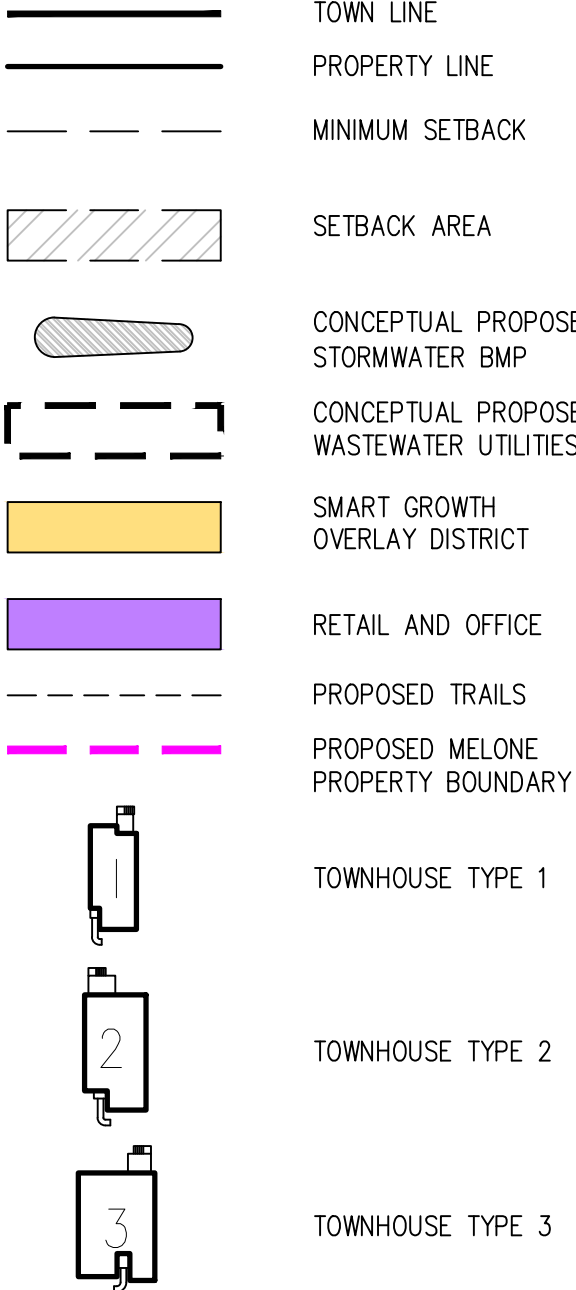


LEGEND



DEVELOPMENT SUMMARY

North Road Residential Overlay District (NRROD)

	Required	Proposed	
Min Project Area (ac.)	150,000 sf (3.45 Ac.)	24.46 Ac.	
Minimum Frontage	500'	835'	
Building Coverage	35% Max	23.87% (26.09%) (17.59%)	See Note 1 NRROD (no SGOD) SGOD (no NRROD)
Units	N/A	274	
GSF	N/A	625,810	See Note 1
Building Height	3 stories/ 50'	45' 4 stories/ 60'* 3 stories/ 50' 35' 35'	See Note 3 (533' from Rt 117)
Minimum Setbacks			
Front	100'	133'	
Side	20'	20'	
Rear	30'	30'	
Parking	475 1 per 1 bedroom 2 per 2 or 3 Bedroom	528	
Notes:	1. Non-permanent artist shanties and/or farmers market tents may be used but are not included in Building Coverage or GSF calculations. 2. An athletic field and ior tot lot may be constructed over site infrastrucre elements. 3. 4 Stories/ 60' if 500' Min from Rt 117 4. Stormwater detention and infiltration not shown, includes pervious asphalt, rain gardens, dry wells, and other detention/infiltration best management practices		

PROGRAM

NRROD (No SGOD)

Townhouses

Type 1 - 2 BR

Type 1 - 3 BR

Type 2 - 2 BR

Type 3 - 2 BR

Bldg A -Condominium (Flats)

1 BR

2 BR

Wastewater Treatment Plant

Maintenance Building

General Parking

TOTAL NRROD (NO SGOD)

SGOD

Bldg B

1BR

2BR

3BR

Bldg C

1BR

2BR

3BR

Bldg D

1BR

2BR

3BR

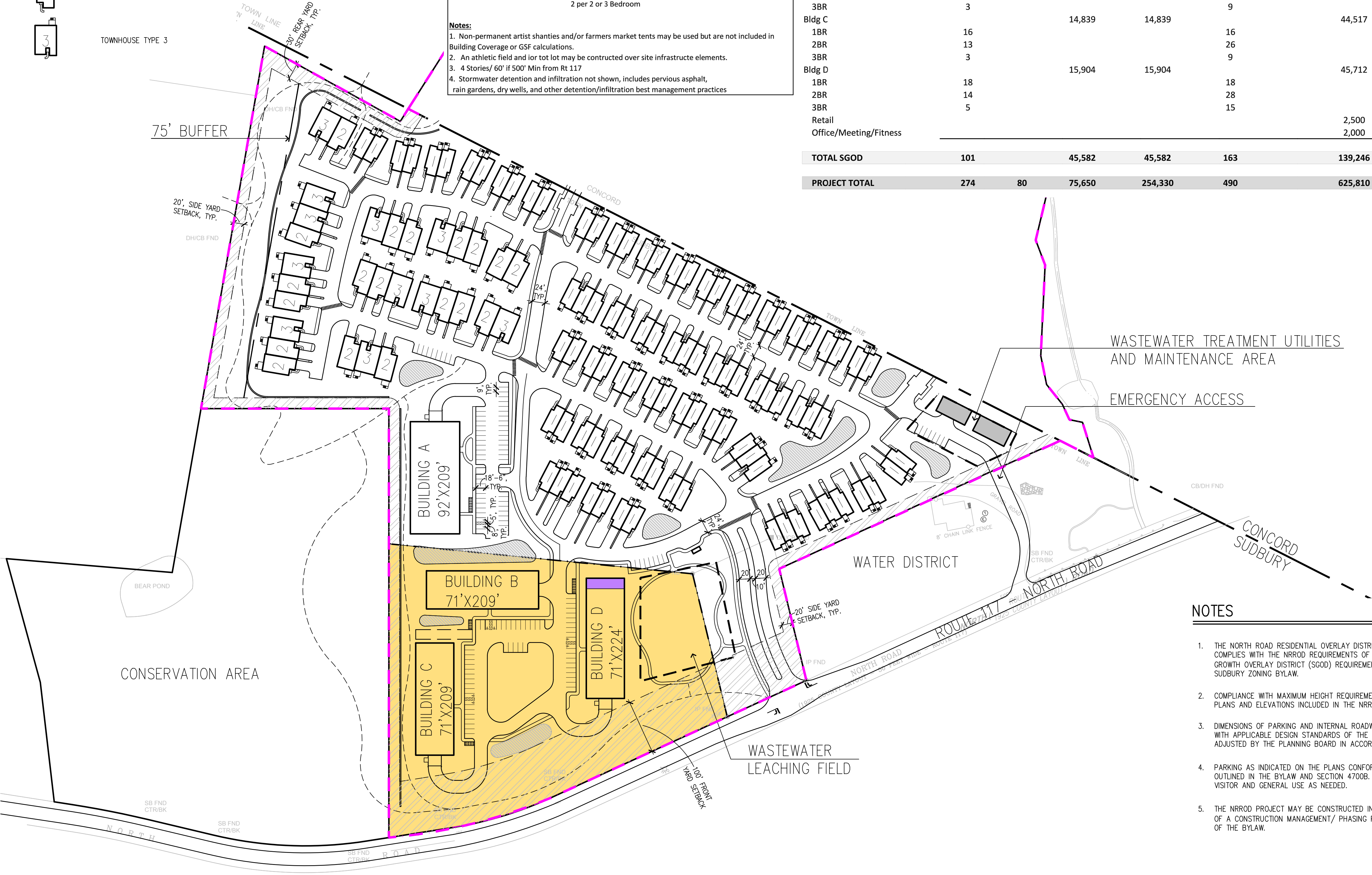
Retail

Office/Meeting/Fitness

TOTAL SGOD

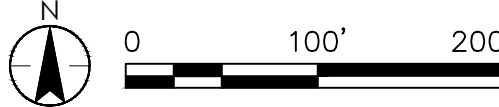
PROJECT TOTAL

	Units	Age Res.	Footprint (sf)	Total Footprint (sf)	Bedrooms	GSF/Unit	Total GSF	Parking (covered)	Parking (surface)	Total Parking
Townhouses										
Type 1 - 2 BR	89	0	1,320	117,480	178	3,000	267,000	178		178
Type 1 - 3 BR	4	0	1,320	5,280	12	3,000	12,000	8		8
Type 2 - 2 BR	19	19	1,920	36,480	38	4,500	85,500	38		38
Type 3 - 2 BR	11	11	2,400	26,400	22	5,500	60,500	22		22
	123	30	6,960	185,640	250		425,000	246		246
Bldg A -Condominium (Flats)			19,228	19,228			57,684	50	50	100
1 BR	23	23			23					
2 BR	27	27			54					
	50	50	19,228	19,228	77		57,684	50	50	100
Wastewater Treatment Plant			2,080	2,080			2,080		4	4
Maintenance Building			1,800	1,800			1,800		3	3
General Parking									17	17
TOTAL NRROD (NO SGOD)	173	80	30,068	208,748	327		486,564	296	74	370
SGOD										
Bldg B			14,839	14,839			44,517	38	11	49
1BR	16				16					
2BR	13				26					
3BR	3				9					
Bldg C			14,839	14,839			44,517	38	11	49
1BR	16				16					
2BR	13				26					
3BR	3				9					
Bldg D			15,904	15,904			45,712	40	12	52
1BR	18				18					
2BR	14				28					
3BR	5				15					
Retail							2,500			
Office/Meeting/Fitness							2,000		8	8
TOTAL SGOD	101		45,582	45,582	163		139,246	116	42	158
PROJECT TOTAL	274	80	75,650	254,330	490		625,810	412	116	528



NOTES

- THE NORTH ROAD RESIDENTIAL OVERLAY DISTRICT (NRROD) PROJECT SHOWN ON THIS PLAN COMPLIES WITH THE NRROD REQUIREMENTS OF SECTION 4700A AND THE MELONE SMART GROWTH OVERLAY DISTRICT (SGOD) REQUIREMENTS OF SECTION 4700B OF THE TOWN OF SUDBURY ZONING BYLAW.
- COMPLIANCE WITH MAXIMUM HEIGHT REQUIREMENTS IS REFLECTED ON THE ARCHITECTURAL PLANS AND ELEVATIONS INCLUDED IN THE NRROD PROJECT SUBMISSION.
- DIMENSIONS OF PARKING AND INTERNAL ROADWAYS ARE NOTED ON THIS PLAN TO CONFORM WITH APPLICABLE DESIGN STANDARDS OF THE OF THE ZONING BYLAW AND MAY BE ADJUSTED BY THE PLANNING BOARD IN ACCORDNACE WITH SECTION 4700A OF THE BYLAW.
- PARKING AS INDICATED ON THE PLANS CONFORMS TO THE ZONING REQUIREMENTS AS OUTLINED IN THE BYLAW AND SECTION 4700B. ADDITIONAL PARKING IS INDICATED FOR VISITOR AND GENERAL USE AS NEEDED.
- THE NRROD PROJECT MAY BE CONSTRUCTED IN ONE OR MORE PHASES UPON SUBMISSION OF A CONSTRUCTION MANAGEMENT/ PHASING PLAN IN ACCORDANCE WITH SECTION 4762A OF THE BYLAW.



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Notes

BOUNDARY UPDATES
Issued

File Name: Melone_zoning.dwg
Permit-Seal

Client/Project
QUARRY NORTH ROAD LLC
379 CONCORD ROAD, SUDBURY, MA 01776

MELONE QUARRY
NORTH ROAD
SUDBURY, MA

Title
MASTER DEVELOPMENT PLAN

Project No. Scale
SEE PLAN

Drawing No.