

ELMLEA SUBDIVISION CALCULATIONS

TOTAL PROJECT AREA	54.4	AC
PARCEL 1 (PLAN BOOK 411, PLAN 10)	41.9	AC
PARCEL 2A (PLAN BOOK 331, PLAN 64)	2.4	AC
57 MAIN STREET	4.7	AC
63 MAIN STREET	2.6	AC
71 MAIN STREET	2.8	AC
PREVIOUS ALTERED AREA =	11.7	AC
STRUCTURES	0.3	AC
PAVEMENT	0.2	AC
OTHER ALTERATION	11.2	AC
*PROPOSED NEW ALTERED AREA =	15.5	AC
PROPOSED ALTERATION (NOT INCLUDING STORMWATER MANAGEMENT AREAS)	15.1	
PROPOSED ALTERATION FOR STORMWATER MANAGEMENT AREAS	0.4	
*ONLY INCLUDES ALTERATION WITHIN PREVIOUSLY UNALTERED AREAS		
EXISTING ALTERED AREAS TO BE PROTECTED	2.0	AC
LOT C	1.7	AC
LOT 1 AND LOT 2	0.3	AC
UNDEVELOPED LAND TO BE PROTECTED	27.1	AC
LOT C	0.7	AC
PARCEL A	8.8	AC
REMAINING LAND	17.6	AC
TOTAL LAND PROTECTED ON SITE	29.1	AC
EXISTING ALTERED AREAS TO BE PROTECTED	2.0	AC
UNDEVELOPED LAND TO BE PROTECTED	27.1	AC
PREVIOUSLY PROTECTED LAND WITHIN CLOSE PROXIMITY OF PROPOSED PROJECT	21.8	AC
HAYNES HAYFIELD (# 4)* (1/14/1999)	5.2	AC
SOUTH OF MAIN, ADJ TO 68 MAIN (#7)* (12/1/2005)	4.5	AC
**BORDERING FISH BROOK, OFF TOWNSEND FARM ROAD (#2)* (2/15/2000)	12.1	AC
TOTAL LAND PROTECTED	50.9	AC
TOTAL LAND PROTECTED ON SITE	29.1	AC
PREVIOUSLY PROTECTED LAND WITHIN CLOSE PROXIMITY OF PROPOSED PROJECT	21.8	AC

RATIO (TOTAL LAND PROTECTED /PROPOSED NEW ALTERED AREA)	3.28:1
RATIO (TOTAL LAND PROTECTED ON SITE/PROPOSED NEW ALTERED AREA)	1.87:1

* AS SHOWN ON "HAYNES FAMILY OPEN SPACE AND CONSERVATION HISTORY" PLAN DATED MARCH 30, 2019 PREPARED BY THE MORIN-CAMERON GROUP, INC.
 **PROTECTED AREA COMPRISED OF PARCEL A (3.4 AC) AND A CONSERVATION RESTRICTION ON LOTS 1,2 AND 3 (8.7 AC)

LEGEND

- BORDERING VEGETATED WETLAND - - - - -
- 25' NO DISTURB - - - - -
- 75' NO BUILD - - - - -
- 100' BUFFER ZONE - - - - -
- VERNAL POOL - - - - -
- 100' VERNAL POOL BUFFER - - - - -
- TOP OF BANK - - - - -
- 200' RIVERFRONT AREA - - - - -

GENERAL NOTES:

1. WETLAND RESOURCE AREAS TAKEN FROM PLAN ENTITLED "PLAN OF LAND IN BOXFORD, MASS. SHOWING "WETLAND RESOURCE AREAS" 57 MAIN STREET, PREPARED FOR ELMLEA PARTNERSHIP TRUST" DATED OCTOBER 19, 2004 AND PREPARED BY THE NEVE-MORIN GROUP, INC.
2. CONCEPTUAL SUBDIVISION INCLUDES BOXFORD ASSESSOR'S MAP 28, BLOCK 2, LOT 17, MAP 28, BLOCK 1, LOTS 1 & 1.1 & MAP 32, BLOCK 3, LOTS 24 & 25.
3. THE SUBJECT PARCELS ARE LOCATED ENTIRELY WITHIN THE NATURAL HERITAGE ESTIMATED HABITATS OF RARE SPECIES AND NATURAL HERITAGE HABITATS OF REAR SPECIES (PH 1994).

The Morin-Cameron GROUP, INC.

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SURVEY BY:	N/A
DRAFTED BY:	WMS
CHECKED BY:	JMM
APPROVED BY:	JMM
SCALE:	1"=80'
DATE:	JANUARY 7, 2020

NO.	DESCRIPTION	DATE

CONSERVATION PLAN
 IN
BOXFORD, MASSACHUSETTS
 MAIN STREET
 (57, 63, 71, PARCEL 1 & PARCEL 2A MAIN STREET)
 PREPARED FOR:
ELMLEA PARTNERSHIP TRUST

CONCEPT
 DRAWING NO.
1 OF 1

