

PERMIT SITE PLAN

for

WASHINGTON STREET SHERBORN HOMES, LLC

at

Lot 3 - Washington Street in Sherborn, MA

GENERAL NOTES

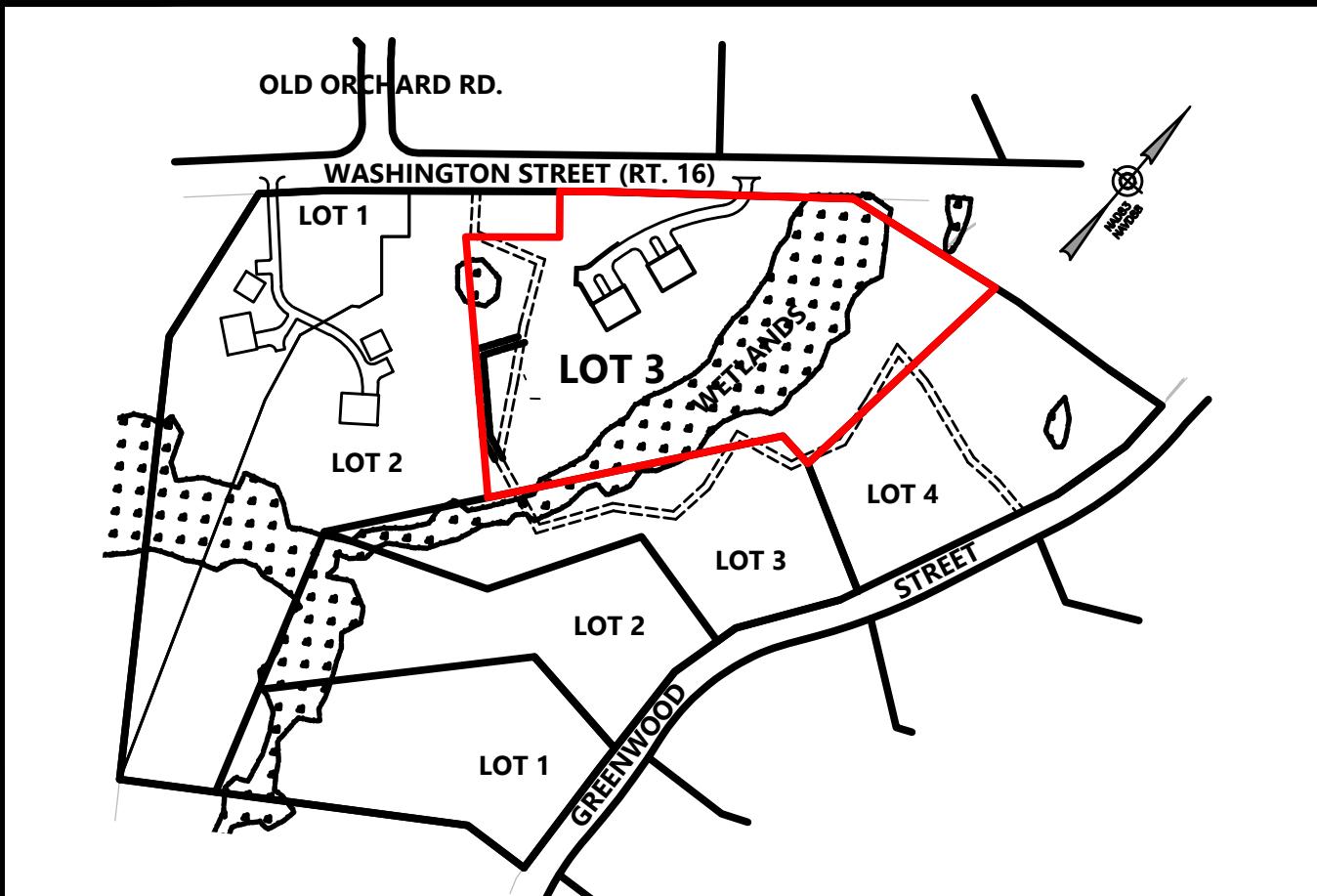
- ELEVATIONS SHOWN HEREON REFER TO NAVD88.
- PROPERTY LINE AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS FROM A PLAN ENTITLED "PLAN OF LAND" BY SAMIOTES CONSULTANTS, INC. AS REVISED THROUGH 01/18/2024.
- THE CONTRACTOR SHALL VERIFY THE LOCATION AND RELATIVE ELEVATION OF BENCHMARKS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. ANY DISCREPANCY SHALL BE REPORTED TO THE ENGINEER.
- ALL SITE CONSTRUCTION SHALL COMPLY WITH THE TOWN OF SHERBORN DEPARTMENT OF PUBLIC WORKS.
- IN CASES WHERE LEDGE, BURIED FOUNDATIONS OR BOULDERS ARE PRESENT, DGT ASSOCIATES SHALL NOT BE RESPONSIBLE FOR THE AMOUNT OF ROCK OR CONCRETE ENCOUNTERED.
- DGT ASSOCIATES SHALL BE NOTIFIED OF ANY SIGNIFICANT DIFFERENCES IN THE EXISTING CONDITIONS OR UTILITIES THAT MAY AFFECT THE CONSTRUCTION SHOWN ON THIS PLAN FOR ANY NECESSARY PLAN REVISIONS.
- THIS PLAN IS NOT INTENDED TO SHOW AN ENGINEERED BUILDING FOUNDATION DESIGN WHICH WOULD INCLUDE DETAILS AND ELEVATIONS FOR FOOTINGS, FOUNDATION WALL DESIGN AND ANY SUBSURFACE DRAINAGE TO PREVENT FLOODING. COORDINATE WITH THE ARCHITECTURAL AND STRUCTURAL PLANS.
- THE PROPOSED BUILDING CONFIGURATION AS SHOWN HEREON SHALL BE CONSIDERED CONCEPTUAL AND SHALL BE VERIFIED WITH THE FINAL ARCHITECTURAL PLANS AND THE CURRENT ZONING ORDINANCES PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND/OR REPLACEMENT OF ANY EXISTING FEATURES DAMAGED DURING CONSTRUCTION THAT ARE NOT INTENDED FOR DEMOLITION AND/OR REMOVAL HEREON.
- SAFETY MEASURES, CONSTRUCTION METHODS AND CONTROL OF WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

GRADING AND UTILITY PLAN NOTES

- LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE ONLY. ALL UTILITIES, OBSTRUCTIONS AND/OR SYSTEMS MAY NOT BE SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR FOR LOCATING AND PROTECTING ALL EXISTING UNDERGROUND UTILITIES AND/OR SYSTEMS WHETHER OR NOT SHOWN HEREON.
- UNLESS OTHERWISE SHOWN HEREON, ALL NEW UTILITIES SHALL BE UNDERGROUND.
- RIM ELEVATIONS SHOWN HEREON FOR NEW STRUCTURES ARE PROVIDED TO ASSIST THE CONTRACTOR WITH MATERIAL TAKEOFFS. FINAL RIM ELEVATIONS SHALL MATCH PAVEMENT, GRADING, LANDSCAPING, UNLESS SPECIFICALLY INDICATED OTHERWISE.
- WHERE CONNECTIONS AND STRUCTURES ARE TO BE INSTALLED AT EXISTING UTILITIES, THE CONTRACTOR SHALL CONFIRM THE LOCATION AND ELEVATION PRIOR TO INSTALLATION AND SHALL REPORT ANY SIGNIFICANT DISCREPANCY FROM THE PLAN INFORMATION TO THE ENGINEER.
- CURB RADII AND DIMENSIONS SHOWN HEREON ARE AT THE FACE OF CURB.
- WHERE NEW PAVING MEETS EXISTING PAVING, MEET LINE AND GRADE OF EXISTING.
- AT LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN AND SMOOTH EDGE.
- PERIMETER EROSION CONTROLS SHOWN HEREON SHALL BE INSTALLED PRIOR TO ANY EARTH DISTURBANCE AND SHALL SERVE AS A LIMIT OF WORK, UNLESS OTHERWISE SHOWN.
- THE CONTRACTOR SHALL PROVIDE DUST CONTROL FOR CONSTRUCTION OPERATIONS AS APPROVED BY THE ENGINEER.
- ALL POINTS OF CONSTRUCTION EGRESS OR INGRESS SHALL BE MAINTAINED TO PREVENT THE TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADS.

REGULATORY NOTES

- THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES AND COMPILED INFORMATION FROM PLANS PROVIDED BY UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE LOCATION SHOWN HEREON SHALL BE CONSIDERED APPROXIMATE. BEFORE ANY CONSTRUCTION, DEMOLITION OR SITE WORK, THE LOCATION OF ALL UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR BY CONTACTING "DIG-SAFE" AT 811.
- THE CONTRACTOR SHALL MAKE HIMSELF AWARE OF ALL CONSTRUCTION REQUIREMENTS, CONDITIONS AND LIMITATIONS IMPOSED BY PERMITS AND APPROVALS ISSUED BY REGULATORY AUTHORITIES PRIOR TO THE COMMENCEMENT OF ANY WORK. CONTRACTOR SHALL COORDINATE AND OBTAIN ALL CONSTRUCTION PERMITS REQUIRED BY REGULATORY AUTHORITIES.
- ALL WORK OUTSIDE OF THE BUILDING THAT IS LESS THAN 10 FEET FROM THE INSIDE FACE OF THE BUILDING FOUNDATIONS SHALL CONFORM WITH THE UNIFORM STATE PLUMBING CODE OF MASSACHUSETTS, 248 CMR.
- CONSTRUCTION ACTIVITIES SHALL CONFORM TO THE RULES AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA).



SITE LOCUS MAP

1" = 250'

SHEET INDEX

C-1	TITLE SHEET
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EX-1 PLAN OF LAND BY SAMIOTES CONSULTANTS, INC. AS REVISED THROUGH 01/18/2024

Table 1. Summary of Project Site Conditions

General Site Conditions	Land Condition	Land Breakdown	Acres	Square Feet	Coverage (%)
	Total Area	4.6250	201,463	100.0%	
Usable Land	Upland	3.3607	146,393	72.7%	
Unusable Land	Wetlands	1.2642	55,070	37.6%	
Existing Conditions	Disturbed	Total	0.0000	0	0.0%
	Building	0.0000	0	0	0.0%
	Pavement	0.0000	0	0	0.0%
	Sidewalk	0.0000	0	0	0.0%
Pervious	Lawn (usable open space)	0.0000	0	0	0.0%
Undisturbed	Total	4.6250	201,463	100.0%	
	Usable Open Space	Upland Woods	3.3607	146,393	72.7%
	Unusable Open Space	Wetlands	1.2642	55,070	27.3%
	Total Usable Open Space	Upland Woods	3.3607	146,393	72.7%
Proposed Conditions	Disturbed	Total	1.1872	51,713	25.7%
	Building	0.0918	4,000	2.0%	
	Pavement	0.1455	6,338	3.1%	
	Sidewalk	0.0000	0	0.0%	
Pervious	Lawn (usable open space)	0.9498	41,375	20.5%	
Undisturbed	Total	3.4378	149,750	74.3%	
	Usable Open Space	Upland Woods	2.1736	94,680	47.0%
	Unusable Open Space	Wetlands	1.2642	55,070	27.3%
	Total Usable Open Space	Lawn / Woods	3.1234	136,055	67.5%

Table 2. Summary of Proposed Buildings (Two Duplex Buildings)

Units	4
Bedrooms per Unit	3
Total Bedroom Count	12

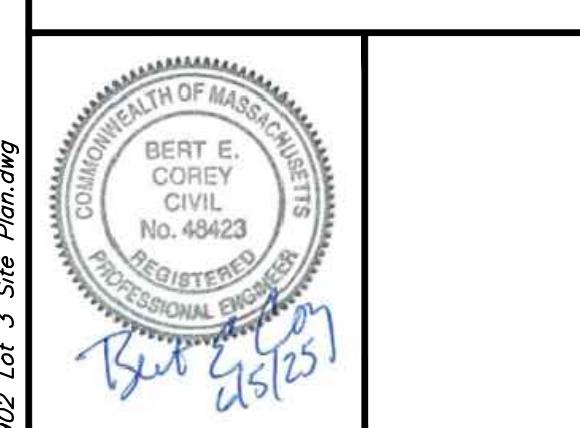
Table 3. Zoning Summary Table (Sherborn Residential B District)

Item	Required	Proposed Conditions	Waiver Required
Minimum Lot Area	2 acres	4.6250 acres	No
Minimum Frontage	200 feet	391 feet	No
Minimum Lot Width	200 feet	391 feet	No
Minimum Lot Depth	N/A	N/A	N/A
Minimum Front Setback	60 feet	70.3 feet	No
Minimum Side Setback	40 feet	99.0 feet	No
Minimum Rear Setback	30 feet	185.7 feet	No
Maximum Height (stories)	2.5 stories	< 2.5 stories	No
Maximum Height (feet)	35 feet	< 35 feet	No
Maximum Lot Coverage	N/A	N/A	N/A
Lot Coverage			
Building	2.0%		
Parking / Paved Areas	3.1%		
Usable Open Space	67.5%		
Unusable Open Space (wetlands)	27.3%		
Lot Coverage	5.1%		

OWNER/APPLICANT:
WASHINGTON STREET
SHERBORN HOMES, LLC
ROBERT MURCHISON
177 LAKE STREET
SHERBORN, MA 01770

PARCEL ID:
MAP 7, LOT 0, BLOCK 49

ISSUED FOR:
COMPREHENSIVE
PERMIT APPLICATION



NO. APP. DATE DESCRIPTION

DATE: JUNE 5, 2025

SCALE: 1" = 30'

DESIGN: BEC/KMR DRAFTED: BEC CHECKED: BEC

PROJECT TITLE:

LOT 3
WASHINGTON
STREET

0 WASHINGTON STREET
SHERBORN, MASSACHUSETTS 01770

SHEET TITLE:

TITLE SHEET

SHEET:
1 OF 9
PROJECT NO.: F-25902
C-1

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Surveying & Engineering
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A circular registration stamp for a professional engineer. The outer ring contains the text "COMMONWEALTH OF MASSACHUSETTS" at the top and "REGISTERED PROFESSIONAL ENGINEER" at the bottom. The center of the stamp contains the text "BERT E. COREY" on top, "CIVIL" in the middle, and "No. 48423" at the bottom. A handwritten signature "Bert E. Corey" is written across the bottom of the stamp, with the date "5/25" written to the right of the signature.

NO.	APP.	DATE	DESCRIPTION
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DATE: **JUNE 5, 2025**

SCALE: **1" = 50'**

DESIGN: **BEC/KMR** DRAFTED: **BEC/KMR** CHECKED: **BEC**

PROJECT TITLE: _____

2019/2020

LOT 5 WASHINGTON

WASHINGTON STREET

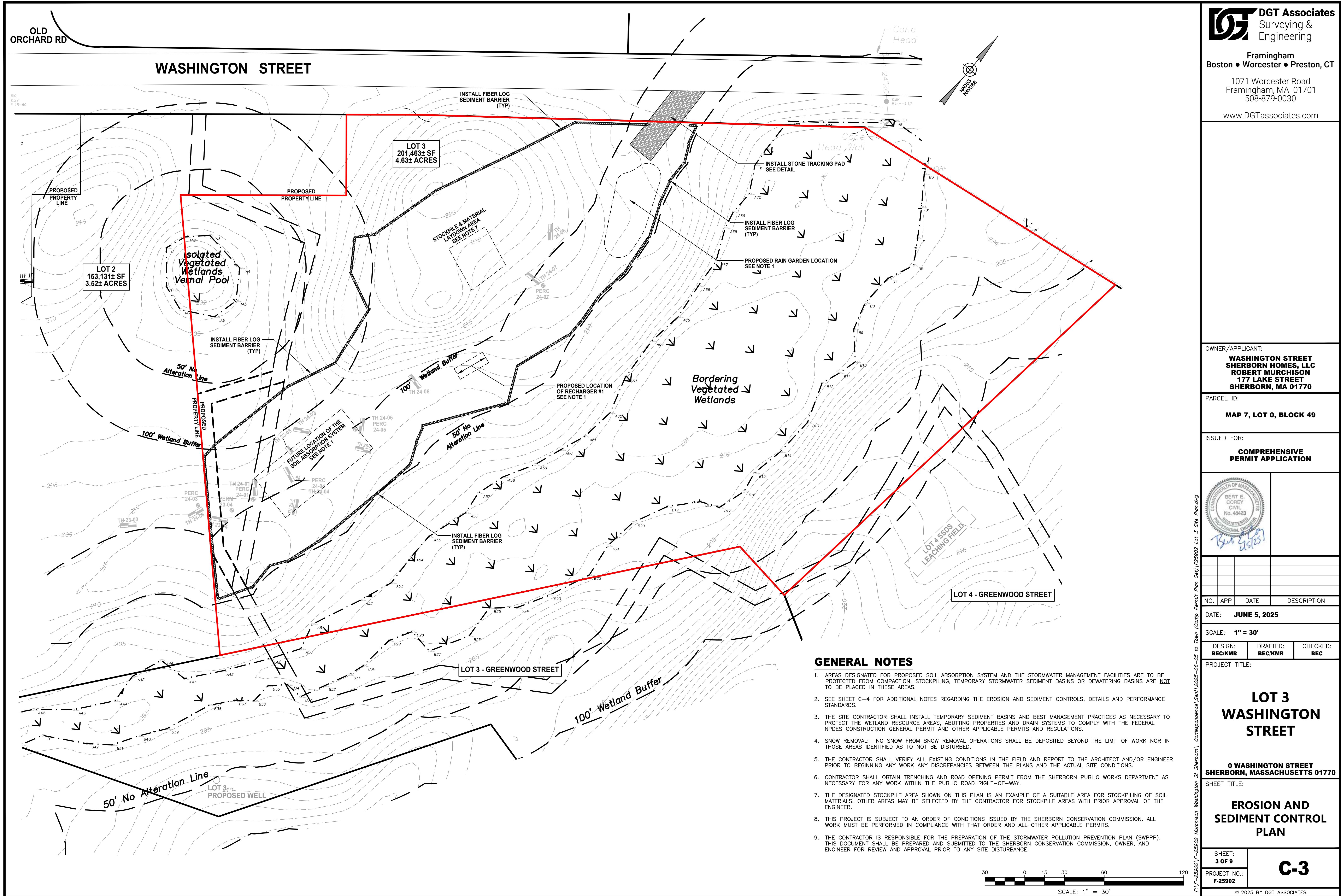
**0 WASHINGTON STREET
SHERBORN, MASSACHUSETTS 01770**

SHEET TITLE:

OVERALL SITE PLAN

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EROSION AND SEDIMENT CONTROL NOTES

1. CONSTRUCTION PERIOD EROSION AND SEDIMENT CONTROL

1.1 THE PURPOSE OF THE CONSTRUCTION PERIOD EROSION AND SEDIMENT CONTROL PLAN IS TO MINIMIZE THE INTRODUCTION OF SEDIMENTS INTO PUBLIC RIGHT OF WAYS, ABUTTING PROPERTIES, WETLAND RESOURCE AREAS AND TO POST-DEVELOPMENT STORMWATER BMP'S RESULTING FROM THE LAND DISTURBANCE ACTIVITIES DURING CONSTRUCTION.

1.2 INSPECTIONS SHALL BE CONDUCTED BY THE GENERAL CONTRACTOR ON A BI-WEEKLY BASIS (EVERY TWO WEEKS), FOLLOWING A SIGNIFICANT STORM EVENT (RAINFALL OF ONE OR MORE INCHES) OR DUST BLOWING AND EROSION CONTROL PRACTICES IMPLEMENTED AT THE SITE. THE PURPOSE OF THE INSPECTION IS TO EVALUATE THE EFFECTIVENESS OF THE CONTROLS AND ANY REQUIRED MAINTENANCE ACTIVITIES. IF AN EROSION/SEDIMENTATION CONTROL MEASURE IS FOUND TO BE INADEQUATE FOR PROPERLY CONTROLLING SEDIMENT, AN ADEQUATE MEASURE SHALL BE DESIGNED AND IMPLEMENTED. A COPY OF THE WRITTEN INSPECTION SHALL BE KEPT ON FILE AT THE CONSTRUCTION SITE.

1.3 DURING CONSTRUCTION, PROPOSED STORMWATER MANAGEMENT STRUCTURES SHALL BE PROTECTED FROM SEDIMENT. ALL PROPOSED NEW STORMWATER MANAGEMENT STRUCTURES THAT INFILTRATE RUNOFF ARE PARTICULARLY SENSITIVE TO DAMAGE BY SEDIMENT. INFILTRATION TECHNOLOGIES ARE NOT DESIGNED TO HANDLE THE HIGH CONCENTRATIONS OF SEDIMENTS TYPICALLY FOUND IN CONSTRUCTION RUNOFF, AND MUST BE PROTECTED FROM CONSTRUCTION RELATED SEDIMENT LOADINGS. SITE RUNOFF FROM UNSTABILIZED AREAS SHALL NOT BE DISCHARGED INTO THE PROPOSED INFILTRATION SYSTEMS (RECHARGERS), TRENCH DRAIN OR RAIN GARDEN UNTIL THE TRIBUTARY DRAINAGE AREA IS STABLE OR THE CONTRACTOR IS TRUSTED TO MAINTAIN THE STABILIZED CONDITIONS. THE CONTRACTOR SHALL ENSURE THE CONTRACTOR SHALL PROVIDE APPROVED BY-PASS SYSTEMS AS NECESSARY TO PREVENT CONSTRUCTION SITE RUNOFF FROM ENTERING THE INFILTRATION SYSTEMS. THE STORMWATER BMP'S SHALL REMAIN OFF-LINE AND PROTECTED. CLEAN ROOF RUNOFF MAY DISCHARGE INTO THE STORMWATER BMP'S IF IT IS PIPED DIRECTLY TO THE SYSTEMS AND NOT DIRECCTED OVER DISTURBED AREAS.

1.4 NO STOCKPILING IS ALLOWED WITHIN THE FOOTPRINT OF THE PROPOSED STORMWATER BMP'S OR THE FOOTPRINT OF THE PROPOSED SOIL ABSORPTION FIELD. CONTRACTOR IS TO LOCATE THE PROPOSED AREAS FOR THESE SYSTEMS PRIOR TO THE START OF CONSTRUCTION.

1.5 NO PARKING IS ALLOWED OVER THE STORMWATER BMP'S OR THE FOOTPRINT OF THE PROPOSED SOIL ABSORPTION SYSTEM AT ANYTIME DURING THE CONSTRUCTION PROCESS.

2. GENERAL PERFORMANCE STANDARDS:

2.1 THE CONTRACTOR SHALL INSTALL, ROUTINELY INSPECT AND MAINTAIN ALL SEDIMENT AND EROSION CONTROLS SUCH THAT THEY ARE IN PROPER WORKING ORDER AT ALL TIMES DURING THE CONSTRUCTION PROJECT UNTIL SUCH TIME AS ALL AREAS OF THE SITE TRIBUTARY TO THOSE EROSION CONTROLS ARE IN A PERMANENTLY STABILIZED CONDITION.

2.2 THE CONTRACTOR SHALL MANAGE THE SITE SUCH THAT EROSION AND SEDIMENT FROM RUNOFF AND WIND BLOWN DUST ARE CONTROLLED AND MINIMIZED AT ALL TIMES. THE EROSION CONTROLS SHOWN ON THIS PLAN INCLUDE THE INITIAL SETUP OF EROSION CONTROLS AND BASIC INFORMATION TO MEET THE REQUIREMENT OF BEST MANAGEMENT PRACTICES. THE CONTRACTOR MUST MANAGE THE SITE PROPERLY WHICH MAY INCLUDE, BUT NOT BE LIMITED TO: STABILIZING AREAS OF EXPOSED SOILS; INSTALLING TEMPORARY COVERS; MAKING NECESSARY ADJUSTMENTS TO THE EROSION CONTROL INSTALLATIONS TO IMPROVE FUNCTION; PROVIDE TEMPORARY SEDIMENT BASINS; INSTALL ADDITIONAL EROSION CONTROL WHERE NECESSARY.

2.3 THE EROSION CONTROL WORK SHOWN ON THIS PLAN ARE ALSO SUBJECT TO OTHER APPROVALS. THE CONTRACTOR SHALL OBTAIN AND BE RESPONSIBLE FOR COMPLIANCE WITH THE CONDITIONS AND REQUIREMENTS OF THOSE PERMITS.

2.4 DESIGN, INSTALLATION AND MAINTENANCE OF SEDIMENT AND EROSION CONTROLS SHALL BE IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES FOLLOWING THE GUIDELINES INCLUDE THE FOLLOWING:

- "STORMWATER MANAGEMENT FOR CONSTRUCTION ACTIVITIES, DEVELOPING POLLUTION PREVENTION PLANS AND BEST MANAGEMENT PRACTICES" U.S. ENVIRONMENTAL PROTECTION AGENCY, OCTOBER 1992
- MASSACHUSETTS EROSION AND SEDIMENT CONTROL GUIDELINES FOR URBAN AND SUBURBAN AREAS, A GUIDE FOR PLANNERS, DESIGNERS AND MUNICIPAL OFFICIALS, MASS. EXECUTIVE OFFICE OF ENVIRONMENTAL AFFAIRS, MAY 2003.
- U.S.D.A. NATURAL RESOURCES AND CONSERVATION SERVICES (NRCS) GUIDELINES.

3. FEDERAL NPDES PHASE II COMPLIANCE:

3.1 THIS PROJECT IS SUBJECT TO THE FEDERAL CLEAN WATER ACT REQUIREMENTS FOR CONSTRUCTION SITES ADMINISTERED BY THE U.S. ENVIRONMENTAL PROTECTION AGENCY (EPA). AS PART OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PHASE II FOR CONSTRUCTION SITES, FOR COMPLIANCE WITH THIS PROGRAM, THE CONTRACTOR SHALL FOLLOW THE EPA'S "STORMWATER POLLUTION PREVENTION PLAN" (SWPPP) IN CONFORMANCE WITH THE CURRENT CONSTRUCTION GENERAL PERMIT AND FILING A NOTICE OF INTENT WITH THE EPA UNDER THE NPDES PROGRAM. THE CONTRACTOR SHALL THEN MANAGE THE SITE IN COMPLIANCE WITH THE SWPPP AND IN COMPLIANCE WITH THE CONSTRUCTION GENERAL PERMIT. NOTE THAT THE SWPPP IS TO BE CONSISTENT WITH THIS EROSION AND SEDIMENT CONTROL PLAN AND OTHER APPLICABLE APPROVALS. THE EROSION AND SEDIMENT CONTROL PLAN INCLUDED IN THIS PLAN SET MAY BE USED AS PART OF THE DOCUMENTATION REQUIRED FOR THE PREPARATION OF A SWPPP, BUT IS NOT TO BE CONSIDERED AS MEETING THE FULL REQUIREMENTS OF A SWPPP PREPARED FOR COMPLIANCE WITH THE NPDES PROGRAM.

4. PERIMETER FIBER LOG, CONSTRUCTION FENCE AND LIMIT OF WORK:

4.1 PRIOR TO ANY DISTURBANCE OR ALTERATIONS OF ANY AREA ON THE SITE, AN EROSION CONTROL BARRIER AND CONSTRUCTION FENCE SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THE PLAN.

4.2 INSTALL THE FIBER LOGS AS SHOWN, IN THOSE AREAS WHERE THE TOPOGRAPHY INDICATES THAT STORMWATER RUNOFF WILL BE CONCENTRATED (AT LOW POINTS). ADDITIONAL FIBER LOGS, AS NECESSARY, SHALL BE STAKED ON THE UPGRADIENT SIDE OF THE SEDIMENT BARRIER FOR ADDED FILTRATION AND PROTECTION. THE REQUIRED LOCATIONS FOR THE ADDED FIBER LOG INSTALLATION WILL BE SELECTED BY THE ENGINEER AND / OR THE AUTHORIZED INSPECTOR / SWPPP COORDINATOR UPON COMPLETION OF THE SEDIMENT BARRIER INSTALLATION. (SEE DETAIL).

4.3 ONCE INSTALLED, THE STAKED FIBER LOGS AND CONSTRUCTION FENCE SHALL BE MAINTAINED IN PLACE UNTIL ALL AREAS UPGRADIENT FROM THE BARRIERS HAVE BEEN PERMANENTLY STABILIZED.

4.4 ALL DISTURBED AREAS NOT OTHERWISE DEVELOPED OR WHERE SPECIAL STABILIZATION MEASURES OR LANDSCAPE PLANTINGS ARE PROPOSED SHALL BE LOAMED AND SEDED, SIX INCHES OF LOAM TOPSOIL (MIN. COMPACTED DEPTH) SHALL BE APPLIED UNLESS, OTHERWISE SPECIFIED.

4.5 THE PERIMETER FIBER LOG AND CONSTRUCTION FENCE ARE ALSO LIMITS OF WORK. ALL AREAS OUTSIDE THE LIMIT ARE TO BE LEFT UNDISTURBED, DURING THE SITE WORK. ALL PERSONS AND EQUIPMENT SHALL STAY OUT OF THESE AREAS TO PRESERVE THE EXISTING VEGETATION AND SOIL COVER.

5. CONSTRUCTION ENTRANCE:

5.1 AT THE START OF SITE WORK, A STONE CONSTRUCTION ENTRANCE SHALL BE INSTALLED AT THE ACCESS TO THE SITE TO CONTROL THE TRACKING OF MUD OFF THE SITE. THE ENTRANCE SHALL BE MAINTAINED UNTIL THE SITE IS IN A STABILIZED CONDITION WHEN THE POSSIBILITY OF VEHICLES TRACKING MUD OFF SITE HAS BEEN ELIMINATED.

5.2 THE CONTRACTOR SHALL SWEEP THE ADJACENT ROADWAYS WHEN MUD, DUST, DIRT, DEBRIS, ETC. HAS SHOWN SIGNS OF BUILDUP. THE CONTRACTOR SHALL PAY PARTICULAR ATTENTION TO THIS MATTER AND IMMEDIATE ATTENTION IS ALWAYS REQUIRED.

6. DEWATERING OF EXCAVATIONS:

6.1 DISCHARGE FROM DEWATERING PUMPS OR TEMPORARY TRENCH OR EXCAVATION DRAINS SHALL NOT BE DISCHARGED DIRECTLY TO THE STORMWATER BMP'S, WETLANDS, OR SEWAGE DISPOSAL SYSTEM. DISCHARGES SHALL BE DIRECTED TO A TREATMENT SYSTEM CONSISTING OF A SEDIMENT BASIN, STRAW BALE SETTLING BASIN, FILTER BAG SYSTEM OR OTHER APPROVED METHOD TO FILTER THE DISCHARGE WATER AND PREVENT EROSION.

6.2 ALL DEWATERING DRAINAGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES SHALL COMPLY WITH THE TOWN OF SHERBORN REQUIREMENTS, UNITED STATES ENVIRONMENTAL PROTECTION AGENCY, MASSACHUSETTS DEP AND OTHER APPROPRIATE AGENCIES. UNDER NO CIRCUMSTANCE SHALL DEWATERING DRAINAGE BE DISCHARGED INTO SANITARY SEWER.

7. SOIL STOCKPILES:

7.1 STOCKPILES OF SOIL MATERIALS SHALL BE PLACED WITHIN AREAS THAT ARE PROTECTED BY PERIMETER EROSION CONTROLS, OR SHALL BE SURROUNDED BY PROPER SILT FENCE OR FIBER LOGS.

7.2 STOCKPILES THAT ARE TO BE IN PLACE FOR EXTENDED PERIODS OF TIME (MORE THAN 30 DAYS) SHALL BE COVERED OR OTHERWISE TEMPORARILY STABILIZED IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES.

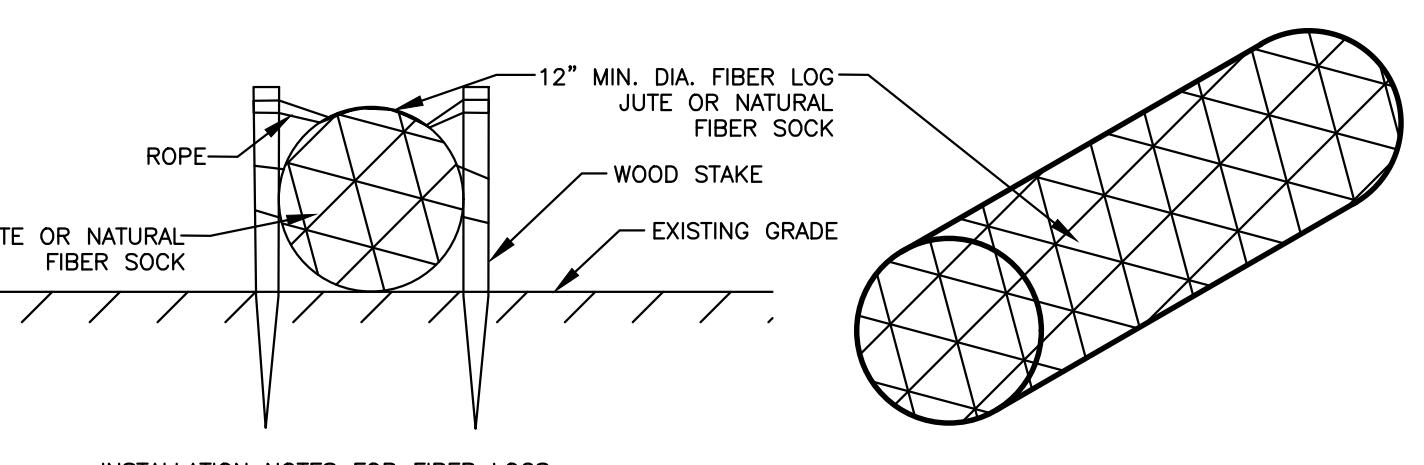
8. CATCH BASIN INLET PROTECTION

8.1 CATCH BASINS AND THE TRENCH DRAIN WITHIN THE WORK AREA OR THAT WILL RECEIVE RUNOFF FROM THE WORK AREA SHALL BE PROTECTED WITH A SILT SACK AND OR OTHER APPROVED INSTALLATION TO MINIMIZE THE SEDIMENT LOAD.

9. DUST CONTROL:

9.1 THE CONTRACTOR SHALL TAKE APPROPRIATE MEASURES DURING SITE WORK TO MINIMIZE WIND BLOWN DUST FROM EXPOSED SOIL SURFACES. MEASURES INCLUDE BUT ARE NOT LIMITED TO:

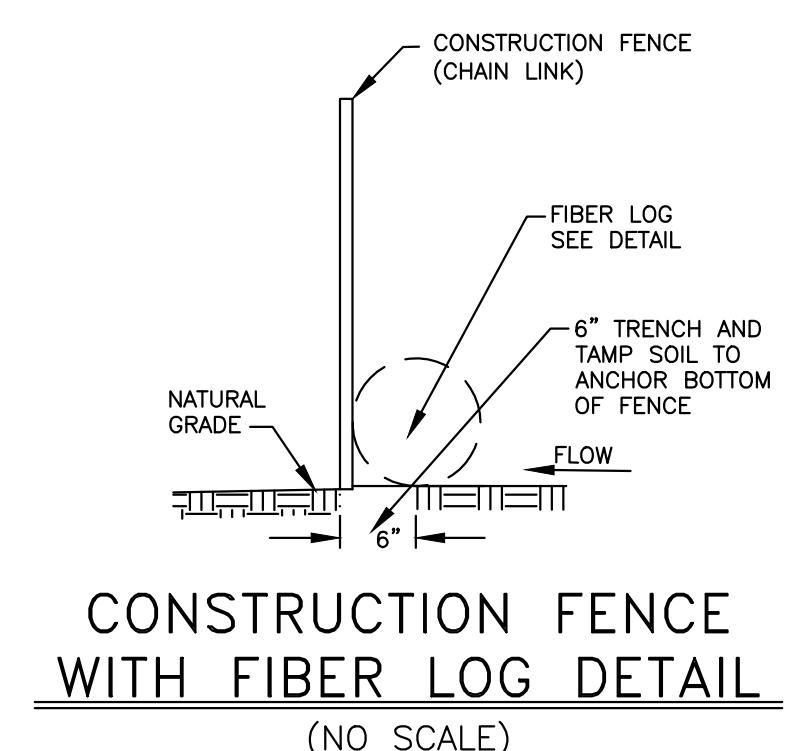
- SPRINKLING WATER ON EXPOSED SURFACES
- APPLICATION OF TEMPORARY COVER SUCH AS HYDRO MULCH AND TACKIFIER, STRAW MATTING, JUTE NETTING ETC.



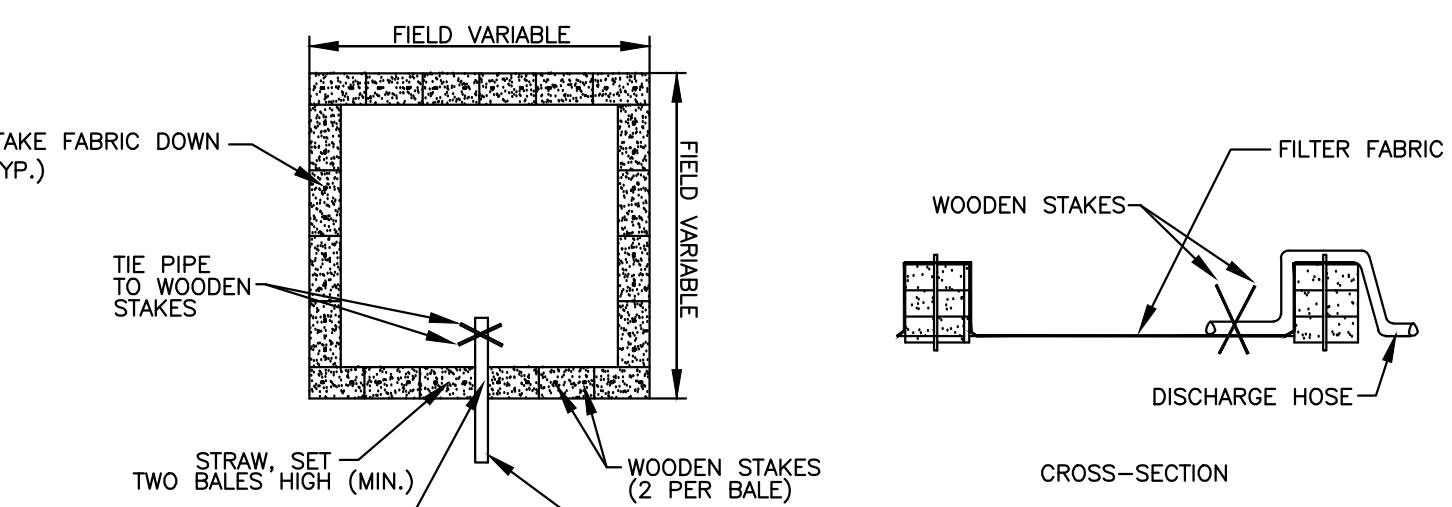
INSTALLATION NOTES FOR FIBER LOGS:

1. LAY THE FIBER LOG AS SHOWN ON THE PLANS.
2. INSTALL APPROXIMATELY 4-6 WOOD STAKES THROUGH THE TWINE/NETTING ALONG THE FIBER LOG AS NEEDED TO HOLD THE LOG IN PLACE.
3. DRIVE THE STAKE INTO THE GROUND DEEP ENOUGH TO HOLD THE LOG.
4. IN PAVED AREAS, SECURE FIBER LOG WITH CONCRETE BLOCKS OR SAND BAGS.
5. THE FILLING OF THE FIBER LOG SHALL BE WITH COMPOST OR OTHER APPROVED MATERIAL.
6. FIBER LOG SHALL BE 12 INCHES (MIN) IN DIAMETER UNLESS OTHERWISE NOTED ON THE PLANS.

SEDIMENT BARRIER (FIBER LOG)
(NO SCALE)



CONSTRUCTION FENCE
WITH FIBER LOG DETAIL
(NO SCALE)



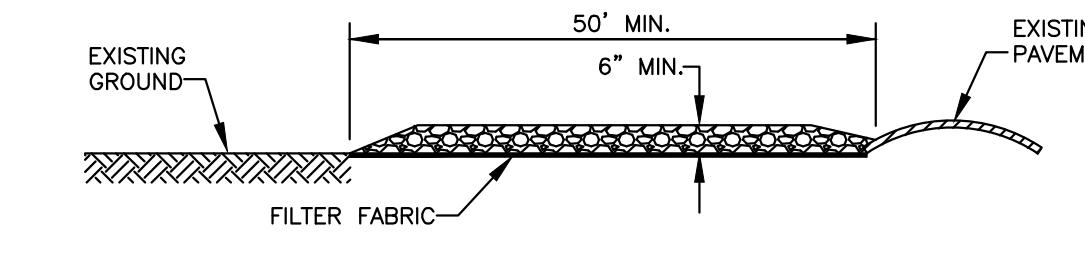
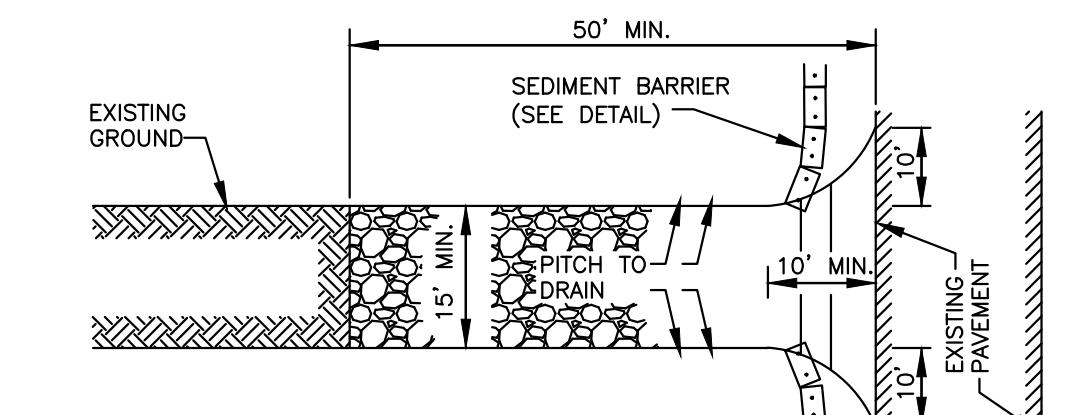
NOTE: NUMBER OF BALES MAY VARY DEPENDING ON SITE CONDITIONS

PLAN VIEW

DEWATERING OF EXCAVATIONS NOTES:

1. DISCHARGE FROM DEWATERING PUMPS OR TEMPORARY TRENCH OR EXCAVATION DRAINS SHALL NOT BE DISCHARGED DIRECTLY TO WETLAND RESOURCE AREAS, ON-SITE SUBSURFACE SEWAGE DISPOSAL SYSTEM, OR STORMWATER BMP'S. THE DISCHARGES SHALL BE DIRECTED INTO A CONSTRUCTED SEDIMENT BASIN OR A STRAW BALE SETTLING BASIN.

STRAW BALE SETTLING BASIN
(NO SCALE)



CONSTRUCTION SPECIFICATIONS:

1. STONE SIZE - USE 1 1/2" TO 3 1/2" WASHED, ANGULAR STONE.
2. THICKNESS - NOT LESS THAN SIX (6) INCHES.
3. WIDTH - FIFTEEN (15) FEET MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
4. FILTER FABRIC - SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE. USE MIRAFI HP-370 OR EQUAL.
5. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT MUD, DUST, DIRT, DEBRIS, ETC. FROM TRACKING OFF THE ENTRANCE. SEDIMENT AND DUST CONTROL MEASURES MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF WAY MUST BE REMOVED IMMEDIATELY.
6. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED.

STONE TRACKING PAD (CONSTRUCTION ENTRANCE)
(NO SCALE)

OWNER/APPLICANT:
**WASHINGTON STREET
SHERBORN HOMES, LLC**
ROBERT MURCHISON
177 LAKE STREET
SHERBORN, MA 01770
PARCEL ID:
MAP 7, LOT 0, BLOCK 49
ISSUED FOR:
**COMPREHENSIVE
PERMIT APPLICATION**



NO. APP. DATE DESCRIPTION
DATE: **JUNE 5, 2025**

SCALE: **AS NOTED**

DESIGN: **BEC/KMR** DRAFTED: **BEC** CHECKED: **BEC**

PROJECT TITLE:

**LOT 3
WASHINGTON
STREET**

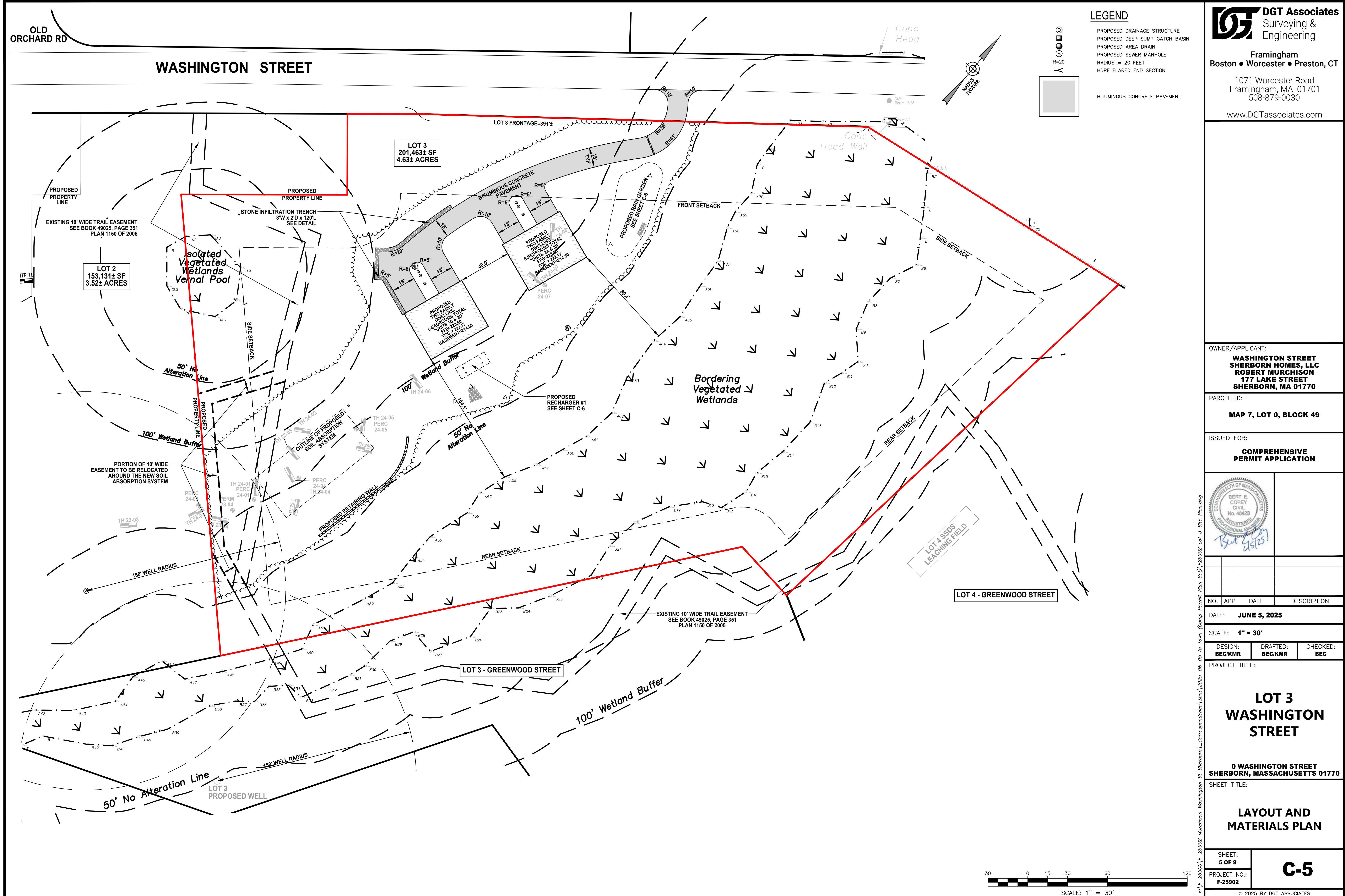
**0 WASHINGTON STREET
SHERBORN, MASSACHUSETTS 01770**

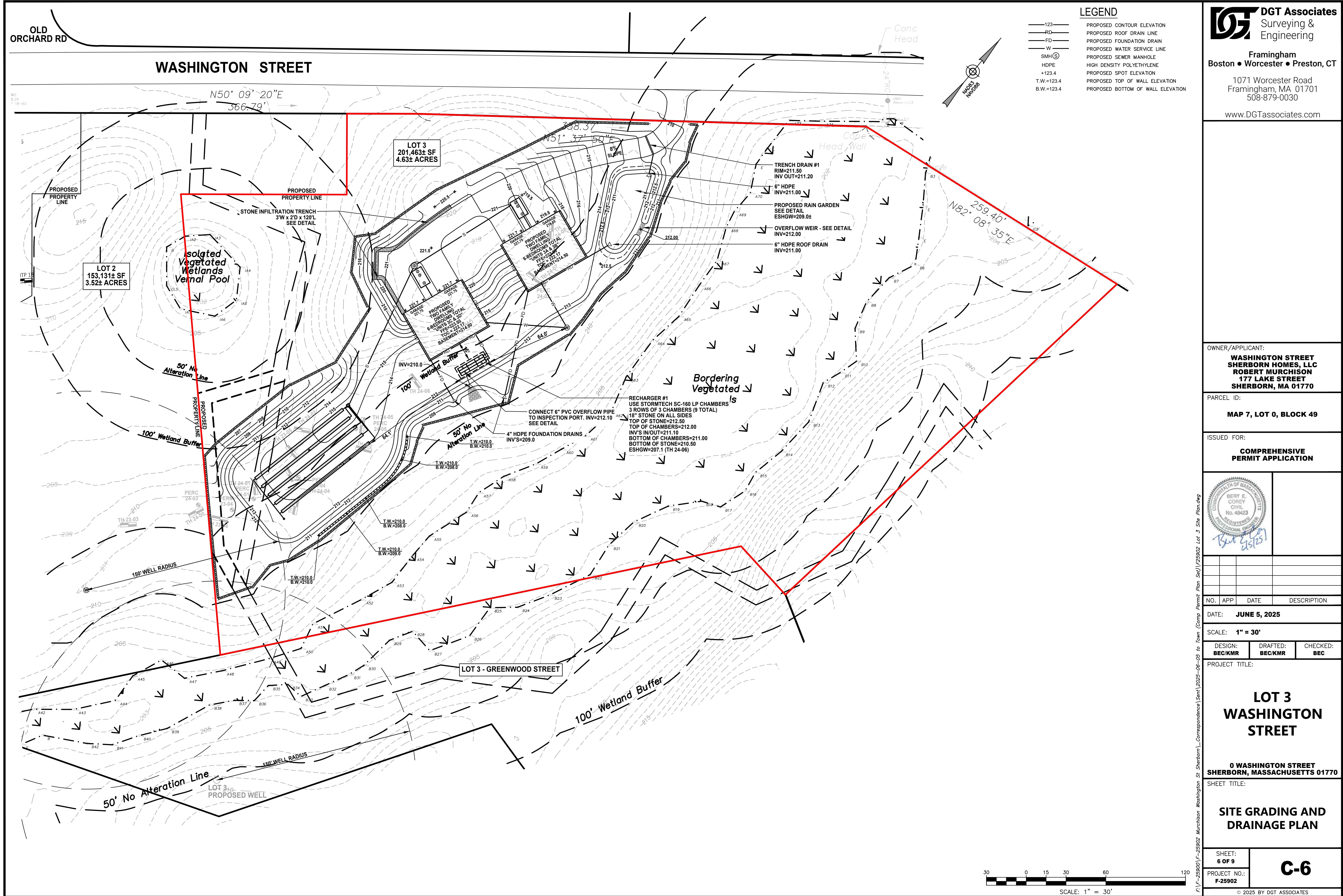
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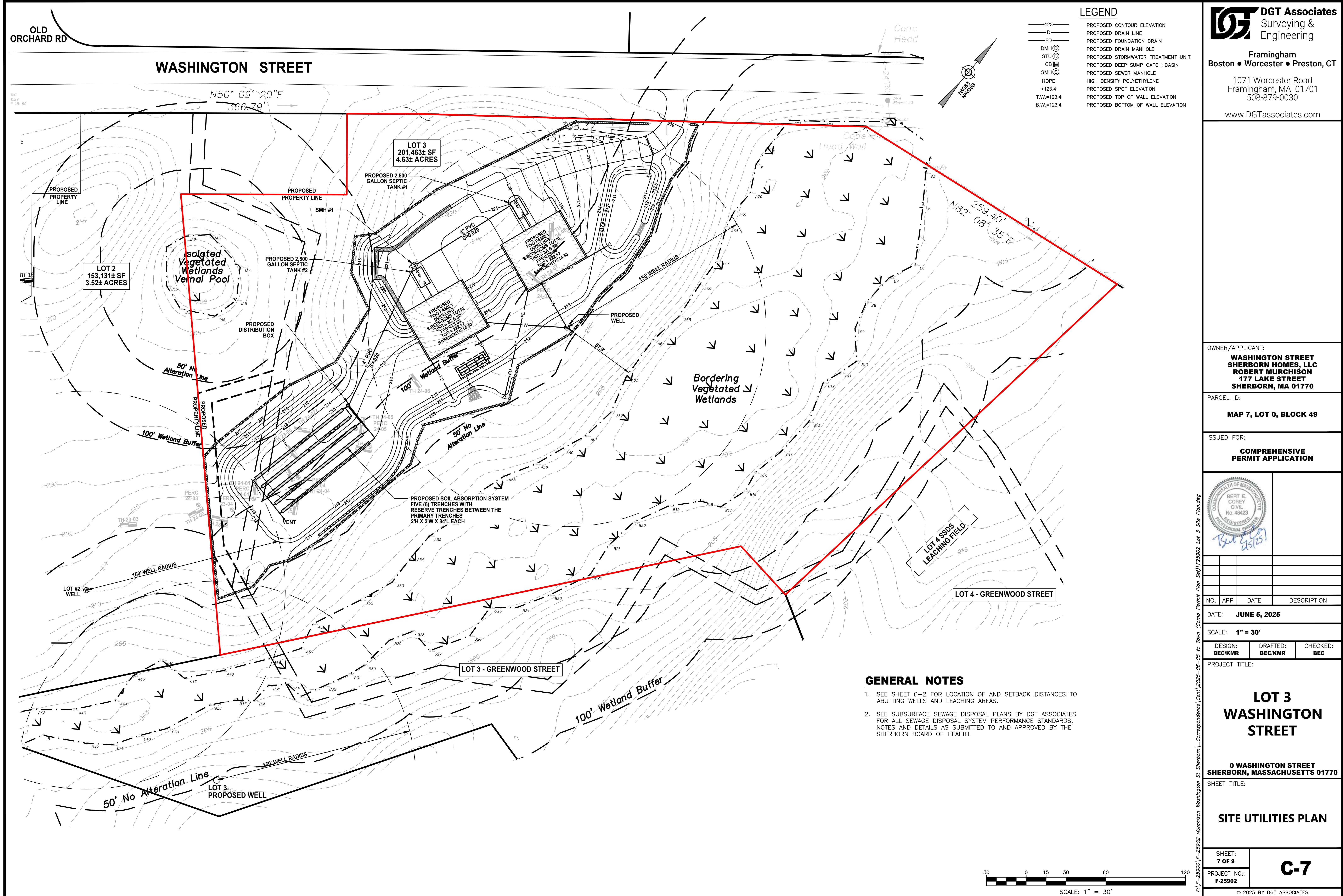
**EROSION AND
SEDIMENT CONTROL
NOTES & DETAILS**

SHEET:
4 OF 9
PROJECT NO.:
F-25902

C-4







RAIN GARDEN CALCULATIONS:
 CALCULATE RECHARGE VOLUME REQUIRED TO INFILTRATE 1.0" OF SURFACE STORMWATER RUNOFF FROM THE UNIT 3A & 3B ROOF AREA AND THE NEW DRIVEWAY.

PROPOSED IMPERVIOUS AREAS: 2,000 SF (ROOF) + 6,338 SF (DRIVEWAY) = 8,338 SF TOTAL

REQUIRED RECHARGE = (8,338 SF) (1.0 IN) (FT/12 IN) = 695 C.F.

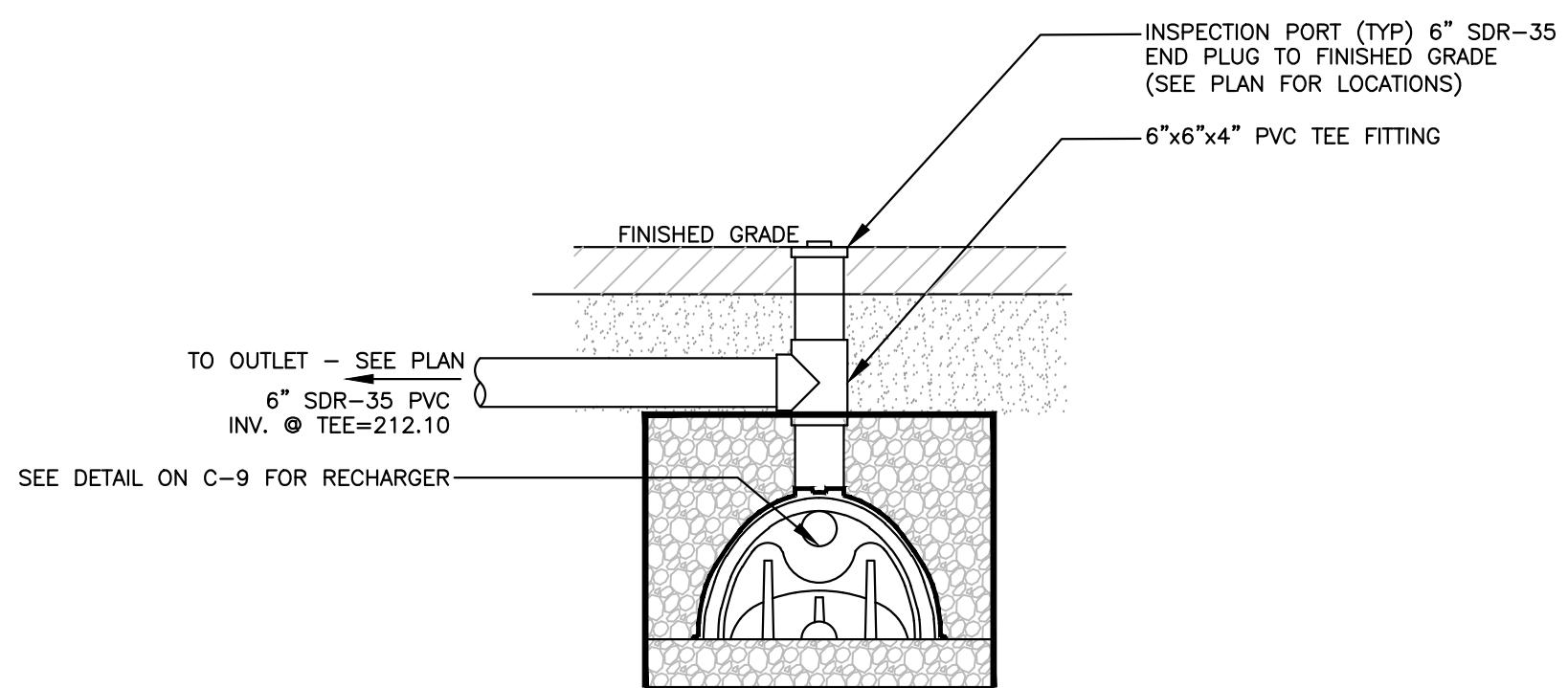
PROVIDED STORAGE VOLUME = 1,377 CF WITHIN THE RAIN GARDEN AND BELOW THE WEIR (SEE BELOW)

RECHARGER #1 CALCULATIONS:
 CALCULATE RECHARGE VOLUME REQUIRED TO INFILTRATE 1.0" OF STORMWATER RUNOFF FROM THE UNIT 3C & 3D ROOF AREA.

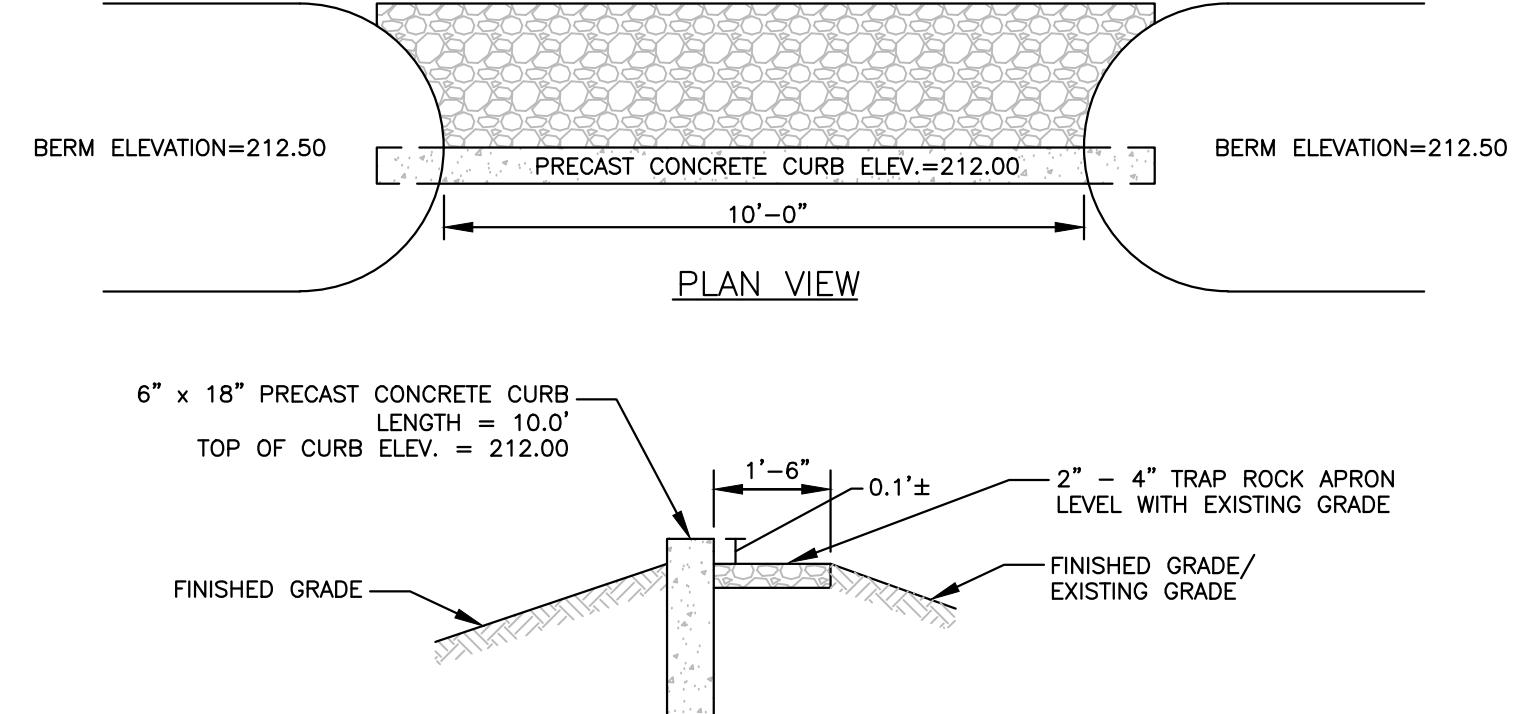
PROPOSED ROOF AREA: 2,000 SF TOTAL

REQUIRED RECHARGE = (2,000 SF) (1.0 IN) (FT/12 IN) = 167 C.F.

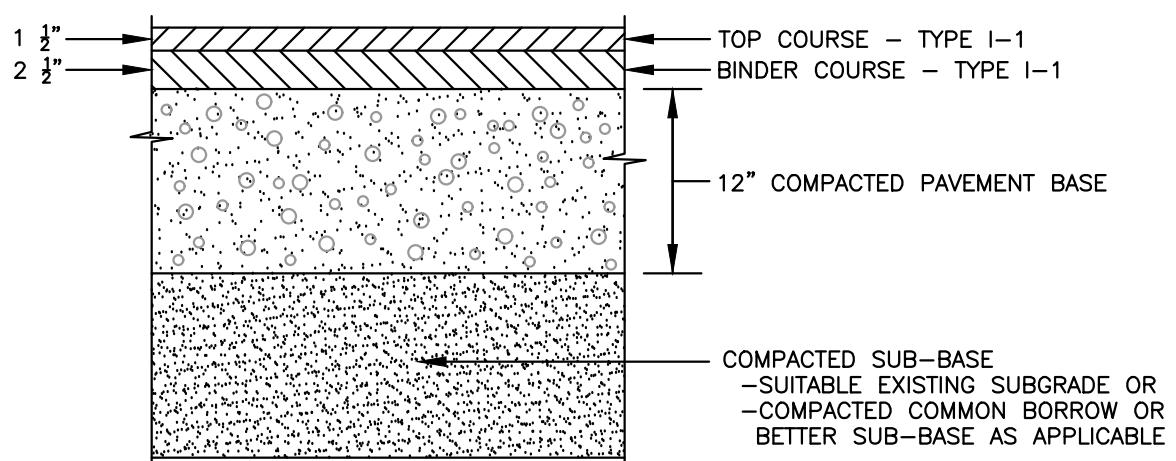
PROVIDED STORAGE VOLUME = 175 CF WITHIN THE CHAMBERS (SEE BELOW)



RECHARGER OVERFLOW PIPE
 (NO SCALE)

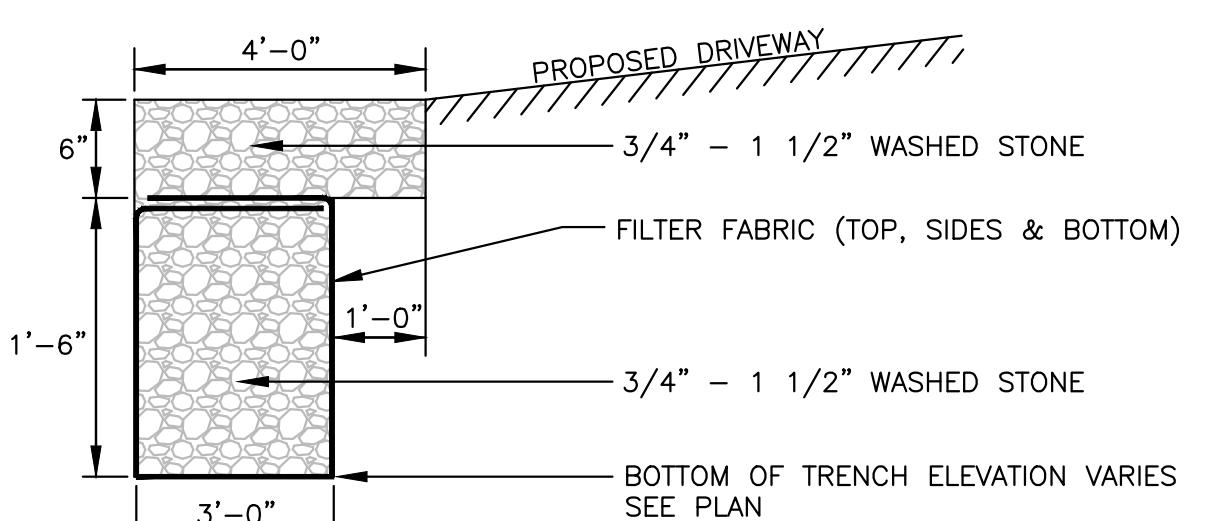


OVERFLOW WEIR DETAIL
 (NO SCALE)



1. COMPACTED PAVEMENT BASE TO CONFORM TO MASS. HIGHWAY DEPT. SPEC. M 2.01.7.
2. COMPACTED COMMON BORROW, NO STONES LARGER THAN 6 INCHES.
3. BITUMINOUS CONCRETE SHALL BE CLASS 1, TYPE I-1.
4. AT AREAS OF LEDGE/BEDROCK, REMOVE LEDGE TO A DEPTH OF 18 INCHES MINIMUM BELOW PAVEMENT COURSE.
5. COMPACTED PAVEMENT BASE TO EXTEND 12 INCHES MINIMUM BEYOND THE EDGE OF PAVEMENT.

BITUMINOUS CONCRETE PAVEMENT
 (NO SCALE)



STONE INFILTRATION CALCULATIONS:
 CONTRIBUTING IMPERVIOUS AREA: 2,216 SF (DRIVEWAY) TOTAL
 $[3 \text{ FT} \times 2 \text{ FT} \times 120 \text{ FT}] \times 0.40 = 288 \text{ CF}$
 288 CF / 2,216 SF = 0.13 FT = 1.6 INCHES OVER THE CONTRIBUTING IMPERVIOUS AREA IS CAPTURED WITHIN THE STONE INFILTRATION TRENCH.

STONE INFILTRATION TRENCH
 (NO SCALE)

F25902 Proposed Conditions Model
 Prepared by DGT Associates
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Type III 24-hr 2 Year Rainfall=3.35"
 Printed 6/5/2025

Stage-Area-Storage for Pond RG: Rain Garden

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)	Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
211.00	1,147	0	212.04	1,652	1,443
211.02	1,156	23	212.06	1,668	1,476
211.04	1,164	46	212.08	1,684	1,509
211.06	1,173	70	212.10	1,700	1,543
211.08	1,182	93	212.12	1,716	1,577
211.10	1,191	117	212.14	1,732	1,612
211.12	1,200	141	212.16	1,749	1,647
211.14	1,208	165	212.18	1,765	1,682
211.16	1,217	189	212.20	1,781	1,717
211.18	1,226	214	212.22	1,798	1,753
211.20	1,235	238	212.24	1,814	1,789
211.22	1,244	263	212.26	1,831	1,826
211.24	1,253	288	212.28	1,848	1,862
211.26	1,262	313	212.30	1,864	1,900
211.28	1,271	338	212.32	1,881	1,937
211.30	1,281	364	212.34	1,898	1,975
211.32	1,290	390	212.36	1,915	2,013
211.34	1,299	416	212.38	1,932	2,051
211.36	1,308	442	212.40	1,949	2,090
211.38	1,317	468	212.42	1,966	2,129
211.40	1,327	494	212.44	1,984	2,169
211.42	1,336	521	212.46	2,001	2,209
211.44	1,345	548	212.48	2,018	2,249
211.46	1,355	575	212.50	2,036	2,289
211.48	1,364	602			
211.50	1,374	629			
211.52	1,383	657			
211.54	1,393	685			
211.56	1,402	713			
211.58	1,412	741			
211.60	1,422	769			
211.62	1,431	798			
211.64	1,441	826			
211.66	1,451	855			
211.68	1,460	884			
211.70	1,470	914			
211.72	1,480	943			
211.74	1,490	973			
211.76	1,500	1,003			
211.78	1,510	1,033			
211.80	1,520	1,063			
211.82	1,530	1,094			
211.84	1,540	1,124			
211.86	1,550	1,155			
211.88	1,560	1,183			
211.90	1,570	1,218			
211.92	1,580	1,249			
211.94	1,590	1,281			
211.96	1,600	1,313			
211.98	1,611	1,345			
212.00	1,621	1,377			
212.02	1,637	1,410			

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)	Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
212.04	1,652	1,443	212.24	1,798	1,753
212.06	1,668	1,476	212.26	1,848	1,826
212.08	1,684	1,509	212.28	1,864	1,862
212.10	1,700	1,543	212.30	1,881	1,937
212.12	1,716	1,577	212.32	1,915	2,013
212.14	1,732	1,612	212.34	1,932	2,051
212.16	1,749	1,647	212.36	1,959	2,090
212.18	1,765	1,682	212.38	1,984	2,129
212.20	1,781	1,717	212.40	2,001	2,169
212.22	1,798	1,753	212.42	2,018	2,249
212.24	1,814	1,789	212.44	2,036	2,289
212.26	1,831	1,826	212.46	2,053	
212.28	1,848	1,862	212.48	2,070	
212.30	1,864	1,900	212.50	2,087	
212.32	1,881	1,937			
212.34	1,898	1,975			
212.36	1,915	2,013			
212.38	1,932	2,051			
212.40	1,949	2,090			
212.42	1,966	2,129			
212.44	1,984	2,169			
212.46	2,001	2,209			
212.48	2,018	2,249			
212.50	2,036	2,289			

RECHARGER OVERFLOW PIPE (NO SCALE)

OVERFLOW WEIR DETAIL (NO SCALE)

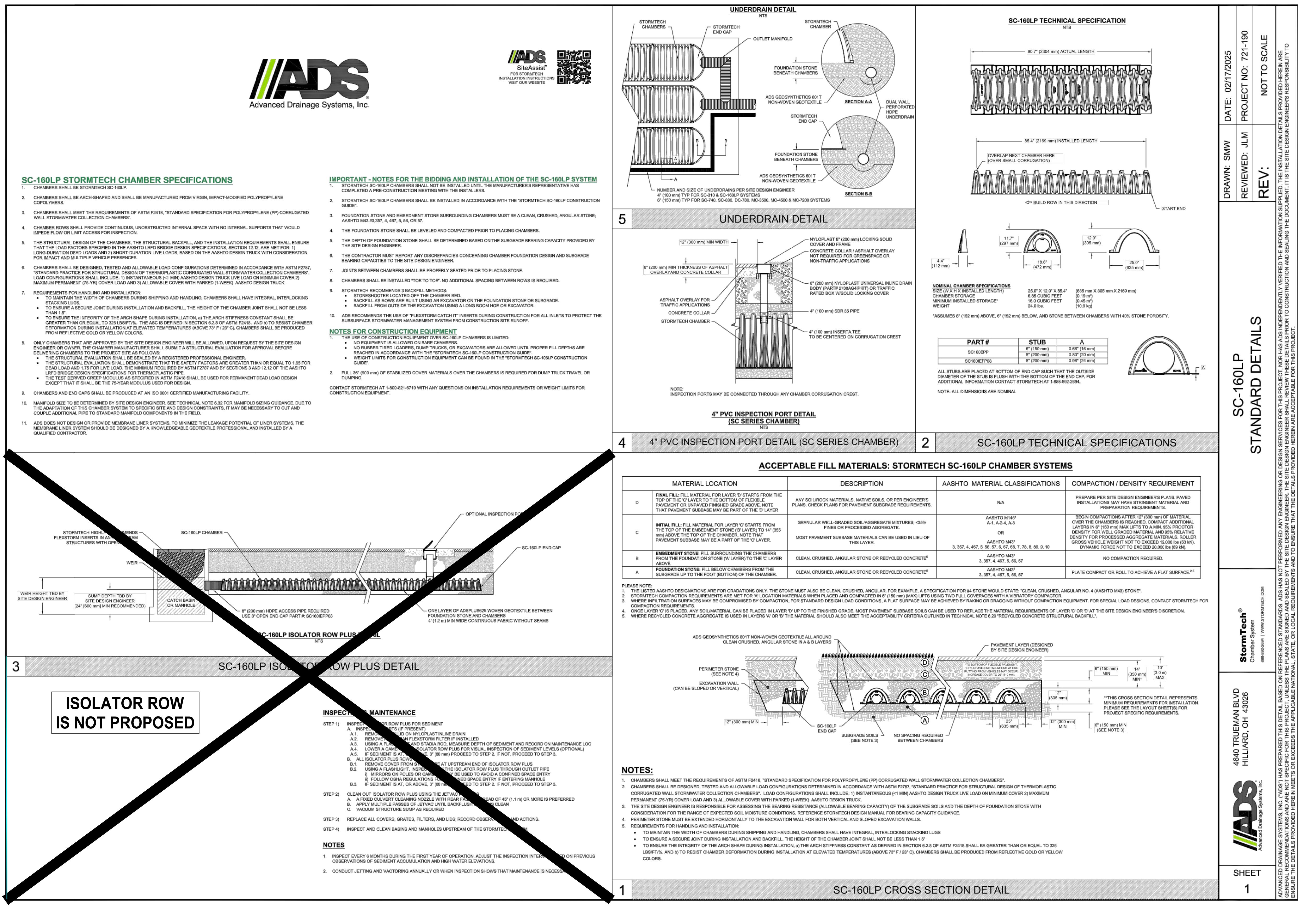
BITUMINOUS CONCRETE PAVEMENT (NO SCALE)

F25902 Proposed Conditions Model
 Prepared by DGT Associates
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Type III 24-hr 2 Year Rainfall=3.35"
 Printed 6/2/2025

Stage-Area-Storage for Pond RD: RD Infiltration System

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)	Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
210.50	230	0	211.54	230	123
210.52	230	2	211.56	230	126
210.54	230	4	211.58	230	128
210.56	230	6	211.60	230	131

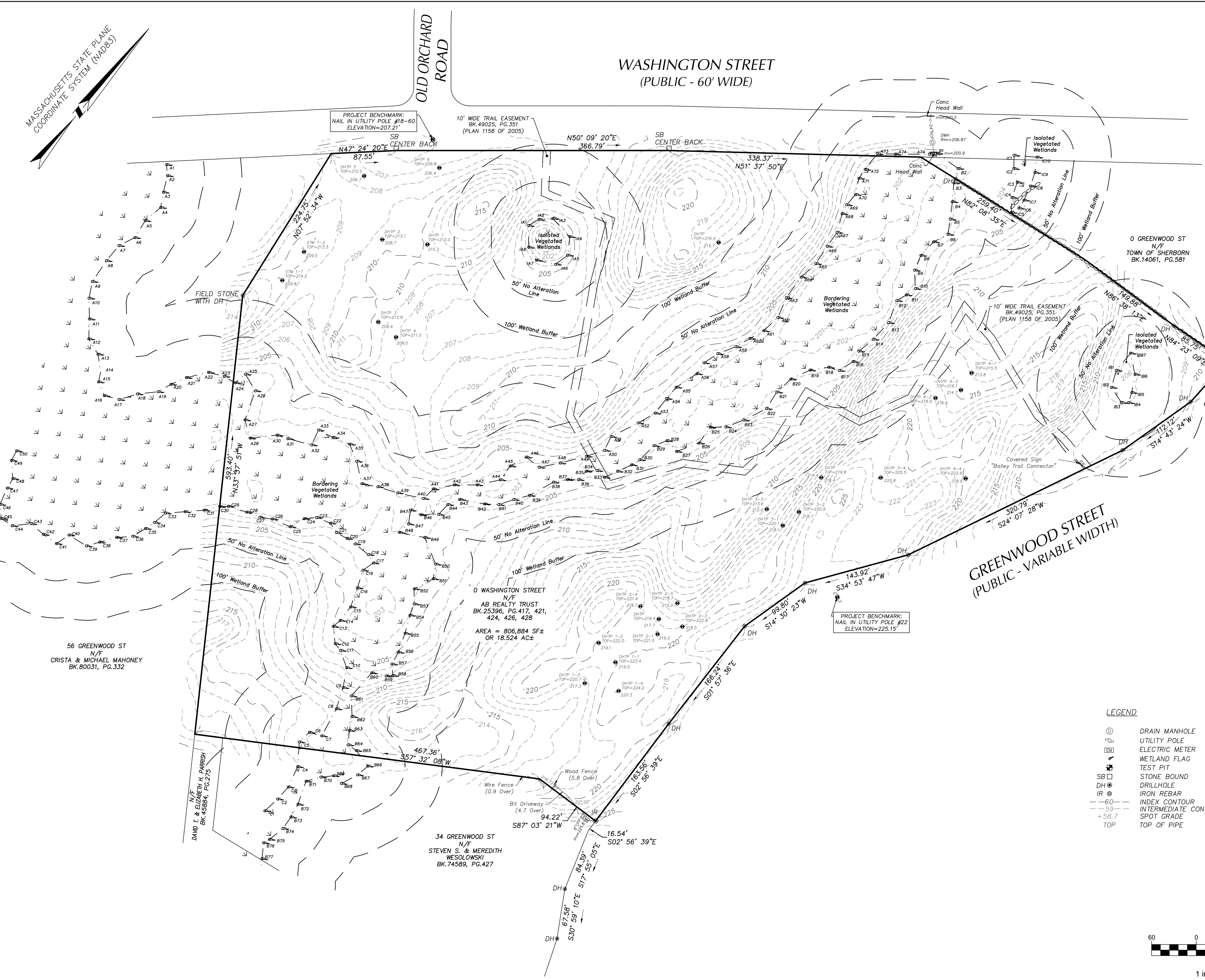


INFILTRATION SYSTEM (RECHARGER #1) DETAILS

(NO SCALE)

SITE DETAILS - 02

SHEET: 9 OF 9	C-9
PROJECT NO.: F-25902	
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NOTES:

1. THIS PLAN IS REFERENCED HORIZONTALLY TO THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM NORTH AMERICAN DATUM OF 1983 AND VERTICALLY TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 BY RTK GPS OBSERVATIONS TAKEN ON MARCH 15, 2022.

2. THIS PLAN IS THE RESULT OF AN INSTRUMENT SURVEY PERFORMED FROM MARCH 11, 2022, THROUGH JANUARY 3, 2024.

3. THE LOCATION OF UNDERGROUND UTILITIES WAS NOT INCLUDED WITHIN THE SCOPE OF THIS SURVEY. UNDERGROUND UTILITIES MAY EXIST. CONTACT DIGSAFE 811 PRIOR TO ANY EXCAVATION.

4. THE SUBJECT LAND AS SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA OR FLOODPLAIN. AREA AS SHOWN ON FEMA NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) NUMBER 25017C0632E, HAVING AN EFFECTIVE DATE OF JUNE 4, 2010.

5. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH AND MAY NOT SHOW OR REVEAL ANY FACTS THAT WOULD BE DISCLOSED BY ONE.

6. WETLAND FLAGS WERE FIELD DELINEATED BY CREATIVE LAND & WATER ENGINEERING, LLC IN MARCH OF 2022.

7. 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.

8. PROPERTY LINES SHOWN HEREON WERE DETERMINED FROM THE FOLLOWING PLANS OF RECORD FILED AT THE MIDDLESEX SOUTH COUNTY REGISTRY OF DEEDS.

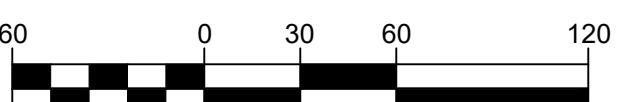
—Plan No. 379 of 1931
—Plan No. 1474 of 1964
—Plan No. 1131 of 2005
—Plan No. 1158 of 2005
—Plan No. 941 of 2005
—Plan No. 294 of 2010
—Land Court Plan 15756A
—Land Court Plan 15756B
—Land Court Plan 33624A
—1933 County Layout of Washington Street

0 WASHINGTON STREET SHERBORN, MA



DANIEL F.
FLEMING
P.L.S. No. 55476
REGISTERED PROFESSIONAL
LAND SURVEYOR FOR
SAMIOTES CONSULTANTS, INC.

REVISION		
1	1/11/2023	TEST PIT LOCATIONS
2	1/18/2024	BOUNDARY



1 inch = 60 ft.