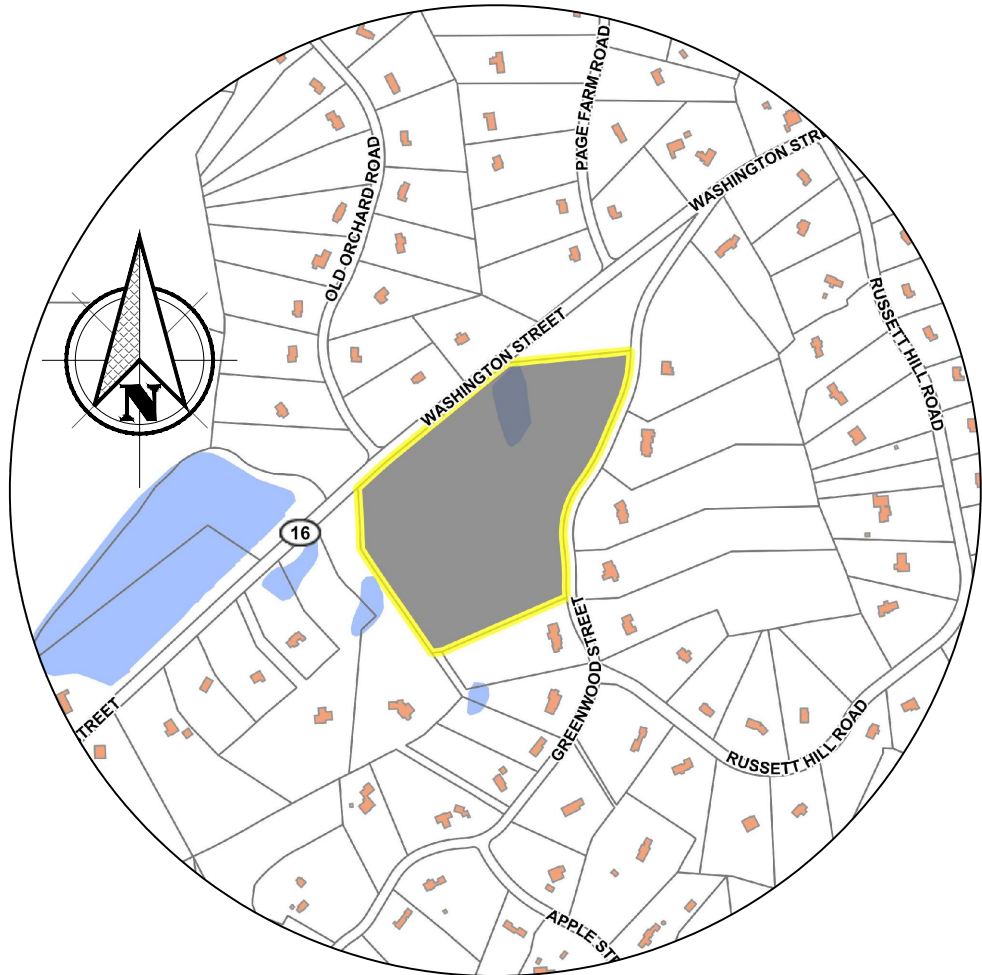
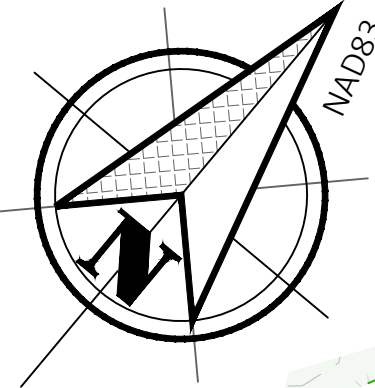


Comprehensive Permit Plan
of
Greenwood Street Homes
at Greenwood St
Sherborn, MA
Prepared for
Fenix Partners Greenwood Street
Development, LLC



Site Locus
N.T.S.

Project Title: Greenwood Street Homes
Location: 0 Washington St, Sherborn, MA
Deed Book/Page: Book 25396, Pages 417,421, 424, 426, 428
Assessor's Map/lot: Map 7/Lot 49
Project Team:

Applicant/Developer:	Fenix Partners Greenwood Street Development, LLC Robert W. Murchison, Manager 177 Lake Street, Sherborn, MA 01770
Owner:	AB Realty Trust Mary Buntin (Trustee) 80 Maple St, Wenham, MA 01984 C. 978-774-3085
Architect:	Martin Designs Inc 32 WETHERSFIELD ROAD BELLINGHAM, MA 02019
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:	Ryan Associates 144 Moody Street, Building 4 Waltham, MA 02453-5332 p 781.314.0401 ext. 1007 c 401.474.0652

Sheet #	Sheet Index	Date	Revision	Note
1	Cover & Index Plan	8/17/2023		
2	Existing Conditions Plan	8/17/2023		
3	Proposed Conditions Plan	8/17/2023		

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 Plan			
Project Name: Greenwood Street Homes			
Site Address: 0 Greenwood Street - Sherborn, MA			
Owner: AB Realty Trust		Client: Robert Murchison	
Project No: J269-19	Drawn by: FA	Date: 08/17/23	Sheet No: 1 of 3
Designed by: DSW, FA	Approved by: DSW	Scale: 1" = 40'	
Rev.:	Date:	Description:	By:

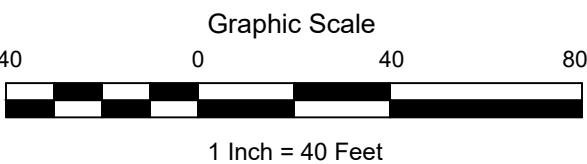


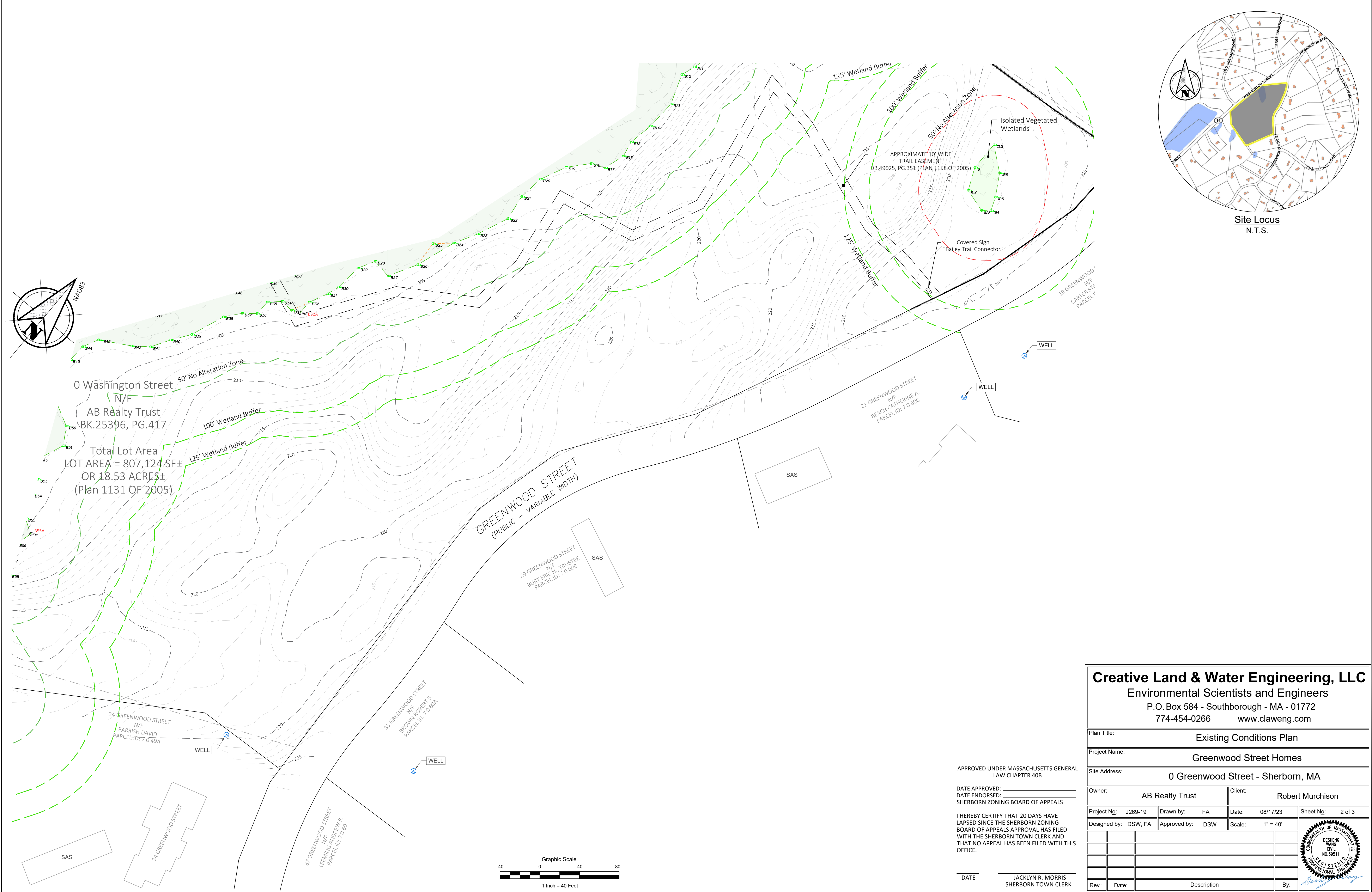
APPROVED UNDER MASSACHUSETTS GENERAL
LAW CHAPTER 40B

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.

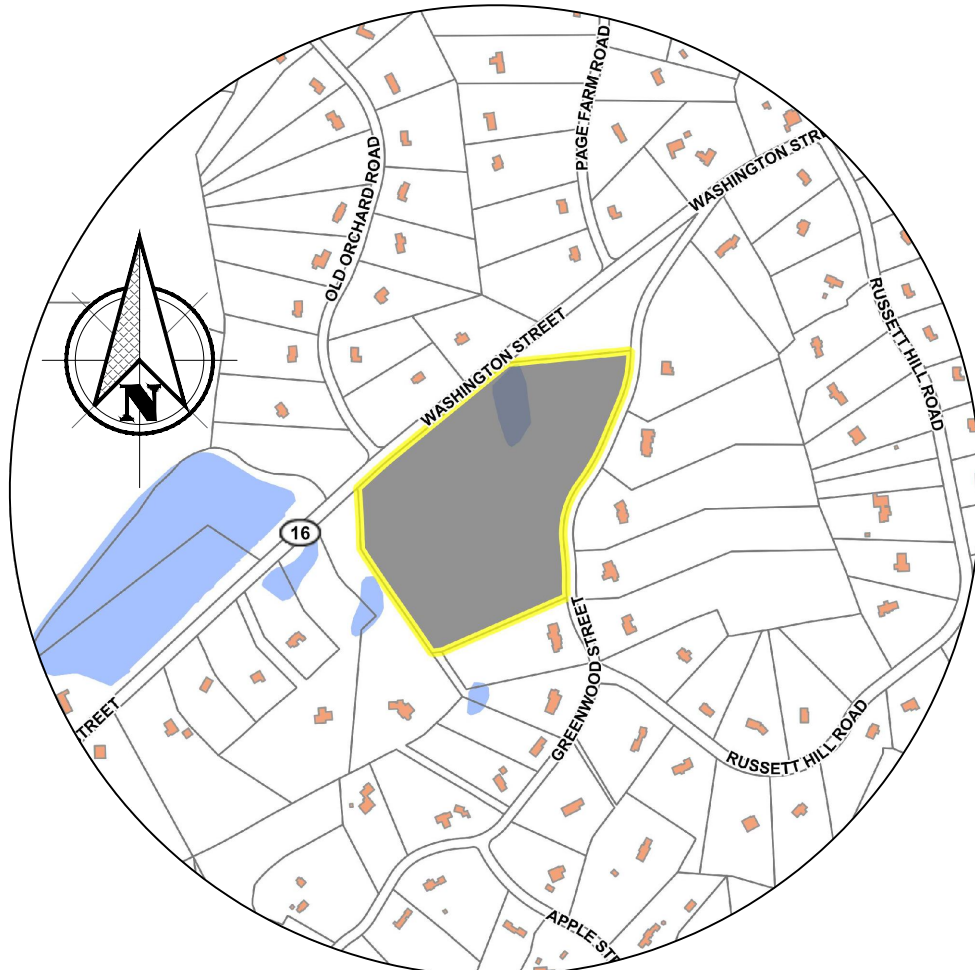
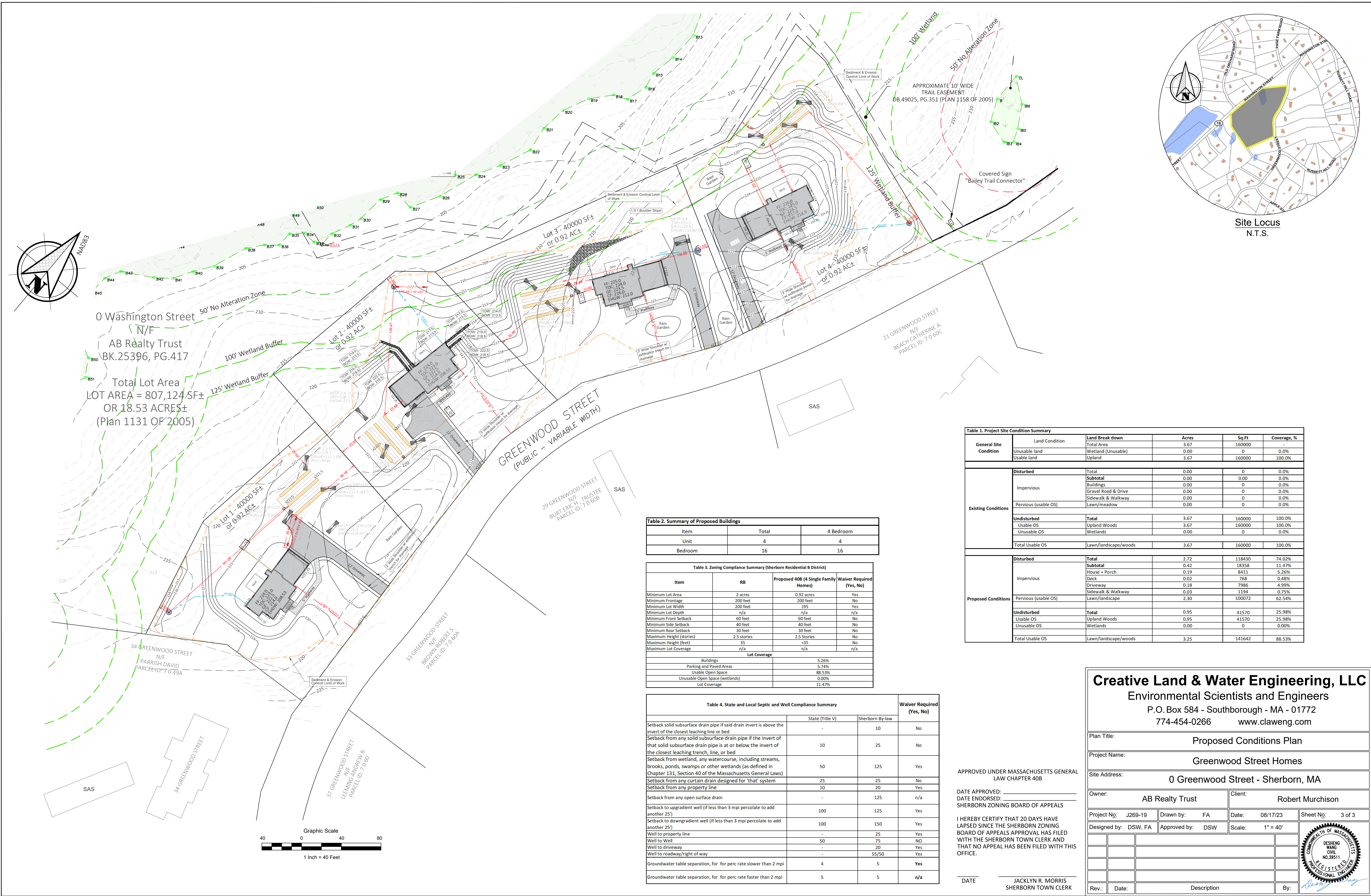
DATE _____
JACKLYN R. MORRIS
SHERBORN TOWN CLERK





C:\Users\clawe\OneDrive\Jobs\Sherborn\J269-19 Greenwood & Washington\Drafting

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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		3.67	160000	-
	Unusable land	Wetland (Unusable)	0.00	0	0.0%
	Usable land	Upland	3.67	160000	100.0%
Existing Conditions	Disturbed	Total	0.00	0	0.0%
	Impervious	Subtotal	0.00	0.00	0.0%
		Buildings	0.00	0	0.0%
		Gravel Road & Drive	0.00	0	0.0%
		Sidewalk & Walkway	0.00	0	0.0%
		Lawn/meadow	0.00	0	0.0%
	Pervious (usable OS)				
	Undisturbed	Total	3.67	160000	100.0%
	Usable OS	Upland Woods	3.67	160000	100.0%
	Unusable OS	Wetlands	0.00	0	0.0%
Proposed Conditions	Disturbed	Total	2.72	118430	74.02%
	Impervious	Subtotal	0.42	18358	11.47%
		House + Porch	0.19	8411	5.26%
		Deck	0.02	768	0.48%
		Driveway	0.18	7986	4.99%
		Sidewalk & Walkway	0.03	1194	0.75%
	Pervious (usable OS)	Lawn/landscape	2.30	100072	62.54%
	Undisturbed	Total	0.95	41570	25.98%
	Usable OS	Upland Woods	0.95	41570	25.98%
	Unusable OS	Wetlands	0.00	0	0.00%
Total Usable OS		Lawn/landscape/woods	3.25	141642	88.53%

Table 2. Summary of Proposed Buildings		
Item	Total	4 Bedroom
Unit	4	4
Bedroom	16	16

Table 3. Zoning Compliance Summary (Sherborn Residential B District)			
Item	RB	Proposed 40B (4 Single Family Homes)	Waiver Required (Yes, No)
Minimum Lot Area	2 acres	0.92 acres	Yes
Minimum Frontage	200 feet	200 feet	No
Minimum Lot Width	200 feet	195	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
Maximum Height (feet)	35	<35	No
Maximum Lot Coverage	n/a	n/a	n/a
Lot Coverage			
Buildings		5.26%	
Parking and Paved Areas		5.74%	
Usable Open Space		88.53%	
Unusable Open Space (wetlands)		0.00%	
Lot Coverage		11.47%	

Table 4. State and Local Septic and Well Compliance Summary			Waiver Required (Yes, No)
	State (Title V)	Sherborn By-law	
Setback solid subsurface drain pipe if said drain invert is above the invert of the closest leaching line or bed	-	10	No
Setback from any solid subsurface drain pipe if the invert of that solid subsurface drain pipe is at or below the invert of the closest leaching trench, line, or bed	10	25	No
Setback from wetland, any watercourse, including streams, brooks, ponds, swamps or other wetlands (as defined in Chapter 131, Section 40 of the Massachusetts General Laws)	50	125	Yes
Setback from any curtain drain designed for 'that' system	25	25	No
Setback from any property line	10	20	Yes
Setback from any open surface drain	-	125	n/a
Setback to upgradient well (if less than 3 mpi percolate to add another 25')	100	125	Yes
Setback to downgradient well (if less than 3 mpi percolate to add another 25')	100	150	Yes
Well to property line	-	25	Yes
Well to Well	50	75	NO
Well to driveway	-	20	Yes
Well to roadway/right of way	-	55/50	Yes
Groundwater table separation, for: for perc rate slower than 2 mpi	4	5	Yes
Groundwater table separation, for: for perc rate faster than 2 mpi	5	5	n/a

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

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P.O. Box 584 - Southborough - MA - 01772
774-454-0266 www.claweng.com

Plan Title:	Proposed Conditions Plan		
Project Name:	Greenwood Street Homes		
Site Address:	0 Greenwood Street - Sherborn, MA		
Owner:	AB Realty Trust	Client:	Robert Murchison
Project No:	J269-19	Drawn by:	FA
Date:	08/17/23	Scale:	1" = 40'
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