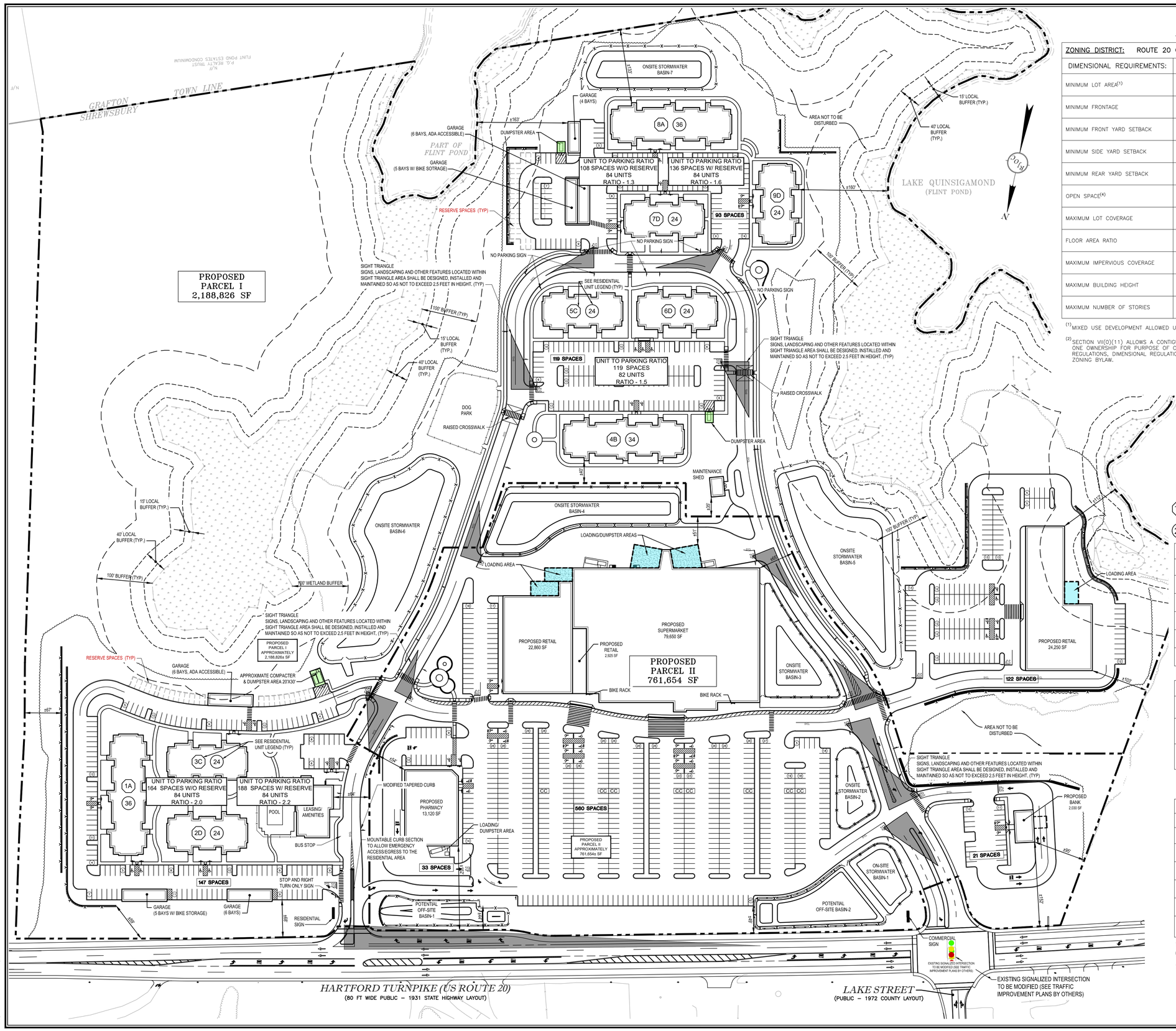

ZONING TABLE

ZONING DISTRICT: ROUTE 20 OVERLAY DISTRICT (2)			
DIMENSIONAL REQUIREMENTS:	REQUIRED	PROPOSED (4)	COMPLIANT
MINIMUM LOT AREA(1)	25 ACRES	PARCEL I = 50.25 ACRES PARCEL II = 17.49 ACRES **TOTAL = 67.74 ACRES**	YES
MINIMUM FRONTAGE	150 FEET	PARCEL I = 643.5 FEET PARCEL II = 1,382.6 FEET **TOTAL = 2,026.1 FEET**	YES
MINIMUM FRONT YARD SETBACK	25 FEET	PARCEL I = ±68 FEET PARCEL II = ±152 FEET **OVERALL = ±68 FEET**	YES
MINIMUM SIDE YARD SETBACK	25 FEET	PARCEL I = ±64 FEET PARCEL II = ±54 FEET **OVERALL = ±54 FEET**	YES
MINIMUM REAR YARD SETBACK	25 FEET	PARCEL I = ±133 FEET PARCEL II = ±51 FEET **OVERALL = ±51 FEET**	YES
OPEN SPACE(4)	25%	PARCEL I = ±77.5% PARCEL II = ±32.9% **OVERALL = ±66.0%**	YES
MAXIMUM LOT COVERAGE	35%	PARCEL I = ±6.3% PARCEL II = ±15.8% **OVERALL = ±8.6%**	YES
FLOOR AREA RATIO	1.5	PARCEL I = ±0.143 PARCEL II = ±0.158 **OVERALL = ±0.15**	YES
MAXIMUM IMPERVIOUS COVERAGE	65%	PARCEL I = ±22.5% PARCEL II = ±67.1% **OVERALL = ±34.0%**	YES
MAXIMUM BUILDING HEIGHT	40 FEET	PARCEL I = ≤40 FEET PARCEL II = ≤40 FEET **OVERALL = ≤40 FEET**	YES
MAXIMUM NUMBER OF STORIES	3 STORIES	PARCEL I = 3 STORIES PARCEL II = 1 STORIES **OVERALL = 3 STORIES**	YES

(1) MIXED USE DEVELOPMENT ALLOWED UPON LAND NOT LESS THAN 25 ACRES – SECTION VII(0)(10)(A)

(2) SECTION VII(0)(11) ALLOWS A CONTIGUOUS AREA OF LAND TO BE CONSIDERED AS ONE LOT UNDER ONE OWNERSHIP FOR PURPOSE OF COMPLIANCE WITH DIMENSIONAL, SETBACK AND INTENSITY REGULATIONS, DIMENSIONAL REGULATIONS, OFF-STREET PARKING AND OTHER REQUIREMENTS OF THE ZONING BYLAW.

RESIDENTIAL UNIT LEGEND:

1A BUILDING NUMBER AND TYPE

24 NUMBER OF UNITS

PROPOSED RESIDENTIAL APARTMENT PROJECT SUMMARY:

	NUMBER OF BUILDINGS	UNITS
BUILDING TYPE A (GFA=40,395 SF)	2	72
BUILDING TYPE B (GFA=40,395 SF)	1	34
BUILDING TYPE C (GFA=26,820 SF)	2	48
BUILDING TYPE D (GFA=26,820 SF)	4	96
TOTAL (GFA=282,105 SF)	9	250

RESIDENTIAL PARKING

RESIDENTIAL PARKING REQUIRED	375 SPACES (1.5 SPACES/UNIT)
RESIDENTIAL PARKING PROVIDED	391 TOTAL SPACES PROVIDED (1.6 SPACES/UNIT)(WITHOUT RESERVE)
	444 TOTAL SPACES PROVIDED (1.8 SPACES/UNIT)(WITH RESERVE)

COMMERCIAL PARKING TABLE

PARCEL I		PARCEL II	
COMMERCIAL	REQUIRED BY ZONING	COMMERCIAL	REQUIRED BY ZONING
RETAIL 24,250 SF	97 SPACES (4.0/1,000 SF)	RETAIL 25,785 SF	103 SPACES (4.0/1,000 SF)
		SUPERMARKET 79,650 SF	319 SPACES (4.0/1,000 SF)
		PHARMACY 13,120 SF	53 SPACES (4.0/1,000 SF)
		BANK 2,030 SF	8 SPACES (4.0/1,000 SF)
24,250 SF	97 SPACES REQUIRED	120,585 SF	483 SPACES REQUIRED

TOTAL COMMERCIAL PARKING REQUIRED (PARCELS I & II) = 580 SPACES (97+483)

TOTAL COMMERCIAL PARKING PROVIDED = 736 SPACES

80 0 40 80 160

GRAPHIC SCALE IN FEET

RJOC

NO.	REVISION	DATE
1	ISSUED FOR RESPONSE TO TRAFFIC COMMENTS	9/20/19

PREPARED BY:
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DEMOULAS SUPER MARKETS, INC.
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881 EAST STREET
TEWKSBURY, MA 01876

PROJECT NAME:

EDGEMERE CROSSING AT FLINT POND

SHREWSBURY, MA

SEAL:

DESIGNED BY:	RWS
DRAWN BY:	KPM
REVIEWED BY:	RWS
SCALE:	1" = 80'
DATE:	06/19/2019

DRAWING NAME:

SITE PARKING & TRAFFIC CONTROL EXHIBIT

DRAWING NUMBER:

EXH-1A

PROJECT NUMBER: 19015

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Drawing name: G:\MA\Shrewsbury\The Residences at Flint Pond\OVP Management\Exhibits\19015_EXH-1A - Site Parking and Traffic Control Exhibit.dwg
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