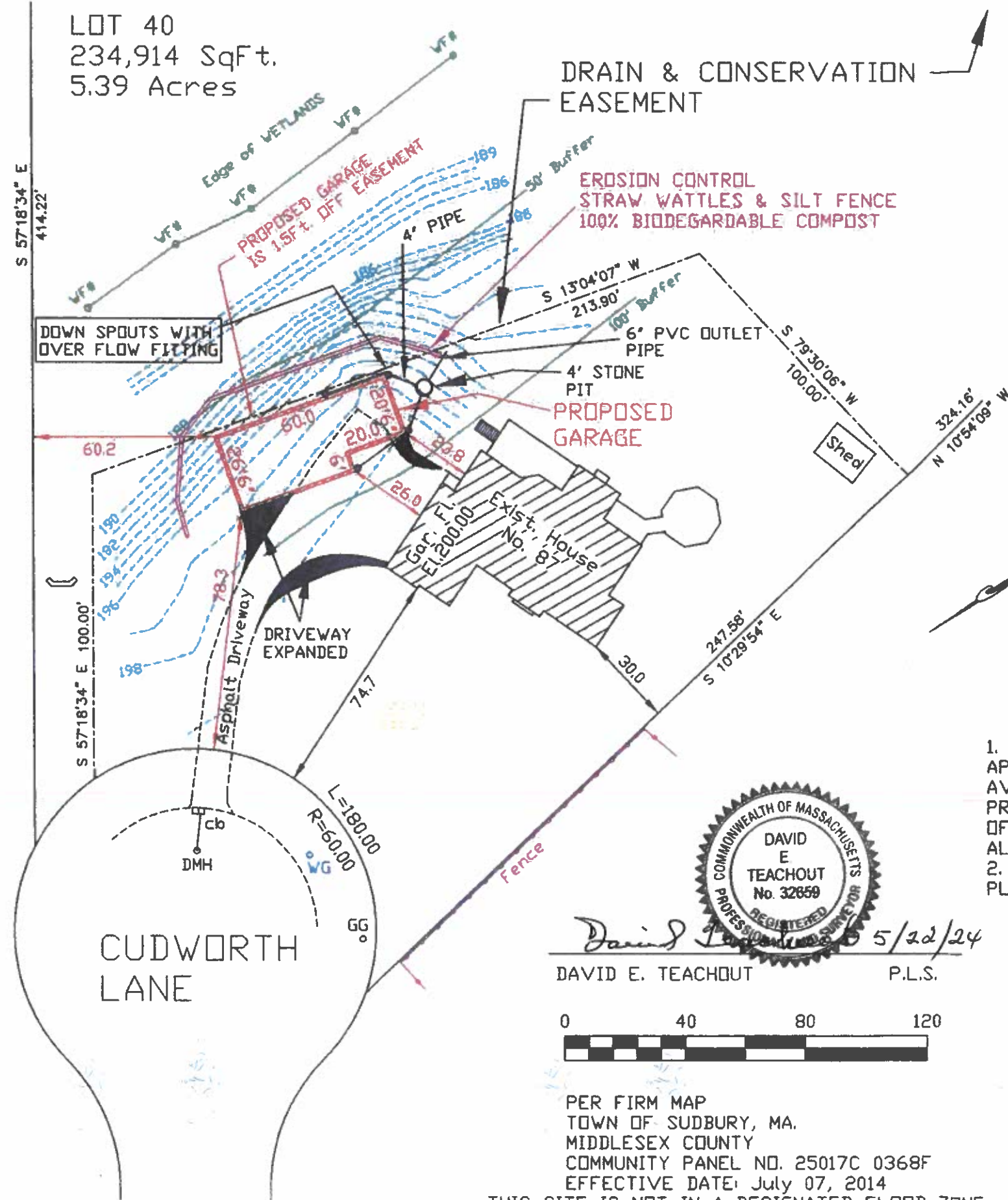


LOT 40  
234,914 SqFt.  
5.39 Acres

DRAIN & CONSERVATION  
EASEMENT

REFERENCES:  
ASSESSORS REF:  
PARCEL ID: E07-0140  
DEED BK: 75259 Pg 281

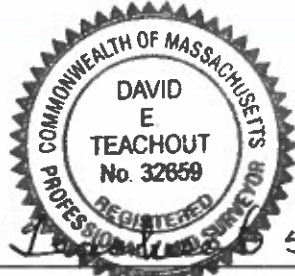
ZONE: RESIDENTIAL A	
	REQUIRED
AREA	40,000
FRONTAGE	180.00
FRONT YARD	40.00
SIDE YARD	20.00
REAR YARD	30.00



GENERAL CONSERVATION NOTES:

1. ALL EROSION/SEDIMENTATION CONTROLS TO BE IN PLACE PRIOR TO CONSTRUCTION AND MAINTAINED THROUGHOUT THE PROJECT DURATION.
2. EROSION CONTROLS WILL BE MAINTAINED AND AUGMENTED, REPAIRED AS CONSTRUCTION PHASING AND WEATHER DICTATE.
3. ALL DISTURBED AREAS ARE TO BE COVERED WITH TOPSOIL, REGARDED AND SEED.
4. THERE SHALL BE NO WORK DONE WITHIN WETLANDS OR 100 FOOT BUFFER ZONE PRIOR TO THE APPROVAL FROM THE SUDBURY CONSERVATION COMMISSION.
5. WETLAND FLAGGING WAS DONE IN ACCORDANCE WITH THE MASSACHUSETTS WETLAND PROTECTION ACT (M.G.L. C.131 S.40) AND REGULATIONS (310 CMR 10.00) AND THE FEDERAL CLEAN WATER ACT (SECTION 404).
6. WHILE CONSTRUCTION ON THE SITE IS BEING PERFORMED, DUST WILL BE KEPT TO A MINIMUM BY WATERING AS CONDITIONS REQUIRE.

1. THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY AND ARE BASED UPON A FIELD SURVEY AND A COMPILATION OF AVAILABLE PLANS OF RECORD FROM THE VARIOUS UTILITY COMPANIES. THE INFORMATION PROVIDED IS FOR THE USE OF THE CONTRACTOR NEITHER WARRANTY NOR GUARANTEE OF THE INFORMATION IS PROVIDED, THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UTILITIES BY CONTACTING THE RESPECTIVE UTILITY COMPANIES AND DIG-SAFE.
2. CONSTRUCTION SURVEY STAKEOUT IS RECOMMENDED TO ASSURE THE CORRECT PLACEMENT OF THE PROPOSED STRUCTURE.



*David E. Teachout* 5/22/24  
DAVID E. TEACHOUT P.L.S.



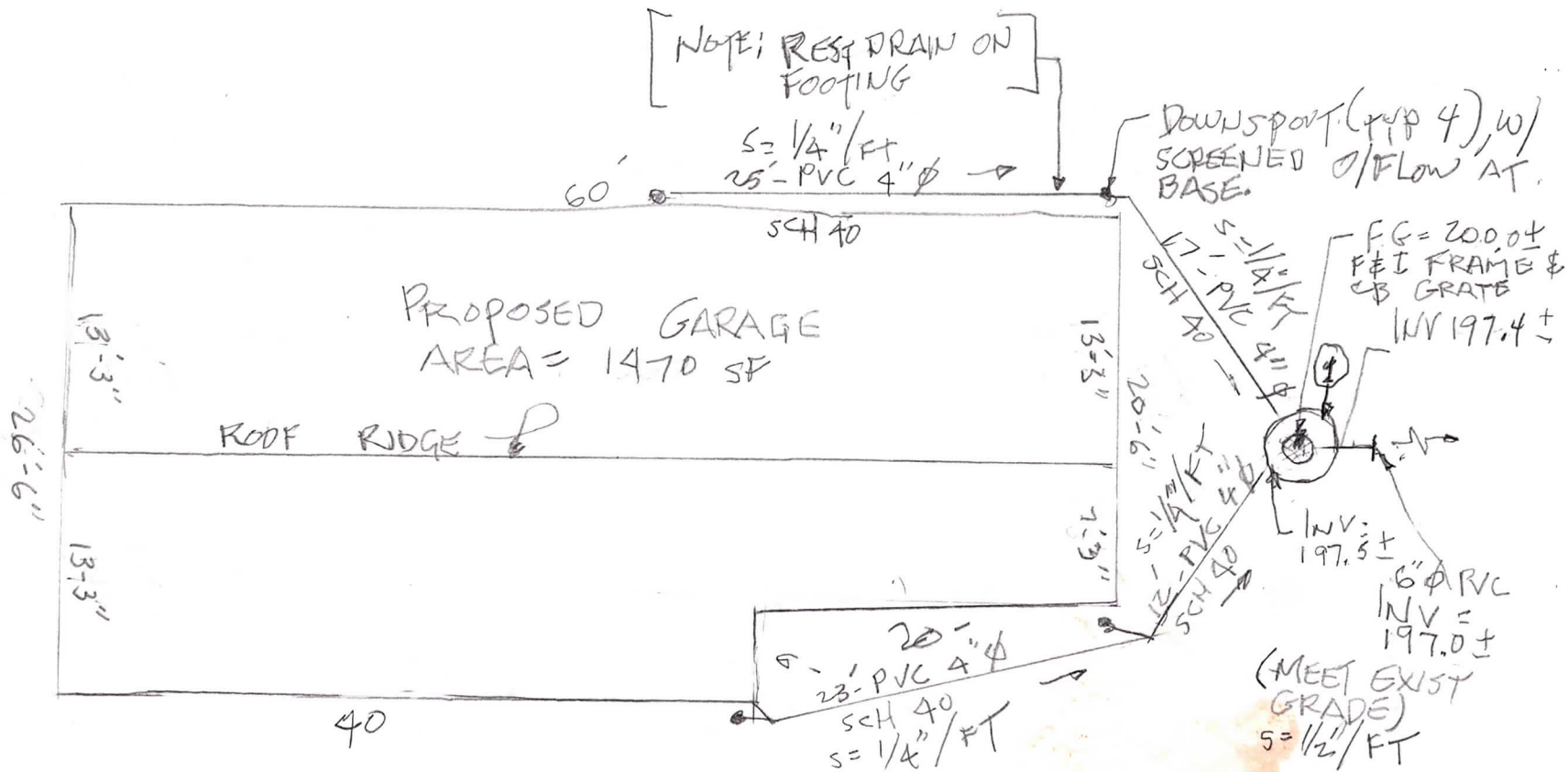
PER FIRM MAP  
TOWN OF SUDBURY, MA.  
MIDDLESEX COUNTY  
COMMUNITY PANEL NO. 25017C 0368F  
EFFECTIVE DATE: July 07, 2014

THIS SITE IS NOT IN A DESIGNATED FLOOD ZONE

GUARANTEED BUILDERS & DEVELOPERS INC.  
14 WEST STREET DOUGLAS, MA. 01516  
PHONE: [508] 476-1500 FAX [508] 476-1392

COMP'D BY BRS	SCALE: 1"=40'
DRAWN BY BRS	DATE: 4/8/2024
CHK'D BY DET	ZONE: Res-A
FIELD BY BRS	FIELD Bk.Pg. See DT

PROJECT LOCATION: 87 CUDWORTH LANE  
SUDBURY, MASS. 01776  
  
OWNER: JEHANGIR & JULIE JUNGALWALA  
87 Cudworth Lane  
Sudbury, Mass. 01776



NOTES:

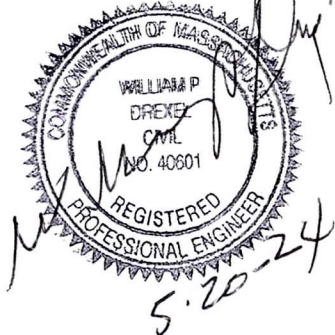
1. INSTALL OVERFLOW FITTINGS ON DOWNSPOUTS INCLUDE SCREEN FITTING ON THE OVERFLOW FITTING
2. GRATE ON DRY WELL TO BE BYCYCLE SAFE.

- ① 4' DIA DRY WELL, PRE-CAST CONCRETE, LINE W/ 2 FT OF 3/4" STONE & NON-WOVEN FABRIC AGAINST EXIST EARTH, 2' OF STONE UNDER STRUCTURE

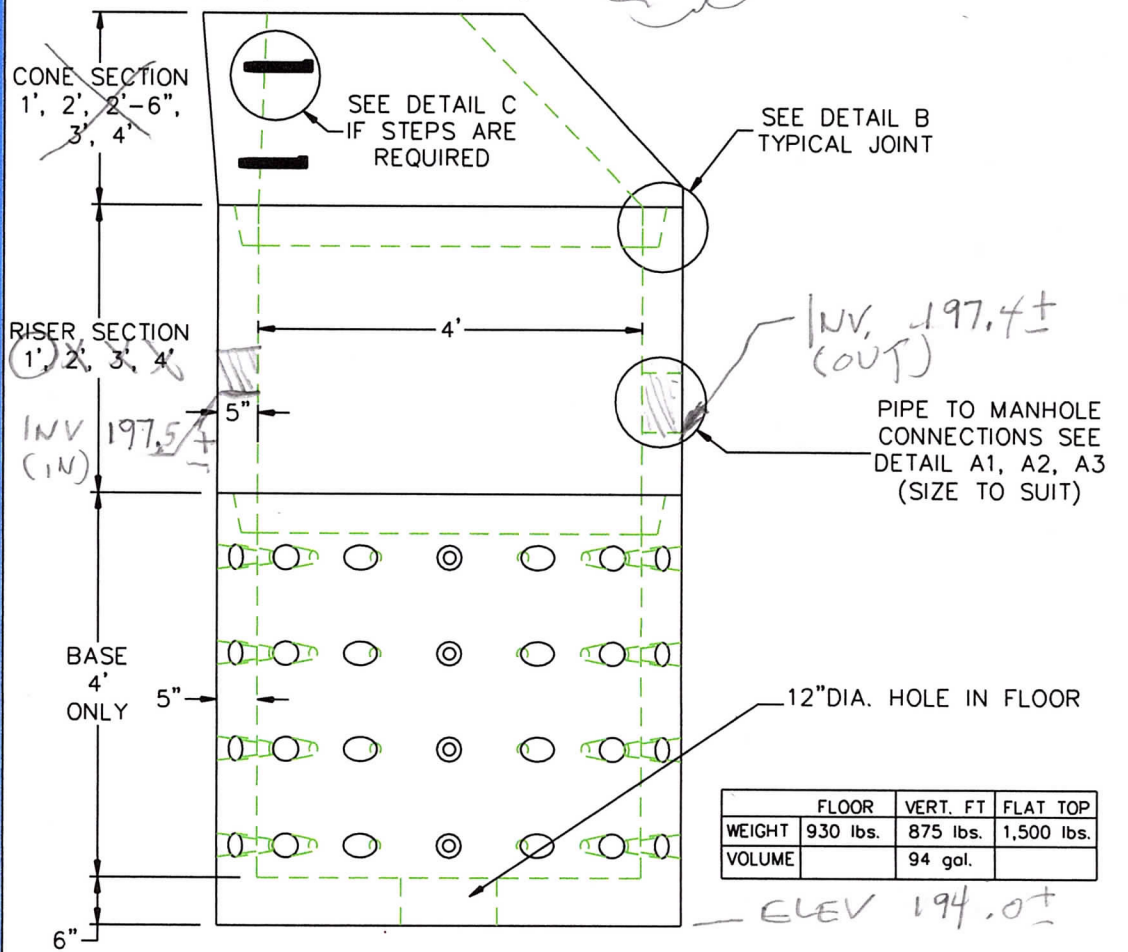
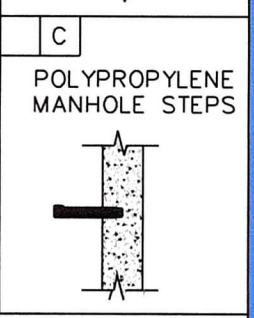
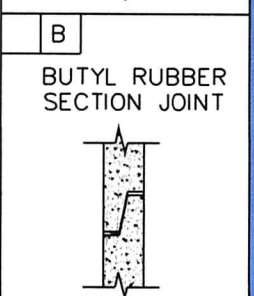
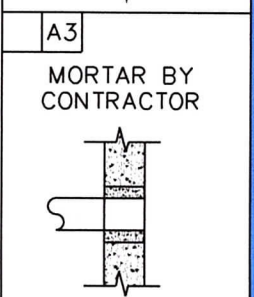
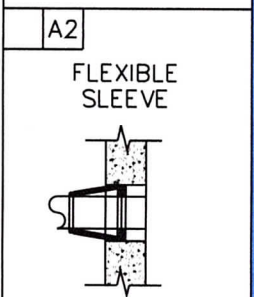
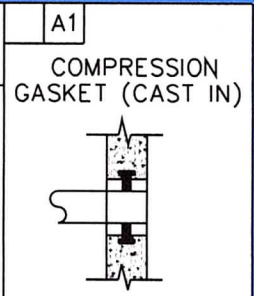
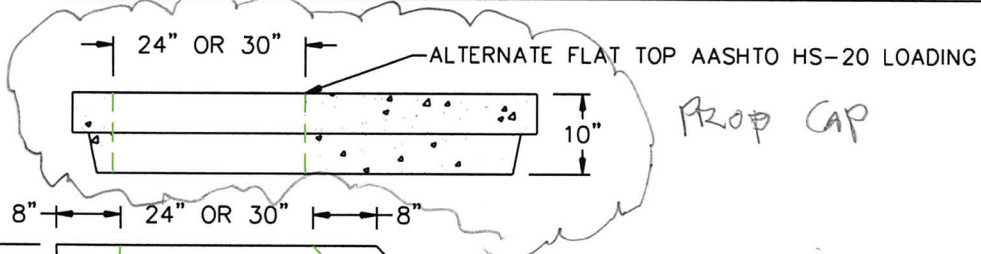
REV'D 5-21-24

N.T.S

SHEET 1 OF 2



# 4' DIA LEACHING MANHOLE



	FLOOR	VERT. FT	FLAT TOP
WEIGHT	930 lbs.	875 lbs.	1,500 lbs.
VOLUME		94 gal.	

- DESIGN NOTES:**
1. MANUFACTURED TO MEET OR EXCEED: ASTM C-478 & AASHTO M 199 SPECS.
  2. CONCRETE = 4,000 PSI. MINIMUM CEMENT PER ASTM C-478 (6.1)
  3. REINFORCED STEEL COMFORMS TO LATEST ASTM A 185 SPECIFICATIONS. 0.12 SQ. IN / LINEAL FT. AND 0.12 SQ. IN (BOTH WAYS) BASE BOTTOM
  4. STEEL REINFORCEMENT TO MEET OR EXCEED AASHTO HS-20 LOADING
  5. MANHOLE STEPS MEET LATEST OSHA REGULATION 29 CFR1910.27, SECTION 16 OF ASTM SPECIFICATION C478 AND SECTION 10 OF ASTM SPECIFICATION C497
  6. BUTYL RUBBER JOINT SEALANT PER ASTM C-990 & ASHTO M-198

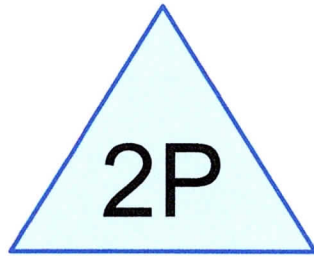


SCITUATE RAY PRECAST  
120 CLAY PIT ROAD  
MARSHFIELD, MA 02050  
PHONE # 1-800-440-0009  
FAX # 781-837-4320

CONTRACTOR:		JOB NAME:	
DATE:	DRAWING: SRP-LDMH4	DRAWING BY: C.J. SCOTT	

WWW.SCITUATECOMPANIES.COM

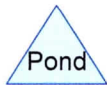
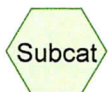
SHEET 2 OF 2  
REV'D 5-21-24



DRY WELL



ROOF TOP RUNOFF



### Summary for Subcatchment 1S: ROOF TOP RUNOFF

Runoff = 0.26 cfs @ 11.89 hrs, Volume= 0.013 af, Depth= 4.56"

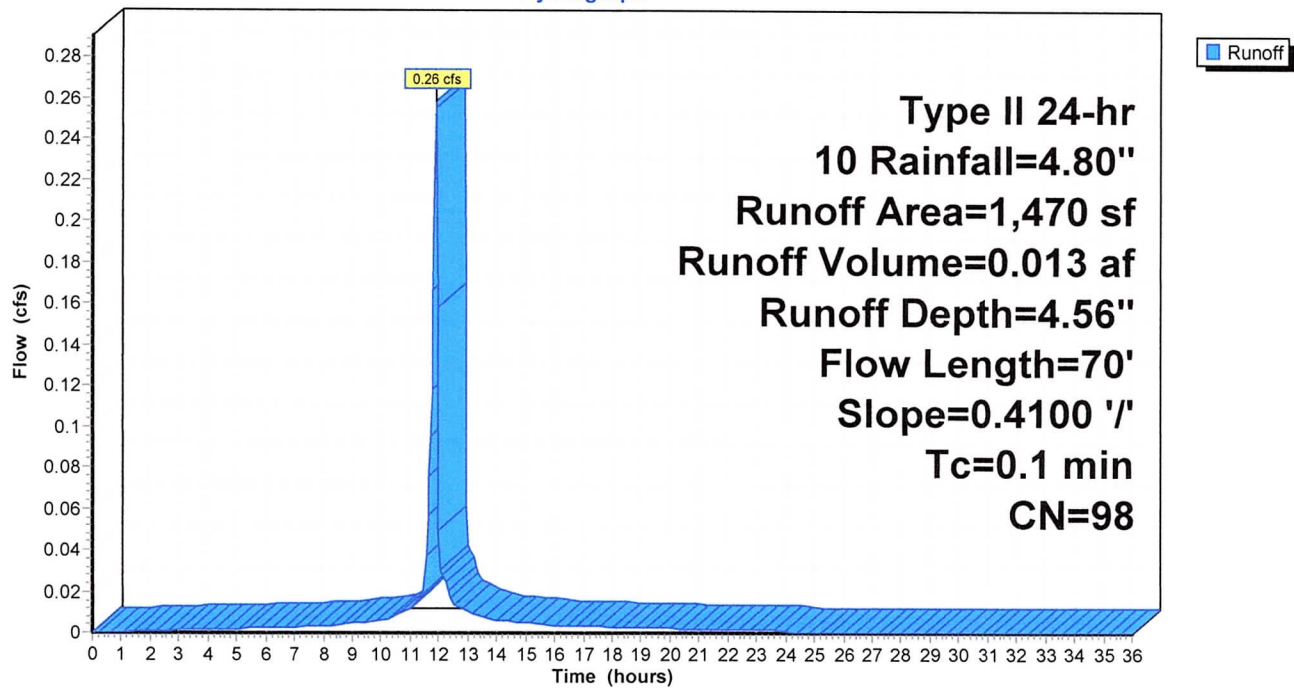
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs  
 Type II 24-hr 10 Rainfall=4.80"

Area (sf)	CN	Description
1,470	98	Roofs, HSG A
1,470		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.1	70	0.4100	10.31		Shallow Concentrated Flow, ROOF FLOW Unpaved Kv= 16.1 fps

### Subcatchment 1S: ROOF TOP RUNOFF

Hydrograph



**DRAINAGE DESIGN 5-21-24**

Prepared by NORTHWEST ENGINEERING SERVICES, LLC  
HydroCAD® 10.00-26 s/n 03784 © 2020 HydroCAD Software Solutions LLC

CUDWORTH-SUDBURY MA  
Type II 24-hr 10 Rainfall=4.80"  
Printed 5/21/2024  
Page 3

**Summary for Pond 2P: DRY WELL**

Inflow Area = 0.034 ac, 100.00% Impervious, Inflow Depth = 4.56" for 10 event  
Inflow = 0.26 cfs @ 11.89 hrs, Volume= 0.013 af  
Outflow = 0.16 cfs @ 11.95 hrs, Volume= 0.013 af, Atten= 40%, Lag= 3.9 min  
Primary = 0.16 cfs @ 11.95 hrs, Volume= 0.013 af

Routing by Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs  
Peak Elev= 194.10' @ 11.95 hrs Surf.Area= 64 sf Storage= 95 cf

Plug-Flow detention time= 12.4 min calculated for 0.013 af (100% of inflow)  
Center-of-Mass det. time= 12.4 min ( 751.6 - 739.2 )

Volume	Invert	Avail.Storage	Storage Description
#1	194.00'	57 cf	<b>4.00'D x 4.50'H Vertical Cone/Cylinder</b> Inside #2
#2	192.00'	274 cf	<b>8.00'W x 8.00'L x 7.00'H STONE BEDDING</b>
			448 cf Overall - 57 cf Embedded = 391 cf x 70.0% Voids
		331 cf	Total Available Storage

Device	Routing	Invert	Outlet Devices
#1	Primary	192.00'	<b>30.000 in/hr Exfiltration over Wetted area</b> Conductivity to Groundwater Elevation = 190.00' Phase-In= 1.00'
#2	Primary	197.40'	<b>6.0" Round Culvert</b> L= 6.0' CPP, mitered to conform to fill, Ke= 0.700 Inlet / Outlet Invert= 197.40' / 197.00' S= 0.0667 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.20 sf

**Primary OutFlow** Max=0.16 cfs @ 11.95 hrs HW=194.09' (Free Discharge)

- 1=Exfiltration ( Controls 0.16 cfs)
- 2=Culvert ( Controls 0.00 cfs)

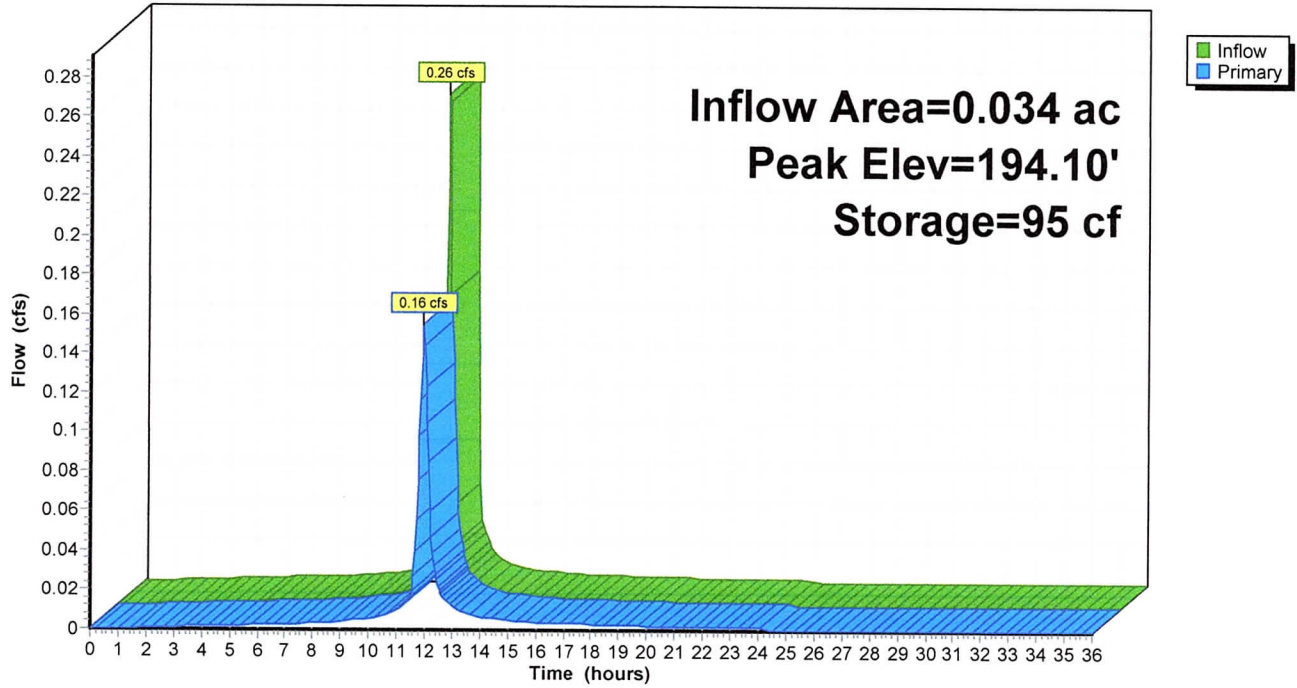
**DRAINAGE DESIGN 5-21-24**

Prepared by NORTHWEST ENGINEERING SERVICES, LLC  
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CUDWORTH-SUDBURY MA  
Type II 24-hr 10 Rainfall=4.80"  
Printed 5/21/2024  
Page 4

**Pond 2P: DRY WELL**

Hydrograph



# DRAINAGE DESIGN 5-21-24

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CUDWORTH-SUDBURY MA  
Type II 24-hr 25 Rainfall=5.40"  
Printed 5/21/2024  
Page 5

## Summary for Subcatchment 1S: ROOF TOP RUNOFF

Runoff = 0.29 cfs @ 11.89 hrs, Volume= 0.015 af, Depth= 5.16"

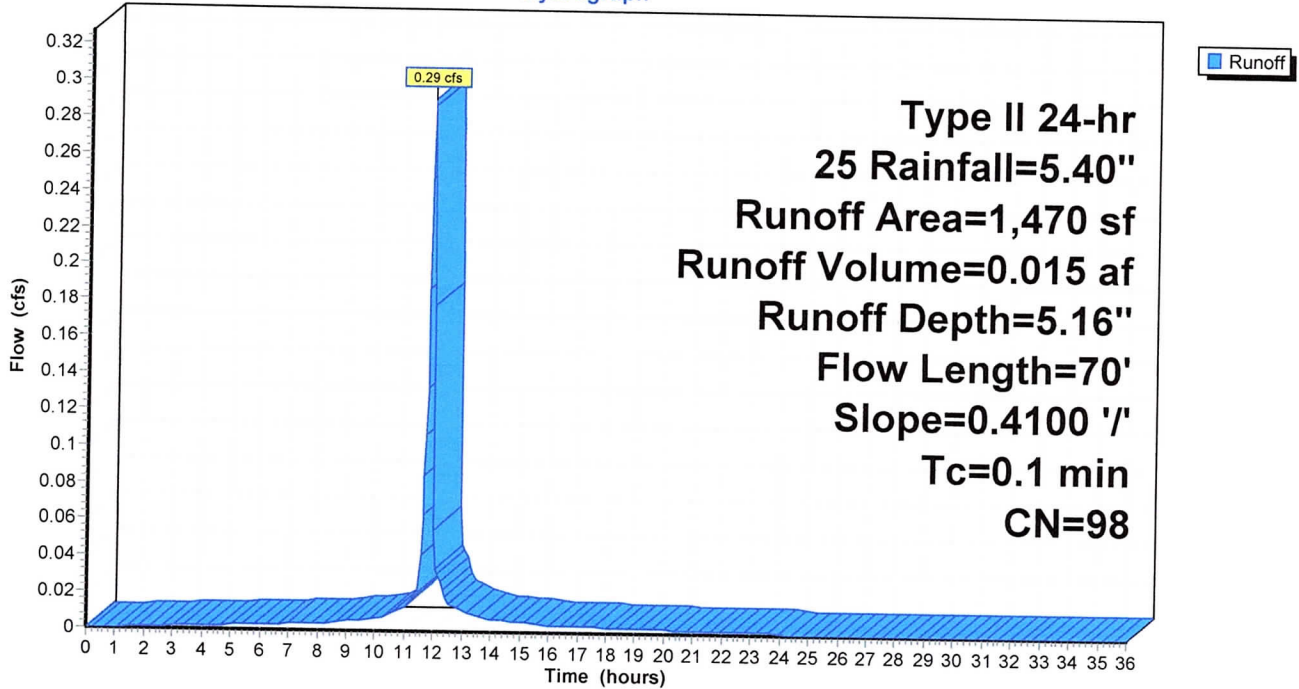
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs  
Type II 24-hr 25 Rainfall=5.40"

Area (sf)	CN	Description
1,470	98	Roofs, HSG A
1,470		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.1	70	0.4100	10.31		Shallow Concentrated Flow, ROOF FLOW Unpaved Kv= 16.1 fps

## Subcatchment 1S: ROOF TOP RUNOFF

Hydrograph





# DRAINAGE DESIGN 5-21-24

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CUDWORTH-SUDBURY MA  
Type II 24-hr 25 Rainfall=5.40"  
Printed 5/21/2024  
Page 6

## Summary for Pond 2P: DRY WELL

Inflow Area = 0.034 ac, 100.00% Impervious, Inflow Depth = 5.16" for 25 event  
Inflow = 0.29 cfs @ 11.89 hrs, Volume= 0.015 af  
Outflow = 0.17 cfs @ 11.95 hrs, Volume= 0.015 af, Atten= 41%, Lag= 3.9 min  
Primary = 0.17 cfs @ 11.95 hrs, Volume= 0.015 af

Routing by Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs  
Peak Elev= 194.38' @ 11.95 hrs Surf.Area= 64 sf Storage= 108 cf

Plug-Flow detention time= 12.4 min calculated for 0.014 af (100% of inflow)  
Center-of-Mass det. time= 12.4 min ( 749.6 - 737.2 )

Volume	Invert	Avail.Storage	Storage Description
#1	194.00'	57 cf	<b>4.00'D x 4.50'H Vertical Cone/Cylinder</b> Inside #2
#2	192.00'	274 cf	<b>8.00'W x 8.00'L x 7.00'H STONE BEDDING</b>
			448 cf Overall - 57 cf Embedded = 391 cf x 70.0% Voids
			331 cf Total Available Storage

Device	Routing	Invert	Outlet Devices
#1	Primary	192.00'	<b>30.000 in/hr Exfiltration over Wetted area</b> Conductivity to Groundwater Elevation = 190.00' Phase-In= 1.00'
#2	Primary	197.40'	<b>6.0" Round Culvert</b> L= 6.0' CPP, mitered to conform to fill, Ke= 0.700 Inlet / Outlet Invert= 197.40' / 197.00' S= 0.0667 '/ Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.20 sf

**Primary OutFlow** Max=0.17 cfs @ 11.95 hrs HW=194.36' (Free Discharge)

- 1=Exfiltration ( Controls 0.17 cfs)
- 2=Culvert ( Controls 0.00 cfs)

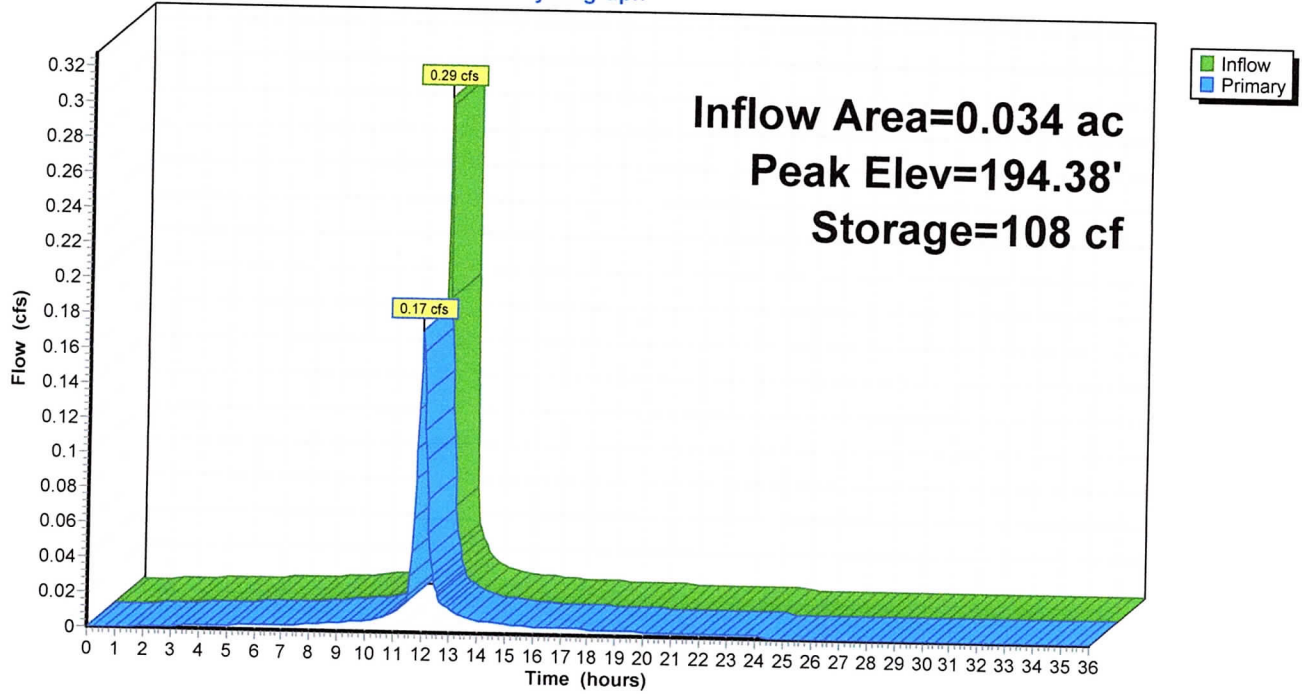
**DRAINAGE DESIGN 5-21-24**

Prepared by NORTHWEST ENGINEERING SERVICES, LLC  
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CUDWORTH-SUDBURY MA  
Type II 24-hr 25 Rainfall=5.40"  
Printed 5/21/2024  
Page 7

**Pond 2P: DRY WELL**

Hydrograph



JOB NUMBER: 27-2023  
SHEET NO. TITLE  
DATE: 4/16/24

# GBI

## Guaranteed Builders, Inc.

14 WEST STREET, DOUGLAS MA. 01516

Phone: (508) 476-1500

FOR

*1470 Sq FEET SINGLE STORY GARAGE  
87 CUDWORTH LANE, SUDBURY, MA. 0177*



### 3. BUILDING INFORMATION:

#### 1. BUILDER

A. NAME: GBI.

B. ADDRESS: 14 WEST STREET., DOUGLAS, MA 01516

C. MANUFACTURING PLANT ADDRESS: 14 WEST STREET DOUGLAS, MA 01516

#### A. PROJECT NAME AND BUILDING LOCATION:

Jehangir Jungalwala  
87 Cudworth lane  
Sudbury, MA 01776  
TEL: 508-320-8982

B. AREA OF BUILDING: 1470 Sq. Ft.

C. AMOUNT OF ENCLOSED SPACE 1384.5

D. HEIGHT OF BUILDING ABOVE GRADE

1. STORIES: 1

2. FEET 25'-0"

#### 2. INDEX OF DRAWINGS & PERMINENT INFORMATION SHEETS ARE AS FOLLOWS

T-0	TITLE PAGE	DWG DATE	4/16/24
A-1	FOUNDATION PLAN	DWG DATE	4/16/24
A-2	FLOOR PLAN	DWG DATE	4/16/24
A-3	FRONT ELEVATION	DWG DATE	4/16/24
A-4	REAR ELEVATION	DWG DATE	4/16/24
A-5	LEFT & RIGHT ELEVATIONS	DWG DATE	4/16/24
A-6	CROSS SECTION DETAIL	DWG DATE	4/16/24
A-7	SHEAR WALL DETAIL	DWG DATE	4/16/24
/23			

NUMBER OF SHEETS IN EACH SET: 8

#### E. BUILDING DESIGN LIVE LOADS:

1. CEILING DEAD LOAD 10 PSF

2. ROOF 50 PSF

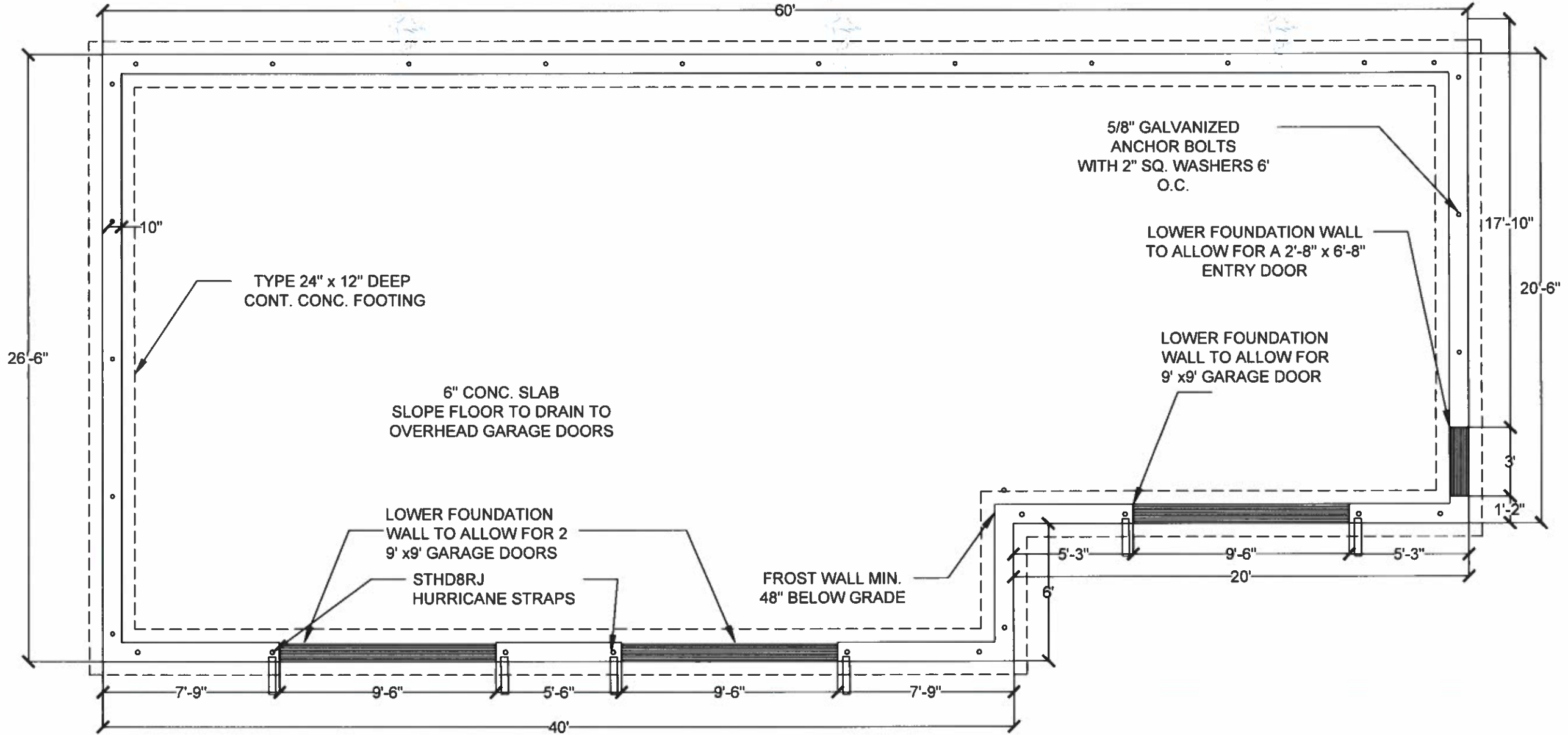
3. BOTTOM CHORD LIVE LOAD 10 PSF

4. CONCRETE FLOOR 4000 PSI

F. WIND: ASCE 7-02; 110MPH; TCDL=6.0 PSF; BCDL=6.0 PSF; H=25FT.; CAT II; EXP B;  
ENCLOSED; MWFRS (LOW RISE); GABLE END ZONE AND C-C EXTERIOR (2) 0-10-0  
TO 2-2-0, INTERIOR (1) 2-2-0 TO 9-0-0, EXTERIOR (2) 9-0-0 TO 12-0-0, INTERIOR (1)  
15-0-0 TO 21-10-0 ZONE; CANTILEVER LEFT AND RIGHT EXPOSED; END VERTICAL  
LEFT AND RIGHT EXPOSED; C-C FOR MEMBERS AND FORCES & MWFRS FOR  
REACTIONS SHOWN; LUMBER DOL=1.6 PLATE GRIP DOL=1.6

FOR STATE USE ONLY	P.E.	TPIA
--------------------	------	------

FNAME  
RE/DATE  
USER



**FOUNDATION PLAN**

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APPROVAL STAMP

DRAWN BY: JRM  
DATE: 04/16/24

APPROVED BY: \_\_\_\_\_  
DATE: \_\_\_\_\_

PROJECT NO'S:

GBI MODEL / SIZE  
1470 Sq Feet  
Single Story  
Garage

No.	Revision/Issue	Date

**From Name and Address**  
 GUARANTEED BUILDERS INC.  
 14 West Street  
 E. Douglas, MA  
 01518  
 TEL: (508) 478-1500  
 FAX: (508) 478-1392

**Home Owner Name and Address**  
 Jehangir Jungalwala  
 87 Cudworth lane  
 Sudbury, MA 01776  
 TEL: 508-320-8982

Project	Sheet
Date: 04/16/24	A-1
Scale	



A/E SEAL

APPROVAL STAMP

DRAWN BY  
JRM DATE  
04/16/24

APPROVED BY DATE

PROJECT NO'S.

GBI MODEL / SIZE

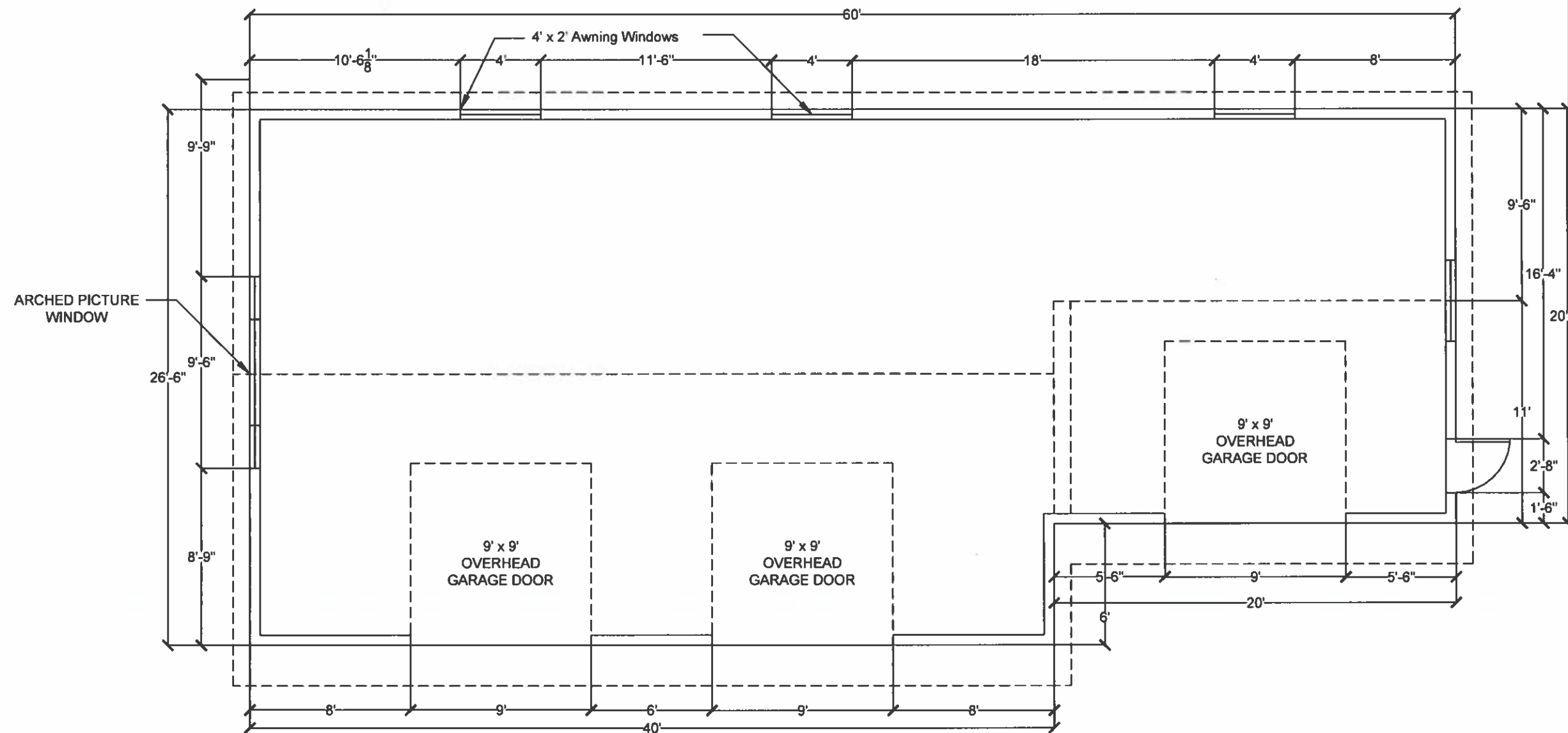
1470 Sq Feet  
Single Story  
Garage

No. Revision/Issue Date

Per Name and Address  
GUARANTEED BUILDERS INC.  
14 West Street  
E. Douglas, MA  
01516  
TEL. (508) 476-1500  
FAX. (508) 476-1392

Name Owner Name and Address  
Jehangir Jungahwal  
87 Cudworth Lane  
Sudbury, MA 01776  
TEL. 508-320-8982

Project Sheet  
Date 04/16/24  
Scale A-2



**LOWER FLOOR PLAN**

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FNAME

RE/DATE

USER



Front Elevation

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A/E SEAL

APPROVAL STAMP

DRAWN BY	DATE
JRM	04/16/24

APPROVED BY	DATE

PROJECT NO'S.

GBI MODEL / SIZE

1470 Sq Feet  
 Single Story  
 Garage

No.	Revision/Issue	Date

Firm Name and Address  
 GUARANTEED BUILDERS INC.  
 14 West Street  
 E. Douglas, MA  
 01516  
 TEL. (508) 476-1500  
 FAX. (508) 476-1392

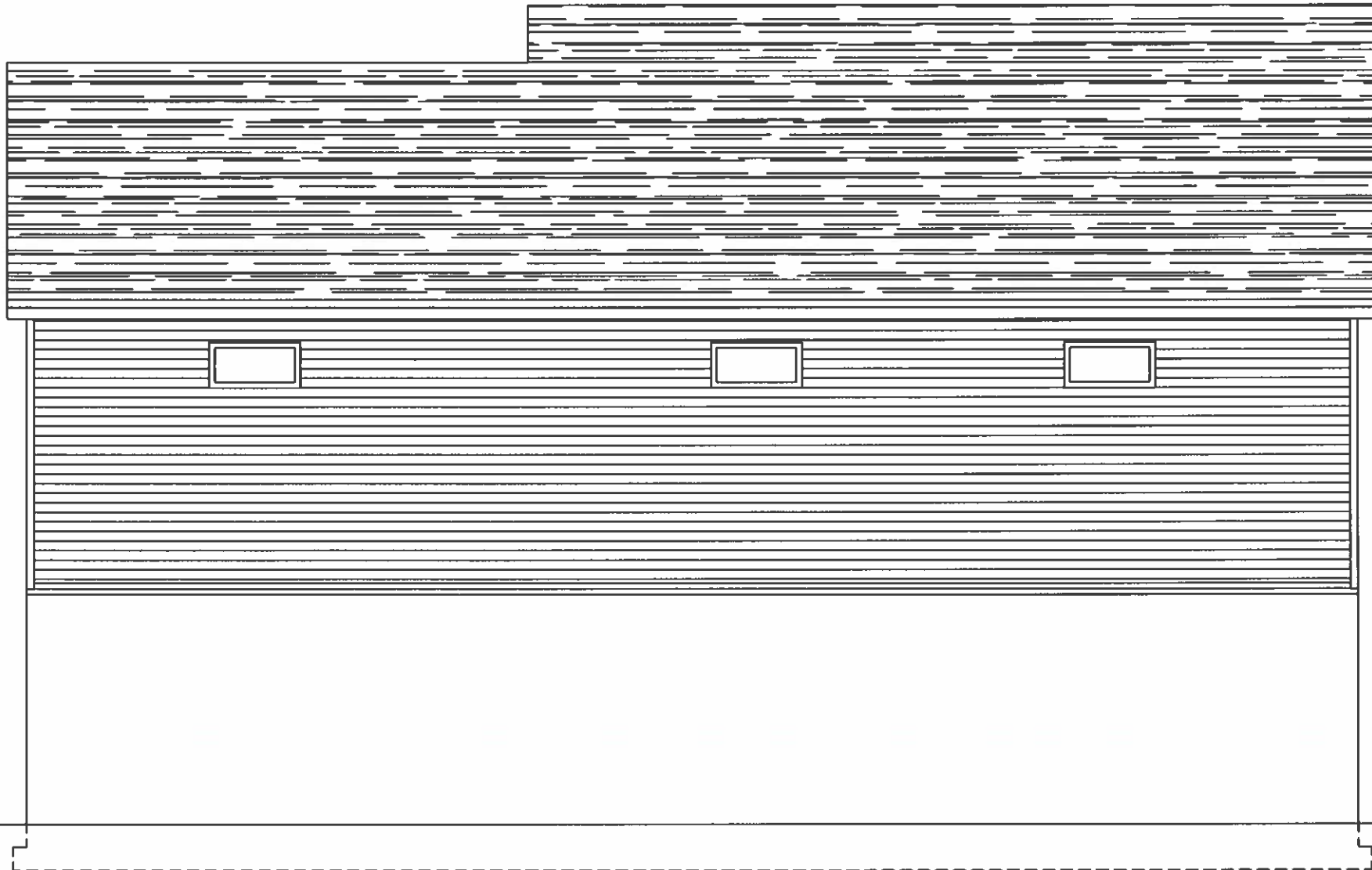
Home Owner Name and Address  
 Jehangir Jungalwala  
 87 Cudworth Lane  
 Sudbury, MA 01776  
 TEL: 508-320-8982

Project	Sheet
Date 04/16/24	A-3
Scale	

FNAME

REVDATE

USER



Rear Elevation

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A/E SEAL

APPROVAL STAMP

DRAWN BY      DATE  
 JRM              04/16/24

APPROVED BY      DATE

PROJECT NO'S

GBI MODEL / SIZE  
 1470 Sq Feet  
 Single Story  
 Garage

No.	Revision/Issue	Date

Firm Name and Address  
 GUARANTEED BUILDERS INC.  
 14 West Street  
 E. Douglas, MA  
 01516  
 TEL. (508) 476-1500  
 FAX. (508) 476-1392

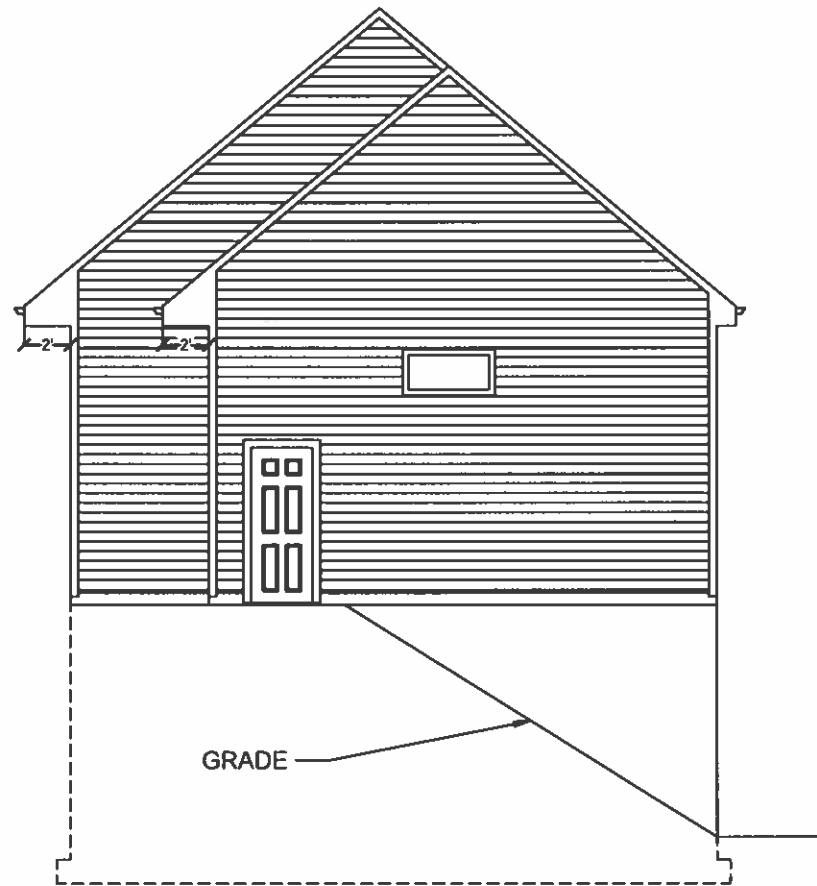
Home Owner Name and Address  
 Jehangir Jungelwala  
 87 Cudworth Lane  
 Sudbury, MA 01776  
 TEL. 508-320-8982

Project	Sheet
Date 04/16/24	<b>A-4</b>
Date	

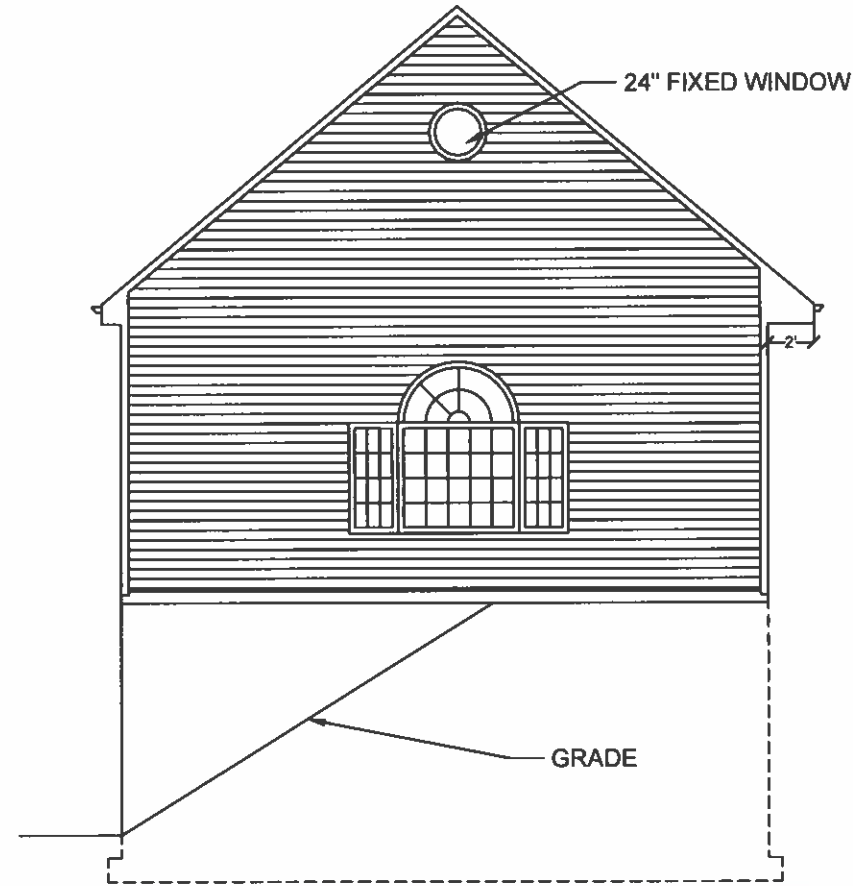
FNAME

RE/DATE

USER



Right Elevation



Left Elevation



A/E SEAL

APPROVAL STAMP

DRAWN BY: JRM  
DATE: 04/16/24

APPROVED BY: \_\_\_\_\_  
DATE: \_\_\_\_\_

PROJECT NO'S.

GBI MODEL / SIZE

1470 Sq Feet  
Single Story  
Garage

No.	Revision/Issue	Date

No. Revision/Issue Date

**File Name and Address**  
 GUARANTEED BUILDERS INC.  
 14 West Street  
 E. Douglas, MA  
 01518  
 TEL. (508) 476-1500  
 FAX. (508) 476-1392

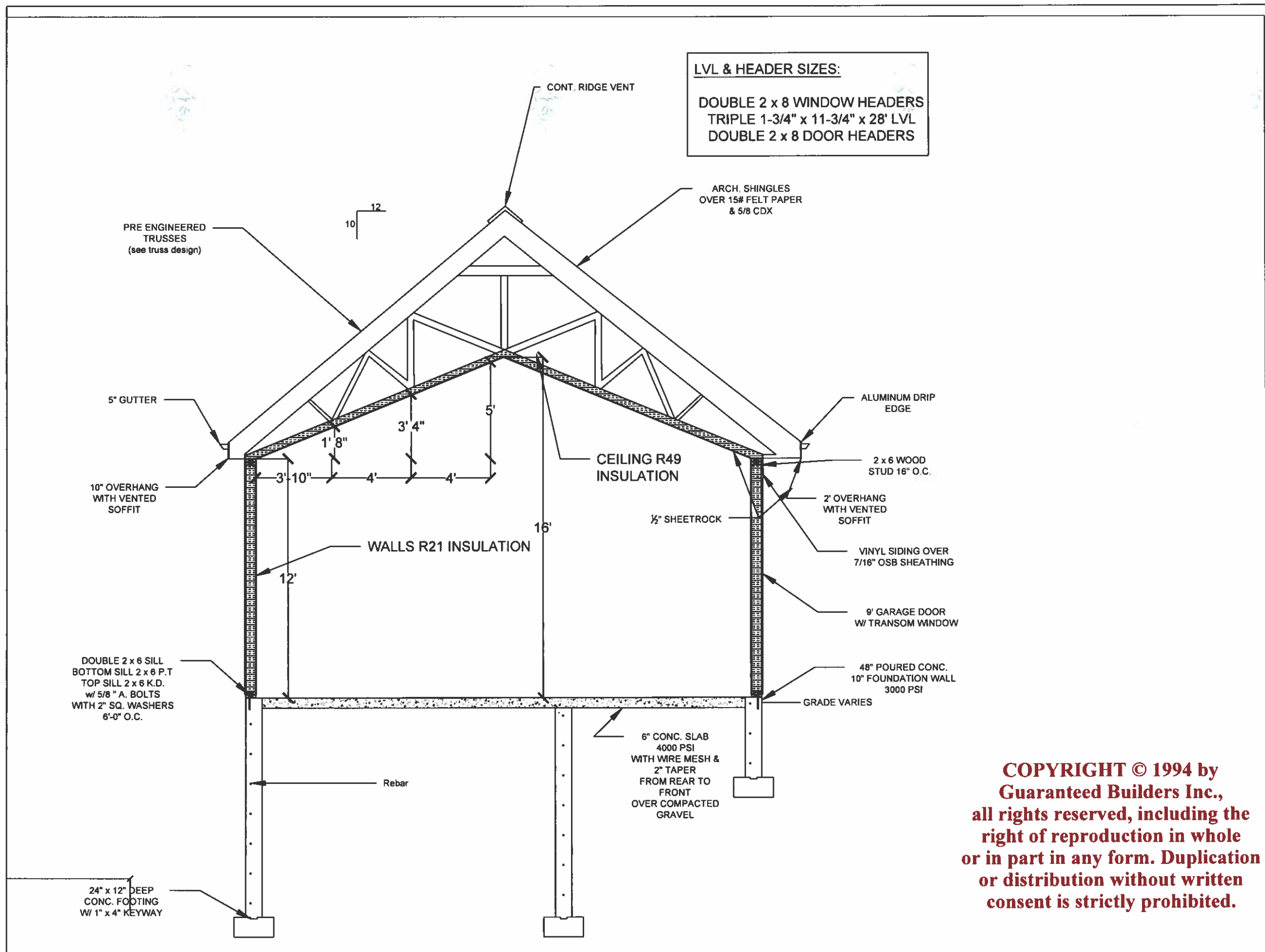
**Home Owner Name and Address**  
 Jehangir Jungalwala  
 87 Cudworth Lane  
 Sudbury, MA 01776  
 TEL. 508-320-8982

Project	Sheet
Date: 04/16/24	A-5
Drawn	

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FNAME  
 REVD/DATE  
 USER





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A/E SEAL

APPROVAL STAMP

DRAWN BY DATE  
 JRM 04/16/24

APPROVED BY DATE

PROJECT NO'S.

GBI MODEL / SIZE  
 1470 Sq Feet  
 Single Story  
 Garage

No.	Revision/Issue	Date

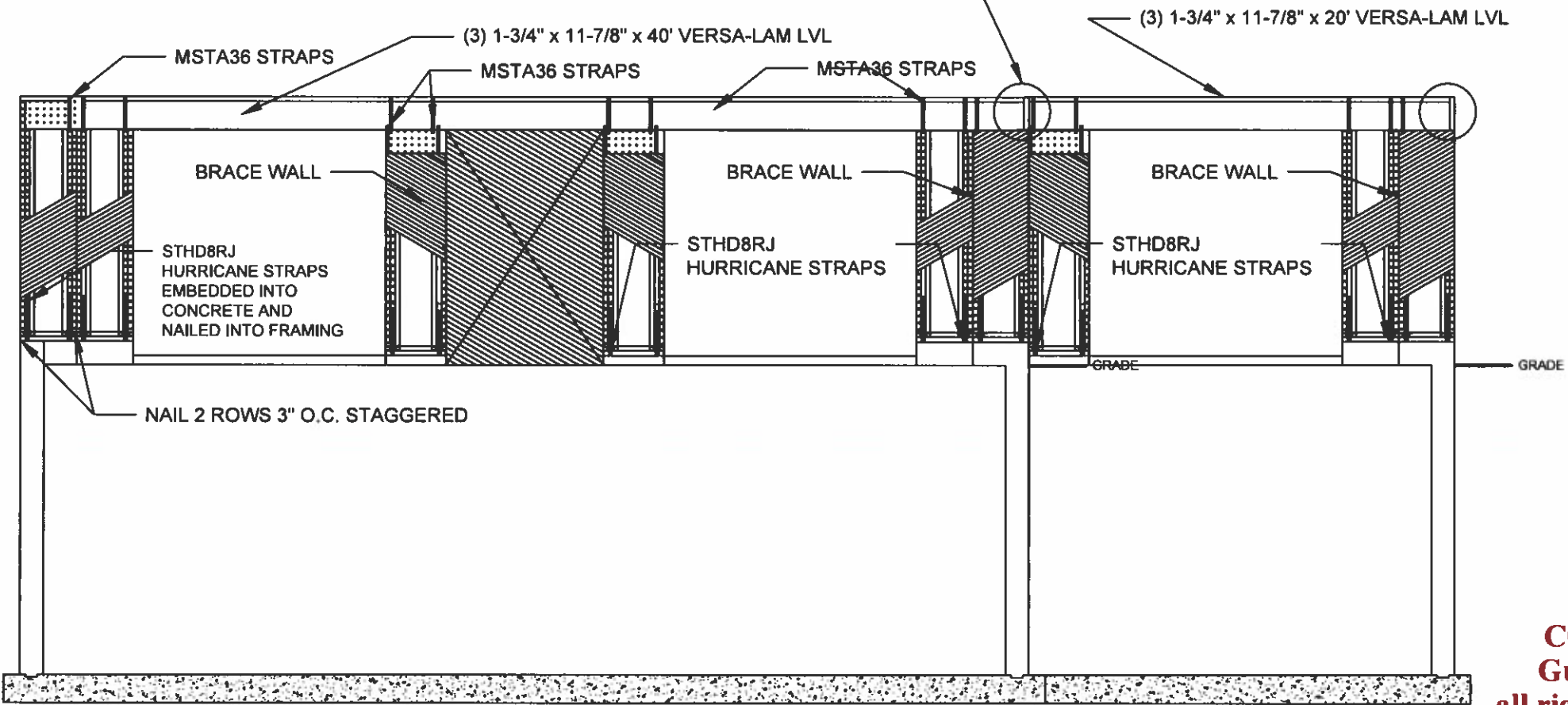
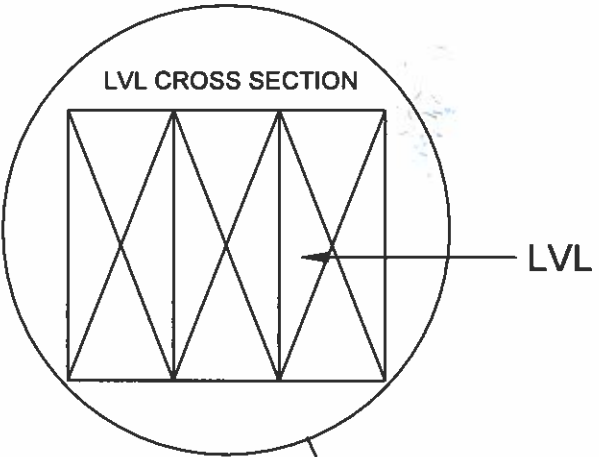
**Plan Name and Address**  
 GUARANTEED BUILDERS INC.  
 14 West Street  
 E. Douglas, MA  
 01518  
 TEL. (508) 476-1500  
 FAX. (508) 476-1392

**Name Owner Name and Address**  
 Jehangir Jungahwala  
 87 Cudworth lane  
 Sudbury, MA 01776  
 TEL. 508-320-8982

Project: \_\_\_\_\_ Sheet: \_\_\_\_\_  
 Date: 04/16/24 \_\_\_\_\_  
 Title: \_\_\_\_\_ **A-6**

FNAME  
REVDATE  
USER

**LVL & HEADER SIZES:**  
 DOUBLE 2 x 8 WINDOW HEADER  
 TRIPLE 1-3/4" x 11-7/8" x 40' LVL  
 DOUBLE 2 x 8 DOOR HEADERS



**FRONT SHEAR WALL  
 DETAIL N.T.S.**

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Project Sheet  
 Date 04/16/24  
 Sheet A-7

FNAME  
 REVDATE  
 USER



CUDWORTH LN

CUDWORTH LN

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FOR TREES & SHRUBS AT TOP IN GRASS LOCATION FULL SUN

(2) *Acer rubrum*, Red Maple, 12-18" #2 cntr

<https://g.co/kgs/i2PeXmF>

(2) *Betula populifolia*, Grey Birch

<https://g.co/kgs/nxRABYv>

(4) *Photinia melanocarpa*, Black Chokeberry, 18-24", #1pot

<https://g.co/kgs/36GZm2q>

(2) *Clethra alnifolia*, Sweet Pepperbush, 18-24", #1pot

<https://g.co/kgs/qMyAn5p>

(2) *Cornus racemosa*, Gray Dogwood, 6-12", #1pot

<https://g.co/kgs/WxP49Lb>

TREES AT BOTTOM FOR FULL SUN

(5) *Acer saccharinum*, Silver Maple, 3-4ft, #2 cntr

<https://g.co/kgs/VYAiHCz>

(5) *Larix laricina*, Eastern Larch, 3-4', #2 cntr

<https://g.co/kgs/HnAwGCj>

(3) *Quercus palustris*, Pin Oak, 3-4', #2

<https://g.co/kgs/uCxRvh9>

SHRUBS & HERBACEOUS NEAR STREAM FULL SHADE

(10) *Cornus sericea*, Red-osier Dogwood, 3-4ft, #1pot

<https://g.co/kgs/SMmB5dj>

(10) *Myrica gale*, Sweetgale 6-12", #1pot

<https://g.co/kgs/9MdSDBV>

(10) *Vaccinium corymbosum*, Highbush Blueberry, 18-24", #1pot

<https://g.co/kgs/atruXam>

(100) *Poa palustris*, Fowl Bluegrass, 2" plug (50/tray)

<https://g.co/kgs/iC7dphA>