

**LEGEND:**

- 166--- EXISTING CONTOUR
- 163x2 EXISTING SPOT ELEVATION
- WG<sub>o</sub> EXISTING WATER GATE
- w - EXISTING WATER LINE
- | - | - | - | EXISTING TREE LINE
- ⊙ EXISTING SEWER MANHOLE
- TP 1 EXISTING TEST PIT LOCATION
- 202 PROPOSED CONTOUR
- 301.0 PROPOSED SPOT ELEVATION
- ⊕ PROPOSED HYDRANT
- w - PROPOSED WATER LINE
- ⊕ PROPOSED DRAIN MANHOLE
- ⊕ PROPOSED CATCH BASIN
- d - PROPOSED DRAIN LINE
- s - PROPOSED SEWER LINE
- ⊙ PROPOSED SEWER MANHOLE
- | - | - | - | PROPOSED TREE LINE
- TC PROPOSED TOP OF FOUNDATION/CONC.
- CF PROPOSED CELLAR FLOOR

**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)
SETBACKS:		
FRONT:	30 FT.	29.0 FT.
SIDE:	15 FT.	22.0 FT.
REAR:	30 FT.	30.0 FT.
MAXIMUM BUILDING HGHT	35 FT	35 FT
MAXIMUM STORIES	2.5	2.5
LOT COVERAGE:	ALLOWED	PROPOSED
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  
 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: \_\_\_\_\_

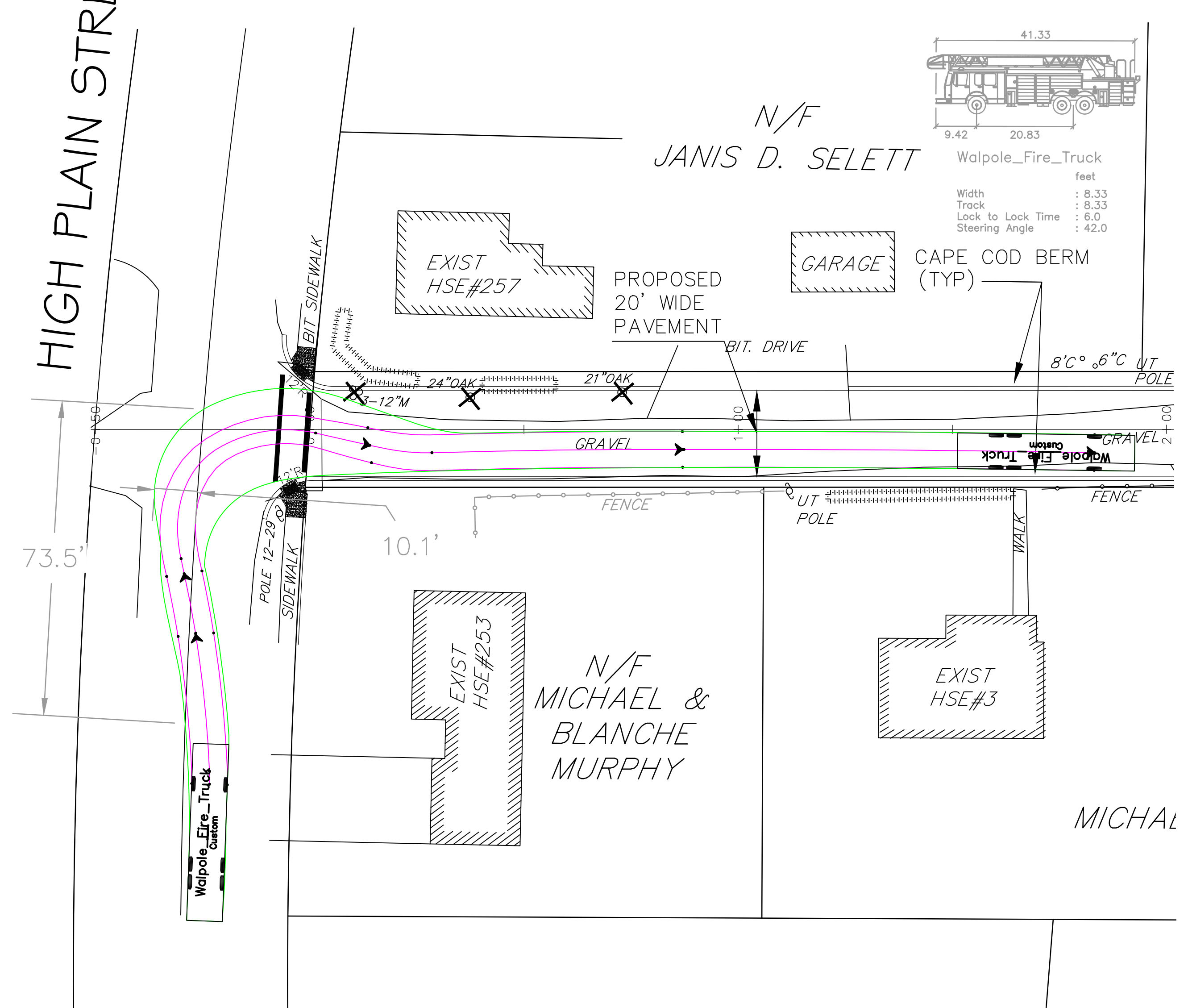
DATE ENDORSED: \_\_\_\_\_

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 \_\_\_\_\_

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

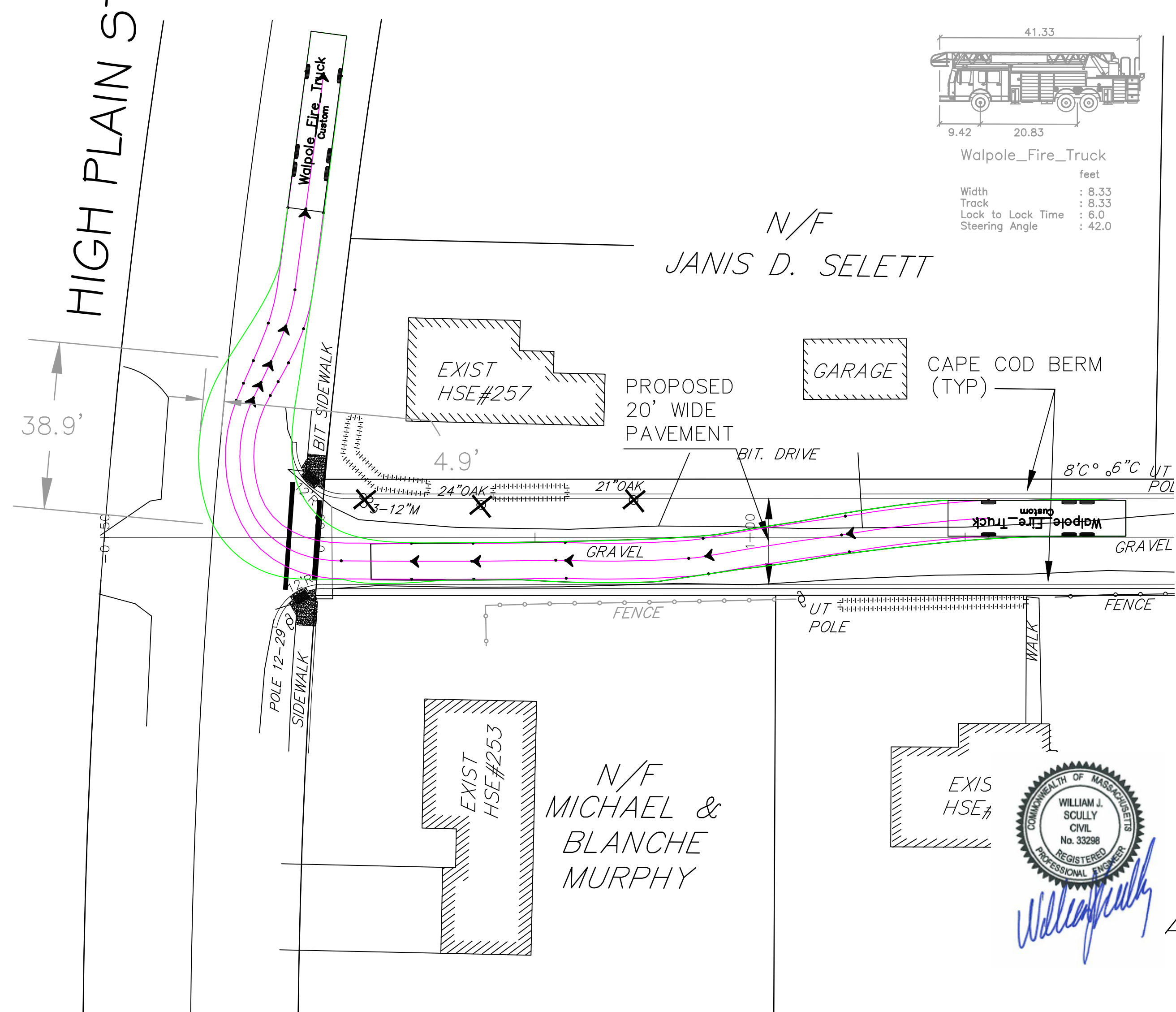
HIGH PLAIN STREET



**FIRE APPARATUS TURNING MOVEMENTS**

**WALPOLE LADDER FIRE TRUCK RIGHT TURN ENTERING DUPEE STREET (SITE DRIVE)**

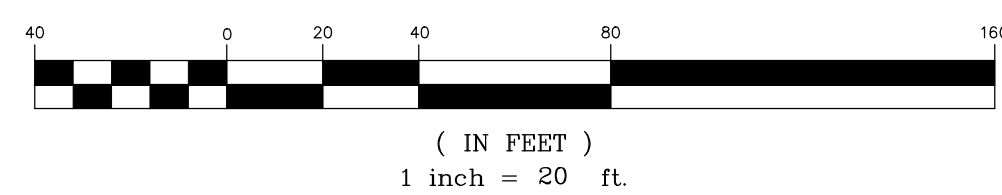
HIGH PLAIN STREET



**FIRE APPARATUS TURNING MOVEMENTS**

**WALPOLE LADDER FIRE TRUCK RIGHT TURN EXITING DUPEE STREET (SITE DRIVE)**

GRAPHIC SCALE



**TURNING MOVEMENTS LEGEND:**

- TIRE LINES
- FRONT BUMPER LINES

**GREEN INTERNATIONAL AFFILIATES, INC.**  
 TRANSPORTATION | STRUCTURAL | WATER RESOURCES | CIVIL/SITE

**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:	4 of 13
PLAN #:	27,321