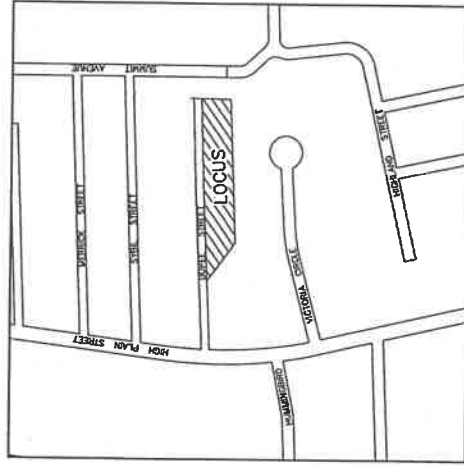


# SITE DEVELOPMENT PLAN A COMPREHENSIVE PERMIT M.G.L. C. 40B "DIAMOND HILL ESTATES" WALPOLE, MASSACHUSETTS

DATE: FEBRUARY 26, 2020



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

**CROSS-SECTION REFERENCES**  
MAP 35, PARCEL 300-1  
**DEED REFERENCES:**  
HUNTINGTON COUNTY REGISTRY OF DEEDS  
Bk. 20774, Pg. 209  
**PLAN REFERENCES:**  
FILE IN PLAN BOOK 77, PLAN 3721  
**OWNER OF RECORD:**  
PALMWOOD BROOK REALTY TRUST  
500 WALPOLE, MA

**ZONING CLASSIFICATION:**  
R-1  
LOT AREA: 24,128 SF  
FRONTAGE: 112.5 FT.  
DEPT. FRONT: 30'  
SIDE: 15'  
REAR: 30'

**ZONING DATA:**

<b>RESIDENCE-8 (R8)</b>	<b>REQUIRED</b>	<b>PROVIDED</b>
LOT AREA:	120 SF	24,128 SF (124 AG)
FRONTAGE:	30 FT.	112.5 FT. (OFFICE STREET)
DEPT. FRONT:	30 FT.	30 FT.
SIDE:	15 FT.	15 FT.
REAR:	30 FT.	30 FT.
<b>MAXIMUM BUILDING HEIGHT</b>	<b>ALLOWED</b>	<b>PROVIDED</b>
MAXIMUM BUILDING HEIGHT:	35 FT.	35 FT.
<b>LOT COVERAGE:</b>	<b>ALLOWED</b>	<b>PROVIDED</b>
LOT COVERAGE:	25% (12,069 SF)	27.2% (12,484 SF)
<b>TOTAL IMPERVIOUS</b>	<b>ALLOWED</b>	<b>PROVIDED</b>
(Garage & Driv)	40% (10,868 SF)	35.6% (14,971 SF)



2/26/2020  
DATE

**SHEET INDEX**

- 1 COVER
- 2 EXISTING CONDITIONS
- 3 LAYOUT PLAN
- 4 EXISTING DRAINAGE & UTILITIES
- 5 PROFILES



**LEGEND:**

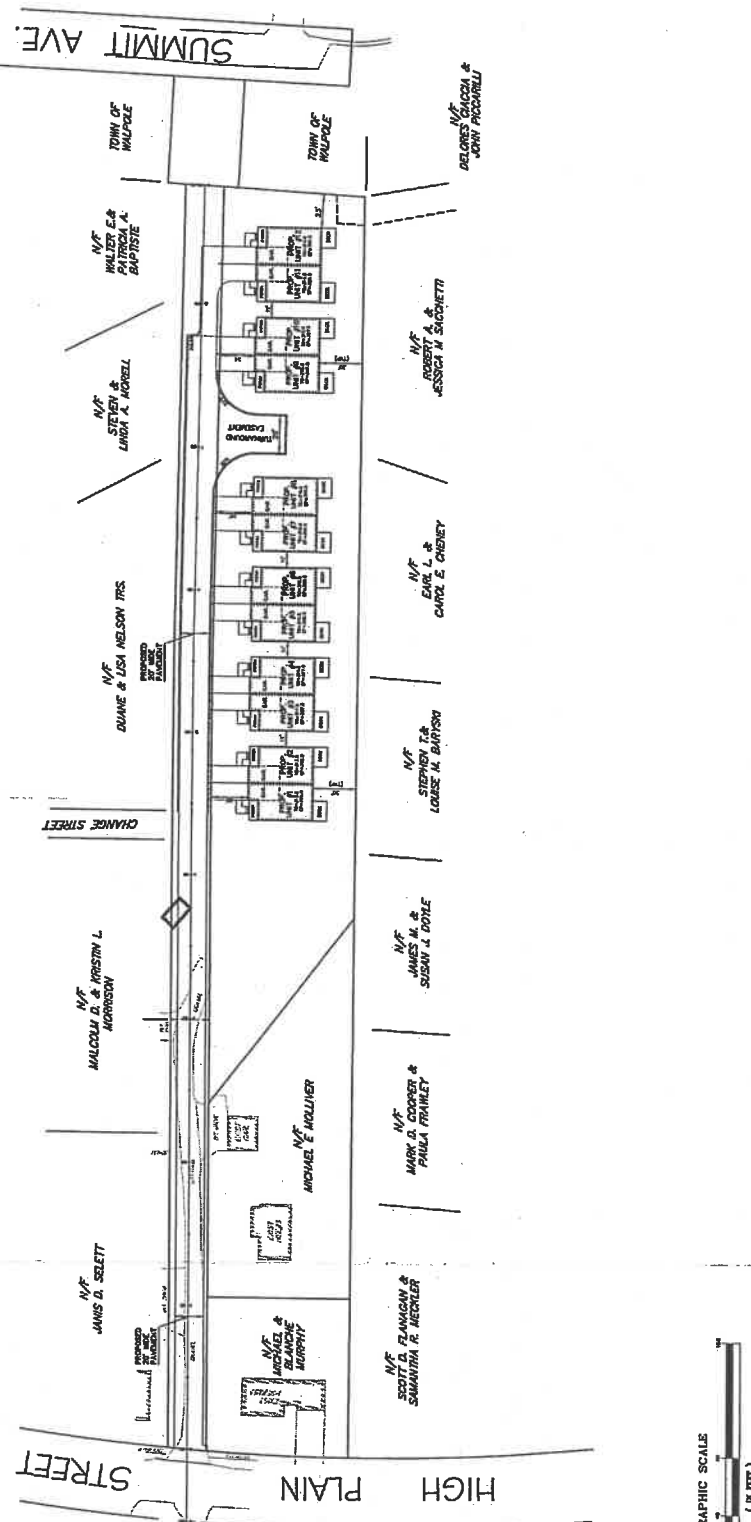
- 100' --- EXISTING CONTOUR
- 100' --- EXISTING SPOT ELEVATION
- 100' --- EXISTING WATER DATE
- 100' --- EXISTING WATER LINE
- 100' --- EXISTING TREE LINE
- 100' --- EXISTING SEWER MANHOLE
- 100' --- EXISTING TEST PIT LOCATION
- 100' --- PROPOSED CONTOUR
- 100' --- PROPOSED HYDRANT
- 100' --- PROPOSED WATER LINE
- 100' --- PROPOSED DRAIN MANHOLE
- 100' --- PROPOSED CATCH BASIN
- 100' --- PROPOSED WATER LINE
- 100' --- PROPOSED SEWER MANHOLE
- 100' --- PROPOSED TREE LINE

**ZONING DATA:**  
 RESIDENCE-B (R2)  
 LOT AREA: 50,000 S.F.  
 FRONT SETBACK: 25 FT.  
 SIDE SETBACK: 25 FT.  
 REAR SETBACK: 25 FT.  
 MAXIMUM BUILDING HGT: 35 FT.  
 MAXIMUM STORES: 2.5  
 LOT COVERAGE: 25% (12,500 sq ft)  
 TOTAL IMPERVIOUS (Subgrade & Imp): 45.1% (20,250 sq ft)

**REQUIRED:**  
 50,000 S.F.  
 25 FT.  
 25 FT.  
 25 FT.

**PROPOSED:**  
 51,238 S.F. (1.24 AC)  
 64,126 FT. (DORCE STREET)  
 25.0 FT.  
 25.0 FT.  
 25.0 FT.

**ASSESSOR'S REFERENCES:**  
 MAP XX, PARCEL 302-1  
 DEED REFERENCES:  
 HUNTINGTON COUNTY REGISTRY OF DEEDS  
 B.C. 2014, P. 209  
 HUNTINGTON COUNTY REGISTRY OF DEEDS  
 FILE IN PLAN BOOK 77, PLAN 374  
 OWNER OF RECORD:  
 P.O. BOX 3000 REALTY TRUST  
 50, WALPOLE, MA  
 ZONING CLASSIFICATION:  
 LOT AREA: 50,000 S.F.  
 FRONTAGE: 125 FT.  
 30' FRONT, 30'  
 SIDE, 30'  
 REAR, 30'



**PROPOSED LAYOUT**

REVISIONS	DESCRIPTION	DATE	NO.
1	CUL-DE-SAC LAYOUT	09/01/19	1



**SITE DEVELOPMENT PLAN**  
 A COMPREHENSIVE PERMIT M.G.L.C. 40B  
 "DIAMOND HILL ESTATES"  
 WALPOLE, MASSACHUSETTS  
 PROVIDED FOR  
 WALL STREET DEVELOPMENT CORP.  
 25 BOX 212  
 WESTWOOD, MA 02090

**GLM Engineering, Inc.**  
 19 EXCHANGE STREET  
 HOLLISTON, MA 01746  
 P: 508-435-1100  
 F: 508-435-1100  
 www.glmengineering.com

JOB NO. 10.5119  
 DATE: FEB. 28, 2020  
 SCALE: 1"=40'  
 SHEET: 3 of 5  
 PLANS: 27.321

NO.	DATE	DESCRIPTION
1	8/20/19	CL. DE-SAC LAYOUT



**SITE DEVELOPMENT PLAN**  
**A COMPREHENSIVE PERMIT M.G.L.C. 40B**  
**"DIAMOND HILL ESTATES"**  
**WALPOLE, MASSACHUSETTS**  
 WALL STREET DEVELOPMENT CORP.  
 P.O. BOX 222  
 WESTWOOD, MA 02090

**GJM Engineering, Inc.**  
 10 ECHO AVENUE  
 HOLLISTON, MA 01746  
 P: 508-428-1100  
 F: 508-428-7160  
 www.GJMEngineering.com

JOB No. 10218  
 DATE: FEB. 28, 2020  
 SCALE: 1"=40'  
 SHEET: 4 of 5  
 PLAN #: 27,321

**ZONING DATA:**  
 RESIDENCE-8 (R8)  
 LOT AREA: 20,000 S.F.  
 FRONT SETBACKS: 30 FT.  
 REAR: 30 FT.  
 MAXIMUM BUILDING HEIGHT: 35 FT.  
 MAXIMUM STORES: 2.5

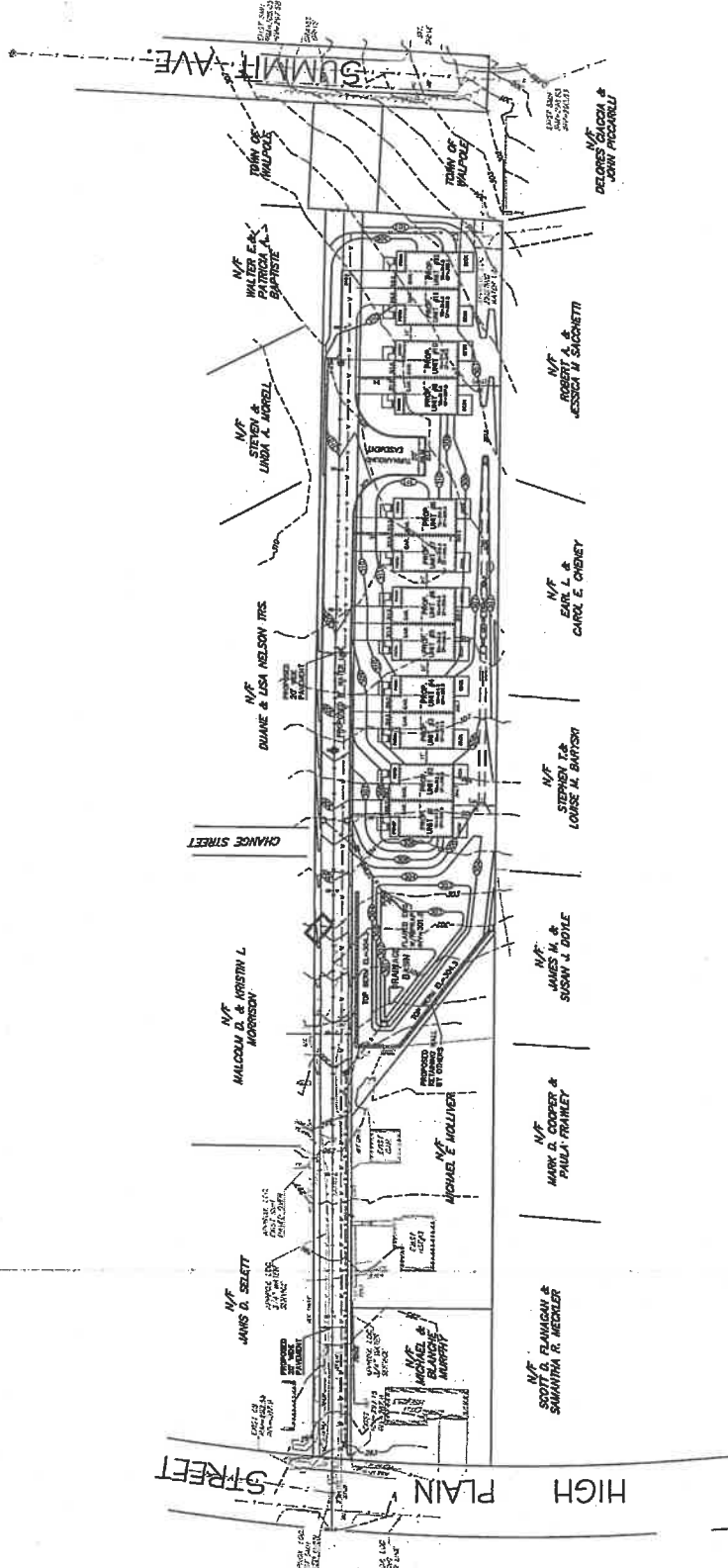
**REQUIRED:**  
 32,238 S.F. (1.26 AC)  
 94100 FT. (THURPE STREET)  
 28.0 FT.  
 30.0 FT.  
 35.0 FT.

**ALLOWED:**  
 258 (13,059 #)  
 27.4K (14,320 #)  
 48.1K (24,960 #)  
 (Buildings & Imp)

**DEED REFERENCE:**  
 MAP 3A, PARCEL 300-4  
 NORFOLK COUNTY RECISTRY OF DEEDS  
 DE. 2017-4, P. 208  
 NORFOLK COUNTY RECISTRY OF DEEDS  
 FILE IN PLAN BOOK 77, PLAN 3721  
**OWNER OF RECORD:**  
 WALL STREET REALTY TRUST  
 P.O. BOX 31  
 50, WALPOLE, MA

**ZONING CLASSIFICATION:**  
 LOT AREA: 20,000 S.F.  
 FRONT: 30'  
 REAR: 30'  
 SIDE: 30'

**LEGEND:**  
 - - - - - EXISTING CONTOUR  
 - - - - - EXISTING SPOT ELEVATION  
 - - - - - EXISTING WATER GATE  
 - - - - - EXISTING WATER LAKE  
 - - - - - EXISTING TREE LINE  
 - - - - - EXISTING SEWER MANHOLE  
 - - - - - EXISTING TEST PIT LOCATION  
 - - - - - PROPOSED CONTOUR  
 - - - - - PROPOSED WATER MAIN  
 - - - - - PROPOSED WATER LAKE  
 - - - - - PROPOSED DRAIN MANHOLE  
 - - - - - PROPOSED CATCH BASIN  
 - - - - - PROPOSED DRAIN LINE  
 - - - - - PROPOSED SEWER LINE  
 - - - - - PROPOSED SEWER MANHOLE  
 - - - - - PROPOSED TREE LINE



**GRADING & UTILITIES**

