

# SITE DEVELOPMENT PLAN

## A COMPREHENSIVE PERMIT M.G.L. c. 40B

### "DIAMOND HILL ESTATES"

### WALPOLE, MASSACHUSETTS

DATE: FEBRUARY 26, 2020  
REVISED: JUNE 2, 2020

**ASSESSOR'S REFERENCE:**  
MAP 35, PARCEL 380-1

**DEED REFERENCE:**  
NORFOLK COUNTY REGISTRY OF DEEDS  
Bk. 20779, Pg. 209

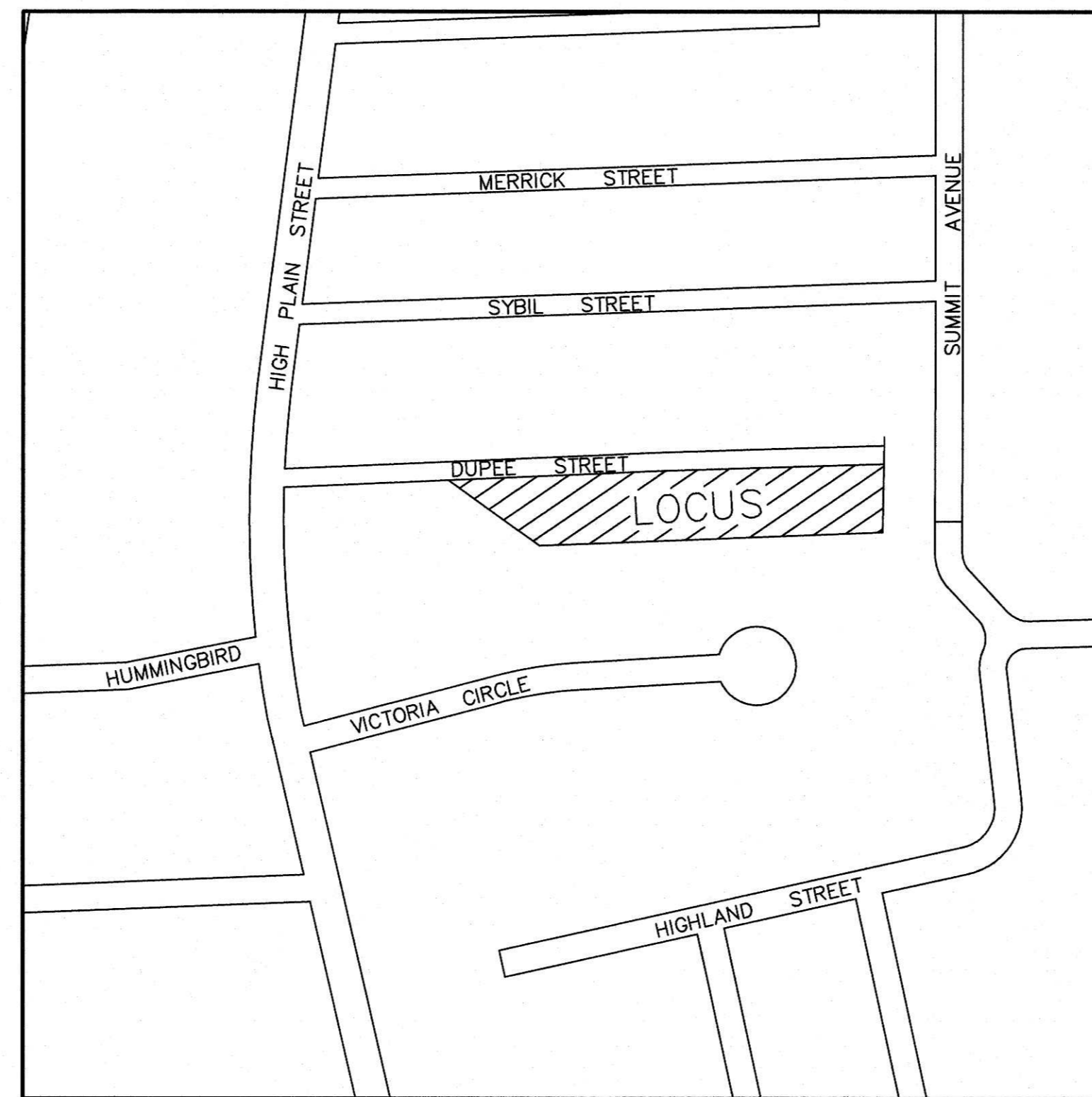
**PLAN REFERENCE:**  
NORFOLK COUNTY REGISTRY OF DEEDS  
FILE IN PLAN BOOK 77, PLAN 3721

**OWNER OF RECORD:**  
DIAMOND BROOK REALTY TRUST  
P.O. BOX 31  
SO. WALPOLE, MA

**ZONING CLASSIFICATION:**  
RESIDENCE B - RB  
LOT AREA: 20,000 S.F.  
FRONTAGE: 125 FT.  
SETBACKS:  
FRONT: 30'  
SIDE: 15'  
REAR: 30'

**ZONING DATA:**

RESIDENCE-B (RB)		
	REQUIRED	PROVIDED
LOT AREA:	20,000 S.F.	52,238 ± S.F. (1.2± AC)
FRONTAGE:	125 FT.	641.05 FT. (DUPEE STREET)
<b>SETBACKS:</b>		
FRONT:	30 FT.	24.0 FT.
SIDE:	15 FT.	23.0 FT.
REAR:	30 FT.	30.0 FT.
<b>MAXIMUM BUILDING HGHT</b>	35 FT	35 FT
<b>MAXIMUM STORIES</b>	2.5	2.5
<b>LOT COVERAGE:</b>	<b>ALLOWED</b>	<b>PROPOSED</b>
BUILDING:	25% (13,059 sf)	27.2% (14,184 sf)
TOTAL IMPERVIOUS (Buildings & Imp)	40% (20,895 sf)	35.6% (18,571 sf)



LOCUS MAP  
1"=200'

Prepared By:  
**GLM ENGINEERING**  
CONSULTANTS, INC.  
19 EXCHANGE STREET  
HOLLISTON, MASSACHUSETTS 01746  
(508)429-1100 fax:(508)429-7160

**Applicant:**  
WALL STREET DEVELOPMENT CORP.  
P.O. BOX 272  
WESTWOOD, MASSACHUSETTS 02090

APPROVED BY THE  
WALPOLE ZONING BOARD  
OF APPEALS:

DATE APPROVED: \_\_\_\_\_  
DATE ENDORSED: \_\_\_\_\_

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

TOWN CLERK \_\_\_\_\_ DATE \_\_\_\_\_



*Joyce E. Hastings*  
JOYCE E. HASTINGS P.L.S.

6-2-2020  
DATE



*Paul E. Truax*  
PAUL E. TRUAX P.E.

6-2-2020  
DATE

SHEET INDEX

- |      |                               |
|------|-------------------------------|
| 1    | COVER                         |
| 2    | EXISTING CONDITIONS           |
| 3    | LAYOUT PLAN                   |
| 4    | GRADING, DRAINAGE & UTILITIES |
| 5    | PROFILES                      |
| 6    | LANDSCAPE                     |
| 7-11 | DETAILS                       |

JOB No.	15588
SCALE:	AS NOTED
DATE:	FEBRUARY 26, 2020
SHEET No.	1 of 11

**LEGEND:**

- 186--- EXISTING CONTOUR
- 163x2 EXISTING SPOT ELEVATION
- WG<sub>6</sub> EXISTING WATER GATE
- w--- EXISTING WATER LINE
- T--- EXISTING TREE LINE
- S--- EXISTING SEWER MANHOLE
- TP 1 EXISTING TEST PIT LOCATION
- 202--- PROPOSED CONTOUR
- 301.0 PROPOSED SPOT ELEVATION
- W--- PROPOSED WATER LINE
- D--- PROPOSED DRAIN MANHOLE
- S--- PROPOSED DRAIN LINE
- S--- PROPOSED SEWER LINE
- S--- PROPOSED SEWER MANHOLE
- T--- PROPOSED TREE LINE

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FRONTAGE:	125 FT.	641.05 FT. (DUPEE STREET)	
<b>SETBACKS:</b>			
FRONT:	30 FT.	29.0 FT.	
SIDE:	15 FT.	22.0 FT.	
REAR:	30 FT.	30.0 FT.	
<b>MAXIMUM BUILDING HGT</b>			
MAXIMUM BUILDING HGT:	35 FT	35 FT	
MAXIMUM STORIES:	2.5	2.5	
<b>LOT COVERAGE:</b>			
BUILDING:	25% (13,059 sf)	27.4% (14,320 sf)	
TOTAL IMPERVIOUS (Buildings & Imp)	40% (20,895 sf)	45.1% (23,580 sf)	

**ASSESSOR'S REFERENCE:**  
MAP 35, PARCEL 380-1

**DEED REFERENCE:**  
NORFOLK COUNTY REGISTRY OF DEEDS  
Bk. 20779, Pg. 209

**PLAN REFERENCE:**  
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FILE IN PLAN BOOK 77, PLAN 3721

**OWNER OF RECORD:**  
DIAMOND BROOK REALTY TRUST  
P.O. BOX 31  
SO. WALPOLE, MA

**ZONING CLASSIFICATION:**  
RESIDENCE B - RB  
LOT AREA: 20,000 S.F.  
FRONTAGE: 125 FT.

**SETBACKS:**  
FRONT: 30'  
SIDE: 15'  
REAR: 30'

**NOTES:**

1. THE LOCATION OF EXISTING UTILITIES IS APPROXIMATE, THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. NOTIFY "DIG SAFE" AT 1-888-344-7233 AT THE 72 HOURS PRIOR TO ANY SITE EXCAVATION.
2. EXISTING STRUCTURES SHOWN ARE APPROXIMATE, THE LOCATION OF THE BUILDINGS WHERE COMPILED FROM EXISTING PLANS OF RECORD AND TOWN OF WALPOLE GIS INFORMATION.

APPROVED BY THE  
WALPOLE ZONING BOARD  
OF APPEALS:

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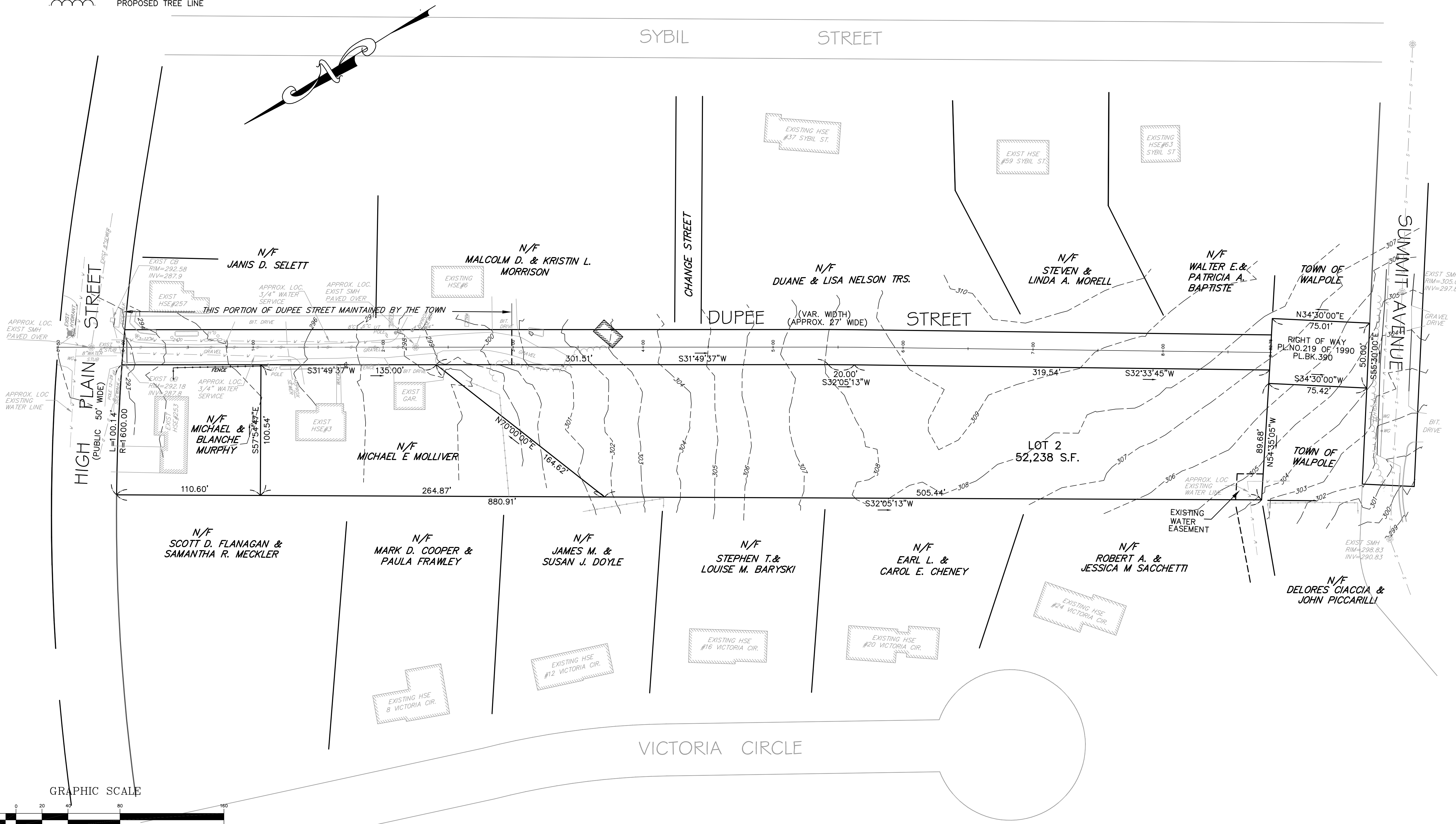
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**REVISIONS**

No.	DATE	DESCRIPTION
1	6/02/20	ZONING BOARD COMMENTS



**SITE DEVELOPMENT PLAN**  
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**"DIAMOND HILL ESTATES"**  
**WALPOLE, MASSACHUSETTS**

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P: 508-429-1100  
F: 508-429-7160  
www.GLMengineering.com

JOB No.	16,518
DATE:	FEB. 20, 2020
SCALE:	1"=40'
SHEET:	2 of 11
PLAN #:	27,321

**EXISTING CONDITIONS**



**LEGEND:**

- 186--- EXISTING CONTOUR
- 16.3x2 EXISTING SPOT ELEVATION
- WC<sub>6</sub> EXISTING WATER GATE
- w— EXISTING WATER LINE
- T— EXISTING TREE LINE
- S— EXISTING SEWER MANHOLE
- TP 1 EXISTING TEST PIT LOCATION
- 202— PROPOSED CONTOUR
- 301.0 PROPOSED SPOT ELEVATION
- H— PROPOSED HYDRANT
- W— PROPOSED WATER LINE
- D— PROPOSED DRAIN MANHOLE
- C— PROPOSED CATCH BASIN
- D— PROPOSED DRAIN LINE
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SIDE:	15 FT.	22.0 FT.	
REAR:	30 FT.	30.0 FT.	
<b>MAXIMUM BUILDING HGT</b>			
MAXIMUM BUILDING HGT	35 FT	35 FT	
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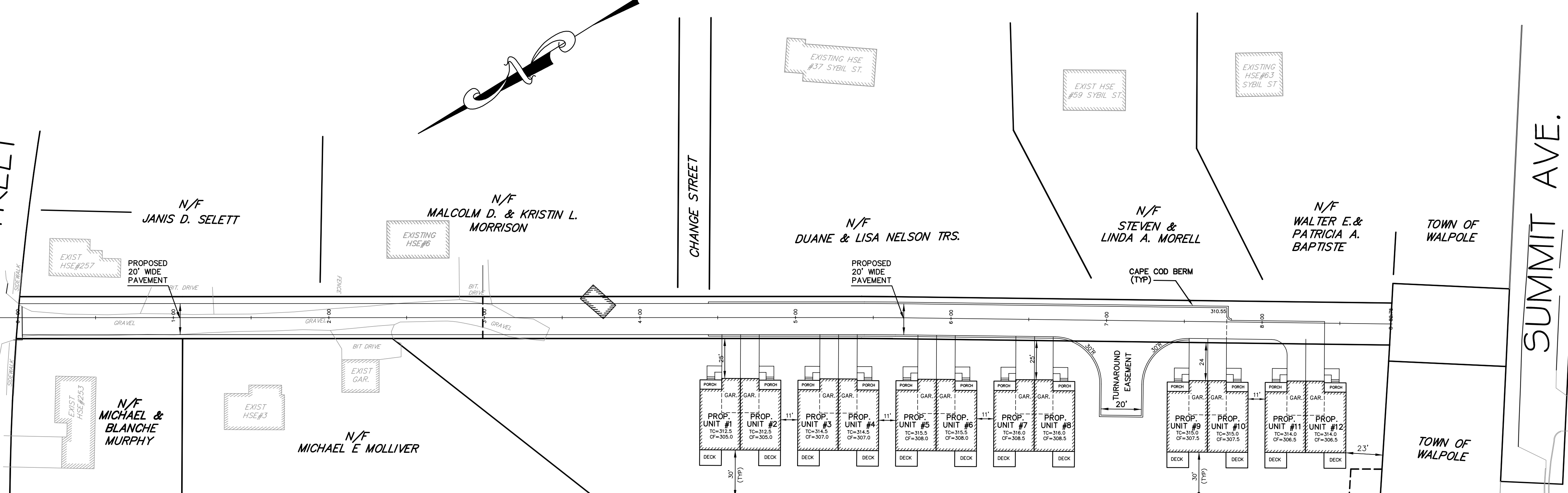
REVISIONS	DATE	DESCRIPTION
No. 1	6/02/20	ZONING BOARD COMMENTS

SYBIL STREET

HIGH PLAIN STREET

CHANGE STREET

SUMMIT AVE.



N/F JANIS D. SELETT

N/F MALCOLM D. & KRISTIN L. MORRISON

N/F DUANE & LISA NELSON TRS.

N/F STEVEN & LINDA A. MORELL

N/F WALTER E. & PATRICIA A. BAPTISTE

N/F MICHAEL & BLANCHE MURPHY

N/F MICHAEL E. MOLLIVER

N/F SCOTT D. FLANAGAN & SAMANTHA R. MECKLER

N/F MARK D. COOPER & PAULA FRAWLEY

N/F JAMES M. & SUSAN J. DOYLE

N/F STEPHEN T. & LOUISE M. BARYSKI

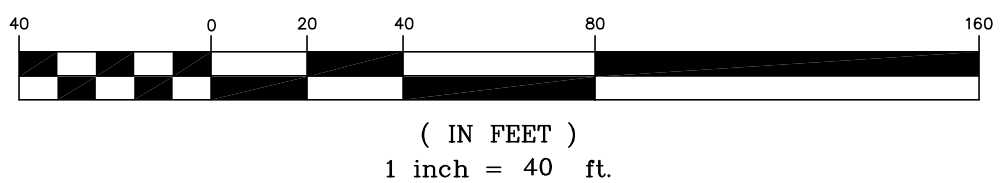
N/F EARL L. & CAROL E. CHENEY

N/F ROBERT A. & JESSICA M. SACCHETTI

N/F DELORES GIACCIA & JOHN PICCARILLI

VICTORIA CIRCLE

**GRAPHIC SCALE**



**SITE DEVELOPMENT PLAN**  
**A COMPREHENSIVE PERMIT M.G.L.c. 40B**  
**"DIAMOND HILL ESTATES"**  
**WALPOLE, MASSACHUSETTS**

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 www.GLMengineering.com

JOB No.	16,518
DATE:	FEB. 26, 2020
SCALE:	1"=40'
SHEET:	3 of 11
PLAN #:	27,321

**PROPOSED LAYOUT**

**LEGEND:**

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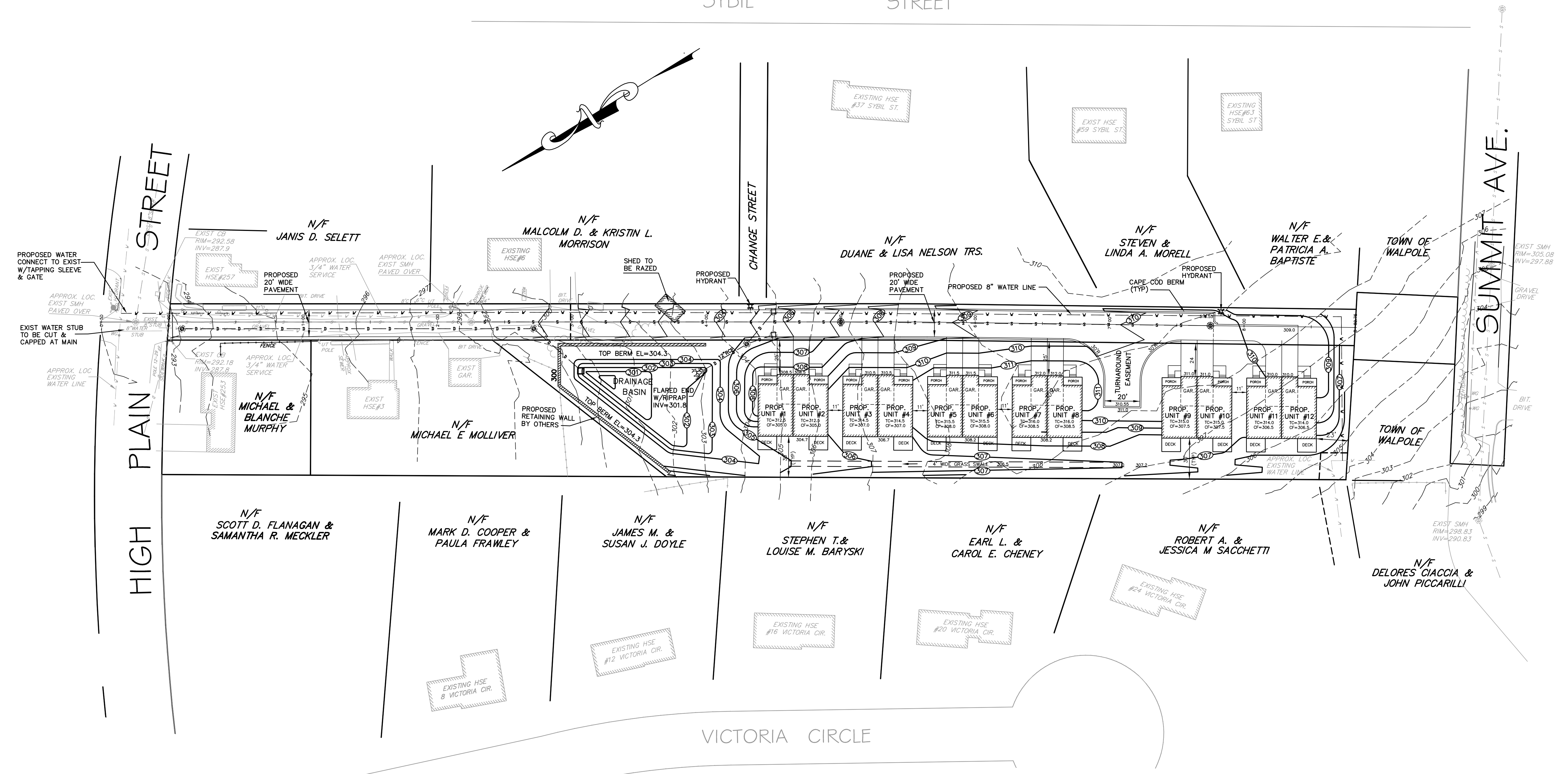
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REVISIONS	DATE	DESCRIPTION
No. 1	6/02/20	ZONING BOARD COMMENTS

SYBIL STREET

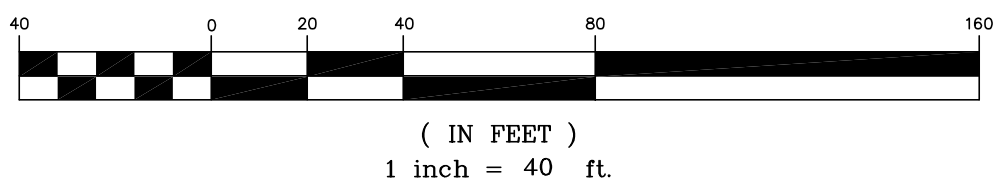


VICTORIA CIRCLE

HIGH PLAIN STREET

SUMMIT AVE.

**GRAPHIC SCALE**



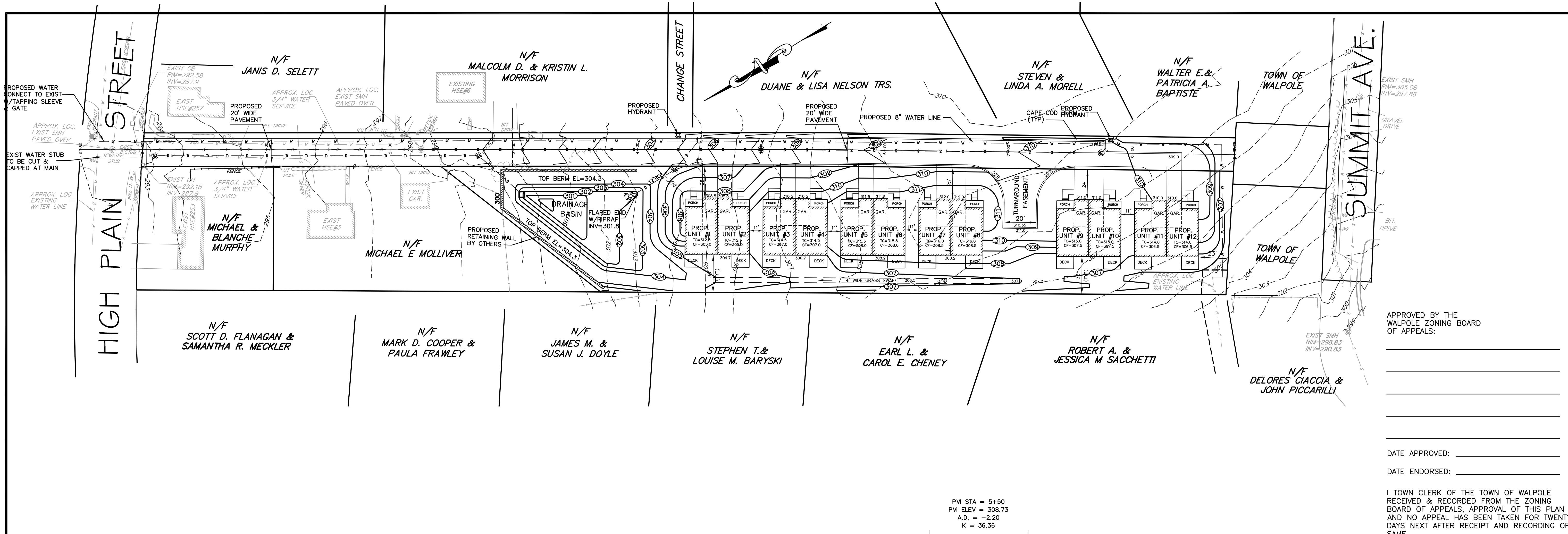
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JOB No.	16,518
DATE:	FEB. 26, 2020
SCALE:	1"=40'
SHEET:	4 of 11
PLAN #:	27,321

**GRADING & UTILITIES**



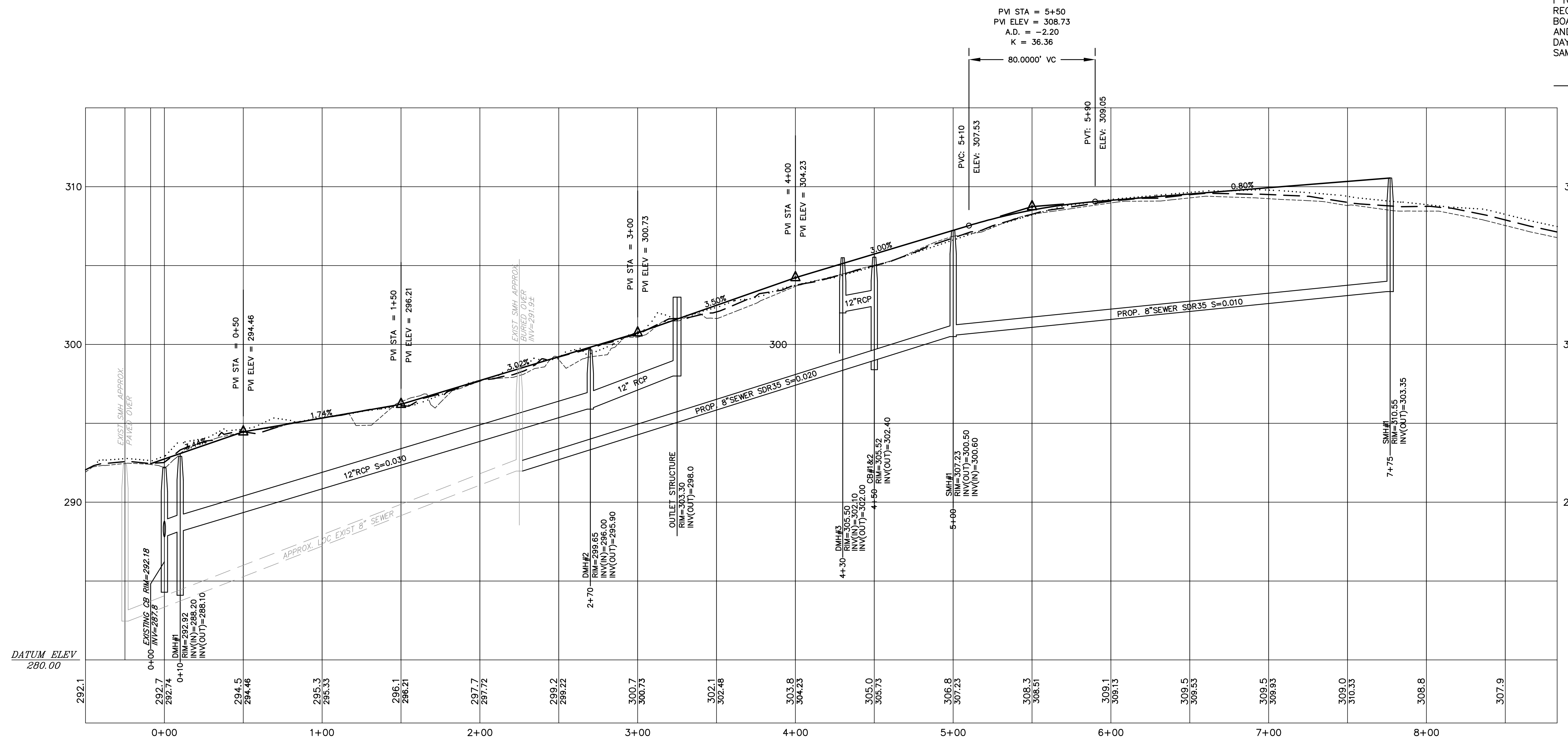
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PROFILE DUPEE ST.  
SCALE: Horiz: 1"=40'; Vert: 1"=4'

ROADWAY PROFILE

NO.	DATE	DESCRIPTION
1	6/02/20	ZONING BOARD COMMENTS

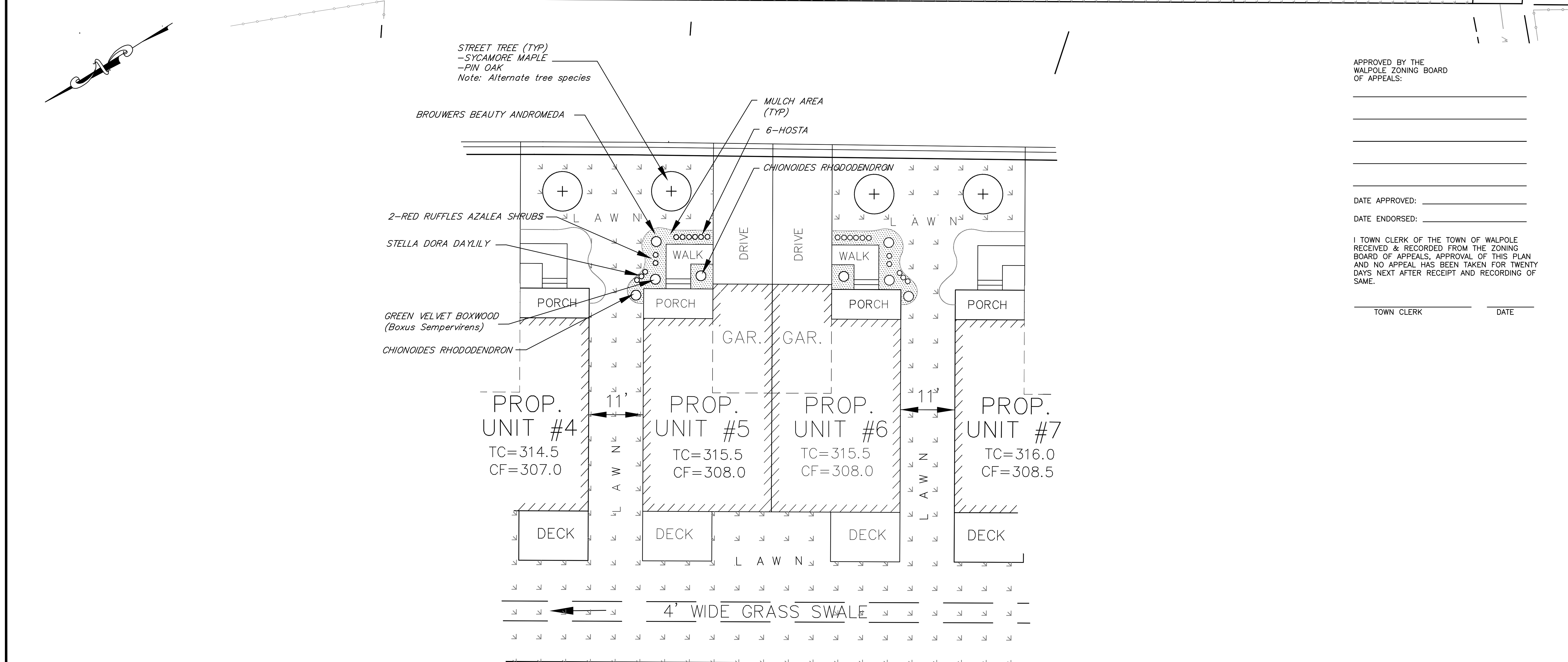
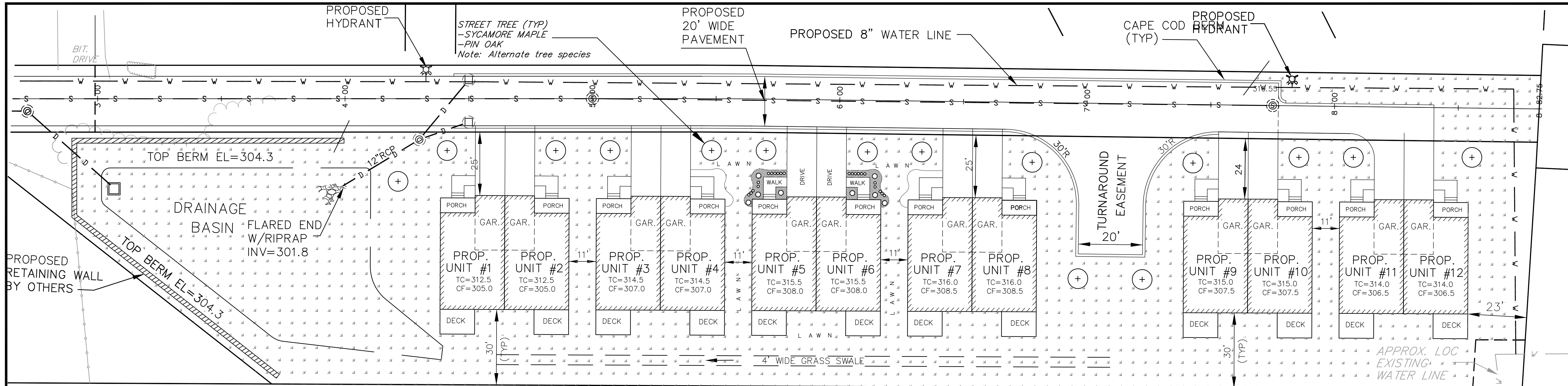
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JOB No.	16,518
DATE:	FEB. 26, 2020
SCALE:	1"=40'
SHEET:	5 of 11
PLAN #:	27,321





TYPICAL UNIT PLANTING PLAN  
SCALE: 1"=10'

APPROVED BY THE WALPOLE ZONING BOARD OF APPEALS:

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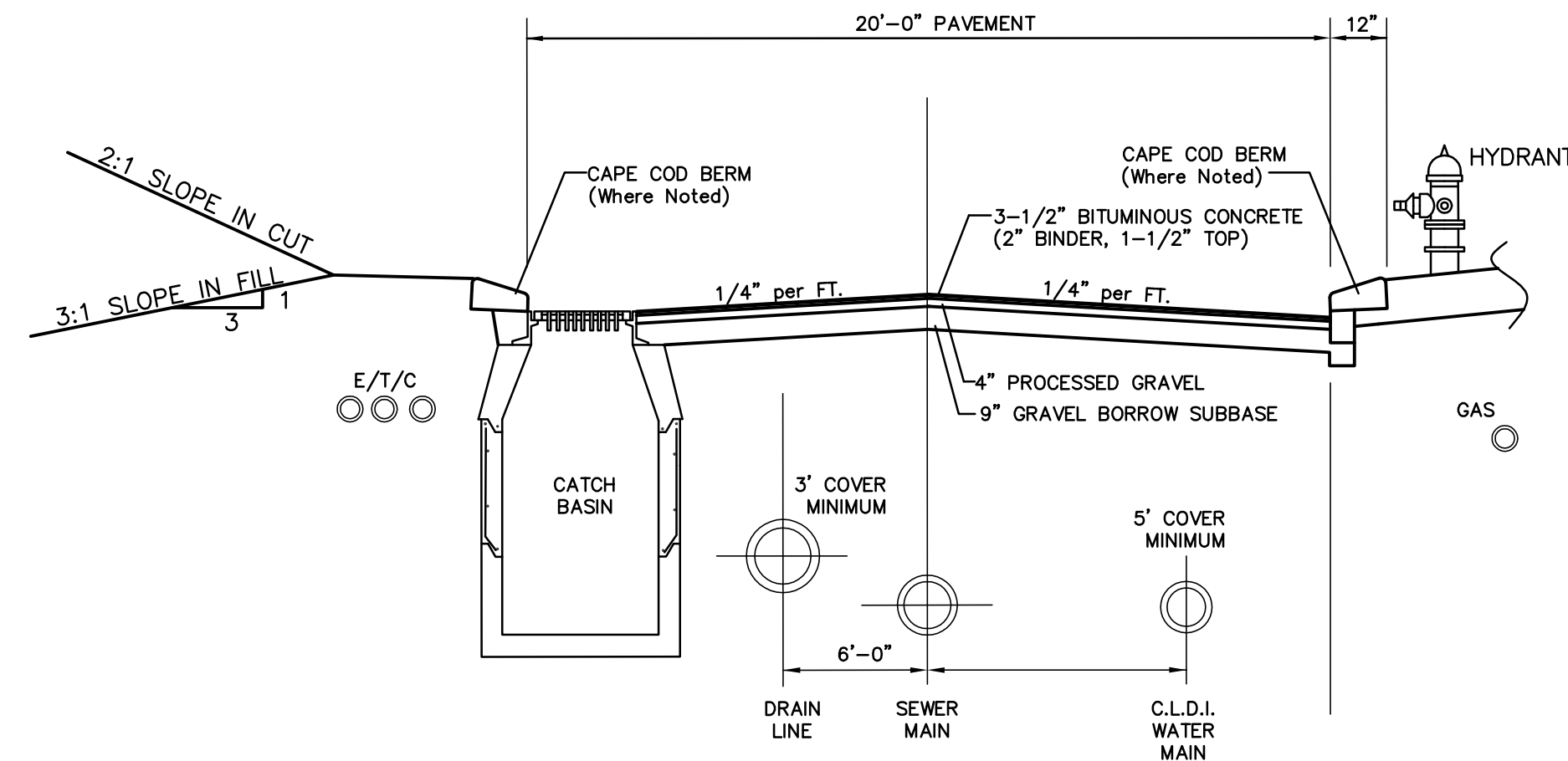
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PLAN #:	27,321

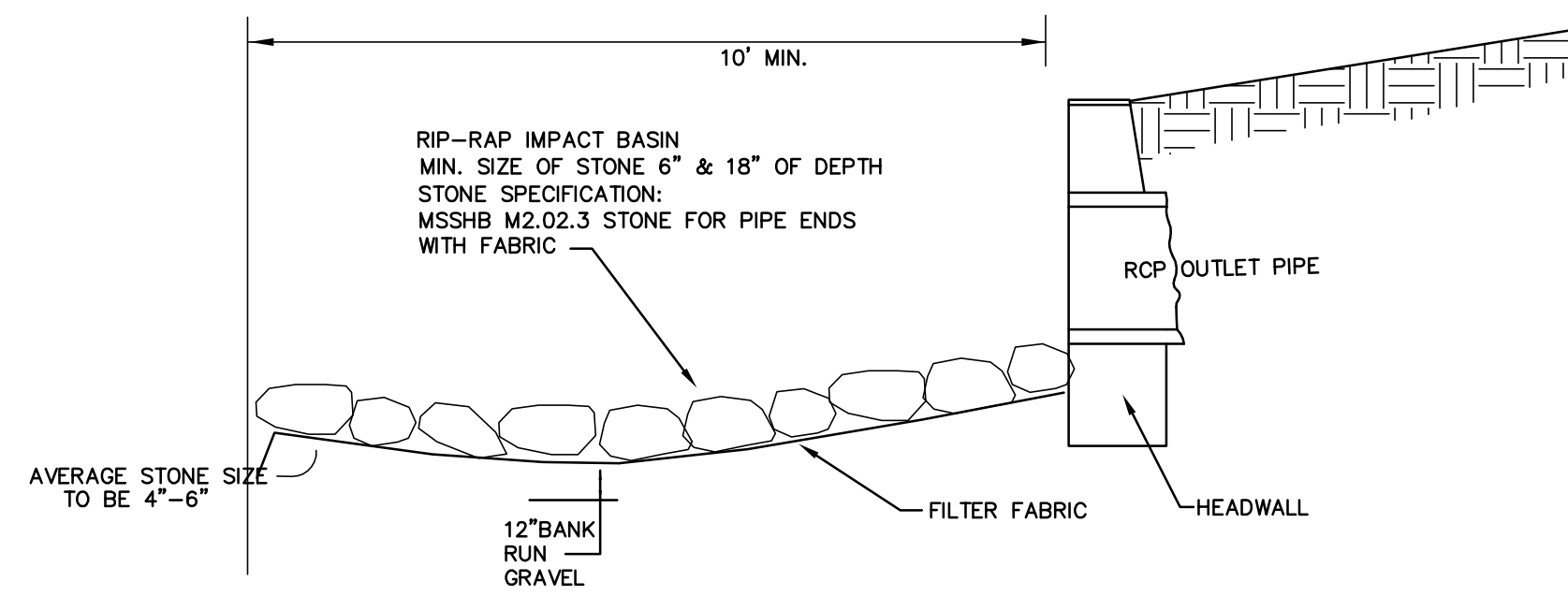
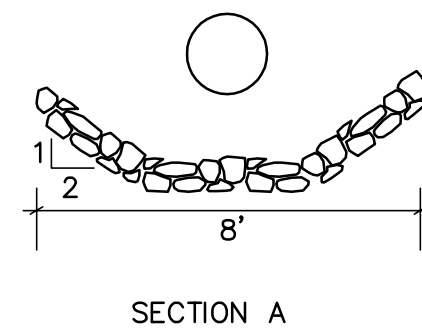
LANDSCAPE

**NOTES**

- A) Gravel borrow subbase shall conform to section M1.03.0 type b, three inches largest dimension of the latest edition of the Massachusetts Highway Department Standard Specifications for Highways and Bridges (Standard Specifications).
- B) Gravel borrow subbase shall be compacted to not less than 95 percent of maximum dry density of the material as determined by the Standard AASHTO Test Designation T99 compaction test method C at optimum moisture content as determined by the engineer.
- C) "Tac Coat" as specified in Section 486.61 of the Standard Specifications shall be applied by "tac truck" between asphalt layers or as determined by the engineer.
- D) Soils testing including sieve analysis, proctor testing and compaction testing shall be performed once every 100 feet of paved roadway along the centerline of the roadway or as directed by the engineer.
- E) Sidewalk ramps must meet current applicable ADA / AAB standards.



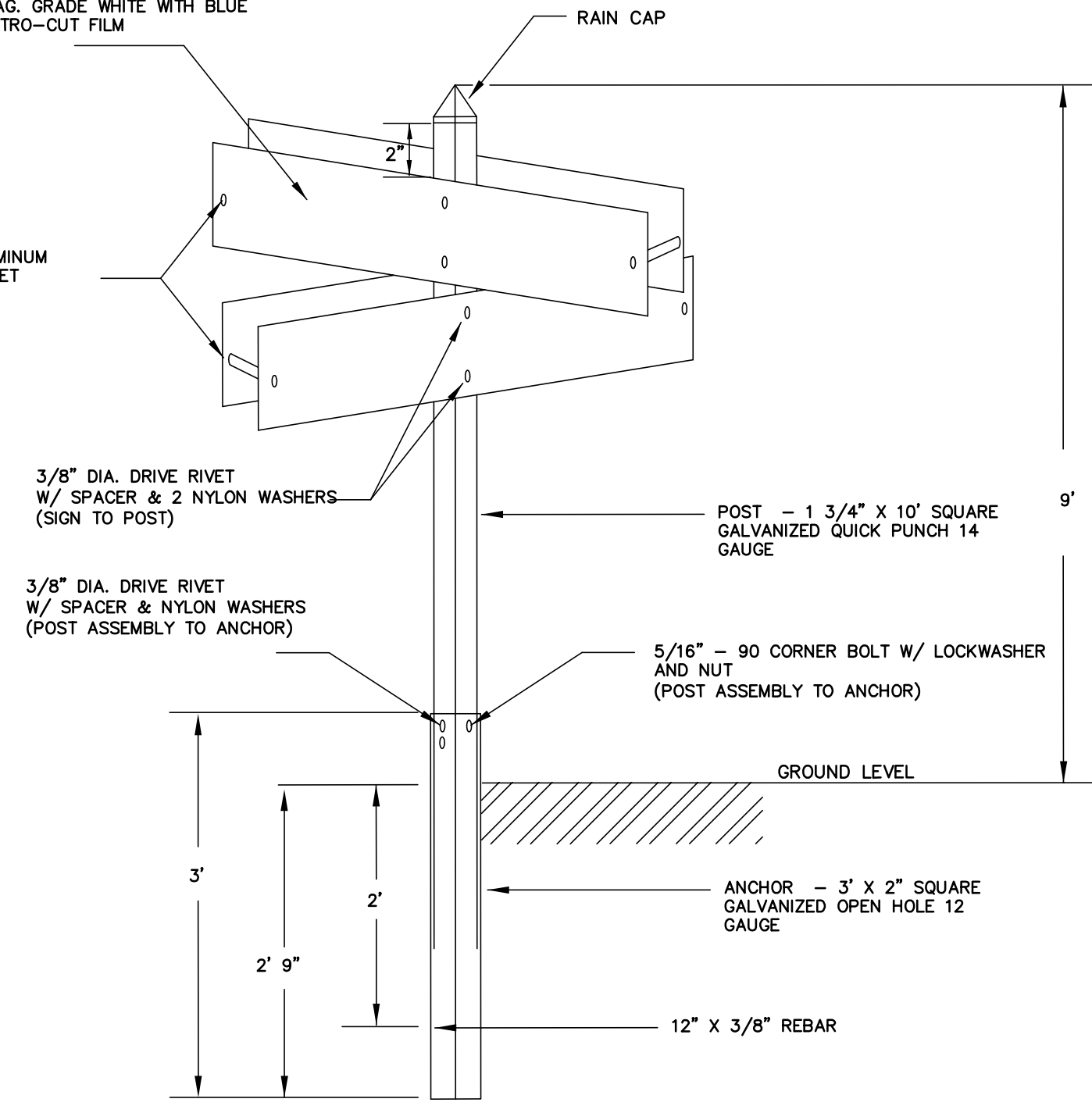
**TYPICAL DRIVE CROSS SECTION**  
NOT TO SCALE



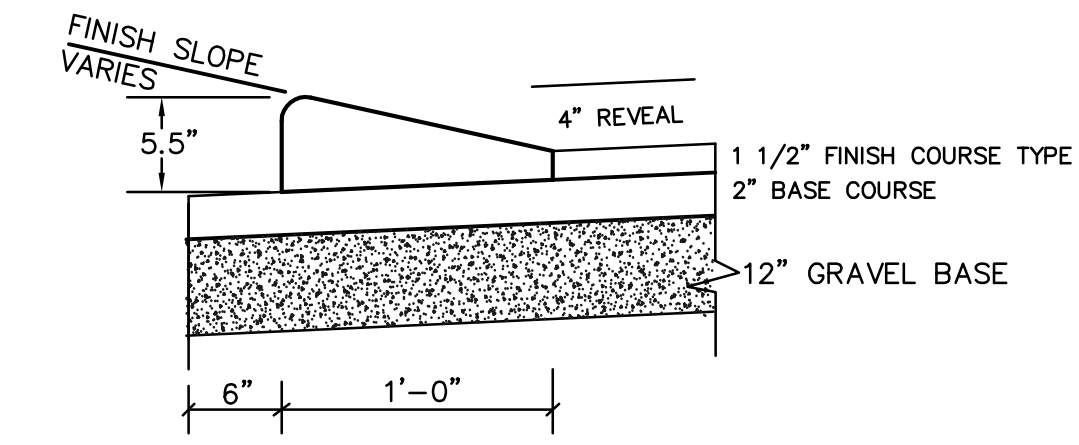
**RIP-RAP DETAIL HEADWALLS**  
NOT TO SCALE

SIZE - 9" X VARIOUS SIZES  
PRINTED - UPPER CASE AND LOWER CASE LETTERS  
WITH 3" SUFFIX  
MATERIAL - 3M VP DIAG. GRADE WHITE WITH BLUE  
TRANSLUCENT 3M-ELECTRO-CUT FILM

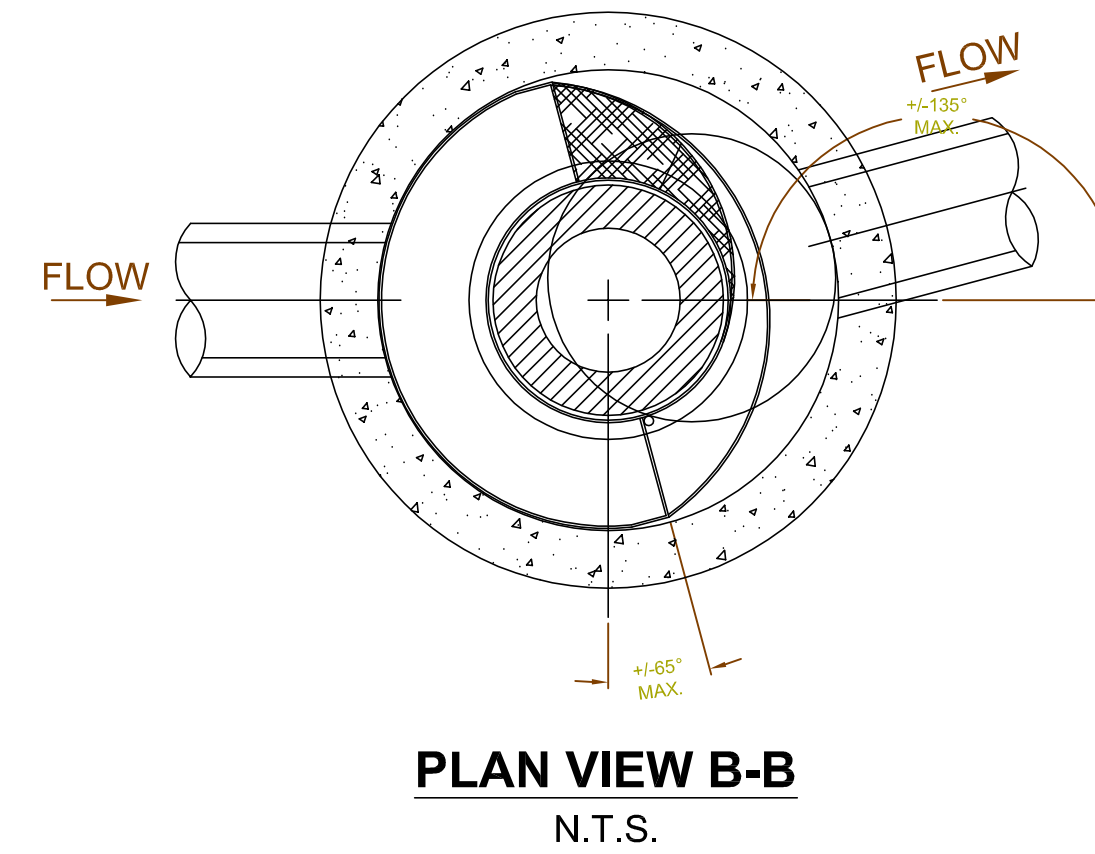
1 5/8, 1 7/8 ALUMINUM  
DOUBLE ENDED RIVET  
VCR 187-30  
(SIGN TO SIGN)



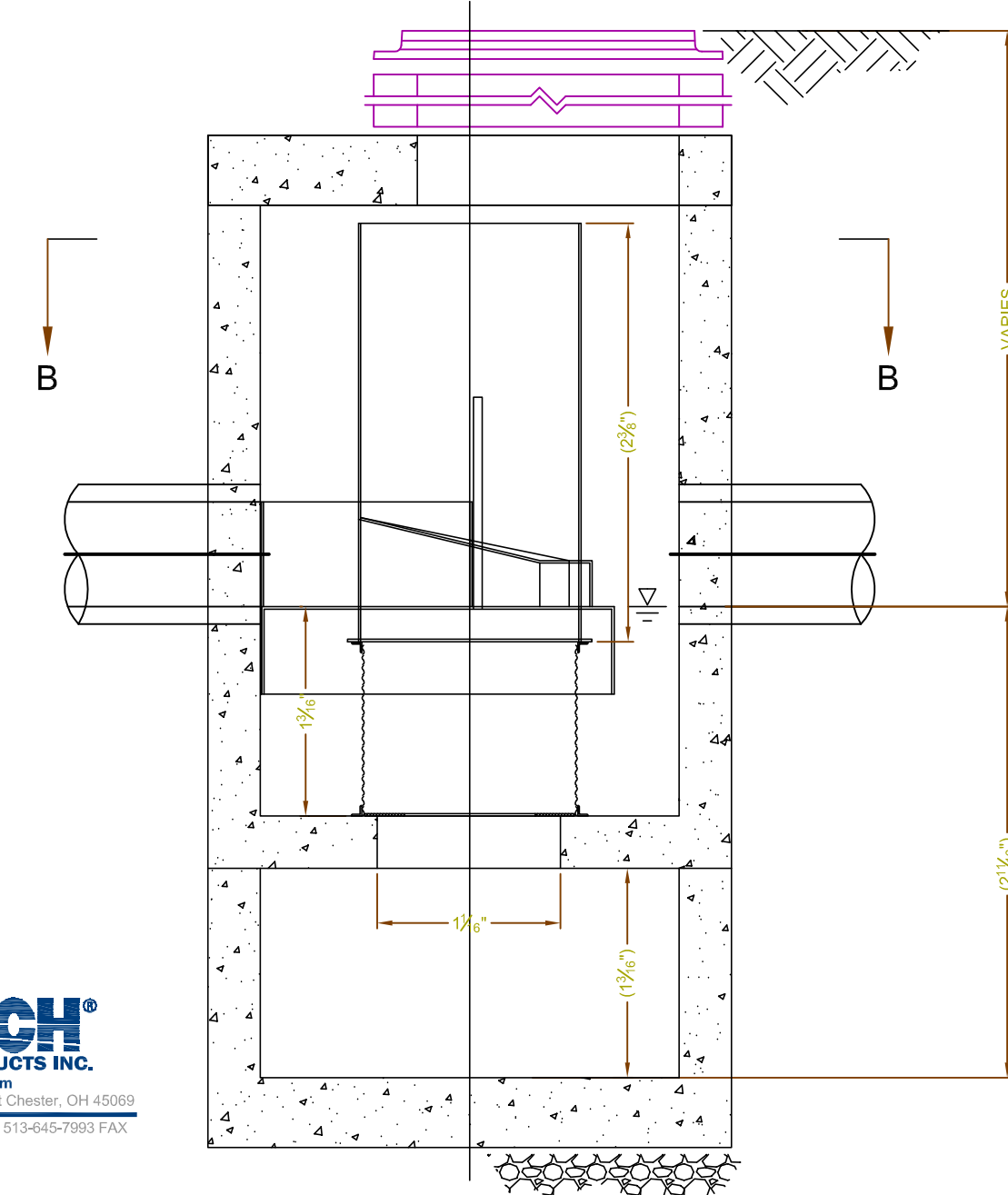
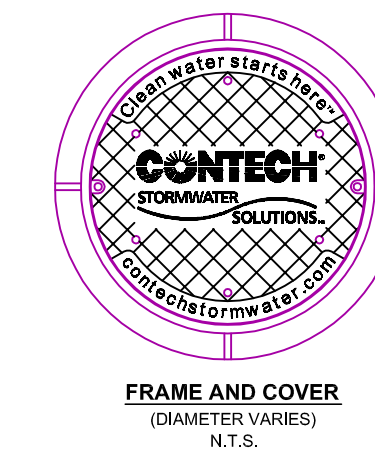
**TYPICAL STREET SIGN DETAIL**  
(NOT TO SCALE)



**CAPE COD BERM DETAIL**  
NOT TO SCALE



**PLAN VIEW B-B**  
N.T.S.



**ELEVATION A-A**  
N.T.S.

- GENERAL NOTES**
- CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
  - DIMENSIONS MARKED WITH ( ) ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
  - FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH CONSTRUCTION PRODUCTS REPRESENTATIVE. [www.contech-cpi.com](http://www.contech-cpi.com)
  - CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
  - STRUCTURE SHALL MEET AASHTO HS20 AND CASTINGS SHALL MEET AASHTO M306 LOAD RATING, ASSUMING GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION.
  - PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.

- INSTALLATION NOTES**
- ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
  - CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE (LIFTING CLUTCHES PROVIDED).
  - CONTRACTOR TO ADD JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS, AND ASSEMBLE STRUCTURE.
  - CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN.
  - CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

**WATER QUALITY UNIT DETAIL**  
CDS1515-3-C CDS INLINE STANDARD DETAIL  
NOT TO SCALE

APPROVED BY THE  
WALPOLE ZONING BOARD  
OF APPEALS:

DATE APPROVED: \_\_\_\_\_

DATE ENDORSED: \_\_\_\_\_

TOWN CLERK \_\_\_\_\_

DATE \_\_\_\_\_

REVISIONS	DATE	DESCRIPTION
No. 1	6/02/20	ZONING BOARD COMMENTS

**SITE DEVELOPMENT PLAN**  
**A COMPREHENSIVE PERMIT M.G.L.c. 40B**  
**"DIAMOND HILL ESTATES"**  
**WALPOLE, MASSACHUSETTS**

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

**GLM** Engineering  
Consultants, Inc.  
19 EXCHANGE STREET  
HOLLISTON, MA 01746  
P: 508-429-1100  
F: 508-429-7160  
[www.GLMengineering.com](http://www.GLMengineering.com)

JOB No.	16,518
DATE:	FEB. 26, 2020
SCALE:	1"=40'
SHEET:	7 of 11
PLAN #:	27,321

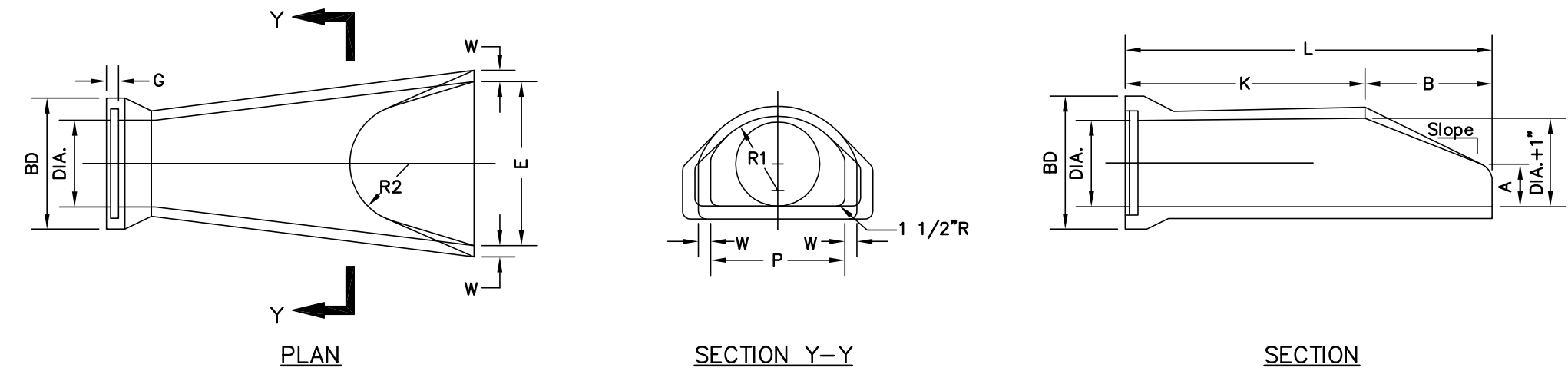
**TOWN OF WALPOLE, MASSACHUSETTS**  
**DEPARTMENT OF PUBLIC WORKS**  
**PLAN SHOWING TYPICAL**  
**ROADWAY DETAILS**

1 7-11-06 DRAWN TO AUTOCAD FILE MAJ  
2 10-9-06 ADDED SLOPED GRANITE DETAILS MAJ

**DETAILS**

**Note:**  
1) All details are subject to change without notice.  
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details for the most up to date revisions.

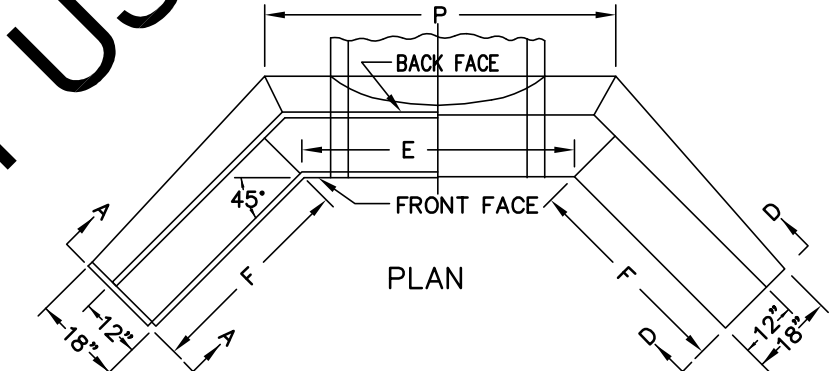




DIA.	W	A	B	C	D	E	BD	K	L	P	DIA. +1"	R1	R2	S	G	Slope
12"	2"	4"	2'-0"	4'-0 7/8"	6'-1 3/8"	2'-0"	20"	4'-8 1/8"	6'-8 1/8"	19 15/16"	13"	10 1/8"	9"	4"	2 1/2"	3:1
15"	2 1/4"	6"	2'-3"	3'-10 1/2"	6'-1 1/2"	2'-6"	24"	4'-3 1/8"	6'-4 1/8"	24 5/8"	16"	12 1/2"	11"	4"	2 1/2"	3:1
18"	2 1/2"	9"	2'-3"	3'-10 1/2"	6'-1"	3'-0"	28"	4'-3 7/8"	6'-4 7/8"	29"	19"	15 1/2"	12"	4"	2 3/4"	3:1
21"	2 3/4"	9"	2'-11"	3'-2"	6'-1"	3'-6"	32"	3'-8 5/8"	6'-5 5/8"	31 5/8"	22"	16 1/8"	13"	4"	2 3/4"	3:1
24"	3"	9 1/2"	3'-1 1/2"	2'-6"	6'-1"	4'-0"	36"	3'-0 1/2"	6'-8"	33 3/8"	25"	18 13/16"	14"	4"	3"	3:1

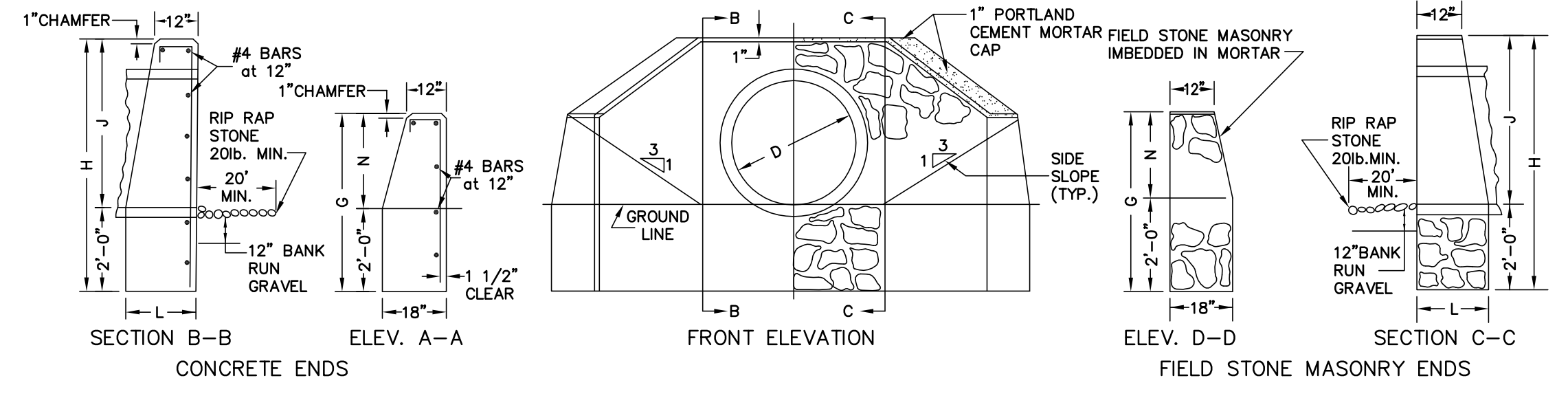
R.C.P. FLARED END SECTION DETAILS  
NOT TO SCALE

NOT USED

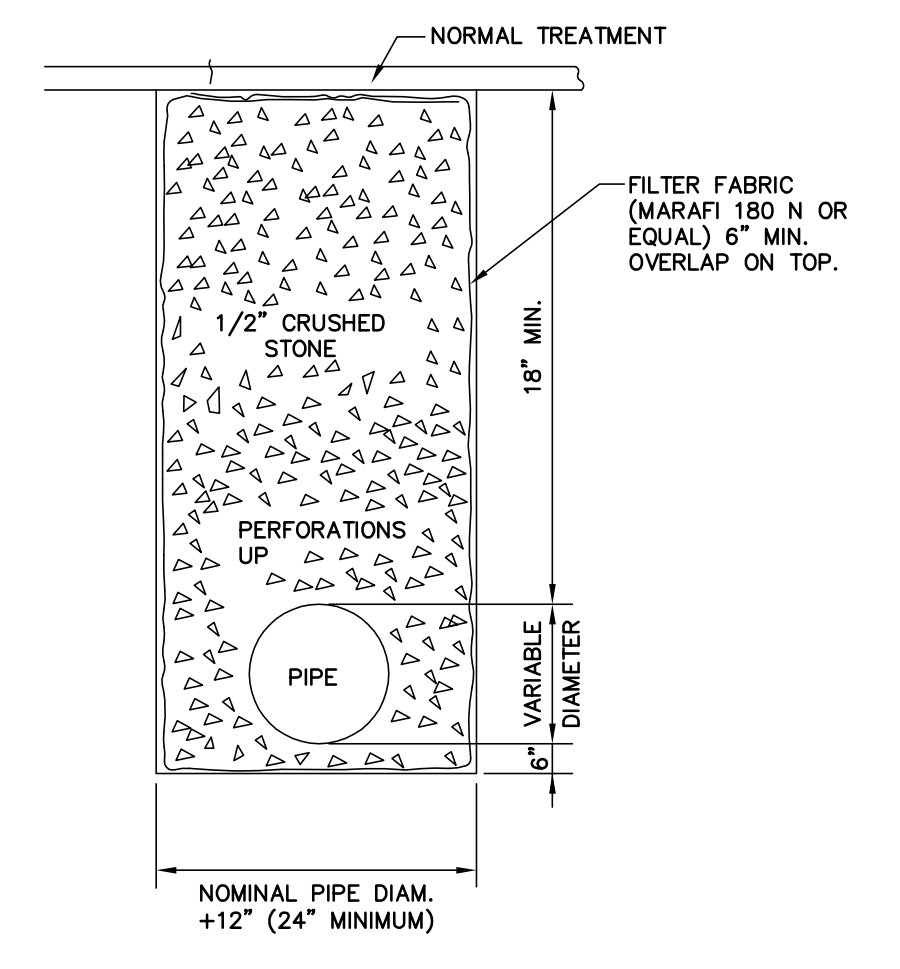


D	E	F	G	H	J	L	N	P
12"	2'-6"	4'-8"	3'-2"	4'-0"	2'-0"	1'-6"	1'-2"	3'-5"
15"	2'-9"	5'-4"	3'-3"	4'-3"	2'-3"	1'-6"	1'-3"	3'-9"
18"	3'-0"	6'-4"	3'-6"	4'-6"	2'-6"	1'-6"	1'-6"	4'-1"
21"	3'-3"	7'-0"	3'-8"	4'-9"	2'-9"	1'-6"	1'-8"	4'-4"
24"	3'-6"	7'-5"	3'-9"	5'-0"	3'-0"	1'-6"	1'-9"	4'-7"
30"	4'-0"	8'-4"	4'-0"	5'-8"	3'-6"	1'-6"	2'-0"	5'-3"
36"	4'-6"	9'-6"	4'-3"	6'-0"	4'-0"	1'-8"	2'-3"	5'-11"
42"	5'-0"	10'-7"	4'-6"	6'-8"	4'-6"	1'-10"	2'-6"	6'-6"
48"	5'-6"	11'-8"	4'-9"	7'-0"	5'-0"	2'-0"	2'-9"	7'-2"

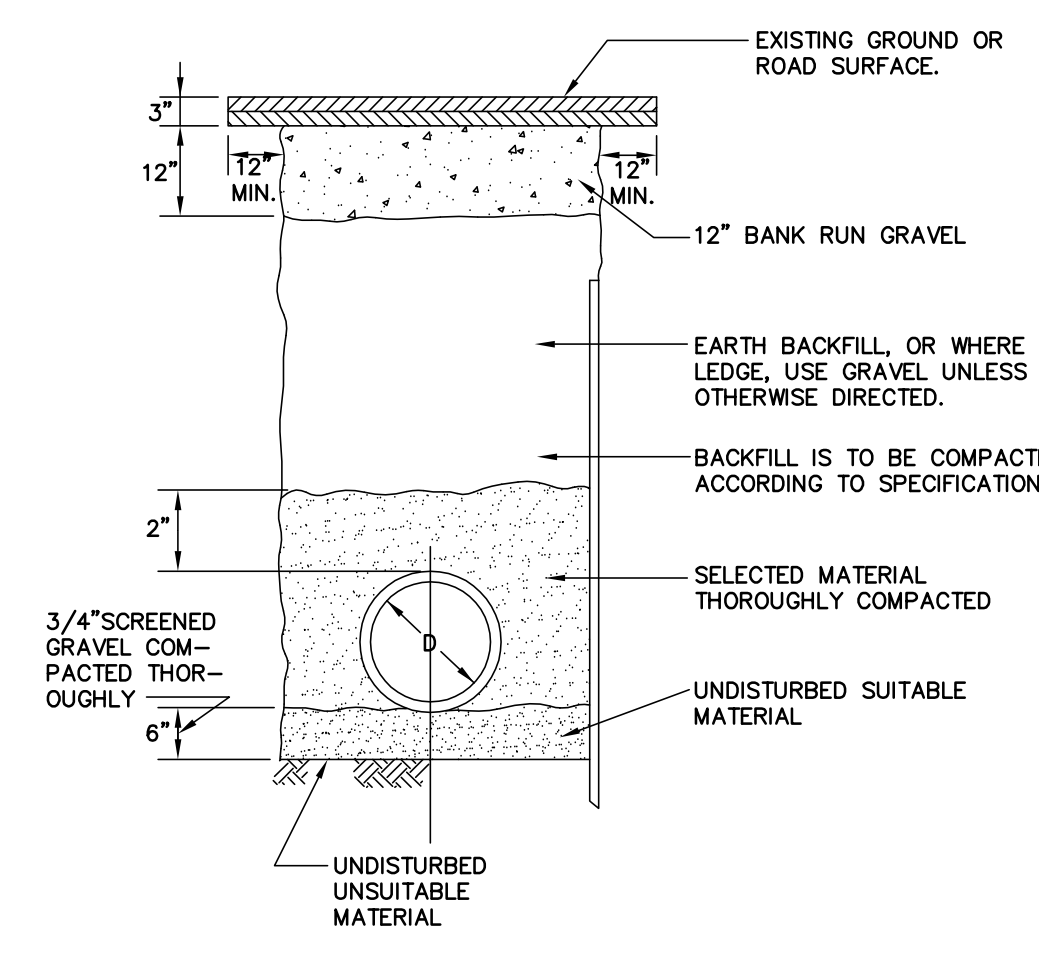
- ALL CONCRETE DIMENSIONS SHOWN ARE MINIMUM
- CONCRETE SHALL BE 4000 P.S.I. MINIMUM
- ALL REINFORCING SHALL BE #4 MINIMUM



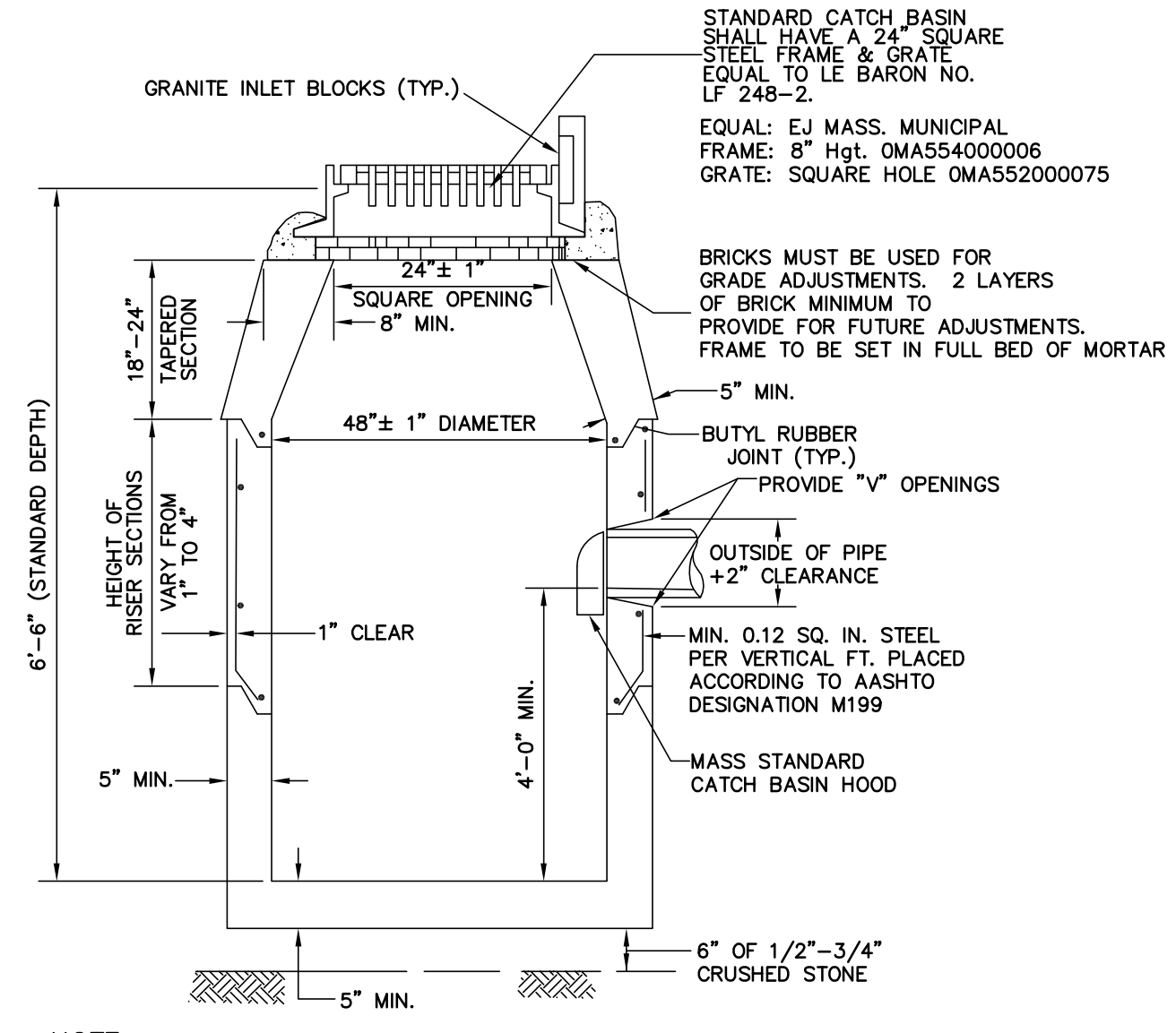
CONCRETE AND FIELD STONE MASONRY HEADWALL \ WINGWALL DETAILS  
NOT TO SCALE



SUBDRAIN DETAILS  
NOT TO SCALE

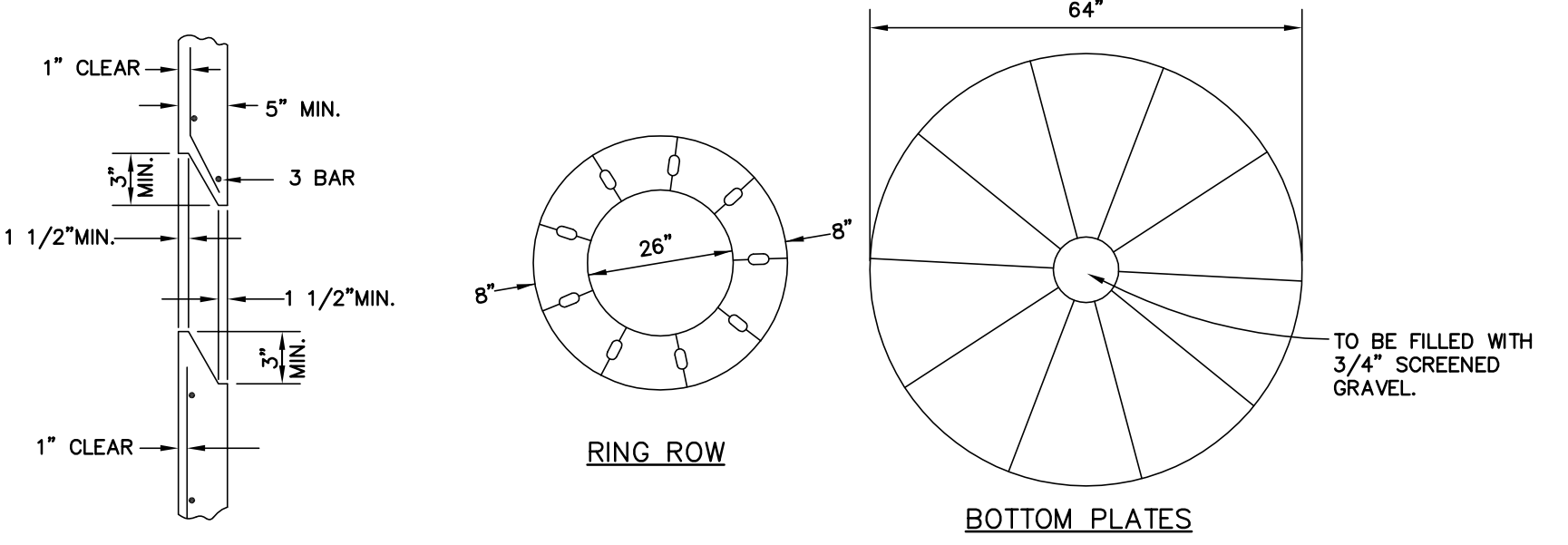


TYPICAL DRAIN TRENCH DETAILS  
NOT TO SCALE



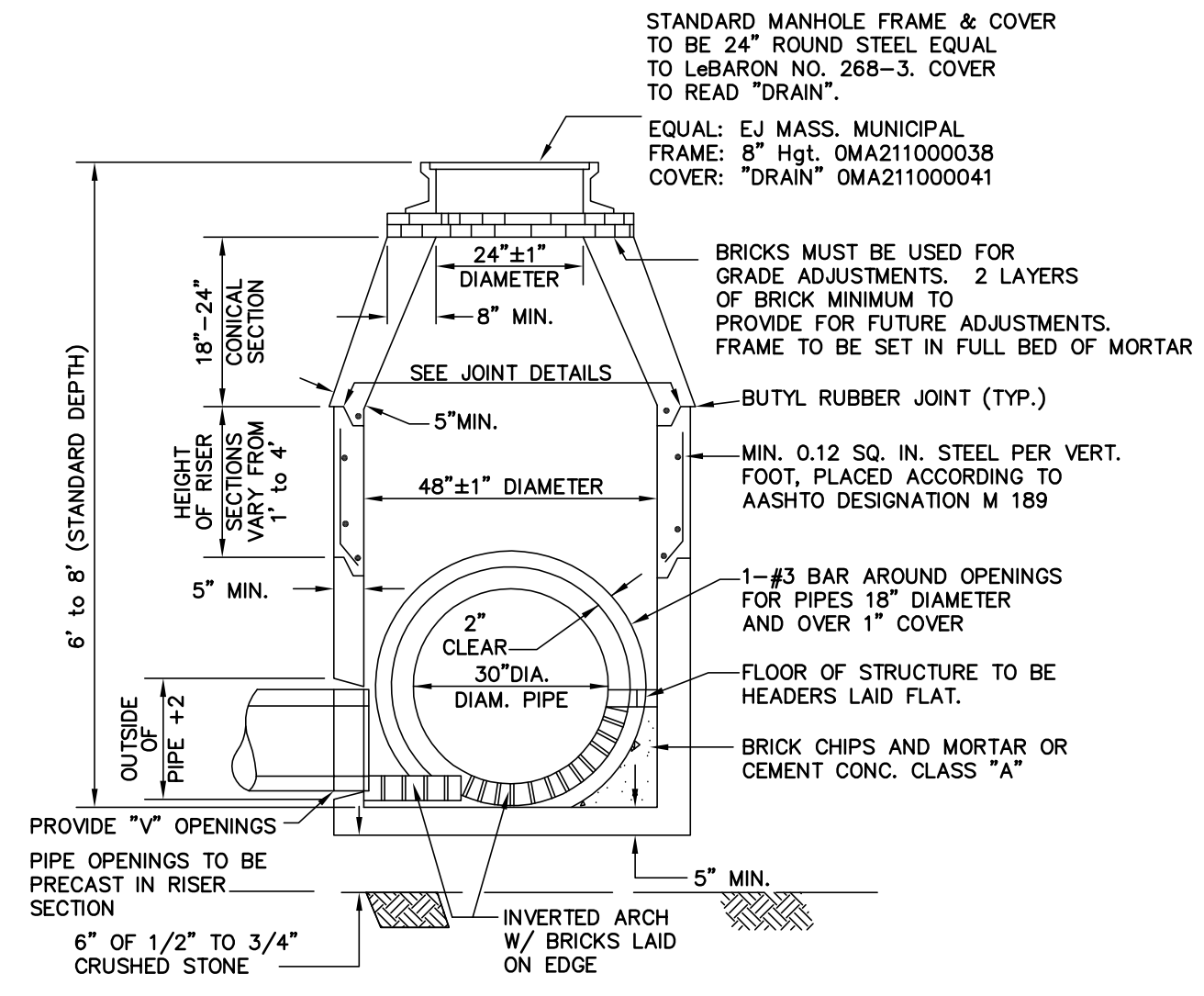
NOTE: NO BELL ENDS IN CATCH BASIN. CONNECTIONS TO BE TIGHTLY SEALED WITH MORTAR.

PRECAST CONCRETE CATCH BASIN DETAILS  
NOT TO SCALE

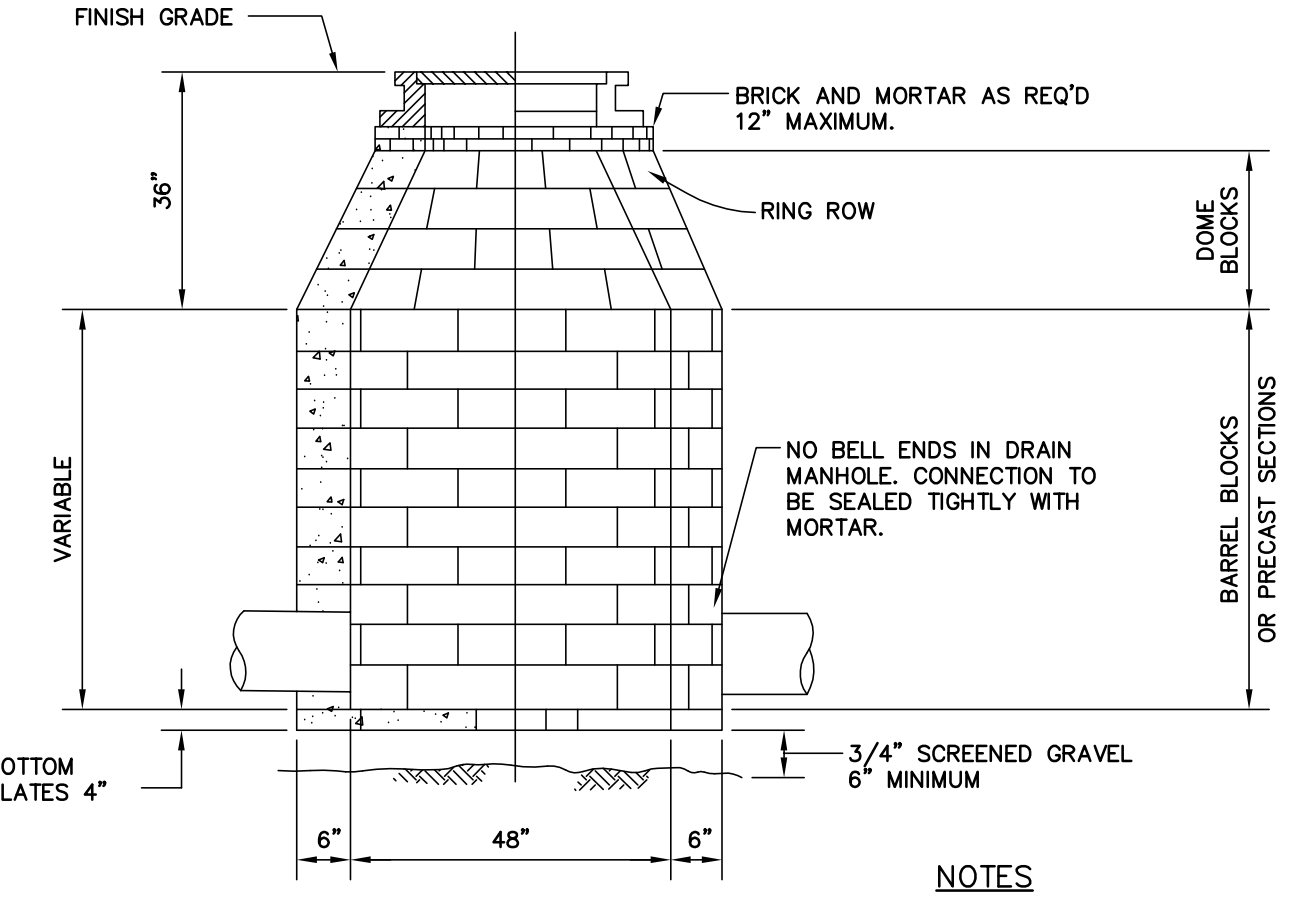


PRECAST STRUCTURE JOINT DETAILS  
NOT TO SCALE

BLOCK CATCH BASIN & MANHOLE BOTTOM DETAILS  
NOT TO SCALE



PRECAST CONCRETE MANHOLE DETAILS  
NOT TO SCALE



BLOCK DRAIN MANHOLE DETAILS  
NOT TO SCALE

- NOTES
- ALL DRAIN MANHOLES TO HAVE BRICK INVERTS. SEE PRECAST MANHOLE DETAILS.
  - MANHOLE BLOCKS MORE THAN 9' IN DEPTH TO BE 8" BLOCK.

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

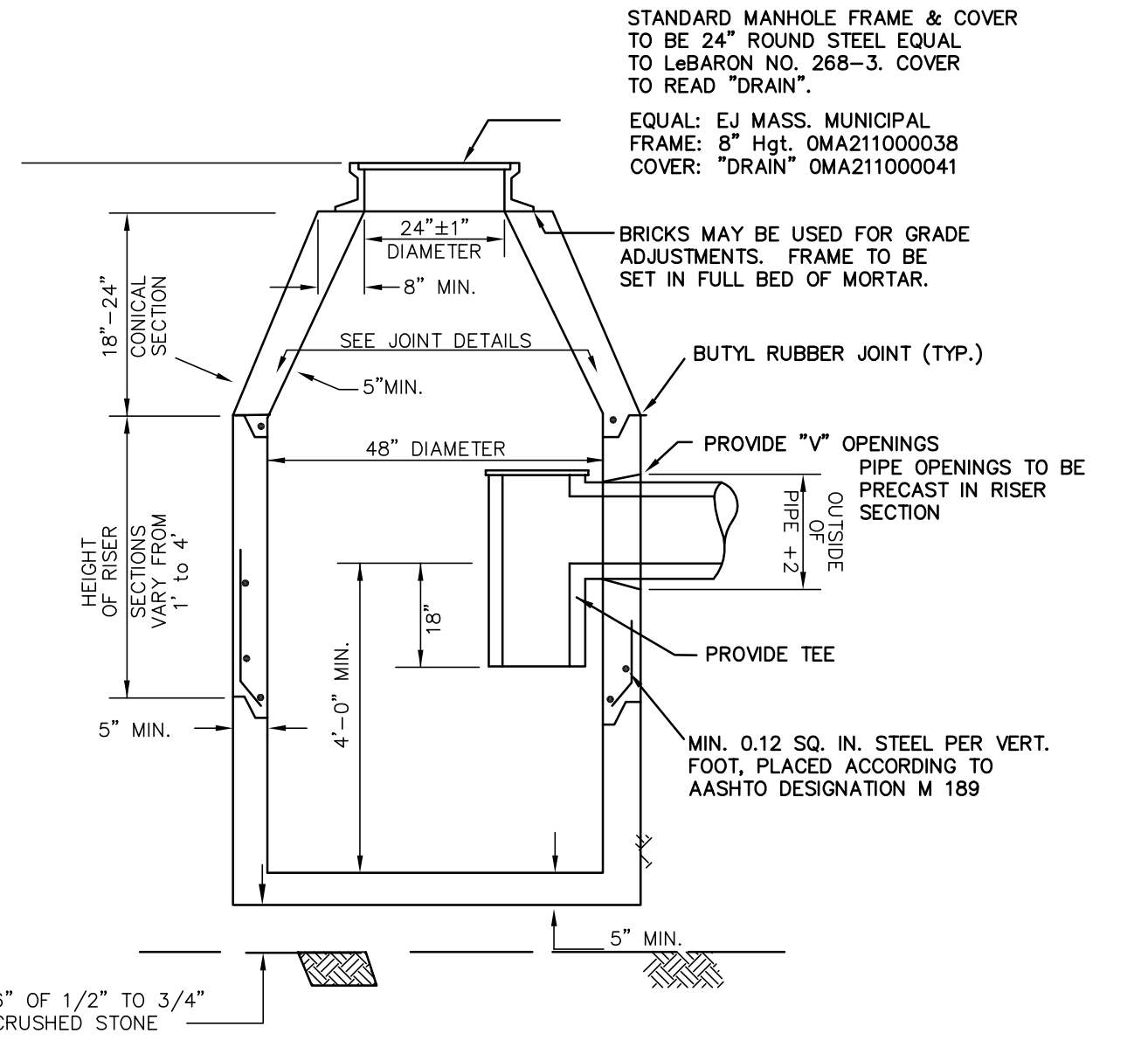
TOWN CLERK \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY THE WALPOLE ZONING BOARD OF APPEALS:

\_\_\_\_\_

DATE APPROVED: \_\_\_\_\_

DATE ENDORSED: \_\_\_\_\_



PRECAST 4' SUMP MANHOLE DETAIL  
NOT TO SCALE

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# TOWN OF WALPOLE, MASSACHUSETTS DEPARTMENT OF PUBLIC WORKS PLAN SHOWING TYPICAL DRAINAGE CONSTRUCTION DETAILS

REV. #	DATE	DESCRIPTION	BY
1	7-11-08	DRAWN TO AUTOCAD FILE	MAJ
2	11-22-08	MANY MISC. UPDATES	MAJ

DETAILS

NO.	DATE	DESCRIPTION
1	6/02/20	ZONING BOARD COMMENTS

SITE DEVELOPMENT PLAN  
 A COMPREHENSIVE PERMIT M.G.L.C. 40B  
 "DIAMOND HILL ESTATES"  
 WALPOLE, MASSACHUSETTS  
 PREPARED FOR:  
 WALL STREET DEVELOPMENT CORP.  
 P.O. BOX 2772  
 WESTWOOD, MA 02090

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

JOB No. 16,518  
 DATE: FEB. 26, 2020  
 SCALE: 1"=40'  
 SHEET: 8 of 11  
 PLAN #: 27,321



APPROVED BY THE  
WALPOLE ZONING BOARD  
OF APPEALS:

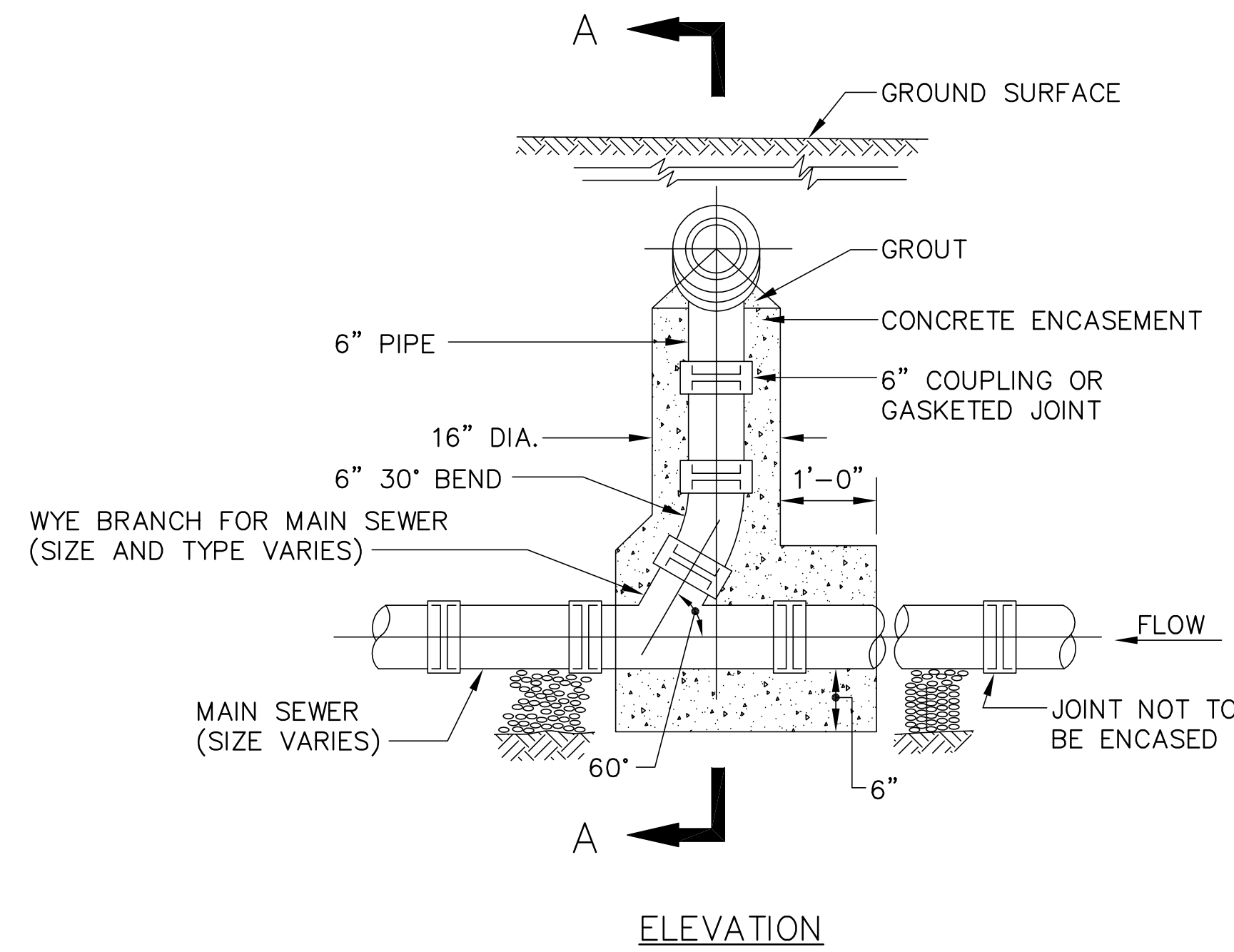
DATE APPROVED: \_\_\_\_\_

DATE ENDORSED: \_\_\_\_\_

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

TOWN CLERK \_\_\_\_\_

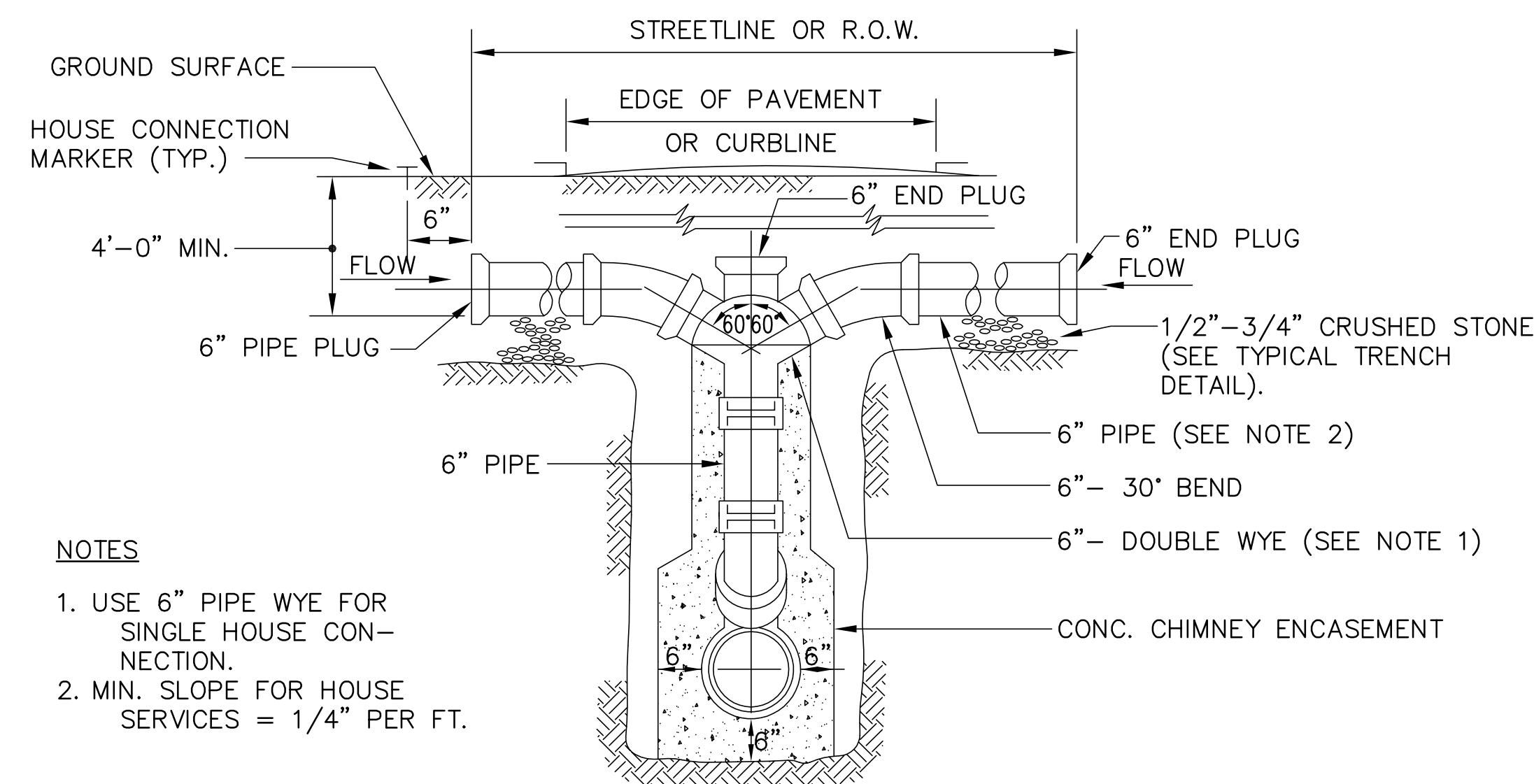
DATE \_\_\_\_\_



ELEVATION

**TYPICAL HOUSE SERVICE CONNECTION & CHIMNEY DETAIL**

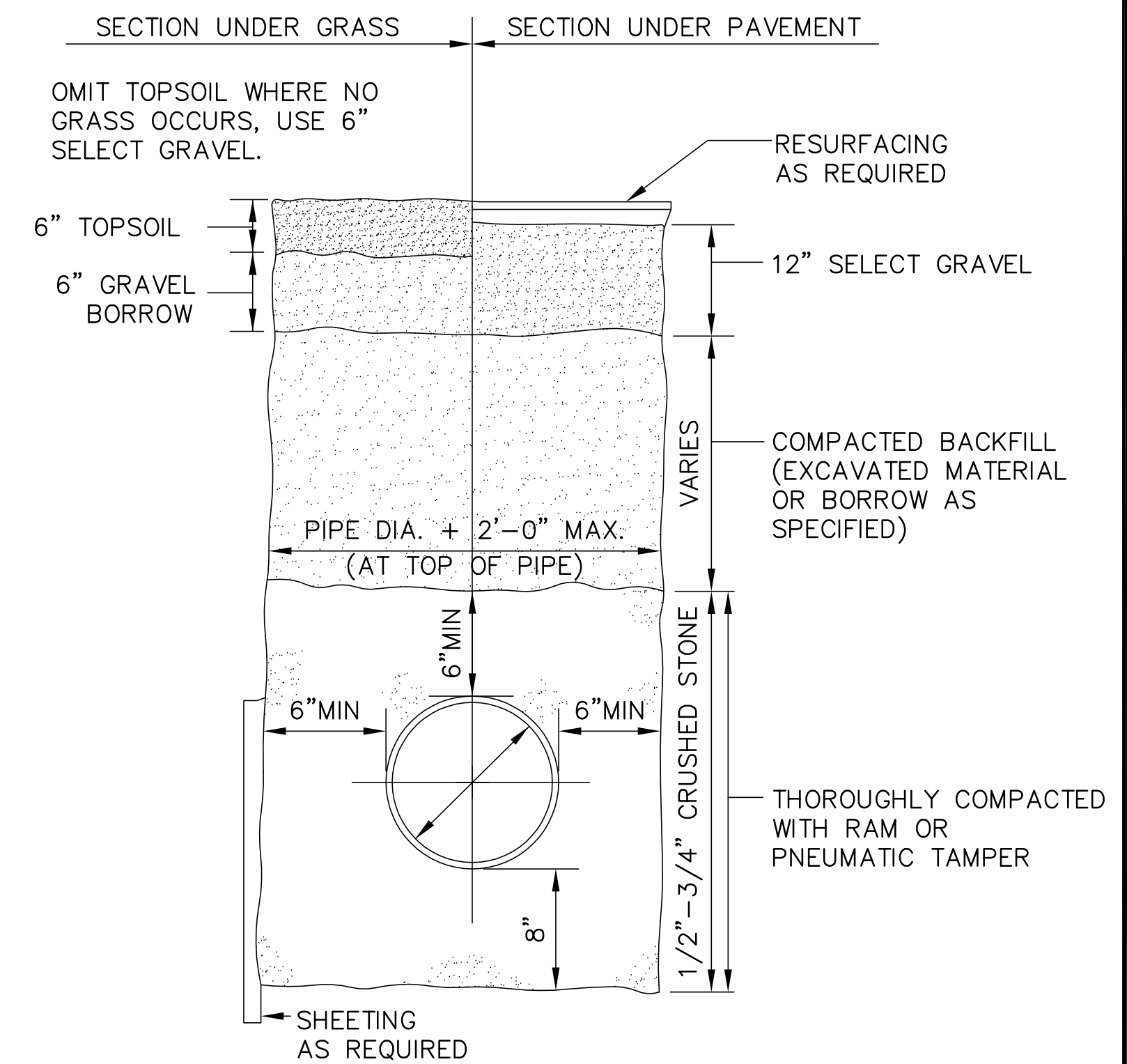
(FOR MAIN SEWER OVER 8'-0" DEEP)  
NOT TO SCALE



SECTION A-A

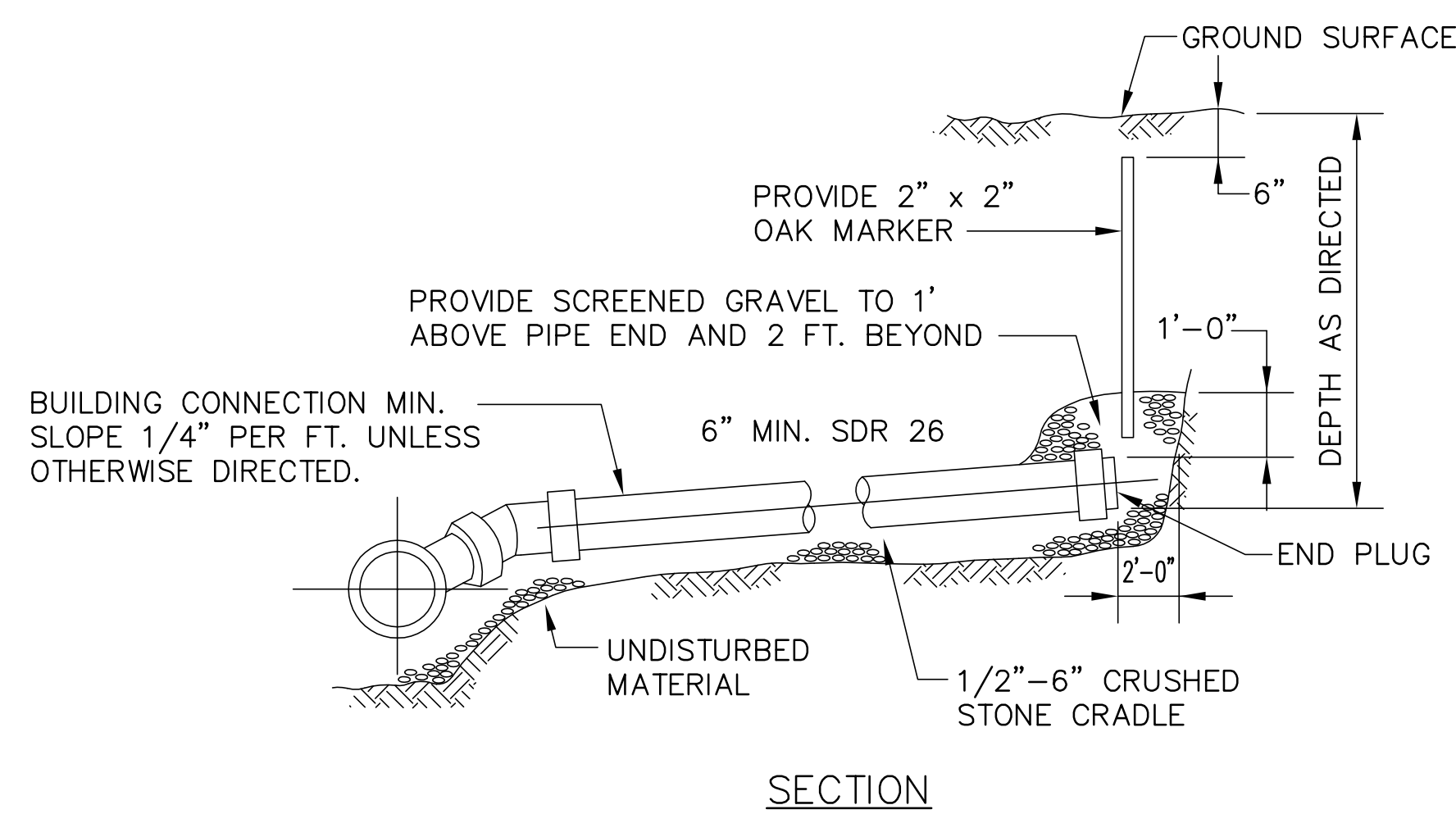
**NOTES**

1. USE 6" PIPE WYE FOR SINGLE HOUSE CONNECTION.
2. MIN. SLOPE FOR HOUSE SERVICES = 1/4" PER FT.



**TYPICAL SEWER TRENCH DETAIL**

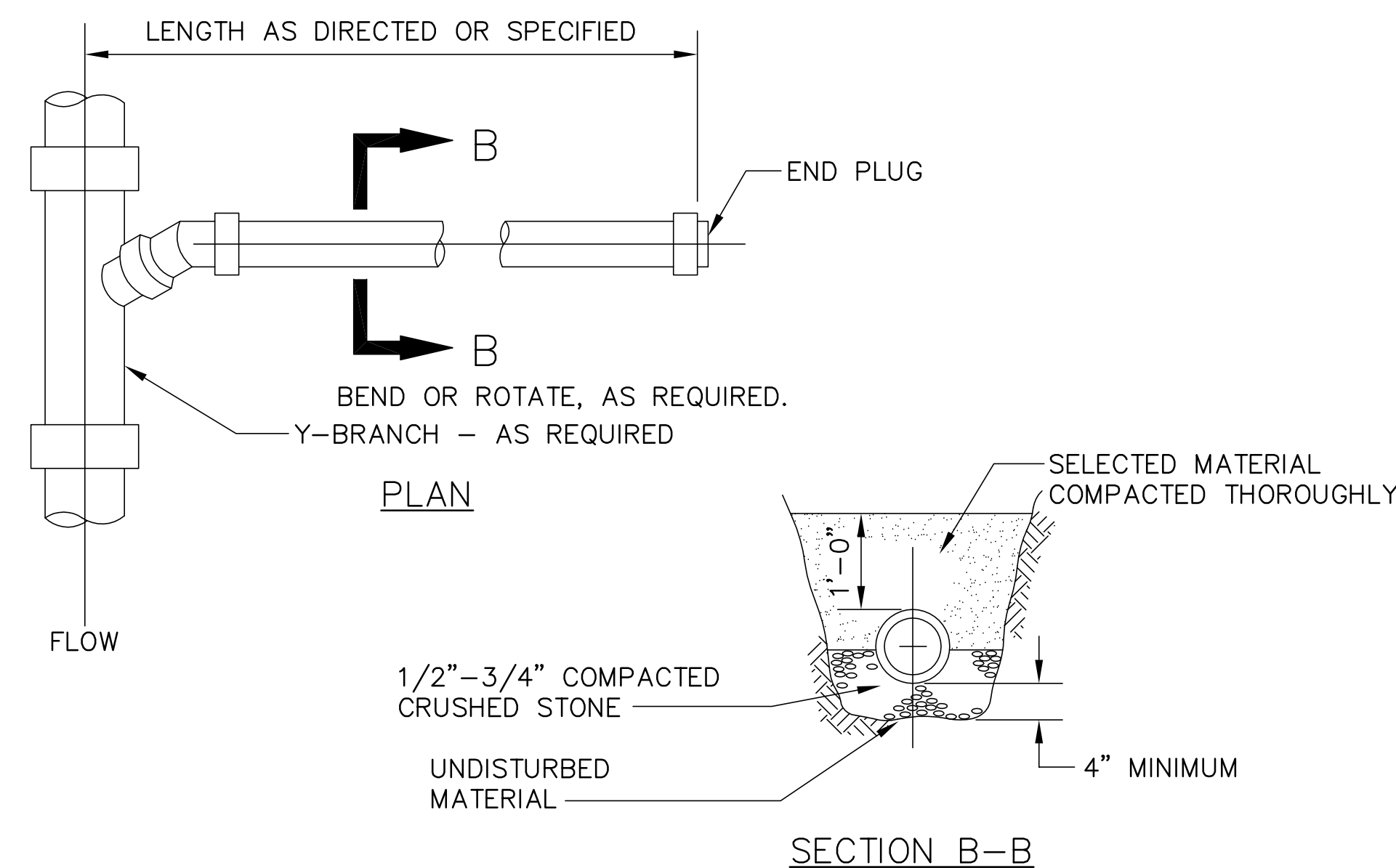
NOT TO SCALE



SECTION

**TYPICAL BUILDING CONNECTION**

NOT TO SCALE



SECTION B-B

UNDISTURBED MATERIAL

1/2"-3/4" COMPACTED CRUSHED STONE

SELECTED MATERIAL COMPACTED THOROUGHLY

Y-BRANCH - AS REQUIRED

BEND OR ROTATE, AS REQUIRED.

END PLUG

LENGTH AS DIRECTED OR SPECIFIED

GROUND SURFACE

DEPTH AS DIRECTED

PROVIDE 2" x 2" OAK MARKER

PROVIDE SCREENED GRAVEL TO 1' ABOVE PIPE END AND 2 FT. BEYOND

6" MIN. SDR 26

BUILDING CONNECTION MIN. SLOPE 1/4" PER FT. UNLESS OTHERWISE DIRECTED.

UNDISTURBED MATERIAL

1/2"-6" CRUSHED STONE CRADLE

END PLUG

2'-0"

1'-0"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

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**TOWN OF WALPOLE, MASSACHUSETTS  
DEPARTMENT OF PUBLIC WORKS  
PLAN SHOWING TYPICAL  
SEWAGE CONSTRUCTION DETAILS**

REV. #	DATE	DESCRIPTION	BY
1	7-11-08	DRAWN TO AUTOCAD FILE	MAJ
2	11-22-08	MANY MISC. UPDATES	MAJ

**DETAILS**

**SITE DEVELOPMENT PLAN  
A COMPREHENSIVE PERMIT M.G.L.c. 40B  
"DIAMOND HILL ESTATES"  
WALPOLE, MASSACHUSETTS**

PREPARED FOR:  
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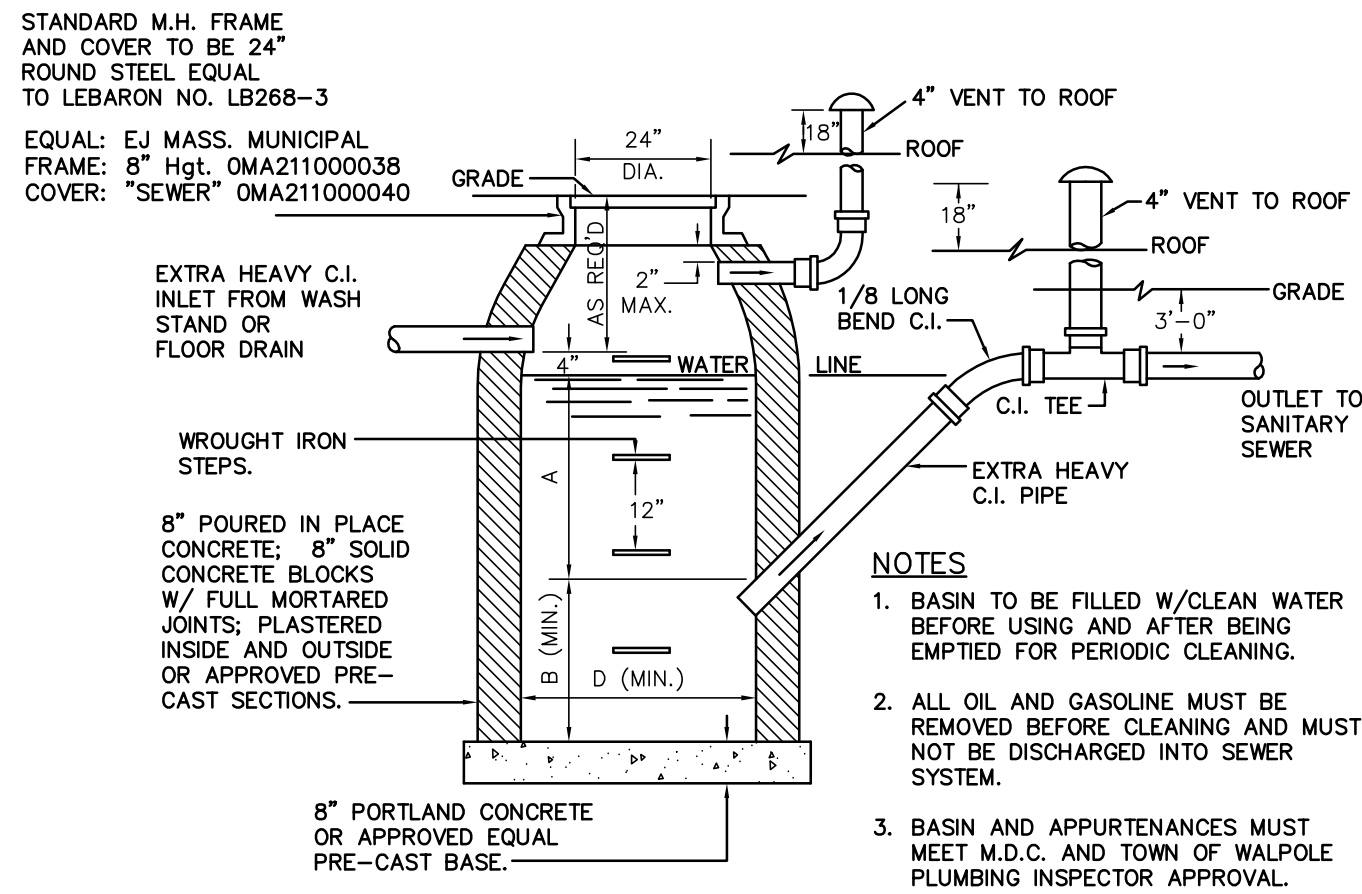
JOB No. 16,518

DATE: FEB. 26, 2020

SCALE: 1"=40'

SHEET: 9 of 11

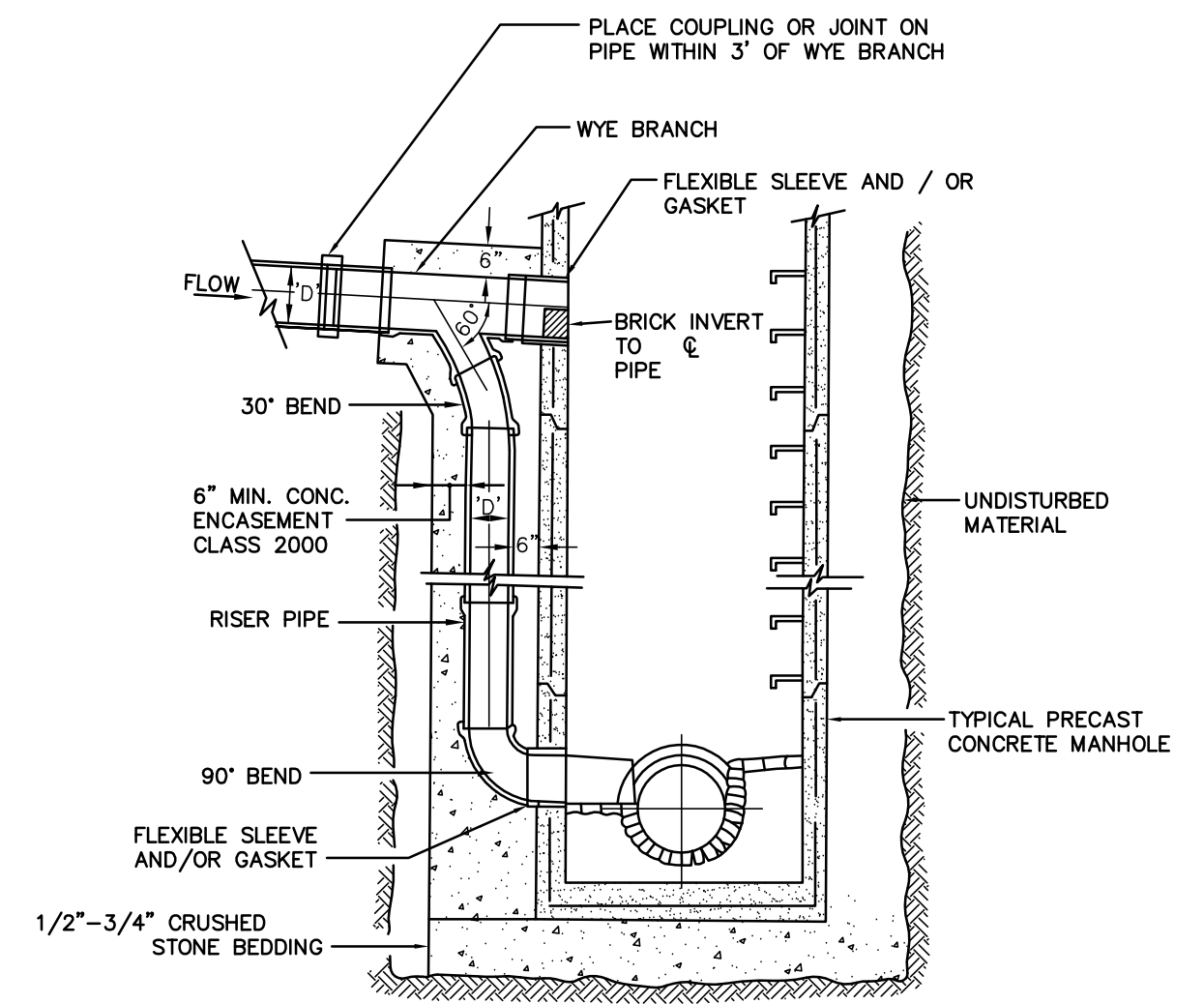
PLAN #: 27,321



INLET	D	A	B
4"	4'-0" 3'-6"	2'-3" 3'-0"	1'-11" 2'-6"
5"	3'-6" 4'-0" 4'-0"x4'-0" 4'-6"	5'-0" 4'-0" 3'-6" 4'-0"	4'-0" 3'-0" 2'-6" 2'-6"
6"	4'-0" 4'-0" 4'-6"x4'-6" 5'-0"	5'-0" 4'-0" 3'-6" 3'-0"	4'-6" 3'-6" 3'-0" 2'-6"
8"	5'-0" 5'-6"x5'-6" 6'-0" 6'-6"	6'-0" 4'-6" 3'-0" 3'-6"	5'-0" 4'-0" 2'-6" 2'-6"

NOTE: FOR INLETS LARGER THAN 8", THE DESIGN AND DIMENSIONS WILL BE DETERMINED FOR EACH PARTICULAR CASE.  
CIRCULAR BASINS ARE RECOMMENDED.

**STANDARD M.D.C. CATCH BASIN & GASOLINE TRAP DETAILS**  
NOT TO SCALE



**TYPICAL OUTSIDE DROP INLET MANHOLE DETAILS**  
NOT TO SCALE

APPROVED BY THE  
WALPOLE ZONING BOARD  
OF APPEALS:

DATE APPROVED: \_\_\_\_\_

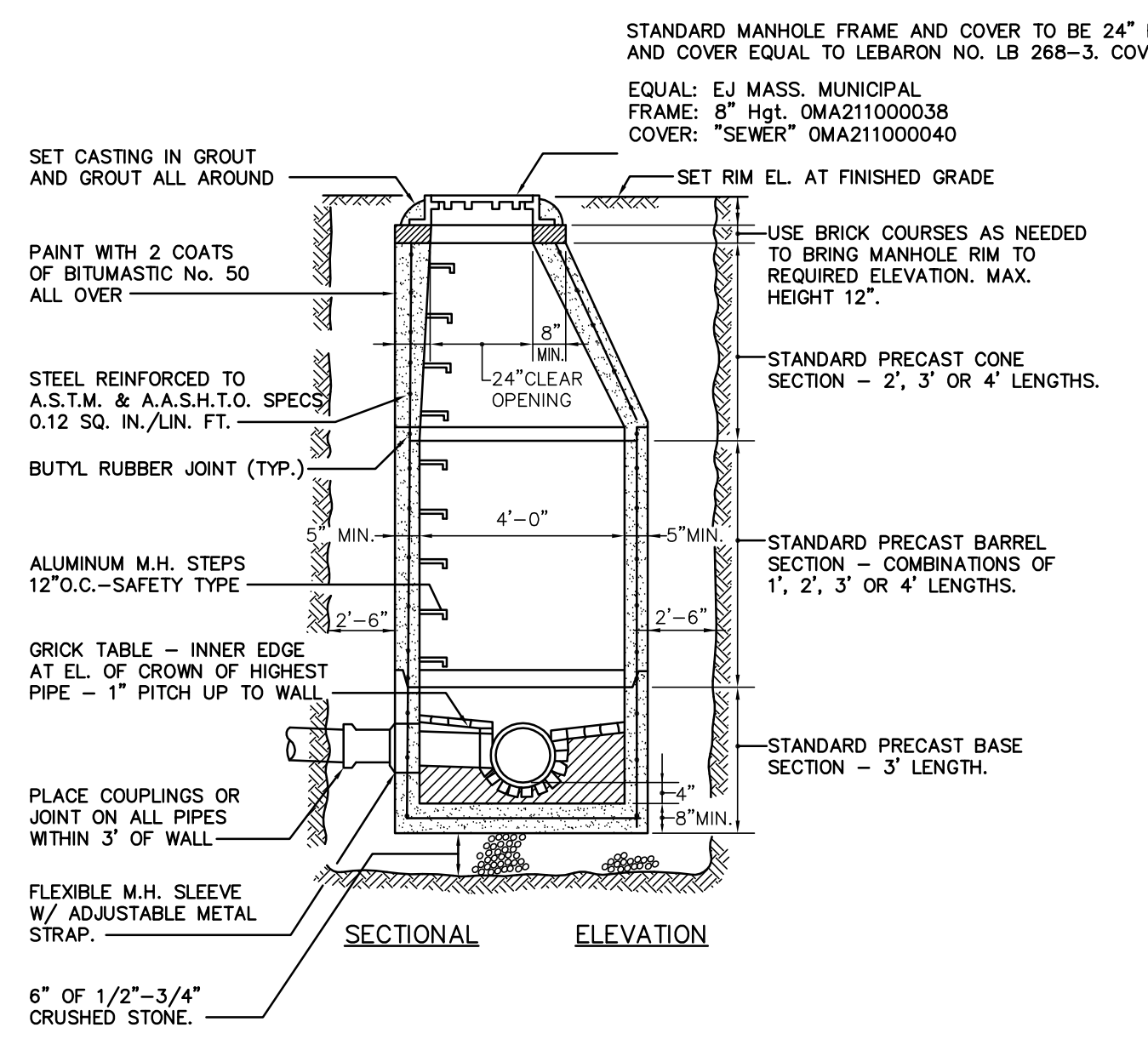
DATE ENDORSED: \_\_\_\_\_

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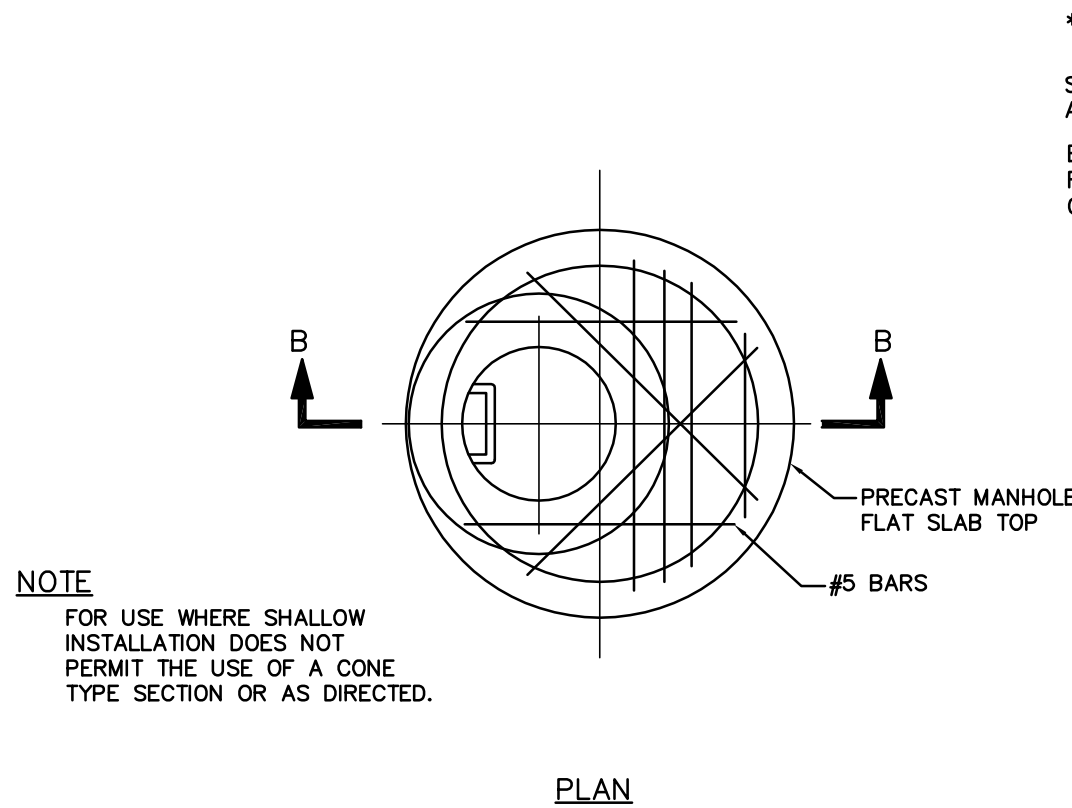
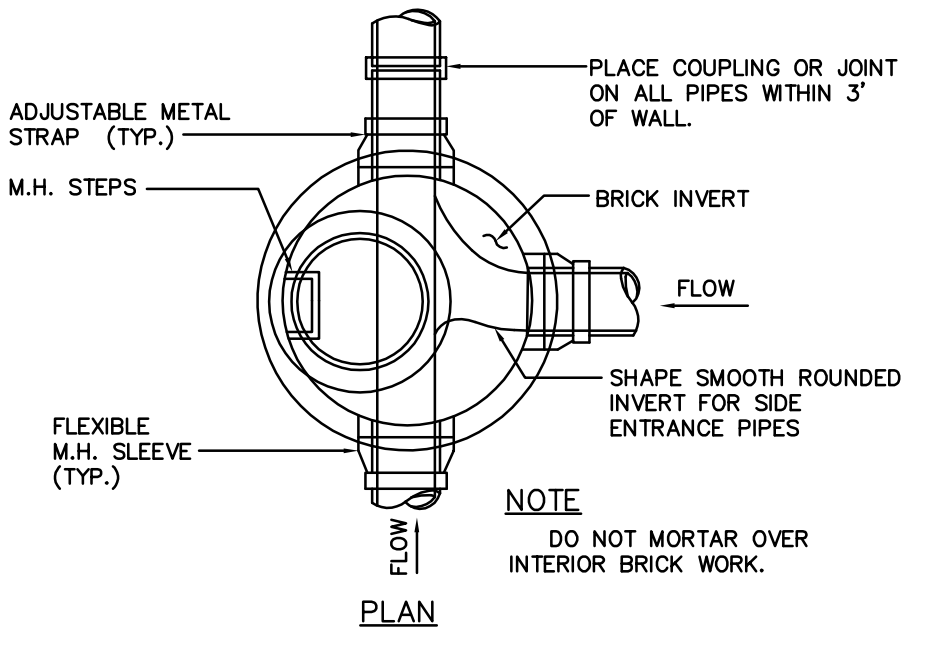
TOWN CLERK \_\_\_\_\_ DATE \_\_\_\_\_

REVISIONS	DATE	DESCRIPTION
No. 1	6/02/20	ZONING BOARD COMMENTS

\*NOTE: SMH #S 2-4 SHALL BE INSTALLED WITH BOLT DOWN COVERS.

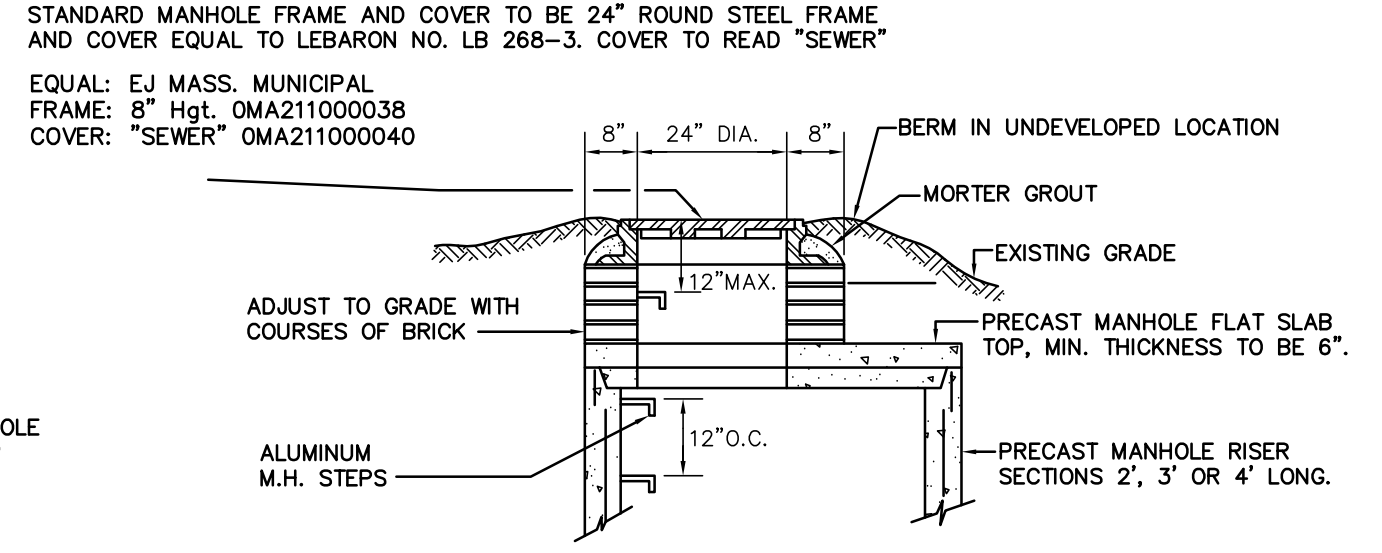


**TYPICAL PRECAST CONCRETE SEWER MANHOLE DETAILS**  
NOT TO SCALE



NOTE: FOR USE WHERE SHALLOW INSTALLATION DOES NOT PERMIT THE USE OF A CONE TYPE SECTION OR AS DIRECTED.

\*NOTE: SMH #S 2-4 SHALL BE INSTALLED WITH BOLT DOWN COVERS.



**FLAT TOP SECTION**  
NOT TO SCALE

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**TOWN OF WALPOLE, MASSACHUSETTS  
DEPARTMENT OF PUBLIC WORKS  
PLAN SHOWING TYPICAL  
SEWERAGE CONSTRUCTION DETAILS**

REV. #	DATE	DESCRIPTION	BY
1	7-11-06	DRAWN TO AUTOCAD FILE	MAJ
2	11-08-08	UPDATED	MAJ

**DETAILS**

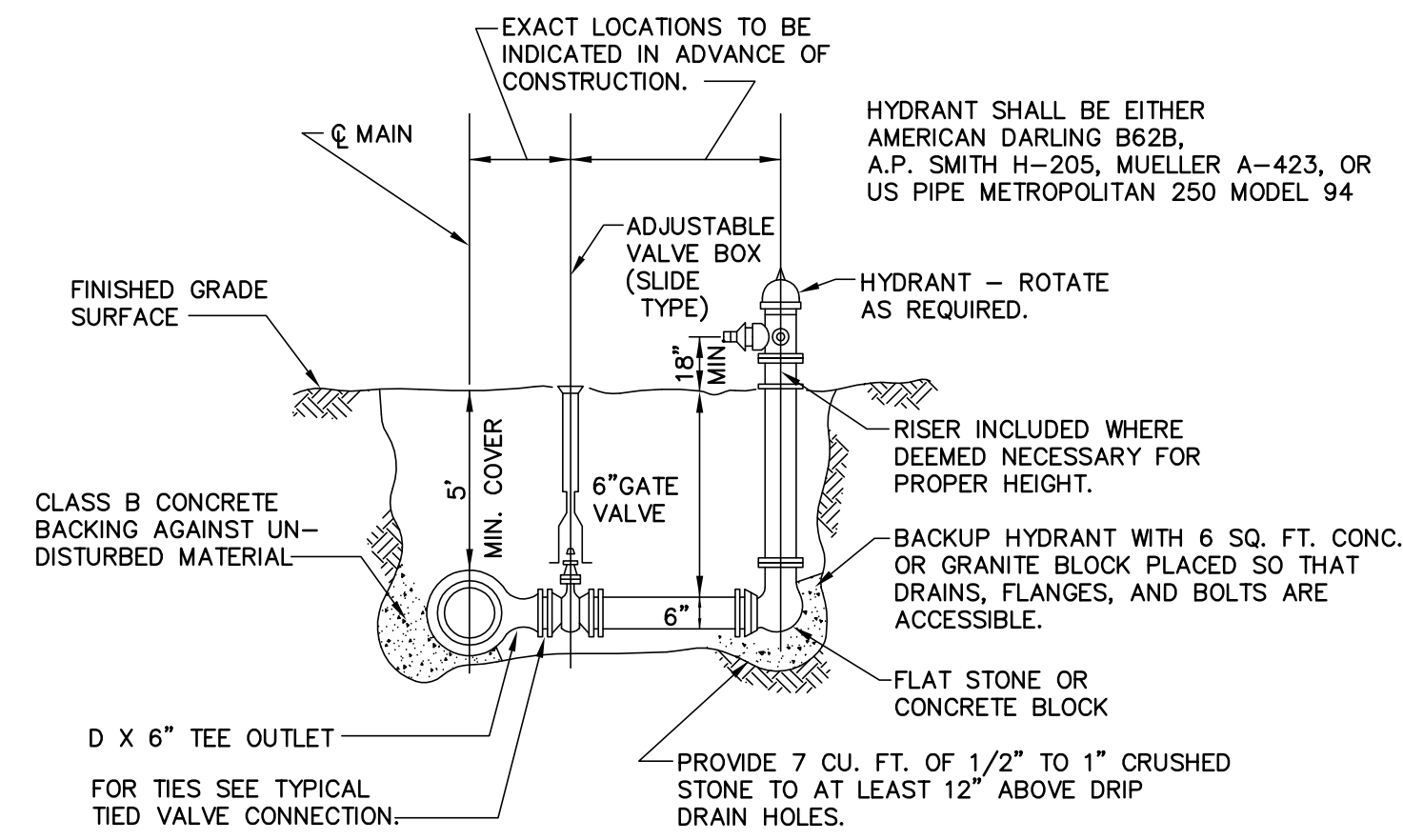
**SITE DEVELOPMENT PLAN  
A COMPREHENSIVE PERMIT M.G.L.c. 40B  
"DIAMOND HILL ESTATES"  
WALPOLE, MASSACHUSETTS**

PREPARED FOR:  
WALL STREET DEVELOPMENT CORP.  
P.O. BOX 272  
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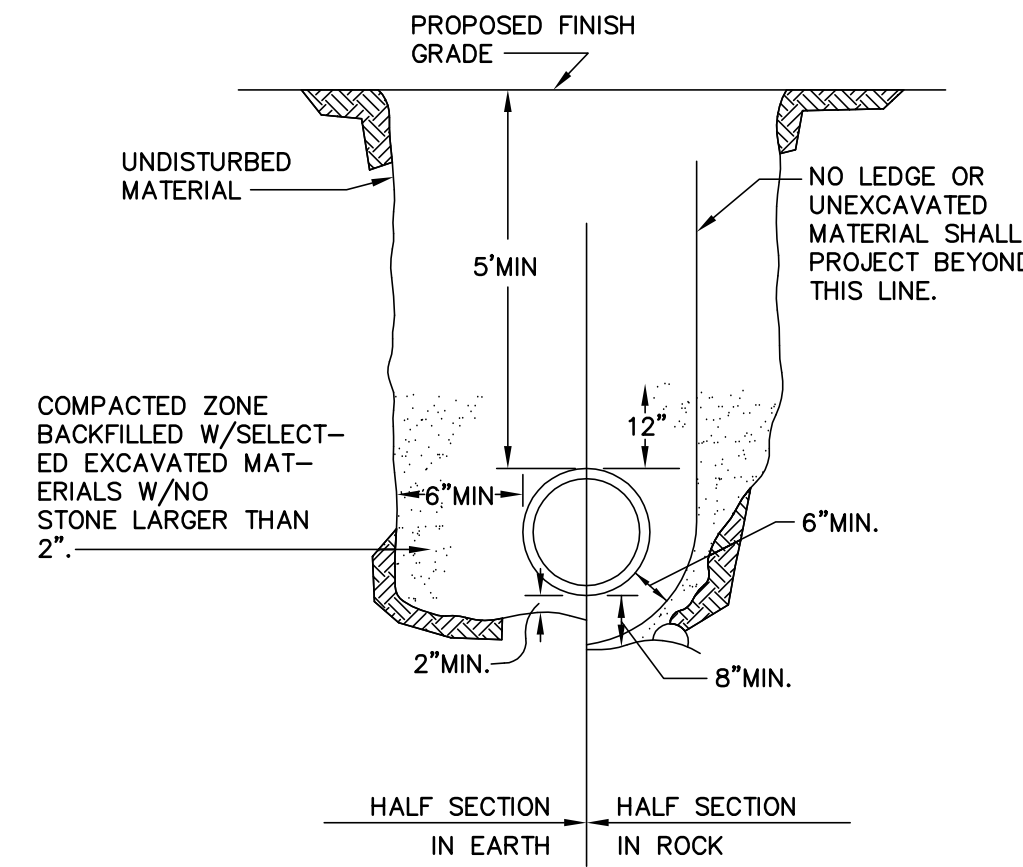
**GLM** Engineering Consultants, Inc.  
19 EXCHANGE STREET  
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JOB No. 16,518  
DATE: FEB. 26, 2020  
SCALE: 1"=40'  
SHEET: 10 of 11  
PLAN #: 27,321

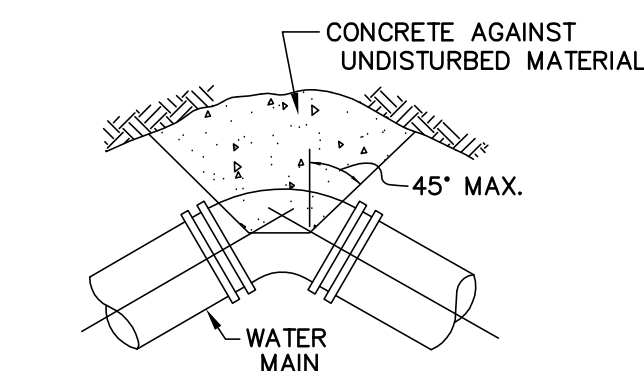




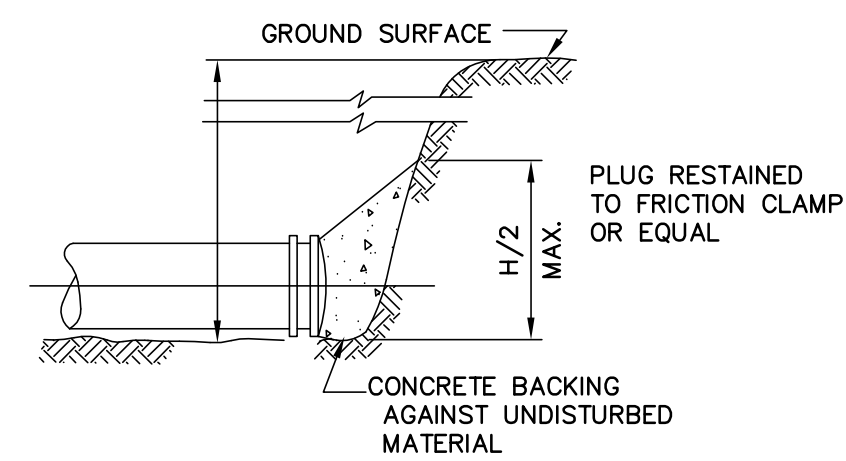
**TYPICAL HYDRANT ASSEMBLY DETAIL**  
NOT TO SCALE



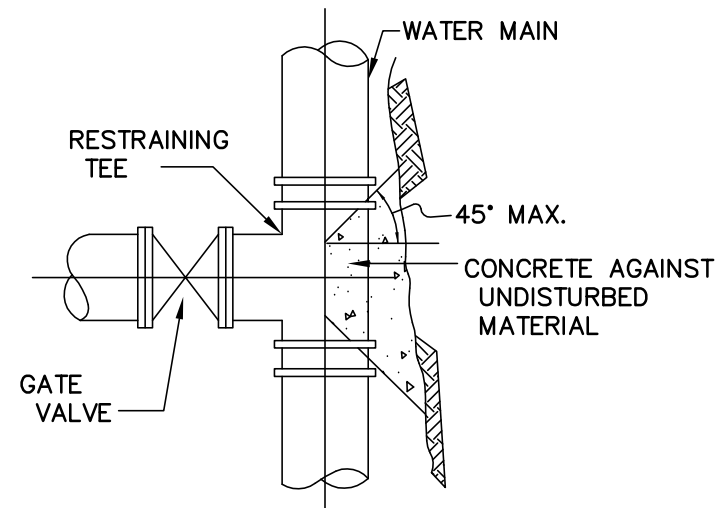
**WATER MAIN TRENCH DETAIL**  
NOT TO SCALE



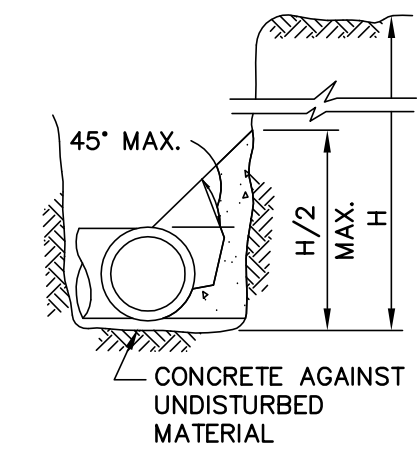
**TYPICAL BEND**



**TYPICAL PLUG**



**TYPICAL TEE**

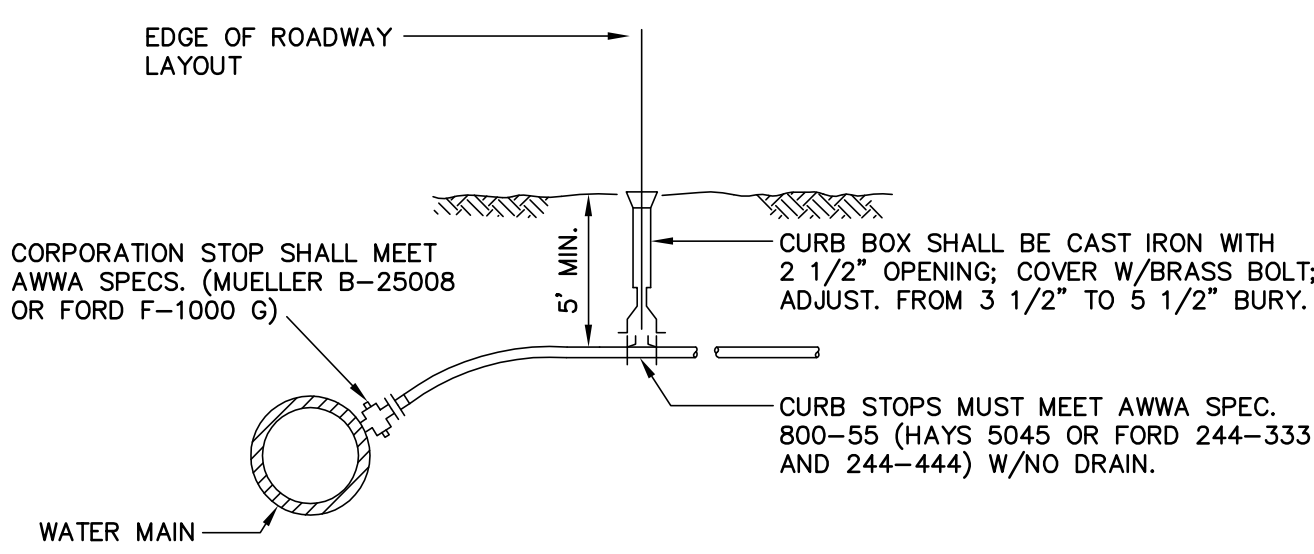


**TYPICAL SECTION**

NOTE: CONCRETE FOR THRUST BLOCKS SHALL BE NO LONGER THAN THE RATIO OF 2 1/2 : 5 1/2 AND SHALL HAVE A MINIMUM COMPRESSION STRENGTH OF 2000 PSI (SO THAT FLANGES AND BOLTS ARE ACCESSIBLE.)

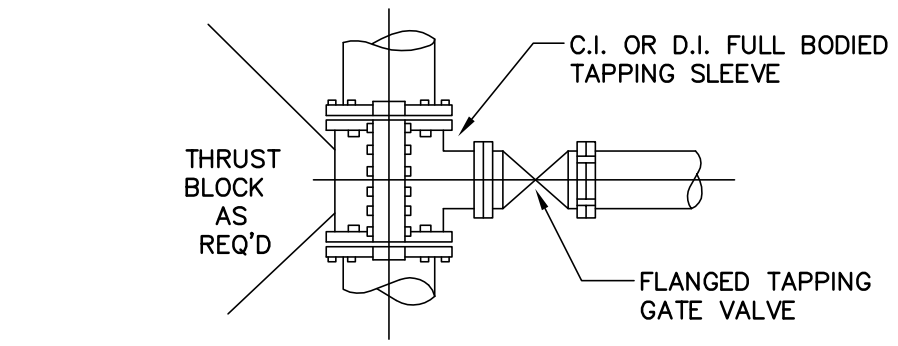
BEARING AREAS OF THRUST BLOCKS (BEARING AREA IN SQUARE FT.)				
PIPE SIZE INCHES	1/4 BEND	1/8 BEND	1/16 BEND OR LESS	PLUG TEES
6 AND 8	8	8	8	8
10 AND 12	22	13	8	16

**TYPICAL THRUST BLOCK DETAIL**

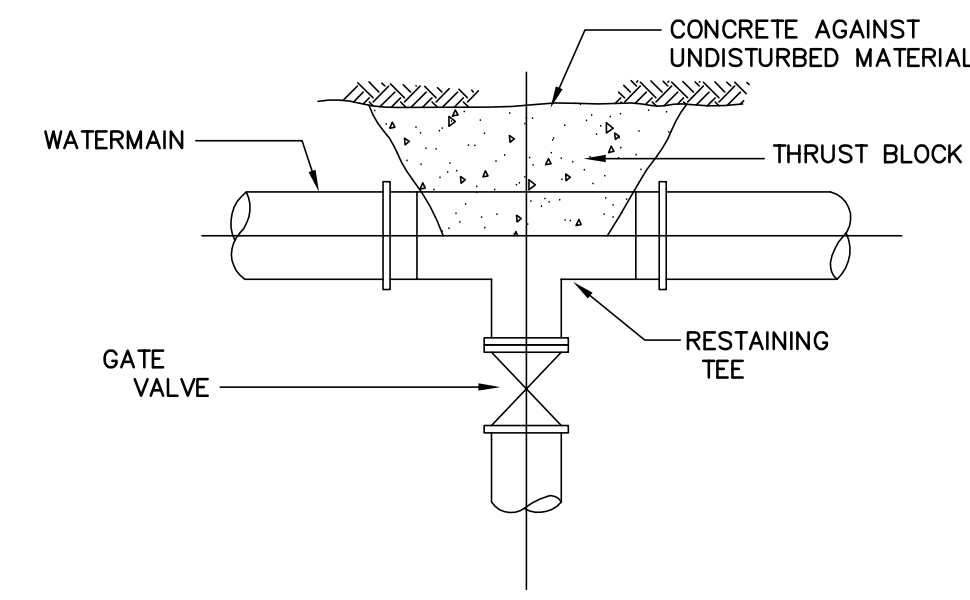


**TYPICAL SERVICE CONNECTION**  
NOT TO SCALE

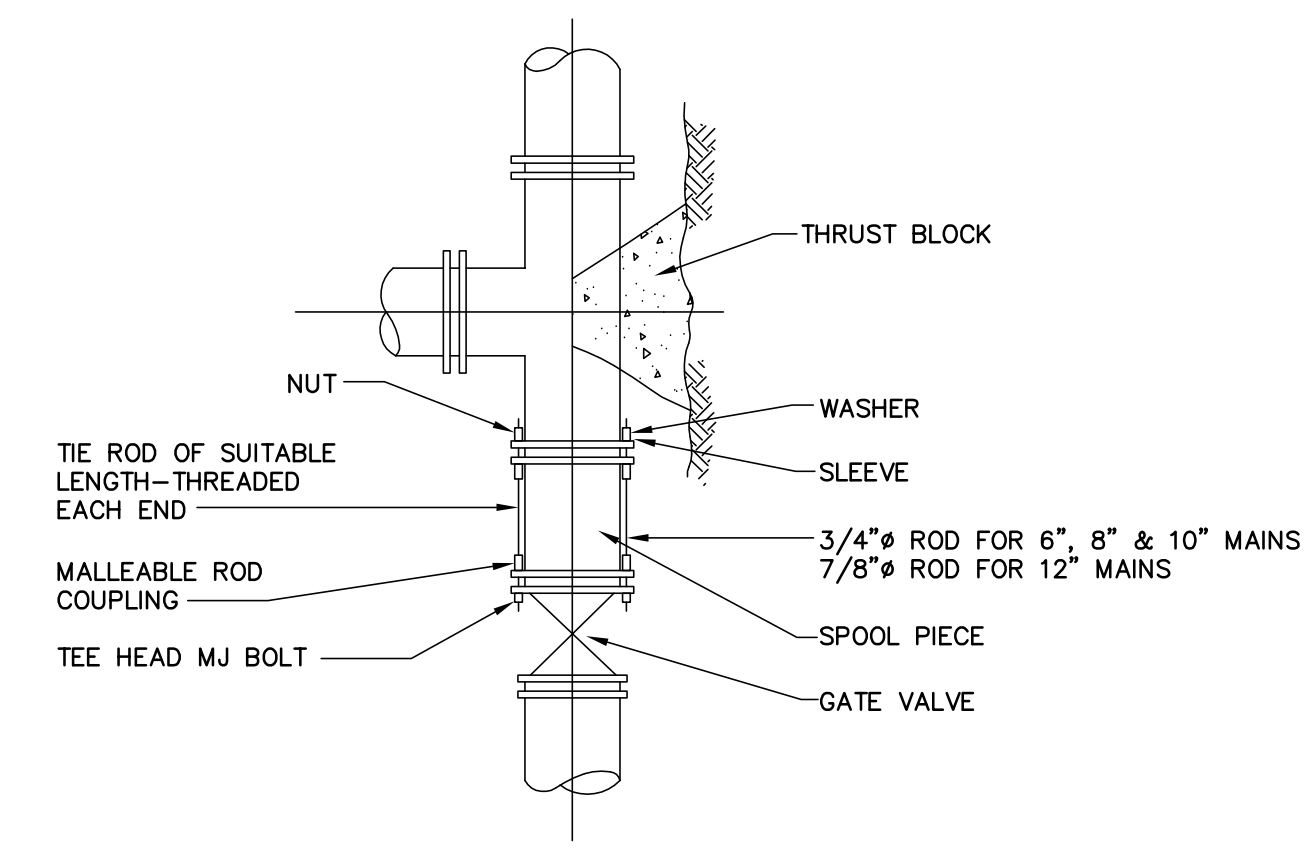
NOTE:  
1\"/>



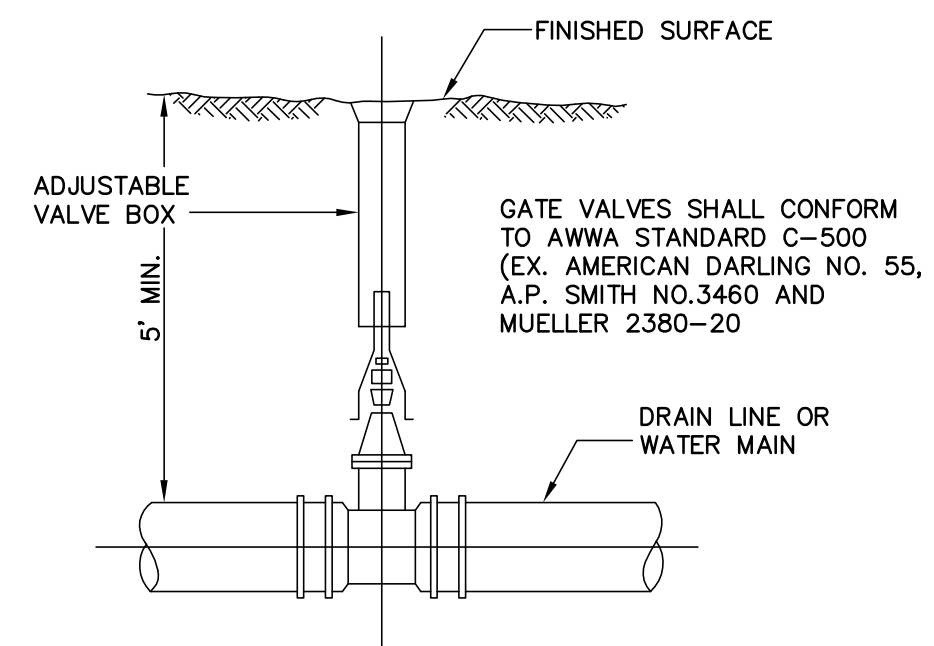
**TAPPING SLEEVE AND VALVE DETAILS**  
NOT TO SCALE



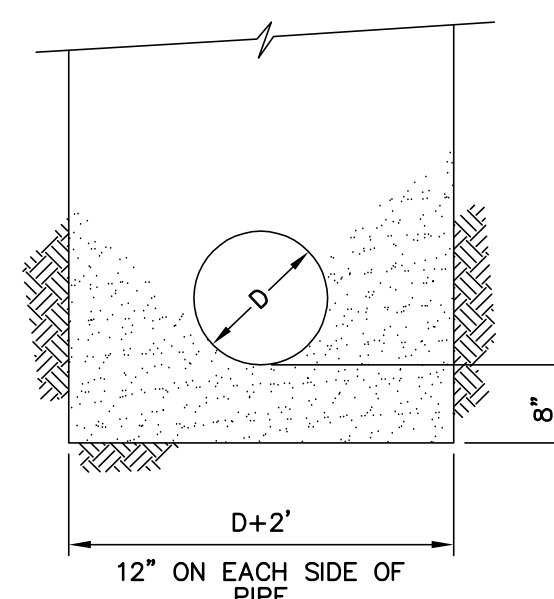
**TYPICAL LATERAL GATE VALVE CONNECTION DETAILS**  
NOT TO SCALE



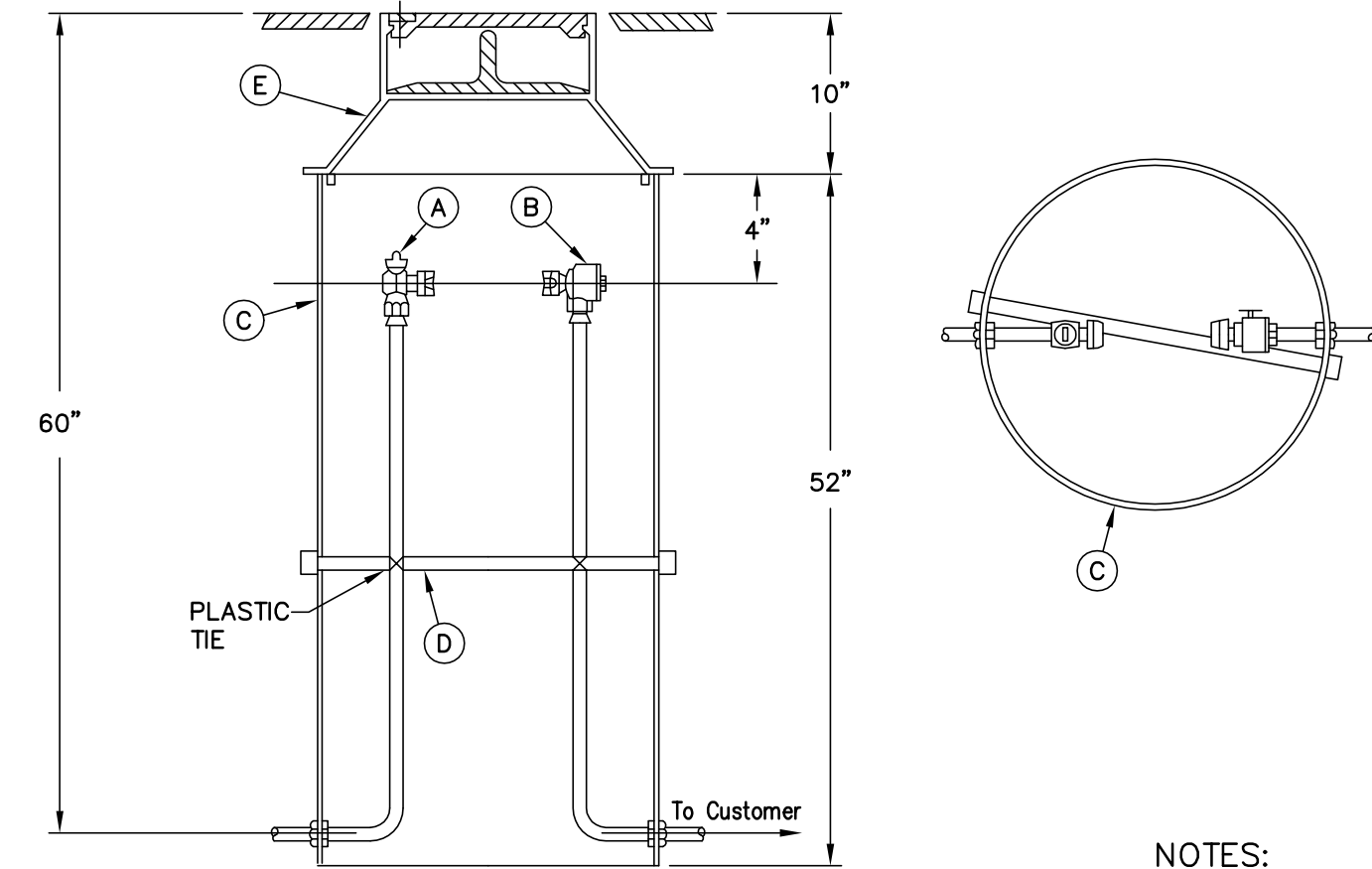
**TYPICAL TIED MECHANICAL JOINT VALVE CONNECTION DETAILS**  
NOT TO SCALE



**TYPICAL GATE VALVE**  
NOT TO SCALE



**PAYMENT LIMIT FOR LEDGE EXCAVATION**  
NOT TO SCALE



ITEM	DESCRIPTION	CAT. No.
A	ANGLE BALL VALVE	BA13-232W
B	DUAL ANGLE CHECK VALVE	HH431-3230
C	20\"/>	
D	1/2\"/>	
E	METER BOX COVER & LID	W-3

**METER PIT SPECIFICATIONS**  
NOT TO SCALE

- NOTES:
1. ALL SERVICE SHALL ENTER THE PIT AT A 90° ANGLE TO THE STREET.
  2. TO BE USED FOR DWELLINGS WHICH EXCEED A DISTANCE OF 200' FROM FRONT PROPERTY LINES.

APPROVED BY THE WALPOLE ZONING BOARD OF APPEALS:

DATE APPROVED: \_\_\_\_\_  
DATE ENDORSED: \_\_\_\_\_

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

TOWN CLERK \_\_\_\_\_ DATE \_\_\_\_\_

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**TOWN OF WALPOLE, MASSACHUSETTS  
DEPARTMENT OF PUBLIC WORKS  
PLAN SHOWING TYPICAL  
WATER MAIN CONSTRUCTION DETAILS**

REV. #	DATE	DESCRIPTION	BY
1	7-11-06	DRAWN TO AUTOCAD FILE	MAJ
2	11-08-08	UPDATED	MAJ

**DETAILS**

**SITE DEVELOPMENT PLAN  
A COMPREHENSIVE PERMIT M.G.L.c. 40B  
"DIAMOND HILL ESTATES"  
WALPOLE, MASSACHUSETTS**  
PREPARED FOR:  
WALL STREET DEVELOPMENT CORP.  
P.O. BOX 272  
WESTWOOD, MA 02090

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

JOB No. 16,518  
DATE: FEB. 26, 2020  
SCALE: 1"=40'  
SHEET: 11 of 11  
PLAN #: 27,321