

REYNOLD'S FARM

A SENIOR RESIDENTIAL DEVELOPMENT

WESTWOOD, MA

MAY 19, 2011

WESTWOOD PLANNING BOARD

APPROVED:
 ENDORSED:

SPECIAL PERMITS REQUESTED

"SENIOR RESIDENTIAL DEVELOPMENT" (BY PLANNING BOARD)

ZONING SCHEDULE

SINGLE RESIDENCE C DISTRICT (C)
 SENIOR RESIDENTIAL DEVELOPMENT (SRD)
 WRDPD - NONE

	REQUIRED / ALLOWED	PROVIDED
LOT AREA	40,000 S.F.	171,162 S.F.
NON WETLAND LOT AREA	30,000 S.F.	148,592 S.F.
LOT FRONTAGE	125.00 FT.	217.34 FT.
LOT WIDTH	125.00 FT.	208.11 FT.
BUILDING SETBACKS:		
FRONT	20.00 FT.	30.11 FT.
SIDE	30.00 FT.	30.00 FT.
REAR	30.00 FT.	30.00 FT.
MIN. DISTANCE BETWEEN BLDGS.	NONE	17.16 FT.
LOT COVERAGE BY IMP. SURFACES*	50% MAX.	23.89%
NUMBER OF DWELLINGS PER ACRE	10 UNITS MAX./ACRE	3.52 UNITS/ACRE
BUILDING HEIGHT	2 STORIES MAX.	2 STORIES
OFF STREET PARKING	18 REQUIRED (1.5 PER UNIT)	39 *

*NOTE: INCLUDES 15 8' WIDE X 22' LONG UNMARKED STALLS ALONG ACCESS ROADWAY.

*LOT COVERAGE BY IMP. SURFACES = $\frac{\text{ALL PROPOSED IMPERVIOUS SURFACES}}{\text{NON WETLAND LOT AREA}}$



LEGEND

WORK TO CORRECT MISTAKES
 IMPROVEMENTS TO DESIGN
 IMPROVEMENTS REQUESTED BY OWNERS

I, _____ CLERK OF THE TOWN OF WESTWOOD RECEIVED AND RECORDED FROM THE PLANNING BOARD APPROVAL OF THIS PLAN AND NO APPEAL HAS BEEN TAKEN FOR TWENTY (20) DAYS NEXT AFTER RECEIPT AND RECORDING OF THE SAME.

WESTWOOD TOWN CLERK

OWNER:

CANTON TERRACE L.L.C.
 36 BLUE HILL DRIVE
 WESTWOOD, MA 02090

APPLICANT:

EDWARD J. MUSTO
 36 BLUE HILL DRIVE
 WESTWOOD, MA 02090

ASSESSOR'S REFERENCE:

MAP 34, LOT 43

DEED REFERENCE:

BOOK 14778, PAGE 180

PLAN REFERENCE:

PLAN 206 OF 1957
 DEEDS BOOK 3546, PAGE 300

WESTWOOD SEWER COMMISSION

APPROVED:
 ENDORSED:

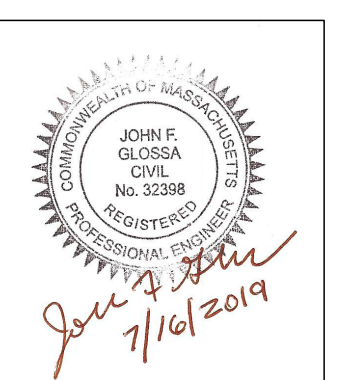
PLAN INDEX

- SHEET 1: COVER SHEET (LOCUS AND GENERAL LAYOUT MAP)
- SHEET 2: EXISTING CONDITIONS PLAN
- SHEET 3: SITE PLAN, LIGHTING PLAN
- SHEET 4: UTILITIES PLAN
- SHEET 5: GRADING AND DRAINAGE PLAN
- SHEET 6: LANDSCAPE PLAN
- SHEET 7: STREET AND UTILITY PROFILES #1
- SHEET 8: STREET AND UTILITY PROFILES #2
- SHEET 9: DETAILS PLAN
- SHEET 10: DETAILS PLAN
- SHEET 11: CONSTRUCTION SEQUENCE & EROSION CONTROL
- SHEET 12: IRRIGATION PLAN
- APPENDIX 1: WORK TO CORRECT MISTAKES / IMPROVEMENTS

NO.	DATE	REVISION
1.	10/24/11	PER PEER REVIEW
2.	11/1/11	PER PLAN BOARD, FIRE DEPT.
3.	11/14/11	PER PLAN BOARD
4.	4/16/12	PER CONSERVATION COMM.
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7.	5/31/12	PER CONSERVATION COMM.
8.	9/28/12	ALL 2 UNIT BUILDINGS PER CLIENT
9.	10/10/12	BUILDING DIMENSIONS PER CLIENT
10.	5/19/14	RELOCATED BUILDINGS 7&8
11.	6/6/14	PER TOWN PLANNER LETTER
12.	12/9/15	ADDED PROPANE TANKS
13.	8/15/18	PER PLANNING BOARD/CON. COMM.
14.	9/27/18	PER TOWN CONSULTANT
15.	5/16/19	ADDED IRRIGATION PLAN
16.	6/18/19	PER PLANNING DEPT. COMMENTS
17.	7/8/19	PER PLANNING DEPT. COMMENTS
18.	7/16/19	PER TOWN COMMENTS

ENGINEER:

GLOSSA ENGINEERING INC.
 46 EAST STREET
 EAST WALPOLE, MA 02032
 (508) 668 - 4401



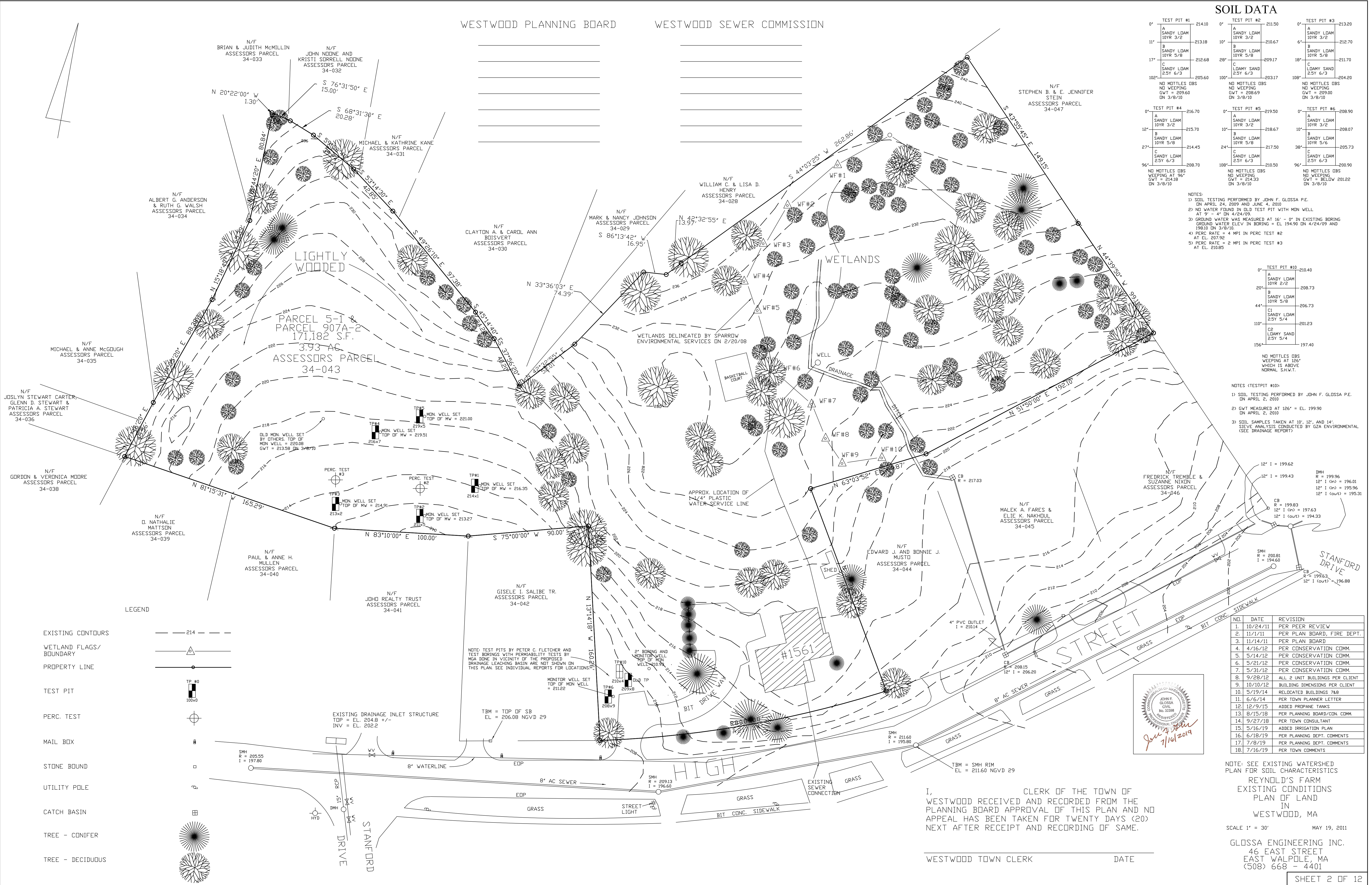
SOIL DATA

TEST PIT #1	TEST PIT #2	TEST PIT #3
0' A SANDY LDM 10YR 3/2 214.10	0' A SANDY LDM 10YR 3/2 211.50	0' A SANDY LDM 10YR 3/2 213.20
11' B SANDY LDM 10YR 5/8 213.18	10' B SANDY LDM 10YR 5/8 210.67	6' B SANDY LDM 10YR 5/8 212.70
17' C SANDY LDM 2SY 6/3 212.68	28' C LDMY SAND 2SY 6/3 209.17	18' C LDMY SAND 2SY 6/3 211.70
102' NO MOTTLES OBS NO WEEPING GWT = 205.60 DN 3/8/10	100' NO MOTTLES OBS NO WEEPING GWT = 208.69 DN 3/8/10	108' NO MOTTLES OBS NO WEEPING GWT = 209.00 DN 3/8/10
TEST PIT #4	TEST PIT #5	TEST PIT #6
0' A SANDY LDM 10YR 3/2 216.70	0' A SANDY LDM 10YR 3/2 219.50	0' A SANDY LDM 10YR 3/2 208.90
12' B SANDY LDM 10YR 5/8 215.70	10' B SANDY LDM 10YR 5/8 218.67	10' B SANDY LDM 10YR 5/6 208.07
27' C SANDY LDM 2SY 6/3 214.45	24' C SANDY LDM 2SY 6/3 217.50	38' C SANDY LDM 2SY 6/3 205.73
96' NO MOTTLES OBS WEEPING AT 96' GWT = 214.18 DN 3/8/10	108' NO MOTTLES OBS WEEPING AT 96' GWT = 214.33 DN 3/8/10	96' NO MOTTLES OBS WEEPING AT 126' GWT = 214.33 DN 3/8/10

NOTES:
 1) SOIL TESTING PERFORMED BY JOHN F. GLOSSA P.E. ON APRIL 24, 2009 AND JUNE 4, 2010
 2) NO WATER FOUND IN OLD TEST PIT WITH MON WELL AT 5' - 4' DN 4/24/09
 3) GROUND WATER WAS MEASURED AT 16' - 0" IN EXISTING BORING GROUND WATER ELEV IN BORING = EL. 194.90 DN 4/24/09 AND 198.0 DN 3/8/10
 4) PERC RATE = 4 MPI IN PERC TEST #2 AT EL. 207.92
 5) PERC RATE = 2 MPI IN PERC TEST #3 AT EL. 210.85

TEST PIT #10
0' A SANDY LDM 10YR 2/2 210.40
20' B SANDY LDM 10YR 5/8 208.73
44' C1 SANDY LDM 2SY 5/4 206.73
110' C2 LDMY SAND 2SY 5/4 201.23
156' LDMY SAND 2SY 5/4 197.40

NOTES (TESTPIT #10):
 1) SOIL TESTING PERFORMED BY JOHN F. GLOSSA P.E. ON APRIL 2, 2010
 2) GWT MEASURED AT 126" = EL. 199.90 DN APRIL 2, 2010
 3) SOIL SAMPLES TAKEN AT 10', 12', AND 14' SIEVE ANALYSIS CONDUCTED BY GZA ENVIRONMENTAL (SEE DRAINAGE REPORT)



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NOTE: SEE EXISTING WATERSHED PLAN FOR SOIL CHARACTERISTICS
 REYNOLD'S FARM
 EXISTING CONDITIONS
 PLAN OF LAND
 IN
 WESTWOOD, MA

SCALE 1" = 30' MAY 19, 2011

GLOSSA ENGINEERING INC.
 46 EAST STREET
 EAST WALPOLE, MA
 (508) 668 - 4401

WESTWOOD TOWN CLERK _____ DATE _____

CONSTRUCTION NOTES:

- THE USE OF FILL CONTAINING HAZARDOUS MATERIALS OR WASTE IS FORBIDDEN.
- EXISTING TIRES, CONSTRUCTION MATERIALS AND OTHER DEBRIS CURRENTLY STORED AT THE SITE SHALL BE REMOVED IN ACCORDANCE WITH CURRENT LAWS AND REGULATIONS.
- THE MARKING OF THE LIMITS OF WORK IN THE FIELD PRIOR TO THE START OF CONSTRUCTION OR SITE CLEARING IS REQUIRED. (LIMITS OF WORK ARE ESSENTIALLY AT THE "TREE LINE" AS SHOWN ON THE LANDSCAPING PLAN.)
- THE CLEANING OF CATCH-BASIN SUMPS AND STORMWATER BASINS IS REQUIRED FOLLOWING CONSTRUCTION AND ACCORDING TO ANY OPERATIONS AND MAINTENANCE PLAN THEREAFTER.
- THE USE OF CONSTRUCTION MACHINERY IS RESTRICTED TO THE HOURS BETWEEN 7:00 AM AND 7:00 PM, MONDAY THROUGH SATURDAY, AND 12:00 NOON TO 7:00 PM ON SUNDAY, AS REQUIRED IN THE TOWN OF WESTWOOD'S GENERAL BYLAWS, ARTICLE 10, PARAGRAPH 24.
- ALL CONSTRUCTION EQUIPMENT, CONSTRUCTION MATERIALS AND DEBRIS SHALL BE REMOVED FROM THE PROPERTY IMMEDIATELY UPON THE COMPLETION OF WORK.

WESTWOOD PLANNING BOARD

APPROVED: _____
 ENDORSED: _____

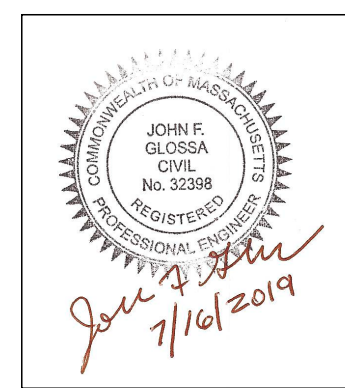
WESTWOOD SEWER COMMISSION

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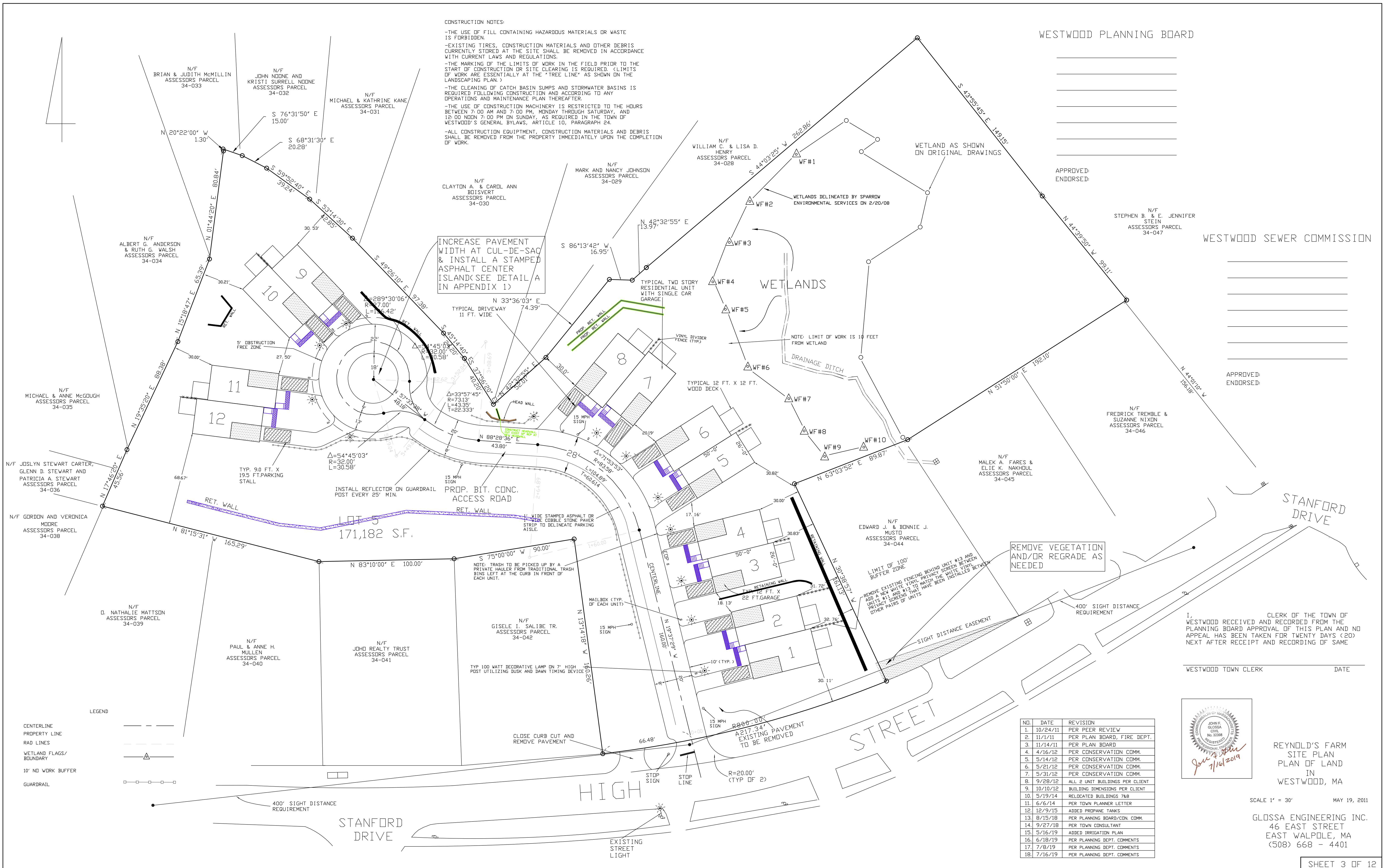


REYNOLD'S FARM
 SITE PLAN
 PLAN OF LAND
 IN
 WESTWOOD, MA

SCALE 1" = 30' MAY 19, 2011

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 46 EAST STREET
 EAST WALPOLE, MA
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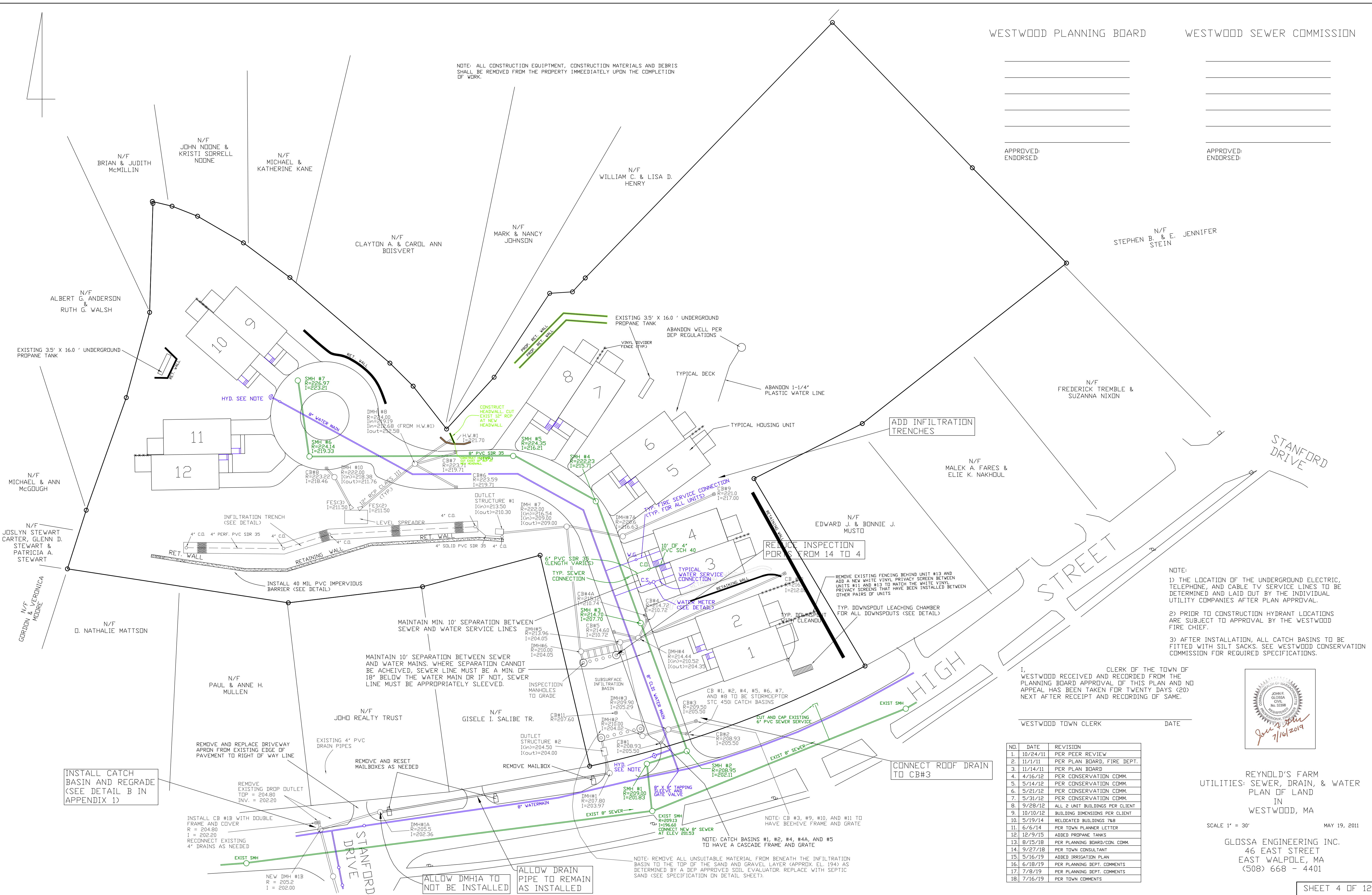
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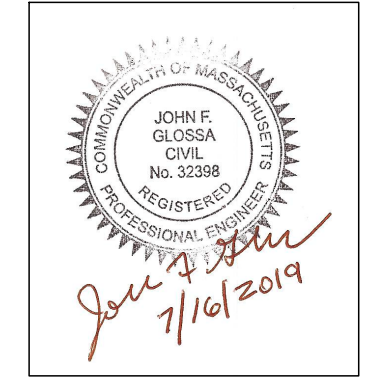
 APPROVED:
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NOTE: ALL CONSTRUCTION EQUIPMENT, CONSTRUCTION MATERIALS AND DEBRIS SHALL BE REMOVED FROM THE PROPERTY IMMEDIATELY UPON THE COMPLETION OF WORK.



NOTE:
 1) THE LOCATION OF THE UNDERGROUND ELECTRIC, TELEPHONE, AND CABLE TV SERVICE LINES TO BE DETERMINED AND LAID OUT BY THE INDIVIDUAL UTILITY COMPANIES AFTER PLAN APPROVAL.
 2) PRIOR TO CONSTRUCTION HYDRANT LOCATIONS ARE SUBJECT TO APPROVAL BY THE WESTWOOD FIRE CHIEF.
 3) AFTER INSTALLATION, ALL CATCH BASINS TO BE COMPLETED WITH SILT SACKS. SEE WESTWOOD CONSERVATION COMMISSION FOR REQUIRED SPECIFICATIONS.

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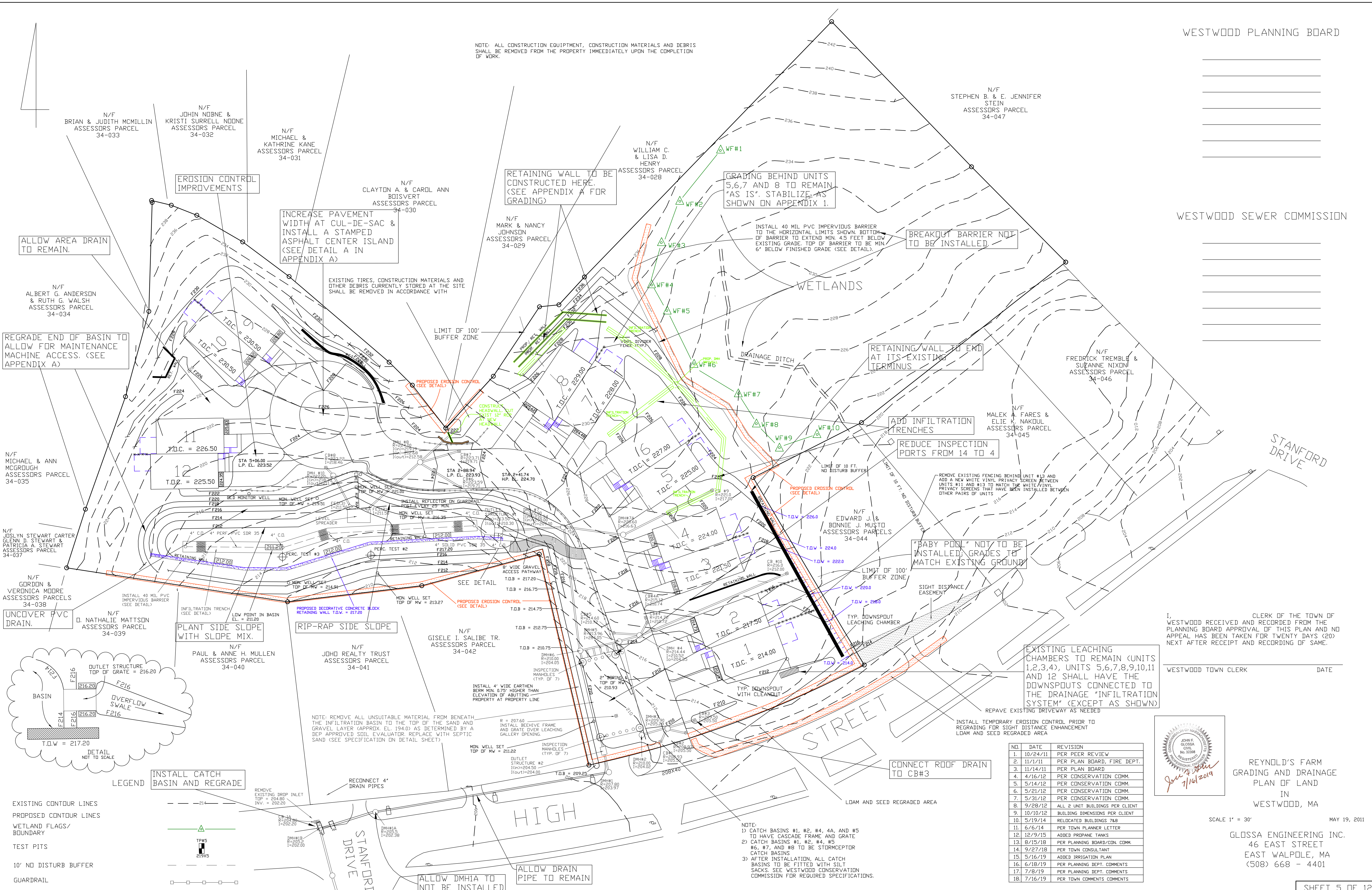


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REYNOLD'S FARM
 UTILITIES: SEWER, DRAIN, & WATER
 PLAN OF LAND
 IN
 WESTWOOD, MA

SCALE 1" = 30' MAY 19, 2011

GLOSSA ENGINEERING INC.
 46 EAST STREET
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ALLOW AREA DRAIN TO REMAIN.

EROSION CONTROL IMPROVEMENTS

INCREASE PAVEMENT WIDTH AT CUL-DE-SAC & INSTALL A STAMPED ASPHALT CENTER ISLAND (SEE DETAIL A IN APPENDIX A)

RETAINING WALL TO BE CONSTRUCTED HERE. (SEE APPENDIX A FOR GRADING)

GRADING BEHIND UNITS 5,6,7 AND 8 TO REMAIN 'AS IS'. STABILIZE AS SHOWN ON APPENDIX 1.

INSTALL 40 MIL PVC IMPERVIOUS BARRIER TO THE HORIZONTAL LIMITS SHOWN. BOTTOM OF BARRIER TO EXTEND MIN. 4.5 FEET BELOW EXISTING GRADE. TOP OF BARRIER TO BE MIN. 6" BELOW FINISHED GRADE (SEE DETAIL).

BREAKOUT BARRIER NOT TO BE INSTALLED.

REGRADE END OF BASIN TO ALLOW FOR MAINTENANCE MACHINE ACCESS. (SEE APPENDIX A)

EXISTING TIRES, CONSTRUCTION MATERIALS AND OTHER DEBRIS CURRENTLY STORED AT THE SITE SHALL BE REMOVED IN ACCORDANCE WITH

LIMIT OF 100' BUFFER ZONE

RETAINING WALL TO END AT ITS EXISTING TERMINUS

ADD INFILTRATION TRENCHES

REDUCE INSPECTION PORTS FROM 14 TO 4

'BABY POOL' NOT TO BE INSTALLED. GRADES TO MATCH EXISTING GROUND

EXISTING LEACHING CHAMBERS TO REMAIN (UNITS 1,2,3,4), UNITS 5,6,7,8,9,10,11 AND 12 SHALL HAVE THE DOWNSPOUTS CONNECTED TO THE DRAINAGE 'INFILTRATION SYSTEM' (EXCEPT AS SHOWN)

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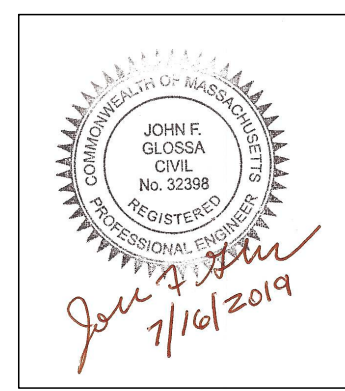
WESTWOOD TOWN CLERK DATE

REYNOLD'S FARM GRADING AND DRAINAGE PLAN OF LAND IN WESTWOOD, MA

SCALE 1" = 30' MAY 19, 2011

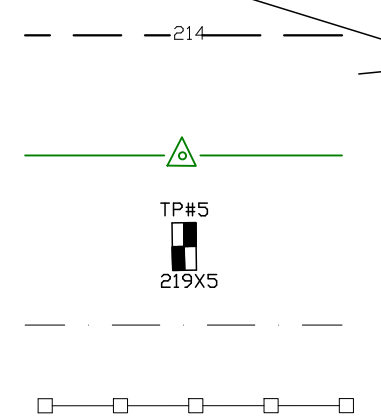
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Table with 3 columns: NO., DATE, REVISION. Contains 18 entries of project revisions.



- EXISTING CONTOUR LINES
PROPOSED CONTOUR LINES
WETLAND FLAGS/ BOUNDARY
TEST PITS
10' NO DISTURB BUFFER
GUARDRAIL

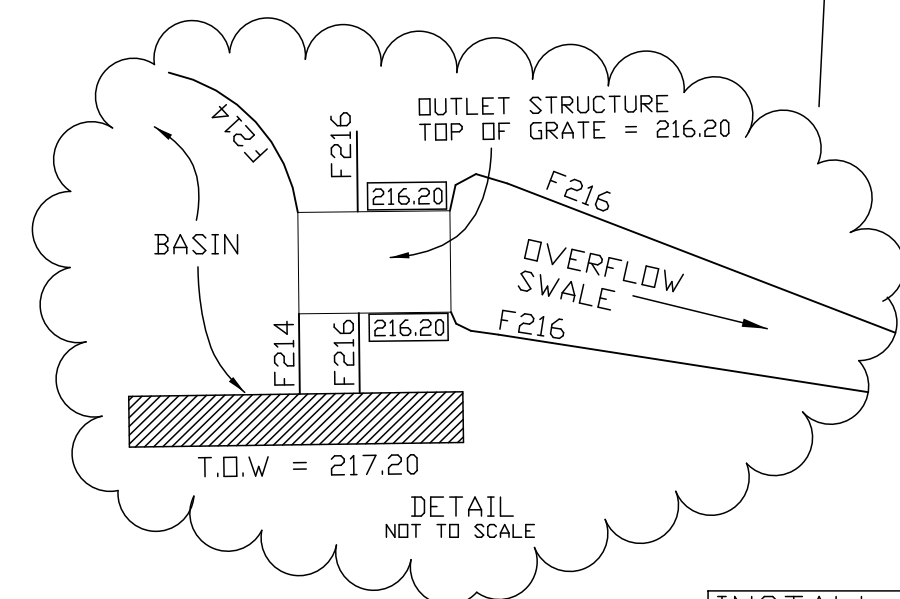
LEGEND INSTALL CATCH BASIN AND REGRADE



NOTE: REMOVE ALL UNSUITABLE MATERIAL FROM BENEATH THE INFILTRATION BASIN TO THE TOP OF THE SAND AND GRAVEL LAYER (APPRX. EL. 194.0) AS DETERMINED BY A DEP APPROVED SOIL EVALUATOR. REPLACE WITH SEPTIC SAND (SEE SPECIFICATION ON DETAIL SHEET)

INSTALL 4" WIDE EARTHEN BERM MIN. 6.75' HIGHER THAN ELEVATION OF ABUTTING PROPERTY AT PROPERTY LINE

NOTE: 1) CATCH BASINS #1, #2, #4, 4A, AND #5 TO HAVE CASCADE FRAME AND GRATE 2) CATCH BASINS #1, #2, #4, #5 #6, #7, AND #8 TO BE STORMCEPTOR CATCH BASINS 3) AFTER INSTALLATION, ALL CATCH BASINS TO BE FITTED WITH SILT SACKS. SEE WESTWOOD CONSERVATION COMMISSION FOR REQUIRED SPECIFICATIONS.



DETAIL NOT TO SCALE

ALLOW DM#1A TO NOT BE INSTALLED

ALLOW DRAIN PIPE TO REMAIN

CONNECT ROOF DRAIN TO CB#3

LOAD AND SEED REGRADED AREA

WESTWOOD SEWER COMMISSION

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APPROVED:
ENDORSED:

INCREASE PAVED WIDTH AT CUL-DE-SAC.

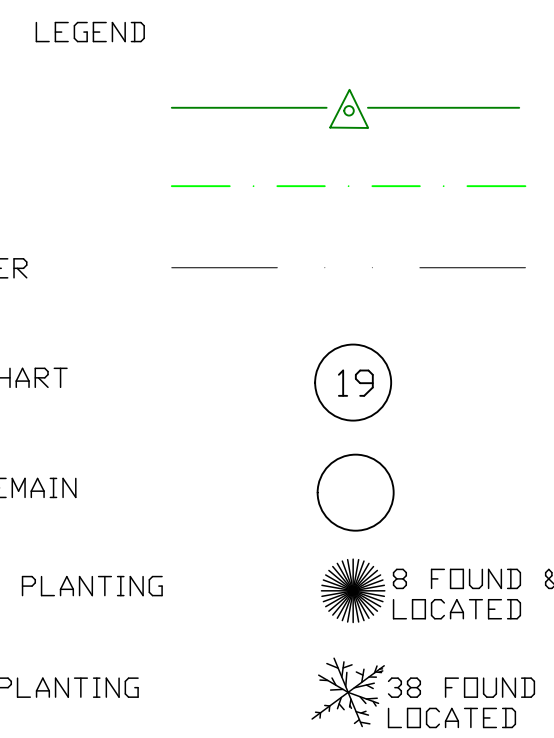
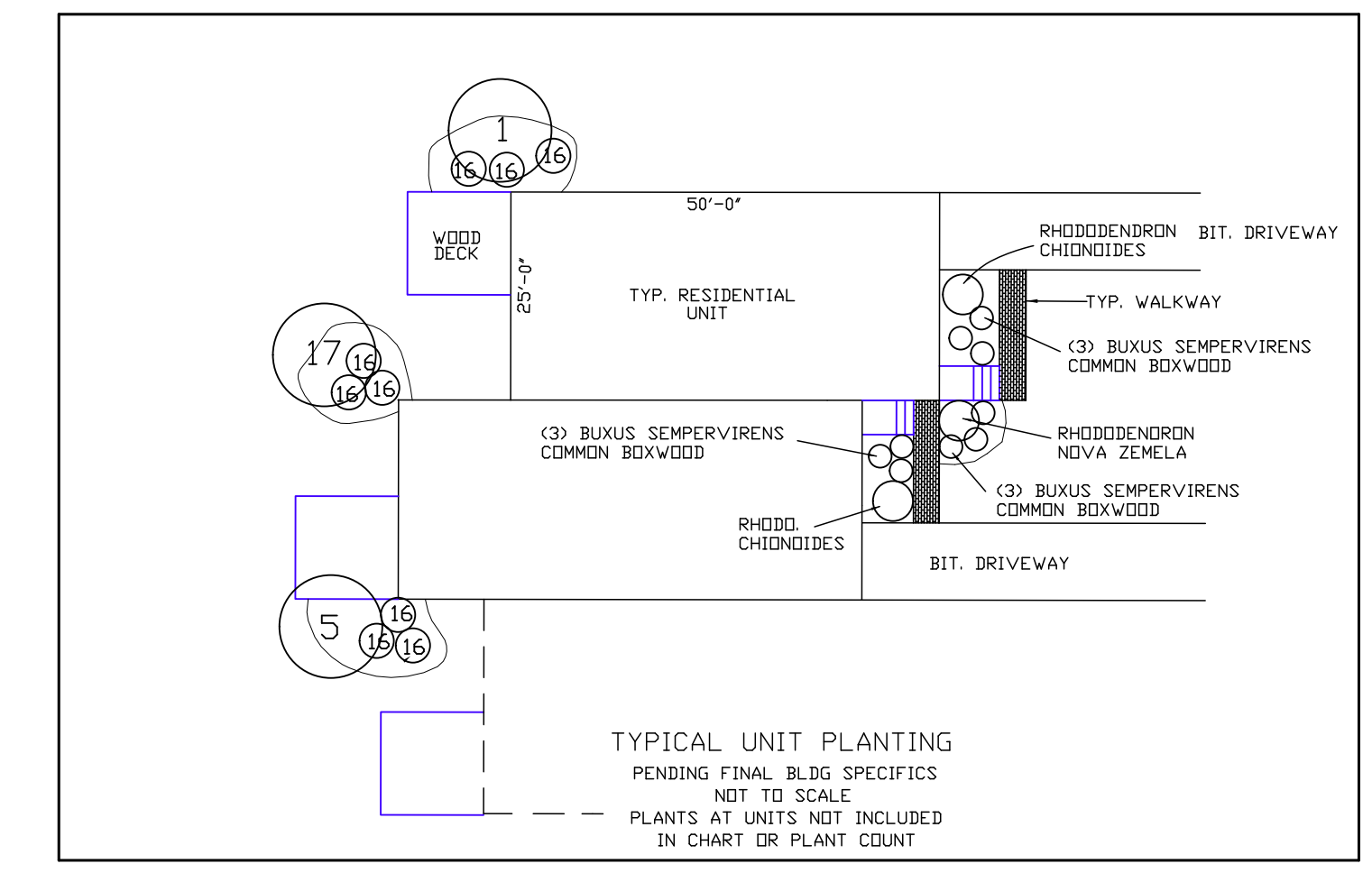
RETAINING WALL TO BE BUILT IN THIS AREA.

WETLANDS

THIS SLOPE TO BE RIP-RAPPED. SEE DETAILS A&C IN APPENDIX A.

REMOVE EXISTING FENCING BEHIND UNIT #13 AND ADD A NEW WHITE VINYL PRIVACY SCREEN BETWEEN UNITS #11 AND #13 TO MATCH THE WHITE VINYL PRIVACY SCREENS THAT HAVE BEEN INSTALLED BETWEEN OTHER PAIRS OF UNITS

NOTE: NO NEW SHRUBS OR TREES SHALL BLOCK THE LINE OF SIGHT. TREES AND SHRUBS TO BE MAINTAINED SO AS NOT TO BLOCK LINE OF SIGHT



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REYNOLD'S FARM
PLANTING AND LANDSCAPING
PLAN OF LAND
IN
WESTWOOD, MA

SCALE 1" = 30'
MAY 19, 2011
GLOSSA ENGINEERING INC.
46 EAST STREET
EAST WALPOLE, MA
(508) 668 - 4401

PLANT LIST (SEE NOTE)				
NUMBER	BOTANICAL NAME	COMMON NAME	SIZE	QUANT.
1	ACER SACCHARUM VAR.	SUGAR MAPLE "LEGACY"	4" CAL.	10
2	PYRUS CALLERYANA VAR.	REDSPIRE PEAR	4" CAL.	8
3	PYRUS CALLERYANA VAR.	CLEVELAND SELECT PEAR	4" CAL.	0
4	ZELKOVA SERRATA	JAPANESE ZELKOVA	4" CAL.	0
5	GLEDITSIA TRIACANTHOS VAR.	SHADEMASTER HONEYLOCUST	4" CAL.	5
6	ACER GINNALA	AMUR MAPLE	6 - 7' HT.	1
7	BETULA PAPIRIFERA	PAPER BIRCH	6 - 8' CLUMP	4
8	CERCIS CANADENSIS	EASTERN REDBUD	4" CAL.	4
9	CORNUS ALTERNIFOLIA	PAGODA DOGWOOD	7 - 8" HT.*	2
10	ABIES CONCOLOR	WHITE FIR	7 - 8" HT.*	20
11	ABIES FRASERI	FRASER FIR	7 - 8" HT.*	6
12	PICEA PUNGENS	COLORADO SPRUCE	7 - 8" HT.*	3
13	AMELANCHIER LAEVIS	ALLEGHENY SHADBUSH	7 - 8" HT.*	5
14	AMELANCHIER CANADENSIS	SHADBUSH	5 - 6" HT.*	3
15	VACCINIUM CORYMBOSUM	HIGHBUSH BLUEBERRY	2 - 3' HT.	25
16	VIBURNUM DENTATUM	ARROWWOOD	2 - 3' HT.	5
17	VIBURNUM TRILOBUM	AMERICAN CRANBERRYBUSH	2 - 3' HT.	6
18	ILEX GLABRA	INK BERRY	2 - 3' HT.	6
19	CORNUS KOUSA	KOUSA DOGWOOD	6 - 7' HT.*	8
20	BALSAM FIR	ABIES BALSAMEA	7 - 8" HT.*	8
21	PICEA MARLANA	BLACK SPRUCE	7 - 8" HT.*	0
22	PICEA GLAUCA	WHITE SPRUCE	7 - 8" HT.*	2
23	PICEA PUMGAS	BLUE SPRUCE	7 - 8" HT.*	7
24	RHOODODENDRON PERULYMNIOIDES	PINK AZELEA	2 - 3' HT.*	5
25	RHOODODENDRON ALBUM EVEGANS	WHITE RHOODODENDRON	2 - 3' HT.*	3

* WHEN APPLICABLE, ALL TREES TO BE MINIMUM OF 4" CALIPER

NOTE: THERE ARE 3 DECIDUOUS AND 2 CONIFEROUS TREES PLANTED IN THIS LOCATION. THE PURPOSE OF THESE TREES ARE THAT THEY ARE TO BE REPLANTED AT THE APPROPRIATE TIME AND LOCATION.

LOAM AND SEED, MULCH BEDS, FLOWERS AND ALIKE (NO SHRUBS OR TREES)

2' HIGH RETAINING WALL

"BABY POOL" NOT TO BE INSTALLED; GRADES TO MATCH EXISTING GROUND. LOAM AND SEED DISTURBED AREA.

WESTWOOD PLANNING BOARD

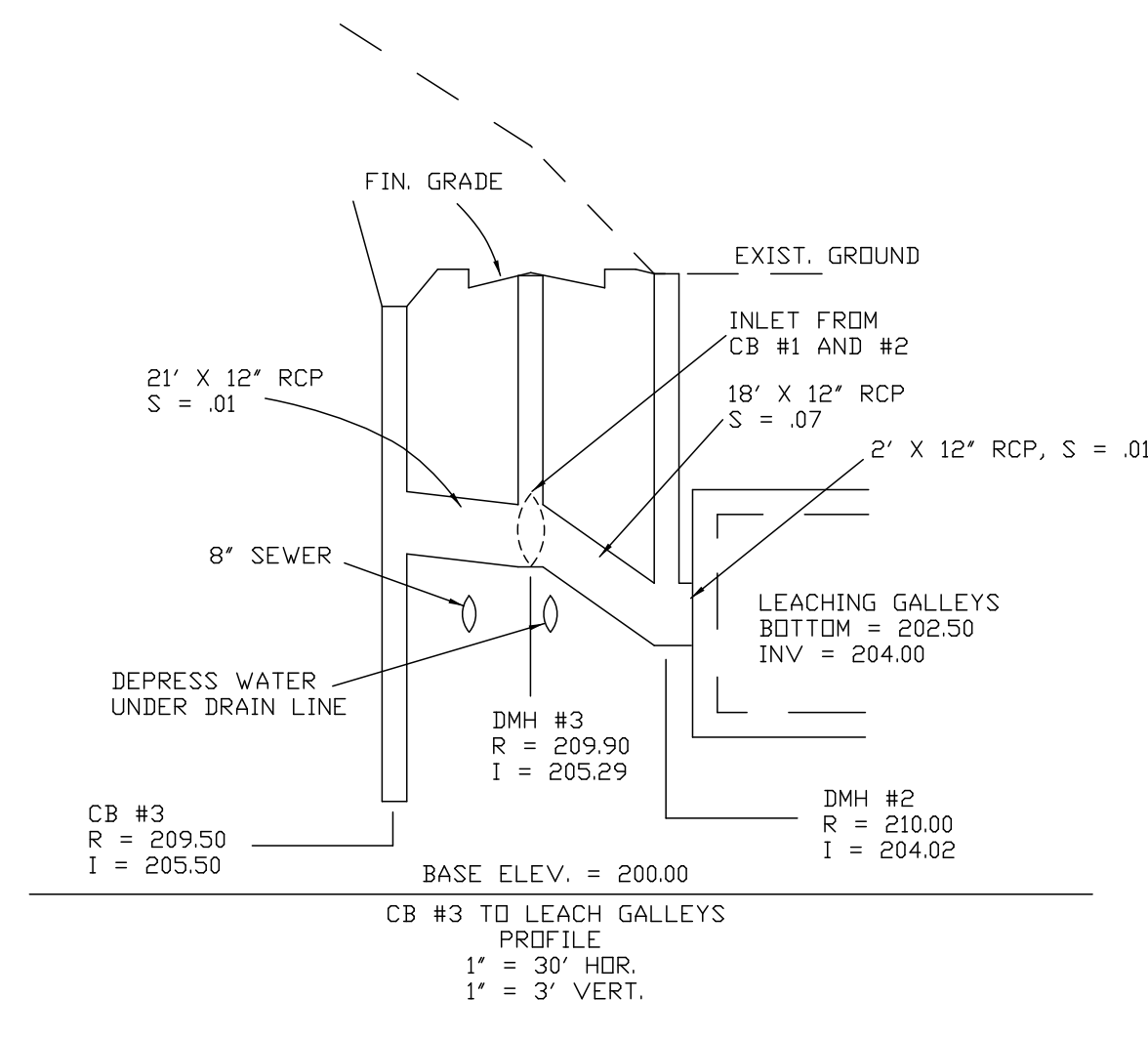
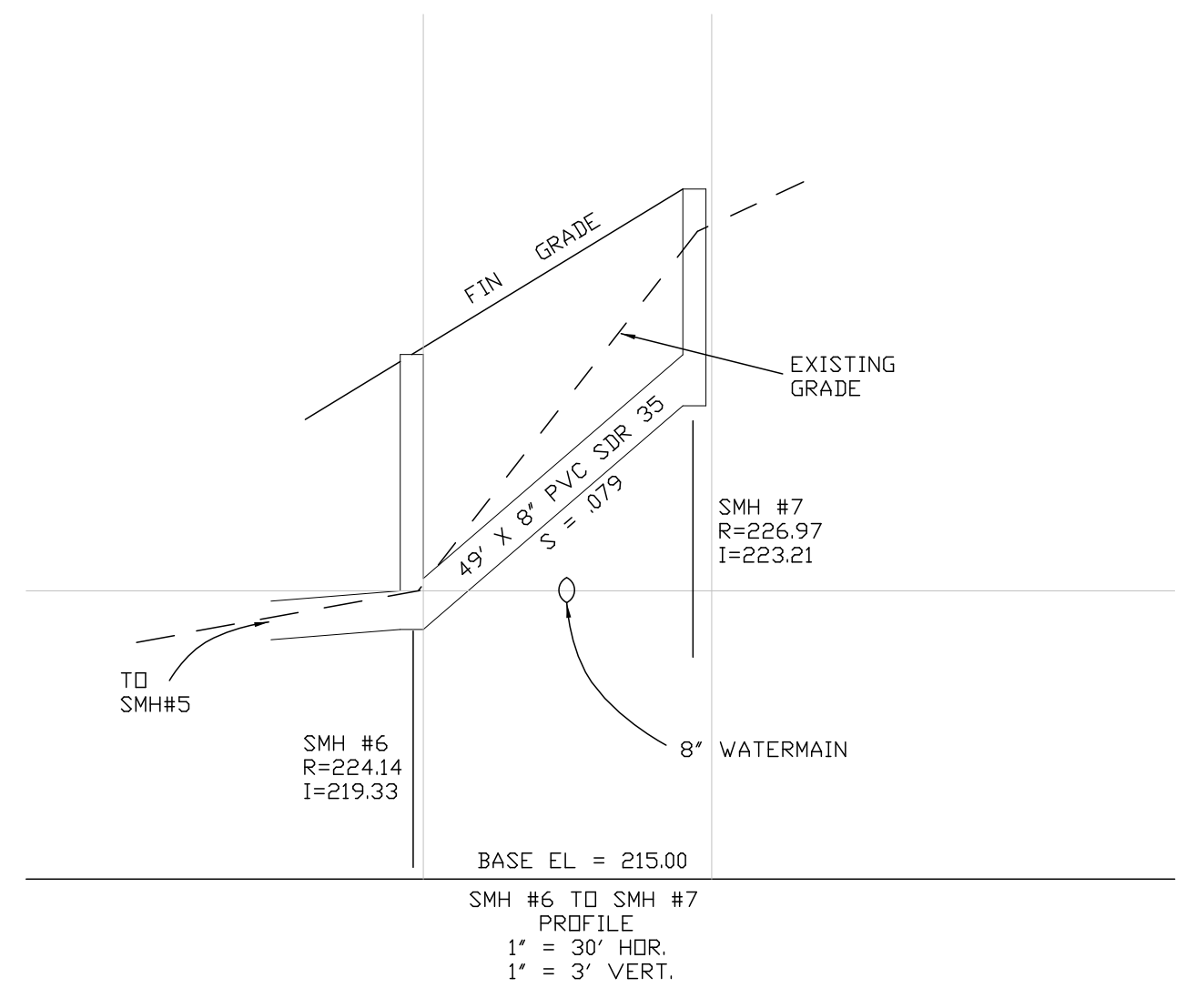
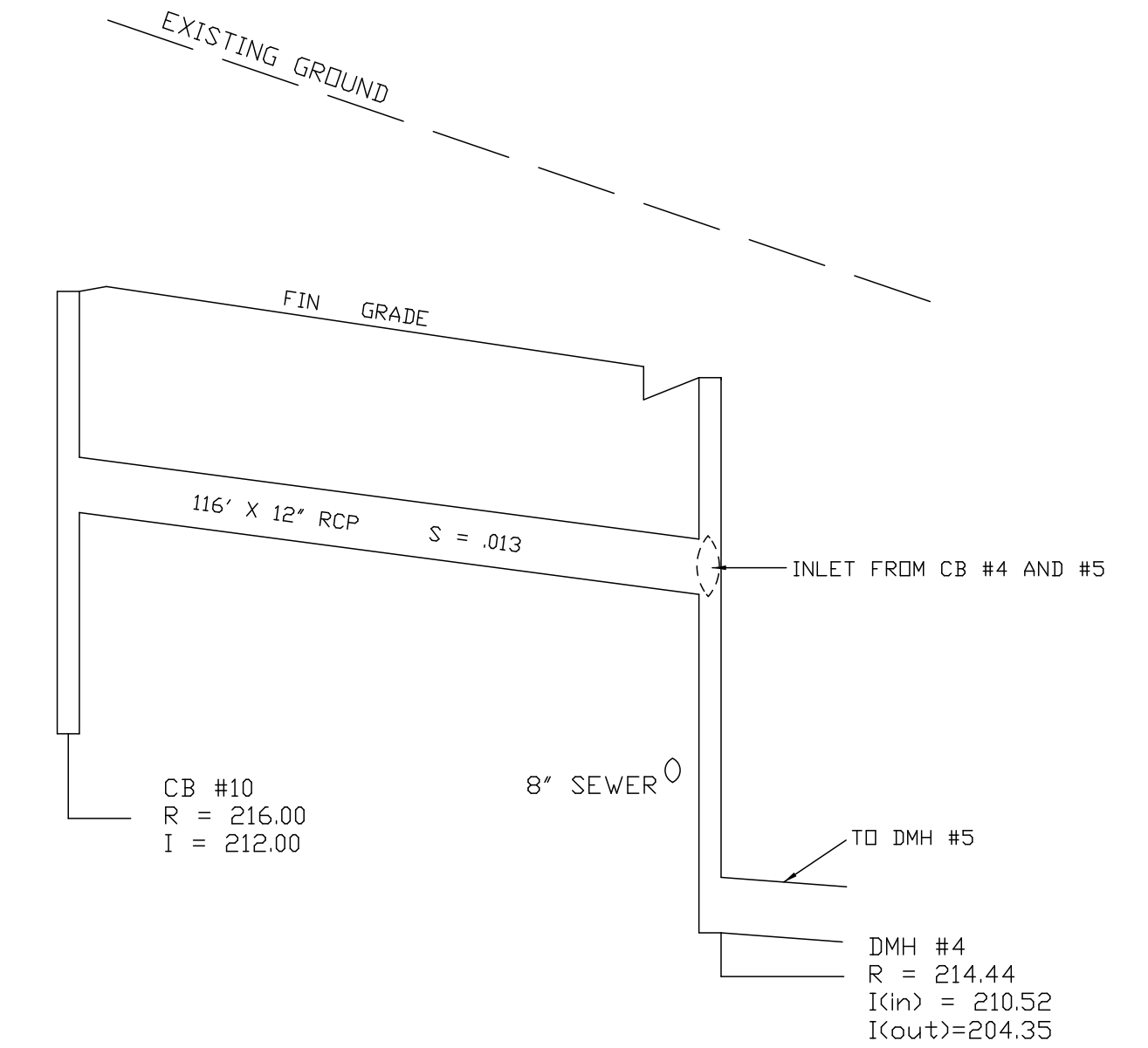
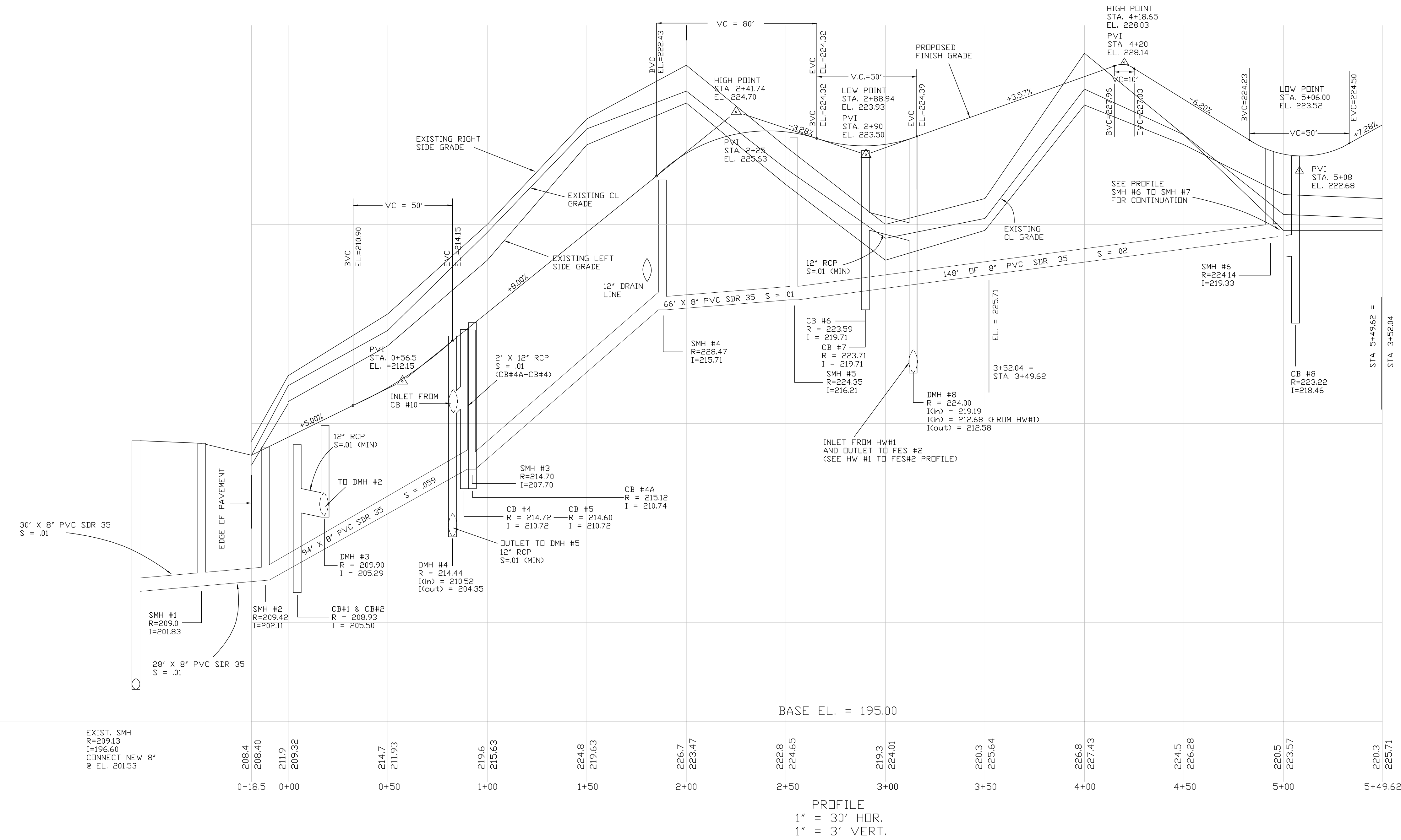
APPROVED:
ENDORSED:

LEGEND

- PROPOSED FIN. GRADE
- EXISTING CL. GRADE
- EXISTING LEFT GRADE
- EXISTING RIGHT GRADE
- POINT OF VERTICAL INTERCEPT (PVI)

I, _____ CLERK OF THE TOWN OF WESTWOOD RECEIVED AND RECORDED FROM THE PLANNING BOARD APPROVAL OF THIS PLAN AND NO APPEAL HAS BEEN TAKEN FOR TWENTY DAYS (20) NEXT AFTER RECEIPT AND RECORDING OF SAME.

WESTWOOD TOWN CLERK _____ DATE _____



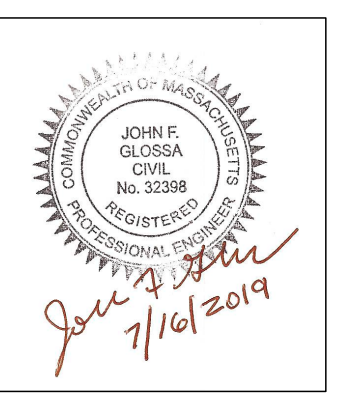
WESTWOOD SEWER COMMISSION

WESTWOOD PLANNING BOARD

APPROVED/ENDORSED:

APPROVED/ENDORSED:

NO.	DATE	REVISION
1.	10/24/11	PER PEER REVIEW
2.	11/1/11	PER PLAN BOARD, FIRE DEPT.
3.	11/14/11	PER PLAN BOARD
4.	4/16/12	PER CONSERVATION COMM.
5.	5/14/12	PER CONSERVATION COMM.
6.	5/21/12	PER CONSERVATION COMM.
7.	5/31/12	PER CONSERVATION COMM.
8.	9/28/12	ALL 2 UNIT BUILDINGS PER CLIENT
9.	10/10/12	BUILDING DIMENSIONS PER CLIENT
10.	5/19/14	RELOCATED BUILDINGS 78B
11.	6/6/14	PER TOWN PLANNER LETTER
12.	12/9/15	ADDED PROPANE TANKS
13.	8/15/18	PER PLANNING BOARD/CON. COMM.
14.	9/27/18	PER TOWN CONSULTANT
15.	5/18/19	ADDED IRRIGATION PLAN
16.	2/18/19	PER PLANNING DEPT. COMMENTS
17.	7/8/19	PER PLANNING DEPT. COMMENTS
18.	7/16/19	PER TOWN COMMENTS



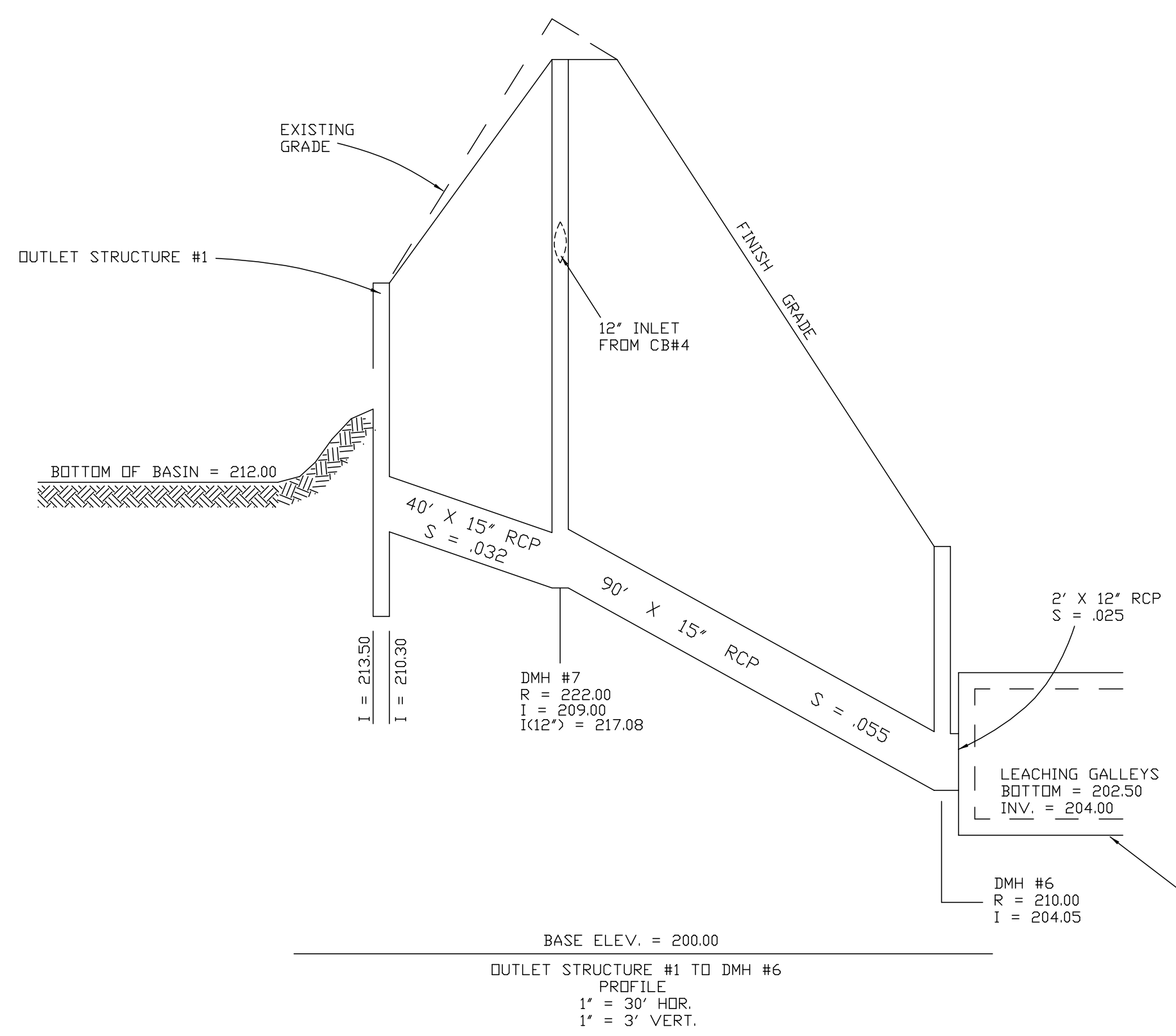
STREET/UTILITY PROFILE #1 FOR REYNOLD'S FARM IN WESTWOOD, MA

SCALE: AS SHOWN MAY 19, 2011

GLOSSA ENGINEERING INC. 46 EAST STREET EAST WALPOLE, MA 02032 508-668-4401

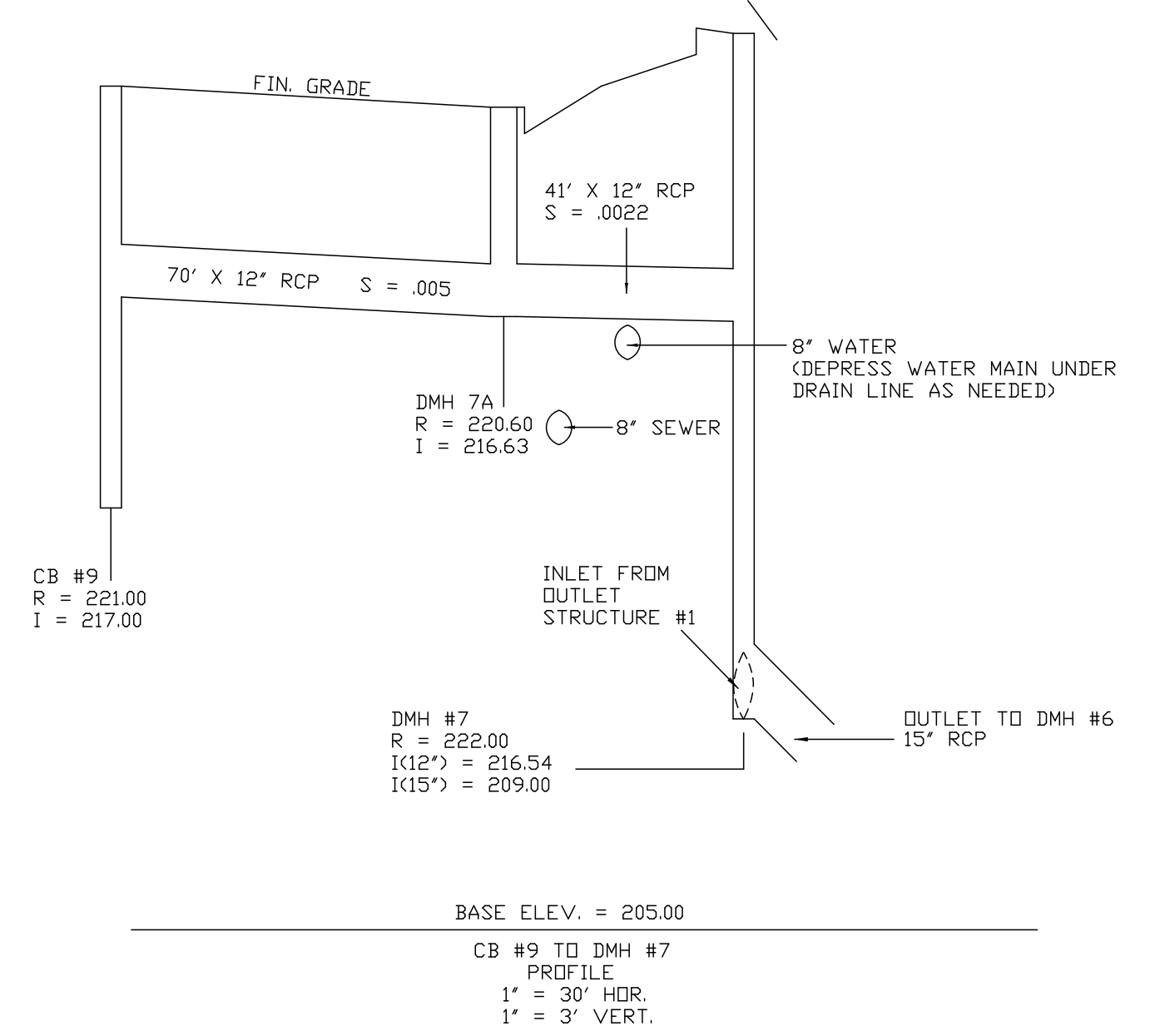
APPROVED:
ENDORSED:

APPROVED:
ENDORSED:

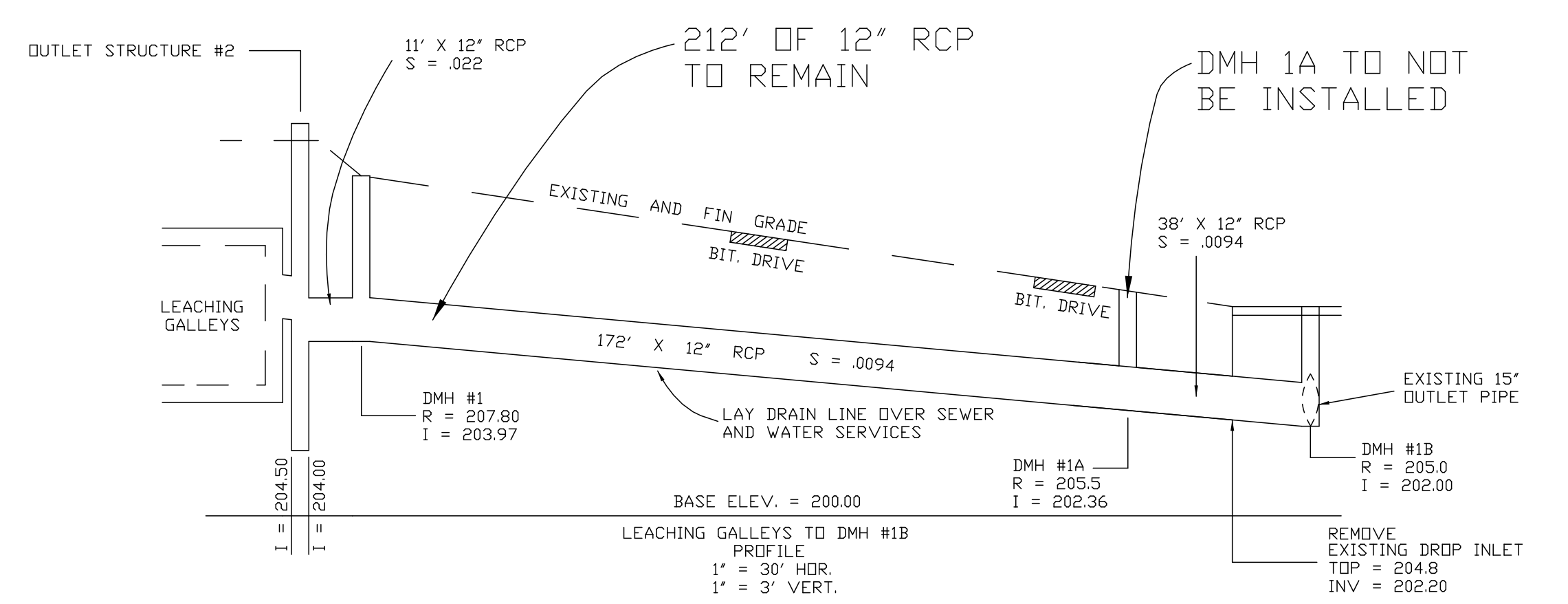


OUTLET STRUCTURE #1 TO DMH #6
PROFILE
1" = 30' HOR.
1" = 3' VERT.

NOTE: REMOVE ALL UNSUITABLE MATERIAL FROM BENEATH THE INFILTRATION BASIN TO THE TOP OF THE C2 LAYER (APPROX. ELEV = 201.23) REPLACE WITH 'SEPTIC' SAND



CB #9 TO DMH #7
PROFILE
1" = 30' HOR.
1" = 3' VERT.

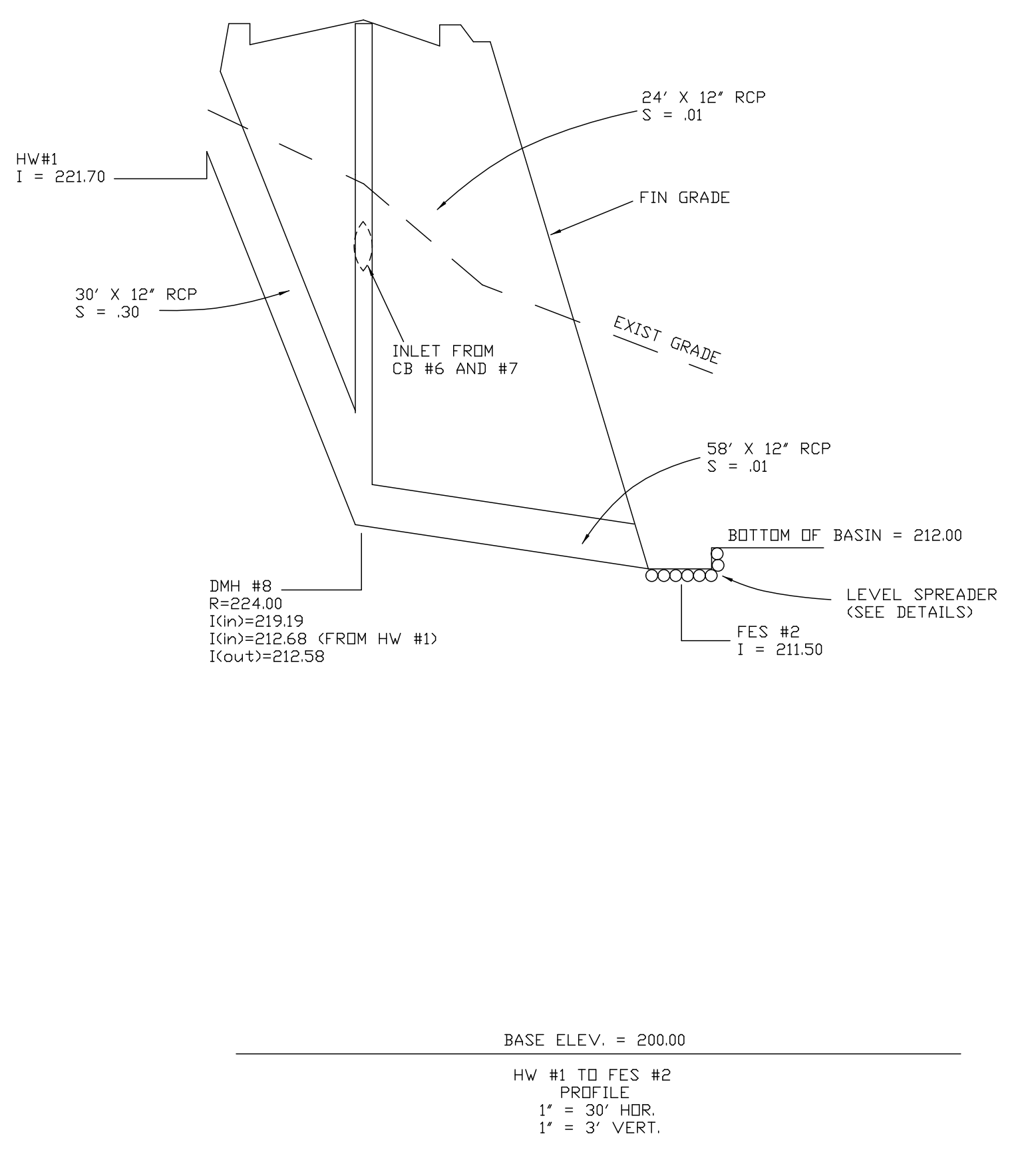


LEACHING GALLEYS TO DMH #11B
PROFILE
1" = 30' HOR.
1" = 3' VERT.

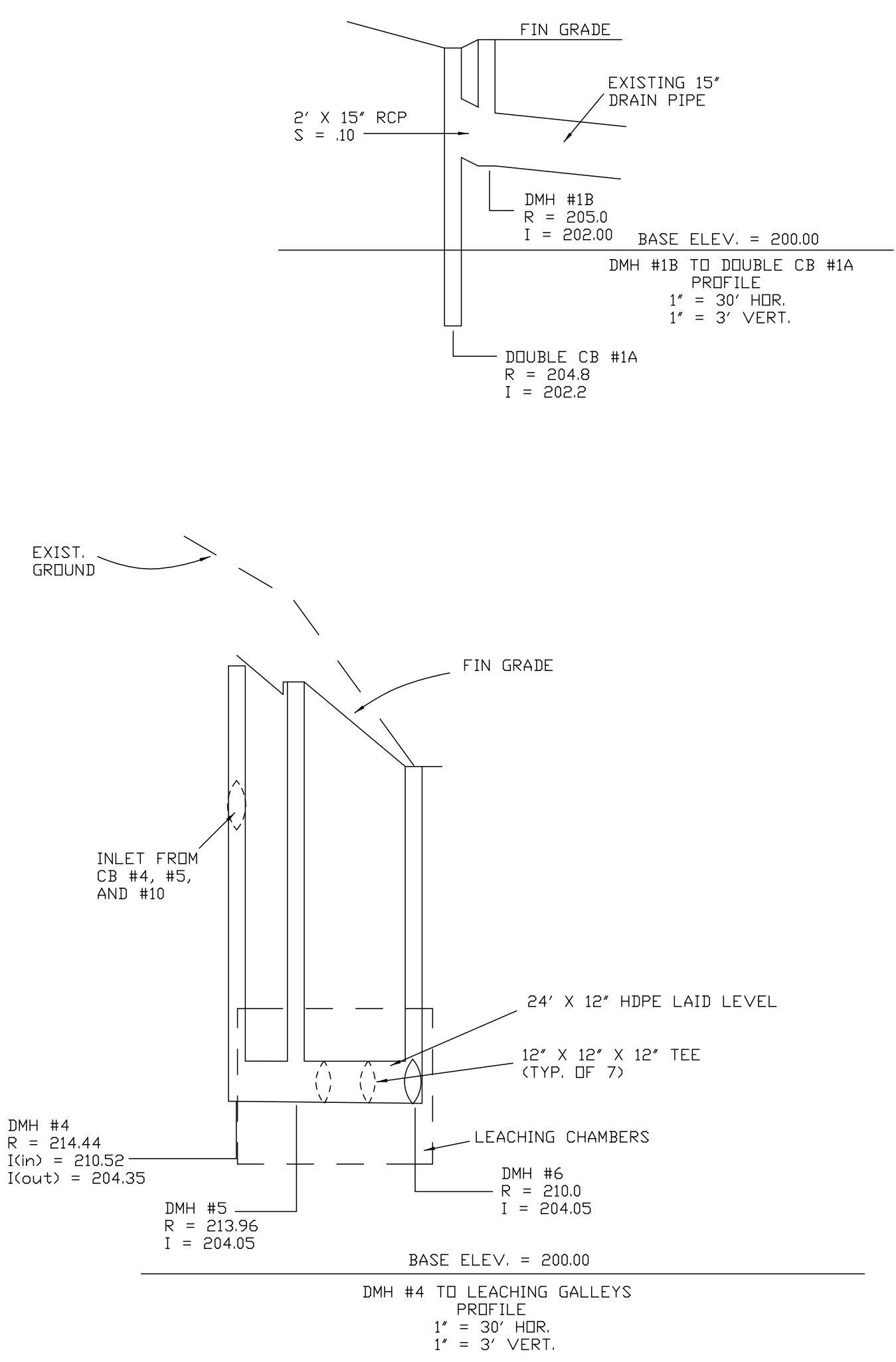
I, _____ CLERK OF THE TOWN OF WESTWOOD RECEIVED AND RECORDED THE PLANNING BOARD APPROVAL OF THIS PLAN AND NO APPEAL HAS BEEN TAKEN FOR TWENTY DAYS (20) NEXT AFTER RECEIPT AND RECORDING OF SAME.

WESTWOOD TOWN CLERK _____ DATE _____

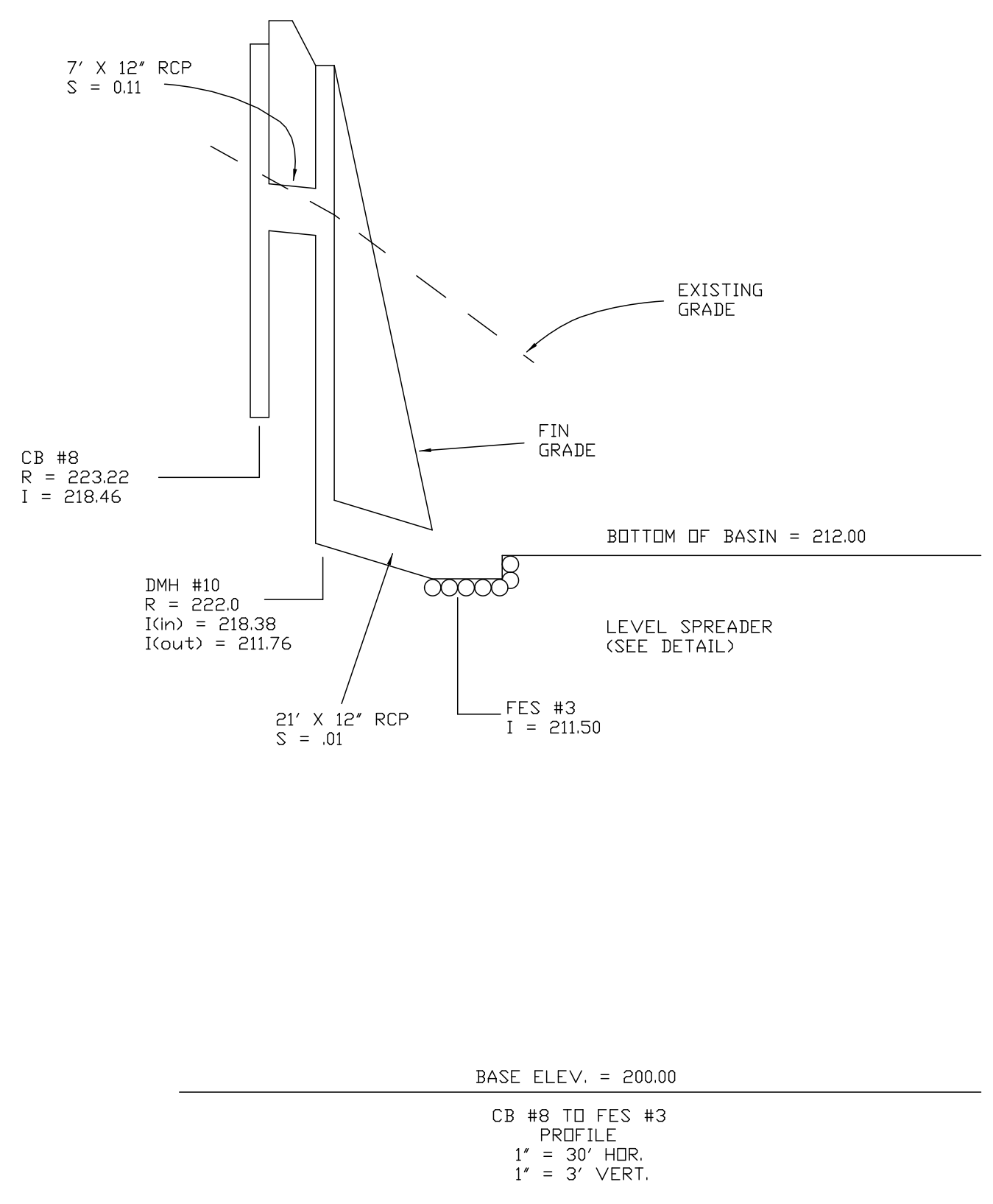
NO.	DATE	REVISION
1.	10/24/11	PER PEER REVIEW
2.	11/1/11	PER PLAN BOARD, FIRE DEPT.
3.	11/14/11	PER PLAN BOARD
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17.	7/8/19	PER PLANNING DEPT. COMMENTS
18.	7/16/19	PER TOWN COMMENTS



HW #1 TO FES #2
PROFILE
1" = 30' HOR.
1" = 3' VERT.



DMH #4 TO LEACHING GALLEYS
PROFILE
1" = 30' HOR.
1" = 3' VERT.



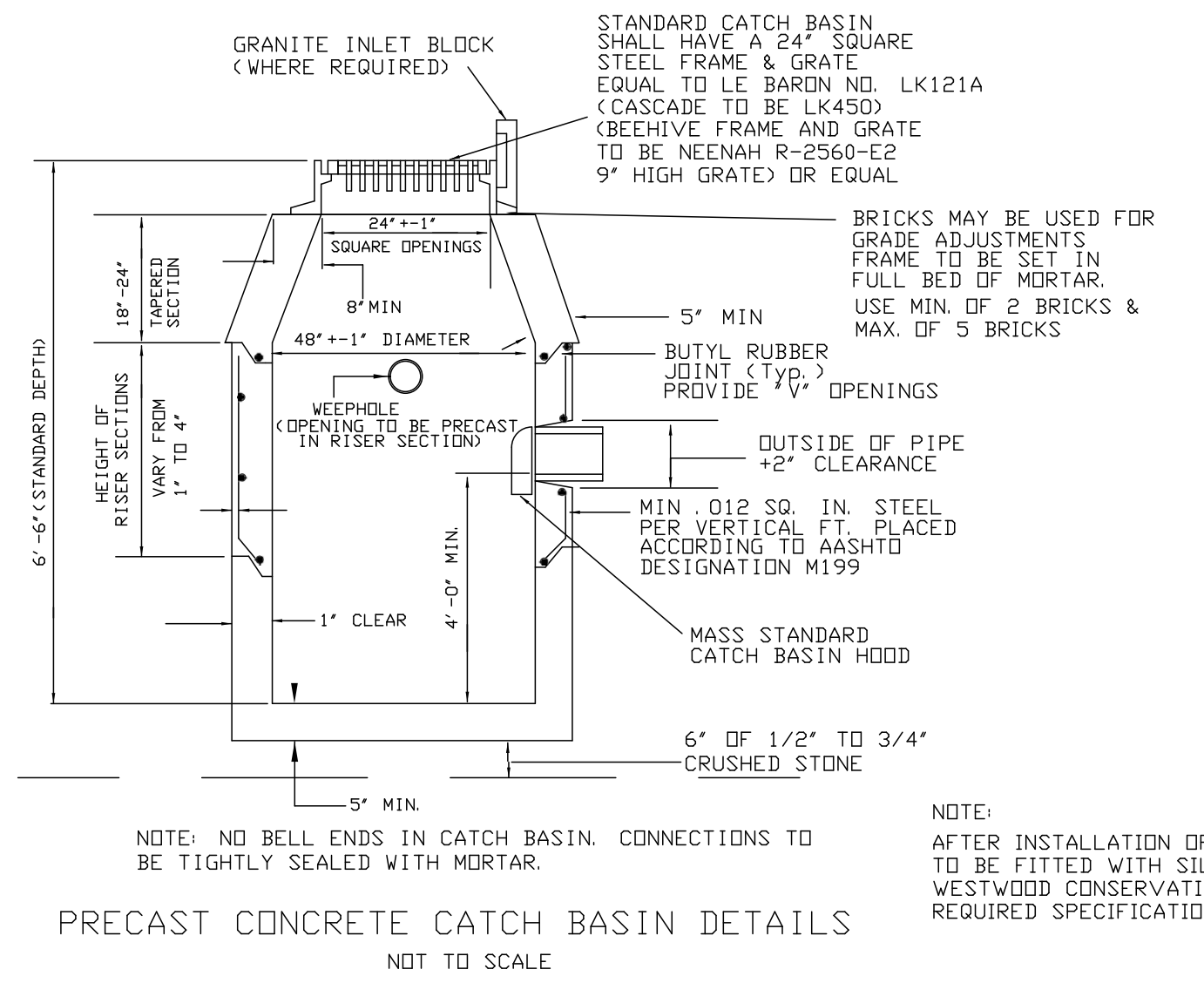
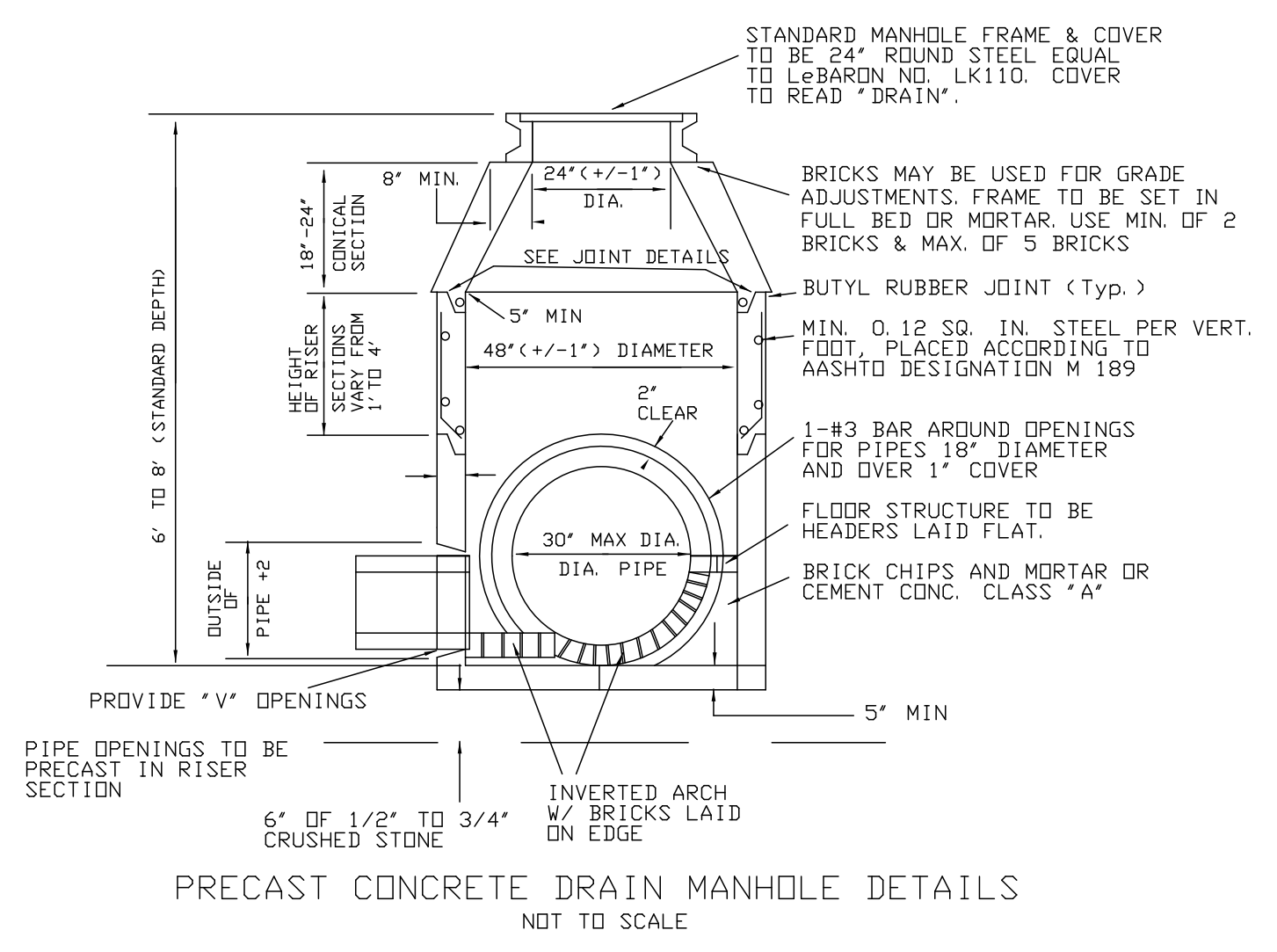
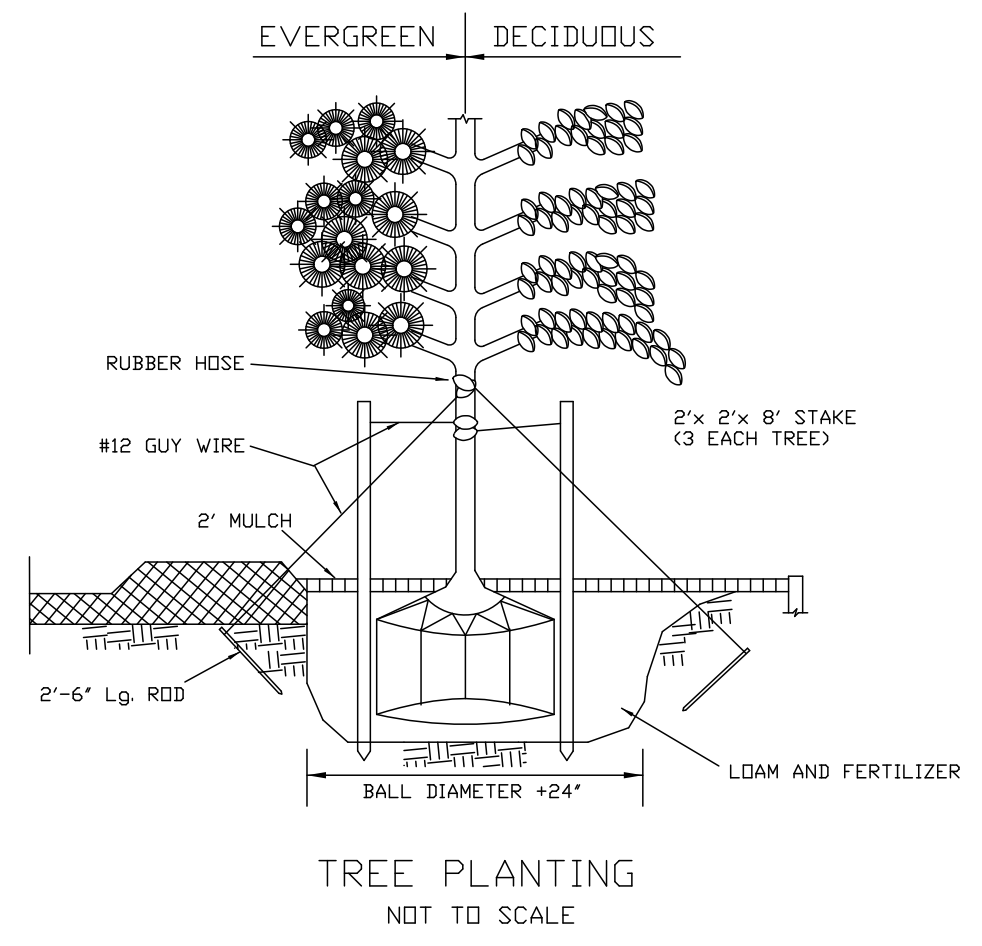
CB #8 TO FES #3
PROFILE
1" = 30' HOR.
1" = 3' VERT.



STREET/UTILITY PROFILE #2 FOR REYNOLD'S FARM IN WESTWOOD, MA

SCALE: AS SHOWN MAY 19, 2011

GLOSSA ENGINEERING INC. 46 EAST STREET EAST WALPOLE, MA 02032 508-668-4401



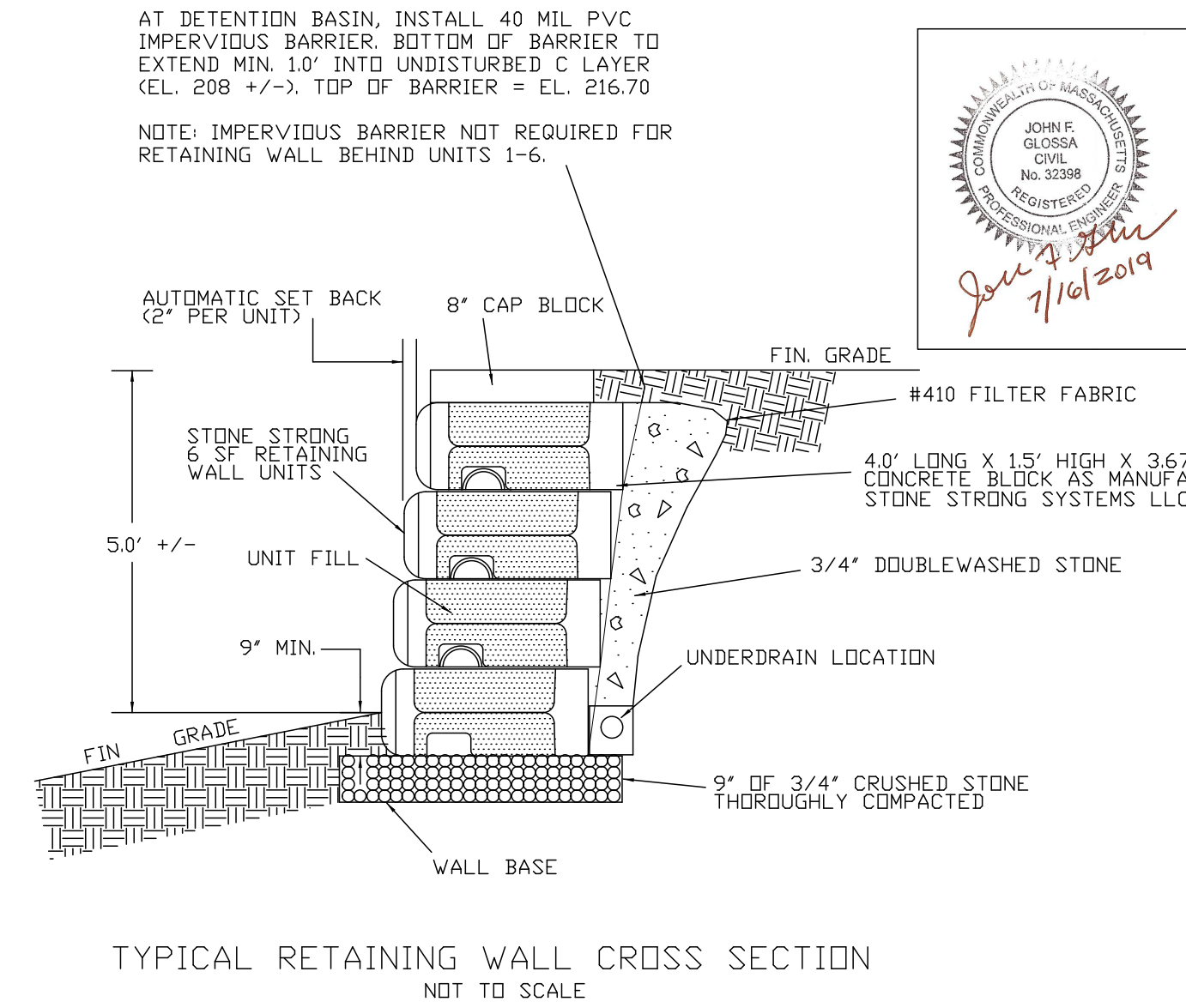
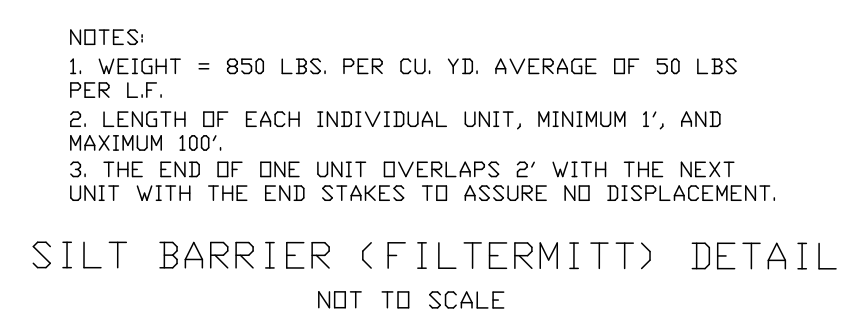
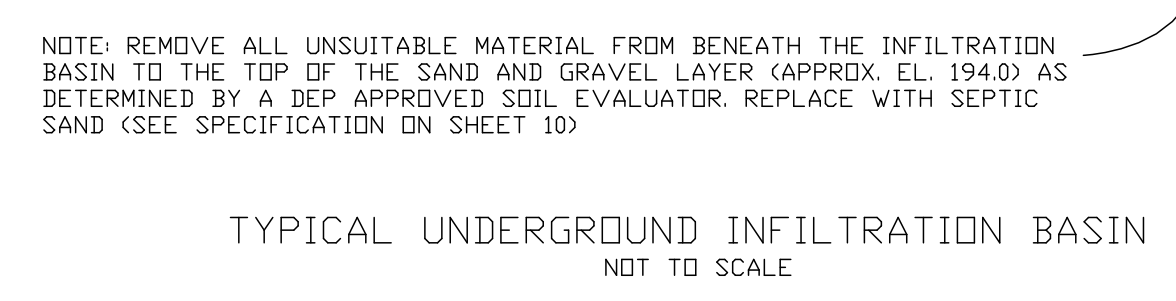
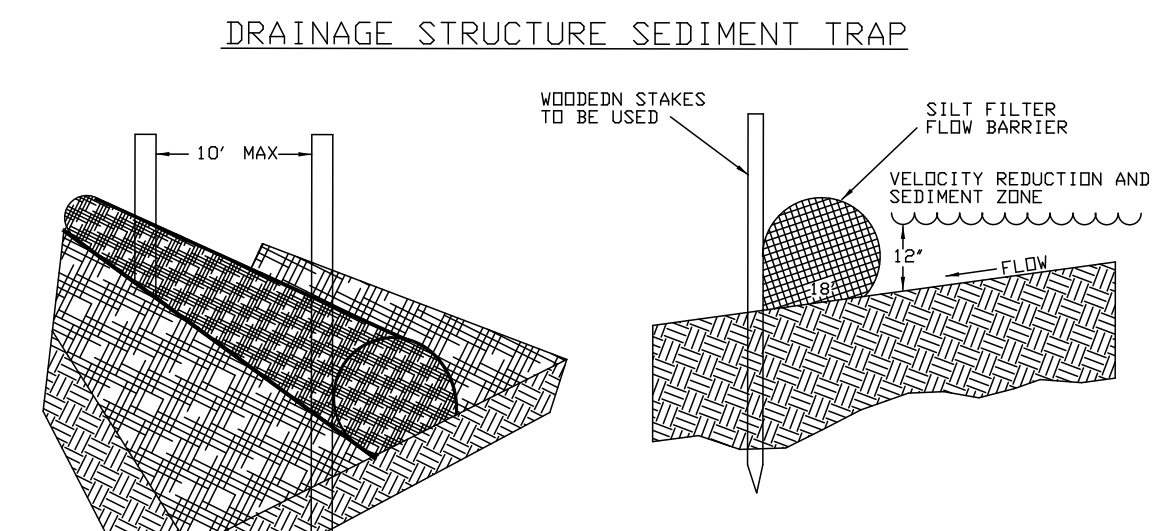
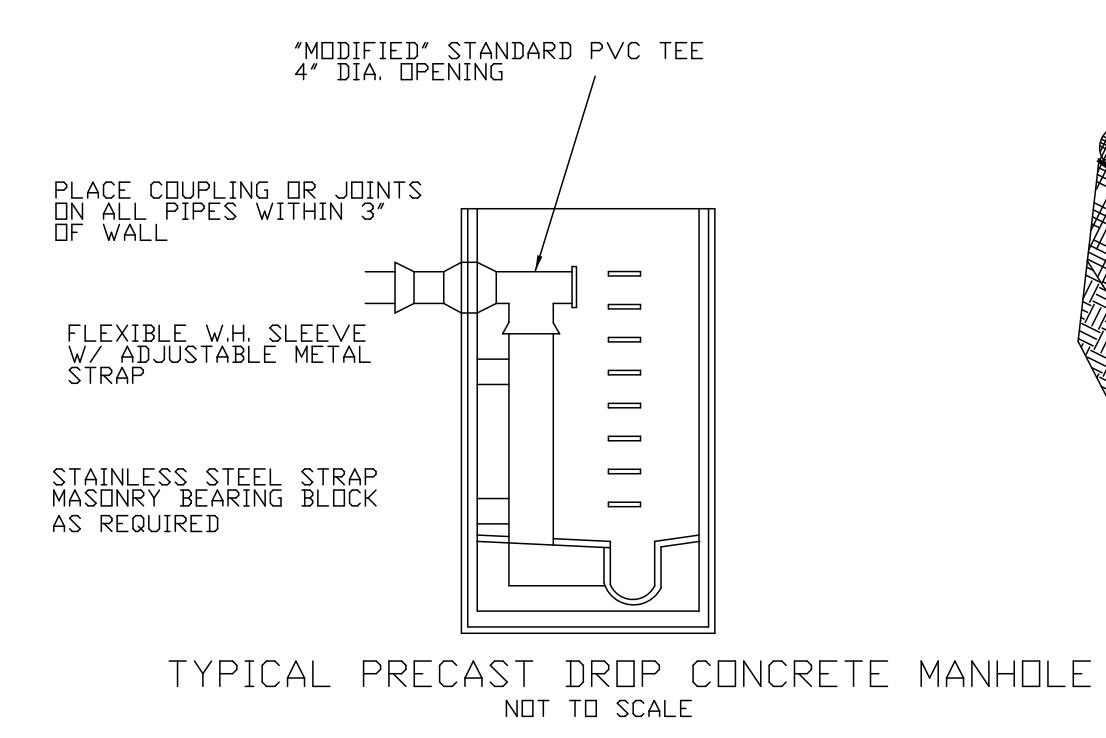
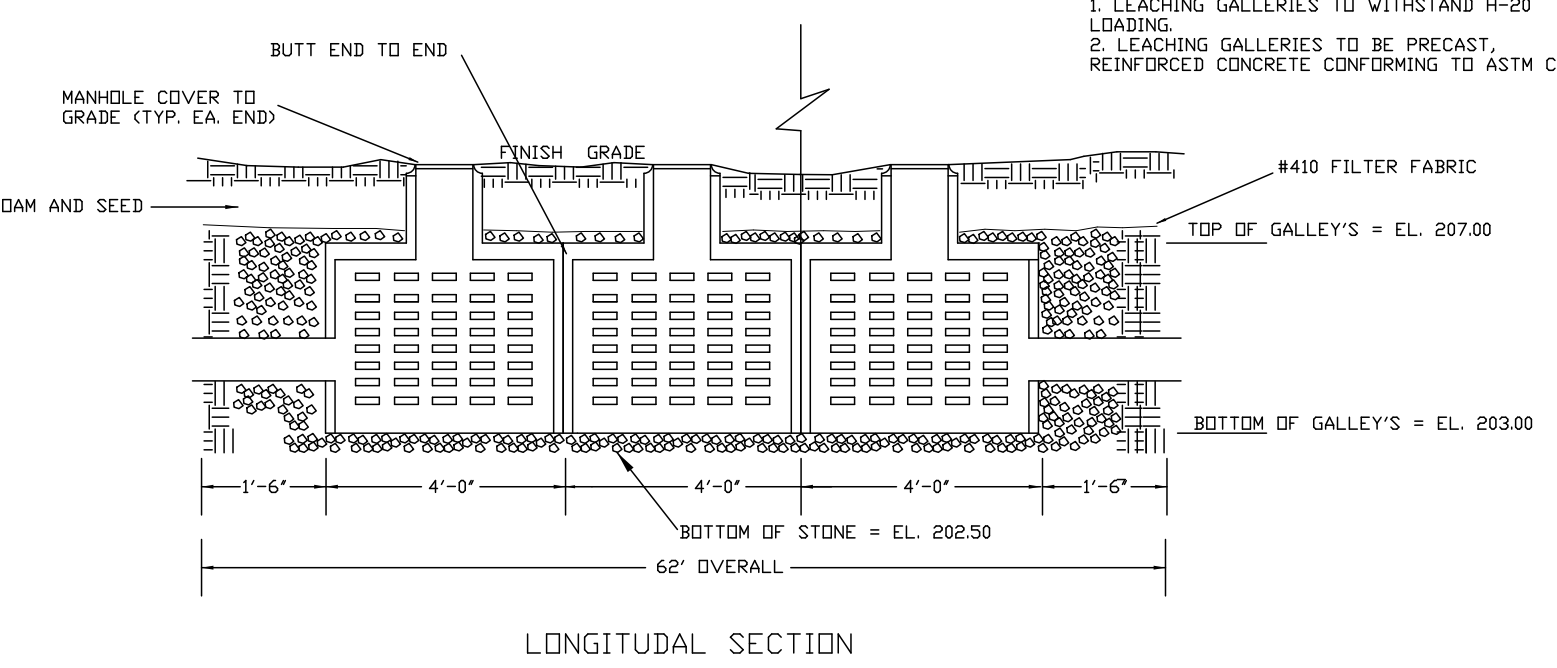
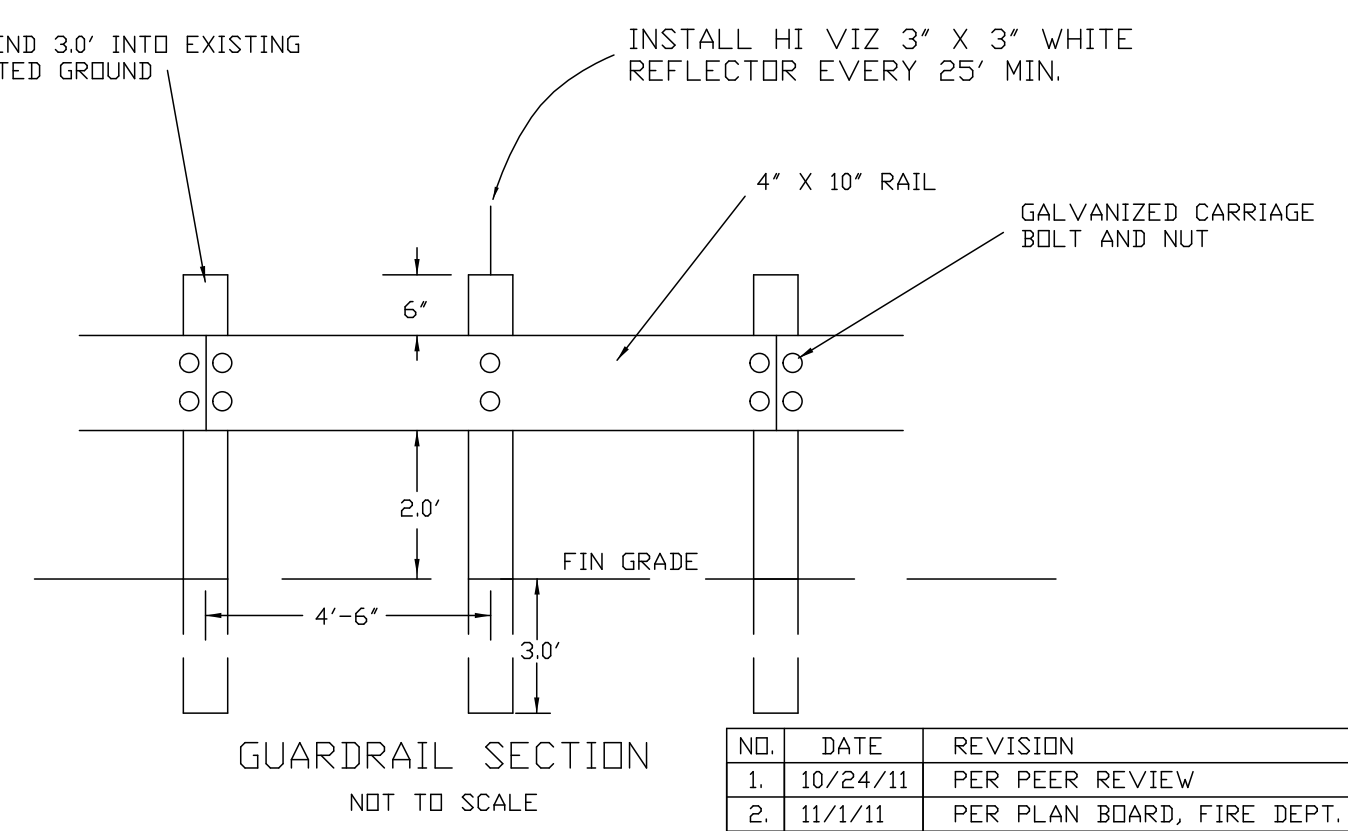
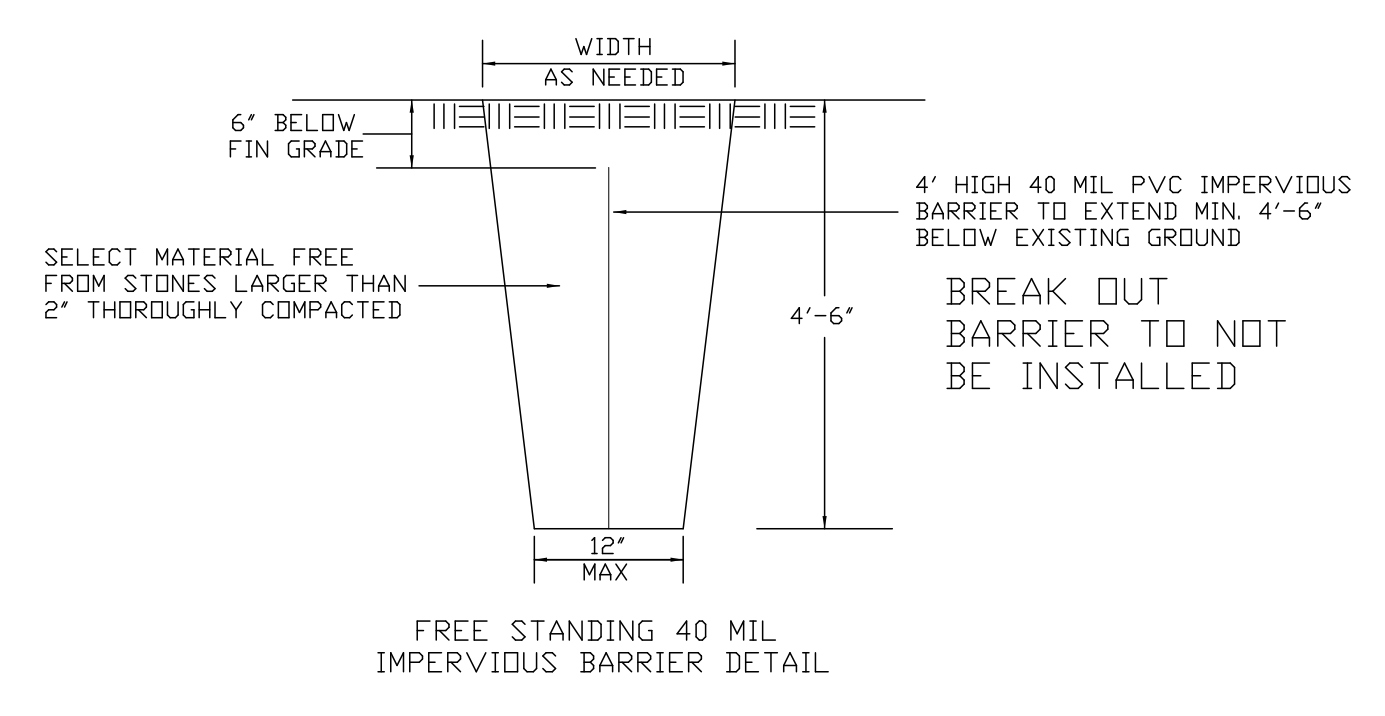
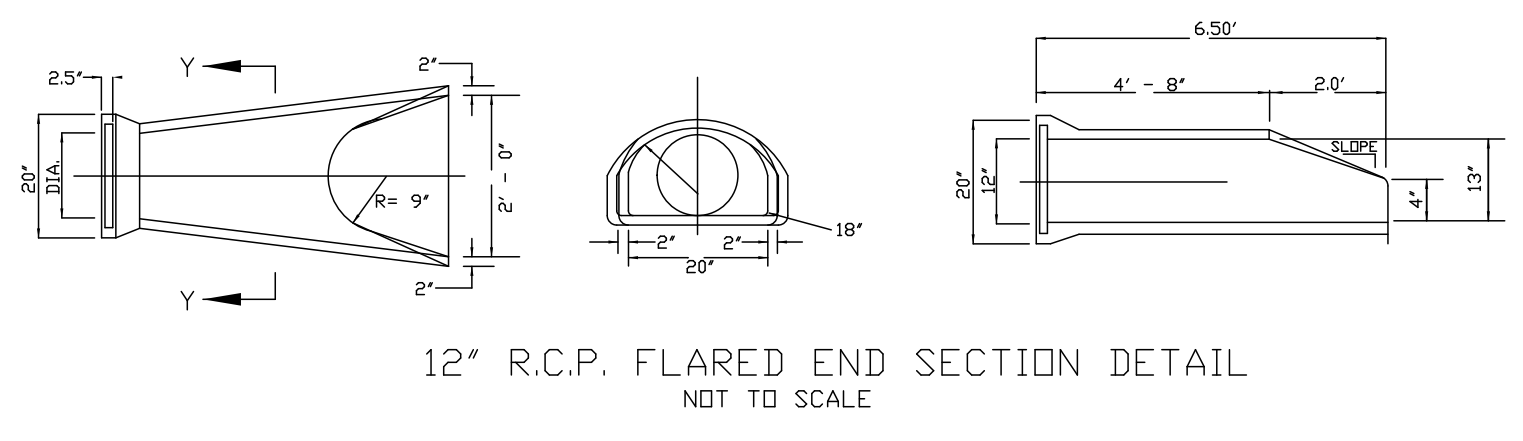
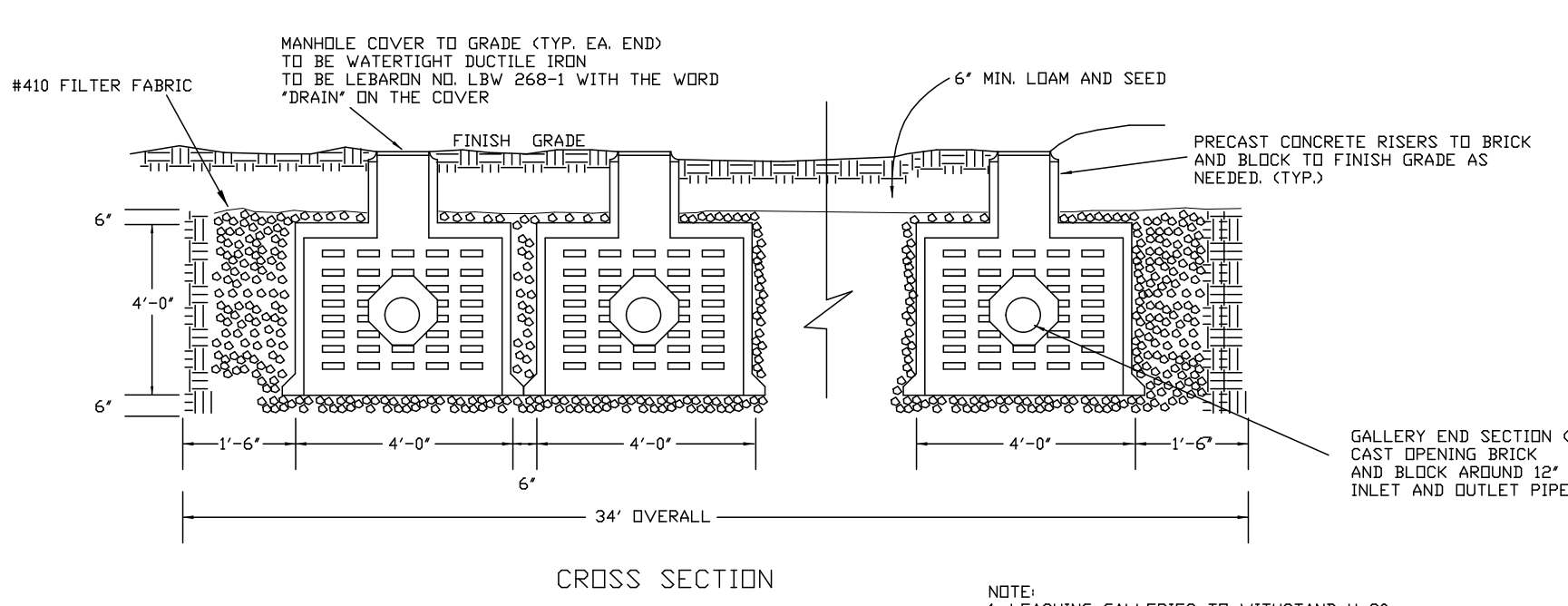
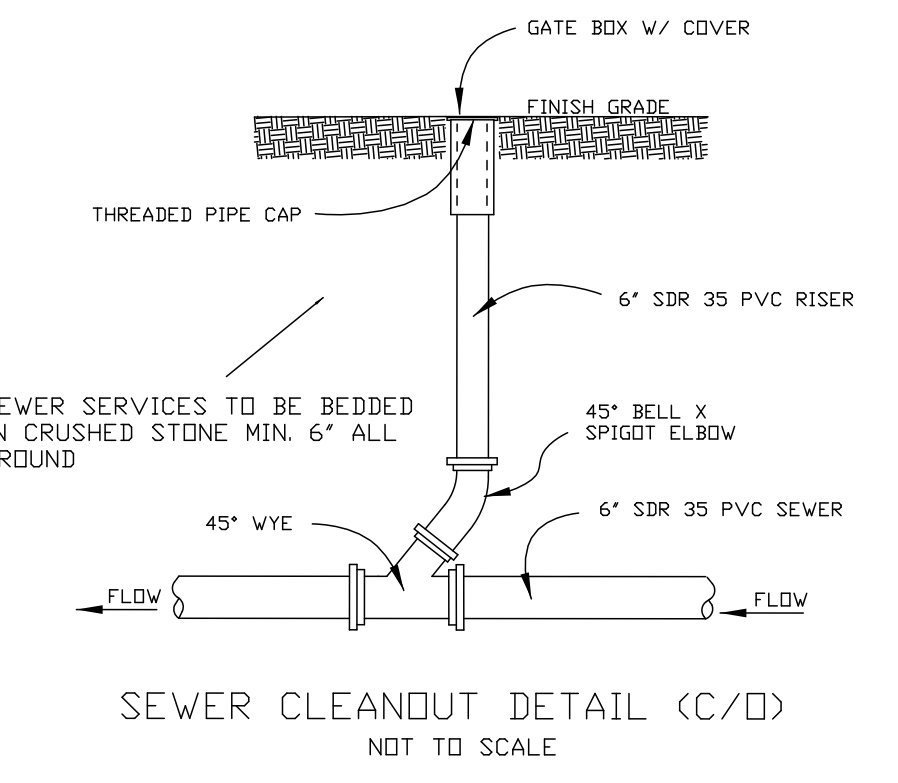
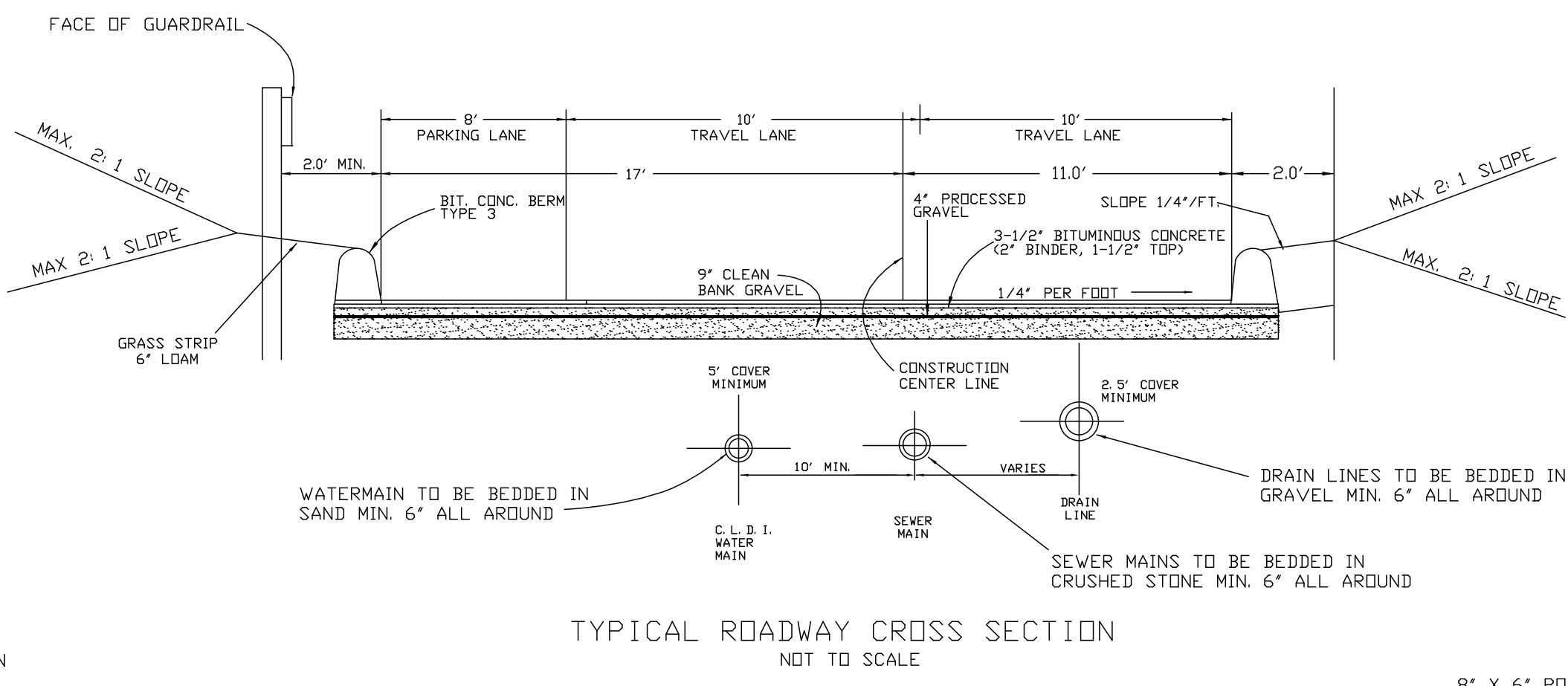
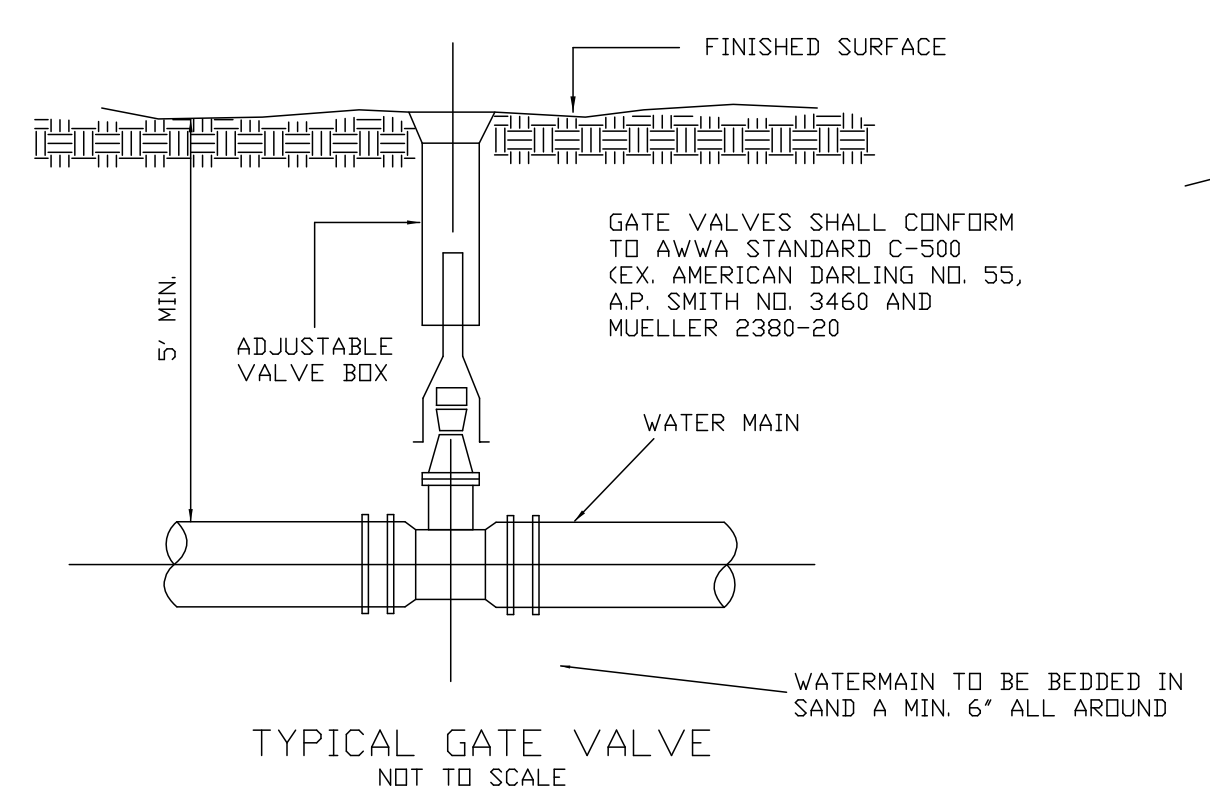
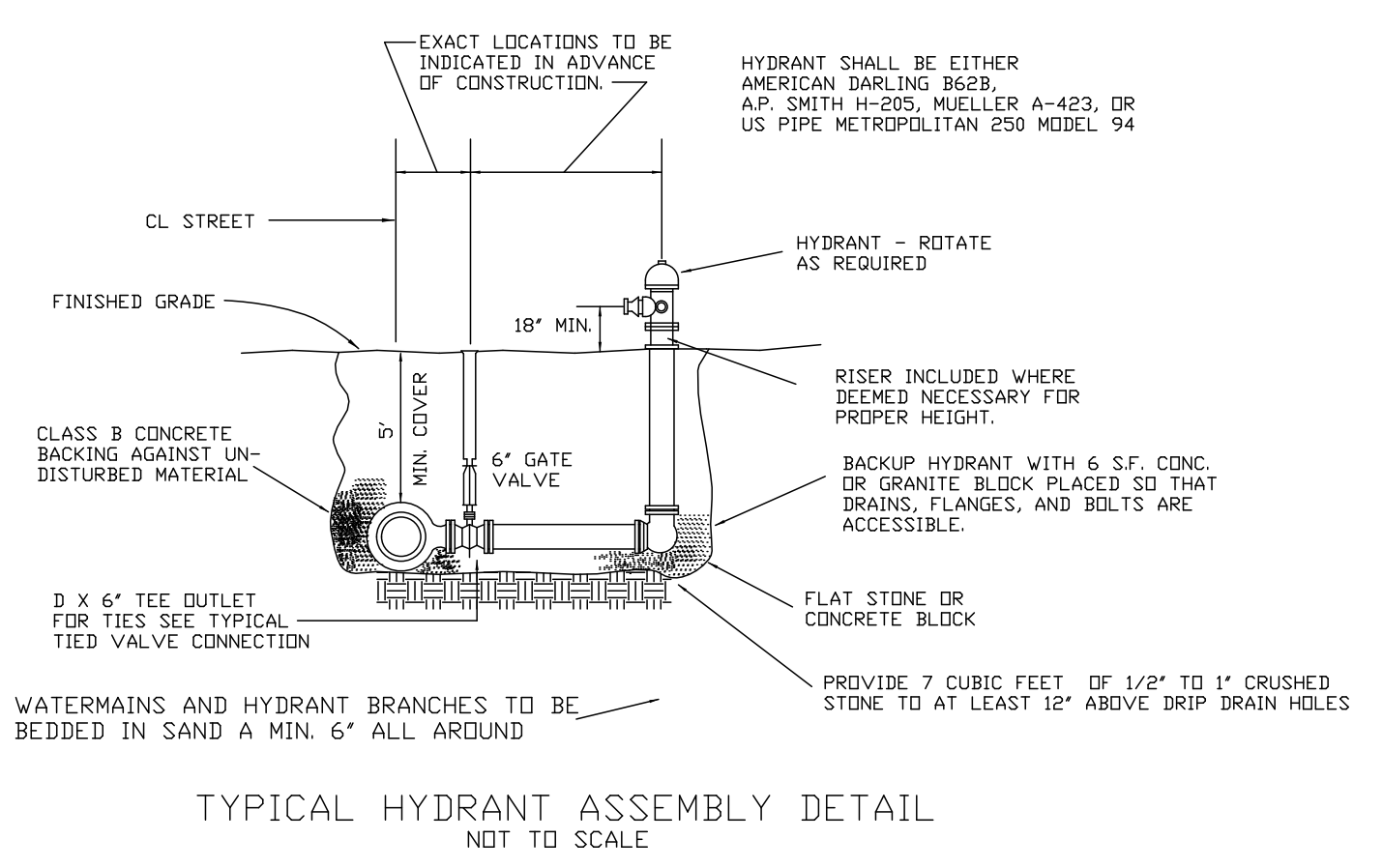
WESTWOOD SEWER COMMISSION
WESTWOOD PLANNING BOARD

APPROVED: _____
ENDORSED: _____

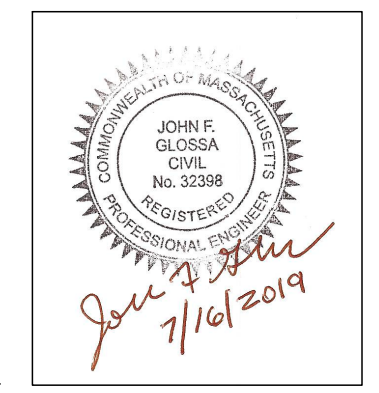
APPROVED: _____
ENDORSED: _____

I, _____ CLERK OF THE TOWN OF WESTWOOD RECEIVED AND RECORDED FROM THE PLANNING BOARD APPROVAL OF THIS PLAN AND NO APPEAL HAD BEEN TAKEN FOR TWENTY DAYS (20) NEXT AFTER RECEIPT AND RECORDING OF SAME.

WESTWOOD TOWN CLERK _____ DATE _____



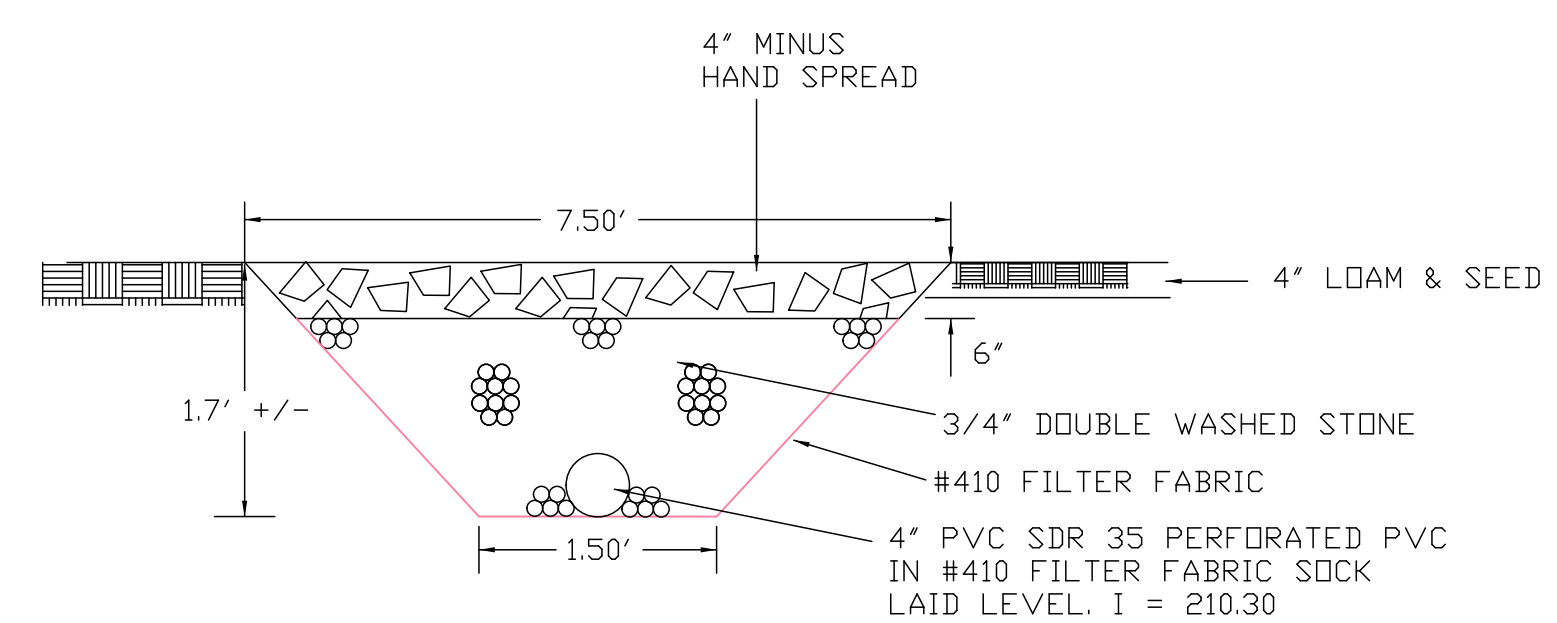
NO.	DATE	REVISION
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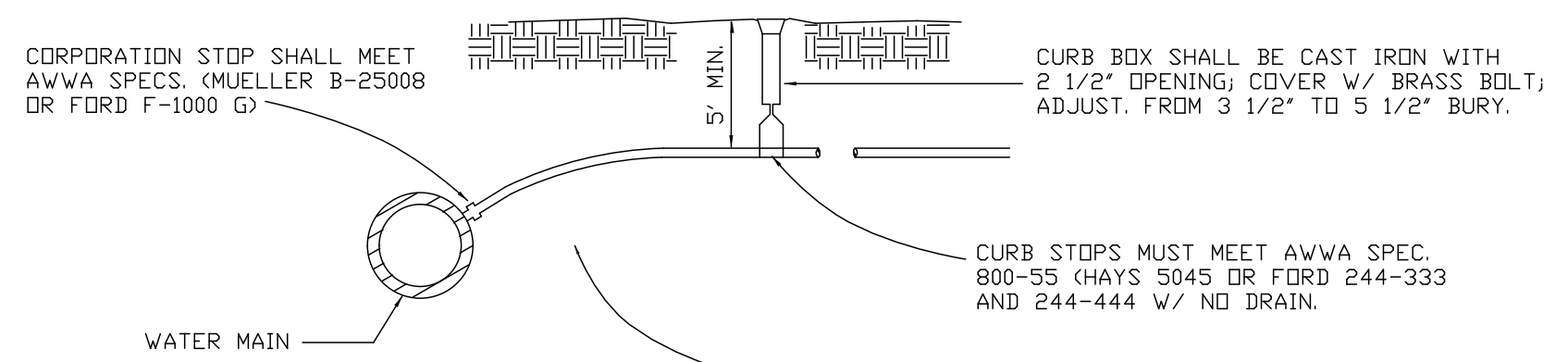
DETAIL SHEET FOR REYNOLD'S FARM IN WESTWOOD, MA

SCALE: AS SHOWN MAY 19, 2011

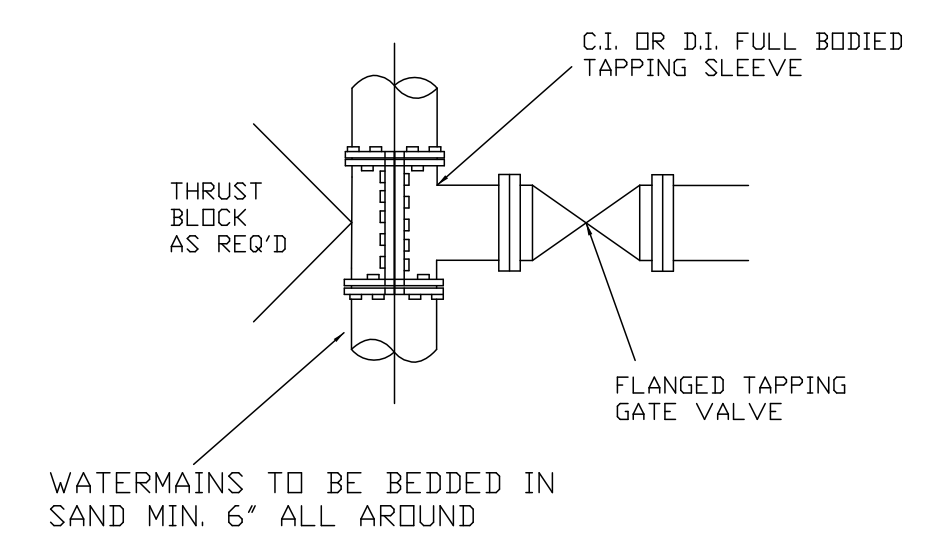
GLOSSA ENGINEERING INC.
46 EAST STREET
EAST WALPOLE, MA
(508) 668 - 4401



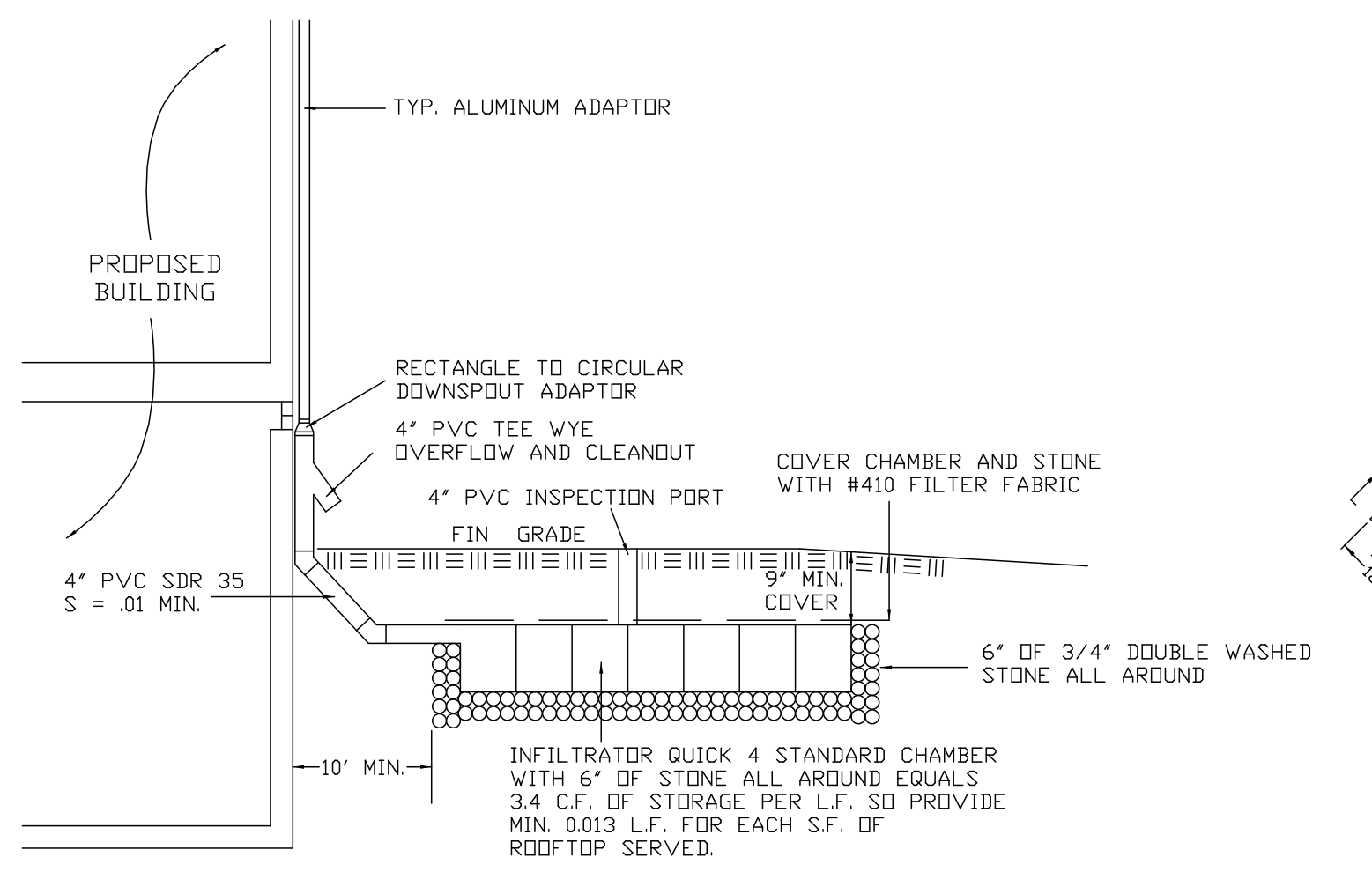
TYPICAL INFILTRATION TRENCH
NOT TO SCALE



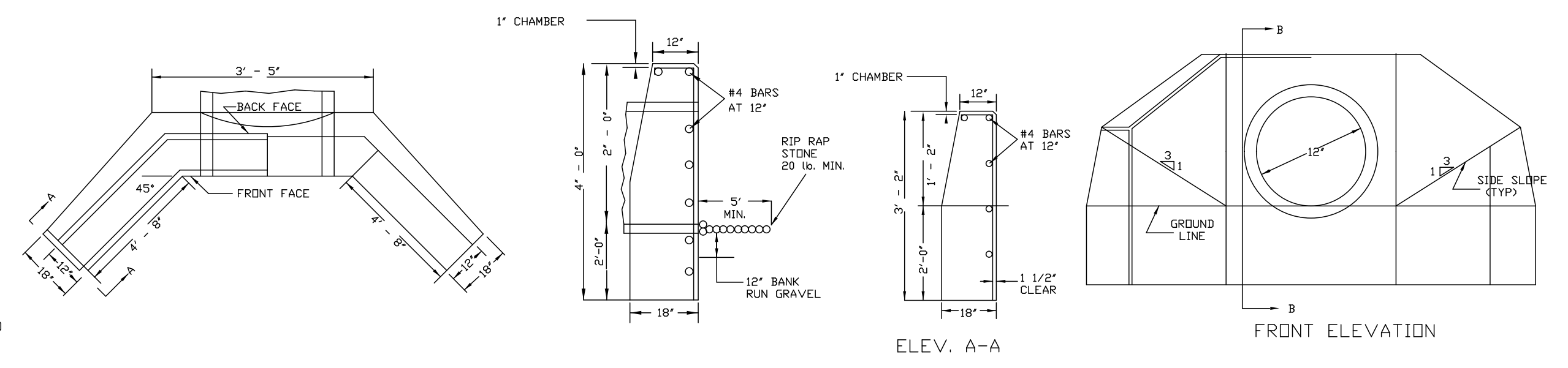
TYPICAL WATER SERVICE CONNECTION
NOT TO SCALE



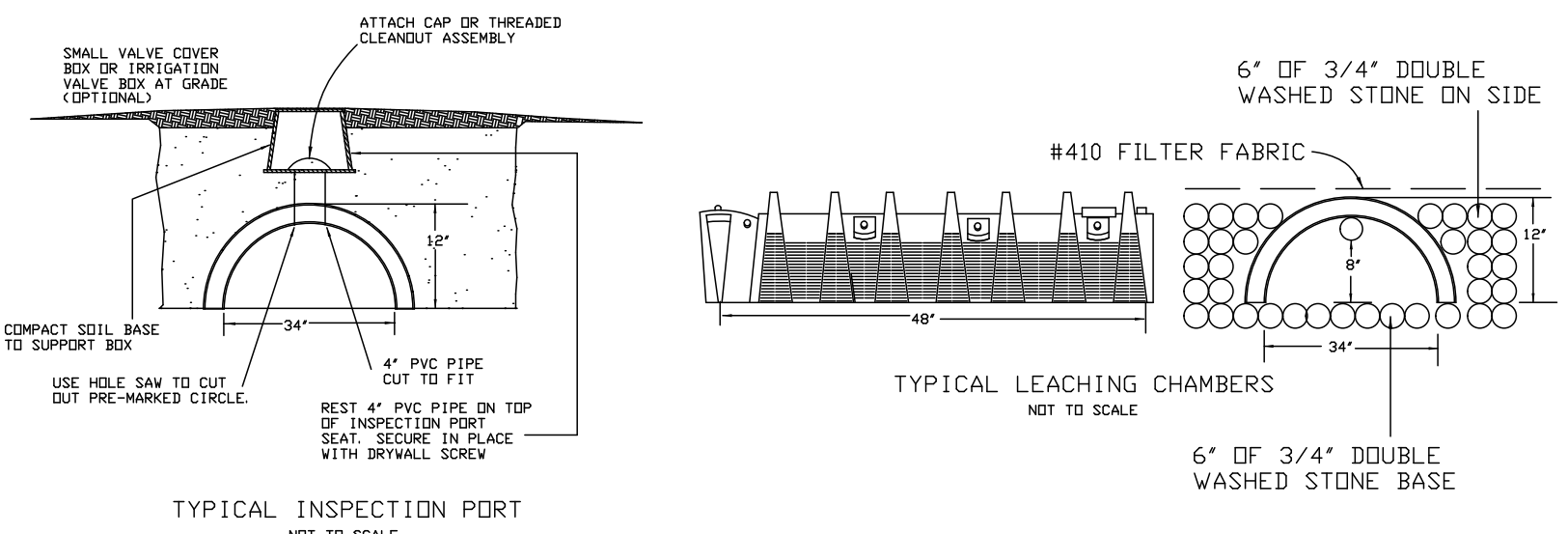
TAPPING SLEEVE AND VALVE DETAILS
NOT TO SCALE



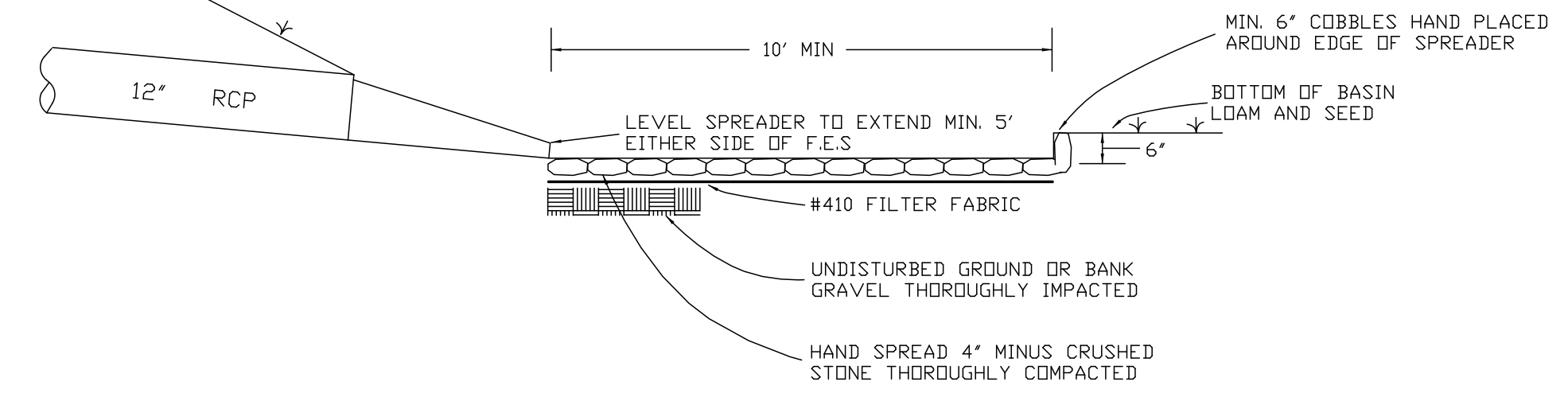
TYP. DOWNSPOUT LEACHING CHAMBER
NOT TO SCALE



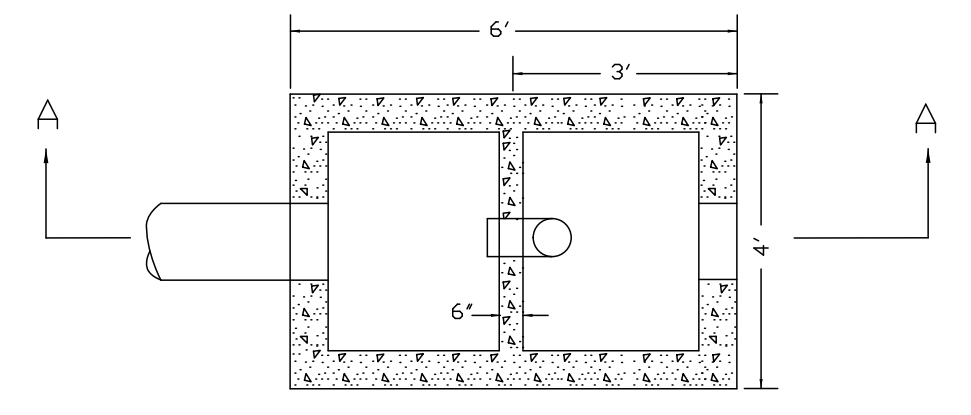
TYPICAL HEAD WALL FOR 12" RCP
NOT TO SCALE



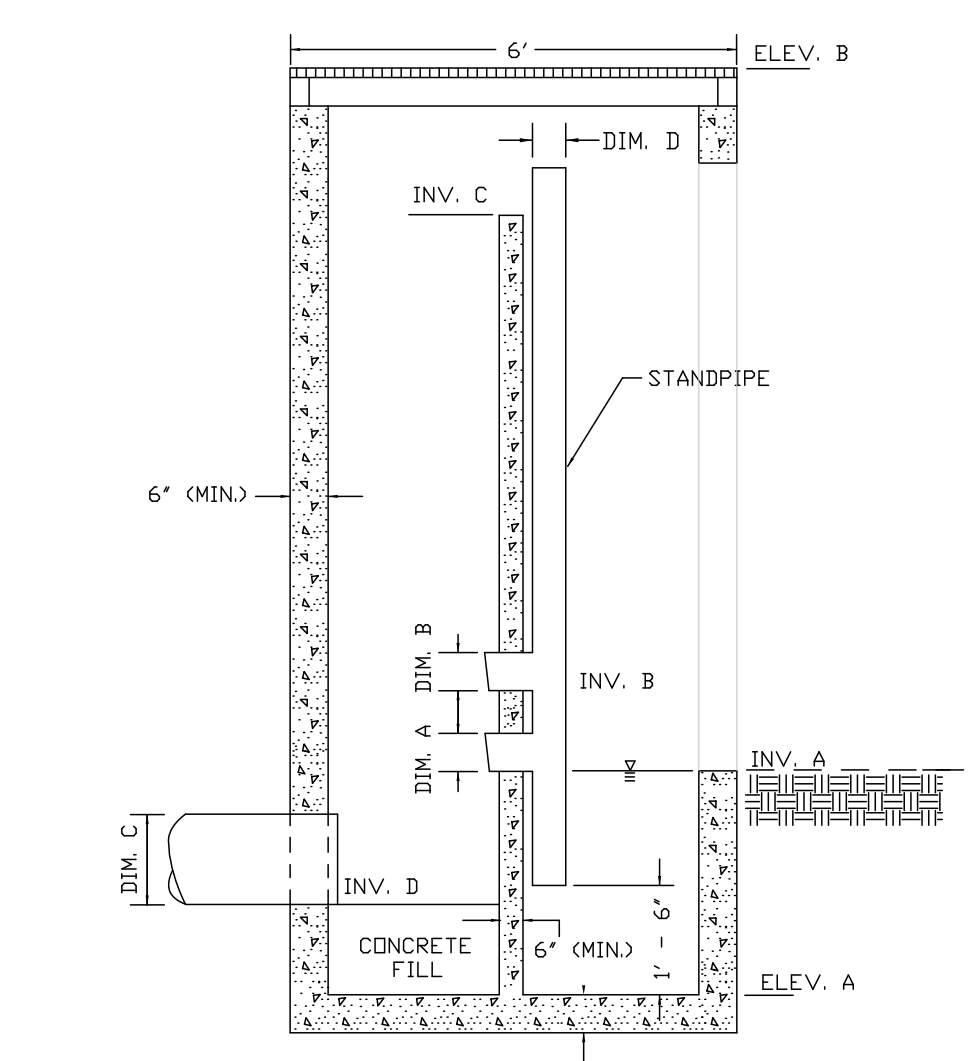
TYPICAL INSPECTION PORT
NOT TO SCALE



TYPICAL LEVEL SPREADER
NOT TO SCALE



PLAN VIEW



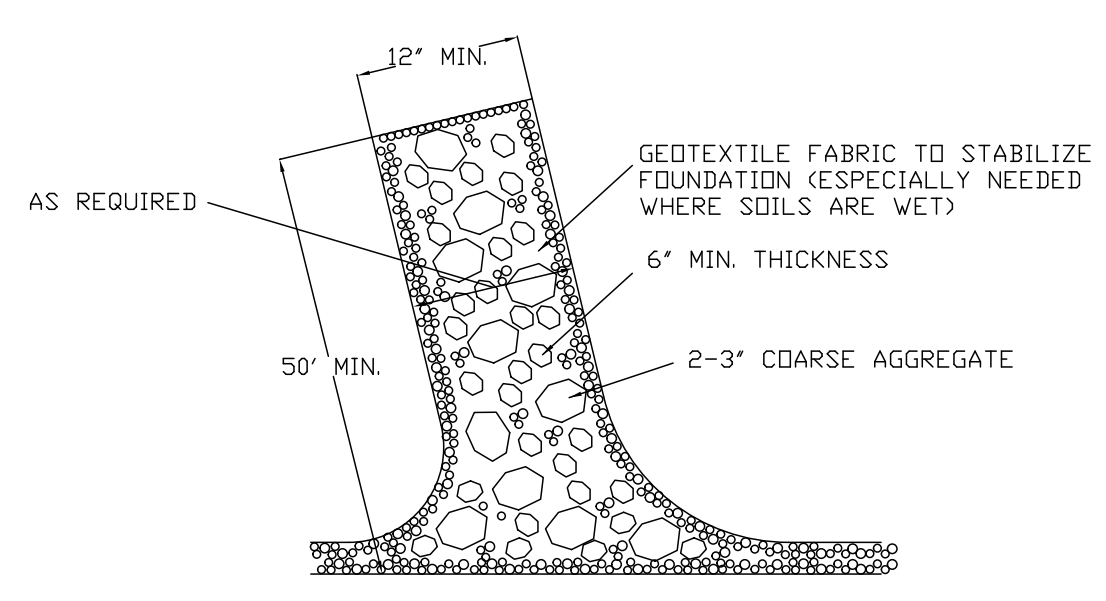
SECTION A-A
OUTLET STRUCTURE DETAIL
NOT TO SCALE

STRUCTURE	INV. A	INV. B	INV. C	INV. D	ELEV. A	ELEV. B	DIM. A	DIM. B	DIM. C	DIM. D
1	213.5	214.0	-	210.3	210.5	216.2	6'	10'	15'	15'
2	204.5	-	205.5	204.0	201.5	209.0	12"	NONE	12"	15"

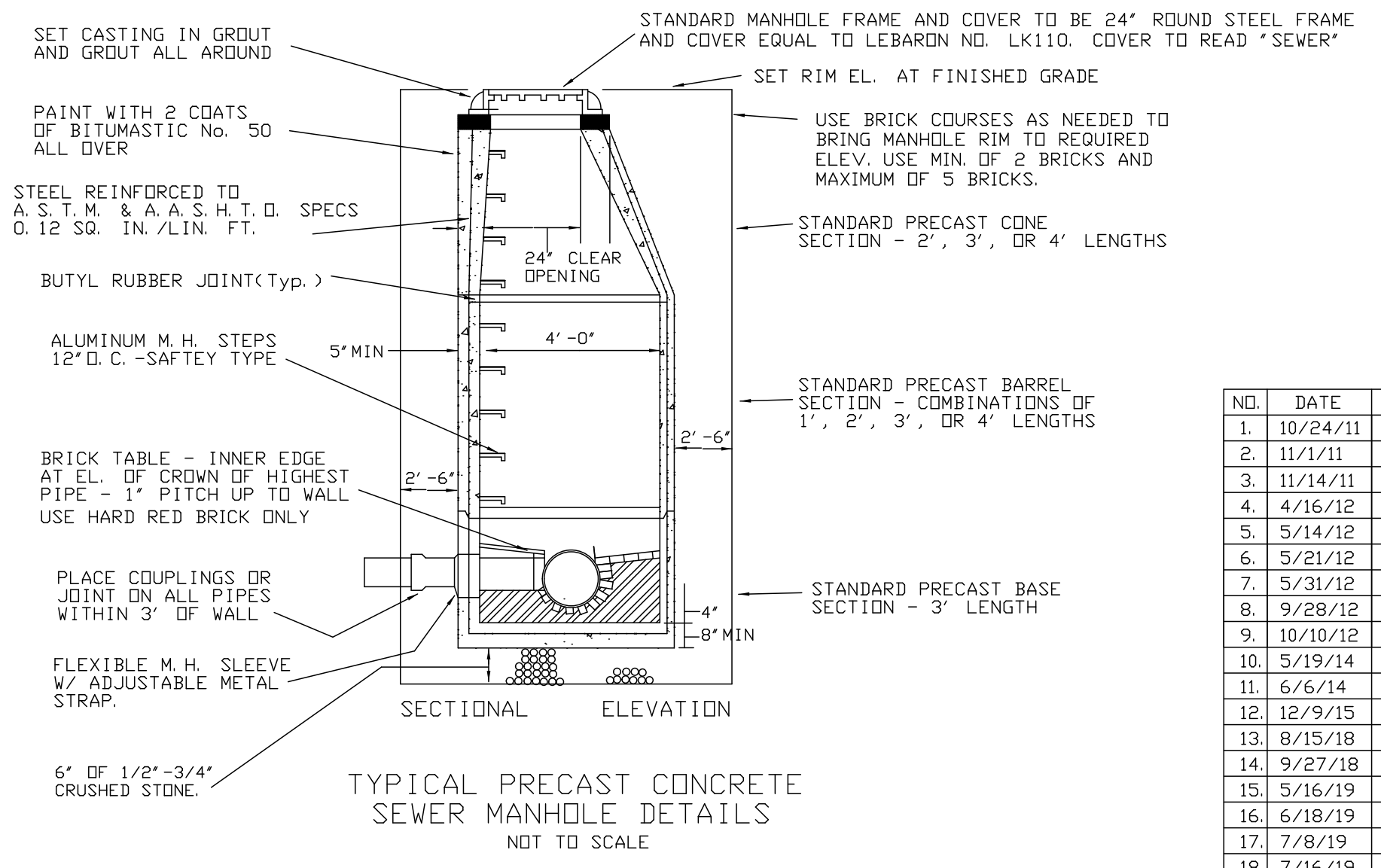
FILL SPECIFICATION (SEPTIC SAND)
 FILL MATERIAL SHALL CONSIST OF SELECT ON SITE OR IMPORTED SOIL MATERIAL. THE FILL SHALL BE COMPRISED OF CLEAN GRANULAR SAND, FREE OF ORGANIC MATTER AND DELETERIOUS SUBSTANCES. MIXTURES AND LAYERS OF DIFFERENT CLASSES OF SOIL SHALL NOT BE USED. THEY SHALL NOT CONTAIN ANY MATERIAL LARGER THAN 2 INCHES. A MINIMUM OF ONE-SIEVE ANALYSIS SHALL BE PERFORMED USING A #4 SIEVE ON A REPRESENTATIVE SAMPLE OF THE FILL. UP TO 45% BY WEIGHT OF THE FILL SAMPLE MAY BE RETAINED ON THE #4 SIEVE. SIEVE ANALYSIS SHALL ALSO BE PERFORMED ON THE FRACTION OF THE FILL SAMPLE PASSING THE #4 SIEVE. SUCH ANALYSIS SHALL DEMONSTRATE THAT THE MATERIAL MEETS THE FOLLOWING SPECIFICATIONS:

SIEVE SIZE	EFFECTIVE PARTICLE SIZE	% THAT MUST PASS THE SIEVE
#4	4.75MM	100%
#10	2.0MM	100% - 100%
#20	0.85MM	0% - 20%
#40	0.425MM	0% - 5%

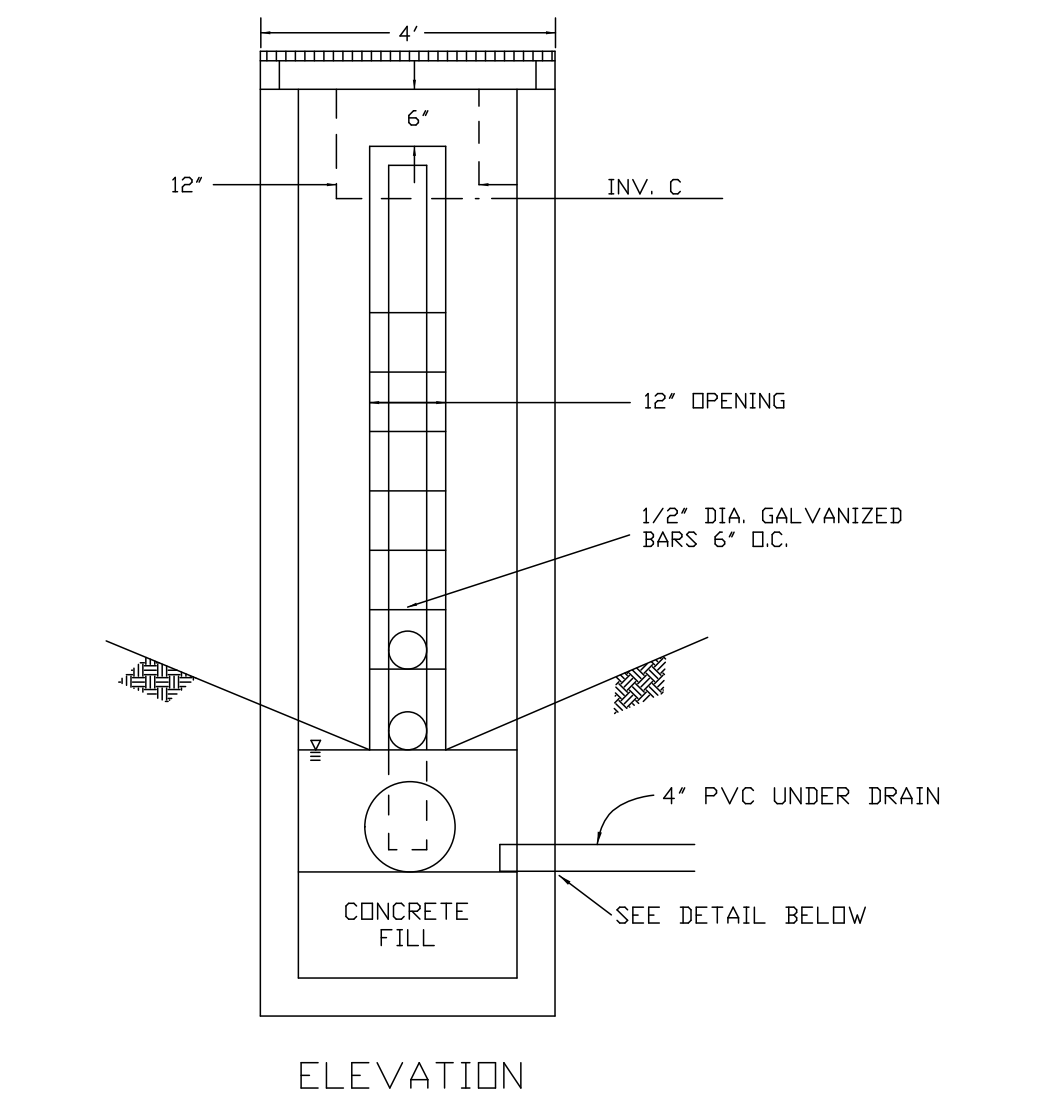
PRIOR TO PLACEMENT OF THE FILL, WHICH SHALL BE STOCKPILED AT THE EDGE OF THE EXCAVATION AND FILLED IN GRADUALLY, THE BOTTOM SURFACE OF THE EXCAVATION SHALL BE SCARIFIED AND RELATIVELY DRY. FILL SHALL NOT BE PLACED IF THE WATER TABLE ELEVATIONS ARE ABOUT THE ELEVATION OF THE BOTTOM OF THE EXCAVATION. THE EXCAVATION SHALL BE DEWATERED AS NECESSARY.



STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

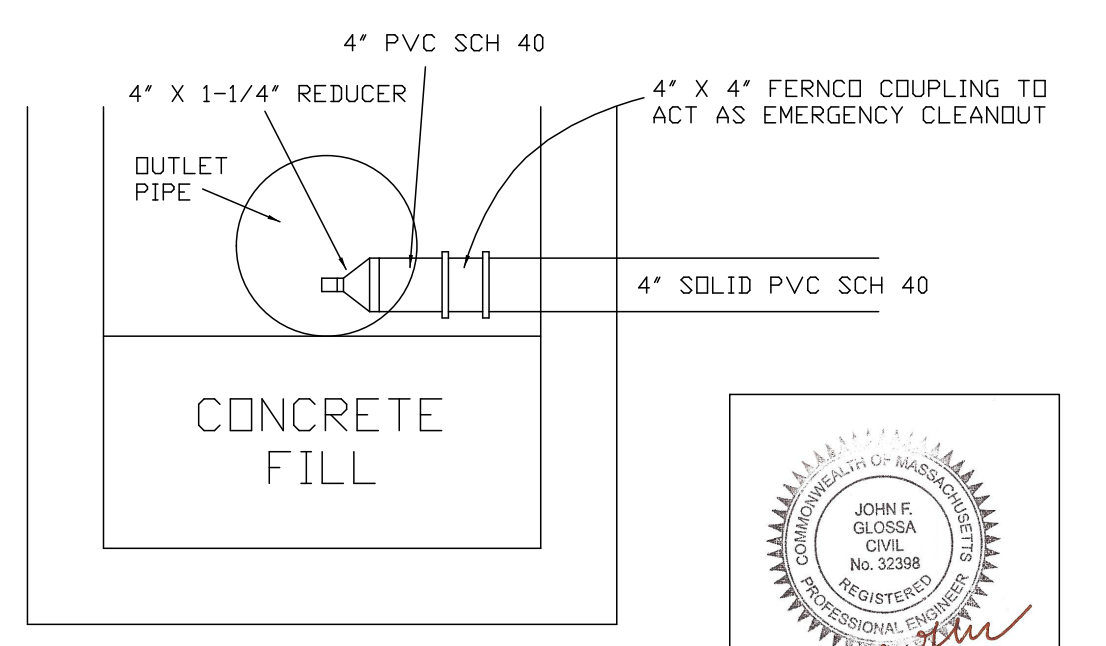


TYPICAL PRECAST CONCRETE SEWER MANHOLE DETAILS
NOT TO SCALE



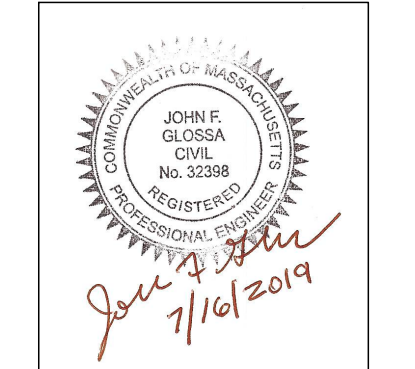
ELEVATION

NOTE: OUTLET STRUCTURE TO BE PRECAST CONCRETE MANUFACTURED BY OLDCASTLE PRECAST, INC. OR APPROVED EQUAL.



UNDERDRAIN DETAIL
NOT TO SCALE

NO.	DATE	REVISION
1.	10/24/11	PER PEER REVIEW
2.	11/1/11	PER PLAN BOARD, FIRE DEPT.
3.	11/14/11	PER PLAN BOARD
4.	4/16/12	PER CONSERVATION COMM.
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15.	5/16/19	ADDED IRRIGATION PLAN
16.	6/18/19	PER PLANNING DEPT. COMMENTS
17.	7/8/19	PER PLANNING DEPT. COMMENTS
18.	7/16/19	PER TOWN COMMENTS



DETAIL SHEET FOR REYNOLD'S FARM IN WESTWOOD, MA

SCALE: AS SHOWN MAY 19, 2011

GLOSSA ENGINEERING INC.
46 EAST STREET
EAST WALPOLE, MA
(508) 668 - 4401

CONSTRUCTION SEQUENCE:

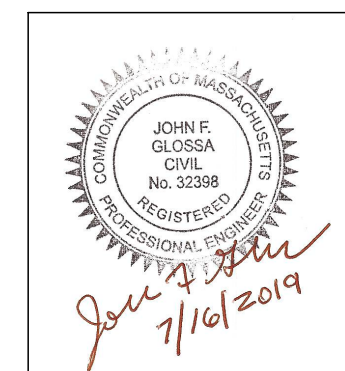
- 1) CONSTRUCT DRAIN PIPE FROM EXISTING DROP INLET ALONG HIGH STREET TO DMH #1
- 2) CONSTRUCT TEMPORARY 12" DRAIN PIPE TO DMH #2. CONSTRUCT DMH#3, CB #1, CB #2, AND CB #3
- 3) INSTALL SILT CONTROL AS SHOWN
- 4) INSTALL TEMPORARY CONSTRUCTION ENTRANCE
- 5) CLEAR TREES ETC. AS NEEDED TO INSTALL TEMPORARY BASIN AND TEMPORARY DRAIN LINES
- 6) INSTALL TEMPORARY BASIN AND TEMPORARY 12" DRAIN LINES AS SHOWN. INSTALL DMH #7 AND OUTLET STRUCTURE #1. INSTALL DRAIN STUB TOWARD CB #9.
- 7) REGRADE AND STABILIZE SIGHT DISTANCE IMPROVEMENT AREA ALONG HIGH STREET
- 8) INSTALL TEMPORARY BERMS AS SHOWN ON PLANS
- 9) INSTALL ALL SEWER AND WATER MAINS AS NEEDED
- 10) INSTALL DMH #5, CB #5, DMH #4, AND CB #4. STUB PIPE TO CB #10 TO OFF OF ROADWAY GRAVEL AND PAVE (BINDER COURSE) ACCESS DRIVEWAY TO HIGH POINT
- 11) UNITS 1 AND 2 MAY BE CONSTRUCTED. CB #10 MAY BE INSTALLED. USE SILT SACK FOR TEMPORARY SILT CONTROL. LOAM, SEED, AND STABILIZE AREA AROUND UNITS 1 AND 2
- 12) CONCURRENTLY, CONSTRUCT ABOVE GROUND DETENTION BASIN WITH THE EXCEPTION OF THE INFILTRATION TRENCH.
- 13) AFTER BASIN HAS STABILIZED, INSTALL CB #6, CB #7, DMH #8, CB #8, DMH #10, HW #1, FES #2, AND FES #3
- 14) GRAVEL AND PAVE (BINDER COURSE) REMAINING ROADWAY
- 15) CONSTRUCT UNITS 6-12 AND STABILIZE ALL DISTURBED AREAS
- 16) INSTALL CB #9, USE SILT SACK FOR SILTATION CONTROL
- 17) CONSTRUCT UNITS 3-5 AND STABILIZE ALL DISTURBED AREAS. ABANDON TEMPORARY OUTLET STRUCTURE.
- 18) CONSTRUCT UNDERGROUND INFILTRATION BASIN WITH PERMANENT PIPING. CONNECT ABOVE GROUND BASIN. STABILIZE ALL DISTURBED AREAS
- 19) REMOVE TEMPORARY BERMS. STABILIZE ALL DISTURBED AREAS. FINAL PAVING AND CLEAN UP.
- 20) THIS PROJECT IS SUBJECT TO THE PHASE II CONSTRUCTION GENERAL PERMIT
- 21) THIS PROJECT REQUIRES THE FILING OF A CONSTRUCTION STORMWATER POLLUTION PREVENTION PLAN PREPARED IN ACCORDANCE WITH EPA REQUIREMENTS PRIOR TO THE START OF CONSTRUCTION.

CONSTRUCTION NOTES:

- 1) THERE ARE NO TREES TO BE SAVED WITHIN THE LIMIT OF WORK AREA.
- 2) CLEARING AND GRUBBING TO TAKE PLACE WITHIN THE LIMIT OF WORK AREA ONLY.
- 3) STOCKPILING OF TOPSOIL SHALL TAKE PLACE WITHIN THE MATERIALS STOCKPILE AREA ONLY.
- 4) IF BLASTING OF LEDGE IS REQUIRED, THE CONTRACTOR SHALL NOTIFY THE CONSERVATION COMMISSION AGENT OF THE TIMING, METHODOLOGY, AND LOCATION OF THE BLASTING AND RECEIVE APPROVAL TO PROCEED FROM THE AGENT PRIOR TO THE START OF BLASTING.
- 5) IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL NOTIFY THE CONSERVATION COMMISSION AGENT OF THE TIMING, METHODOLOGY, AND LOCATION OF THE DEWATERING AND RECEIVE APPROVAL TO PROCEED FROM THE AGENT PRIOR TO THE START OF DEWATERING.
- 6) PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR SHALL NOTIFY THE CONSERVATION COMMISSION AGENT OF THE APPROXIMATE TIME FRAMES OF EACH PHASE OF CONSTRUCTION.
- 7) THE PROPOSED UNDERGROUND INFILTRATION AREA SHALL BE PROTECTED DURING CONSTRUCTION TO MINIMIZE COMPACTION OF SOILS.
- 8) SOIL STOCKPILES SHOULD BE COVERED OR OTHERWISE STABILIZED.
- 9) THE CONSTRUCTION SWPPP SHALL BE REVIEWED AND APPROVED BY THE CONSERVATION COMMISSION PRIOR TO SUBMISSION.
- 10) AFTER INSTALLATION, ALL CATCH BASINS TO BE FITTED WITH SILT SACKS. SEE WESTWOOD CONSERVATION COMMISSION FOR REQUIRED SPECIFICATIONS.
- 11) OWNER TO PROVIDE A WATER SPIGOT AT THE CONSTRUCTION ENTRANCE FOR WASHING TRUCK WHEELS PRIOR TO EXITING TO PUBLIC ROADWAYS.
- 12) ALL CONSTRUCTION EQUIPMENT, CONSTRUCTION MATERIALS AND DEBRIS SHALL BE REMOVED FROM THE PROPERTY IMMEDIATELY UPON THE COMPLETION OF WORK.

I, _____, CLERK OF THE TOWN OF WESTWOOD RECEIVED AND RECORDED FROM THE PLANNING BOARD APPROVAL OF THIS PLAN AND NO APPEAL HAS BEEN TAKEN FOR TWENTY DAYS (20) NEXT AFTER RECEIPT AND RECORDING OF SAME.

WESTWOOD TOWN CLERK _____ DATE _____

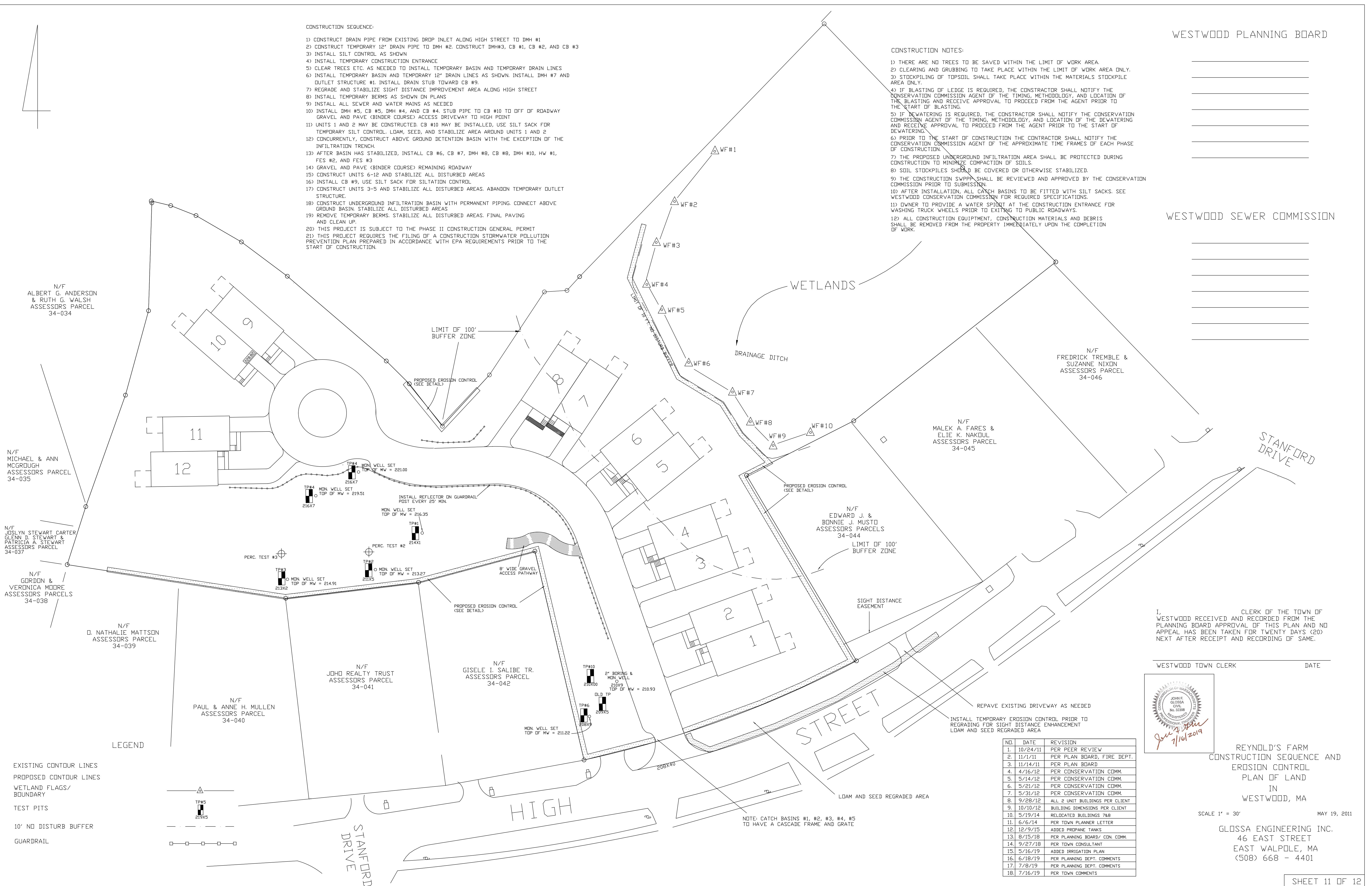


REYNOLD'S FARM
CONSTRUCTION SEQUENCE AND
EROSION CONTROL
PLAN OF LAND
IN
WESTWOOD, MA

SCALE 1" = 30' MAY 19, 2011

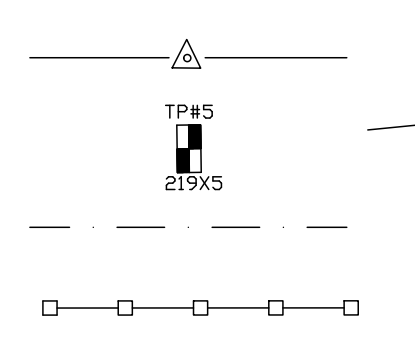
GLOSSA ENGINEERING INC.
46 EAST STREET
EAST WALPOLE, MA
(508) 668 - 4401

NO.	DATE	REVISION
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3.	11/14/11	PER PLAN BOARD
4.	4/16/12	PER CONSERVATION COMM.
5.	5/14/12	PER CONSERVATION COMM.
6.	5/21/12	PER CONSERVATION COMM.
7.	5/31/12	PER CONSERVATION COMM.
8.	9/28/12	ALL 2 UNIT BUILDINGS PER CLIENT
9.	10/10/12	BUILDING DIMENSIONS PER CLIENT
10.	5/19/14	RELOCATED BUILDINGS 7&8
11.	6/6/14	PER TOWN PLANNER LETTER
12.	12/9/15	ADDED PROPANE TANKS
13.	8/15/18	PER PLANNING BOARD/ CON. COMM.
14.	9/27/18	PER TOWN CONSULTANT
15.	5/16/19	ADDED IRRIGATION PLAN
16.	6/18/19	PER PLANNING DEPT. COMMENTS
17.	7/8/19	PER PLANNING DEPT. COMMENTS
18.	7/16/19	PER TOWN COMMENTS



LEGEND

- EXISTING CONTOUR LINES
- PROPOSED CONTOUR LINES
- WETLAND FLAGS/
BOUNDARY
- TEST PITS
- 10' NO DISTURB BUFFER
- GUARDRAIL



NOTE: CATCH BASINS #1, #2, #3, #4, #5 TO HAVE A CASCADE FRAME AND GRATE

CONSTRUCTION NOTES:

- THE USE OF FILL CONTAINING HAZARDOUS MATERIALS OR WASTE IS FORBIDDEN.
- EXISTING TIRES, CONSTRUCTION MATERIALS AND OTHER DEBRIS CURRENTLY STORED AT THE SITE SHALL BE REMOVED IN ACCORDANCE WITH CURRENT LAWS AND REGULATIONS.
- THE MARKING OF THE LIMITS OF WORK IN THE FIELD PRIOR TO THE START OF CONSTRUCTION OR SITE CLEARING IS REQUIRED. (LIMITS OF WORK ARE ESSENTIALLY AT THE "TREE LINE" AS SHOWN ON THE LANDSCAPING PLAN.)
- THE CLEANING OF CATCH BASIN SUMPS AND STORMWATER BASINS IS REQUIRED FOLLOWING CONSTRUCTION AND ACCORDING TO ANY OPERATIONS AND MAINTENANCE PLAN THEREAFTER.
- THE USE OF CONSTRUCTION MACHINERY IS RESTRICTED TO THE HOURS BETWEEN 7:00 AM AND 7:00 PM, MONDAY THROUGH SATURDAY, AND 12:00 NOON 7:00 PM ON SUNDAY, AS REQUIRED IN THE TOWN OF WESTWOOD'S GENERAL BYLAWS, ARTICLE 10, PARAGRAPH 24.
- ALL CONSTRUCTION EQUIPMENT, CONSTRUCTION MATERIALS AND DEBRIS SHALL BE REMOVED FROM THE PROPERTY IMMEDIATELY UPON THE COMPLETION OF WORK.

WESTWOOD PLANNING BOARD

APPROVED:
 ENDORSED:

N/F
 STEPHEN B. & E. JENNIFER
 ASSESSORS PARCEL
 34-047

WESTWOOD SEWER COMMISSION

APPROVED:
 ENDORSED:

N/F
 FREDRICK TREMBLE &
 SUZANNE NIXON
 ASSESSORS PARCEL
 34-046

N/F
 MALEK A. FARES &
 ELIE K. NAKHEUL
 ASSESSORS PARCEL
 34-045

N/F
 EDWARD J. & BONNIE J.
 MUSTO
 ASSESSORS PARCEL
 34-044

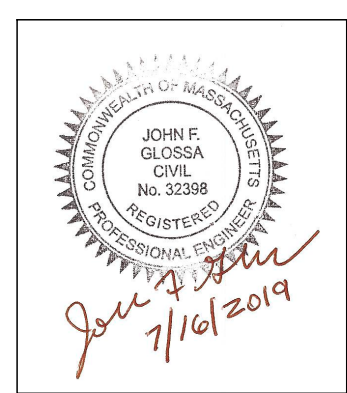
I, _____ CLERK OF THE TOWN OF WESTWOOD RECEIVED AND RECORDED FROM THE PLANNING BOARD APPROVAL OF THIS PLAN AND NO APPEAL HAS BEEN TAKEN FOR TWENTY DAYS (20) NEXT AFTER RECEIPT AND RECORDING OF SAME

WESTWOOD TOWN CLERK _____ DATE _____

LEGEND

- RAINBIRD 5004 OR 1800 SERIES IRRIGATION HEAD
- ⓑ FEBCO BACKFLOW PREVENTER
- VB VALVE BOX

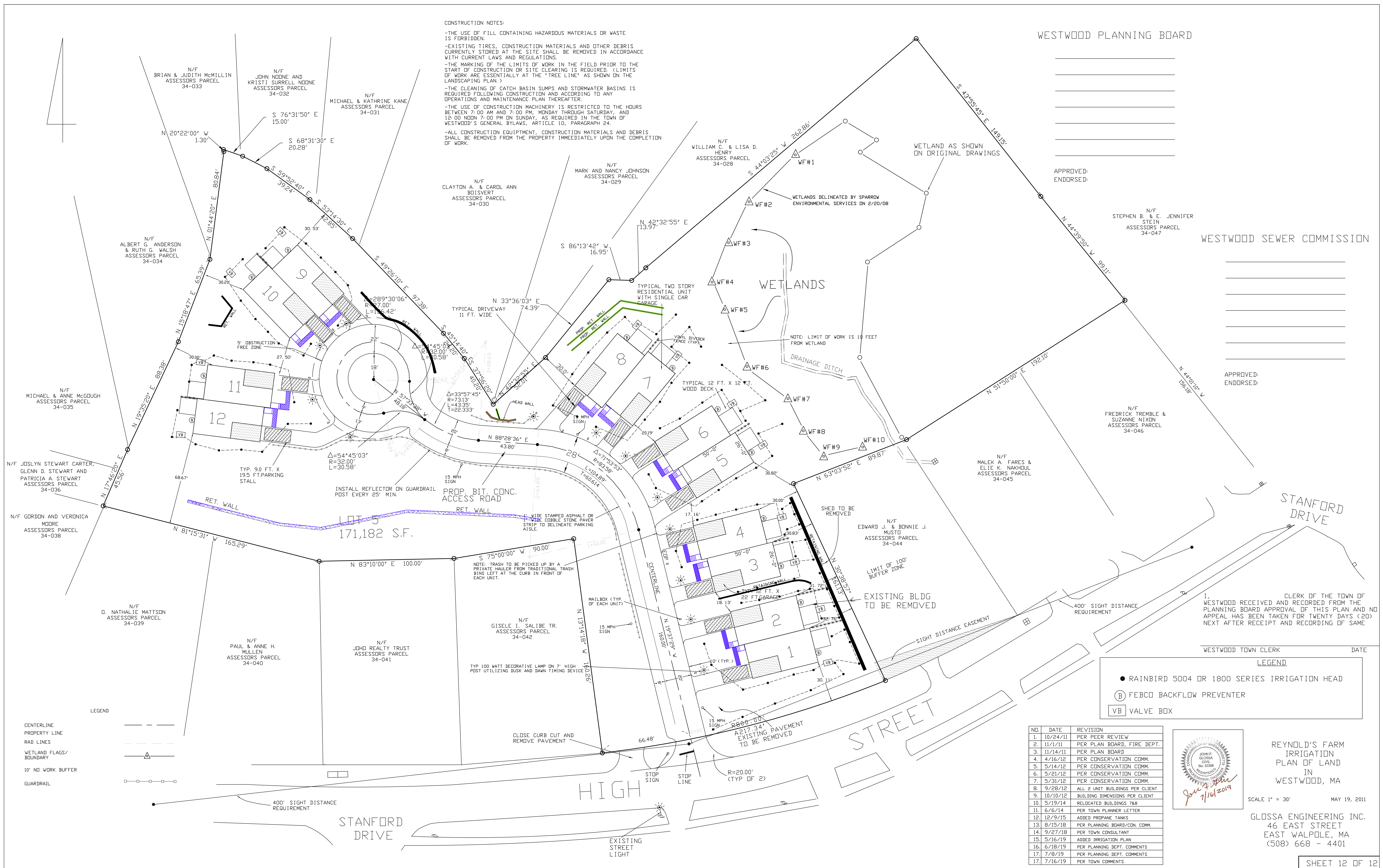
NO.	DATE	REVISION
1.	10/24/11	PER PEER REVIEW
2.	11/1/11	PER PLAN BOARD, FIRE DEPT.
3.	11/14/11	PER PLAN BOARD
4.	4/16/12	PER CONSERVATION COMM.
5.	5/14/12	PER CONSERVATION COMM.
6.	5/21/12	PER CONSERVATION COMM.
7.	5/31/12	PER CONSERVATION COMM.
8.	9/28/12	ALL 2 UNIT BUILDINGS PER CLIENT
9.	10/10/12	BUILDING DIMENSIONS PER CLIENT
10.	5/19/14	RELOCATED BUILDINGS 7&8
11.	6/6/14	PER TOWN PLANNER LETTER
12.	12/9/15	ADDED PROPANE TANKS
13.	8/15/18	PER PLANNING BOARD/CDL COMM.
14.	9/27/18	PER TOWN CONSULTANT
15.	5/16/19	ADDED IRRIGATION PLAN
16.	6/18/19	PER PLANNING DEPT. COMMENTS
17.	7/8/19	PER PLANNING DEPT. COMMENTS
17.	7/16/19	PER TOWN COMMENTS



REYNOLD'S FARM
 IRRIGATION
 PLAN OF LAND
 IN
 WESTWOOD, MA

SCALE 1" = 30' MAY 19, 2011

GLOSSA ENGINEERING INC.
 46 EAST STREET
 EAST WALPOLE, MA
 (508) 668 - 4401



LEGEND

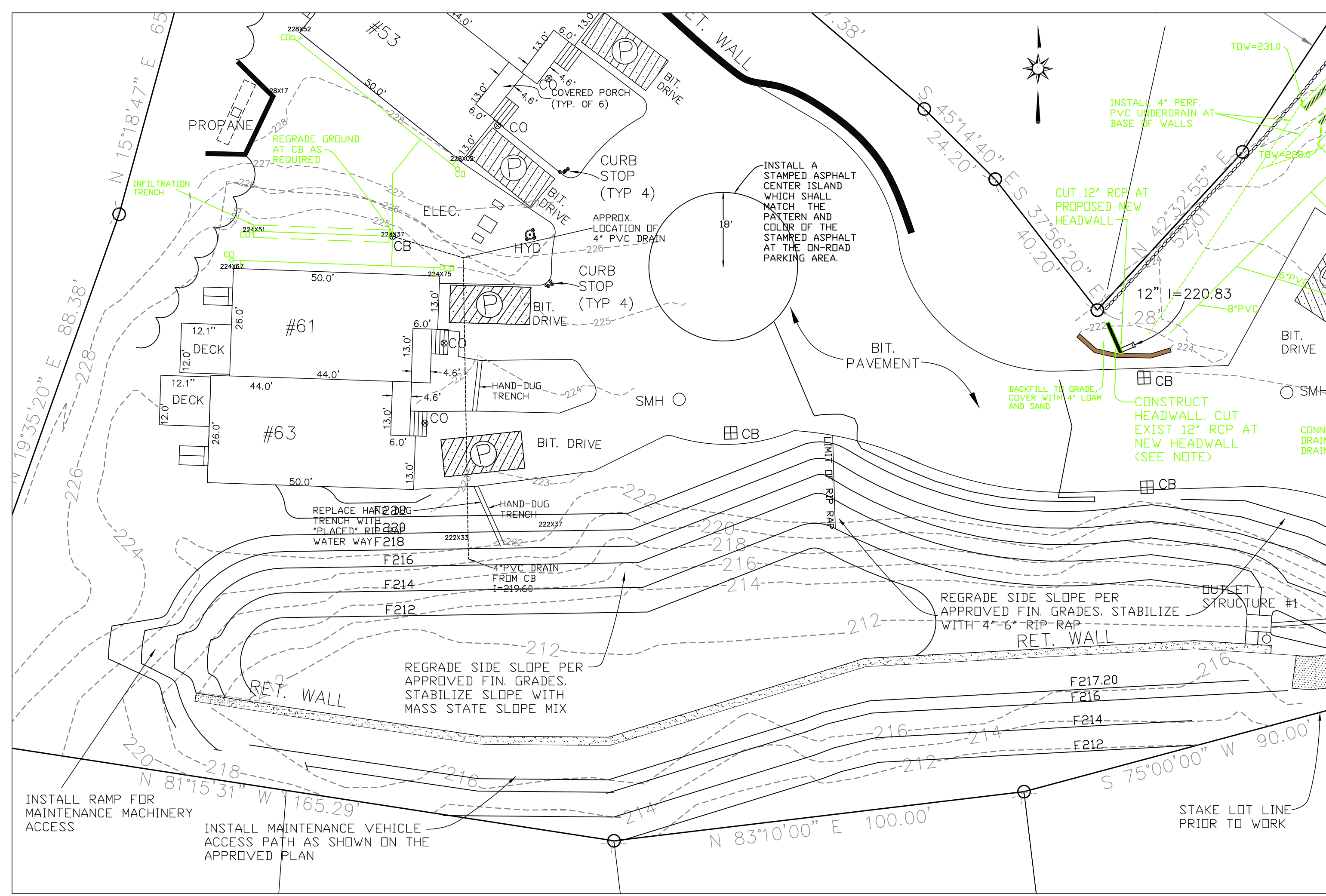
- CENTERLINE
- PROPERTY LINE
- RAD LINES
- ▲ WETLAND FLAGS/BOUNDARY
- 10' NO WORK BUFFER
- GUARDRAIL

400' SIGHT DISTANCE REQUIREMENT

STANFORD DRIVE

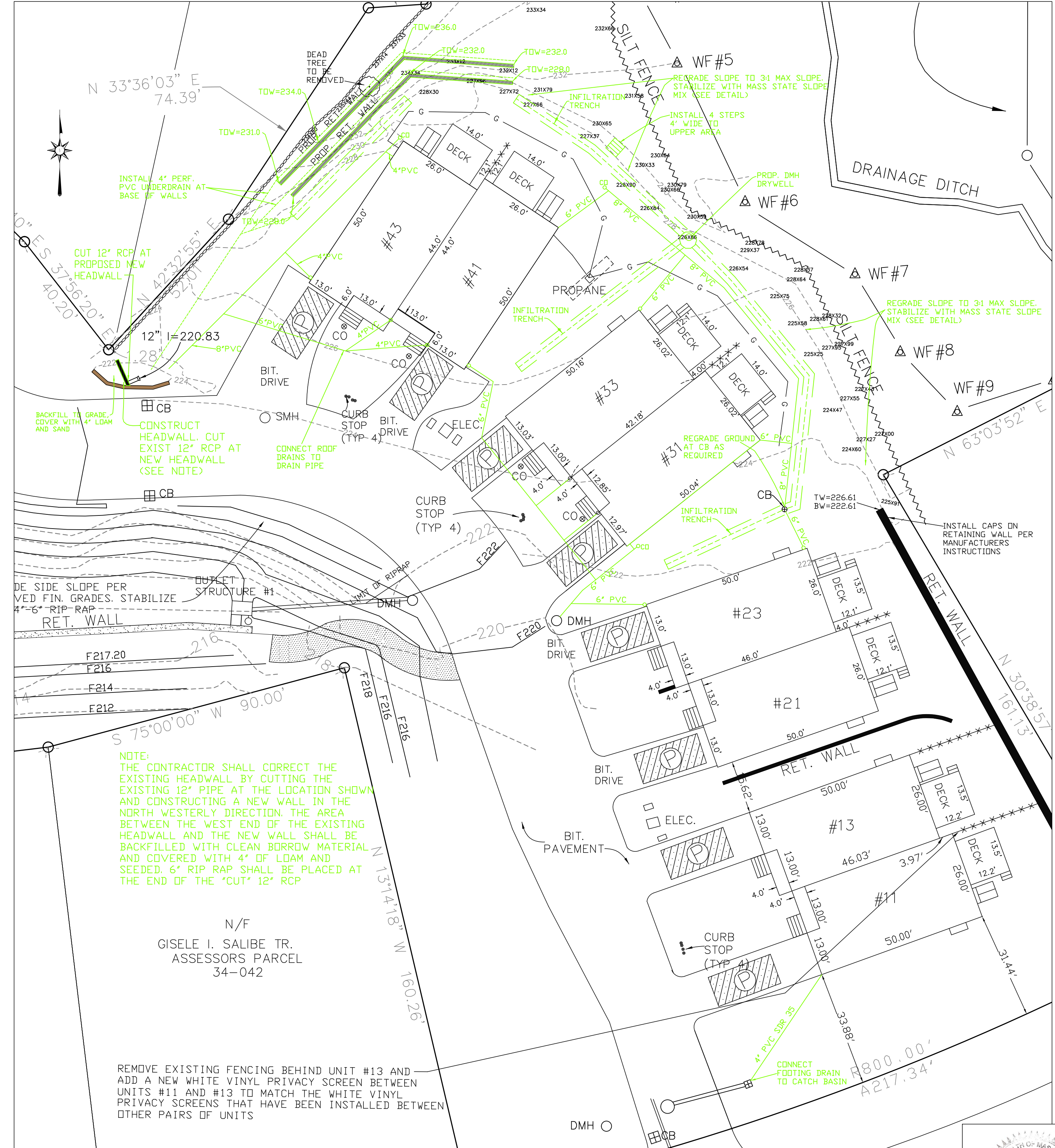
HIGH STREET

EXISTING STREET LIGHT

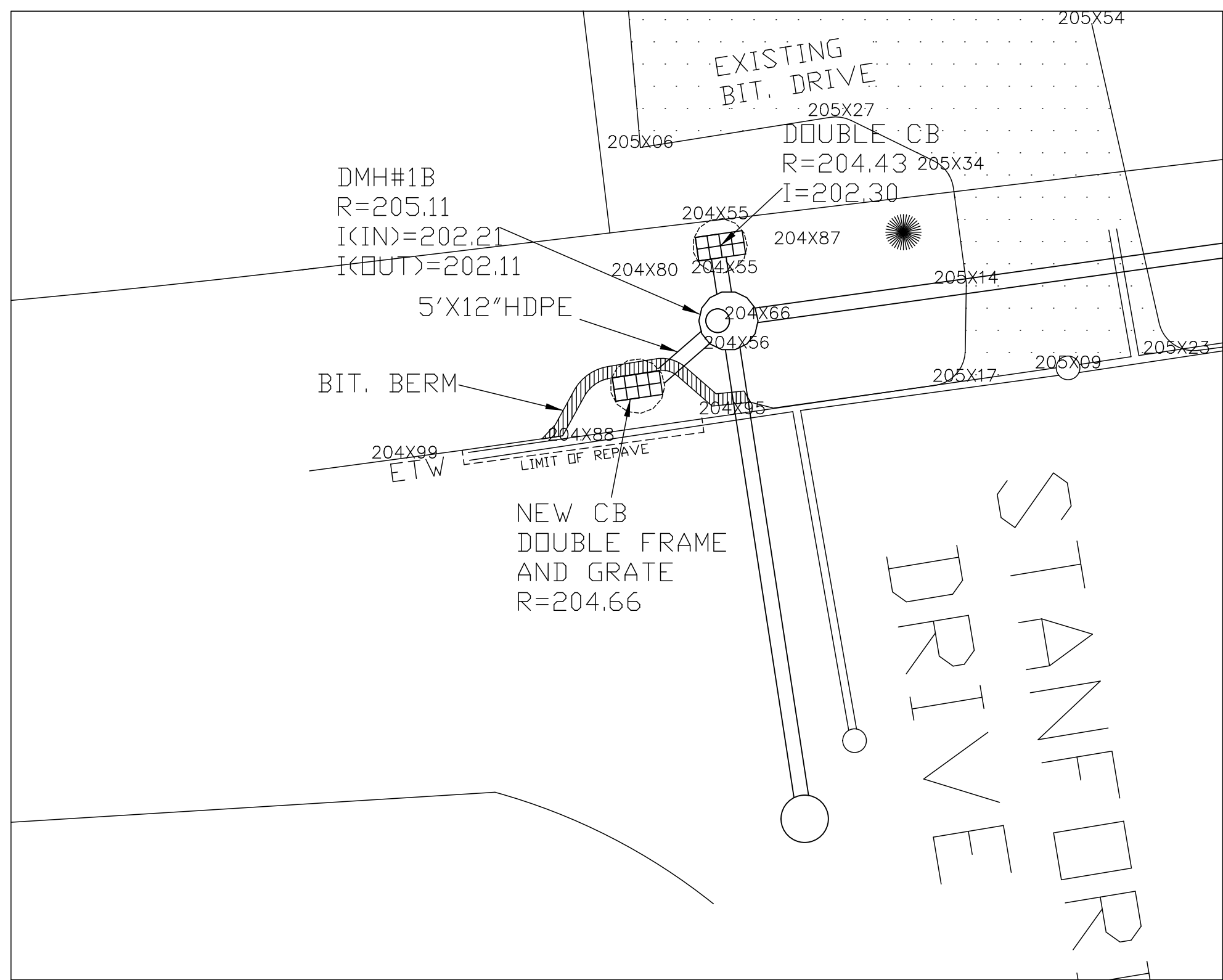


DETAIL A
1"=20'

NOTE: ALL CONSTRUCTION EQUIPMENT, CONSTRUCTION MATERIALS AND DEBRIS SHALL BE REMOVED FROM THE PROPERTY IMMEDIATELY UPON THE COMPLETION OF WORK.



DETAIL C
1"=20'

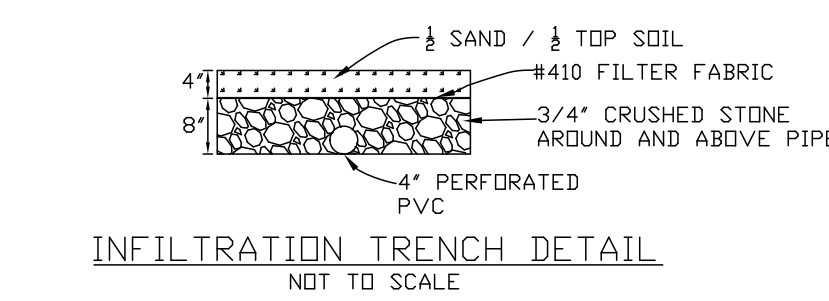
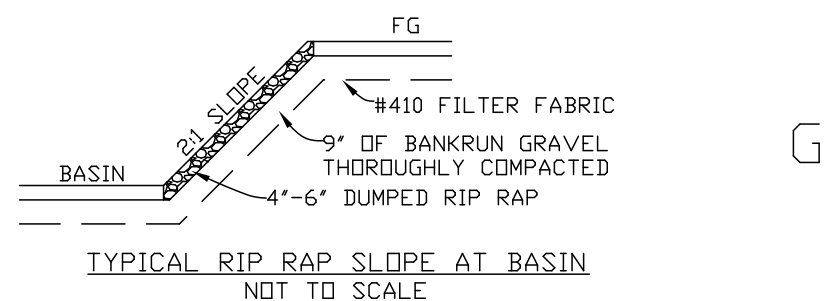
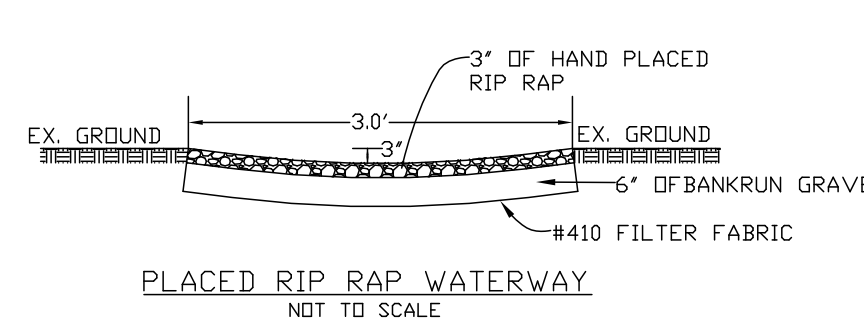
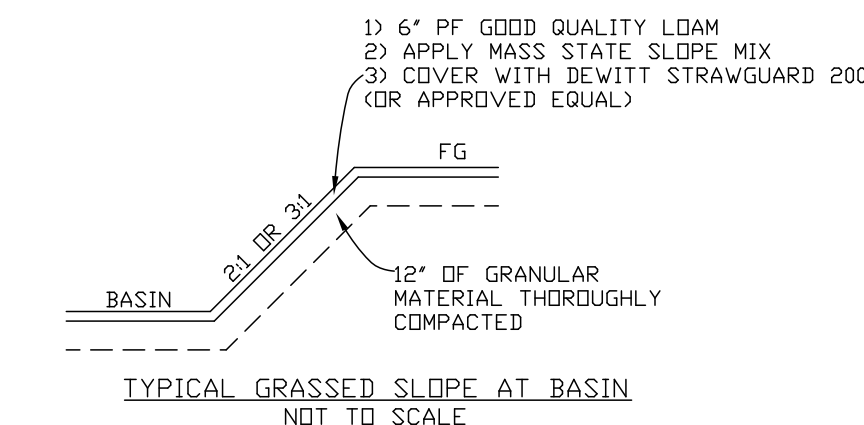


DETAIL B- AS-BUILT
1"=10'

NOTES TO CONTRACTOR:

- WORK WITHIN THE TOWN RIGHT-OF-WAY**
- ADJUST HYDRANT TO GRADE (ACROSS FROM UNIT 1)
 - INSTALL SEWER MANHOLE FRAMES AND COVER (SMH#1 AND SMH#2)
- WORK WITHIN SENIOR RESIDENTIAL DEVELOPMENT**
- ADJUST WATER SERVICE VALVES TO GRADE FOR UNITS 1&2 AND 3&4
 - INSTALL SEWER MANHOLE FRAMES AND COVERS
 - INSTALL TOP OF STRUCTURE, FRAME AND COVER FOR OUTLET STRUCTURE 1
 - SLOPES GREATER THAN 2:1 TO BE STABILIZED WITH RIP-RAP (ENGINEER TO INCLUDE LIMITS ON DETAIL A AND/OR C)
 - CLEAN ALL PIPES AND STRUCTURES INCLUDING DEBRIS FILLED PIPE AT HEADWALL 1 AND CB#2
 - INSTALL TOP OF STRUCTURE FRAME AND COVER FOR OUTLET STRUCTURE 2
 - INSPECT AND VERIFY ALL STORMCEPTOR UNITS ARE INSTALLED CORRECTLY (THOSE INSPECTED CB6 AND CB7 WERE NOT INSTALLED CORRECTLY/COMPLETELY)
 - INSTALL/EXPOSE AND INSTALL FRAME AND COVER OR GRATE FOR CATCH BASINS CB4, CB4A, CB5, AND CB 11 AND DMH 3, DMH4, DMH4, AND DMH5
 - REMOVE SITE BOULDERS AND LARGE STONES
 - INSTALL SECOND BOLT IN MIDDLE SECTION POST FOR GUARDRAIL SECTION MIDDLE POST - ONE BOLT INSTALLED NOT TWO AS ON DETAIL
 - CLEAN SITE OF ALL CONSTRUCTION DEBRIS
 - CLEAN DRAIN PIPES AND STRUCTURES (REMOVE SILT SACKS)
 - REMOVE ALL TEMPORARY EROSION CONTROLS

NO.	DATE	REVISION
1.	8/15/18	PER PLANNING BOARD/CON. COMM.
2.	9/27/18	PER TOWN CONSULTANT
3.	5/22/19	ADDED IRRIGATION PLAN
4.	6/18/19	PER. PLANNING DEPT. COMMENTS
5.	7/8/19	PER. PLANNING DEPT. COMMENTS
6.	7/16/19	PER. TOWN COMMENTS



REYNOLDS FARM
GRADING, DRAINAGE, AND REMEDIAL WORK
PLAN OF LAND
IN
WESTWOOD, MA
SCALE: AS SHOWN APRIL 25, 2018
GLOSSA ENGINEERING INC.
46 EAST STREET
EAST WALPOLE, MA
508-668-4401

