

DIMENSIONAL REQUIREMENTS: LIMITED INDUSTRIAL PARK2 (LIP2)				
ITEM	REQUIRED/ALLOWED	EXISTING	LOT 5F1	LOT 5F2
LOT AREA MINIMUM	217,800± S.F. 5.0± ACRES	1,439,826± S.F. 33.05± ACRES	570,160± S.F. 13.09± ACRES	869,666± S.F. 19.96± ACRES
FRONTAGE (MIN)	50 FEET	122.5 FEET	50 FEET	74.4 FEET
FRONT YARD (MIN)	50 FEET	352± FEET	706.1 FEET	585.7 FEET
SIDE YARD (MIN)	50 FEET	68.9 FEET	12.9 FEET	83.3 FEET
SIDE YARD (MIN) ABUTTING RESIDENTIAL DISTRICT	200 FEET	96.3* FEET	N/A	96.3* FEET
REAR YARD (MIN)	50 FEET	38.5 FEET	124.4 FEET	460.2 FEET
PARKING SETBACK (MIN)	20 FEET	19.8 FEET*	20.8 FEET	19.8 FEET*
LOT COVERAGE (MAX.)	35%	274,114± S.F. 18.9%	234,142± S.F. 41.1%	285,109± S.F. 32.8%
BUILDING HEIGHT/STORIES (MAX.)	40'/3	26.2'/2	60'/5	26.2'/2
FLOOR AREA RATIO (MAX.)	3,000 SQ.FT. PER ACRE	3,000 SQ.FT + 33.22 AC. = 99,660 (MAX.) 67,847 SQ.FT	3,000 SQ.FT + 13.09 AC. = 39,270 (MAX.) 314,376 SQ.FT (PROP.)	3,000 SQ.FT + 19.96 AC. = 59,880 (MAX.) 42,508 SQ.FT

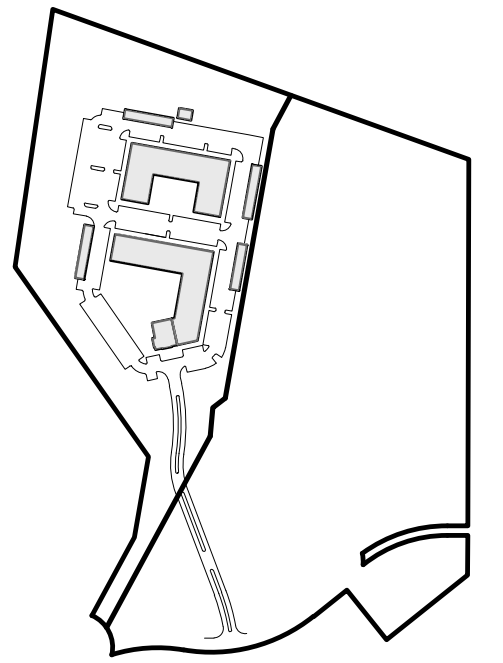
*EXISTING NON-CONFORMING

OFF-STREET PARKING SUMMARY - LOT 5F1					
USE: MULTI-FAMILY RESIDENTIAL 2 SPACES PER DWELLING UNIT (ONE AND A HALF PER DWELLING UNIT FOR SUBSIDIZED LOW AND MODERATE INCOME HOUSING DEVELOPMENTS)					
237 DWELLING UNITS PROPOSED * 2 SPACES = 474 SPACES					
ADA REQUIRED: 9 TOTAL PARKING STALLS SHALL BE ACCESSIBLE (MINIMUM OF 2 ACCESSIBLE STALLS SHALL BE VAN ACCESSIBLE)					
ADA PROVIDED: 12 TOTAL ACCESSIBLE PARKING STALLS (ALL ARE VAN ACCESSIBLE)					
STANDARD STALLS PROVIDED	ADA ACCESSIBLE STALLS PROVIDED	GARAGE STALLS PROVIDED	RESERVE STALLS	TOTAL STALLS	TOTAL STALLS REQUIRED
328	12	40	29	409	474

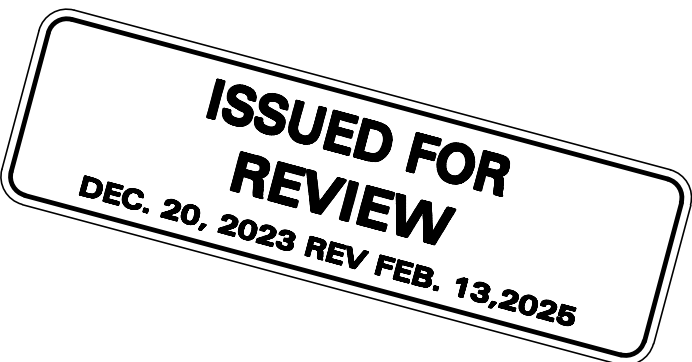
1. PROPOSED PARKING RATIO = 1.73 PER UNIT.
2. 1 LOADING/GENERAL SPACE IS NOT INCLUDED IN ABOVE COUNTS.

OFF-STREET PARKING SUMMARY - LOT 5F2			
USE: TENNIS COURTS 3 SPACES PER COURT PLUS (1) SPACE PER EMPLOYEE ON THE LARGEST SHIFT			
11 TENNIS COURTS * 3 + 12 EMPLOYEES = 45 SPACES			
SWIMMING POOL 1 SPACES PER 75 SQUARE FEET OF GROSS WATER AREA			
9,202 SQ.FT. OF WATER AREA = 123 SPACES			
FITNESS CLUB 1 SPACES PER 250 SQUARE FEET OF GROSS FLOOR AREA			
21,900 SQ.FT. / 250 = 88 SPACES			
OUTDOOR RECREATIONAL FACILITY 1 SPACES PER 4 PERSONS GENERALLY EXPECTED ON THE PREMISES AT ONE TIME			
125 PERSONS = 32 SPACES			
TOTAL REQUIRED = 288			
ADA REQUIRED: 7 TOTAL PARKING STALLS SHALL BE ACCESSIBLE (MINIMUM OF 2 ACCESSIBLE STALLS SHALL BE VAN ACCESSIBLE)			
ADA PROVIDED: 7 TOTAL ACCESSIBLE PARKING STALLS INCLUDING 4 VAN STALLS			
STANDARD STALLS PROVIDED	ACCESSIBLE STALLS PROVIDED	TOTAL STALLS PROVIDED	TOTAL STALLS REQUIRED
298	7	305	288

PROPOSED PLAN PROVIDES FOR RE-STRIPING SPACES IN KIND OR CONVERSION TO COMPACT SPACES AS ALLOWED UNDER THE BYLAW. NET PARKING REMAINS UNCHANGED.



KEYSHEET



PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
04	02/13/25	LAYOUT REVISIONS PER WORKSHOP
03	01/23/25	LAYOUT REVISIONS PER WORKSHOP
02	10/18/24	ZBA RESUBMISSION
01	02/23/24	ZBA RESUBMISSION

APPLICANT/OWNER:

THOREAU RESIDENCES, LLC
275 FOREST RIDGE ROAD
CONCORD, MA 01742

PROJECT:

THE RESIDENCES AT THOREAU
275 FOREST RIDGE ROAD
CONCORD, MA 01742

PROJECT NO. 1670-24 DATE: 12/20/2023

SCALE: 1" = 50' DWG. NAME: C-1670-24

DESIGNED BY: BDP CHECKED BY: PLC

PREPARED BY:



ALLEN & MAJOR ASSOCIATES, INC.

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environmental consulting • landscape architecture
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DRAWING TITLE: SHEET No.

LAYOUT & MATERIALS PLAN C-103C

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