



Creative Land & Water Engineering, LLC
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| | | | | | | | |
|---------------|--|-----------------|--|--|--|------------------|--|
| Plan Title: | | | | Four Home Lot Plan | | | |
| Project Name: | | | | Greenwood St | | | |
| Site Address: | | | | 0 Washington St (Map 7, Lot 49) - Sherborn, MA | | | |
| Owner: | | AB Realty Trust | | Client: | | Robert Murchison | |
| Project No: | | J269-19 | | Date: | | Sheet No: 1 of 1 | |
| Designed by: | | Approved by: | | Scale: | | 1" = 60' | |
| Rev.: | | Date: | | Description: | | By: | |

Draft

- General notes
- Record owner is AB Realty Trust. See Middlesex County Registry of Deeds Book 25396, Page 417 and Sherborn Assessor's Map 7, Lot 49 for records.
 - The Zoning district for the parcel is RB.
 - The lot is shown in a FEMA Federal Hazard Zone "X" (unshaded), area of minimal flood hazard and outside the 0.2% annual chance floodplain. FIRM 25017C0632E, Effective 06/04/2010.
 - The Wetland Delineation was conducted by Creative Land & Water Engineering, LLC. on February 24 and on March 3, 4, 8, and 14 of 2022.
 - The Horizontal Datum was based on NAD 83.
 - Existing site details are based on the plan titled "Plan of Land" by Samiotes Consultants, INC., dated April 5, 2022.
 - This plan is referenced vertically to the North American Vertical Datum of 1988 by RTK GPS observations taken on March 11, 14 & 15 of 2022 by Samiotes Consultants, INC.
 - 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.
 - This plan is not intended to represent a boundary survey. Property lines and easements shown are approximate.
 - Owners of abutting properties are according to current assessor's records.

| Landuse Analysis | | |
|--|--------|-------|
| Landuse | Sq.Ft | % |
| Buildings (four buildings) | 8900 | 5.56 |
| Parking/paved areas (four lots) | 6039 | 3.77 |
| Useable open space (total area minus buildings, parking/paved areas) | 145061 | 90.66 |
| Unusable open space (no wetlands) | 0 | 0.00 |
| Lot coverage (total of buildings and parking/paved) | 14939 | 9.34 |
| Total Area (four lots)= | 160000 | 100 |

| Zoning Analysis Table | | | |
|--------------------------|-------------|------------------------|---------------------------|
| Item | RB | Proposed 40B (4 homes) | Waiver Required (Yes, No) |
| Minimum Lot Area | 2 acres | .9 acres | Yes |
| Minimum Frontage | 200 feet | 200 feet | No |
| Minimum Lot Width | 200 feet | 180 | Yes |
| Minimum Lot Depth | N/A | N/A | N/A |
| Minimum Front Setback | 60 feet | 60 feet | No |
| Minimum Side Setback | 40 feet | 40 feet | No |
| Minimum Rear Setback | 30 feet | 30 feet | No |
| Maximum Height (stories) | 2.5 stories | 2.5 Stories | No |

