RED ROBIN PASTURES

DOVER, MASSACHUSETTS

LIST OF DRAWINGS

CAT.	DWG	DRAWING TITLE ● NEW OR REVISED ISSUE ○ NON-REVISED ISSUE
PLUMBING		
FIRE PROTECTION		

CAT.	DWG	DRAWING TITLE ● NEW OR REVISED ISSUE ○ NON-REVISED ISSUE	11/4/20
LANDSCAPING	L1	LANDSCAPE PLAN	●
	L2	LANDSCAPE LIGHTING PLAN	●
MECHANICAL			
ELECTRICAL			

CAT.	DWG	DRAWING TITLE ● NEW OR REVISED ISSUE ○ NON-REVISED ISSUE	8/4/20	11/16/20	8/4/21
TITLE	T1.0	TITLE SHEET			●
SITE	C1	EXISTING CONDITIONS		●	●
	C2	SITE LAYOUT & UTILITIES		●	●
	C3	STANDARD TITLE V SYSTEM		●	●
	C4	STANDARD TITLE V SYSTEM DETAIL SHEET		●	
	C5	PRESBY SANITARY SYSTEM & DETAILS		●	●
	C6	DRAINAGE & GRADING PLAN		●	●
	C6.1	DETAIL SHEET		●	
	C7	DETAIL SHEET		●	
	C8	PROPOSED & EXITING DRAINAGE AREA		●	●
ARCHITECTURAL	A1	FIRST FLOOR PLAN	●		
	A1.1	GROUND & UPPER LEVEL SCHEMATIC FLOOR PLANS	●		●
	A2	SECOND FLOOR PLAN	●		
	A3	THIRD FLOOR PLAN	●		
	A4	LOFT LEVEL & ROOF PLANS	●		
	A5	ENTRY & STREET ELEVATIONS	●		
	A5.1	MASSING ELEVATIONS ELEVATIONS			●
	A6	EAST & WEST ELEVATIONS	●		
	A7	BUILDING SECTIONS & 1 BR UNIT PLANS	●		
	A8	2 & 3 BR UNIT PLANS	●		
	A9	BUILDING HEIGHT COMPARISON	●		

FOR REGISTRY USE

I CERTIFY THAT THIS PLAN HAS BEEN PERPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

_____ DATE

_____ RONALD TIBERI P.E.

I, _____, Clerk of the Town of Medway, received and recorded approval from the Planning and Economic Development Board of this plan and its corresponding decision on _____ and no appeal was taken for twenty (20) days, thereafter.

_____ (Signature)

_____ (Date)

This project is subject to a performance security covenant to be recorded herewith.

CONSULTANTS LEGEND

OWNER/ DEVELOPER:

RED ROBIN PASTURES, LLC.
1218 GREAT PLAIN AVE.
NEEDHAM, MA 02492
Phone: 617 602-8153
Attention: PAUL McGOVERN
paul@pgcminc.com

DEVELOPMENT CONSULTANTS:

SEB, LLC / Strategic Land Ventures, LLC
257 HILLSIDE AVENUE
NEEDHAM, MA 02494
Phone: 617 782-2300 *202
Attention: GEOFF ENGLER
gengler@s-e-b.com

CIVIL ENGINEER:

RONALD TIBIERI, PE
9 MASSACHUSETTS AVENUE
NATICK, MA 01760
Phone: 617 592-6122

ARCHITECT:

SIGNATURE DESIGNS-ARCHITECTURE
73 BISHOP ROAD
SHARON, MA 02067
Phone: 781 806-0063
Attention: Henry Bobek, RA
bobekh@aol.com

STRUCTURAL ENGINEERING:

THE DEMPSEY GROUP
P.O. BOX 927
HARWICH, MA 02661
Phone: 508 326-5498
Attention: Richard Dempsey, PE
tdgstructural@comcast.net

M/E/P & FIRE PROTECTION ENGINEER:

WOZNY/ BABAR & ASSOC., INC.
1076 WASHINGTON STREET
HANOVER, MA 02860
Phone: 781 826-4144
Attention: ZBIGNIEW WOZNY, PE
zwozny@wbaengineers.com

SURVEYOR:

CHENEY ENGINEERING CO., INC.
153 MELLEN STREET
NEEDHAM, MA 02494
Phone: 781 444-2188
Attention: Ardi Rrapi
ardi.rrapi@cheney-eng.com

GEOTECHNICAL CONSULTANTS:

GEOTECHNICAL CONSULTANTS, INC.
201 BOSTON POST ROAD WEST
MARLBOROUGH, MA 01752
Phone: 508 229-0900
info@geotechnical.us

TRANSPORTATION CONSULTANT:

VANASSE & ASSOCIATES INC.
35 NEW ENGLAND BUSINESS CENTER DR
SUITE 140
ANDOVER, MA 01810
Phone: 978 269-6830
Attention: Jeffrey S. Dirk PE PTOE FITE

LANDSACPE & LIGHTING CONSULTANT:

GREEN BEAN DESIGN, INC.
SALEM MA

Date

Rev. #

Designer/Drafter

Scale N/A

Date 05/14/21

Drawing Description
TITLE SHEET
RED ROBIN PASTURES
COUNTY STREET, DOVER, MA

Design & Drafting services performed by:
Signature Designs ARCHITECTURE
73 Bishop Road, Sharon, MA 02067 781 806-0063

Sheet No.
T1.0
OF 23

PL.BK.229 PL.NO.732

N

LOT A
43,560 S.F.
ASSESSING ID: 25-11
ZONE: R1

LOT B
43,560 S.F.
ASSESSING ID: 25-10
ZONE: R1

AHMET KAGAY TRUST
Bk. 32263 Pg. 301

N/F
M. SHNAYDER
Bk. 18847 - Pg. 446

N/F
YOUNATOOS
Bk. 28591 - Pg. 31

FUTURE LINE
425.53'
N59°33'30"W

42.53'
N13°26'05"E

92.29'
N17°51'05"E

140.25'
N59°33'30"W

PART OF 22,688 S.F.
ASSESSING ID: 25-9B

159.04'
S59°33'30"E

122.21'
N59°24'10"W

103.67'
S59°24'10"E

123.00'

407.00'
S80°11'45"E
175.74'

284.00'

178.00'
S80°18'10"W

43.00'
S80°18'10"W

43.00'
S80°18'10"W

280.11'
S11°49'38"W

280.64'
N11°49'38"E

224.72' STRAIGHT

APPROX. LOCATION PER GIS
GARAGE # 65

APPROX. LOCATION PER GIS
HOUSE # 65

APPROX. LOCATION PER GIS
HOUSE # 670

APPROX. LOCATION PER GIS
HOUSE # 67B

APPROX. LOCATION PER GIS
HOUSE # 57

EXIST. HOUSE 61
EXIST. HOUSE #63

DECK
GAR.
GRAVEL DRIVE
BIT. DRIVE
SOIL TRANSITION LINE
EXIST. CESSPOOL
CONC. PATIO
BIT. CURB
ETW
WG
BLT. DRIVE
CG GAS MAIN
WATER MAIN
Exist 8" C.I. MAIN
EBB
PP#2019
PP#2018

100' VERNAL POOL BUFFER
100' WETLAND BUFFER

TP1-2017 294.6
TP2+PT"B"-2017 291.4
TP3+PT"C"-2017 300.0
TP4+PT"D"-2017 301.5
TP5+PT"A"-2017 298.0
TP6-2017 290.4
TP7-2017 293.4
TP8-2019 294.5
TP9-2019 295.0
TP10-2019 296.3
TP11-2019 303
TP6+PT"E"-2019 294.2
TP1-2019 296.2
TP2-2019 296.2

A1475 268.8
A1474 270.3
A1473 270.2
A1472 271.8
A1471 273.4
A1470 273.8
A1469 271.7
A1468 268.6
A1467 270.0

B.V.M. 1470
B.V.M. 1471

266.1 VP10 END
VP9 266.2
VP8 266.0
267 265.8
VP6 267.0
VP5 265.9
VP4 266.3
VP3 265.9
265.6 VP2
265.6 VP1

TIDEBROOK WETLAND DELINEATION BY: ANDERSON WETLAND SCIENTIST

BENCHMARK NAIL SET ON PP ELEV.=301.43 NGVD29 DATUM

BENCHMARK NAIL SET ELEV.=296.03 NGVD29 DATUM

SB-DH/FD

COUNTY ST. DOVER WALPOLE (COUNTY RELOCATION JULY 1925 60' WIDE)

APPLETREE LN.

30 0 30 60 90

LEGEND

	PROP LINE
	STONE WALL
	EROSION CONTROL
W W	WATER SERVICE
	SOIL TESTING LOCATION
100	EXISTING CONTOUR
	PROPOSED GRADING
	PROPOSED SPOT ELEV.
	EXISTING TREE

Rev. #	Date

Designer/Drafter

Scale: AS NOTED

Date: 12/18/20

Drawing Description
EXISTING CONDITIONS
RED ROBIN PASTURES
COUNTY STREET, DOVER, MA

Design & Drafting services performed by:
Signature Designs
ARCHITECTURE
73 Bishop Road, Sharon, MA 02067 781 806-0063

Sheet No.
C1
OF 23

PL.BK.229 PL.NO.732

N

AMET LAND TRUST N/F
BK. 32281 - PG. 207
FUTURE LINE
425.53'
N06°03'30"W

N/F
ILYA & SHNAYDER
BK. 18847 - PG. 446
140.25'
N06°03'30"W

N/F
ILYA & SHNAYDER
BK. 18847 - PG. 446
128.21'
N29°24'37"W

N/F
AMET LAND TRUST
BK. 32281 - PG. 207

N/F
ILYA & SHNAYDER
BK. 18847 - PG. 446
280.11'

N/F
VOLINSKIS
BK. 25051 - PG. 31

N14°52'50"E
N14°52'50"E
N10°49'10"E
121.00'
284.00'

VP10 END 266.1
VP9 266.2
VP8 266.0
VP7 265.8
VP6 267.0
VP5 265.9
VP4 266.3
VP3 265.9
VP2 265.6
VP1 265.6

100' VERNAL POOL BUFFER
100' BERM BUFFER
SNOW STORAGE
SNOW STORAGE
LP
LP
LP
LP
24"
16(9x18) Spaces
15(9x18) Spaces
16(9x18) Spaces
30ft
30ft
30ft
30ft
SERVICE AREA
FIRE TRUCK
20'
CONC. WALKWAY
CONC. WALKWAY
VGC
24"
GUEST PARKING
MAIN ENTRY
STAIR
ELEV.
MECH
STAIR
2 BR
2 BR
2 BR
2 BR
2 BR
2 BR
2 BR
3 BR
3 BR
3 BR
2 BR
STAIR
BOTTOM ENTRY
VGC
VGC
VGC
FIRE SYSTEM 16K GAL TANK
CONC. WALKWAY
35.7'
30ft
ACCESS DRIVE
43.00'
S80°18'10"W
43.00'
S80°18'10"W
38'-0"
18' SETBACK LINE
178.00'
S80°18'10"W
NEW TOP OF SLOPE
BIT. DRIVE
BIT. CURB
ETW
WG
ETW
FIRE TRUCK
CB
CB
Prop. 8" C.L.D.I. MAIN
Exist 8" C.I. MAIN
GG GAS MAIN
WATER MAIN
W
W
W
ETW
ETW
BENCHMARK
NAIL SET
ELEV.=296.03
NGVD29 DATUM
SB-DH/FD
SB-DH/FD
COUNTY
(COUNTY RELOCATION JULY 1925 60' WIDE)
ST. DOVER
WALPOLE
APPLETREE

FIRE ACCESS POINTS
GRASS PAVER AREAS
W/18" CAP COD® BERM

BENCHMARK
NAIL SET
ON PP
ELEV.=301.43
NGVD29 DATUM

APPROX. LOCATION PER GIS
GARAGE # 65
APPROX. LOCATION PER GIS
HOUSE # 65
APPROX. LOCATION PER GIS
HOUSE # 67D
APPROX. LOCATION PER GIS
HOUSE # 67B
APPROX. LOCATION PER GIS
HOUSE # 57

30 0 30 60 90

LEGEND

	PROP LINE
	STONE WALL
	EROSION CONTROL
—W— W—	WATER SERVICE
	SOIL TESTING LOCATION
100	EXISTING CONTOUR
100	PROPOSED GRADING
(100.0X)	PROPOSED SPOT ELEV.
	EXISTING TREE

Rev. #	Date
1	06/14/21

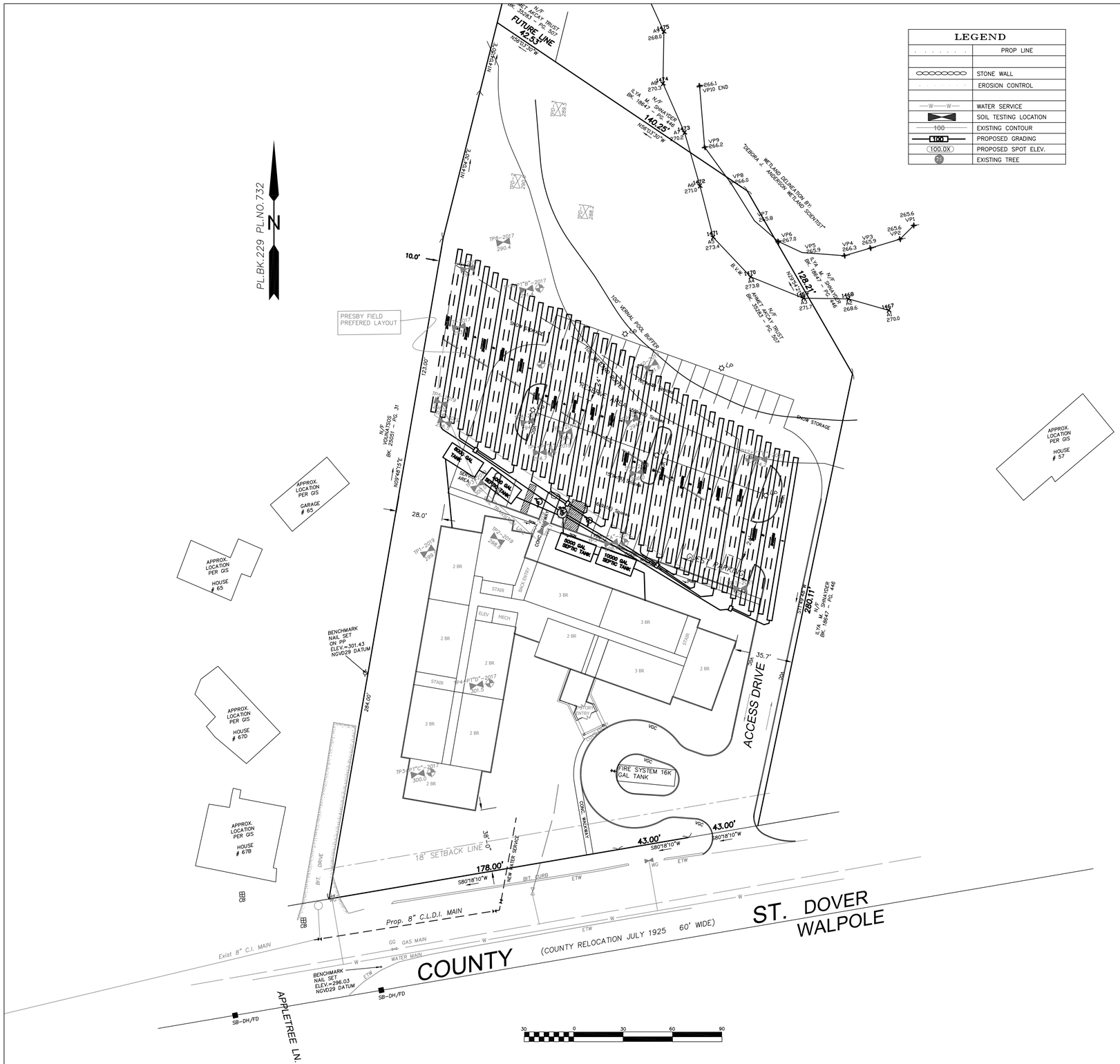
Designer/Drafter

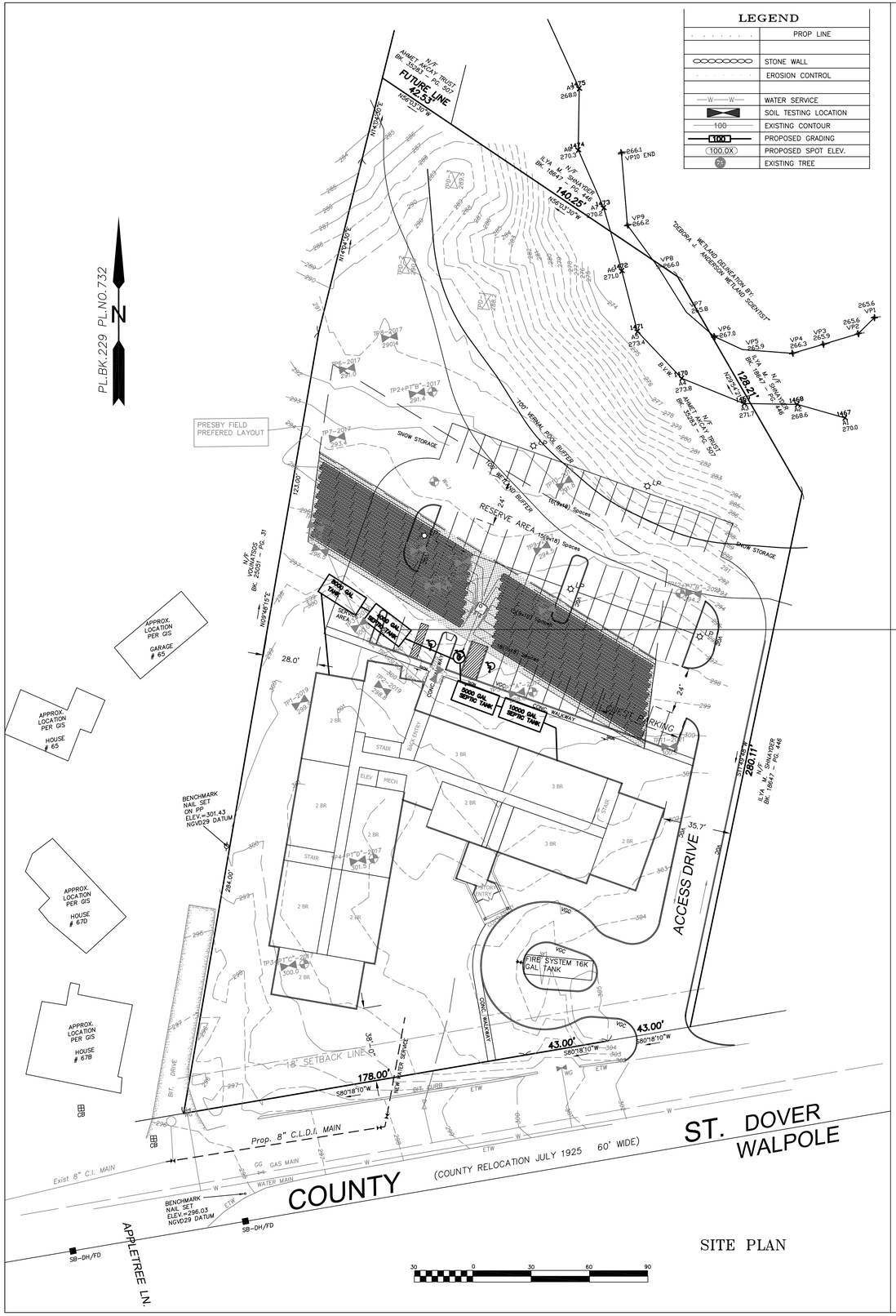
Scale AS NOTED
Date 12/18/20

Drawing Description
SITE LAYOUT AND DETAILS
RED ROBIN PASTURES
COUNTY STREET, DOVER, MA

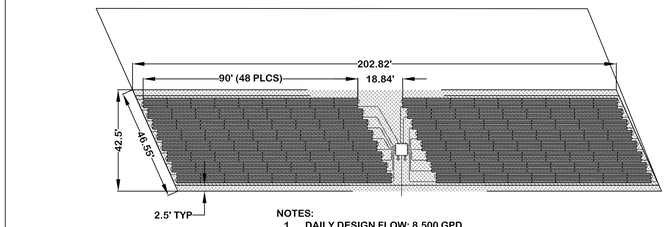
Design & Drafting services performed by:
Signature Designs
ARCHITECTURE
73 Bishop Road, Sharon, MA 02067 781 806-0063

Sheet No.
C2
OF 23

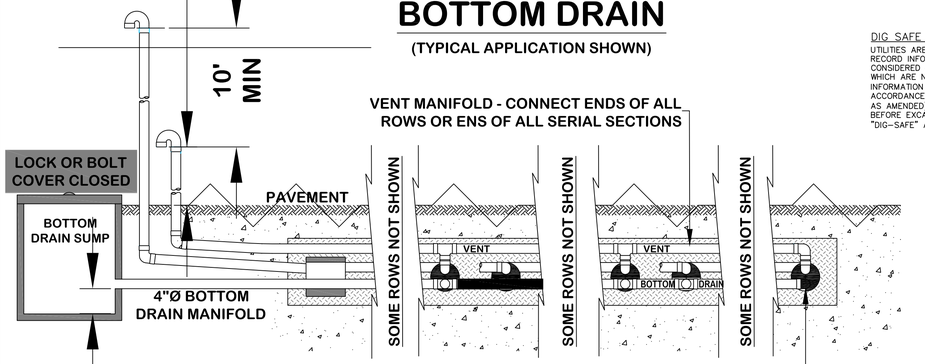

LEGEND
PROP LINE
STONE WALL
EROSION CONTROL
WATER SERVICE
SOIL TESTING LOCATION
EXISTING CONTOUR
PROPOSED GRADING
PROPOSED SPOT ELEV.
EXISTING TREE
PL.BK.229 PL.NO.732
N
FUTURE LINE
42.53'
N09°03'30"W
N14°04'40"E
N14°04'40"E
140.25'
N09°03'30"W
128.21'
N39°47'10"E
280.11'
N14°04'40"E
284.00'
10.0'
28.0'
121.00'
35.7'
38'-0"
43.00'
S80°18'10"W
178.00'
S80°18'10"W
PRESBY FIELD
PREFERED LAYOUT
100' VERNAL POOL BUFFER
TREELINE
SNOW STORAGE
ACCESS DRIVE
18' SETBACK LINE
Prop. 8" C.L.D.I. MAIN
Exist 8" C.I. MAIN
GAS MAIN
WATER MAIN
BIT. DRIVE
BIT. CURB
CONC. WALKWAY
CONC. PAVER
SEPTIC AREA
1000 GAL. SEPTIC TANK
1500 GAL. SEPTIC TANK
2000 GAL. SEPTIC TANK
FIRE SYSTEM 16K GAL TANK
TURF AREA
TURF AREA 2
TURF AREA 3
TURF AREA 4
TURF AREA 5
TURF AREA 6
TURF AREA 7
TURF AREA 8
TURF AREA 9
TURF AREA 10
TURF AREA 11
TURF AREA 12
TURF AREA 13
TURF AREA 14
TURF AREA



SITE PLAN



NOTES:
1. DAILY DESIGN FLOW: 8,500 GPD
2. SOILS: 2 MPI, CL II
3. SAND BED AREA REQUIRED: 8,500 SF
4. SAND BED AREA PROVIDED: 8,619 SF
5. ENVIRO-SEPTIC PIPE REQUIRED: 4,250 FT
6. ENVIRO-SEPTIC PIPE PROVIDED: 4,320 FT (48 ROWS X 90 FT)



BOTTOM DRAIN

(TYPICAL APPLICATION SHOWN)

BOTTOM DRAIN CONNECTED TO SIX O'CLOCK POSITION OF DOUBLE OFFSET ADAPTER AT THE END OF EACH ROW. THE VENT MANIFOLD IS ATTACHED TO THE TWELVE O'CLOCK POSITION OF THE DOUBLE OFFSET ADAPTER AT THE END OF EACH ROW OR SERIAL SECTION.

NOTES & SPECIFICATIONS

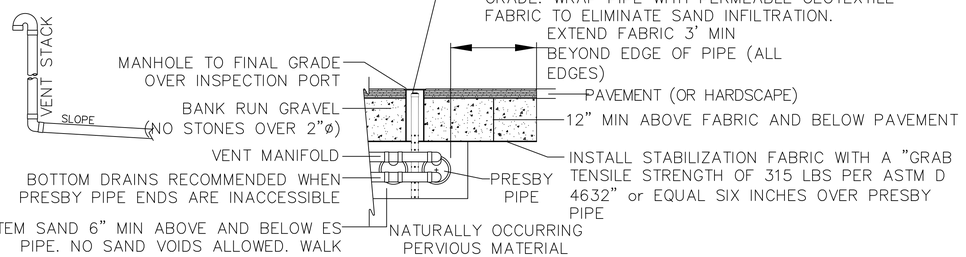
1. All work shall be inconformance with NPDES permit and Spill Prevention Plans
2. Pipe and fittings shall be Schedule 40 PVC (polyvinyl chloride) manufactured in accordance with the latest requirements of ASTM D3034. Joints shall be solvent welded type(tight joints). Pipe to be laid on firm compacted base.
3. Perforated pipe, when required, shall be schedule 40 PVC (ASTM D1785) for entire length of system. All joints shall be tight joint. Orifice dia.=3/8" to 5/8".
4. Washed stone and other soil materials shall be in conformance with ASTM Standard
5. Fill Material shall be clean granular material with a percolation rate of 2 min./inch or less, be free of deleterious material, and properly compacted to minimize settlement, or allowed to settle for twelve months.
6. No changes shall be made in this plan without the authorization of the engineer, the Board of Health & Town Engineer.
7. Contractor must notify dig safe & the local water department prior to beginning excavation work.
8. Construction access is limited to the existing driveway. Prior approval and permitting from the Town of Dover Highway Department will be required for any area of disturbance within the right of way to obtain access or install any proposed system.
9. Notify Town of Dover Board of Health 3 days prior to start of construction.
10. Vehicular traffic over, parking of vehicles on, stockpiling of materials over, or storage of equipment on system shall not be allowed at any time.
11. Dewatering is required if fill is to be placed below ground water.
12. There are no industrial category or prohibited wastewaters are used currently at this site.
13. Fill shall not be placed during rain or snow storms.
14. 48 Hour notice for field inpsection, call Town Engineer for schedule
15. Design Engineer to certify system installed & operating
16. Weekly or as needed inspections required
17. Decommision when practical

DIG SAFE NOTE:

UTILITIES ARE PLOTTED FROM FIELD LOCATION AND ANY RECORD INFORMATION AVAILABLE, AND SHOULD BE CONSIDERED APPROXIMATE. OTHER UTILITIES MAY EXIST WHICH ARE NOT EVIDENT OR FOR WHICH RECORD INFORMATION WAS NOT AVAILABLE. CONTRACTORS (IN ACCORDANCE WITH MASS.G.L. CHAPTER 82 SECTION 40 AS AMENDED) MUST CONTACT ALL UTILITY COMPANIES BEFORE EXCAVATING AND DRILLING. ALSO, CALL "DIG-SAFE" AT 1(888)344-7233 [1(888)DIG-SAFE].

SECTION DETAIL FOR H-20 WHEEL LOADING

(NOT TO SCALE)



NOTES:

- THE ONLY SOIL COMPACTION THAT SHOULD TAKE PLACE IS AT THE POINT OF PREPARATION FOR PAVEMENT.
- NOT ALL ROWS SHOWN.

Rev. #	Date
1	06/14/21

Designer/Drafter

Scale: AS NOTED
Date: 12/18/20

Drawing Description:
PRESBY SANITARY SYSTEM
RED ROBIN PASTURES
COUNTY STREET, DOVER, MA

Design & Drafting services performed by:
Signature Designs ARCHITECTURE
73 Bishop Road, Sharon, MA 02067 781-806-0063

Sheet No.
C5
OF 23

INSIDE OF WALL TO HAVE A 10' IMPERVIOUS BARRIER SHEET FROM ELEVATION 291.5 TO ELEV 281.5 (MILLER ENVIRONMENTAL CORP. OR APPROVED EQUAL)

INSIDE OF WALL TO HAVE A 5' IMPERVIOUS BARRIER SHEET FROM ELEVATION 291.5 TO ELEV 286.5 (MILLER ENVIRONMENTAL CORP. OR APPROVED EQUAL)

925 AFC R-TANK HD SIZE 2 CHAMBERS (SIZE 2 = 33.9" CHAMBER HEIGHT)
6" STONE BELOW,
24" STONE ALL AROUND
AND 12" STONE COVER
BOTTOM STONE = 287.0
BOTTOM CHAMBER = 287.50
TOP CHAMBER = 290.33
TOP STONE = 291.33

LEGEND

	PROP LINE
	STONE WALL
	EROSION CONTROL
—W— W—	WATER SERVICE
	SOIL TESTING LOCATION
100	EXISTING CONTOUR
100	PROPOSED GRADING
100.0X	PROPOSED SPOT ELEV.
	EXISTING TREE

PL.BK.229 PL.NO.732

N

FUTURE LINE

AHMET AKAY TRUST
Bk. 32261 - Pg. 207

N/F
M. SHNAYDER
E.V.A.
Bk. 18847 - Pg. 446

N/F
YOUNATSOS
Bk. 22591 - Pg. 31

N/F
AHMET AKAY TRUST
Bk. 32261 - Pg. 207

N32°20'0"E

N59°31'30"W 140.25'

N59°31'30"W 128.21'

S59°31'30"E 123.00'

S30°28'30"W 384.28'

S80°18'10"W 178.00'

S80°18'10"W 43.00'

S80°18'10"W 43.00'

N30°28'30"E 280.11'

N30°28'30"E 284.00'

S30°28'30"W 35.7'

N30°48'15"E 35.00'

gwt=282.2

gwt=282.0

gwt=284.9

100' VERNAL POOL BUFFER

100' BERM

100' VERNAL POOL BUFFER

SNOW STORAGE

SNOW STORAGE

24'

15(9x18) Spaces

15(9x18) Spaces

16(9x18) Spaces

15(9x18) Spaces

28.0'

CONC. WALKWAY

CONC. WALKWAY

GUEST PARKING

ACCESS DRIVE

SERVICE AREA

STAIR

ELEV.

MECH

2 BR

3 BR

STAIR

BACK ENTRY

FIRE SYSTEM 16K GAL TANK

CONC. WALKWAY

18' SETBACK LINE

BIT. DRIVE

Prop. 8" C.I.D.I. MAIN

Exist 8" C.I. MAIN

GAS MAIN

WATER MAIN

BENCHMARK
NAIL SET
ON PP
ELEV.=301.43
NGVD29 DATUM

BENCHMARK
NAIL SET
ELEV.=296.03
NGVD29 DATUM

SB-DH/FD

SB-DH/FD

COUNTY ST. DOVER
WALPOLE
(COUNTY RELOCATION JULY 1925 60' WIDE)

APPLETREE LN.

APPROX. LOCATION PER GIS
GARAGE # 65

APPROX. LOCATION PER GIS
HOUSE # 65

APPROX. LOCATION PER GIS
HOUSE # 67D

APPROX. LOCATION PER GIS
HOUSE # 67B

APPROX. LOCATION PER GIS
HOUSE # 57

A1 268.0
A2 270.3
A3 270.2
A4 271.0
A5 272.8
A6 273.4
A7 273.8
A8 271.7
A9 270.0

VP1 265.6
VP2 265.6
VP3 265.9
VP4 266.3
VP5 265.9
VP6 267.0
VP8 266.0
VP9 266.2
VP10 END 266.1

1466 268.6
1467
1468
1469
1470
1471

"ZEBORA" WETLAND DELINEATION BY: ANDERSON WETLAND SCIENTIST

30 0 30 60 90

Date: 06/14/21
Rev. #: 1

Designer/Drafter
Scale: AS NOTED
Date: 12/18/20

Drawing Description:
DRAINAGE & GRADING PLAN
RED ROBIN PASTURES
COUNTY STREET, DOVER, MA

Design & Drafting services performed by:
Signature Designs ARCHITECTURE
73 Bishop Road, Sharon, MA 02067 781-806-0063

Sheet No.
C6
OF 23

INSIDE OF WALL TO HAVE A 5' IMPERVIOUS BARRIER SHEET FROM ELEVATION 291.5 TO ELEV 286.5 (MILLER ENVIRONMENTAL CORP. OR APPROVED EQUAL)

INSIDE OF WALL TO HAVE A 10' IMPERVIOUS BARRIER SHEET FROM ELEVATION 291.5 TO ELEV 281.5 (MILLER ENVIRONMENTAL CORP. OR APPROVED EQUAL)

925 AFC R-TANK HD SIZE 2 CHAMBERS (SIZE 2 = 33.9" CHAMBER HEIGHT)
6" STONE BELOW,
24" STONE ALL AROUND
AND 12" STONE COVER
BOTTOM STONE = 287.0
BOTTOM CHAMBER = 287.50
TOP CHAMBER = 290.33
TOP STONE = 291.33

PL.BK.229 PL.NO.732

N

AHMET AKCAY TRUST Bk. 35265, Pg. 307

FUTURE LINE 42.5'

N05°33'50"W

N14°34'50"E

A9 1475 268.0

A8 1474 270.3

P66.1 VP10 END

L/I'A M. SHNAYDER Bk. 18647 - Pg. 446

N/F SHNAYDER Pc. 446

A7 1473 270.2

140.25'

VP9 266.2

"DEBORA J. ANDERSON WETLAND SCIENTIST" WETLAND DELINEATION BY

VP8 266.0

A6 1472 271.0

VP7 265.8

158.04'

S59°53'20"E

VP6 267.0

VP5 265.9

VP4 266.3

VP3 265.9

VP2 265.6

VP1 265.6

1471 A5 273.4

B.V.W.

1470 A4 273.8

N/F AHMET AKCAY TRUST Bk. 35265, Pg. 307

128.21'

N29°24'10"E

1468 A3 271.7

1467 A2 268.6

A1 270.0

S59°53'20"E 103.67'

100' VERNAL POOL BUFFER

100' WETLAND BUFFER

SNOW STORAGE

LOT A
43,560 S.F.
ASSESSING ID: 25-11
ZONE: R1

gwt=282.2

gwt=282.0

gwt=284.9

TP6=2017 291.0

TP2+PT3"=2017 291.4

TP2=2017 293.4

TP8=2019 294.5

TP1=2017 294.8

TP5+PT4"=2019 295.3

TP3=2019 296.3

TP7=2019 294.0

TP4+PT5"=2017 301.5

TP3+PT6"=2017 300.0

123.60'

N/F VOLMATSOS Bk. 25051 - Pg. 31

N09°48'15"E

S80°11'45"E

16(9x18) Spaces

15(9x18) Spaces

24"

LP.

APPROX. AREA

FIRE ACCESS POINTS GRASS PAVER AREAS W/18" CAP CODE SERIES

20' FIRE ROAD

CONC. WALKWAY

VGC

GUEST PARKING

TP11=2021 303.3

STAIR

ELEV.

MECH

3 BR

2 BR

MAIN ENTRY

UNION ENTRY

INTAKE 280.64

S11°28'48"W 280.17'

N/F SHNAYDER Bk. 18647 - Pg. 446

224.72' S11°28'48"W

ACCESS DRIVE

35.7'

FIRE SYSTEM 16K GAL. TANK

LOT B
43,560 S.F.
ASSESSING ID: 25-10
ZONE: R1

284.00'

43.00'

S80°18'10"W

18' SETBACK LINE

178.00'

BIT. DRIVE

BIT. CURB

ETW

WG

W

FIRE TRUCK

APPROX. LOCATION PER GIS

GARAGE # 65

HOUSE # 67D

HOUSE # 67B

EB CB

Prop. 8" C.L.D.I. MAIN

Exist 8" C.I. MAIN

GG GAS MAIN

WATER MAIN

BENCHMARK NAIL SET ON PP ELEV.=301.43 NGVD29 DATUM

BENCHMARK NAIL SET ELEV.=296.03 NGVD29 DATUM

SB-DH/FD

APPLETREE LN.

COUNTY ST. DOVER
WALPOLE

(COUNTY RELOCATION JULY 1925 60' WIDE)

PROPOSED DRAINAGE AREA

30 0 30 60 90

PL.BK.229 PL.NO.732

N

AHMET AKCAY TRUST Bk. 35265, Pg. 307

FUTURE LINE 42.5'

N05°33'50"W

N14°34'50"E

A9 1475 268.0

A8 1474 270.3

P66.1 VP10 END

L/I'A M. SHNAYDER Bk. 18647 - Pg. 446

N/F SHNAYDER Pc. 446

A7 1473 270.2

140.25'

VP9 266.2

"DEBORA J. ANDERSON WETLAND SCIENTIST" WETLAND DELINEATION BY

VP8 266.0

A6 1472 271.0

VP7 265.8

158.04'

S59°53'20"E

VP6 267.0

VP5 265.9

VP4 266.3

VP3 265.9

VP2 265.6

VP1 265.6

1471 A5 273.4

B.V.W.

1470 A4 273.8

N/F AHMET AKCAY TRUST Bk. 35265, Pg. 307

128.21'

N29°24'10"E

1468 A3 271.7

1467 A2 268.6

A1 270.0

S59°53'20"E 103.67'

100' VERNAL POOL BUFFER

100' WETLAND BUFFER

SNOW STORAGE

LOT A
43,560 S.F.
ASSESSING ID: 25-11
ZONE: R1

TP6=2017 291.0

TP2+PT3"=2017 291.4

TP2=2017 293.4

TP8=2019 294.5

TP1=2017 294.8

TP5+PT4"=2019 295.3

TP3=2019 296.3

TP7=2019 294.0

TP4+PT5"=2017 301.5

TP3+PT6"=2017 300.0

123.60'

N/F VOLMATSOS Bk. 25051 - Pg. 31

N09°48'15"E

S80°11'45"E

EXIST CESSPOOL

TP11=2021 303.3

INTAKE 280.64

S11°28'48"W 280.17'

N/F SHNAYDER Bk. 18647 - Pg. 446

224.72' S11°28'48"W

LOT B
43,560 S.F.
ASSESSING ID: 25-10
ZONE: R1

284.00'

43.00'

S80°18'10"W

18' SETBACK LINE

178.00'

BIT. DRIVE

BIT. CURB

ETW

WG

W

APPROX. LOCATION PER GIS

GARAGE # 65

HOUSE # 67D

HOUSE # 67B

EB CB

Exist 8" C.I. MAIN

GG GAS MAIN

WATER MAIN

BENCHMARK NAIL SET ON PP ELEV.=301.43 NGVD29 DATUM

BENCHMARK NAIL SET ELEV.=296.03 NGVD29 DATUM

SB-DH/FD

APPLETREE LN.

COUNTY ST. DOVER
WALPOLE

(COUNTY RELOCATION JULY 1925 60' WIDE)

30 0 30 60 90

Rev. #	Date
1	06/14/21

Designer/Drafter

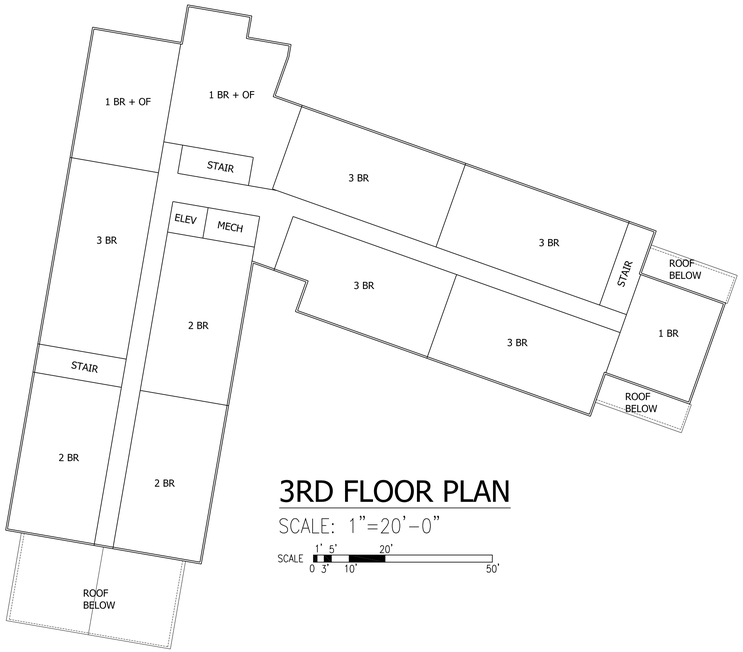
Scale: AS NOTED

Date: 12/18/20

Drawing Description
EXIST & PROPOSED DRAINAGE AREAS
RED ROBIN PASTURES
COUNTY STREET, DOVER, MA

Design & Drafting services performed by:
Signature Designs ARCHITECTURE
73 Bishop Road, Sharon, MA 02067 781 806-0063

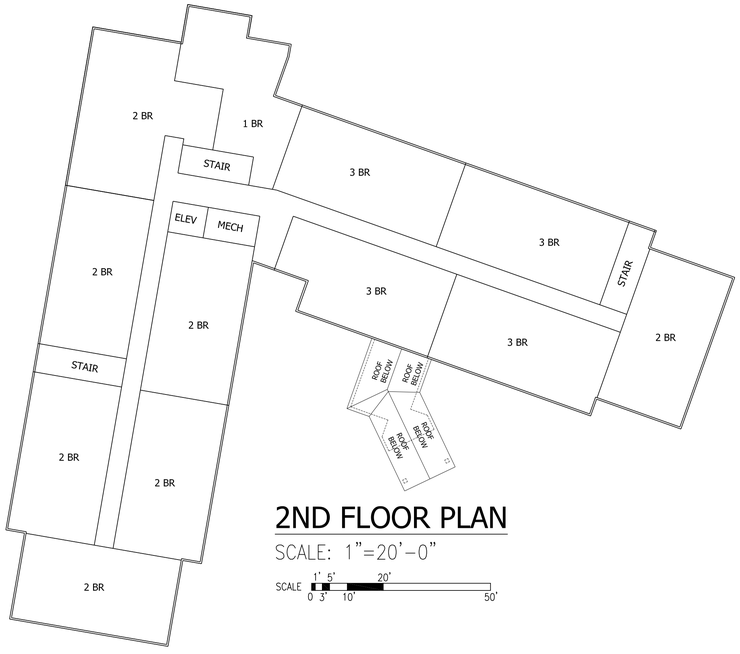
Sheet No.
C8
OF 23



3RD FLOOR PLAN

SCALE: 1"=20'-0"

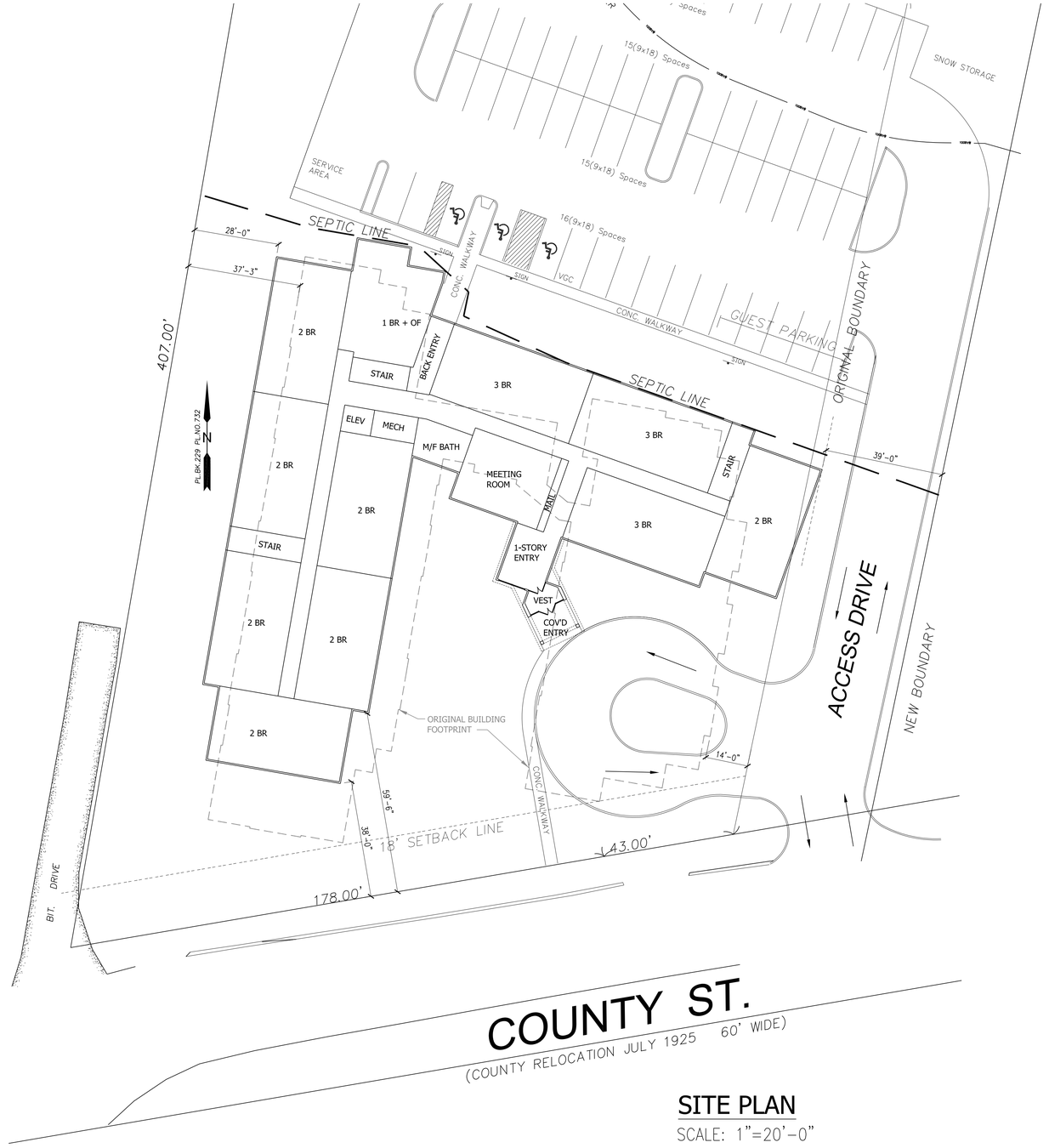
SCALE 1' 5' 20' / 0 3' 10' 50'



2ND FLOOR PLAN

SCALE: 1"=20'-0"

SCALE 1' 5' 20' / 0 3' 10' 50'



SITE PLAN

SCALE: 1"=20'-0"

SCALE 1' 5' 20' / 0 3' 10' 50'

ORIGINAL PROPOSAL
UNIT TYPE BEDROOM QTY (IDENTICAL FLOOR PLANS)

1-BR (9 QTY)	BDRM QTY = 9
2-BR (24 QTY)	BDRM QTY = 48
3-BR (6 QTY)	BDRM QTY = 18

TOTAL BEDROOMS = 75 TOTAL UNITS = 39

NEW PROPOSAL
UNIT & BEDROOM INFO BY FLOOR

1ST FLOOR 1-BR (1 QTY), 2-BR (7 QTY), 3-BR (3 QTY)
2ND FLOOR 1-BR (1 QTY), 2-BR (7 QTY), 3-BR (4 QTY)
3RD FLOOR 1-BR (3 QTY), 2-BR (3 QTY), 3-BR (5 QTY)

1-BR (5 QTY), 2-BR (17 QTY), 3-BR (12 QTY)

TOTAL BEDROOMS = 75 TOTAL UNITS = 34

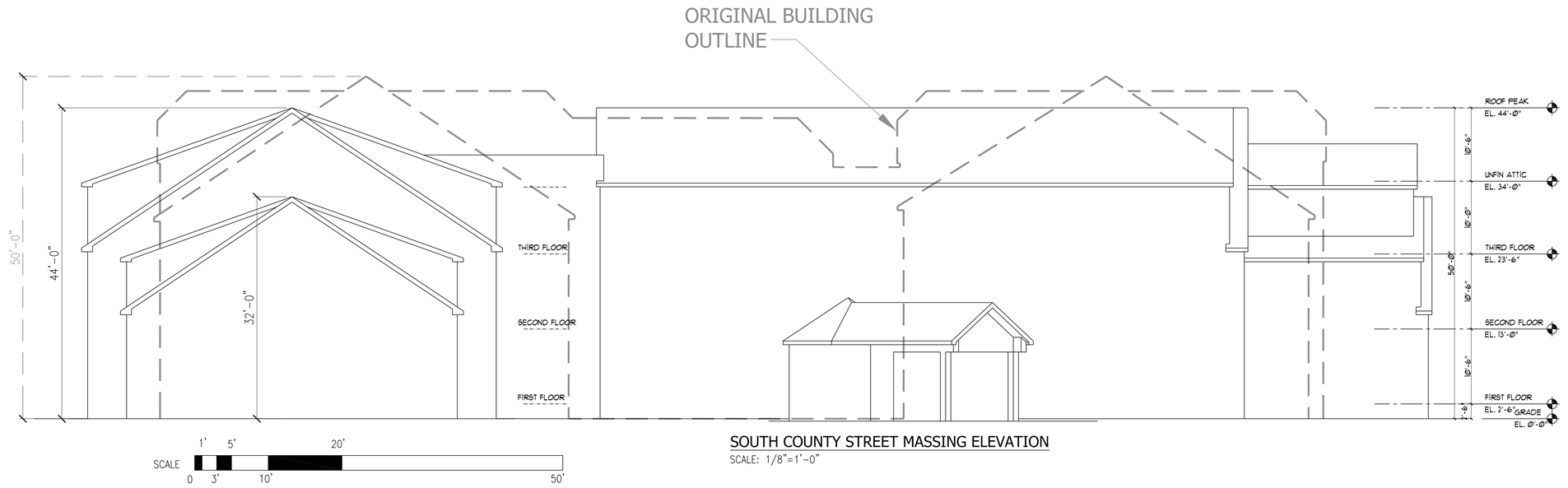
Rev. #	Date

Designer/Drafter: HJB
Scale: AS NOTED
Date: 06/14/21

Drawing Description:
SITE & UPPER FLOOR PLANS
RED ROBIN PASTURES
COUNTY STREET, DOVER, MA

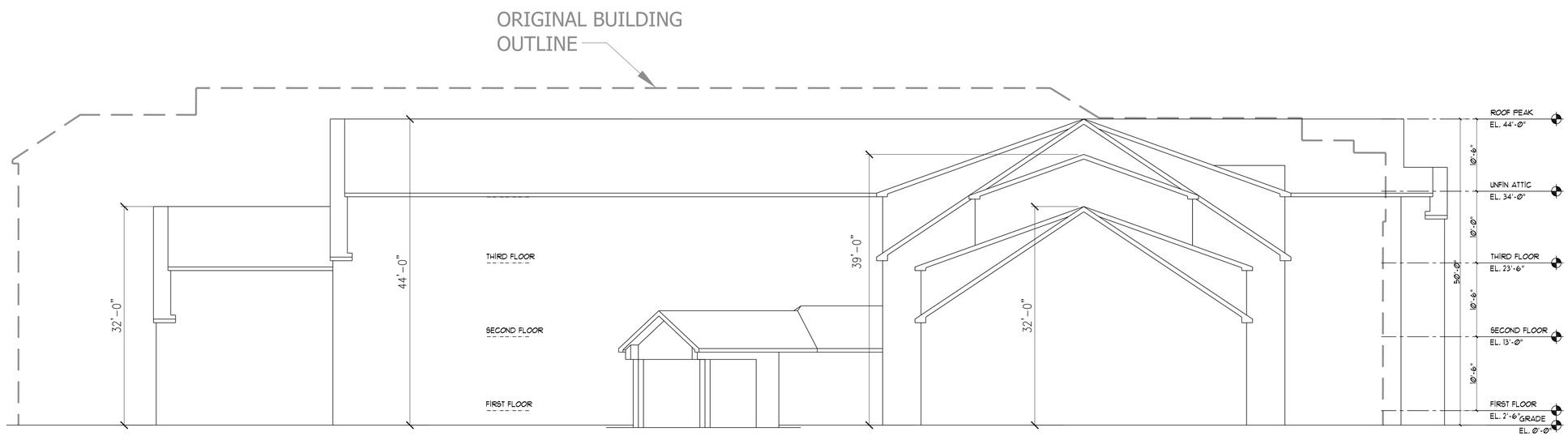
Design & Drafting services performed by:
Signature Designs
ARCHITECTURE
73 Bishop Road, Sharon, MA 02067 781 806-0063

Sheet No.
A1.1
OF 23



SOUTH COUNTY STREET MASSING ELEVATION

SCALE: 1/8"=1'-0"



EAST / ACCESS DRIVE MASSING ELEVATION

SCALE: 1/8"=1'-0"

Date

Rev. #

Designer/Drafter
HJB

Scale
AS NOTED

Date
06/14/21

Drawing Description
MASSING ELEVATIONS
RED ROBIN PASTURES
COUNTY STREET, DOVER, MA

Design & Drafting services performed by:
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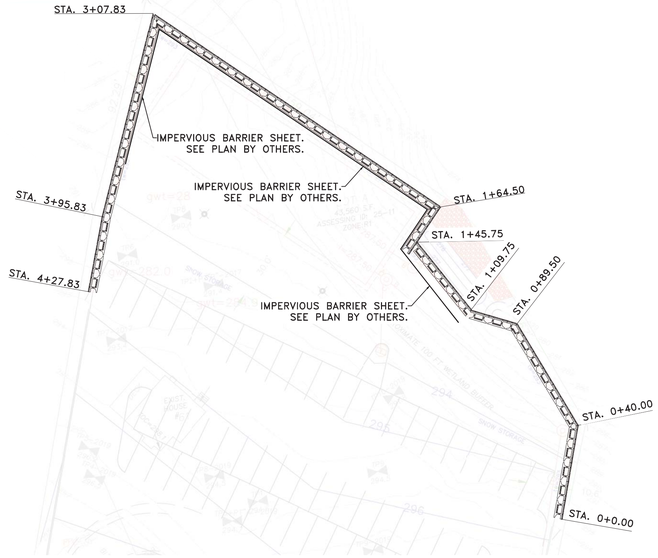
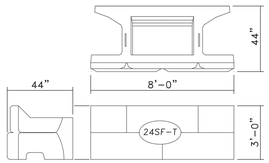
ARCHITECTURE
73 Bishop Road, Sharon, MA 02067 781 806-0063

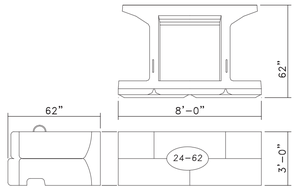
Sheet No.
A5.1
OF 23



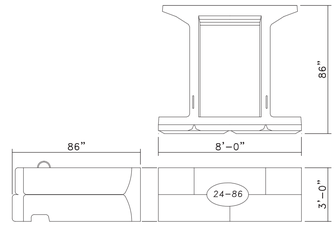
PLAN VIEW
1" = 30'-0"



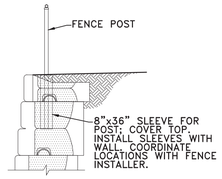
24SF TOP BLOCK
¼" = 1'-0"



24-62 BLOCK
¼" = 1'-0"



24-86 BLOCK
¼" = 1'-0"



FENCE SLEEVE TYPICAL
¼" = 1'-0"

GENERAL NOTES

THIS DESIGN HAS BEEN PREPARED IN ACCORDANCE WITH THE NATIONAL CONCRETE MASONRY ASSOCIATION DESIGN MANUAL FOR SEGMENTAL RETAINING WALLS (SRW), SECOND EDITION.

VERIFY EXISTING AND PROPOSED SITE GRADING PRIOR TO COMMENCING CONSTRUCTION.

BASE PLAIN TAKEN FROM "PROPOSED CONDITIONS PLAN" DATED 09/12/20 PREPARED BY OTHERS.

THE LOCATION OF EXISTING OR PROPOSED UTILITIES MUST BE VERIFIED PRIOR TO CONSTRUCTION. NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF EXISTING OR PROPOSED UTILITIES INTERFERE WITH THE INSTALLATION OF ANY PORTION OF RETAINING WALL.

PROVIDE FIELD CONTROL OF ALL REINFORCED BACKFILL IN ACCORDANCE WITH SECTION 1804.3.3 OF THE MASSACHUSETTS STATE BUILDING CODE.

INSTALLATION NOTES:

EVALUATE ALL SLOPES IN THE FIELD BY A COMPETENT PERSON PER OSHA REQUIREMENTS. PREVENT DISTURBANCE OF ALL EXPOSED SLOPES AND BENCHES. COVER EXPOSED SLOPES WITH TAUPAULINS OR OTHER SIMILAR COVERINGS TO PREVENT EROSION OR WEATHERINGS.

EXCAVATE AND LEVEL THE SUBGRADE OF WALL AND REINFORCED OR INFILL SOIL ZONE. VERIFY THE CAPACITY OF THE SUBGRADE TO SUPPORT THE WALL. PREPARE SUBGRADE AT WALL AS NEEDED TO CONFORM WITH THE MINIMUM SUBGRADE DESIGN REQUIREMENTS.

INSTALL COMPACTED BASE. BASE MUST EXTEND 6-INCHES (MIN.) IN FRONT, 6-INCHES (MIN) BEHIND, AND 12-INCHES (MIN) BELOW THE FIRST COURSE OF UNITS.

SEE WALL SECTIONS FOR MINIMUM EMBEDMENT REQUIREMENTS. JOINTS BETWEEN ADJACENT UNITS SHOULD ALIGN WITH THE MIDDLE OF THE UNIT ABOVE TO CREATE A RUNNING BOND.

PLACE SEGMENTAL CONCRETE BLOCK UNITS TO THE LIMITS SHOWN ON THIS DRAWING AND IN ACCORDANCE WITH NOTES. INFILL SOIL WITHIN THE REINFORCED ZONE MUST MEET THE GRADATION REQUIREMENTS CONTAINED ON THIS DRAWING. COMPACT ALL INFILL SOIL WITHIN THE REINFORCED ZONE TO AT LEAST 95% DENSITY AS DETERMINED BY ASTM D1557

CONSTRUCT WALL WITH 2 INCH SET BACK PER 3'-0" COURSE IN SECTIONS SHOWN ON THESE DRAWINGS. .

CONCRETE:

ALL CONCRETE WORK SHALL CONFORM TO THE LATEST EDITION OF THE ACI BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318) AND THE COMMONWEALTH OF MASSACHUSETTS STATE BUILDING CODE. IN CASE OF CONFLICT, THE STATE BUILDING CODE SHALL GOVERN.

ALL CONCRETE SHALL BE CONTROLLED CONCRETE, MIXED AND PLACED UNDER THE SUPERVISION OF AN APPROVED CONCRETE TESTING AGENCY.

CONCRETE SHALL BE NORMAL WEIGHT CONCRETE WITH SAND AND GRAVEL AGGREGATE, TYPE I OR TYPE II PORTLAND CEMENT HAVING A MINIMUM COMPRESSIVE STRENGTH (f'c) IN 28 DAYS OF 4000 PSI.

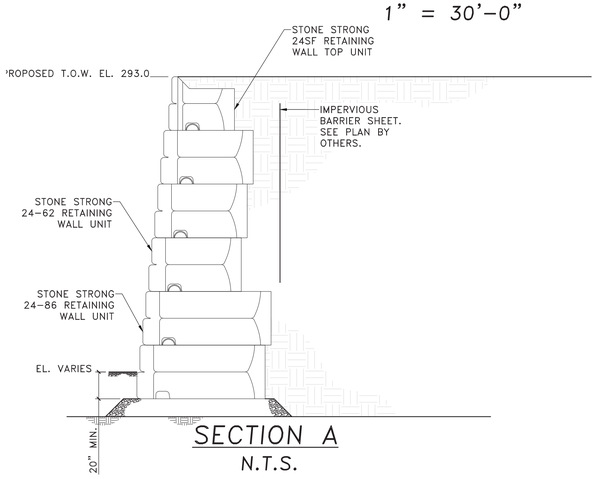
ALL CONCRETE SHALL BE AIR ENTRAINED 6% (±1%).

CONCRETE CAST ON SLOPED SURFACES SHALL BEGIN AT THE LOWEST ELEVATION AND CONTINUE MONOLITHICALLY TOWARD THE HIGHER ELEVATIONS UNTIL THE INTENDED POUR IS COMPLETED.

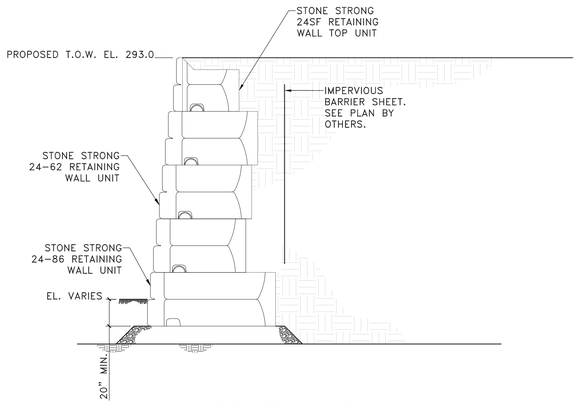
REINFORCING:

ALL CONCRETE REINFORCING BARS SHALL CONFORM TO ASTM A615, GRADE 60 EXCEPT WHERE NOTED. ALL REINFORCING BARS TO BE WELDED SHALL SHALL CONFORM TO ASTM A706. REINFORCING BARS MAY NOT BE WELDED WITHOUT PRIOR APPROVAL OF THE STRUCTURAL ENGINEER.

DETAILING OF CONCRETE REINFORCEMENT AND ACCESSORIES SHALL BE IN ACCORDANCE WITH ACI 315 – "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES," LATEST EDITION.



SECTION A
N.T.S.



SECTION B
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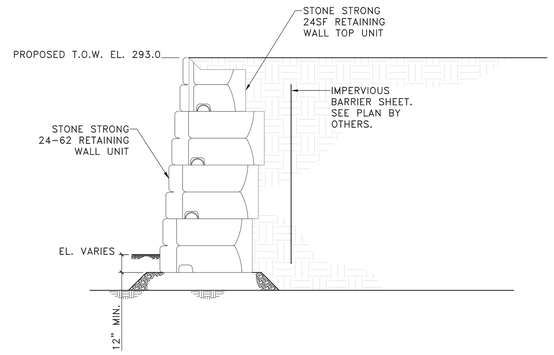

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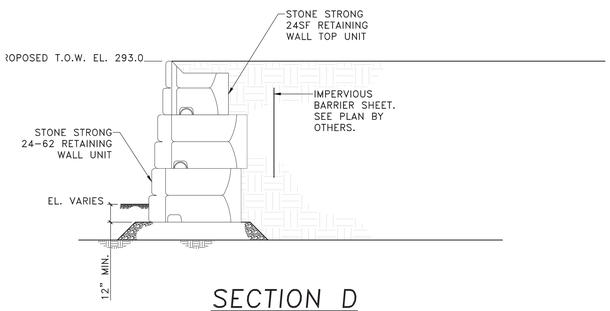

SECTION D
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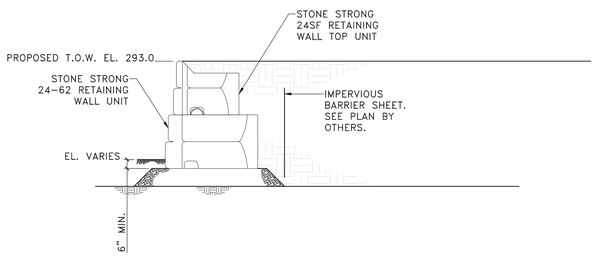

SECTION E
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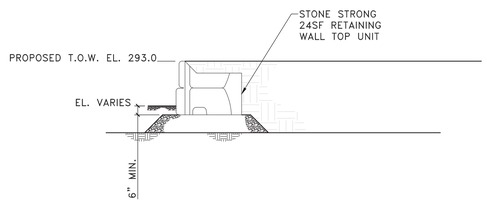


SECTION F
N.T.S.

Geotechnical Consultants, Inc.
201 Boston Post Road West
Marlborough, MA 01752
(508)229-0900 FAX (508)229-2279

COMMONWEALTH OF MASSACHUSETTS
RICHARD J. PIZZI
No. 52644
REGISTERED PROFESSIONAL ENGINEER

No.	Revision	Date
0	Issue	12-24-2020

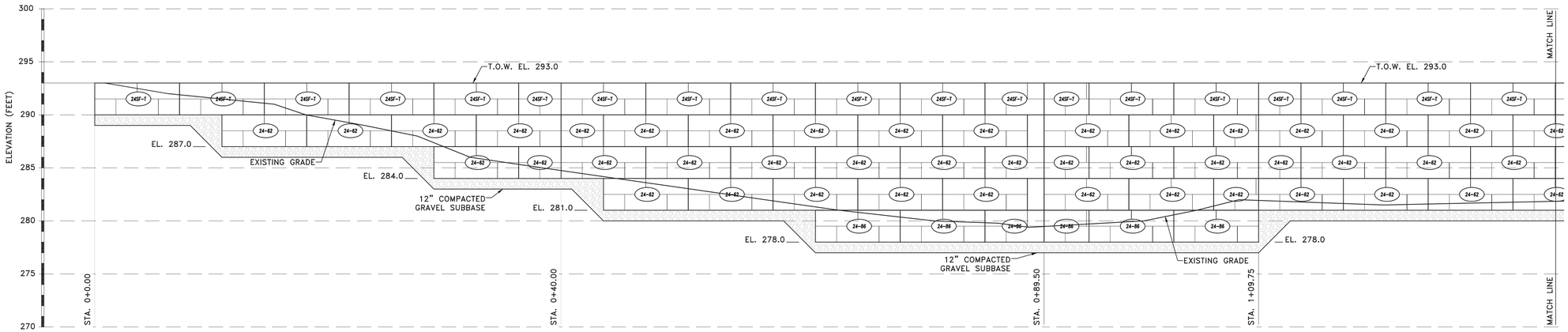
RETAINING WALL SECTIONS AND ELEVATIONS
63 County Road
Dover, Massachusetts

THESE CADD DOCUMENTS ARE RECORDED ON, OR CAN BE TRANSMITTED AS, ELECTRONIC MEDIA. THEY THEREFORE MAYBE SUBJECT TO UNDETECTABLE ALTERATION OR ERASURE, EITHER INTENTIONAL OR UNINTENTIONAL, DUE TO, AMONG OTHER CAUSES: TRANSMISSION, CONVERSION, MEDIA DEGRADATION, SOFTWARE ERROR, OR HUMAN ALTERATION. ACCORDINGLY, GEOTECHNICAL CONSULTANTS, INC., SHALL NOT BE HELD LIABLE FOR ANY CLAIMS, LOSSES, DAMAGES, OR COST ARISING OUT OF ANY SUCH ALTERATION OR UNAUTHORIZED RE-USE OR MODIFICATION OF THESE CADD DOCUMENTS. GEOTECHNICAL CONSULTANTS, INC. WILL BE ENTITLED TO FURTHER COMPENSATION FOR ANY FUTURE USE OF THE INFORMATION REPRESENTED ON THIS DOCUMENT BEYOND ITS IMMEDIATE PURPOSE.

GCI # 2204961

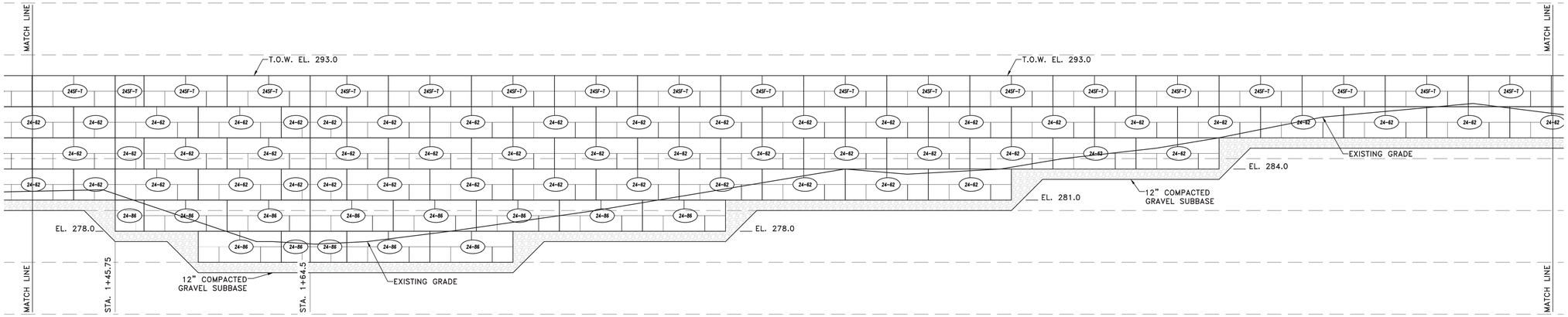
Date:	Drawn By:
24 DEC 2020	JF
Scale:	**Checked By:**
AS NOTED	RP

Sheet No.
RW1



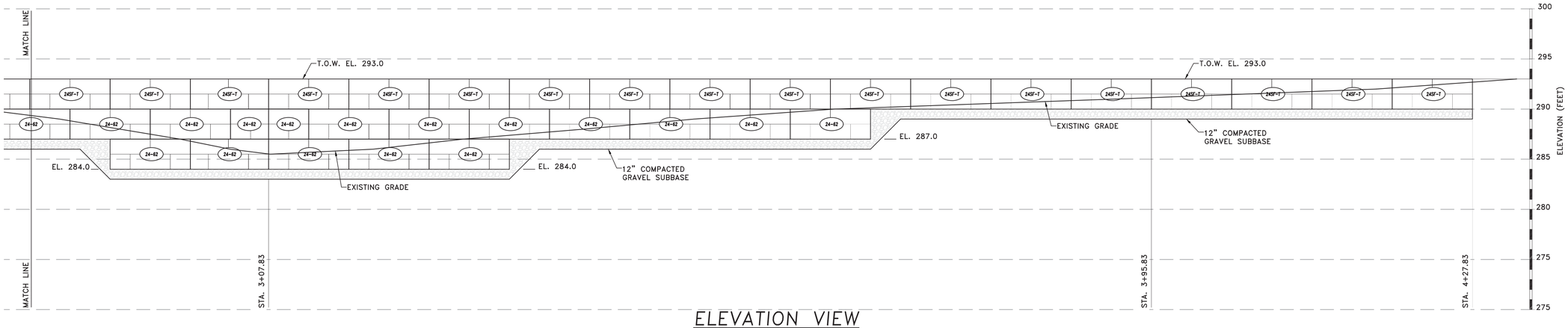
ELEVATION VIEW

3/16" = 1'-0"



ELEVATION VIEW

3/16" = 1'-0"



ELEVATION VIEW

3/16" = 1'-0"

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Marlborough, MA 01752
(508)229-0900 FAX (508)229-2279

COMMONWEALTH OF MASSACHUSETTS
RICHARD PIZZI
32644
REGISTERED PROFESSIONAL ENGINEER

No.	Revision	Date
0	Issue	12-24-2020

RETAINING WALL SECTIONS AND ELEVATIONS

63 County Road
Dover, Massachusetts

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GCI # 2204961

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24 DEC 2020	JF
Scale:	Checked By:
AS NOTED	RP

Sheet No.

RW2