

Existing Conditions

The Applicant is providing a summary of the existing conditions in conjunction with the plans and reports submitted by the Applicant's civil engineering firm Bohler Engineering.

Existing Conditions

The subject site is identified as 981 - 1015 East Street in the Town of Walpole, MA ("Site"). The Town of Walpole Assessors Office identifies the Site as Parcel IDs 25-164, 25-165 and 25-166 and comprises of land totaling 83,070 square feet (1.91 acres). The Site is located within the Central Business District Zone.

The site is located on the north side of East Street, bounded by train tracks situated within property of the Massachusetts Bay Transportation Authority to the north and west, and commercial uses abutting to the east.

The Site is developed with a two-story office, warehouse and retail building, two single-story warehouses, a shed, a single-story barn structure, two multi-story buildings as well as asphalt-paved drives and parking/storage areas. There are multiple site driveways provided access to the properties.

The Site topography consists of elevations ranging from 135-145'. In general, the majority of the Site drains to existing on-site catch basins before out-letting to the Spring Brook via a 12" pipe. The brook bounds the property for a short distance at the northeast corner of the property. A small portion of the southeastern portion of the Site drains overland to the East Street right-of-way drainage system.

The Flood Insurance Rate Maps (FIRM) (Map Number 25021C0169E) for the project site (dated July 17, 2012) indicates the site directly abuts a culvert (Diamond Brook as labeled on the FEMA map, AKA Spring Brook) that fully contains the 100 year flood elevation within the culvert. Based on the range of flood elevation for the section of culvert, it is assumed the flood elevation is approximately at $\pm 135.3'$ proximate to where the culvert passes the property.

The Site is serviced by municipal water and sewer. The electric, cable and telephone services are from aboveground utilities along East Street. There is an existing gas main within East Street and provides service to the various uses within the Site. An existing 15' sewer easement in favor of the Town of Walpole spans the Site. The easement houses an active 24" sewer main that runs from East Street and continues north through the property.