



Abbreviated Notice of Resource Area Delineation (ANRAD)

for

Off Freetown Street

Lakeville, MA 02347

Maps/Parcels: 34-2-1, 34-2-2, 34-2-11, 34-2-12,
35-1-2A, 35-1-4

DATE:

February 27, 2024

PREPARED FOR (APPLICANT):

Simonds Hills, LLC

32 Norfolk Avenue

South Easton, MA 02375

PREPARED BY (REPRESENTATIVE):

Goddard Consulting LLC

291 Main Street, Suite 8

Northborough, MA 01532

ADDRESSED TO:

Lakeville Conservation Commission

241 Main Street

Lakeville, MA 02347



February 27, 2024

Lakeville Conservation Commission
241 Main Street
Lakeville, MA 02347

Re: Abbreviated Notice of Resource Area Delineation (ANRAD)
Off Freetown Street, Lakeville, MA 02347
Map/Parcel: 34-2-1, 34-2-2, 34-2-11, 34-2-12, 35-1-2A, 35-1-4

Dear Lakeville Conservation Commission,

Goddard Consulting, LLC is pleased to submit this Abbreviated Notice of Resource Area Delineation (ANRAD) on behalf of the applicant, Simonds Hills, LLC, for the properties located at Off Freetown Street Lakeville, MA 02347 (Map/Parcel: 34-2-1, 34-2-2, 34-2-11, 34-2-12, 35-1-2A, 35-1-4). This ANRAD is being filed under the MA Wetlands Protection Act (the WPA) and the local wetland bylaw. This ANRAD filing requests the review of all delineated resource areas on the subject parcels.

One original and three hard copies of the ANRAD application are enclosed, including full size site plan sets. The titles of all the documents enclosed are as follows:

- ANRAD (WPA Form 4a) Application Form
- ANRAD Wetland Fee Transmittal Form
- Copy of Checks
- Site Access Consent Form
- Lakeville Conservation Commission Fee Schedule
- Affidavit of Service
- Notification to Abutters
- Certified Abutters List
- *Wetland Border Report*, Goddard Consulting, LLC, 2/14/2024
- *USGS of Site Locus*, Goddard Consulting LLC, 2/6/2023
- *Orthophoto of the Locus Site*, Goddard Consulting LLC, 2/6/2023
- *Wetland Resource Area Plan*, Outback Engineering., 1/30/2024

Existing Conditions

The site consists of six parcels totaling approximately 186.6 acres (8,039,420 square feet). The site is bordered by Freetown Street to the west, and Route 140 to the east. The site is primarily wooded, with several large Bordering Vegetated Wetland (BVW) systems (44.1 acres), one perennial stream (Cedar Swamp Brook), four Certified Vernal Pools, and several non-jurisdictional Isolated Vegetated Wetlands delineated on-site.

Delineation

In April and May of 2023, the wetland resources were delineated on land located on or near the above-listed site (refer to enclosed locus maps). The wetland border was flagged using the criteria in the most recent edition of the MA Wetland Protection Act (WPA) and Regulations 310 CMR 10.00 et al. Hydric soil indicators, vegetation changes, hydrological indicators, and topography were all considered for delineation purposes. The attached Wetland Border



Report provides a description of the wetland resource areas and contains DEP Bordering Vegetated Wetland Delineation Field Data Forms (reference *Wetland Border Report*, Goddard Consulting LLC, 2/14/2024).

Bordering Vegetated Wetlands (BVW) were delineated in the field with series A-1A77, GCA1-46, GCB1-GCB78, GCC1-431, GCF1-GCF347, GCI1-GCI340, GCJ1-GCJ53, GCK1-GCK636, GCO1-GCO75. Four Certified Vernal Pools were delineated in the field with flag series GCVPV1-GCVPV24, GCVPW1-GCVPW20, GCVPY1-GCVPY20 and GCVPZ1-GCVPZ15. Non-jurisdictional Isolated Vegetated Wetlands (IVW) were delineated in the field throughout the site with flag series GCD1-GCD10, GCG1-GCG10, GCH1-GCH23, GCN1-GCN69, GCM1-GCM27, GCP1-GCP69, GCQ1-GCQ80, GCR1-GCR8, and GCS1-GCS7. A perennial stream also exists in the western portion of the site, however, was not flagged due to highwater and mucky soil. Flag series and details of each wetland resource area can be viewed below. These wetlands are dominant in red maple, yellow birch, white pine, winterberry, sweet pepperbush, jewelweed, halberd-leaf tearthumb, cinnamon fern, sensitive fern. The adjacent forested uplands are dominant in oak, white pine, American beech, Virginia creeper, eastern hemlock, witch hazel, American holly, Canada mayflower, poison ivy and green brier.

According to the MassGIS data layers for the Natural Heritage & Endangered Species Program (NHESP), the locus site is not located within Estimated and/or Priority Habitat of Rare Wildlife or an Area of Critical Environmental Concern (ACEC). The site is partially located in an Outstanding Resource Waters Area (ORW). There are four mapped certified vernal pools on site. The site partially falls within a jurisdictional FEMA Flood Zone (Flood Zone A with no Base Flood Elevation) which is jurisdictional as Bordering Land Subject to Flooding.

Please feel free to contact us if you have any questions.

Sincerely,
Goddard Consulting, LLC

Tom Schutz, WPIT, WSA
Wetland Scientist

Cc:

- MassDEP Southeast Regional Office, Wetlands Division. 20 Riverside Drive, Lakeville, MA 02347
- Simonds Hills, LLC, 32 Norfolk Avenue, South Easton, MA 02375



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
WPA Form 4A – Abbreviated Notice of
Resource Area Delineation
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Lakeville
 City/Town

A. General Information

1. Project Location (**Note:** electronic filers will click on button for GIS locator):

Off Freetown Street

a. Street Address

Lakeville

b. City/Town

02347

c. Zip Code

Latitude and Longitude:

41.79941 N

d. Latitude

70.96492 W

e. Longitude

34, 35

f. Assessors Map/Plat Number

2-1, 2-2, 2-11, 2-12, 1-2A, 1-4

g. Parcel /Lot Number

Important: When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



2. Applicant:

Muhammad

a. First Name

Itani

b. Last Name

Simonds Hills, LLC

c. Organization

32 Norfolk Ave

d. Mailing Address

South Easton

e. City/Town

MA

f. State

02375

g. Zip Code

(508) 230-2300 ext.

11

i. Fax Number

mitani@stonebridgehomesinc.com

j. Email Address

3. Property owner (if different from applicant):

☐ Check if more than one owner (attach additional sheet with names and contact information)

a. First Name

b. Last Name

c. Organization

d. Mailing Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email Address

4. Representative (if any):

Tom

a. Contact Person First Name

Schutz

b. Contact Person Last Name

Goddard Consulting, LLC

c. Organization

291 Main Street, Suite #8

d. Mailing Address

Northborough

e. City/Town

MA

f. State

01532

g. Zip Code

(508) 393-3784

h. Phone Number

i. Fax Number

tom@goddardconsultingllc.com

j. Email Address

5. Total WPA Fee Paid (from attached ANRAD Wetland Fee Transmittal Form):

\$2,000

a. Total Fee Paid

\$987.50

b. State Fee Paid

\$1,012.50+\$1,000 Bylaw Fee

c. City/Town Fee Paid

Fees will be calculated for online users.



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
**WPA Form 4A – Abbreviated Notice of
 Resource Area Delineation**
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Lakeville
 City/Town

B. Area(s) Delineated

1. Bordering Vegetated Wetland (BVW) 44,853
Linear Feet of Boundary Delineated
2. Check all methods used to delineate the Bordering Vegetated Wetland (BVW) boundary:
 - a. ☒ MassDEP BVW Field Data Form (attached)
 - b. ☒ Other Methods for Determining the BVW boundary (attach documentation):
 1. ☒ 50% or more wetland indicator plants
 2. ☒ Saturated/inundated conditions exist
 3. ☒ Groundwater indicators
 4. ☒ Direct observation
 5. ☒ Hydric soil indicators
 6. ☐ Credible evidence of conditions prior to disturbance
3. Indicate any other resource area boundaries that are delineated:

Certified Vernal Pool	1,650
a. Resource Area	b. Linear Feet Delineated
Isolated Vegetated Wetland (Non-Jurisdictional)	4,293
c. Resource Area	d. Linear Feet Delineated

C. Additional Information

Applicants must include the following plans with this Abbreviated Notice of Resource Area Delineation. See instructions for details. **Online Users:** Attach the Document Transaction Number (provided on your receipt page) for any of the following information you submit to the Department.

1. ☒ ANRAD (Delineation Plans only)
2. ☒ USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)
3. ☒ Plans identifying the boundaries of the Bordering Vegetated Wetlands (BVW) (and/or other resource areas, if applicable).
4. ☒ List the titles and final revision dates for all plans and other materials submitted with this Abbreviated Notice of Resource Area Delineation.

D. Fees



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
**WPA Form 4A – Abbreviated Notice of
 Resource Area Delineation**
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Lakeville
 City/Town

The fees for work proposed under each Abbreviated Notice of Resource Area Delineation must be calculated and submitted to the Conservation Commission and the Department (see Instructions and Wetland Fee Transmittal Form).

1. ☐ Fee Exempt: No filing fee shall be assessed for projects of any city, town, county, or district of the Commonwealth, federally recognized Indian tribe housing authority, municipal housing authority, or the Massachusetts Bay Transportation Authority.

Applicants must submit the following information (in addition to the attached Wetland Fee Transmittal Form) to confirm fee payment:

2647, 2648

2. Municipal Check Number

2/19/2024

3. Check date

2646

4. State Check Number

2/19/2024

5. Check date

Muhammad

6. Payor name on check: First Name

Itani

7. Payor name on check: Last Name

E. Signatures

I certify under the penalties of perjury that the foregoing Abbreviated Notice of Resource Area Delineation and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

**WPA Form 4A – Abbreviated Notice of
 Resource Area Delineation**

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Lakeville

City/Town

understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the wetlands regulations, 310 CMR 10.05(5)(a).

I further certify under penalties of perjury that all abutters were notified of this application, pursuant to the requirements of M.G.L. c. 131, § 40. Notice must be made in writing by hand delivery or certified mail (return receipt requested) to all abutters within 100 feet of the property line of the project location.

I hereby grant permission, to the Agent or member of the Conservation Commission and the Department of Environmental Protection, to enter and inspect the area subject to this Notice at reasonable hours to evaluate the wetland resource boundaries subject to this Notice, and to require the submittal of any data deemed necessary by the Conservation Commission or Department for that evaluation.

I acknowledge that failure to comply with these certification requirements is grounds for the Conservation Commission or the Department to take enforcement action.

1. Signature of Applicant (Mohammed Itani, Simonds Hills, LLC)

2. Date

3. Signature of Property Owner (if different)

4. Date

5. Signature of Representative (if any) (Tom Schutz, Goddard Consulting)

6. Date

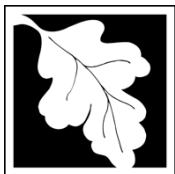
For Conservation Commission:

Two copies of the completed Abbreviated Notice of Resource Area Delineation (Form 4A), including supporting plans and documents; two copies of the ANRAD Wetland Fee Transmittal Form; and the city/town fee payment must be sent to the Conservation Commission by certified mail or hand delivery.

For MassDEP:

One copy of the completed Abbreviated Notice of Resource Area Delineation (Form 4A), including supporting plans and documents; one copy of the ANRAD Wetland Fee Transmittal Form; and a copy of the state fee payment must be sent to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery. (E-filers may submit these electronically.)

The original and copies must be sent simultaneously. Failure by the applicant to send copies in a timely manner may result in dismissal of the Notice of Intent.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
ANRAD Wetland Fee Transmittal Form
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Important:

When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



A. Applicant Information

1. Location of Project:

Off Freetown Street

a. Street Address

Lakeville

b. City/Town

\$987.50

c. Fee amount

2646

d. Check number

2. Applicant:

Muhammad

a. First Name

Itani

b. Last Name

Stonebridge Homes

c. Company

32 Norfolk Avenue

d. Mailing Address

South Easton

e. City/Town

MA

f. State

02375

g. Zip Code

(508) 230-2300 ext. 11

h. Phone Number

3. Property Owner (if different):

a. First Name

b. Last Name

c. Company

d. Mailing Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

B. Fees

The fee is calculated as follows for each Resource Area Delineation included in the ANRAD (check applicable project type). The maximum fee for each ANRAD, regardless of the number of Resource Area Delineations, is \$200 activities associated with a single-family house and \$2,000 for any other activity.

Bordering Vegetated Wetland Delineation Fee:

1. ☐ single family house project

a. feet of BVW

x \$2.00 =

b. Fee for BVW

2. ☒ all other projects

44,853

\$89,706

\$2,000 - Max Fee

a. feet of BVW

x \$2.00 =

b. Fee for BVW

Other Resource Area (e.g., bank, riverfront area, etc.):

3. ☐ single family house project

a. linear feet

x \$2.00 =

b. Fee

4. ☒ all other projects

1,650

\$3,300

\$2,000 - Max Fee

a. linear feet

x \$2.00 =

b. Fee

Total Fee for all Resource Areas:

\$2,000- Max Fee
Fee

State share of filing fee:

\$987.50

5. 1/2 of total fee less \$12.50

City/Town share of filing fee:

\$1,012.50 + \$1,000 Bylaw
Fee

☐ **Online users:** check box if fee exempt.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
ANRAD Wetland Fee Transmittal Form
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

C. Submittal Requirements

- a.) Send a copy of this form, with a check or money order for the state share of the fee, payable to the Commonwealth of Massachusetts, to:

Department of Environmental Protection
Box 4062
Boston, MA 02211

- b.) **To the Conservation Commission:** Send the Abbreviated Notice of Resource Area Delineation; a **copy** of this form; and the city/town fee payment.
- c.) **To DEP Regional Office:** Send one copy of the Abbreviated Notice of Resource Area Delineation (and any additional documentation required as part of a Simplified Review Buffer Zone Project); a **copy** of this form; and a **copy** of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)

Stonebridge Homes, Inc.
32 Norfolk Avenue
South Easton, MA 02375

Eastern Bank
1-800-EASTERN
53-179/113

2646

2/19/2024

PAY TO THE ORDER OF Commonwealth of Massachusetts

\$ **987.50

Nine Hundred Eighty-Seven and 50/100*****

DOLLARS

MEMO

Rocky Woods, Lakeville: ANRAD Filing Fee

⑈002646⑈ ⑆011301798⑆ 601892725⑈



AUTHORIZED SIGNATURE

HEAT SENSITIVE

SECURITY FEATURES INCLUDE TRUE WATERMARK PAPER, HEAT SENSITIVE ICON AND FOIL HOLOGRAM.

Stonebridge Homes, Inc.
32 Norfolk Avenue
South Easton, MA 02375

Eastern Bank
1-800-EASTERN
53-179/113

2647

2/19/2024

PAY TO THE ORDER OF Town of Lakeville

\$ **1,012.50

One Thousand Twelve and 50/100*****

DOLLARS

Town of Lakeville
346 Bedford Street
Lakeville, MA 02347

MEMO

Rocky Woods: ANRAD Filing Fee

⑈002647⑈ ⑆011301798⑆ 601892725⑈



AUTHORIZED SIGNATURE

HEAT SENSITIVE

SECURITY FEATURES INCLUDE TRUE WATERMARK PAPER, HEAT SENSITIVE ICON AND FOIL HOLOGRAM.

Stonebridge Homes, Inc.
32 Norfolk Avenue
South Easton, MA 02375

Eastern Bank
1-800-EASTERN
53-179/113

2648

2/19/2024

PAY TO THE ORDER OF Town of Lakeville

\$ **1,000.00

One Thousand and 00/100*****

DOLLARS

Town of Lakeville
346 Bedford Street
Lakeville, MA 02347

MEMO

Rocky Woods: ANRAD Bylaw Fee

⑈002648⑈ ⑆011301798⑆ 601892725⑈



AUTHORIZED SIGNATURE

HEAT SENSITIVE



Town of Lakeville
Conservation Commission
346 Bedford St. (office location 241 Main St.)
Lakeville, MA 02347
Phone: (508) 946-8823

Site Access Consent Form

The Lakeville Conservation Commission requires specific and adequate information to make an informed decision on this filing. The Conservation Agent and/or Conservation Commissioners will need to access the property for a site visit prior to the scheduled hearing. Please indicate if you would prefer to be present and we will try to accommodate you. Lack of permission to visit the site may result in denial.

Name: _____

Project Location: _____

Phone Number: _____

Email: _____

Signature:  _____

Please be aware that prior to the start of work, the Conservation Office or the Building Commissioner must be notified via email or phone.

- Conservation Commission Office 508-946-8823 email: lcandedy@lakevillema.org
- Building Commissioner Office 508-946-8804 (to inspect erosion control)



Town of Lakeville
Conservation Commission
346 Bedford St. (office location 241 Main St.)
Lakeville, MA 02347
Phone: (508) 946-8823

Lakeville Conservation Commission Administrative Fee Schedule

Request for Determination of Applicability (RDA)- includes initial site visit and siltation inspection	\$75.00
Notice of Intent, Residential (NOI)- includes initial site visit and siltation inspection	\$75.00
Notice of Intent, Commercial (NOI) – includes initial site visit and siltation inspection	\$100.00
Abbreviated Notice of Resource Area Delineation (ANRAD)	\$1.00/linear foot – minimum charge \$100.00, maxim charge \$1000.00
Certificate of Compliance <2 acres (required: 2 hard copies of as-built plan and submitted electronically)	\$25.00
Certificate of Compliance >2 acres (required: 2 hard copies of as-built plan and submitted electronically)	\$50.00
Certificate of Compliance >5 acres (required: 2 hard copies of as-built plan and submitted electronically)	\$100.00
Certificate of Compliance, Commercial (required: 2 hard copies of as-built plan and submitted electronically)	\$100.00
Amended Order of Conditions, Residential	\$25.00
Amended Order of Conditions, Commercial/Subdivision	\$200.00
Amended Order of Resource Area Delineation	\$75.00
Extension to Order of Conditions	\$50.00
Site Inspection	\$25.00 flat fee/first hour and \$25.00 each additional hour
Continuation – Applicant's Request	\$25.00 without 48-hour notice
Duplicate Order of Conditions	\$25.00
Simplified Review	\$50.00

AFFIDAVIT OF SERVICE

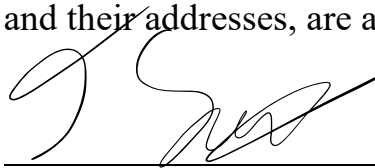
Under the Massachusetts Wetlands Protection Act

(to be submitted to the Massachusetts Department of Environmental
Protection and the Conservation Commission)

I, Tom Schutz hereby certify under the pains and penalties of perjury that on February 27, 2024 I gave notification to abutters in Compliance with the second paragraph of Massachusetts General Law Chapter 131, Section 40, and the DEP Guide to Abutter Notification dating April 8, 1994 in connection with the following matter:

An Abbreviated Notice of Resource Area Delineation was filed under the Massachusetts Wetlands Protection Act by Simonds Hills, LLC with the Lakeville Conservation Commission on February 27, 2024 for property located at Off Freetown Street, (Map and Parcels: 34-2-1, 34-2-2, 34-2-11, 34-2-12, 35-1-2A, 35-1-4) in Lakeville, MA for the confirmation of the delineated resource areas on the locus site.

The form of the notification, and the list of abutters to whom it was given, and their addresses, are attached to this Affidavit of Service.



(Name)

2/27/2024

(Date)

Notification to Abutters

By Hand Delivery, Certified Mail (return receipt requested), or Certificates of Mailing

This is a notification required by law. You are receiving this notification because you have been identified as the owner of land abutting another parcel of land for which certain activities are proposed. Those activities require a permit under the Massachusetts Wetlands Protection Act (M.G.L. c. 131, § 40).

In accordance with the second paragraph of the Massachusetts Wetlands Protection Act, and 310 CMR 10.05(4)(a) of the Wetlands Regulations, you are hereby notified that:

- A. An Abbreviated Notice of Resource Area Delineation (ANRAD) was filed with the Lakeville Conservation Commission on February 27, 2024, seeking to confirm the wetland resource areas on the subject site. The following is a description of the proposed activity/activities:

The applicant is confirming the delineation of all jurisdictional resource areas under the Massachusetts Wetland Protection Act.

- B. The name of the applicant is: Simonds Hills, LLC
- C. The address of the land where the activity is proposed is: Off Freetown Street Lakeville, MA 02347 (Map/Parcels: 34-2-1, 34-2-2, 34-2-11, 34-2-12, 35-1-2A, 35-1-4)
- D. Copies of the Abbreviated Notice of Resource Area Delineation (ANRAD) may be examined or obtained at the office of the Lakeville Conservation Commission, located at 241 Main Steet Lakeville, MA. The regular business hours of the Commission are 9am-12pm Monday, Wednesday, Friday. The Commission may be reached at (508) 946-8823.
- E. Copies of the ANRAD may be obtained from the applicant or their representative by calling Goddard Consulting, LLC at (508) 393-3784. An administrative fee will be applied for providing copies of the ANRAD and plans.
- F. Information regarding the date, time, and location of the public hearing regarding the ANRAD may be obtained from the Lakeville Conservation Commission. Notice of the public hearing will be published at least five business days in advance.

Notification provided pursuant to the above requirement does not automatically confer standing to the recipient to request Departmental Action for the underlying matter. See 310 CMR 10.05(7)(a)4.



100feet Abutters List Report

Lakeville, MA
February 21, 2024

To the best of my knowledge and with the present records on hand in the Assessor's Office, the abutters appear to be within 100' (one hundred feet) of the applicant.

See Below
Map, Block, Lot of Applicant

Norman Payk
Board of Assessors

2-21-24

Subject Property:

Parcel Number: *34-2-1, 34-2-2, 34-2-12*
CAMA Number: *34-2-11, 35-1-2A, 35-1-4*
Property Address:

Abutters:

Parcel Number: 012-002-001A
CAMA Number: 012-002-001A
Property Address: 146 HOWLAND RD

Mailing Address: BOTELHO JOSEPH F & TARA L
146 HOWLAND RD
LAKEVILLE, MA 02347

Parcel Number: 012-002-001B
CAMA Number: 012-002-001B
Property Address: 144 HOWLAND RD

Mailing Address: GONSALVES JOSE TRUSTEE
144 HOWLAND RD
LAKEVILLE, MA 02347

Parcel Number: 012-003-010J
CAMA Number: 012-003-010J
Property Address: 59 FREETOWN ST

Mailing Address: TOMLINSON STEVEN & ELAINE
59 FREETOWN ST
LAKEVILLE, MA 02347

Parcel Number: 012-003-010K
CAMA Number: 012-003-010K
Property Address: 63 FREETOWN ST

Mailing Address: TERRA THOMAS M & SCANLON
KATHLEEN
63 FREETOWN ST
LAKEVILLE, MA 02347

Parcel Number: 012-003-010P
CAMA Number: 012-003-010P
Property Address: 6 ROCKY WOODS RD

Mailing Address: STURGIS BRUCE C & DIANE L
6 ROCKY WOODS RD
LAKEVILLE, MA 02347

Parcel Number: 012-003-010Q
CAMA Number: 012-003-010Q
Property Address: 5 ROCKY WOODS RD

Mailing Address: GRODIN DANIEL & FISHER DEBRA A
5 ROCKY WOODS RD
LAKEVILLE, MA 02347

Parcel Number: 012-003-010R
CAMA Number: 012-003-010R
Property Address: 7 LITTLE FARM RD

Mailing Address: PIROZZI GINA E & HODGSON JAMES M
7 LITTLE FARM RD
LAKEVILLE, MA 02347

Parcel Number: 012-003-010U
CAMA Number: 012-003-010U
Property Address: 5 LITTLE FARM RD

Mailing Address: BELIARD MICHEL A & LISA M
5 LITTLE FARM RD
LAKEVILLE, MA 02347

Parcel Number: 012-003-010W
CAMA Number: 012-003-010W
Property Address: 3 LITTLE FARM RD

Mailing Address: LEAHY ANN & ROUKE MARC & DEBRA
3 LITTLE FARM ROAD
LAKEVILLE, MA 02347

Parcel Number: 013-001-009A
CAMA Number: 013-001-009A
Property Address: 16 FREETOWN ST

Mailing Address: EVANS BARRY R & ANN M EVANS
FAMILY LIVING TRUST
16 FREETOWN ST
LAKEVILLE, MA 02347



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

2/21/2024

Page 1 of 6



10 feet Abutters List Report

Lakeville, MA
February 21, 2024

Parcel Number: 013-001-009B
CAMA Number: 013-001-009B
Property Address: 2 SMITH CIR

Mailing Address: MORAD GEORGE R & SUSAN L
2 SMITH CIR
LAKEVILLE, MA 02347

Parcel Number: 013-001-009C
CAMA Number: 013-001-009C
Property Address: 20 FREETOWN ST

Mailing Address: LAWRENCE SANDRA
15 ASHLEY AVE
E FREETOWN, MA 02717

Parcel Number: 013-001-009D
CAMA Number: 013-001-009D
Property Address: 22 FREETOWN ST

Mailing Address: ANDERSON STANLEY R & CAROLANN L
THE ANDERSON FAMILY LIVING TRUST
22 FREETOWN ST
LAKEVILLE, MA 02347

Parcel Number: 013-001-009E
CAMA Number: 013-001-009E
Property Address: 24 FREETOWN ST

Mailing Address: MALONEY JANICE V & JAMES M
MALONEY FAMILY REV TRUST-2018
24 FREETOWN ST
LAKEVILLE, MA 02347

Parcel Number: 013-001-010
CAMA Number: 013-001-010
Property Address: 50 FREETOWN ST

Mailing Address: SUTCLIFFE KENNETH W & COLLEEN M
50 FREETOWN ST
LAKEVILLE, MA 02347

Parcel Number: 013-001-010A
CAMA Number: 013-001-010A
Property Address: 44 FREETOWN ST

Mailing Address: DESMARAI STEVEN J & JAMIE LYNN
44 FREETOWN ST
LAKEVILLE, MA 02347

Parcel Number: 013-001-010B
CAMA Number: 013-001-010B
Property Address: 5 PEBBLEBROOK WAY

Mailing Address: MISODOULAKIS GREGORY & CELESTE
A
5 PEBBLEBROOK WAY
LAKEVILLE, MA 02347

Parcel Number: 013-001-010C
CAMA Number: 013-001-010C
Property Address: 7 PEBBLEBROOK WAY

Mailing Address: DICARLO MICHAEL J & DONNA
7 PEBBLEBROOK WAY
LAKEVILLE, MA 02347

Parcel Number: 013-001-010D
CAMA Number: 013-001-010D
Property Address: 9 PEBBLEBROOK WAY

Mailing Address: GRAY DAVID S & GAYLE A
9 PEBBLEBROOK WAY
LAKEVILLE, MA 02347

Parcel Number: 034-002-001
CAMA Number: 034-002-001
Property Address: REARFREETOWN ST

Mailing Address: OMRAN WISAM R
24 FOREST EDGE RD
SOUTH EASTON, MA 02375

Parcel Number: 034-002-002
CAMA Number: 034-002-002
Property Address: REARFREETOWN ST

Mailing Address: OMRAN WISAM R
24 FOREST EDGE RD
SOUTH EASTON, MA 02375

Parcel Number: 034-002-003
CAMA Number: 034-002-003
Property Address: 178 COUNTY ST

Mailing Address: ITANI MUHAMMAD M
24 FOREST EDGE RD
SOUTH EASTON, MA 02375



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Parcel Number: 034-002-005
CAMA Number: 034-002-005
Property Address: 1 BRAKE ROCK WAY

Mailing Address: RATHBUN KATHLEEN C TRUSTEE
RATHBUN FAMILY REALTY TRUST
172 COUNTY ST
LAKEVILLE, MA 02347

Parcel Number: 034-002-011
CAMA Number: 034-002-011
Property Address: FREETOWN ST

Mailing Address: OMRAN WISAM R
24 FOREST EDGE RD
SOUTH EASTON, MA 02375

Parcel Number: 034-002-011-01
CAMA Number: 034-002-011-01
Property Address: 13 FREETOWN ST

Mailing Address: SAAD JULIA M & JACOB P
13 FREETOWN ST
LAKEVILLE, MA 02347

Parcel Number: 034-002-011-02
CAMA Number: 034-002-011-02
Property Address: 15 FREETOWN ST

Mailing Address: REILLY KATHLEEN & ECKELBERGER
MEGHAN
15 FREETOWN ST
LAKEVILLE, MA 02347

Parcel Number: 034-002-012
CAMA Number: 034-002-012
Property Address: FREETOWN ST

Mailing Address: OMRAN WISAM R
24 FOREST EDGE RD
SOUTH EASTON, MA 02375

Parcel Number: 034-002-012A
CAMA Number: 034-002-012A
Property Address: 21 FREETOWN ST

Mailing Address: SWANSON JARED M TRUSTEE JANICE
M SWANSON IRR TRUST
21 FREETOWN ST
LAKEVILLE, MA 02347

Parcel Number: 034-002-012B
CAMA Number: 034-002-012B
Property Address: 23 FREETOWN ST

Mailing Address: HENDRICKSON CELIA A
23 FREETOWN ST
LAKEVILLE, MA 02347

Parcel Number: 034-002-012C
CAMA Number: 034-002-012C
Property Address: 25 FREETOWN ST

Mailing Address: MASSA SALLY-ANN & MARK LOUIS SR
25 FREETOWN ST
LAKEVILLE, MA 02347

Parcel Number: 034-002-012D
CAMA Number: 034-002-012D
Property Address: 27 FREETOWN ST

Mailing Address: IWAMOTO KENNETH M & TERRI L
27 FREETOWN ST
LAKEVILLE, MA 02347

Parcel Number: 034-002-012E
CAMA Number: 034-002-012E
Property Address: 29 FREETOWN ST

Mailing Address: PHINNEY JOSEPH A & BRALEY BRITTN
N
29 FREETOWN ST
LAKEVILLE, MA 02347

Parcel Number: 034-002-012F
CAMA Number: 034-002-012F
Property Address: 31 FREETOWN ST

Mailing Address: KINGMAN AMY M & PATRICK S
31 FREETOWN ST
LAKEVILLE, MA 02347

Parcel Number: 034-002-012G
CAMA Number: 034-002-012G
Property Address: 33 FREETOWN ST

Mailing Address: CYR TYLER S & STEPHANIE A
33 FREETOWN ST
LAKEVILLE, MA 02347



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Parcel Number: 034-002-012H
CAMA Number: 034-002-012H
Property Address: 35 FREETOWN ST

Mailing Address: CHOUINARD RONALD R & LISA
35 FREETOWN ST
LAKEVILLE, MA 02347

Parcel Number: 034-002-012I
CAMA Number: 034-002-012I
Property Address: 37 FREETOWN ST

Mailing Address: OMRAN WISAM R
24 FOREST EDGE RD
SOUTH EASTON, MA 02375

Parcel Number: 034-002-012J
CAMA Number: 034-002-012J
Property Address: 39 FREETOWN ST

Mailing Address: HORTON MICHAEL S & JOANNE T
39 FREETOWN ST
LAKEVILLE, MA 02347

Parcel Number: 034-002-012K
CAMA Number: 034-002-012K
Property Address: 41 FREETOWN ST

Mailing Address: PHIPPS ESTHER M & JESSICA J
41 FREETOWN ST
LAKEVILLE, MA 02347

Parcel Number: 034-002-012L
CAMA Number: 034-002-012L
Property Address: 43 FREETOWN ST

Mailing Address: ALTIERI CHRISTOPHER M & EILEEN M
43 FREETOWN ST
LAKEVILLE, MA 02347

Parcel Number: 034-002-012M
CAMA Number: 034-002-012M
Property Address: 45 FREETOWN ST

Mailing Address: BECKER CHERIE & KOSTANT
LAWRENCE E
45 FREETOWN ST
LAKEVILLE, MA 02347

Parcel Number: 034-002-012N
CAMA Number: 034-002-012N
Property Address: 47 FREETOWN ST

Mailing Address: PERRY ALBERT J JR & GAIL E
47 FREETOWN ST
LAKEVILLE, MA 02347

Parcel Number: 034-002-012P
CAMA Number: 034-002-012P
Property Address: 49 FREETOWN ST

Mailing Address: MCGREEVY TRACY
49 FREETOWN ST
LAKEVILLE, MA 02347

Parcel Number: 034-002-012Q
CAMA Number: 034-002-012Q
Property Address: 51 FREETOWN ST

Mailing Address: ZAMBELLO MICHAEL J
51 FREETOWN ST
LAKEVILLE, MA 02347

Parcel Number: 034-002-013
CAMA Number: 034-002-013
Property Address: 11 FREETOWN ST

Mailing Address: TARADASH MARTHA & BENJAMIN
11 FREETOWN ST
LAKEVILLE, MA 02347

Parcel Number: 034-002-015
CAMA Number: 034-002-015
Property Address: 23 A FREETOWN ST

Mailing Address: OMRAN WISAM R
24 FOREST EDGE RD
SOUTH EASTON, MA 02375

Parcel Number: 034-002-017
CAMA Number: 034-002-017
Property Address: REARROUTE 140

Mailing Address: OMRAN WISAM R
24 FOREST EDGE RD
SOUTH EASTON, MA 02375



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Parcel Number: 035-001-001-01
CAMA Number: 035-001-001-01
Property Address: 6 MARGEUX DR

Mailing Address: LENZA PETER J & ELLEN M
6 MARGEUX DR
LAKEVILLE, MA 02347

Parcel Number: 035-001-001-10
CAMA Number: 035-001-001-10
Property Address: 10 MARGEUX DR

Mailing Address: CAREY RYAN P & GUIDOTTI MICHELLE
A
10 MARGEUX DR
LAKEVILLE, MA 02347

Parcel Number: 035-001-001-11
CAMA Number: 035-001-001-11
Property Address: 11 MARGEUX DR

Mailing Address: MARDEN MICHAEL G & AMY E
11 MARGEUX DR
LAKEVILLE, MA 02347

Parcel Number: 035-001-001-12
CAMA Number: 035-001-001-12
Property Address: 12 MARGEUX DR

Mailing Address: BREDBERG GLEN E & ALICIA
12 MARGEUX DR
LAKEVILLE, MA 02347

Parcel Number: 035-001-001-13
CAMA Number: 035-001-001-13
Property Address: 13 MARGEUX DR

Mailing Address: JOLY PAUL R JR & LINA
13 MARGEUX DR
LAKEVILLE, MA 02347

Parcel Number: 035-001-001-14
CAMA Number: 035-001-001-14
Property Address: 14 MARGEUX DR

Mailing Address: SANTOS JERRY F & DORIS
14 MARGEUX DR
LAKEVILLE, MA 02347

Parcel Number: 035-001-001-16
CAMA Number: 035-001-001-16
Property Address: 16 MARGEUX DR

Mailing Address: CIL REALTY OF MASSACHUSETTS INC
30 JORDAN LN
WETHERSFIELD, CT 06129

Parcel Number: 035-001-002
CAMA Number: 035-001-002
Property Address: 145 HOWLAND RD

Mailing Address: WILLIAMS GEORGE JR & DESROSIERS
KERRY M
145 HOWLAND RD
LAKEVILLE, MA 02347

Parcel Number: 035-001-002A
CAMA Number: 035-001-002A
Property Address: HOWLAND RD

Mailing Address: OMRAN WISAM R
24 FOREST EDGE RD
SOUTH EASTON, MA 02375

Parcel Number: 035-001-003
CAMA Number: 035-001-003
Property Address: REARFREETOWN ST

Mailing Address: OMRAN WISAM R
24 FOREST EDGE RD
SOUTH EASTON, MA 02375

Parcel Number: 035-001-004
CAMA Number: 035-001-004
Property Address: REARFREETOWN ST

Mailing Address: OMRAN WISAM R
24 FOREST EDGE RD
SOUTH EASTON, MA 02375

Parcel Number: 035-001-005
CAMA Number: 035-001-005
Property Address: REARFREETOWN ST

Mailing Address: OMRAN WISAM R
24 FOREST EDGE RD
SOUTH EASTON, MA 02375



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Parcel Number: 035-001-007
CAMA Number: 035-001-007
Property Address: 143 HOWLAND RD

Mailing Address: LEACH ST GERMAIN DANIEL P &
KATHLEEN
143 HOWLAND RD
LAKEVILLE, MA 02347

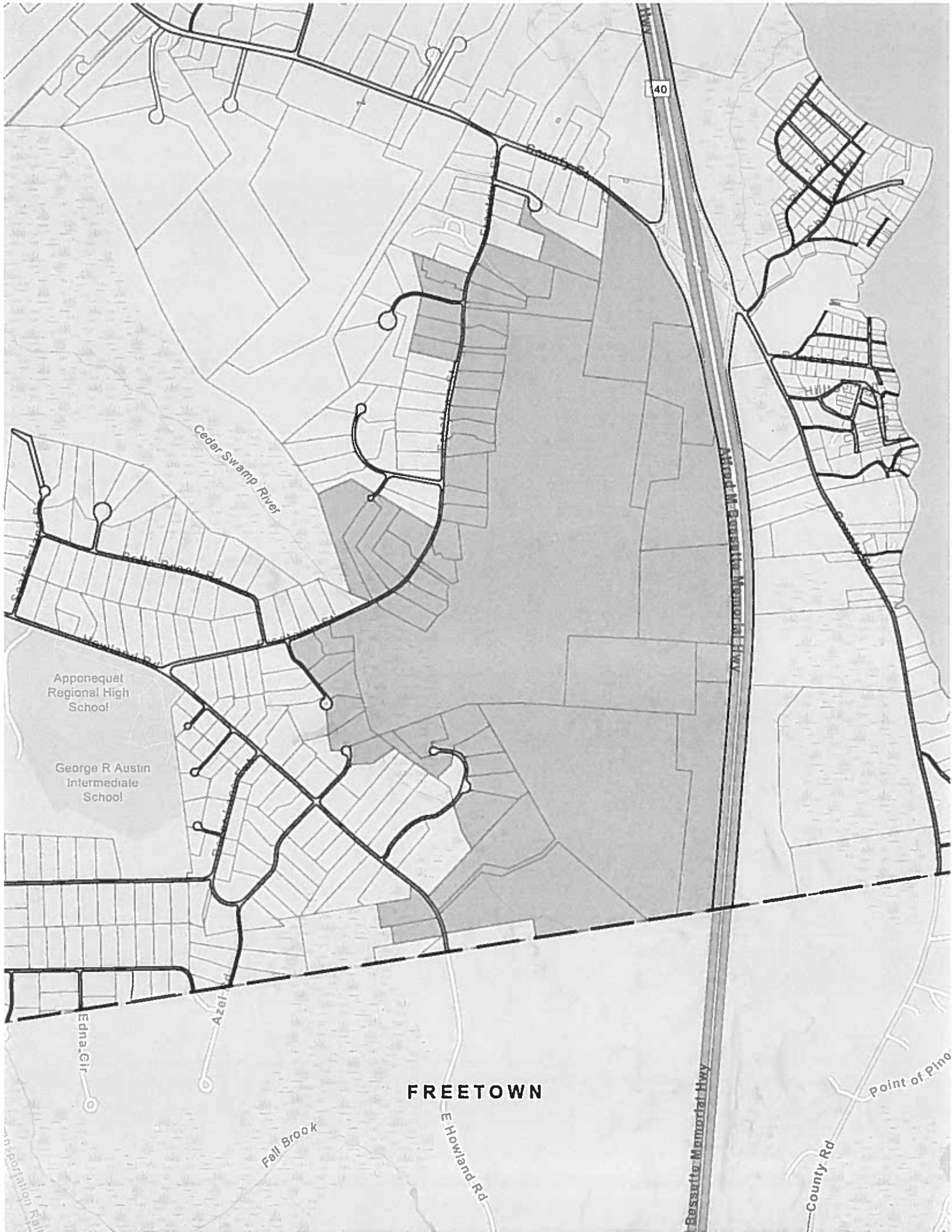


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Wetland Border Report

Site Locus: Off Freetown Street, Lakeville MA

Map, Lot and Parcel: 34-2-1, 34-2-2, 34-2-11, 34-2-12, 35-1-2A, 35-1-4

Prepared for: Muhammad Itani, Stonebridge Homes

Prepared by: Goddard Consulting LLC, 291 Main St, Suite 8, Northborough MA 01532

Date: 2/14/2024

INTRODUCTION

In April and May of 2023, wetland resources were delineated for Stonebridge Homes on land located on the site known as Off Freetown Street in Lakeville MA (Map/Parcel 34-2-1, 34-2-2, 34-2-11, 34-2-12, 35-1-2A, 35-1-4) (refer to enclosed locus maps). The wetland borders were flagged using the criteria in the most recent edition of MA Wetland Protection Act (WPA) and Regulations 310 CMR 10.00 et al. Hydric soil indicators, vegetation changes, hydrological indicators, and topography were all considered for delineation purposes.

The titles of attached documents are as follows:

- DEP Bordering Vegetated Wetland Determination Form – GCI330
- DEP Bordering Vegetated Wetland Determination Form – GCJ30
- DEP Bordering Vegetated Wetland Determination Form – GCK343
- NRCS Soil Map – Bristol County, Massachusetts, Southern Part
- FEMA Flood Zones on the Locus Site, Goddard Consulting LLC, 2/6/2023
- Outstanding Resource Water Area on the Locus Site, Goddard Consulting LLC, 2/6/2023
- Orthophoto View of Site, Goddard Consulting LLC, 2/6/2023
- USGS of Locus Site, Goddard Consulting LLC, 2/6/2023
- Sketch of the Delineation on the Locus Site, Goddard Consulting LLC, 5/26/2023

SUMMARY OF FINDINGS

Bordering Vegetated Wetlands (BVW) were delineated in the field with series A-1A77, GCA1-46, GCB1-GCB78, GCC1-431, GCF1-GCF347, GCI1-GCI340, GCJ1-GCJ53, GCK1-GCK636, GCO1-GCO75. Four Certified Vernal Pools were delineated in the field with flag series GCVPV1-GCVPV24, GCVPW1-GCVPW20, GCVPY1-GCVPY20 and GCVPZ1-GCVPZ15. Non-jurisdictional Isolated Vegetated Wetlands (IVW) were delineated in the field throughout the site with flag series GCD1-GCD10, GCG1-GCG10, GCH1-GCH23, GCN1-GCN69, GCM1-GCM27, GCP1-GCP69, GCQ1-GCQ80, GCR1-GCR8, and GCS1-GCS7. A perennial stream also exists in the western portion of the site, however, was not flagged due to highwater and mucky soil. Flag series and details of each wetland resource area can be viewed below. These wetlands are dominant in red maple, yellow birch, white pine, winterberry, sweet pepperbush, jewelweed, halberd-leaf tearthumb, cinnamon fern, sensitive fern. The adjacent forested uplands are dominant in oak, white pine, American beech, Virginia creeper, eastern hemlock, witch hazel, American holly, Canada mayflower, poison ivy and green brier. Department of Environmental Protection BVW field data forms were documented at wetland flags GC I330, GC J30, and GC K343 (see attached forms).

Consistent with the NRCS survey, soils identified on the site range from fine sandy loam, loamy sand, coarse sand, mucky sand, muck and rock outcrop. More detailed information about soils is included in the attached NRCS Soil Map and the DEP Bordering Vegetated Wetland Determination Forms.

According to the MassGIS data layers for the Natural Heritage & Endangered Species Program (NHESP), the locus site is not located within Estimated and/or Priority Habitat of Rare Wildlife or an Area of Critical Environmental Concern (ACEC). The site is partially located in an Outstanding Resource Waters Area (ORW). There are four mapped certified vernal pools on site. The site partially falls within a jurisdictional FEMA Flood Zone (Flood Zone A with no Base Flood Elevation) which is jurisdictional as Bordering Land Subject to Flooding.

The MA Wetlands Protection Act and the town of Lakeville take jurisdiction over the resource areas detailed in this report. The BVW has a jurisdictional 100-foot Buffer Zone that casts partially onto the locus site. The perennial stream has an associated 200-foot Riverfront Area. Any work within these resource areas including the 100-foot Buffer Zones requires a Request for Determination (RDA) or Notice of Intent (NOI) to be filed with the Lakeville Conservation Commission.

DESCRIPTION OF REGULATED INLAND RESOURCE AREA

The table below provides the regulatory jurisdiction, flag numbers/colors, and wetland types and locations for the resource areas delineated.

Resource Area	Regulatory Jurisdiction	Flag Numbers and Color	Wetland Types and Locations
Bordering Vegetated Wetland (BVW)	BVW & 100-foot Buffer Zone	A1-A77 [Blue Flag]	BVW located in the northeastern portion of the site, adjacent to Route 140.
Bordering Vegetated Wetland (BVW)	BVW & 100-foot Buffer Zone	GCA1-GCA46 [Blue Flag]	BVW located in the western portion of the site adjacent to Freetown Street associated with the perennial stream.
Bordering Vegetated Wetland (BVW)	BVW & 100-foot Buffer Zone	GCB1-GCB78 [Blue Flag]	BVW located in the northwestern portion of the site.
Bordering Vegetated Wetland (BVW)	BVW & 100-foot Buffer Zone	GCC1-GCC431 [Blue Flag]	BVW located in the western portion of the site associated with the perennial stream. This system spans into the west central portion of the site.
Bordering Vegetated Wetland (BVW)	BVW & 100-foot Buffer Zone	GCF1-GCF347 [Blue Flag]	BVW located in the east central portion of the site, adjacent to Route 140.
Bordering Vegetated Wetland (BVW)	BVW & 100-foot Buffer Zone	GCI1-GCI340 [Blue Flag]	BVW located in the southeast portion of the site, adjacent to Route 140.
Bordering Vegetated	BVW & 100-foot Buffer Zone	GCJ1-GCJ53 [Blue Flag]	BVW located in the western portion of the site adjacent to Freetown

Wetland (BVW)			Street associated with the perennial stream.
Bordering Vegetated Wetland (BVW)	BVW & 100-foot Buffer Zone	GCK1-GCK636 [Blue Flag]	BVW that exists in the north central portion of the site. The BVW spans the entire site between Route 140 and Freetown Street.
Bordering Vegetated Wetland (BVW)	BVW & 100-foot Buffer Zone	GCO1-GCO75 [Blue Flag]	BVW located in the southwestern portion of the site.
Certified Vernal Pool	CVP	GCVPV1-GCVPV24 [Yellow Flag]	Certified Vernal Pool located within the GCF BVW series.
Certified Vernal Pool	CVP	GCVPW1-GCVPW20 [Yellow Flag]	Certified Vernal Pool located within the GCI IVW series.
Certified Vernal Pool	CVP	GCCVPY1-GCCVPY15 [Yellow Flag]	Certified Vernal Pool located within the GCK BVW series.
Certified Vernal Pool	CVP	GCCVPZ1-GCCVPZ15 [Yellow Flag]	Certified Vernal Pool located within the GCA, GCC and GCJ BVW series.
Potential Vernal Pool	PVP	GCV1-GCV8 [Yellow Flag]	Potential Vernal Pool located within GCC BVW series.
Potential Vernal Pool	PVP	GCW1-GCW13 [Yellow Flag]	Potential Vernal Pool located within GCC BVW series.
Isolated Vegetated Wetland (IVW)	Non-Jurisdictional	GCD1-GCD10 [Blue Flag]	IVW located in the southwestern portion of the site.
Isolated Vegetated Wetland (IVW)	Non-Jurisdictional	GCG1-GCG10 [Blue Flag]	IVW located in the center of the site.
Isolated Vegetated Wetland (IVW)	Non-Jurisdictional	GCH1-GCH23 [Blue Flag]	IVW located in the center of the site.

Isolated Vegetated Wetland (IVW)	Non-Jurisdictional	GCN1-GCN69 [Blue Flag]	IVW located in the center of the site.
Isolated Vegetated Wetland (IVW)	Non-Jurisdictional	GCM1-GCM27 [Blue Flag]	IVW located in the northeastern of the site. This IVW is located directly behind the on-site radio tower.
Isolated Vegetated Wetland (IVW)	Non-Jurisdictional	GCP1-GCP69 [Blue Flag]	IVW located in the northeastern of the site.
Isolated Vegetated Wetland (IVW)	Non-Jurisdictional	GCQ1-GCQ80 [Blue Flag]	IVW located in the northeastern of the site.
Isolated Vegetated Wetland (IVW)	Non-Jurisdictional	GCR1-GCR8 [Blue Flag]	IVW located in the northeastern of the site.
Isolated Vegetated Wetland (IVW)	Non-Jurisdictional	GCS1-GCS7 [Blue Flag]	IVW located in the northeastern of the site.

Sincerely,
Goddard Consulting, LLC



Tom Schutz, WPIT, WSA
Wetland Scientist

Andrew Thibault

Andrew Thibault, WPIT, WSA
Environmental Scientist



Chris Frattaroli
Wetland Scientist

BORDERING VEGETATED WETLAND DETERMINATION FORM

Project/Site: Off Freetown Street City/Town: Lakeville, MA Sampling Date: 6/27/23
Applicant/Owner: Stonebridge Homes, Inc Sampling Point or Zone: GCI30
Investigator(s): Tom Schutz, WPIT, Andrew Thibault, WPIT, Chris Frattaroli Latitude/Longitude: 41.79941 N, 70.96492 W
Soil Map Unit Name: _____ NWI or DEP Classification: _____

UPGRADIENT

Are climatic/hydrologic conditions on the site typical for this time of year? Yes _____ No X (If no, explain in Remarks)
Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? (If yes, explain in Remarks)
Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If yes, explain in Remarks)

SUMMARY OF FINDINGS – Attach site map and photograph log showing sampling locations, transects, etc

Wetland vegetation criterion met?	Yes _____	No <u>X</u>	Is the Sampled Area within a Wetland?	Yes _____	No <u>X</u>
Hydric Soils criterion met?	Yes _____	No <u>X</u>			
Wetlands hydrology present?	Yes _____	No <u>X</u>			
Remarks, Photo Details, Flagging, etc.:					

HYDROLOGY

Field Observations:			
Surface Water Present?	Yes _____	No <u>X</u>	Depth (in) _____
Water Table Present?	Yes _____	No <u>X</u>	Depth (in) _____
Saturation Present (including capillary fringe)?	Yes _____	No <u>X</u>	Depth (in) _____
Wetland Hydrology Indicators			
Reliable Indicators of Wetlands Hydrology	Indicators that can be Reliable with Proper Interpretation	Indicators of the Influence of Water	
<input type="checkbox"/> Water-stained leaves	<input type="checkbox"/> Hydrological records	<input type="checkbox"/> Direct observation of inundation	
<input type="checkbox"/> Evidence of aquatic fauna	<input type="checkbox"/> Free water in a soil test hole	<input type="checkbox"/> Drainage patterns	
<input type="checkbox"/> Iron deposits	<input type="checkbox"/> Saturated soil	<input type="checkbox"/> Drift lines	
<input type="checkbox"/> Algal mats or crusts	<input type="checkbox"/> Water marks	<input type="checkbox"/> Scoured areas	
<input type="checkbox"/> Oxidized rhizospheres/pore linings	<input type="checkbox"/> Moss trim lines	<input type="checkbox"/> Sediment deposits	
<input type="checkbox"/> Thin muck surfaces	<input type="checkbox"/> Presence of reduced iron	<input type="checkbox"/> Surface soil cracks	
<input type="checkbox"/> Plants with air-filled tissue (aerenchyma)	<input type="checkbox"/> Woody plants with adventitious roots	<input type="checkbox"/> Sparsely vegetated concave surface	
<input type="checkbox"/> Plants with polymorphic leaves	<input type="checkbox"/> Trees with shallow root systems	<input type="checkbox"/> Microtopographic relief	
<input type="checkbox"/> Plants with floating leaves	<input type="checkbox"/> Woody plants with enlarged lenticels	<input type="checkbox"/> Geographic position (depression, toe of slope, fringing lowland)	
<input type="checkbox"/> Hydrogen sulfide odor			
Remarks (describe recorded data from stream gauge, monitoring well, aerial photos, previous inspections, if available):			

This form is only for BVW delineations. Other wetland resource areas may be present and should be delineated according to the applicable regulatory provisions.

VEGETATION – Use both common and scientific names of plants.

Tree Stratum Plot size <u>30'</u>							
	Common Name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)	% Dominant
1	White Pine	Pinus strobus	FACU	38.0%	X		65.0%
2	Red Oak	Quercus rubra	FACU	20.5%	X		35.0%
3							
4							
5							
6							
7							
8							
9							
				58.5%	=Total Cover		
Shrub/Sapling Stratum Plot size <u>15'</u>							
	Common Name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)	% Dominant
1	Witch Hazel	Hamamelis virginiana	FACU	38.0%	X		46.1%
2	Sweet Pepperbush	Clethra alnifolia	FAC	20.5%	X	X	24.8%
3	Sassafras	Sassafras albidum	FACU	10.5%			12.7%
4	Highbush Blueberry	Vaccinium corymbosum	FACW	10.5%		X	12.7%
5	American Holly	Ilex opaca	FACU	3.0%			3.6%
6							
7							
8							
9							
				82.5%	=Total Cover		
Herb Stratum Plot size <u>5'</u>							
	Common Name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)	% Dominant
1	Sweet Pepperbush	Clethra alnifolia	FAC	10.5%	X	X	38.9%
2	Canada Mayflower	Maianthemum canadense	FACU	10.5%	X		38.9%
3	New York Fern	Parathelypteris noveboracensis	FAC	3.0%		X	11.1%
4	Indian Cucumber root	Medeola virginiana	UPL	3.0%			11.1%
5							
6							
7							
8							
9							
10							
11							
12							
				27.0%	=Total Cover		

VEGETATION – continued.

Woody Vine Stratum Plot size <u>30'</u>							
	Common Name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)	% Dominant
1							
2							
3							
4							
				0.0%	=Total Cover		

Rapid Test:	Do all dominant species have an indicator status of OBL or FACW?			Yes		No	X
Dominance Test:	Number of dominant species	Number of dominant species that are wetland indicator plants		Do wetland indicator plants make up ≥ 50% of dominant plant species?			
	6	2		Yes No X			
Prevalence Index:		Total % Cover (all strata)	Multiply by:	Result			
	OBL species	0%	x1	=	0%		
	FACW species	11%	x2	=	21%		
	FAC species	34%	x3	=	102%		
	FACU species	121%	x4	=	482%		
	UPL species	3%	x5	=	15%		
	Column Totals (A)	168%		(B)	620%		
Prevalence Index		B/A=	3.69	Is the Prevalence Index ≤ 3.0?			
				Yes No X			
Wetland vegetation criterion met? Yes No X							

Definitions of Vegetation Strata

Tree Woody plants 3 in. (7.62 cm) or more in diameter at breast height (DBH), regardless of height
 Shrub/Sapling Woody plants less than 3 in. (7.62 cm) DBH and greater than or equal to 3.3 ft. (1 m) tall
 Herb All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.3 ft. (1 m) tall
 Woody vines All woody vines greater than 3.3 ft. (1 m) in height

Cover Ranges	
Range	Midpoint
1-5 %	3.00%
6-15 %	10.50%
15-25 %	20.50%
26-50 %	38.00%
51-75 %	63.00%
76-95 %	85.50%
96-100 %	98.00%

Hydric Soils criterion met?	Yes	No	X
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DOWNGRADIENT

Are climatic/hydrologic conditions on the site typical for this time of year? Yes _____ No X (If no, explain in Remarks)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? (If yes, explain in Remarks)
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If yes, explain in Remarks)

SUMMARY OF FINDINGS – Attach site map and photograph log showing sampling locations, transects, etc

Wetland vegetation criterion met?	Yes <u>X</u>	No _____	Is the Sampled Area within a Wetland?	Yes <u>X</u>	No _____
Hydric Soils criterion met?	Yes <u>X</u>	No _____			
Wetlands hydrology present?	Yes <u>X</u>	No _____			
Remarks, Photo Details, Flagging, etc.:					

HYDROLOGY

Field Observations:					
Surface Water Present?	Yes	<u>X</u>	No	Depth (in)	0"
Water Table Present?	Yes	<u>X</u>	No	Depth (in)	0"
Saturation Present (including capillary fringe)?	Yes	<u>X</u>	No	Depth (in)	0"
Wetland Hydrology Indicators					
Reliable Indicators of Wetlands		Indicators that can be Reliable with		Indicators of the Influence of Water	
<u>X</u> Water-stained leaves			Hydrological records		Direct observation of inundation
_____ Evidence of aquatic fauna			Free water in a soil test hole		Drainage patterns
_____ Iron deposits			Saturated soil		Drift lines
_____ Algal mats or crusts			Water marks		Scoured areas
_____ Oxidized rhizospheres/pore linings			Moss trim lines		Sediment deposits
_____ Thin muck surfaces			Presence of reduced iron		Surface soil cracks
_____ Plants with air-filled tissue (aerenchyma)			Woody plants with adventitious roots		Sparsely vegetated concave surface
_____ Plants with polymorphic leaves		<u>X</u>	Trees with shallow root systems		Microtopographic relief
_____ Plants with floating leaves			Woody plants with enlarged lenticels	<u>X</u>	Geographic position (depression, toe of slope, fringing lowland)
_____ Hydrogen sulfide odor					
Remarks (describe recorded data from stream gauge, monitoring well, aerial photos, previous inspections, if available):					

This form is only for BVW delineations. Other wetland resource areas may be present and should be delineated according to the applicable regulatory provisions.

Sampling Point GCJ30

VEGETATION – Use both common and scientific names of plants.

Tree Stratum Plot size <u>30'</u>							
	Common Name	Scientific name	Indicator	Absolute %	Dominant?	Wetland Indicator?	% Dominant
1	Red Maple	Acer rubrum	FAC	0.0%	X	X	
2							
3							
4							
5							
6							
7							
8							
9							

0.0% =Total Cover

Shrub/Sapling Stratum Plot size <u>15'</u>							
	Common Name	Scientific name	Indicator	Absolute %	Dominant?	Wetland Indicator?	% Dominant
1	Sweet Pepperbush	Clethra alnifolia	FAC	38.0%	X	X	64.4%
2	Red Maple	Acer rubrum	FAC	10.5%		X	17.8%
3	Yellow Birch	Betula alleghaniensis	FAC	10.5%		X	17.8%
4							
5							
6							
7							
8							
9							

59.0% =Total Cover

Herb Stratum Plot size <u>5'</u>							
	Common Name	Scientific name	Indicator	Absolute %	Dominant?	Wetland Indicator?	% Dominant
1	New York Fern	Parathelypteris noveboracensis	FAC	20.5%	X	X	39.4%
2	Cinnamon Fern	Osmundastrum cinnamomeum	FACW	10.5%	X	X	20.2%
3	Sweet Pepperbush	Clethra alnifolia	FAC	10.5%	X	X	20.2%
4	Sphagnum Moss	Sphagnum L.	OBL	10.5%	X	X	20.2%
5							
6							
7							
8							
9							
10							
11							
12							

52.0% =Total Cover

VEGETATION – continued.

Woody Vine Stratum							
Plot size <u>30'</u>							
	Common Name	Scientific name	Indicator	Absolute %	Dominant?	Wetland Indicator?	% Dominant
1							
2							
3							
4							
0.0% =Total Cover							

Rapid Test:		Do all dominant species have an indicator status of OBL or FACW?		Yes	X	No	
Dominance Test:	Number of dominant species	Number of dominant species that are		Do wetland indicator plants make			
	6	6		Yes	X	No	
Prevalence Index:		Total % Cover	Multiply by:	Result			
	OBL species	11%	x1	=	11%		
	FACW species	11%	x2	=	21%		
	FAC species	90%	x3	=	270%		
	FACU species	0%	x4	=	0%		
	UPL species	0%	x5	=	0%		
	Column Totals (A)	111%		(B)	302%		
Prevalence Index		B/A=	2.72	Is the Prevalence Index ≤ 3.0?			
				Yes	X	No	
Wetland vegetation criterion met? Yes X No							

Definitions of Vegetation Strata

Tree Woody plants 3 in. (7.62 cm) or more in diameter at breast height (DBH), regardless of height
Shrub/Sapling Woody plants less than 3 in. (7.62 cm) DBH and greater than or equal to 3.3 ft. (1 m) tall
Herb All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.3 ft. (1 m) tall
Woody vines All woody vines greater than 3.3 ft. (1 m) in height

Cover Ranges	
Range	Midpoint
1-5 %	3.00%
6-15 %	10.50%
15-25 %	20.50%
26-50 %	38.00%
51-75 %	63.00%
76-95 %	85.50%
96-100 %	98.00%

SOIL

[illegible]

BORDERING VEGETATED WETLAND DETERMINATION FORM

Project/Site: Off Freetown Street City/Town: Lakeville, MA Sampling Date: 6/27/23
 Applicant/Owner: Stonebridge Homes, Inc Sampling Point or Zone: GCI30
 Investigator(s): Tom Schutz, WPIT, Andrew Thibault, WPIT, Chris Frattaroli Latitude/Longitude: 41.79941 N, 70.96492 W
 Soil Map Unit Name: _____ NWI or DEP Classification: _____

UPGRADIENT

Are climatic/hydrologic conditions on the site typical for this time of year? Yes _____ No X (If no, explain in Remarks)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? (If yes, explain in Remarks)
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If yes, explain in Remarks)

SUMMARY OF FINDINGS – Attach site map and photograph log showing sampling locations, transects, etc

Wetland vegetation criterion met?	Yes _____	No <u>X</u>	Is the Sampled Area within a Wetland?	Yes _____	No <u>X</u>
Hydric Soils criterion met?	Yes _____	No <u>X</u>			
Wetlands hydrology present?	Yes _____	No <u>X</u>			
Remarks, Photo Details, Flagging, etc.:					

HYDROLOGY

Field Observations:			
Surface Water Present?	Yes _____	No <u>X</u>	Depth (in) _____
Water Table Present?	Yes _____	No <u>X</u>	Depth (in) _____
Saturation Present (including capillary fringe)?	Yes _____	No <u>X</u>	Depth (in) _____
Wetland Hydrology Indicators			
Reliable Indicators of Wetlands Hydrology	Indicators that can be Reliable with Proper Interpretation	Indicators of the Influence of Water	
<input type="checkbox"/> Water-stained leaves	<input type="checkbox"/> Hydrological records	<input type="checkbox"/> Direct observation of inundation	
<input type="checkbox"/> Evidence of aquatic fauna	<input type="checkbox"/> Free water in a soil test hole	<input type="checkbox"/> Drainage patterns	
<input type="checkbox"/> Iron deposits	<input type="checkbox"/> Saturated soil	<input type="checkbox"/> Drift lines	
<input type="checkbox"/> Algal mats or crusts	<input type="checkbox"/> Water marks	<input type="checkbox"/> Scoured areas	
<input type="checkbox"/> Oxidized rhizospheres/pore linings	<input type="checkbox"/> Moss trim lines	<input type="checkbox"/> Sediment deposits	
<input type="checkbox"/> Thin muck surfaces	<input type="checkbox"/> Presence of reduced iron	<input type="checkbox"/> Surface soil cracks	
<input type="checkbox"/> Plants with air-filled tissue (aerenchyma)	<input type="checkbox"/> Woody plants with adventitious roots	<input type="checkbox"/> Sparsely vegetated concave surface	
<input type="checkbox"/> Plants with polymorphic leaves	<input type="checkbox"/> Trees with shallow root systems	<input type="checkbox"/> Microtopographic relief	
<input type="checkbox"/> Plants with floating leaves	<input type="checkbox"/> Woody plants with enlarged lenticels	<input type="checkbox"/> Geographic position (depression, toe of slope, fringing lowland)	
<input type="checkbox"/> Hydrogen sulfide odor			
Remarks (describe recorded data from stream gauge, monitoring well, aerial photos, previous inspections, if available):			

This form is only for BVW delineations. Other wetland resource areas may be present and should be delineated according to the applicable regulatory provisions.

Sampling Point GCJ30

VEGETATION – Use both common and scientific names of plants.

Tree Stratum Plot size <u>30'</u>							
	Common Name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)	% Dominant
1	White Pine	Pinus strobus	FACU	38.0%	X		78.4%
2	Northern White Oak	Quercus alba	FACU	10.5%	X		21.6%
3							
4							
5							
6							
7							
8							
9							
				48.5%	=Total Cover		
Shrub/Sapling Stratum Plot size <u>15'</u>							
	Common Name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)	% Dominant
1	Witch Hazel	Hamamelis virginiana	FACU	20.5%	X		40.6%
2	Eastern Hemlock	Tsuga canadensis	OBL	10.5%	X	X	20.8%
3	Sweet Pepperbush	Clethra alnifolia	FAC	10.5%	X	X	20.8%
4	Northern White Oak	Quercus alba	FACU	3.0%			5.9%
5	Highbush Blackberry	Rubus allegheniensis	FACU	3.0%			5.9%
6	American Holly	Ilex opaca	FACU	3.0%			5.9%
7							
8							
9							
				50.5%	=Total Cover		
Herb Stratum Plot size <u>5'</u>							
	Common Name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)	% Dominant
1	Partridge Berry	Mitchella repens	FACU	10.5%	X		33.3%
2	Northern White Oak	Quercus alba	FACU	10.5%	X		33.3%
3	Sarsaparilla	Aralia nudicaulis	FACU	10.5%	X		33.3%
4							
5							
6							
7							
8							
9							
10							
11							
12							
				31.5%	=Total Cover		

VEGETATION – continued.

Woody Vine Stratum Plot size 30'							
	Common Name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)	% Dominant
1	Green brier	Smilax rotundifolia	FAC	10.5%	X	X	100.0%
2							
3							
4							
				10.5%	=Total Cover		

Rapid Test:	Do all dominant species have an indicator status of OBL or FACW?				Yes		No	X
Dominance Test:	Number of dominant species	Number of dominant species that are wetland indicator plants		Do wetland indicator plants make up ≥ 50% of dominant plant species?				
	9	3		Yes		No	X	
Prevalence Index:		Total % Cover (all strata)	Multiply by:	Result				
	OBL species	11%	x1	=	11%			
	FACW species	0%	x2	=	0%			
	FAC species	21%	x3	=	63%			
	FACU species	110%	x4	=	438%			
	UPL species	0%	x5	=	0%			
	Column Totals (A)	141%		(B)	512%			
Prevalence Index		B/A= 3.63		Is the Prevalence Index ≤ 3.0?				
				Yes		No	X	
Wetland vegetation criterion met? Yes No X								

Definitions of Vegetation Strata

Tree	Woody plants 3 in. (7.62 cm) or more in diameter at breast height (DBH), regardless of height
Shrub/Sapling	Woody plants less than 3 in. (7.62 cm) DBH and greater than or equal to 3.3 ft. (1 m) tall
Herb	All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.3 ft. (1 m) tall
Woody vines	All woody vines greater than 3.3 ft. (1 m) in height

Cover Ranges	
Range	Midpoint
1-5 %	3.00%
6-15 %	10.50%
15-25 %	20.50%
26-50 %	38.00%
51-75 %	63.00%
76-95 %	85.50%
96-100 %	98.00%

Hydric Soils criterion met?	Yes	No	X
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DOWNGRADIENT

Are climatic/hydrologic conditions on the site typical for this time of year? Yes _____ No X (If no, explain in Remarks)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? (If yes, explain in Remarks)
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If yes, explain in Remarks)

SUMMARY OF FINDINGS – Attach site map and photograph log showing sampling locations, transects, etc

Wetland vegetation criterion met?	Yes <u>X</u>	No _____	Is the Sampled Area within a Wetland?	Yes <u>X</u>	No _____
Hydric Soils criterion met?	Yes <u>X</u>	No _____			
Wetlands hydrology present?	Yes <u>X</u>	No _____			
Remarks, Photo Details, Flagging, etc.:					

HYDROLOGY

Field Observations:					
Surface Water Present?		Yes	No	<u>X</u>	Depth (in)
Water Table Present?		Yes	No	<u>X</u>	Depth (in)
Saturation Present (including capillary fringe)?		Yes	No	<u>X</u>	Depth (in)
Wetland Hydrology Indicators					
Reliable Indicators of Wetlands		Indicators that can be Reliable with		Indicators of the Influence of Water	
<u>X</u> Water-stained leaves			Hydrological records		Direct observation of inundation
_____ Evidence of aquatic fauna			Free water in a soil test hole		Drainage patterns
_____ Iron deposits			Saturated soil		Drift lines
_____ Algal mats or crusts			Water marks		Scoured areas
_____ Oxidized rhizospheres/pore linings			Moss trim lines		Sediment deposits
_____ Thin muck surfaces			Presence of reduced iron		Surface soil cracks
_____ Plants with air-filled tissue (aerenchyma)			Woody plants with adventitious roots		Sparsely vegetated concave surface
_____ Plants with polymorphic leaves		<u>X</u>	Trees with shallow root systems		Microtopographic relief
_____ Plants with floating leaves			Woody plants with enlarged lenticels	<u>X</u>	Geographic position (depression, toe of slope, fringing lowland)
_____ Hydrogen sulfide odor					
Remarks (describe recorded data from stream gauge, monitoring well, aerial photos, previous inspections, if available):					

This form is only for BVW delineations. Other wetland resource areas may be present and should be delineated according to the applicable regulatory provisions.

Sampling Point GCJ30

VEGETATION – Use both common and scientific names of plants.

<u>Tree Stratum</u>		Plot size <u>30'</u>					
	Common Name	Scientific name	Indicator	Absolute %	Dominant?	Wetland Indicator?	% Dominant
1	Red Maple	Acer rubrum	FAC	10.5%	X	X	33.3%
2	White Pine	Pinus strobus	FACU	10.5%	X		33.3%
3	Eastern Hemlock	Tsuga canadensis	OBL	10.5%	X	X	33.3%
4							
5							
6							
7							
8							
9							

31.5% =Total Cover

<u>Shrub/Sapling Stratum</u>		Plot size <u>15'</u>					
	Common Name	Scientific name	Indicator	Absolute %	Dominant?	Wetland Indicator?	% Dominant
1	Sweet Pepperbush	Clethra alnifolia	FAC	20.5%	X	X	39.4%
2	Winterberry	Ilex verticillata	FACW	10.5%	X	X	20.2%
3	Highbush Blueberry	Vaccinium corymbosum	FACW	10.5%	X	X	20.2%
4	Red Maple	Acer rubrum	FAC	10.5%	X	X	20.2%
5							
6							
7							
8							
9							

52.0% =Total Cover

<u>Herb Stratum</u>		Plot size <u>5'</u>					
	Common Name	Scientific name	Indicator	Absolute %	Dominant?	Wetland Indicator?	% Dominant
1	Sphagnum Moss	Sphagnum L.	OBL	20.5%	X	X	33.1%
2	Sensitive Fern	Onoclea sensibilis	FACW	20.5%	X	X	33.1%
3	Eastern Marsh Fern	Thelypteris palustris	FACW	10.5%		X	16.9%
4	Royal Fern	Osmunda spectabilis	OBL	10.5%		X	16.9%
5							
6							
7							
8							
9							
10							
11							
12							

62.0% =Total Cover

VEGETATION – continued.

<u>Woody Vine Stratum</u> Plot size <u>30'</u>							
	Common Name	Scientific name	Indicator	Absolute %	Dominant?	Wetland Indicator?	% Dominant
1	Green brier	Smilax rotundifolia	FAC	3.0%	X	X	100.0%
2							
3							
4							
				3.0%	=Total Cover		

<u>Rapid Test:</u>	Do all dominant species have an indicator status of OBL or FACW?				Yes		No	X	
<u>Dominance Test:</u>	Number of dominant species	Number of dominant species that are		Do wetland indicator plants make					
	10	9		Yes	X	No			
<u>Prevalence Index:</u>		Total % Cover	Multiply by:	Result					
	OBL species	42%	x1	=	42%				
	FACW species	52%	x2	=	104%				
	FAC species	45%	x3	=	134%				
	FACU species	11%	x4	=	42%				
	UPL species	0%	x5	=	0%				
	Column Totals (A)	149%		(B)	321%				
Prevalence Index		B/A=	2.16	Is the Prevalence Index ≤ 3.0?					
				Yes	X	No			
<u>Wetland vegetation criterion met?</u>									
	Yes	X	No						

Definitions of Vegetation Strata

Tree	Woody plants 3 in. (7.62 cm) or more in diameter at breast height (DBH), regardless of height
Shrub/Sapling	Woody plants less than 3 in. (7.62 cm) DBH and greater than or equal to 3.3 ft. (1 m) tall
Herb	All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.3 ft. (1 m) tall
Woody vines	All woody vines greater than 3.3 ft. (1 m) in height

Cover Ranges	
Range	Midpoint
1-5 %	3.00%
6-15 %	10.50%
15-25 %	20.50%
26-50 %	38.00%
51-75 %	63.00%
76-95 %	85.50%
96-100 %	98.00%

SOIL

[illegible]

BORDERING VEGETATED WETLAND DETERMINATION FORM

Project/Site: Off Freetown Street City/Town: Lakeville, MA Sampling Date: 6/27/23
Applicant/Owner: Stonebridge Homes, Inc Sampling Point or Zone: GCK343
Investigator(s): Tom Schutz, WPIT, Andrew Thibault, WPIT, Chris Frattaroli Latitude/Longitude: 41.79941 N, 70.96492 W
Soil Map Unit Name: _____ NWI or DEP Classification: _____

UPGRADIENT

Are climatic/hydrologic conditions on the site typical for this time of year? Yes _____ No X (If no, explain in Remarks)
Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? (If yes, explain in Remarks)
Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If yes, explain in Remarks)

SUMMARY OF FINDINGS – Attach site map and photograph log showing sampling locations, transects, etc

Wetland vegetation criterion met?	Yes _____	No <u>X</u>	Is the Sampled Area within a Wetland?	Yes _____	No <u>X</u>
Hydric Soils criterion met?	Yes _____	No <u>X</u>			
Wetlands hydrology present?	Yes _____	No <u>X</u>			
Remarks, Photo Details, Flagging, etc.:					

HYDROLOGY

Field Observations:			
Surface Water Present?	Yes _____	No <u>X</u>	Depth (in) _____
Water Table Present?	Yes _____	No <u>X</u>	Depth (in) _____
Saturation Present (including capillary fringe)?	Yes _____	No <u>X</u>	Depth (in) _____
Wetland Hydrology Indicators			
Reliable Indicators of Wetlands Hydrology	Indicators that can be Reliable with Proper Interpretation	Indicators of the Influence of Water	
<input type="checkbox"/> Water-stained leaves	<input type="checkbox"/> Hydrological records	<input type="checkbox"/> Direct observation of inundation	
<input type="checkbox"/> Evidence of aquatic fauna	<input type="checkbox"/> Free water in a soil test hole	<input type="checkbox"/> Drainage patterns	
<input type="checkbox"/> Iron deposits	<input type="checkbox"/> Saturated soil	<input type="checkbox"/> Drift lines	
<input type="checkbox"/> Algal mats or crusts	<input type="checkbox"/> Water marks	<input type="checkbox"/> Scoured areas	
<input type="checkbox"/> Oxidized rhizospheres/pore linings	<input type="checkbox"/> Moss trim lines	<input type="checkbox"/> Sediment deposits	
<input type="checkbox"/> Thin muck surfaces	<input type="checkbox"/> Presence of reduced iron	<input type="checkbox"/> Surface soil cracks	
<input type="checkbox"/> Plants with air-filled tissue (aerenchyma)	<input type="checkbox"/> Woody plants with adventitious roots	<input type="checkbox"/> Sparsely vegetated concave surface	
<input type="checkbox"/> Plants with polymorphic leaves	<input type="checkbox"/> Trees with shallow root systems	<input type="checkbox"/> Microtopographic relief	
<input type="checkbox"/> Plants with floating leaves	<input type="checkbox"/> Woody plants with enlarged lenticels	<input type="checkbox"/> Geographic position (depression, toe of slope, fringing lowland)	
<input type="checkbox"/> Hydrogen sulfide odor			
Remarks (describe recorded data from stream gauge, monitoring well, aerial photos, previous inspections, if available):			

This form is only for BVW delineations. Other wetland resource areas may be present and should be delineated according to the applicable regulatory provisions.

VEGETATION – Use both common and scientific names of plants.

Tree Stratum Plot size <u>30'</u>							
	Common Name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)	% Dominant
1							
2							
3							
4							
5							
6							
7							
8							
9							
				0.0%	=Total Cover		

Shrub/Sapling Stratum Plot size <u>15'</u>							
	Common Name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)	% Dominant
1	White Pine	Pinus strobus	FACU	10.5%	X		21.9%
2	American Beech	Fagus grandifolia	FACU	10.5%	X		21.9%
3	Virginia Creeper	Parthenocissus quinquefolia	FACU	10.5%	X		21.9%
4	Eastern Hemlock	Tsuga canadensis	OBL	10.5%	X	X	21.9%
5	Red Maple	Acer rubrum	FAC	3.0%		X	6.3%
6	American Holly	Ilex opaca	FACU	3.0%			6.3%
7							
8							
9							
				48.0%	=Total Cover		

Herb Stratum Plot size <u>5'</u>							
	Common Name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)	% Dominant
1	Canada Mayflower	Maianthemum canadense	FACU	20.5%	X		60.3%
2	Eastern Poison Ivy	Toxicodendron radicans	FAC	10.5%	X	X	30.9%
3	Virginia Creeper	Parthenocissus quinquefolia	FACU	3.0%			8.8%
4							
5							
6							
7							
8							
9							
10							
11							
12							
				34.0%	=Total Cover		

VEGETATION – continued.

Woody Vine Stratum							
Plot size <u>30'</u>							
	Common Name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)	% Dominant
1							
2							
3							
4							
				0.0%	=Total Cover		

Rapid Test:	Do all dominant species have an indicator status of OBL or FACW?			Yes		No	X
Dominance Test:	Number of dominant species	Number of dominant species that are wetland indicator plants		Do wetland indicator plants make up ≥ 50% of dominant plant species?			
	6	2		Yes No X			
Prevalence Index:		Total % Cover (all strata)	Multiply by:	Result			
	OBL species	11%	x1	=	11%		
	FACW species	0%	x2	=	0%		
	FAC species	14%	x3	=	41%		
	FACU species	58%	x4	=	232%		
	UPL species	0%	x5	=	0%		
	Column Totals (A)	82%		(B)	283%		
Prevalence Index		B/A=	3.45	Is the Prevalence Index ≤ 3.0?			
				Yes No X			
Wetland vegetation criterion met? Yes No X							

Definitions of Vegetation Strata

Tree Woody plants 3 in. (7.62 cm) or more in diameter at breast height (DBH), regardless of height
 Shrub/Sapling Woody plants less than 3 in. (7.62 cm) DBH and greater than or equal to 3.3 ft. (1 m) tall
 Herb All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.3 ft. (1 m) tall
 Woody vines All woody vines greater than 3.3 ft. (1 m) in height

Cover Ranges	
Range	Midpoint
1-5 %	3.00%
6-15 %	10.50%
15-25 %	20.50%
26-50 %	38.00%
51-75 %	63.00%
76-95 %	85.50%
96-100 %	98.00%

SOIL

[illegible]

DOWNGRADIENT

Are climatic/hydrologic conditions on the site typical for this time of year? Yes _____ No X (If no, explain in Remarks)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? (If yes, explain in Remarks)
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If yes, explain in Remarks)

SUMMARY OF FINDINGS – Attach site map and photograph log showing sampling locations, transects, etc

Wetland vegetation criterion met?	Yes <u>X</u>	No _____	Is the Sampled Area within a Wetland?	Yes <u>X</u>	No _____
Hydric Soils criterion met?	Yes <u>X</u>	No _____			
Wetlands hydrology present?	Yes <u>X</u>	No _____			
Remarks, Photo Details, Flagging, etc.:					

HYDROLOGY

Field Observations:					
Surface Water Present?		Yes	No	<u>X</u>	Depth (in)
Water Table Present?		Yes	No	<u>X</u>	Depth (in)
Saturation Present (including capillary fringe)?		Yes	No	<u>X</u>	Depth (in)
Wetland Hydrology Indicators					
Reliable Indicators of Wetlands		Indicators that can be Reliable with		Indicators of the Influence of Water	
<u>X</u> Water-stained leaves			Hydrological records		Direct observation of inundation
_____ Evidence of aquatic fauna			Free water in a soil test hole		Drainage patterns
_____ Iron deposits			Saturated soil		Drift lines
_____ Algal mats or crusts			Water marks		Scoured areas
_____ Oxidized rhizospheres/pore linings			Moss trim lines		Sediment deposits
_____ Thin muck surfaces			Presence of reduced iron		Surface soil cracks
_____ Plants with air-filled tissue (aerenchyma)			Woody plants with adventitious roots		Sparsely vegetated concave surface
_____ Plants with polymorphic leaves		<u>X</u>	Trees with shallow root systems		Microtopographic relief
_____ Plants with floating leaves			Woody plants with enlarged lenticels	<u>X</u>	Geographic position (depression, toe of slope, fringing lowland)
_____ Hydrogen sulfide odor					
Remarks (describe recorded data from stream gauge, monitoring well, aerial photos, previous inspections, if available):					

This form is only for BVW delineations. Other wetland resource areas may be present and should be delineated according to the applicable regulatory provisions.

Sampling Point GCK343

VEGETATION – Use both common and scientific names of plants.

Tree Stratum Plot size <u>30'</u>							
	Common Name	Scientific name	Indicator	Absolute %	Dominant?	Wetland Indicator?	% Dominant
1	Red Maple	Acer rubrum	FAC	10.5%	X	X	100.0%
2							
3							
4							
5							
6							
7							
8							
9							

10.5% =Total Cover

Shrub/Sapling Stratum Plot size <u>15'</u>							
	Common Name	Scientific name	Indicator	Absolute %	Dominant?	Wetland Indicator?	% Dominant
1	Red Maple	Acer rubrum	FAC	10.5%	X	X	20.0%
2	Yellow Birch	Betula alleghaniensis	FAC	10.5%	X	X	20.0%
3	White Pine	Pinus strobus	FACU	10.5%	X		20.0%
4	Winterberry	Ilex verticillata	FACW	10.5%	X	X	20.0%
5	Sweet Pepperbush	Clethra alnifolia	FAC	10.5%	X	X	20.0%
6							
7							
8							
9							

52.5% =Total Cover

Herb Stratum Plot size <u>5'</u>							
	Common Name	Scientific name	Indicator	Absolute %	Dominant?	Wetland Indicator?	% Dominant
1	Sphagnum Moss	Sphagnum L.	OBL	20.5%	X	X	32.8%
2	Jewelweed	Impatiens capensis	FACW	10.5%	X	X	16.8%
3	Halberd-Leaf Tearthumb	Persicaria arifolia	OBL	10.5%	X	X	16.8%
4	Cinnamon Fern	Osmundastrum cinnamomeum	FACW	10.5%		X	16.8%
5	Sensitive Fern	Onoclea sensibilis	FACW	10.5%		X	16.8%
6							
7							
8							
9							
10							
11							
12							

62.5% =Total Cover

VEGETATION – continued.

Woody Vine Stratum Plot size <u>30'</u>							
	Common Name	Scientific name	Indicator	Absolute %	Dominant?	Wetland Indicator?	% Dominant
1							
2							
3							
4							
				0.0%	=Total Cover		

Rapid Test:		Do all dominant species have an indicator status of OBL or FACW?		Yes		No	X
Dominance Test:	Number of dominant species	Number of dominant species that are		Do wetland indicator plants make			
	9	8		Yes	X	No	
Prevalence Index:		Total % Cover	Multiply by:	Result			
	OBL species	31%	x1	=	31%		
	FACW species	42%	x2	=	84%		
	FAC species	42%	x3	=	126%		
	FACU species	11%	x4	=	42%		
	UPL species	0%	x5	=	0%		
	Column Totals (A)	126%		(B)	283%		
Prevalence Index		B/A=	2.25	Is the Prevalence Index ≤ 3.0 ?			
				Yes	X	No	
Wetland vegetation criterion met? Yes X No							

Definitions of Vegetation Strata

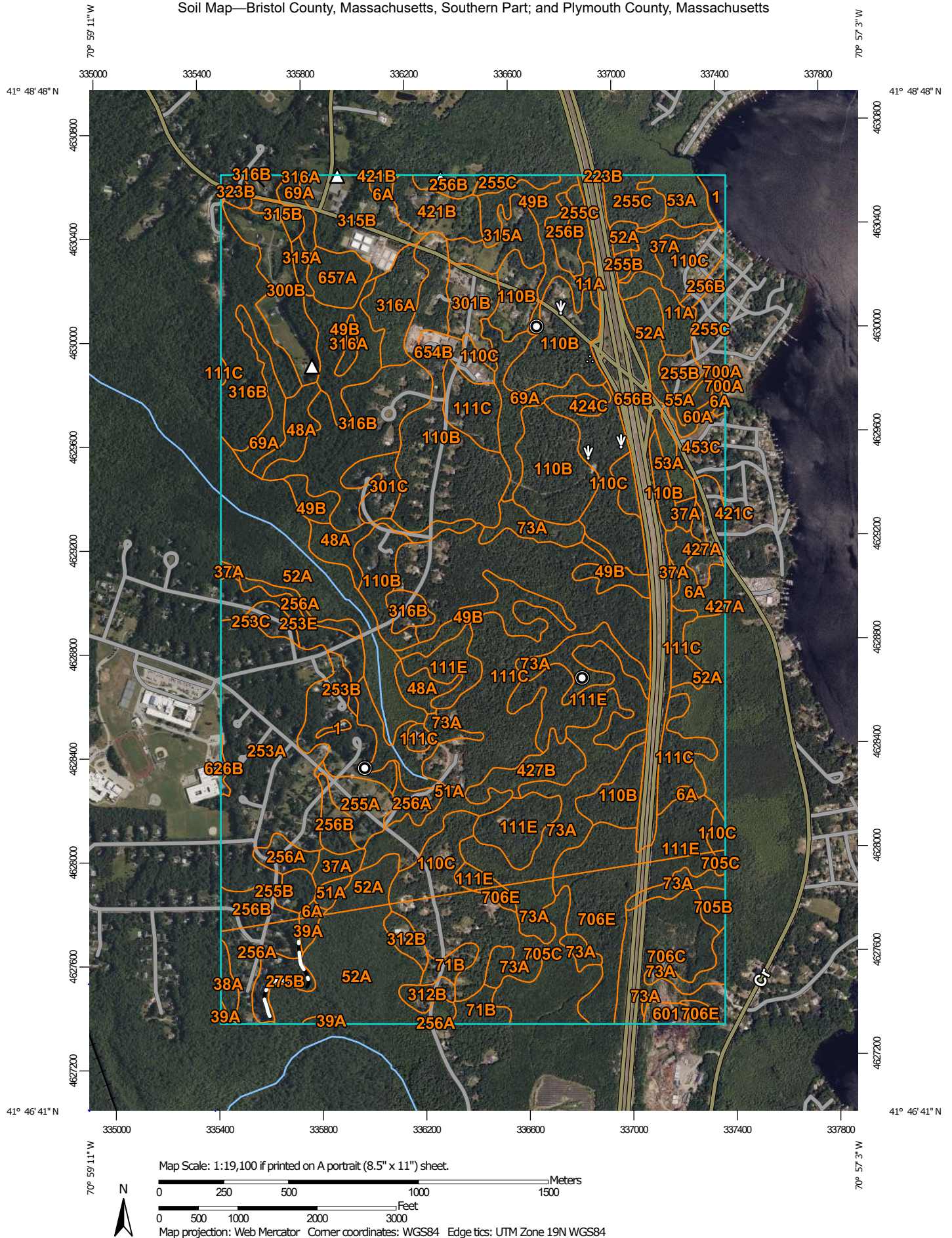
Tree Woody plants 3 in. (7.62 cm) or more in diameter at breast height (DBH), regardless of height
 Shrub/Sapling Woody plants less than 3 in. (7.62 cm) DBH and greater than or equal to 3.3 ft. (1 m) tall
 Herb All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.3 ft. (1 m) tall
 Woody vines All woody vines greater than 3.3 ft. (1 m) in height

Cover Ranges	
Range	Midpoint
1-5 %	3.00%
6-15 %	10.50%
15-25 %	20.50%
26-50 %	38.00%
51-75 %	63.00%
76-95 %	85.50%
96-100 %	98.00%

SOIL

[illegible]

Soil Map—Bristol County, Massachusetts, Southern Part; and Plymouth County, Massachusetts



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

2/14/2024
Page 1 of 6

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at scales ranging from 1:12,000 to 1:20,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Bristol County, Massachusetts, Southern Part

Survey Area Data: Version 17, Sep 10, 2023

Soil Survey Area: Plymouth County, Massachusetts

Survey Area Data: Version 16, Sep 10, 2023

Your area of interest (AOI) includes more than one soil survey area. These survey areas may have been mapped at different scales, with a different land use in mind, at different times, or at different levels of detail. This may result in map unit symbols, soil properties, and interpretations that do not completely agree across soil survey area boundaries.

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 10, 2022—Jul 1, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

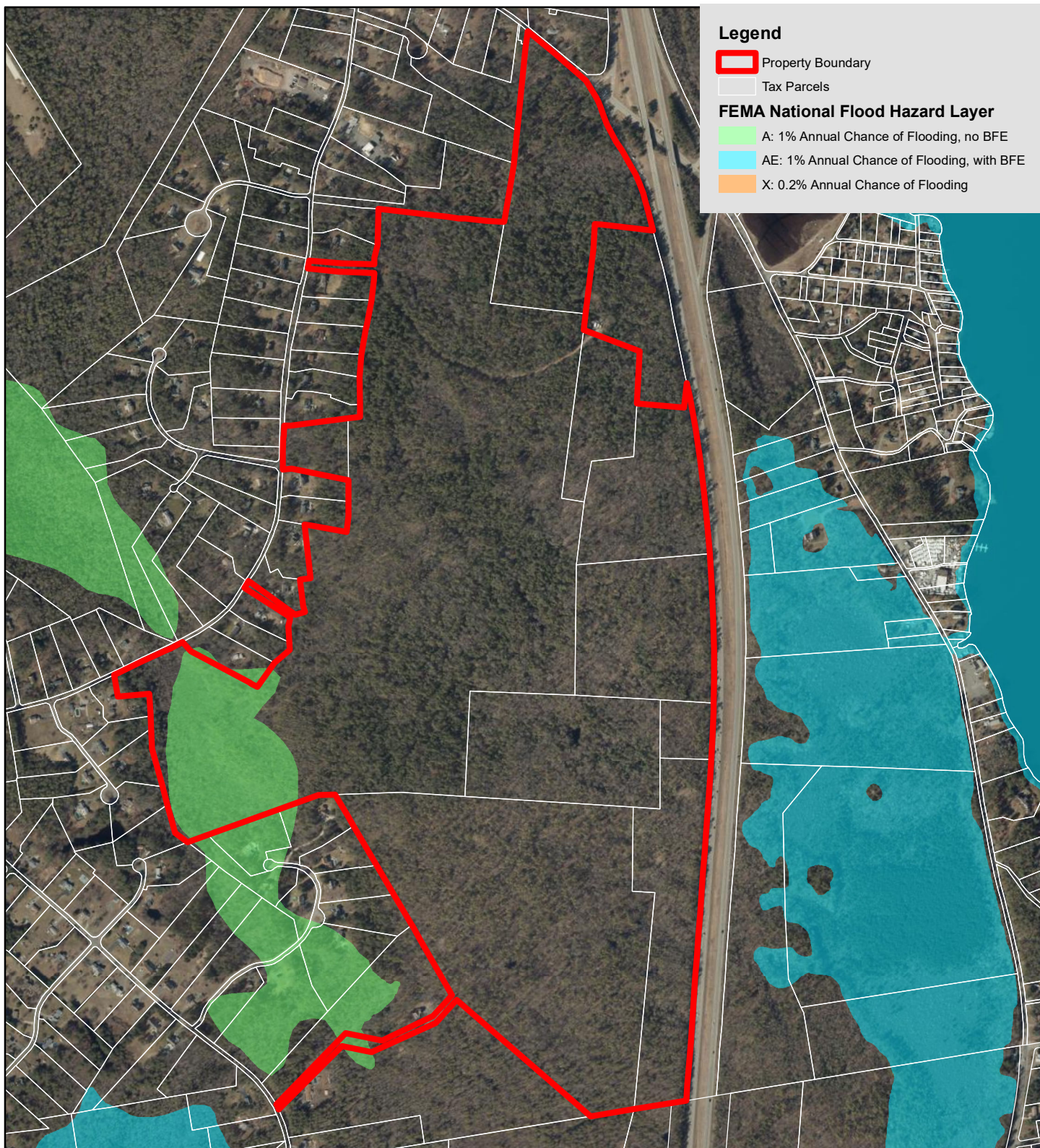
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
38A	Pipestone loamy sand, 0 to 3 percent slopes	3.3	0.2%
39A	Scarboro mucky fine sandy loam, 0 to 3 percent slopes	3.4	0.2%
52A	Freetown muck, 0 to 1 percent slopes	46.2	2.9%
71B	Ridgebury fine sandy loam, 3 to 8 percent slopes, extremely stony	10.2	0.6%
73A	Whitman fine sandy loam, 0 to 3 percent slopes, extremely stony	27.2	1.7%
256A	Deerfield loamy fine sand, 0 to 3 percent slopes	14.1	0.9%
275B	Agawam fine sandy loam, 3 to 8 percent slopes	8.1	0.5%
312B	Woodbridge fine sandy loam, 0 to 8 percent slopes, extremely stony	8.8	0.6%
601	Pits, quarry	3.3	0.2%
705B	Charlton-Paxton fine sandy loams, 0 to 8 percent slopes, very rocky	3.5	0.2%
705C	Charlton-Paxton complex, 8 to 15 percent slopes, very rocky	50.6	3.2%
706C	Charlton-Rock outcrop-Paxton complex, 3 to 15 percent slopes	34.5	2.2%
706E	Charlton-Rock outcrop-Paxton complex, 15 to 35 percent slopes	35.1	2.2%
Subtotals for Soil Survey Area		248.2	15.7%
Totals for Area of Interest		1,580.2	100.0%

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
1	Water	4.1	0.3%
6A	Scarboro muck, coastal lowland, 0 to 3 percent slopes	15.1	1.0%
11A	Rainberry coarse sand, 0 to 3 percent slopes	11.2	0.7%
37A	Massasoit - Mashpee complex, 0 to 3 percent slopes	15.2	1.0%

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
48A	Brockton sandy loam, 0 to 3 percent slopes, extremely stony	25.1	1.6%
49B	Norwell mucky fine sandy loam, 3 to 8 percent slopes, extremely stony	59.5	3.8%
51A	Swansea muck, 0 to 1 percent slopes	28.4	1.8%
52A	Freetown muck, 0 to 1 percent slopes	101.3	6.4%
53A	Freetown muck, ponded, 0 to 1 percent slopes	15.7	1.0%
55A	Freetown coarse sand, 0 to 3 percent slopes, sanded surface	3.1	0.2%
60A	Swansea coarse sand, 0 to 2 percent slopes	4.6	0.3%
69A	Mattapoisett loamy sand, 0 to 3 percent slopes, extremely stony	31.2	2.0%
73A	Whitman fine sandy loam, 0 to 3 percent slopes, extremely stony	54.5	3.4%
110B	Canton-Chatfield-Rock outcrop complex, 0 to 8 percent slopes, very stony	146.5	9.3%
110C	Canton-Chatfield-Rock outcrop complex, 8 to 15 percent slopes, very stony	56.5	3.6%
111C	Chatfield-Rock outcrop-Canton complex, 8 to 15 percent slopes, very stony	139.4	8.8%
111E	Chatfield-Rock outcrop-Canton complex, 15 to 35 percent slopes, very stony	77.1	4.9%
223B	Scio very fine sandy loam, 3 to 8 percent slopes	0.0	0.0%
253A	Hinckley loamy sand, 0 to 3 percent slopes	82.3	5.2%
253B	Hinckley loamy sand, 3 to 8 percent slopes	20.8	1.3%
253C	Hinckley loamy sand, 8 to 15 percent slopes	4.7	0.3%
253E	Hinckley loamy sand, 15 to 35 percent slopes	14.7	0.9%
255A	Windsor loamy sand, 0 to 3 percent slopes	11.2	0.7%
255B	Windsor loamy sand, 3 to 8 percent slopes	11.4	0.7%

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
255C	Windsor loamy sand, 8 to 15 percent slopes	27.3	1.7%
256A	Deerfield loamy fine sand, 0 to 3 percent slopes	15.7	1.0%
256B	Deerfield loamy fine sand, 3 to 8 percent slopes	27.1	1.7%
300B	Montauk fine sandy loam, 3 to 8 percent slopes	24.9	1.6%
301B	Montauk fine sandy loam, 0 to 8 percent slopes, very stony	12.4	0.8%
301C	Montauk fine sandy loam, 8 to 15 percent slopes, very stony	9.4	0.6%
315A	Scituate gravelly sandy loam, 0 to 3 percent slopes	15.5	1.0%
315B	Scituate gravelly sandy loam, 3 to 8 percent slopes	30.3	1.9%
316A	Scituate gravelly sandy loam, 0 to 3 percent slopes, very stony	18.2	1.2%
316B	Scituate gravelly sandy loam, 3 to 8 percent slopes, very stony	84.5	5.3%
323B	Poquonock sand, 3 to 8 percent slopes, very stony	3.1	0.2%
421B	Canton fine sandy loam, 0 to 8 percent slopes, very stony	14.1	0.9%
421C	Canton fine sandy loam, 8 to 15 percent slopes, very stony	10.3	0.7%
424C	Canton very fine sandy loam, 8 to 15 percent slopes, extremely bouldery	1.9	0.1%
427A	Newfields fine sandy loam, 0 to 3 percent slopes, extremely stony	4.5	0.3%
427B	Newfields fine sandy loam, 3 to 8 percent slopes, extremely stony	12.2	0.8%
453C	Gloucester - Canton complex, 8 to 15 percent slopes, extremely bouldery	11.1	0.7%
626B	Merrimac-Urban land complex, 0 to 8 percent slopes	0.9	0.1%
654B	Udorthents, loamy, 0 to 8 percent slopes	6.4	0.4%
656B	Udorthents - Urban land complex, 0 to 8 percent slopes	57.6	3.6%
657A	Aquepts, 0 to 3 percent slopes	10.7	0.7%

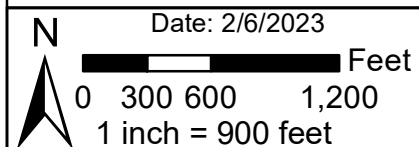
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
700A	Udipsamments, wet substratum, 0 to 3 percent slopes	0.2	0.0%
Subtotals for Soil Survey Area		1,332.0	84.3%
Totals for Area of Interest		1,580.2	100.0%



FEMA Flood Zones on the Locus Site

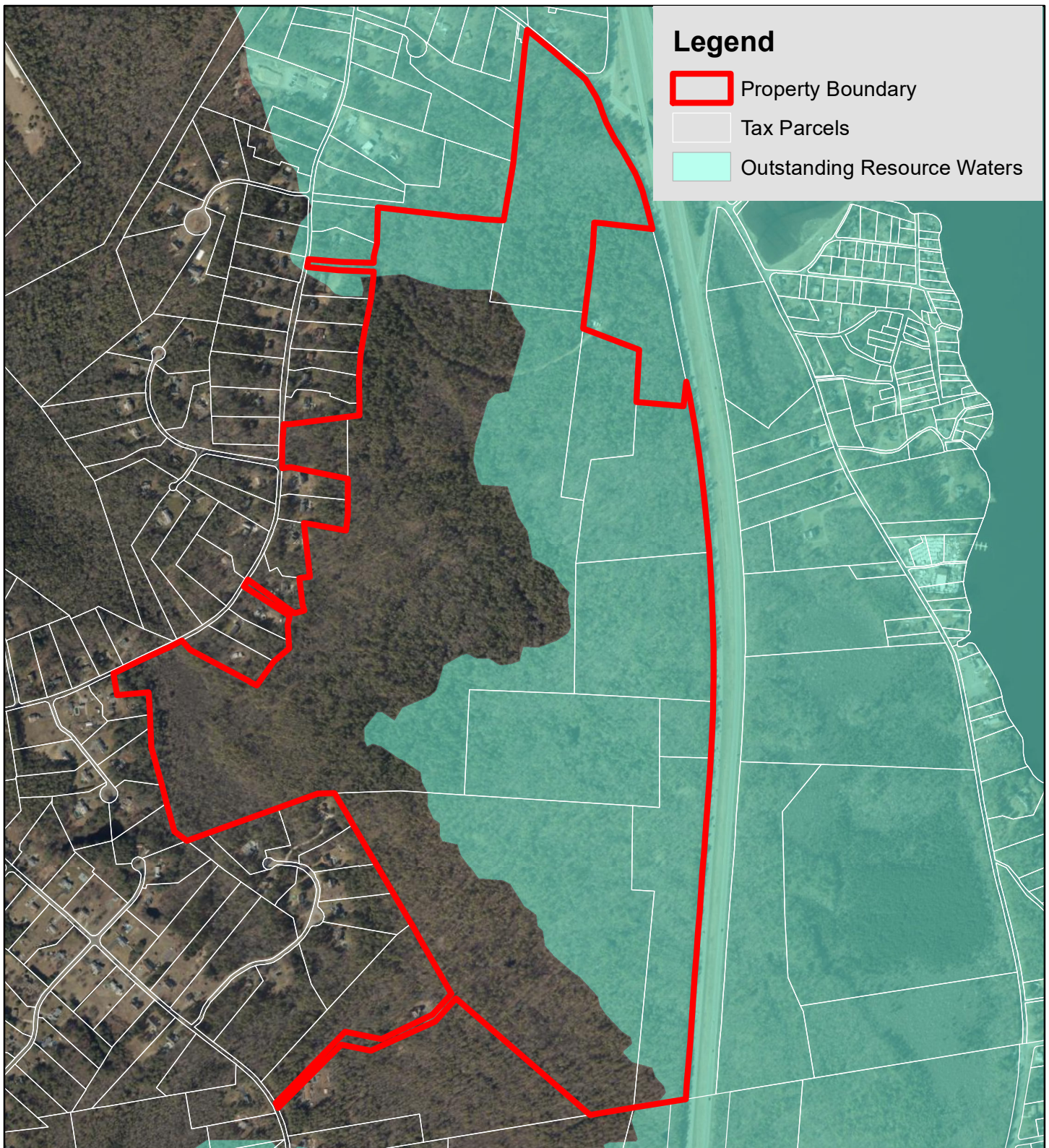
Country Street - Lakeville, MA

(Map: 34, 35, Block: 1, 2, Lots: 1, 2, 2A, 3, 4, 5, 12, 17)



GIS Data Source: "Office of Geographic Information (MassGIS), Commonwealth of Massachusetts, MassIT"

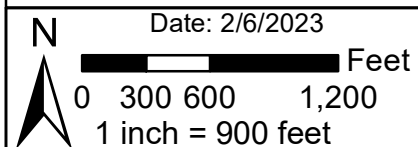




Outstanding Resource Waters on the Locus Site

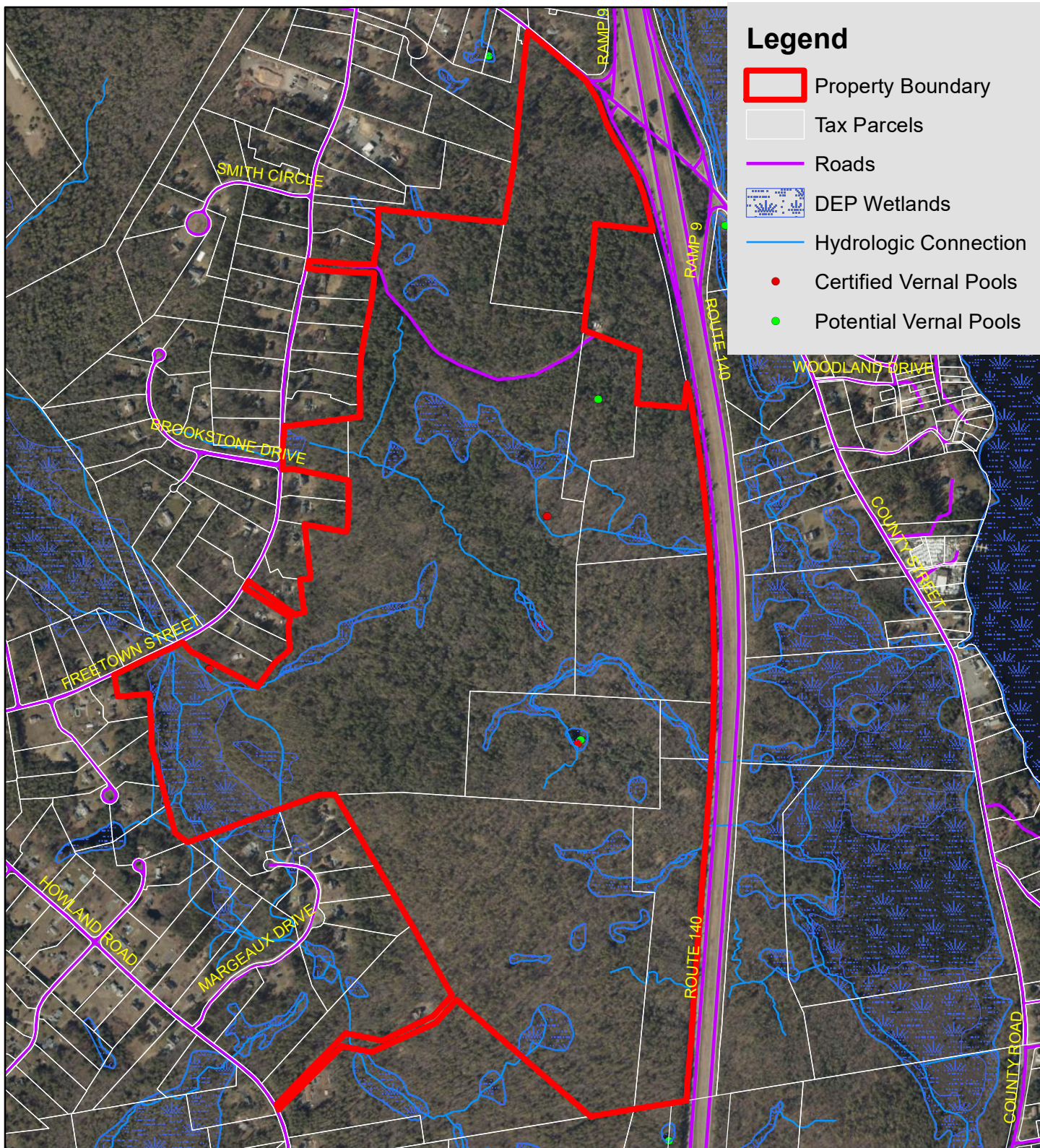
Country Street - Lakeville, MA

(Map: 34, 35, Block: 1, 2, Lots: 1, 2, 2A, 3, 4, 5, 12, 17)



GIS Data Source: "Office of Geographic Information (MassGIS), Commonwealth of Massachusetts, MassIT"





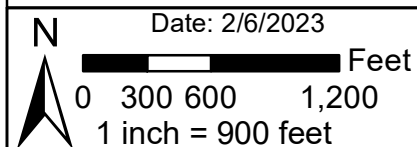
Legend

- Property Boundary
- Tax Parcels
- Roads
- DEP Wetlands
- Hydrologic Connection
- Certified Vernal Pools
- Potential Vernal Pools

Orthophoto of the Locus Site

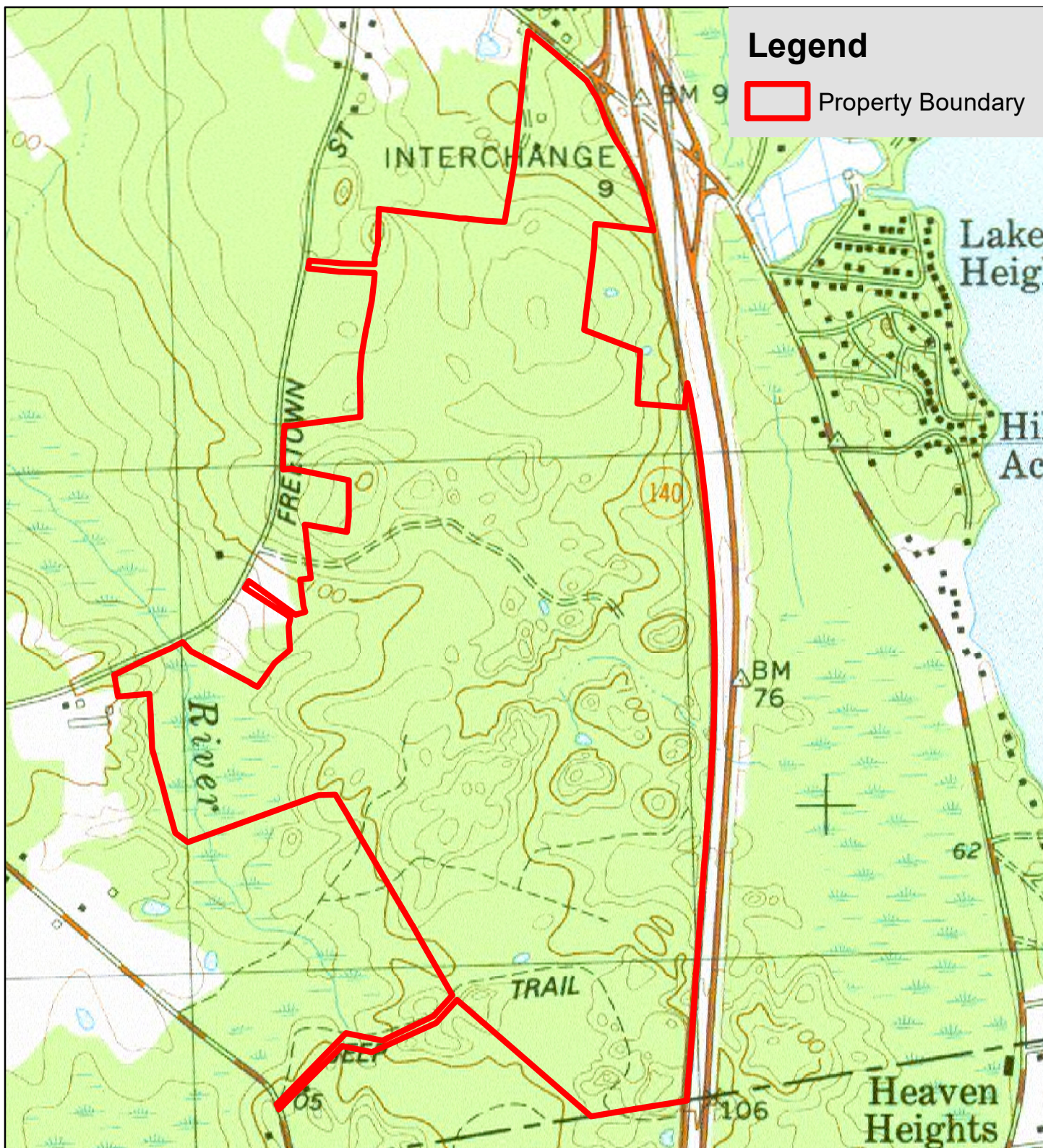
Country Street - Lakeville, MA

(Map: 34, 35, Block: 1, 2, Lots: 1, 2, 2A, 3, 4, 5, 12, 17)



GIS Data Source: "Office of Geographic Information (MassGIS), Commonwealth of Massachusetts, MassIT"

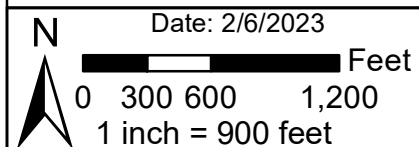
GODDARD CONSULTING
Strategic Wetland Permitting LLC



USGS of the Locus Site

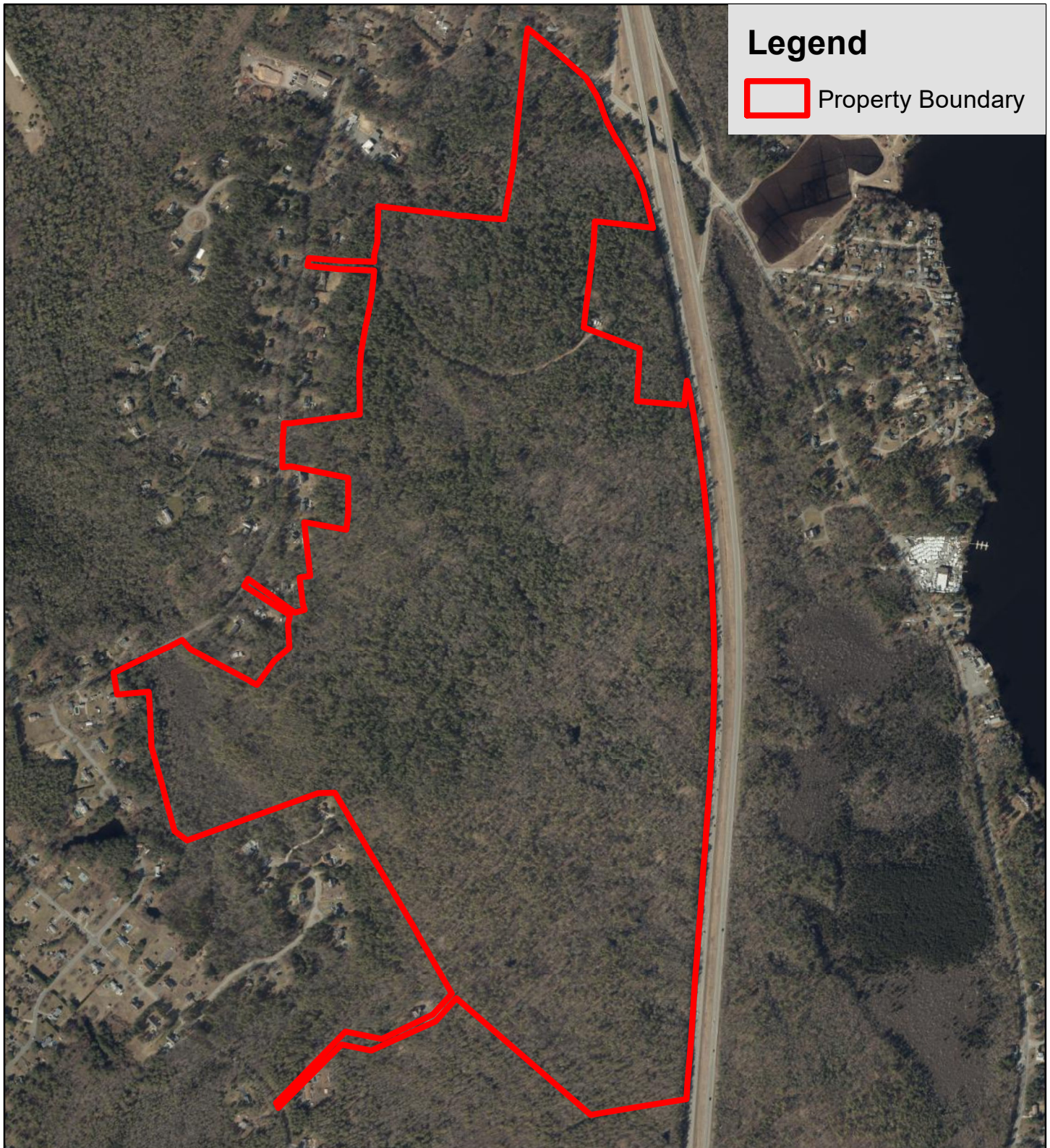
Country Street - Lakeville, MA

(Map: 34, 35, Block: 1, 2, Lots: 1, 2, 2A, 3, 4, 5, 12, 17)



GIS Data Source: "Office of Geographic Information (MassGIS), Commonwealth of Massachusetts, MassIT"

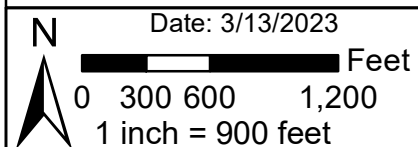




Sketch of the Delineation of the Locus Site

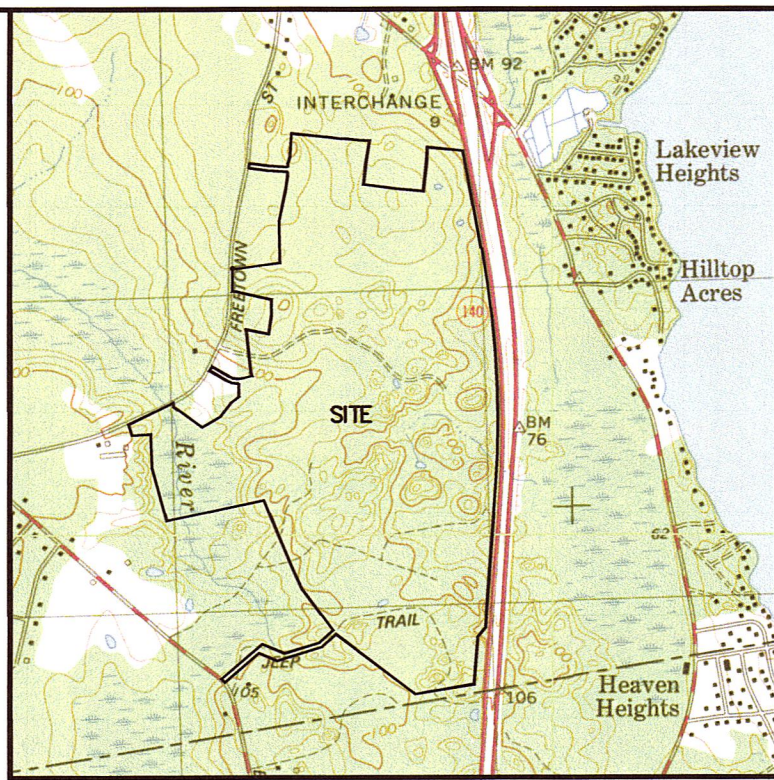
Country Street - Lakeville, MA

(Map: 34, 35, Block: 1, 2, Lots: 1, 2, 2A, 3, 4, 5, 12, 17)



GIS Data Source: "Office of Geographic Information (MassGIS), Commonwealth of Massachusetts, MassIT"

GODDARD CONSULTING
Strategic Wetland Permitting LLC



LOCUS MAP
SCALE: 1" = 2000'

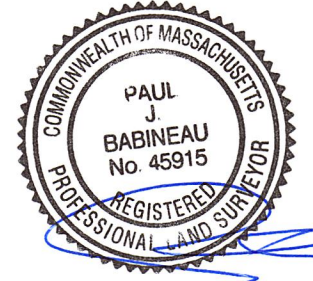
- GENERAL NOTES**
1. PLAN REFERENCE:
1.1. FOR DEED REFERENCE SEE DEED BOOK: 56794 PAGES: 43-51 AND DEED BOOK: 54315 PAGE: 154 IN THE PLYMOUTH COUNTY REGISTRY OF DEEDS.
1.2. THE BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS THE RESULT OF A FIELD SURVEY PERFORMED BY OUTBACK ENGINEERING, INC. IN NOVEMBER 2022 AND LIDAR DATA OBTAINED AT THE MGA WEBSITE.
1.3. BORDERING VEGETATED WETLANDS, ISOLATED VEGETATED WETLANDS, AND POTENTIAL VERNAL POOLS FLAGGED IN THE FIELD BY GODDARD CONSULTING LLC.
 2. THE SITE FALLS WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2 ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP (MAP NUMBERS: 2502300436J, EFFECTIVE DATE: 07-17-2012) & 2502300437K, EFFECTIVE DATE: 07-16-2015).
 3. THE SITE IS NOT LOCATED WITHIN A SURFACE WATER SUPPLY PROTECTION AREA. THIS SITE IS NOT LOCATED WITHIN A GROUNDWATER PROTECTION AREA.
 4. THE SITE IS NOT LOCATED WITHIN A PRIORITY HABITAT AND IS NOT LOCATED WITHIN AN ESTIMATED HABITAT ACCORDING TO THE LATEST NATURAL HERITAGE AND ENDANGERED SPECIES PROGRAM ONLINE MAPS.
 5. ALL EXISTING UTILITY INFORMATION IS FROM FIELD SURVEY PERFORMED BY OUTBACK ENGINEERING, INC. AND RECORDED PLANS AND IS TO BE CONSIDERED APPROXIMATE.

REVISIONS		
NO.	DATE	DESCRIPTION

OWNER / APPLICANT
STONEBRIDGE HOMES INC.
C/O MUHAMMAD ITANI
32 NORFOLK AVE S. EASTON MA 02375

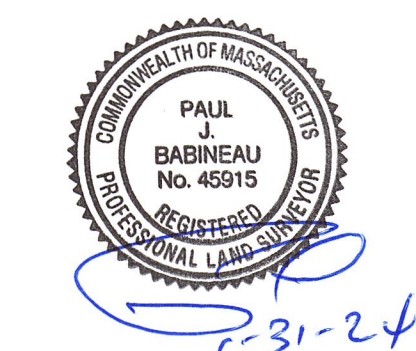
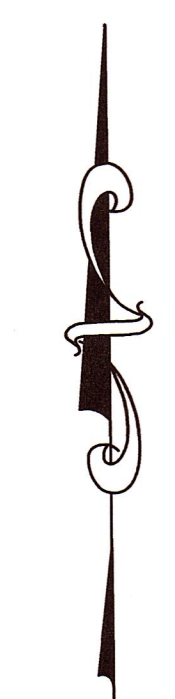
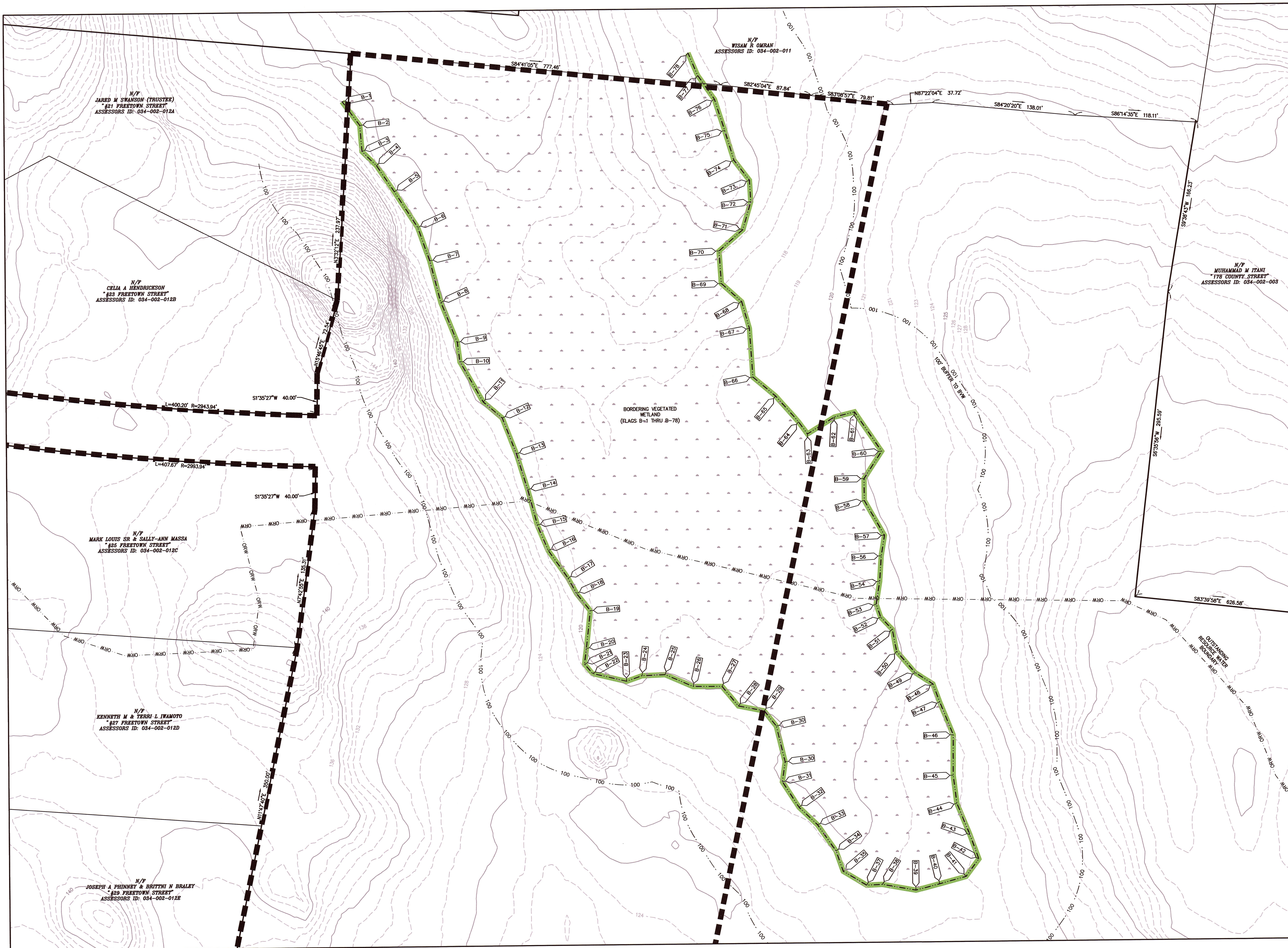
**WETLAND RESOURCE
AREA PLAN**
PROPERTY ID: 034-002-001, 034-002-002,
034-002-011, 034-002-012,
035-001-002A, 035-001-004
**OFF FREETOWN STREET
IN
LAKEVILLE
MASSACHUSETTS**

OVERALL PROJECT AREAS
TOTAL AREA: 8,039,420 S.F. (184.6 AC.)±
WETLAND AREA: 1,919,230 S.F. (44.1 AC.)±
UPLAND AREA: 6,120,190 S.F. (140.5 AC.)±



Outback Engineering
Incorporated
165 EAST GROVE STREET
MIDDLEBOROUGH, MA 02346
TEL: (508)-946-9231
www.outback-eng.com

DATE: JANUARY 30, 2024	
DRAWN BY: K.A.D.	CHECKED BY: J.A.Y.
SCALE: 1"=200'	SHEET 1 OF 13
0' 200' 400' 600'	
OE-3649	



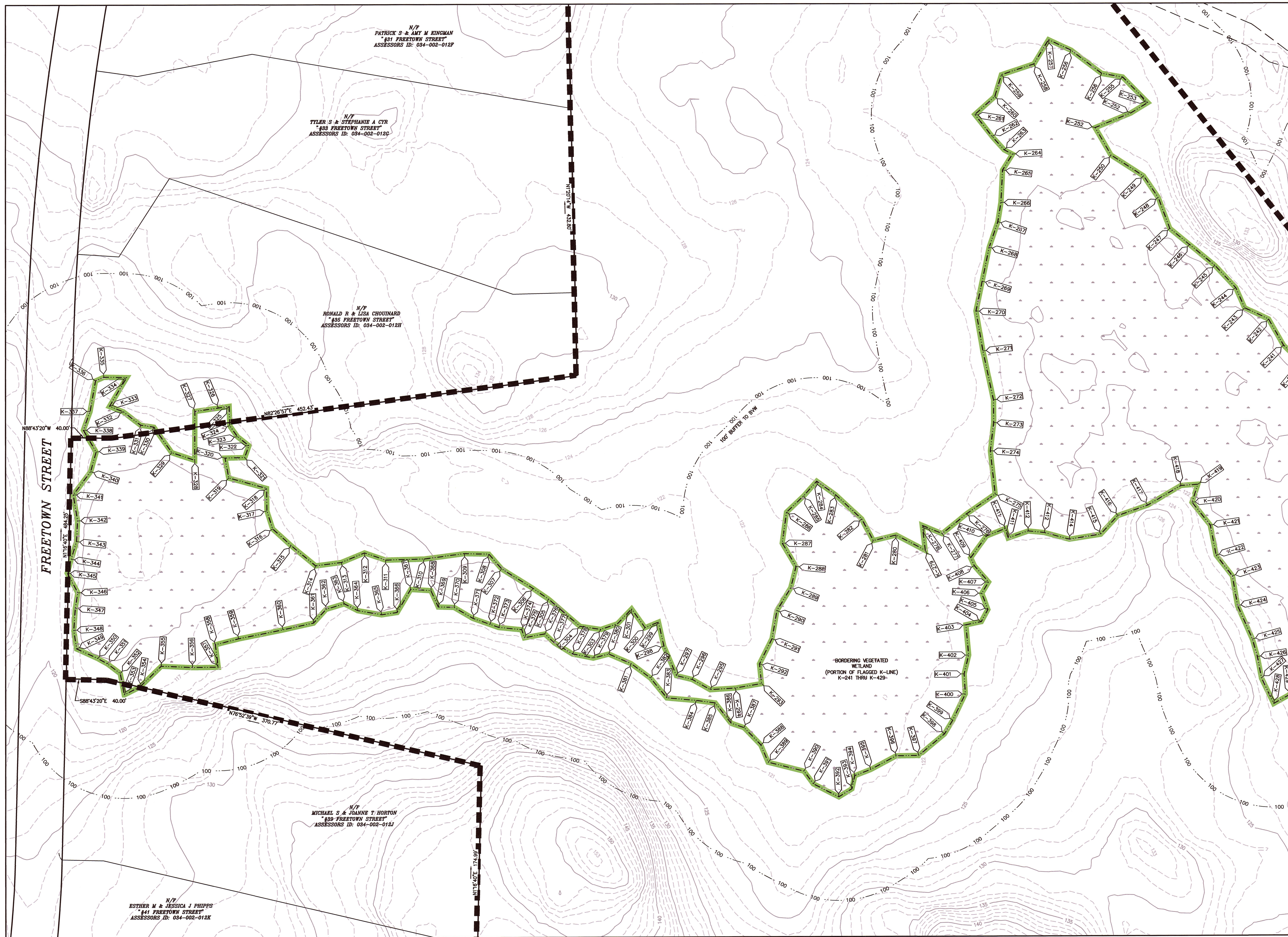
REVISIONS		
NO.	DATE	DESCRIPTION

OWNER / APPLICANT
STONEBRIDGE HOMES INC.
C/O MUHAMMAD ITANI
32 NORFOLK AVE S. EASTON MA 02375

**WETLAND RESOURCE
AREA PLAN**
PROPERTY ID: 034-002-001, 034-002-002,
034-002-011, 034-002-012,
035-001-002A, 035-001-004
**OFF FREETOWN STREET
IN
LAKEVILLE
MASSACHUSETTS**

Outback Engineering
Incorporated
165 EAST GROVE STREET
MIDDLEBOROUGH, MA 02346
TEL: (508)-946-9231
www.outback-eng.com

DATE: JANUARY 30, 2024	
DRAWN BY: K.A.D.	CHECKED BY: J.A.Y.
SCALE: 1"=40'	SHEET 3 OF 13
OE-3649	



N/F
PATRICK S & AMY M KINGMAN
#31 FREETOWN STREET
ASSESSORS ID: 034-002-012F

N/F
TYLER S & STEPHANIE A CYR
#33 FREETOWN STREET
ASSESSORS ID: 034-002-012G

N/F
RONALD R & LISA CHOUINARD
#35 FREETOWN STREET
ASSESSORS ID: 034-002-012H

N/F
MICHAEL S & JOANNE T HORTON
#39 FREETOWN STREET
ASSESSORS ID: 034-002-012J

N/F
ESTHER M & JESSICA J PHIPPS
#41 FREETOWN STREET
ASSESSORS ID: 034-002-012K



REVISIONS		
NO.	DATE	DESCRIPTION

OWNER / APPLICANT
STONEBRIDGE HOMES INC.
C/O MUHAMMAD ITANI
32 NORFOLK AVE. S. EASTON MA 02375

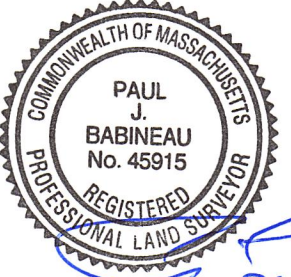
**WETLAND RESOURCE
AREA PLAN**
PROPERTY ID: 034-002-001, 034-002-002,
034-002-011, 034-002-012,
035-001-002A, 035-001-004
**OFF FREETOWN STREET
IN
LAKEVILLE
MASSACHUSETTS**



165 EAST GROVE STREET
MIDDLEBOROUGH, MA 02346
TEL: (508)-946-9231
www.outback-eng.com

DATE: JANUARY 29, 2024	
DRAWN BY: K.A.D.	CHECKED BY: J.A.Y.
SCALE: 1"=40'	SHEET 4 OF 13

OE-3649



REVISIONS

NO.	DATE	DESCRIPTION

OWNER / APPLICANT
STONEBRIDGE HOMES INC.
C/O MUHAMMAD ITANI
32 NORFOLK AVE. S. EASTON MA 02375

**WETLAND RESOURCE
AREA PLAN**
PROPERTY ID: 034-002-001, 034-002-002,
034-002-011, 034-002-012,
035-001-002A, 035-001-004
**OFF FREETOWN STREET
IN
LAKEVILLE
MASSACHUSETTS**



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DATE: JANUARY 30, 2024	
DRAWN BY: K.A.D.	CHECKED BY: J.A.Y.
SCALE: 1"=40'	
0'	40' 80' 120'

0E-3649



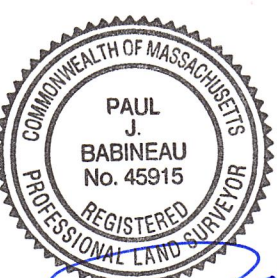
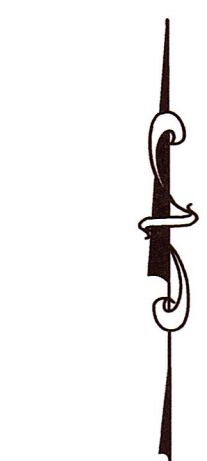
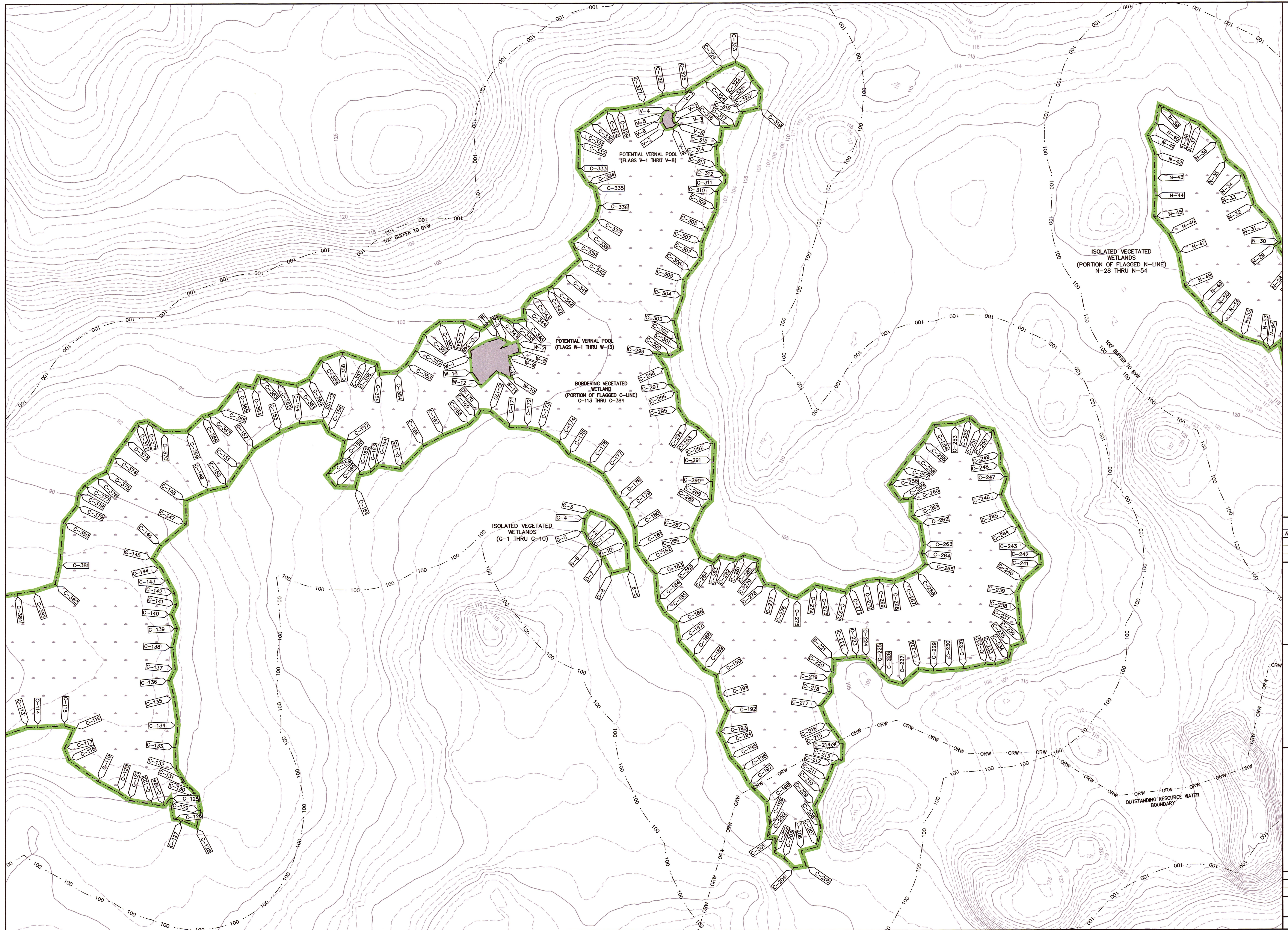
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DATE: JANUARY 30, 2024
DRAWN BY: K.A.D. CHECKED BY: J.A.Y.
SCALE: 1"=40' SHEET 6 OF 13
0' 40' 80' 120'
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REVISIONS

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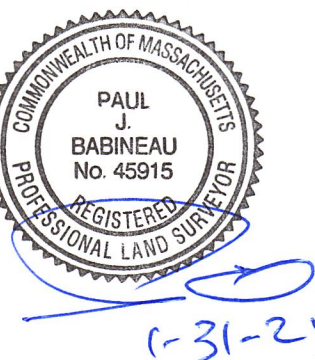
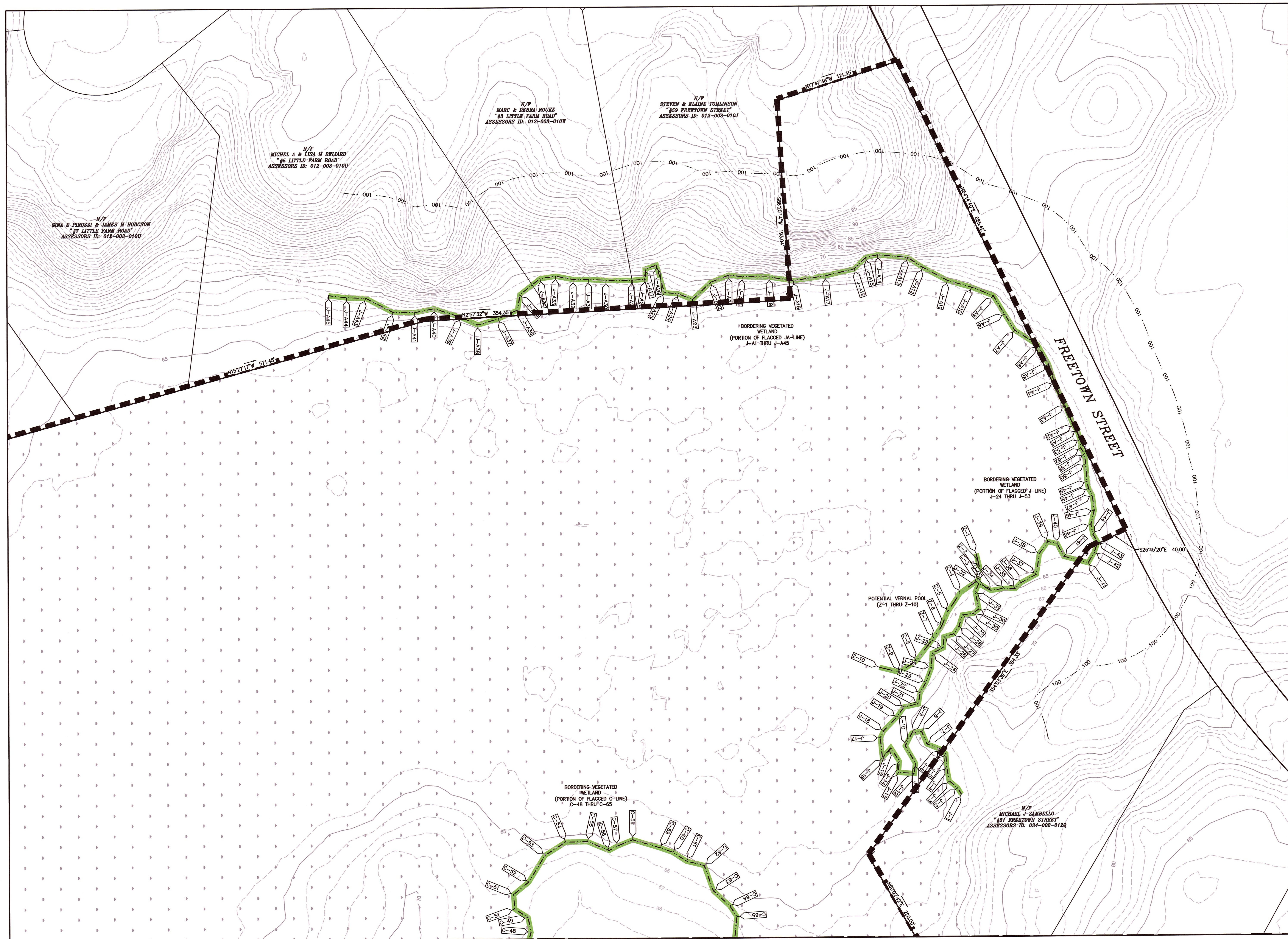
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OE-3649	



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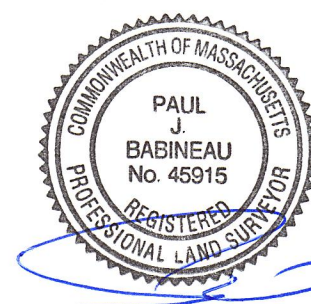
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SCALE: 1"=40'	SHEET 9 OF 13





4-38-24

REVISIONS

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OWNER / APPLICANT
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DATE: JANUARY 30, 2024
DRAWN BY: K.A.D. CHECKED BY: J.A.Y.
SCALE: 1"=40' SHEET 10 OF 13
0' 40' 80' 120'

OE-3649



1-31-24

REVISIONS

NO.	DATE	DESCRIPTION

OWNER / APPLICANT
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C/O MUHAMMAD ITANI
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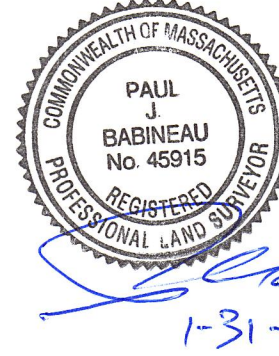
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OE-3649



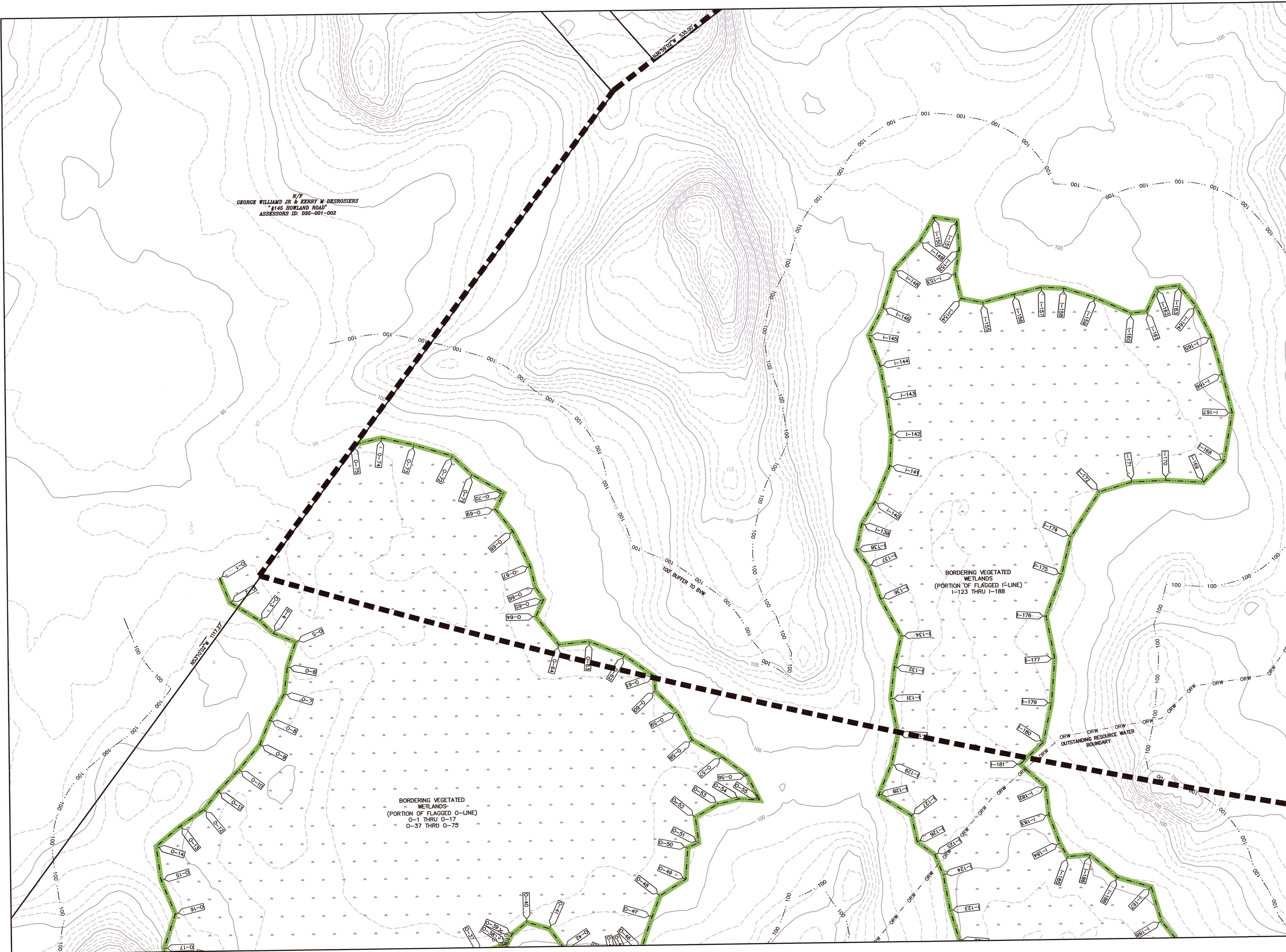
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0' 40' 80' 120'	
OE-3649	



N/T
GEORGE WILLIAMS JR & KERRY M-DESROSIERS
"145 HOWLAND ROAD"
ASSESSORS ID: 035-001-002



REVISIONS		
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