

SITE PLAN TO ACCOMPANY NOTICE OF INTENT PROPOSED YARD IMPROVEMENTS 150 GARFIELD ROAD CONCORD, MA.

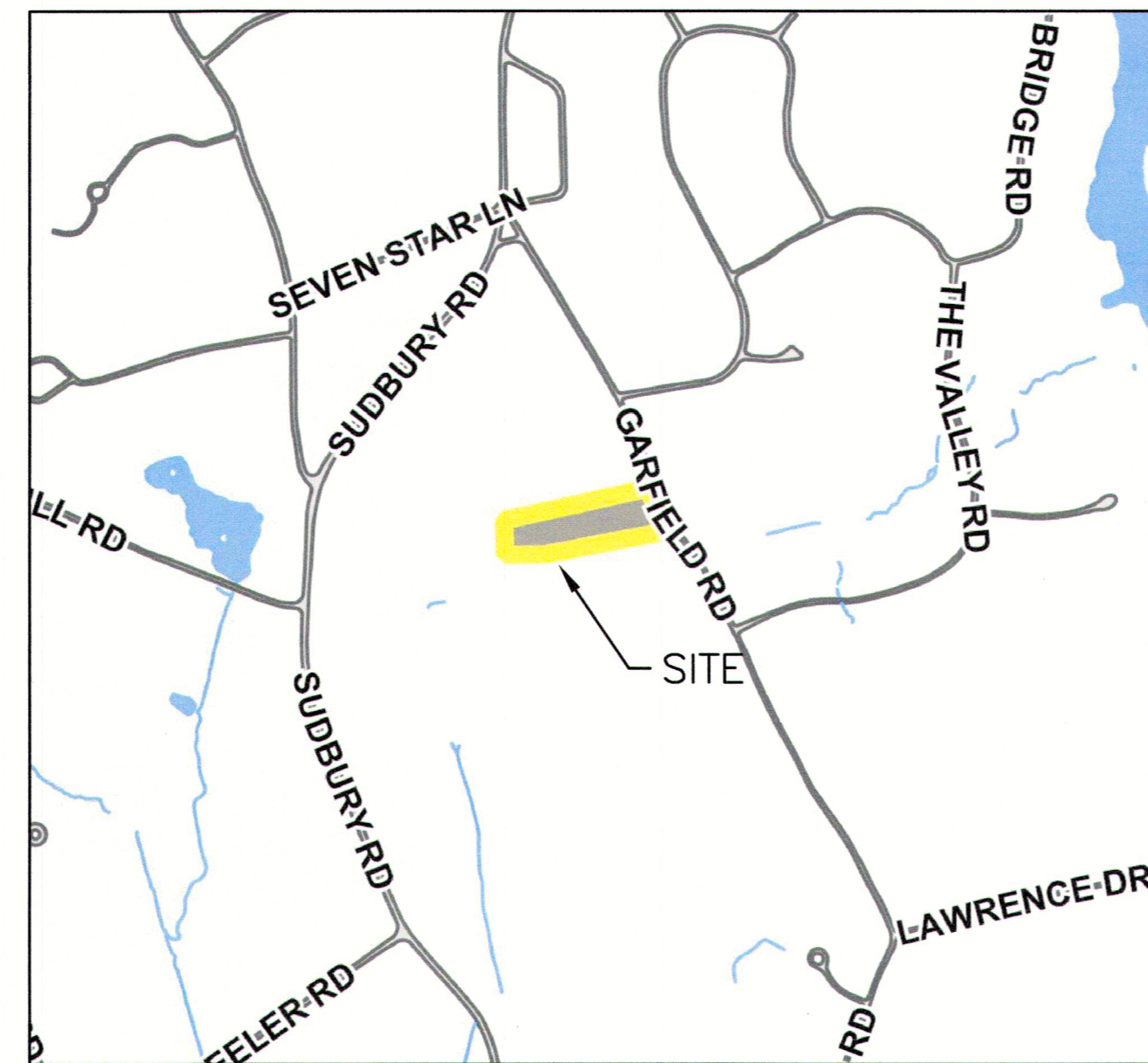
HOWARD STEIN HUDSON
114 Turnpike Road, Suite 2C
Chelmsford, MA 01824
www.hshassoc.com

PREPARED FOR:
KIM WALSH
KATIE WALSH
150 GARFIELD ROAD
CONCORD, MA 01742

**PROPOSED YARD
IMPROVEMENTS**
150 GARFIELD ROAD
CONCORD, MA 01742
MIDDLESEX COUNTY

GENERAL NOTES:

1. EXISTING PROPERTY LINE AND UTILITY INFORMATION SHOWN IS BASED ON AN EXISTING SURVEY CONDUCTED BY A-PLUS CONSTRUCTION SERVICES CORPORATION DATED 12-28-2017 AND UPDATED 11-19-2020.
2. THE RESOURCE AREA WAS DELINEATED BY DAVID CROSSMAN DATED 07-12-2020.
3. THE ACCURACY AND COMPLETENESS OF THE UNDERGROUND UTILITIES AS SHOWN ON THE PLANS ARE NOT GUARANTEED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION, SIZE, TYPE, ETC. OF ALL UNDERGROUND UTILITIES THAT MAY BE AFFECTED BY THE WORK. AT LEAST 72 HOURS BEFORE EXCAVATION, THE CONTRACTOR SHALL BE REQUIRED TO CONTACT DIGSAFE AT 1-888-344-7233.
4. THE CONTRACTOR SHALL FIELD VERIFY CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
5. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION, AND SIZE OF THE UTILITY SHALL BE APPROPRIATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR AND THE INFORMATION FURNISHED TO THE ENGINEER FOR RESOLUTION.
6. ALL UTILITY COMPANIES, PUBLIC AND PRIVATE, MUST BE NOTIFIED, INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THIS PLAN, PRIOR TO EXCAVATING, BLASTING, INSTALLING, BACKFILLING, GRADING, PAVEMENT RESTORATION OR REPAVING.
7. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES EXCEPT THOSE NOTED TO BE ABANDONED, REMOVED AND DISPOSED.
8. THE CONTRACTOR SHALL DISPOSE OF ALL WASTE MATERIAL IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REQUIREMENTS AT HIS/HER OWN EXPENSE, OUTSIDE OF THE PROJECT LIMITS.



LOCUS MAP
1"=1,000'

OWNER

KATIE WALSH
150 GARFIELD ROAD
CONCORD, MA 01742

ASSESSORS INFORMATION

ASSESSORS MAP 14F BLOCK 3481

REFERENCES

1. EXISTING CONDITIONS SURVEY BY A-PLUS CONSTRUCTION SERVICES CORPORATION, DATED 12-28-2017 AND UPDATED 11-19-2020.

ZONING REQUIREMENTS

RESIDENCE AA DISTRICT

DIMENSIONAL REQUIREMENTS

REQUIREMENT	PROPOSED	(EXISTING)
MINIMUM LOT AREA	80,000 S.F.	U - (137,204 S.F.)
MINIMUM LOT FRONTAGE	200 FT	U - (222'±)
FRONTAGE EXCEPTION	160 FT	U - (222'±)
MINIMUM LOT WIDTH	160 FT	U - (219'±)
MINIMUM FRONT YARD	40 FT	U - (41'±)
MINIMUM SIDE YARD	15 FT	U - (47'±)
MINIMUM REAR YARD	30' OR <25%*LOT DEPTH	U - (590'±)
MAXIMUM BUILDING HEIGHT	35 FT	U - (<35')
CLOSEST WORK TO WETLAND:	25 FT	N/A - N/A

U=UNCHANGED BY APPLICATION

PLAN PURPOSE

THIS PLAN HAS BEEN CREATED TO SUPPORT A NOTICE OF INTENT APPLICATION TO THE CONCORD DIVISION OF NATURAL RESOURCES. THIS PLAN DETAILS THE LAYOUT, GRADING, SPECIES REMOVAL, AND SPECIES RESTORATION ASSOCIATED WITH EXPANDING A SINGLE FAMILY BACKYARD.

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SHEET 3	LAYOUT AND GRADING PLAN
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LEGEND:

	ABUTTERS LOT LINE
	ZONING SETBACK
	WOODEN FENCE
	TREE LINE
	INTERMEDIATE CONTOURS
	INDEX CONTOURS
	WETLAND LINE
	LIMIT OF WORK
	UTILITY POLE
	BUSH
	EXISTING TREE
	EXISTING TREE TO BE REMOVED

REVISIONS:

NO	BY	DATE	DESCRIPTION
1	MB	11/03/20	NEW WETLAND DELIN.
2	KF	11/20/20	WETLAND LINE ADJ.
3	KF	12/03/20	PER NRC COMMENTS



COVER SHEET

DATE:	04-08-2020
PROJECT NUMBER:	16211.02
DESIGNED BY:	KF/MB
DRAWN BY:	KF/MB
CHECKED BY:	KE

12/3/2020 M:\16211\CURRENT\16211 - Site Plan\NOL_10-27-20.dwg
Matthew Baker



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SITE
PLAN

EXISTING
CONDITIONS
PLAN

DATE: 04-08-2020

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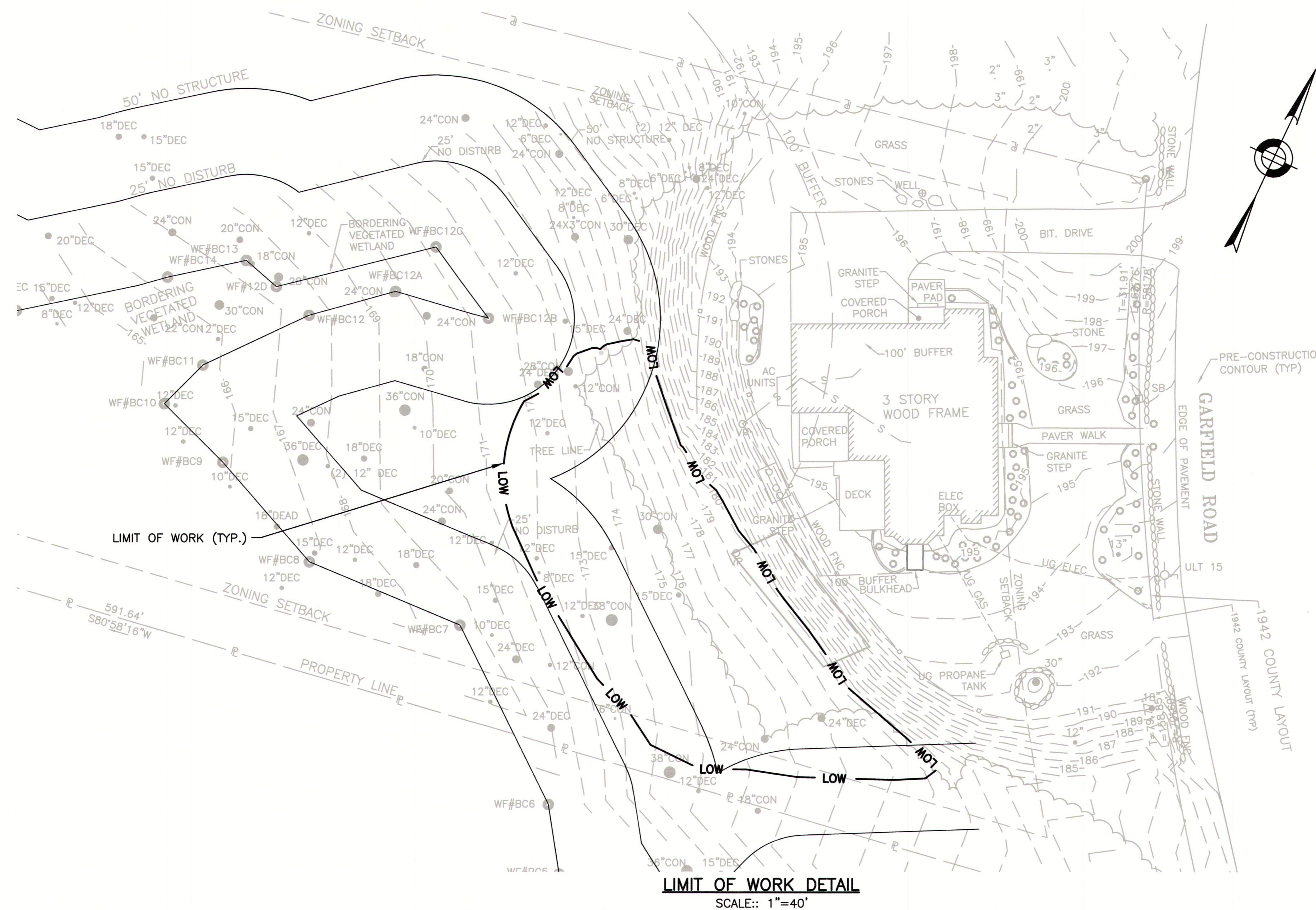
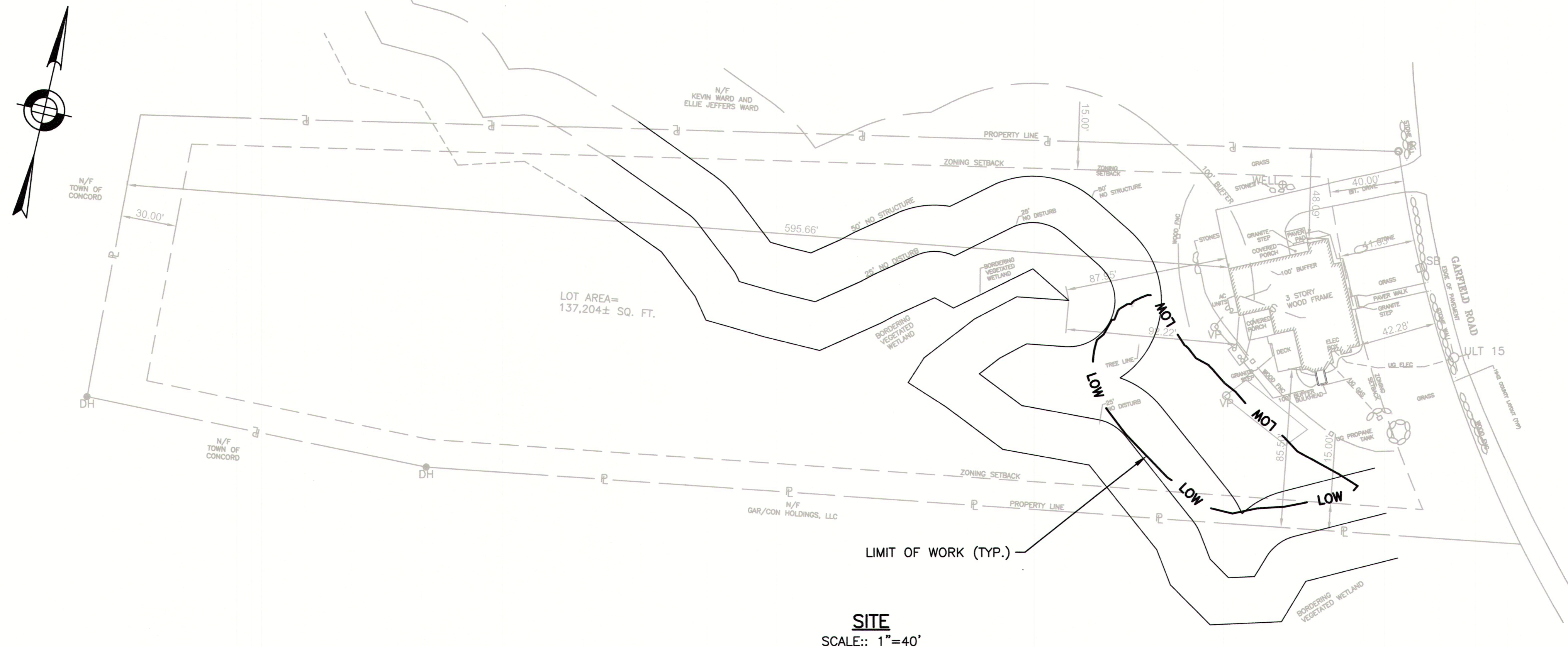
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SHEET 2 OF 6



NOTE:
 1. EXISTING CONDITIONS SURVEY BY A-PLUS CONSTRUCTION SERVICES CORP. DATED 11-20-2020.
 2. WETLANDS DELINEATED BY DAVE CROSSMAN DATED 07-12-2020.

SEQUENCE OF OPERATIONS:

1. INSTALL FIBER ROLL TO MAXIMUM EXTENT PRACTICABLE.
2. BEGIN CLEARING AND GRUBBING.
3. INSTALL SITE FURNISHINGS AND GRADE SITE
4. INSTALL LANDSCAPING.
5. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL PERMANENT COVER IS ESTABLISHED.

GENERAL

THIS PLAN PROPOSES EROSION CONTROL MEASURES TO ADEQUATELY CONTROL ACCELERATED SEDIMENTATION AND REDUCE THE DANGER FROM STORM WATER RUNOFF AT THE SITE. THE RUNOFF SHALL BE CONTROLLED BY THE INTERCEPTION, DIVERSION, AND SAFE DISPOSAL OF PRECIPITATION. RUNOFF SHALL ALSO BE CONTROLLED BY STAGING CONSTRUCTION ACTIVITY AND PRESERVING NATURAL VEGETATION WHEREVER POSSIBLE.

EXISTING VEGETATION SHALL BE PROTECTED AND ONLY THAT CLEARING AND GRUBBING ABSOLUTELY NECESSARY TO THE PROPOSED CONSTRUCTION SHALL BE PERFORMED. ALL DISTURBED AREAS SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AND CONTOUR, UNLESS OTHERWISE INDICATED ON THE PLANS. THE CONTRACTOR SHALL TAKE SPECIAL CARE WITH HIS CONSTRUCTION METHODS AND SHALL COMPLY WITH THE FOLLOWING GUIDELINES.

SEDIMENTATION CONTROL

ALL AREAS SHALL BE PROTECTED FROM SEDIMENTATION DURING AND AFTER CONSTRUCTION, PARTICULARLY THE STORAGE OF EXCAVATED OR STOCKPILED MATERIAL. THE CONTRACTOR SHALL CAREFULLY STRIP ALL TOPSOIL, LOAM, OR ORGANIC MATTER PRIOR TO THE TRENCHING OR OTHER OPERATIONS AND SHALL STORE THEM SEPARATELY FROM ALL OTHER MATERIALS DURING EXCAVATION. EACH STOCKPILE MUST BE ADEQUATELY RINGED WITH SEDIMENT CONTROL MATERIAL (i.e. HAY BALES AND/OR FILTER FIBER ROLL).

DEBRIS AND OTHER WASTE RESULTING FROM EQUIPMENT MAINTENANCE AND CONSTRUCTION WILL NOT BE DISCARDED ON SITE.

EROSION AND SEDIMENTATION CONTROL PLAN

SEDIMENTATION CONTROL SYSTEM - THE SEDIMENTATION CONTROL SYSTEM SHALL CONSIST OF FILTER FABRIC BARRIER FENCE & HAYBALES. THE SEDIMENTATION CONTROL SYSTEM SHALL BE INSTALLED IMMEDIATELY AFTER A CUT SLOPE HAS BEEN GRADED, BEFORE A FILL SLOPE HAS BEEN CREATED AND AS INDICATED ON THE PLANS. THE SYSTEM DESIGNED TO INTERCEPT SILT AND SEDIMENT BEFORE IT REACHES THE WETLANDS OR WATERCOURSES. DEPOSITS OF SEDIMENT AND SILT ARE TO BE PERIODICALLY REMOVED FOR THE UPSTREAM SIDE OF THE FENCE. THIS MATERIAL IS TO BE SPREAD AND STABILIZED IN AREAS NOT SUBJECT TO EROSION, OR IN AREAS WHICH ARE NOT TO BE PAVED OR BUILT ON. THE SEDIMENTATION CONTROL SYSTEM IS TO BE REPLACED AS NECESSARY TO PROVIDE PROPER FILTERING ACTION. THE SYSTEM IS TO REMAIN IN PLACE AND BE MAINTAINED TO INSURE EFFICIENT SILTATION CONTROL UNTIL ALL AREAS ABOVE THE SYSTEM ARE STABILIZED AND VEGETATION HAS BEEN ESTABLISHED.

STACKED HAY BALES - HAY OR STRAW BALES USED FOR EROSION CONTROL SHALL BE STACKED AT CATCH BASINS WHERE SEDIMENT MAY ENTER THE CATCH BASIN OR AS DIRECTED BY THE RESIDENT ENGINEER. DEPOSITS OF SEDIMENT AND SILT ARE TO BE PERIODICALLY REMOVED FROM THE UPSTREAM SIDE OF THE EROSION CHECKS. THIS MATERIAL IS TO BE SPREAD AND STABILIZED IN AREAS NOT SUBJECT TO EROSION, OR IN AREAS WHICH ARE NOT TO BE PAVED OR BUILT ON. HAY OR STRAW BALES ARE TO BE REPLACED AS NECESSARY TO PROVIDE PROPER FILTERING ACTION. THE SYSTEM IS TO REMAIN IN PLACE AND BE MAINTAINED TO INSURE EFFICIENT SILTATION CONTROL UNTIL ALL AREAS ABOVE THE EROSION CHECKS ARE STABILIZED AND VEGETATION HAS BEEN ESTABLISHED.

EROSION CONTROL MATTING - MATTING SHALL BE USED FOR EROSION CONTROL ON SLOPES GREATER THAN 3:1. SOIL ON SLOPES SHALL BE PREPARED BEFORE INSTALLING MATTING, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER AND SEED. THE SYSTEM IS TO REMAIN IN PLACE AND BE MAINTAINED TO INSURE EFFICIENT EROSION CONTROL UNTIL VEGETATION HAS ESTABLISHED.

IN ALL AREAS, REMOVAL OF TREES, BUSHES, AND OTHER VEGETATION, AND DISTURBANCE TO THE SOIL, IS TO BE KEPT TO AN ABSOLUTE MINIMUM WHILE ALLOWING PROPER DEVELOPMENT OF THE SITE.



TOWN OF CONCORD—PUBLIC WORKS
DESIGN AND CONSTRUCTION
STANDARDS

EROSION AND SEDIMENTATION CONTROL
NOTES

SCALE: N.T.S. DATE: 01/08/2015

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	CHECKED BY: W.J.R.	

EROSION AND SEDIMENT CONTROL MAINTENANCE PROCEDURES

DURING CONSTRUCTION, AS SMALL AN AREA OF SOIL AS POSSIBLE SHOULD BE EXPOSED OR AS SHORT A TIME AS POSSIBLE. AFTER CONSTRUCTION, GRADE, RESPREAD TOPSOIL, AND STABILIZE SOIL BY SEEDING AND MULCHING AS TO PREVENT EROSION.

ALL SEDIMENTATION AND EROSION CONTROL DEVICES SHALL BE INSPECTED DURING CONSTRUCTION ON A DAILY BASIS AND FOLLOWING ALL STORMS BY THE RESIDENT ENGINEER. THE CONTRACTOR SHALL MAINTAIN AND MAKE REPAIRS AND REMOVE SEDIMENT AS REQUESTED BY THE RESIDENT ENGINEER. THIS WORK SHALL BE PERFORMED WITHIN 24 HOURS OF REQUEST.

THE CONTRACTOR SHALL CLEAN SEDIMENT AND DEBRIS FROM ALL DRAINAGE STRUCTURES, AND PIPES AT THE COMPLETION ON CONSTRUCTION. THE CONTRACTOR SHALL REPAIR ALL ERODED AREAS AND ENSURE A GOOD STAND OF TURF IS ESTABLISHED THROUGHOUT. THE CONTRACTOR SHALL REPAIR ALL ERODED OR DISPLACED RIPRAP, AND CLEAN SEDIMENT COVERED STONES.

CONSTRUCTION PROCEDURES:

1. HAY BALES SHALL BE PLACED AROUND EXISTING CATCH BASINS AND DROP INLETS TO PREVENT SEDIMENTATION AND OTHER DEBRIS FROM ACCUMULATING ON THE GRATE OR IN THE SUMP. HAY BALES SHOULD BE KEPT CLEAN AND FREE OF DEBRIS TO FACILITATE FLOW.
2. EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF 4 INCHES, AND PLACED SO THE BINDINGS ARE HORIZONTAL.
3. BALES SHALL BE SECURELY ANCHORED IN PLACE BY EITHER TWO STAKES OR OR REBARS DRIVEN THROUGH THE BALE. THE FIRST STAKE SHALL BE DRIVEN TOWARD THE PREVIOUSLY LAID BALE AT AN ANGLE TO FORCE THE BALES TOGETHER. STAKES SHALL BE DRIVEN FLUSH WITH THE BALE.
4. INSPECTION SHALL BE FREQUENT AND REPAIR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
5. BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

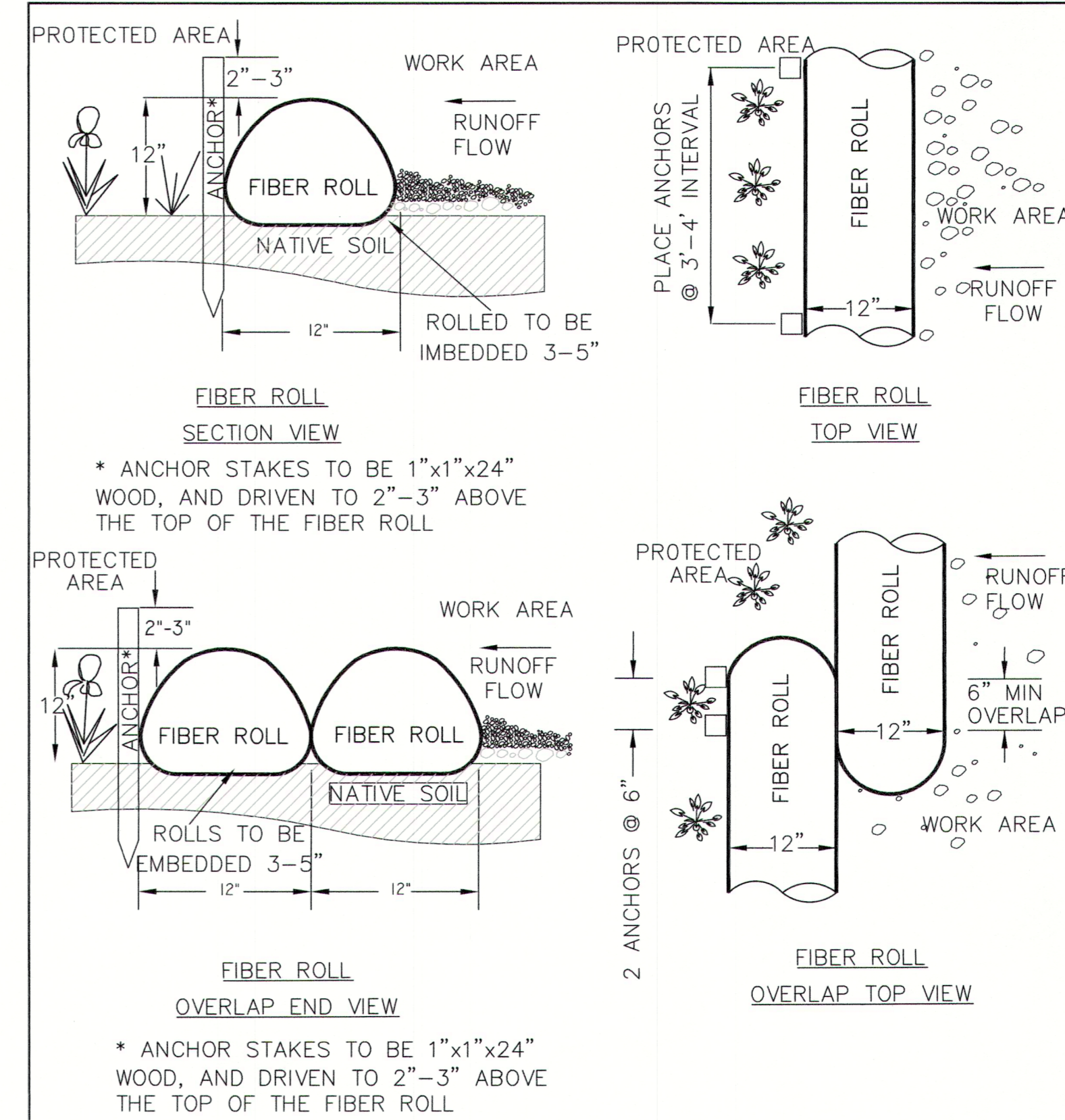


TOWN OF CONCORD—PUBLIC WORKS
DESIGN AND CONSTRUCTION
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EROSION AND SEDIMENTATION CONTROL
NOTES (CONTINUED)

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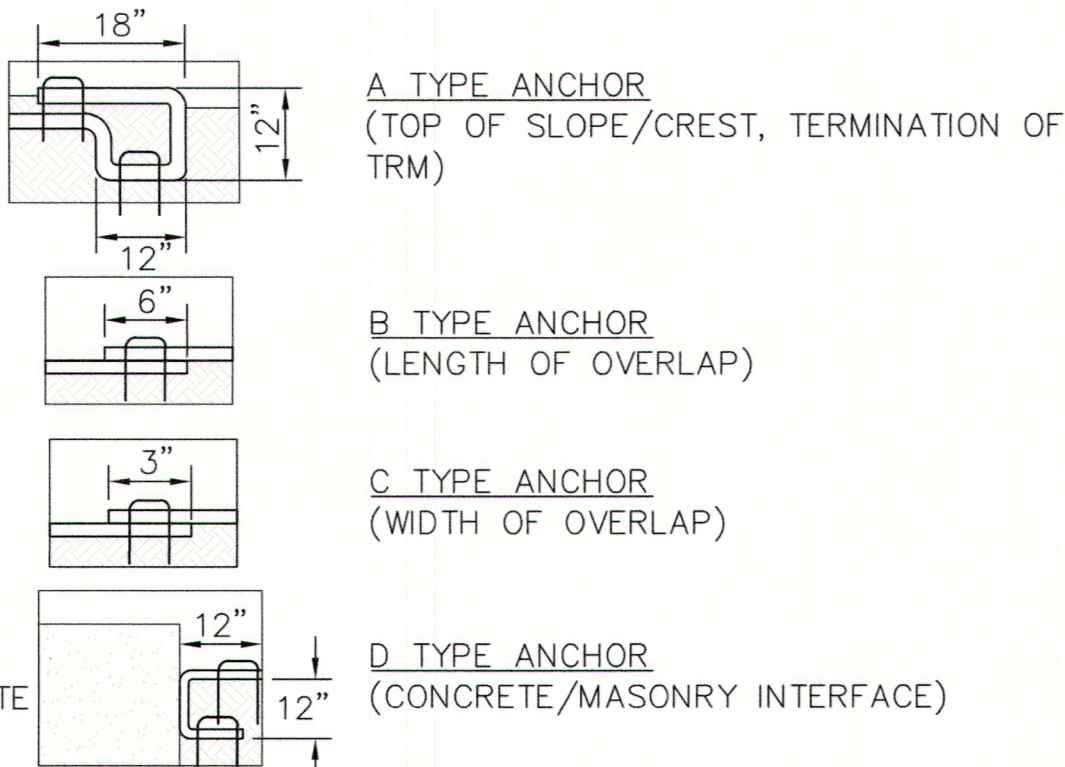
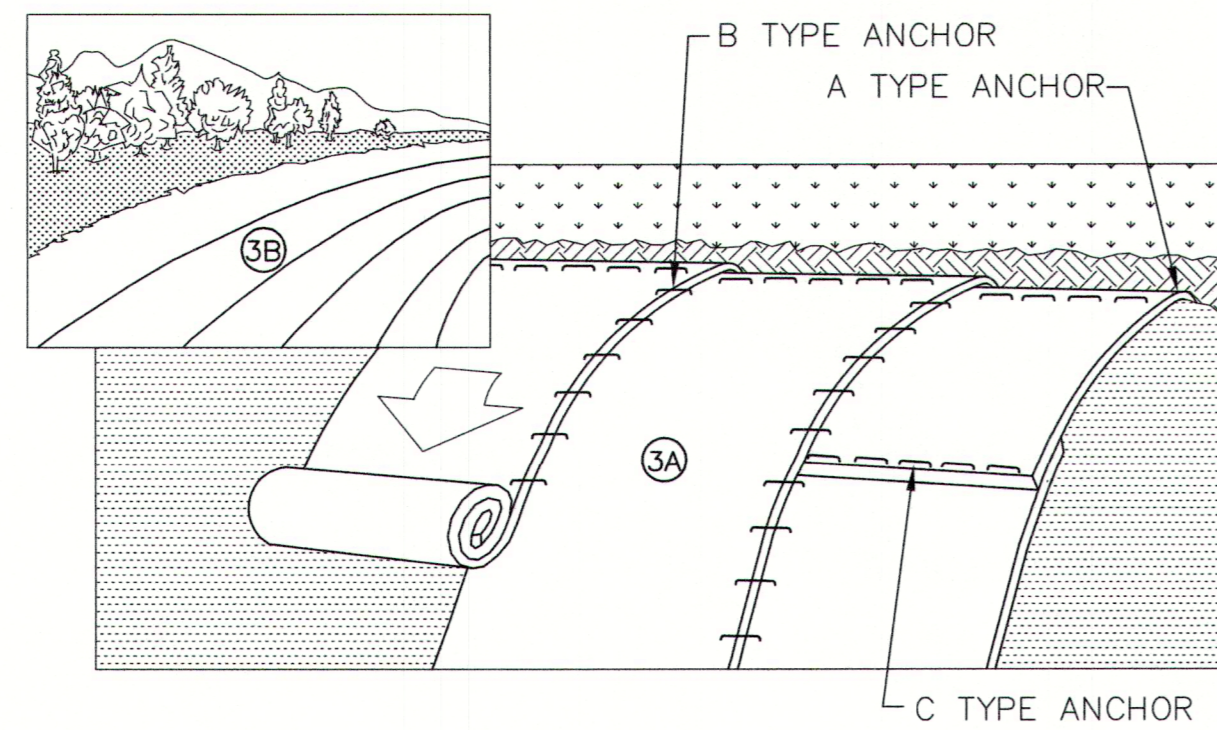


TOWN OF CONCORD—PUBLIC WORKS
DESIGN AND CONSTRUCTION
STANDARDS

EROSION CONTROL FIBER ROLL DETAIL

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TOWN OF CONCORD—PUBLIC WORKS
DESIGN AND CONSTRUCTION
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EROSION CONTROL MATTING

SCALE: N.T.S. DATE: 01/08/2015

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EROSION CONTROL MATTING INSTALLATION NOTES

1. INSTALL TURF REINFORCEMENT MAT (TRM) IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS. MANUFACTURERS REPRESENTATIVE SHALL INSPECT THE SITE PREPARATION PRIOR TO INSTALLATION OF THE TURF REINFORCEMENT MAT AND PROVIDE ON SITE SUPERVISION FOR THE INSTALLATION. UPON COMPLETION, THE REPRESENTATIVE SHALL PROVIDE WRITTEN CERTIFICATION AS TO THE ACCEPTABILITY OF THE INSTALLATION.
 2. PREPARE SOIL BEFORE INSTALLING TRM, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER AND SEED. NOTE: WHEN USING CELL DO NOT SEED PREPARED AREA. CELL-0-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
 3. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE TRM IN A 6"x6"w TRENCH WITH APPROXIMATELY 12" OF TRM EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE TRM WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF TRM BACK OVER SEED AND COMPACTED SOIL. SECURE TRM OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE TRM
 4. ROLL THE TRM (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. TRM WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL TRM MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
 5. THE EDGES OF PARALLEL TRM MUST BE STAPLED WITH APPROXIMATELY 2"-5" OVERLAP DEPENDING ON TRM TYPE.
 6. CONSECUTIVE TRM SPICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 6" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART ACROSS ENTIRE TRM WIDTH.
- NOTE: IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY SECURE THE TRM.
7. WHERE THE BLANKETS RUN PARALLEL TO CONCRETE OR STONE MASONRY WALL, PLACE AND SECURE BLANKET WITH D-TYPE ANCHOR.

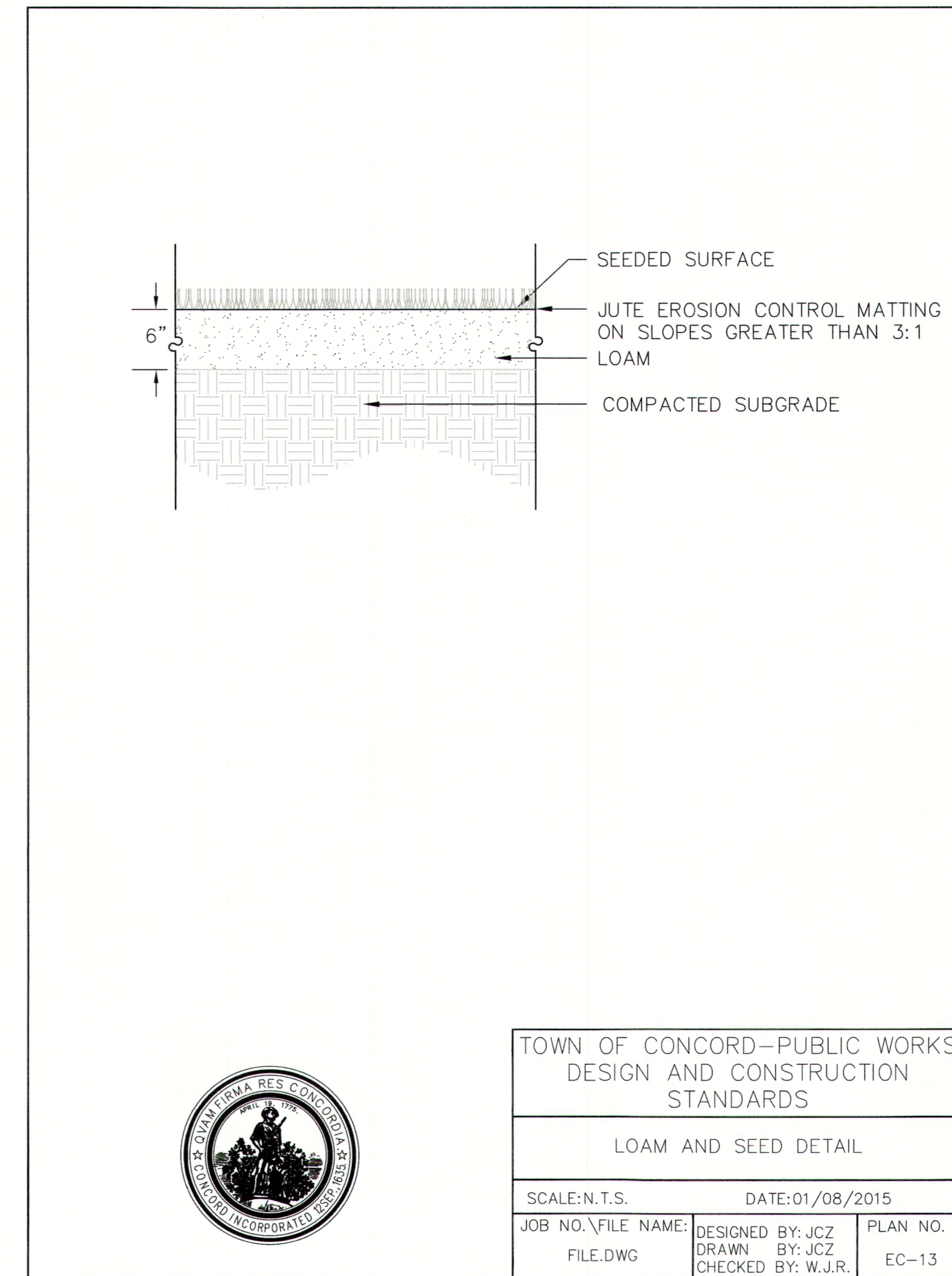


TOWN OF CONCORD—PUBLIC WORKS
DESIGN AND CONSTRUCTION
STANDARDS

EROSION CONTROL MATTING INSTALLATION
NOTES

SCALE: N.T.S. DATE: 01/08/2015

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TOWN OF CONCORD—PUBLIC WORKS
DESIGN AND CONSTRUCTION
STANDARDS

LOAM AND SEED DETAIL

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REVISIONS:

NO	BY	DATE	DESCRIPTION
1	MB	11/03/20	NEW WETLAND DELIN.
2	KF	11/20/20	WETLAND LINE ADJ.
3	KF	12/03/20	PER NRC COMMENTS



**SITE
PLAN**

**DETAIL SHEET
1 OF 2**

DATE: 04-08-2020

PROJECT NUMBER: 16211.02

DESIGNED BY: KF/MB

DRAWN BY: KF/MB

CHECKED BY: KE

5

SHEET 5 OF 6



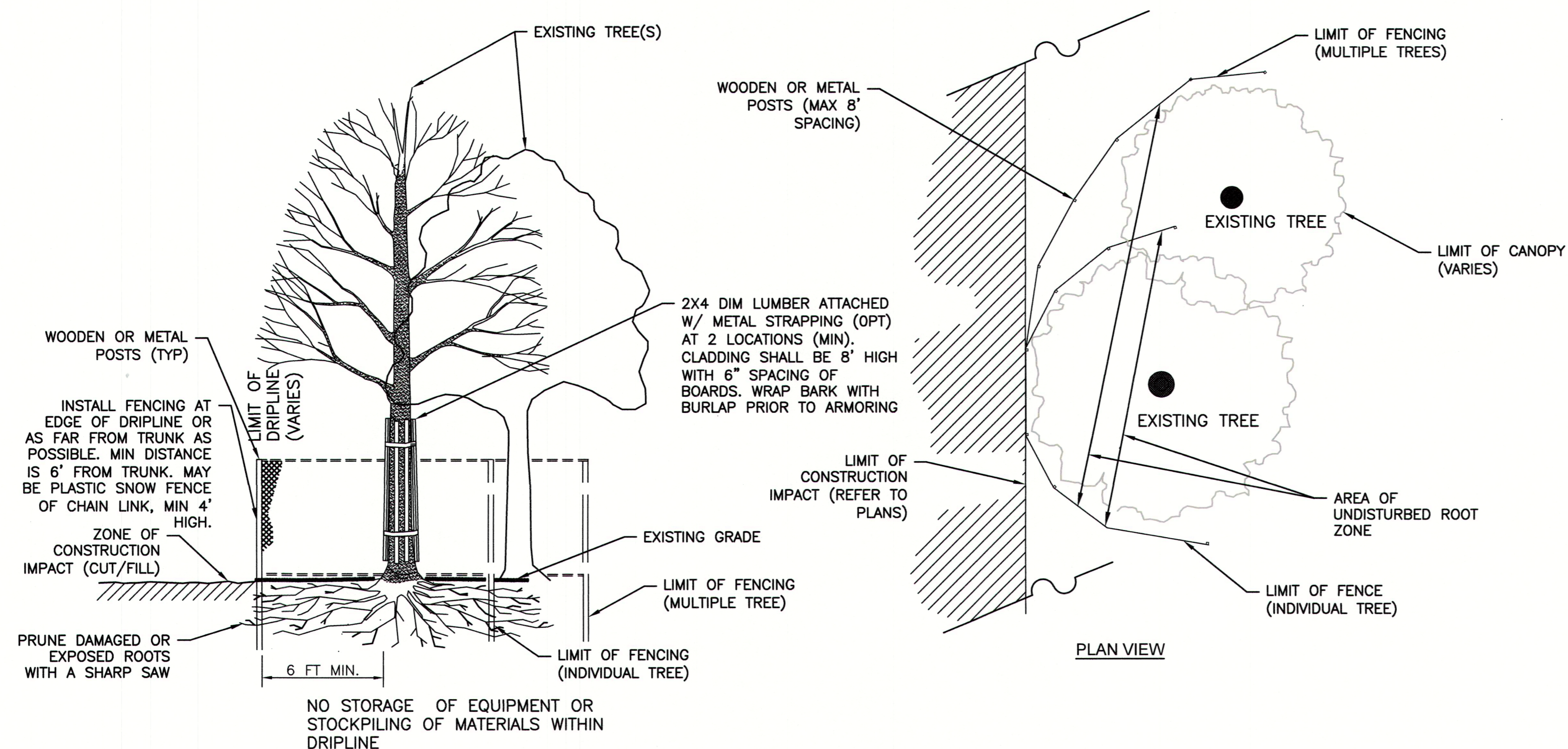
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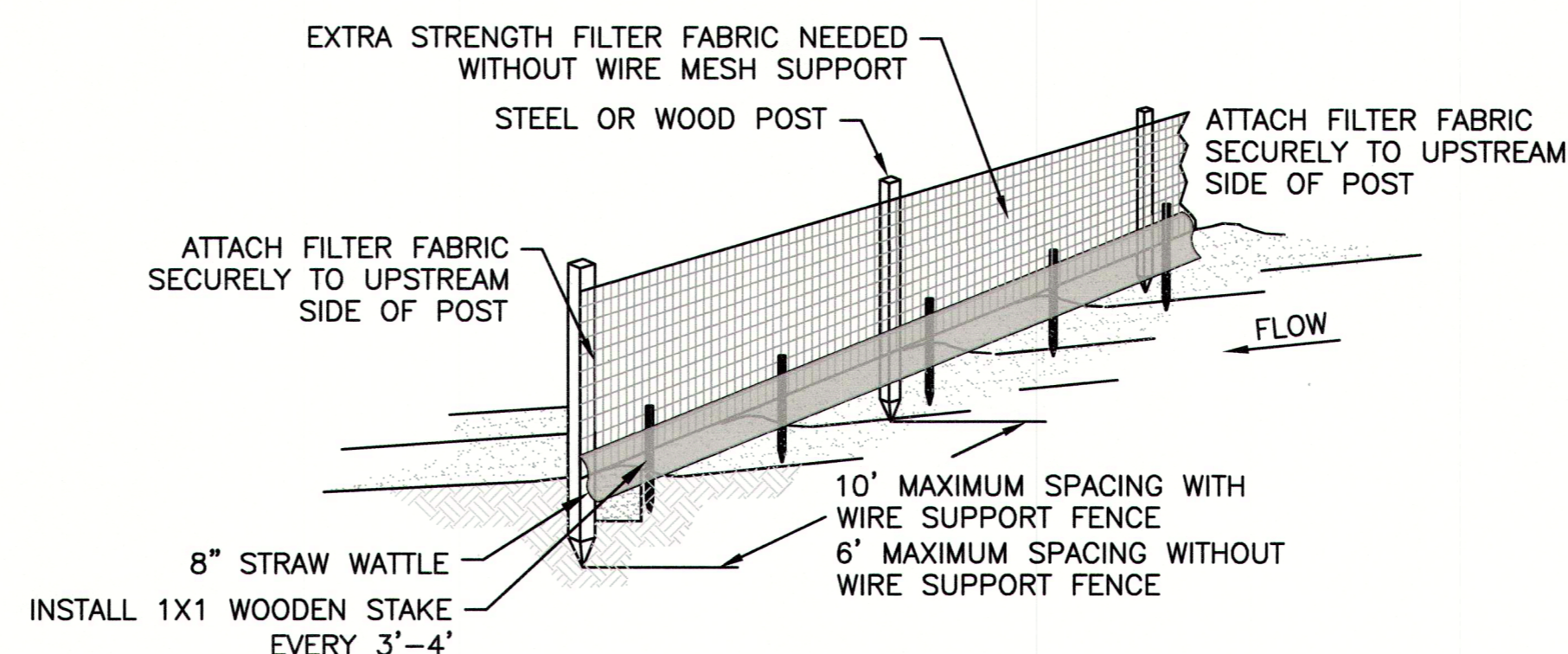


NOTES:

1. INSTALLATION SHALL BE COMPLETED BEFORE ANY CONSTRUCTION VEHICLES ACCESS THE SITE OR ANY OTHER SITE PREPARATION, DEMOLITION, SALVAGE OR CONSTRUCTION COMMENCES.
2. REFER TO PLANS FOR FENCE LOCATIONS.

TREE PROTECTION-EXISTING TREE(S)

NOT TO SCALE

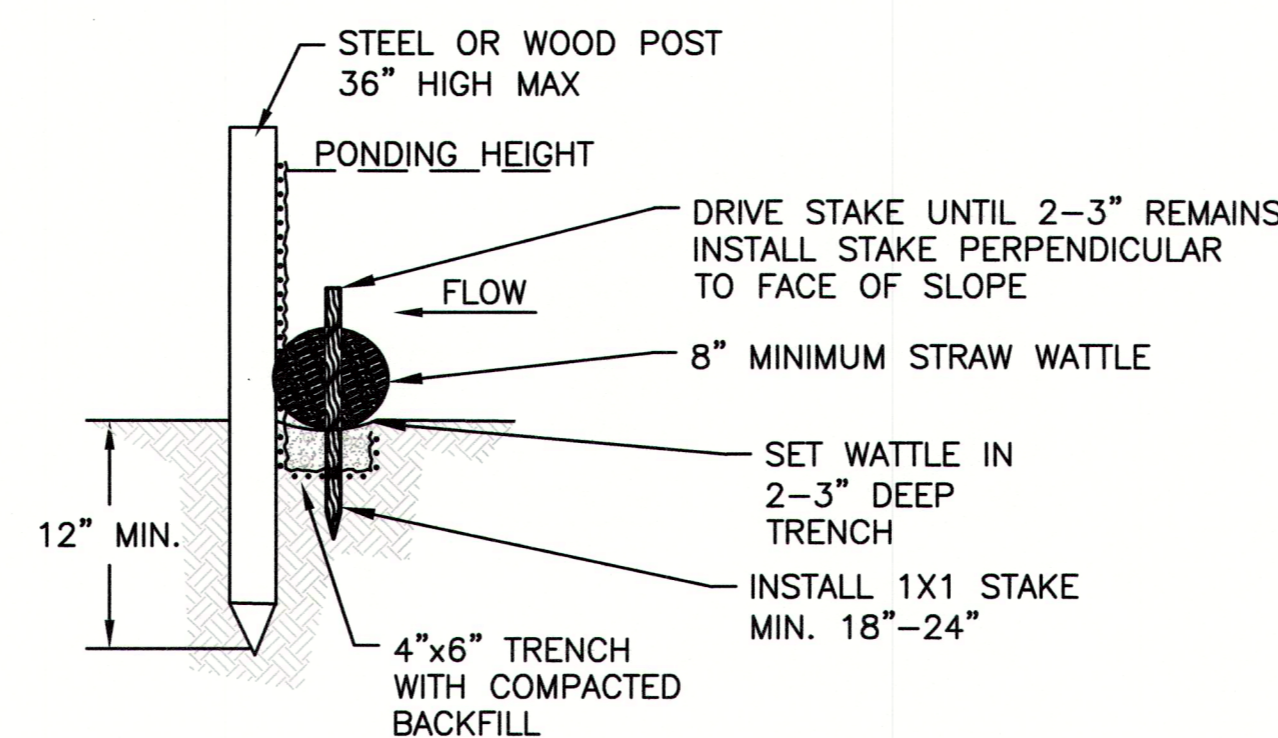


STRAW WATTLE NOTES:

1. BEGIN AT THE LOCATION WHERE THE WATTLE 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 WATTLE IN THE TRENCH SO THAT IT CONTOURS TO THE SOIL SURFACE. COMPACT SOIL FROM THE EXCAVATED TRENCH AGAINST THE WATTLE ON THE UPHILL SIDE. ADJACENT WATTLES SHOULD TIGHTLY ABUT.
3. SECURE THE WATTLE 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 WATTLE LEAVING AT LEAST 2-3" (5-7.5 CM) OF STAKE EXTENDING ABOVE THE WATTLE. STAKES SHOULD BE DRIVEN PERPENDICULAR TO SLOPE FACE.

SILT FENCE NOTES:

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



SILT FENCE BACKED STRAW WATTLE DETAIL

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SITE PLAN

DETAIL SHEET
2 OF 2

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