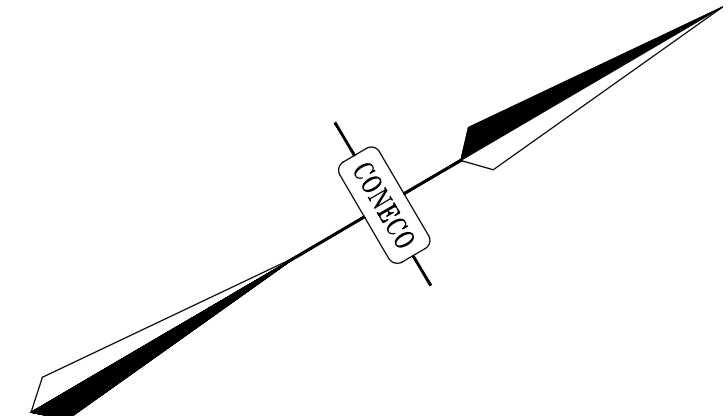


NOTES:
 1. ALL CURB RADII ARE 5 FEET UNLESS OTHERWISE NOTED.
 2. ALL LANDSCAPING AT THE SITE'S DRIVEWAY ENTRANCE SHALL NOT EXCEED 3' IN HEIGHT AND SHOULD BE SET BACK FROM PLEASANT STREET EDGE OF ROAD TO THE GREATEST EXTENT PRACTICABLE TO AVOID OBSTRUCTION OF SIGHT LINES.



SITE DEVELOPMENT TABLES		
TOTAL SITE AREA: 121,579 S.F. (2.79± ACRES)		

ZONING TABLE		
ZONE: GENERAL RESIDENCE		
USES: RESIDENTIAL		
	REQUIRED	PROVIDED
LOTS		
MIN. AREA	15,000 S.F.	121,579 S.F.
MIN. FRONTAGE	100 FT	110 FT
BUILDINGS		
MAX. BUILDING LOT COVERAGE	30%	13%
MAX. IMPERVIOUS LOT COVERAGE	50%	47%
MIN. USABLE OPEN SPACE	40%	40%
MIN. FRONT YARD	30 FT	197.4 FT
MIN. SIDE YARD	10 FT	20.0 FT
MIN. REAR YARD	30 FT	16.6 FT
MAX. BUILDING HEIGHT	35 FT	35 FT

PARKING SUMMARY	
REQUIRED	
RESIDENTIAL UNITS:	
2.0 SPACES PER DWELLING UNIT	
2.0 SPACES X 24 UNITS = 48 SPACES	
PROPOSED	
PROPOSED PARKING SPACES DIMENSIONS: 10'x18.5'	
52 STANDARD SPACES PROPOSED	
3 ACCESSIBLE SPACES PROPOSED	
TOTAL PROPOSED SPACES = 55 (55/24=2.29 SPACES PER UNIT)	

DRAFT

REVISIONS				
NO.	DATE	DESCRIPTION	DR/CK	BTM/DJD
1	11/17/23	PER REVIEW COMMENTS		
2	1/2/24	PER REVIEW COMMENTS		
3	3/19/24	ROADWAY LAYOUT MODIFICATION		

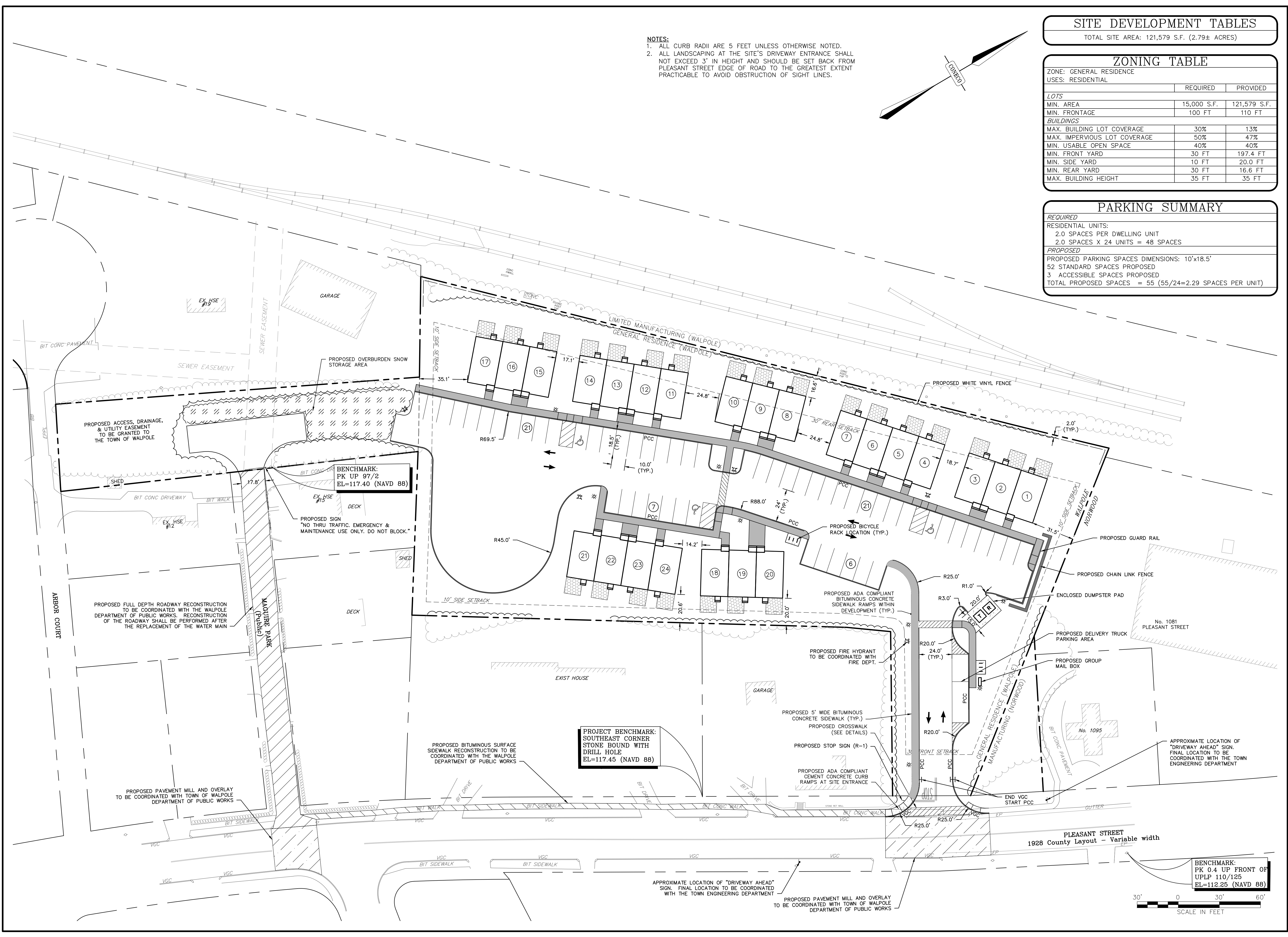
PREPARED FOR:
 NEPONSET VILLAGE LLC
 4 FIRST STREET
 BRIDGEWATER, MASSACHUSETTS 02324

PROJECT:
 NEPONSET VILLAGE
 5 PLEASANT STREET
 WALPOLE, MASSACHUSETTS 02081

PLAN SET:
 COMPREHENSIVE PERMIT PLANS

CONECO
 Engineers & Scientists
 PHONE: 800-548-3355 WEBSITE: www.coneco.com

DATE	9/12/2023
DESIGNED: BTM	CHECKED: DJD
DRAFTED: BTM	IN CHARGE: DJD
SCALE:	1" = 30'
PROJECT NO.	10365.0
SHEET NO.	6

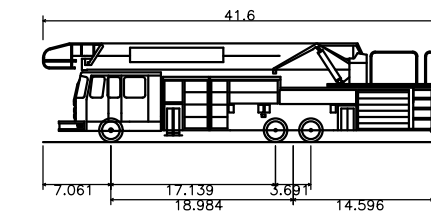


PROJECT BENCHMARK:
 SOUTHEAST CORNER
 STONE BOUND WITH
 DRILL HOLE
 EL=117.45 (NAVD 88)

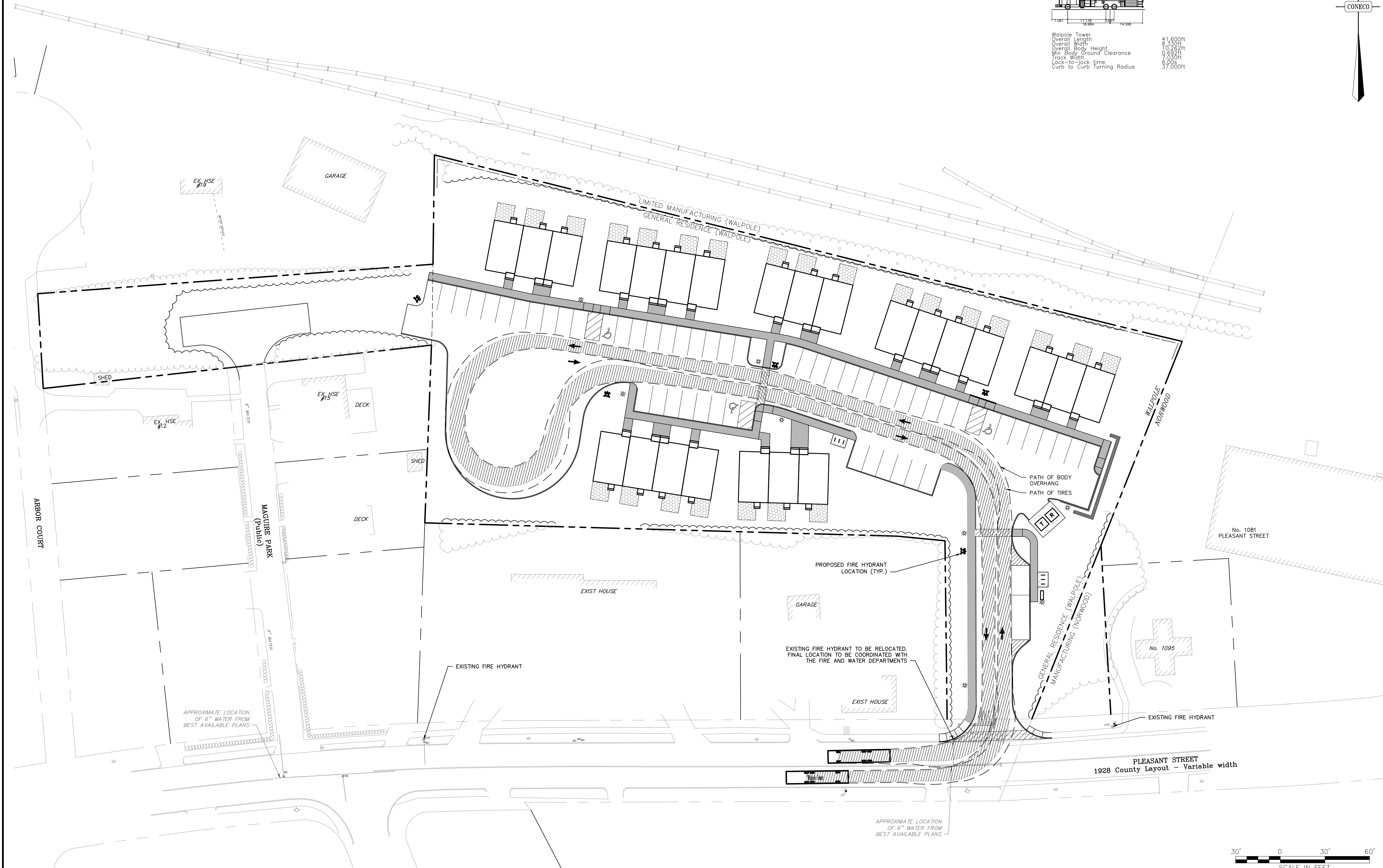
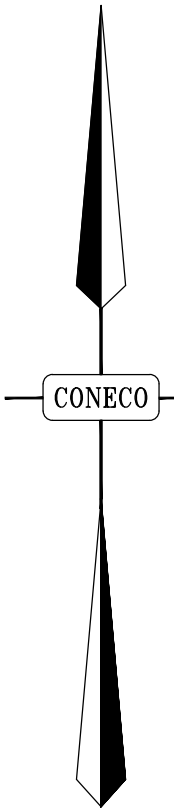
BENCHMARK:
 PK UP 97/2
 EL=117.40 (NAVD 88)

BENCHMARK:
 PK 0.4 UP FRONT OF
 UPLP 110/125
 EL=112.25 (NAVD 88)

DRAFT



Walpole Tower
 Overall Length 41.600ft
 Overall Width 8.530ft
 Overall Body Height 10.262ft
 Min. Body Ground Clearance 7.030ft
 Track Width 6.000ft
 Lock-to-lock time 37.000ft
 Curb to Curb turning Radius



REVISIONS	
NO.	DESCRIPTION
1	DR/CK
2	BTM/DJD
3	D/D/MSD

PREPARED FOR:
 NEPONSET VILLAGE LLC
 4 FIRST STREET
 BRIDGEWATER, MASSACHUSETTS 02324

PROJECT:
 NEPONSET VILLAGE
 5 PLEASANT STREET
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DATE	9/12/2023
DESIGNED: BTM	CHECKED: DJD
DRAFTED: BTM	IN CHARGE: DJD
SCALE:	1" = 30'
PROJECT NO.	10365.0

SHEET NO. **9**

