



LAND USAGE TABLES

BRAINTREE ZONING BYLAW, ARTICLE VII - AREA REGULATIONS

GENERAL BUSINESS (GBD) & RESIDENCE B (RESB) ZONING DISTRICTS				
CRITERIA	REQUIRED (GBD)	REQUIRED (RESB)	PROPOSED (GBD)	PROPOSED (RESB)
MIN. LOT AREA	15,000 S.F.	15,000 S.F.	29,724 S.F.	20,000
MIN. LOT WIDTH	100 FT.	100 FT.	307 FT.	200 FT.
MIN. LOT FRONTAGE	50 FT.	50 FT.	297 FT.	200 FT.
MIN. LOT DEPTH	100 FT.	100 FT.	100 FT.	100 FT.
FRONT YARD SETBACK	10 FT.	20 FT.	17.1 FT.	21.0 FT.
SIDE YARD SETBACK	10 FT.	10 FT.	238.7 FT.	11.0 FT.
REAR YARD SETBACK	20 FT.	30 FT.	28.4 FT.	31.0 FT.
MAX. BUILDING HEIGHT	45/50* FT.	35 FT.	<45 FT.	<35 FT.
MAX. BUILDING COVERAGE	70%	35%	9.4%	6.1%
MAX. LOT COVERAGE	90%	70%	20.5%	8.2%
MIN. OPEN SPACE	10%	30%	79.5%	91.8%

* IN BUSINESS AND COMMERCIAL DISTRICTS THE HEIGHT LIMITATION IS 50 FT. FOR HABITABLE AND 45 FT. FOR NONHABITABLE BUILDINGS.

PARKING CALCULATIONS (OFFICE/RETAIL BUILDING)

ARTICLE VII OFF-STREET PARKING AND LOADING

COMPONENT	REQUIRED (BRAINTREE ZONING BYLAW)	REQUIRED	PROPOSED
OFFICE	1 PER 250 GSF (1,400 / 250 = 5.6)	5.6 + 7 = 12.6	13
RETAIL	1 PER 200 GSF (1,400 / 200 = 7)		

PARKING NOTES:
 1. 13 TOTAL SPACES INCLUDES 1 AAB ACCESSIBLE SPACE 8.5' X 18' WITH 8' X 18' ACCESS AREA (VAN ACCESSIBLE SPACE) (521 CMR: ARCHITECTURAL ACCESS BOARD) ACCESSIBLE SPACES REQUIRED = 1 (1-25 TOTAL SPACES)

LEGEND

- SURVEY SYMBOLS**
- REBAR
 - ANGLE IRON
 - CONCRETE BOUND WITH DRILL HOLE
 - STONE BOUND
 - STONE BOUND
- UTILITY SYMBOLS**
- CHIMNEY
 - ELECTRIC HAND HOLE
 - GUY POLE
 - GUY WIRE
 - HYVAC UNIT
 - BUILDING LIGHT W/MAST
 - BUILDING LIGHT TRANSFORMER
 - WATER GATE
 - EXHAUST VENT
 - AIR VENT
 - DRAINAGE SUMP
 - ELECTRIC MANHOLE
 - SEWER MANHOLE
 - DRAIN MANHOLE
 - TELEPHONE MANHOLE
 - DRAINAGE CATCH BASIN
 - DOOR WAY THRESHOLD
 - HYDRANT
 - POST INDICATOR VALVE
 - UTILITY POLE
 - YARD LIGHT
 - RIP RAP
 - BOLLARD
 - SIGN
 - FIRE ALARM
 - DECIDUOUS TREE
 - CONIFEROUS TREE
- LINE DESIGNATORS**
- WATER MAIN
 - OVERHEAD WIRES
 - GAS LINE
 - WATER SERVICE
 - UNDERGROUND ELECTRIC
 - STORM DRAIN LINE
 - SANITARY SEWER LINE
 - CHAIN LINK FENCE

ABBREVIATIONS

- FFE FIRST FLOOR ELEVATION
- BIT. CONC. BITUMINOUS CONCRETE PAVEMENT
- CAPE COD BERM
- CEM. CONC. CEMENT CONCRETE
- C.I. CAST IRON
- C.L. CEMENT LINED
- EP EDGE OF PAVEMENT
- BC BITUMINOUS CONCRETE CURB
- (AM) AS MEASURED
- RET. WALL RETAINING WALL
- CONC. CONCRETE
- RCP REINFORCED CONCRETE PIPE
- VGC VERTICAL GRANITE CURB
- ETW EDGE OF TRAVEL WAY
- MTL METAL BERM
- VCC VERTICAL CONCRETE CURB
- CMP CORRUGATED METAL PIPE
- LSA LANDSCAPED AREA
- TRANS. TRANSFORMER
- GEN. GENERATOR
- HDPE HIGH-DENSITY POLYETHYLENE
- RD ROOF DRAIN

MCKENZIE ENGINEERING GROUP
 Assinippi Office Park
 150 Longwater Drive, Suite 101
 Norwell, MA 02061
 P: 781.792.3900
 F: 781.792.0333
 www.mckeng.com

SITE DEVELOPMENT PLAN
 (PARCEL ID 1105 0 12)
 345 GROVE STREET
 BRAINTREE, MASSACHUSETTS

PROFESSIONAL ENGINEER:

APPLICANT:
LIDEN CORP
 45 MAGNOLIA WAY,
 CANTON, MA 02021

DRAWN BY: ESS
 DESIGNED BY: ESS
 CHECKED BY: BCM
 APPROVED BY: BCM
 DATE: AUGUST 3, 2021
 SCALE: 1" = 20'
 PROJECT NO.: 220-151
 DWG. TITLE:

SITE LAYOUT PLAN

DWG. NO.: **C-1**

