

**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., DISINFESTANT 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).

**LEGEND**

	EXISTING UTILITY POLE
	EXISTING HYDRANT
	EXISTING WATER LINE
	EXISTING CONTOUR LINE
	PROPOSED CONTOUR LINE
	PROPOSED CATCH BASIN
	PROPOSED DRAIN MANHOLE
	PROPOSED DRAIN LINE
	PROPOSED WATER LINE
	PROPOSED WATER SERVICE
	PROPOSED SEWER SERVICE
	PROPOSED SLOPED GRANITE CURB
	PROPOSED VERTICAL GRANITE CURB
	PROPOSED HYDRANT
	PROPOSED HANDICAP RAMP
	WETLAND DELINEATION FLAG
	DEEP HOLE TEST PIT
	SOIL BORING
	PROPOSED STREET TREE
	PROPOSED CURB STOP

**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'

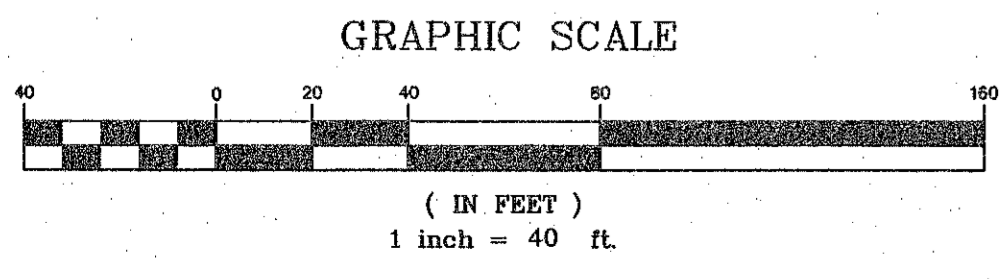
APPROVED BY THE WALKPOLE PLANNING BOARD:

*[Signature]*  
 DATE APPROVED: \_\_\_\_\_  
 DATE ENDORSED: 5/10/23

I TOWN CLERK OF THE TOWN OF WALKPOLE 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.

*[Signature]* 5/16/2023  
 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.



**REVISIONS**

No.	DATE	DESCRIPTION
1	9/21/2022	ENG REVIEW COMMENTS
2	11/28/2022	ENGLG BRD REVIEW COMMENTS
3	12/29/2022	ENGLCON COM REVIEW COMMENTS
4	04/25/2023	PLANNING BOARD DECISION

JOYCE S. HASTING  
 No. 25507  
 4/25/23

ROBERT S. TRUAX  
 CIVIL  
 No. 55507  
 4/25/23

**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: 8 of 20  
 PLAN #: 27,570