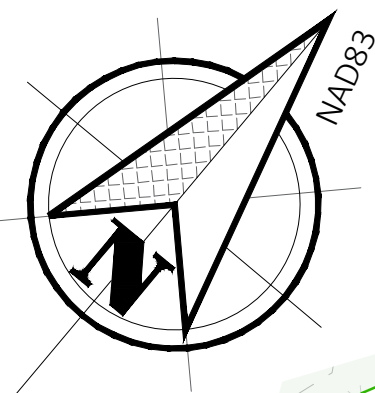


Comprehensive Permit Plan
of
Greenwood Street Homes
at Greenwood St
Sherborn, MA
Prepared for
Fenix Partners Greenwood Street
Development, LLC



General Notes

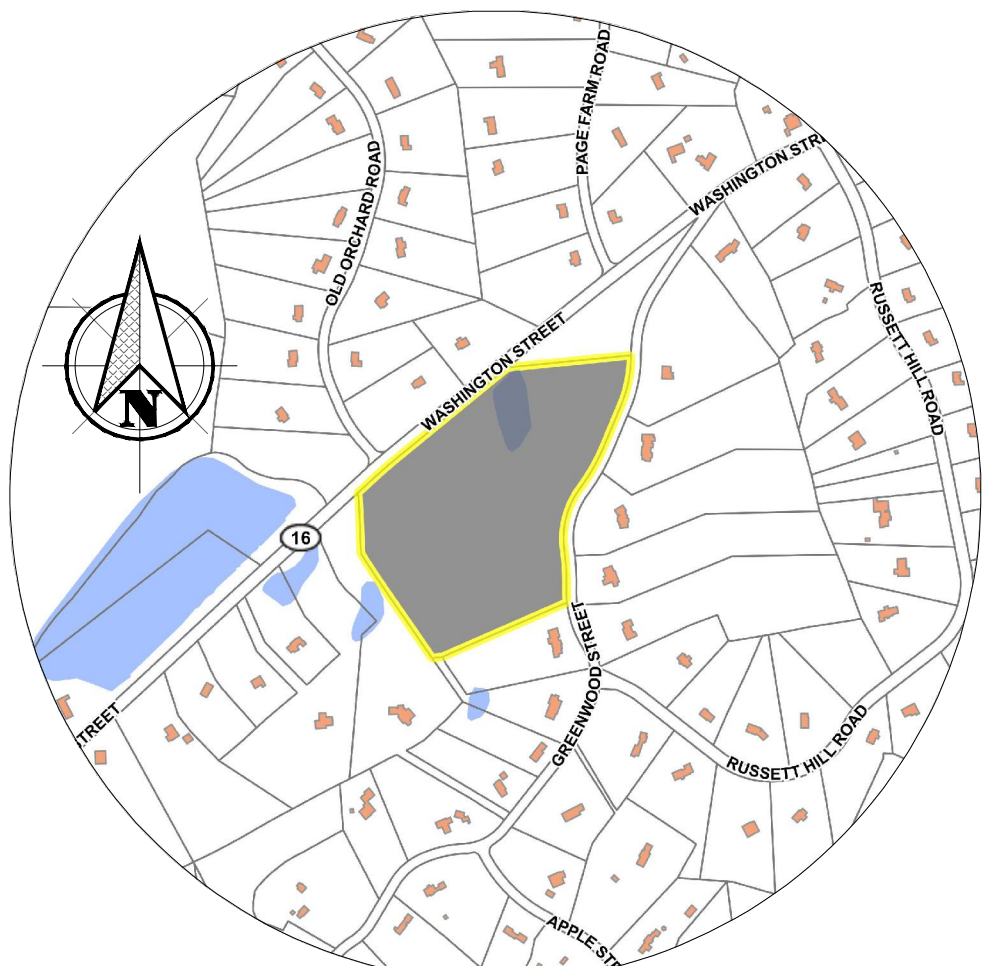
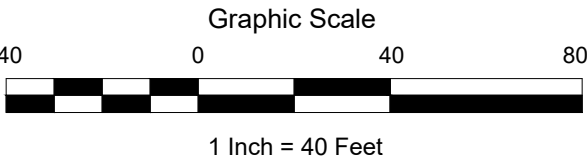
- Record owner is AB Realty Trust. See Middlesex County Registry of Deeds Book 25396, Page 417 and Sherborn Assessor's Map 7, Lot 49 for records.
- The Zoning district for the parcel is RB.
- The lot is shown in a FEMA Federal Hazard Zone "X" (unshaded), area of minimal flood hazard and outside the 0.2% annual chance floodplain. FIRM 25017C0632E, Effective 06/04/2010.
- This plan is only for the purpose of comprehensive permitting (ZBA, BOH, Conservation, Building Department)
- The Wetland Delineation was conducted by Creative Land & Water Engineering, LLC on February 24 and on March 3, 4, 8, and 14 of 2022.
- The Horizontal Datum was based on NAD 83.
- Existing site details are based on the plan titled "Plan of Land" by Samiotes Consultants, INC., revised January 11, 2023.
- This plan is referenced vertically to the North American Vertical Datum of 1988 by RTK GPS observations taken on March 11, 14 & 15 of 2022 by Samiotes Consultants, INC.
- This plan is the result of an instrument survey performed on March 11, 14 & 15 of 2022 by Samiotes Consultants, INC.
- This plan is not intended to represent an on-the-ground topographic survey. Contours shown have been generated from GIS data and are for conceptual purposes only.
- This plan is not intended to represent a boundary survey. Property lines and easements shown are approximate.
- Owners of abutting properties are according to current assessor's records.

APPROVED UNDER MASSACHUSETTS GENERAL
LAW CHAPTER 40B

DATE APPROVED: _____
DATE ENDORSED: _____
SHERBORN ZONING BOARD OF APPEALS

I HEREBY CERTIFY THAT 20 DAYS HAVE
LAPSED SINCE THE SHERBORN ZONING
BOARD OF APPEALS APPROVAL HAS FILED
WITH THE SHERBORN TOWN CLERK AND
THAT NO APPEAL HAS BEEN FILED WITH THIS
OFFICE.

DATE _____
JACKLYN R. MORRIS
SHERBORN TOWN CLERK



Site Locality
N.T.S.

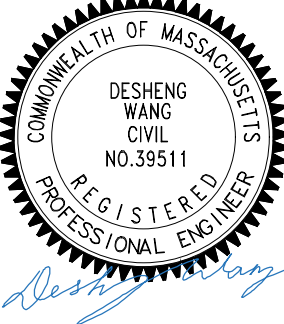
Project Title: Greenwood Street Homes
Location: 0 Washington St, Sherborn, MA
Deed Book/Page: Book 25396, Pages 417, 421, 424, 426, 428
Assessor's Map/lot: Map 7/Lot 49
Project Team:

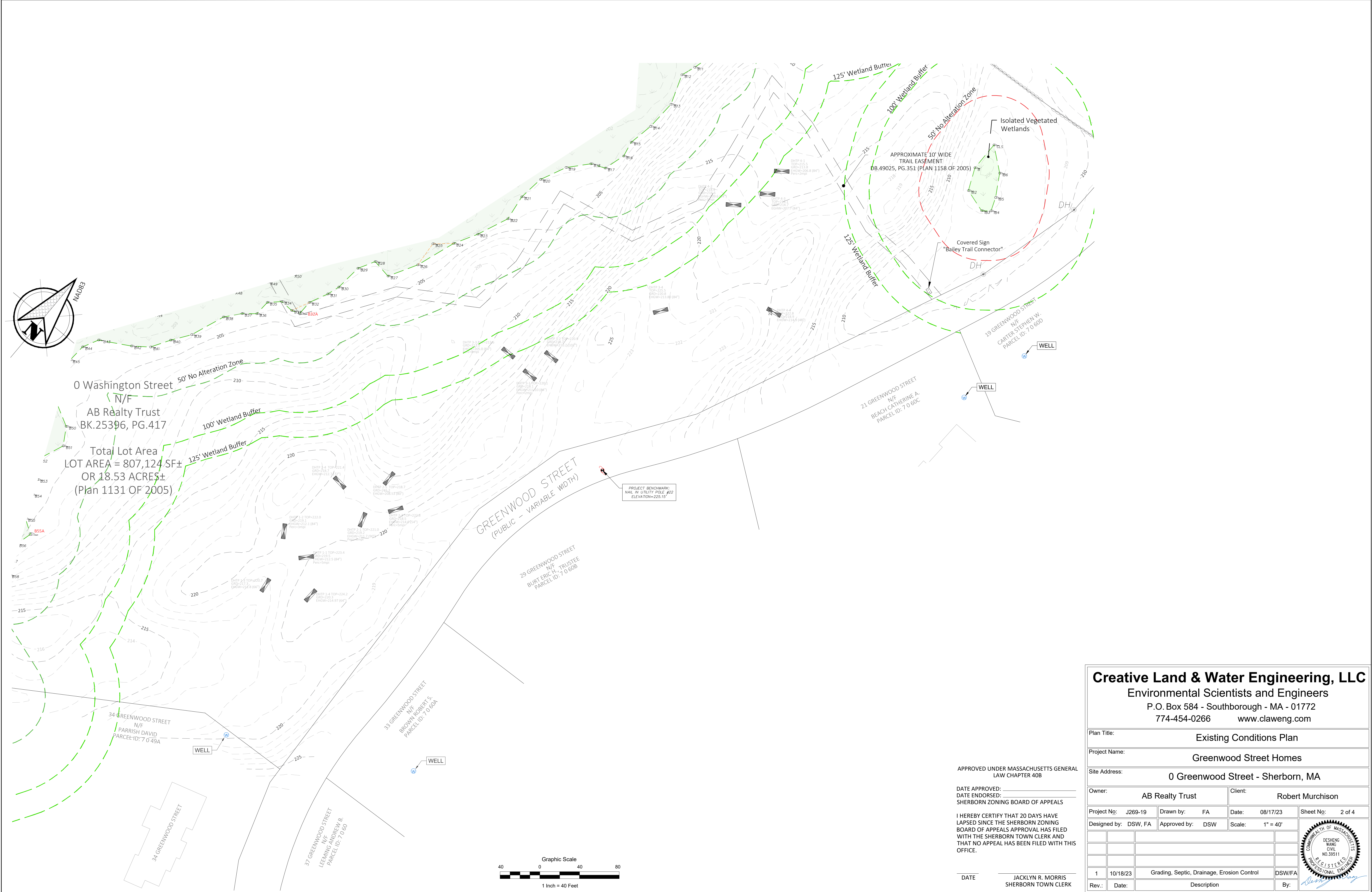
Applicant/Developer:	Fenix Partners Greenwood Street Development, LLC Robert W. Murchison, Manager 177 Lake Street, Sherborn, MA 01770
Owner:	AB Realty Trust Mary Buntin (Trustee) 80 Maple St, Wenham, MA 01984 C. 978-774-3085
Architect:	Martin Designs Inc 32 WETHERSFIELD ROAD BELLINGHAM, MA 02019
Engineer:	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	

Creative Land & Water Engineering, LLC
Environmental Scientists and Engineers
P.O. Box 584 - Southborough - MA - 01772
774-454-0266 www.claweng.com

Plan Title: Cover & Index Plan			
Project Name: Greenwood Street Homes			
Site Address: 0 Greenwood Street - Sherborn, MA			
Owner: AB Realty Trust		Client: Robert Murchison	
Project No: J269-19	Drawn by: FA	Date: 08/17/23	Sheet No: 1 of 4
Designed by: DSW, FA	Approved by: DSW	Scale: 1" = 40'	
1	10/18/23	Grading, Septic, Drainage, Erosion Control	DSW/FA
Rev.:	Date:	Description	By:





C:\Users\claw\OneDrive\Jobs\Sherborn\J269-19 Greenwood & Washington\Drafting

J269-19

APPROVED UNDER MASSACHUSETTS GENERAL
LAW CHAPTER 40B

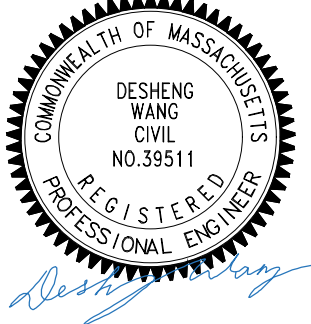
DATE APPROVED: _____
DATE ENDORSED: _____
SHERBORN ZONING BOARD OF APPEALS

I HEREBY CERTIFY THAT 20 DAYS HAVE
LAPSED SINCE THE SHERBORN ZONING
BOARD OF APPEALS APPROVAL HAS FILED
WITH THE SHERBORN TOWN CLERK AND
THAT NO APPEAL HAS BEEN FILED WITH THIS
OFFICE.

DATE _____
JACKLYN R. MORRIS
SHERBORN TOWN CLERK

Creative Land & Water Engineering, LLC
Environmental Scientists and Engineers
P.O. Box 584 - Southborough - MA - 01772
774-454-0266 www.claweng.com

Plan Title:		Existing Conditions Plan			
Project Name:		Greenwood Street Homes			
Site Address:		0 Greenwood Street - Sherborn, MA			
Owner:		AB Realty Trust		Client:	
		Robert Murchison			
Project No:	J269-19	Drawn by:	FA	Date:	08/17/23
Designed by:	DSW, FA	Approved by:	DSW	Scale:	1" = 40'
1	10/18/23	Grading, Septic, Drainage, Erosion Control		DSW/FA	
Rev.:	Date:	Description		By:	



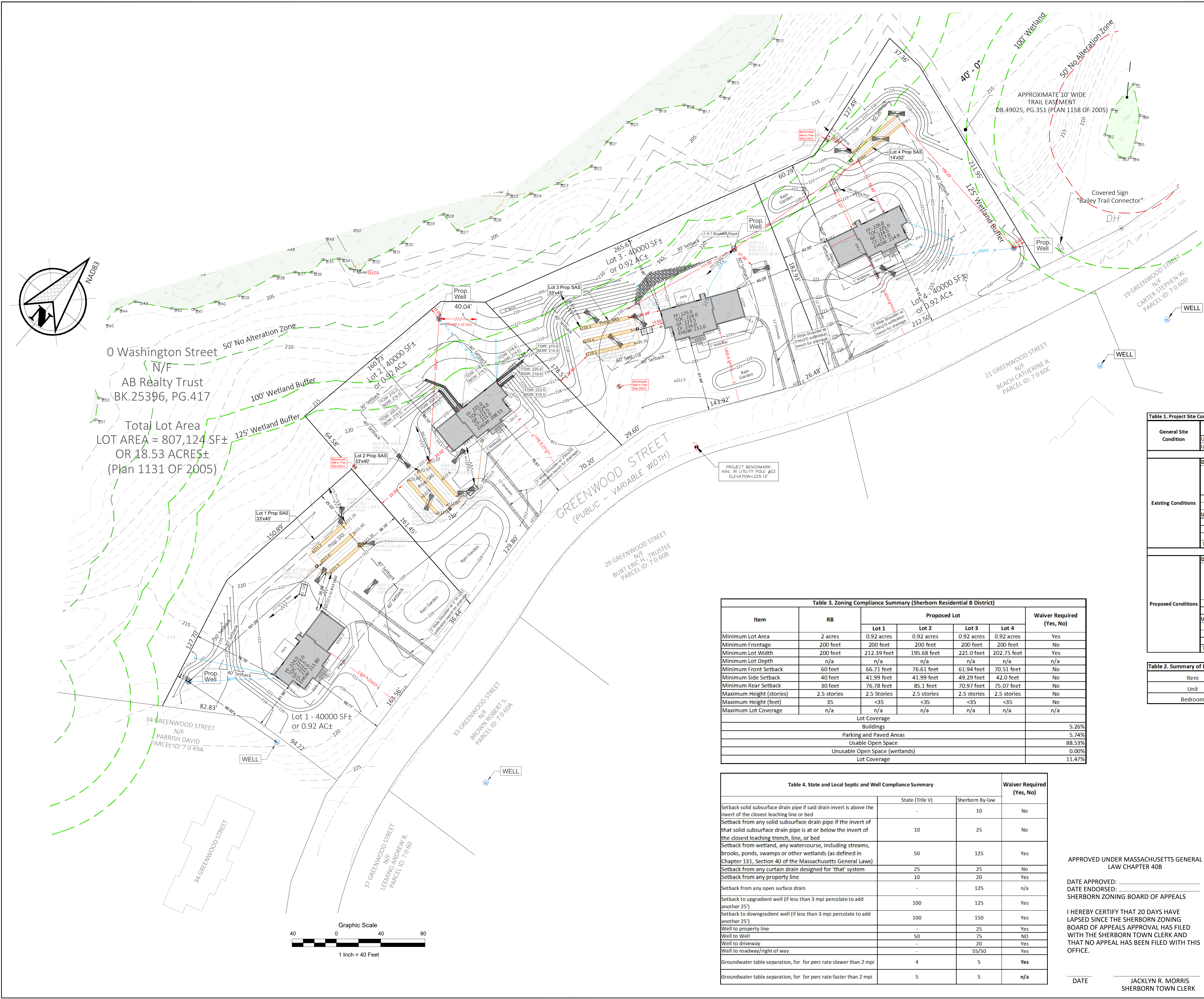


Table 1. Project Site Condition Summary						
General Site Condition	Land Condition	Land Break down	Acres	Sq.Ft	Coverage, %	
	Unusable land	Total Area	3.67	160000	-	
	Usable land	Wetland (Unusable)	0.00	0	0.0%	
		Upland	3.67	160000	100.0%	
Existing Conditions	Disturbed	Total	0.00	0	0.0%	
		Subtotal	0.00	0.00	0.0%	
	Impervious	Buildings	0.00	0	0.0%	
		Gravel Road & Drive	0.00	0	0.0%	
		Sidewalk & Walkway	0.00	0	0.0%	
		Pervious (usable OS)	Lawn/meadow	0.00	0	0.0%
	Undisturbed	Total	3.67	160000	100.0%	
		Usable OS	Upland Woods	3.67	160000	100.0%
		Unusable OS	Wetlands	0.00	0	0.0%
		Total Usable OS	Lawn/landscape/woods	3.67	160000	100.0%
Proposed Conditions	Disturbed	Total	2.72	118430	74.02%	
		Subtotal	0.42	18358	11.47%	
	Impervious	House + Porch	0.19	8411	5.26%	
		Deck	0.02	768	0.48%	
		Driveway	0.18	7986	4.99%	
		Sidewalk & Walkway	0.03	1194	0.75%	
		Pervious (usable OS)	Lawn/landscape	2.30	100072	62.54%
	Undisturbed	Total	0.95	41570	25.98%	
		Usable OS	Upland Woods	0.95	41570	25.98%
		Unusable OS	Wetlands	0.00	0	0.00%
Total Usable OS		Lawn/landscape/woods	3.25	141642	88.53%	

Table 2. Summary of Proposed Buildings		
Item	Total	4 Bedroom
Unit	4	4
Bedroom	16	16

Table 3. Zoning Compliance Summary (Sherborn Residential B District)						
Item	RB	Proposed Lot				Waiver Required (Yes, No)
		Lot 1	Lot 2	Lot 3	Lot 4	
Minimum Lot Area	2 acres	0.92 acres	0.92 acres	0.92 acres	0.92 acres	Yes
Minimum Frontage	200 feet	200 feet	200 feet	200 feet	200 feet	No
Minimum Lot Width	200 feet	212.39 feet	195.68 feet	221.0 feet	202.75 feet	Yes
Minimum Lot Depth	n/a	n/a	n/a	n/a	n/a	n/a
Minimum Front Setback	60 feet	66.71 feet	76.61 feet	61.94 feet	70.51 feet	No
Minimum Side Setback	40 feet	41.99 feet	41.99 feet	49.29 feet	42.0 feet	No
Minimum Rear Setback	30 feet	76.78 feet	85.1 feet	70.97 feet	75.07 feet	No
Maximum Height (stories)	2.5 stories	2.5 stories	2.5 stories	2.5 stories	2.5 stories	No
Maximum Height (feet)	35	<35	<35	<35	<35	No
Maximum Lot Coverage	n/a	n/a	n/a	n/a	n/a	n/a
Lot Coverage						5.26%
Buildings						5.74%
Parking and Paved Areas						88.53%
Usable Open Space						0.00%
Unusable Open Space (wetlands)						11.47%
Lot Coverage						

Table 4. State and Local Septic and Well Compliance Summary				Waiver Required (Yes, No)
	State (Title V)	Sherborn By-law		
Setback solid subsurface drain pipe if said drain invert is above the invert of the closest leaching line or bed	-	10	No	
Setback from any solid subsurface drain pipe if the invert of that solid subsurface drain pipe is at or below the invert of the closest leaching trench, line, or bed	10	25	No	
Setback from wetland, any watercourse, including streams, brooks, ponds, swamps or other wetlands (as defined in Chapter 131, Section 40 of the Massachusetts General Laws)	50	125	Yes	
Setback from any curtain drain designed for 'that' system	25	25	No	
Setback from any property line	10	20	Yes	
Setback from any open surface drain	-	125	n/a	
Setback to upgradient well (if less than 3 mpi percolate to add another 25')	100	125	Yes	
Setback to downgradient well (if less than 3 mpi percolate to add another 25')	100	150	Yes	
Well to property line	-	25	Yes	
Well to Well	50	75	NO	
Well to driveway	-	20	Yes	
Well to roadway/right of way	-	55/50	Yes	
Groundwater table separation, for per perc rate slower than 2 mpi	4	5	Yes	
Groundwater table separation, for per perc rate faster than 2 mpi	5	5	n/a	

APPROVED UNDER MASSACHUSETTS GENERAL LAW CHAPTER 40B

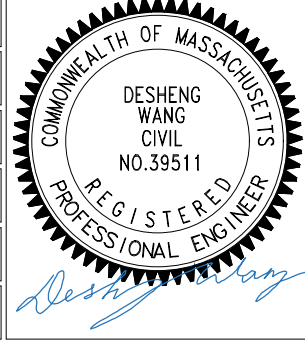
DATE APPROVED: _____
DATE ENDORSED: _____
SHERBORN ZONING BOARD OF APPEALS

I HEREBY CERTIFY THAT 20 DAYS HAVE LAPSED SINCE THE SHERBORN ZONING BOARD OF APPEALS APPROVAL HAS FILED WITH THE SHERBORN TOWN CLERK AND THAT NO APPEAL HAS BEEN FILED WITH THIS OFFICE.

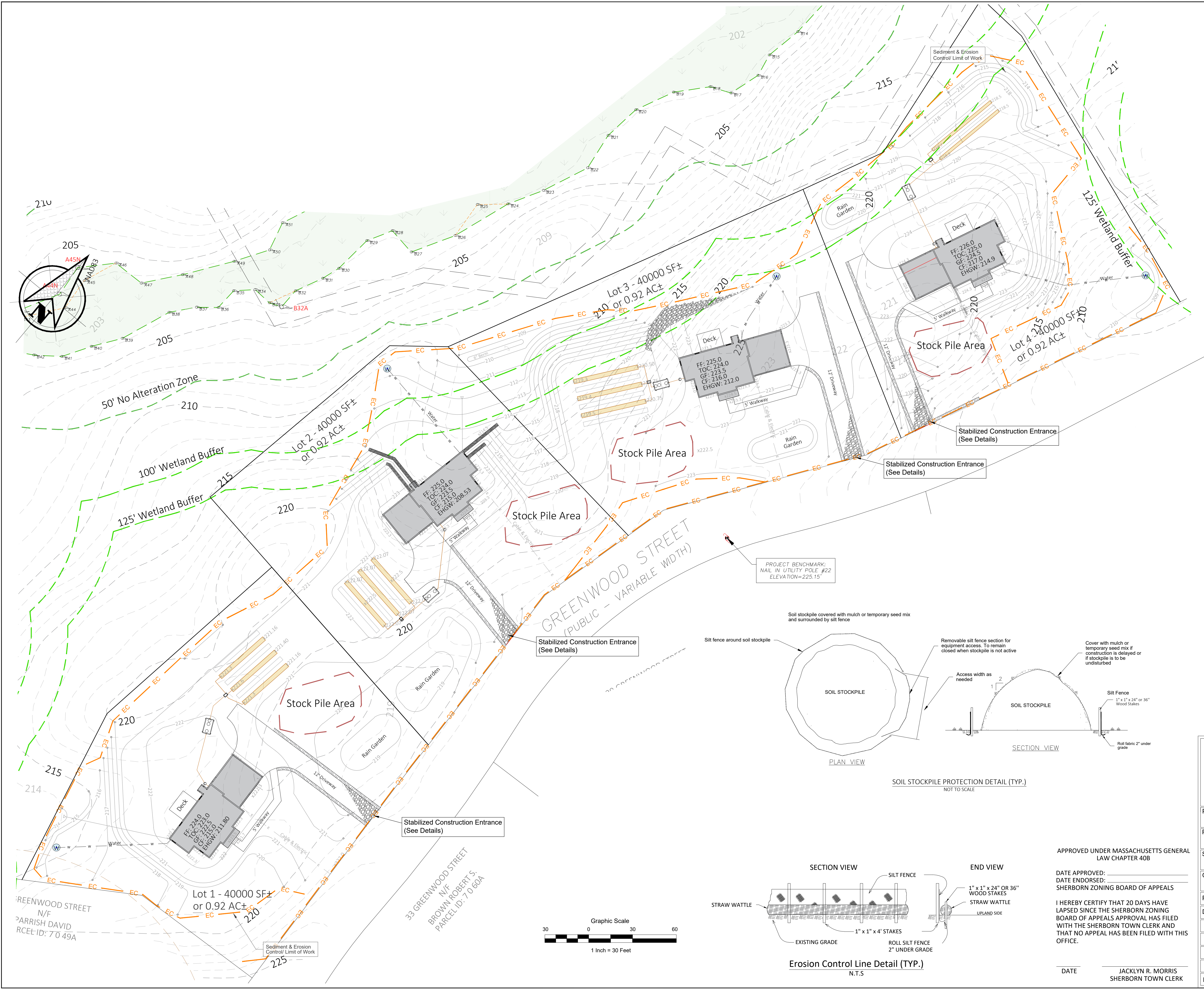
DATE _____
JACKLYN R. MORRIS
SHERBORN TOWN CLERK

Creative Land & Water Engineering, LLC
Environmental Scientists and Engineers
P.O. Box 584 - Southborough - MA - 01772
774-454-0266 www.claweng.com

Plan Title:	Proposed Conditions Plan		
Project Name:	Greenwood Street Homes		
Site Address:	0 Greenwood Street - Sherborn, MA		
Owner:	AB Realty Trust	Client:	Robert Murchison
Project No:	J269-19	Drawn by:	FA
Date:	08/17/23	Sheet No:	3 of 4
Designed by:	DSW, FA	Approved by:	DSW
Scale:	1" = 40'		
1	10/18/23	Grading, Septic, Drainage, Erosion Control	DSW/FA
Rev.:	Date:	Description	By:



C:\Users\claweng\OneDrive\Jobs\Sherborn\269-19 Greenwood & Washington\Drafting



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:
 - When the trenches/rain gardens are excavated,
 - After stone had been filled in,
 - 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.

Post 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.

AS REQUIRED

50' MIN.

GEOTEXTILE FABRIC TO STABILIZE FOUNDATION (ESPECIALLY NEEDED WHERE SOILS ARE WET)

6" MIN. THICKNESS

2-3" COARSE AGGREGATE

PUBLIC ROAD

STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE

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.

APPROVED UNDER MASSACHUSETTS GENERAL LAW CHAPTER 40B

DATE APPROVED: _____

DATE ENDORSED: _____

SHERBORN ZONING BOARD OF APPEALS

I HEREBY CERTIFY THAT 20 DAYS HAVE LAPSED SINCE THE SHERBORN ZONING BOARD OF APPEALS APPROVAL HAS FILED WITH THE SHERBORN TOWN CLERK AND THAT NO APPEAL HAS BEEN FILED WITH THIS OFFICE.

DATE _____

JACKLYN R. MORRIS
SHERBORN TOWN CLERK

Plan Title: Erosion Control Plan

Project Name: Greenwood Street Homes

Site Address: 0 Greenwood Street - Sherborn, MA

Owner: AB Realty Trust

Client: Robert Murchison

Project No: J269-19

Drawn by: FA

Date: 10/18/23

Sheet No: 4 of 4

Designed by: DSW, FA

Approved by: DSW

Scale: 1" = 30'

Rev.:	Date:	Description	By: