



**ZONING TABLE**

ZONE: NORTHWEST PARK PLANNED DEVELOPMENT DISTRICT (PDD)

	REQUIRED	EXISTING	PROPOSED
MIN. FRONTAGE	50 FT	±304 FT	±335 FT
MIN LOT AREA	10,000 SF	>10,000	231,676 SF
FRONT YARD SETBACK	10 FT	>10 FT	25 FT
REAR YARD SETBACK (2)	15 FT	>15 FT	>15 FT
SIDE YARD SETBACK (2)	15 FT	>15 FT	28 FT
MAX. BUILDING HEIGHT (1)	60/80 FT (2)	<60 FT	<80 FT
MIN. OPEN SPACE (4)	30%	>30%	30%
MIN. PERVIOUS OPEN SPACE (3)	30%	>30%	30%

OVERALL DIMENSIONAL CONTROLS	REQUIRED BY PDD	CURRENT STATUS
TOTAL NWP BUILDING AREA, AREA B	NOT TO EXCEED 2,000,000 SF OF NET SF OF BUILDING	688,006 NET SF BUILDING, EXISTING OR IN PERMITTING
		851,604 GROSS SF BUILDING, EXISTING OR IN PERMITTING

**NOTES:**

- BUILDING HEIGHT REQUIREMENT:  
-60' WITHIN 200' AT MIDDLESEX TURNPIKE R.O.W.  
-80' BETWEEN 200' FROM MIDDLESEX TURNPIKE AND 300' FROM ROUTE 3 R.O.W.
- UNLESS A BUILDING'S OUTSIDE WALLS ARE OF FIREPROOF CONSTRUCTION AND ANY OPENINGS IN SUCH WALLS ARE PROTECTED BY A SUITABLE FIRE RESTRICTIVE DOOR OR SHUTTER OR WATER CURTAIN DEVICE, SUBJECT TO THE APPROVAL OF THE INSPECTOR OF BUILDINGS, IN WHICH EVENT THE SETBACK REQUIREMENTS SHALL BE ZERO.
- OF THE REQUIRED AMOUNT OF OPEN SPACE, NO MORE THAN ONE HALF OF THE REQUIRED 30% MAY BE PUBLIC SPACE (AS DEFINED IN THE NWP PDD) SUBJECT TO THE GROUNDWATER RECHARGE REQUIREMENTS PROVIDED THERE IN.
- OPEN/PUBLIC SPACE CALCULATED USING PROJECT AREA INCLUDING PORTION WITHIN ROADWAY EASEMENT. REFER TO ARTICLE 2 - DENSITY AND DIMENSIONAL REQUIREMENTS OF THE NORTHWEST PARKING PDD AND SECTION 6.6.2 OF THE TOWN OF BURLINGTON ZONING BYLAW IN EFFECT AS OF OCTOBER 31, 2006, THE APPLICABLE ZONING BYLAW GOVERNING THE PDD.

**NOTES:**

- ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO STANDARD SPECIFICATIONS & DETAILS OF THE TOWN OF BURLINGTON AND, "MASSACHUSETTS TRANSPORTATION DEPARTMENT STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES" 2020 OR LATEST EDITION, AND THE CONTRACT DOCUMENTS.
- ALL UNDERGROUND STRUCTURES AND UTILITIES ARE TO BE CAPABLE OF WITHSTANDING HS-20 WHEEL LOADS.
- ALL EXCAVATIONS SHALL BE THOROUGHLY SECURED ON A DAILY BASIS BY THE CONTRACTOR AT THE COMPLETION OF CONSTRUCTION OPERATIONS.
- CONTRACTOR TO ENSURE THAT ALL ADJACENT BUILDINGS HAVE MINIMAL IMPACTS DURING CONSTRUCTION. VEHICULAR WAYS TO REMAIN OPEN DURING NORMAL BUSINESS HOURS. ALL UTILITIES TO ADJACENT BUILDINGS ARE TO HAVE UNINTERRUPTED SERVICE. MAINTAIN EMERGENCY VEHICLE ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION.
- CONTRACTOR TO CONSTRUCT ALL PEDESTRIAN WAYS IN ACCORDANCE WITH ADA/AAB STANDARDS.
- THESE CIVIL LAYOUT & MATERIALS PLANS ARE TO LAYOUT BUILDINGS AND STRUCTURES, ROADWAYS, DRIVEWAYS, AND PARKING LOTS.
- CONTRACTOR SHALL COORDINATE WORK WITHIN THE PUBLIC RIGHT-OF-WAY WITH THE TOWN OF BURLINGTON ENGINEERING DEPARTMENT. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND PAY ALL CONNECTION AND STREET OPENING FEES.
- LANDSCAPE ELEMENTS ARE FOR REFERENCE ONLY. REFER TO LANDSCAPE PLANS.
- ALL MONITORING WELLS ON THE SITE AND WITHIN THE BUFFER OF THE SITE WILL BE THE RESPONSIBILITY OF THE DEVELOPER TO MAINTAIN THE EXISTING WELLS IN FUNCTIONING CONDITION AND PROVIDE CONTINUOUS ACCESS TO THE WELLS FOR TESTING PURPOSES.

**PARKING REQUIREMENTS**

	PARKING REQUIREMENTS (1)	UNITS OR S.F.	PARKING MAX. PER ZONING
PARKING MAX. (RESIDENTIAL)	2 SPACES PER UNIT	167	334
PARKING MAX. (RETAIL)	6 PER 1,000 SF	3,460 SF	21

**PARKING TOTALS**

	COUNT	DIMENSIONS	
		LENGTH	WIDTH
STANDARD	113	18	9
ACCESSIBLE*	8	18	8
STRUCTURED	164	18	8
PARALLEL	6	18	9
<b>TOTAL</b>	<b>291</b>		

**NOTE:**

- THE NWP PDD PROVIDES MAXIMUM PARKING REQUIREMENTS. THERE ARE NO MINIMUM PARKING REQUIREMENTS.

**CURB LEGEND**

VERTICAL GRANITE CURB  VGC

\*ALL ACCESSIBLE PARKING SPACES FOR RESIDENTIAL DEVELOPMENT ARE LOCATED WITHIN STRUCTURED PARKING BELOW BUILDING

**ISSUED FOR PERMITTING  
NOT FOR CONSTRUCTION**



PROFESSIONAL ENGINEER DATE

**FOURTH AVENUE  
RESIDENTIAL**

4TH AVE/MIDDLESEX TPKE  
IN  
BURLINGTON  
MASSACHUSETTS  
(MIDDLESEX COUNTY)

**LAYOUT AND  
MATERIALS PLAN**

NOVEMBER 24, 2020

REVISIONS:

NO.	DATE	DESC.
1	1/25/21	CONSERVATION COMMENTS

PREPARED FOR:  
NORDBLOM COMPANY  
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BURLINGTON, MA 01803

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SCALE: 1" = 40'  
0 20 40 80 FEET  
FILE: 2315847\CAD\2315847-LM  
DWG: 2315847-LM SHEET C-101  
JOB: NO: 2-3158.47