

Norwood Engineering

August 14, 2018

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

Subject: Administrative Land Disturbance Permit
Hedgerow Lane
Lot 9 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 9 Hedgerow Lane.

- A completed Application Form
- 3 Copies of the Building Permit Plan dated August 1, 2018 (1 sheet)
- A Project Narrative describing the proposed work
- A check in the amount of \$500.00 for the filing fee.

A PDF of the filing has also been sent directly to your email address.

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 located in the approved subdivision "Westwood Estates". The subdivision is currently under construction. The lot is currently vacant. Previously a dwelling was located on the lot but has recently been demolished.

Proposed Work

Proposed is the construction of a single-family dwelling, driveway, the installation of utilities and associated site work. The area to be disturbed is approximately 20,800 SF and includes some disturbance associated with the construction of the proposed Hedgerow Lane and the adjacent lots.

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 which is 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 the proposed driveway is accommodated by a 2'x2', 3/4" stone infiltration trench along the edge of the driveway. A crushed stone apron tracking pad is provided. Also provided is a soil stockpile area surrounded by a silt fence to contain any erosion.

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 9 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 9 in the recently approved subdivision "Westwood Estates

Applicant's Signature _____ Owner's Signature(s) Same

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).

Administrative Land Disturbance Review Application Checklist

A. Application. A completed application for an Administrative Land Disturbance Review shall be filed with Stormwater Authority. Approval must be obtained prior to the commencement of land disturbing activity within limits for an Administrative Review defined above. The Administrative Land Disturbance Review Application package shall include:

- (10) A completed Application Form with original signatures of all owners;
- (11) Narrative describing the proposed work including existing site conditions, proposed work and methods to mitigate any stormwater impacts
- (12) Three (3) copies of the plan that include:
 - a. Existing site features including structures, pavements, plantings, and stormwater management systems etc.,
 - b. Proposed work including proposed stormwater management systems and limits of disturbance
 - c. Basic erosion and sedimentation controls.
- (13) Payment of the application and review fees; and,

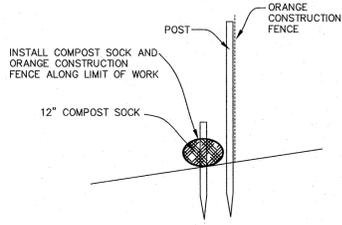
SINGLE RESIDENCE C (RC) - ZONE SUMMARY

	REQUIRED	PROVIDED
MIN. LOT AREA	40,000 S.F.	40,498 S.F.
MIN. LOT FRONTAGE	125 FT.	125.68'
LOT COVERAGE (BLDG)	25% MAX.	8.2%
LOT COVERAGE (IMPERVIOUS)	50% MAX.	13.9%
MIN. LOT WIDTH	125 FT.	125.7 FT.
MIN. FRONT SETBACK	40 FT.	67.5' FT.
MIN. SIDEYARD	20 FT.	22.4 FT.
MIN. REAR YARD	30 FT.	107.42 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
 3,320 S.F. HOUSE
 3,320 S.F. X 1.0"/12" = 276.6 C.F. RECHARGE REQUIRED (2,069 GALLONS)
 RECHARGE PROVIDED = 582 C.F. (4,352 GALLONS)

COMPOST SOCK AND CONSTRUCTION FENCE



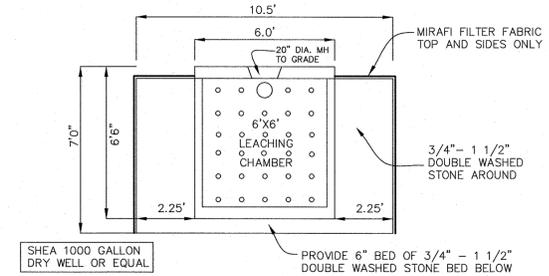
ZONING CLASSIFICATION
 SINGLE RESIDENCE C (RC)
ASSESSORS REFERENCE
 32 - 006 (LOT 9 HEDGEROW LANE)
OWNER/APPLICANT:
 CANTON STREET REALTY TRUST
 DAVID SPIEGEL, TRUSTEE
 P.O. BOX 890
 NORWOOD, MA. 02062

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

INSIDE LEACHING CHAMBER VOLUME = $\pi R^2 H$
 $= \pi \left(\frac{6.33}{2}\right)^2 \times 6'$
 $= 133.8 \text{ C.F. (1,000 GALLONS)}$

STONE VOLUME (40% VOIDS) = TOTAL EXCAVATION - OUTSIDE LEACHING CHAMBER VOLUME
 $\pi R^2 H - \pi R^2 H$
 $= \pi \left(\frac{10.9}{2}\right)^2 \times 6.5' - \pi \left(\frac{6.0}{2}\right)^2 \times 6'$
 $= 562.8 \text{ C.F.} \quad 169.6 \text{ C.F.}$
 $= (562.8 \text{ C.F.} - 169.6 \text{ C.F.}) \times 0.4 \text{ (VOIDS)} = 157.2 \text{ C.F.}$

TOTAL VOLUME = INSIDE LEACHING CHAMBER VOLUME + STONE VOLUME
 TOTAL VOLUME = 133.8 C.F. + 157.2 C.F. = 291 C.F. (2,176 GALLONS)



LEACHING CHAMBER VOLUME CALCULATION
 NOT TO SCALE

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.

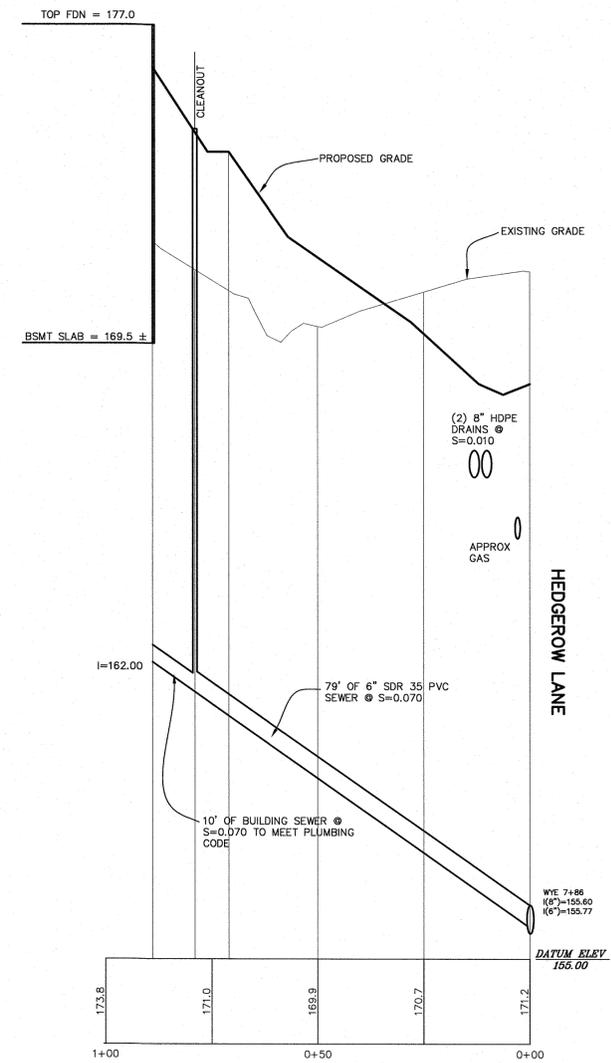
BUILDING PERMIT PLAN
LOT 9, WESTWOOD ESTATES
WESTWOOD, MASSACHUSETTS

SCALE: 1" = 20' AUGUST 6, 2018

Norwood Engineering

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

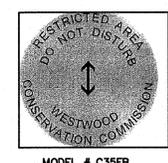
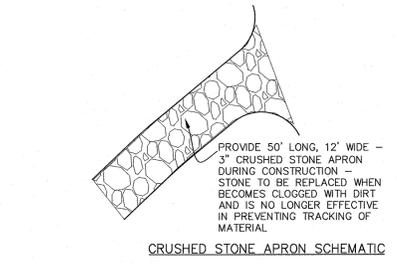
SHEET 1 OF 1 4972-35



LOT 9 SEWER PROFILE
 SCALE: 1" = 20' HORIZ.
 1" = 2' VERT

- 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.
 - * LOAM AND SEED ALL DISTURBED AREAS. WATER AS NECESSARY.
 - * REMOVE SEDIMENT TRAP FROM CATCH BASIN
 - * COMPOST SOCKS/CONSTRUCTION FENCE AFTER DISTURBED AREAS ARE FULLY STABILIZED.
 - * DISTURBED AREA = 20,880 SF ±

DATE	REVISIONS
8-28-18	MIRROR HOUSE AND DRIVEWAY



GRANITE MONUMENT DETAIL
 (NO SCALE)
 DISKS CAN BE OBTAINED FROM BERNTSEN INTERNATIONAL, INC.
 1-800-518-0934
 WWW.BERNTSEN.COM
 GRANITE POST CAN BE OBTAINED FROM SWENSON GRANITE WORKS
 10 MAIN STREET
 MEDWAY, MA 02053
 508-533-2882
 WWW.SWENSONGRANITE.COM

