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:	BUILDING GFA:	LOT SIZE EXCLUSIVE OF WETLANDS
1.	38,723 s.f.	10,745 sf	30,070 s.f
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 sf	132,854 sf	

Lot 1 38,723 s.f. total (30,070 s.f upland)
Lot 2 33,230 s.f. total (28,253 s.f. upland)
Lot 3 40,289 s.f. total (27,321 s.f upland)
Lot 4 30,021 s.f. total (29.468 s.f upland)
Lot 5 49,498 s.f. total (27,036 s.f upland)
Lot 6 46,981 s.f. total (27,800 s.f. upland)
Lot 7 30,000 s.f.
Lot 8 30,000 s.f.
Lot 9 31,145 s.f.
Lot 10 35,766 s.f.
Lot 11 34,395 s.f.
Lot 12 30,553 s.f.
Lot 13 30,084 s.f.

lot 7-13 (all upland)

SITE CONSTRUCTION PLAN
BALANCED HOUSING RESIDENTIAL DEVELOPMENT
GROVE STREET, LEXINGTON, MASSACHUSETTS

PREPARED FOR
NORTH SHORE RESIDENTIAL DEVELOPMENT, INC.

PREPARED BY
WEINMAYR/JAY ASSOC., INC.,
LANDSCAPE ARCHITECTS
760 Main St., Waltham, MA 02451
617-957-9733
AND
SULLIVAN ENGINEERING GROUP, LLC
P.O. Box 2004, Woburn, MA 01888
781-854-8644

SCALE: 1"=50'

May 26, 2016