

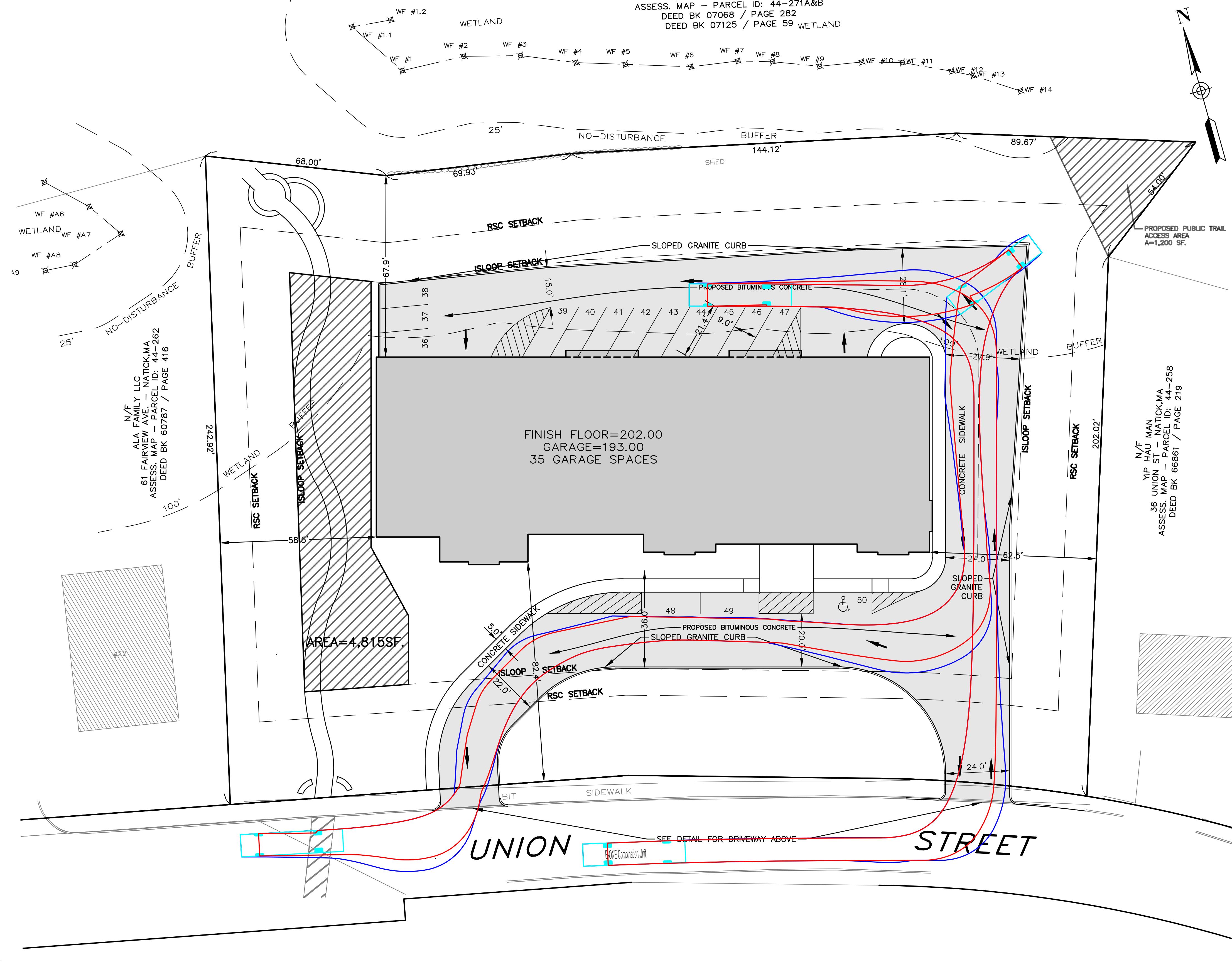
NATICK UNION STREET 320 -- 26-32 UNION STREET/OUTROAD FILES/UM/3203 SITE PLAN

N/F
NATICK INHAB OF THE TOWN
44 UNION ST - NATICK, MA
ASSESS. MAP - PARCEL ID: 44-271A&B
DEED BK 07068 / PAGE 282
DEED BK 07125 / PAGE 59 WETLAND

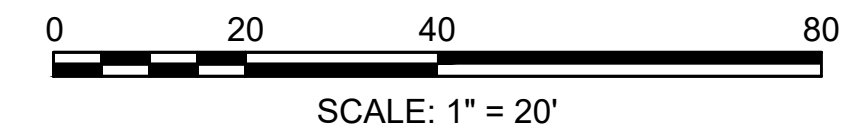
NOTE:
UNDERGROUND UTILITY LOCATIONS ARE NOT
GUARANTEED.

IT SHALL BE THE RESPONSIBILITY OF THE
CONTRACTOR TO VERIFY LOCATIONS AND
ELEVATIONS OF EXISTING UTILITIES PRIOR TO
COMMENCEMENT OF ANY CONSTRUCTION

DGS/SAFE IS TO BE NOTIFIED 72 BUSINESS
HOURS IN ADVANCE OF CONSTRUCTION. CALL
DGS/SAFE AT 811



ZONING DISTRICT - RSC		
MIN. LOT AREA:	REQUIRED 20,000 S.F.	
FRONTAGE:	120 FT.	
DEPTH:	125 FT.	
SETBACKS:		
FRONT:	30 FT.	
SIDE:	12 FT.	
REAR:	25 FT.	
BUILDING COVERAGE:	20%	
BUILDING HEIGHT:	2.5 ST. OR 35 FT.	
ZONING OVERLAY DISTRICT - ISLOOP		
MIN. LOT AREA:	REQUIRED 50,000 S.F.	PROPOSED 79,046±S.F.
FRONTAGE:	120 FT.	321.29 FT.
DEPTH:	220 FT.	230.5 FT.
SETBACKS:		
FRONT:	40 FT.	82.4 FT.
SIDE:	30 FT.	58.5 FT.LT.-62.5 FT.RT.
REAR:	40 FT.	67.9 FT.
BUILDING COVERAGE:	25%	18.5%
BUILDING HEIGHT:	2.5 ST. OR 35 FT.	35 FT.
MIN. OPEN SPACE:	35%	55.6%
MIN. PARKING:	1 SPACE PER UNIT	36 UNITS/50 SPACES
MAX. DENSITY:	NET USABLE AREA/2,100 PLUS BONUS AREA/800	(35 GARAGE UNDER & 2-HP)
DENSITY CALC. :	63,236/2100 4,815/800	(30.1 UNITS) + (6 BONUS) = 36 UNITS PROP.
AFFORDABLE UNITS:	10% (3.6)	4 UNITS
BLDG. SETBACK:	40% OF BLDG.=42 FT	100%>80 FT.
SKY EXPOSURE PLANE:	10 FT	
FROM FRONT LINE RISE:RUN=0.50:1.00		SEE ARCHITECTURAL PLANS
TOTAL PARKING SPACES PROVIDED:	50 WITH 2 DESIGNATED HANDICAP ACCESSIBLE	



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REVISED	DATE	DESCRIPTION
0	04/18/22	ISSUED FOR PERMITTING

DRAWN BY: WML
 CHECKED BY: PSB
 APPROVED BY: PSB



PREPARED BY:
Engineering Design Consultants, Inc.
32 Turnpike Road
Southborough, Massachusetts
ph:(508) 480-0225 fax:(600)832-5781

PROJECT:
32 UNION STREET
(MIDDLESEX COUNTY - SOUTH DISTRICT)
NATICK, MASSACHUSETTS
MAP:44 PARCELS:260 & 261

TITLE:
E-ONE COMBO & 100 AERIAL TURNING MOVEMENTS
UNION PLACE

OWNER/APPLICANT:
BEHREND CONSTRUCTION
869 WORCESTER STREET
WELLESLEY, MA 02481

FILE NO.: 3610
TURNING MOVEMENTS
DATE: APRIL 18, 2022
DEFINITIVE PLAN NO.:
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