

ZONING MATRIX 34 SCANLON DRIVE, 451 HIGH STREET
AND ACCOMPANYING PARCELS

The zoning matrix below is for a parcel assemblage as set forth on an Approval Not Required Subdivision Plan prepared by CHA Companies for Core Investments Development LLC entitled "Project Location 451 High Street & 34 Scanlon Drive Randolph, MA 02368". The parcels included are:

- 34 Scanlon Drive (Assessor's Parcel 5-A-45.422)
- Scanlon Drive Parcel 6 (Assessor's Parcel 5-A-6.A)
- Scanlon Drive Parcel 6.2 (Assessor's Parcel 5-A-6.02)
- Scanlon Drive Parcel 6.4 (Assessor's Parcel 5-A-6.04)
- 451 High Street (Assessor's Parcel 5-A-7.404)
- High Street Parcel 7.1 (Assessor's Parcel 5-A-7.01)
- High Street Parcel 1 (Assessor's Parcel 5-A-1.2)
- High Street parcel 2 (Assessor's Parcel 5-A-2.389)

Standard (Blue Hill River Highway District)	Minimum/Maximum	Actual/Proposed
Minimum Lot Area	20,000 sq. ft.	245,308 sq. ft.
Maximum Building Lot Coverage (A)	60%	10.78%
Maximum Impervious Lot Coverage (B)	30%	57.70%
Minimum Green Area Open Space	10%	31.52%
Maximum Lot Coverage (A+B)	90%	60.48%
Maximum Floor Area Ratio	n/a	n/a
Maximum Building Height	4 stories/50 feet	45 feet
Minimum Frontage	130 feet	415.55 feet
Minimum Depth	100 feet	478.50 feet

Minimum Width	100 feet	428 feet
Setback from Street	15 feet	31 feet
Setback from Front Yard	15 feet	31 feet
Setback from Side Yard	10 feet	64 and 217 feet
Setback from Rear Yard	15 feet	108 feet
Buffer Strip to Street	5 feet	15 feet
Buffer Strip to Residential District/Use	10 feet	15 feet
Buffer Strip to Commercial District/Use	2.5 feet	15 feet

TGAS

THE GALANTE
ARCHITECTURE
STUDIO INC

146 MT AUBURN ST CAMBRIDGE, MA 02138

6 1 7 5 7 6 2 5 0 0

WWW.GALANTEARCHITECTURE.COM



Project Number
2221

Project Title
Yankee Bus Line HQ

34 Scanlon Drive
Randolph, MA 02368



Samiotes Consultants Inc.
Civil Engineers • Land Surveyors
20 A Street
Frammingham, MA 01701
T 508.877.6688
F 508.877.8349
www.samiotes.com

Drawing Title

Date/Issued For
04.xx.23
Planning Board
Submission

NOT FOR
CONSTRUCTION

Scale
As Noted

Drawn By
MEK

Drawing Number

