

# SITE PLAN FOR SHELDON WEST 1139 WEST STREET AND 20 HANCOCK STREET WRENTHAM, MA 02093

TOWN OF WRENTHAM - PLANNING BOARD	
SIGNATURE	DATE

**HOWARD STEIN HUDSON**  
114 Turnpike Road, Suite 2C  
Chelmsford, MA 01824  
www.hshassoc.com

PREPARED FOR:  
SHELDON WEST, LLC  
480 TURNPIKE STREET  
SOUTH EASTON, MA 02375

SHELDON WEST  
1139 WEST STREET  
WRENTHAM, MA 02093  
NORFOLK COUNTY

**GENERAL NOTES:**

1. EXISTING PROPERTY LINE AND UTILITY INFORMATION SHOWN IS BASED ON AN EXISTING SURVEY CONDUCTED BY WSP, USA DATED FEBRUARY 14, 2020, AND REVISED APRIL 20, 2021.
2. WETLAND FLAGS SHOWN HEREON WERE DELINEATED BY WILLIAMS & SPARAGES ON JANUARY 8, 2020, AND REVISED ON MARCH 24, 2021. WETLAND FLAGS FIELD LOCATED BY WSP, USA ON MARCH 29, 2021.
3. THE ACCURACY AND COMPLETENESS OF THE UNDERGROUND UTILITIES AS SHOWN ON THE PLANS ARE NOT GUARANTEED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION, SIZE, TYPE, ETC. OF ALL UNDERGROUND UTILITIES THAT MAY BE AFFECTED BY THE WORK. AT LEAST 72 HOURS BEFORE EXCAVATION, THE CONTRACTOR SHALL BE REQUIRED TO CONTACT DIGSAFE AT 1-888-344-7233.
4. THE CONTRACTOR SHALL FIELD VERIFY CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
5. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION, AND SIZE OF THE UTILITY SHALL BE APPROPRIATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR AND THE INFORMATION FURNISHED TO THE ENGINEER FOR RESOLUTION.
6. ALL UTILITY COMPANIES, PUBLIC AND PRIVATE, MUST BE NOTIFIED, INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THIS PLAN, PRIOR TO EXCAVATING, BLASTING, INSTALLING, BACKFILLING, GRADING, PAVEMENT RESTORATION OR REPAVING.
7. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES EXCEPT THOSE NOTED TO BE ABANDONED, REMOVED, OR DISPOSED.
8. THE CONTRACTOR SHALL DISPOSE OF ALL WASTE MATERIAL IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REQUIREMENTS AT HIS/HER OWN EXPENSE, OUTSIDE OF THE PROJECT LIMITS.

**OWNER**

JOHN HASENJAEGER  
23 PINNACLE DRIVE  
EAST WALPOLE, MA 02032

**APPLICANT**

SHELDON WEST, LLC  
480 TURNPIKE STREET  
SOUTH EASTON, MA 02375

**ASSESSORS INFORMATION**

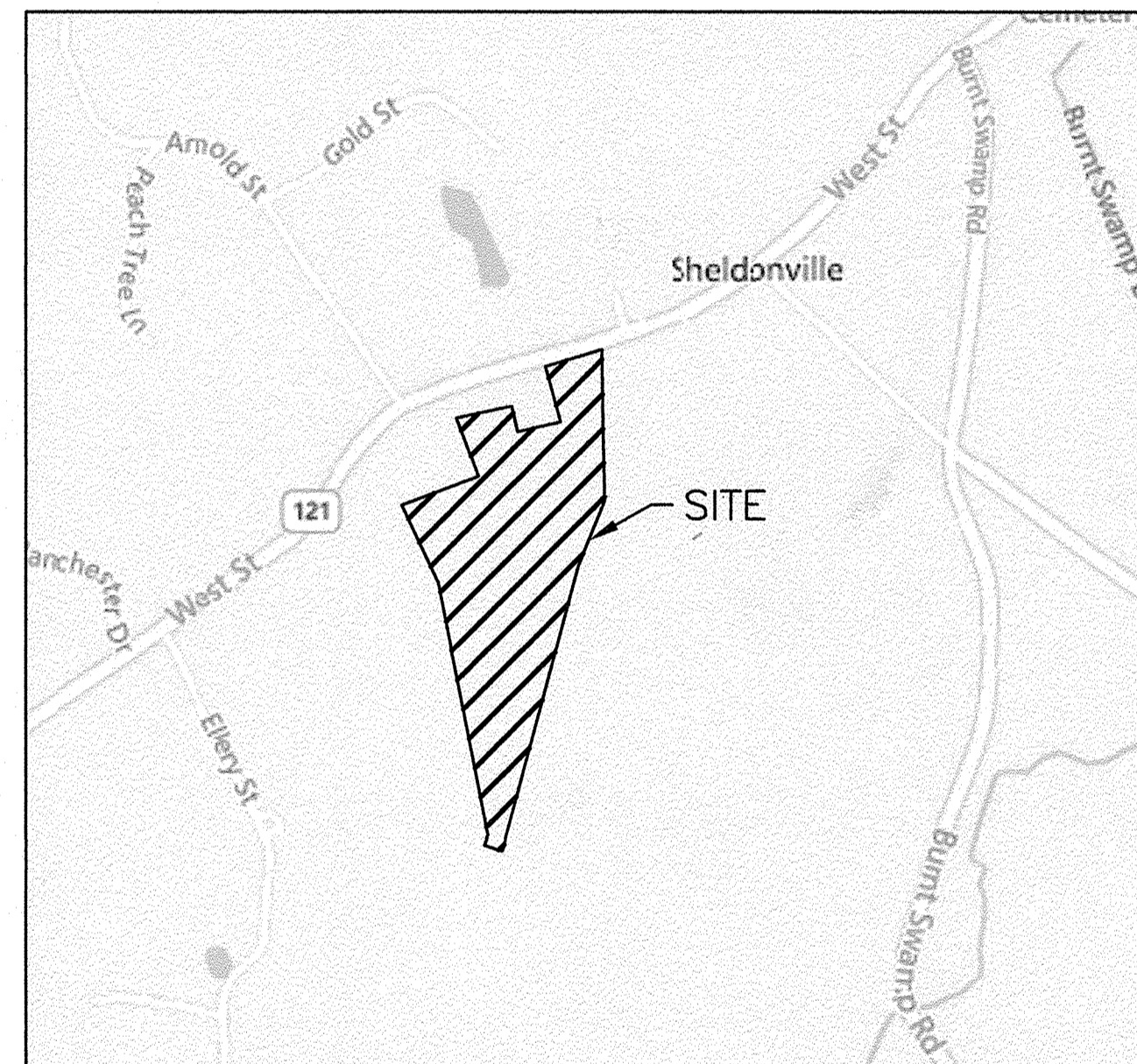
ASSESSORS MAP G-03 BLOCK 1 LOT 14 AND 19

**REFERENCES**

1. EXISTING CONDITIONS SURVEY BY WSP DATED 2-14-2020 REVISED THROUGH 4-20-2021.

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**LOCUS MAP**  
1"=800'

**PROJECT TEAM**

**APPLICANT**

SHELDON WEST, LLC  
480 TURNPIKE STREET  
SOUTH EASTON, MA 02375

**CIVIL ENGINEER**

HOWARD STEIN HUDSON  
114 TURNPIKE RD, SUITE 2C  
CHELMSFORD, MA 01824

**SURVEYOR**

WSP USA, LLC  
9 EXECUTIVE PARK DRIVE  
SUITE 101  
MERRIMACK, NH 03054

**WETLAND SCIENTIST**

GREGORY HOCHMUTH  
WILLIAMS & SPARAGES  
189 NORTH MAIN STREET  
MIDDLETON, MA 01949

**ARCHITECT**

LAGRASSE YANOWITZ & FEYL ARCHITECTS  
1 ELM SQUARE  
ANDOVER, MA 01810

**LANDSCAPE ARCHITECT**

JAMES K. EMMANUEL ASSOCIATES  
22 CARLTON ROAD  
MARBLEHEAD MA 01945

**LIGHTING CONSULTANT**

REFLEX LIGHTING  
7 TIDE STREET  
BOSTON, MA 02210

**ZONING REQUIREMENTS**

ZONING DISTRICT: R-87 (AGRICULTURAL AND RESIDENTIAL)  
OVERLAY DISTRICT: WATERSHED PROTECTION DISTRICT  
SPECIAL REQUIREMENTS: SENIOR LIVING COMMUNITY (SLC)  
DIMENSIONAL REQUIREMENTS:

	REQUIREMENT	PROPOSED
MINIMUM LOT AREA (SLC)	871,200 (20 AC)	888,602 SF (20.4 AC)
CONTINUOUS LOT FRONTAGE (SLC)	100 FT	253± FT
MINIMUM FRONT YARD (SLC)	30 FT	308± FT
MINIMUM SIDE YARD (SLC)	30 FT	68± FT
MINIMUM REAR YARD (SLC)	30 FT	1,486± FT
MAXIMUM BUILDING COVERAGE	35%	2.6%
MINIMUM OPEN SPACE*	30%	38%±
MAXIMUM STORIES (SLC)	2	2
MAXIMUM BUILDING HEIGHT (SLC)	28 FT	23'-8"
MAXIMUM DENSITY	4 UNITS/ACRE	0.45 UNITS/ACRE
AVG DISTANCE BETWEEN UNITS	15 FT	24.6 FT

\*NO MORE THAN 25% OF THE MINIMUM REQUIRED COMMON OPEN SPACE SHALL BE WETLANDS

TOTAL SITE AREA	= 888,602 S.F.
TOTAL WETLANDS ON SITE	= 524,432 S.F.
TOTAL NON-OPEN SPACE**	= 80,533 S.F.
REQUIRED OPEN SPACE	= 888,602 * 30%
	= 266,581 S.F.
REQUIRED UPLAND	= 266,581 * 75%
	= 199,936 S.F.
ALLOWABLE WETLANDS	= 266,581 * 25%
	= 66,646 S.F.
OPEN SPACE	= 888,602 - (524,432 + 80,533)
	= 283,637 S.F.
TOTAL OPEN SPACE	= 283,637 + 66,646
	= 350,283 S.F.
	= 350,283 / 888,602
	= 100 * 0.39
	= 39%

\*\* TOTAL OF BUILDING, PAVEMENT, SWALE, AND INFILTRATION BASIN.

**PARKING REQUIREMENTS**

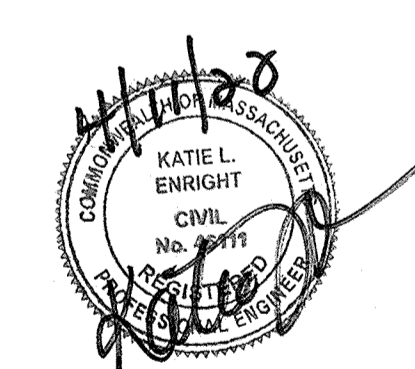
SINGLE FAMILY OR COTTAGE STYLE DWELLING: TWO (2) SPACES PER UNIT  
GUEST PARKING: ONE (1) SPACE PER TWO (2) UNITS OR THREE (3) BEDS  
REQUIRED PARKING SPACES:  
9 UNITS x 2 SPACES/UNIT = 18 SPACES  
9 UNITS x 1 SPACE PER 2 UNITS = 5 SPACES  
TOTAL PARKING SPACES REQUIRED: 18 SPACES + 5 SPACES  
= 23 PARKING SPACES REQUIRED  
PARKING SPACES PROVIDED: 18 GARAGE SPACES + 26 SURFACE SPACES  
= 44 PARKING SPACES PROVIDED

**SITE PLAN AND SPECIAL PERMITS REQUIRED**

1. ARTICLE 13.5 - SENIOR LIVING COMMUNITY
2. ARTICLE 14 - EARTH REMOVAL

**REVISIONS:**

NO	BY	DATE	DESCRIPTION



SITE PLAN

COVER SHEET

DATE:	APRIL 11, 2022
PROJECT NUMBER:	19227.01
DESIGNED BY:	KF/KL
DRAWN BY:	KF
CHECKED BY:	KE

4/10/2022 L:\19227\West St - CURRENT\19227 - COVER - MS.dwg  
Last Saved by: KASEY  
Printed by: Kasey Ferreira

**EROSION CONTROL PLAN NOTES:**

- 1. REMOVAL OF EXISTING STRUCTURES SHALL INCLUDE ALL EXISTING PAVEMENT, FOOTINGS, AND UTILITY CONNECTIONS.
2. IT IS THE RESPONSIBILITY OF THE CHOSEN CONTRACTOR TO ENSURE ALL STORMWATER INLETS DOWNSTREAM OF CONSTRUCTION ARE FITTED WITH TEMPORARY INLET PROTECTION.
3. ALL PROPOSED CATCH BASINS AND MANHOLES SHALL BE FITTED WITH INLET PROTECTIONS DURING CONSTRUCTION AS TO MINIMIZE EROSION AND SEDIMENTATION WITHIN THE PROPOSED STORMWATER MANAGEMENT SYSTEM.
4. ALL EXISTING SITE FEATURES NOT PROPOSED TO BE REMOVED SHALL BE PROTECTED DURING CONSTRUCTION TO THE MAXIMUM EXTENT FEASIBLE. ANY DAMAGE SHALL BE REPAIRED TO THE EXISTING CONDITION.
5. EROSION AND SEDIMENT CONTROL MEASURES MUST BE INSTALLED PRIOR TO THE START OF CONSTRUCTION AND MAINTAINED AND UPGRADED AS NECESSARY DURING CONSTRUCTION BY THE CONTRACTOR. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSPECT AND INSTALL ADDITIONAL CONTROL MEASURES AS NEEDED DURING CONSTRUCTION.
6. STABILIZATION OF ALL RE-GRADED AND SOIL STOCKPILE AREAS MUST BE MAINTAINED DURING ALL PHASES OF CONSTRUCTION. SEDIMENT REMOVED FROM EROSION AND SEDIMENT CONTROL DEVICES MUST BE PROPERLY REMOVED AND DISPOSED. ALL DAMAGED CONTROLS MUST BE REMOVED AND REPLACED.
7. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING THE EROSION AND SEDIMENT CONTROL PLAN. THIS INCLUDES THE INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN, AND NOTIFYING THE PROPER TOWN AGENCY OF ANY TRANSFER OF THIS RESPONSIBILITY.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTROLLING WIND EROSION AND DUST THROUGHOUT THE LIFE OF HIS CONTRACT. DUST CONTROL MAY INCLUDE, BUT IS NOT LIMITED TO, SPRINKLING OF WATER ON EXPOSED SOILS AND STREET SWEEPING WITHIN ADJACENT ROADWAYS.
9. IF FINAL GRADING IS TO BE DELAYED FOR MORE THAN 21 DAYS AFTER LAND DISTURBANCE ACTIVITIES CEASE, TEMPORARY VEGETATION OR MULCH SHALL BE USED TO STABILIZE SOILS WITHIN 14 DAYS OF THE LAST DISTURBANCE.
10. IF A DISTURBED AREA WILL BE EXPOSED FOR GREATER THAN ONE YEAR, PERMANENT GRASSES OR OTHER APPROVED COVER MUST BE INSTALLED.
11. THE CONTRACTOR MUST KEEP ON-SITE AT ALL TIMES ADDITIONAL STRAW WATTLE FOR THE INSTALLATION AT THE DIRECTION OF THE ENGINEER, OR THE TOWN, TO MITIGATE ANY EMERGENCY CONDITION.
12. THE CONSTRUCTION FENCING AND EROSION AND SEDIMENT CONTROLS AS SHOWN MAY NOT BE PRACTICAL DURING ALL STAGES OF CONSTRUCTION. EARTHWORK ACTIVITY ON-SITE MUST BE DONE IN A MANNER SUCH THAT RUNOFF IS DIRECTED TO A SEDIMENT CONTROL DEVICE OR INFILTRATED TO THE GROUND.
13. DEMOLITION AND CONSTRUCTION DEBRIS MUST BE PROPERLY CONTAINED AND DISPOSED OF.
14. DISPOSAL OF ALL DEMOLISHED MATERIALS IS THE RESPONSIBILITY OF THE CONTRACTOR AND MUST BE HAULED OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL REQUIREMENTS.
15. OVERHEAD WIRES CROSSING THE PROPOSED ENTRANCE DRIVES SHALL BE SUPPORTED, PROTECTED, AND MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION.

**SITE NOTES:**

- 1. THE INTENT OF THIS PLAN IS TO CONSTRUCT A SENIOR LIVING COMMUNITY (SLC) CONSISTING OF SINGLE-FAMILY HOMES.
2. WATER SUPPLY SHALL BE SERVICED BY PUBLIC WATER SERVICE.
3. ONE (1) SEPTIC SYSTEM APPROVED THROUGH THE TOWN OF WRENTHAM BOARD OF HEALTH SHALL SERVE THE DEVELOPMENT.
4. ELECTRIC SERVICE SHALL BE SERVICED BY THE LOCAL ELECTRIC PROVIDER IN WRENTHAM.
5. ALL CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE TOWN AND STATE STANDARDS AND REGULATIONS.
6. ALL CONSTRUCTION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN (S.W.P.P.P.). THIS DOCUMENT IS TO BE KEPT ONSITE AT ALL TIMES AND UPDATED AS REQUIRED.
7. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER, ARCHITECT, AND/OR OWNER, IN ORDER TO OBTAIN AND/OR PAY ALL THE NECESSARY LOCAL PERMITS, FEES, AND BONDS.
8. ALL PROPOSED SIGNAGE SHALL CONFORM WITH THE TOWN ZONING REGULATIONS, UNLESS APPROVED AS PART OF THIS APPLICATION.
9. ALL SIGNAGE AND PAVEMARKINGS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.) AND MASSDOT STANDARDS AND SPECIFICATIONS, UNLESS OTHERWISE NOTED.
10. ALL PARKING STALLS SHALL BE SEPARATED USING 4" WIDE SOLID STRIPES. STRIPING SHALL HAVE TWO COATS OF PAINT, ALKYD BASED SYNTHETIC RESIN, FEDERAL SPECIFICATION TTP-115 TYPE 1 IN A COLOR OF WHITE (OR APPROVED EQUAL).
11. ALL NEW CURBING TO BE INSTALLED BY RADIUS AND MATERIALS AS NOTED ON THE LAYOUT AND MATERIALS SHEETS C4.1 - C4.2 ON THE SITE PLAN.
12. ALL BUILDING DIMENSIONS SHALL BE VERIFIED WITH THE ARCHITECTURAL AND STRUCTURAL PLANS PROVIDED BY THE OWNER. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND OWNER PRIOR TO THE START OF CONSTRUCTION. BUILDING DIMENSIONS ARE MEASURED TO THE OUTSIDE OF THE FOUNDATION UNLESS OTHERWISE NOTED.
13. SNOW TO BE STORED AT EDGE OF PAVEMENT, UNLESS OTHERWISE DESIGNATED. ALL SNOW IN EXCESS OF THESE DESIGNATIONS SHALL BE TRUCKED OFF SITE TO AN APPROVED SNOW DUMPING LOCATION.
14. SNOW STORAGE IS NOT LIMITED TO THE AREAS DENOTED IN THE LAYOUT AND MATERIALS PLANS. ALL SNOW STORAGE SHALL BE A MINIMUM OF 50' FROM ANY WETLAND.
15. ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) RULES AND REGULATIONS.
16. ALL ACCESSIBLE RAMPS SHALL HAVE A SLOPE OF 1:12 OR LESS, BE FITTED WITH A DETECTABLE WARNING PANEL, AND HAVE VERTICAL TO FLUSH TRANSITION CURB ON BOTH SIDES OF THE LEVEL LANDING EXITING THE SIDEWALK.
17. ALL PROPOSED RETAINING WALLS ARE SHOWN FOR LOCATION AND GRADING PURPOSES ONLY. EACH RETAINING WALL IS TO BE DESIGNED BY OTHERS. HOWARD STEIN HUDSON TAKES NO RESPONSIBILITY OVER THE DESIGN OF THE RETAINING WALLS DEPICTED HEREIN.

**GRADING AND DRAINAGE NOTES:**

- 1. UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES HAVE BEEN PLOTTED FROM FIELD OBSERVATION AND THEIR LOCATION MUST BE CONSIDERED APPROXIMATE ONLY. NEITHER HOWARD STEIN HUDSON, NOR ANY OTHER EMPLOYEES TAKE RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND STRUCTURES AND/OR UTILITIES NOT SHOWN THAT MAY EXIST. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UNDERGROUND STRUCTURES AND/OR UTILITIES LOCATED PRIOR TO EXCAVATION WORK BY CALLING 888-DIG-SAFE
2. ALL BENCHMARKS AND TOPOGRAPHY SHOULD BE FIELD VERIFIED BY THE CONTRACTOR.
3. SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED. REFER TO THE CONSTRUCTION SEQUENCE.
4. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR IS REQUIRED TO HAVE THE PROJECTS LAND SURVEYOR STAKE OR FLAG CLEARING LIMITS AND PROPERTY LINES. A MINIMUM OF 72 HOURS NOTICE IS REQUIRED.
5. ALL SWALES, INFILTRATION PONDS, AND OTHER SURFACE STORMWATER FACILITIES ARE TO BE STABILIZED PRIOR TO ACCEPTING RUNOFF.
6. PROPOSED RIM ELEVATIONS OF DRAINAGE STRUCTURES ARE APPROXIMATE. FINAL ELEVATIONS ARE TO BE SET FLUSH WITH FINISH GRADES.
7. ALL DRAINAGE AND SANITARY STRUCTURES INTERIOR DIAMETERS (4' MIN) SHALL BE DETERMINED BY THE MANUFACTURER BASED ON THE PIPE CONFIGURATIONS SHOWN ON THESE PLANS. CATCH BASINS SHALL HAVE 4' DEEP SUMPS WITH GREASE HOODS, UNLESS OTHERWISE NOTED.
8. ALL DRAINAGE STRUCTURES SHALL BE PRECAST, UNLESS OTHERWISE SPECIFIED. SEE DETAIL SHEETS FOR DRAINAGE DETAILS.
9. IN AREAS WHERE CONSTRUCTION IS PROPOSED ADJACENT TO ABUTTING PROPERTIES, THE CONTRACTOR SHALL INSTALL ORANGE CONSTRUCTION FENCING ALONG PROPERTY LINES IN ALL AREAS WHERE EROSION CONTROL IS NOT REQUIRED.
10. LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED BY ALL GOVERNING AUTHORITIES. THE GENERAL CONTRACTOR SHALL STRICTLY ADHERE TO THE EPA SWPPP DURING CONSTRUCTION OPERATIONS.
11. ALL EXPOSED AREAS SHALL BE SEEDED AS SPECIFIED WITHIN 3 DAYS OF FINAL GRADING.
12. SHOULD CONSTRUCTION STOP FOR LONGER THAN 14 DAYS, THE SITE SHALL BE SEEDED AS SPECIFIED.
13. THIS PLAN SHALL NOT BE CONSIDERED ALL INCLUSIVE, AS THE GENERAL CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT SEDIMENT FROM LEAVING THE SITE.
14. CONSTRUCTION VEHICLES SHALL UTILIZE THE STABILIZED CONSTRUCTION ENTRANCE TO THE EXTENT POSSIBLE THROUGHOUT CONSTRUCTION. IF THE INSTALLATION OF STORM DRAINAGE SYSTEM SHOULD BE INTERRUPTED BY WEATHER OR NIGHTFALL, THE PIPE ENDS SHALL BE COVERED WITH FILTER FABRIC.
15. SEDIMENT SHALL BE REMOVED FROM ALL SEDIMENT BASINS BEFORE THEY ARE 25% FULL.
16. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED, IF DEEMED NECESSARY BY ON-SITE INSPECTION BY ENGINEER AND/OR REGULATORY OFFICIALS.
17. MONITORING WELLS ARE TO BE PROVIDED AT EACH INFILTRATION BASIN PER THE REQUIREMENT OF THE MASSACHUSETTS STORMWATER HANDBOOK.

**UTILITY NOTES:**

- 1. THE CONTRACTOR SHALL PROVIDE A MINIMUM NOTICE OF FOURTEEN (14) DAYS TO ALL CORPORATIONS, COMPANIES, AND/OR LOCAL AUTHORITIES OWNING OR HAVING A JURISDICTION OVER UTILITIES RUNNING TO, THROUGH OR ACROSS PROJECT AREAS PRIOR TO DEMOLITION AND/OR CONSTRUCTION ACTIVITIES.
2. THE LOCATION, SIZE, DEPTH, AND SPECIFICATIONS FOR CONSTRUCTION OF PROPOSED UTILITY SERVICES SHALL BE TO THE STANDARDS AND REQUIREMENTS OF THE RESPECTIVE UTILITY COMPANY (ELECTRIC, TELEPHONE, CABLE TELEVISION, WATER, GAS AND SEWER).
3. A PRECONSTRUCTION MEETING SHALL BE HELD WITH THE OWNER, ENGINEER, ARCHITECT, CONTRACTOR, LOCAL OFFICIALS, AND ALL PROJECT-RELATED UTILITY COMPANIES (PUBLIC AND PRIVATE) PRIOR TO START OF CONSTRUCTION. BUILDINGS TO BE SERVICED BY UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED.
4. THE CONTRACTOR IS TO VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND DISCONNECT ALL EXISTING SERVICE CONNECTIONS AT THEIR RESPECTIVE MAINS IN ACCORDANCE WITH THE RESPECTIVE UTILITY COMPANY'S STANDARDS AND SPECIFICATIONS. ENGINEER TO BE NOTIFIED.
5. AS-BUILT PLANS SHALL BE SUBMITTED TO THE ALL MUNICIPAL DEPARTMENTS SPECIFIED BY CONDITIONS OF APPROVAL.
6. CONTRACTOR SHALL PLACE 2" WIDE METAL WIRE IMPREGNATED RED PLASTIC WARNING TAPE OVER ENTIRE LENGTH OF ALL GRAVITY SEWERS, SERVICES, AND FORCE MAINS.
7. ALL SANITARY STRUCTURE INTERIOR DIAMETERS (4' MIN) SHALL BE DETERMINED BY THE MANUFACTURER BASED ON THE PIPE CONFIGURATIONS SHOWN ON THESE PLANS.
8. PROPOSED RIM ELEVATIONS OF DRAINAGE AND SANITARY MANHOLES ARE APPROXIMATE. FINAL ELEVATIONS ARE TO BE SET FLUSH WITH FINISHED GRADES. ADJUST ALL OTHER RIM ELEVATIONS OF MANHOLES, WATER GATES, AND OTHER UTILITIES TO FINISHED GRADE AS SHOWN ON THE GRADING AND DRAINAGE PLAN.
9. WATER MAINS SHALL BE HYDROSTATICALLY PRESSURE TESTED FOR LEAKAGE PRIOR TO ACCEPTANCE.
10. THRUST BLOCKS SHALL BE INSTALLED AT ALL BENDS, TEES, MECHANICAL JOINTS, AND FIRE HYDRANTS.
11. DIMENSIONS ARE SHOWN TO CENTERLINE OF PIPE OR FITTING.
12. CONTRACTOR TO FURNISH SHOP DRAWINGS FOR UTILITY RELATED ITEMS TO ENSURE CONFORMANCE WITH THE PLANS AND SPECIFICATIONS. SHOP DRAWINGS SHOULD BE SENT IN TRIPPLICATE TO THE DESIGN ENGINEER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
13. EXISTING UTILITIES SHALL BE DIGSAFED AND PRIVATE UTILITY LOCATOR SERVICES SHOULD BE UTILIZED PRIOR TO CONSTRUCTION.
14. ALL FIRE SUPPRESSION WATER LINES SHALL HAVE TESTABLE BACKFLOW PREVENTERS AT THE ENTRANCE TO EACH BUILDING.
15. ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS.
16. ALL FIRE HYDRANTS SHALL BE PROVIDED WITH AN APPROVED GATE VALVE.
17. THE CONTRACTOR SHALL MAINTAIN WATER SERVICE TO USERS AT ALL TIMES. REQUIREMENTS BY THE TOWN WATER DEPARTMENT REGARDING NOTIFICATION FOR INTERRUPTION OF SERVICE SHOULD BE INCLUDED (TYPICALLY 24 HOURS) AND ALLOWABLE INTERRUPTION DURATION. WATER TESTING AND DISINFECTION REQUIREMENTS SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
18. ALL WATER AND SEPTIC INSTALLATION SHALL BE COORDINATED AND IN ACCORDANCE WITH THE TOWN OF WRENTHAM, MA
19. GAS SERVICES NOT SHOWN ON PLAN AND WILL BE DETERMINED AT A LATER DATE.

**LEGEND**

- CONCRETE BOUND
DRILL HOLE FOUND
IRON ROD FOUND
IRON PIPE FOUND
STONE BOUND WITH DRILL HOLE
STONE BOUND
CATCH BASIN
DRAIN MANHOLE
UNKNOWN MANHOLE
CULVERT
UTILITY POLE
UTILITY POLE WITH LIGHT
UTILITY POLE WITH LIGHT AND TRANSFORMER
DECIDUOUS TREE
CONIFER TREE
SHRUB
POST
FLAG POLE
MAILBOX
EOP EDGE OF PAVEMENT
BC BITUMINOUS CURB
VGC VERTICAL GRANITE CURB
CRW CONCRETE RETAINING WALL
SWL SOLID WHITE LINE
DYL DOUBLE YELLOW LINE
(R) RECORD INFORMATION

- ABUTTERS LOT LINE
PROPERTY LINE
LINE OF COMMON OWNERSHIP
DEED LINE
CHAIN LINK FENCE
BARB WIRE FENCE
METAL/WIRE FENCE
METAL GUARDRAIL
STONE WALL
SHRUB LINE
TREE LINE
INTERMEDIATE CONTOURS
INDEX CONTOURS
WETLAND LINE
OVERHEAD WIRES
RECORD DRAIN LINE
RECORD WATER LINE

TOWN OF WRENTHAM - PLANNING BOARD
SIGNATURE DATE



PREPARED FOR:
SHELDON WEST, LLC
480 TURNPIKE STREET
SOUTH EASTON, MA 02375

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1139 WEST STREET
WRENTHAM, MA 02093
NORFOLK COUNTY

REVISIONS:

Table with columns: NO, BY, DATE, DESCRIPTION

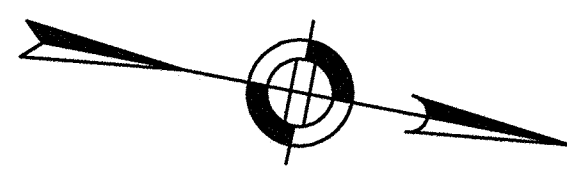


SITE PLAN

NOTES AND REFERENCES

DATE: MARCH 10, 2022
PROJECT NUMBER: 19227.01
DESIGNED BY: KF/KL
DRAWN BY: KF
CHECKED BY: KE

C1.2



TOWN OF WRENTHAM - PLANNING BOARD

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SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

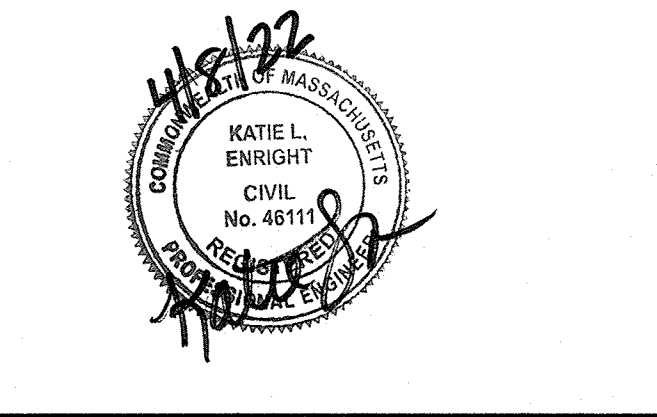
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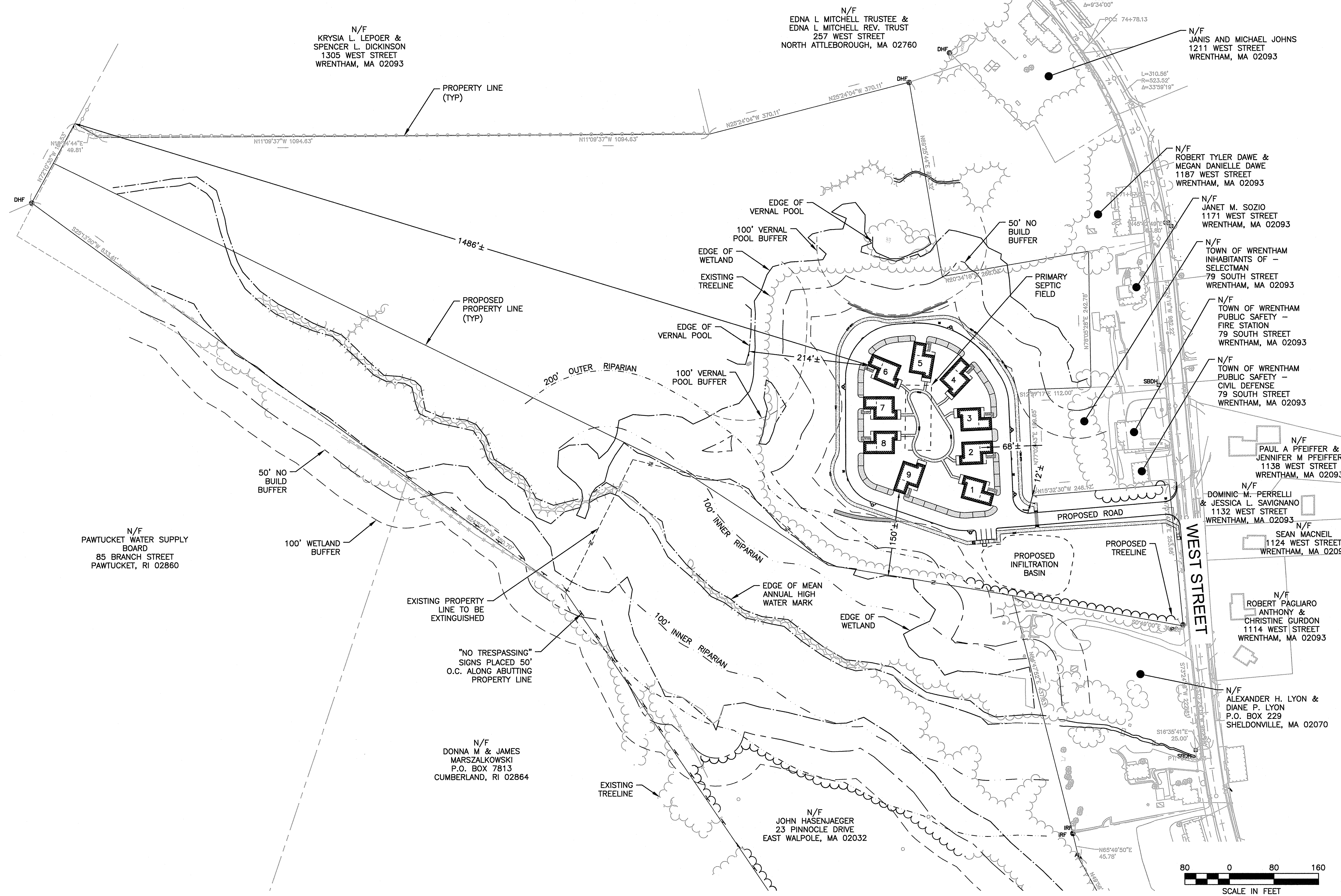


SITE PLAN

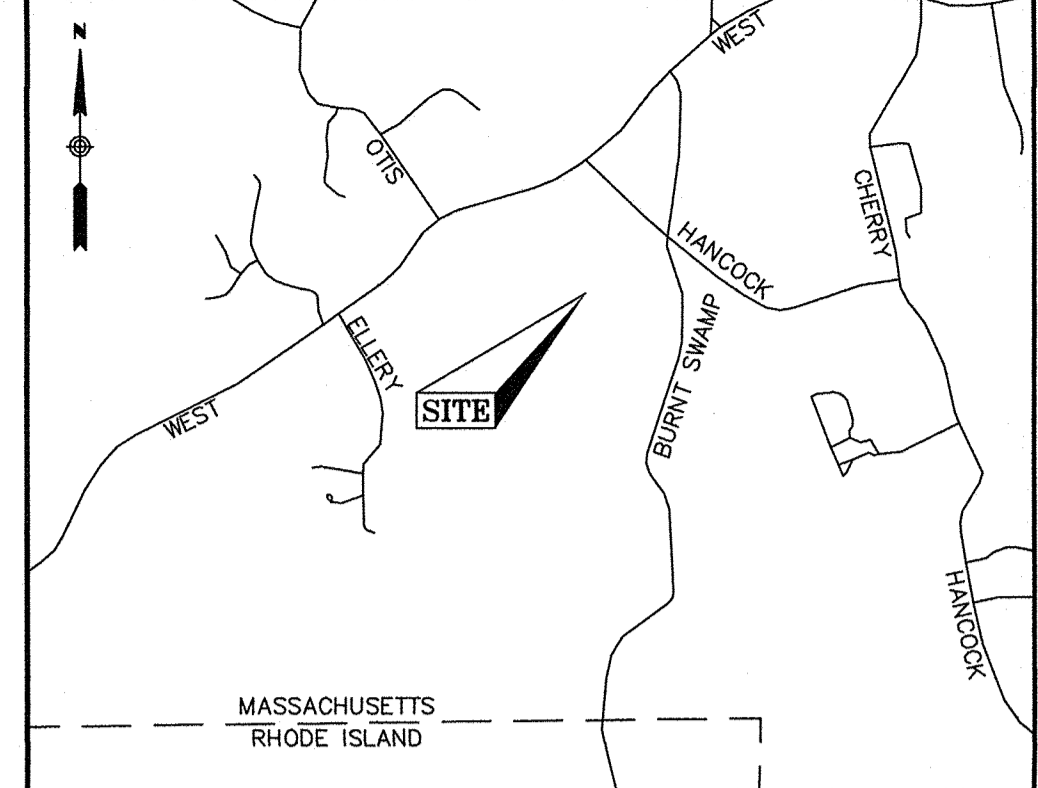
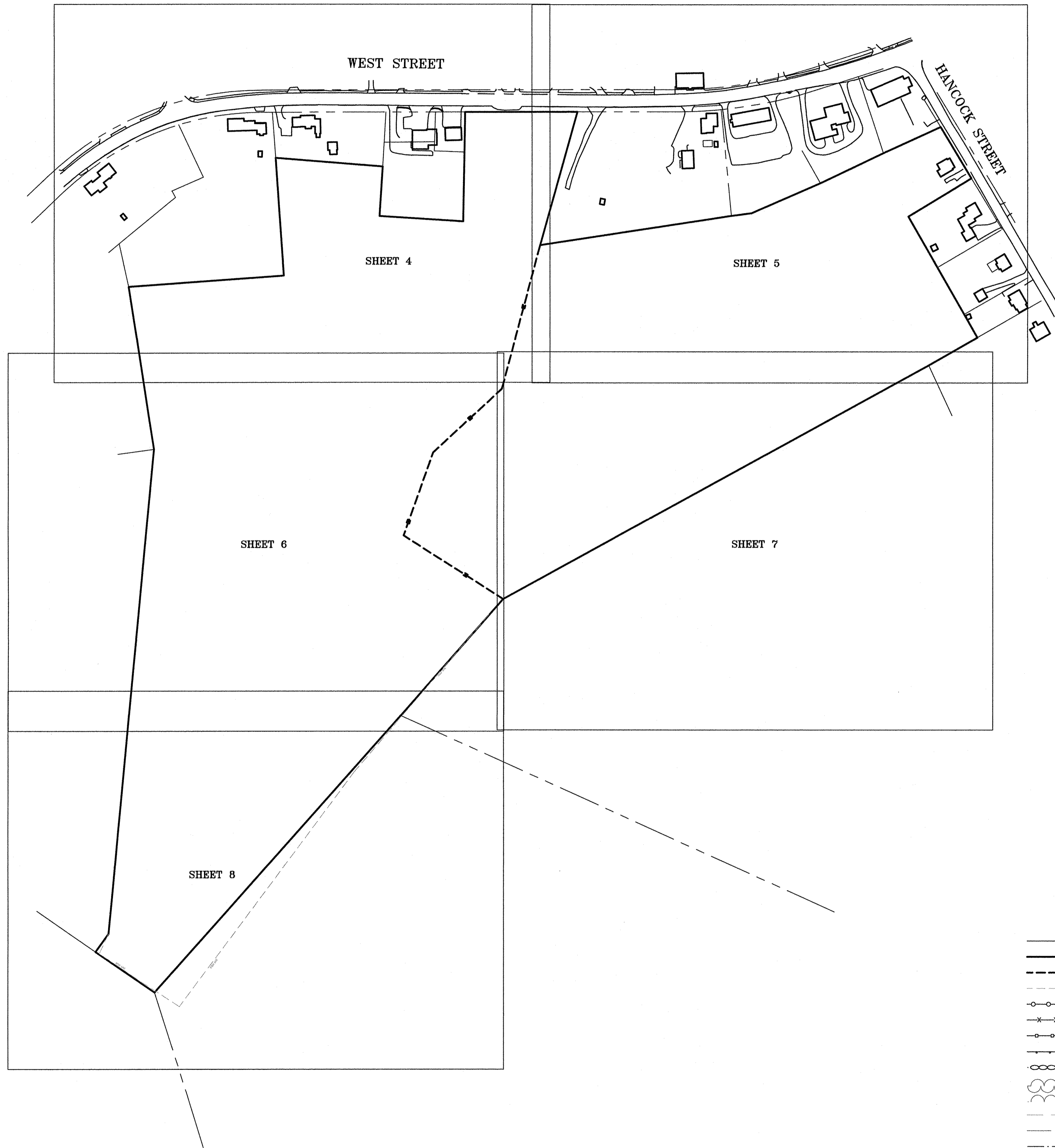
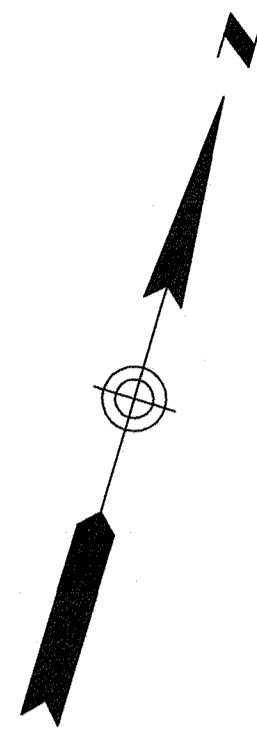
LOCUS MAP

DATE: MARCH 10, 2022  
 PROJECT NUMBER: 19227.01  
 DESIGNED BY: KF/KL  
 DRAWN BY: KF  
 CHECKED BY: KE

C1.3  
 SHEET 3 OF 31



4/8/2022 L:\19227\Went S1 - CURRENT\19227 - COVER - WS.dwg  
 Plot Showed by: IMBAKER  
 Printed by: Matthew Baker



LOCUS MAP  
(N.T.S.)

- NOTES**
1. THIS PLAN WAS PREPARED FROM A COMBINATION OF AERIAL MAPPING AND AN ACTUAL ON THE GROUND FIELD SURVEY CONDUCTED BY WSP IN DECEMBER OF 2019 AND JANUARY AND FEBRUARY OF 2020. ADDITIONAL WETLAND FLAGS AND INFORMATION OBTAINED FROM AERIAL MAPPING WAS ADDED IN APRIL OF 2021.
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**LEGEND**

- CB □ CONCRETE BOUND
- DH ⊙ DRILL HOLE FOUND
- IRF ⊙ IRON ROD FOUND
- IRPF ⊙ IRON PIPE FOUND
- SBH ⊙ STONE BOUND WITH DRILL HOLE
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- INDEX CONTOURS
- WETLAND LINE
- OVERHEAD WIRES
- (R) RECORD DRAIN LINE
- (R) RECORD WATER LINE

**CERTIFICATION:**

DARREN J. HARDY, P.L.S.  
REG. NO. 49385  
WSP USA, Inc.

APRIL 20, 2021

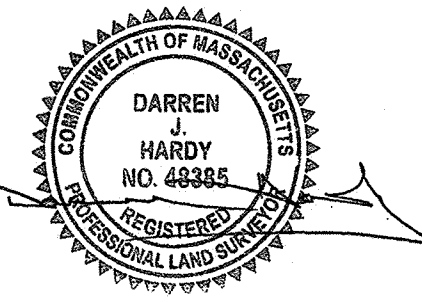
REVISION	DATE	DESCRIPTION

**EXISTING CONDITIONS PLAN**  
20 HANCOCK & 1139 WEST STREET  
WRENTHAM, MASSACHUSETTS  
PREPARED FOR  
**HOWARD STEIN HUDSON**

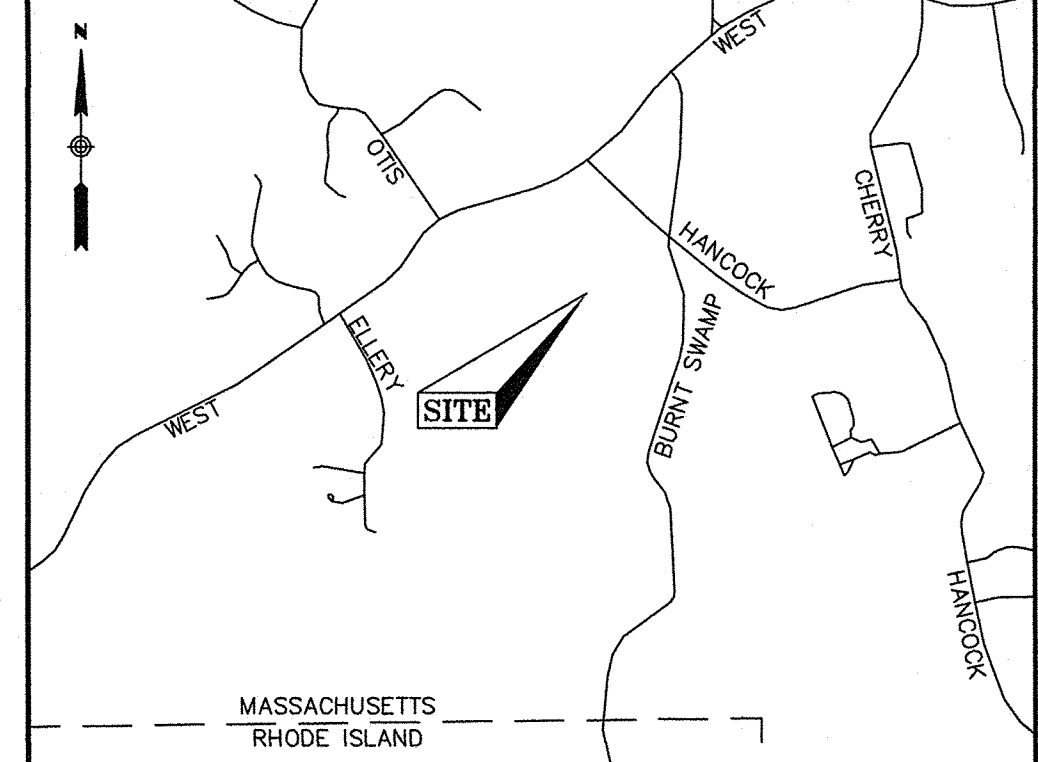
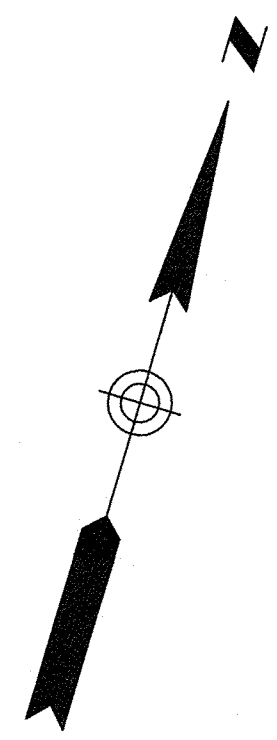
**wsp** | WSP USA Inc.  
9 Executive Park Dr, Suite 101  
Merrimack, NH 03054  
603.324.0885

Drawn By	MS	Date	APRIL 20, 2021	Job No.	190240M
Surveyed By	JL,RZ	Scale	1" = 150'	Sheet No.	3
Checked By	DPP	Book No.	M-5		

**CERTIFICATION:**



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(N.T.S.)**

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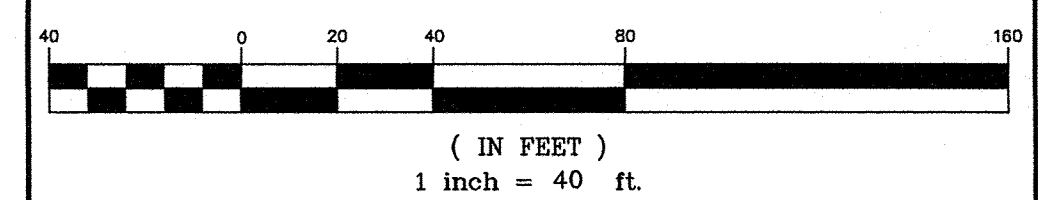
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**GRAPHIC SCALE**



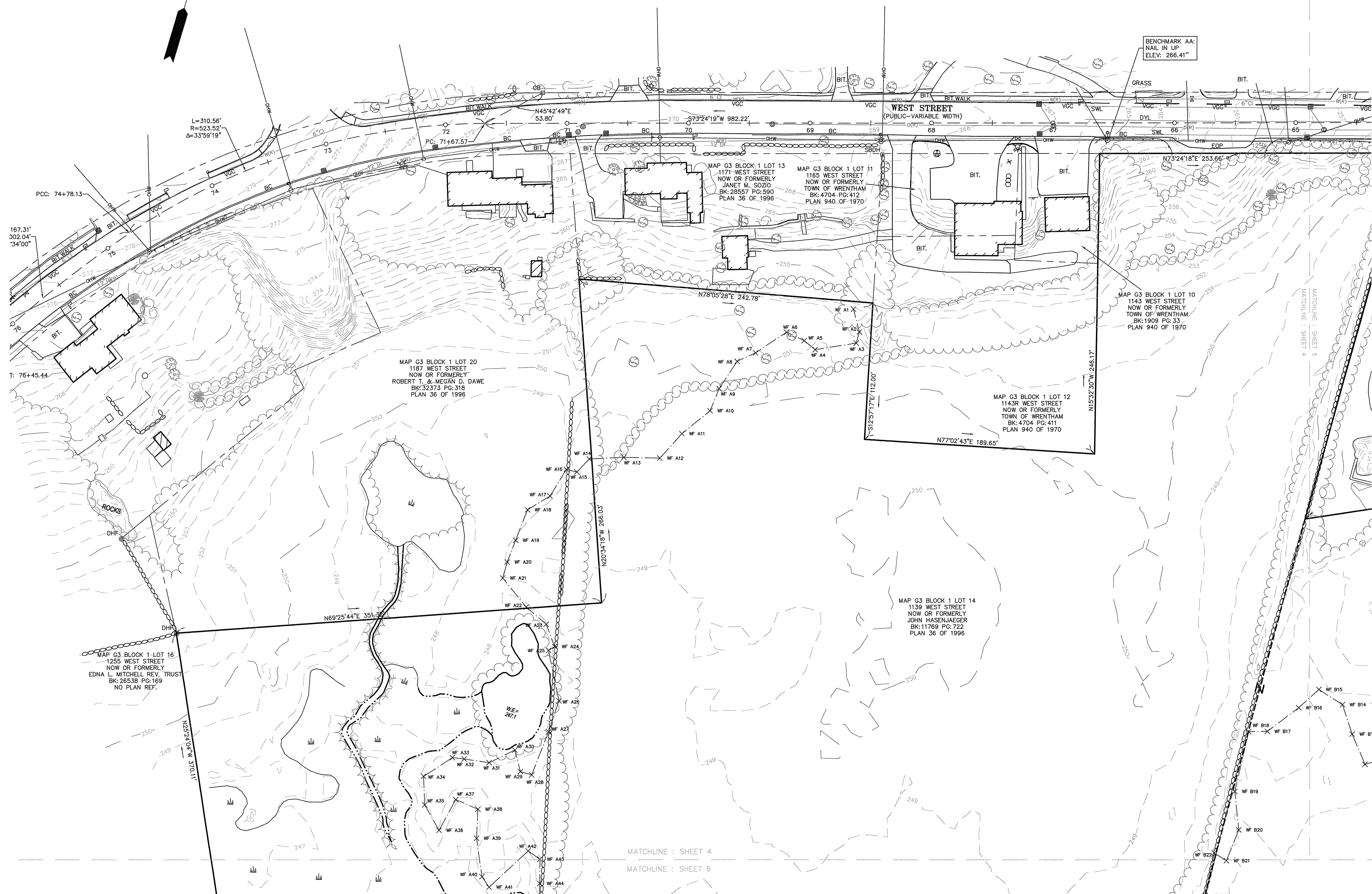
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DATE	DESCRIPTION

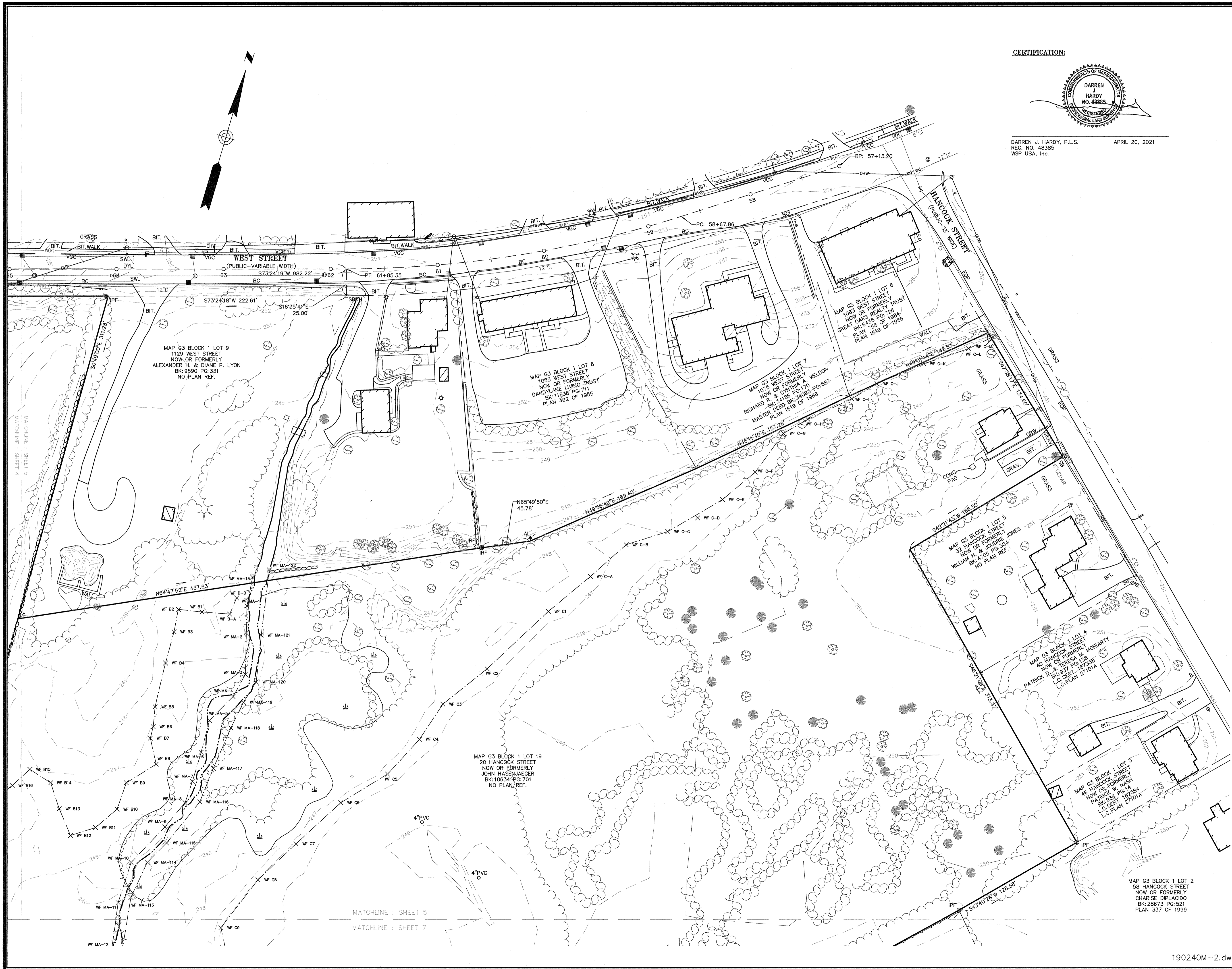
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**wsp** WSP USA Inc.  
9 Executive Park Dr, Suite 101  
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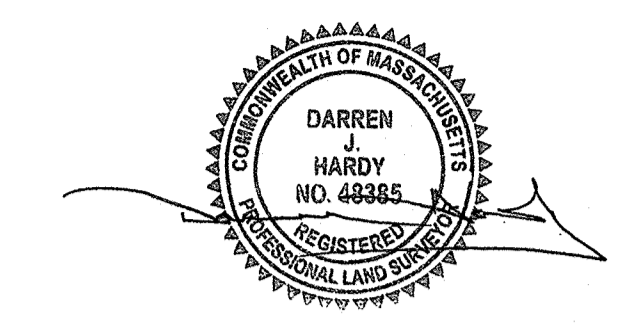
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Surveyed By JL,RZ	Scale 1" = 40'	Sheet No. 4
Checked By DPP		
Book No. M-5		



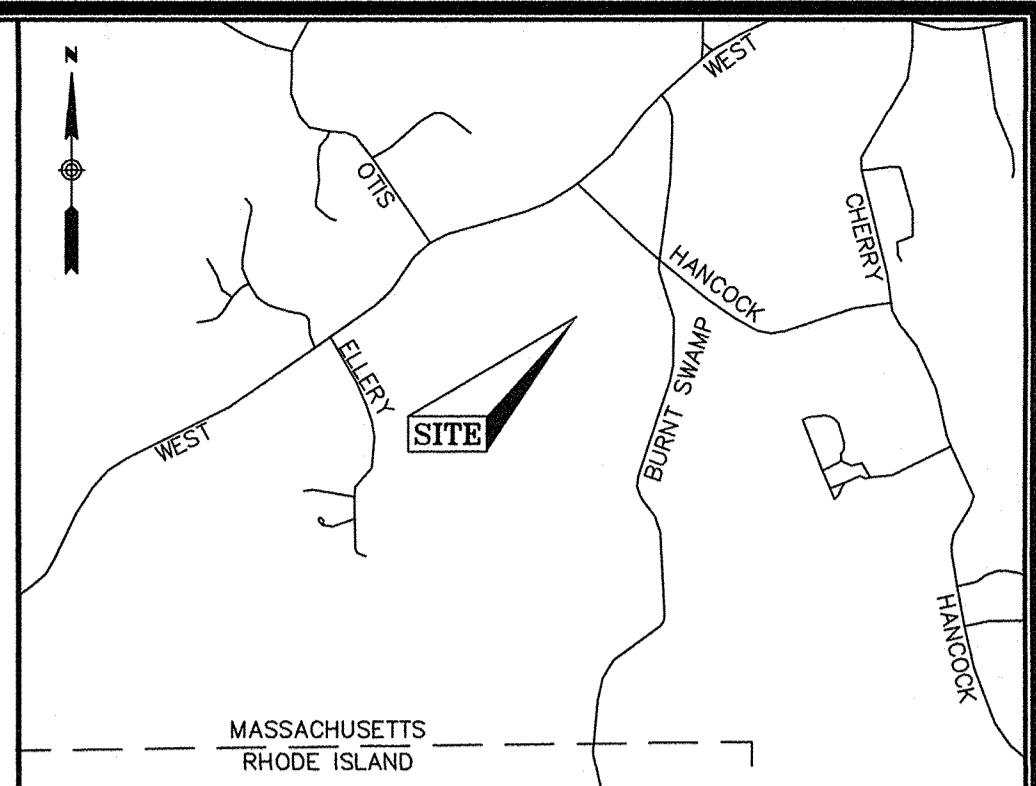
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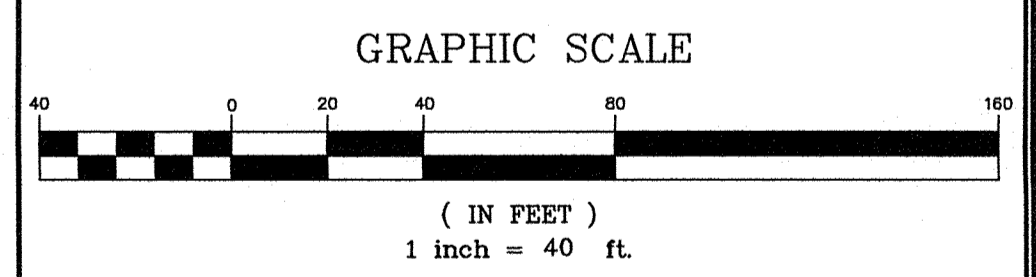
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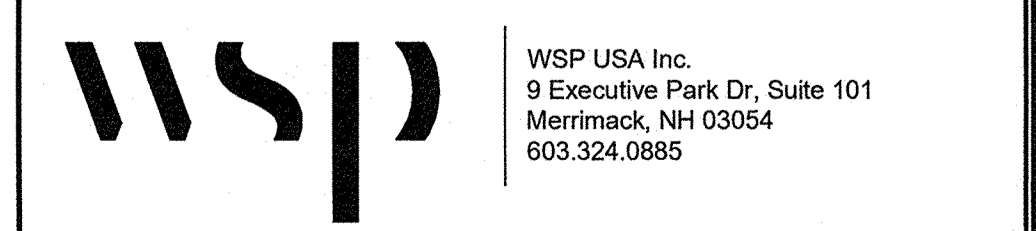
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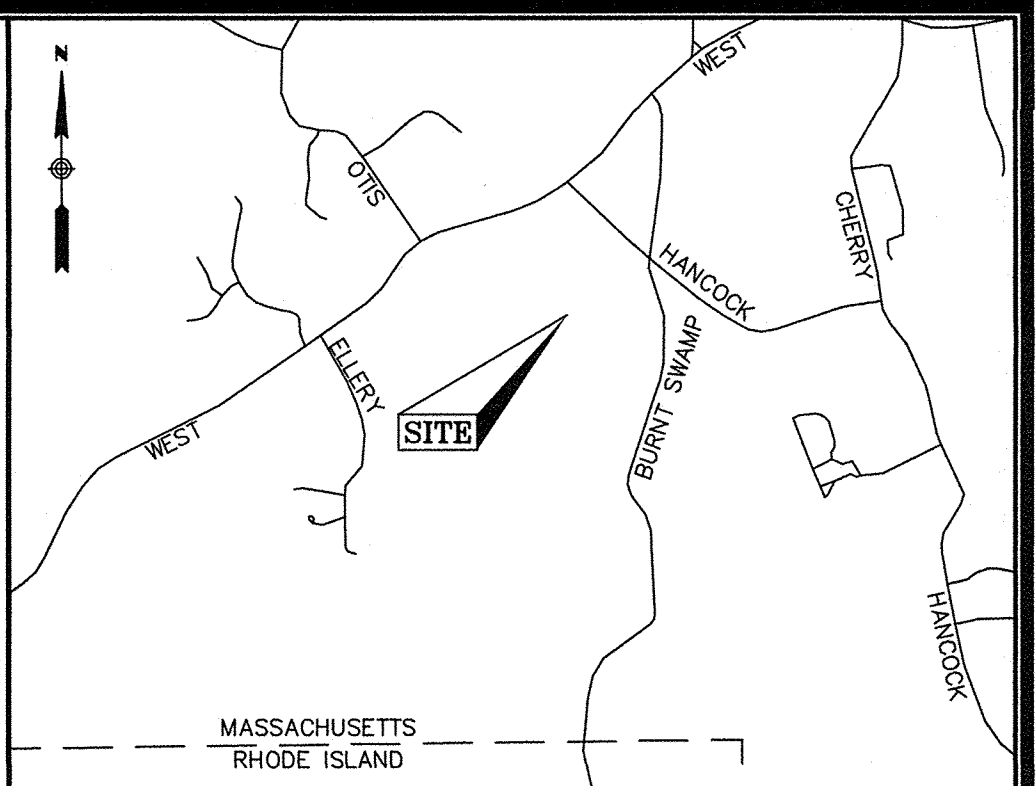
REVISION	DATE	DESCRIPTION

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Drawn By	MS	Date	APRIL 20, 2021	Job No.	190240M
Surveyed By	JL,RZ	Checked By	DPP	Scale	1" = 40'
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190240M-2.dwg



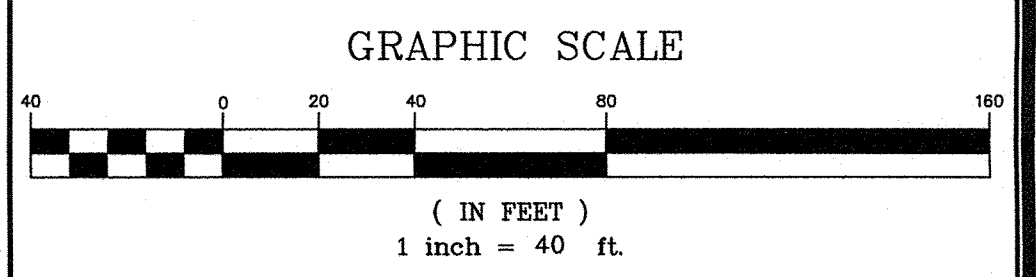
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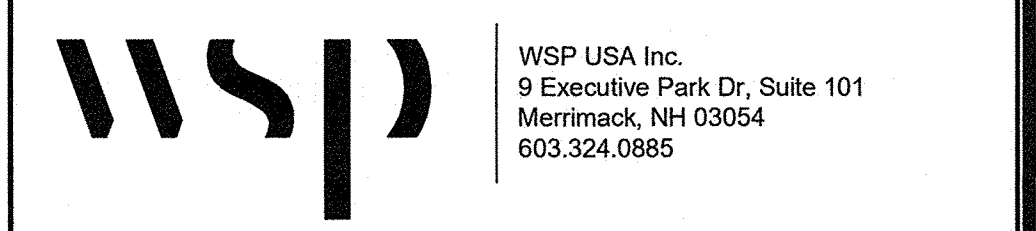
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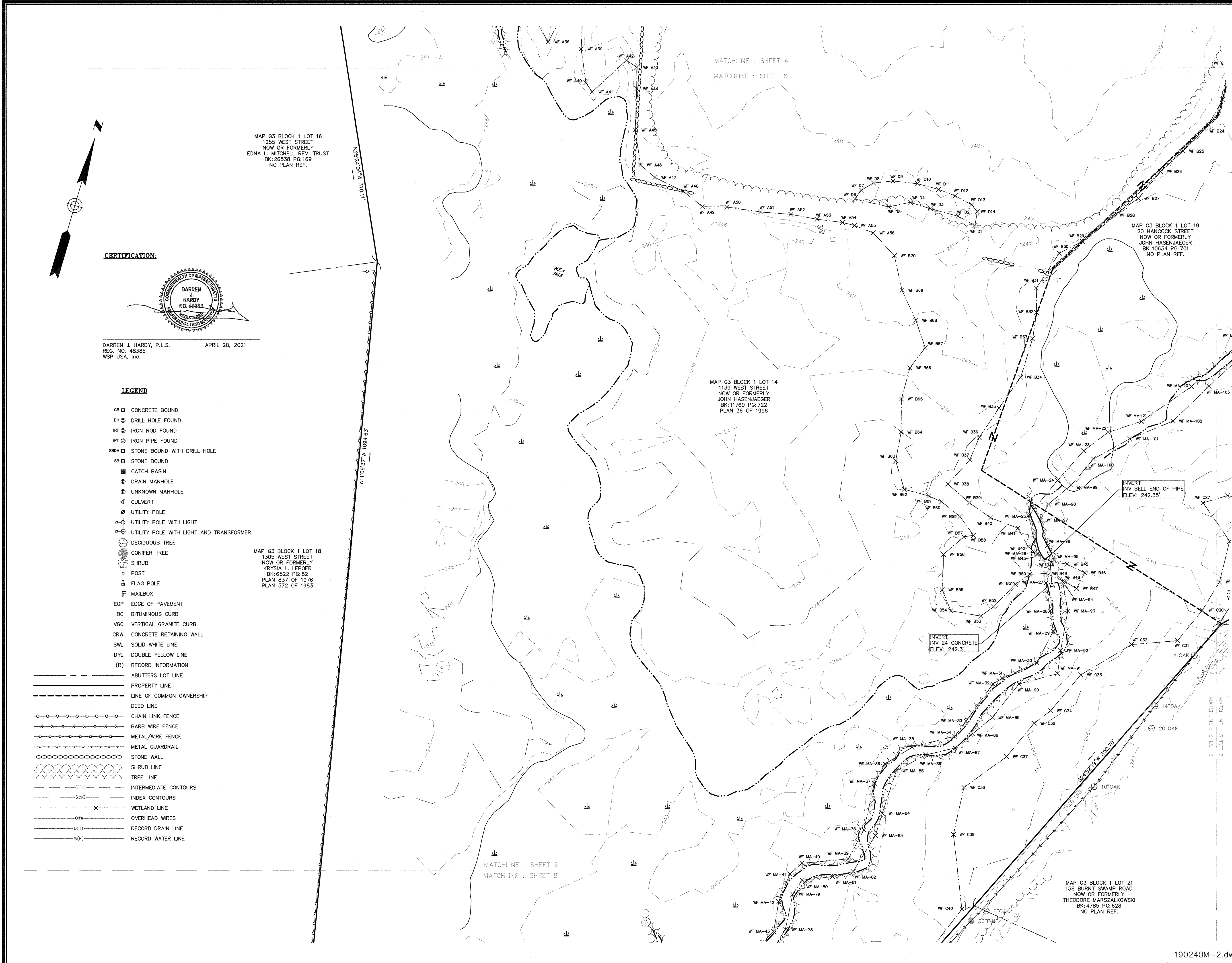


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**EXISTING CONDITIONS PLAN**  
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Drawn By	MS	Date	APRIL 20, 2021	Job No.	190240M
Surveyed By	JL,RZ	Scale	1" = 40'	Sheet No.	6
Checked By	DPP	Book No.	M-5		



MAP G3 BLOCK 1 LOT 16  
 1255 WEST STREET  
 NOW OR FORMERLY  
 EDNA L. MITCHELL REV. TRUST  
 BK:26538 PG:169  
 NO PLAN REF.

MATCHLINE : SHEET 4  
 MATCHLINE : SHEET 6

MAP G3 BLOCK 1 LOT 14  
 1139 WEST STREET  
 NOW OR FORMERLY  
 JOHN HASENJAEGER  
 BK:11769 PG:722  
 PLAN 36 OF 1996

MAP G3 BLOCK 1 LOT 18  
 1305 WEST STREET  
 NOW OR FORMERLY  
 KRYSIA L. LEPOER  
 BK:6522 PG:82  
 PLAN 837 OF 1976  
 PLAN 572 OF 1983

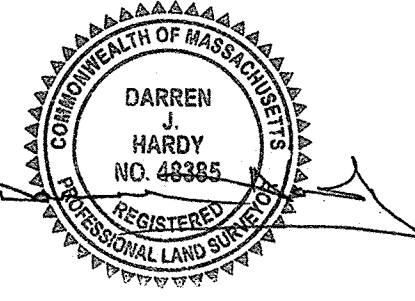
MAP G3 BLOCK 1 LOT 21  
 158 BURNT SWAMP ROAD  
 NOW OR FORMERLY  
 THEODORE MARSZALKOWSKI  
 BK:4785 PG:628  
 NO PLAN REF.

MATCHLINE : SHEET 6  
 MATCHLINE : SHEET 8

MATCHLINE : SHEET 7  
 MATCHLINE : SHEET 6

190240M-2.dwg

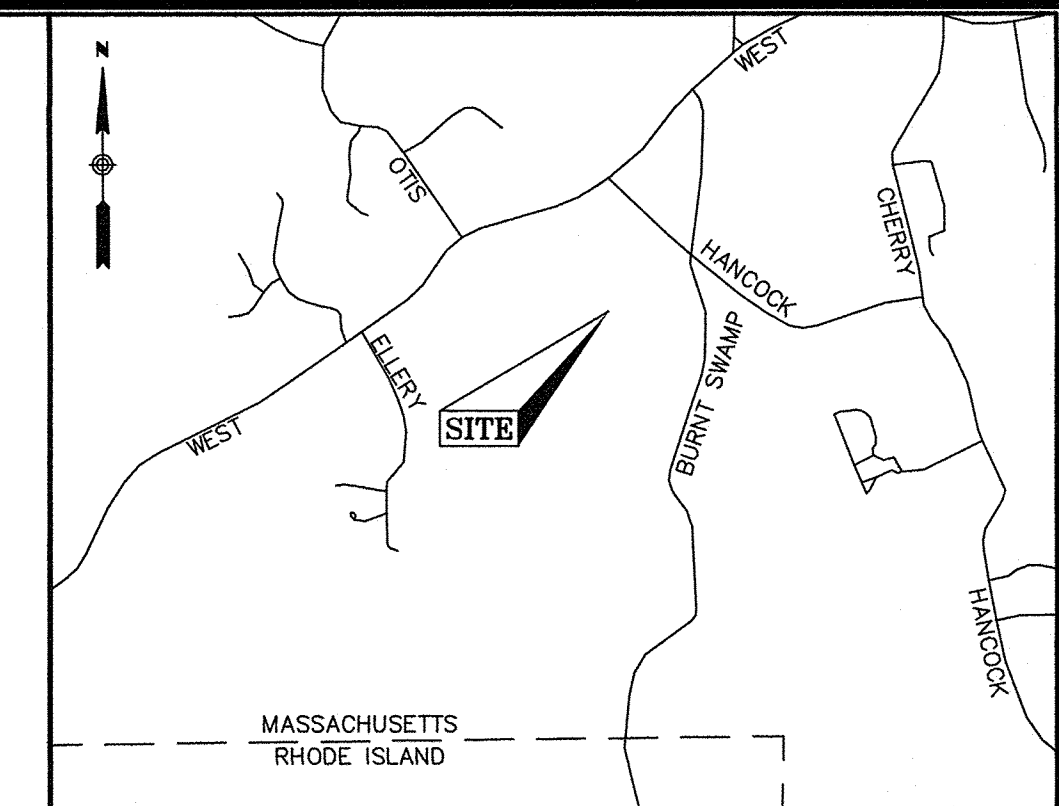
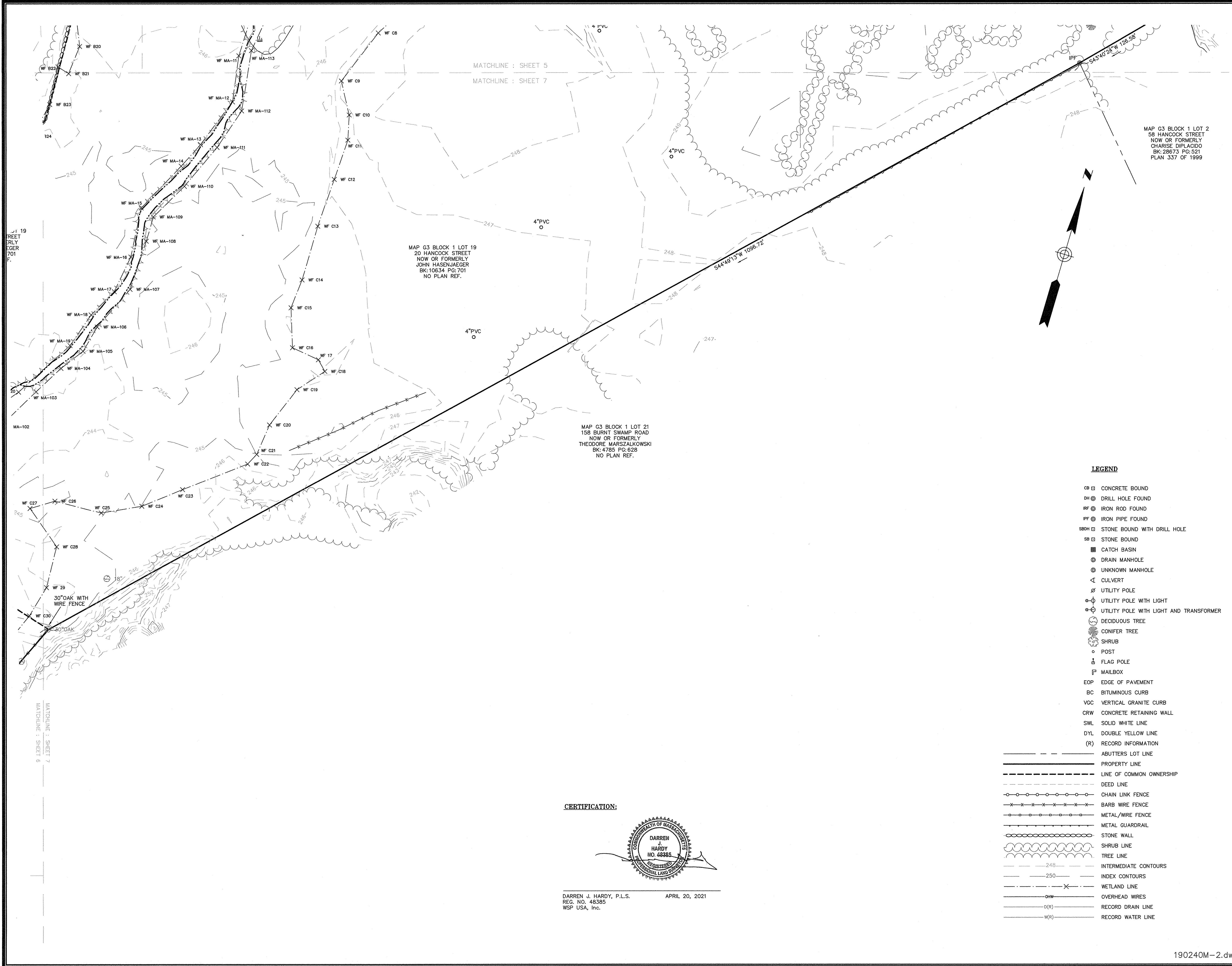
**CERTIFICATION:**



DARREN J. HARDY, P.L.S. APRIL 20, 2021  
 REG. NO. 48385  
 WSP USA, Inc.

**LEGEND**

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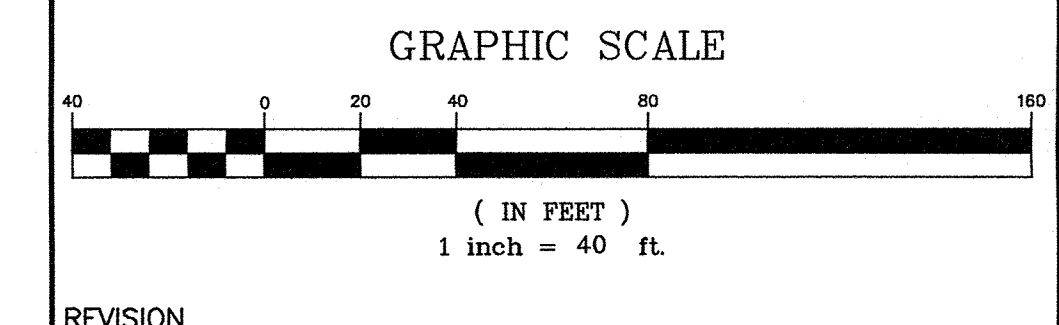
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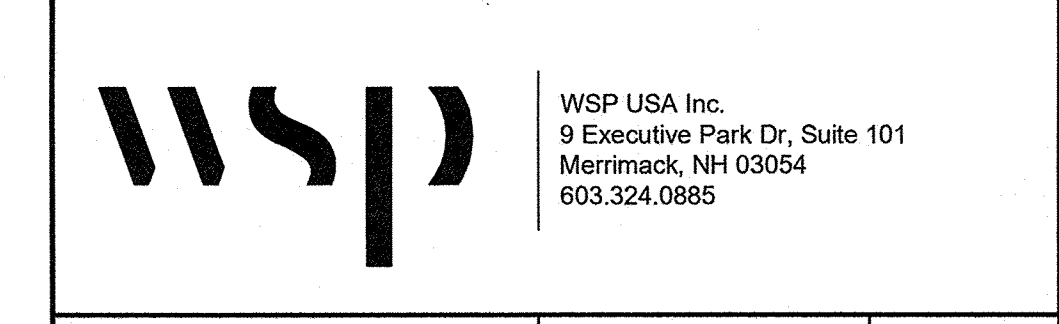
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REVISION	DATE	DESCRIPTION
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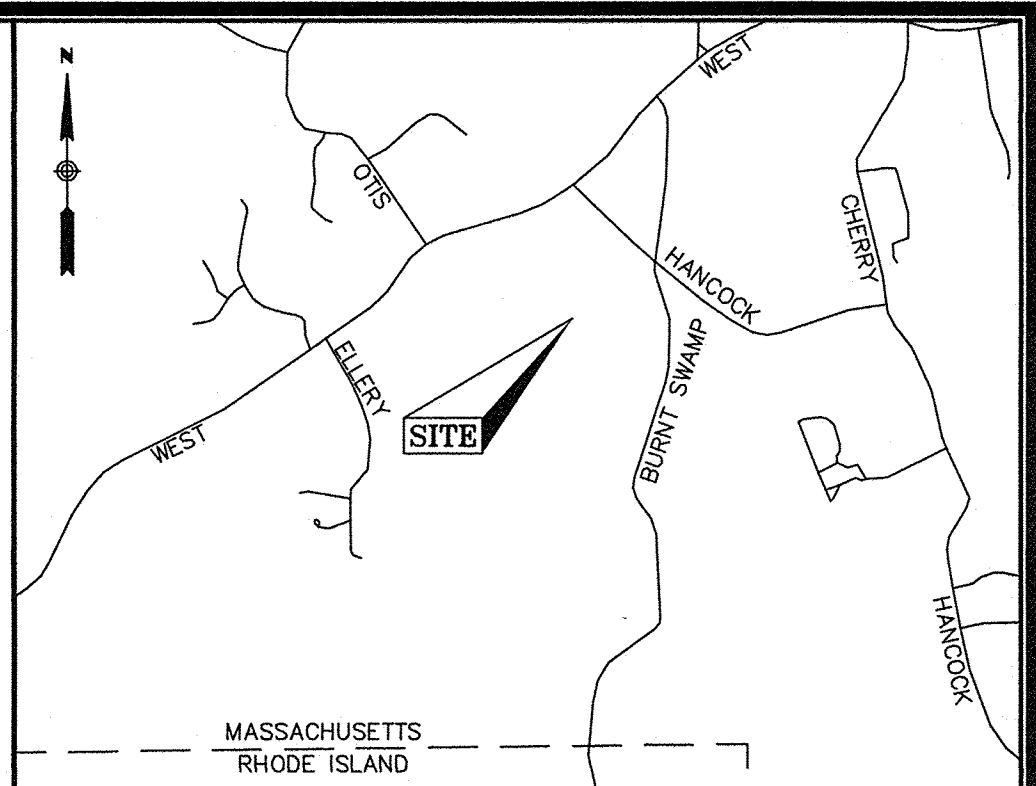
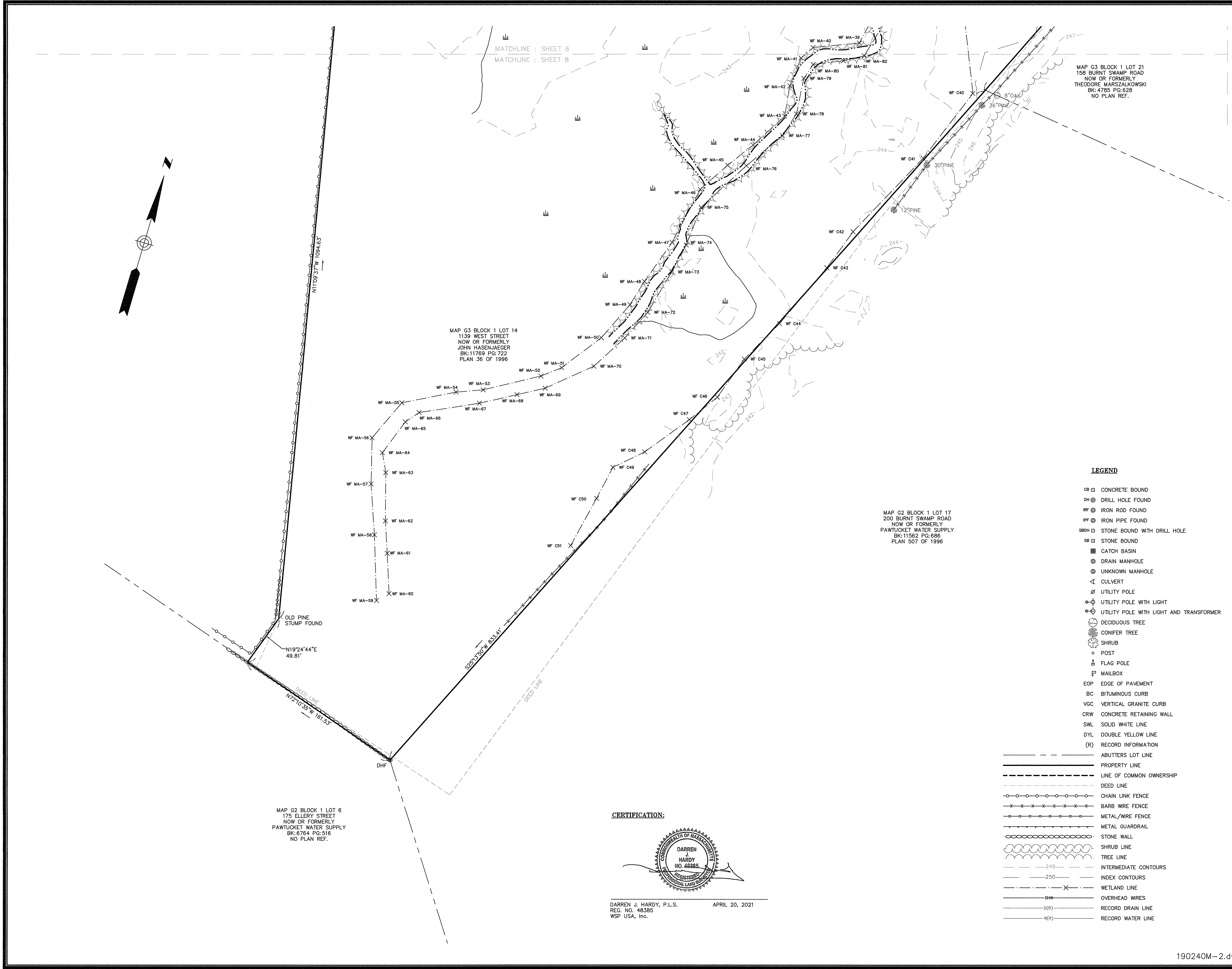
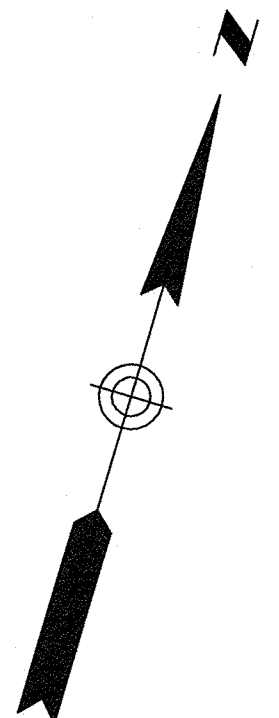
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- NOTES**
1. THIS PLAN WAS PREPARED FROM A COMBINATION OF AERIAL MAPPING AND AN ACTUAL ON THE GROUND FIELD SURVEY CONDUCTED BY WSP IN DECEMBER OF 2019 AND JANUARY AND FEBRUARY OF 2020. ADDITIONAL WETLAND FLAGS AND INFORMATION OBTAINED FROM AERIAL MAPPING WAS ADDED IN APRIL OF 2021.
  2. THE HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, MASSACHUSETTS STATE PLANE MAINLAND COORDINATE SYSTEM AND WAS ESTABLISHED UTILIZING RTK GPS SURVEY TECHNIQUES REFERENCING THE MACORS GPS NETWORK.
  3. THE VERTICAL DATUM SHOWN HEREON REFERENCES NAVD 88 AND WAS ESTABLISHED ON SITE UTILIZING RTK GPS SURVEY TECHNIQUES REFERENCING THE MACORS GPS NETWORK.
  4. THE SURVEYED PROPERTY IS SUBJECT BUT NOT LIMITED TO THE INFORMATION SHOWN HEREON. ALL INFORMATION THAT MAY AFFECT THE QUALITY OF THE TITLE TO BOTH THE SUBJECT AND ADJOINING PARCELS SHOULD BE VERIFIED BY AN ACCURATE AND CURRENT TITLE REPORT. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
  5. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON LABELED WITH AN (R) ARE FROM RECORD DOCUMENTS. ADDITIONAL FIELD INVESTIGATION WILL BE REQUIRED BY OTHERS TO DETERMINE THE ACTUAL PIPE SIZE(S) AND TYPE(S).
  6. THE WETLAND FLAGS SHOWN HEREON WERE FLAGGED BY OTHERS AND LOCATED IN THE FIELD BY WSP AT THE TIME OF THE SURVEY.

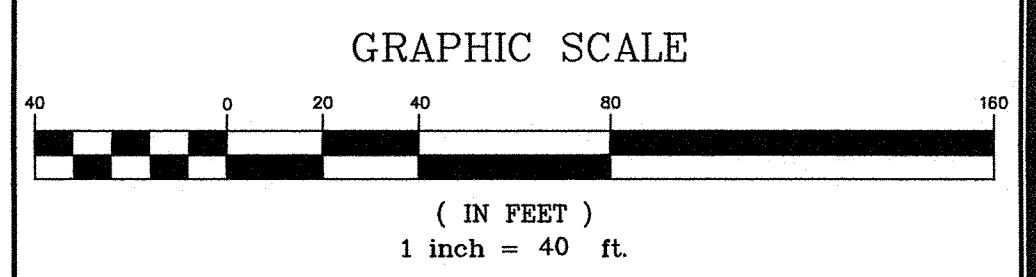
**UTILITY STATEMENTS**

THE LOCATION OF THE UTILITIES AS SHOWN HEREON HAVE BEEN COMPILED FROM VISIBLE STRUCTURES AND INFORMATION OBTAINED FROM VARIOUS SOURCES. THE ACTUAL LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES SHALL BE CONSIDERED APPROXIMATE AND SHALL BE VERIFIED BY THE OWNER PRIOR TO ANY CONSTRUCTION. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICES OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.

- PLAN REFERENCES**
- NORFOLK COUNTY REGISTRY OF DEEDS
1. PLAN 36 OF 1996
  2. PLAN 202 OF 1989
  3. PLAN 337 OF 1999
  4. PLAN 402 OF 1989
  5. PLAN 492 OF 1955
  6. PLAN 507 OF 1998
  7. PLAN 940 OF 1970
  8. PLAN 758 OF 1984
  9. PLAN 1819 OF 1986
  10. LAND COURT PLAN NO. 27101A
  11. 1925 COUNTY LAYOUT OF WEST STREET

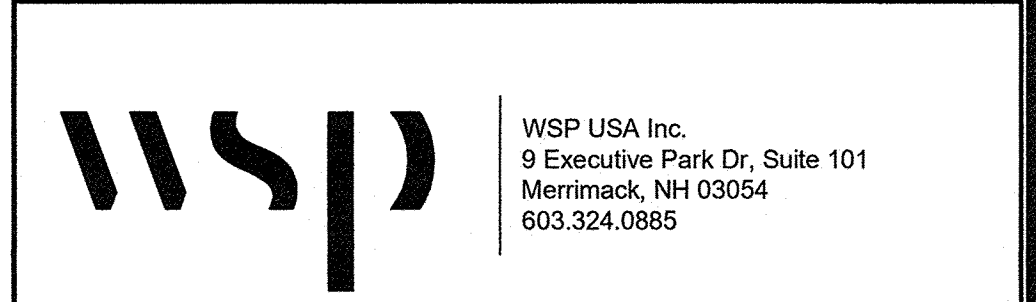
**LEGEND**

- CR □ CONCRETE BOUND
- DH ⊙ DRILL HOLE FOUND
- RF ⊙ IRON ROD FOUND
- RP ⊙ IRON PIPE FOUND
- SB ⊙ STONE BOUND WITH DRILL HOLE
- SB □ STONE BOUND
- CATCH BASIN
- ⊙ DRAIN MANHOLE
- ⊙ UNKNOWN MANHOLE
- ◁ CULVERT
- ⊘ UTILITY POLE
- ⊙ UTILITY POLE WITH LIGHT
- ⊙ UTILITY POLE WITH LIGHT AND TRANSFORMER
- ⊙ DECIDUOUS TREE
- ⊙ CONIFER TREE
- ⊙ SHRUB
- ⊙ POST
- ⊙ FLAG POLE
- ⊙ MAILBOX
- EOP EDGE OF PAVEMENT
- BC BITUMINOUS CURB
- VGC VERTICAL GRANITE CURB
- CRW CONCRETE RETAINING WALL
- SWL SOLID WHITE LINE
- DYL DOUBLE YELLOW LINE
- (R) RECORD INFORMATION
- ABUTTERS LOT LINE
- PROPERTY LINE
- LINE OF COMMON OWNERSHIP
- DEED LINE
- ○ ○ ○ CHAIN LINK FENCE
- × × × × BARB WIRE FENCE
- ○ ○ ○ METAL/WIRE FENCE
- ○ ○ ○ METAL GUARDRAIL
- ○ ○ ○ STONE WALL
- ○ ○ ○ SHRUB LINE
- ○ ○ ○ TREE LINE
- 248 INTERMEDIATE CONTOURS
- 250 INDEX CONTOURS
- WETLAND LINE
- DRW OVERHEAD WIRES
- D(R) RECORD DRAIN LINE
- W(R) RECORD WATER LINE

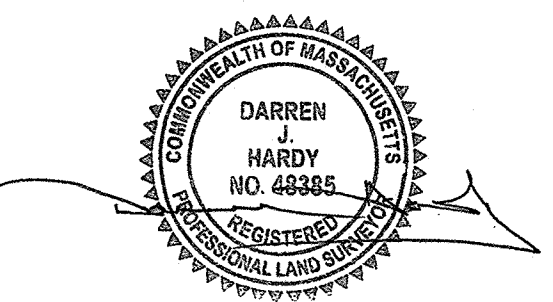


REVISION	
DATE	DESCRIPTION

**EXISTING CONDITIONS PLAN**  
 20 HANCOCK & 1139 WEST STREET  
 WRENTHAM, MASSACHUSETTS  
 PREPARED FOR  
**HOWARD STEIN HUDSON**



**CERTIFICATION:**



DARREN J. HARDY, P.L.S.  
 REG. NO. 48385  
 WSP USA, Inc. APRIL 20, 2021

MAP G2 BLOCK 1 LOT 6  
 175 ELLERY STREET  
 NOW OR FORMERLY  
 PAWTUCKET WATER SUPPLY  
 BK: 6764 PG: 516  
 NO PLAN REF.

MAP G3 BLOCK 1 LOT 14  
 1139 WEST STREET  
 NOW OR FORMERLY  
 JOHN HASENJAEGER  
 BK: 11769 PG: 722  
 PLAN 36 OF 1996

MAP G2 BLOCK 1 LOT 17  
 200 BURNT SWAMP ROAD  
 NOW OR FORMERLY  
 PAWTUCKET WATER SUPPLY  
 BK: 11582 PG: 686  
 PLAN 507 OF 1996

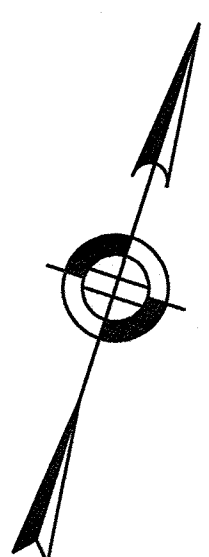
MAP G3 BLOCK 1 LOT 21  
 158 BURNT SWAMP ROAD  
 NOW OR FORMERLY  
 THEODORE MARSZALKOWSKI  
 BK: 4785 PG: 828  
 NO PLAN REF.

Drawn By	MS	Date	APRIL 20, 2021	Job No.	190240M
Surveyed By	JL,RZ	Scale	1" = 40'	Sheet No.	8
Checked By	DPP				
Book No.	M-5				

TOWN OF WRENTHAM - PLANNING BOARD

\_\_\_\_\_  
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 \_\_\_\_\_  
 \_\_\_\_\_

SIGNATURE DATE



WEST STREET

MAP G3 BLOCK 1 LOT 11  
 1165 WEST STREET  
 NOW OR FORMERLY  
 TOWN OF WRENTHAM  
 BK: 4704 PG: 412  
 PLAN 940 OF 1970

MAP G3 BLOCK 1 LOT 10  
 1143 WEST STREET  
 NOW OR FORMERLY  
 TOWN OF WRENTHAM  
 BK: 1908 PG: 33  
 PLAN 940 OF 1970

MAP G3 BLOCK 1 LOT 12  
 1143R WEST STREET  
 NOW OR FORMERLY  
 TOWN OF WRENTHAM  
 BK: 4704 PG: 411  
 PLAN 940 OF 1970

MAP G3 BLOCK 1 LOT 14  
 1139 WEST STREET  
 NOW OR FORMERLY  
 JOHN HASENJAEGER  
 BK: 11769 PG: 722  
 PLAN 36 OF 1998

EXISTING GUARDRAIL TO BE CUT BACK AND REUSED IF POSSIBLE

PROPOSED SAWCUT

EXISTING PAVEMENT SECTION TO BE REMOVED

EXISTING CATCH BASIN TO BE FITTED WITH TEMPORARY INLET PROTECTION

EXISTING TREES TO BE REMOVED

PROPOSED EROSION CONTROL

EXISTING SHRUB LINE TO BE CUTBACK

PROPOSED CONSTRUCTION ENTRANCE

PROPOSED STOCKPILE AREA

EXISTING TREE LINE TO BE CUTBACK

PROPOSED TREE LINE

PROPOSED STRAW WATTLE WITH SILT FENCE BACKING (EXTENT OF LIMIT OF WORK)

PROPOSED STRAW WATTLE WITH SILT FENCE BACKING (EXTENT OF LIMIT OF WORK)

50' NO DISTURB

EDGE OF WETLAND

50' NO DISTURB

100' WETLAND BUFFER

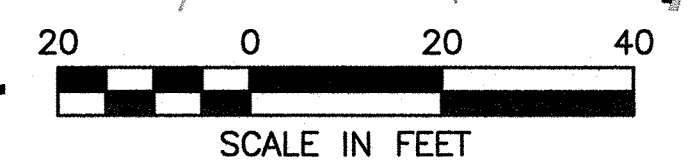
EXISTING TREE LINE TO BE CUTBACK

PROPOSED TREE LINE

200' OUTER RIPARIAN

MATCHLINE SHEET C3.1

MATCHLINE SHEET C3.2



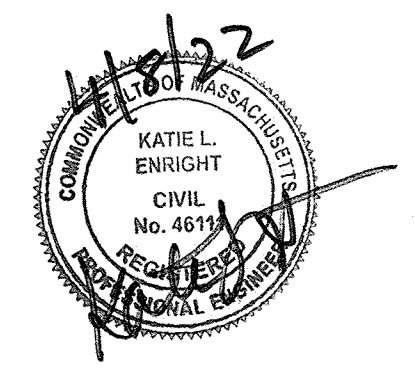
**HOWARD STEIN HUDSON**  
 114 Turnpike Road, Suite 2C  
 Chelmsford, MA 01824  
 www.hshassoc.com

PREPARED FOR:  
 SHELDON WEST, LLC  
 480 TURNPIKE STREET  
 SOUTH EASTON, MA 02375

**SHELDON WEST**  
 1139 WEST STREET  
 WRENTHAM, MA 02093  
 NORFOLK COUNTY

REVISIONS:

NO	BY	DATE	DESCRIPTION



SITE PLAN

DEMOLITION AND EROSION CONTROL PLAN 1 OF 2

DATE: MARCH 4, 2022

PROJECT NUMBER: 19227.01

DESIGNED BY: KF/KL

DRAWN BY: KF

CHECKED BY: KE

C3.1

SHEET 10 OF 31

4/8/2022 L:\19227\West St - CURRENT\19227 - Erosion and Demolition.dwg  
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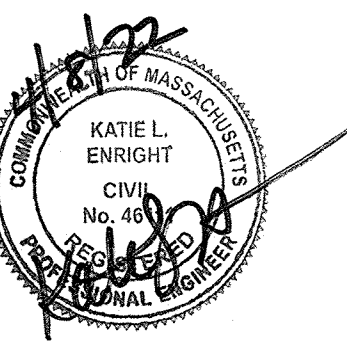
PREPARED FOR:

SHELDON WEST, LLC  
480 TURNPIKE STREET  
SOUTH EASTON, MA 02375

**SHELDON WEST**  
1139 WEST STREET  
WRENTHAM, MA 02093  
NORFOLK COUNTY

REVISIONS:

NO	BY	DATE	DESCRIPTION



**SITE PLAN**

**DEMOLITION AND EROSION CONTROL PLAN 2 OF 2**

DATE: MARCH 4, 2022

PROJECT NUMBER: 19227.01

DESIGNED BY: KF/KL

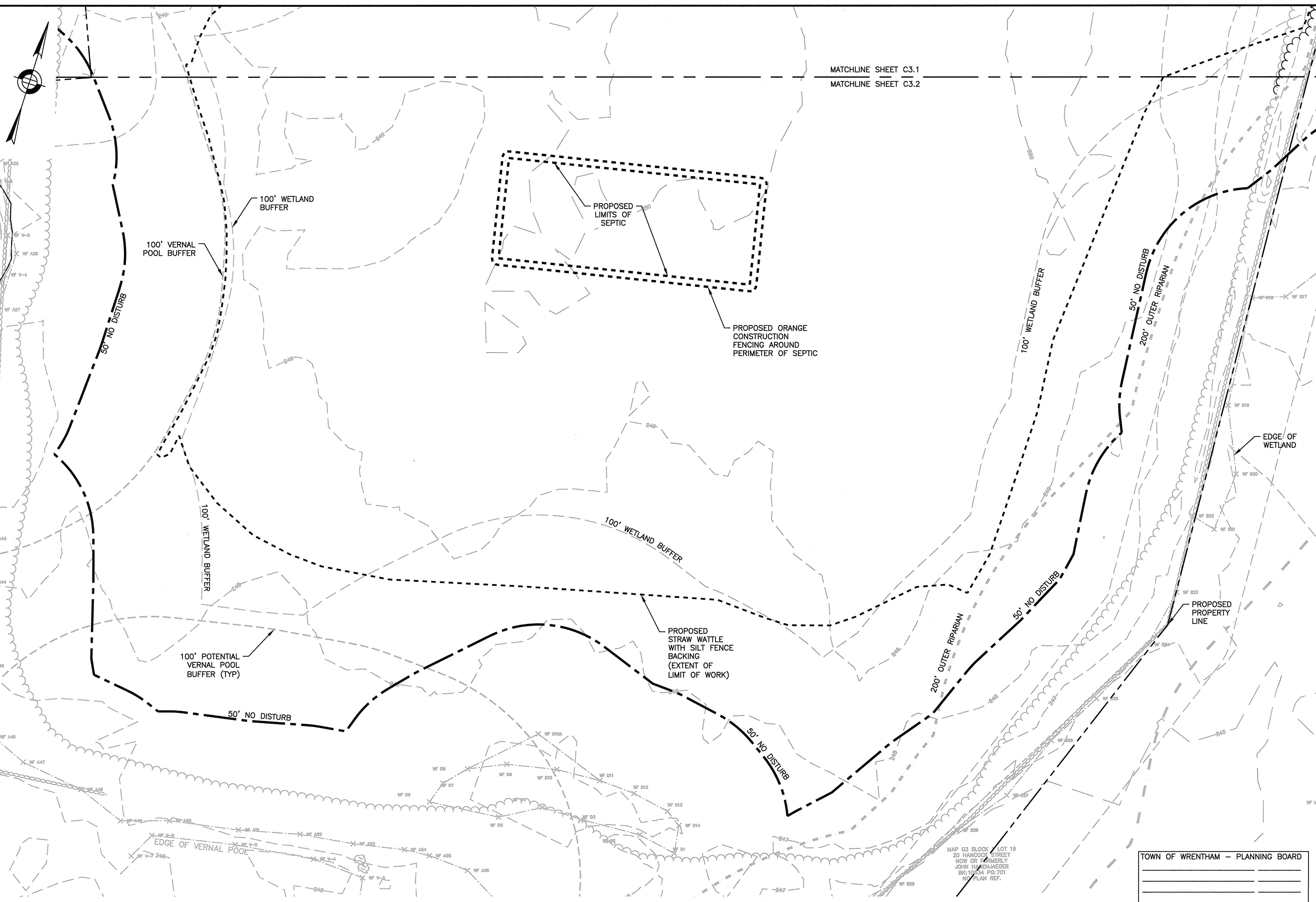
DRAWN BY: KF

CHECKED BY: KE

C3.2

SHEET 11 OF 31

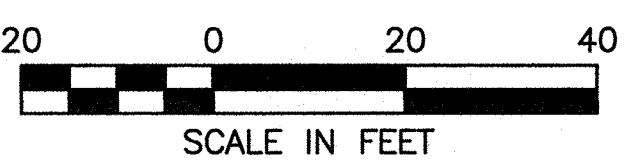
MATCHLINE SHEET C3.1  
MATCHLINE SHEET C3.2



TOWN OF WRENTHAM - PLANNING BOARD

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SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

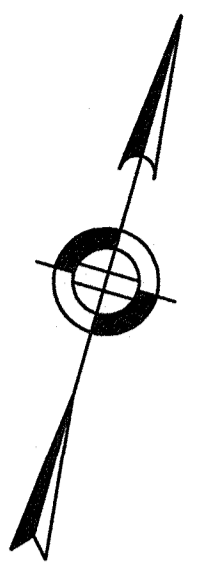


MAP G3 BLOCK LOT 19  
 20 HANCOCK STREET  
 NOW OR FORMERLY  
 JOHN H. SENJAEGER  
 BK: 19534 PG: 701  
 NO PLAN REF.

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 Date Saved by: RBAKER  
 Printed by: Matthew Baker

TOWN OF WRENTHAM - PLANNING BOARD

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_



MAP G3 BLOCK 1 LOT 11  
1165 WEST STREET  
NOW OR FORMERLY  
TOWN OF WRENTHAM  
BK: 4704 PG: 412  
PLAN 940 OF 1970

WEST STREET

EXISTING CENTERLINE  
WITHIN WEST STREET

67.6' FROM  
PROPERTY LINE  
TO HYDRANT ON  
WEST STREET

PROPOSED  
CONSTRUCTION  
ENTRANCE

LOCATION AND DESIGN OF  
CROSSWALK TO BE REVIEWED AND  
COORDINATED WITH MASSDOT

CURB TO BE  
REPLACED ALONG  
WEST STREET

PROPOSED SIDEWALK  
ALONG WEST STREET

30' FRONT  
SETBACK  
(TYP)

PROPOSED STOP  
BAR AND STOP  
SIGN

ZONING  
OFFSET (TYP)

PROPOSED  
HYDRANT

PROPOSED  
TREELINE

22'  
ACCESS  
DRIVE

PROPOSED  
POST AND  
RAIL (TYP)

MAP G3 BLOCK 1 LOT 10  
1143 WEST STREET  
NOW OR FORMERLY  
TOWN OF WRENTHAM  
BK: 1909 PG: 33  
PLAN 940 OF 1970

EXISTING  
TREELINE

EXISTING PROPERTY LINE

PROPOSED BIT.  
PAVEMENT

PROPOSED ROAD CENTERLINE

PROPOSED BIT.  
PAVEMENT

PROPOSED BIT.  
PAVEMENT

PROPOSED BIT.  
PAVEMENT

PROPOSED BIT.  
PAVEMENT

PROPOSED BIT.  
PAVEMENT

PROPOSED BIT.  
PAVEMENT

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PROPOSED BIT.  
PAVEMENT

PROPOSED BIT.  
PAVEMENT

PROPOSED BIT.  
PAVEMENT

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SOUTH EASTON, MA 02375

**SHELDON WEST**  
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NORFOLK COUNTY

REVISIONS:

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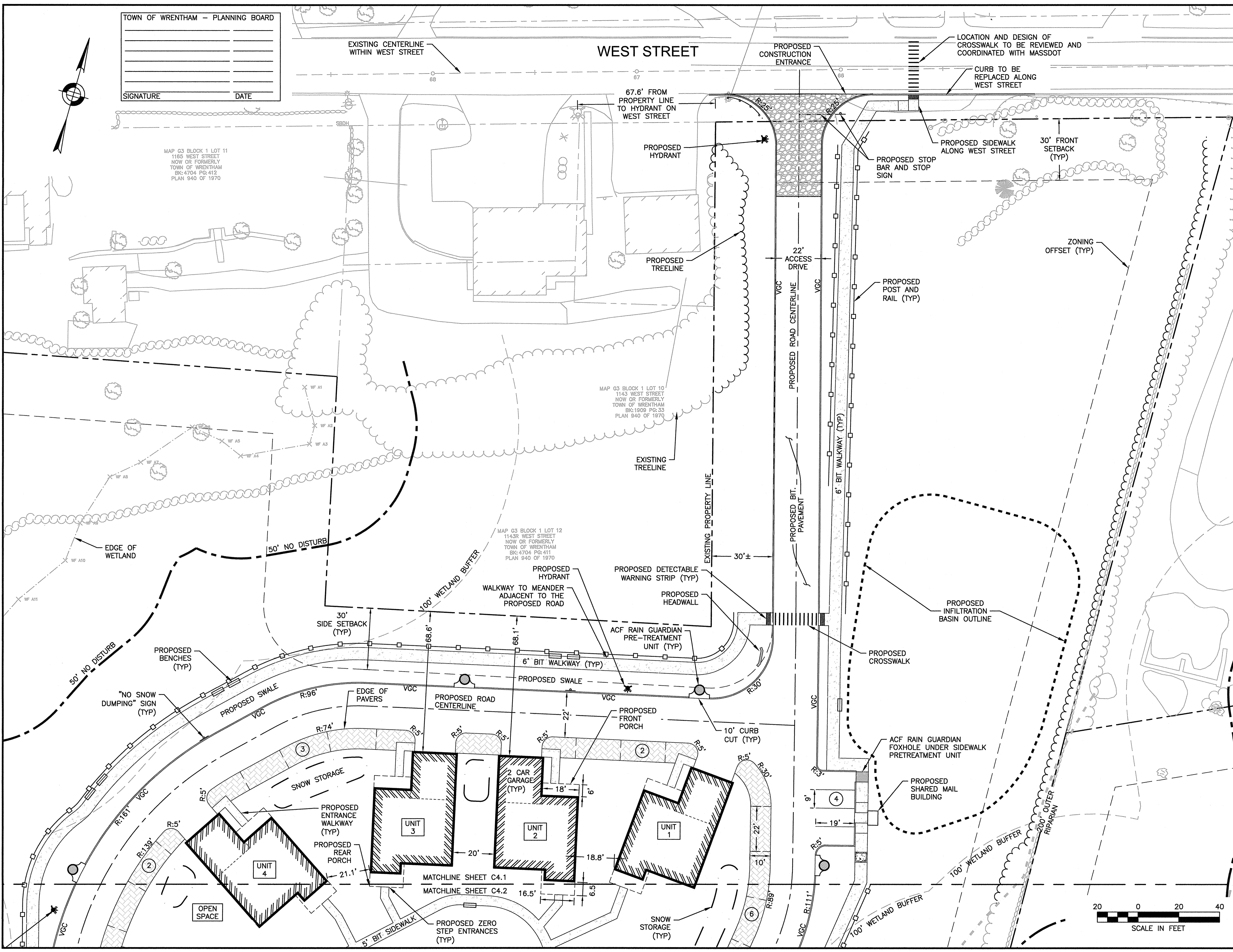
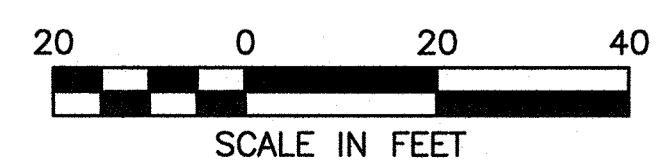
SITE  
PLAN

LAYOUT AND  
MATERIALS PLAN  
SHEET 1 OF 2

DATE: MARCH 4, 2022  
PROJECT NUMBER: 19227.01  
DESIGNED BY: KF/KL  
DRAWN BY: KF  
CHECKED BY: KE

C4.1  
SHEET 12 OF 31

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Printed by: MARIKAR  
Printed on: 11/11/2022





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PREPARED FOR:

SHELDON WEST, LLC  
 480 TURNPIKE STREET  
 SOUTH EASTON, MA 02375

**SHELDON WEST**  
 1139 WEST STREET  
 WRENTHAM, MA 02093  
 NORFOLK COUNTY

REVISIONS:

NO	BY	DATE	DESCRIPTION



**SITE PLAN**

**LAYOUT AND MATERIALS PLAN**  
**SHEET 2 OF 2**

DATE: MARCH 4, 2022

PROJECT NUMBER: 19227.01

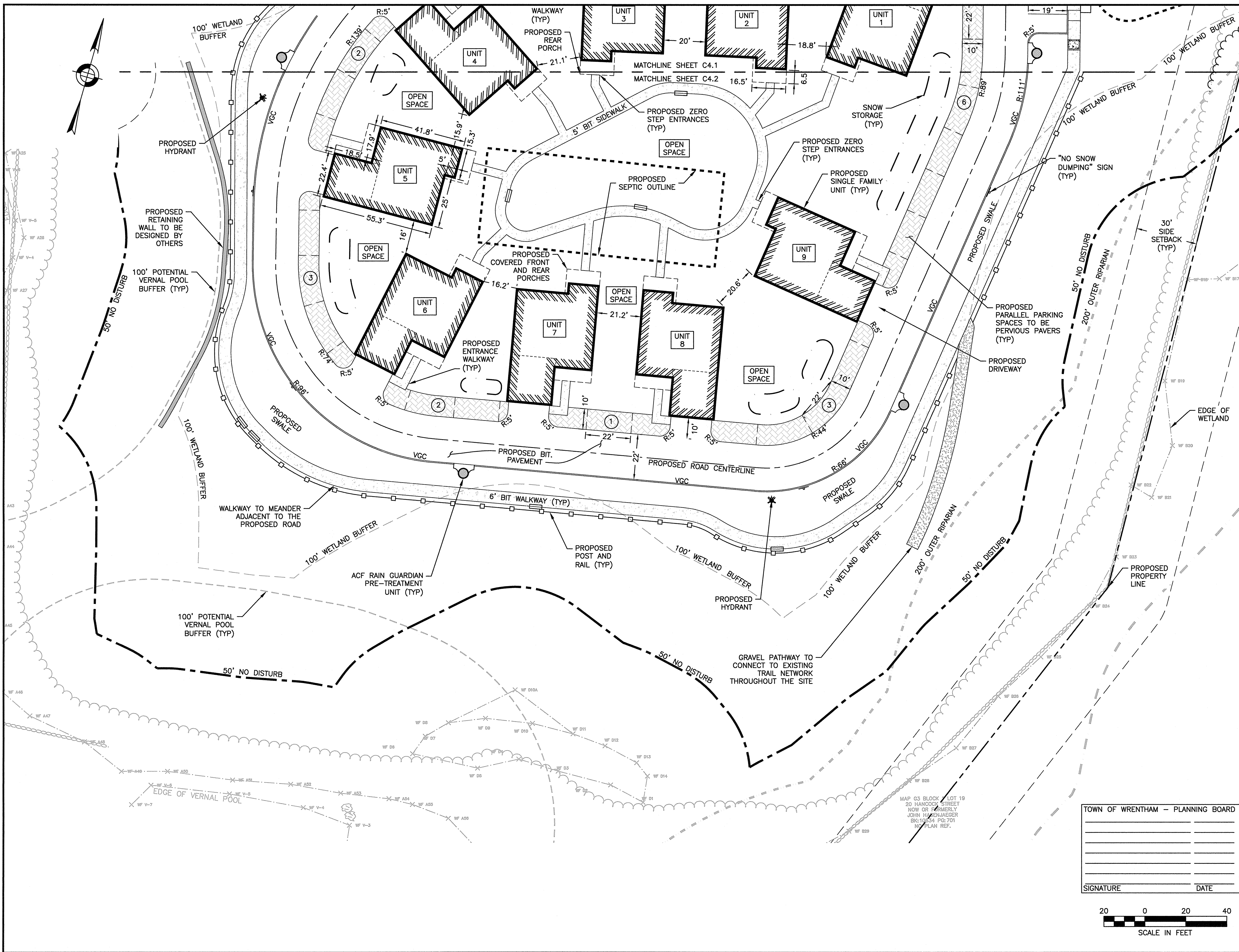
DESIGNED BY: KF/KL

DRAWN BY: KF

CHECKED BY: KE

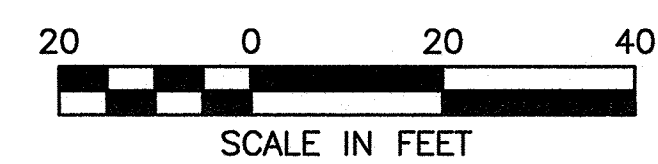
C4.2

SHEET 13 OF 31



TOWN OF WRENTHAM - PLANNING BOARD

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 Printed by: Matthew Baker

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

WEST STREET

MAP G3 BLOCK 1 LOT 11  
1165 WEST STREET  
NOW OR FORMERLY  
TOWN OF WRENTHAM  
BK: 4704 PG: 412  
PLAN 940 OF 1970

MAP G3 BLOCK 1 LOT 10  
1143 WEST STREET  
NOW OR FORMERLY  
TOWN OF WRENTHAM  
BK: 1908 PG: 33  
PLAN 940 OF 1970

MAP G3 BLOCK 1 LOT 12  
1143R WEST STREET  
NOW OR FORMERLY  
TOWN OF WRENTHAM  
BK: 4704 PG: 411  
PLAN 940 OF 1970

PROPOSED POST AND RAIL (TYP)

PROPOSED GRASSED SWALE  
18" DEPTH, MIN SLOPE:  
0.005 FT/FT

100' WETLAND BUFFER

ACF RAIN GUARDIAN 2  
CURB BREAK=253.30  
RIM=253.18  
INV.OUT=252.30

PROPOSED HEADWALL  
INV.IN=250.00

ACF RAIN GUARDIAN 1  
CURB BREAK=251.90  
RIM=251.78  
INV.OUT=250.90

PROPOSED RIPRAP

PROPOSED INFILTRATION BASIN  
BERM: 251.70  
BOTTOM: 249.25  
OVERFLOW WEIR: 249.90

PROPOSED RIPRAP APRON

(2)-15" ADS DRAINAGE PIPES  
INV.OUT=249.72'  
L=55',  
S=0.005 ft/ft

ACF RAIN GUARDIAN FOXHOLE UNDER SIDEWALK PRETREATMENT UNIT  
CURB BREAK=251.60  
RIM=251.48  
INV.OUT=250.60

SOIL TESTING INFORMATION PROVIDED ON SHEET C10.6

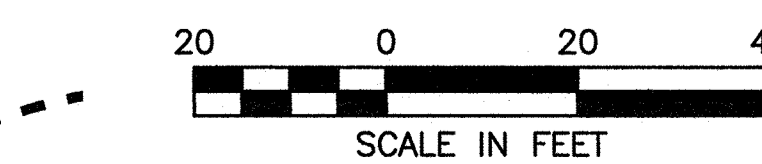
ACF RAIN GUARDIAN 3  
CURB BREAK=255.90  
RIM=255.78  
INV.OUT=254.90

MATCHLINE SHEET C5.1

MATCHLINE SHEET C5.2

ACF RAIN GUARDIAN 6  
CURB BREAK=251.80  
RIM=251.68  
INV.OUT=250.80

3-SIDED CONCRETE CULVERT  
INVERT: 250.00'  
HEIGHT: 18"



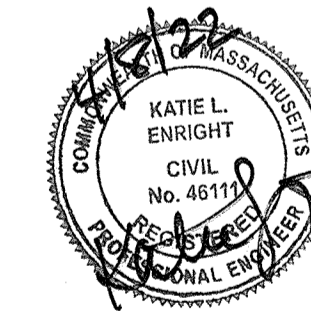
**HOWARD STEIN HUDSON**  
114 Turnpike Road, Suite 2C  
Chelmsford, MA 01824  
www.hshassoc.com

PREPARED FOR:  
SHELDON WEST, LLC  
480 TURNPIKE STREET  
SOUTH EASTON, MA 02375

**SHELDON WEST**  
1139 WEST STREET  
WRENTHAM, MA 02093  
NORFOLK COUNTY

REVISIONS:

NO	BY	DATE	DESCRIPTION



SITE PLAN

**GRADING AND DRAINAGE PLANS**  
SHEET 1 OF 2

DATE: MARCH 4, 2022  
PROJECT NUMBER: 19227.01  
DESIGNED BY: KF/KL  
DRAWN BY: KF  
CHECKED BY: KE

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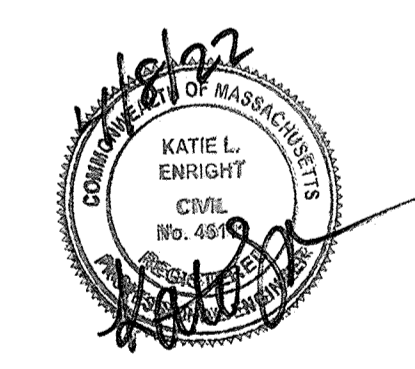
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**SHELDON WEST**  
 1139 WEST STREET  
 WRENTHAM, MA 02093  
 NORFOLK COUNTY

REVISIONS:

NO	BY	DATE	DESCRIPTION

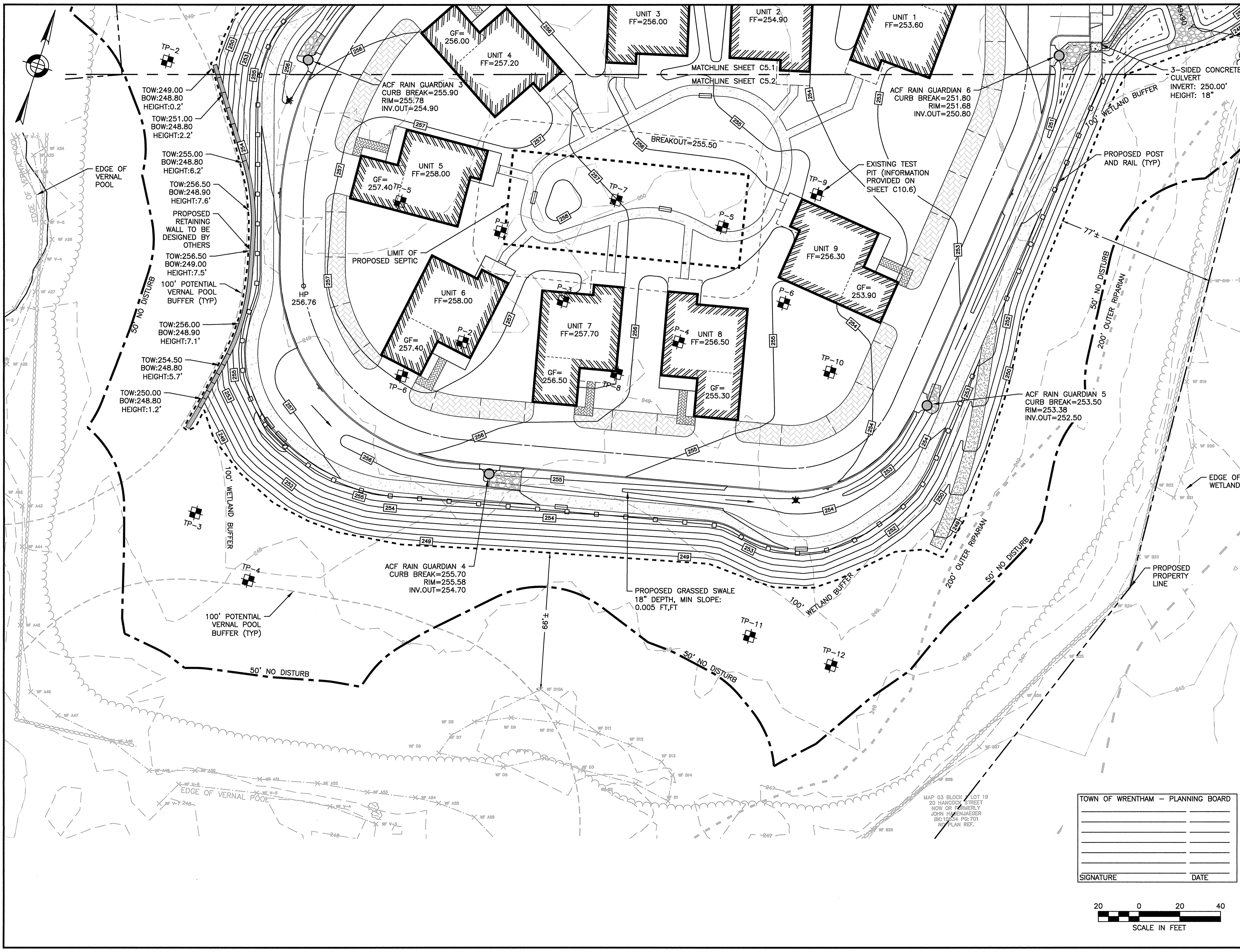


SITE PLAN

**GRADING AND DRAINAGE PLANS**  
**SHEET 2 OF 2**

DATE: MARCH 4, 2022  
 PROJECT NUMBER: 19227.01  
 DESIGNED BY: KF/KL  
 DRAWN BY: KF  
 CHECKED BY: KE

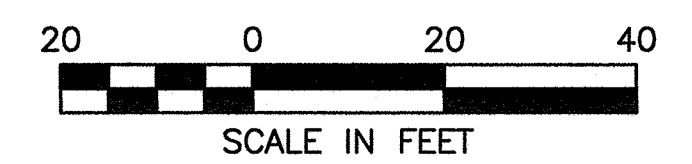
C5.2  
 SHEET 15 OF 31



TOWN OF WRENTHAM – PLANNING BOARD

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 DATE



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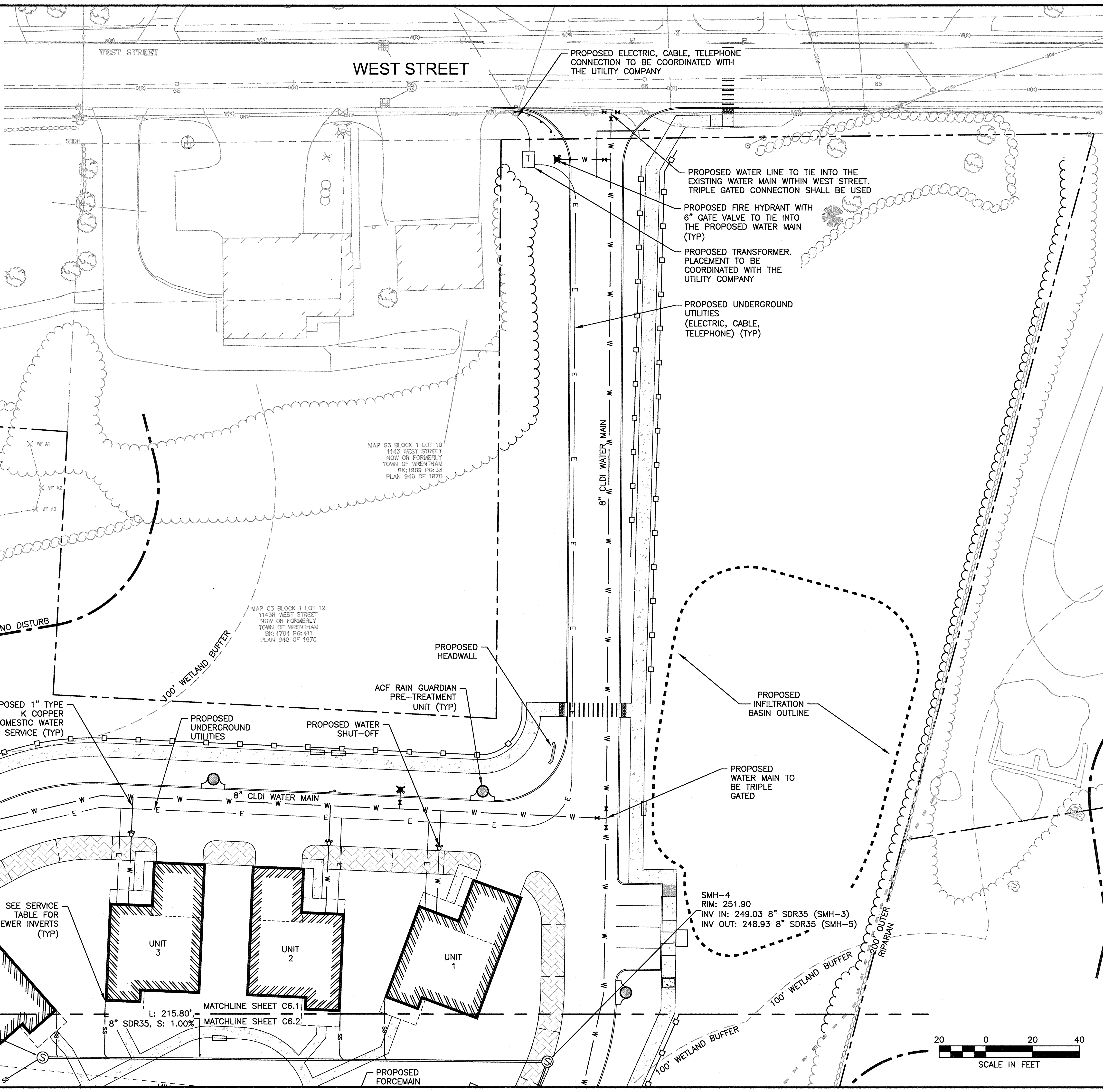
TOWN OF WRENTHAM — PLANNING BOARD

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

SIGNATURE DATE

Unit	FF	inv depth	Unit Inv	Sewer Inv	Length	Slope
1	253.6	3.37	250.23	249.69	26.6	0.020
2	254.9	4.20	250.70	249.88	20.5	0.040
3	256.0	4.10	251.90	250.94	23.8	0.040
4	257.2	5.15	252.05	251.15	19.8	0.045
5	258.0	5.30	252.70	251.19	33.3	0.045
6	258.0	4.92	253.08	252.00	23.9	0.045
7	257.0	4.75	252.25	251.28	24.4	0.040
8	256.5	4.37	252.13	251.03	24.3	0.045
9	256.3	6.11	250.19	248.69	29.9	0.050

SEWER INVERT TABLE



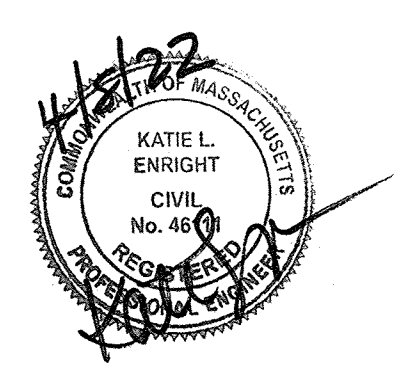
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PREPARED FOR:  
 SHELDON WEST, LLC  
 480 TURNPIKE STREET  
 SOUTH EASTON, MA 02375

**SHELDON WEST**  
 1139 WEST STREET  
 WRENTHAM, MA 02093  
 NORFOLK COUNTY

REVISIONS:

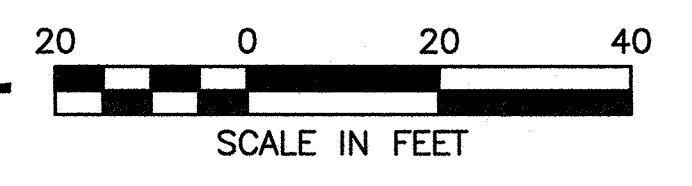
NO	BY	DATE	DESCRIPTION



SITE PLAN

UTILITY PLANS  
 SHEET 1 OF 2

DATE: MARCH 4, 2022  
 PROJECT NUMBER: 19227.01  
 DESIGNED BY: KF/KL  
 DRAWN BY: KF  
 CHECKED BY: KE



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REVISIONS:

NO	BY	DATE	DESCRIPTION

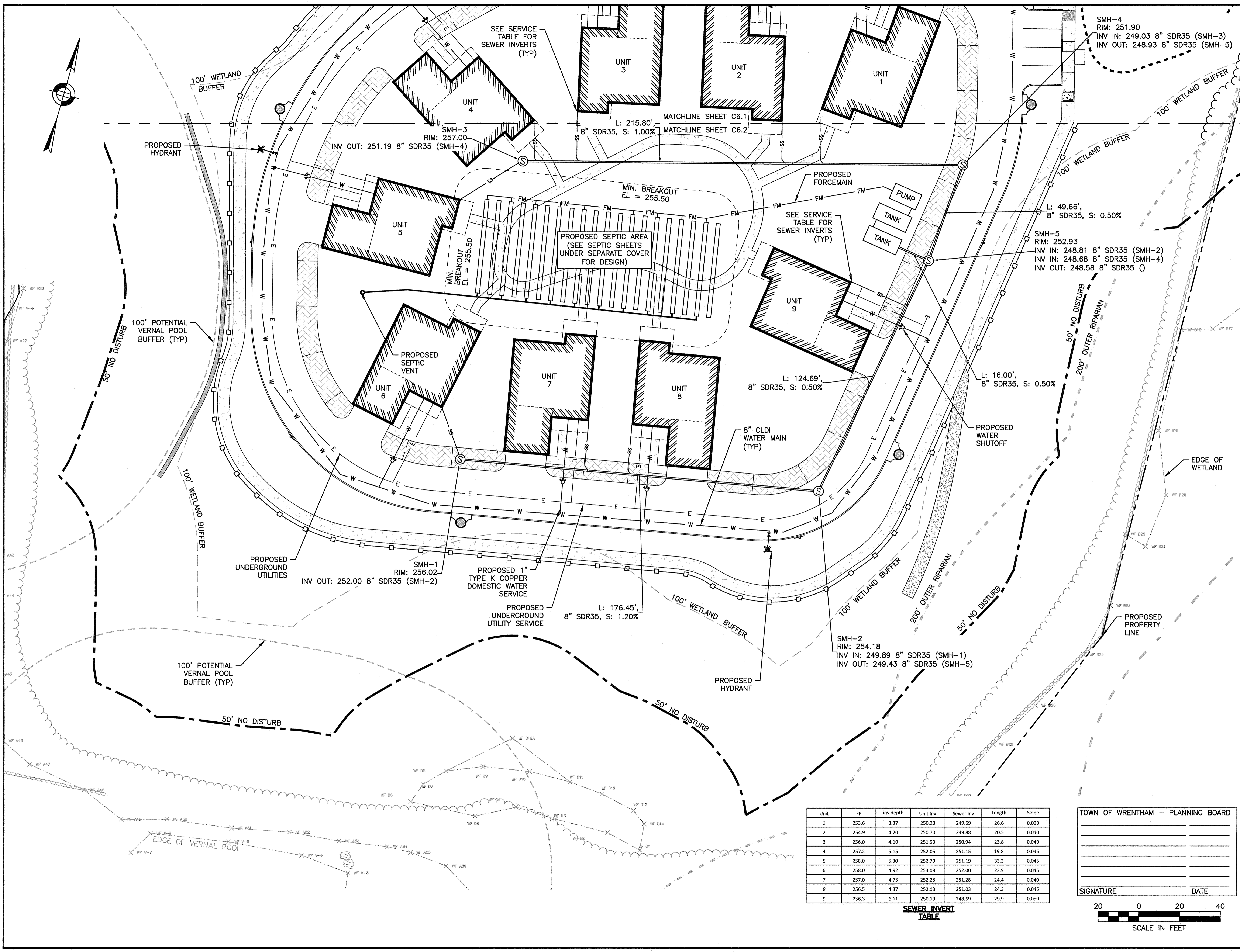


SITE PLAN

UTILITY PLANS  
 SHEET 2 OF 2

DATE: MARCH 4, 2022  
 PROJECT NUMBER: 19227.01  
 DESIGNED BY: KF/KL  
 DRAWN BY: KF  
 CHECKED BY: KE

C6.2  
 SHEET 15 OF 31



Unit	FF	Inv depth	Unit Inv	Sewer Inv	Length	Slope
1	253.6	3.37	250.23	249.69	26.6	0.020
2	254.9	4.20	250.70	249.88	20.5	0.040
3	256.0	4.10	251.90	250.94	23.8	0.040
4	257.2	5.15	252.05	251.15	19.8	0.045
5	258.0	5.30	252.70	251.19	33.3	0.045
6	258.0	4.92	253.08	252.00	23.9	0.045
7	257.0	4.75	252.25	251.28	24.4	0.040
8	256.5	4.37	252.13	251.03	24.3	0.045
9	256.3	6.11	250.19	248.69	29.9	0.050

SEWER INVERT TABLE

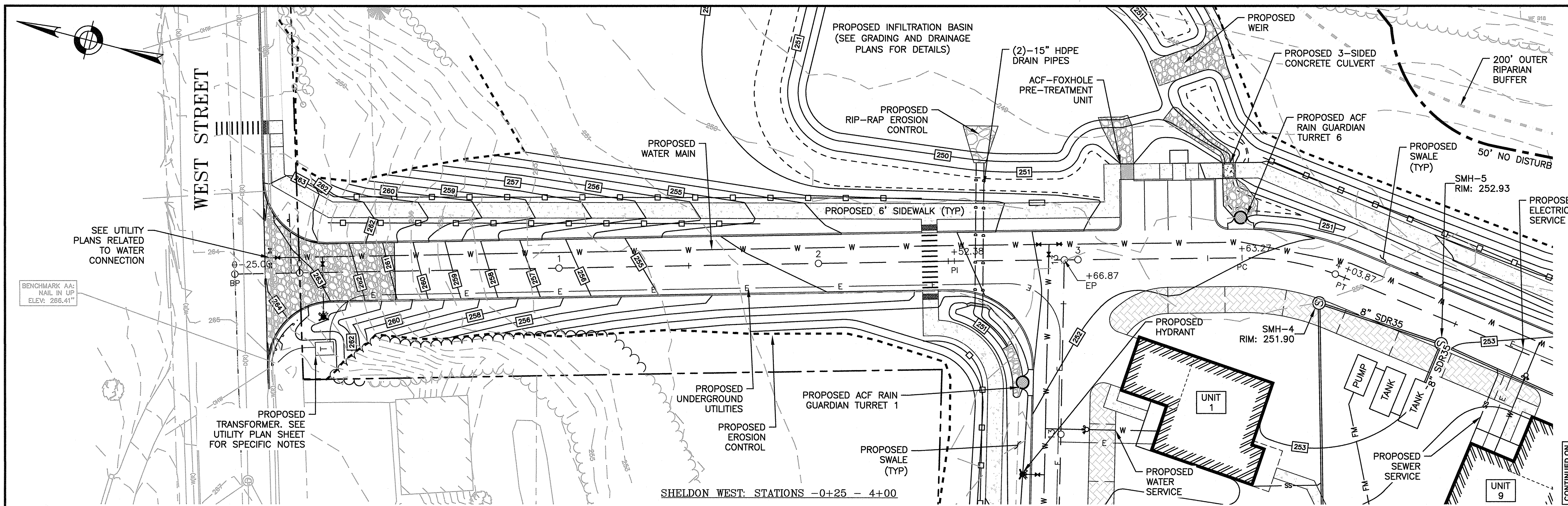
TOWN OF WRENTHAM — PLANNING BOARD

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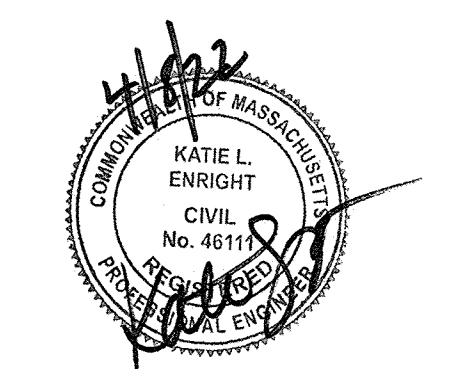
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 www.hshassoc.com

PREPARED FOR:  
 SHELDON WEST, LLC  
 480 TURNPIKE STREET  
 SOUTH EASTON, MA 02375

**SHELDON WEST**  
 1139 WEST STREET  
 WRENTHAM, MA 02093  
 NORFOLK COUNTY

REVISIONS:

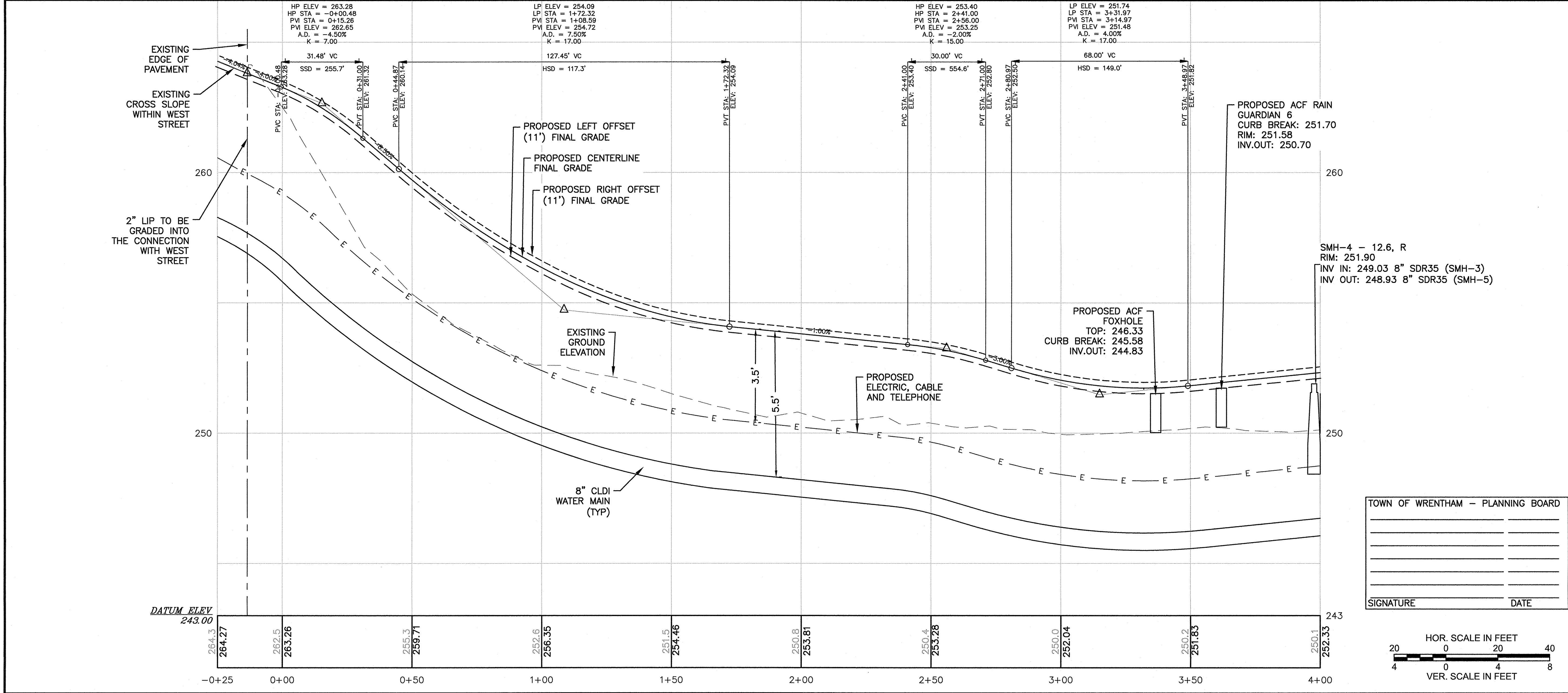
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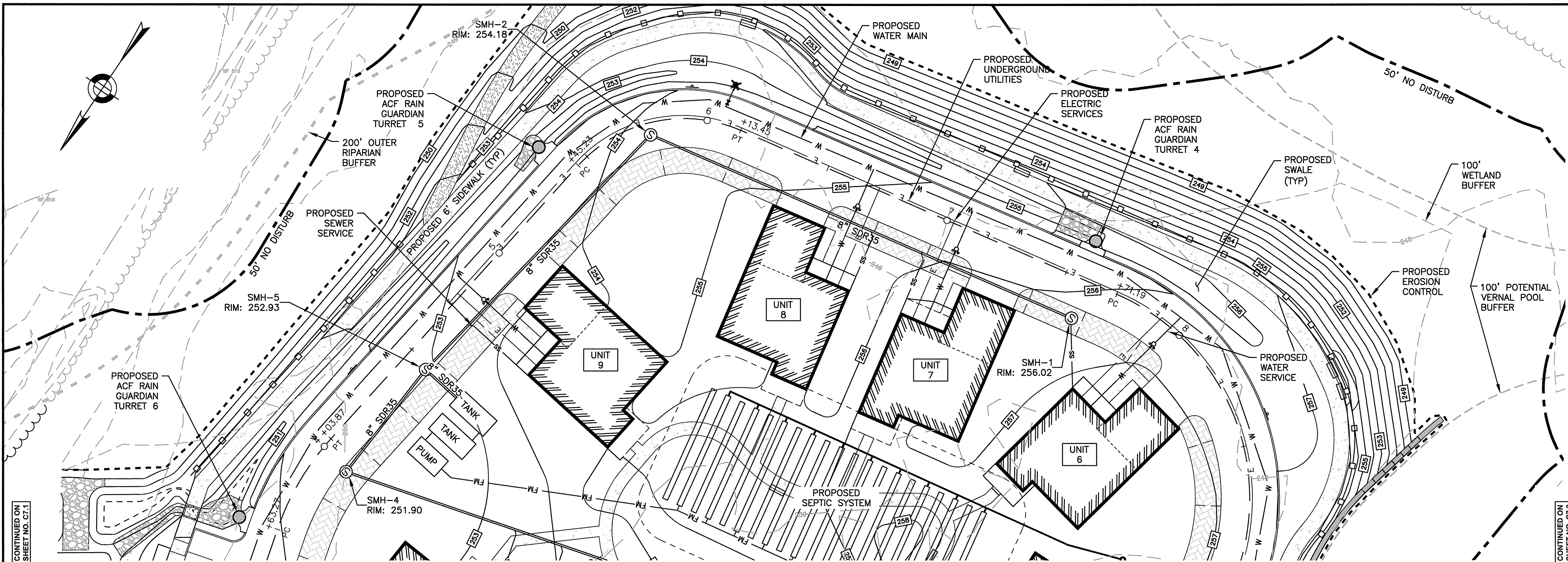
SITE PLAN

**PLAN AND PROFILE SHEET 1 OF 3**

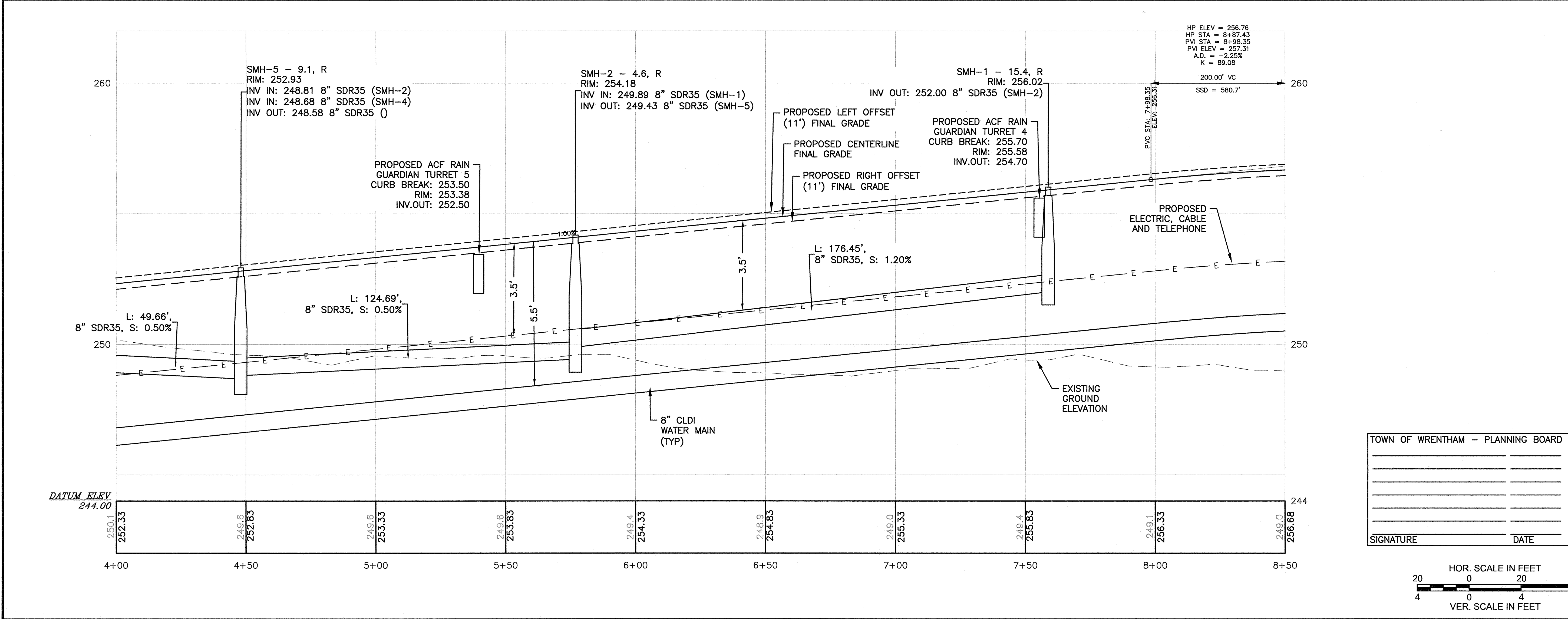
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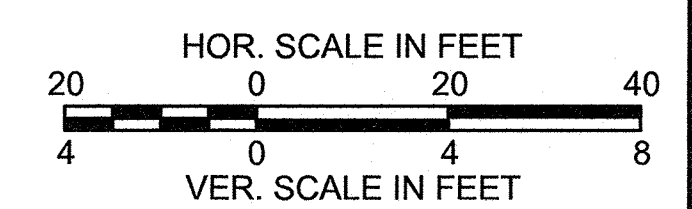


SHELDON WEST: STATIONS 4+00 - 8+50



TOWN OF WRENTHAM - PLANNING BOARD

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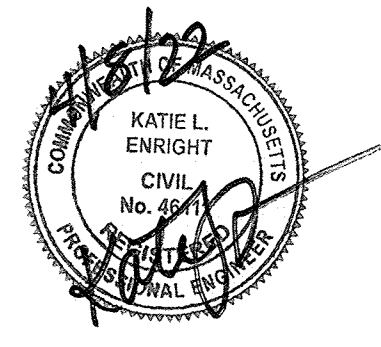
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NO	BY	DATE	DESCRIPTION



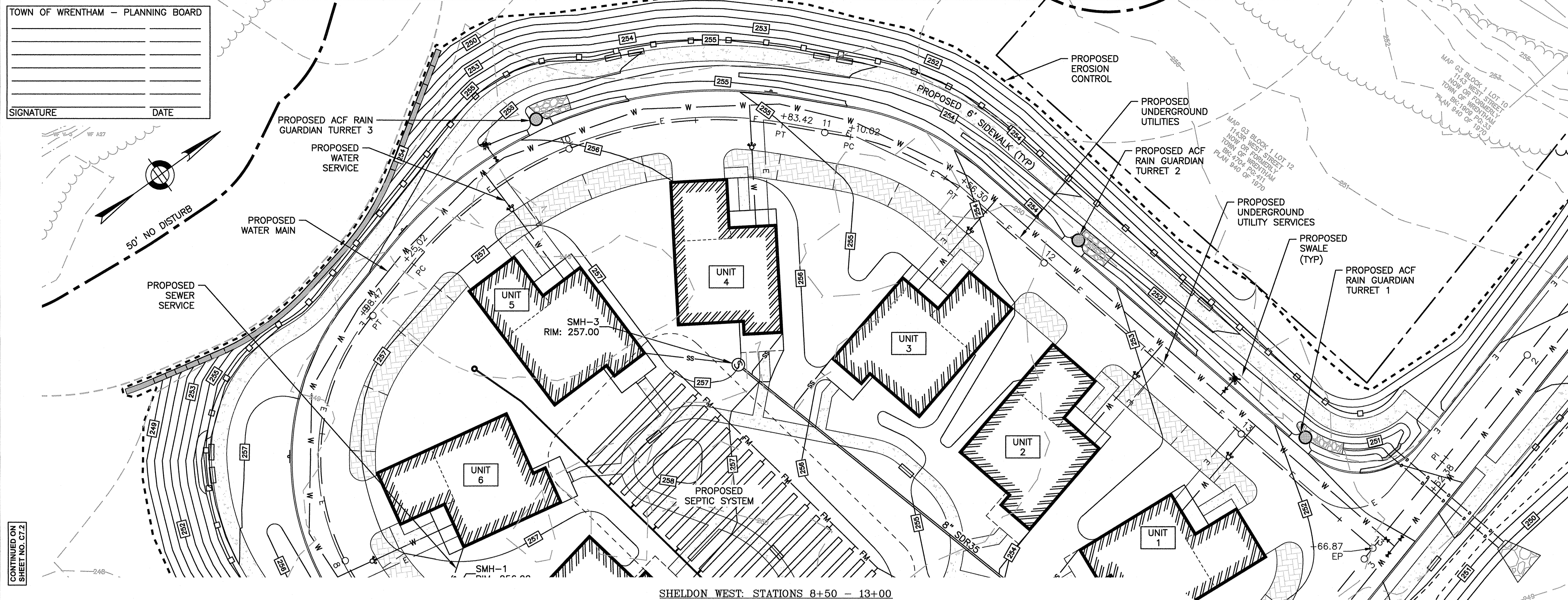
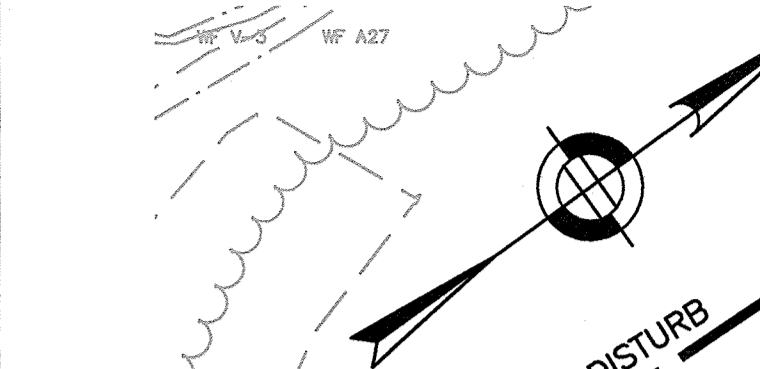
SITE PLAN

PLAN AND PROFILE  
 SHEET 2 OF 3

DATE: MARCH 4, 2022  
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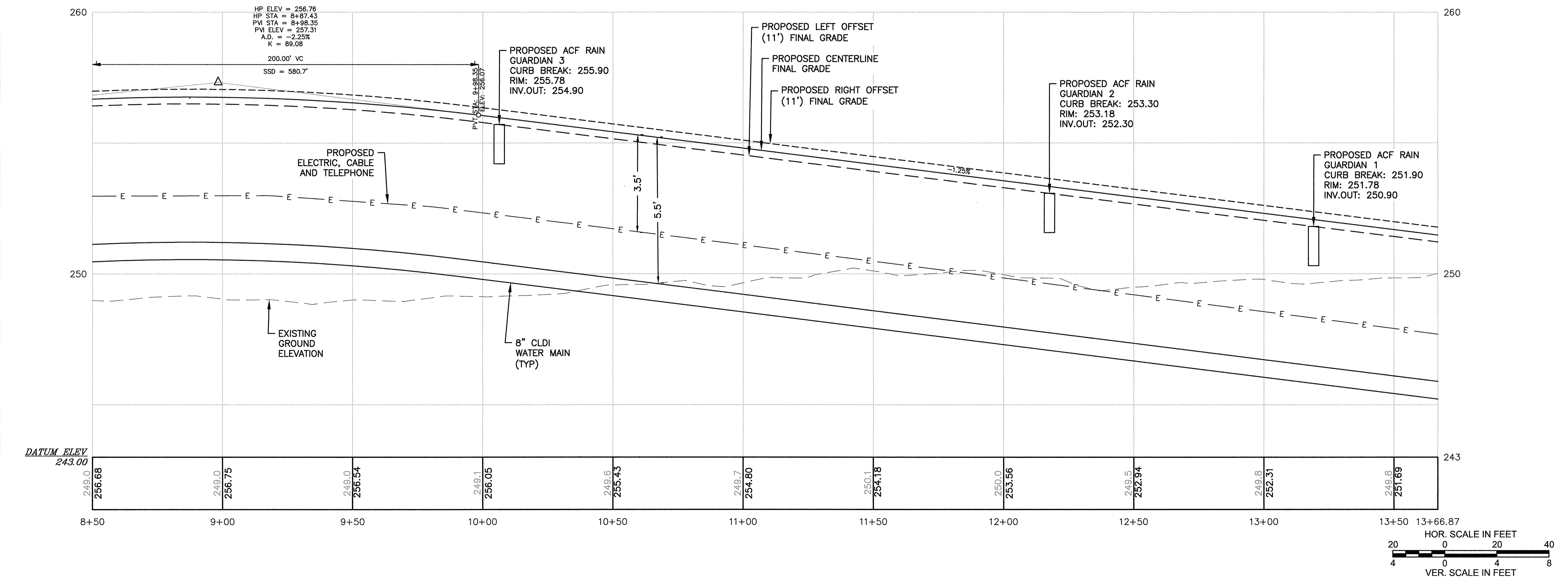


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SHELDON WEST: STATIONS 8+50 - 13+00

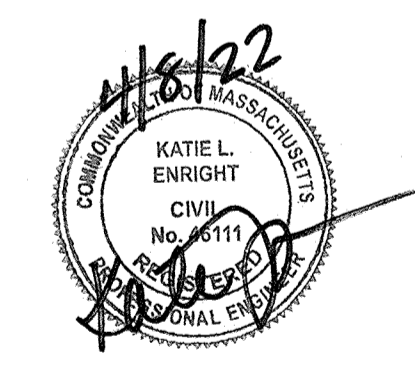
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SITE PLAN

PLAN AND PROFILE  
 SHEET 3 OF 3

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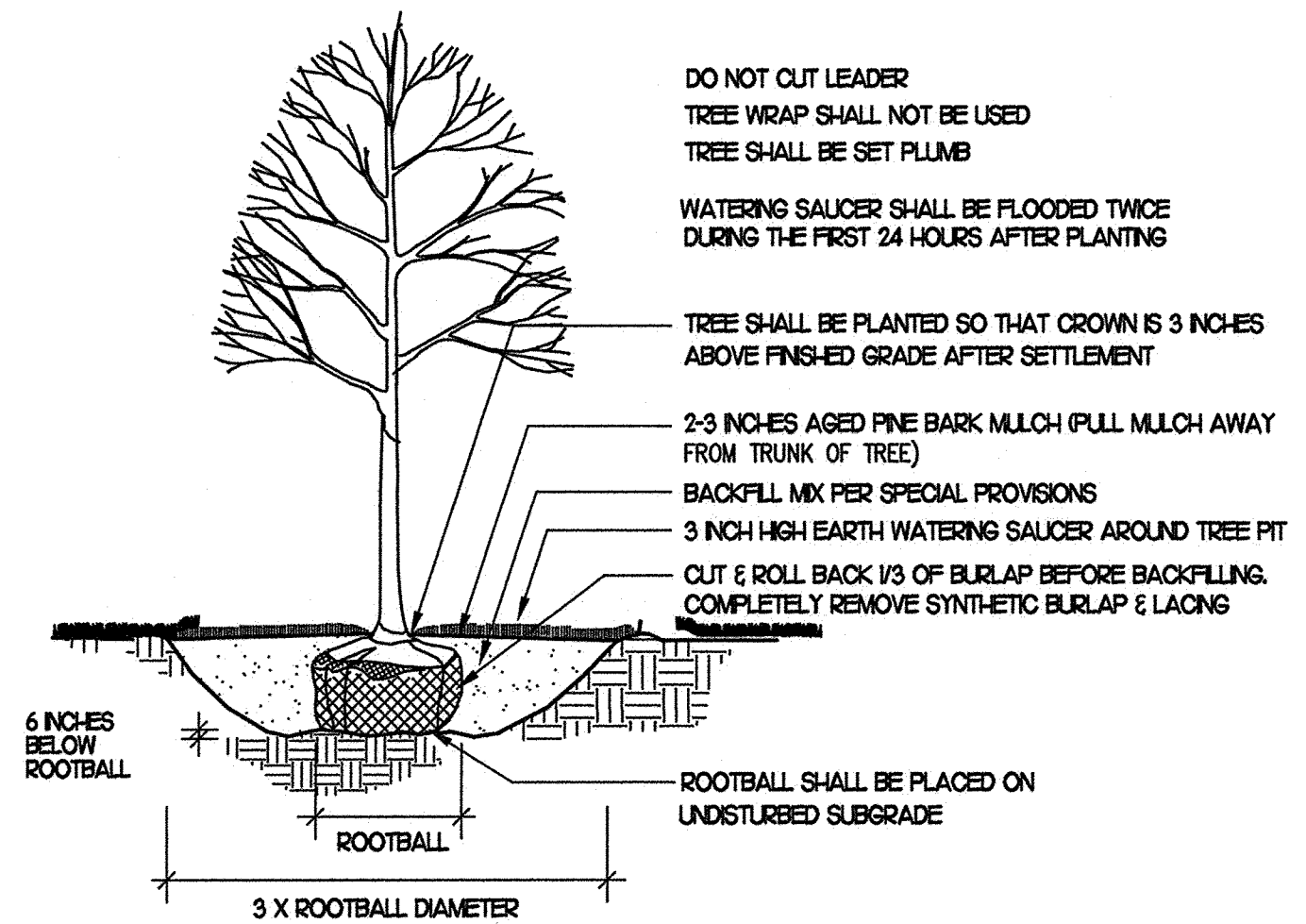
TOWN OF WRENTHAM - PLANNING BOARD

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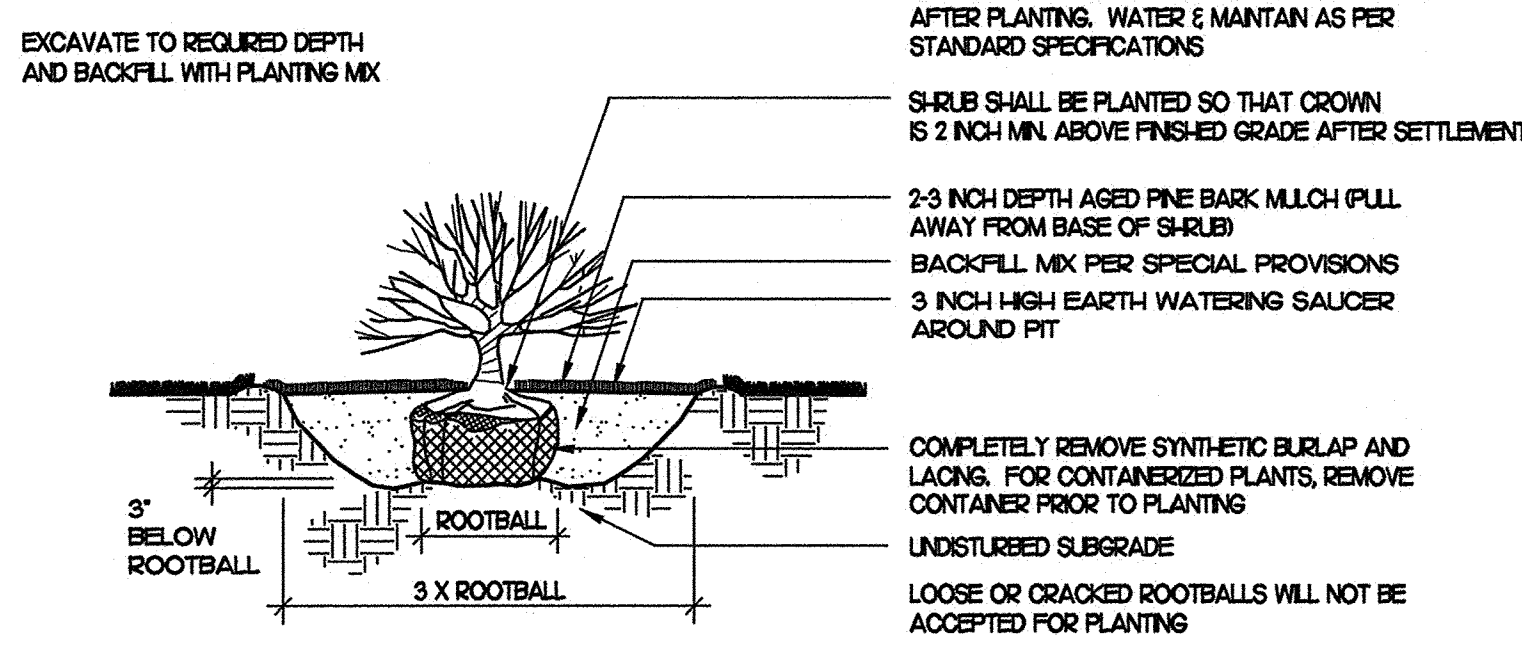
SIGNATURE DATE

**LANDSCAPE LEGEND**

	PROPOSED DECIDUOUS TREE
	PROPOSED ORNAMENTAL TREE
	PROPOSED EVERGREEN
	PROPOSED SHRUBS



**1 TREE PLANTING DETAIL**  
 NOT TO SCALE



**2 SHRUB PLANTING DETAIL**  
 NOT TO SCALE

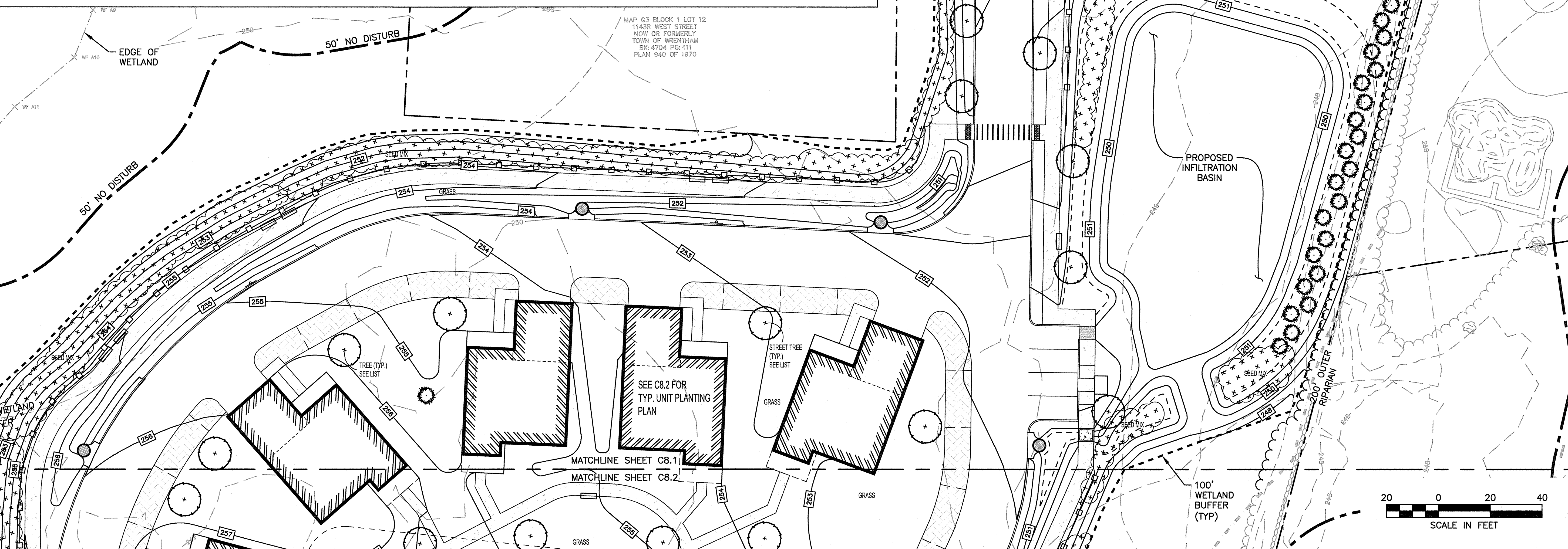
DECIDUOUS TREE PLANTINGS 32 TOTAL THROUGHOUT SITE

**Plant Schedule**

	Botanical Name	Common Name	Size
<b>DECIDUOUS TREE OPTIONS:</b>			
	Acer rubrum 'Red Sunset'	Red Sunset Maple	2"cal
	Acer saccharum 'Green Mountain'	Sugar Maple	2"cal
**	Carpinus caroliniana	American Hornbeam	2"cal
	Carya ovata	Shagbark Hickory	2"cal
	Ostrya virginiana	Hophornbeam	2"cal
**	Platanus x acerifolia	London Planetree	2"cal
**	Quercus coccinea	Scarlet Oak	2"cal
**	Quercus palustris	Pin Oak	2"cal
**	Tilia americana	Basswood	2"cal
**	Tilia cordata 'Greenspire'	Greenspire Linden	2"cal
**	Zelkova serrata	Japanese Zelkova	2"cal

	Botanical Name	Common Name	Size
<b>EVERGREEN TREE OPTIONS:</b>			
**	Abies concolor	White Fir	6'
**	Picea abies	Norway Spruce	6'
**	Picea glauca	White Spruce	6'
**	Picea omorika	Serbian Spruce	6'
**	Picea pungens 'Glauca'	Colorado Blue Spruce	6'

**Conservation Seed Mix**  
 Creeping Red Fescue, (Festuca rubra), Canada Wild Rye, (Elymus canadensis), Annual Ryegrass, (Lolium multiflorum), Perennial Ryegrass, (Lolium perenne), Blue Grama, (Bouteloua gracilis), Little Bluestem, (Schizachyrium scoparium), Indian Grass, (Sorghastrum nutans), Rough Bentgrass, (Agrostis scabra), Upland Bentgrass, (Agrostis perennans)  
 APPLICATION RATE: 35 lb/acre | 1250 sq ft/lb



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SITE PLAN

LANDSCAPE PLANS  
 SHEET 1 OF 2

DATE: MARCH 4, 2022  
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 SHEET 21 OF 31

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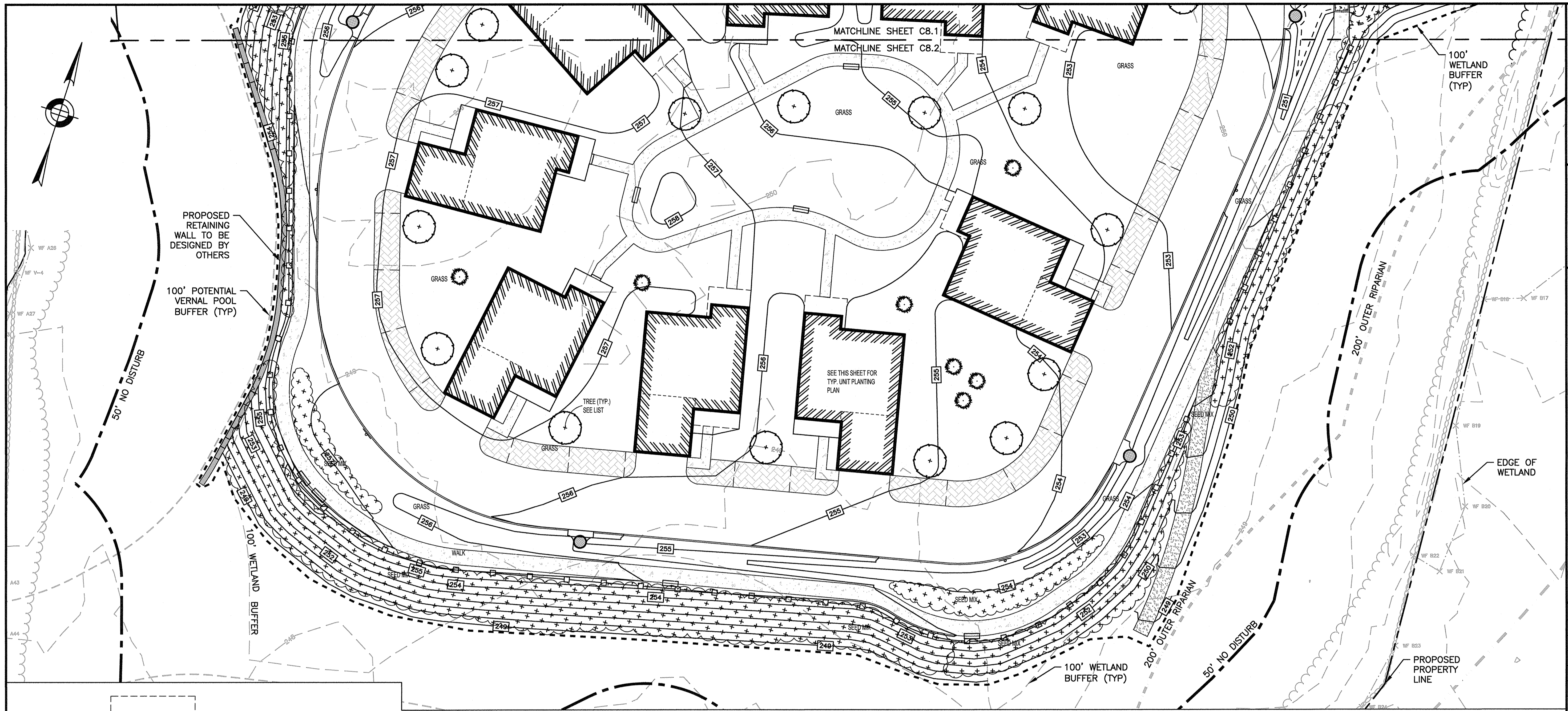
SITE PLAN

LANDSCAPE PLANS  
SHEET 2 OF 2

DATE: MARCH 4, 2022  
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C8.2

SHEET 22 OF 31



**PLANTING NOTES**

1. THE NUMBER OF EACH INDIVIDUAL PLANT TYPE AND SIZE IS PROVIDED IN THE PLANT LIST FOR CONTRACTORS CONVENIENCE ONLY. IF A DISCREPANCY EXISTS BETWEEN THE NUMBER OF PLANTS ON THE LIST AND THE NUMBER SHOWN ON THE DRAWING, THE GREATER NUMBER SHALL APPLY.
2. ALL PLANT MATERIAL SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT OR THE OWNER'S REPRESENTATIVE PRIOR TO ARRIVAL ON SITE.
3. PLANT MATERIAL SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS TO THE ORIGINAL PLANTING GRADE.
4. THE CONTRACTOR SHALL LOCATE AND MARK ALL UTILITIES PRIOR TO PLANTING. ANY CONFLICTS BETWEEN PLANTING AND UTILITIES SHALL BE IMMEDIATELY REPORTED TO THE LANDSCAPE ARCHITECT SO THAT ALTERNATE PLANTING LOCATIONS CAN BE DETERMINED.
5. NO SUBSTITUTION OF PLANT MATERIALS WILL BE ALLOWED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL PLANTS AGAINST DAMAGE FROM ON-GOING CONSTRUCTION. PROTECTION SHALL BEGIN AT THE TIME THE PLANT IS INSTALLED AND CONTINUE UNTIL FORMAL ACCEPTANCE OF ALL PLANTING.
7. ALL DISTURBED AREAS NOT OTHERWISE DEVELOPED SHALL BE LOAMED 6" AND SEEDED.

**GENERAL LANDSCAPE NOTES:**

1. AREAS NOT OTHERWISE DEVELOPED SHALL RECEIVE MINIMUM 6" COMPACTED DEPTH SCREENED LOAM.
2. EXISTING LOAM TO BE STOKPILED FOR REUSE.
3. FINISH COVER OVER PLANTING BED SHALL INCLUDE 3" MINIMUM DEPTH PINE MULCH.
4. FINISH SURFACE SHALL BE GRADED FROM A HIGH POINT AT CENTER OF ISLAND OUT TO THE BACK OF CURB. SEE GRADING, DRAINAGE AND PAVING PLAN FOR FINISH GRADES.
5. AT A MINIMUM, TREES AND SHRUBS SHALL BE WATERED BY FLOODING AS FOLLOWS: MONTH 0-3: ONCE PER WEEK MONTH 3-6: TWICE PER MONTH MONTH 6-12: ONCE PER MONTH INCREASE WATERING FREQUENCY TO ACCOUNT FOR DROUGHT CONDITIONS AS REQUIRED.
6. TURF AREAS TO BE WATERED AND MOVED UNTIL ACCEPTED.
7. CONSERVATION SEED MIX AREA TO BE WATERED IF NECESSARY FOR ESTABLISHMENT

**DECIDUOUS TREE PLANTINGS 32 TOTAL THROUGHOUT SITE**

**Plant Schedule**

	Botanical Name	Common Name	Size
<b>DECIDUOUS TREE OPTIONS:</b>			
	Acer rubrum 'Red Sunset'	Red Sunset Maple	2'cal
	Acer saccharum 'Green Mountain'	Sugar Maple	2'cal
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**	Quercus coccinea	Scarlet Oak	2'cal
**	Quercus palustris	Pin Oak	2'cal
**	Tilia americana	Basswood	2'cal
**	Tilia cordata 'Greenspire'	Greenspire Linden	2'cal
**	Zelkova serrata	Japanese Zelkova	2'cal

**EVERGREEN TREE OPTIONS:**

**	Abies concolor	White Fir	6'
**	Picea abies	Norway Spruce	6'
**	Picea glauca	White Spruce	6'
**	Picea omorika	Serbian Spruce	6'
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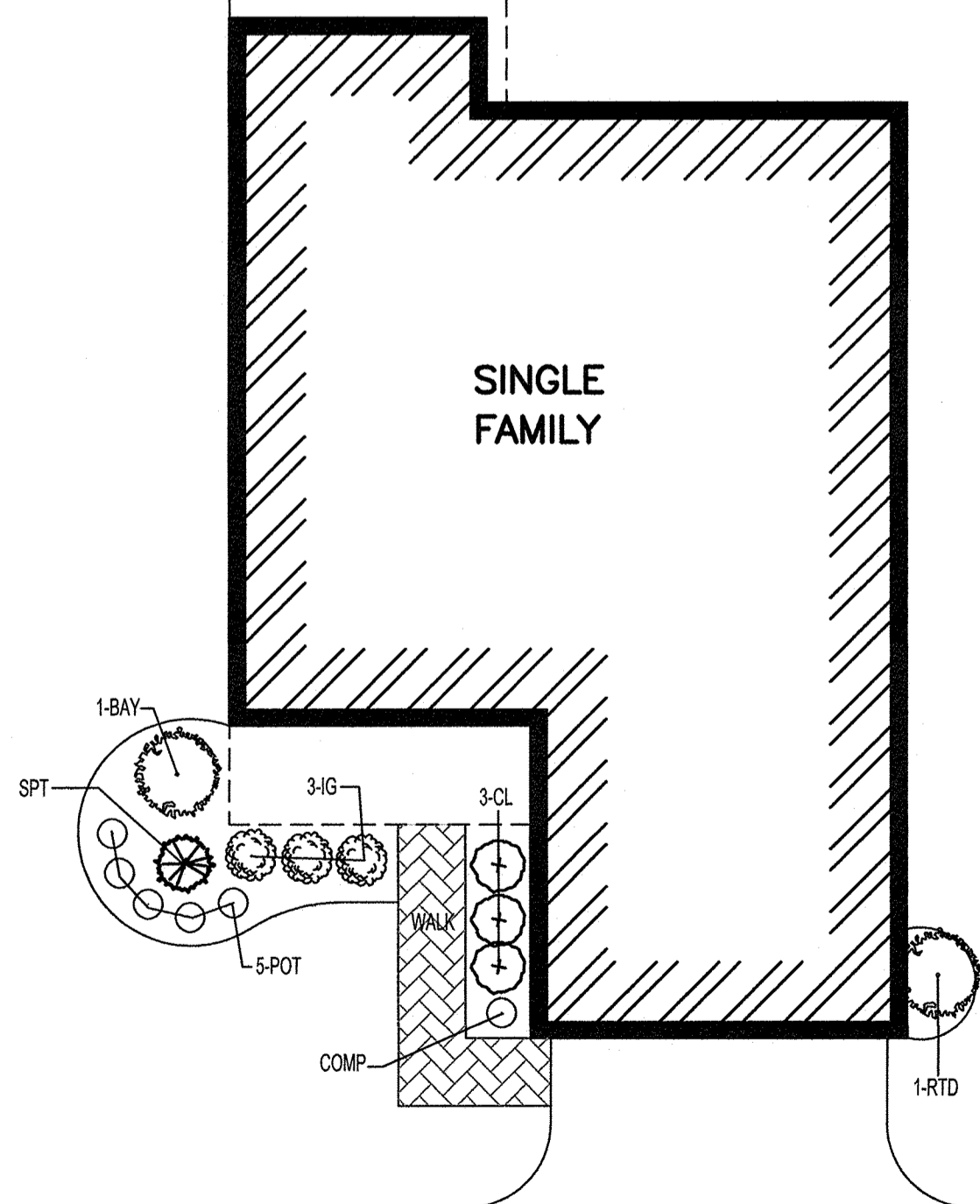
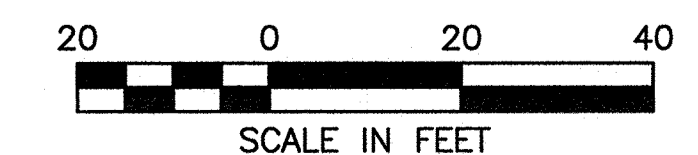
**Conservation Seed Mix**  
Creeping Red Fescue, (Festuca rubra), Canada Wild Rye, (Elymus canadensis), Annual Ryegrass, (Lolium multiflorum), Perennial Ryegrass, (Lolium perenne), Blue Grama, (Bouteloua gracilis), Little Bluestem, (Schizachyrium scoparium), Indian Grass, (Sorghastrum nutans), Rough Bentgrass, (Agrostis scabra), Upland Bentgrass, (Agrostis perennans)  
APPLICATION RATE: 35 lb/acre | 1250 sq ft/lb

**LANDSCAPE LEGEND**

- PROPOSED DECIDUOUS TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED EVERGREEN
- PROPOSED SHRUBS

**TOWN OF WRENTHAM - PLANNING BOARD**

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\_\_\_\_\_  
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\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
SIGNATURE DATE



**TYPICAL SINGLE FAMILY HOME PLANTING**

SEE L-1 SINGLE FAMILY UNIT LOCATIONS  
1" = 10'

**Plant Schedule - Single Family Unit (typ.)**

Qty	Key	Botanical Name	Common Name	Size
<b>SHRUBS:</b>				
1	BAY	Myrica pensylvanicum	Northern Bayberry	#3pot
3	CL	Clethra alnifolia	Sweet Pepper	2-3'
1	COMP	Comptonia peregrina	Sweetfern	#3pot
3	IG	Ilex glabra 'Shamrock'	Shamrock Inkberry	2-2.5'
5	POT	Potentilla 'Abbotswood'	Abbotswood Potentilla	#3pot
1	RTD	Cornus alba 'Elegantissima'	Variegated Red Twig Dogwood	#3pot
1	SPT	Spirea tomentosa	Steeplebush	#3pot

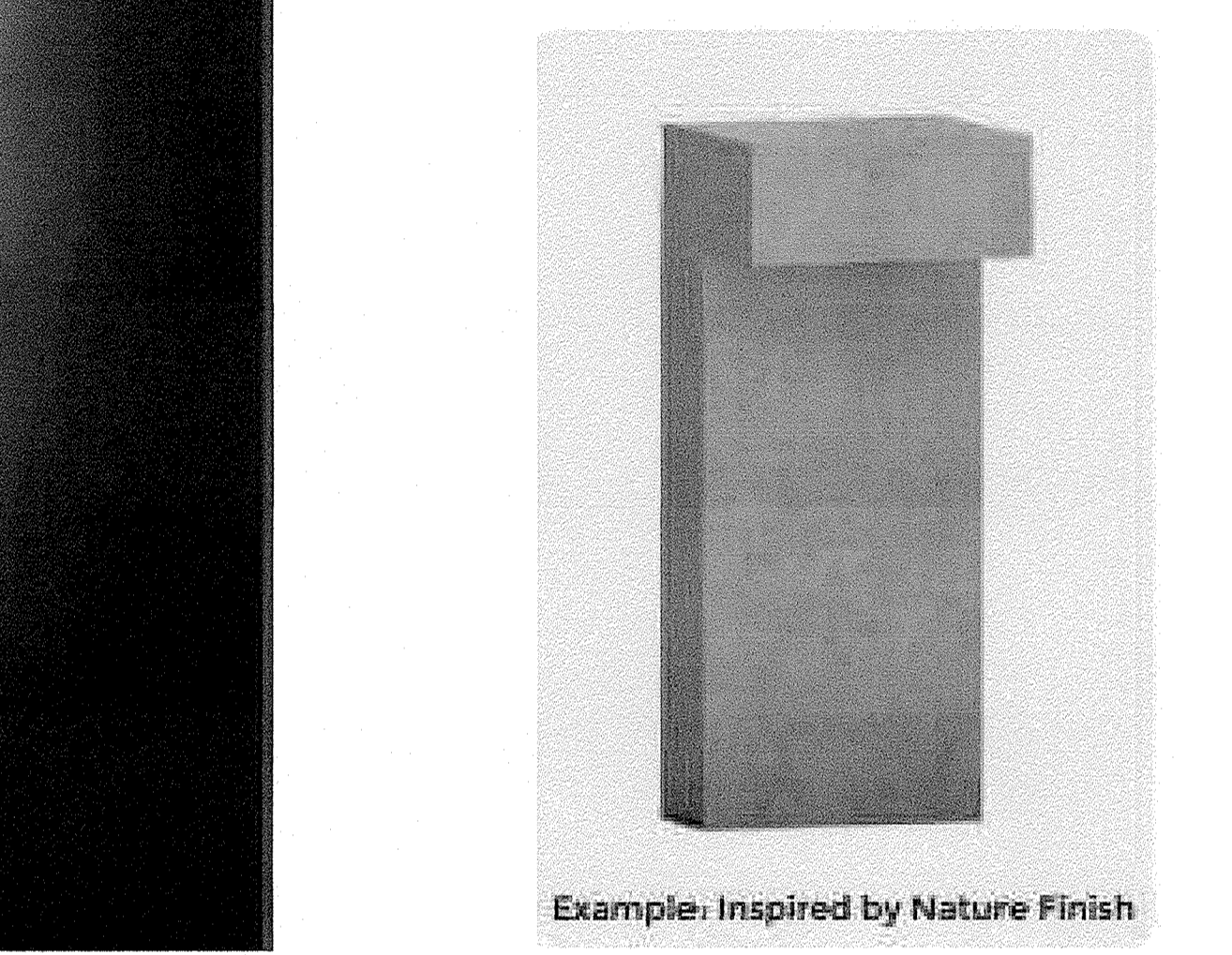
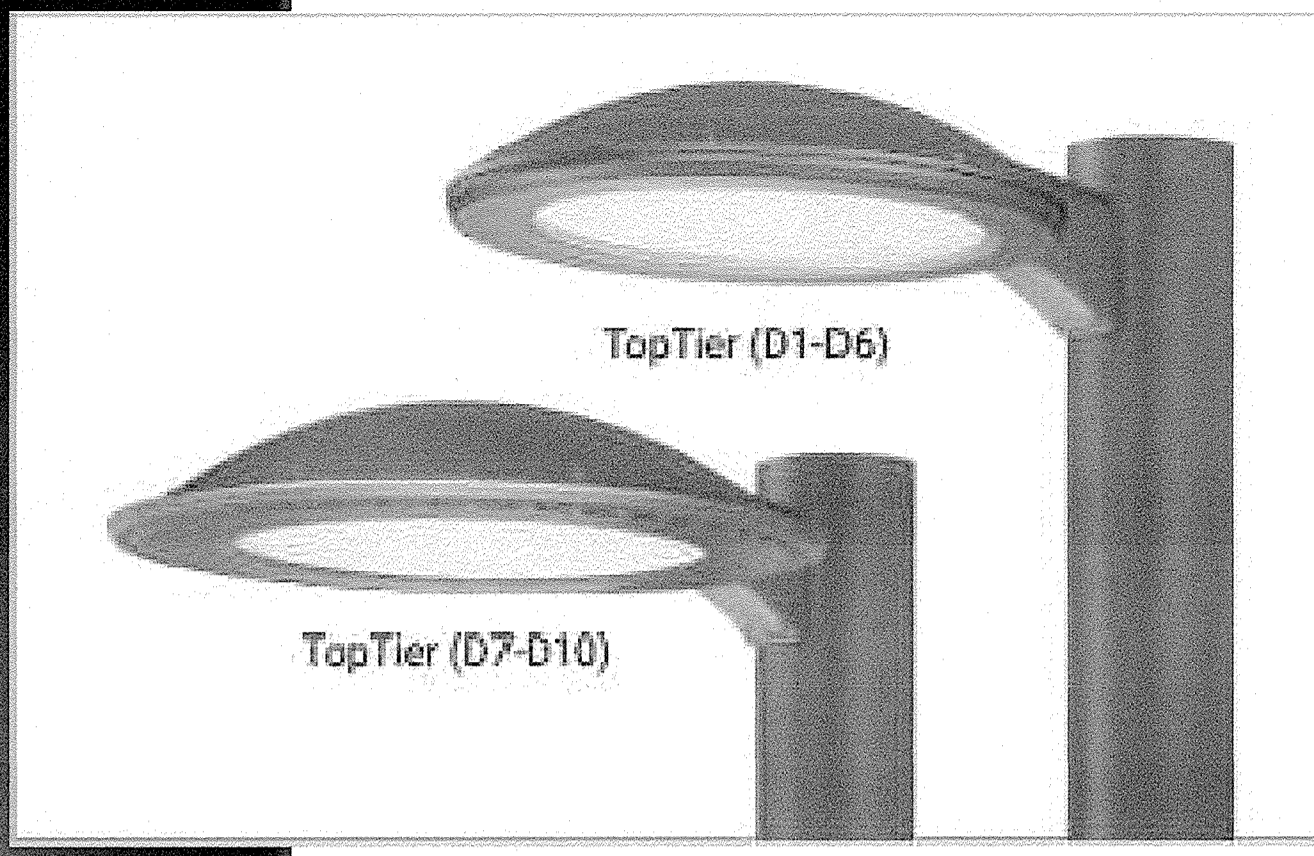
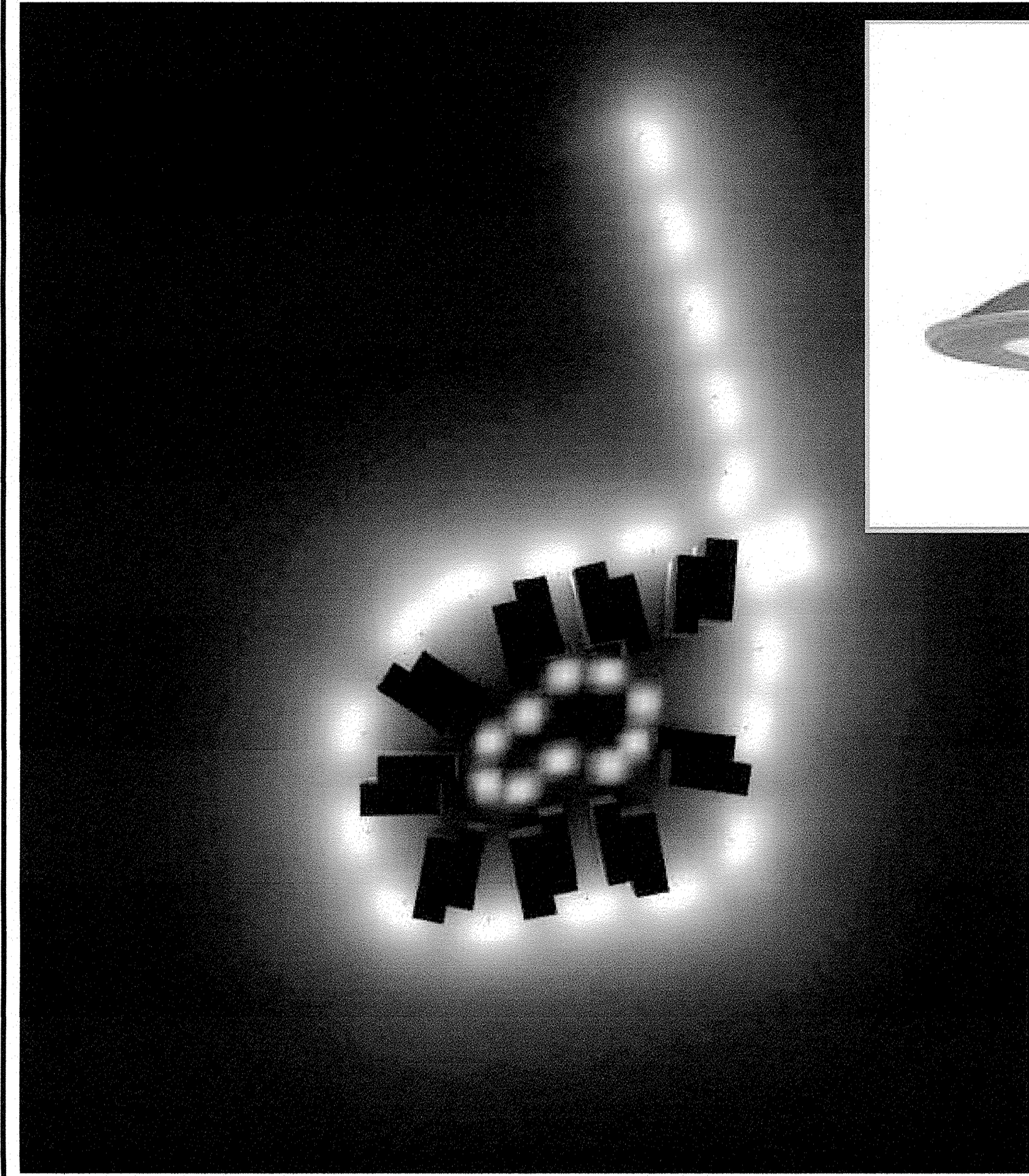
9 TOTAL SINGLE FAMILY UNITS

TOWN OF WRENTHAM - PLANNING BOARD

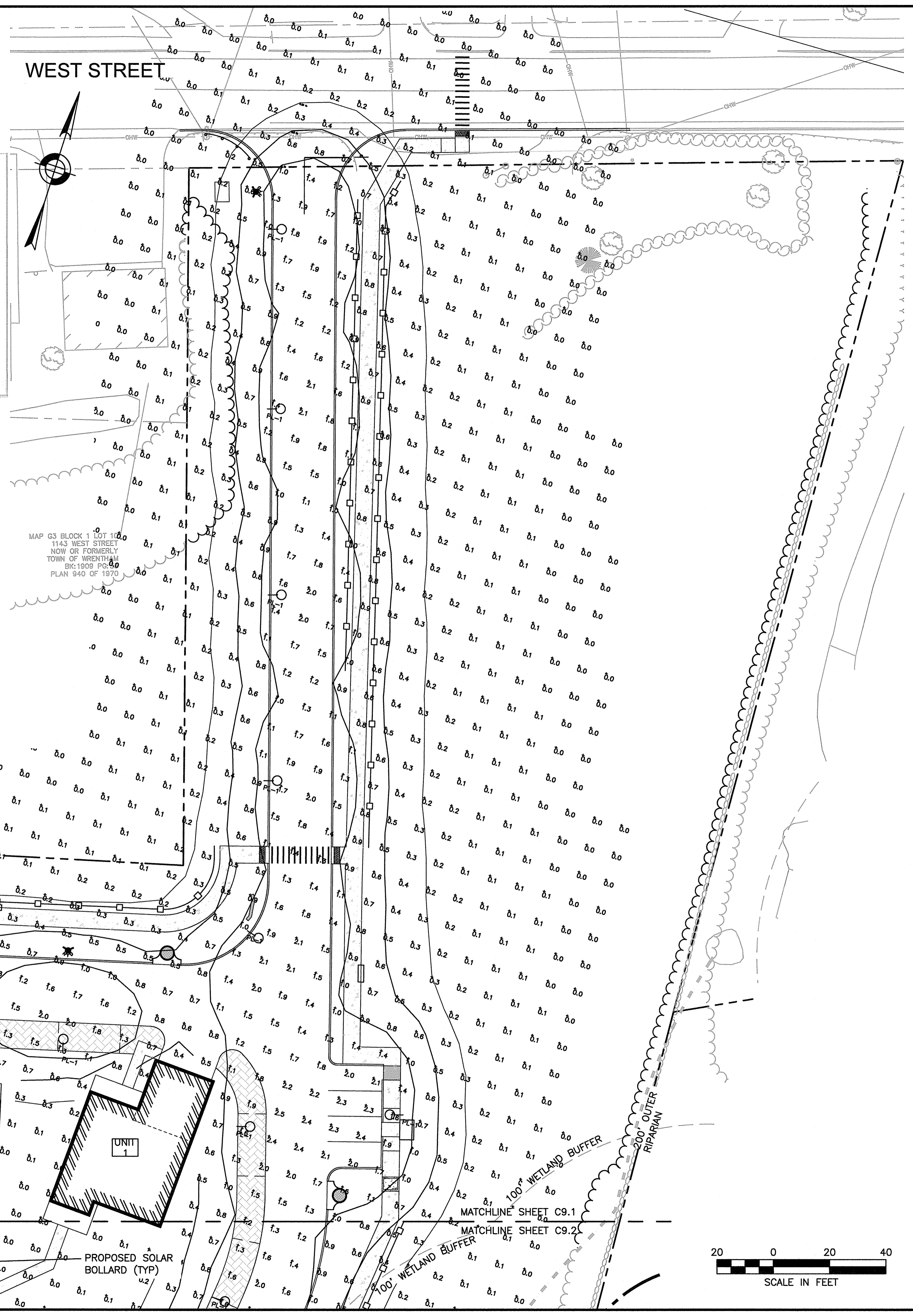
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LUMINAIRE SCHEDULE			
SYMBOL	QTY	LABEL	DESCRIPTION
□	10	BL-1	LIGMAN: UPRA-10052-4W-T3-W35-XX
○	20	PL-1	MCGRAW EDISON: TT-D5-735-U-T4-PM-XX

CALCULATION SUMMARY				
LABEL	UNITS	AVG	MIN	MAX
SITE	Fc	0.14	0.0	2.5



Example: Inspired by Nature Finish



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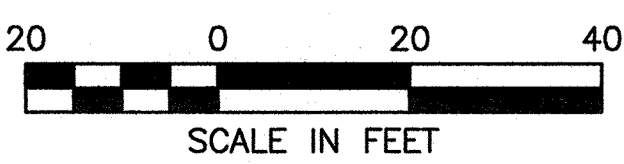
SITE PLAN

LIGHTING PLANS  
 SHEET 1 OF 2

DATE: MARCH 4, 2022  
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SITE PLAN

LIGHTING PLANS  
 SHEET 2 OF 2

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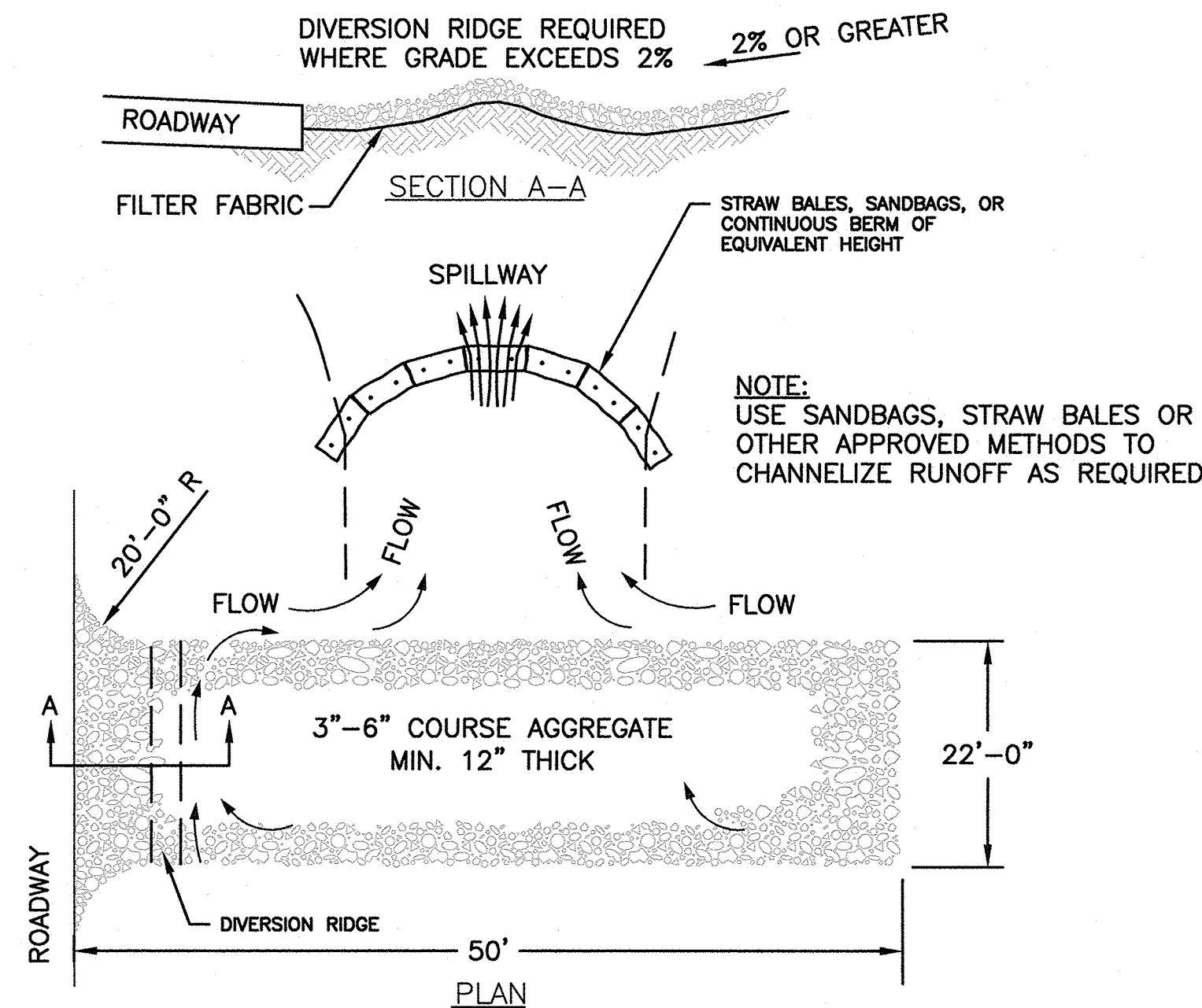


**EROSION AND SEDIMENT CONTROL NOTES**

1. EROSION AND SEDIMENT CONTROL MEASURES MUST BE INSTALLED PRIOR TO THE START OF CONSTRUCTION AND MAINTAINED AND UPGRADED AS NECESSARY DURING CONSTRUCTION BY THE CONTRACTOR. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSPECT AND INSTALL ADDITIONAL CONTROL MEASURES AS NEEDED DURING CONSTRUCTION.
2. ALL CATCH BASINS RECEIVING DRAINAGE FROM THE PROJECT SITE MUST BE PROVIDED WITH A CATCH BASIN FILTER.
3. STABILIZATION OF ALL RE-GRADED AND SOIL STOCKPILE AREAS MUST BE MAINTAINED DURING ALL PHASES OF CONSTRUCTION.
4. SEDIMENT REMOVED FROM EROSION AND SEDIMENT CONTROL DEVICES MUST BE PROPERLY REMOVED AND DISPOSED. ALL DAMAGED CONTROLS MUST BE REMOVED AND REPLACED.
5. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING THE EROSION AND SEDIMENT CONTROL PLAN. THIS INCLUDES THE INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN, AND NOTIFYING THE PROPER TOWN AGENCY OF ANY TRANSFER OF THIS RESPONSIBILITY.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTROLLING WIND EROSION AND DUST THROUGHOUT THE LIFE OF HIS CONTRACT. DUST CONTROL MAY INCLUDE, BUT IS NOT LIMITED TO, SPRINKLING OF WATER ON EXPOSED SOILS AND STREET SWEEPING ADJACENT ROADWAYS.
7. IF FINAL GRADING IS TO BE DELAYED FOR MORE THAN 21 DAYS AFTER LAND DISTURBANCE ACTIVITIES CEASE, TEMPORARY VEGETATION OR MULCH SHALL BE USED TO STABILIZED SOILS WITHIN 14 DAYS OF THE LAST DISTURBANCE.
8. IF A DISTURBED AREA WILL BE EXPOSED FOR GREATER THAN ONE YEAR, PERMANENT GRASSES OR OTHER APPROVED COVER MUST BE INSTALLED.
9. THE CONTRACTOR MUST KEEP ON-SITE AT ALL TIMES ADDITIONAL SILT FENCE, STRAW WATTLE, AND HAY BALES FOR THE INSTALLATION AT THE DIRECTION OF THE ENGINEER OR THE TOWN TO MITIGATE ANY EMERGENCY CONDITION.
10. THE CONSTRUCTION FENCING AND EROSION AND SEDIMENT CONTROLS AS SHOWN MAY NOT BE PRACTICAL DURING ALL STAGES OF CONSTRUCTION. EARTHWORK ACTIVITY ON-SITE MUST BE DONE IN A MANNER SUCH THAT RUNOFF IS DIRECTED TO A SEDIMENT CONTROL DEVICE OR INFILTRATED TO THE GROUND.
11. DEMOLITION AND CONSTRUCTION DEBRIS MUST BE PROPERLY CONTAINED AND DISPOSED OF.
12. DISPOSAL OF ALL DEMOLISHED MATERIALS IS THE RESPONSIBILITY OF THE CONTRACTOR AND MUST BE HAULED OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL REQUIREMENTS.

**GENERAL CONSTRUCTION SEQUENCE**

1. INSTALL EROSION AND SEDIMENT CONTROLS PRIOR TO STARTING ANY EARTHWORKS ACTIVITY.
2. INSTALL CONSTRUCTION ENTRANCE.
3. BEGIN CLEARING AND GRUBBING.
4. CONSTRUCT STORMWATER MANAGEMENT SYSTEM.
5. INSTALL SITE FURNISHINGS.
6. INSTALL PAVEMENT AND CURBS.
7. INSTALL LANDSCAPING.
8. EROSION AND SEDIMENT CONTROLS SHALL BE MAINTAINED UNTIL PERMANENT COVER IS ESTABLISHED.



**NOTES:**

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. TEMPORARY CONSTRUCTION ENTRANCE SHALL BE APPLIED WHERE NECESSARY TO KEEP PUBLIC WAYS FREE OF SEDIMENT INCLUDING STAGING AREAS

**STABILIZED CONSTRUCTION ENTRANCE**  
NOT TO SCALE

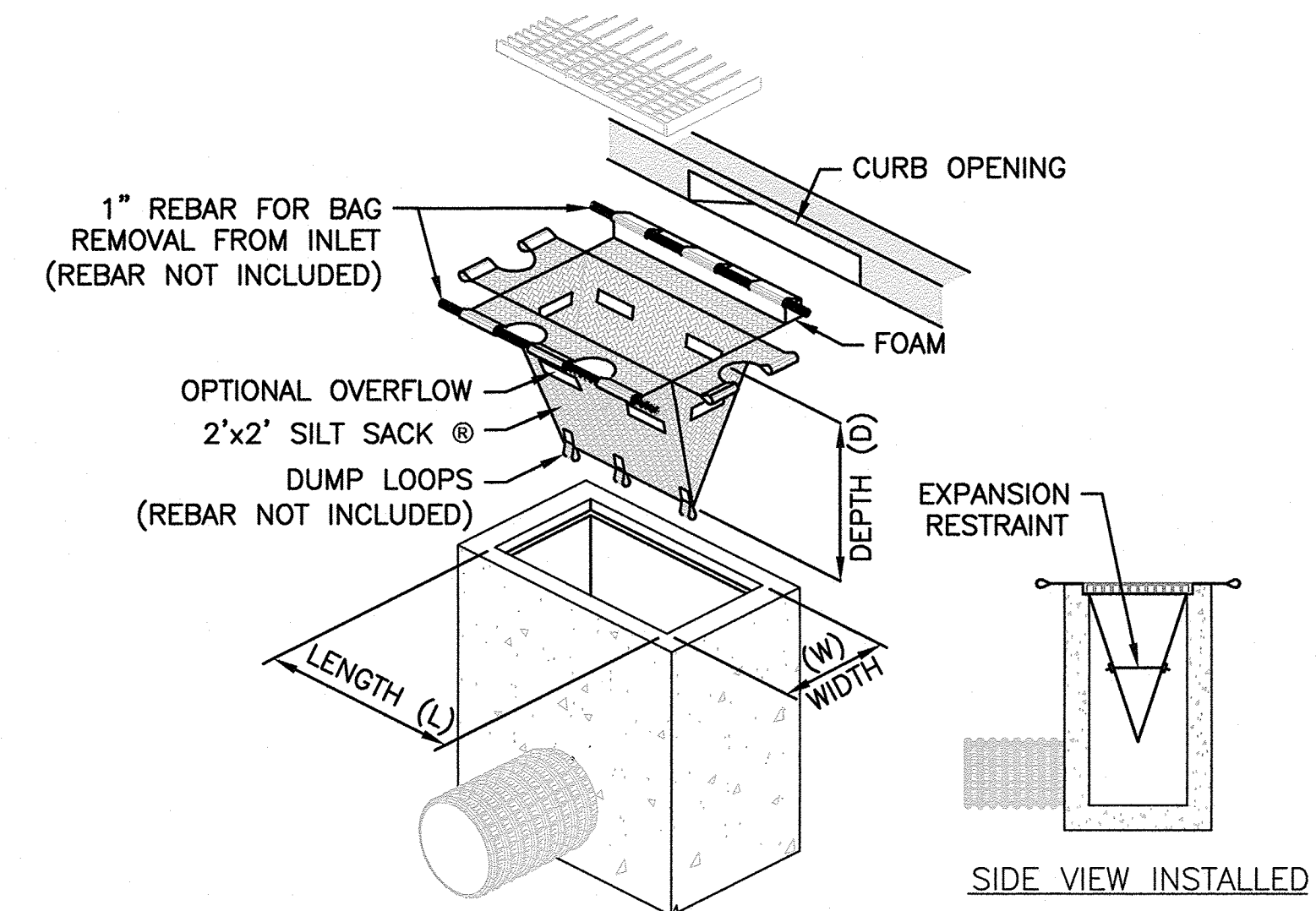
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480 TURNPIKE STREET  
SOUTH EASTON, MA 02375

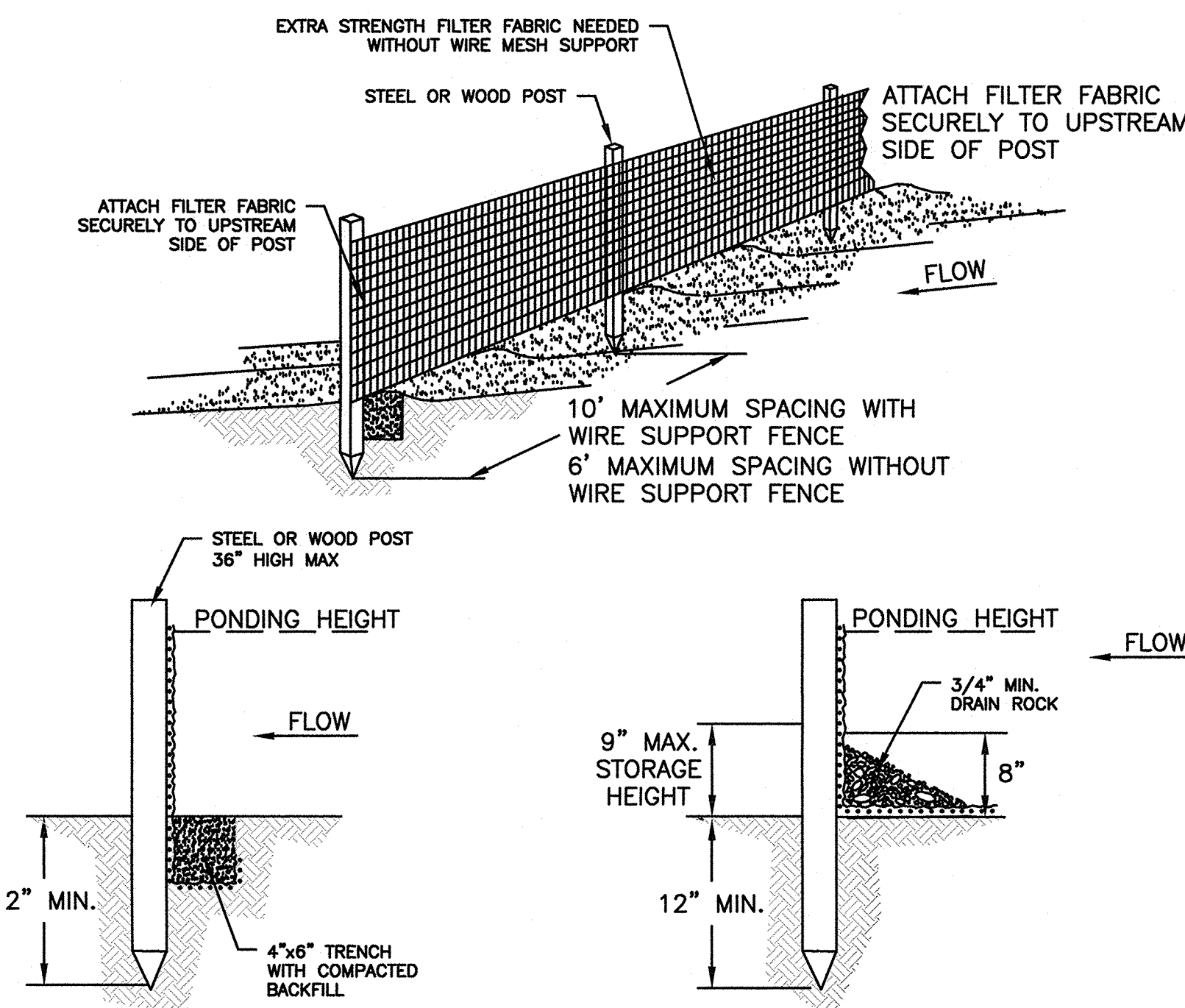
**SHELDON WEST**  
1139 WEST STREET  
WRENTHAM, MA, 02093  
NORFOLK COUNTY



**TEMPORARY INLET PROTECTION**  
NOT TO SCALE

**REVISIONS:**

NO	BY	DATE	DESCRIPTION



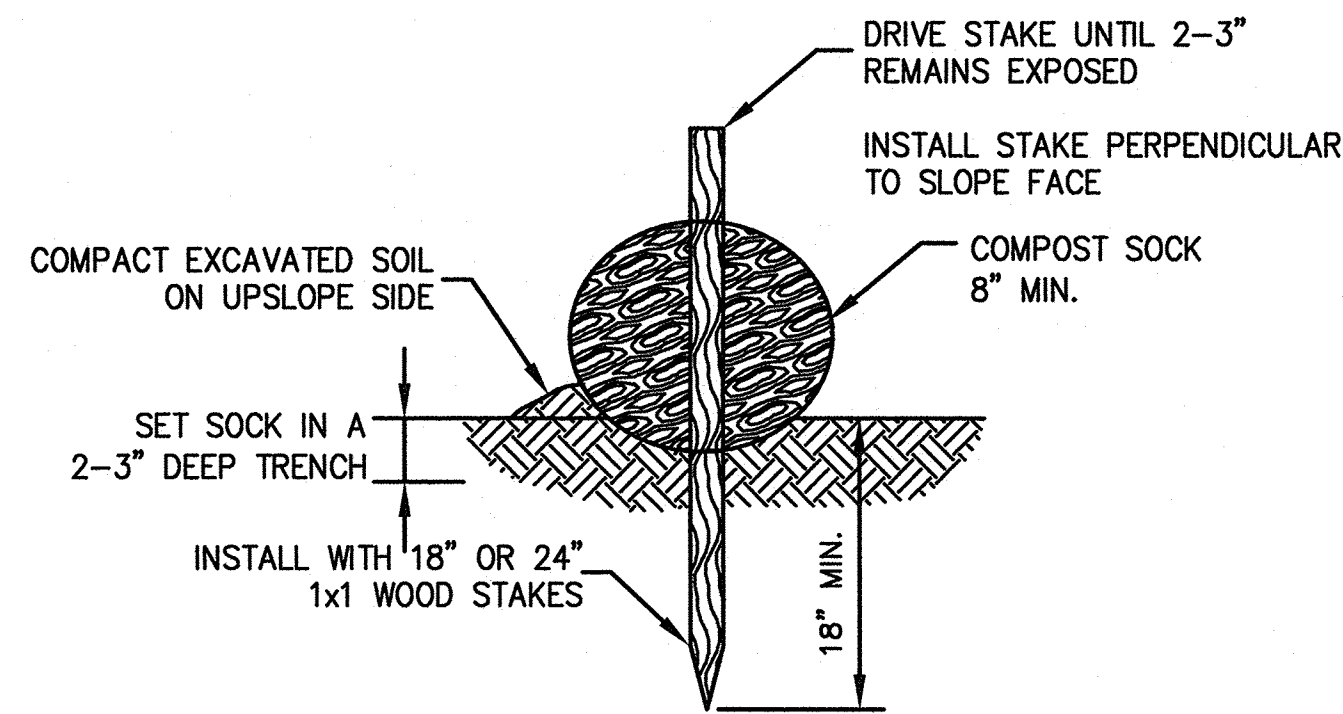
**TRENCH DETAIL**

**INSTALLATION WITHOUT TRENCHING**

**NOTES:**

1. EROSION CONTROL BARRIER (HAY BALES, SILT FENCE OR EROSION STOCK) SHALL BE PLACED AROUND ALL MATERIAL STOCKPILE AREAS AND MAINTAINED AT STAGING AREAS TO ASSURE NO SILTATION ONTO PUBLIC OR PRIVATE WAYS OR PROPERTY.

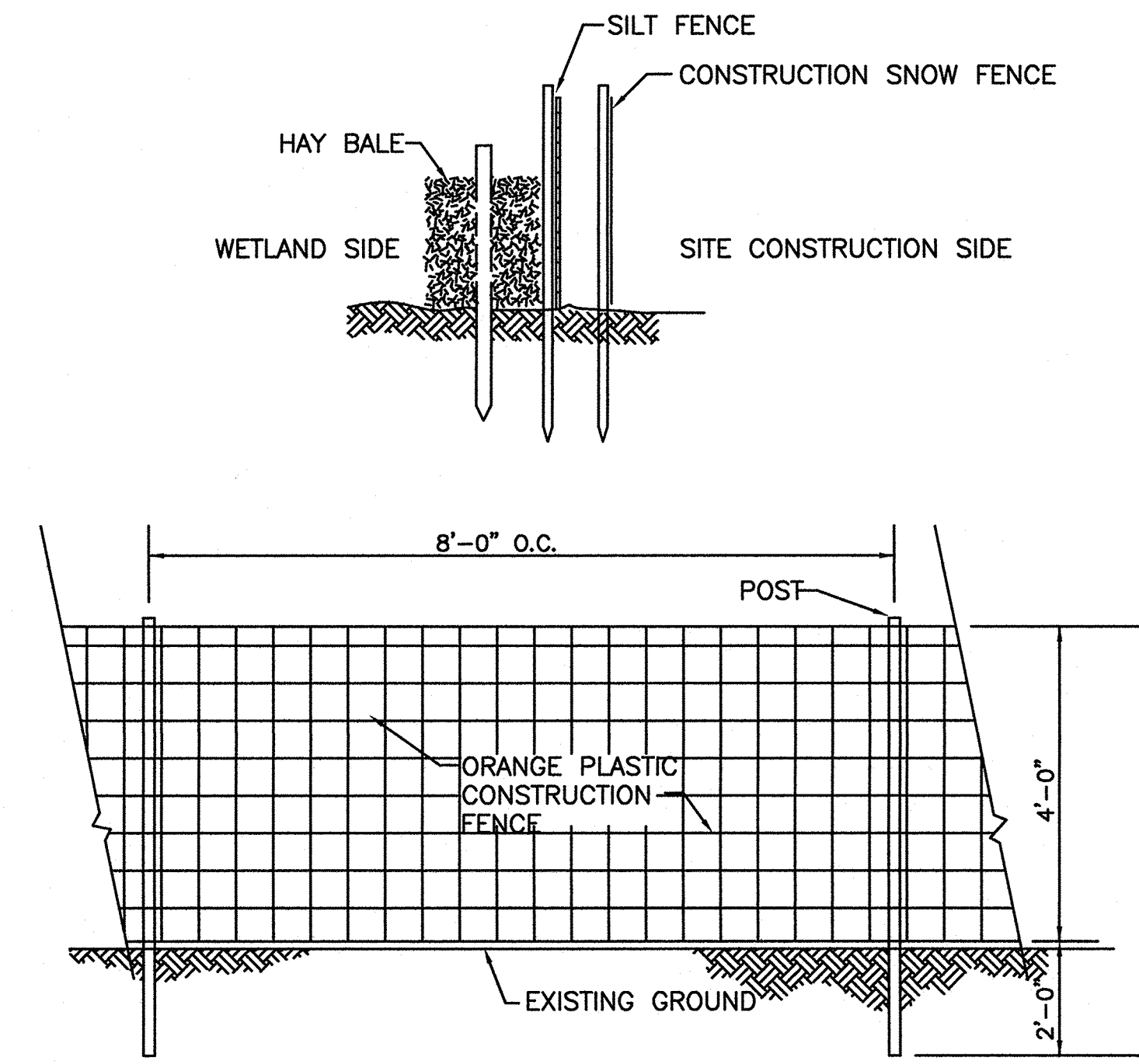
**EROSION CONTROL BARRIER**  
NOT TO SCALE



**NOTES:**

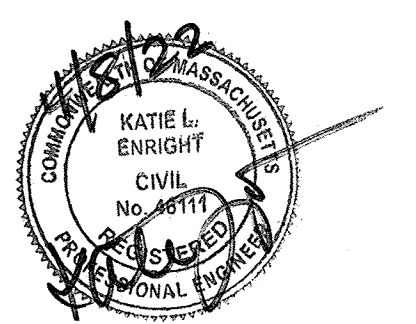
1. BEGIN AT THE LOCATION WHERE THE SOCK IS TO BE INSTALLED BY EXCAVATING A 2-3"(5-7.5 CM) DEEP X 9"(22.9 CM) WIDE TRENCH ALONG THE CONTOUR OF THE SLOPE. EXCAVATED SOIL SHOULD BE PLACED UP-SLOPE FROM THE ANCHOR TRENCH.
2. PLACE THE SOCK IN THE TRENCH SO THAT IT CONTOURS TO THE SOIL SURFACE. COMPACT SOIL FROM THE EXCAVATED TRENCH AGAINST THE SOCK ON THE UPHILL SIDE. ADJACENT SOCKS SHOULD TIGHTLY ABUT.
3. SECURE THE SOCK WITH 18-24" (45.7-61 CM) STAKES EVERY 3-4' (0.9 - 1.2 M) AND WITH A STAKE ON EACH END. (STAKES SHOULD BE DRIVEN THROUGH THE MIDDLE OF THE SOCK LEAVING AT LEAST 2-3" (5-7.5 CM) OF STAKE EXTENDING ABOVE THE SOCK. STAKES SHOULD BE DRIVEN PERPENDICULAR TO SLOPE FACE.

**COMPOST SOCK DETAIL**  
NOT TO SCALE



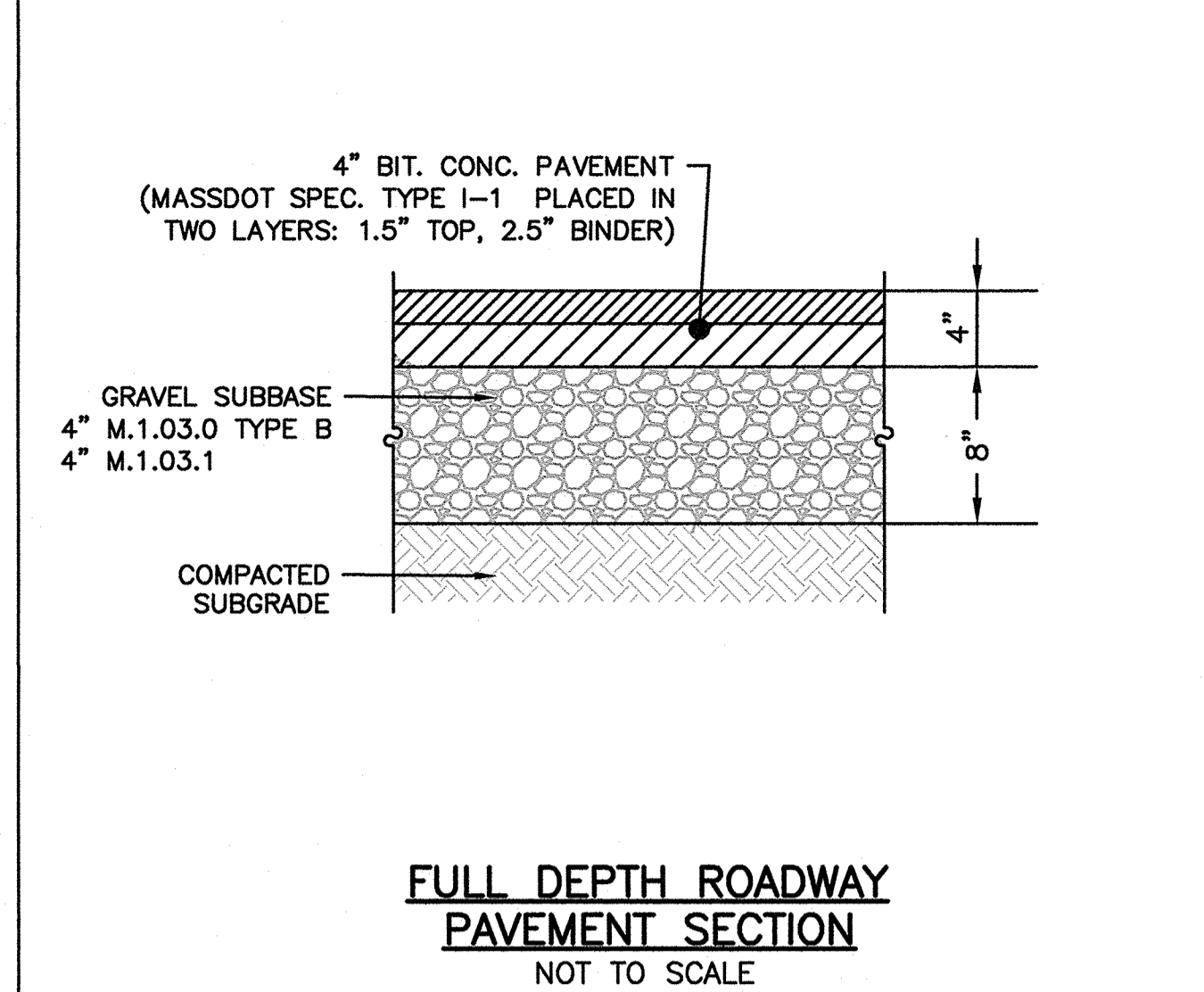
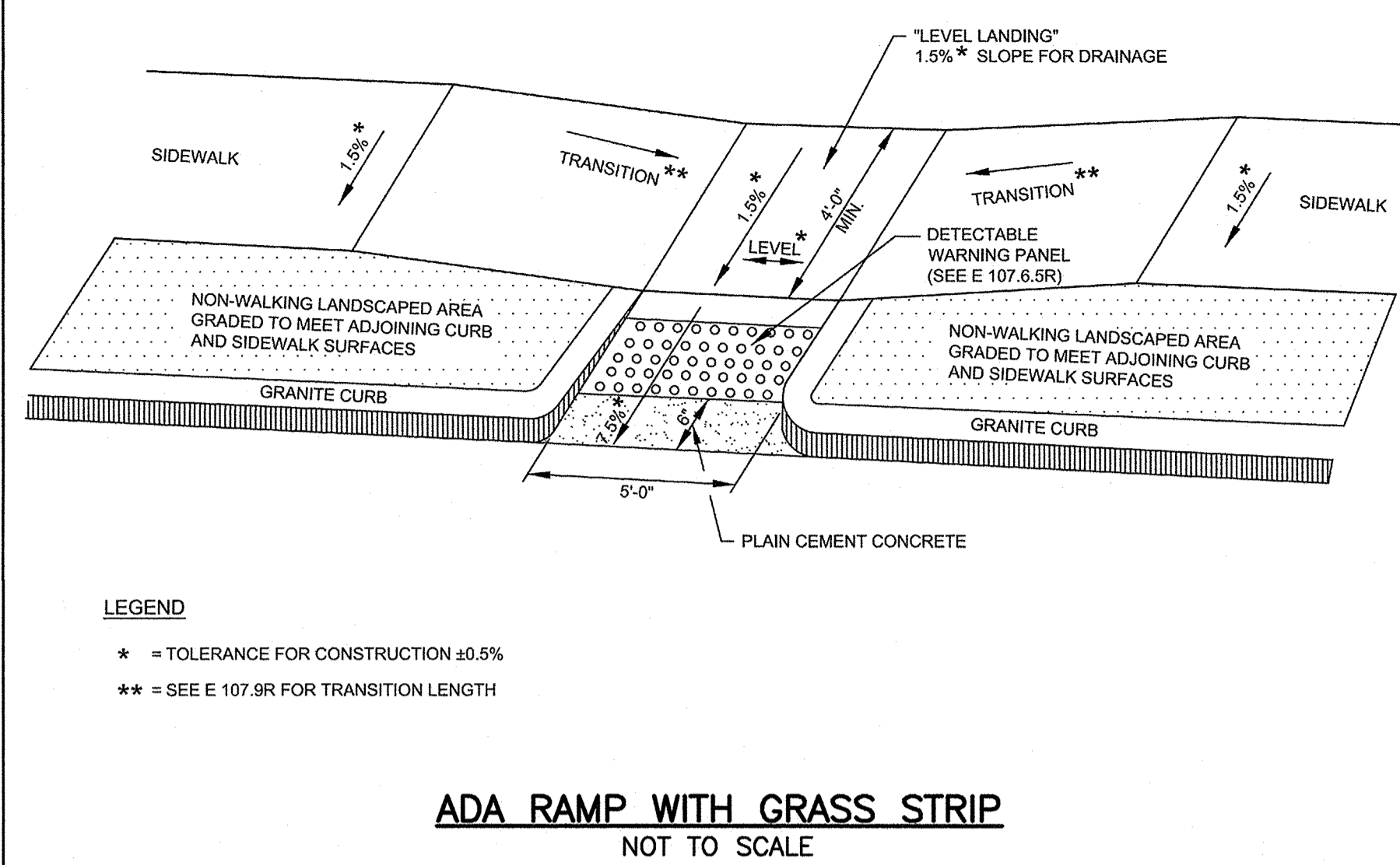
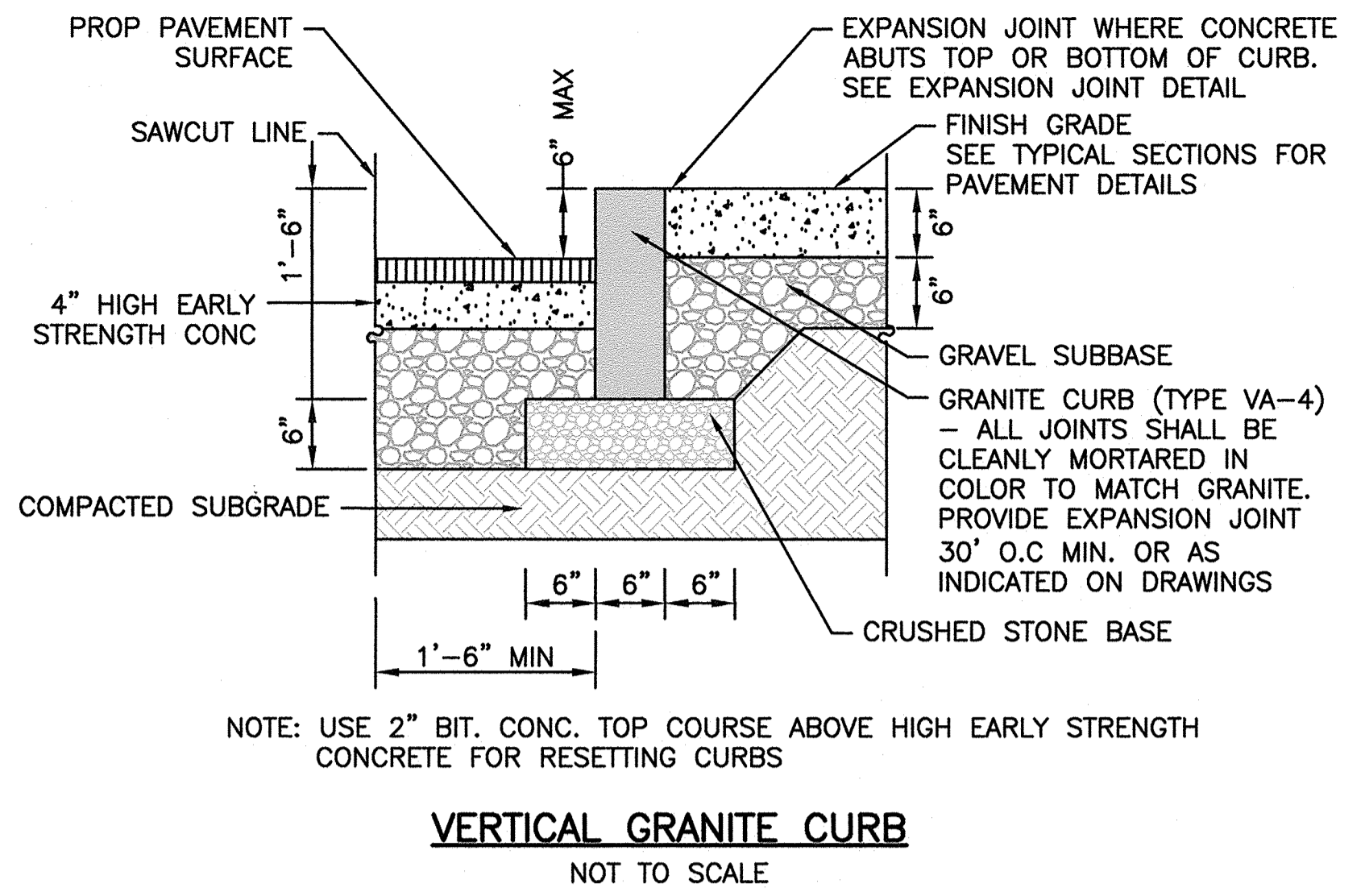
NOTE:  
ORANGE PLASTIC CONSTRUCTION FENCE TO BE PLACED AT LIMIT OF WORK. SITE EROSION CONTROL MEASURES (SILT FENCE AND HAY BALES) TO BE PLACED ON THE WETLAND SIDE OF FENCE.

**CONSTRUCTION SNOW FENCE**  
NOT TO SCALE



**DETAIL SHEET**  
1 OF 7

DATE:	MARCH 4, 2022
PROJECT NUMBER:	19227.01
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DRAWN BY:	KF
CHECKED BY:	KE



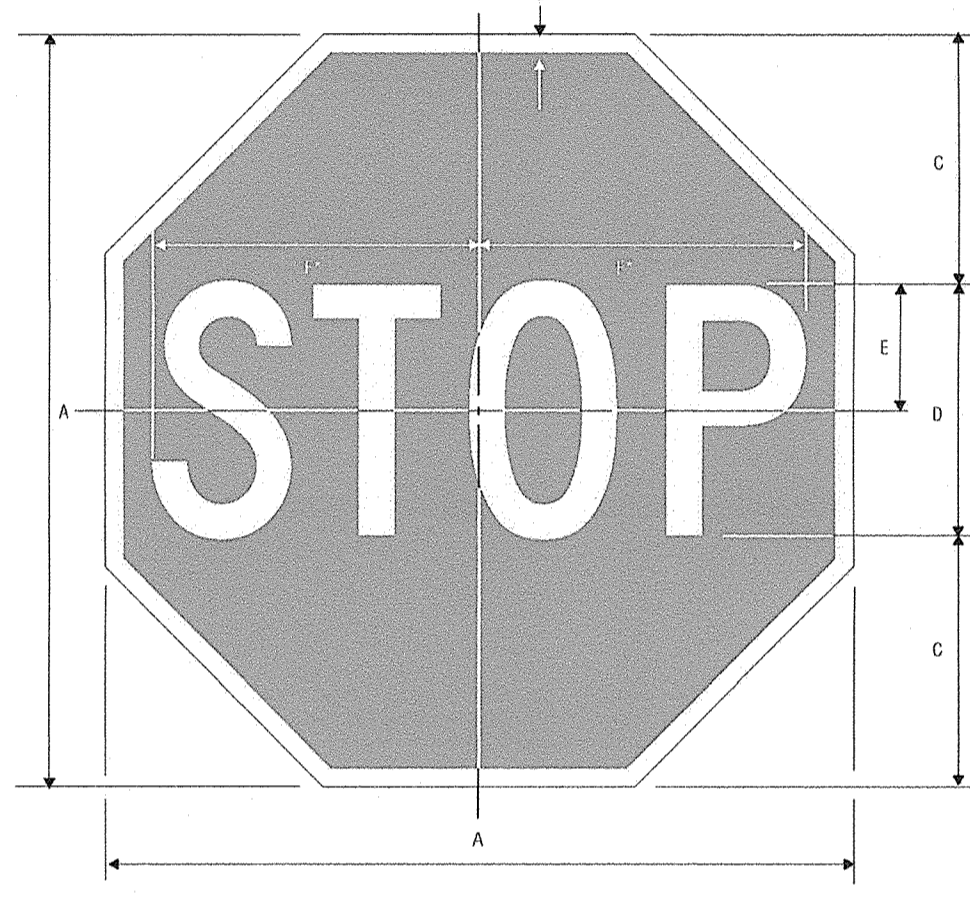
TOWN OF WRENTHAM - PLANNING BOARD

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SIGNATURE DATE

**HOWARD STEIN HUDSON**  
114 Turnpike Road, Suite 2C  
Chelmsford, MA 01824  
www.hshassoc.com

PREPARED FOR:  
SHELDON WEST, LLC  
480 TURNPIKE STREET  
SOUTH EASTON, MA 02375

**SHELDON WEST**  
1139 WEST STREET  
WRENTHAM, MA, 02093  
NORFOLK COUNTY

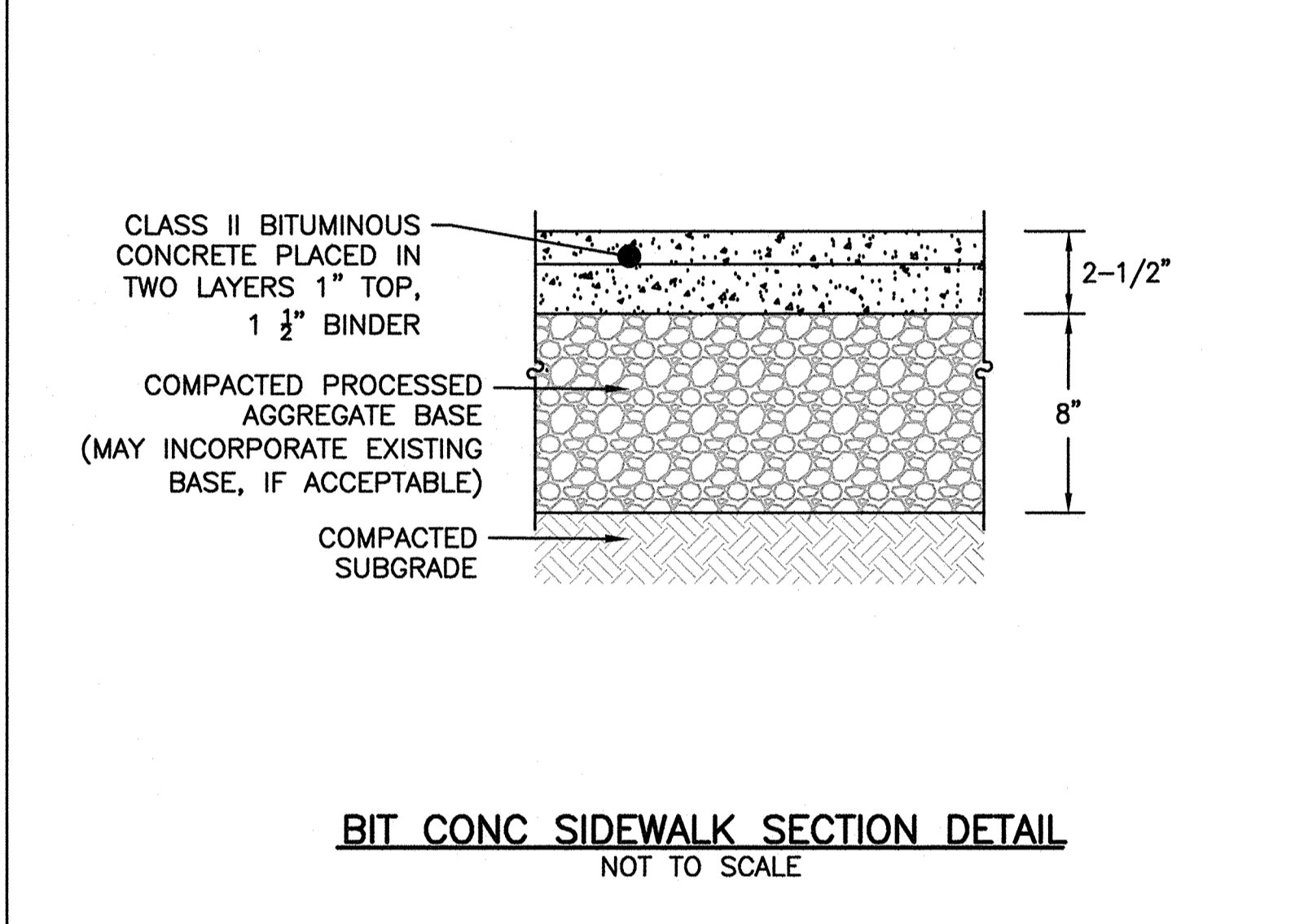
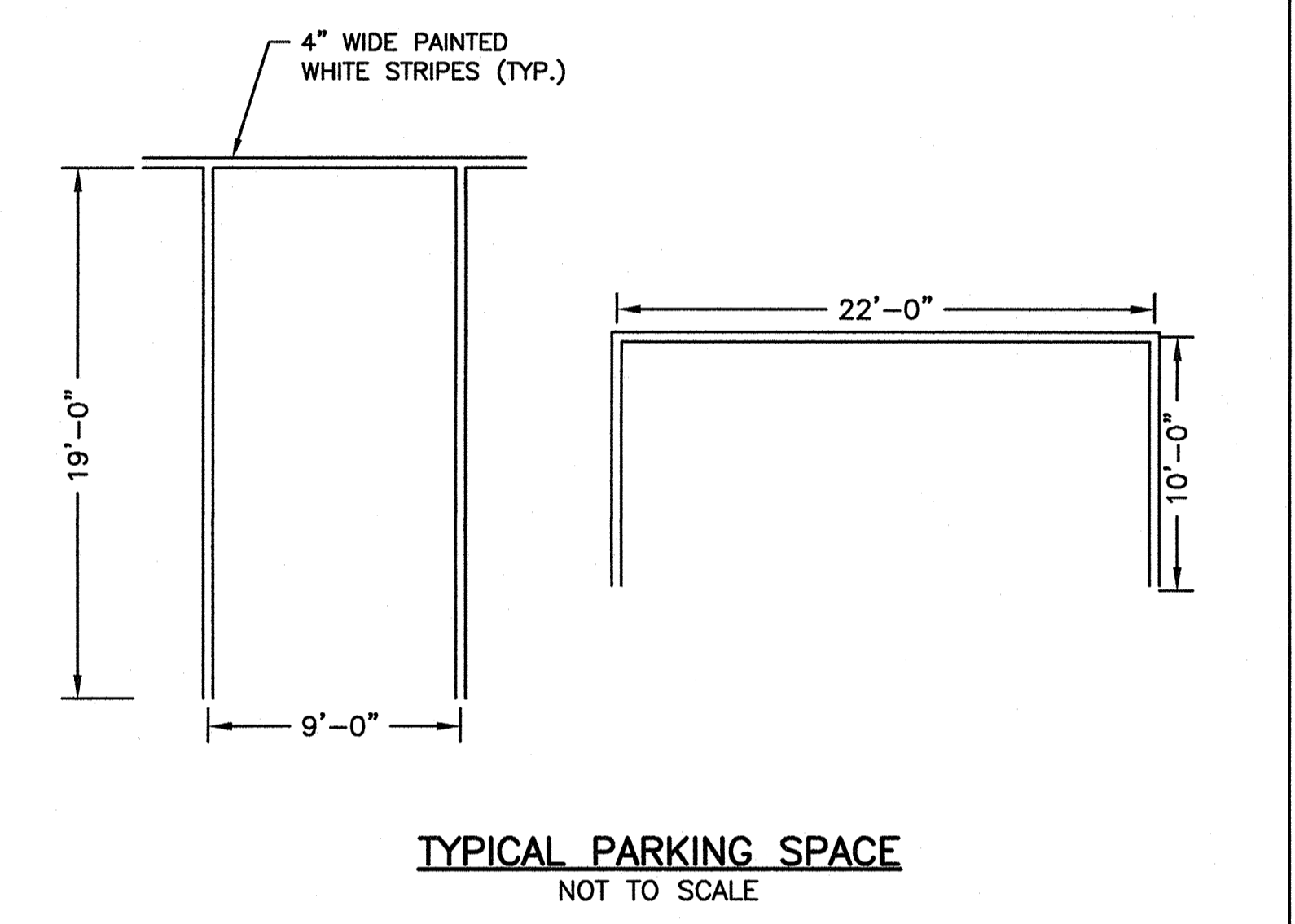


R1-1  
STOP  
\*Reduce spacing 40%

A	B	C	D	E	F
18	3.75	6	6	3	7.75
24	5.25	8	8	4	10
30	7.5	10	10	5	12.5
36	8.75	12	12	6	15
48	12.5	16	16	8	20

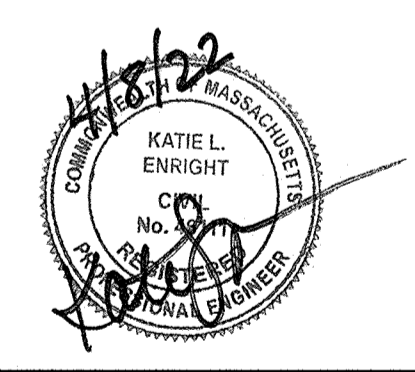
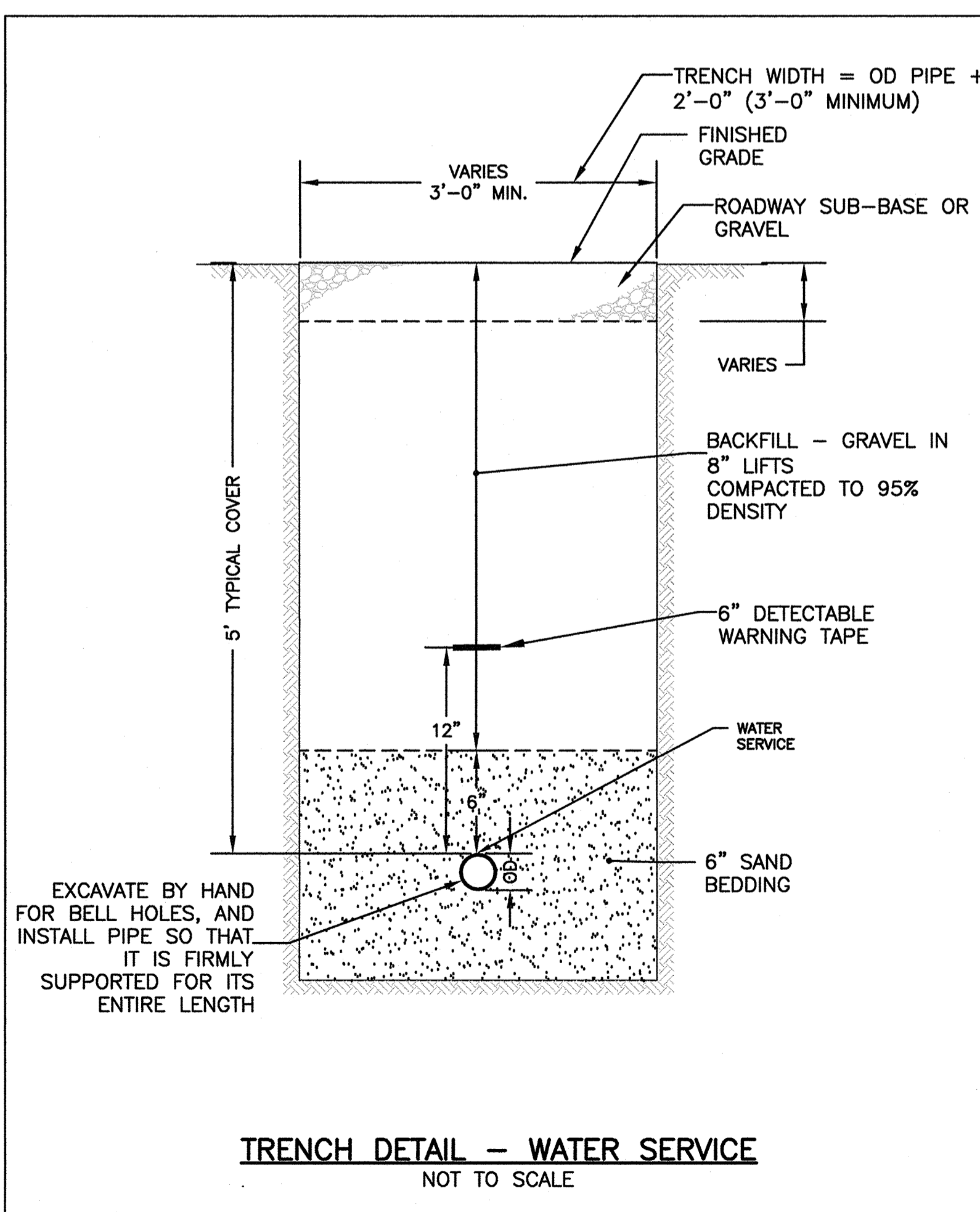
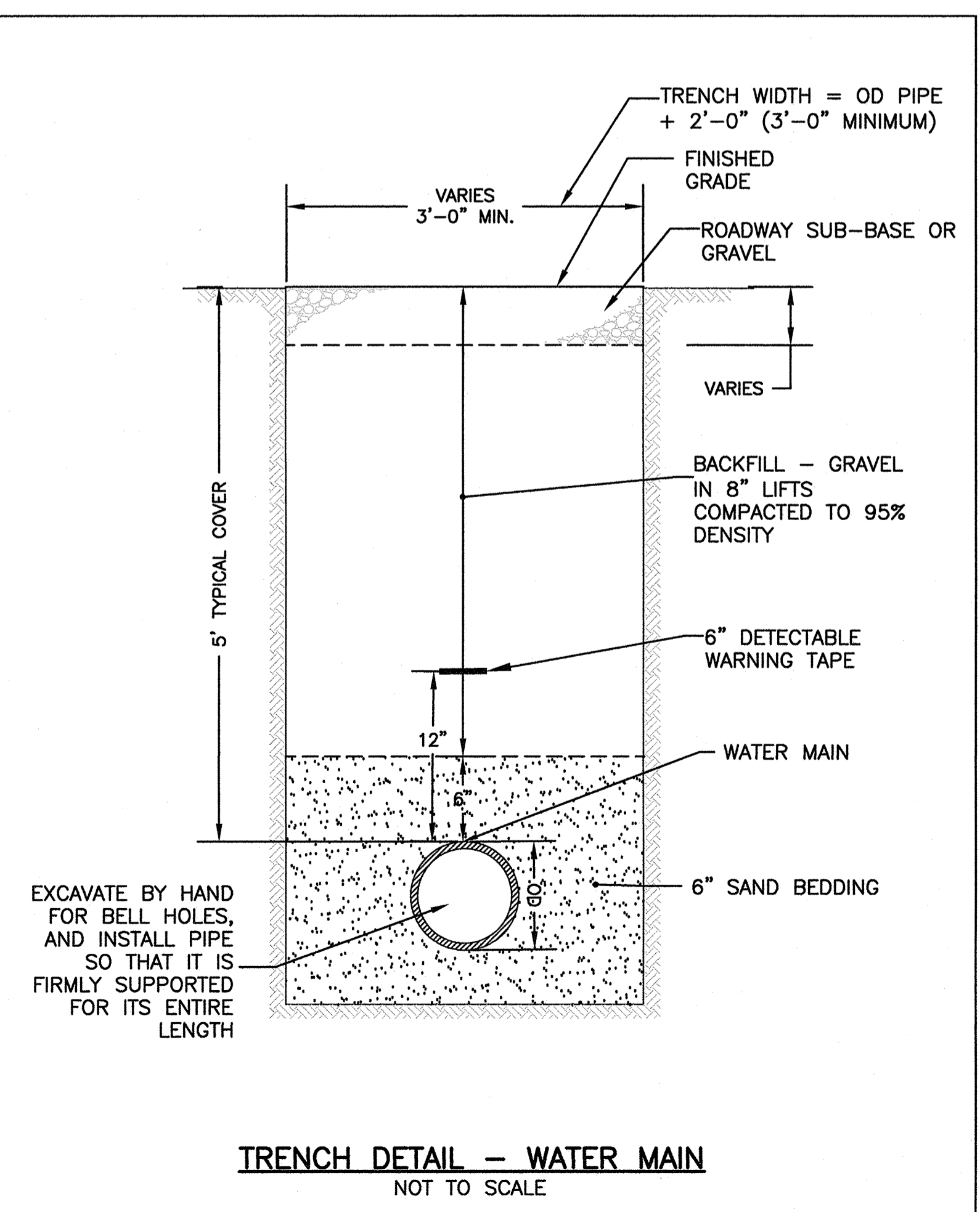
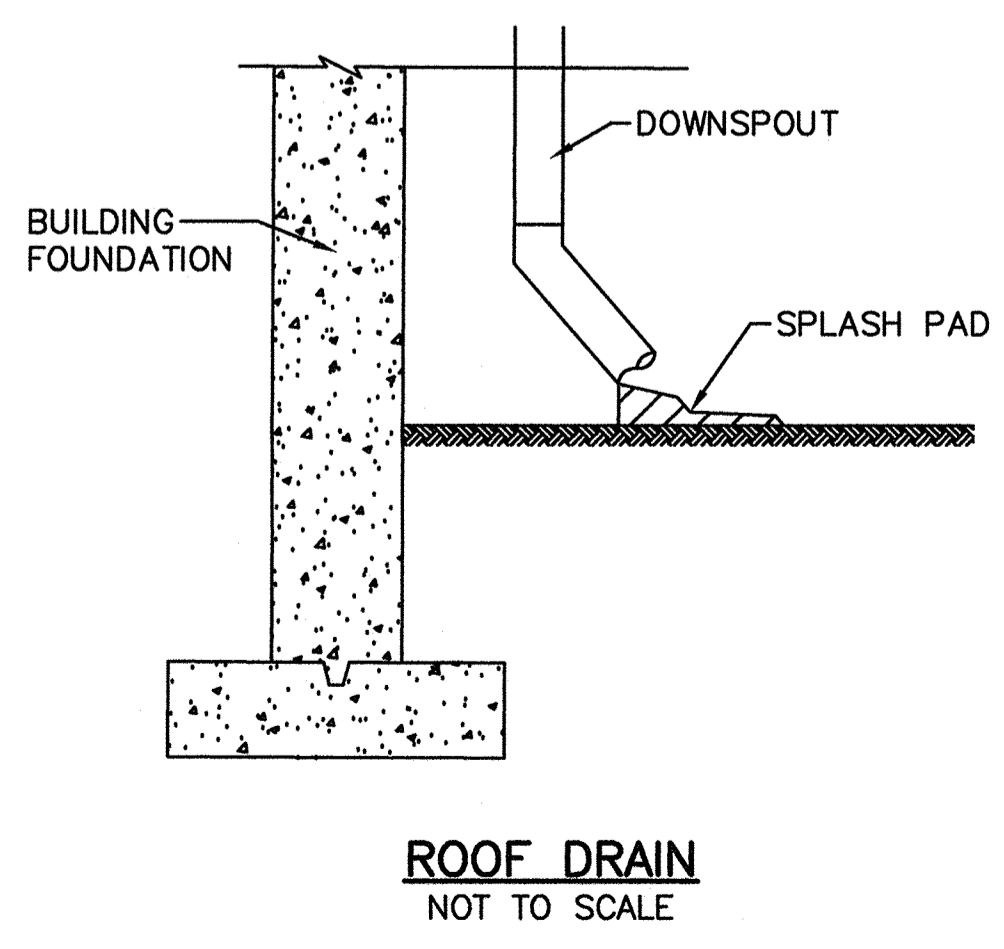
COLORS: LEGEND - WHITE (RETROREFLECTIVE)  
BACKGROUND - RED (RETROREFLECTIVE)

1-1



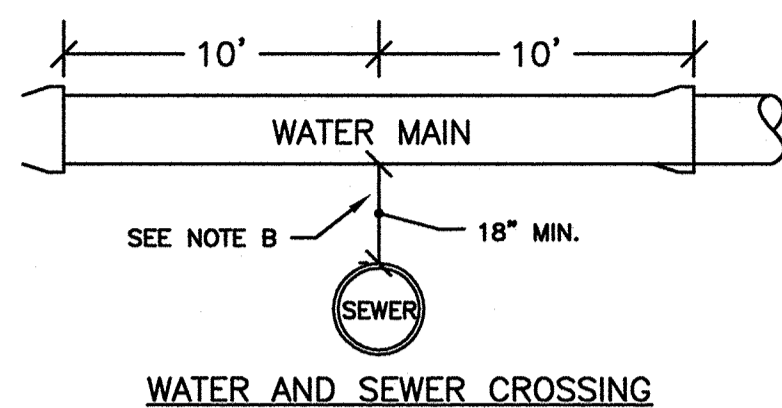
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NO	BY	DATE	DESCRIPTION

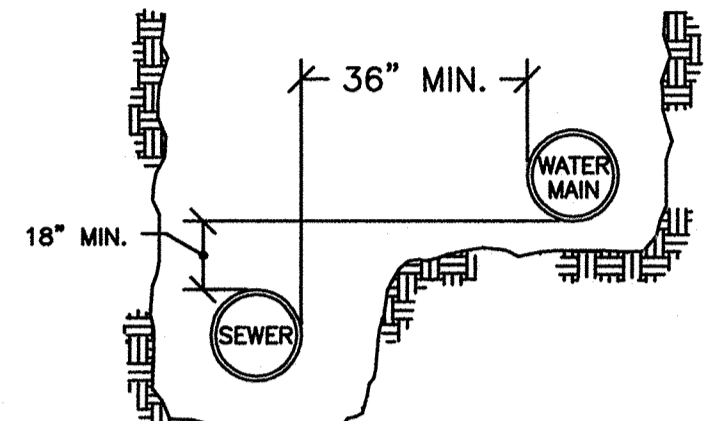


**DETAIL SHEET**  
2 OF 7

DATE: MARCH 4, 2022  
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DRAWN BY: KF  
CHECKED BY: KE



WATER AND SEWER CROSSING

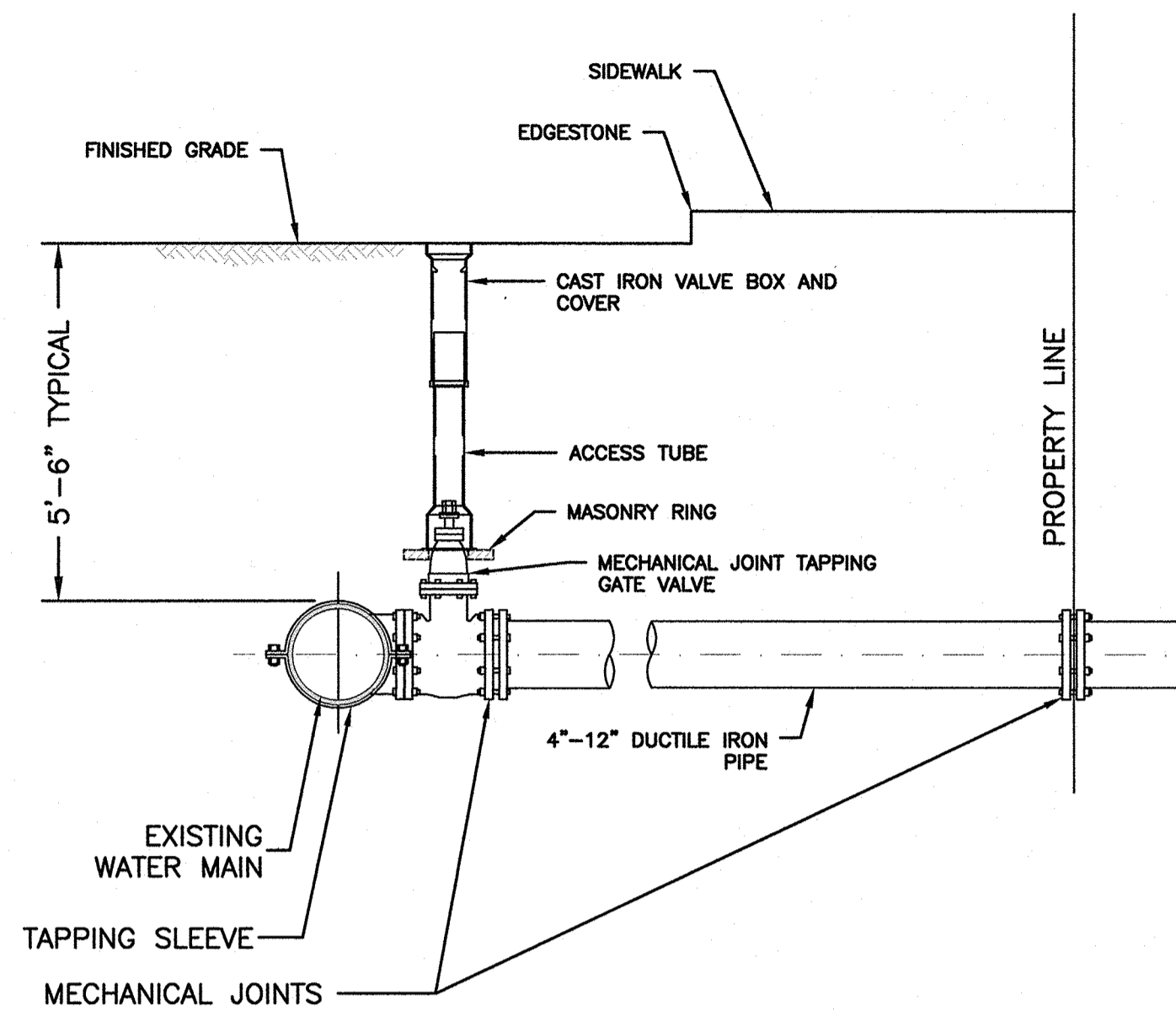


WATER AND SEWER LAID PARALLEL

- NOTES:  
THE SEPARATION OF WATER MAINS AND SEWERS SHALL COMPLY WITH THE FOLLOWING GENERAL REQUIREMENTS.
- A. PARALLEL INSTALLATION:
- NORMAL CONDITIONS: THE INSIDE EDGE OF A WATER MAIN SHALL BE LAID AT LEAST 10 FEET HORIZONTALLY FROM THE INSIDE EDGE OF ANY SANITARY SEWER, STORM SEWER OR SEWER MANHOLE.
  - WHEN LOCAL CONDITIONS PREVENT A HORIZONTAL SEPARATION OF 10 FEET, ONE OF TWO METHODS MAY BE EMPLOYED. IN BOTH CASES THE INVERT OF THE WATER LINE MUST BE AT LEAST 18" ABOVE THE CROWN OF THE SEWER LINE.
- LAY WATER AND SEWER IN SEPARATE TRENCHES
  - LAY THE WATER AND SEWER IN THE SAME TRENCH WITH THE WATER MAIN AT ONE SIDE ON A BENCH OF UNDISTURBED EARTH WITH A MINIMUM HORIZONTAL SEPARATION FROM INSIDE PIPE TO INSIDE PIPE OF 36" FROM INSIDE PIPE TO INSIDE PIPE OF 36"
- B. CROSSINGS:
- WHEN SEWERS MUST CROSS UNDER WATER MAINS, THE SEWER LAID SUCH THAT THE INVERT OF THE WATER LINE IS AT LEAST 18 INCHES ABOVE THE CROWN OF THE SEWER LINE
  - WHEN THE SEWER ELEVATION CANNOT BE VARIED TO MEET THE REQUIREMENT, THE WATER LINE MUST BE RELOCATED OR RECONSTRUCTED WITH MECHANICAL JOINT CEMENT LINED DUCTILE IRON PIPE FOR A DISTANCE OF 10 FT ON EACH SIDE OF THE SEWER.
  - WHEN IT IS IMPOSSIBLE TO OBTAIN EITHER OR BOTH OF THE ABOVE REQUIREMENTS, BOTH THE WATER AND SEWER LINES SHALL BE CONSTRUCTED OF MECHANICAL JOINT CEMENT LINED DUCTILE IRON PIPE OR OTHER EQUIVALENT MATERIAL. BOTH PIPES SHALL BE PRESSURE TESTED BY AN APPROVED METHOD TO ASSURE WATER TIGHTNESS OR BOTH PIPES SHALL BE ENCASED IN CONCRETE.

**SEWER/WATER SEPARATION & CROSSING DETAIL**

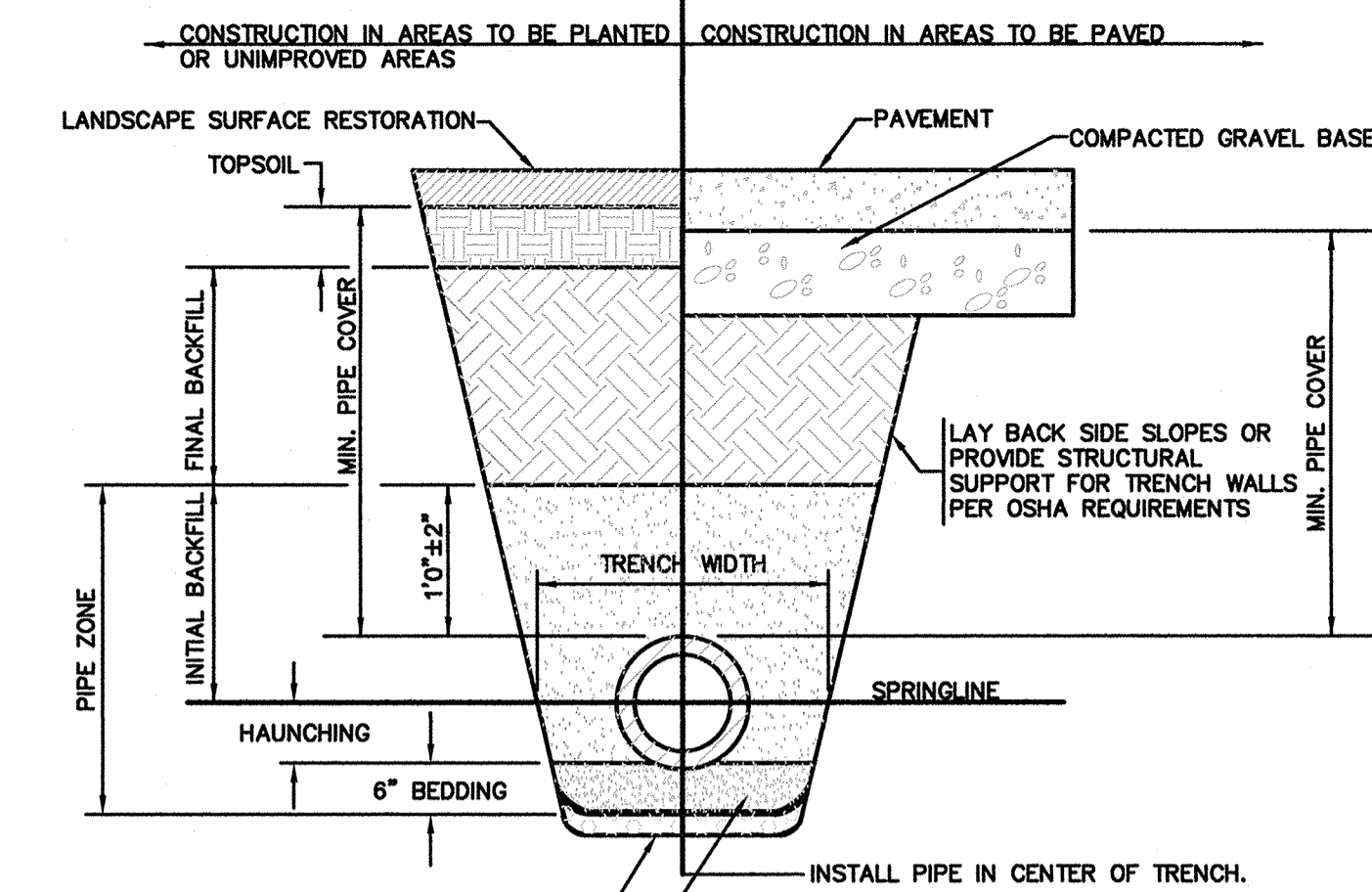
NOT TO SCALE



**TAPPING SLEEVE & VALVE**

NOT TO SCALE

- NOTES:
- CONCRETE THRUST BLOCK TO BE USED ONLY WHERE IT WILL BEAR ON UNDISTURBED EARTH.
  - USE RESTRAINED JOINT FITTINGS OR TIE RODS WHERE CONCRETE THRUST BLOCK IS UNACCEPTABLE.
  - SIZE OF BLOCK OR MEGALUG TO BE DESIGNED FOR SPECIFIC CONDITIONS.



FOUNDATION STABILIZATION WHEN REQUIRED BY ENGINEER. OTHERWISE, PLACE BEDDING ON UNDISTURBED NATURAL SOIL

SHAPE BEDDING BY HAND TO FIT BOTTOM OF PIPE. INSTALL PIPE ON STABLE BEDDING WITH UNIFORM BEARING UNDER FULL LENGTH OF PIPE BARREL

TRENCH WIDTH:  
[1] MINIMUM WIDTH OF TRENCH MEASURED AT SPRINGLINE OF PIPE, INCLUDING ANY NECESSARY SHEATHING:

PIPE I.D.	WIDTH
6" to 42"	O.D. + 24"
GREATER THEN 42"	O.D. + 30"

MINIMUM PIPE COVER:  
[1] MINIMUM SOIL COVER OVER TOP OF PIPE.

PIPE MATERIAL	HDP, PVC	RC, DI
WATER	5' - 0"	6' - 0"
SEWER	2' - 0"	2' - 0"
DRAIN	1' - 0"	1' - 0"

**MATERIAL KEY NOTES (SEE TABLE BELOW):**

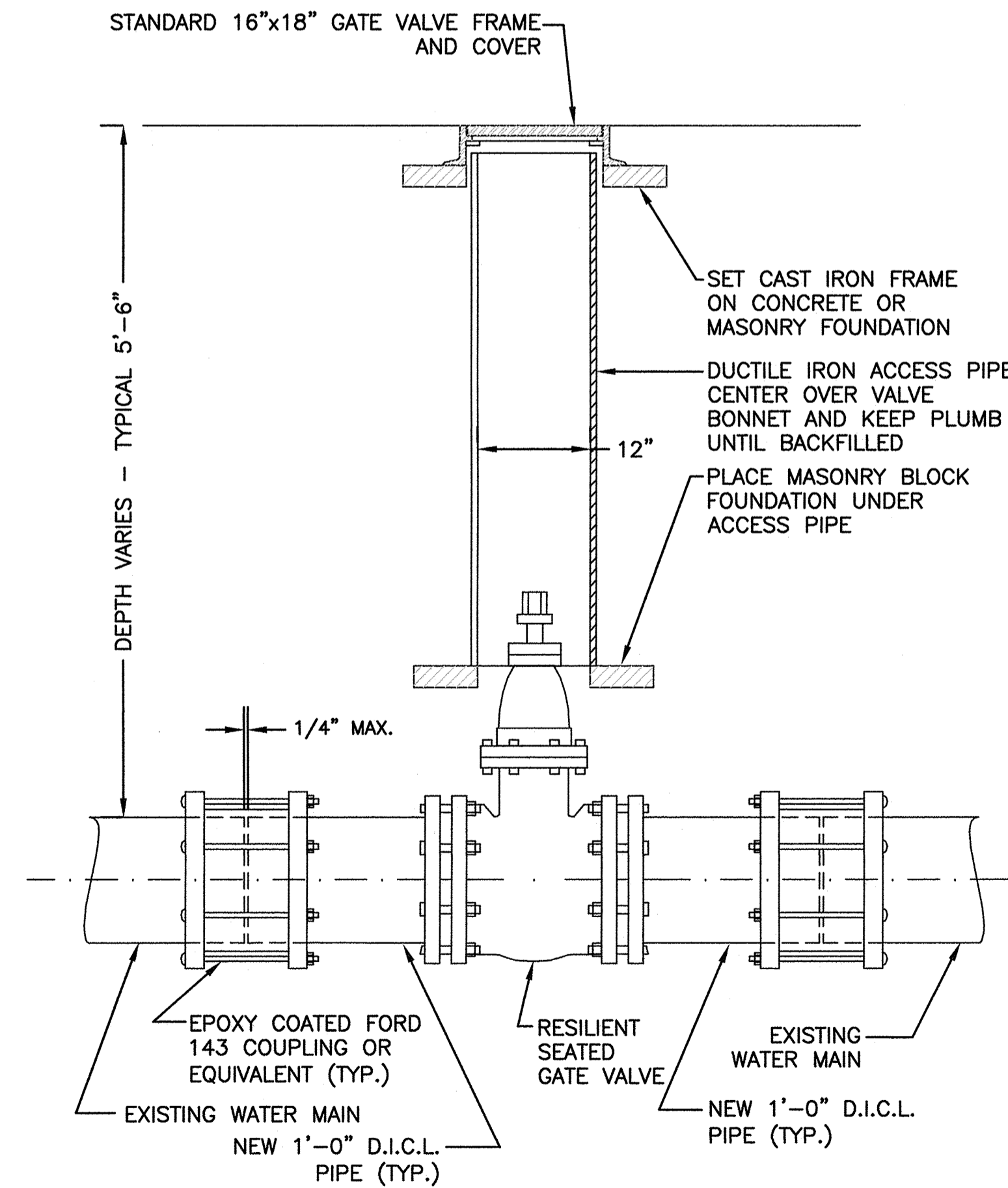
- PLACE 2" MINUS CRUSHED STONE.
- PLACE 1/2" MINUS SAND BORROW (MHD M1.04:1), AT OPTIMUM MOISTURE IN HORIZONTAL 8" DEEP LOOSE LAYERS, COMPACT TO 95% PER ASTM D-1557 MODIFIED PROCTOR METHOD.
- IN PLANTED OR UNIMPROVED AREAS, USE 2-INCH MINUS ON-SITE EXCAVATED MATERIAL. COMPACT TO 95% PER ASTM D-1557. IN PAVED AREAS, OBTAIN ENGINEER APPROVAL OF 2-INCH MINUS ON-SITE EXCAVATED MATERIALS.

**FOUNDATION, BEDDING AND BACKFILL MATERIALS**

PIPE MATERIAL	HDP, PVC	RC, DI
FOUNDATION STABILIZATION	[NOTE 1]	[NOTE 1]
BEDDING	[NOTE 2]	[NOTE 2]
HAUNCHING	[NOTE 2]	[NOTE 2]
INITIAL BACKFILL	[NOTE 2]	[NOTE 2]
FINAL BACKFILL	[NOTE 3]	[NOTE 3]

**PIPE TRENCH**

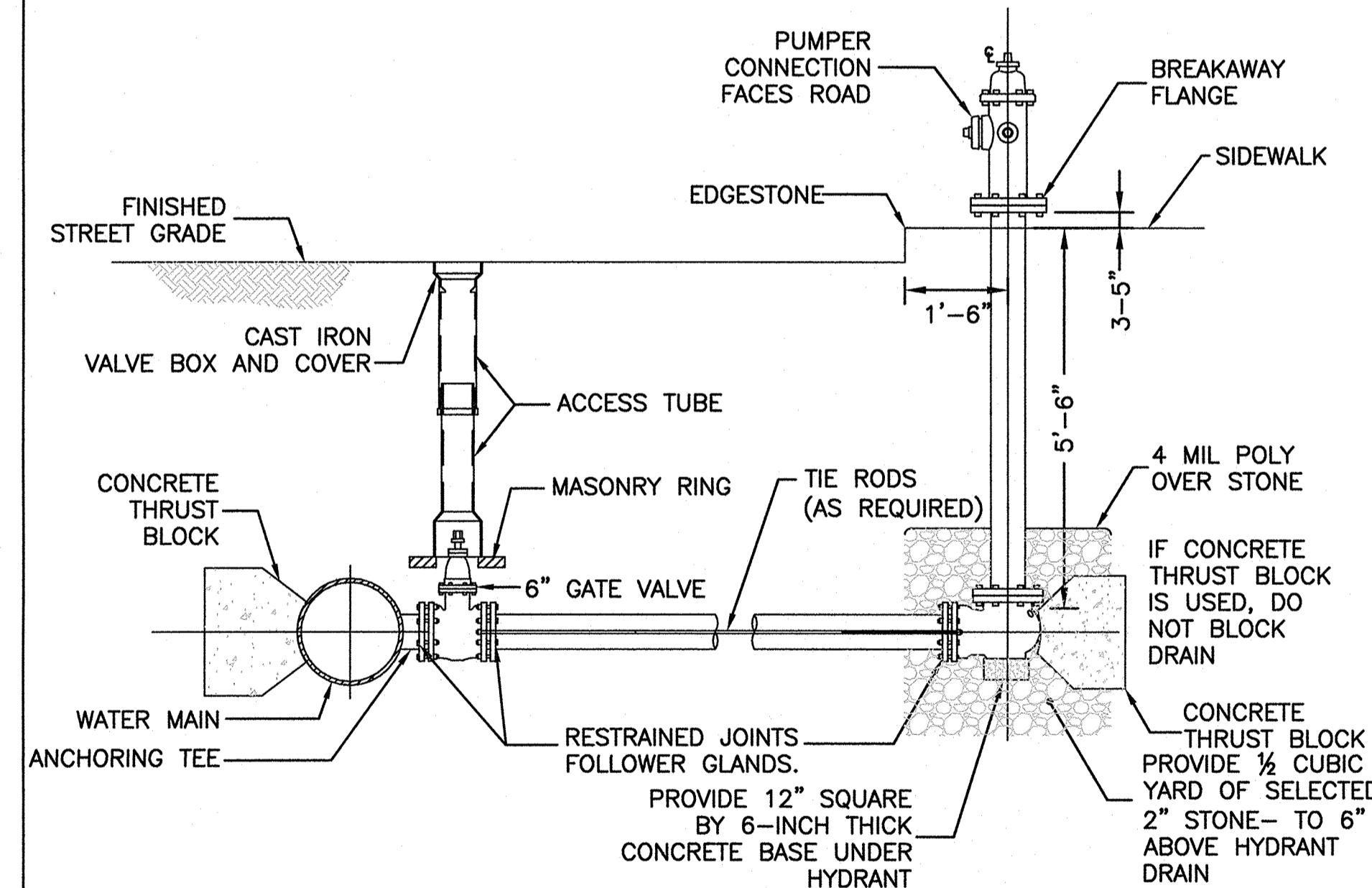
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**TYPICAL GATE VALVE INSTALLATION**

NOT TO SCALE

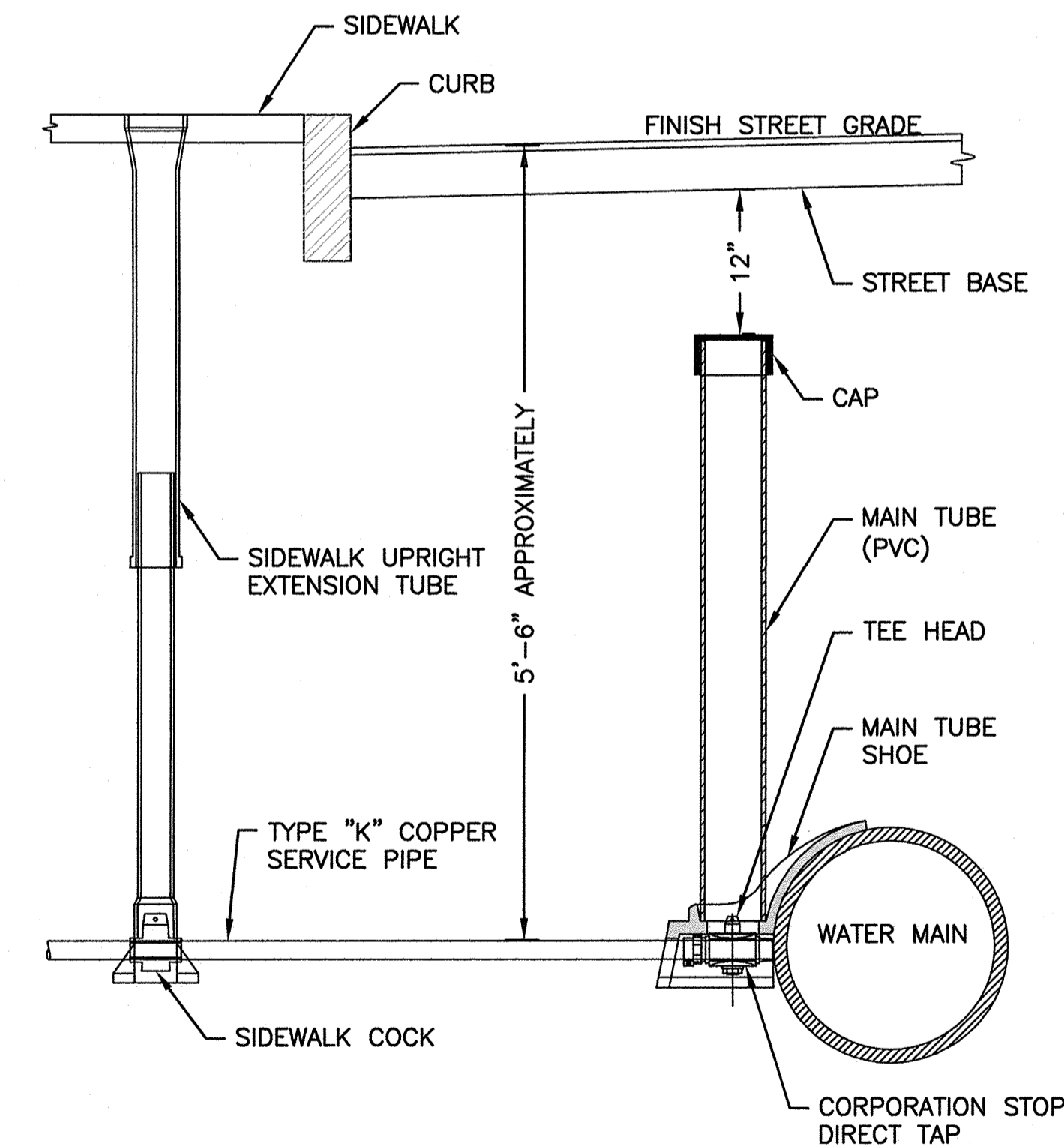
- NOTE:
- ALL EXCAVATION AND BACKFILLING AND PAVING SHALL BE IN ACCORDANCE WITH THE CITY OF BOSTON REQUIREMENTS.



**TYPICAL FIRE HYDRANT CONNECTION FOR HIGH OR LOW SERVICE LINE**

NOT TO SCALE

- NOTES:
- HYDRANT TO BE EITHER AFC AMERICAN DARLING B-62-B OR THE KENNEDY GUARDIAN K-81D HYDRANT.
  - HYDRANTS SHALL BE OPEN LEFT
  - THE DIRECTION OF THE NOZZLES CAN BE CHANGED 360 DEGREES BY ROTATING THE HYDRANT WITHOUT DIGGING UP THE HYDRANT
  - HYDRANT SHALL HAVE TWO (2) 2.5" HOSE NOZZLES AND ONE (1) 4.5" PUMPER NOZZLE.



**TYPICAL WATER CONNECTION**

**1" SERVICE PIPE**

NOT TO SCALE

NOTE: IF A SIDEWALK IS NOT PRESENT, PROVIDE A BUFFALO STYLE BOX AT A SIMILAR DISTANCE OFF THE BACK OF THE CURB (6'-7')

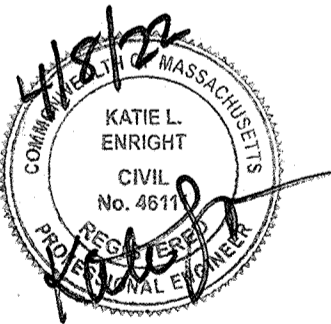
TOWN OF WRENTHAM - PLANNING BOARD	
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NORFOLK COUNTY

**REVISIONS:**

NO	BY	DATE	DESCRIPTION



**DETAIL SHEET 3 OF 7**

DATE:	MARCH 4, 2022
PROJECT NUMBER:	19227.01
DESIGNED BY:	KF/KL
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CHECKED BY:	KE

C10.3

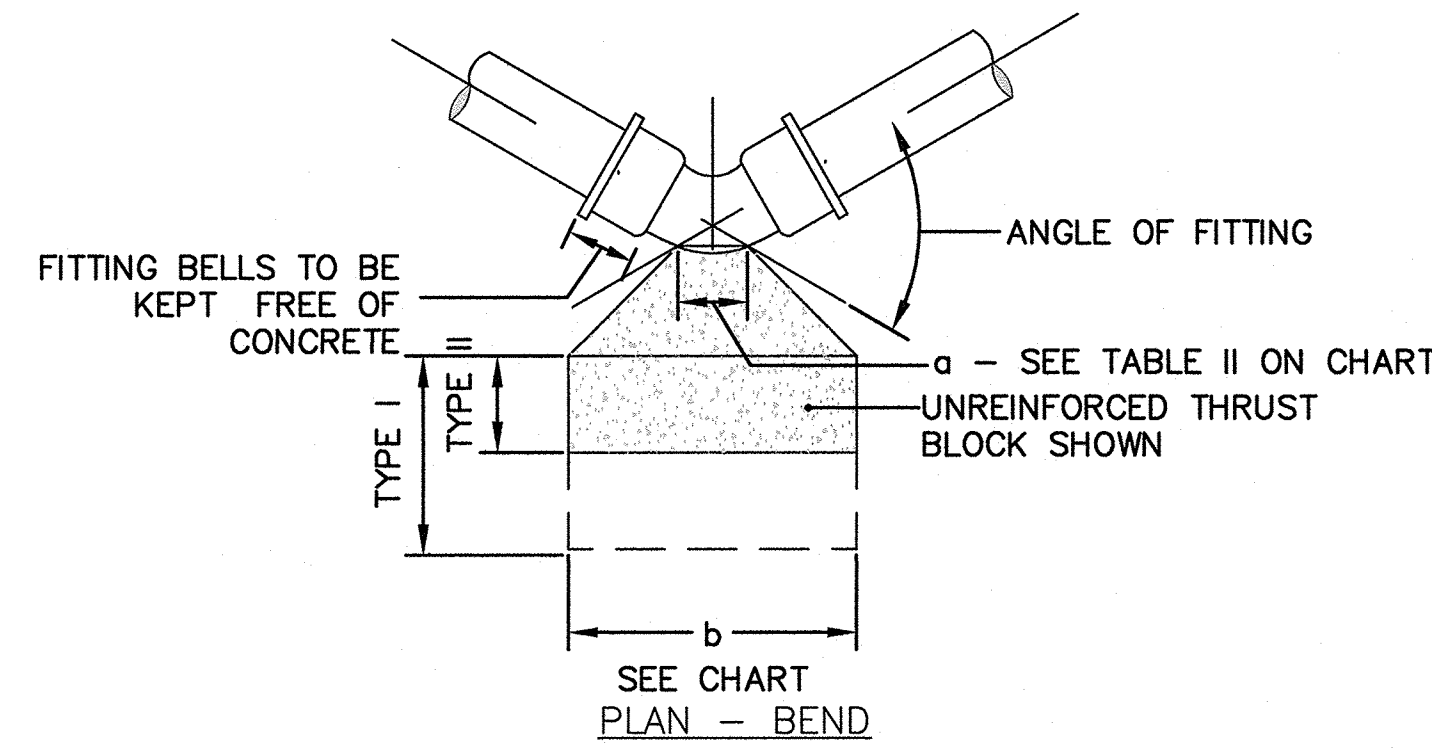
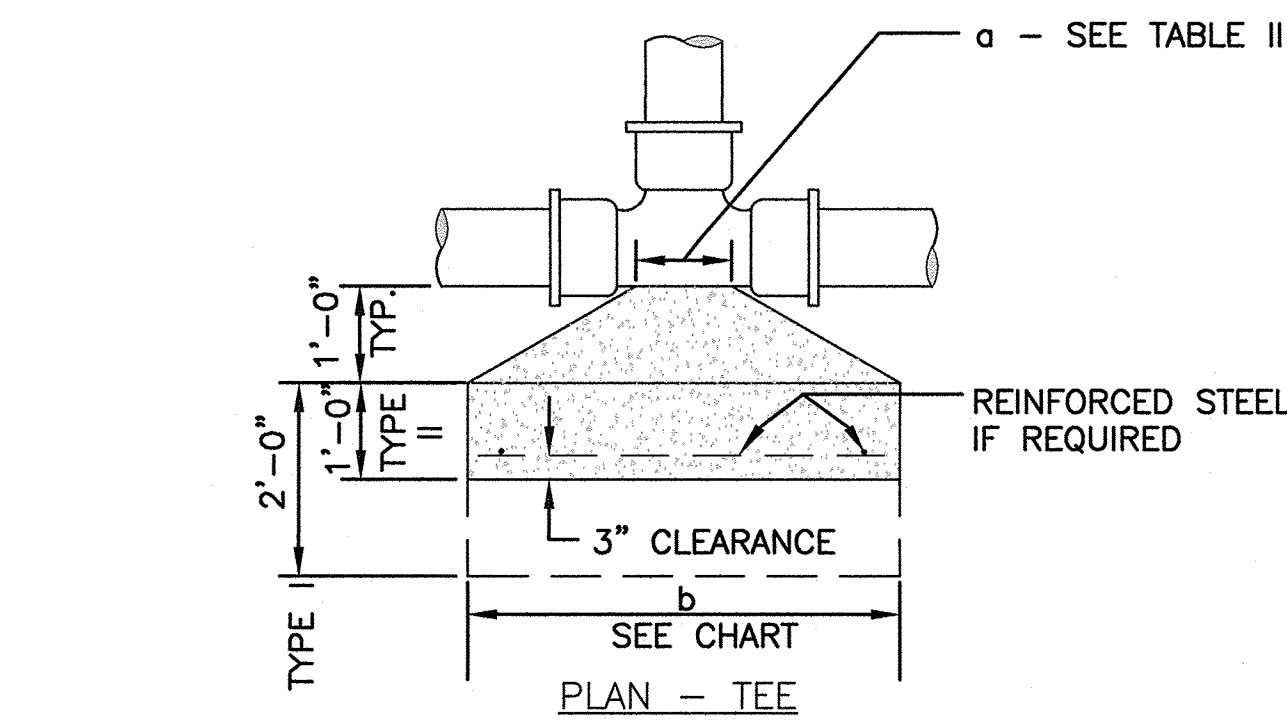


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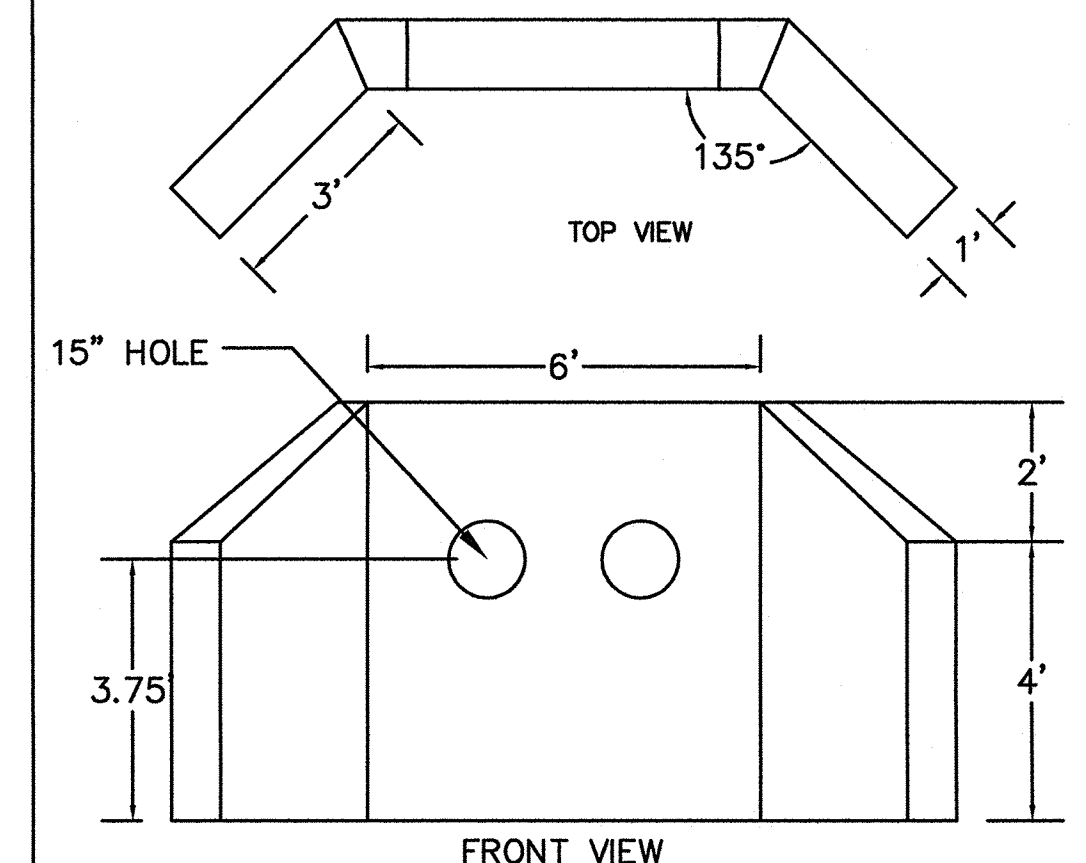
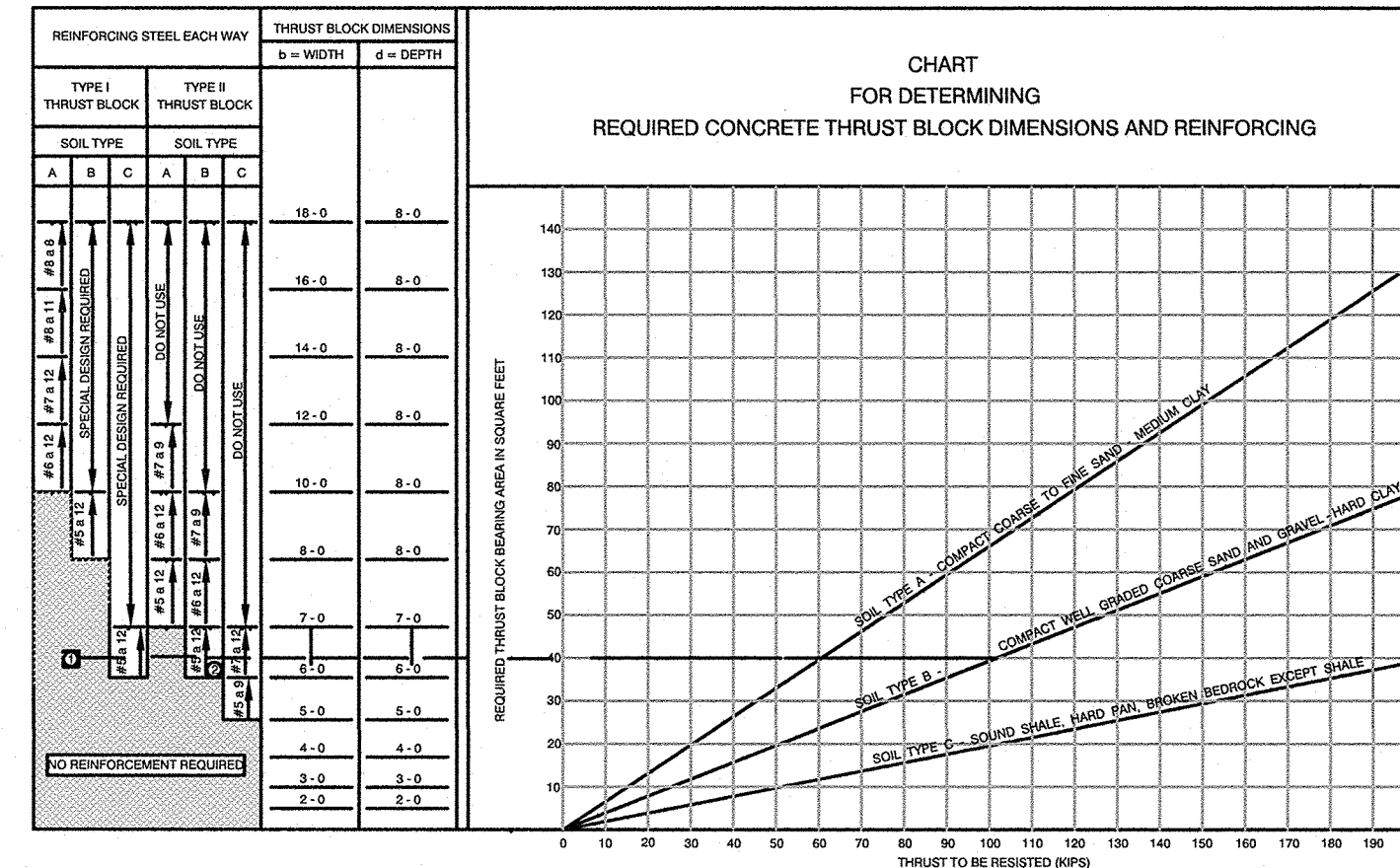
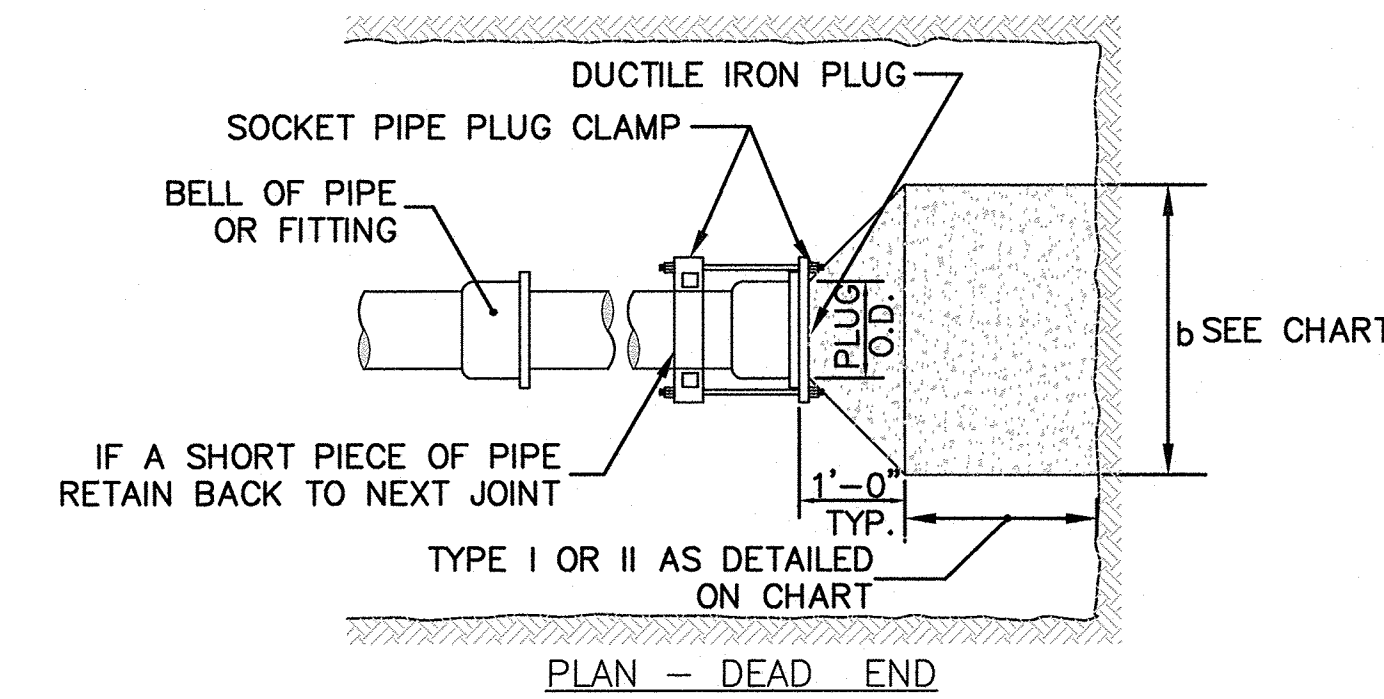
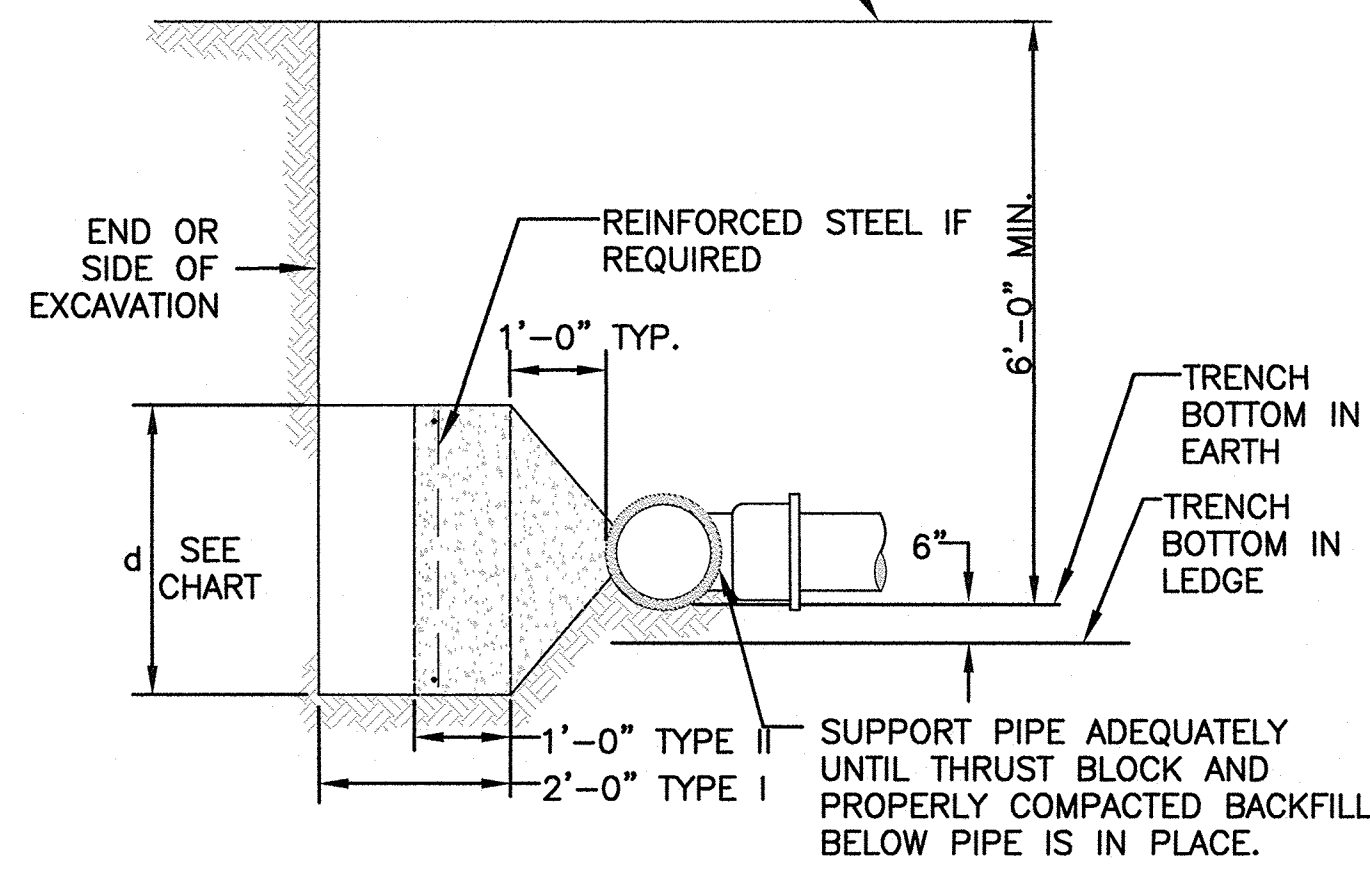
**SHELDON WEST**  
1139 WEST STREET  
WRENTHAM, MA, 02093  
NORFOLK COUNTY



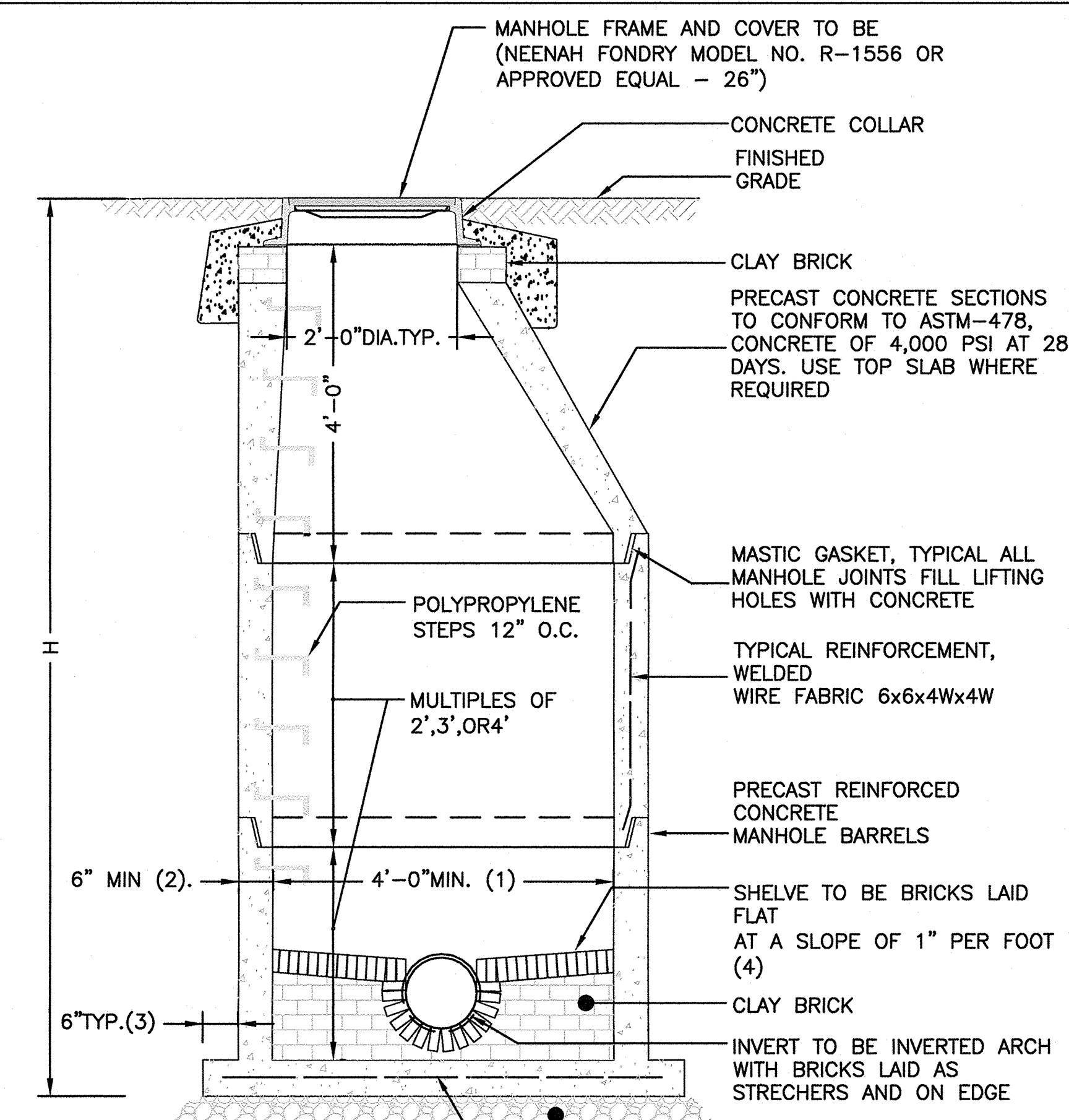
**TABLE I - THRUST - KIPS (WATER PRESSURE = 200 P.S.I.)**

PIPE DIAMETER (INCHES)	6	8	10	12	16	20	24	30	36	42
DEAD END (NO TEE)	5.2	10	15.8	22.4	42.2	62.8	90.4	141.5	203.4	277.0
90°	7.9	14.9	22.4	32.0	56.8	86.9	127.7	199.0	288.0	390.0
45°	-	11.1	17.6	25.1	44.7	70.0	100.2	157.0	233.0	308.0
60°	-	-	14.9	21.2	37.9	59.2	85.1	130.0	190.0	261.0
75°	-	-	-	17.3	28.8	48.1	69.0	109.0	160.0	219.0
90°	-	-	-	19.1	33.9	56.1	82.0	126.0	180.0	241.0
105°	-	-	-	21.4	39.5	64.5	93.0	141.0	200.0	261.0
120°	-	-	-	24.1	45.7	74.5	107.0	160.0	220.0	280.0

DESIGN THRUST BLOCKS OR OTHER SUITABLE ANCHORAGE TO SUIT ACTUAL CONDITIONS

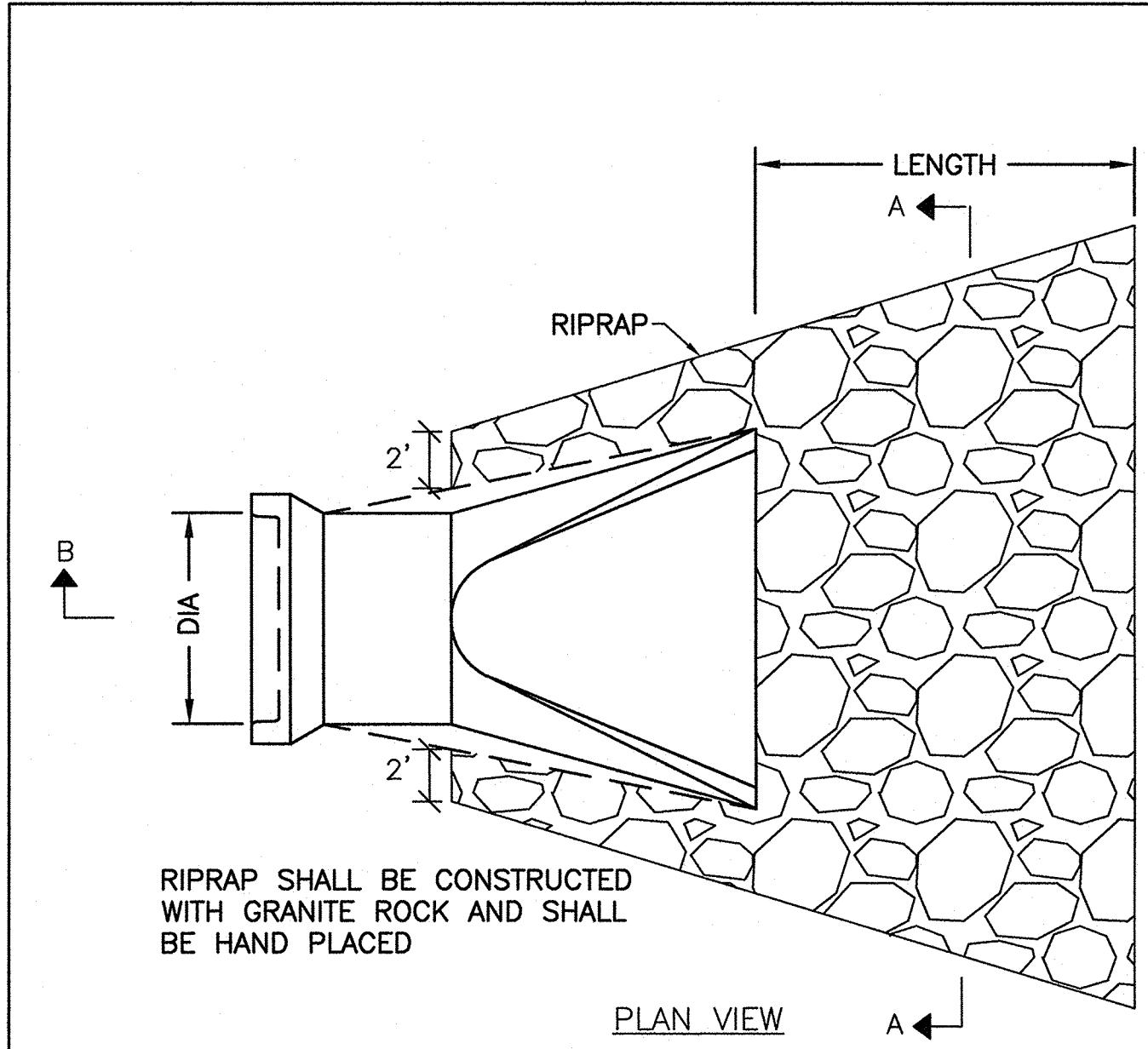


NOTES:  
1. CONCRETE: 5,000 PSI MINIMUM AFTER 28 DAYS.



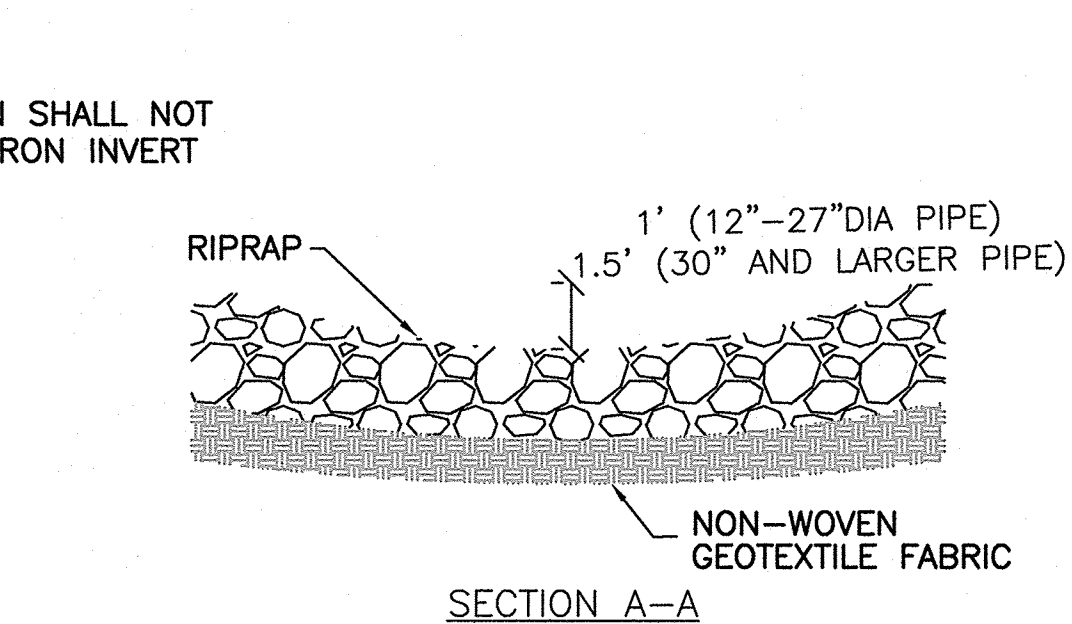
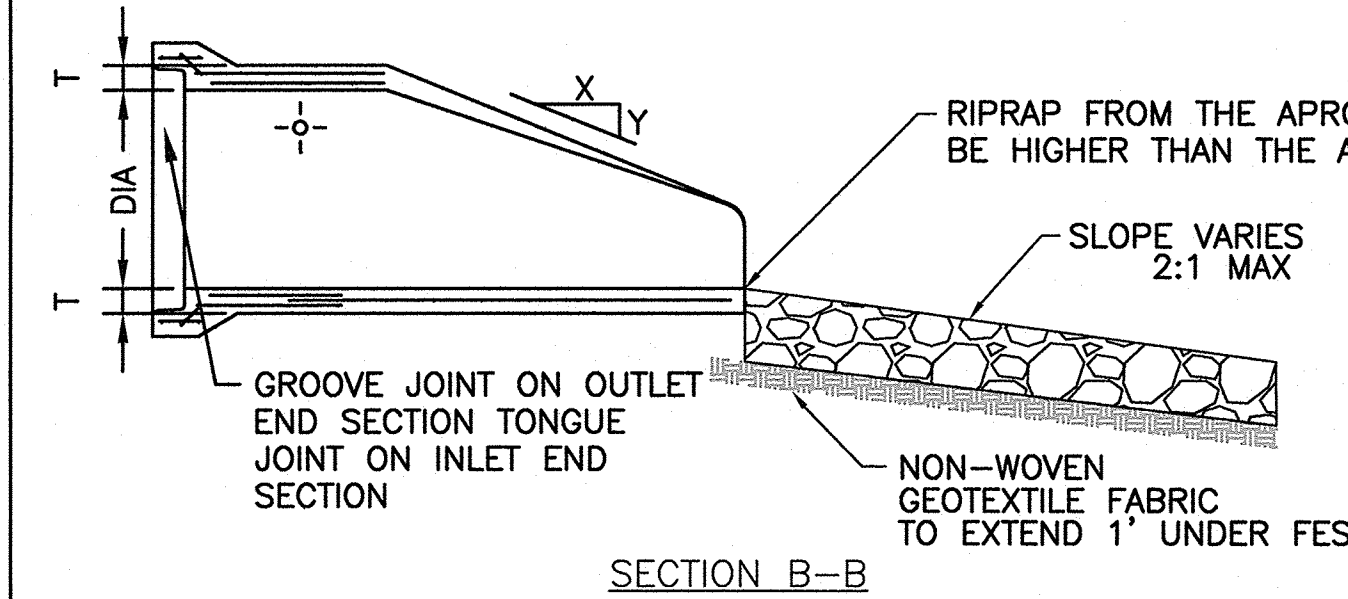
H = 10' OR LESS - #4 AT 18 EW MIDDEPTH  
H = 10' TO 20' - #4 AT 12 EW MIDDEPTH  
H = 20' TO 30' - #5 AT 12 EW MIDDEPTH  
IN ADDITION TO WELDED WIRE FABRIC

NOTES:  
1. 5'-0" DIAMETER FOR ALL MANHOLE DEPTHS GREATER THAN 20 FEET OR WHEN ORDERED BY THE ENGINEER.  
2. 6 INCH MIN. WALL THICKNESS AND 7 INCH MIN. BASE THICKNESS WITH 5'-0" DIAMETER MANHOLES.  
3. 6 INCH LIP OPTIONAL UNLESS OTHERWISE NOTED. CONCRETE INVERT AND SHELF MAY BE SUBSTITUTED IN STORM DRAIN MANHOLES AS DIRECTED BY THE ENGINEER.



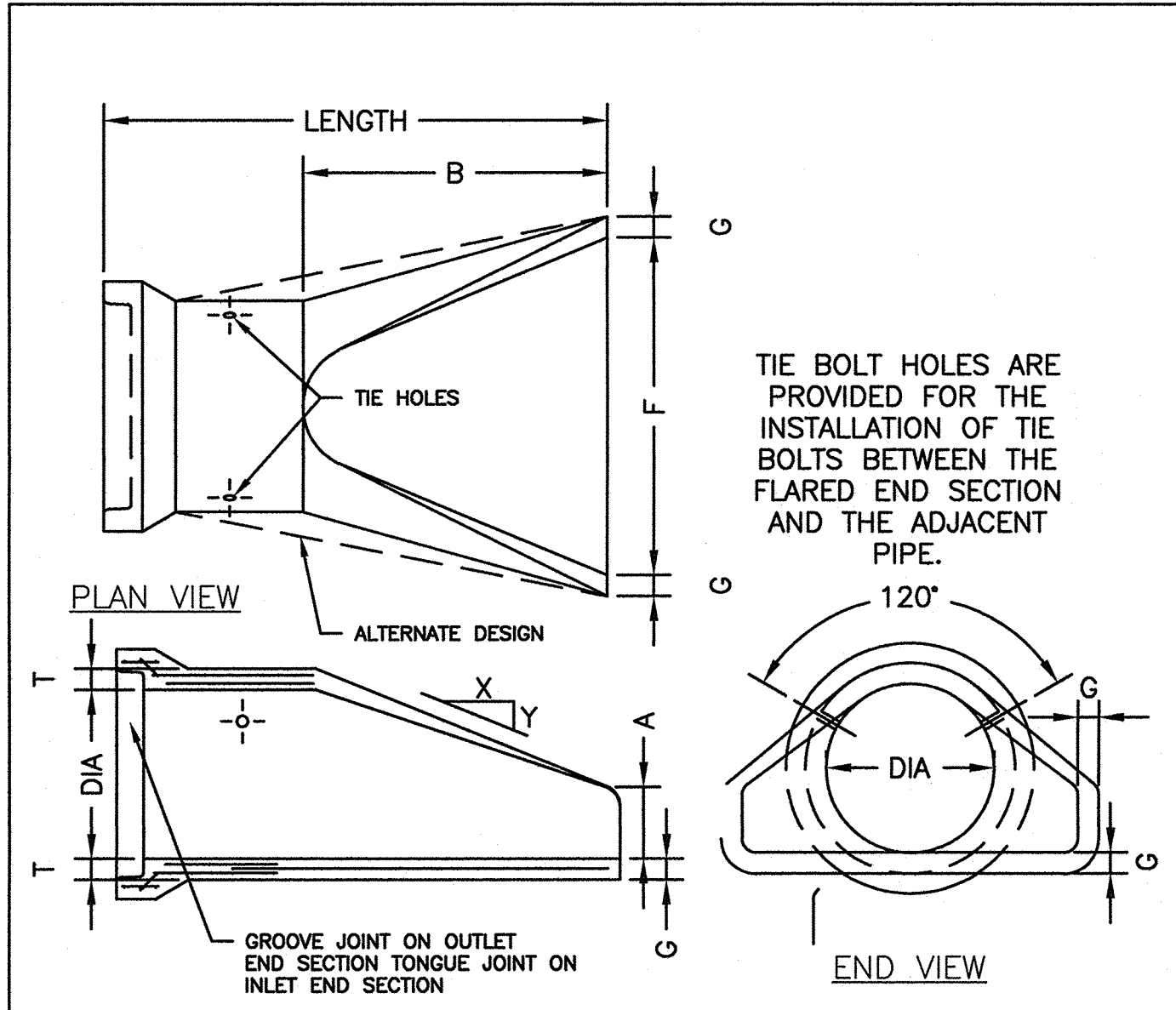
**MINIMUM RIPRAP REQUIRED**

PIPE DIA (IN.)	LENGTH (FT.)	QUANTITY (C.Y.)	CLASS
12"	8'	5	III
15"	8'	5	III
18"	10'	6	III
24"	12'	8	III
30"	14'	12	III
36"	16'	14	III
42"	18'	22	IV
48"	20'	26	IV
>48"	22'-28'	30-40	IV



NOTE: ONE CUBIC YARD IS APPROXIMATELY 1.4 TONS.

**RIPRAP FOR FLARED END SECTION**  
NOT TO SCALE



**LONGITUDINAL SECTION**

PIPE DIA	LENGTH		SLOPE (X TO Y)	T	A	B	F	G	WEIGHT/SECTION (LBS)
	OUTLET	INLET							
12"	6'-0"	6'-0"	2.4 TO 1	2"	4"	24"	24"	2"	530
15"	6'-0"	6'-0"	2.4 TO 1	2 1/2"	6"	27"	30"	2 1/2"	740
18"	6'-0"	6'-0"	2.3 TO 1	2 1/2"	9"	27"	36"	2 1/2"	990
21"	6'-0"	6'-0"	2.4 TO 1	2 1/2"	9"	36"	42"	2 1/2"	1280
24"	6'-0"	6'-0"	2.5 TO 1	3"	9 1/2"	43 1/2"	48"	3"	1520

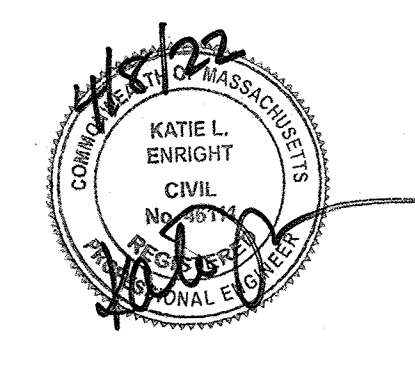
**FLARED END OUTLET**  
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TOWN OF WRENTHAM - PLANNING BOARD

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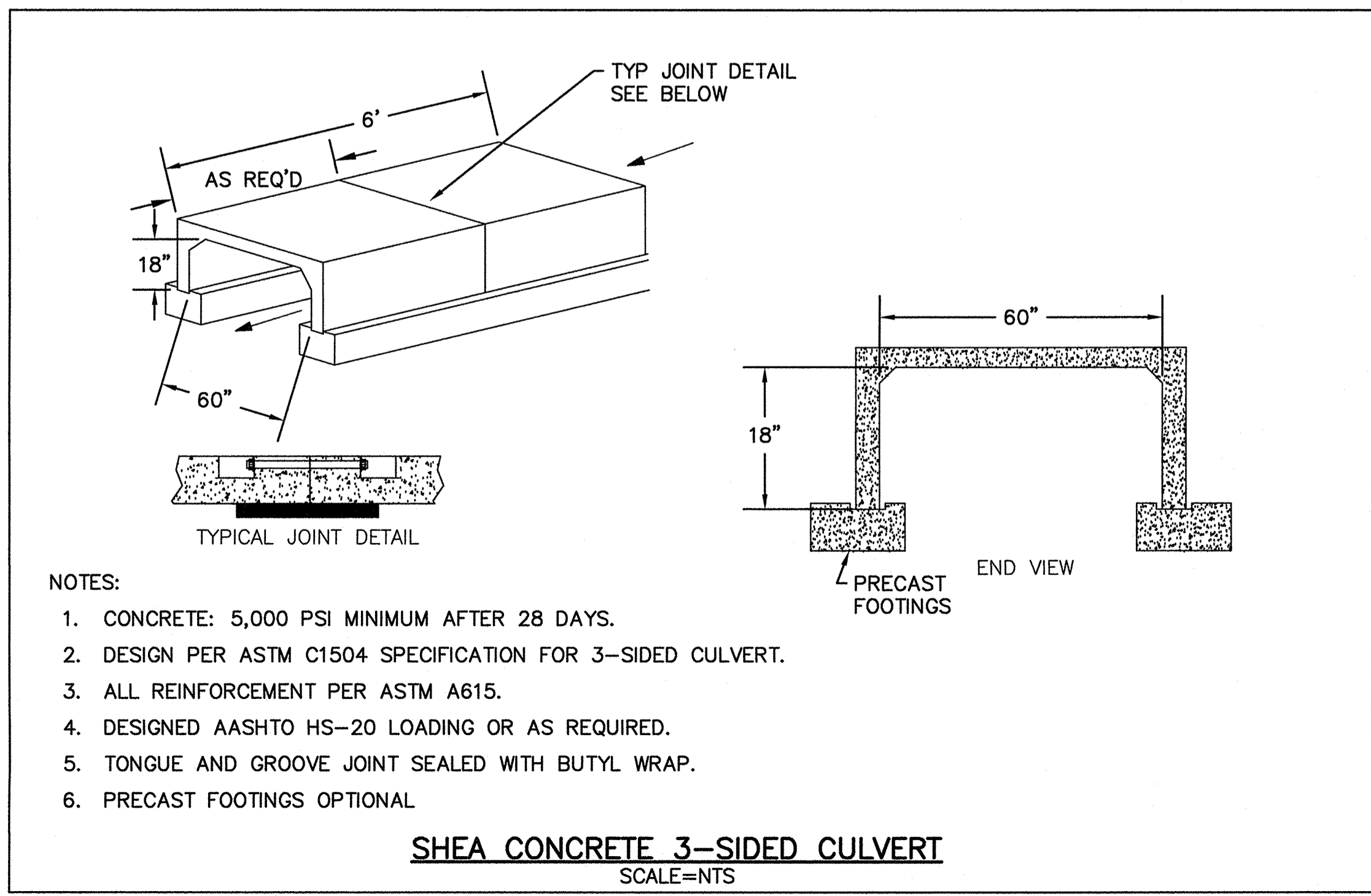
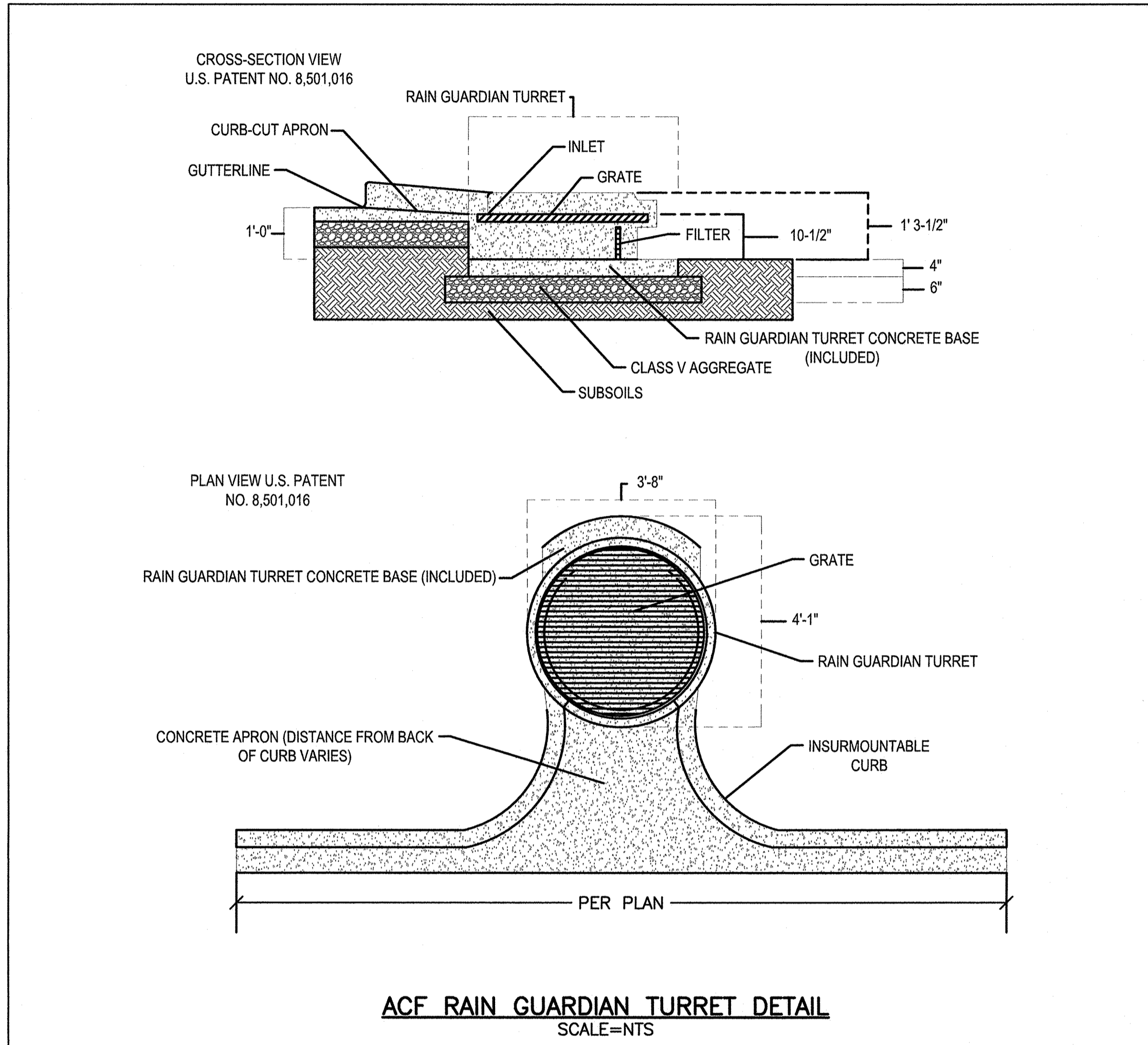
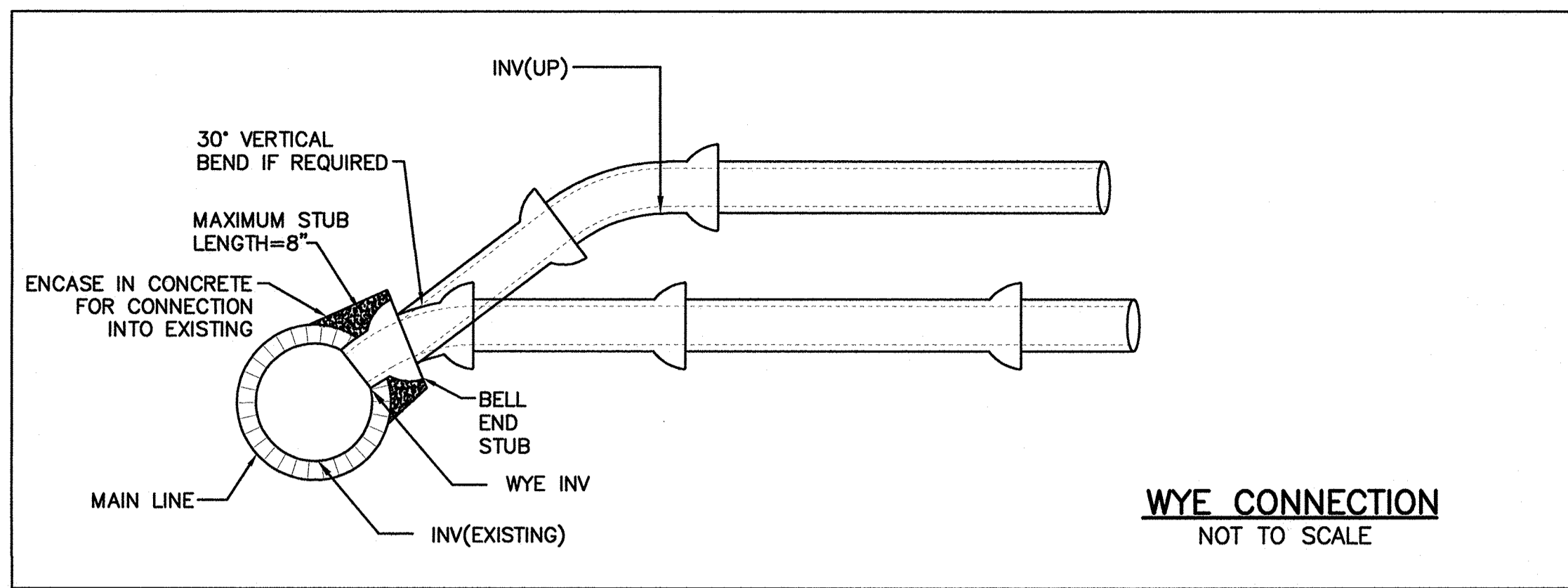
REVISIONS:

NO	BY	DATE	DESCRIPTION



**DETAIL SHEET**  
4 OF 7

DATE: MARCH 4, 2022  
PROJECT NUMBER: 19227.01  
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CHECKED BY: KE  
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SHEET 28 OF 31

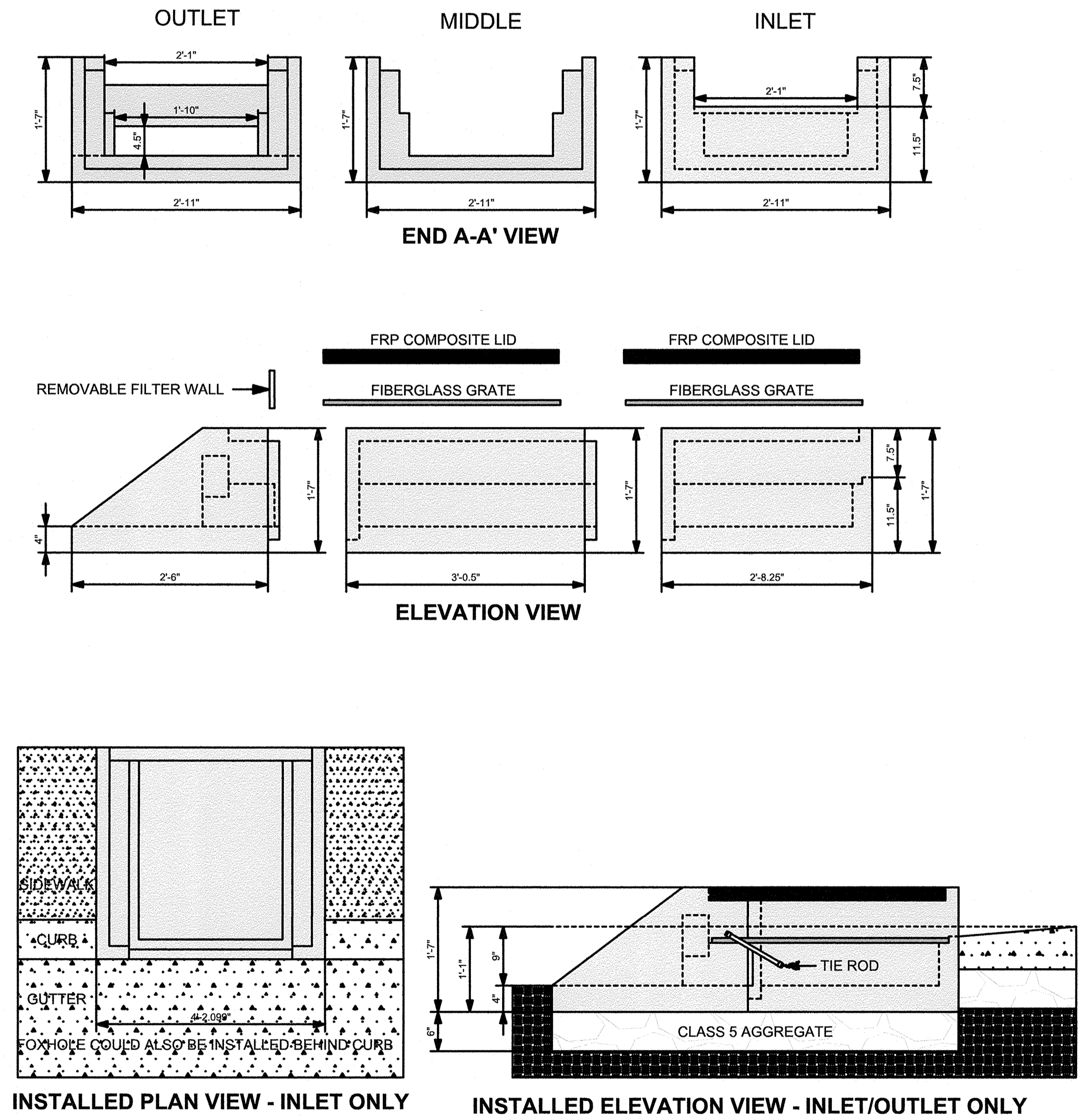
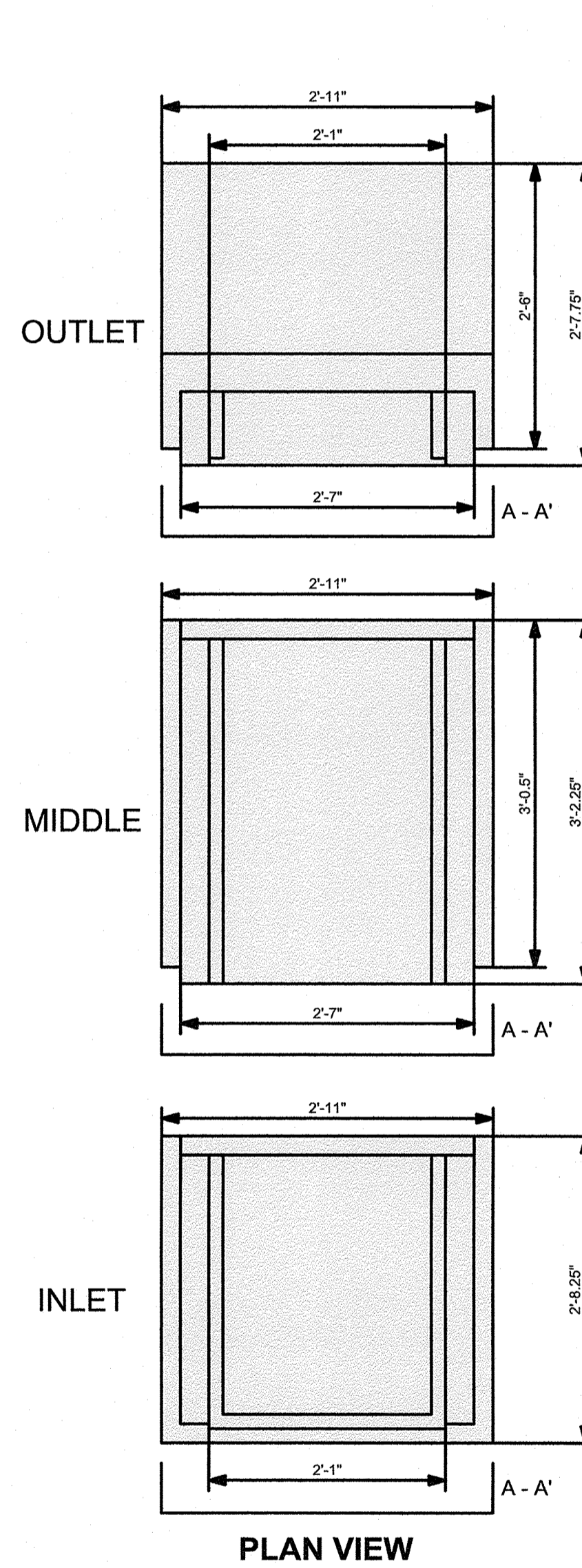


**SPECIFICATIONS**

1. STEEL REINFORCED, COLD JOINT SECURED MONOLITHIC CONCRETE STRUCTURES (INLET 875 LBS, MIDDLE 965 LBS, AND OUTLET 730 LBS). CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS. CONCRETE AIR ENTRAINED (4% TO 8% BY VOLUME). MANUFACTURED AND DESIGNED TO ASTM C858.
2. 2-POINT PICK USING RECESSED LIFTING POCKETS WITH A STANDARD HOOK.
3. FIBERGLASS GRATE (11 LBS/PIECE).
4. FRP COMPOSITE LID (36 LBS/PIECE) WITH CONCENTRATED LOAD CAPACITY OF 3,400 LBS.

**INSTALLATION NOTES**

1. INSTALL A CLASS 5 BASE (COMPACTED TO 95% STANDARD PROCTOR). THE DISTANCE FROM THE BACK OF THE CURB MAY VARY BASED ON SITE CONDITIONS. EXCAVATE 1' 7" BELOW THE GUTTERLINE ELEVATION (I.E. THE BIORETENTION OVERFLOW ELEVATION) TO ACCOMMODATE THE 9" PONDING DEPTH, 6" CLASS 5 AGGREGATE, AND 4" RAIN GUARDIAN FOXHOLE BASE (INCLUDED). THEREFORE, THE TOP OF THE CLASS 5 COMPACTED BASE IS PRECISELY 1' 1" BELOW THE GUTTERLINE ELEVATION. THE TOP OF THE RAIN GUARDIAN FOXHOLE INLET POINT WILL BE 7-1/2" ABOVE THE TOP OF THE CONCRETE BASE AND 1-1/2" BELOW THE GUTTERLINE ELEVATION TO ACCOMMODATE A SLOPED INLET FROM THE GUTTER TO THE RAIN GUARDIAN FOXHOLE.
2. SET RAIN GUARDIAN FOXHOLE INLET FIRST, FOLLOWED BY MIDDLE SECTION(S), AND FINALLY THE OUTLET ON THE PREPARED CLASS 5 BASE. POSITION RAIN GUARDIAN FOXHOLE OUTLET PIECE SO PRIMARY OUTLET ALIGNS WITH TOE OF BASIN SIDE SLOPE TO AVOID SOIL INTERFERENCE WITH REMOVABLE FILTER WALL.
3. SECURE MODULAR FOXHOLE PIECES AT EACH JOINT USING PROVIDED GALVANIZED TIE RODS.
4. INSTALL EXPANSION/CONTRACTION JOINT MATERIAL OR A SHEET OF POLY TO SERVE AS A BOND BREAK BETWEEN RAIN GUARDIAN FOXHOLE AND CONCRETE INLET BEFORE POURING INLET.
5. REMOVABLE FILTER WALL SHOULD BE INSTALLED WITH FILTER FABRIC FACING THE RAIN GUARDIAN FOXHOLE INLET.



**ACF RAIN GUARDIAN FOXHOLE DETAIL**  
SCALE=NTS

TOWN OF WRENTHAM - PLANNING BOARD

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

**HOWARD STEIN HUDSON**  
114 Turnpike Road, Suite 2C  
Chelmsford, MA 01824  
www.hshassoc.com

PREPARED FOR:  
SHELDON WEST, LLC  
480 TURNPIKE STREET  
SOUTH EASTON, MA 02375

SHELDON WEST  
1139 WEST STREET  
WRENTHAM, MA, 02093  
NORFOLK COUNTY

**REVISIONS:**

NO.	BY	DATE	DESCRIPTION



**DETAIL SHEET**  
5 OF 7

DATE: MARCH 4, 2022  
 PROJECT NUMBER: 19227.01  
 DESIGNED BY: KF/KL  
 DRAWN BY: KF  
 CHECKED BY: KE

C10.5

4/9/2022 13:10:27 West St - CURRENT19227 - Detail.dwg  
Matthew Baker



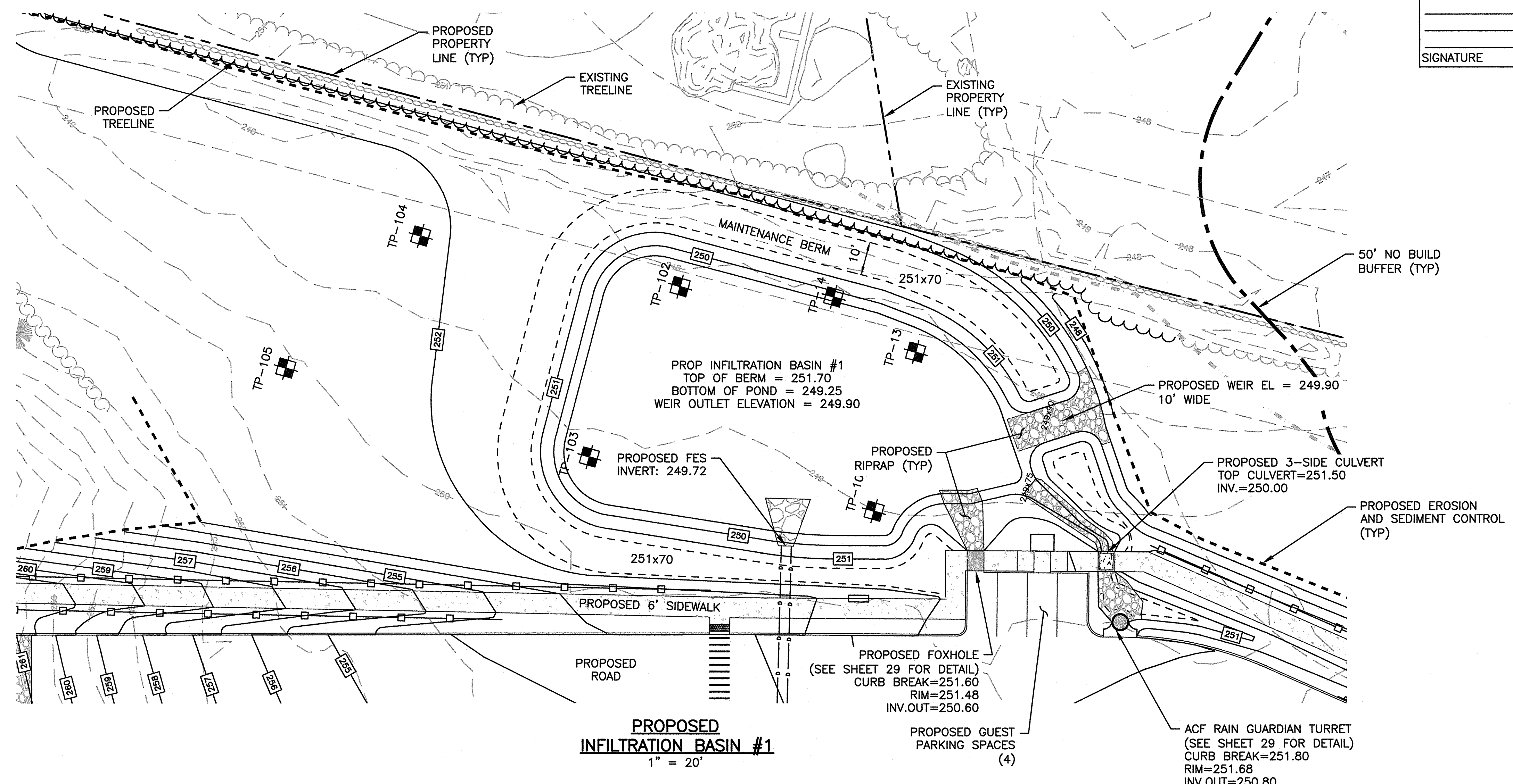
TOWN OF WRENTHAM - PLANNING BOARD

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

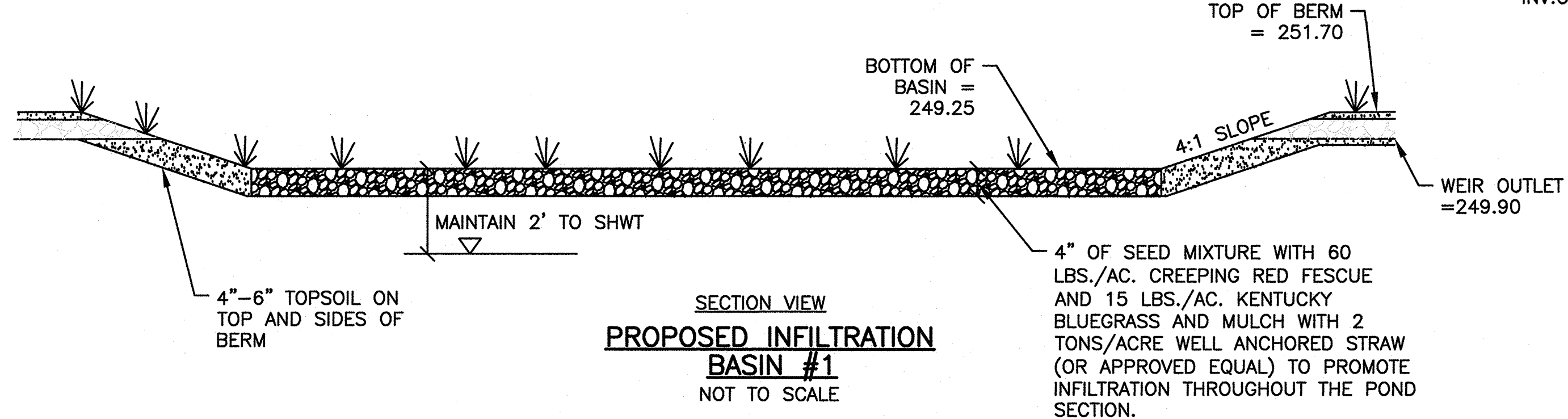
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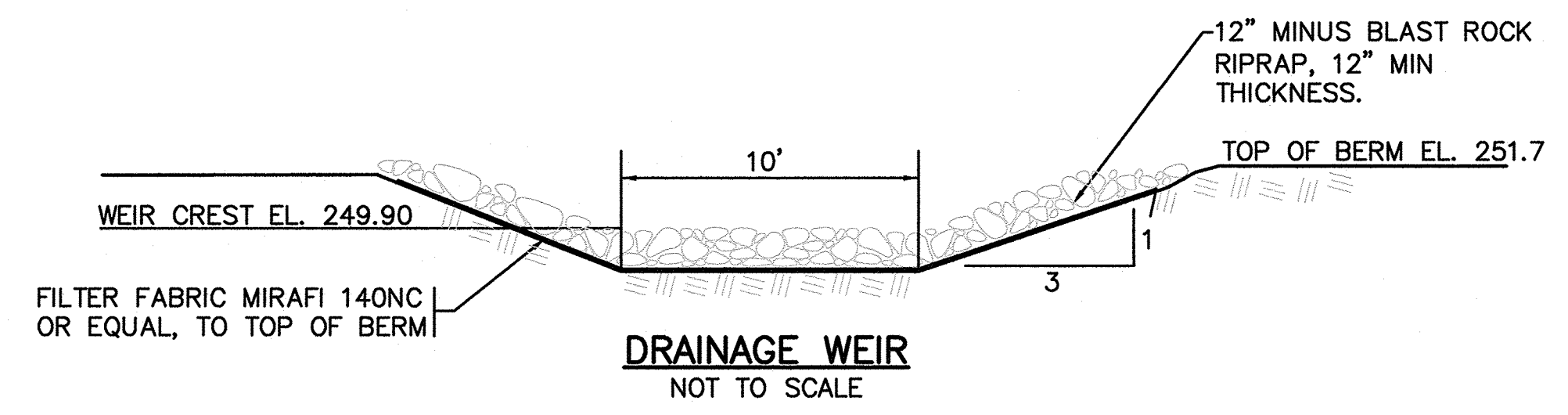
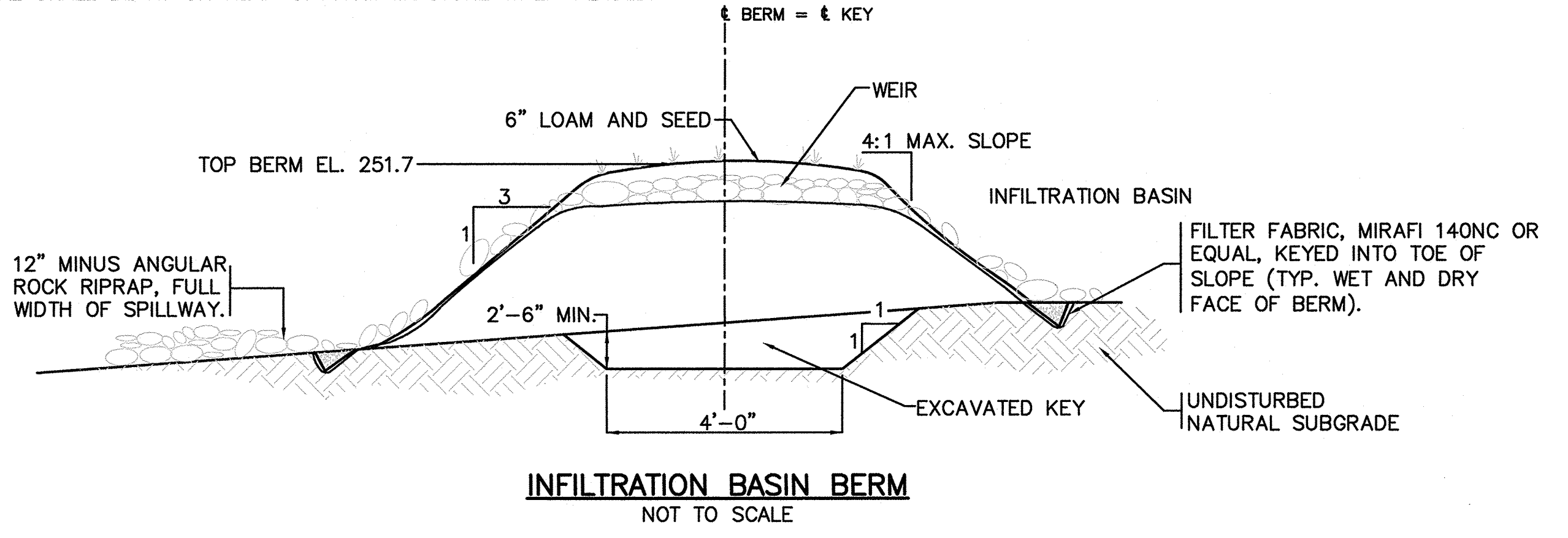
**SHELDON WEST**  
 1139 WEST STREET  
 WRENTHAM, MA, 02093  
 NORFOLK COUNTY



**PROPOSED INFILTRATION BASIN #1**  
 1" = 20'

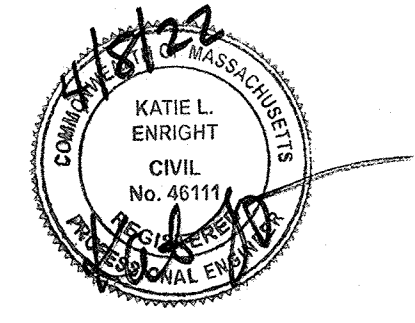


- NOTES:**
1. EMBANKMENT MATERIAL SHALL BE NATURAL TILL MATERIAL, MIN. 40% PASSING NO. 200 SIEVE, UNIFIED CLASSIFICATION SM, SC, ML OR CL, NO STONE LARGER THAN 12" LARGEST DIMENSION. ENGINEER SHALL APPROVE MATERIAL PRIOR TO PLACEMENT. GRADATION ANALYSIS OF ON-SITE SAMPLES MAY BE REQUIRED.
  2. MATERIAL TO BE PLACED IN 12" LIFTS AND MECHANICALLY COMPACTED TO 95% (MODIFIED PROCTOR). PLACE TO PREVENT NESTING OF STONES THAT MAY BE PRESENT.
  3. MATERIAL SHALL BE AT OR NEAR OPTIMUM MOISTURE WHEN PLACED.



REVISIONS:

NO	BY	DATE	DESCRIPTION



**DETAIL SHEET 7 OF 7**

DATE: MARCH 4, 2022  
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 CHECKED BY: KE

4/8/2022 L:\19227\West St - CURRENT\19227 - Details.dwg Matthew Baker