



**OPEN SPACE INFORMATION**

DEVELOPMENT FOOTPRINT	
AREA OF ALL LOTS	5.88 AC
AREA OF ALL ROADS	2.07 AC
30' WIDE EMERGENCY ACCESS EASEMENT	0.55 AC
20' WIDE ACCESS EASEMENT	0.13 AC
ALL (3) DRAINAGE EASEMENTS	0.64 AC
TEMPORARY CONSTRUCTION (WATER LINE EXT.)	0.58 AC
REMAINING DISTURBED AREAS (GRADING)	1.66 AC
<b>TOTAL DEVELOPMENT FOOTPRINT</b>	<b>11.51 AC</b>

OPEN SPACE CALCULATION	
UNDISTURBED PERIMETER OPEN SPACE	24.19 AC
UNDISTURBED OPEN SPACE BTWN CUL-DE-SACS	1.21 AC
TEMPORARY CONSTRUCTION (AREAS TO BE NATURALIZED)	1.60 AC
TEMPORARY CONSTRUCTION (WATER LINE EXT.)	0.58 AC
<b>TOTAL OPEN SPACE</b>	<b>27.58 AC</b>
PROVIDED OPEN SPACE RATIO	2.40



*B. G. Yergatian* 9/9/15  
 BRIAN G. YERGATIAN DATE  
 PROFESSIONAL ENGINEER

**ATKINS ROAD CLUSTER SUBDIVISION**  
 ATKINS ROAD  
 IN  
 SANDWICH MASSACHUSETTS  
 (BARNSTABLE COUNTY)

**DISTURBED AREA & OPEN SPACE PLAN**

JULY 28, 2015

REVISIONS:

NO.	DATE	DESC.
1	7/29/15	MINOR EDITS PER CCC
2	09/09/15	PER CAPE COD COMM.

**ISSUED FOR PERMITTING  
 NOT FOR CONSTRUCTION**

PREPARED FOR:  
 MONOMOY PROPERTIES, LLC  
 79 COVE ROAD  
 SOUTH DENNIS, MA 02660

**BSC GROUP**  
 349 Route 28, Unit D  
 W. Yarmouth, Massachusetts  
 02673  
 508 778 8919

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 SCALE: 1" = 40'  
 0 20 40 80 FEET  
 FILE: 4967500-SF.dwg  
 DWG. NO.:  
 JOB. NO.: 49675.00 SHEET 1 OF 1



**OPEN SPACE NOTES**

1. AN 18' WIDE EMERGENCY ACCESS ROAD IS PROPOSED IN THE WESTERN PORTION OF THE SITE, BETWEEN THE PROPOSED CUL-DE-SACS AND MARIE LANE (PRIVATE WAY). AN ADDITIONAL 6 FEET ON BOTH SIDES OF THE PROPOSED ROAD WILL BE CLEARED OF TREES. THE SURFACE OF THE PROPOSED EMERGENCY ACCESS DRIVE SHALL CONSIST OF GRASS PAVERS. ACCESS TO THIS DRIVE FROM MARIE LANE WILL BE RESTRICTED BY THE INSTALLATION OF A SWING GATE AND LOCK. THE KEYS TO THE LOCK WILL BE RETAINED BY THE SANDWICH FIRE DEPARTMENT.
2. THE PROPOSED INFILTRATION BASIN EXISTS AS A NATURALLY OCCURRING DEPRESSION ON THE PROPERTY. BECAUSE OF ITS LOCATION AND GEOMETRY, THIS AREA IS IDEALLY SUITED TO SERVE AS AN INFILTRATION BASIN FOR THE RECHARGE OF STORMWATER RUNOFF TO THE GROUNDWATER TABLE. THIS AREA WILL REMAIN IN ITS EXISTING NATURAL STATE WITHOUT ALTERATION. A VERY LIMITED AMOUNT OF CLEARING WILL BE REQUIRED EXTENDING OUTWARD FROM THE EDGE OF THE CUL-DE-SAC A DISTANCE OF 180 FEET FOR THE INSTALLATION OF A 24" STORMDRAIN TO CONVEY DRAINAGE FROM THE SUBDIVISION TO THE RECHARGE FACILITY. THE CLEARED AREA OVER THE STORMDRAIN WILL NOT BE PERMANENTLY MAINTAINED AS A CLEARED AREA. NO FENCING OF ANY KIND SHALL BE INSTALLED AROUND THE PERIMETER OF THE RECHARGE AREA.
3. THE PROPOSED DRAINAGE AREA ALONG THE EASTERN SIDELINE OF THE PROPOSED ROAD CONTAINS A 4-FOOT WIDE STONE LINED TRENCH. THE SIDE SLOPES OF THE DRAINAGE AREA WILL BE SEEDED WITH NEW ENGLAND EROSION CONTROL/RESTORATION MIX. THE VEGETATION WILL BE ALLOWED TO GROW WITHOUT MOWING OR ANNUAL MAINTENANCE. ADDITIONALLY, THE REMAINDER OF THE AREAS TO THE EAST OF THE ROAD, WHICH ARE TO BE GRADED ACCORDING TO THE PLAN, WILL ALSO BE SEEDED WITH THIS MIX AND ALLOWED TO NATURALIZE.
4. THE CALCULATION OF PROPOSED OPEN SPACE DOES NOT INCLUDE ANY AREAS WITHIN A PROPOSED EASEMENT, ANY AREAS WITHIN THE PROPOSED RIGHT-OF-WAYS, ANY AREAS THAT ARE WITHIN A PROPOSED BUILDING LOT, OR ANY AREAS OUTSIDE OF THE RIGHT-OF-WAY THAT WILL BE PERMANENTLY ALTERED AS A RESULT OF CONSTRUCTION.

**LEGEND**

