5-3
GROUND ELEV=204.0
SHGW ELEV=N/A
BOTTOM OF TP=197.0

TEST PIT 6-1
GROUND ELEV=200.8
SHGW ELEV=198.46
BOTTOM OF TP=195.38

TEST PIT 6-2
GROUND ELEV=200.7
SHGW ELEV=198.2
BOTTOM OF TP=194.2

TEST PIT 6-3
GROUND ELEV=200.8
SHGW ELEV=198.3
BOTTOM OF TP=194.13

TEST PIT 7-1
GROUND ELEV=197.0
SHGW ELEV=194.5
BOTTOM OF TP=189.5

TEST PIT 7-2
GROUND ELEV=196.0
SHGW ELEV=194.33
BOTTOM OF TP=191.0

TEST PIT 7-3
GROUND ELEV=198.0
SHGW ELEV=195.5
BOTTOM OF TP=191.5

TEST PIT 314
GROUND ELEV=194.79
SHGW ELEV=192.87
BOTTOM OF TP=190.37

TEST PIT 8-1
GROUND ELEV=204.0
SHGW ELEV=N/A
BOTTOM OF TP=196.0

TEST PIT 8-2
GROUND ELEV=204.0
SHGW ELEV=N/A
BOTTOM OF TP=196.0

TEST PIT 8-3
GROUND ELEV=202.5
SHGW ELEV=N/A
BOTTOM OF TP=193.4

TEST PIT 315
GROUND ELEV=204.54
SHGW ELEV=192.20
BOTTOM OF TP=189.12

TEST PIT 9-1
GROUND ELEV=204.0
SHGW ELEV=N/A
BOTTOM OF TP=196.0

TEST PIT 9-2
GROUND ELEV=202.0
SHGW ELEV=N/A
BOTTOM OF TP=194.0

TEST PIT 9-3
GROUND ELEV=202.0
SHGW ELEV=N/A
BOTTOM OF TP=195.0

TEST PIT P3-1
GROUND ELEV=214.0
SHGW ELEV=N/A
BOTTOM OF TP=190.0

TEST PIT P3-2
GROUND ELEV=206.0
SHGW ELEV=N/A
BOTTOM OF TP=191.0

TEST PIT 10-1
GROUND ELEV=200.0
SHGW ELEV=N/A
BOTTOM OF TP=192.0

TEST PIT 10-2
GROUND ELEV=198.5
SHGW ELEV=191.8
BOTTOM OF TP=189.91

TEST PIT 10-3
GROUND ELEV=196.0
SHGW ELEV=191.16
BOTTOM OF TP=189.33

TEST PIT P3-3
GROUND ELEV=210.0
SHGW ELEV=N/A
BOTTOM OF TP=194.0

TEST PIT P3-4
GROUND ELEV=210.0
SHGW ELEV=N/A
BOTTOM OF TP=193.0

Date	Description	No.
01.16.2023	AQV MODIFICATIONS	6.
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02.24.2020	REVISED PER PLANNING BOARD COMMENTS	4.
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Revisions

1-16-2023

COMMONWEALTH OF MASSACHUSETTS
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PROFESSIONAL ENGINEER, MA REGISTRATION #47917

CROCKER DESIGN GROUP, LLC.
2 SHARP STREET, UNIT B
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P: 781-820-0416

Project
AGE QUALIFIED VILLAGE
RENMAR AVE. & WEST ST.
WALPOLE, MA

Prepared for
BRISTOL BROS. DEVELOPMENT CORP.
190 OLD DERBY STREET, SUITE 311
HINGHAM, MA 02043

Drawing Title
TEST PIT PLAN

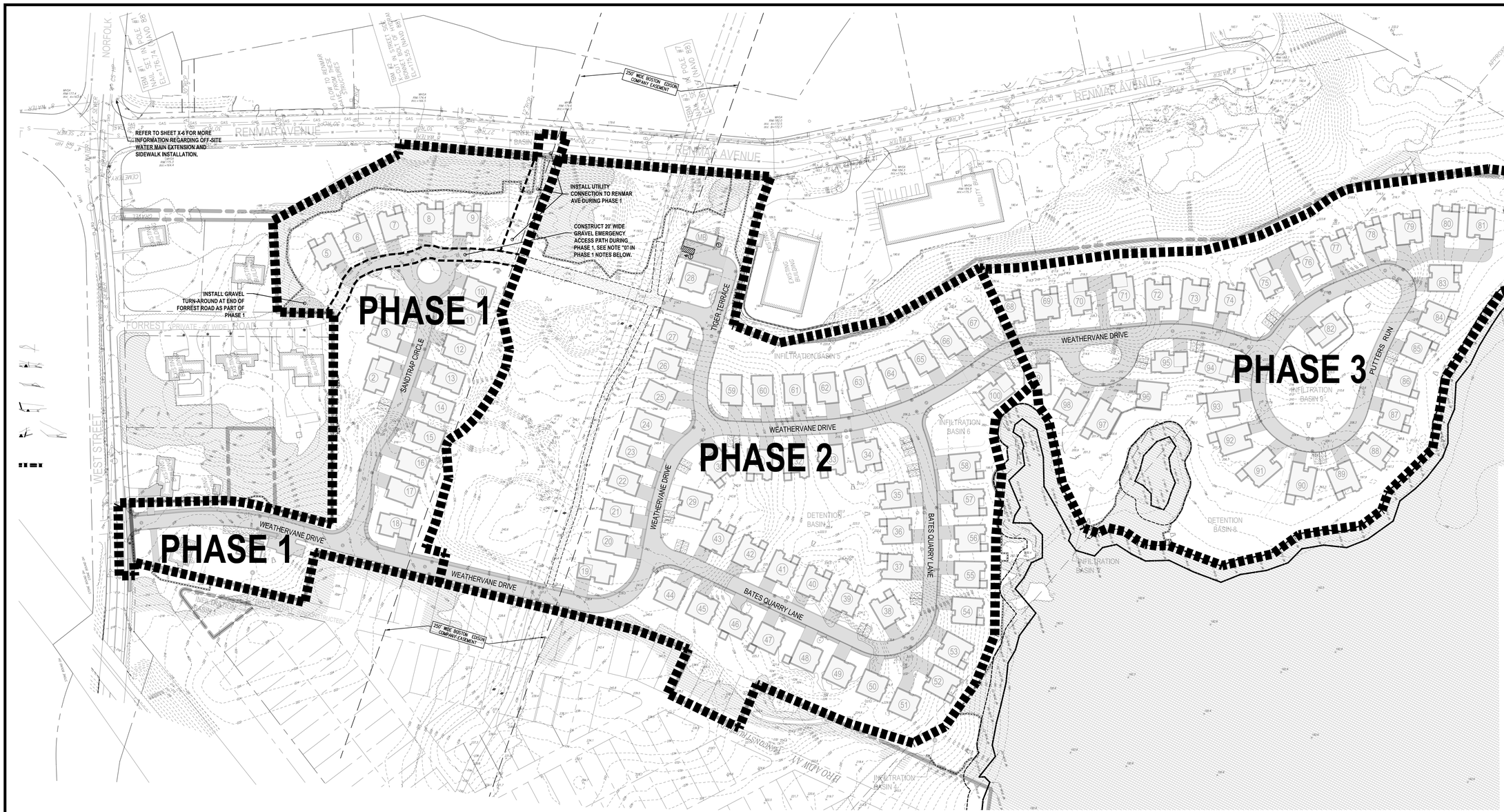
Project No.	100-007
Date	7.02.2019
Scale	1"=80'
Drawn By	SZA
Approved By	GC

Drawing No.
X-4

APPROVAL BY WALPOLE PLANNING BOARD

DATE:

C:\CDG\Crocker Design Group, LLC\Gabriel Crocker - Projects\100-007 Walpole - Age Qualified Village\dwg\Plot Sheets\Site Plan Application\ X-4 Test Pits.plan\DWG, TP-1 Test pits, Jan 06, 2023 20:42



PHASE 1 – CONSTRUCT THE NEW ROADWAY AND ASSOCIATED INFRASTRUCTURE TO SUPPORT THE DEVELOPMENT OF PHASE 1, WHICH IS DESIGNED TO SUPPORT UNITS 1–18 AND THE CLUBHOUSE WITHIN THE PHASE LIMITS IDENTIFIED ON THIS PLAN. THE WORK ASSOCIATED WITH PHASE 1 GENERALLY INCLUDES THE FOLLOWING:

a. CONSTRUCT WEATHERVANE DRIVE FROM THE PROJECT ENTRANCE AT WEST STREET, SOUTH, BEYOND UNIT 18 AND STUB INTO POWER LINE EASEMENT. PAVE TO BINDER COURSE.
b. CONSTRUCT SAND TRAP CIRCLE. PAVE TO BINDER COURSE.
c. INSTALL BINDER COURSE FOR SIDEWALK ALONG WEATHERVANE DRIVE FROM PROJECT ENTRANCE AT WEST STREET TO SOUTH END OF PHASE 1 ROAD LIMIT WHERE NO UNITS ARE PROPOSED. BALANCE OF SIDEWALK WITHIN ROADWAYS IDENTIFIED IN PHASE 1 TO BE INSTALLED UPON BUILD-OUT OF THE DRIVEWAYS WITHIN THAT PHASE SINCE SIDEWALK BREAKS AT EACH DRIVEWAY.
d. PERVIOUS PAVER VISITOR AREAS TO BE BUILT AT TIME OF CONSTRUCTION OF ADJACENT UNITS.
e. FINISH PAVE ROADWAYS AND SIDEWALKS ONCE ALL UNITS IN THIS PHASE ARE COMPLETED. FINISH COURSE OF ENTRY DRIVE MAY BE DELAYED UNTIL PHASE 2 COMPLETION TO LIMIT WEAR ON FINISH SURFACE.
f. TWELVE (12)–INCH OFF–SITE WATER MAIN EXTENSION AS REQUIRED BY THE SEWER & WATER COMMISSION FROM INTERSECTION OF WEST STREET / NORFOLK ST / RENMAR AVE, EASTWARD ALONG NORFOLK STREET TO THE INTERSECTION WITH ROUTE 1A. REFER TO PLAN SHEET X–6. CONSTRUCTION DRAWINGS HAVE BEEN PREPARED BY APPLICANT AND APPROVED BY TOWN ENGINEER AND SEWER & WATER DEPARTMENT.
g. DESIGN, PERMIT AND INSTALL THE NEW SIDEWALK PROPOSED ALONG THE PROPERTY FRONTAGE ON WEST STREET AS WELL AS THE OFF–SITE SIDEWALK TO EXTEND EASTWARD ALONG WEST STREET AND NORFOLK STREET AND TERMINATE AT ROUTE 1A.
h. INTERNAL 8" WATER MAIN WITHIN WEATHERVANE DRIVE, AND SAND TRAP CIRCLE WITHIN THE PHASE 1 LIMITS SHOWN.
i. INSTALL THE GRAVITY SEWER COLLECTION SYSTEM WITHIN WEATHERVANE DRIVE, AND SAND TRAP CIRCLE WITHIN THE PHASE 1 LIMITS SHOWN AS WELL AS EXTEND CONNECTION TO RENMAR AVE SYSTEM. EXTEND A GRAVITY STUB TOWARD PHASE 2 AND TERMINATE/CAP AT OR JUST BEYOND LIMIT OF PAVEMENT WITHIN WEATHERVANE DRIVE.
j. INSTALL 3RD/ PARTY UTILITIES (GAS, ELECTRIC, TELECOM) WITHIN WEATHERVANE DRIVE, SAND TRAP CIRCLE WITHIN THE PHASE 1 LIMITS SHOWN.
k. INSTALL DRAINAGE INFRASTRUCTURE NECESSARY TO SUPPORT THE DEVELOPMENT OF UNITS 1 TO 18 AND THE CLUB HOUSE.
l. INSTALL THE DEVELOPMENT SIGN AT THE PROJECT ENTRANCE.
m. INSTALL REQUIRED DRIVEWAY SIGNAGE WITHIN WEST STREET AS RECOMMENDED BY THE TRAFFIC STUDY AND IDENTIFIED ON SHEET C–3A.
n. INSTALL GRAVEL TURN–AROUND AT END OF FORREST ROAD
o. INSTALL GRAVEL EMERGENCY ACCESS DRIVE FROM END OF FORREST ROAD THROUGH PHASE 1AND STUB INTO THE POWER EASEMENT
p. INSTALL GATES AT END OF FORREST ROAD AND AT WESTERN PROPERTY LINE AT EVERSOURCE ACCESS PATH.
q. PREPARE THE CLUBHOUSE TO BE "PAD READY". VERTICAL CONSTRUCTION OF CLUBHOUSE TO OCCUR IN EITHER PHASE 2 OR 3.

PHASE 2 – CONSTRUCT THE NEW ROADWAY AND ASSOCIATED INFRASTRUCTURE TO SUPPORT THE DEVELOPMENT OF PHASE 2, WHICH IS DESIGNED TO SUPPORT UNITS 19 THROUGH 67 &100 WITHIN THE PHASE LIMITS IDENTIFIED ON THIS PLAN. THE WORK ASSOCIATED WITH PHASE 2 GENERALLY INCLUDES THE FOLLOWING:

a. CONSTRUCT WEATHERVANE DRIVE FROM PHASE 1 LIMIT THROUGH BOTH INTERSECTION WITH BATES QUARRY LANE AND EXTEND SOUTHWARD TO THE PHASE 2/3 BOUNDARY AT UNITS 67/100.
b. PAVE ROADS IN PHASE 2 TO BINDER COURSE UNTIL SUCH TIME THAT ALL UNITS ON PHASE 2 ARE COMPLETED, THEN INSTALL FINISH PAVEMENT COURSE.
c. SIDEWALK TO BE INSTALLED UPON BUILD–OUT OF THE DRIVEWAYS ALONG PHASE 2 SINCE SIDEWALK BREAKS AT EACH DRIVEWAY.
d. PERVIOUS PAVER VISITOR AREAS TO BE BUILT AT SAME TIME AS ADJACENT UNIT(S).
e. FINISH PAVE ROADWAYS AND SIDEWALKS ONCE ALL UNITS IN THIS PHASE ARE COMPLETED.
f. COMPLETE THE PERMANENT INSTALLATION OF EMERGENCY ACCESS DRIVE CONNECTION FROM SAND TRAP CIRCLE TO TIGER TERRACE.
g. INSTALL 8" WATER MAIN ALONG ROADWAYS AND INSTALL CONNECTIONS (IF REQUIRED)DOWN TO RENMAR AVE..
h. INSTALL THE SEWER COLLECTION SYSTEM. CONNECT TO PHASE 1.
i. INSTALL 3RD/ PARTY UTILITIES (GAS, ELECTRIC, TELECOM).
j. INSTALL DRAINAGE INFRASTRUCTURE.
k. CONSTRUCT MAINTENANCE BUILDING IN PHASE 2 OR 3. CONSTRUCT CLUB HOUSE IN PHASE 2 OR 3

PHASE 3 – CONSTRUCT THE NEW ROADWAYS AND ASSOCIATED INFRASTRUCTURE TO SUPPORT THE DEVELOPMENT OF PHASE 3, WHICH IS DESIGNED TO SUPPORT UNITS 68 THROUGH 99 WITHIN THE PHASE LIMITS IDENTIFIED ON THIS PLAN. THE WORK ASSOCIATED WITH PHASE 3 GENERALLY INCLUDES THE FOLLOWING:

a. CONSTRUCT REMAINING PORTION OF WEATHERVANE DRIVE. PAVE TO BINDER COURSE.
b. CONSTRUCT PUTTERS RUN. PAVE TO BINDER COURSE.
c. PAVE ALL ROADS IN PHASE 3 TO BINDER COURSE UNTIL SUCH TIME THAT ALL UNITS IN PHASE 3 ARE COMPLETED, THEN FINISH PAVE ALL ROADS WITHIN PHASE 3 PLUS FINISH PAVE BATES QUARRY LANE AND WEATHERVANE DRIVE IN ITS ENTIRETY.
d. SIDEWALKS TO BE INSTALLED UPON BUILD–OUT OF THE DRIVEWAYS ALONG EACH ROADWAY SINCE SIDEWALK BREAKS AT EACH DRIVEWAY.
e. PERVIOUS PAVER VISITOR AREAS TO BE BUILT AT SAME TIME AS ADJACENT UNIT(S).
f. FINISH PAVE ROADWAYS AND SIDEWALKS ONCE ALL UNITS IN THIS PHASE ARE COMPLETED.
g. INSTALL 8" WATER MAIN WITHIN REMAINING PORTION OF WEATHERVANE DRIVE AND PUTTERS RUN. EXTEND STUB TOWARD END OF WEATHERVANE DRIVE CUL–DE–SAC FOR FUTURE CONNECTION TO RENMAR AVE.
h. INSTALL THE GRAVITY AND FORCE MAIN COLLECTION/CONVEYANCE SYSTEM WITHIN WEATHERVANE DRIVE AND PUTTERS RUN. SEWER EJECTOR STATIONS TO BE CONSTRUCTED WITH EACH ASSOCIATED UNIT.
i. INSTALL 3RD/ PARTY UTILITIES (GAS, ELECTRIC, TELECOM) WITHIN THE ROADWAYS.
j. INSTALL DRAINAGE INFRASTRUCTURE.
k. CONSTRUCT CLUBHOUSE IN PHASE 2 OR 3.
l. CONSTRUCT MAINTENANCE BUILDING IN PHASE 2 OR 3.

Date	Description	No.
01.16.2023	AQV MODIFICATIONS	6.
03.11.2020	MYLAR SUBMISSION	5.
02.24.2020	REVISED PER PLANNING BOARD COMMENTS	4.
11.19.2019	REVISED PER PLANNING BOARD COMMENTS	3.

Revisions

1-16-2023

COMMONWEALTH OF MASSACHUSETTS
GABRIEL R. CROCKER
CIVIL
No. 47917
REGISTERED PROFESSIONAL ENGINEER

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CROCKER DESIGN GROUP, LLC.
2 SHARP STREET, UNIT B
HINGHAM, MA 02043
P: 781–820–0416

Project
AGE QUALIFIED VILLAGE
RENMAR AVE. & WEST ST.
WALPOLE, MA

Prepared for
BRISTOL BROS. DEVELOPMENT CORP.
190 OLD DERBY STREET, SUITE 311
HINGHAM, MA 02043

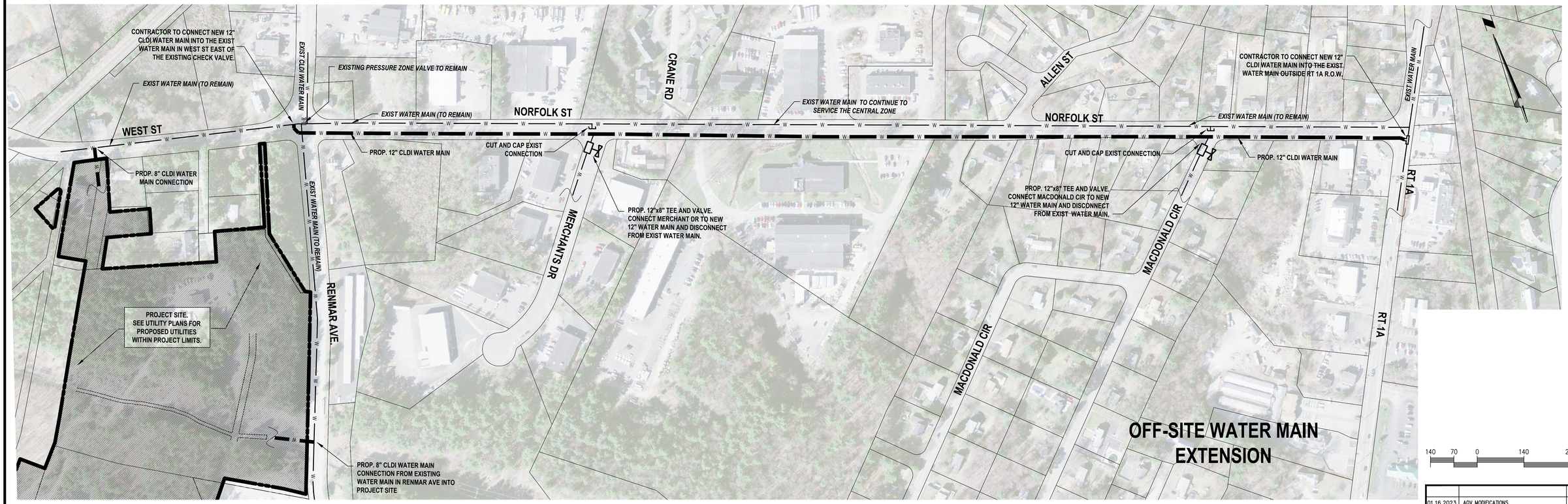
Drawing Title
OVERALL PHASING PLAN

Project No.	100-007	Drawing No.	X-5
Date	7.02.2019		
Scale	1"=80'		
Drawn By	SZA		
Approved By	GC		

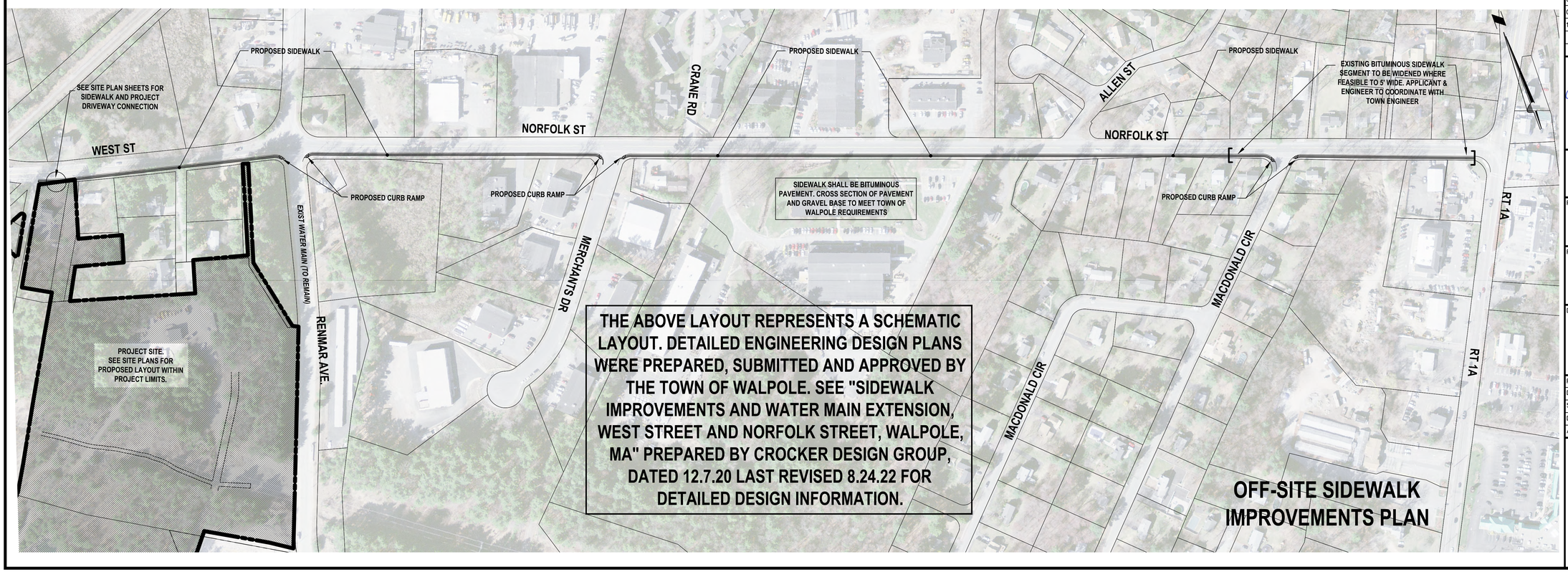
APPROVAL BY WALPOLE PLANNING BOARD

DATE:

G:\CDG\Crocker Design Group, LLC\Gabriel Crocker - Projects\100-007 Walpole - Age Qualified Village\dwg\Final Sheets\Site Plan Application_X-5 PHASING OVERALL.dwg, Jan 06, 2023 20:42



140 70 0 140 280



Date	Description	No.
01.16.2023	AQV MODIFICATIONS	6.
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1-16-2023

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CROCKER DESIGN GROUP, LLC.
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Project
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RENMAR AVE. & WEST ST.
WALPOLE, MA

Prepared for
BRISTOL BROS. DEVELOPMENT CORP.
190 OLD DERBY STREET, SUITE 311
HINGHAM, MA 02043

Drawing Title
OFFSITE WATER MAIN EXTENSION AND SIDEWALK IMPROVEMENTS EXHIBIT

Project No.	100-007
Date	7.02.2019
Scale	1"=140'
Drawn By	SZA
Approved By	GC

Drawing No.
X-6

APPROVAL BY WALPOLE PLANNING BOARD

DATE:

C:\JOB\Crocker Design Group, LLC\Gabriel Crocker - Projects\100-007 Walpole - Age Qualified Village\dwg\Plot Sheets\Site Plan Application\ X-6 WATER EXTENS & SIDEWALK.dwg, C-5 UTIL OVERALL, Jan 06, 2023 20:43

Town of Walpole
Commonwealth of Massachusetts

Planning Board
John Conroy, Chair
Sarah Khatib, Vice Chair
Catherine Turco-Abate, Clerk
Philip Czachorowski
John O'Leary

Town Hall
Room 212
135 School Street
Walpole, MA 02081
Phone (508) 660-7251
Fax (508) 668-2071

COPY

SECTION 12 SPECIAL PERMIT
CASE NO. 19-9

RECEIVED
20FEB -3 PM 2:22
TOWN OF WALPOLE
TOWN CLERK

Date:	February 3, 2020
Name & Address of Applicant:	Bristol Brothers Development Corp. 190 Old Derby Street, Suite 311 Hingham, MA 02043
Name & Address of Owners:	Renmar Forest, LLC 190 Old Derby Street, Suite 311 Hingham, MA 02043 Walpole Quarry Nominee Trust 882 Pleasant Street Weymouth, MA 02189
Location of Property:	Renmar Avenue and West Street Walpole, MA
Assessor's Parcel(s):	Map 32, Parcels 85, 86, 94, 95 & 96 Map 39, Parcels 55, 56, 57, 58, 59 & 60 Map 40, Parcel 6
Zoning District:	LM, RA, RB, WRPOD (Area 3)
Site Plan Dated:	July 2, 2019; last revision November 19, 2019
Engineer:	Crocker Design Group, LLC, Hingham, MA 02043
Land Surveyor:	CHA, Norwell, MA 02061

REQUEST:

The Applicant is requesting a Water Resource Protection Overlay District (Area 3) Special Permit under Section 12.3.C of the Zoning Bylaw to allow the development of an Age Qualified Village, consisting of one-hundred (100) single-family, detached residential condominium homes, and one building designed as a clubhouse/property maintenance facility, with access drives, walks, parking areas and related appurtenances. The proposed project will render impervious more than fifteen percent (15%) of the subject property.

FILING AND HEARING:

Said application was filed with the Planning Board and Town Clerk on July, 9, 2019. The Public Hearing was scheduled for and held on September 5, 2019 and continued to November 7, 2019, December 5, 2019, and January 16, 2020. Planning Board members John Conroy, Sarah Khatib, Catherine Turco-Abate, Philip Czachorowski and John O'Leary were present at all sessions of the public hearing that testimony was taken. Evidence was presented by Bristol Bros. Development Corp., Drohan Tocchio & Morgan, P.C., Hingham, MA; Crocker Design Group, LLC, Hingham, MA; Vanasse & Associates Inc., Andover, MA; and CHA, Norwell, MA. Comment letters were received from Walpole Fire Department, Walpole Police Department, Town Engineer, Zoning Board of Appeals, Conservation Commission, Board of Sewer & Water Commissioners, Board of Health, and abutters. The Public Hearing was closed on January 16, 2020.

VOTES OF THE BOARD:

MOTION made by Mr. Conroy and seconded by Ms. Abate to **grant** the Applicant's request for a Water Resource Protection Overlay District Special Permit (Area 3) with conditions under Section 12.3.C.(5) of the Zoning Bylaw to render impervious more than fifteen percent (15%) of the subject property. The total impervious area percentage for the proposed project is sixteen percent (16%). **The vote was 5-0-0 in favor; therefore the Special Permit is hereby granted subject to the following conditions:**

1) Conservation Commission Order of Conditions (DEP File # 315-1173) is hereby incorporated into this Decision.

2) Land Disturbance Permit # 2019-4 is hereby incorporated into this Decision.

REASONS FOR DECISION:

It is the finding of the Board that the Applicant is able to meet the requirements of the applicable portions of Section 12 of the Zoning Bylaw, in that the Applicant has demonstrated that the site complies with applicable performance and/or design criteria listed in Section 12.3.C of the Zoning Bylaw; will not, during construction or thereafter, have an adverse environmental impact on any water body or course in the overlay district; and will not adversely affect an existing or potential water supply. The total impervious area percentage for the proposed project is sixteen percent (16%), which slightly exceeds the impervious requirement by a minimal amount and is found to not be detrimental.

Accordingly, the Board determines that the granting of a Special Permit under Section 12 of the Zoning Bylaw is warranted. The decision is consistent with the purpose and intent of the Zoning Bylaw.

Said Special Permit is granted pursuant to Massachusetts General Law c. 40A § 9 which provides in pertinent part as follows: "...Zoning ordinances or by-laws shall provide that a special permit granted under this section shall lapse within a specified period of time, not more than two years, which shall not include such time required to pursue or await the determination of an appeal referred to in section seventeen, from the grant thereof, if a substantial use thereof has not sooner commenced except for good cause or, in the case of permit for construction, if construction has not begun by such date except for good cause."

Massachusetts General Laws c. 40A, §11 provides in pertinent part as follows: "A special permit, or any extension, modification or renewal thereof, shall not take effect until a copy of the decision bearing the certification of the city or town clerk that 20 days have elapsed after the decision has been filed in the office of the city or town clerk and either that no appeal has been filed or the appeal has been filed within such time, or if it is a special permit which has been approved by reason of the failure of the permit granting authority or special permit granting authority to act thereon within the time prescribed, a copy of the application for the special permit accompanied by the certification of the city or town clerk stating the fact that the permit granting authority or special permit granting authority failed to act within the time prescribed, and whether or not an appeal has been filed within that time, and that the grant of the application resulting from the failure to act has become final, is recorded in the registry of deeds for the county and district in which the land is located and indexed in the grantor index under the name of the owner of record or is recorded and noted on the owner's certificate of title. The person exercising rights under a duly appealed special permit does so at risk that a court will reverse the permit and that any construction performed under the permit may be ordered undone. This section shall in no event terminate or shorten the tolling, during the pendency of any appeals, of the 6 month periods provided under the second paragraph of section 6. The fee for recording or registering shall be paid by the owner or applicant."

APPEALS FROM THIS DECISION FOR A SPECIAL PERMIT, IF ANY, SHALL BE MADE PURSUANT TO MASSACHUSETTS GENERAL LAWS CHAPTER 40A, SECTION 17, AND SHALL BE FILED WITHIN TWENTY DAYS AFTER THE DATE OF FILING OF THE NOTICE OF DECISION IN THE OFFICE OF THE TOWN CLERK.

This decision was filed with the Town Clerk on February 3, 2020.

WALPOLE PLANNING BOARD

John Conroy, Chairman

JC/k:20-18B

Copy to: Town Engineer
Building Commissioner
Conservation Commission
Board of Health
Board of Sewer and Water Commissioners
James E. Bristol, III, Bristol Brothers Development Corp.
Gabe Crocker, Crocker Design Group, LLC
Jeffery Tocchio, Drohan Tocchio & Morgan, P.C.
Walpole Abutters

Town of Walpole
Commonwealth of Massachusetts

COPY

Planning Board
John Conroy, Chair
Sarah Khatib, Vice Chair
Catherine Turco-Abate, Clerk
Philip Czachorowski
John O'Leary

Town Hall
Room 212
135 School Street
Walpole, MA 02081
Phone (508) 660-7251
Fax (508) 668-2071

SECTION 10C SPECIAL PERMIT
CASE NO. 19-9

RECEIVED
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TOWN OF WALPOLE
TOWN CLERK

Date:	February 3, 2020
Name & Address of Applicant:	Bristol Brothers Development Corp. 190 Old Derby Street, Suite 311 Hingham, MA 02043
Name & Address of Owners:	Renmar Forest, LLC 190 Old Derby Street, Suite 311 Hingham, MA 02043 Walpole Quarry Nominee Trust 882 Pleasant Street Weymouth, MA 02189
Location of Property:	Renmar Avenue and West Street Walpole, MA
Assessor's Parcel(s):	Map 32, Parcels 85, 86, 94, 95 & 96 Map 39, Parcels 55, 56, 57, 58, 59 & 60 Map 40, Parcel 6
Zoning District:	LM, RA, RB, WRPOD (Area 3)
Site Plan Dated:	July 2, 2019; last revision November 19, 2019
Engineer:	Crocker Design Group, LLC, Hingham, MA 02043
Land Surveyor:	CHA, Norwell, MA 02061

REQUEST:

The Applicant is requesting a Special Permit under Section 10C of the Zoning Bylaw to allow the development of an Age Qualified Village 10 (AQV 10). The development consists of one-hundred (100) single-family, detached residential condominium homes, and one building designed as a clubhouse/property maintenance facility, with access drives, walks, parking areas and related appurtenances, and is intended to provide alternative housing for the senior population.

FILING AND HEARING:

Said application was filed with the Planning Board and Town Clerk on July, 9, 2019. The Public Hearing was scheduled for and held on September 5, 2019 and continued to November 7, 2019, December 5, 2019, and January 16, 2020. Planning Board members John Conroy, Sarah Khatib, Catherine Turco-Abate, Philip Czachorowski and John O'Leary were present at all sessions of the public hearing that testimony was taken. Evidence was presented by Bristol Bros. Development Corp., Drohan Tocchio & Morgan, P.C., Hingham, MA; Crocker Design Group, LLC, Hingham, MA; Vanasse & Associates Inc., Andover, MA; and CHA, Norwell, MA. Comment letters were received from Walpole Fire Department, Walpole Police Department, Town Engineer, Zoning Board of Appeals, Conservation Commission, Board of Sewer & Water Commissioners, Board of Health, and abutters. The Public Hearing was closed on January 16, 2020.

VOTES OF THE BOARD:

MOTION made by Mr. Conroy and seconded by Ms. Abate to **grant** the Applicant's request for a Special Permit with conditions under Section 10C of the Zoning Bylaw to allow the construction of an Age Qualified Village 10 consisting of one-hundred (100) single-family, detached residential condominium homes, and one building designed as a clubhouse/property maintenance facility, with access drives, walks, parking areas and related appurtenances in accordance with Section 10C of the Zoning Bylaw. **The vote was 5-0-0 in favor; therefore the Special Permit is hereby granted subject to the following conditions:**

Special Conditions as listed in the Site Plan approval:

1) Conservation Commission Order of Conditions (DEP File # 315-1173) is hereby incorporated into this Decision.

2) Land Disturbance Permit # 2019-4 is hereby incorporated into this Decision.

3) All comments provided by the Deputy Fire Chief are to be part of the final site plan.

4) All off-site work and improvements as proposed to the Board of Sewer & Water Commissioners and approved by them will be part of this approval.

5) Applicant shall enter into a license agreement with Eversource Energy to proceed with the portion of the work within the Eversource easement, as depicted in the approved plans.

6) Applicant shall complete the top coat of paving for the roadways and sidewalks within one hundred and twenty (120) days of issuance of the last building permit for a unit in that phase, but in no event later than prior to the issuance of a certificate of occupancy on the subsequent phases. At Applicant's discretion, concrete sidewalks (4" concrete with wire mesh) may be utilized instead of pavement within the project site. A concrete sidewalk detail shall be included on the final plans.

7) Applicant and its successor(s) shall designate a person to work with Norfolk County Mosquito Control two times every Spring to perform mosquito treatments for the on-site wet basin and the property.

8) Annual gutter cleaning shall be conducted during the early Spring months.

9) A water fountain shall be installed and maintained within Wet Basin 3.

10) Biological tablets (briquettes) shall be provided for all catch basins on the property.

11) All conditions are to be included and made part of both the Site Plan approval and the Special Permit approval.

REASONS FOR DECISION:

It is the finding of the Board that the Applicant is able to meet the requirements of Section 10C of the Zoning Bylaw, in that the site is designed to facilitate the enjoyment of its residents through the use of recreational amenities, walkways, pedestrian connections and other on-site features conducive to community living; the site is designed to minimize impacts to the environment and prevent on-site and off-site flooding through the use of high quality stormwater management strategies and compact site design that ensures no net increase in the flow of stormwater off-site will occur; and the safety of the residents is ensured through the use of proper grading, landscaping, barriers and other security related features. The Age Qualified Village development is expressly for persons of age fifty-five or over within the meaning of M.G.L. CH 151B, Section 4, Section 6 and 42 USC Section 3607(b)(2)(c), and in accordance with the same, at least one owner of each unit shall be at least 55 years of age or older and such owner must occupy said unit, and such development shall be operated and maintained in all other respects in compliance with the requirements of said statutes and regulations promulgated pursuant thereto.

Accordingly, the Board determines that the granting of a Special Permit under Section 10C of the Zoning Bylaw is warranted. The decision is consistent with the purpose and intent of the Zoning Bylaw.

Said Special Permit is granted pursuant to Massachusetts General Law c. 40A § 9 which provides in pertinent part as follows: "...Zoning ordinances or by-laws shall provide that a special permit granted under this section shall lapse within a specified period of time, not more than two years, which shall not include such time required to pursue or await the determination of an appeal referred to in section seventeen, from the grant thereof, if a substantial use thereof has not sooner commenced except for good cause or, in the case of permit for construction, if construction has not begun by such date except for good cause."

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This decision was filed with the Town Clerk on February 3, 2020.

WALPOLE PLANNING BOARD

John Conroy, Chairman

JC/k:20-18A

Copy to: Town Engineer
Building Commissioner
Conservation Commission
Board of Health
Board of Sewer and Water Commissioners
James E. Bristol, III, Bristol Brothers Development Corp.
Gabe Crocker, Crocker Design Group, LLC
Jeffery Tocchio, Drohan Tocchio & Morgan, P.C.
Walpole Abutters

Date	Description	No.
01.16.2023	AQV MODIFICATIONS	6.
03.11.2020	MYLAR SUBMISSION	5.
02.24.2020	REVISED PER PLANNING BOARD COMMENTS	4.
11.19.2019	REVISED PER PLANNING BOARD COMMENTS	3.

Revisions

1-18-2023

COMMONWEALTH OF MASSACHUSETTS
GABRIEL R. CROCKER
CIVIL
No. 47917
REGISTERED PROFESSIONAL ENGINEER

GABRIEL R. CROCKER
PROFESSIONAL ENGINEER, MA REGISTRATION #47917

CROCKER DESIGN GROUP, LLC.
2 SHARP STREET, UNIT B
HINGHAM, MA 02043
P: 781-820-0416

Project
AGE QUALIFIED VILLAGE
RENMAR AVE. & WEST ST.
WALPOLE, MA

Prepared for
BRISTOL BROS. DEVELOPMENT CORP.
190 OLD DERBY STREET, SUITE 311
HINGHAM, MA 02043

Drawing Title
WALPOLE PLANNING BOARD - SPECIAL PERMIT

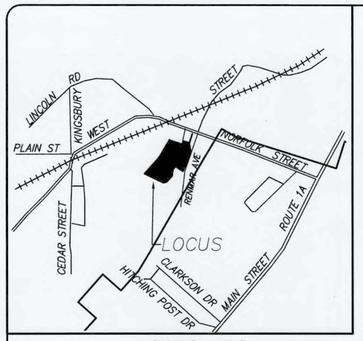
Project No.	100-007
Date	7.02.2019
Scale	AS NOTED
Drawn By	SZA
Approved By	GC

Drawing No.
SP-1

APPROVAL BY WALPOLE PLANNING BOARD

DATE:

C:\CDG\Crocker Design Group, LLC\Gabriel Crocker - Projects\100-007 Walpole - Age Qualified Village\dwg\Plot Sheets\Site Plan Application\ 12 WALPOLE SPECIAL PERMIT.dwg, C-10 WALPOLE SP PERMIT, Jan 06, 2023 20:43



LOCUS MAP
N.T.S.

GENERAL NOTES:

1. EXISTING CONDITIONS SHOWN HEREON IS THE RESULT OF AERIAL MAPPING AND SUPPLEMENTED BY ON-THE-GROUND SURVEY PERFORMED BY CHA CONSULTING, INC. ON OR BETWEEN MARCH 7, 2014 THROUGH JUNE 12, 2014 AND AERIAL MAPPING PREFORMED BY KAPPA MAPPING, INC., MAY OF 2014.

2. ALL DEED REFERENCES ARE TO NORFOLK COUNTY REGISTRY OF DEEDS UNLESS OTHERWISE NOTED.

3. LOCUS OWNER OF RECORD:

WALPOLE QUARRY NOMINEE TRUST
JAMES E. JR. & MARY B. BRISTOL TRUSTEES
DEED BOOK 25405 PAGE 377
MAP 32, LOTS 85 & 86

RENMAR FOREST, LLC.
DEED BOOK 23684, PAGE 122
MAP 39, LOTS 55, 56, 57, 58, 59 & 60, & MAP 40, LOT 6

RENMAR FOREST, LLC.
DEED BOOK 33623, PAGE 433
MAP 32, LOTS 94, 95, 96

4. TOPOGRAPHY, CONTOURS AND BENCHMARKS ARE BASED ON THE NAVD 1988 VERTICAL DATUM. TEMPORARY BENCHMARKS, REFERENCED TO THE DATUM ARE INDICATED ON THE SURVEY.

IN THE EVENT THAT BENCHMARKS (TBM'S), ESTABLISHED FOR THIS PROJECT AND PUBLISHED ON THIS SURVEY ARE DESTROYED, NOT RECOVERABLE OR A DISCREPANCY IS FOUND, THE USER SHOULD NOTIFY THIS FIRM IN WRITING PRIOR TO COMMENCING OR CONTINUING ANY WORK.

5. THE PROJECT AREA IS LOCATED IN FLOOD ZONE "X" AREAS OUTSIDE THE 0.2% CHANCE FLOODPLAIN, AS SHOWN ON FLOOD INSURANCE RATE MAP FOR THE TOWN OF WALPOLE, COMMUNITY PANEL NUMBER 25021C0169E, EFFECTIVE DATE JULY 17, 2012.

6. THE LOCUS PARCEL IS LOCATED IN THE TOWN OF WALPOLE LIMITED MANUFACTURING DISTRICT (LM) AS DEFINED BY THE TOWN OF WALPOLE ZONING MAP, DATED OCTOBER 15, 2007. MINIMUM SETBACK REQUIREMENTS ARE:

FRONT SETBACK:.....50(9)
SIDE SETBACK:.....40(7)
REAR SETBACK:.....25(7,8)

(7) WHERE IT ABUTS A RAILROAD RIGHT-OF-WAY, NONE.

(8) WHERE THE REAR YARD ABUTS A RESIDENTIAL DISTRICT, FIFTY (50) FEET.

(9) TEN (10) FEET OF SETBACK TO BE LANDSCAPED.

7. LOCATION OF SUBSURFACE UTILITIES SHOWN HEREON ARE APPROXIMATE AND ADDITIONAL UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THIS PLAN. LOCATIONS ARE COMPILED FROM UTILITY PLANS OF RECORD AND DIG-SAFE FIELD MARKINGS. RIM AND INVERT INFORMATION HAS BEEN COMPILED AND FIELD VERIFIED WHERE POSSIBLE. THIS INFORMATION IS NOT TO BE USED FOR CONSTRUCTION. PRIOR TO ANY CONSTRUCTION, CONTACT DIG-SAFE (1-800-344-7233) TO FIELD VERIFY LOCATION OF ALL UTILITIES.

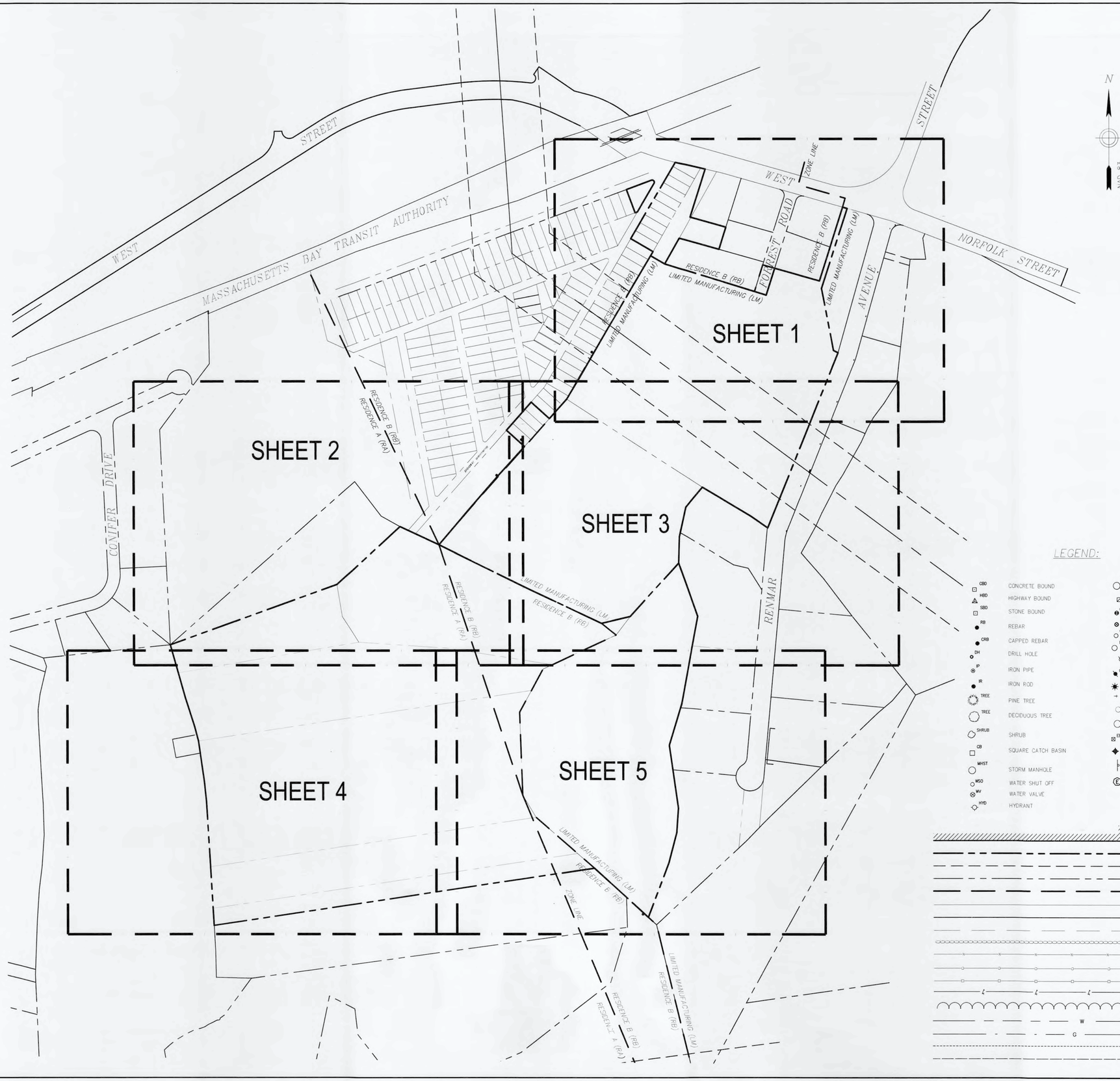
8. PLAN REFERENCES:

1. 1924 WEST STREET LAYOUT.
2. 1990 WEST STREET LAYOUT #6778.
3. PLAN BOOK 118, PAGE 368.
4. LAND COURT PLANS 16806A, 16806B, 12723C & 12723D.
5. PLAN BOOK 199, PAGE 1164.
6. PLAN BOOK 4767, PAGE 10.
7. PLAN BOOK 1989, PAGE 628.
8. PLAN BOOK 324, PAGE 923.
9. PLAN BOOK 385, PAGE 900.
10. PLAN BOOK 311, PAGE 649.
11. PLAN BOOK 1719, PAGE 502.
12. PLAN BOOK 241, PAGE 69.
13. PLAN BOOK 2735, PAGE 182.
14. PLAN BOOK 2736, PAGE 481.
15. PLAN FILED AS #498 OF 1888.
16. PLAN FILED AS #494 OF 1888.
17. PLAN FILED AS #409 OF 1948.
18. PLAN FILED AS #1088 OF 1560.

9. WETLAND FLAGS SHOWN HEREON ARE BASED ON FIELD LOCATIONS BY CHA CONSULTING, INC. IN MARCH AND APRIL OF 2014.

WETLAND FLAGS WERE DELINEATED BY MICHAEL D. BALL OF MARSH MATTERS ENVIRONMENTAL IN MARCH AND APRIL OF 2014.

150 75 0 150 300
SCALE: 1" = 150'



LEGEND:

CBD	CONCRETE BOUND
HBD	HIGHWAY BOUND
SBD	STONE BOUND
RB	REBAR
CRB	CAPPED REBAR
DH	DRILL HOLE
IP	IRON PIPE
IR	IRON ROD
TREE	PINE TREE
TREE	DECIDUOUS TREE
SHRUB	SHRUB
CB	SQUARE CATCH BASIN
MHST	STORM MANHOLE
WSO	WATER SHUT OFF
WV	WATER VALVE
HYD	HYDRANT
MHT	TELEPHONE MANHOLE
TEL PED	TELEPHONE PEDESTAL
GSO	GAS SHUT OFF
GV	GAS VALVE
GAS MTR	GAS METER
MHSA	SEWER MANHOLE
	UTILITY POLE
GUY POLE	GUY POLE
	LIGHT POLE
	GUY WIRE
UIH	UNIDENTIFIED MANHOLE
MHE	ELECTRIC MANHOLE
EB	ELECTRIC BOX
	WETLAND FLAG
	SINGLE POST SIGN
E	ENCROACHMENT
	BUILDING LINE
	PARCEL BOUNDARY
	EASEMENT LINE
	ADJOINING PARCEL
	STREET/HIGHWAY
	EDGE OF ASPHALT
	EDGE OF CONCRETE
	EDGE OF GRAVEL/STONE
	STONE WALL
	WIRE FENCE
	CHAIN LINK FENCE
	STOCKADE FENCE
	OVERHEAD UTILITY
	TREE LINE
W	WATER LINE
G	GAS LINE
	SEWER LINE
	DRAIN LINE

No.	Submittal / Revision	App'd	By	Date
0	Issued as Draft	WJD	MWC	7/07/2014
1	Revised Wetlands Line	WJD	MWC	8/10/2015
2	Revised Boston Edison Co. Easement Location	WJD	MWC	6/25/2019

COMMONWEALTH OF MASSACHUSETTS
WILLIAM J. DORGAN
No. 40808
PROFESSIONAL ENGINEER

BRISTOL BROTHERS
DEVELOPMENT
37 DERBY STREET
HINGHAM, MA 02043

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Designed: | Drawn: MWC | Checked:

BRISTOL BROTHERS DEVELOPMENT
RENMAR AVENUE
WALPOLE, MA

EXISTING CONDITIONS PLAN

Date: 07-07-2014 | Project No.: 25424 | Scale: 1"=150'

INDEX SHEET

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0	Issued as Draft	WJD	MWC	7/07/2014
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COMMONWEALTH OF MASSACHUSETTS WILLIAM J. DORHAM No. 40052 LICENSED PROFESSIONAL ENGINEER

BRISTOL BROTHERS DEVELOPMENT
37 DERBY STREET
HINGHAM, MA 02043

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RENMAR AVENUE
WALPOLE, MA

EXISTING CONDITIONS PLAN

Date: 07-07-2014 | Project No.: 25424 | Scale: 1"=40'

SHEET 1 OF 5

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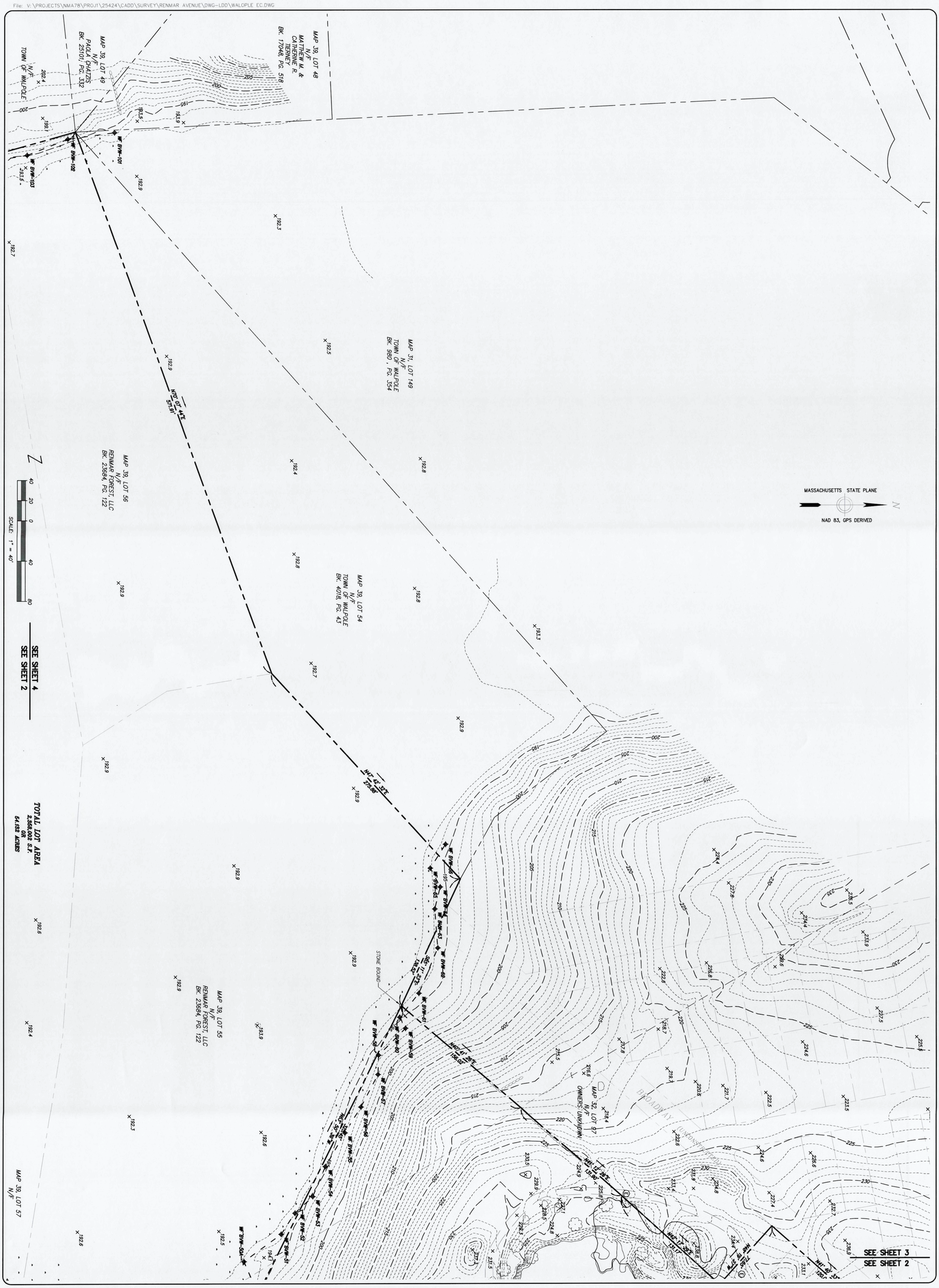

SHEET 2 OF 5

BRISTOL BROTHERS DEVELOPMENT
RENMAR AVENUE
WALPOLE, MA

EXISTING CONDITIONS PLAN

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WILLIAM J. DORGAN
No. 40822
PROFESSIONAL LAND SURVEYOR
6/25/19

No.	Submittal / Revision	App'd	By	Date
0	Issued as Draft	WJD	MWC	7/07/2014
1	Revised Wetlands Line	WJD	MWC	8/10/2015
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SHEET 3 OF 5

BRISTOL BROTHERS DEVELOPMENT
RENMAR AVENUE
WALPOLE, MA

EXISTING CONDITIONS PLAN

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COMMONWEALTH OF MASSACHUSETTS
WILLIAM J. DORGAN
No. 49052
PROFESSIONAL LAND SURVEYOR

No.	Submittal / Revision	App'd	By	Date
0	Issued as Draft	WJD	MWC	7/07/2014
1	Revised Wetlands Line	WJD	MWC	8/10/2015
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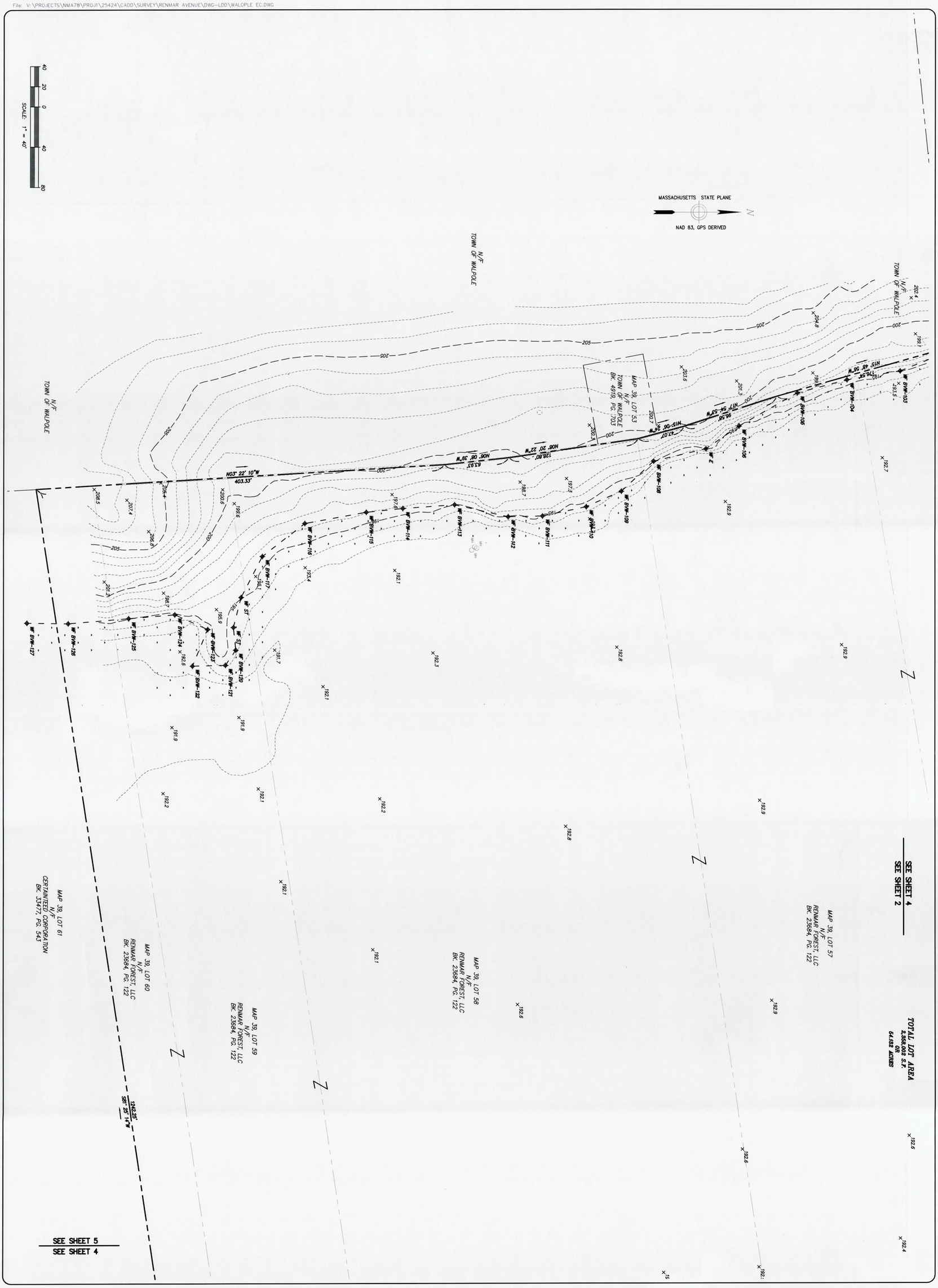

SHEET 4 OF 5

BRISTOL BROTHERS DEVELOPMENT
RENMAR AVENUE
WALPOLE, MA

EXISTING CONDITIONS PLAN

Date: 07-07-2014	Project No.: 25424	Scale: 1"=40'

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WILLIAM J. DORGAN
No. 49652
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SHEET 5 OF 5

BRISTOL BROTHERS DEVELOPMENT
RENMAR AVENUE
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