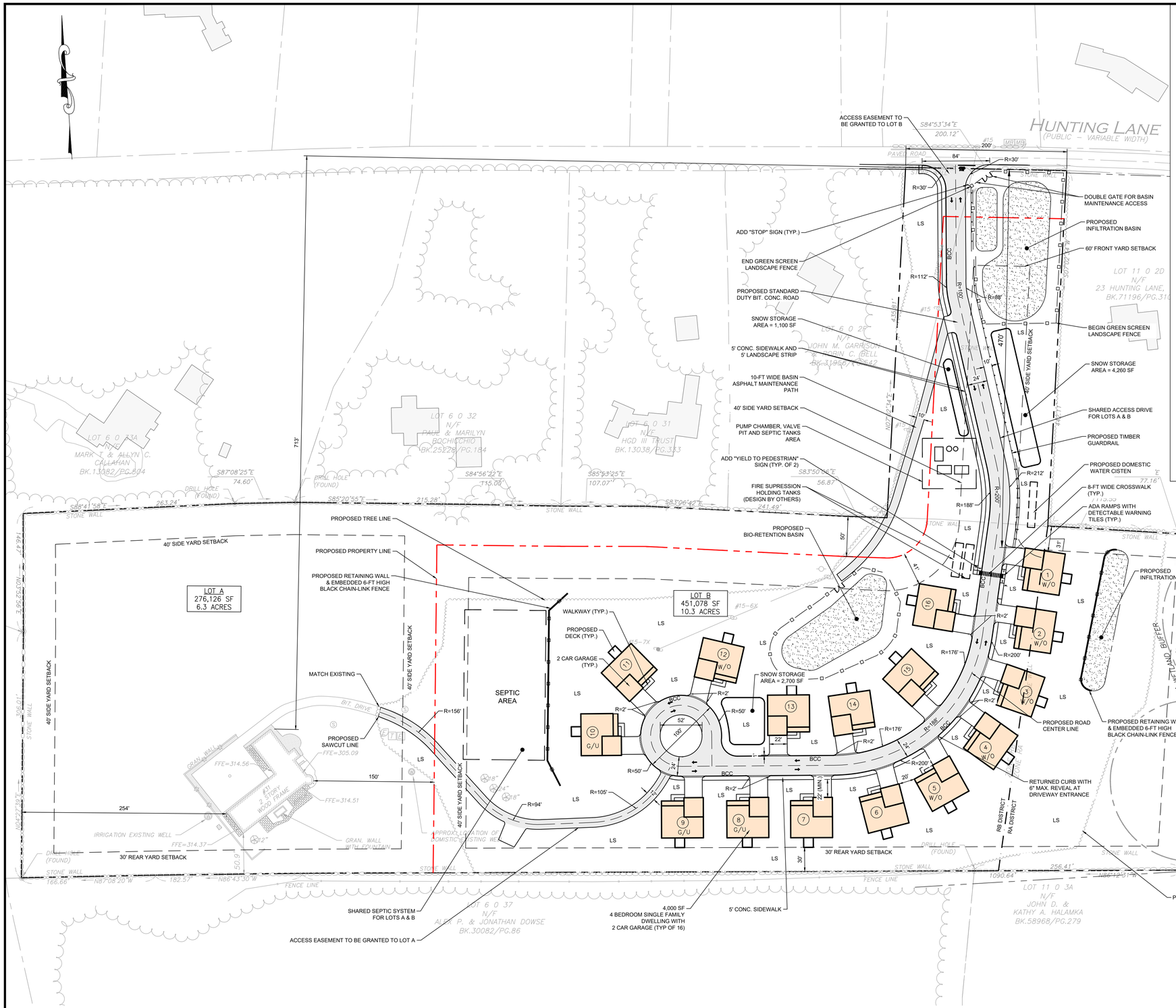

PLAN NOTES:

1. THE PROJECT SITE IS LOCATED IN THE TOWN OF SHERBORN MA. ASSESSORS MAP 11 LOT 30
2. THE SITE IS APPROXIMATELY 16.91 ACRES
3. THE OWNER OF THE PARCEL IS BARSKY ESTATE REALTY TRUST.
4. EXISTING CONDITIONS INFORMATION TAKEN FROM SURVEY PERFORMED BY ALLEN & MAJOR ASSOCIATES, INC. JULY 23, 2018.
5. CONCEPT PLAN DEPICTS A CREATION OF TWO SEPARATE LOTS.
6. LOT CREATION REQUIRES ACCESS EASEMENT FOR BOTH PROPERTIES AS NOTED.
7. 40B LOT ASSUMES A 0' FRONTAGE CAN BE WAIVED AS PART OF THE COMPREHENSIVE PERMIT SUBMISSION.

ZONING SUMMARY CHART

ZONING DISTRICT: RA (RES A) & RB (RES B)

OVERLAY DISTRICT: N/A

ASSESSORS INFORMATION: PARCEL I.D.: 11-3C

CRITERIA	REQUIRED	EXISTING	PROPOSED		COMPLIANCE	
			LOT A	LOT B	LOT A	LOT B
LOT AREA (MIN)	2 AC.	16.9 AC.	6.3 AC.	10.3 AC.	YES	YES
LOT WIDTH (MIN)	200 FT / 50 FT	200 FT	50 FT	150 FT	YES	NO(1)
LOT DEPTH	N/A	N/A	N/A	N/A	N/A	N/A
FRONTAGE (MIN)	200 FT	200 FT	200 FT	0 FT	YES	NO(1)
FRONT YARD (MIN)	60 FT	713 FT	SAME AS EXISTING	470 FT	YES	YES
SIDE YARD (MIN)	30 FT (RA) & 40 FT (RB)	254 FT	150 FT	31 FT (RA) & 31 FT (RB)	YES	NO(1)
REAR YARD (MIN)	30 FT	50.9 FT	50.9 FT	30 FT	YES	YES
BUILDING COVERAGE (MAX)	N/A	N/A	N/A	N/A	N/A	N/A
BUILDING STORIES (MAX)	2.5	2	SAME AS EXISTING	2	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

LIST OF WAIVERS:

1. TO BE WAIVED AS PART OF COMPREHENSIVE PERMIT.

AREA BREAKDOWN:

AREA BREAKDOWN CHART

TYPE	PREVIOUSLY SUBMITTED AREA*	PROPOSED AREA	PERCENT CHANGE
IMPERVIOUS	134,410 SF	110,338 SF	-17.9%
PERVIOUS	602,567 SF	626,639 SF	+4.0%
TOTAL	736,977 SF	736,977 SF	

*PREVIOUSLY SUBMITTED PLANS. "SITE DEVELOPMENT PLANS FOR APPLE HILL ESTATES" BY ALLEN & MAJOR ASSOCIATES, INC DATED APRIL 9, 2021.

SYMBOL LEGEND

	DWELLING
	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

HIGHPOINT ENGINEERING, INC.
LAND PLANNING
PERMIT EXPEDITING
CIVIL ENGINEERING
CONSULTING
180 WASHINGTON STREET
SUITE 216
DEDHAM, MA 02026
www.HighpointEng.com

CLIENT:
BARKSY ESTATE REALTY TRUST
23 HUNTING LANE
SHERBORN, MA 01770
C/O GARY LYBARSKY

CONSULTANT:

SEAL

PROPOSED (16) SINGLE-FAMILY RESIDENTIAL DEVELOPMENT

31 HUNTING LANE
SHERBORN, MA, 01770

OWNER/APPLICANT: BARSKY ESTATE REALTY TRUST

REV	DATE	DESCRIPTION

ISSUE TYPE: HAC

ISSUE DATE: 05/21/2024

PROJECT NUMBER: 23047

DRAWN BY: MH

CHECKED BY: DTB/DH

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SHEET TITLE:

PROPOSED SITE PLAN

SHEET NUMBER:

EXHIBIT

P:\Barsky Estate Realty Trust\23047 (Apple Hill Estats - 31 Hunting Lane Sherborn, MA)\04_Design\Dwg\03_DD\23047_LM (Site Plan HAC).dwg May 21, 2024 - 1:16pm

ISSUED FOR: HOUSING APPEALS COMMISSION (HAC)