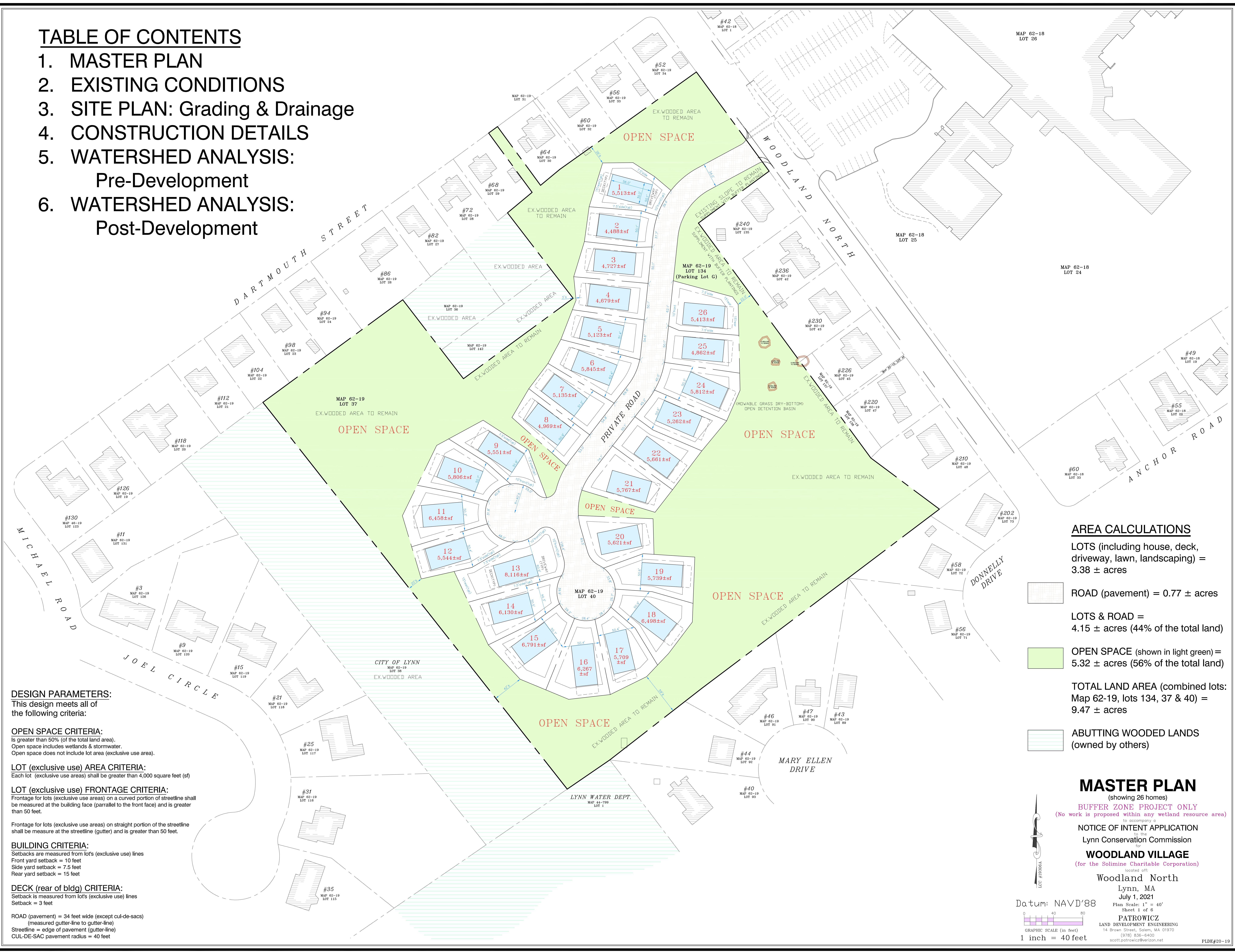


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AREA CALCULATIONS

LOTS (including house, deck, driveway, lawn, landscaping) = 3.38 ± acres

ROAD (pavement) = 0.77 ± acres

LOTS & ROAD = 4.15 ± acres (44% of the total land)

OPEN SPACE (shown in light green) = 5.32 ± acres (56% of the total land)

TOTAL LAND AREA (combined lots: Map 62-19, lots 134, 37 & 40) = 9.47 ± acres

ABUTTING WOODED LANDS (owned by others)

DESIGN PARAMETERS:

This design meets all of the following criteria:

OPEN SPACE CRITERIA:

Is greater than 50% (of the total land area).
Open space includes wetlands & stormwater.
Open space does not include lot area (exclusive use area).

LOT (exclusive use) AREA CRITERIA:

Each lot (exclusive use areas) shall be greater than 4,000 square feet (sf)

LOT (exclusive use) FRONTAGE CRITERIA:

Frontage for lots (exclusive use areas) on a curved portion of streetline shall be measured at the building face (parallel to the front face) and is greater than 50 feet.
Frontage for lots (exclusive use areas) on straight portion of the streetline shall be measured at the streetline (gutter) and is greater than 50 feet.

BUILDING CRITERIA:

Setbacks are measured from lot's (exclusive use) lines
Front yard setback = 10 feet
Side yard setback = 7.5 feet
Rear yard setback = 15 feet

DECK (rear of bldg) CRITERIA:

Setback is measured from lot's (exclusive use) lines
Setback = 3 feet

MASTER PLAN

(showing 26 homes)
BUFFER ZONE PROJECT ONLY
(No work is proposed within any wetland resource area)

NOTICE OF INTENT APPLICATION
to the
Lynn Conservation Commission

for
WOODLAND VILLAGE
(for the Solimine Charitable Corporation)

located off:
Woodland North
Lynn, MA

July 1, 2021
Plan Scale: 1" = 40'
Sheet 1 of 6

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