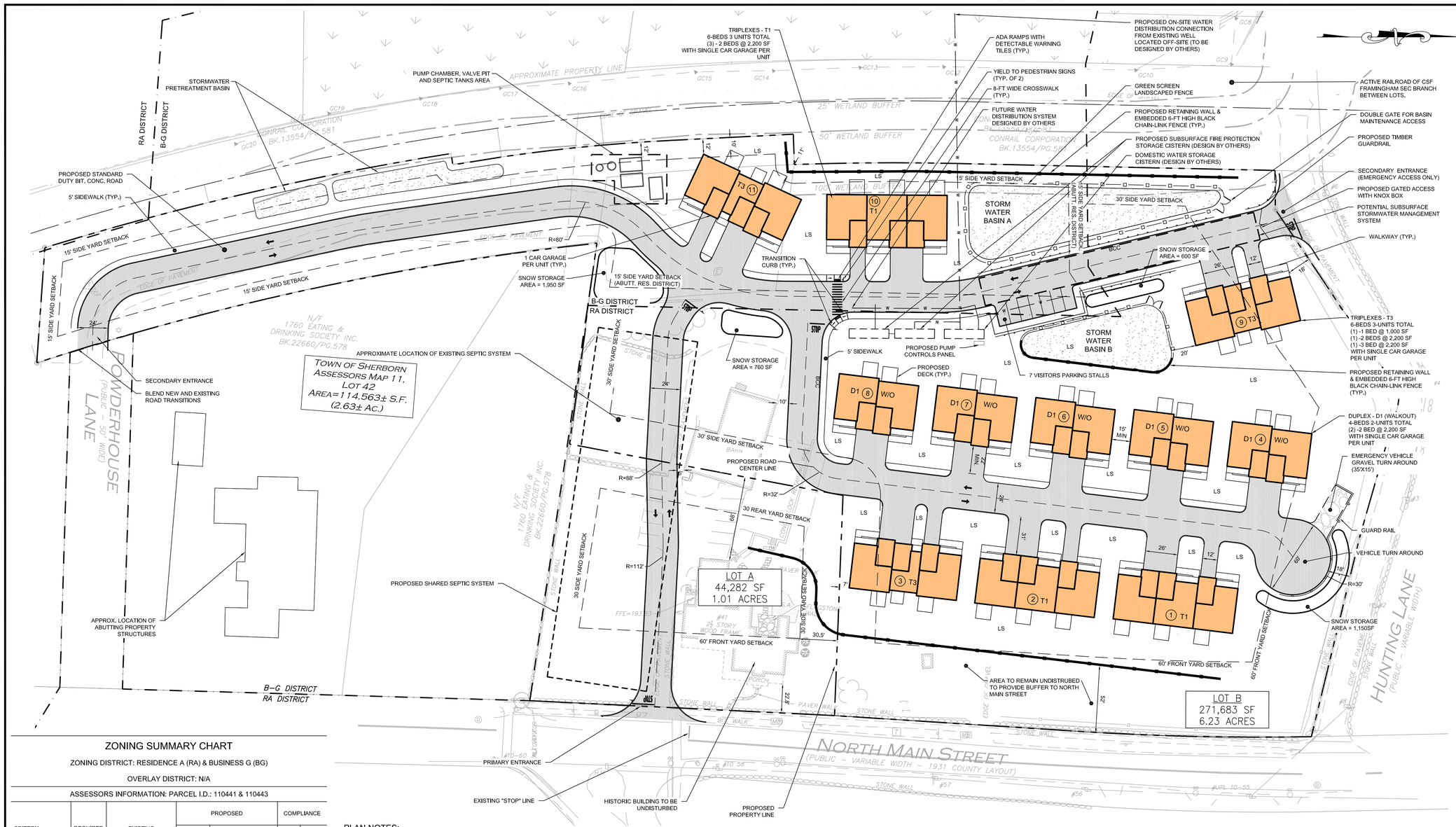

ZONING SUMMARY CHART

ZONING DISTRICT: RESIDENCE A (RA) & BUSINESS G (BG)

OVERLAY DISTRICT: N/A

ASSESSORS INFORMATION: PARCEL I.D.: 110441 & 110443

CRITERIA	REQUIRED	EXISTING	PROPOSED		COMPLIANCE	
			LOT A	LOT B	LOT A	LOT B
LOT AREA (MIN)	1 AC.	6.28 AC. (MAP 41) 0.96 AC. (MAP 43)	1.01 AC.	6.23 AC.	YES	YES
LOT WIDTH (MIN)	150 FT	200 FT	236 FT	392 FT	YES	YES
LOT DEPTH	N/A	N/A	N/A	N/A	N/A	N/A
FRONTAGE (MIN)	150 FT	624 FT± (N MAIN ST) 491 FT± (HUNTING LN)	242± FT	383 FT± (N MAIN ST) 491 FT± (HUNTING LN)	YES	YES
FRONT YARD (MIN)	60 FT	22.8 FT	22.8 FT	52 FT± (N MAIN ST) 18 FT± (HUNTING LN)	NO(2)	NO(1)
SIDE YARD (MIN)	30 FT (RA)	93.6 FT	30.5 FT	7 FT	YES	NO(1)
REAR YARD (MIN)	30 FT	42.4 FT	68 FT	-	YES	-
BUILDING COVERAGE (MAX)	N/A	N/A	N/A	N/A	N/A	N/A
BUILDING STORIES (MAX)	2.5	2.5	2.5	2.5	YES	YES
BUILDING HEIGHT (MAX)	35 FT	<35 FT	<35 FT	<35 FT	YES	YES
FLOOR AREA RATIO (MAX) (FAR)	N/A	N/A	N/A	N/A	N/A	N/A
LOT COVERAGE	N/A	N/A	N/A	N/A	N/A	N/A
GREENSPACE (MIN)	N/A	N/A	N/A	N/A	N/A	N/A

PLAN NOTES:

A. THE PROJECT SITE IS LOCATED IN THE TOWN OF SHERBORN MA. ASSESSORS MAP 11 LOT 41 & 43.

B. THE SITE IS APPROXIMATELY 7.24 ACRES

C. THE OWNER OF THE PARCEL IS BARSKY ESTATE REALTY TRUST.

D. EXISTING CONDITIONS INFORMATION TAKEN FROM SURVEY PERFORMED BY ALLEN & MAJOR ASSOCIATES, INC. JULY 23, 2018.

E. CONCEPT PLAN DEPICTS A CREATION OF TWO SEPARATE LOTS.

F. LOT CREATION REQUIRES ACCESS & UTILITY EASEMENT FOR BOTH PROPERTIES TO BE APPROVED BY ZBA AS PART OF A COMPREHENSIVE PERMIT.

G. W/O REFERS TO POTENTIAL WALK OUT BASEMENT.

LIST OF WAIVERS:

1. TO BE WAIVED AS PART OF COMPREHENSIVE PERMIT.
2. EXISTING NON-CONFORMING.

DEFINITIONS:

LOT WIDTH: A LINE WHICH IS THE SHORTEST DISTANCE FROM ONE SIDE LINE OF A LOT TO ANY OTHER SIDE LINE OF SUCH LOT, PROVIDED THAT THE EXTENSION OF SUCH LINE DIVERGES LESS THAN 45 DEGREES FROM A LINE, OR EXTENSION THEREOF, WHICH CONNECTS THE END POINTS OF THE SIDE LOT LINES WHERE SUCH LINES INTERSECT THE STREET RIGHT-OF-WAY

MEASURED BOTH AT FRONT SETBACK LINE AND AT BUILDING LINE. AT NO POINT BETWEEN THE REQUIRED FRONTAGE AND THE BUILDING LINE SHALL LOT WIDTH BE REDUCED TO LESS THAN 50 FEET, WITHOUT AN EXCEPTION FROM THE PLANNING BOARD.

SETBACK: THE SHORTEST DISTANCE FROM THE CORRESPONDING LOT LINE TO ANY PART OF A BUILDING OR STRUCTURE, INCLUDING OVERHANG BUT NOT INCLUDING UNCOVERED STEPS NOR FENCES OR WALLS LESS THAN 6 FEET IN HEIGHT.

(FRONT SETBACK ALONG N. MAIN STREET FOR LOT B IS FROM 6' TALL SECTION OF THE PROPOSED RETAINING WALL.)

DWELLING BREAK DOWN:

BREAKDOWN SUMMARY CHART

TYPE	BEDROOM	UNIT	BLDG COUNT
D1	20	10	5
T1	18	9	3
T3	18	9	3
TOTAL	56	28	11

SYMBOL LEGEND

	DWELLING
	ROAD & DRIVEWAY
	SNOW STORAGE
	STORMWATER BASIN
	SUBSURFACE STORMWATER SYSTEM
	SHARED SEPTIC SYSTEM
	BUILDING SETBACK
LS	LANDSCAPE AREA
	RETAINING WALL & FENCE
	TRAFFIC SIGN
STOP	STOP BAR
	FENCE
	TIMBER GUARD RAIL
	GRAVEL ROAD

AREA BREAKDOWN:

AREA BREAKDOWN CHART

TYPE	PREVIOUSLY SUBMITTED AREA*	PROPOSED AREA	PERCENT CHANGE
IMPERVIOUS	114,271 SF	122,790 SF	+7.5%
PERVIOUS	201,507 SF	192,988 SF	-4.2%
TOTAL	315,778 SF	315,778 SF	

*PREVIOUSLY SUBMITTED PLANS, "SITE DEVELOPMENT PLANS FOR THE PINES RESIDENCES" BY ALLEN & MAJOR ASSOCIATES, INC DATED APRIL 9, 2021.

40 0 20 40 80 160

GRAPHIC SCALE 1 inch = 40 ft.

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SHERBORN, MA 01770
C/O GARY LYBARSKY

CONSULTANT:

SEAL

PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT

41 NORTH MAIN STREET
SHERBORN, MA, 01770

OWNER/APPLICANT: BARSKY ESTATE REALTY TRUST

REV	DATE	DESCRIPTION

ISSUE TYPE: ISSUED TO HAC

ISSUE DATE: 09/27/2024

PROJECT NUMBER: 23048

DRAWN BY: DTB/MJH

CHECKED BY: DTB

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SHEET TITLE: PROPOSED SITE PLAN

SHEET NUMBER: EXHIBIT 1

ISSUED FOR: HOUSING APPEALS COMMITTEE (HAC)