PUBLIC BENEFIT DEVELOPMENT – 30 MARKET RATE & 3 AFFORDABLE UNITS

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	132,356 sf (10,181 sf /Lot)	No Limit	Not Required
BALANCED HOUSING	No Limit [1] ?	93,600 sf[2]?	104,015 sf	178,576 sf
PUBLIC BENEFIT	No Limit[3]?	112,320[4] sf	124,818 sf	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%

PUBLIC BENEFIT HOUSING DEVELOPMENT BEING PROPOSED:

33	93,100 sf	105,614 sf	290,000± sf

–IMPERVIOUS SURFACE:

I. ALLOWED FOR BALANCED HOUSING DEVELOPMENT:
- PROOF PLAN PUBLIC PAVEMENT = 48,495 SF
- .12 X PRIVATE LOT SIZE (462,951) = 55,554
TOTAL IMPERVIOUS ALLOWED: 104,049 SF

II. ALLOWED FOR PUBLIC BENEFIT DEVELOPMENT:
TOTAL IMPERVIOUS ALLOWED FOR BALANCED HOUSING & 20%: 104,049 SF X 120% = 124,858 SF

III TOTAL IMPERVIOUS PROVIDED ON PUBLIC BENEFIT PLAN:
- ROAD, ETC: 30' X 1,,365 LIN FT = 40,490 SF
(ROAD–24'/SIDEWALK–4'/BERM–2')
- 33 UNITS – 48,400 SF
- SPORTS COURT & GAZEBO ETC, 4,000 SF
- PRIVATE DRIVEWAYS 12,264
TOTAL IMPERVIOUS SURFACE: 105,614 SF

(VISITOR PARKING, WALKS & PATIOS TO BE POROUS PAVERS – APPROX. 6,700 SF)

–GROSS FLOOR AREA:
- GFA ALLOWED FOR BALANCED HOUSING DEVELOPMENT (13 LOTS X 7,200 SF) = 93,600 SF
- GFA ALLOWED FOR PUBLIC BENEFIT DEVELOPMENT: (93,600 SF X 120%) = 112,320 SF

– GFA PROVIDED FOR PUBLIC BENEFIT DEVELOPMENT: 93,100 SF

– PROPOSED UNIT MIX:
- 5 SINGLE FAMILY (4,500 SF@)
- 10 3–BR LARGER TOWNHOME (3,100 SF@)
- 5 3–BR MODERATE TOWNHOME (2,600 SF)
- 8 EMPTY NESTOR 2–BR TOWNHOME (WITH OFFICE) (2,200 SF)
- 5 2–BR SMALLER TOWNHOME (1,800 SF@) (3 AFFORDABLE, 2 MARKET RATE)

– MINIMUM COMMON OPEN SPACE REQUIRED: 33% (178,576 SF)
– COMMON OPEN SPACE PROVIDED: ESTIMATED AT 290,000 SF OR 56.4% OF SITE

PARKING SPACES:
– EACH UNIT TO HAVE 1 OR 2 CAR GARAGES
PLUS 1 OR 2 CAR DRIVEWAY SPACES
(TOTAL OF 2 – 4 SPACES DEEDED PER UNIT)
– ADDITIONAL 17 VISITOR SPACES

PUBLIC BENEFIT:
1. CONVEYANCE OF (3) 2–BR UNITS TO LEXHAB AT PRICES AFFORDABLE AT 80% OF MEDIAN INCOME
2. CONVEYANCE TO TOWN OF LEXINGTON OF 40% OF THE SITE (216,000 SF) FOR CONSERVATION PURPOSES

AMENITY AREAS TOTAL ABOUT 49,000 SF (9% OF SITE) TO INCLUDE:
1. SPORTS COURT, CHILDREN'S CLIMBING PLAY AREA, SMALL PLAYING FIELD & COMMON PATIOS WITH BENCHES
2. GAZEBO MEETING AREA

SKETCH PLAN
PUBLIC BENEFIT RESIDENTIAL DEVELOPMENT
ZERO GROVE STREET
LEXINGTON, MASSACHUSETTS

PREPARED FOR
NORTH SHORE RESIDENTIAL DEVELOPMENT, INC.
SCALE: 1"= 50' DATE: JULY 25, 2016

PREPARED BY
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