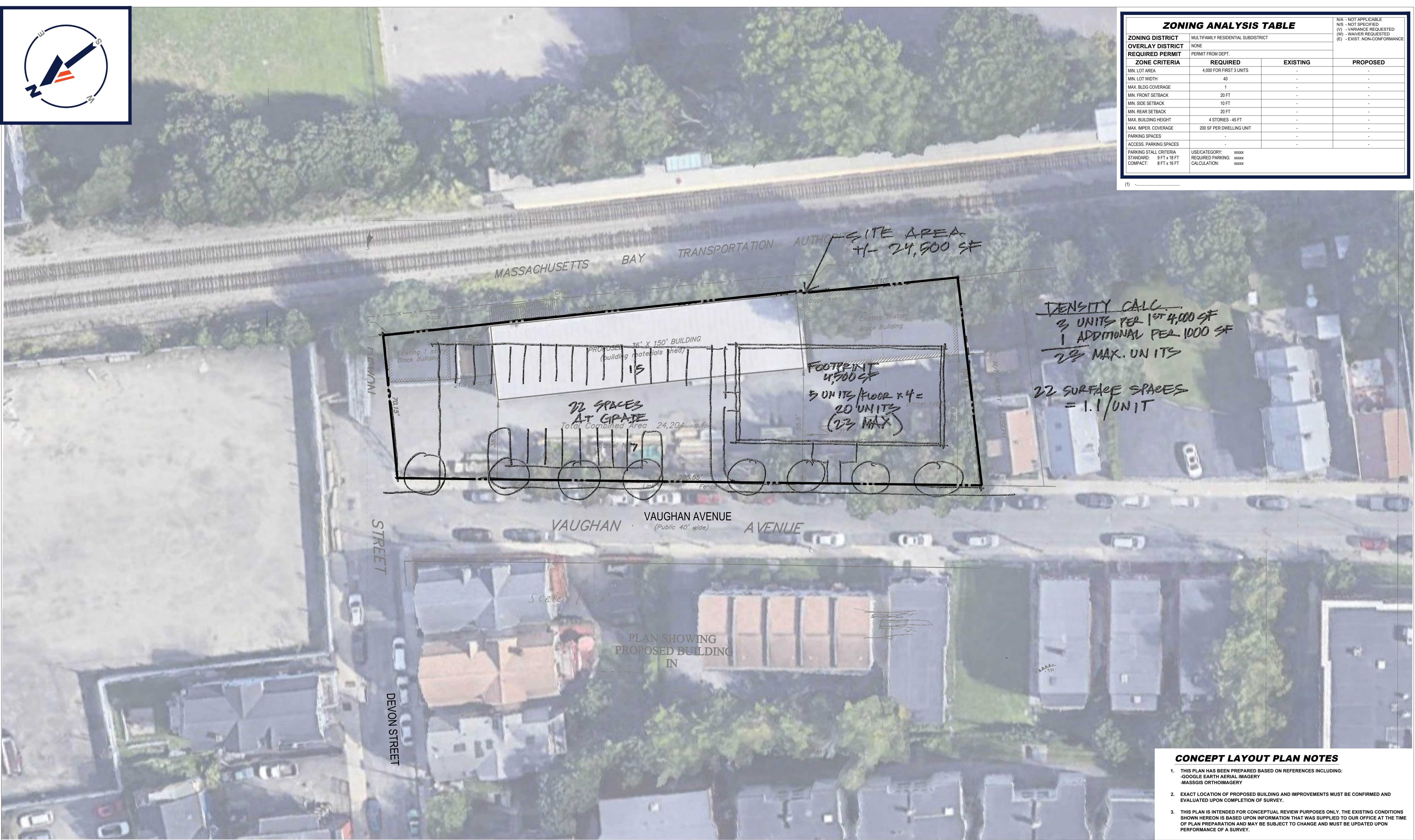





ZONING ANALYSIS TABLE			
ZONING DISTRICT	MULTIFAMILY RESIDENTIAL SUBDISTRICT		
OVERLAY DISTRICT	NONE		
REQUIRED PERMIT	PERMIT FROM DEPT.		
ZONE CRITERIA	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	4,000 FOR FIRST 3 UNITS	-	-
MIN. LOT WIDTH	40	-	-
MAX. BLDG COVERAGE	1	-	-
MIN. FRONT SETBACK	20 FT	-	-
MIN. SIDE SETBACK	10 FT	-	-
MIN. REAR SETBACK	20 FT	-	-
MAX. BUILDING HEIGHT	4 STORIES - 45 FT	-	-
MAX. IMPER. COVERAGE	200 SF PER DWELLING UNIT	-	-
PARKING SPACES	-	-	-
ACCESS: PARKING SPACES	-	-	-
PARKING STALL CRITERIA	USE CATEGORY: xxxxx	REQUIRED PARKING: xxxxx	CALCULATION: xxxxx
STANDARD:	9 FT x 18 FT	REQUIRED PARKING: xxxxx	CALCULATION: xxxxx
COMPACT:	8 FT x 16 FT	REQUIRED PARKING: xxxxx	CALCULATION: xxxxx



**DENSITY CALC.**  
 3 UNITS PER 1ST 4,000 SF  
 1 ADDITIONAL PER 1000 SF  
 28 MAX. UNITS  
 22 SURFACE SPACES  
 = 1.1/UNIT

- CONCEPT LAYOUT PLAN NOTES**
1. THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:  
 -GOOGLE EARTH AERIAL IMAGERY  
 -MASSGIS ORTHOIMAGERY
  2. EXACT LOCATION OF PROPOSED BUILDING AND IMPROVEMENTS MUST BE CONFIRMED AND EVALUATED UPON COMPLETION OF SURVEY.
  3. THIS PLAN IS INTENDED FOR CONCEPTUAL REVIEW PURPOSES ONLY. THE EXISTING CONDITIONS SHOWN HEREON IS BASED UPON INFORMATION THAT WAS SUPPLIED TO OUR OFFICE AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE AND MUST BE UPDATED UPON PERFORMANCE OF A SURVEY.

<p><b>NORDLUND ASSOCIATES</b></p>	<p><b>PROPOSED DEVELOPMENT</b></p> <p>167 DEVON STREET, DORCHESTER</p>	<p><b>CONCEPT PLAN</b></p> <p>SCALE: 1" = 20'          DATE: 11/24/2021          PROJECT #: W211262</p>	 <p>352 TURNPIKE ROAD          SOUTHBOROUGH, MA 01772          Phone: (508) 480-9900          Fax: (508) 480-9080  <a href="http://www.BohlerEngineering.com">www.BohlerEngineering.com</a></p>
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