

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.

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:

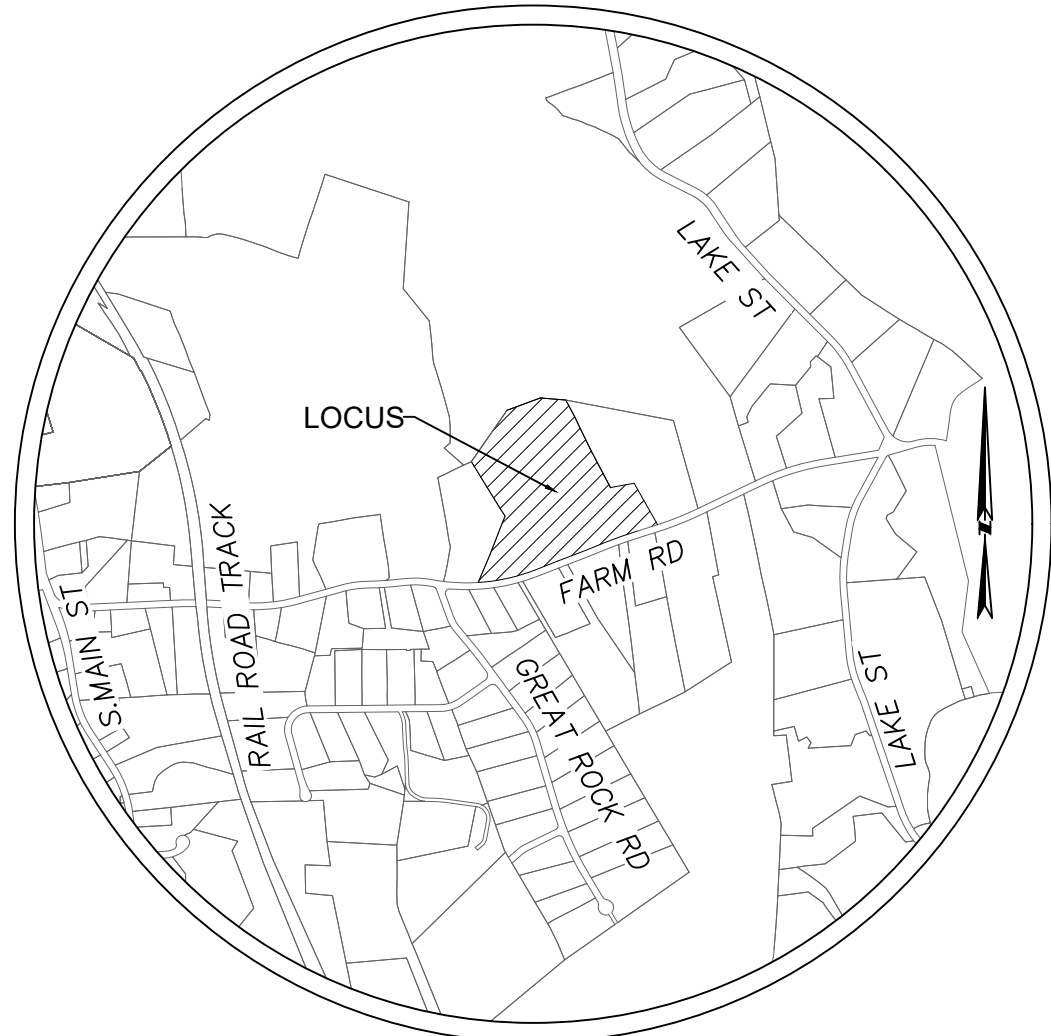
Creative Land & Water Engineering, LLC
P.O. Box 584
Southborough, MA 01772
Tel. 508-281-1694 email: clawe@claweng.com

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 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	>19 feet	Yes
Minimum Side 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 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

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

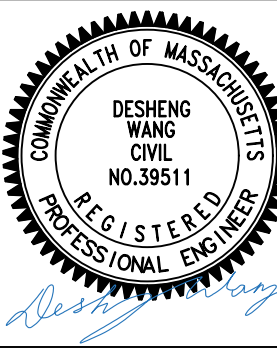
Site Address: 65 Farm Road, Sherborn, MA

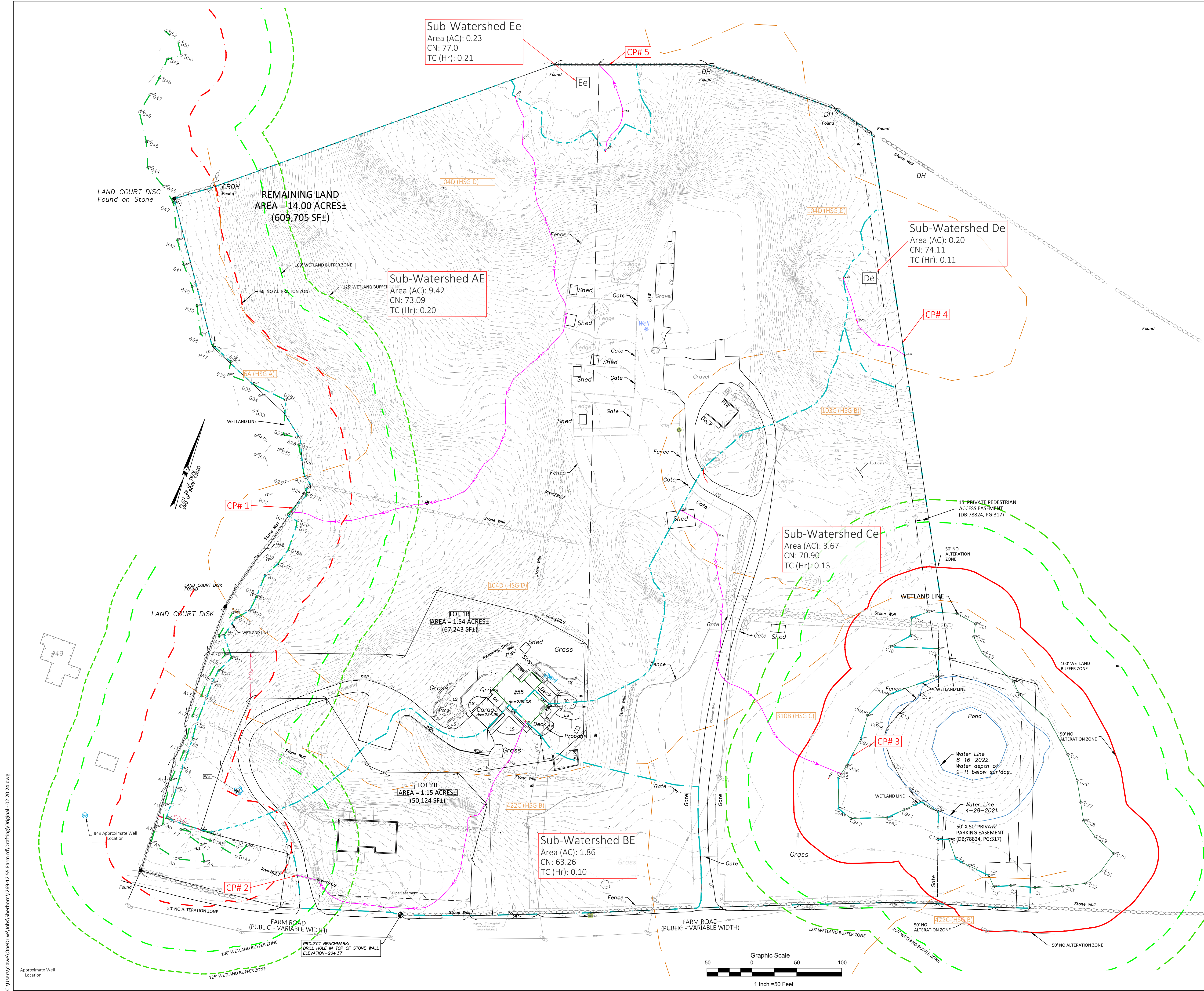
Owner: Fenix Partners Farm Road Development, LLC Client: Robert Murchison

Project No: J269-12 Drawn by: FA Date: 07/06/23 Sheet No: 1 of 22

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

2	02/14/24	Basin grading, stormwater, sewer, utilities, fire tank, road	DSW/FA
1	9/28/23	Grading, Stormwater, Erosion Control, Construction Details	DSW/FA
Rev.:	Date:	Description	By:





- LEGEND**
- CATCHBASIN
 - ROOF DRAIN
 - VENT
 - WELL
 - ELECTRIC METER
 - UTILITY POLE
 - GUY WIRE
 - LIGHT POLE
 - HANDHOLE
 - 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

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

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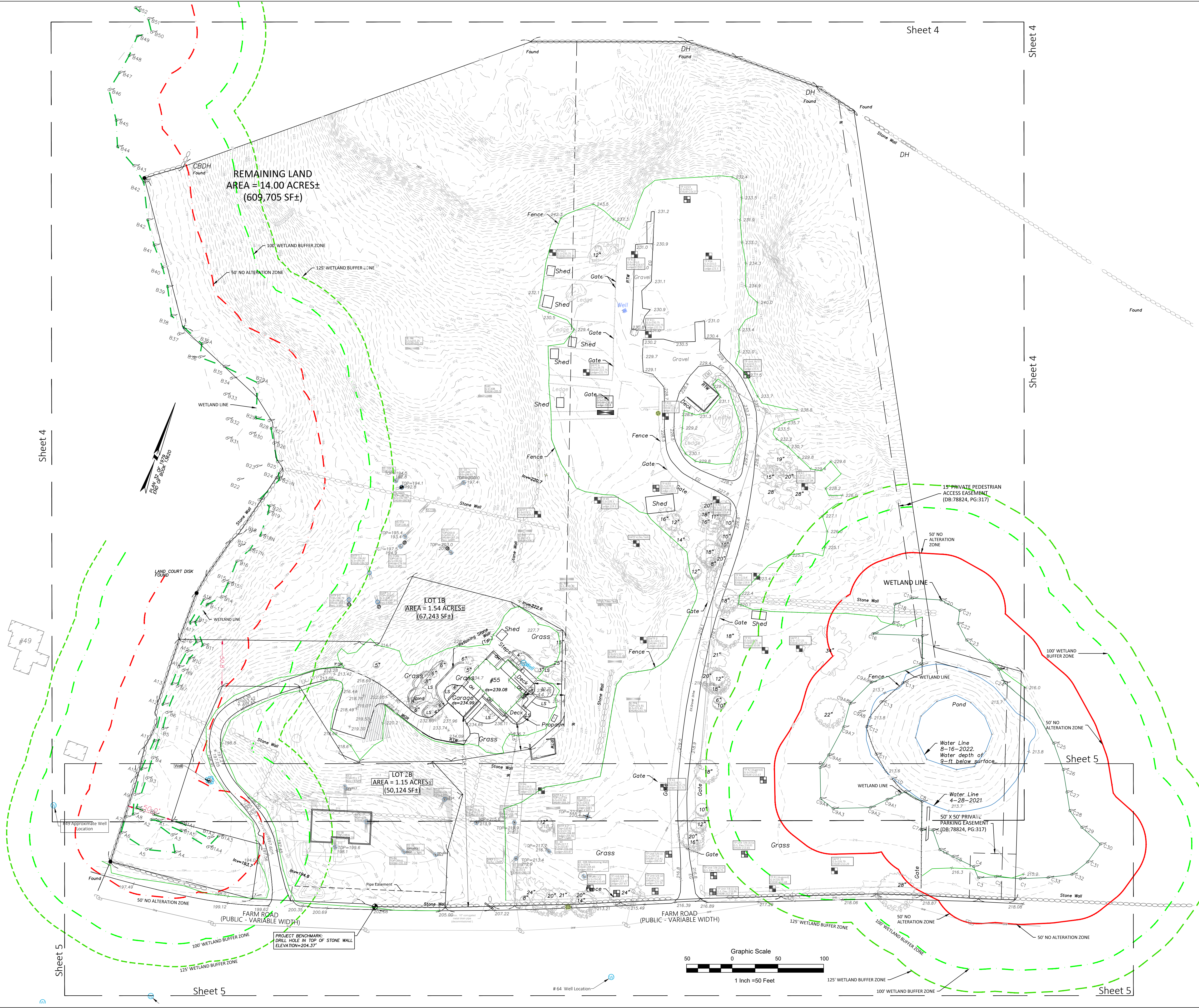
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774-454-0266 www.claweng.com

Plan Title: Existing Watershed Plan			
Project Name: Farm Road Homes			
Site Address: 65 Farm Road, Sherborn, MA			
Owner: Fenix Partners Farm Road Development, LLC		Client: Robert Murchison	
Project No: J269-12	Drawn by: FA	Date: 09/28/2023	Sheet No: 2 of 22
Designed by: DSW, FA	Approved by: DSW	Scale: Indicated	
Rev:	Date:	Description	By:





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LAW CHAPTER 40B

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Exist. Conditions
Sheet Index
Sheet 4
Sheet 5

Creative Land & Water Engineering, LLC

Environmental Scientists and Engineers

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

774-454-0266 www.claweng.com

Plan Title: Existing Conditions Index Plan

Project Name: Farm Road Homes

Site Address: 65 Farm Road, Sherborn, MA

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

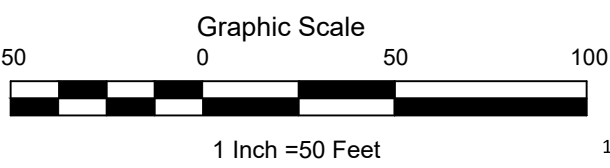
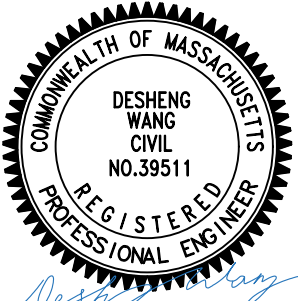
Project No: J269-12 Drawn by: FA Date: 07/06/23 Sheet No: 3 of 22

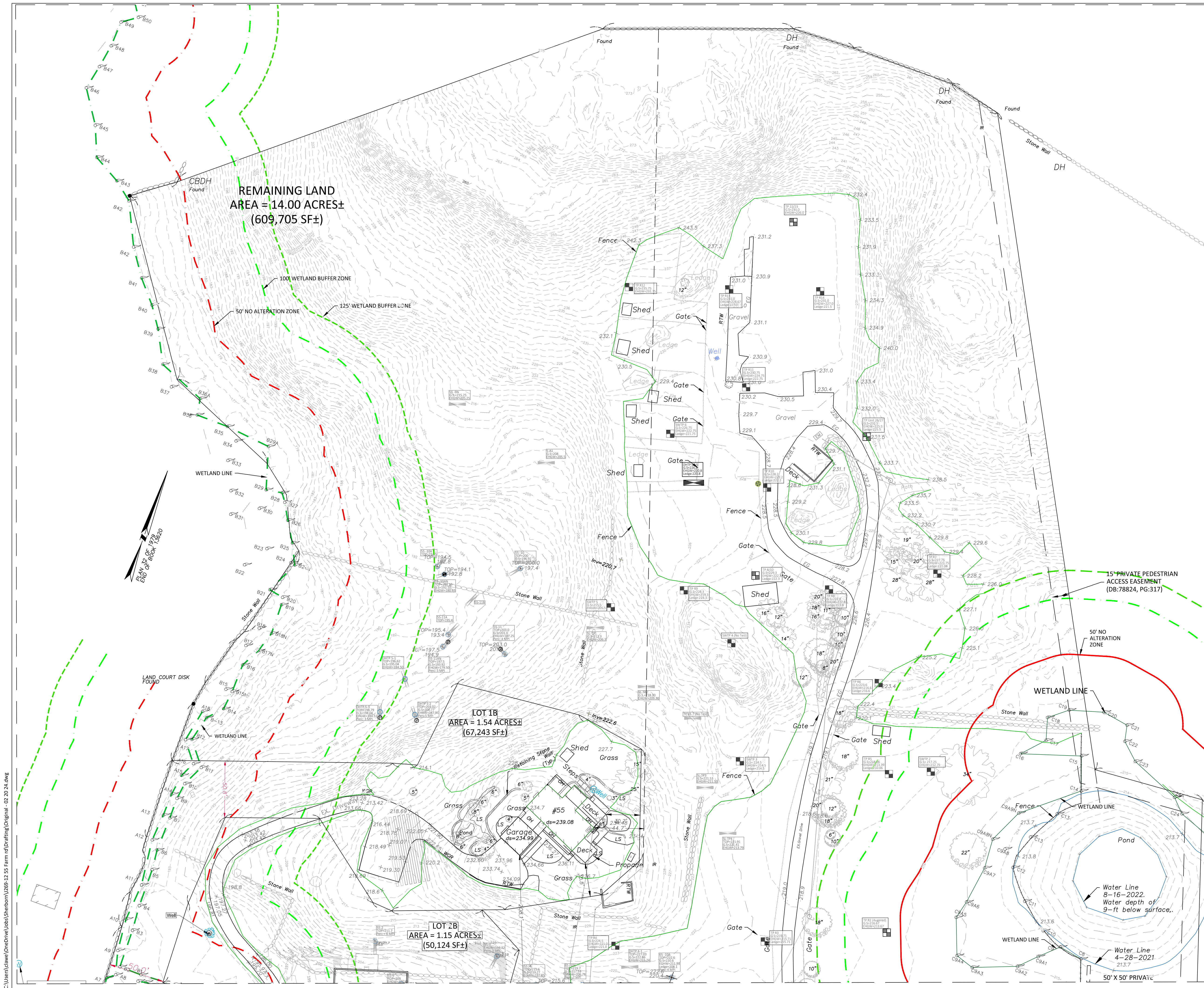
Designed by: DSW, FA Approved by: DSW Scale: Indicated

2 02/14/24 Additional soil test pit data added DSW/FA

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

Rev.: Date: Description By:





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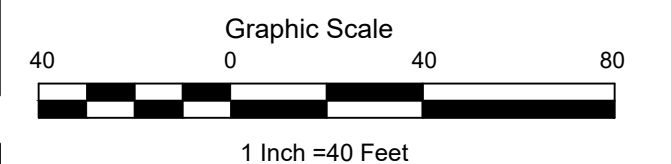
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LAW CHAPTER 40B

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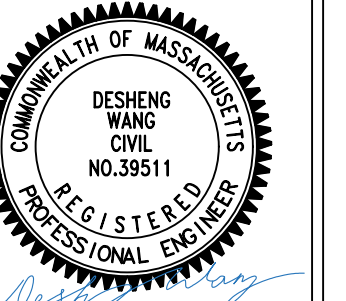
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SHERBORN TOWN CLERK



Exist. Conditions
Sheet Index
Sheet 4
Sheet 5

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

Plan Title: Existing Conditions Plan (1 of 2)			
Project Name: Farm Road Homes			
Site Address: 65 Farm Road, Sherborn, MA			
Owner: Fenix Partners Farm Road Development, LLC		Client: Robert Murchison	
Project No: J269-12	Drawn by: FA	Date: 07/06/23	Sheet No: 4 of 22
Designed by: DSW, FA	Approved by: DSW	Scale: 1"=40"	
2	02/14/24	Additional soil test pit data added	DSW/FA
1	9/28/23	Grading, Stormwater, Erosion Control, Construction Details	DSW/FA
Rev.:	Date:	Description	By:



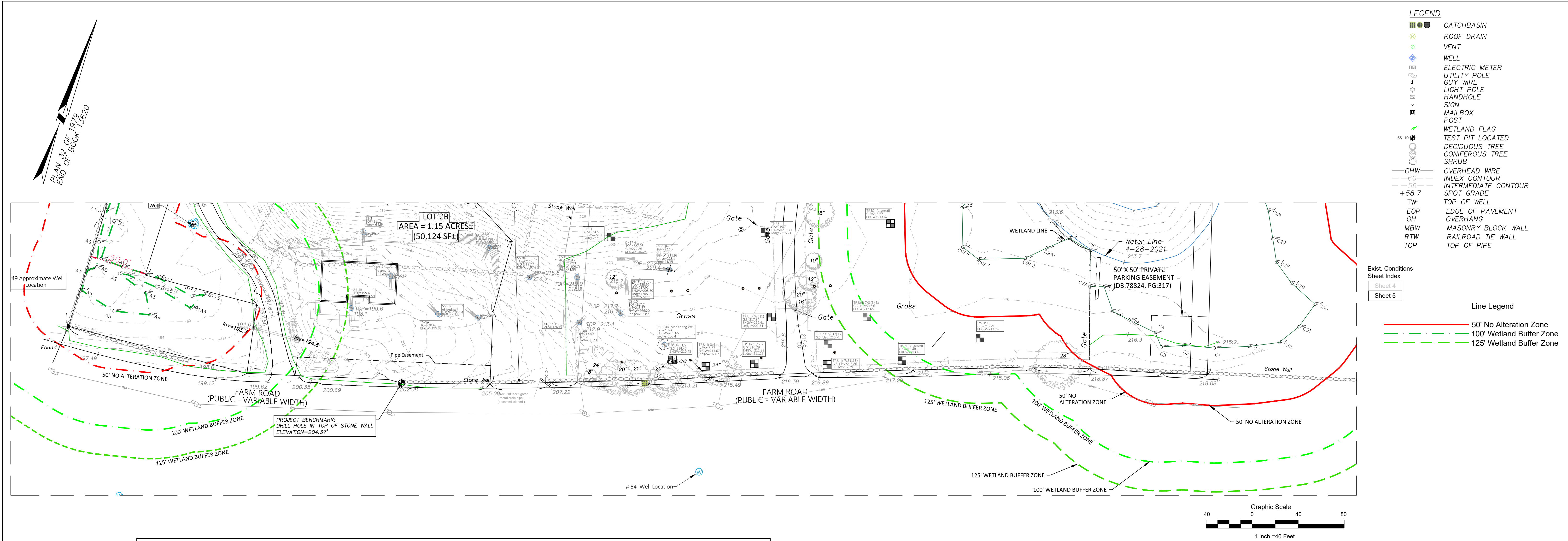


Table D.1 Stormwater and Roadway Soil Testing Summary								
Date	Test Pit	G.S. Elev. Surveyed (Ft)	Estimated HGW (Ft)	Estimated HGW Elev (Ft)	Soil Texture, C layer	Depth to Ledge measured (Ft)	Testpit Location	Notes
4/21/2021	55-9N	215.25	10	205.25	L.S.	10+	Stormwater Basin A	
1/3/2024	S-A1	208.00	2.5	205.50	L.S.	6+	Stormwater Basin A	
4/21/2021	65-10C	217.53	14+	206.78	L.S.	14+	Basin B2 Slope	Perc rate = 7 MPI
4/20/2021	65-10D	212.90	14	200.73	L.S.	14+	Stormwater Basin B-2	Perc rate <2MPI
1/3/2024	SWTP 1	216.79	3.5	213.29	M.S.	6+	Stormwater Basin B-1	Hand augered to 42"
1/3/2024	SWTP 2	217.25	4.5	212.75	Co.M.L.S.	6+	Stormwater Basin C	
4/4/2023	SWTP 3	224.50	10+	214.50	L.S.	10	Yard	Weathered ledge. No water obs'd
4/4/2023	SWTP 5	215.50	10+	205.50	M.L.S.	10+	Back Slope	
4/3/2023	SWTP 6	226.75	4	222.75	M.L.S.	5		Weathered ledge
4/4/2023	TP Unit 1/2	214.45	4	210.45	L.S.-M.S.	7+	House	
4/4/2023	TP Unit 3/4	215.67	4	211.67	M.S.	8	House	
4/4/2023	TP Unit 5/6 (1)	217.34	5.5	211.84	M.S.	8	House	Weathered ledge
4/4/2023	TP Unit 5/6 (2)	216.29	4	212.29	M.S.-L.S.	6' / 5'	House	ledge is sloped
	Dug Well	216.40	10.75	205.65	L.S.	13	House	Dug Well
11/9/2021	DHTP 4-1	222.86	10	215.24	S.L.-L.S.	10+	Unit 1 driveway	
11/9/2021	DHTP 4-2	217.92	11.5	208.80	S.L.-L.S.	12	House	Perc rate = 5 MPI
4/20/2021	65-10	215.87	9.67	206.20	L.S.	12	House	Weathered ledge
4/20/2021	65-10A	220.60	10	211.93	M.L.S.	12.5	House	Weathered ledge. Perc rate= 4 MPI
3/29/2023	TP R1	216.48	3	213.48	M.S.-L.S.	3.5+	Road	Auguer test
3/29/2023	TP R2	216.67	3	213.67	M.L.S.	3.83+	Road	Auguer test
4/3/2023	TP R3	219.71	4	215.71	M.L.S.	4	Road	Weathered ledge. No water obs'd
4/3/2023	TP R4	224.50	3.5	221.00	S.L.	3.5	Road Edge	Weathered ledge. No water obs'd
4/3/2023	TP R5	218.06	4.67	213.39	S.L.-L.S.	8	Road	Ledge
4/3/2023	TP R6	223.60	7	216.60	L.S.	7	Road	Weathered ledge. No water obs'd
4/3/2023	TP R7	227.75	6	221.75	L.S.	6.67	Road	Weathered ledge. No water obs'd
4/4/2023	TP R 8/10	229.30	6	223.30	M.L.S.	7	Road Edge/Driveway	Weathered ledge. No water obs'd
4/3/2023	TP R8	227.80	5	222.80	M.L.S.	5	Road	Weathered ledge. No water obs'd
4/4/2023	TP R9	228.30	9	219.30	M.L.S.	9	Road	Weathered ledge. No water obs'd
4/3/2023	TP R10	228.20	5	223.20	M.L.S.	6	Road	Weathered ledge
4/3/2023	TP R11	230.75	6	224.75	F.M.S.	8	Road	Weathered ledge
4/3/2023	TP R12	235.75	4	231.75	S.L.	6+	Road	
4/3/2023	TP R13	231.00	2.33	228.67	Broken Ledge	4	Road	Weathered ledge
4/3/2023	TP R14	231.00	4	227.00	F.M.S.	9.5	Road	Weathered ledge
4/3/2023	TP Unit 22/23	231.00	5	226.00	Co.M.L.S.	10+	Between house 22 & 23	
4/4/2023	TP Unit 26/27	232.50	7	225.50	L.S.	7	Back yard of unit 26	Weathered ledge
4/3/2023	TP 65-5	226.8	6	220.80	L.S.	6	House	Broken Ledge. No water obs'd
11/10/2021	SL-TP1	212.3	6+	206.3	L.S.	6+	Slope	
11/10/2021	SL-TP2	218.3	9+	209.3	M.L.S.	9+	Edge of Access Road	
11/10/2021	SL-TP3	221.53	10	211.53	Co.M.L.S.	11.33+	Yard	
11/10/2021	SL-TP4	221.41	10	213.79	M.L.S.	10+	Yard	

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Plan Title: Existing Conditions Plan (2 of 2)

Project Name: Farm Road Homes

Site Address: 65 Farm Road, Sherborn, MA

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

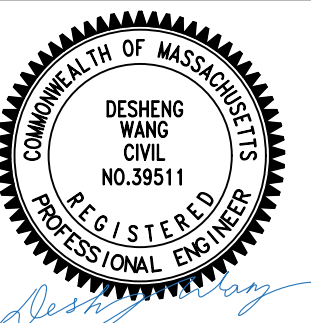
Project No: J269-12 Drawn by: FA Date: 07/06/23 Sheet No: 5 of 22

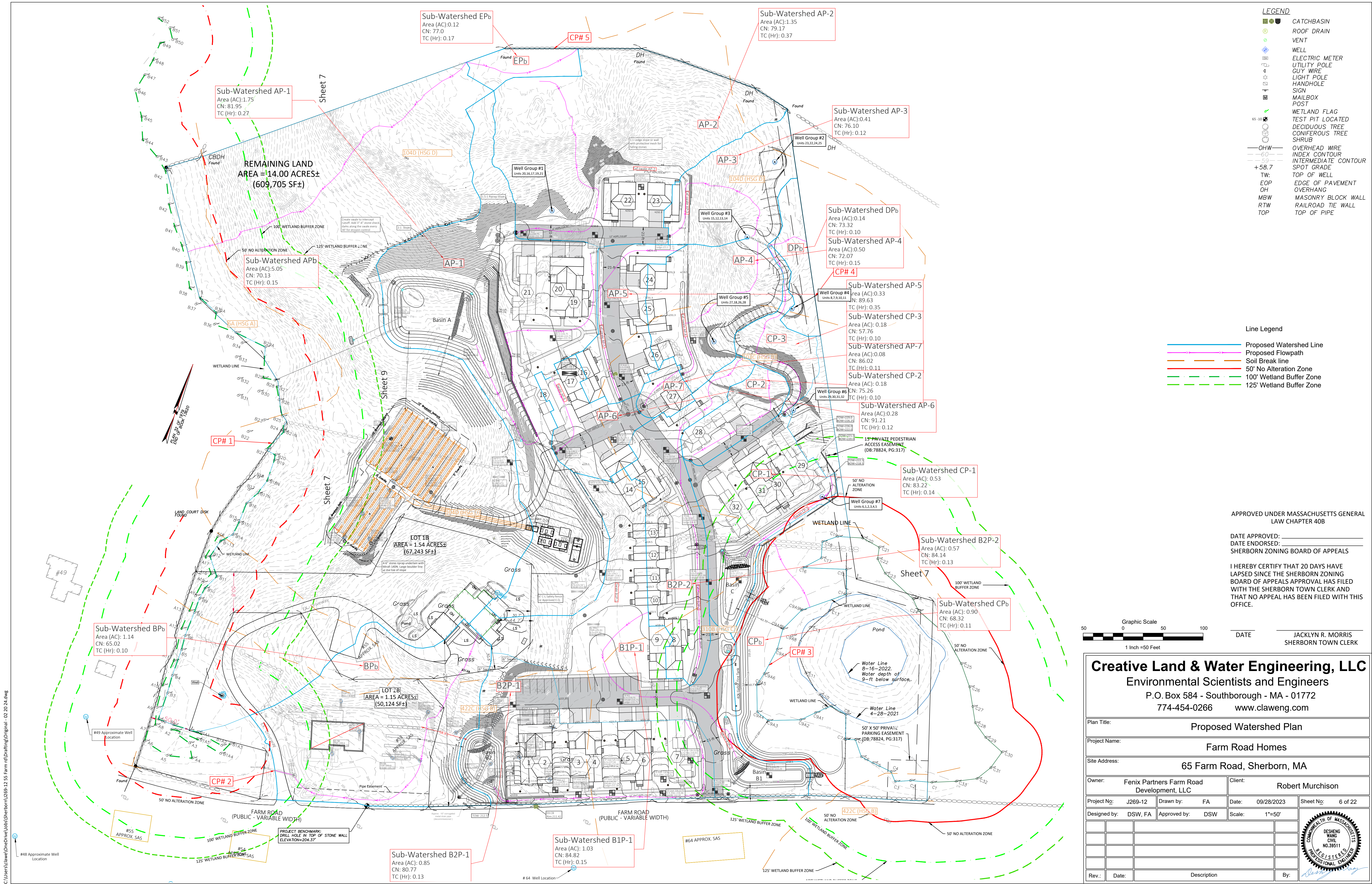
Designed by: DSW, FA Approved by: DSW Scale: 1"=40'

2 02/14/24 Additional soil test data. Updated soil summary table DSW/FA

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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Line Legend

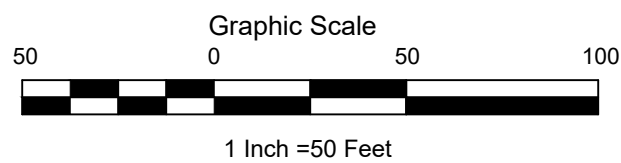
- 50' No Alteration Zone
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- EC: Erosion Control
- LC: Limit of Clearing

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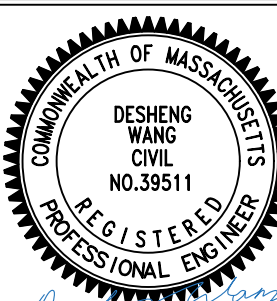
Creative Land & Water Engineering, LLC

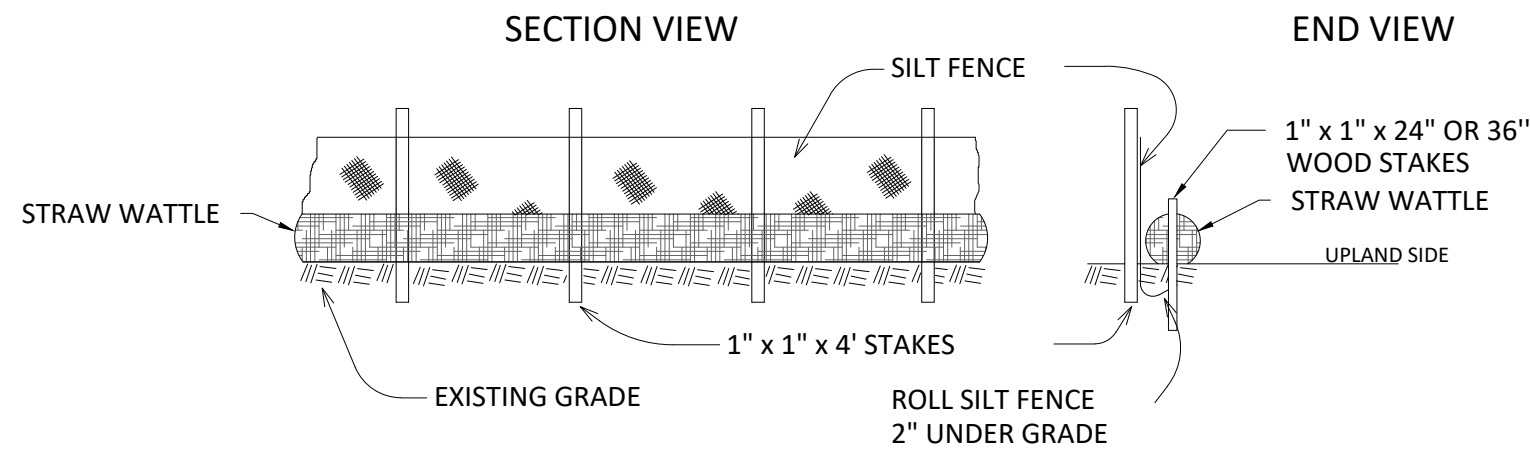
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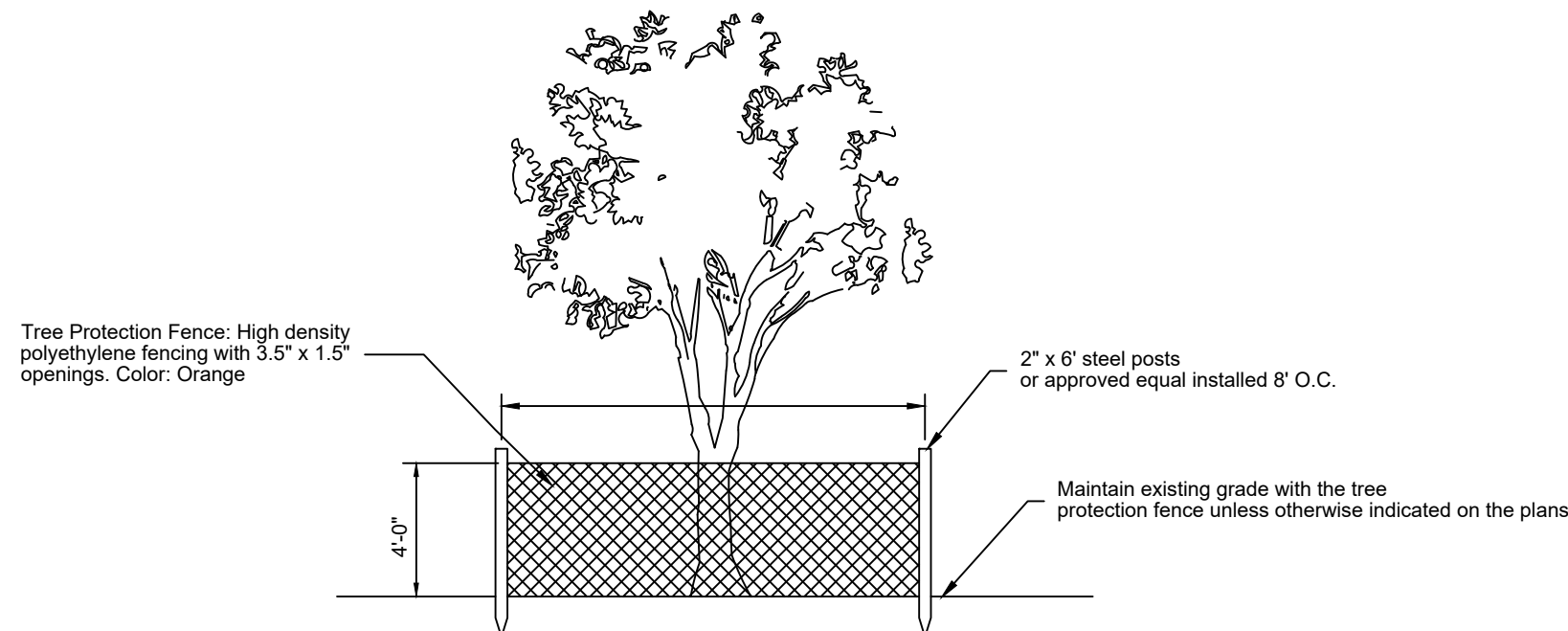
774-454-0266 www.claweng.com

Plan Title:		Erosion Control Plan	
Project Name:		Farm Road Homes	
Site Address:		65 Farm Road, Sherborn, MA	
Owner:		Fenix Partners Farm Road Development, LLC	Client: Robert Murchison
Project No:	J269-12	Drawn by:	FA
		Date:	09/28/2023
Designed by:	DSW, FA	Approved by:	DSW
		Scale:	1"=50'
1	02/14/24	Erosion control line, limit of clearing, snow storage areas	DSW/FA
Rev.:	Date:	Description	By:

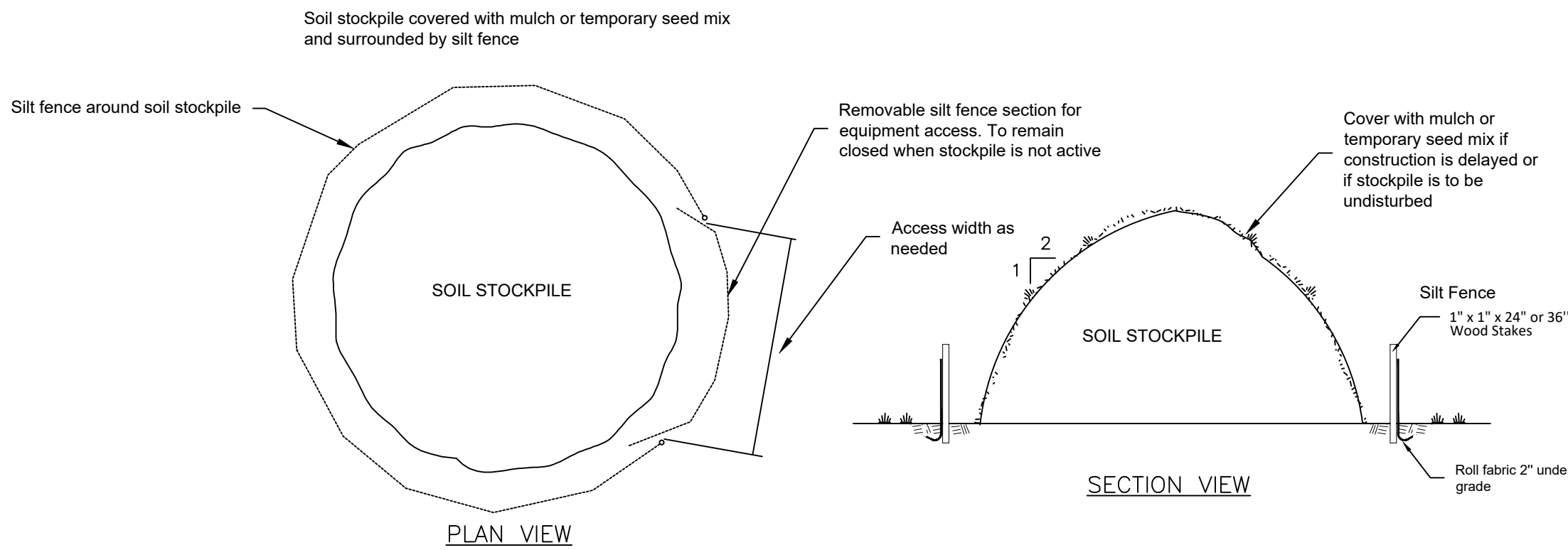




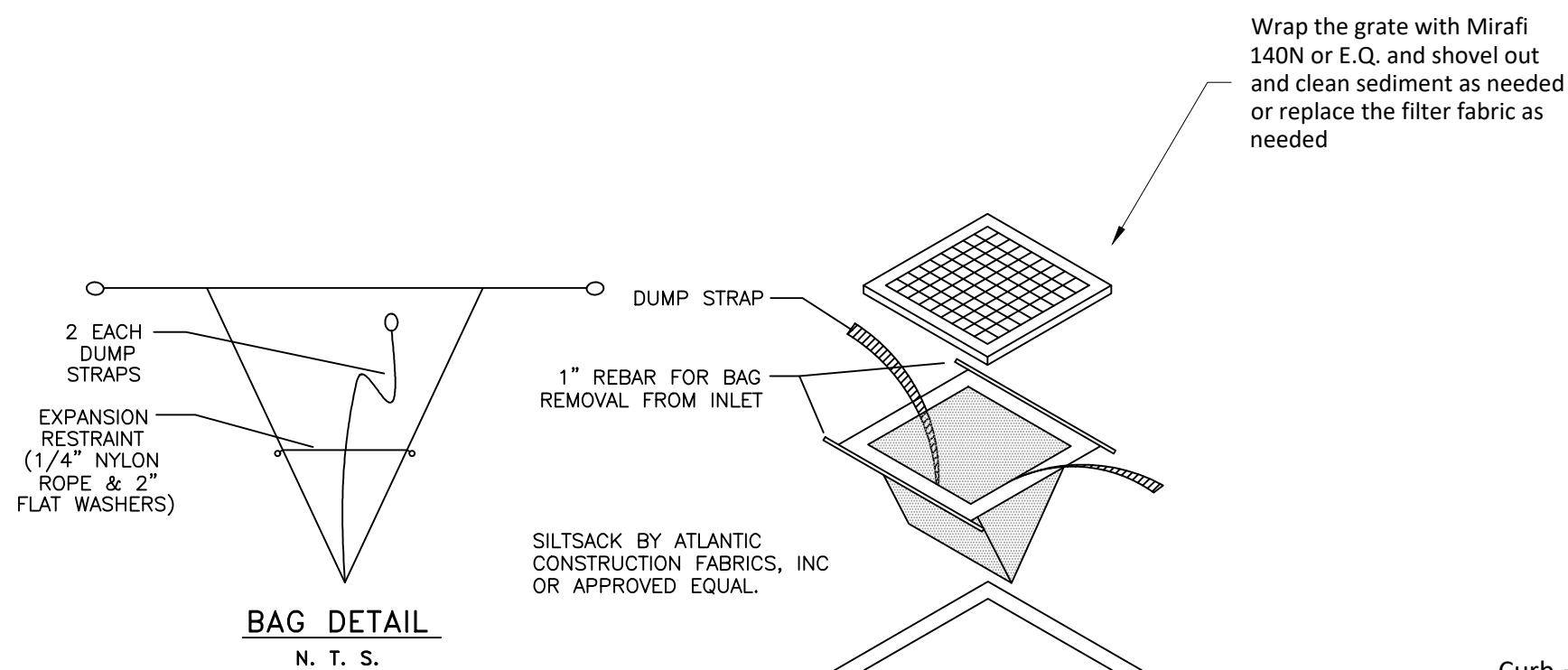
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N.T.S.



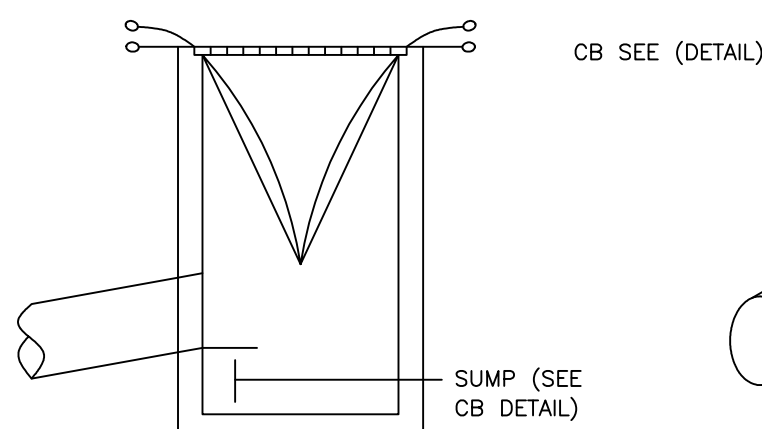
Tree Protection Detail
N.T.S.



Soil Stockpile Protection Detail (TYP.)
NOT TO SCALE

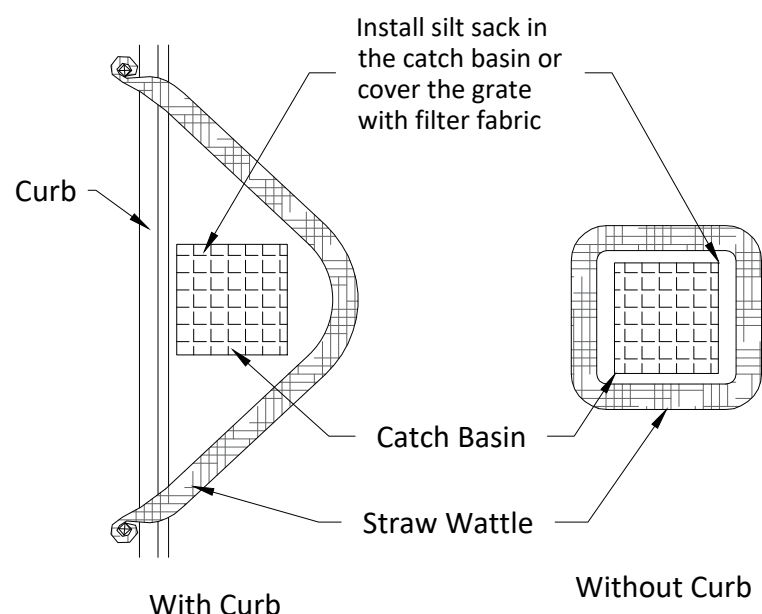


BAG DETAIL
N. T. S.



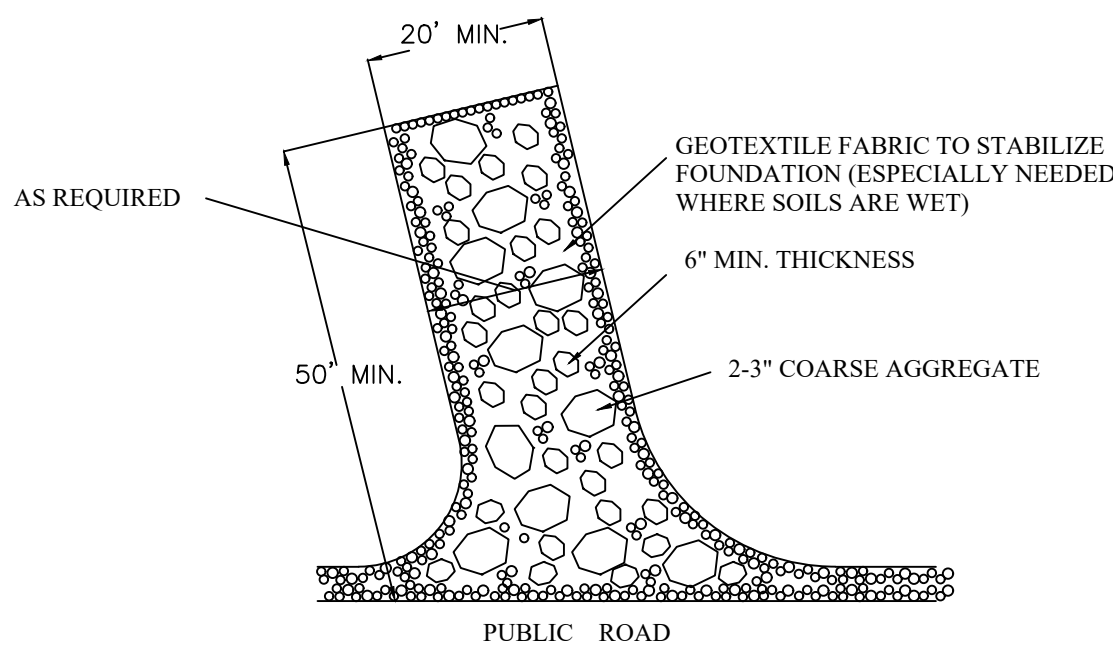
INSTALLATION DETAIL
N. T. S.

Silt Sack Detail (TYP.)
Not to Scale



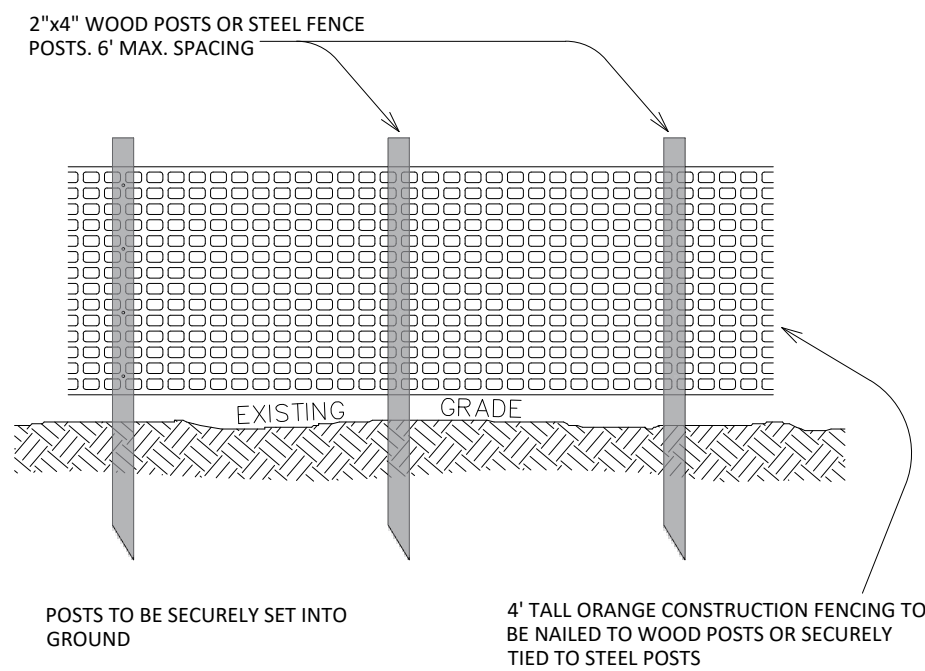
Note: Straw wattles shall be certified weed free

Inlet Protection Detail (TYP.)
Not to Scale

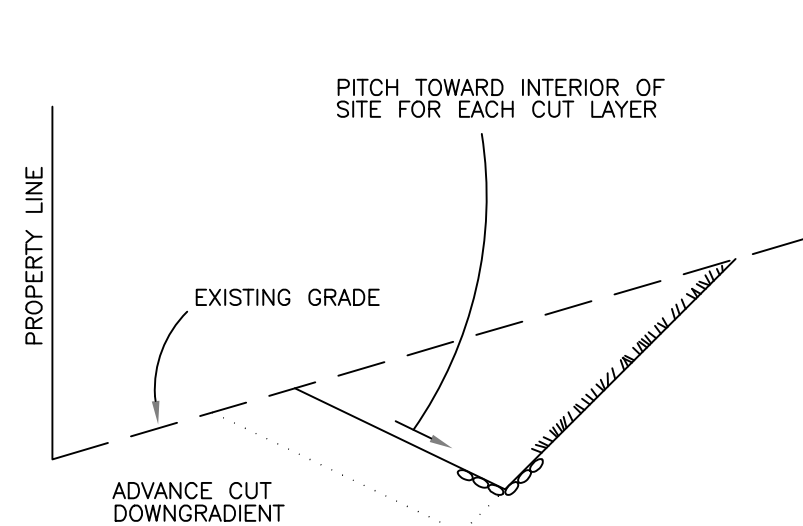


STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

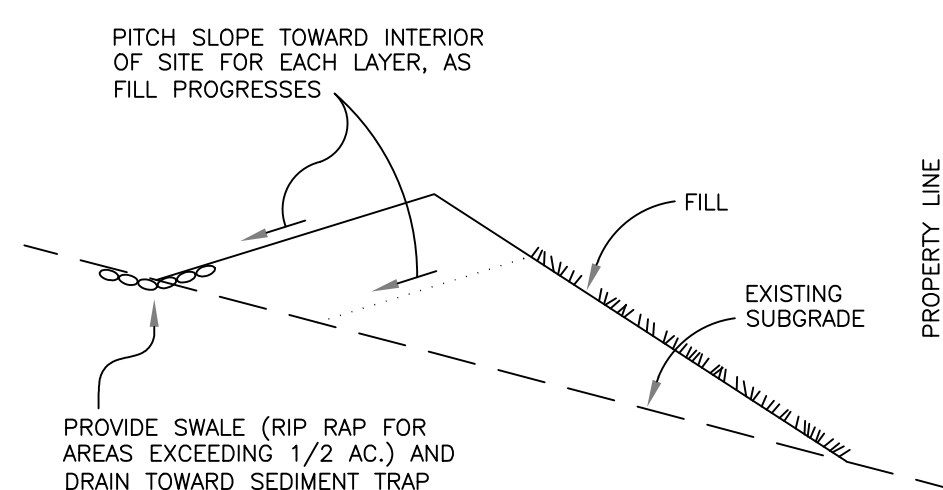
AGGREGATE TO BE PLACED AT ALL CONSTRUCTION ACCESS/EGRESS POINTS AND SHALL BE CLEARED OF EXCESS SEDIMENT ON A WEEKLY BASIS (OR MORE FREQUENTLY AS NEEDED). ANY SEDIMENT DEPOSITED ON THE PUBLIC ROADWAYS FROM CONSTRUCTION VEHICLES SHALL BE SWEEPED UP ON A DAILY BASIS.



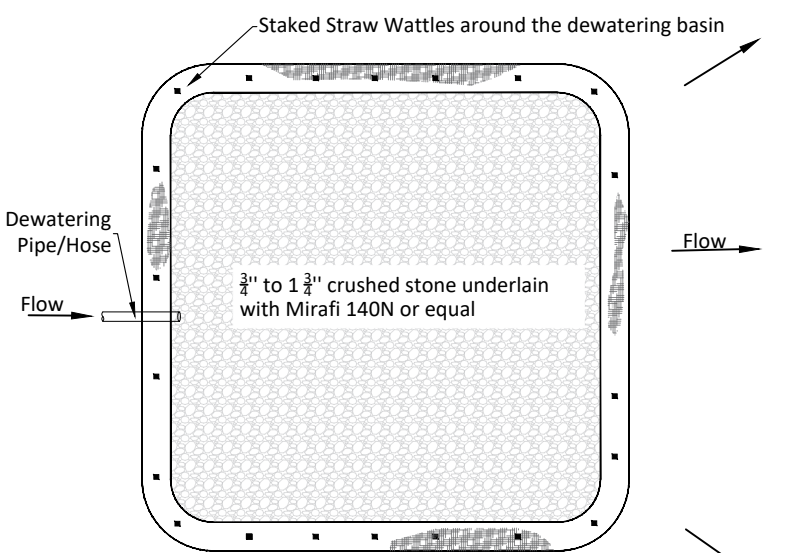
CONSTRUCTION FENCE DETAIL
NOT TO SCALE



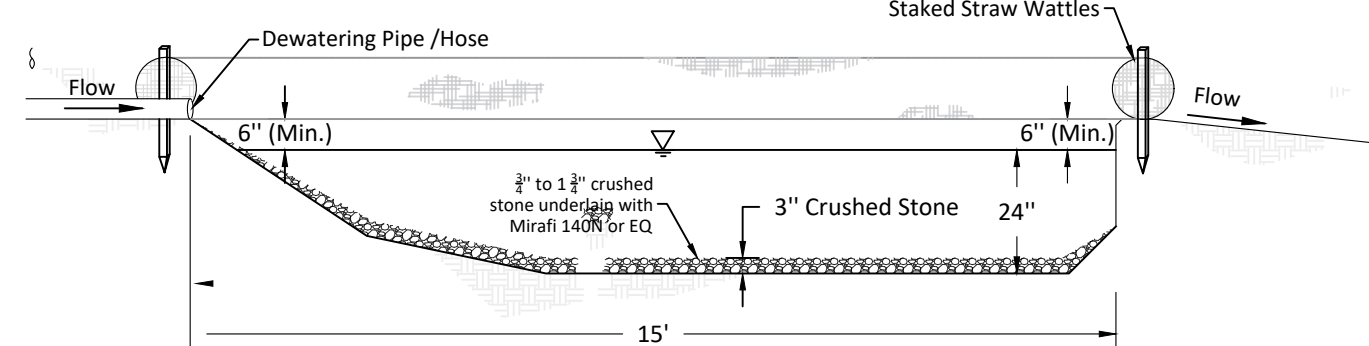
EROSION CONTROL FOR CUT AREAS
N. T. S.



EROSION CONTROL FOR FILLED AREAS
N. T. S.



Plan View
N.T.S.



Profile View
N.T.S.

Dewatering Basin - (TYP.)
Not to Scale

Construction Sequencing and Erosion Control Plan

- The construction entrance will initially be the existing gravel drive accessed from Farm Rd. The first 50' of the existing gravel drive will be stabilized with a 6" thick layer of 4" crushed stone and underlain with a geotextile fabric. A new construction will be constructed as work progresses.
- The new construction entrance shall consist of a 6" thick layer of 4" crushed stone and underlain with a geotextile fabric and shall be 50-ft long and the width as required. See plan for details.
- The construction entrance should be updated whenever sediment deposits are burying the stones. Any sediment tracked onto Farm road shall be regularly swept. These areas shall also be swept before any significant rain forecast.
- Notify the conservation commission, engineering department, design engineer, and any related town departments for a pre-construction meeting. All parties shall be notified of the pre-construction meeting at least 48 hours in advance.
- Stake the limit of work and install sediment & erosion control measures as on the approved plan (silt fence, compost filter socks, hay bales, etc.) prior to any earthwork. Inspection of the sediment & erosion control measures may take place at the pre-construction meeting.
- Additional sediment & erosion control measures may be added during the construction process as needed.
- Sequence construction activities so that barren soils are not exposed for long periods. When possible, grading and earthwork should be scheduled or limited to small areas as much as possible and stabilize the area as soon as possible.
- Site clearing: cutting trees, stumping, stripping loam.
- Excavate the foundation holes and install the foundation.
- Install roadway & associated utilities (i.e., retaining walls, sewer, water, catch basins, & conveyance pipes).
- Complete grading for road, driveways and parking areas.
- Install subbase and binder layer for the road, driveway and parking areas.
- Install the drainage system as approved. The construction shall be inspected three (03) times by the design engineer:
 - When the infiltration trench, basins, swales, and other stormwater management features are excavated,
 - When the stormwater management features are installed, prior to backfill,
 - When the site is fully stabilized and system are completed.

- Construct the buildings according to the approved plans.
- Stabilize exposed soils & stockpiles within 14 days of the last construction activity in a given area.
- Site stabilization activities, such as loaming, planting of trees and shrubs, hydroseeding, etc., should be completed as soon as the site had been graded to its final contour.
- Complete the final asphalt paving layer.
- Remove accumulated sediment from sediment forebay, infiltration basin, catch basins, and distribution manholes.
- Install hoods in the catch basins.
- All construction debris must be properly disposed of off-site.
- Sediment & erosion control measures (silt fence, compost filter socks, hay bales, etc.) may only be removed after the lawn and landscape are fully established for permanent site stabilization.
- Areas disturbed by the removal of the sediment & erosion control measures shall be reseeded.

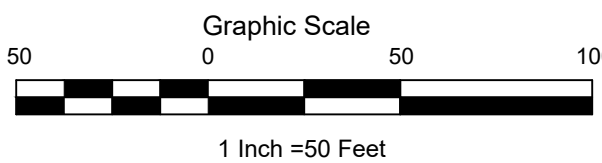
Construction Phase Plan:

- Phase I: stake limit of work, install perimeter erosion control line, clear the working area (half of the site is already open area), construction of access way.
- Phase II: stormwater basin construction, model house construction.
- Phase III: Construction of houses, septic system construction, water supply well drilling and lay out water and sewer lines and electric/cable lines.
- Phase IV: continue with house construction and stabilize each house yard and pave the common driveway and driveway to each house.

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.



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: Erosion Control Details

Project Name: Farm Road Homes

Site Address: 65 Farm Road, Sherborn, MA

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

Project No: J269-12 Drawn by: FA Date: 09/28/2023 Sheet No: 8 of 22

Designed by: DSW, FA Approved by: DSW Scale: 1"=50'

1 02/14/24 Erosion Control Details FA

Rev.: Date: Description By:

