28 UNIT BALANCED HOUSING DEVELOPMENT

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[4] 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%

BALANCED HOUSING	DEVELOPMENT BEING PROPOSED:			
	28	89,200 sf	101,040 sf	320,000± 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 TOTAL IMPERVIOUS PROVIDED ON BALANCED HOUSING PLAN:
–ROAD, ETC: 30' X 1,,340 LIN FT = 40,200 SF
(ROAD–24'/SIDEWALK–4'/BERM–2')
–28 UNITS – 45,200 SF
–SPORTS COURT & GAZEBO ETC, 4,000 SF
– PRIVATE DRIVEWAYS 11,640
TOTAL IMPERVIOUS SURFACE: 101,040 SF

(VISITOR PARKING, WALKS & PATIOS TO BE POROUS PAVERS – APPROX. 5,700 SF)

–GROSS FLOOR AREA:
– GFA ALLOWED FOR BALANCED HOUSING DEVELOPMENT (13 LOTS X 7,200 SF) = 93,600 SF

– GFA PROVIDED FOR BALANCED HOUSING DEVELOPMENT: 89,200 SF
(4,400 LESS THAN PERMITTED – 4.9% LESS THAN ALLOWED)

– PROPOSED UNIT MIX (MARKET RATE):
- 4 SINGLE FAMILY (4,500 SF@)
- 12 4–BR LARGER TOWNHOME (3,400 SF@)
- 4 3–BR MODERATE TOWNHOME (2,800 SF)
- 6 EMPTY NESTOR 2–BR TOWNHOME (WITH OFFICE) (2,400 SF)
- 2 2–BR SMALLER TOWNHOME (2,400 SF@)

– MINIMUM COMMON OPEN SPACE REQUIRED: 33% (178,576 SF)
– COMMON OPEN SPACE PROVIDED: ESTIMATED AT 320,000 SF OR 60% 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 12 VISITOR SPACES

PUBLIC BENEFIT:
1. DEEDED CONSERVATION RESTRICTIONSTO TOWN OF LEXINGTON OVER 248,000 SF OF THE SITE (46% of site):
- REAR WOODS CONTAINING 224,000 SF
- FRONT ENTRANCE TO BE LEFT IN NATURAL WOODED STATE OF 24,000 SF

COMMON AMENITY AREAS TOTAL ABOUT 57,300 SF TO INCLUDE:
1. SPORTS COURT, CHILDREN'S GYM AND PLAYING FIELD
2. GAZEBO MEETING AREA
3. DOG PARK & WALKING AREA

SKETCH PLAN
BALANCED HOUSING 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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