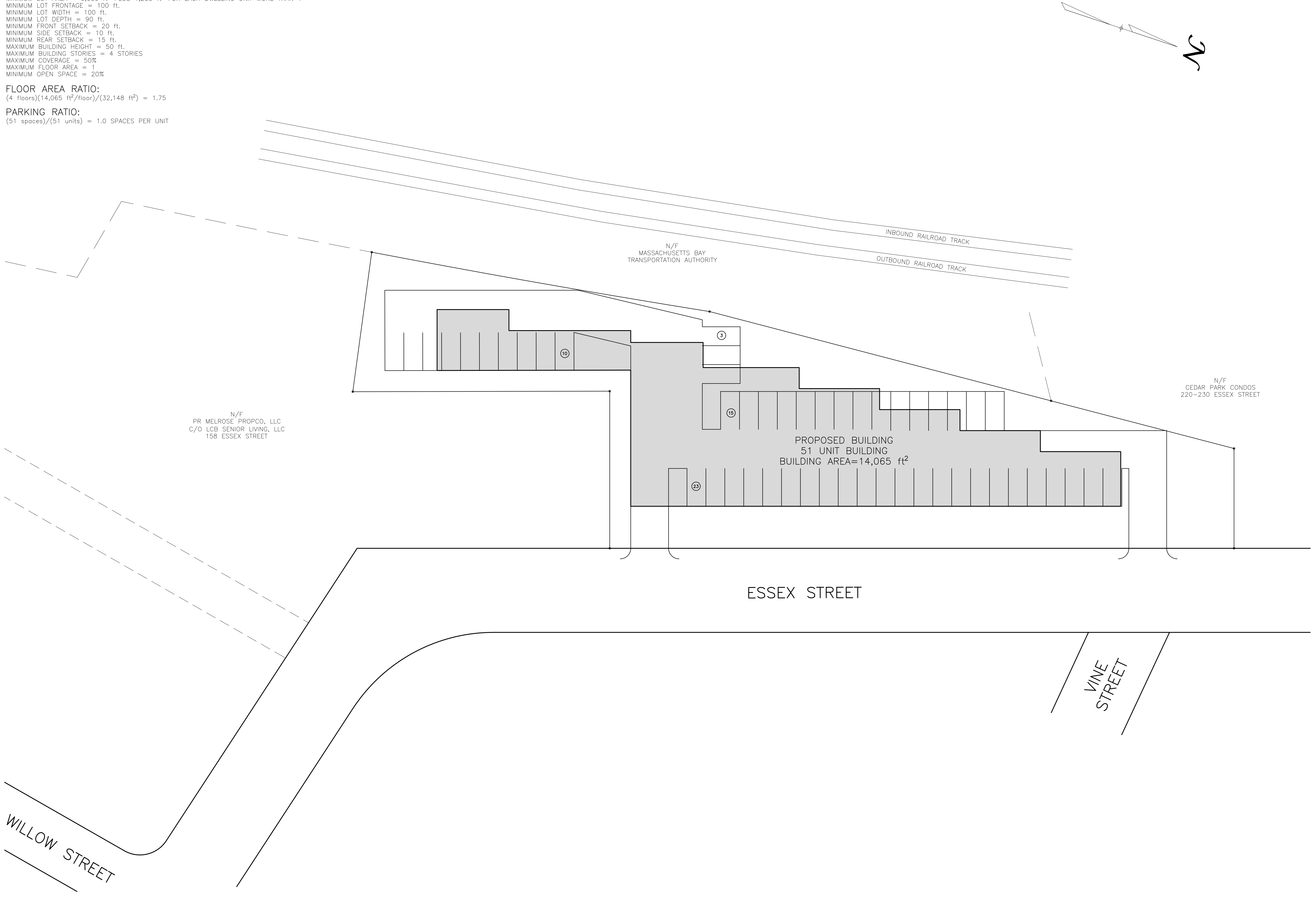


ZONING DISTRICT: BB-1 W/UR-C OVERLAY DISTRICT:
 SEE ARTICLE XI: SPECIAL PERMITS & CONDITIONS SECTION C.(1)(c)

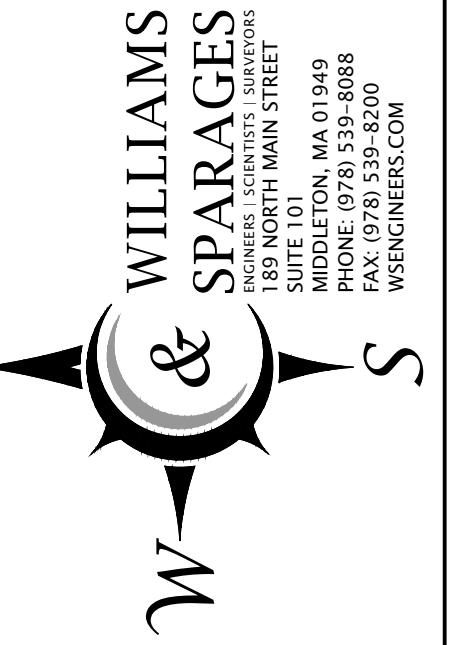
MINIMUM LOT AREA = 6,000 ft² PLUS 1,250 ft² FOR EACH DWELLING UNIT MORE THAN 1
 MINIMUM LOT FRONTAGE = 100 ft.
 MINIMUM LOT WIDTH = 100 ft.
 MINIMUM LOT DEPTH = 90 ft.
 MINIMUM FRONT SETBACK = 20 ft.
 MINIMUM SIDE SETBACK = 10 ft.
 MINIMUM REAR SETBACK = 15 ft.
 MAXIMUM BUILDING HEIGHT = 50 ft.
 MAXIMUM BUILDING STORIES = 4 STORIES
 MAXIMUM COVERAGE = 50%
 MAXIMUM FLOOR AREA = 1
 MINIMUM OPEN SPACE = 20%

FLOOR AREA RATIO:
 (4 floors)(14,065 ft²/floor)/(32,148 ft²) = 1.75

PARKING RATIO:
 (51 spaces)/(51 units) = 1.0 SPACES PER UNIT



N/F
 PR MELROSE PROPCO, LLC
 C/O LCB SENIOR LIVING, LLC
 158 ESSEX STREET



Owner:
 LG Realty, LLC
 100 Cottage Street
 Melrose, MA 02176

Applicant:
 LG Realty, LLC
 100 Cottage Street
 Melrose, MA 02176

SEAL

CONCEPT PLAN
 BY-RIGHT DEVELOPMENT
 164 ESSEX STREET, MELROSE, MA

6	40'
5	20'
4	10'
3	5'
2	2.5'
1	1.25'

SCALE: 1" = 20'
 DECEMBER 28, 2023

DRAWING: C1.1

SHEET 1 OF 1

Designed By: MEM
 Drawn By: MEM
 Reviewed By: RLW
 Project Manager: RLW
 Job File Number: MELR-0047
 Drawing File Folder: MELR47

Drawing Issued for Review
 Drawing Issued for Permit
 Drawing Issued for Construction