

Comprehensive Permit Plan

of

Greenwood Street Homes

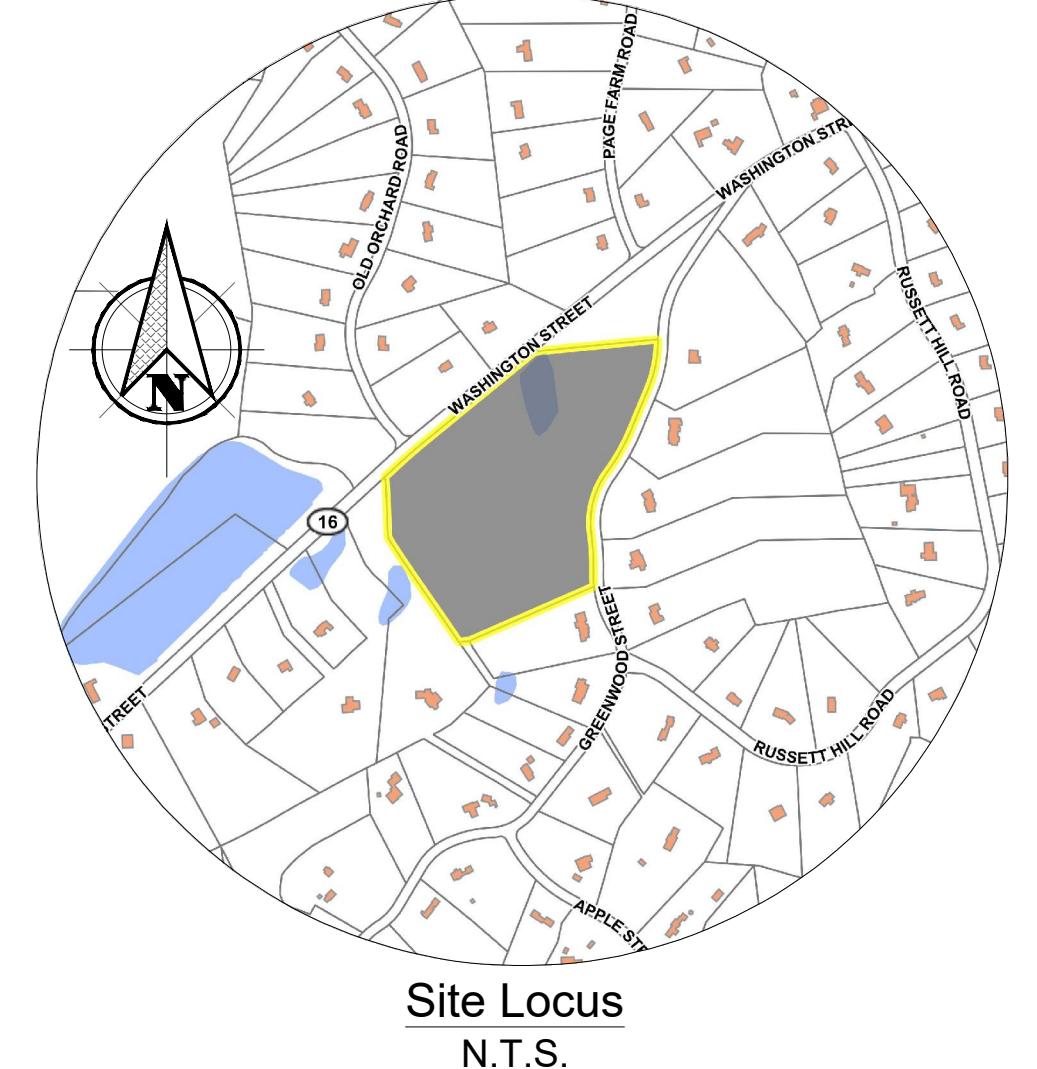
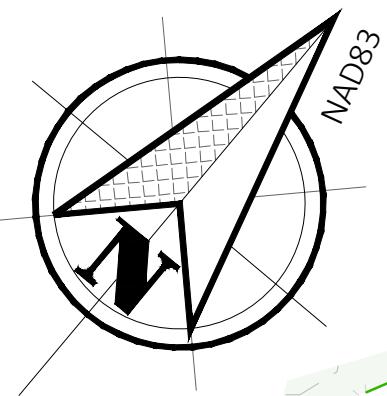
at Greenwood St

Sherborn, MA

Prepared for

Fenix Partners Greenwood Street

Development, LLC



Project Title: Greenwood Street Homes
Location: 0 Washington St, Sherborn, MA
Deed Book/Page: Book 25396. Pages 417,421, 424, 426, 428
Assessor's Map/lot: Map 7/Lot 49
Project Team:

Applicant/Developer:	Fenix Partners Greenwood Street Development, LLC Robert W. Murchison, Manager 177 Lake Street, Sherborn, MA 01770
Owner:	AB Realty Trust Mary Buntin (Trustee) 80 Maple St, Wenham, MA 01984 C. 978-774-3085
Architect:	Martin Designs Inc 32 WETHERSFIELD ROAD BELLINGHAM, MA 02019
Engineer:	Creative Land & Water Engineering, LLC P.O. Box 584 Southborough, MA 01772 Tel. 508-281-1694 email: clawe@claweng.com
Surveyor:	Samiotes Consultants, Inc., 20A Street Framingham, MA 01701
Ecological/Wetland Scientist:	Creative Land & Water Engineering, LLC P.O. Box 584 Southborough, MA 01772 Tel. 508-281-1694 email: clawe@claweng.com
Landscape Architect:	Ryan Associates 144 Moody Street, Building 4 Waltham, MA 02453-5332 p 781.314.0401 ext. 1007 c 401.474.0652

Sheet #	Sheet Index	Date	Revision
1	Cover and Index Plan.....	8/17/2023	10/18/2023
2	Existing Conditions Plan	8/17/2023	10/18/2023
3	Proposed Conditions Plan	8/17/2023	10/18/2023
4	Erosion Control Plan		10/18/2023

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Environmental Scientists and Engineers

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774-454-0266 www.claweng.com

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Cover & Index Plan

Project Name: **Greenwood Street Homes**

Site Address: 0 Greenwood Street - Sherborn, MA

9 Greenwood Street - Sherborn, MA

Owner: AB Realty Trust Client: Robert Murchison

Project No:	J269-19	Drawn by:	FA	Date:	08/17/23	Sheet No:
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Designed by: DSW, FA Approved by: DSW Scale: 1" = 40'

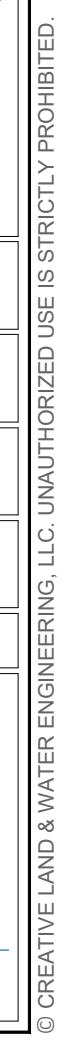
DEPARTMENT OF MONITORING AND EVALUATION

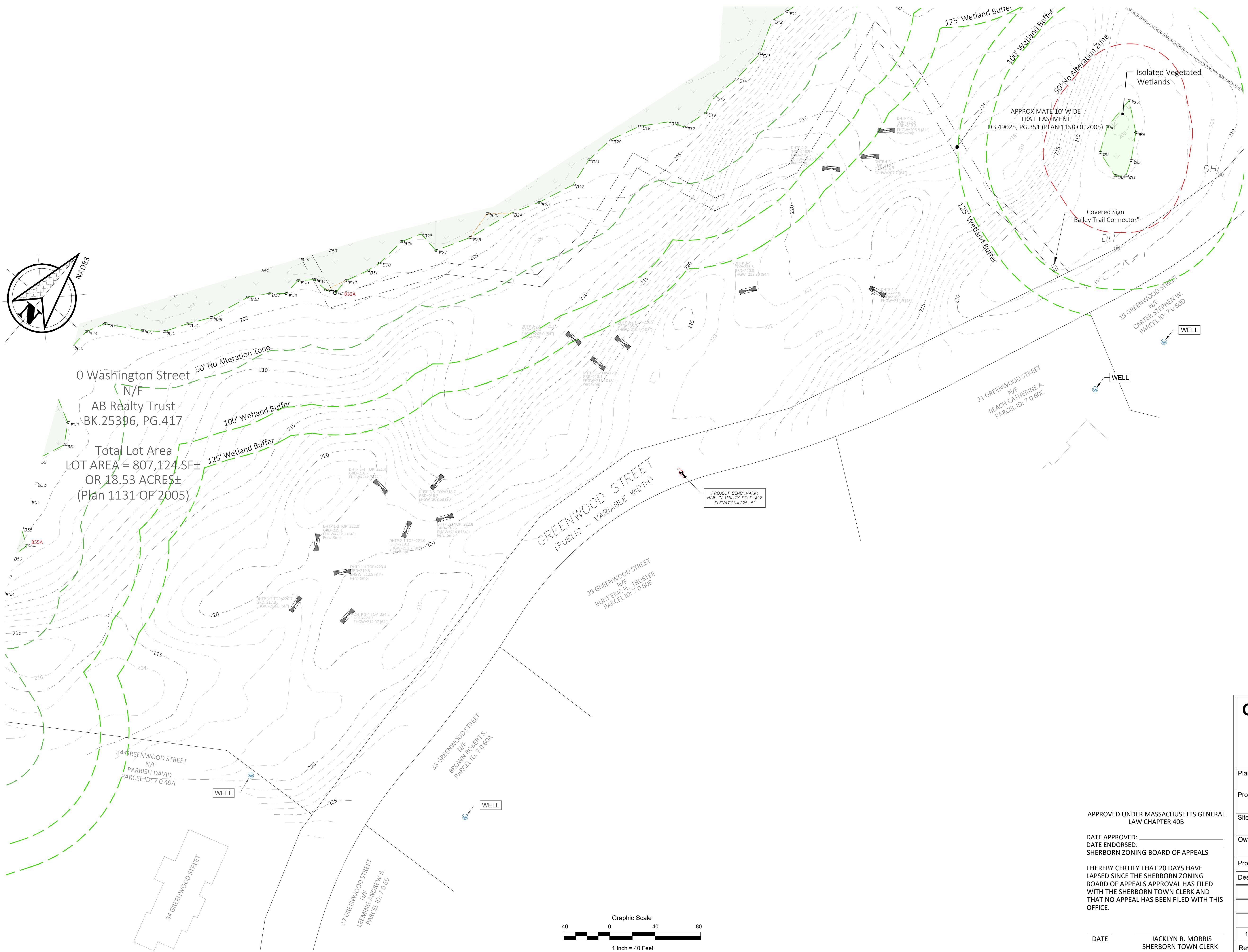
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1	10/18/23	Grading, Septic, Drainage, Erosion Control	DSW/FA
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Rev.:	Date:	Description	By:	Design
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Editor: S. M. Wu | Rev.: B. L.

Existing Conditions Plan

Greenwood Street Homes

Greenwood Street Homes

0 Greenwood Street - Sherborn, MA

Client:

AB Realty Trust Client: Robert Murchison

19 | Drawn by: FA | Date: 08/17/23 | Sheet No:

Approved by: DSW Scale: 1" = 40'

Approved by: DSW Scale: 1 - 40

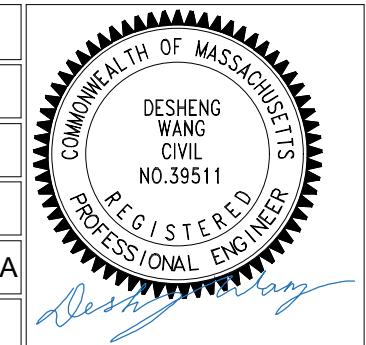
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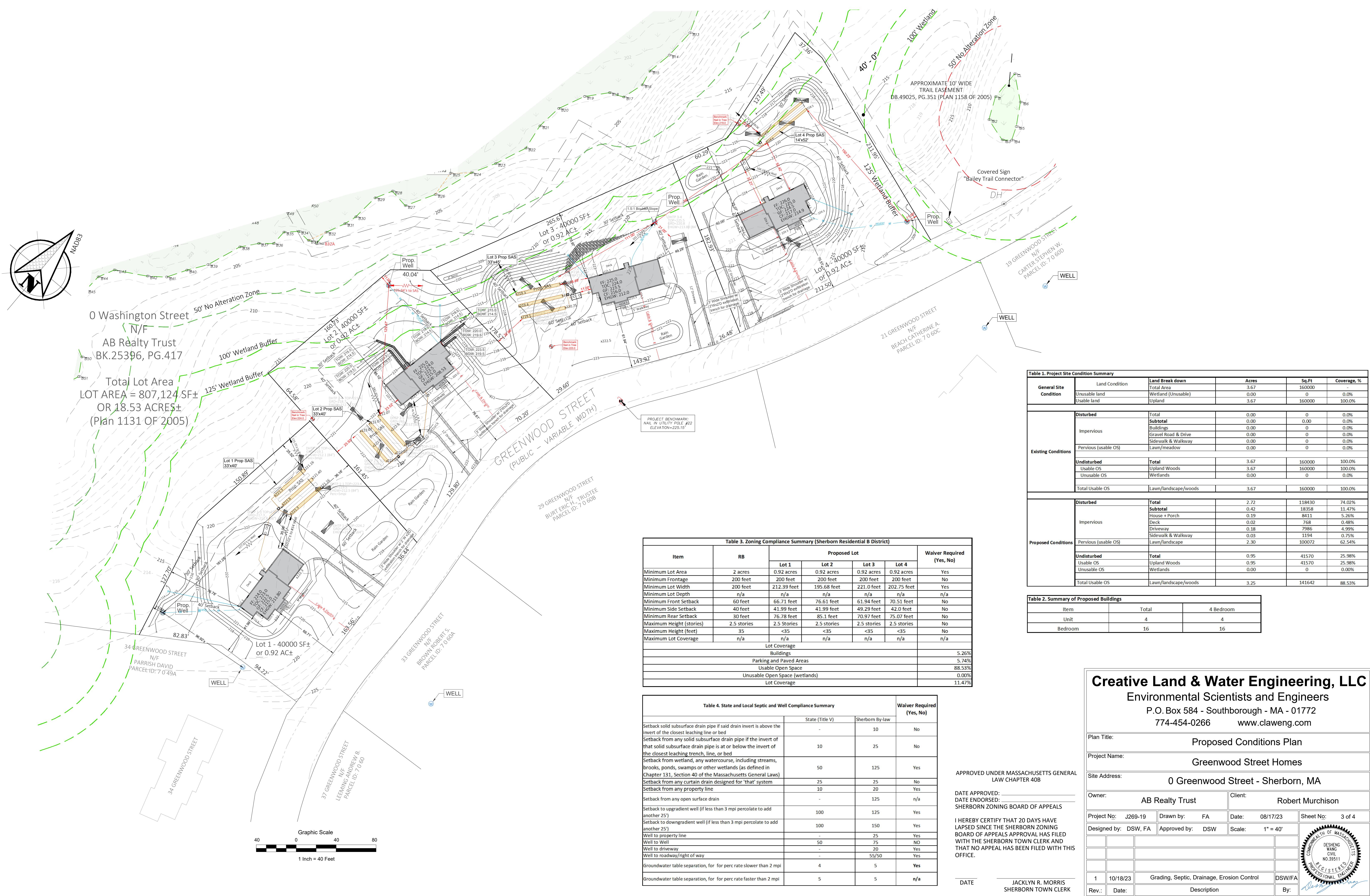
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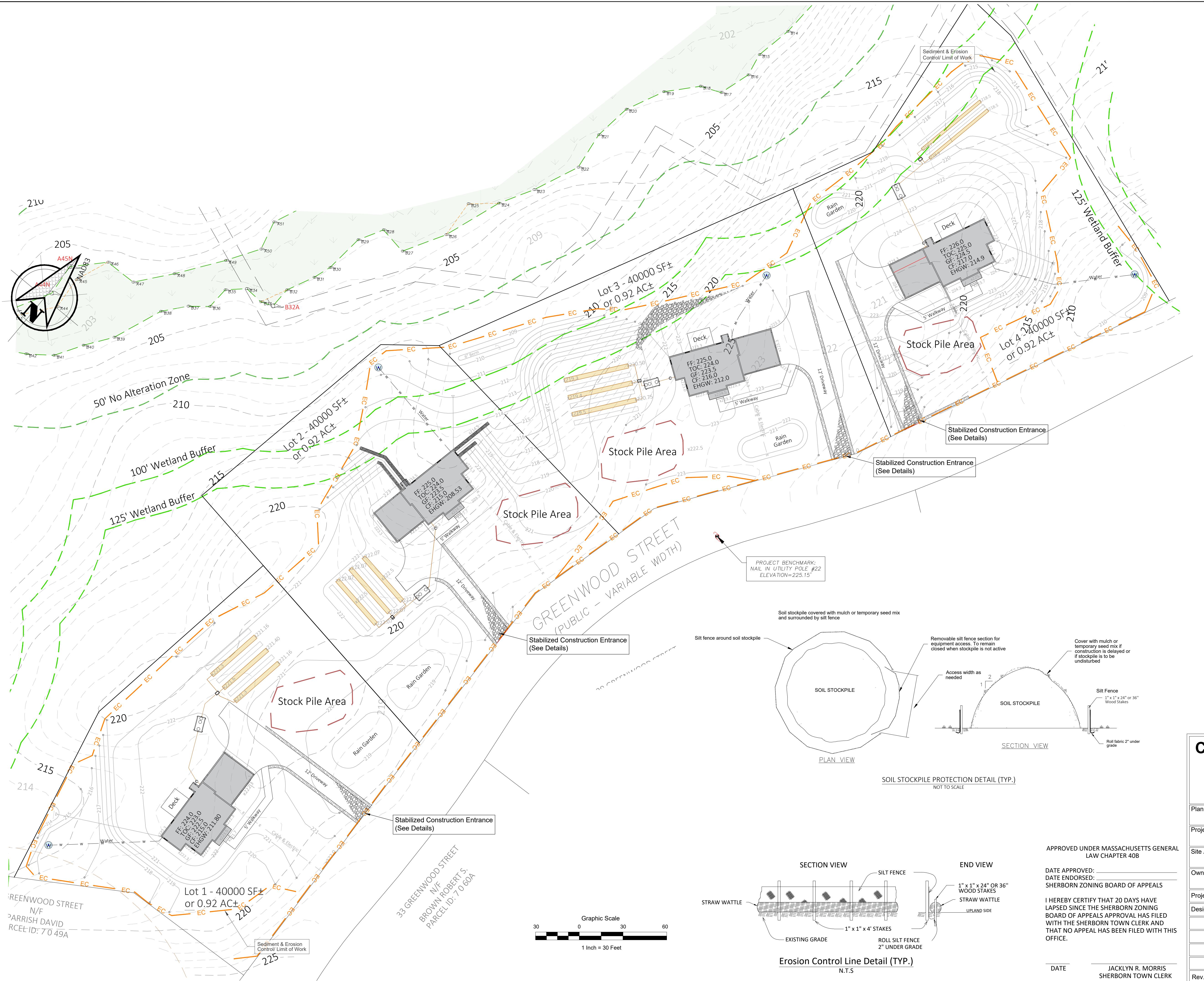
Grading, Septic, Drainage, Erosion Control

Grading, Septic, Drainage, Erosion Control	DSW/FA
Description	Price

Description By:







Construction Sequencing and Erosion Control Plan

- Stake the limit of work and install sediment & erosion control measures as on the approved plan (silt fence, straw wattles, compost filter socks, hay bales, etc.). Inspection of the sediment & erosion control measures may take place at the pre-construction meeting.

Install stabilized construction entrance. The construction entrance shall be stabilized with a 6" thick layer of 4" crushed stone and underlain with a geotextile fabric. The construction entrance should be updated whenever sediment deposits are burying the stones. Any sediment tracked onto the roadway shall be regularly swept. The roadway should also be swept before any significant rain forecast.

Notify the conservation commission, design engineer, and any related town departments for a pre-construction meeting. All parties shall be notified of inspection 48 hours in advance.

Phase and sequence construction activities so that barren soils are not exposed for long periods. When possible, grading and earthwork should be scheduled or limited to small areas as much as possible and stabilize the area as soon as possible.

Site clearing: cutting trees and stumping for all four lots, stripping loam when construction of house start on each lot.

Excavate the foundation hole and install the foundation.

Install driveway & associated utilities (i.e., retaining walls, sewer and septic, water, swales, and/or conveyance pipes).

Complete grading for driveway; install subbase and binder in driveway.

The construction of the stormwater BMPS shall be inspected three (03) times by the design engineer:

 - I. When the trenches/rain gardens are excavated,
 - II. After stone had been filled in,
 - III. When grade is finished and vegetation planted

- I. When the trenches/rain gardens are excavated,
- II. After stone had been filled in,
- III. When grade is finished and vegetation planted

- Construct the house according to the approved plan.
 - Stabilize exposed soils & stockpiles within 14 days of the last construction activity in a given area. Site stabilization activities, such as loaming, planting of trees and shrubs, hydroseeding, etc., should be completed as soon as the site had been graded to its final contour.
 - Complete the final asphalt paving for the driveway.
 - All construction debris must be properly disposed of off-site.
 - Sediment & erosion control measures (silt fence, compost filter socks, hay bales, etc.) shall be inspected and reported according to the NPDES permit.
 - Silt fence and other no-biodegradable unnatural EC materials may only be removed after the lawn and landscape are fully established for permanent site stabilization.
 - Areas disturbed by the removal of the sediment & erosion control measures shall be reseeded.

Construction Operation and Maintenance Plan

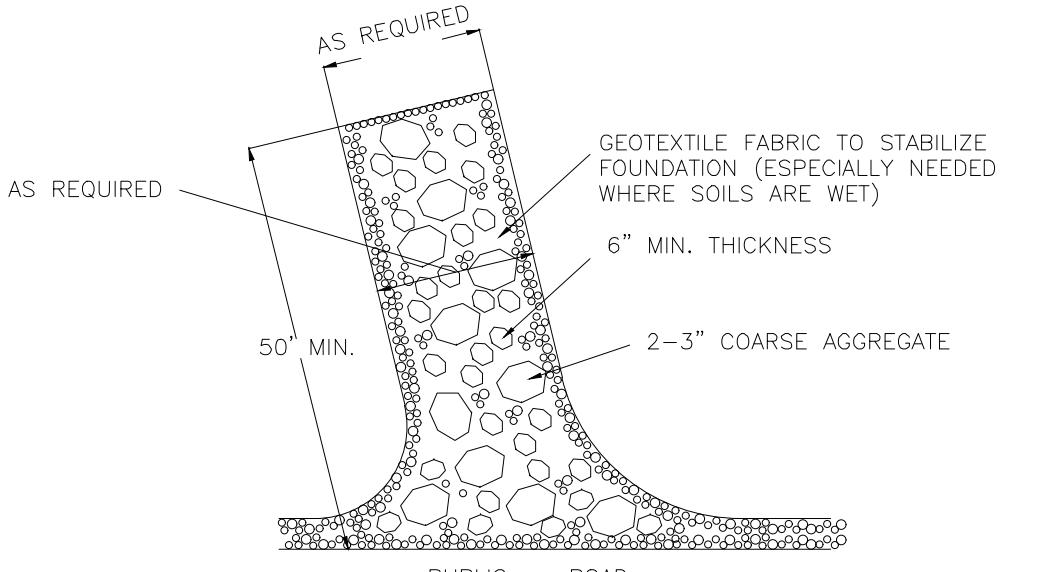
It is the owner's responsibility to operate and maintain the drainage systems on the property to sustain its long-term function. The basic operation and maintenance plan is laid out in the following:

- The grass swales shall be mowed as regular lawn. Grass clippings shall be removed from the swales and properly disposed of off-site.
 - The groundcover in exfiltration basins and rain gardens shall be mowed twice a year and clips be removed and disposed properly. The ideal mowing height is 6" to prevent heat stress and increase drought resistance.
 - The inlet, outfall, and sump of all stormwater structures shall be inspected twice a year, once in the spring after snow melt and once in the fall after leaves have fallen.
 - Any leaves or debris caught in the inlet, outlet or sump shall be removed and properly disposed of.
 - Any excessive leaves or debris trapped in the riprap stones of the spillways shall be removed and properly disposed of.

Long term pollution prevention plan

- It is recommended that the home owner follow standard practice of management of house use chemicals including paint, oil, and gasoline for operation of lawn mower and snow blower, etc. No such chemicals shall be dumped into the drainage system onsite.

It is recommended that utilization of environmentally safe ice and snow control, such as calcium chloride, especially in wetland buffer zones. Do not use sand or fine sand for the driveway.



STABILIZED CONSTRUCTION ENTRANCE

AGGREGATE TO BE PLACED AT ALL CONSTRUCTION ACCESS/EGRESS POINTS AND SHALL BE CLEARED OF EXCESS SEDIMENT ON A WEEKLY BASIS (OR MORE FREQUENTLY AS NEEDED). ANY SEDIMENT DEPOSITED ON THE PUBLIC ROADWAYS FROM CONSTRUCTION VEHICLES SHALL BE SWEEPED UP ON A DAILY BASIS.

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Erosion Control Plan

Greenwood Street Homes

9 Greenwood Street, Sherborn, MA

0 Greenwood Street - Sherborn, MA

AB Realty Trust Client: Robert Murchison

9-19 Drawn by: FA Date: 10/18/23 Sheet No:

W, FA Approved by: DSW Scale: 1" = 30'

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11. **What is the primary purpose of the *Journal of Clinical Endocrinology and Metabolism*?**

Description	By:
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