

Comprehensive Permit Plan

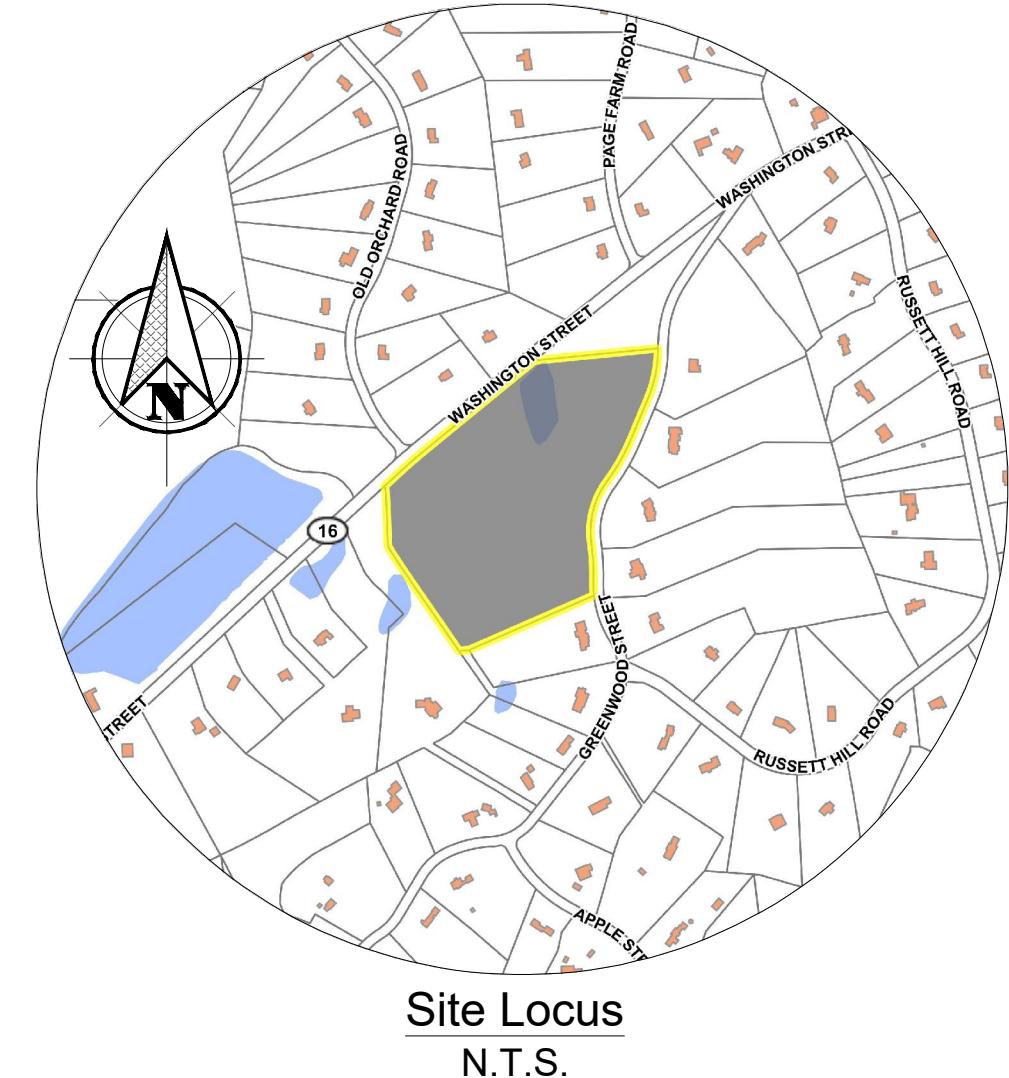
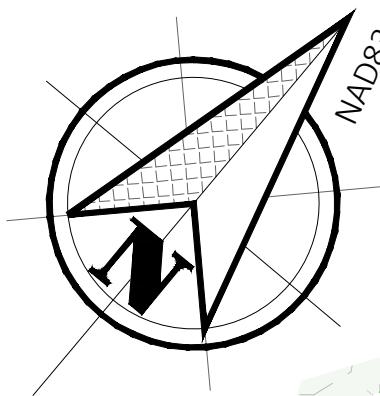
of

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, Wrentham, MA 01894 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	12/05/2023
2	Existing Conditions Plan	8/17/2023	12/05/2023
3	Proposed Conditions Plan	8/17/2023	12/05/2023
4	Erosion Control Plan	10/18/2023	12/05/2023

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

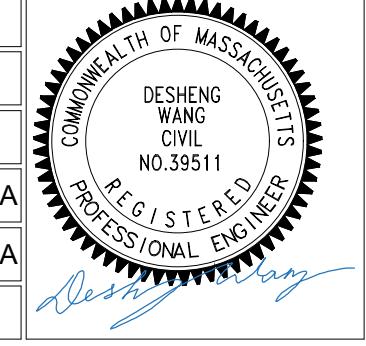
Project No: J269-19 Drawn by: FA Date: 08/17/23 Sheet No: 1 of 4

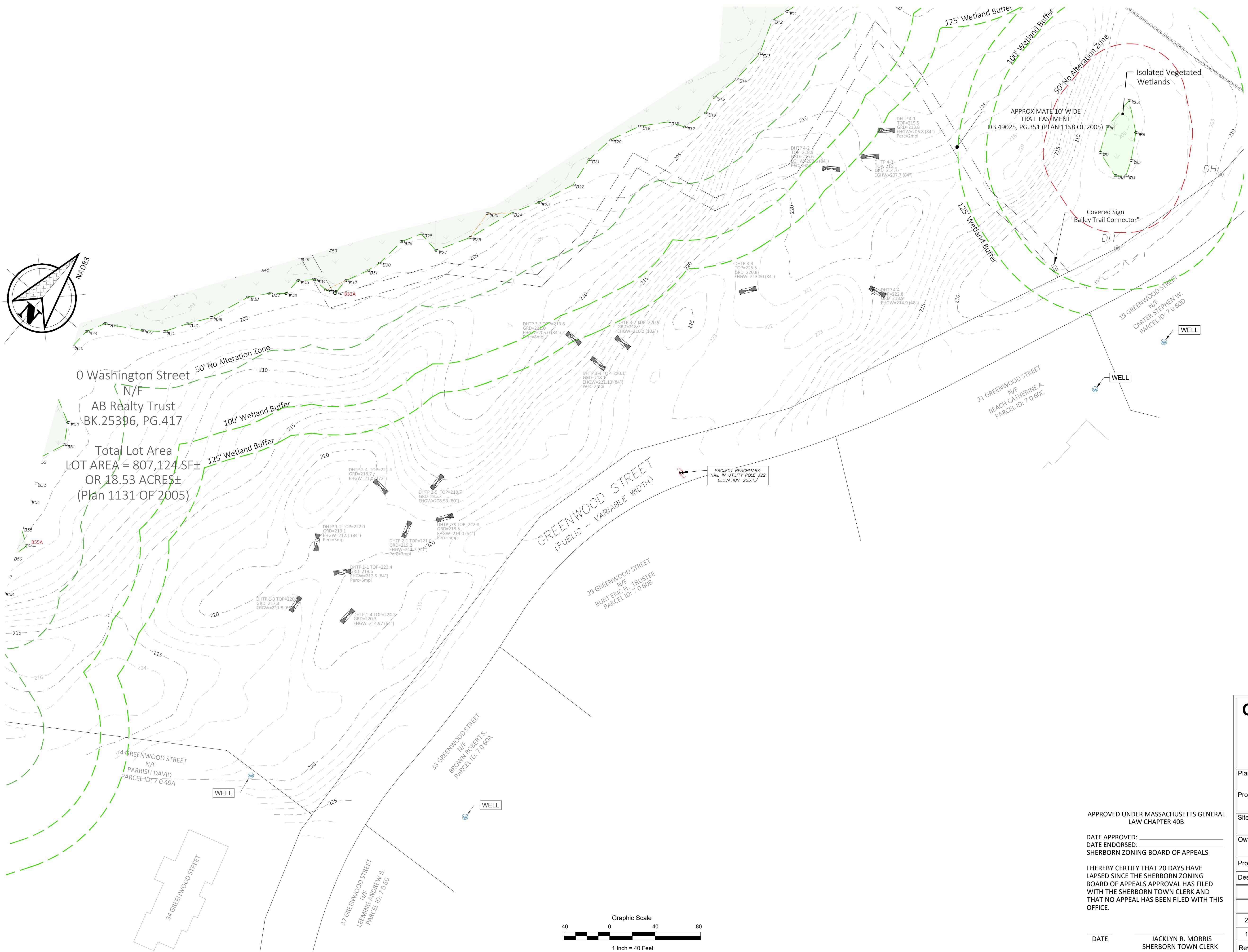
Designed by: DSW, FA Approved by: DSW Scale: 1" = 40'

2 12/05/23 Notes, house and driveway location, grading, septic, drainage, erosion control DSW/FA

1 10/18/23 Grading, Septic, Drainage, Erosion Control DSW/FA

Rev.: Date: Description By: *Signature*





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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

DATE JACKLYN R. MORRIS
SHERBORN TOWN CLERK

<h1>Creative Land & Water Engineering, LLC</h1> <h2>Environmental Scientists and Engineers</h2> <p>P.O. Box 584 - Southborough - MA - 01772 774-454-0266 www.claweng.com</p>			
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
Designed by:	DSW, FA	Approved by:	DSW
		Scale:	1" = 40'
2	12/05/23	Notes, house and driveway location, grading, septic, drainage, erosion control	DSW/FA
1	10/18/23	Grading, Septic, Drainage, Erosion Control	DSW/FA
Rev.:	Date:	Description	By:

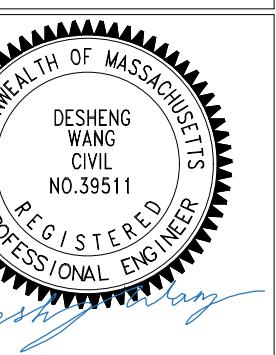




Table 4. State and Local Septic and Well Compliance Summary			Waiver Required (Yes, No)
	State (Title V)	Sherborn By-law	
Setback solid subsurface drain pipe if said drain invert is above the invert of the closest leaching line or bed	-	10	No
Setback from any solid subsurface drain pipe if the invert 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 perc rate slower than 2 mpi	4	5	Yes
Groundwater table separation, for perc rate faster than 2 mpi	5	5	n/a

Table 1. Project Site Condition Summary					
General Site Condition	Land Condition	Land Break down	Acres	Sq.Ft	Coverage, %
		Total Area	3.67	160000	-
	Unusable land	Wetland (Unusable)	0.00	0	0.0%
	Usable land	Upland	3.67	160000	100.0%
Existing Conditions	Disturbed	Total	0.00	0	0.0%
		Subtotal	0.00	0.00	0.0%
		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%
	Undisturbed	Total	3.67	160000	100.0%
		Usable OS	Upland Woods	3.67	160000
		Unusable OS	Wetlands	0.00	0.0%
		Total Usable OS	Lawn/landscape/woods	3.67	160000
Proposed Conditions	Disturbed	Total	3.17	138222	86.39%
		Subtotal	0.42	18143	11.34%
		House + Porch	0.19	8318	5.20%
		Deck + Patio	0.02	768	0.48%
		Driveway	0.18	7865	4.92%
		Sidewalk & Walkway	0.03	1192	0.75%
	Undisturbed	Pervious (usable OS)	Lawn/landscape	2.76	120078
		Total	0.50	21778	13.61%
		Usable OS	Upland Woods	0.50	21778
		Unusable OS	Wetlands	0.00	0.00%

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

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Proposed Conditions Plan

Greenwood Street Homes

Maplewood Street, Sherborn, MA

Client:

ROBERT MURCHISON

Scale: 1" = 40'

DESHENG
WUHUA

Driveway location, grading, septic, DSW/EA

., Drainage, Erosion Control DSW/FA

Description By:

