

# Norwood Engineering

June 26, 2017

Karon Skinner-Catrone  
Conservation Agent  
50 Carby Street  
Westwood, MA 02090

Subject: Administrative Land Disturbance Permit  
Lot 1 (Map 32 Lot 9) Hedgerow Lane  
Westwood Estates Definitive Subdivision  
Canton Street Realty Trust

Dear Karon:

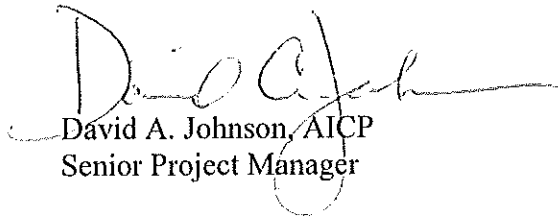
Enclosed are the following materials in support of the Administrative Land Disturbance Permit for Lot 1 Hedgerow Lane.

- A completed Application Form
- 3 Copies of the Building Permit Plan dated May 10, 2017 (1 sheet)
- A Narrative describing the proposed work
- A check in the amount of \$500.00 for the filing fee.

If you have any questions or need additional information, please contact me.

Sincerely,

NORWOOD ENGINEERING CO., INC.



David A. Johnson, AICP  
Senior Project Manager

CC: David Spiegel, Trustee - Applicant

## Project Narrative

### Existing Conditions

The lot is vacant and located in the recently approved subdivision "Westwood Estates". The subdivision is currently under construction.

### Proposed Work

Proposed is the construction of a single-family dwelling and driveway, the installation of utilities and associated site work. The area to be disturbed is approximately 18,300 SF and includes disturbance associated with the construction of the proposed Hedgerow Lane.

### Mitigation

The project includes the installation of an erosion control barrier consisting of a compost sock along with orange construction fencing as a visual barrier placed at the limit of work to contain any erosion during construction on the site. An erosion control barrier is also proposed along the "country drainage" grassed swale to prevent sedimentation within the swale area being constructed for the run-off from the subdivision roadway and the individual lots. Infiltration of the roof run-off in a leaching chamber has been provided as required to infiltrate the 1" of roof area. Infiltration of run-off from other impermeable surfaces on the lot was accounted for in the stormwater calculations for the entire subdivision. This runoff will be infiltrated in the proposed grassed swale and the main infiltration basin for the subdivision. A crushed stone apron tracking pad is also provided.

Note. The proposed lot is located in a new subdivision under construction and is subject to an Order of Conditions issued by the Commission as well as an Earth Material Movement Special Permit issued by the Planning Board.

### Administrative Land Disturbance Review Application

To Stormwater Authority:

The undersigned wishes to submit an Administrative Land Disturbance Review Application as defined in the Stormwater Management By-Laws of the Town of Westwood Section 350 and requests a review and determination by the Stormwater Authority of said Land Disturbance Plan.

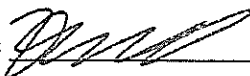
The Land Disturbance Plan involves property where owner's title to the land is derived under deed from Leona M. Landon Nominee Trust, dated Dec.19, 2016, and recorded in the Norfolk County Registry of Deeds, Book 34,780, Page 197, or Land Court Certificate of Title No.     , Registered in                                  District, Book         , Page

Give a brief summary of the nature of the project:

Construction of a single-family dwelling, driveway, utilities and associated grading

The property (building) is described as being located at Lot 1 Hedgerow Lane in the Westwood Estates subdivision it is currently used as Vacant land and the changes proposed to be made are construction of a single-family dwelling.

The project is located on the parcel shown on Assessors Map 32, Parcel 32-9.  
Lot 1 in the recently approved subdivision "Westwood Estates

X Applicant's Signature  X Owner's Signature(s)                                 

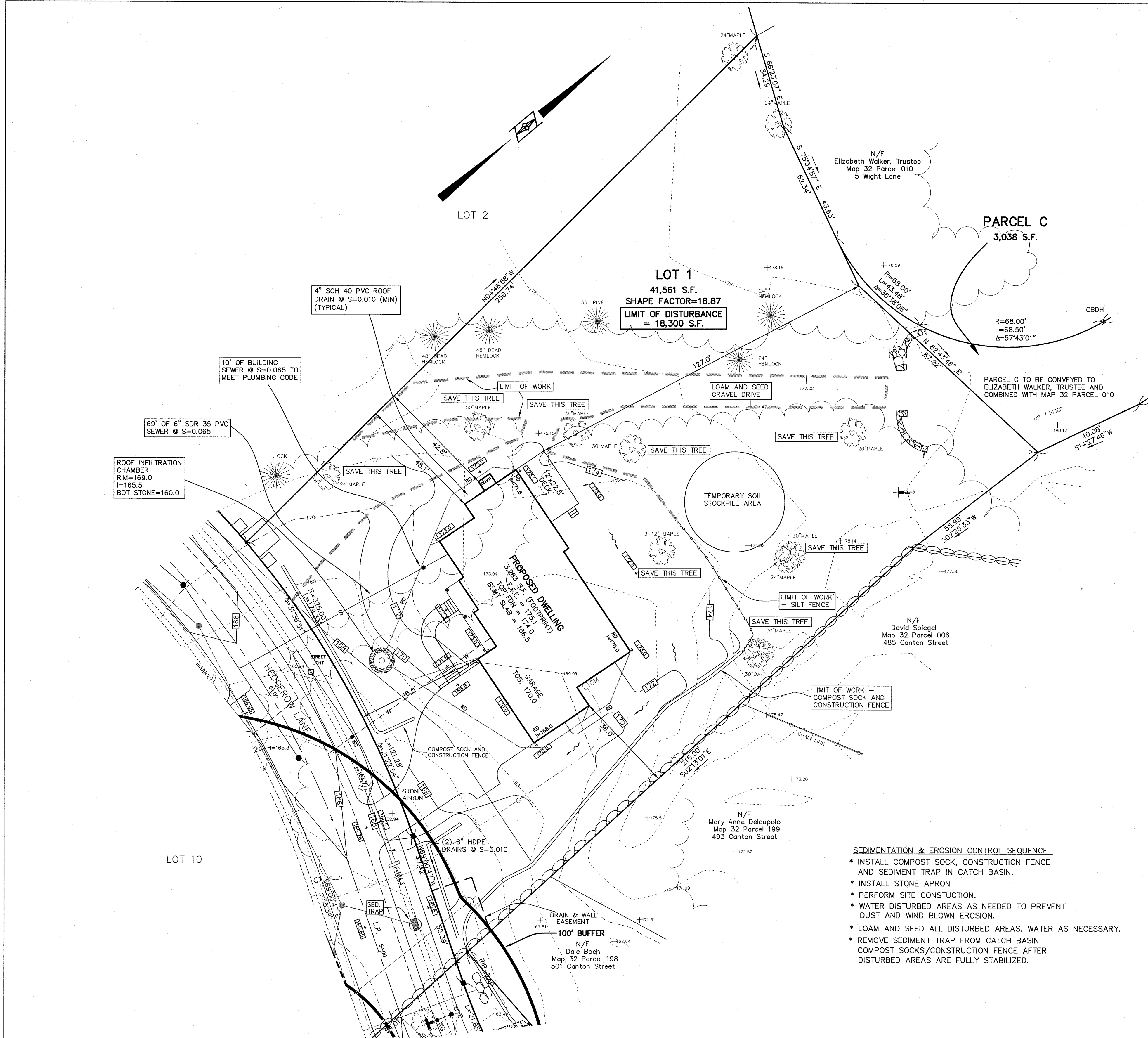
Applicant's Name (print) David Spiegel, Tr. Owner's Names(s) Same  
Canton Street Realty Trust

Applicant's Address P.O. Box 890 Owner's Address Same  
Norwood, MA 02062

Date Received by Town Clerk:                                 

Signature   

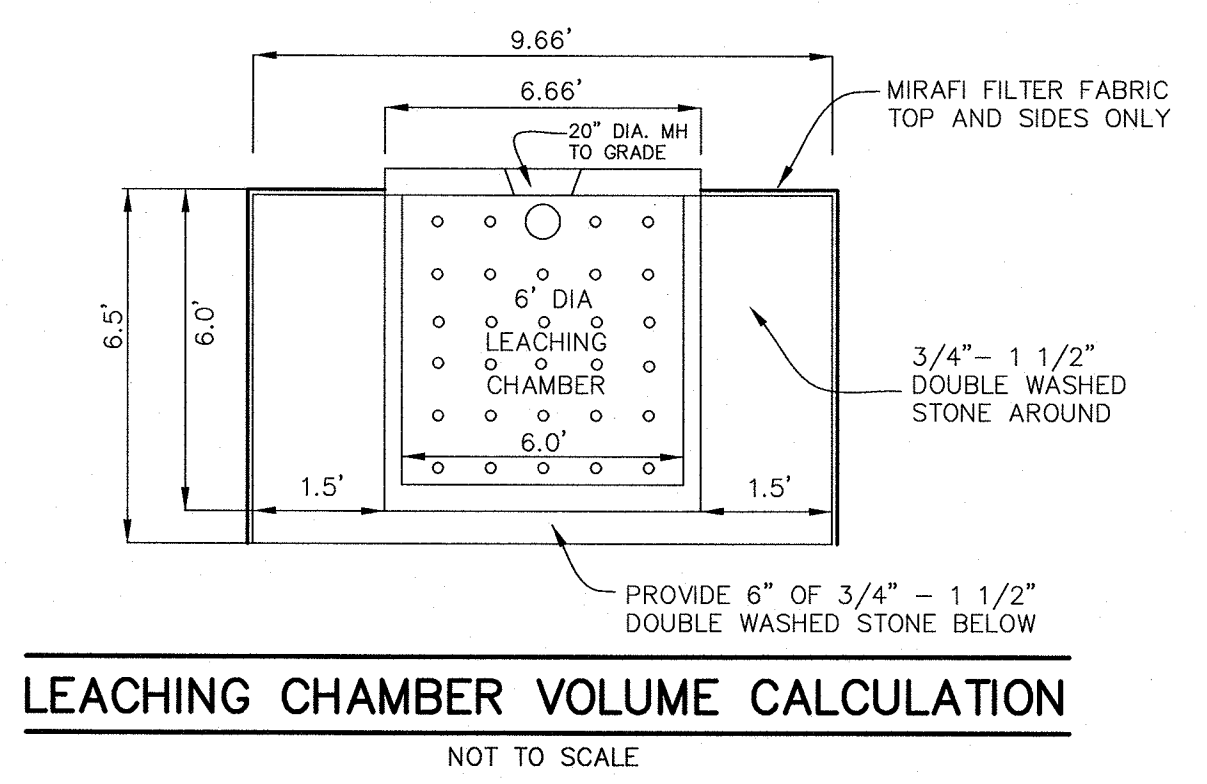
Please note: 1) An applicant for an Administrative Land Disturbance Review must file with the Stormwater Authority Land Disturbance Plan Package (see Administrative Land Disturbance Review Application Checklist).



INSIDE LEACHING CHAMBER VOLUME =  $\pi R^2 H$   
 $= \pi \left(\frac{6.00}{2}\right)^2 \times 6'$   
 $= 169.6 \text{ C.F.}$

STONE VOLUME (40% VOIDS) = TOTAL EXCAVATION - OUTSIDE LEACHING CHAMBER VOLUME  
 $\pi R^2 H$   
 $= \pi \left(\frac{9.66}{2}\right)^2 \times 6.5' - \pi \left(\frac{6.66}{2}\right)^2 \times 6'$   
 $= 476.3 \text{ C.F.} - 209.0 \text{ C.F.}$   
 $= (476.3 \text{ C.F.} - 209.0 \text{ C.F.}) \times 0.4 \text{ (VOIDS)} = 106.9 \text{ C.F.}$

TOTAL VOLUME = INSIDE LEACHING CHAMBER VOLUME + STONE VOIDS VOLUME  
 TOTAL VOLUME = 169.6 C.F. + 106.9 C.F. = 276.5 C.F. (2,068 GALLONS)



**ZONING CLASSIFICATION**  
 SINGLE RESIDENCE C (RC)

**ASSESSORS REFERENCE**  
 32 - 006 (LOT 1 HEDGEROW LANE)

**OWNER/APPLICANT:**  
 CANTON STREET REALTY TRUST  
 DAVID SPIEGEL, TRUSTEE  
 P.O. BOX 890  
 NORWOOD, MA. 02062

**DEED REFERENCE**  
 BOOK 34780 PAGE 197

**BENCH MARK:**  
 TOP SPINDLE OF HYDRANT IN FRONT OF  
 HOUSE #485 CANTON STREET  
 ELEVATION = 184.01

**VERTICAL PK SET IN 48" BEECH ON LOT 9**  
 AT STA 6+84 ± LEFT  
 ELEVATION 176.89

**ELEVATION DATUM = NAVD88**

**SINGLE RESIDENCE C (RC) - ZONE SUMMARY**

	REQUIRED	PROVIDED
MIN. LOT AREA	40,000 S.F.	41,561 S.F.
MIN. LOT FRONTAGE	125 FT.	168.7'
LOT COVERAGE (BLDG)	25% MAX.	7.86%
LOT COVERAGE (IMPERVIOUS)	50% MAX.	12.01%
MIN. LOT WIDTH	125 FT.	165.1' FT.
MIN. FRONT SETBACK	40 FT.	46.0 FT.
MIN. SIDEYARD	20 FT.	36.0 FT.
MIN. REAR YARD	30 FT.	127.0 FT.
MAX. BUILDING HEIGHT	35 FT.	REFER TO ARCH. PLANS
	25 FT. + 1' EACH ADDITIONAL SETBACK MAX. 35 FT.	

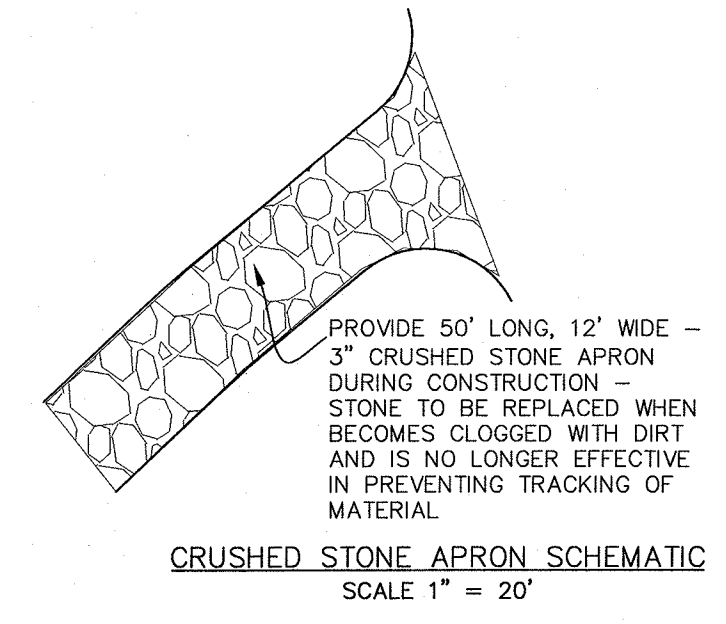
**STORMWATER RECHARGE REQUIREMENT**  
 1.0" X IMPERVIOUS AREA

**IMPERVIOUS ROOF AREA**  
 3,266 S.F. HOUSE

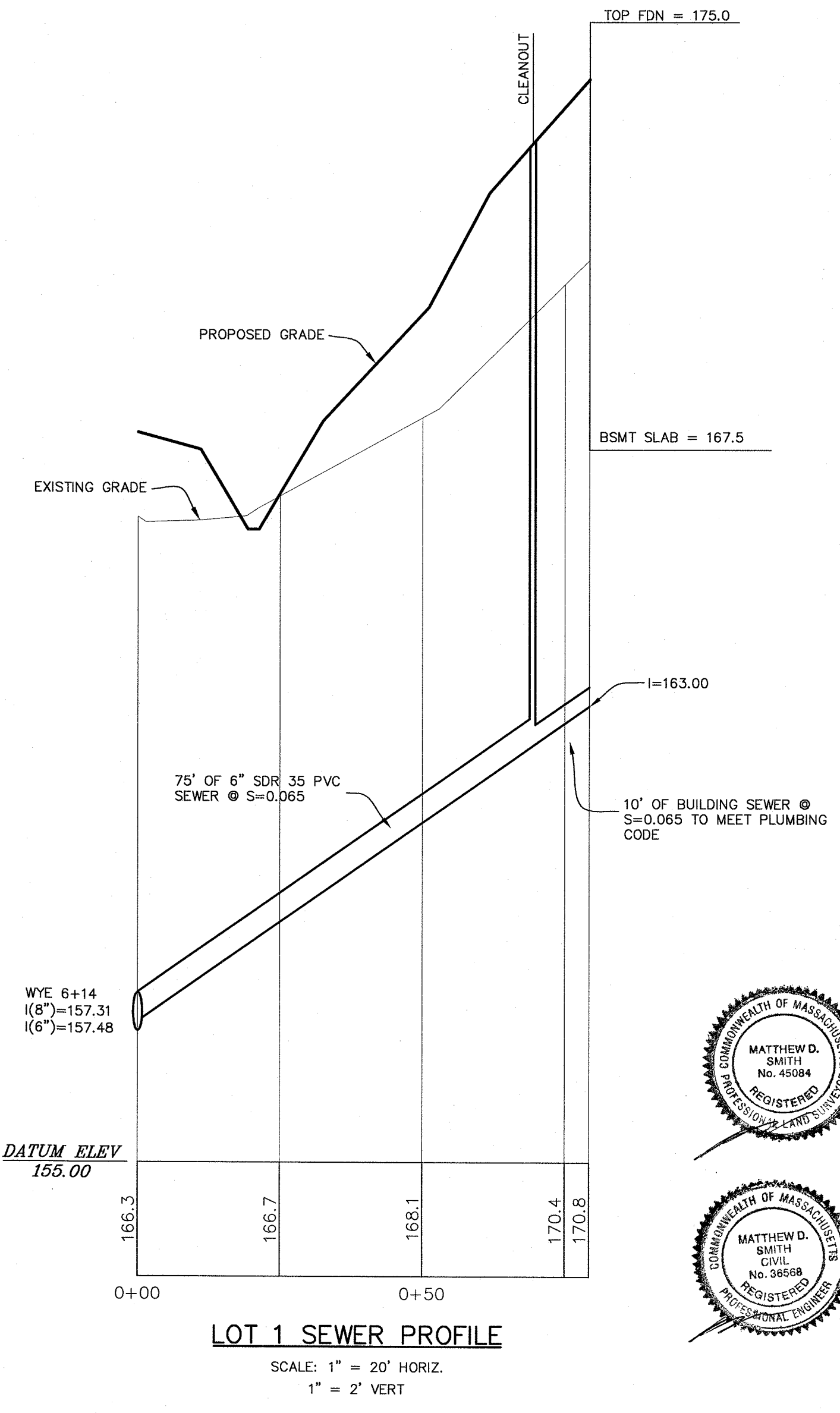
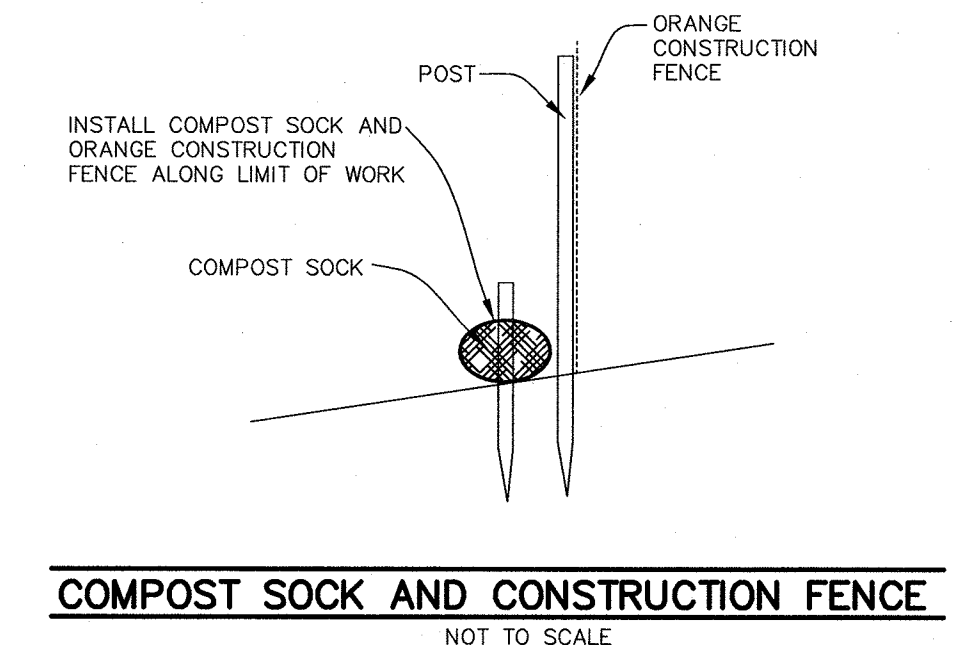
3,266 S.F. X 1.0"/12" = 272.2 C.F. RECHARGE REQUIRED

RECHARGE PROVIDED = 276.5 C.F.

NOTE: INFILTRATION OF DRIVEWAY RUNOFF (1" MINIMUM) HAS BEEN ACCOUNTED FOR IN DEFINITIVE SUBDIVISION DESIGN.



- SEDIMENTATION & EROSION CONTROL SEQUENCE**
- \* INSTALL COMPOST SOCK, CONSTRUCTION FENCE AND SEDIMENT TRAP IN CATCH BASIN.
  - \* INSTALL STONE APRON
  - \* PERFORM SITE CONSTRUCTION.
  - \* WATER DISTURBED AREAS AS NEEDED TO PREVENT DUST AND WIND BLOWN EROSION.
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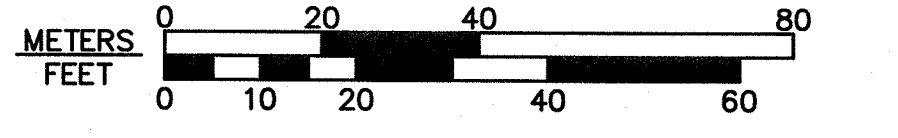


I CERTIFY THE ABOVE SHOWN LOT IS IN ZONE "X" AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF WESTWOOD MAP 25021C0183E DATED JULY 17, 2012.

**STORMWATER MANAGEMENT PLAN**  
**LOT 1, WESTWOOD ESTATES**  
**WESTWOOD, MASSACHUSETTS**  
 SCALE: 1" = 20' MAY 10, 2017

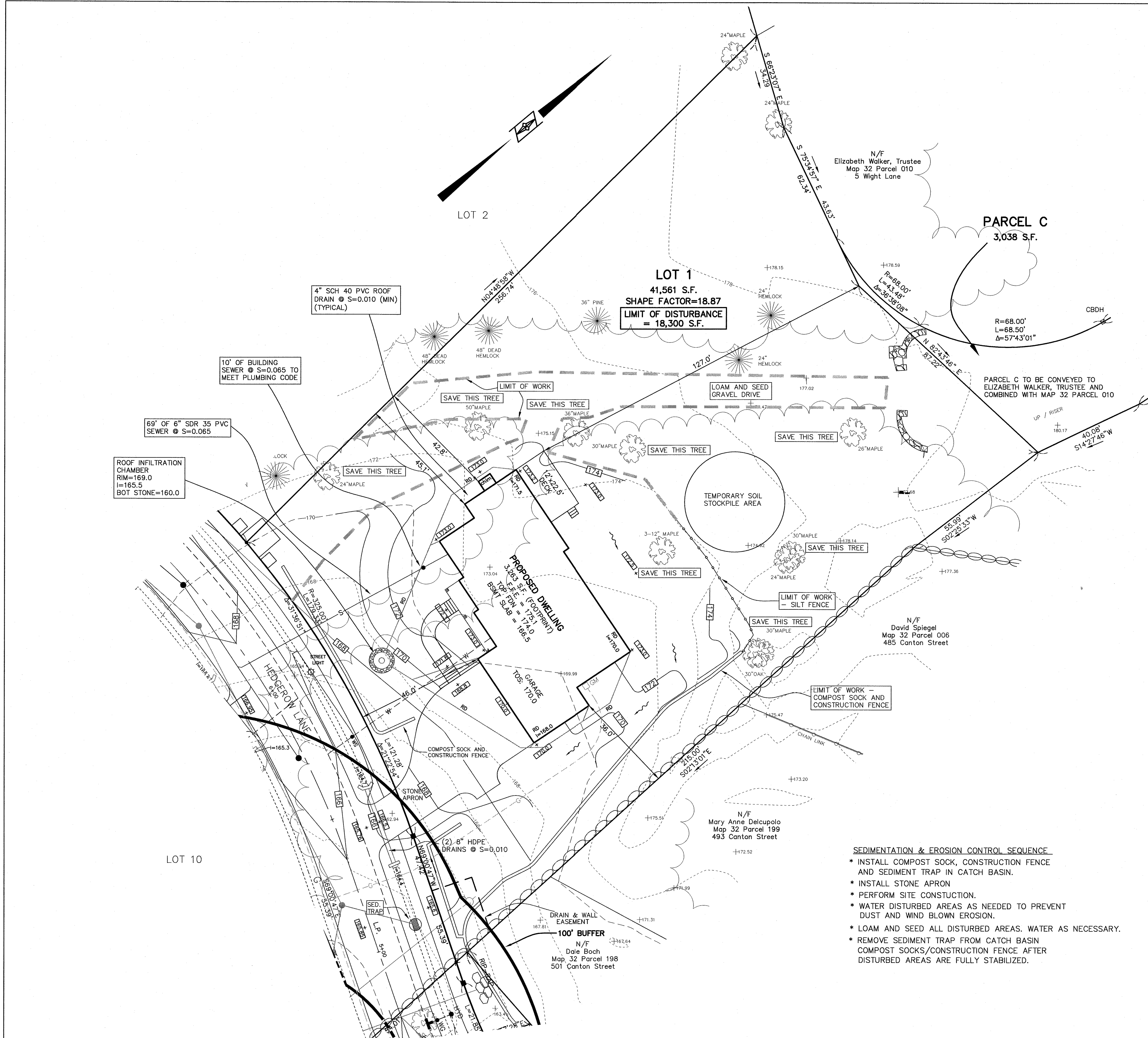
**Norwood Engineering**

Norwood Engineering Company, Inc.  
 Consulting Engineers, Land Surveyors  
 1410 ROUTE ONE, NORWOOD, MA 02062  
 TEL. (781)762-0143 FAX (781)762-8595



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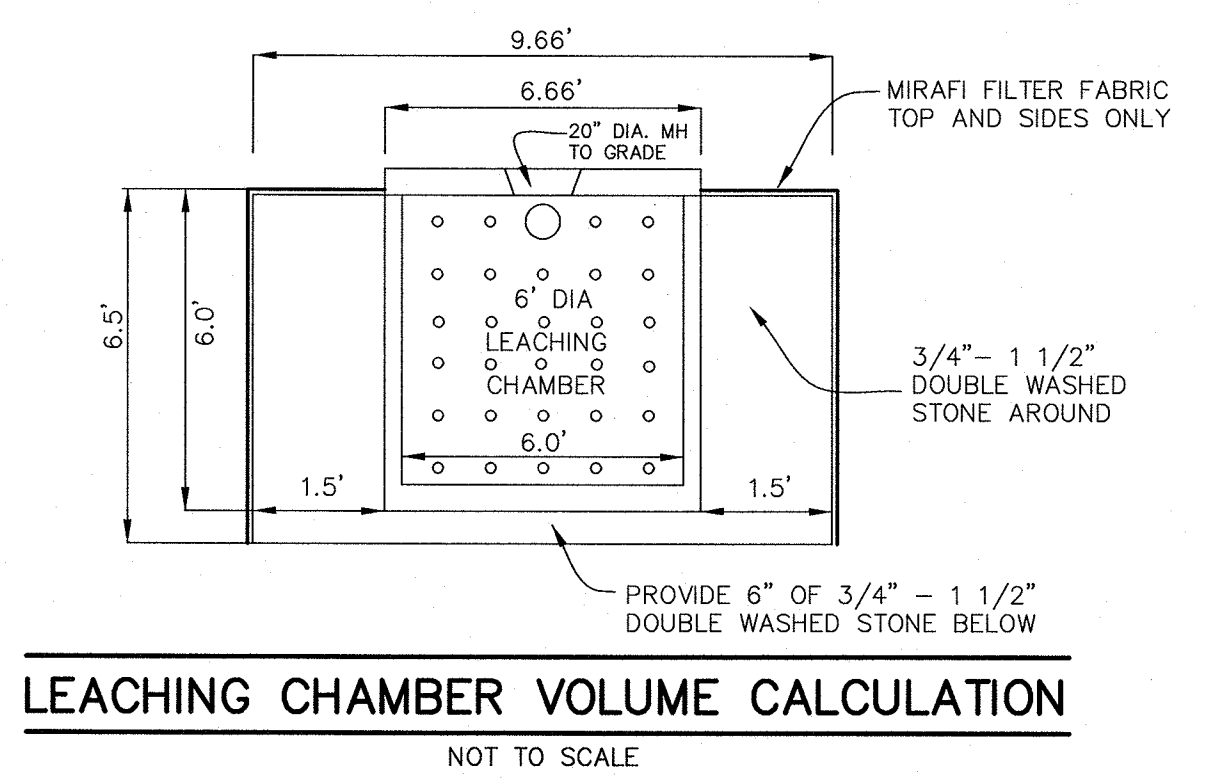




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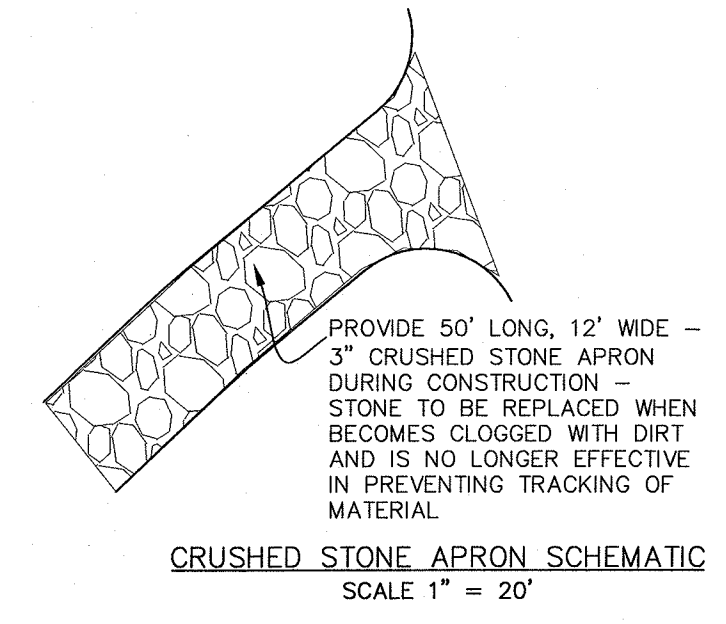
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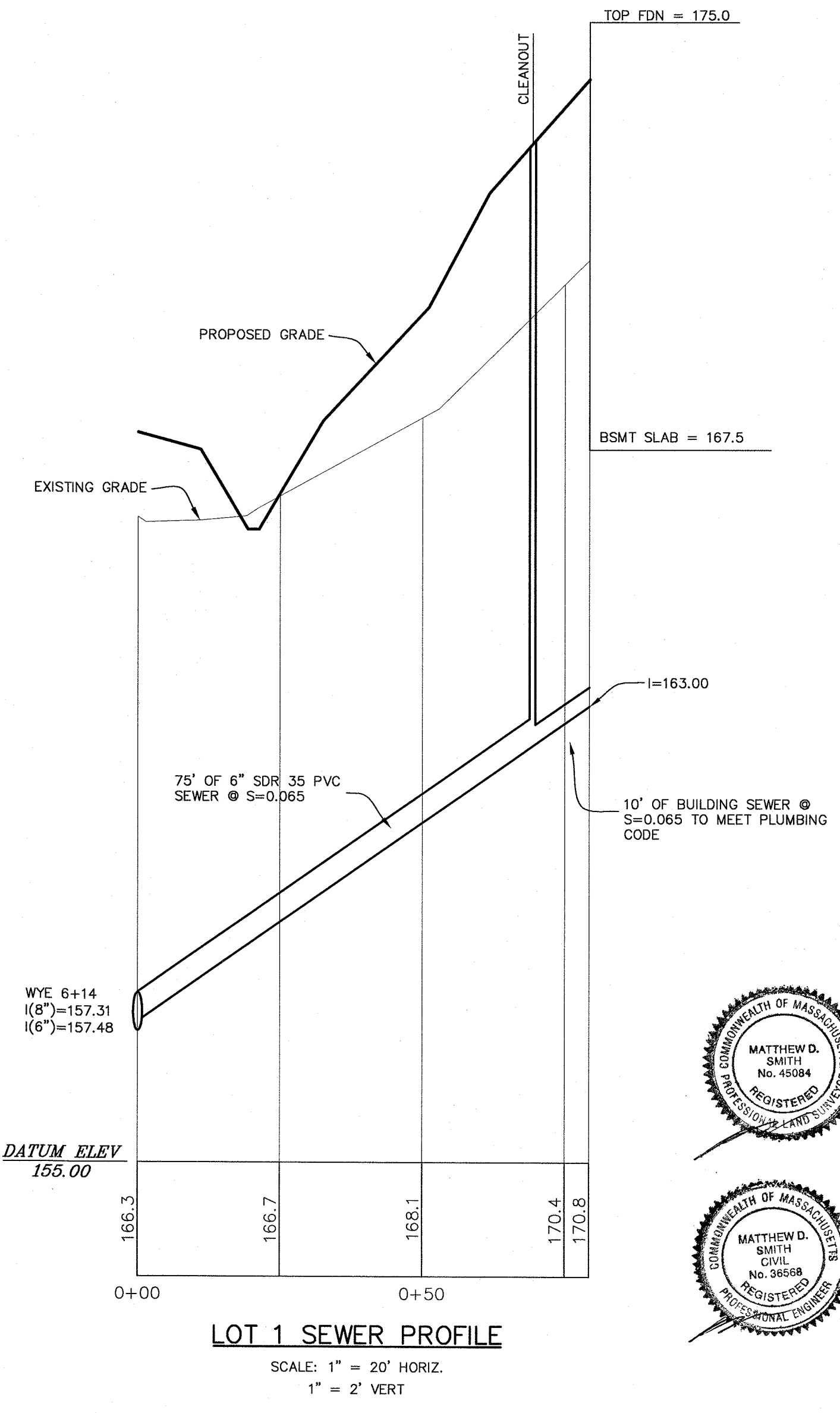
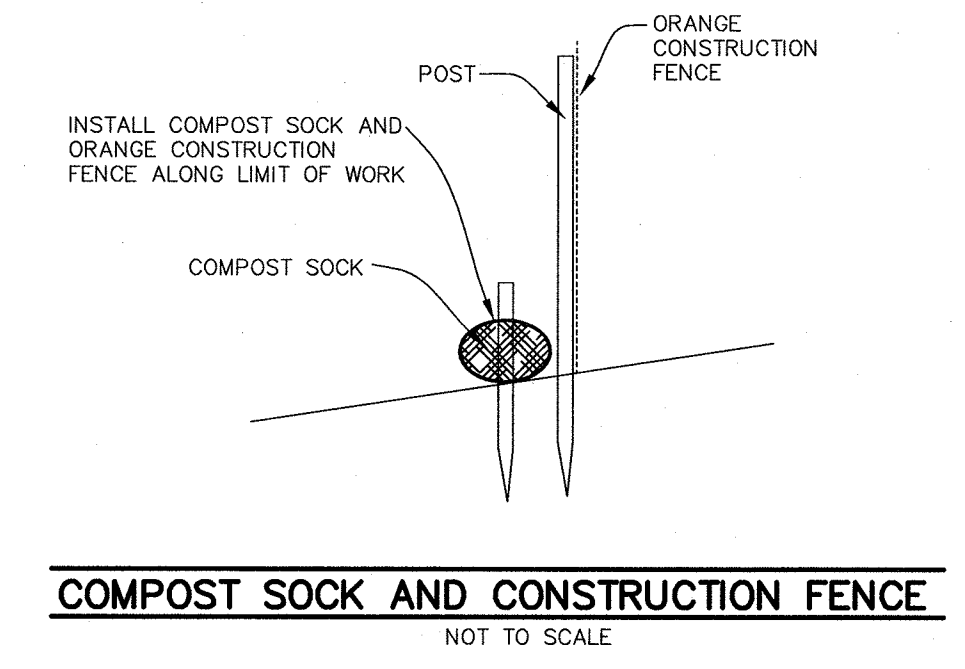
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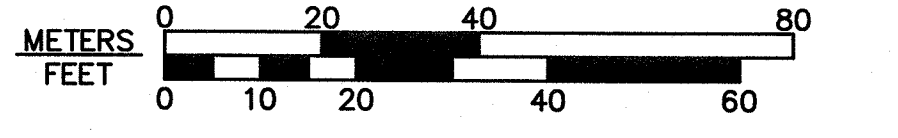


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