

**TOWN OF WRENTHAM
PLANNING BOARD**

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DECISION

**SPECIAL PERMIT (SP 2022-03) & SITE PLAN APPROVAL
16-UNIT SENIOR LIVING COMMUNITY
20 Hancock Street, Wrentham, MA**

Owner(s):	John Hasenjaeger, 23 Pinnocle Dr., E. Walpole, MA 02032	
Applicant:	Sheldon Meadow, LLC, 480 Turnpike St., S. Easton, MA 02375	
Location:	20 Hancock St, Wrentham, MA, Assessor's Parcel ID: G-03-1-19	
Zoning District:	Residential – 87 (R-87)	
Permits Sought:	<u>Article</u> §390-4.2 §390-5 §390-7 §390-13.5 §390-15	<u>Permit Required</u> Special Permit / Site Plan Approval for Use: Senior living community Watershed Protection District, Special Permit: work w/in 100' of wetland Site Plan Approval Senior living community, Special Permit Aquifer Protection District Special Permit <i>§390= Zoning Bylaw, §275 = General Bylaw</i>
Application Date:	April 15, 2022	
Public Hearing Dates*:	06/01/22, 07/20/22, 10/05/22, 12/07/22, 12/21/22, 01/04/23	

DECISION of the Planning Board of the Town of Wrentham, Massachusetts (hereinafter the Board) on the petition of Sheldon Meadow, LLC (hereinafter the “Applicant”) for Special Permits and Site Plan Approval to construct a new 16-unit Senior living community & associated site improvements on the parcel located at 20 Hancock Street, Wrentham Assessors Map Parcel ID G-03-1-19, owned by John Hasenjaeger of 23 Pinnocle Dr., E. Walpole, MA (hereinafter the “Owner”) by deed recorded in the Norfolk County Registry of Deeds at Book 10634, Page 701 (hereinafter the “Site”).

BACKGROUND

The above-referenced application for a Special Permits and Site Plan Approval (hereinafter the “Application”) was formally received on April 15, 2022. Notice of the public hearing and the subject matter thereof was published in the Sun Chronicle on May 17 & 24, 2022, posted with the Town Clerk’s Office on May 13, 2022, and abutters were notified by First Class Mail. The public hearing on the Application was opened on June 1, 2022, and continued as noted above. During the public hearings, all those wishing to speak were heard. Following public input, the hearing was closed on January 4, 2023.

The following Planning Board members were present throughout the public hearing: Chairperson Michael McKnight, Vice Chairperson Charles Woodhams, Jr., Clerk James Lawrence (absent 12/07/22), Members Robert Cass, Stephen Schwarm, Everett Skinner, Jr. (absent 12/21/22), and Thomas Wrynn. Mr.

**Pursuant to Governor Baker's June 16, 2021 Executive Order Extending the Suspension of Certain Provisions of the Open Meeting Law, G.L. c.30A §18, as amended, the Town of Wrentham Planning Board conducted their public hearings via remote participation.*

Lawrence was absent for the December 7, 2022, public hearing and completed a Mullin's Certificate to remain eligible to vote on this application. Mr. Skinner was absent for the December 21, 2022, public hearing and completed a Mullin's Certificate to remain eligible to vote on this application. At the public hearing, Katie Enright, P.E. and Kristen LaBrie E.I.T. of Howard, Stein & Hudson (HSH), and Robert Buckley, P.C. of Riemer & Braunstein presented the Application. The record of proceedings and submission upon which this decision is based may be referred to in the Planning & Community Development Office or the Town Clerk's Office.

SUBMITTALS

The following items were submitted as Exhibits to the Board for its consideration of this application:

1. Application packet submitted by Riemer & Braunstein, dated April 11, 2022; 17 pages to include:
 - a. Transmittal Letter, 2 pages
 - b. Application for Special Permit/Site Plan Approval, 3 pages
 - c. Compliance with Article 22, dated 03/16/22, 1 page
 - d. Checklist for Article 7 – Site Plan Approval/Special Permit Applications, 3 pages
 - e. Checklist for Article 8 – Community and Environmental Assessment, 1 page
 - f. Mitigation of Adverse Impact, dated 04/08/22, 1 page
 - g. Owner Authorization Letter, dated 04/04/22, 1 page
2. Community and Environmental Impact Assessment – Sheldon Meadow – 20 Hancock St, prepared HSH, dated April 11, 2022, received 04/15/22; 4 pages
3. Certified Abutters List; dated 04/01/22; received 04/15/22; 6 pages
4. Traffic Report prepared by HSH, dated 03/02/22; received 04/15/22, 91 pages
5. Supplemental Data Report prepared by HSH, dated April 2022, received 04/15/22, 389 pages
6. Architectural Plan Set prepared by LYF Architects, entitled "Sheldon Meadow"; dated 02/24/22; received 04/15/22, 24"x36", color, 7 to include:

•A1, Plans-Single A, Schematic Design	•A3, Perspective View – Color Scheme Option 1, Schematic Design
•A1.1, Plans-Single B, Schematic Design	•A3.2, Perspective View – Color Scheme Option 2, Schematic Design
•A2, Proposed Exterior Elevations-Single A, Schematic Design	•A3.3, Perspective View – Color Scheme Option 3, Schematic Design
•A2.1, Elevation Options, Schematic Design	
7. Civil Site Plan set prepared by HSH, entitled "Site Plan for Sheldon Meadow", dated 04/11/22, received 04/15/22; 24"x36" & 11"x17", black & white, 34 sheets to include:

•C1.1, Cover Sheet	•C7.2, Plan & Profile, 2 of 4
•C1.2, Notes & References	•C7.3, Plan & Profile, 3 of 4
•C1.3, Locus Map	•C7.4, Plan & Profile, 4 of 4
•Existing Conditions Plan, WSP USA, Inc, dated 04/20/21, 3	•C8.1, Landscape Plan, 1 of 2
•Existing Conditions Plan, WSP USA, Inc, dated 04/20/21, 4	•C8.2, Landscape Plan, 2 of 2
•Existing Conditions Plan, WSP USA, Inc, dated 04/20/21, 5	•C9.1, Lighting Plan, 1 of 2
•Existing Conditions Plan, WSP USA, Inc, dated 04/20/21, 6	•C9.2, Lighting Plan, 2 of 2

- Existing Conditions Plan, WSP USA, Inc, dated 04/20/21, 7
 - Existing Conditions Plan, WSP USA, Inc, dated 04/20/21, 8
 - C3.1, Demolition & Erosion Control, 1 of 2
 - C3.2, Demolition & Erosion Control, 2 of 2
 - C4.1, Layout & Materials, 1 of 2
 - C4.2, Layout & Materials, 2 of 2
 - C5.1, Grading & Drainage, 1 of 2
 - C5.2, Grading & Drainage, 2 of 2
 - C6.1, Utility Plan, 1 of 2
 - C6.2, Utility Plan, 2 of 2
 - C7.1, Plan & Profile, 1 of 4
 - C9.2, Lighting Plan, 2 of 2
 - C10.1, Detail Sheet, 1 of 9
 - C10.2, Detail Sheet, 2 of 9
 - C10.3, Detail Sheet, 3 of 9
 - C10.4, Detail Sheet, 4 of 9
 - C10.5, Detail Sheet, 5 of 9
 - C10.6, Detail Sheet, 6 of 9
 - C10.7, Detail Sheet, 7 of 9
 - C10.8, Detail Sheet, 8 of 9
 - C10.9, Detail Sheet, 9 of 9
8. Project Clarification Letter, prepared by Reimer & Braunstein, LLP, dated April 15, 2022, received 04/15/22, 1 page
 9. Public Hearing Notice, Town Clerk stamped 04/15/22, 1 page
 10. Email Correspondence, DPW; Re: Request for Comments (PB): 20 Hancock St (aka Sheldon Meadow) SLC, dated/received 04/27/22, 2 pages
 11. Email Correspondence, BoH Agent; Re: Request for Comments (PB): 20 Hancock St (aka Sheldon Meadow) SLC, dated/received 04/28/22, 2 pages
 12. Email Correspondence, Resident Jones'; dated/received 05/02/22; 8 pages
 13. Email Correspondence, Resident Zitomer; dated/received 05/02/22; 2 pages
 14. Email Correspondence, Resident Ligon; dated 05/11/22; received 05/12/22; 1 page
 15. Revised Public Hearing Notice, Town Clerk stamped 05/13/22, 1 page
 16. Peer Review-Zoning/Stormwater, prepared by Beals & Thomas; dated/received 05/24/22; 11 pages
 17. Surveyor's Report, prepared by Darren Hardy, PLS, dated 05/04/22; received 06/01/22; 2 pages
 18. Request for Public Hearing Continuance to 07/20/22; dated/received 06/02/22; 1 page
 19. Email Correspondence, Resident Jones'; dated 06/16/22; received 06/21/22; 5 pages
 20. Email Correspondence, Resident Nash; dated/received 07/09/22; 2 pages
 21. Email Correspondence, Resident Lyon; dated 07/10/22; received 07/11/22; 2 pages
 22. Email Correspondence, Resident Backlund; dated/received 07/11/22; 2 pages
 23. Email Correspondence, Resident Zitomer; dated/received 07/11/22; 13 pages
 24. Sketch Plan prepared by HSH, entitled "Parking Exhibit"; dated 07/11/22, received 07/13/22; 24"x36", color, 1 sheet
 25. Sketch Plan prepared by HSH, entitled "Wrentham Parking Exhibit"; dated 07/05/22; received 07/13/22; 8.5"x11"; black & white, 1 sheet
 26. Email Correspondence, Resident O'Rourke; dated/received 07/14/22; 1 page
 27. Resident Hired Engineer Report prepared by PVI Site Design, dated 07/14/22, received 07/19/22; 4 pages
 28. Email Correspondence, Resident Ihley; dated 07/14/22; received 07/19/22; 3 pages
 29. Email Correspondence, Resident Sozio; no date; received 07/19/22; 3 pages
 30. Email Correspondence, Chris Collins, P.E. of Pawtucket Water Supply Board; dated 07/18/22; received 07/19/22; 2 pages
 31. Email Correspondence, Resident Stone; dated/received 07/20/22; 1 page
 32. Email Correspondence, Resident Haley; dated 07/20/22; received 07/21/22; 1 page

33. Email Correspondence, Residents Jones, Moriarty, Nash, & Duggan; dated/received 07/20/22; 1 page
34. Email Correspondence, Resident Moriarty; dated 07/20/22; received 07/21/22; 2 pages
35. Email Correspondence, Resident Johns; dated/received 07/21/22; 1 page
36. Email Correspondence, Resident Sozio; dated 07/22/22; received 07/26/22; 1 page
37. Email Correspondence, Resident Sozio; no date; received 07/26/22; 3 pages
38. Email Correspondence, Resident Backlund; dated 07/22/22; received 07/26/22; 2 pages
39. Email Correspondence, Resident Jones; dated 08/06/22; received 08/09/22; 2 pages
40. Email Correspondence, Resident Jones, Rook, Sozio, Heinz & Duggan; dated 08/05/22; received 08/16/22; 6 pages
41. Email Correspondence, Resident Duggan; dated 08/20/22; received 08/23/22; 2 pages
42. Request for Public Hearing Continuance to 08/17/22; dated 07/30/22; received 08/30/22; 1 page
43. Request for Public Hearing Continuance to 09/07/22; dated 08/09/22; received 08/30/22; 1 page
44. Email Correspondence, Resident Sozio; dated 09/11/22; received 09/13/22; 1 page
45. Response to BTI Peer Review Comments prepared by HSH; dated 09/13/22; received 09/15/22; 36 pages
46. Revised Supplemental Data Report prepared by HSH; dated September 2022; received 09/15/22; 645 pages
47. Illicit Discharge Compliance Statement; dated 04/21/22; received 09/15/22; 1 page
48. Revised Civil Site Plan prepared by HSH, entitled "Site Plan for Sheldon Meadow"; revision dated 09/13/22, received 09/15/22; 24"x36" & 11"x17", black & white, 36 sheets to include:
 - C1.1, Cover Sheet
 - C1.2, Notes & References
 - C1.3, Locus Map
 - Existing Conditions Plan, WSP USA, Inc, dated 04/20/21, 3
 - Existing Conditions Plan, WSP USA, Inc, dated 04/20/21, 4
 - Existing Conditions Plan, WSP USA, Inc, dated 04/20/21, 5
 - Existing Conditions Plan, WSP USA, Inc, dated 04/20/21, 6
 - Existing Conditions Plan, WSP USA, Inc, dated 04/20/21, 7
 - Existing Conditions Plan, WSP USA, Inc, dated 04/20/21, 8
 - C3.1, Demolition & Erosion Control, 1 of 2
 - C3.2, Demolition & Erosion Control, 2 of 2
 - C4.1, Layout & Materials, 1 of 2
 - C4.2, Layout & Materials, 2 of 2
 - C5.1, Grading & Drainage, 1 of 2
 - C5.2, Grading & Drainage, 2 of 2
 - C6.1, Utility Plan, 1 of 2
 - C6.2, Utility Plan, 2 of 2
 - C7.1, Plan & Profile, 1 of 4
 - C7.2, Plan & Profile, 2 of 4
 - C7.3, Plan & Profile, 3 of 4
 - C7.4, Plan & Profile, 4 of 4
 - C8.1, Landscape Plan, 1 of 2
 - C8.2, Landscape Plan, 2 of 2
 - C9.1, Lighting Plan, 1 of 2
 - C9.2, Lighting Plan, 2 of 2
 - C9.2, Lighting Plan, 2 of 2
 - C10.1, Detail Sheet, 1 of 9
 - C10.2, Detail Sheet, 2 of 9
 - C10.3, Detail Sheet, 3 of 9
 - C10.4, Detail Sheet, 4 of 9
 - C10.5, Detail Sheet, 5 of 9
 - C10.6, Detail Sheet, 6 of 9
 - C10.7, Detail Sheet, 7 of 9
 - C10.8, Detail Sheet, 8 of 9
 - C10.9, Detail Sheet, 9 of 9
49. Revised Architectural Plan Set prepared by LYF Architects, entitled "Sheldon Meadow"; revised 09/01/22; received 09/15/22, 24"x36", color, 7 sheets to include:

- A1, Plans-Single A, Schematic Design
 - A1.1, Plans-Single B, Schematic Design
 - A2, Proposed Exterior Elevations-Single A, Schematic Design
 - A2.1, Elevation Options, Schematic Design
 - A3, Perspective View – Color Scheme Option 1, Schematic Design
 - A3.2, Perspective View – Color Scheme Option 2, Schematic Design
 - A3.3, Perspective View – Color Scheme Option 3, Schematic Design
50. Email Correspondence, Resident Sozio; dated 09/18/22, received 09/20/22, 2 pages
51. Request for Public Hearing Continuance to 10/05/22; dated/received 09/20/22, 1 page
52. Peer Review-Zoning/Stormwater, prepared by Beals & Thomas; dated/received 09/27/22, 17 pages
53. Email Correspondence, Resident Dawe; dated 10/03/22, received 10/04/22, 1 page
54. Email Correspondence, Resident McGrath, dated/received 10/04/22, 1 page
55. Email Correspondence, Resident Murphy, dated 10/04/22, received 10/05/22, 2 pages
56. Peer Review-BoH Stormwater, prepared by PSC, PC; dated 10/04/22, received 10/06/22, 29 pages
57. Email Correspondence, Resident Chaves, dated/received 10/19/22, 1 page
58. Email Correspondence, Resident Jones, dated 10/20/22, received 10/25/22, 3 pages
59. Email Correspondence, Resident Leonard, dated 10/23/22, received 10/25/22, 2 pages
60. Request for Public Hearing Continuance to 12/07/22, dated/received 10/25/22, 1 page
61. Email Correspondence, Resident Rook, dated 10/26/22, received 10/27/22, 9 pages
62. Attorney Buckley Transmittal Cover Letter, dated 11/10/22, received 11/14/22, 1 page
63. Revised Civil Site Plan prepared by HSH, entitled “Site Plan for Sheldon Meadow”; revision dated 11/11/22, received 11/14/22; 24”x36” & 11”x17”, black & white, 39 sheets to include:
- C1.1, Cover Sheet
 - C1.2, Notes & References
 - C1.3, Notes & References
 - C1.4, Locus Map
 - C1.4, Zoning Map
 - C1.6, Open Space Plan
 - C7.1, Plan & Profile, 1 of 4
 - C7.2, Plan & Profile, 2 of 4
 - C7.3, Plan & Profile, 3 of 4
 - C7.4, Plan & Profile, 4 of 4
 - C8.1, Landscape Plan, 1 of 2
 - C8.2, Landscape Plan, 2 of 2
 - Existing Conditions Plan, WSP USA, Inc, dated 04/20/21, 2.1
 - Existing Conditions Plan, WSP USA, Inc, dated 04/20/21, 2.2
 - Existing Conditions Plan, WSP USA, Inc, dated 04/20/21, 2.3
 - Existing Conditions Plan, WSP USA, Inc, dated 04/20/21, 2.4
 - Existing Conditions Plan, WSP USA, Inc, dated 04/20/21, 2.5
 - Existing Conditions Plan, WSP USA, Inc, dated 04/20/21, 2.6
 - C9.1, Lighting Plan, 1 of 2
 - C9.2, Lighting Plan, 2 of 2
 - C9.2, Lighting Plan, 2 of 2
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 - C3.1, Demolition & Erosion Control, 1 of 2
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 - C4.1, Layout & Materials, 1 of 2
 - C4.2, Layout & Materials, 2 of 2
 - C5.1, Grading & Drainage, 1 of 2
 - C10.4, Detail Sheet, 4 of 11
 - C10.5, Detail Sheet, 5 of 11
 - C10.6, Detail Sheet, 6 of 11
 - C10.7, Detail Sheet, 7 of 11
 - C10.8, Detail Sheet, 8 of 11

- C5.2, Grading & Drainage, 2 of 2
 - C6.1, Utility Plan, 1 of 2
 - C6.2, Utility Plan, 2 of 2
 - C10.9, Detail Sheet, 9 of 11
 - C10.10, Detail Sheet, 10 of 11
 - C10.11, Detail Sheet, 11 of 11
64. Revised Supplemental Data Report prepared by HSH, dated September 2022, revised November 2022, received 11/14/22, 806 pages
65. Architectural Plan Sketch prepared by LYF Architects, entitled “Sheldon Meadow”; dated 10/31/22; received 11/14/22, 24”x36”, color, 2 sheets to include:
- A1.C, Plans-Single C, Schematic Design
 - A5.C, Proposed Exterior Elevations – Single C, Schematic Design
66. Response to BTI & PSC Peer Review Comments prepared by HSH; dated 11/09/22; received 11/14/22, 47 pages
67. Response to Conservation Agent’s Comments, prepared by HSH; dated 11/11/22, received 11/14/22, 23 pages
68. Email Correspondence, Resident Foley, dated 11/21/22, received 11/22/22, 1 page
69. Email Correspondence, Resident Backlund, dated/received 11/30/22, 1 page
70. Peer Review-Zoning/Stormwater, prepared by BTI; dated 12/002/22, received 12/06/22, 11 pages
71. Email Correspondence, Resident Ihley, dated 12/05/22, received 12/06/22, 1 page
72. Email Correspondence, Resident Sozio, dated 12/04/22, received 12/06/22, 6 pages
73. Email Correspondence, Resident Lyon, dated 12/05/22, received 12/06/22, 6 pages
74. Email Correspondence, Resident, Amato, dated/received 12/06/22, 2 pages
75. Email Correspondence, Resident Hogan, dated/received 12/06/22, 1 page
76. Correspondence, prepared by HSH, to Pawtucket Water Supply Board (PWSB), Re: “West St / Hancock St, Wrentham MA”, dated 12/05/22, received 12/06/22, 3 pages
77. Correspondence prepared by PWSB, RE: “20 Hancock St / 1139 West Street”; dated/received 12/06/22, 1 page
78. Email Correspondence, Resident Murphy, dated/received 12/06/22, 3 pages
79. Email Correspondence, Resident Pond, dated/received 12/06/22, 1 page
80. Email Correspondence, Resident Gray, dated/received 12/06/22, 3 pages
81. Email Correspondence, Resident Moriarty, dated 12/06/22, received 12/07/22, 2 pages
82. Email Correspondence, Resident Rook, dated/received 12/07/22, 3 pages
83. Email Correspondence, Resident Backlund, dated/received 12/07/22, 2 pages
84. Email Correspondence, Resident Duggan, dated/received 12/07/22, 2 pages
85. Resident Hired Engineer Report prepared by PVI Site Design; dated/received 12/07/22, 3 pages
86. Email Correspondence, Resident Jones, dated 12/07/22, received 12/08/22, 4 pages
87. Email Correspondence, Resident Pfeiffer, dated 12/07/22, received 12/08/22, 2 pages
88. Email Correspondence, Resident DiChiara, dated 12/09/22, received 12/13/22, 1 page
89. Email Correspondence, Resident Wellman, dated 12/09/22, received 12/13/22, 1 page
90. Email Correspondence, Resident Erlandson, dated 12/09/22, received 12/13/22, 1 page
91. Email Correspondence, Resident Hasson, dated 12/09/22, received 12/13/22, 1 page
92. Email Correspondence, Resident Scarnecchia, dated 12/09/22, received 12/13/22, 1 page
93. Email Correspondence, Resident Thibedeau, dated 12/09/22, received 12/13/22, 1 page
94. Email Correspondence, Resident D’Amelio, dated 12/10/22, received 12/13/22, 1 page
95. Email Correspondence, Resident Chaves, dated 12/10/22, received 12/13/22, 1 page
96. Email Correspondence, Resident Haley, dated 12/11/22, received 12/13/22, 1 page
97. Email Correspondence, Resident Sozio, dated 12/11/22, received 12/13/22, 2 pages

98. Email Correspondence, Resident June Miller, dated 12/11/22, received 12/13/22, 2 pages
99. Email Correspondence, Resident James Miller, dated 12/12/22, received 12/13/22, 2 pages
100. Email Correspondence, Resident Marshall, dated 12/12/22, received 12/13/22, 1 page
101. Email Correspondence, Resident Danielson, dated 12/12/22, received 12/13/22, 1 page
102. Email Correspondence, Resident Nash, dated 12/13/22, received 12/14/22, 3 pages
103. Email Correspondence, Resident Zitomer, dated/received 12/14/22, 2 pages
104. Email Correspondence, Resident Townsend, dated/received 12/14/22, 1 page
105. Email Correspondence, Resident Lyon, dated/received 12/14/22, 2 pages
106. Email Correspondence, Resident Bill Zitomer, dated 12/13/22, received 12/15/22, 5 pages
107. Email Correspondence, Resident Nunes, dated/received 12/15/22, 1 page
108. Email Correspondence, Resident Nichols, dated/received 12/15/22, 1 page
109. Email Correspondence, Resident Demers, dated/received 12/15/22, 1 page
110. Request for Public Hearing Continuance to 12/21/22; no date, received 12/15/22, 1 page
111. Email Correspondence, Resident Ihley, dated/received 12/15/22, 2 pages
112. Email Correspondence, Resident Garrigus, dated 12/17/22, received 12/20/22, 2 pages
113. Email Correspondence, Resident Chaves, dated 12/17/22, received 12/20/22, 2 pages
114. Email Correspondence, Resident Backlund, dated 12/19/22, received 12/20/22, 3 pages
115. Email Correspondence, Resident Rook, dated 12/19/22, received 12/20/22, 7 pages
116. Mullins Form completed by James Lawrence, dated/received 12/20/22, 1 page
117. Email Correspondence, Resident O'Rourke, dated/received 12/20/22, 1 page
118. Email Correspondence, Resident McGrath, dated 12/21/22, received 12/22/22, 1 page
119. Email Correspondence, Resident Jones, dated 12/24/22, received 12/27/22, 2 pages
120. Email Correspondence, Resident Johns, dated 12/26/22, received 12/27/22, 2 pages
121. Email Correspondence, Resident Sozio, dated 12/27/22, received 12/28/22, 13 pages
122. Email Correspondence, Resident Bliss, dated/received 12/28/22, 1 page
123. Email Correspondence, Resident Jones, dated/received 12/28/22, 3 pages
124. Email Correspondence, Resident Perrelli, dated 12/28/22, received 12/29/22, 2 pages
125. Mullins Form completed by Everett Skinner Jr, dated 12/22/22, received 01/03/23, 1 page
126. Email Correspondence, Resident Rieger, dated 12/29/22, received 01/03/23, 1 page
127. Email Correspondence, Resident Sozio, dated 12/31/22, received 01/03/23, 2 pages
128. Email Correspondence, Resident Ihley, dated 01/02/23, received 01/03/23, 2 pages
129. Email Correspondence, Resident Weldon, dated 12/31/22, received 01/03/23, 2 pages
130. Email Correspondence, Resident Rook, dated/received 01/03/23, 4 pages
131. Email Correspondence, Resident Gardner, dated/received 01/03/23, 1 page
132. Email Correspondence, Resident English, dated/received 01/03/23, 1 page
133. Email Correspondence, Resident McMahon, dated/received 01/04/23, 2 pages
134. Email Correspondence, Resident Sullivan, dated/received 01/04/23, 1 page
135. Request for Public Hearing Continuance to 01/04/23, received 01/04/23, 1 page

FINDINGS

At their meeting of March 1, 2023, after due consideration of the Exhibits submitted and the entire record of proceedings introduced and accepted in this matter, the Wrentham Planning Board made the following Findings:

General Findings

1. That determinations regarding the following Findings are based upon the documents and plans identified in this Decision and the information and Exhibits submitted and presented in association with the Application.
2. That determinations regarding the following Findings are also predicated upon the maintenance and development of the Site in accordance with this Decision, as well as all applicable Federal, State, and Local regulations, except where modified by this Decision.
3. That the Site is 15.3 acres (Exhibit #17), with an existing 2,418 gross square foot single-family house located in the Residential 87 (R-87) zoning district. The Site contains approximately 445,672 sf (~10.2AC) of wetlands, a perennial stream located approximately 700 feet from the Site's Hancock St frontage, which flows southwest through the Site and joins with Burnt Swamp Brook off-site. Burnt Swamp Brook feeds to the Diamond Hill Reservoir in Cumberland, RI off-site. The existing elevations on the Site generally go from 253 ft at the Hancock St frontage, nearest the existing house to 243 ft near the stream (Exhibits #7, #48, & #63). There is an existing concrete pipe in the stream that creates a pinch point in the stream and causes the meadow area to flood. The Applicant stated that the pipe would be removed as part of their Site improvements.
4. The Board notes that the Pawtucket Water Supply Board (PWSB) is an abutter to the Site and submitted a letter noting their concern on the use of fertilizers, the treatment and maintenance of the on-site wastewater disposal system, and the method for inspecting the fill material. The Board further notes that the Applicant stated that the concerns would be addressed by the Homeowner's Association documents that the Operation & Maintenance Manual for those facilities as well as a Fill Inspection Report to be completed during construction. The PWSB found no issues with the proposed solutions (Exhibits #30, #76 & #77).
5. That the Applicant is requesting (a) Special Permits for (i) Use, §390-4.2(A)5, Senior living community; (ii) Watershed Protection District, §390-5, work within 100 feet of wetland; (iii) Senior living community §390-15; (iv) Aquifer Protection District §390-15; and (b) Site Plan Approval for Use (§390-4.2(A)5 and §7) (Exhibit #9).
6. That the Applicant is proposing to construct a Senior living community consisting of sixteen one-and-a-half story (~23 ft height) single-family style buildings that will abut a common courtyard; a 22 ft wide 1,771 linear-foot bituminous concrete roadway accessing from Hancock Street with curbing along the outer edge and a six-foot wide parking strip along the interior nearest the units; a six-foot wide bituminous concrete meandering perimeter path and a five-foot wide interior bituminous concrete path, a common covered pavilion structure, a stormwater management system, landscaping along the perimeter and at each unit, and 26 street lights and 25 bollard lights (Exhibits #7, #48, & #63). The Board noted that the lighting should be dark sky compliant and also no light shall spill over onto abutting properties and that a reduction in lighting may be necessary to accomplish this.
7. The Site is approximately 15.3 acres, has 134.6 feet of frontage on Hancock St, a public way and there is a 4" cast iron water main in the street. The Board notes that the SLC bylaw requires projects to be located on parcels of at least 20 acres, have 100' of frontage at the street, and have public water located at the frontage. The Site, at approx. 15 acres does not meet the SLC lot requirements and in order for this project to be constructed, the Applicant will be required to submit and record an Approval Not Required plan carving off approx. 5 acres from the abutting property of 1139 West Street which is owned by the same entity as 20 Hancock St, which has approximately 25 acres to create a conforming lot (Exhibits #7, #17, #48 & #63).
8. The Board finds that the building density is 0.78, lot coverage is 4%, open space area is 36%, front yard setback is ~239' to Unit 1, rear yard setback is 1,806', the closest side yard setback is to Unit 1

at 60', the distance between units is ~19', and 88 parking spaces, which are all in compliance with §390-15, Senior living community bylaw.

9. The proposed single-family style units will be built on slabs with no basement or crawl space, the units will be approximately 19' feet apart with 5' wide bituminous concrete pathways along the courtyard areas (Exhibits #7, #48 & #63).
10. There will be three different unit styles each with two bedrooms – primary with en-suite on the first floor, two full baths, and one-half bath. The Board notes that all units will be designed with at least one zero-step entrance, "A" & "B" units will have approximately 2,060 s.f., and "C" units will have 2,010 s.f. (Exhibits #6, #49 & #65).
11. The Engineer noted that the Site would be served by Town water, and hydrants would be located on the Site as required by the Town's Water Department regulations. During the public hearing, the Board noted that the 4" cast iron water main in Hancock Street is undersized for the project and the DPW will require the Applicant to upgrade the Hancock St water main to an 8" cement lined ductile iron and connect it to the 6" water main in Burnt Swamp Rd at a location to be determined by the Wrentham Water Department. The Board further notes that the water line design and installation will be reviewed and approved by DPW and that the Applicant will have to meet the DPW Water Department Standards (Exhibit #70).
12. That the stormwater system, through a series of Best Management Practices (BMPs), street sweeping, grassed swales, subsurface infiltration systems, and an infiltration basin, has been designed to capture, treat, and infiltrate stormwater as required by the Massachusetts Stormwater Standards as well as the Board of Health Stormwater Standards. A low point on the southwestern edge of the property has been designed so as to most closely match the existing topography of the Site. The main entry roadway is proposed to be super-elevated towards the northwest, where the stormwater will enter a catch basin to be treated, and flow to a subsurface infiltration system. The loop will be super-elevated towards the outside of the road, entering the stormwater management system via curb cuts, or catch basins. The stormwater management system runs along the exterior of the road in the form of stone-lined grassed swales leading to headwalls with subsurface piping. Stormwater will be piped toward proprietary devices prior to being discharged to the infiltration basin. The infiltration basin will accept stormwater on-site, further treat the stormwater, infiltrate, and release excess stormwater via an overflow weir (Exhibit #64). The Board further notes that while the stormwater has been reviewed by separate engineers for the Planning Board and the Board of Health, and all issues of stormwater have been addressed, the Applicant did not adequately address the mitigation of the potential failure of this private stormwater system once left to the Homeowner's Association to maintain (Exhibit #16, #45, #52, #56, #66, #70, Finding #14).
13. That the project's total daily peak hours trip generation is anticipated to be 36 total trips once completed. The Board finds that this trip count is the total for the AM and PM peak hours and is not a significant amount to require mitigation (Exhibit #4) on its own. During the construction period, approximately 2,100 dump trucks will be required to bring in the proposed 38,000 cubic yards of fill, which will significantly impact the surrounding neighborhood. A maximum daily truck count may be required to mitigate the impact and ensure safety. That the Applicant submitted another Application for a 9-unit Senior living community on the property of 1139 West Street and that the effects of that potential project's construction activity will further contribute to potential vehicle trips in this area, created excess traffic during the construction period.
14. That during the public hearing, the Board had many concerns that the perpetual maintenance of these complex systems, such as the stormwater and septic systems, would be left in the hands of a Homeowner's Association (HA). One concern was that the HA would not have the technical expertise

to understand these systems and that the number and complexity of the potential conditions that could be imposed on the project would overburden the HA. If not met by the HA, these conditions would significantly burden Town staff to ensure compliance.

15. During the public hearing, the Board received many comments and concerns from the neighborhood about the effects this project would have on the groundwater, traffic, natural environment, safety, home prices, sight lines, and lack of continuity with the surrounding historic homes.

Criteria for Watershed Protection District - §390-5

In addition to the Findings referenced above, the Board makes the following determinations in accordance with §390-5:

16. That the Applicant is proposing approximately 34,620 sf of alterations within the 100' buffer zone of the on-site wetlands. The alterations consist of the clearing and grubbing of trees and shrubs, the installation of a temporary sediment basin, fill to bring the grades up from about 249 ft to 256 ft which will be sloped down from the proposed roadway, construction of the perimeter path and roadway, and stormwater facilities (Exhibit #63, Finding #4).
17. With regard to §390-5.3.A, the Applicant is required to seek a Special Permit for any use not listed in §390-5.2 and submit a site plan and environmental assessment that meets the requirements of §390-7 (Site Plan Approval) and §390-8 (Community & Environmental Assessment). The Board finds that the Applicant submitted both of these documents (Exhibits #1, #2 & #7).
18. With regard to §390-5.3.B, the Board finds that the use in the future could degrade the watershed area (Findings #3, #4, #12 & #14). The Applicant did not propose any satisfactory mitigation.

Criteria for Special Permit Decisions - §390-9.1

In addition to the Findings referenced above, the Board makes the following determinations in accordance with §390-9.1:

19. With regard to §390-9.1(a), that, based upon the Findings stated within this Decision, the Project once completed, will have vehicle and pedestrian traffic of a type and quantity that is not in harmony with and will adversely affect the immediate neighborhood (Findings #13, #14 & #16). The Board further notes that there have been no off-site improvements proposed for the future 55+ residents to safely access the nearby amenities.
20. With regard to §390-9.1(b), that, based upon the Findings stated within this Decision, the Project once completed, will not have an excessive number of employees, customers, or visitors so as to adversely affect the immediate neighborhood. The Board notes that during construction, there will be a significant amount of vehicle trips from trade workers and associated construction activity on site that will have an adverse effect on the neighborhood (Findings #13 & #14).
21. With regard to §390-9.1(c), that, based upon the Findings stated within this Decision, the Application does not have a lot coverage greater than allowed in the applicable zoning district (Finding #7).
22. With regard to §390-9.1(d), that, based upon the Findings stated within this Decision, the use will not be dangerous to the immediate neighborhood through fire, explosion, emission of wastes, or other causes (Findings #13, #14, #19 & #20).
23. With regard to §390-9.1(e), that, based upon the Findings stated within this Decision, the use, once completed will not adversely affect the immediate neighborhood by creating noise, vibration, dust, heat, smoke, fumes, odor, glare, or, another nuisance or serious hazard to the immediate neighborhood. However, during construction, the project will adversely affect the immediate neighborhood (Findings #13, #14, #17-#19, & #21).

24. With regard to §390-9.1(f), that, based upon the Findings stated within this Decision, the use will adversely affect the character of the immediate neighborhood because of the historical nature of the surrounding neighborhood and the potential for stormwater system and septic system failures (Findings #13, #14, #17-#20).

Criteria for Special Permit Decisions - §390-9.2.A

In addition to the Findings referenced above, the Board makes the following determinations in accordance with §390-9.2.A:

25. With regard to §390-9.2.A, that based upon the Findings stated within this Decision, the Project will not be in harmony with the intent and purpose of the bylaw as set forth in §390-1.2, and will be in conflict with public health, safety, convenience, and welfare, and will adversely affect the neighborhood (including, without limitation, the zoning district and all abutting zoning districts) (Findings #14 & #15).
26. With regard to §390-9.2.A(1), that, based upon the Findings stated within this Decision, the Project complies with §390-4 and §390-6. The Board notes that the project is allowed in the R-87 district with the issuance of a Special Permit however the lot size does not meet the regulations of §390-13.5 (Findings #3, #4, #7 & #8).
27. With regard to §390-9.2.A(2), that, based upon the Findings stated within this Decision, the vehicular and pedestrian traffic of the completed Project and during construction will have a significant impact on the neighborhood, the primary and secondary roads, and the intersections serving the project area and further, the estimated additional employees, customers, and visitors to the Site during those periods will have an adverse effect to the environment and the immediate neighborhood (Findings #13-#15, #19 & #20).
28. With regard to §390-9.2.A(3), that, based upon the Findings stated within this Decision, there will be adequate provisions to control litter, reduce, separate, recycle, and/or compost solid waste generated at the site. The Board notes that the Homeowner's Association along with snow removal, septic maintenance, common area maintenance, and stormwater maintenance, will have to contract with a private refuse company as Town trash services would not be provided for the project.
29. With regard to §390-9.2.A(4), that based upon the Findings stated within this Decision, the Project will significantly impact the quality of surface waters, groundwaters, soil, and the environment including noise, vibration, dust, smoke, fumes, odor, glare or another nuisance or serious hazard which will adversely affect the immediate neighborhood (Findings #13 & #14).
30. With regard to §390-9.2.A(5), that based upon the Findings stated within this Decision, the use will be a danger to the immediate neighborhood and/or the community or premises through wastes and runoff (Findings #12 & #14).
31. With regard to §390-9.2.A(6), that, based upon the Findings stated within this Decision, the proposed water system for the site is not adequate (Finding #11 & #14). The Board further finds that a septic system design was not submitted for review but that septic systems are reviewed and approved through the Board of Health.
32. With regard to §390-9.2.A(7), that, based upon the Findings stated within this Decision, the Project will have a significant impact on municipal public safety services including water, sewer, police, fire protection, and ambulance services (Findings #11-#15).
33. With regard to §390-9.2.A(8), that, based upon the Findings stated within this Decision, the architecture of the proposed buildings, is in harmony with the surrounding neighborhood, including, without limitation, the zoning district and all abutting zoning districts. The Board notes that while the

surrounding neighborhood houses could be considered historic, the R-87 zoning district has a wide array of house styles. The proposed house styles are average taking into consideration the R-87 district.

34. With regard to §390-9.2.A(9), that, based upon the Findings stated within this Decision, the visual impacts of the project will adversely impact the character of the neighborhood, including, without limitation, the zoning district and all abutting zoning districts. The Board further finds that final elevations of the project once all the fill has been installed, will create a project that will be significantly higher than the surrounding properties and clearly visible from the street and the immediate neighbors' backyards (Findings #3, #4, #7 & #11-#15).
35. With regard to §390-9.2.A(10), that, based upon the Findings stated within this Decision, the Project will have an adverse impact on the character of the neighborhood, the Town, its residents, and surrounding properties (Finding #34).
36. With regard to §390-9.2.A(11), that, based upon the Findings stated within this Decision, the use will have an adverse economic impact on the Town, its residents, and surrounding properties. The Board further notes that the potential tax revenue from the project does not outweigh the public good.
37. With regard to §390-9.4.A, that, based upon the Findings stated within this Decision, the proposed use and Project will not have an acceptable environmental lot impact, is not consistent with the land use objectives of the Town, and does not comply with the Bylaws, in particular, §390-1.2, and does not comply with the bylaw and regulations of the Town and applicable laws and regulations of the Commonwealth (Findings #3, #4, #12, #16, #18, #29-#31, #37, #38d, #44, #47).

Criteria for Senior living community Special Permit - §390-13.5

In addition to the Findings referenced above, the Board makes the following determinations in accordance with §390-13.5:

38. With regard to §390-13.5.J.1., that, based upon the Findings stated within this Decision, the proposed Senior living community will have adverse effects that outweigh its beneficial effects on both the neighborhood, the Town, in view of the characteristics of the Site and the proposal in relation to the Site, considering each of the following:
 - a. Social, economic, or community needs which are served by the project (Findings #3, #4, #7, #11-#37);
 - b. Traffic flow and safety (Finding #13, #19, #20, #27 & #34),
 - c. Adequacy of utilities and other public services (Findings #3, #4, #11-#13, #23, #25, #30-#32, #34 & #36); and
 - d. Qualities of the natural environment (Findings #3, #4, #13-#16, #18, #22, #29, #30, & #37).
39. With regard to §390-13.5.J.2., that, based upon the Findings stated within this Decision, the design of the building form, building location, egress points, grading, and other elements of the project could be altered to (Finding #38):
 - a. Improve pedestrian, bicycle, or vehicular safety within the Site and egressing from it;
 - b. Reduce the visual intrusion of parking areas viewed from public ways or abutting premises;
 - c. Reduce the volume of cut or fill or reduce erosion;
 - d. Reduce the number of removed trees that are six inches in trunk diameter and larger; and
 - e. Provide safer and more efficient access to each structure for fire and service equipment.
40. With regard to §390-13.5.J.3, that, based upon the Findings stated within this Decision, the project does not meet the purposes, requirements, and development standards of §390-15, Senior living communities (Findings #14, #38, #39 & #41). The Board notes that there was no data submitted to show that they would be utilizing energy-efficient or renewable energy systems. The Board further notes that the costs that would be imposed on the future residents to maintain the private septic system,

refuse removal, stormwater maintenance, snow plowing and removal, and specialized lawn care maintenance in the Aquifer Protection District among others would create a cost burden to these residents and is not in keeping with the purpose of the §390-15 bylaw;

41. With regard to §390-13.5.J.3., that, based upon the Findings stated within this Decision, the project is not consistent with the goals of the Master Plan. The Board further notes that while the Master Plan calls for a more diverse housing stock it does so without being a determinant to the environment (Finding #37).

Criteria for Aquifer Protection District - §390-15

In addition to the Findings referenced above, the Board makes the following determinations in accordance with §390-15:

42. With regard to §390-15.6.D., that, based upon the Findings stated within this Decision, the proposed use and/or activity does not meet the standards of this bylaw with consideration of (Findings #3, #4, #12, #14-#16, #18, #29, & #37-#39):
- a. The proposed use and activity during and after construction will adversely affect the existing or potential quality or quantity of groundwater that is available in the Aquifer Protection District;
 - b. The proposed use and activity is not designed to avoid substantial disturbance of the soils, topography, drainage, vegetation and other water-related natural characteristics of the site; and
 - c. The proposed use and activity is not in harmony with the purpose, intent, and specific criteria of this §390-15 bylaw.
43. With regard to §390-15.6.E., that, based upon the Findings stated within this Decision, the Application is not in accordance with §390-4 and §390-7 (Finding #7).

Criteria for Site Plan Approval - §390-7.7(B)

In addition to the Findings referenced above, the Board makes the following determinations in accordance with §390-7.7(B):

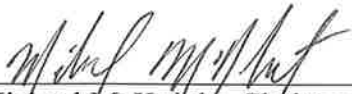
44. With regard to §390-7.7.B(1), that, based upon the Findings stated within this Decision, the stormwater system as designed will provide adequate stormwater retention on the Site. However, the Board further finds that the proposed stormwater system is complex and the perpetual maintenance would be left to a private Homeowners' Association which given the location improper maintenance would have a detrimental effect on a large population downstream (Findings #4 & #14).
45. With regard to §390-7.7.B(2), that, based upon the Findings stated within this Decision, there is adequate access to the Site for public safety vehicles.
46. With regard to §390-7.7.B(3), that, based upon the Findings stated within this Decision, the Application does not minimize the disturbance of the existing natural features, including vegetation (Findings #16, #18, #28, #29, #37-#39, #41 & #42).
47. With regard to §390-7.7.B(4), the Project is not designed to minimize air and water pollution (Findings #14-#16, #18, & #23).
48. With regard to §390-7.7.B(5), that, based upon the Findings stated within this Decision, the collection and disposal of solid waste is satisfactory. The project is a private development and as such Town services outside of water and public safety will not be provided. A solid waste contractor will be retained to perform weekly refuse removal services to be paid through the Homeowner's Association fees (Findings #20 & #28).

49. With regard to §390-7.7.B(6), that, based upon the Findings stated within this Decision, pedestrian and vehicular safety on the Site and with adjoining properties is not adequate (Findings #13, #19, #20, #27, & #34).
50. With regard to §390-7.7.B(7), that, based upon the Findings stated within this Decision, the Project has not been designed to minimize the visibility of parking, outdoor storage and service areas from the public view and any glare from headlights and facility lighting (Finding #34).
51. With regard to §390-7.7.B(8), that, based upon the Findings stated within this Decision, the Project does not adequately minimize the intrusion of light from stationary fixtures on the site to adjoining properties (Finding #6).
52. With regard to §390-7.7.B(9), that, based upon the Findings stated within this Decision, the proposed architectural design is compatible with the surrounding neighborhood (Findings #6, #8-#10, #24 & #33).

RECORD OF VOTE

On March 1, 2023, constituting a majority of the Planning Board, the following members (MOTION by Mr. Woodhams, SECOND by Mr. Lawrence) voted 7-0 by Roll Call vote: Mr. Cass-Aye, Mr. Lawrence-Aye, Mr. McKnight-Aye, Mr. Schwarm-Aye, Mr. Skinner-Aye, Mr. Woodhams-Aye, Mr. Wrynn-Aye to **DENY** the (a) Special Permits for (i) Use, §390-4.2(A)5; Senior living community, (ii) Watershed Protection District, §390-5; work within 100 feet of wetland (iii) Senior living community §390-15, (iv) Aquifer Protection District §390-15; and (b) Site Plan Approval for Use (§390-4.2.A.5 and §390-7) for a 16 unit Senior living community & associated site improvements at **20 Hancock Street** based on the information received at the public hearing and the aforementioned findings.

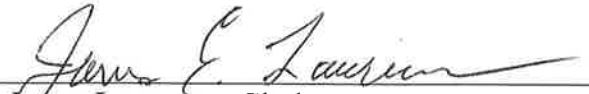
BY ORDER OF THE BOARD:



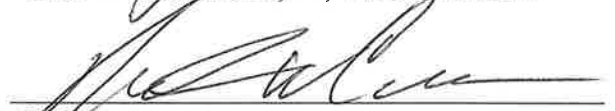
Michael McKnight, Chairman



Charles Woodhams, Jr., Vice-Chairman



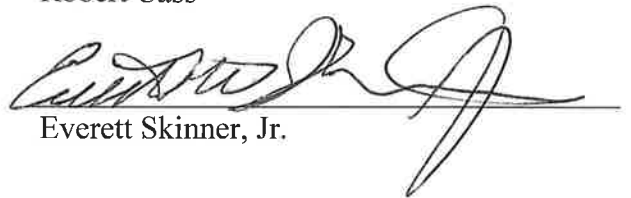
James Lawrence, Clerk



Robert Cass



Steve Schwarm



Everett Skinner, Jr.



Thomas Wrynn

- cc:
- | | | |
|-------------------------|---------------------------|-------------------|
| ● Applicant | ● Owner | ● Assessor |
| ● Building Commissioner | ● Conservation Commission | ● Board of Health |
| ● DPW | ● Fire Department | |

RECEIVED
11/14/22
Planning Dept
Exhibit # 63

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

TOWN OF WRENTHAM – PLANNING BOARD	
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
SIGNATURE	DATE


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

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

SHELDON MEADOW
20 HANCOCK STREET
WRENTHAM, MA 02093
NORFOLK COUNTY

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

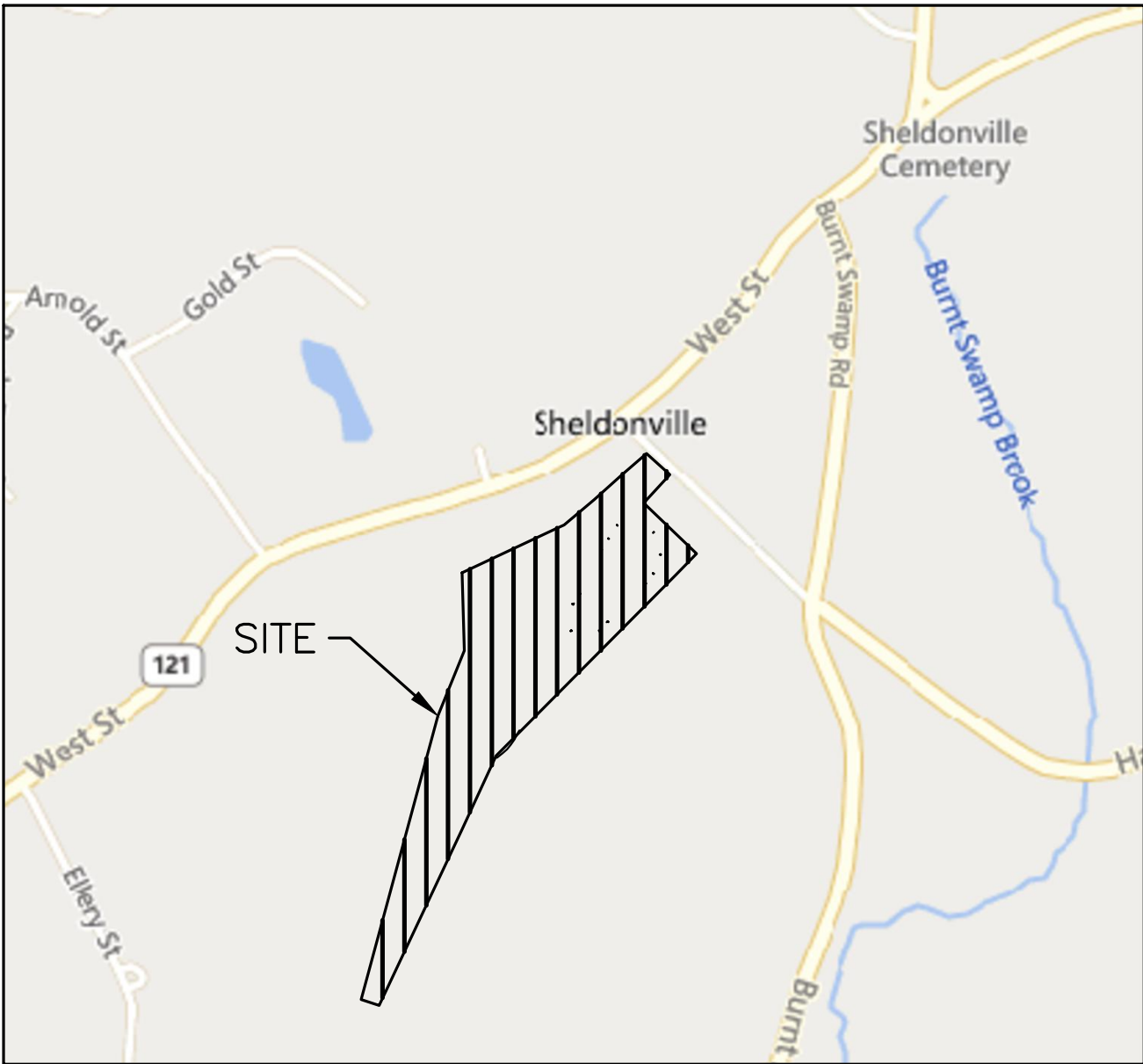
- EXISTING CONDITIONS SURVEY BY WSP DATED 4-20-2021 REVISED THROUGH 10-06-2022.
- WRENTHAM, MA GIS SERVICE
- WRENTHAM, MA AQUIFER PROTECTION DISTRICT MAP DATED NOVEMBER 2006
- ZONING MAP OF WRENTHAM MASSACHUSETTS DATED 10-4-2019

SHEET INDEX

SHEET C1.1	COVER SHEET
SHEET C1.2	NOTES AND REFERENCES
SHEET C1.2	LEGEND
SHEET C1.4	LOCUS MAP 1
SHEET C1.5	ZONING MAP
SHEET C1.6	OPEN SPACE PLAN
SHEET C2.1-2.6	EXISTING CONDITIONS PLAN
SHEET C3.1-3.2	DEMOLITION AND EROSION CONTROL PLAN
SHEET C4.1-4.2	LAYOUT AND MATERIALS PLAN
SHEET C5.1-5.2	GRADING AND DRAINAGE PLAN
SHEET C6.1-6.2	UTILITY PLAN
SHEET C7.1-7.4	PLAN AND PROFILE
SHEET C8.1-8.2	LANDSCAPE PLAN
SHEET C9.1-9.2	LIGHTING PLAN
SHEET C10.1-10.11	DETAIL SHEETS 1-11

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:	LENGTH OF EXTERIOR EROSION
100' WETLAND BUFFER AREA: 34,620± SF	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
UNIT EXTERIOR SPACES	32	34
SHARED/GUEST PARKING	8	22
TOTAL PARKING	40	88

REVISIONS:

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



SITE PLAN

COVER SHEET

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

C1.1

EROSION CONTROL PLAN NOTES:

1. REMOVAL OF EXISTING STRUCTURES SHALL INCLUDE ALL EXISTING PAVEMENT, FOOTINGS, AND UTILITY CONNECTIONS.
2. DEMOLITION AND CONSTRUCTION DEBRIS MUST BE PROPERLY CONTAINED AND DISPOSED OF.
3. 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.
4. ALL EXISTING SITE FEATURES NOT PROPOSED TO BE REMOVED SHALL BE PROTECTED DURING CONSTRUCTION TO THE MAXIMUM EXTENT FEASIBLE. ANY DAMAGE SHALL BE REPAIRED TO THE EXISTING CONDITION.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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.
11. 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.
12. 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)
13. STABILIZATION OF ALL RE--GRADED AND SOIL STOCKPILE AREAS MUST BE MAINTAINED DURING ALL PHASES OF CONSTRUCTION.
14. 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.
15. 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.
16. 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.
17. SEDIMENT REMOVED FROM EROSION AND SEDIMENT CONTROL DEVICES MUST BE PROPERLY REMOVED AND DISPOSED. ALL DAMAGED CONTROLS MUST BE REMOVED AND REPLACED.
18. CONSTRUCTION VEHICLES SHALL UTILIZE THE STABILIZED CONSTRUCTION ENTRANCE, SHOWN ON DETAIL SHEET 1 OF 11, THROUGHOUT CONSTRUCTION.
19. 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.
20. THE USE OF STRAW WATTLES AND/OR HAYBALES FOR THE PROTECTION OF STORMWATER BEST MANAGEMENT PRACTICES SHALL NOT BE USED ON SITE.

SITE NOTES:

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

GRADING AND DRAINAGE NOTES:

1. UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES HAVE BEEN PLOTTED FROM FIELD OBSERVATION AND THEIR LOCATION MUST BE CONSIDERED APPROXIMATE ONLY. NEITHER HOWARD STEIN HUDSON, NOR ANY OTHER EMPLOYEES TAKE RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND STRUCTURES AND/OR UTILITIES NOT SHOWN THAT MAY EXIST. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UNDERGROUND STRUCTURES AND/OR UTILITIES LOCATED PRIOR TO EXCAVATION WORK BY CALLING 888--DIG--SAFE
2. ALL BENCHMARKS AND TOPOGRAPHY SHOULD BE FIELD VERIFIED BY THE CONTRACTOR.
3. 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.
4. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR IS REQUIRED TO HAVE THE PROJECTS LAND SURVEYOR STAKE OR FLAG CLEARING LIMITS AND PROPERTY LINES. A MINIMUM OF 72 HOURS NOTICE IS REQUIRED.
5. 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.
6. ALL SWALES, INFILTRATION PONDS, AND OTHER SURFACE STORMWATER FACILITIES ARE TO BE STABILIZED PRIOR TO ACCEPTING RUNOFF.
7. PROPOSED RIM ELEVATIONS OF DRAINAGE STRUCTURES ARE APPROXIMATE. FINAL ELEVATIONS ARE TO BE SET FLUSH WITH FINISH GRADES.
8. ALL DRAINAGE STRUCTURES SHALL BE PRECAST, UNLESS OTHERWISE SPECIFIED. SEE DETAIL SHEETS FOR DRAINAGE DETAILS.
9. IN AREAS WHERE CONSTRUCTION IS PROPOSED ADJACENT TO ABUTTING PROPERTIES, THE CONTRACTOR SHALL INSTALL ORANGE CONSTRUCTION FENCING, SHOWN ON DETAIL SHEET 1 OF 11, AS SPECIFIED ON SHEET 3.1 AND 3.2.
10. THIS PLAN SHALL NOT BE CONSIDERED ALL INCLUSIVE, AS THE GENERAL CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT SEDIMENT FROM LEAVING THE SITE.
11. IF THE INSTALLATION OF STORM DRAINAGE SYSTEM SHOULD BE INTERRUPTED BY WEATHER OR NIGHTFALL, THE PIPE ENDS SHALL BE COVERED WITH FILTER FABRIC.
12. MONITORING WELLS ARE TO BE PROVIDED AT EACH INFILTRATION BASIN PER THE REQUIREMENT OF THE MASSACHUSETTS STORMWATER HANDBOOK.
13. 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.
14. 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:

1. THE CONTRACTOR SHALL PROVIDE A MINIMUM NOTICE OF FOURTEEN (14) DAYS TO ALL CORPORATIONS, COMPANIES, AND/OR LOCAL AUTHORITIES OWNING OR HAVING A JURISDICTION OVER UTILITIES RUNNING TO, THROUGH OR ACROSS PROJECT AREAS PRIOR TO DEMOLITION AND/OR CONSTRUCTION ACTIVITIES.
2. THE LOCATION, SIZE, DEPTH, AND SPECIFICATIONS FOR CONSTRUCTION OF PROPOSED UTILITY SERVICES SHALL BE TO THE STANDARDS AND REQUIREMENTS OF THE RESPECTIVE UTILITY COMPANY (ELECTRIC, TELEPHONE, CABLE TELEVISION, WATER, GAS AND SEWER).
3. A PRECONSTRUCTION MEETING SHALL BE HELD WITH THE OWNER, ENGINEER, ARCHITECT, CONTRACTOR, LOCAL OFFICIALS, AND ALL PROJECT--RELATED UTILITY COMPANIES (PUBLIC AND PRIVATE) PRIOR TO START OF CONSTRUCTION.
4. BUILDINGS TO BE SERVICED BY UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED.
5. 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.
6. AS--BUILT PLANS SHALL BE SUBMITTED TO THE ALL MUNICIPAL DEPARTMENTS SPECIFIED BY CONDITIONS OF APPROVAL.
7. CONTRACTOR SHALL PLACE 2" WIDE METAL WIRE IMPREGNATED RED PLASTIC WARNING TAPE OVER ENTIRE LENGTH OF ALL GRAVITY SEWERS, SERVICES, AND FORCE MAINS.
8. ALL SANITARY STRUCTURE INTERIOR DIAMETERS (4' MIN) SHALL BE DETERMINED BY THE MANUFACTURER BASED ON THE PIPE CONFIGURATIONS SHOWN ON THESE PLANS.
9. 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.
10. WATER MAINS SHALL BE HYDROSTATICALLY PRESSURE TESTED FOR LEAKAGE PRIOR TO ACCEPTANCE.
11. 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.
12. DIMENSIONS ARE SHOWN TO CENTERLINE OF PIPE OR FITTING.
13. CONTRACTOR TO FURNISH SHOP DRAWINGS FOR UTILITY RELATED ITEMS TO ENSURE CONFORMANCE WITH THE PLANS AND SPECIFICATIONS. SHOP DRAWINGS SHOULD BE SENT IN TRIPLICATE TO THE DESIGN ENGINEER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
14. EXISTING UTILITIES SHALL BE DIGSAFED AND PRIVATE UTILITY LOCATOR SERVICES SHOULD BE UTILIZED PRIOR TO CONSTRUCTION.
15. ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS.
16. ALL FIRE HYDRANTS SHALL BE PROVIDED WITH AN APPROVED GATE VALVE. AN EXAMPLE FIRE HYDRANT AND CONNECTION CAN BE SEEN ON DETAIL SHEET 4 OF 11.
17. THE CONTRACTOR SHALL MAINTAIN WATER SERVICE TO USERS AT ALL TIMES. REQUIREMENTS BY THE TOWN WATER DEPARTMENT REGARDING NOTIFICATION FOR INTERRUPTION OF SERVICE SHOULD BE INCLUDED (TYPICALLY 24 HOURS) AND ALLOWABLE INTERRUPTION DURATION. WATER TESTING AND DISINFECTION REQUIREMENTS SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
18. ALL WATER AND SEPTIC INSTALLATION SHALL BE COORDINATED AND IN ACCORDANCE WITH THE TOWN OF WRENTHAM, MA
19. GAS SERVICES NOT SHOWN ON PLAN AND WILL BE DETERMINED AT A LATER DATE.
20. 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.

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 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

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

C1.2

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
	TREELINE
	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

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SHELDON MEADOW
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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

NOTES
AND
REFERENCES

DATE: APRIL 11, 2022

PROJECT NUMBER: 19227.01

DESIGNED BY: KL/MB

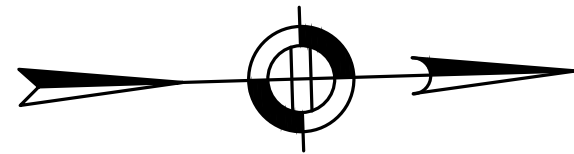
DRAWN BY: KL/MB/NC

CHECKED BY: KE

C1.3

SHEET # OF 39

TOWN OF WRENTHAM — PLANNING BOARD	
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
SIGNATURE	DATE



PROPOSED SHELDON WEST
N/F
JOHN HASENJAEGER
23 PINNOCLE 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
BUCKS HILL REALTY LLC
23 RHODES AVE
WRENTHAM, MA 02093

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

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

EXISTING PROPERTY
LINE TO BE
EXTINGUISHED

100' WETLAND
BUFFER (TYP)

EDGE OF
WETLAND

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

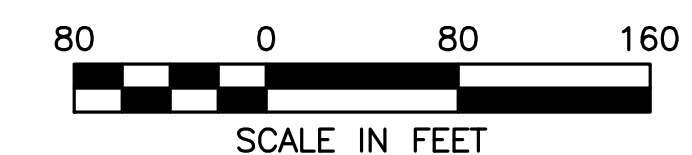
N/F
PATRICK W NASH
& TARA NASH
46 HANCOCK STREET
WRENTHAM, MA 02093

N/F
WILLIAM H JONES &
JOURDRIE 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



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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

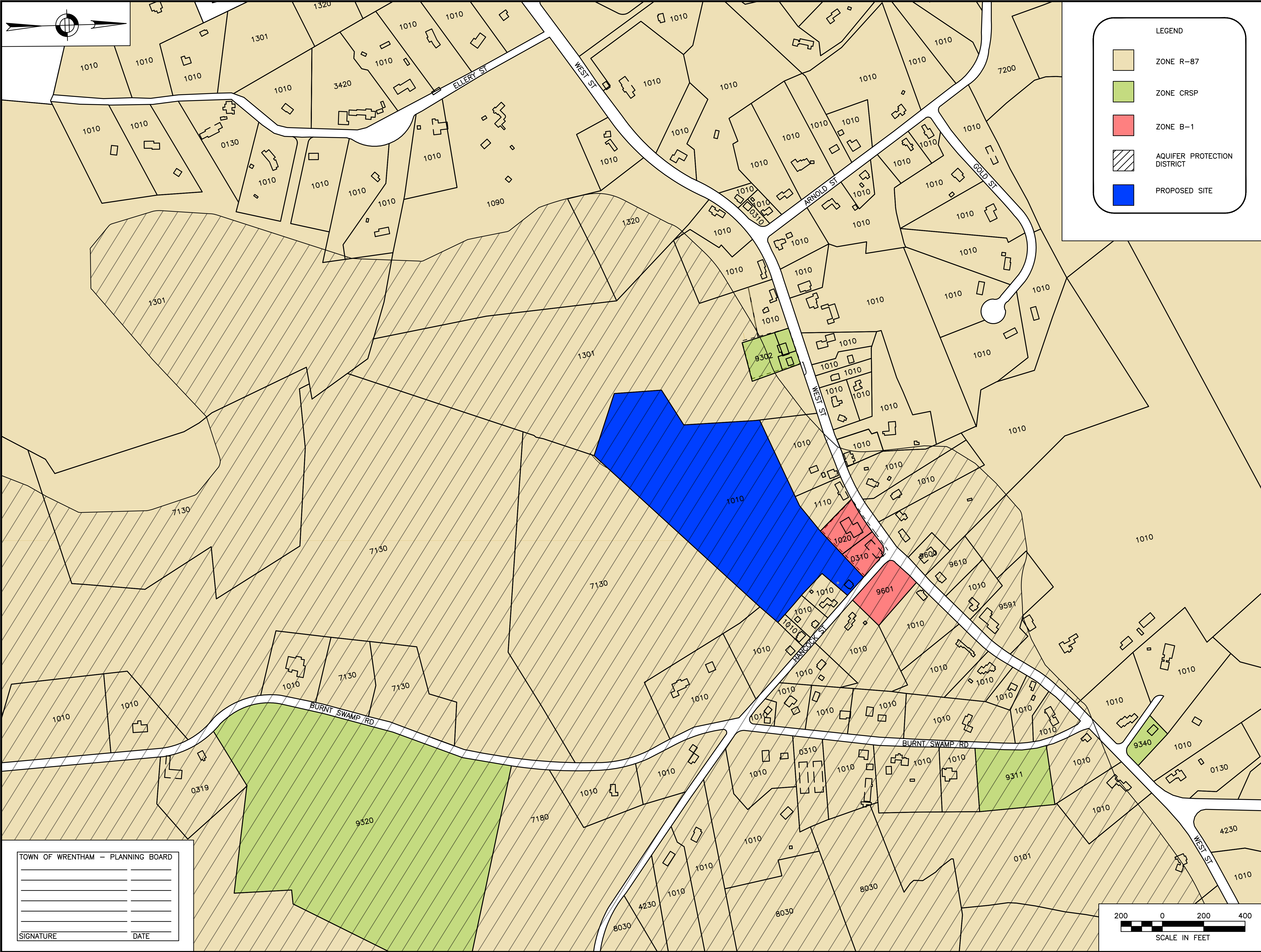


SITE PLAN

LOCUS
MAP

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

C1.4



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

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SITE PLAN

ZONING
MAP

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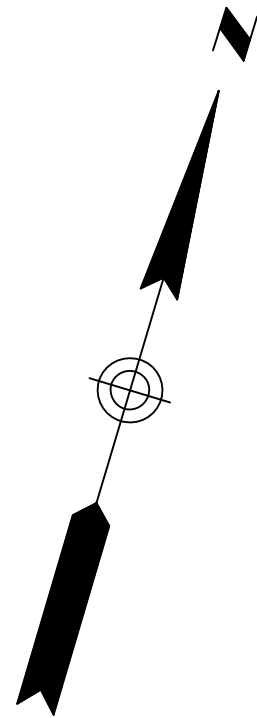


11-10-20
COMMONWEALTH OF MASSACHUSETTS
KATIE L. ENRIGHT
CIVIL
No. 46111
REGISTERED
PROFESSIONAL ENGINEER

OPEN SPACE PLAN

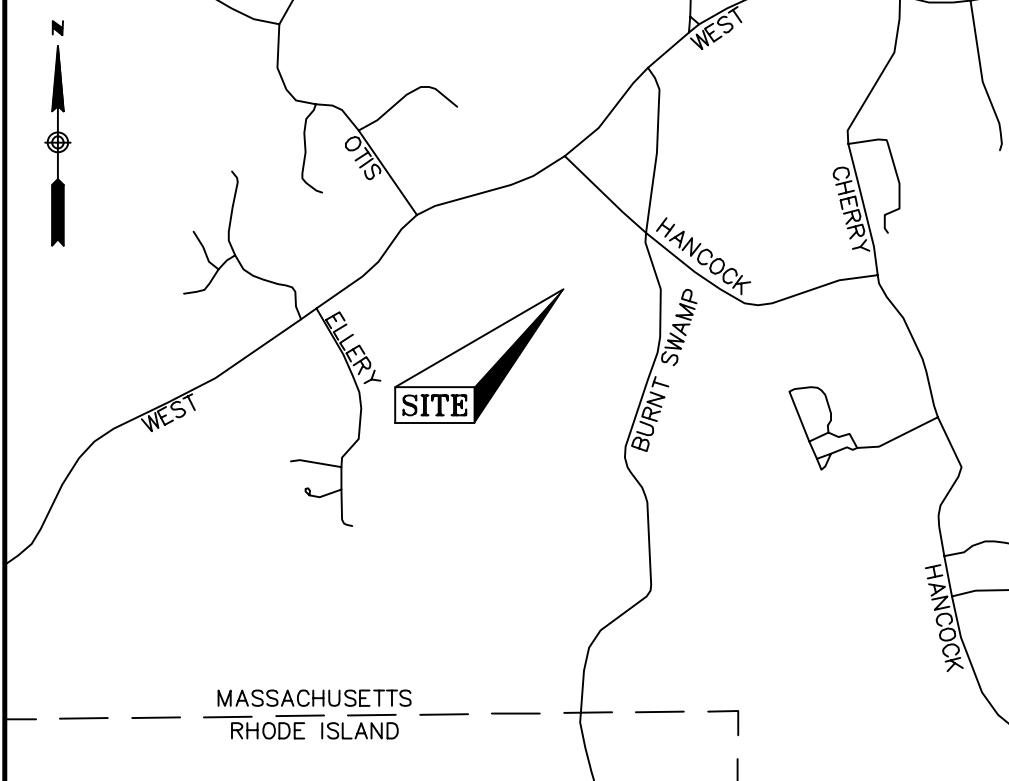
SHEET 6 OF 39





TOWN OF WRENTHAM - PLANNING BOARD

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
SIGNATURE	DATE



LOCUS MAP
(N.T.S.)

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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



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

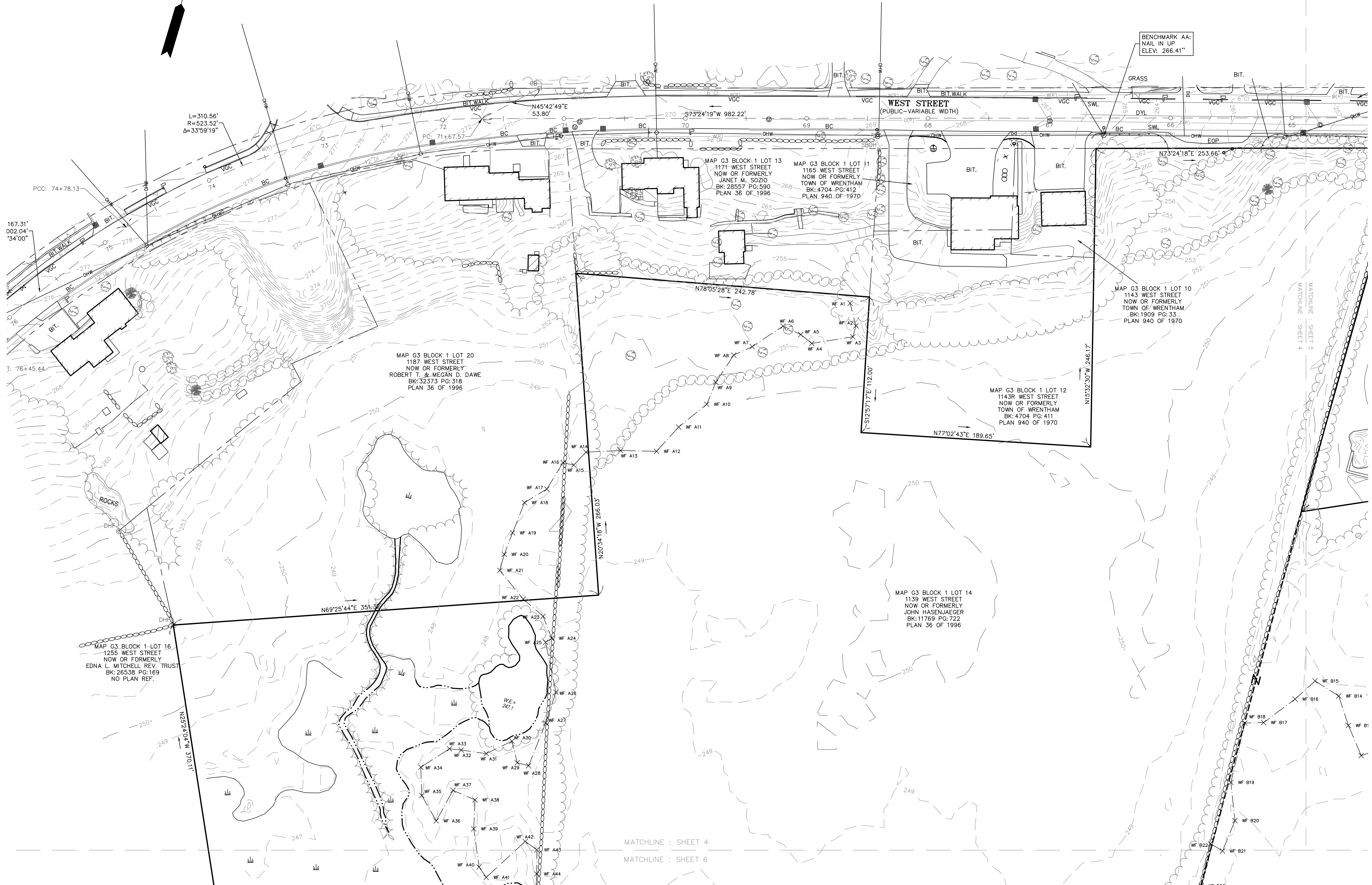
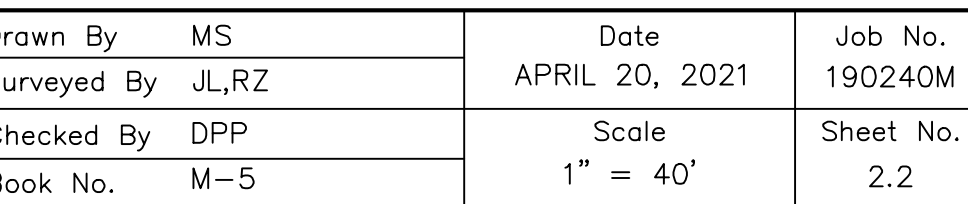
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Surveyed By	JL,RZ	APRIL 20, 2021	190240M
Checked By	DPP	Scale	Sheet No.
Book No.	M-5	1" = 150'	2.1

CERTIFICATION:

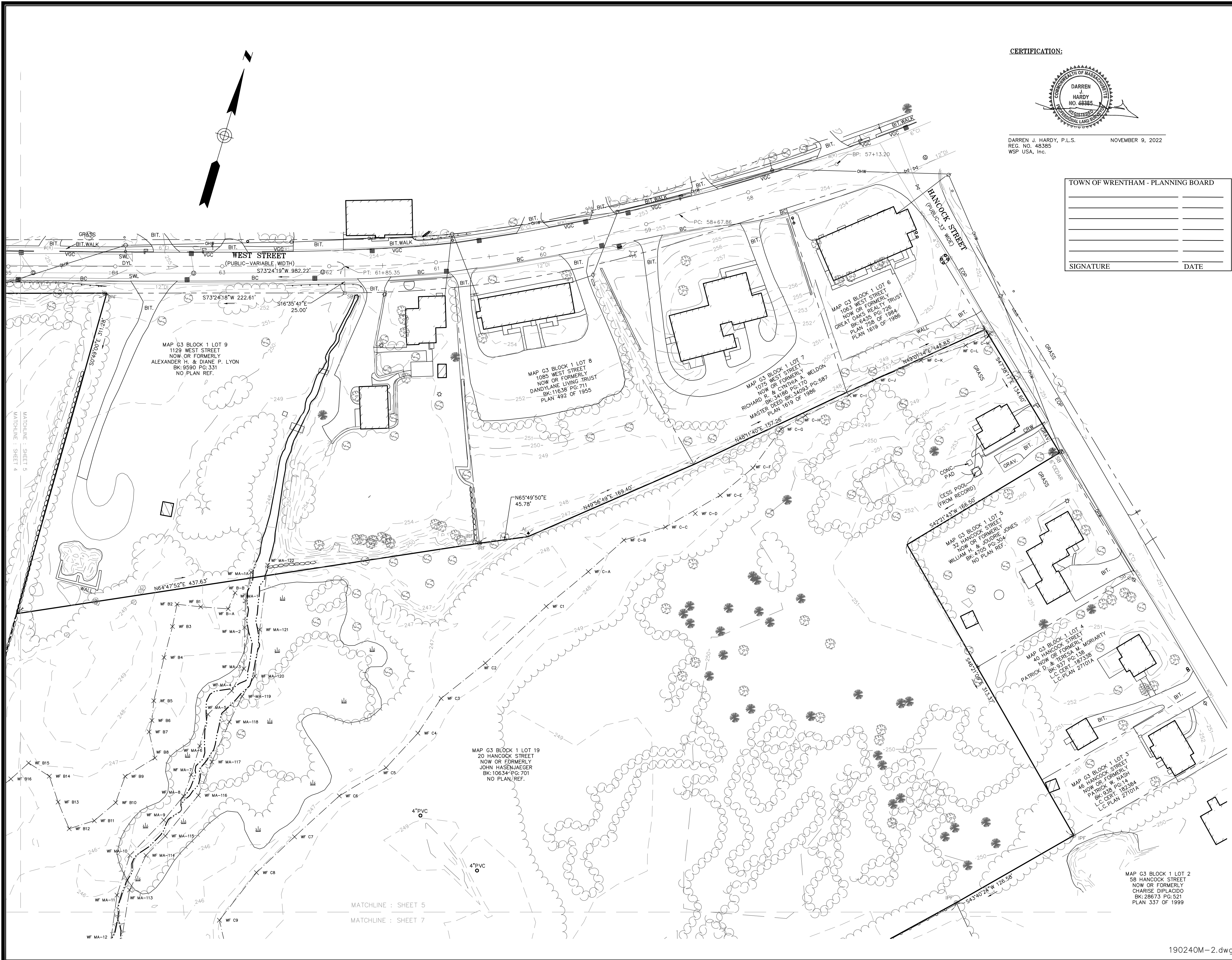


DARREN J. HARDY, P.L.S.
REG. NO. 48385
WSP USA, Inc.

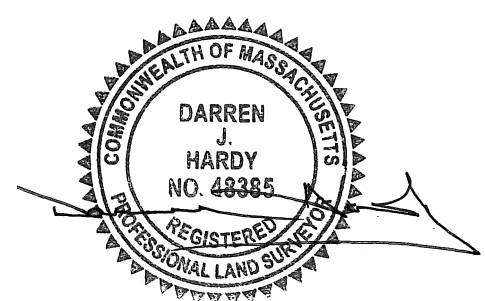
NOVEMBER 9, 2022



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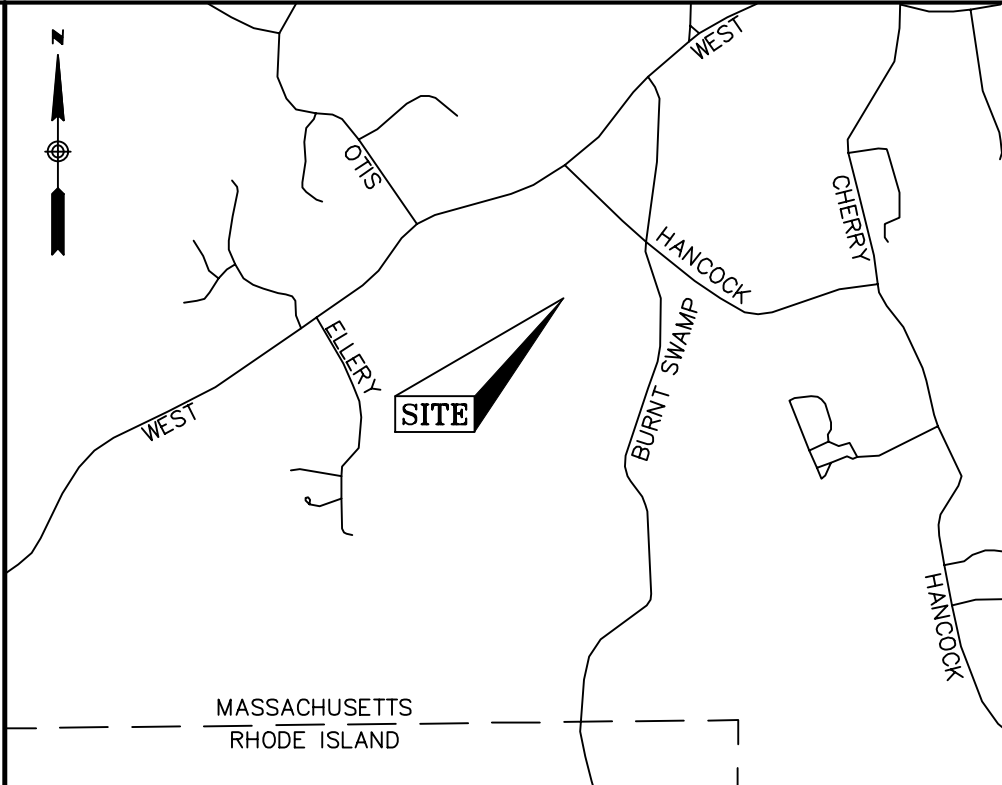


CERTIFICATION:



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

TOWN OF WRENTHAM - PLANNING BOARD	
SIGNATURE	DATE



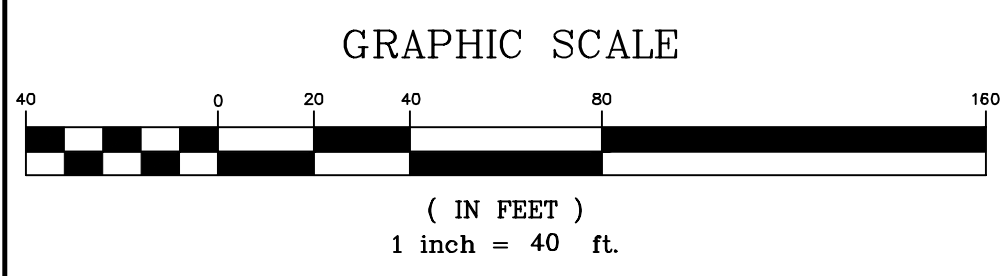
LOCUS MAP
(N.T.S.)

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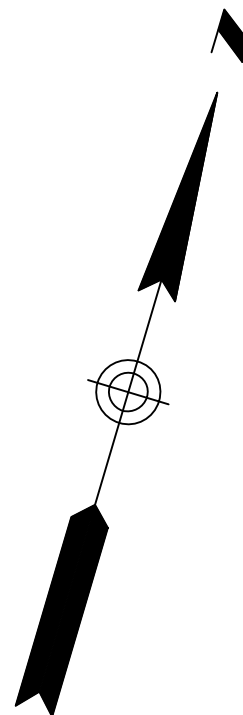
REVISION	
DATE	DESCRIPTION
11/09/22	ADDED CESS POOL FROM RECORD PLANS (HSH)

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

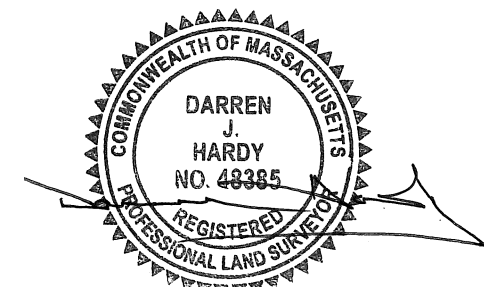
WSP USA Inc.
9 Executive Park Dr, Suite 101
Merrimack, NH 03054
603.324.0885

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

190240M-2.dwg



CERTIFICATION:



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

NOVEMBER 9, 2022

LEGEND

- CB □ CONCRETE BOUND
- DH ⊙ DRILL HOLE FOUND
- IRF ⊙ IRON ROD FOUND
- IPF ⊙ IRON PIPE FOUND
- SDH □ 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
- — — — — INTERMEDIATE CONTOURS
- — — — — INDEX CONTOURS
- — — — — WETLAND LINE
- — — — — OVERHEAD WIRES
- — — — — RECORD DRAIN LINE
- — — — — RECORD WATER LINE

TOWN OF WRENTHAM - PLANNING BOARD

SIGNATURE	DATE

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 18
1305 WEST STREET
NOW OR FORMERLY
KRYSLA L. LEPOER
BK:6522 PG:62
PLAN 837 OF 1976
PLAN 572 OF 1983

MATCHLINE : SHEET 4
MATCHLINE : SHEET 6

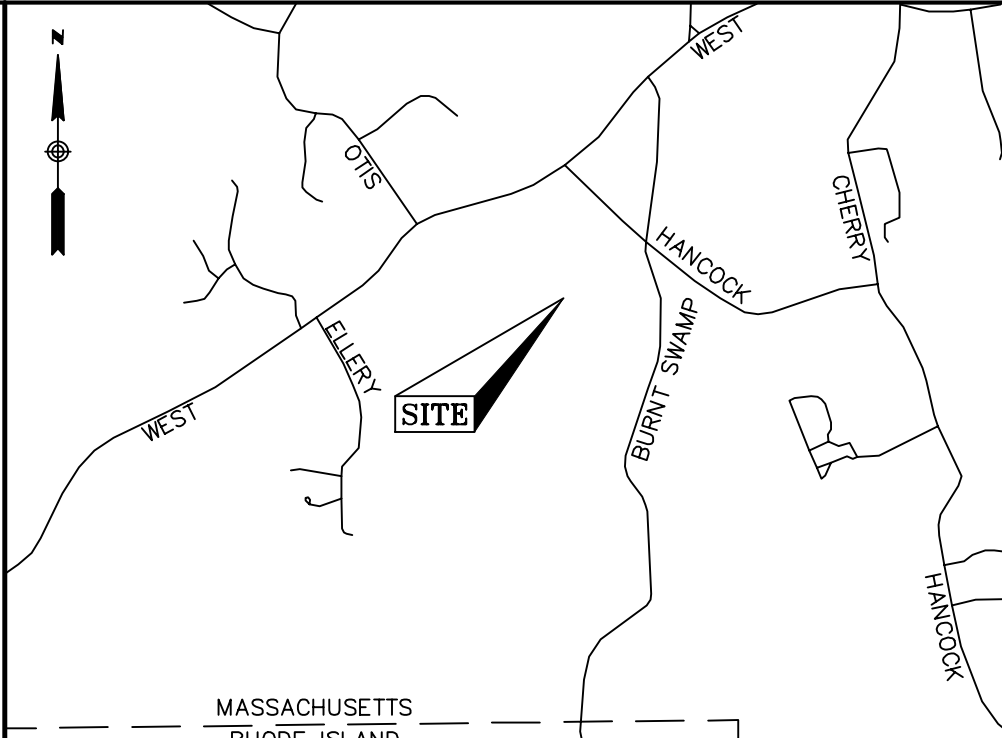
MAP G3 BLOCK 1 LOT 14
1139 WEST STREET
NOW OR FORMERLY
JOHN HASENJAEGER
BK:11769 PG:722
PLAN 36 OF 1996

MAP G3 BLOCK 1 LOT 19
20 HANCOCK STREET
NOW OR FORMERLY
JOHN HASENJAEGER
BK:10634 PG:701
NO PLAN REF.

INVERT
INV 24' CONCRETE
ELEV: 242.31'

INVERT
INV BELL END OF PIPE
ELEV: 242.35'

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



LOCUS MAP
(N.T.S.)

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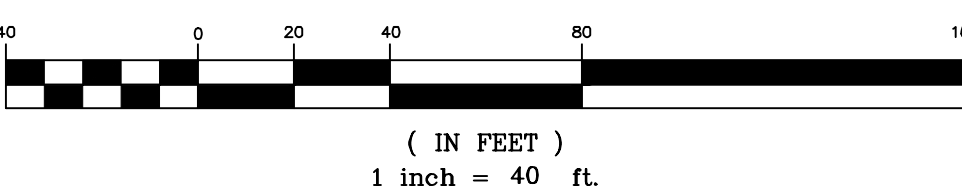
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GRAPHIC SCALE



REVISION

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

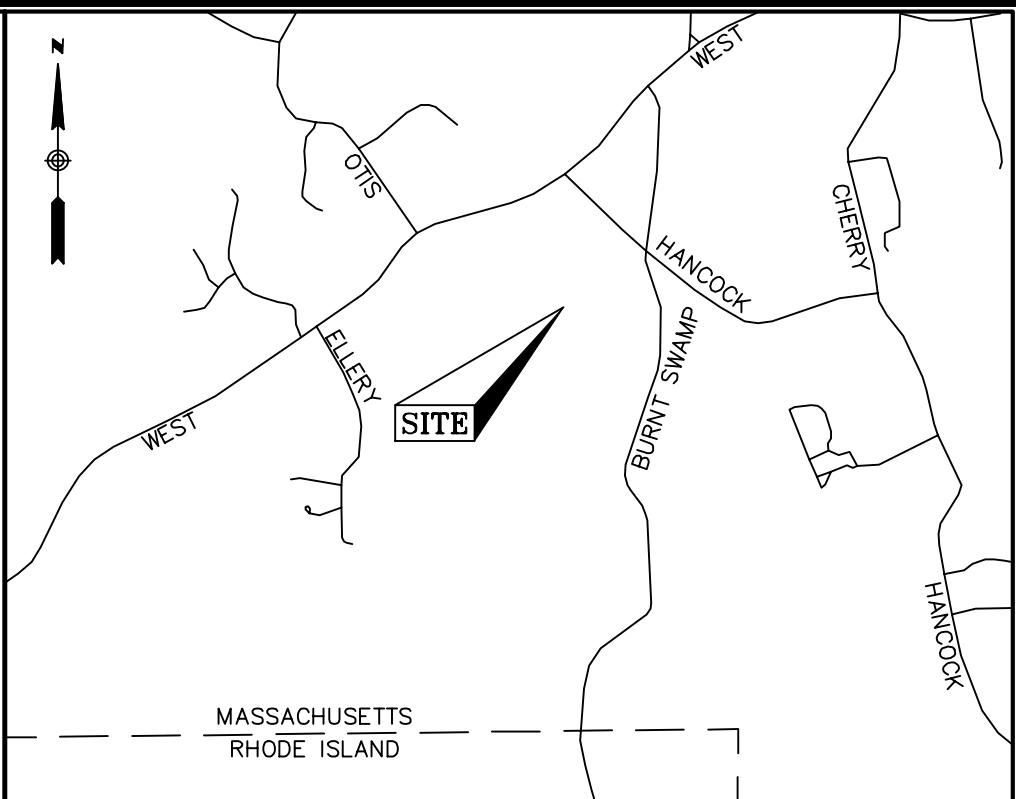
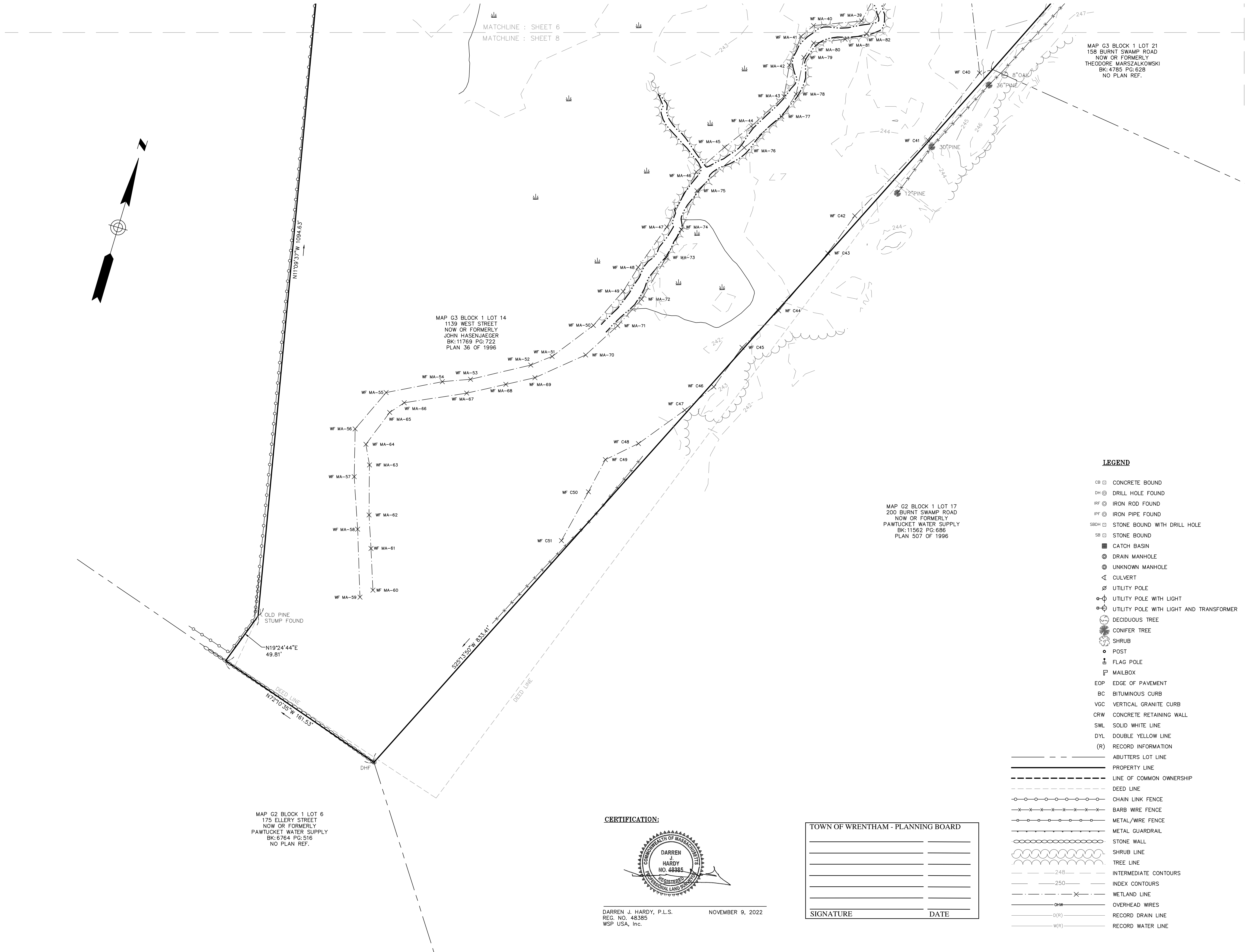
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PREPARED FOR
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Drawn By	MS	Date	APRIL 20, 2021	Job No.	190240M
Surveyed By	JL,RZ	Scale	1" = 40'	Sheet No.	2.4
Checked By	DPP				
Book No.	M-5				

190240M-2.dwg

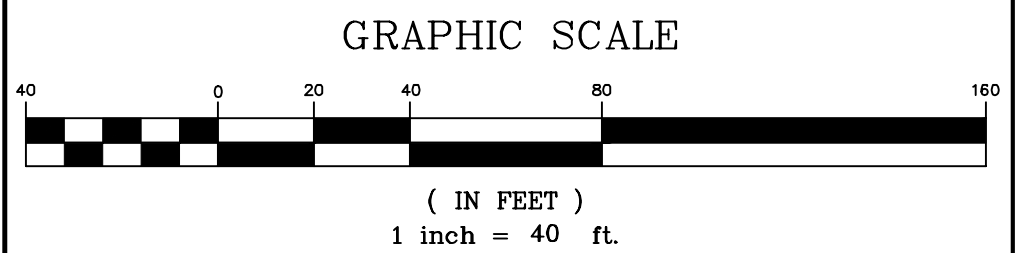


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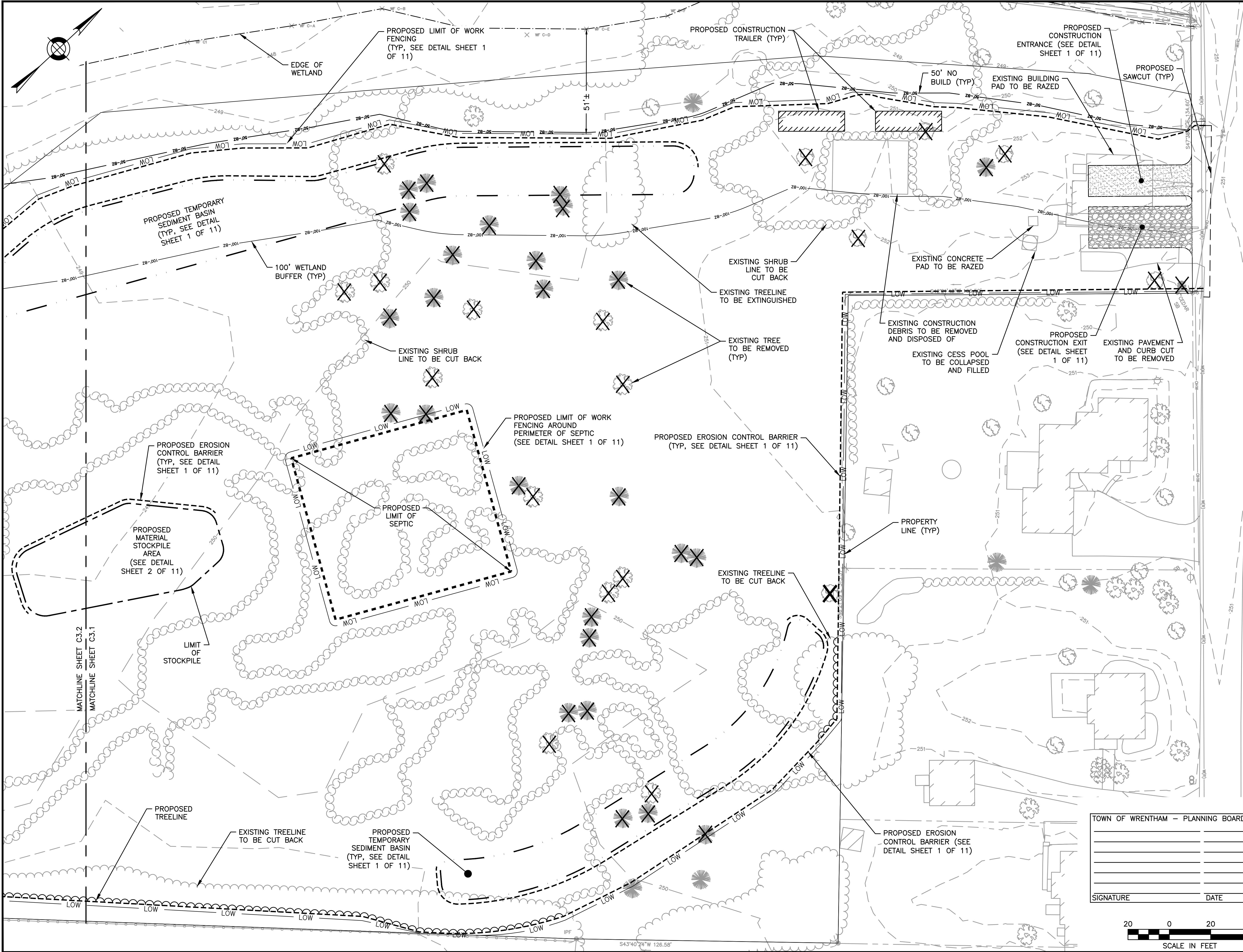
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Checked By	DPP	Scale	Sheet No.
Book No.	M-5	1" = 40'	2.6

190240M-2.dwg

11/10/2022 L:\19227\Hancock SI - CURRENT\119227 - DEMO - HS.dwg
Plot Saved by: MBR/KER
Printed by: Matthew Sauer



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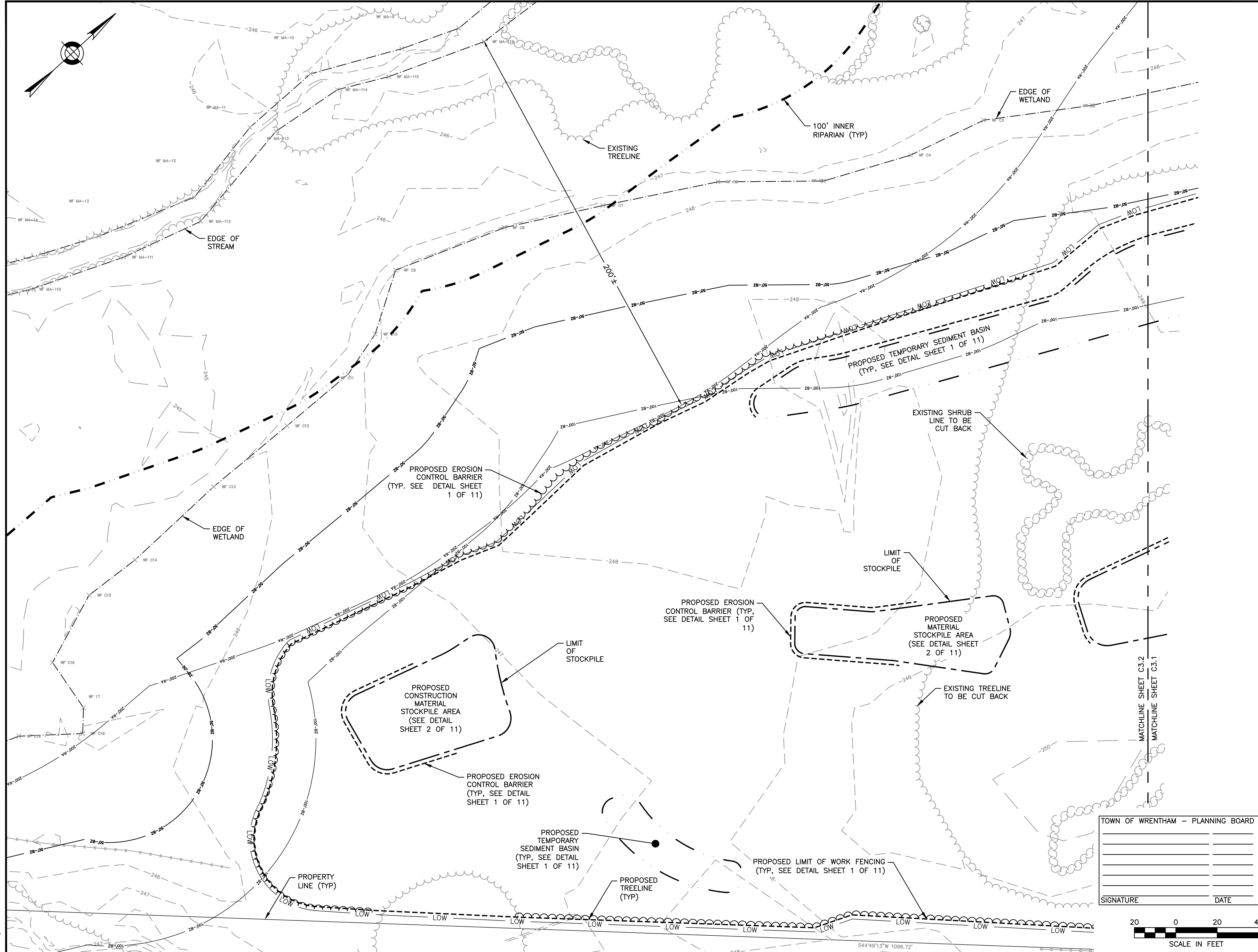
**DEMOLITION AND
EROSION
CONTROL SHEET
1 OF 2**

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

C3.1

SHEET 13 OF 39

11/10/2022 L:\19227\Hancock SI - CURRENT\19227 - DEMO - HS.dwg
Plot Saved by: MBR/KER
Printed by: Matthew Sauer



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SITE PLAN

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

DATE: APRIL 11, 2022

PROJECT NUMBER: 19227.01

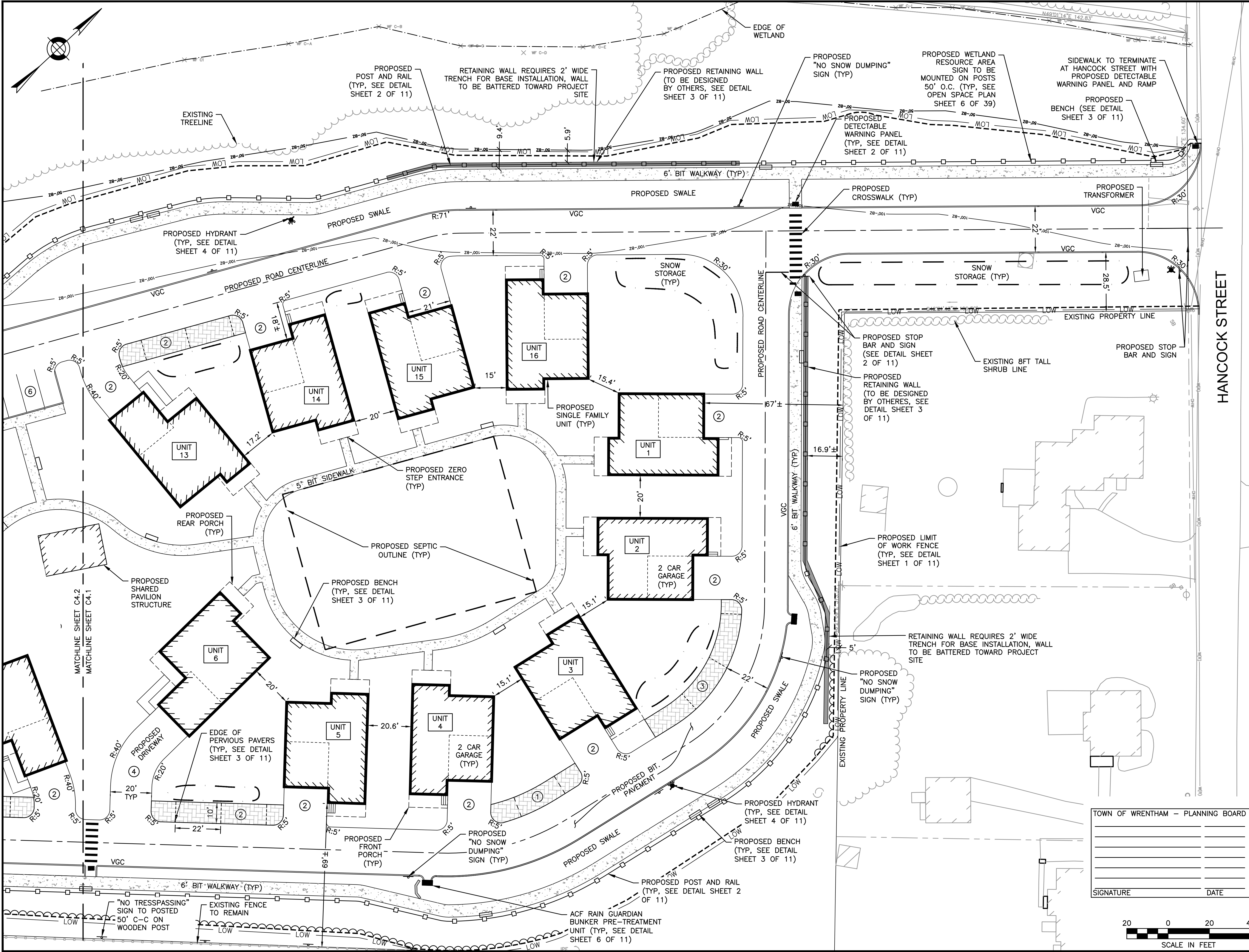
DESIGNED BY: KL/KF/MB

DRAWN BY: KL/KF/MB

CHECKED BY: KE

C3.2

SHEET 14 OF 39



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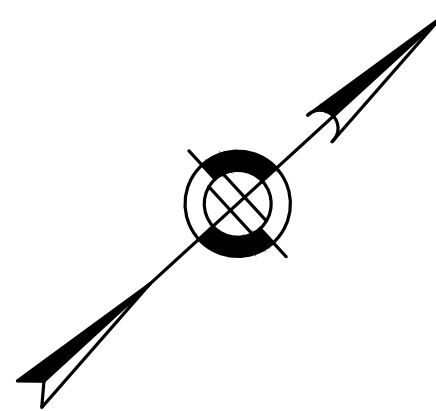
LAYOUT AND MATERIALS
SHEET 1 OF 2

DATE:	APRIL 11, 2022
PROJECT NUMBER:	19227.01
DESIGNED BY:	KL/MB
DRAWN BY:	KL/MB/NC
CHECKED BY:	KE
C4.1	
SHEET 15 OF 39	

TOWN OF WRENTHAM - PLANNING BOARD	
SIGNATURE	DATE



11/10/2022 L:\19227\Hancock St - CURRENT\19227 - LM - HS.dwg
Last Saved by: M. BAKER
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HOWARD STEIN HUDSON

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www.hshassoc.com

PREPARED FOR:

SHELDON MEADOWS, LLC.
480 TURNPIKE STREET
SOUTH EASTON, MA 02375

SHELDON MEADOWS
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

LAYOUT AND
MATERIALS
SHEET
2 OF 2

DATE: APRIL 11, 2022

PROJECT NUMBER: 19227.01

DESIGNED BY: KL/MB

DRAWN BY: KL/MB/NC

CHECKED BY: KE

C4.2

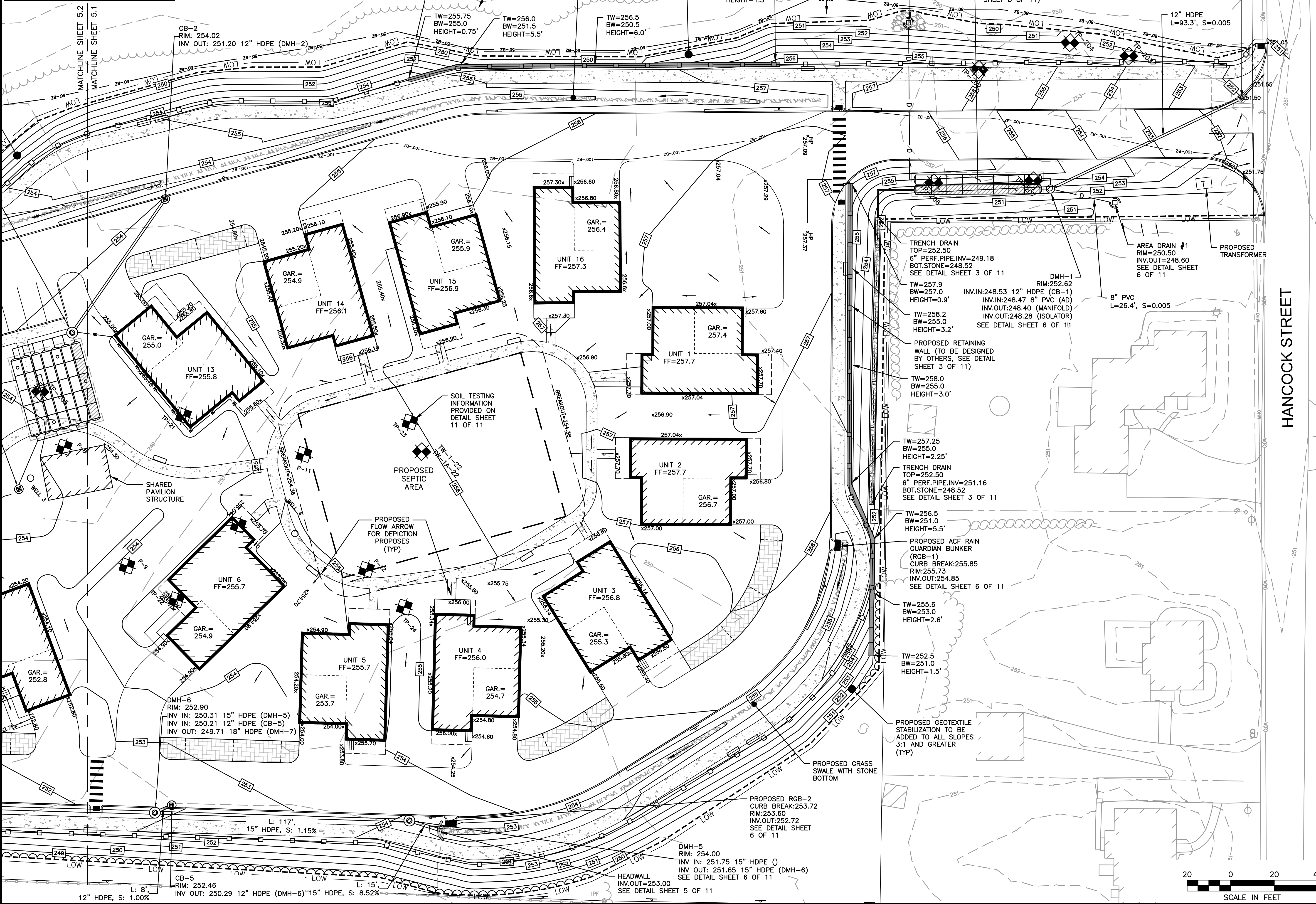
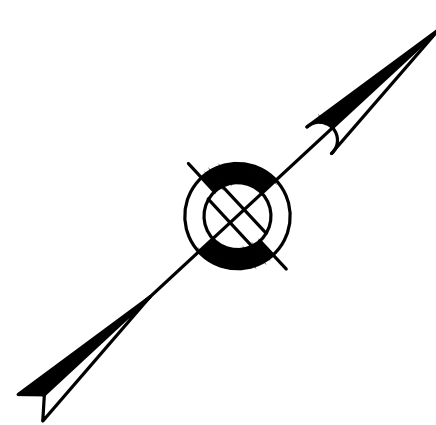
SHEET 16 OF 39

TOWN OF WRENTHAM – PLANNING BOARD	
SIGNATURE	DATE

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TOWN OF WRENTHAM - PLANNING BOARD

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HANCOCK STREET

REVISIONS:			
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SITE PLAN

GRADING AND DRAINAGE
SHEET 1 OF 2

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

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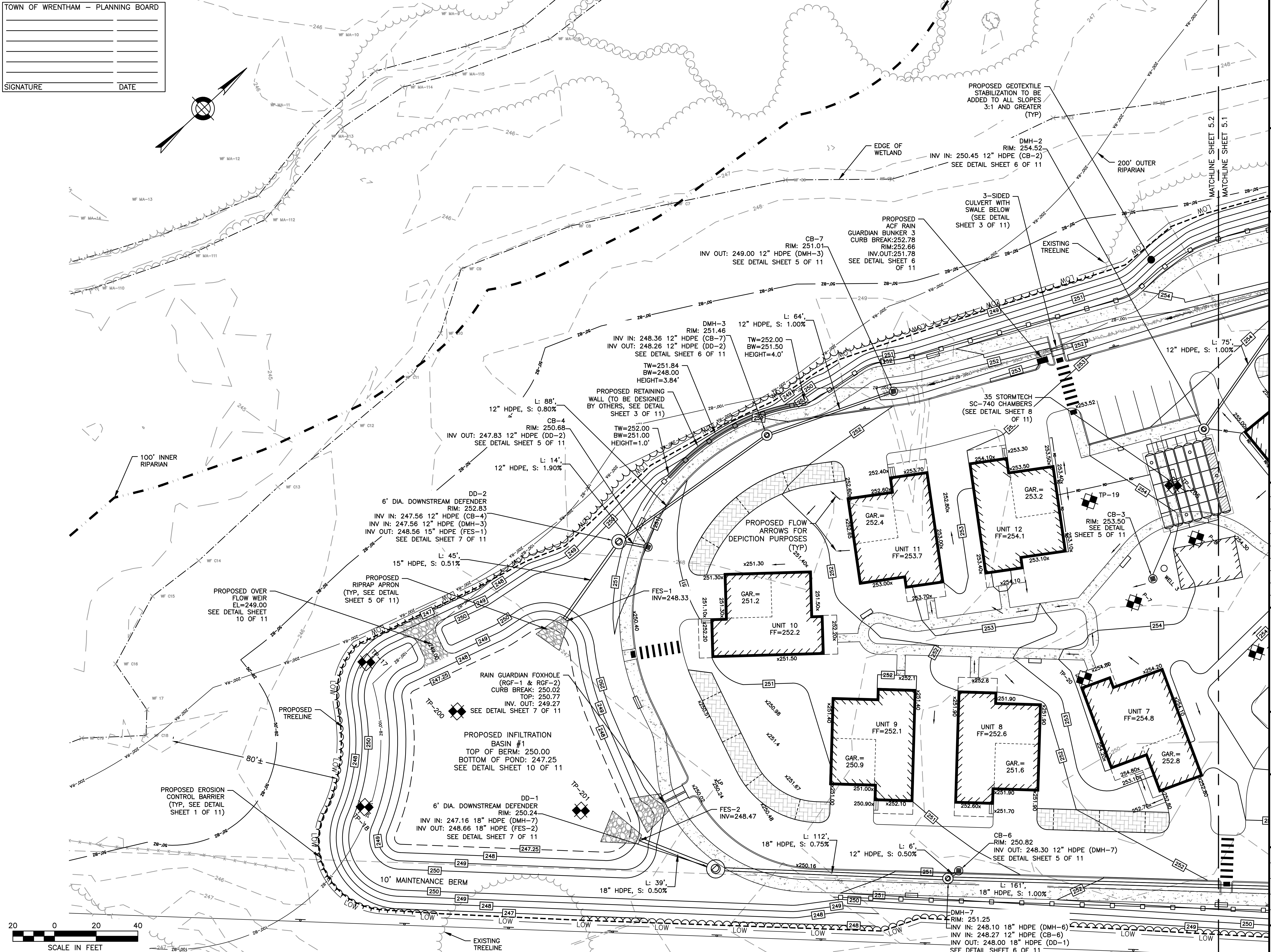
SITE PLAN

GRADING AND DRAINAGE
SHEET 2 OF 2

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

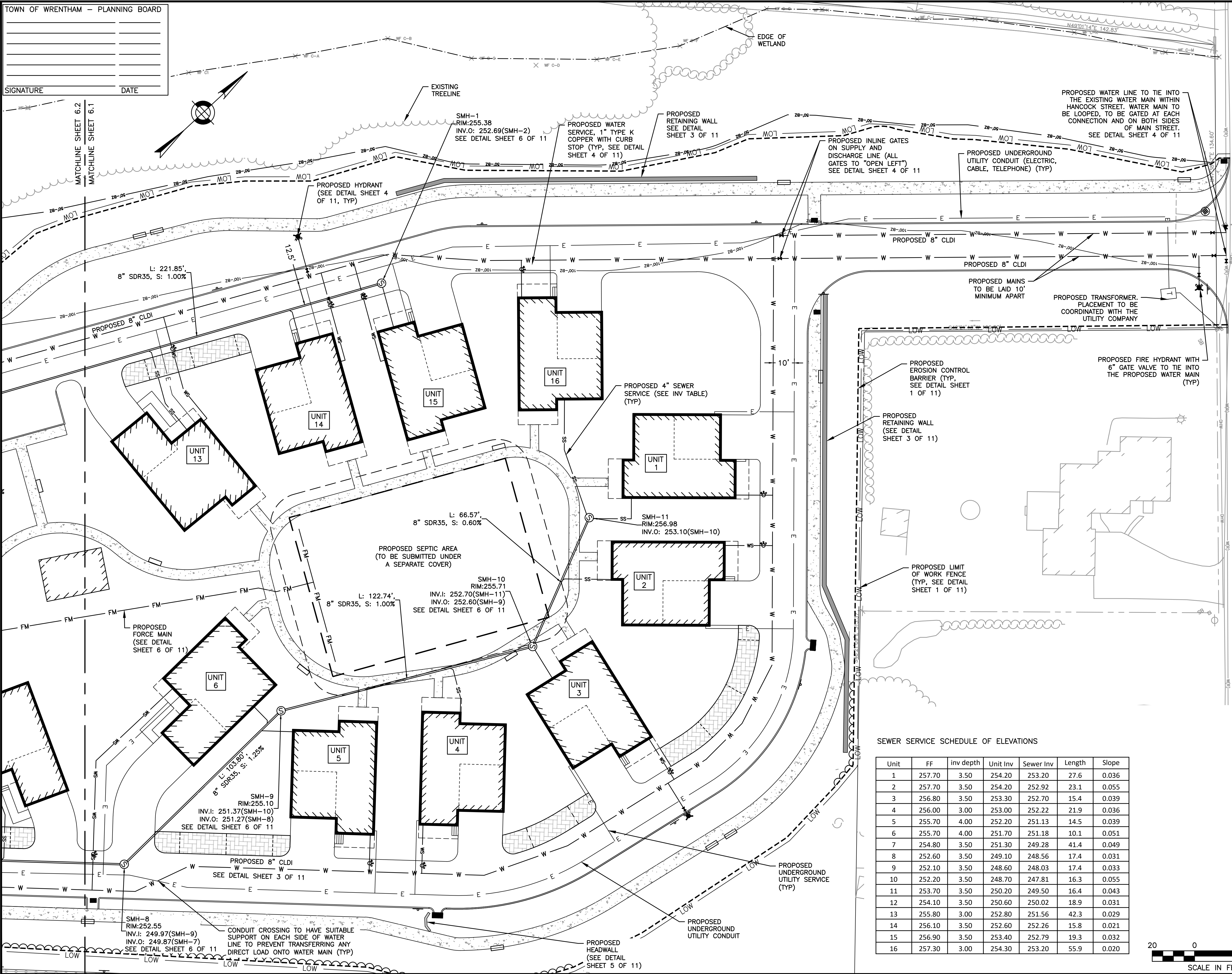
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SHEET 18 OF 39



SIGNATURE _____ DATE _____

MATCHLINE SHEET 6.2
MATCHLINE SHEET 6.1



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SITE PLAN

UTILITY PLANS
SHEET 1 OF 2

DATE: APRIL 11, 2022

PROJECT NUMBER: 19227.01

DESIGNED BY: KL/MB

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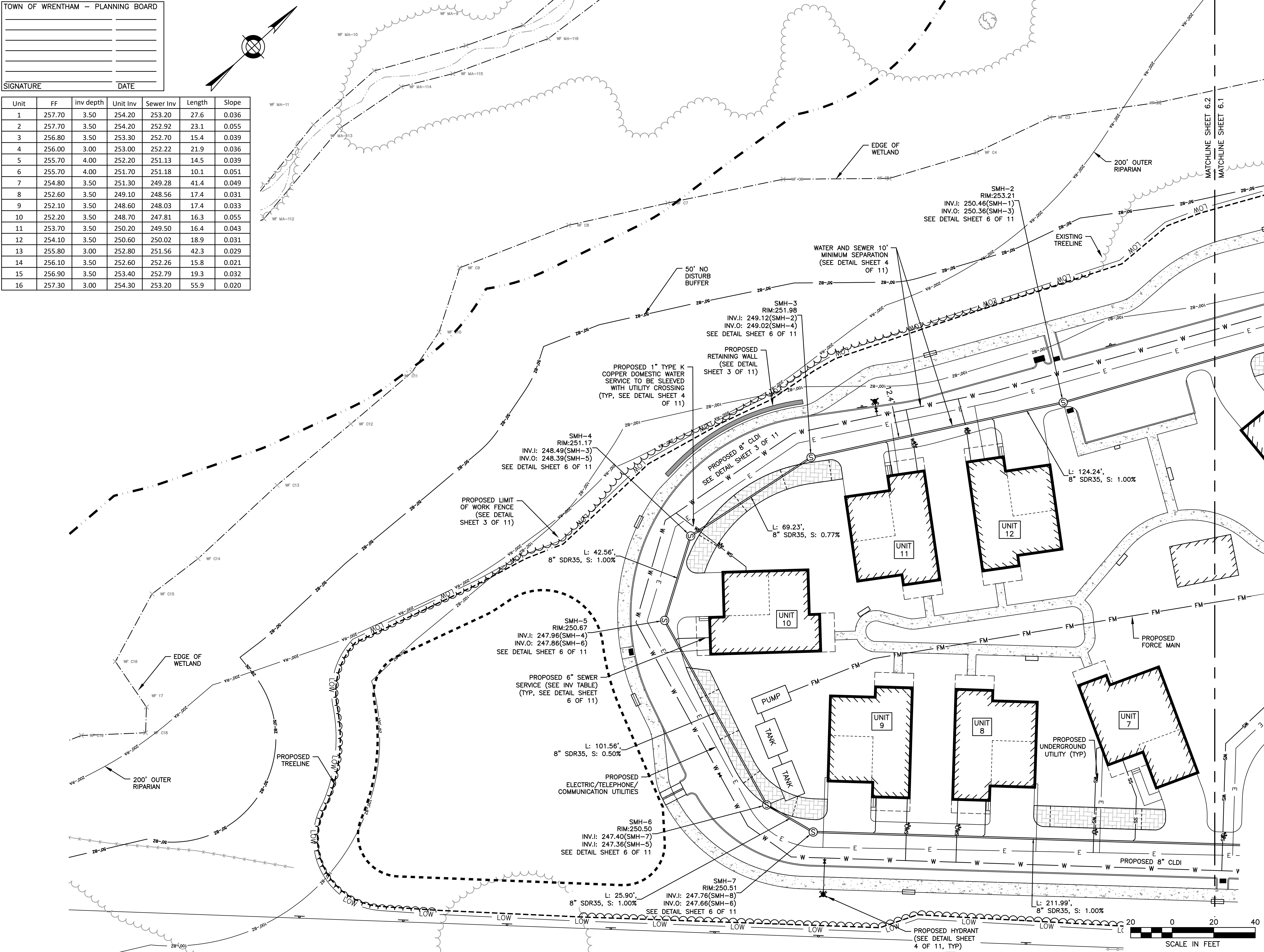
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SHEET 19 OF 39

TOWN OF WRENTHAM — PLANNING BOARD					
SIGNATURE	DATE				

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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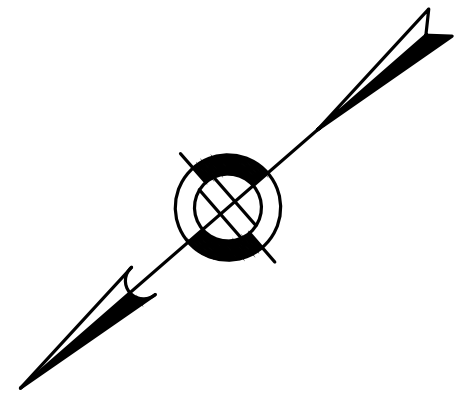
SITE PLAN

UTILITY PLAN
SHEET 2 OF 2

DATE:	APRIL 11, 2022
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SHEET 20 OF 39



HANCOCK STREET
+10.23

PROPOSED HYDRANT
(SEE DETAIL SHEET
4 OF 11, TYP)
REFER TO UTILITY PLANS
FOR SPECIFIC NOTES FOR
WATER CONNECTIONS
CB-1
RIM: 251.50
INV OUT: 249.01 12" HDPE ()
SEE DETAIL SHEET 5 OF 11

PROPOSED UTILITY
TRANSFORMER

PROPOSED EROSION
CONTROL BARRIER (TYP,
SEE DETAIL SHEET 1 OF
11)

PROPOSED STORMTECH
INFILTRATION
CHAMBERS. SEE DETAIL
SHEET 8 OF 11

PROPOSED AREA
DRAIN #1
(SEE DETAIL
SHEET 6 OF 11)

PROPOSED TRENCH DRAIN
(SEE DETAIL SHEET 3 OF
11)

EXISTING
PROPERTY LINE

PROPOSED
UNDERGROUND
UTILITIES

PROPOSED
RETAINING WALL
(SEE DETAIL
SHEET 3 OF 11)

INV OUT: 253.10 8" SDR35
SMH-11
RIM: 256.98 (SMH-10)

PROPOSED
SEWER SERVICE
(TYP, SEE DETAIL
SHEET 6 OF 11)

PROPOSED 6" SIDEWALK

UNIT
16

UNIT
15

UNIT
14

UNIT
13

100'
WETLAND
BUFFER

PROPOSED WATER MAIN
(SEE DETAIL
SHEET 3 OF 11)

PROPOSED OVERFLOW
CATCH BASIN
(SEE DETAIL
SHEET 5 OF 11)

PROPOSED INLINE
WATER GATES
(SEE DETAIL
SHEET 4 OF 11)

PROPOSED
RETAINING WALL
(SEE DETAIL
SHEET 3 OF 11)

PROPOSED WATER SERVICE
(TYP, SEE
DETAIL SHEET
4 OF 11)

SMH-1
RIM: 255.38
(SEE DETAIL
SHEET 6 OF 11)

PROPOSED SWALE
(TYP)

COMMUNICATION/ELECTRIC
SERVICES (TYP)

EDGE OF
WETLAND

CONTINUED ON
SHEET NO. 1/2

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

HP ELEV = 257.09
HP STA = 2+05.17
PVI STA = 1+85.66
PVI ELEV = 257.38
A.D. = -4.17%
K = 17.99

75.00' VC
SSD = 296.3'

PVC STA: 1+48.16
ELEV: 256.19

PVT STA: 2+23.16
ELEV: 257.00

PROPOSED LEFT OFFSET
(11') FINAL GRADE
PROPOSED CENTERLINE
FINAL GRADE
PROPOSED RIGHT OFFSET
(11') FINAL GRADE

SMH-1:
STA: 3+97.48, -6.0, L
RIM: 255.38
INV OUT: 252.69 (SMH-2)

PROPOSED
ELECTRIC, CABLE
AND TELEPHONE

EXISTING
GROUND
ELEVATION

8" CLDI
WATER MAIN
(TYP)

CB-1
STA: 0+05.05, 16.0, R
RIM: 251.50
INV OUT: 249.01 12" HDPE ()

EXISTING
EDGE OF
PAVEMENT

EXISTING
CROSS SLOPE
WITHIN
HANCOCK
STREET

DATUM ELEV
245.00

-0+16.77 0+00 0+50 1+00 1+50 2+00 2+50 3+00 3+50 4+00

251.01

251.8

251.49

253.08

252.6

254.66

252.2

256.25

251.0

257.09

250.5

256.74

249.9

256.24

249.9

255.74

249.8

255.24

TOWN OF WRENTHAM - PLANNING BOARD

SIGNATURE DATE

HOR. SCALE IN FEET
20 0 20 40
2 0 2 4
VER. SCALE IN FEET

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2	KL	11/11/22	TOWN/PEER REVIEW



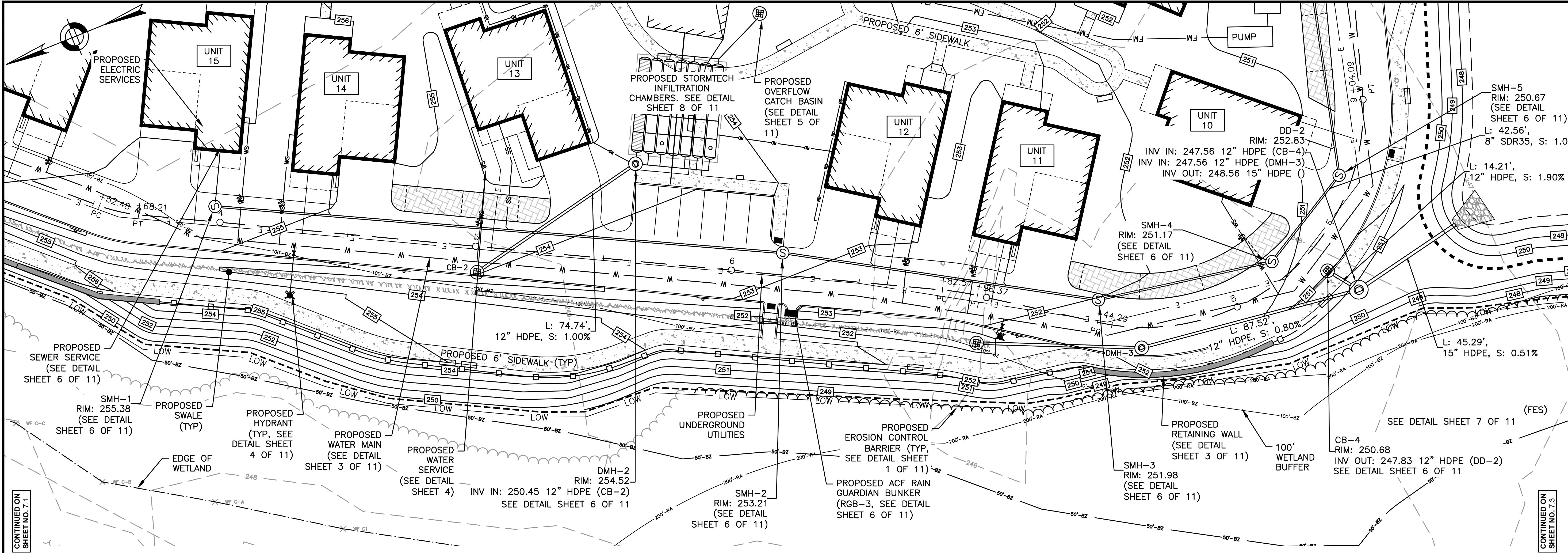
SITE
PLAN

PLAN AND
PROFILE
SHEET 1 OF 4

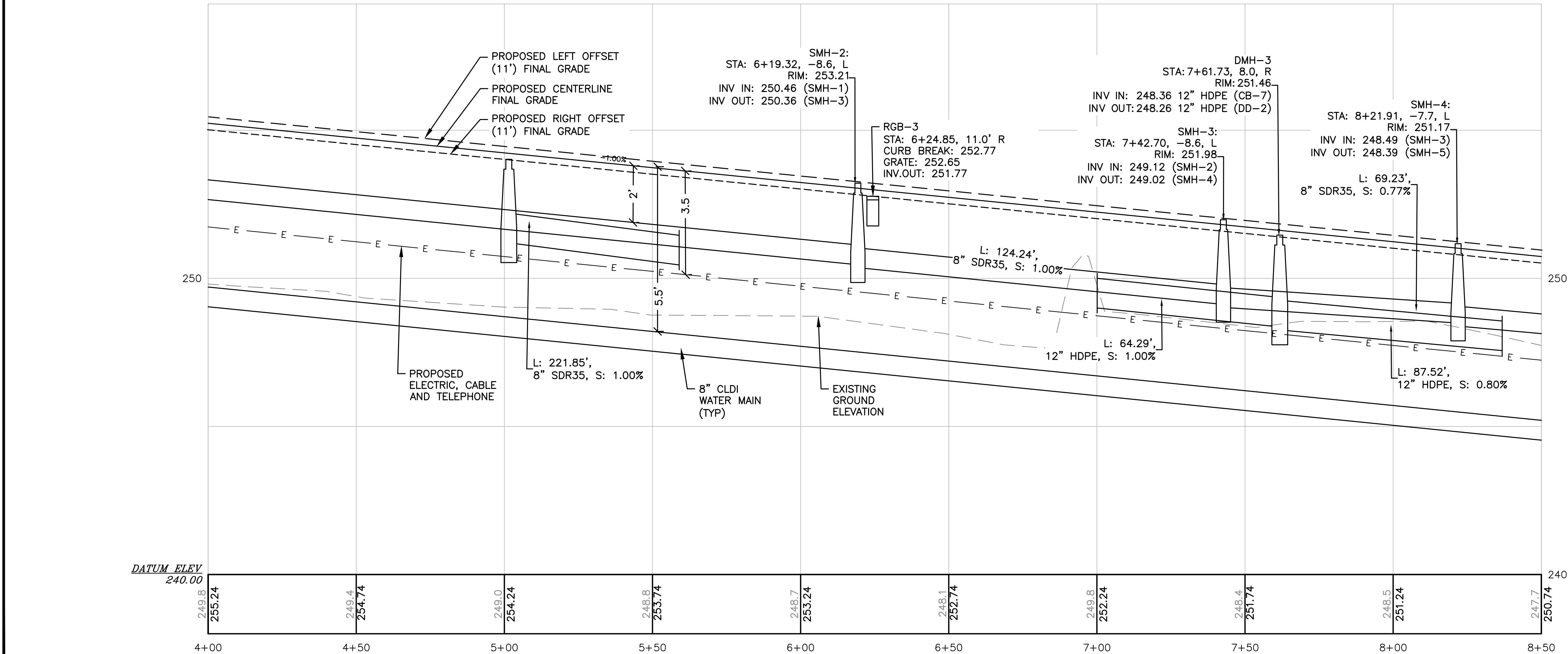
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SHEET 21 OF 39



SHELDON MEADOW: STATIONS 4+00 - 8+50



TOWN OF WRENTHAM - PLANNING BOARD

SIGNATURE	DATE

HOR. SCALE IN FEET
20 0 20 40
VER. SCALE IN FEET
2 0 2 4

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SITE
PLAN

**PLAN AND
PROFILE
SHEET 2 OF 4**

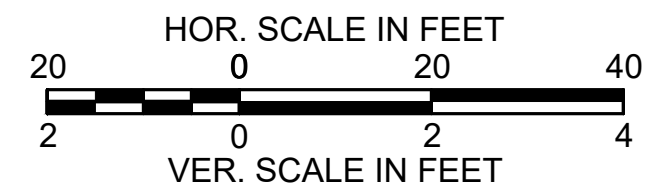
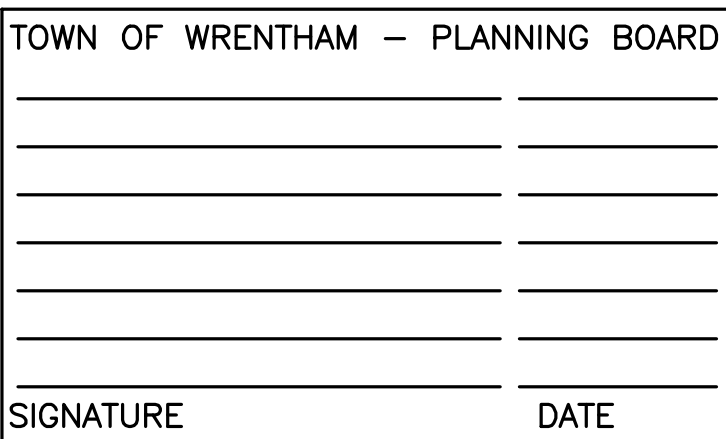
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SOUTH EASTON, MA 02375

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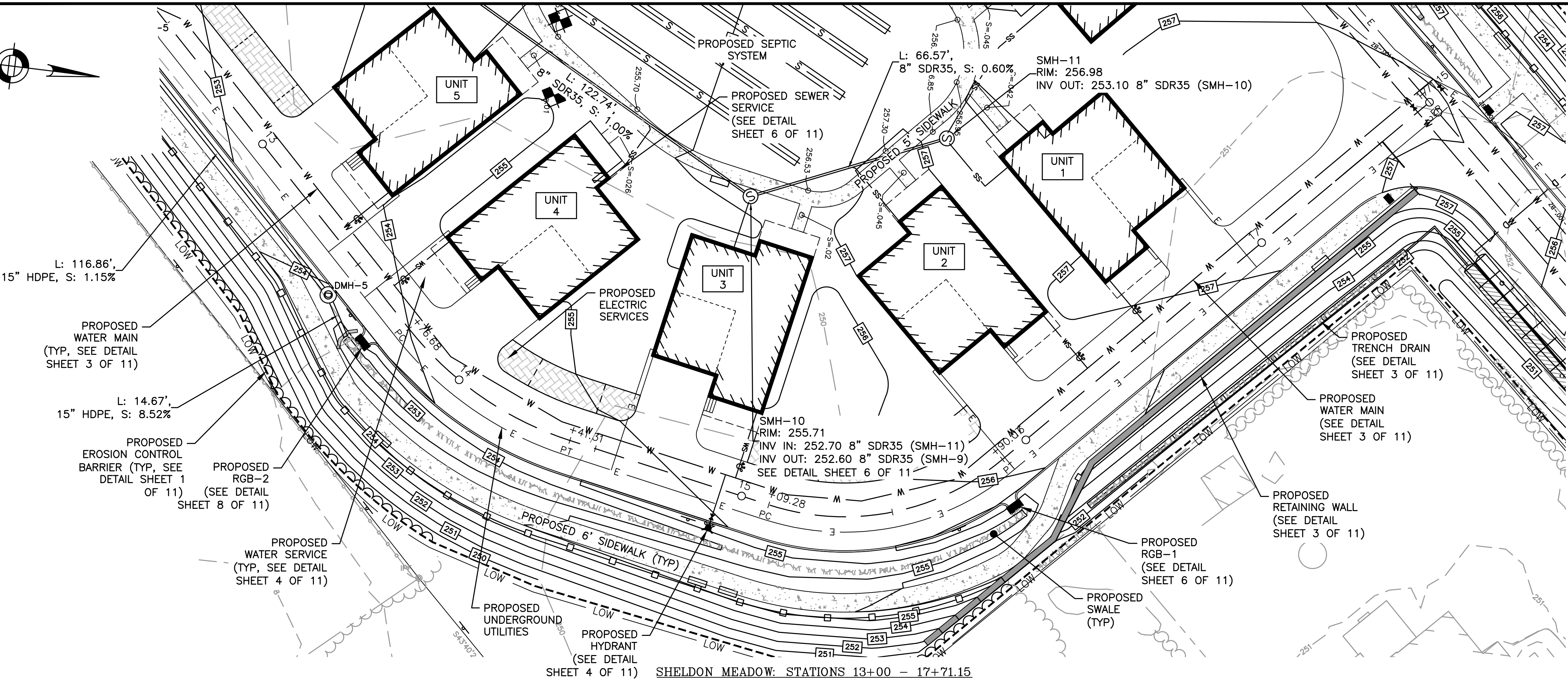
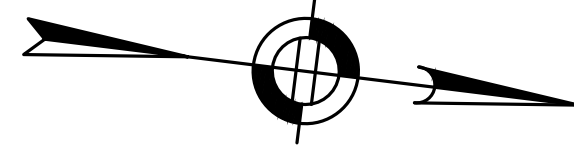
REVISIONS:			
NO	BY	DATE	DESCRIPTION
1	KL	9/13/22	PEER REVIEW
2	KL	11/11/22	TOWN/PEER REVIEW



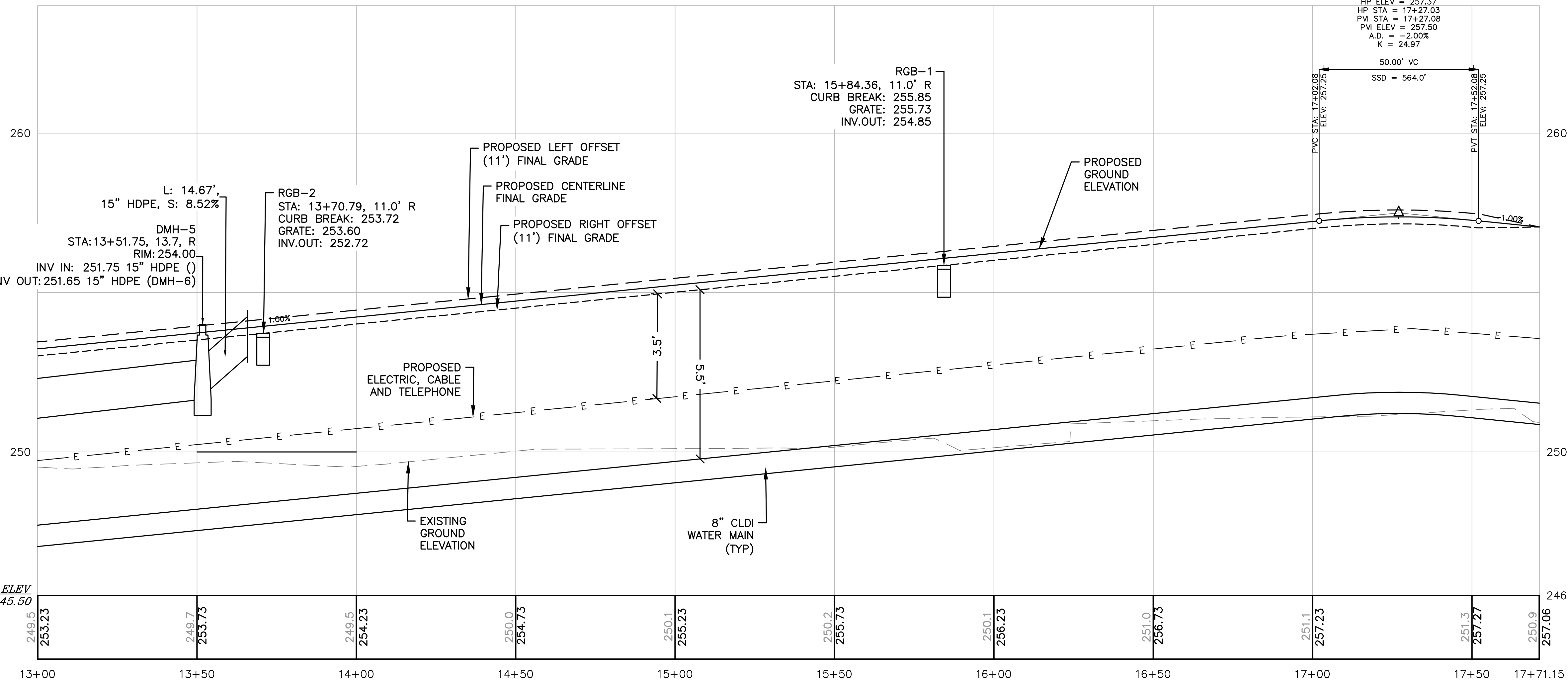
SITE PLAN

PLAN AND
PROFILE
SHEET 3 OF 4

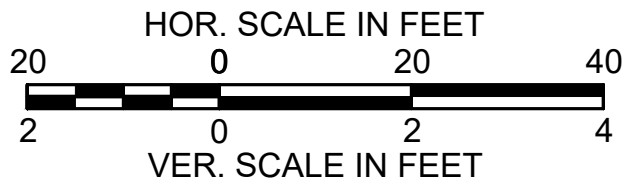
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CONTINUED ON
SHEET NO. 7.3



TOWN OF WRENTHAM - PLANNING BOARD	
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SITE
PLAN

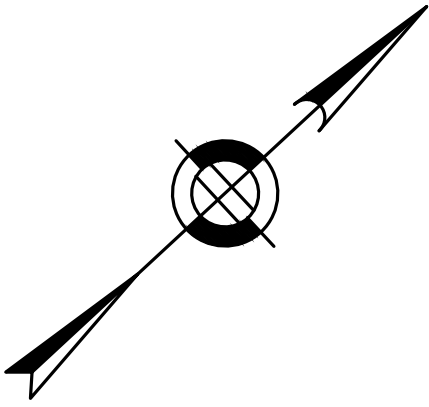
**PLAN AND
PROFILE
SHEET 4 OF 4**

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

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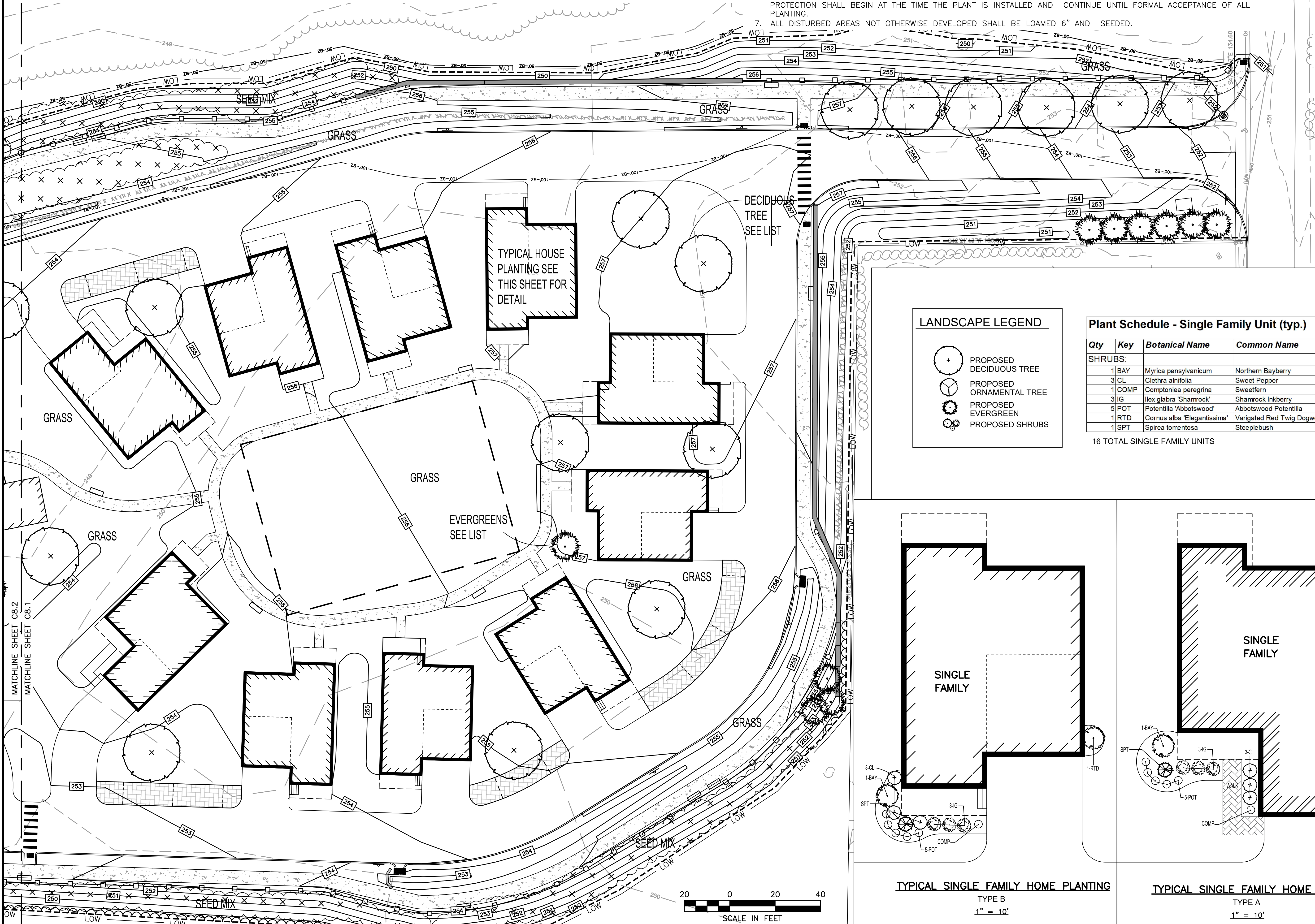


GENERAL LANDSCAPE NOTES:

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.



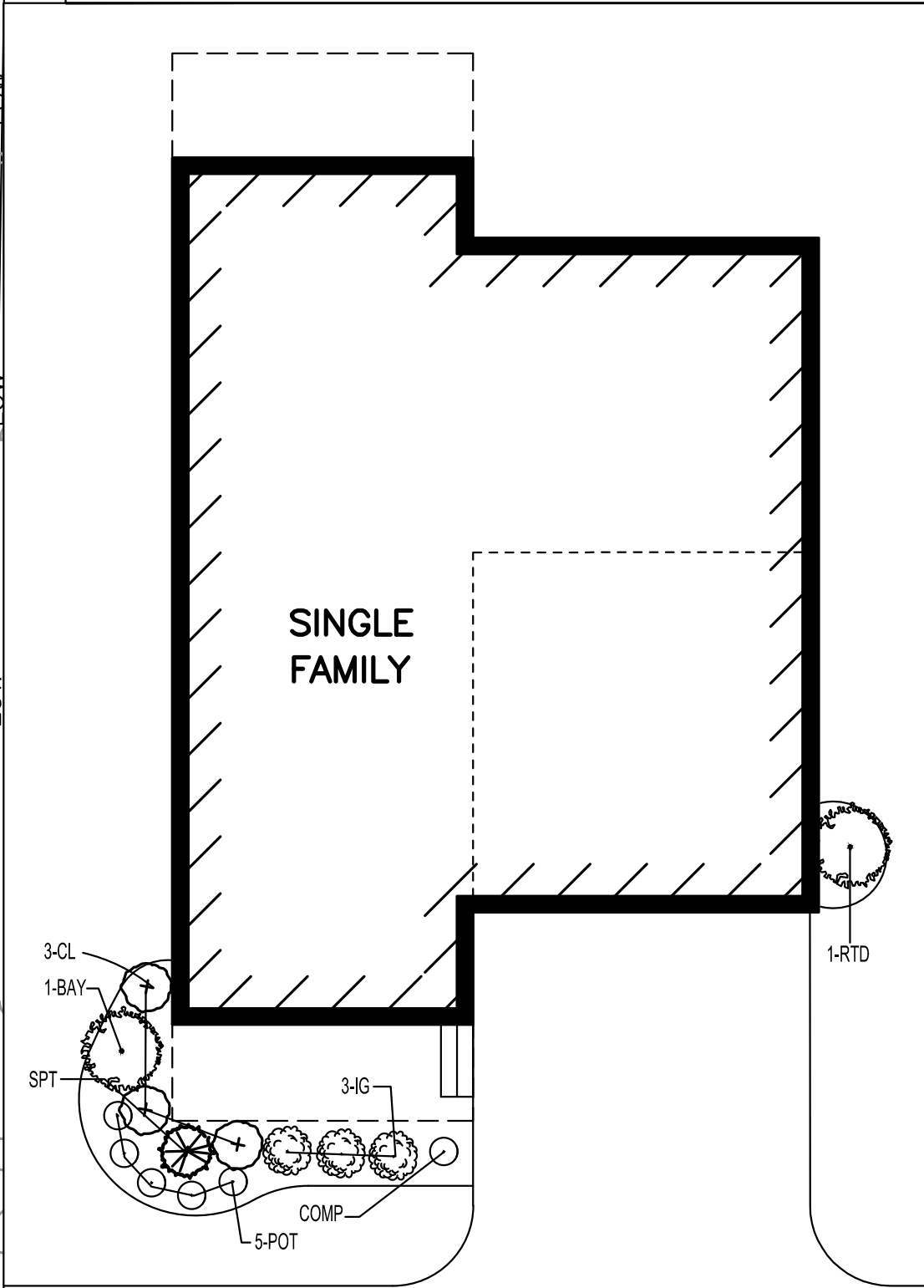
LANDSCAPE LEGEND

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

Plant Schedule - Single Family Unit (typ.)

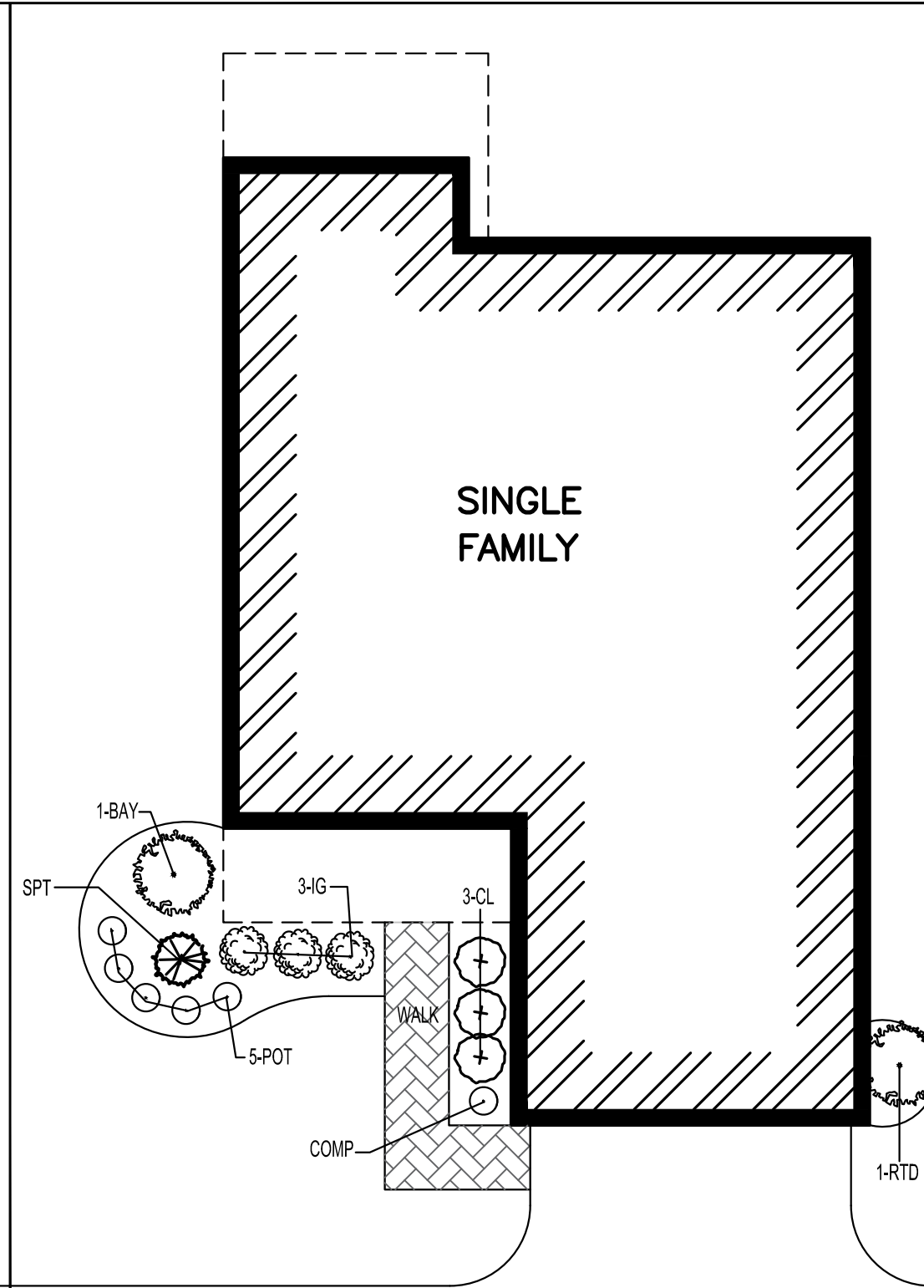
Qty	Key	Botanical Name	Common Name	Size
SHRUBS:				
1	BAY	Myrica pensylvanicum	Northern Bayberry	#3pot
3	CL	Clethra alnifolia	Sweet Pepper	2-3'
1	COMP	Comptonia peregrina	Sweetfern	#3pot
3	IG	Ilex glabra 'Shamrock'	Shamrock Inkberry	2-2.5'
5	POT	Potentilla 'Abbotswood'	Abbotswood Potentilla	#3pot
1	RTD	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'



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SITE PLAN

LANDSCAPE
PLAN
1 OF 2

DATE: APRIL 11, 2022

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DESIGNED BY: KL/KF/MB

DRAWN BY: KL/KF/MB

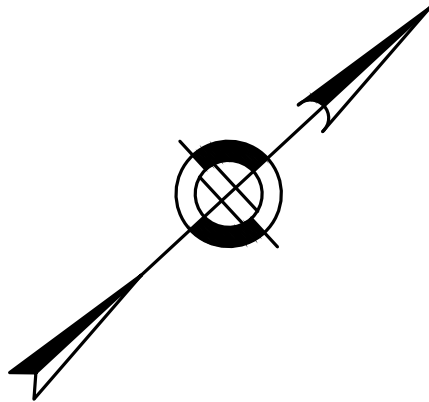
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SHEET 25 OF 39

TOWN OF WRENTHAM — PLANNING BOARD

SIGNATUREDATE



DECIDUOUS TREE PLANTINGS 26 TOTAL THROUGHOUT SITE

Plant Schedule

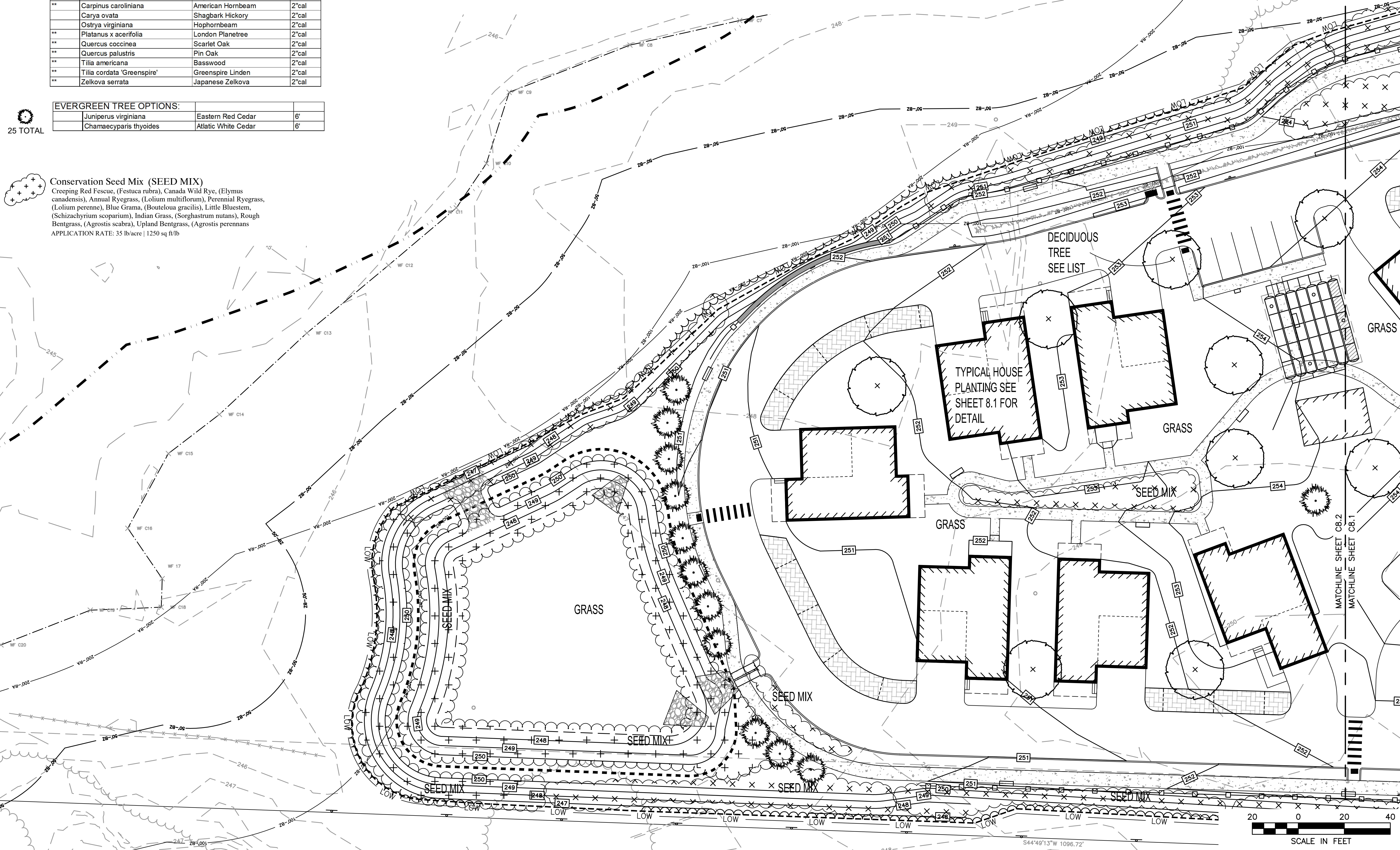
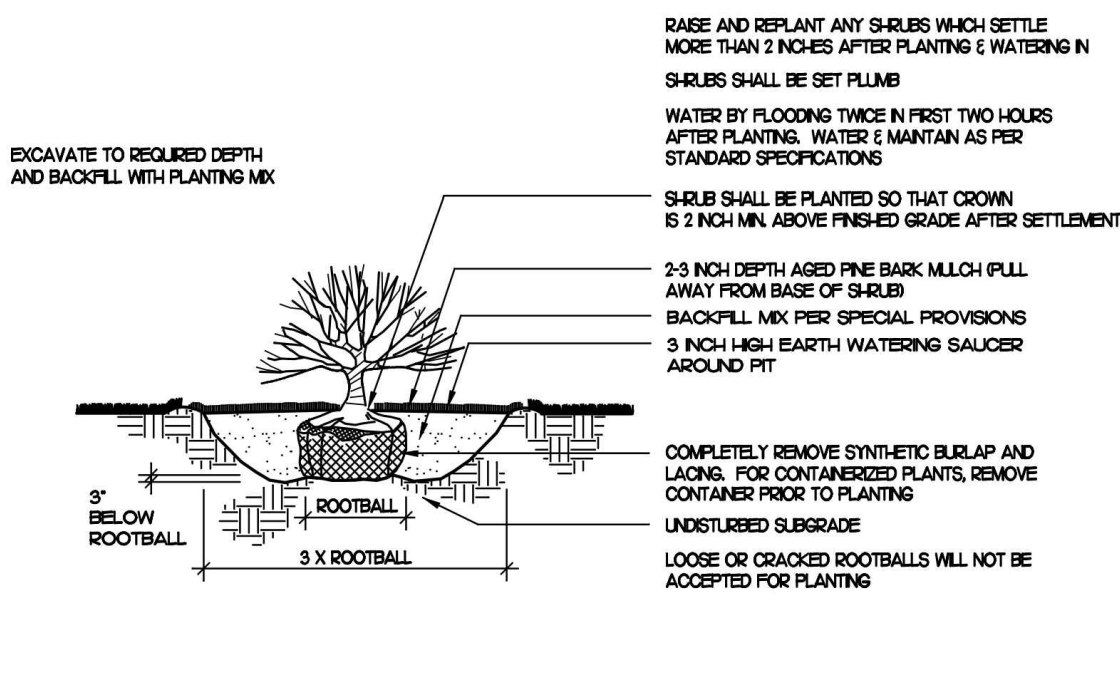
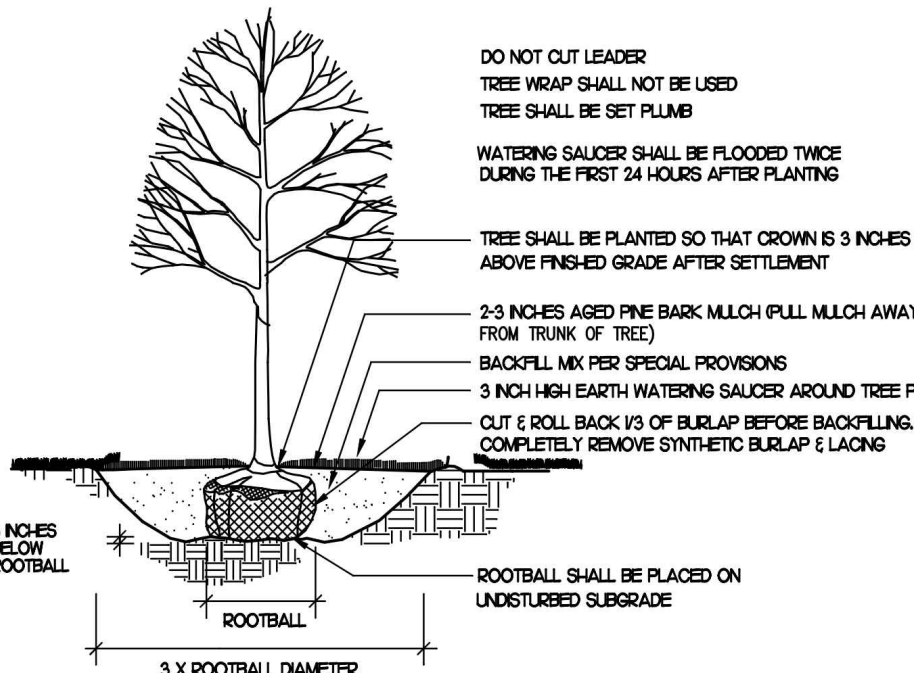
	Botanical Name	Common Name	Size
DECIDUOUS TREE OPTIONS:			
	Acer rubrum 'Red Sunset'	Red Sunset Maple	2"cal
	Acer saccharum 'Green Mountain'	Sugar Maple	2"cal
**	Carpinus caroliniana	American Hornbeam	2"cal
	Carya ovata	Shagbark Hickory	2"cal
**	Ostrya virginiana	Hophornbeam	2"cal
**	Platanus x acerifolia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

EVERGREEN TREE OPTIONS:

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

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



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SITE PLAN

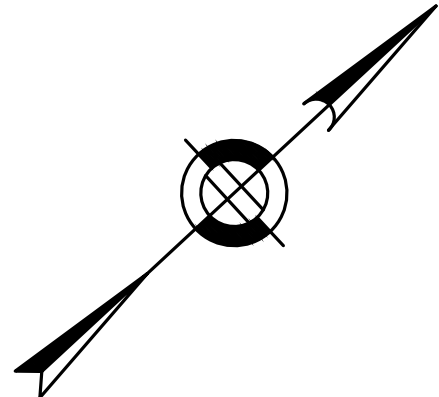
**LANDSCAPE
PLAN
2 OF 2**

DATE:	APRIL 11, 2022
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2	KL	11/11/22	TOWN/PEER REVIEW

SITE PLAN

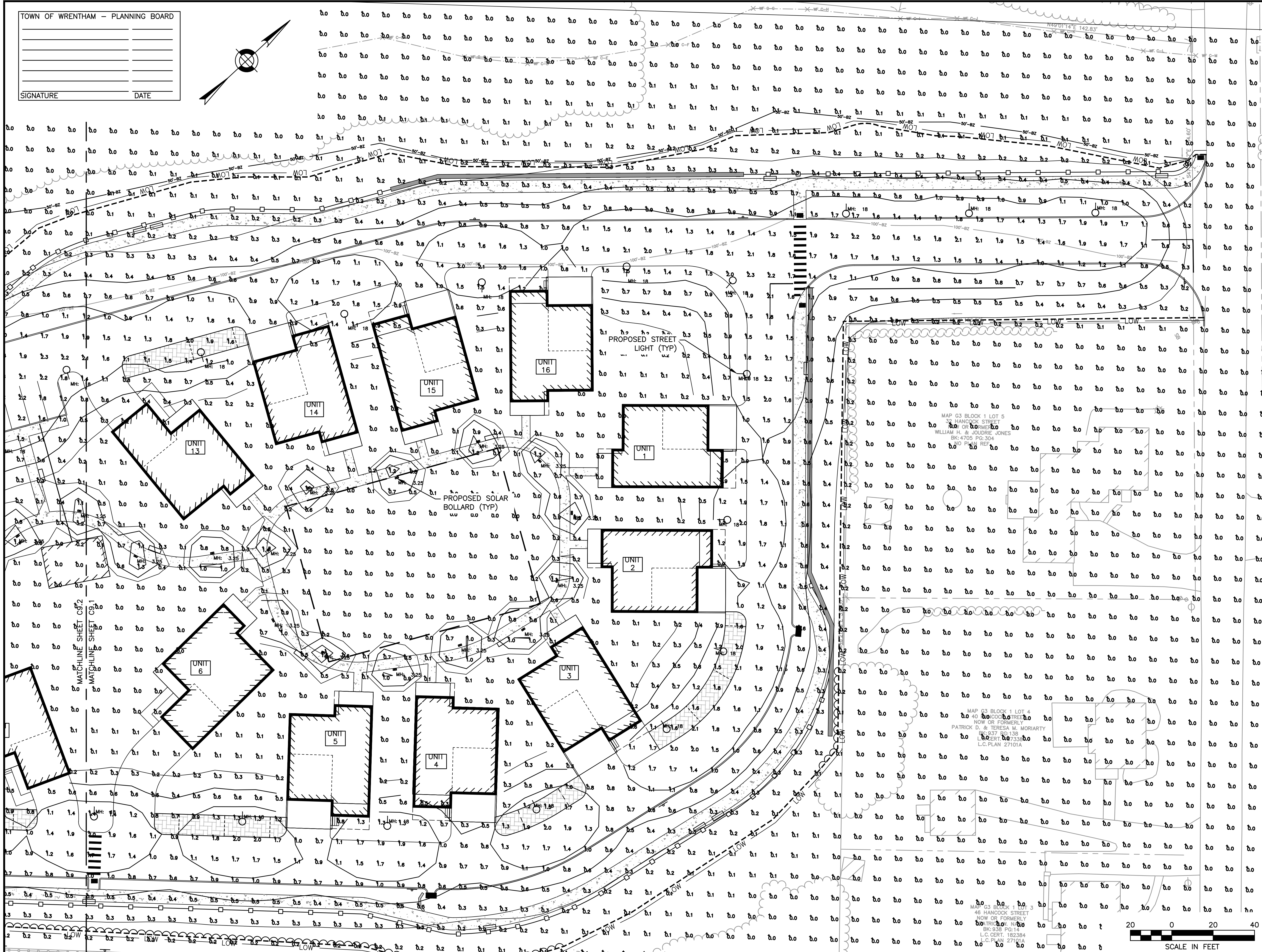
LIGHTING
PLAN
1 OF 2

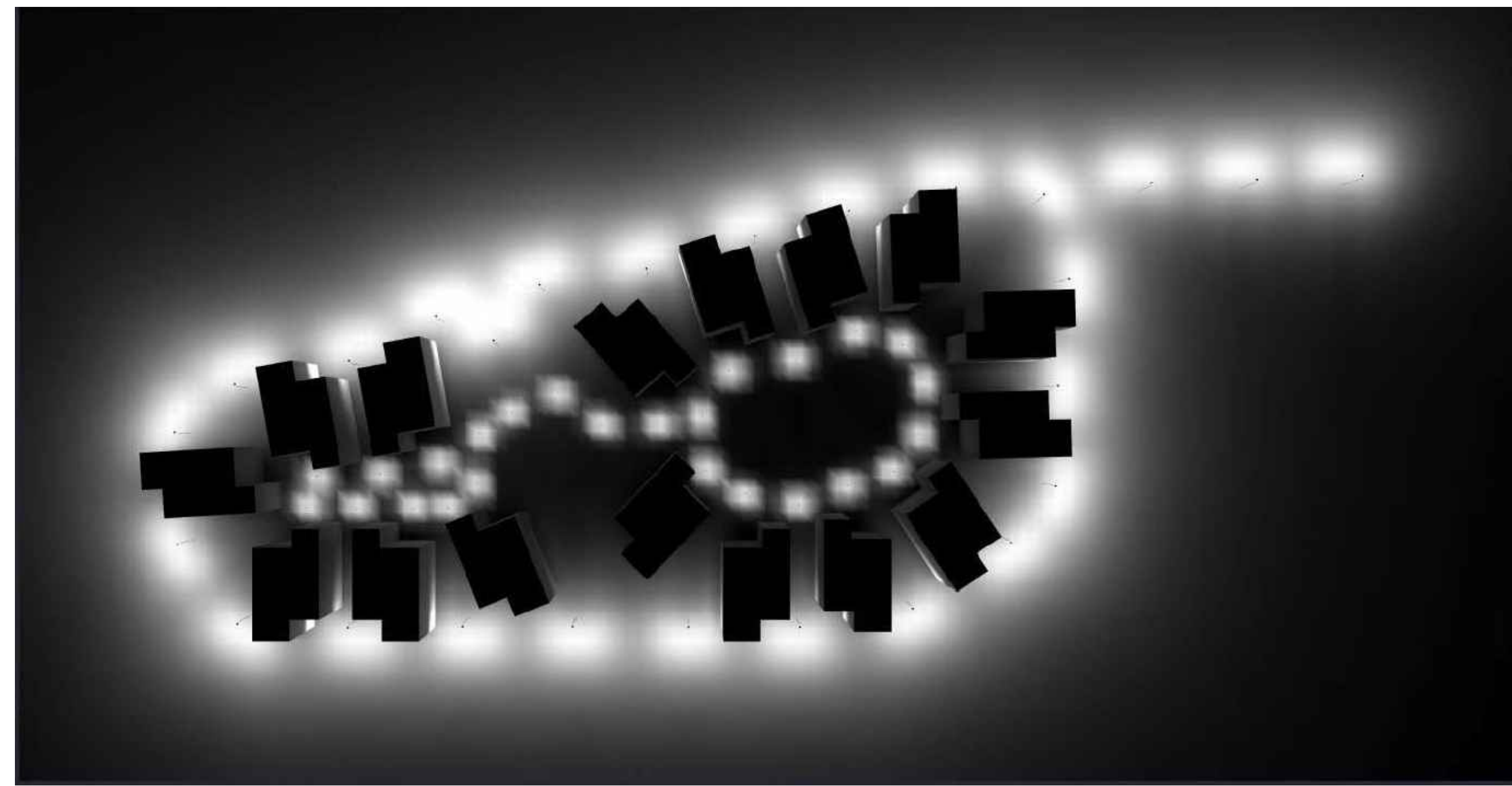
DATE:	APRIL 11, 2022
PROJECT NUMBER:	19227.01
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CHECKED BY:	KE

C9.1

SHEET 27 OF 39

11/10/2022 LT19227\Hancock St - CURRENT\19227 - LT - HS.dwg
Last Saved by: MBECKER
Printed by: Matthew Sailer



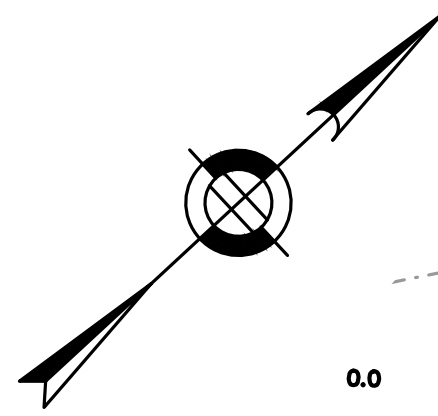


LUMINAIRE SCHEDULE			
SYMBOL	QTY	LABEL	DESCRIPTION
□	25	BL-1	LIGMAN: UPRA-10052-4W-T3-W35-XX
○	26	PL-1	MCGRAW EDISON: TT-D5-735-U-T4-PM-XX

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



Example: Inspired by Nature Finish



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114 Turnpike Road, Suite 2C
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www.hshassoc.com

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SHELDON MEADOW
480 TURNPIKE STREET
SOUTH EASTON, MA 02375

SHELDON MEADOW
20 HANCOCK STREET
WRENTHAM, MA 02093
NORFOLK COUNTY

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SITE PLAN

**LIGHTING
PLAN
2 OF 2**

DATE:	APRIL 11, 2022
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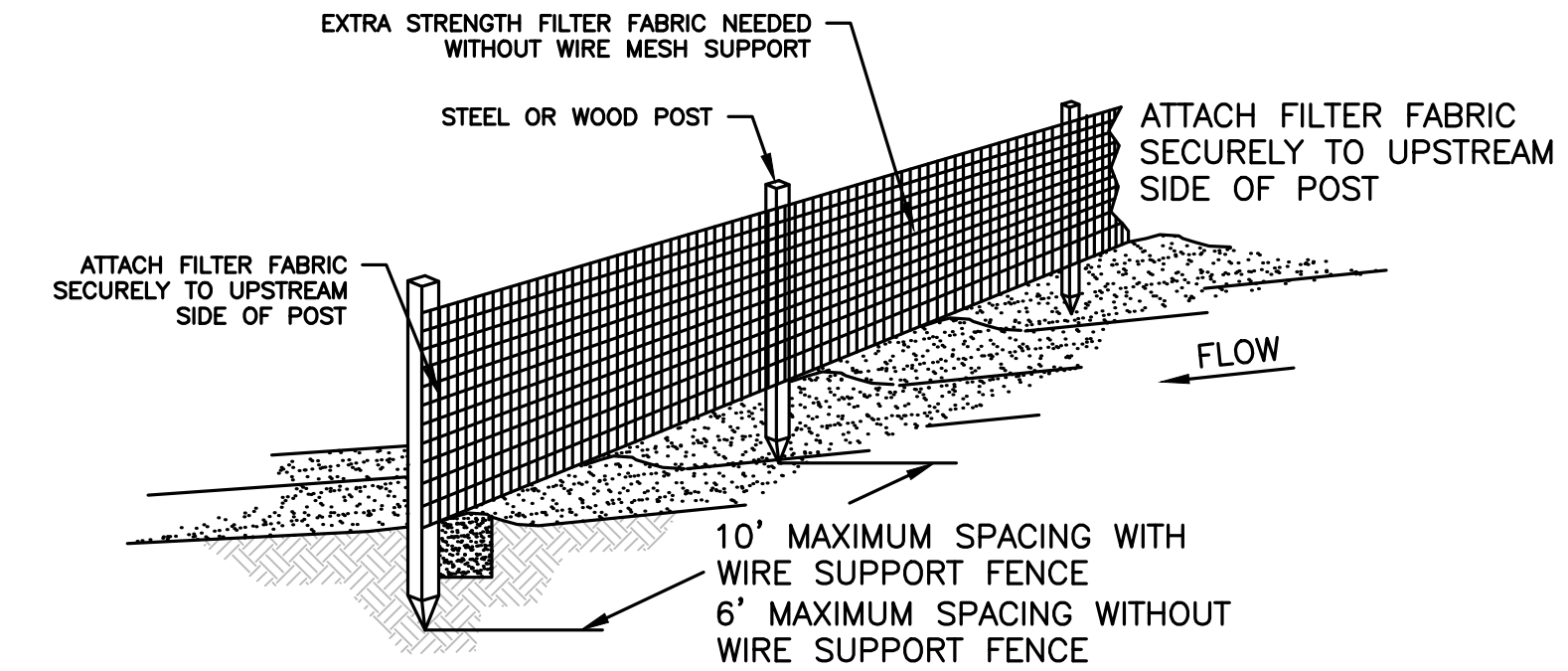
C9.2

SHEET 28 OF 39

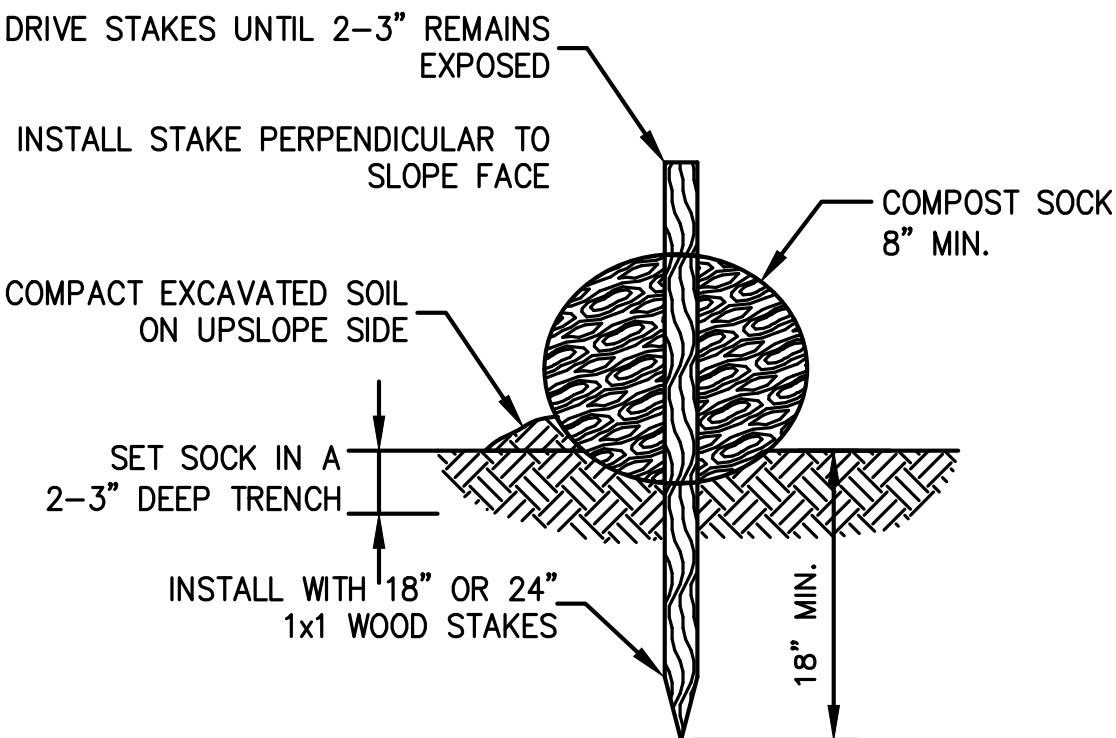
TOWN OF WRENTHAM — PLANNING BOARD	
SIGNATURE	DATE

GENERAL CONSTRUCTION SEQUENCE

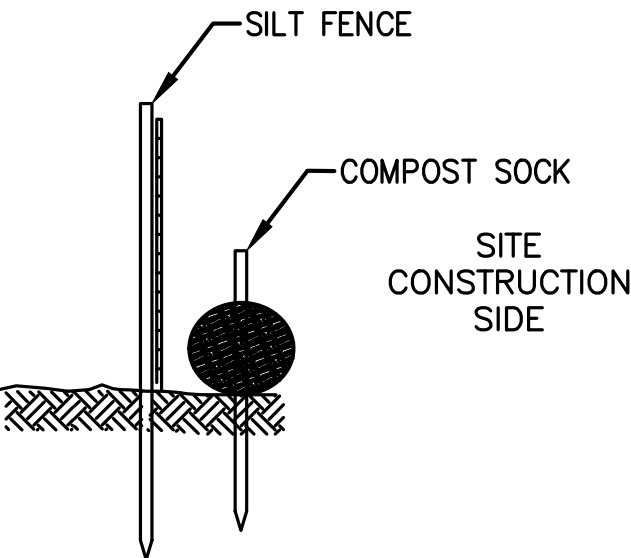
1. INSTALL EROSION AND SEDIMENT CONTROL MEASURES INCLUDING BUT NOT LIMITED TO COMPOST SOCK, SILT FENCING, AND CONSTRUCTION ENTRANCES PRIOR TO THE START OF ANY EARTHWORKS ACTIVITY.
2. SETUP STOCKPILE AREAS AND CONSTRUCTION MATERIAL STOCKPILE STORAGE AREAS.
3. CONSTRUCT TEMPORARY SEDIMENT BASINS.
4. INSTALL 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

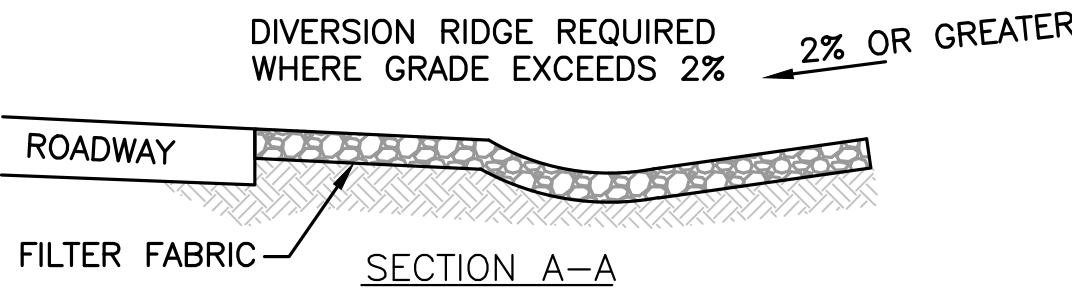
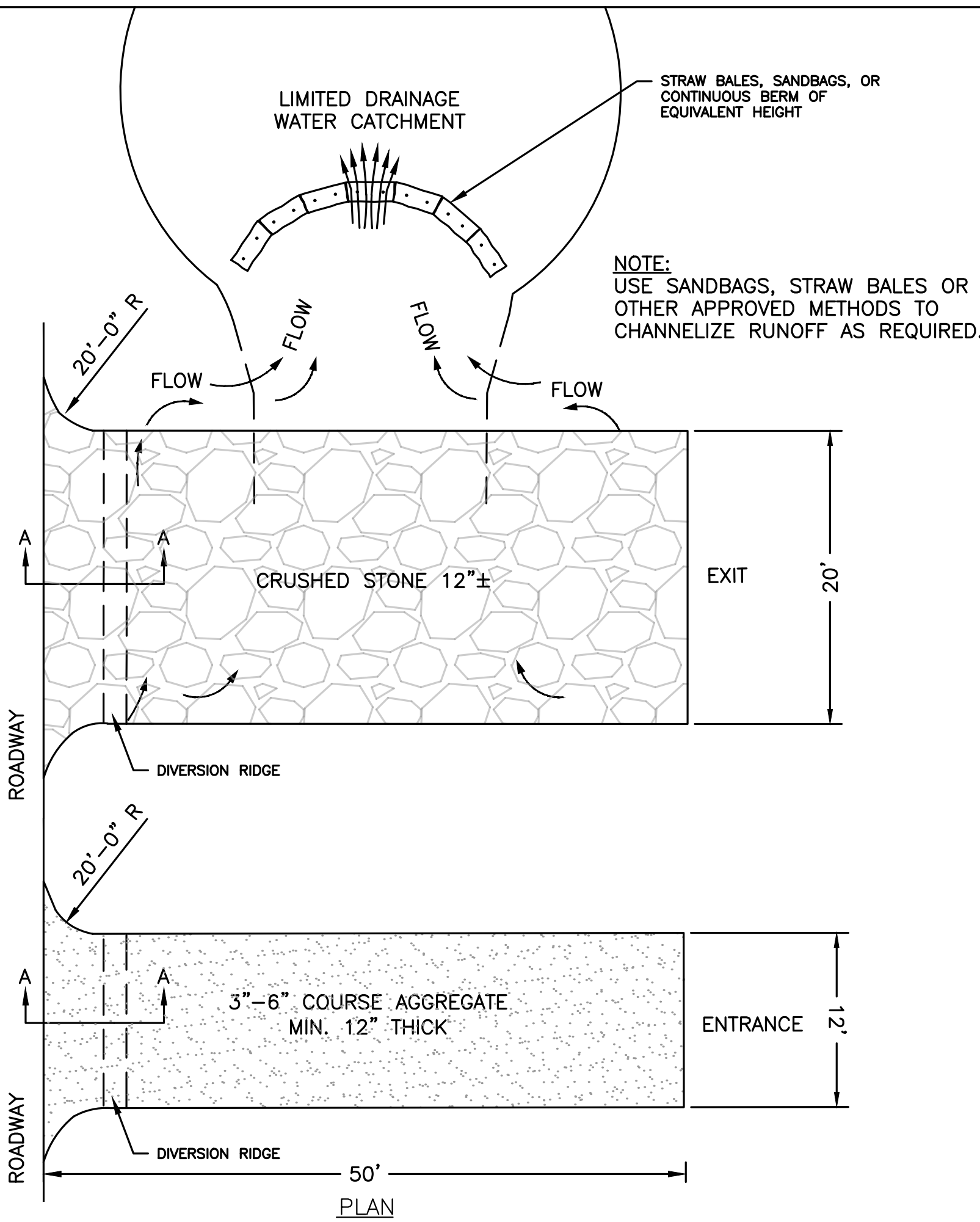
NOTES (GENERAL):

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.

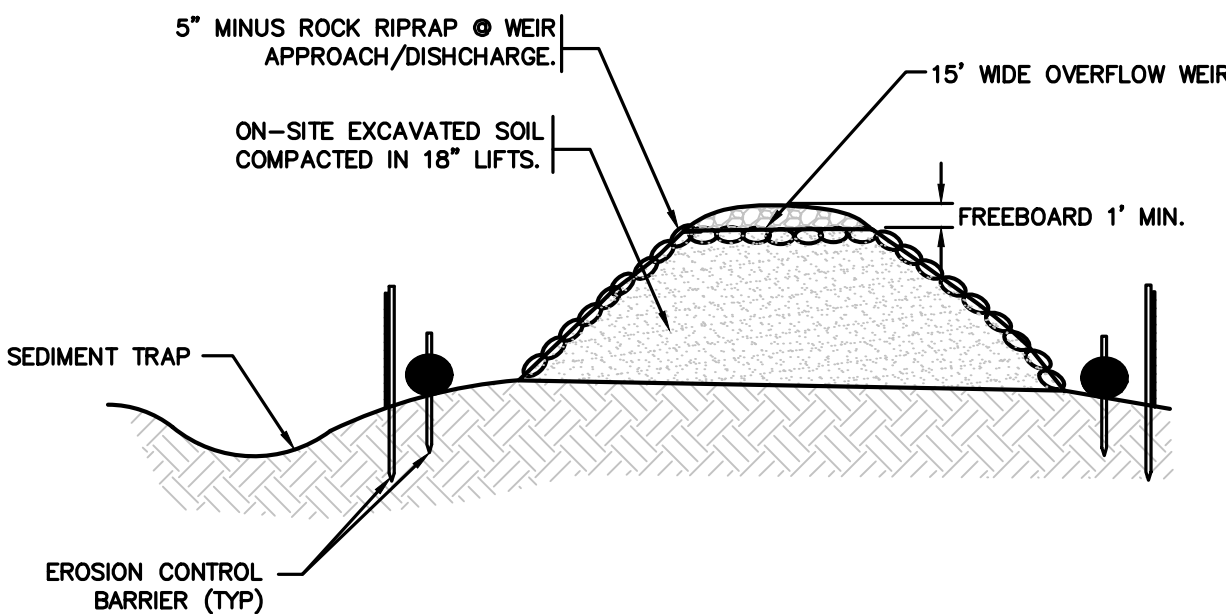
EROSION CONTROL BARRIER
NOT TO SCALE



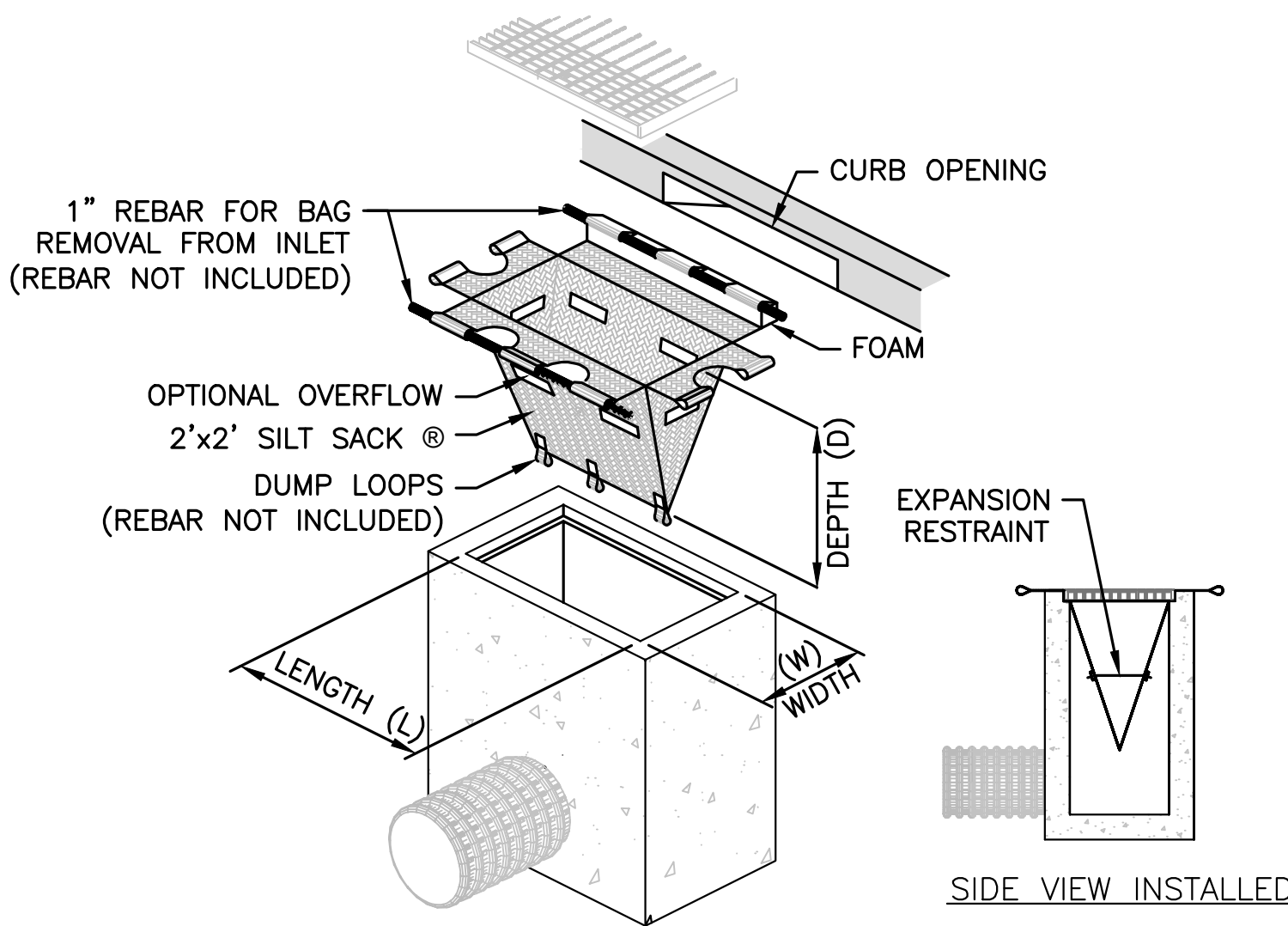
NOTES:

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.

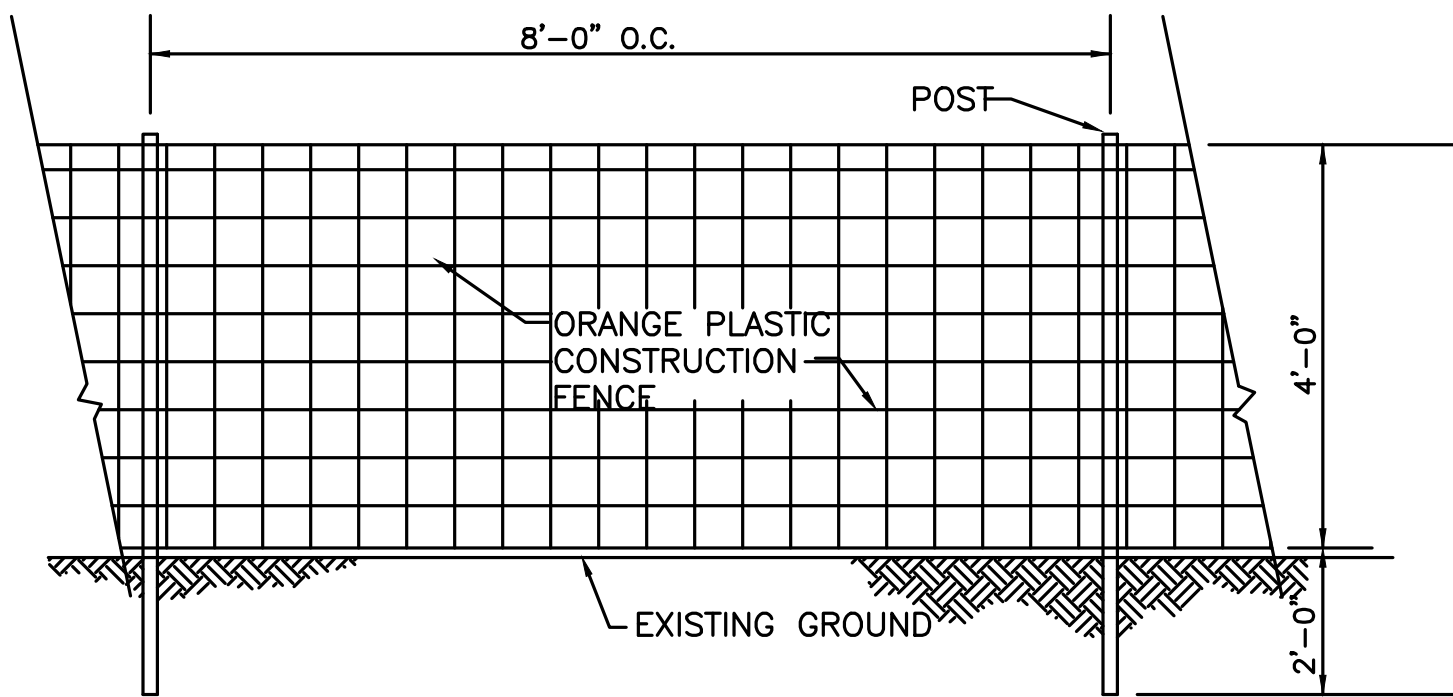
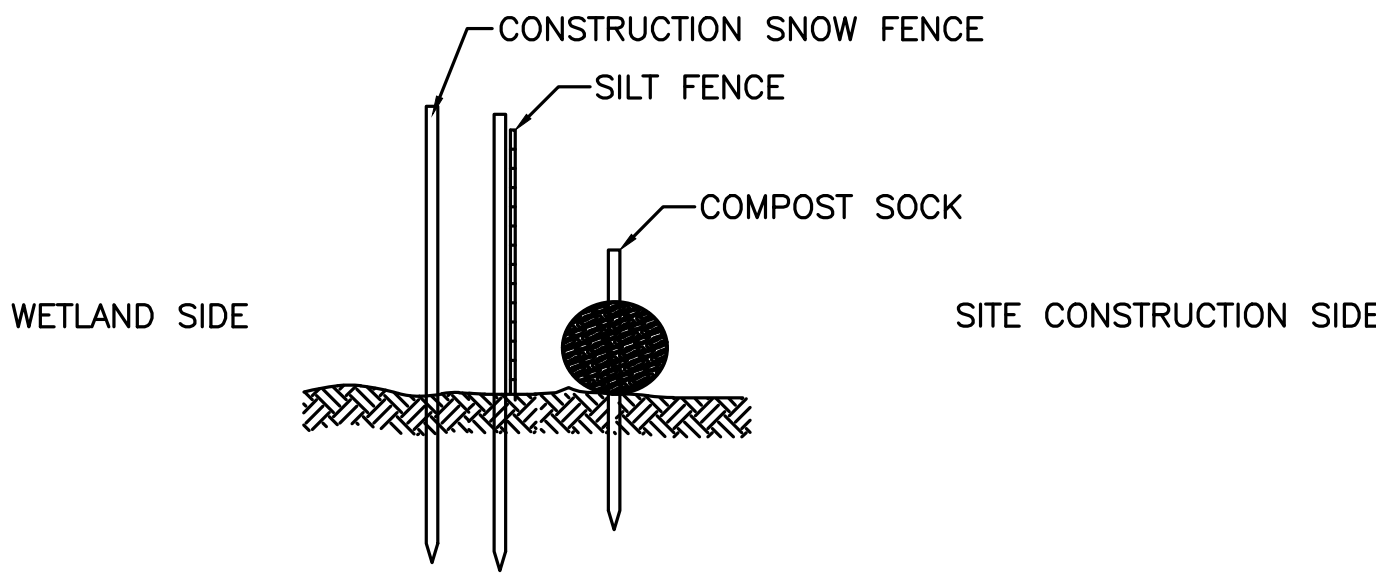
STABILIZED CONSTRUCTION ENTRANCE/EXIT
NOT TO SCALE



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
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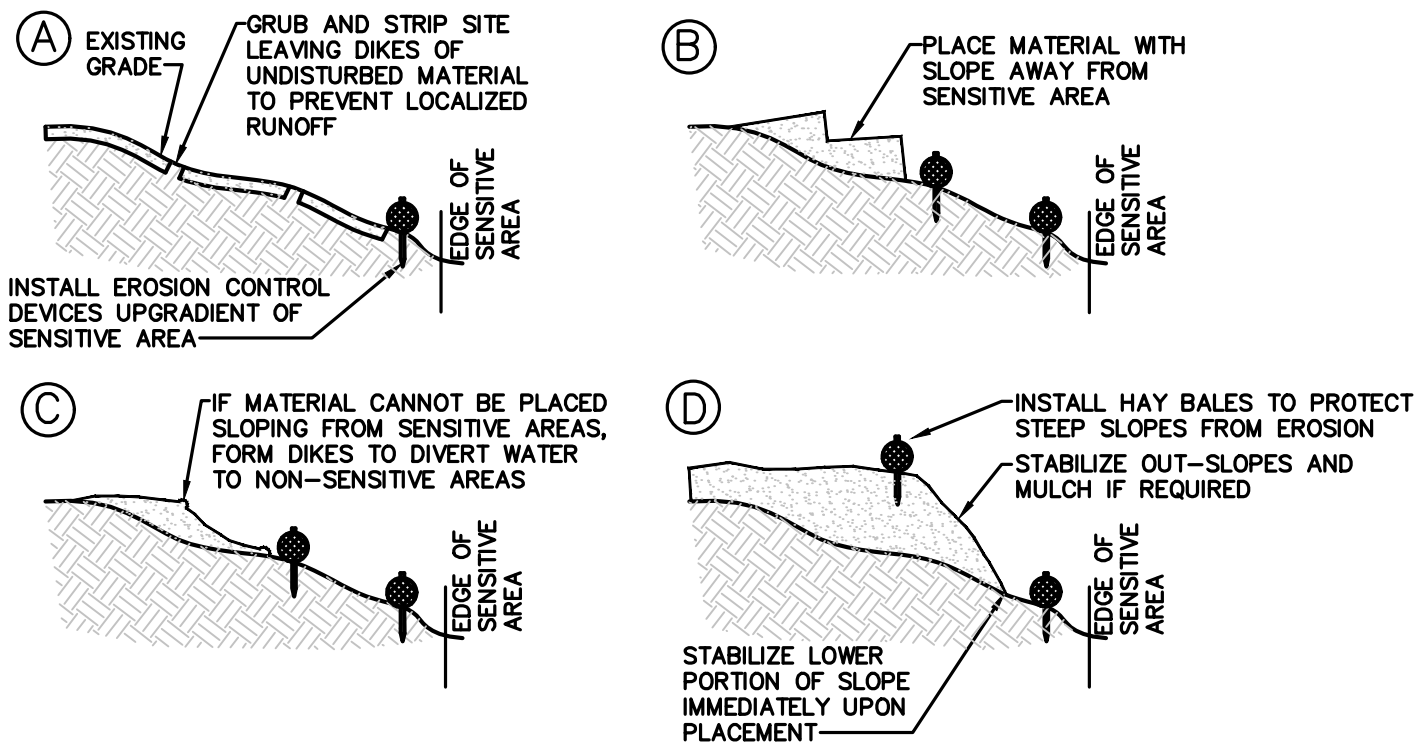
SITE PLAN

DETAIL SHEET
1 OF 11

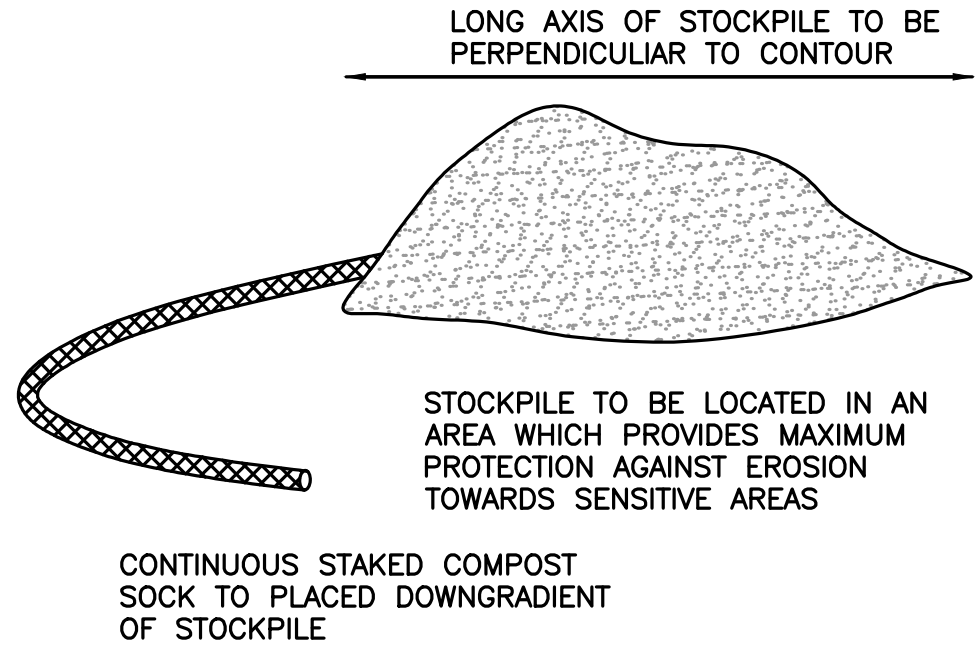
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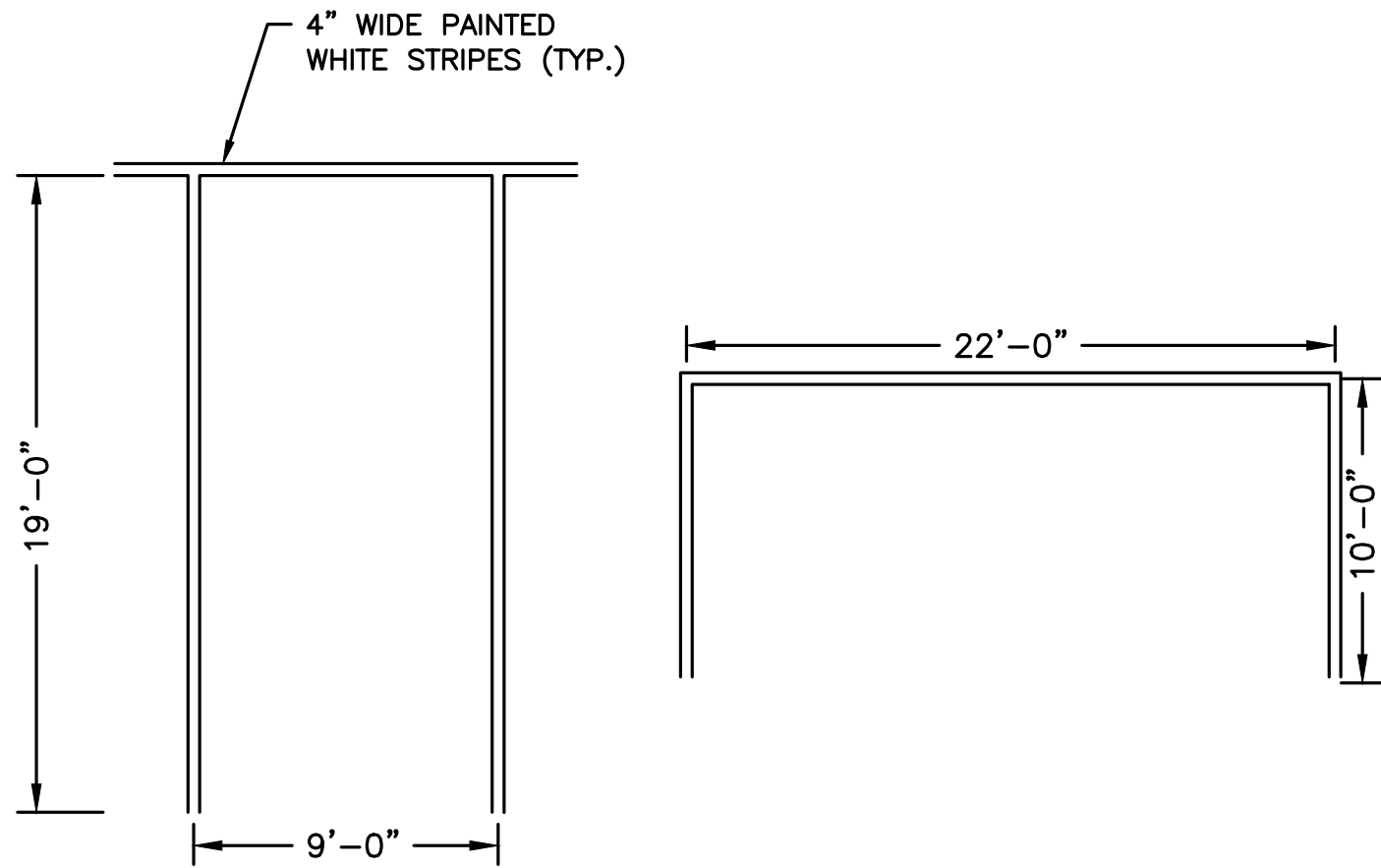
SHEET 29 OF 39



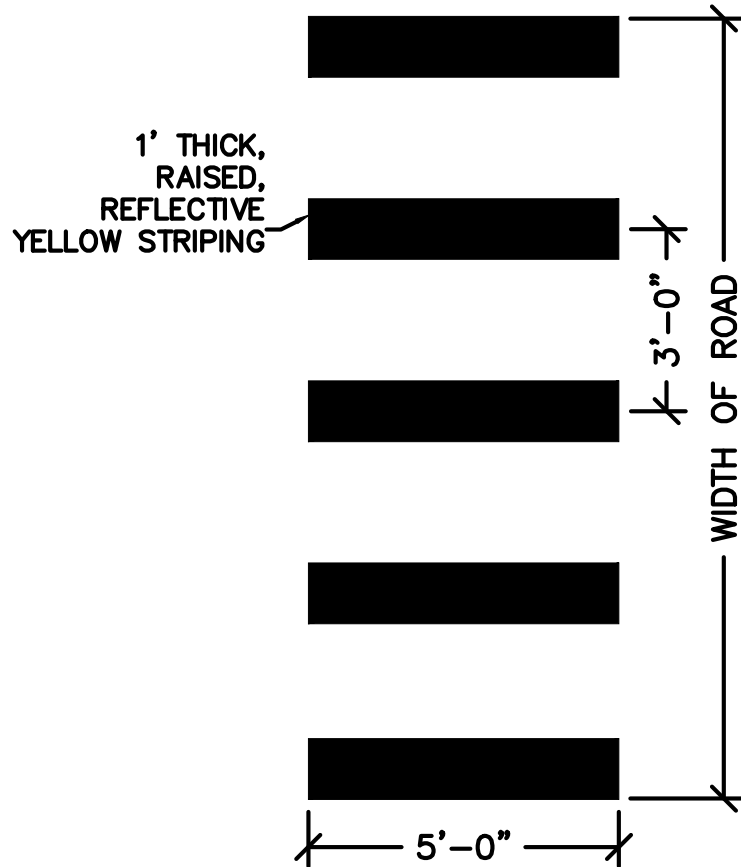
FILL PROCEDURE
NOT TO SCALE



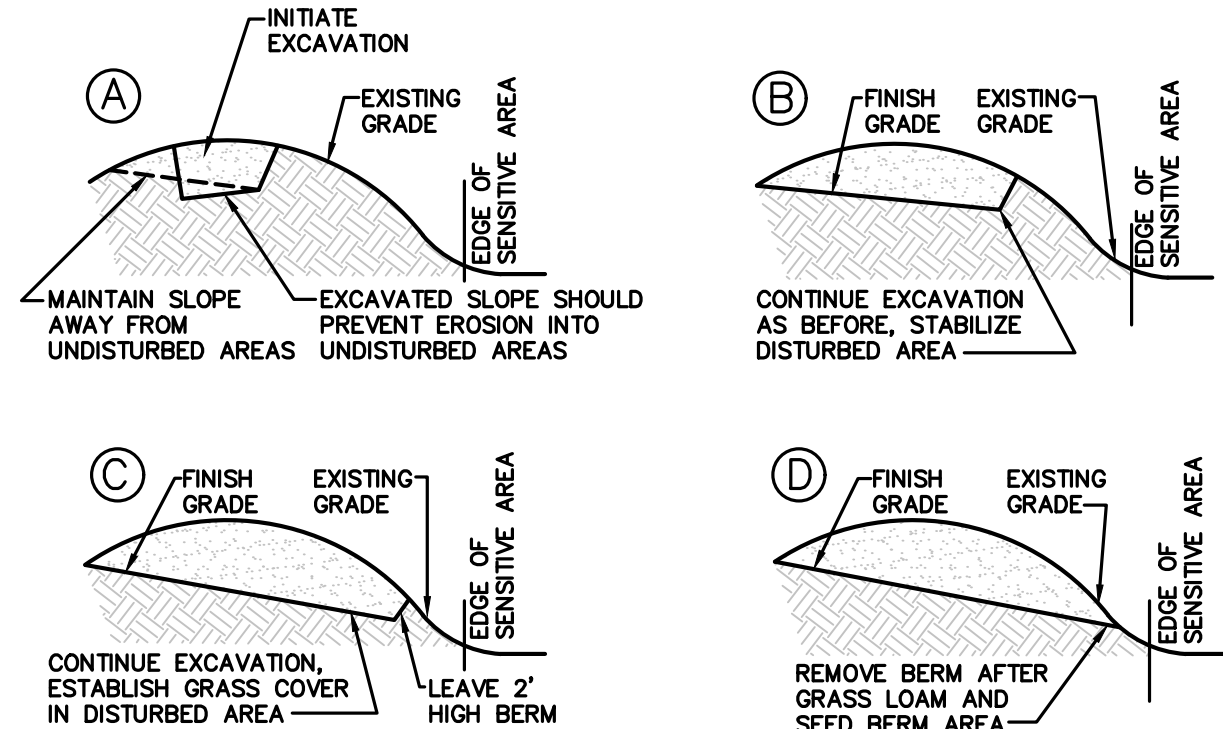
TEMPORARY STOCKPILE
NOT TO SCALE



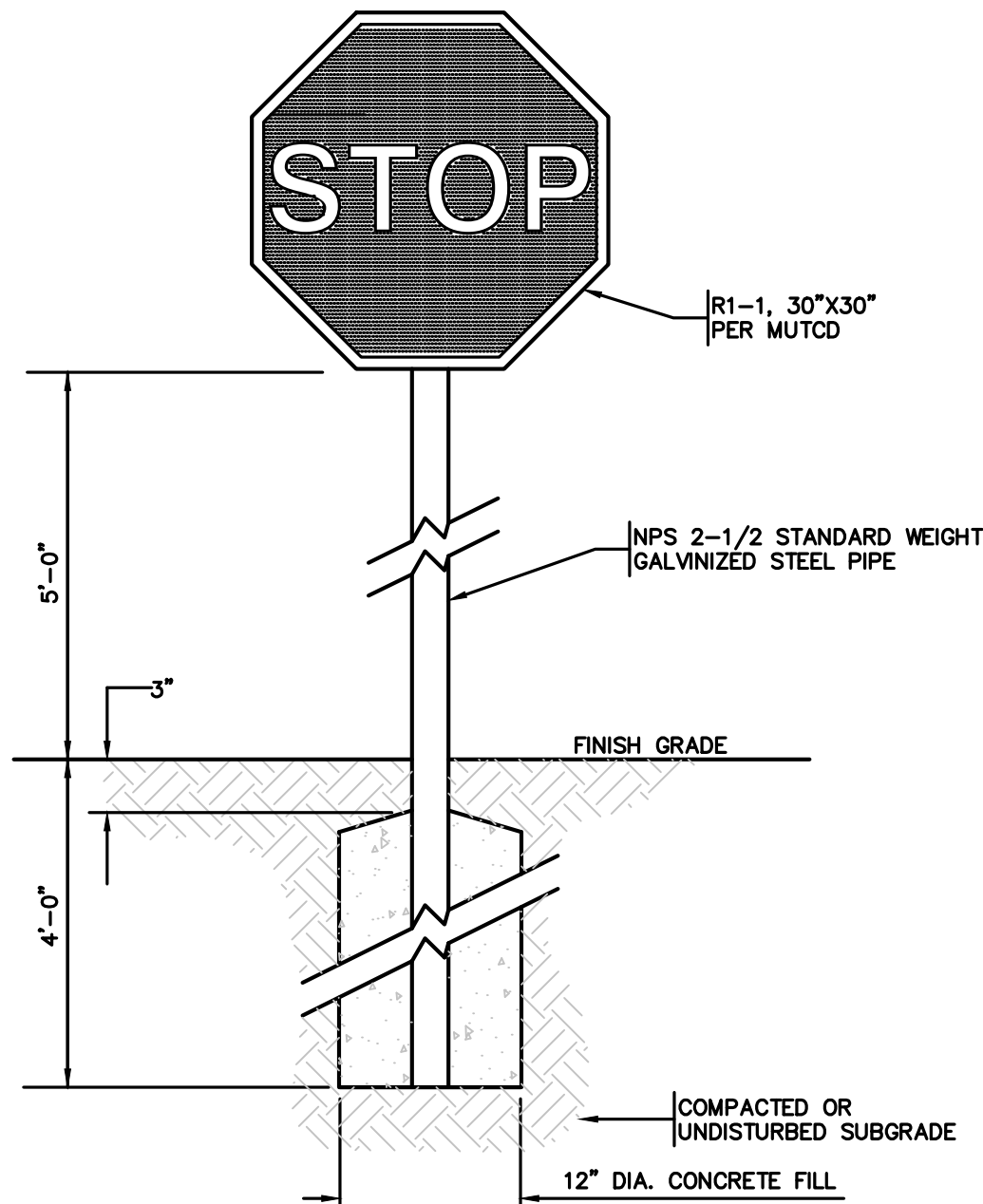
TYPICAL PARKING SPACE
NOT TO SCALE



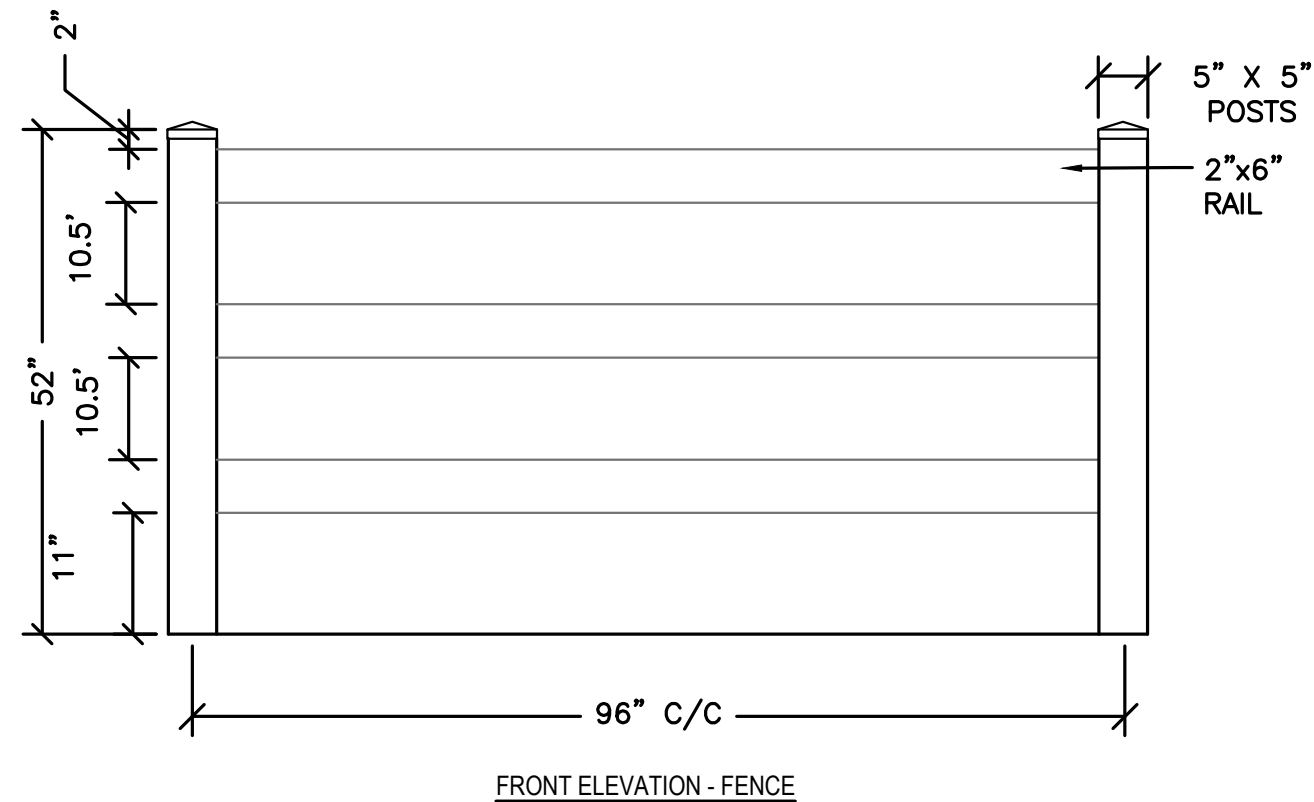
TYPICAL CROSSWALK
NOT TO SCALE



EXCAVATION PROCEDURE
NOT TO SCALE

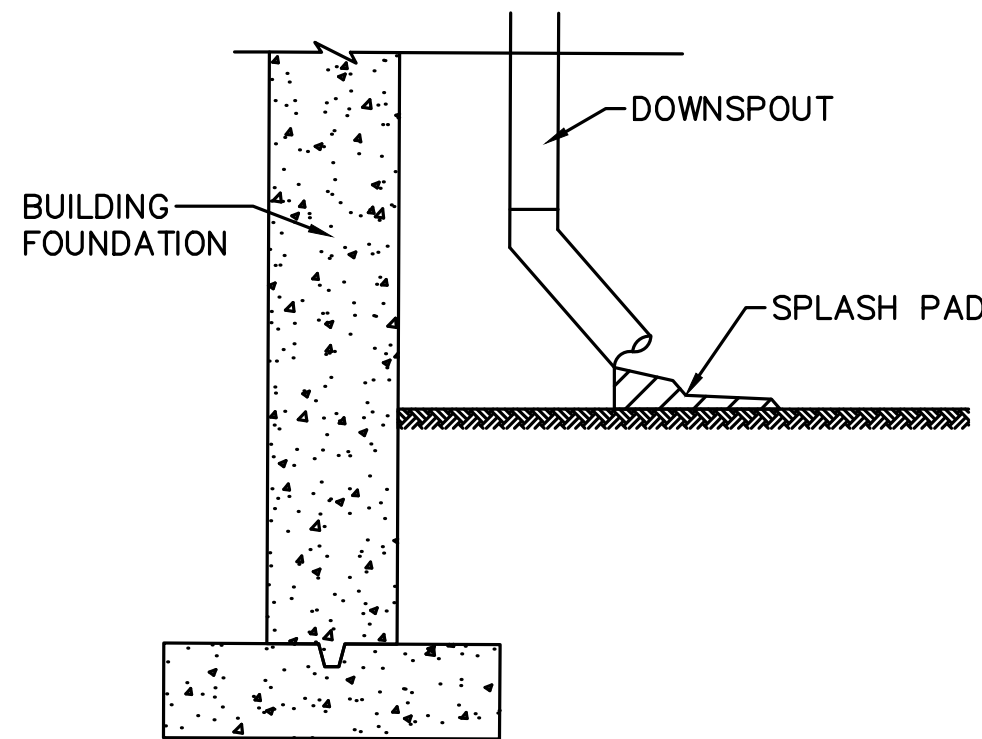


STOP SIGN DETAIL
NOT TO SCALE

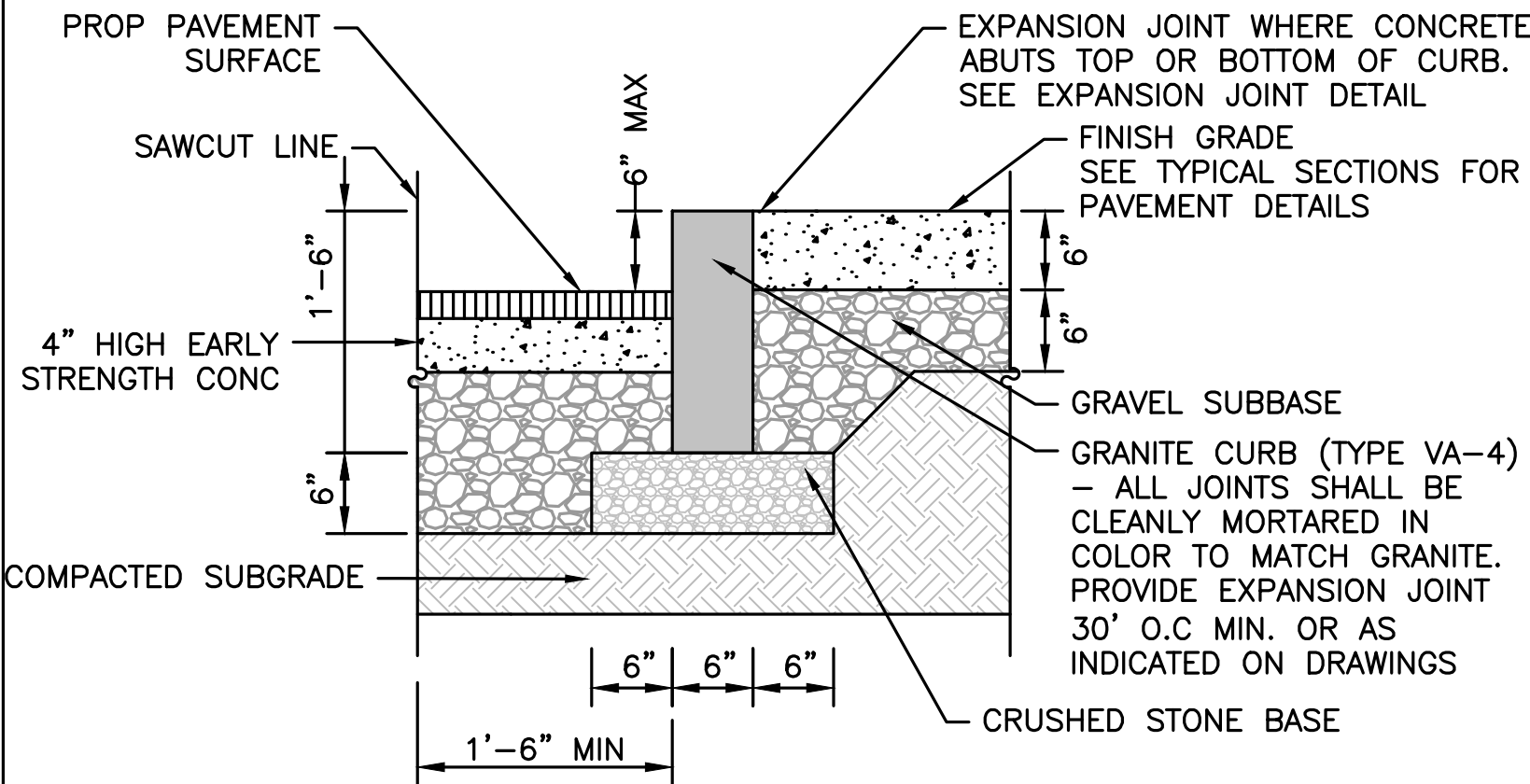


NOTE: THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.

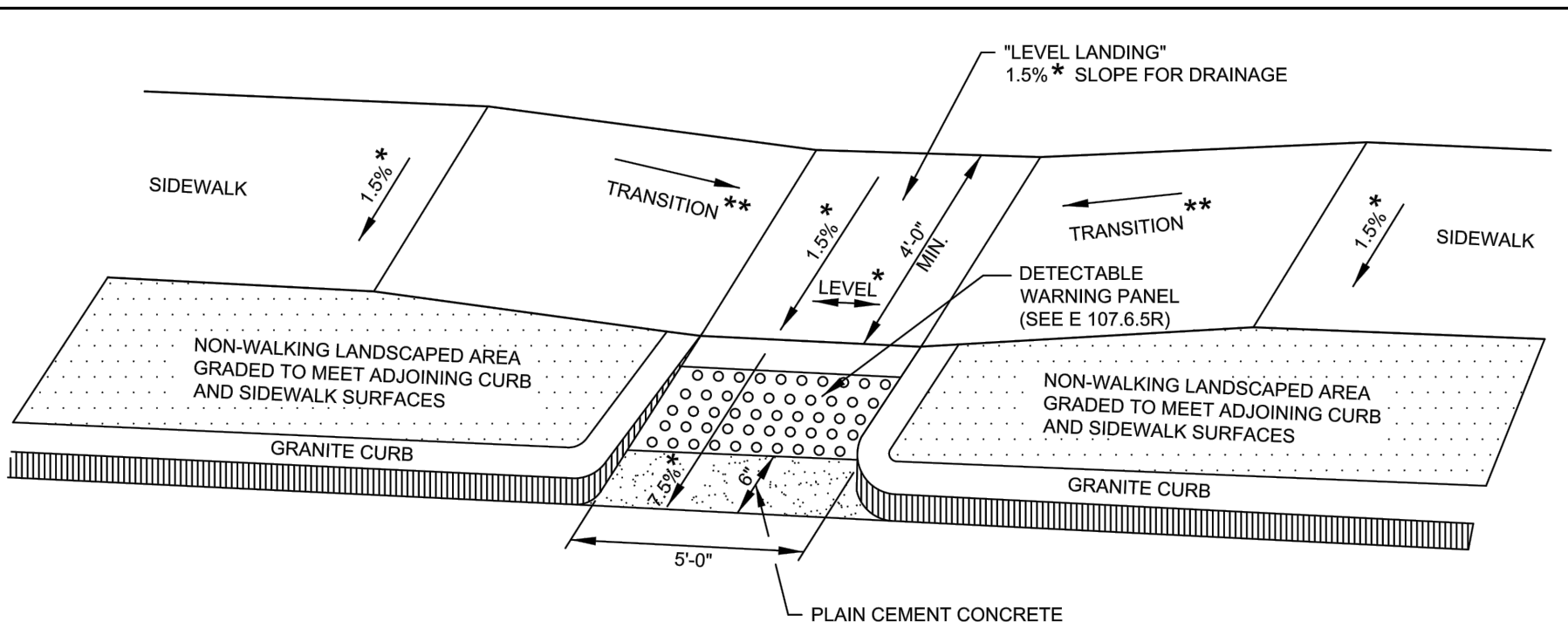
POLYVINYL POST AND RAIL FENCE
NOT TO SCALE



ROOF DRAIN
NOT TO SCALE

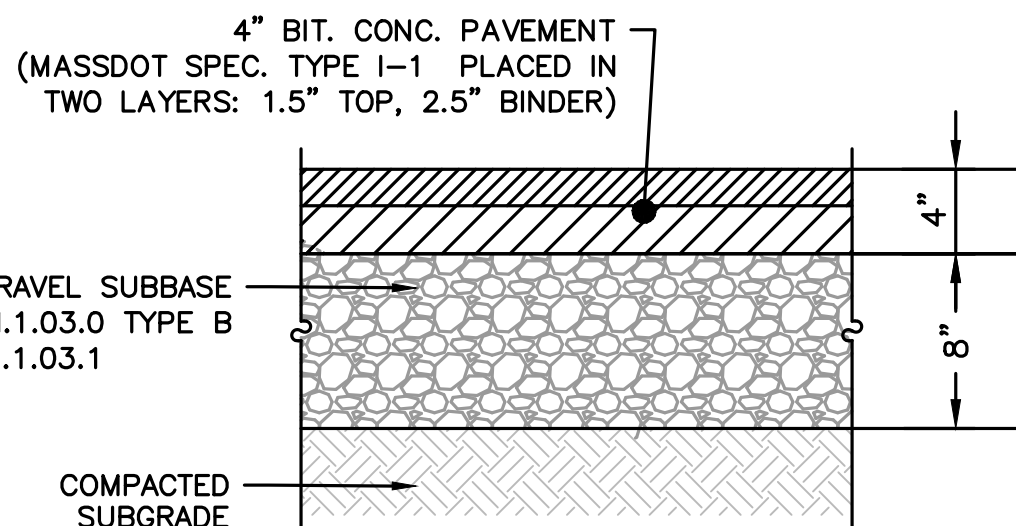


VERTICAL GRANITE CURB
NOT TO SCALE

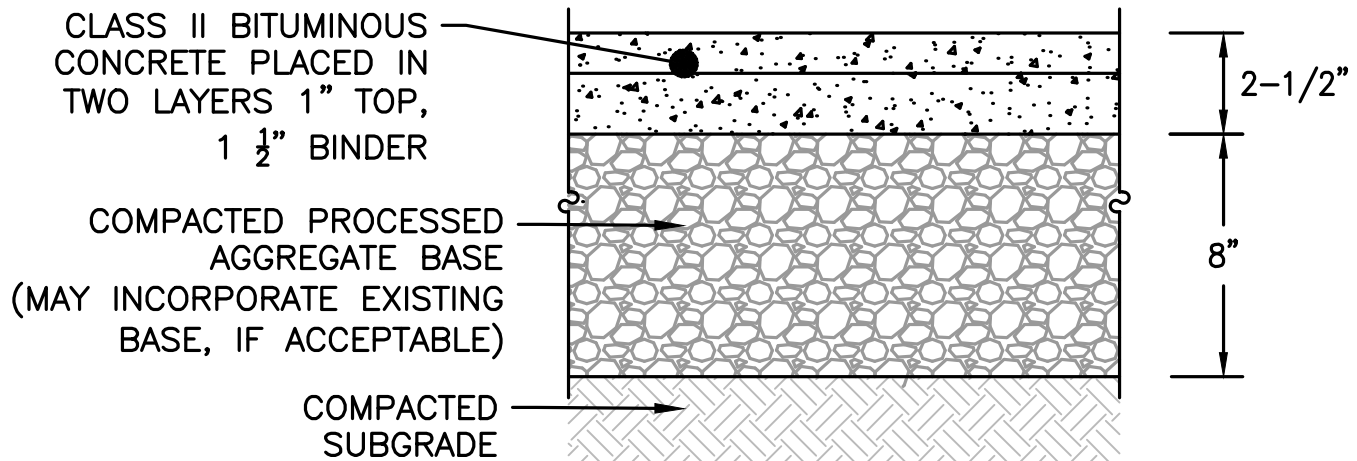


LEGEND
* = TOLERANCE FOR CONSTRUCTION ±0.5%
** = SEE E 107.9R FOR TRANSITION LENGTH

ADA RAMP WITH GRASS STRIP
NOT TO SCALE



FULL DEPTH ROADWAY
PAVEMENT SECTION



BIT CONC SIDEWALK SECTION DETAIL



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NORFOLK COUNTY

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SITE PLAN

DETAIL SHEET
2 OF 11

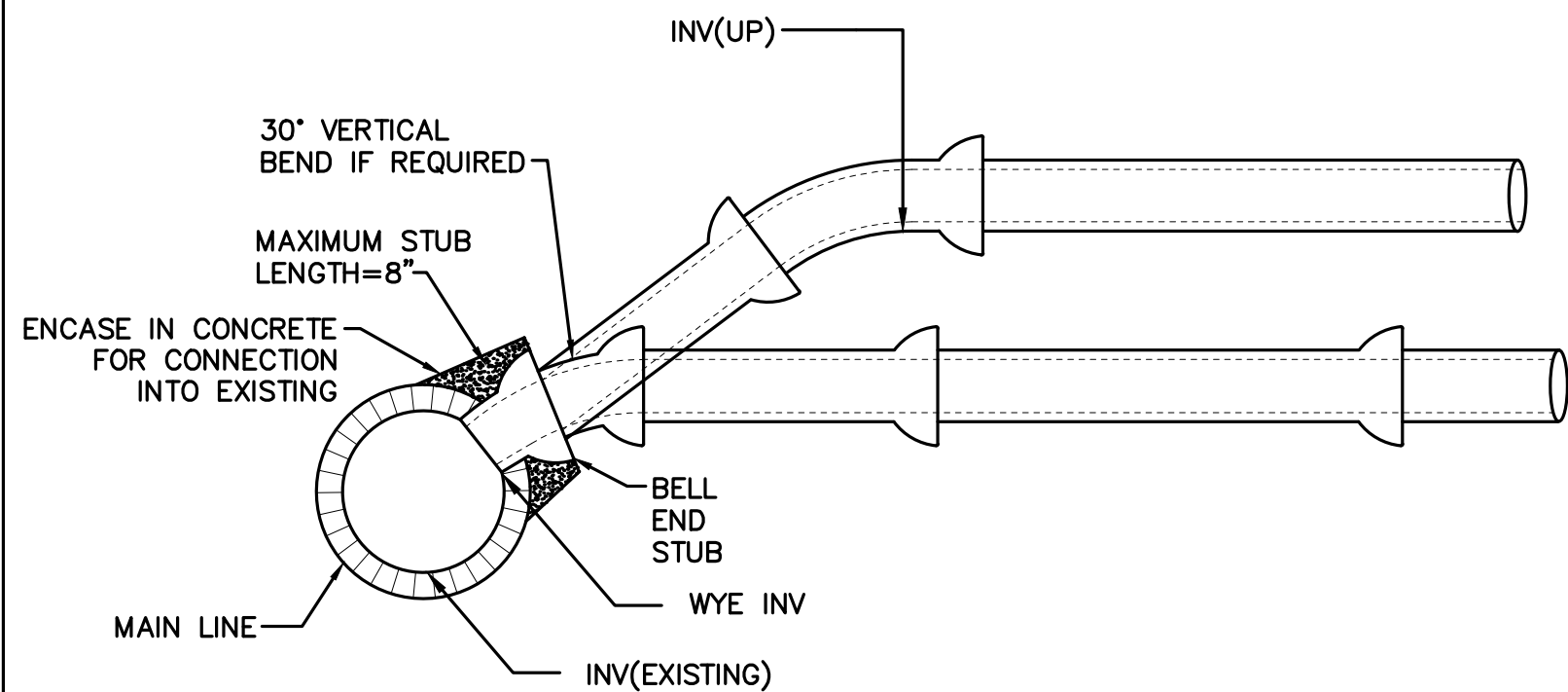
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CHECKED BY: KE

C10.2

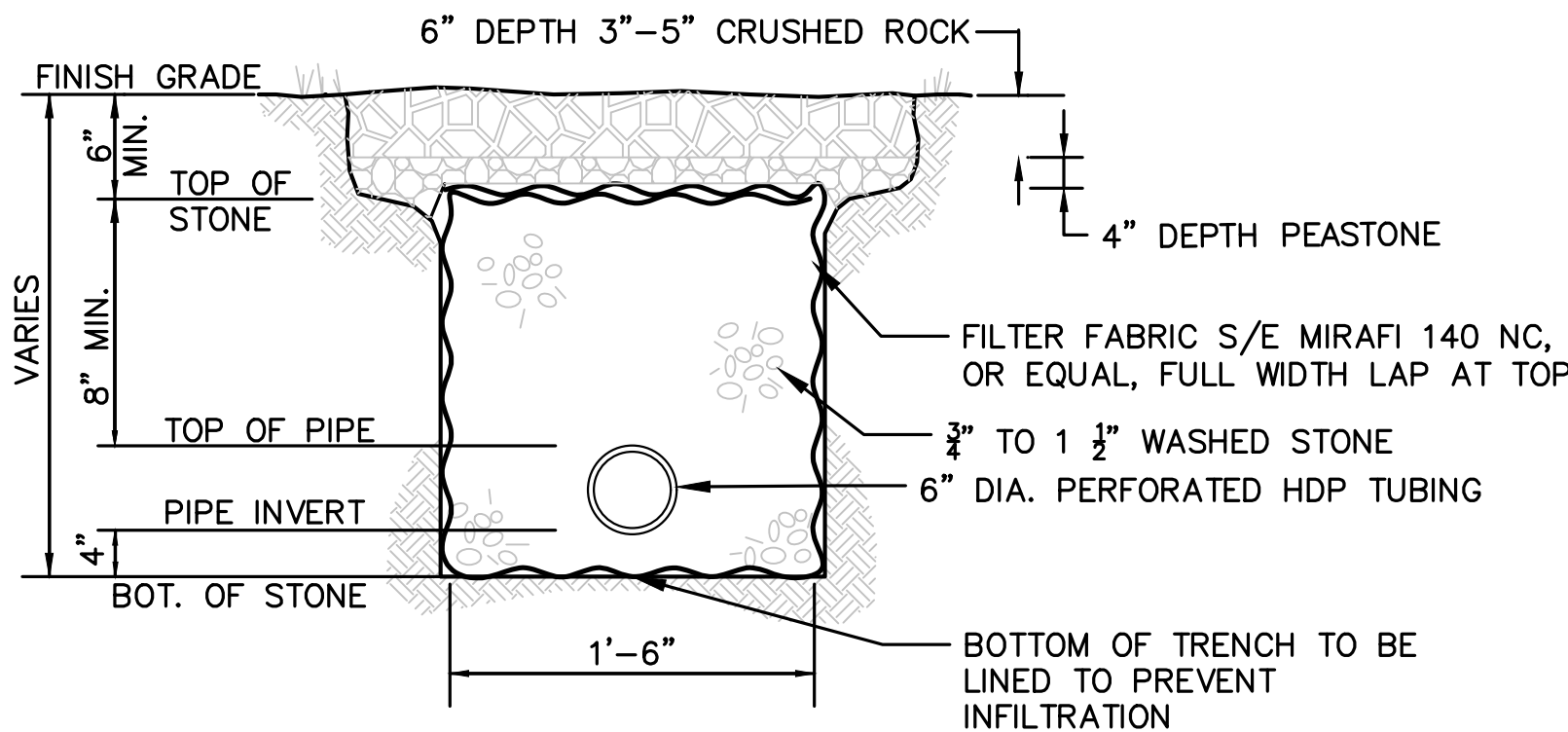
SHEET 30 OF 39

TOWN OF WRENTHAM – PLANNING BOARD

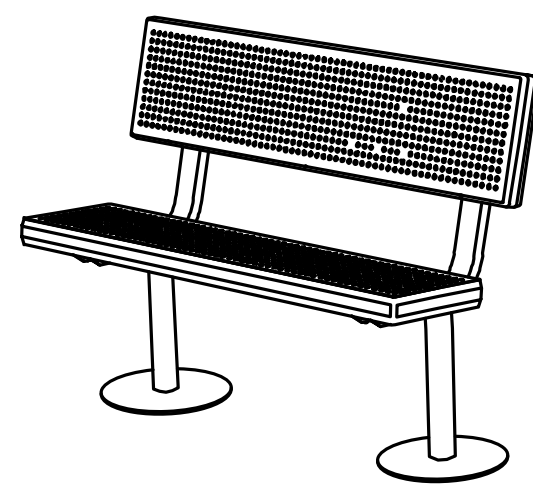
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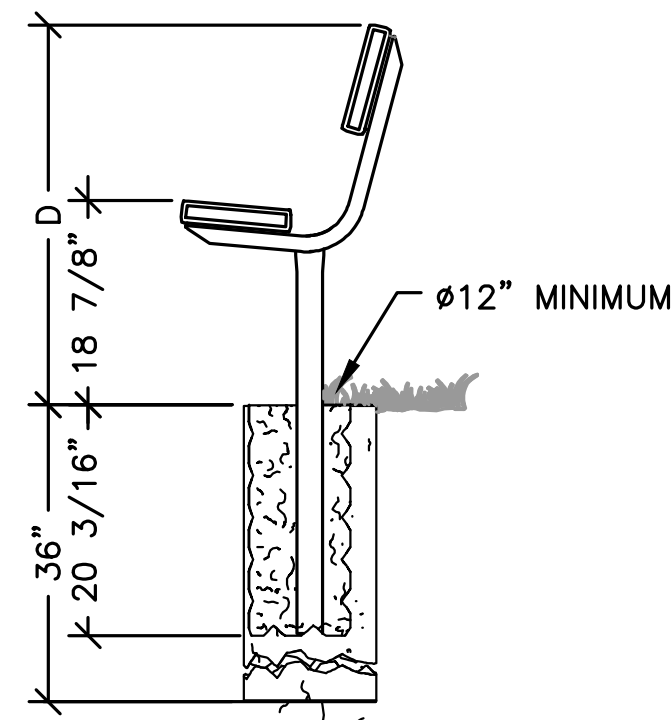
WYE CONNECTION
NOT TO SCALE



TRENCH DRAIN
SCALE=NTS



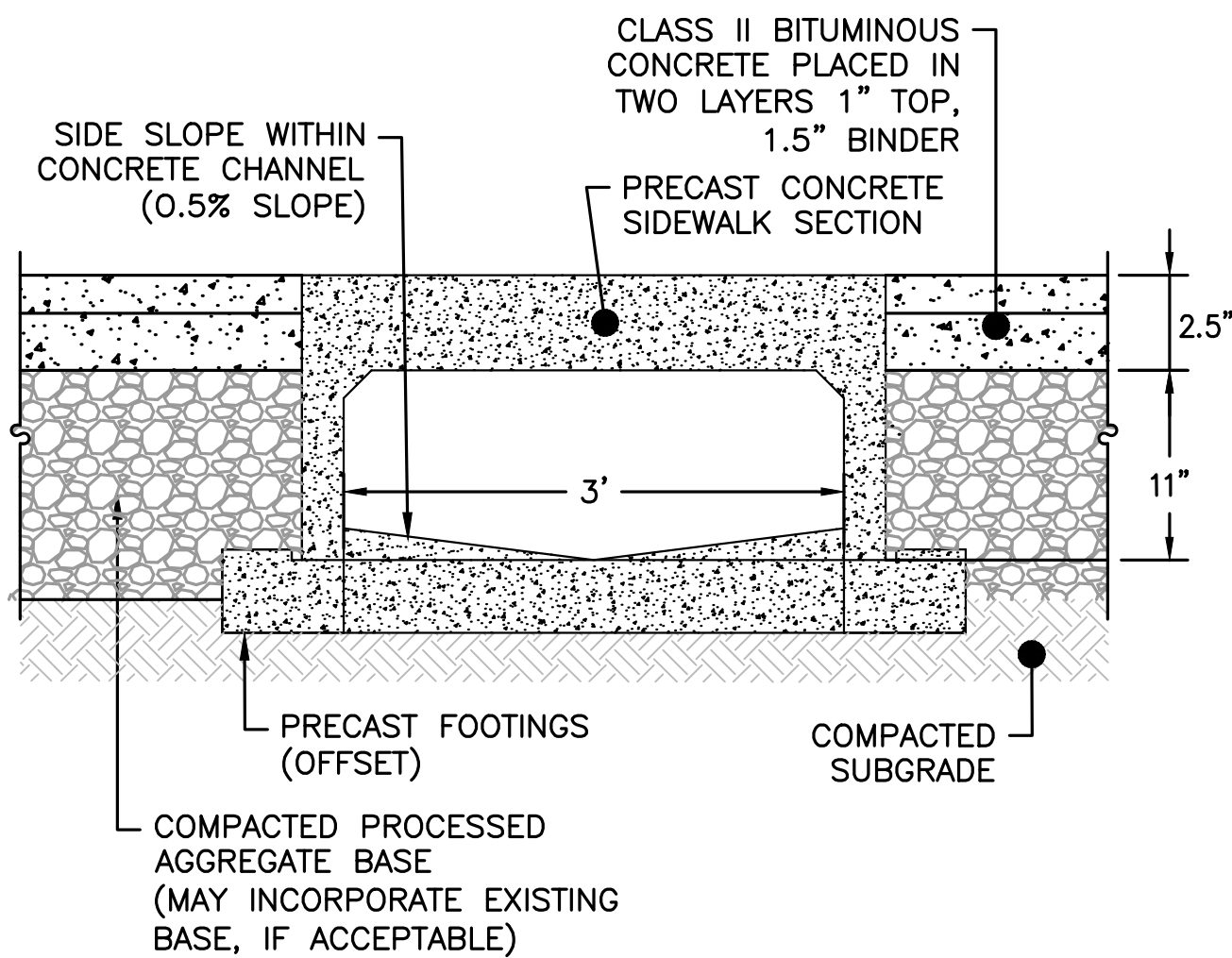
PERSPECTIVE



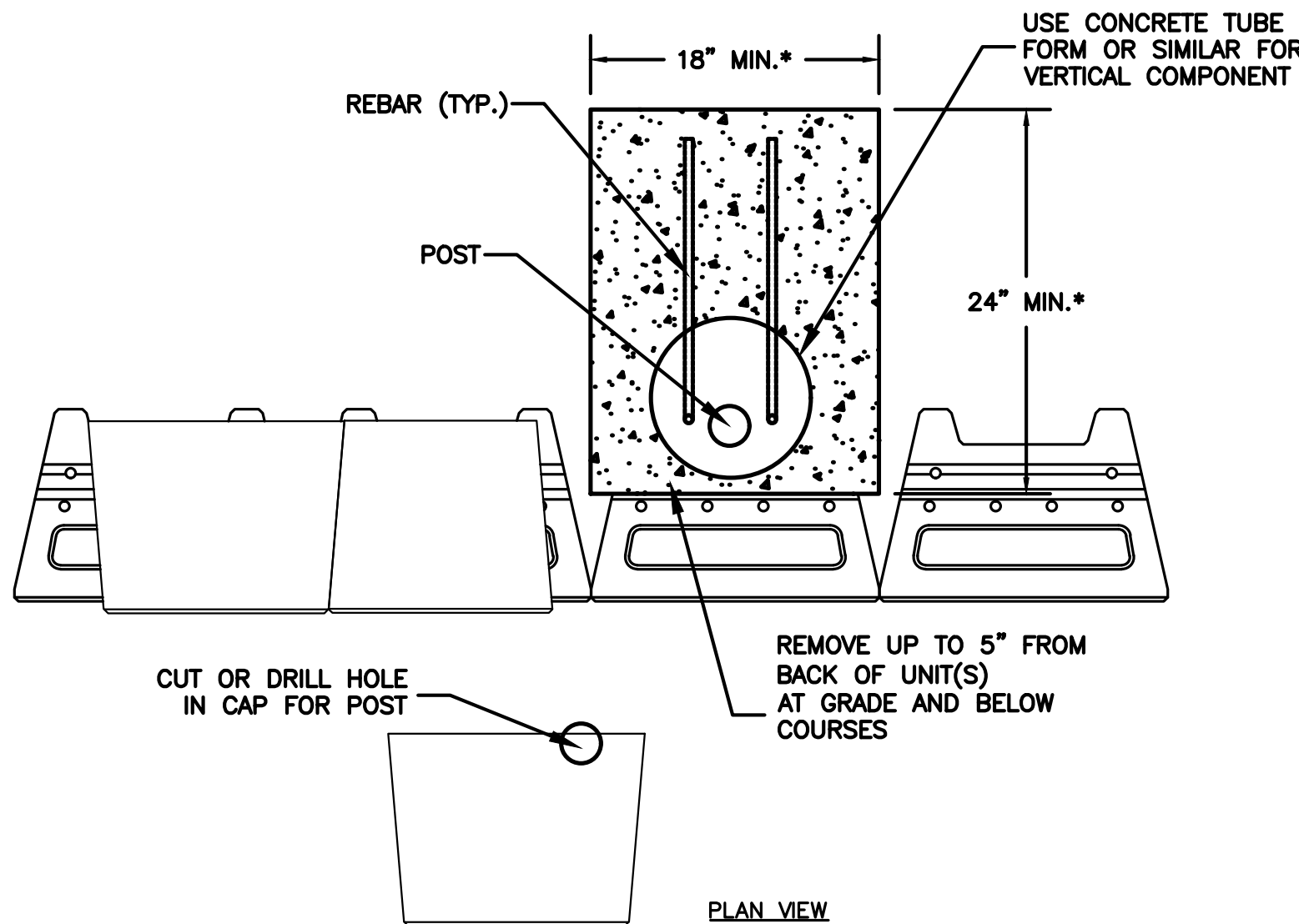
SIDE ELEVATION

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

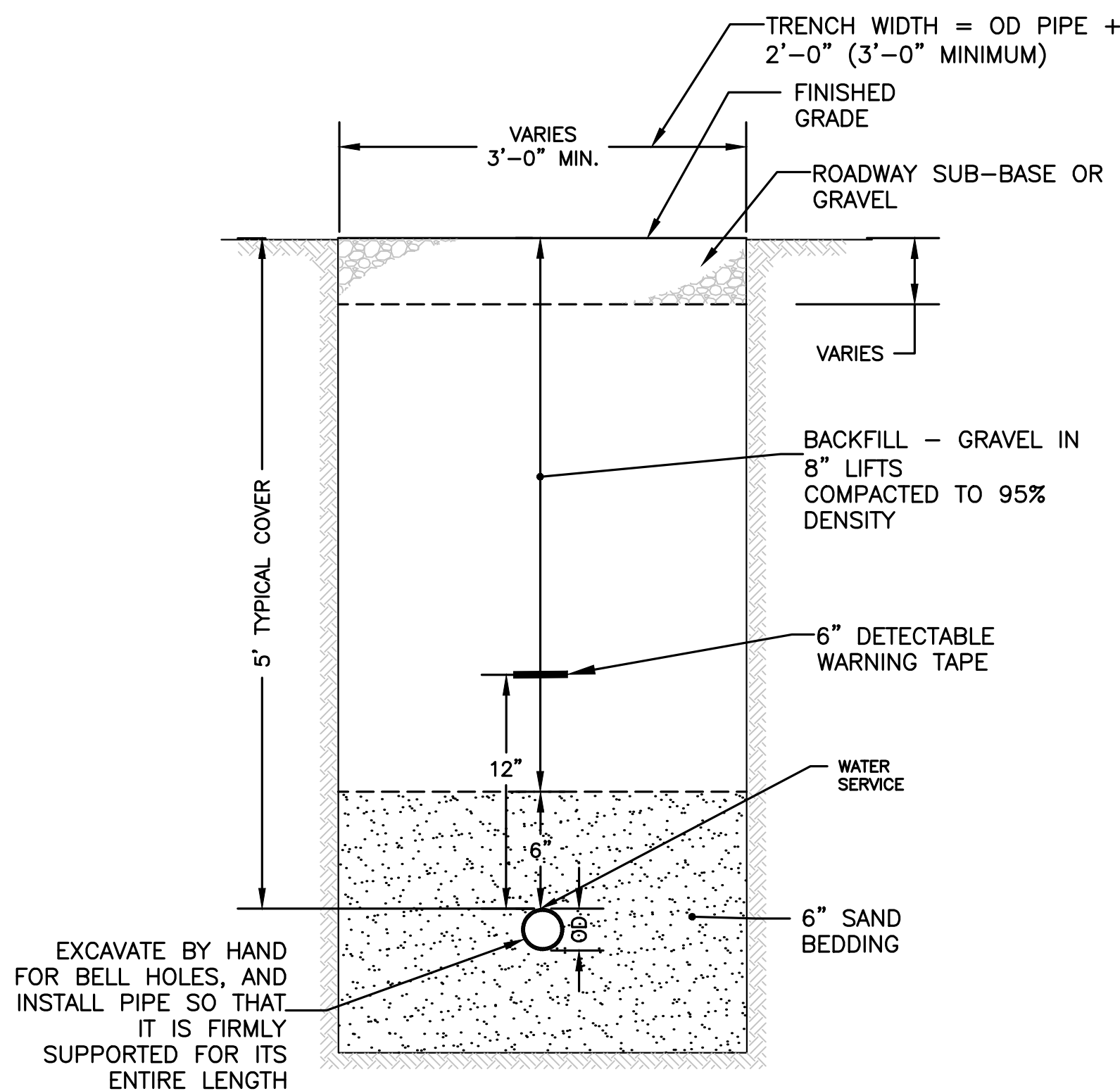
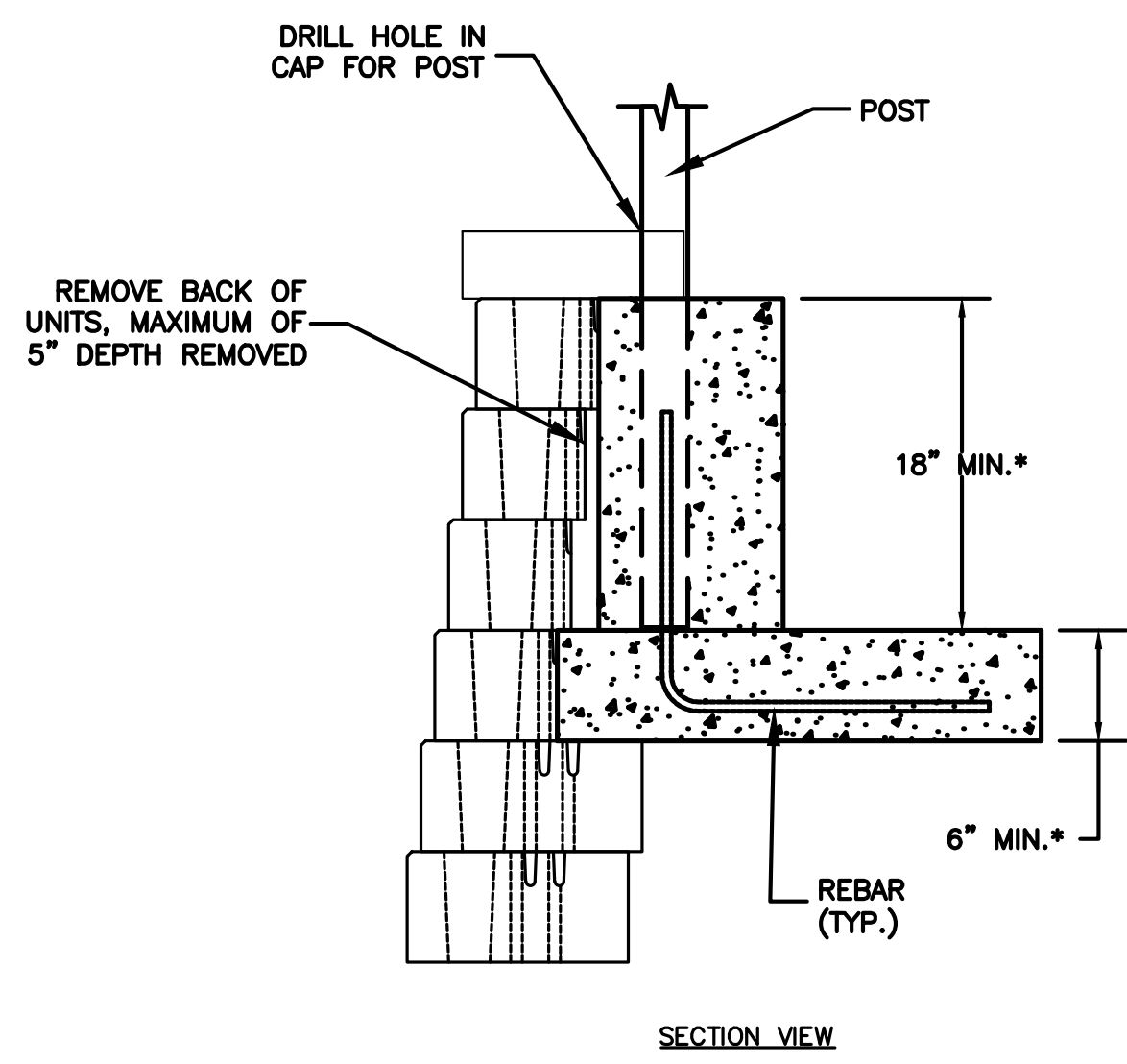
TYPICAL BENCH SEATING
NOT TO SCALE



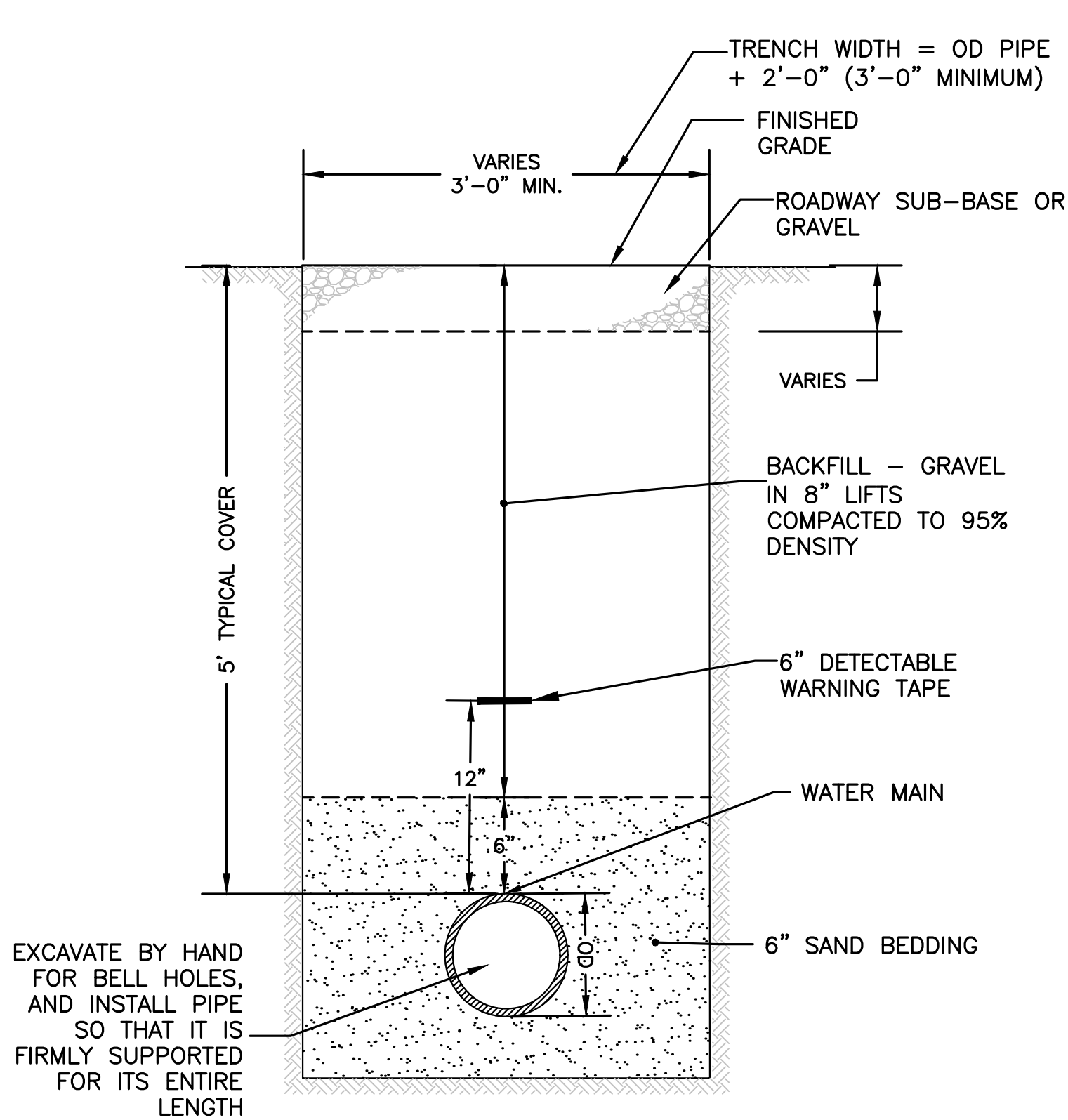
PRECAST SIDEWALK SECTION WITH CHANNEL
SCALE=NTS



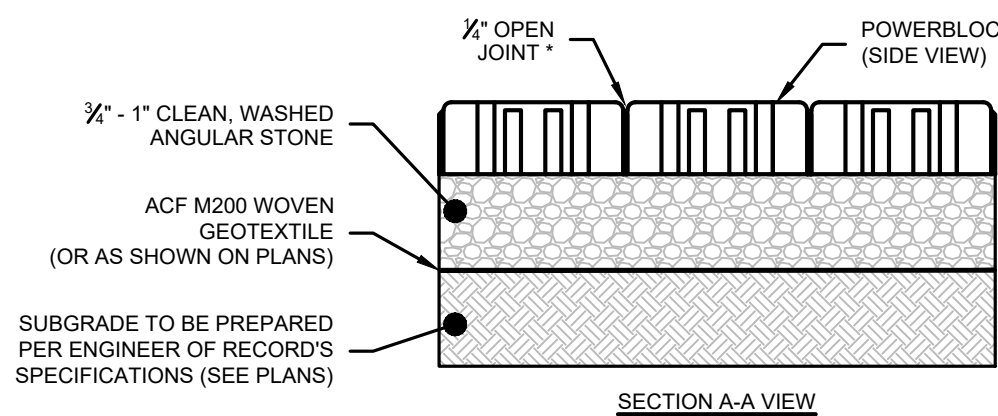
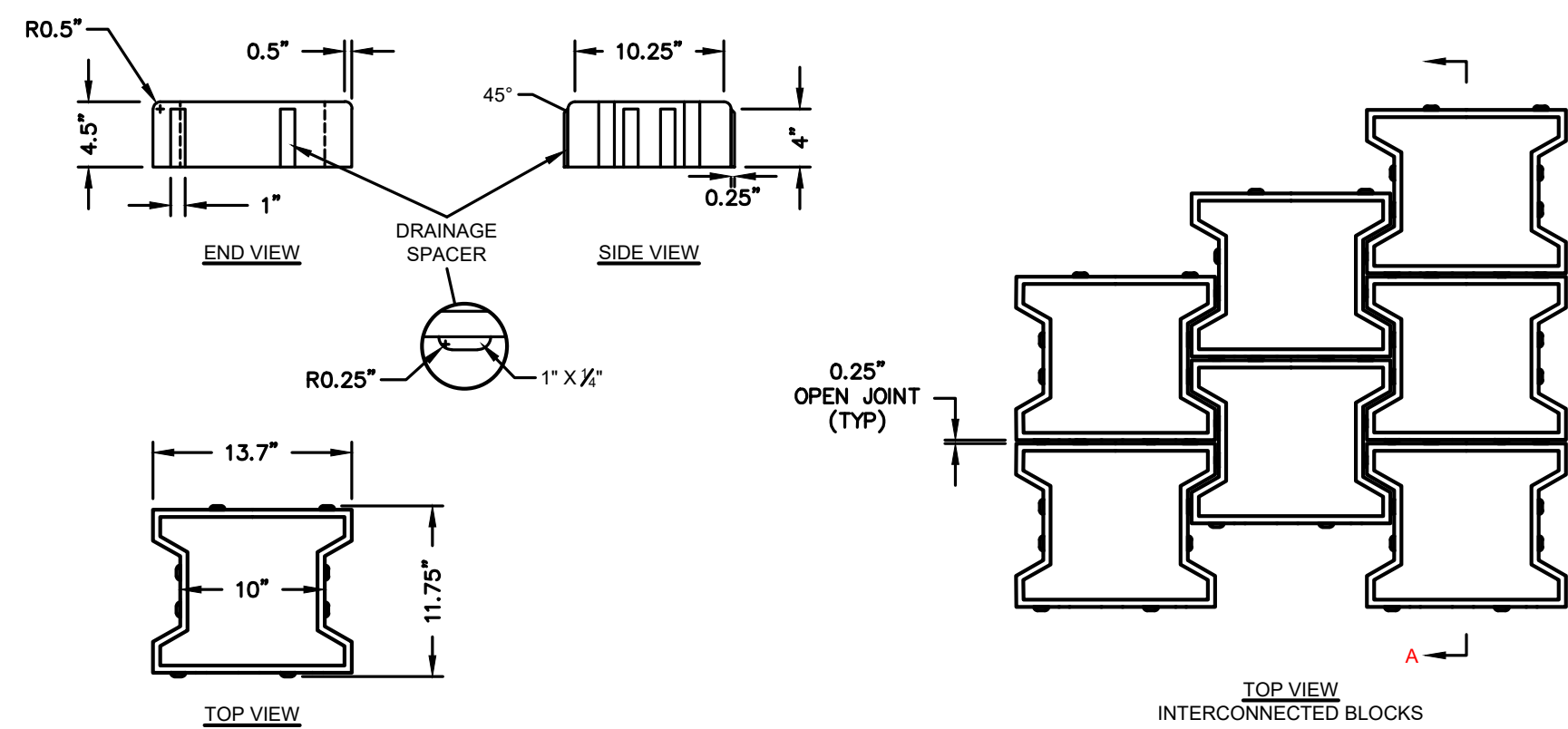
VERSA-LOK POST IN WALL DETAIL
NOT TO SCALE



TRENCH DETAIL — WATER SERVICE
NOT TO SCALE



TRENCH DETAIL — WATER MAIN
NOT TO SCALE



ACF POWERBLOCK OPEN JOINT PAVER
SCALE=NTS

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

TOWN OF WRENTHAM — PLANNING BOARD	
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SITE PLAN

DETAIL SHEET
3 OF 11

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C10.3

SHEET 31 OF 39



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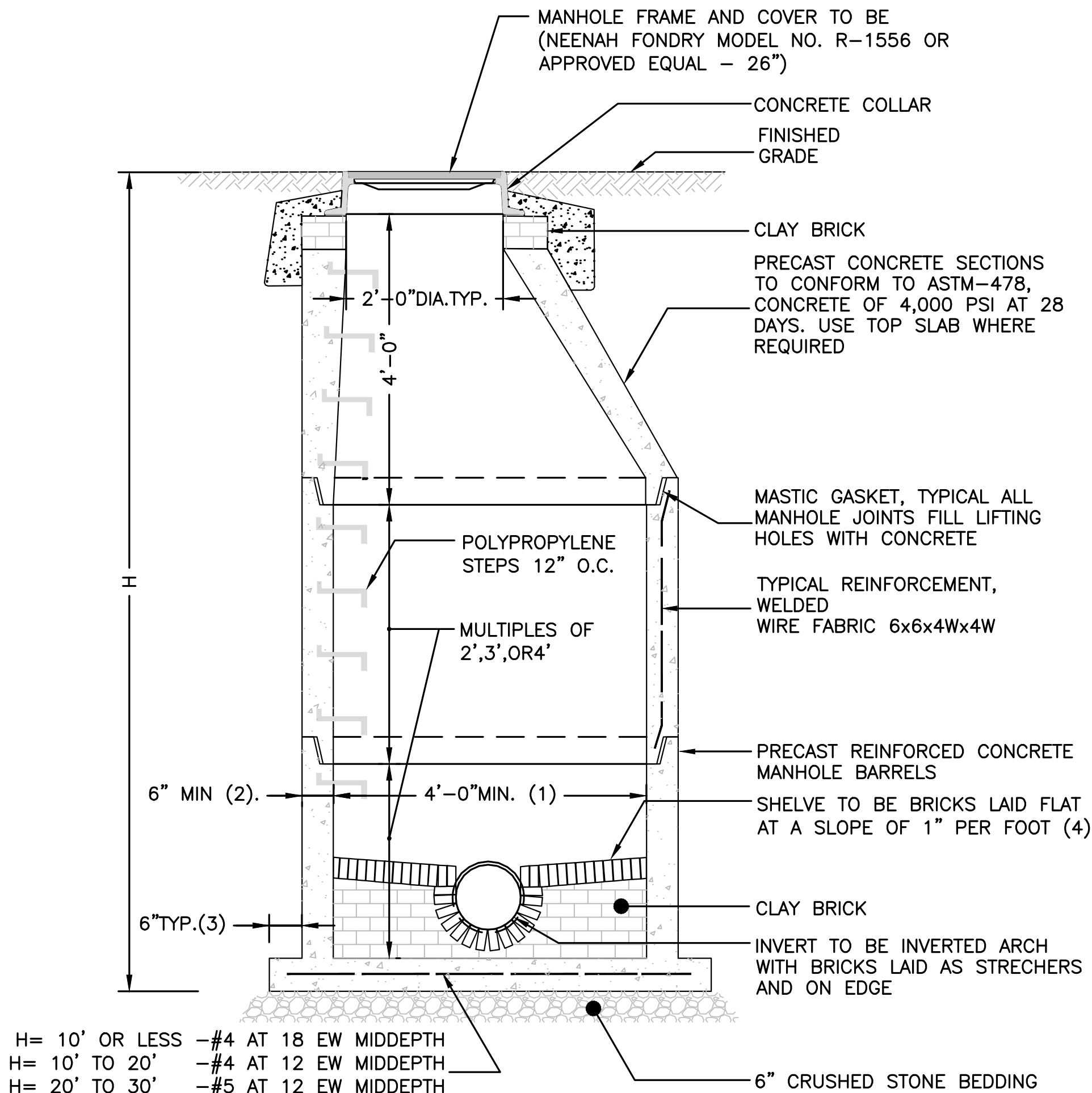
SITE PLAN

DETAIL SHEET
6 OF 11

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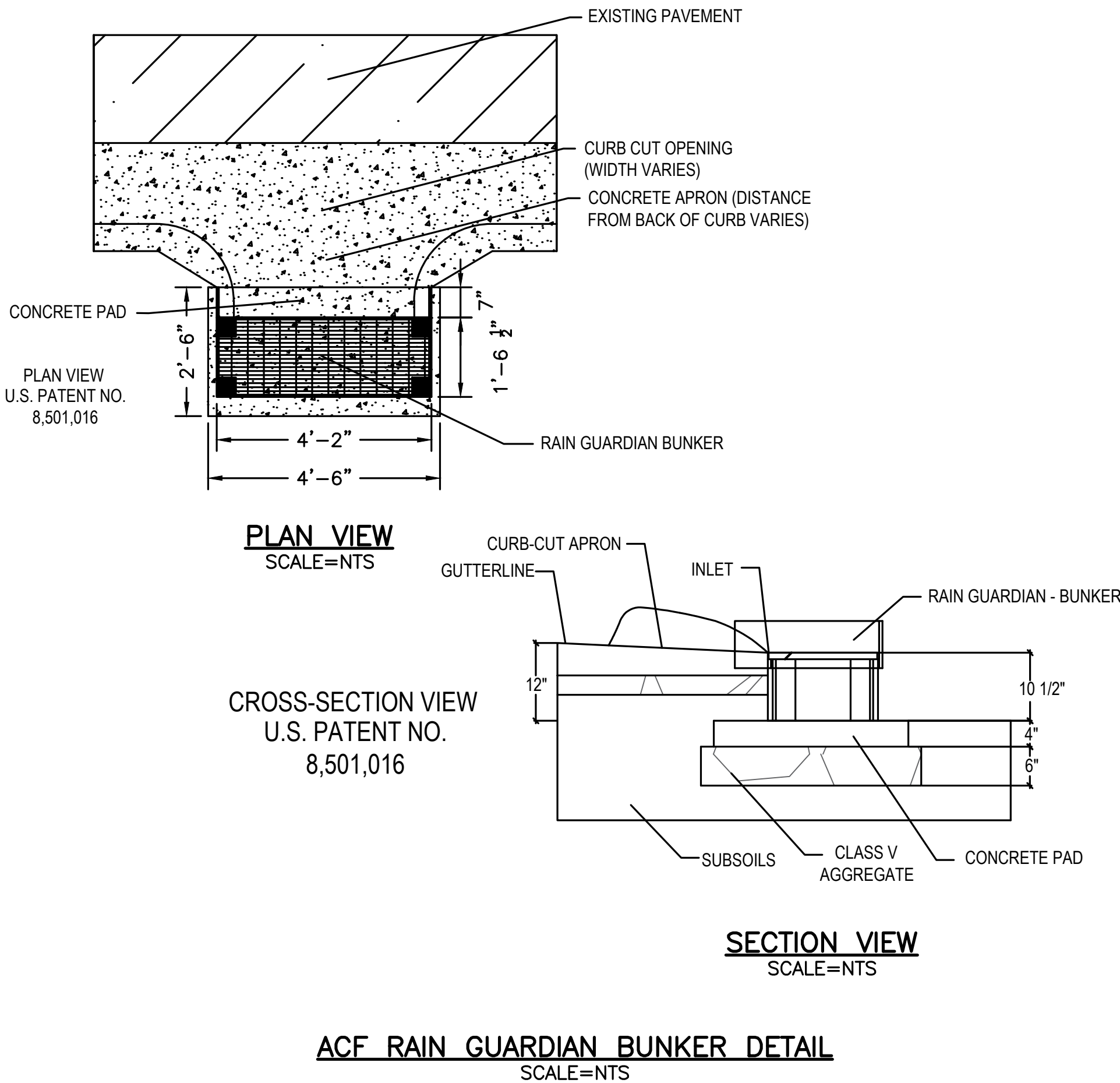
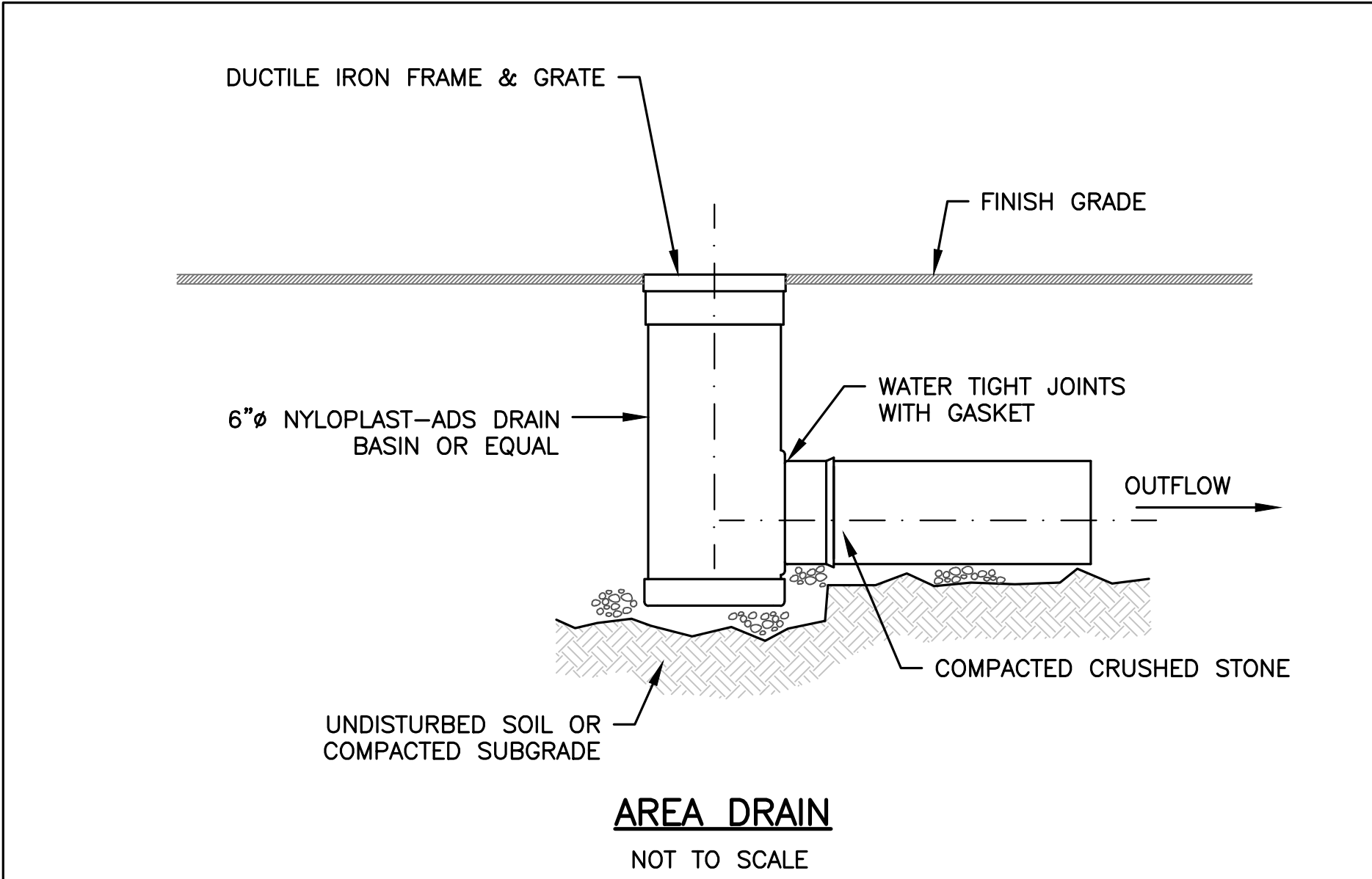
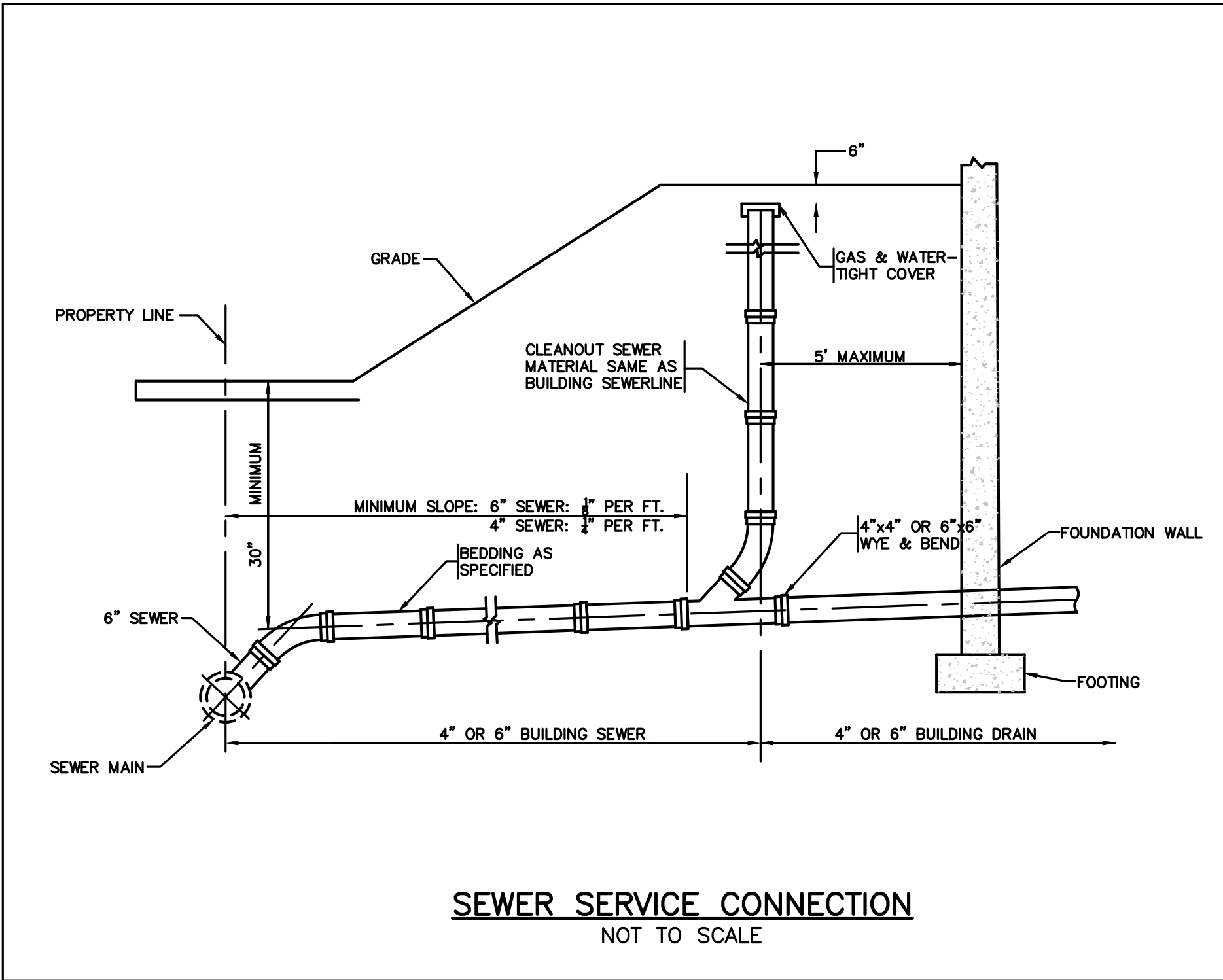
C10.6

SHEET 34 OF 39



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

PRECAST CONCRETE MANHOLE
NOT TO SCALE

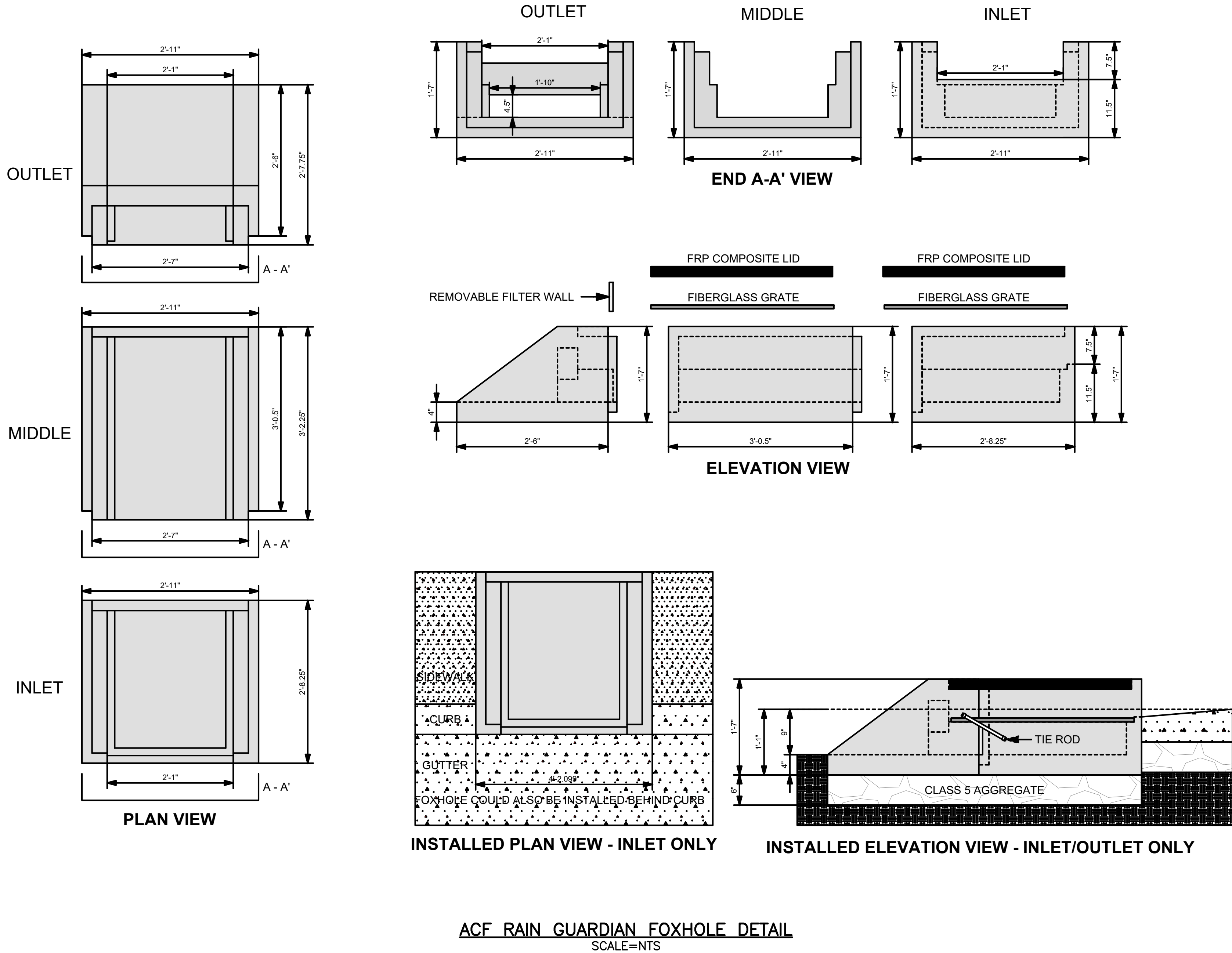


SPECIFICATIONS

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

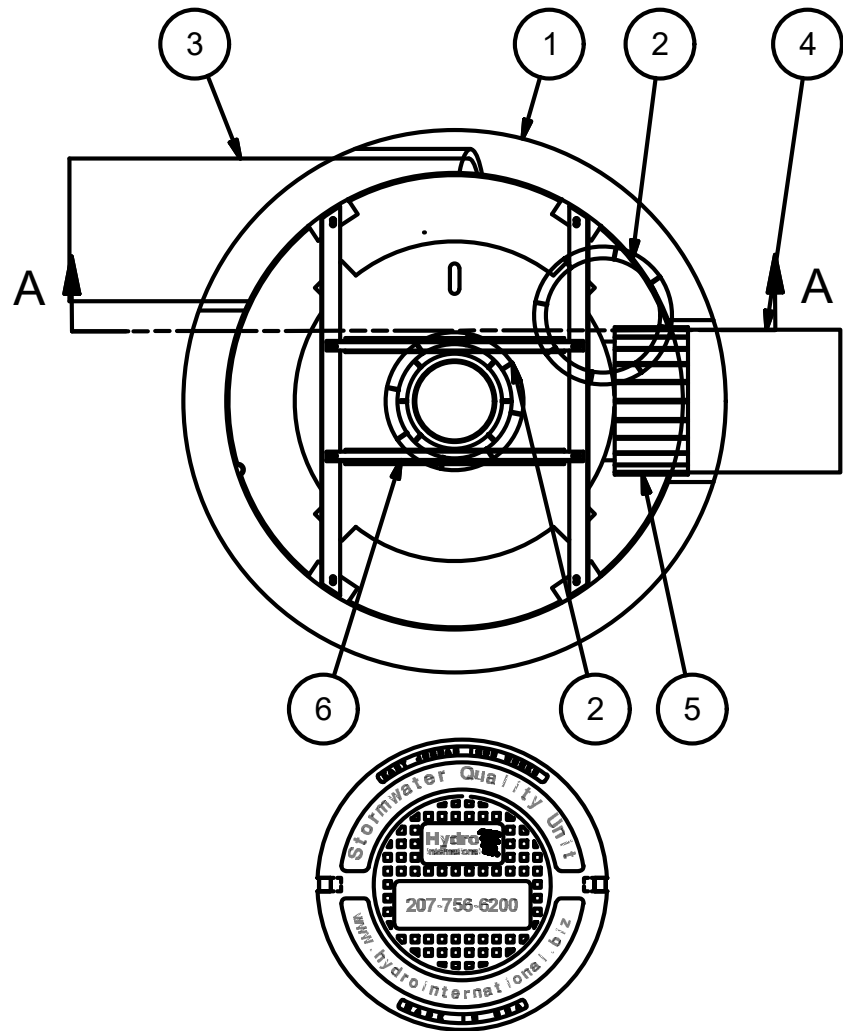
INSTALLATION NOTES

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

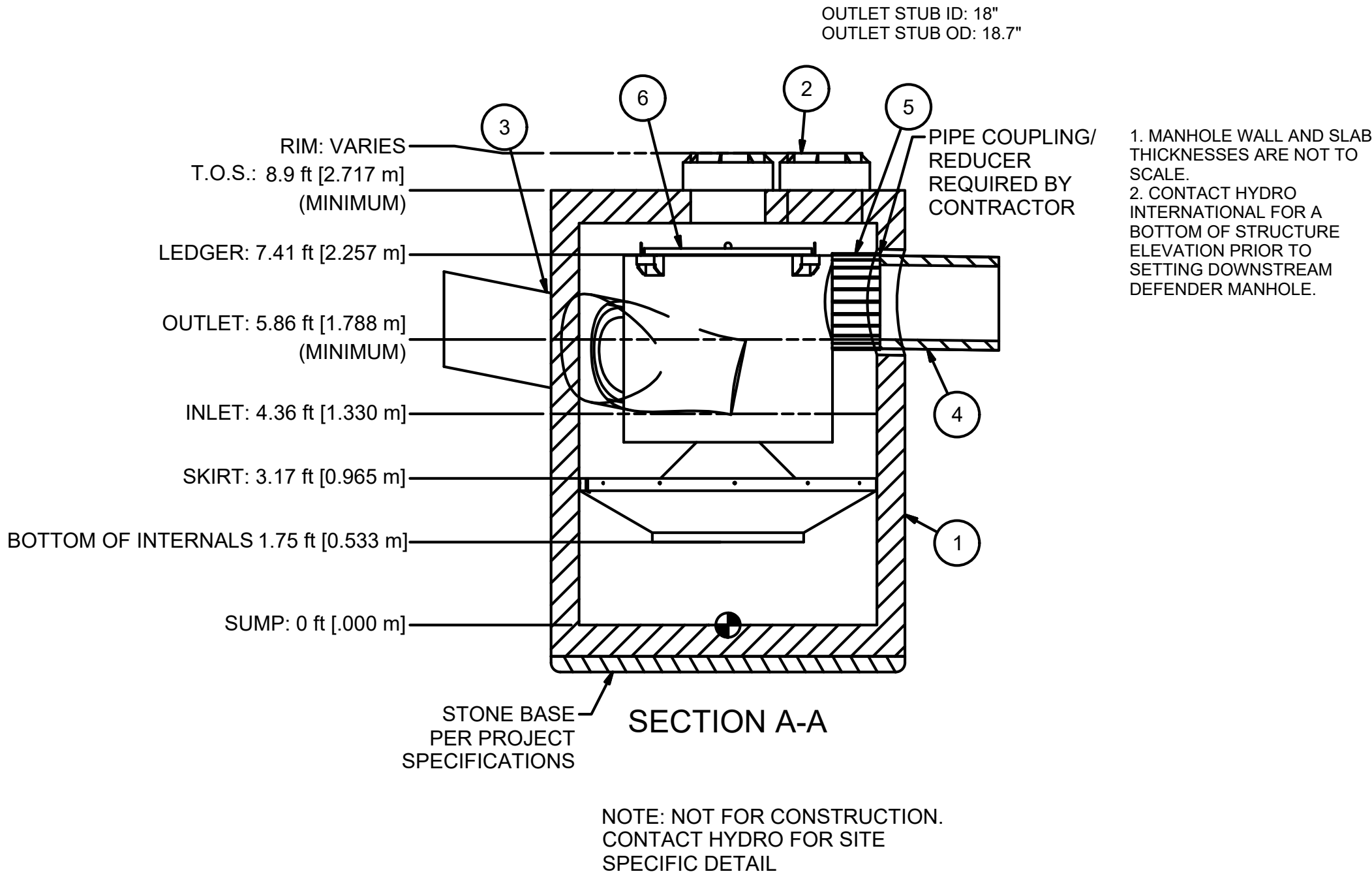


TOWN OF WRENTHAM — PLANNING BOARD

SIGNATURE	DATE



HYDRO FRAME AND COVER (INCLUDED)
GRADE RINGS BY OTHERS
AS REQUIRED



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

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
7 OF 11

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

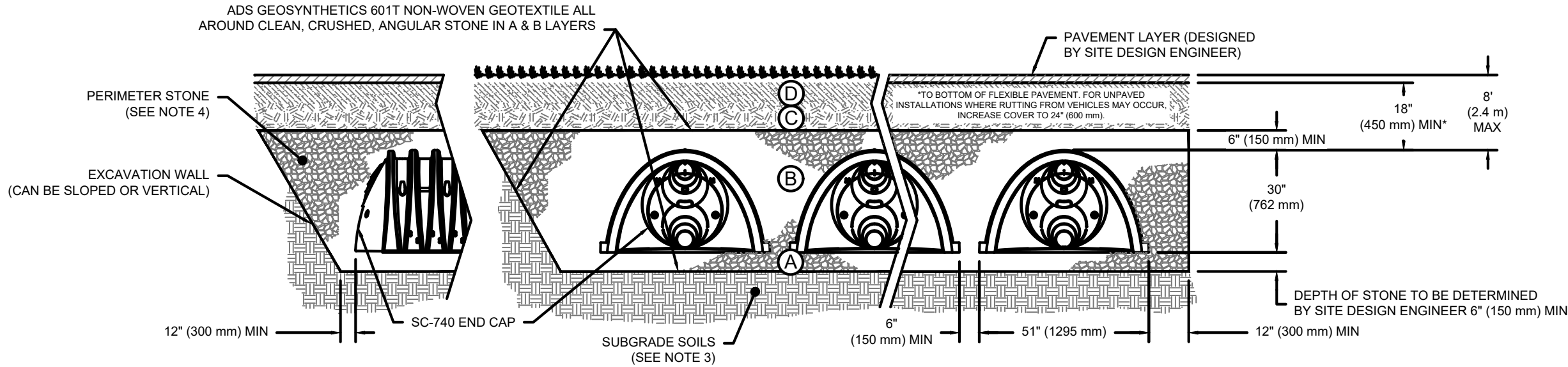
C10.7

SHEET 35 OF 39

ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 CHAMBER SYSTEMS

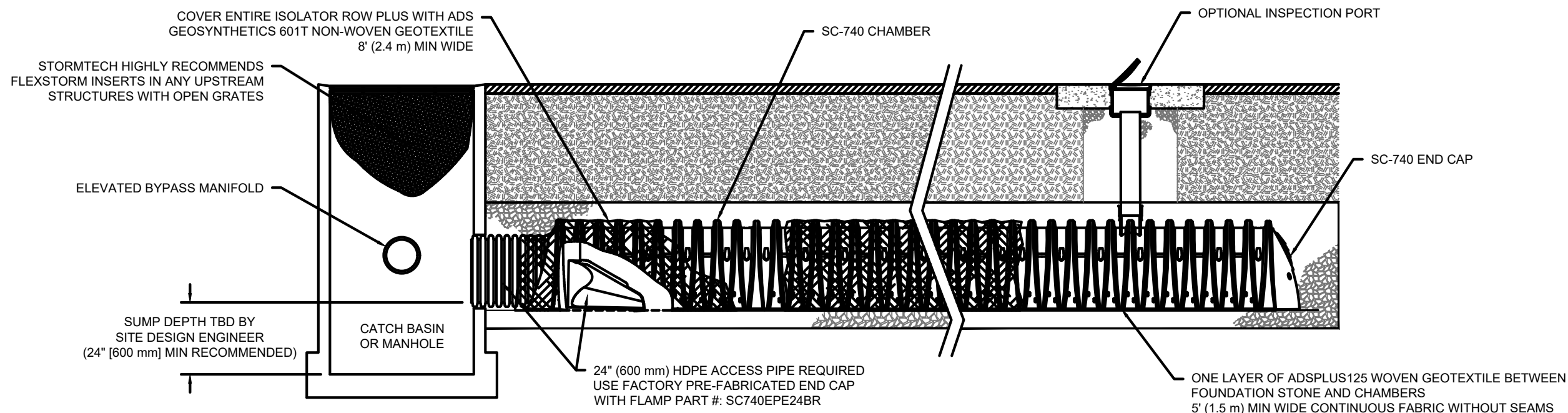
MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	AASHTO M145 ¹ A-1, A-2.4, A-3 OR AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 96% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. ^{2,3}

- PLEASE NOTE:
- THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
 - STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
 - WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
 - ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.



NOTES:

- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418-16a, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- SC-740 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
- PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
- REQUIREMENTS FOR HANDLING AND INSTALLATION:
 - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
 - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 550 LBS/IN. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.



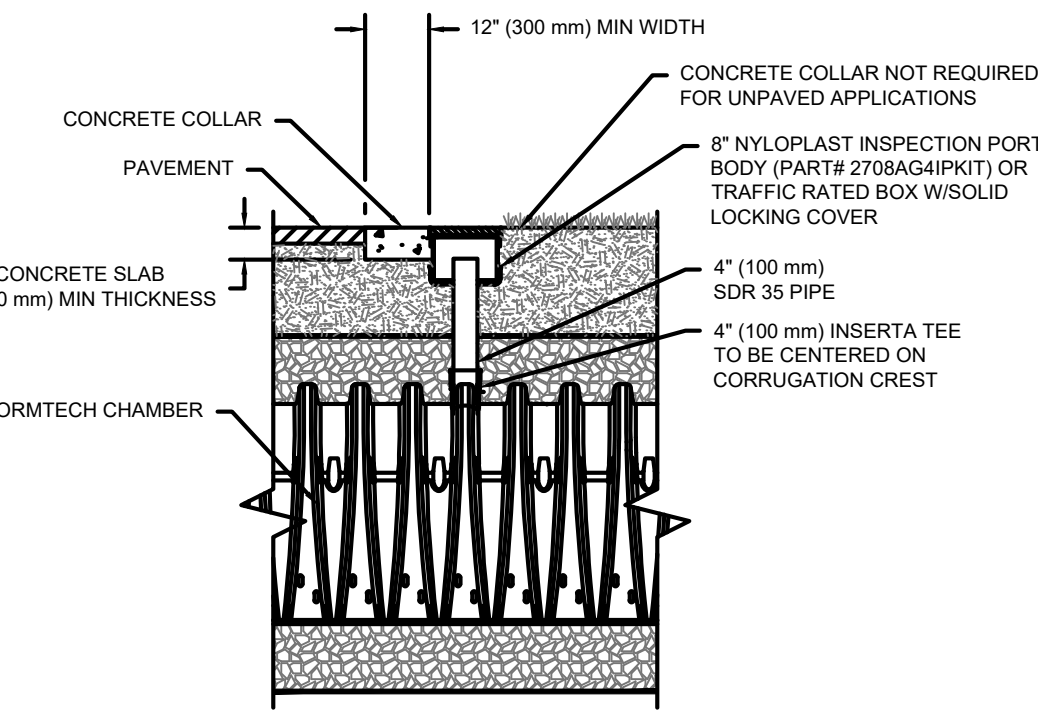
SC-740 ISOLATOR ROW PLUS DETAIL
NTS

INSPECTION & MAINTENANCE

- STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
- A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
- A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
- A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
- A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
- A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR PLUS ROWS
- B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
- B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
- i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
- ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
- IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED
- STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.
- STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

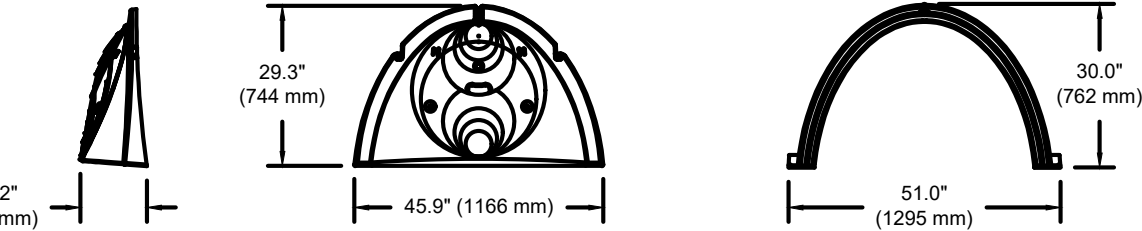
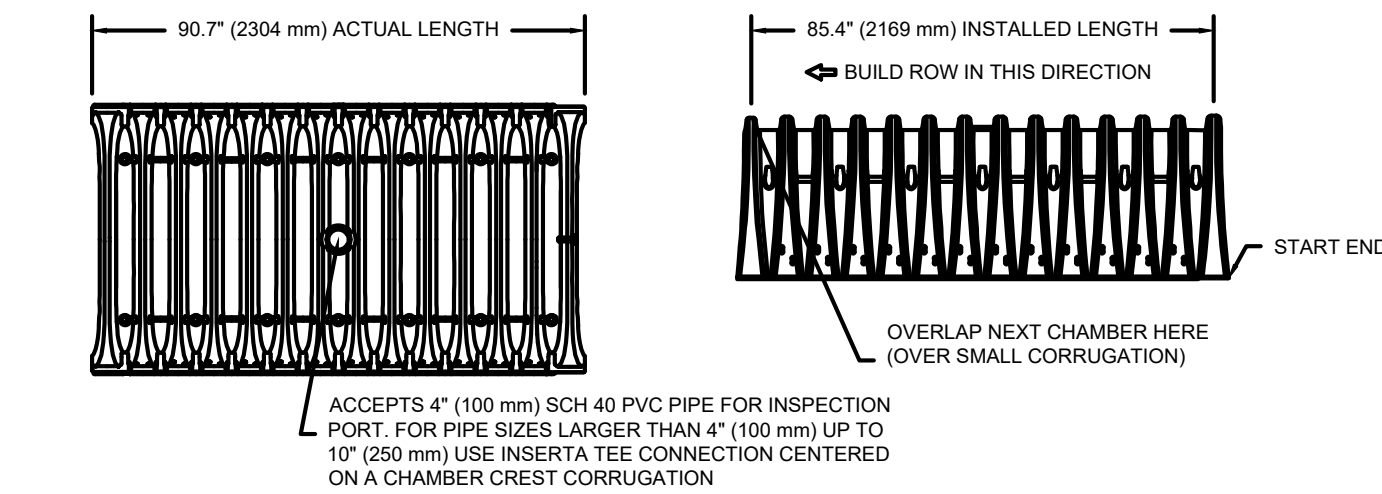
- INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
- CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.



NOTE:
INSPECTION PORTS MAY BE CONNECTED THROUGH ANY CHAMBER CORRUGATION CREST.

4" PVC INSPECTION PORT DETAIL
(SC SERIES CHAMBER)
NTS

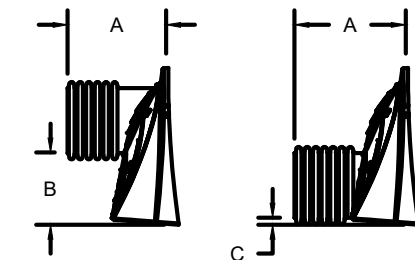
SC-740 TECHNICAL SPECIFICATION



NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	51.0" X 30.0" X 85.4"	(1295 mm X 762 mm X 2169 mm)
CHAMBER STORAGE	45.9 CUBIC FEET	(1.30 m³)
MINIMUM INSTALLED STORAGE*	74.9 CUBIC FEET	(2.12 m³)
WEIGHT	75.0 lbs.	(33.6 kg)

*ASSUMES 6" (152 mm) STONE ABOVE, BELOW, AND BETWEEN CHAMBERS



STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"

STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"

PART #	STUB	A	B	C
SC740EPE0ET / SC740EPE06TPC	—	10.9" (277 mm)	18.5" (470 mm)	—
SC740EPE0EB / SC740EPE06BPC	6" (150 mm)	—	—	0.5" (13 mm)
SC740EPE0BT / SC740EPE08TPC	8" (200 mm)	12.2" (310 mm)	16.5" (419 mm)	—
SC740EPE0BB / SC740EPE08BPC	—	—	—	0.6" (15 mm)
SC740EPE10T / SC740EPE10TPC	10" (250 mm)	13.4" (340 mm)	14.5" (368 mm)	—
SC740EPE10B / SC740EPE10BPC	—	—	—	0.7" (18 mm)
SC740EPE12T / SC740EPE12TPC	12" (300 mm)	14.7" (373 mm)	12.5" (318 mm)	—
SC740EPE12B / SC740EPE12BPC	—	—	—	1.2" (30 mm)
SC740EPE15T / SC740EPE15TPC	15" (375 mm)	16.4" (467 mm)	9.0" (229 mm)	—
SC740EPE15B / SC740EPE15BPC	—	—	—	1.3" (33 mm)
SC740EPE18T / SC740EPE18TPC	18" (450 mm)	19.7" (500 mm)	5.0" (127 mm)	—
SC740EPE18B / SC740EPE18BPC	—	—	—	1.6" (41 mm)
SC740EPE24B*	24" (600 mm)	18.5" (470 mm)	—	0.1" (3 mm)

ALL STUBS, EXCEPT FOR THE SC740EPE24B ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-892-2694.

* FOR THE SC740EPE24B THE 24" (600 mm) STUB LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 1.75" (44 mm). BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE N-12 STUB SO THAT THE FITTING SITS LEVEL.

NOTE: ALL DIMENSIONS ARE NOMINAL

SC-740 STORMTECH CHAMBER SPECIFICATIONS

- CHAMBERS SHALL BE STORMTECH SC-740.
- CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418-16a, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
- THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
- CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD (SD 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
- REQUIREMENTS FOR HANDLING AND INSTALLATION:
 - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
 - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 550 LBS/IN. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
- ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
 - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
 - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.35 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD. THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
 - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2418 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
- CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF THE SC-740 SYSTEM

- STORMTECH SC-740 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
- STORMTECH SC-740 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
- CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
 - STONESHOOTER LOCATED OFF THE CHAMBER BED.
 - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
 - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
- THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
- JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
- MAINTAIN MINIMUM - 6" (150 mm) SPACING BETWEEN THE CHAMBER ROWS.
- EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE 3/4-2" (20-50 mm).
- THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
- ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

- STORMTECH SC-740 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
 - THE USE OF CONSTRUCTION EQUIPMENT OVER SC-740 CHAMBERS IS LIMITED:
 - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
 - NO RUBBER Tired LOADERS, DUMP TRUCKS, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
 - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
 - FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.
- USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO THE CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.
- CONTACT STORMTECH AT 1-888-892-2694 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.



HOWARD STEIN HUDSON

114 Turnpike Road, Suite 2C
Chelmsford, MA 01824
www.hsshassoc.com

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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
8 OF 11

DATE: APRIL 11, 2022

PROJECT NUMBER: 19227.01

DESIGNED BY: KL/MB

DRAWN BY: KL/MB/NC

CHECKED BY: KE

C10.8

SHEET 36 OF 39



HOWARD STEIN HUDSON

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

PREPARED FOR:

SHELDON MEADOW, LLC
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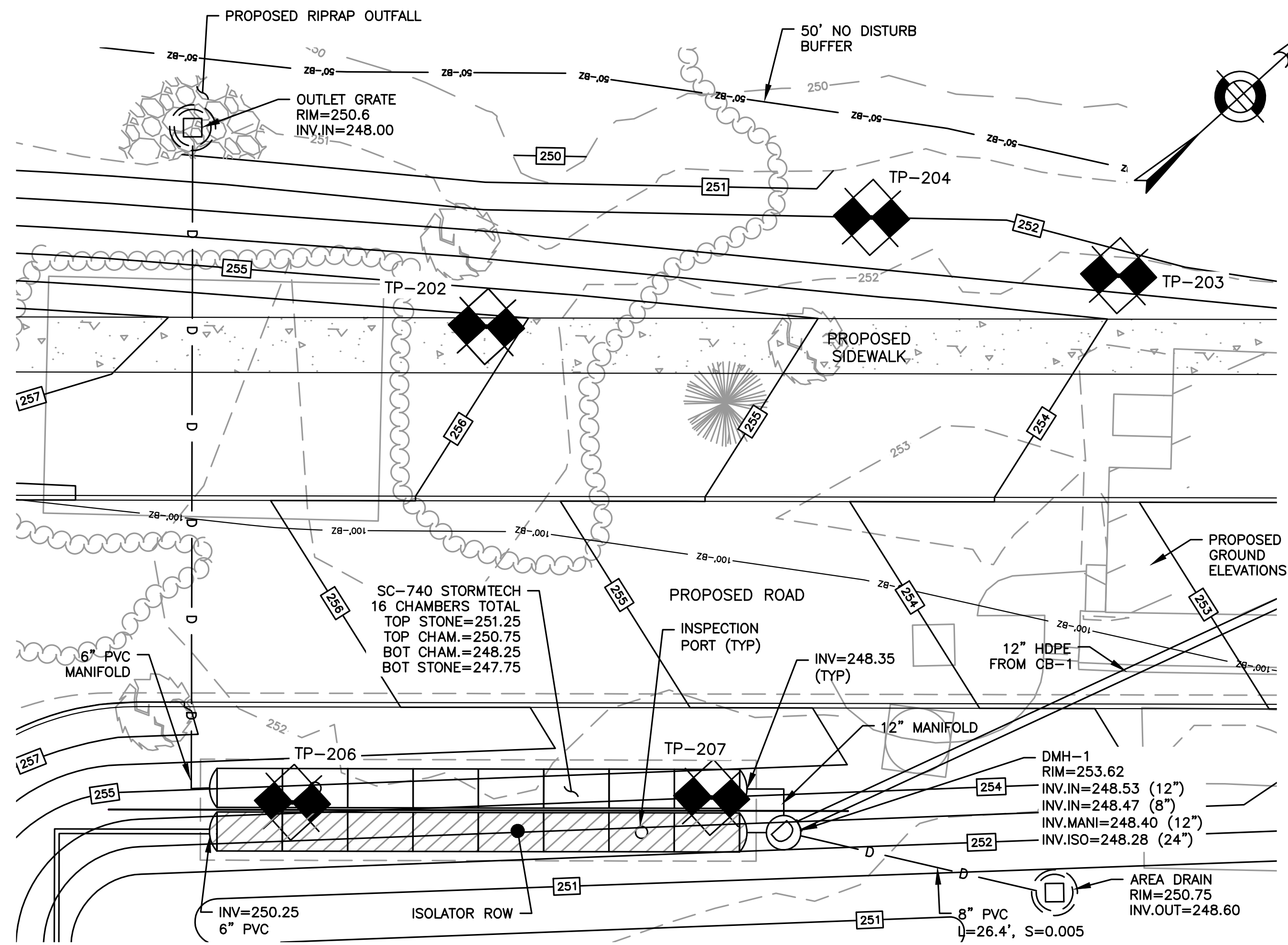
SITE PLAN

DETAIL SHEET
9 OF 11

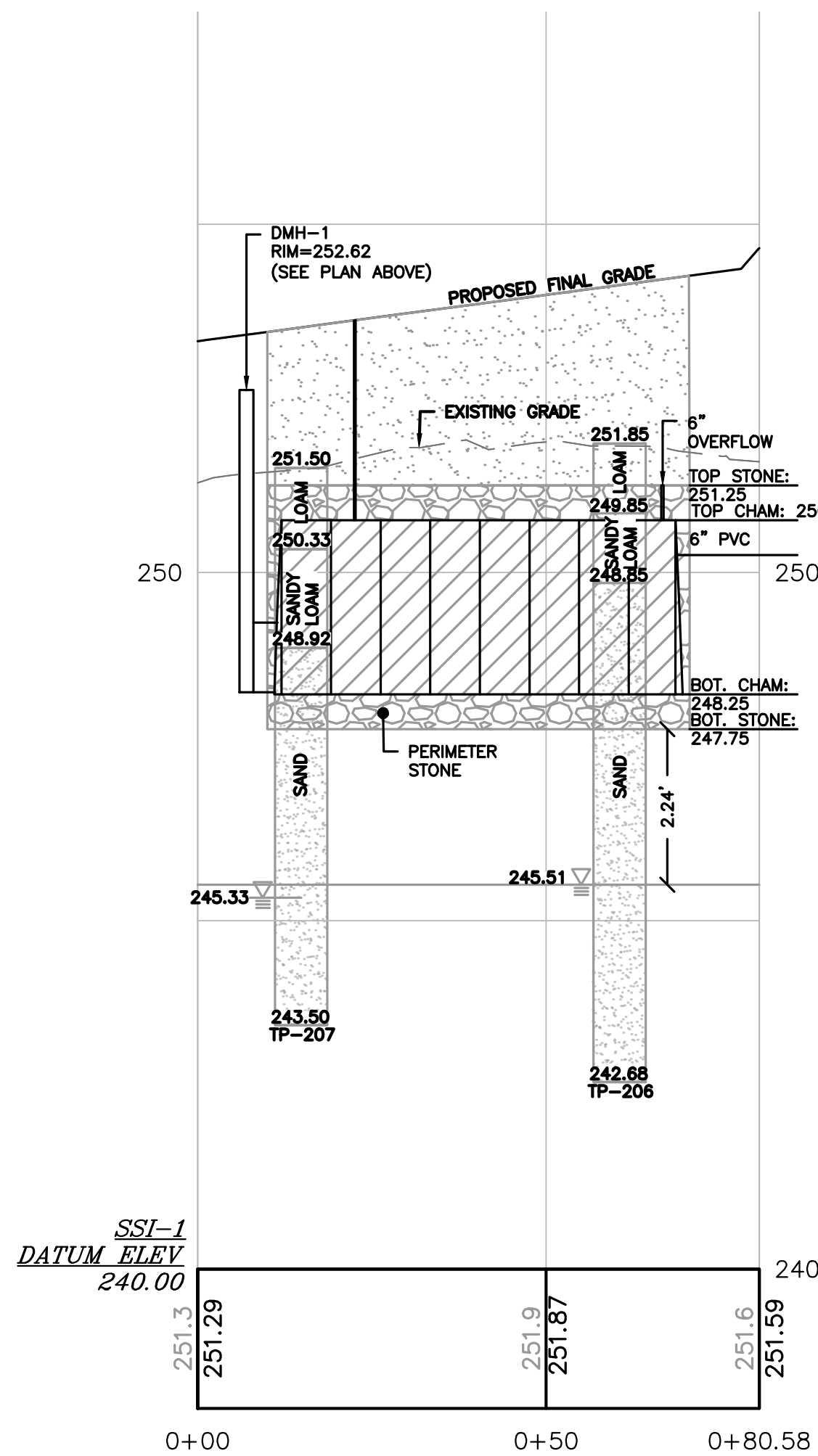
DATE:	APRIL 11, 2022
PROJECT NUMBER:	19227.01
DESIGNED BY:	KL/MB
DRAWN BY:	KL/MB/NC
CHECKED BY:	KE

C10.9

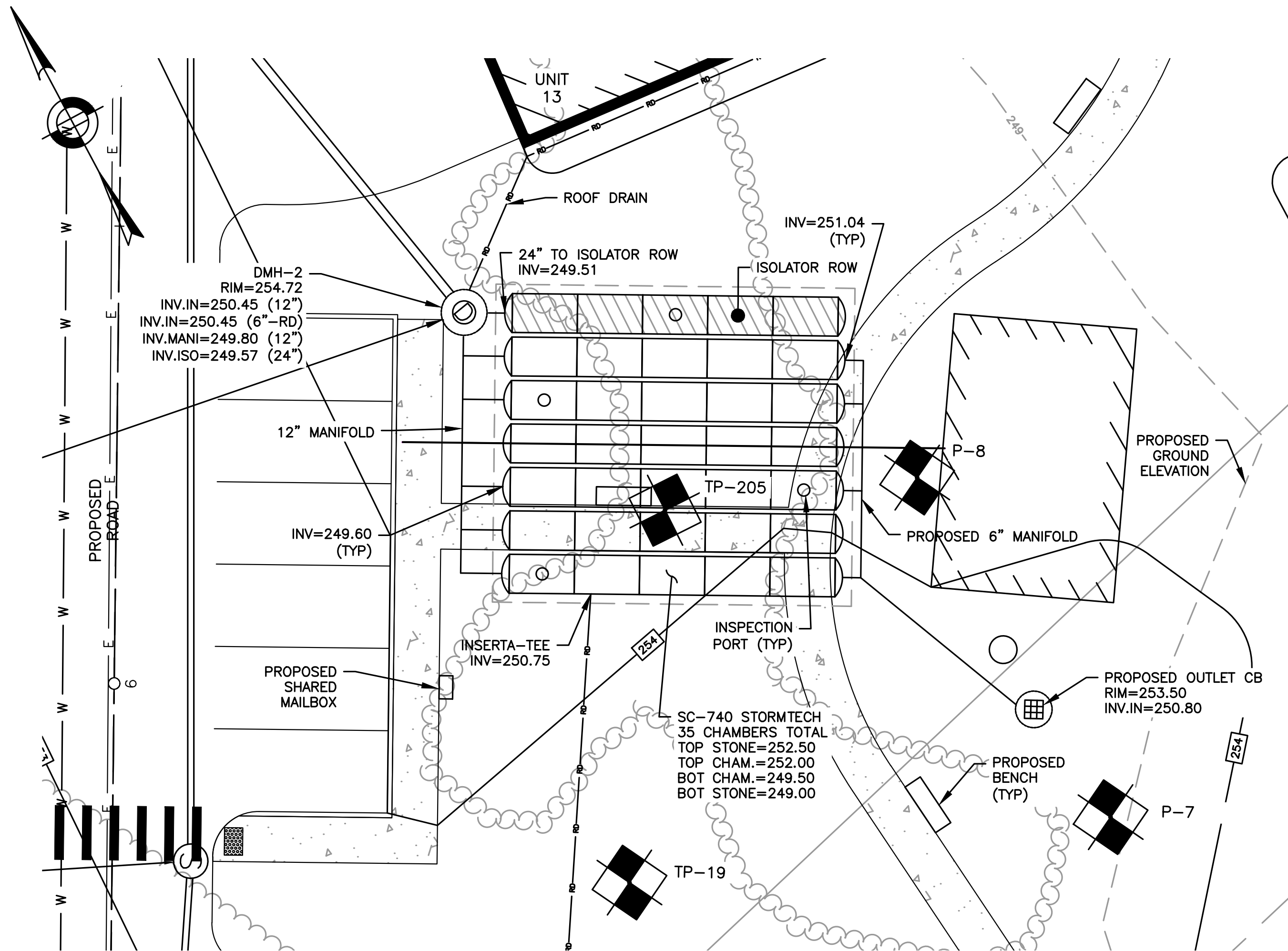
SHEET 37 OF 39



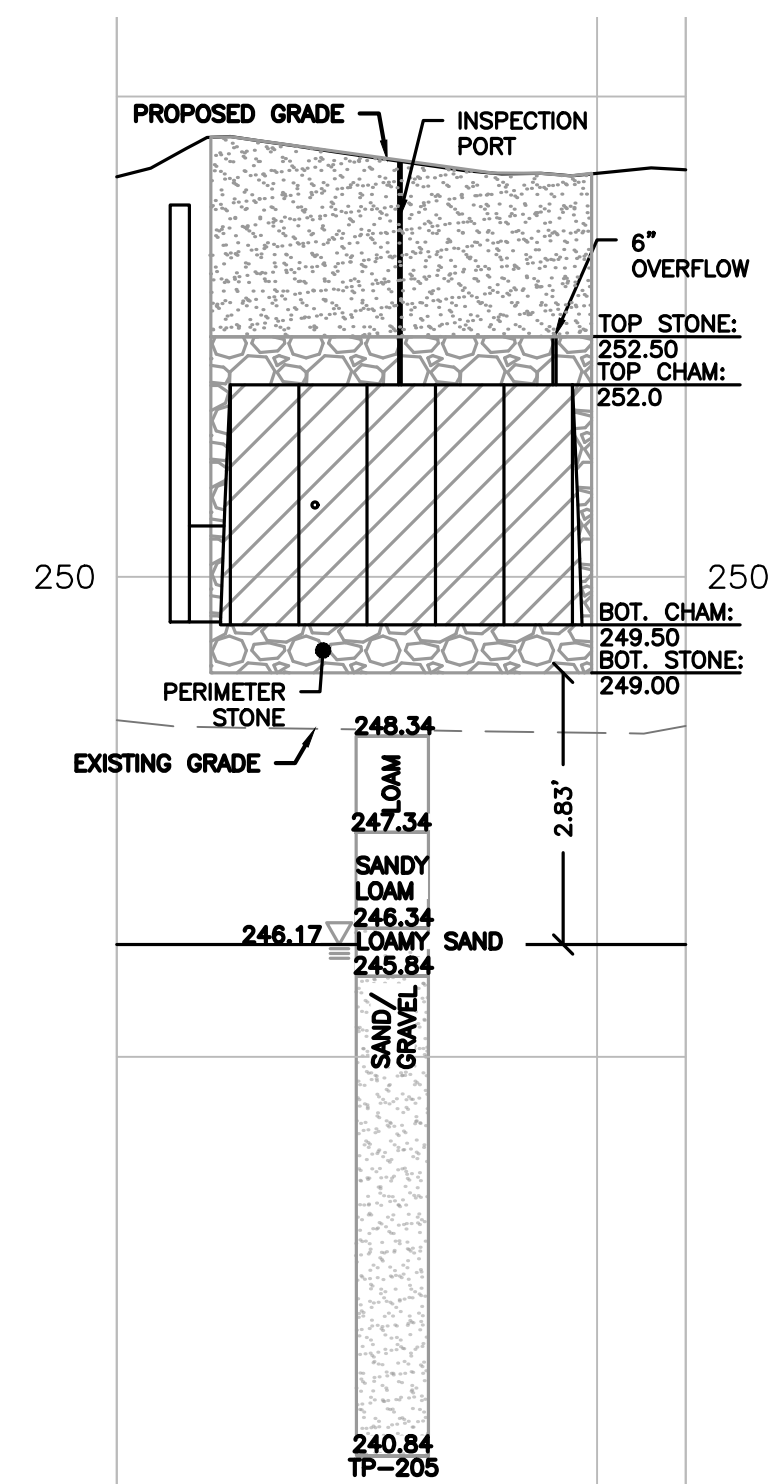
STORMTECH INFILTRATION SYSTEM #1
SCALE = 1"=10'



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



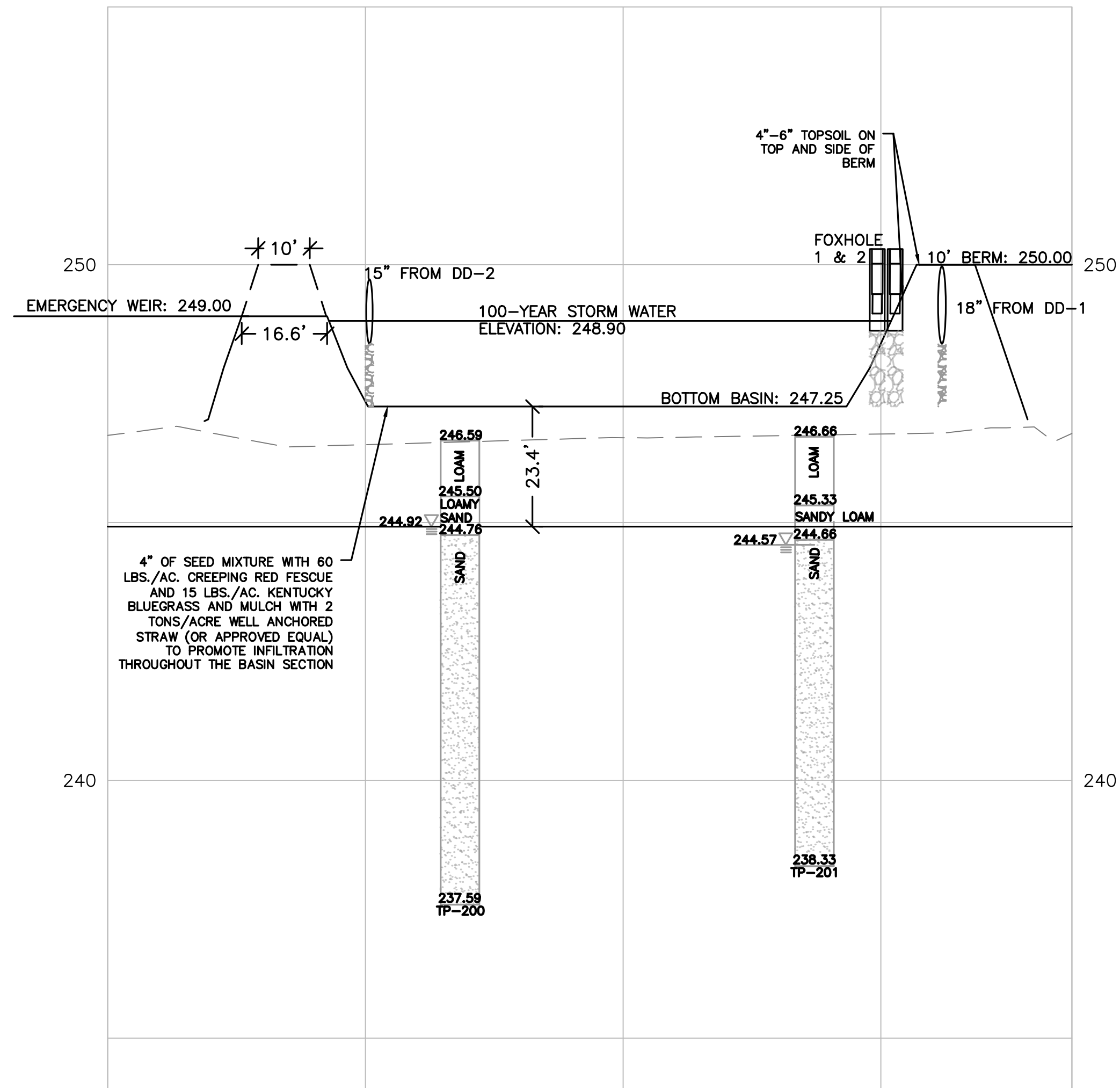
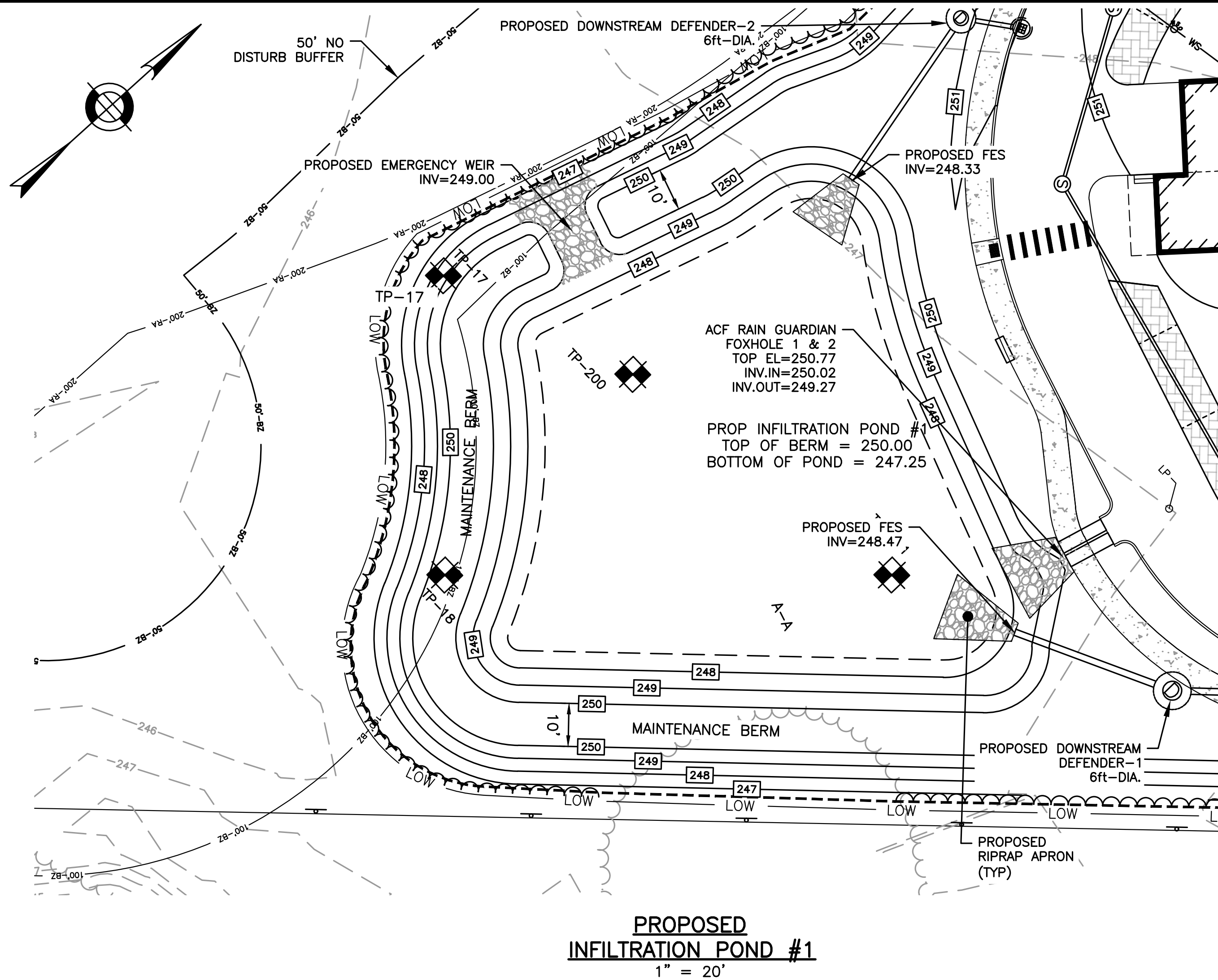
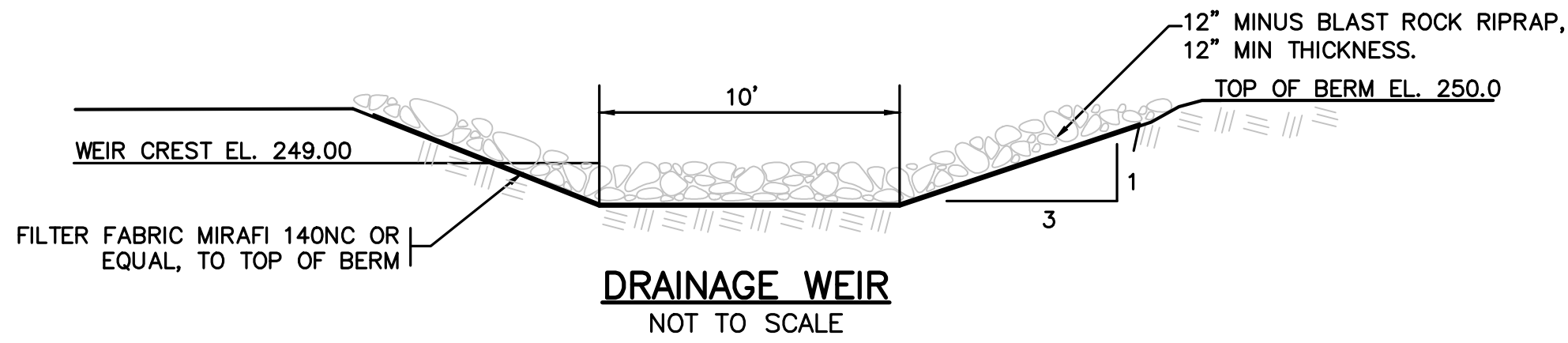
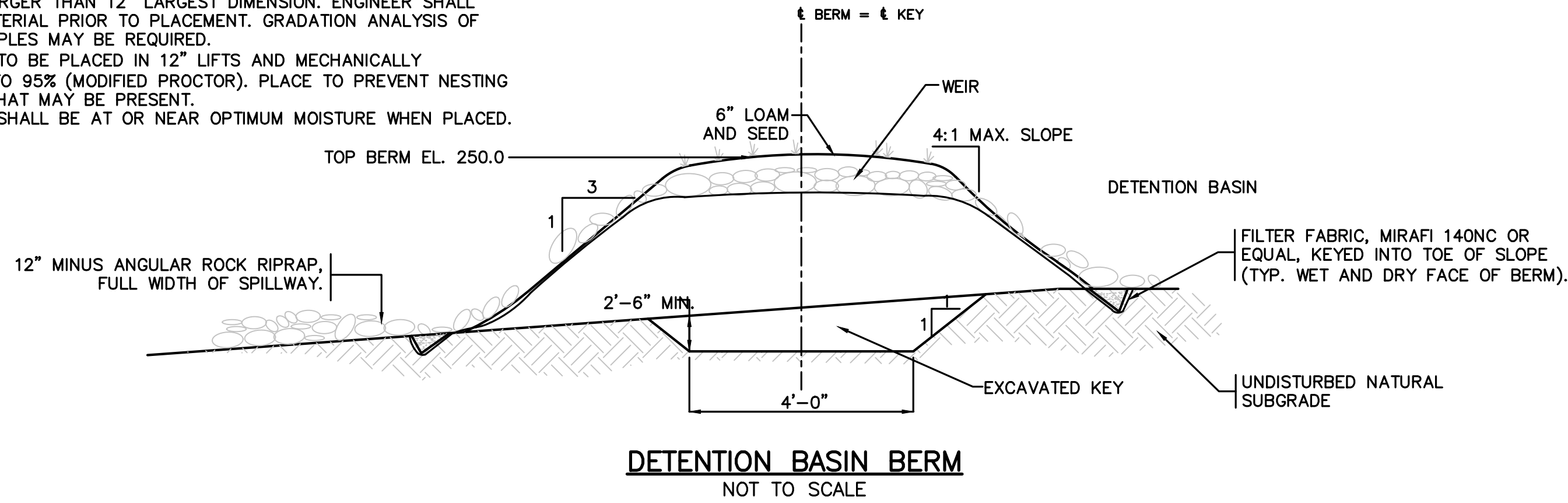
STORMTECH INFILTRATION SYSTEM #2
SCALE = 1"=10'



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

TOWN OF WRENTHAM - PLANNING BOARD	
SIGNATURE	DATE

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.



TOWN OF WRENTHAM — PLANNING BOARD	
SIGNATURE	DATE



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SITE PLAN

DETAIL SHEET
10 OF 11

DATE: APRIL 11, 2022

PROJECT NUMBER: 19227.01

DESIGNED BY: KL/MB

DRAWN BY: KL/MB/NC

CHECKED BY: KE

C10.10

SHEET 38 OF 39

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

TP-1 EL.=249.91
0"-13" Ap LO 10YR 3/2
13"-24" Bw SL 10YR 4/6
24"-96" C₁ S 10YR 4/3
MOTTLES 30", WEeping 23", STANDING 53"
ESHW: 30" @ EL. 247.41

TP-2 EL.=249.82
0"-11" Ap LO 10YR 3/3
11"-30" Bw SL 10YR 5/4
30"-99" C₁ S 10YR 4/4
MOTTLES 26", WEeping 35", STANDING 70"
ESHW: 26" @ EL. 247.65

TP-3 EL.=249.94
0"-12" Ap LO 10YR 2/2
12"-22" Bw SL 10YR 5/6
22"-96" C₁ S 10YR 4/4
MOTTLES 28", WEeping 34", STANDING 70"
ESHW: 28" @ EL. 247.61

TP-4 EL.=249.33
0"-10" Ap LO 10YR 3/1
10"-22" Bw SL 10YR 4/6
22"-100" C₁ S 10YR 5/4
MOTTLES 32", WEeping 35", STANDING 82"
ESHW: 48" @ EL. 245.30

TP-5 EL.=249.93
0"-13" Ap LO 10YR 2/2
13"-30" Bw SL 10YR 5/6
30"-98" C₁ LS 10YR 4/4
MOTTLES 35", WEeping 35", STANDING 56"
ESHW: 35" @ EL. 247.01

TP-6 EL.=249.12
0"-8" Ap LO 10YR 2/2
8"-22" Bw SL 10YR 5/8
22"-96" C₁ LS 10YR 4/3
MOTTLES 22", WEeping 55", STANDING 69"
ESHW: 22" @ EL. 247.29

TP-7 EL.=248.96
0"-11" Ap LO 10YR 2/2
11"-23" Bw SL 10YR 6/8
23"-39" C₁ GLEY SL G1 7/10Y
39"-108" C₂ S 10YR 4/4
MOTTLES 27", WEeping 69", STANDING 71"
ESHW: 27" @ EL. 246.71

TP-8 EL.=248.40
0"-11" Ap LO 10YR 2/1
11"-31" Bw SL 7.5YR 7/6
31"-53" C₁ GLEY SL G1 7/10Y
53"-105" C₂ S 10YR 5/4
MOTTLES 23", WEeping 45", STANDING 77"
ESHW: 23" @ EL. 246.48

TP-9 EL.=249.65
0"-12" Ap LO 10YR 3/2
12"-25" Bw SL 7.5YR 4/4
25"-108" C₁ 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

TP-10 EL.=250.27
0"-12" Ap LO 10YR 3/2
12"-38" Bw SL 2.5Y 6/4
38"-100" C₁ S 10YR 5/4
MOTTLES 38", WEeping 62"
PERC SHELF 40"
ESHW: 38" @ EL. 247.10

TP-11 EL.=250.26
0"-33" FILL
33"-96" C₁ 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

TP-12 EL.=250.45
0"-11" Ap LO 10YR 3/2
11"-22" Bw SL 2.5YR 6/4
22"-109" C₁ 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

TP-1 EL.=249.38
0"-10" Ap LO 10YR 3/2
10"-24" Bw₁ SL 7.5YR 5/8
24"-44" Bw₂ SL 5Y 6/1
44"-96" C₁ FS 10YR 5/2
MOTTLES 29", WEeping 26", STANDING 71"
ESHW: 26" @ EL. 247.21

TP-2 EL.=248.73
0"-11" Ap LO 10YR 2/2
11"-22" Bw₁ SL 10YR 5/6
22"-40" Bw₂ SL 5Y 5/2
40"-93" C₁ S 10YR 5/4
MOTTLES 20", WEeping 31", STANDING 80"
ESHW: 20" @ EL. 247.06

TP-3 EL.=248.36
0"-10" Ap LO 10YR 3/2
10"-19" Bw SL 10YR 5/8
19"-42" C₁ LS 7.5YR 5/8
42"-95" C₂ S 10YR 5/2
WEeping 22", STANDING 75"
ESHW: 22" @ EL. 246.53

TP-4 EL.=247.88
0"-10" Ap LO 10YR 2/2
10"-20" Bw SL 10YR 6/4
20"-30" C₁ LS 7.5YR 4/6
30"-100" C₂ S 10YR 5/3
MOTTLES 20", WEeping 21", STANDING 65"
ESHW: 20" @ EL. 246.21

TP-5 EL.=248.74
0"-27" Ap LO 10YR 2/2
27"-34" Bw SL G1 7/10YR
34"-94" C₁ S 10YR 4/6
WEeping 27", STANDING 44"
ESHW: 27" @ EL. 246.49

TP-6 EL.=249.31
0"-10" Ap LO 10YR 2/2
10"-20" Bw SL 10YR 5/6
20"-96" C₁ S 10YR 4/4
MOTTLES 27", WEeping 30", STANDING 65"
ESHW: 27" @ EL. 247.06

TP-7 EL.=250.05
0"-10" Ap LO 10YR 3/2
10"-19" Bw SL 10YR 5/6
19"-101" C₁ S 10YR 4/4
MOTTLES 27", WEeping 42", STANDING 74"
GRAVEL 48"
ESHW: 27" @ EL. 247.80

TP-8 EL.=249.15
0"-9" Ap LO 10YR 3/2
9"-19" Bw SL 10YR 5/8
19"-98" C₁ S 10YR 4/4
MOTTLES 36", WEeping 44", STANDING 88"
ESHW: 36" @ EL. 246.15

TP-9 EL.=249.32
0"-11" Ap LO 10YR 3/2
11"-22" Bw SL 10YR 5/6
22"-98" C₁ S 10YR 4/6
MOTTLES 30", WEeping 26", STANDING 64"
ESHW: 30" @ EL. 246.82

TP-10 EL.=249.51
0"-15" Ap LO 10YR 2/2
15"-22" Bw SL 10YR 5/8
22"-98" C₁ S 10YR 4/4
MOTTLES 31", WEeping 33", STANDING 84"
ESHW: 31" @ EL. 246.93

TP-11 EL.=248.25
0"-12" Ap LO 10YR 3/2
12"-17" Bw SL 10YR 5/6
17"-105" C₁ S 10YR 4/2
MOTTLES 27", WEeping 35", STANDING 74"
ESHW: 27" @ EL. 246.00

TP-12 EL.=248.84
0"-12" Ap LO 10YR 2/2
12"-19" Bw SL 10YR 5/6
19"-101" C₁ S 10YR 4/4
MOTTLES 27", WEeping 44", STANDING 75"
ESHW: 27" @ EL. 246.59

TP-13 EL.=248.07
0"-10" Ap LO 10YR 2/2
10"-15" Bw SL 10YR 5/4
15"-40" C₁ LS 10YR 4/4
40"-98" C₂ S 10YR 4/4
MOTTLES 21", WEeping 26", STANDING 81"
ESHW: 21" @ EL. 246.32

TP-14 EL.=248.05
0"-16" Ap LO 10YR 2/2
16"-51" C₁ MS 10YR 4/6
51"-80" C₂ GS 7.5YR 4/6
80"-96" C₃ FS 10YR 5/4
WEeping 13", STANDING 84"
ESHW: 13" @ EL. 246.96

TP-15 EL.=248.49
0"-12" Ap LO 10YR 3/2
12"-26" Bw LS 10YR 5/6
26"-108" C₁ S 10YR 5/3
MOTTLES 27", WEeping 55", STANDING 61"
ESHW: 27" @ EL. 246.24

TP-16 EL.=248.36
0"-11" Ap LO 10YR 3/2
11"-22" Bw SL 10YR 5/6
22"-110" C₁ S 10YR 4/3
MOTTLES 27", WEeping 55", STANDING 62"
ESHW: 27" @ EL. 246.11

TP-17 EL.=246.71
0"-30" Ap LO 10YR 2/1
30"-42" Bw LS 10YR 3/6
42"-113" C₁ S 10YR 4/6
MOTTLES 36", WEeping 62", STANDING 72"
ESHW: 36" @ EL. 243.71

TP-18 EL.=246.49
0"-22" Ap LO 10YR 2/2
22"-38" Bw LS 10YR 3/6
38"-108" C₁ S 2.5YR 5/4
MOTTLES 38", WEeping 64", STANDING 70"
ESHW: 38" @ EL. 243.32

TP-19 EL.=248.05
0"-12" Ap LO 10YR 3/2
12"-24" Bw SL 10YR 5/8
24"-35" C₁ GLEY SL G1 7/10YR
35"-108" C₂ S 10YR 4/4
MOTTLES 36", WEeping 53", STANDING 74"
ESHW: 36" @ EL. 245.05

TP-20 EL.=249.49
0"-14" Ap LO 10YR 3/2
14"-30" Bw LS 10YR 4/4
30"-102" C₁ S 10YR 4/2
MOTTLES 40", WEeping 67", STANDING 72"
ESHW: 40" @ EL. 246.16

TP-21 EL.=249.11
0"-11" Ap LO 10YR 2/2
11"-22" Bw LS 10YR 5/6
22"-103" C₁ S 10YR 4/3
MOTTLES 26", WEeping 38", STANDING 84"
ESHW: 26" @ EL. 246.94

TP-22 EL.=250.21
0"-11" Ap LO 10YR 3/2
11"-27" Bw LS 10YR 5/6
27"-104" C₁ S 10YR 4/2
MOTTLES 33", WEeping 50", STANDING 76"
ESHW: 33" @ EL. 247.46

TP-23 EL.=250.17
0"-16" Ap LO 10YR 2/2
16"-20" Bw SL 10YR 5/6
20"-96" C₁ LS 10YR 5/3
MOTTLES 47", WEeping 72", STANDING 81"
ESHW: 47" @ EL. 246.25

TP-24 EL.=250.36
0"-9" Ap LO 10YR 3/2
9"-17" Bw SL 10YR 5/6
17"-96" C₁ 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

TP-101 EL.=249.00
0"-11" Ap LO 10YR 3/2
11"-20" Bw SL 10YR 5/6
20"-33" C₁ LS 10YR 5/4
33"-98" C₂ S/GRAVEL 10YR 4/3
MOTTLES 21", WEeping 51"
ESHW: 21" @ EL. 247.25

TP-102 EL.=248.10
0"-15" Ap LO 10YR 3/2
15"-32" C₁ LS 10YR 5/4
32"-96" C₂ S/GRAVEL 10YR 4/3
WEeping 16"
ESHW: 16" @ EL. 246.77

TP-103 EL.=249.25
0"-14" Ap LO 10YR 3/2
14"-25" Bw SL 10YR 5/6
25"-37" C₁ LS 10YR 5/4
37"-112" C₂ S/GRAVEL 10YR 4/3
MOTTLES 24", WEeping 71"
ESHW: 24" @ EL. 247.25

TP-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

TP-105 EL.=250.10
0"-12" Ap LO 10YR 3/2
12"-23" Bw SL 10YR 5/6
23"-30" C₁ S 10YR 5/4
30"-84" C₂ S/GRAVEL 10YR 4/3
MOTTLES 24", WEeping 34"
ESHW: 34" @ EL. 247.27

TP-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

TP-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

TP-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

TP-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

TP-205 EL.=248.34
0"-12" Ap LO 10YR 3/2
12"-24" Bw SL 10YR 5/6
24"-30" C₁ LS 10YR 5/4
30"-90" C₂ S/GRAVEL 10YR 4/3
MOTTLES 26", WEeping 55"
ESHW: 26" @ EL. 246.17

TP-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

TP-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

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
11 OF 11

DATE: APRIL 11, 2022

PROJECT NUMBER: 19227.01

DESIGNED BY: KL/MB

DRAWN BY: KL/MB/NC

CHECKED BY: KE

C10.11

SHEET 39 OF 39

SOIL TESTING RESULTS

SEE GRADING AND DRAINAGE
SHEETS FOR LOCATIONS