

Comprehensive Permit Plan

of

Farm Road Homes

at Farm Road

Sherborn, MA

Prepared for

Fenix Partners Farm Road Development, LLC

Project Team:

Applicant/Developer:

Fenix Partners Farm Road Development, LLC
Robert W. Murchison, Manager
177 Lake Street, Sherborn, MA 01770
C. 617-308-1961. e-mail: bob.murchison@me.com

Owner:

Fenix Partners Farm Road Development, LLC
Robert W. Murchison, Manager
177 Lake Street, Sherborn, MA 01770
C. 617-308-1961. e-mail: bob.murchison@me.com

Architect:

Union Studio Architecture,
160 Mathewson Street, #201
Providence, RI 02903

Engineer:

Creative Land & Water Engineering, LLC
P.O. Box 584
Southborough, MA 01772
Tel. 508-281-1694 email: clawe@claweng.com

Surveyor:

Samiotes Consultants, Inc.,
20A Street
Framingham, MA 01701

Ecological/Wetland Scientist:

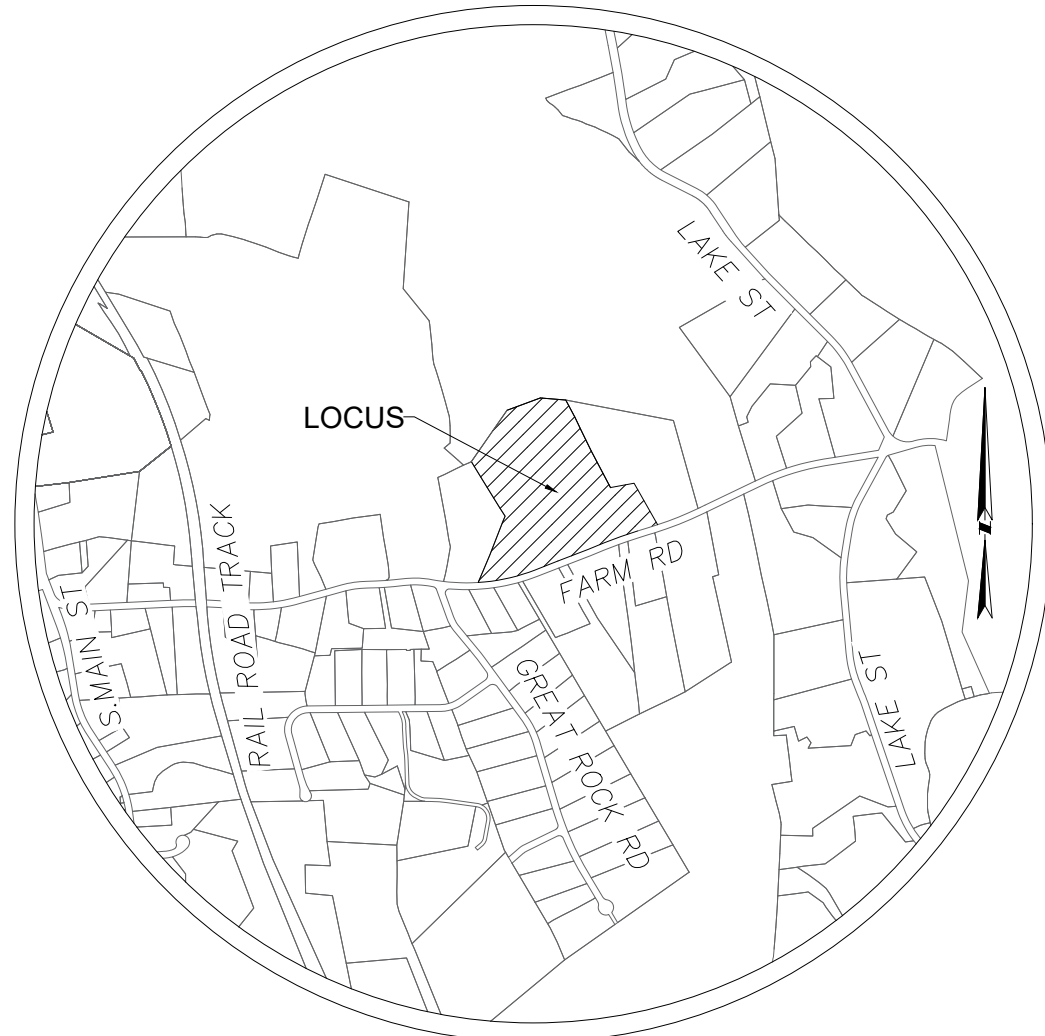
Creative Land & Water Engineering, LLC
P.O. Box 584
Southborough, MA 01772
Tel. 508-281-1694 email: clawe@claweng.com

Landscape Architect:

Laura Knosp, RLA LEED AP ASLA
Principal
RYAN ASSOCIATES
LANDSCAPE ARCHITECTURE AND PLANNING
144 Moody Street, Building 4
Waltham, MA 02453-5332
p 781.314.0401 ext. 1007
c 401.474.0652

Traffic Engineer:

Jeffrey S. Dirk P.E., PTOE, FITE
Managing Partner
Vanasse & Associates inc.
main 978-474-8800 | direct 978-269-6830 | cell 508-414-7924



Site Locus
N.T.S

Table 1. Project Site Condition Summary					
General Site Condition	Land Condition	Land Break down	Acres	Sq.Ft	Coverage, %
	Unusable land	Wetland (Unusable)	0.94	40990	6.7%
	Usable land	Upland	13.06	568711	93.3%
Existing Conditions	Disturbed	Total	4.42	192531	31.6%
		Subtotal	0.33	14400.00	2.4%
		Building (House & Porch)	0.04	1765	0.3%
	Impervious	Gravel Road & Drive	0.29	12635	2.1%
		Sidewalk & Walkway	0.00	0	0.0%
		Lawn/meadow	4.09	178131	29.2%
	Undisturbed	Total	9.58	417171	68.4%
		Usable OS	8.64	376180	61.7%
		Unusable OS	0.94	40990	6.7%
	Total Usable OS	Lawn/landscape/woods	12.73	554311	90.9%
Proposed Conditions	Disturbed	Total	6.57	286284	47.0%
		Subtotal	2.22	96856.09	15.9%
		Building (House & Porch)	1.12	48918	8.0%
	Impervious	Paved (Road & Drive)	0.92	40180	6.6%
		Sidewalk & Walkway	0.18	7758	1.3%
		Lawn/landscape	4.35	189428	31.1%
	Undisturbed	Total	7.42	323418	53.0%
		Usable OS	6.48	282427	46.3%
		Unusable OS	0.94	40990	6.7%
	Total Usable OS	Lawn/landscape/woods	10.83	471855	77.4%

Table 2. Summary of proposed buildings			
Item	Total	3brm	2brm
Unit	32	12	20
Brm	76	36	40

Table 3. Zoning Summary Table (Sherborn Residential A District)			
Item	RA	Proposed 40B Site (32 Homes)	Waiver Required (Yes, No)
Minimum Lot Area	1 acre	14 acres	Yes
Minimum Frontage	150 feet	> 623 feet	Yes
Minimum Lot Width	150 feet	> 622 feet	Yes
Minimum Lot Depth	N/A	N/A	N/A
Minimum Front Setback	60 feet	> 18 feet	Yes
Minimum Side Setback	30 feet	> 17 feet	Yes
Minimum Rear Setback	30 feet	> 142 feet	Yes
Maximum Height (stories)	2.5	< or = 2.5	No
Maximum Height (feet)	35 feet	< 35 feet	No
Maximum Lot Coverage	N/A	N/A	N/A
Lot Coverage			
Buildings	8.02%		
Parking and Paved Areas	7.86%		
Usable Open Space	77.39%		
Unusable Open Space (wetlands)	6.7%		
Lot Coverage	15.89%		



APPROVED UNDER MASSACHUSETTS GENERAL
LAW CHAPTER 40B

DATE APPROVED:
DATE ENDORSED:
SHERBORN ZONING BOARD OF APPEALS

I HEREBY CERTIFY THAT 20 DAYS HAVE
LAPSED SINCE THE SHERBORN ZONING
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WITH THE SHERBORN TOWN CLERK AND
THAT NO APPEAL HAS BEEN FILED WITH THIS
OFFICE.

DATE

JACKLYN R. MORRIS
SHERBORN TOWN CLERK

ASSESSORS:

MAP 11, LOTS 60 & 60A

RECORD OWNER:

FENIX PARTNERS FARM ROAD LLC.

REFERENCES:

DEED BOOK 76660, PAGE 253
DEED BOOK 78824, PAGE 317
PLAN NO. 32 OF 1979
PLAN NO. 1337 OF 1981
PLAN NO. 652 OF 2021
PLAN NO. 53 OF 2022
LAND COURT PLAN 37474A

FEMA:

FLOOD ZONE: X (NOT A SPECIAL FLOOD HAZARD AREA)
MAP: 250017C651E
DATE: JUNE 4, 2010

ZONING:

RESIDENCE A (RA) ZONING DISTRICT

THIS PLAN IS REFERENCED VERTICALLY TO THE NORTH AMERICAN VERTICAL
DATUM OF 1988 BY RTK GPS OBSERVATIONS TAKEN ON JANUARY 15, 2021.
SEE PLAN FOR PROJECT BENCHMARK LOCATION.

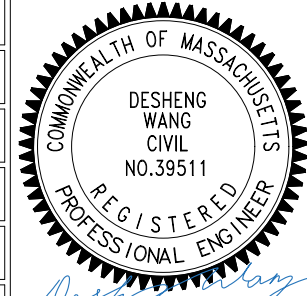
Creative Land & Water Engineering, LLC

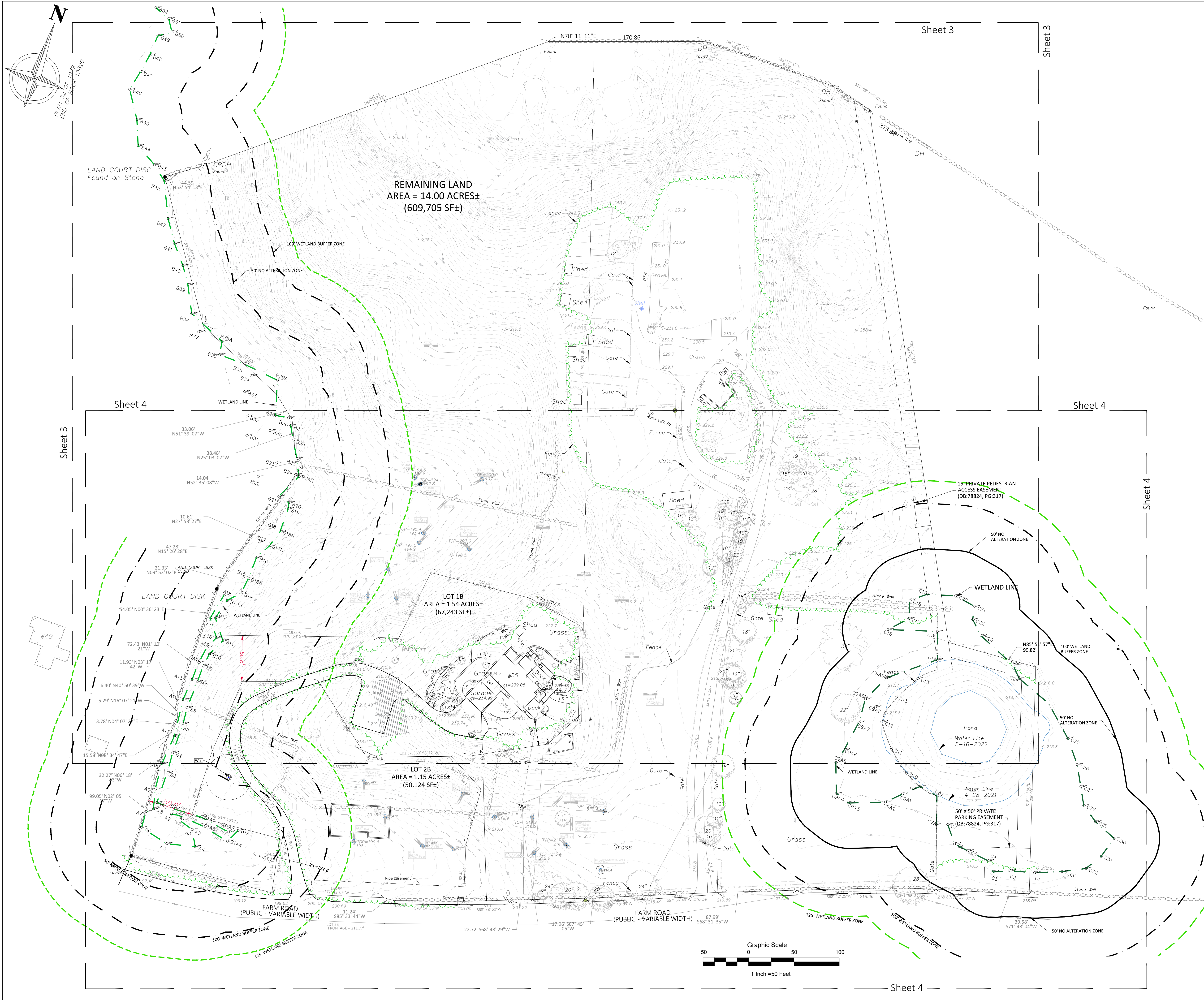
Environmental Scientists and Engineers

P.O.Box 584 - Southborough - MA - 01772

774-454-0266 www.claweng.com

Plan Title: Cover & Index Sheet			
Project Name: Farm Road Homes			
Site Address: 65 Farm Road, Sherborn, MA			
Owner: Fenix Partners Farm Road, LLC		Client: Robert Murchison	
Project No: J269-12	Drawn by: FA	Date: 07/6/2023	Sheet No: 1 of 9
Designed by: DSW, FA	Approved by: DSW	Scale: Indicated	
Rev.:	Date:	Description	By:





- LEGEND**
- CATCHBASIN
 - ROOF DRAIN
 - VENT
 - WELL
 - ELECTRIC METER
 - UTILITY POLE
 - GUY WIRE
 - LIGHT POLE
 - HANDHOLE
 - SIGN
 - MAILBOX
 - POST
 - WETLAND FLAG
 - TEST PIT LOCATED
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 - CONIFEROUS TREE
 - SHRUB
 - OHW— OVERHEAD WIRE
 - INDEX CONTOUR
 - INTERMEDIATE CONTOUR
 - SPOT GRADE
 - TW: TOP OF WELL
 - EOP: EDGE OF PAVEMENT
 - OH: OVERHANG
 - MBW: MASONRY BLOCK WALL
 - RTW: RAILROAD TIE WALL
 - TOP: TOP OF PIPE

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DATE _____ JACKLYN R. MORRIS
SHERBORN TOWN CLERK

Exist. Conditions
Sheet Index
Sheet 3
Sheet 4

Creative Land & Water Engineering, LLC
Environmental Scientists and Engineers
P.O. Box 584 - Southborough - MA - 01772
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Plan Title: Existing Conditions Index Plan

Project Name: 65 Farm Road

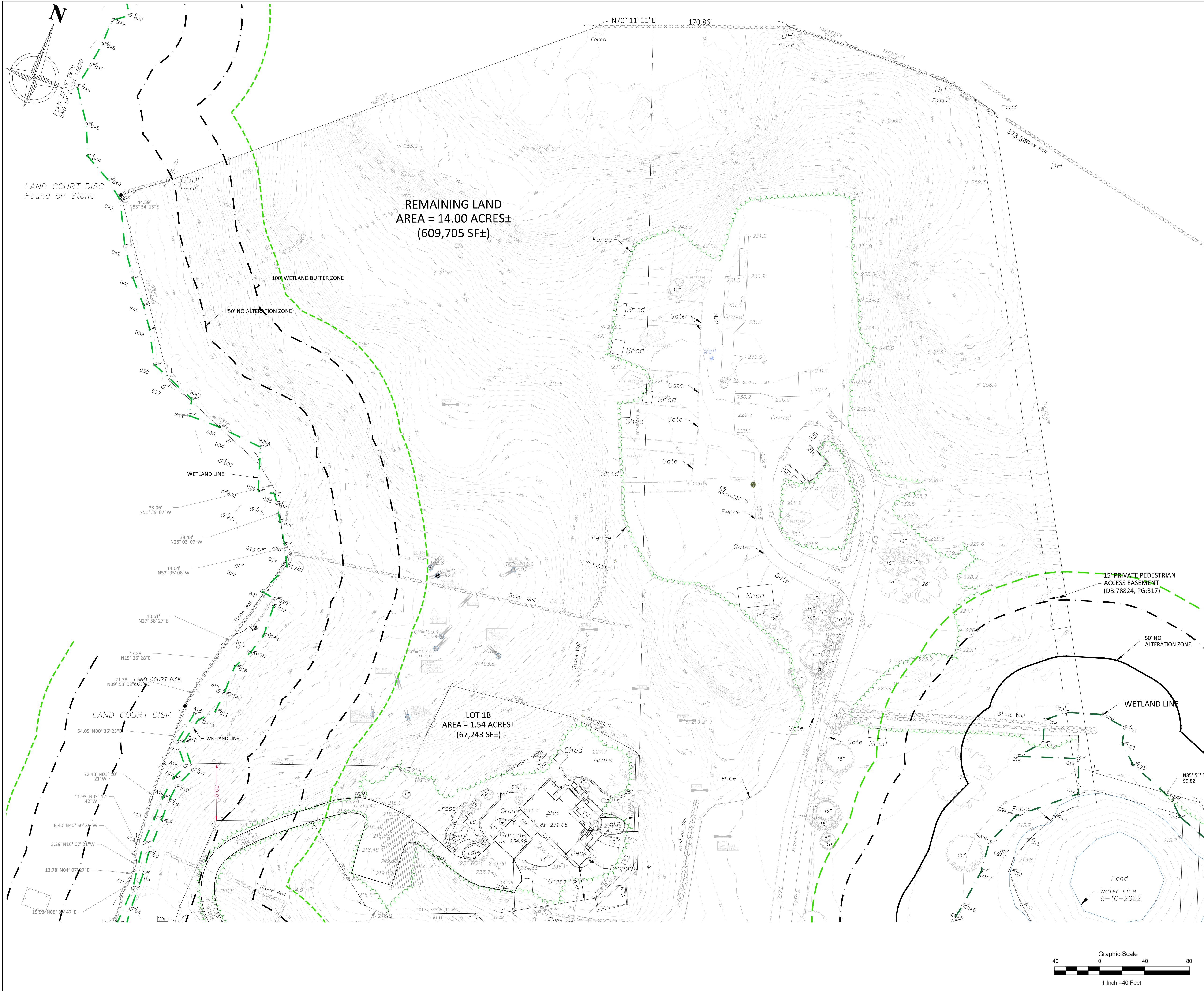
Site Address: 65 Farm Road - Sherborn, MA

Owner: Fenix Partners Farm Road, LLC Client: Robert Murchison

Project No: J269-12 Drawn by: FA Date: 07/6/2023 Sheet No: 2 of 9

Designed by: DSW, FA Approved by: DSW Scale: Indicated

Rev.: _____ Date: _____ Description _____ By: _____



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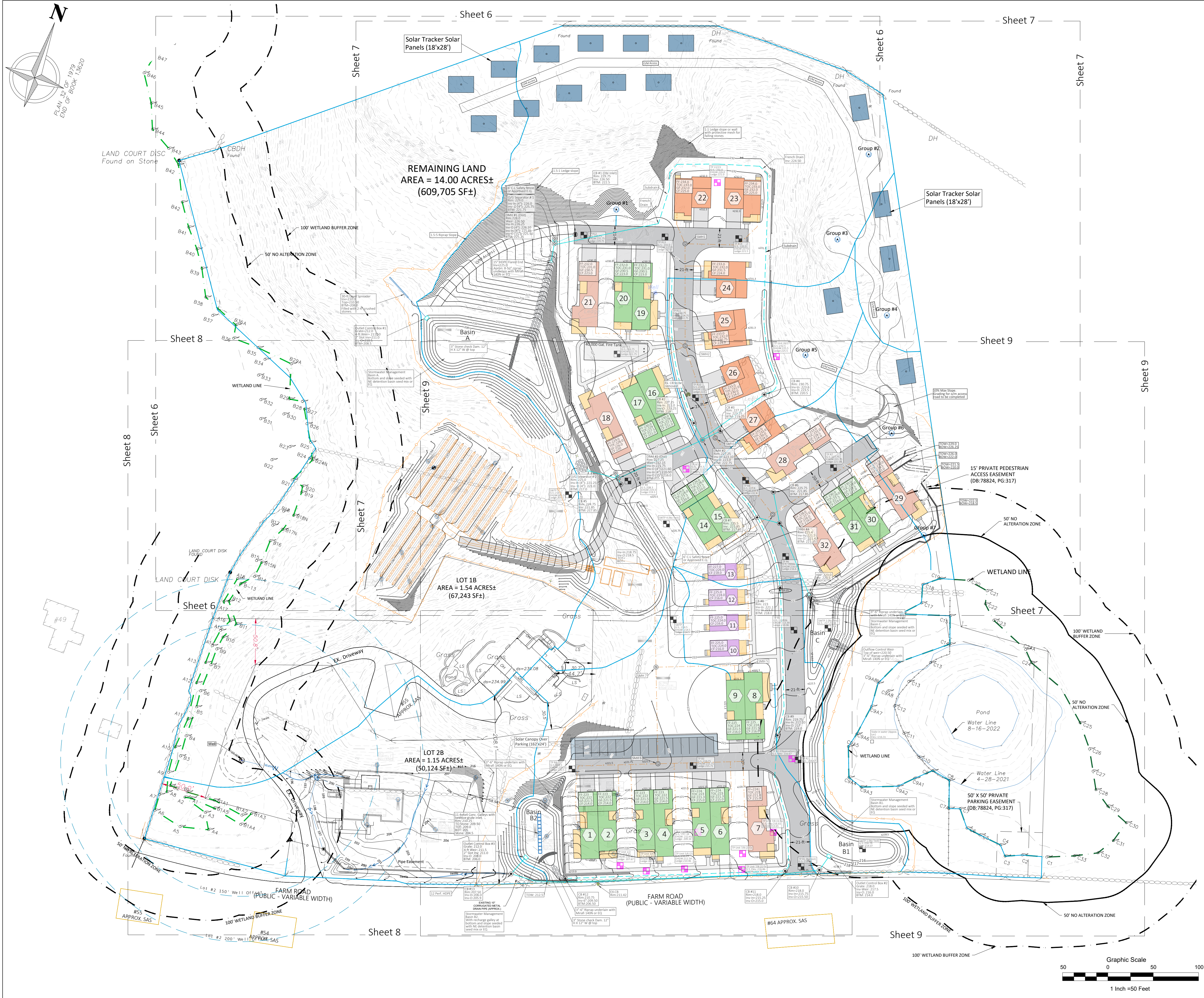
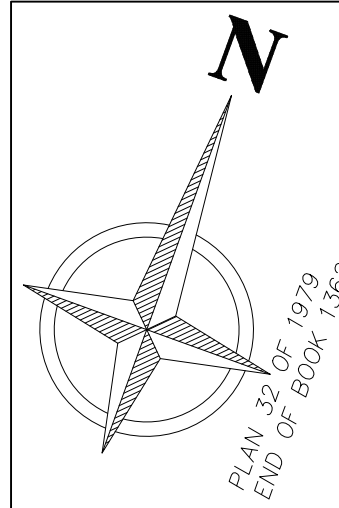
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Plan Title:		Existing Conditions Plan (1 of 2)	
Project Name:		65 Farm Road	
Site Address:		65 Farm Road - Sherborn, MA	
Owner:		Fenix Partners Farm Road, LLC	Client: Robert Murchison
Project No:	J269-12	Drawn by:	FA
Designed by:	DSW, FA	Approved by:	DSW
Date:	07/6/2023	Scale:	1"=40"
Sheet No:	3 of 9		
Rev.:	Date:	Description	By:



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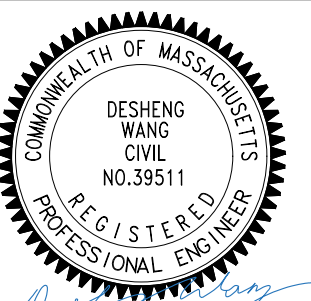
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Plan Title: Proposed Conditions Index Plan			
Project Name: Farm Road Homes			
Site Address: 65 Farm Road - Sherborn, MA			
Owner: Fenix Partners Farm Road, LLC		Client: Robert Murchison	
Project No: J269-12	Drawn by: FA	Date: 07/6/2023	Sheet No: 5 of 9
Designed by: DSW, FA	Approved by: DSW	Scale: 1"=50'	
Rev.:	Date:	Description	By:



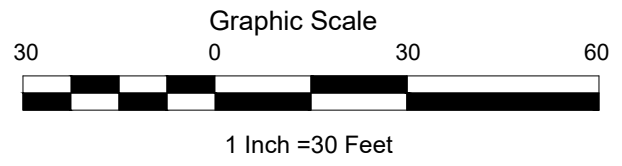


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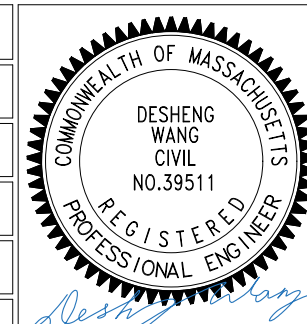
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Plan Title:				Proposed Conditions Plan (1 of 4)				
Project Name:				Farm Road Homes				
Site Address:				65 Farm Road - Sherborn, MA				
Owner:		Fenix Partners Farm Road, LLC		Client:		Robert Murchison		
Project No:		J269-12	Drawn by:	FA	Date:	07/6/2023	Sheet No:	6 of 9
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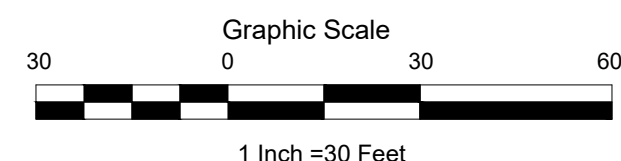


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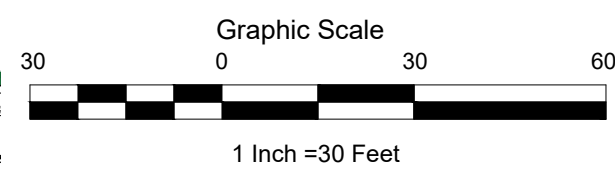
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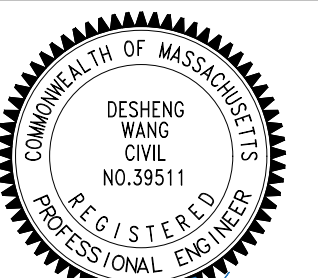
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Plan Title: Proposed Conditions Plan (3 of 4)			
Project Name: Farm Road Homes			
Site Address: 65 Farm Road - Sherborn, MA			
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Project No: J269-12	Drawn by: FA	Date: 07/6/2023	Sheet No: 8 of 9
Designed by: DSW, FA	Approved by: DSW	Scale: 1"=30'	
Rev.:	Date:	Description	By:





Creative Land & Water Engineering, LLC

Environmental Scientists and Engineers

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Plan Title:	Proposed Conditions Plan (4 of 4)
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Project Name:	Farm Road Homes
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Site Address:	65 Farm Road - Sherborn, MA
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Owner: Fenix Partners Farm Road, LLC

Client:	Robert Murchison
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Project No:	J269-12	Drawn by:	FA
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2	Drawn by:	FA
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Date:	07/6/2023
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Designed by:	DSW, FA	Approved by:	DSW

FA	Approved by:	DSW
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Scale:	1"=30'
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Rev.:	Date:	Description

ID	Description	Status	Date	Time	Location	Notes
1	...	...	...	...	...	...

	By: