



January 26, 2021

Walpole Zoning Board  
135 School Street  
Walpole, MA 02081

**Re: Diamond Hill Estates – Dupee Street  
Comprehensive Permit (40b) Peer Review  
Walpole, MA**

Dear Board Members,

We have revised the plans for the Diamond Hill Estates project to address the concerns raised by the Board Members and neighbors.

The plans have been revised to address the comments in the letter from Tetra Tech, dated December 28, 2020. The following is a response to the Tetra Tech comments:

***The project plans have been revised to include a cul-de-sac turnaround at the end of Dupee Street.***

**Review Comments:**

**General Comments:**

1. *No response*
2. *No response*
3. *The applicant is agreeable to condition of approval.*
4. *The deviation is intended to maintain 30' setback to the rear.*
5. *The existing site is gradually sloped at 3%, no steep slopes proposed. The units will be phased to ensure Unit 1 is the last to be built. See Sheet 13. Building Phase Construction.*
6. *- No construction trailer will on site.  
- Turnaround will be constructed prior to building construction for vehicle turnaround.  
- Subcontractors will utilized the proposed unit driveways for staging*

**Existing Conditions Plan**

7. *Dupee Street is an existing private way.*
8. *No response.*
9. *Revised driveway aprons to be reconstructed. See Sheet 5 of 13.*
10. *Revised See Sheet 4 of 13.*
11. *Revised See Sheet 13 of 13.*

**Layout Plan**

12. *Revised driveway aprons to be reconstructed. See Sheet 5 of 13.*
13. *Revised the C.C. Berm to extend the entire length of Dupee Street. The proposed roadway slopes range from 1.0% to 3.5% which doesn't qualify as steep slopes. The runoff generated*

*does not warrant installation of double grated catch basins. Peak flows rates range from 0.2 to 1.9 cfs. The revised layout depicting a cul-de-sac turnaround will have a double grated catch basin in the turnaround.*

14. *The project plans have been revised to include a cul-de-sac turnaround. See Plan Set.*
15. *The utility pole will need to be relocated. See sheet 4 of 13. The pole location does not impact vehicle traffic to and from the site. The existing pole is shown along the edge of the new paved roadway. The applicant would be agreeable to a condition of approval that the pole be relocated prior to any issuance of occupancy permits.*
16. *No comment*
17. *No comment*
18. *No comment*

#### **Grading and Utilities Plans**

19. *The proposed catch basin will have an eccentric top thus allowing sufficient setback to the property boundary to construct the basin with a trench box.  
See detail Sheet 9 of 13.  
If field conditions warrant any such work on abutting properties, said work will not be conducted without abutting property owners consent prior to such work.*
20. *See revised basin outlet detail and berm core. The core has been revised to extend into the underlying C-layer, with an antiseep collar on the outlet pipe. A wall detail has been provided depicting a Redi-Rock System.  
The berm construction has been reviewed by a Geotechnical Engineer who is to provide a letter to the board*
21. *Revised Hydrant locations moved to opposite side of the street. See Sheet 5 of 13.*
22. *See Water & Sewer Approval.*
23. *Revised Unit depicted in plan view. See Sheet 5 of 13..*
24. *No comment.*
25. *No comment.*
26. *Revised See sheet 5 of 13..*
27. *No comment.*
28. *No comment*
29. *No comment*
30. *No comment.*
31. *No comment.*
32. *No comment.*

#### **Roadway Profile**

33. *The proposed grade matching the existing conditions. A 3.0% grade is shown at the approach to High Plain Street. Additional intersection detail information shown in 20 scale drawing. See Sheet 8 of 13.*
34. *No comment.*

#### **Stormwater Report:**

35. *No Comment.*
36. *No Comment.*
37. *No Comment*
38. *No Comment.*
39. *The removal of infiltration within the basin will have minimal impact to the design flood*

*elevations and outflow. The 100 yr flood elevation would increase 0.03 feet, to El. 303.80.*

*- the basin overflow has been modified to a grass overflow 80 feet in length along the roadway side of the basin.*

*- the elevation of the overflow has been set 0.30 feet below the top of the berm.*

*- the outlet structure grate overflow is set the 100 yr storm elevation.*

*- Top of berm 305.00*

*- Top of emergency spillway 304.70*

*- Grate inlet elev. 303.80*

*- 100 year flood elev. 303.77*

*The proposed design will provide a minimum of 1 foot freeboard, the grassed emergency overflow will disperse the water over an elongated area.*

*See Sheet 7 of 13 Basin details.*

40. *No Comment.*

41. *See Comment 39.*

**Traffic**

42. *No response.*

43. *Traffic consultant to respond.*

44. *Traffic consultant provided a supplemental plans.*

45. *Project plans revised to include cul-de-sac turnaround.*

46. *See Traffic consultant response.*

47. *No comment.*

48. *No comment*

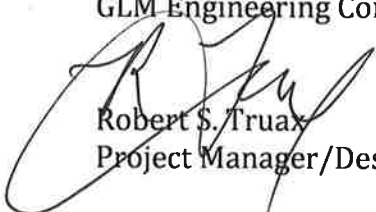
49. *Revised.*

50. *No comment.*

Enclosed herewith are copies of the revised plans for your review and comment. If you have any questions please don't hesitate to contact our office.

Thank you for your cooperation in this matter.

Yours truly,  
GLM Engineering Consultants Inc.



Robert S. Truax  
Project Manager/Design Eng.