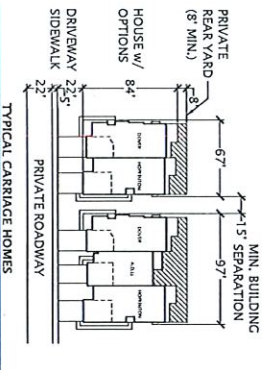


<b>PROPERTY DATA:</b>	
TOTAL SITE AREA:	= 25.2 AC
- WETLANDS & 50-FT WETLAND SETBACK AREA:	= 3.7 AC
NET DEVELOPABLE AREA:	= 21.5 AC

#### ZONING DISTRICT REQUIREMENTS (RESIDENCE EX):

BULK REQUIREMENTS	REQUIRED	PROPOSED
MIN. TRACT AREA:	6 AC	22.2 AC ZONED EA
MIN. LOT AREA:	55A	625 AC TOTAL
MIN. AFFORDABLE UNITS:	NA	108 (7 UNITS)
MAX. DENSITY:	4 DU/AC	3 DU/AC
MIN. FRONT SETBACK/BUFFER:	100 FT	60-80 FT
MIN. SIDE SETBACK/BUFFER:	60 FT	60-80 FT
MIN. REAR SETBACK/BUFFER:	60 FT	60-80 FT
MIN. DRIVEWAY WIDTH:	TBD BY P.B.	15 FT
MAX. BEDROOMS/DWELLING:	3 BDRM	2 BDRM
MAX. DWELLING/BUILDING:	8 DU	3 DU
MAX. BUILDING HEIGHT:	3.2 STYS/3 FT	2 STYS/3 FT
MAX. LOTOR AREA:	25% OF 32 AC	28,258 SF
MIN. TOTAL OPEN SPACE:	6.5 AC	66.2 AC
PROPOSED PARKING:	2 GARAGE SPACES + 2 DRIVEWAY SPACES PER UNIT	
REQUIRED 25% TOTAL OPEN SPACE INCLUDES:		
• WETLANDS AND 50-FT WETLAND BUFFERS		
• ACTIVE RECREATION OPEN SPACES, TRAILS, AND PARKS		
• OPEN SPACE EXCLUSIONS FOR SETBACK / PERIMETER BUFFER AREAS		
PROPOSED OPEN SPACE IS CALCULATED USING ONLY THE +/-2 ACRES ZONED EA. PER SHERBORN ZONING BY-LAW SECTION 5.6.5(1), THE REMAINING SITE AREA OUTSIDE THE EA DISTRICT IS 100% OPEN SPACE (+/- 3 ACRES)		



	WETLAND		50-FT WETLAND
	60-FT SETBACK / BUFFER AREAS		NO-DISTURB SETBACK
	REQUIRED OPEN SPACE (MIN. 25% OF EA ZONE AREA)		

**SOURCES:**

1. THE PLAN IS THE EXCLUSIVE PROPERTY OF EDC CONSULTANTS INC. AND TOLL BROTHERS. IT IS NOT TO BE REPRODUCED OR DISTRIBUTED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF EDC CONSULTANTS INC. AND TOLL BROTHERS.
2. PREPARED BY EDC CONSULTANTS INC. FOR TOLL BROTHERS. DATE: 07/20/2021.
3. ALL INFORMATION AND DATA ON THIS PLAN IS CONSIDERED TO BE TRUE AND CORRECT AT THE TIME OF PREPARATION. EDC CONSULTANTS INC. AND TOLL BROTHERS ACCEPT NO LIABILITY FOR ANY ERRORS OR OMISSIONS.

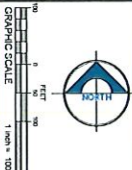


# PRELIMINARY DEVELOPMENT PLAN

## 67 CARRIAGE HOMES

# MEADOWBROOK COMMONS

TOWN OF SHERBORN, MIDDLESEX COUNTY, MA



**PLAN SUMMARY:**

(67) CARRIAGE HOMES (INCLUDES 7 AFFORDABLE UNITS)

3,050 LF OF PROPOSED ROADS (+/- GRANTL EMERGENCY ACCESS)

2,200 SF CLUBHOUSE + POOL

**SITE DATA:**

ADDRESS: COOLIDGE ST & MEADOWBROOK RD  
 TOWN: SHERBORN, MA 01770  
 PROJECT NUMBER: 8770  
 DATE: NOVEMBER 3, 2023  
 SCALE: 1" = 100'  
 DRAWN BY: JMB

**OFFICE DATA:**

PROJECT NUMBER: 8770  
 DATE: NOVEMBER 3, 2023  
 SCALE: 1" = 100'  
 DRAWN BY: JMB