

SITE PLAN FOR SHELDON WEST 1139 WEST 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

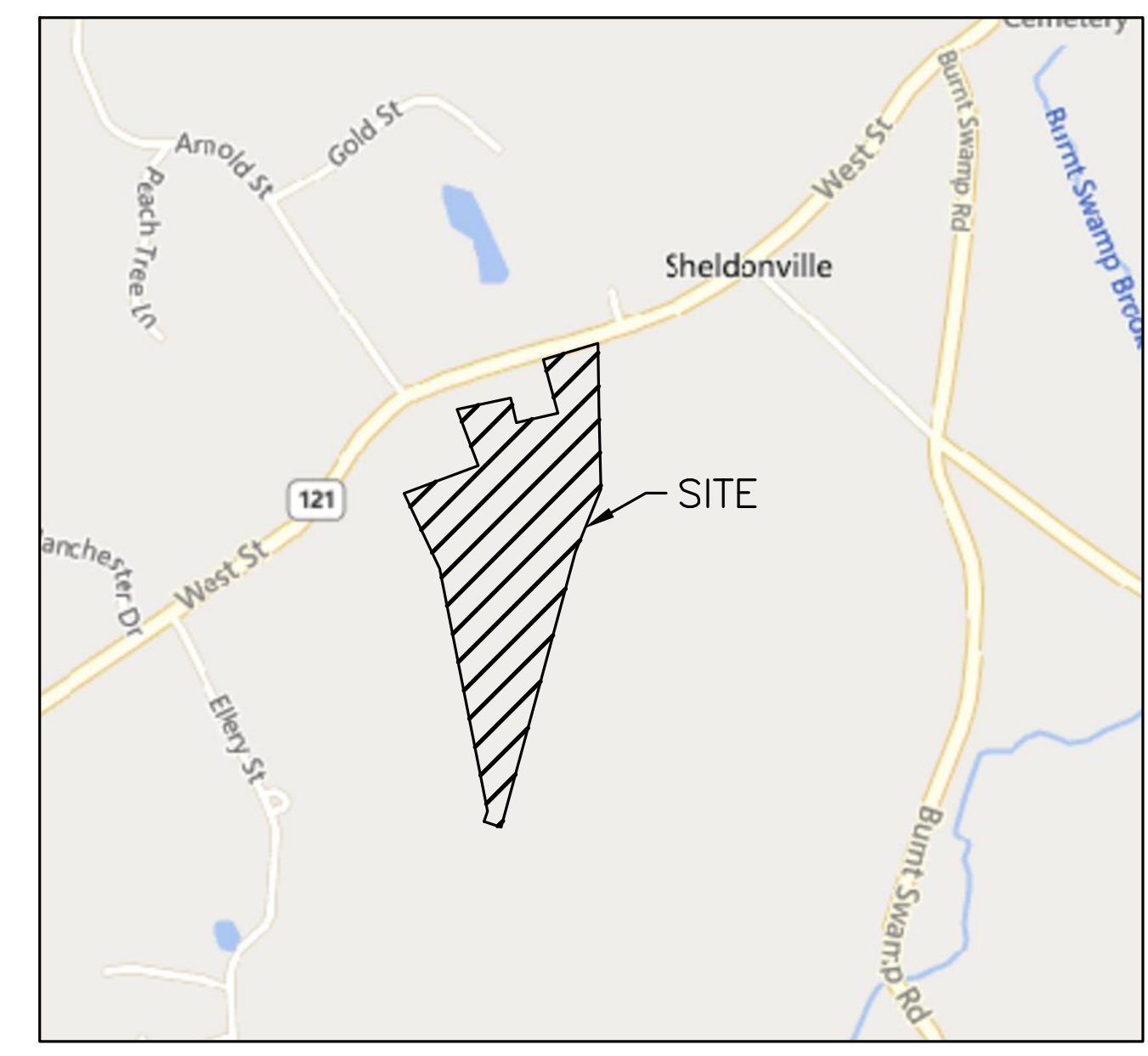
APPLICANT
SHELDON WEST, LLC
480 TURNPIKE STREET
SOUTH EASTON, MA 02375

ASSESSORS INFORMATION
ASSESSORS MAP G-03 BLOCK 1 LOT 14

- REFERENCES**
1. EXISTING CONDITIONS SURVEY BY WSP DATED 2-14-2020 REVISED THROUGH 10-06-2022.
 2. WRENTHAM, MA GIS SERVICE.
 3. WRENTHAM, MA AQUIFER PROTECTION DISTRICT MAP DATED NOVEMBER 2006.
 4. ZONING MAP OF WRENTHAM MASSACHUSETTS DATED 10-04-2019

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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
OVERLAY DISTRICT: AQUIFER PROTECTION DISTRICT
SPECIAL REQUIREMENTS: SENIOR LIVING COMMUNITY (SLC)
DIMENSIONAL REQUIREMENTS:

	REQUIREMENT	PROPOSED
TOTAL LAND AREA (SLC)	871,200 (20 AC)	888,602 SF (20.4 AC)
DEVELOPABLE SITE AREA	-	243,855 SF (5.59 AC)
CONTINUOUS LOT FRONTAGE (SLC)	100 FT	253± FT
MINIMUM FRONT YARD (SLC)	30 FT	323± FT
MINIMUM SIDE YARD (SLC)	30 FT	80± FT
MINIMUM REAR YARD (SLC)	30 FT	1,486± FT
SITE COVERAGE OF BUILDINGS	<35%	2.2%
USABLE OPEN SPACE*	>30%	35%±
IMPERVIOUS AREA	-	88,034 SF ±
IMPERVIOUS AREA/TOTAL AREA	-	9.9%
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	21.7 FT

*NO MORE THAN 25% OF THE MINIMUM REQUIRED COMMON OPEN SPACE SHALL BE WETLANDS (SEE OPEN SPACE EXHIBIT FOR BOUNDARIES OF OPEN SPACE AREA)

TOTAL SITE AREA	= 888,602 S.F.
TOTAL WETLANDS ON SITE	= 524,432 S.F.
TOTAL NON-OPEN SPACE**	= 115,841 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 + 115,841)
	= 248,329 S.F.
TOTAL OPEN SPACE	= 248,329 + 66,646
	= 314,975 S.F.
	= 314,975 / 888,602
	= 100 * 0.35
	= 35%

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

CONSERVATION ALTERATIONS

ALTERATIONS WITHIN:	LENGTH OF EXTERIOR EROSION CONTROL BARRIER (SILT FENCE & COMPOST SOCK) = 2,262± LF
100' WETLAND BUFFER AREA: 14,218± SF	
50' WETLAND BUFFER AREA: 0 SF	
200' RIPARIAN AREA: 0 SF	
100' RIPARIAN AREA: 0 SF	
100' POTENTIAL VERNAL POOL BUFFER: 0 SF	
	DISTANCE BETWEEN WORK NEAREST THE: WETLAND: 67'
	RIVER: 203'
	VERNAL POOL: 100'
	(SEE SHEET 14 FOR DIMENSIONS)

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: (SEE TABLE BELOW)
= 59 PARKING SPACES PROVIDED

TYPE	REQ.	PROP.
UNIT GAR. SPACES	18	18
UNIT EXTERIOR SPACES	5	18
SHARED/GUEST PARKING	5	23
TOTAL PARKING	23	59

SITE PLAN AND SPECIAL PERMITS REQUIRED

1. ARTICLE 13.5 – SENIOR LIVING COMMUNITY
2. ARTICLE 14 – EARTH REMOVAL
3. ARTICLE 5 – WATERSHED PROTECTION DISTRICT

REVISIONS:

NO	BY	DATE	DESCRIPTION
1	KL	9/13/22	PEER REVIEW
2	KL	11/11/22	TOWN/PEER REVIEW



SITE PLAN

COVER SHEET

DATE:	APRIL 11, 2022
PROJECT NUMBER:	19227.01
DESIGNED BY:	KF/KL/MB
DRAWN BY:	KF/KL/MB
CHECKED BY:	KE
C1.1	
SHEET 1 OF 35	

11/10/2022 L:\19227\West St - CURRENT\19227 - COVER - WS.dwg
Plot Saved by: MBARBER
Printed by: Matthew Barber

EROSION CONTROL PLAN NOTES:

- REMOVAL OF EXISTING STRUCTURES SHALL INCLUDE ALL EXISTING PAVEMENT, FOOTINGS, AND UTILITY CONNECTIONS.
- DEMOLITION AND CONSTRUCTION DEBRIS MUST BE PROPERLY CONTAINED AND DISPOSED OF.
- 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.
- 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.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE ALL STORMWATER INLETS DOWNSTREAM OF CONSTRUCTION ARE FITTED WITH TEMPORARY INLET PROTECTION AS SHOWN ON DETAIL SHEET 1 OF 8.
- ALL EXISTING DOWN GRADIENT CATCH BASINS AND 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.
- EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON DETAIL SHEET 1 OF 8 MUST BE INSTALLED PRIOR TO THE START OF CONSTRUCTION AND MAINTAINED AND UPGRADED AS NECESSARY, IF DEEMED NECESSARY BY ON-SITE INSPECTION BY ENGINEER AND/OR REGULATORY OFFICIALS, DURING CONSTRUCTION BY THE CONTRACTOR. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSPECT DAILY AND INSTALL ADDITIONAL CONTROL MEASURES AS NEEDED DURING CONSTRUCTION.
- THE CONTRACTOR MUST KEEP ON-SITE AT ALL TIMES ADDITIONAL COMPOST SOCKS AND SILT FENCING, SHOWN ON DETAIL SHEET 1 OF 8, FOR THE INSTALLATION AT THE DIRECTION OF THE ENGINEER, OR THE TOWN, TO MITIGATE ANY EMERGENCY CONDITION.
- STOCKPILED MATERIAL INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING: TOPSOIL, FILL MATERIAL, GRAVEL, AGGREGATE. A TYPICAL STOCKPILE IS SHOWN ON DETAIL SHEET 2 OF 8.
- 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.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTROLLING WIND EROSION AND DUST THROUGHOUT THE LIFE OF HIS CONTRACT. DUST CONTROL INCLUDES THE USE OF A DUST CONTROL WATER TRUCK TO COAT SITE SURFACES TWICE PER DAY OR WHEN THERE IS VISIBLE DUST 4- FEET ABOVE GROUND, AS WELL AS STREET SWEEPING WITHIN ADJACENT ROADWAYS THREE TIMES PER WEEK.
- PER EPA, STABILIZATION MEASURES SUCH AS TEMPORARY SEEDING WITH HYDRO-SEEDING OR RAPID-GROWING ANNUAL GRASSES, SMALL GRAINS, OR LEGUMES SHALL TAKE PLACE NO MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED AND PLAN ON REMAINING THAT WAY FOR MORE THAN 21 DAYS. (OTHER ACCEPTABLE FORMS OF STABILIZATION IS MULCH OR STUMP GRINDINGS, EROSION CONTROL BLANKETS, OR JUTE NETTING)
- STABILIZATION OF ALL RE-GRADED AND SOIL STOCKPILE AREAS MUST BE MAINTAINED DURING ALL PHASES OF CONSTRUCTION.
- NEW, EXPOSED SLOPE AREAS, SUCH AS THE SLOPES AND CHANNEL BOTTOMS ALONG THE PROPOSED DRAINAGE SWALES, SLOPES ALONG THE PROJECT PERIMETER, AND SLOPES AT THE SURFACE BASIN MUST BE STABILIZED WITH EROSION CONTROL MATTING AS SOON AS THE GRADING IS COMPLETED.
- 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. ALL VIOLATIONS OF LOCAL AND FEDERAL REGULATIONS REGARDING RUNOFF ARE SUBJECT TO ENFORCEMENT AND FINES.
- CONSTRUCTION STAFF SHOULD REMOVE SEDIMENT WHEN TEMPORARY BASINS REACH 25 PERCENT CAPACITY. ADDITIONALLY, THEY SHOULD INSPECT THE SEDIMENT TRAP AFTER EACH RAINFALL EVENT FOR DAMAGE FROM EROSION AND TO ENSURE THAT THE TRAP IS DRAINING PROPERLY.
- SEDIMENT REMOVED FROM EROSION AND SEDIMENT CONTROL DEVICES MUST BE PROPERLY REMOVED AND DISPOSED. ALL DAMAGED CONTROLS MUST BE REMOVED AND REPLACED.
- CONSTRUCTION VEHICLES SHALL UTILIZE THE STABILIZED CONSTRUCTION ENTRANCE, SHOWN ON DETAIL SHEET 1 OF 8, THROUGHOUT CONSTRUCTION.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MONITOR AND MAINTAIN THE STABILIZED CONSTRUCTION ENTRANCE TO ENSURE THAT IT IS CLEANED AND FUNCTIONING CORRECTLY TO PREVENT TRACKING OF SEDIMENT BY CONSTRUCTION VEHICLES THAT EXIT.
- THE USE OF STRAW WATTLES AND/OR HAYBALES FOR THE PROTECTION OF STORMWATER BEST MANAGEMENT PRACTICES SHALL NOT BE USED ON SITE.

SITE NOTES:

- THE INTENT OF THIS PLAN IS TO CONSTRUCT A SENIOR LIVING COMMUNITY (SLC) CONSISTING OF SINGLE-FAMILY HOMES.
- WATER SUPPLY SHALL BE SERVICED BY PUBLIC WATER SERVICE.
- ONE (1) SEPTIC SYSTEM APPROVED THROUGH THE TOWN OF WRENTHAM BOARD OF HEALTH SHALL SERVE THE DEVELOPMENT.
- ELECTRIC SERVICE SHALL BE SERVICED BY THE LOCAL ELECTRIC PROVIDER IN WRENTHAM.
- ALL CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE TOWN AND STATE STANDARDS AND REGULATIONS.
- 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.
- 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.
- ALL PROPOSED SIGNAGE SHALL CONFORM WITH THE TOWN ZONING REGULATIONS, UNLESS APPROVED AS PART OF THIS APPLICATION.
- ALL SIGNAGE AND PAVEMENT MARKINGS 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.
- 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). PARKING SPACE DIMENSIONS ARE SHOWN ON DETAIL SHEET 2 OF 8.
- 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. ADDITIONAL CURBING DETAILS ARE SHOWN ON DETAIL SHEET 3 OF 8.
- 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.
- 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.
- 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.
- ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) RULES AND REGULATIONS.
- 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.
- 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.
- OVERHEAD WIRES CROSSING THE PROPOSED ENTRANCE DRIVES SHALL BE SUPPORTED, PROTECTED, AND MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION.

GRADING AND DRAINAGE NOTES:

- 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
- ALL BENCHMARKS AND TOPOGRAPHY SHOULD BE FIELD VERIFIED BY THE CONTRACTOR.
- 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.
- 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.
- SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES SHOWN ON DETAIL SHEET 1 AND DETAIL SHEET 2 OF 8 HAVE BEEN INSTALLED. REFER TO THE CONSTRUCTION SEQUENCE.
- ALL SWALES, INFILTRATION PONDS, AND OTHER SURFACE STORMWATER FACILITIES ARE TO BE STABILIZED PRIOR TO ACCEPTING RUNOFF.
- PROPOSED RIM ELEVATIONS OF DRAINAGE STRUCTURES ARE APPROXIMATE. FINAL ELEVATIONS ARE TO BE SET FLUSH WITH FINISH GRADES.
- ALL DRAINAGE STRUCTURES SHALL BE PRECAST, UNLESS OTHERWISE SPECIFIED. SEE DETAIL SHEETS FOR DRAINAGE DETAILS.
- IN AREAS WHERE CONSTRUCTION IS PROPOSED ADJACENT TO ABUTTING PROPERTIES, THE CONTRACTOR SHALL INSTALL ORANGE CONSTRUCTION FENCING, SHOWN ON DETAIL SHEET 1 OF 8, AS SPECIFIED ON SHEET 3.1 AND 3.2.
- THIS PLAN SHALL NOT BE CONSIDERED ALL INCLUSIVE, AS THE GENERAL CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT SEDIMENT FROM LEAVING THE SITE.
- IF THE INSTALLATION OF STORM DRAINAGE SYSTEM SHOULD BE INTERRUPTED BY WEATHER OR NIGHTFALL, THE PIPE ENDS SHALL BE COVERED WITH FILTER FABRIC.
- MONITORING WELLS ARE TO BE PROVIDED AT EACH INFILTRATION BASIN PER THE REQUIREMENT OF THE MASSACHUSETTS STORMWATER HANDBOOK.
- THE SURFACE DETENTION/INFILTRATION BASIN SHALL NOT BE USED FOR TEMPORARY DRAINAGE DURING CONSTRUCTION; HOWEVER, IF EROSION SHOULD OCCUR AFFECTING THE BASIN BOTTOM AREA, THEN ANY ACCUMULATED SILTATION WITHIN THE BASIN AREA MUST BE REMOVED ALONG WITH THE REQUIRED EXCAVATION OR RESTORATION TO FINAL BASIN BOTTOM GRADE.
- ALL RAIN GUARDIAN PRETREATMENT UNITS AND PERVIOUS PAVER AREAS SHALL BE PROTECTED WITH THE USE OF A COMPOST SOCK BARRIER, SHOWN ON DETAIL SHEET 2 OF 8, DURING CONSTRUCTION.

UTILITY NOTES:

- 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.
- 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).
- 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.
- 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.
- AS-BUILT PLANS SHALL BE SUBMITTED TO THE ALL MUNICIPAL DEPARTMENTS SPECIFIED BY CONDITIONS OF APPROVAL.
- CONTRACTOR SHALL PLACE 2" WIDE METAL WIRE IMPREGNATED RED PLASTIC WARNING TAPE OVER ENTIRE LENGTH OF ALL GRAVITY SEWERS, SERVICES, AND FORCE MAINS.
- ALL SANITARY STRUCTURE INTERIOR DIAMETERS (4' MIN) SHALL BE DETERMINED BY THE MANUFACTURER BASED ON THE PIPE CONFIGURATIONS SHOWN ON THESE PLANS.
- 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.
- WATER MAINS SHALL BE HYDROSTATICALLY PRESSURE TESTED FOR LEAKAGE PRIOR TO ACCEPTANCE.
- THRUST BLOCKS SHALL BE INSTALLED AT ALL BENDS, TEES, MECHANICAL JOINTS, AND FIRE HYDRANTS. AN EXAMPLE THRUST BLOCK CAN BE SEEN ON DETAIL SHEET 5 OF 8.
- DIMENSIONS ARE SHOWN TO CENTERLINE OF PIPE OR FITTING.
- 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.
- EXISTING UTILITIES SHALL BE DIGSAFED AND PRIVATE UTILITY LOCATOR SERVICES SHOULD BE UTILIZED PRIOR TO CONSTRUCTION.
- ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS.
- ALL FIRE HYDRANTS SHALL BE PROVIDED WITH AN APPROVED GATE VALVE. AN EXAMPLE FIRE HYDRANT AND CONNECTION CAN BE SEEN ON DETAIL SHEET 4 OF 8.
- 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.
- ALL WATER AND SEPTIC INSTALLATION SHALL BE COORDINATED AND IN ACCORDANCE WITH THE TOWN OF WRENTHAM, MA
- GAS SERVICES NOT SHOWN ON PLAN AND WILL BE DETERMINED AT A LATER DATE.
- 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.



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
1	KL	9/13/22	PEER REVIEW
2	KL	11/11/22	TOWN/PEER REVIEW



SITE PLAN

NOTES AND REFERENCES

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

TOWN OF WRENTHAM - PLANNING BOARD

SIGNATURE	DATE

11/10/2022 1:19:27 PM L:\19227\West S - CURRENT\19227 - COVER - WS.dwg
 Plot Saved by: MBW/KEK
 Printed by: Matthew Baker

SYMBOLS

EXISTING PROPOSED

- CONCRETE BOUND
- DRILL HOLE FOUND
- IRON ROD FOUND
- IRON PIPE FOUND
- STONE BOUND WITH DRILL HOLE
- STONE BOUND
- CATCH BASIN
- CULVERT
- UTILITY POLE
- UTILITY POLE WITH LIGHT
- UTILITY POLE WITH TRANSFORMER
- LIGHTING POLE
- POST
- FLAGPOLE
- MAILBOX
- UNKNOWN MANHOLE
- SEWER MANHOLE
- DRAIN MANHOLE
- DECIDUOUS TREE
- CONIFER TREE
- SHRUB
- ACF RAIN GUARDIAN TURRET
- ACF RAIN GUARDIAN FOXHOLE
- FIRE HYDRANT
- WATER SHUT OFF
- WATER GATE
- BENCH
- HEADWALL
- TEST PIT LOCATION
- SIGN
- 251.2 x SPOT ELEVATION

PROPOSED

- DRAINAGE PIPE
- PERVIOUS PAVERS
- CONCRETE SIDEWALK
- GRAVEL PATHWAY
- RIP-RAP

PROPOSED LINETYPES

- PROPERTY LINE
- ZONING OFFSET
- LIMIT OF WORK
- EROSION CONTROL LINE
- LIMIT OF STOCKPILE AREA
- TEMPORARY SEDIMENT BASIN
- TREELINE
- LIMIT OF SEPTIC/INFILTRATION BASIN
- POST AND RAIL
- CURBING
- ROAD CENTERLINE
- ROAD STRIPING
- SNOW STORAGE
- RETAINING WALL
- MINOR CONTOUR
- MAJOR CONTOUR
- ELECTRIC CONDUIT
- WATER MAIN/WATER SERVICE
- SEWER MAIN
- SEWER SERVICE TO UNITS
- BUILDING/STRUCTURE

ABBREVIATIONS

APPROX	APPROXIMATE	LS	LANDSCAPING
BC	BOTTOM OF CURB	MIN	MINIMUM
BOW	BOTTOM OF WALL	OHW	OVERHEAD WIRES
BK	BOOK	P	PIT
BIT.	BITUMINOUS	PVC	POLYVINYL CHLORIDE (PIPE)
CB	CATCH BASIN	PVC	POINT OF VERTICAL CURVE
CLDI	CEMENT LINED DUCTILE IRON	PVT	POINT OF VERTICAL TANGENCY
CO	CLEAN OUT	R	RADIUS
CONC.	CONCRETE	REF	REFERENCE
DHF	DRILL HOLE FOUND	RGT	RAIN GUARDIAN TURRET
DLW	DASHED LINE WHITE	RW	RETAINING WALL
DMH	DRAIN MANHOLE	S	SLOPE
DYL	DOUBLE YELLOW LINE	SDR	STANDARD DIMENSION RATIO
ELEV	ELEVATION	S.F.	SQUARE FOOT
EOP	EDGE OF PAVEMENT	SMH	SEWER MANHOLE
EX.	EXISTING	SWL	SINGLE WHITE LINE
F.F	FINISHED FLOOR	SS	SEWER SERVICE
GF	GARAGE FLOOR	SSD	STOPPING SIGHT DISTANCE
GV	GAS GATE VALVE	STA	STATION
HDPE	HIGH DENSITY POLYETHYLENE	TOW	TOP OF WALL
HOR	HORIZONTAL	TP	TEST PIT
HP	HIGH POINT	TYP.	TYPICAL
HSD	HEADLIGHT SIGHT DISTANCE	VER	VERTICAL
INV	INVERT	VGC	VERTICAL GRANITE CURB
L	LENGTH	W.E.	WATER ELEVATION
LF	LINEAR FOOT	WF	WETLAND FLAG
LP	LOW POINT		

EXISTING CONDITIONS LINETYPES

- OVERHEAD WIRES
- WETLAND LINE
- 100' RIPARIAN
- 200' OUTER RIPARIAN
- 50' WETLAND BUFFER
- 100' WETLAND BUFFER
- 100' POTENTIAL VERNAL POOL BUFFER
- ABUTTERS LOT LINES
- 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
- RECORD DRAIN LINE
- RECORD WATER LINE
- CURBING (TYPE)
- EXISTING BUILDING

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
1	KL	9/13/22	PEER REVIEW
2	KL	11/11/22	TOWN/PEER REVIEW



SITE PLAN

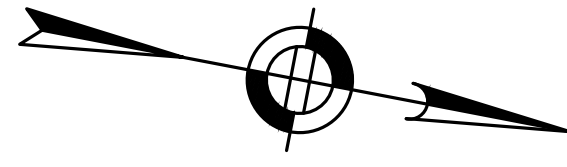
LEGEND

TOWN OF WRENTHAM — PLANNING BOARD	
SIGNATURE	DATE

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

C1.3

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TOWN OF WRENTHAM - PLANNING BOARD	
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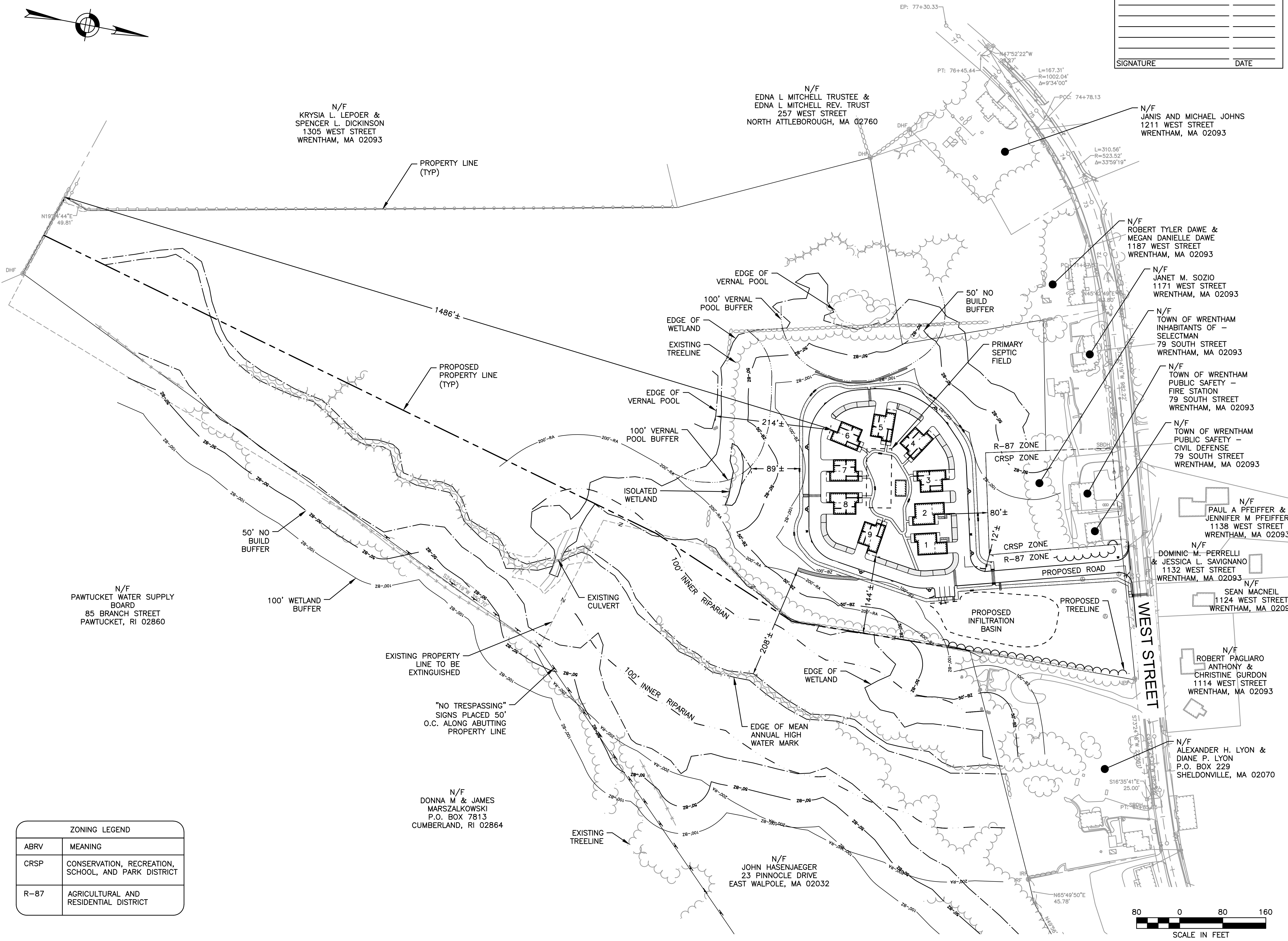
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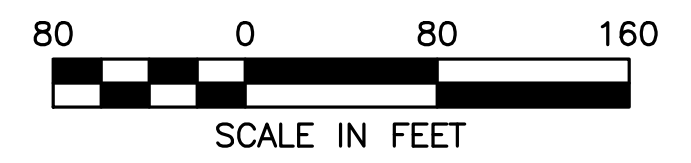
SITE PLAN

LOCUS
 MAP 1

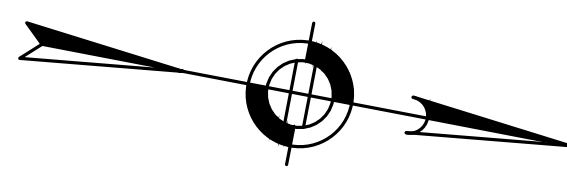
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ZONING LEGEND	
ABRV	MEANING
CRSP	CONSERVATION, RECREATION, SCHOOL, AND PARK DISTRICT
R-87	AGRICULTURAL AND RESIDENTIAL DISTRICT



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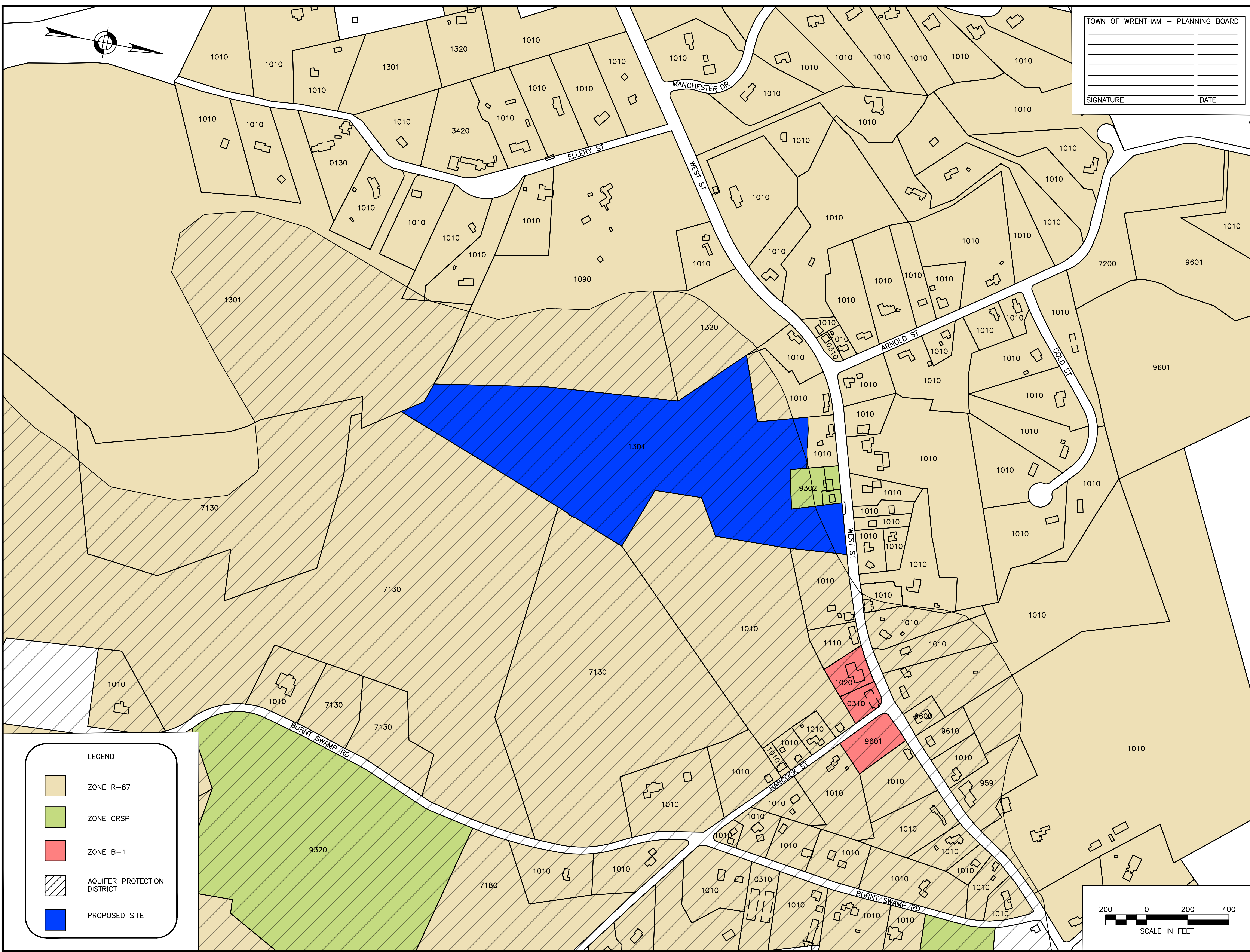
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SITE PLAN

ZONING LOCUS MAP

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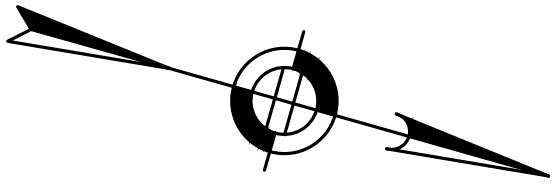


LEGEND

- ZONE R-87
- ZONE CRSP
- ZONE B-1
- AQUIFER PROTECTION DISTRICT
- PROPOSED SITE



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OPEN SPACE CALCULATIONS:

TOTAL SITE AREA = 888,602 S.F.
 TOTAL WETLANDS ON SITE = 524,432 S.F.
 TOTAL NON-OPEN SPACE** = 115,841 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 + 115,841) = 248,329 S.F.
 TOTAL OPEN SPACE = 248,329 + 66,646 = 314,975 S.F.
 = 100 * 0.35 = 35%

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

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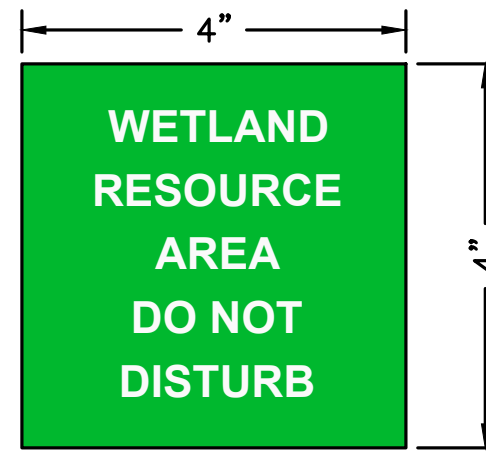
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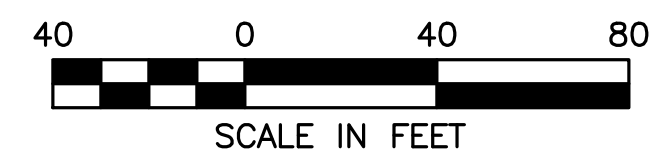


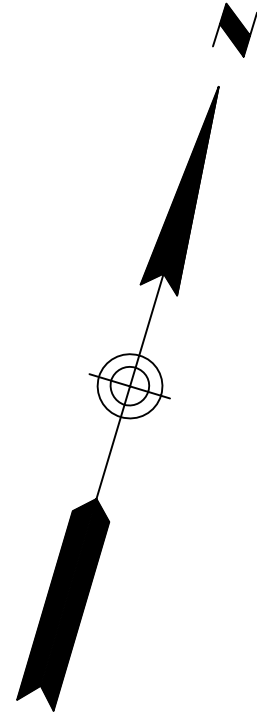
TOWN OF WRENTHAM CONSERVATION BOUNDARY SIGN DETAIL (FENCE MOUNTED) NOT TO SCALE

NOTE: SIGNS TO BE MOUNTED ON FENCE EVERY 50' O.C.

LEGEND

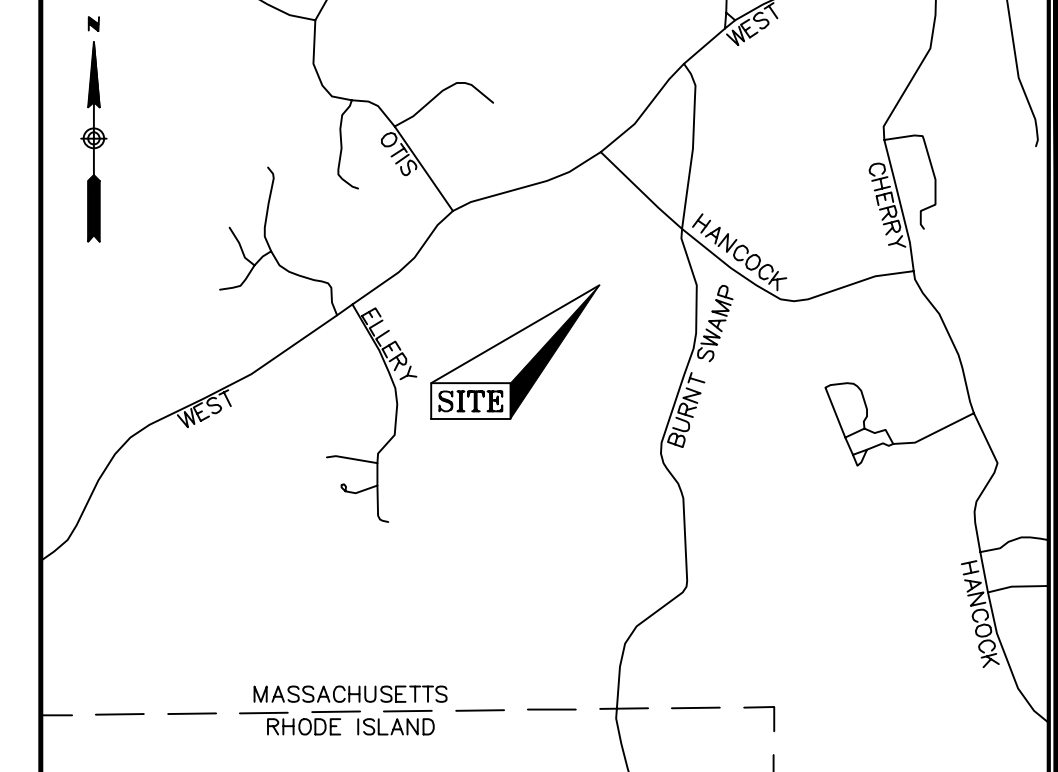
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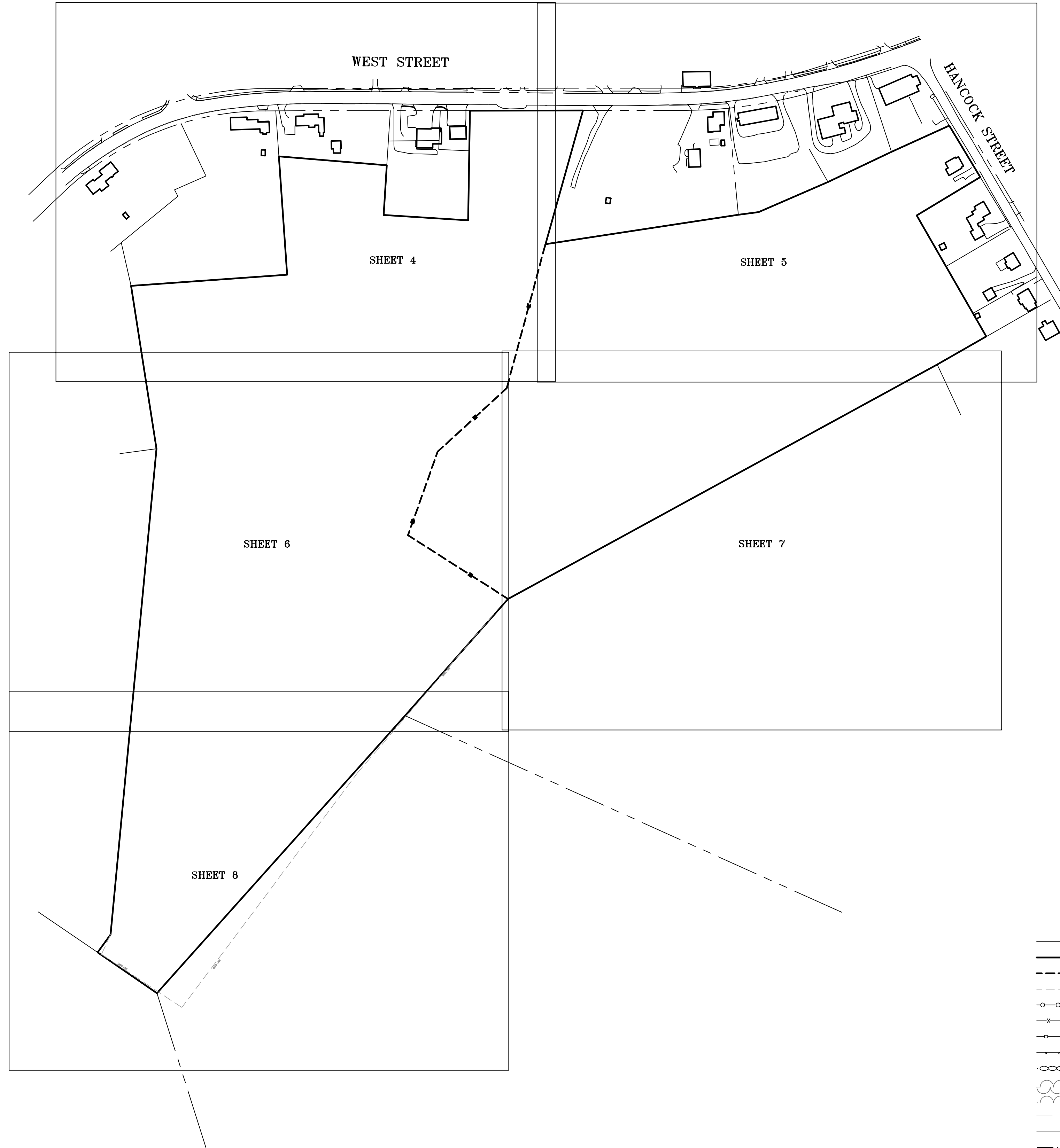


TOWN OF WRENTHAM - PLANNING BOARD

SIGNATURE _____ DATE _____



LOCUS MAP
(N.T.S.)



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LEGEND

- CB □ CONCRETE BOUND
- DH ⊙ DRILL HOLE FOUND
- IRF ⊙ IRON ROD FOUND
- IRP ⊙ IRON PIPE FOUND
- SBWH □ 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
- OVERHEAD WIRES
- (R) — RECORD DRAIN LINE
- (R) — RECORD WATER LINE

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 9. PLAN 1619 OF 1986
 10. LAND COURT PLAN NO. 27101A
 11. 1925 COUNTY LAYOUT OF WEST STREET

REVISION

DATE	DESCRIPTION
11/09/22	ADDED CESS POOL FROM RECORD PLANS (HSH)

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



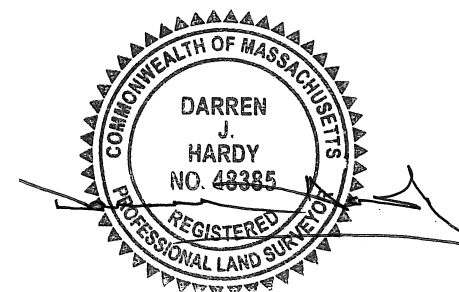
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Surveyed By	JL,RZ	Scale	1" = 150'	Sheet No.	2.1
Checked By	DPP	Book No.	M-5		

CERTIFICATION:

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

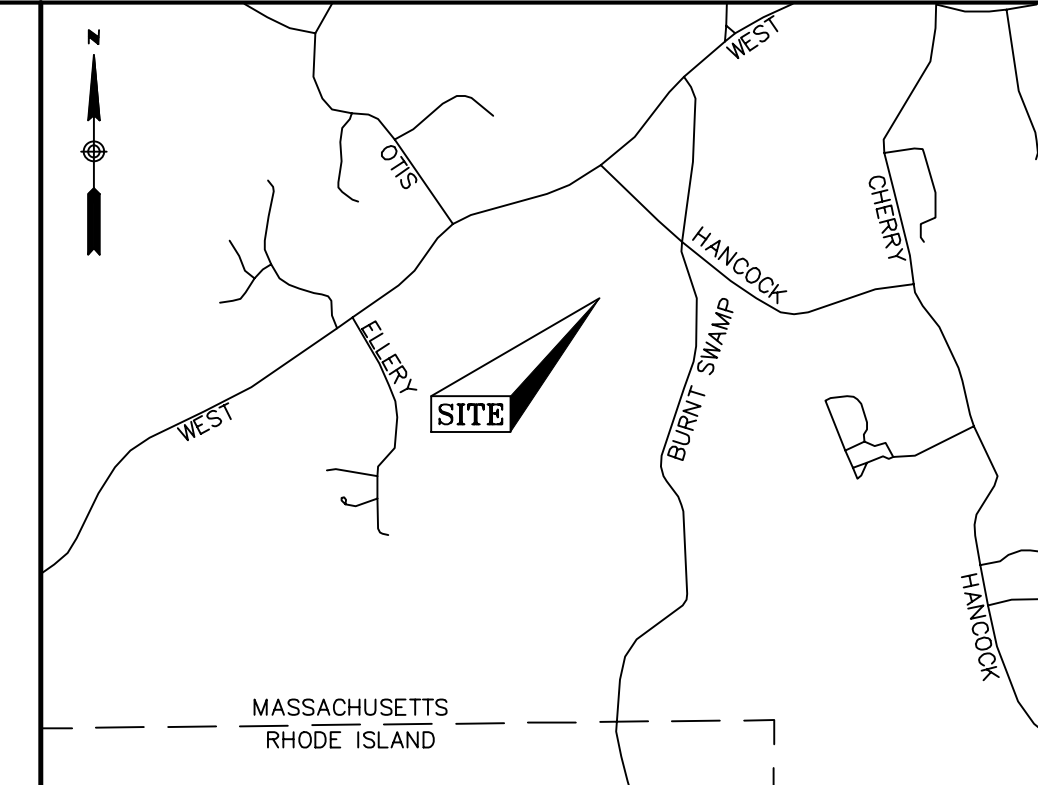
NOVEMBER 9, 2022

CERTIFICATION:



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 REG. NO. 48385
 WSP USA, Inc.

TOWN OF WRENTHAM - PLANNING BOARD	
SIGNATURE	DATE

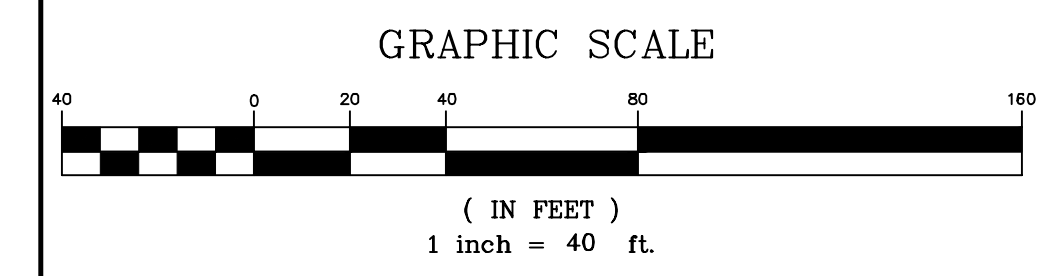


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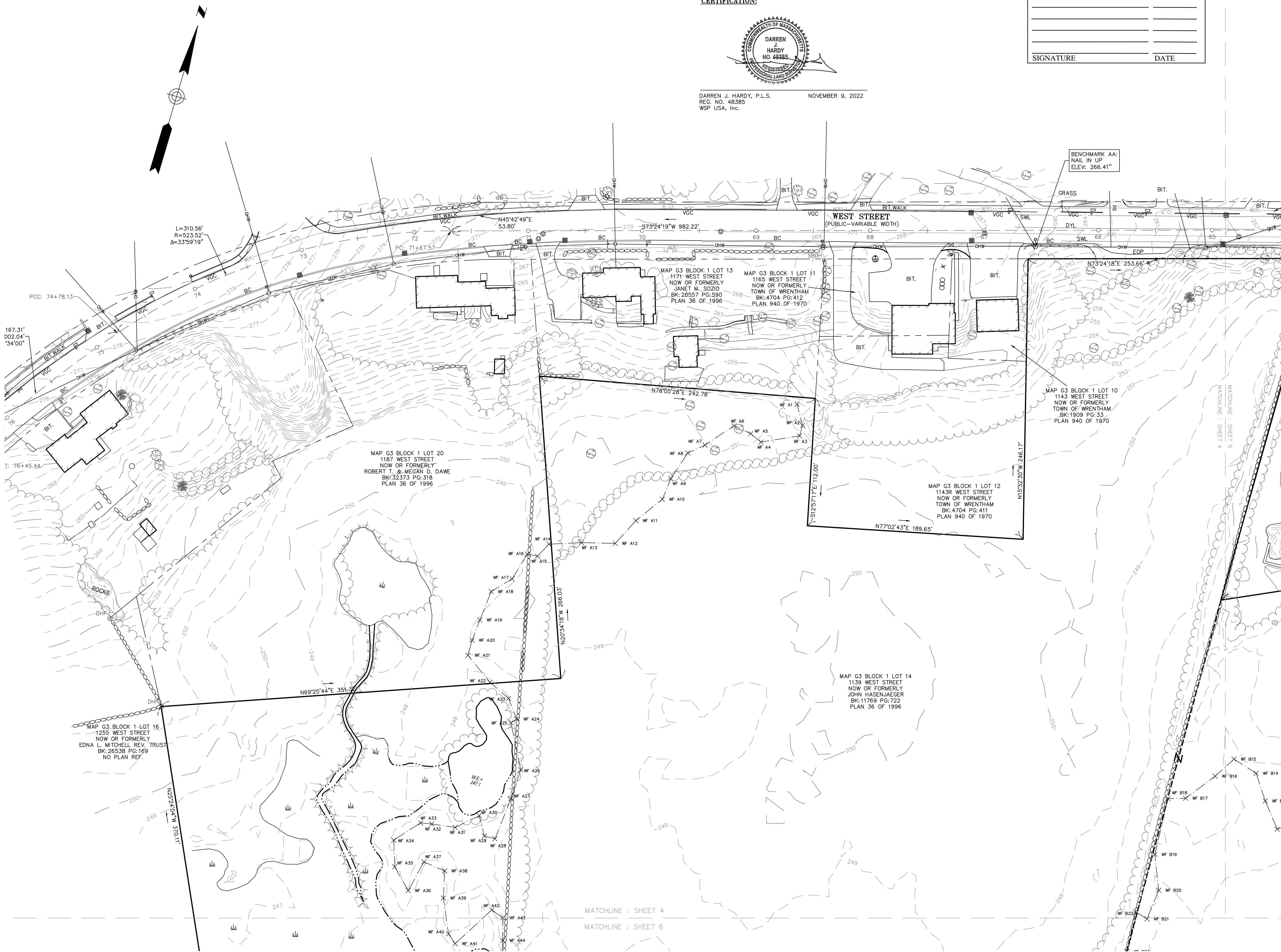


REVISION	DATE	DESCRIPTION
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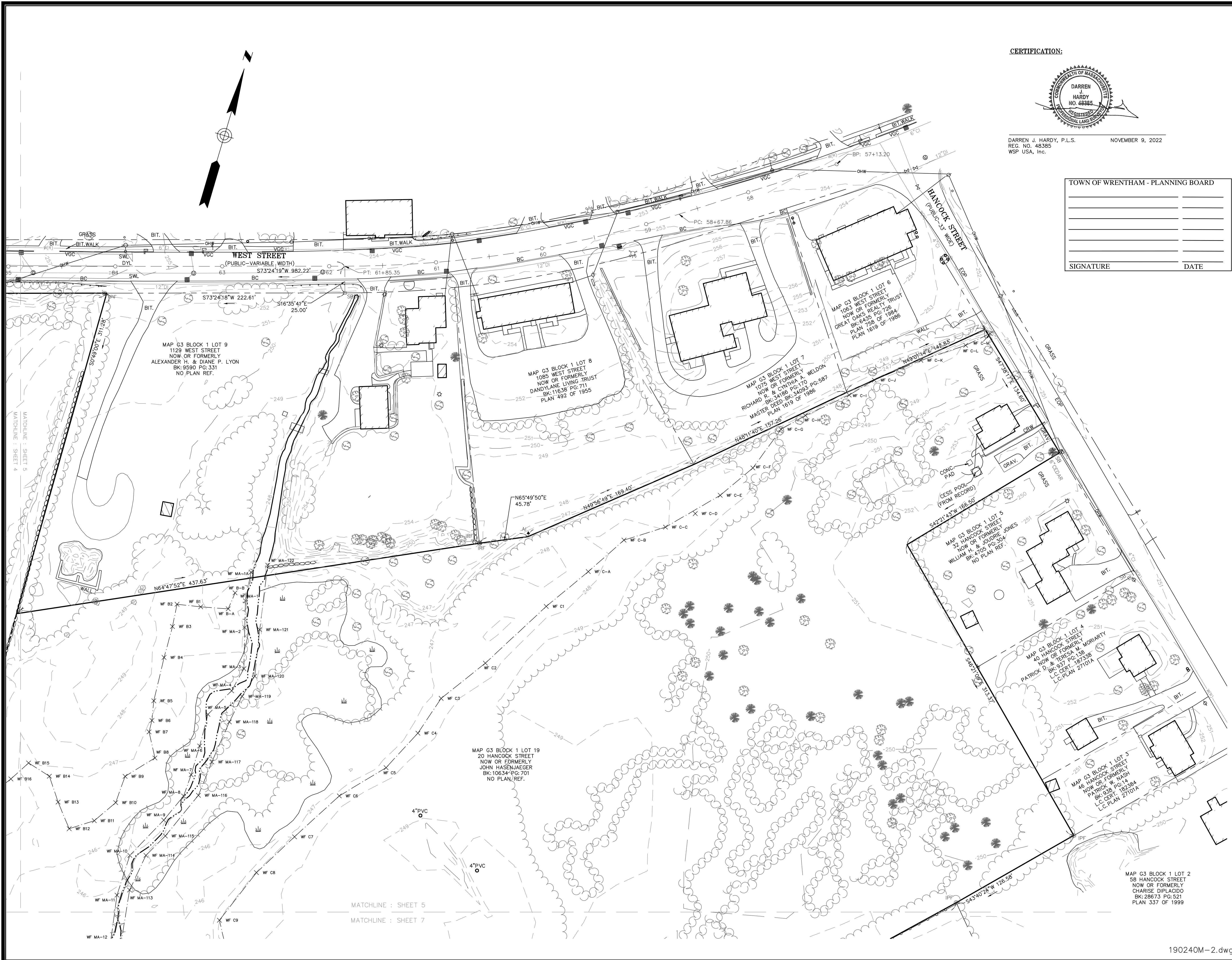
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Drawn By	MS	Date	APRIL 20, 2021	Job No.	190240M
Surveyed By	JL,RZ	Scale	1" = 40'	Sheet No.	2.2
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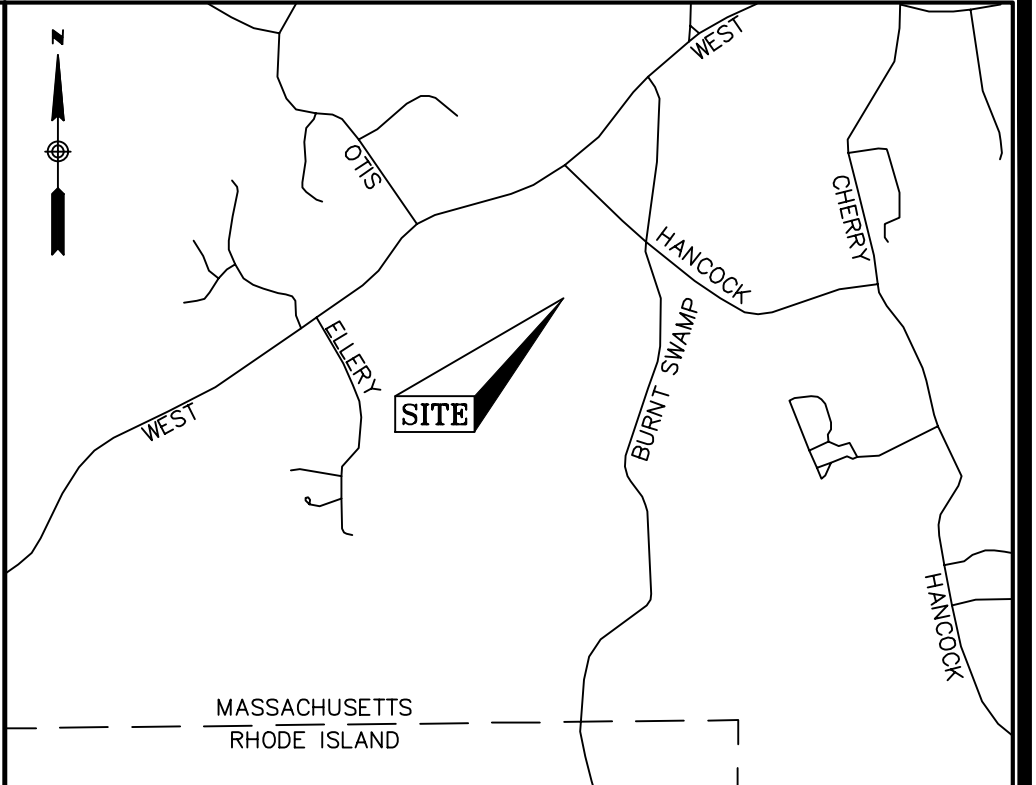


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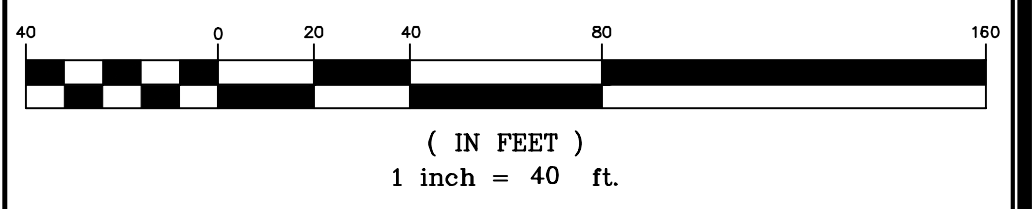
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GRAPHIC SCALE



REVISION

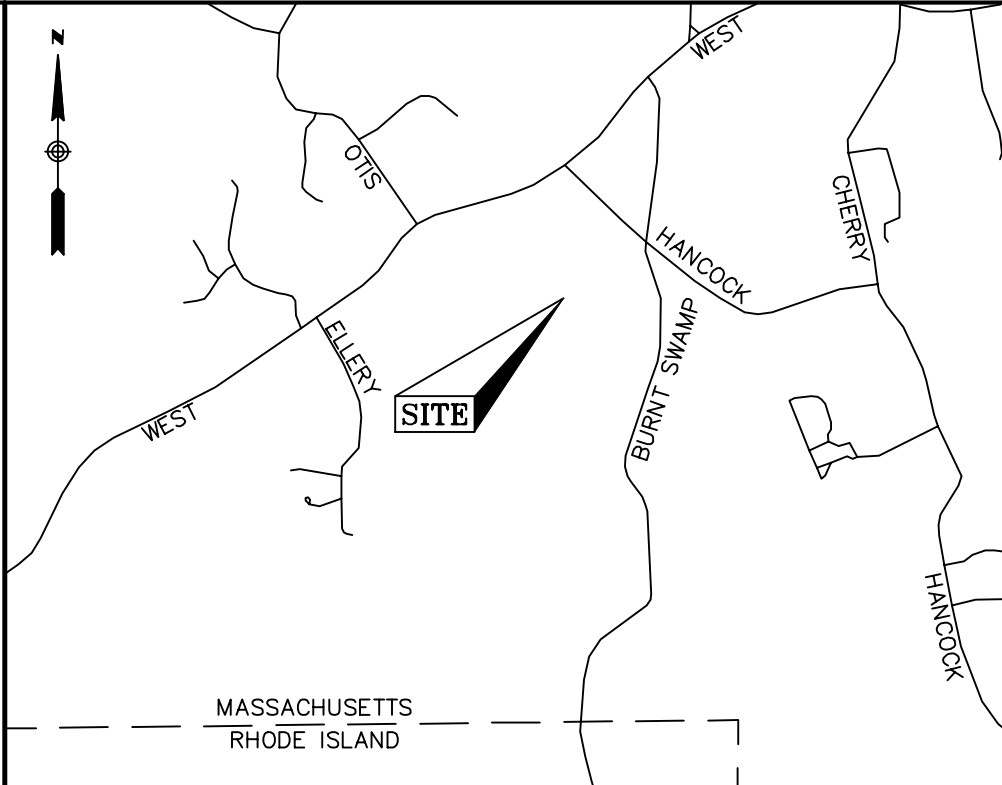
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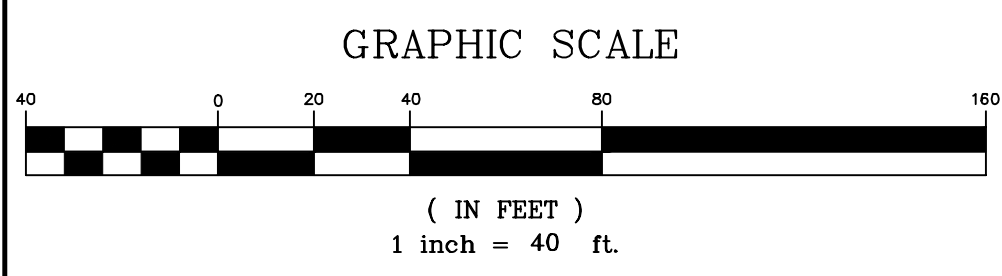


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- THE LOCATION OF THE UTILITIES AS SHOWN HEREON HAVE BEEN COMPILED FROM VISIBLE STRUCTURES AND INFORMATION OBTAINED FROM VARIOUS SOURCES. THE ACTUAL LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES SHALL BE CONSIDERED APPROXIMATE AND SHALL BE VERIFIED 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.

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 7. PLAN 940 OF 1970
 8. PLAN 758 OF 1984
 9. PLAN 1619 OF 1986
 10. LAND COURT PLAN NO. 27101A
 11. 1925 COUNTY LAYOUT OF WEST STREET

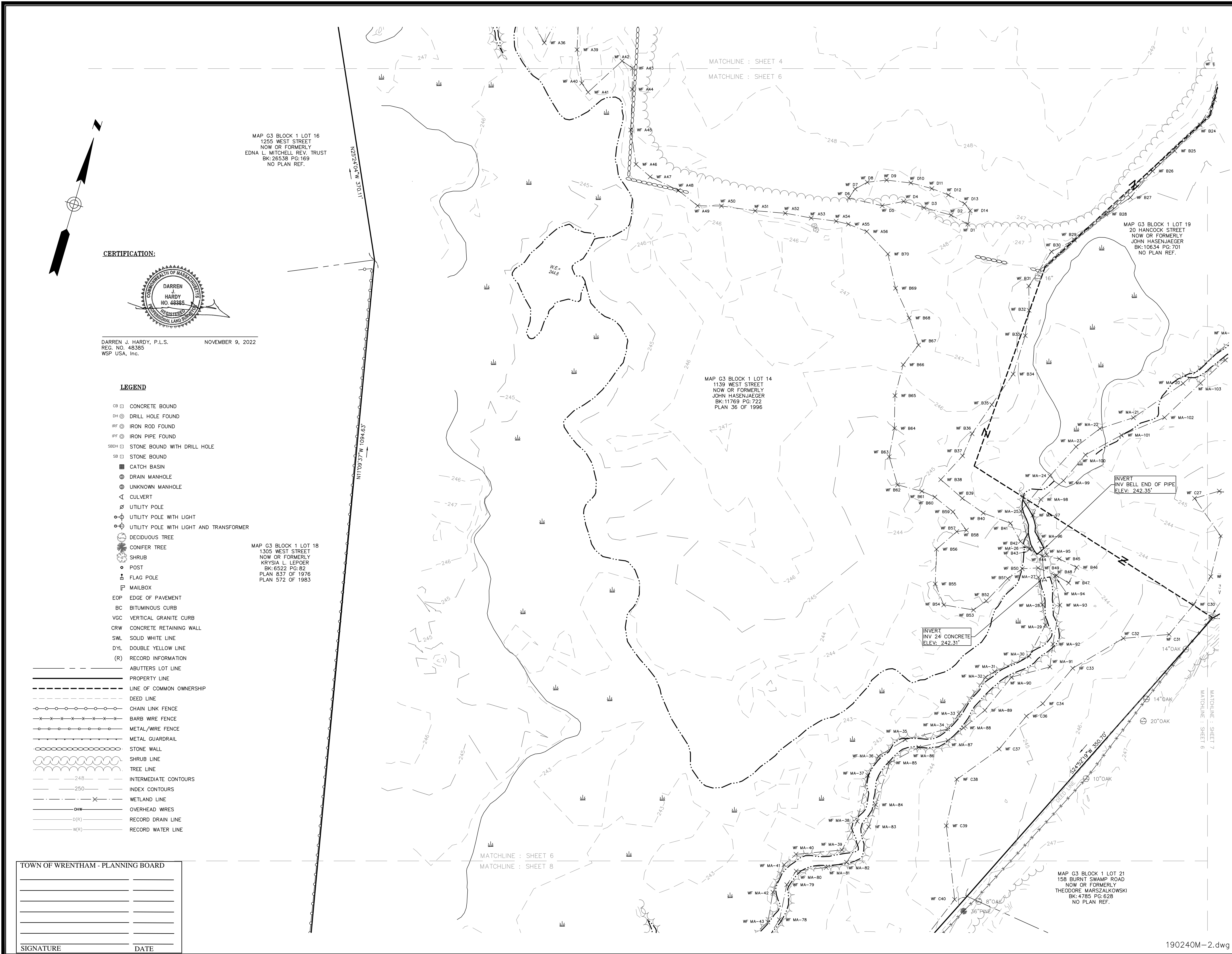


REVISION	
DATE	DESCRIPTION
11/09/22	ADDED CESS POOL FROM RECORD PLANS (HSH)

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



Drawn By	MS	Date	APRIL 20, 2021	Job No.	190240M
Surveyed By	JL,RZ	Scale	1" = 40'	Sheet No.	2.4
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.

MAP G3 BLOCK 1 LOT 19
 20 HANCOCK STREET
 NOW OR FORMERLY
 JOHN HASENJAEGER
 BK: 10634 PG: 701
 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 G3 BLOCK 1 LOT 18
 1305 WEST STREET
 NOW OR FORMERLY
 KRYSIA L. LEPOER
 BK: 6522 PG: 62
 PLAN 837 OF 1976
 PLAN 572 OF 1983

MAP G3 BLOCK 1 LOT 21
 158 BURN'T SWAMP ROAD
 NOW OR FORMERLY
 THEODORE MARSZALKOWSKI
 BK: 4785 PG: 628
 NO PLAN REF.

CERTIFICATION:



DARREN J. HARDY, P.L.S. NOVEMBER 9, 2022
 REG. NO. 48385
 WSP USA, Inc.

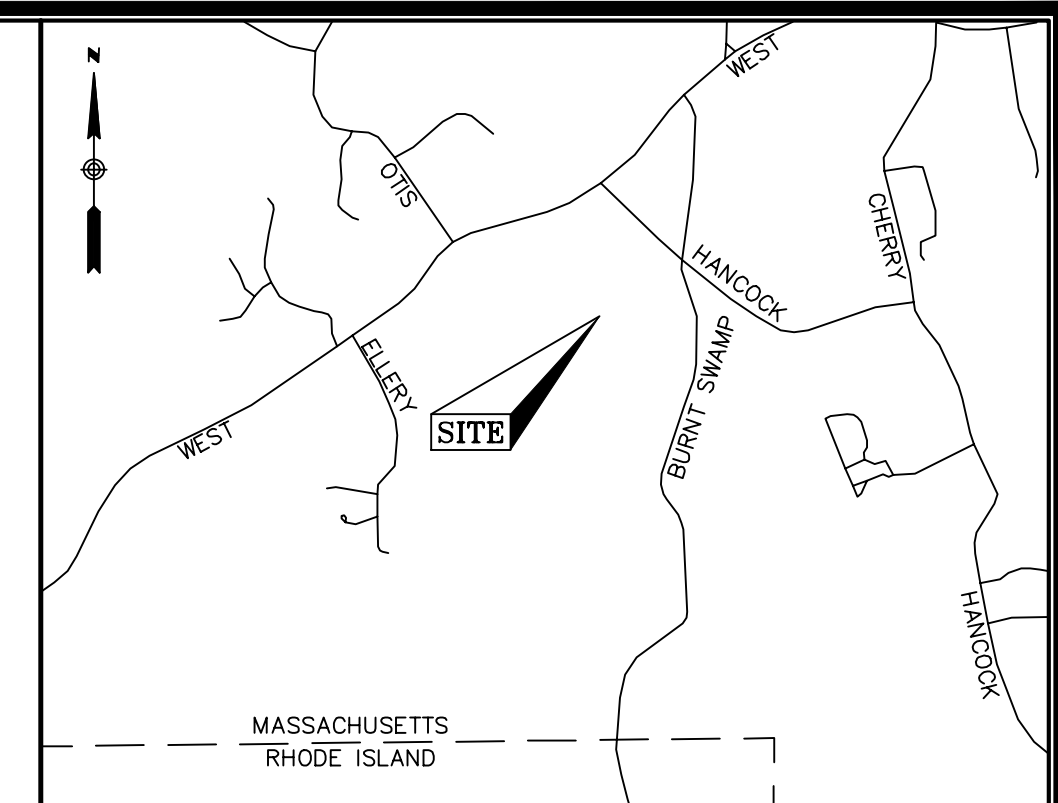
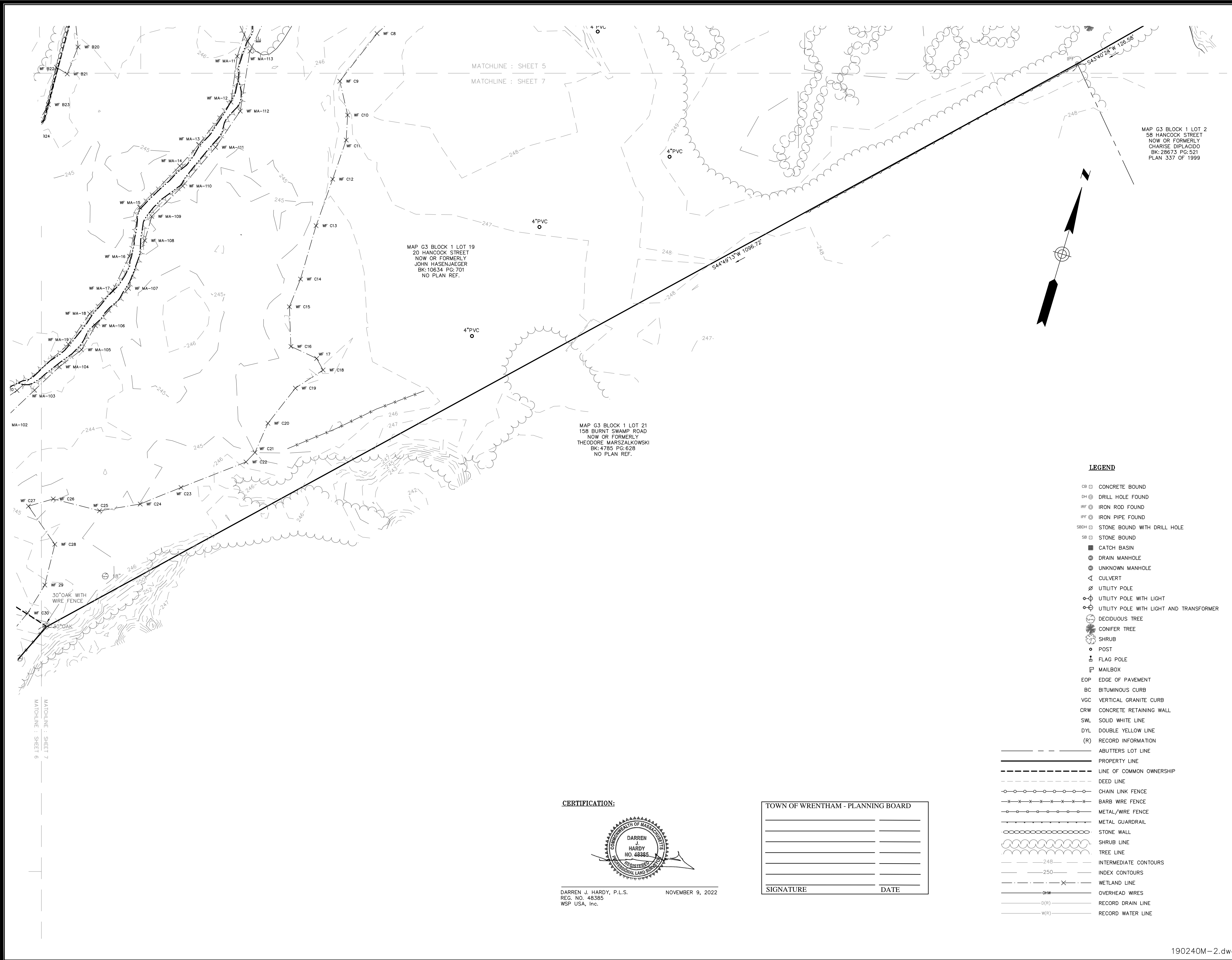
LEGEND

- CB □ CONCRETE BOUND
- DH ⊙ DRILL HOLE FOUND
- IRF ⊙ IRON ROD FOUND
- IPF ⊙ IRON PIPE FOUND
- SRDH □ 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
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- 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
- 250 — INDEX CONTOURS
- WETLAND LINE
- OHW — OVERHEAD WIRES
- (D)(R) — RECORD DRAIN LINE
- (W)(R) — RECORD WATER LINE

TOWN OF WRENTHAM - PLANNING BOARD

SIGNATURE	DATE

190240M-2.dwg



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.
 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.
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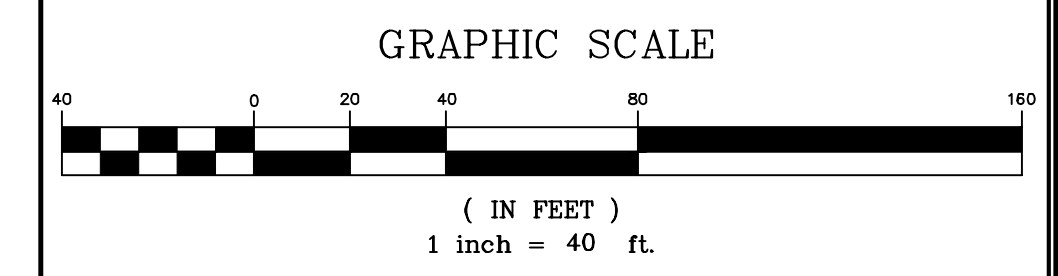
UTILITY STATEMENTS

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LEGEND

- CB □ CONCRETE BOUND
- DH ⊙ DRILL HOLE FOUND
- IRF ⊙ IRON ROD FOUND
- IPF ⊙ IRON PIPE FOUND
- SBDH □ 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
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- 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
- OVERHEAD WIRES
- (R) — RECORD DRAIN LINE
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REVISION	DATE	DESCRIPTION
11/09/22	ADDED CESS POOL FROM RECORD PLANS (HSH)	

EXISTING CONDITIONS PLAN
 20 HANCOCK & 1139 WEST STREET
 WRENTHAM, MASSACHUSETTS
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Drawn By	MS	Date	APRIL 20, 2021	Job No.	190240M
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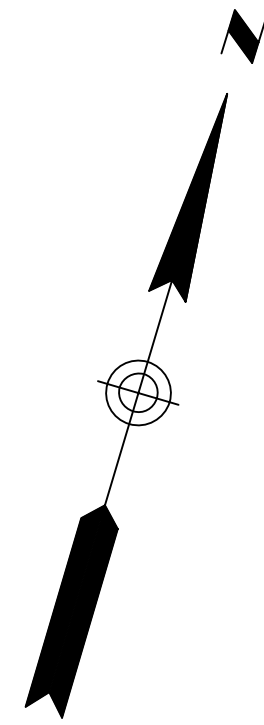
CERTIFICATION:



DARREN J. HARDY, P.L.S.
 REG. NO. 48385
 WSP USA, Inc. NOVEMBER 9, 2022

TOWN OF WRENTHAM - PLANNING BOARD

SIGNATURE	DATE



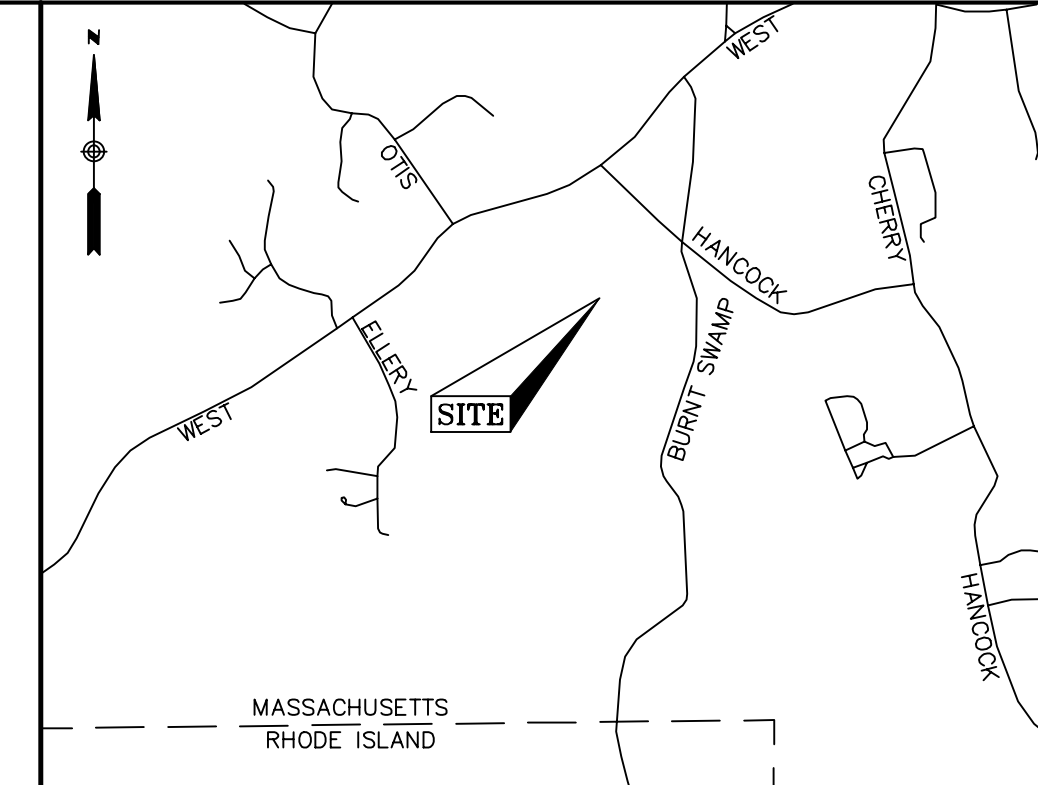
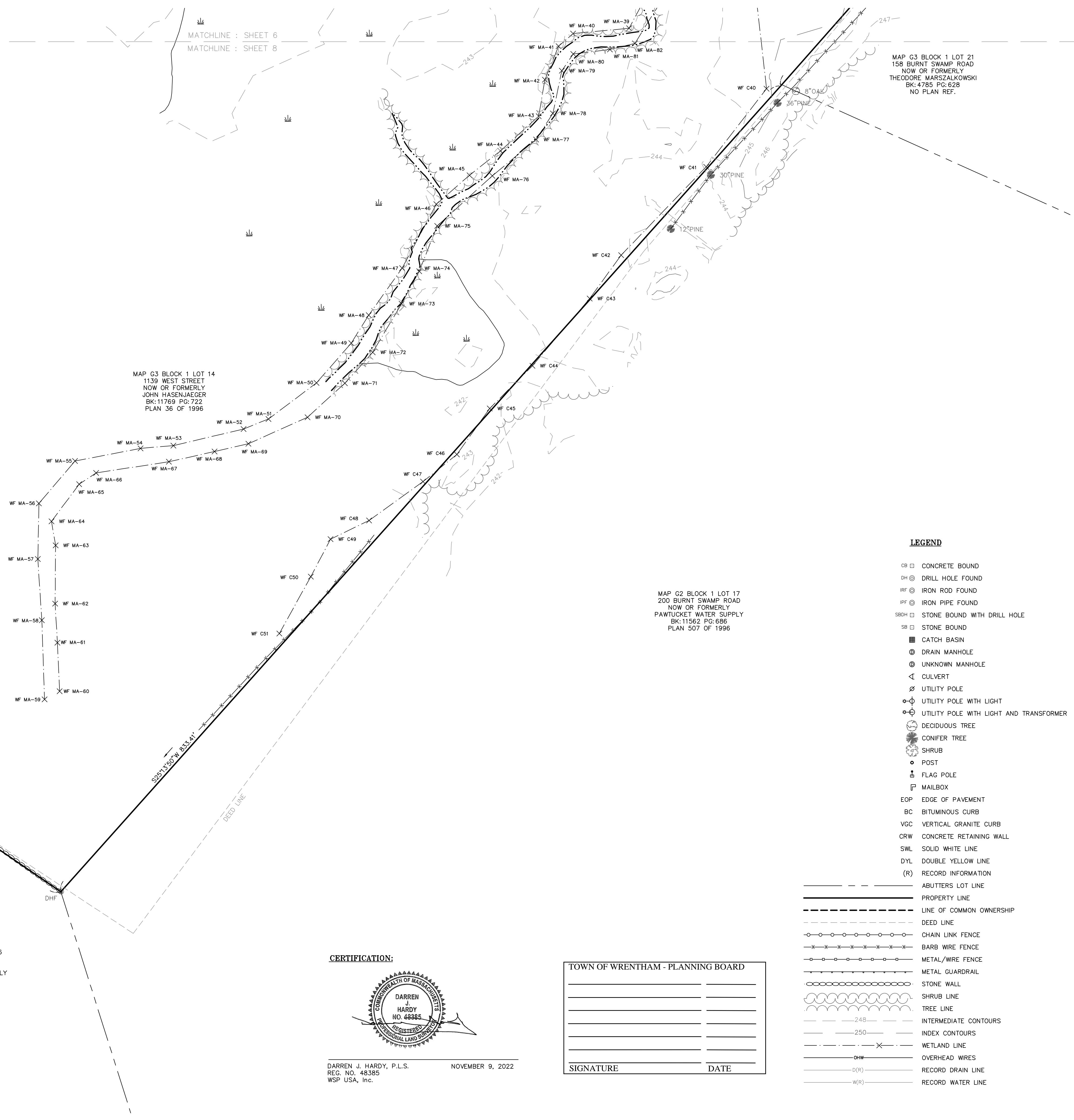
MATCHLINE : SHEET 6
MATCHLINE : SHEET 8

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

MAP G3 BLOCK 1 LOT 14
1139 WEST STREET
NOW OR FORMERLY
JOHN HASENJAEGGER
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: 11562 PG: 686
PLAN 507 OF 1996

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



**LOCUS MAP
(N.T.S.)**

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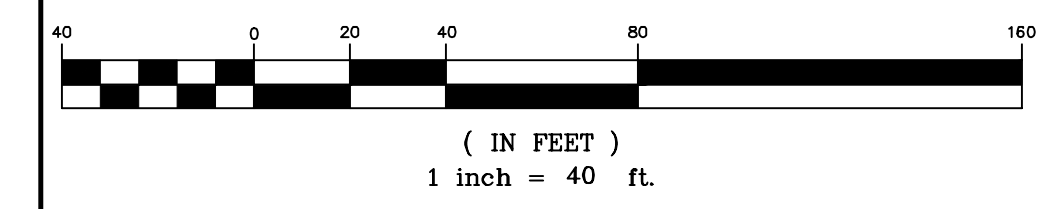
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- OVERHEAD WIRES
- (R) RECORD DRAIN LINE
- (R) RECORD WATER LINE

GRAPHIC SCALE



REVISION	DATE	DESCRIPTION
	11/09/22	ADDED CESS POOL FROM RECORD PLANS (HSH)

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" = 40'	Sheet No.	2.6
Checked By	DPP				
Book No.	M-5				

CERTIFICATION:



DARREN J. HARDY, P.L.S.
REG. NO. 48385
WSP USA, Inc. NOVEMBER 9, 2022

TOWN OF WRENTHAM - PLANNING BOARD

SIGNATURE	DATE

SIGNATURE _____ DATE _____

WEST STREET



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
1	KL	9/13/22	PEER REVIEW
2	KL	11/11/22	TOWN/PEER REVIEW



SITE PLAN

**DEMOLITION AND
EROSION CONTROL
PLAN 1 OF 2**

DATE: APRIL 11, 2022

PROJECT NUMBER: 19227.01

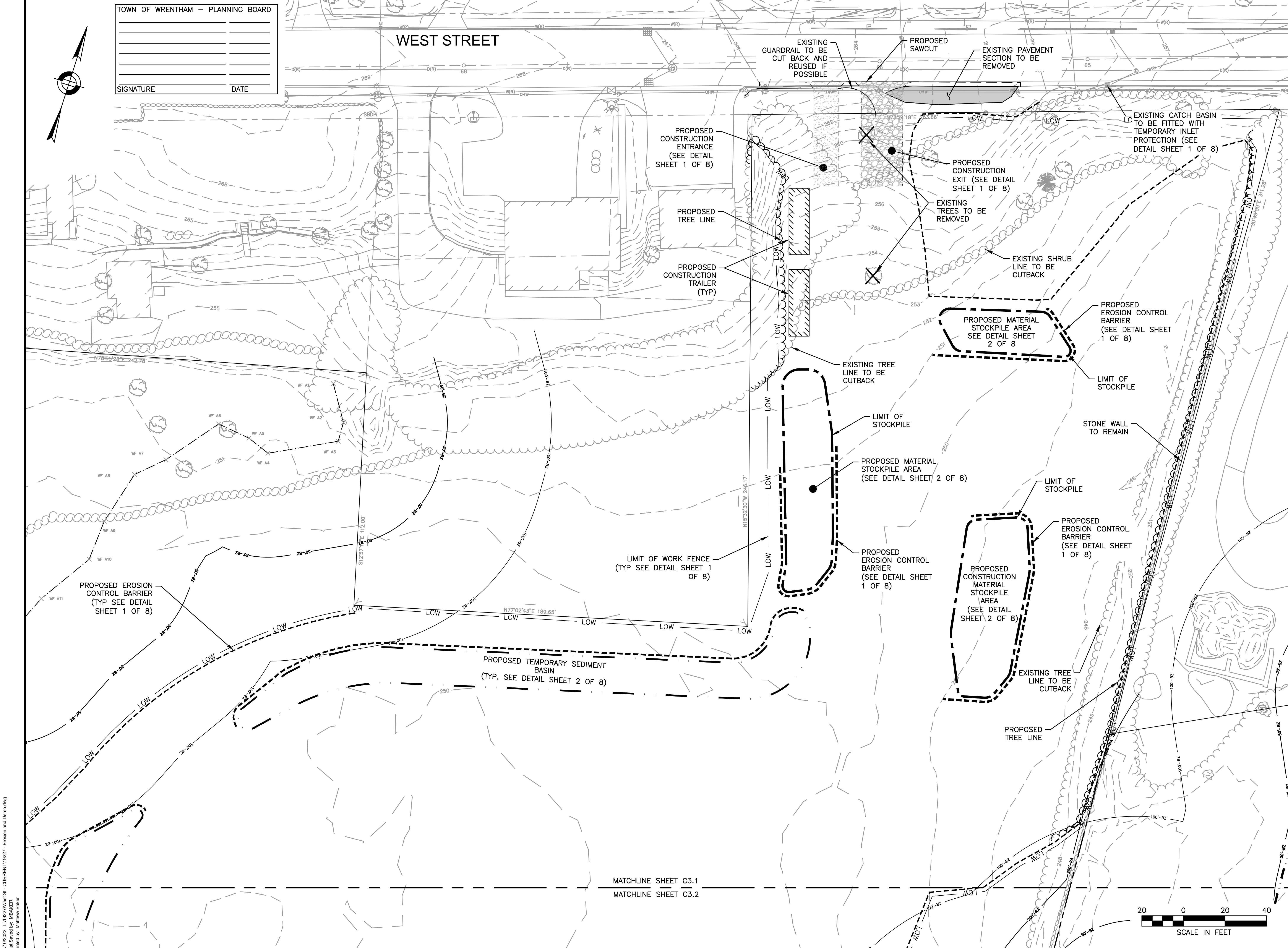
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DRAWN BY: KF/KL/MB

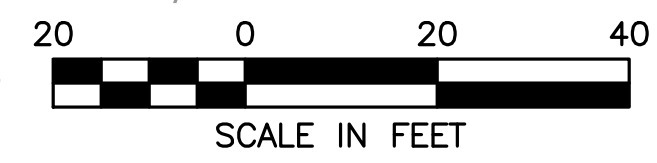
CHECKED BY: KE

C3.1

SHEET 13 OF 35



MATCHLINE SHEET C3.1
MATCHLINE SHEET C3.2



11/10/2022 L:\19227\West St - CURRENT\19227 - Erosion and Demo.dwg
Plot Saved by: MBARKER
Printed by: Matthew Baker



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

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 SOUTH EASTON, MA 02375

SHELDON WEST
 1139 WEST STREET
 WRENTHAM, MA 02093
 NORFOLK COUNTY

REVISIONS:

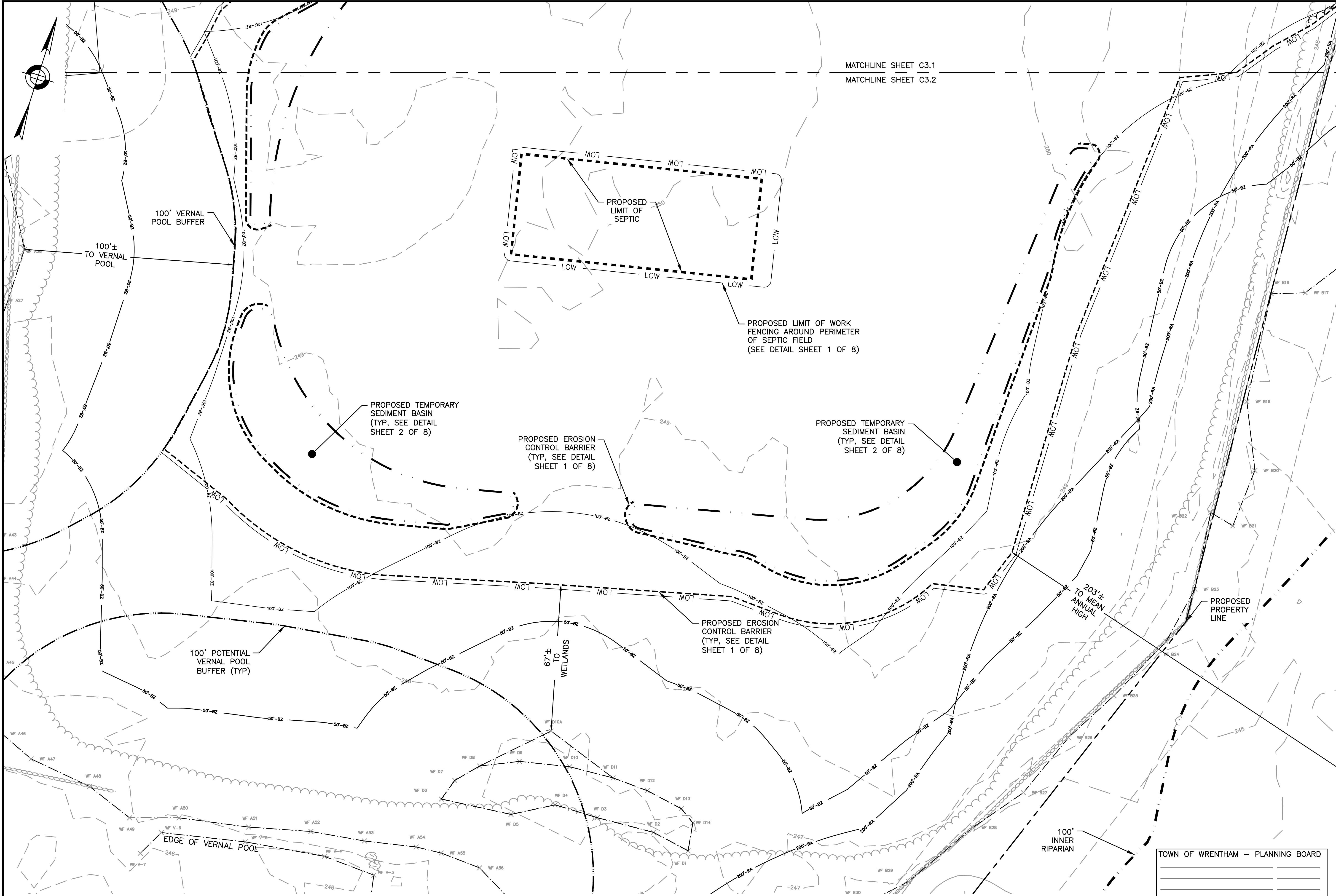
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2	KL	11/11/22	TOWN/PEER REVIEW



SITE PLAN

DEMOLITION AND EROSION CONTROL PLAN 2 OF 2

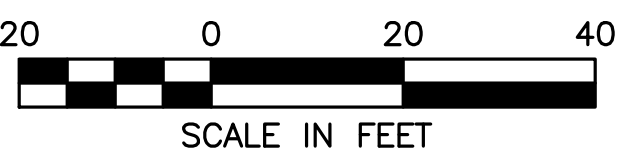
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 DRAWN BY: KF/KL/MB
 CHECKED BY: KE



MATCHLINE SHEET C3.1
 MATCHLINE SHEET C3.2

TOWN OF WRENTHAM - PLANNING BOARD

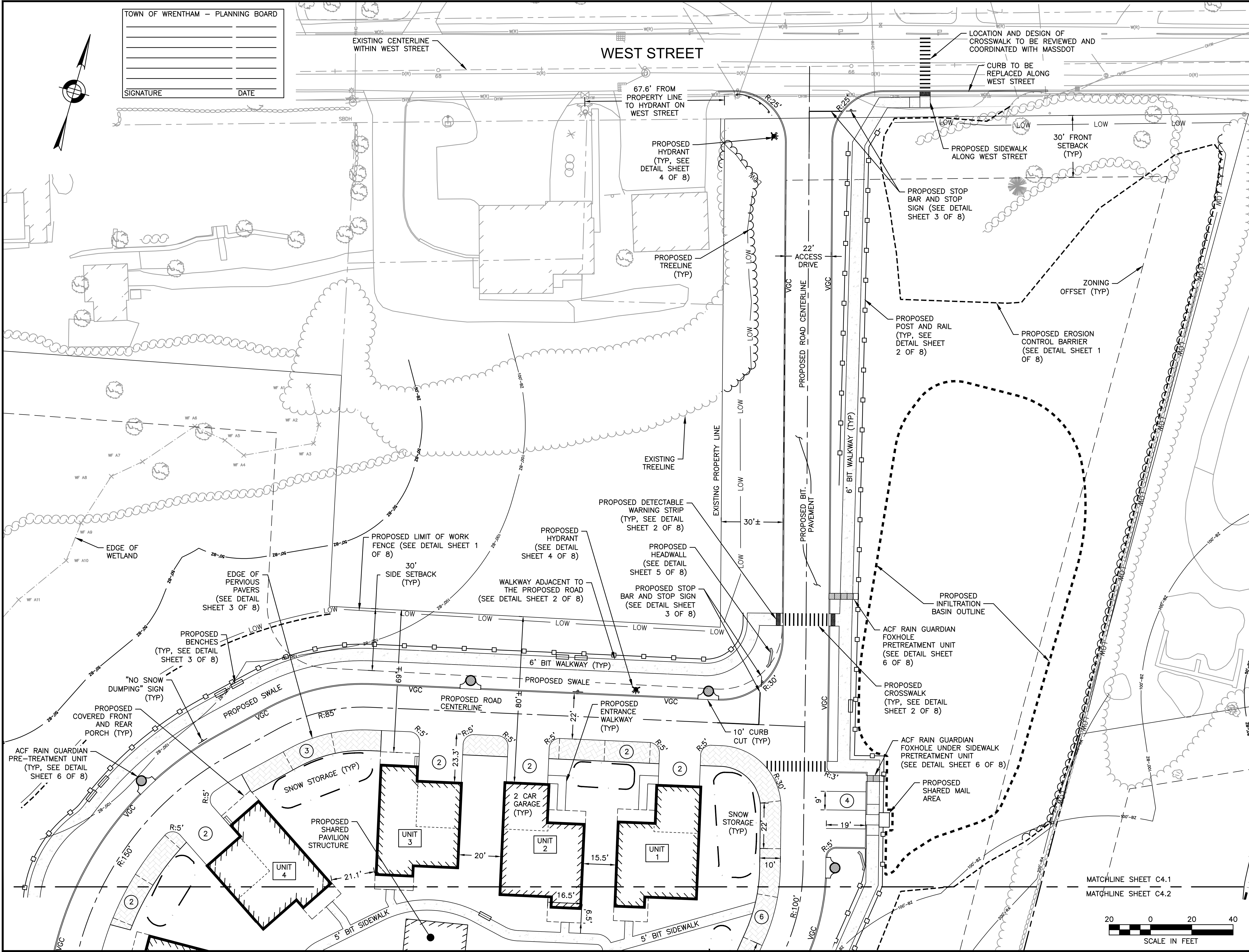
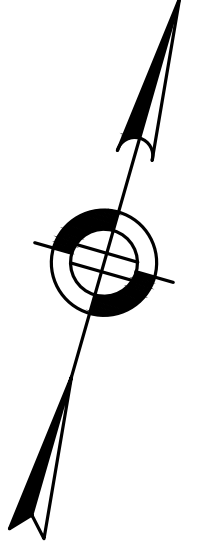
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TOWN OF WRENTHAM - PLANNING BOARD

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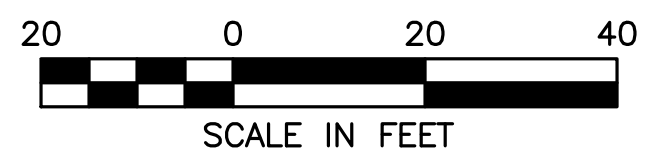
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2	KL	11/11/22	TOWN/PEER REVIEW



SITE PLAN

LAYOUT AND MATERIALS PLAN
 SHEET 1 OF 2

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



11/10/2022 L:\19227\West St - CURRENT\19227 - LM.dwg
 Plot Saved by: MB/KER
 Printed by: Matthew Baker



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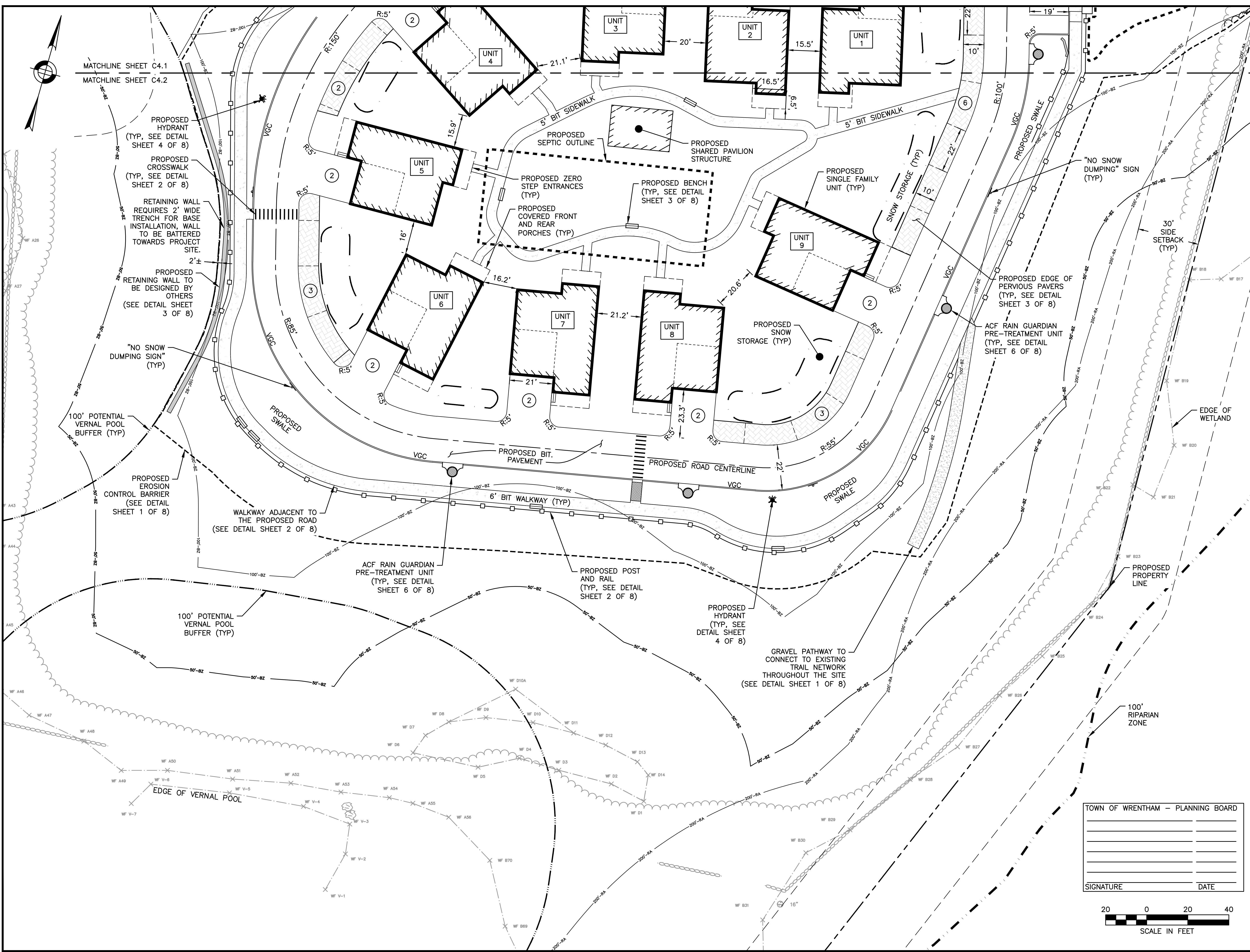


SITE PLAN

LAYOUT AND MATERIALS PLAN
 SHEET 2 OF 2

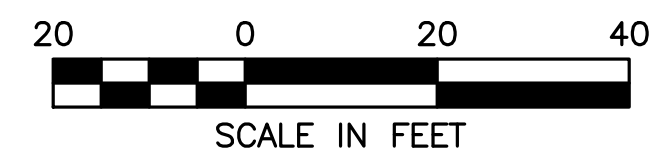
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 DESIGNED BY: KF/KL/MB
 DRAWN BY: KF/KL/MB
 CHECKED BY: KE

C4.2
 SHEET 16 OF 35



TOWN OF WRENTHAM - PLANNING BOARD

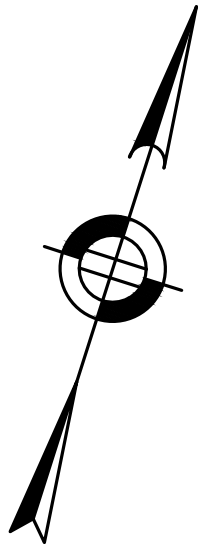
 SIGNATURE DATE



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 Plot Saved by: MBARKER
 Printed by: Matthew Baker

TOWN OF WRENTHAM — PLANNING BOARD

SIGNATURE _____ DATE _____



WEST STREET

HOWARD STEIN HUDSON
 114 Turnpike Road, Suite 2C
 Chelmsford, MA 01824
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 SHELDON WEST, LLC
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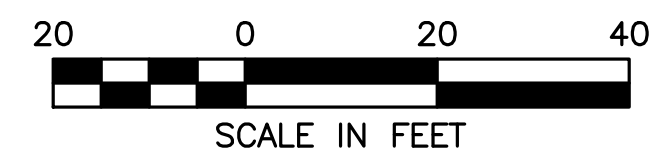
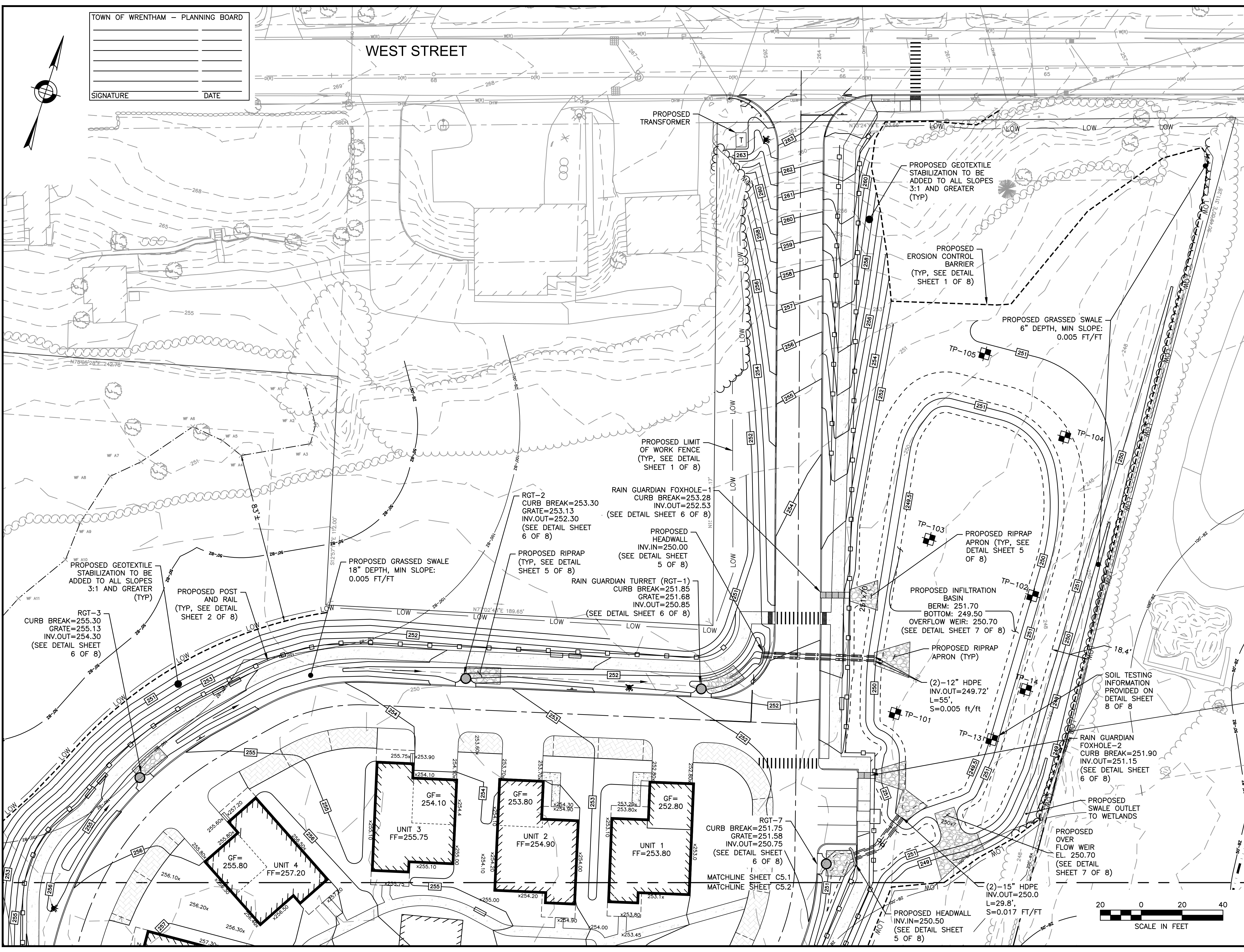
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SITE PLAN

GRADING AND DRAINAGE PLANS
SHEET 1 OF 2

DATE:	APRIL 11, 2022
PROJECT NUMBER:	19227.01
DESIGNED BY:	KF/KL/MB
DRAWN BY:	KF/KL/MB
CHECKED BY:	KE
C5.1	
SHEET 17 OF 35	



11/10/2022 L:\19227\West St - CURRENT\19227 - GDU.dwg
 Plot Saved by: MBK/ER
 Printed by: Matthew Baker



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SITE PLAN

GRADING AND DRAINAGE PLANS
SHEET 2 OF 2

DATE: APRIL 11, 2022

PROJECT NUMBER: 19227.01

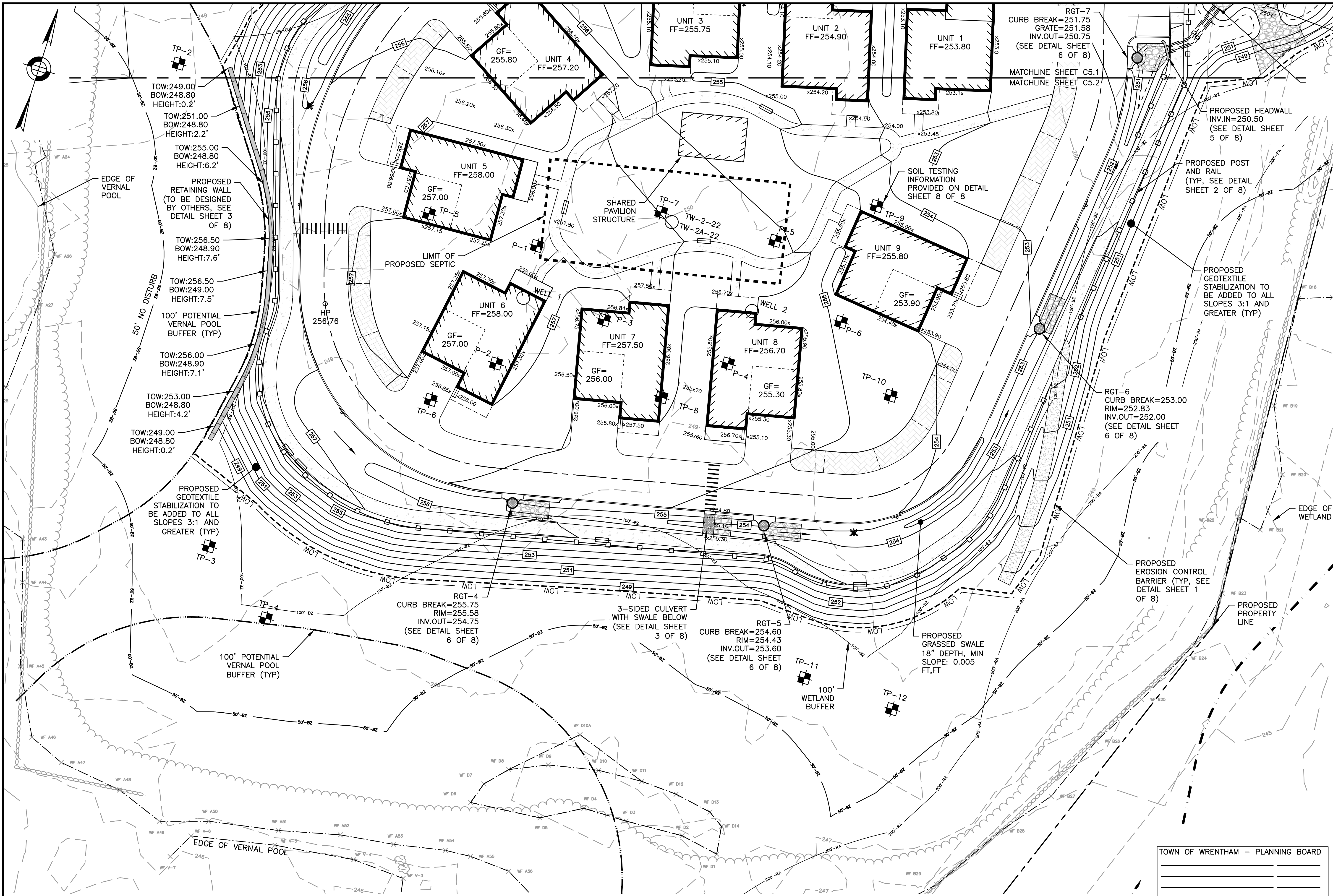
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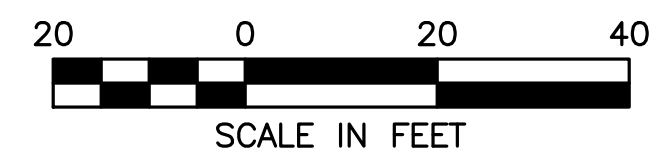
C5.2

SHEET 18 OF 35



TOWN OF WRENTHAM - PLANNING BOARD

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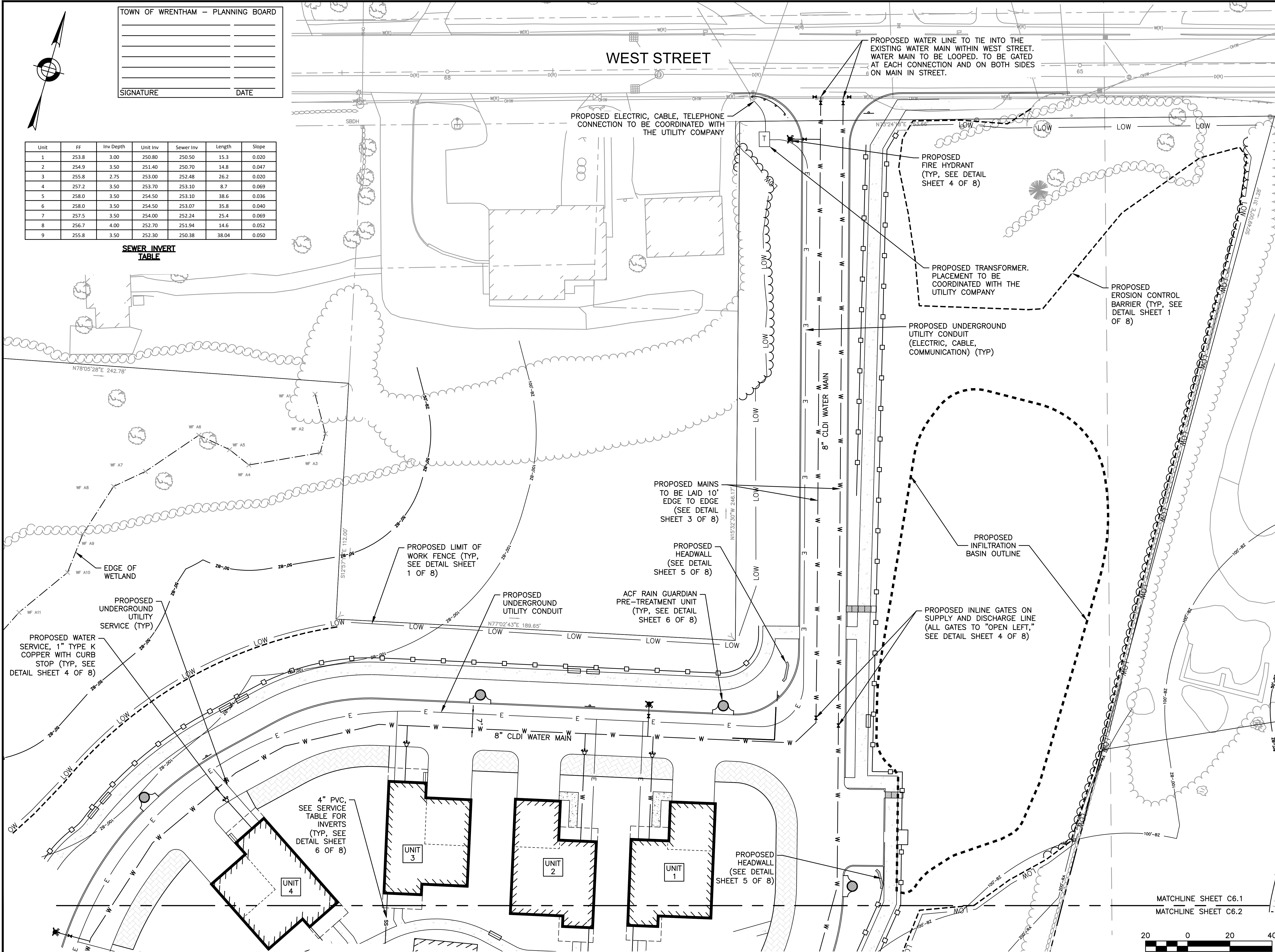
TOWN OF WRENTHAM — PLANNING BOARD

SIGNATURE _____ DATE _____

Unit	FF	Inv Depth	Unit Inv	Sewer Inv	Length	Slope
1	253.8	3.00	250.80	250.50	15.3	0.020
2	254.9	3.50	251.40	250.70	14.8	0.047
3	255.8	2.75	253.00	252.48	26.2	0.020
4	257.2	3.50	253.70	253.10	8.7	0.069
5	258.0	3.50	254.50	253.10	38.6	0.036
6	258.0	3.50	254.50	253.07	35.8	0.040
7	257.5	3.50	254.00	252.24	25.4	0.069
8	256.7	4.00	252.70	251.94	14.6	0.052
9	255.8	3.50	252.30	250.38	38.04	0.050

SEWER INVERT TABLE

WEST STREET



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
1	KL	9/13/22	PEER REVIEW
2	KL	11/11/22	TOWN/PEER REVIEW



SITE PLAN

UTILITY PLANS
 SHEET 1 OF 2

DATE:	APRIL 11, 2022
PROJECT NUMBER:	19227.01
DESIGNED BY:	KF/KL/MB
DRAWN BY:	KF/KL/MB
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	C6.1

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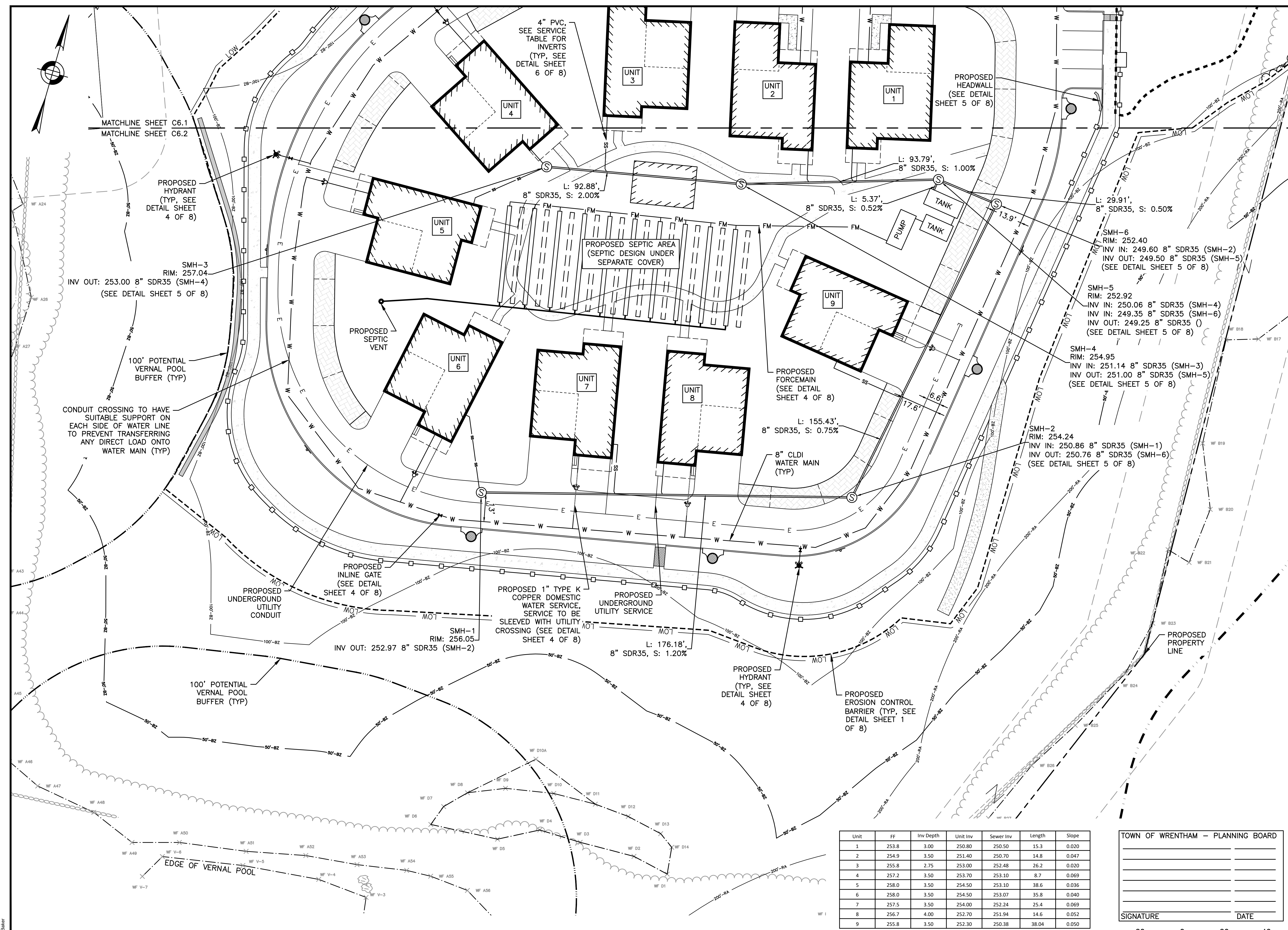
SITE PLAN

UTILITY PLANS
 SHEET 2 OF 2

TOWN OF WRENTHAM — PLANNING BOARD

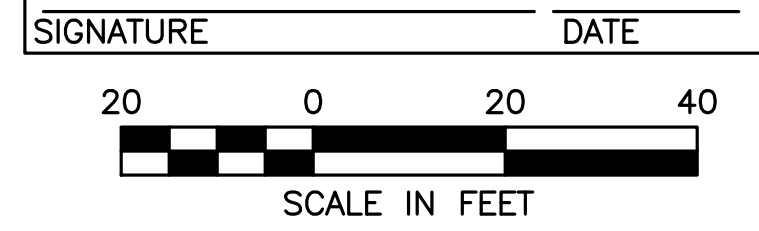
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C6.2
 SHEET 18 OF 35

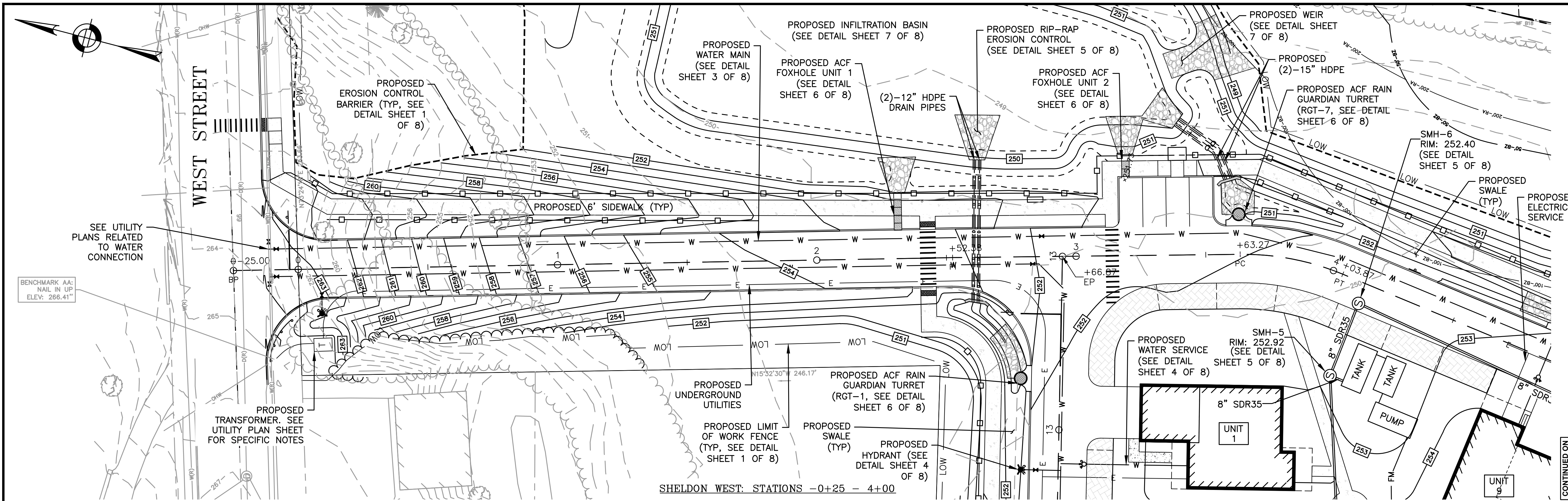


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5	258.0	3.50	254.50	253.10	38.6	0.036
6	258.0	3.50	254.50	253.07	35.8	0.040
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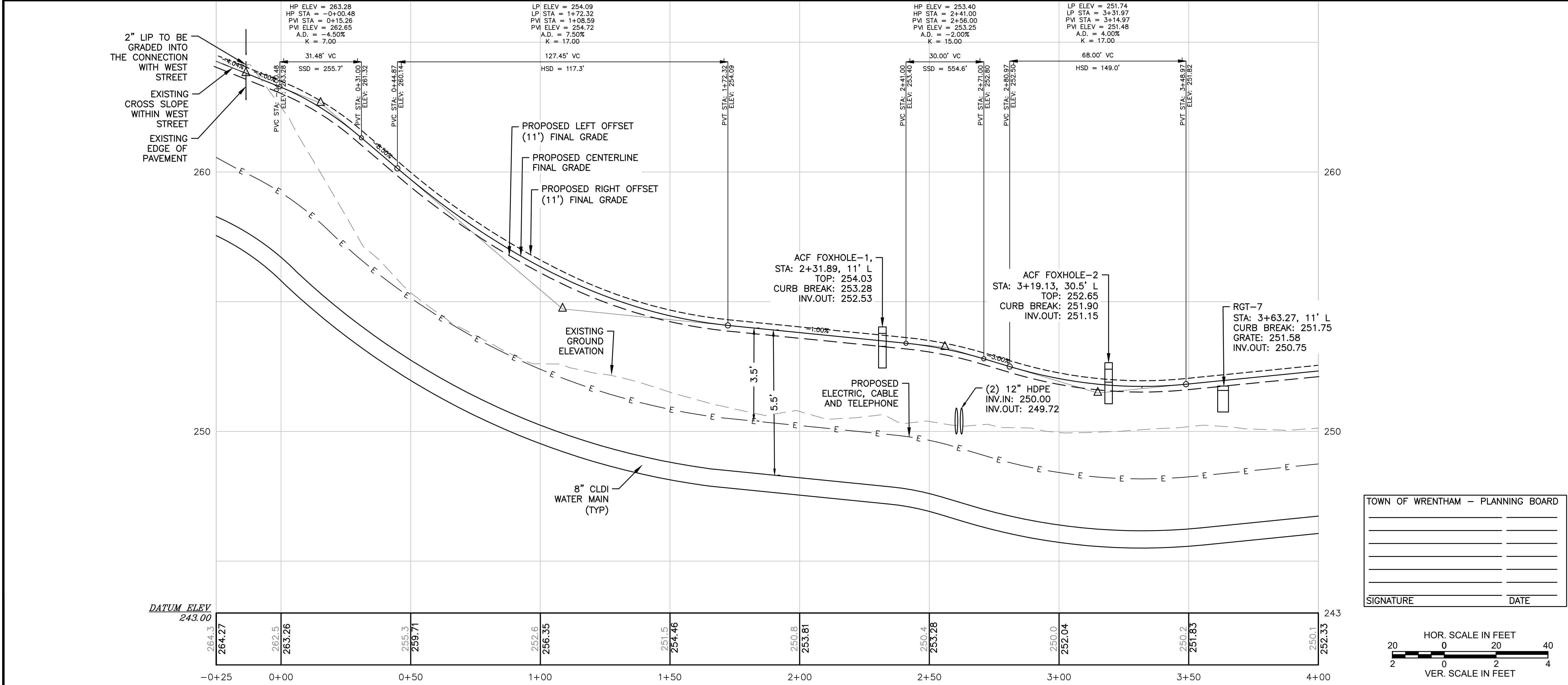
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 NORFOLK COUNTY

CONTINUED ON
 SHEET NO. 07.2



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SITE PLAN

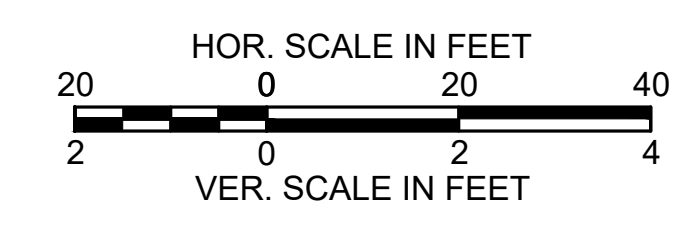
PLAN AND PROFILE
SHEET 1 OF 3

DATE:	APRIL 11, 2022
PROJECT NUMBER:	19227.01
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TOWN OF WRENTHAM - PLANNING BOARD

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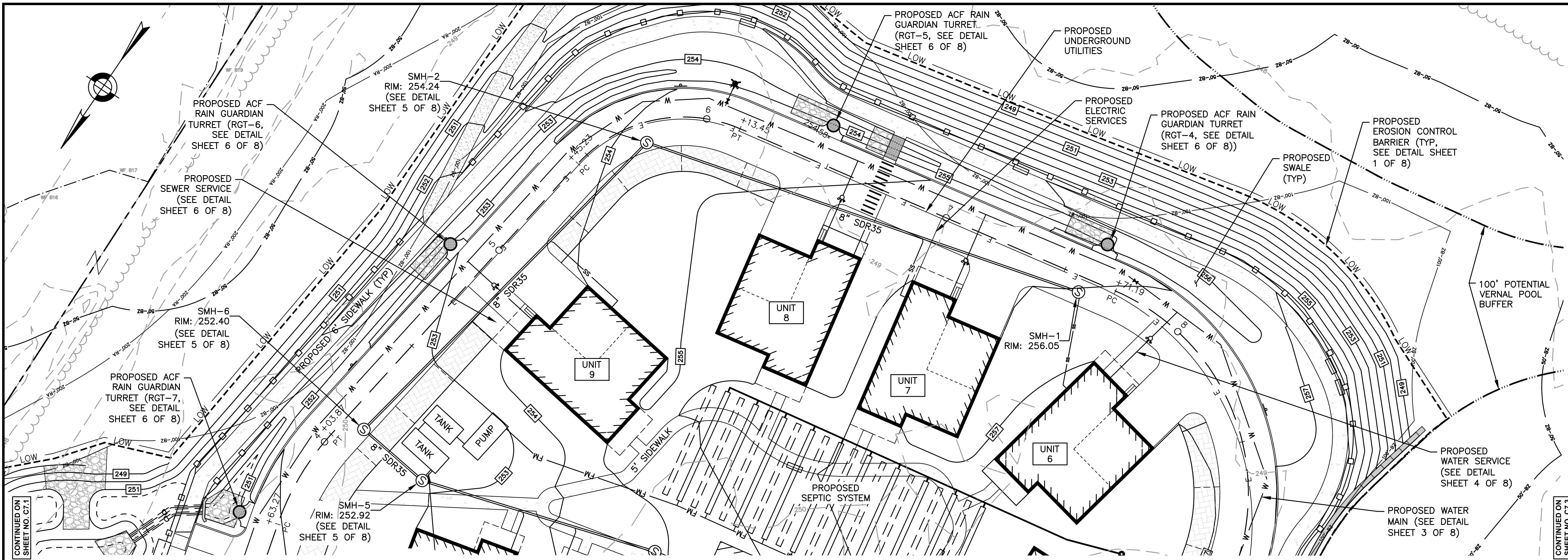
HOWARD STEIN HUDSON

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



SHELDON WEST: STATIONS 4+00 - 8+50

REVISIONS:

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2	KL	11/11/22	TOWN/PEER REVIEW



SITE PLAN

PLAN AND PROFILE
SHEET 2 OF 3

DATE: APRIL 11, 2022

PROJECT NUMBER: 19227.01

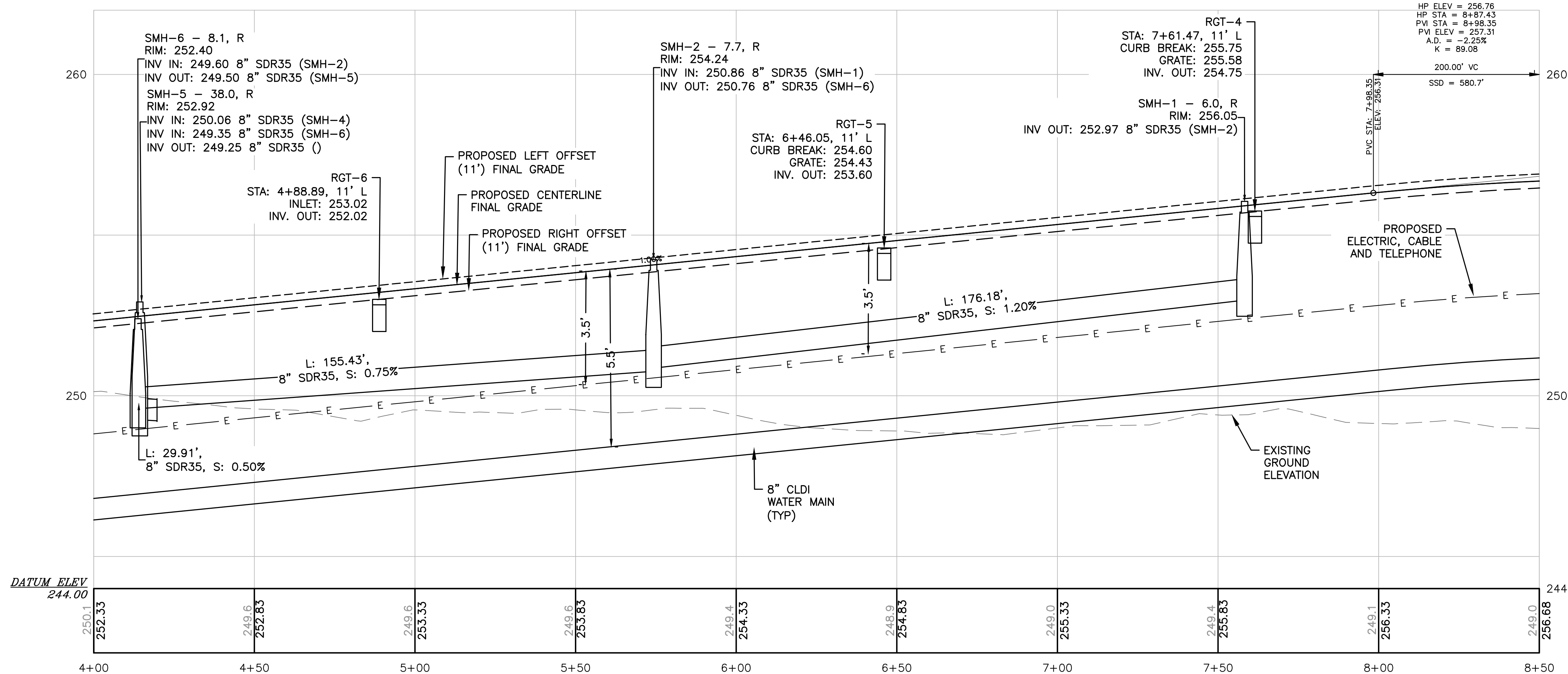
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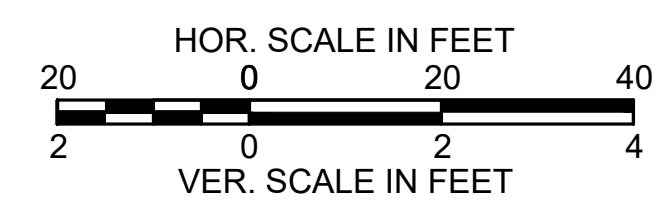
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SHEET 22 OF 35



TOWN OF WRENTHAM - PLANNING BOARD

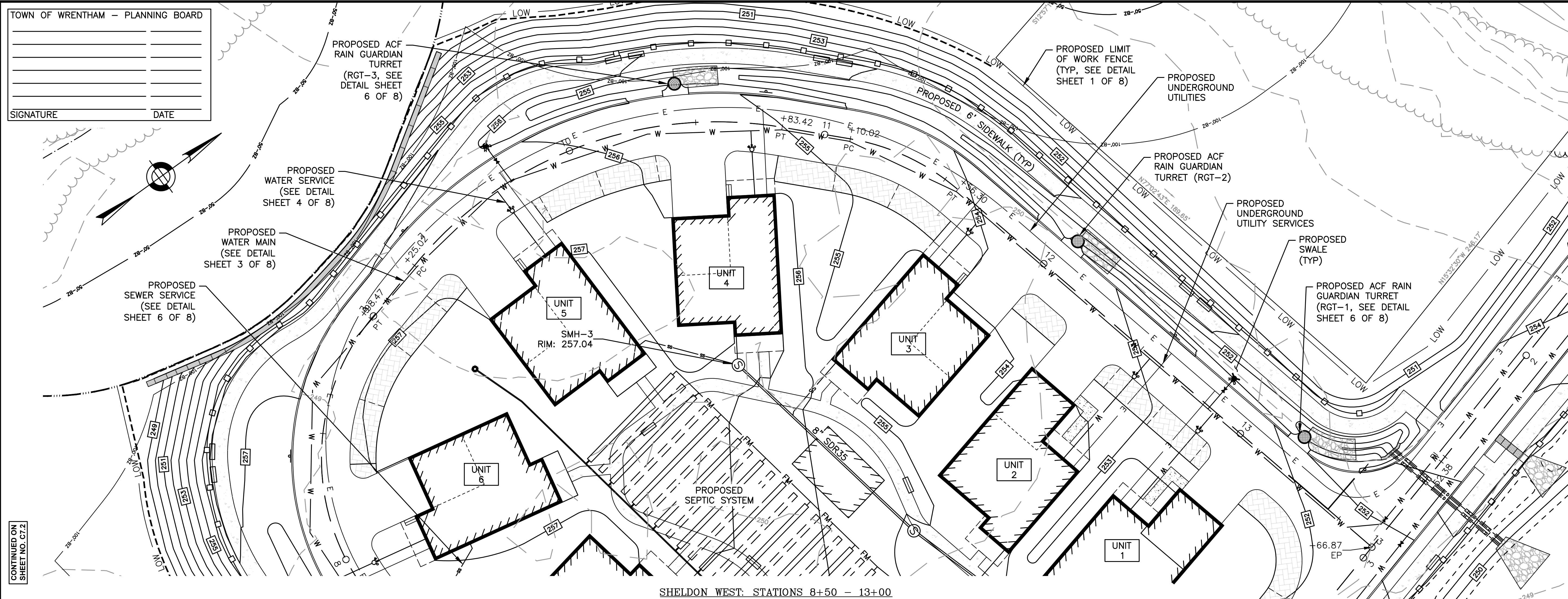
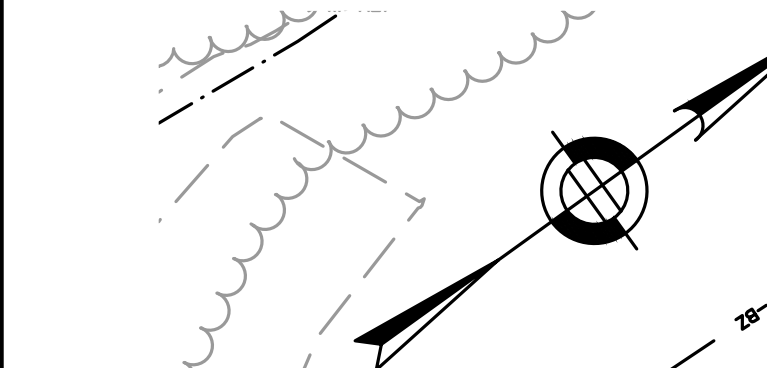
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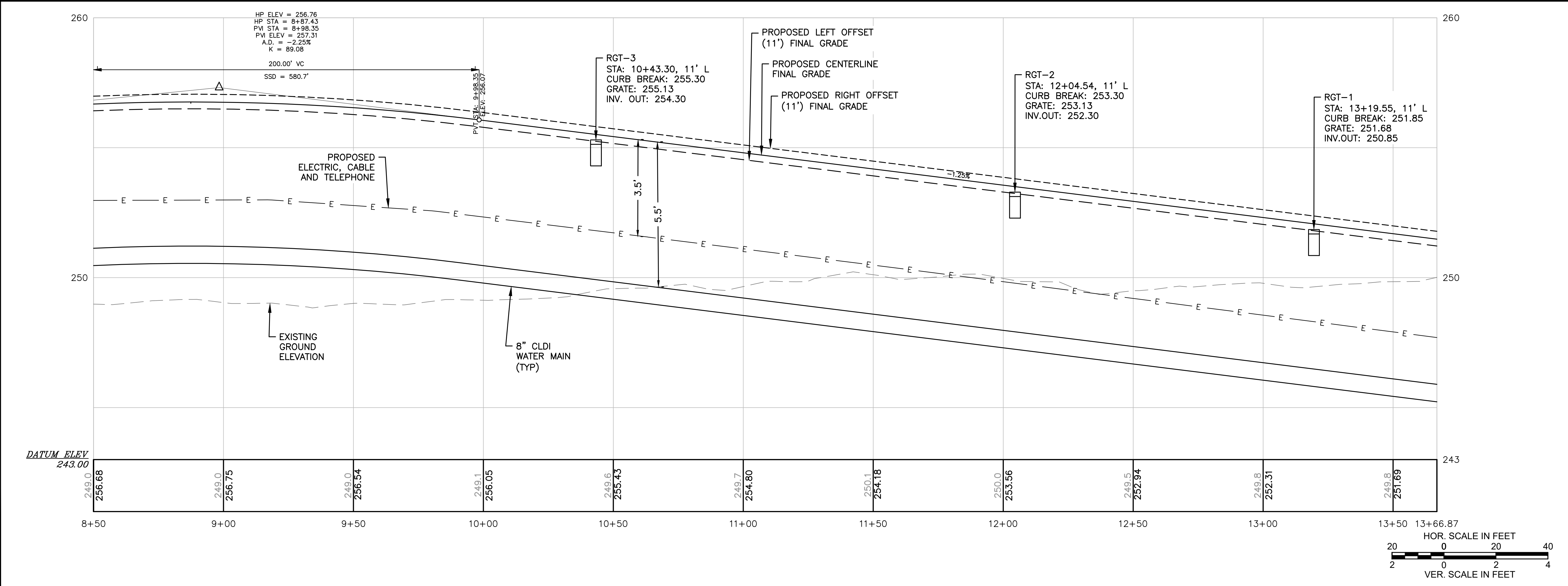
TOWN OF WRENTHAM - PLANNING BOARD

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CONTINUED ON SHEET NO. C7.2

SHELDON WEST: STATIONS 8+50 - 13+00



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REVISIONS:

NO	BY	DATE	DESCRIPTION
1	KL	9/13/22	PEER REVIEW
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SITE PLAN

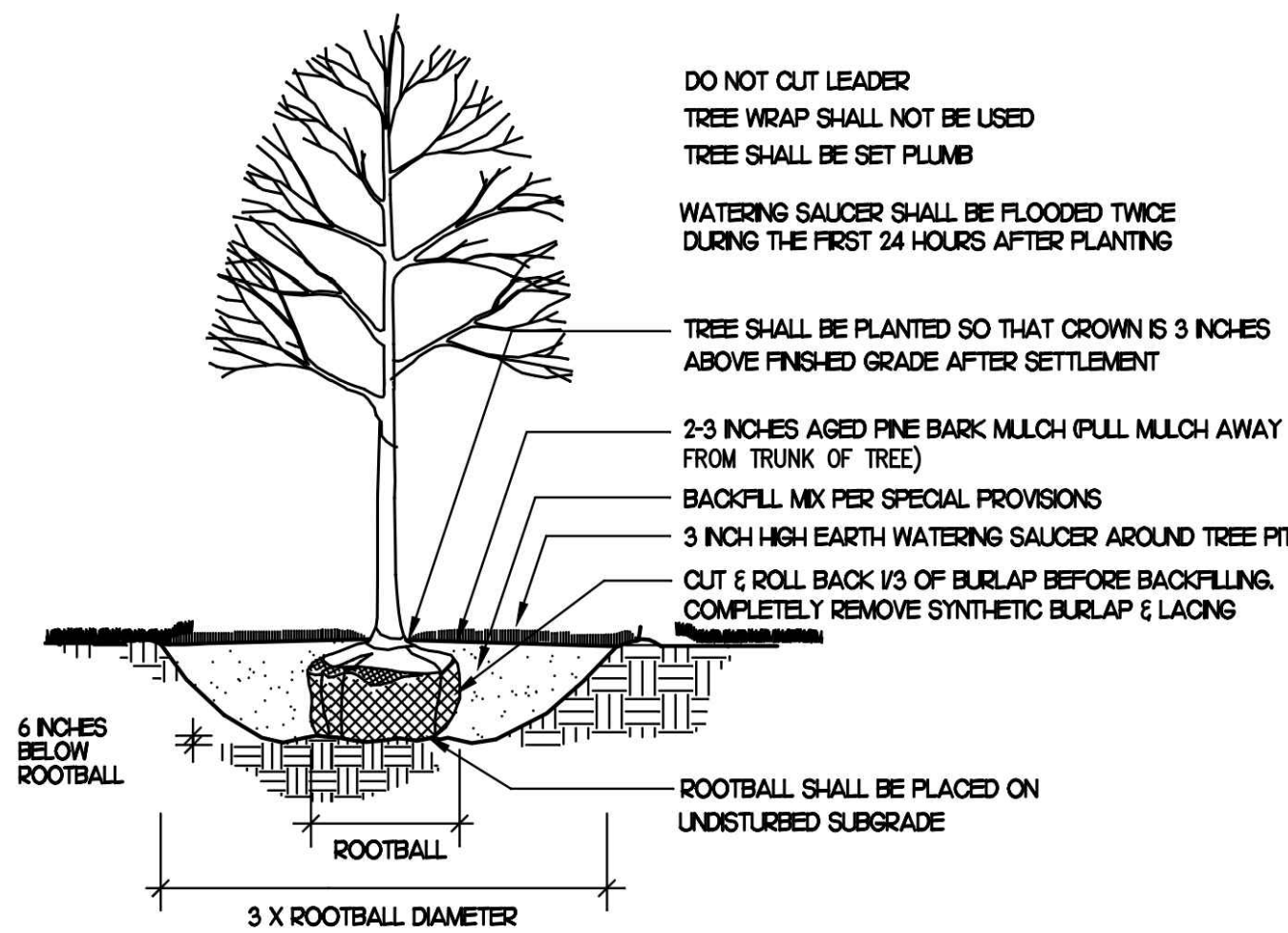
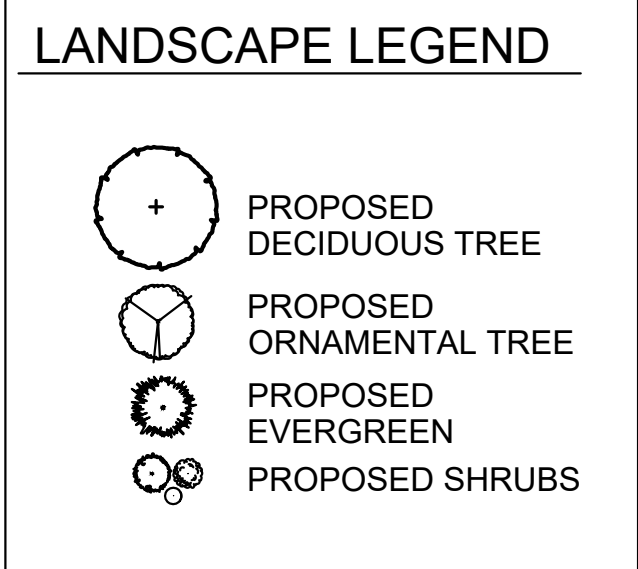
PLAN AND PROFILE
 SHEET 3 OF 3

DATE: APRIL 11, 2022
 PROJECT NUMBER: 19227.01
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 SHEET 23 OF 35

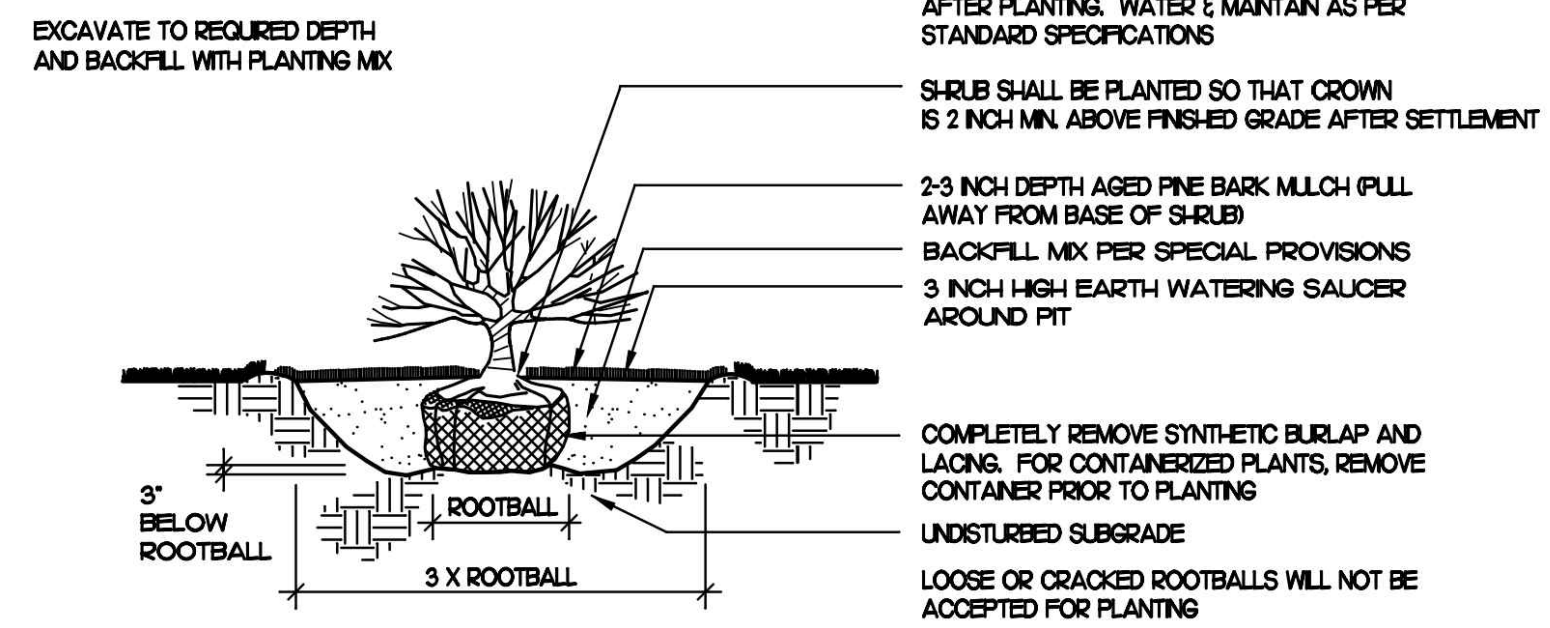
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TOWN OF WRENTHAM – PLANNING BOARD

SIGNATURE DATE



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
DECIDUOUS TREE OPTIONS:			
	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

EVERGREEN TREE OPTIONS:

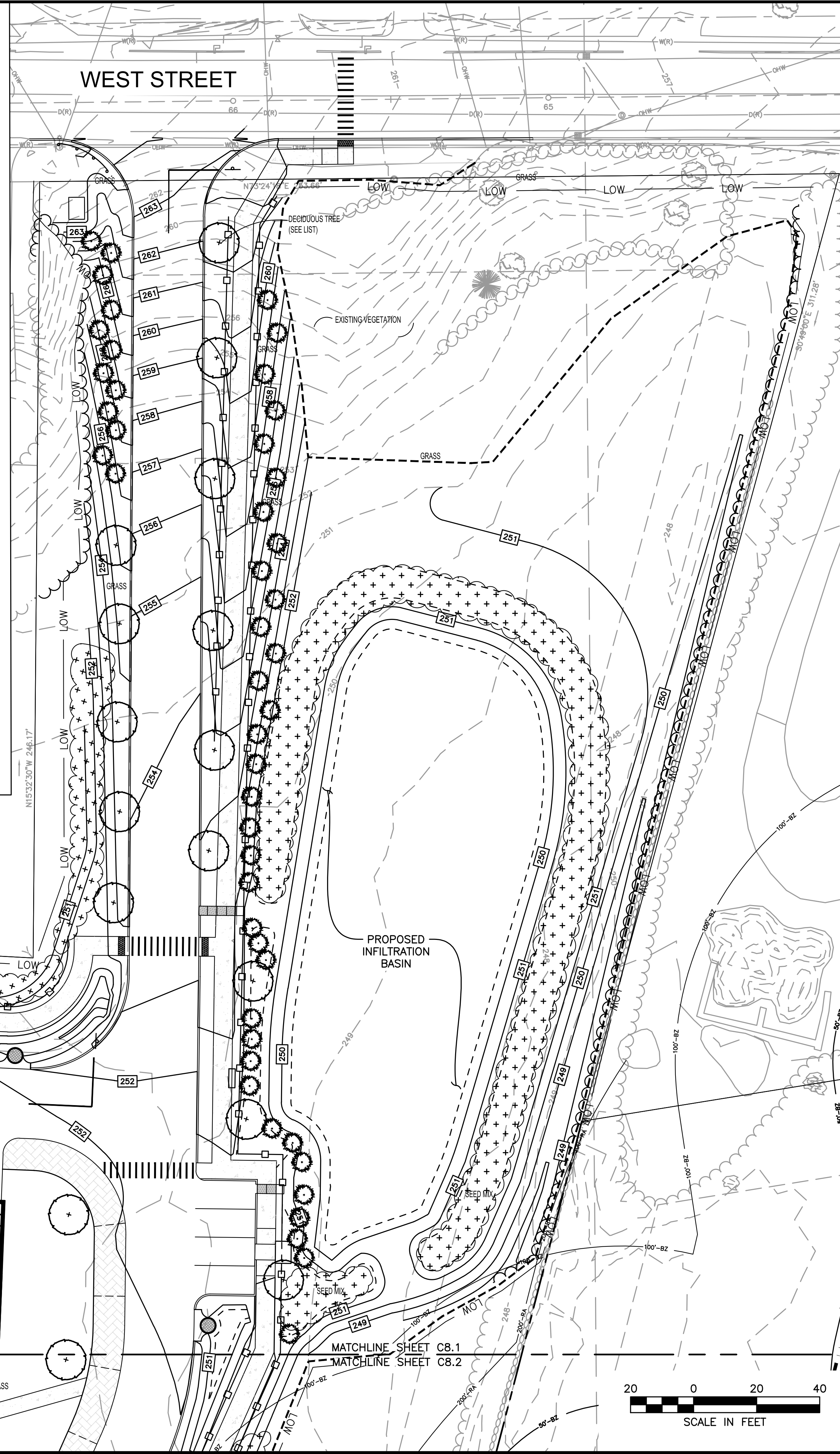
	Juniperus virginiana	Eastern Red Cedar	6'
	Chamaecyparis thyoides	Atlantic White Cedar	6'

95 TOTAL

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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REVISIONS:

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SITE PLAN

LANDSCAPE PLANS
 SHEET 1 OF 2

DATE:	APRIL 11, 2022
PROJECT NUMBER:	19227.01
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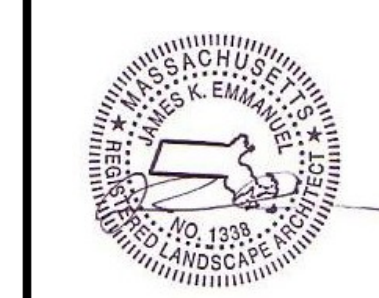
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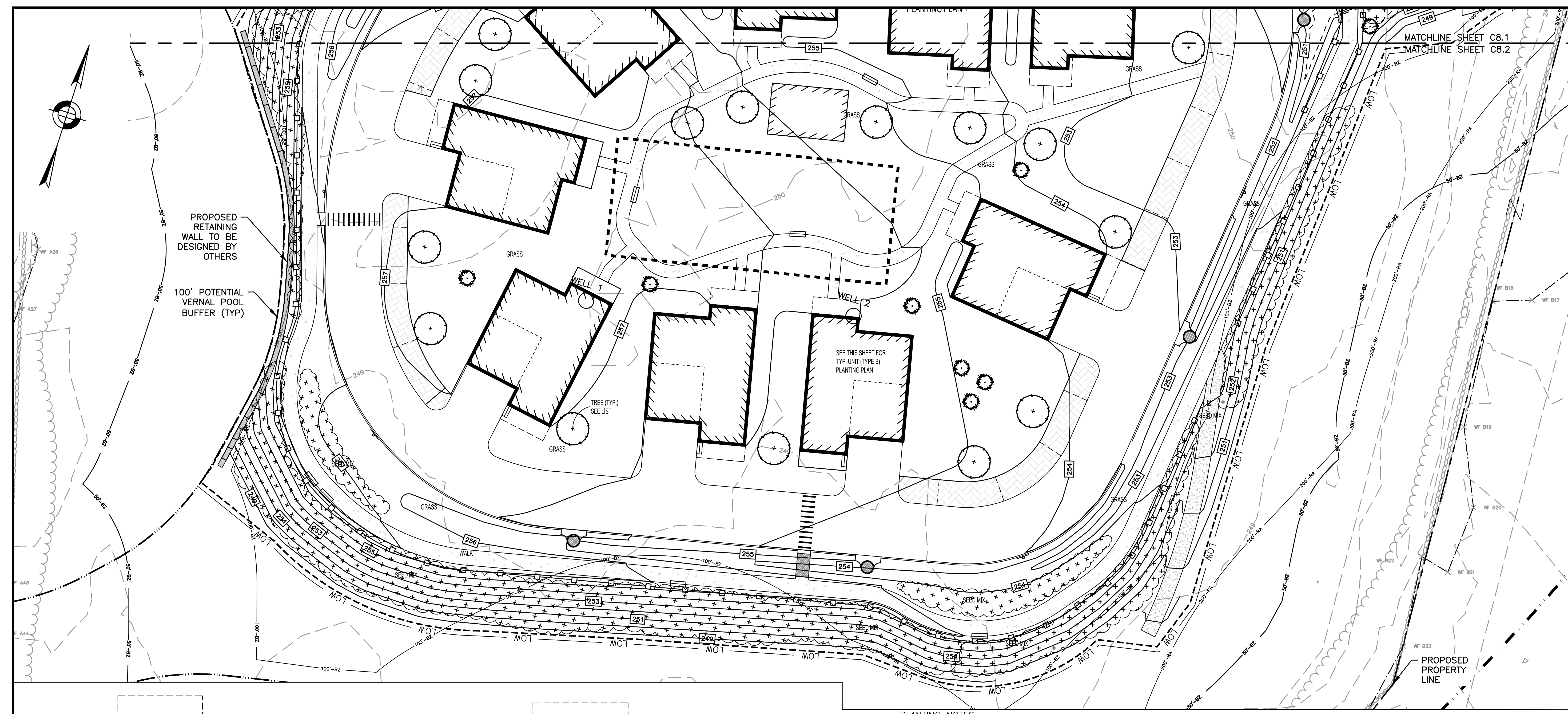
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SITE PLAN

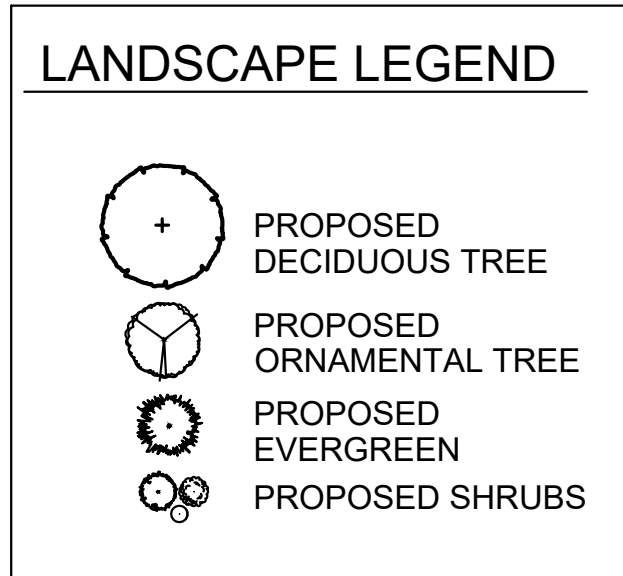
LANDSCAPE PLANS
 SHEET 2 OF 2

DATE: APRIL 11, 2022
 PROJECT NUMBER: 19227.01
 DESIGNED BY: KF/KL/MB
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 CHECKED BY: KE
 C8.2



- PLANTING NOTES**
- THE NUMBER OF EACH INDIVIDUAL PLANT TYPE AND SIZE IS PROVIDED IN THE PLANT LIST FOR CONTRACTOR'S 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.
 - ALL PLANT MATERIAL SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT OR THE OWNER'S REPRESENTATIVE PRIOR TO ARRIVAL ON SITE.
 - PLANT MATERIAL SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS TO THE ORIGINAL PLANTING GRADE.
 - 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.
 - NO SUBSTITUTION OF PLANT MATERIALS WILL BE ALLOWED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT.
 - 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.
 - ALL DISTURBED AREAS NOT OTHERWISE DEVELOPED SHALL BE LOAMED 6" AND SEEDED.

- GENERAL LANDSCAPE NOTES:**
- AREAS NOT OTHERWISE DEVELOPED SHALL RECEIVE MINIMUM 6" COMPACTED DEPTH SCREENED LOAM.
 - EXISTING LOAM TO BE STOCKPILED FOR REUSE.
 - FINISH COVER OVER PLANTING BED SHALL INCLUDE 3" MINIMUM DEPTH PINE MULCH.
 - 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.
 - 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.
 - TURF AREAS TO BE WATERED AND MOWED UNTIL ACCEPTED.
 - CONSERVATION SEED MIX AREA TO BE WATERED IF NECESSARY FOR ESTABLISHMENT



Plant Schedule - Single Family Unit (typ.)

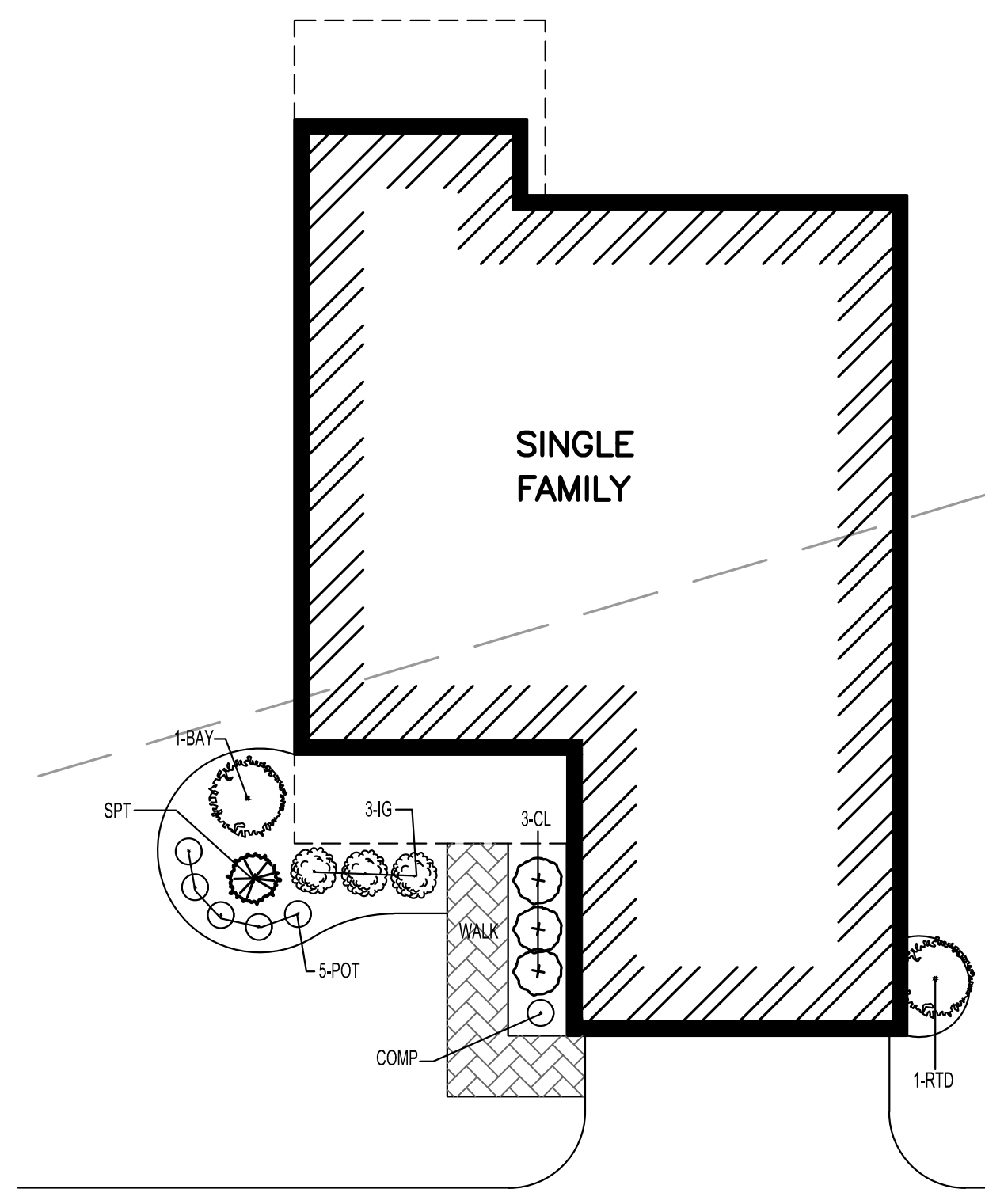
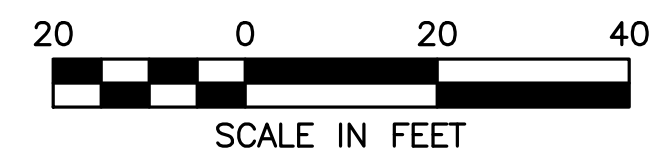
Qty	Key	Botanical Name	Common Name	Size
SHRUBS:				
1	BAY	Myrica pensylvanicum	Northern Bayberry	#3pot
3	CL	Clethra alnifolia	Sweet Pepper	2-3'
1	COMP	Comptonia peregrina	Sweetfern	#3pot
3	IG	Ilex glabra 'Shamrock'	Shamrock Inkberry	2-2.5'
5	POT	Potentilla 'Abbotswood'	Abbotswood Potentilla	#3pot
1	RTD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

9 TOTAL SINGLE FAMILY UNITS

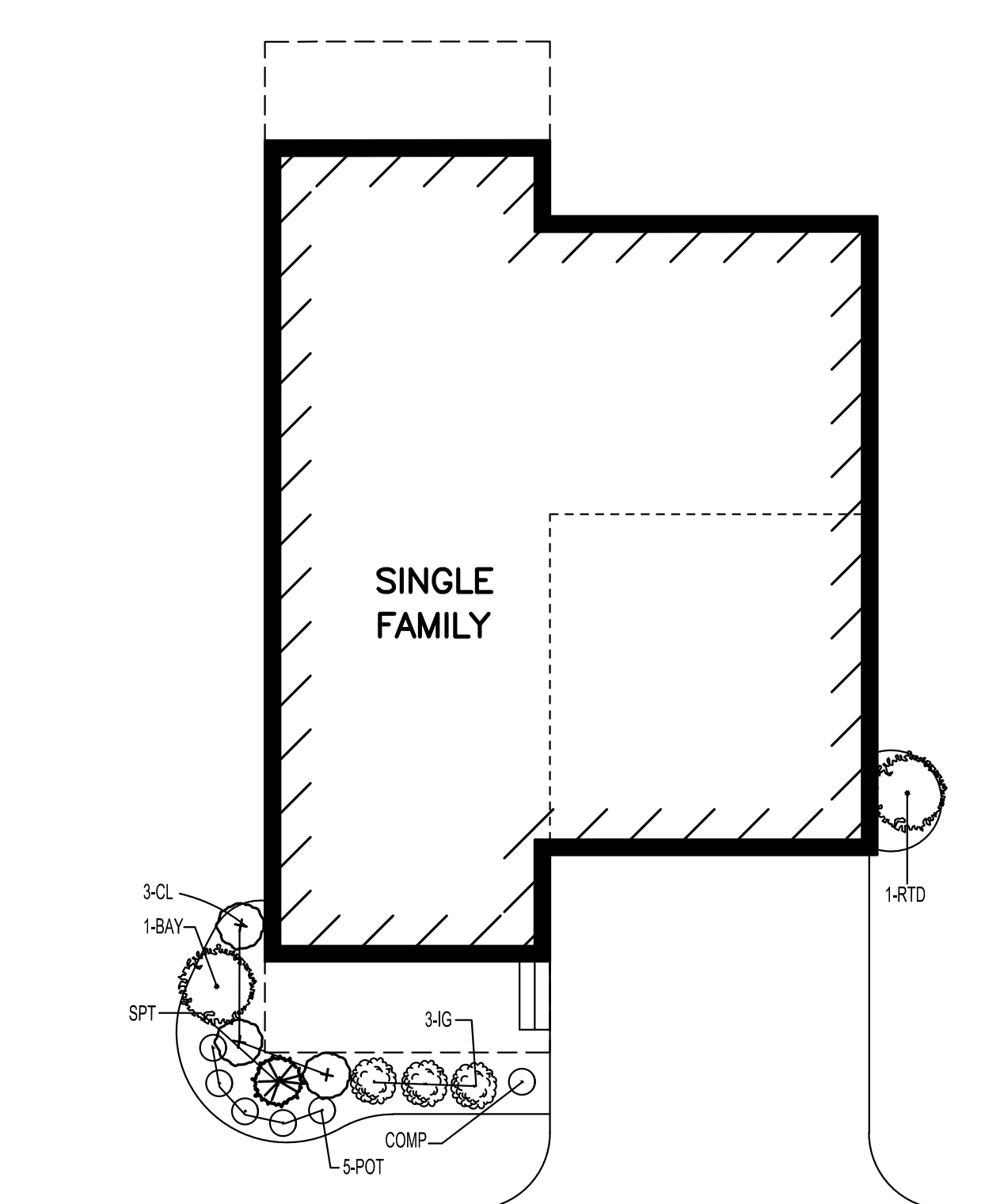
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TYPICAL SINGLE FAMILY HOME PLANTING
 TYPE A
 1" = 10'



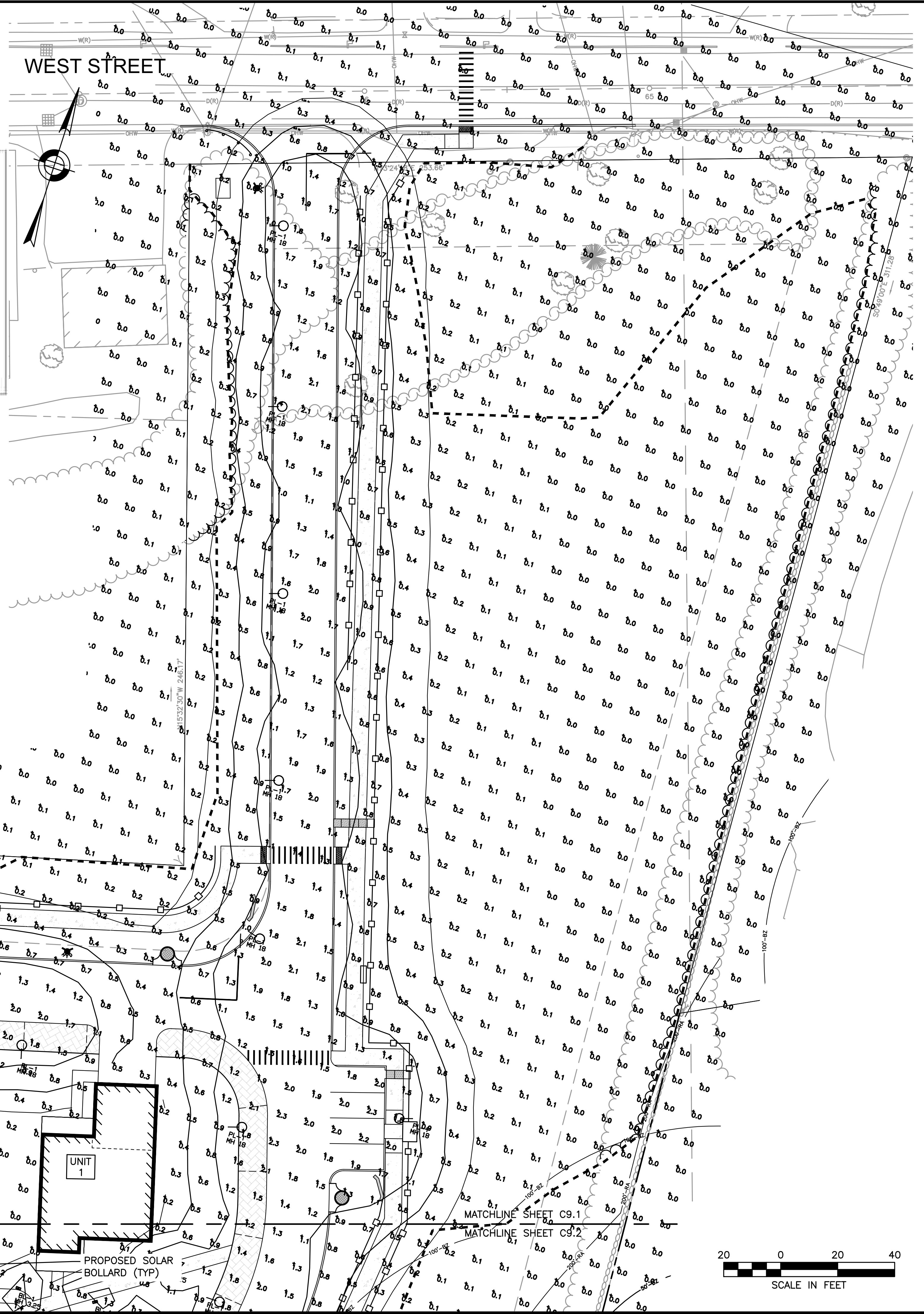
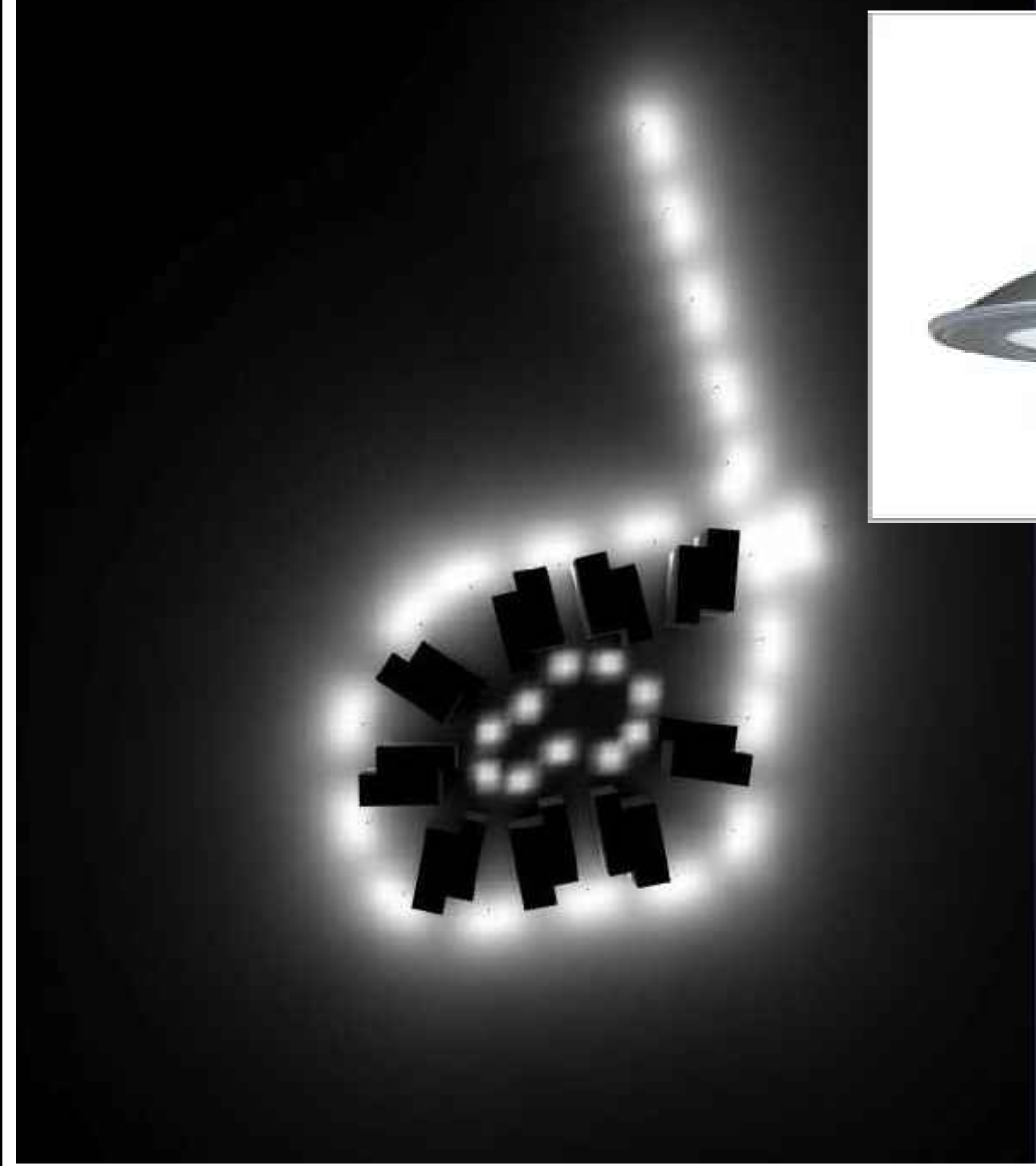
TYPICAL SINGLE FAMILY HOME PLANTING
 TYPE B
 1" = 10'

TOWN OF WRENTHAM – PLANNING BOARD

SIGNATURE _____ DATE _____

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



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REVISIONS:			
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SITE PLAN

LIGHTING PLANS
 SHEET 1 OF 2

DATE: APRIL 11, 2022
 PROJECT NUMBER: 19227.01
 DESIGNED BY: KF/KL/MB
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 SHEET 26 OF 35

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SITE PLAN

LIGHTING PLANS
SHEET 2 OF 2

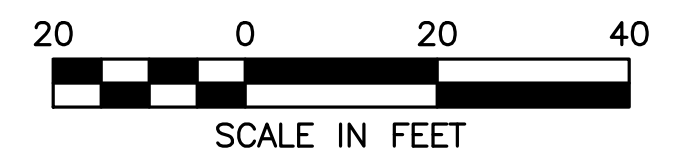
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C9.2
 SHEET 27 OF 35



TOWN OF WRENTHAM – PLANNING BOARD

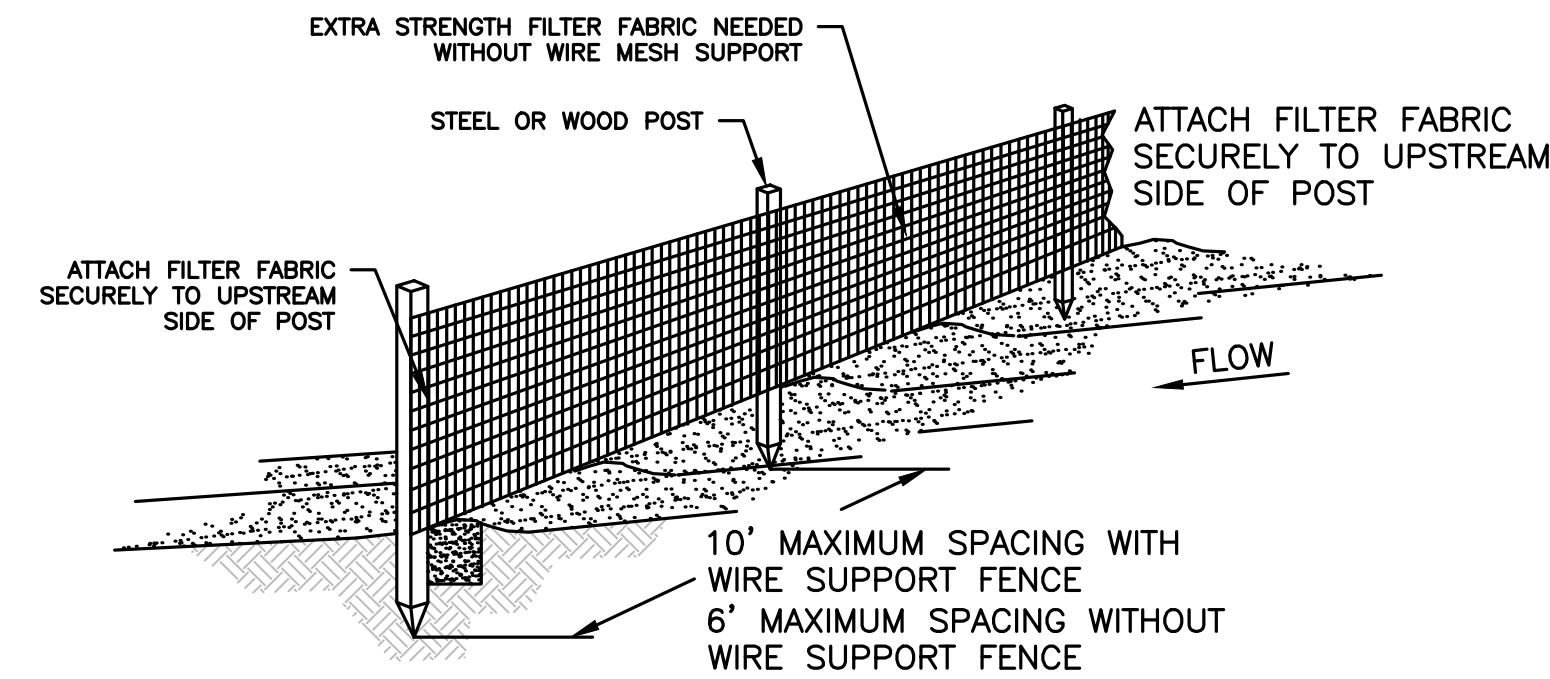
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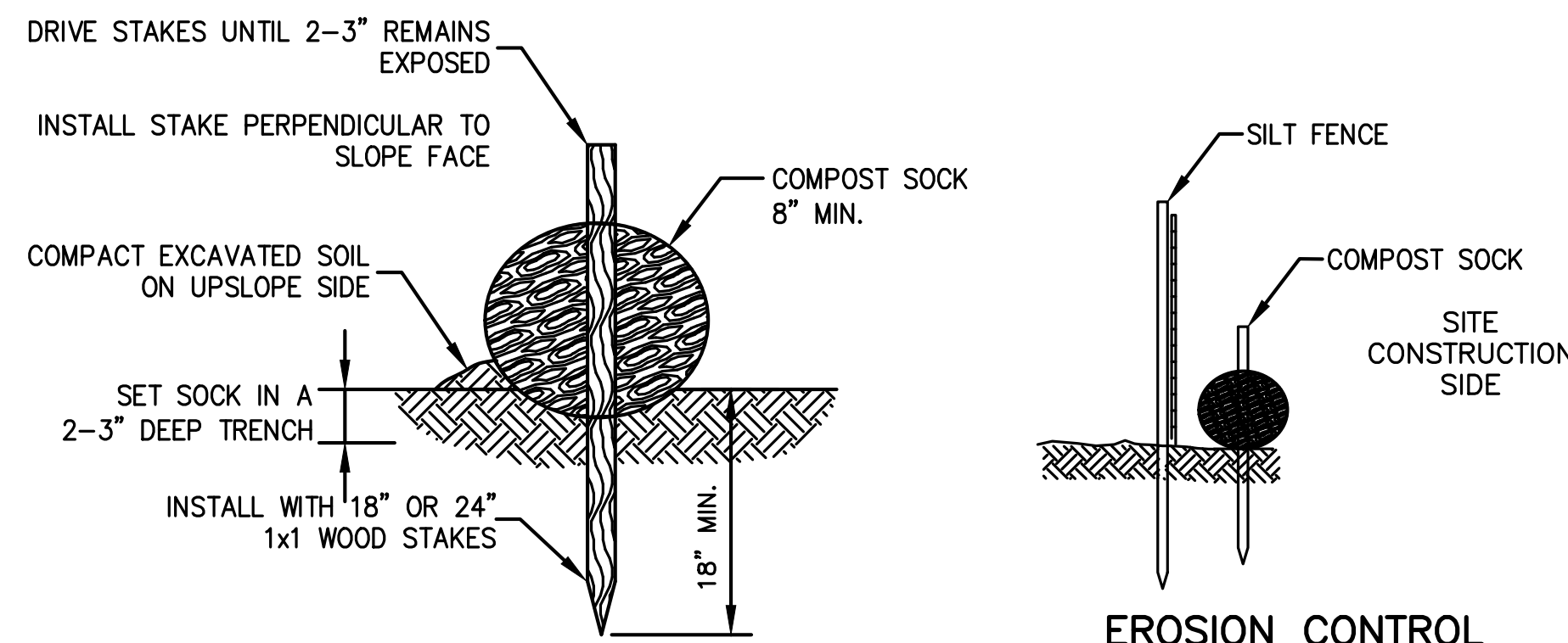
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GENERAL CONSTRUCTION SEQUENCE

1. INSTALL EROSION AND SEDIMENT CONTROL MEASURES INCLUDING BUT NOT LIMITED TO COMPOST SOCK, SILT FENCING, AND CONSTRUCTION ENTRANCES PRIOR TO THE START OF ANY EARTHWORKS ACTIVITY.
2. SETUP STOCKPILE AREAS AND CONSTRUCTION MATERIAL STOCKPILE STORAGE AREAS.
3. CONSTRUCT TEMPORARY SEDIMENT BASINS.
4. INSTALL PROTECTION MEASURES FOR ALL ITEMS NOTED TO REMAIN ON THE PLANS.
5. IDENTIFY LIMITS OF CLEARING. BEGIN CLEARING AND GRUBBING.
6. PERFORM PRELIMINARY GRADING AND CONSTRUCT BUILDING FOUNDATIONS.
7. CONSTRUCT STORMWATER MANAGEMENT SYSTEM.
8. INSTALL UNDERGROUND UTILITIES.
9. PERFORM FINAL GRADING, INSTALL BINDER PAVEMENT COURSE.
10. INSTALL PAVEMENT TOP COURSE.
11. CONSTRUCT SIDEWALKS AND FINAL SITE IMPROVEMENTS.
12. INSTALL PAVEMENT MARKINGS, STREET SIGNAGE AND FINAL LANDSCAPING.
13. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL PERMANENT COVER IS ESTABLISHED.



SILT FENCE DETAIL
NOT TO SCALE



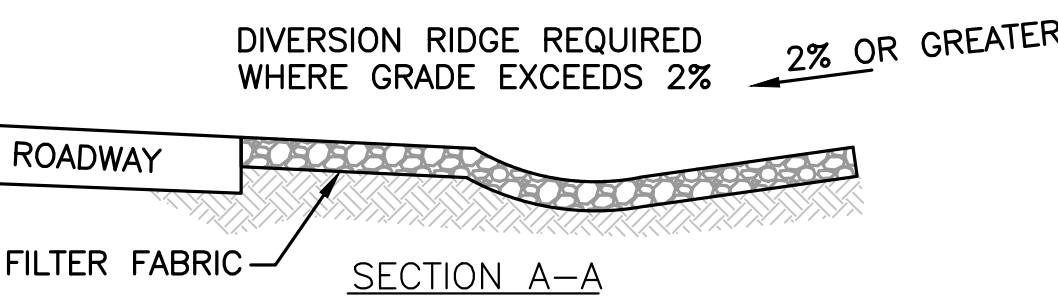
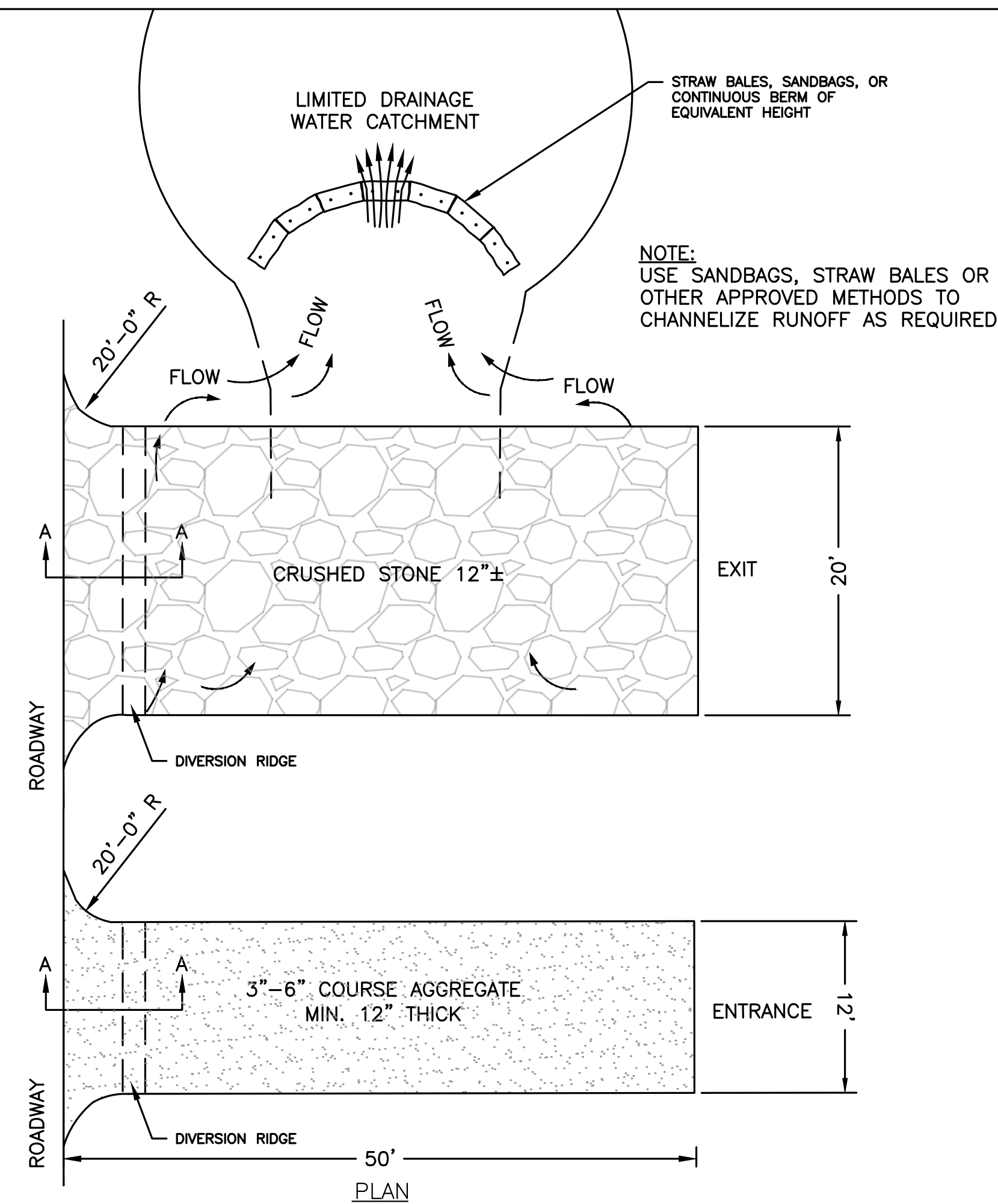
COMPOST SOCK DETAIL
NOT TO SCALE

EROSION CONTROL BARRIER DETAIL
NOT TO SCALE

- NOTES (GENERAL):
1. EROSION CONTROL BARRIER SHALL CONSIST OF COMPOST SOCK AND SILT FENCE BACKING AS SHOWN IN THE ABOVE DETAIL.
 2. EROSION CONTROL BARRIER SHALL BE PLACED AROUND ALL MATERIAL STOCKPILE AREAS AND MAINTAINED AT STAGING AREAS TO ASSURE NO SILTATION ONTO PUBLIC OR PRIVATE WAYS OR PROPERTY.

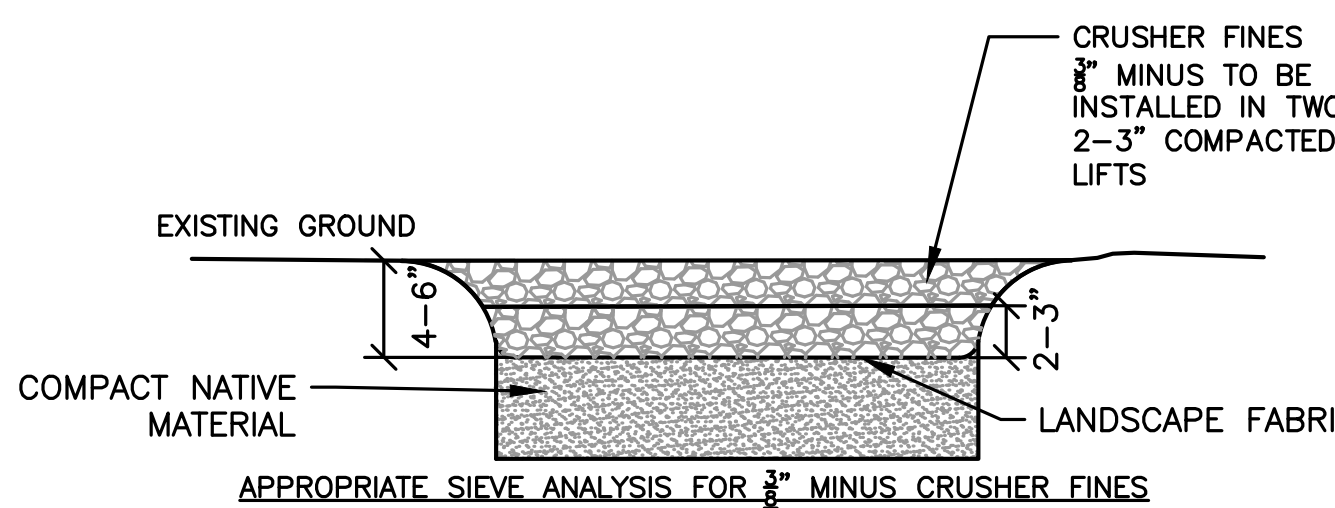
- NOTES (COMPOST SOCK):
1. BEGIN AT THE LOCATION WHERE THE SOCK IS TO BE INSTALLED BY EXCAVATING A 2-3"(5-7.5 CM) DEEP X 9"(22.9 CM) WIDE TRENCH ALONG THE CONTOUR OF THE SLOPE. EXCAVATED SOIL SHOULD BE PLACED UP-SLOPE FROM THE ANCHOR TRENCH.
 2. PLACE THE SOCK IN THE TRENCH SO THAT IT CONTOURS TO THE 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.
 4. THE FILTER TUBE EXTERIOR SHALL BE 100% ORGANIC BURLAP OR OTHER APPROVED BIODEGRADABLE MATERIAL, AND WILL BECOME INCORPORATED WITH THE ORGANIC INTERIOR MATERIAL.
 5. ORGANIC MATTER CONTENT SHALL BE BETWEEN 20-100% (DRY WEIGHT BASIS) AS DETERMINED BY ASTM D2974 (METHOD A) STANDARD TEST METHODS FOR MOISTURE, ASH AND ORGANIC MATTER OF PEAT AND OTHER ORGANIC SOILS.
 6. MOISTURE CONTENT SHALL BE <150% BY DRY WEIGHT (<60% BY WET WEIGHT) AS MEASURED BY ASTM D2216 STANDARD TEST METHOD FOR LABORATORY DETERMINATION OF WATER CONTENT OF SOIL AND ROCK AND ASTM D2974 (CITED ABOVE).
 7. PARTICLE SIZE SHALL MEET ALL STANDARDS FOUND IN "WRENTHAM CONSERVATION COMMISSION SPECIFICATION FOR MULCH FILTER TUBES".
 8. SOLUBLE SALTS IN THE ORGANIC INTERIOR MATERIAL SHALL BE <5.0 MMHOS/CM, AND THE PH OF SAME SHALL BE BETWEEN 5.5 AND 8.0.
 9. SEE "WRENTHAM CONSERVATION COMMISSION SPECIFICATIONS FOR MULCH FILTER TUBES" FOR ADDITIONAL INFORMATION.

EROSION CONTROL BARRIER
NOT TO SCALE



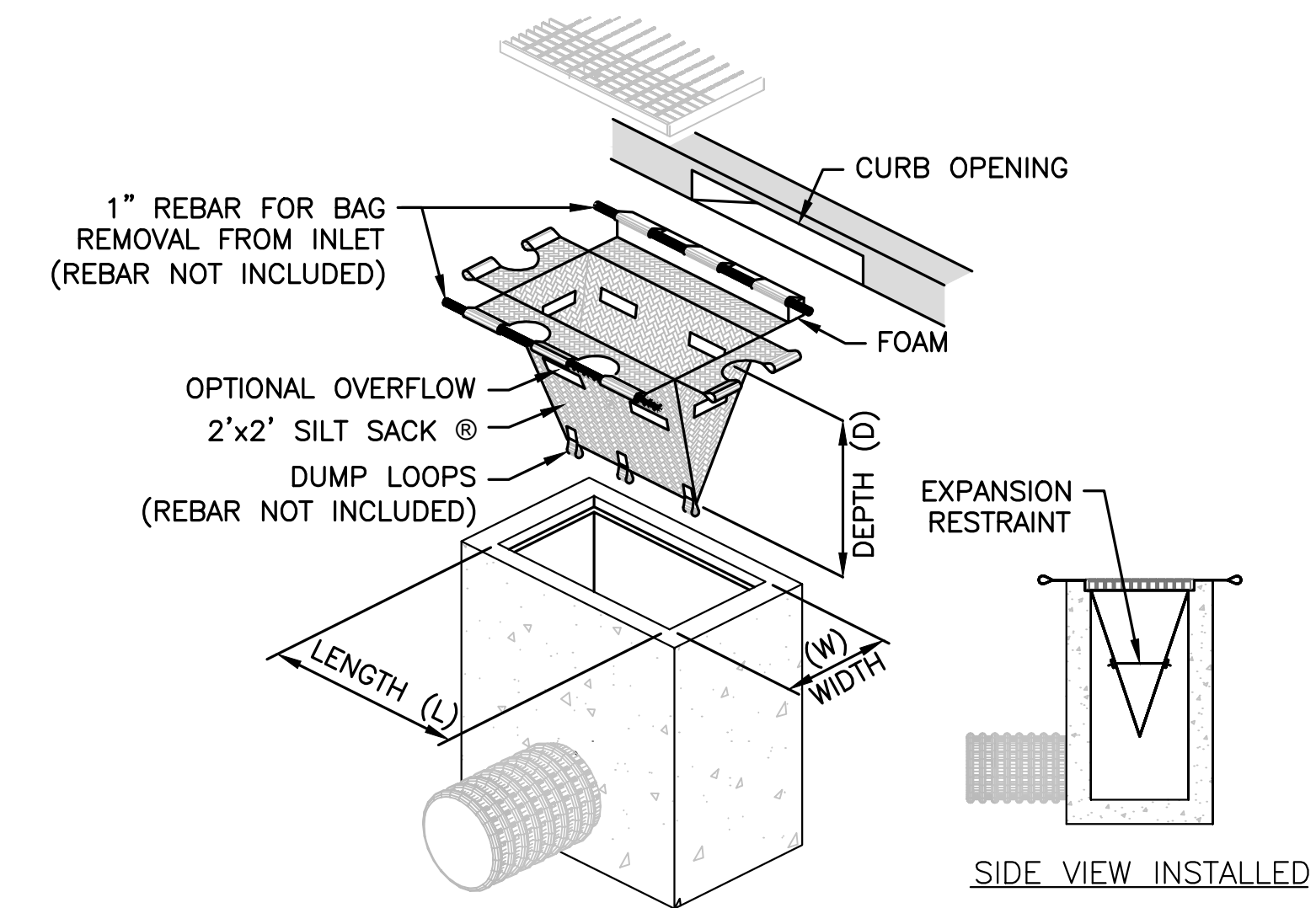
- NOTES:
1. THE EXIT SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
 2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO EXIT ONTO PUBLIC RIGHT-OF-WAY.
 3. THERE WILL BE NO TRACKING OF SOIL OR MATERIALS OF ANY TYPE, INCLUDING WATER, ONTO THE ROADWAY.
 4. PERSONNEL SHALL BE POSITIONED AT THE EXIT TO SUPERVISE TRAFFIC DIRECTION AND CLEAN OFF OF VEHICLES WITH PROBLEMS AND ENSURE ANY MATERIAL COVERS ARE IN PLACE.

STABILIZED CONSTRUCTION ENTRANCE/EXIT
NOT TO SCALE

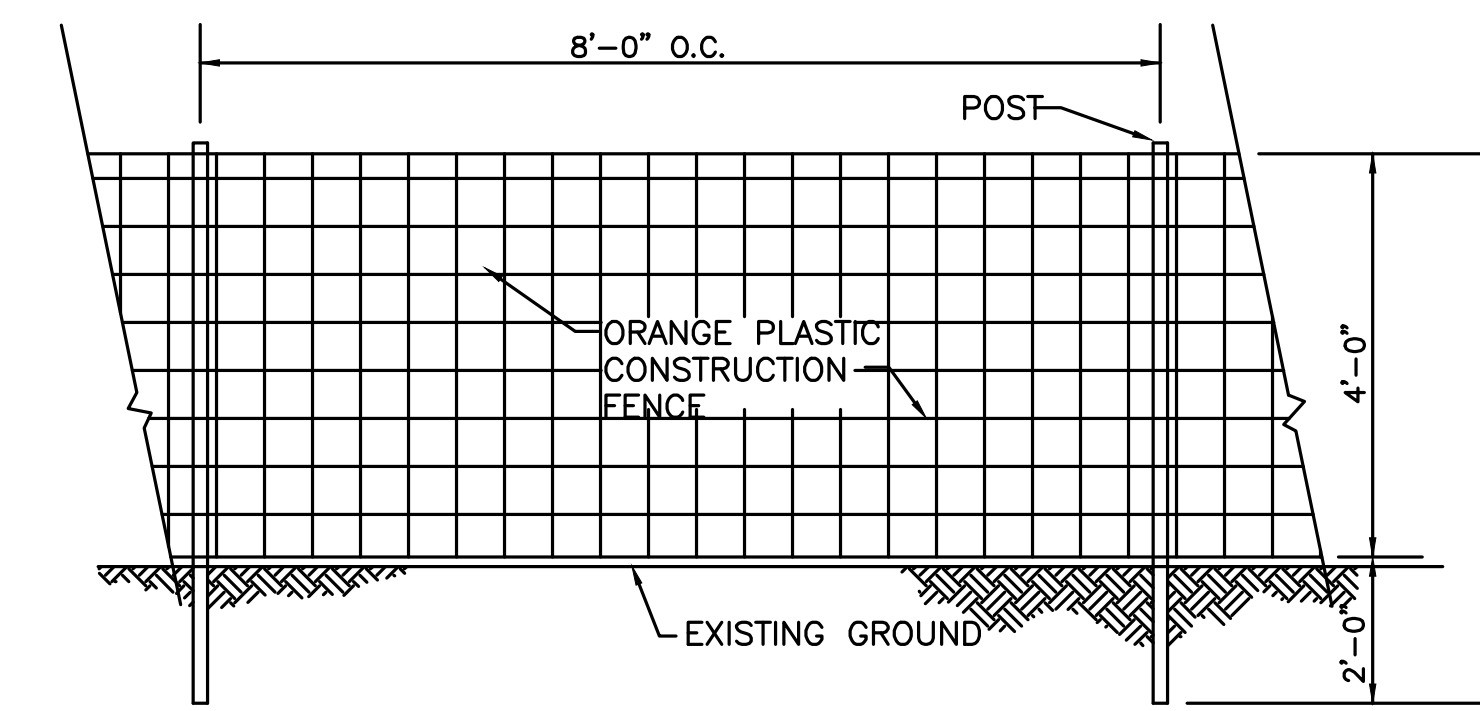
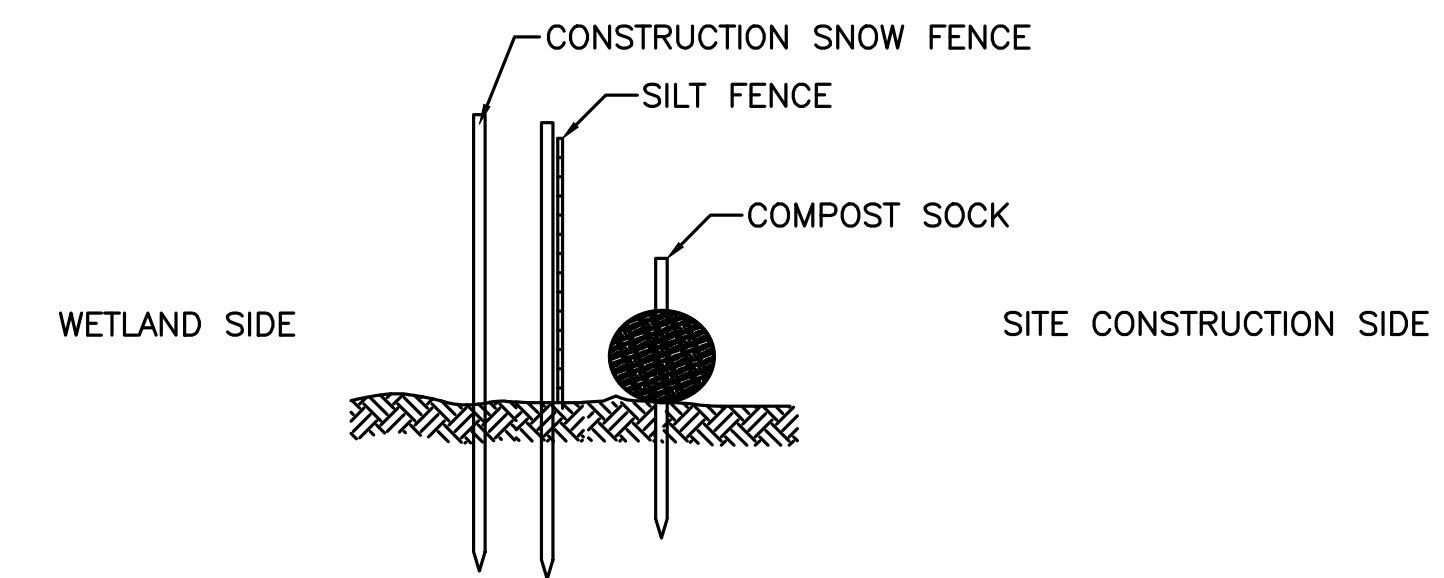


- APPROPRIATE SIEVE ANALYSIS FOR 3/8" MINUS CRUSHER FINES
- 3/8 INCH SIEVE - 100% PASSING
 - 1/2 INCH SIEVE - 65% PASSING
 - 3/4 INCH SIEVE - 50% PASSING
 - 1 INCH SIEVE - 35% PASSING
 - 1 1/2 INCH SIEVE - 25% PASSING

GRAVEL TRAIL PATHWAY SECTION DETAIL
NOT TO SCALE



TEMPORARY INLET PROTECTION
NOT TO SCALE



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

LIMIT OF WORK FENCE
NOT TO SCALE

TOWN OF WRENTHAM -- PLANNING BOARD

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480 TURNPIKE STREET
SOUTH EASTON, MA 02375

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

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DETAIL SHEET
1 OF 8

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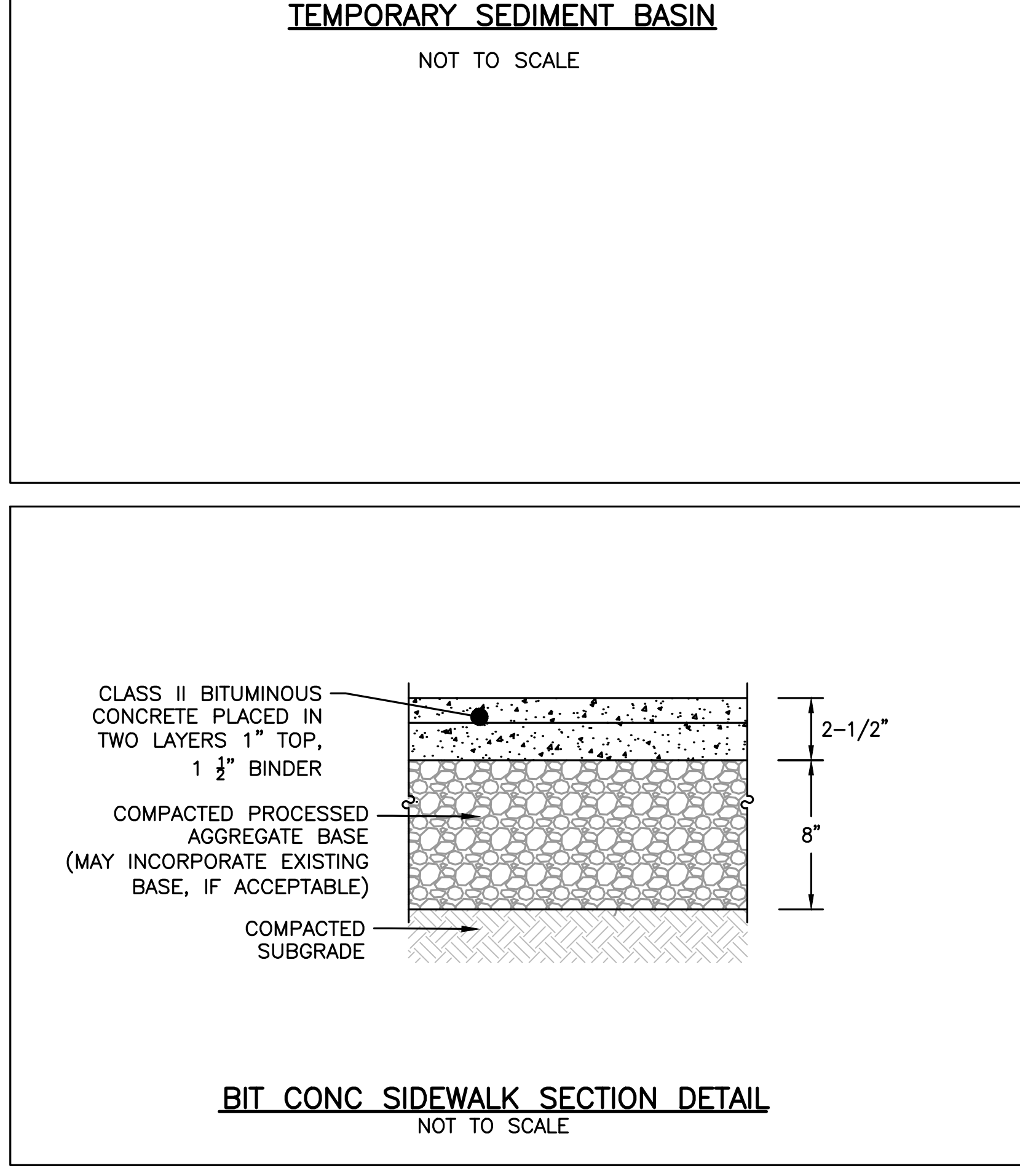
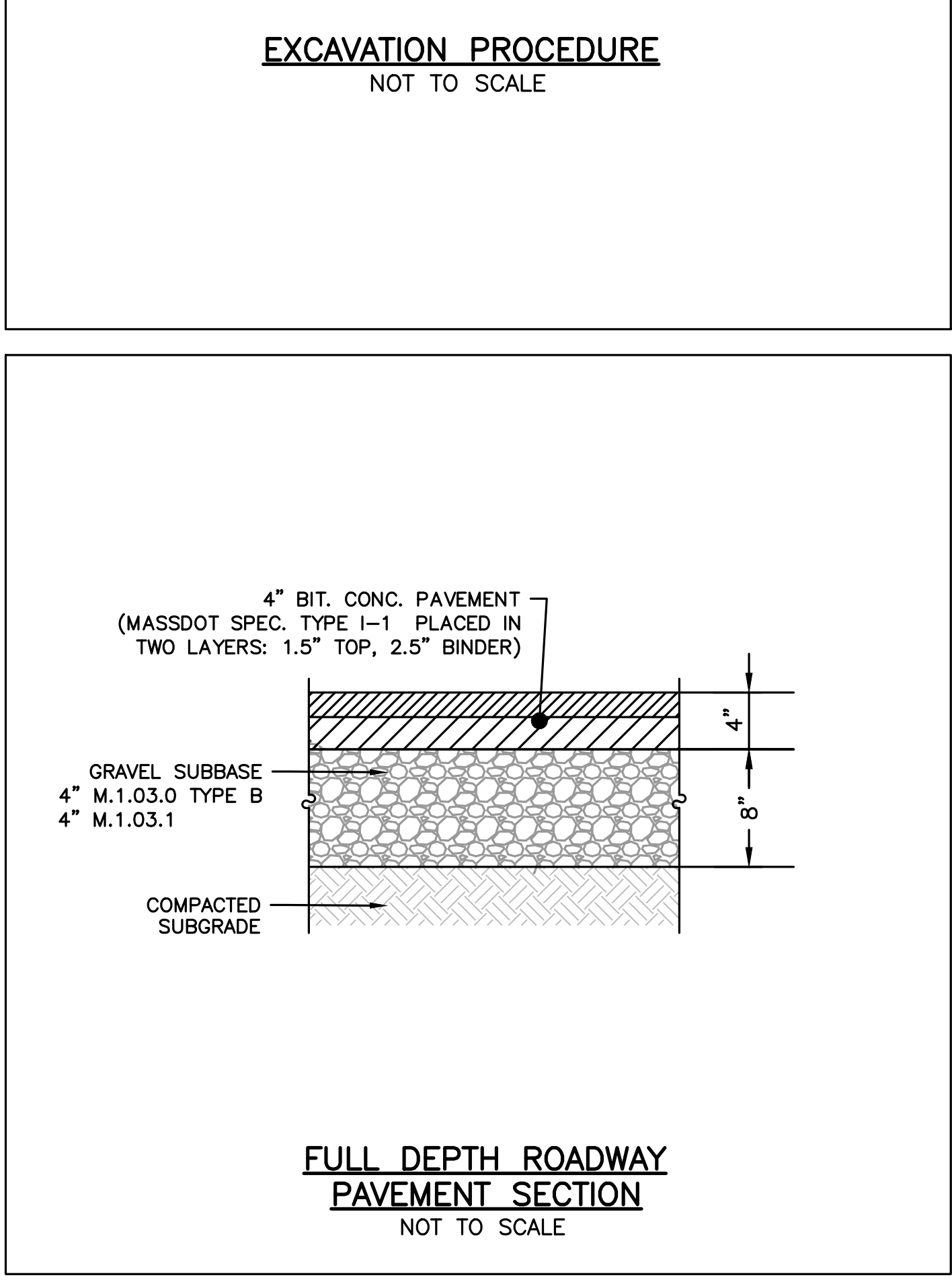
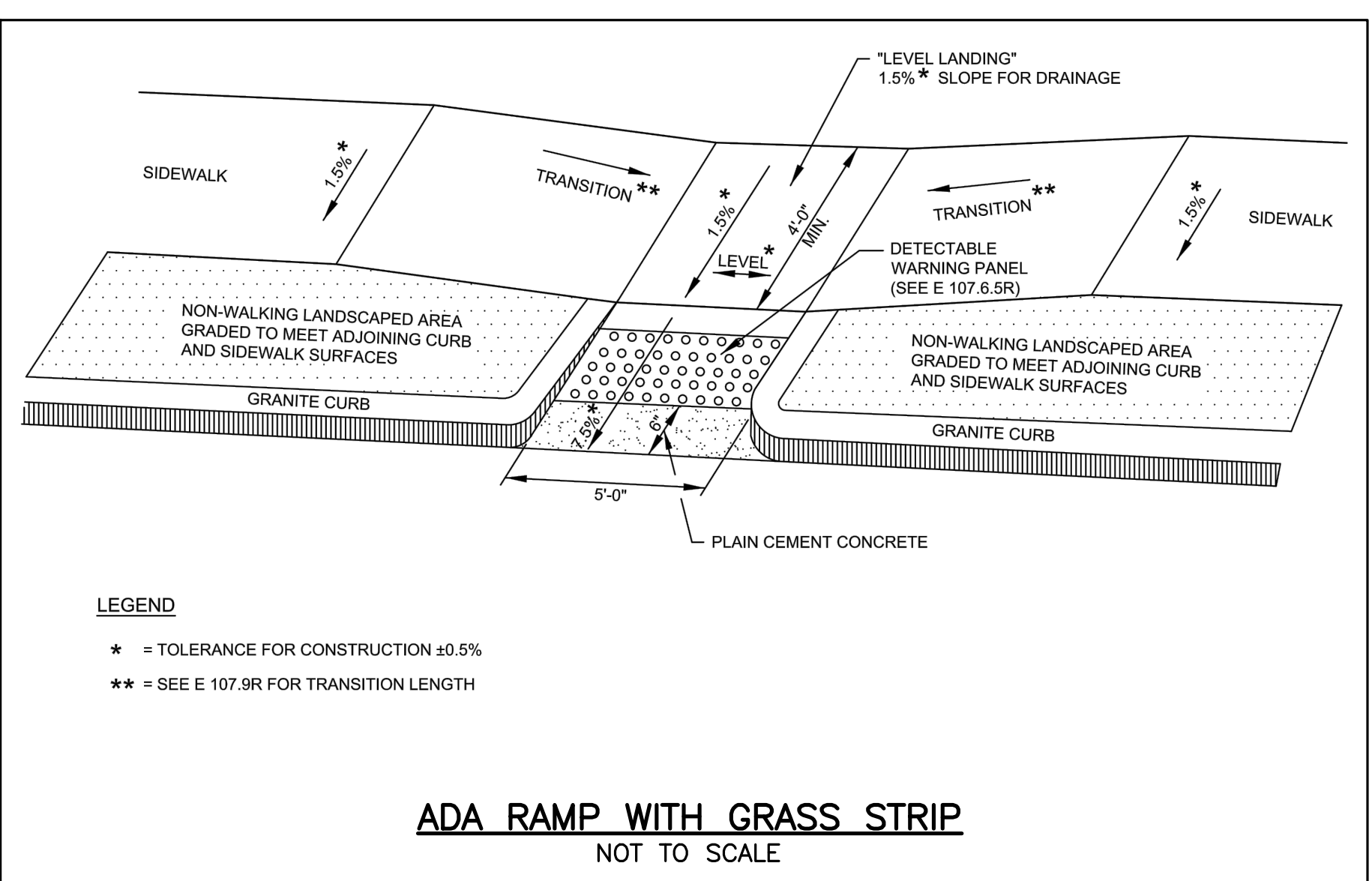
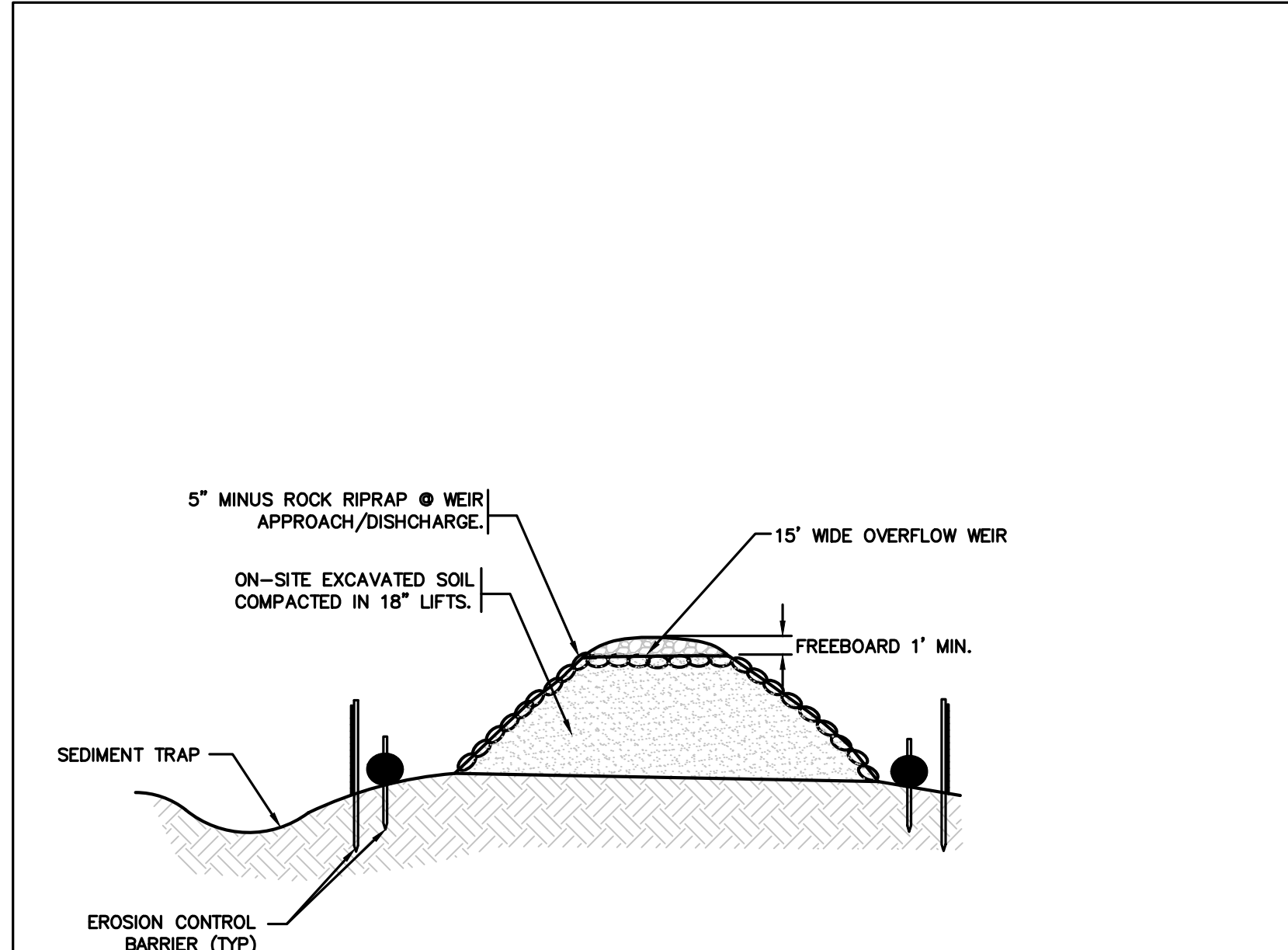
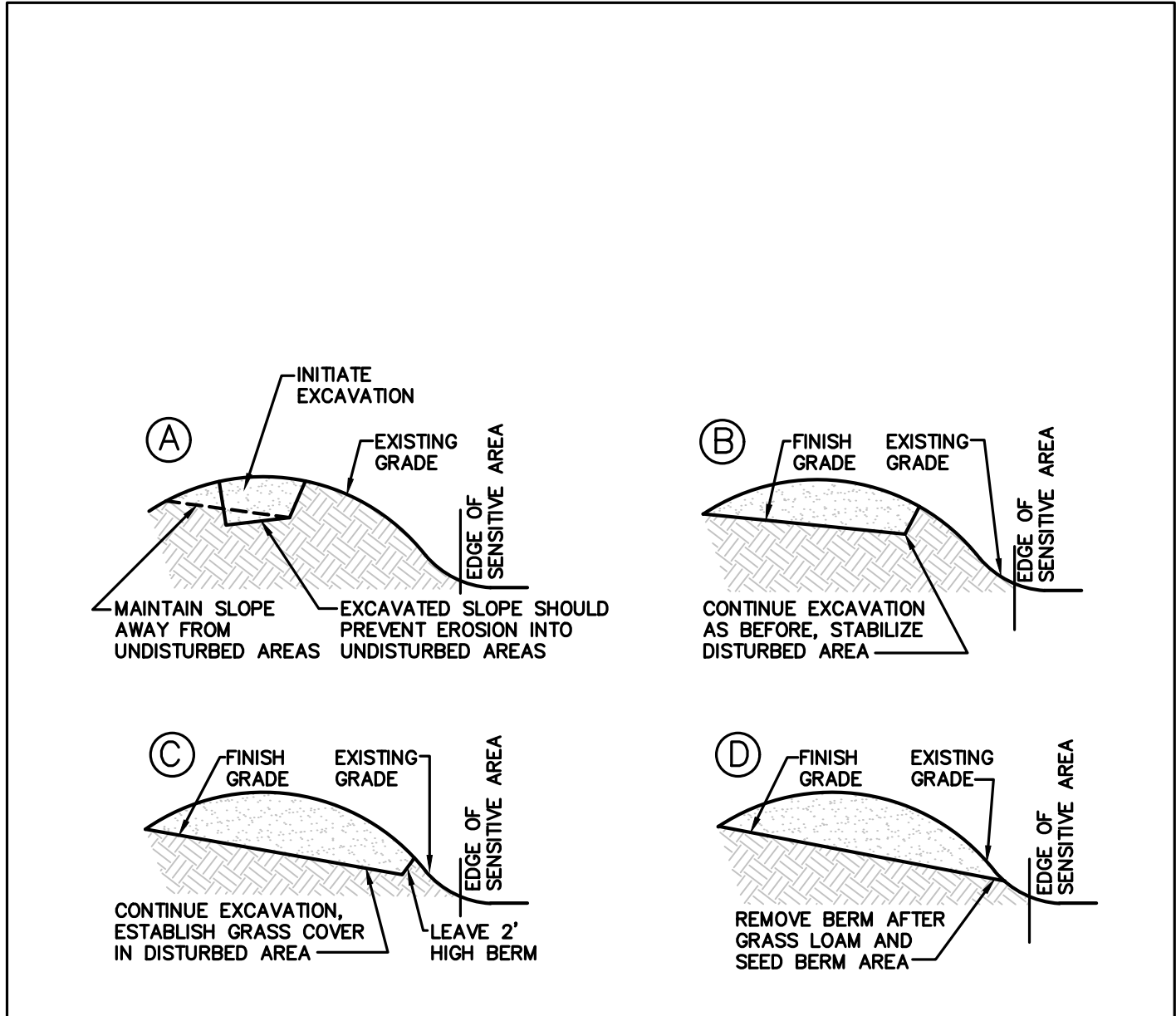
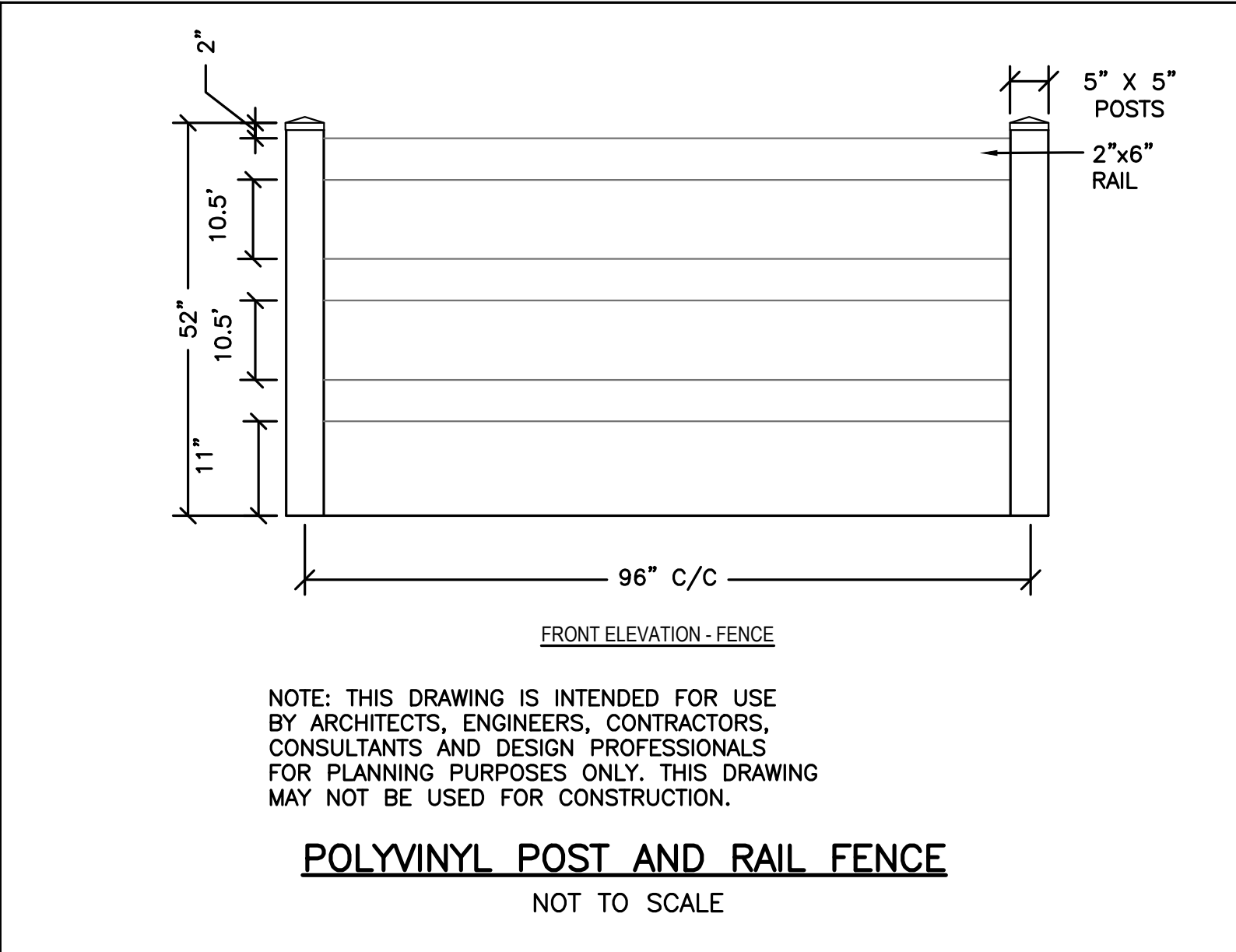
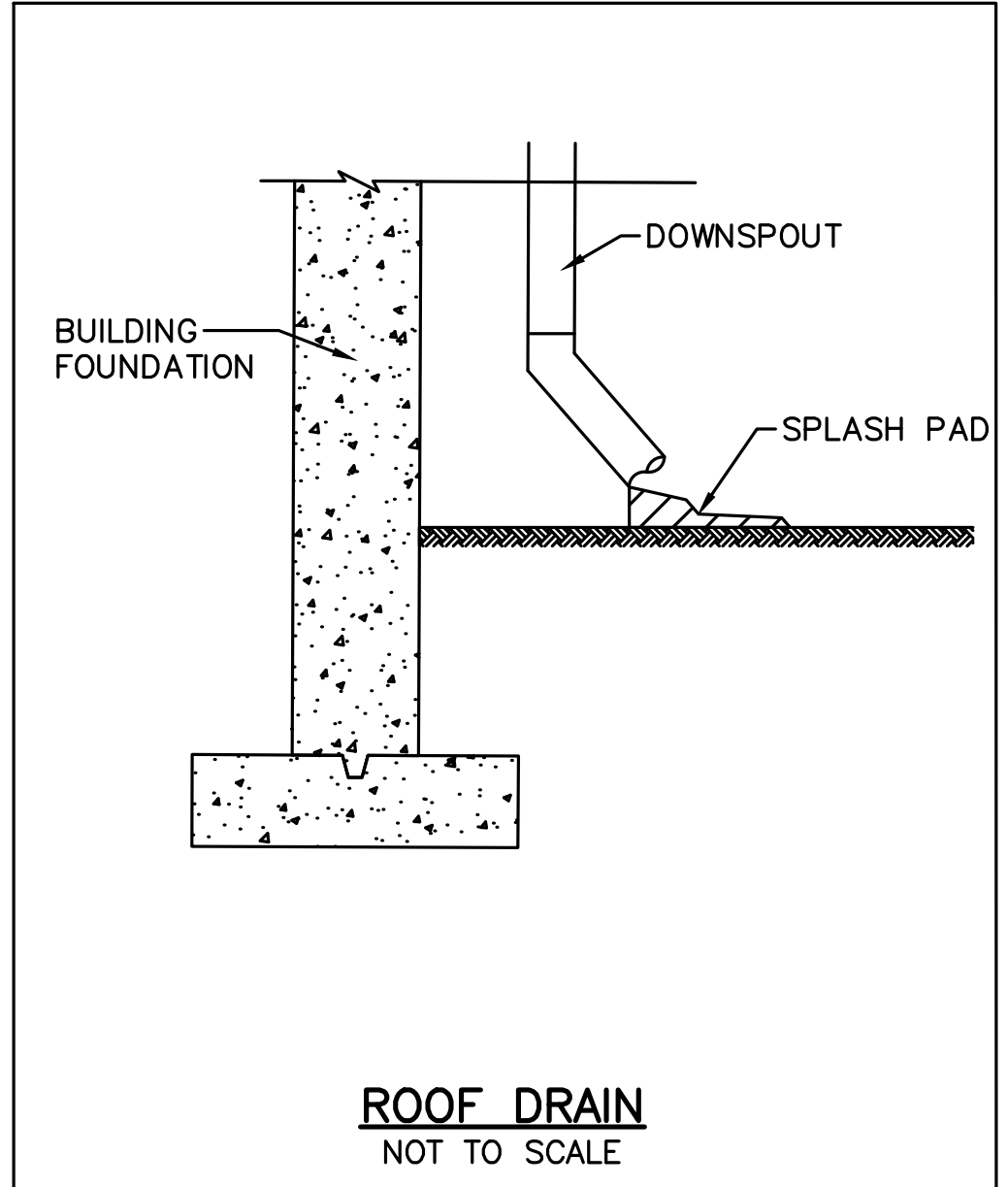
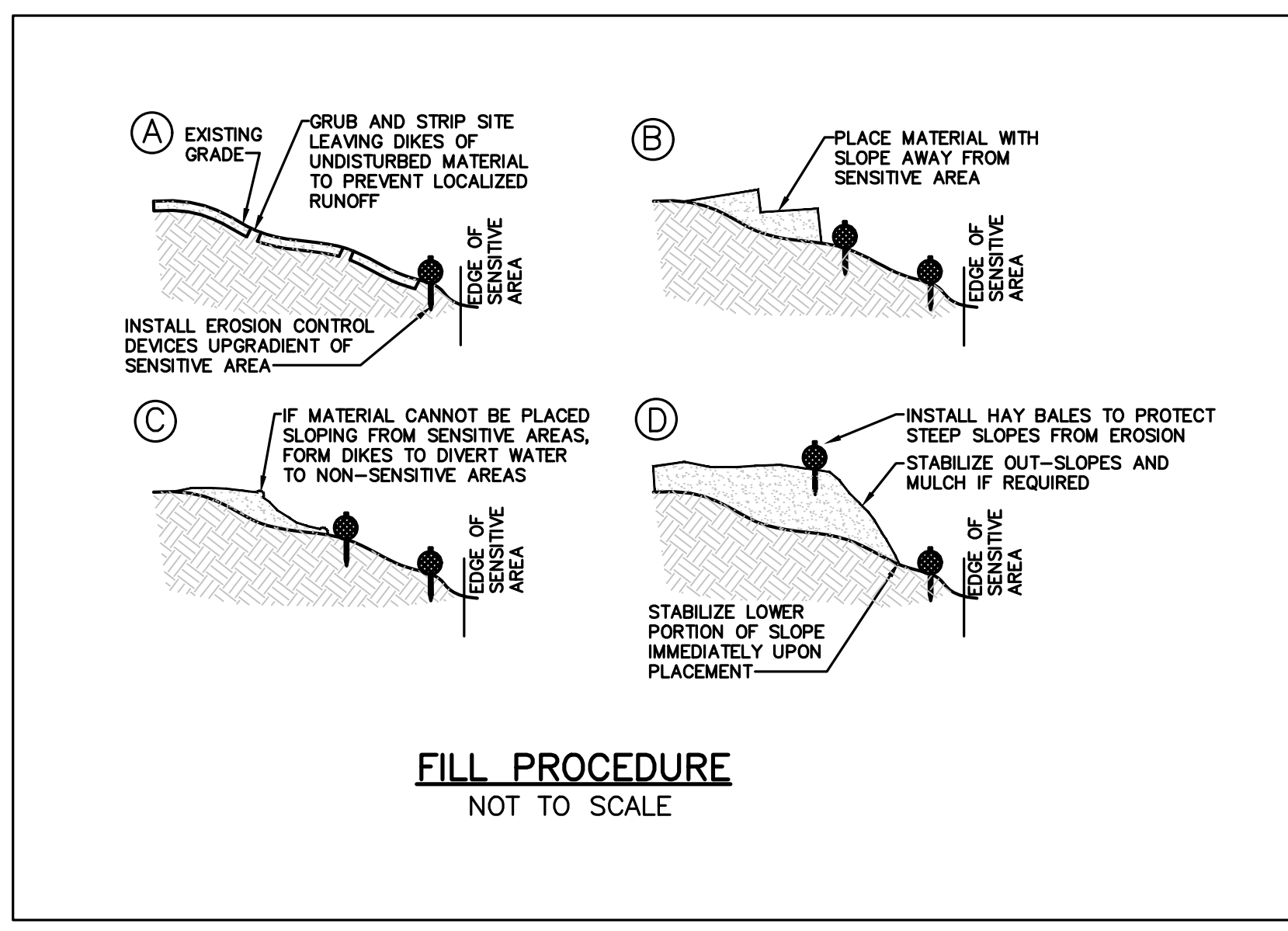
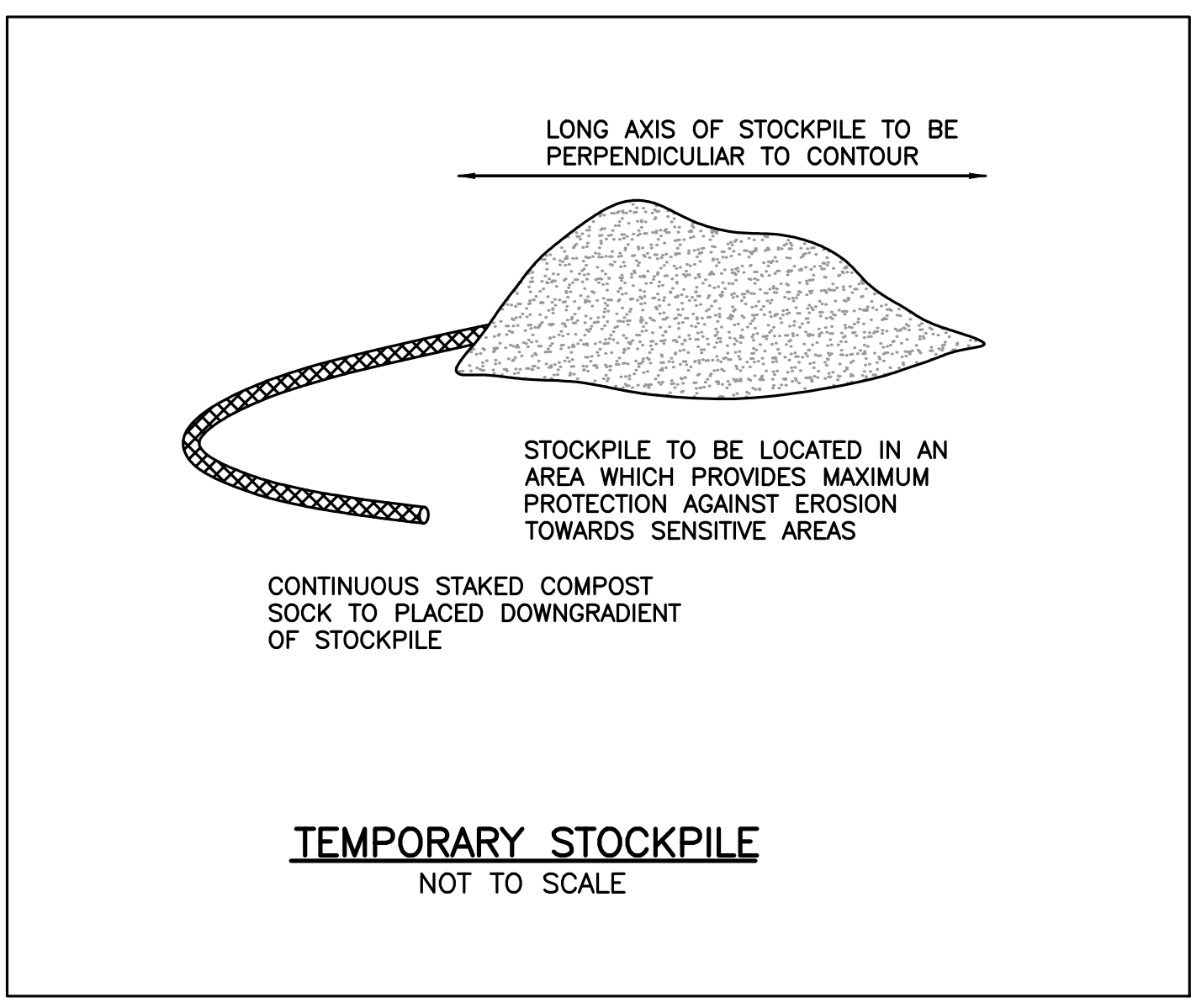
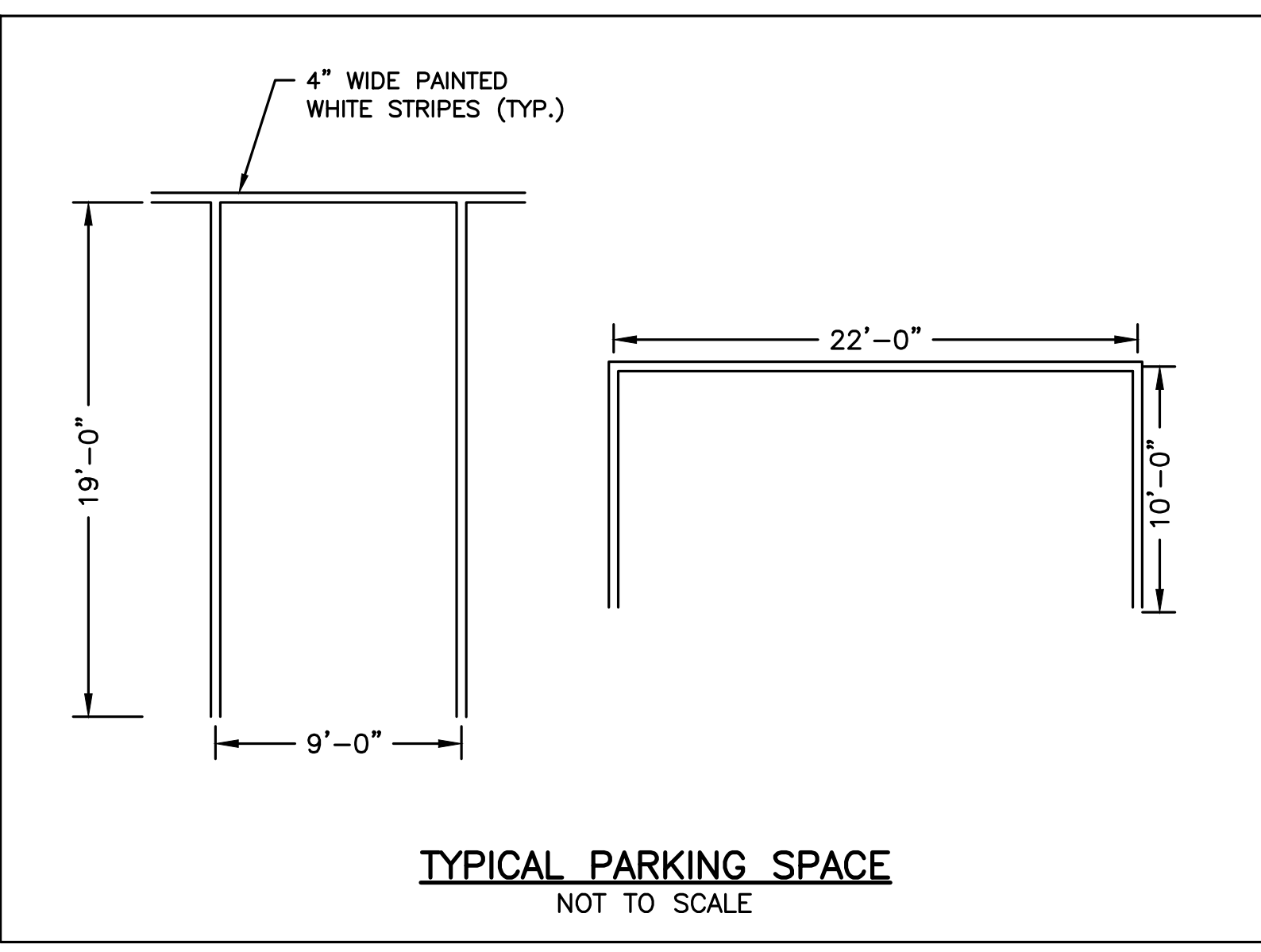
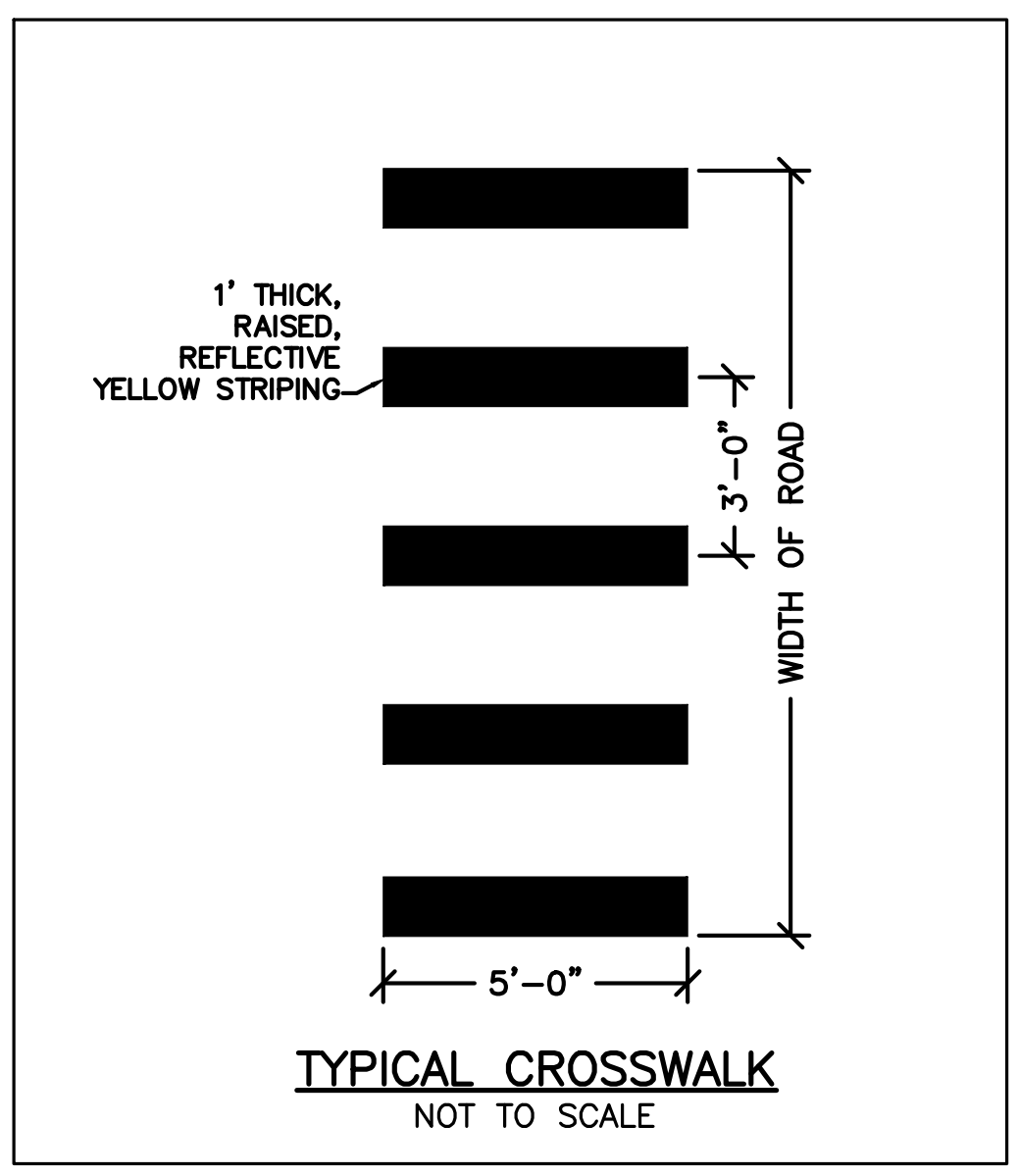
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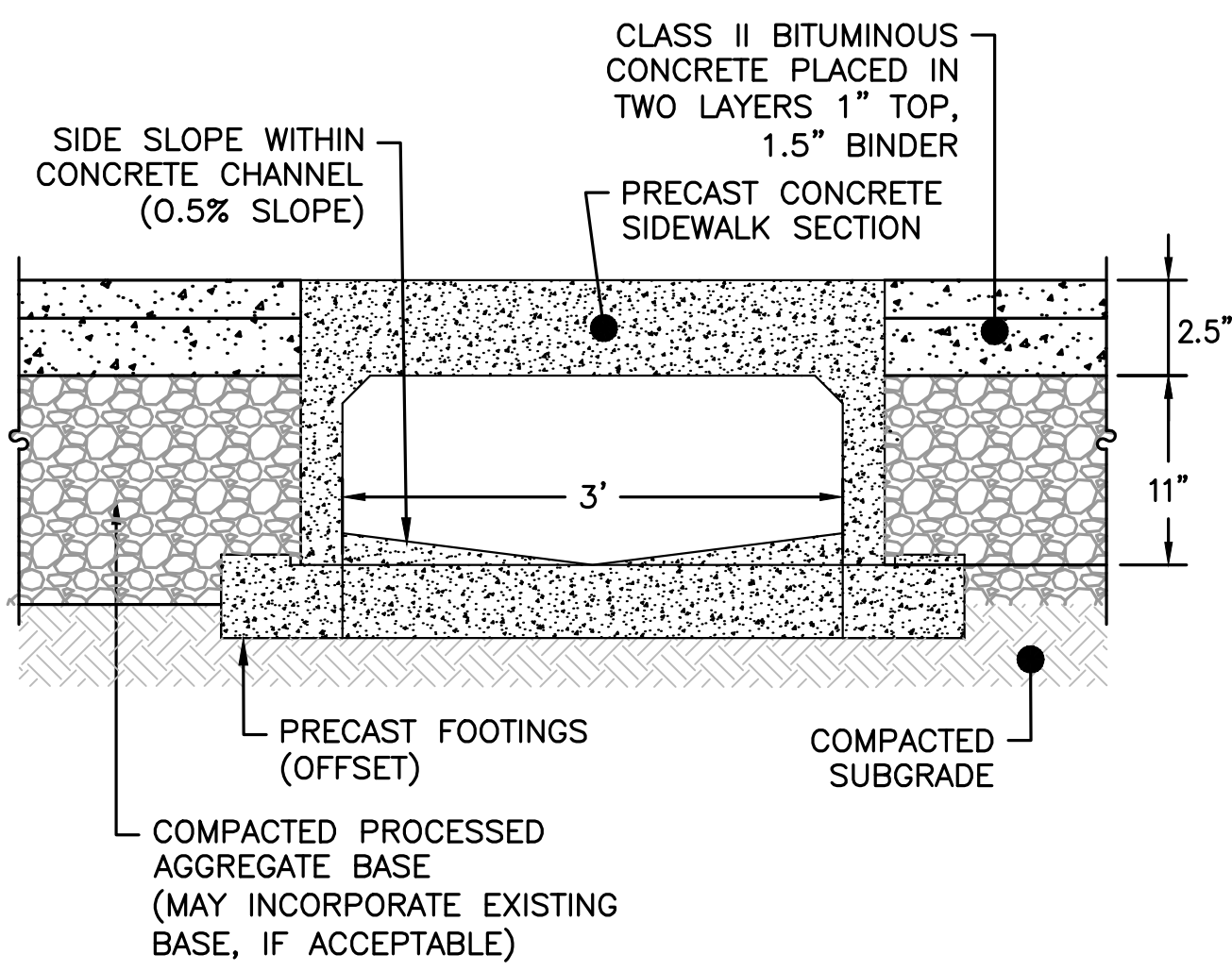


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 2 OF 8

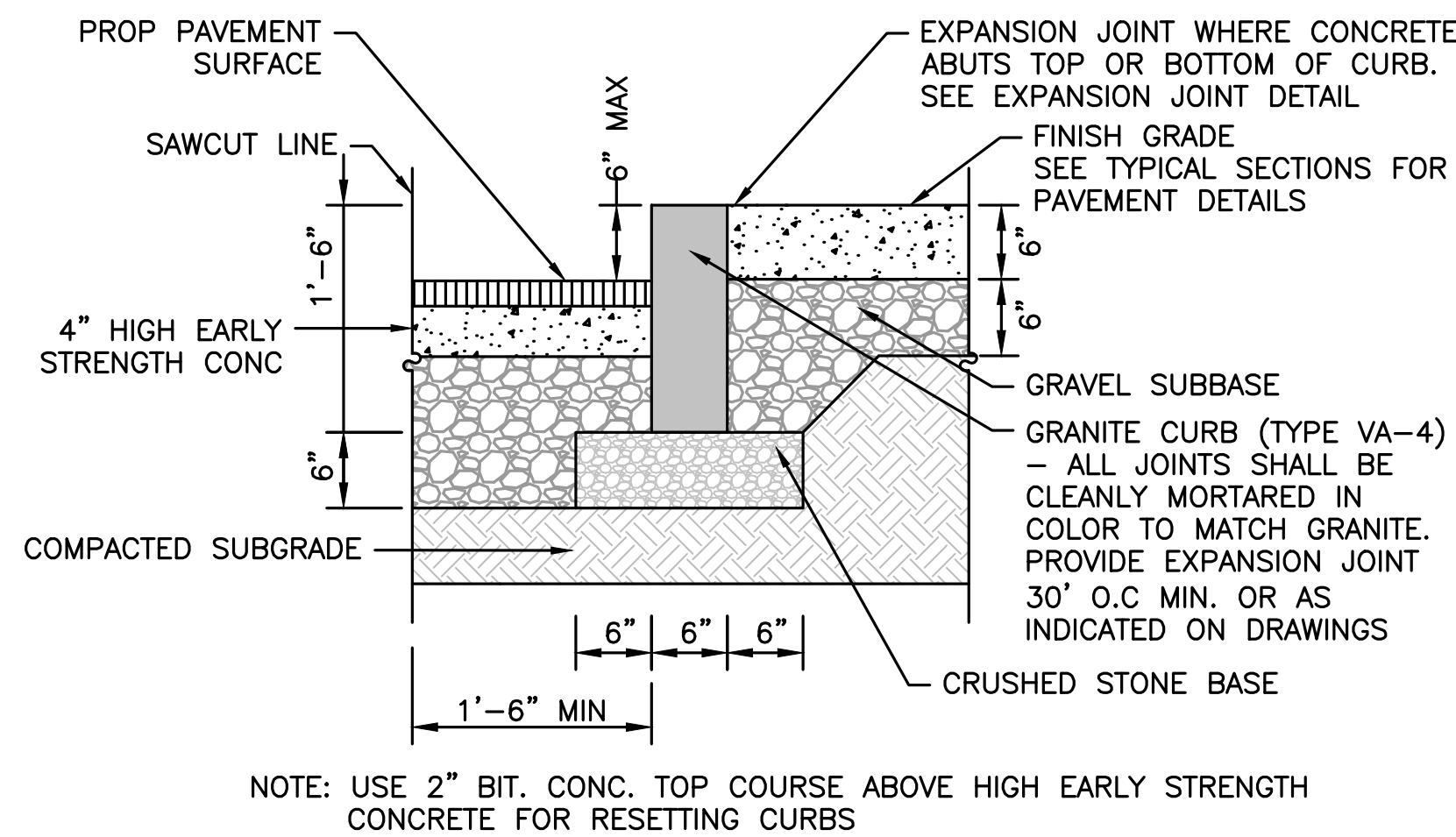
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SIGNATURE	DATE



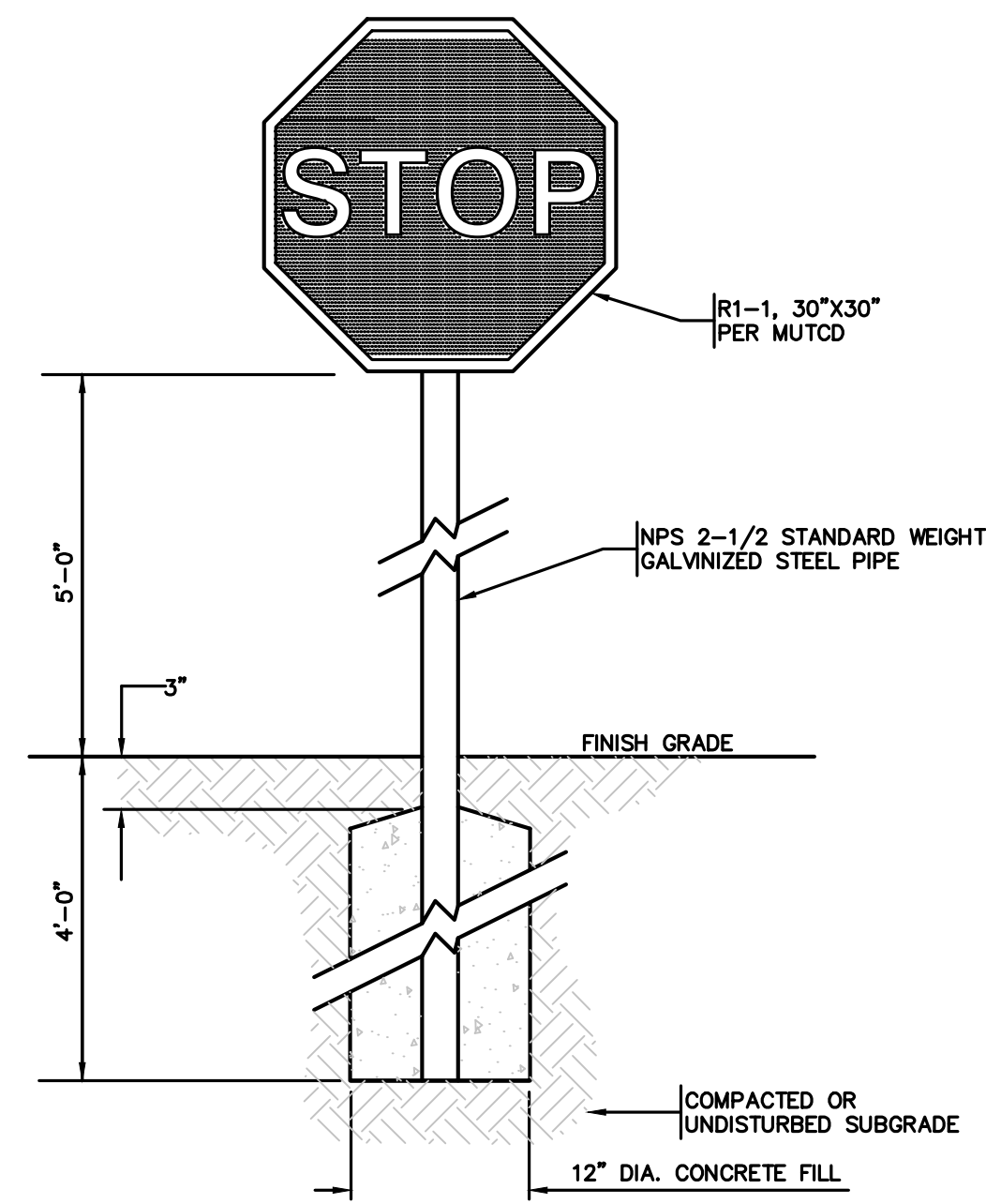
11/10/2022...19227\West St - CURRENT\19227 - Details.dwg Matthew Baker



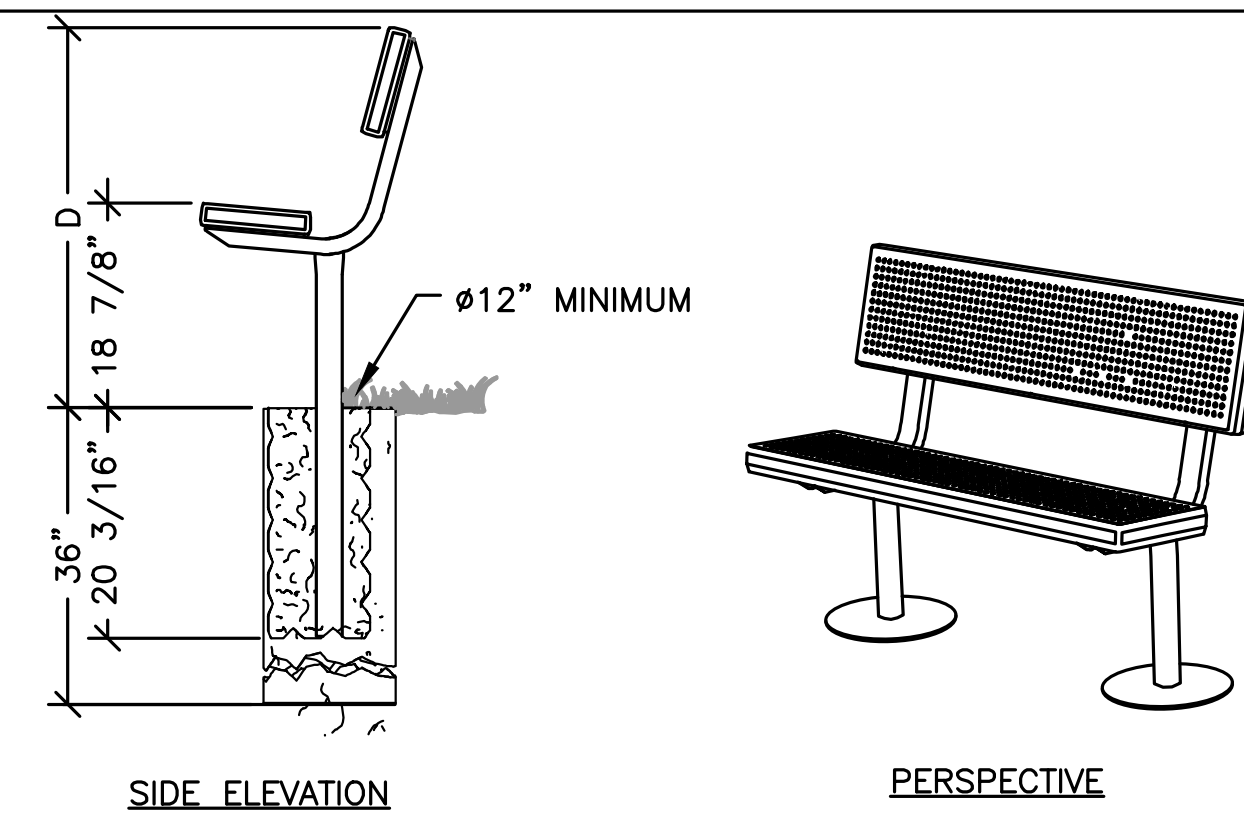
PRECAST SIDEWALK SECTION WITH CHANNEL
SCALE=NTS



VERTICAL GRANITE CURB
NOT TO SCALE

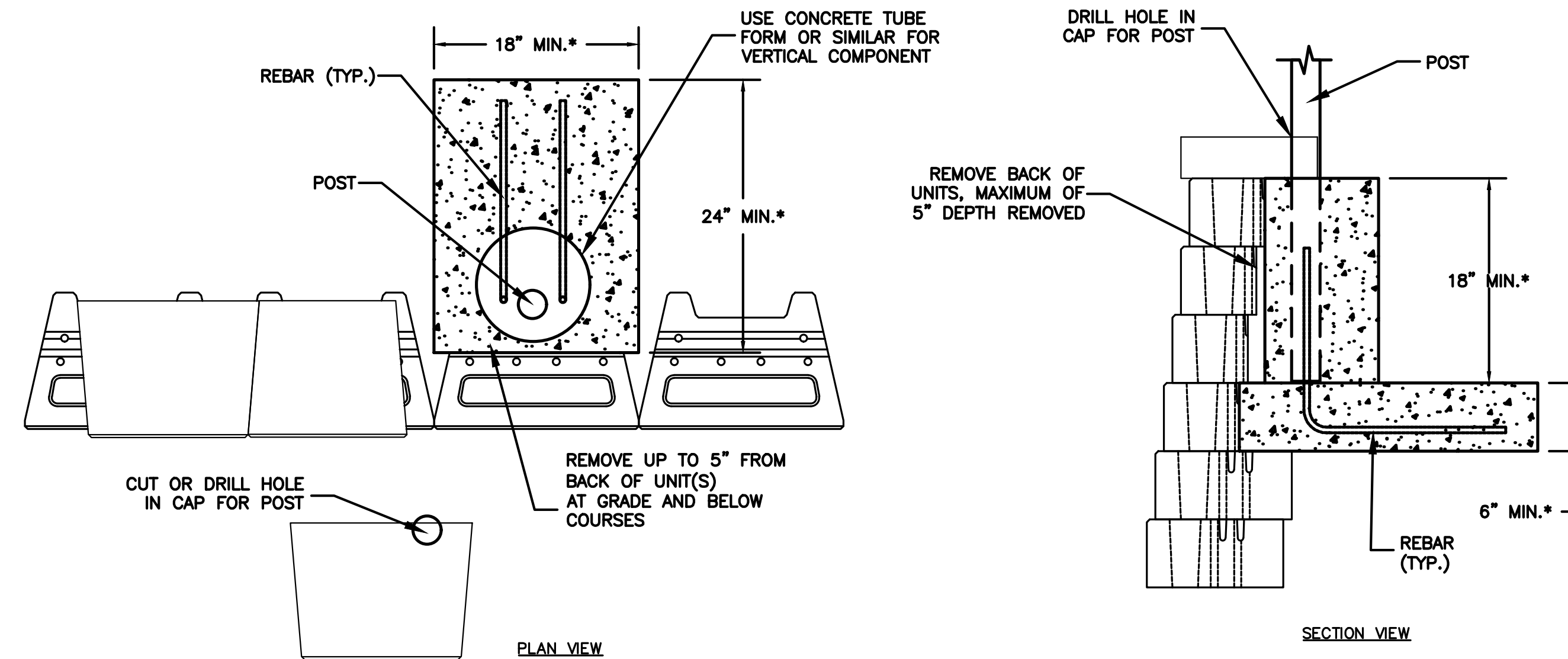


STOP SIGN DETAIL
NOT TO SCALE

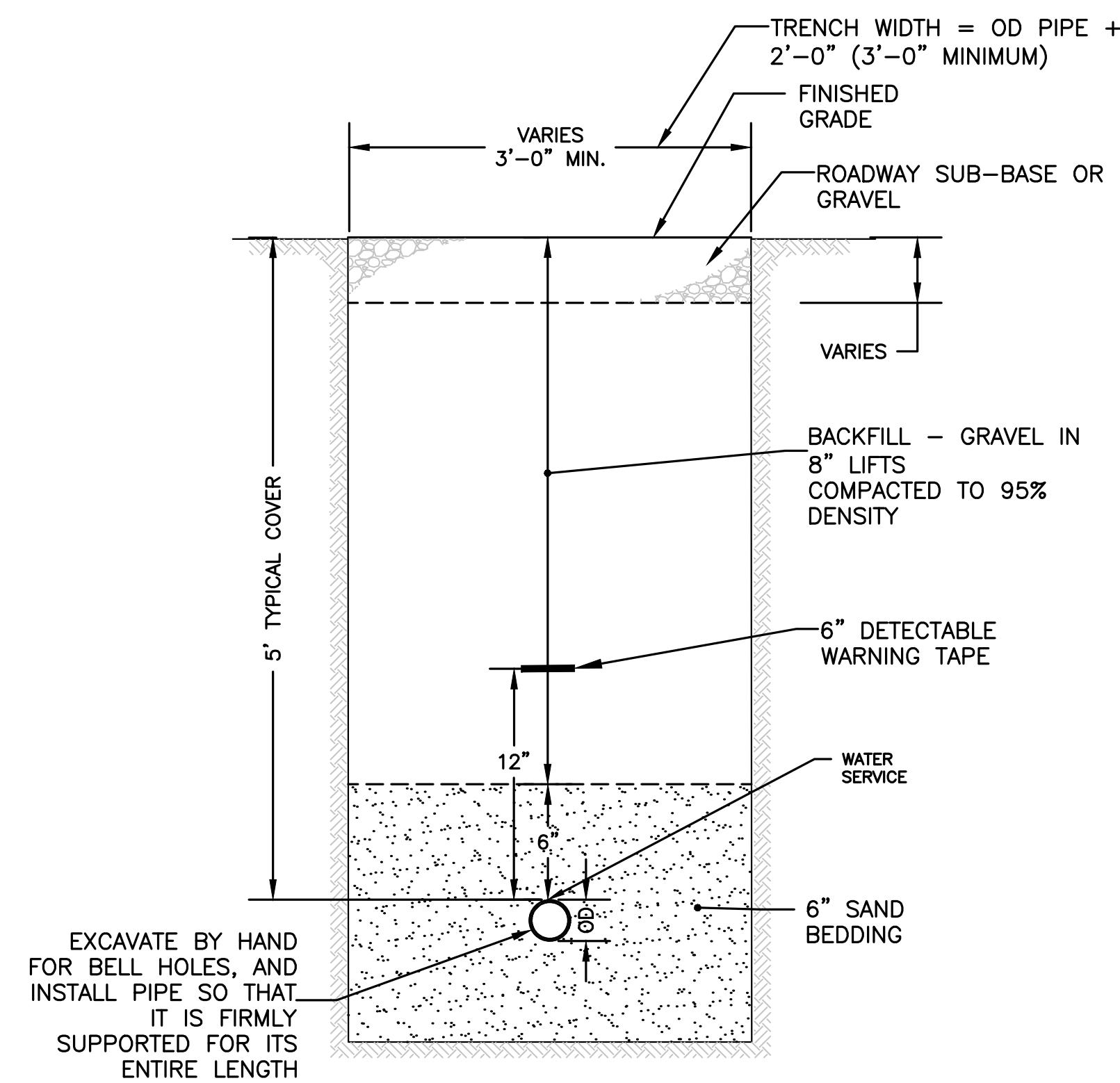


TYPICAL BENCH SEATING
NOT TO SCALE

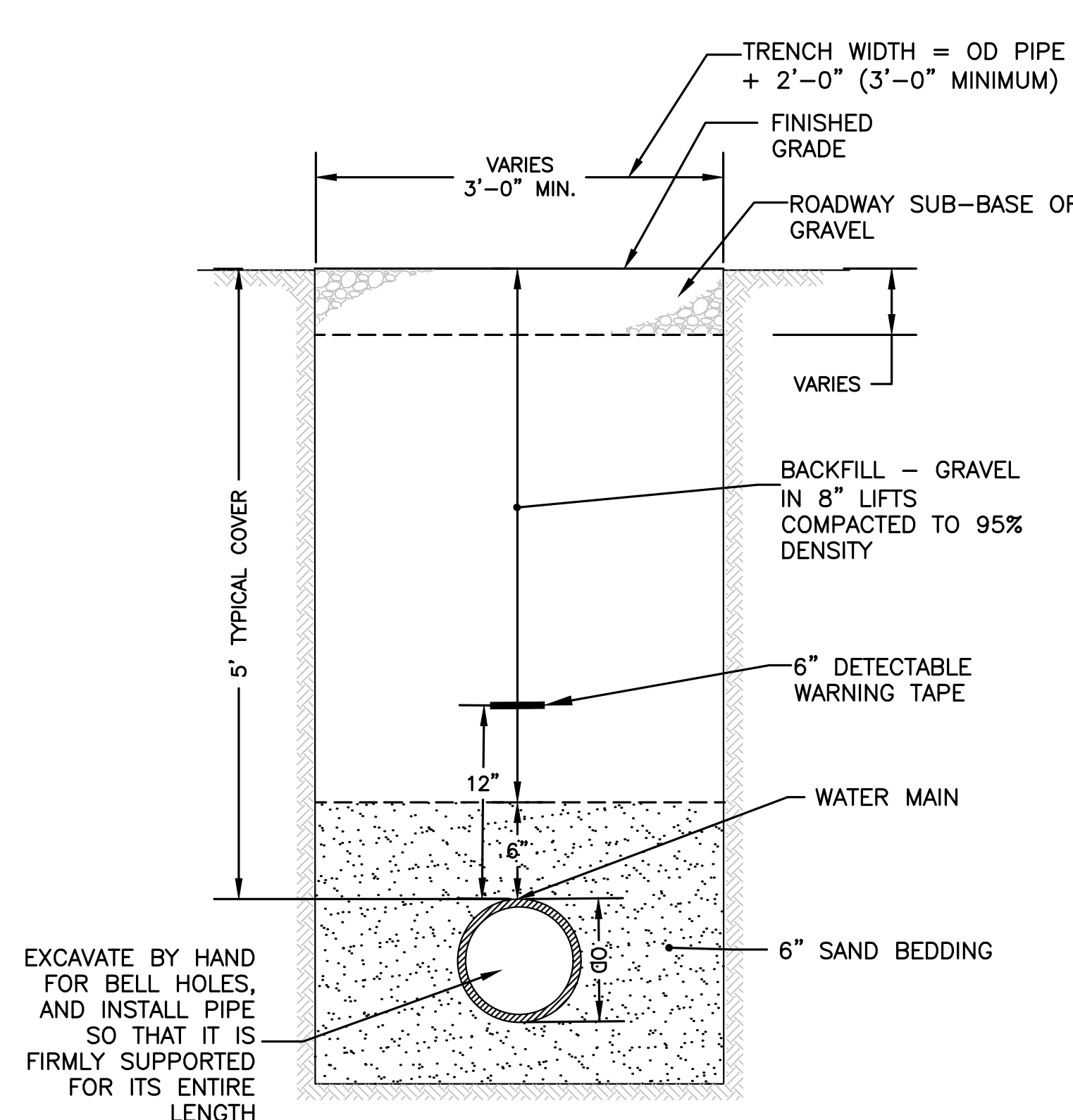
NOTES:
CONSTRUCTION- END FRAMES ARE ONE-PIECE, WELDED CONSTRUCTION WITH A BACK AND SEAT BRACKET OF 2-3/8" X 1-1/2" X 1/8" NOMINAL SIZED, DIE-FORMED CHANNEL, AND A 2.375" (2-3/8") O.D. POST TO MEET 2" NOMINAL STEEL PIPE SIZE SPECIFICATIONS. BENCH LEG IS DESIGNED TO BE PERMANENTLY EMBEDDED IN CONCRETE FOOTINGS.



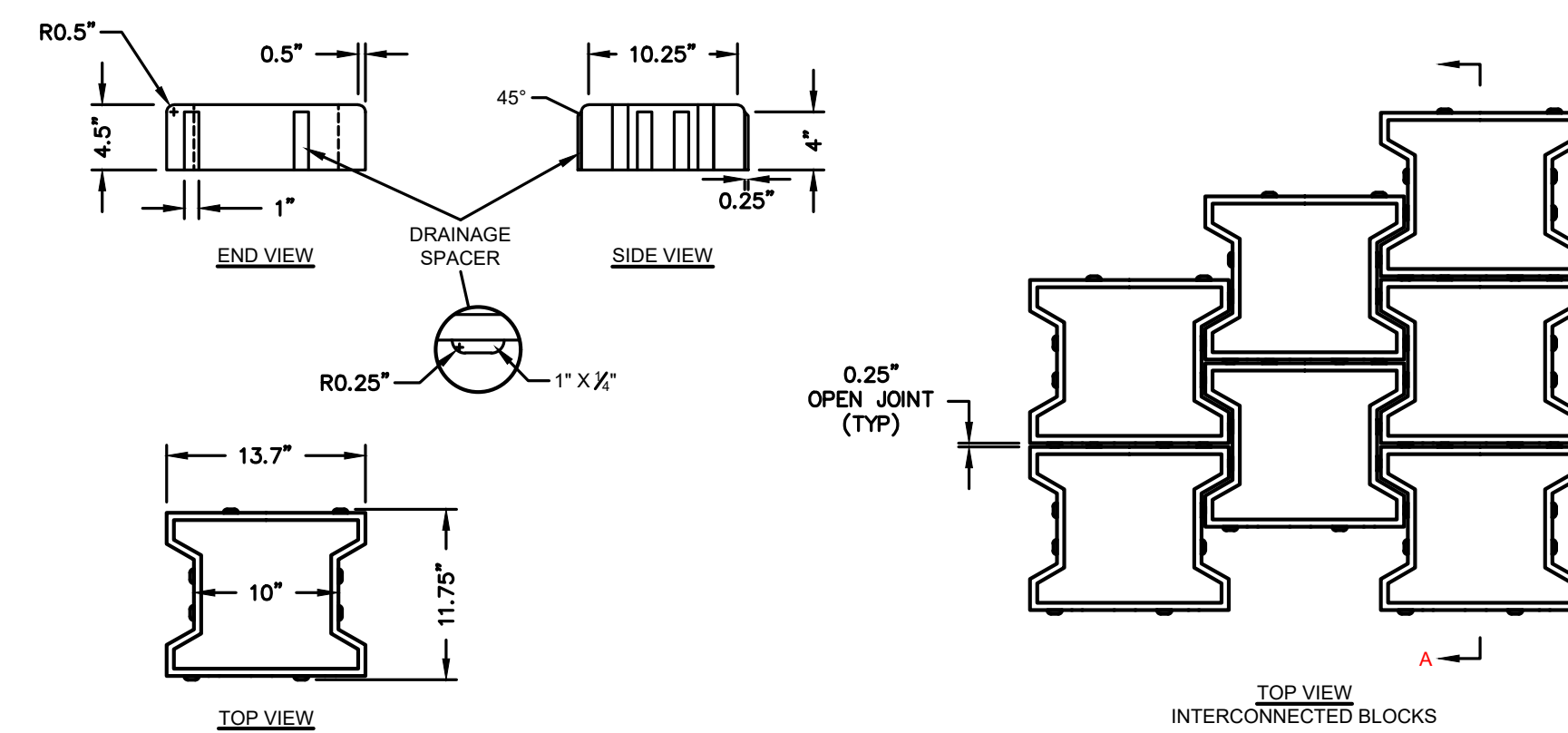
VERSA-LOK POST IN WALL DETAIL
NOT TO SCALE



TRENCH DETAIL - WATER SERVICE
NOT TO SCALE



TRENCH DETAIL - WATER MAIN
NOT TO SCALE



ACF POWERBLOCK OPEN JOINT PAVER
SCALE=NTS

** RECOMMENDED STONE BASE DEPTHS	
DEPTHS LISTED BELOW ARE SUBJECT TO CBR TESTS AND THE DESIGN ENGINEER'S SUBGRADE SUPPORT CALCULATIONS.	
PEDESTRIAN TRAFFIC	6"-8" MIN.
PASSENGER VEHICLE TRAFFIC	12" MIN.
INDUSTRIAL TRAFFIC	18" MIN.

TOWN OF WRENTHAM - PLANNING BOARD	
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3 OF 8

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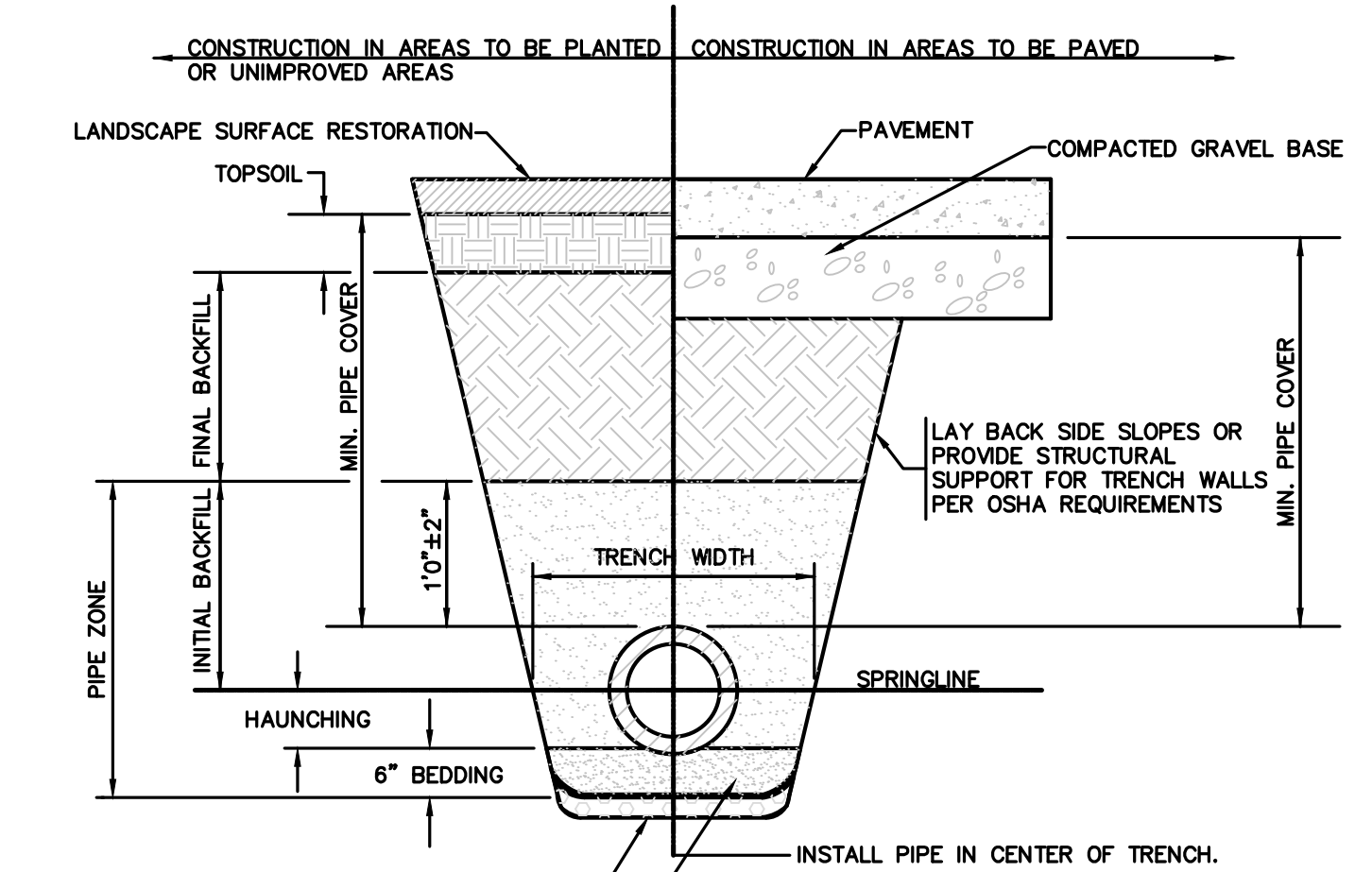
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CONSTRUCTION IN AREAS TO BE PLANTED OR UNIMPROVED AREAS | CONSTRUCTION IN AREAS TO BE PAVED

LANDSCAPE SURFACE RESTORATION | TOPSOIL | PAVEMENT | COMPACTED GRAVEL BASE

MIN. PIPE COVER | MIN. PIPE COVER

10'±±2" | TRENCH WIDTH | SPRINGLINE

HAUNCHING | 6" BEDDING

INSTALL PIPE IN CENTER OF TRENCH.

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.

MATERIAL KEY NOTES (SEE TABLE BELOW):
 [1] PLACE 2" MINUS CRUSHED STONE.
 [2] PLACE 1/2" MINUS SAND BORROW (MHD M1.04.1), AT OPTIMUM MOISTURE IN HORIZONTAL 6" DEEP LOOSE LAYERS, COMPACT TO 95% PER ASTM D-1557 MODIFIED PROCTOR METHOD.
 [3] 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]

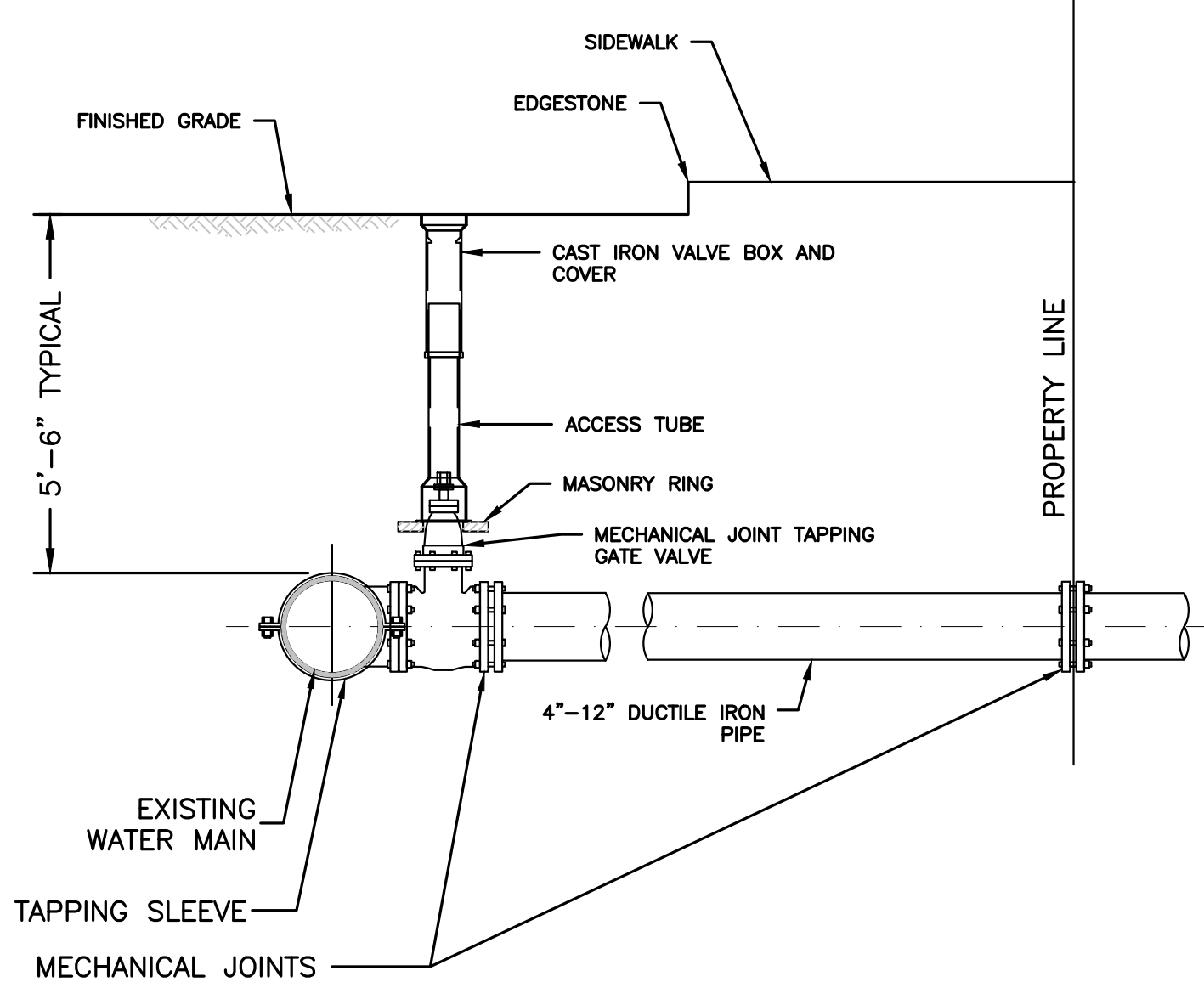
TRENCH WIDTH:
 [1] MINIMUM WIDTH OF TRENCH MEASURED AT SPRINGLINE OF PIPE, INCLUDING ANY NECESSARY SHEATHING.

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"	5' - 0"
SEWER	5' - 0"	2' - 0"
DRAIN	1' - 0"	1' - 0"

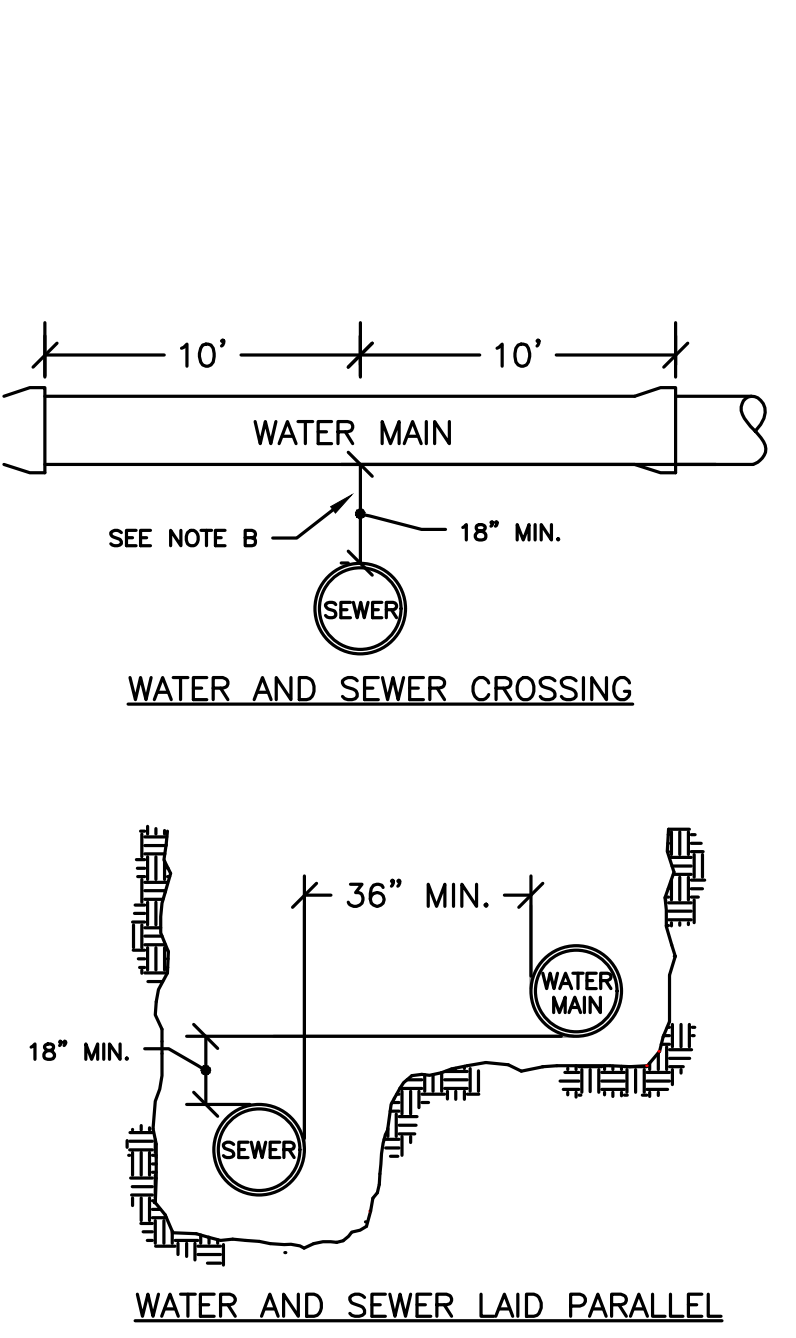
PIPE TRENCH
 NOT TO SCALE



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.

TAPPING SLEEVE & VALVE
 NOT TO SCALE



NOTES:
 THE SEPARATION OF WATER MAINS AND SEWERS SHALL COMPLY WITH THE FOLLOWING GENERAL REQUIREMENTS.

A. PARALLEL INSTALLATION:

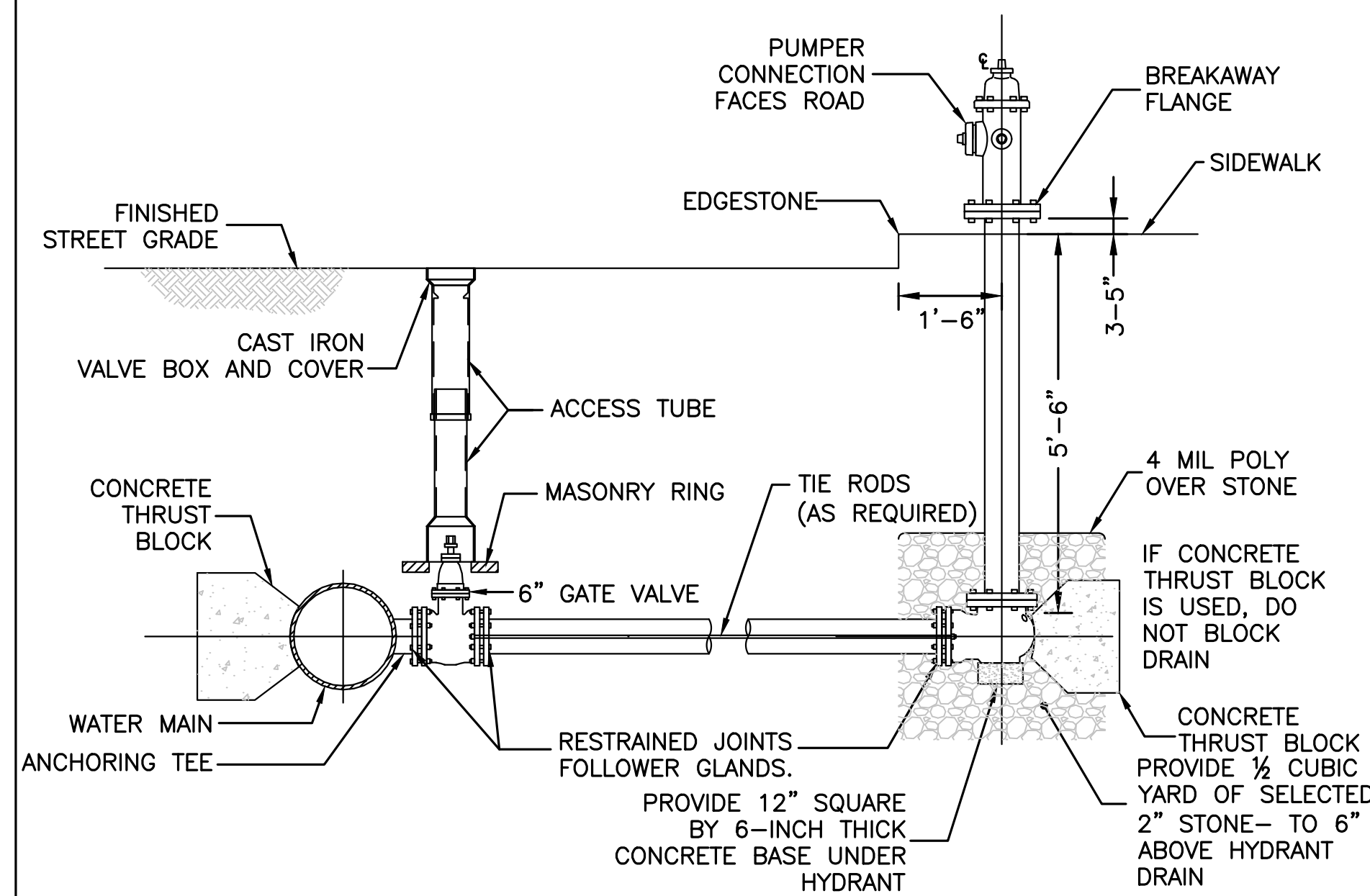
- NORMAL CONDITIONS: THE INSIDE EDGE OF A WATER MAIN SHALL BE LAID AT LEAST 10 FEET HORIZONTALLY FROM THE INSIDE EDGE OF ANY SANITARY SEWER, STORM SEWER OR SEWER MANHOLE.
- WHEN LOCAL CONDITIONS PREVENT A HORIZONTAL SEPARATION OF 10 FEET, ONE OF TWO METHODS MAY BE EMPLOYED. IN BOTH CASES THE INVERT OF 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"

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.

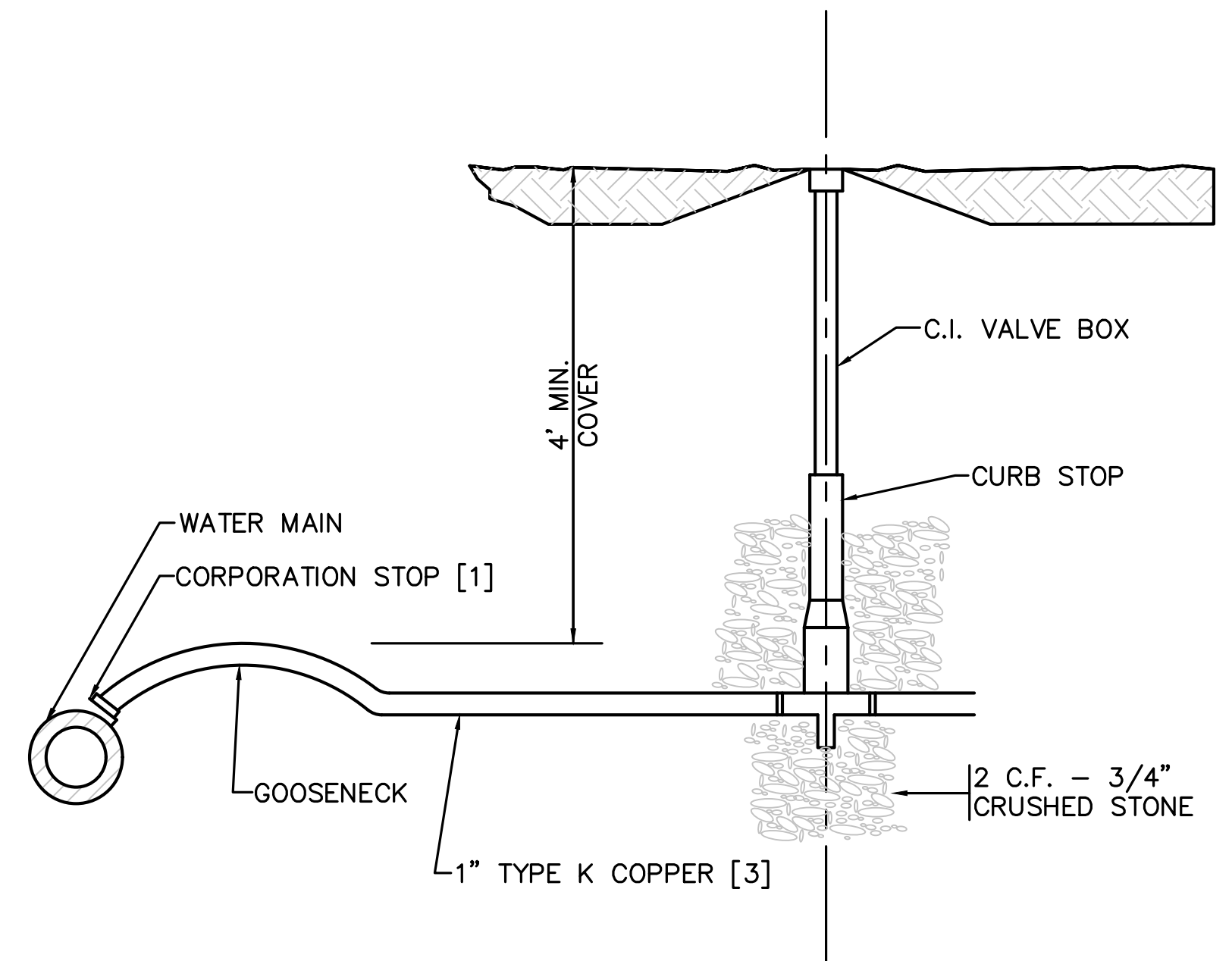
SEWER/WATER MAIN SEPARATION & CROSSING
 NOT TO SCALE



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 FIRE HYDRANT CONNECTION FOR HIGH OR LOW SERVICE LINE
 NOT TO SCALE

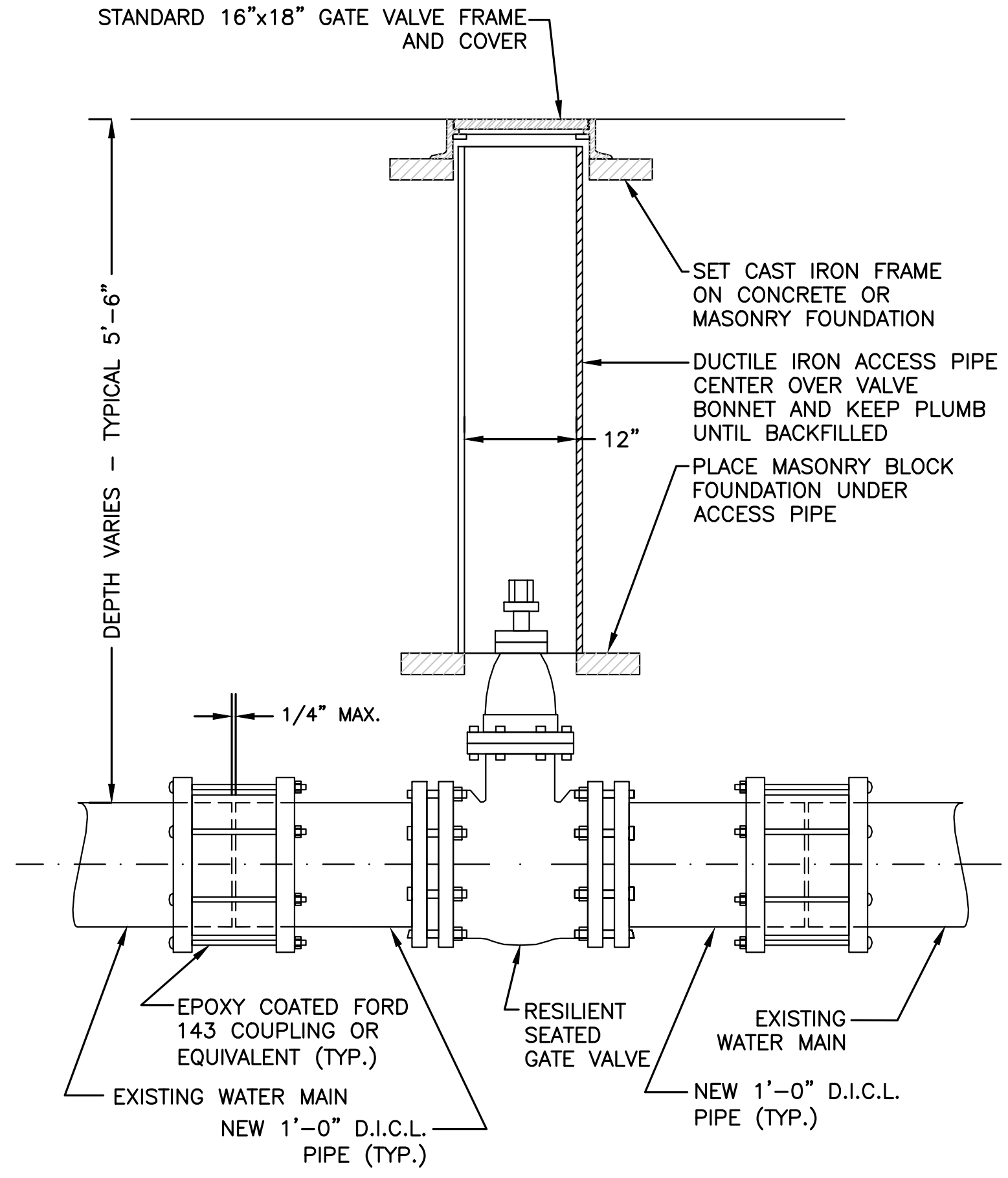


NOTES:

- WATER SERVICES LARGER THAN 1" ARE TO BE RESTRAINED TO MAIN WITH APPROVED SADDLE.
- COORDINATE BUILDING CONNECTION WITH PLUMBING DRAWINGS.
- WATER SERVICE TO BE SLEEVED IF CROSSING SEWER MAIN. SLEEVE SHALL 2" PVC SCH 40. SLEEVE SHALL BE 20' IN LENGTH (10' ON EACH SIDE OF THE CROSSING)

TYPICAL WATER SERVICE (AND SLEEVE)
 NOT TO SCALE

TOWN OF WRENTHAM - PLANNING BOARD	
SIGNATURE	DATE



NOTE:

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

TYPICAL GATE VALVE INSTALLATION
 NOT TO SCALE



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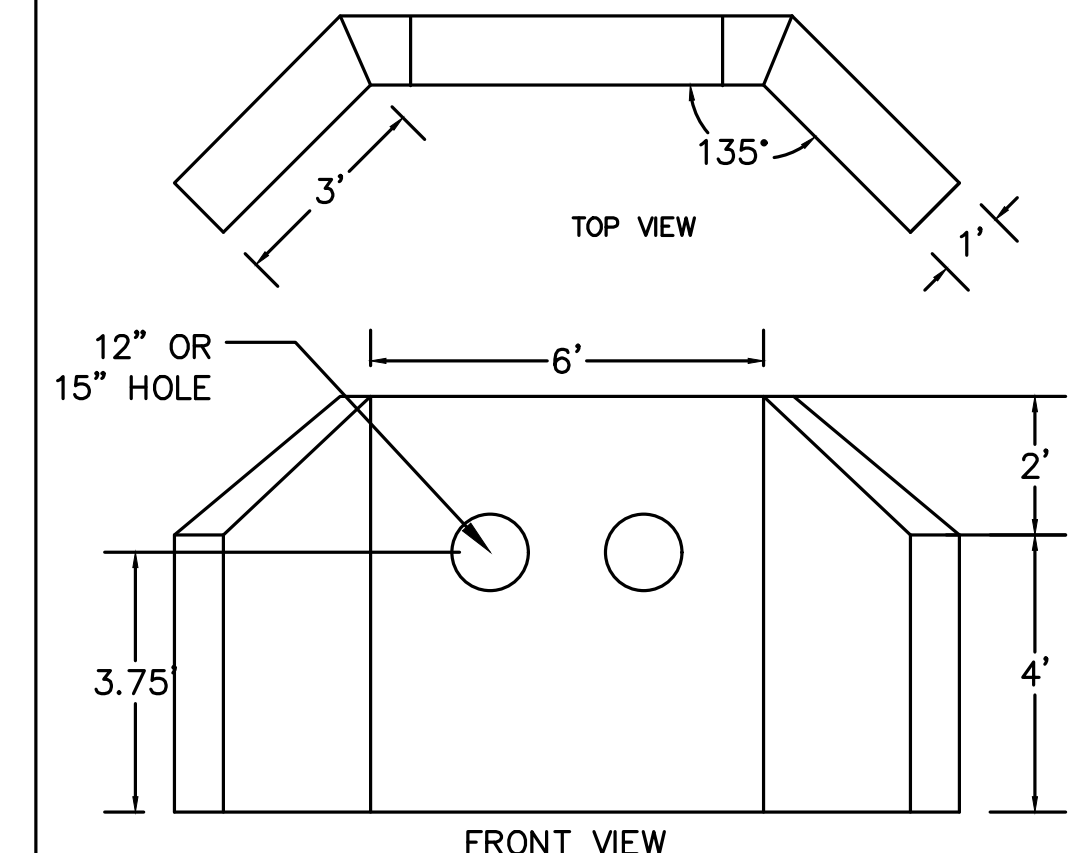
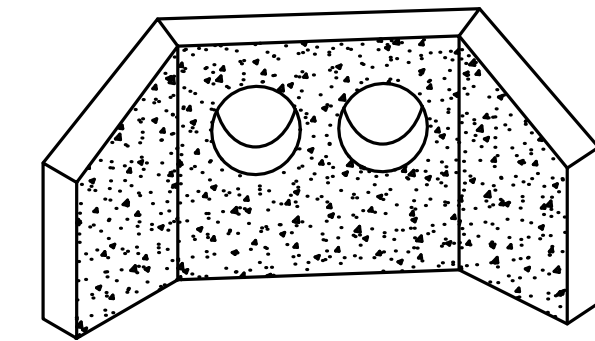
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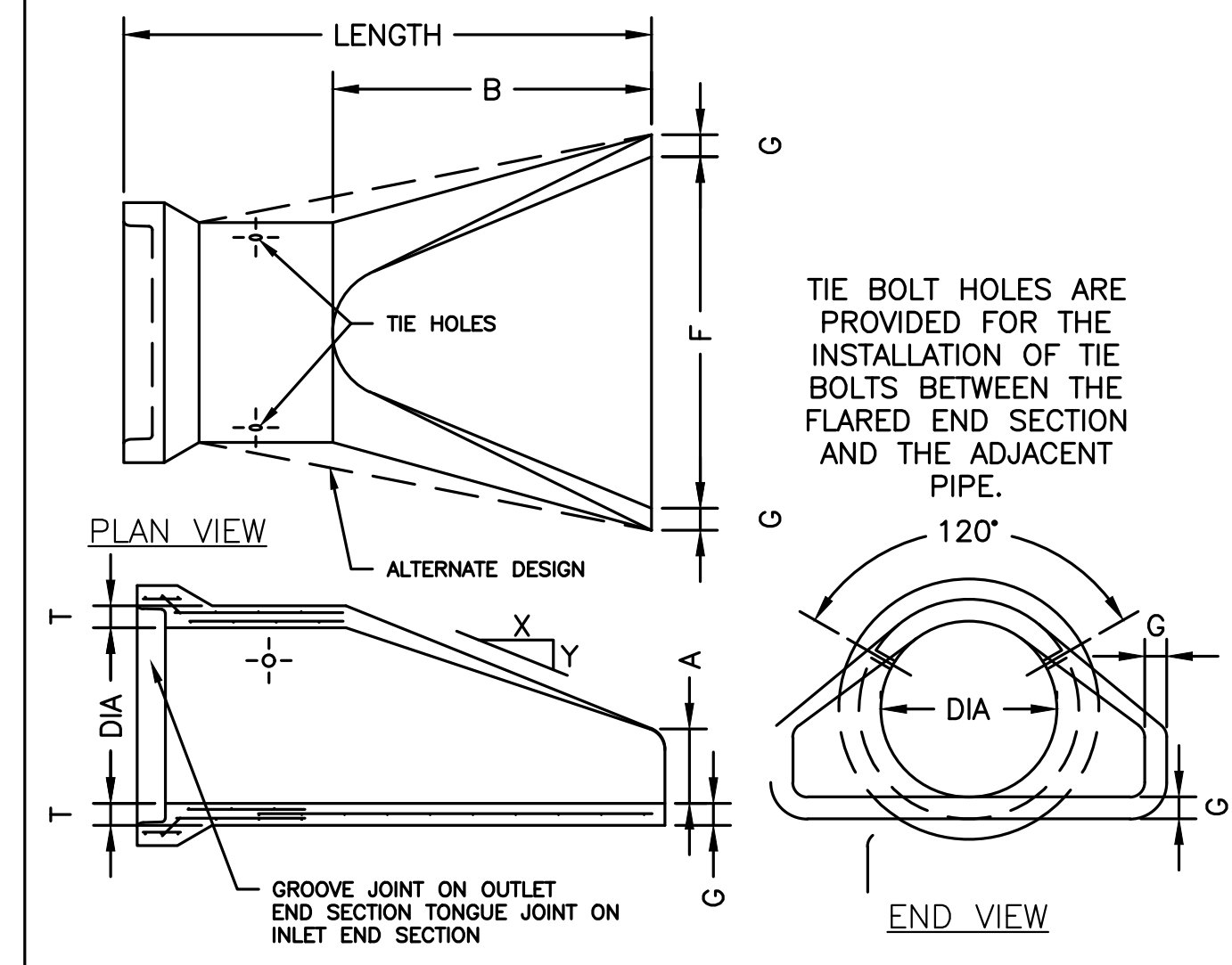
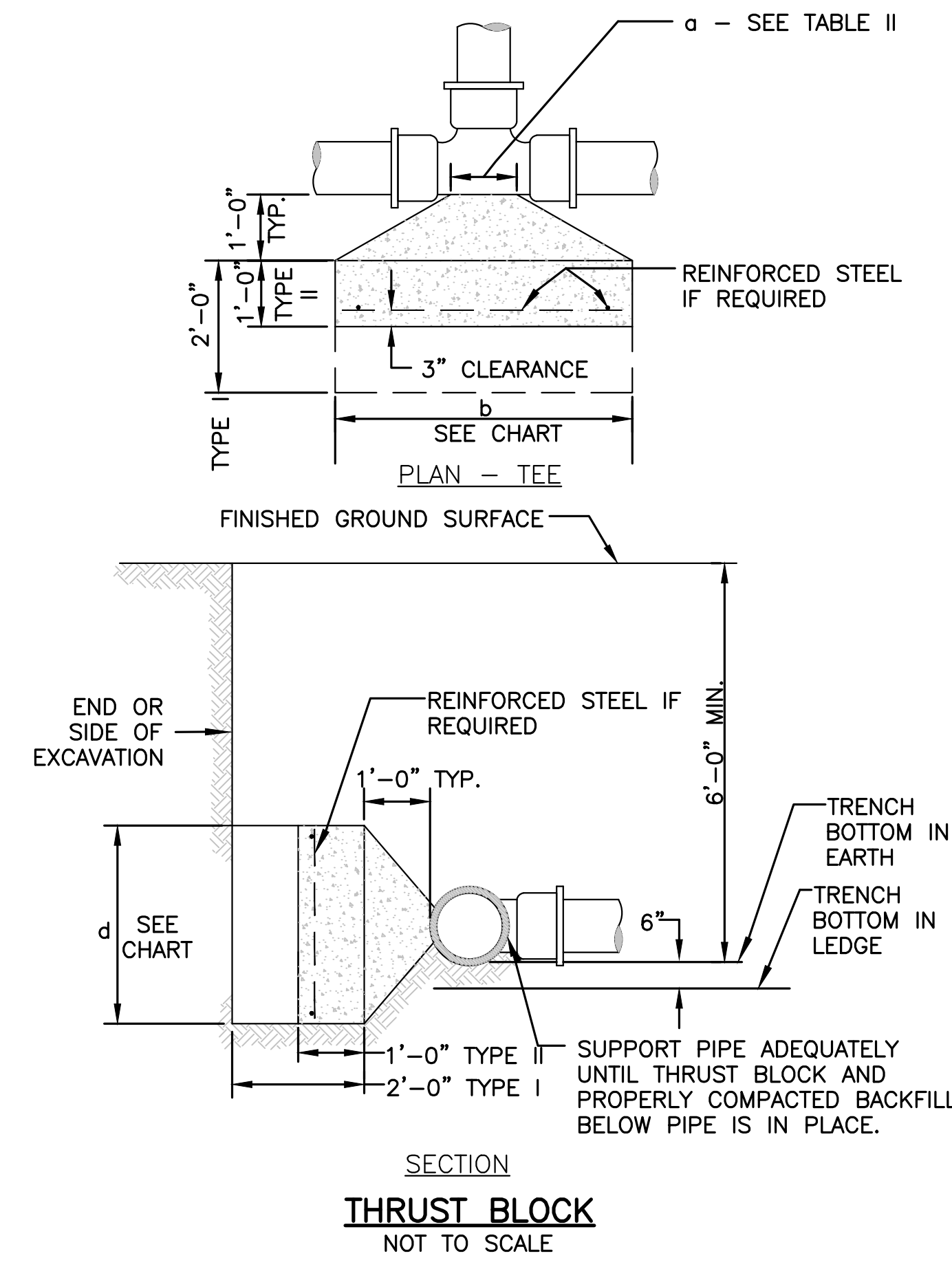
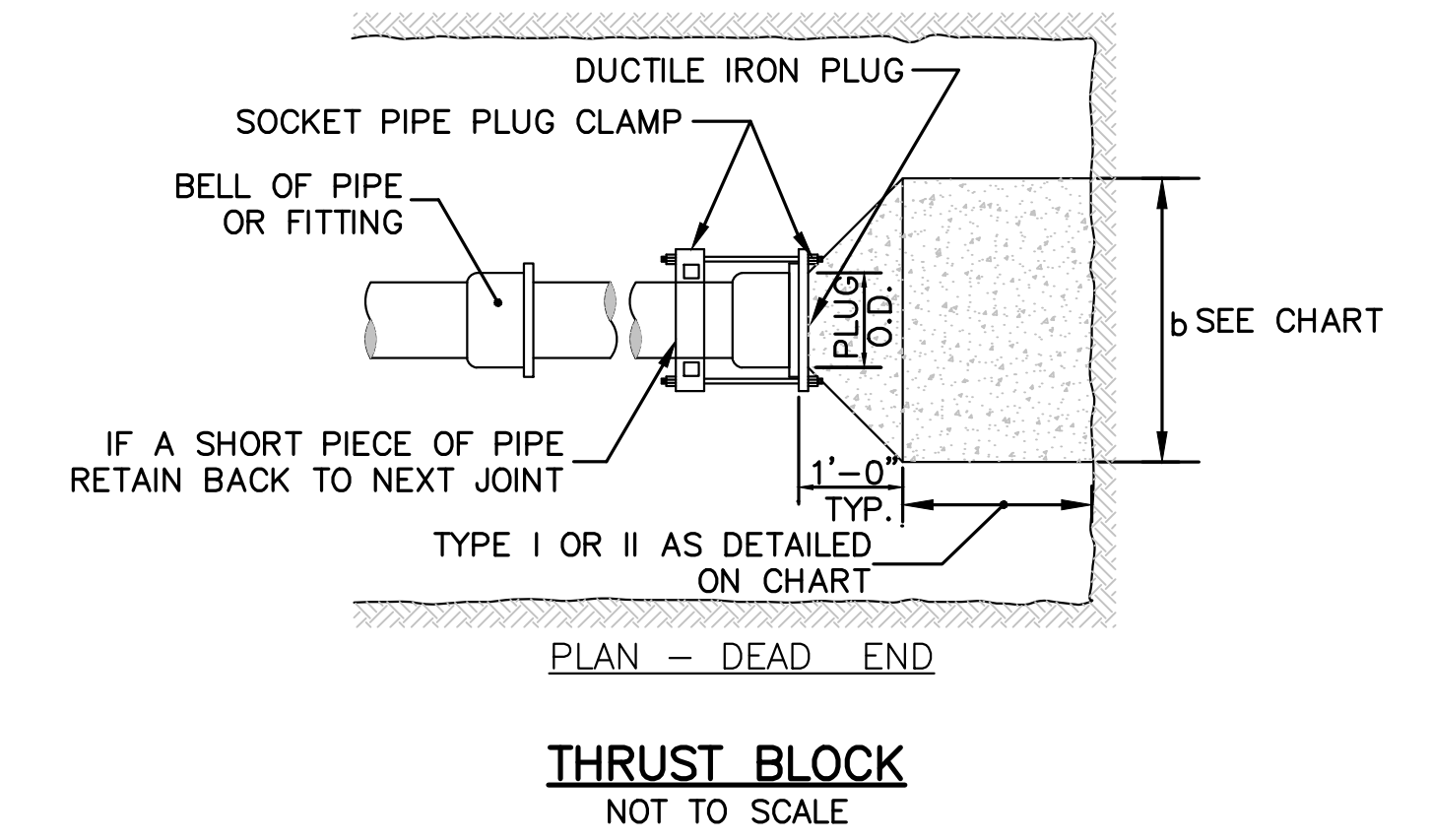
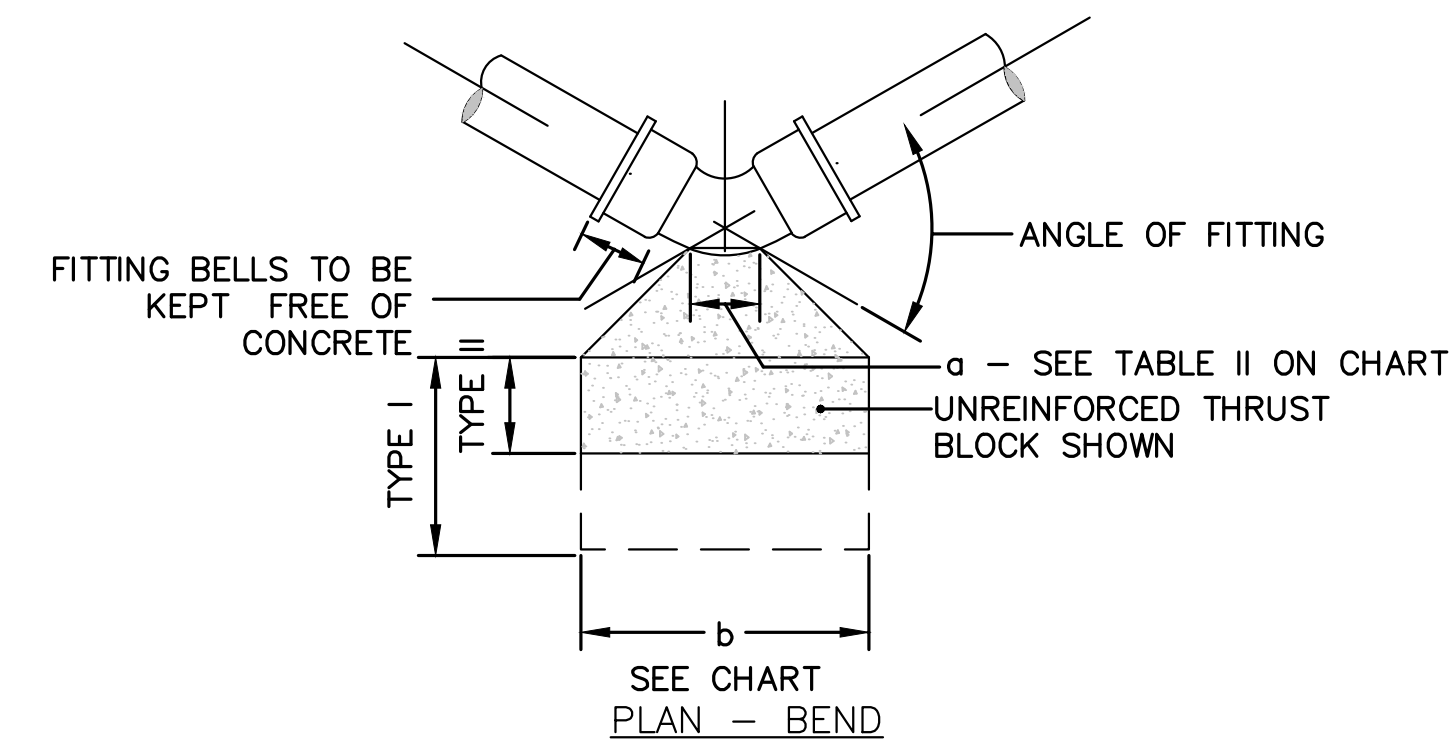
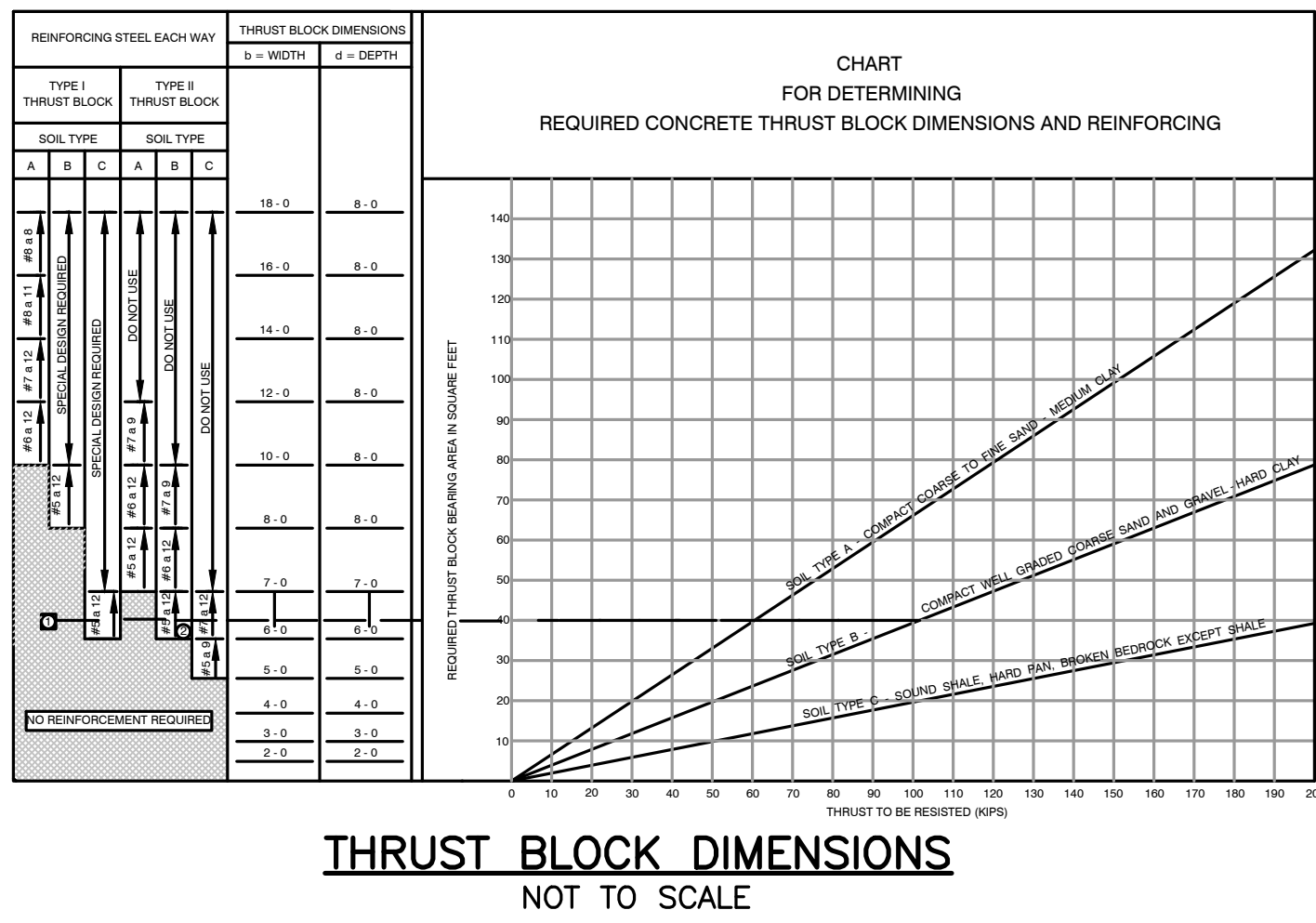
NOTES:
1. CONCRETE: 5,000 PSI MINIMUM AFTER 28 DAYS.
SHEA CONCRETE WING HEADWALL
NOT TO SCALE

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

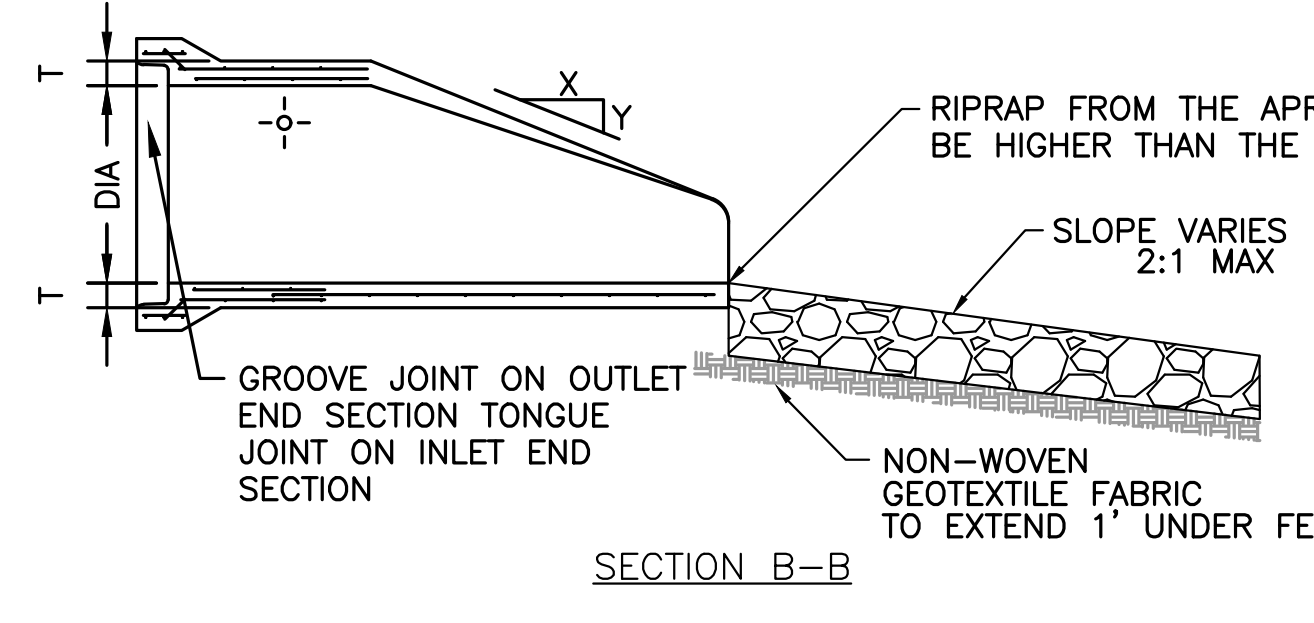
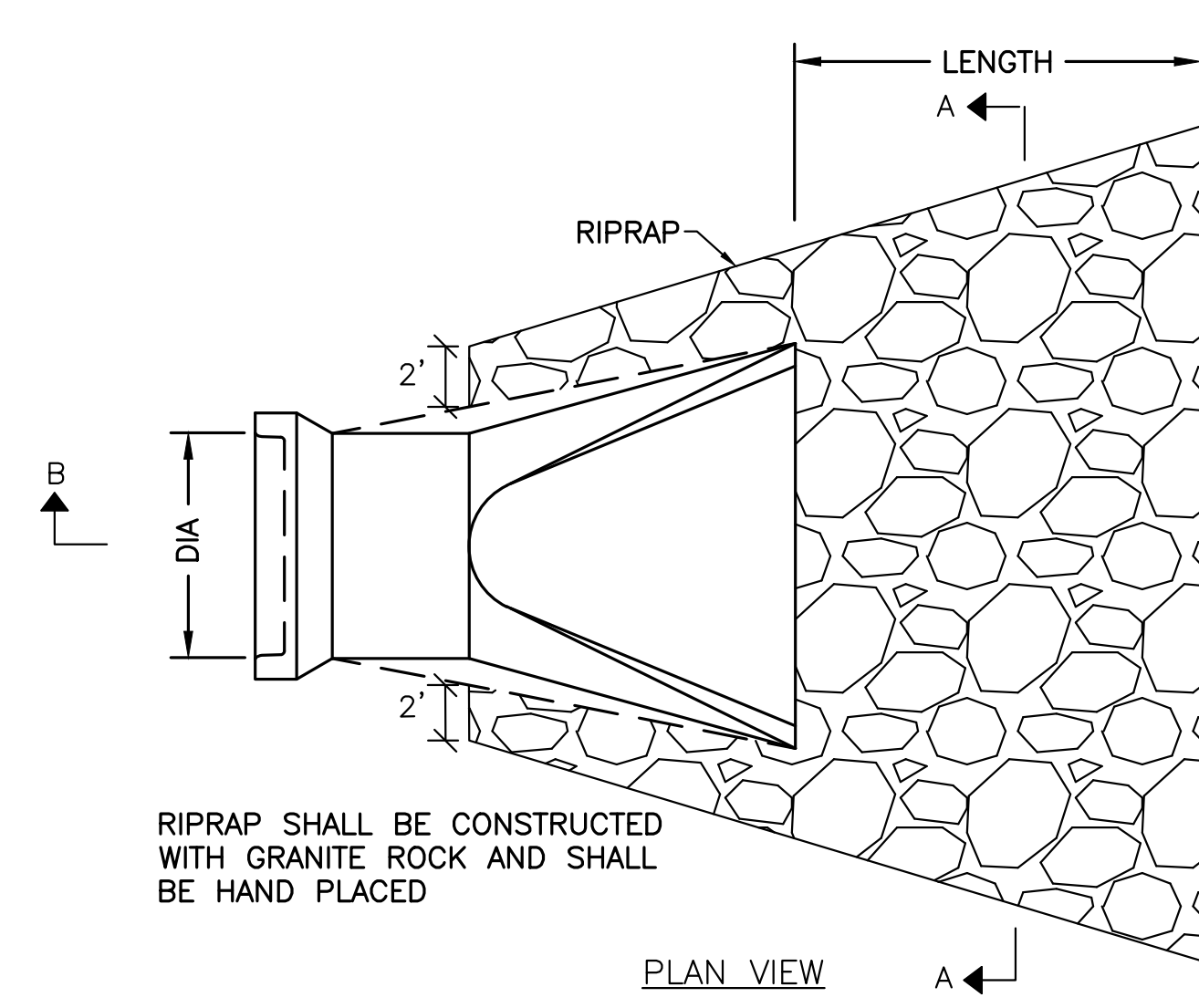
PIPE DIAMETER (INCHES)	8	10	12	15	20	24	30	36	42
DEAD END HOLES	5.8	7.9	10.0	12.1	16.1	20.1	24.1	28.1	32.1
OTHERS	7.9	10.0	12.1	15.1	19.1	23.1	27.1	31.1	35.1

TABLE II - "a" DIMENSION - FEET

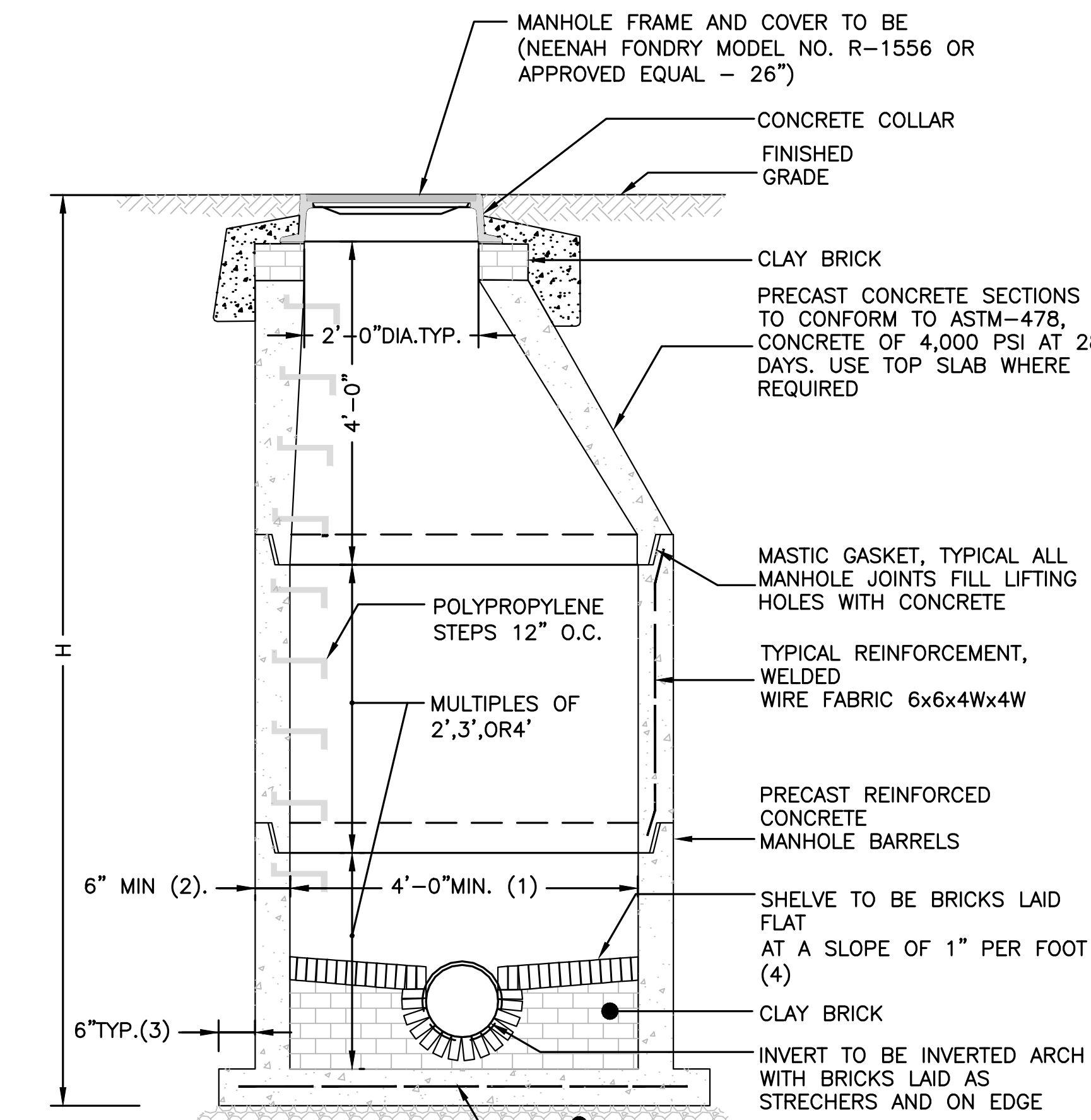
PIPE DIAMETER (INCHES)	BY FITTING	OTHERS
6, 8, 10 & 12	1.6	1.0
16 & 20	2.6	1.6
24-30	3.0	2.0



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 3/4"	9"	36"	42"	2 3/4"	1280
24"	6'-0"	6'-0"	2.5 TO 1	3"	9 1/2"	43 1/2"	48"	3"	1520



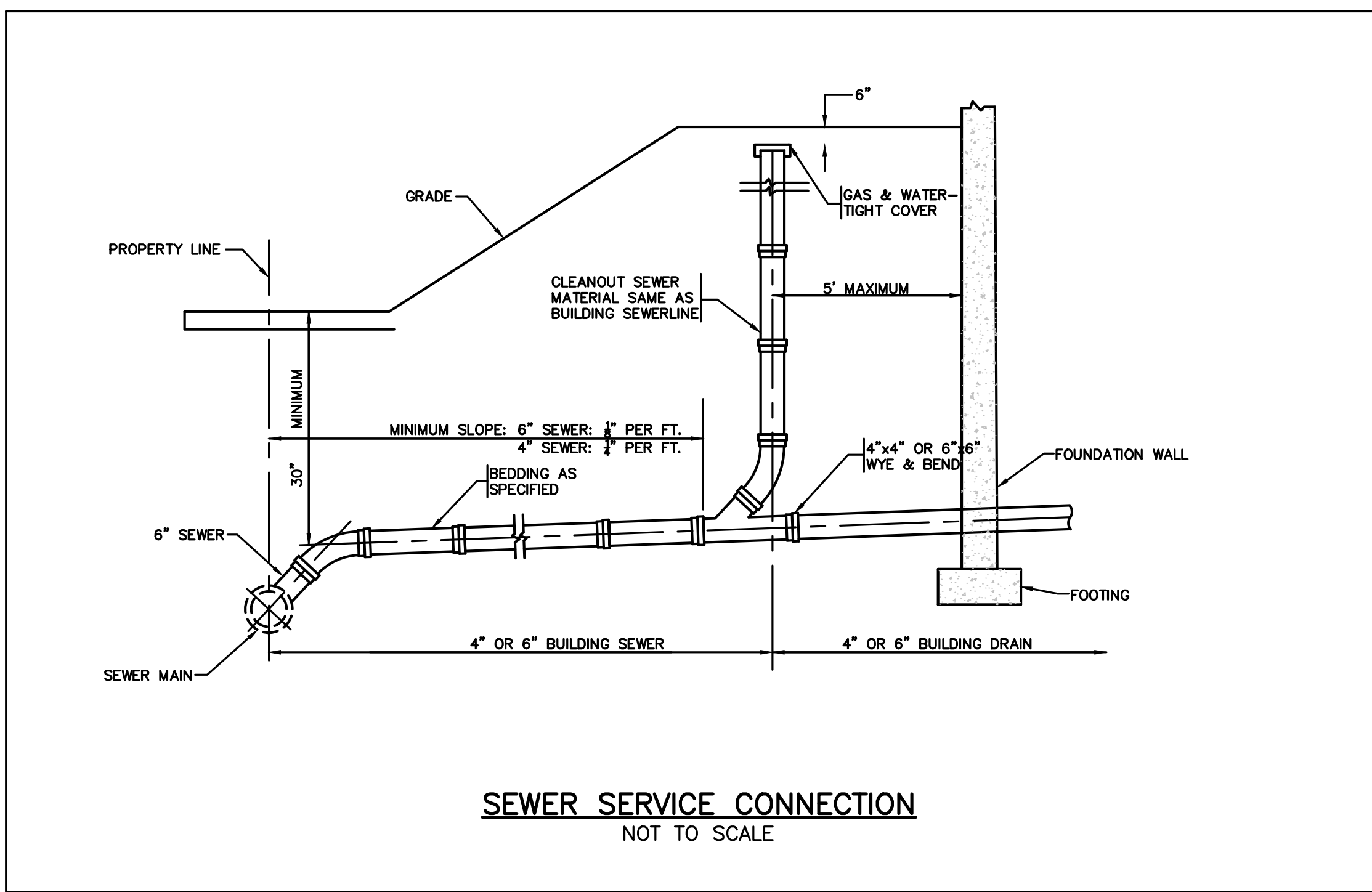
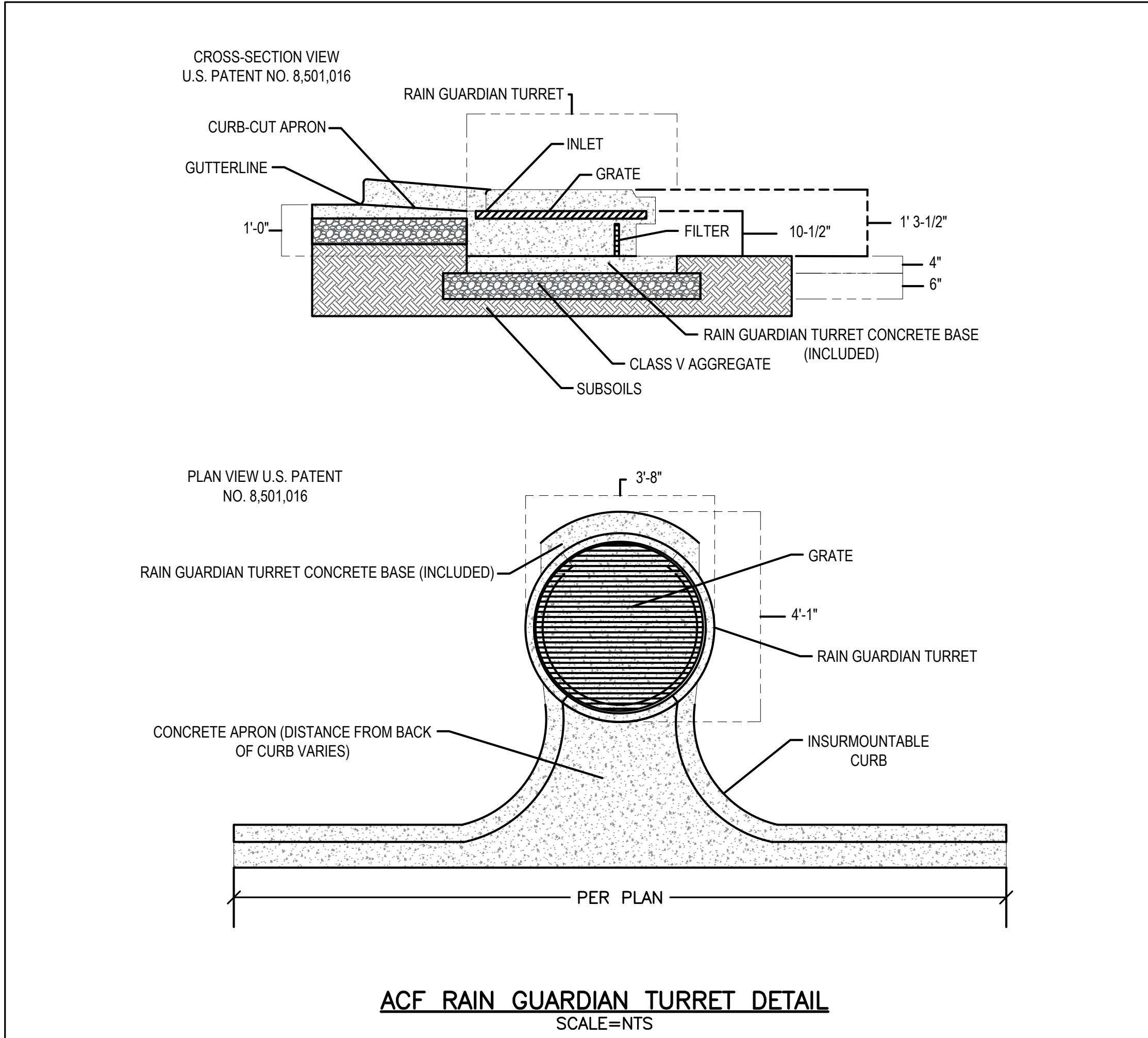
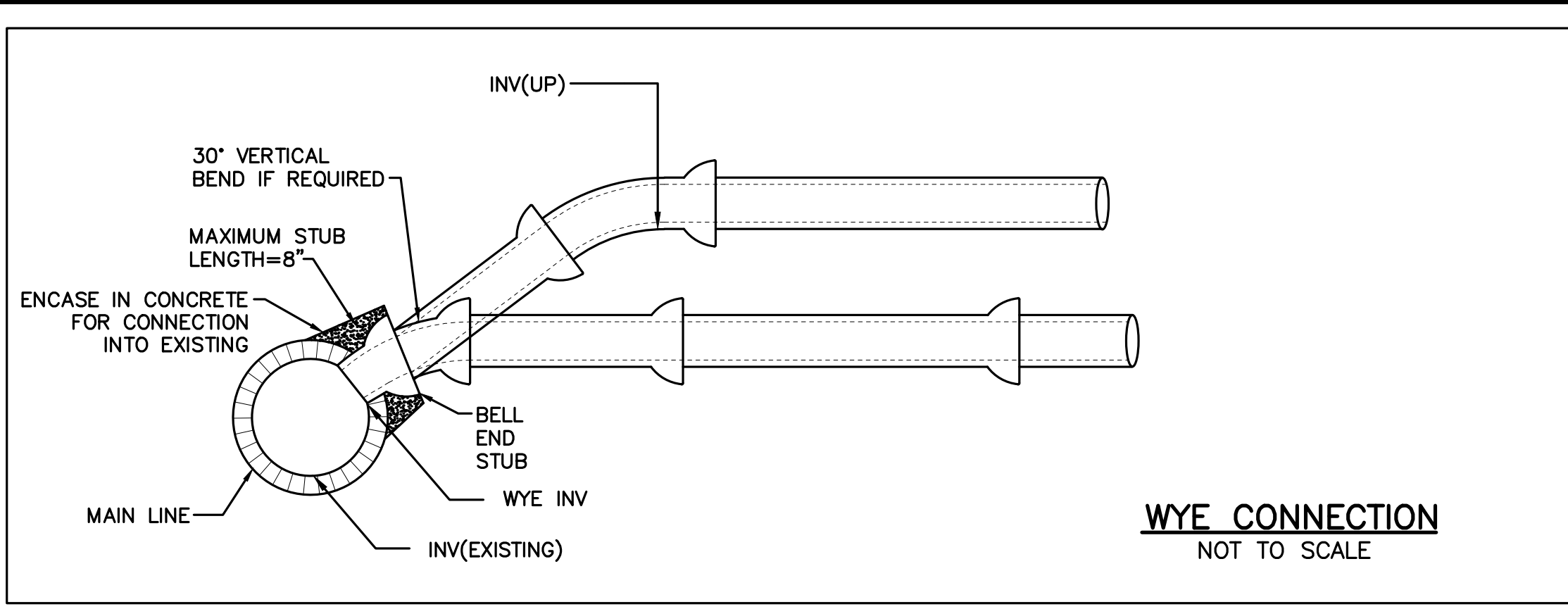
NOTE:
FOR LENGTH AND WIDTH OF APRONS AND RIP-RAP SIZING CALCULATIONS, PLEASE REFER TO THE SUPPLEMENTAL DATA REPORT



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.

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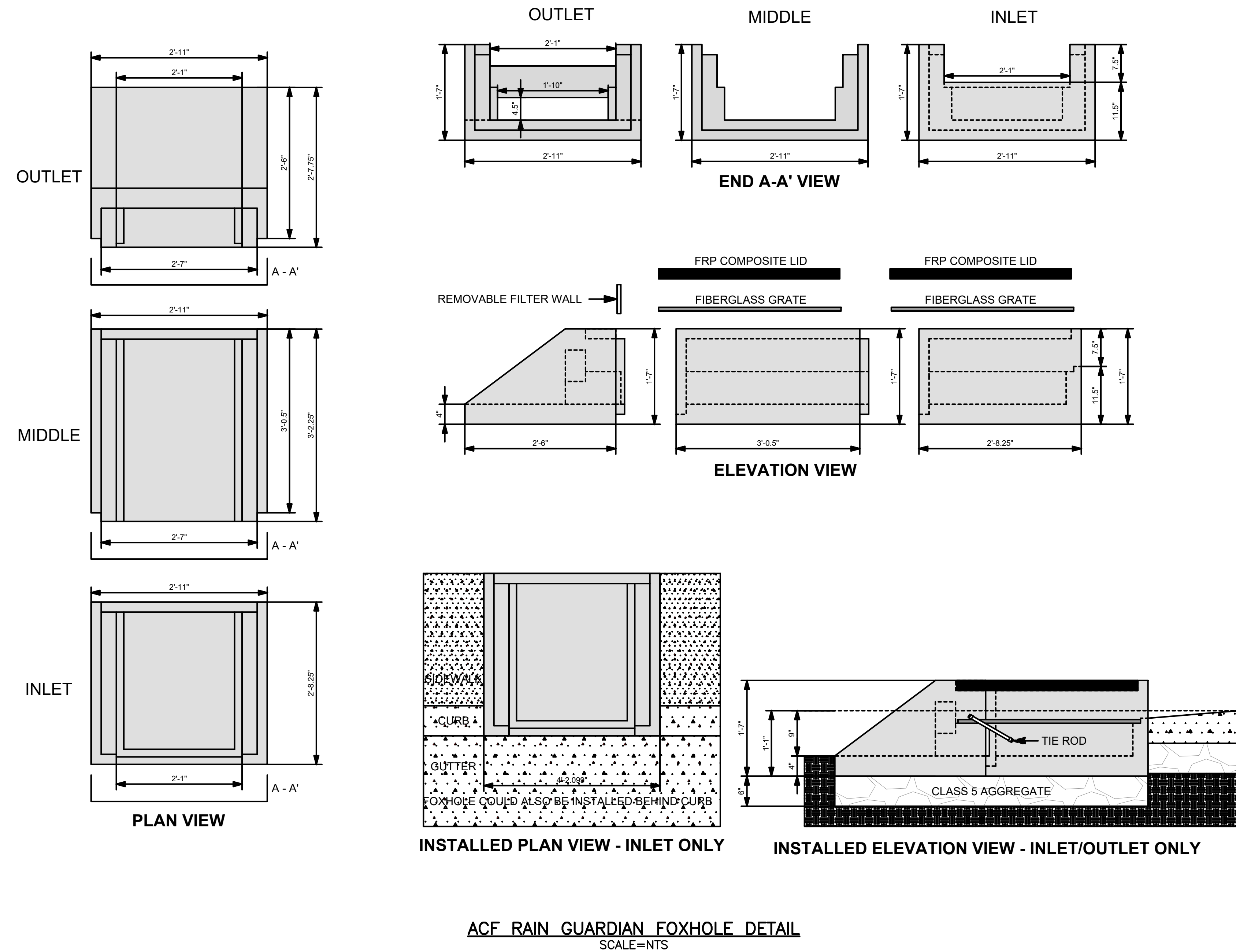


SPECIFICATIONS

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.



TOWN OF WRENTHAM — PLANNING BOARD

SIGNATURE _____ DATE _____

HOWARD STEIN HUDSON
114 Turnpike Road, Suite 2C
Chelmsford, MA 01824
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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
1	KL	9/13/22	PEER REVIEW
2	KL	11/11/22	TOWN/PEER REVIEW



DETAIL SHEET
6 OF 8

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

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Matthew Baker



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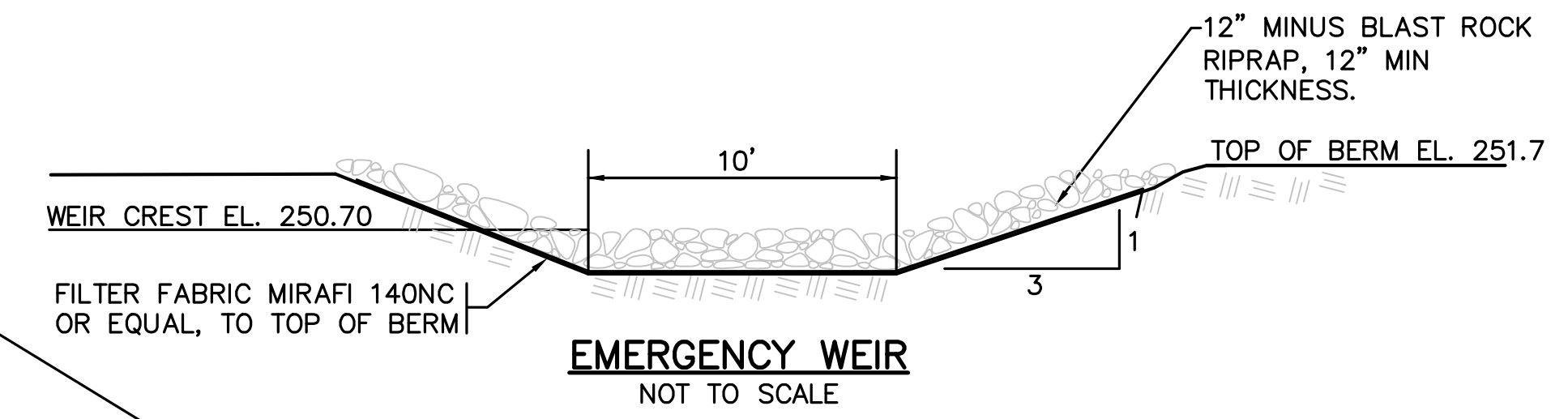
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DETAIL SHEET
 7 OF 8

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C10.7



- NOTES:**
- 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.
 - MATERIAL TO BE PLACED IN 12" LIFTS AND MECHANICALLY COMPACTED TO 95% (MODIFIED PROCTOR). PLACE TO PREVENT NESTING OF STONES THAT MAY BE PRESENT.
 - MATERIAL SHALL BE AT OR NEAR OPTIMUM MOISTURE WHEN PLACED.

