

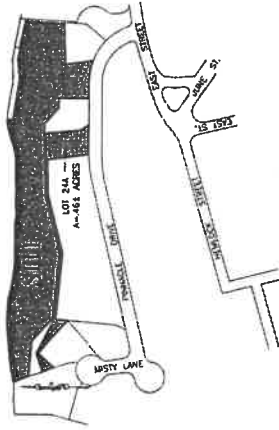
THE RESIDENCES AT PINNACLE POINT
PINNACLE DRIVE – WALPOLE, MA
APPLICATION FOR COMPREHNSIVE PERMIT
UNDER M.G.L. C. 40B

ZONING BOARD OF APPEALS OF THE TOWN OF WALPOLE
COMPREHENSIVE PERMIT REGULATIONS
APRIL 28, 2022

SECTION 3.2.5 – PRELIMINARY SITE DEVELOPMENT PLANS

THE RESIDENCES AT PINNACLE POINT IN WALPOLE, MA APRIL 21, 2022

ZONING SCHEDULE:	REQUIRED/ALLOWED:	PROPOSED:
GENERAL RESERVE (G2)	15,000 S.F.	178,191 S.F. (LOT 24A & 24C)
LOT AREA	100 FT	120.94 FT
FRONTAGE	30% MAX	18.8%
LOT COVERAGE BY STRUCTURE	50% MAX	38.7%
LOT COVERAGE IMPERVIOUS	40% MAX	61.3%
MIN USABLE OPEN SPACE	30 FT	18.0 FT
SCULPTURE	30 FT	8.0 FT
FRONT YARD	30 FT	8.6 FT
REAR YARD	30 FT	8.6 FT



LOCUS MAP
SCALE: 1"=100'

OWNER

JOHN HASENJAEDER
P.O. BOX 661
NORWOOD, MA 02062

APPLICANT

WALL STREET DEVELOPMENT CORP.
P.O. BOX 272
WESTWOOD, MA 02090

DEED REFERENCE
BOOK 33435, PAGE 170

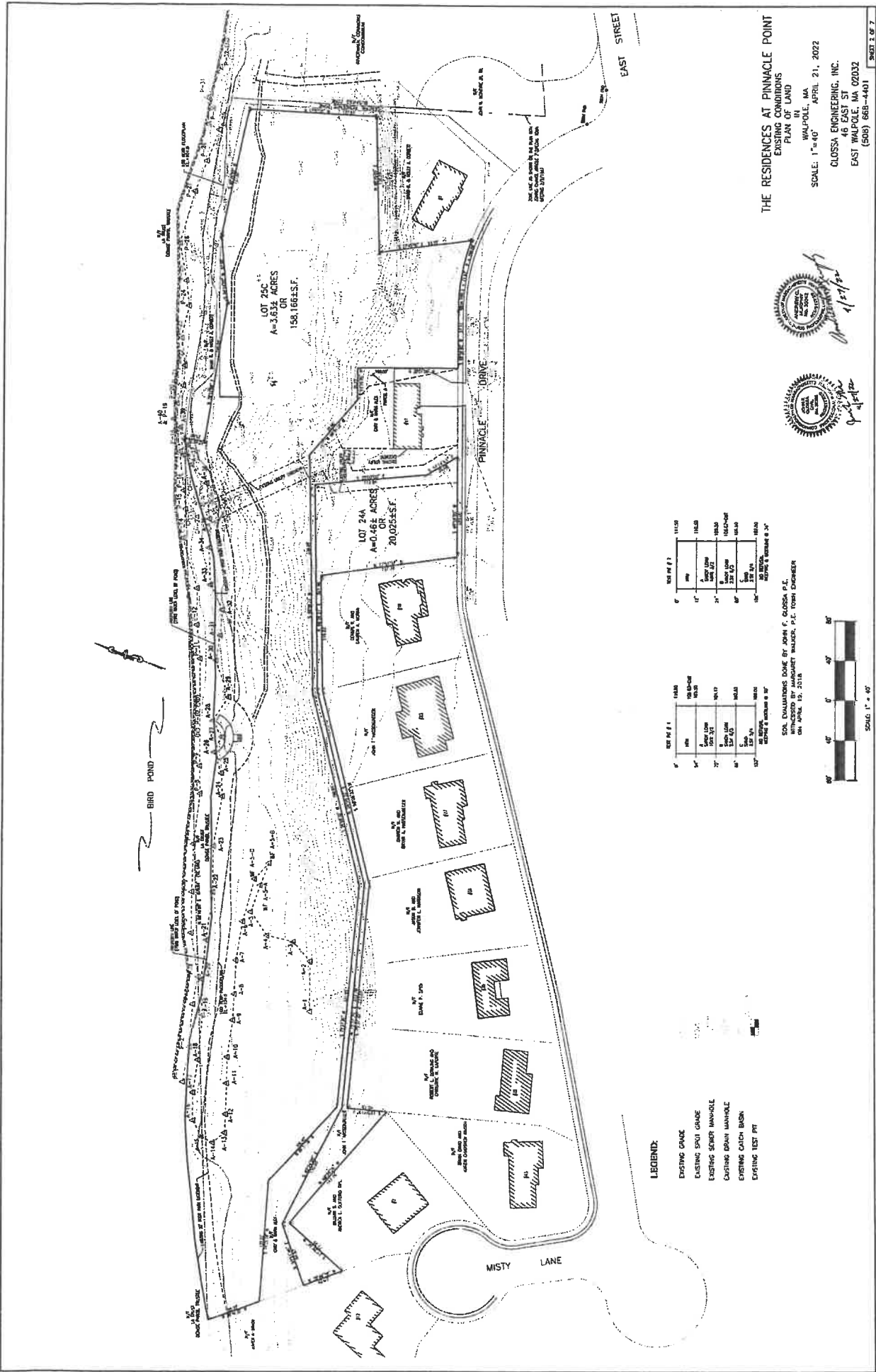
ASSESSORS PARCELS
MAP 19 LOT 183 (LOT 25 C)
MAP 19 LOT 182 (LOT 24A)



ENGINEER:
GLOSSA ENGINEERING INC.
46 EAST STREET
EAST WALPOLE, MA 02032
(508) 668 -- 4401

PLAN INDEX

- SHEET 1: COVER SHEET
- SHEET 2: EXISTING CONDITIONS PLAN
- SHEET 3: SITE PLAN
- SHEET 4: GRADING AND DRAINAGE PLAN
- SHEET 5: UTILITIES PLAN
- SHEET 6: DETAILS
- SHEET 7: EROSION CONTROL

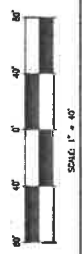


THE RESIDENCES AT PINNACLE POINT
 EXISTING CONDITIONS
 PLAN OF LAND
 IN
 WALPOLE, MA
 SCALE: 1" = 40'
 APRIL 21, 2022
 CLOSSA ENGINEERING, INC.
 46 EAST ST
 EAST WALPOLE, MA 02032
 (508) 668-4401



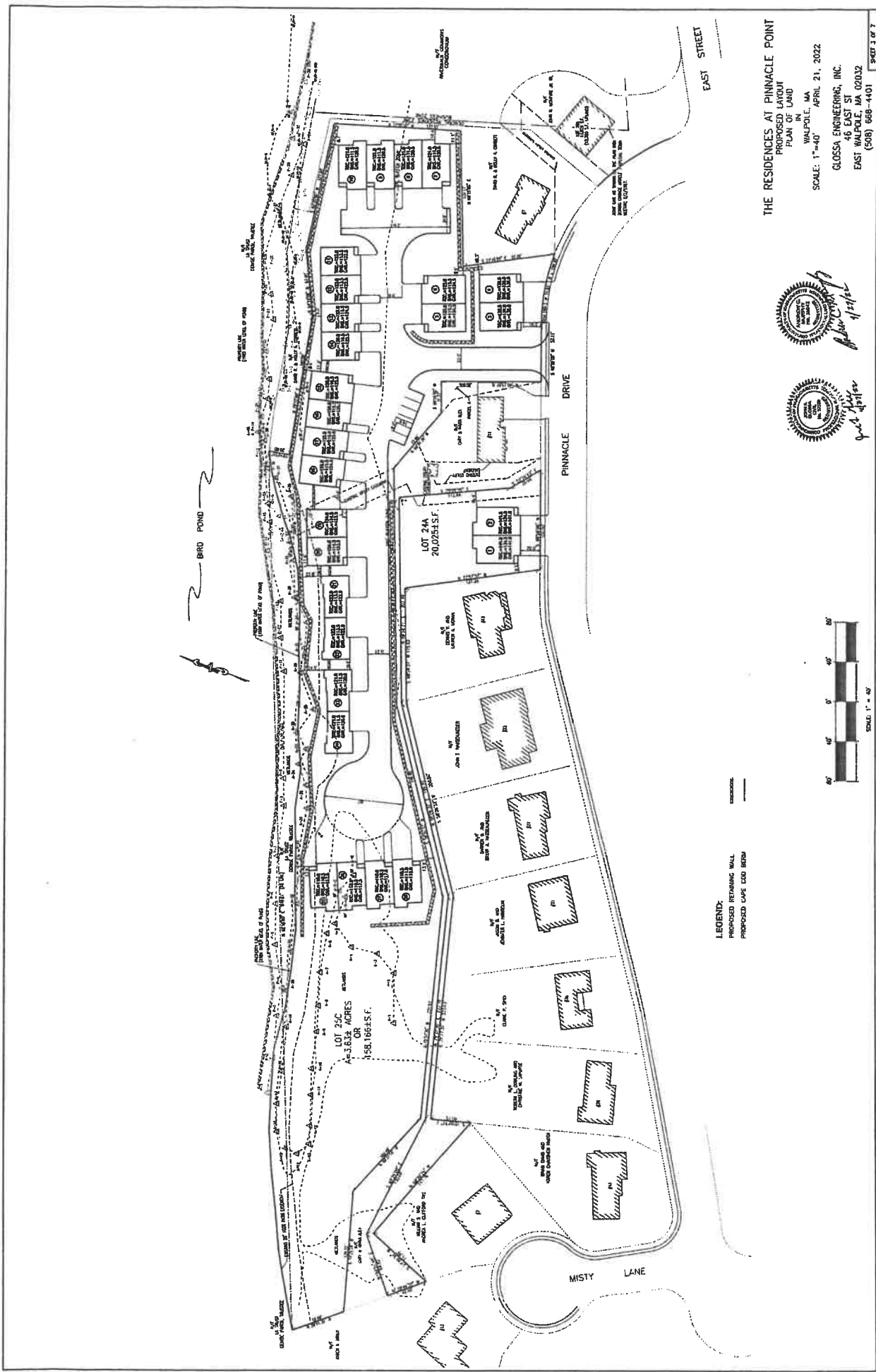
SOIL EXAMINING DONE BY JOHN F. GIORCIA P.E.
 ON APRIL 15, 2018

LOT #	AREA (SQ FT)	AREA (ACRES)
LOT 24A	20,025.54 SQ FT	0.461 ACRES
LOT 24C	158,166.14 SQ FT	3.634 ACRES



LEGEND:

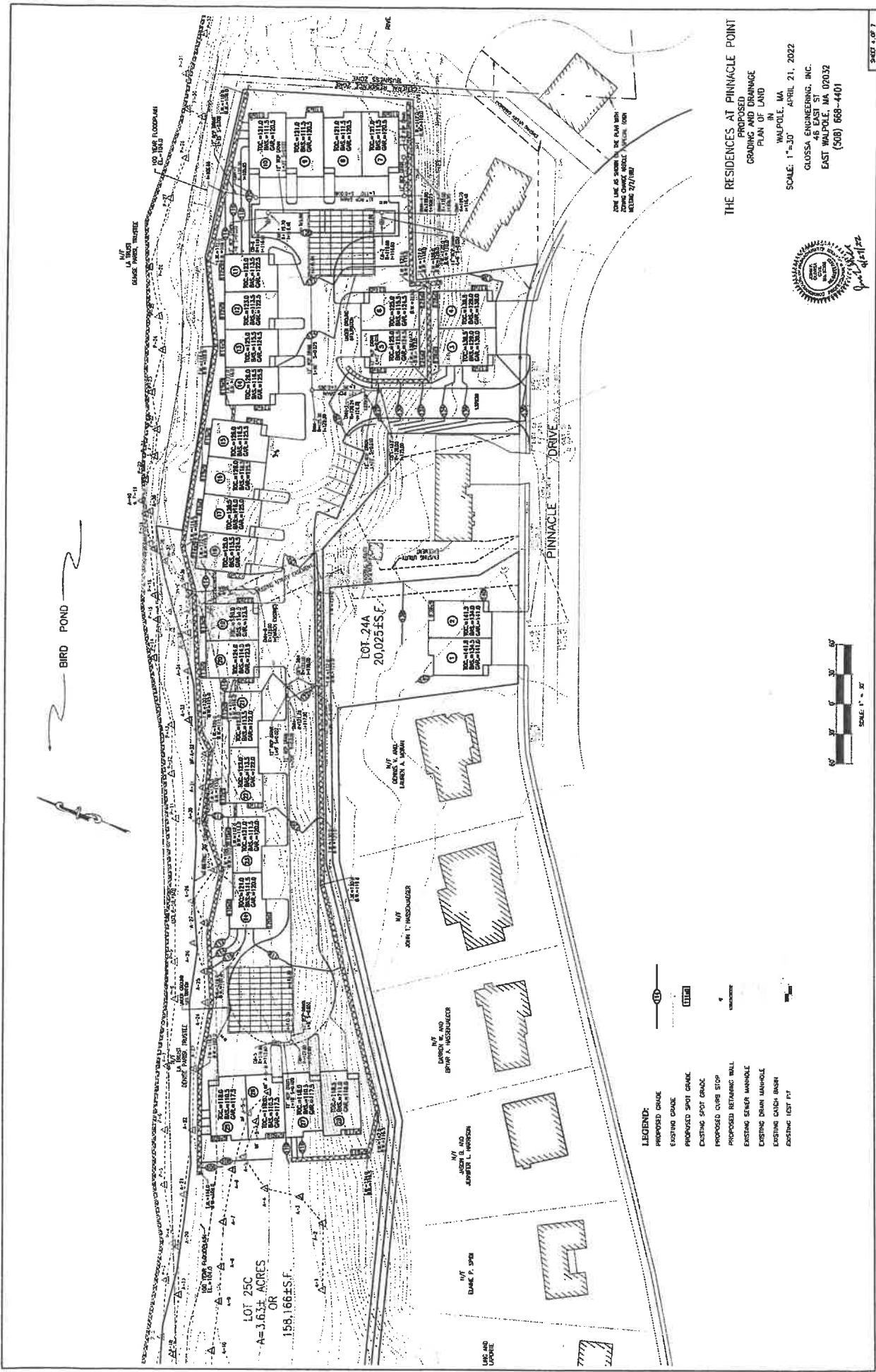
- EXISTING DRAINAGE
- EXISTING SPOT GRADE
- EXISTING SEWER MANHOLE
- EXISTING STORM MANHOLE
- EXISTING CATCH BASIN
- EXISTING TEST PIT



THE RESIDENCES AT PINNACLE POINT
 PROPOSED LAYOUT
 PLAN OF LAND
 IN
 WALPOLE, MA
 APRIL 21, 2022
 GLOSSA ENGINEERING, INC.
 46 EAST ST
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 (508) 668-4401

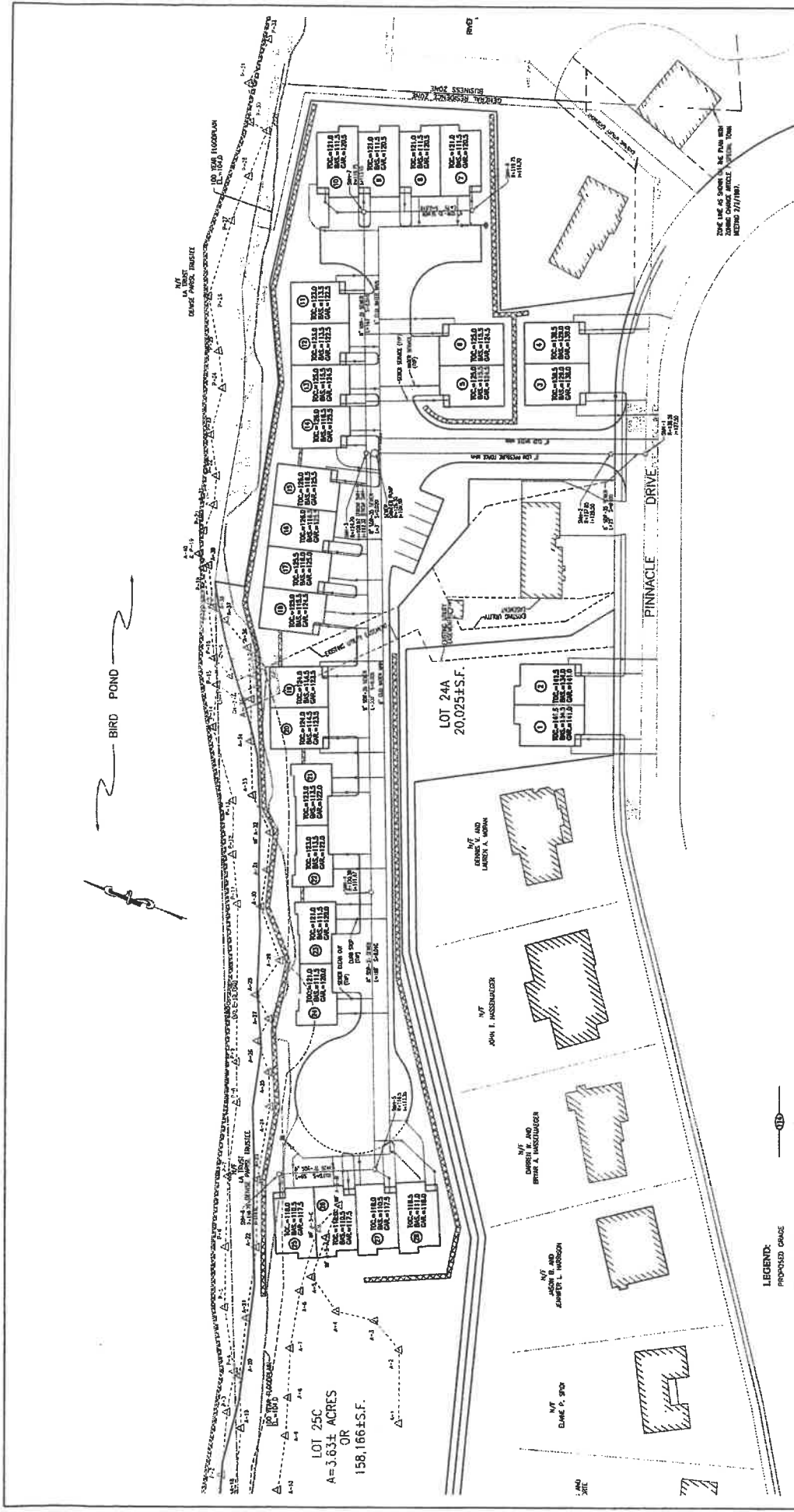


LEGEND:
 PROPOSED RETAINING WALL
 PROPOSED LAPE COO BERM



THE RESIDENCES AT PINNACLE POINT
 PROPOSED
 GRADING AND DRAINAGE
 PLAN OF LAND
 WALPOLE, MA
 APRIL 21, 2022
 GLOSSA ENGINEERING, INC.
 150 EAST WALPOLE ROAD
 EAST WALPOLE, MA 02032
 (508) 668-4401



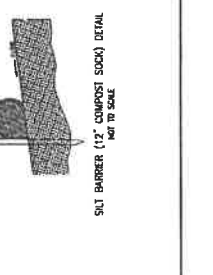
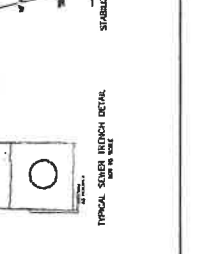
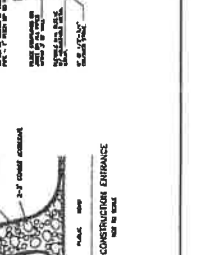
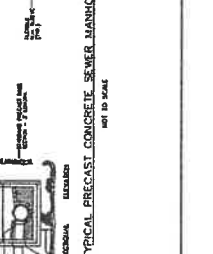
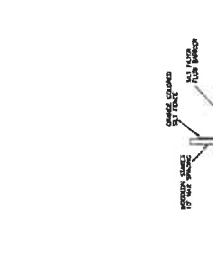
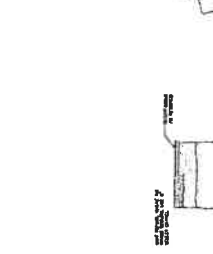
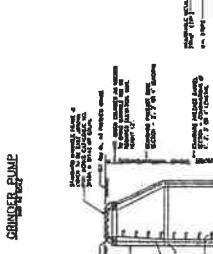
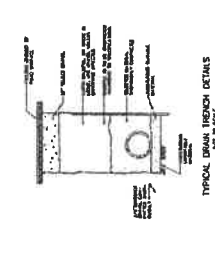
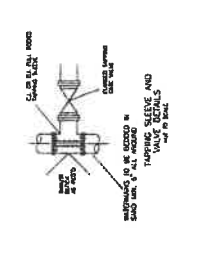
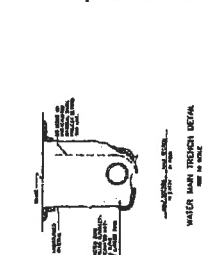
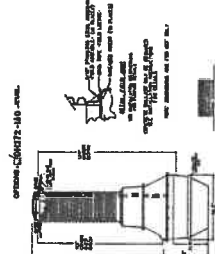
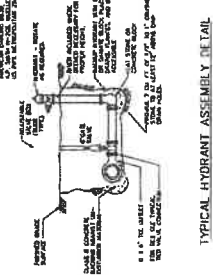
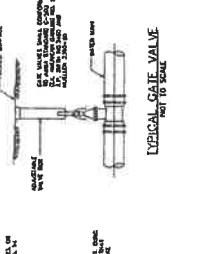
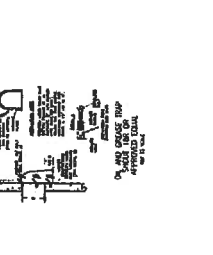
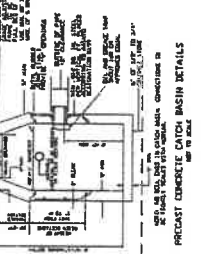
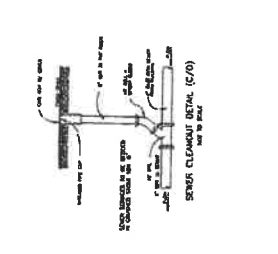
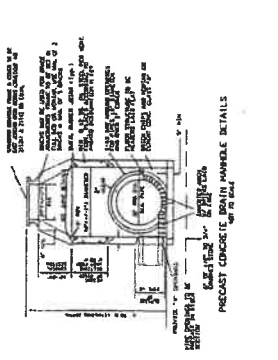
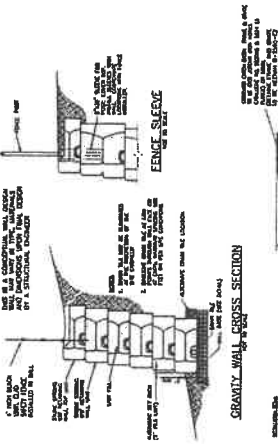
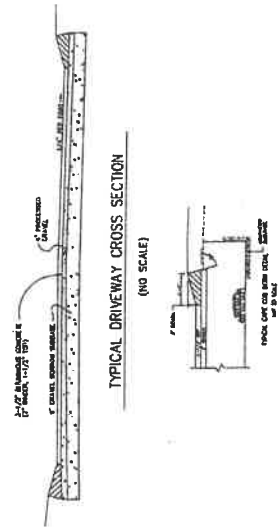


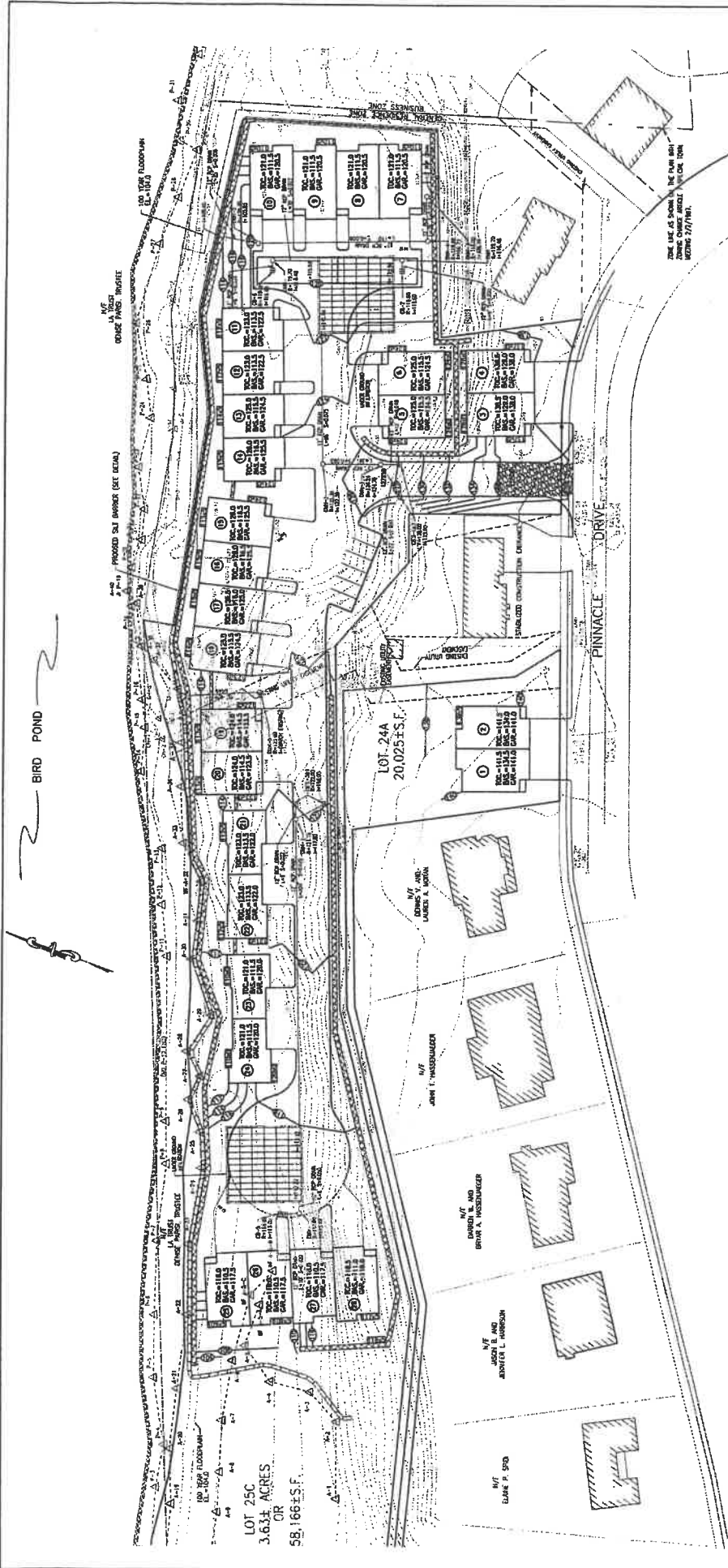
THE RESIDENCES AT PINNACLE POINT
 PROPOSED
 GRASS
 UTILITIES
 PLAN OF LAND
 IN
 WALPOLE, MA
 APRIL 21, 2022
 GLOSSA ENGINEERING, INC.
 46 EAST ST
 EAST WALPOLE, MA 02032
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- LEGEND:**
- PROPOSED GRAZE
 - EXISTING GRAZE
 - PROPOSED SPOT GRAZE
 - EXISTING SPOT GRAZE
 - PROPOSED CURB STEP
 - PROPOSED RETAINING WALL
 - EXISTING SENCH MANHOLE
 - EXISTING BRAM MANHOLE
 - EXISTING CATCH BASIN
 - EXISTING TEST PIT

THE RESIDENCES AT PINNACLE POINT
 DETAILS
 IN
 WALPOLE, MA
 APRIL 21, 2022
 GLOSSA ENGINEERING, INC.
 45 EAST ST
 EAST WALPOLE, MA 02032
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- LEGEND:**
- PROPOSED GRADE
 - EXISTING GRADE
 - PROPOSED SPOT GRADE
 - EXISTING SPOT GRADE
 - PROPOSED CURB STOP
 - PROPOSED RETAINING WALL
 - EXISTING SEWER MANHOLE
 - EXISTING DRAIN MANHOLE
 - EXISTING CATCH BASIN
 - EXISTING TEST PIT



THE RESIDENCES AT PINNACLE POINT
 EROSION CONTROL
 PLAN OF LAND
 IN
 WALPOLE, MA
 SCALE: 1" = 30' APRIL 21, 2022
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