



SITE DATA:

ROADWAY	LENGTH (FT)	No. HOMES
DUXBURROW	491	4
PRATT AVE	3,617	65
TITICUT	1,197	26
FORBES	1,330	28
HEWITSON WAY	547	10
JENNINGS HILL WAY	1,198	15
TOTAL	8,380	148

PARKING SPACES PROVIDED: 2 PER DWELLING

SEWER REQUIREMENTS: 148 HOMES ASSUMING 3.5 BEDROOMS * 110 GPD = 56,980 GPD MAX
 WATER REQUIREMENTS: 56,980 GPD * 120% = 68,376 GPD MAX

DATE	DRAWN	DESCRIPTION
3/9/17	MRE/RAB	REVISE LAYOUT; REDUCE LOTS
7/13/17	RAB	INTERIM DESIGN REVIEW
12/27/17	RAB	ADDRESS FIRST DESIGN REVIEW COMMENTS

TOTAL AREA: 88.5 ACRES
 OPEN SPACE: 41.1 ACRES (46%)
 ROADWAY: 8.5 ACRES (10%)
 EASEMENT: 1.7 ACRES (2%)
 HOUSE LOTS: 37.2 ACRES (42%)

Affordable Mix
 Andover 5 Units
 Arlington 5 Units
 Beacon 4 Units
 Berkeley 4 Units
 Charles 5 Units
 Clarendon 4 units
 Dartmouth 4 Units
 Exeter 2 Units
 Fairfield 2 Units
 Gloucester 2 units

Affordable Lots by Phase
 Phase 1 7 Units
 Phase 2 3 Units
 Phase 3 9 Units
 Phase 4 4 Units
 Phase 5 11 Units
 Phase 6 3 Units

Total 37 Units Affordable

Lots with building size limitations.
 26a 64 101
 35 65a 107
 45 66 108
 46 96 127
 47a 97 139a
 48 99

4 Affordable Units of 17 with building size limitations

PHASE 1	PHASE 2	PHASE 3	PHASE 4	PHASE 5	PHASE 6	TOTAL
27 Units/ 7 Affordable	17 Units/ 4 Affordable	34 Units/ 9 Affordable	17 Units/ 4 Affordable	39 Units/ 11 Affordable	14 Units/ 3 Affordable	148 Units/ 37 Affordable

ZONING DATA:

MIN. LOT SIZE: 10,000* S.F.
 MIN. FRONTAGE: 25* FEET
 MIN. FRONT YARD: 25 FEET
 MIN. SIDE YARD: 8 FEET
 MIN. REAR YARD: 20 FEET
 MAX. BUILDING HEIGHT: 35 FEET
 MAX. % BUILDING COVERAGE: 24%
 MAX. % LOT COVERAGE: 75%
 MAX. % OPEN SPACE: 25%
 *MINIMUM ALLOWED IN OPEN SPACE DEVELOPMENT

⊙ = AFFORDABLE (37 TOTAL)

**A COMPREHENSIVE PERMIT
 DUXBURROW ESTATES
 AFFORDABLE PHASING PLAN**

ASSESSOR'S MAP 77, LOT 18;
 ASSESSOR'S MAP 78, LOT 1, 2, 3, & 4; MAP 91, LOTS 1 & 2;
 PORTIONS OF MAP 78, LOT 5; MAP 91, LOTS 3 & 6

**SITE:
 CURVE STREET
 BRIDGEWATER, MASSACHUSETTS**

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SCALE	DRAWN	DATE	ACAD FILE	SHEET
1"=120'	MRE/RAB	3/15/16	PREFERRED7	PHO