

LEGEND

- ⊕ EXISTING UTILITY POLE
- ⊕ EXISTING HYDRANT
- HYD EXISTING WATER LINE
- 188 EXISTING CONTOUR LINE
- 186 PROPOSED CONTOUR LINE
- ⊕ PROPOSED CATCH BASIN
- ⊕ PROPOSED DRAIN MANHOLE
- D PROPOSED DRAIN LINE
- W PROPOSED WATER LINE
- WS PROPOSED WATER SERVICE
- SS PROPOSED SEWER SERVICE
- PROPOSED SLOPED GRANITE CURB
- PROPOSED VERTICAL GRANITE CURB
- ⊕ PROPOSED HYDRANT
- HC PROPOSED HANDICAP RAMP
- GLM 12-2 WETLAND DELINEATION FLAG
- ⊕ DEEP HOLE TEST PIT
- ⊕ SOIL BORING
- ⊕ PROPOSED STREET TREE
- CS PROPOSED CURB STOP

NOTES:

- THIS PLAN IS THE RESULT OF AN ON-THE-GROUND SURVEY CONDUCTED BY GLM ENGINEERING CONSULTANTS, INC. THE UTILITY LOCATIONS DEPICTED ON THIS PLAN ARE BASED ON FIELD OBSERVATIONS MADE BY GLM ENGINEERING CONSULTANTS, INC. DIGSAFE PAINT-INDICATORS AND/OR RECORD PLAN LOCATIONS. GLM ENGINEERING CONSULTANTS, INC., DOES NOT WARRANT THAT ALL UTILITIES ARE SHOWN OR THAT UTILITIES THAT ARE DEPICTED ARE SHOWN IN THE CORRECT LOCATION OR WITH THE PROPER MATERIAL DESIGNATION. GLM ENGINEERING CONSULTANTS, INC. DOES NOT WARRANT OR PROVIDE AN EXPRESS OR IMPLIED WARRANTY THAT ALL SUBSURFACE IMPROVEMENTS ARE SHOWN CORRECTLY, INCLUDING BUT NOT LIMITED TO UTILITIES, UNDERGROUND VAULTS, TANKS OR CHAMBERS, DUCT BANKS AND/OR OTHER MAN-MADE UNDERGROUND IMPROVEMENTS. GLM ENGINEERING CONSULTANTS, INC. DOES NOT WARRANT THE LOCATION NOR CHARACTER OR SURFACE IMPROVEMENTS, THE OBSERVATION OF WHICH WAS OBTAINED AT THE TIME OF THE SURVEY.
- THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE PROPERTY LIES WITHIN ZONE "X" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS MAP NUMBER 25021C0167E, EFFECTIVE DATE 07/17/2012.
- THE WETLAND DELINEATION WAS PERFORMED ON OCTOBER 24 & 25, 2018, BY ECOTEC, INC. AND FIELD LOCATION WAS PERFORMED BY GLM ENGINEERING CONS. INC.
- ELEVATIONS ON THIS PLAN REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

ASSESSOR'S REFERENCE:
MAP 11, PARCEL 49
MAP 12, PARCEL 84

DEED REFERENCE:
NORFOLK COUNTY REGISTRY OF DEEDS
LCC 197217

OWNER OF RECORD:
HIGH OAKS LLC

ZONING CLASSIFICATION:
RURAL RESIDENTIAL (R)
AREA: 40,000 S.F.
FRONTAGE: 200 Feet
SETBACKS:
FRONT: 30'
SIDE: 25'
REAR: 30'

APPROVED BY THE
WALPOLE PLANNING BOARD:

John G. Paige
John O'Leary
Paul Butts

DATE APPROVED: _____
DATE ENDORSED: 5/10/23

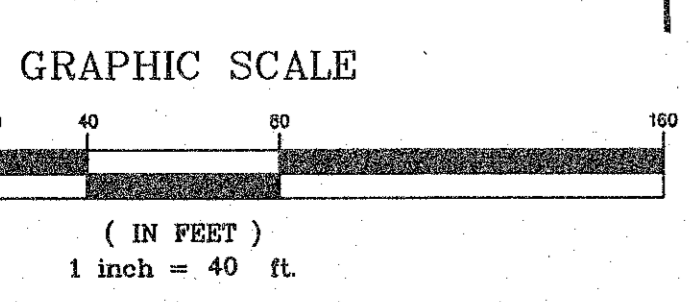
N/F
PAIGE STOWERS
39 DELANEY DRIVE

I TOWN CLERK OF THE TOWN OF WALPOLE RECEIVED FROM THE PLANNING BOARD APPROVAL OF THIS PLAN AND NO APPEAL HAS BEEN TAKEN FOR TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF SAME.

Sharon Apple 5/16/23
TOWN CLERK DATE

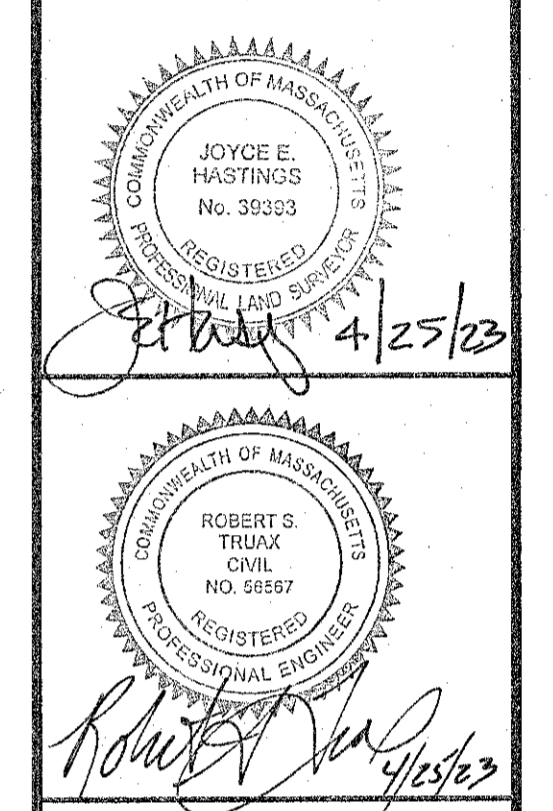
APPROVAL 2-16-23 SUBJECT TO A COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY HIGH OAKS LLC DATED 5-10-23 AND TO BE (RECORDED) (REGISTERED) HEREWITH.

GRADING, DRAINAGE & UTILITIES



REVISIONS

No.	DATE	DESCRIPTION
1	9/21/2022	ENG. REVIEW COMMENTS
2	11/26/2022	ENGLPLG BRD REVIEW COMMENTS
3	12/29/2022	ENGLCON COM REVIEW COMMENTS
4	04/25/2023	PLANNING BOARD DECISION



DEFINITIVE SUBDIVISION PLAN
"NORTHWOODS ESTATES IV"
A SINGLE FAMILY RESIDENTIAL SUBDIVISION
WALPOLE, MASSACHUSETTS

OWNER & APPLICANT:
HIGH OAKS LLC
82 NORTH AVENUE
ATTLEBORO, MA 02703

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

JOB No.	16,238
DATE:	April 20, 2022
SCALE:	1"=40'
SHEET:	7 of 20
PLAN #:	27,570