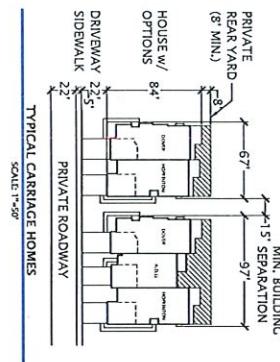


PROPERTY DATA:

TOTAL SITE AREA:	± 25.2 AC
• WETLAND & SOFT WETLAND SETBACK AREA:	± 3.7 AC
NET DEVELOPABLE AREA:	± 21.5 AC

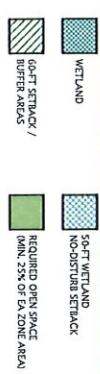
ZONING DISTRICT REQUIREMENTS (RESIDENCE EA):

BULK REQUIREMENTS	REQUIRED	PROPOSED
MIN. TRACT AREA:	6 AC	± 22 AC ZONED EA
TOTAL SITE AREA:	± 25.2 AC	± 25.2 AC TOTAL
MIN. AG RESTRICTION:	55% NA	62% AC ZONED EA
MIN. AFFORDABLE UNITS:	NA	10% (7 UNITS)
MIN. DENSITY:	4 DU/AC	DU/AC
MIN. SIDE SETBACK BUFFER:	100 FT	60 FT
MIN. REAR SETBACK BUFFER:	60 FT	60 FT
MIN. BUILDING SEPARATION:	60 FT	60 FT
MIN. BLDG. OVERLAP:	15 FT	15 FT
MAX. BLDG. OVERLAP:	3 BLDG	2 BLDG
MAX. DWELLING C/RATIO:	2.5	2.5
MAX. BUILDING HEIGHT:	25' TVH/35' FT	25' TVH/35' FT
MAX. FLOOR AREA:	TBD BY P.R.	184,258 SF
MIN. TOTAL OPEN SPACE:	28% OF 22 AC	28% OF 22 AC
PROPOSED PARKING:	2 GARAGE SPACES + 25% RECREATION AREA SPACES	2 GARAGE SPACES + 25% RECREATION AREA SPACES
1. REQUIRED 25% TOTAL OPEN SPACE INCLUDED:		
• WETLANDS AND SOFT WETLAND AREAS:		
• ACTIVE RECREATION GREEN SPACES: TRAILS AND PARKS		
OPEN SPACE EXCLUDES SIDE BACK / PERIMETER BUFFER AREAS.		
PROPOSED OPEN SPACE IS CALCULATED PER UING ONLY THE +/-22 ACRES ZONED EA PER SHERBORN ZONING BYLAWS SECTION 6.5(M). THE REMAINING SITE AREA OUTSIDE THE EA DISTRICT IS 100% OPEN SPACE (+/- 3 ACRES)		



SCALES 1"=100'

LEGEND:



SOURCES:

1. THE PLAN IS THE PROPERTY OF ECONOMIC AFFORDABLE HOUSING AND TOLL BROTHERS INC. AND NOT BE REPRODUCED OR DISTRIBUTED IN ANY WAY WITHOUT THE WRITTEN CONSENT OF ECONOMIC AFFORDABLE HOUSING AND TOLL BROTHERS INC.
2. EXC CONVENTIONAL, NEW, AND TOLL BROTHERS INC. PROPOSED BY ECONOMIC AFFORDABLE HOUSING AND TOLL BROTHERS INC. DATED 7/7/2023.
3. ALL SITE PLANS ARE CONSIDERED PRELIMINARY AND SUBJECT TO FIELD SURVEY AND ZONING CONCEPTUAL IN NATURE AND MAY VARY WITH FURTHER SITE AND ZONING INFORMATION.



COOLIDGE CROSSING
PROPOSED DEVELOPMENT
BY TOLL BROTHERS
APARTMENT LIVING

2,200 SF CLUBHOUSE + POOL

3,050 SF OF PROPOSED ROADS

+ GRAVEL EMERGENCY ACCESS

100' X 100' LOT 55

100' X 100' LOT 56

100' X 100' LOT 57

100' X 100' LOT 58

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