

PRECEDENT FOR  
3BR UNITS

1,765 SQUARE FEET  
3 BEDROOM, 2.5 BATH  
WIDTH 28'-6", DEPTH 50'-0"



FRONT ELEVATION



FIRST FLOOR PLAN



SECOND FLOOR PLAN

COOLIDGE STREET SHERBORN

PRECEDENTS: 3BR UNITS

DECEMBER 21, 2022

SCALE: 3/32"=1'-0"

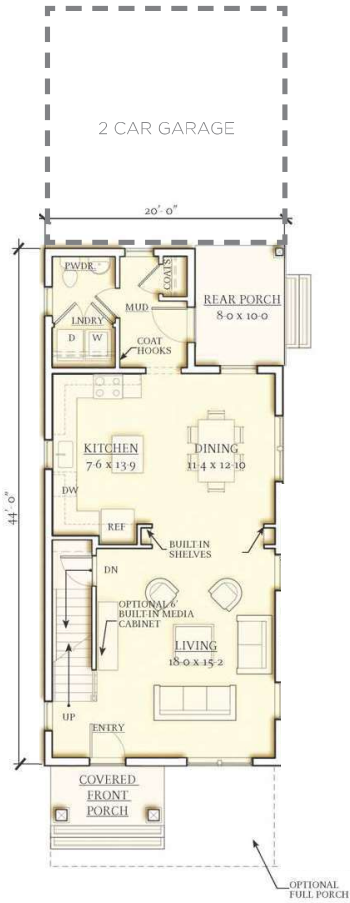


PRECEDENT FOR  
2BR UNITS

1,495 SQUARE FEET  
2 BEDROOM, 2.5 BATH  
WIDTH 20'-0", DEPTH 44'-0"



FRONT ELEVATION



FIRST FLOOR PLAN



SECOND FLOOR PLAN

COOLIDGE STREET SHERBORN

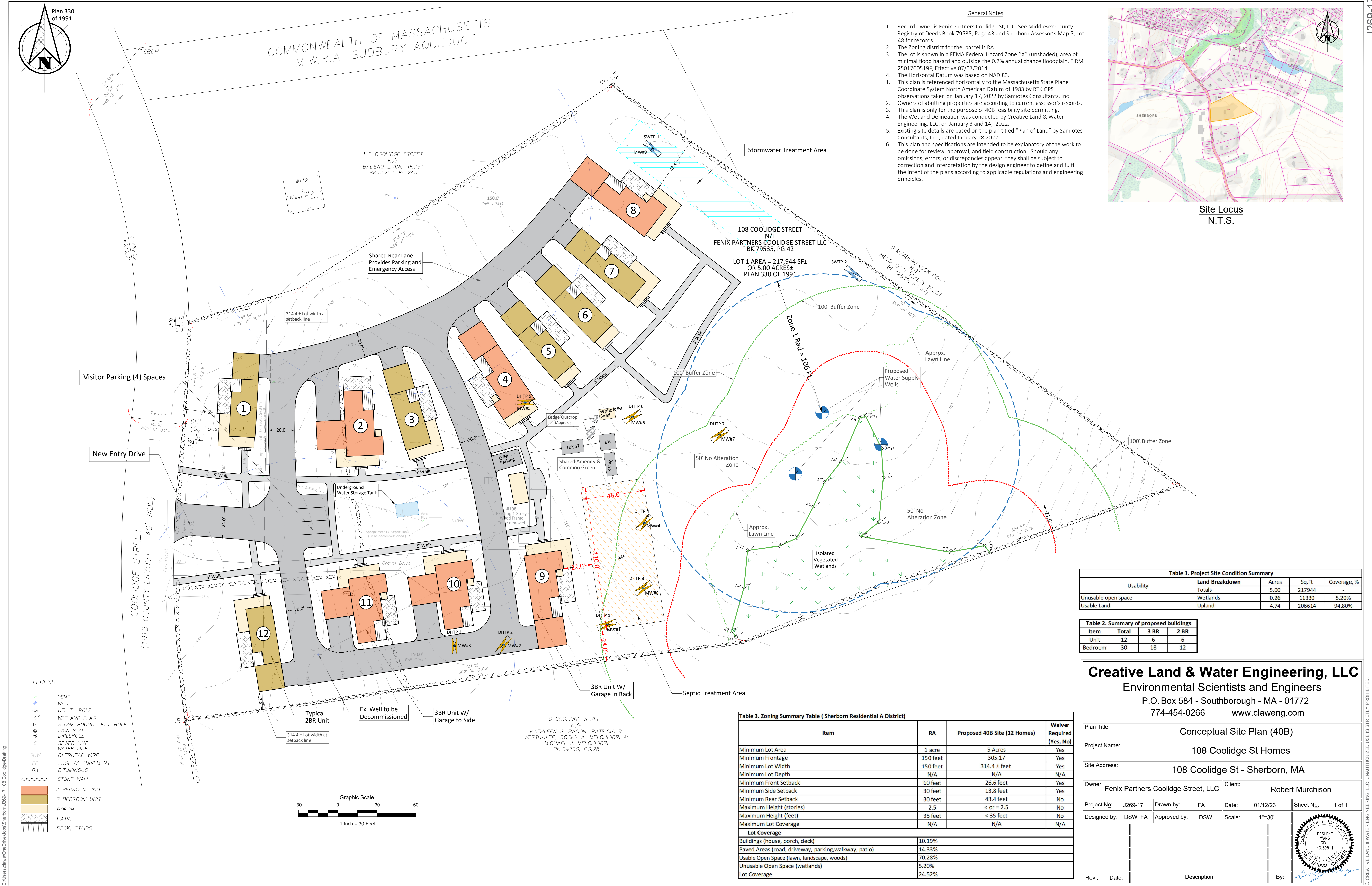
PRECEDENTS: 2BR UNITS

DECEMBER 21, 2022

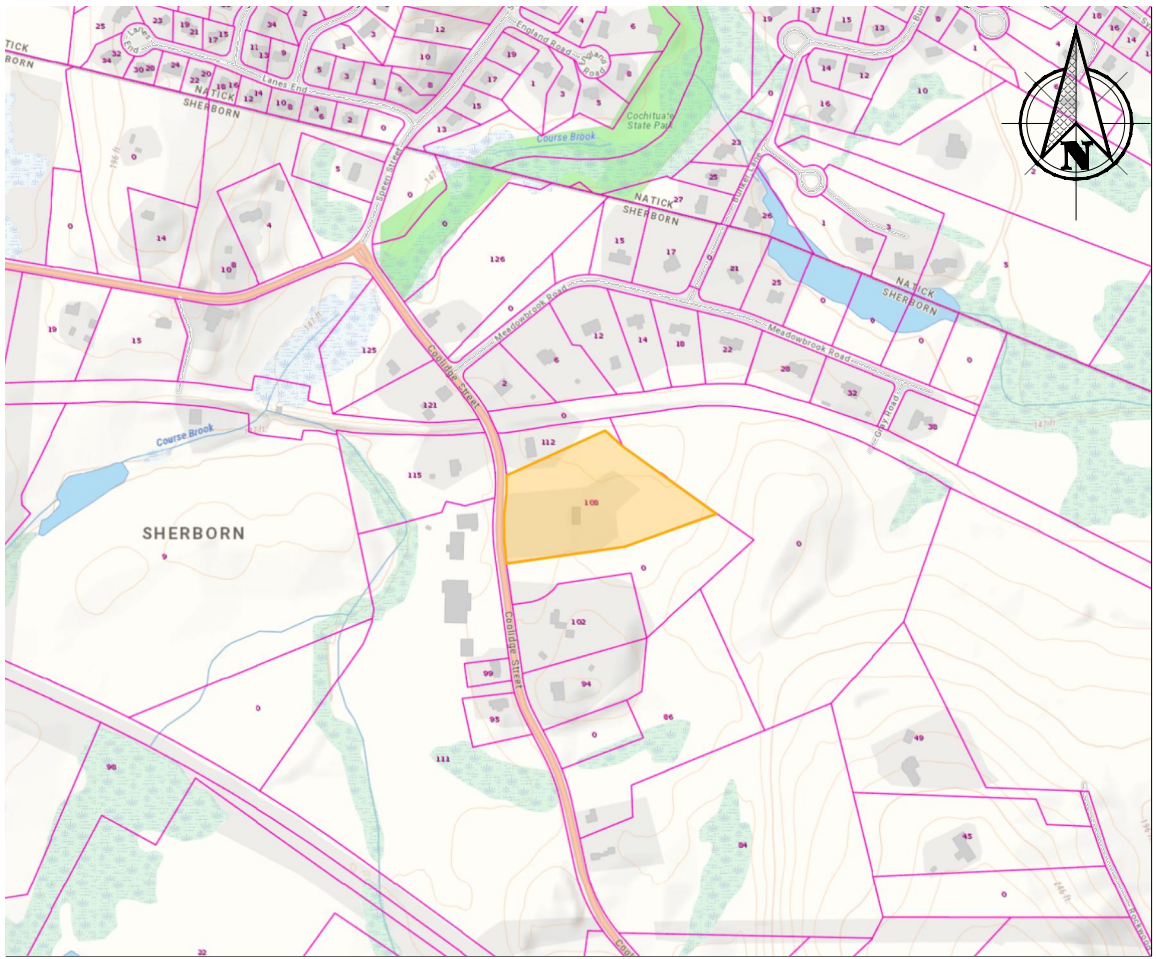
SCALE: 3/32"=1'-0"







- General Notes
- Record owner is Fenix Partners Coolidge St, LLC. See Middlesex County Registry of Deeds Book 79535, Page 43 and Sherborn Assessor's Map 5, Lot 48 for records.
  - The Zoning district for the parcel is RA.
  - 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 25017C0519F, Effective 07/07/2014.
  - The Horizontal Datum was based on NAD 83.
  - This plan is referenced horizontally to the Massachusetts State Plane Coordinate System North American Datum of 1983 by RTK GPS observations taken on January 17, 2022 by Samiotes Consultants, Inc. Owners of abutting properties are according to current assessor's records.
  - This plan is only for the purpose of 40B feasibility site permitting.
  - The Wetland Delineation was conducted by Creative Land & Water Engineering, LLC. on January 3 and 14, 2022.
  - Existing site details are based on the plan titled "Plan of Land" by Samiotes Consultants, Inc., dated January 28 2022.
  - This plan and specifications are intended to be explanatory of the work to be done for review, approval, and field construction. Should any omissions, errors, or discrepancies appear, they shall be subject to correction and interpretation by the design engineer to define and fulfill the intent of the plans according to applicable regulations and engineering principles.



Site Locus  
N.T.S.

Table 1. Project Site Condition Summary				
Usability	Land Breakdown	Acres	Sq.Ft	Coverage, %
	Totals	5.00	217944	
Unusable open space	Wetlands	0.26	11330	5.20%
Usable Land	Upland	4.74	206614	94.80%

Table 2. Summary of proposed buildings			
Item	Total	3 BR	2 BR
Unit	12	6	6
Bedroom	30	18	12

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

Plan Title:	Conceptual Site Plan (40B)		
Project Name:	108 Coolidge St Homes		
Site Address:	108 Coolidge St - Sherborn, MA		
Owner:	Fenix Partners Coolidge Street, LLC	Client:	Robert Murchison
Project No:	J269-17	Drawn by:	FA
Date:	01/12/23	Sheet No:	1 of 1
Designed by:	DSW, FA	Approved by:	DSW
Scale:	1"=30'		
Rev.:	Date:	Description	By:

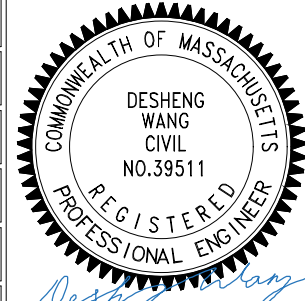


Table 3. Zoning Summary Table ( Sherborn Residential A District)			
Item	RA	Proposed 40B Site (12 Homes)	Waiver Required (Yes, No)
Minimum Lot Area	1 acre	5 Acres	Yes
Minimum Frontage	150 feet	305.17	Yes
Minimum Lot Width	150 feet	314.4 ± feet	Yes
Minimum Lot Depth	N/A	N/A	N/A
Minimum Front Setback	60 feet	26.6 feet	Yes
Minimum Side Setback	30 feet	13.8 feet	Yes
Minimum Rear Setback	30 feet	43.4 feet	No
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 (house, porch, deck)	10.19%		
Paved Areas (road, driveway, parking, walkway, patio)	14.33%		
Usable Open Space (lawn, landscape, woods)	70.28%		
Unusable Open Space (wetlands)	5.20%		
Lot Coverage	24.52%		