

GENERAL SITE NOTES

1. THIS PLAN IS BASED ON AN A FIELD SURVEY PERFORMED BY DUNN MCKENZIE, INC.
2. THE WETLAND FLAGS, SHOWN HEREON, WERE DELINEATED BY APPLIED ECOLOGICAL SCIENCES (RUSSEL WALDRON) IN FEBRUARY, 2019 AND AUGUST 2023.
3. ABUTTER'S INFORMATION WAS COMPILED FROM THE LATEST AVAILABLE TOWN OF WALPOLE ASSESSOR'S RECORDS.
4. BY GRAPHIC PLOTTING ONLY, LOCUS IS LOCATED WITHIN ZONE X (UNSHADED) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR WALPOLE, MASSACHUSETTS, MAP NO. 25021C0168E DATED JULY 17, 2012.
5. LOCATION OF SUBSURFACE UTILITIES ARE BASED ON OBSERVABLE ABOVE GROUND EVIDENCE AND AVAILABLE TOWN AND PRIVATE UTILITY RECORDS. THE SIZE, TYPE AND LOCATION OF UTILITIES SHOWN ARE APPROXIMATE. HENDERSON CONSULTING SERVICES CANNOT BE HELD RESPONSIBLE FOR DAMAGES INCURRED AS A RESULT OF UTILITIES THAT ARE NOT SHOWN OR SHOWN INACCURATELY. THE CONTRACTOR SHOULD HAVE THE UTILITIES PROPERLY LOCATED PRIOR TO THE BEGINNING OF CONSTRUCTION BY CONTACTING DIGSAFE (888-344-7233). THE CONTRACTOR SHOULD ALSO EXCAVATE TEST PITS TO VERIFY UTILITY LINE LOCATIONS AS NECESSARY.
6. ELEVATIONS SHOWN HEREON REFER TO AN ASSUMED DATUM.
7. THE LOCUS IS NOT LOCATED WITHIN THE WATER RESOURCE PROTECTION OVERLAY DISTRICT.

LIMIT OF CLEARING

IN TOTAL, THE PROJECT WILL RESULT IN THE CLEARING OF APPROXIMATELY 156,258 SQUARE FEET (3.59 ACRES) OF EXISTING WOODED AREA

PLAN INTENT

THIS SITE PLAN IS INTENDED TO SUPPORT THE DEVELOPMENT OF PARCELS 38-51 AND 38-56 ONLY. ALL EXISTING SITE IMPROVEMENTS ILLUSTRATED ON PARCEL 38-57 ARE PERMITTED SEPARATELY WITH PLANS OF RECORD AVAILABLE AT THE WALPOLE CONSERVATION DEPARTMENT.



HENDERSON CONSULTING SERVICES

Professional Civil Engineering & Land Planning
P.O. Box 626, Lexington, MA 02420
(774) 993-9903 hscivil@gmail.com

PROJECT:

SITE DEVELOPMENT PLAN
1049 WEST STREET
ASSESSOR'S MAP 38, LOT 51 & 56
WALPOLE, MASSACHUSETTS

OWNER/APPLICANT:

MICHAEL FREIBERGER
965 WEST STREET
WALPOLE, MASSACHUSETTS 02081

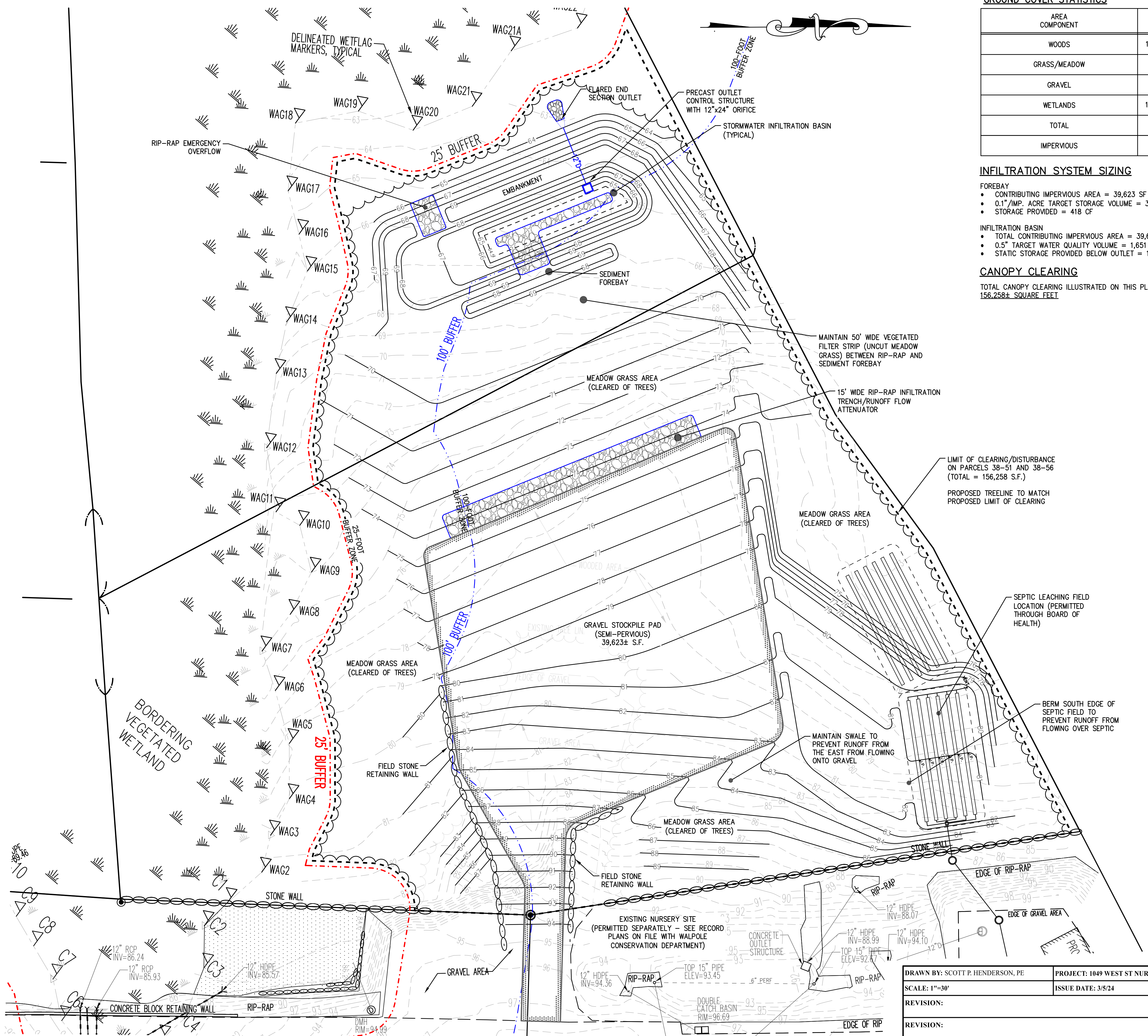
DRAWING TITLE

Overall Layout Plan

SHEET #

1 OF 4

PERMITTING SET - NOT FOR CONSTRUCTION



GROUND COVER STATISTICS

AREA COMPONENT	EXISTING	PROPOSED
WOODS	181,288 S.F.	25,030 S.F.
GRASS/MEADOW	---	116,635 S.F.
GRAVEL	---	39,623 S.F.
WETLANDS	127,933 S.F.	127,933 S.F.
TOTAL	309,221 S.F.	
IMPERVIOUS	0 S.F. (0.00%)	39,623 S.F. (12.81%)

INFILTRATION SYSTEM SIZING

- FOREBAY
- CONTRIBUTING IMPERVIOUS AREA = 39,623 SF
 - 0.1"/IMP. ACRE TARGET STORAGE VOLUME = 300 CF
 - STORAGE PROVIDED = 418 CF

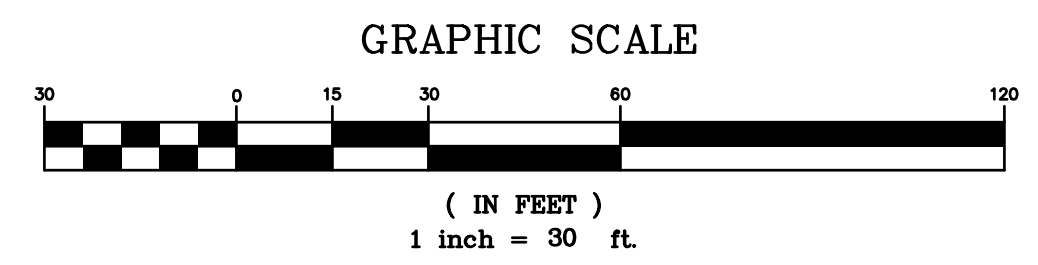
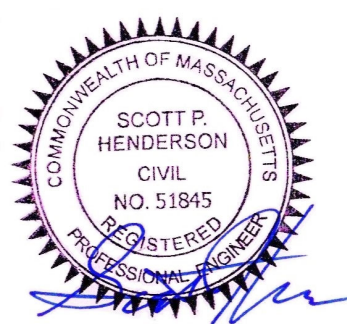
- INFILTRATION BASIN
- TOTAL CONTRIBUTING IMPERVIOUS AREA = 39,623 SF
 - 0.5" TARGET WATER QUALITY VOLUME = 1,651 CF
 - STATIC STORAGE PROVIDED BELOW OUTLET = 1,966 CF

CANOPY CLEARING

TOTAL CANOPY CLEARING ILLUSTRATED ON THIS PLAN SHEET IS 156,258± SQUARE FEET

LEGEND

- BB BITUMINOUS BERM
- BCW BITUMINOUS CONCRETE WALK
- BIT BITUMINOUS
- (C) CALCULATED
- CB/DH CONCRETE BOUND WITH DRILLHOLE
- CB/PLUG CONCRETE BOUND WITH PLUG
- CBRW CONCRETE BLOCK RETAINING WALL
- CLR CLUSTER
- CONC CONCRETE
- CRW CONCRETE RETAINING WALL
- EP EDGE OF PAVEMENT
- FND FOUND
- I= INVERT ELEVATION
- (M) MARKED
- L.C. LAND COURT
- N/F NOW OR FORMERLY
- R= RIM ELEVATION
- (R) RECORD
- SBB SLOPED BITUMINOUS BERM
- SRW STONE RETAINING WALL
- STK STOCKADE FENCE
- TBM TEMPORARY BENCHMARK
- THRESH THRESHOLD ELEVATION
- WRW WOOD RETAINING WALL
- ⊠ GAS GATE
- ⊞ WATER SERVICE
- ⊞ WATER GATE
- ⊞ HYDRANT
- ⊞ DRAIN MANHOLE
- ⊞ SEWER MANHOLE
- ⊞ CATCH BASIN
- ⊞ UTILITY POLE
- ⊞ ELECTRIC METER
- ⊞ GAS METER
- ⊞ SIGN
- +114.8 SPOT GRADE
- W WATER LINE
- S SEWER LINE
- G GAS LINE
- OHW OVERHEAD WIRE
- AC ASBESTOS CEMENT
- CI CAST IRON
- DI DUCTILE IRON
- PVC POLYVINYL CHLORIDE
- 40 INDEX CONTOUR
- 41 INTERMEDIATE CONTOUR
- ΔA-3 WETLAND FLAG
- WETLAND SYMBOL
- LIMIT OF BORDERING VEGETATED WETLAND
- 25' NO DISTURBANCE ZONE
- 50' BUFFER ZONE
- 100' BUFFER ZONE



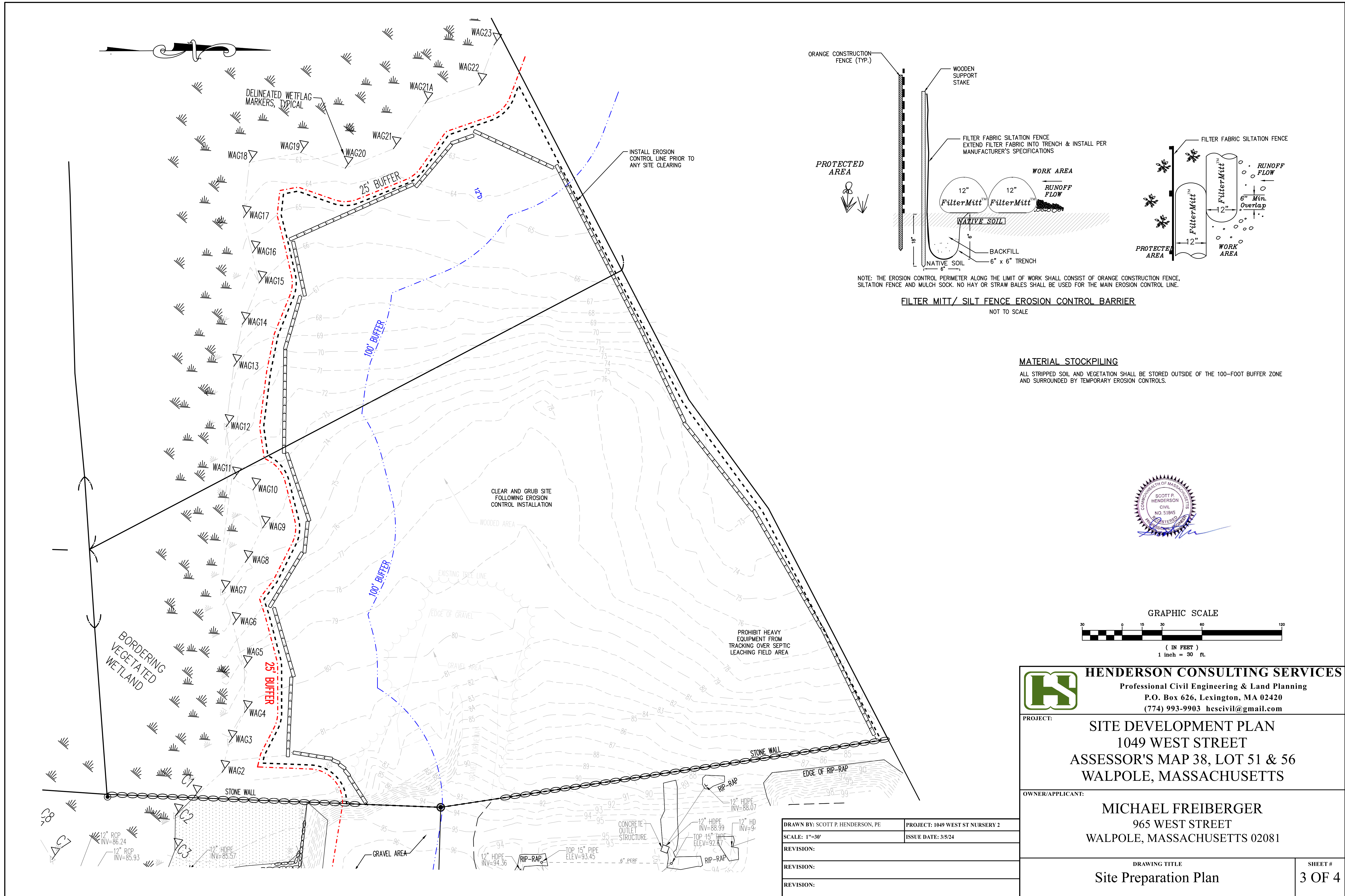
HENDERSON CONSULTING SERVICES
Professional Civil Engineering & Land Planning
P.O. Box 626, Lexington, MA 02420
(774) 993-9903 hscivil@gmail.com

PROJECT: **SITE DEVELOPMENT PLAN**
1049 WEST STREET
ASSESSOR'S MAP 38, LOT 51 & 56
WALPOLE, MASSACHUSETTS


OWNER/APPLICANT: **MICHAEL FREIBERGER**
965 WEST STREET
WALPOLE, MASSACHUSETTS 02081

DRAWN BY: SCOTT P. HENDERSON, PE	PROJECT: 1049 WEST ST NURSERY 2
SCALE: 1"=30'	ISSUE DATE: 3/5/24
REVISION:	
REVISION:	
REVISION:	

DRAWING TITLE	SHEET #
Site Grading Plan	2 OF 4



DRAWN BY: SCOTT P. HENDERSON, PE	PROJECT: 1049 WEST ST NURSERY 2
SCALE: 1"=30'	ISSUE DATE: 3/5/24
REVISION:	
REVISION:	
REVISION:	



HENDERSON CONSULTING SERVICES
Professional Civil Engineering & Land Planning
P.O. Box 626, Lexington, MA 02420
(774) 993-9903 hscivil@gmail.com

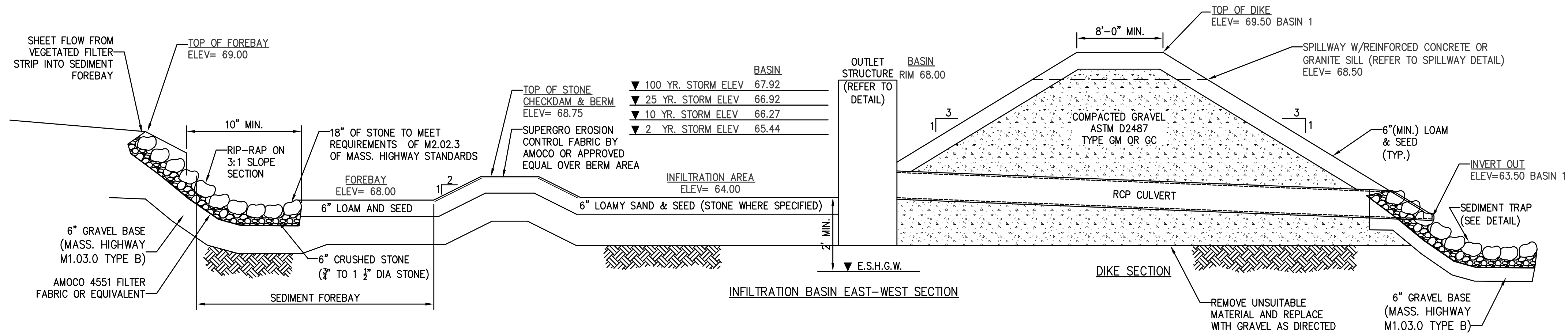
PROJECT:

SITE DEVELOPMENT PLAN
1049 WEST STREET
ASSESSOR'S MAP 38, LOT 51 & 56
WALPOLE, MASSACHUSETTS

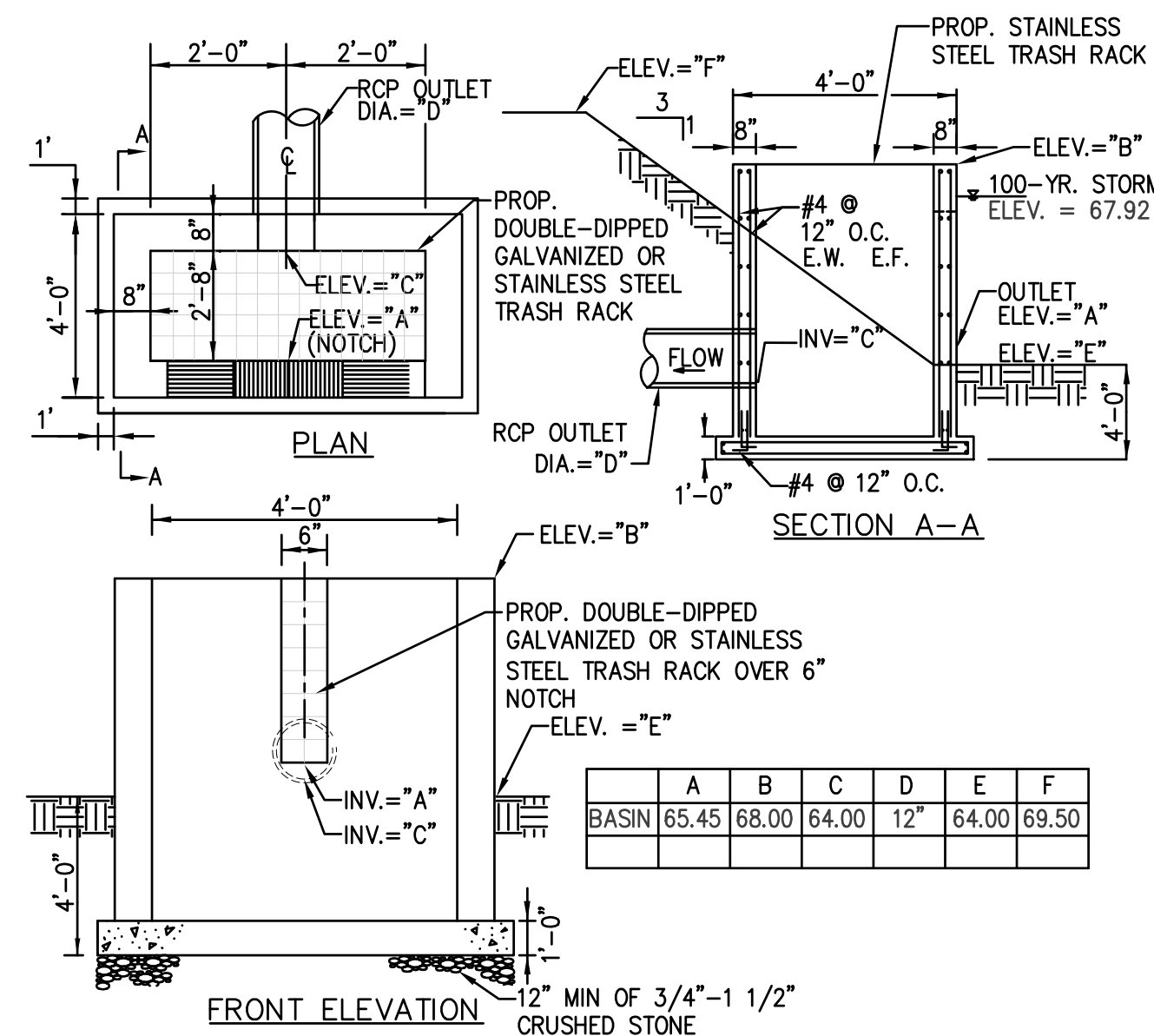
OWNER/APPLICANT:

MICHAEL FREIBERGER
965 WEST STREET
WALPOLE, MASSACHUSETTS 02081

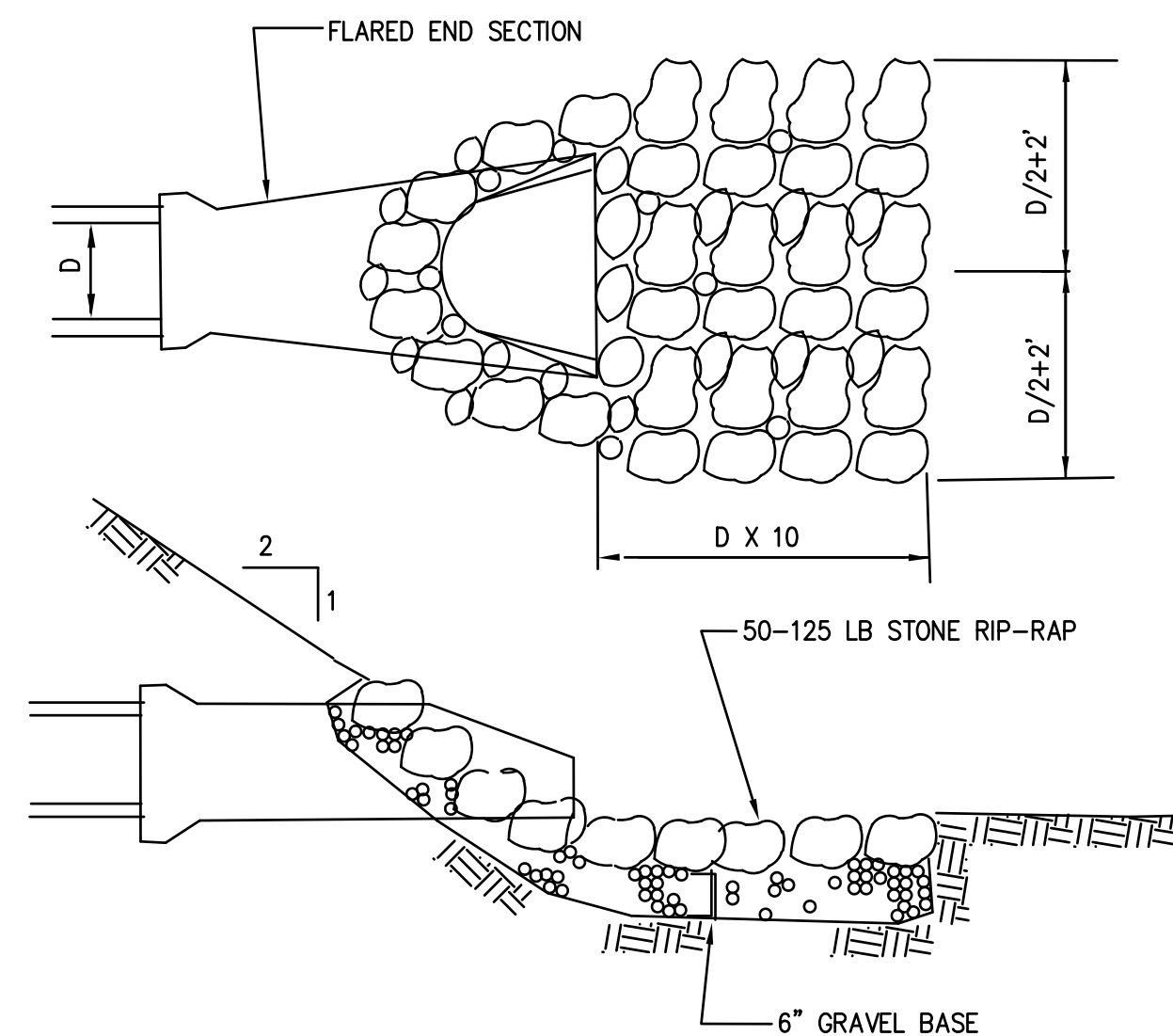
DRAWING TITLE	SHEET #
Site Preparation Plan	3 OF 4



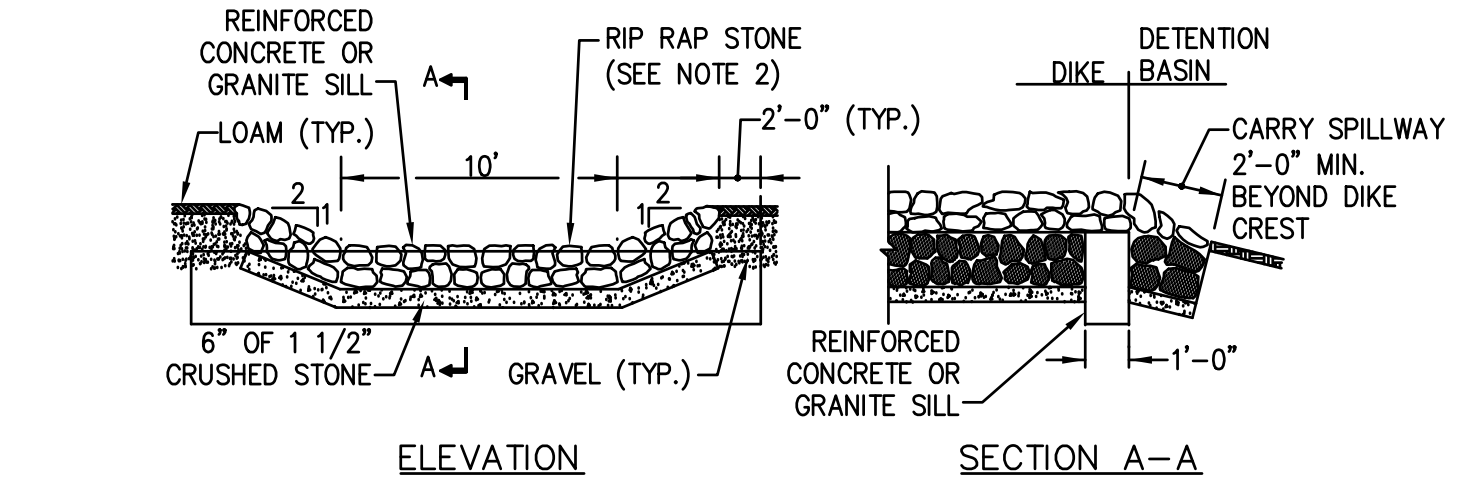
TYPICAL INFILTRATION BASIN SECTION DETAIL
SCALE: NOT TO SCALE



INFILTRATION BASIN OUTLET STRUCTURE DETAIL
SCALE: NOT TO SCALE

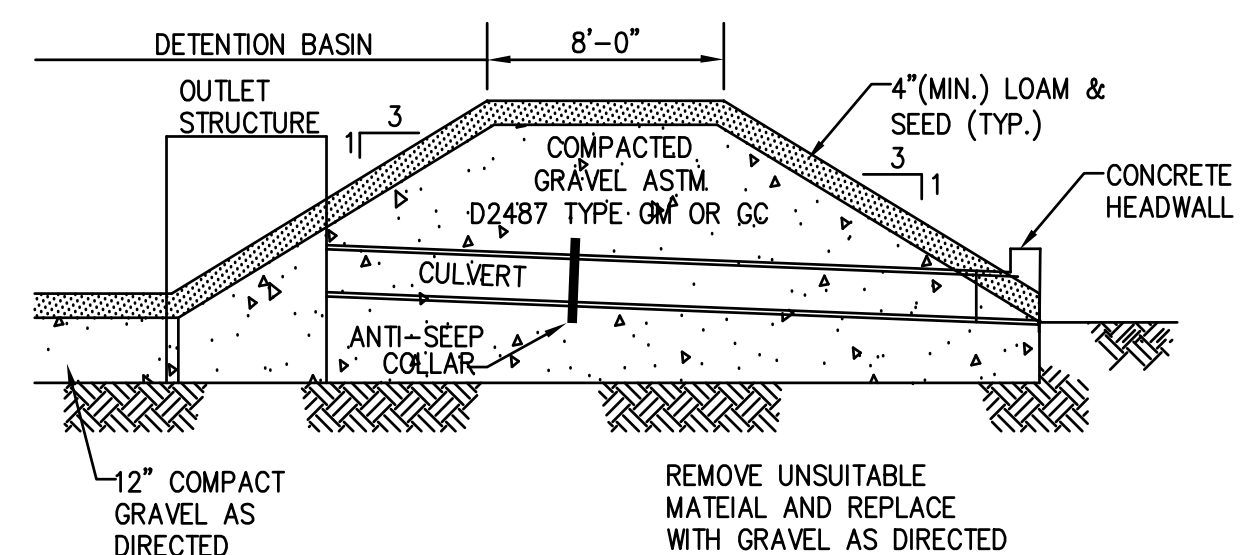


FLARED END SECTION
SCALE: NOT TO SCALE



- NOTES:
1. DIMENSIONS VARY TO SUIT CAPACITY REQUIREMENTS
 2. RIP RAP TO BE HAND CHINKED WITH A SMOOTH SURFACE ALONG THE TOP OF THE DIKE AND A ROUGH SURFACE ALONG THE DOWNSTREAM FACE AND TOE OF THE DIKE. STONE TO MEET M2.02.3 REQUIREMENTS.

SPILLWAY DETAIL
SCALE: NOT TO SCALE



DIKE SECTION DETAIL
SCALE: NOT TO SCALE



DRAWN BY: SCOTT P. HENDERSON, PE	PROJECT: 1049 WEST ST NURSERY 2
SCALE: AS NOTED	ISSUE DATE: 3/5/24
REVISION:	
REVISION:	
REVISION:	


HENDERSON CONSULTING SERVICES
Professional Civil Engineering & Land Planning
P.O. Box 626, Lexington, MA 02420
(774) 993-9903 hscivil@gmail.com

PROJECT:

SITE DEVELOPMENT PLAN
1049 WEST STREET
ASSESSOR'S MAP 38, LOT 51 & 56
WALPOLE, MASSACHUSETTS

OWNER/APPLICANT:

MICHAEL FREIBERGER
965 WEST STREET
WALPOLE, MASSACHUSETTS 02081

DRAWING TITLE

Construction Details

SHEET #

4 OF 4