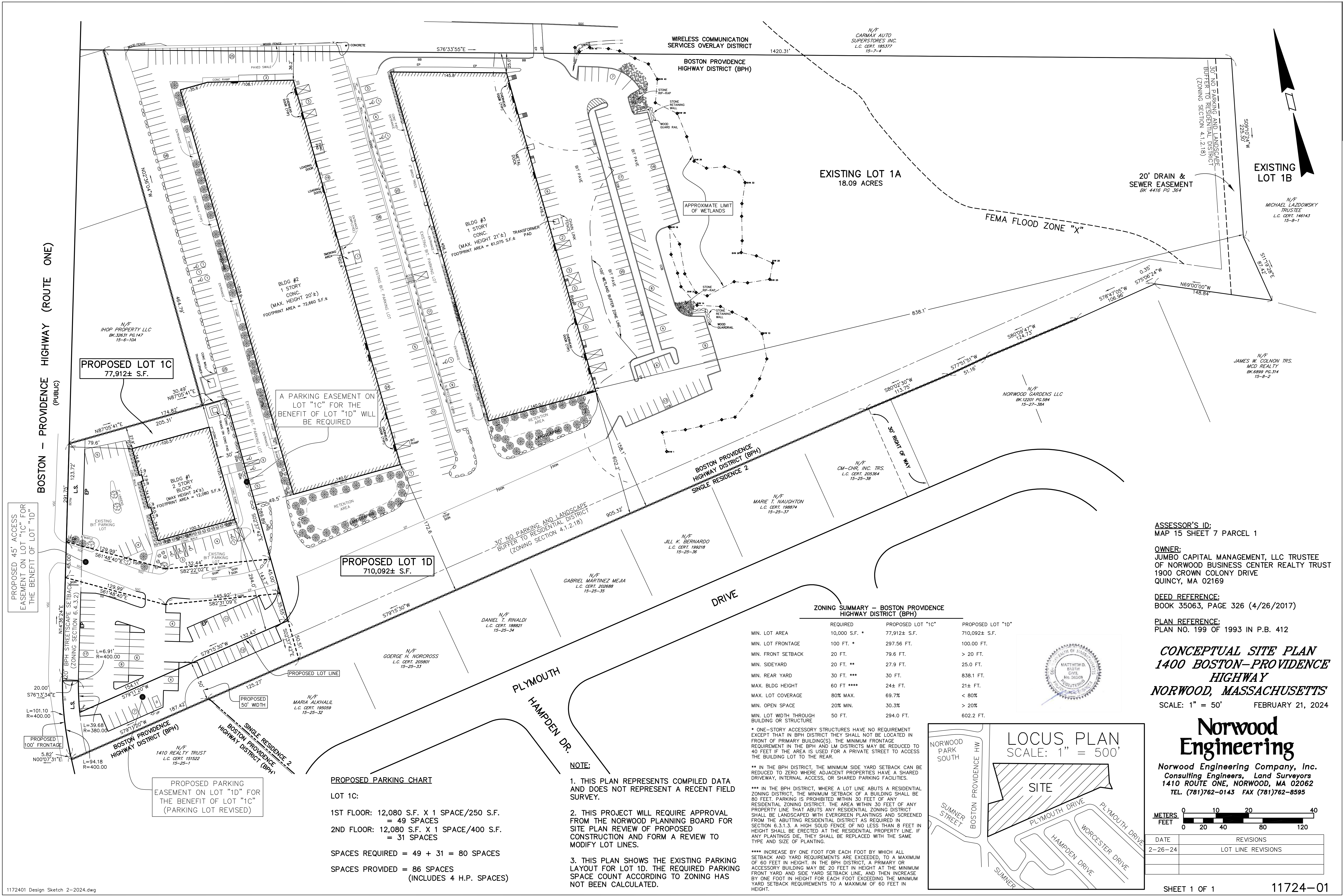




PROPOSED 45' ACCESS
EASEMENT ON LOT "1C" FOR
THE BENEFIT OF LOT "1D"

PROPOSED LOT 1C
77,912± S.F.

PROPOSED LOT 1D
710,092± S.F.

PROPOSED PARKING
EASEMENT ON LOT "1D" FOR
THE BENEFIT OF LOT "1C"
(PARKING LOT REVISED)

PROPOSED PARKING CHART

LOT 1C:
1ST FLOOR: 12,080 S.F. X 1 SPACE/250 S.F. = 49 SPACES
2ND FLOOR: 12,080 S.F. X 1 SPACE/400 S.F. = 31 SPACES
SPACES REQUIRED = 49 + 31 = 80 SPACES
SPACES PROVIDED = 86 SPACES (INCLUDES 4 H.P. SPACES)

NOTE:

1. THIS PLAN REPRESENTS COMPILED DATA AND DOES NOT REPRESENT A RECENT FIELD SURVEY.
2. THIS PROJECT WILL REQUIRE APPROVAL FROM THE NORWOOD PLANNING BOARD FOR SITE PLAN REVIEW OF PROPOSED CONSTRUCTION AND FORM A REVIEW TO MODIFY LOT LINES.
3. THIS PLAN SHOWS THE EXISTING PARKING LAYOUT FOR LOT 1D. THE REQUIRED PARKING SPACE COUNT ACCORDING TO ZONING HAS NOT BEEN CALCULATED.

ZONING SUMMARY — BOSTON PROVIDENCE
HIGHWAY DISTRICT (BPH)

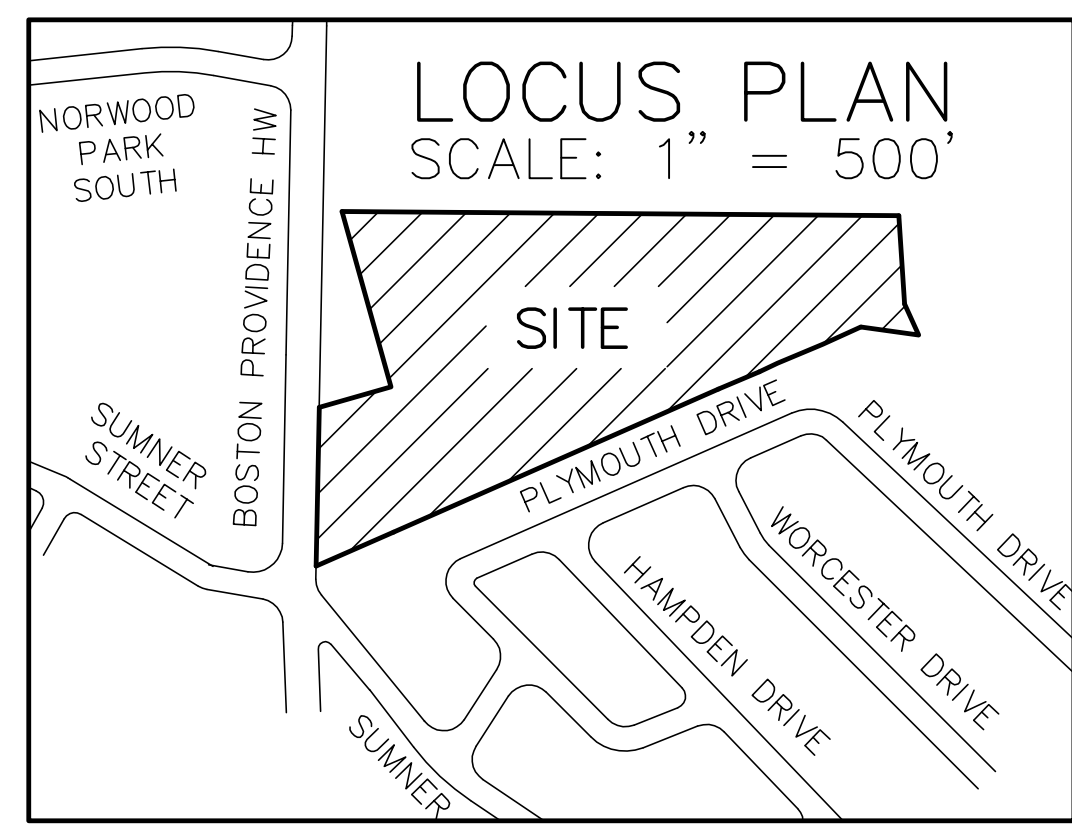
	REQUIRED	PROPOSED LOT "1C"	PROPOSED LOT "1D"
MIN. LOT AREA	10,000 S.F. *	77,912± S.F.	710,092± S.F.
MIN. LOT FRONTAGE	100 FT. *	297.56 FT.	100.00 FT.
MIN. FRONT SETBACK	20 FT.	79.6 FT.	> 20 FT.
MIN. SIDEYARD	20 FT. **	27.9 FT.	25.0 FT.
MIN. REAR YARD	30 FT. ***	30 FT.	838.1 FT.
MAX. BLDG HEIGHT	60 FT. ****	24± FT.	21± FT.
MAX. LOT COVERAGE	80% MAX.	69.7%	< 80%
MIN. OPEN SPACE	20% MIN.	30.3%	> 20%
MIN. LOT WIDTH THROUGH BUILDING OR STRUCTURE	50 FT.	294.0 FT.	602.2 FT.

* ONE-STORY ACCESSORY STRUCTURES HAVE NO REQUIREMENT EXCEPT THAT IN BPH DISTRICT THEY SHALL NOT BE LOCATED IN FRONT OF PRIMARY BUILDING(S). THE MINIMUM FRONTAGE REQUIREMENT IN THE BPH AND LW DISTRICTS MAY BE REDUCED TO 40 FEET IF THE AREA IS USED FOR A PRIVATE STREET TO ACCESS THE BUILDING LOT TO THE REAR.

** IN THE BPH DISTRICT, THE MINIMUM SIDE YARD SETBACK CAN BE REDUCED TO ZERO WHERE ADJACENT PROPERTIES HAVE A SHARED DRIVEWAY, INTERNAL ACCESS, OR SHARED PARKING FACILITIES.

*** IN THE BPH DISTRICT, WHERE A LOT LINE ABUTS A RESIDENTIAL ZONING DISTRICT, THE MINIMUM SETBACK OF A BUILDING SHALL BE 80 FEET. PARKING IS PROHIBITED WITHIN 30 FEET OF ANY RESIDENTIAL ZONING DISTRICT. THE AREA WITHIN 30 FEET OF ANY PROPERTY LINE THAT ABUTS ANY RESIDENTIAL ZONING DISTRICT SHALL BE LANDSCAPED WITH EVERGREEN PLANTINGS AND SCREENED FROM THE ABUTTING RESIDENTIAL DISTRICT AS REQUIRED IN SECTION 6.3.1.3. A HIGH SOLID FENCE OF NO LESS THAN 8 FEET IN HEIGHT SHALL BE ERRECTED AT THE RESIDENTIAL PROPERTY LINE. IF ANY PLANTINGS DIE, THEY SHALL BE REPLACED WITH THE SAME TYPE AND SIZE OF PLANTING.

**** INCREASE BY ONE FOOT FOR EACH FOOT BY WHICH ALL SETBACK AND YARD REQUIREMENTS ARE EXCEEDED, TO A MAXIMUM OF 60 FEET IN HEIGHT. IN THE BPH DISTRICT, A PRIMARY OR ACCESSORY BUILDING MAY BE 20 FEET IN HEIGHT AT THE MINIMUM FRONT YARD AND SIDE YARD SETBACK LINE, AND THEN INCREASE BY ONE FOOT IN HEIGHT FOR EACH FOOT EXCEEDING THE MINIMUM YARD SETBACK REQUIREMENTS TO A MAXIMUM OF 60 FEET IN HEIGHT.



ASSESSOR'S ID:
MAP 15 SHEET 7 PARCEL 1

OWNER:
JUMBO CAPITAL MANAGEMENT, LLC TRUSTEE OF NORWOOD BUSINESS CENTER REALTY TRUST
1900 CROWN COLONY DRIVE
QUINCY, MA 02169

DEED REFERENCE:
BOOK 35063, PAGE 326 (4/26/2017)

PLAN REFERENCE:
PLAN NO. 199 OF 1993 IN P.B. 412

CONCEPTUAL SITE PLAN
1400 BOSTON-PROVIDENCE
HIGHWAY
NORWOOD, MASSACHUSETTS

SCALE: 1" = 50' FEBRUARY 21, 2024

Norwood Engineering

Norwood Engineering Company, Inc.
Consulting Engineers, Land Surveyors
1410 ROUTE ONE, NORWOOD, MA 02062
TEL. (781)762-0143 FAX (781)762-8595

METERS 0 10 20 40
FEET 0 20 40 80 120

DATE	REVISIONS
2-26-24	LOT LINE REVISIONS

SHEET 1 OF 1 11724-01