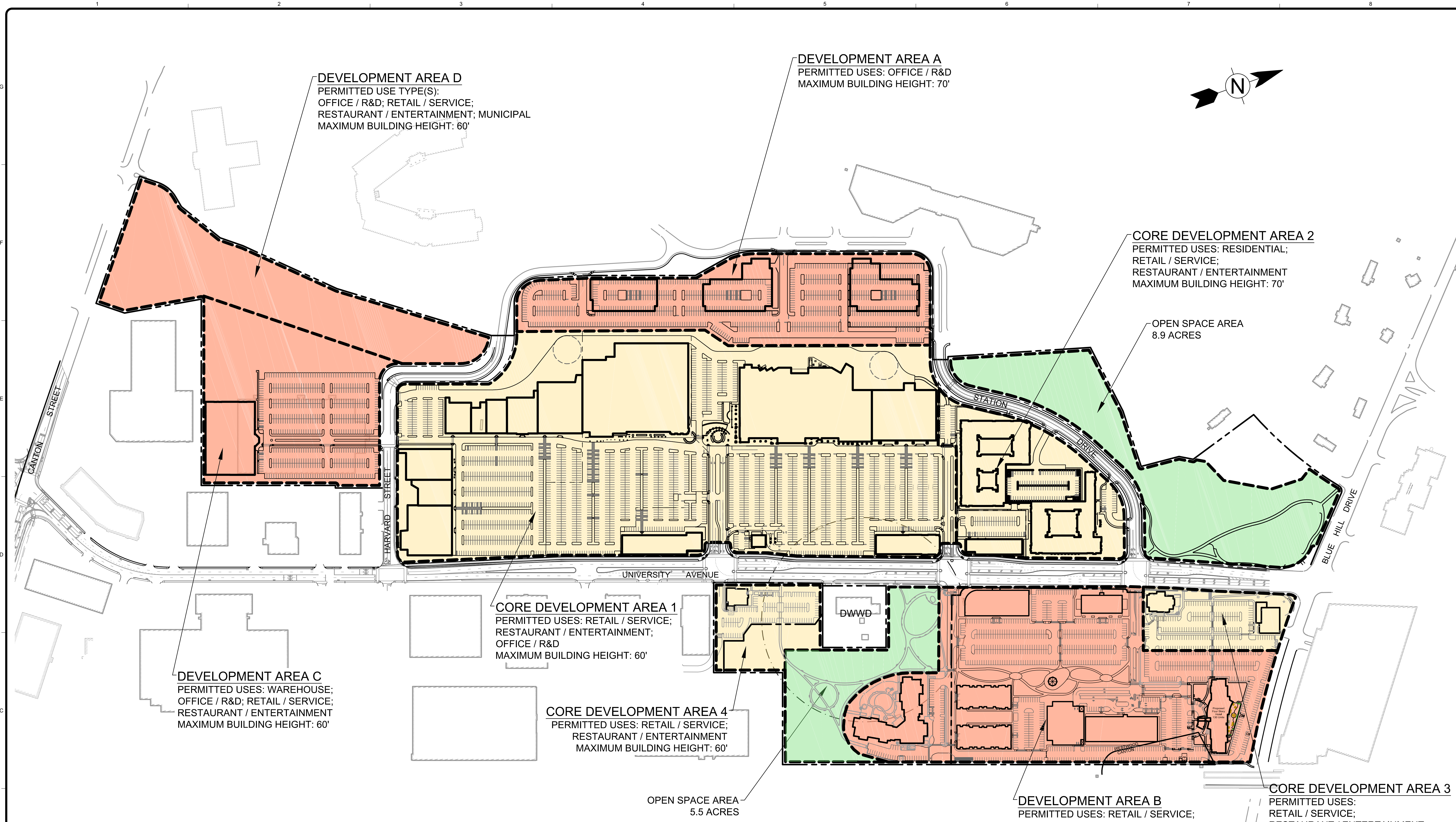


11/21/2016 3:25:25 PM - P:\3659\127-3659-12003\CAD\SHEET\FIGURES\C-101 MASTER DEVELOPMENT PLAN BUILDING AREAS REVISED.DWG - HUDSON, DAVE



DEVELOPMENT AREA D
 PERMITTED USE TYPE(S):
 OFFICE / R&D; RETAIL / SERVICE;
 RESTAURANT / ENTERTAINMENT; MUNICIPAL
 MAXIMUM BUILDING HEIGHT: 60'

DEVELOPMENT AREA A
 PERMITTED USES: OFFICE / R&D
 MAXIMUM BUILDING HEIGHT: 70'

CORE DEVELOPMENT AREA 2
 PERMITTED USES: RESIDENTIAL;
 RETAIL / SERVICE;
 RESTAURANT / ENTERTAINMENT
 MAXIMUM BUILDING HEIGHT: 70'

OPEN SPACE AREA
 8.9 ACRES

DEVELOPMENT AREA C
 PERMITTED USES: WAREHOUSE;
 OFFICE / R&D; RETAIL / SERVICE;
 RESTAURANT / ENTERTAINMENT
 MAXIMUM BUILDING HEIGHT: 60'

CORE DEVELOPMENT AREA 1
 PERMITTED USES: RETAIL / SERVICE;
 RESTAURANT / ENTERTAINMENT;
 OFFICE / R&D
 MAXIMUM BUILDING HEIGHT: 60'

CORE DEVELOPMENT AREA 4
 PERMITTED USES: RETAIL / SERVICE;
 RESTAURANT / ENTERTAINMENT
 MAXIMUM BUILDING HEIGHT: 60'

OPEN SPACE AREA
 5.5 ACRES

DEVELOPMENT AREA B
 PERMITTED USES: RETAIL / SERVICE;
 RESTAURANT / ENTERTAINMENT;
 HOTEL / COMMERCIAL LODGING; RESIDENTIAL;
 OFFICE / R&D
 MAXIMUM BUILDING HEIGHT: 80'

CORE DEVELOPMENT AREA 3
 PERMITTED USES:
 RETAIL / SERVICE;
 RESTAURANT / ENTERTAINMENT
 MAXIMUM BUILDING HEIGHT: 60'

- NOTES:**
- USE TYPES ARE AS DEFINED IN SECTION 9.7.3.4 OF THE TOWN OF WESTWOOD ZONING BYLAW.
 - MODIFICATIONS TO THIS PLAN ARE SUBJECT TO THE PROVISIONS OF SECTION 9.7. OF THE ZONING BYLAW.
 - SUPPLEMENTARY PLANS AND MATERIALS ARE ON FILE WITH THE TOWN CLERK.
 - SUBDIVISION OR DIVISION OF LOTS SHALL BE EFFECTED PURSUANT TO 9.7.5 OF THE ZONING BYLAW.
 - BUILDING AND LAYOUT MODIFICATIONS AND SUBSTITUTIONS ARE PERMITTED PURSUANT TO THE PROVISIONS OF SECTION 9.7.11 OF THE ZONING BYLAW.
 - BUILDING LOCATION, PARKING, LAYOUT AND SITE DETAILS ARE APPROXIMATE IN THE DEVELOPMENT AREAS, SUBJECT TO FINAL DESIGN AND THE PROVISIONS OF SECTION 9.7.11 OF THE ZONING BYLAW.
 - INFRASTRUCTURE AND UTILITIES WILL BE INSTALLED TO SUPPORT THE DEVELOPMENT AND MAY BE INCLUDED IN ANY OF THE DEVELOPMENT AREAS.
 - TO THE EXTENT THE PROVISIONS OF SECTION 9.7 OF THE BYLAW CONFLICT WITH THIS PLAN, THE PLAN GOVERNS.
 - PARKING MAY BE SHARED IN AREAS WITH MULTIPLE USERS, PARKING LOT LANDSCAPING/LAYOUT/BUFFERING SHALL BE SUBSTANTIALLY AS SHOWN, SUBJECT TO ALLOWED BUILDING AND SITE RECONFIGURATION.
 - FINAL PUBLIC ROADWAY LAYOUT SUBJECT TO THE ACCEPTANCE BY THE TOWN OF WESTWOOD.
 - HEIGHT MAY BE INCREASED TO 120' BY SPECIAL PERMIT IN DEVELOPMENT AREA B.
 - CORE DEVELOPMENT AREAS INCLUDE OPEN SPACE USE AREAS.

PLAN LEGEND

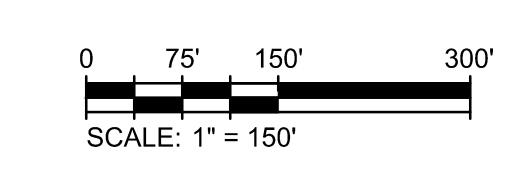
- OPEN SPACE AREAS
- DEVELOPMENT AREAS A, B, C & D
- CORE DEVELOPMENT AREAS 1, 2, 3 & 4

OVERALL DEVELOPMENT CRITERIA:

DEVELOPMENT LOT AREA	130± ACRES
BUILDING PROGRAM:	
-RETAIL/SERVICE; RESTAURANT/ENTERTAINMENT	750,000 S.F.
-OFFICE / R&D	325,000 S.F.
-RESIDENTIAL	650 UNITS
-HOTEL / COMMERCIAL LODGING	
-HOTEL	160 ROOMS
-ASSISTED LIVING	100 UNITS
MAXIMUM FLOOR AREA RATIO:	1.0

PARKING SPACES SHOWN:

±6,020 SPACES
 SHOWN FOR ILLUSTRATIVE PURPOSES ONLY
 SUBJECT TO CHANGE PER ACTUAL TENANCY
 IN ACCORDANCE WITH SECTION 9.7.8.1.



TETRA TECH

100 Nickerson Road
 Needham Heights, MA 02459
 PHONE: (508) 786-2200 FAX: (508) 786-2201

City of Westwood, Massachusetts
 University Avenue Mixed Use District
 Modified Master Development Plan

MARK	DATE	DESCRIPTION	BY
1	12/11/12	Draft Master Development Plan	N.H.C.
2	11/20/12	Revised Site Development Plans	N.H.C.
3	03/22/13	Revised Site Development Plans	N.H.C.
4	11/22/16	Modified Development Area B	N.H.C.

Project No.: 127-3659-12003
 Designed By: N.H.C.
 Drawn By: J.V.B./S.C.V.
 Checked By: N.H.C./R.F.D.

C-101

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 Bar Measures 1 inch