

**CONSERVATION CLUSTER LOT COMPUTATION**

378,964 SQ. FT. = TOTAL DEVELOPMENT AREA (8.7 ACRES)  
24,184 SQ. FT. = TOTAL WETLAND RESOURCE AREA(S) (0.6 ACRES)  
 $(378,964 \text{ SQ. FT.} - 24,184 \text{ SQ. FT.}) \times 80\% = 8 \text{ LOTS}$   
40,000 S.F.

**"OPEN SPACE" LOT 100W**

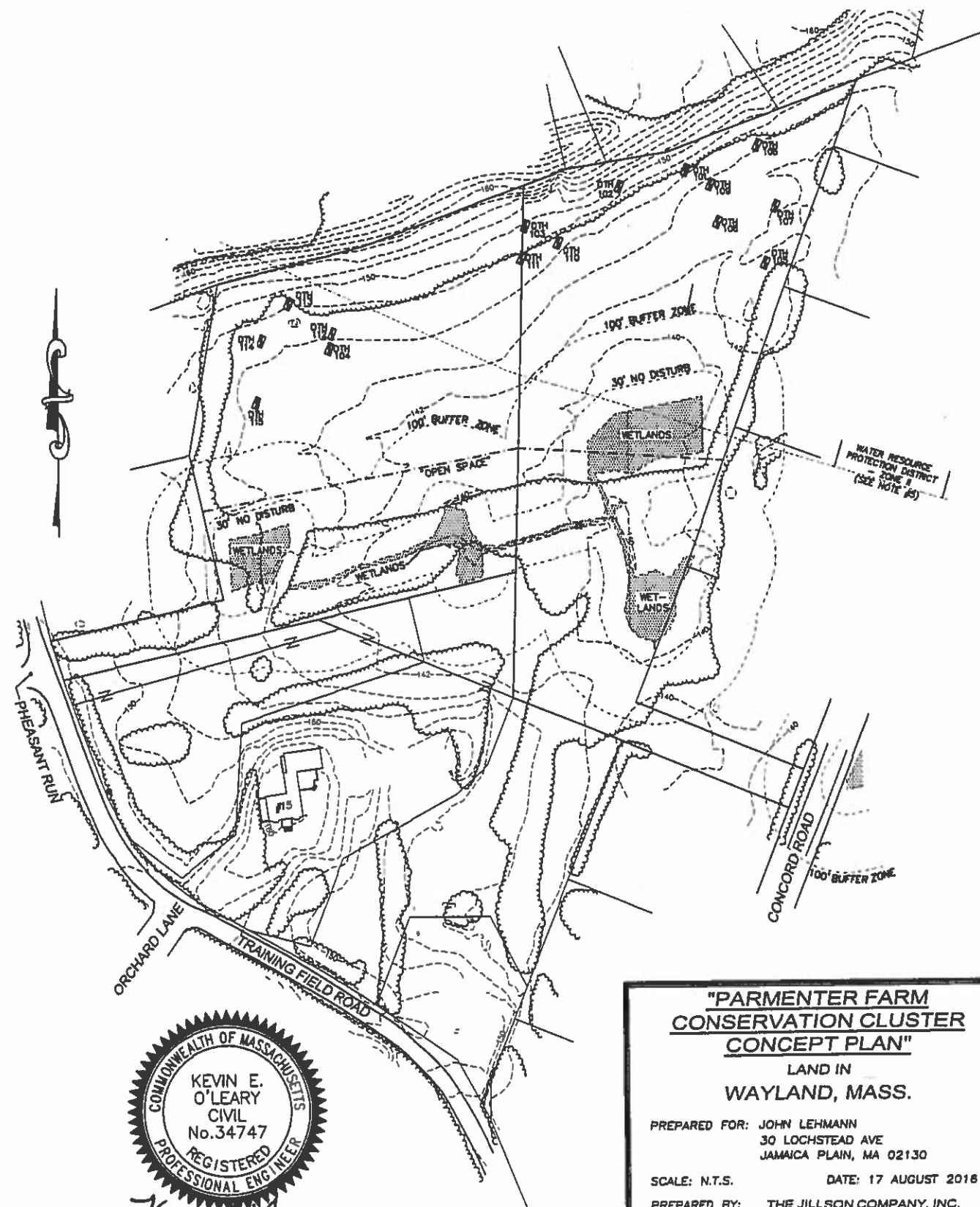
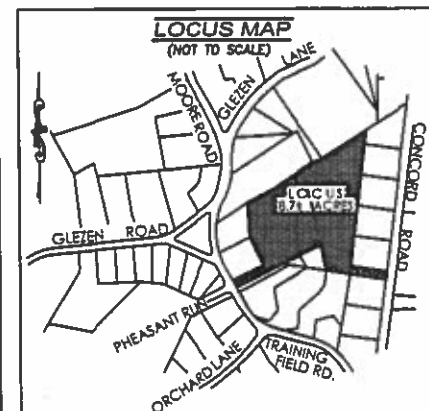
MINIMUM OPEN SPACE = 35%  
TOTAL AREA (SQ. FT.) = 181,489  
WETLAND AREA (SQ. FT.) = 8,735  
"DRIVEWAY & DRAINAGE" AREA (SQ. FT.) = 5,000  
 $181,489 \times 35\% = 63,525 \text{ SQ. FT. (35\% OPEN SPACE)}$   
 $\pm 5,000 \text{ SQ. FT.}$   
68,525 SQ. FT. (OPEN SPACE + "DRIVEWAY & DRAINAGE")  
 $8,735 \text{ SQ. FT.} \times 100\% = 13\%$   
 $68,525 \text{ SQ. FT.} \times 100\% = 13\%$   
13% << 25% (MAX. OPEN SPACE WETLANDS)

**"OPEN SPACE" LOT 100E**

MINIMUM OPEN SPACE = 35%  
TOTAL AREA (SQ. FT.) = 197,465  
WETLAND AREA (SQ. FT.) = 15,429  
"DRIVEWAY & DRAINAGE" AREA (SQ. FT.) = 6,500  
 $197,465 \text{ SQ. FT.} \times 35\% = 69,113 \text{ SQ. FT. (35\% OPEN SPACE)}$   
 $\pm 6,500 \text{ SQ. FT.}$   
75,613 SQ. FT. (OPEN SPACE + "DRIVEWAY & DRAINAGE")  
 $15,429 \text{ SQ. FT.} \times 100\% = 20\%$   
 $75,613 \text{ SQ. FT.} \times 100\% = 20\%$   
20% < 25% (MAX. OPEN SPACE WETLANDS)

**NOTES**

1. THIS PLAN SHALL NOT BE RECORDED OR USED TO ESTABLISH PROPERTY LINES.
2. THIS PLAN REFERS TO THE TOWN OF WAYLAND ASSESSOR'S MAP 14, AND PORTIONS OF LOTS 21, 21A & 22.
3. ZONING CLASSIFICATION: RESIDENTIAL ZONE 40,000 SQ. FT. - 180 FT FRONT.
4. ALL ELEVATIONS SHOWN HEREON REFER TO NGVD OF 1929.
5. THE ENTIRE PROJECT SITE LIES WITHIN AN AQUIFER PROTECTION AREA AND A WATER CAPTURE ZONE (2008).
6. THE "WATER RESOURCE PROTECTION DISTRICT - ZONE II" IS BASED ON INFORMATION OBTAINED FROM THE TOWN OF WAYLAND GIS DATABASE AND SHALL BE CONSIDERED APPROXIMATE.
7. THE ENTIRE PROJECT SITE LIES WITHIN ZONE "OTHER AREAS" PER FEMA MAP 25017C0386F, DATED 07/07/2014.



**"PARMENTER FARM  
CONSERVATION CLUSTER  
CONCEPT PLAN"**

LAND IN  
WAYLAND, MASS.

PREPARED FOR: JOHN LEHMANN  
30 LOCHSTEAD AVE  
JAMAICA PLAIN, MA 02130

SCALE: N.T.S. DATE: 17 AUGUST 2018

PREPARED BY: THE JILLSON COMPANY, INC.  
P.O. BOX 2135  
FRAMINGHAM, MA 01703  
(508) 485-0500  
www.JILLSONCOMPANY.com