

Merrickin Engineering, LLP

Consulting Engineers

730 MAIN STREET
SUITE 2C

MILLIS, MA 02054

TELEPHONE (508) 376-8883
FAX (508) 376-8823

February 2, 2017

Westwood Planning Board
50 Carby Street
Westwood, MA 02090

Ref: Earth Material Movement
Special Permit Application
Lot 139 & 140 – Summer Street

Dear Members of the Planning Board:

In accordance with Section 7.1 of the Westwood Zoning Bylaw and on behalf of the applicant, SORA Realty, LLC we are pleased to submit the enclosed application for a Special Permit to allow the movement of earth material in excess of 200 cubic yards associated with the construction of two new single family homes located at Lot 139 & Lot 140 Summer Street. Please find the following enclosed in support of the application:

- Eleven copies of the submittal package which includes a fully executed Application Form and a variety of supporting information and attachments;
- Eleven Site Plans (11- 11 x17 and 4 full-size copies of the plan); and
- A check in the amount of \$750.00 payable to the Town of Westwood for the application fee.

Please do not hesitate to contact me if you have any questions or comments.

Sincerely,

MERRIKIN ENGINEERING, LLP

Daniel J. Merrikin P.E.
Partner

cc: File
SORA Realty, LLC (by email)

EARTH MATERIAL MOVEMENT
SPECIAL PERMIT APPLICATION

FOR

LOT 139 & 140
SUMMER STREET
WESTWOOD, MA

CONSTRUCTION OF TWO NEW FAMILY HOMES

February 1, 2017

PREPARED BY:
MERRIKIN ENGINEERING, LLP
CONSULTING ENGINEERS
730 MAIN STREET, SUITE 2C
MILLIS, MA 02054

PREPARED FOR:
SORA REALTY, LLC
15 LONGMEADOW DRIVE
WESTWOOD, MA 02090

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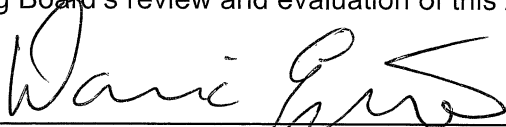
APPENDIX B: Lot 139 & 140 Summer Street Site Plan of Land in Westwood, MA” Dated February 1, 2017, Prepared by Merrikin Engineering, LLP 5

WESTWOOD PLANNING BOARD APPLICATION FOR HEARING

WESTWOOD PLANNING BOARD APPLICATION FOR HEARING

1. Requested Approval(s): Sections 7.1. Earth Material Movement
2. Brief Narrative of Proposal:
See attached Appendix A
3. Address/Location of Property Subject to Hearing: Lot 139 & 140 Summer Street
4. Assessor's Map and Parcel Number(s): Map 3, Lot 020
5. Size of Parcel: 1.9+/- acres
6. Name of Applicant: SORA Realty, LLC
7. Applicant's Mailing Address:
15 Longmeadow Drive
Westwood, MA
8. Applicant's Telephone: (H) n/a (W) 781-326-0208
9. Applicant's E-Mail Address: n/a
10. Applicant is: Owner Tenant Licensee Prospective Purchaser Other
11. Name of Property Owner(s):
SORA Realty, LLC
12. Property Owner's Mailing Address:
15 Longmeadow Drive
Westwood, MA
13. Deed Recorded in:
 - a. County Registry of Deeds, Book _____ Page _____
 - b. Registry District of the Land Court, Certificate Number CTF # 188903 LC DOC #1308716-1
Page _____ Book _____
14. Has any Application ever been filed with the Planning Board regarding this Property?
X Yes, When? October 2015 (ANR)
 No
15. Has the Lot been surveyed by a Registered Land Surveyor?
X Yes, When? 2016
 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

Domenic Esposito, Manager SORA Realty, LLC
Printed Name of Applicant

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

Domenic Esposito, Manager SORA Realty, LLC
Printed Name(s) of Property Owner(s) of Record

Date: 2/1/2017

Payments Received: Application Fee:	\$ <u>\$750.00</u>
Project Review Fees: (if applicable)	\$ <u>n/a</u>
Inspection Fees: (if applicable)	\$ <u>n/a</u>
Other Fees: (if applicable)	\$ <u>n/a</u>

APPENDIX A: EARTHWORK REPORT

This earthwork summary presents analysis of the single-family house lots known as Lot 139 and 140 Summer Street as depicted on a plan entitled "Lot 139 & 140 Summer Street, Site Plan of Land in Westwood, MA" prepared by Merrikin Engineering, LLP dated of February 1, 2017.

EXISTING CONDITIONS

The site consists of two single-family residential house lots totalling 1.9 acres of land. The entire site is comprised of a meadow that sloped downward to the east, where a wetland exists at the lowest point of the meadow. A Notice of Intent application has been submitted for proposed work within the buffer zone.

EARTHWORK MATERIAL AND QUANTITIES

Test pits indicate that the entire meadow area is comprised of fill. The fill varies in nature but does appear to be comprised entirely of native soils with bands of sandy fill and substantial bands of loamy fill (buried topsoil). There is evidence of variegation in some of the fill layers at the southerly portion of site. Street runoff passes through this area due to the lack of a formal stormwater management system on Summer Street. Although the proposed design controls this street runoff with the installation of a new shallow gravel swale, the proposed houses will be installed at a higher elevation to avoid any potential groundwater considerations in the filled soils. As such, the front yards and portions of the driveway areas are a net fill and will require the import of soils. Our cut-fill analysis concludes the following:

- Disturbed Area: ~ 1.3 acres s.f. (total for both lots)
- Total Volume of Earth to be Removed from the Site: 0 c.y.
 - Although some amount of unsuitable soils will need to be removed for the house foundations, it will be able to be used as fill in the front yards of each house.
- Total Volume of Earth to be Imported into the Site: 2,400 c.y. in-place volume (2,760 c.y. including 15% expansion factor).
 - This is the total fill volume for both lots and consists of the following types of materials.
 - Gravel subbase for the proposed driveways;
 - Crushed stone for foundation installation and for the proposed infiltration systems;
 - Mulch and other miscellaneous landscape materials; and
 - General fill for the front yard areas.

CONSTRUCTION METHODOLOGIES

Topsoil, subsoil, and fill materials will be excavated from the house and driveway footprints as-needed and stockpiled. Existing loam in the yard areas will also be stripped and stockpiled. Erosion controls and limit of work demarcations are in-place

around the perimeter of the disturbance and will remain until the site is fully stabilized.

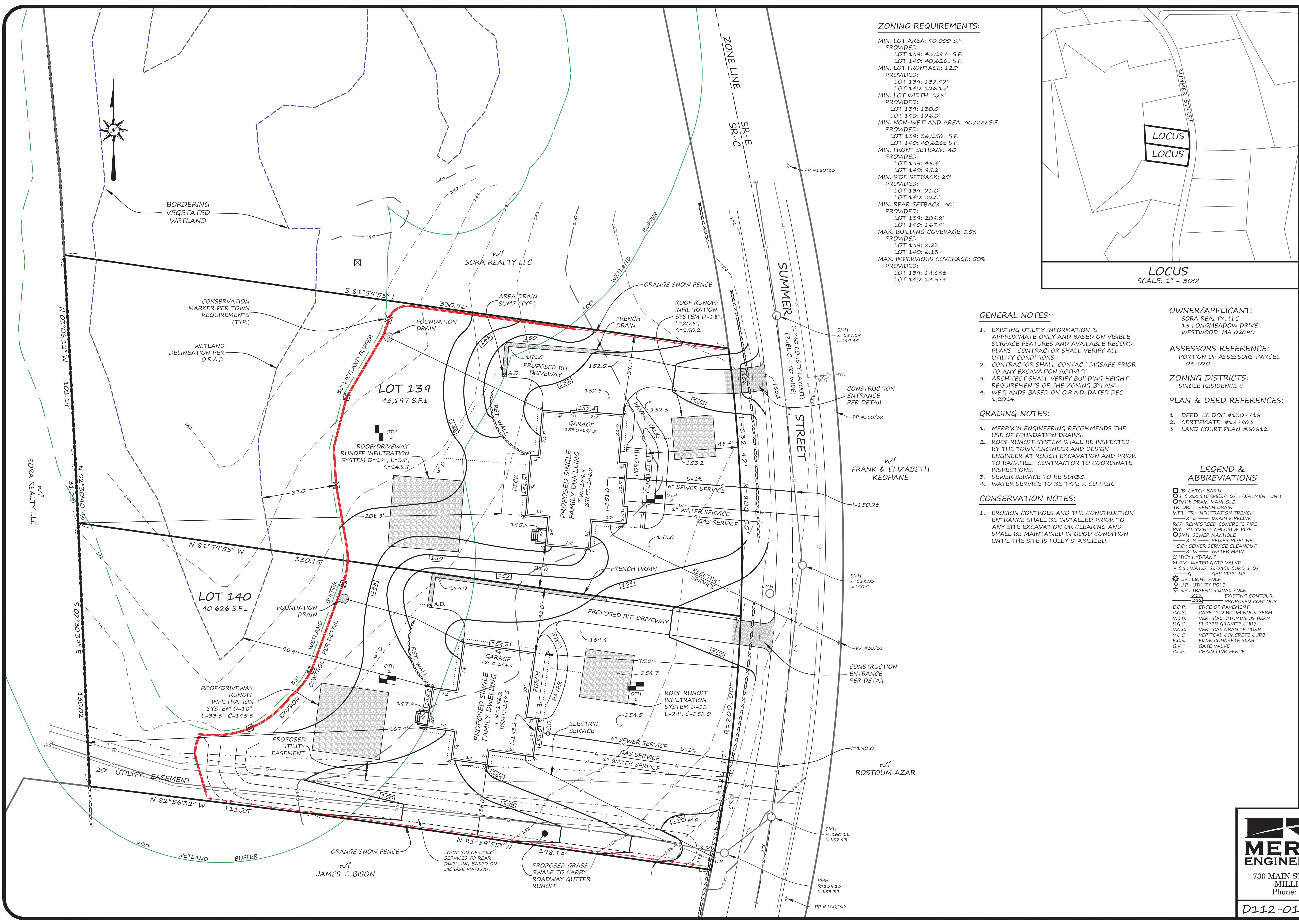
Fill will be imported via dump trucks on Summer Street, which is the only access to the property.

Once the sitework is nearly complete, the site will be finish-graded and paved or loamed and seeded (as appropriate). Once newly established lawn areas are fully vegetated, erosion controls will be removed.

STORMWATER MANAGEMENT

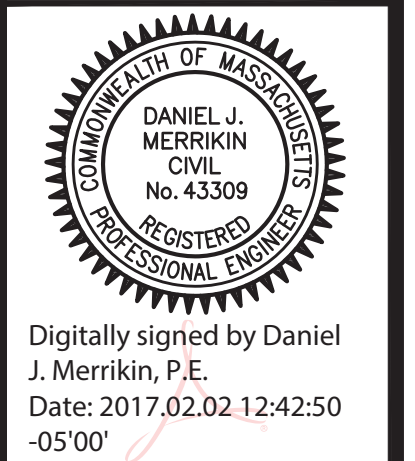
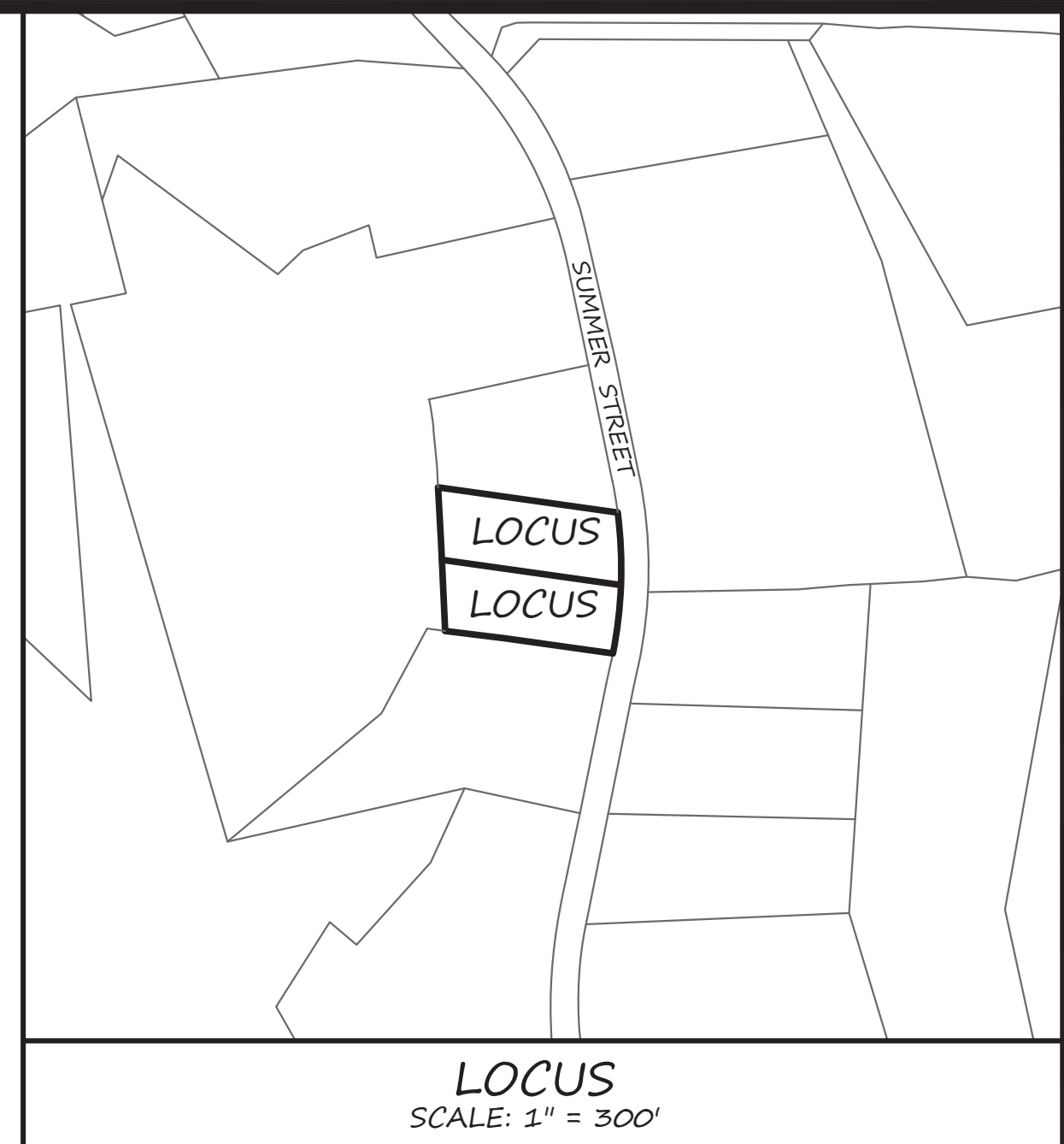
Although not required by the DEP Stormwater Management Standards, the proposed lot development includes the construction of underground stormwater infiltration systems for both roof and driveway runoff. This will serve to mitigate runoff from the post-construction condition of the site.

APPENDIX B: LOT 139 & 140
SUMMER STREET SITE PLAN OF LAND
IN WESTWOOD, MA” DATED
FEBRUARY 1, 2017, PREPARED BY
MERRIKIN ENGINEERING, LLP



ZONING REQUIREMENTS:

MIN. LOT AREA: 40,000 S.F.
 PROVIDED:
 LOT 139: 43,197± S.F.
 LOT 140: 40,626± S.F.
 MIN. LOT FRONTAGE: 125'
 PROVIDED:
 LOT 139: 132.42'
 LOT 140: 126.17'
 MIN. LOT WIDTH: 125'
 PROVIDED:
 LOT 139: 130.0'
 LOT 140: 126.0'
 MIN. NON-WETLAND AREA: 30,000 S.F.
 PROVIDED:
 LOT 139: 36,250± S.F.
 LOT 140: 40,626± S.F.
 MIN. FRONT SETBACK: 40'
 PROVIDED:
 LOT 139: 45.4'
 LOT 140: 95.2'
 MIN. SIDE SETBACK: 20'
 PROVIDED:
 LOT 139: 21.0'
 LOT 140: 32.0'
 MIN. REAR SETBACK: 30'
 PROVIDED:
 LOT 139: 208.8'
 LOT 140: 167.4'
 MAX. BUILDING COVERAGE: 25%
 PROVIDED:
 LOT 139: 8.2%
 LOT 140: 6.1%
 MAX. IMPERVIOUS COVERAGE: 50%
 PROVIDED:
 LOT 139: 14.6%±
 LOT 140: 13.6%±



Digitally signed by Daniel J. Merrikin, P.E.
 Date: 2017.02.02 12:42:50 -05'00'



PLAN SCALE: 1" = 20'

GENERAL NOTES:

- EXISTING UTILITY INFORMATION IS APPROXIMATE ONLY AND BASED ON VISIBLE SURFACE FEATURES AND AVAILABLE RECORD PLANS. CONTRACTOR SHALL VERIFY ALL UTILITY CONDITIONS.
- CONTRACTOR SHALL CONTACT DIGSAFE PRIOR TO ANY EXCAVATION ACTIVITY.
- ARCHITECT SHALL VERIFY BUILDING HEIGHT REQUIREMENTS OF THE ZONING BYLAW.
- WETLANDS BASED ON O.R.A.D. DATED DEC. 1, 2014.

GRADING NOTES:

- MERRIKIN ENGINEERING RECOMMENDS THE USE OF FOUNDATION DRAINS.
- ROOF RUNOFF SYSTEM SHALL BE INSPECTED BY THE TOWN ENGINEER AND DESIGN ENGINEER AT ROUGH EXCAVATION AND PRIOR TO BACKFILL. CONTRACTOR TO COORDINATE INSPECTIONS.
- SEWER SERVICE TO BE SDR35.
- WATER SERVICE TO BE TYPE K COPPER.

CONSERVATION NOTES:

- EROSION CONTROLS AND THE CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO ANY SITE EXCAVATION OR CLEARING AND SHALL BE MAINTAINED IN GOOD CONDITION UNTIL THE SITE IS FULLY STABILIZED.

OWNER/APPLICANT:

SORA REALTY, LLC
 15 LONGMEADOW DRIVE
 WESTWOOD, MA 02090

ASSESSORS REFERENCE:

PORTION OF ASSESSORS PARCEL
 03-020

ZONING DISTRICTS:

SINGLE RESIDENCE C

PLAN & DEED REFERENCES:

- DEED: LC DOC #1308716
- CERTIFICATE: #188903
- LAND COURT PLAN #30612

LEGEND & ABBREVIATIONS

- CB: CATCH BASIN
- STC: STORMCEPTOR TREATMENT UNIT
- DMH: DRAIN MANHOLE
- TR: DR: TRENCH DRAIN
- INFIL TR: INFILTRATION TRENCH
- X D: DRAIN PIPELINE
- RCP: REINFORCED CONCRETE PIPE
- PVC: POLYVINYL CHLORIDE PIPE
- SMH: SEWER MANHOLE
- X S: SEWER PIPELINE
- C.O.: SEWER SERVICE CLEANOUT
- X W: WATER MAIN
- HYD: HYDRANT
- G.V.: WATER GATE VALVE
- C.S.: WATER SERVICE CURB STOP
- G: GAS PIPELINE
- L.P.: LIGHT POLE
- U.P.: UTILITY POLE
- S.P.: TRAFFIC SIGNAL POLE
- 252: EXISTING CONTOUR
- 252: PROPOSED CONTOUR
- E.O.P.: EDGE OF PAVEMENT
- C.B.B.: CAPE COD BITUMINOUS BERM
- V.B.B.: VERTICAL BITUMINOUS BERM
- S.G.C.: SLOPED GRANITE CURB
- V.G.C.: VERTICAL GRANITE CURB
- V.C.C.: VERTICAL CONCRETE CURB
- E.C.S.: EDGE CONCRETE SLAB
- G.V.: GATE VALVE
- C.L.F.: CHAIN LINK FENCE

REVISION	DATE	BY

PLAN DATE: FEBRUARY 1, 2017

LOTS 139 & 140
 SUMMER STREET
 SITE PLAN
 OF LAND IN
 WESTWOOD, MA



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 MILLIS, MA 02054
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