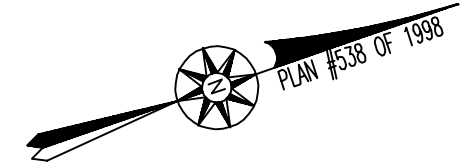


PARCEL ID: 60-D-009.262
N/F
GM HIGHLAND HOUSE, LLC

PARCEL ID: 56-B-025
N/F
WOODVIEW APARTMENTS, LLC



- ZONING DATA -			
DISTRICT: CSBD (CRAWFORD SQUARE BUSINESS DISTRICT)			
DESCRIPTION	REQUIRED	EXISTING	PROVIDED
LOT AREA	5,000 S.F.	5.67± AC	5.67± AC
LOT FRONTAGE	25 FT	455.17 FT	455.17 FT
FRONT SETBACK	15 FT	N/A FT	25.6± FT
SIDE SETBACK	0 FT	N/A FT	139.4± FT
REAR SETBACK	15 FT	N/A FT	61.3± FT
BUILDING HEIGHT (MAXIMUM)	50 FT	N/A FT	49 FT
BUILDING COVERAGE (MAXIMUM)	60 %	N/A %	12.4± %
GREEN SPACE (MINIMUM)	10 %	90± %	48.9± %
LOT COVERAGE (MAXIMUM)	90 %	<10 %	51.1± %

- PARKING REQUIREMENT -		
USE: MULTI-UNIT RESIDENTIAL		
REQUIREMENT	REQUIRED	PROVIDED
TWO (2) SPACES FOR EACH DWELLING UNIT	214 SPACES	208 SPACES

USE: RETAIL BUSINESS		
REQUIREMENT	REQUIRED	PROVIDED
ONE (1) SPACE FOR EACH TWO HUNDRED (200) SQUARE FEET OF GROSS FLOOR AREA ON THE FIRST FLOOR OF A BUILDING	27 SPACES	27 SPACES

USE: OFFICE		
REQUIREMENT	REQUIRED	PROVIDED
ONE (1) SPACE FOR EACH TWO HUNDRED (200) SQUARE FEET OF GROSS FLOOR AREA ON THE FIRST FLOOR OF A BUILDING	4 SPACES	4 SPACES

PARCEL ID: 56-C-004.2
N/F
GM HIGHLAND HOUSE, LLC

PARCEL ID: 56-C-003.3
N/F
GM HIGHLAND HOUSE, LLC

PARCEL ID: 56-C-002.4
N/F
41 HIGHLAND AVENUE, LLC

PARCEL ID: 56-B-032
N/F
ERIC O'CONNOR

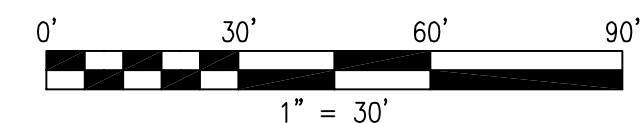
PARCEL ID: 56-B-033.5
N/F
NAYARA A. SILVA

ASSESSORS
PARCEL ID: 56-C-001
(AREA=5.67± ACRES)

STREET

HIGHLAND AVENUE

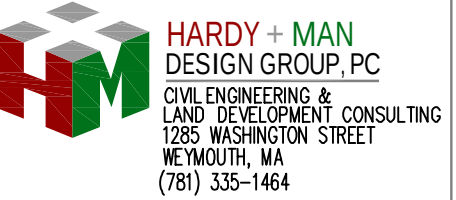
WARREN



11/10/2022



REVISIONS			
2	4/13/20	PER PLANNING STAFF REPORT	
3	5/4/20	PER PLANNING BOARD	
4	6/1/20	PER PLANNING BOARD	
5	7/1/20	ADDITIONAL RETAIL SPACE	
6	10/6/22	PER TOWN COMMENTS	
7	11/10/22	PER TOWN COMMENTS	



www.FarlandCorp.com

401 COUNTY STREET
NEW BEDFORD, MA 02740
P.508.717.3479

OFFICES IN:
•TAUNTON
•MARLBOROUGH
•WARWICK, RI

DRAWN BY: JKM
DESIGNED BY: CAF/JKM
CHECKED BY: CAF

SITE PLAN
19 HIGHLAND AVENUE
ASSESSORS PARCEL ID: 56-C-001
RANDOLPH, MASSACHUSETTS
PREPARED MAZZEO REALTY TRUST
FOR: 780 WILLARD STREET, C10
QUINCY, MA 02169

NOVEMBER 7, 2019
SCALE: 1"=30'
JOB NO. 18-1004
LATEST REVISION:
JULY 1, 2020
LAYOUT
SHEET 3 OF 11