

WESTWOOD PLANNING BOARD APPLICATION FOR HEARING

1. Requested Approval(s):
CONCRETE WALL INSTALLATION

2. Brief Narrative of Proposal:
INSTALL CONCRETE WALL- LEFT SIDE OF HOUSE

3. Address/Location of Property Subject to Hearing:
94 OAK STREET, WESTWOOD, MA

4. Assessor's Map and Parcel Number(s): 35 | 189

5. Size of Parcel: 42,612 SQ. FT.

6. Name of Applicant:
DERRICK FITZGERALD, 94 OAK STREET LLC

7. Applicant's Mailing Address:

8. Applicant's Telephone: (H) _____ (W) _____

9. Applicant's E-Mail Address: _____

10. Applicant is: Owner Tenant Licensee Prospective Purchaser Other

11. Name of Property Owner(s):
DERRICK FITZGERALD, 94 OAK STREET LLC

12. Property Owner's Mailing Address:
42 RIVERDALE AVE, NEWTON, MA 02458

13. Deed Recorded in:
a. County Registry of Deeds, Book _____ Page _____
b. Registry District of the Land Court, Certificate Number _____
Page _____ Book _____

TOWN CLERK
TOWN OF WESTWOOD
2010 DEC 21 P 1:36

14. Has any Application ever been filed with the Planning Board regarding this Property?

Yes, When? _____
 No

15. Has the Lot been surveyed by a Registered Land Surveyor?

Yes, When? 6 MONTHS AGO
 No

The Applicant hereby requests a public hearing before the Westwood Planning Board and consents to pay for the cost of all legal advertisements required by the Zoning Bylaw and/or Planning Board Rules and Regulations, which will be billed directly to the Applicant by the newspaper at a later date. The Applicant also consents to pay for all costs required pursuant to applicable sections of the Westwood Zoning Bylaw and/or Planning Board Rules and Regulations, unless expressly waived by the Planning Board, including all project review fees, inspection fees, and costs associated transcription, in addition to all other fees, expenses and costs in connection with the Planning Board's review and evaluation of this Application.

Signed: 
Applicant (or Agent) Signature

DEREK FITZGERALD
Printed Name of Applicant

2016 DEC 21 P 1:36
TOWN CLERK
TOWN OF WESTWOOD

Signed: 
Property Owner(s) of Record Signature(s)

94 OAK ST LLC
Printed Name(s) of Property Owner(s) of Record

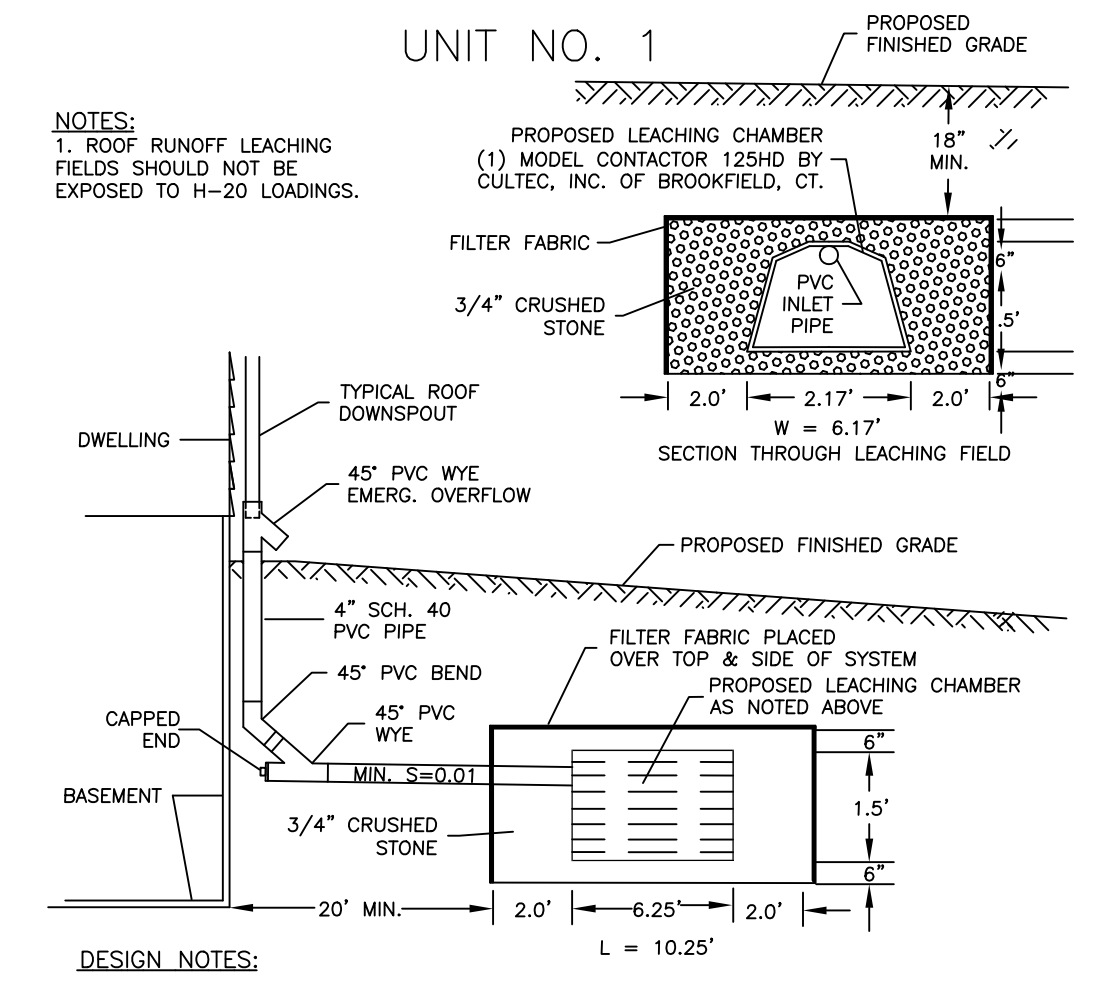
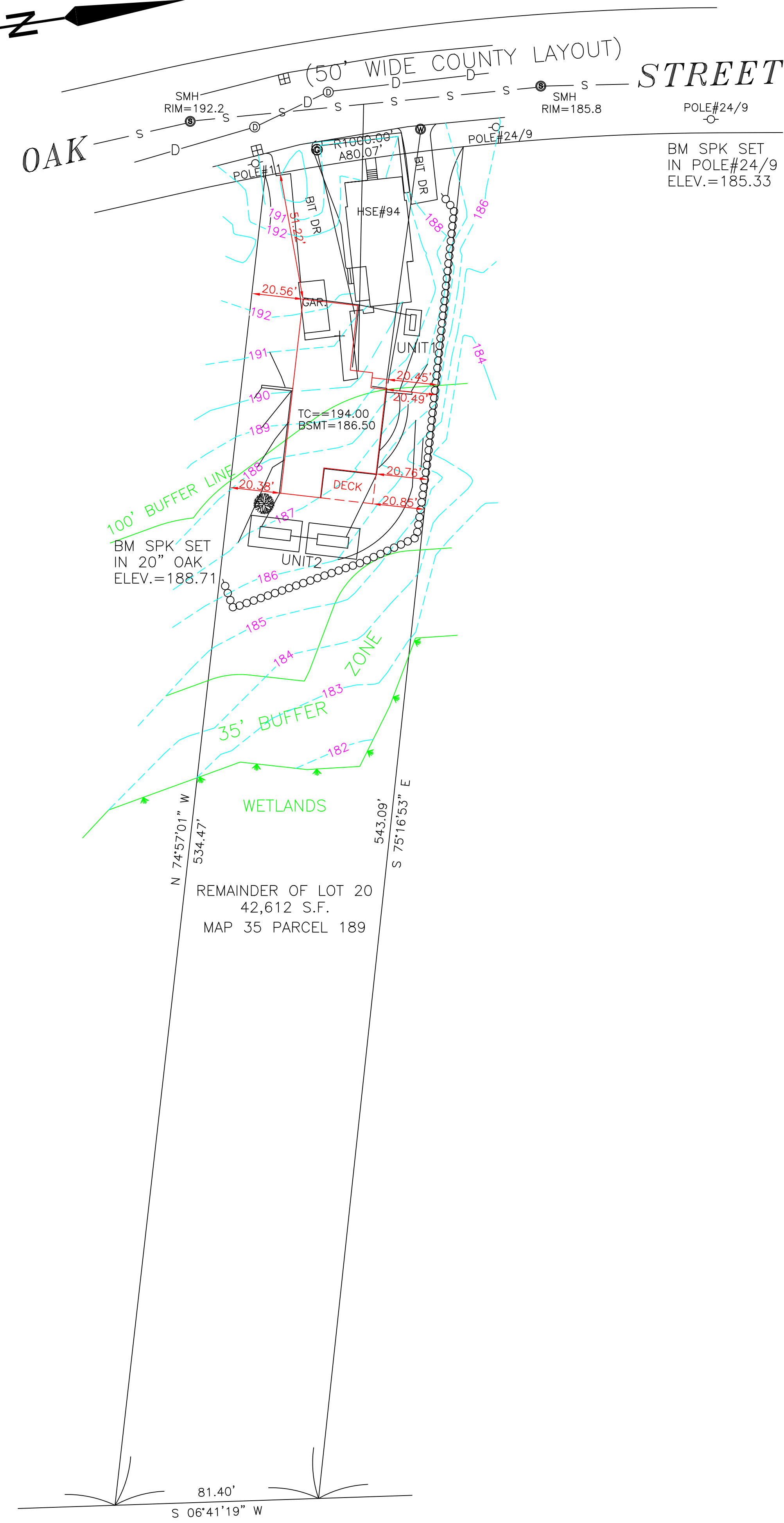
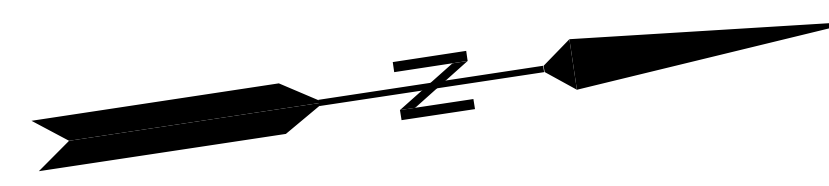
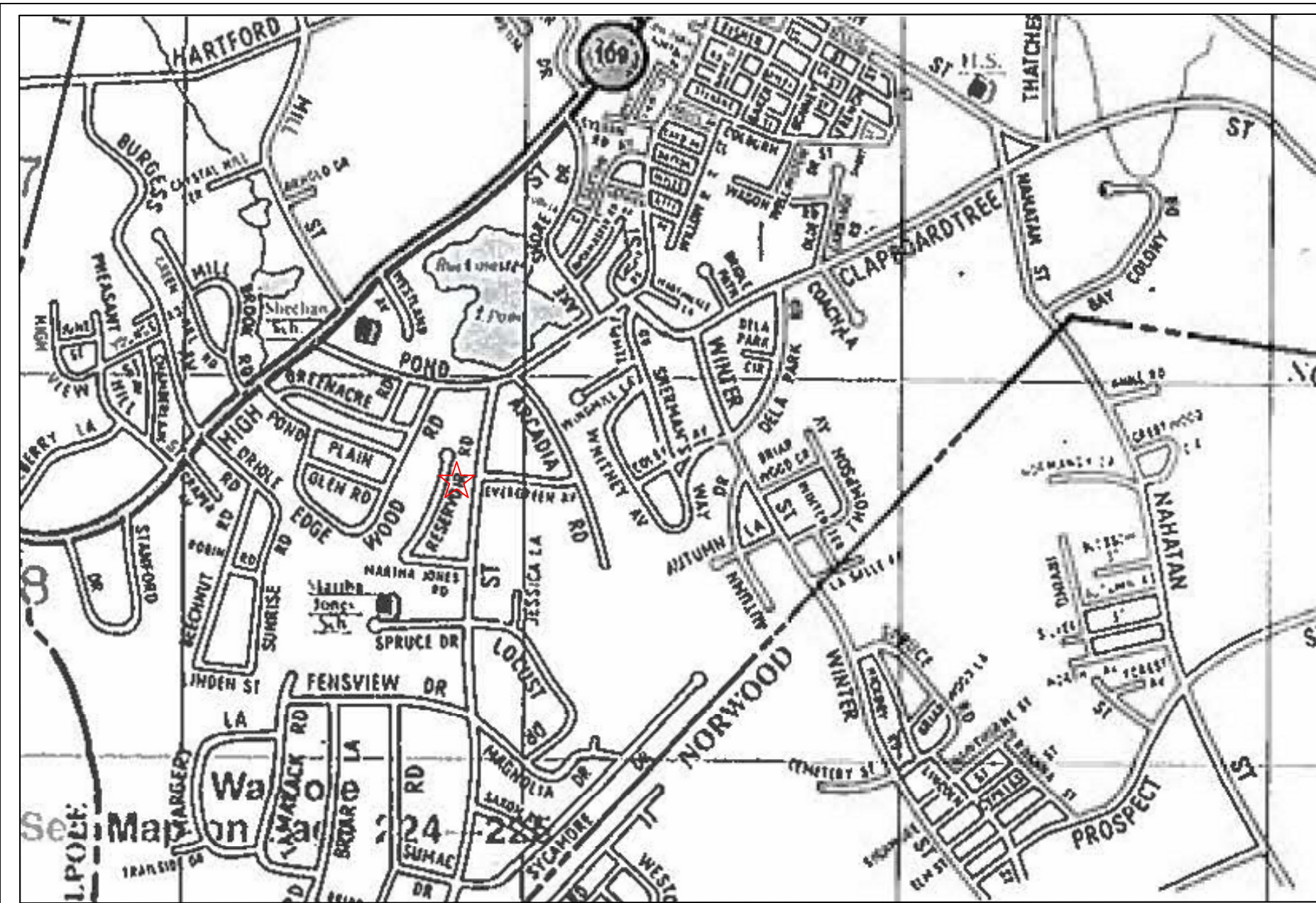
Date: 12/20/16

Payments Received: Application Fee: \$ _____

Project Review Fees: (if applicable) \$ _____

Inspection Fees: (if applicable) \$ _____

Other Fees: (if applicable) \$ _____

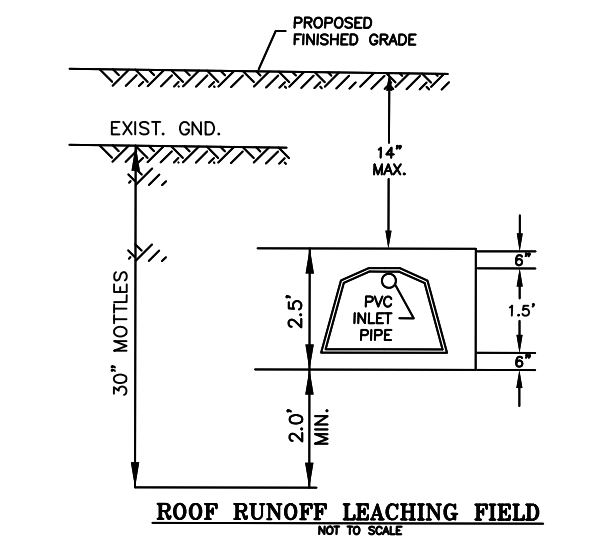


DESIGN NOTES:
1. THIS ROOF RUNOFF LEACHING SYSTEM WAS DESIGNED TO CAPTURE 1.0-INCHES OF RUNOFF FROM THE ENTIRE ROOF AREA OF THE PROPOSED GARAGE SHOWN ON THIS PLAN.

ROOF RUNOFF LEACHING FIELD
NOT TO SCALE

DESIGN CALCULATIONS

660 S.F. ROOF X 1"/12 = 55.00 C.F. REQUIRED
 6.17' X 10.25' X 2.5' = 158.10 C.F.
 158.10 - 13.85 (1 CHAMBER VOLUME) = 144.25 C.F.
 144.25 X 0.40 (VOID VOLUME) = 57.70 C.F.
 57.70 + 13.85 = 71.55 C.F. (PROVIDED)



NO FILL REQUIRED

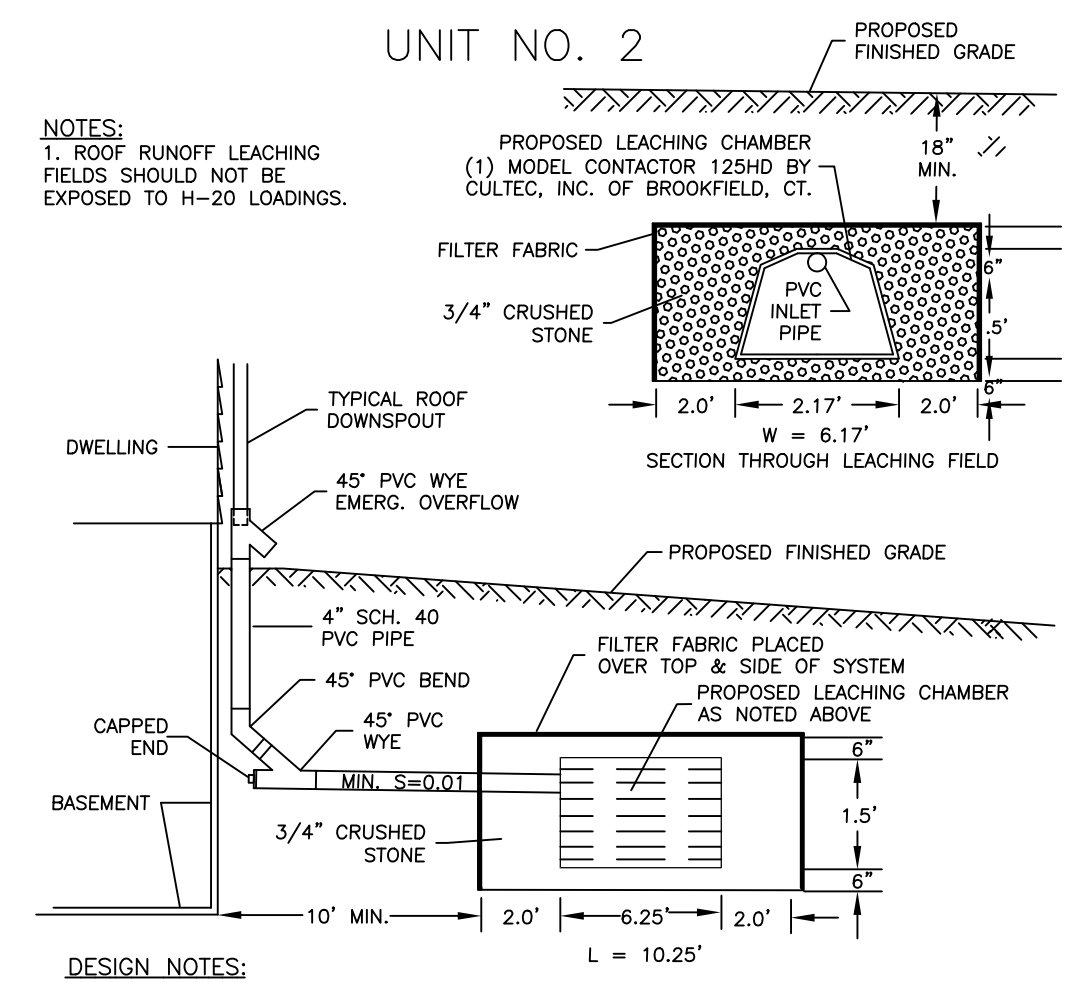
LOT PRE-EXISTING, NON-CONFORMING
 FRONTAGE 80.07
 WIDTH 77.51
 NONWETLANDS 18,780 S.F.

BUILDING PERMIT
 PLAN OF LAND
 IN
WESTWOOD, MA.

SCALE: 1" = 30' 4/22/16

OWNER: 94 Oak Street LLC
 288 Washington Street
 Brookline, Ma. 02445

COLONIAL ENGINEERING INC.
 11 AWL STREET MEDWAY, MA
 508-533-1644

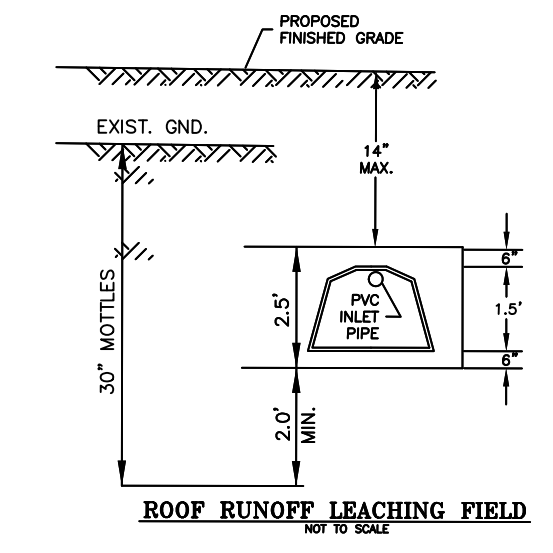


DESIGN NOTES:
1. THIS ROOF RUNOFF LEACHING SYSTEM WAS DESIGNED TO CAPTURE 1.0-INCHES OF RUNOFF FROM THE ENTIRE ROOF AREA OF THE PROPOSED GARAGE SHOWN ON THIS PLAN.

ROOF RUNOFF LEACHING FIELD
NOT TO SCALE

DESIGN CALCULATIONS

1,548 S.F. ROOF X 1"/12 = 129.00 C.F. REQUIRED
 6.17' X 10.25' X 2.5' = 158.10 C.F.
 158.10 - 13.85 (1 CHAMBER VOLUME) = 144.25 C.F.
 14.25 X 0.40 (VOID VOLUME) = 57.70 C.F.
 57.70 + 13.85 = 71.55 C.F. X 2 CHAMBERS = 143.10 C.F. (PROVIDED)



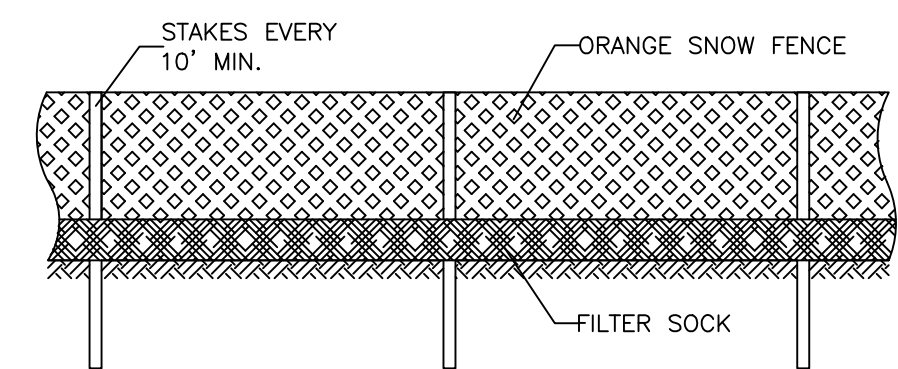
ZONE RC
 SETBACK 40'
 SIDEYARD 20'
 REARYARD 30'
 BUILD. COVERAGE 25%
 IMPER. COVERAGE 50%

EXISTING
 BUILD. COVERAGE 3.20%
 IMPER. COVERAGE 6.40%

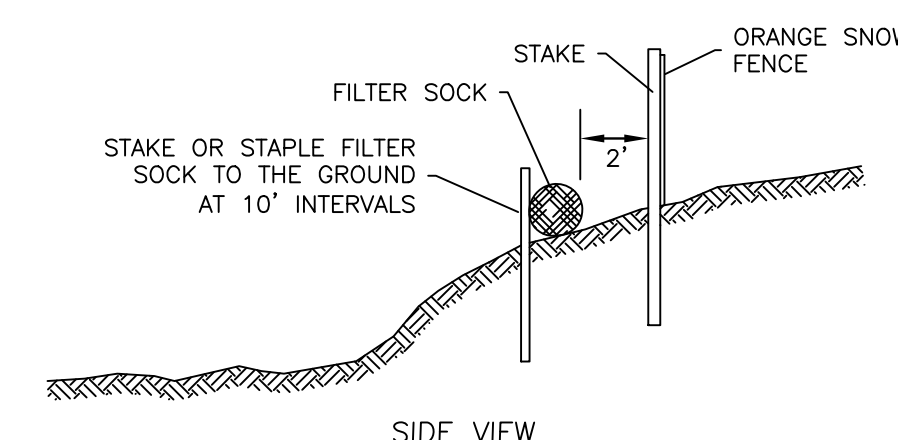
PROPOSED
 BUILD. COVERAGE 5.18%
 IMPER. COVERAGE 7.20%

NOTE: TIE INTO EXISTING WATER
 SERVIC AND SEWER STUB.

I CERTIFY THAT THE PROPOSED STRUCTURE
 SHOWN ON THIS PLAN CONFORMS TO THE
 ZONING SETBACKS OF THE TOWN OF
 WESTWOOD MA. AND DOES NOT LIE WITHIN
 THE FLOOD PLAIN.



FRONT VIEW



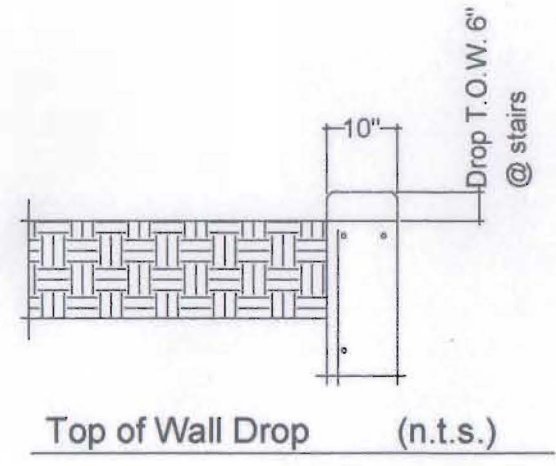
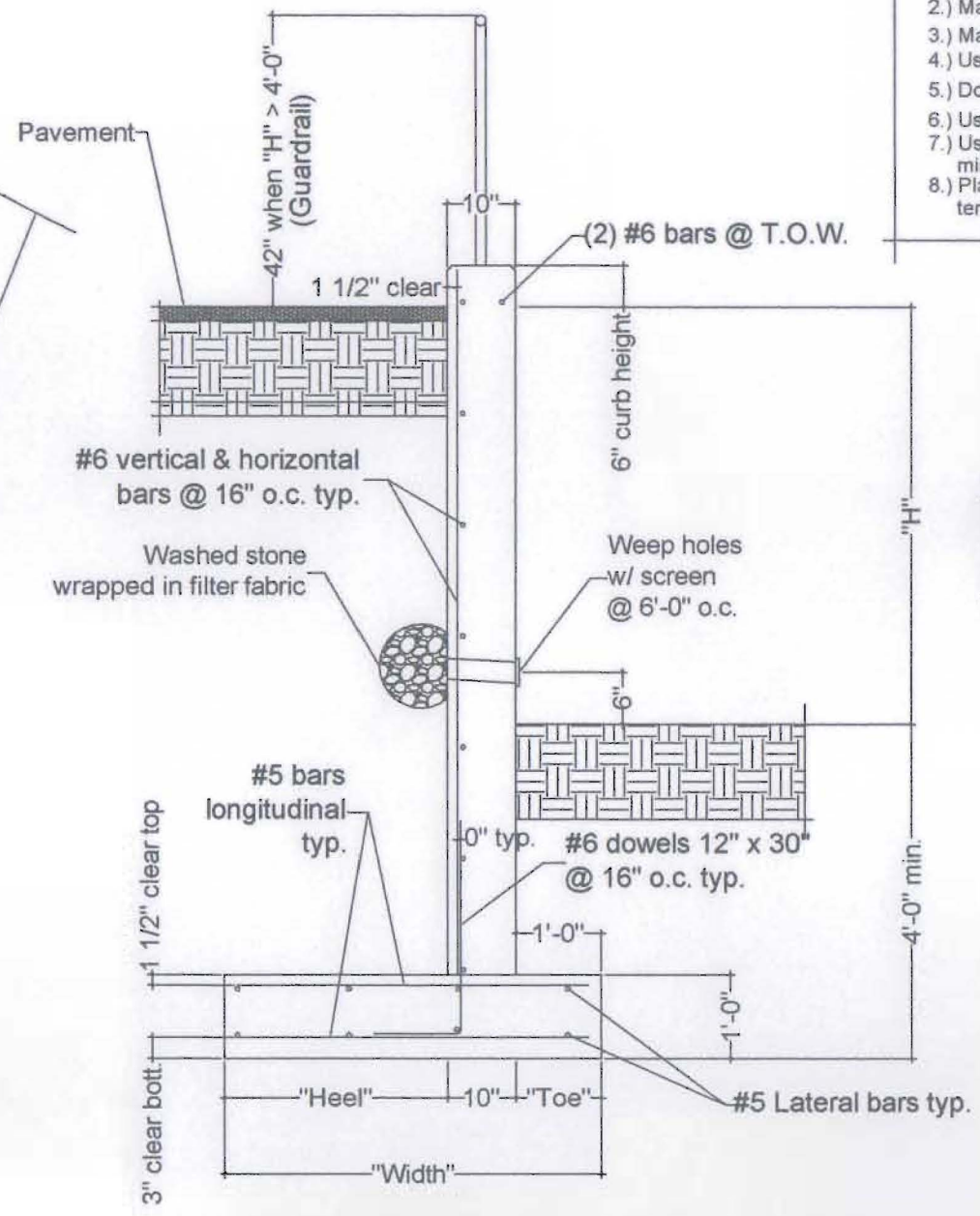
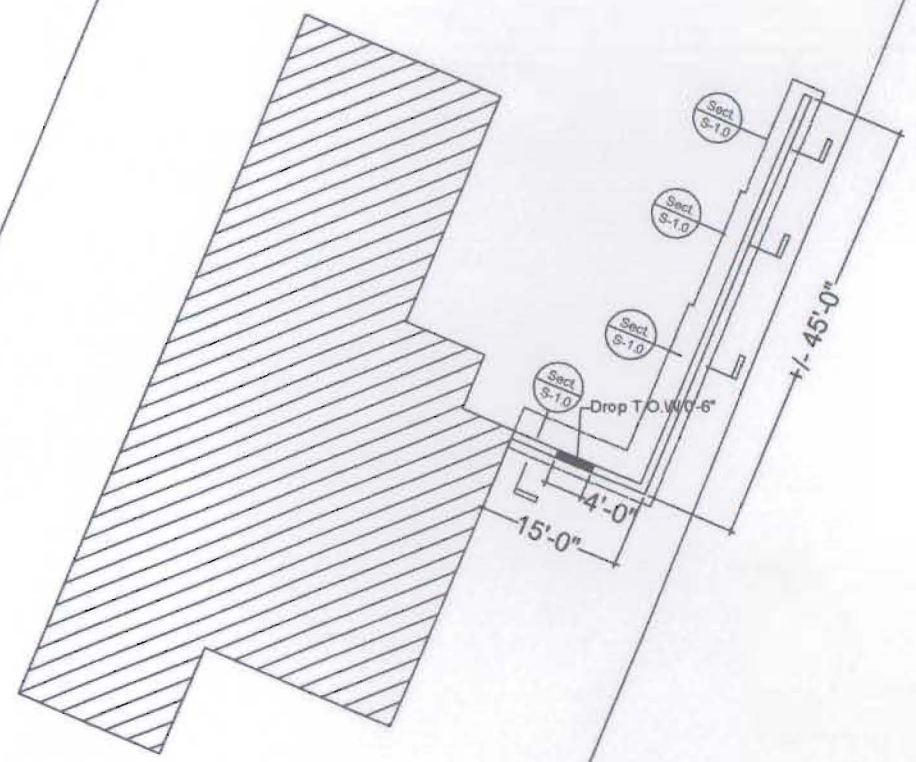
SIDE VIEW

NOTE: FILTER SOCK TO BE CONSTRUCTED OF A NON-BIODEGRADABLE SOCK SHELL FILLED WITH FILTER MEDIA (BIODEGRADABLE OR OTHERWISE). FILTER SOCKS CAN BE FILLED ON-SITE OR PRE-FILLED. IF PRE-FILLED, JOINTS SHALL BE OVERLAPPED BY AT LEAST TWO FEET.

FILTER SOCK WITH SNOW FENCE DETAIL
NOT TO SCALE

Oak Street

- DESIGN SPECIFICATIONS:**
- 1.) Use 3,500 psi Yield Strength concrete
 - 2.) Maximum aggregate size 1 1/2"
 - 3.) Maximum slump 4 1/2"
 - 4.) Use between 5 to 7 % air entrainment
 - 5.) Do not backfill until concrete has attained 75% of its strength
 - 6.) Use deformed reinforcing steel with 60 ksi. yield strength
 - 7.) Use minimum of 12' of well compacted gravel subbase with a minimum compaction ratio of 95%
 - 8.) Place no concrete in water or on frozen ground, keep concrete temperature above 45 degrees F for minimum of 3 days



Retaining Wall Section (n.t.s.)

"H"	Width	Heel	Toe	Footing Reinforcing
5'-0"	4' - 6"	2' - 8"	1' - 0"	(4) #5 Lateral bars @ +/- 16" o.c. #5 Longitudinal bars @ 16" o.c.
4'-0"	4' - 0"	2' - 2"	1' - 0"	(4) #5 Lateral bars @ +/- 14" o.c. #5 Longitudinal bars @ 16" o.c.
3'-6"	3' - 8"	1' - 8"	1' - 0"	(4) #5 Lateral bars @ 12" o.c. #5 Longitudinal bars @ 16" o.c.

COMMONWEALTH OF MASSACHUSETTS
 EDWARD J. DEMONE
 STRUCTURAL ENGINEER
 NO. 30723
 REGISTERED PROFESSIONAL ENGINEER
Edward J. Demone
 11/7/2016

REVISIONS:

94 Oak Street
 Westwood, MA

Retaining Wall Design

D.E.C. INC.
 12 Edgewater Drive
 Norton, MA 02766
 tel: (508) 622-1593
 fax: (508) 622-0209

date: 11/07/2016

S-1.0