

LOCUS MAP

LEGEND

172.7	PROPOSED SPOT ELEVATION
-175-	PROPOSED CONTOUR ELEV.
176x55	EXISTING SPOT ELEVATION
-170--	EXISTING CONTOUR ELEV.
s	EXISTING SEWER LINE
⊙	EXISTING SEWER MANHOLE
RA-6○	EDGE OF RIVER/BANK
B-5○	EDGE OF BVW
⊕	EXISTING UTILITY POLE
⊕	EXISTING HYDRANT

**SUMMARY OF PROPOSED ACTIVITY
WITHIN THE RIPARIAN AREA**

TOTAL LOT AREA: 27,045 S.F.

PROPOSED AREA
OF DISTURBANCE: 10,200 S.F.
 - HOUSE: 1,460 S.F.
 - DRIVEWAY: 890 S.F.
 - LAWN: 7,850 S.F.

ASSESSOR'S REFERENCE:
MAP 34 PARCEL 54

DEED REFERENCE:
NORFOLK COUNTY REGISTRY OF DEEDS
Bk. 5799, Pg. 484

PLAN REFERENCE:
PLAN No. 567 OF 1970, Bk. 4676, Pg. 550

OWNER OF RECORD:
DALE TOOL & DIE CO.
C/O LAWRENCE RICHARDS
238 STONE STREET
WALPOLE, MA 02081

ZONING CLASSIFICATION:
RB-RESIDENCE B DISTRICT
AREA: 20,000 S.F.
FRONTAGE: 125 FT.
SETBACKS:
FRONT: 30'
SIDE: 15'
REAR: 30'

REVISIONS		DESCRIPTION
No.	DATE	
1	2/24/2020	DRAINAGE SWALE
2	4/21/2020	CONSERVATION WETLAND BOUNDS

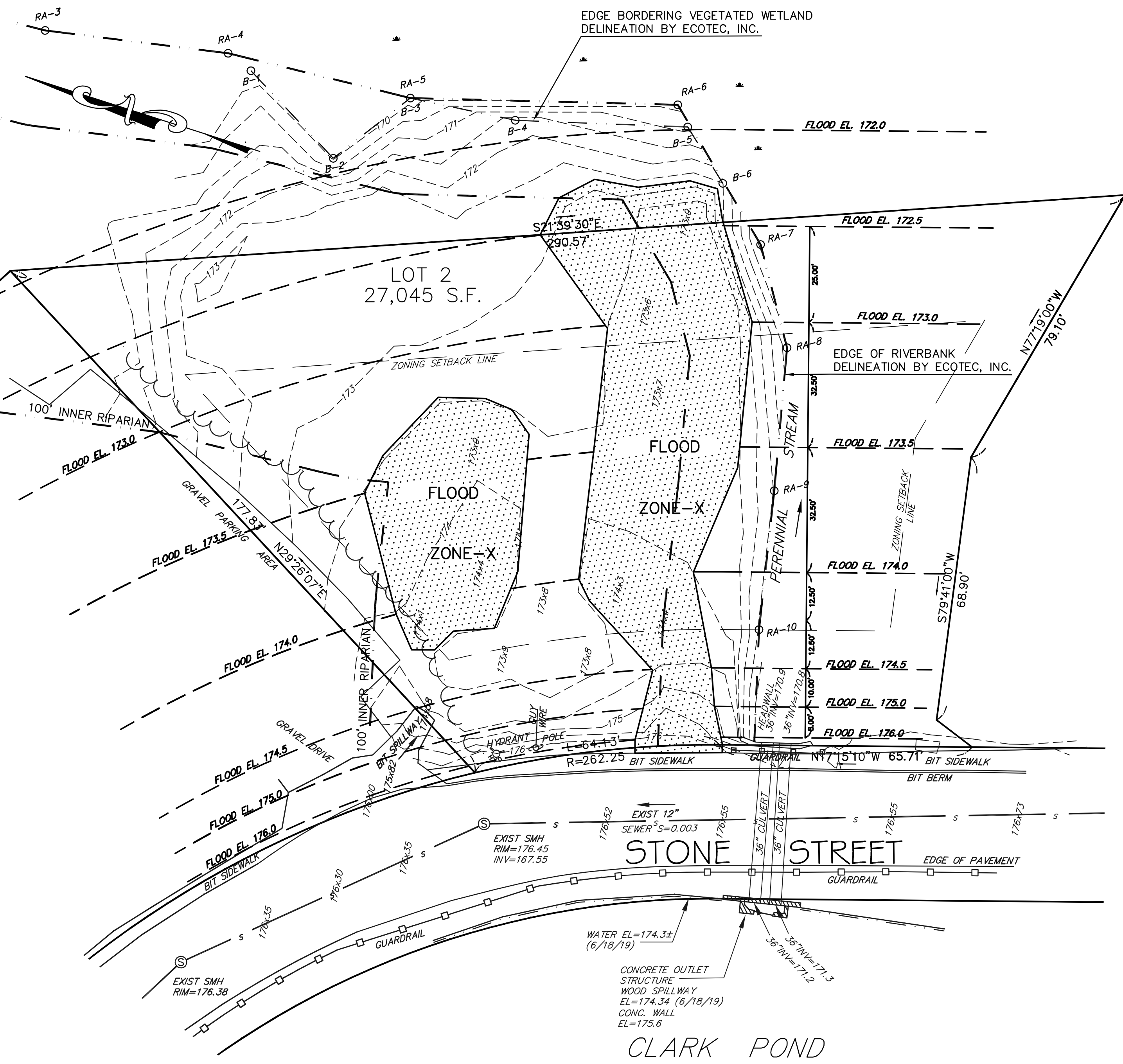
JOYCE E. HASTINGS P.L.S.

**SITE DEVELOPMENT PLAN
LOT 2 - 300 STONE STREET
WALPOLE, MASSACHUSETTS**

PREPARED FOR:
WALSH BROTHERS BUILDING CO INC.
10 SADDLE WAY
WALPOLE, MA 02081

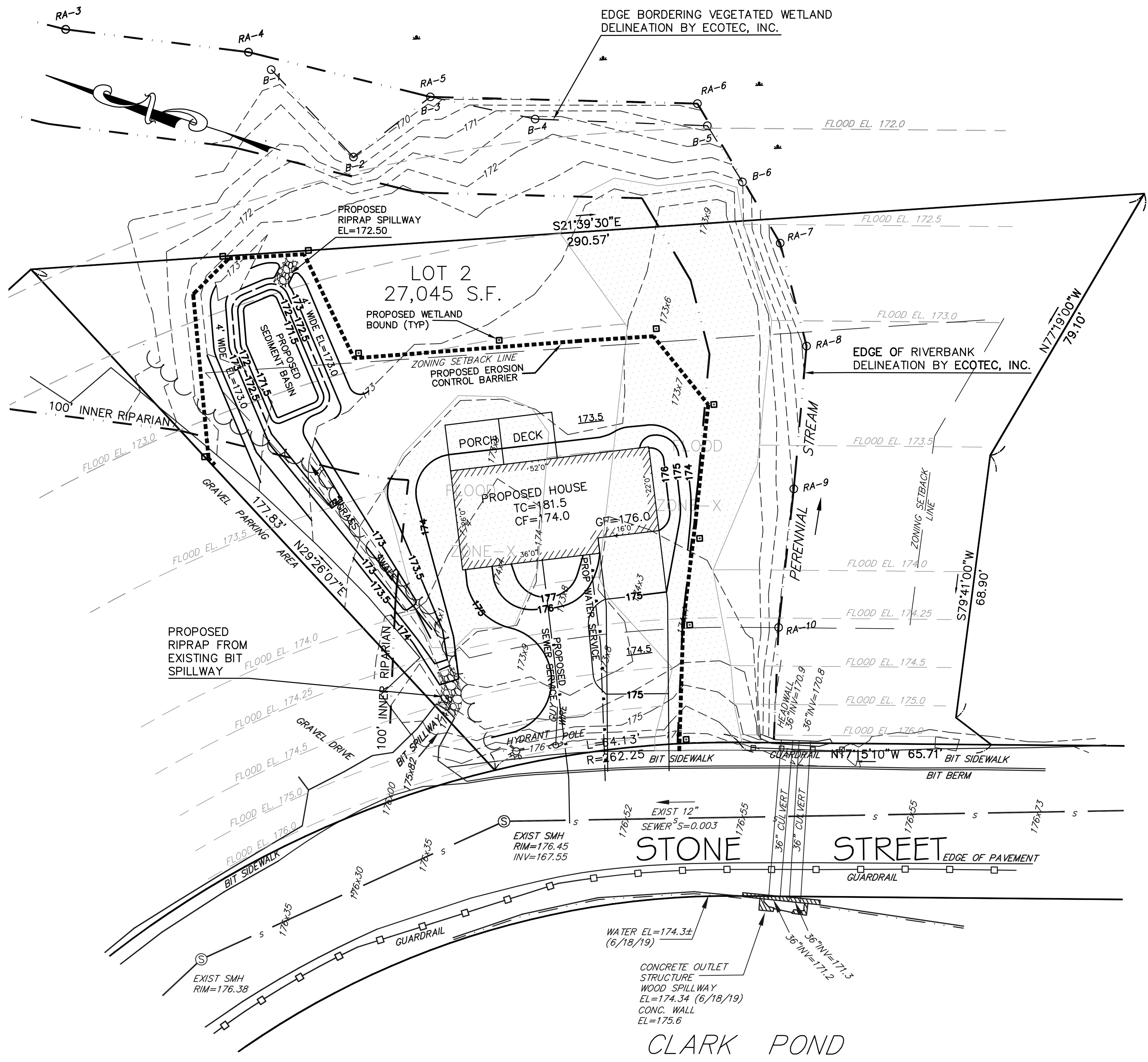
GLM Engineering
Consultants, Inc.
19 EXCHANGE STREET
HOLLISTON, MA 01746
P: 508-429-1100
F: 508-429-7160
www.GLMengineering.com

JOB No.	16,528
DATE:	December 17, 2019
SCALE:	1"=20'
SHEET:	1 of 3
PLAN #:	27,337



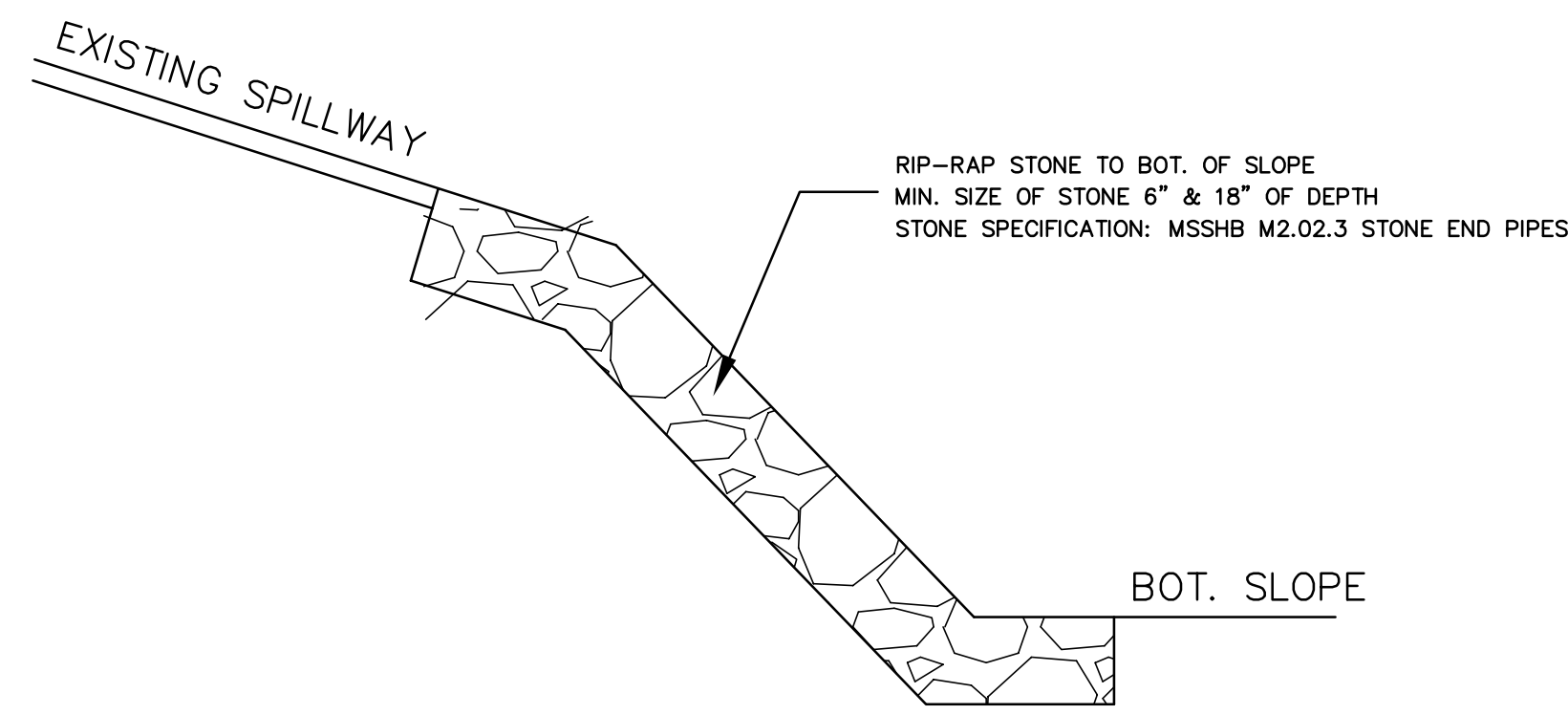
EXISTING CONDITIONS

SCALE: 1"=20'



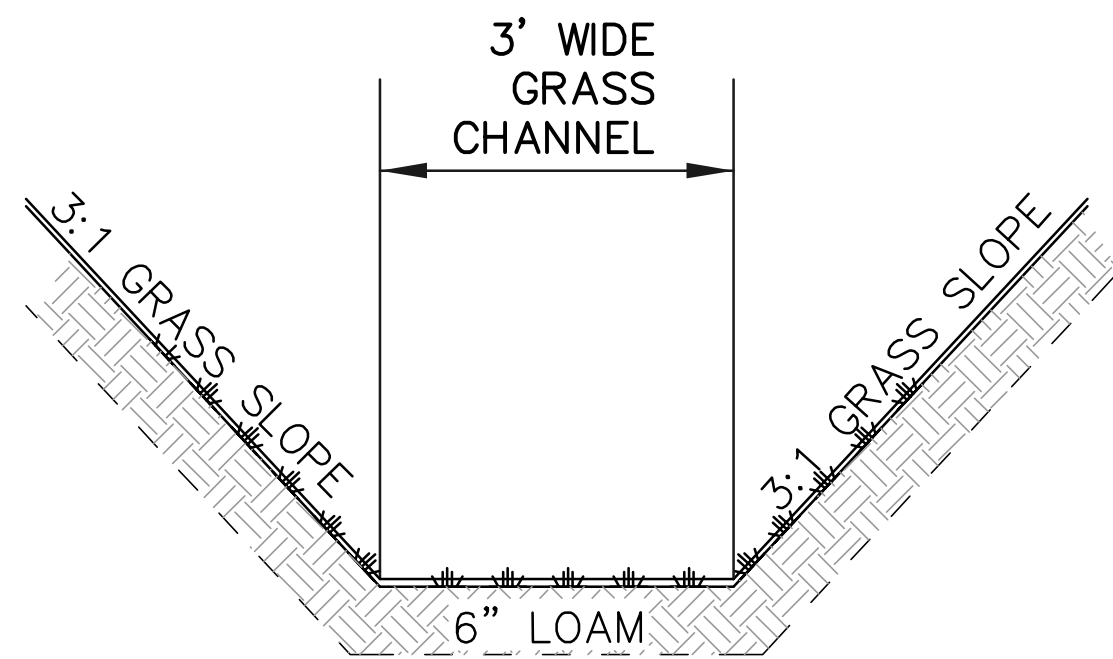
PROPOSED CONDITIONS

SCALE: 1"=20'



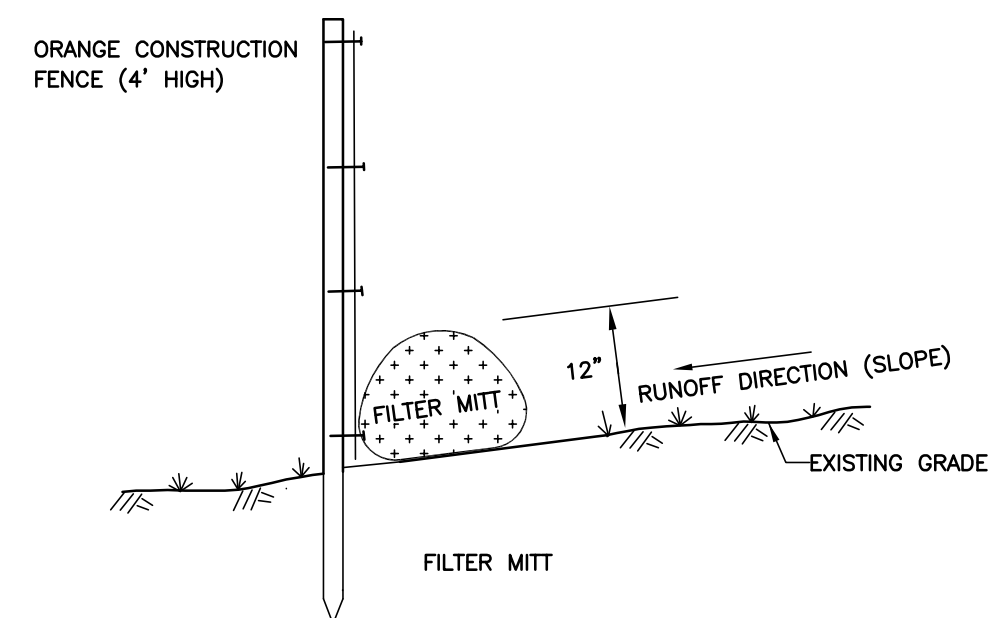
RIPRAP SPILLWAY DETAIL

N.T.S.



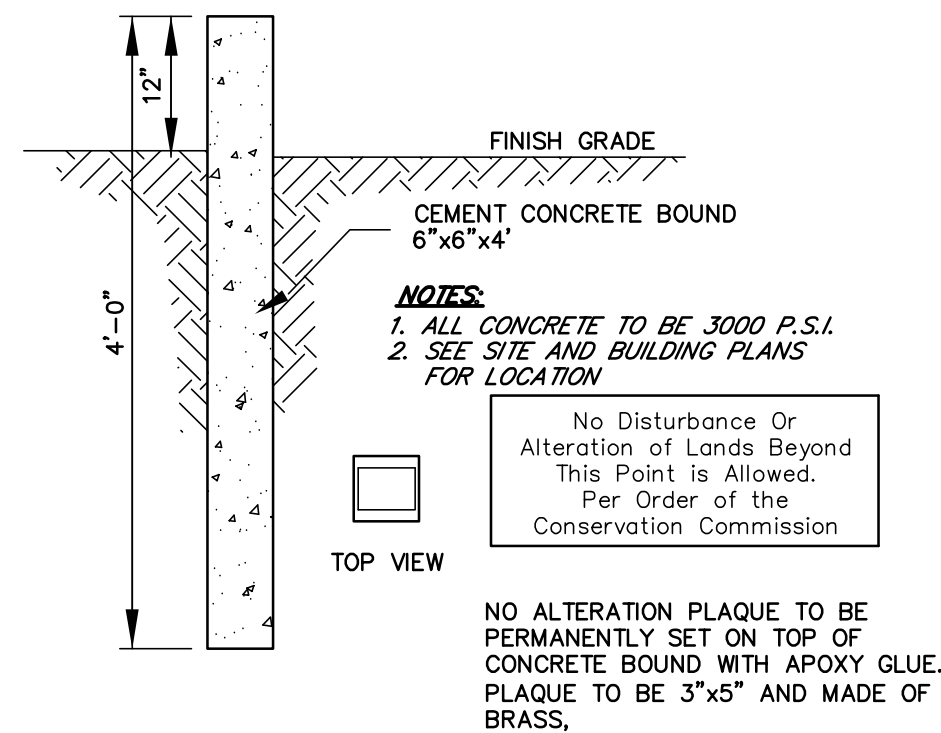
GRASS SWALE DETAIL

N.T.S.



EROSION CONTROL W/
CONSTRUCTION FENCE DETAIL

N.T.S.



CONCRETE WETLAND BOUND

(NO SCALE)

EROSION AND SEDIMENTATION CONTROL:

1. PRIOR TO COMMENCEMENT OF ANY WORK EROSION CONTROL BARRIERS SHALL BE INSTALLED AS SHOWN ON THE PLANS. ALL SILTATION AND EROSION CONTROLS AS SPECIFIED ON THE PLANS SHALL BE EMPLOYED.
2. EROSION CONTROL MEASURES SHALL BE MONITORED ON A DAILY BASIS, OR AS NEEDED, AND BE REINFORCED, REPAIRED, OR REPLACED WHEN NEEDED, PER JUDGEMENT OF THE SITE FOREMAN AND/OR TOWN OF WALPOLE REPRESENTATIVE.
3. TEMPORARY VEGETATION COVER SHALL BE ESTABLISHED ON ALL DISTURBED AREAS WHERE CONSTRUCTION ACTIVITIES TEMPORARILY CEASE FOR AT LEAST 30 DAYS. AREAS SHALL BE STABILIZED WITH TEMPORARY SEED. IF THE SEASON PREVENTS THE ESTABLISHMENT OF A VEGETATIVE COVER, DISTURBED AREAS SHALL BE MULCHED AND THEN SEEDED WHEN WEATHER CONDITIONS ALLOW.

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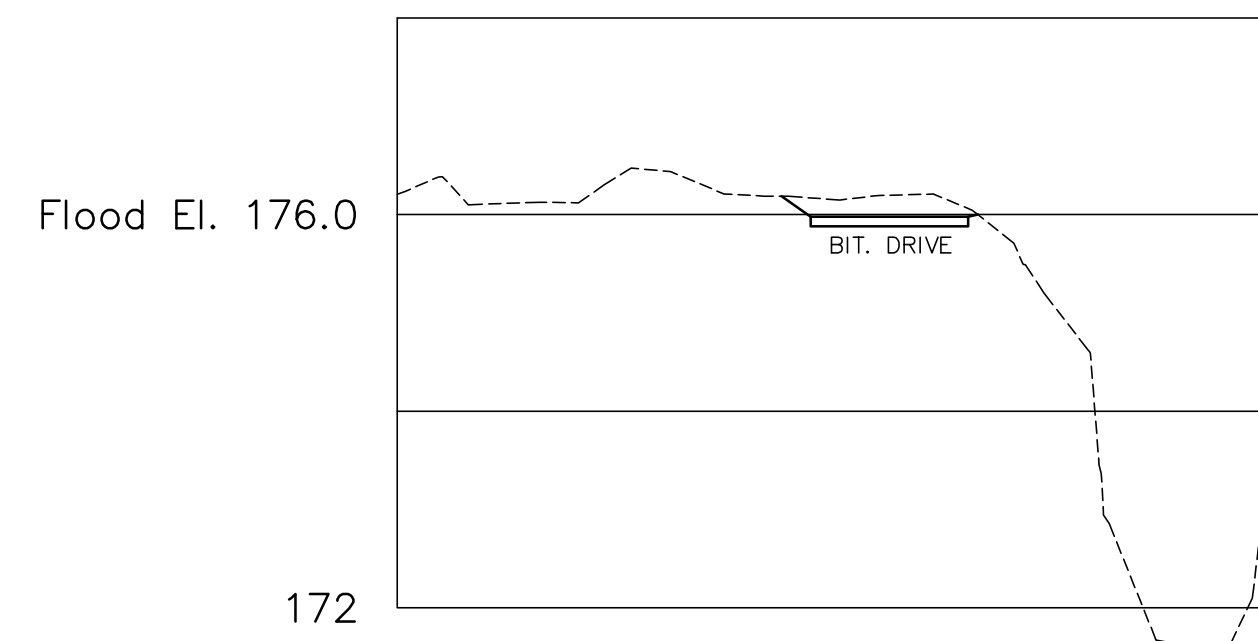
DATE: December 17, 2019

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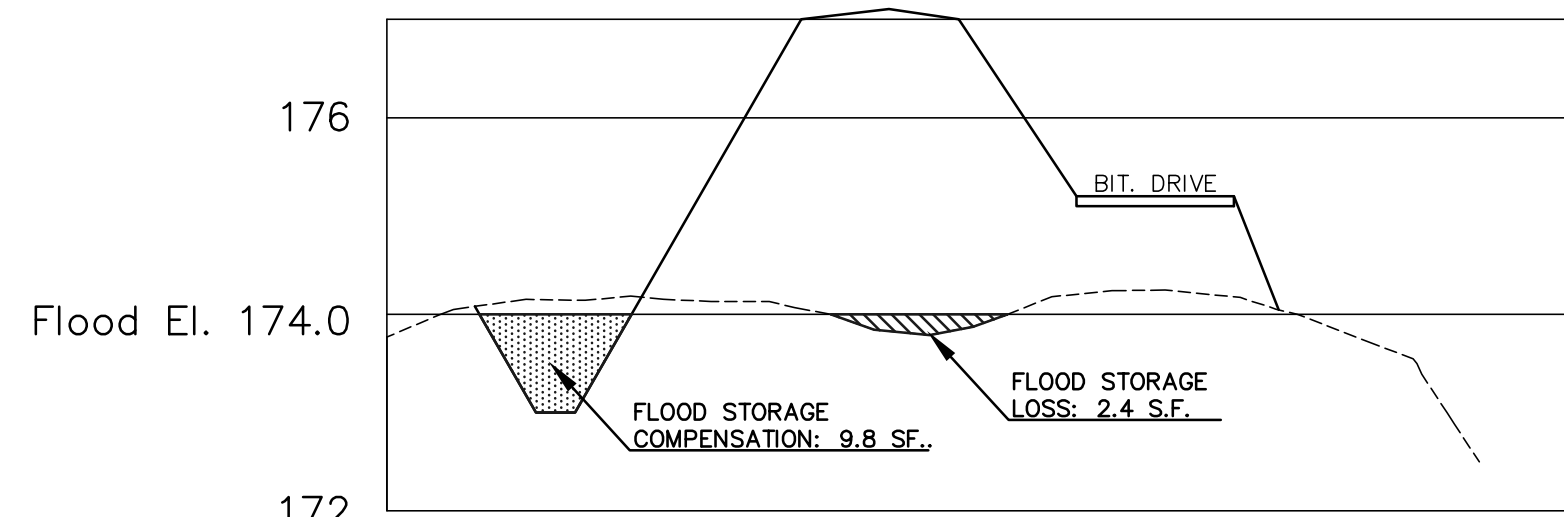
SHEET: 2 of 3

PLAN #: 27,337

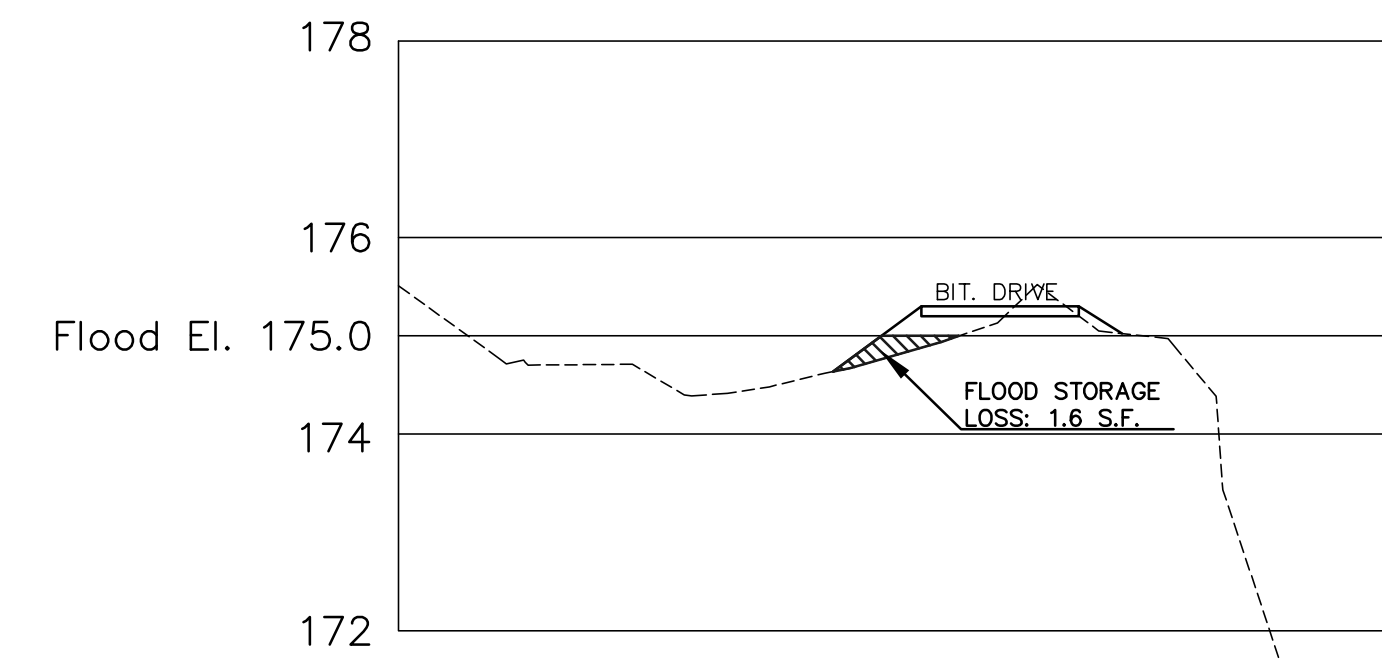
DETAILS



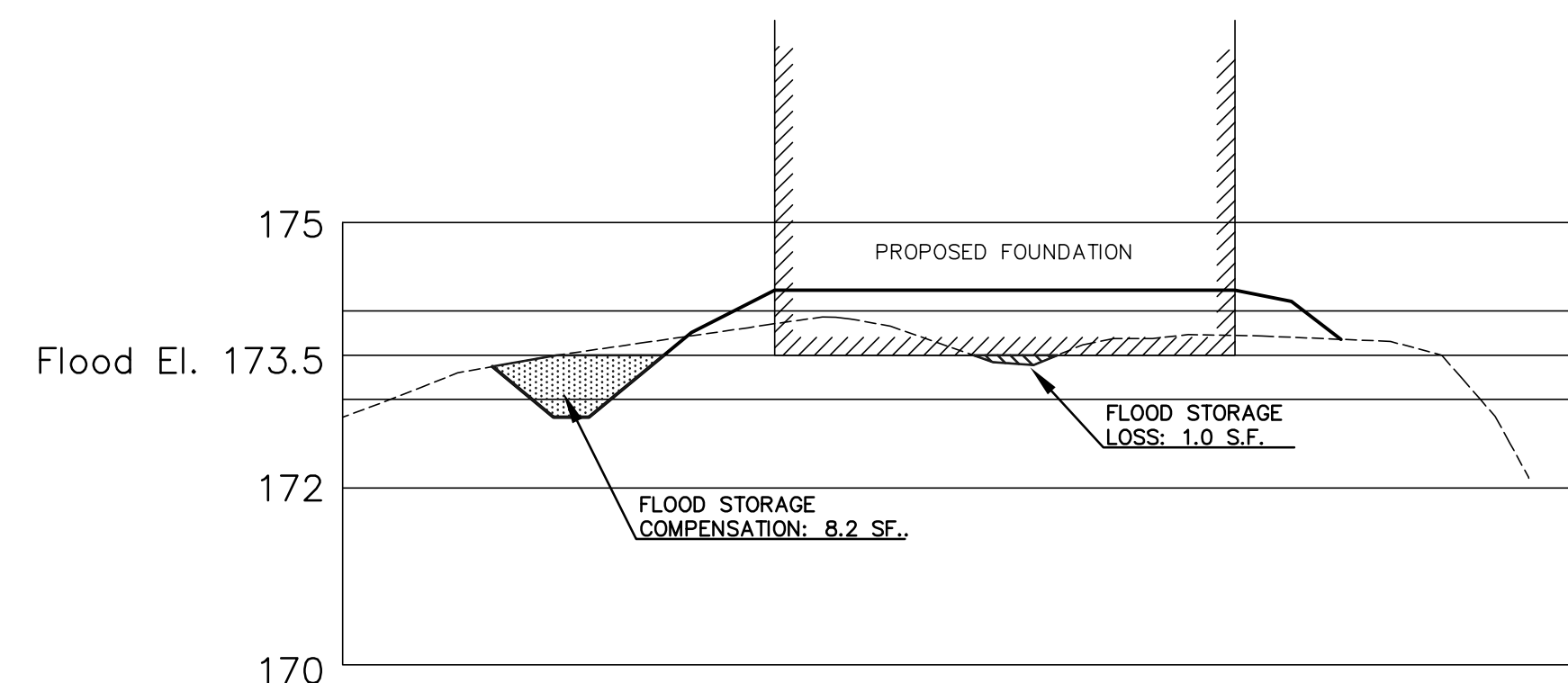
FLOOD ELEV. 176.0 SECTION
SCALE: Horiz: 1"=20'; Vert: 1"=2'



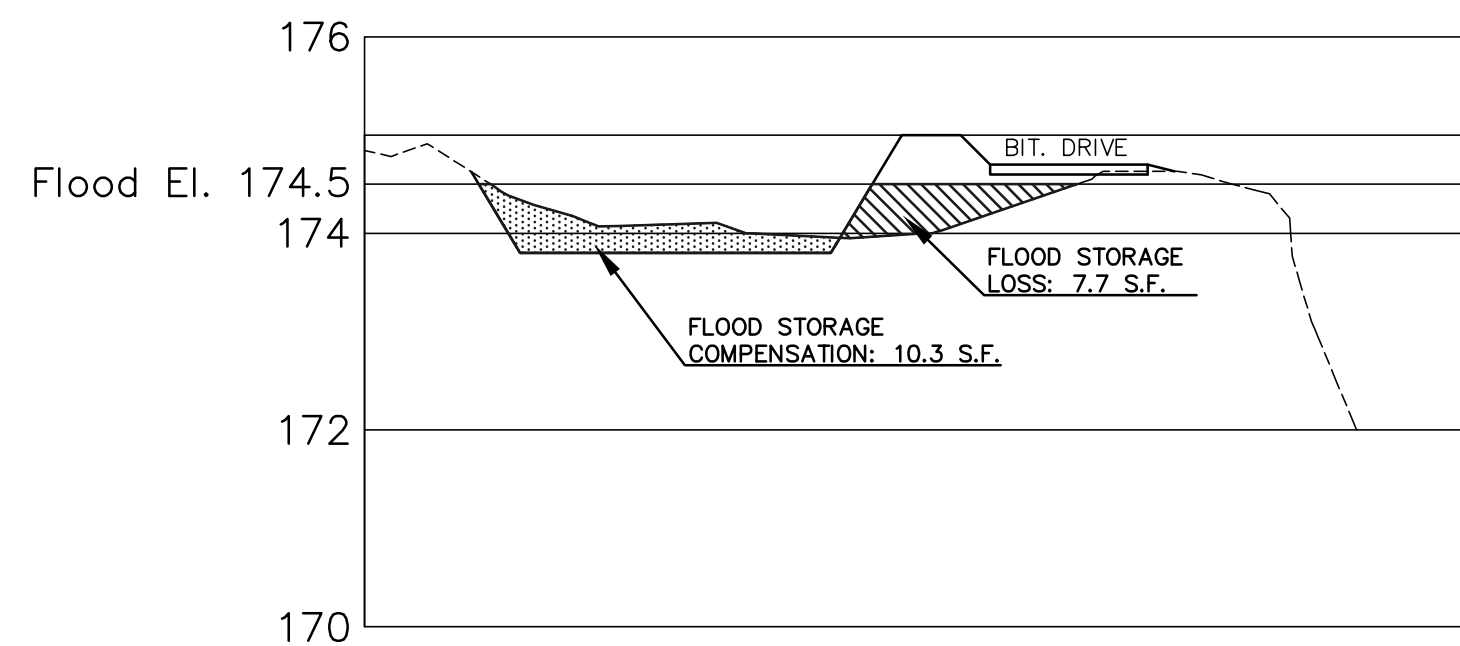
FLOOD ELEV. 174.0 SECTION
SCALE: Horiz: 1"=20'; Vert: 1"=2'



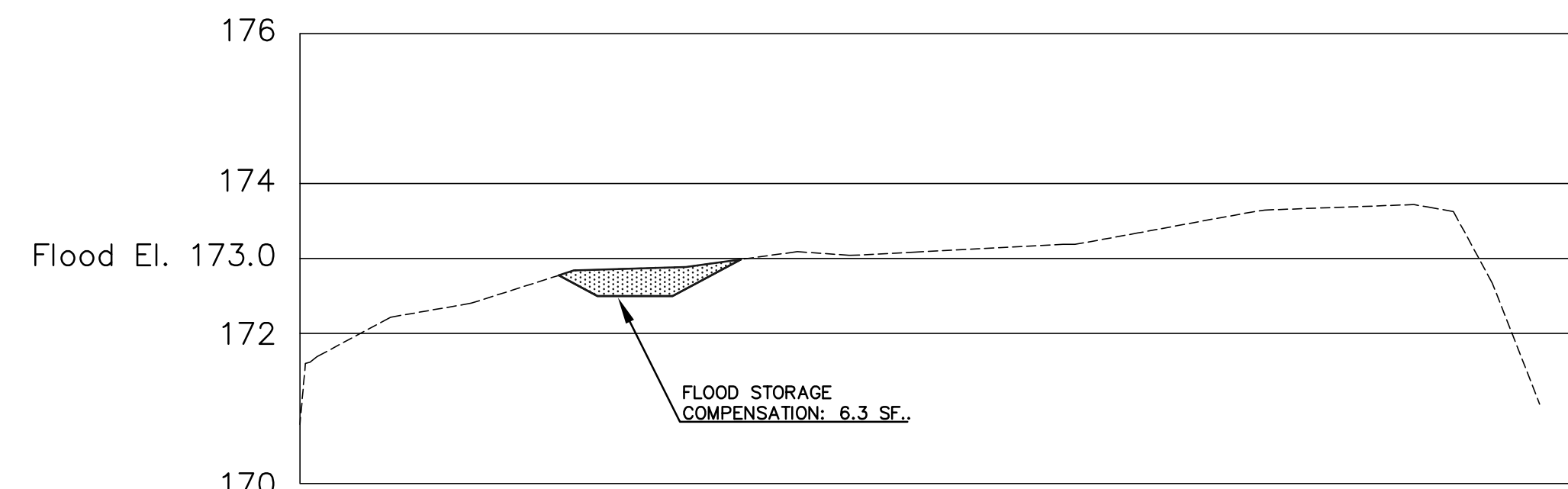
FLOOD ELEV. 175.0 SECTION
SCALE: Horiz: 1"=20'; Vert: 1"=2'



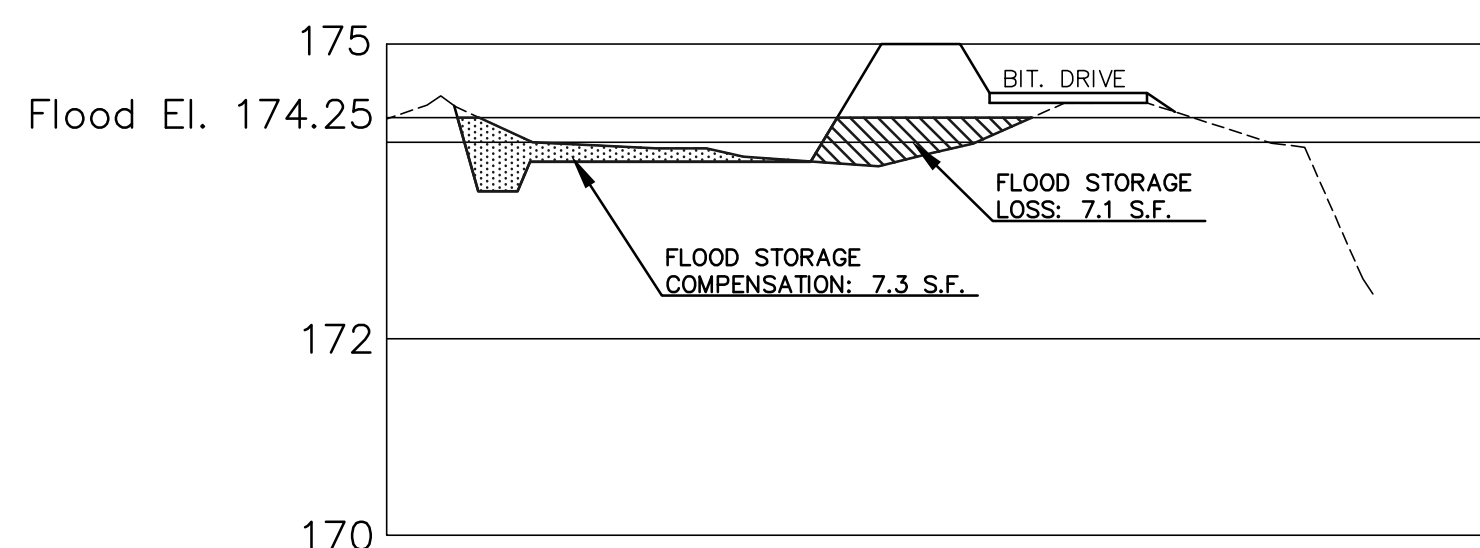
FLOOD ELEV. 173.5 SECTION
SCALE: Horiz: 1"=20'; Vert: 1"=2'



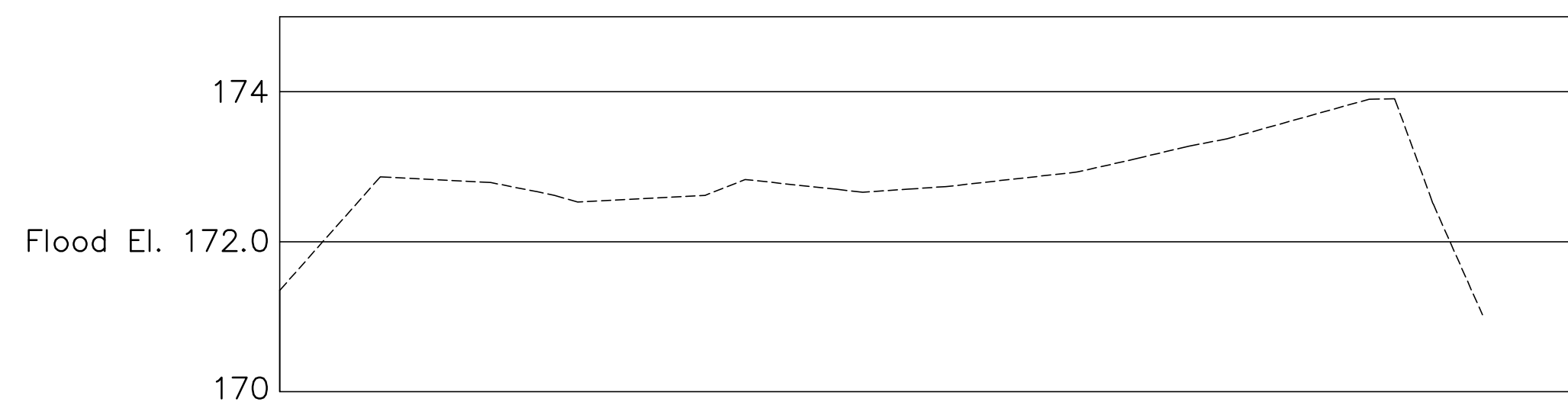
FLOOD ELEV. 174.5 SECTION
SCALE: Horiz: 1"=20'; Vert: 1"=2'



FLOOD ELEV. 173.0 SECTION
SCALE: Horiz: 1"=20'; Vert: 1"=2'



FLOOD ELEV. 174.25 SECTION
SCALE: Horiz: 1"=20'; Vert: 1"=2'



FLOOD ELEV. 172.0 SECTION
SCALE: Horiz: 1"=20'; Vert: 1"=2'

FLOOD ZONE COMPENSATION/LOSS CALCULATION

Flood Elev. (Feet)	Section Area (Sq.Ft.)	Section Length (Feet)	Flood Loss (Cu.ft.)
176.00	0.0		
175.00	1.6	8.0	6.40
174.50	7.7	10.0	46.50
174.25	7.1	12.5	92.50
174.00	2.4	12.5	59.40
173.50	1.0	32.5	55.30
173.00	0.0	32.5	16.30
172.00	0.0	25.0	0
Total Flood Storage Volume Loss:			276.40

Flood Elev. (Feet)	Section Area (Sq.Ft.)	Section Length (Feet)	Flood Comp. (Cu.ft.)
176.00	0.0		
175.00	0.0	8.0	0.00
174.50	10.3	10.0	51.50
174.25	7.3	12.5	110.00
174.00	9.8	12.5	106.80
173.50	8.2	32.5	292.50
173.00	6.3	32.5	235.60
172.00	0.0	25.0	78.71
Total Flood Storage Volume Compensation:			875.10

NOTE:
BASED ON THE CALCULATIONS THERE WILL BE NO FLOOD STORAGE LOSS FOR THE PROPOSED PROJECT AS SHOWN.

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FLOOD ELEVATION CROSS SECTIONS