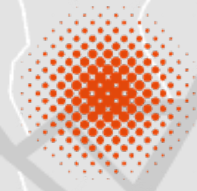


# 1015 EAST STREET

WALPOLE, MA



UPDATED DEVELOPMENT PROGRAM  
AUGUST 24, 2023

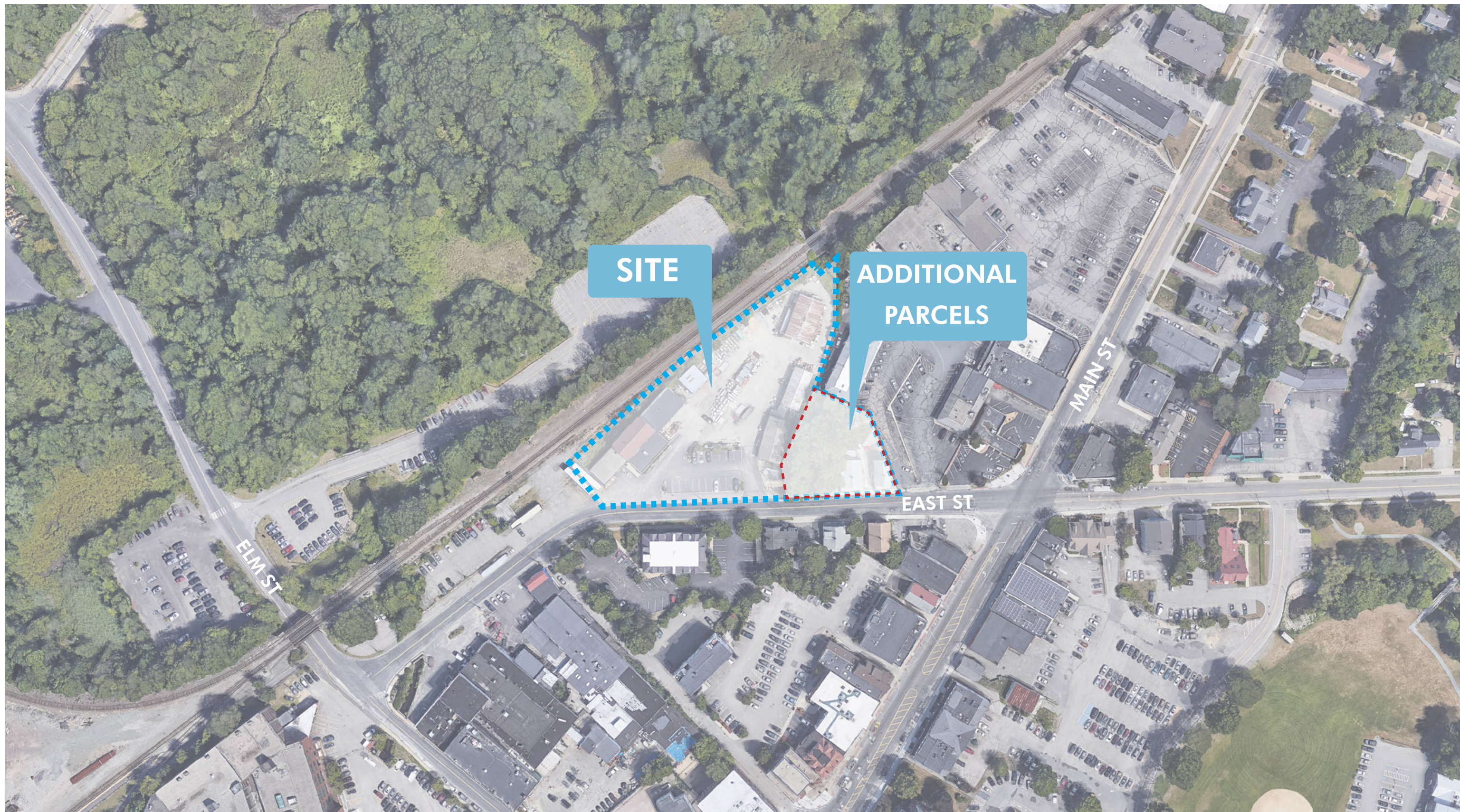
EMBARC

# PROJECT TEAM

SILVERSTRAND HOLDINGS KIG REAL ESTATE INVESTORS	OWNER
EMBARC BOHLER	ARCHITECT CIVIL ENGINEER
VANASSE & ASSOCIATES, INC. BOHLER ENGINEERING	TRAFFIC CONSULTANT LANDSCAPE ARCHITECT
THE H.L. TURNER GROUP INC EBI CONSULTING	HYDROLOGIST ENVIRONMENTAL CONSULTANT









### ZONING ANALYSIS TABLE

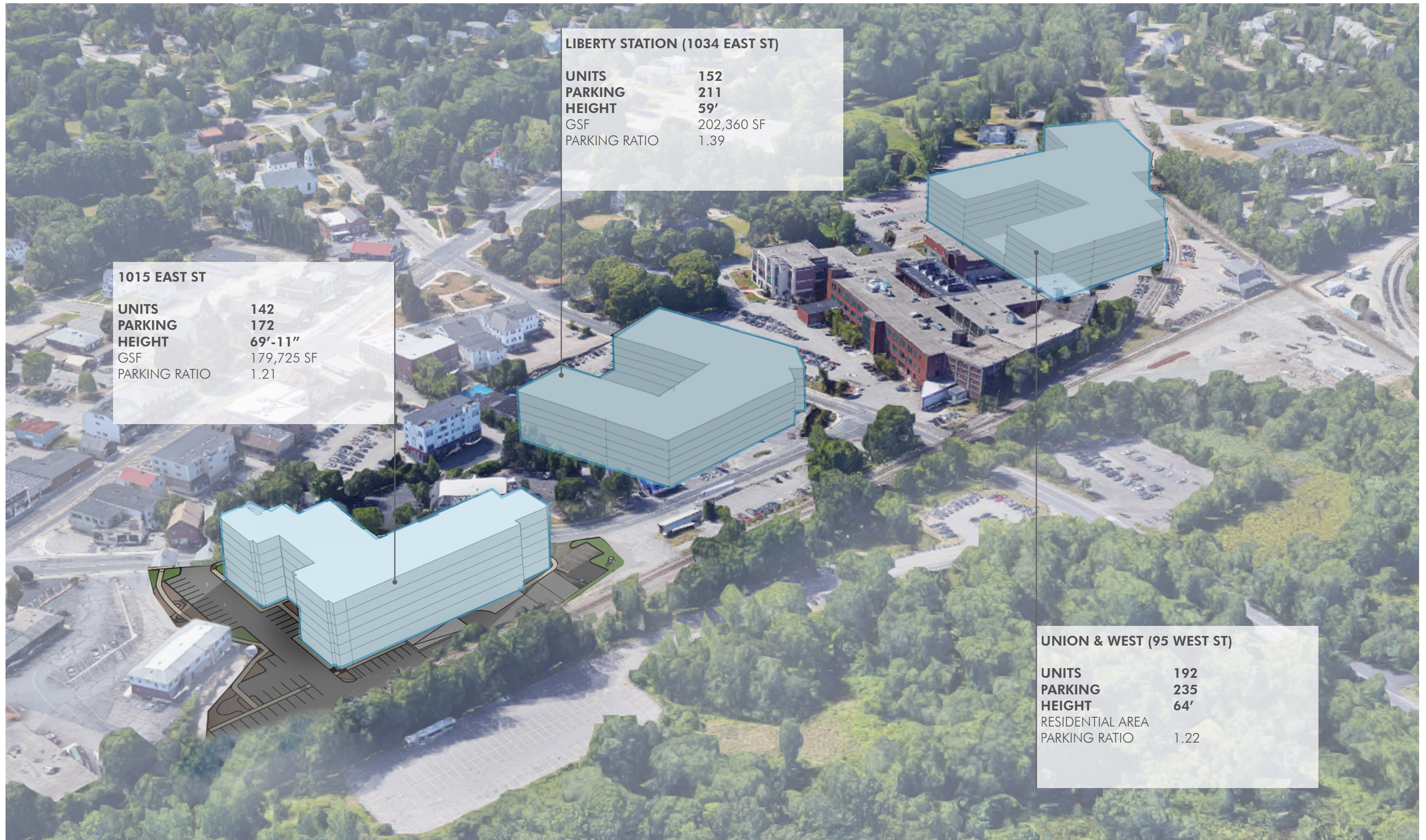
ZONING DISTRICT	CENTRAL BUSINESS DISTRICT		
OVERLAY DISTRICT	N/A		
REQUIRED PERMIT	408 COMPREHENSIVE PERMIT FROM ZBA		
ZONE CRITERIA	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	5,000 SF	83,270 SF ±	NO CHANGE
MIN. LOT WIDTH	N/A	-	NO CHANGE
MAX. BLDG COVERAGE	90%	20.7%	29.7%
MIN. FRONT SETBACK	0' MIN. / 25' MAX.	0'	6' ± MIN. / 75.7' ± MAX.
MIN. SIDE SETBACK	0'	0' ±	36.7' ±
MIN. REAR SETBACK	10'	0.4' ±	52.0' ±
MAX. BUILDING HEIGHT	52'	< 52'	89'-11" (3)
MAX. IMPER COVERAGE	100%	81.9%	90.6%
PARKING SPACES (1)	298	21	171 (2)
ACCESS PARKING SPACES	7	0	6 (4)
DRIVEWAY AISLE CRITERIA	26' WIDE (90° PARKING ANGLE)	-	TWO WAY: 24' WIDE (90°) ONE WAY: 20' WIDE (90°)
PARKING STALL CRITERIA	9' WIDE, 18' LONG (90° PARKING ANGLE)	-	STANDARD: 9'W x 18'L (90°) COMPACT: 8'W x 18'L (90°) ACCESSIBLE: 9'W x 18'L (90°)
PARKING SPACE CRITERIA	USE CATEGORY: PARKING CODE 1 REQUIRED PARKING: TWO (2) PARKING SPACES FOR EACH UNIT ON PREMISES CALCULATION: 148 UNITS X 2 SPACES/UNIT = 296 SPACES REQUIRED		
MA ACCESSIBLE PARKING CRITERIA	1-25 SPACES = 1 MIN. ACCESSIBLE SPACE 26-50 SPACES = 2 MIN. ACCESSIBLE SPACES 51-75 SPACES = 3 MIN. ACCESSIBLE SPACES 76-100 SPACES = 4 MIN. ACCESSIBLE SPACES 101-150 SPACES = 5 MIN. ACCESSIBLE SPACES 151-200 SPACES = 6 MIN. ACCESSIBLE SPACES 201-300 SPACES = 7 MIN. ACCESSIBLE SPACES 301-400 SPACES = 8 MIN. ACCESSIBLE SPACES	401-500 SPACES = 9 MIN. ACCESSIBLE SPACES 501-1,000 SPACES = MIN. 2% OF TOTAL 1001+ SPACES = MIN. 2% + 1 FOR EACH 100 SPACES OVER 1,000	1 ACCESSIBLE VAN SPACE PER 6 STANDARD ACCESSIBLE SPACES (MIN.)

- (1) PARKING CODE 1 APPLIED TO USE AS DWELLING FOR OCCUPANCY OF (2) OR MORE FAMILIES.
- (2) INCLUDES 112 SURFACE PARKING SPACES AND 59 GARAGE PARKING SPACES.
- (3) AVERAGE GRADE AROUND BUILDING DETERMINED TO BE 140.2' BUILDING HEIGHT IS 68.17' MEASURED FROM FIRST FLOOR (ELEV. 142.00) TO TOP OF BUILDING (ELEV. 210.16).
- (4) 6 ACCESSIBLE SPACES PROVIDED TO MEET MA CRITERIA FOR 171 TOTAL PROPOSED PARKING SPACES. INCLUDES 4 ACCESSIBLE SURFACE PARKING SPACES AND 2 ACCESSIBLE GARAGE PARKING SPACES.

### PLANT SCHEDULE

QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
4	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	3" CAL.	86B
4	GLEDITSIA TRIACANTHOS 'NERIS DRAVES'	STREET KEEPER HONEY LOCUST	2.5" CAL.	86B
3	QUERCUS PALUSTRIS	PIN OAK	2" CAL.	86B
1	QUERCUS PALUSTRIS 'PRINCINGREEN'	GREEN PINE OAK	2" CAL.	86B
18	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE	5-6"	CONT. 86B
1	CORNUS FLORIDA	EASTERN DOGWOOD	2.5" CAL.	86B
3	CORNUS KUSA 'SNOW TOWER'	SNOW TOWER KUSA DOGWOOD	2.5" CAL.	86B
3	PRUNUS CALLERYANA 'CHANTICLEER'	CHANTICLEER CALLERYAN PEAR	2.5" CAL.	86B
2	PRUNUS X 'OKAME'	OKAME FLOWERING CHERRY	6-10"	86B
12	ARCIA MELANOCARPA 'UCONNAMI'	LOW SCAPE HEDGEHOG BLACK CHOKEBERRY	18-24"	CONTAINER
37	CLYTHIA ALNFOLIA 'SIXTEEN CANDLES'	SIXTEEN CANDLES SUMMERWEET	24-30"	CONTAINER
11	HYDRANGEA MACROPHYLLA 'ENDLESS SUMMER'	ENDLESS SUMMER HYDRANGEA	24-30"	CONTAINER
9	ALEX OLARIA	IMBERRY HOLLY	30-36"	CONTAINER
43	ALEX OLARIA 'COMPACTA'	COMPACT IMBERRY	24-30"	CONTAINER
23	KALMIA LATIFOLIA 'ELF'	ELF DWARF MOUNTAIN LAUREL	18-24" HT.	CONTAINER
9	PRUNUS LAUROCEARASUS 'OTTO LUPKEN'	OTTO LUPKEN CHERRY LAUREL	24-30"	CONTAINER
50	PENNESE TUM AL OPECUROIDES 'HAMEL'	HAMEL FOUNTAIN GRASS	1 GAL.	CONTAINER
92	PANDANUS VERTICILLATUS 'SIENANCOAH'	SIENANCOAH SWITCH GRASS	1 GAL.	CONTAINER
9	HOSTA X 'BLUEBERRY MUFFIN'	BLUEBERRY MUFFIN HOSTA	1 GAL.	CONTAINER
39	LIROPE MUSCARI 'BIG BLUE'	BIG BLUE LILY TURT	1 GAL.	CONTAINER
96	NEPETA X 'WALKERS LOW'	WALKERS LOW CATMINT	1 GAL.	CONTAINER
100	RUDBECKIA FULGIDA	CONEFLOWER	1 GAL.	CONTAINER
111	SEDUM SPECTABILE 'AUTUMN JOY'	AUTUMN JOY STONECROP	1 GAL.	CONTAINER

# COMPARISON OF PROPOSED AND EXISTING APARTMENT COMMUNITIES



**LIBERTY STATION (1034 EAST ST)**

<b>UNITS</b>	<b>152</b>
<b>PARKING</b>	<b>211</b>
<b>HEIGHT</b>	<b>59'</b>
GSF	202,360 SF
PARKING RATIO	1.39

**1015 EAST ST**

<b>UNITS</b>	<b>142</b>
<b>PARKING</b>	<b>172</b>
<b>HEIGHT</b>	<b>69'-11"</b>
GSF	179,725 SF
PARKING RATIO	1.21

**UNION & WEST (95 WEST ST)**

<b>UNITS</b>	<b>192</b>
<b>PARKING</b>	<b>235</b>
<b>HEIGHT</b>	<b>64'</b>
RESIDENTIAL AREA	
PARKING RATIO	1.22

















JUNE - 8AM



JUNE - 4PM



MARCH - 8AM



MARCH - 12PM