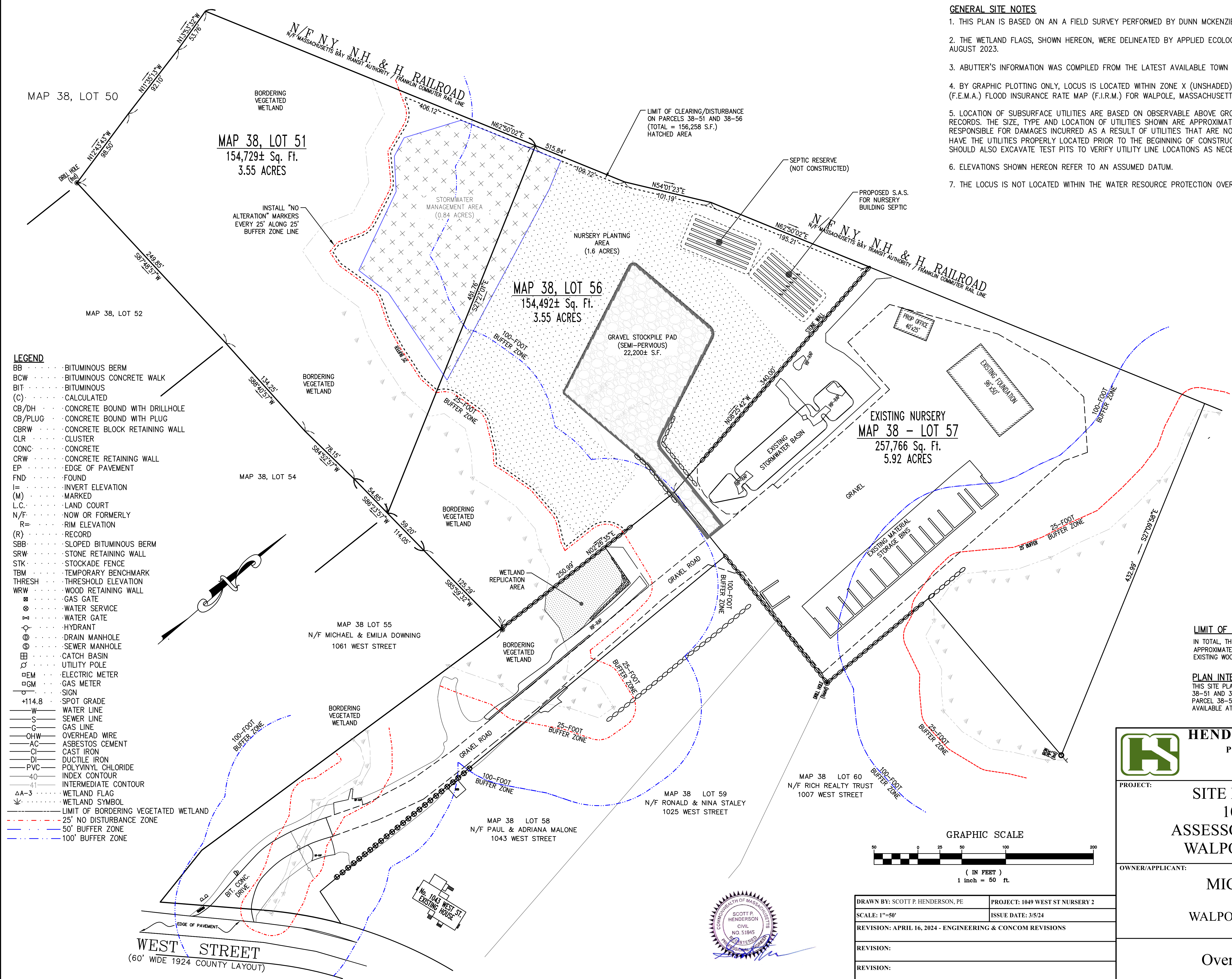


**GENERAL SITE NOTES**

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.

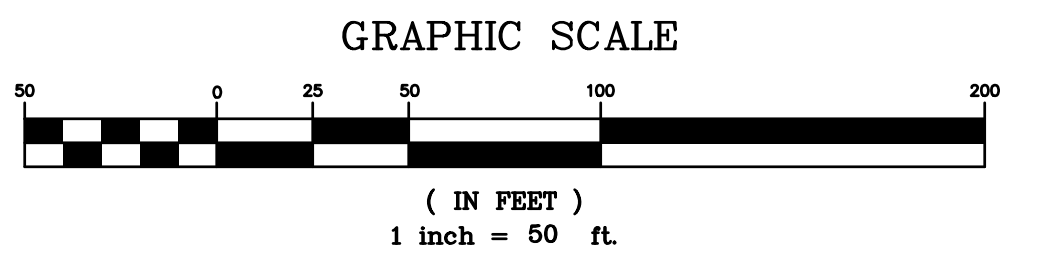


**LEGEND**

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
⊞EM	ELECTRIC METER
⊞GM	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
⊞A-3	WETLAND FLAG
⊞	WETLAND SYMBOL
---	LIMIT OF BORDERING VEGETATED WETLAND
---	25' NO DISTURBANCE ZONE
---	50' BUFFER ZONE
---	100' BUFFER ZONE

**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.



DRAWN BY: SCOTT P. HENDERSON, PE	PROJECT: 1049 WEST ST NURSERY 2
SCALE: 1"=50'	ISSUE DATE: 3/5/24
REVISION: APRIL 16, 2024 - ENGINEERING & CONCOM REVISIONS	
REVISION:	
REVISION:	

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

---

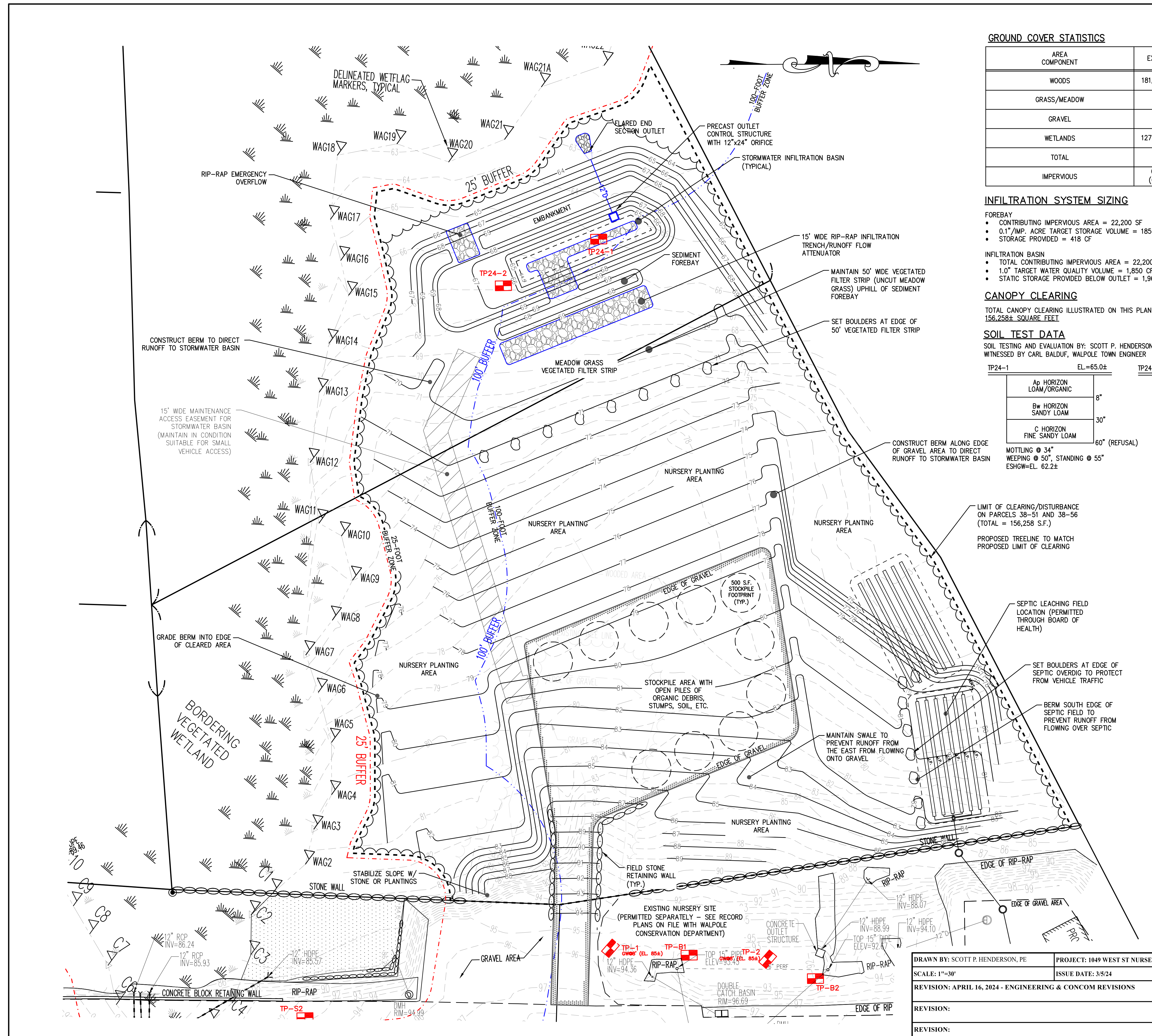
PROJECT: **SITE DEVELOPMENT PLAN**  
 1049 WEST STREET  
 ASSESSOR'S MAP 38, LOT 51 & 56  
 WALPOLE, MASSACHUSETTS

---

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

---

DRAWING TITLE: **Overall Layout Plan** SHEET #: **1 OF 4**



**GROUND COVER STATISTICS**

AREA COMPONENT	EXISTING	PROPOSED
WOODS	181,288 S.F.	25,030 S.F.
GRASS/MEADOW	---	134,058 S.F.
GRAVEL	---	22,200 S.F.
WETLANDS	127,933 S.F.	127,933 S.F.
TOTAL	309,221 S.F.	
IMPERVIOUS	0 S.F. (0.00%)	22,200 S.F. (7.18%)

**INFILTRATION SYSTEM SIZING**

**FOREBAY**

- CONTRIBUTING IMPERVIOUS AREA = 22,200 SF
- 0.1" IMP. ACRE TARGET STORAGE VOLUME = 185 CF
- STORAGE PROVIDED = 418 CF

**INFILTRATION BASIN**

- TOTAL CONTRIBUTING IMPERVIOUS AREA = 22,200 SF
- 1.0" TARGET WATER QUALITY VOLUME = 1,850 CF
- STATIC STORAGE PROVIDED BELOW OUTLET = 1,966 CF

**CANOPY CLEARING**

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

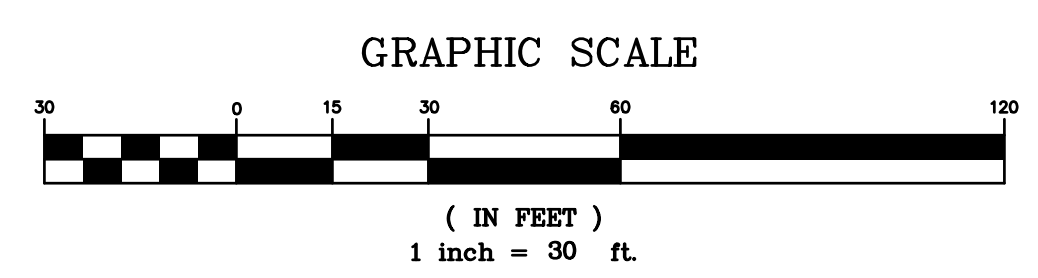
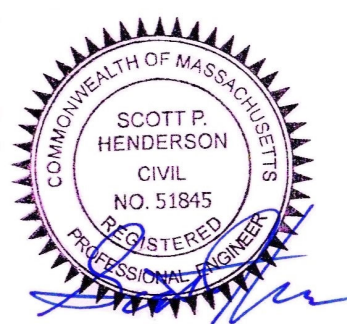
**SOIL TEST DATA**

SOIL TESTING AND EVALUATION BY: SCOTT P. HENDERSON, S.E. #13694 ON 4/2/2024  
 WITNESSED BY CARL BALDUF, WALPOLE TOWN ENGINEER

TP24-1	EL.=65.0±	TP24-1	EL.=66.2±
Ap HORIZON LOAM/ORGANIC	8"	Ap HORIZON LOAM/ORGANIC	12"
Bw HORIZON SANDY LOAM	30"	Bw HORIZON SANDY LOAM	36"
C HORIZON FINE SANDY LOAM	60" (REFUSAL)	C HORIZON FINE SANDY LOAM	72"
MOTTLING @ 34" WEEPING @ 50", STANDING @ 55" ESHGW=EL. 62.2±		MOTTLING @ 46" WEEPING @ 50", STANDING @ 70" ESHGW=EL. 62.3±	

**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 ..... 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 hcscivil@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

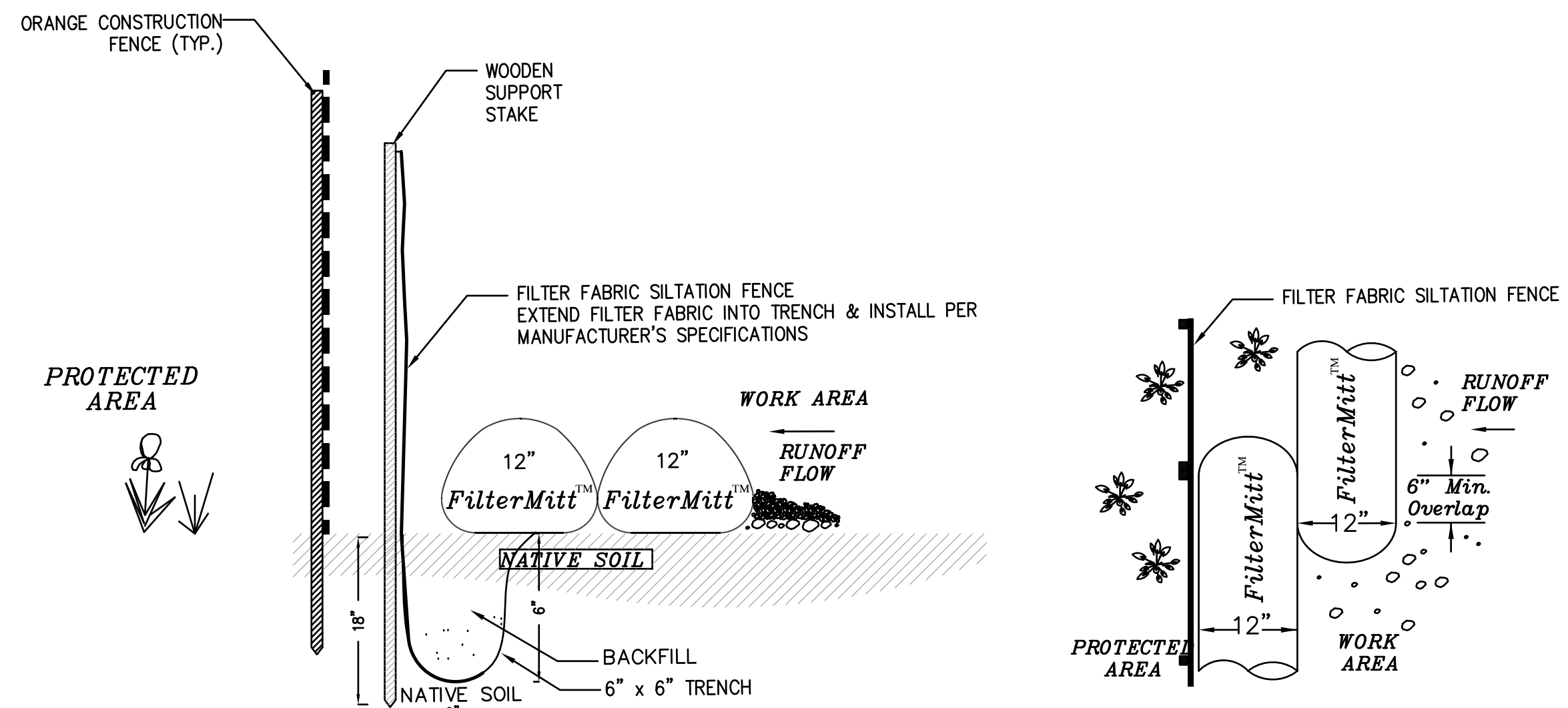
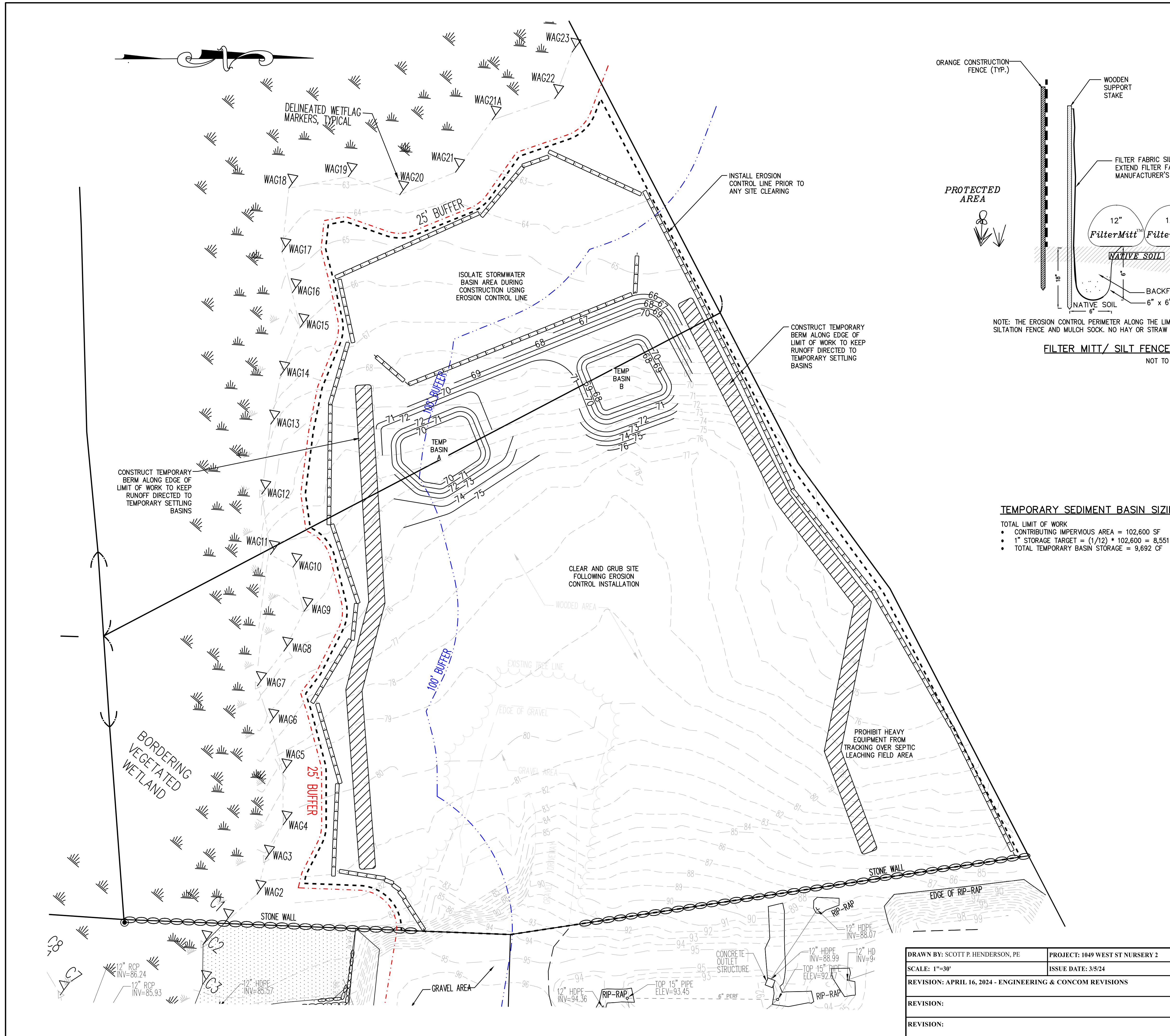
**DRAWN BY:** SCOTT P. HENDERSON, PE      **PROJECT:** 1049 WEST ST NURSERY 2  
**SCALE:** 1"=30'      **ISSUE DATE:** 3/5/24

**REVISION:** APRIL 16, 2024 - ENGINEERING & CONCOM REVISIONS

**REVISION:** \_\_\_\_\_

**REVISION:** \_\_\_\_\_

**DRAWING TITLE:** Site Grading Plan      **SHEET #:** 2 OF 4

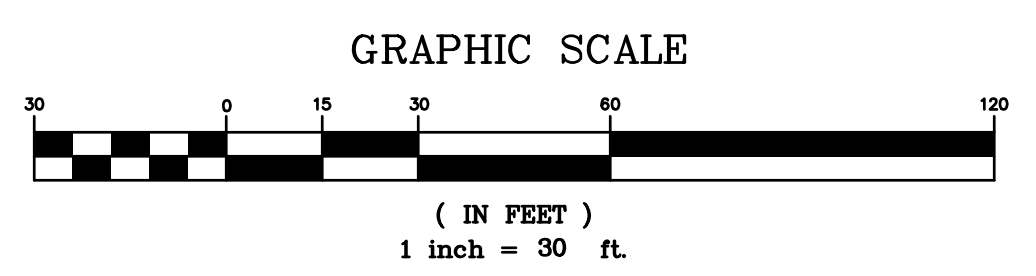



NOTE: THE EROSION CONTROL PERIMETER ALONG THE LIMIT OF WORK SHALL CONSIST OF ORANGE CONSTRUCTION FENCE, SILTATION FENCE AND MULCH SOCK. NO HAY OR STRAW BALES SHALL BE USED FOR THE MAIN EROSION CONTROL LINE.

**FILTER MITT/ SILT FENCE EROSION CONTROL BARRIER**  
NOT TO SCALE

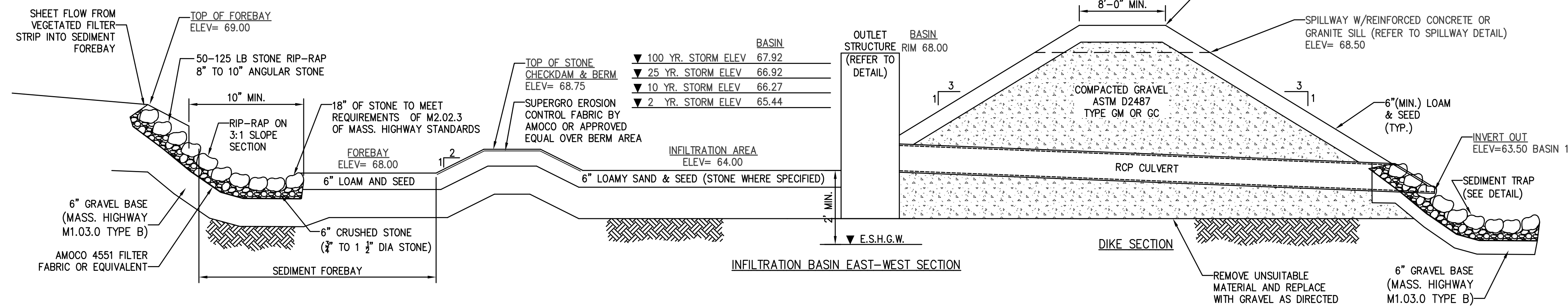
**MATERIAL STOCKPILING**  
ALL STRIPPED SOIL AND VEGETATION SHALL BE STORED OUTSIDE OF THE 100-FOOT BUFFER ZONE AND SURROUNDED BY TEMPORARY EROSION CONTROLS.

**TEMPORARY SEDIMENT BASIN SIZING**  
TOTAL LIMIT OF WORK  
• CONTRIBUTING IMPERVIOUS AREA = 102,600 SF  
• 1" STORAGE TARGET = (1/12) \* 102,600 = 8,551 CF  
• TOTAL TEMPORARY BASIN STORAGE = 9,692 CF



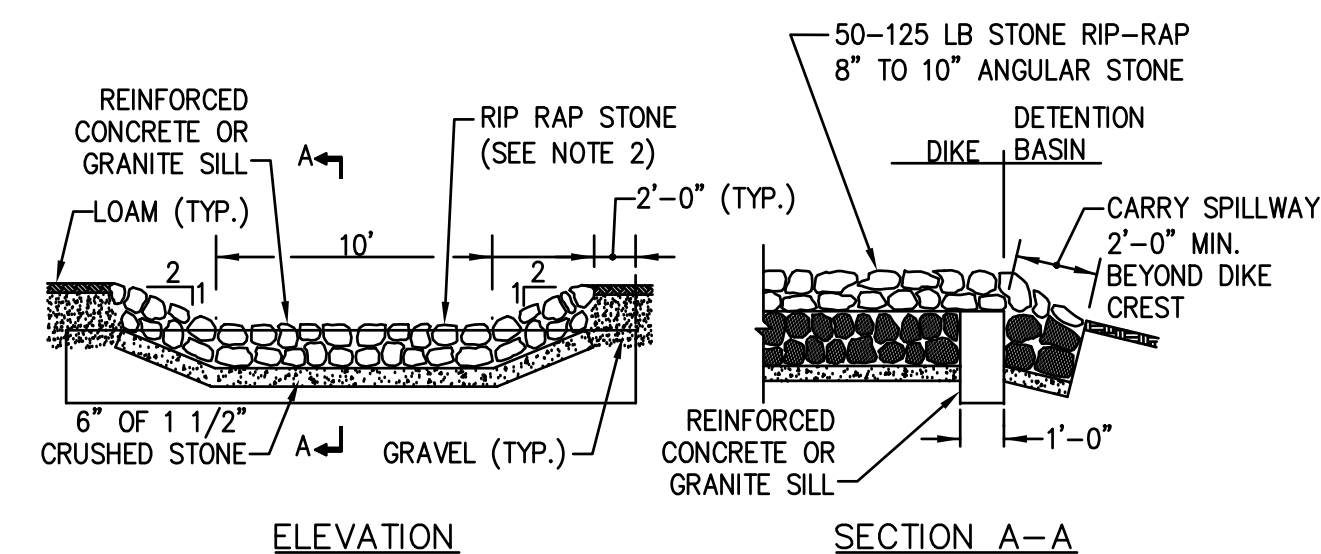
	<b>HENDERSON CONSULTING SERVICES</b> Professional Civil Engineering & Land Planning P.O. Box 626, Lexington, MA 02420 (774) 993-9903 hscivil@gmail.com	
	PROJECT: <b>SITE DEVELOPMENT PLAN</b> 1049 WEST STREET ASSESSOR'S MAP 38, LOT 51 & 56 WALPOLE, MASSACHUSETTS	
OWNER/APPLICANT: <b>MICHAEL FREIBERGER</b> 965 WEST STREET WALPOLE, MASSACHUSETTS 02081		SHEET # <b>3 OF 4</b>
DRAWING TITLE <b>Site Preparation (SWPPP) Plan</b>		PERMITTING SET - NOT FOR CONSTRUCTION

DRAWN BY: SCOTT P. HENDERSON, PE	PROJECT: 1049 WEST ST NURSERY 2
SCALE: 1"=30'	ISSUE DATE: 3/5/24
REVISION: APRIL 16, 2024 - ENGINEERING & CONCOM REVISIONS	
REVISION:	
REVISION:	



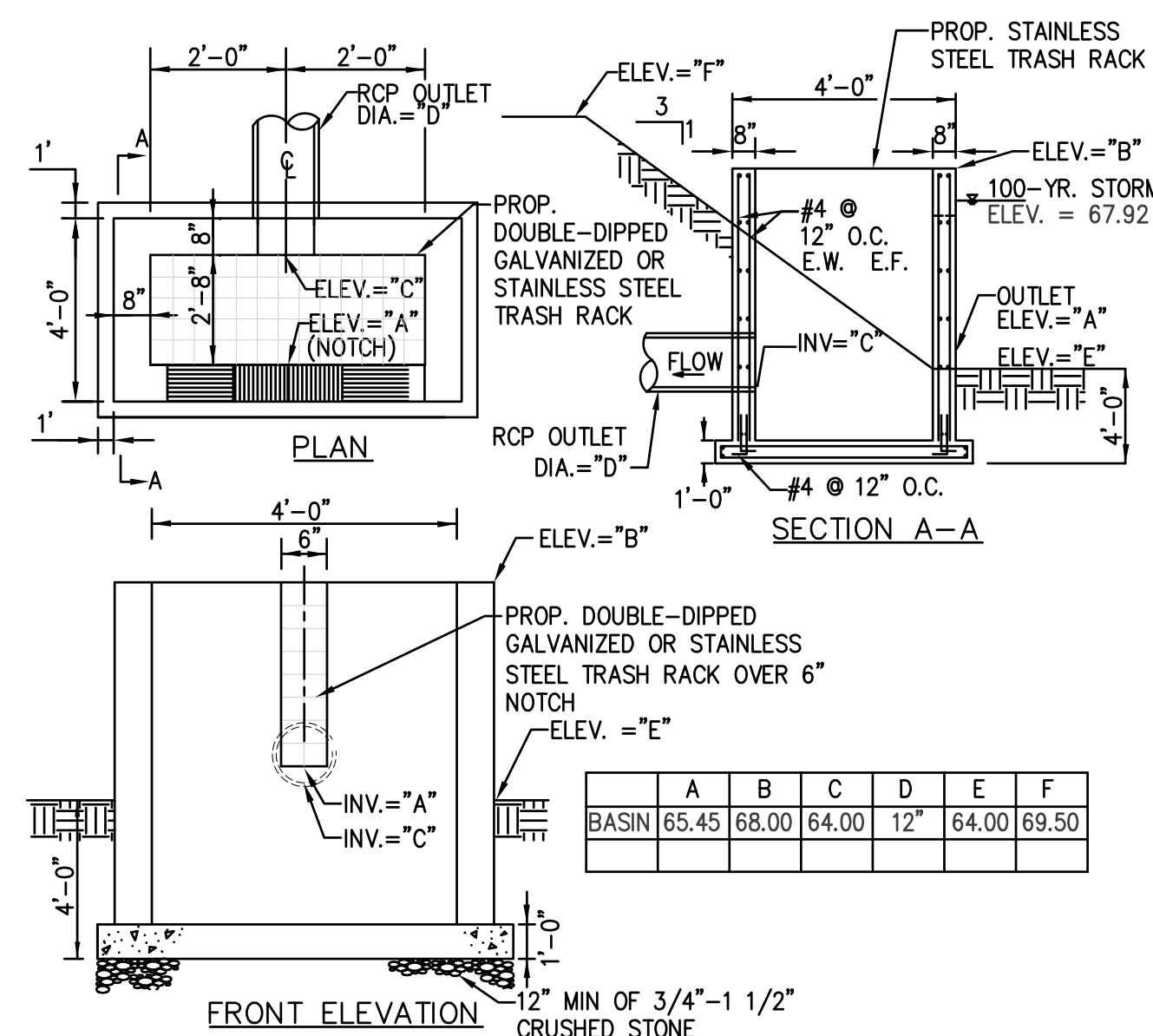
TYPICAL INFILTRATION BASIN SECTION DETAIL  
SCALE: NOT TO SCALE

- NOTES:
- FILL AND BASE FOR DIKS SHALL INSURE WATER TIGHTNESS AND STABILITY.
  - BASIN SIDE SLOPES AND BOTTOM SHALL BE PROVIDED WITH 6" OF LOAMY SAND, SEEDED AT A RATE OF 2 POUNDS OF RED TOP, 15 POUNDS OF CREEPING RED FESCUE AND 20 POUNDS TALL FESCUE PER ACRE.
  - THE CONTRACTOR SHALL NOT DISCHARGE SEDIMENT-LADEN WATER TO INFILTRATION BASIN COMPONENTS DURING CONSTRUCTION, INCLUDING DEWATERING OR TEMPORARY SURFACE RUNOFF.
  - ALL CONTRIBUTING AREAS TO THE BASIN SHALL BE FULLY STABILIZED PRIOR TO THE BASIN BEING PLACED INTO SERVICE.
  - THE CONTRACTOR SHALL PROVIDE PROTECTION ABOVE AND AROUND THE INFILTRATION AREA OF THE BASIN FROM CONSTRUCTION VEHICLE ACTIVITY. NO HEAVY EQUIPMENT SHALL BE ALLOWED ON THE BASIN FLOORS AFTER INSTALLATION. CONTRACTOR SHALL MINIMIZE CONSTRUCTION EQUIPMENT TRAFFIC WITHIN THE BASIN AT ALL TIMES DURING AND AFTER CONSTRUCTION.

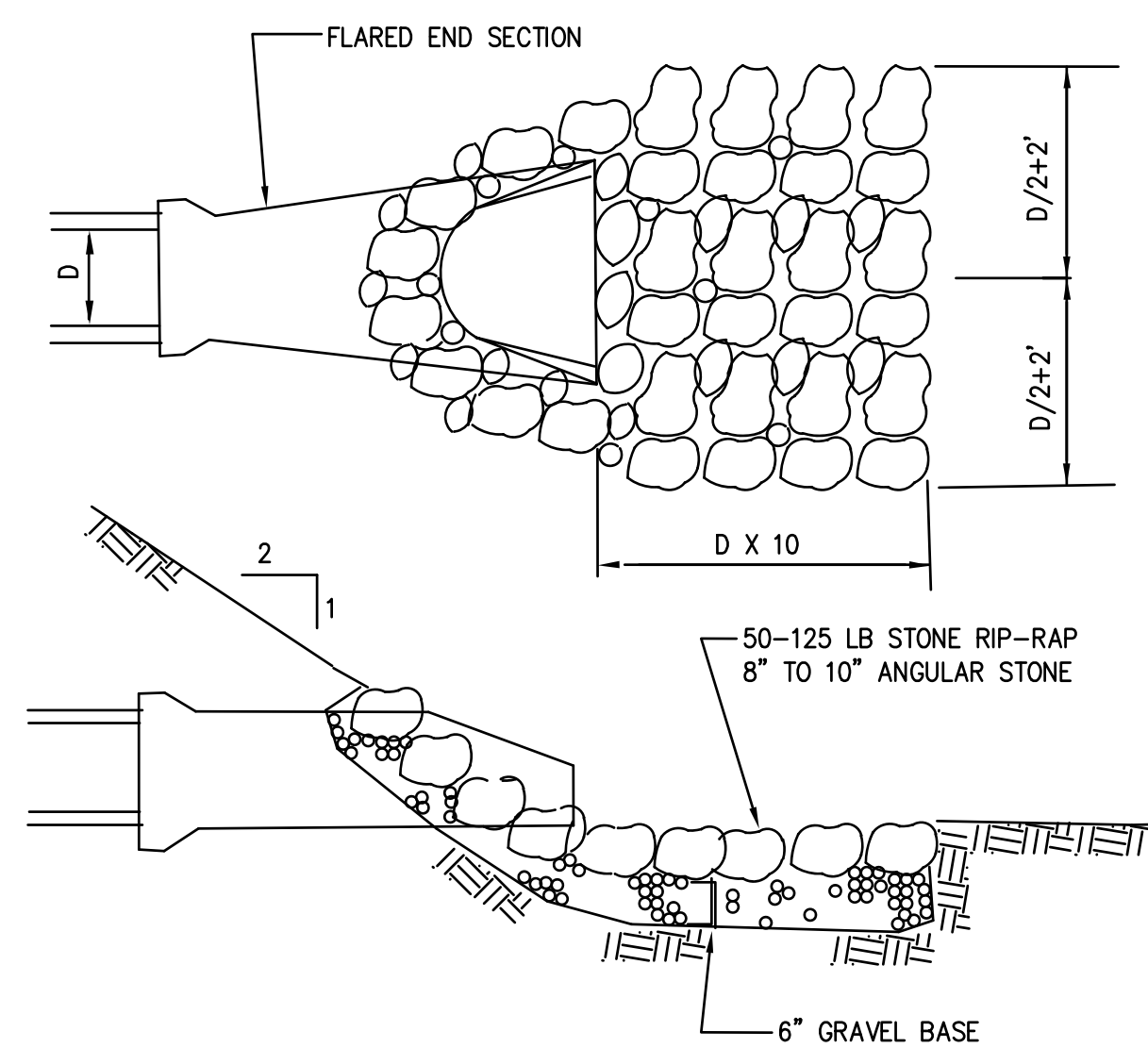


- NOTES:
- DIMENSIONS VARY TO SUIT CAPACITY REQUIREMENTS
  - RIP RAP TO BE HAND CHINKED WITH A SMOOTH SURFACE ALONG THE TOP OF THE DIKE AND A ROUGH SURFACE ALONG THE DOWNSTREAM FACE AND TOE OF THE DIKE. STONE TO MEET M2.02.3 REQUIREMENTS.

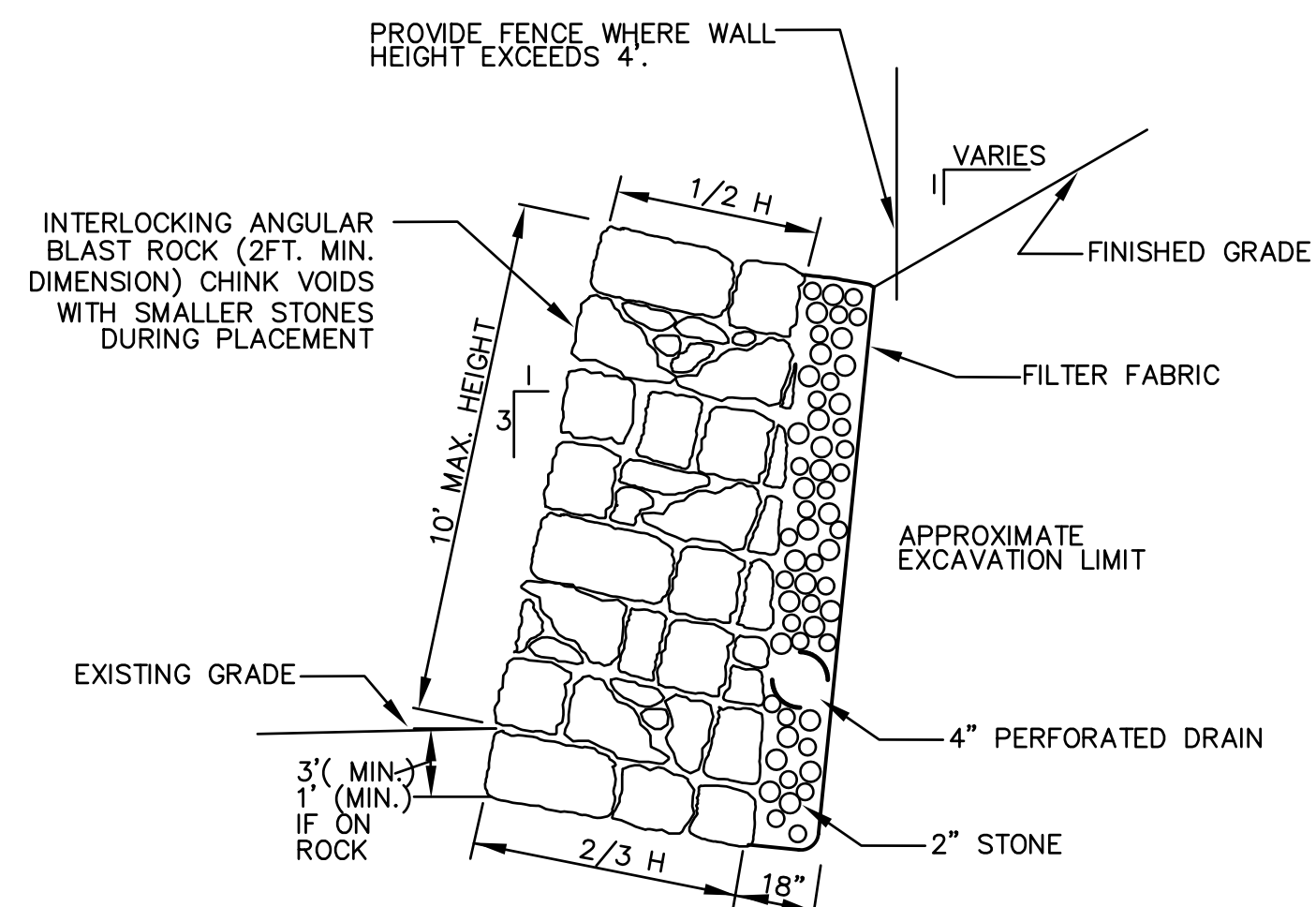
SPILLWAY DETAIL  
SCALE: NOT TO SCALE



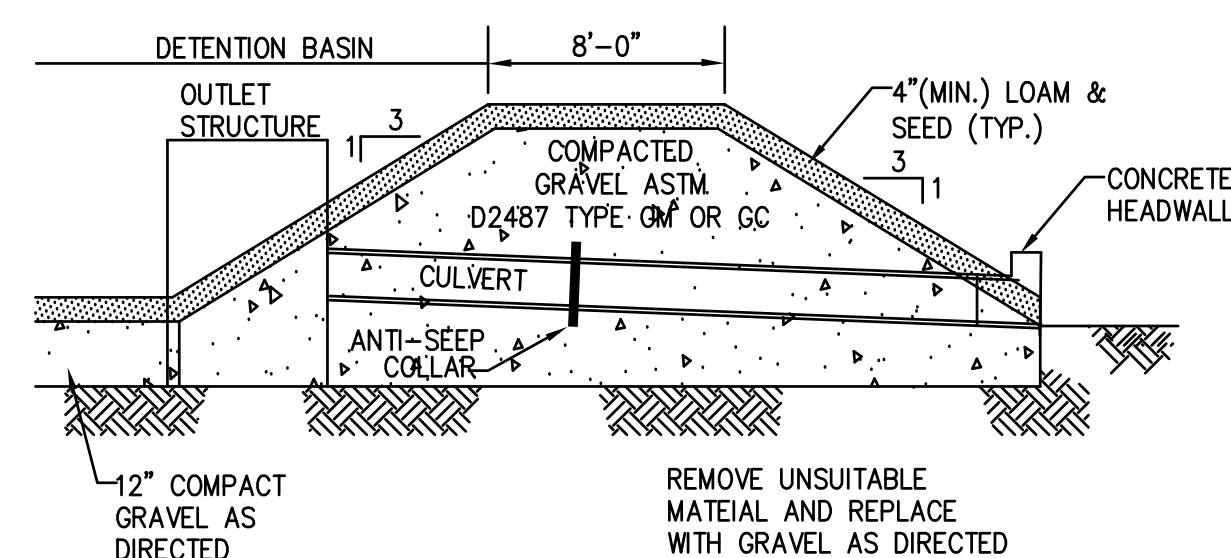
INFILTRATION BASIN OUTLET STRUCTURE DETAIL  
SCALE: NOT TO SCALE



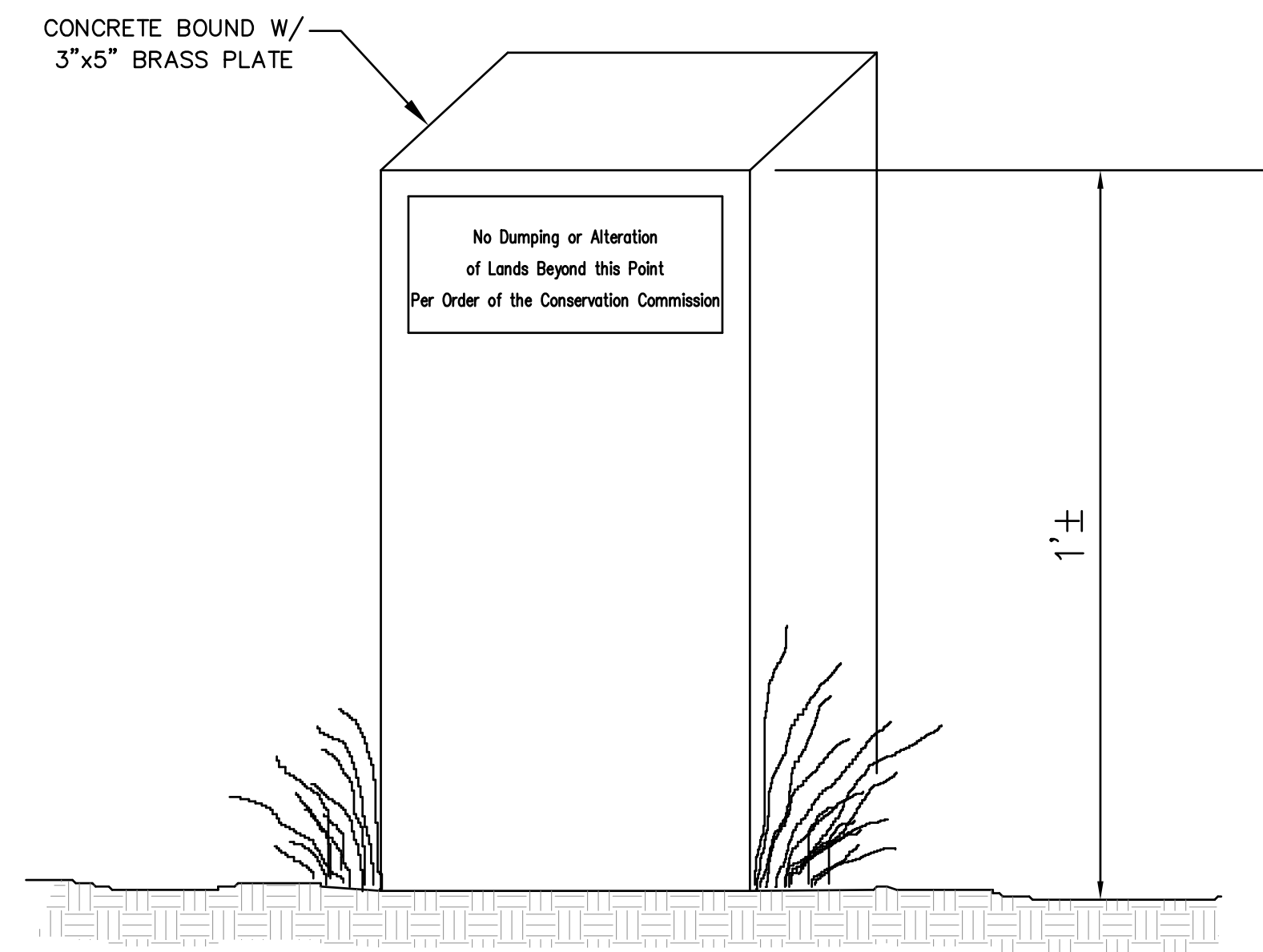
FLARED END SECTION  
SCALE: NOT TO SCALE



- NOTES:
- STONE WALL TO BE FOUNDED ON UNDISTURBED MATERIAL AND CONSISTANT WITH GEOTECHNICAL ENGINEERS RECOMMENDATIONS.
  - PITCH BASE OF WALL DOWNWARD 1 VERT. TO 3 HOR. INTO SLOPE
  - CONSTRUCT BOULDER WALL BY INTERLOCKING ANGULAR BLAST ROCK SO THAT ROCK FILL MASS ACTS AS GRAVITY RETAINING WALL.
  - THIS DETAIL IS FOR ILLUSTRATIVE PURPOSES ONLY. STRUCTURAL WALL DESIGN SHALL BE PROVIDED BY OTHERS.
- TYPICAL FIELD STONE RETAINING WALL  
NOT TO SCALE



DIKE SECTION DETAIL  
SCALE: NOT TO SCALE



CONSERVATION AREA NO ALTERATION PLAQUE  
NOT TO SCALE



DRAWN BY: SCOTT P. HENDERSON, PE	PROJECT: 1049 WEST ST NURSERY 2
SCALE: AS NOTED	ISSUE DATE: 3/5/24
REVISION: APRIL 16, 2024 - ENGINEERING & CONCOM REVISIONS	
REVISION:	
REVISION:	

 <b>HENDERSON CONSULTING SERVICES</b> Professional Civil Engineering & Land Planning P.O. Box 626, Lexington, MA 02420 (774) 993-9903 hscivil@gmail.com	
PROJECT: <b>SITE DEVELOPMENT PLAN</b> 1049 WEST STREET ASSESSOR'S MAP 38, LOT 51 & 56 WALPOLE, MASSACHUSETTS	
OWNER/APPLICANT: <b>MICHAEL FREIBERGER</b> 965 WEST STREET WALPOLE, MASSACHUSETTS 02081	
DRAWING TITLE <b>Construction Details</b>	SHEET # <b>4 OF 4</b>