

LEGEND:

- 186--- EXISTING CONTOUR
- 16.3x2 EXISTING SPOT ELEVATION
- WG_o 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.

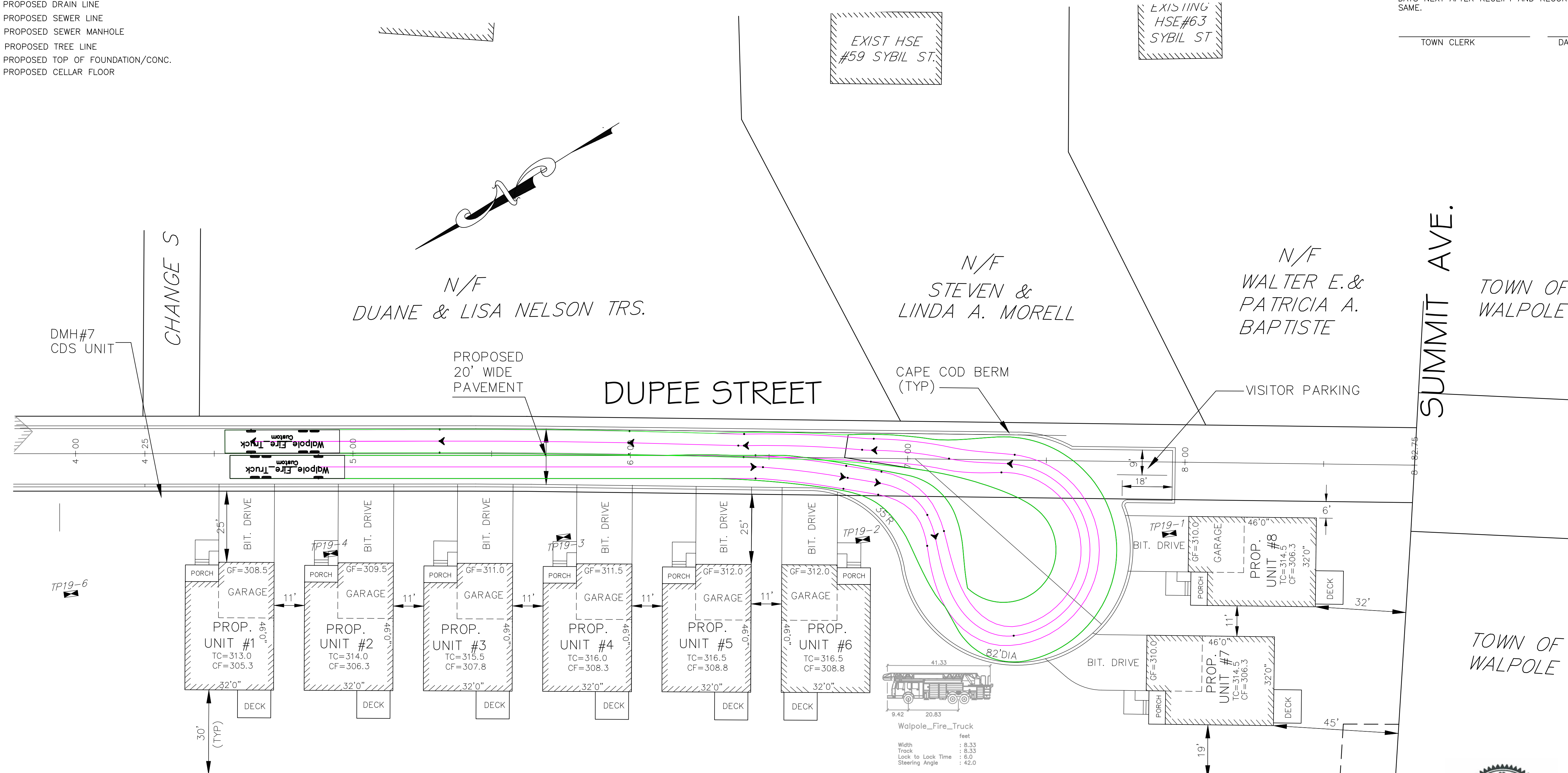
TOWN CLERK _____ DATE _____

REVISIONS		DESCRIPTION
No.	DATE	
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

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



FIRE APPARATUS TURNING MOVEMENTS
WALPOLE LADDER FIRE TRUCK U-TURN AROUND THE COLDESAC (SITE DRIVE)

TURNING MOVEMENTS LEGEND:

- TIRE LINES
- FRONT BUMPER LINES

