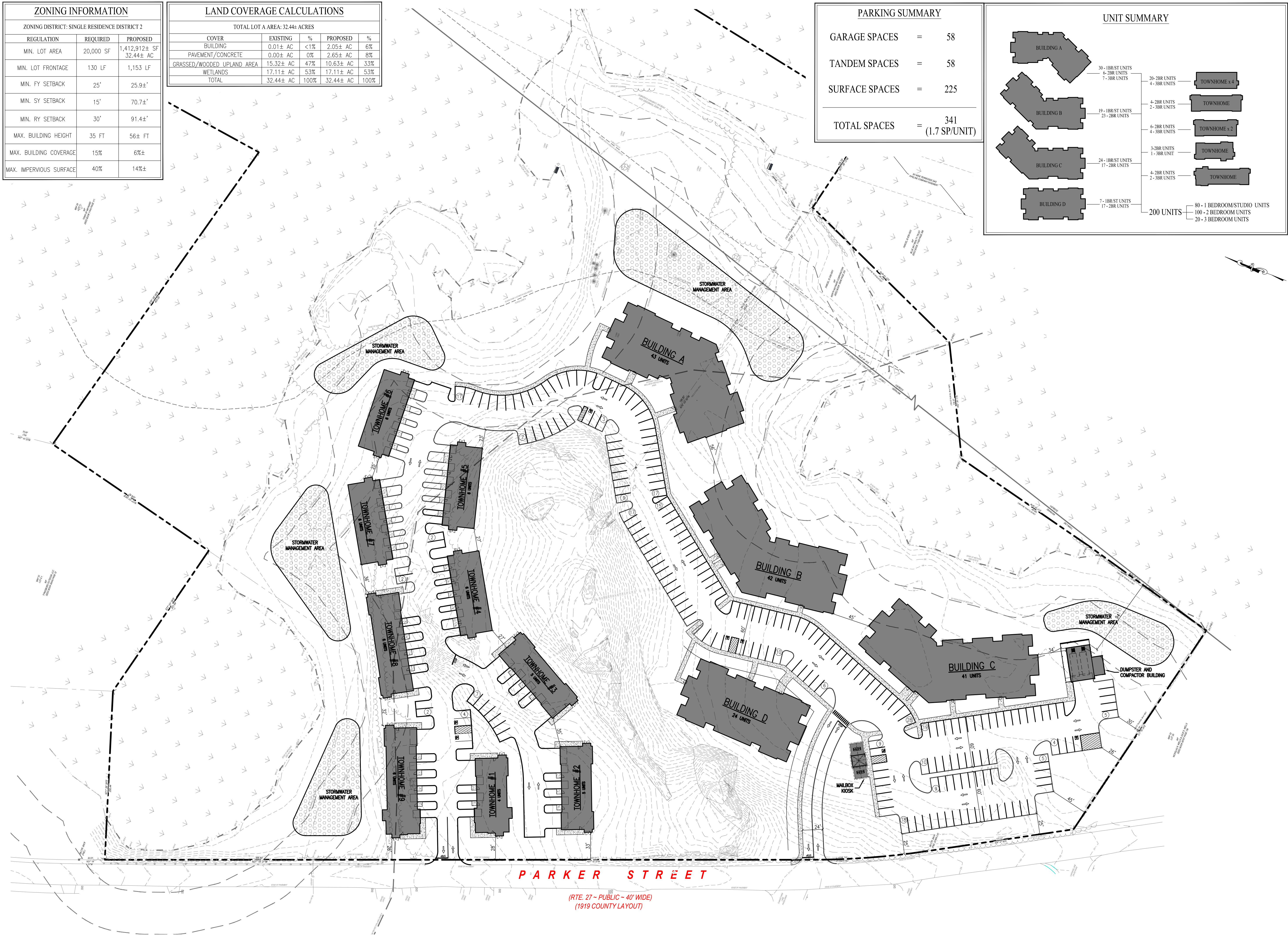


| ZONING INFORMATION                           |           |                            |
|----------------------------------------------|-----------|----------------------------|
| ZONING DISTRICT: SINGLE RESIDENCE DISTRICT 2 |           |                            |
| REGULATION                                   | REQUIRED  | PROPOSED                   |
| MIN. LOT AREA                                | 20,000 SF | 1,412,912± SF<br>32.44± AC |
| MIN. LOT FRONTAGE                            | 130 LF    | 1,153 LF                   |
| MIN. FY SETBACK                              | 25'       | 25.9±'                     |
| MIN. SY SETBACK                              | 15'       | 70.7±'                     |
| MIN. RY SETBACK                              | 30'       | 91.4±'                     |
| MAX. BUILDING HEIGHT                         | 35 FT     | 56± FT                     |
| MAX. BUILDING COVERAGE                       | 15%       | 6%±                        |
| MAX. IMPERVIOUS SURFACE                      | 40%       | 14%±                       |

| LAND COVERAGE CALCULATIONS     |           |      |           |      |  |
|--------------------------------|-----------|------|-----------|------|--|
| TOTAL LOT A AREA: 32.44± ACRES |           |      |           |      |  |
| COVER                          | EXISTING  | %    | PROPOSED  | %    |  |
| BUILDING                       | 0.01± AC  | <1%  | 2.05± AC  | 6%   |  |
| PAVEMENT/CONCRETE              | 0.00± AC  | 0%   | 2.65± AC  | 8%   |  |
| GRASSED/WOODED UPLAND AREA     | 15.32± AC | 47%  | 10.63± AC | 33%  |  |
| WETLANDS                       | 17.11± AC | 53%  | 17.11± AC | 53%  |  |
| TOTAL                          | 32.44± AC | 100% | 32.44± AC | 100% |  |

| PARKING SUMMARY |   |                      |
|-----------------|---|----------------------|
| GARAGE SPACES   | = | 58                   |
| TANDEM SPACES   | = | 58                   |
| SURFACE SPACES  | = | 225                  |
| <hr/>           |   |                      |
| TOTAL SPACES    | = | 341<br>(1.7 SP/UNIT) |

| UNIT SUMMARY |                                                     |                                                                              |
|--------------|-----------------------------------------------------|------------------------------------------------------------------------------|
| BUILDING A   | 20 - 1BR/ST UNITS<br>6 - 2BR UNITS<br>7 - 3BR UNITS |                                                                              |
| BUILDING B   | 19 - 1BR/ST UNITS<br>23 - 2BR UNITS                 |                                                                              |
| BUILDING C   | 24 - 1BR/ST UNITS<br>17 - 2BR UNITS                 |                                                                              |
| BUILDING D   | 7 - 1BR/ST UNITS<br>17 - 2BR UNITS                  |                                                                              |
| 200 UNITS    |                                                     | 80 - 1 BEDROOM/STUDIO UNITS<br>100 - 2 BEDROOM UNITS<br>20 - 3 BEDROOM UNITS |



NOT FOR CONSTRUCTION

CDG PROJECT #: 23040

REVISIONS:

| REV | DATE |
|-----|------|
| 1   |      |
| 2   |      |
| 3   |      |
| 4   |      |
| 5   |      |
| 6   |      |
| 7   |      |
| 8   |      |
| 9   |      |
| 10  |      |

CITY COUNCIL:

SEAL:

**DRAFT**

PHILIP R. HENRY, P.E.

PREPARED BY:

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PREPARED FOR:

**AvalonBay COMMUNITIES**

600 ATLANTIC AVENUE, 20TH FLOOR  
BOSTON, MA 02210

PROJECT:

**PROPOSED RESIDENTIAL DEVELOPMENT**

182 PARKER STREET  
MAYNARD, MASSACHUSETTS 01754

SCALE:

50 0 25 50 100

GRAPHIC SCALE IN FEET

SHEET:

**OVERALL SITE PLAN**

1

DATE:

07/19/2024