

C:\Users\Clawe\OneDrive\Jobs\Sherborn\J269-12-55 Farm rd\Drafting\Site Design - 09-26-23 - SAV 02 24 22 Base.dwg

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:

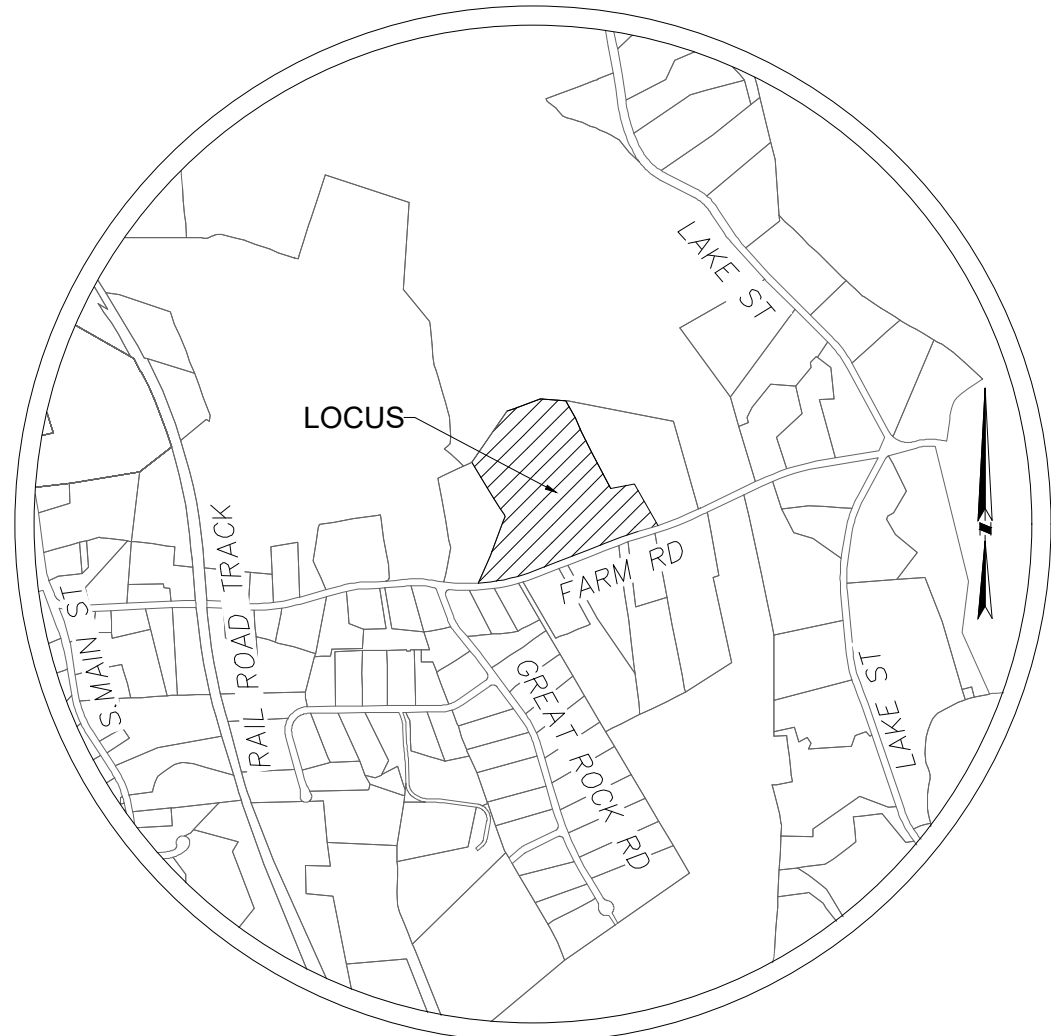
Creative Land & Water Engineering, LLC
P.O. Box 584
Southborough, MA 01772
Tel. 508-281-1694 email: clawe@claweng.com

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, %
		Total Area	14.00	609702	-
	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%
	Impervious	Building (House & Porch)	0.04	1765	0.3%
		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%
	Impervious	Building (House & Porch)	1.12	48918	8.0%
		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
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BOARD OF APPEALS APPROVAL HAS FILED
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

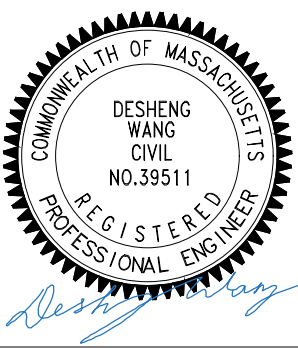
Owner: Fenix Partners Farm Road, LLC Client: Robert Murchison

Project No: J269-12 Drawn by: FA Date: 07/06/23 Sheet No: 1 of 15

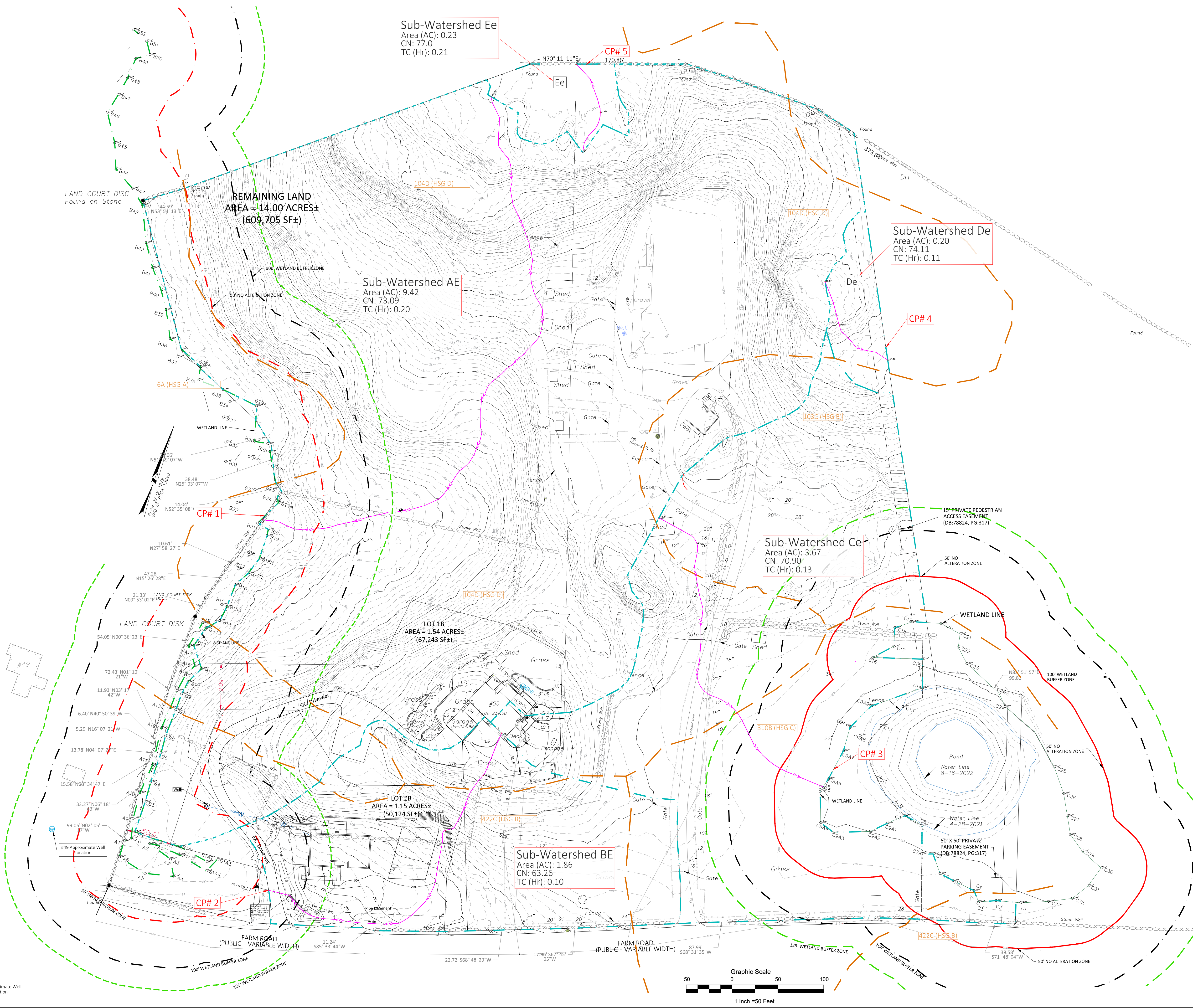
Designed by: DSW, FA Approved by: DSW Scale: Indicated

1 9/28/23 Grading, Stormwater, Erosion Control, Construction Details DSW/FA

Rev.: Date: Description By:



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- LEGEND**
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 - UTILITY POLE
 - GUY WIRE
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 - POST
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 - INTERMEDIATE CONTOUR
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 - OVERHANG
 - MASONRY BLOCK WALL
 - RAILROAD TIE WALL
 - TOP OF PIPE

- Line Legend**
- Existing Watershed Line
 - Existing Flowpath
 - Soil Break line
 - 50' No Alteration Zone
 - 100' Wetland Buffer Zone
 - 125' Wetland Buffer Zone

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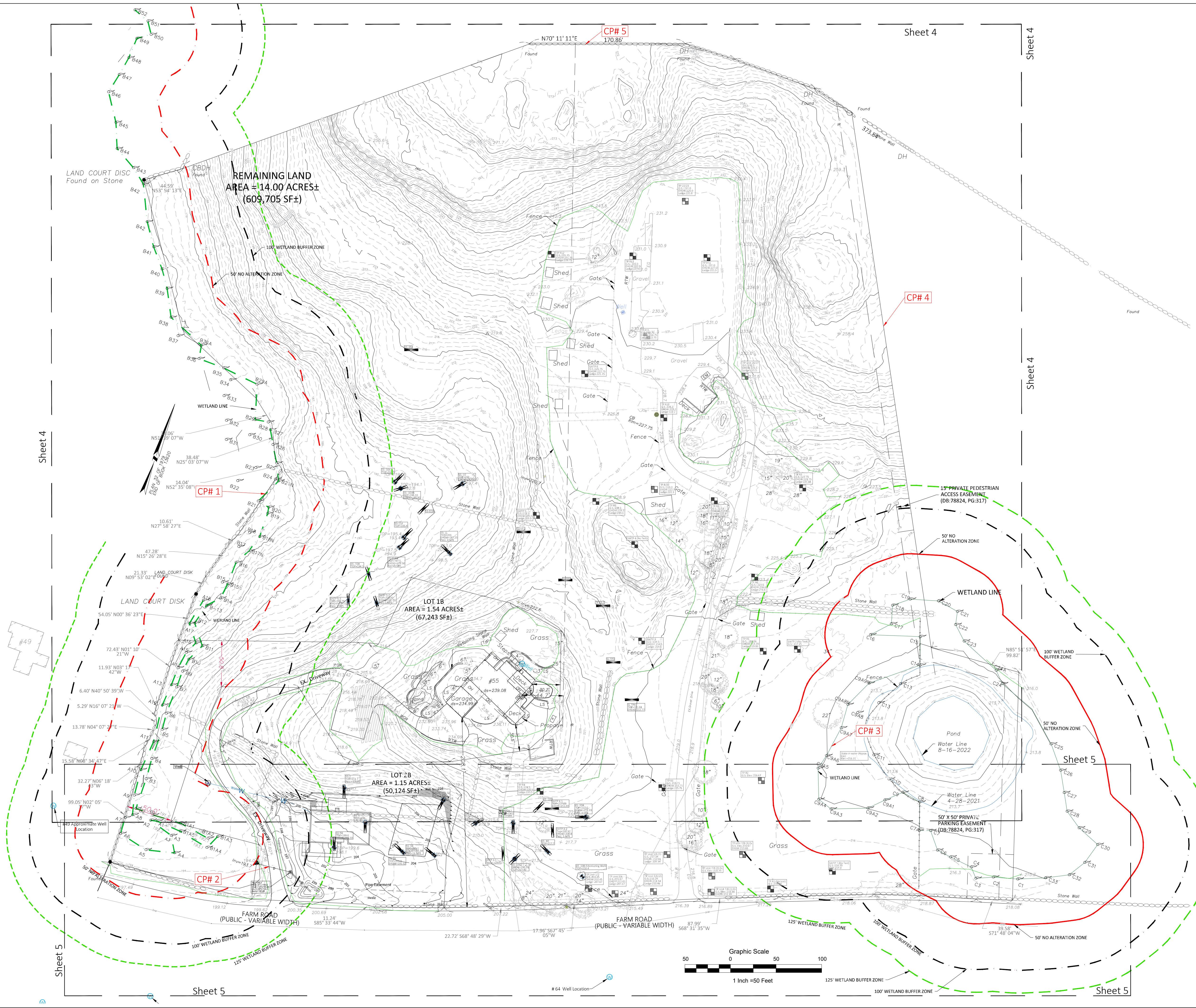
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Plan Title:		Existing Watershed Plan			
Project Name:		Farm Road Homes			
Site Address:		65 Farm Road, Sherborn, MA			
Owner:		Fenix Partners Farm Road, LLC		Client:	
				Robert Murchison	
Project No:		J269-12	Drawn by:		FA
Date:		09/28/2023		Sheet No: 2 of 15	
Designed by:		DSW, FA	Approved by:		DSW
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Exist. Conditions
Sheet Index
Sheet 4
Sheet 5

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Environmental Scientists and Engineers
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774-454-0266 www.claweng.com

Plan Title: Existing Conditions Index Plan

Project Name: Farm Road Homes

Site Address: 65 Farm Road, Sherborn, MA

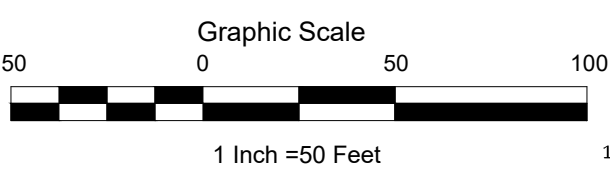
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Project No: J269-12 Drawn by: FA Date: 07/06/23 Sheet No: 3 of 15

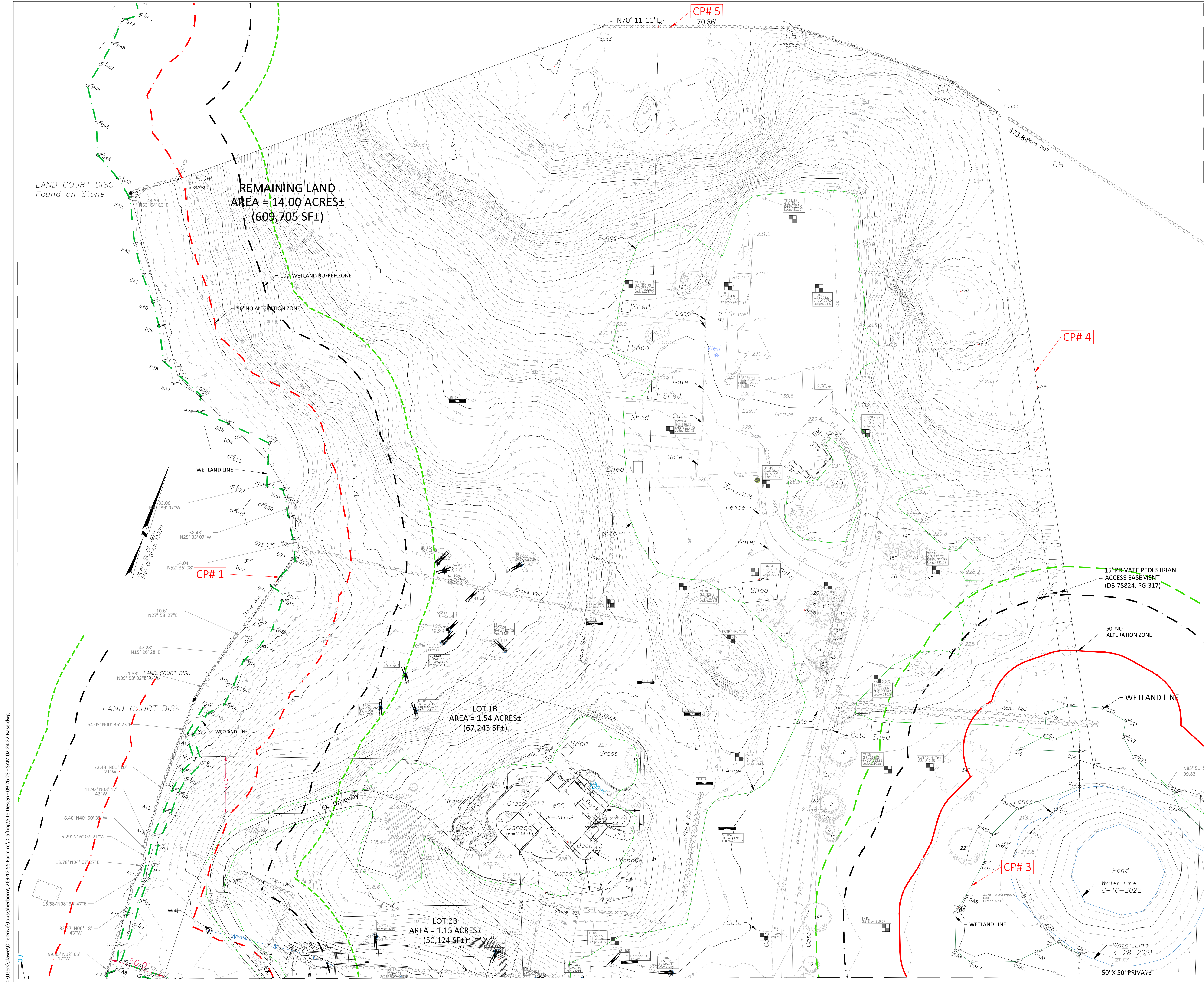
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J269-12



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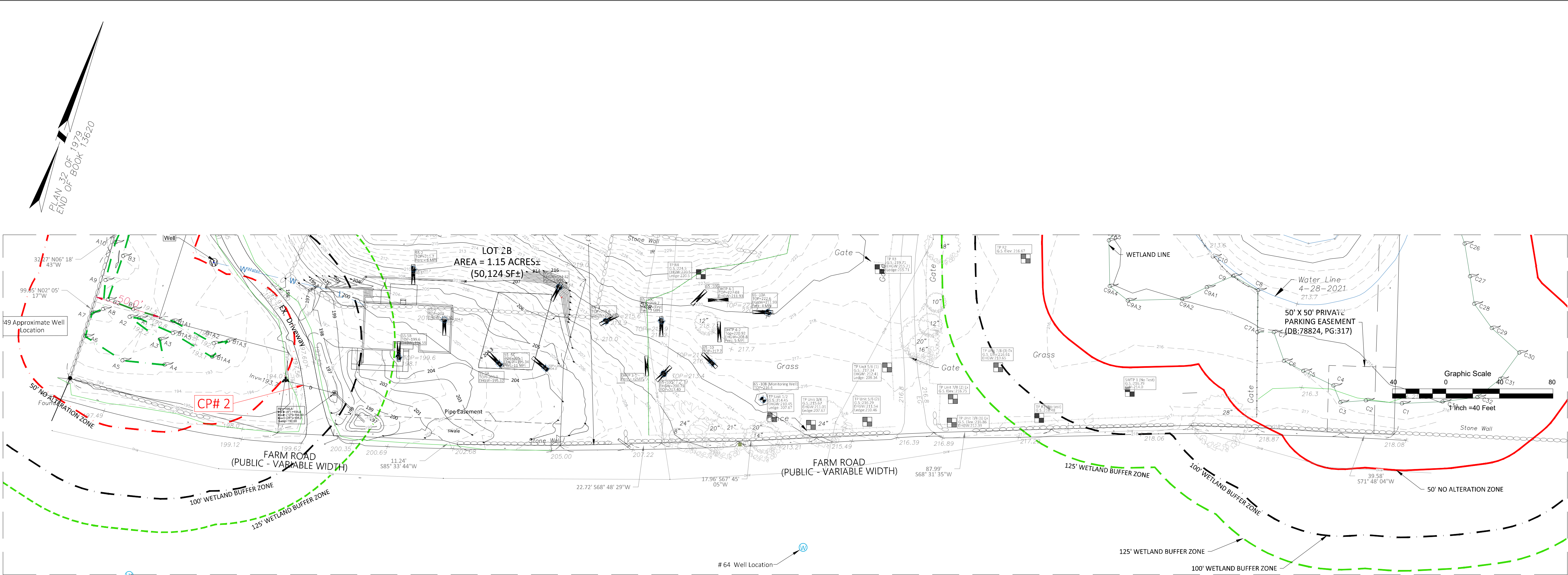
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Project Name:		Farm Road Homes	
Site Address:		65 Farm Road, Sherborn, MA	
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Project No:	J269-12	Drawn by:	FA
		Date:	07/06/23
Designed by:	DSW, FA	Approved by:	DSW
		Scale:	1"=40'
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Stormwater and Roadway Soil Testing Summary							
Date	Test Pit	G.S. Elev. Surveyed (Ft)	Estimated HGW (Ft)	Estimated HGW Elev (Ft)	Soil Texture, C layer	Depth to Ledge measured (Ft)	Notes
4/4/2023	TP Unit 1/2	214.45	4	210.45	L.S.-M.S.	7	
4/4/2023	TP Unit 3/4	215.67	4	211.67	M.S.	8	
4/4/2023	TP Unit 5/6 (1)	217.34	5.5	211.84	M.S.	8	
4/4/2023	TP Unit 5/6 (2)	216.29	4	212.29	M.S.-L.S.	72"/60"	ledge is sloped
	TP Unit 7/8 (Ex 1)	216.86	Existing well by others				Ex. Obs. Well
	TP Unit 7/8 (Ex 2)	216.75					Ex. Obs. Well
	TP Unit 7/8 (Ex 3)	216.61					Ex. Obs. Well
	Dug Well	216.40	10.75	205.65	L.S.	13	Dug Well
11/9/2021	DHTP 4-2*	217.92	11.5	206.42	S.L.-L.S.	12	
4/21/2021	55-9N*	215.25	10	205.25	L.S.	10+	
-	65-7	219.16	-	-	-	-	to be tested
4/21/2021	65-10*	215.87	9.67	206.20	L.S.	12	
4/20/2021	65-10A*	220.60	10	210.60	M.L.S.	11	
4/21/2021	65-10D*	219.90	14	205.90	L.S.	14	
4/3/2023	SWTP 1	216.79	3	213.79	M.S.	-	Hand augered to 42"
4/3/2023	SWTP 2*	217.25	-	-	-	-	to be tested due to ConCOM
4/4/2023	SWTP 3*	224.50	10+	214.50	L.S.	10	
	SWTP 4*	235.00	-	-	-	-	Not tested. On Ledge outcrop
4/3/2023	SWTP 5*	215.50	10+	205.50	M.L.S.	10	
4/3/2023	SWTP 6*	226.75	4	222.75	M.L.S.	5	
3/29/2023	TP R1	216.48	3	213.48	M.S.-L.S.	-	Auguer test
	TP R2	216.67	3	213.67	M.L.S.	-	Auguer test
4/3/2023	TP R3	219.71	4	215.71	M.L.S.	4	
4/3/2023	TP R4*	224.50	4	220.50	S.L.	3.5	
4/3/2023	TP R5	218.06	4.67	213.39	S.L.-L.S.	8	
4/3/2023	TP R6*	223.60	7	216.60	L.S.	7	
4/3/2023	TP R7*	227.75	6	221.75	L.S.	6.67	
4/4/2023	TP R 8/10*	229.30	6	223.30	M.L.S.	7	ledge pitch from 3' to 7'
4/3/2023	TP R8*	227.80	5	222.80	M.L.S.	5	
4/4/2023	TP R9*	228.30	9	219.30	M.L.S.	9	ledge undulate 3' to 9'
4/3/2023	TP R10*	228.20	5	223.20	M.L.S.	6	
4/3/2023	TP R11*	230.75	6	224.75	F.M.S.	8	
4/3/2023	TP R12*	235.75	4	231.75	S.L.	6	
4/3/2023	TP R13*	231.00	2.33	228.67	Broken Ledge	4	
4/3/2023	TP R14*	231.00	4	227.00	F.M.S.	9.5	
4/3/2023	TP Unit 22/23*	231.00	5	226.00	Co.M.L.S.	10	
4/4/2023	TP Unit 26/27*	232.50	7	225.50	L.S.	7	
4/3/2023	TP 65-5*	226.8	6	220.80	L.S.	6	
11/10/2021	SL-TP-1*	212.3	6+	206.3	L.S.	6+	
11/10/2021	SL-TP-2	218.31	9+	209.31	M.L.S.	9+	
11/10/2021	SL-TP-3	221.53	10	211.53	Co.M.L.S.	11.33+	
11/10/2021	SL-TP-4	220.22	10	210.22	M.L.S.	10+	
Total	42 soil test pit						
Notes: * Ground surface elevation is estimated based on topo plan; otherwise is surveyed.							

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Project Name: Farm Road Homes

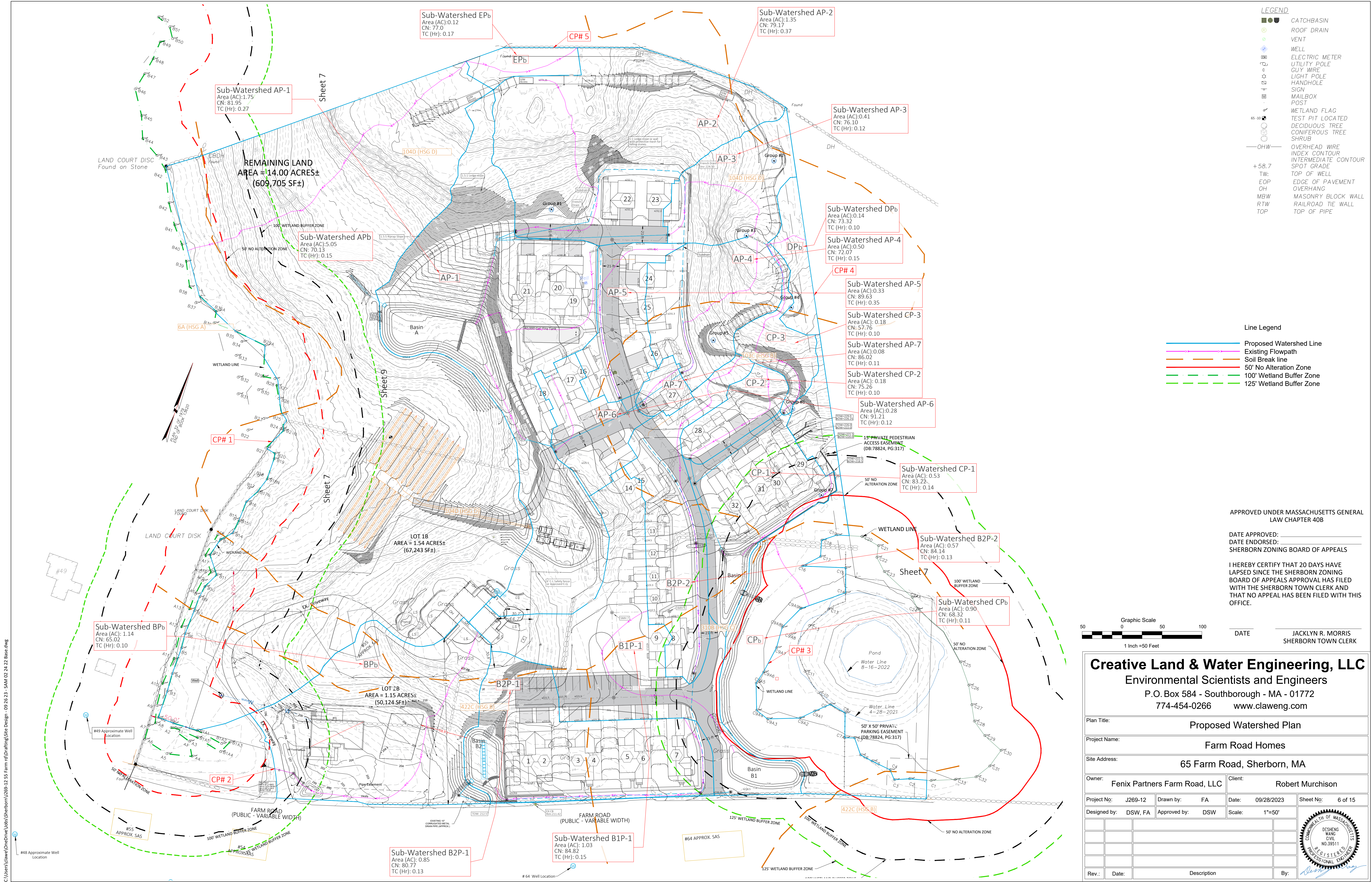
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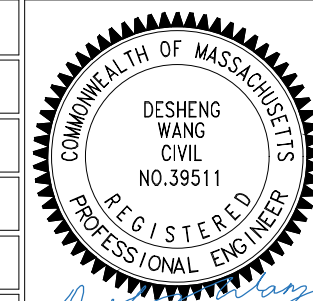
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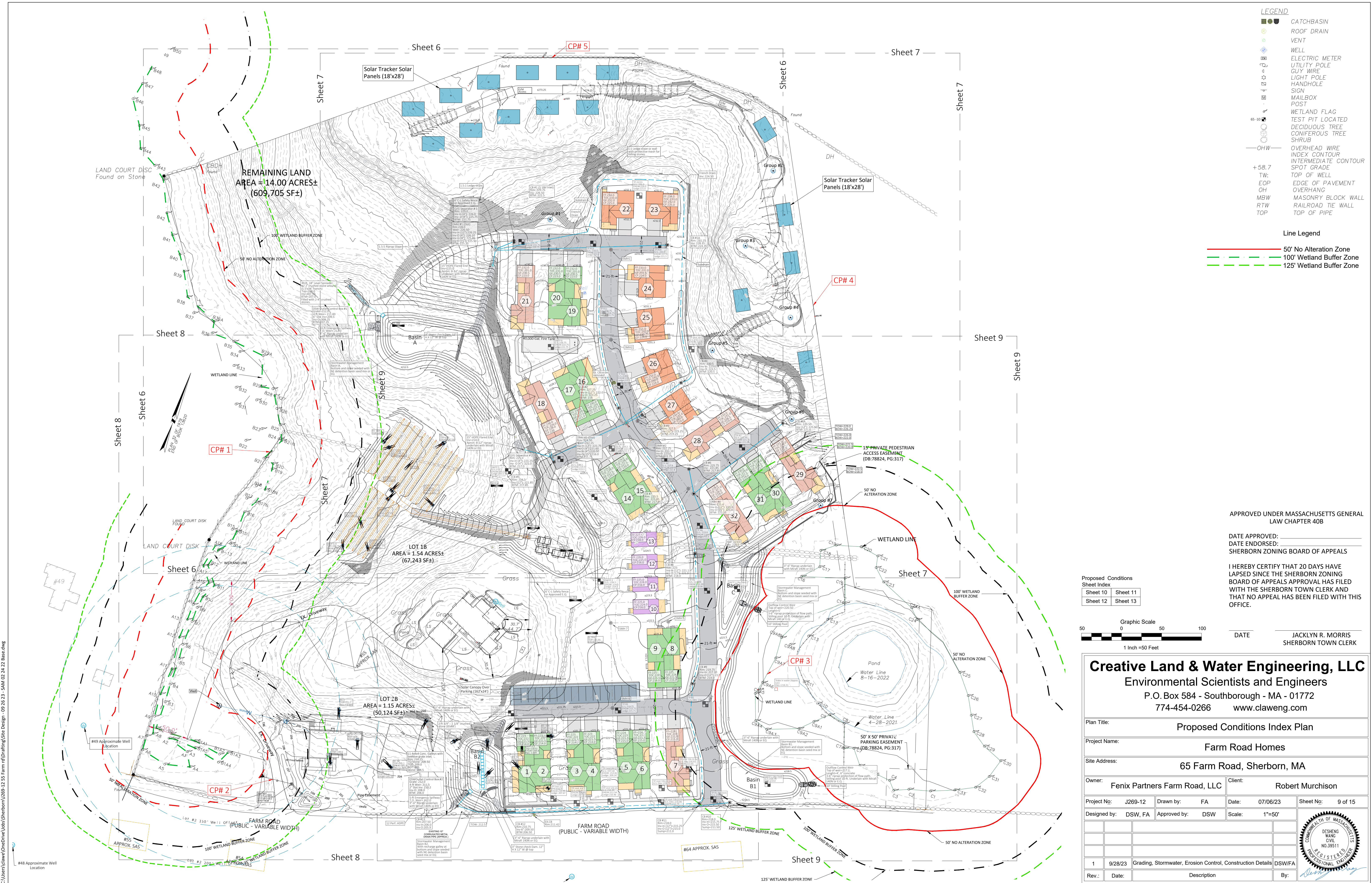
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Rev.:	Date:	Description	By:





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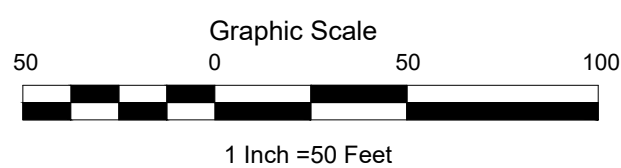
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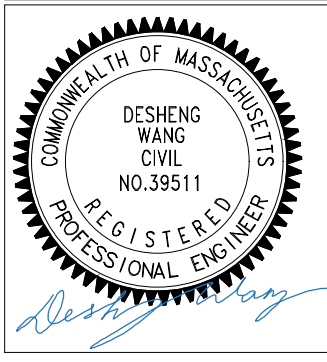
Proposed Conditions	
Sheet Index	
Sheet 10	Sheet 11
Sheet 12	Sheet 13

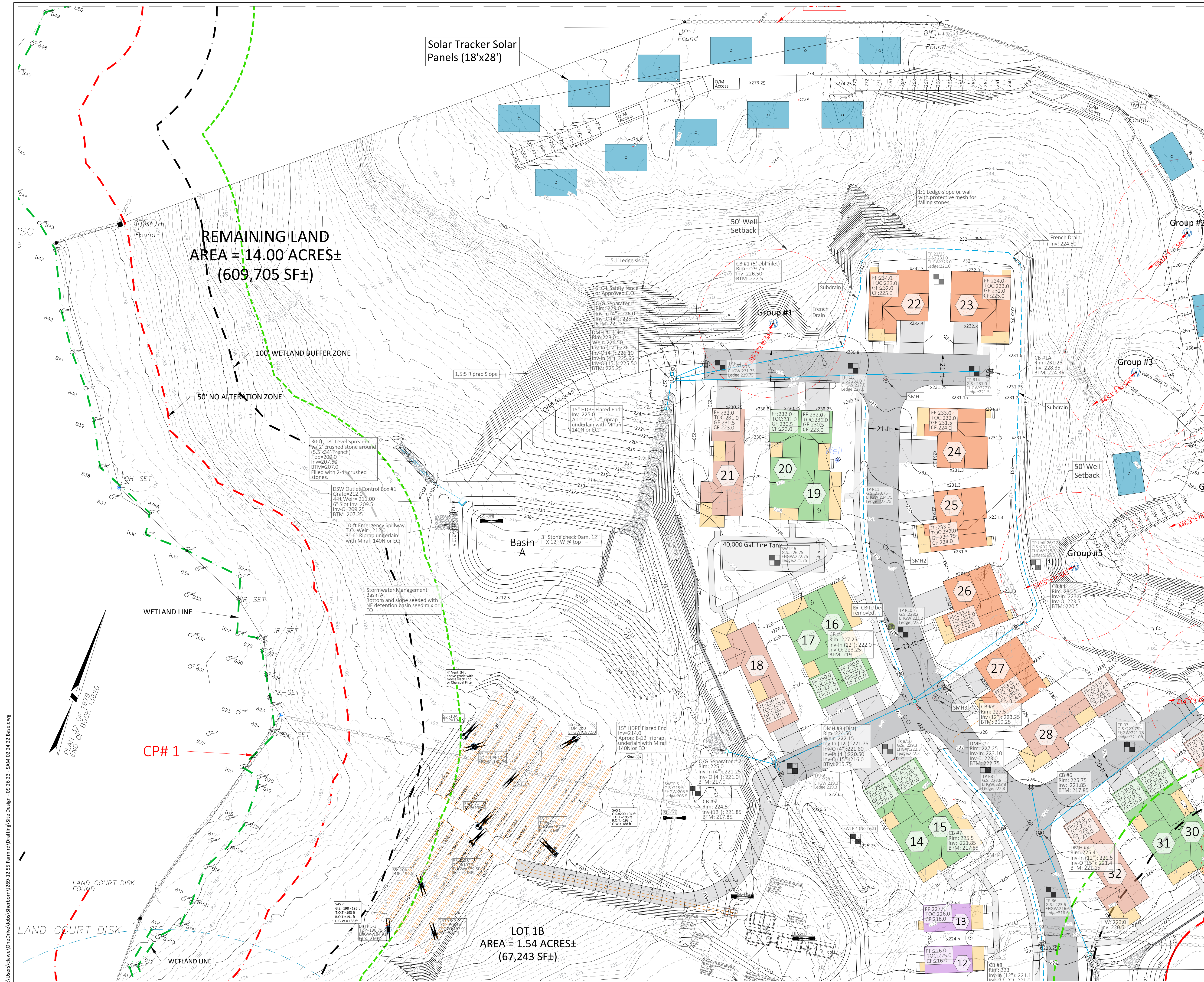


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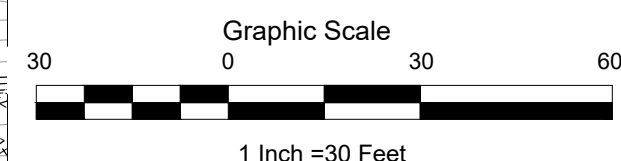
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APPROVED UNDER MASSACHUSETTS GENERAL LAW CHAPTER 40B

DATE APPROVED: _____
DATE ENDORSED: _____
SHERBORN ZONING BOARD OF APPEALS

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

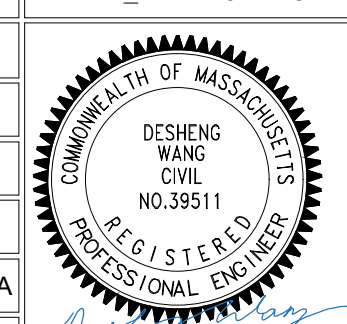


Proposed Conditions
Sheet Index
Sheet 10 Sheet 11
Sheet 12 Sheet 13

DATE _____ JACKLYN R. MORRIS
SHERBORN TOWN CLERK

Creative Land & Water Engineering, LLC
Environmental Scientists and Engineers
P.O. Box 584 - Southborough - MA - 01772
774-454-0266 www.claweng.com

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
Designed by:	DSW, FA	Approved by:	DSW
Date:	9/28/23	Date:	07/06/23
Scale:	1"=30'	Sheet No:	10 of 15
Rev.:		Description	By:
1	9/28/23	Grading, Stormwater, Erosion Control, Construction Details	DSW/FA





LEGEND

- CATCHBASIN
- ROOF DRAIN
- VENT
- WELL
- ELECTRIC METER
- UTILITY POLE
- GUY WIRE
- LIGHT POLE
- HANDHOLE
- SIGN
- MAILBOX
- POST
- WETLAND FLAG
- TEST PIT LOCATED
- DECIDUOUS TREE
- CONIFEROUS TREE
- SHRUB
- OVERHEAD WIRE
- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- SPOT GRADE
- TOP OF WELL
- EDGE OF PAVEMENT
- OVERHANG
- MASONRY BLOCK WALL
- RAILROAD TIE WALL
- TOP OF PIPE

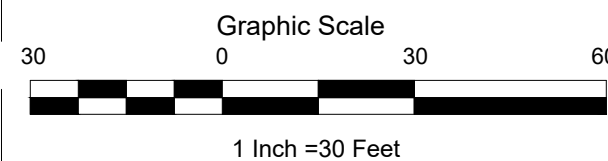
Line Legend

- 50' No Alteration Zone
- 100' Wetland Buffer Zone
- 125' Wetland Buffer Zone

APPROVED UNDER MASSACHUSETTS GENERAL LAW CHAPTER 40B

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DATE ENDORSED: _____
SHERBORN ZONING BOARD OF APPEALS

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Proposed Conditions	
Sheet Index	
Sheet 10	Sheet 11
Sheet 12	Sheet 13

DATE _____ JACKLYN R. MORRIS
SHERBORN TOWN CLERK

Creative Land & Water Engineering, LLC

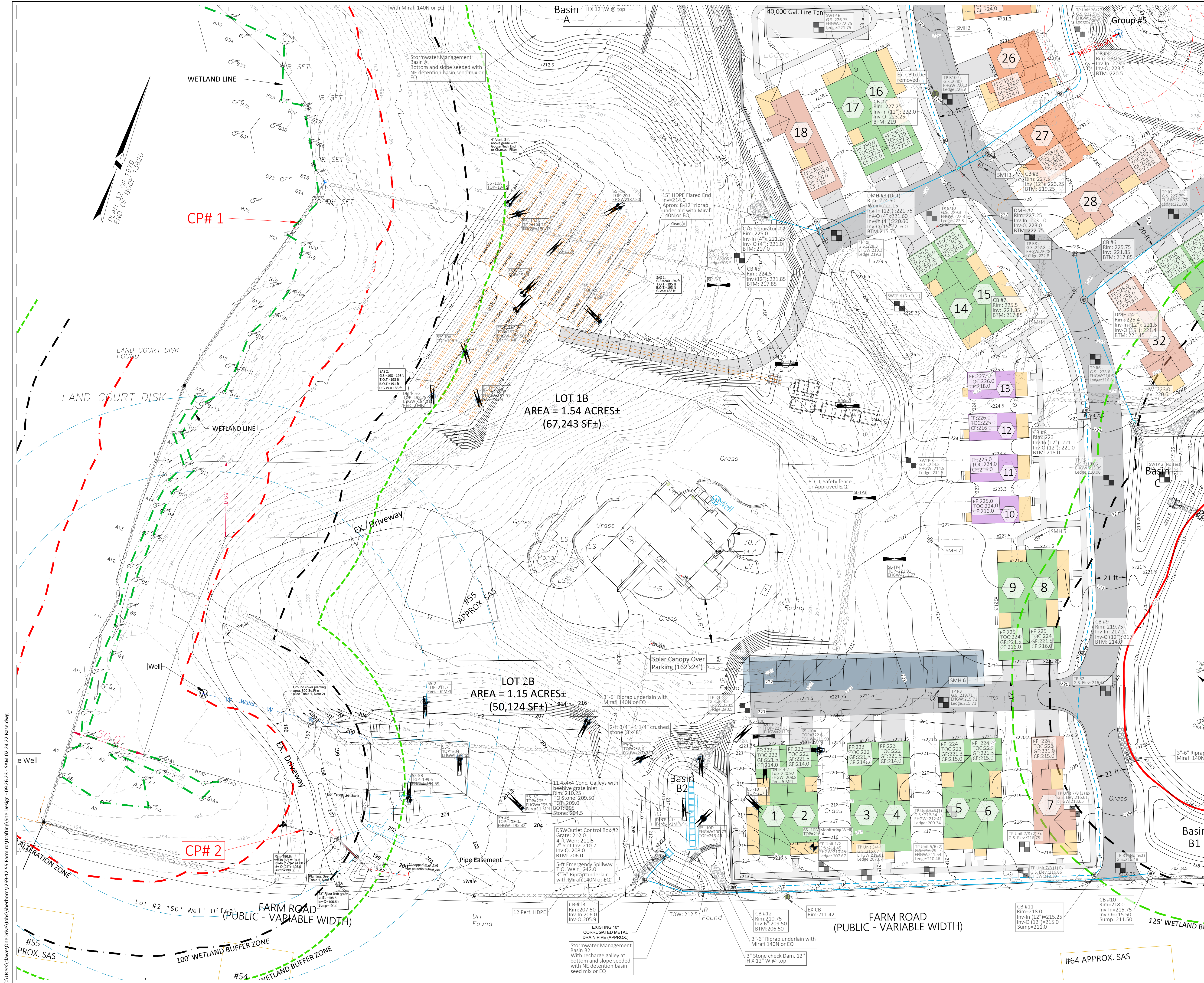
Environmental Scientists and Engineers

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

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Plan Title:		Proposed Conditions Plan (2 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: 07/06/23	Sheet No: 11 of 15
Designed by: DSW, FA	Approved by: DSW	Scale: 1"=30'	
1	9/28/23	Grading, Stormwater, Erosion Control, Construction Details	DSW/WFA
Rev.:	Date:	Description	By:





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- TOP OF PIPE

Line Legend

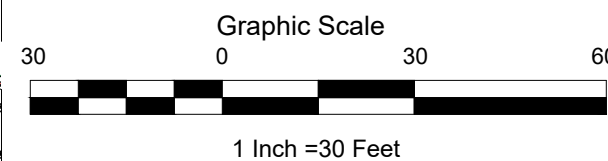
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LAW CHAPTER 40B

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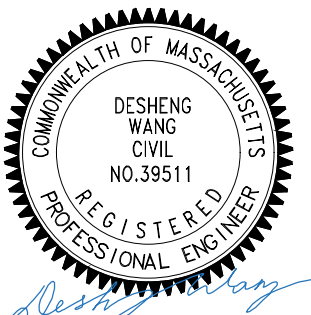
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SHERBORN TOWN CLERK



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Creative Land & Water Engineering, LLC
Environmental Scientists and Engineers
P.O. Box 584 - Southborough - MA - 01772
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Plan Title:		Proposed Conditions Plan (3 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
Designed by:	DSW, FA	Approved by:	DSW
Date:	9/28/23	Date:	07/06/23
Scale:	1"=30'	Sheet No:	12 of 15
Rev.:		Description	By:
1	9/28/23	Grading, Stormwater, Erosion Control, Construction Details	DSW/WFA





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Line Legend

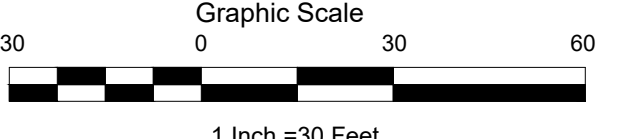
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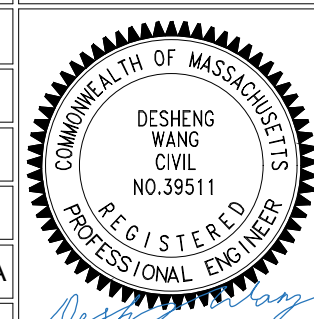
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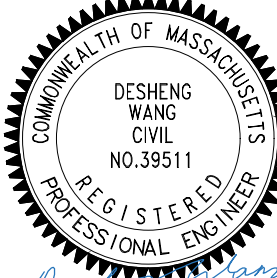
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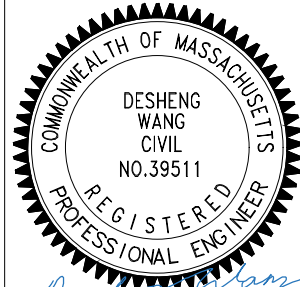
Creative Land & Water Engineering, LLC
Environmental Scientists and Engineers
P.O. Box 584 - Southborough - MA - 01772
774-454-0266 www.claweng.com

Plan Title:				Proposed Conditions Plan (4 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		Date:		07/06/23	
Drawn by:		FA		Sheet No:		13 of 15	
Designed by:		DSW, FA		Approved by:		DSW	
Scale:		1"=30'					
1		9/28/23		Grading, Stormwater, Erosion Control, Construction Details		DSW/WFA	
Rev.:		Date:		Description		By:	



C:\Users\claweng\OneDrive\J269-12 55 Farm rd\Drafting\Site Design - 09.26.23 - 55 Farm rd\24.22 Base.dwg



Creative Land & Water Engineering, LLC Environmental Scientists and Engineers P.O. Box 584 - Southborough - MA - 01772 774-454-0266 www.claweng.com			
Plan Title:		Construction Details	
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: 09/28/2023	Sheet No: 14 of 15
Designed by: DSW, FA	Approved by: DSW	Scale: Indicated	
Rev.: _____	Date: _____	Description	By: _____

