

Comprehensive Permit Plan

of

Greenwood Street Homes

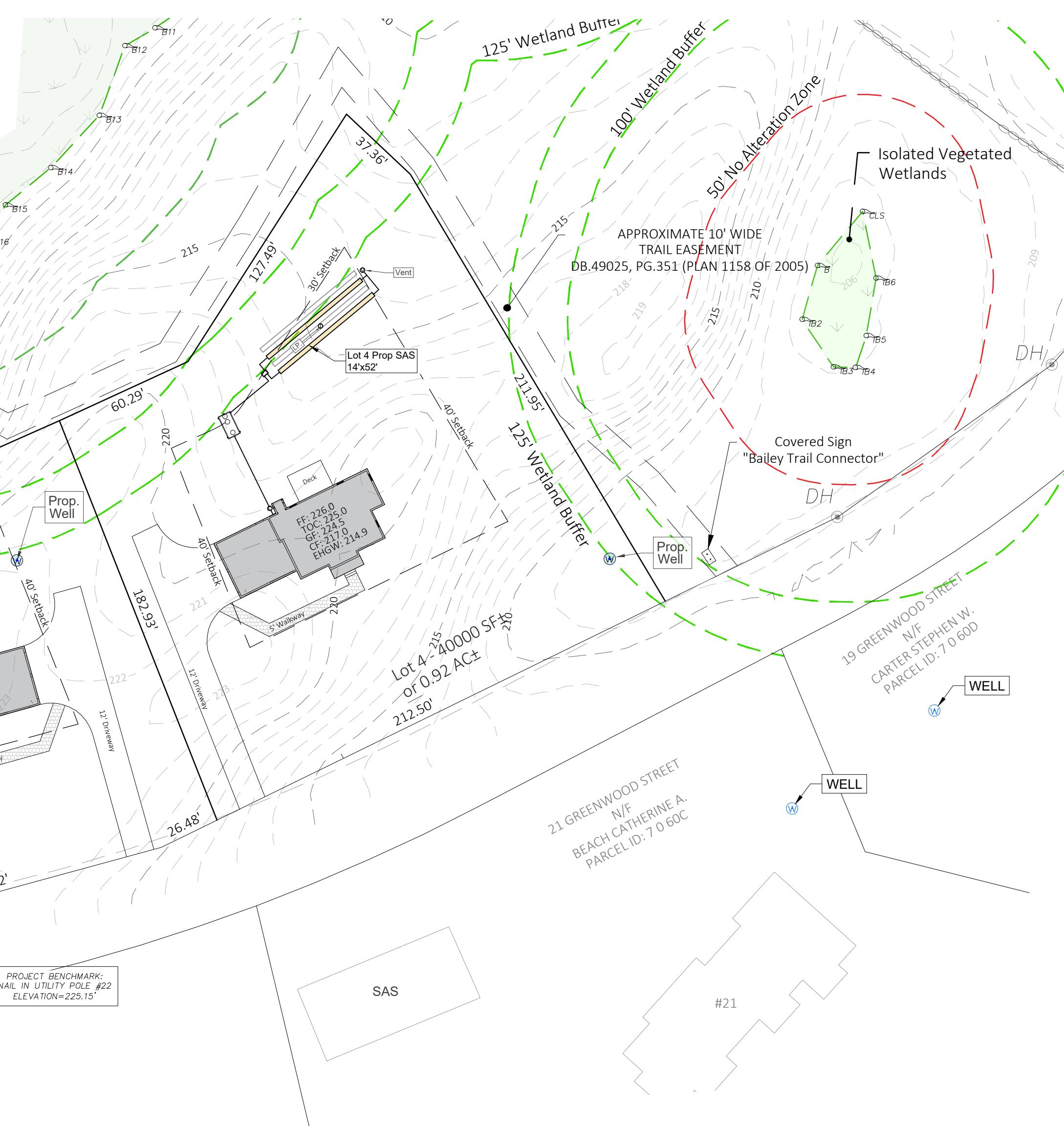
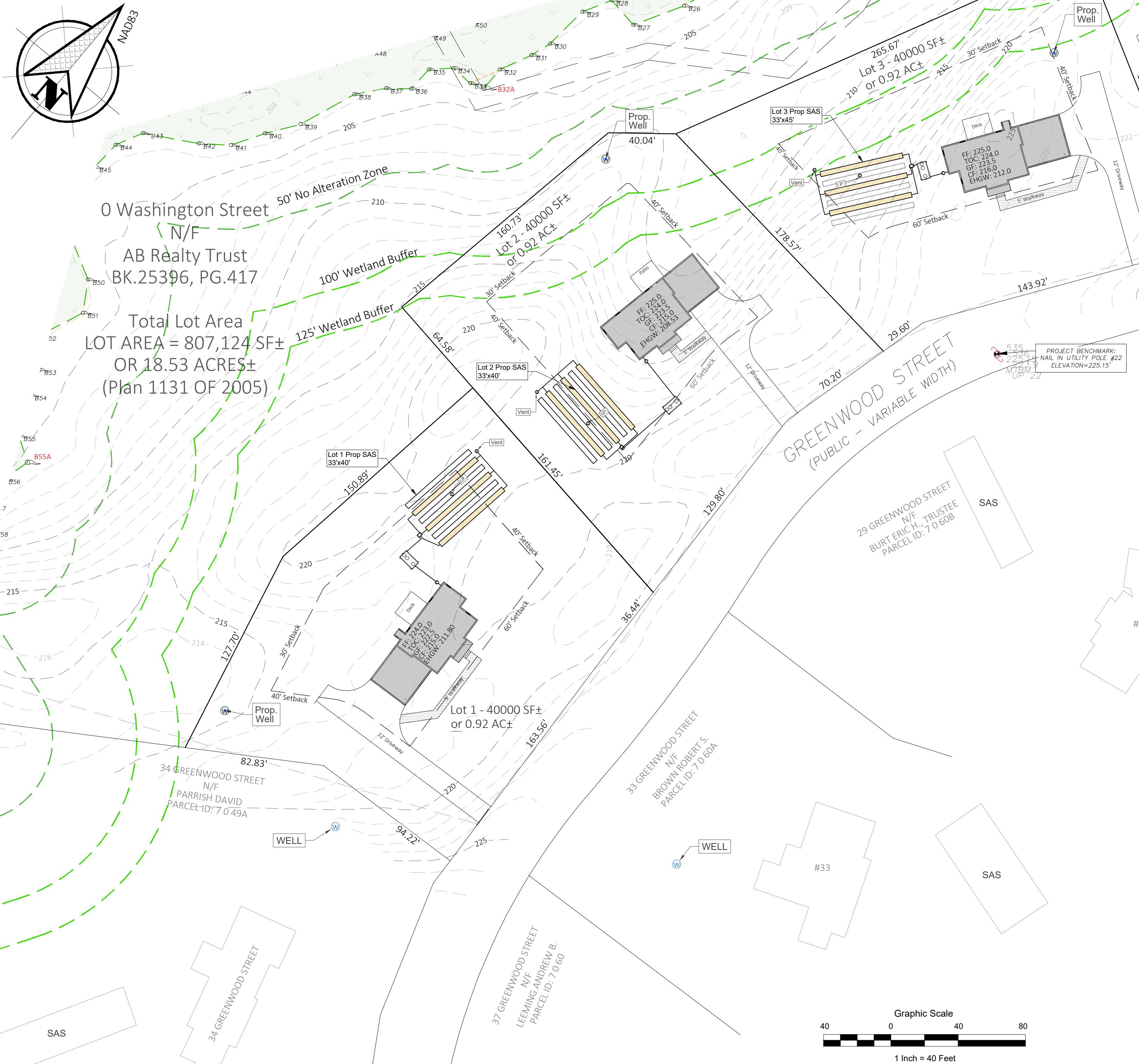
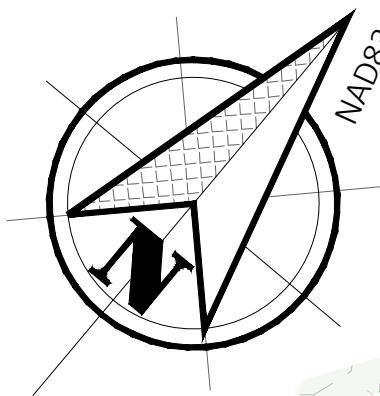
at Greenwood St

Sherborn, MA

Prepared for

Fenix Partners Greenwood Street

Development, LLC



General Note

1. Record owner is AB Realty Trust of 7 Saint Joseph St, Hyannis, MA 02601. See Middlesex County Registry of Deeds Book 25396, Page 417 and Sherborn Assessor's Map 7, Lot 49 for records.
2. The Zoning district for the parcel is RB.
3. 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.
4. This plan is only for the purpose of comprehensive permitting.
5. The Wetland Delineation was conducted by Creative Land & Water Engineering, LLC. on February 24 and on March 3, 4, 8, and 14 of 2022 and approved by Sherborn Conservation Commission on October 11, 2022, DEP file 283-0437.
6. The Horizontal Datum was based on NAD 83.
7. Existing site details are based on the plan titled "Plan of Land" by Samiotes Consultants, INC., dated January 11, 2023.
8. 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.
9. This plan is the result of an instrument survey performed on March 11, 14 & 15 of 2022 by Samiotes Consultants, INC.
10. Owners of abutting properties are according to current assessor's records.

APPROVED UNDER MASSACHUSETTS GENERAL
LAW CHAPTER 16B

DATE APPROVED: _____
DATE ENDORSED: _____

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 THE

DATE JACKLYN R. MORRIS
SHERBORN TOWN CLERK

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

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Cover & Index Plan

Greenwood Street Homes

Maplewood Street, Sherborn, MA

Client:

Robert Murch

FA Date: 08/17/23 Sheet No. 1

DSW Scale: 1" = 40'

other minor septic changes DSW/FA

Driveway location, grading, septic, erosion control	DSW/FA
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Drainage, Erosion Control





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
	Undisturbed	Total	3.67	160000	100.0%
		Usable OS	Upland Woods	3.67	160000
		Unusable OS	Wetlands	0.00	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%
	Pervious (usable OS)	Lawn/landscape	2.76	120078	75.05%
	Undisturbed	Total	0.50	21778	13.61%
		Usable OS	Upland Woods	0.50	21778
		Unusable OS	Wetlands	0.00	0

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

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774-454-0266 www.claweng.com

Proposed Conditions Plan

Greenwood Street Homes

Greenwood Street Ventures

Greenwood Street - Sherborn, MA

Trust Robert Murchison

by:	PA	Date:	08/17/23	Sheet No.
ed by:	DSW	Scale:	1" = 40'	1

DEPARTMENT OF COMMONWEALTH

and other minor septic changes	DSW/FA
and driveway location, grading, septic.	DSW/FA

Septic, Drainage, Erosion Control DSW/FA

