LOT AREA TABULATION

TOTAL SITE AREA = 21.85± ACRES (952,071± S.F.)
TOTAL UPLAND AREA = 21.5± ACRES (98.5%) (937,405± S.F.)
TOTAL WETLAND AREA = 0.33± ACRES (1.5%) (14,666± S.F.)

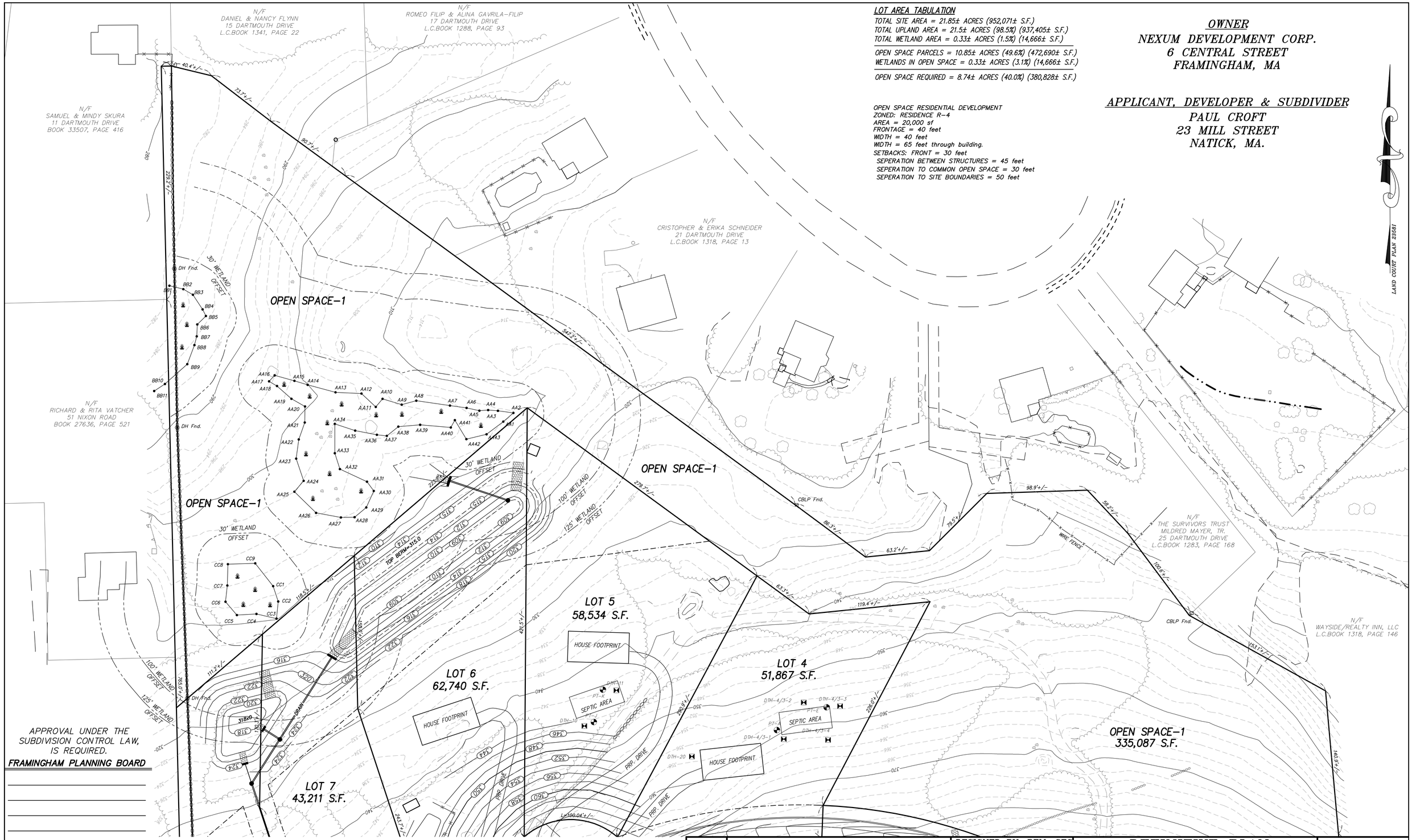
OPEN SPACE PARCELS = 10.85± ACRES (49.6%) (472,690± S.F.)
WETLANDS IN OPEN SPACE = 0.33± ACRES (3.1%) (14,666± S.F.)

OPEN SPACE REQUIRED = 8.74± ACRES (40.0%) (380,828± S.F.)

OPEN SPACE RESIDENTIAL DEVELOPMENT
ZONED: RESIDENCE R-4
AREA = 20,000 sf
FRONTAGE = 40 feet
WIDTH = 40 feet
WIDTH = 65 feet through building.
SETBACKS: FRONT = 30 feet
SEPERATION BETWEEN STRUCTURES = 45 feet
SEPERATION TO COMMON OPEN SPACE = 30 feet
SEPERATION TO SITE BOUNDARIES = 50 feet

OWNER
NEXUM DEVELOPMENT CORP.
6 CENTRAL STREET
FRAMINGHAM, MA

APPLICANT, DEVELOPER & SUBDIVIDER
PAUL CROFT
23 MILL STREET
NATICK, MA.



APPROVAL UNDER THE SUBDIVISION CONTROL LAW, IS REQUIRED.

FRAMINGHAM PLANNING BOARD

_____

_____

_____

_____

_____

DATE: _____

I, _____ CLERK OF THE TOWN OF FRAMINGHAM RECEIVED AND RECORDED APPROVAL FROM THE PLANNING BOARD OF THIS PLAN ON _____ AND NO APPEAL WAS TAKEN FOR TWENTY (20) DAYS THEREAFTER.

GRAPHIC SCALE: 1"=40'

0 10 20 30 40 50 75 100 150 200 FEET
0 5 10 15 20 30 40 50 60 METERS

DIG SAFE 1-888-344-7233

CONNORSTONE
CONSULTING CIVIL ENGINEERS
AND
LAND SURVEYORS
10 SOUTHWEST CUTOFF, SUITE 7
NORTHBOROUGH, MASSACHUSETTS 01532

DESIGNED BY: REM, GFC
CHECKED BY: VC
COMPUTED BY:
FIELD SURVEY:
DRAWN BY: REM
SCALE: 1"=40'
SHEET 1 OF 4.

DEFINITIVE PLAN
PRLIMINARY "OSRD" PLAN
FORD'S HILL ESTATES
IN
FRAMINGHAM, MA

3-6-2013
REVISIONS
DATE: JAN. 3, 2013