

# SITE PLAN FOR SHELDON MEADOW 20 HANCOCK STREET WRENTHAM, MA 02093

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 MEADOW, LLC.  
480 TURNPIKE STREET  
SOUTH EASTON, MA 02375

SHELDON MEADOW  
20 HANCOCK 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

**GENERAL NOTES:**

- 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.
- 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.
- 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.
- THE CONTRACTOR SHALL FIELD VERIFY CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
- 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.
- 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.
- THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES EXCEPT THOSE NOTED TO BE ABANDONED, REMOVED, OR DISPOSED.
- 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 MEADOW, LLC  
480 TURNPIKE STREET  
SOUTH EASTON, MA 02375

**ASSESSORS INFORMATION**  
ASSESSORS MAP G-03 BLOCK 1 LOT 19

**REFERENCES**

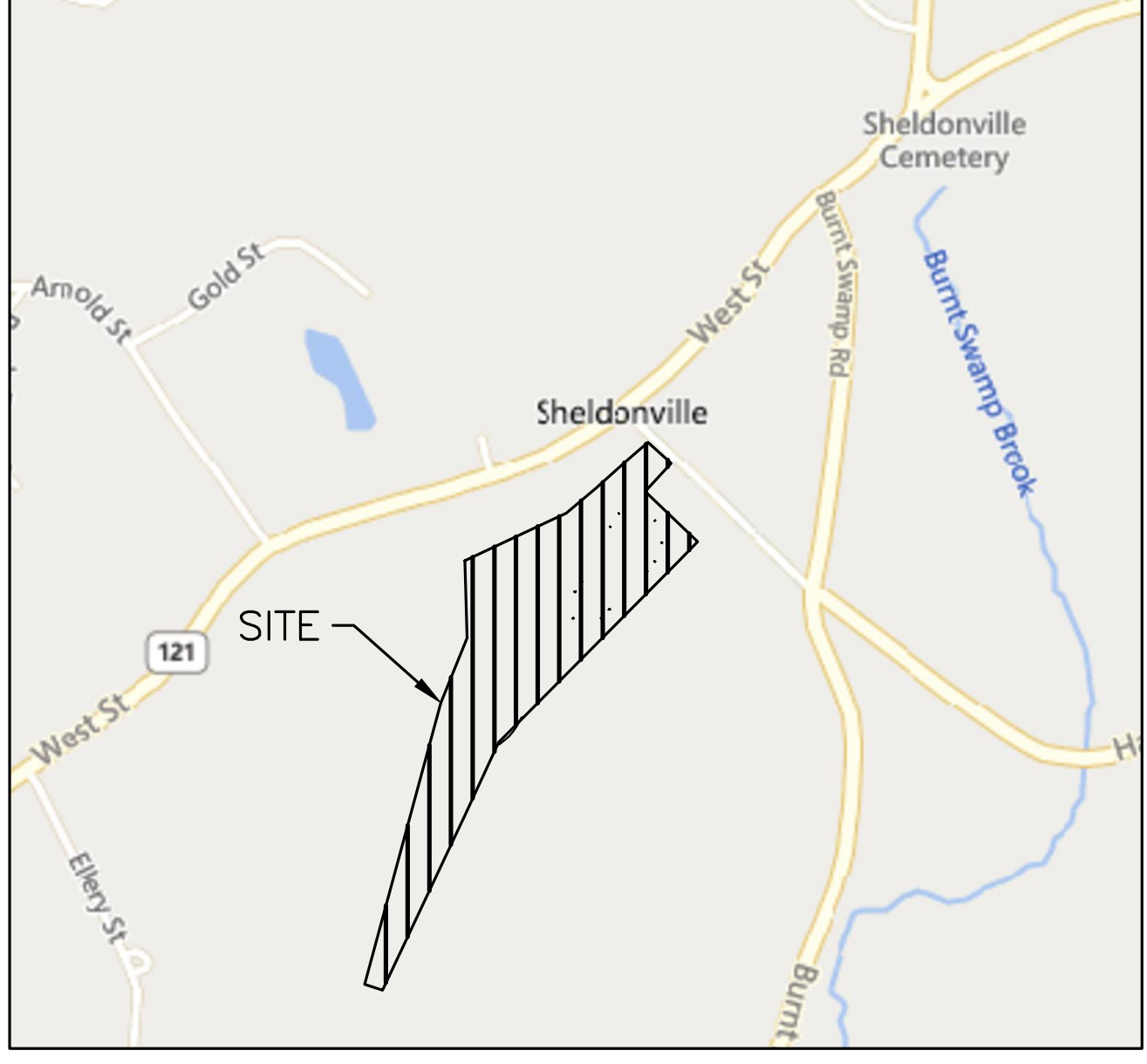
- EXISTING CONDITIONS SURVEY BY WSP DATED 4-20-2021 REVISED THROUGH 10-06-2022.
- WRENTHAM, MA GIS SERVICE
- WRENTHAM, MA AQUIFER PROTECTION DISTRICT MAP DATED NOVEMBER 2006
- ZONING MAP OF WRENTHAM MASSACHUSETTS DATED 10-4-2019

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**SITE PLAN AND SPECIAL PERMITS REQUIRED**

- ARTICLE 13.5 – SENIOR LIVING COMMUNITY
- ARTICLE 14 – EARTH REMOVAL
- ARTICLE 5 – WATERSHED PROTECTION DISTRICT



LOCUS MAP  
1"=800'

**PROJECT TEAM**

**APPLICANT**  
SHELDON MEADOW, 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)	878,327 SF (20.4 AC)
DEVELOPABLE SITE AREA	-	277,307 SF (6.40 AC)
CONTINUOUS LOT FRONTAGE (SLC)	100 FT	135± FT
MINIMUM FRONT YARD (SLC)	30 FT	239± FT
MINIMUM SIDE YARD (SLC)	30 FT	60± FT
MINIMUM REAR YARD (SLC)	30 FT	1,806± FT
SITE COVERAGE OF BUILDINGS	<35%	4%±
USABLE OPEN SPACE*	>30%	36%±
IMPERVIOUS AREA	-	112,231 SF
IMPERVIOUS AREA/TOTAL LAND AREA	-	12.7%
MAXIMUM STORIES (SLC)	2	2
MAXIMUM BUILDING HEIGHT (SLC)	28 FT	23'-8"
MAXIMUM DENSITY	4 UNITS/ACRE	0.78 UNITS/ACRE
AVG DISTANCE BETWEEN UNITS	15 FT	18.7 FT

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

TOTAL SITE AREA	= 878,327 S.F.
TOTAL WETLANDS ON SITE	= 445,672 S.F.
TOTAL NON-OPEN SPACE**	= 186,319 S.F.
REQUIRED OPEN SPACE	= 878,327 * 30%
	= 263,498 S.F.
REQUIRED UPLAND	= 263,498 * 75%
	= 197,624 S.F.
ALLOWABLE WETLANDS	= 263,498 * 25%
	= 65,875 S.F.
OPEN SPACE	= 878,327 - (445,672 + 186,319)
	= 246,336 S.F.
TOTAL OPEN SPACE	= 246,336 + 65,875
	= 312,211 S.F.
	= 353,145 / 878,327
	= 100 * 0.36
	= 36%

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

**CONSERVATION ALTERATIONS**

ALTERATIONS WITHIN:

100' WETLAND BUFFER AREA:	34,620± SF	LENGTH OF EXTERIOR EROSION CONTROL BARRIER (SILT FENCE & COMPOST SOCK) = 2,350± LF
50' WETLAND BUFFER AREA:	0 SF	
200' RIPARIAN AREA:	0 SF	
100' RIPARIAN AREA:	0 SF	DISTANCE BETWEEN WORK NEAREST THE: WETLAND: 51' RIVER: 200'

**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:  
16 UNITS x 2 SPACES/UNIT = 32 SPACES  
16 UNITS x 1 SPACE PER 2 UNITS = 8 SPACES  
TOTAL PARKING SPACES REQUIRED: 32 SPACES + 8 SPACES = 40 PARKING SPACES REQUIRED  
PARKING SPACES PROVIDED: (SEE TABLE BELOW)  
= 88 PARKING SPACES PROVIDED

TYPE	REQ.	PROP.
UNIT GAR. SPACES	32	32
UNIT EXTERIOR SPACES	8	34
SHARED/GUEST PARKING	8	22
TOTAL PARKING	40	88

SITE PLAN

COVER SHEET

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

C1.1

11/10/2022 L:\19227\Hancock SI - CURRENT\19227 - COVER - HS.dwg  
Plot Saved by: MB/NER  
Printed by: Matthew Baker

**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 11.
- 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 11 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 11, 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 11.
- 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 11, 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 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. ADDITIONAL CURBING DETAILS ARE SHOWN ON DETAIL SHEET 2 OF 11.
- 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 11 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 11, 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 1 OF 11, 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 11.
- 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 11.
- 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 MEADOW, LLC.  
480 TURNPIKE STREET  
SOUTH EASTON, MA 02375

SHELDON MEADOW  
20 HANCOCK STREET  
WRENTHAM, MA 02093  
NORFOLK COUNTY

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1	KL	9/13/22	PEER REVIEW
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SITE PLAN

NOTES AND REFERENCES

TOWN OF WRENTHAM - PLANNING BOARD	
SIGNATURE	DATE

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

C1.2

11/10/2022 1:19:27 PM hshassoc S:\CURRENT\19227 - COVER - HS.dwg  
Plot Saved by: MB/NC/ER  
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 BUNKER
- 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
- RIP-RAP

**PROPOSED LINETYPES**

- PROPERTY LINE
- ZONING OFFSET
- LIMIT OF WORK
- EROSION CONTROL LINE
- LIMIT OF STOCKPILE AREA
- TEMPORARY SEDIMENT BASIN
- TREE LINE
- LIMIT OF SEPTIC
- POST AND RAIL
- CURBING
- ROAD CENTERLINE
- ROAD STRIPING
- SNOW STORAGE
- LIMIT OF INFILTRATION BASIN
- 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                  |
| DD      | DOWNSTREAM DEFENDER       | RGT  | RAIN GUARDIAN TURRET       |
| DHF     | DRILL HOLE FOUND          | RW   | RETAINING WALL             |
| DLW     | DASHED LINE WHITE         | S    | SLOPE                      |
| DMH     | DRAIN MANHOLE             | SDR  | STANDARD DIMENSION RATIO   |
| DYL     | DOUBLE YELLOW LINE        | S.F. | SQUARE FOOT                |
| ELEV/EL | ELEVATION                 | SMH  | SEWER MANHOLE              |
| EOP     | EDGE OF PAVEMENT          | SWL  | SINGLE WHITE LINE          |
| EX.     | EXISTING                  | SS   | SEWER SERVICE              |
| F.F     | FINISHED FLOOR            | SSD  | STOPPING SIGHT DISTANCE    |
| GF      | GARAGE FLOOR              | STA  | STATION                    |
| GV      | GAS GATE VALVE            | TOW  | TOP OF WALL                |
| HDPE    | HIGH DENSITY POLYETHYLENE | TP   | TEST PIT                   |
| HOR     | HORIZONTAL                | TYP. | TYPICAL                    |
| HP      | HIGH POINT                | VER  | VERTICAL                   |
| HSD     | HEADLIGHT SIGHT DISTANCE  | VGC  | VERTICAL GRANITE CURB      |
| INV     | INVERT                    | W.E. | WATER ELEVATION            |
| L       | LENGTH                    | WF   | WETLAND FLAG               |
| LF      | LINEAR FOOT               |      |                            |
| 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 MEADOW, LLC.  
 480 TURNPIKE STREET  
 SOUTH EASTON, MA 02375

**SHELDON MEADOW**  
 20 HANCOCK 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

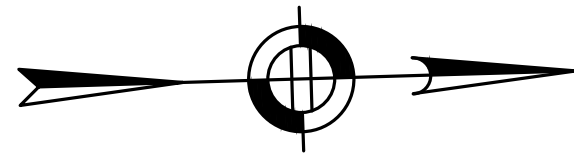
NOTES AND REFERENCES

TOWN OF WRENTHAM – PLANNING BOARD

SIGNATURE	DATE

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

C1.3



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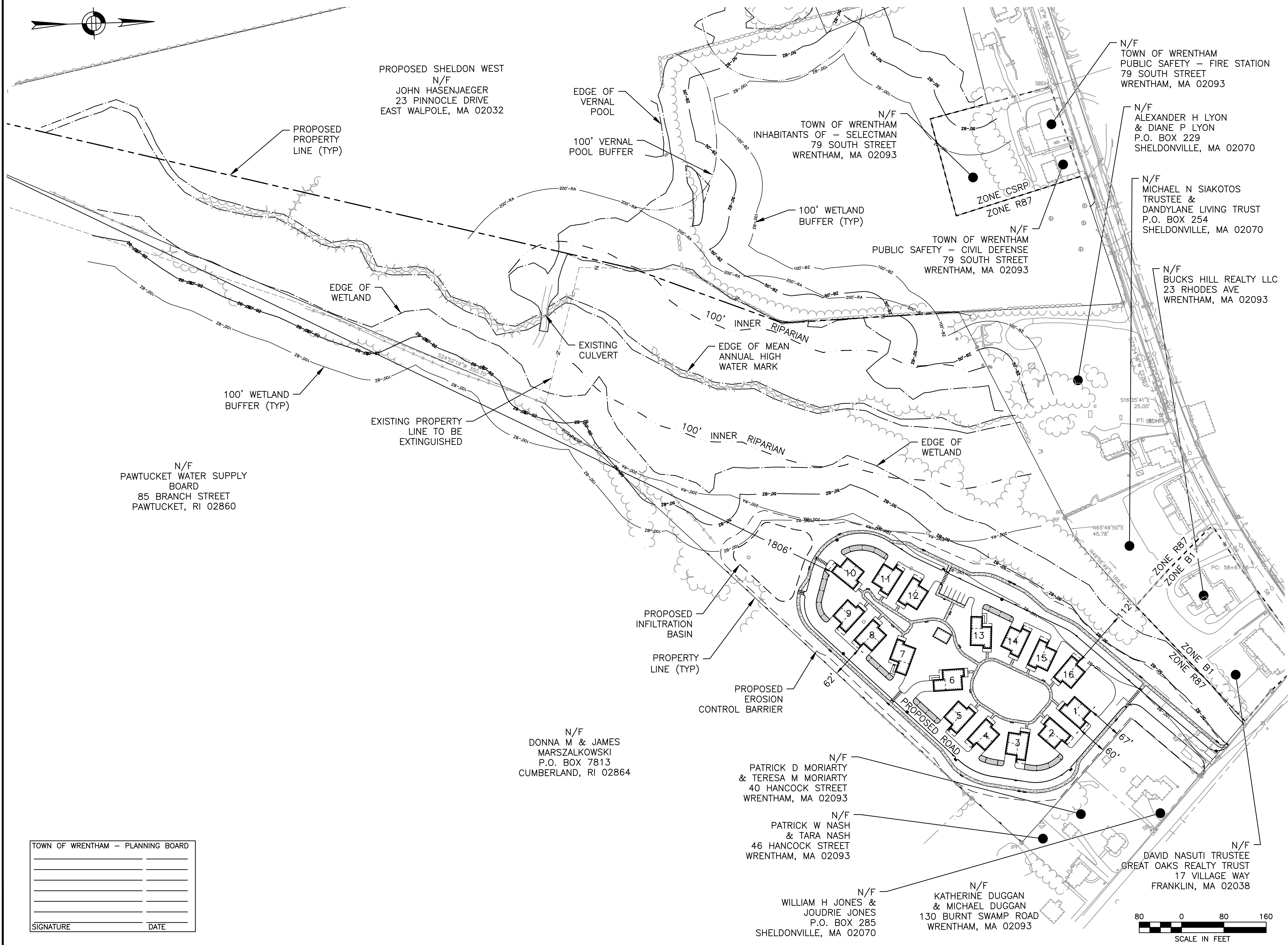
SITE PLAN

LOCUS  
 MAP

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

C1.4

SHEET 4 OF 39



PROPOSED SHELDON WEST  
 N/F  
 JOHN HASENJAEGER  
 23 PINNACLE DRIVE  
 EAST WALPOLE, MA 02032

EDGE OF  
 VERNAL  
 POOL  
 100' VERNAL  
 POOL BUFFER

N/F  
 TOWN OF WRENTHAM  
 INHABITANTS OF - SELECTMAN  
 79 SOUTH STREET  
 WRENTHAM, MA 02093

N/F  
 TOWN OF WRENTHAM  
 PUBLIC SAFETY - FIRE STATION  
 79 SOUTH STREET  
 WRENTHAM, MA 02093

N/F  
 ALEXANDER H LYON  
 & DIANE P LYON  
 P.O. BOX 229  
 SHELDONVILLE, MA 02070

N/F  
 MICHAEL N SIAKOTOS  
 TRUSTEE &  
 DANDYLANE LIVING TRUST  
 P.O. BOX 254  
 SHELDONVILLE, MA 02070

N/F  
 TOWN OF WRENTHAM  
 PUBLIC SAFETY - CIVIL DEFENSE  
 79 SOUTH STREET  
 WRENTHAM, MA 02093

N/F  
 BUCKS HILL REALTY LLC  
 23 RHODES AVE  
 WRENTHAM, MA 02093

N/F  
 PAWTUCKET WATER SUPPLY  
 BOARD  
 85 BRANCH STREET  
 PAWTUCKET, RI 02860

EDGE OF  
 WETLAND

100' WETLAND  
 BUFFER (TYP)

EXISTING PROPERTY  
 LINE TO BE  
 EXTINGUISHED

EXISTING  
 CULVERT

EDGE OF MEAN  
 ANNUAL HIGH  
 WATER MARK

100' INNER RIPARIAN

EDGE OF  
 WETLAND

PROPOSED  
 INFILTRATION  
 BASIN

PROPERTY  
 LINE (TYP)

PROPOSED  
 EROSION  
 CONTROL BARRIER

N/F  
 DONNA M & JAMES  
 MARSZALKOWSKI  
 P.O. BOX 7813  
 CUMBERLAND, RI 02864

N/F  
 PATRICK D MORIARTY  
 & TERESA M MORIARTY  
 40 HANCOCK STREET  
 WRENTHAM, MA 02093

N/F  
 PATRICK W NASH  
 & TARA NASH  
 46 HANCOCK STREET  
 WRENTHAM, MA 02093

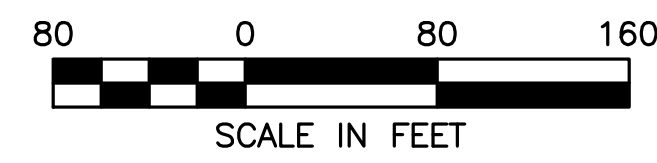
N/F  
 WILLIAM H JONES &  
 JOUDRIE JONES  
 P.O. BOX 285  
 SHELDONVILLE, MA 02070

N/F  
 KATHERINE DUGGAN  
 & MICHAEL DUGGAN  
 130 BURNT SWAMP ROAD  
 WRENTHAM, MA 02093

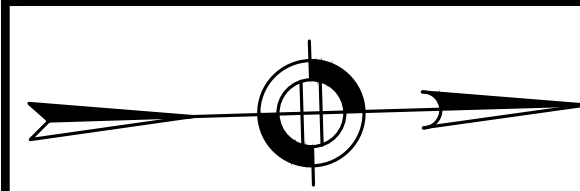
N/F  
 DAVID NASUTI TRUSTEE  
 GREAT OAKS REALTY TRUST  
 17 VILLAGE WAY  
 FRANKLIN, MA 02038

TOWN OF WRENTHAM - PLANNING BOARD

SIGNATURE	DATE



11/10/2022 L:\19227\Hancock SI - CURRENT\19227 - COVER - HS.dwg  
 Plot Saved by: MB/KE  
 Printed by: Matthew Baker



**LEGEND**

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

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 NORFOLK COUNTY

REVISIONS:

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

ZONING MAP

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

TOWN OF WRENTHAM – PLANNING BOARD

SIGNATURE	DATE



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 last saved by: MB/NER  
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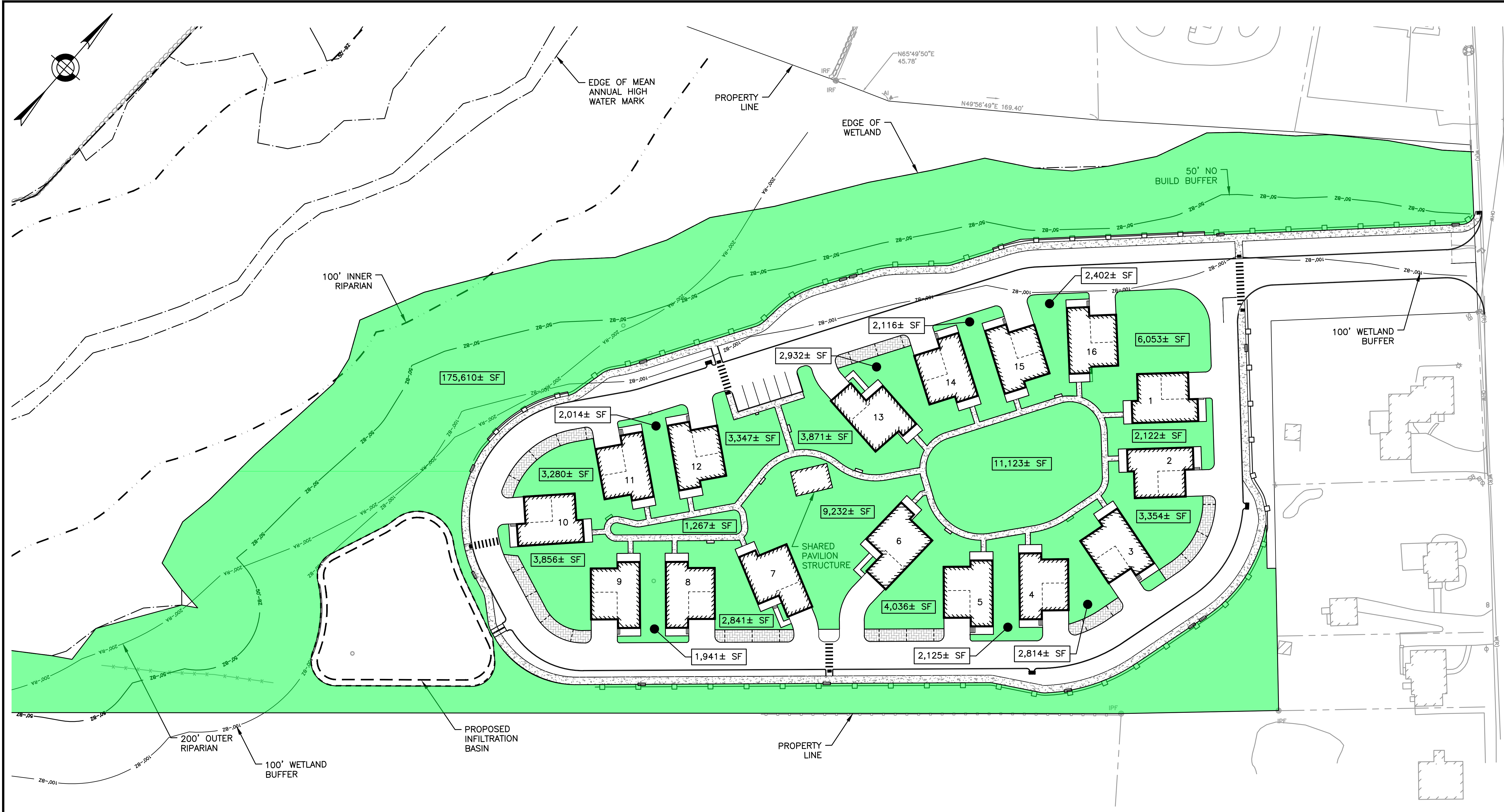
SITE PLAN

OPEN SPACE PLAN

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

C1.6

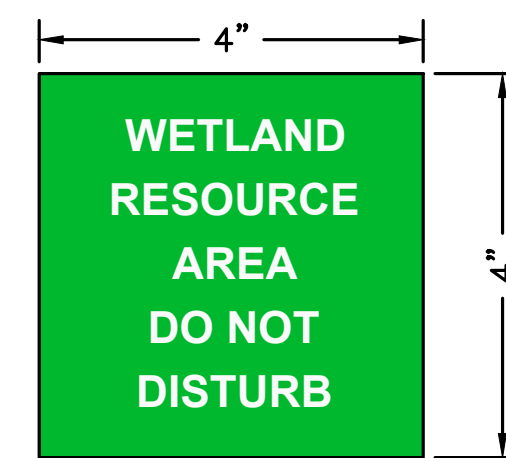
SHEET 6 OF 39



**WETLANDS**

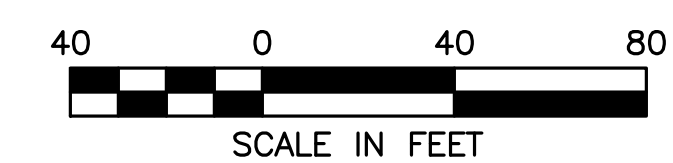
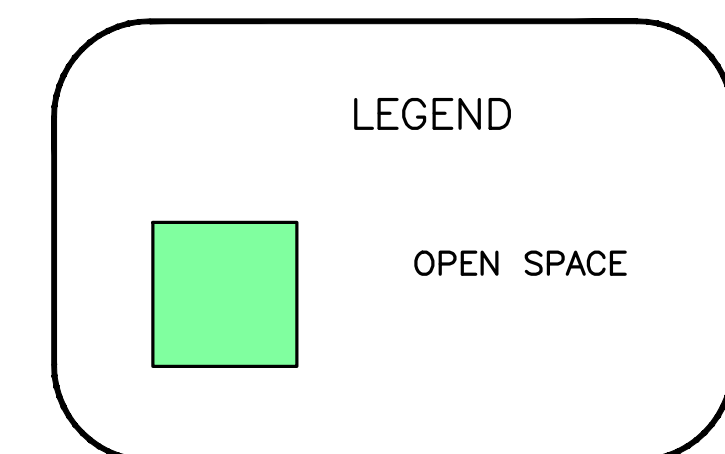
TOTAL SITE AREA	= 878,327 S.F.
TOTAL WETLANDS ON SITE	= 445,672 S.F.
TOTAL NON-OPEN SPACE**	= 186,319 S.F.
REQUIRED OPEN SPACE	= 878,327 * 30%
	= 263,498 S.F.
REQUIRED UPLAND	= 263,498 * 75%
	= 197,624 S.F.
ALLOWABLE WETLANDS	= 263,498 * 25%
	= 65,875 S.F.
OPEN SPACE	= 878,327 - (445,672 + 186,319)
	= 246,336 S.F.
TOTAL OPEN SPACE	= 246,336 + 65,875
	= 312,211 S.F.
	= 312,211 / 878,327
	= 100 * 0.36
	= 36%

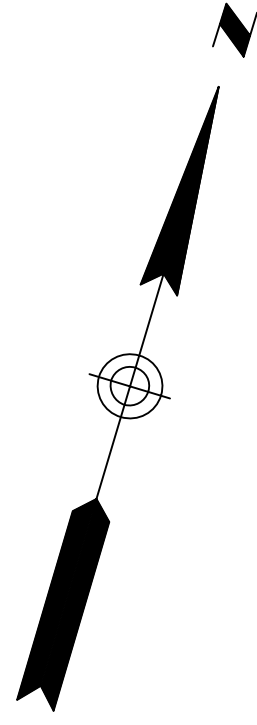
\*\* TOTAL OF BUILDING, PAVEMENT, SWALE, AND INFILTRATION BASIN.



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

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





TOWN OF WRENTHAM - PLANNING BOARD

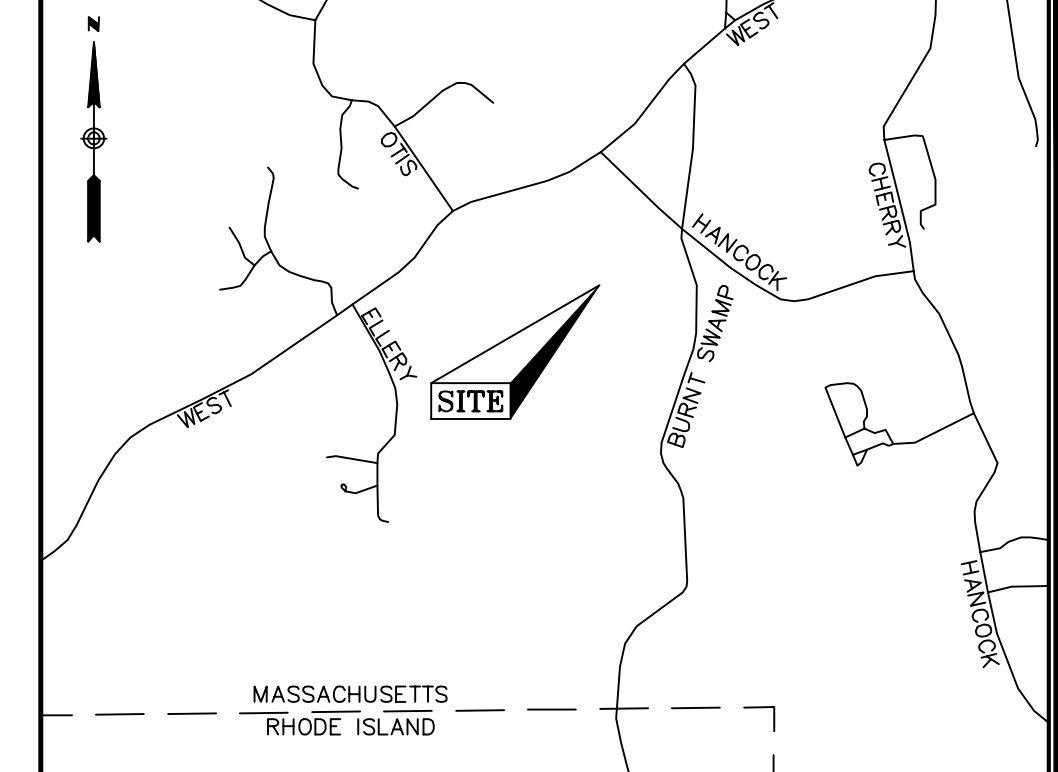
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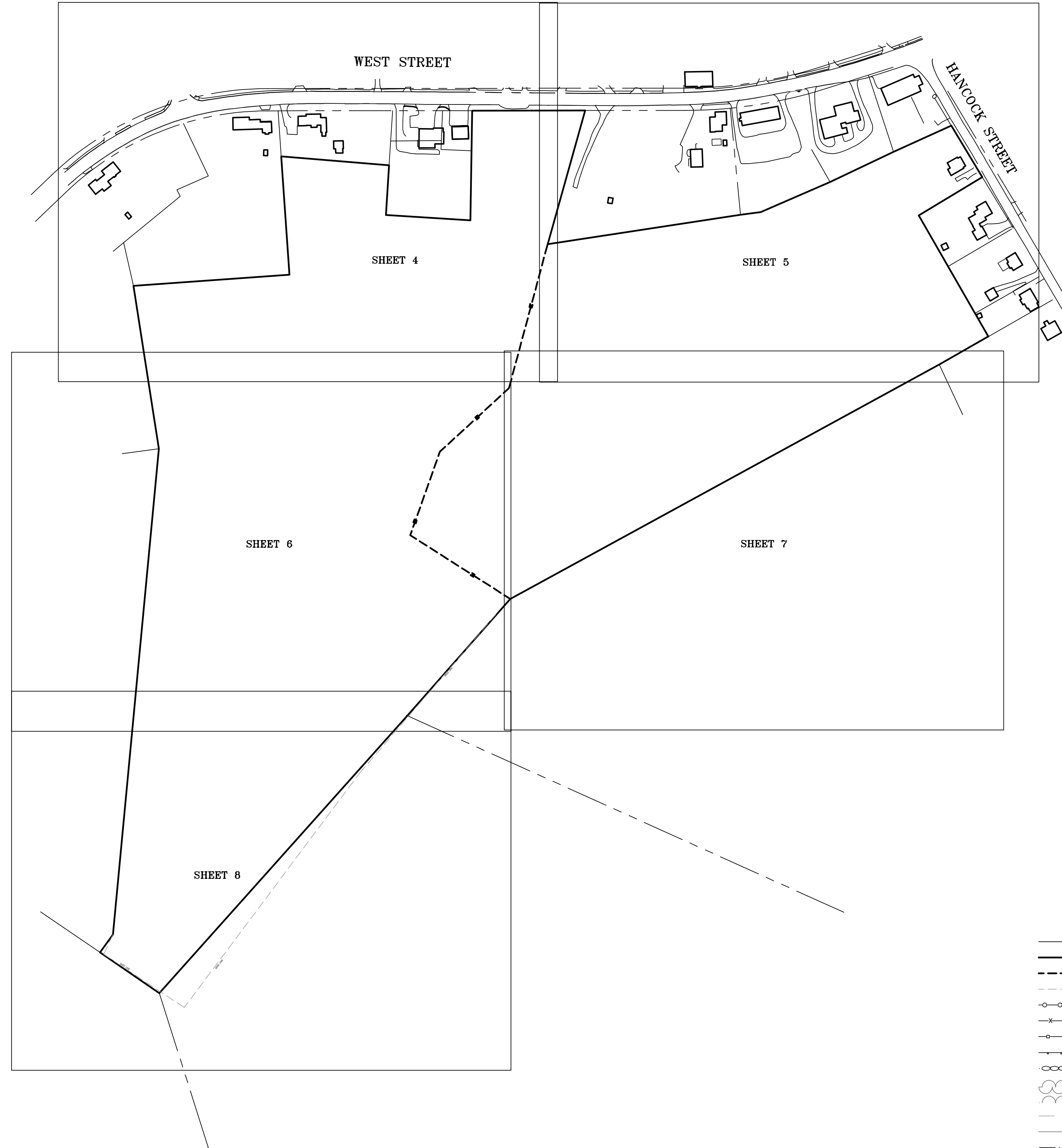
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SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_



LOCUS MAP  
(N.T.S.)



**LEGEND**

- CB □ CONCRETE BOUND
- DH ⊙ DRILL HOLE FOUND
- IRF ⊙ IRON ROD FOUND
- IPF ⊙ 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
- (D(R)) — RECORD DRAIN LINE
- (W(R)) — RECORD WATER LINE

**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.
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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.

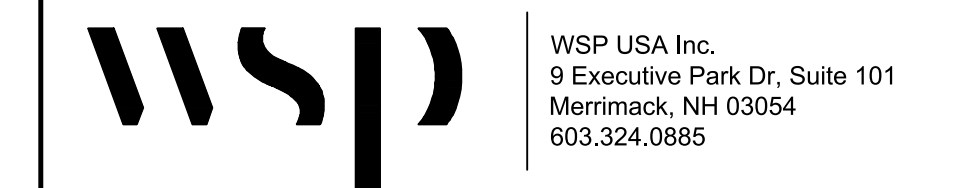
**PLAN REFERENCES**

- 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 1996
  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**



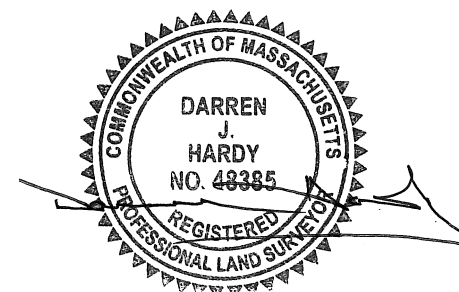
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Surveyed By	JL,RZ	Scale	1" = 150'	Sheet No.	2.1
Checked By	DPP	Book No.	M-5		

**CERTIFICATION:**



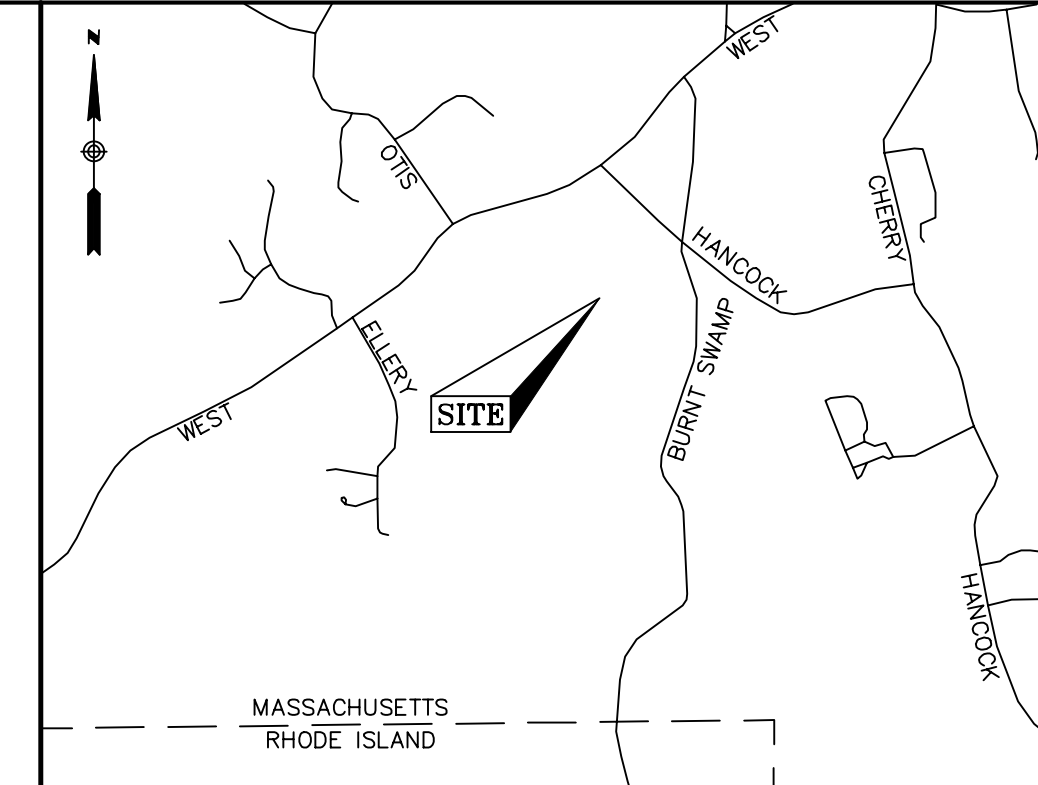
DARREN J. HARDY, P.L.S. NOVEMBER 9, 2022  
 REG. NO. 48385  
 WSP USA, Inc.

CERTIFICATION:



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

TOWN OF WRENTHAM - PLANNING BOARD	
SIGNATURE	DATE

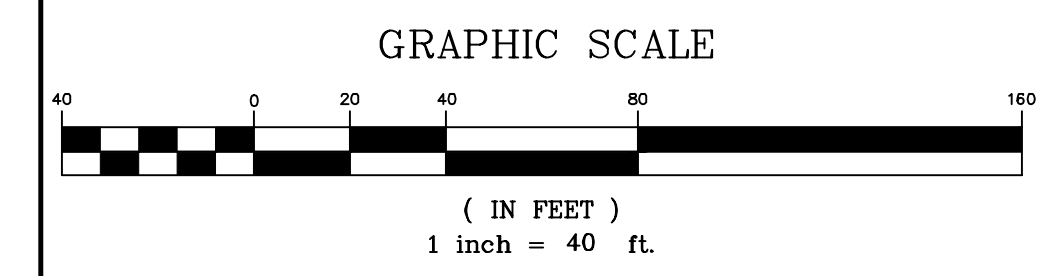


LOCUS MAP  
(N.T.S.)

- 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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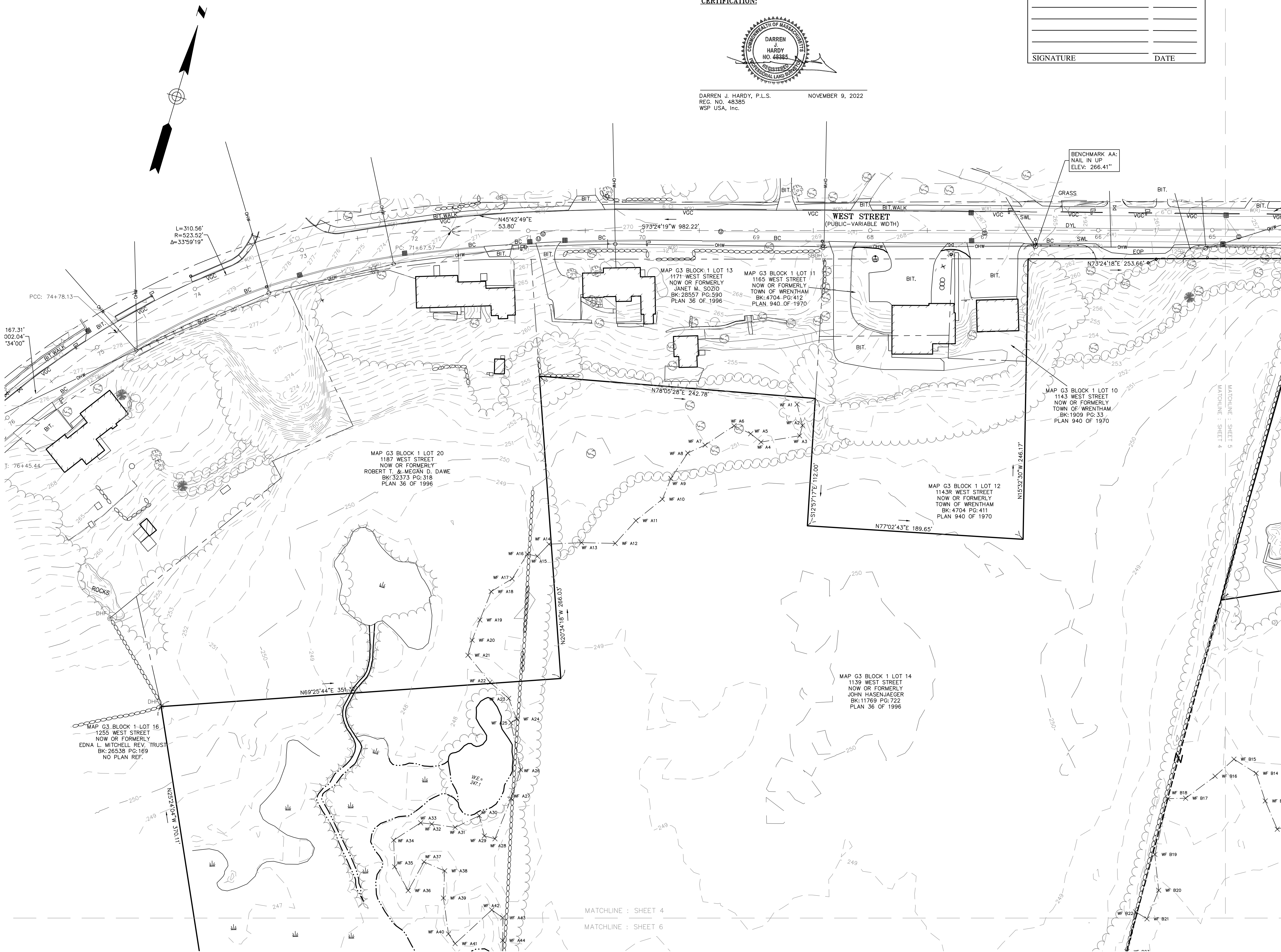


REVISION	DATE	DESCRIPTION
11/09/22	ADDED CESS POOL FROM RECORD PLANS (HSH)	

**EXISTING CONDITIONS PLAN**  
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 WRENTHAM, MASSACHUSETTS  
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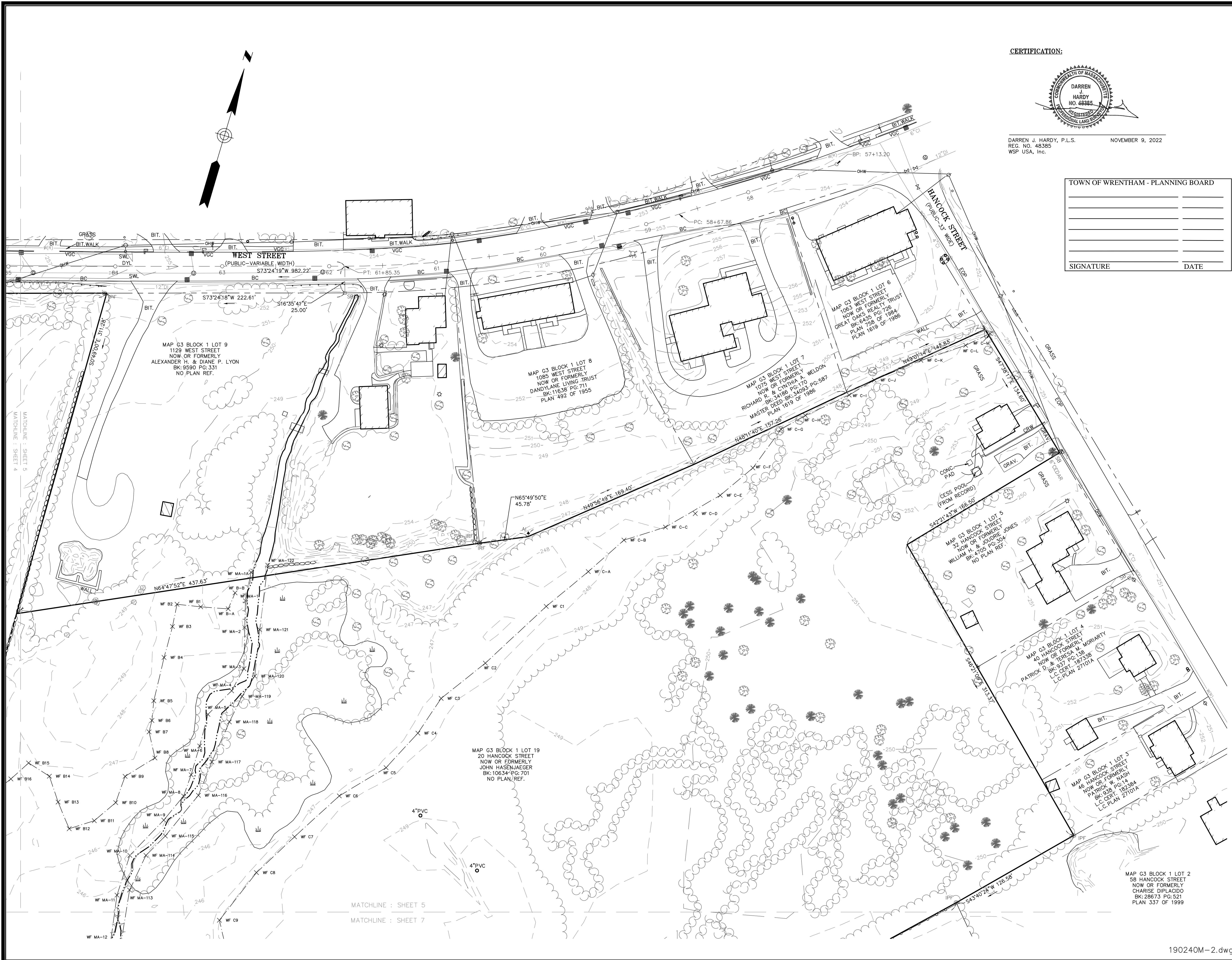


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Surveyed By	JL,RZ	Scale	1" = 40'	Sheet No.	2.2
Checked By	DPP				
Book No.	M-5				

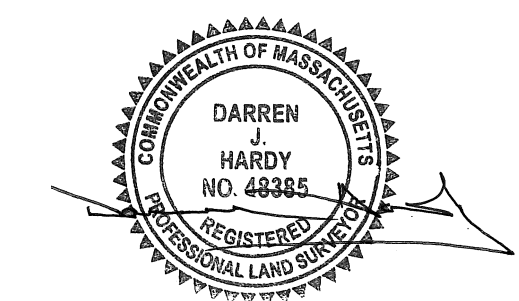


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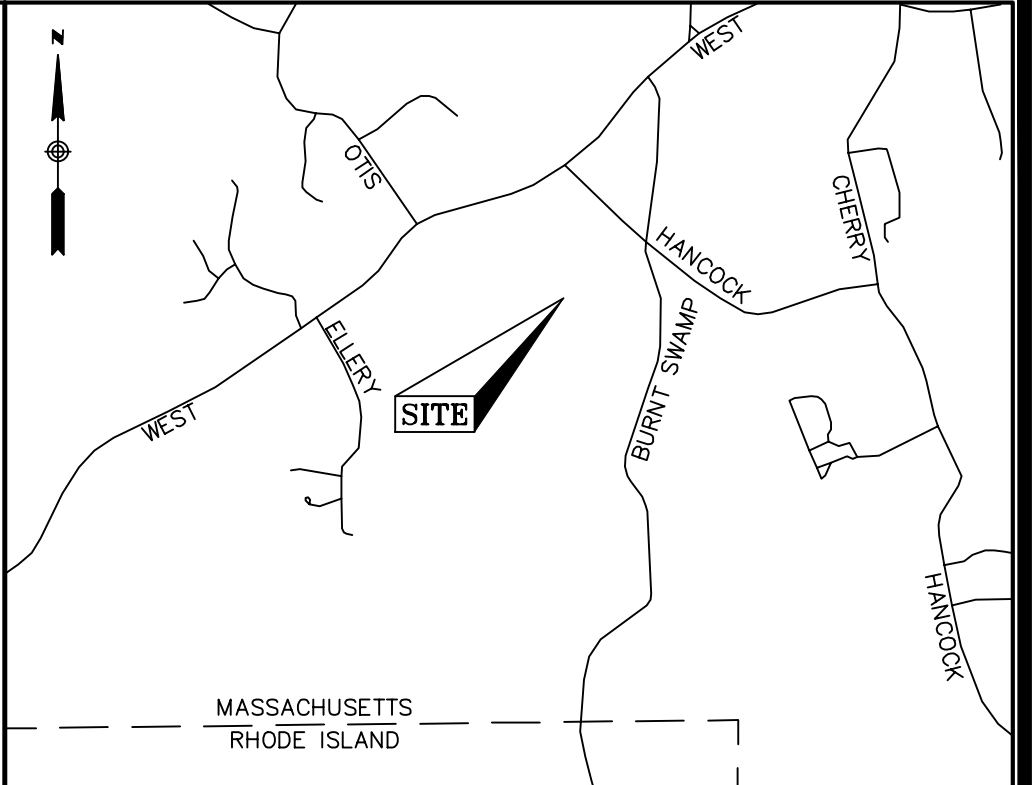


CERTIFICATION:



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

TOWN OF WRENTHAM - PLANNING BOARD	
SIGNATURE	DATE



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(N.T.S.)

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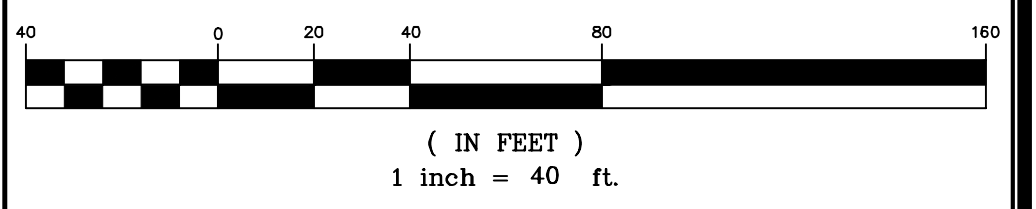
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  4. PLAN 402 OF 1989
  5. PLAN 492 OF 1955
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  7. PLAN 940 OF 1970
  8. PLAN 758 OF 1984
  9. PLAN 1619 OF 1986
  10. LAND COURT PLAN NO. 27101A
  11. 1925 COUNTY LAYOUT OF WEST STREET

GRAPHIC SCALE



REVISION

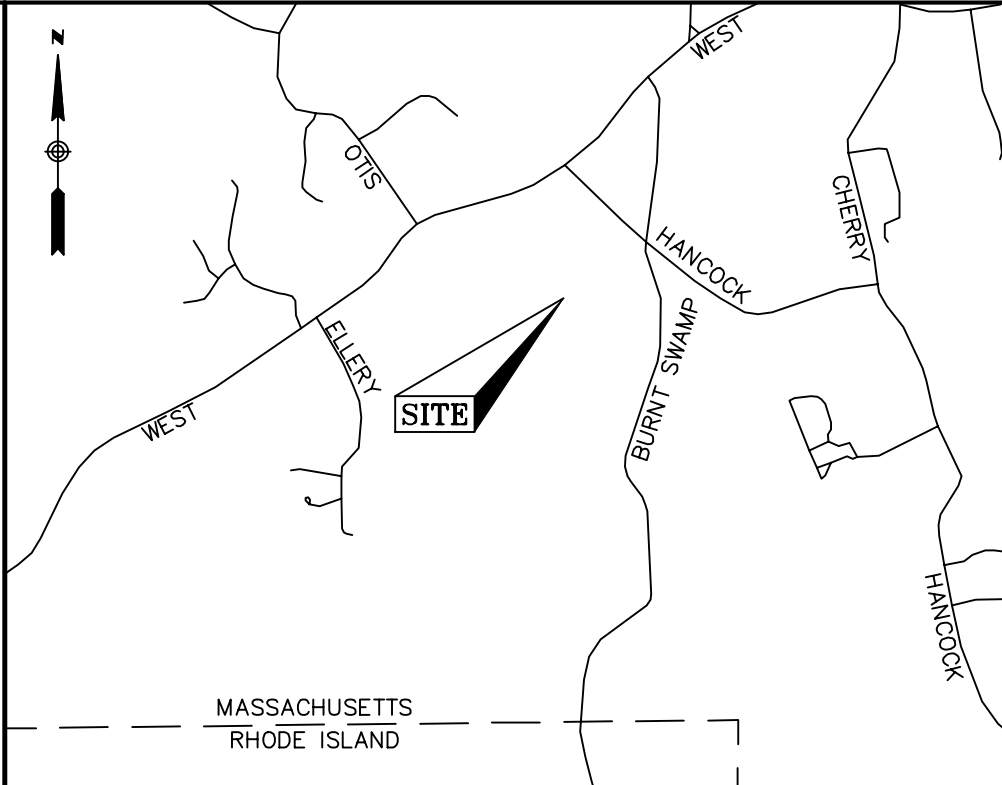
DATE	DESCRIPTION
11/09/22	ADDED CESS POOL FROM RECORD PLANS (HSH)

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



Drawn By	MS	Date	APRIL 20, 2021	Job No.	190240M
Surveyed By	JL,RZ	Scale	1" = 40'	Sheet No.	2.3
Checked By	DPP	Book No.	M-5		

190240M-2.dwg

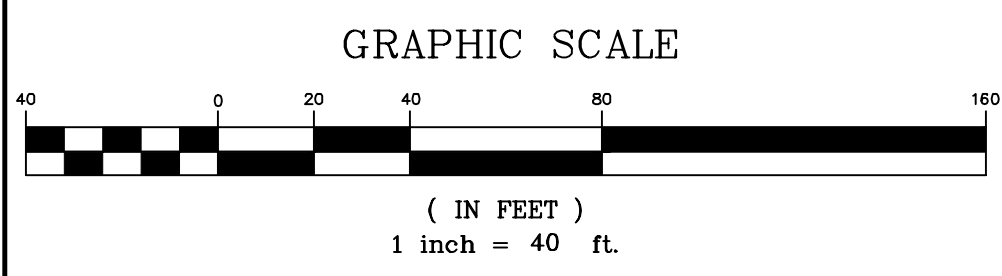


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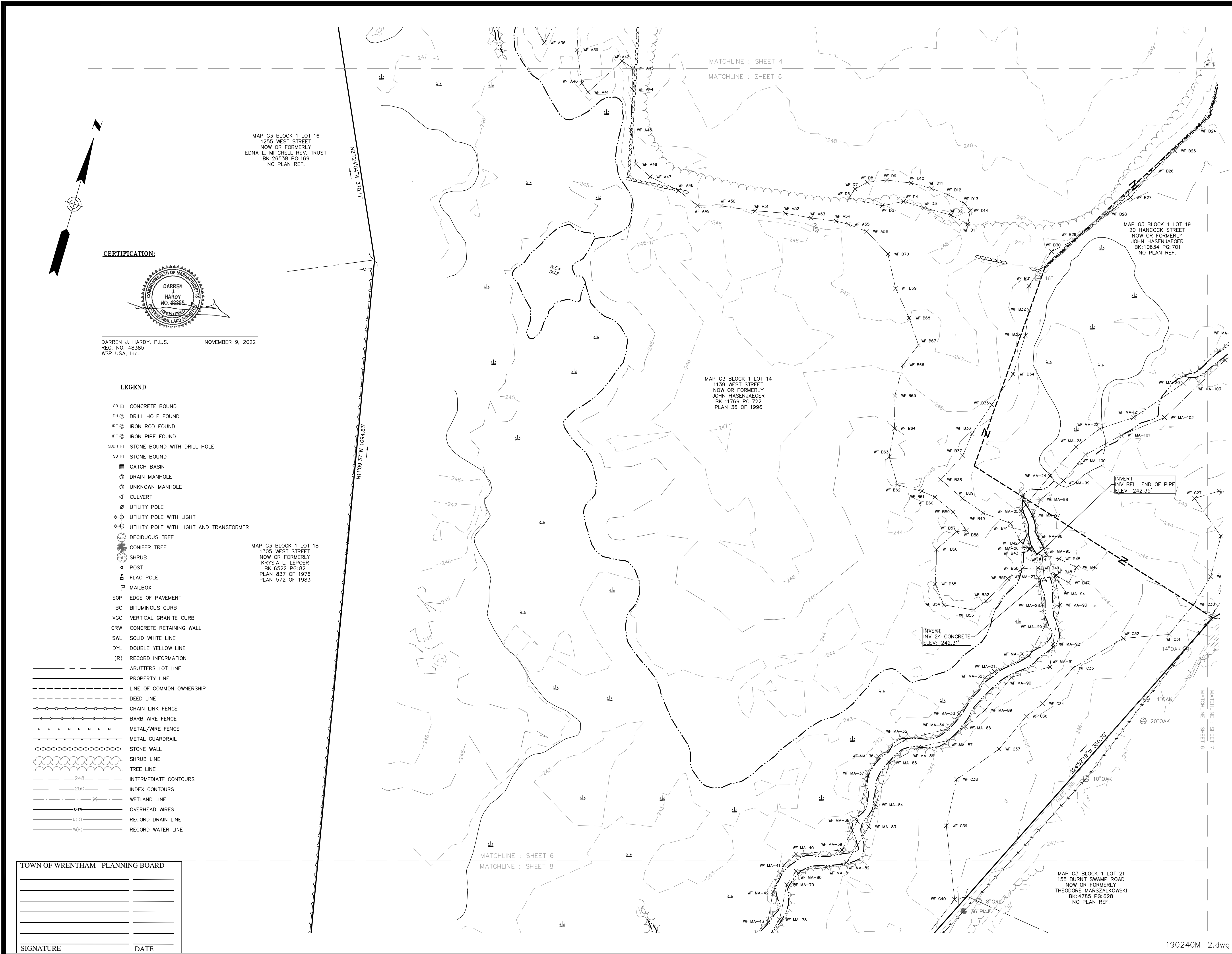


REVISION	
DATE	DESCRIPTION
11/09/22	ADDED CESS POOL FROM RECORD PLANS (HSH)

**EXISTING CONDITIONS PLAN**  
 20 HANCOCK & 1139 WEST STREET  
 WRENTHAM, MASSACHUSETTS  
 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 BURNT SWAMP ROAD  
 NOW OR FORMERLY  
 THEODORE MARSZALKOWSKI  
 BK: 4785 PG: 628  
 NO PLAN REF.

**CERTIFICATION:**



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

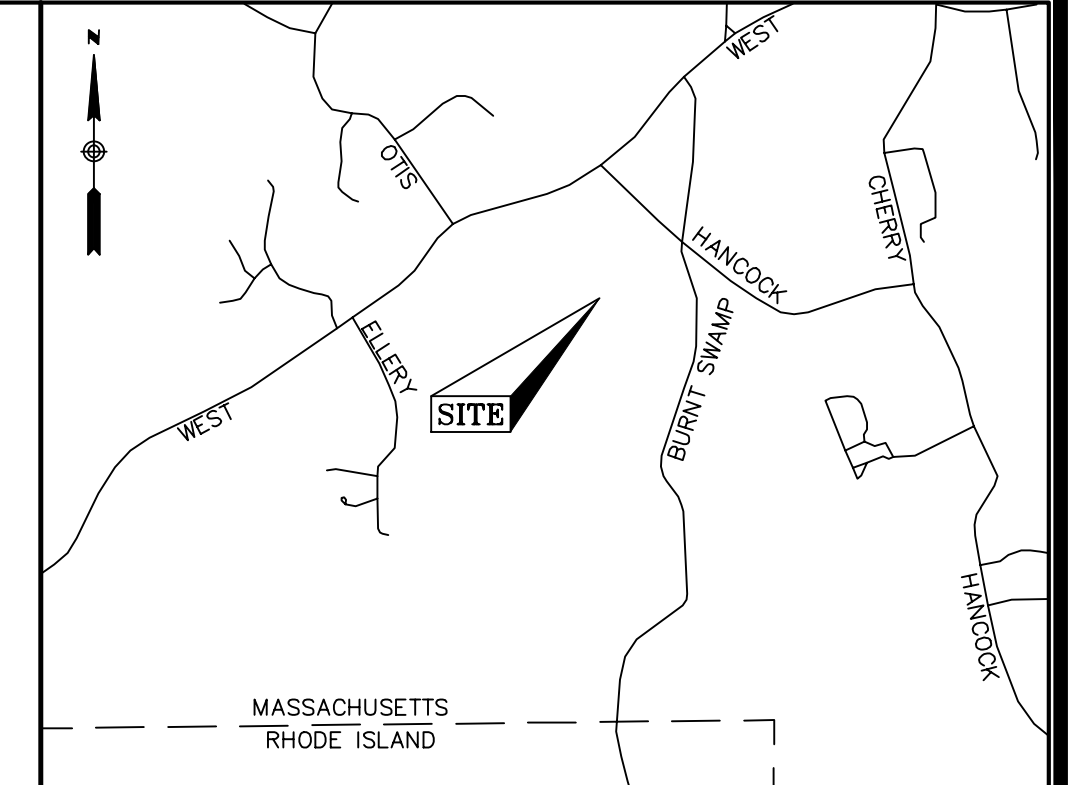
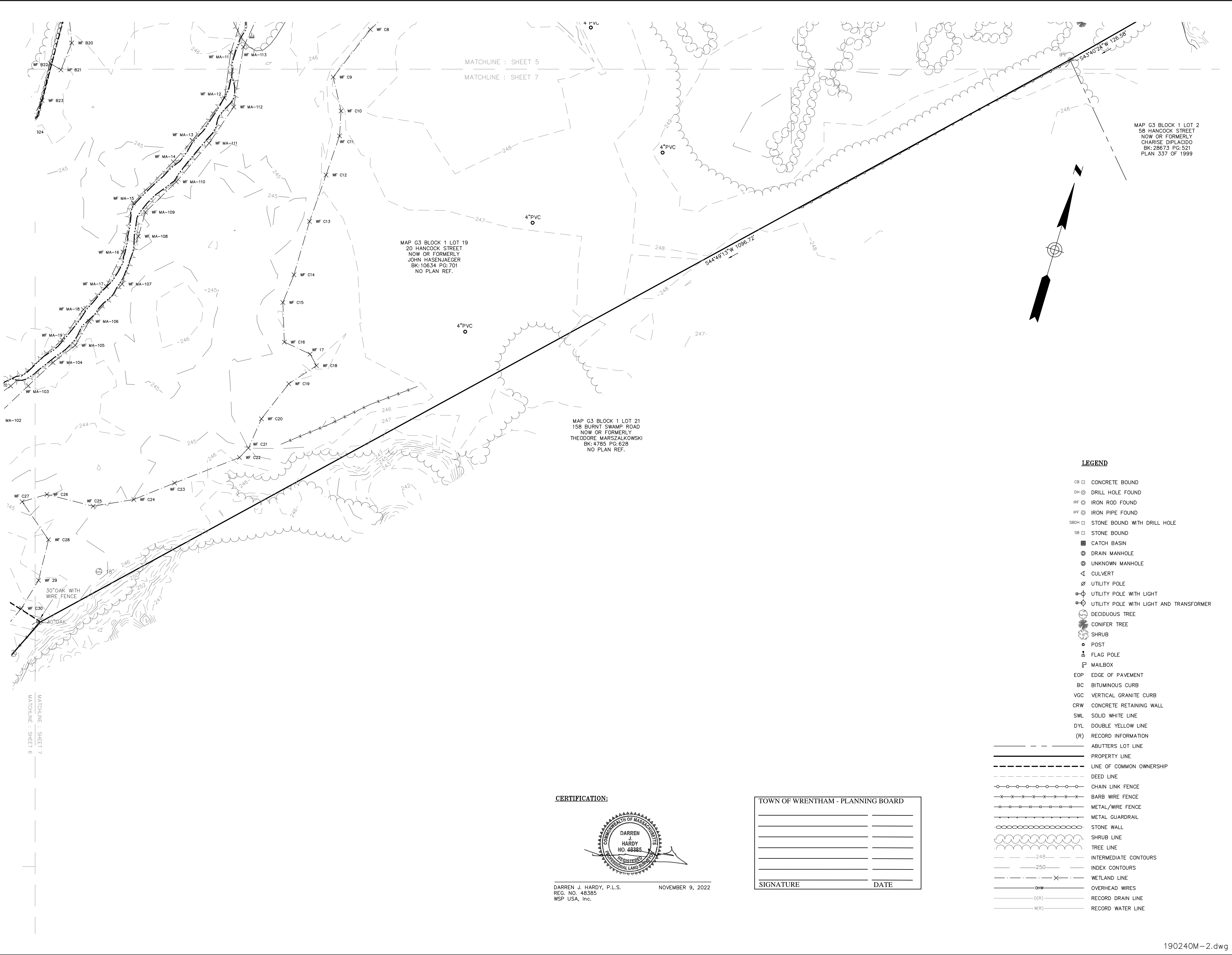
**LEGEND**

- 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
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- METAL GUARDRAIL
- STONE WALL
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- WETLAND LINE
- OHW — OVERHEAD WIRES
- (R) — RECORD DRAIN LINE
- (R) — RECORD WATER LINE

**TOWN OF WRENTHAM - PLANNING BOARD**

SIGNATURE	DATE

190240M-2.dwg



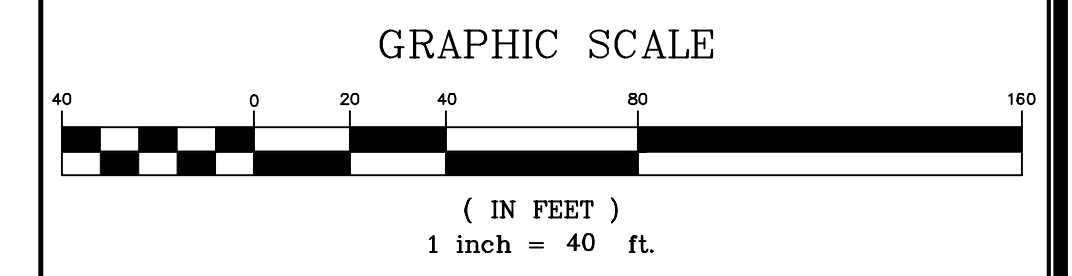
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REVISION	DATE	DESCRIPTION
11/09/22	ADDED CESS POOL FROM RECORD PLANS (HSH)	

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



Drawn By	MS	Date	APRIL 20, 2021	Job No.	190240M
Surveyed By	JL,RZ	Scale	1" = 40'	Sheet No.	2.5
Checked By	DPP				
Book No.	M-5				

190240M-2.dwg

**CERTIFICATION:**

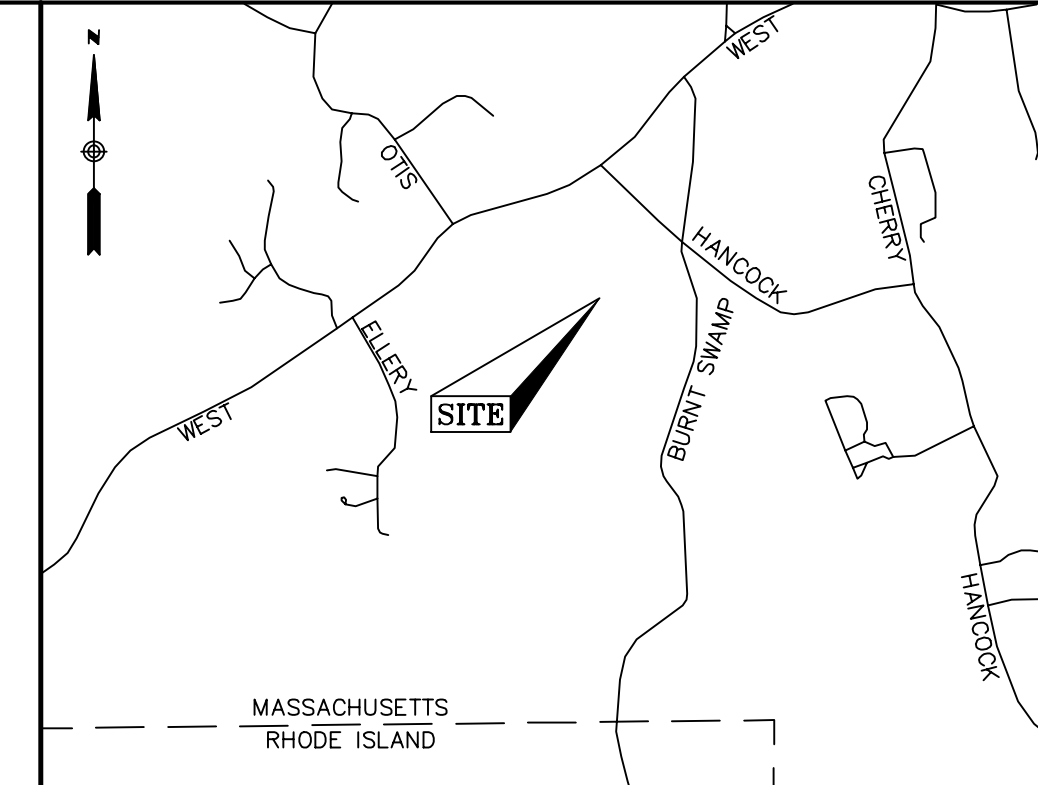
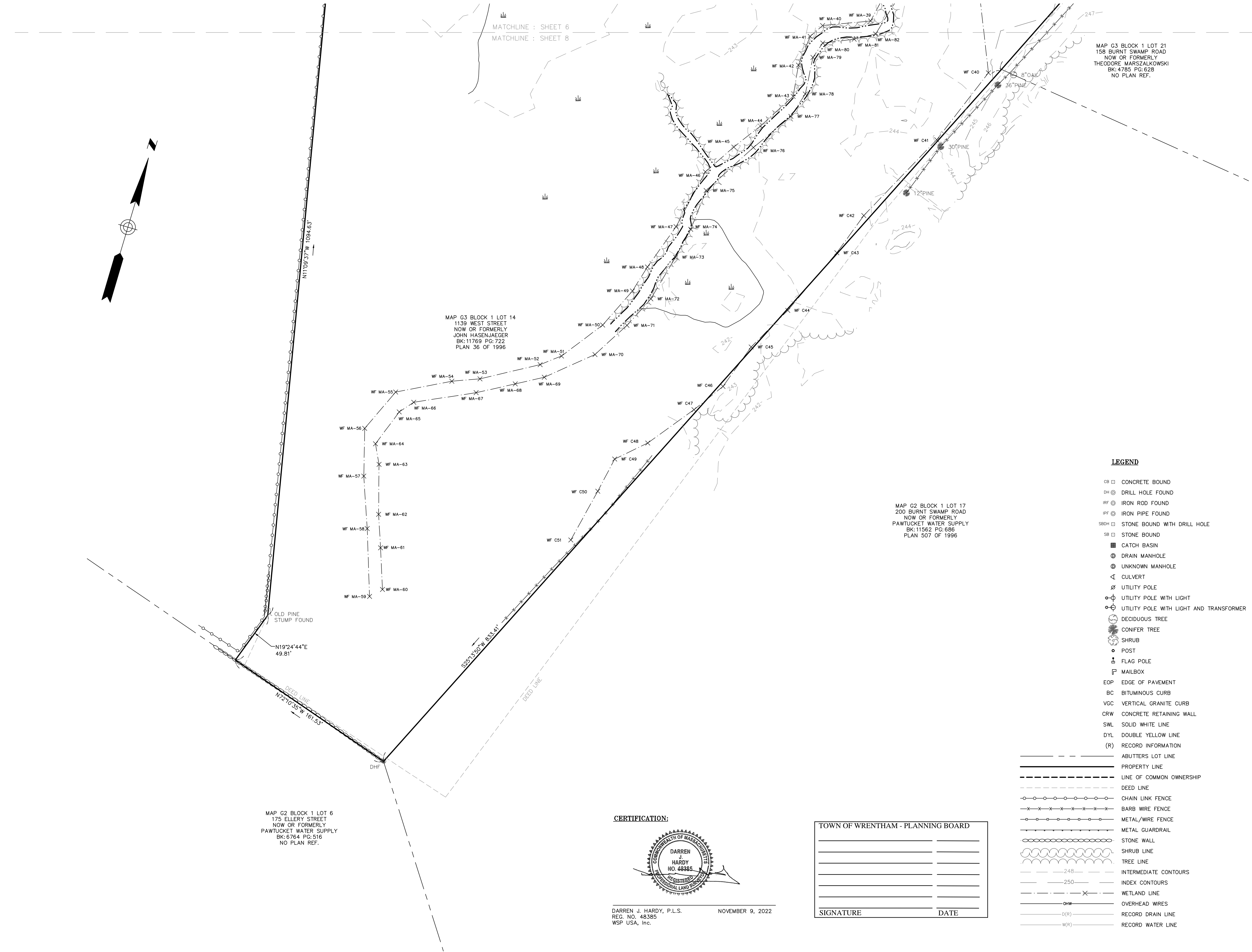


DARREN J. HARDY, P.L.S.  
 REG. NO. 48385  
 WSP USA, Inc.      NOVEMBER 9, 2022

TOWN OF WRENTHAM - PLANNING BOARD

SIGNATURE	DATE

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  - METAL/WIRE FENCE
  - METAL GUARDRAIL
  - STONE WALL
  - SHRUB LINE
  - TREE LINE
  - 248 — INTERMEDIATE CONTOURS
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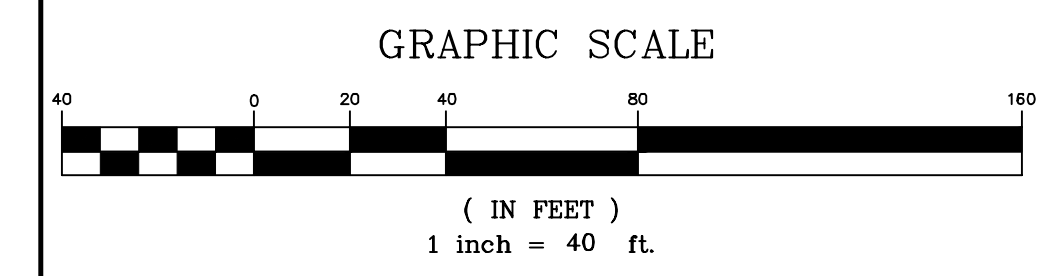
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Surveyed By	JL,RZ	Scale	1" = 40'	Sheet No.	2.6
Checked By	DPP				
Book No.	M-5				

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 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

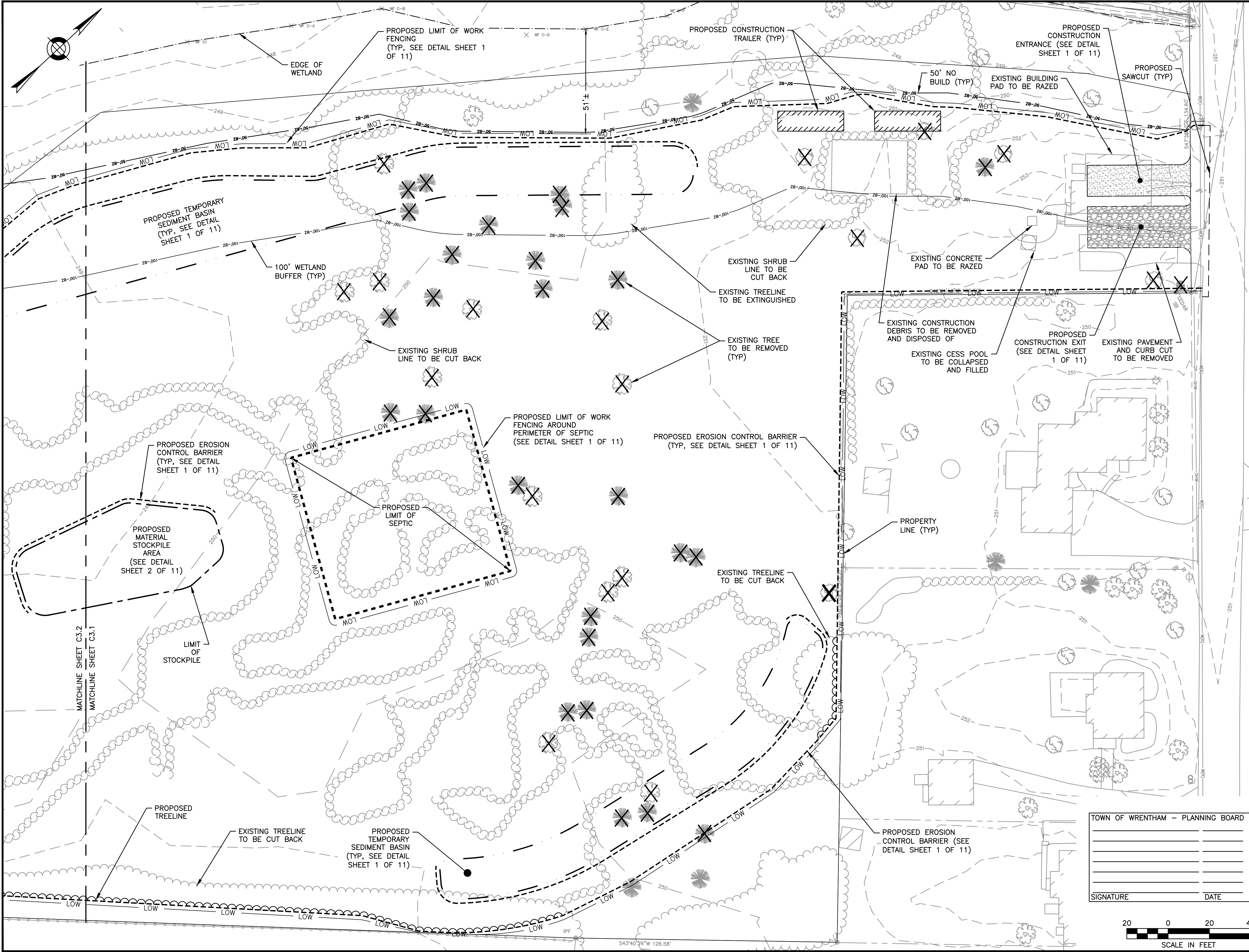
**CERTIFICATION:**



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

**TOWN OF WRENTHAM - PLANNING BOARD**

SIGNATURE	DATE



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

**SHELDON MEADOW**  
 20 HANCOCK 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



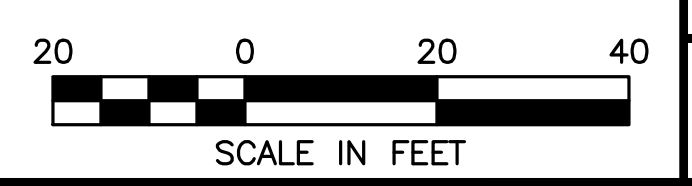
**SITE PLAN**

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

TOWN OF WRENTHAM - PLANNING BOARD

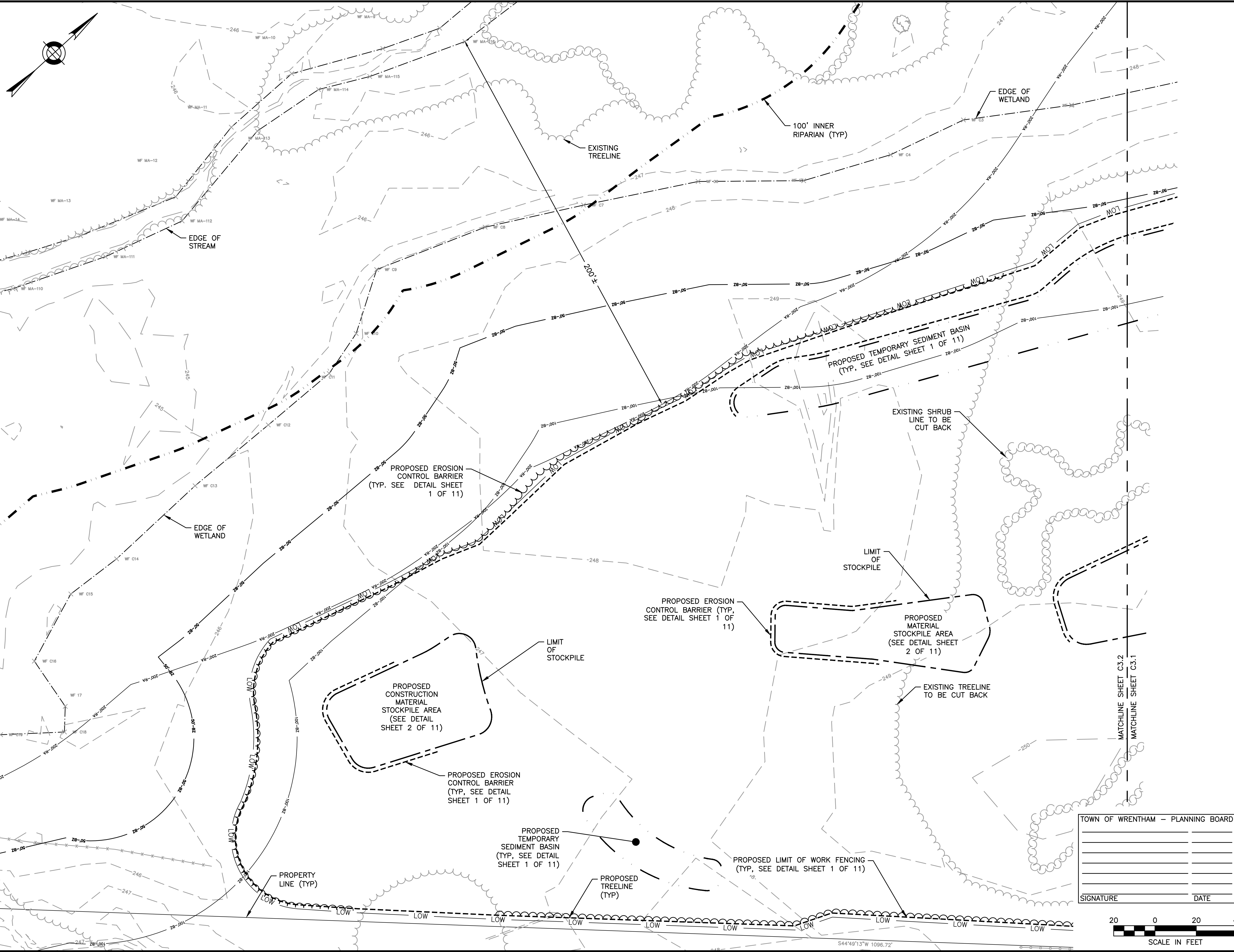
DATE:	APRIL 11, 2022
PROJECT NUMBER:	19227.01
DESIGNED BY:	KL/KF/MB
DRAWN BY:	KL/KF/MB
CHECKED BY:	KE

SIGNATURE	DATE



11/10/2022 L:\19227\Hamock SI - CURRENT\19227 - DEMO - HS.dwg  
 Plot Saved by: MBARKER  
 Printed by: Matthew Baker

S43°40'24"W 126.58'



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

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

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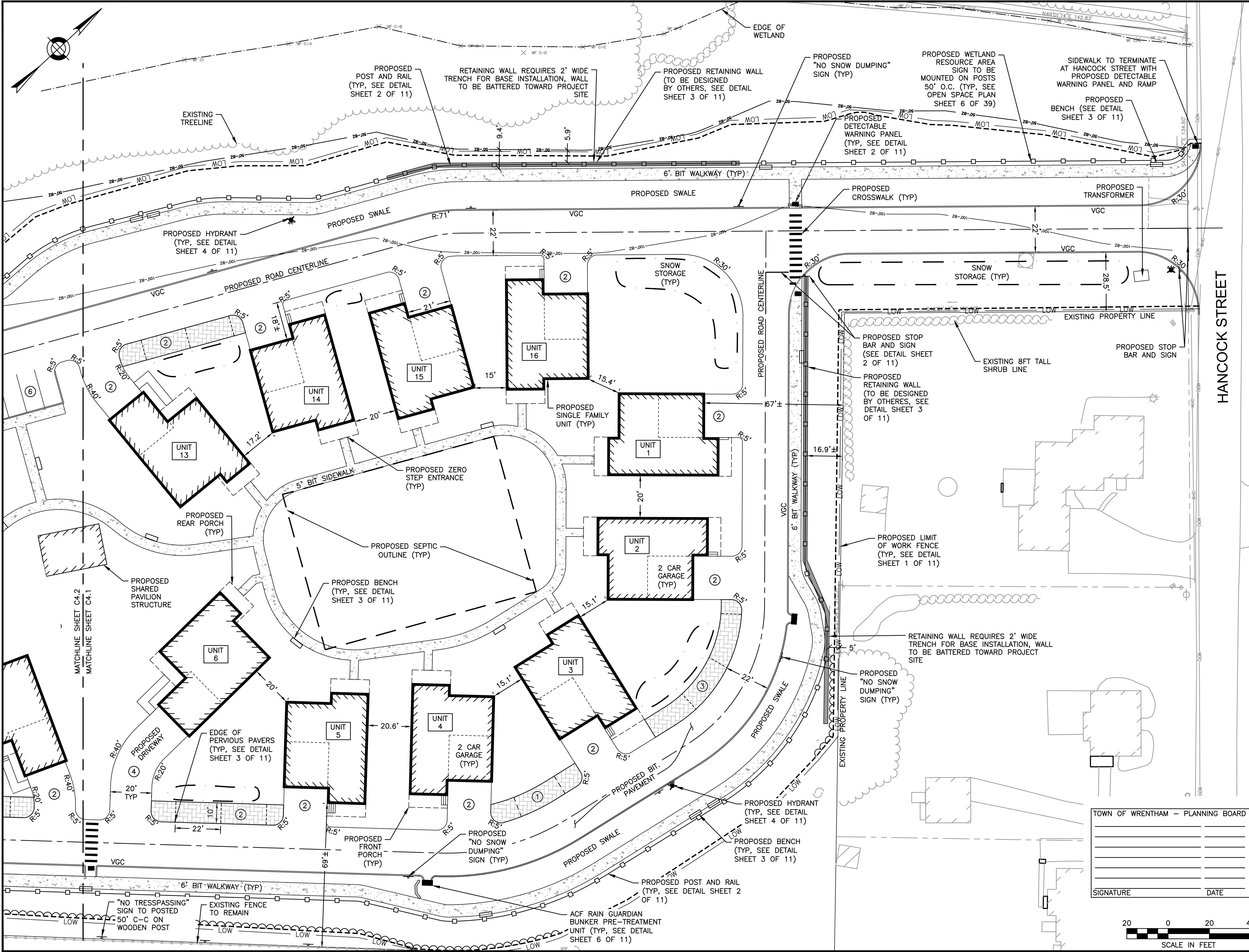


SITE PLAN

**DEMOLITION AND EROSION CONTROL SHEET 2 OF 2**

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

11/10/2022 L:\19227\Hamrock SI - CURRENT\19227 - DEMO - HS.dwg  
 Plot Saved by: MB/RCR  
 Printed by: Matthew Guler



**HOWARD STEIN HUDSON**  
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NO	BY	DATE	DESCRIPTION
1	KL	9/13/22	PEER REVIEW
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SITE PLAN

LAYOUT AND MATERIALS  
 SHEET  
 1 OF 2

TOWN OF WRENTHAM - PLANNING BOARD

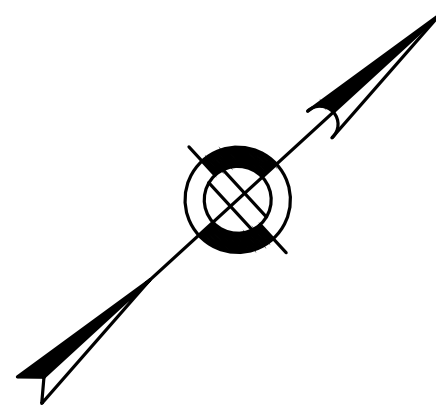
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PROJECT NUMBER:	19227.01
DESIGNED BY:	KL/MB
DRAWN BY:	KL/MB/NC
CHECKED BY:	KE

C4.1

SHEET 15 OF 39



11/10/2022 L:\19227\Hancock SI - CURRENT\19227 - LM - HS.dwg  
 Plot Saved by: MBECKER  
 Printed by: Matthew Baker



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NO	BY	DATE	DESCRIPTION
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2	KL	11/11/22	PEER REVIEW



SITE PLAN

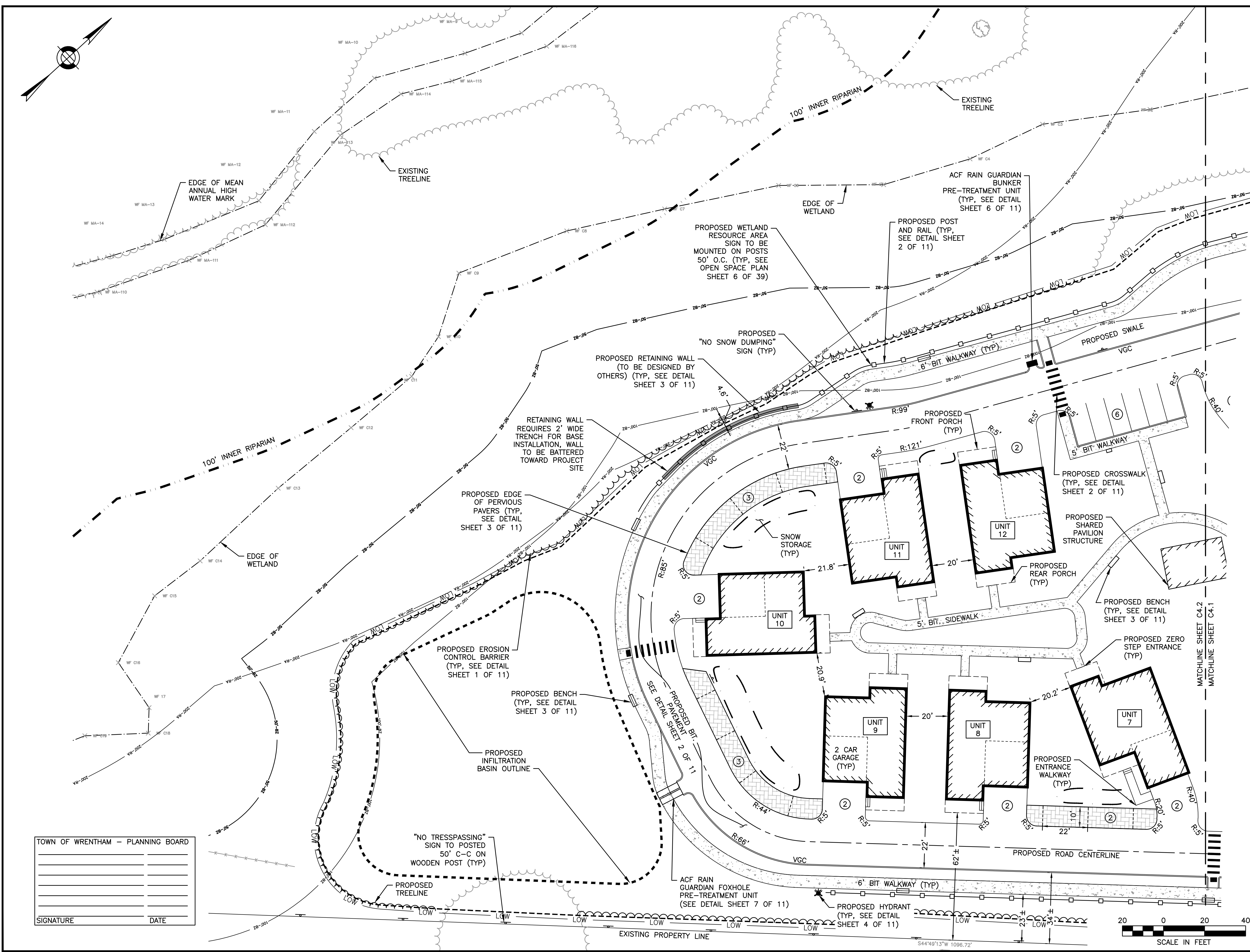
**LAYOUT AND MATERIALS**  
**SHEET 2 OF 2**

DATE:	APRIL 11, 2022
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DESIGNED BY:	KL/MB
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TOWN OF WRENTHAM - PLANNING BOARD

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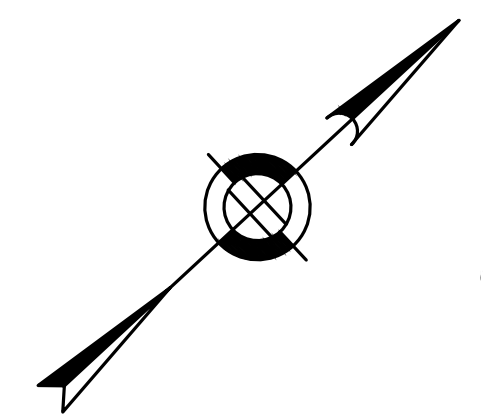
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 SHELDON MEADOW, LLC  
 480 TURNPIKE ST  
 SOUTH EASTON, MA 02375

**SHELDON MEADOW**  
 20 HANCOCK STREET  
 WRENTHAM, MA 02093  
 NORFOLK COUNTY

REVISIONS:

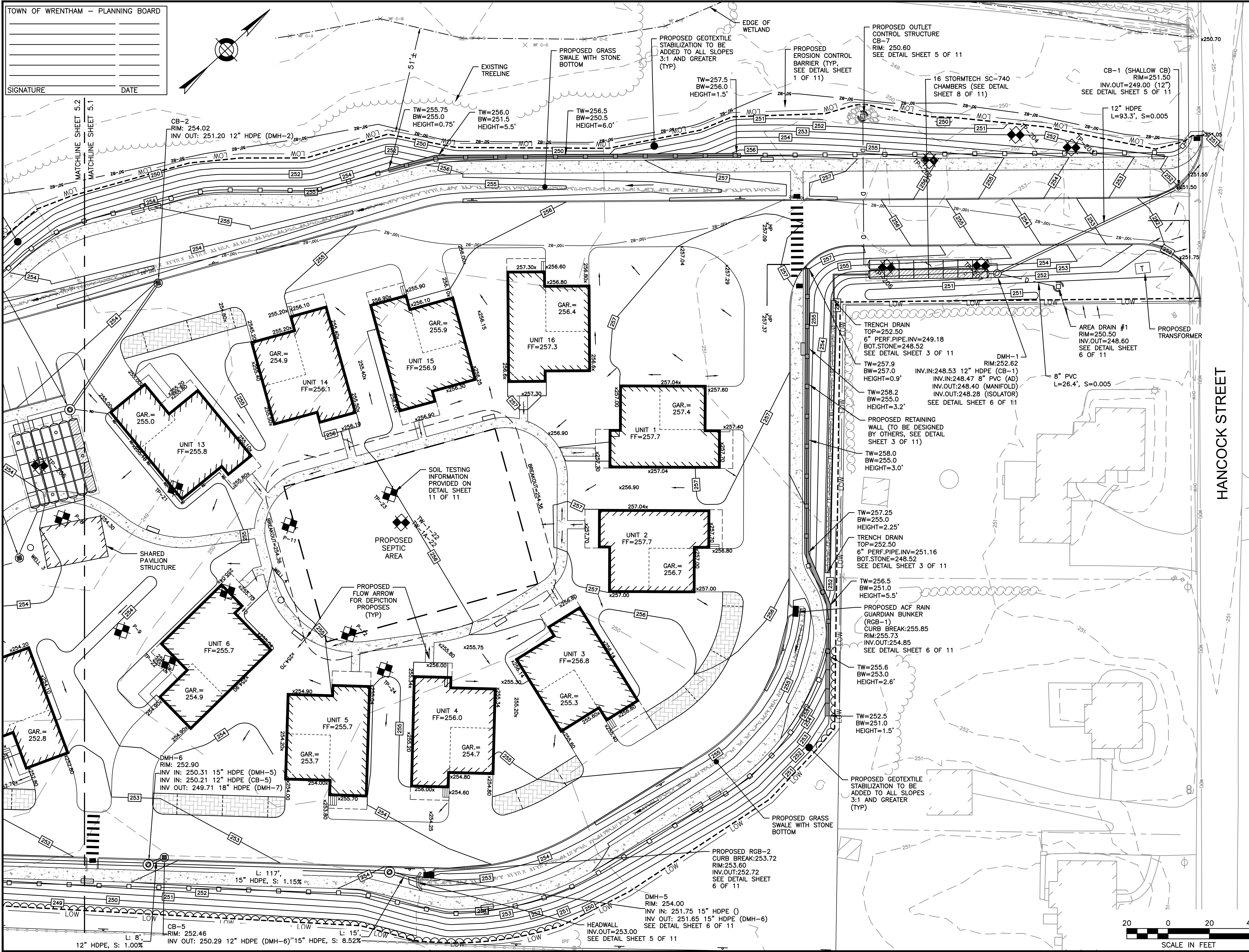
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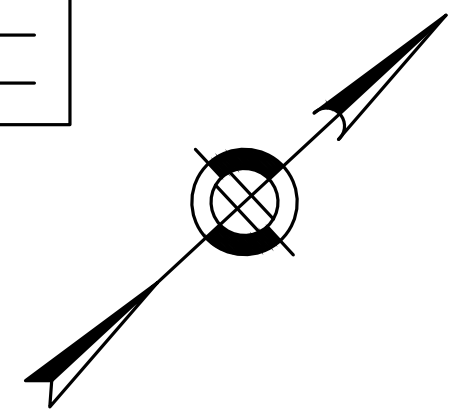
**GRADING AND DRAINAGE**  
 SHEET 1 OF 2

DATE:	APRIL 11, 2022
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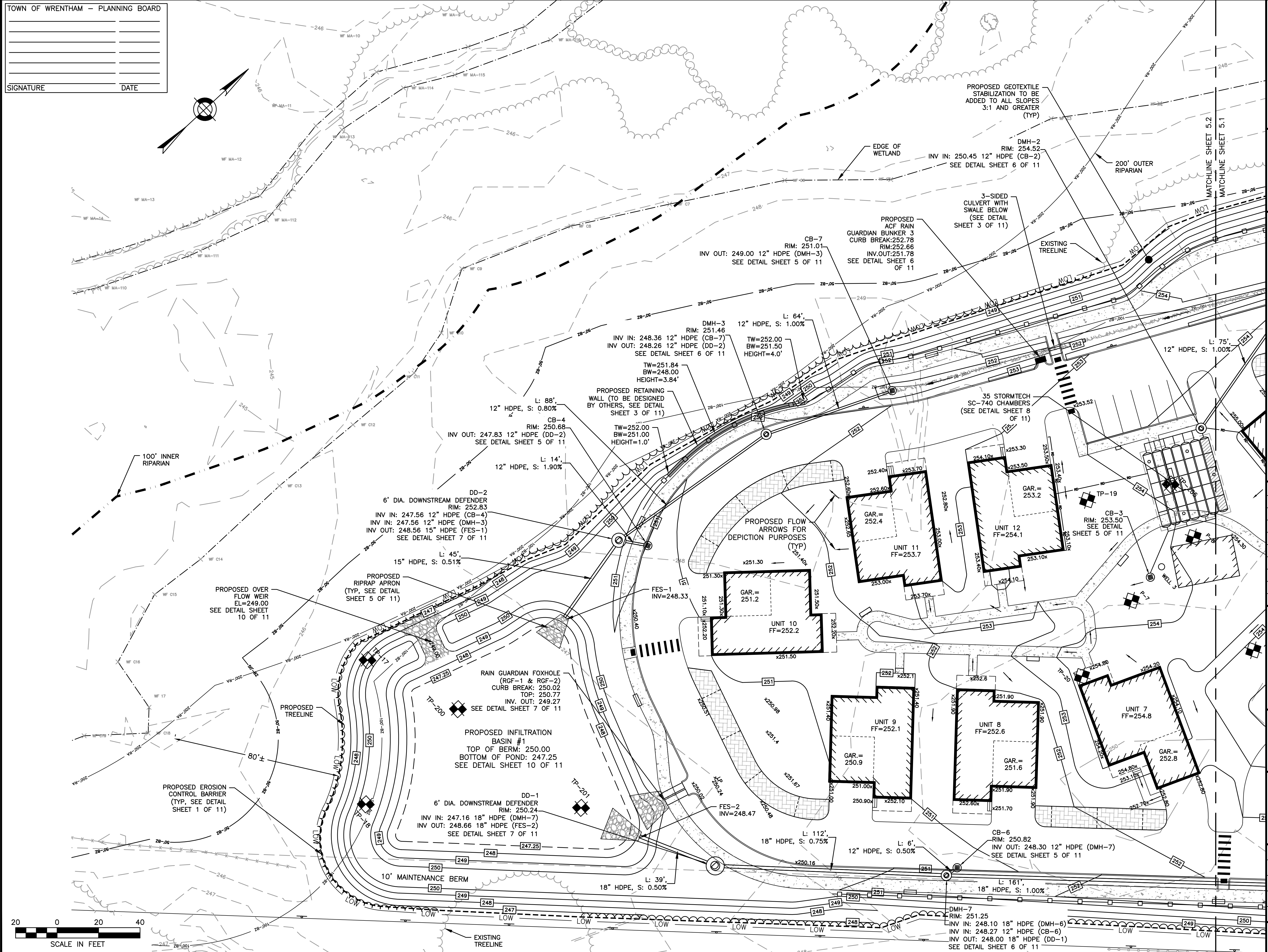
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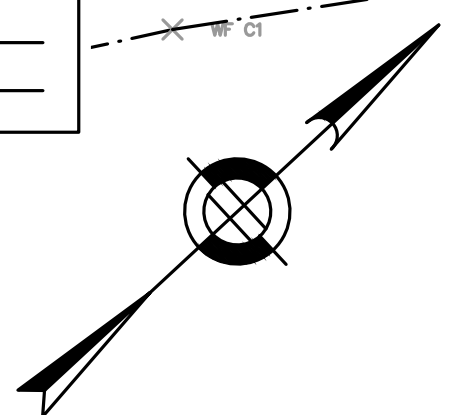
**SITE PLAN**

**GRADING AND DRAINAGE SHEET 2 OF 2**

DATE: APRIL 11, 2022  
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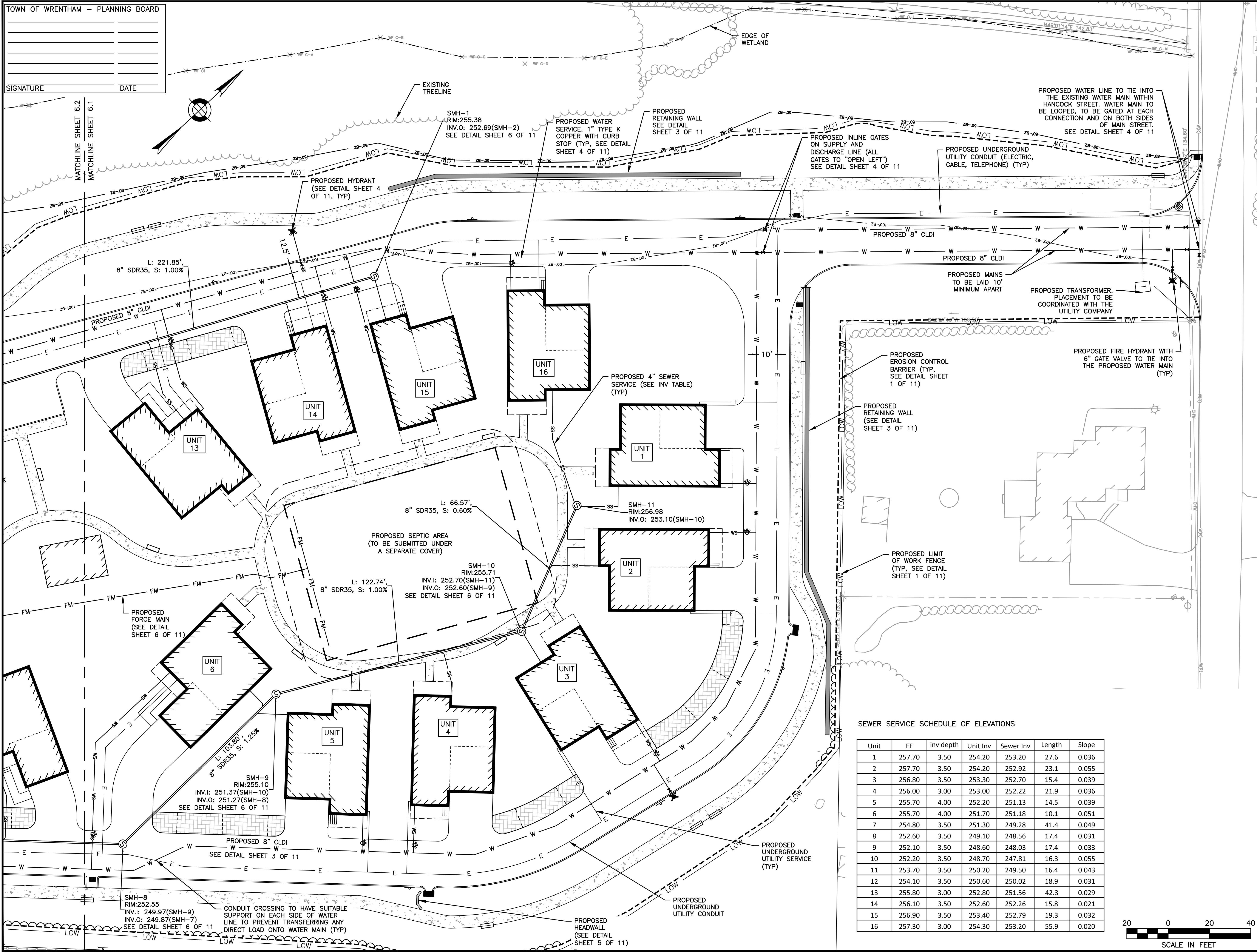
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SITE PLAN

UTILITY PLANS  
 SHEET 1 OF 2

DATE: APRIL 11, 2022  
 PROJECT NUMBER: 19227.01  
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 SHEET 19 OF 39



SEWER SERVICE SCHEDULE OF ELEVATIONS

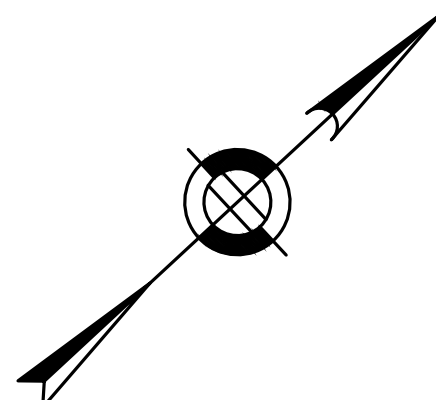
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2	257.70	3.50	254.20	252.92	23.1	0.055
3	256.80	3.50	253.30	252.70	15.4	0.039
4	256.00	3.00	253.00	252.22	21.9	0.036
5	255.70	4.00	252.20	251.13	14.5	0.039
6	255.70	4.00	251.70	251.18	10.1	0.051
7	254.80	3.50	251.30	249.28	41.4	0.049
8	252.60	3.50	249.10	248.56	17.4	0.031
9	252.10	3.50	248.60	248.03	17.4	0.033
10	252.20	3.50	248.70	247.81	16.3	0.055
11	253.70	3.50	250.20	249.50	16.4	0.043
12	254.10	3.50	250.60	250.02	18.9	0.031
13	255.80	3.00	252.80	251.56	42.3	0.029
14	256.10	3.50	252.60	252.26	15.8	0.021
15	256.90	3.50	253.40	252.79	19.3	0.032
16	257.30	3.00	254.30	253.20	55.9	0.020



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Unit	FF	Inv depth	Unit Inv	Sewer Inv	Length	Slope
1	257.70	3.50	254.20	253.20	27.6	0.036
2	257.70	3.50	254.20	252.92	23.1	0.055
3	256.80	3.50	253.30	252.70	15.4	0.039
4	256.00	3.00	253.00	252.22	21.9	0.036
5	255.70	4.00	252.20	251.13	14.5	0.039
6	255.70	4.00	251.70	251.18	10.1	0.051
7	254.80	3.50	251.30	249.28	41.4	0.049
8	252.60	3.50	249.10	248.56	17.4	0.031
9	252.10	3.50	248.60	248.03	17.4	0.033
10	252.20	3.50	248.70	247.81	16.3	0.055
11	253.70	3.50	250.20	249.50	16.4	0.043
12	254.10	3.50	250.60	250.02	18.9	0.031
13	255.80	3.00	252.80	251.56	42.3	0.029
14	256.10	3.50	252.60	252.26	15.8	0.021
15	256.90	3.50	253.40	252.79	19.3	0.032
16	257.30	3.00	254.30	253.20	55.9	0.020



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SITE PLAN

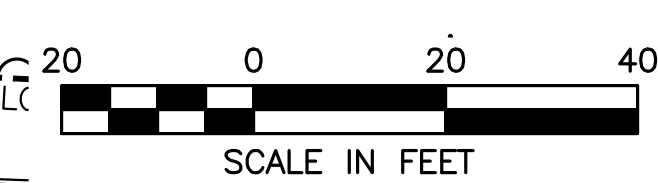
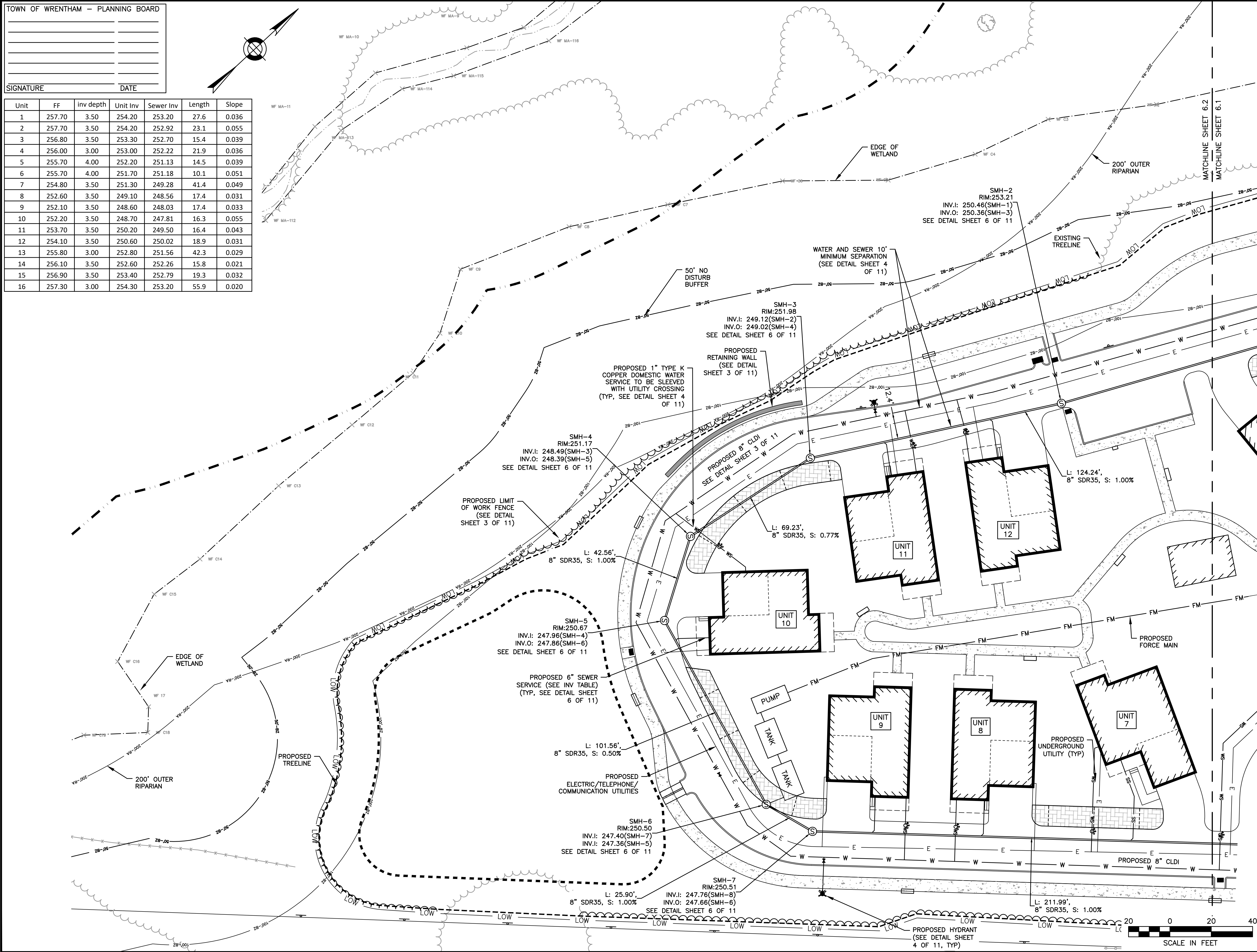
UTILITY PLAN  
 SHEET 2 OF 2

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SHEET 20 OF 39

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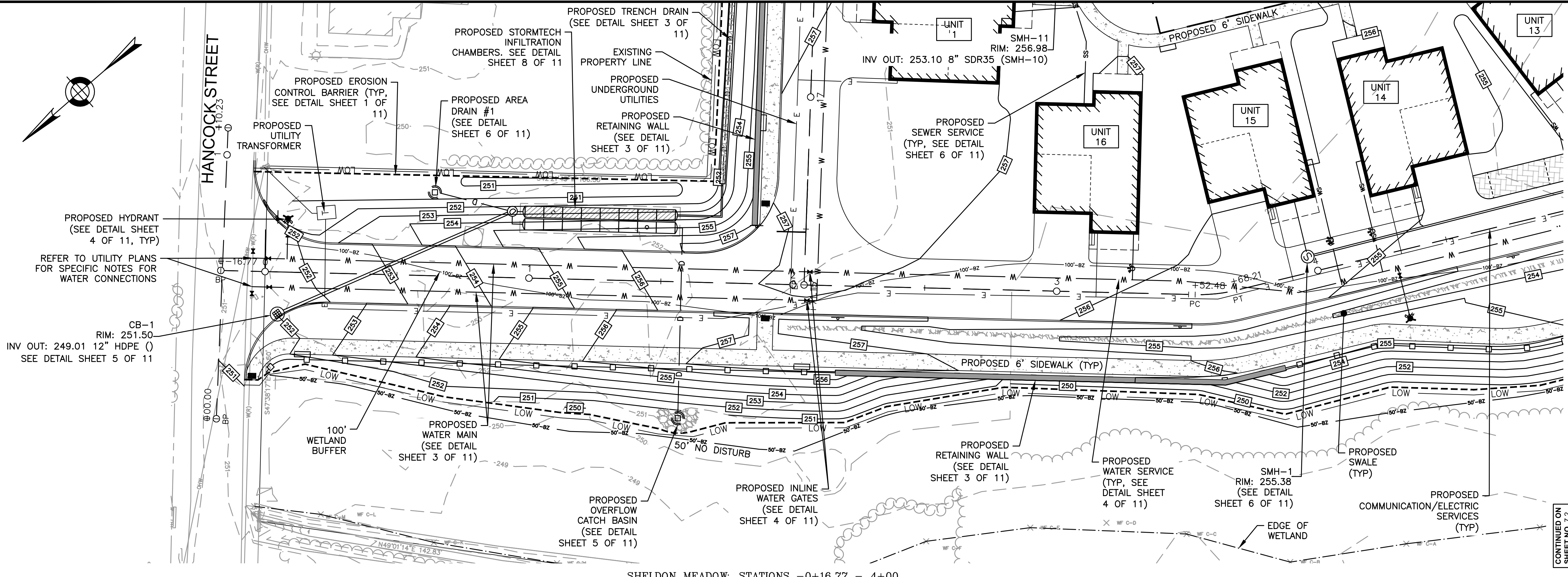
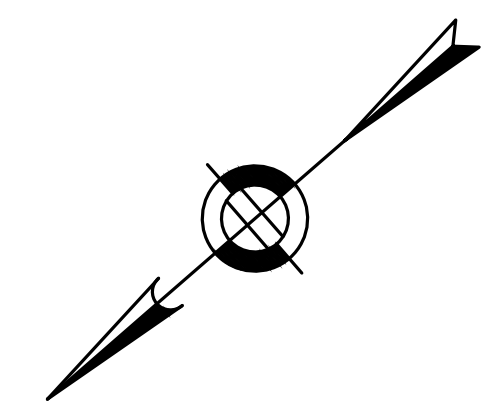




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SHELDON MEADOW: STATIONS -0+16.77 - 4+00

CONTINUED ON SHEET NO. 1.2

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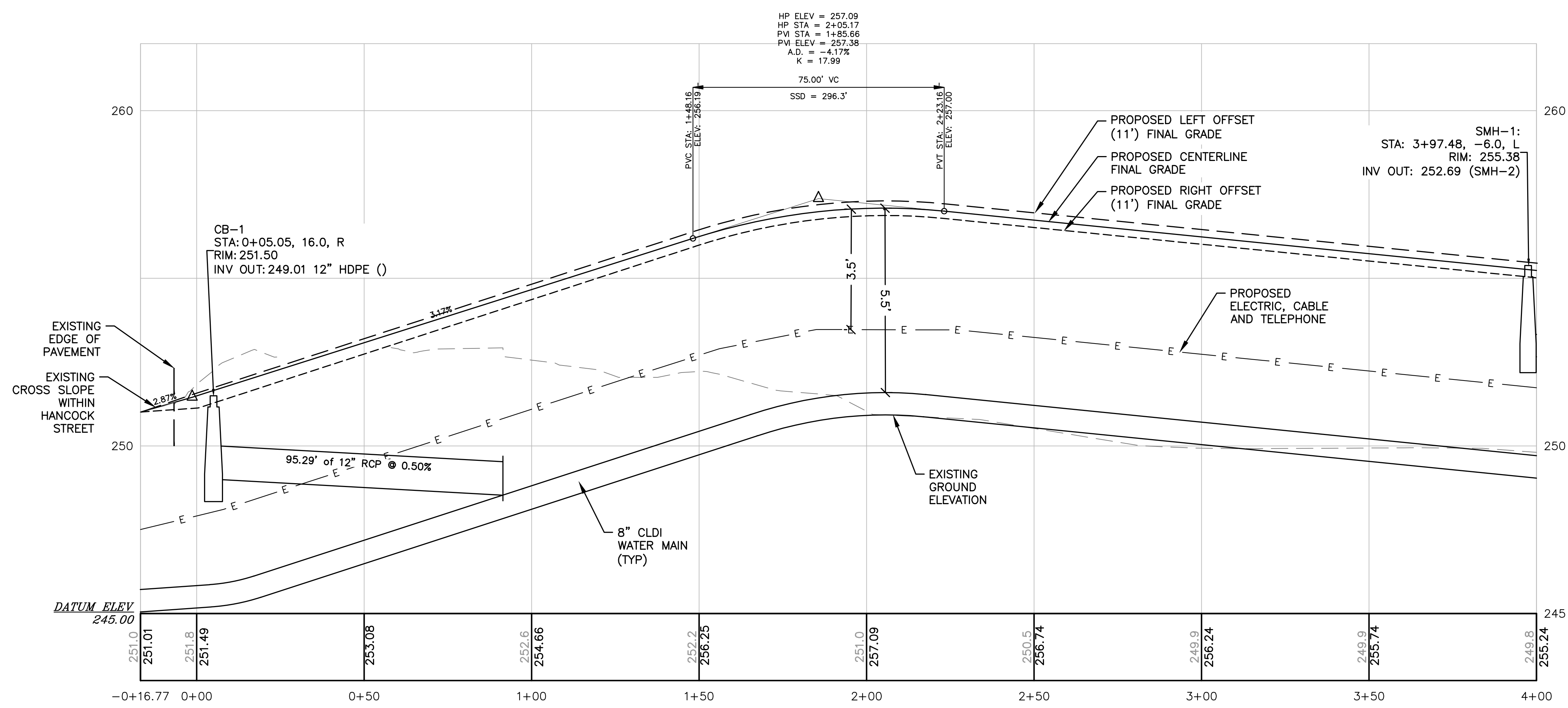


SITE PLAN

**PLAN AND PROFILE SHEET 1 OF 4**

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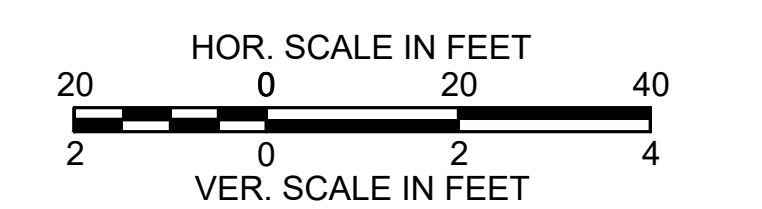
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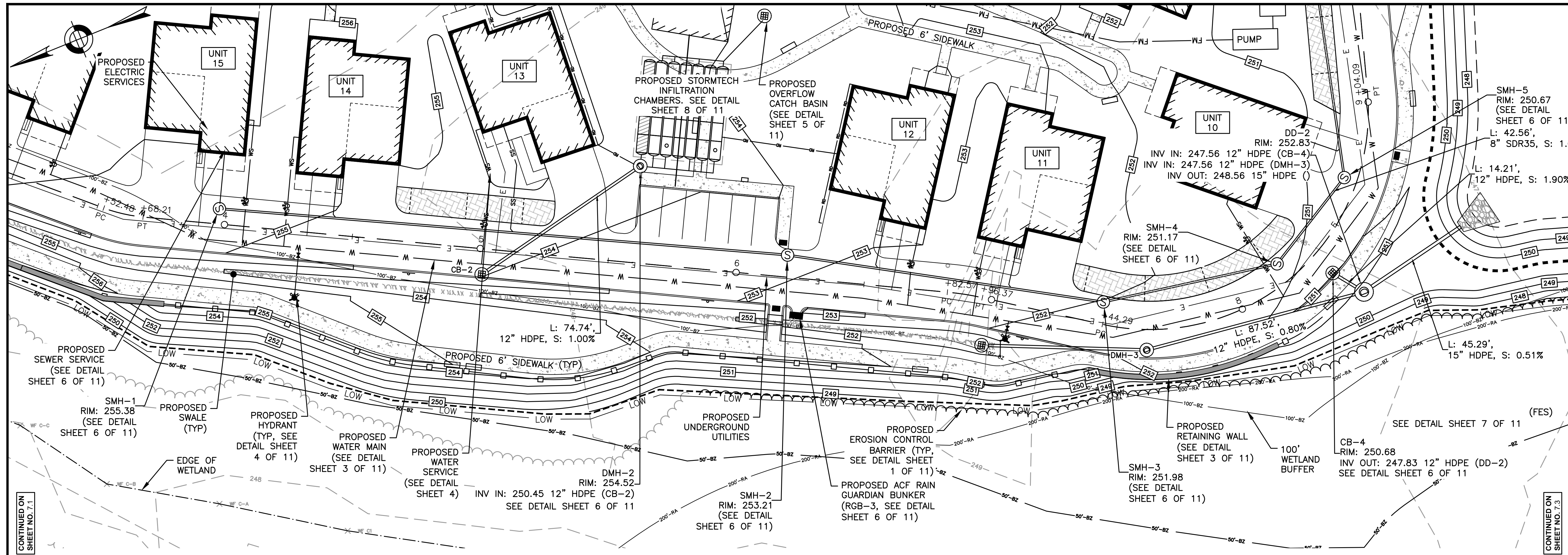
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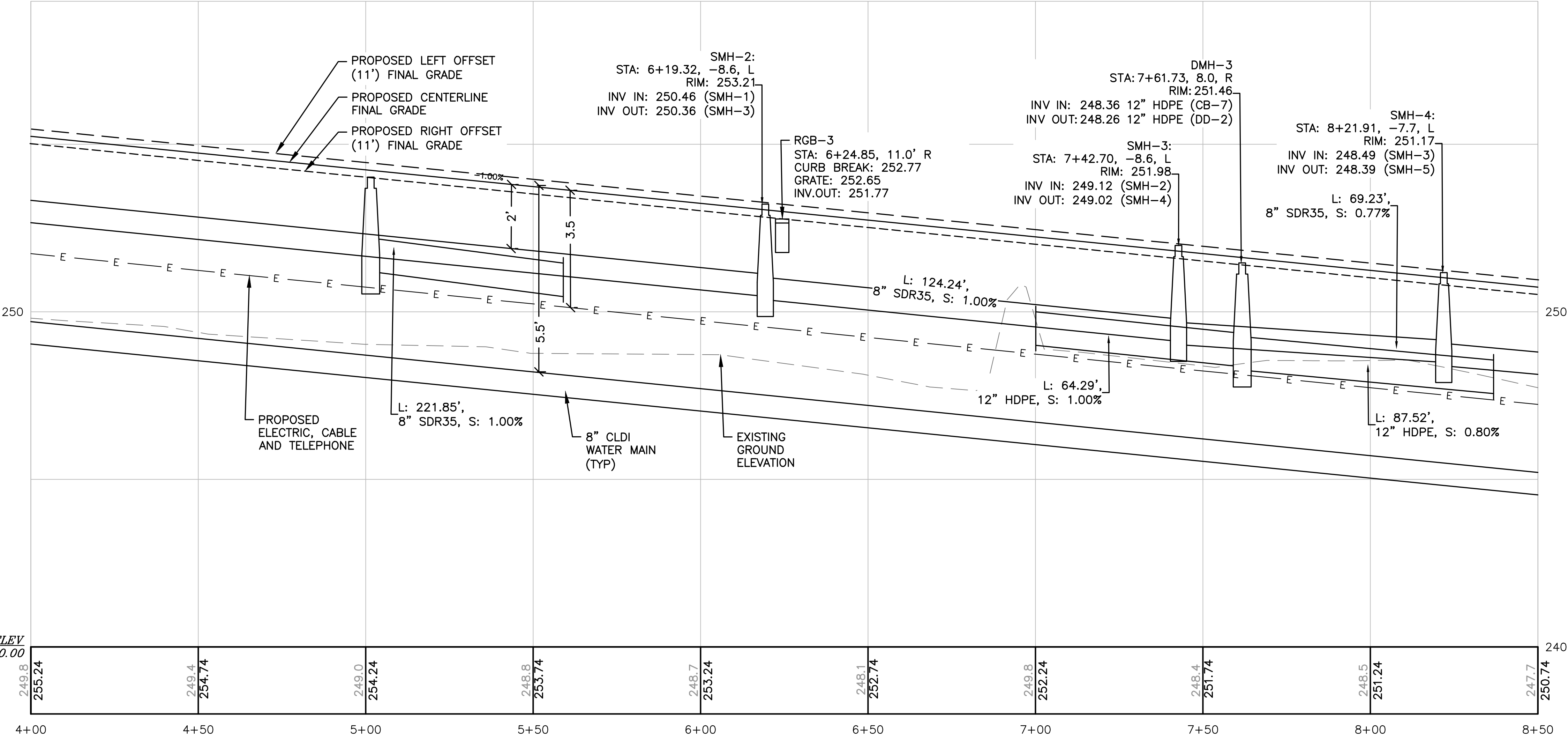
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SHELDON MEADOW: STATIONS 4+00 - 8+50

CONTINUED ON SHEET NO. 7.1

CONTINUED ON SHEET NO. 7.3



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SITE PLAN

**PLAN AND PROFILE**  
**SHEET 2 OF 4**

DATE:	APRIL 11, 2022
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HOR. SCALE IN FEET  
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 2 0 2 4  
 VER. SCALE IN FEET

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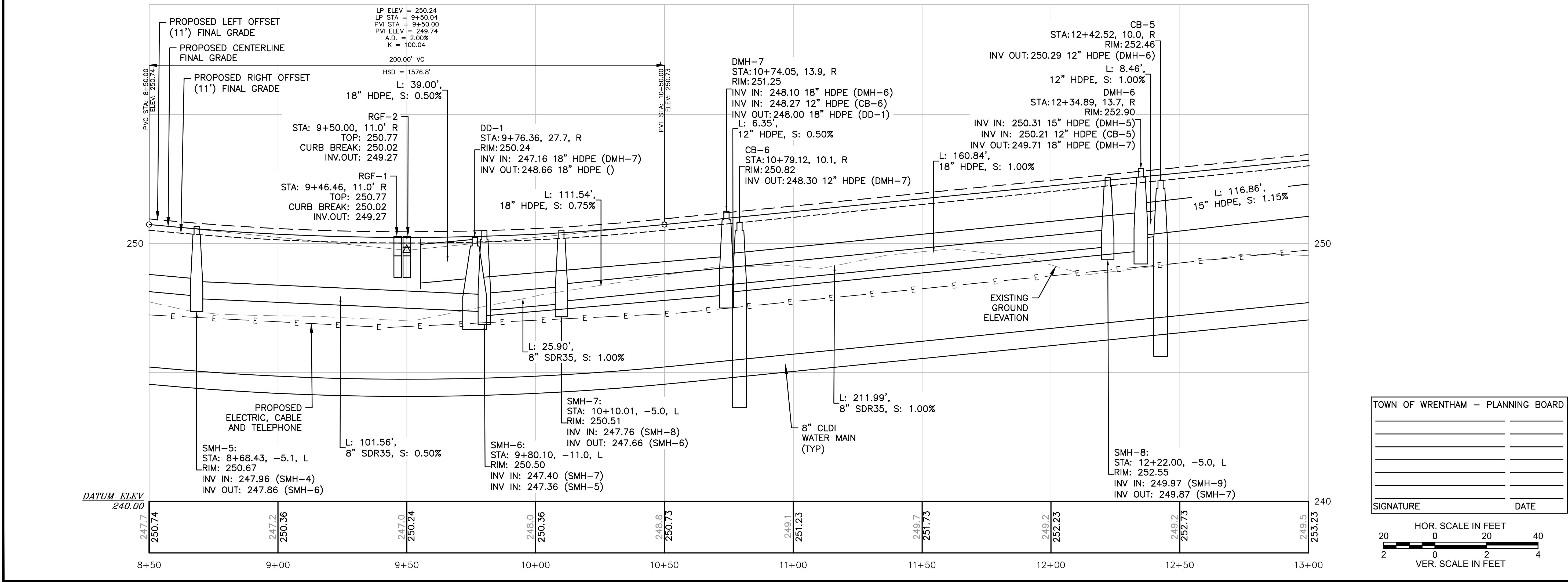
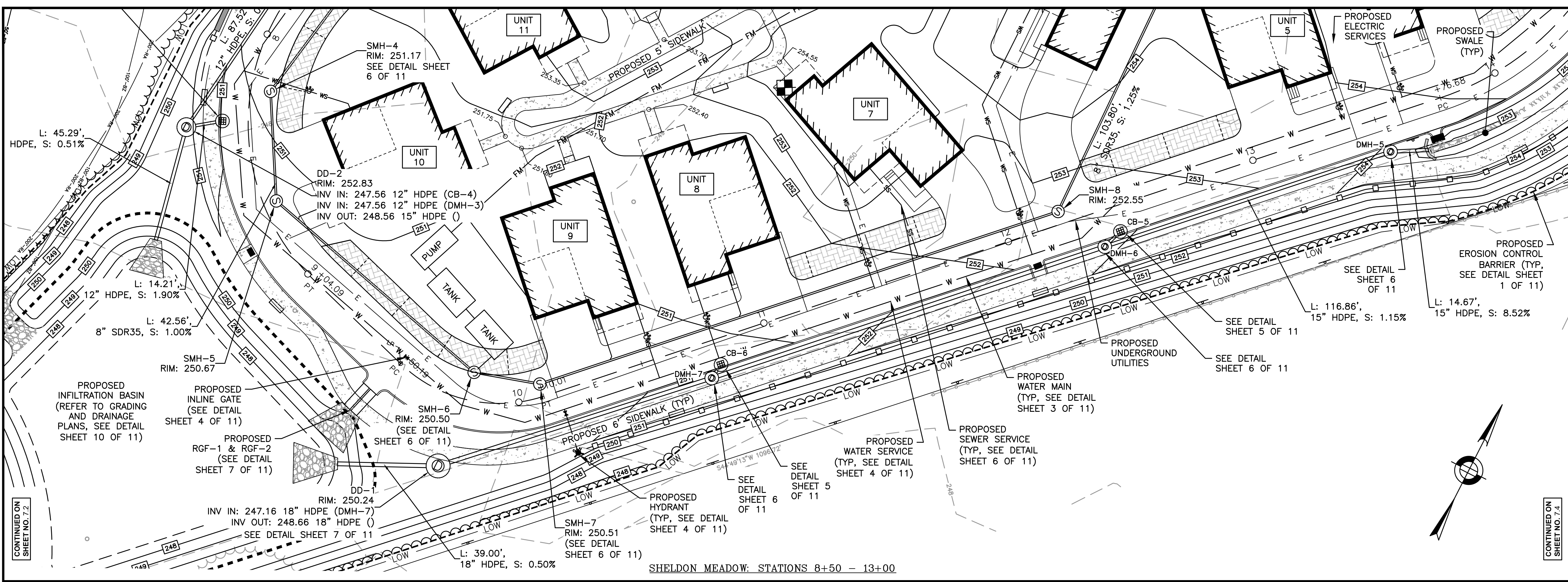


SITE PLAN

**PLAN AND PROFILE SHEET 3 OF 4**

DATE: APRIL 11, 2022  
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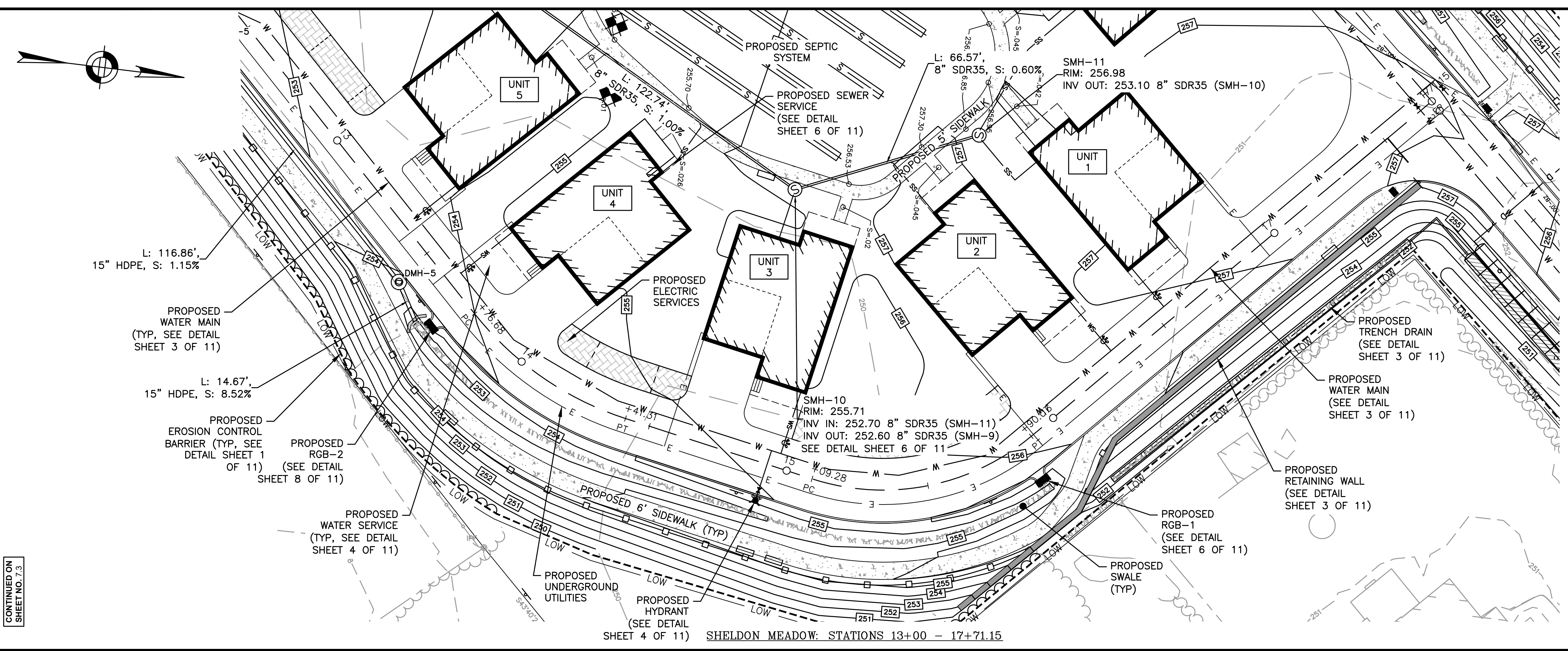
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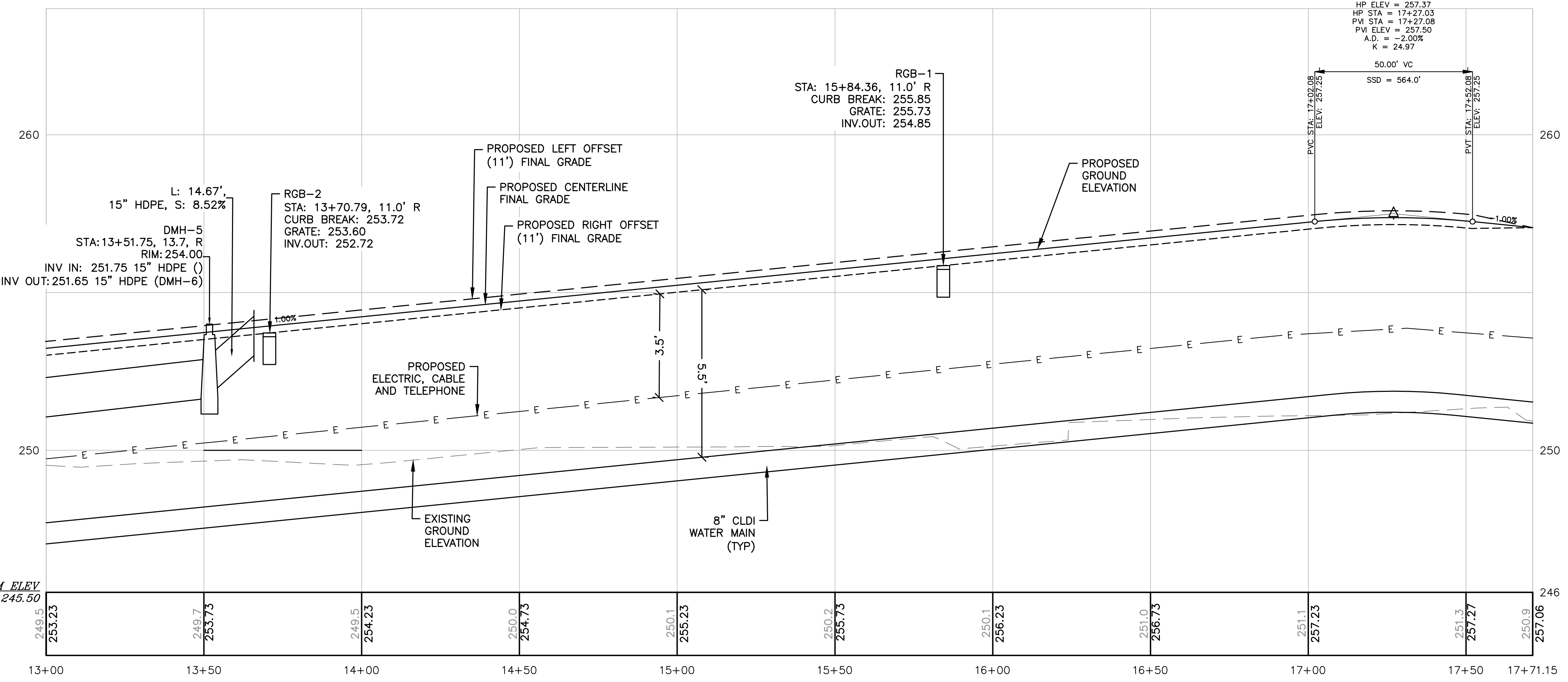


SHELDON MEADOW: STATIONS 13+00 - 17+71.15

CONTINUED ON SHEET NO. 7.3

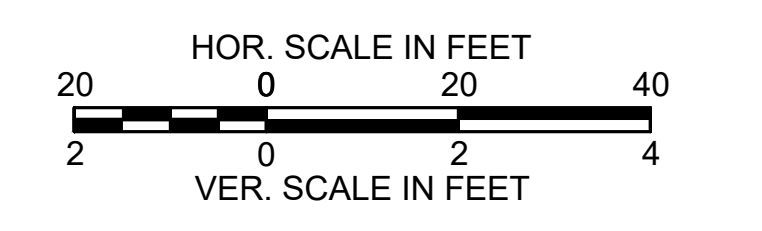
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TOWN OF WRENTHAM - PLANNING BOARD

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SITE PLAN

**PLAN AND PROFILE**  
**SHEET 4 OF 4**

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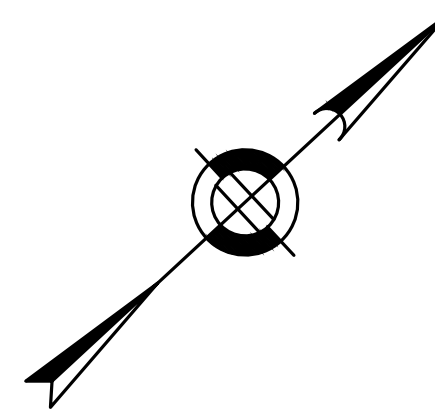
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TOWN OF WRENTHAM - PLANNING BOARD

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 \_\_\_\_\_

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**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 MOWED UNTIL ACCEPTED.
7. CONSERVATION SEED MIX AREA TO BE WATERED IF NECESSARY FOR ESTABLISHMENT

**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 SEEDDED.

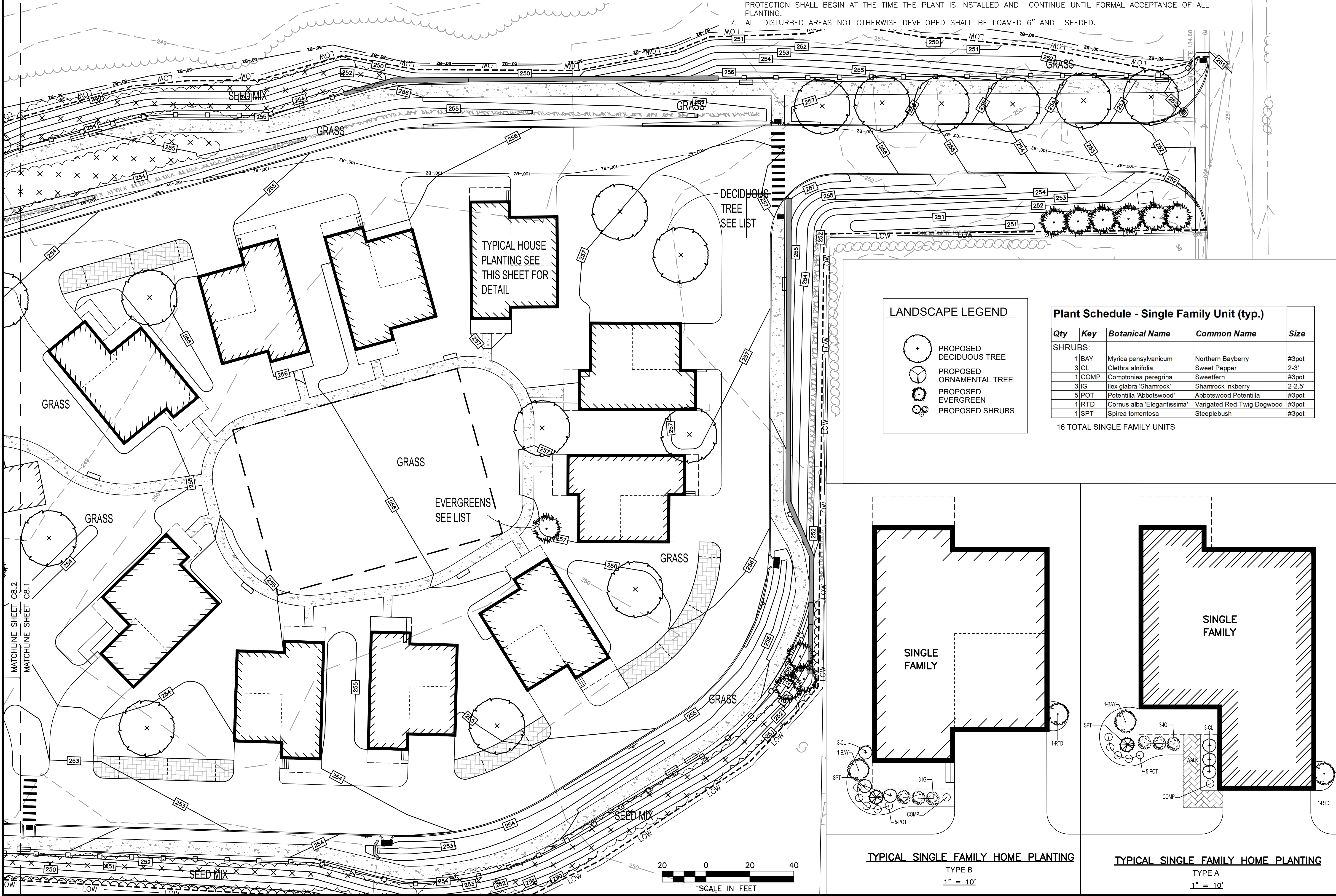
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 NORFOLK COUNTY

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TYPICAL HOUSE  
 PLANTING SEE  
 THIS SHEET FOR  
 DETAIL

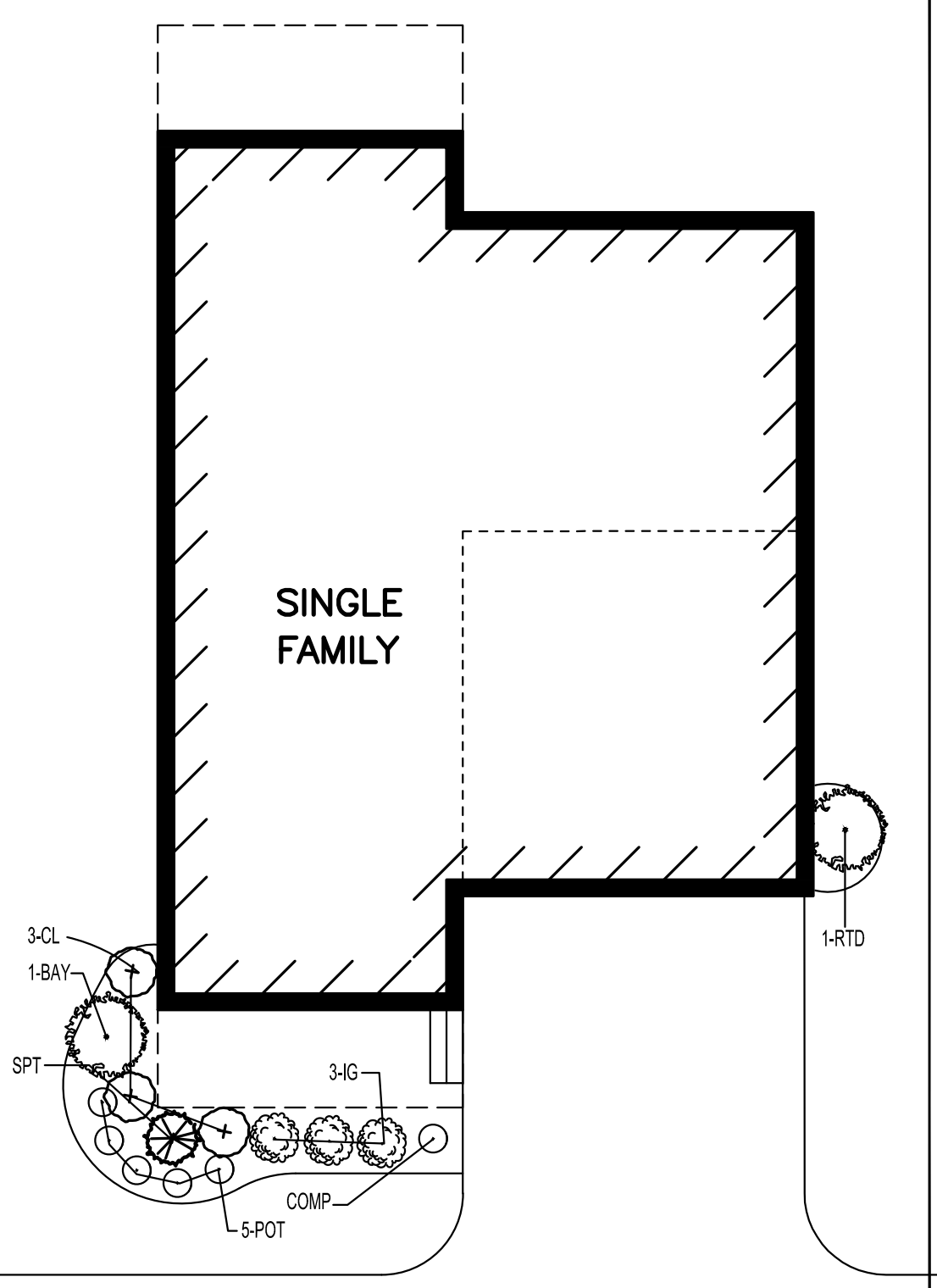
**LANDSCAPE LEGEND**

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

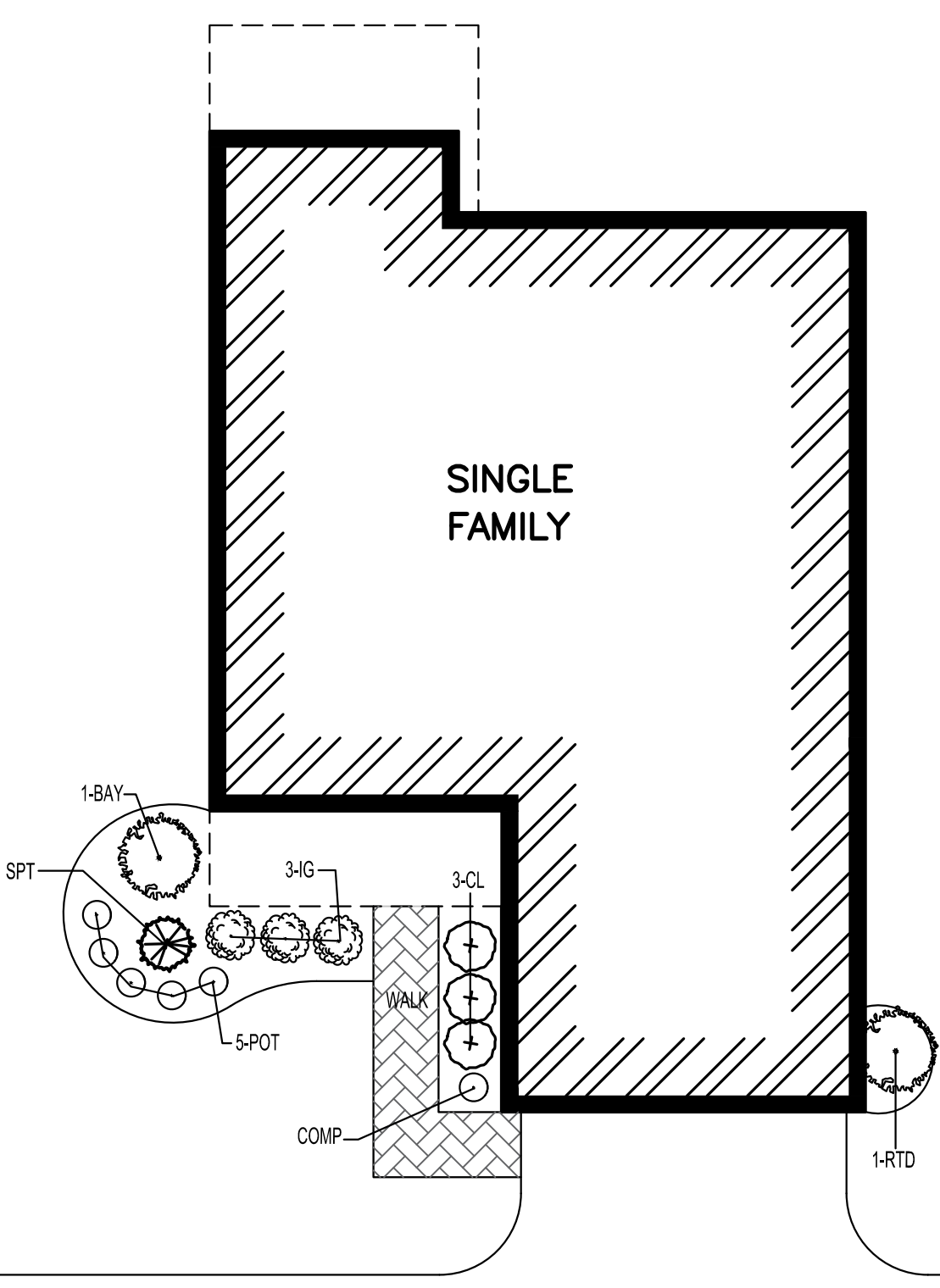
**Plant Schedule - Single Family Unit (typ.)**

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

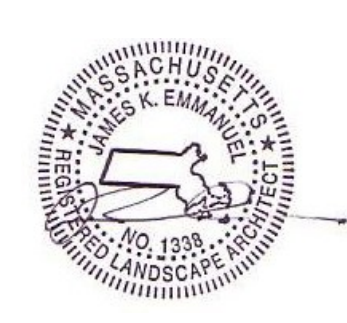
16 TOTAL SINGLE FAMILY UNITS



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



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



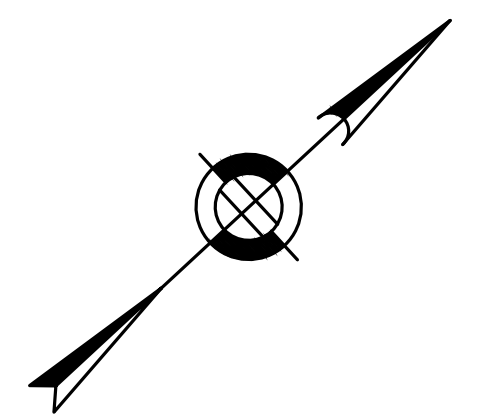
SITE PLAN

**LANDSCAPE PLAN**  
 1 OF 2

DATE:	APRIL 11, 2022
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SHEET 25 OF 39	

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DECIDUOUS TREE PLANTINGS 26 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

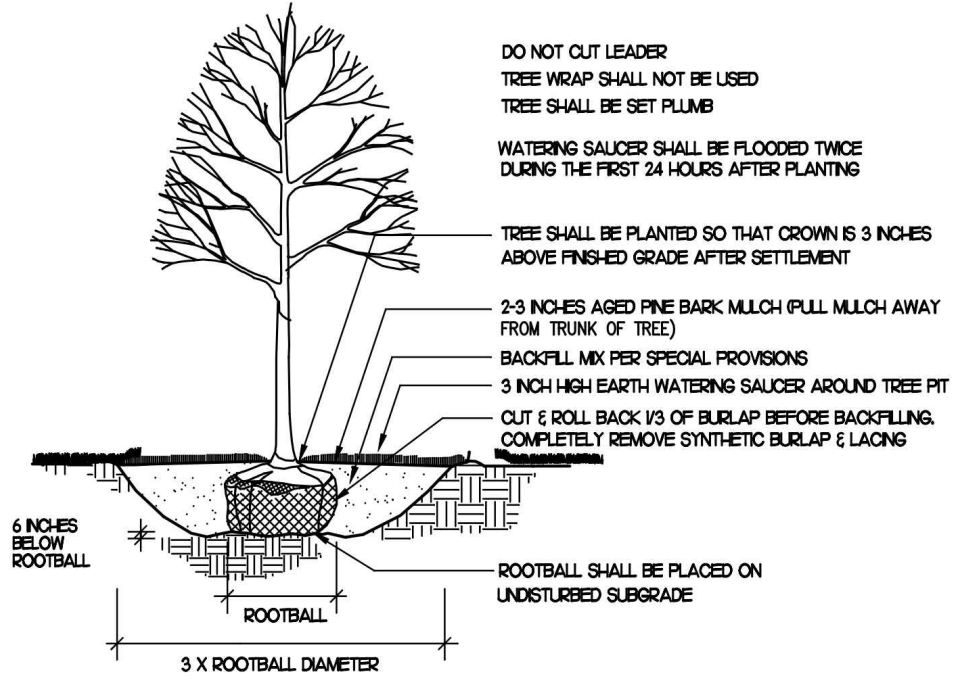
EVERGREEN TREE OPTIONS:

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

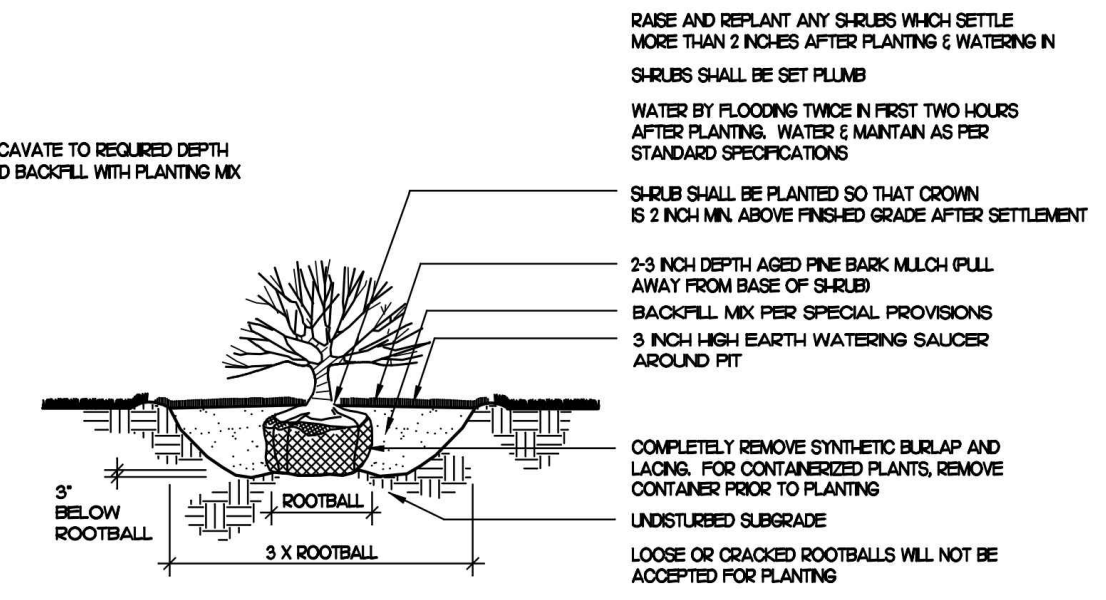
25 TOTAL

Conservation Seed Mix (SEED MIX)

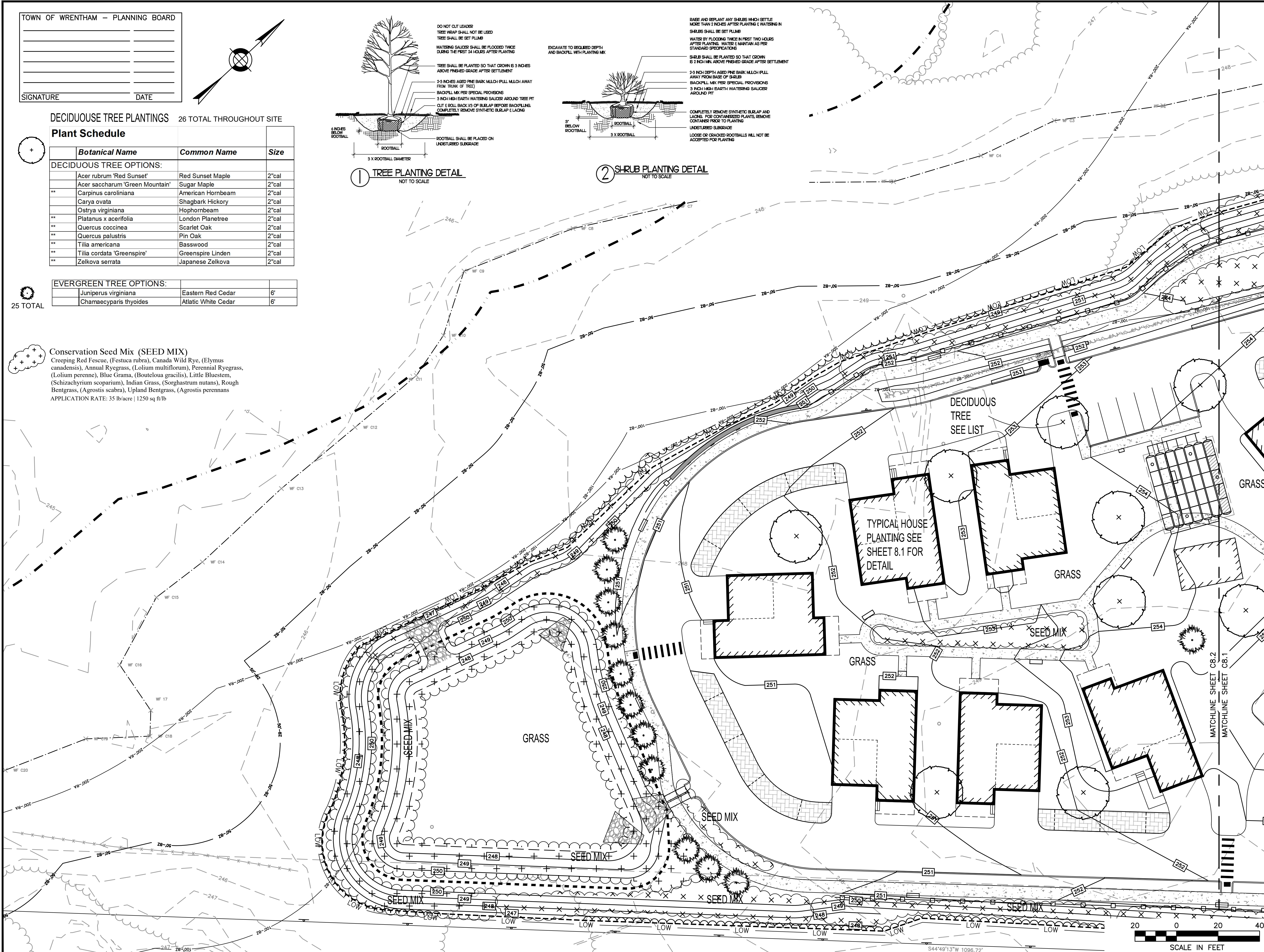
Creeping Red Fescue, (Festuca rubra), Canada Wild Rye, (Elymus canadensis), Annual Ryegrass, (Lolium multiflorum), Perennial Ryegrass, (Lolium perenne), Blue Grama, (Bouteloua gracilis), Little Bluestem, (Schizachyrium scoparium), Indian Grass, (Sorghastrum nutans), Rough Bentgrass, (Agrostis scabra),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



1 TREE PLANTING DETAIL NOT TO SCALE



2 SHRUB PLANTING DETAIL NOT TO SCALE

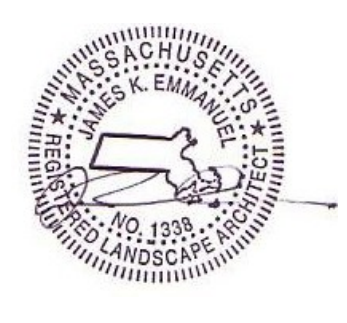


PREPARED FOR:  
SHELDON MEADOW  
480 TURNPIKE STREET  
SOUTH EASTON, MA 02375

**SHELDON MEADOW**  
20 HANCOCK STREET  
WRENTHAM, MA 02093  
NORFOLK COUNTY

REVISIONS:

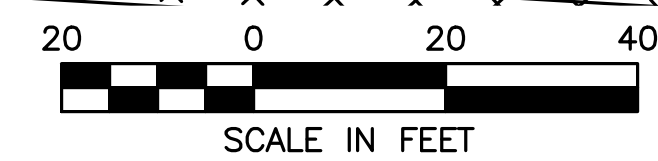
NO	BY	DATE	DESCRIPTION
1	KL	9/13/22	PEER REVIEW
2	KL	11/11/22	PEER REVIEW



SITE PLAN

LANDSCAPE PLAN  
2 OF 2

DATE:	APRIL 11, 2022
PROJECT NUMBER:	19227.01
DESIGNED BY:	KL/KF/MB
DRAWN BY:	KL/KF/MB
CHECKED BY:	KE
C8.2	
SHEET 26 OF 39	

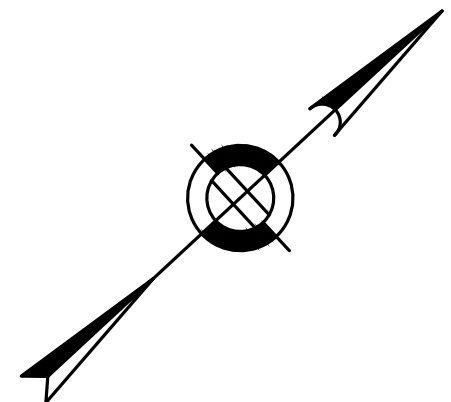


S44°49'13"W 1096.72'

TOWN OF WRENTHAM - PLANNING BOARD

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

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



**HOWARD STEIN HUDSON**  
 114 Turnpike Road, Suite 2C  
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PREPARED FOR:  
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 NORFOLK COUNTY

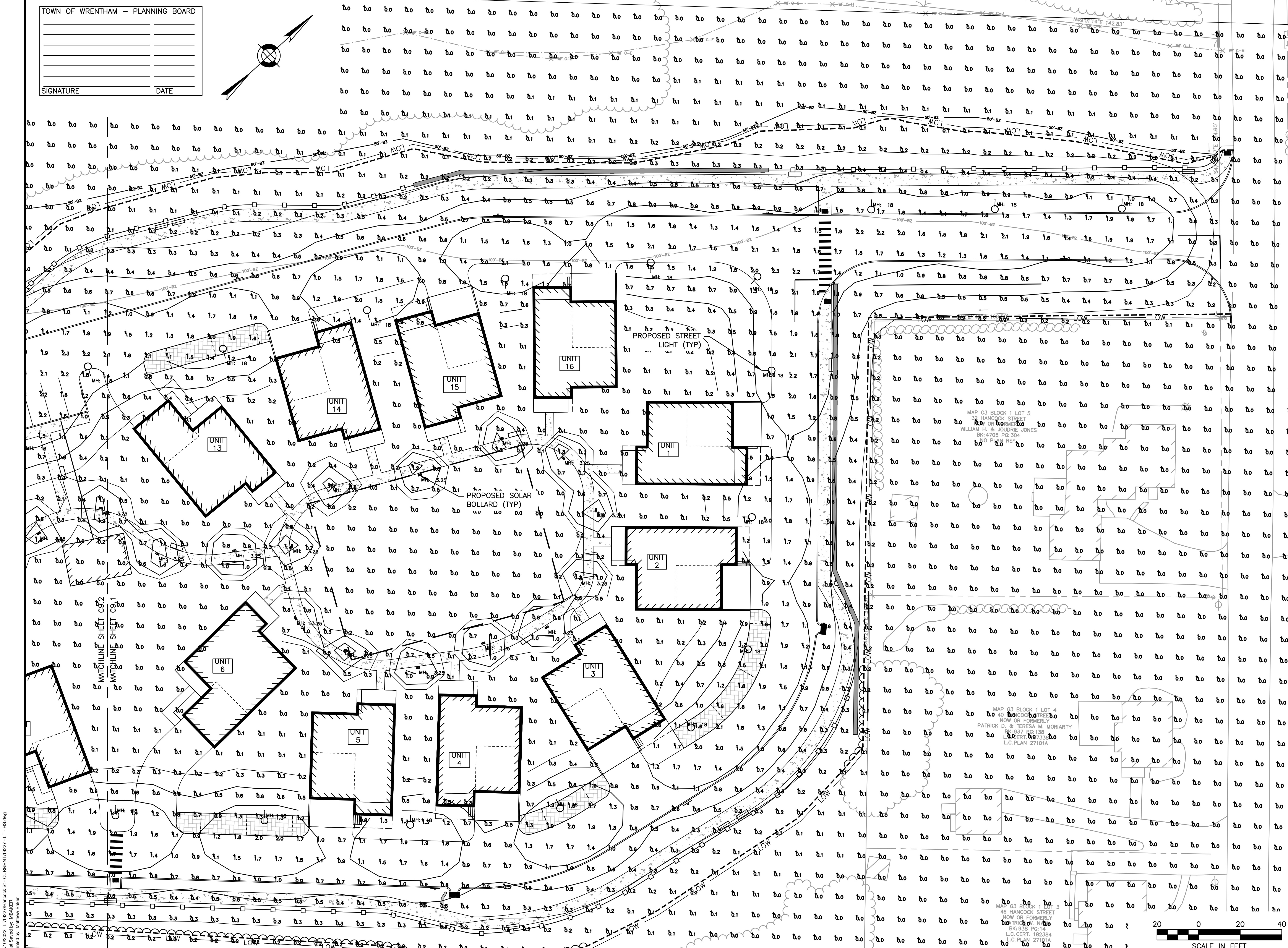
REVISIONS:

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

SITE PLAN

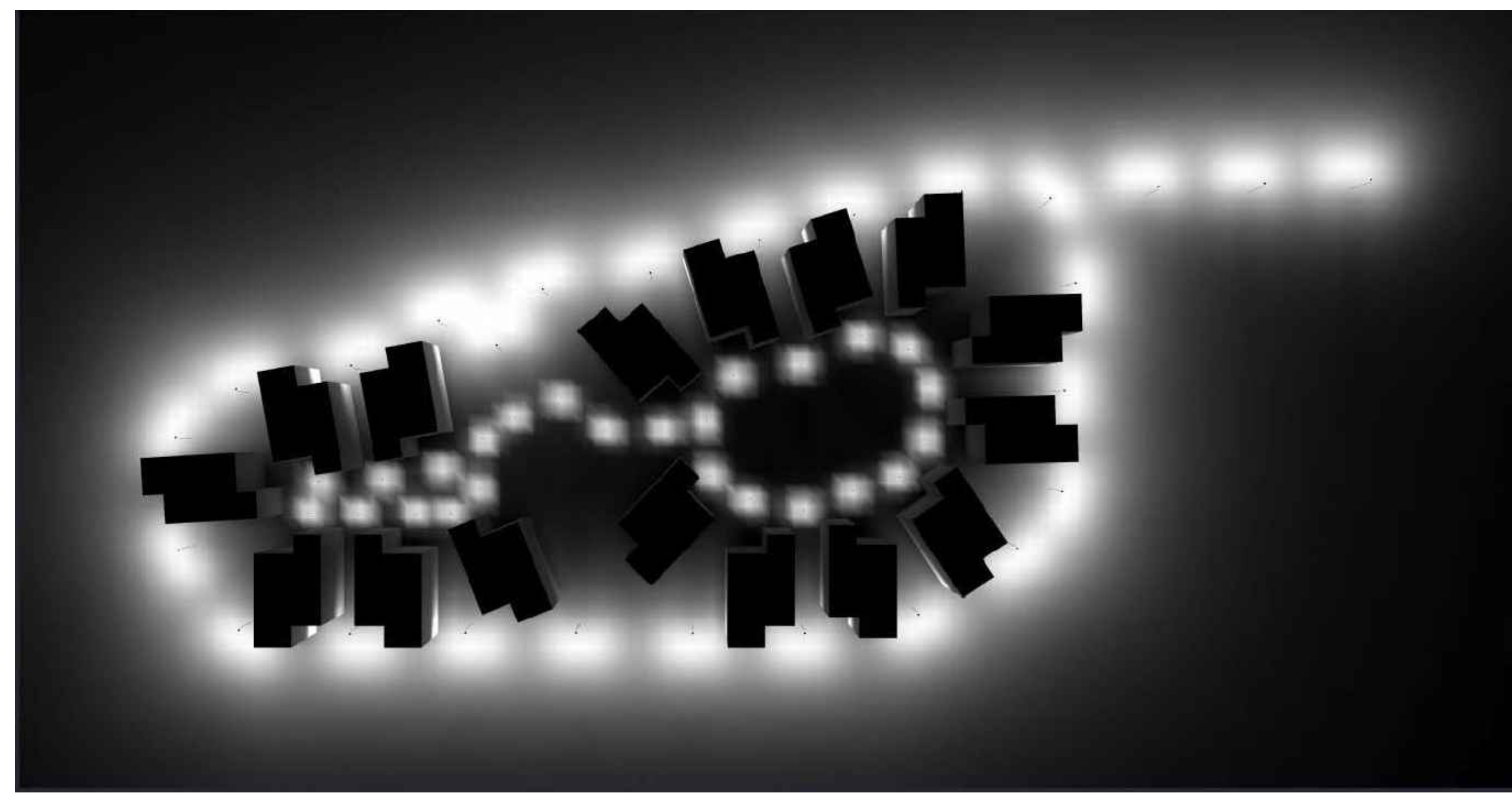
LIGHTING PLAN  
 1 OF 2

DATE: APRIL 11, 2022  
 PROJECT NUMBER: 19227.01  
 DESIGNED BY: KL/KF/MB  
 DRAWN BY: KL/KF/MB  
 CHECKED BY: KE  
 C9.1  
 SHEET 27 OF 39



1/10/2022 LT19227/Hancock St - CURRENT/19227 - LT - HS.dwg  
 Plot Saved by: MBANKER  
 Printed by: Matthew Baker





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SHELDON MEADOW  
 20 HANCOCK STREET  
 WRENTHAM, MA 02093  
 NORFOLK COUNTY

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

CALCULATION SUMMARY				
LABEL	UNITS	AVG	MIN	MAX
SITE	Fc	0.30	0.0	2.4



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

TOWN OF WRENTHAM - PLANNING BOARD

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

SITE PLAN

LIGHTING PLAN 2 OF 2

DATE: APRIL 11, 2022

PROJECT NUMBER: 19227.01

DESIGNED BY: KL/KF/MB

DRAWN BY: KL/KF/MB

CHECKED BY: KE

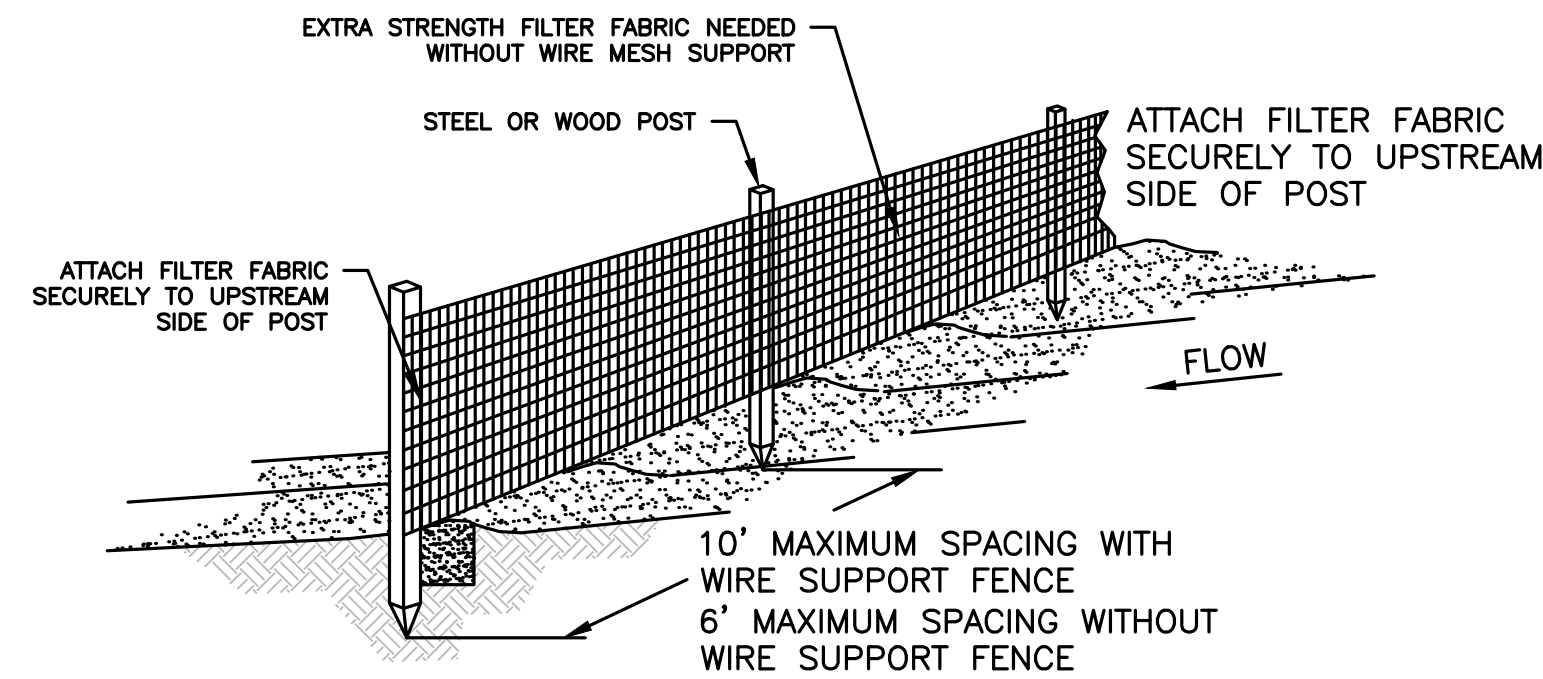
C9.2

SHEET 28 OF 39

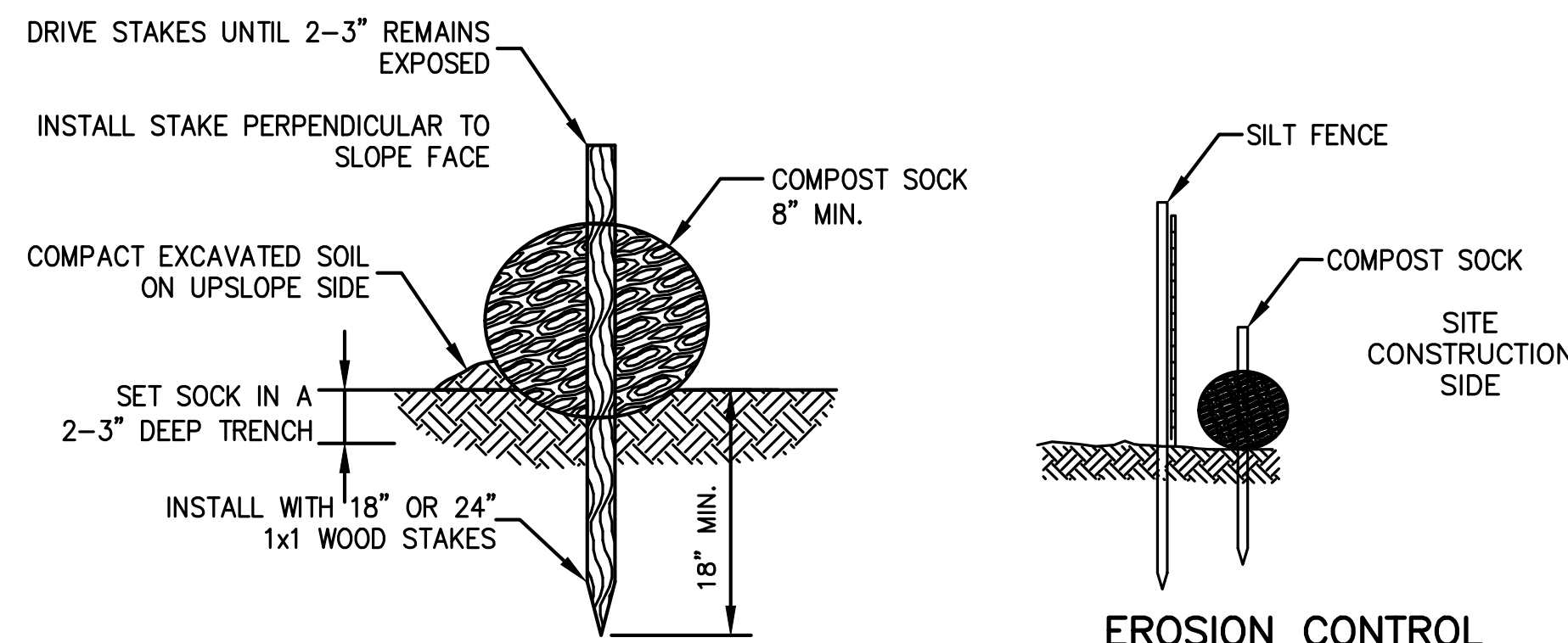
11/10/2022 L:\19227\Hancock SI - CURRENT\19227 - LT - HS.dwg  
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**GENERAL CONSTRUCTION SEQUENCE**

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

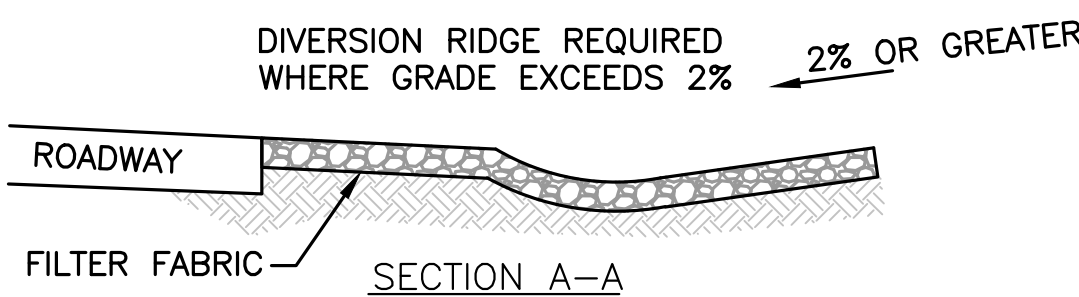
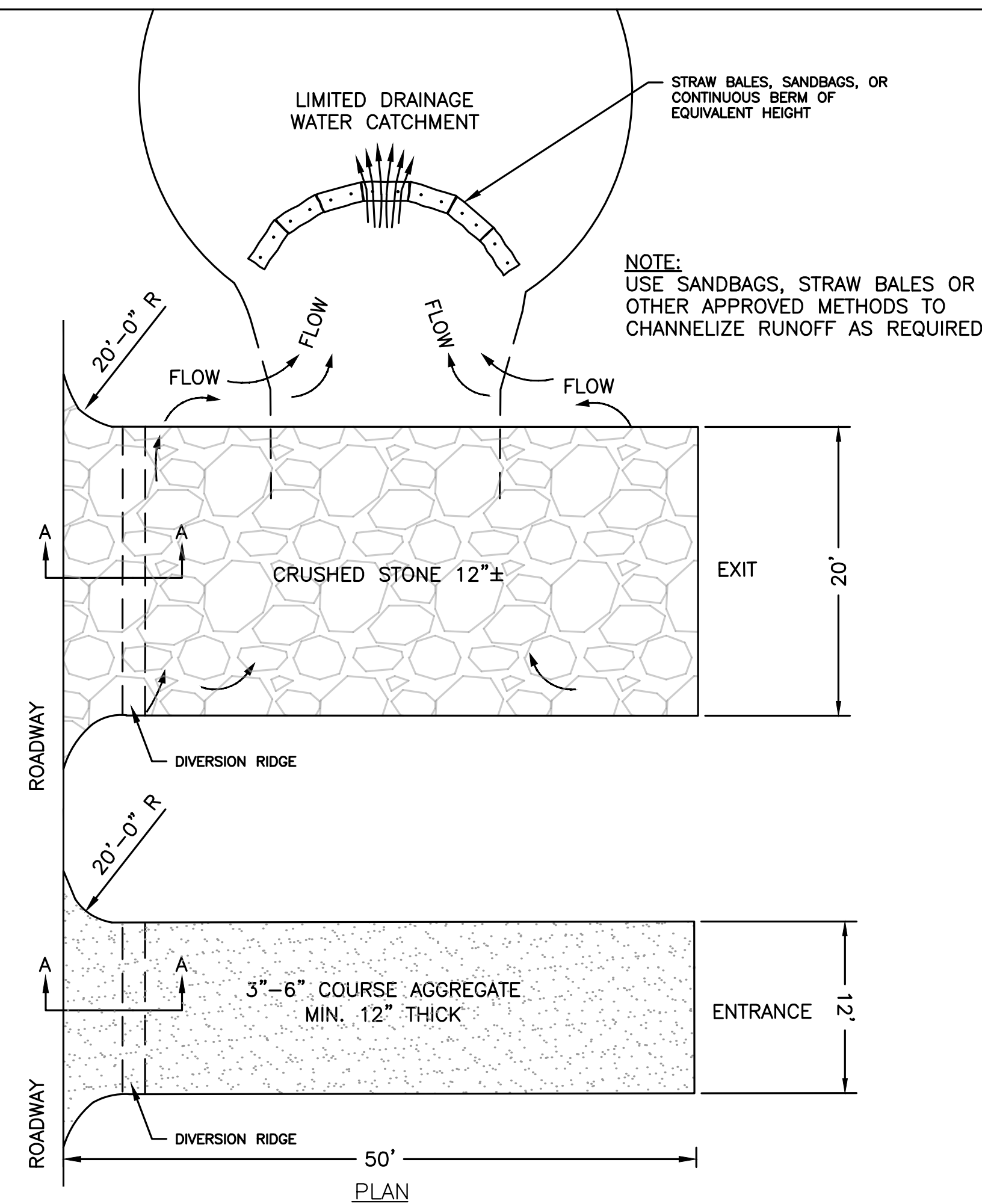
**NOTES (GENERAL):**

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.

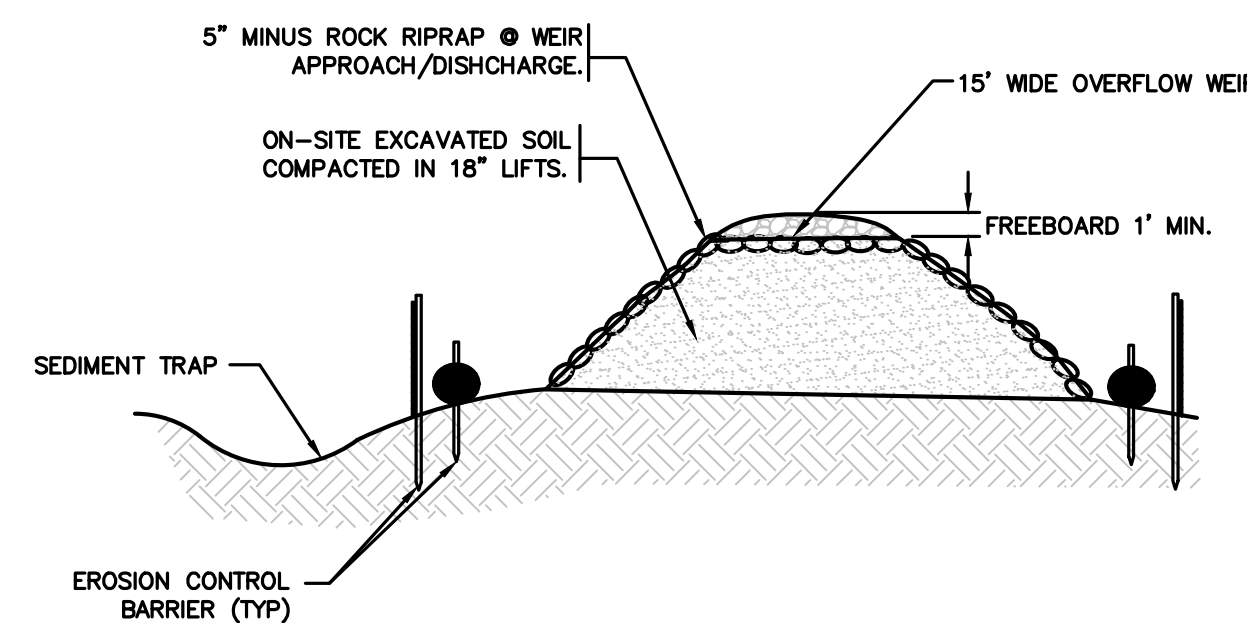
**EROSION CONTROL BARRIER**  
NOT TO SCALE



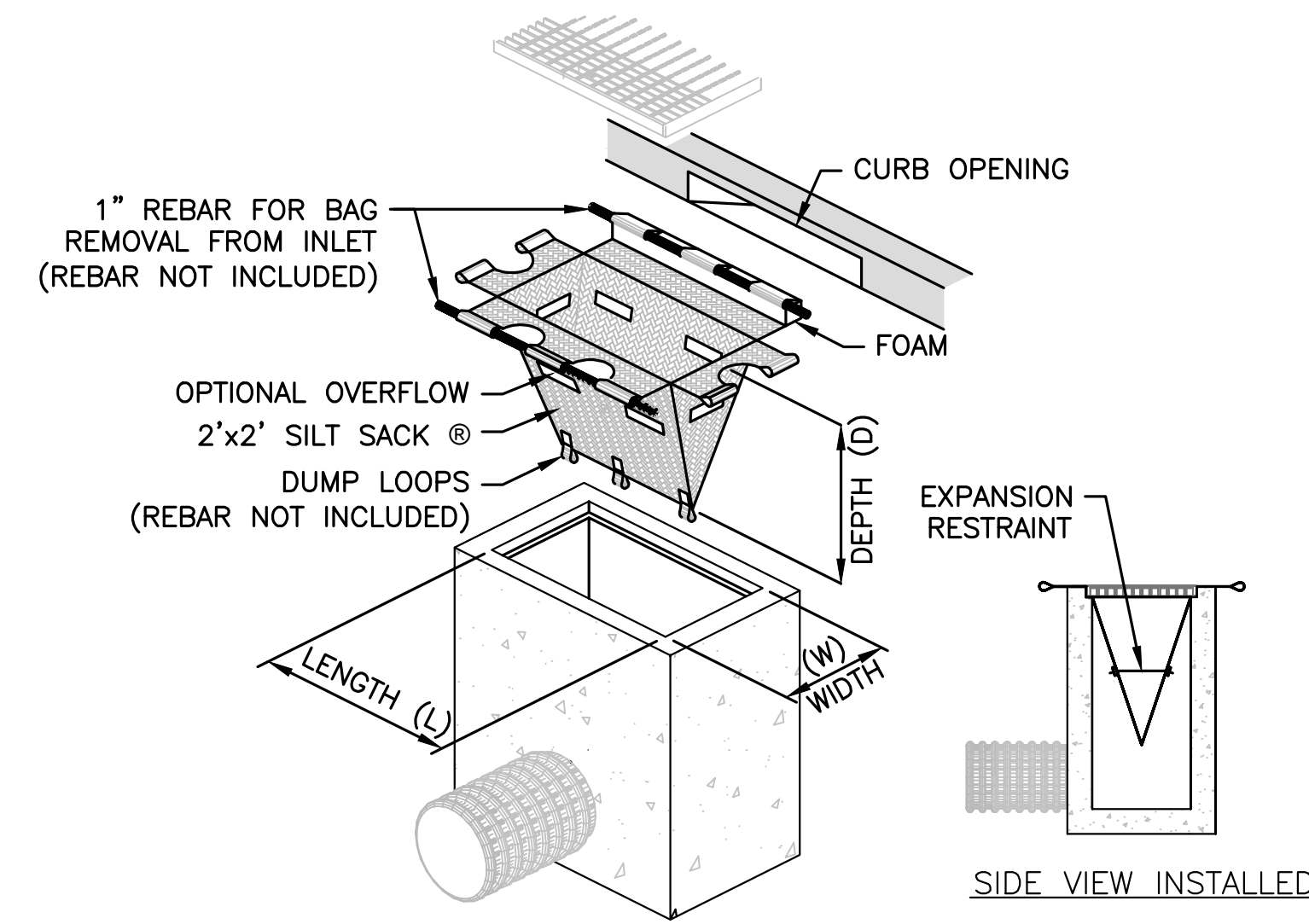
**NOTES:**

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. TEMPORARY CONSTRUCTION ENTRANCE/EXIT SHALL BE APPLIED WHERE NECESSARY TO KEEP PUBLIC WAYS FREE OF SEDIMENT INCLUDING STAGING AREAS.
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.

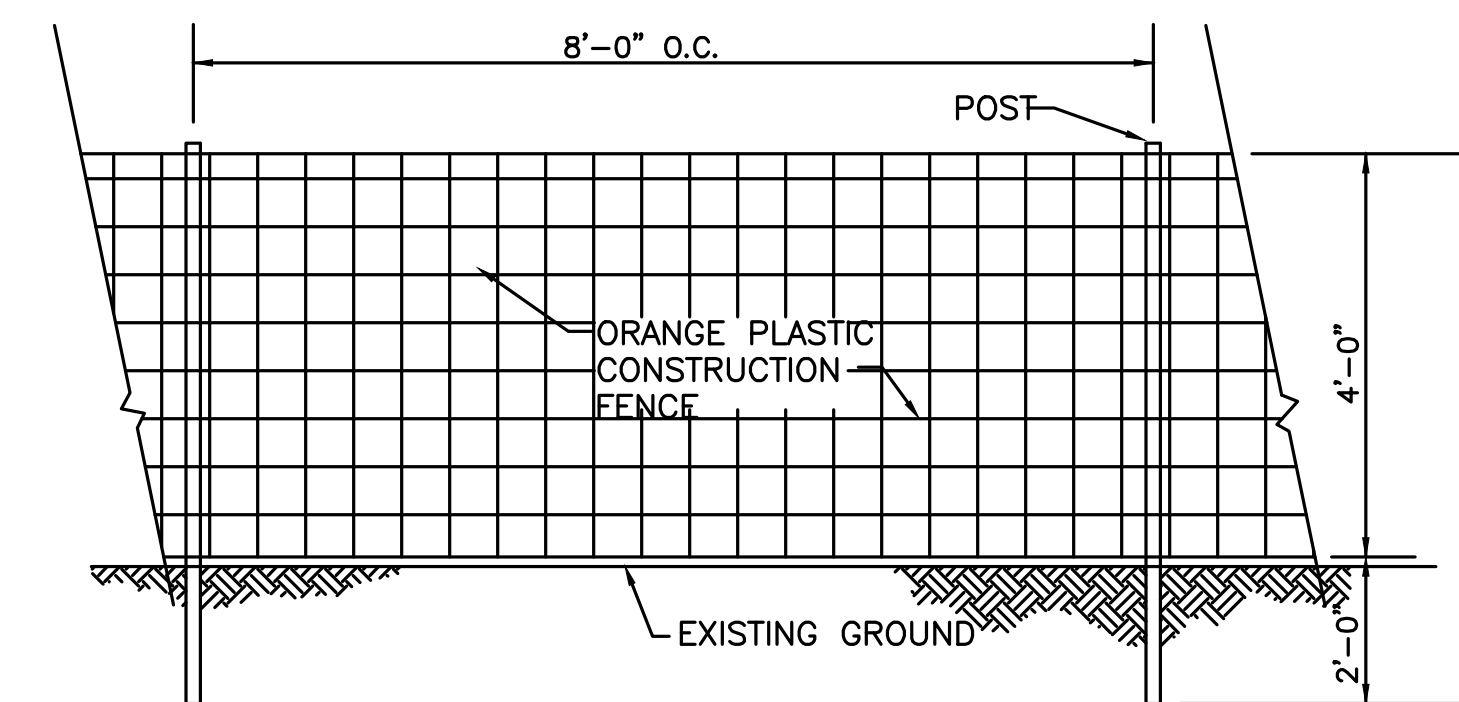
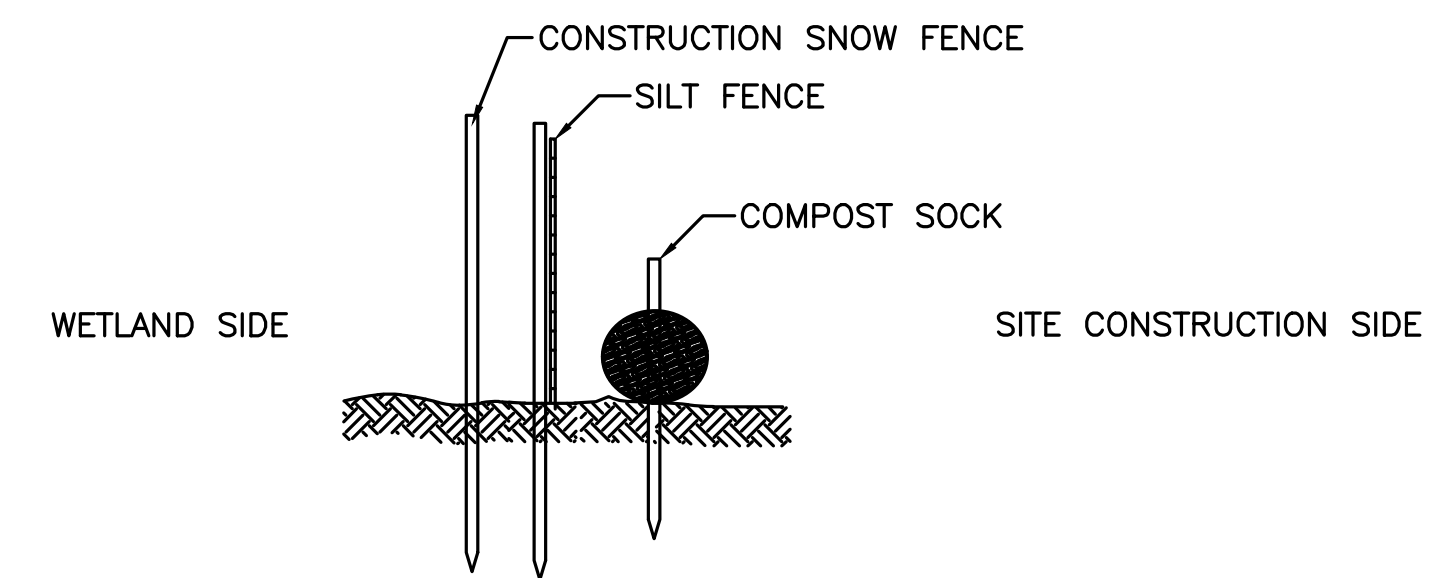
**STABILIZED CONSTRUCTION ENTRANCE/EXIT**  
NOT TO SCALE



**TEMPORARY SEDIMENT BASIN**  
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

SIGNATURE	DATE

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

PREPARED FOR:  
SHELDON MEADOW, LLC  
480 TURNPIKE ST  
SOUTH EASTON, MA 02375

**SHELDON MEADOW**  
20 HANCOCK 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

DETAIL SHEET  
1 OF 11

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

11/10/2022...119227\Hancock St - CURRENT\119227 - Details\HS.dwg  
Matthew Baker



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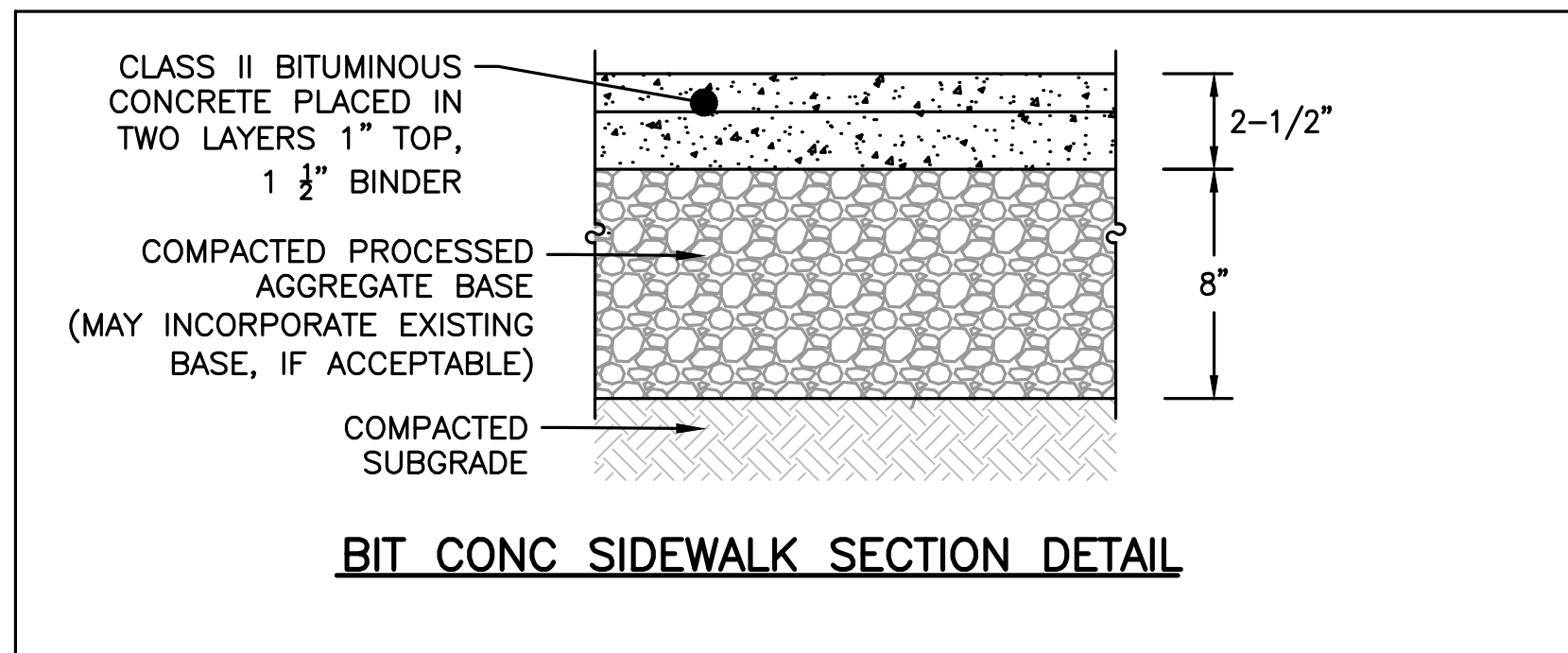
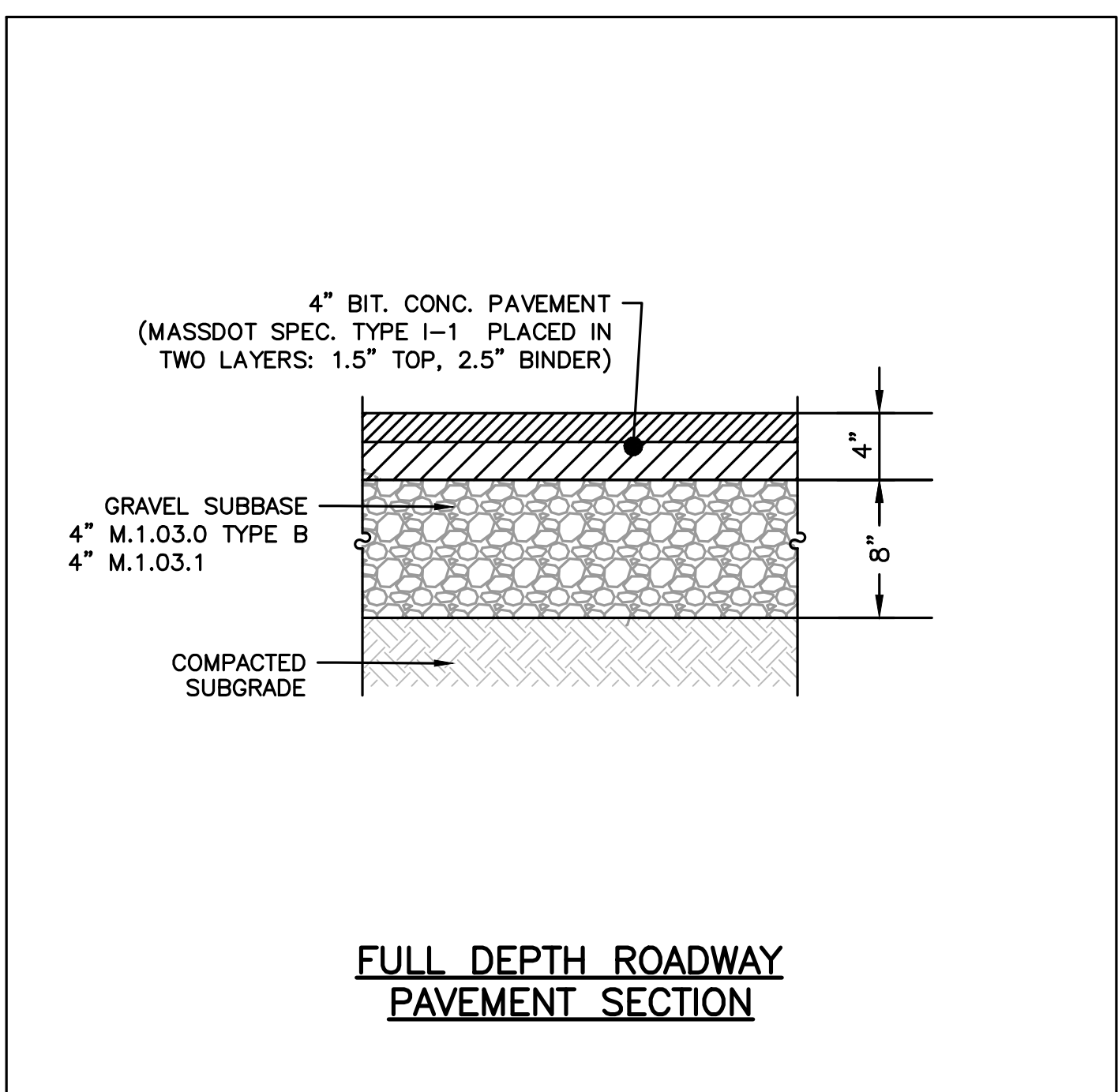
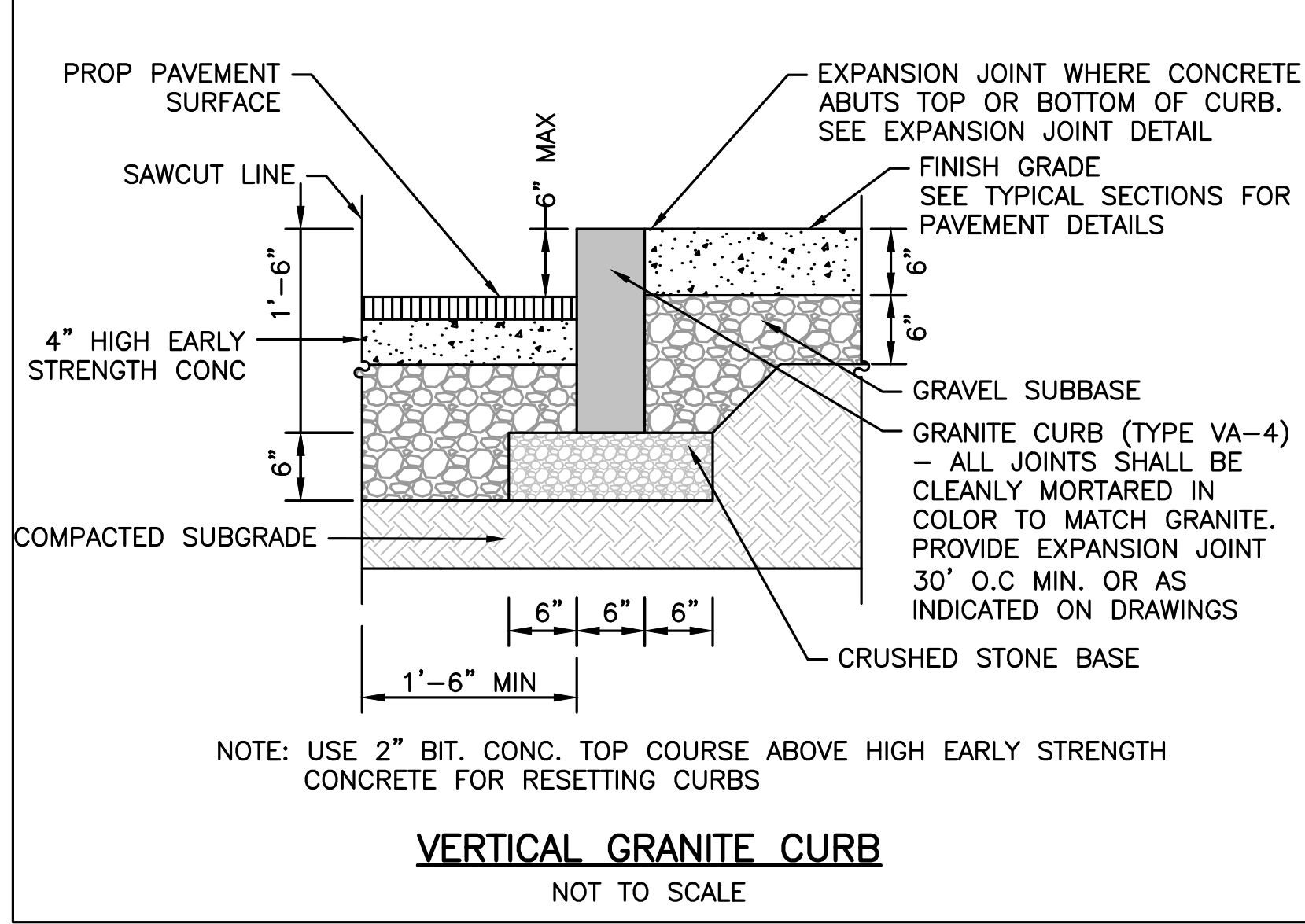
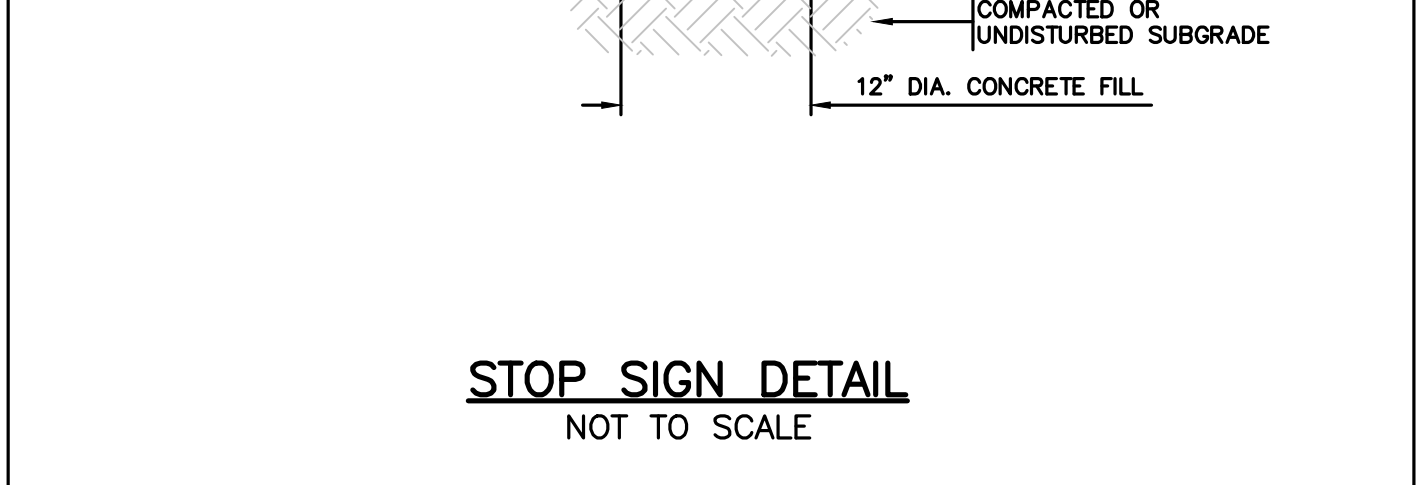
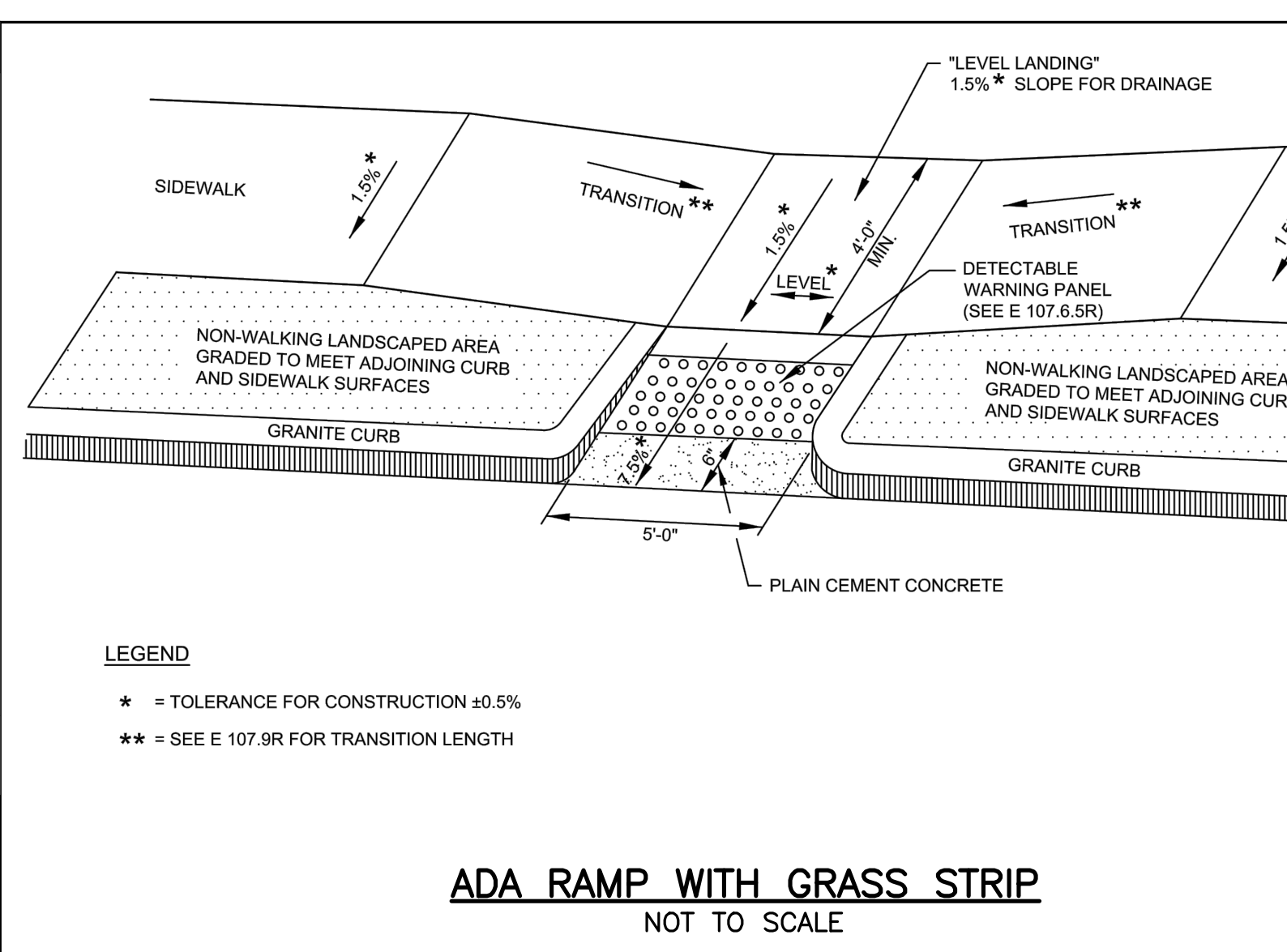
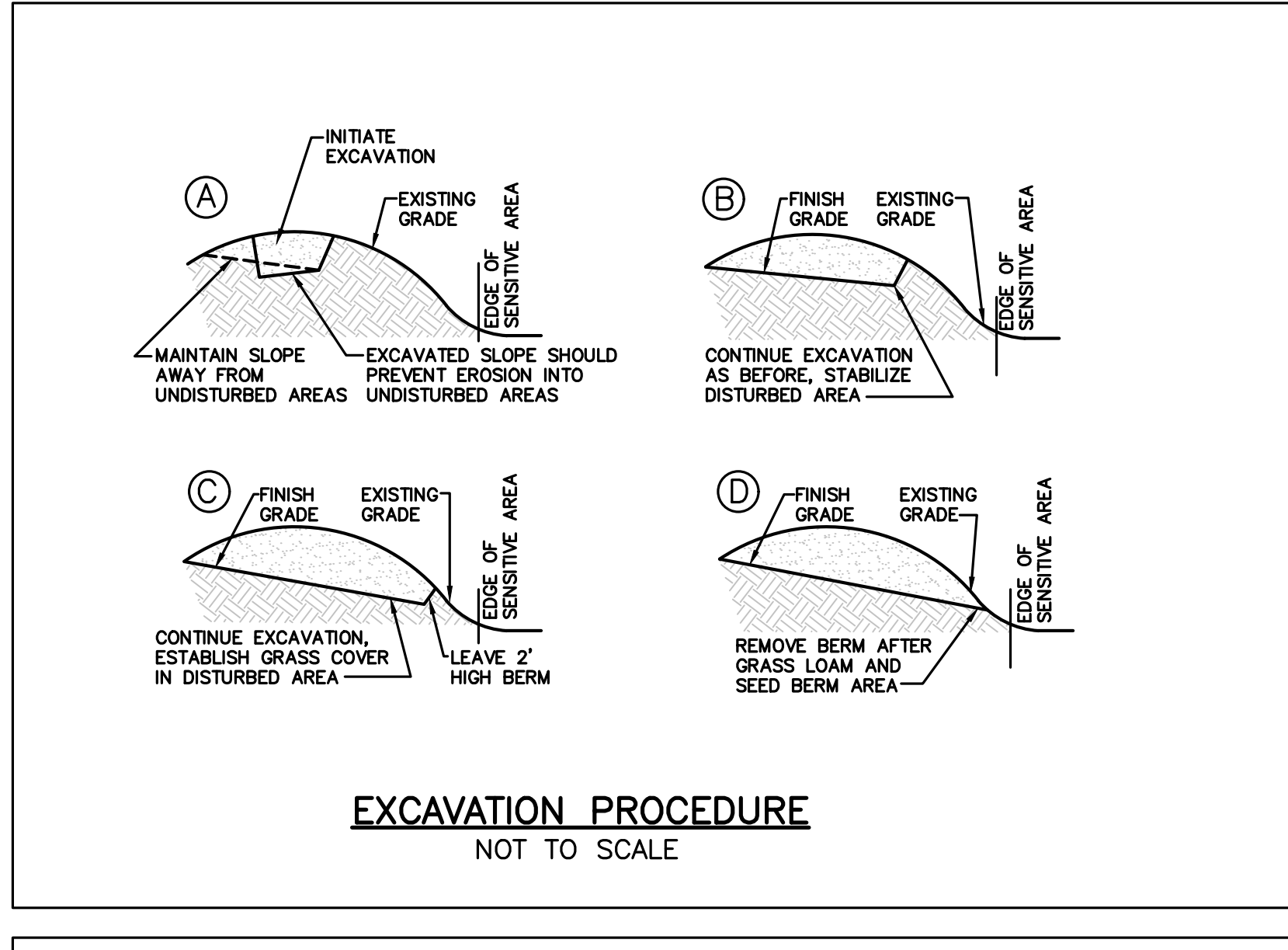
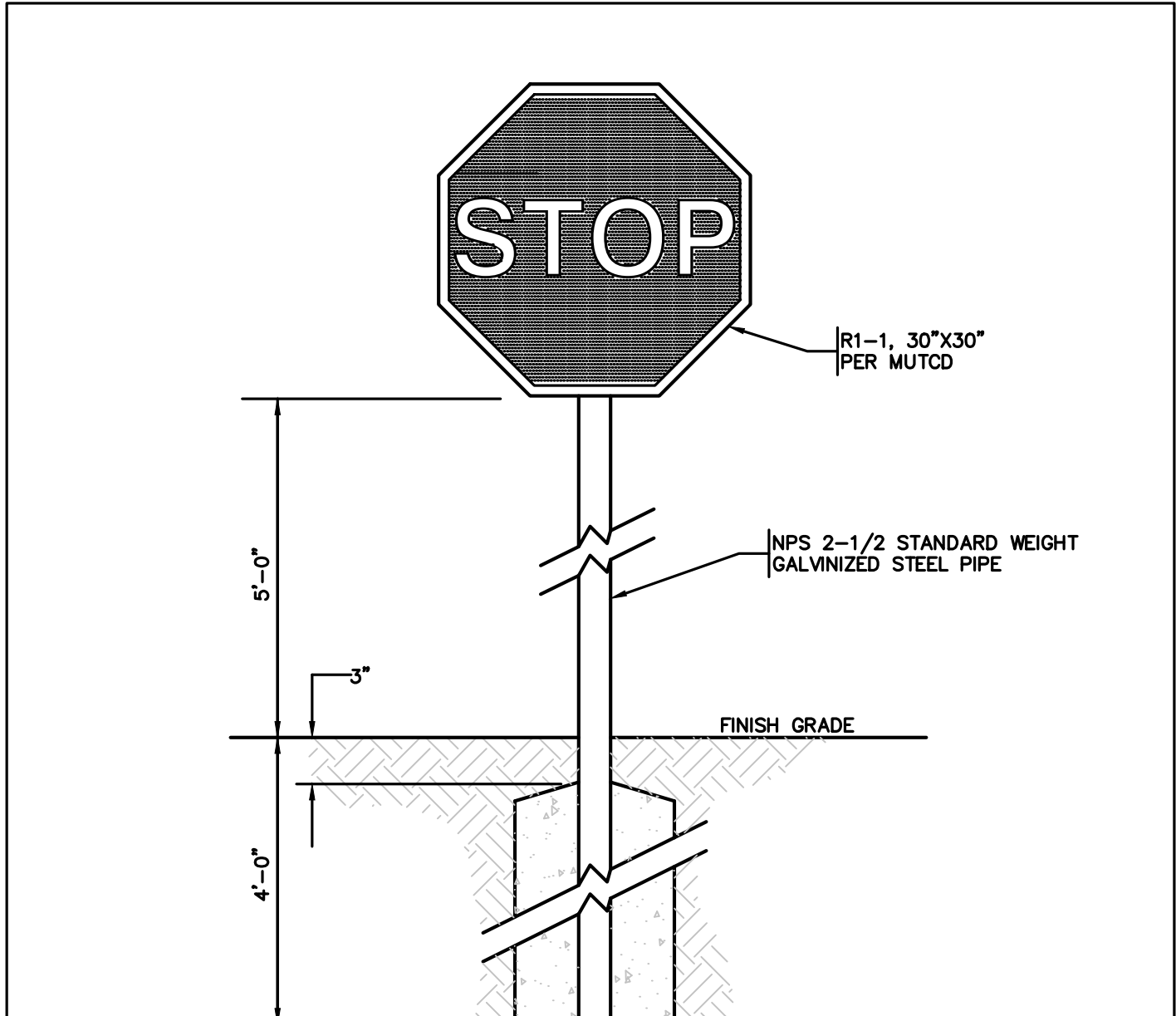
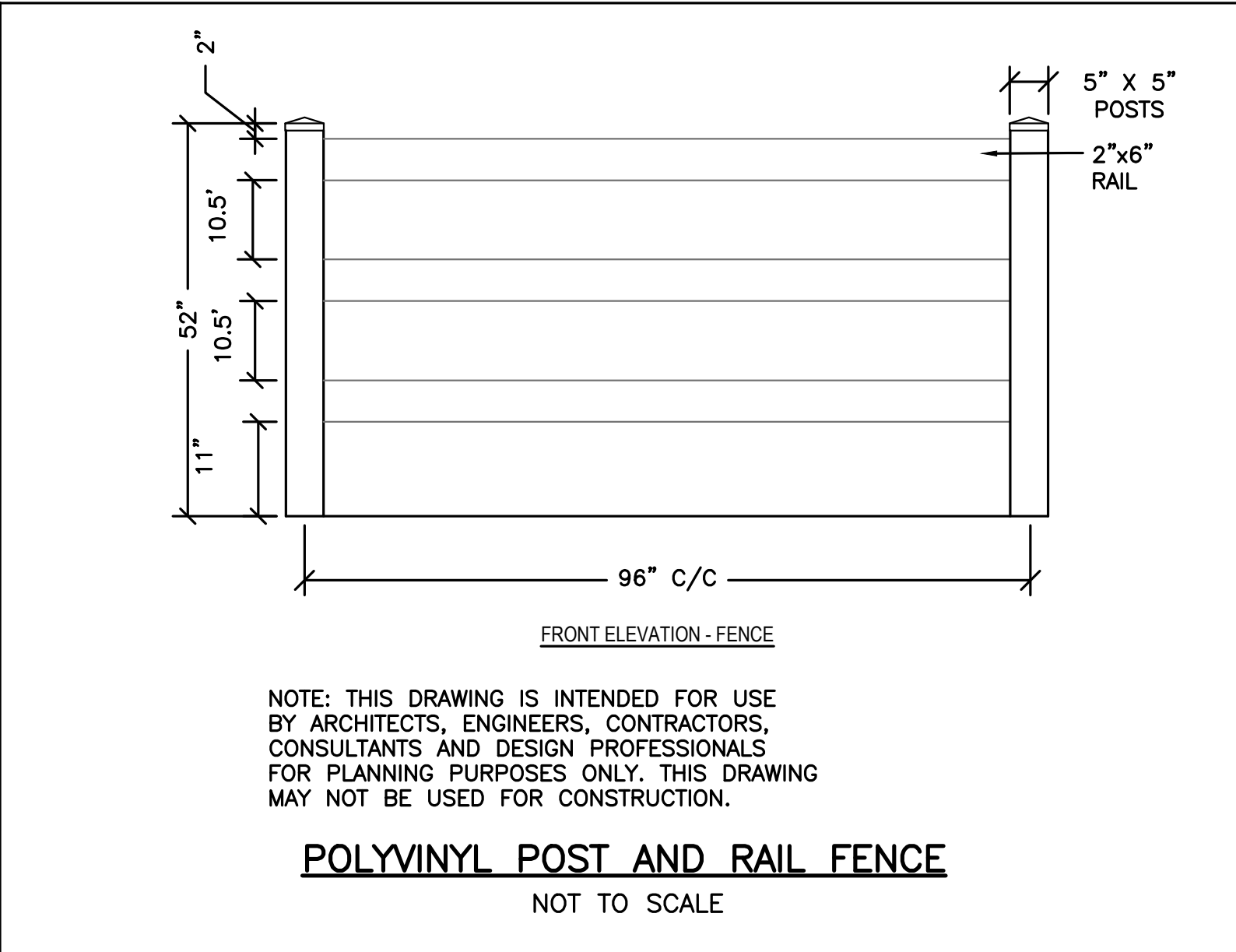
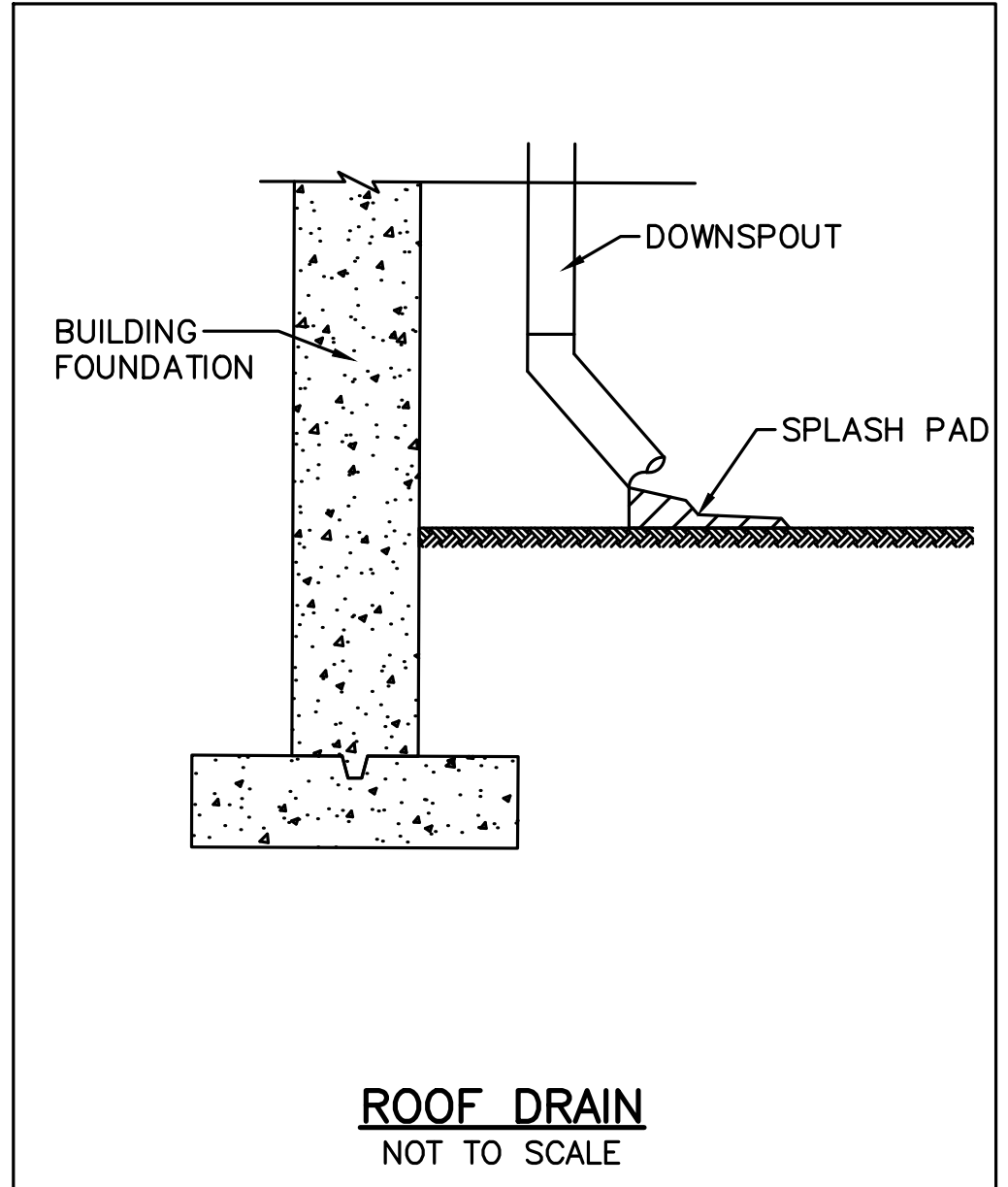
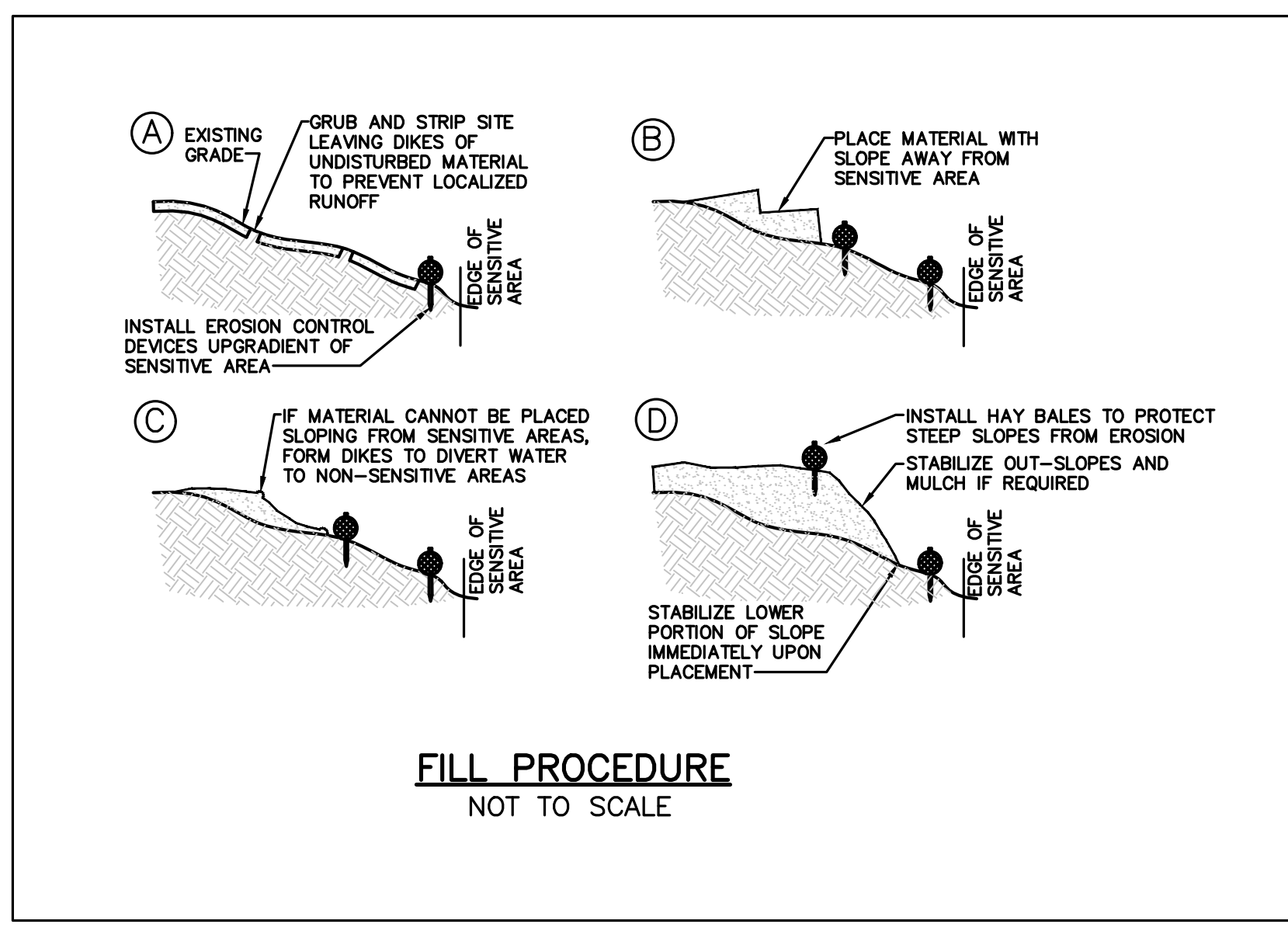
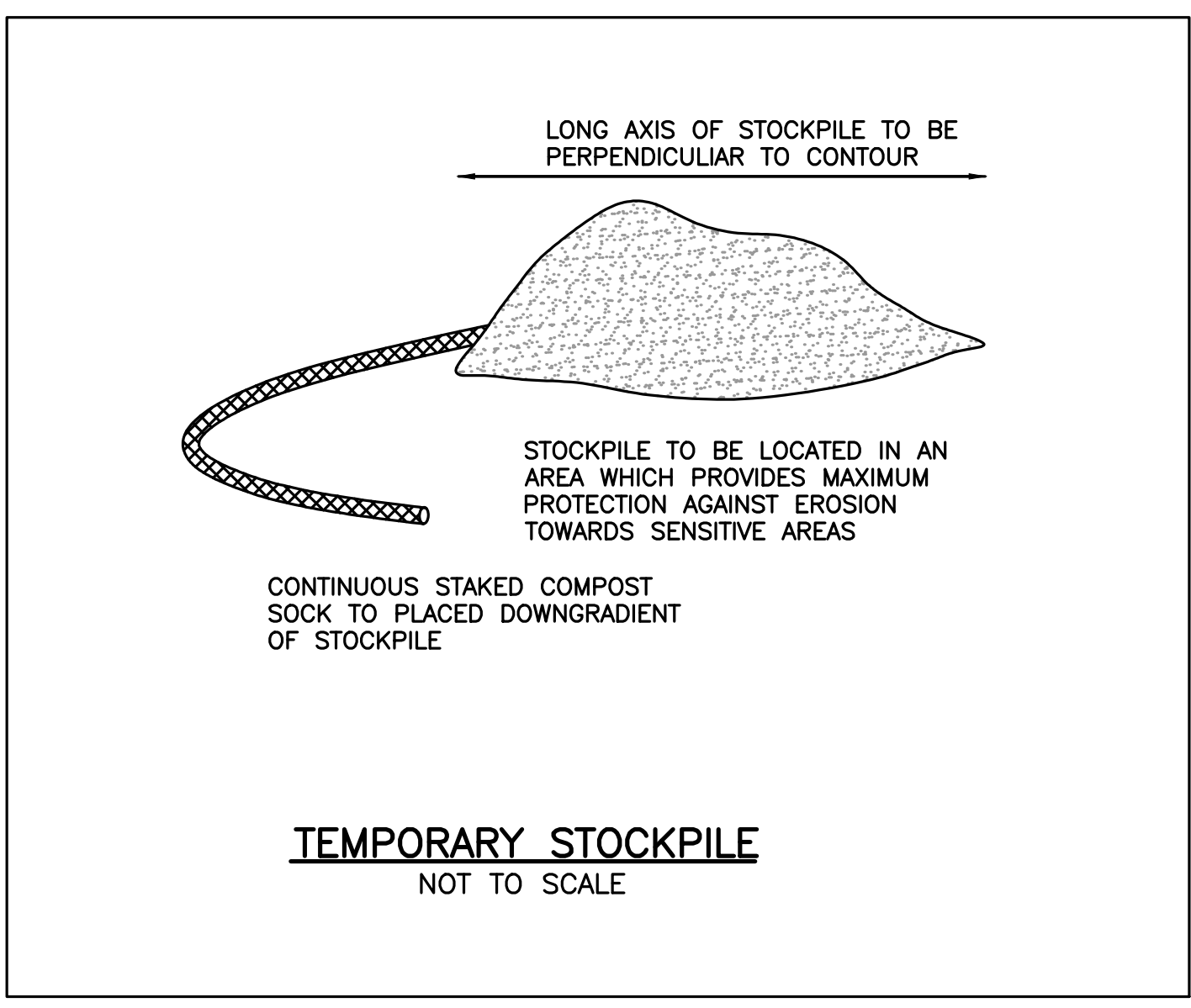
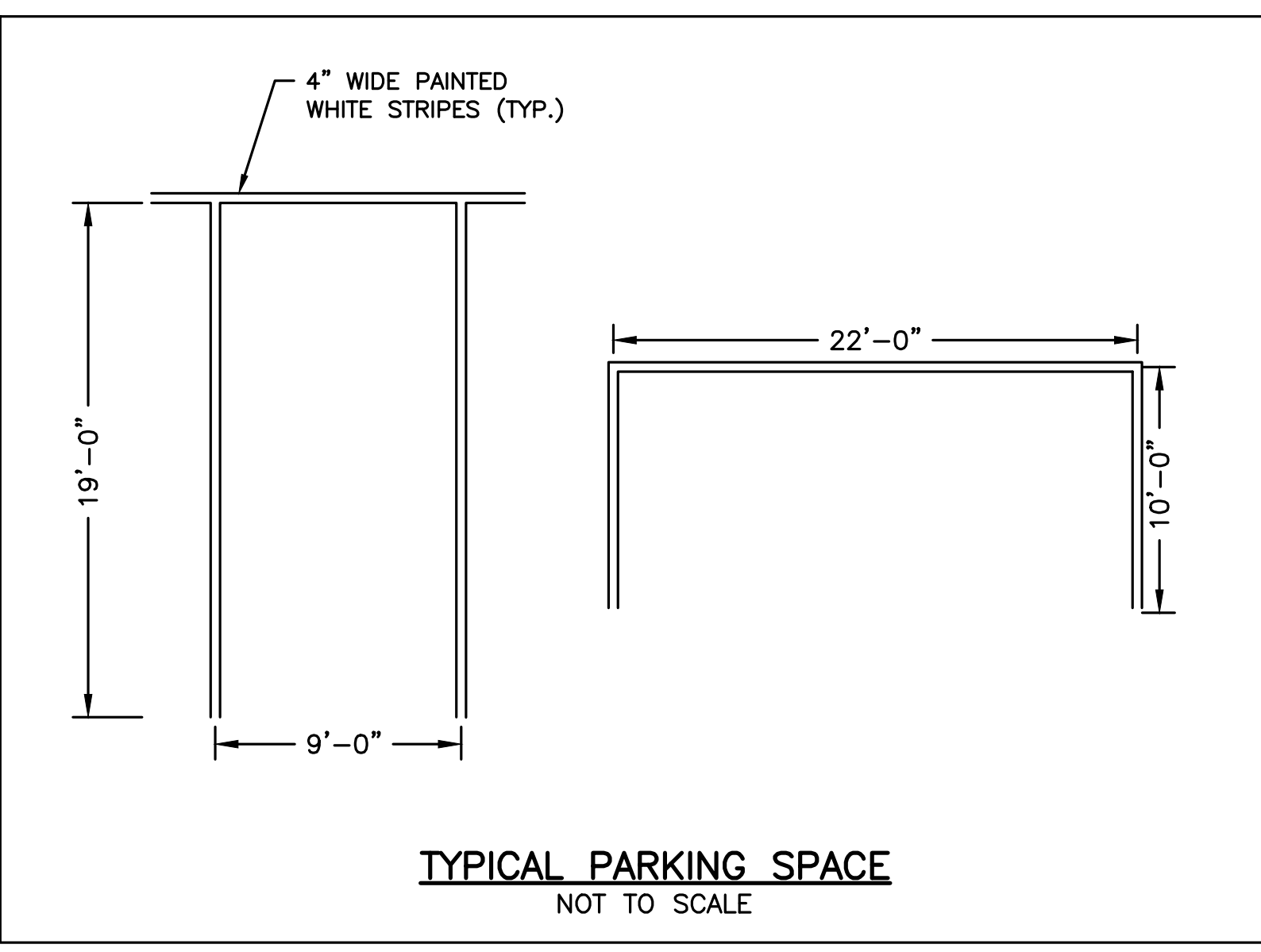
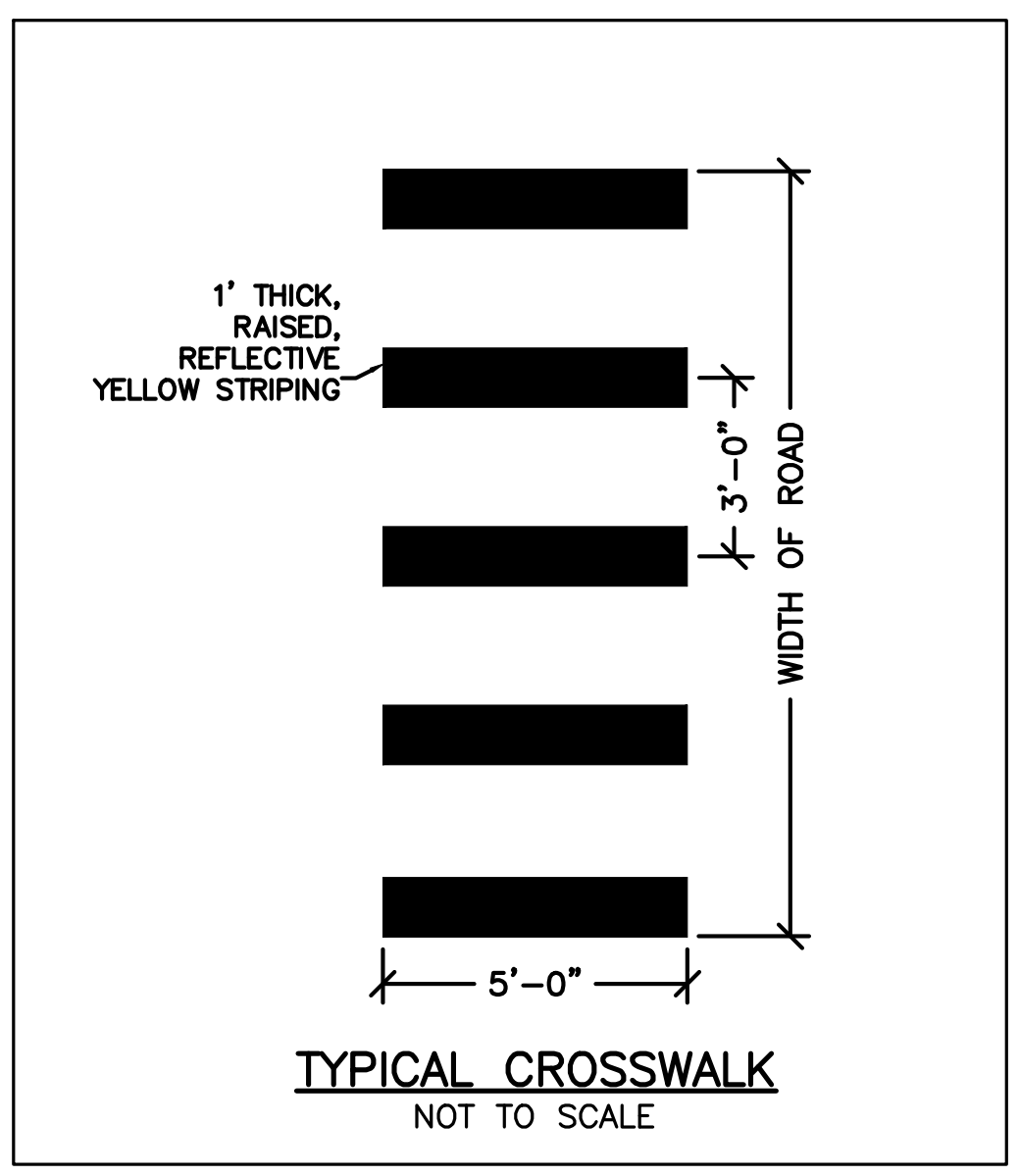
SITE PLAN

DETAIL SHEET  
 2 OF 11

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

C10.2

SHEET 30 OF 39

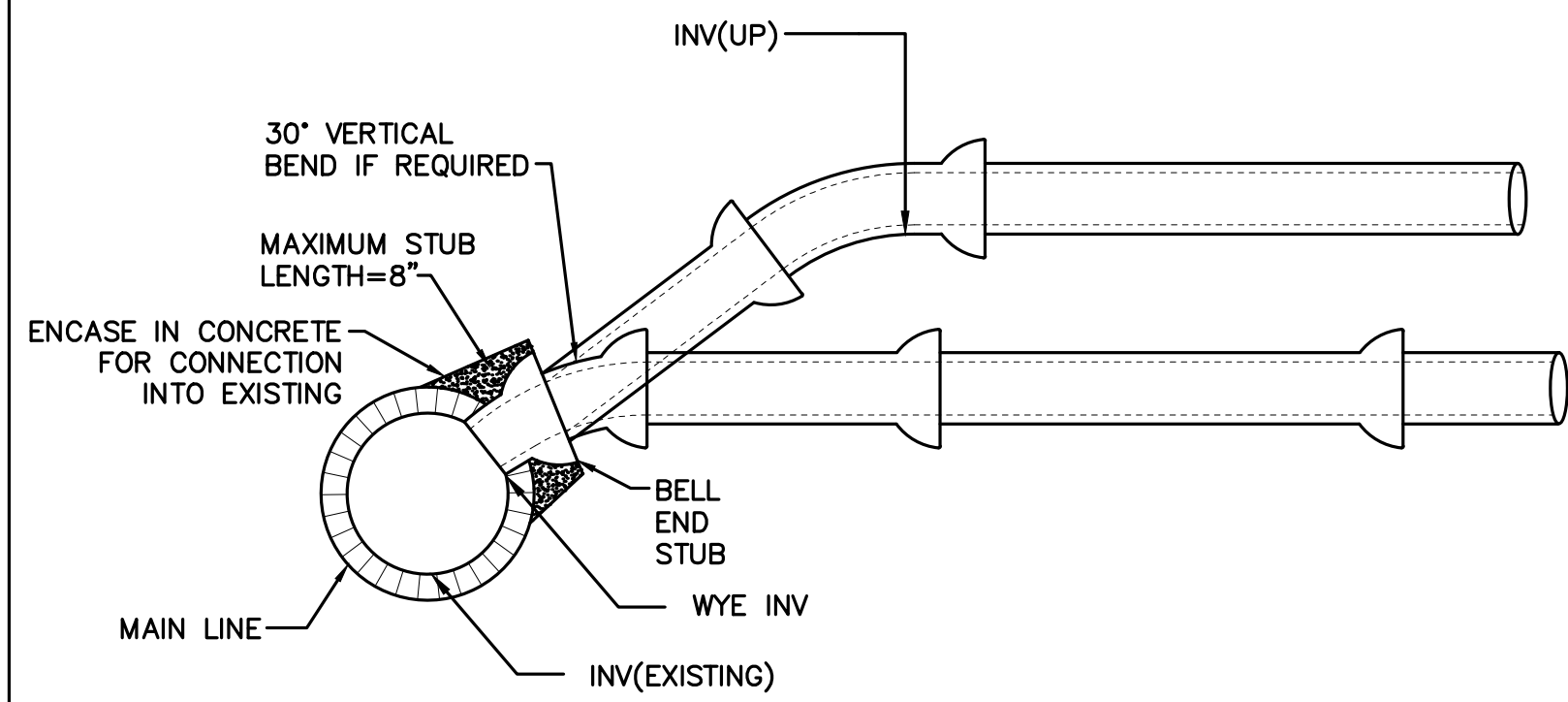


TOWN OF WRENTHAM - PLANNING BOARD

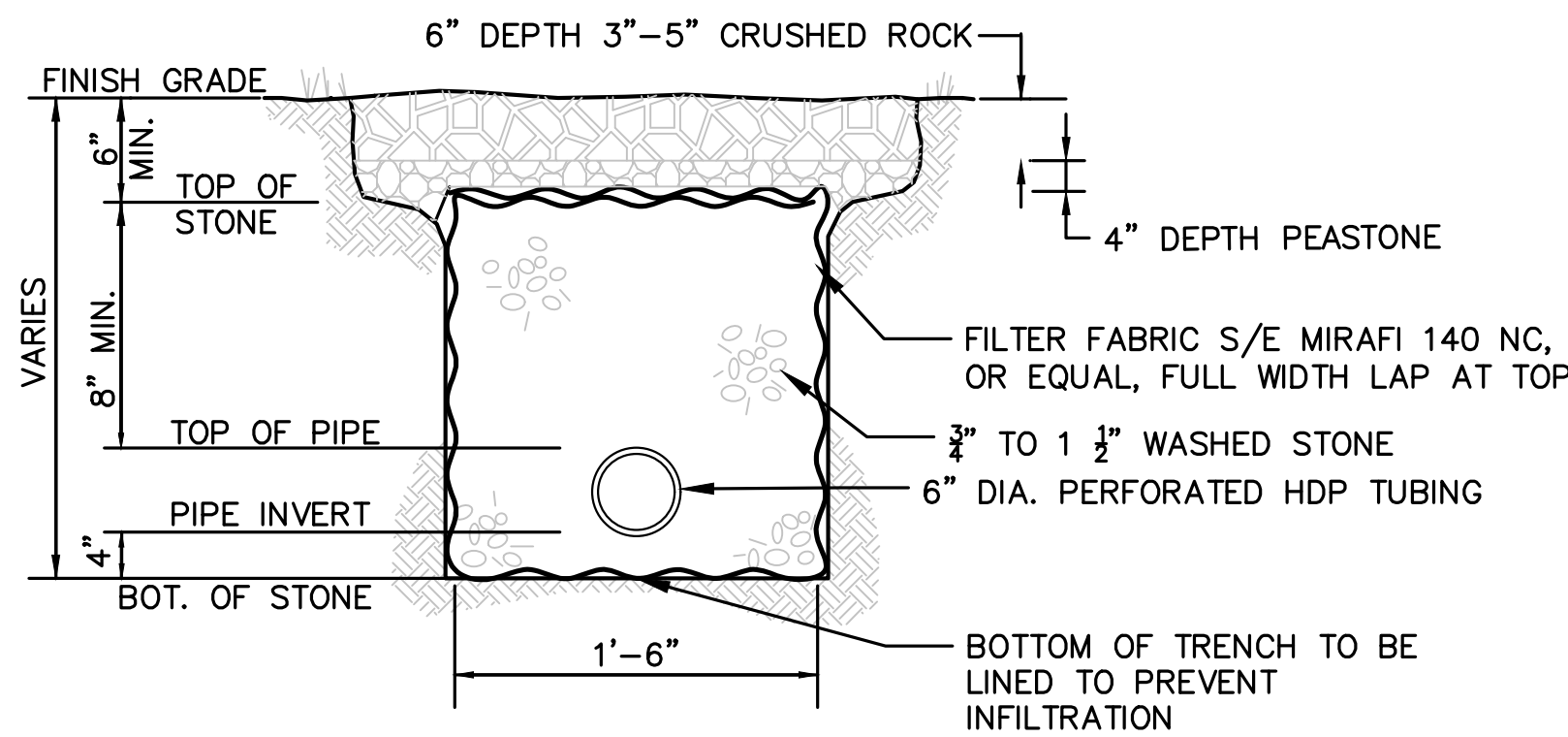
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 DATE

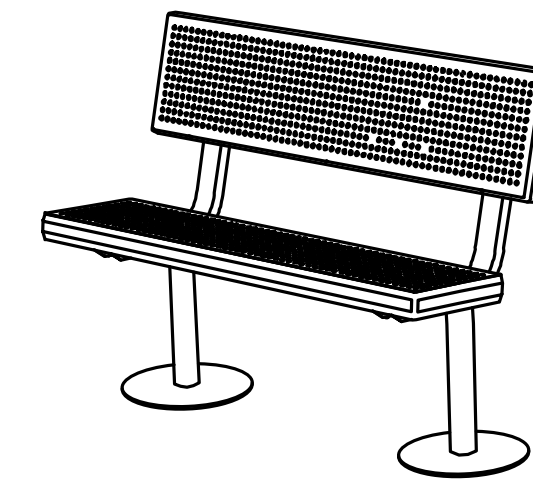
11/10/2022...19227\Hancock St - CURRENT\19227 - Details-HS.dwg Matthew Baker



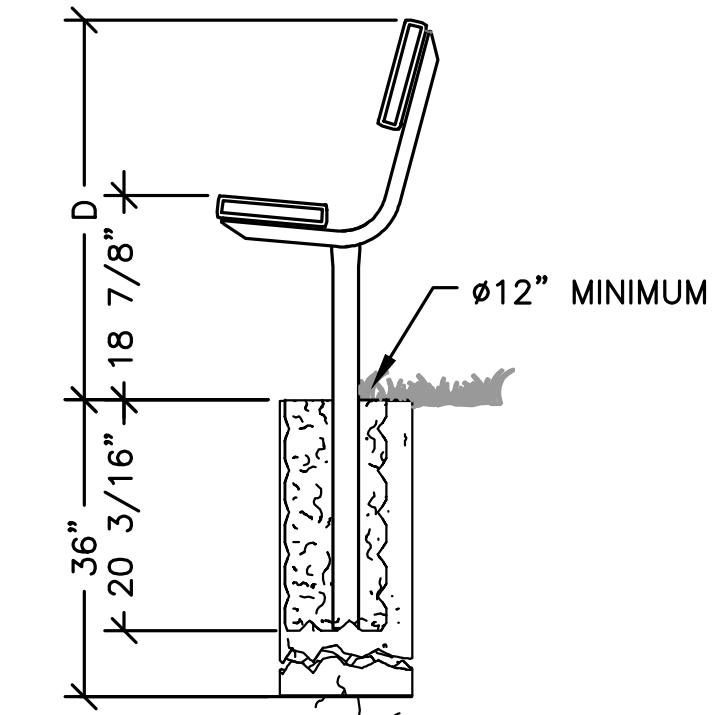
**WYE CONNECTION**  
NOT TO SCALE



**TRENCH DRAIN**  
SCALE=NTS



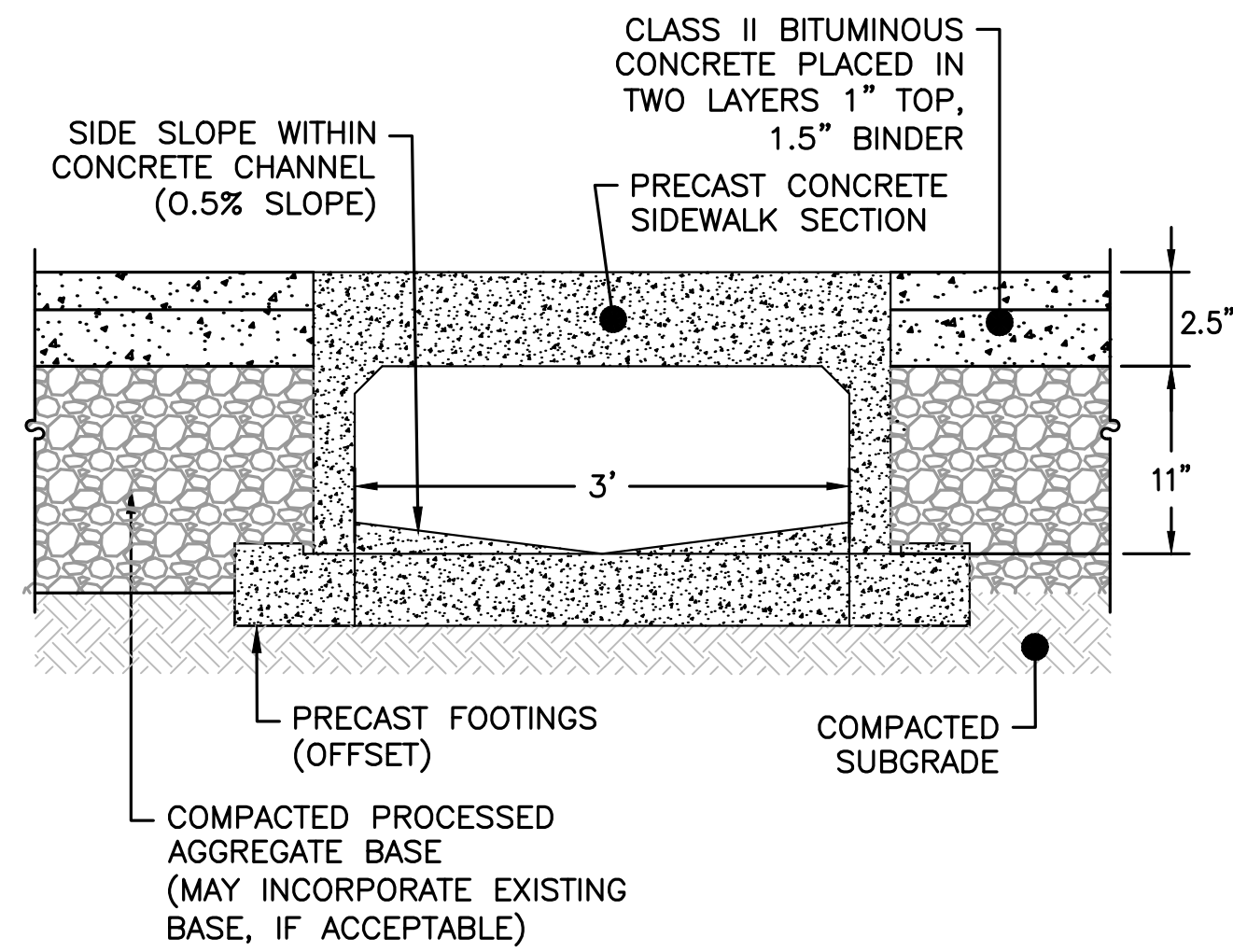
PERSPECTIVE



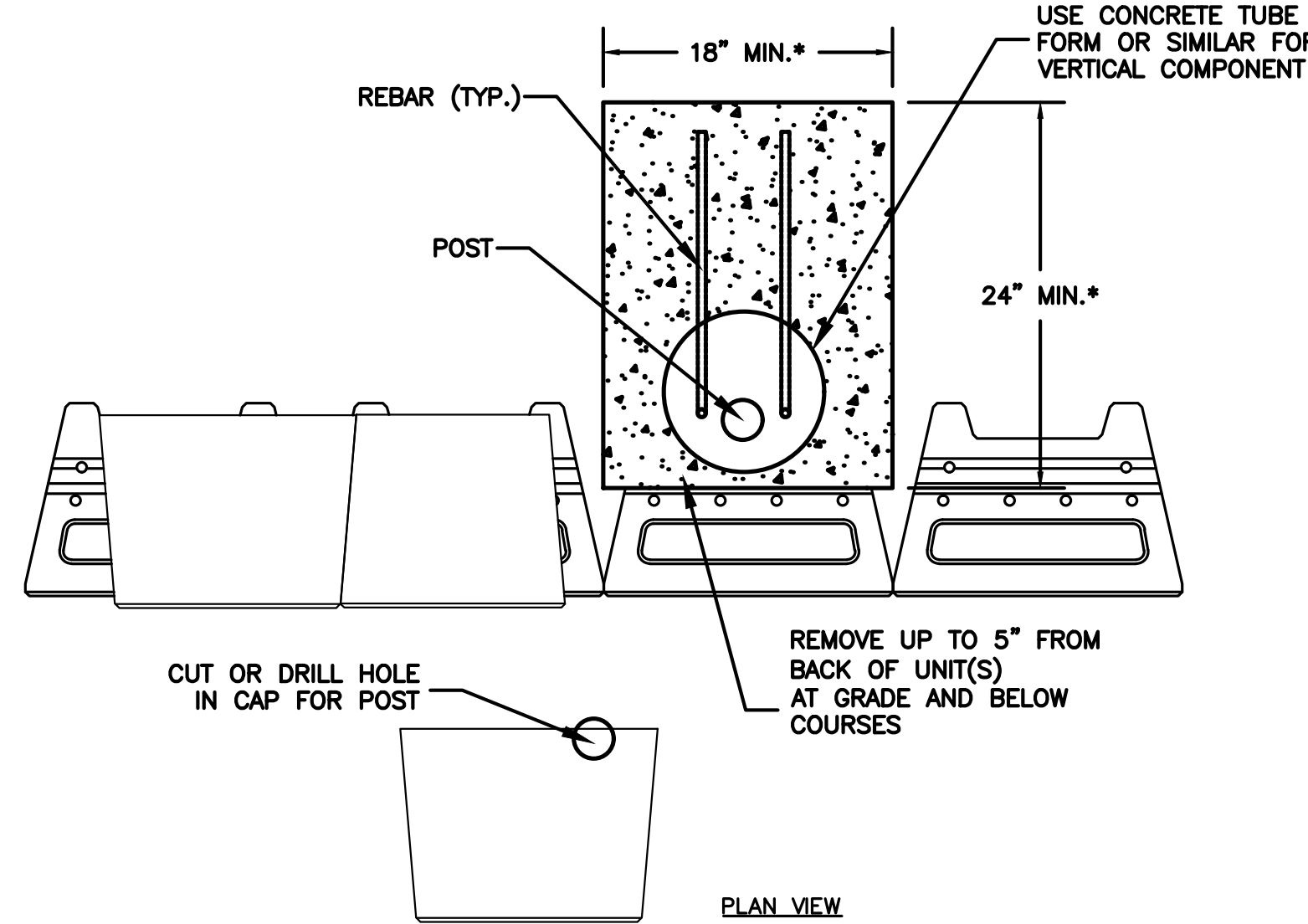
SIDE ELEVATION

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 PIPE SIZE SPECIFICATIONS. BENCH LEG IS DESIGNED TO BE PERMANENTLY EMBEDDED IN CONCRETE FOOTINGS.

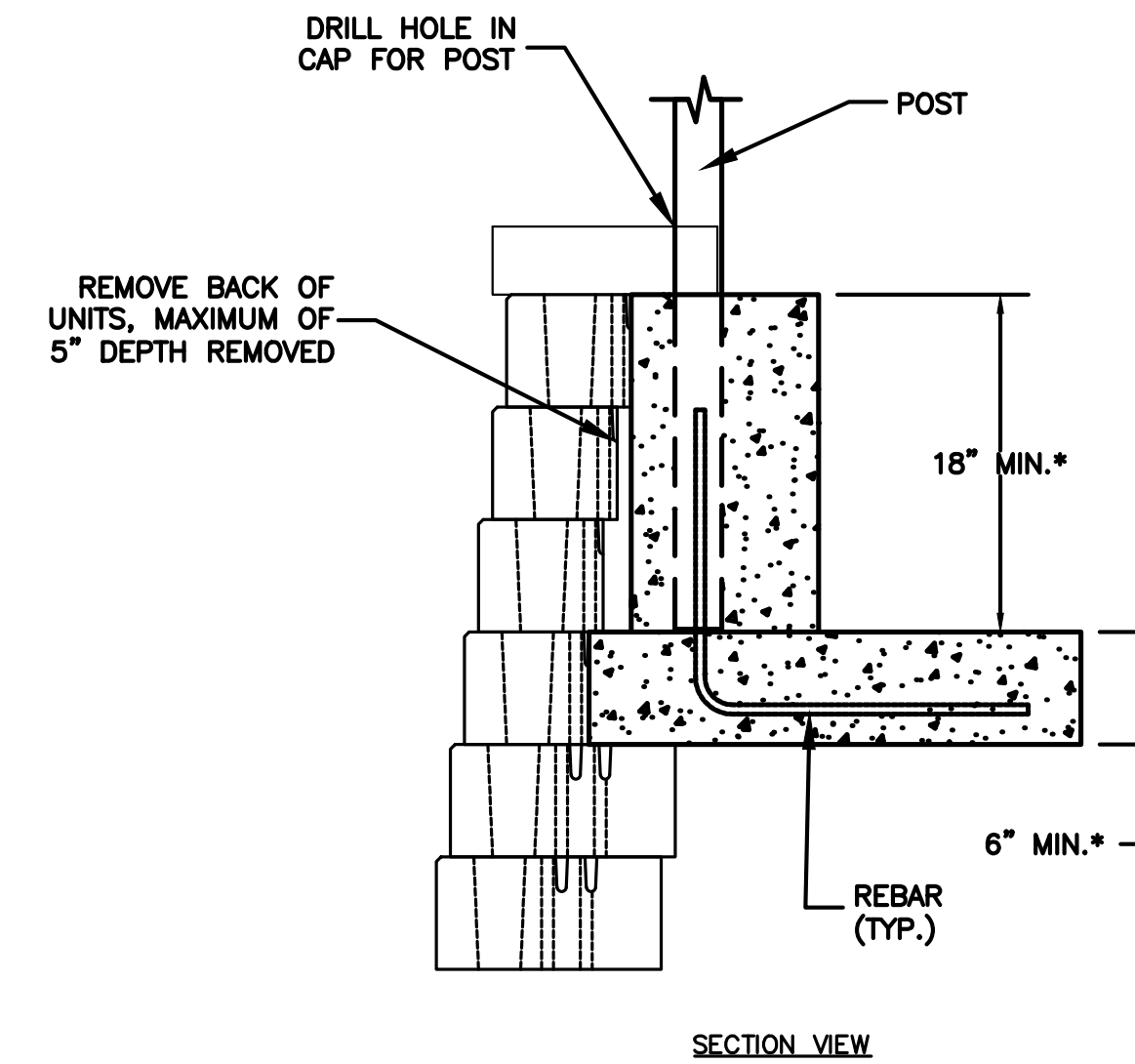
**TYPICAL BENCH SEATING**  
NOT TO SCALE



**PRECAST SIDEWALK SECTION WITH CHANNEL**  
SCALE=NTS



**VERSA-LOK POST IN WALL DETAIL**  
NOT TO SCALE



SECTION VIEW

REVISIONS:

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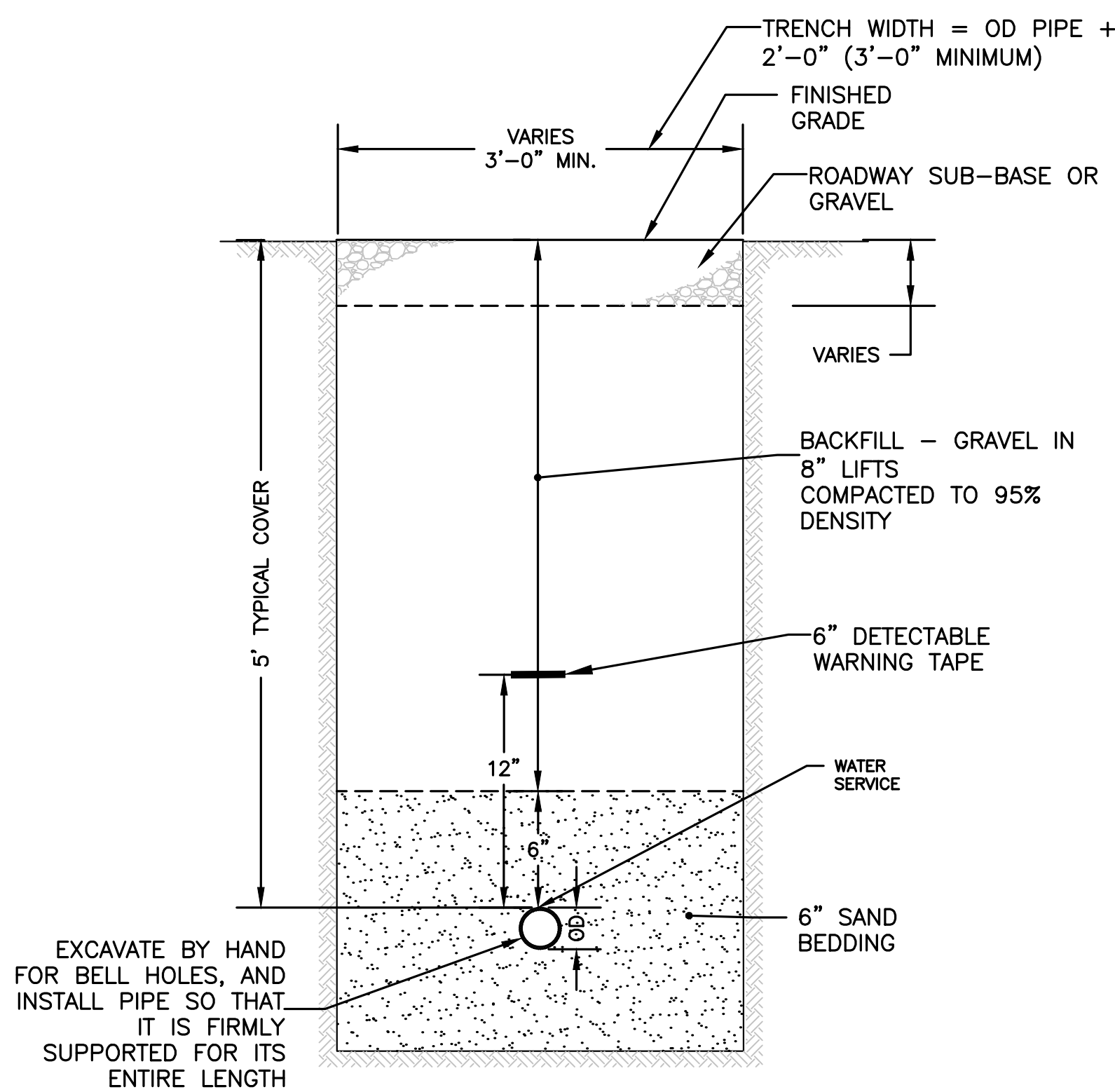
SITE PLAN

DETAIL SHEET  
3 OF 11

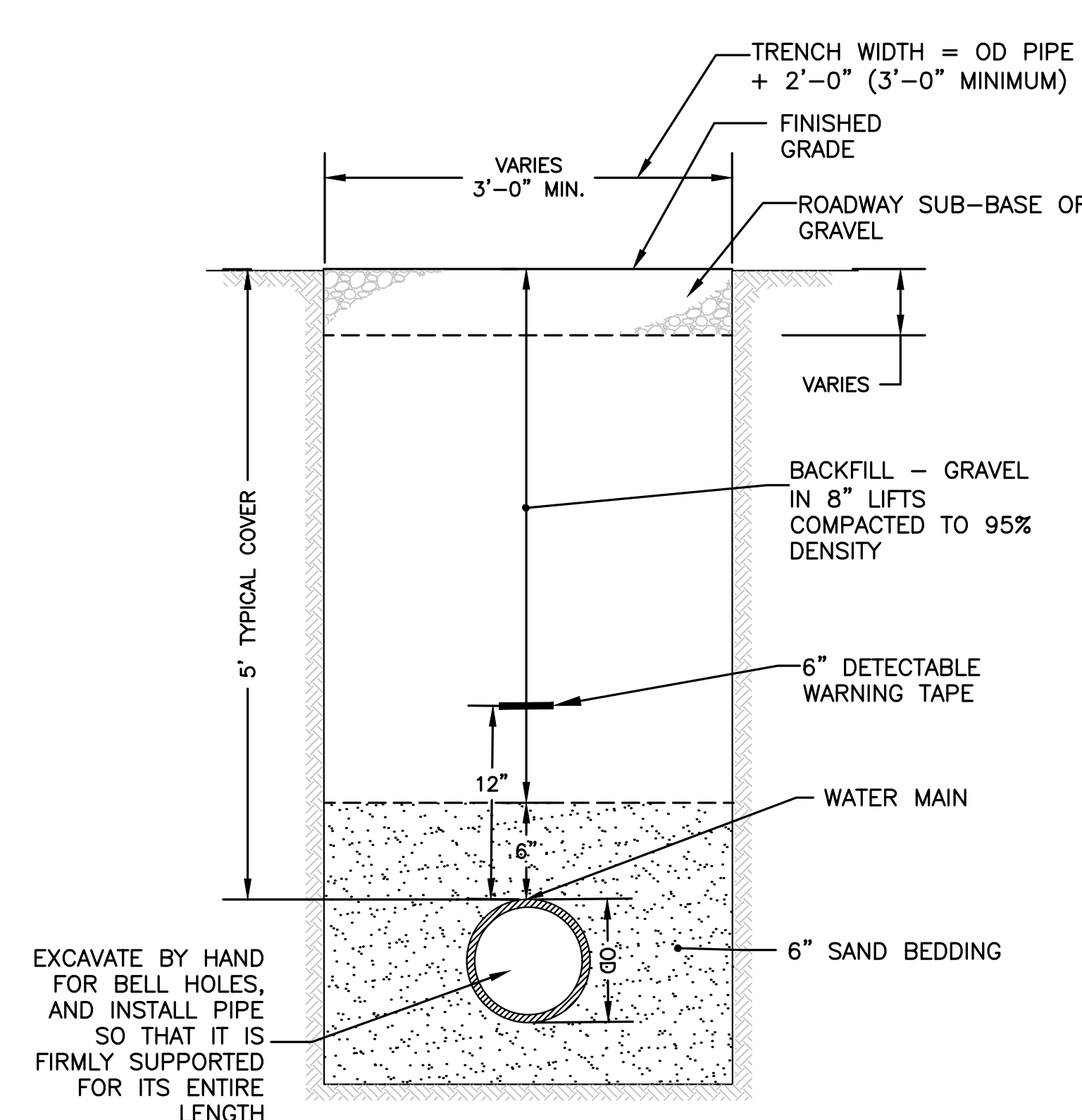
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PROJECT NUMBER:	19227.01
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C10.3

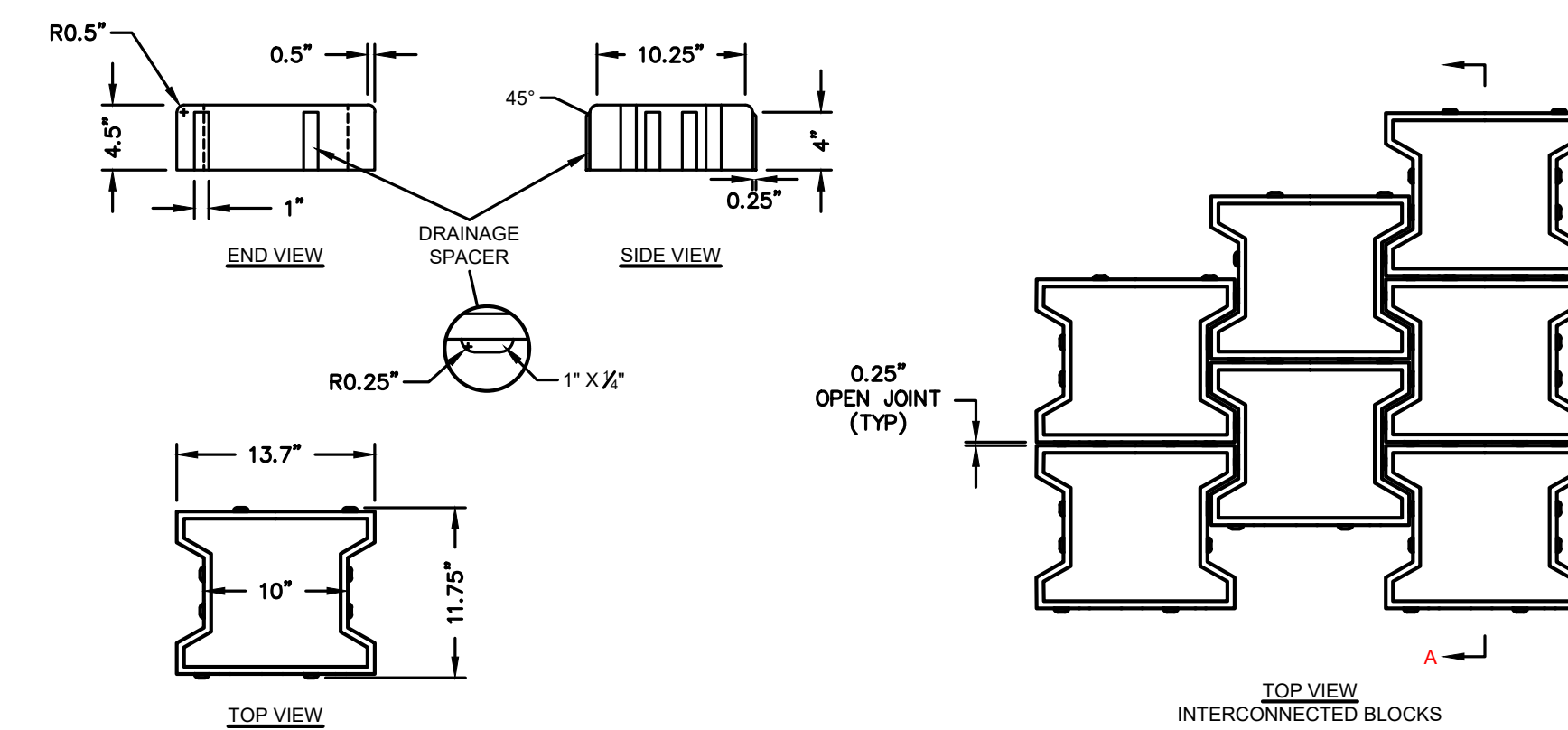
SHEET 31 OF 39



**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.

TRAFFIC TYPE	MIN. DEPTH
PEDESTRIAN TRAFFIC	6"-8"
PASSENGER VEHICLE TRAFFIC	12" MIN.
INDUSTRIAL TRAFFIC	18" MIN.

TOWN OF WRENTHAM - PLANNING BOARD	
SIGNATURE	DATE



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REVISIONS:

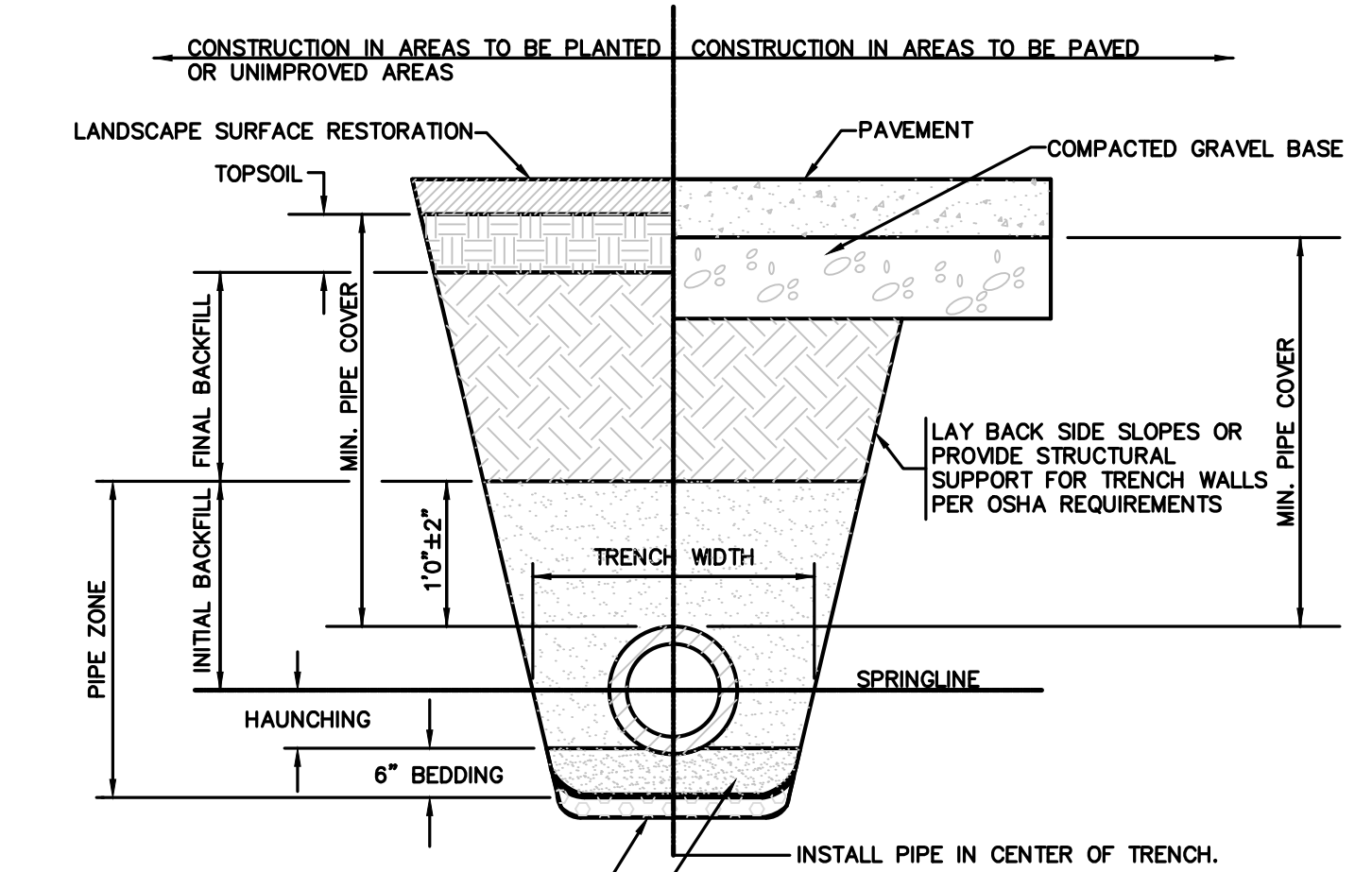
NO	BY	DATE	DESCRIPTION
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SITE PLAN

DETAIL SHEET  
 4 OF 11

DATE:	APRIL 11, 2022
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DESIGNED BY:	KL/MB
DRAWN BY:	KL/MB/NC
CHECKED BY:	KE
C10.4	
SHEET 32 OF 39	



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

LANDSCAPE SURFACE RESTORATION | PAVEMENT | COMPACTED GRAVEL BASE

TOPSOIL | MIN. PIPE COVER | MIN. PIPE COVER

INITIAL BACKFILL | 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.

**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.

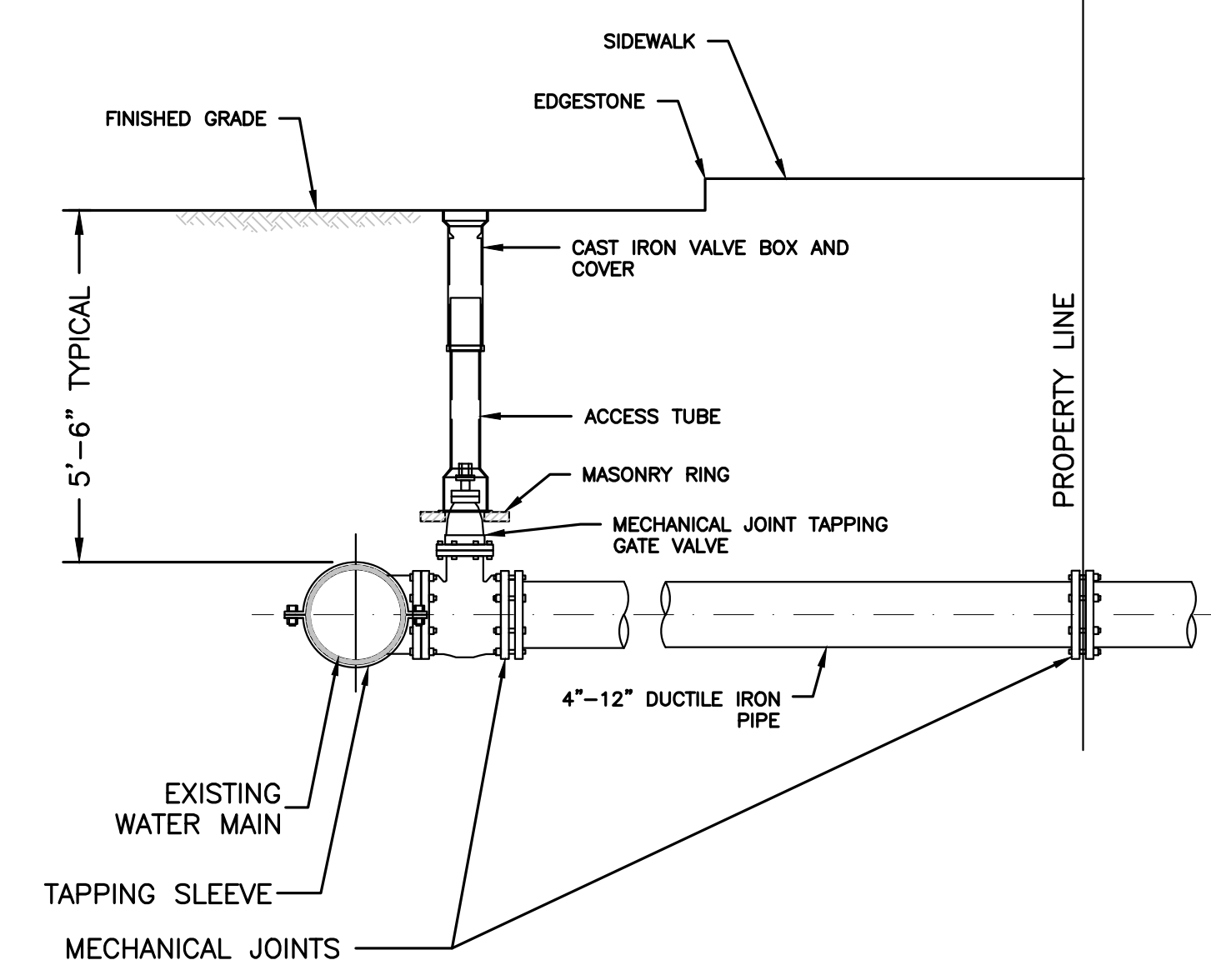
PIPE MATERIAL	HDPE, PVC	RC, DI
WATER	5' - 0"	5' - 0"
SEWER	2' - 0"	2' - 0"
DRAIN	1' - 0"	1' - 0"

**FOUNDATION, BEDDING AND BACKFILL MATERIALS**

PIPE MATERIAL	HDPE, 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]

**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.

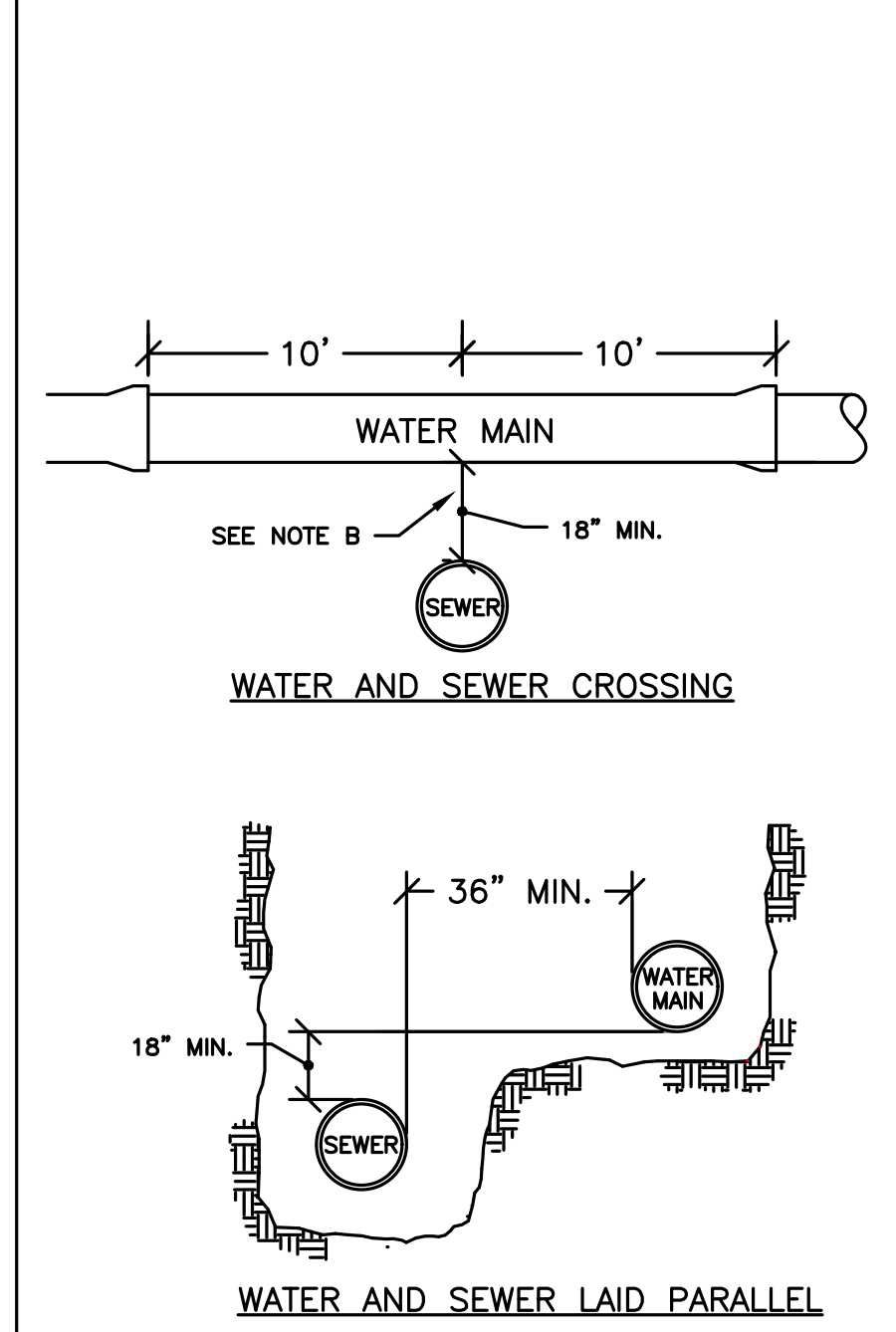
**PIPE TRENCH**  
 NOT TO SCALE



**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:**

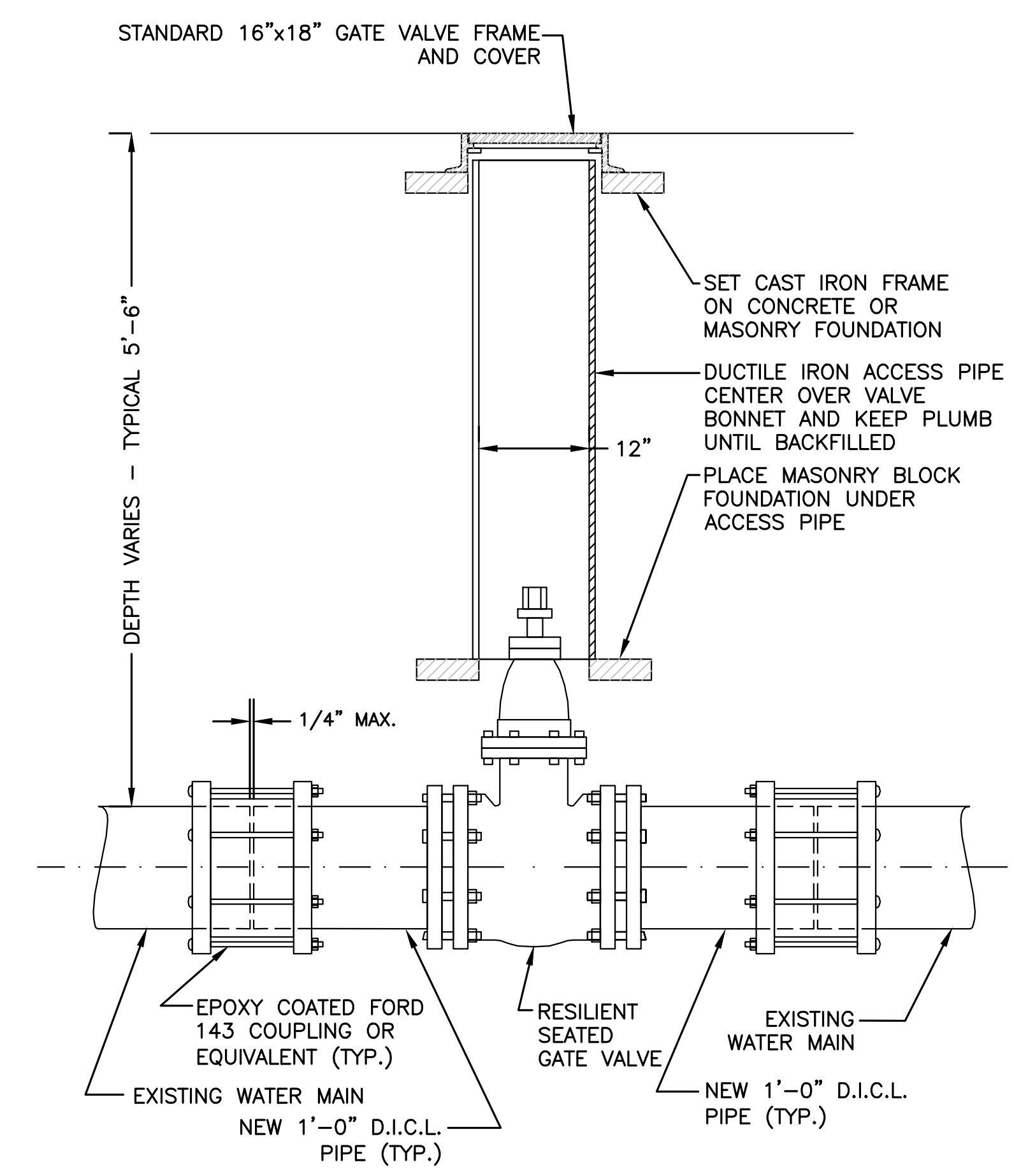
- NORMAL CONDITIONS: THE INSIDE EDGE OF A WATER MAIN SHALL BE LAID AT LEAST 10 FEET HORIZONTALLY FROM THE INSIDE EDGE OF ANY SANITARY SEWER, STORM SEWER OR SEWER MANHOLE.
- WHEN LOCAL CONDITIONS PREVENT A HORIZONTAL SEPARATION OF 10 FEET, ONE OF TWO METHODS MAY BE EMPLOYED. IN BOTH CASES THE INVERT OF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

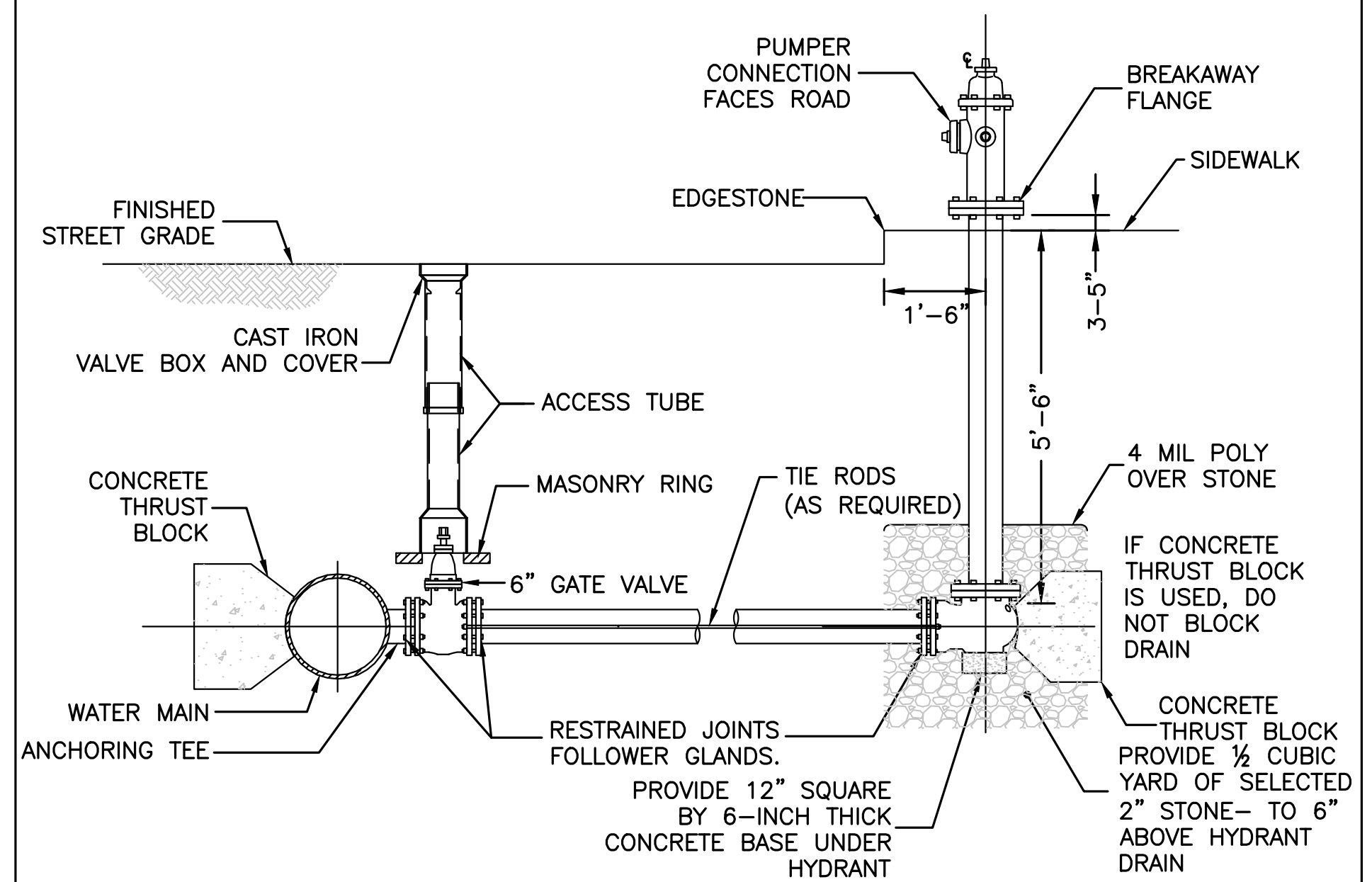
**SEWER/WATER MAIN SEPARATION & CROSSING**  
 NOT TO SCALE



**NOTE:**

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

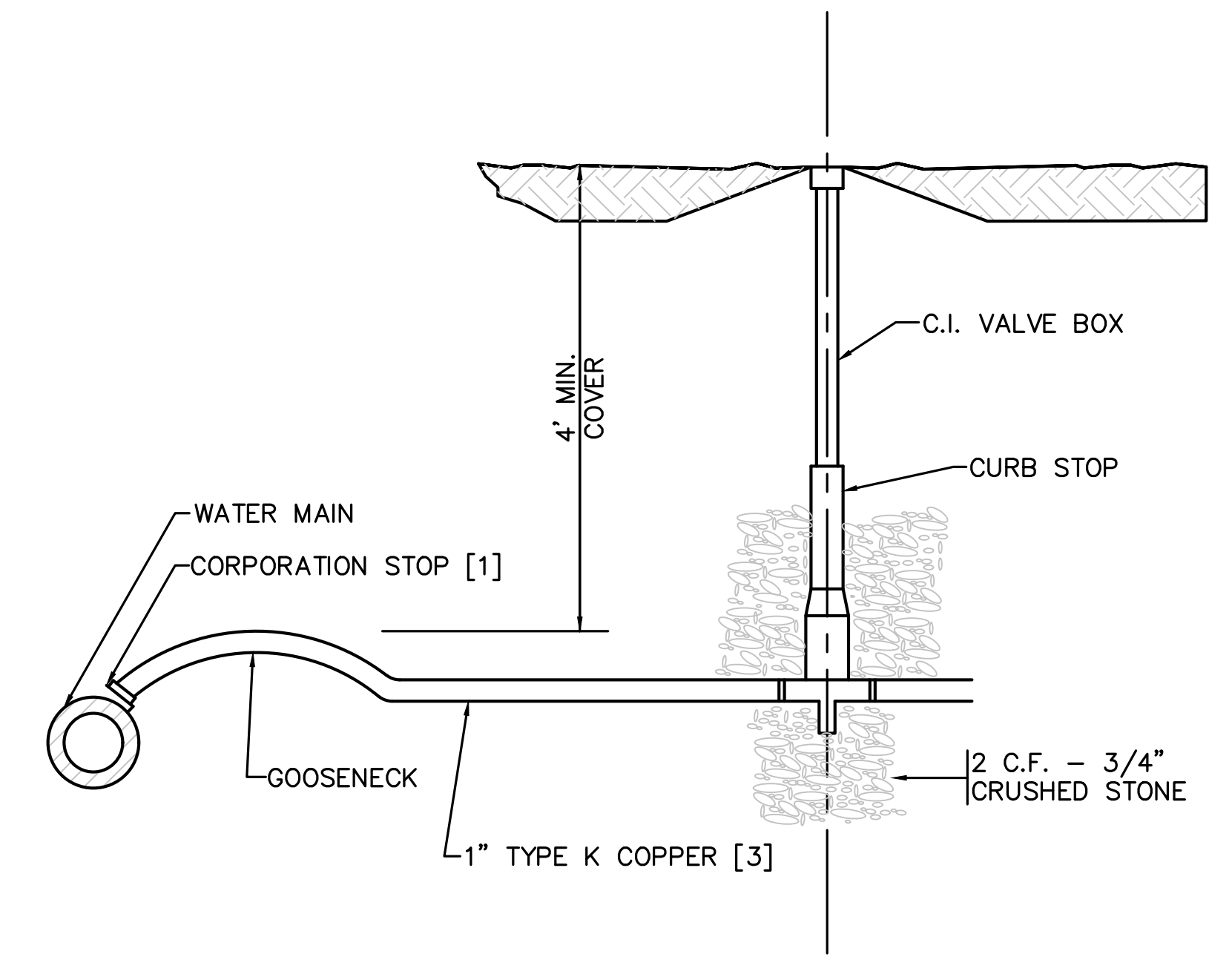
**TYPICAL GATE VALVE INSTALLATION**  
 NOT TO SCALE



**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

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 SOUTH EASTON, MA 02375

**SHELDON MEADOW**  
 20 HANCOCK STREET  
 WRENTHAM, MA 02093  
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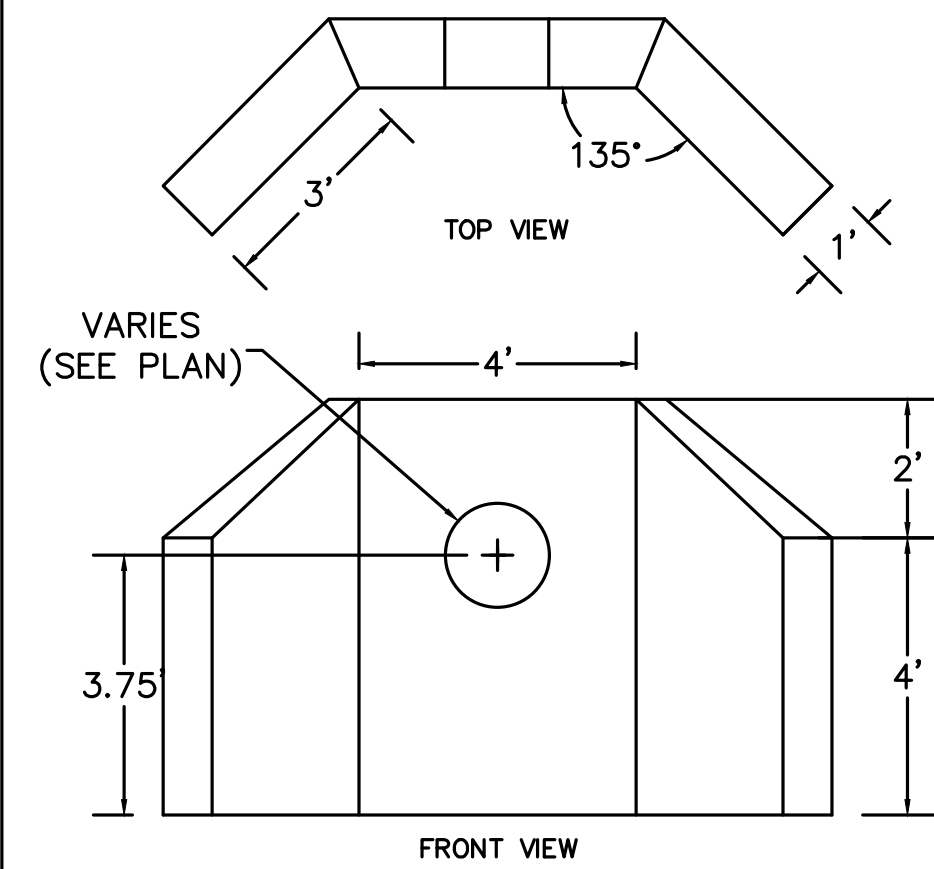
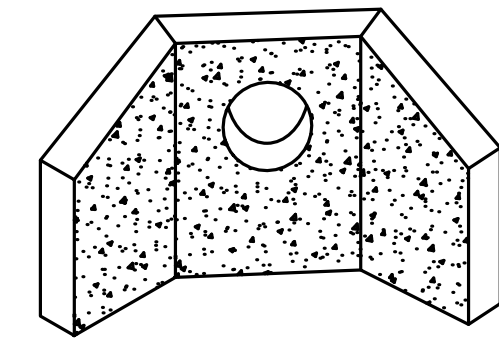
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SITE PLAN

DETAIL SHEET  
 5 OF 11

DATE: APRIL 11, 2022  
 PROJECT NUMBER: 19227.01  
 DESIGNED BY: KL/MB  
 DRAWN BY: KL/MB/NC  
 CHECKED BY: KE  
 C10.5  
 SHEET 33 OF 39

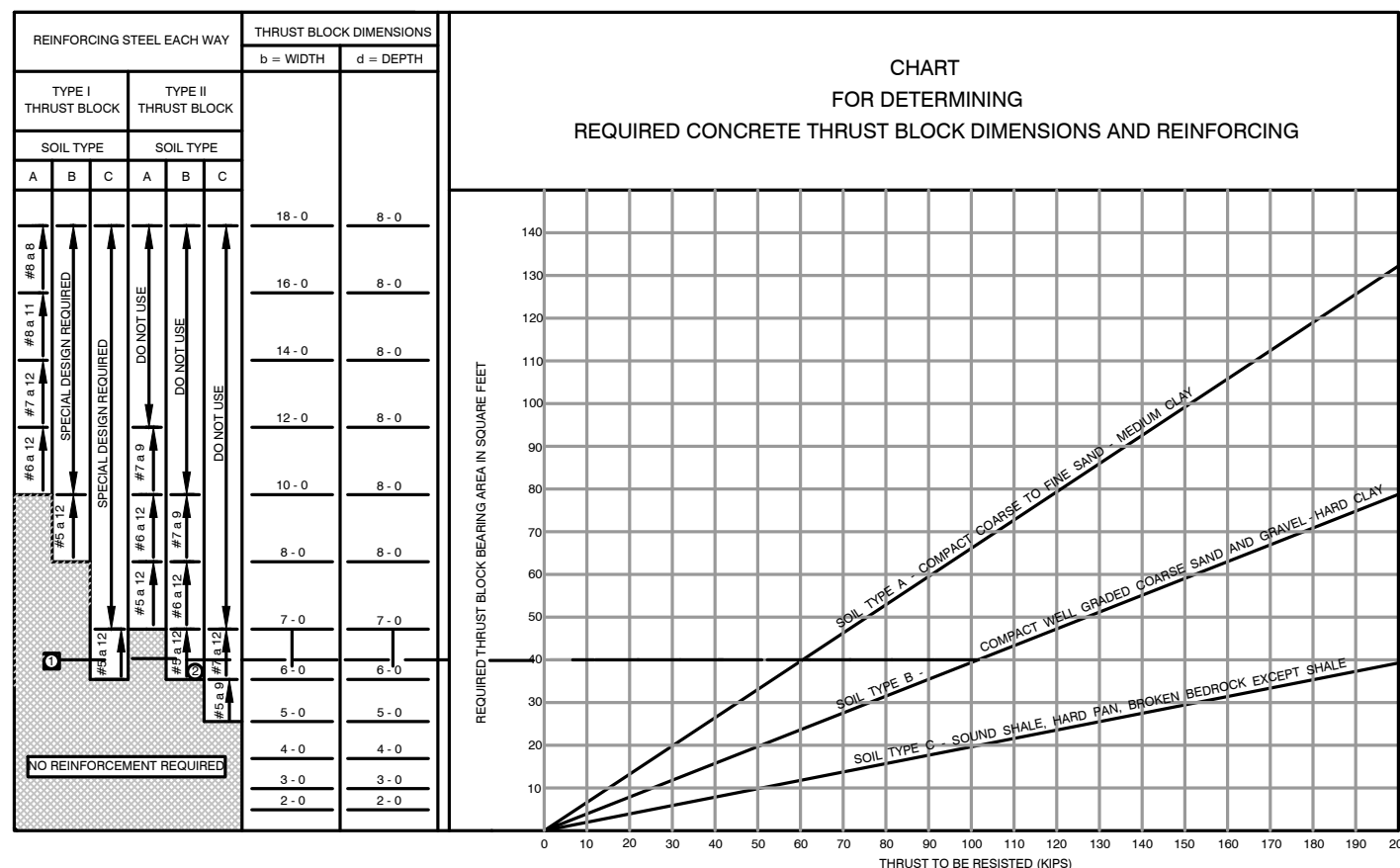


NOTES:  
 1. CONCRETE: 5,000 PSI MINIMUM AFTER 28 DAYS.  
**SHEA CONCRETE WING HEADWALL**  
 NOT TO SCALE

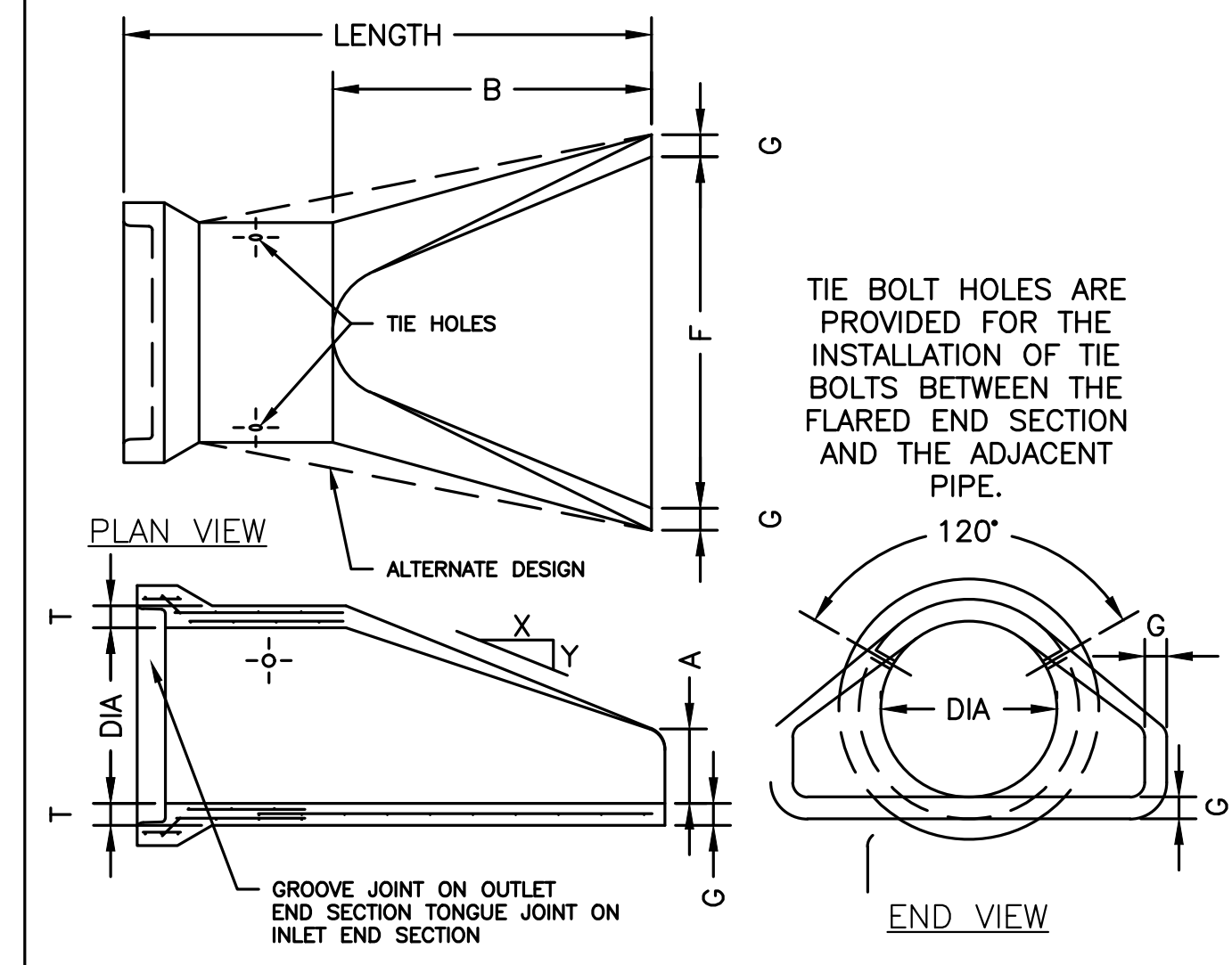
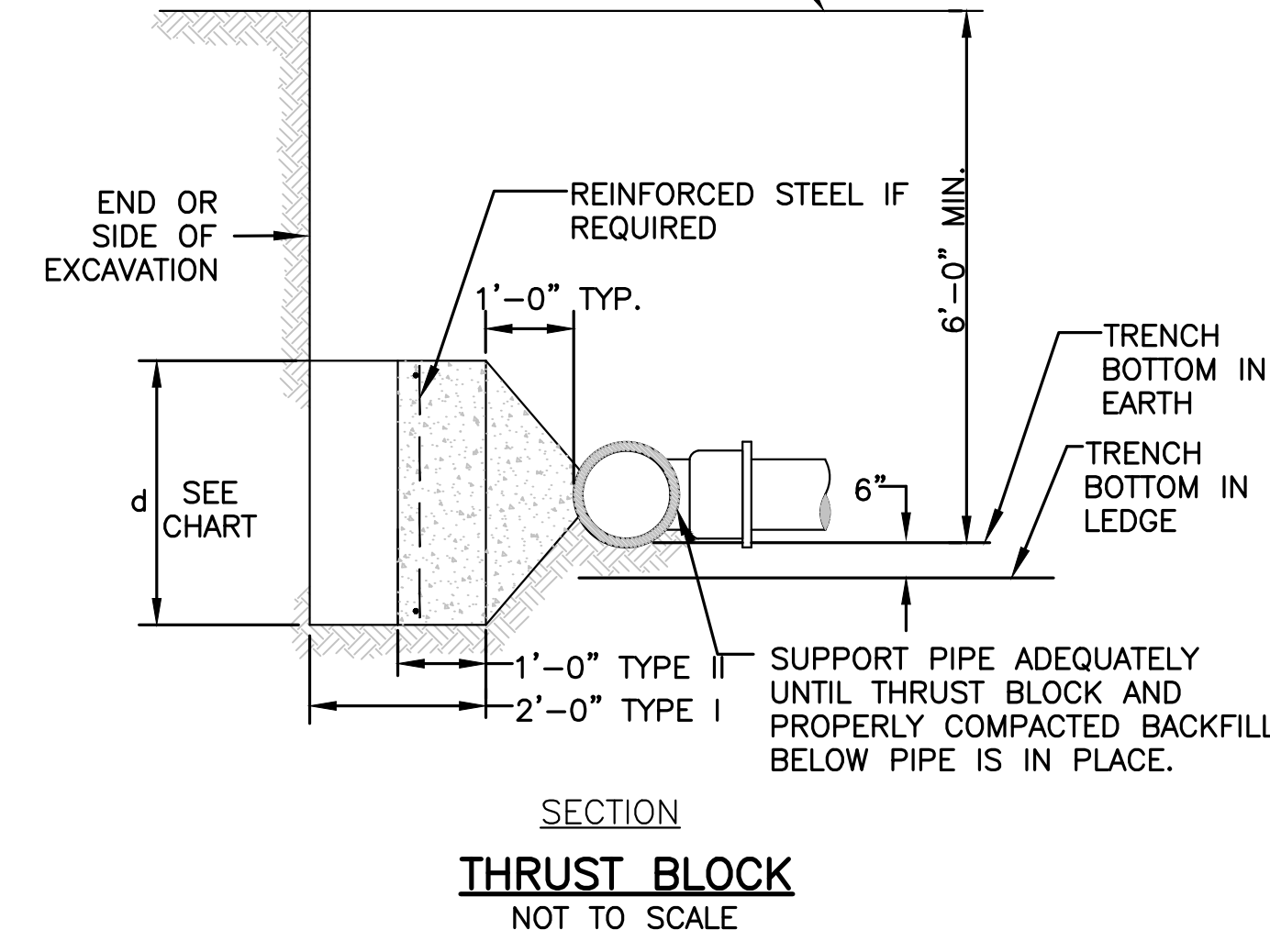
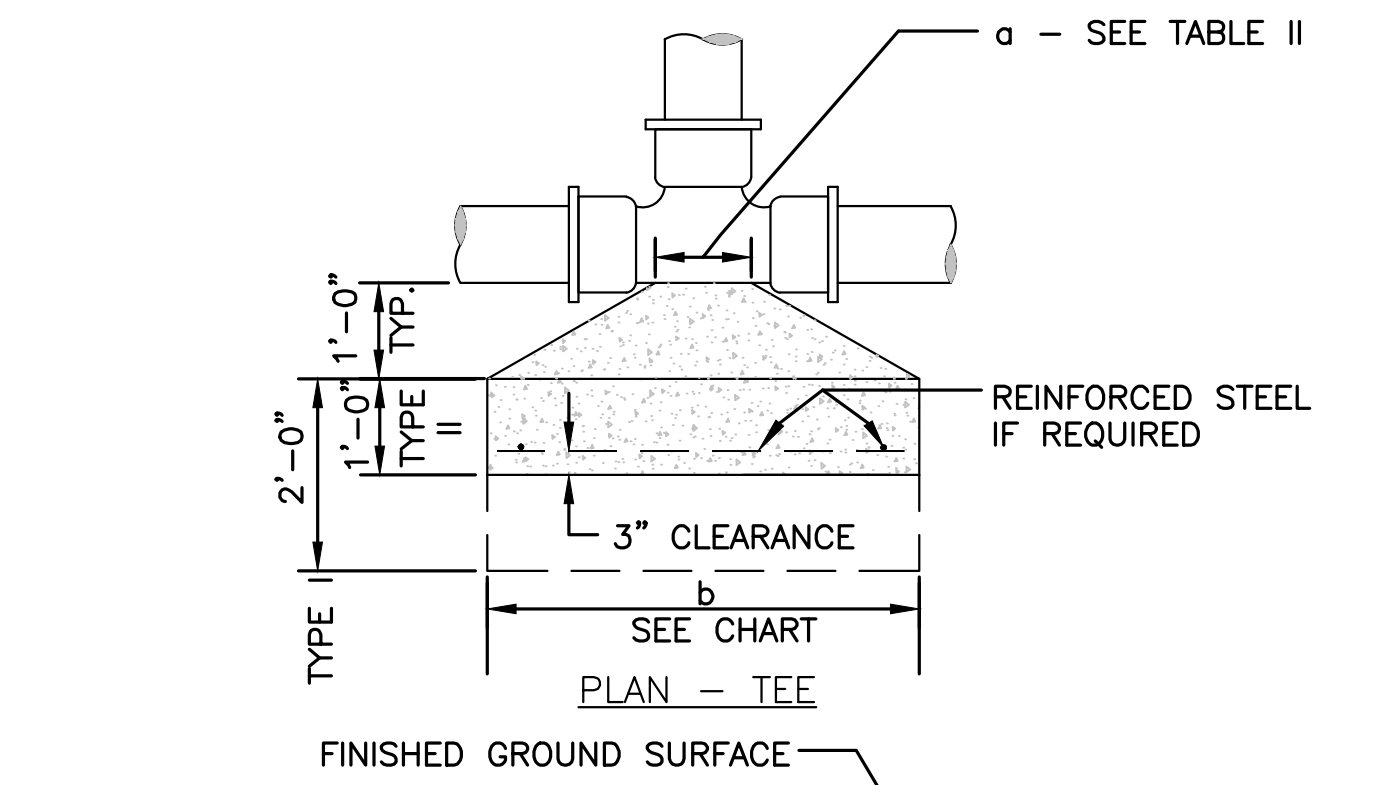
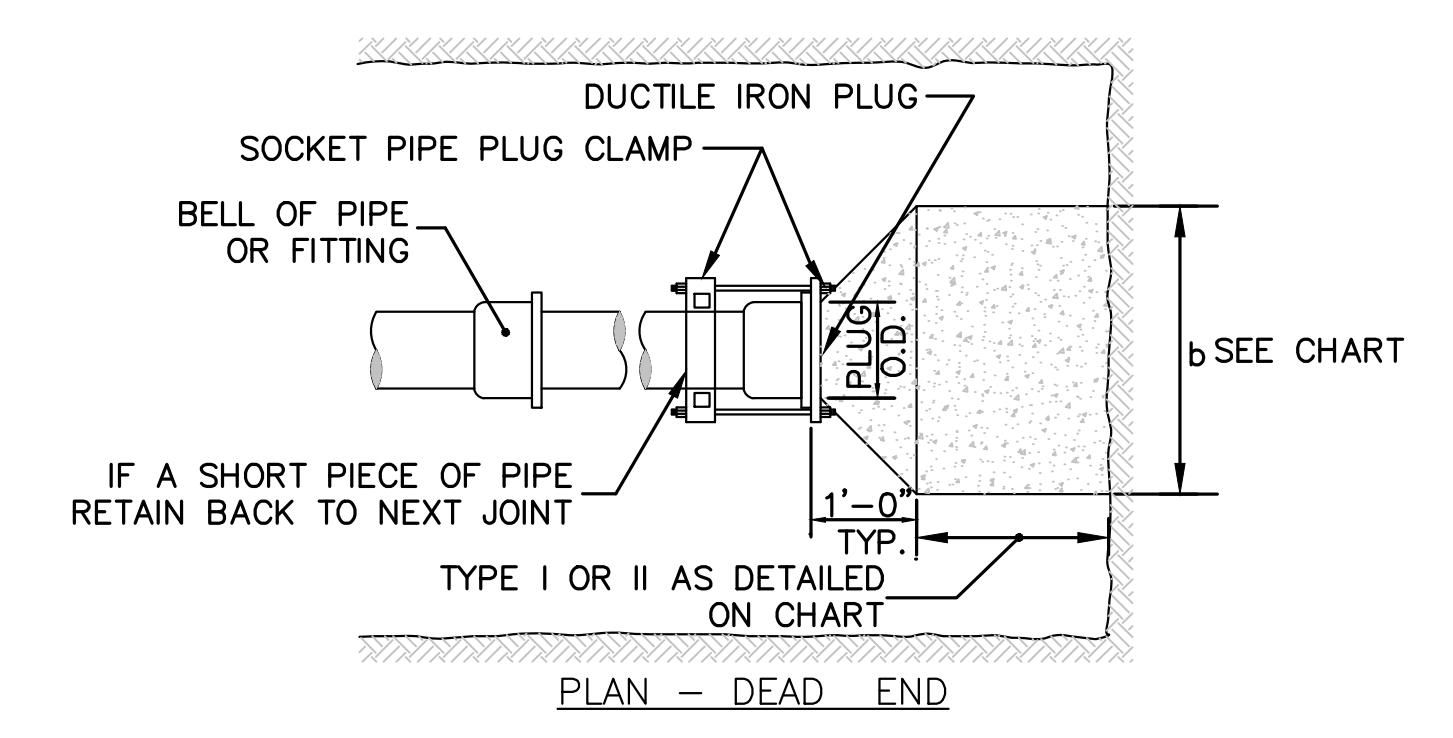
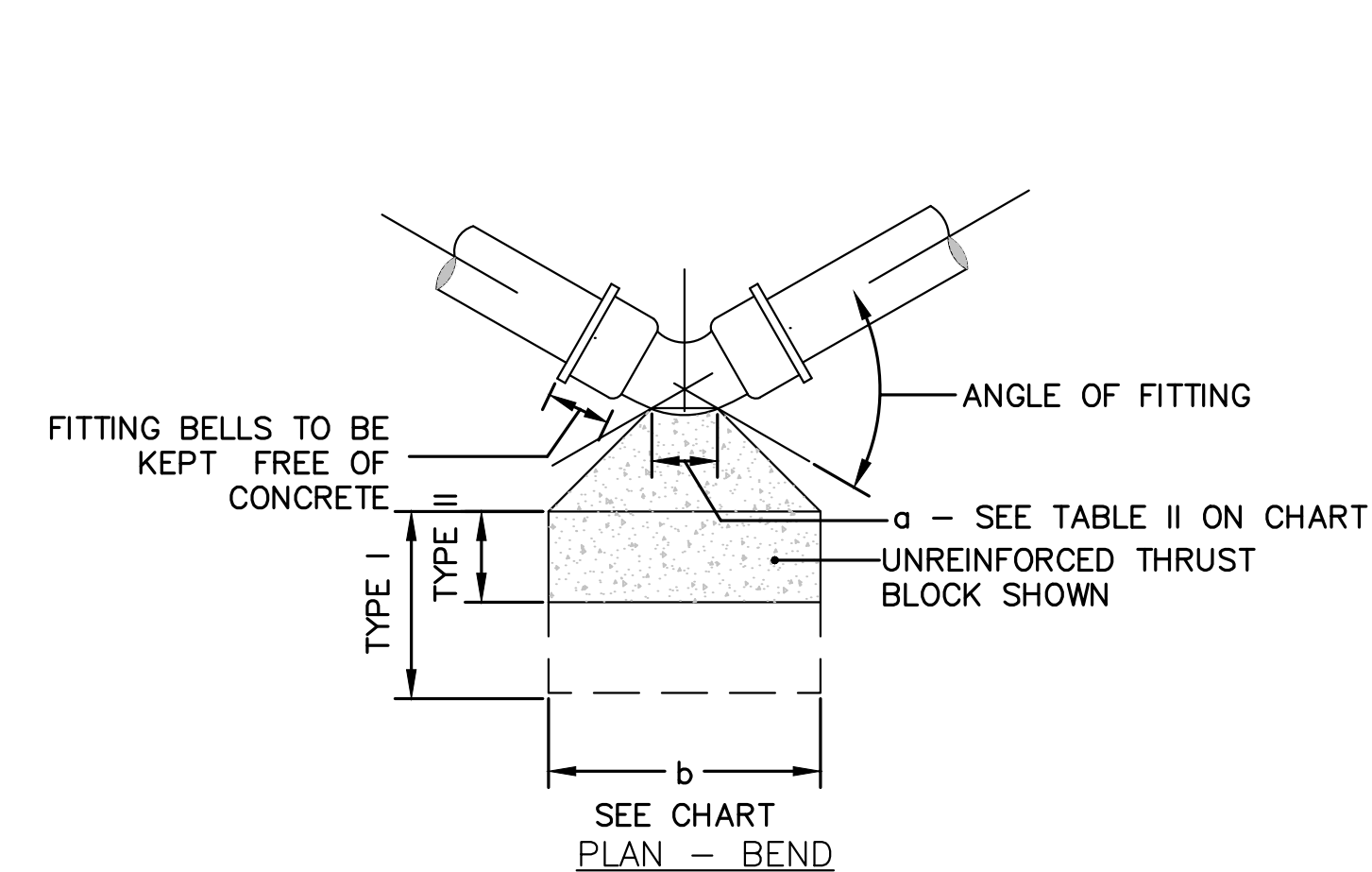
**TABLE I - THRUST - KIPS (WATER PRESSURE = 200 P.S.I.)**

PIPE DIAMETER (INCHES)	6	8	10	12	16	20	24	30	36	42
DEAD END (NO FITTINGS)	5.8	7.9	10.0	12.1	16.1	20.1	24.1	30.1	36.1	42.1
DEAD END (WITH FITTINGS)	7.9	10.0	12.1	14.2	18.2	22.2	26.2	32.2	38.2	44.2
WAVE FITTINGS	11.1	14.2	17.3	20.4	26.4	32.4	38.4	44.4	50.4	56.4
20'-0" TYPE I	11.1	14.2	17.3	20.4	26.4	32.4	38.4	44.4	50.4	56.4
16'-0" TYPE I	11.1	14.2	17.3	20.4	26.4	32.4	38.4	44.4	50.4	56.4
12'-0" TYPE I	11.1	14.2	17.3	20.4	26.4	32.4	38.4	44.4	50.4	56.4
8'-0" TYPE I	11.1	14.2	17.3	20.4	26.4	32.4	38.4	44.4	50.4	56.4
4'-0" TYPE I	11.1	14.2	17.3	20.4	26.4	32.4	38.4	44.4	50.4	56.4

DESIGN THRUST BLOCKS OR OTHER SUITABLE ANCHORAGE TO SUIT ACTUAL CONDITIONS

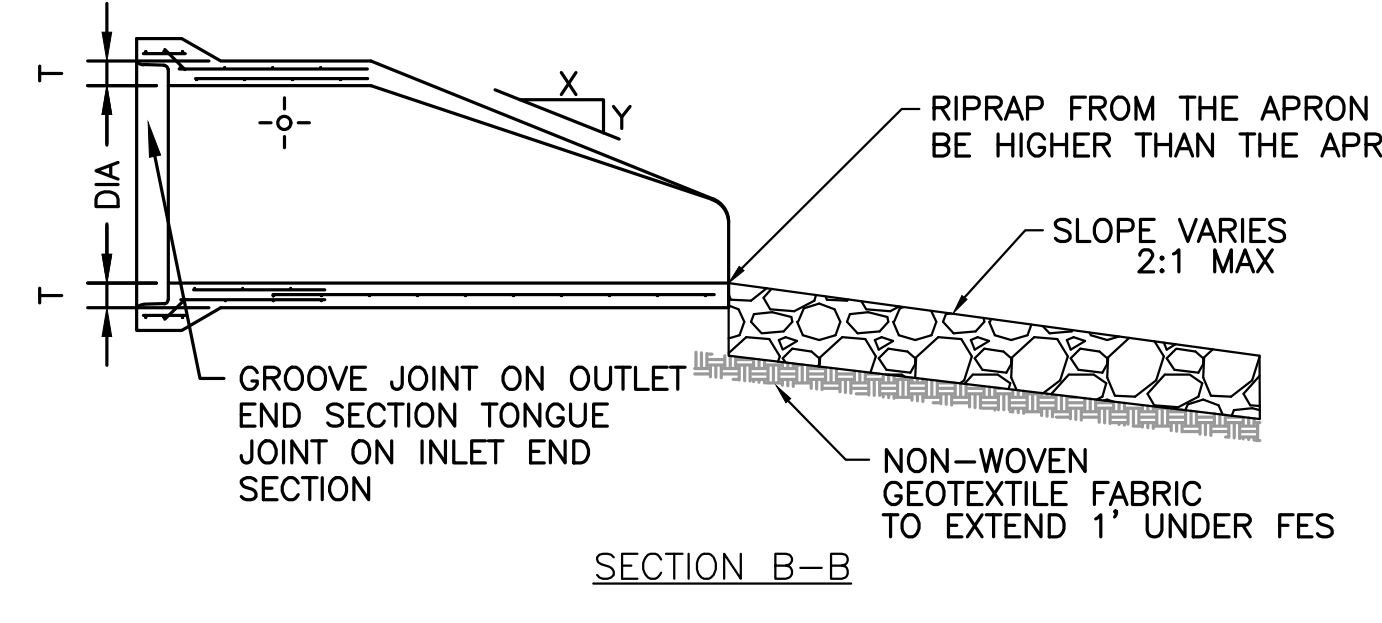
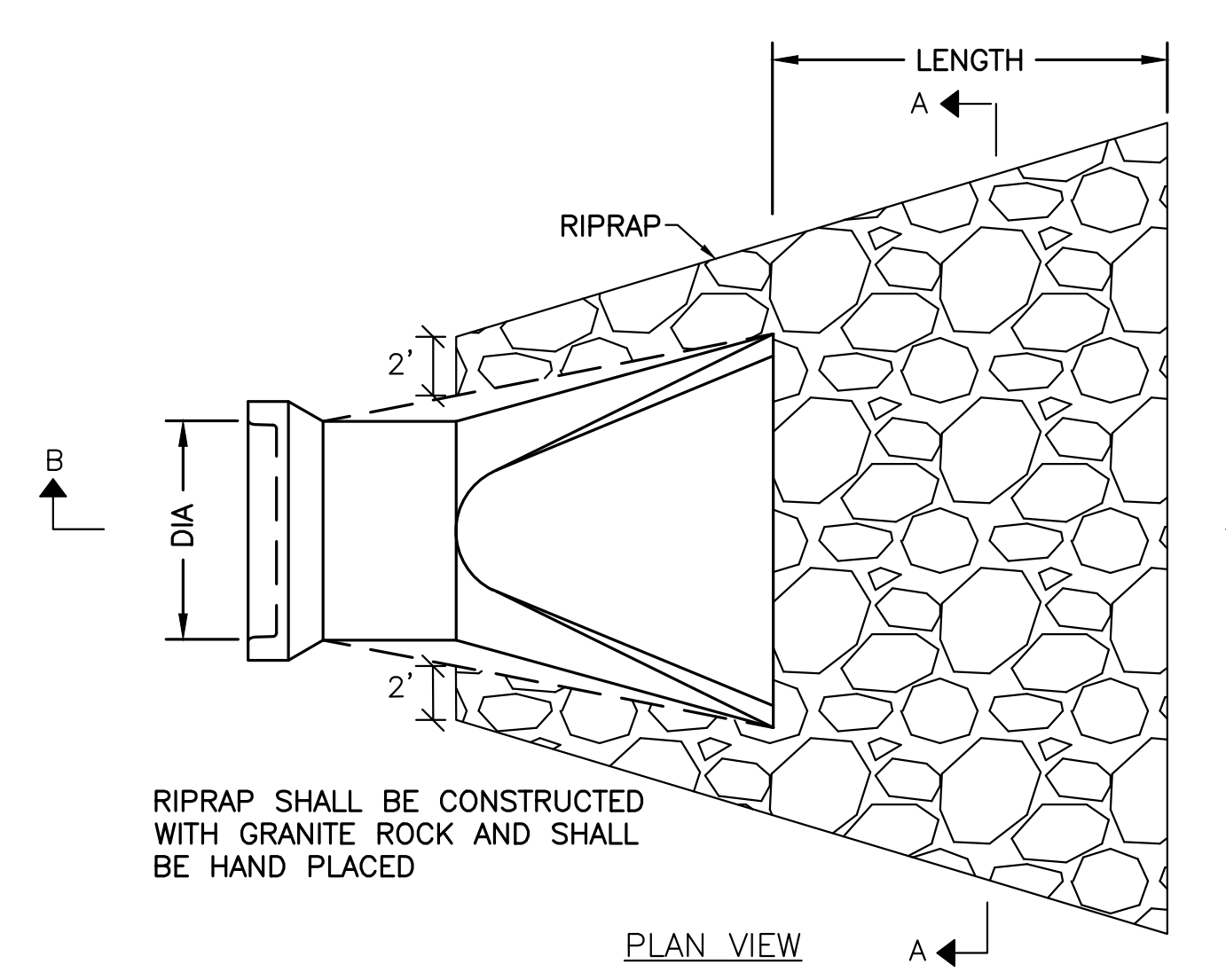


**THRUST BLOCK DIMENSIONS**  
 NOT TO SCALE

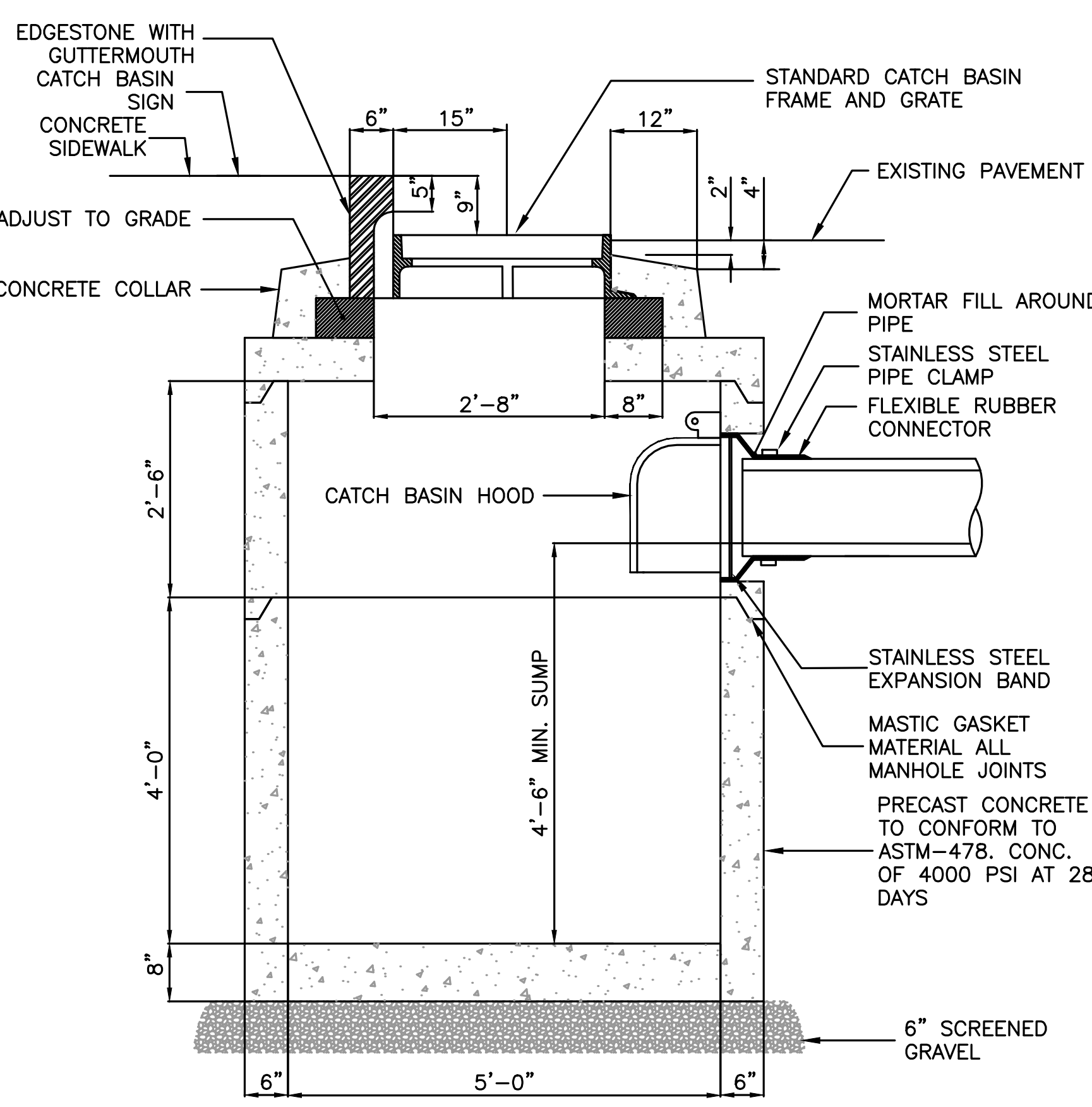


PIPE DIA	LENGTH		SLOPE (X TO Y)	T	A	B	F	G	WEIGHT/SECTION (LBS)
	OUTLET	INLET							
12"	6'-0"	6'-0"	2.4 TO 1	2"	4"	24"	24"	2"	530
15"	6'-0"	6'-0"	2.4 TO 1	2 1/2"	6"	27"	30"	2 1/2"	740
18"	6'-0"	6'-0"	2.3 TO 1	2 3/4"	9"	27"	36"	2 3/4"	990
21"	6'-0"	6'-0"	2.4 TO 1	2 3/4"	9"	36"	42"	2 3/4"	1280
24"	6'-0"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

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NOTE: ONE CUBIC YARD IS APPROXIMATELY 1.4 TONS.



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 480 TURNPIKE ST  
 SOUTH EASTON, MA 02375

**SHELDON MEADOW**  
 20 HANCOCK STREET  
 WRENTHAM, MA 02093  
 NORFOLK COUNTY

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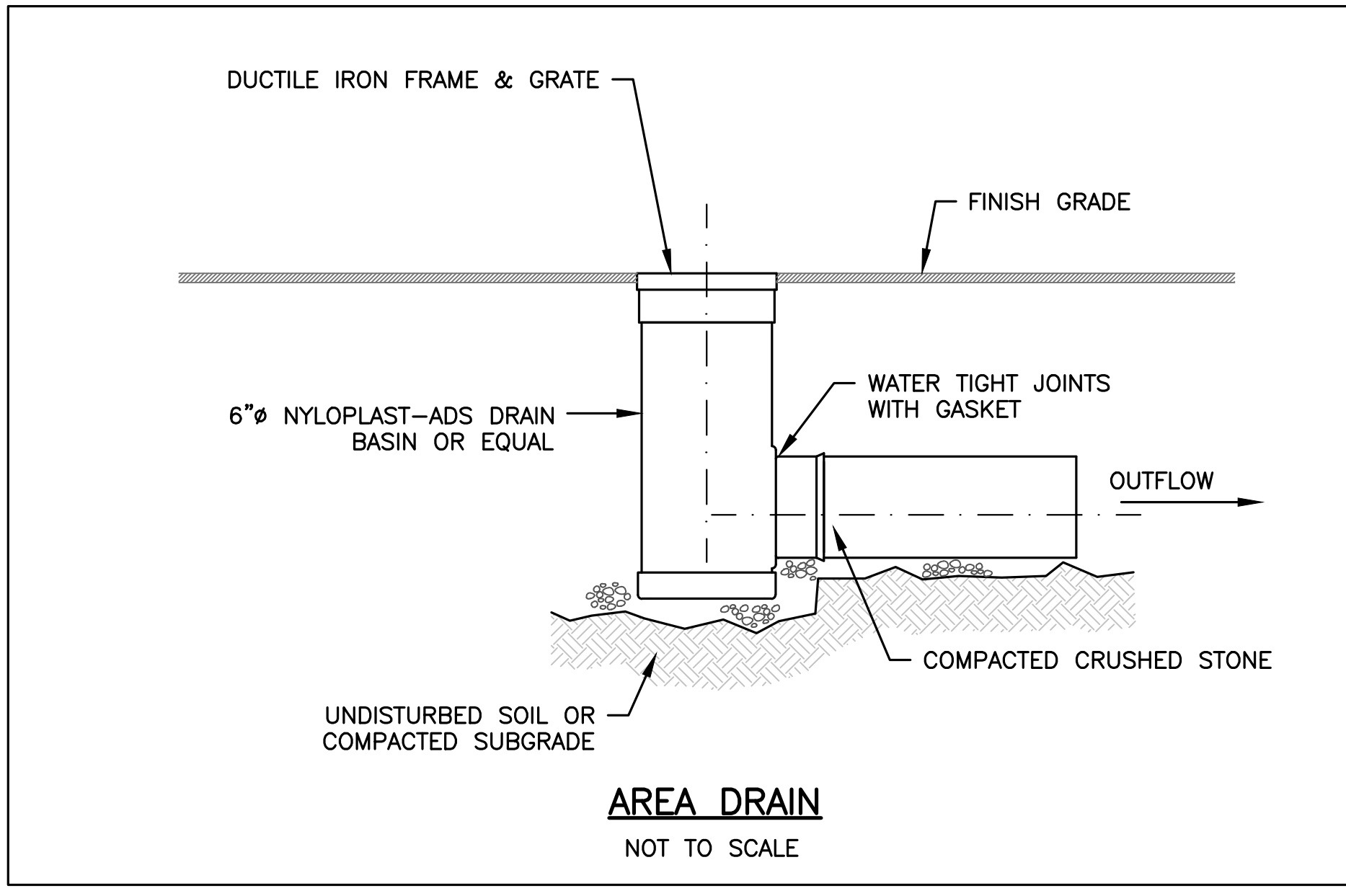
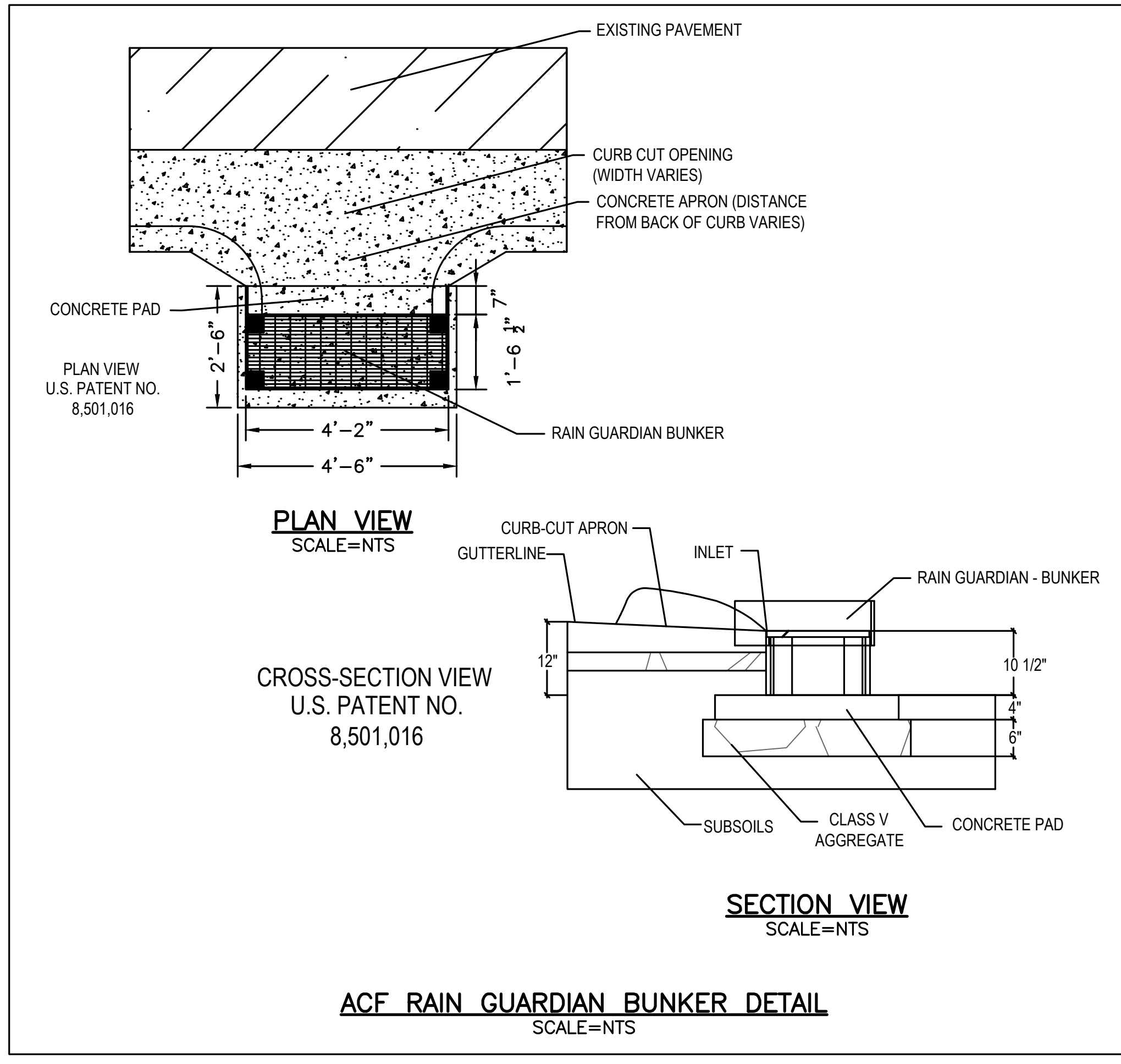
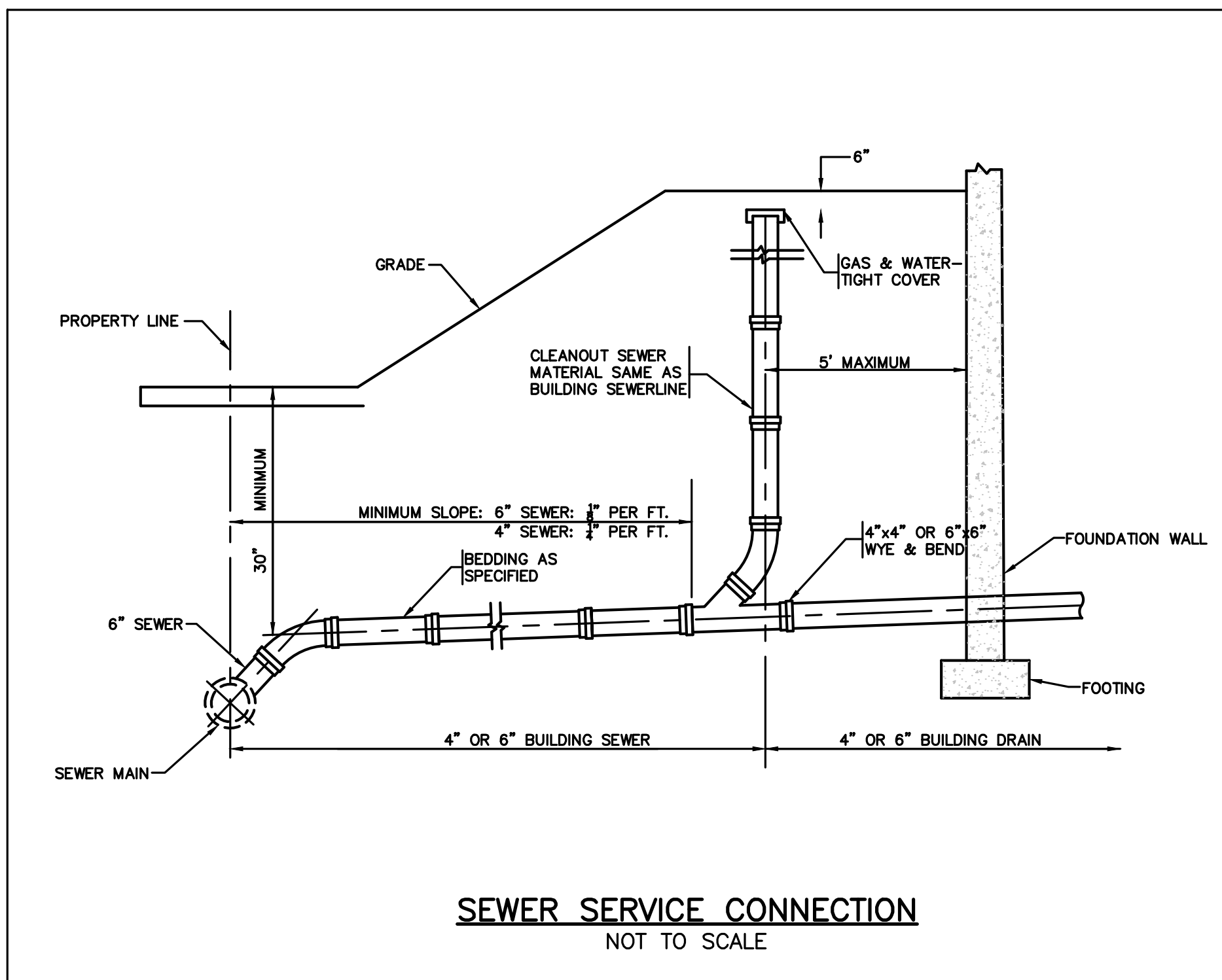
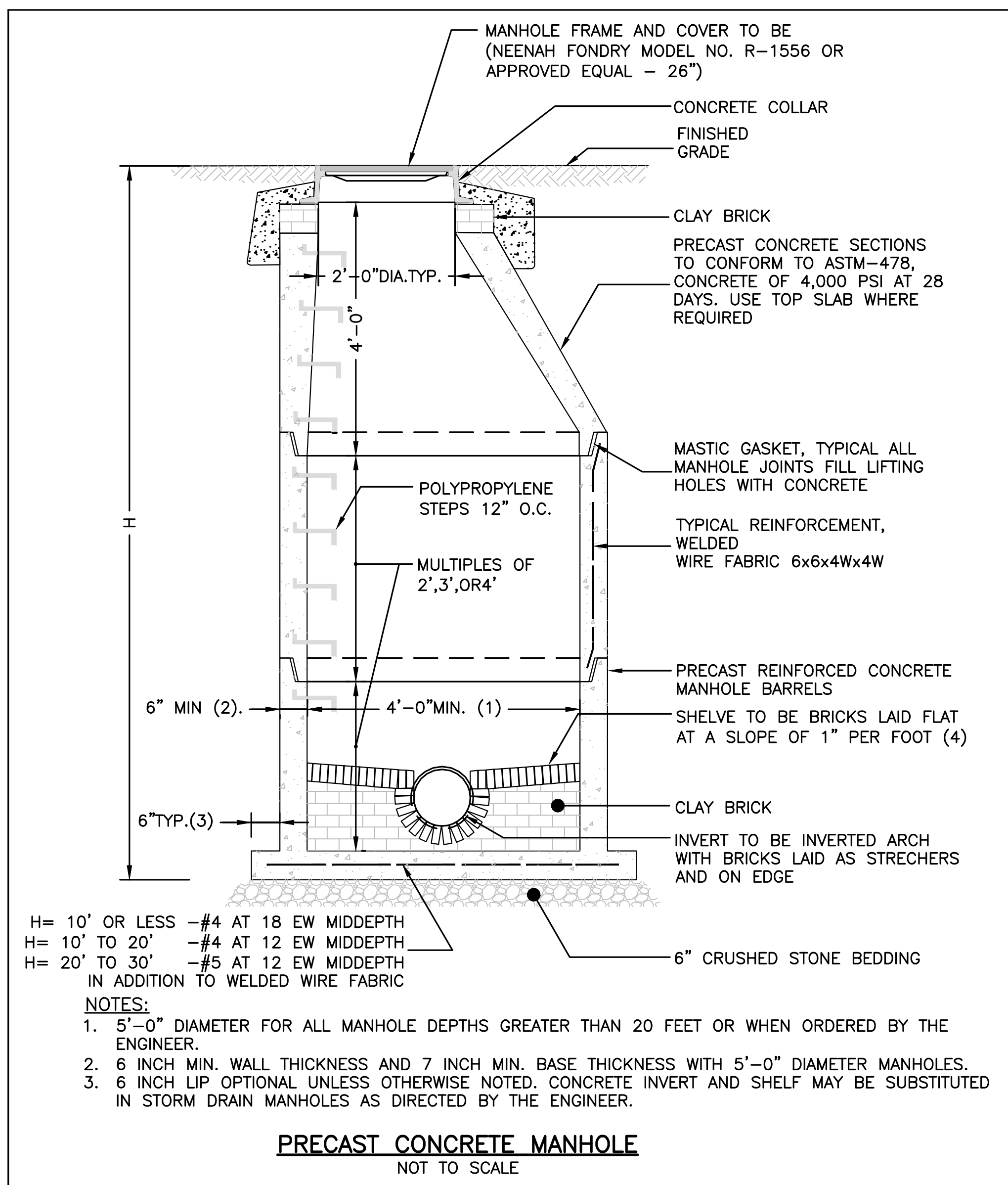
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SITE PLAN

DETAIL SHEET  
 6 OF 11

DATE:	APRIL 11, 2022
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CHECKED BY:	KE



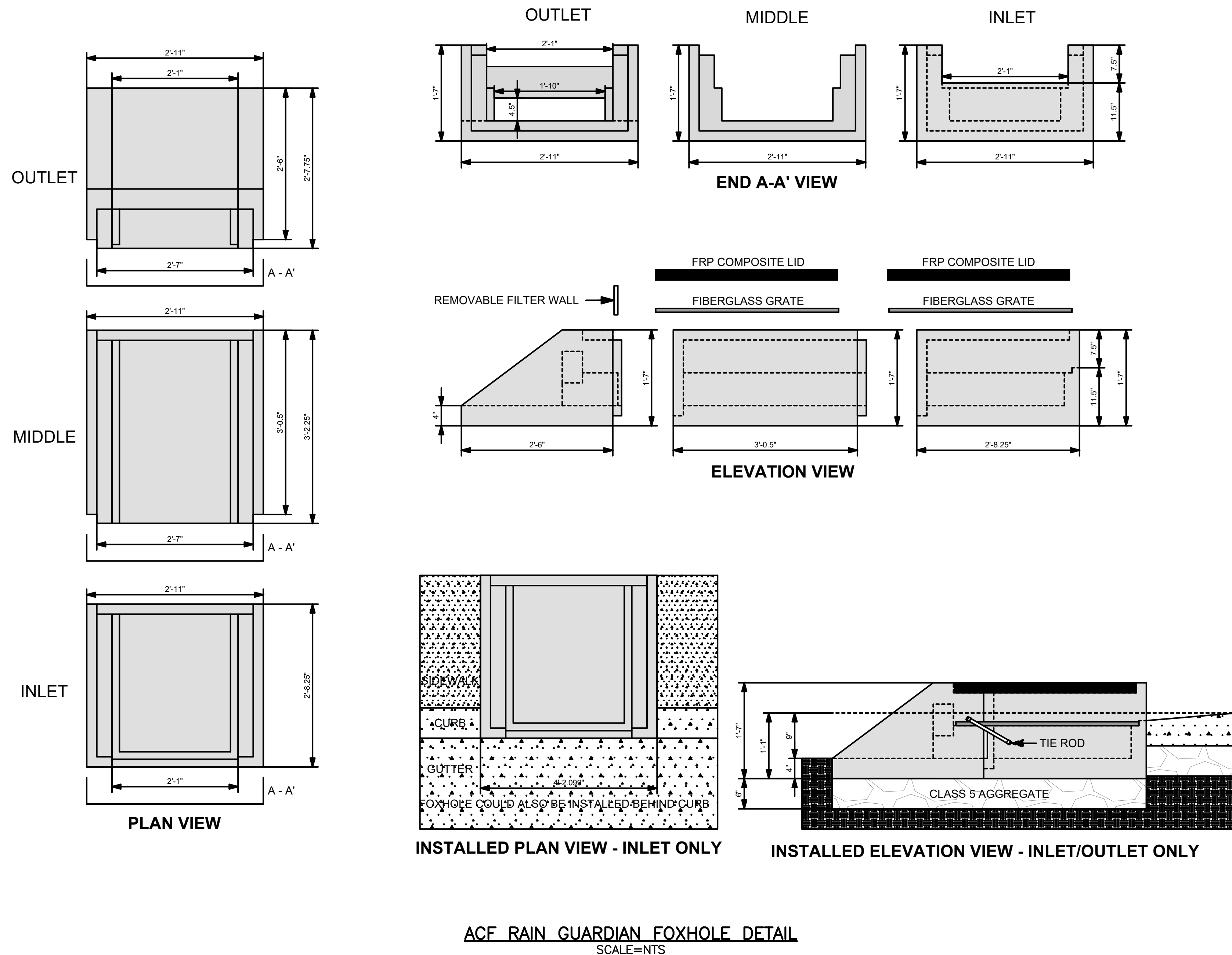
11/10/2022...19227\Hancock St - CURRENT\19227 - Details\HS.dwg  
 Matthew Baker

**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.



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480 TURNPIKE ST  
SOUTH EASTON, MA 02375

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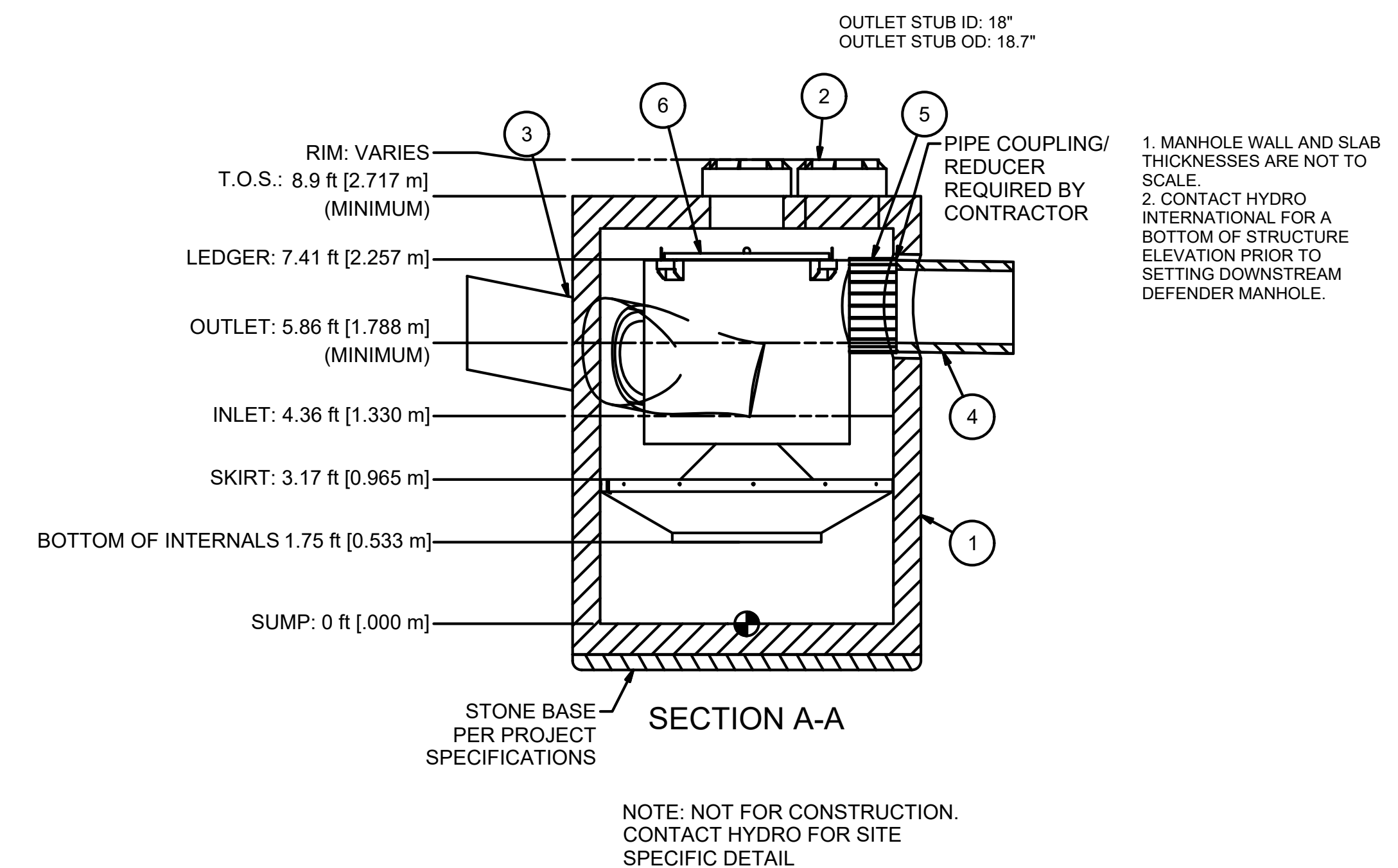
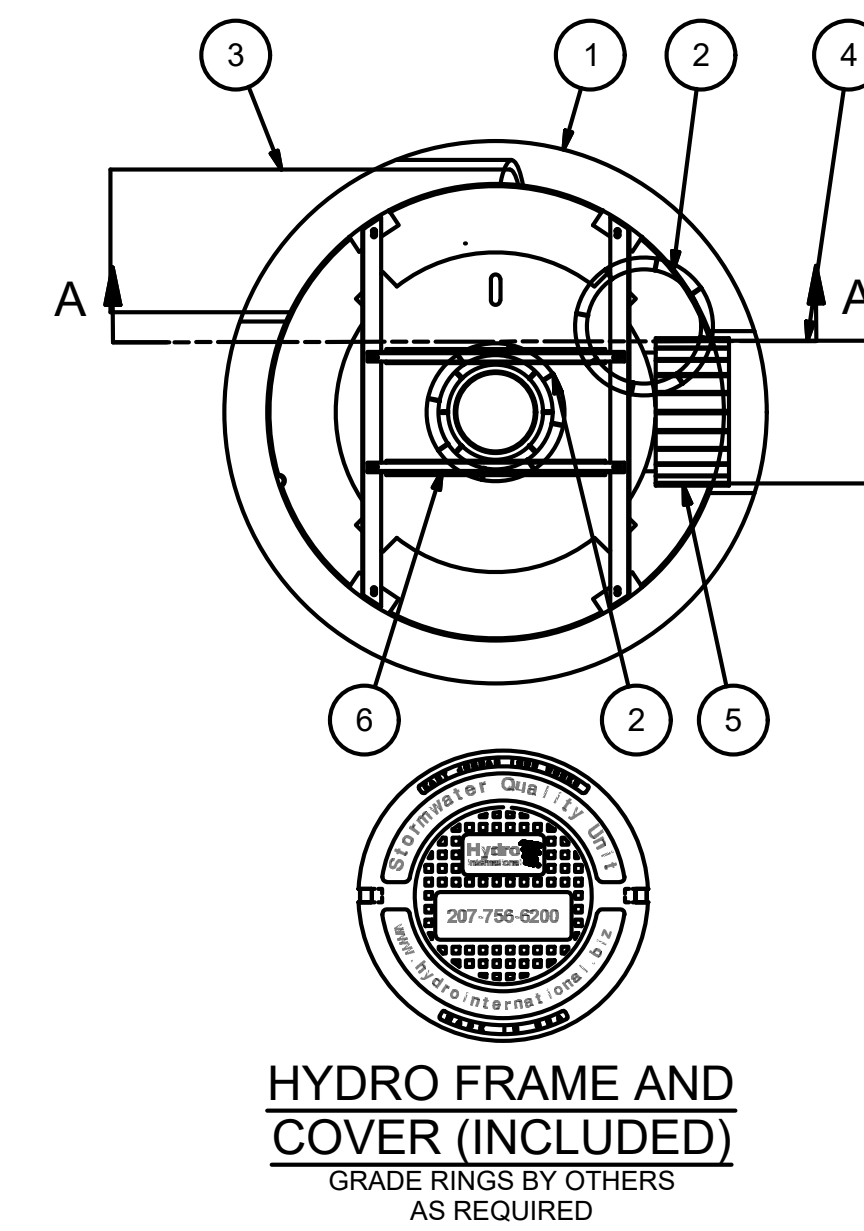


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7 OF 11

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PARTS LIST				
ITEM	QTY	SIZE (in)	SIZE (mm)	DESCRIPTION
1	1	72	1800	PRECAST MANHOLE (BY HYDRO VIA PRECASTER)
2	2	24	600	FRAME AND COVER
3	1	18 (MAX)	450 (MAX)	INLET PIPE (BY OTHERS)
4	1	18 (MAX)	450 (MAX)	OUTLET PIPE (BY OTHERS)
5	1			PIPE COUPLING (BY OTHERS)
6	1			INTERNAL COMPONENTS (PRE-INSTALLED)

**EQUIPMENT PERFORMANCE**

- The stormwater treatment unit shall adhere to the hydraulic parameters given in the chart below and provide the removal efficiencies and storage capacities as follows:
1. The treatment system shall use an induced vortex to separate pollutants from stormwater runoff.
  2. Peak Hydraulic Capacity: 8.0 cfs (227 l/s)
  3. Sediment Storage Capacity: 2.10 cu. yd. (1.59 cu. m)
  4. Continuous Oil Storage Capacity: 216 gal. (2044 liters)
  5. Sediment shall be stored in a zone that is isolated from the main flow path and protected from reentrainment by a benching skirt.
  6. For more product information including regulatory acceptances, please visit <https://hydro-int.com/en/products/downstream-defender>

**6FT DIA. DOWNSTREAM DEFENDER DETAIL**  
SCALE=NTS





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DETAIL SHEET  
9 OF 11

DATE: APRIL 11, 2022

PROJECT NUMBER: 19227.01

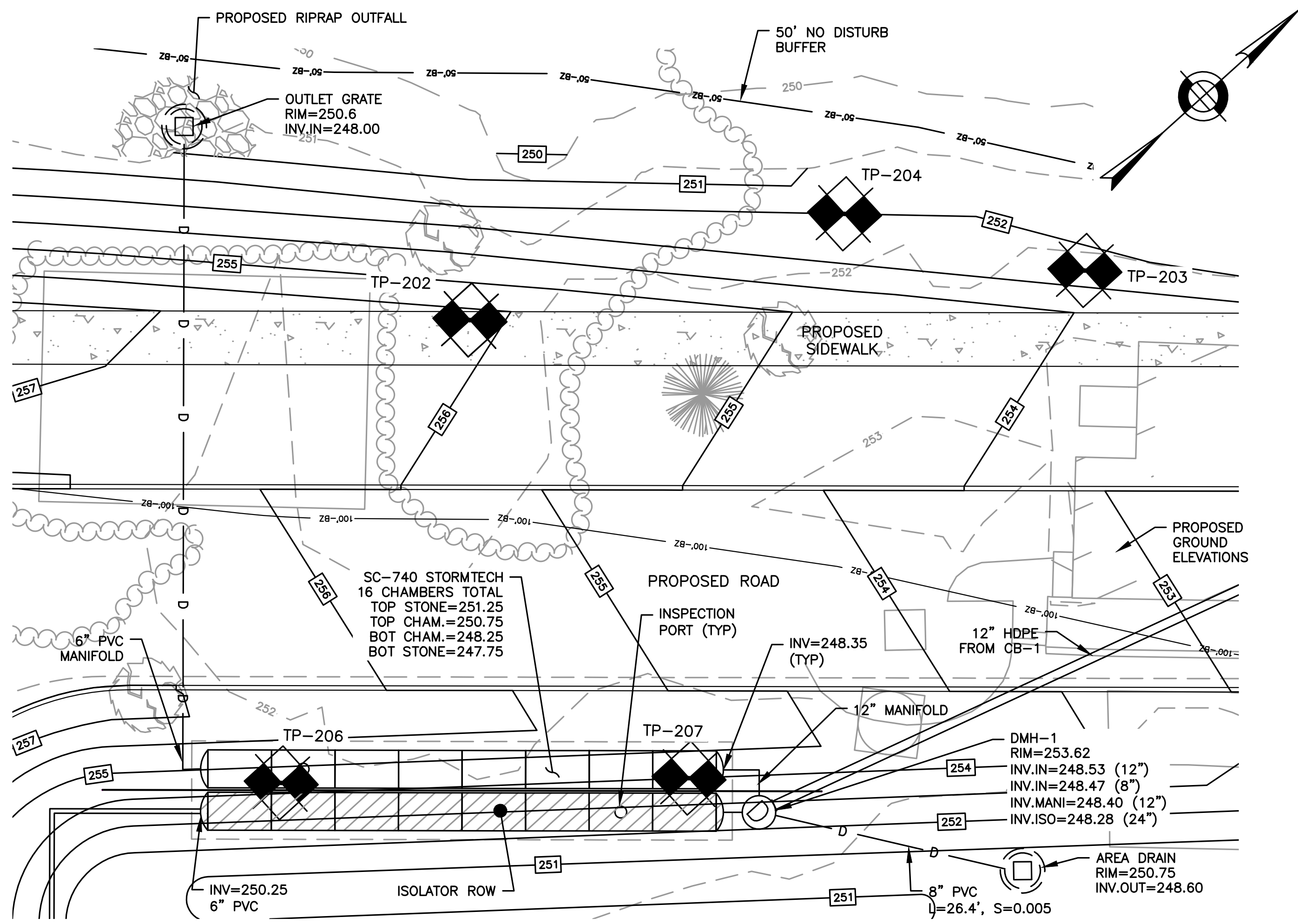
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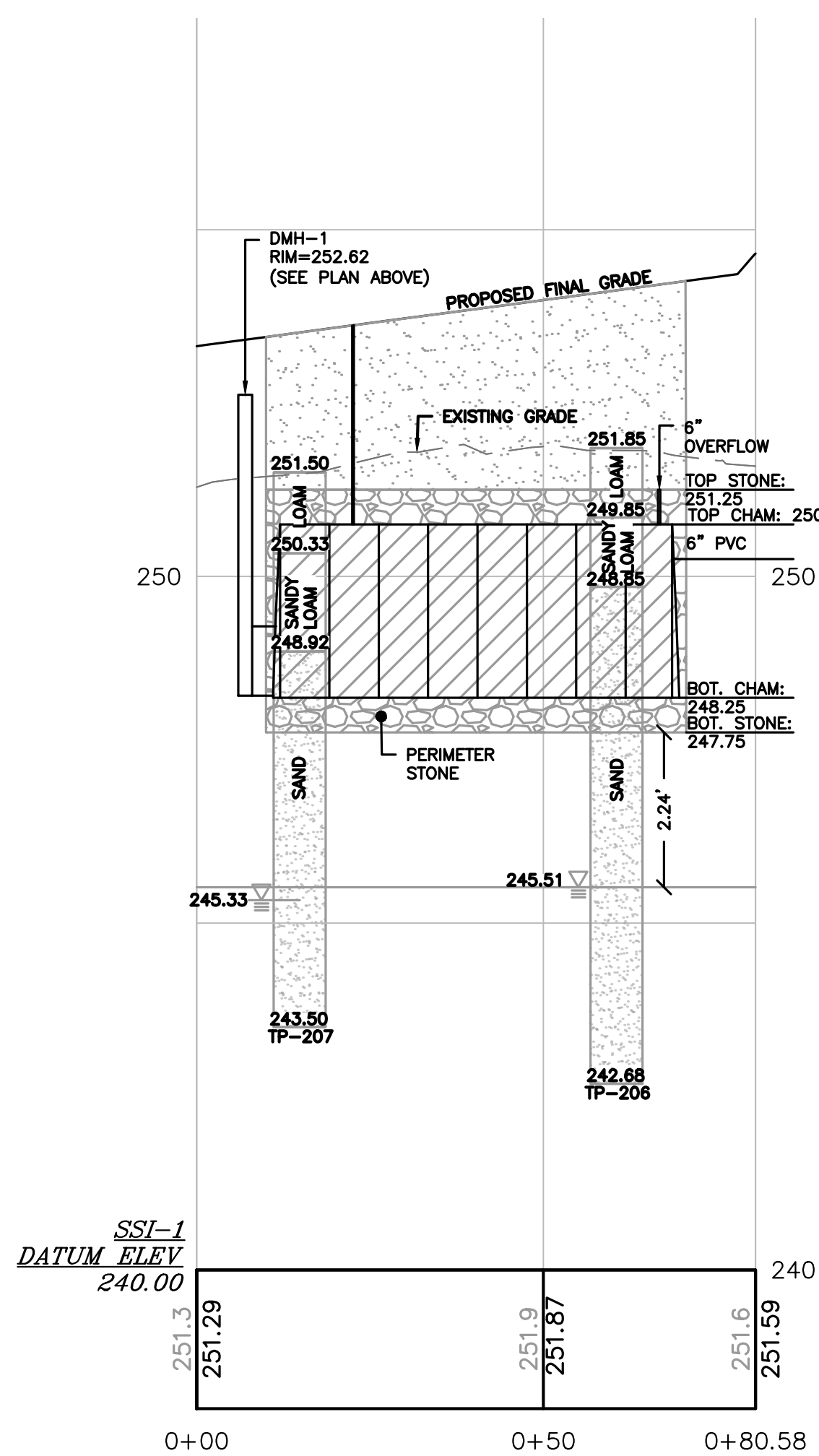
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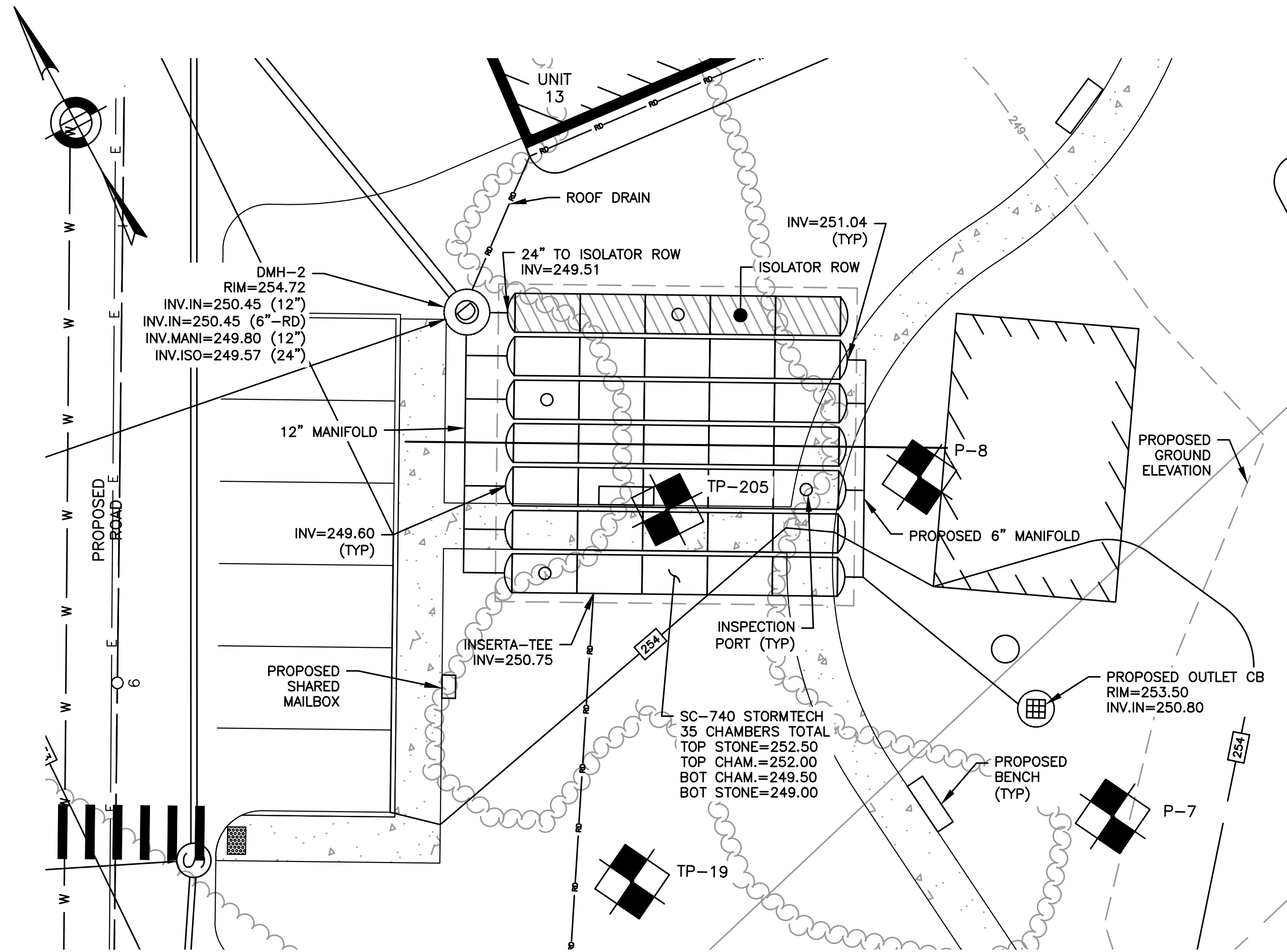
SHEET 37 OF 39



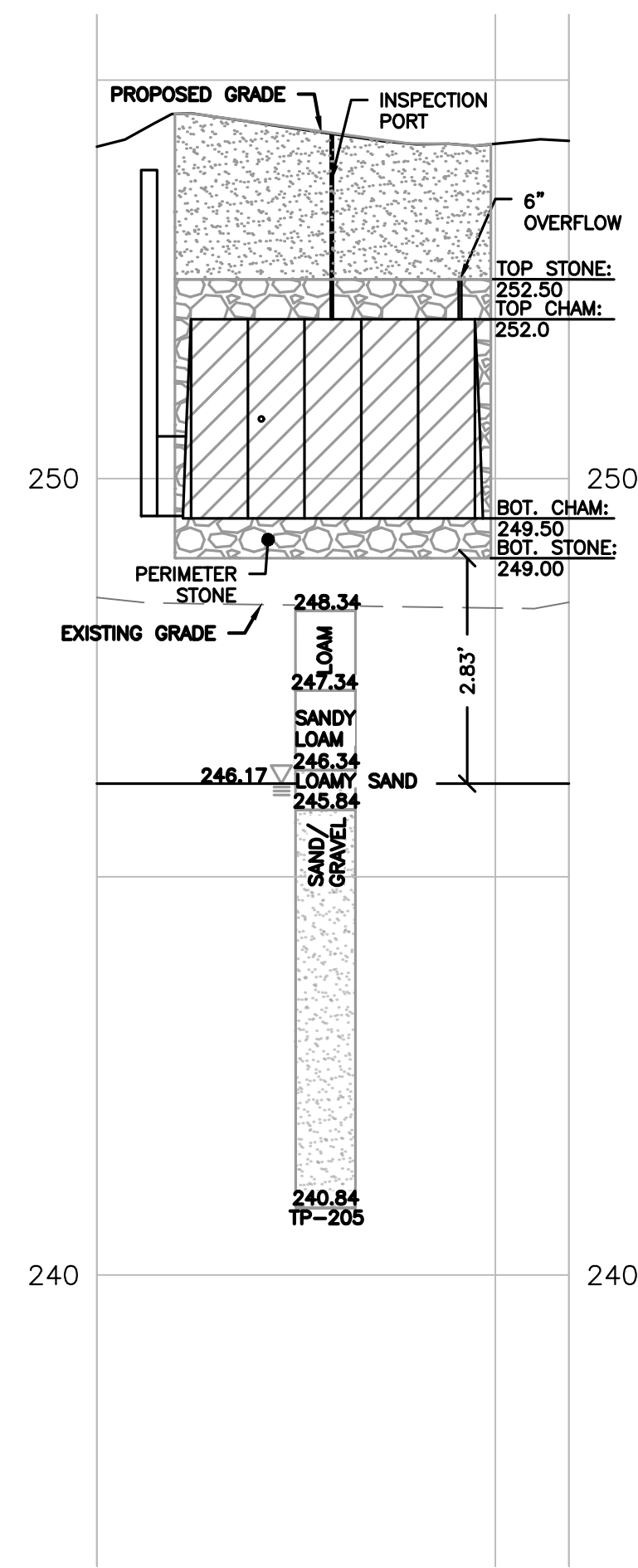
**STORMTECH INFILTRATION SYSTEM #1**  
SCALE = 1"=10'



**STORMTECH INFILTRATION SYSTEM CROSS-SECTION #1**  
HORIZONTAL SCALE: 1"=20'  
VERTICAL SCALE: 1"=2'



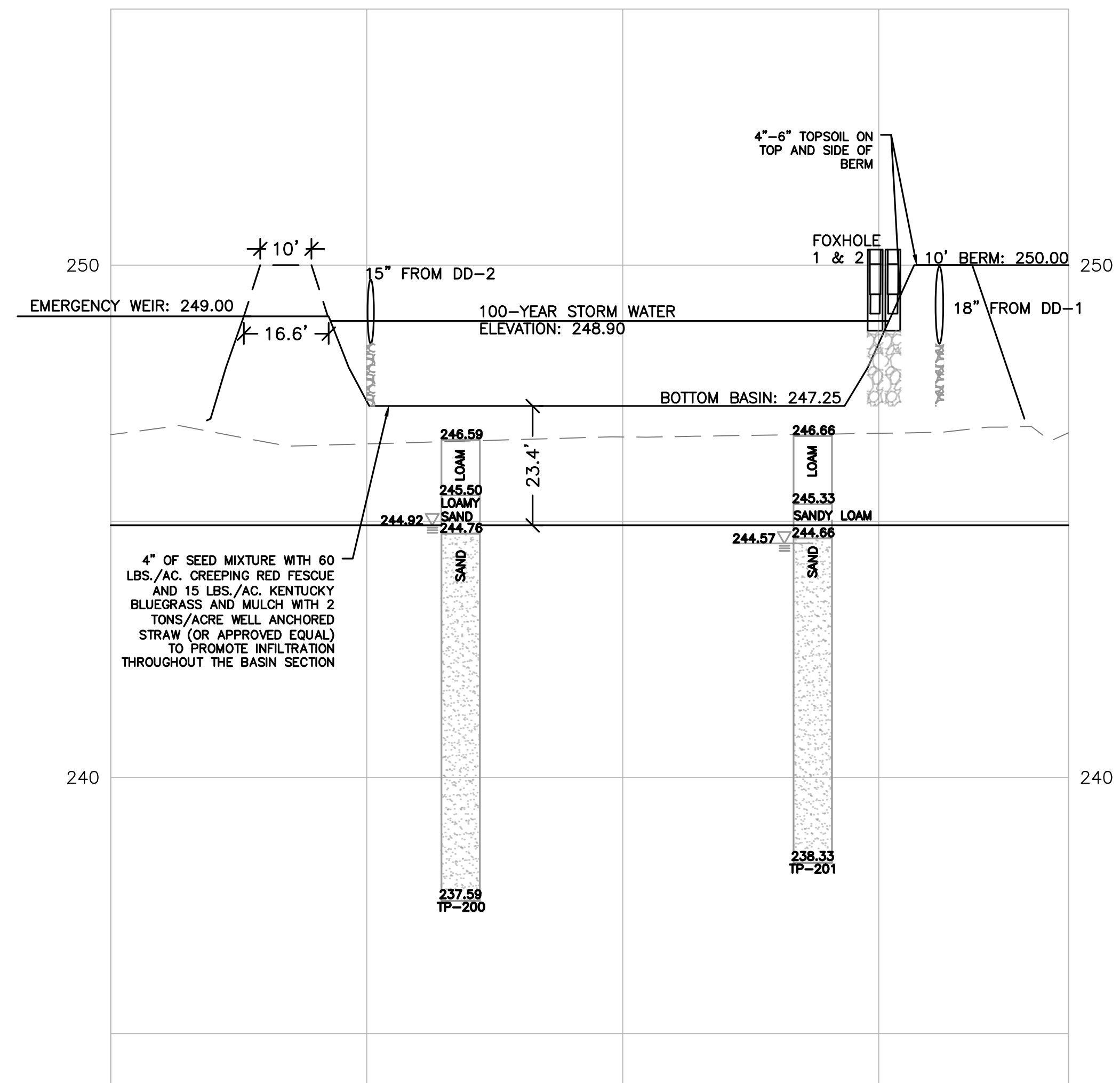
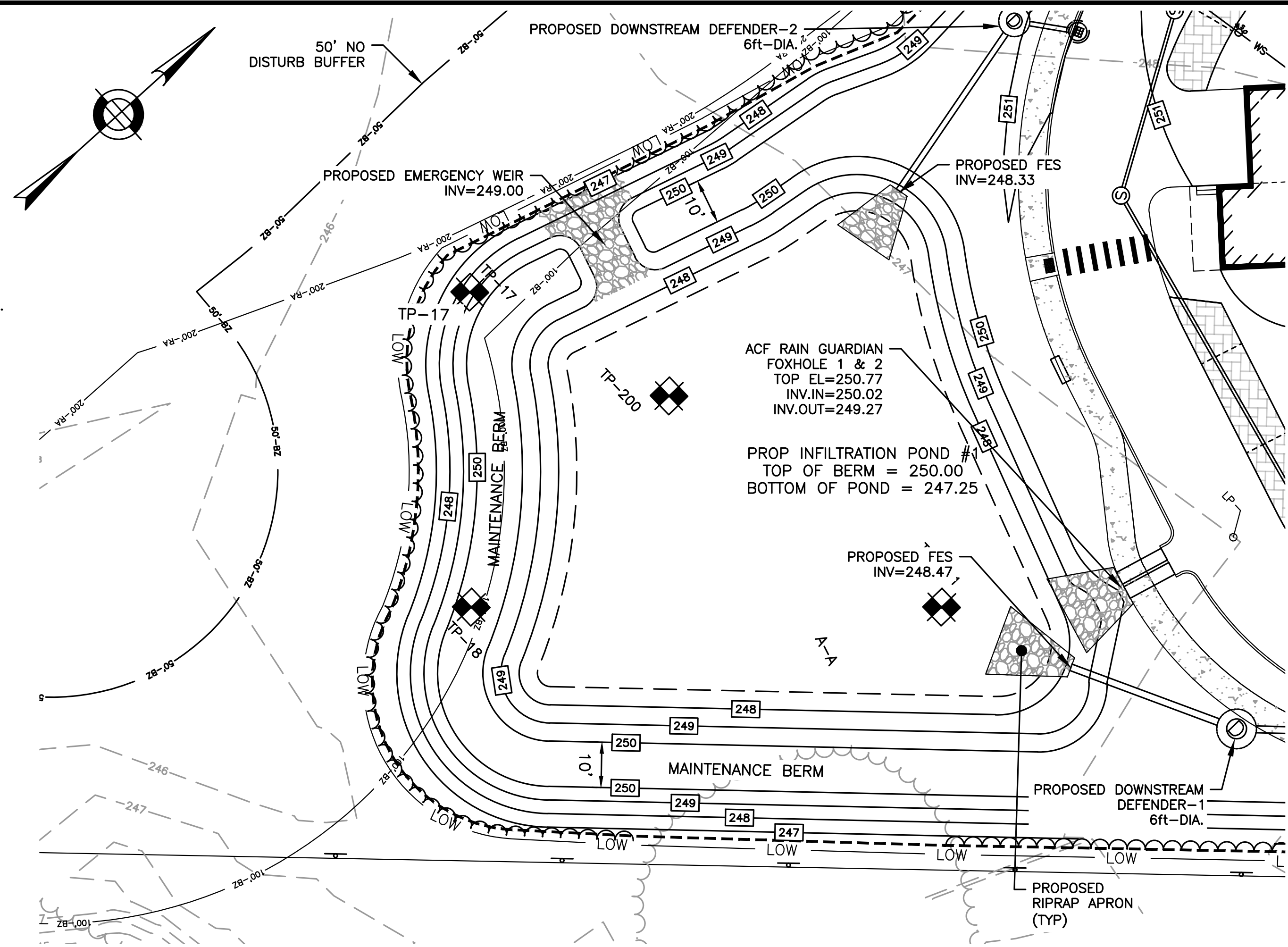
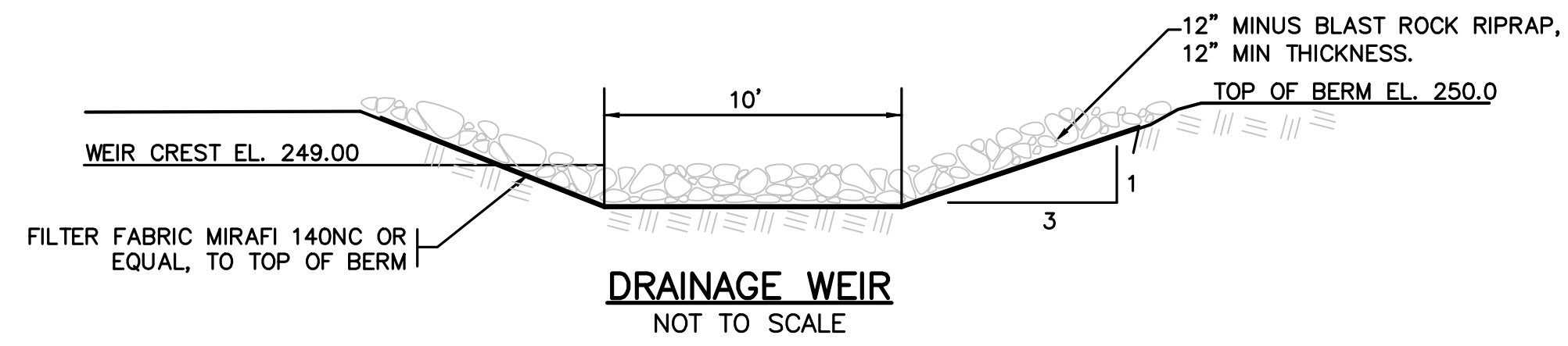
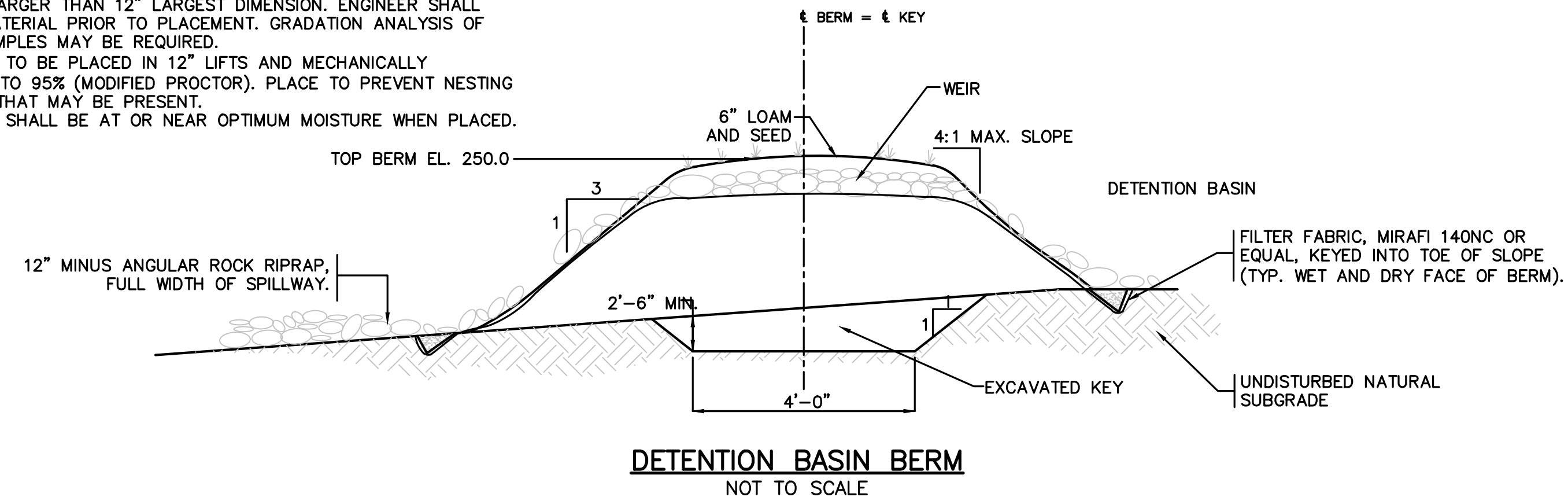
**STORMTECH INFILTRATION SYSTEM #2**  
SCALE = 1"=10'



**STORMTECH INFILTRATION SYSTEM CROSS-SECTION #2**  
HORIZONTAL SCALE: 1"=20'  
VERTICAL SCALE: 1"=2'

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**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.



HORIZONTAL SCALE: 1"=20'  
 VERTICAL SCALE: 1"=2'

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 NORFOLK COUNTY

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SITE PLAN

DETAIL SHEET  
 10 OF 11

DATE:	APRIL 11, 2022
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 SHEET 38 OF 39

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SITE PLAN

DETAIL SHEET  
11 OF 11

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SHEET 39 OF 39

DEEP HOLE TESTING  
APRIL 22, 23, AND 24 2020  
SOIL EVALUATOR: KASEY FERREIRA  
PERCS WITNESSED BY: WADE SAUCIER

IP-1 EL.=249.91  
0"-13" Ap LO 10YR 3/2  
13"-24" Bw SL 10YR 4/6  
24"-96" C<sub>1</sub> S 10YR 4/3  
MOTTLES 30", WEeping 23", STANDING 53"  
ESHW: 30" @ EL. 247.41

IP-2 EL.=249.82  
0"-11" Ap LO 10YR 3/3  
11"-30" Bw SL 10YR 5/4  
30"-99" C<sub>1</sub> S 10YR 4/4  
MOTTLES 26", WEeping 35", STANDING 70"  
ESHW: 26" @ EL. 247.65

IP-3 EL.=249.94  
0"-12" Ap LO 10YR 2/2  
12"-22" Bw SL 10YR 5/6  
22"-96" C<sub>1</sub> S 10YR 4/4  
MOTTLES 28", WEeping 34", STANDING 70"  
ESHW: 28" @ EL. 247.61

IP-4 EL.=249.33  
0"-10" Ap LO 10YR 3/1  
10"-22" Bw SL 10YR 4/6  
22"-100" C<sub>1</sub> S 10YR 5/4  
MOTTLES 32", WEeping 35", STANDING 82"  
ESHW: 48" @ EL. 245.30

IP-5 EL.=249.93  
0"-13" Ap LO 10YR 2/2  
13"-30" Bw SL 10YR 5/6  
30"-98" C<sub>1</sub> LS 10YR 4/4  
MOTTLES 35", WEeping 35", STANDING 56"  
ESHW: 35" @ EL. 247.01

IP-6 EL.=249.12  
0"-8" Ap LO 10YR 2/2  
8"-22" Bw SL 10YR 5/8  
22"-96" C<sub>1</sub> LS 10YR 4/3  
MOTTLES 22", WEeping 55", STANDING 69"  
ESHW: 22" @ EL. 247.29

IP-7 EL.=248.96  
0"-11" Ap LO 10YR 2/2  
11"-23" Bw SL 10YR 6/8  
23"-39" C<sub>1</sub> GLEY SL G1 7/10Y  
39"-108" C<sub>2</sub> S 10YR 4/4  
MOTTLES 27", WEeping 69", STANDING 71"  
ESHW: 27" @ EL. 246.71

IP-8 EL.=248.40  
0"-11" Ap LO 10YR 2/1  
11"-31" Bw SL 7.5YR 7/6  
31"-53" C<sub>1</sub> GLEY SL G1 7/10Y  
53"-105" C<sub>2</sub> S 10YR 5/4  
MOTTLES 23", WEeping 45", STANDING 77"  
ESHW: 23" @ EL. 246.48

IP-9 EL.=249.65  
0"-12" Ap LO 10YR 3/2  
12"-25" Bw SL 7.5YR 4/4  
25"-108" C<sub>1</sub> S 10YR 4/3  
MOTTLES 32", WEeping 35", STANDING 82"  
PERC SHELF 30"; PRESOAK: 2:18-2:33  
12" @ 2:33, 9" @ 2:40, 6" @ 2:51  
RATE = 3.67 MIN/INCH  
ESHW: 32" @ EL. 246.98

IP-10 EL.=250.27  
0"-12" Ap LO 10YR 3/2  
12"-38" Bw SL 2.5Y 6/4  
38"-100" C<sub>1</sub> S 10YR 5/4  
MOTTLES 38", WEeping 62"  
PERC SHELF 40"  
ESHW: 38" @ EL. 247.10

IP-11 EL.=250.26  
0"-33" FILL  
33"-96" C<sub>1</sub> LS 10YR 4/4  
MOTTLES 33", WEeping 63"  
PERC SHELF 30"; PRESOAK: 10:49-11:04  
12" @ 11:04, 9" @ 11:11, 6" @ 11:24  
RATE = 4.33 MIN/INCH  
ESHW: 33" @ EL. 247.51

IP-12 EL.=250.45  
0"-11" Ap LO 10YR 3/2  
11"-22" Bw SL 2.5YR 6/4  
22"-109" C<sub>1</sub> LS 10YR 5/3  
MOTTLES 47", STANDING 89"  
PERC SHELF 27"; PRESOAK: 12:13-12:28  
12" @ 12:28, 9" @ 12:32, 6" @ 12:36  
RATE = 1.33 MIN/INCH  
ESHW: 47" @ EL. 246.53

IP-1 EL.=249.38  
0"-10" Ap LO 10YR 3/2  
10"-24" Bw<sub>1</sub> SL 7.5YR 5/8  
24"-44" Bw<sub>2</sub> SL 5Y 6/1  
44"-96" C<sub>1</sub> FS 10YR 5/2  
MOTTLES 29", WEeping 26", STANDING 71"  
ESHW: 26" @ EL. 247.21

IP-2 EL.=248.73  
0"-11" Ap LO 10YR 2/2  
11"-22" Bw<sub>1</sub> SL 10YR 5/6  
22"-40" Bw<sub>2</sub> SL 5Y 5/2  
40"-93" C<sub>1</sub> S 10YR 5/4  
MOTTLES 20", WEeping 31", STANDING 80"  
ESHW: 20" @ EL. 247.06

IP-3 EL.=248.36  
0"-10" Ap LO 10YR 3/2  
10"-19" Bw SL 10YR 5/8  
19"-42" C<sub>1</sub> LS 7.5YR 5/8  
42"-95" C<sub>2</sub> S 10YR 5/2  
WEeping 22", STANDING 75"  
ESHW: 22" @ EL. 246.53

IP-4 EL.=247.88  
0"-10" Ap LO 10YR 2/2  
10"-20" Bw SL 10YR 6/4  
20"-30" C<sub>1</sub> LS 7.5YR 4/6  
30"-100" C<sub>2</sub> S 10YR 5/3  
MOTTLES 20", WEeping 21", STANDING 65"  
ESHW: 20" @ EL. 246.21

IP-5 EL.=248.74  
0"-27" Ap LO 10YR 2/2  
27"-34" Bw SL G1 7/10YR  
34"-94" C<sub>1</sub> S 10YR 4/6  
WEeping 27", STANDING 44"  
ESHW: 27" @ EL. 246.49

IP-6 EL.=249.31  
0"-10" Ap LO 10YR 2/2  
10"-20" Bw SL 10YR 5/6  
20"-96" C<sub>1</sub> S 10YR 4/4  
MOTTLES 27", WEeping 30", STANDING 65"  
ESHW: 27" @ EL. 247.06

IP-7 EL.=250.05  
0"-10" Ap LO 10YR 3/2  
10"-19" Bw SL 10YR 5/6  
19"-101" C<sub>1</sub> S 10YR 4/4  
MOTTLES 27", WEeping 42", STANDING 74"  
GRAVEL 48"  
ESHW: 27" @ EL. 247.80

IP-8 EL.=249.15  
0"-9" Ap LO 10YR 3/2  
9"-19" Bw SL 10YR 5/8  
19"-98" C<sub>1</sub> S 10YR 4/4  
MOTTLES 36", WEeping 44", STANDING 88"  
ESHW: 36" @ EL. 246.15

IP-9 EL.=249.32  
0"-11" Ap LO 10YR 3/2  
11"-22" Bw SL 10YR 5/6  
22"-98" C<sub>1</sub> S 10YR 4/6  
MOTTLES 30", WEeping 26", STANDING 64"  
ESHW: 30" @ EL. 246.82

IP-10 EL.=249.51  
0"-15" Ap LO 10YR 2/2  
15"-22" Bw SL 10YR 5/8  
22"-98" C<sub>1</sub> S 10YR 4/4  
MOTTLES 31", WEeping 33", STANDING 84"  
ESHW: 31" @ EL. 246.93

IP-11 EL.=248.25  
0"-12" Ap LO 10YR 3/2  
12"-17" Bw SL 10YR 5/6  
17"-105" C<sub>1</sub> S 10YR 4/2  
MOTTLES 27", WEeping 35", STANDING 74"  
ESHW: 27" @ EL. 246.00

IP-12 EL.=248.84  
0"-12" Ap LO 10YR 2/2  
12"-19" Bw SL 10YR 5/6  
19"-101" C<sub>1</sub> S 10YR 4/4  
MOTTLES 27", WEeping 44", STANDING 75"  
ESHW: 27" @ EL. 246.59

IP-13 EL.=248.07  
0"-10" Ap LO 10YR 2/2  
10"-15" Bw SL 10YR 5/4  
15"-40" C<sub>1</sub> LS 10YR 4/4  
40"-98" C<sub>2</sub> S 10YR 4/4  
MOTTLES 21", WEeping 26", STANDING 81"  
ESHW: 21" @ EL. 246.32

IP-14 EL.=248.05  
0"-16" Ap LO 10YR 2/2  
16"-51" C<sub>1</sub> MS 10YR 4/6  
51"-80" C<sub>2</sub> GS 7.5YR 4/6  
80"-96" C<sub>3</sub> FS 10YR 5/4  
WEeping 13", STANDING 84"  
ESHW: 13" @ EL. 246.96

IP-15 EL.=248.49  
0"-12" Ap LO 10YR 3/2  
12"-26" Bw LS 10YR 5/6  
26"-108" C<sub>1</sub> S 10YR 5/3  
MOTTLES 27", WEeping 55", STANDING 61"  
ESHW: 27" @ EL. 246.24

IP-16 EL.=248.36  
0"-11" Ap LO 10YR 3/2  
11"-22" Bw SL 10YR 5/6  
22"-110" C<sub>1</sub> S 10YR 4/3  
MOTTLES 27", WEeping 55", STANDING 62"  
ESHW: 27" @ EL. 246.11

IP-17 EL.=246.71  
0"-30" Ap LO 10YR 2/1  
30"-42" Bw LS 10YR 3/6  
42"-113" C<sub>1</sub> S 10YR 4/6  
MOTTLES 36", WEeping 62", STANDING 72"  
ESHW: 36" @ EL. 243.71

IP-18 EL.=246.49  
0"-22" Ap LO 10YR 2/2  
22"-38" Bw LS 10YR 3/6  
38"-108" C<sub>1</sub> S 2.5YR 5/4  
MOTTLES 38", WEeping 64", STANDING 70"  
ESHW: 38" @ EL. 243.32

IP-19 EL.=248.05  
0"-12" Ap LO 10YR 3/2  
12"-24" Bw SL 10YR 5/8  
24"-35" C<sub>1</sub> GLEY SL G1 7/10YR  
35"-108" C<sub>2</sub> S 10YR 4/4  
MOTTLES 36", WEeping 53", STANDING 74"  
ESHW: 36" @ EL. 245.05

IP-20 EL.=249.49  
0"-14" Ap LO 10YR 3/2  
14"-30" Bw LS 10YR 4/4  
30"-102" C<sub>1</sub> S 10YR 4/2  
MOTTLES 40", WEeping 67", STANDING 72"  
ESHW: 40" @ EL. 246.16

IP-21 EL.=249.11  
0"-11" Ap LO 10YR 2/2  
11"-22" Bw LS 10YR 5/6  
22"-103" C<sub>1</sub> S 10YR 4/3  
MOTTLES 26", WEeping 38", STANDING 84"  
ESHW: 26" @ EL. 246.94

IP-22 EL.=250.21  
0"-11" Ap LO 10YR 3/2  
11"-27" Bw LS 10YR 5/6  
27"-104" C<sub>1</sub> S 10YR 4/2  
MOTTLES 33", WEeping 50", STANDING 76"  
ESHW: 33" @ EL. 247.46

IP-23 EL.=250.17  
0"-16" Ap LO 10YR 2/2  
16"-20" Bw SL 10YR 5/6  
20"-96" C<sub>1</sub> LS 10YR 5/3  
MOTTLES 47", WEeping 72", STANDING 81"  
ESHW: 47" @ EL. 246.25

IP-24 EL.=250.36  
0"-9" Ap LO 10YR 3/2  
9"-17" Bw SL 10YR 5/6  
17"-96" C<sub>1</sub> S 10YR 5/4  
MOTTLES 37", WEeping 53", STANDING 76"  
ESHW: 37" @ EL. 247.28

DEEP HOLE TESTING  
MARCH 31, 2022  
SOIL EVALUATOR: KASEY FERREIRA

IP-101 EL.=249.00  
0"-11" Ap LO 10YR 3/2  
11"-20" Bw SL 10YR 5/6  
20"-33" C<sub>1</sub> LS 10YR 5/4  
33"-98" C<sub>2</sub> S/GRAVEL 10YR 4/3  
MOTTLES 21", WEeping 51"  
ESHW: 21" @ EL. 247.25

IP-102 EL.=248.10  
0"-15" Ap LO 10YR 3/2  
15"-32" C<sub>1</sub> LS 10YR 5/4  
32"-96" C<sub>2</sub> S/GRAVEL 10YR 4/3  
WEeping 16"  
ESHW: 16" @ EL. 246.77

IP-103 EL.=249.25  
0"-14" Ap LO 10YR 3/2  
14"-25" Bw SL 10YR 5/6  
25"-37" C<sub>1</sub> LS 10YR 5/4  
37"-112" C<sub>2</sub> S/GRAVEL 10YR 4/3  
MOTTLES 24", WEeping 71"  
ESHW: 24" @ EL. 247.25

IP-104 EL.=248.60  
0"-11" Ap LO 10YR 3/2  
11"-35" Bw SL 10YR 5/6  
35"-85" C S/GRAVEL 10YR 4/3  
WEeping 34"  
ESHW: 34" @ EL. 245.77

IP-105 EL.=250.10  
0"-12" Ap LO 10YR 3/2  
12"-23" Bw SL 10YR 5/6  
23"-30" C<sub>1</sub> S 10YR 5/4  
30"-84" C<sub>2</sub> S/GRAVEL 10YR 4/3  
MOTTLES 24", WEeping 34"  
ESHW: 34" @ EL. 247.27

IP-200 EL.=246.59  
0"-13" Ap LO 10YR 3/2  
13"-22" Bw LS 10YR 5/6  
22"-108" C S 10YR 5/4  
MOTTLES 20"  
ESHW: 20" @ EL. 244.92

IP-201 EL.=246.66  
0"-16" Ap LO 10YR 3/2  
16"-24" Bw SL 10YR 5/6  
24"-100" C S 10YR 5/4  
MOTTLES 25"  
ESHW: 25" @ EL. 244.57

IP-203 EL.=252.18  
0"-20" Ap LO 10YR 3/2  
20"-26" Bw SL 10YR 5/6  
26"-96" C S 10YR 5/4  
MOTTLES 44", WEeping 80"  
ESHW: 44" @ EL. 248.51

IP-204 EL.=251.50  
0"-24" Ap LO 10YR 3/2  
24"-38" Bw SL 10YR 5/6  
38"-108" C S 10YR 5/4  
MOTTLES 47"  
ESHW: 47" @ EL. 247.58

IP-205 EL.=248.34  
0"-12" Ap LO 10YR 3/2  
12"-24" Bw SL 10YR 5/6  
24"-30" C<sub>1</sub> LS 10YR 5/4  
30"-90" C<sub>2</sub> S/GRAVEL 10YR 4/3  
MOTTLES 26", WEeping 55"  
ESHW: 26" @ EL. 246.17

IP-206 EL.=251.85  
0"-12" Ap LO 10YR 3/2  
12"-24" Bw SL 10YR 5/6  
24"-110" C S 10YR 5/4  
MOTTLES 76"  
ESHW: 76" @ EL. 245.51

IP-207 EL.=251.50  
0"-14" Ap LO 10YR 3/2  
14"-31" Bw SL 10YR 5/6  
31"-96" C S 10YR 5/4  
MOTTLES 74"  
ESHW: 74" @ EL. 245.33

**SOIL TESTING RESULTS**  
SEE GRADING AND DRAINAGE  
SHEETS FOR LOCATIONS

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