

# PERMIT SITE PLAN

## 62 FOREST RIDGE DRIVE

ROWLEY, MASSACHUSETTS  
FOR  
ROWLEY LJD, LLC

UNIT 4B  
FOREST  
RIDGE  
CONDONIMIUM

62 Forest Ridge Drive  
Rowley, Massachusetts

PREPARED FOR:

ROWLEY LJD  
LLC

c/o DiLuigi's Foods  
41 Popes Lane  
Danvers, Massachusetts 01923

**HANCOCK  
ASSOCIATES**

Civil Engineers

Land Surveyors

Wetland Scientists

185 CENTRE STREET, DANVERS, MA 01923  
VOICE (978) 777-3050, FAX (978) 774-7816  
WWW.HANCOCKASSOCIATES.COM



**PROJECT TEAM**

CIVIL ENGINEERS/LAND SURVEYORS:  
HANCOCK ASSOCIATES  
185 CENTRE STREET  
DANVERS, MASSACHUSETTS 01923

**OWNERS**

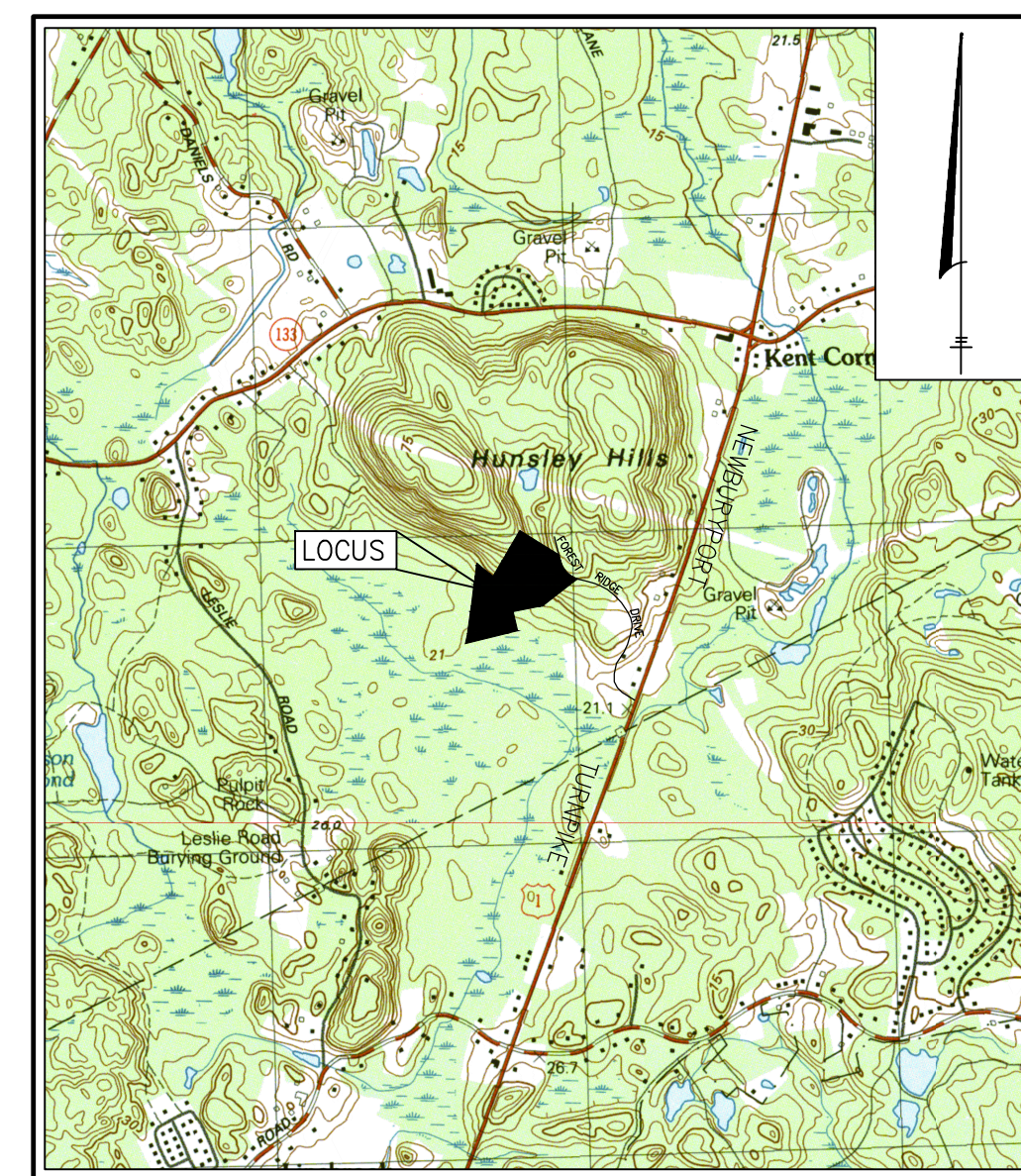
RLD PROPERTIES, LLC  
JACKIE B PROPERTIES LLC  
THE GATEWAY II TRUST OF 1997

**APPLICANT**

ROWLEY LJD, LLC  
C/O DILUIGI FOODS  
41 POPES LANE  
DANVERS, MASSACHUSETTS 01923

**ASSESSORS**

MAP 7, BLOCK 10, LOTS 5 (1,A &B)



**VICINITY MAP**

SCALE: 1"=2000'

**SHEET INDEX**

C0..... TITLE SHEET  
C1..... EXISTING CONDITIONS PLAN  
C1..... PRELIMINARY SITE PLAN  
C2..... DETAIL SHEET

**PLAN INTENT**

THIS PLAN IS INTENDED TO ACCOMPANY A REQUEST FOR DETERMINATION OF APPLICABILITY FILING WITH THE ROWLEY CONSERVATION COMMISSION.

**NOTES**

- EXISTING CONDITIONS INFORMATION IS REFERENCED FROM A PLAN ENTITLED "EXISTING CONDITIONS PLAN OF LAND." BY HANCOCK ASSOCIATES, DATED DECEMBER 13, 2023.
- ELEVATIONS SHOWN HEREON REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- THE CONTRACTOR SHALL VERIFY THE LOCATION AND RELATIVE ELEVATION OF BENCH MARKS PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY DISCREPANCY SHALL BE REPORTED TO THE ENGINEER.
- CONTRACTOR SHALL FURNISH CONSTRUCTION LAYOUT OF SITE IMPROVEMENTS. THIS WORK SHALL BE PERFORMED BY A PROFESSIONAL LAND SURVEYOR.
- SAFETY MEASURES, CONSTRUCTION METHODS AND CONTROL OF WORK SHALL BE RESPONSIBILITY OF THE CONTRACTOR.
- ALL SITE CONSTRUCTION SHALL COMPLY WITH THE ROWLEY DEPARTMENT OF PUBLIC WORKS STANDARDS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ANY EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION THAT ARE NOT DESIGNATED FOR DEMOLITION AND / OR REMOVAL HEREON. DAMAGED IMPROVEMENTS SHALL BE REPAIRED TO THE SATISFACTION OF THEIR RESPECTIVE OWNERS.
- ANY INTENDED REVISION OF THE HORIZONTAL AND/OR VERTICAL LOCATION OF IMPROVEMENTS TO BE CONSTRUCTED AS SHOWN HEREON SHALL BE REVIEWED AND APPROVED BY ENGINEER PRIOR TO IMPLEMENTATION.
- EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITIES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT NO ADDITIONAL COST TO THE OWNER.
- ALL DISTURBED AREAS NOT COVERED WITH PAVEMENT, STRUCTURES, INDIVIDUAL PLANTINGS, OR MULCH SHALL HAVE LOAM AND SOD, OR LOAM AND SEED OR AS DIRECTED BY THE ENGINEER.
- STRAW WATTLE SHOWN HEREON SHALL BE INSTALLED BEFORE EARTH DISTURBANCE OCCURS AND SHALL SERVE AS THE LIMIT OF WORK.
- ALL POINTS OF CONSTRUCTION EGRESS OR INGRESS SHALL BE MAINTAINED TO PREVENT TRACKING OR FLOWING OF SEDIMENT ON TO PUBLIC ROADS.
- CONTRACTOR SHALL MAKE HIMSELF AWARE OF ALL CONSTRUCTION REQUIREMENTS, CONDITIONS AND LIMITATIONS IMPOSED BY PERMITS AND APPROVALS ISSUED BY REGULATORY AUTHORITIES PRIOR TO THE COMMENCEMENT OF ANY WORK. CONTRACTOR SHALL COORDINATE AND OBTAIN ALL CONSTRUCTION PERMITS REQUIRED BY REGULATORY AUTHORITIES.
- CONSTRUCTION ACTIVITIES SHALL CONFORM TO THE RULES AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA).
- WETLAND LIMITS ON-SITE WERE DELINEATED BY HANCOCK ASSOCIATES ON NOVEMBER 07, 2023.
- EXISTING MANHOLES, CATCH BASIN AND WATER VALVES TO BE MAINTAINED AND PROTECTED DURING CONSTRUCTION.

NO.	BY	APP	DATE	ISSUE/REVISION	DESCRIPTION

DATE: 01/15/24 DESIGN BY: JJP  
SCALE: N.T.S DRAWN BY: JTE  
APPRVD. BY: MTC CHECK BY: DEM

**TITLE SHEET**

PLT DATE: Jan 12, 2024, 1:29 pm  
PATH: F:\04 10 Proj\04 10\27003-1A-C0-Header\Eng\DWG\

DWG: 27003 sp.dwg  
LAYOUT: 75  
SHEET: 1 OF 4  
PROJECT NO.: 27003

**C0**

# UNIT 4B FOREST RIDGE CONDOMINIUM

62 Forest Ridge Drive  
Rowley, Massachusetts

PREPARED FOR:

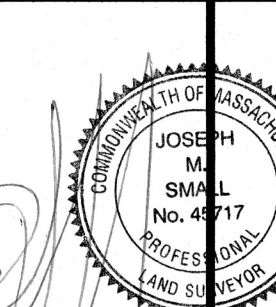
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NO.	BY	APP	DATE	ISSUE/REVISION DESCRIPTION

DATE: 12/13/23 DRAWN BY: CLB  
SCALE: 1"=20' CHECK BY: JMS

### EXISTING CONDITIONS PLAN OF LAND IN ROWLEY, MA

PLOT DATE: Jan 15, 2024 8:27 am  
PATH: U:\2024\1214 3D Project\26696-Gateway-Rowley-Surv\DWG\

DWG: 26696ec20.dwg

LAYOUT: EC

SHEET: 2 OF 4

PROJECT NO.:

# EC

27003

**ASSESSORS:** Property ID 7-10-5-1  
Property ID 7-10-5-A  
Property ID 7-10-5-B

**REFERENCES:**  
DEED BOOK 23209, PAGE 236 (MASTER DEED)  
DEED BOOK 24932, PAGE 593 (1st AMENDMENT)

PLAN BOOK 379, PLAN 15  
PLAN BOOK 391, PLAN 91  
PLAN BOOK 473, PLAN 83

DEED BOOK 23221, PAGE 400 (UNIT 4A)  
DEED BOOK 41717, PAGE 514 (UNIT 4B)  
DEED BOOK 15768, PAGE 550 (UNIT 4C)

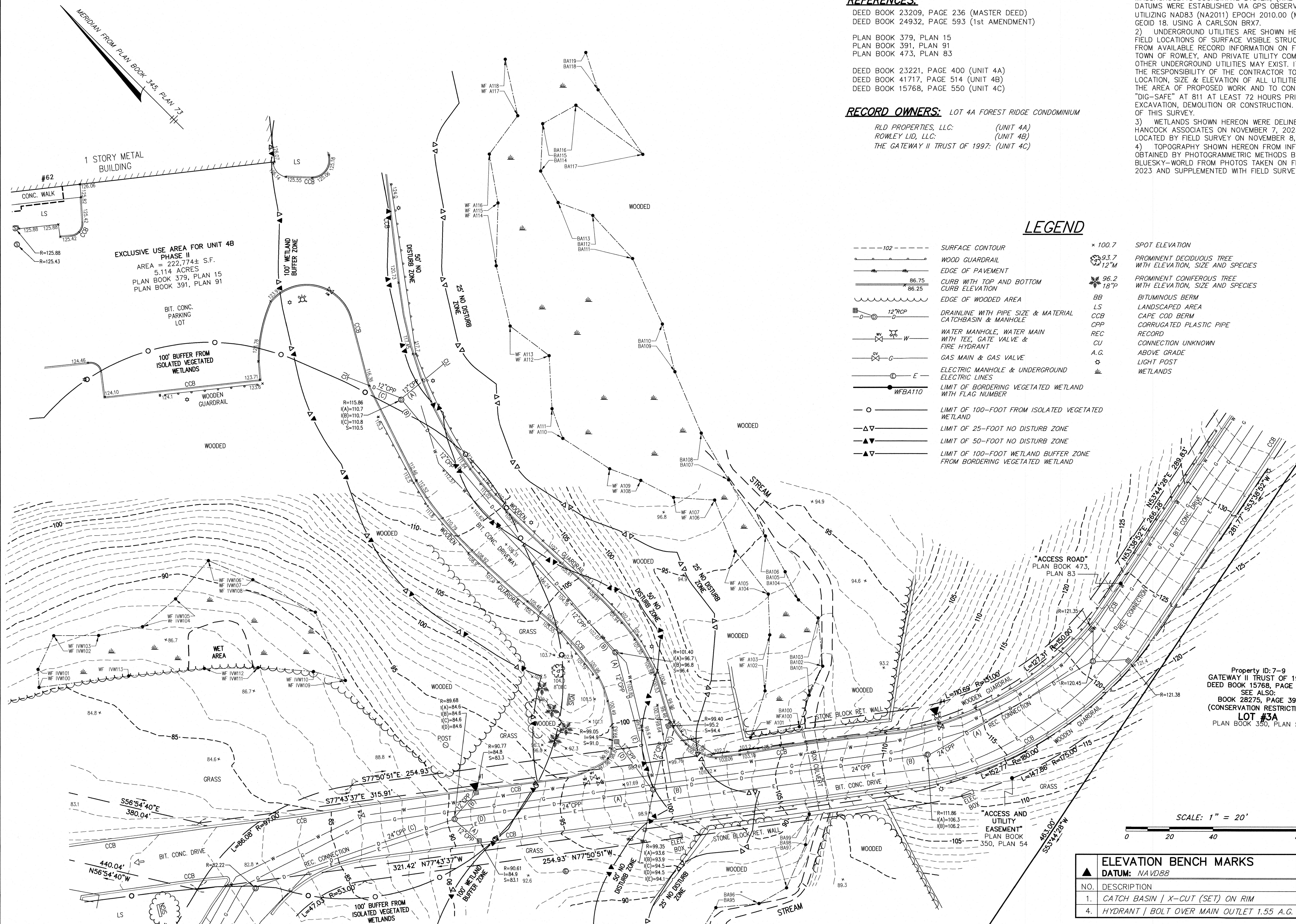
**RECORD OWNERS:** LOT 4A FOREST RIDGE CONDOMINIUM

RLD PROPERTIES, LLC: (UNIT 4A)  
ROWLEY LJD, LLC: (UNIT 4B)  
THE GATEWAY II TRUST OF 1997: (UNIT 4C)

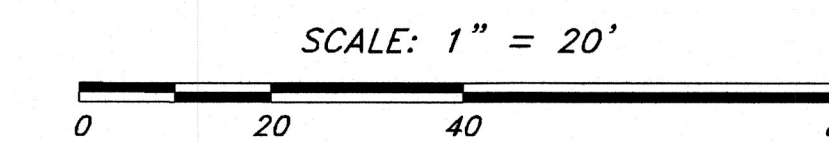
**NOTES:** 1) THE VERTICAL DATUM FOR THIS SURVEY IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). THE HORIZONTAL DATUM FOR THIS SURVEY IS THE MASSACHUSETTS COORDINATE SYSTEM, (NAD 1983). SAID DATUMS WERE ESTABLISHED VIA GPS OBSERVATIONS UTILIZING NAD83 (NA2011) EPOCH 2010.00 (MYCS2) AND GEOID 18, USING A CARLSON BRX7.  
2) UNDERGROUND UTILITIES ARE SHOWN HEREON FROM FIELD LOCATIONS OF SURFACE VISIBLE STRUCTURES AND FROM AVAILABLE RECORD INFORMATION ON FILE AT THE TOWN OF ROWLEY, AND PRIVATE UTILITY COMPANIES. OTHER UNDERGROUND UTILITIES MAY EXIST. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION, SIZE & ELEVATION OF ALL UTILITIES WITHIN THE AREA OF PROPOSED WORK AND TO CONTACT "DIG-SAFE" AT 811 AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION, DEMOLITION OR CONSTRUCTION. AT THE TIME OF THIS SURVEY.  
3) WETLANDS SHOWN HEREON WERE DELINEATED BY HANCOCK ASSOCIATES ON NOVEMBER 7, 2023 AND LOCATED BY FIELD SURVEY ON NOVEMBER 8, 2023.  
4) TOPOGRAPHY SHOWN HEREON FROM INFORMATION OBTAINED BY PHOTOGRAMMETRIC METHODS BY BLUESKY-WORLD FROM PHOTOS TAKEN ON FEBRUARY 20, 2023 AND SUPPLEMENTED WITH FIELD SURVEY.

### LEGEND

	SURFACE CONTOUR		SPOT ELEVATION
	WOOD GUARDRAIL		PROMINENT DECIDUOUS TREE WITH ELEVATION, SIZE AND SPECIES
	EDGE OF PAVEMENT		PROMINENT CONIFEROUS TREE WITH ELEVATION, SIZE AND SPECIES
	CURB WITH TOP AND BOTTOM CURB ELEVATION		BITUMINOUS BERM
	EDGE OF WOODED AREA		LANDSCAPED AREA
	DRAINLINE WITH PIPE SIZE & MATERIAL CATCHBASIN & MANHOLE		CAPE COD BERM
	WATER MANHOLE, WATER MAIN WITH TEE, GATE VALVE & FIRE HYDRANT		CORRUGATED PLASTIC PIPE
	GAS MAIN & GAS VALVE		RECORD CONNECTION UNKNOWN
	ELECTRIC MANHOLE & UNDERGROUND ELECTRIC LINES		ABOVE GRADE LIGHT POST
	LIMIT OF BORDERING VEGETATED WETLAND WITH FLAG NUMBER		WETLANDS
	LIMIT OF 100-FOOT FROM ISOLATED VEGETATED WETLAND		
	LIMIT OF 25-FOOT NO DISTURB ZONE		
	LIMIT OF 50-FOOT NO DISTURB ZONE		
	LIMIT OF 100-FOOT WETLAND BUFFER ZONE FROM BORDERING VEGETATED WETLAND		



ELEVATION BENCH MARKS		
NO.	DESCRIPTION	ELEV.
1.	CATCH BASIN   X-CUT (SET) ON RIM	90.91'
4.	HYDRANT   BOLT OVER MAIN OUTLET 1.55 A.G.	114.28'



Property ID: 7-9  
GATEWAY II TRUST OF 1997  
DEED BOOK 15768, PAGE 550  
SEE ALSO:  
BOOK 28275, PAGE 391  
(CONSERVATION RESTRICTION)  
**LOT #3A**  
PLAN BOOK 350, PLAN 54

**CONSTRUCTION KEY NOTES:**

(NOT A CONSTRUCTION SEQUENCE)

- 1. INSTALL BITUMINOUS PAVEMENT
- 2. INSTALL CAPE COD CURB
- 3. TREES TO BE PROTECTED
- 4. INSTALL SILT SACK IN CATCH BASIN PRIOR TO CONSTRUCTION
- 5. LOAM AND SEED ALL DISTURBED AREAS
- 6. SAWCUT AND REMOVE EXISTING CURB
- 7. SIGNAGE TO BE REPLACED

**LEGEND**

- LIMIT OF WORK
- SAWCUT TO BE REMOVED
- WOOD COMPOST MULCH SOX
- SILT SACK
- TREE PROTECTED
- CAPE COD CURB
- SPOT ELEVATION
- SURFACE CONTOUR
- LIMIT OF BORDERING VEGETATED WETLAND (BVW)
- LIMIT OF ISOLATED VEGETATED WETLAND (IVW)
- LIMIT OF 100-FOOT BORDERING BUFFER ZONE
- LIMIT OF 100-FOOT ISOLATED BUFFER ZONE
- LIMIT OF 50-FOOT BORDERING NO DISTURB ZONE
- LIMIT OF 50-FOOT ISOLATED NO DISTURB ZONE
- LIMIT OF 25-FOOT BORDERING NO DISTURB ZONE
- LIMIT OF 25-FOOT ISOLATED NO DISTURB ZONE
- LIMIT OF INLAND BANK (INTERMITTENT STREAM)
- BITUMINOUS CONCRETE

**SITE DATA**

<b>IMPERVIOUS AREA - WITHIN BUFFER TO BORDERING VEGETATED WETLAND (BVW)</b>	PROPOSED
0'-25' NO DISTURB ZONE	0 SF
25'-50' NO CUT/NO DISTURB ZONE	0 SF
50'-100' BUFFER ZONE	536 SF
TOTAL IMPERVIOUS AREA	536 SF
<b>IMPERVIOUS AREA - WITHIN BUFFER TO ISOLATED VEGETATED WETLAND (IVW)</b>	PROPOSED
0'-25' NO DISTURB ZONE	0 SF
25'-50' NO CUT/NO DISTURB ZONE	0 SF
50'-100' BUFFER ZONE	10 SF
TOTAL IMPERVIOUS AREA	10 SF

**EROSION AND SEDIMENTATION PLAN**

BEST MANAGEMENT PRACTICES (BMP) FOR EROSION AND SEDIMENTATION CONTROL ARE STAKED WOOD COMPOST MULCH SOCK, HYDRO SEEDING, AND PHASED DEVELOPMENT. MANY STORMWATER BMP TECHNOLOGIES (E.G., INFILTRATION TECHNOLOGIES) ARE NOT DESIGNED TO HANDLE THE HIGH CONCENTRATIONS OF SEDIMENTS TYPICALLY FOUND IN CONSTRUCTION RUNOFF AND MUST BE PROTECTED FROM CONSTRUCTION-RELATED SEDIMENT LOADINGS. CONSTRUCTION BMP'S WILL BE INSPECTED DAILY AND MAINTAINED AS REQUIRED TO ENSURE PROPER FUNCTION.

IN DEVELOPING THE PROPOSED PROJECT CERTAIN MEASURES WILL BE IMPLEMENTED TO MINIMIZE IMPACTS EROSION AND SEDIMENTATION COULD HAVE ON SURROUNDING AREAS. THIS SECTION ADDRESSES ITEMS THAT INVOLVE PROPER CONSTRUCTION TECHNIQUES, CLOSE SURVEILLANCE OF WORKMANSHIP, AND IMMEDIATE RESPONSE TO EMERGENCY SITUATIONS. THE DEVELOPER MUST BE PREPARED TO PROVIDE WHATEVER REASONABLE MEASURES ARE NECESSARY TO PROTECT THE ENVIRONMENT DURING CONSTRUCTION AND TO STABILIZE ALL DISTURBED AREAS AS SOON AS CONSTRUCTION ENDS.

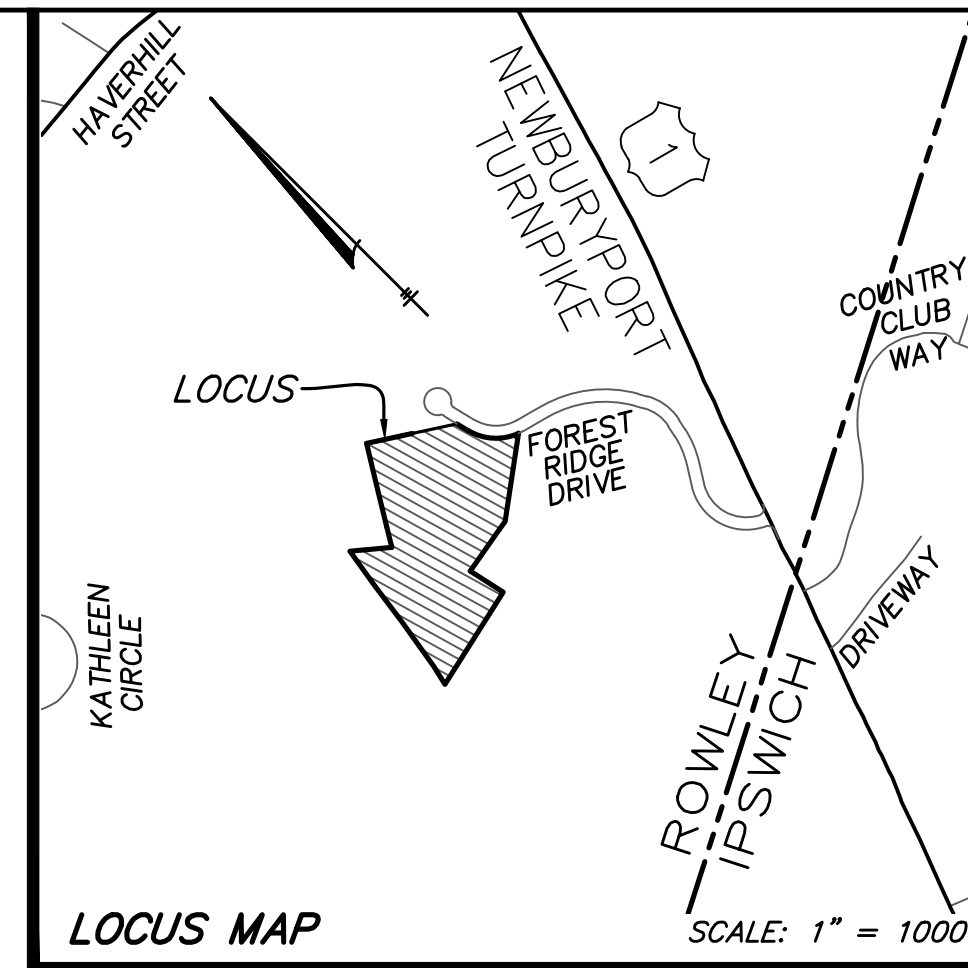
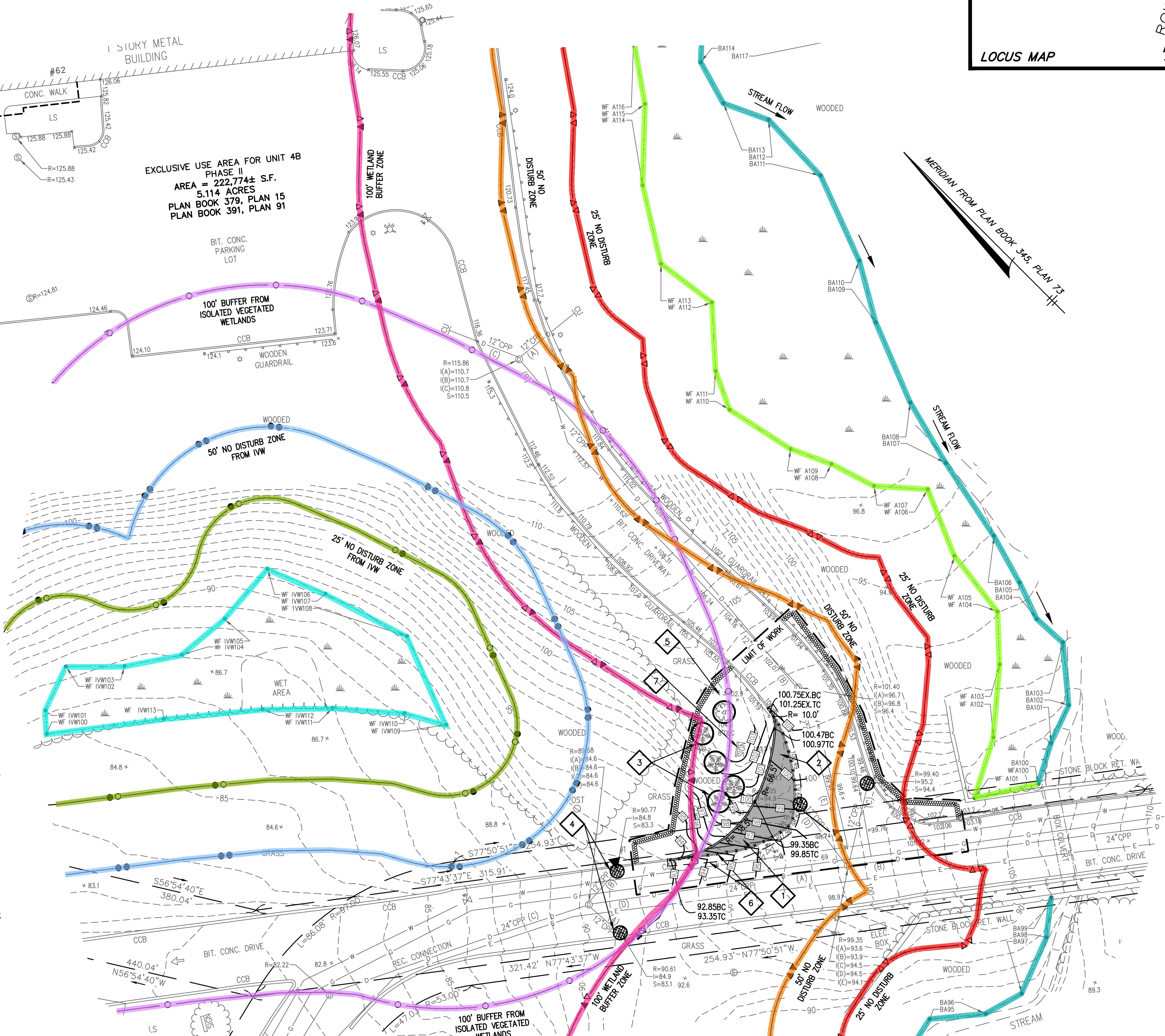
- PRE-CONSTRUCTION**
- THE CONTRACTOR SHALL HAVE A STOCKPILE OF MATERIALS REQUIRED TO CONTROL EROSION ON-SITE TO BE USED TO SUPPLEMENT OR REPAIR EROSION CONTROL DEVICES. THESE MATERIALS SHALL INCLUDE, BUT ARE NOT LIMITED TO WOOD COMPOST MULCH SOCK AND CRUSHED STONE.
  - THE CONTRACTOR IS RESPONSIBLE FOR EROSION CONTROL ON SITE AND SHALL UTILIZE EROSION CONTROL MEASURES WHERE NEEDED, REGARDLESS OF WHETHER THE MEASURES ARE SPECIFIED ON THE PLAN OR IN THE ORDER OF CONDITIONS.
  - UNSUITABLE EXCAVATED MATERIAL SHALL BE REMOVED FROM THE SITE.
  - EXISTING CATCH BASINS SHALL BE PROTECTED WITH SILT SACKS.

- PRELIMINARY SITE WORK**
- EXCAVATED MATERIALS SHOULD BE STOCKPILED, SEPARATING THE TOPSOIL FOR FUTURE USE ON THE SITE. EROSION CONTROL SHALL BE UTILIZED ALONG THE DOWN SLOPE SIDE OF THE PILES AND SIDE SLOPES SHALL NOT EXCEED 2:1.
  - IF INTENSE RAINFALL IS ANTICIPATED, THE INSTALLATION OF SUPPLEMENTAL WOOD COMPOST MULCH SOCK SHALL BE CONSIDERED.

- ONGOING SITE WORK**
- EROSION CONTROL MEASURES SHALL BE INSPECTED DAILY AND REPLACED AS NEEDED. SEDIMENT BUILT UP SHALL BE REMOVED WHEN LEVEL REACHES HALF WOOD COMPOST MULCH SOCK HEIGHT AND DISPOSED IN ACCORDANCE WITH APPLICABLE REGULATIONS.
  - CATCH BASIN SILT SACKS SHALL BE INSPECTED WEEKLY, SILT SACKS SHALL BE REMOVED AND CLEANED WHEN SEDIMENT IS WITHIN 6" OF THE BOTTOM OF THE GRATE. SEDIMENT SHALL BE DISPOSED IN ACCORDANCE WITH APPLICABLE REGULATIONS.
  - FOREST RIDGE DRIVE SHALL BE INSPECTED DAILY AND SWEEP AS NEEDED TO KEEP PAVED SURFACE FREE OF SOIL AND DEBRIS.

- LANDSCAPING**
- LANDSCAPING SHALL OCCUR AS SOON AS POSSIBLE TO PROVIDE PERMANENT STABILIZATION OF DISTURBED SURFACES.
  - IF THE SEASON OR ADVERSE WEATHER CONDITIONS DO NOT ALLOW THE ESTABLISHMENT OF VEGETATION, TEMPORARY MULCHING WITH STRAW, WOOD CHIPS WEIGHTED WITH SNOW FENCE OR BRANCHES, OR OTHER METHODS SHALL BE PROVIDED.
  - A MINIMUM OF 6 INCHES OF TOPSOIL SHALL BE PLACED AND ITS SURFACE SMOOTHED TO THE SPECIFIED GRADES. THE USE OF HERBICIDES IS STRONGLY DISCOURAGED.
  - HYDRO SEEDING IS ENCOURAGED FOR STEEP SLOPES. APPLICATION RATES ON SLOPES GREATER THAN 3:1 SHALL HAVE A MINIMUM SEEDING RATE OF 5-LBS/1000 SF. A LATEX OR FIBER TACKIFIER SHALL BE USED ON THESE SLOPES AT A MINIMUM RATE OF 50 LBS. OF TACKIFIER PER 500 GALLONS OF WATER USED.

- CONSTRUCTION SEQUENCE**
- INSTALL TREE PROTECTION AND EROSION CONTROLS (WOOD COMPOST SOCK & SILT SACKS).
  - SAWCUT PAVEMENT, REMOVE CURB, STRIP AND STOCKPILE TOPSOIL, INITIAL EXCAVATION, AND ROUGH GRADING.
  - INSTALL PAVEMENT AND CURB BASE, SUBBASE AND BINDER.
  - FINAL GRADING AND PAVING.
  - INSTALL LANDSCAPING, LOAM AND SEED.
  - REMOVAL OF EROSION CONTROLS AND TREE PROTECTION ONCE FULLY STABILIZED.



**UNIT 4B FOREST RIDGE CONDOMINIUM**

62 Forest Ridge Drive  
Rowley, Massachusetts

PREPARED FOR:

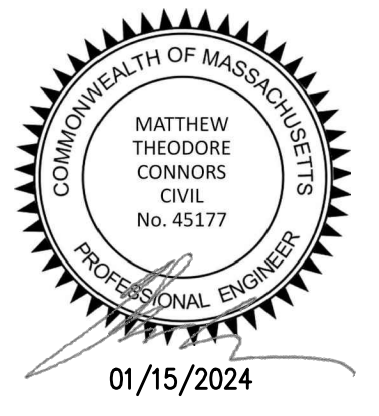
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DATE: 01/15/24 DESIGN BY: JJP  
SCALE: 1"=20' DRAWN BY: JTE  
APPRVD. BY: MTC CHECK BY: DEM

**PRELIMINARY SITE PLAN**

PLOT DATE: Jan 15, 2024, 11:53 AM  
DWG: 27003 sp.dwg  
LAYOUT: DRIVEWAY  
SHEET: 3 OF 4  
PROJECT NO.: 27003

**C1**

**UNIT 4B  
FOREST  
RIDGE  
CONDONIMIUM**

62 Forest Ridge Drive  
Rowley, Massachusetts

PREPARED FOR:

**ROWLEY LJD  
LLC**

c/o DiLuigi's Foods  
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01/15/2024

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DATE: 01/15/24 DESIGN BY: JJP  
SCALE: N.T.S. DRAWN BY: JTE  
APPRVD. BY: MTC CHECK BY: DEM

**DETAIL SHEET**

PLT DATE: Jan 12, 2024, 5:46 pm  
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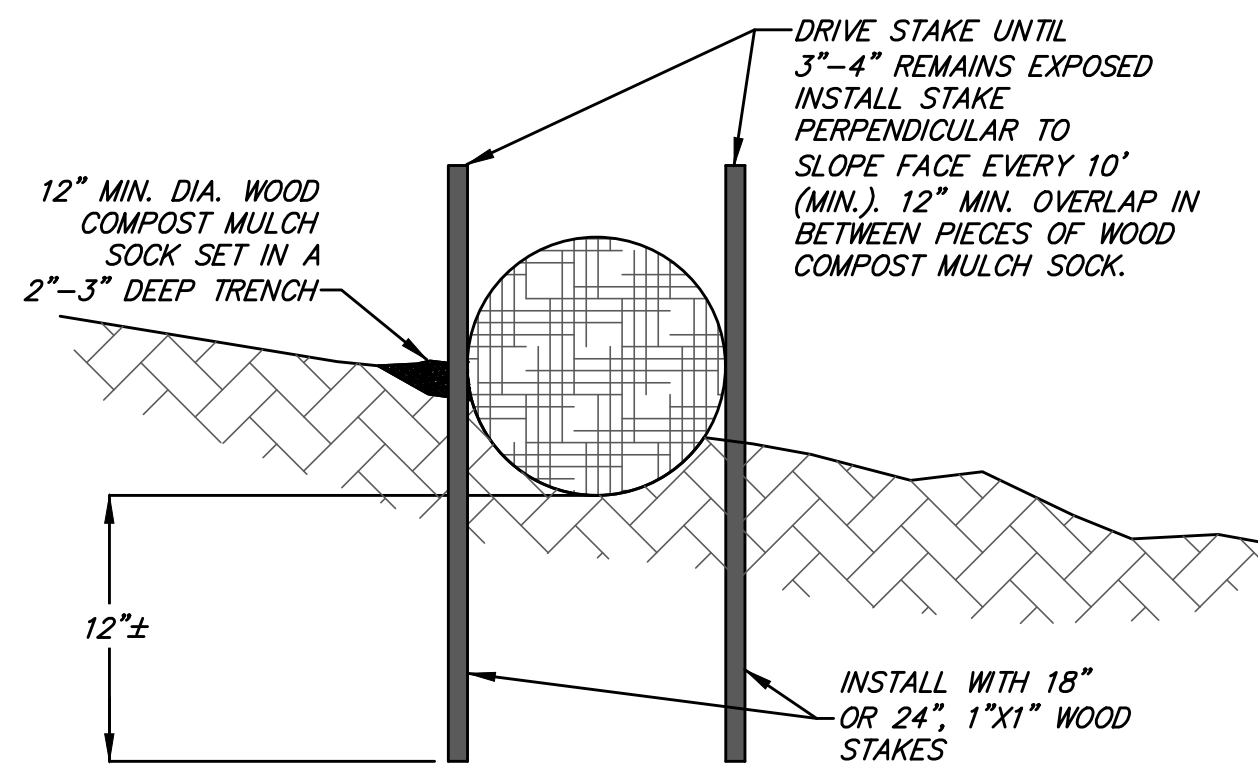
DWG: 27003 sp.dwg

LAYOUT: DET

SHEET: 4 OF 4

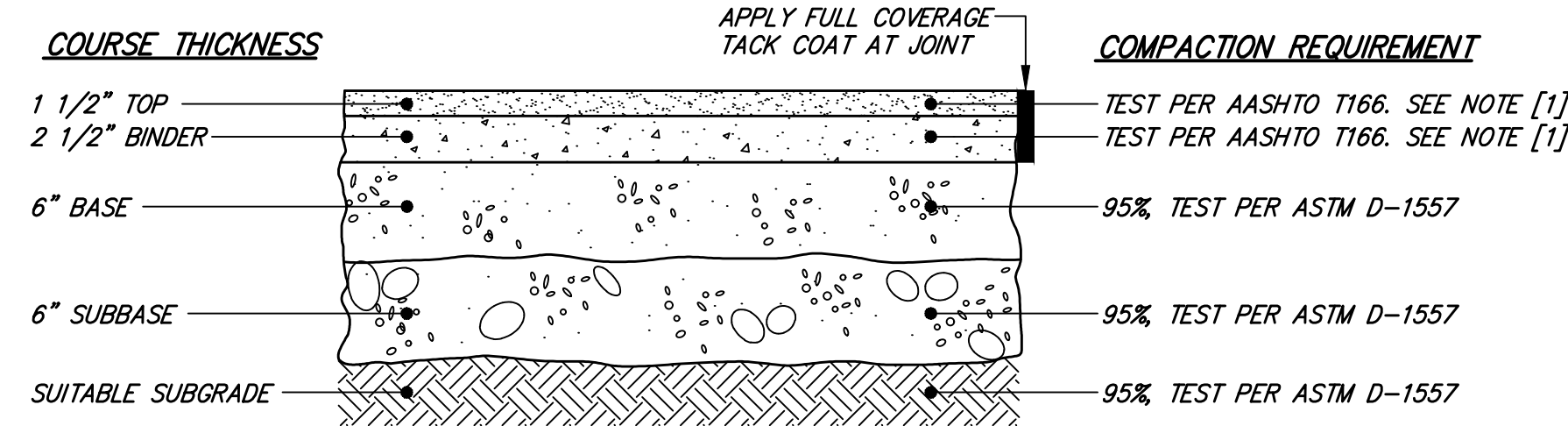
PROJECT NO.: 27003

**C2**



- NOTES:**
- SOCK SIZE DEPICTED IS FOR GENERAL USE. GREATER SLOPES MAY REQUIRE LARGER SOCK.
  - COMPOST MATERIAL MAY BE DISPERSED ON SITE AT THE DISCRETION OF THE APPROVING AUTHORITY
  - PRIOR TO SETTING THE SOCK REMOVE LOOSE LITTER, BRANCHES AND OTHER MATERIAL THAT MAY PREVENT THE SOCK FROM DIRECT CONTACT WITH SOIL.

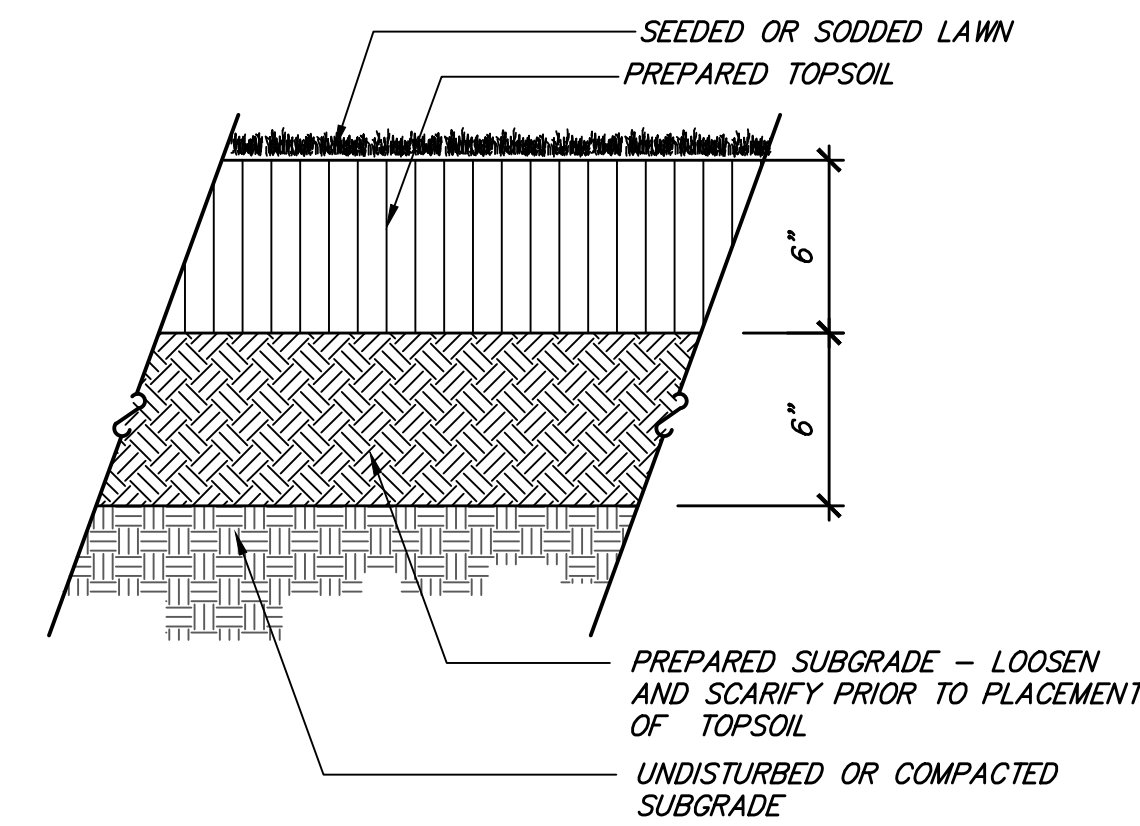
**1 WOOD COMPOST MULCH SOCK**  
NOT TO SCALE



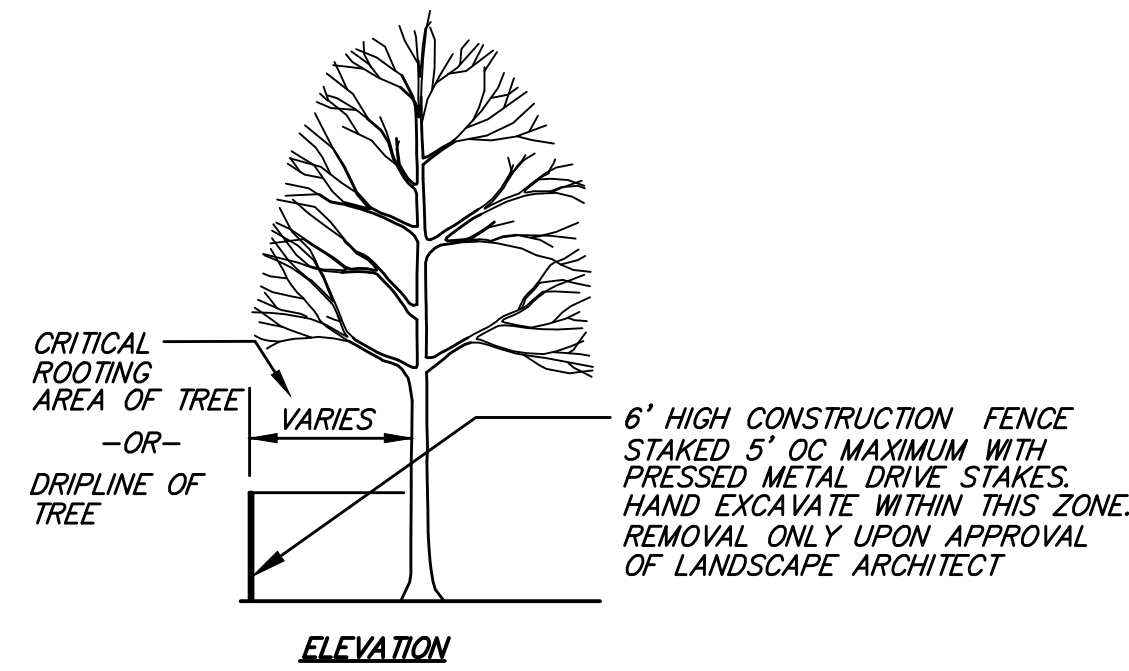
**NOTES:**  
[1] COMPACT TO TEST AVERAGE OF 95% ±2.5%

MATERIAL	SPECIFICATION	MAXIMUM AGGREGATE OR PARTICLE SIZE (IN.)
TOP - BITUMINOUS CONCRETE	MHD M3.11.03 CLASS I, TYPE I-1	1/2
BINDER - BITUMINOUS CONCRETE	MHD M3.11.03 CLASS I, TYPE I-1	1
BASE - DENSE GRADED CRUSHED STONE	MHD M2.01.7	1 1/2
SUBBASE - GRAVEL BORROW	MHD M1.03.0 TYPE C	2

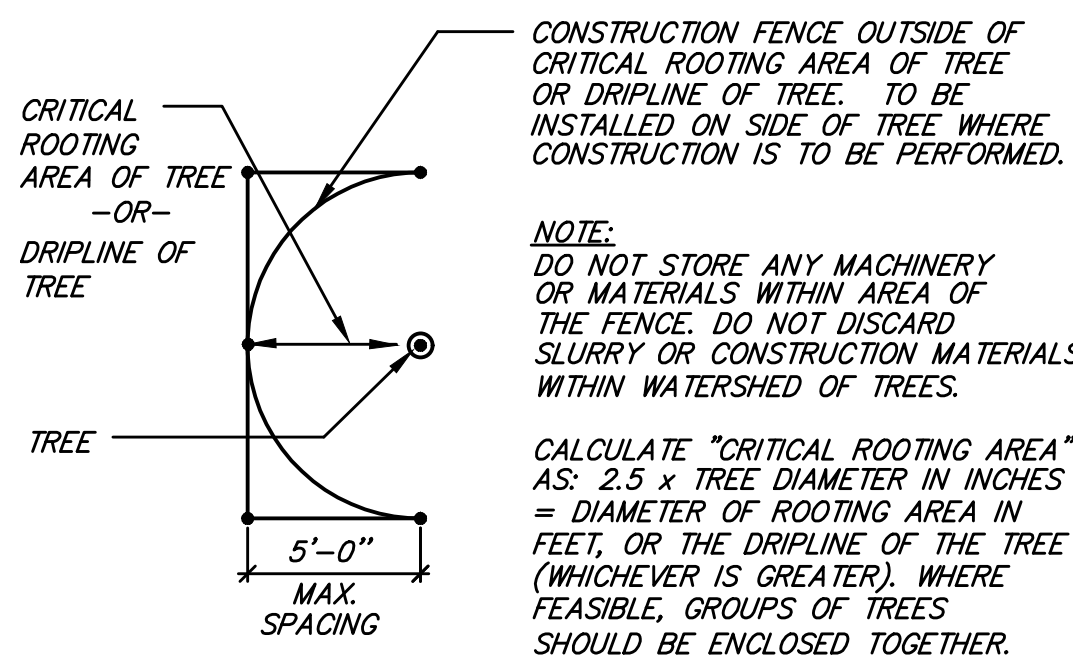
**2 BITUMINOUS CONCRETE PAVEMENT**  
TYPICAL CROSS SECTION  
NOT TO SCALE



**3 LOAM AND SEED**  
NOT TO SCALE

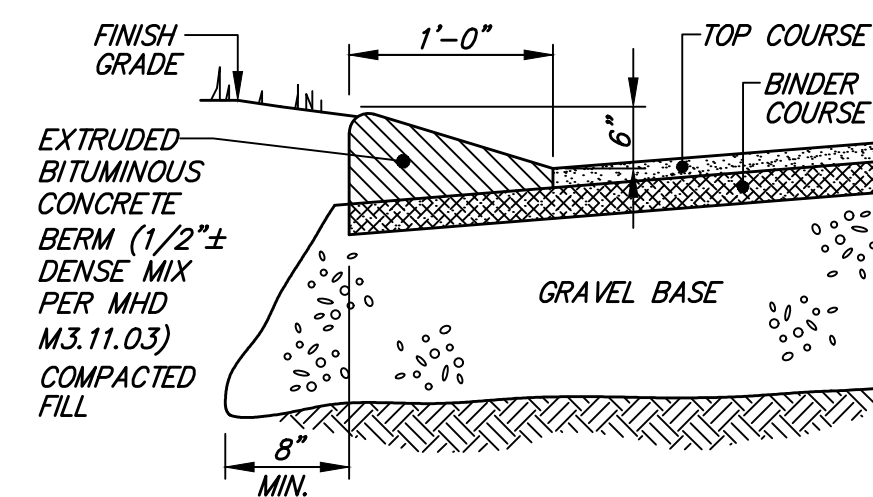


ELEVATION

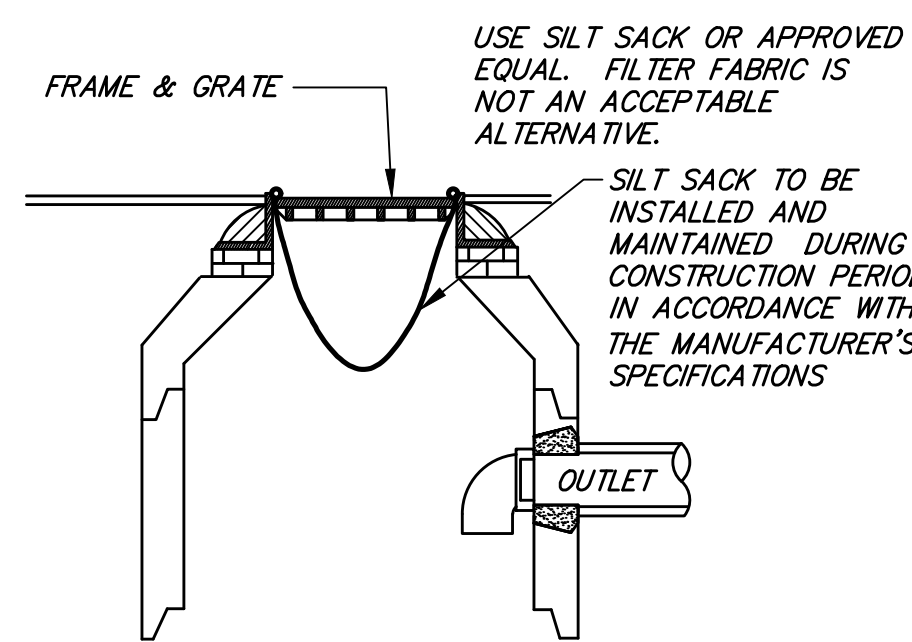


PLAN

**5 TREE PROTECTION**  
NOT TO SCALE



**4 CAPE COD BERM**  
CROSS SECTION  
NOT TO SCALE



**6 SILT SACK**  
TYPICAL CROSS SECTION  
NOT TO SCALE