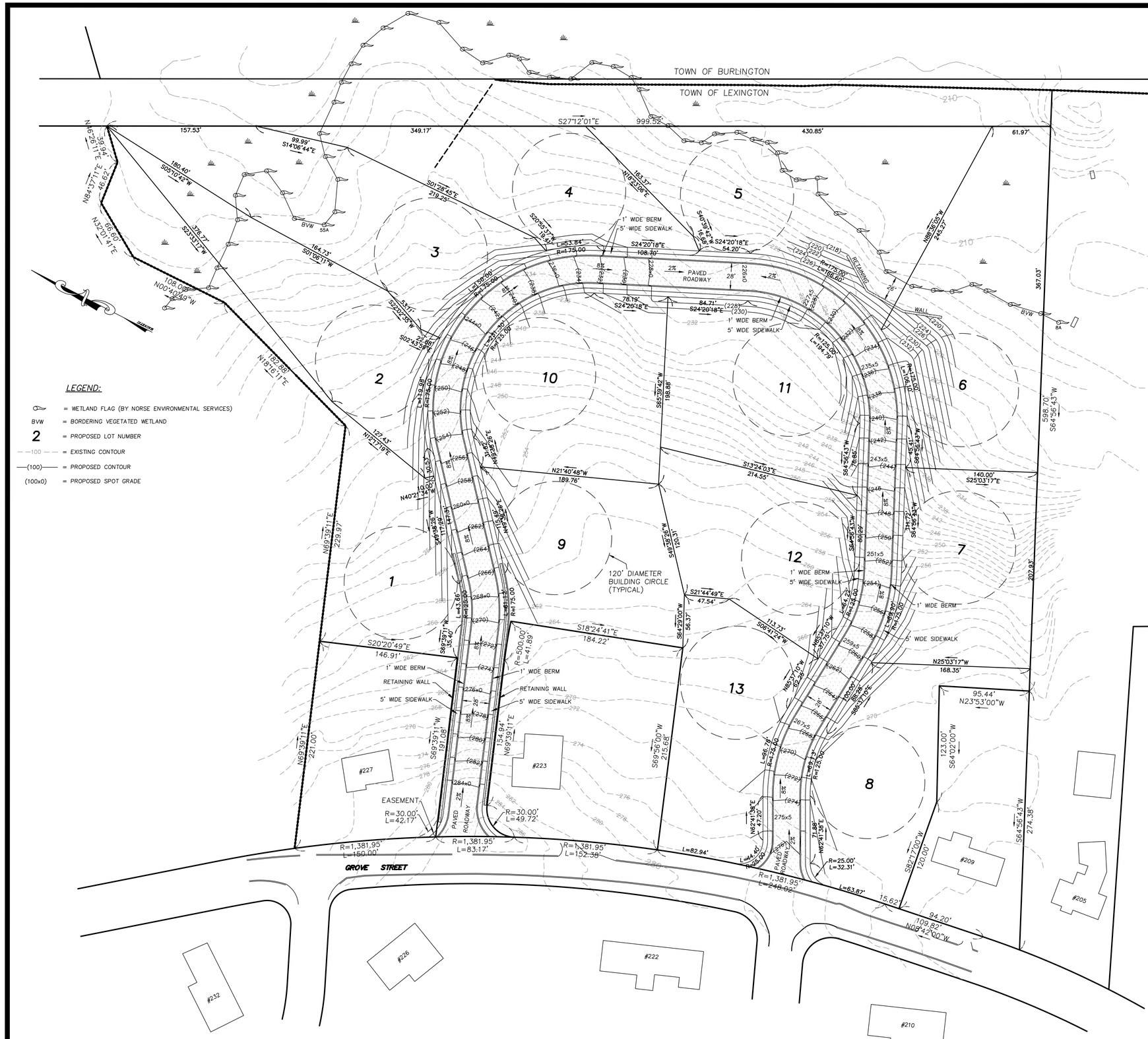

LEGEND:

- = WETLAND FLAG (BY NORSE ENVIRONMENTAL SERVICES)
- BVW = BORDERING VEGETATED WETLAND
- 2 = PROPOSED LOT NUMBER
- 100 = EXISTING CONTOUR
- (100) = PROPOSED CONTOUR
- (100x0) = PROPOSED SPOT GRADE

LOCAL RESIDENTIAL STREET:

WIDTH OF PROPOSED RIGHT-OF-WAY: 50' (50' MIN. REQUIRED)
MINIMUM PAVEMENT WIDTH: 20' (28' SHOWN)
MAXIMUM PROPOSED GRADE: 8% (MAX. PERMITTED: 8%)
MAXIMUM PROPOSED GRADE WITHIN 75' OF INTERSECTIONS: 2% (MAX. PERMITTED 2%)
PROPOSED CENTERLINE RADIUS: 150' (MIN. PERMITTED: 150')
PROPOSED RADIUS OF RIGHT-OF-WAY ROUNDING: 25' (MIN. PERMITTED: 25')

TABLE OF DEVELOPMENT DATA – BALANCED HOUSING DEVELOPMENT

TOTAL LAND AREA: 541,138 S.F.±/12.42 AC±
TOTAL LAND AREA FOR 13 LOTS: 460,685 S.F.±
TOTAL LAND AREA WITHIN PROPOSED RIGHT OF WAY (ROW): 80,453 S.F.±
AREA OF IMPERVIOUS SURFACES WITHIN ROW: 64,454 S.F.±
MAX. GROSS FLOOR AREA (13 LOTS X 7,200 SF): 93,600 S.F.
MAX. AREA OF IMPERVIOUS SURFACE: 119,736 S.F.±
13 LOTS; AREA 460,685 S.F. X 0.12 = 55,282 S.F.±
IMPERVIOUS SURFACE WITHIN ROW = 64,454 S.F.±

NUMBER OF DWELLINGS – NO LIMIT
SITE COVERAGE – NO LIMIT
MINIMUM COMMON OPEN SPACE: 178,576 S.F.±
(TOTAL LAND AREA X 33%)

SPECIAL PERMIT SUBDIVISION CALCULATIONS

Type of Residential Development	Number of Dwellings	Maximum Gross Floor Area	Maximum Amount of Impervious Surfaces	Minimum Common Open Space
CONVENTIONAL S.F. SUBDIVISION	13	132,854 sf (10,220 sf /unit)	No Limit	Not Required
BALANCED HOUSING	No Limit [1]	93,600 sf[2]	119,736 sf	178,576 sf
PUBLIC BENEFIT	No Limit[3]	112,320 sf[4]	143,683 sf[4]	178,576 sf

[1] 25% of Units must have GFA ≤ 2,700 sf and 50% must have GFA ≤ 3,500 sf
[2] GFA = Conventional Proof Plan Lots multiplied by 7,200 sf
[3] Same GFA Limits as Balanced Housing, Plus 10% of Units must be Affordable Housing
[4] Same GFA & Impervious Surface Limits as Balanced Housing, Plus 20%

PROPOSED BALANCED HOUSING DEVELOPMENT:	36	92,600 sf (2,572 sf /unit)	119,000 sf	260,900 sf

BREAKDOWN OF PROPOSED UNITS:

1.	Single family Units:	4	3,400 sf @
2.	Larger Townhomes	12	2,800 sf @
3.	Smaller Townhomes	10	2,400 sf @
4.	Empty-Nestor Townhomes	10	2,140 sf @
	TOTALS:	36	92,600 sf

CONVENTIONAL SINGLE FAMILY LOTS & BUILDING SIZES:

LOT:	LOT SIZE: (S.F.)	BUILDING GFA: (S.F.)	LOT SIZE EXCLUSIVE OF WETLANDS (S.F.)
1	38,723	10,745	30,070
2	33,230	9,866	28,253
3	40,289	10,996	27,321
4	30,021	9,353	29,468
5	49,498	12,469	27,036
6	46,981	12,066	27,800
7	30,000	9,350	30,000
8	30,000	9,350	30,000
9	31,145	9,533	31,145
10	35,766	10,272	35,766
11	34,395	10,053	34,395
12	30,553	9,438	30,553
13	30,084	9,363	30,084
TOTAL:	460,685	132,854	

REVISIONS

NO.	DATE	DESCRIPTION	BY	CHK'D

0 GROVE STREET

COMMONWEALTH OF MASSACHUSETTS
JOHN J. SULLIVAN III
CIVIL
No. 41866
REGISTERED PROFESSIONAL ENGINEER

PROOF PLAN OF LAND
LOCATED IN
LEXINGTON, MASSACHUSETTS
(MIDDLESEX COUNTY)

PREPARED FOR
NORTH SHORE RESIDENTIAL DEVELOPMENT, INC.
SCALE: 1"= 50' DATE: MAY 23, 2016

PREPARED BY
SULLIVAN ENGINEERING GROUP, LLC
P.O BOX 2004
WOBURN, MA 01888
(781) 854-8644