

LEGEND:

- EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- EXISTING WATER GATE
- EXISTING WATER LINE
- EXISTING TREE LINE
- EXISTING SEWER MANHOLE
- EXISTING TEST PIT LOCATION
- PROPOSED CONTOUR
- 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 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:

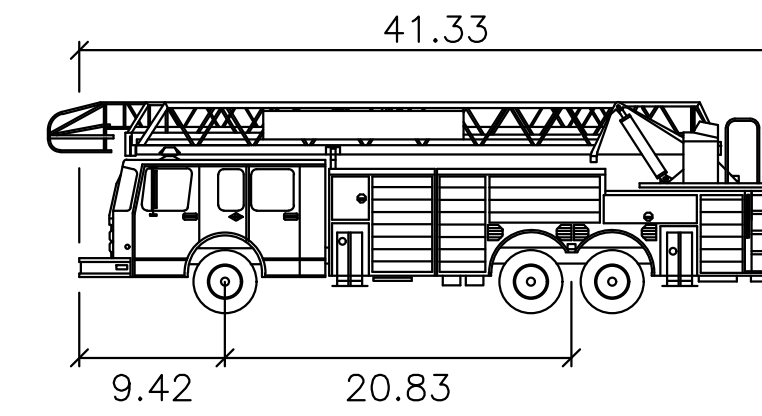
MAP 35, PARCEL 380-1
DEED REFERENCE:
 NORFOLK COUNTY REGISTRY OF DEEDS
 Bk. 20779, Pg. 209

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'



Walpole_Fire_Truck

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

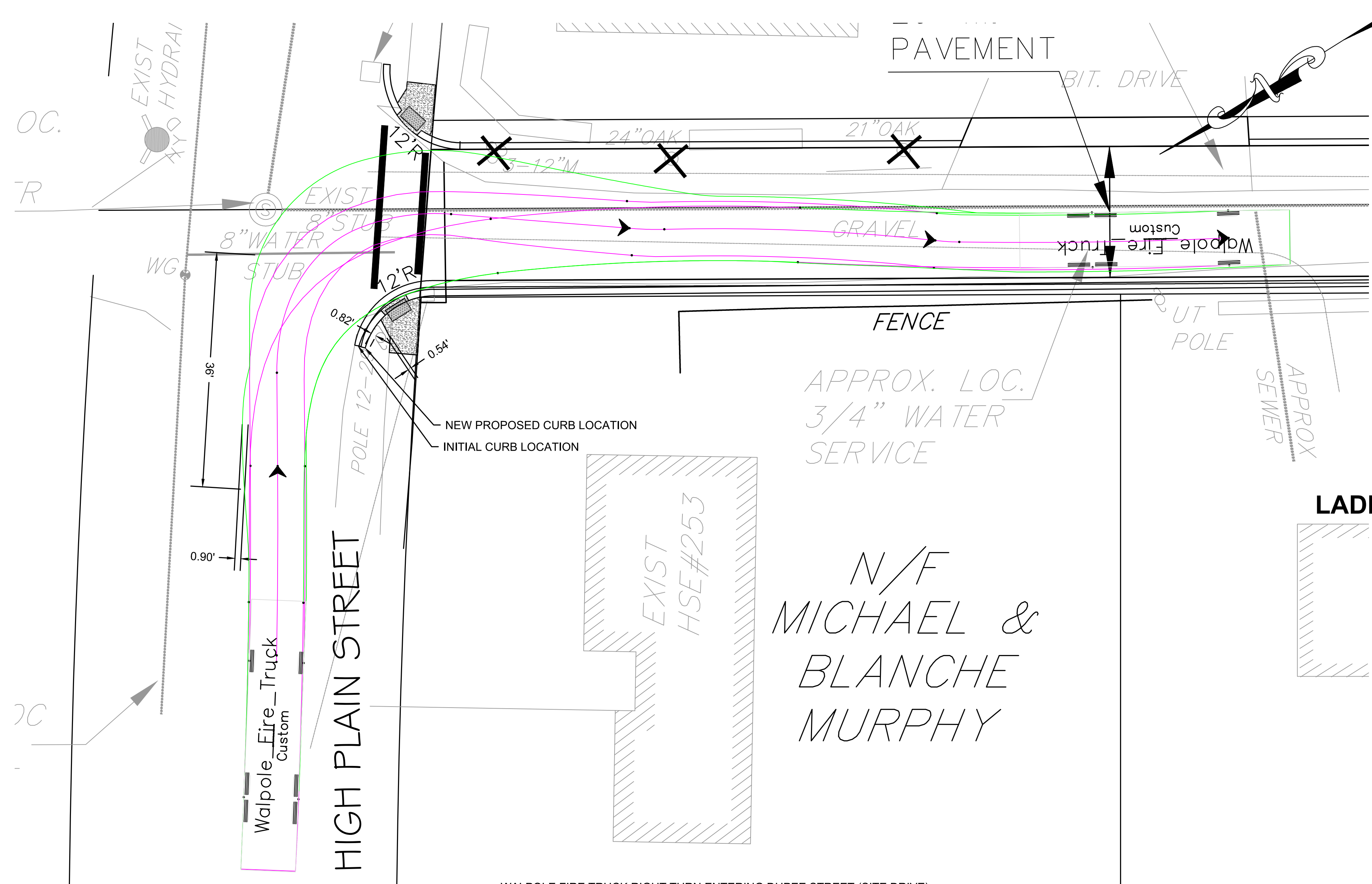
APPROVED BY THE
 WALPOLE ZONING BOARD
 OF APPEALS:

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.

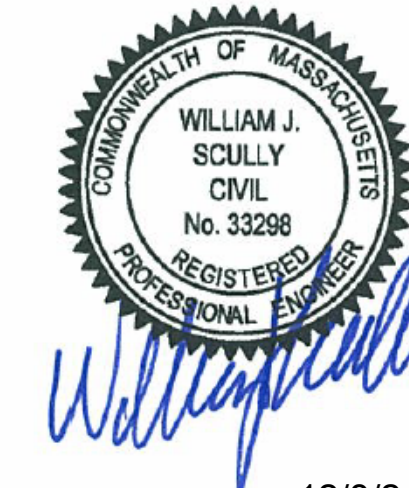
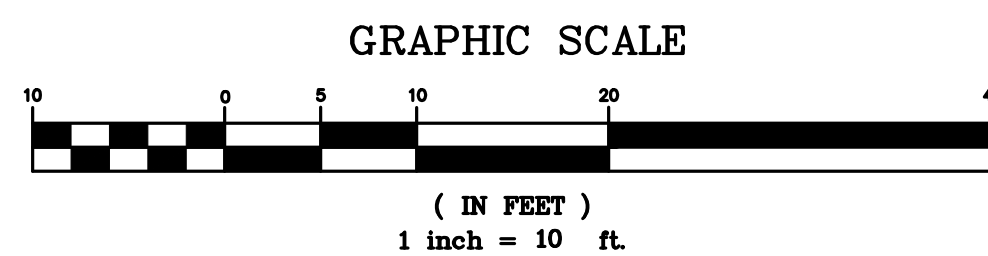
TOWN CLERK _____ DATE _____



**LADDER TRUCK TURNING MOVEMENT
 RIGHT TURN ENTERING**

N/F
 MICHAEL &
 BLANCHE
 MURPHY

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



12/8/21



**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"=10'
SHEET:	1 of 1
PLAN #:	27,321

REVISION 1

REVISIONS	
No.	DESCRIPTION
1	ZONING BOARD COMMENTS
2	DRAINAGE ANALYSIS
3	ZBA & PEER REVIEW COMMENTS
4	ZBA & PEER REVIEW COMMENTS