

LEGEND:

- 100--- EXISTING CONTOUR
- 16.3±2 EXISTING SPOT ELEVATION
- EXISTING WATER GATE
- EXISTING WATER LINE
- EXISTING TREE LINE
- EXISTING SEWER MANHOLE
- TP 100 EXISTING TEST PIT LOCATION
- PROPOSED CONTOUR
- 301.0 PROPOSED SPOT ELEVATION
- PROPOSED HYDRANT
- PROPOSED WATER LINE
- PROPOSED DRAIN MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED DRAIN LINE
- PROPOSED SEWER LINE
- PROPOSED SEWER MANHOLE
- PROPOSED TREE LINE

ZONING DATA:

	REQUIRED	PROVIDED
RESIDENCE-B (RB)		
LOT AREA:	20,000 S.F.	52,238 ± S.F. (1.2± AC)
FRONTAGE:	125 FT.	641.05 FT. (DUPEE STREET)
SETBACKS:		
FRONT:	30 FT.	29.0 FT.
SIDE:	15 FT.	22.0 FT.
REAR:	30 FT.	30.0 FT.
MAXIMUM BUILDING HGT	35 FT	35 FT
MAXIMUM STORIES	2.5	2.5
LOT COVERAGE:		
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:
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'

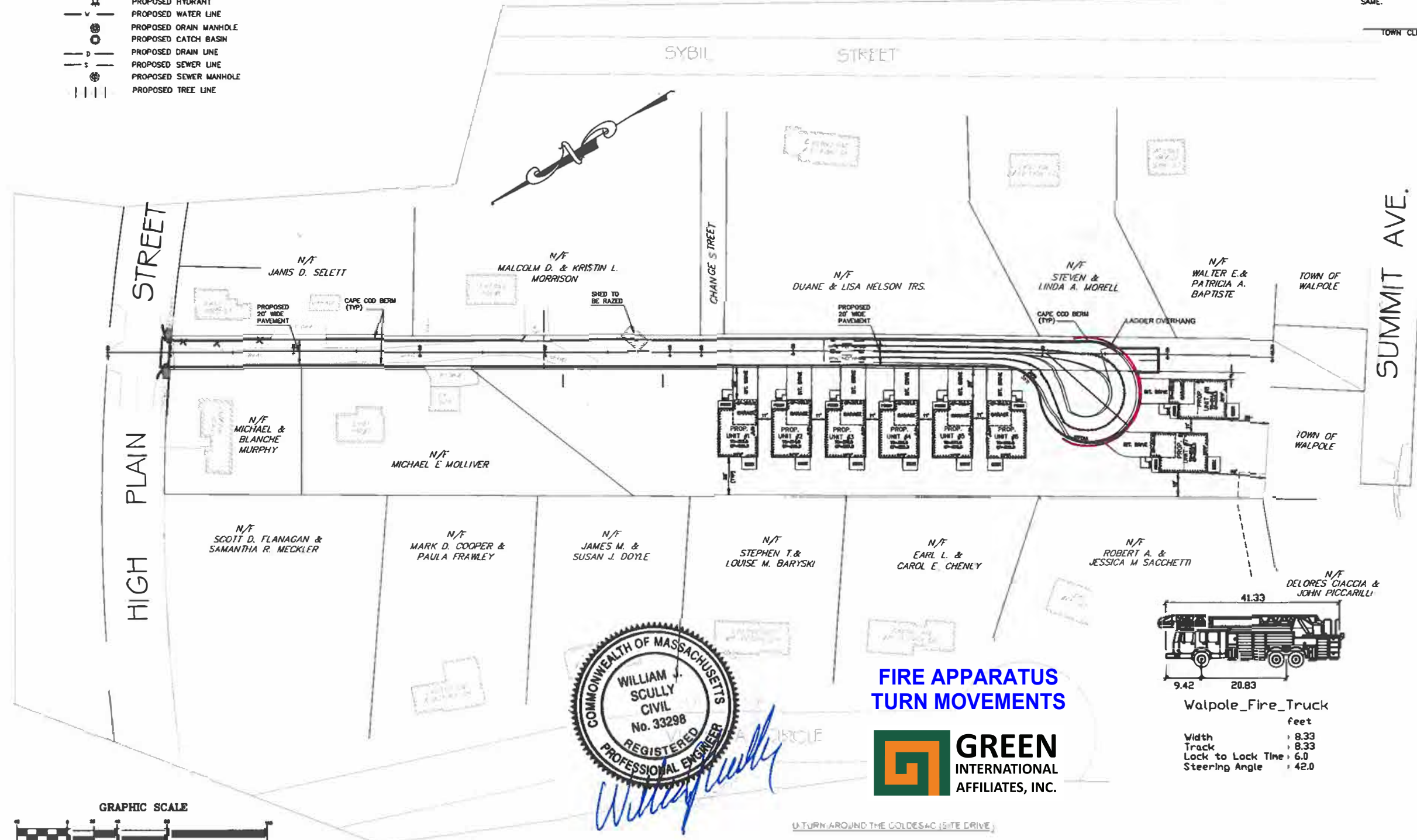
APPROVED BY THE
WALPOLE ZONING BOARD
OF APPEALS:

DATE APPROVED: _____
DATE ENDORSED: _____

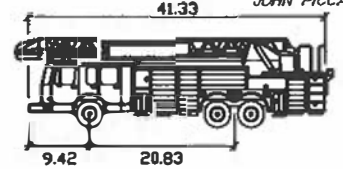
I, TOWN CLERK OF THE TOWN OF WALPOLE
RECEIVED & RECORDED FROM THE ZONING
BOARD OF APPEALS, APPROVAL OF THIS PLAN
AND NO APPEAL HAS BEEN TAKEN FOR TWENTY
DAYS NEXT AFTER RECEIPT AND RECORDING OF
SAME.

TOWN CLERK _____ DATE _____

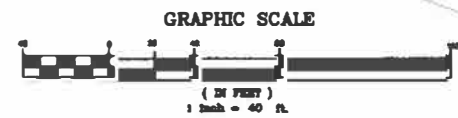
NO.	DATE	DESCRIPTION
1	6/02/20	ZONING BOARD COMMENTS
2	8/05/20	DRAINAGE ANALYSIS
3	11/30/20	ZBA & PEER REVIEW COMMENTS
4	02/03/21	ZBA & PEER REVIEW COMMENTS



**FIRE APPARATUS
TURN MOVEMENTS**



Walpole_Fire_Truck
feet
Width : 9.42
Track : 20.83
Lock to Lock Time : 6.0
Steering Angle : 42.0



PROPOSED LAYOUT

**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

LM 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	3 of 13
PLAN #	27,321

LEGEND:

- 100--- EXISTING CONTOUR
- 163.2 EXISTING SPOT ELEVATION
- 100--- EXISTING WATER GATE
- 100--- EXISTING WATER LINE
- 100--- EXISTING TREE LINE
- 100--- EXISTING SEWER MANHOLE
- TP 100 EXISTING TEST PIT LOCATION
- 200--- PROPOSED CONTOUR
- 301.0 PROPOSED SPOT ELEVATION
- 200--- PROPOSED HYDRANT
- 200--- PROPOSED WATER LINE
- 200--- PROPOSED DRAIN MANHOLE
- 200--- PROPOSED CATCH BASIN
- 200--- PROPOSED DRAIN LINE
- 200--- PROPOSED SEWER LINE
- 200--- PROPOSED SEWER MANHOLE
- 200--- PROPOSED TREE LINE

ZONING DATA:

	REQUIRED	PROVIDED
RESIDENCE - B (RB)		
LOT AREA:	20,000 S.F.	52,238 ± S.F. (1.2± AC)
FRONTAGE:	125 FT.	641.05 FT. (DUPEE STREET)
SETBACKS:		
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SIDE:	15 FT.	22.0 FT.
REAR:	30 FT.	30.0 FT.
MAXIMUM BUILDING HGT		
	35 FT	35 FT
MAXIMUM STORIES		
	2.5	2.5
LOT COVERAGE:		
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:
 NORFOLK REGISTRY OF DEEDS
 FILE IN PLAN BOOK 77, PLAN 3721

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

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

APPROVED BY THE
 WALPOLE ZONING BOARD
 OF APPEALS:

DATE APPROVED: _____

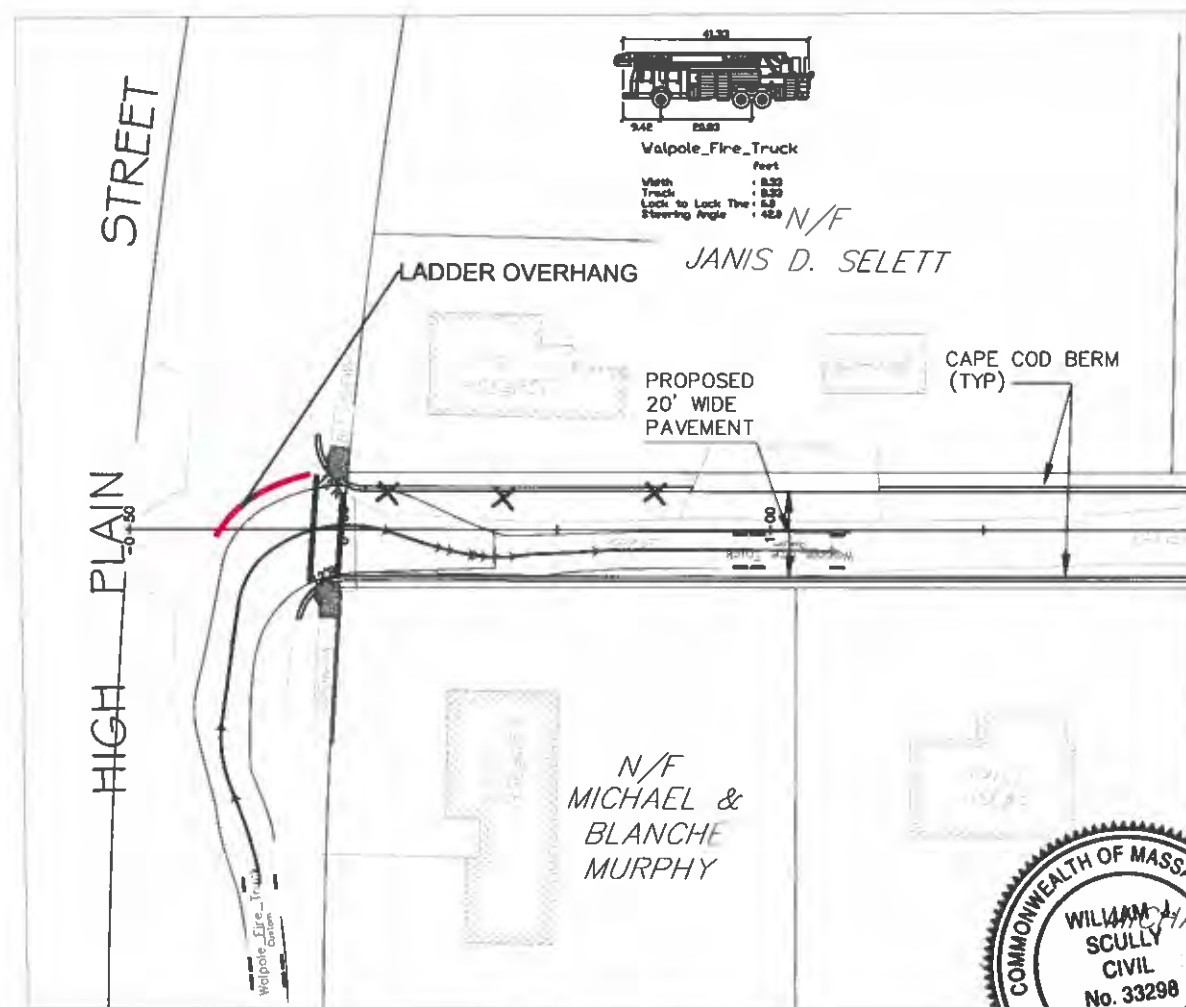
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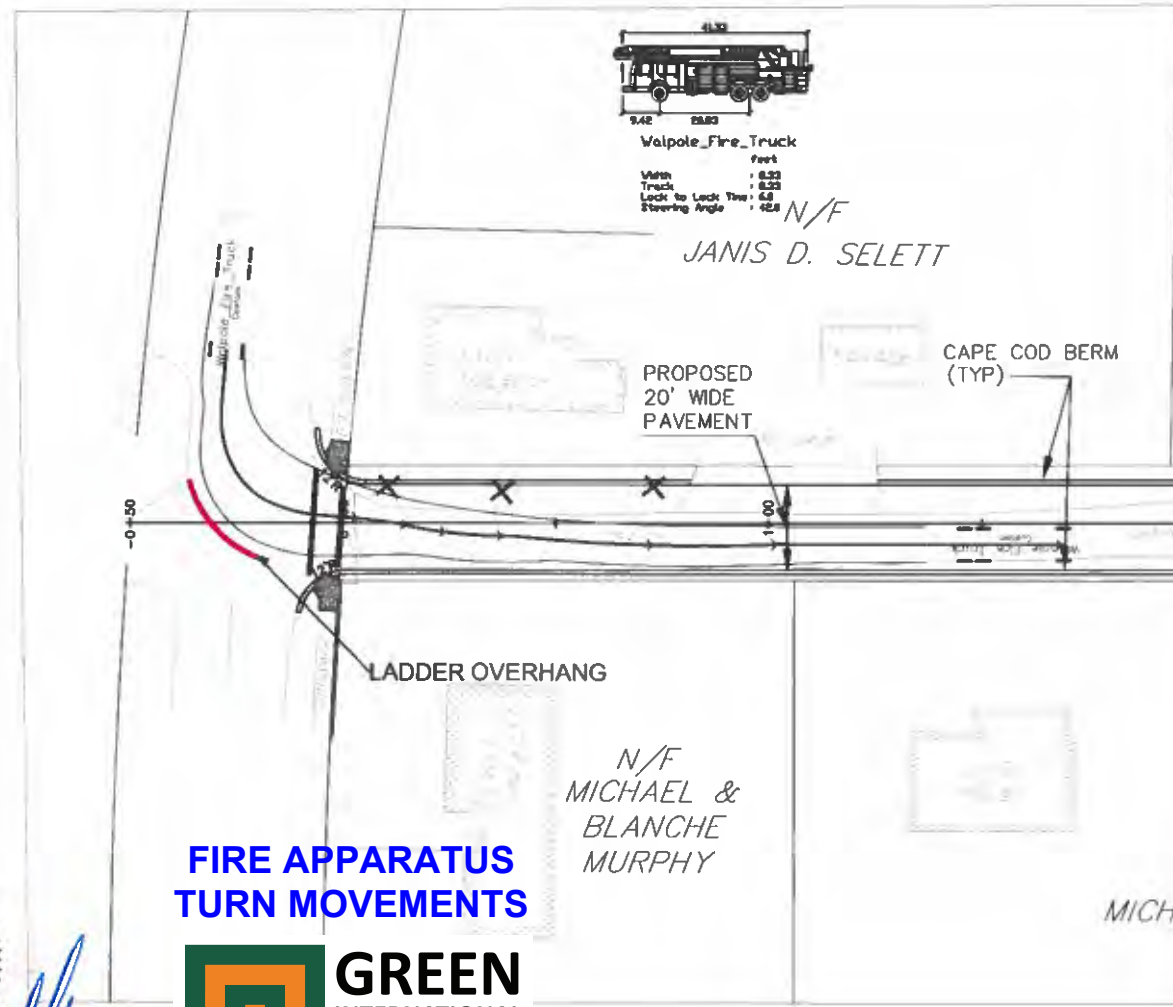
TOWN CLERK _____

DATE _____

REVISIONS		DESCRIPTION
No.	DATE	DESCRIPTION
1	6/02/20	ZONING BOARD COMMENTS
2	8/05/20	DRAINAGE ANALYSIS
3	11/30/20	ZBA & PEER REVIEW COMMENTS
4	02/03/21	ZBA & PEER REVIEW COMMENTS



RIGHT TURN ENTERING DUPEE STREET (SITE DRIVE)



ENTERING DUPEE STREET (SITE DRIVE)



William A. Scully

**FIRE APPARATUS
 TURN MOVEMENTS**



**GREEN
 INTERNATIONAL
 AFFILIATES, INC.**

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

PREPARED FOR:
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 P.O. BOX 272
 WESTWOOD, MA 02090

GLM Engineering
 Consultants, Inc.
 19 EXCHANGE STREET
 HOLLISTON, MA 01746
 P: 508-429-1100
 F: 508-429-1160
 www.GLMengineering.com

JOB No.	16,518
DATE	FEB. 26, 2020
SCALE	1"=20'
SHEET	4 of 13
PLAN #	27,321

PROPOSED LAYOUT

LEGEND:

- 100--- EXISTING CONTOUR
- 16.3x2 EXISTING SPOT ELEVATION
- EXISTING WATER GATE
- EXISTING WATER LINE
- EXISTING TREE LINE
- EXISTING SEWER MANHOLE
- TP 100 EXISTING TEST PIT LOCATION
- 20' PROPOSED CONTOUR
- 301.0 PROPOSED SPOT ELEVATION
- PROPOSED HYDRANT
- PROPOSED WATER LINE
- PROPOSED DRAIN MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED DRAIN LINE
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ZONING DATA:

RESIDENCE-B (RB)	REQUIRED	PROVIDED
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ASSESSOR'S REFERENCE:
MAP 35, PARCEL 360-1

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:
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FRONTAGE: 125 FT.
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WALPOLE ZONING BOARD
OF APPEALS:

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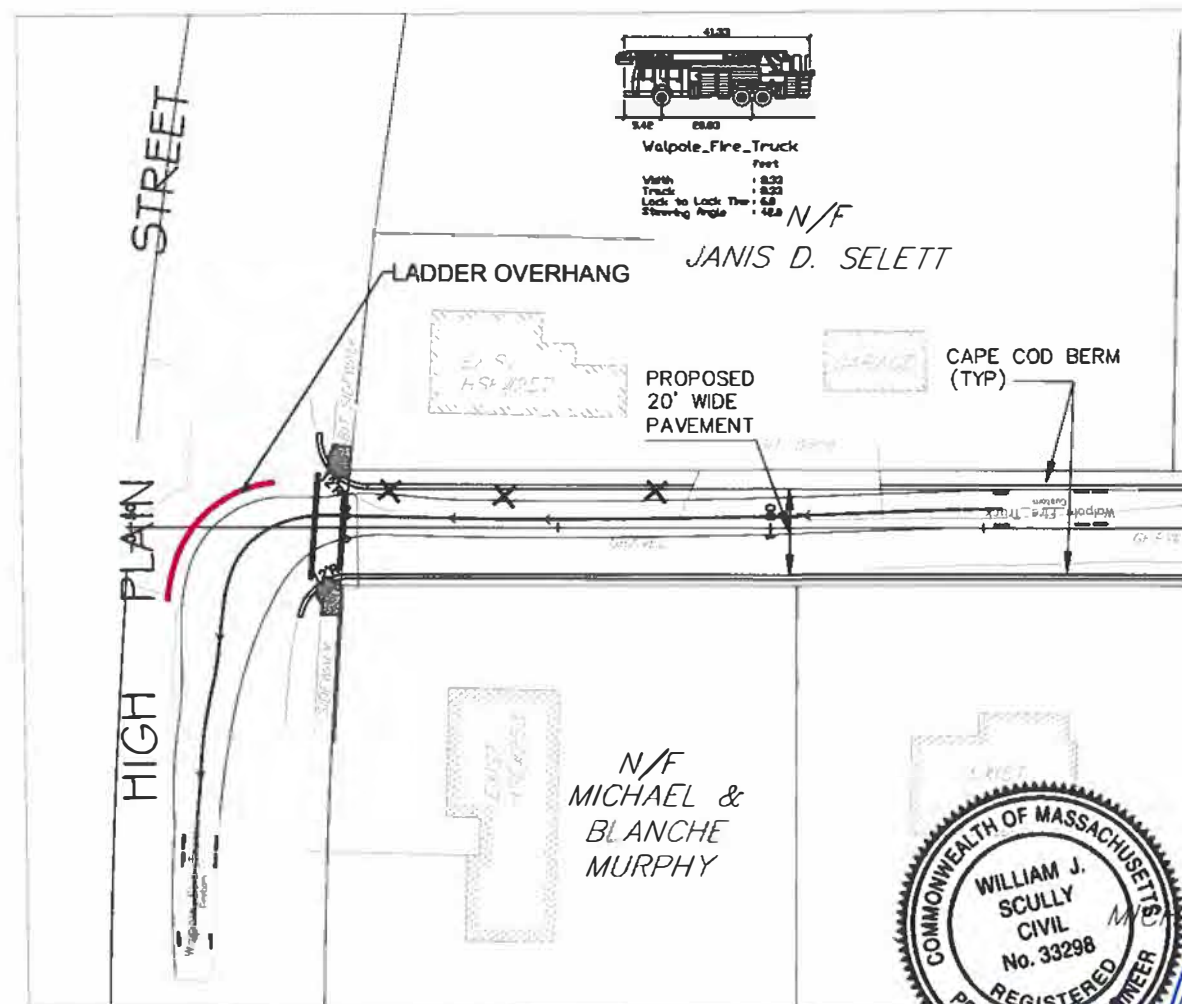
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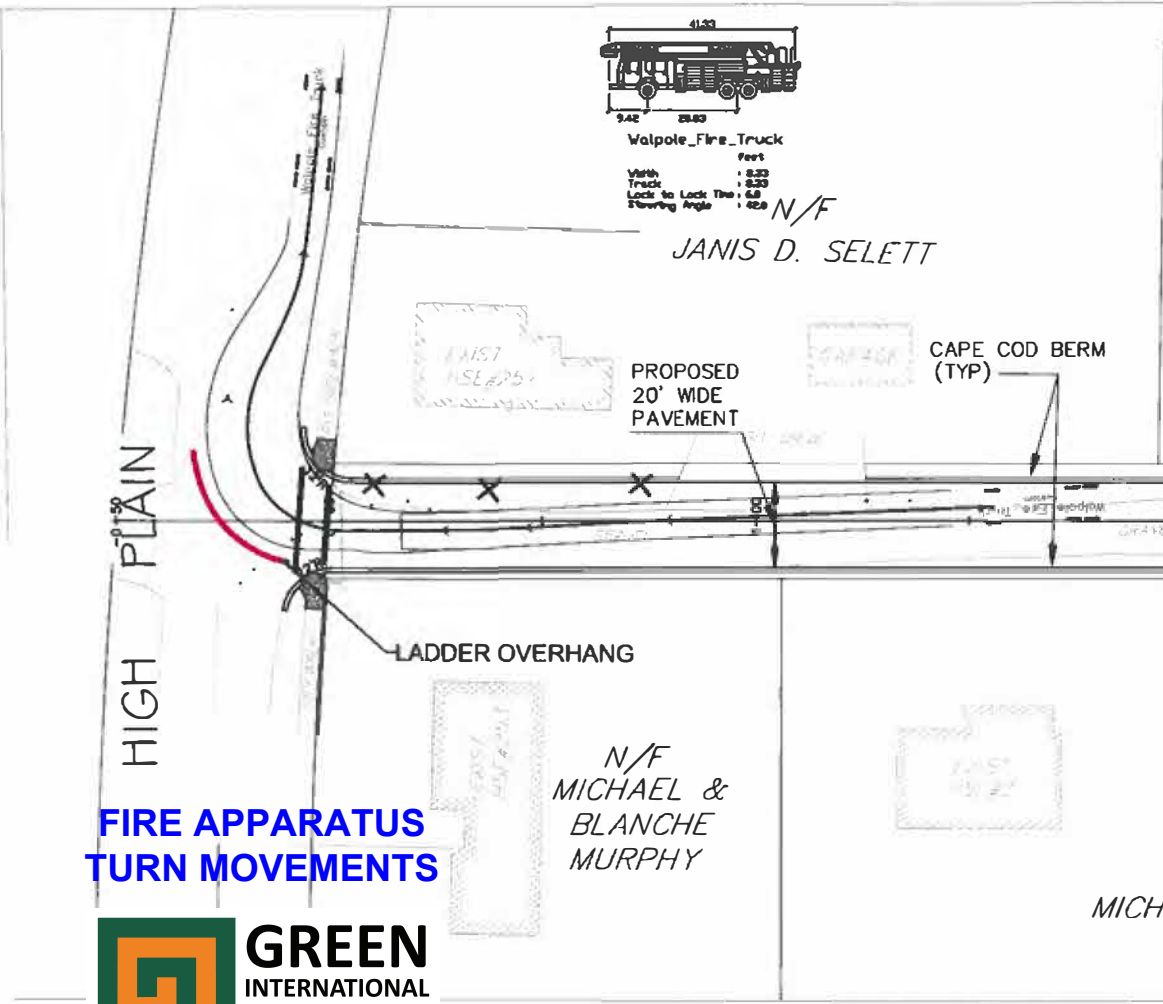
TOWN CLERK _____

DATE _____

NO	DATE	DESCRIPTION
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4	02/03/21	ZBA & PEER REVIEW COMMENTS



LEFT TURN EXITING DUPEE STREET (SITE DRIVE)

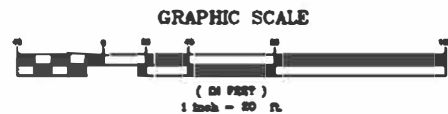


RIGHT TURN EXITING DUPEE STREET (SITE DRIVE)

**FIRE APPARATUS
TURN MOVEMENTS**



William J. Scully



PROPOSED LAYOUT

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JOB No.	16,518
DATE	FEB. 26, 2020
SCALE	1"=20'
SHEET	5 of 13
PLAN #	27,321