

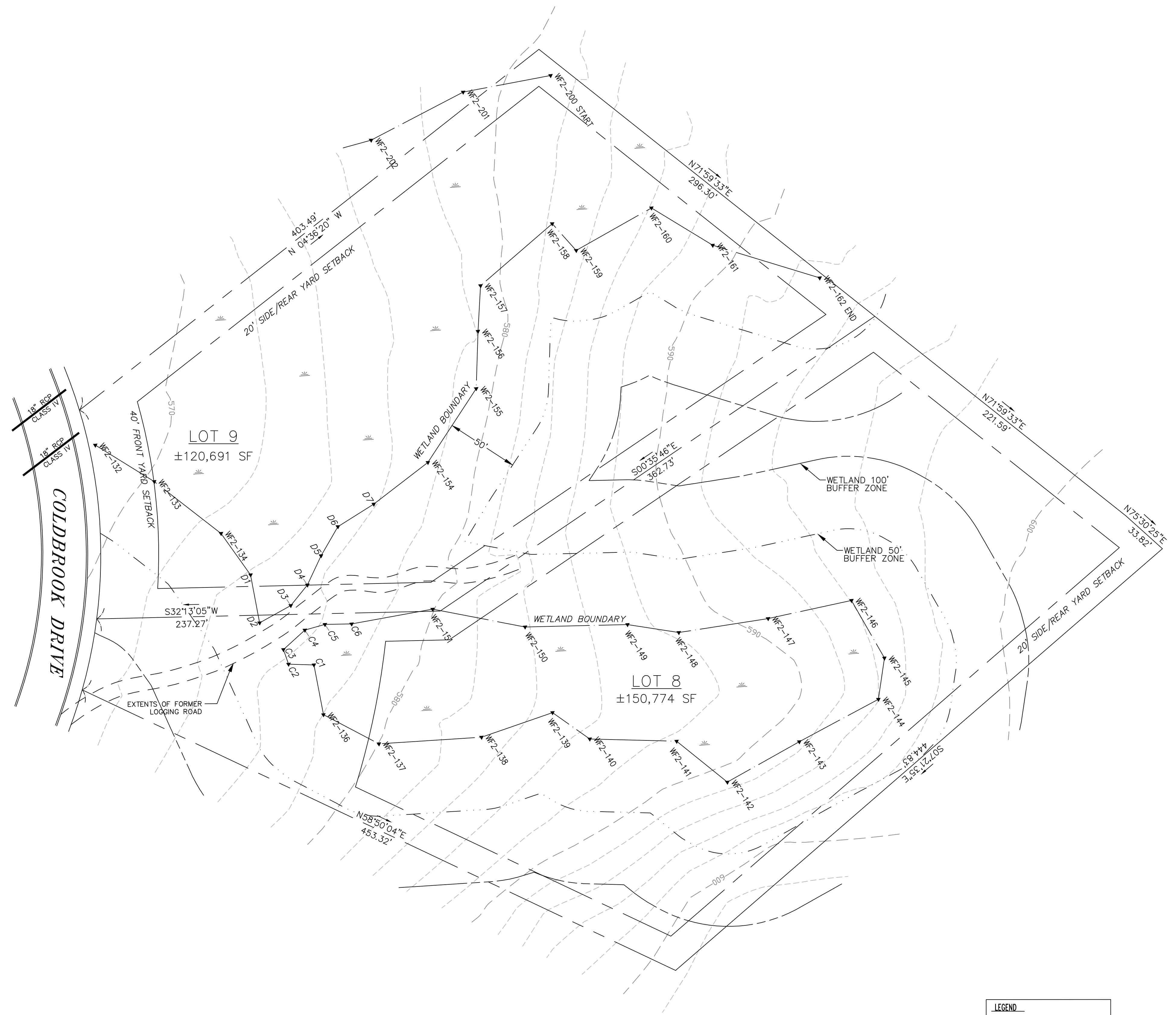
GENERAL NOTES:

Front set back to 40 Feet.  
Side set backs to be 20 feet.

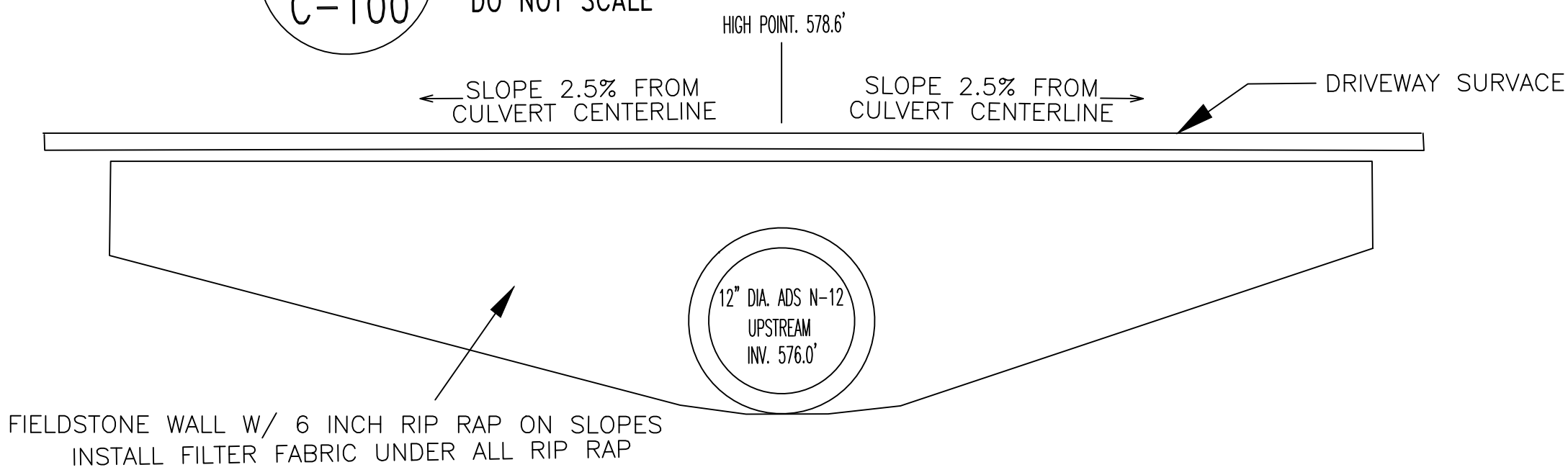
The Town of Ware does not address minimum driveway width in their Town of Ware Zoning Bylaws adopted May 14, 2012.

\* The Lot Lines and the existing contour intervals depicted on the definitive subdivision plans and approved for Pennybrook Estates Subdivision.

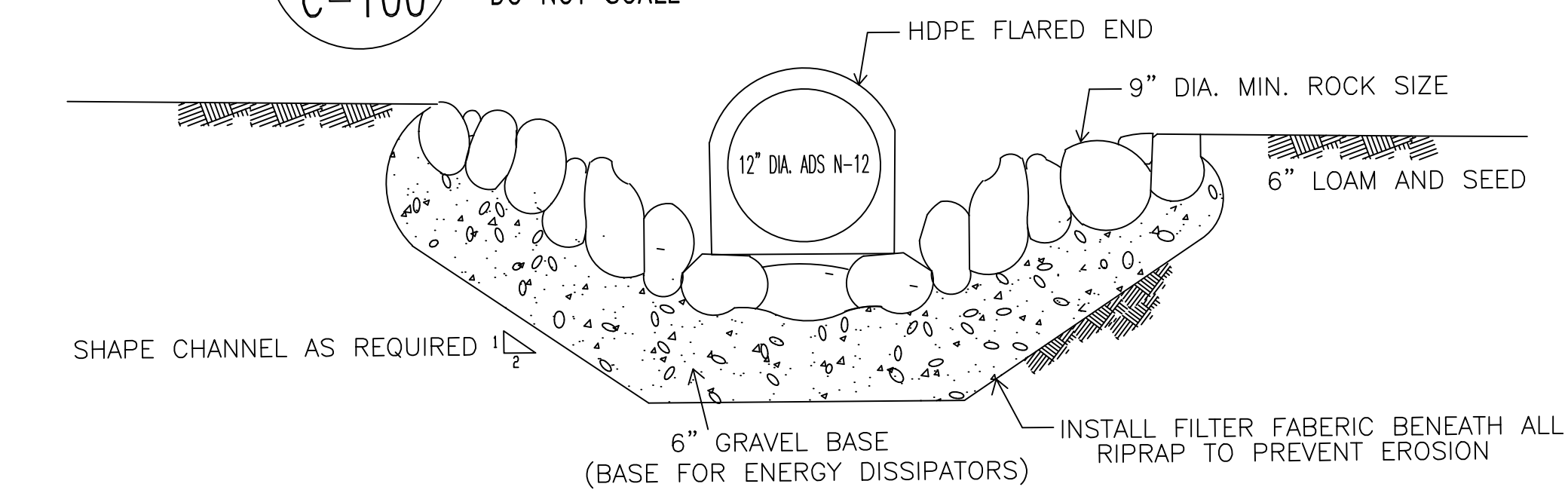
\* Per M.G.L. 310 CMR 15.211(1) soil absorption system must be a minimum of 50 feet from Bordering Vegetated Wetlands and 100 feet from a private water supply well.



**A** DRIVEWAY CROSSING DETAIL  
C-100 DO NOT SCALE

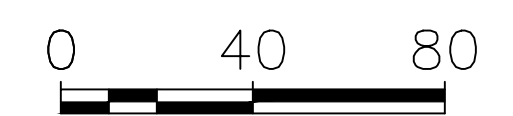


**B** OUTLET EROSION PROTECTION DETAIL  
C-100 DO NOT SCALE



LEGEND

- DEEP OBSERVATION HOLE
- PERC. HOLE
- INSPECTION PORT
- LOT PIN
- PROPOSED CONTOUR
- EXISTING CONTOUR
- SILTY FENCE / LIMIT OF WORK
- CATCH BASIN
- CATCH BASIN W/ SILT SACK
- WETLANDS
- WELL

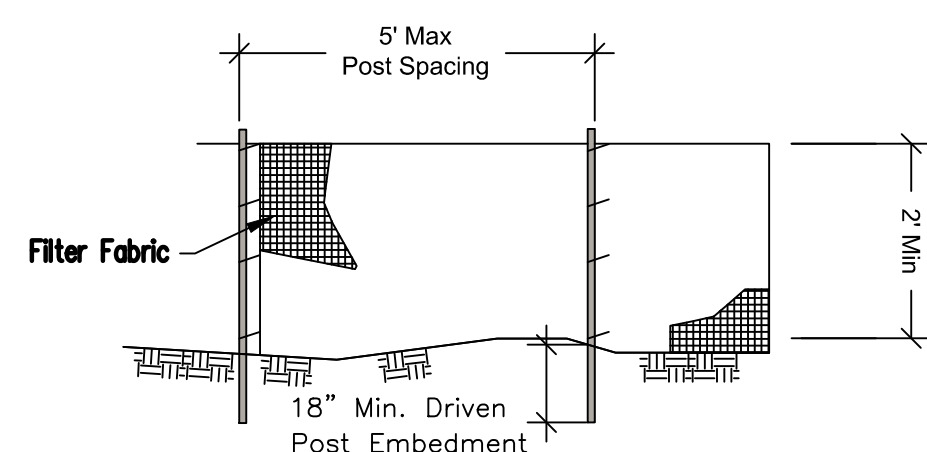


DRAWN	MRM	CHECKED	TM	DATE	AUG 18, 2017	ISSUE	DEP APPROVAL
NOTE:							
749 NEW LUDLOW ROAD SOUTH HADLEY, MA 01075 (413) 536-1267							
<b>MRT</b> MRT DEVELOPMENT LLC							
SCALE 1" = 40'							
DRAWING TITLE LOT 8 & 9 EXISTING CONDITIONS							
CLIENT LOT 8 & 9 COLDBROOK DRIVE WARE, MA 01082							
DRAWING NO. <b>C-100</b>							
FILE No.: MRT 8/9							

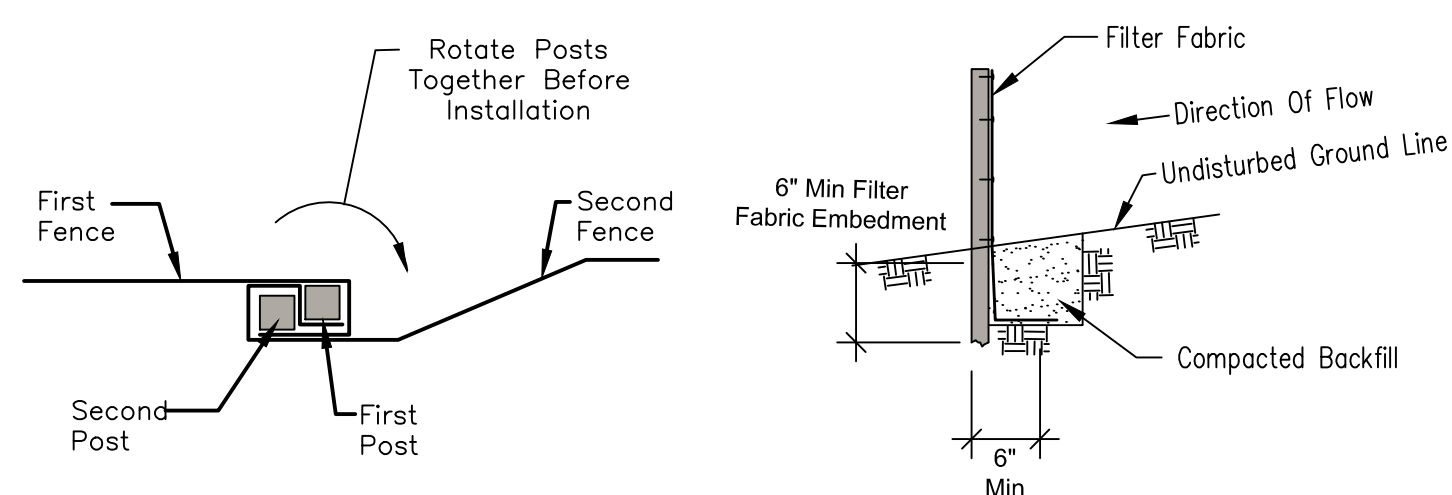
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### SILT FENCE DETAILS

C-101 DO NOT SCALE



ELEVATION



SPLICE DETAIL-PLAN VIEW

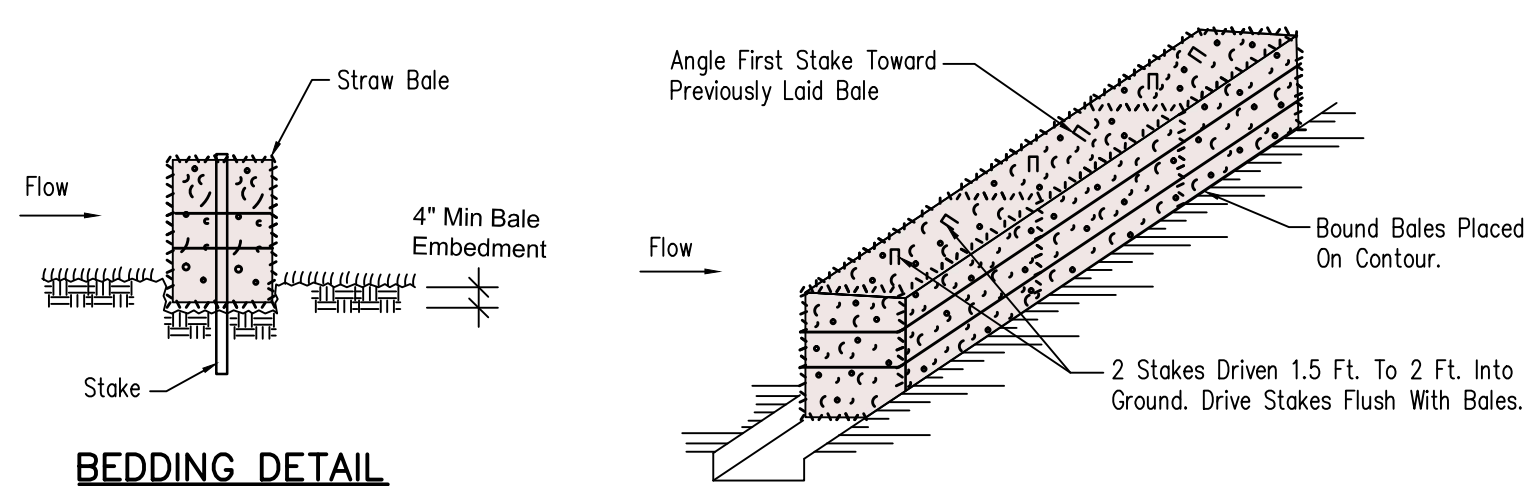
FABRIC ANCHOR DETAIL

NOTES:

1. Temporary silt fence shall be installed prior to any grading work in the area to be protected. Fence shall be maintained throughout the construction period and removed in conjunction with the final grading and site stabilization.
2. Fence posts shall be either wood post standard steel post.
3. When splices are necessary make splice at post according to splice detail. Place the end post of the second fence inside the end post of the first fence. Rotate both posts together at least 180 degrees to create a tight seal with the fabric material. Cut the fabric near the bottom of the posts to accommodate the 6 inch flap. Then drive both posts and bury the flap. Compact backfill well.

### STRAW BALE DETAILS

C-101 DO NOT SCALE

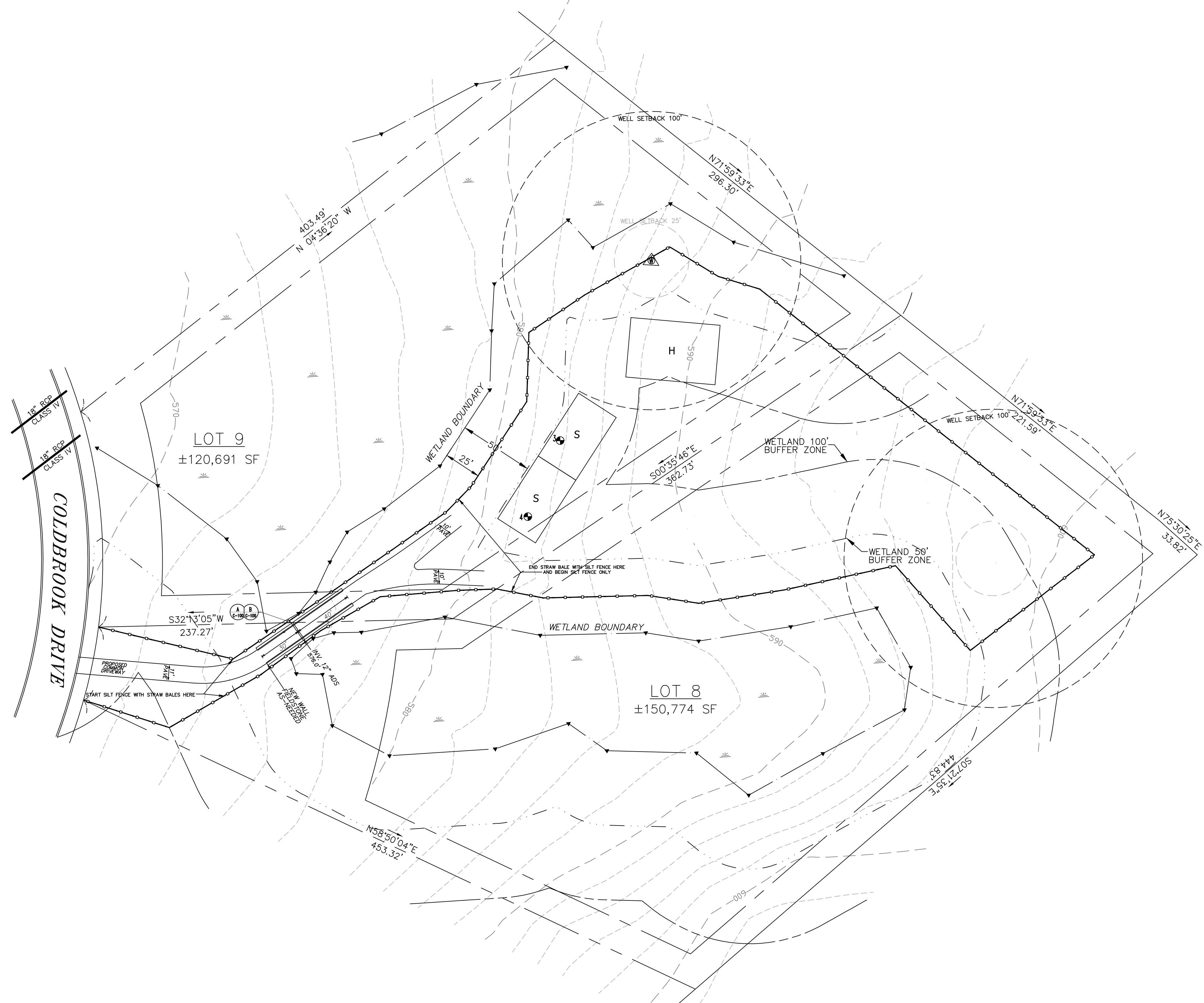


BEDDING DETAIL

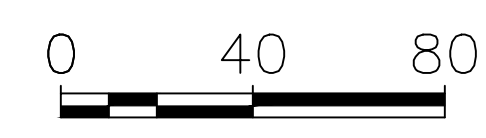
ANCHORING DETAIL

NOTES:

1. Bales shall be placed at the top of slope or on the contour and in a row with ends tightly abutting the adjacent bales.
2. Each bale shall be embedded in the soil a minimum of 4", and placed so that bindings are horizontal.
3. Bales shall be securely anchored in place by either two stakes minimum through the bale. The first stake in each bale 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.



LEGEND	
	DEEP OBSERVATION HOLE
	PERC. HOLE
	INSPECTION PORT
	LOT PIN
	PROPOSED CONTOUR
	EXISTING CONTOUR
	SILT FENCE / LIMIT OF WORK
	CATCH BASIN
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	WETLANDS
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DRAWING TITLE LOT 8 & 9 CONCEPT CONDITIONS							
CLIENT LOT 8 & 9 COLDBROOK DRIVE WARE, MA 01082							
DRAWING NO. C-101							
FILE No.: MRT 8/9							

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