

Washington Street Homes

Sherborn Zoning Board of Appeal
February 13, 2024

Fenix Partners & Causeway Development
www.causewaydevelopment.com



Fenix Partners





Damon Bates Photography

Unitarian Universalist Area Church at First...

Sherborn Fuel Gas Station and...

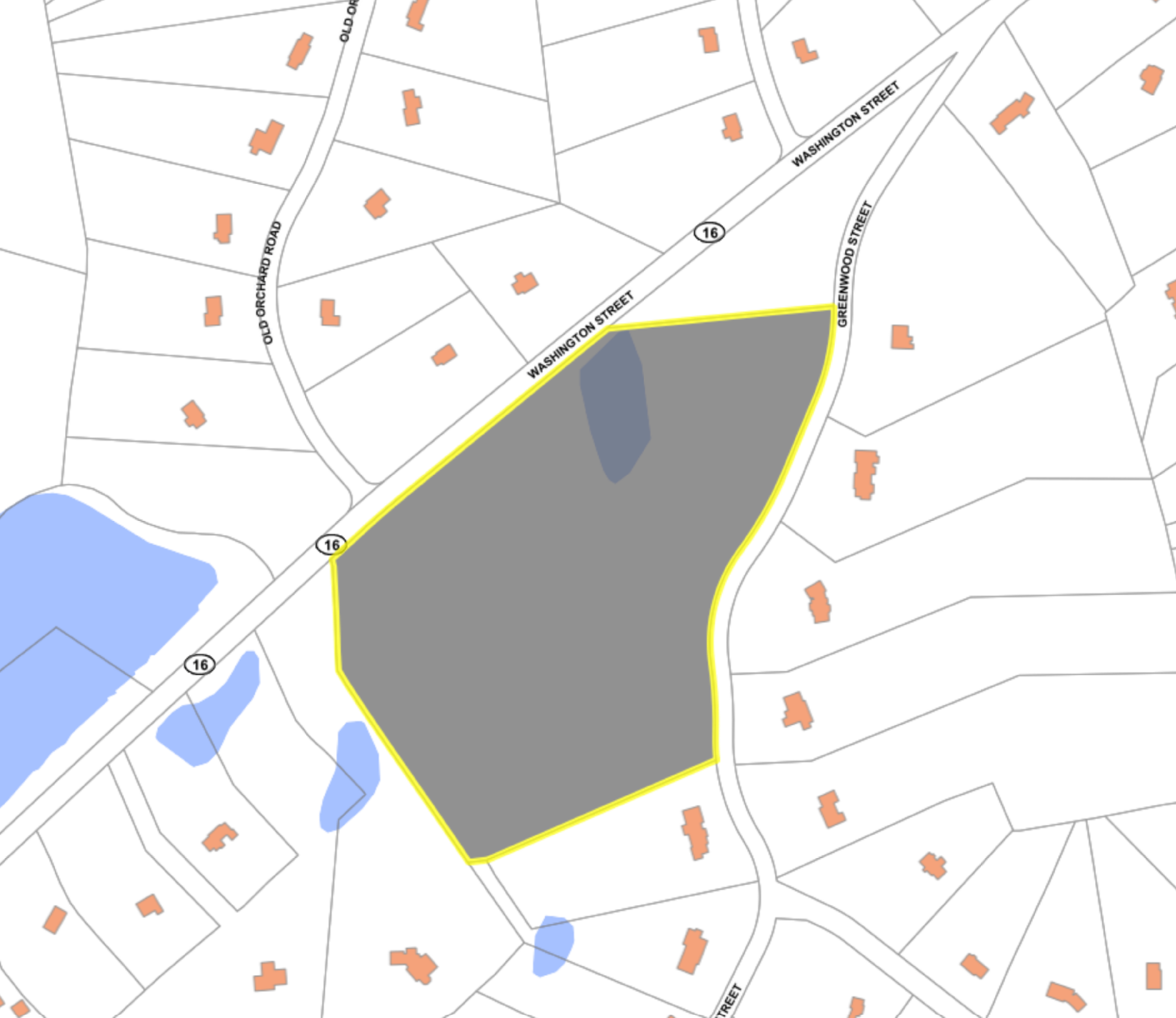
Pilgrim Church

St. Theresa of Lisieux Parish

Natural Light Portraits by Deborah Bain

Bailey Trail System Trailhead and Parking

Stormalong Cider



- 121-129 Washington Street
- 14.85 acres
- 792 feet of frontage along Washington Street
- nearest abutting homes to proposed building approximately 400 - 600 feet
- Outside of the wetlands buffer zones

Project Team



Bob Murchison

Fenix Partners



Dan Hubbard

Causeway Development



Dave Traggorth

Causeway Development



Christina Carlson

Union Studio Architecture

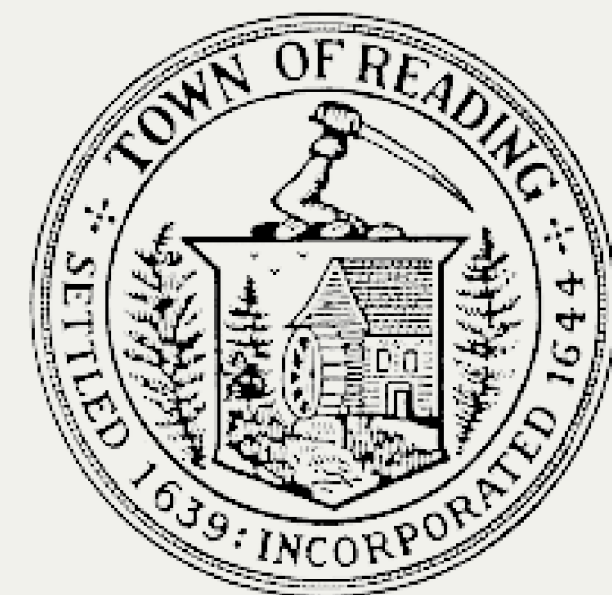


Don Powers

Union Studio Architecture

Multi-Family Experience

Almost our entire multi-family portfolio is in Massachusetts. In the last fifteen years, we have been involved in the permitting, planning, construction, and operation of more than 30 projects, 14,000 units, and \$600,000,000 in value.





**Abbey Road,
Sherborn, Massachusetts**



River Lofts
Williamstown, Massachusetts



Cable Mills
Williamstown, Massachusetts



Willow Street Flats
Hamilton, Massachusetts



**Mission on Summer
Worcester, Massachusetts**



1005 Broadway
Chelsea, Massachusetts



**Waterfield
Winchester, Massachusetts**

Washington Street Homes Goal

Create high quality homes that are affordable, energy-efficient, with access to jobs, schools, libraries, and more.

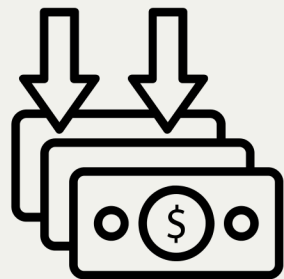


“Massachusetts has among the highest housing costs in the country and, particularly in the context of remote work, talent will seek less expensive, quality housing, whether it’s thousands of miles away or just over the state’s border.” – Greater Boston Chamber of Commerce

“Half of American renters pay more than 30% of income on housing” – PBS News Hour, Feb 8, 2024



New housing increases the supply of housing has broad benefits to the local and state economy.



Restrictions guarantee that the project will continue to remain affordable to families in addition to overall supply increase.



Increase in the tax revenue to the town for this parcel.

Community Summary

Sustainable, affordable homes for the workforce, families, and seniors.

\$21,000,000

Total projected investment

Previously \$14M in just 2022, but seen an increase in construction costs and interest rates

62

Parking spaces

all surface level parking spaces within close proximity to the buildings and accessible

75%

Usable open space

11.18 acres of preserved as open space for use by all.

40

Rental apartments

Mix of one, two, and three bedrooms homes with quality finishes and highly energy efficient. 100% affordable

235 Kwh

Solar production capacity

All electric building with ability to produce approximately nearly all required power for operations

4

Public water supply wells

Providing clean drinking water to the building without any reliance on the town.

Affordability

Affordable to the workforce in Sherborn and surrounding areas.

Starting Dover-Sherborn teacher salary = \$50 - \$60k per year

	Qty	Approximate Rent No Greater Than	Family Income no greater than \$ *depends on HH size
1 BR	14	\$1,670	\$62k - \$71k
2BR	22	\$2,004	\$71k - \$89k
3BR	4	\$2,315	\$80k - \$103k
Total	40		

Architectural Plan Submission

Union Studio Architecture

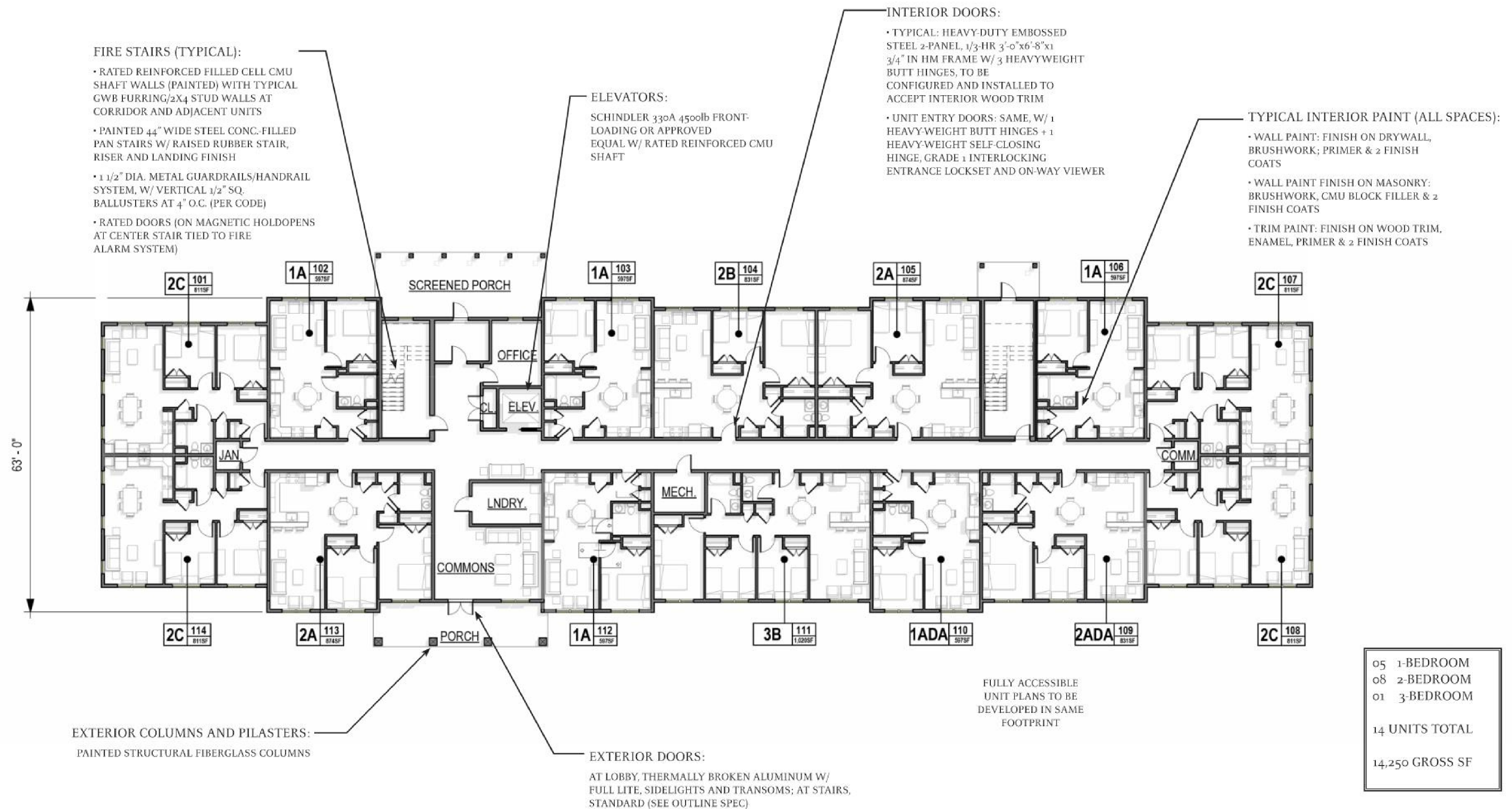


Washington Street Sherborn Homes

SCHEMATIC DESIGN | JANUARY 25, 2024

SCALE: 1"=100'-0"





Washington Street Sherborn Homes

SCHEMATIC DESIGN - FIRST FLOOR PLAN | JANUARY 25, 2024

SCALE: 1"=20'-0"

0 10' 20' 30' 40' 50'





05	1-BEDROOM
08	2-BEDROOM
02	3-BEDROOM
15 UNITS TOTAL	
14,340 GROSS SF	

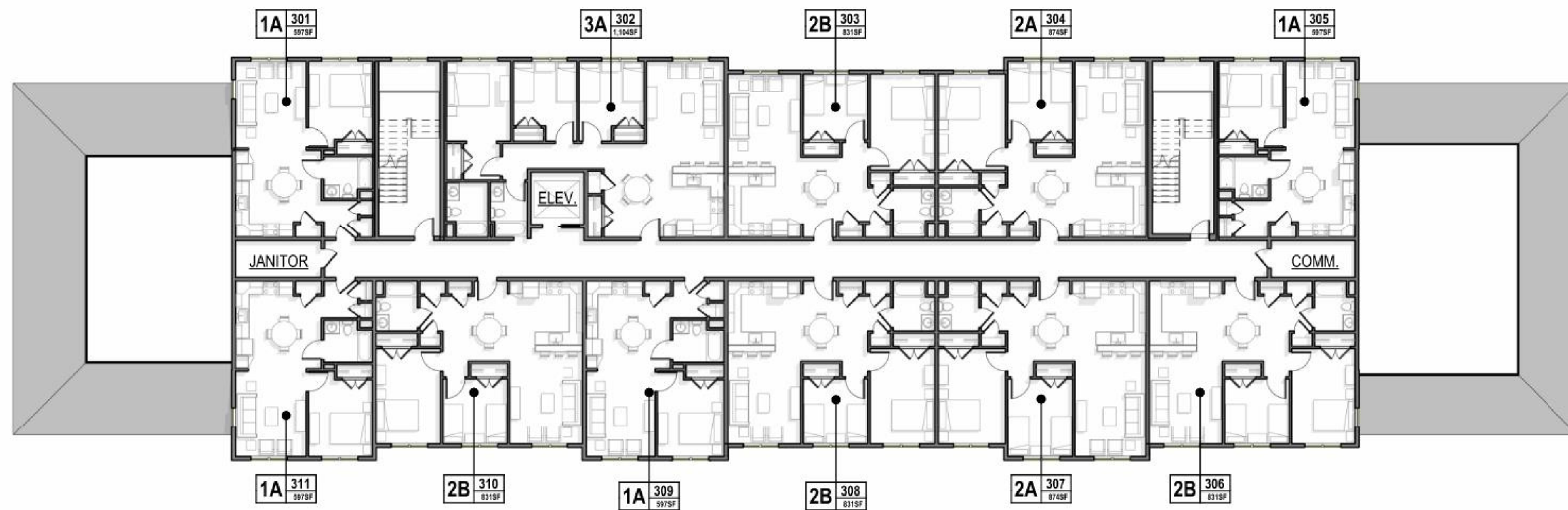
Washington Street Sherborn Homes

SCHEMATIC DESIGN - SECOND FLOOR PLAN | JANUARY 25, 2024

SCALE: 1"=20'-0"



UNION



04	1-BEDROOM
06	2-BEDROOM
01	3-BEDROOM
11 UNITS TOTAL	
10, 817 GROSS SF	

Washington Street Sherborn Homes

SCHEMATIC DESIGN - THIRD FLOOR PLAN | JANUARY 25, 2024

SCALE: 1"=20'-0"



UNION



TYPE 3A - 3BR/2BA
2 UNITS - 1,104 S.F.



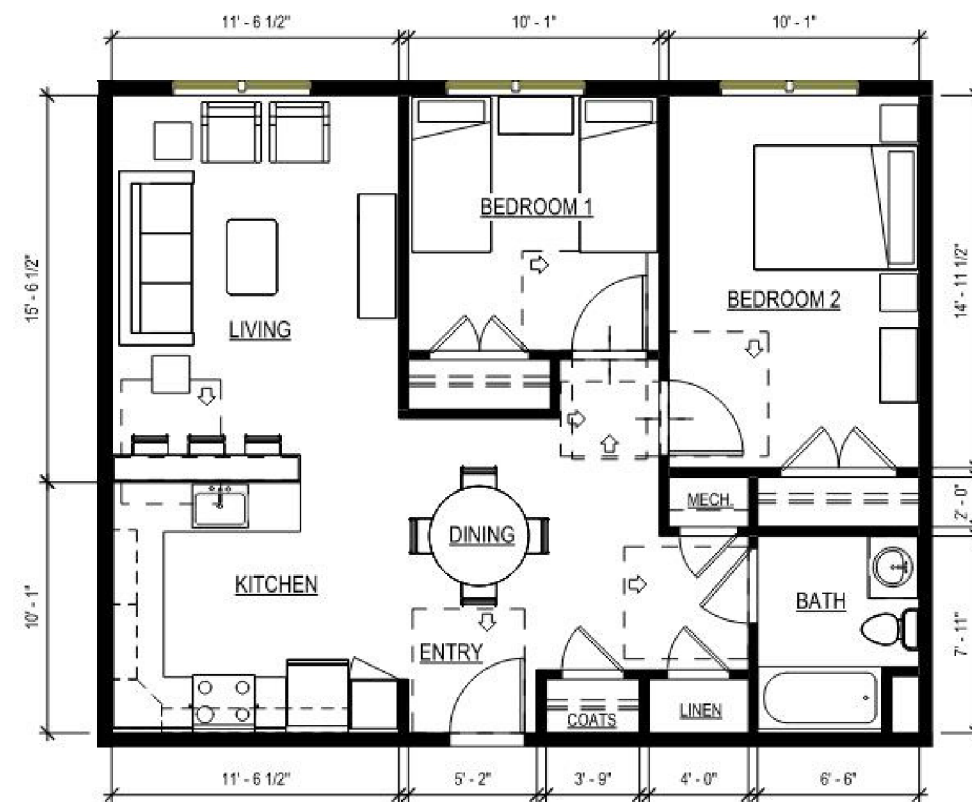
TYPE 3B - 3BR/1.5BA
2 UNITS - 1,020 S.F.

Washington Street Sherborn Homes

SCHEMATIC DESIGN - UNIT PLANS | JANUARY 25, 2024

SCALE: 3/16"=1'-0"





TYPE 2B - 2BR/1BA
9 UNITS - 831 S.F.



TYPE 2C - 2BR/1BA
8 UNITS - 811 S.F.

Washington Street Sherborn Homes

SCHEMATIC DESIGN - UNIT PLANS | JANUARY 25, 2024

SCALE: 3/16"=1'-0"



• APPLIANCES: ALL FIXTURES ADA COMPLIANT, FINISHES TBD. 18CF REFRIGERATOR, 30" ELECTRIC OVEN/RANGE WITH RECIRCULATING HOOD, 24" DISHWASHER, BUILT-IN MICROWAVE

TYPICAL UNIT INFORMATION

TYPE 1A - 1BR/1BA
14 UNITS - 597 S.F.

— TYPICAL UNIT BATHROOM(S):

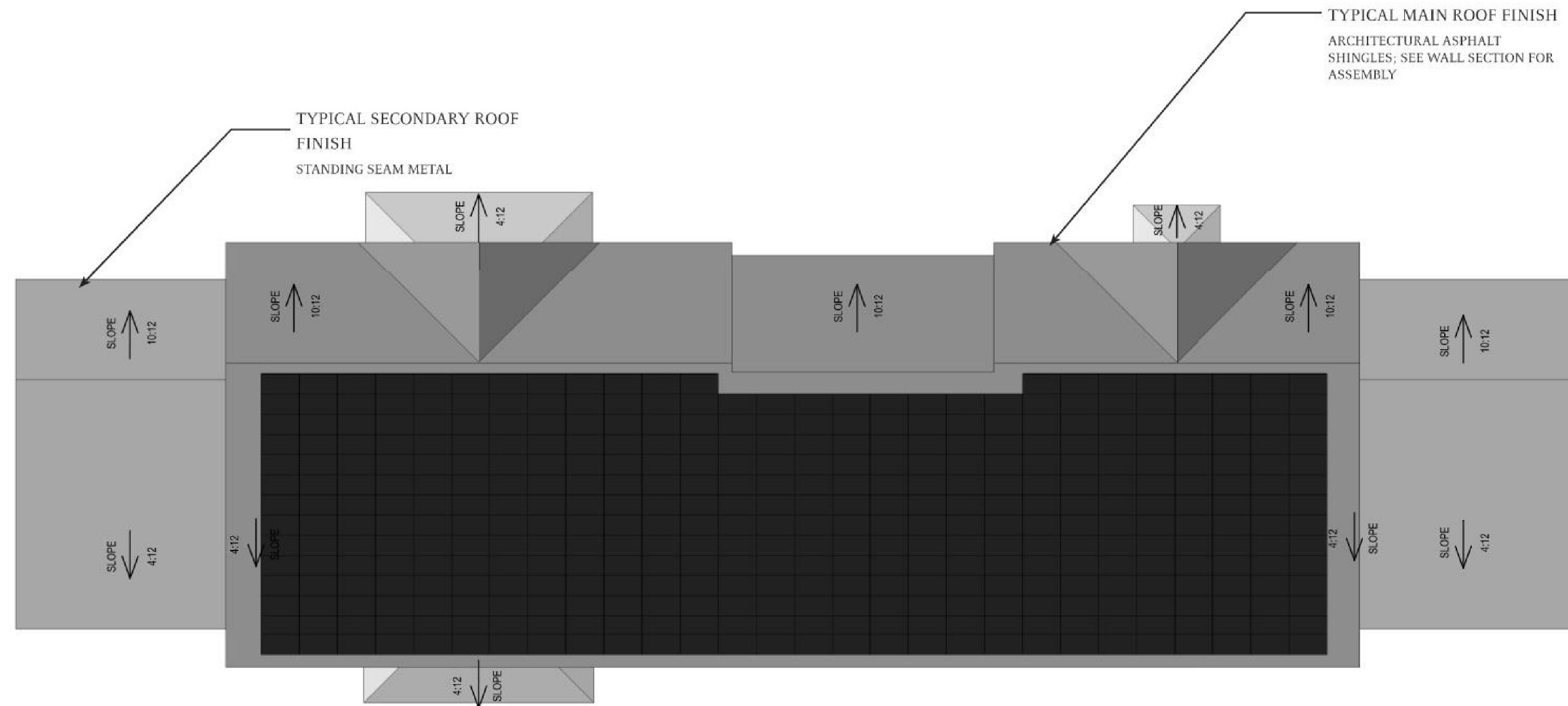
- PROVIDE IN-WALL BLOCKING FOR FUTURE GRAB BAR INSTALLATION PER MA CMR 521 AT ALL UNITS
- FLOOR FINISH: CERAMIC TILE, 12" SQUARE, STANDARD COLORS
- PLUMBING: VITREOUS CHINA

WATER CLOSET, PORCELAIN ENAMEL
ON CAST IRON LAV (20"X18") W/
VANITY TOP, DROP-IN BATHTUB/
SURROUND

• ACCESSORIES: ROBE HOOK (x2) ON DOOR, 24" TOWEL BAR (x2), SURFACE-MOUNTED MIRROR, MEDICINE CABINET, CURTAIN ROD

• MECHANICAL: SEE OUTLINE SPEC
MECHANICAL NARRATIVE, PROVIDE
DROPPED HARD CEILING AND BOXED
SOFFIT TO EXTERIOR WALL FOR
EXHAUST DUCT AS REQ'D

TYPE 2A - 2BR/1BA
5 UNITS - 874 S.F.



Washington Street Sherborn Homes

SCHEMATIC DESIGN - ROOF PLAN | JANUARY 25, 2024

SCALE: 1"=20'-0"



UNION



BACK (SOUTH) ELEVATION



WEST ELEVATION

Washington Street Sherborn Homes

SCHEMATIC DESIGN - ELEVATIONS | JANUARY 25, 2024

SCALE: 1"=20'-0"

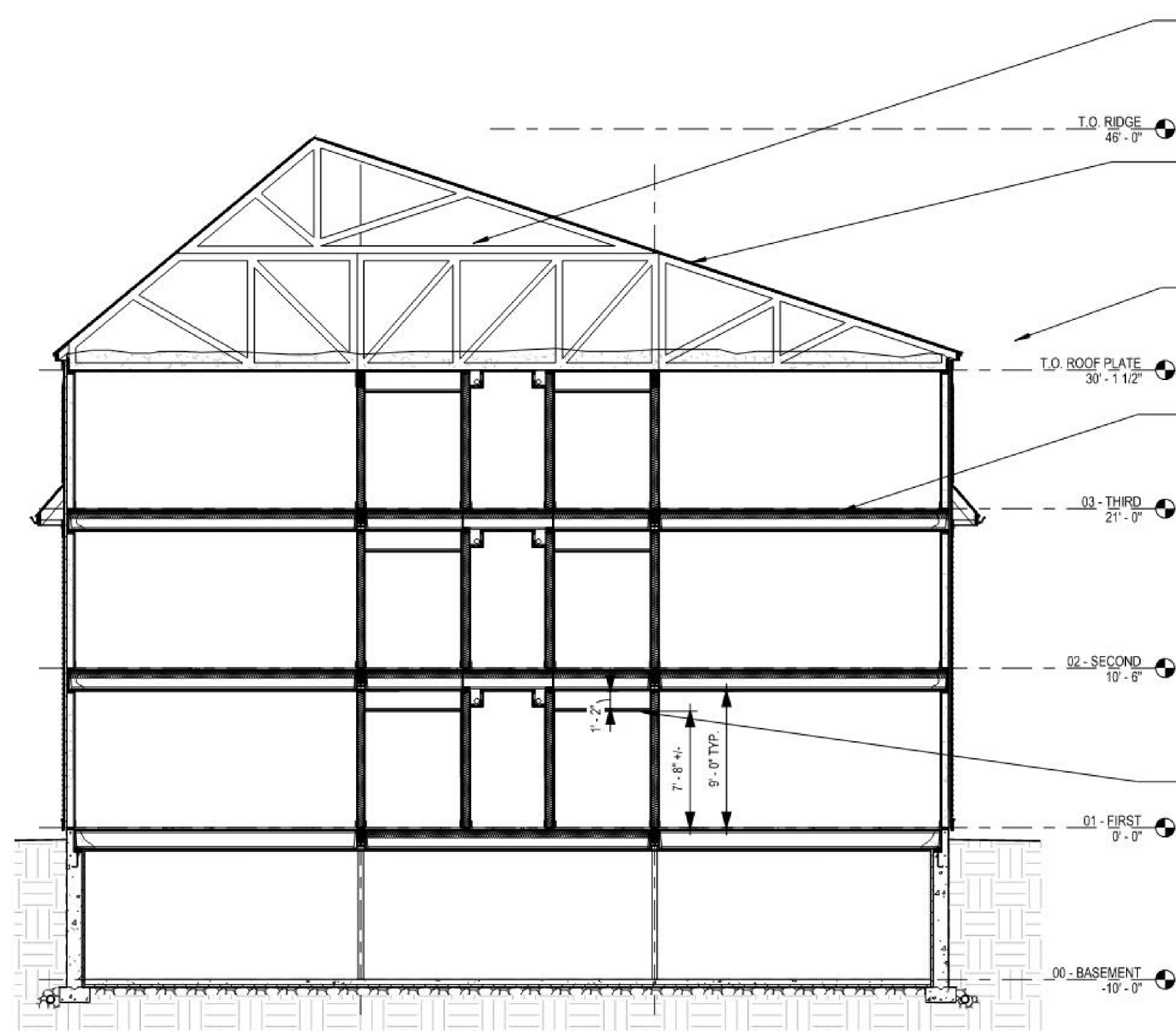


Washington Street Sherborn Homes

SCHEMATIC DESIGN - ELEVATIONS | JANUARY 25, 2024

SCALE: 1"=20'-0"

0 10' 20' 30' 40' 50'



BUILDING SECTION

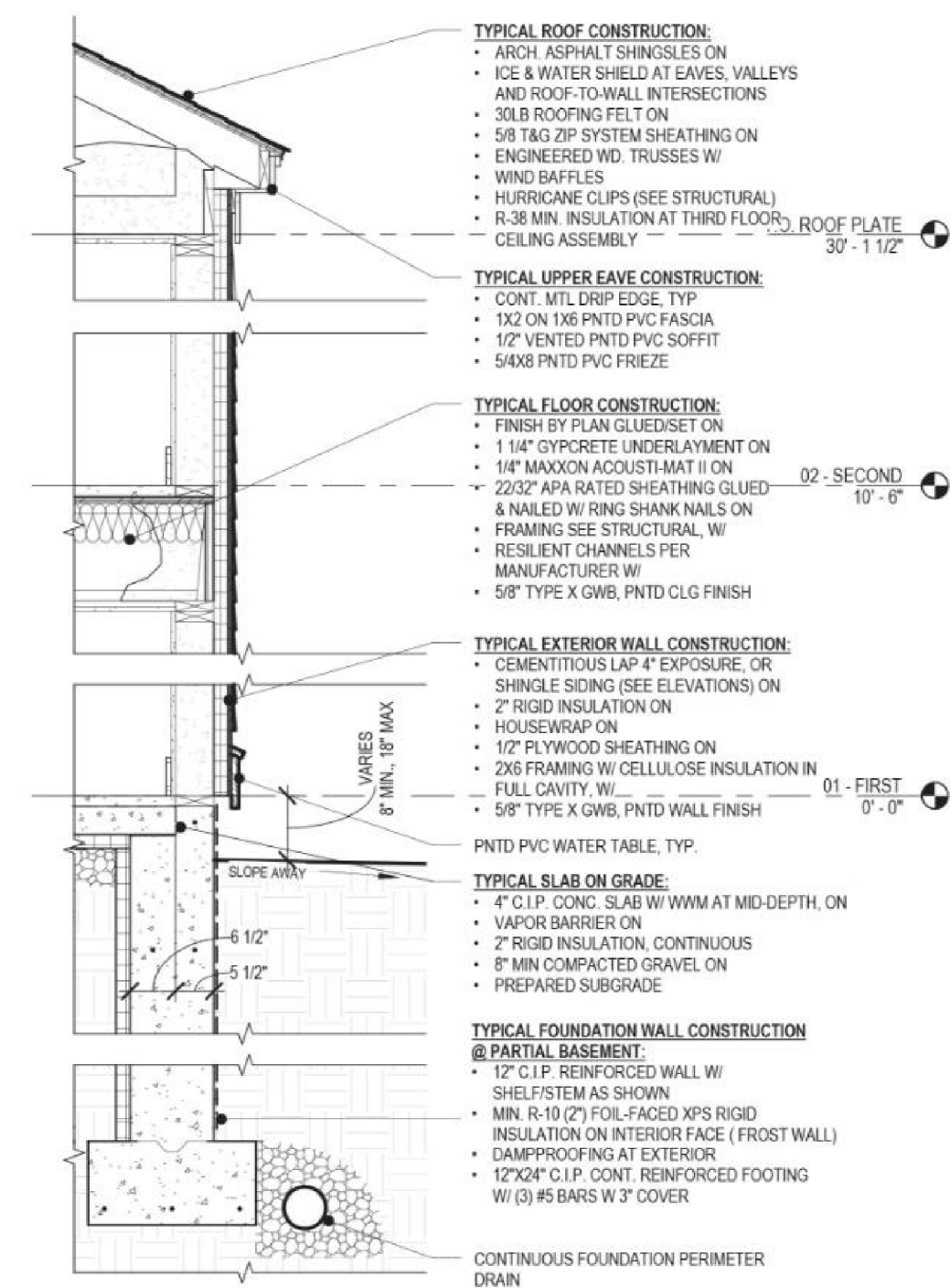
STRUCTURAL TRUSSES:
SEE OUTLINE SPEC
STRUCTURAL AND ROOFING
FOR TRUSS SYSTEM
INFORMATION

SHELL ASSEMBLIES:
SEE OUTLINE SPEC AND WALL
SECTION FOR BUILDING SHELL
ASSEMBLY INFORMATION

SEE WALL SECTION (THIS SHEET)
FOR TYPICAL ASSEMBLIES AND
FURTHER INFORMATION

STRUCTURAL SYSTEM: *
SEE OUTLINE SPEC
STRUCTURAL FOR
STRUCTURAL BEAM, POST
FLOOR AND FOUNDATION
ASSEMBLIES
*NOTE: CONTRACTOR MAY
PROPOSE ALTERNATE
STRUCTURAL SYSTEM AS
DEDUCT ALTERNATE

**SOFFITS AND DROPPED GWB
CEILINGS:**
PROVIDE BOXED SOFFITS AND/OR
DROPPED HARD CEILING BELOW
TYP RATED CEILING AS REQ'D TO
ACCOMMODATE MECHANICAL,
PLUMBING, SPRINKLER, HRV LINES,
ETC., EXACT CONFIGURATION AND
EXTENT TO BE DETERMINED



WALL SECTION (N.T.S.)

TYPICAL ROOF CONSTRUCTION:

- ARCH. ASPHALT SHINGLES ON
- ICE & WATER SHIELD AT EAVES, VALLEYS
AND ROOF-TO-WALL INTERSECTIONS
- 30LB ROOFING FELT ON
- 5/8 T&G ZIP SYSTEM SHEATHING ON
- ENGINEERED WD. TRUSSES W/
- WIND BAFFLES
- HURRICANE CLIPS (SEE STRUCTURAL)
- R-38 MIN. INSULATION AT THIRD FLOOR
CEILING ASSEMBLY

TYPICAL UPPER EAVE CONSTRUCTION:

- CONT. MTL DRIP EDGE, TYP
- 1X2 ON 1X6 PNTD PVC FASCIA
- 1/2" VENTED PNTD PVC SOFFIT
- 5/4X8 PNTD PVC FRIEZE

TYPICAL FLOOR CONSTRUCTION:

- FINISH BY PLAN GLUED/SET ON
- 1 1/4" GYPCRETE UNDERLAYMENT ON
- 1/4" MAXXON ACOUSTI-MAT II ON
- 22/32" APA RATED SHEATHING GLUED
& NAILED W/ RING SHANK NAILS ON
- FRAMING SEE STRUCTURAL, W/
- RESILIENT CHANNELS PER
MANUFACTURER W/
- 5/8" TYPE X GWB, PNTD CLG FINISH

TYPICAL EXTERIOR WALL CONSTRUCTION:

- CEMENTITIOUS LAP 4" EXPOSURE, OR
SHINGLE SIDING (SEE ELEVATIONS) ON
- 2" RIGID INSULATION ON
- HOUSEWRAP ON
- 1/2" PLYWOOD SHEATHING ON
- 2X6 FRAMING W/ CELLULOSE INSULATION IN
FULL CAVITY, W/
- 5/8" TYPE X GWB, PNTD WALL FINISH

PNTD PVC WATER TABLE, TYP.

TYPICAL SLAB ON GRADE:

- 4" C.I.P. CONC. SLAB W/ WWM AT MID-DEPTH, ON
- VAPOR BARRIER ON
- 2" RIGID INSULATION, CONTINUOUS
- 8" MIN COMPACTED GRAVEL ON
- PREPARED SUBGRADE

TYPICAL FOUNDATION WALL CONSTRUCTION

@ PARTIAL BASEMENT:

- 12" C.I.P. REINFORCED WALL W/
SHELF/STEM AS SHOWN
- MIN. R-10 (2") FOIL-FACED XPS RIGID
INSULATION ON INTERIOR FACE (FROST WALL)
- DAMPPROOFING AT EXTERIOR
- 12"x24" C.I.P. CONT. REINFORCED FOOTING
W/ (3) #5 BARS W 3" COVER

CONTINUOUS FOUNDATION PERIMETER
DRAIN

Washington Street Sherborn Homes

SCHEMATIC DESIGN - SECTIONS | JANUARY 25, 2024

SCALE: 1/8"=1'-0"
0 1' 2' 4' 8' 16' 32'

Site Plan Submission

DGT Associates

PERMIT SITE PLAN

for

WASHINGTON STREET SHERBORN HOMES

at

0 Washington Street in Sherborn, MA

GENERAL NOTES

- ELEVATIONS SHOWN HEREON REFER TO NAVD88.
- TOPOGRAPHIC INFORMATION SHOWN HEREON WAS OBTAINED FROM SAMIOTES CONSULTANTS, INC.
- THE CONTRACTOR SHALL VERIFY THE LOCATION AND RELATIVE ELEVATION OF BENCHMARKS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. ANY DISCREPANCY SHALL BE REPORTED TO THE ENGINEER.
- ALL SITE CONSTRUCTION SHALL COMPLY WITH THE TOWN OF SHERBORN DEPARTMENT OF PUBLIC WORKS.
- IN CASES WHERE LEDGE, BURIED FOUNDATIONS OR BOULDERS ARE PRESENT, DGT ASSOCIATES SHALL NOT BE RESPONSIBLE FOR THE AMOUNT OF ROCK OR CONCRETE ENCOUNTERED.
- DGT ASSOCIATES SHALL BE NOTIFIED OF ANY SIGNIFICANT DIFFERENCES IN THE EXISTING CONDITIONS OR UTILITIES THAT MAY AFFECT THE CONSTRUCTION SHOWN ON THIS PLAN FOR ANY NECESSARY PLAN REVISIONS.
- THIS PLAN IS NOT INTENDED TO SHOW AN ENGINEERED BUILDING FOUNDATION DESIGN WHICH WOULD INCLUDE DETAILS AND ELEVATIONS FOR FOOTINGS, FOUNDATION WALL DESIGN AND ANY SUBSURFACE DRAINAGE TO PREVENT FLOODING. COORDINATE WITH THE ARCHITECTURAL AND STRUCTURAL PLANS.
- THE PROPOSED BUILDING CONFIGURATION AS SHOWN HEREON SHALL BE CONSIDERED CONCEPTUAL AND SHALL BE VERIFIED WITH THE FINAL ARCHITECTURAL PLANS AND THE CURRENT ZONING ORDINANCES PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND/OR REPLACEMENT OF ANY EXISTING FEATURES DAMAGED DURING CONSTRUCTION THAT ARE NOT INTENDED FOR DEMOLITION AND/OR REMOVAL HEREON.
- SAFETY MEASURES, CONSTRUCTION METHODS AND CONTROL OF WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

GRADING AND UTILITY PLAN NOTES

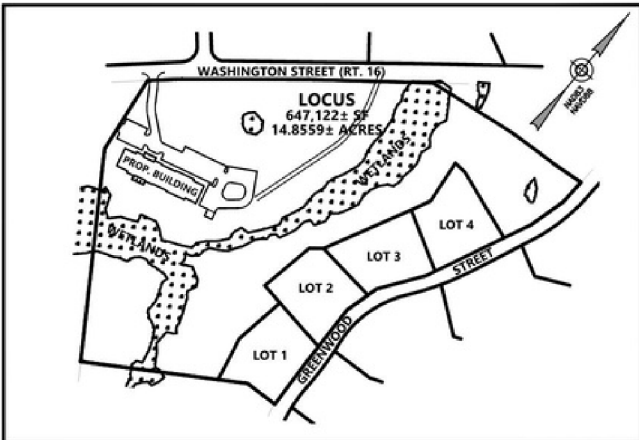
- LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE ONLY. ALL UTILITIES, OBSTRUCTIONS AND/OR SYSTEMS MAY NOT BE SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR FOR LOCATING AND PROTECTING ALL EXISTING UNDERGROUND UTILITIES AND/OR SYSTEMS WHETHER OR NOT SHOWN HEREON.
- UNLESS OTHERWISE SHOWN HEREON, ALL NEW UTILITIES SHALL BE UNDERGROUND.
- RIM ELEVATIONS SHOWN HEREON FOR NEW STRUCTURES ARE PROVIDED TO ASSIST THE CONTRACTOR WITH MATERIAL TAKEOFFS. FINAL RIM ELEVATIONS SHALL MATCH PAVEMENT, GRADING, LANDSCAPING, UNLESS SPECIFICALLY INDICATED OTHERWISE.
- WHERE CONNECTIONS AND STRUCTURES ARE TO BE INSTALLED AT EXISTING UTILITIES, THE CONTRACTOR SHALL CONFIRM THE LOCATION AND ELEVATION PRIOR TO INSTALLATION AND SHALL REPORT ANY SIGNIFICANT DISCREPANCY FROM THE PLAN INFORMATION TO THE ENGINEER.
- ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED A SLOPE OF 1:50 (2%) IN ANY DIRECTION.
- WALKWAY GRADES SHALL NOT HAVE LONGITUDINAL SLOPES IN EXCESS OF 1:20 (5%) OR CROSS SLOPES IN EXCESS OF 1:50 (2%), UNLESS OTHERWISE NOTED.
- WALK GRADIENTS AND CROSS SLOPES SHOWN HEREON ARE WITHIN, OR LESS THAN, THE REQUIREMENTS OF THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD'S (MAAB) REGULATIONS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONSTRUCT THE WORK SO THAT IT IS COMPLIANT WITH ALL REQUIRED REGULATIONS. NOTE THAT THE MAXIMUM GRADIENTS WITHIN THE REGULATIONS DO NOT RECOGNIZE "CONSTRUCTION TOLERANCES." EXCEEDING THE MAXIMUM GRADIENTS IN THE REGULATIONS IS ENTIRELY AT THE CONTRACTOR'S RISK. THE CONTRACTOR SHALL VERIFY IN WRITING THAT ALL WALKS HAVE BEEN CONSTRUCTED IN COMPLIANCE WITH THE MAAB'S REGULATIONS.
- ALL ACCESSIBLE PARKING SPACES SHALL HAVE SIGNAGE AND MARKINGS COMPLIANT WITH THE MAAB REGULATIONS.
- CURB RADI AND DIMENSIONS SHOWN HEREON ARE AT THE FACE OF CURB.
- WHERE NEW PAVING MEETS EXISTING PAVING, MEET LINE AND GRADE OF EXISTING.
- AT LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN AND SMOOTH EDGE.
- PERIMETER EROSION CONTROLS SHOWN HEREON SHALL BE INSTALLED PRIOR TO ANY EARTH DISTURBANCE AND SHALL SERVE AS A LIMIT OF WORK, UNLESS OTHERWISE SHOWN.
- THE CONTRACTOR SHALL PROVIDE DUST CONTROL FOR CONSTRUCTION OPERATIONS AS APPROVED BY THE ENGINEER.
- ALL POINTS OF CONSTRUCTION EGRESS OR INGRESS SHALL BE MAINTAINED TO PREVENT THE TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADS.

REGULATORY NOTES

- THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES AND COMPILING INFORMATION FROM PLANS PROVIDED BY UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE LOCATION SHOWN HEREON SHALL BE CONSIDERED APPROXIMATE. BEFORE ANY CONSTRUCTION, DEMOLITION OR SITE WORK, THE LOCATION OF ALL UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR BY CONTACTING "DIG-SAFE" AT 811.
- THE CONTRACTOR SHALL MAKE HIMSELF AWARE OF ALL CONSTRUCTION REQUIREMENTS, CONDITIONS AND LIMITATIONS IMPOSED BY PERMITS AND APPROVALS ISSUED BY REGULATORY AUTHORITIES PRIOR TO THE COMMENCEMENT OF ANY WORK. CONTRACTOR SHALL COORDINATE AND OBTAIN ALL CONSTRUCTION PERMITS REQUIRED BY REGULATORY AUTHORITIES.
- ALL WORK OUTSIDE OF THE BUILDING THAT IS LESS THAN 10 FEET FROM THE INSIDE FACE OF THE BUILDING FOUNDATIONS SHALL CONFORM WITH THE UNIFORM STATE PLUMBING CODE OF MASSACHUSETTS, 248 CMR.
- CONSTRUCTION ACTIVITIES SHALL CONFORM TO THE RULES AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA).

SHEET INDEX

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| C-7 | EROSION AND SEDIMENT CONTROL NOTES AND DETAILS |
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| C-9 | SITE DETAILS - 02 |
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| C-12 | SITE DETAILS - 05 |



SITE LOCUS MAP

1" = 250'

Table 1. Summary of Project Site Conditions

General Site Conditions	Land Condition	Land Breakdown	Acres	Square Feet	Coverage (%)
	Unusable Land	Total Area	14.8559	647,122	100.0%
	Usable Land	Wetlands	2.5762	112,221	17.3%
		Upland	12.2796	534,901	82.7%
Existing Conditions	Disturbed	Total	0.0000	0	0.0%
		Building	0.0000	0	0.0%
	Impervious	Pavement	0.0000	0	0.0%
		Sidewalk	0.0000	0	0.0%
	Pervious	Lawn (usable open space)	0.0000	0	0.0%
	Undisturbed	Total	14.8559	647,122	100.0%
	Usable Open Space	Upland Woods	12.2796	534,901	82.7%
	Unusable Open Space	Wetlands	2.5762	112,221	17.3%
	Total Usable Open Space	Lawn / Woods	12.2796	534,901	82.7%
	Disturbed	Total	2.5493	111,047	17.2%
Proposed Conditions		Building	0.3323	14,475	2.2%
	Impervious	Pavement	0.6955	30,296	4.7%
		Sidewalk	0.0649	2,826	0.4%
	Pervious	Lawn (usable open space)	1.4566	63,450	9.8%
	Undisturbed	Total	12.3066	536,075	82.8%
	Usable Open Space	Upland Woods	9.7303	423,854	65.5%
	Unusable Open Space	Wetlands	2.5762	112,221	17.3%
	Total Usable Open Space	Lawn / Woods	11.1870	487,304	75.3%

Table 2. Summary of Proposed Building

Item	Total	1 Bedroom	2 Bedroom	3 Bedroom
Units	40	14	22	4
Bedrooms	70	14	44	12

Table 3. Zoning Summary Table (Sherborn Residential B District)

Item	Required	Proposed Conditions	Waiver Required
Minimum Lot Area	2 acres	14.8559 acres	No
Minimum Frontage	200 feet	792.4 feet	No
Minimum Lot Width	200 feet	792.4 feet	No
Minimum Lot Depth	N/A	N/A	N/A
Minimum Front Setback	60 feet	197.7 feet	No
Minimum Side Setback	40 feet	39.0 feet	Yes
Minimum Rear Setback	30 feet	301.8 feet	No
Maximum Height (stories)	2.5 stories	3 stories	Yes
Maximum Height (feet)	35 feet	> 35 feet	Yes
Maximum Lot Coverage	N/A	N/A	N/A
Proposed Surface Cover			
Building Footprint	2.2%		
Parking / Paved Areas	5.1%		
Total Impervious Area	7.3%		
Unusable Open Space (wetlands)	17.3%		
Usable Open Space	75.3%		



Framingham
Boston • Worcester • Preston, CT

1071 Worcester Road
Framingham, MA 01701
508-879-0030

www.DGTassociates.com

PARCEL ID:

MAP 7, LOT 0, BLOCK 49

ISSUED FOR:

COMPREHENSIVE
PERMIT APPLICATION



1 BEC 2/9/24 DESIGN DEVELOPMENT

DATE: JANUARY 23, 2024

SCALE: AS NOTED

DESIGN: KMR DRAFTED: KMR/JAL CHECKED: JAL/BEK

PROJECT TITLE:

WASHINGTON
STREET
SHERBORN
HOMES

0 WASHINGTON STREET
SHERBORN, MASSACHUSETTS 01770

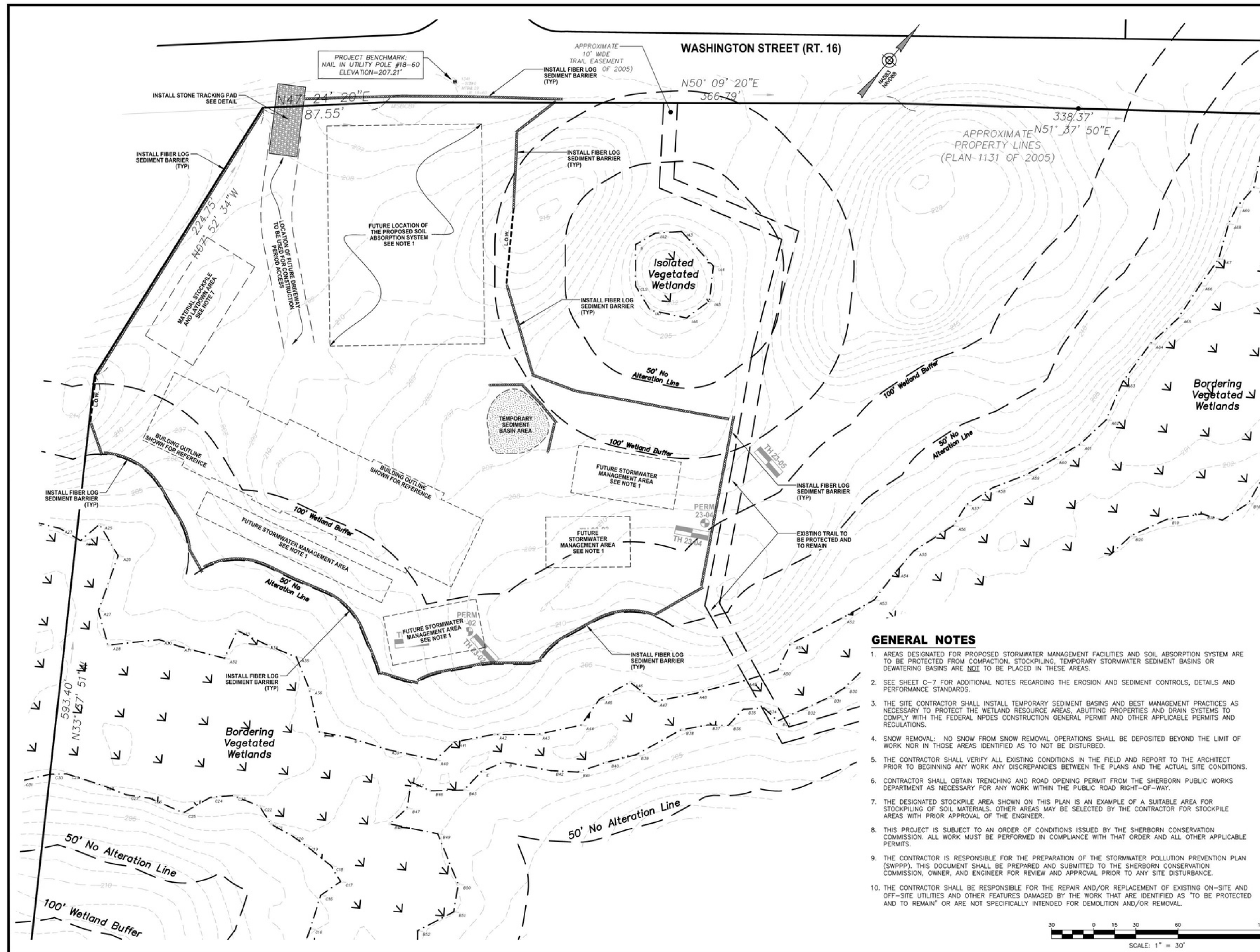
SHEET TITLE:

TITLE SHEET

SHEET:
1 OF 12
PROJECT NO.:
F-25902

C-1

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GENERAL NOTES

- AREAS DESIGNATED FOR PROPOSED STORMWATER MANAGEMENT FACILITIES AND SOIL ABSORPTION SYSTEM ARE TO BE PROTECTED FROM COMPACTION. STOCKPILING, TEMPORARY STORMWATER SEDIMENT BASINS OR DEWATERING BASINS ARE NOT TO BE PLACED IN THESE AREAS.
- SEE SHEET C-7 FOR ADDITIONAL NOTES REGARDING THE EROSION AND SEDIMENT CONTROLS, DETAILS AND PERFORMANCE STANDARDS.
- THE SITE CONTRACTOR SHALL INSTALL TEMPORARY SEDIMENT BASINS AND BEST MANAGEMENT PRACTICES AS NECESSARY TO PROTECT THE WETLAND RESOURCE AREAS, ADJUTING PROPERTIES AND DRAIN SYSTEMS TO COMPLY WITH THE FEDERAL NPDES CONSTRUCTION GENERAL PERMIT AND OTHER APPLICABLE PERMITS AND REGULATIONS.
- SNOW REMOVAL: NO SNOW FROM SNOW REMOVAL OPERATIONS SHALL BE DEPOSITED BEYOND THE LIMIT OF WORK NOR IN THOSE AREAS IDENTIFIED AS TO NOT BE DISTURBED.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD AND REPORT TO THE ARCHITECT PRIOR TO BEGINNING ANY WORK ANY DISCREPANCIES BETWEEN THE PLANS AND THE ACTUAL SITE CONDITIONS.
- CONTRACTOR SHALL OBTAIN TRENCHING AND ROAD OPENING PERMIT FROM THE SHERBORN PUBLIC WORKS DEPARTMENT AS NECESSARY FOR ANY WORK WITHIN THE PUBLIC ROAD RIGHT-OF-WAY.
- THE DESIGNATED STOCKPILE AREA SHOWN ON THIS PLAN IS AN EXAMPLE OF A SUITABLE AREA FOR STOCKPILING OF SOIL MATERIALS. OTHER AREAS MAY BE SELECTED BY THE CONTRACTOR FOR STOCKPILE AREAS WITH PRIOR APPROVAL OF THE ENGINEER.
- THIS PROJECT IS SUBJECT TO AN ORDER OF CONDITIONS ISSUED BY THE SHERBORN CONSERVATION COMMISSION. ALL WORK MUST BE PERFORMED IN COMPLIANCE WITH THAT ORDER AND ALL OTHER APPLICABLE PERMITS.
- THE CONTRACTOR IS RESPONSIBLE FOR THE PREPARATION OF THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP). THIS DOCUMENT SHALL BE PREPARED AND SUBMITTED TO THE SHERBORN CONSERVATION COMMISSION, OWNER, AND ENGINEER FOR REVIEW AND APPROVAL PRIOR TO ANY SITE DISTURBANCE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND/OR REPLACEMENT OF EXISTING ON-SITE AND OFF-SITE UTILITIES AND OTHER FEATURES DAMAGED BY THE WORK THAT ARE IDENTIFIED AS "TO BE PROTECTED AND TO REMAIN" OR ARE NOT SPECIFICALLY INTENDED FOR DEMOLITION AND/OR REMOVAL.

PARCEL ID:

MAP 7, LOT 0, BLOCK 49

ISSUED FOR:

COMPREHENSIVE
PERMIT APPLICATION



NO.	APP.	DATE	DESCRIPTION
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DATE: JANUARY 23, 2024

SCALE: 1" = 30'

DESIGN:	DRAFTED:	CHECKED:
KMR	KMR/JAL	JAL/SEC

PROJECT TITLE:

**WASHINGTON
STREET
SHERBORN
HOMES**

0 WASHINGTON STREET
SHERBORN, MASSACHUSETTS 01770

SHEET TITLE:

**EROSION AND
SEDIMENT CONTROL
PLAN**

SHEET:
2 OF 12
PROJECT NO.:
F-25902

C-2

PARCEL ID:
MAP 7, LOT 0, BLOCK 49

ISSUED FOR:
**COMPREHENSIVE
PERMIT APPLICATION**



NO.	APP.	DATE	DESCRIPTION
1	BEC	2/9/24	DESIGN DEVELOPMENT

DATE: **JANUARY 23, 2024**

SCALE: **1" = 30'**

DESIGN:	DRAFTED:	CHECKED:
KMR	KMR/JAL	JAL/BEC

PROJECT TITLE:

**WASHINGTON
STREET
SHERBORN
HOMES**

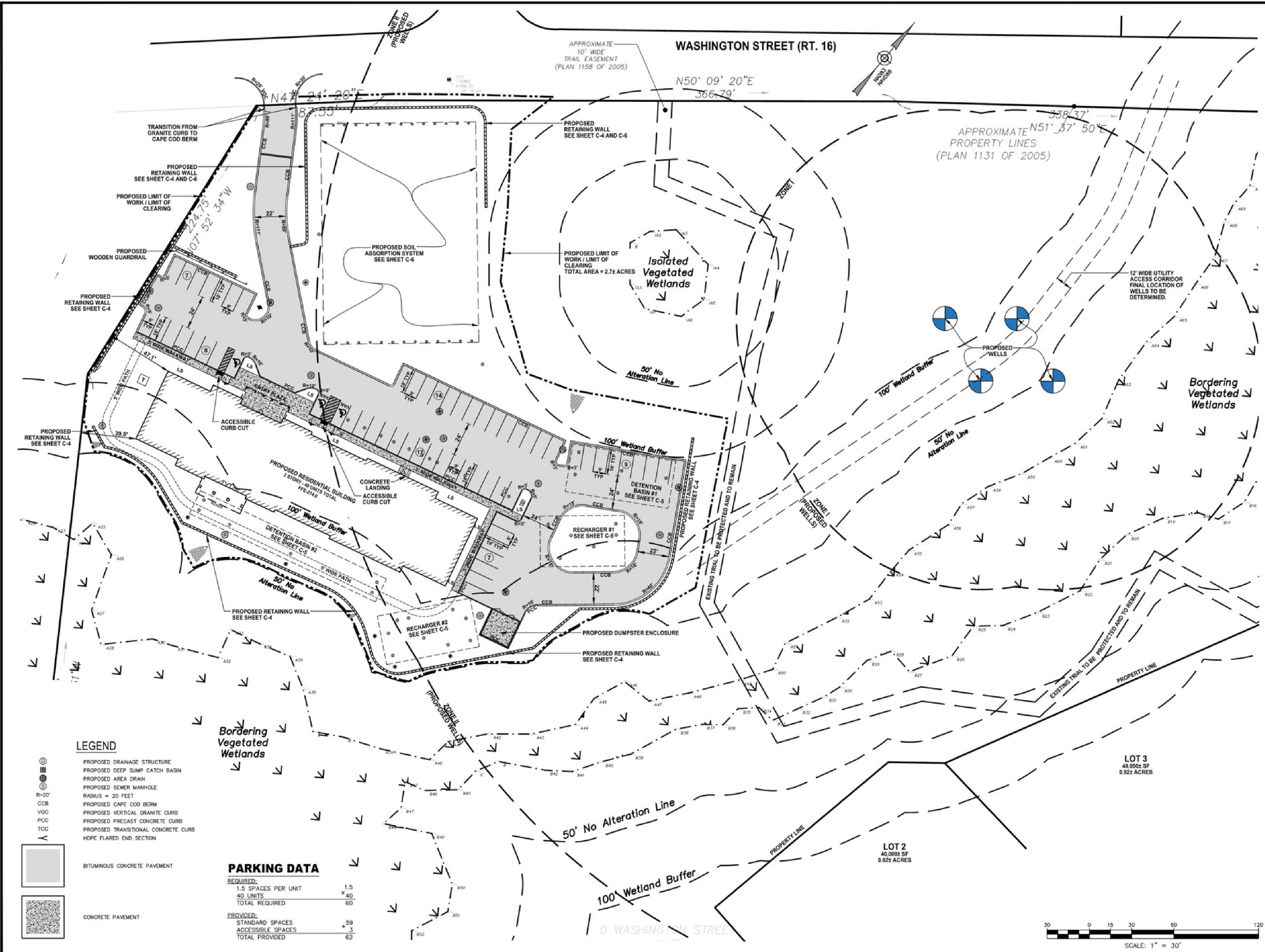
**0 WASHINGTON STREET
SHERBORN, MASSACHUSETTS 01770**

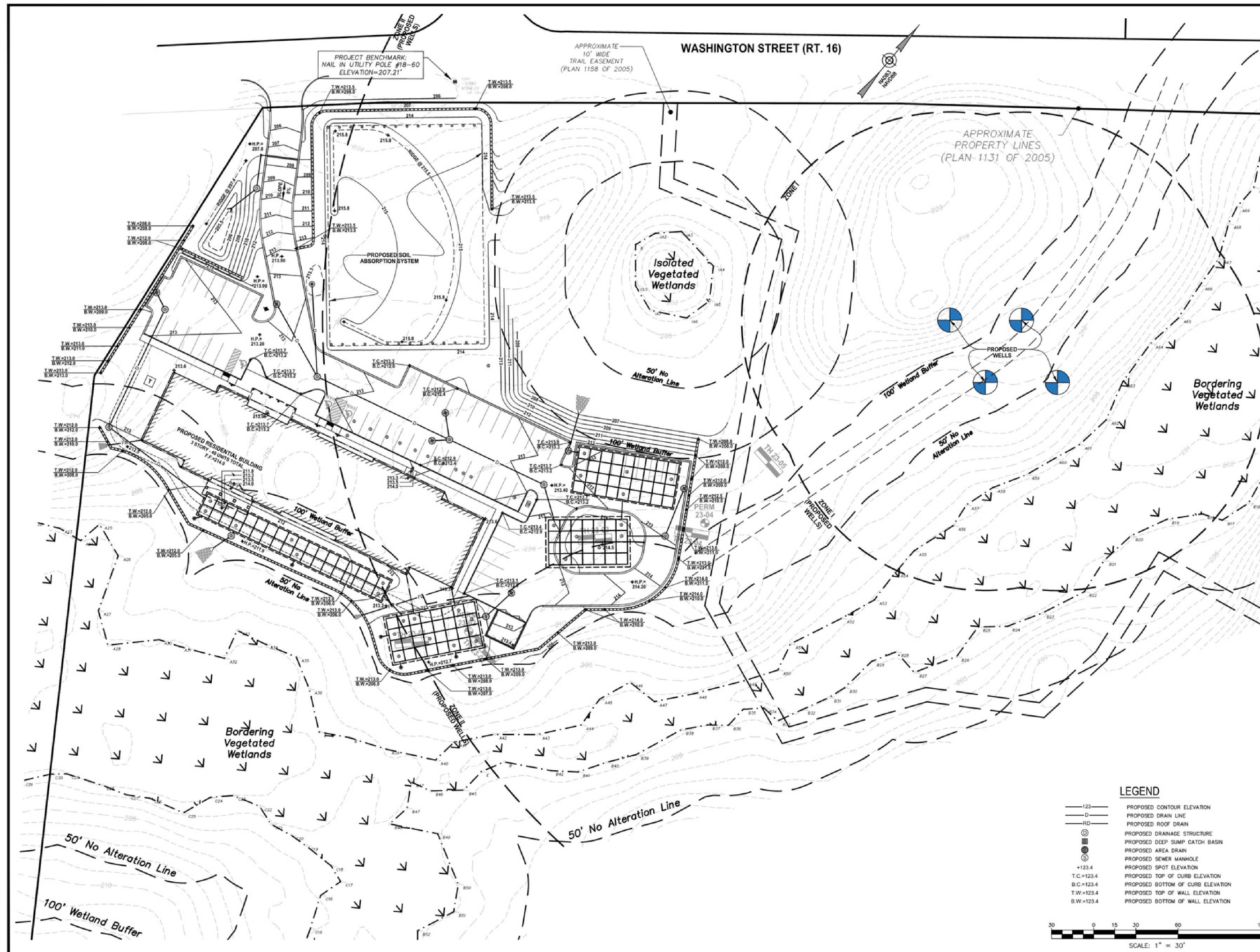
SHEET TITLE:

**LAYOUT AND
MATERIALS PLAN**

SHEET: 3 OF 12	C-3
PROJECT NO.: F-25902	

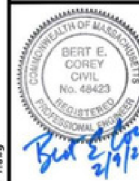
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PARCEL ID:
MAP 7, LOT 0, BLOCK 49

ISSUED FOR:
**COMPREHENSIVE
PERMIT APPLICATION**



1	REC	2/9/24	DESIGN DEVELOPMENT
NO.	APP	DATE	DESCRIPTION

DATE: **JANUARY 23, 2024**

SCALE: **1" = 30'**

DESIGN:	DRAFTED:	CHECKED:
KMR	KMR/JAL	JAL/REC

PROJECT TITLE:

**WASHINGTON
STREET
SHERBORN
HOMES**

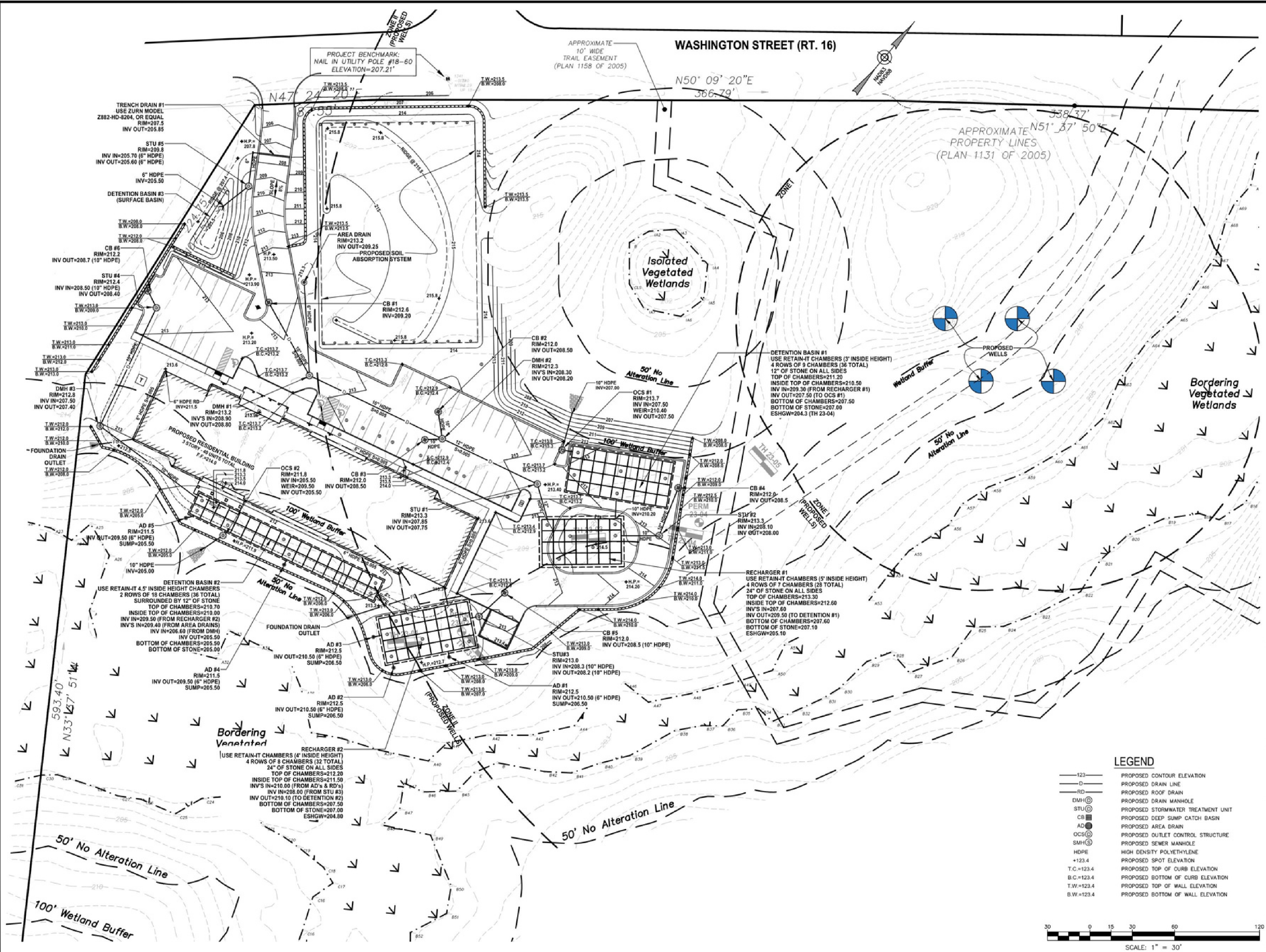
**0 WASHINGTON STREET
SHERBORN, MASSACHUSETTS 01770**
SHEET TITLE:

SITE GRADING PLAN

SHEET:
4 OF 12
PROJECT NO.:
F-25902

C-4

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PARCEL ID:
MAP 7, LOT 0, BLOCK 49

ISSUED FOR:
COMPREHENSIVE PERMIT APPLICATION

NO.	APP	DATE	DESCRIPTION
1	BEC	2/9/24	DESIGN DEVELOPMENT

DATE: **JANUARY 23, 2024**

SCALE: **1" = 30'**

DESIGN:	DRAFTED:	CHECKED:
KMR	KMR/JAL	JAL/EC

PROJECT TITLE:
**WASHINGTON STREET
SHERBORN HOMES**

**0 WASHINGTON STREET
SHERBORN, MASSACHUSETTS 01770**

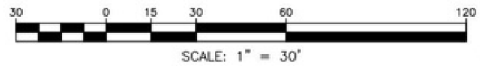
SHEET TITLE:
DRAINAGE PLAN

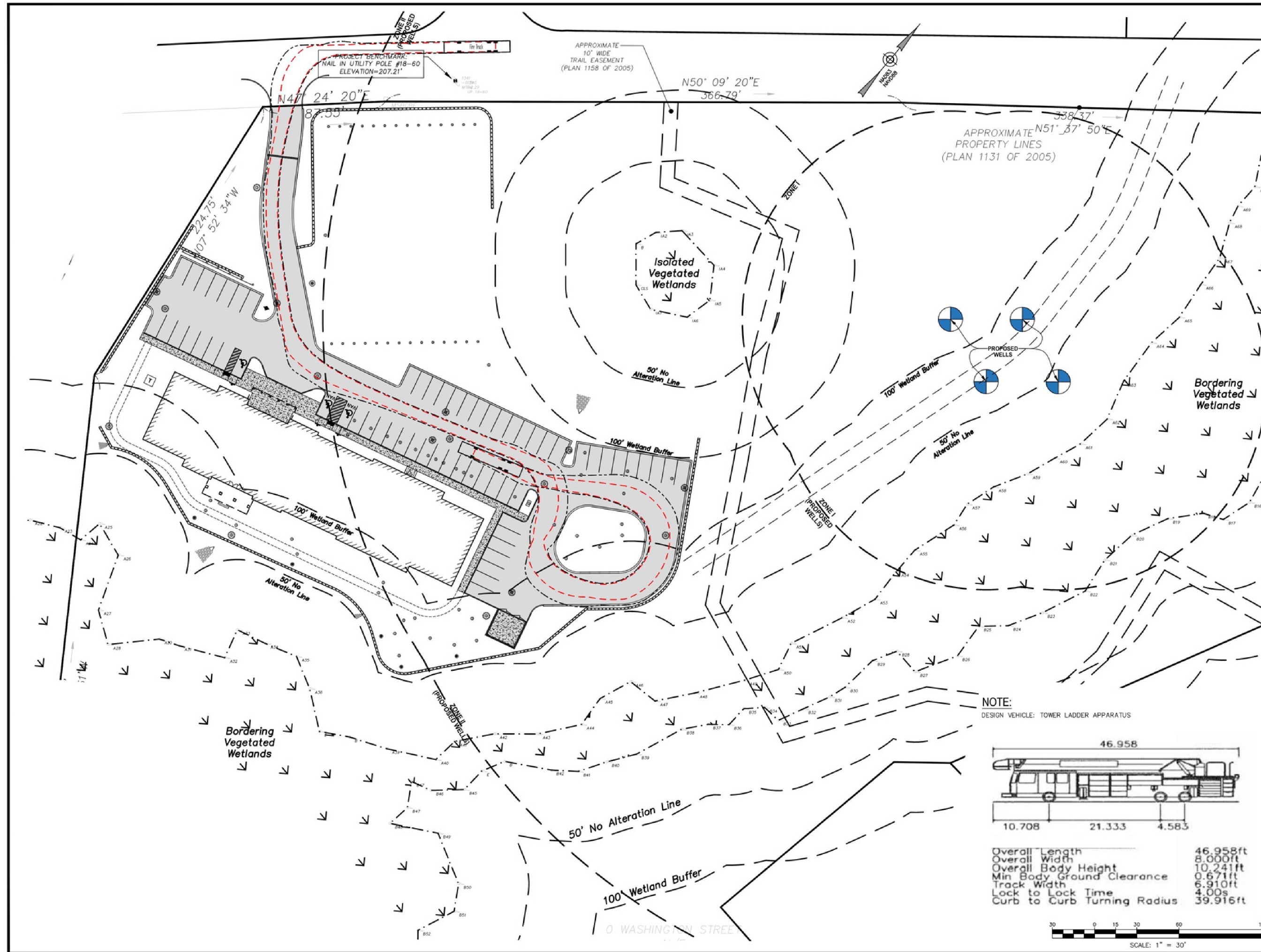
SHEET: 5 OF 12	C-5
PROJECT NO.: F-25902	

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LEGEND

- 123 PROPOSED CONTOUR ELEVATION
- D PROPOSED DRAIN LINE
- RD PROPOSED ROOF DRAIN
- DMH PROPOSED DRAIN MANHOLE
- STU PROPOSED STORMWATER TREATMENT UNIT
- CB PROPOSED DEEP SUMP CATCH BASIN
- AD PROPOSED AREA DRAIN
- OCS PROPOSED OUTLET CONTROL STRUCTURE
- SMH PROPOSED SEWER MANHOLE
- HDPE HIGH DENSITY POLYETHYLENE
- +123.4 PROPOSED SPOT ELEVATION
- T.C.=123.4 PROPOSED TOP OF CURB ELEVATION
- B.C.=123.4 PROPOSED BOTTOM OF CURB ELEVATION
- T.W.=123.4 PROPOSED TOP OF WALL ELEVATION
- B.W.=123.4 PROPOSED BOTTOM OF WALL ELEVATION





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PARCEL ID:
MAP 7, LOT 0, BLOCK 49

ISSUED FOR:
COMPREHENSIVE
PERMIT APPLICATION

Bert E. Corey
Civil
No. 48423
Professional Engineer
State of Massachusetts

1	BEC	2/9/24	DESIGN DEVELOPMENT
NO.	APP	DATE	DESCRIPTION

DATE: JANUARY 23, 2024

SCALE: 1" = 30'

DESIGN:	DRAFTED:	CHECKED:
KMR	KMR/JAL	JAL/BEK

PROJECT TITLE:
**WASHINGTON STREET
SHERBORN HOMES**
0 WASHINGTON STREET
SHERBORN, MASSACHUSETTS 01770
SHEET TITLE:
SITE DETAILS - 05

SHEET:
12 OF 12

PROJECT NO.:
F-25902

C-12

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Technical drawing of a tower ladder apparatus. Dimensions are provided in feet and inches:

- Overall Length: 46.958
- Overall Width: 10.708
- Overall Body Height: 21.333
- Min Body Ground Clearance: 4.583
- Track Width: 6.910
- Lock to Lock Time: 4.00s
- Curb to Curb Turning Radius: 39.916