

N/F  
DEPARTMENT OF  
CONSERVATION AND RECREATION  
MAP R15 LOT 28 G  
DEED BK. 21200 PG.442  
PLAN BK. 35373 PG. 433



N/F  
DEPARTMENT OF  
ENVIRONMENTAL MANAGEMENT  
DIVISION OF FISH & PARKS

N/F  
TODD MACHNIK  
MAP R21 LOT 13 2  
DEED BK. 37340 PG. 105  
PLAN BK. 35373 PG. 433

**PROPOSED LOTTING TABLE** ZONE: AGRICULTURE

**PROPOSED DWELLING LOTS**

	LOT AREA	FRONTAGE
REQUIRED	30,000 SF	100 FT
LOT 1	33,067.28 SF	127.12 FT
LOT 2	30,000.00 SF	110.31 FT*
LOT 3	30,000.00 SF	181.50 FT
LOT 4	30,000.00 SF	115.72 FT
LOT 5	31,896.81 SF	100.00 FT
LOT 6	33,585.67 SF	100.00 FT
LOT 7	31,837.85 SF	126.00 FT
LOT 8	55,621.07 SF	100.00 FT
LOT 9	36,772.78 SF	100.00 FT
LOT 10	38,250.00 SF	110.00 FT
LOT 11	50,000.00 SF	125.00 FT
LOT 12	30,000.00 SF	150.00 FT

\* FRONTAGE MEASURED ALONG POND STREET

**PROPOSED LOTTING TABLE** ZONE: AGRICULTURE

**PROPOSED OPEN SPACE LOT - LOT 13**

	LOT AREA	FRONTAGE
REQUIRED	80,000 SF	200 FT
PROVIDED	1,412,749.07 SF	217.78 FT*

\* FRONTAGE MEASURED ALONG POND STREET

**PROPOSED OPEN SPACE CALCULATIONS**

EXISTING LOT AREA = 1,881,627.26 SF  
 TOTAL WETLAND AREA = 234,226.04 SF  
 TOTAL WETLAND AREA IN PROPOSED OPEN SPACE = 233,573.38 SF

- 1.) MAX LOTS =  $\frac{\text{EX LOT} - (0.5 \times \text{EX WET}) - (0.1 \times \text{EX LOT})}{60,000}$

MAX LOTS =  $\frac{1,881,627.26 - (0.5 \times 234,226.04) - (0.1 \times 1,881,627.26)}{60,000}$

MAX LOTS = 26.27 > 12 Q3
- 2.) MIN. % OPEN SPACE = 50%

MIN. % OPEN SPACE =  $(1,412,749.07 / 1,881,627.26) \times 100 = 75.1\% \text{ Q3}$
- 3.) MAX. % OPEN SPACE WETLAND COVERAGE = 50%

MAX. % OPEN SPACE =  $(234,226.04 / 1,412,749.07) \times 100 = 16.6\% \text{ Q3}$



CIVIL ENGINEER:  
  
**TUNISON DIAS, INC.**  
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PROJECT NUMBER: 1103-001  
 DATE OF ISSUE: AUGUST 11, 2014  
 SCALE: 1"=80'  
 DESIGNED BY: SH/ED | CHECKED BY: ED  
 PREPARED BY TUNISON DIAS, INC ON BEHALF OF:  
**JOHN COOLIDGE & ANNE RICHARDS**  
 203 POND STREET  
 HOPKINTON, MASSACHUSETTS

**DEFINITIVE SUBDIVISION PLAN**  
 OPEN SPACE AND LANDSCAPE  
 PRESERVATION DEVELOPMENT

PROPOSED  
 OPEN SPACE  
 DEVELOPMENT