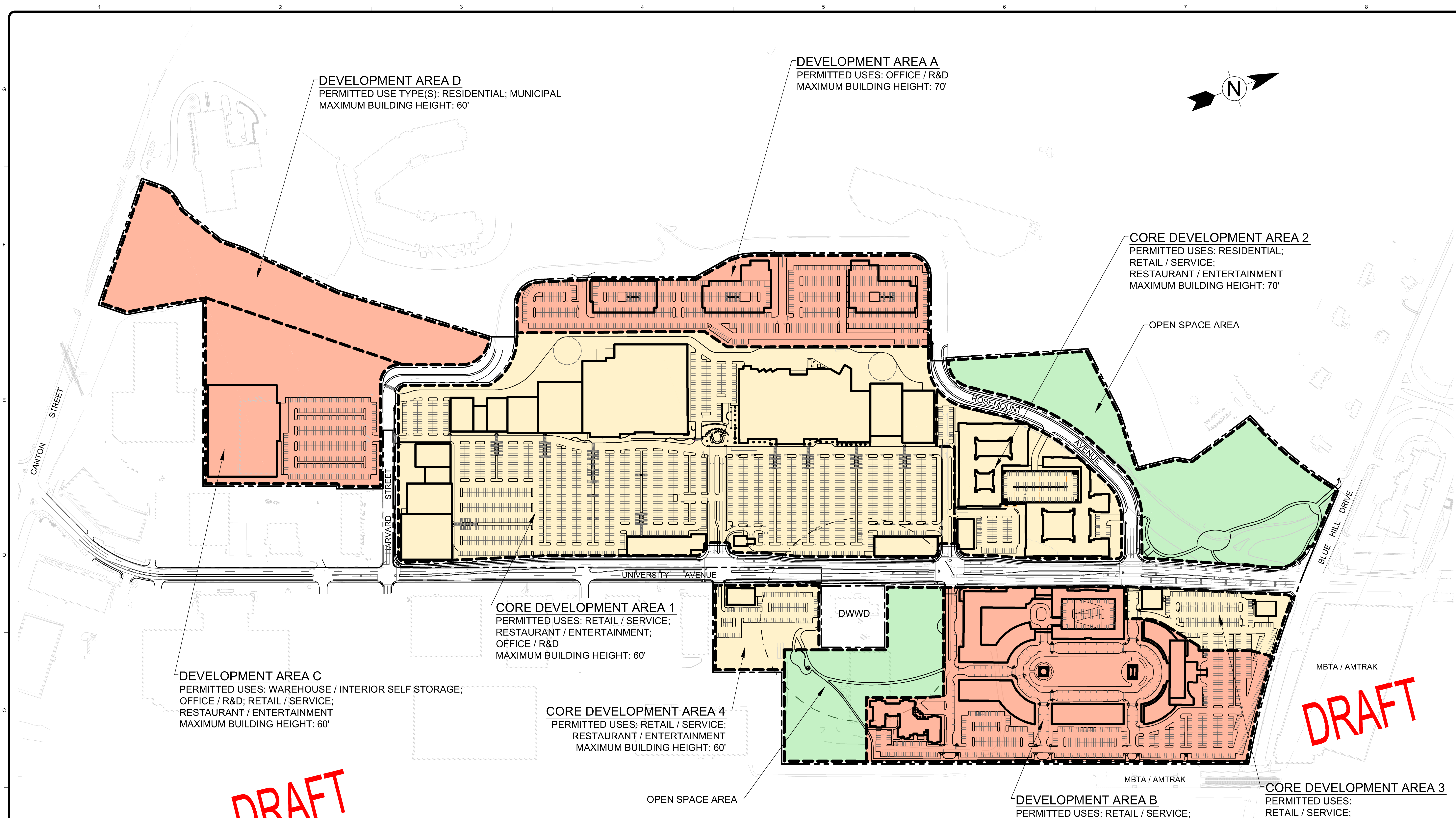


12/14/2012 2:44:28 PM - P:\3659127-36591-2003\CAD\SHED\FIGURES\C-101 MASTER DEVELOPMENT PLAN BUILDING AREAS.DWG - BECKWITH, JOHN



**DEVELOPMENT AREA D**  
 PERMITTED USE TYPE(S): RESIDENTIAL; 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'

**DEVELOPMENT AREA C**  
 PERMITTED USES: WAREHOUSE / INTERIOR SELF STORAGE;  
 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'

**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'

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**NOTES:**

1. USE TYPES ARE AS DEFINED IN SECTION 9.8.3.4 OF THE TOWN OF WESTWOOD ZONING BYLAW.
2. MODIFICATIONS TO THIS PLAN ARE SUBJECT TO THE PROVISIONS OF SECTION 9.8. OF THE ZONING BYLAW.
3. SUPPLEMENTARY PLANS AND MATERIALS ARE ON FILE WITH THE TOWN CLERK.
4. SUBDIVISION OR DIVISION OF LOTS SHALL BE EFFECTED PURSUANT TO 9.8.7.5 OF THE ZONING BYLAW.
5. BUILDING AND LAYOUT MODIFICATIONS AND SUBSTITUTIONS ARE PERMITTED PURSUANT TO THE PROVISIONS OF SECTION 9.8.11 OF THE ZONING BYLAW.
6. BUILDING LOCATION, PARKING, LAYOUT AND SITE DETAILS ARE APPROXIMATE IN THE DEVELOPMENT AREAS, SUBJECT TO FINAL DESIGN AND THE PROVISIONS OF SECTION 9.8.11 OF THE ZONING BYLAW.
7. INFRASTRUCTURE AND UTILITIES WILL BE INSTALLED TO SUPPORT THE DEVELOPMENT AND MAY BE INCLUDED IN ANY OF THE DEVELOPMENT AREAS.
8. TO THE EXTENT THE PROVISIONS OF SECTION 9.8 OF THE BYLAW CONFLICT WITH THIS PLAN, THE PLAN GOVERNS.
9. PARKING MAY BE SHARED IN AREAS WITH MULTIPLE USERS; PARKING LOT LANDSCAPING/LAYOUT/BUFFERING SHALL BE SUBSTANTIALLY AS SHOWN, SUBJECT TO ALLOWED BUILDING RECONFIGURATION.
10. FINAL PUBLIC ROADWAY LAYOUT SUBJECT TO THE ACCEPTANCE BY THE TOWN OF WESTWOOD.
11. HEIGHT MAY BE INCREASED TO 120' BY SPECIAL PERMIT IN DEVELOPMENT AREA B.
12. 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

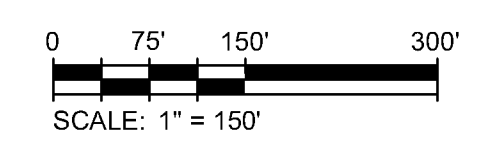
**OVERALL DEVELOPMENT CRITERIA:**

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

**MINIMUM PARKING REQUIREMENTS:**

USE TYPE	REQUIRED PARKING RATIO
-RETAIL / SERVICE	1 SPACE / 275 S.F.
-RESTAURANT / ENTERTAINMENT	1 SPACE / 4 SEATS*
-OFFICE / R&D	1 SPACE / 333 S.F.
-RESIDENTIAL	1.5 SPACES / UNIT
-HOTEL / COMMERCIAL LODGING	
-HOTEL	1 SPACE / ROOM
-ASSISTED LIVING	1 SPACE / 2 UNITS

\*IN ADDITION TO CUSTOMER PARKING THERE SHALL ALSO BE 1 SPACE FOR EVERY TWO EMPLOYEES.



MARK	DATE	DESCRIPTION
1	12/11/12	Draft Master Development Plan

Client: Westwood Marketplace Holdings LLC  
 Proj. Loc.: University Ave., Westwood, MA  
 University Avenue Mixed Use District  
**Master Development Plan**

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