

**LEGEND:**

- 186--- EXISTING CONTOUR
- 16.3x2 EXISTING SPOT ELEVATION
- WG<sub>4</sub> EXISTING WATER GATE
- w--- EXISTING WATER LINE
- t--- EXISTING TREE LINE
- S--- EXISTING SEWER MANHOLE
- TP 1<sub>1</sub> EXISTING TEST PIT LOCATION
- 202--- PROPOSED CONTOUR
- 301.0 PROPOSED SPOT ELEVATION
- W--- PROPOSED HYDRANT
- W--- PROPOSED WATER LINE
- D--- PROPOSED DRAIN MANHOLE
- C--- PROPOSED CATCH BASIN
- D--- PROPOSED DRAIN LINE
- S--- PROPOSED SEWER LINE
- S--- PROPOSED SEWER MANHOLE
- T--- PROPOSED TREE LINE
- D--- PROPOSED TREE LINE

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)

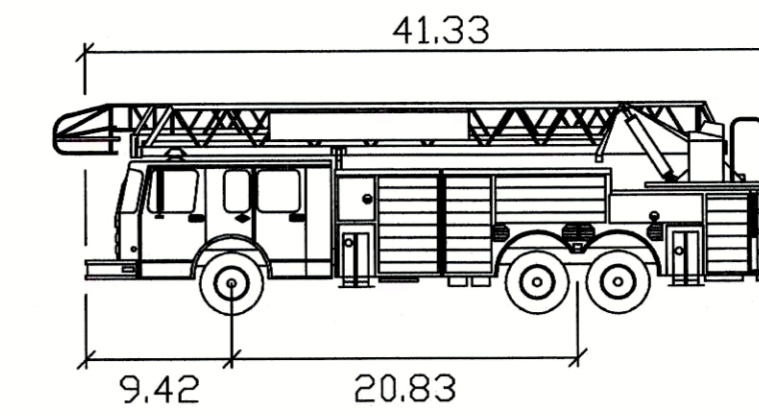
ASSESSOR'S REFERENCE:  
MAP 35, PARCEL 380-1

DEED REFERENCE:  
NORFOLK COUNTY REGISTRY OF DEEDS  
Bk. 20779, Pg. 209

PLAN REFERENCE:  
NORFOLK 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'



Walpole\_Fire\_Truck

feet

Width : 8.33  
Track : 8.33  
Lock to Lock Time : 6.0  
Steering Angle : 42.0

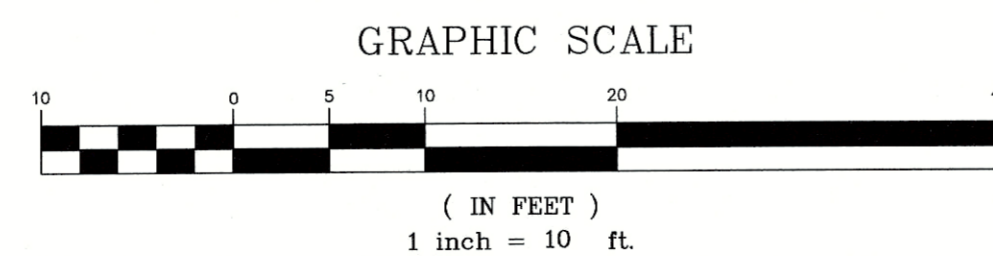
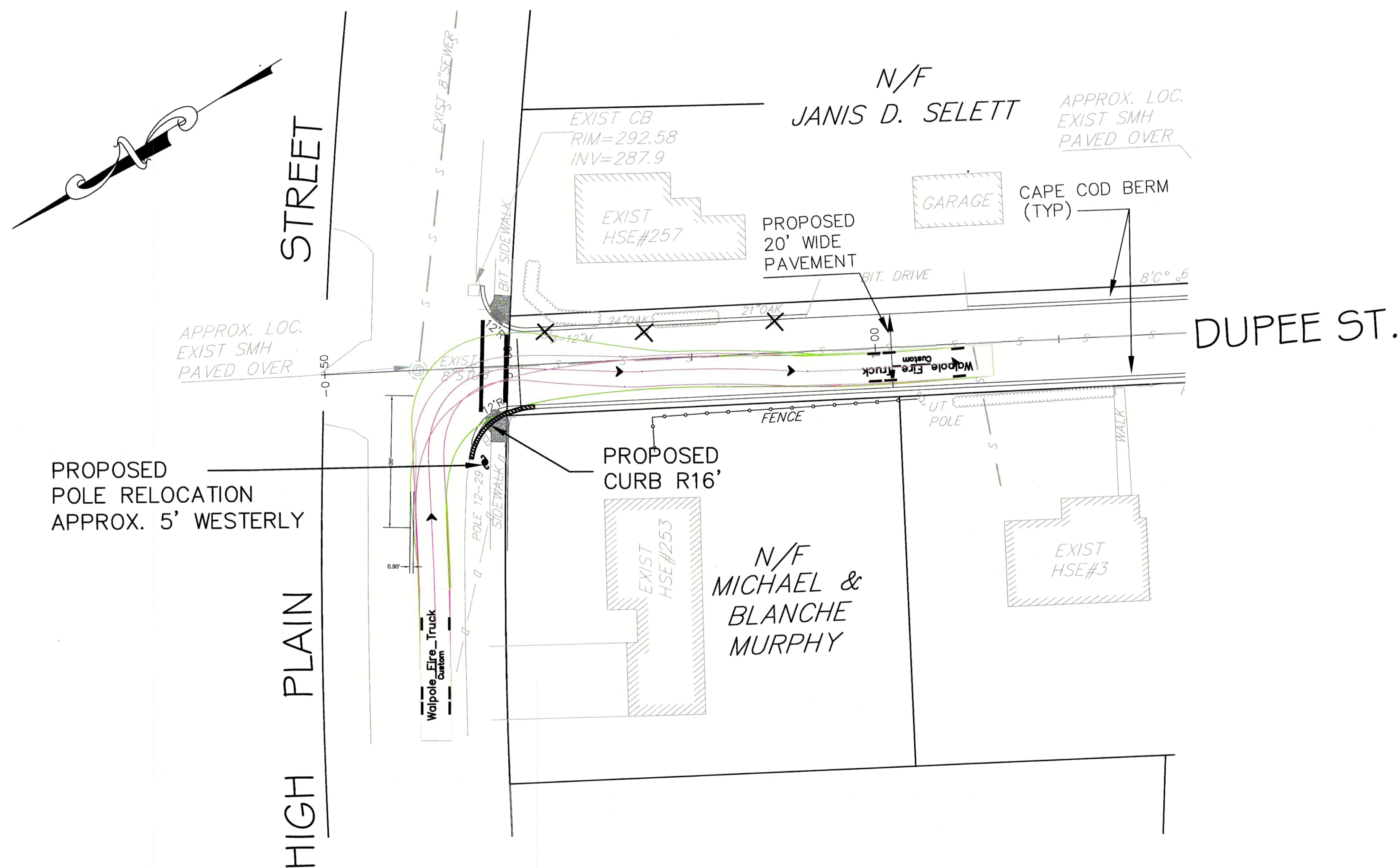
APPROVED BY THE  
WALPOLE ZONING BOARD  
OF APPEALS:

DATE APPROVED: \_\_\_\_\_

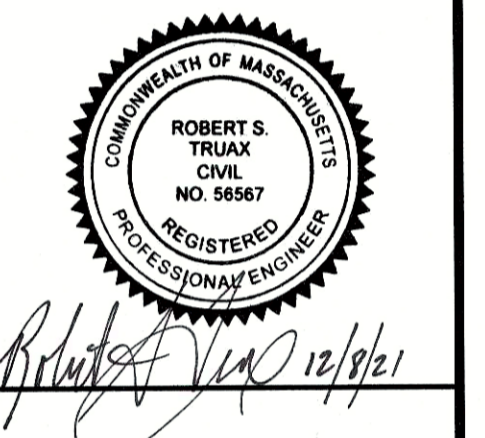
DATE ENDORSED: \_\_\_\_\_

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	



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:	DEC. 8, 2021
SCALE:	1"=40'
SHEET:	1 of 1
PLAN #:	27,321

REVISION 1