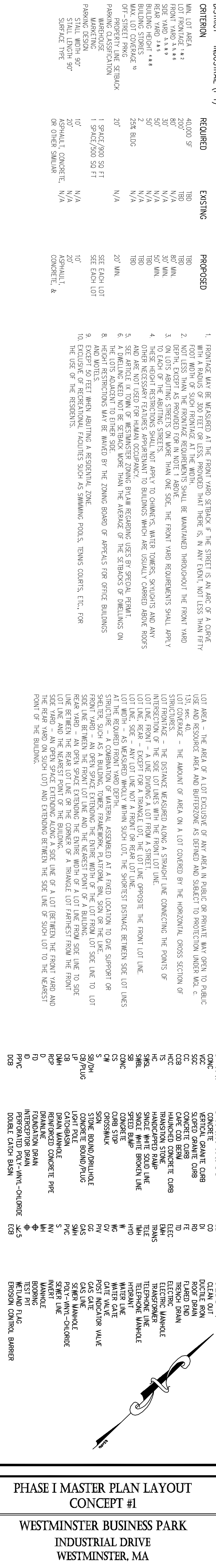


ZONING LEGEND:
DISTRICT - INDUSTRIAL (I-1)
REQUIRED EXISTING PROPOSED
40,000 SQ FT TBO TBO
200' TBO TBO
200' TBO TBO
LOT FRONTAGE 144' N/A N/A
LOT FRONTAGE 144' N/A N/A
FRONT YARD 3.5:1 N/A N/A
SIDE YARD 3.5:1 N/A N/A
REAR YARD 3.5:1 N/A N/A
BUILDING HEIGHT 44' N/A N/A
BUILDING STORIES 2 N/A N/A
MAX. LOT COVERAGE 25% BLDG N/A
OFF-STREET PARKING SEE EACH LOT
PROPERTY TYPE SEE EACH LOT
PARKING CLASSIFICATION 20' MN. N/A
WAREHOUSE MARKETING SEE EACH LOT
PARKING DESIGN 1 SPACE/900 SQ FT
STALL WIDTH 90' 1 SPACE/500 SQ FT
STALL LENGTH 90' N/A N/A
SURFACE TYPE ASPHALT, CONCRETE, OR OTHER SIMILAR

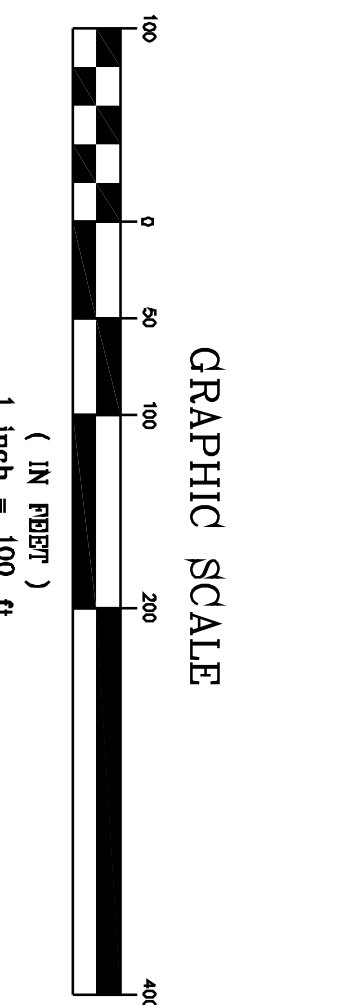
ZONING FOOTNOTES:
1. FRONTAGE MAY BE MEASURED AT THE FRONT YARD SETBACK IF THE STREET IS AN ARC OF A CURVE WITH A RADIUS OF 300 FEET OR LESS. PROVIDED THAT THERE IS, IN ANY EVENT, NOT LESS THAN FIFTY FEET WIDTH OF SUCH FRONTAGE AT THE WIDTH.
2. NOT LESS THAN THE FRONTAGE REQUIREMENTS SHALL BE MAINTAINED THROUGHOUT THE FRONT YARD OF THE LOT EXCEPT AS PROVIDED FOR IN NOTE 1 ABOVE.
3. THE HEIGHT RESTRICTIONS SHALL BE THE SAME ONE SIDE. THE FRONT YARD REQUIREMENTS SHALL APPLY TO EACH OF THE ADJOINING STREETS.
4. THESE HEIGHT RESTRICTIONS SHALL NOT APPLY TO CHIMNEYS, WATER TOWERS, SKYLIGHTS AND ANY OTHER NECESSARY FEATURES APPROPRIATE TO BUILDINGS WHICH ARE USUALLY CARRIED ABOVE ROOFS AND ARE NOT USED FOR HUMAN OCCUPANCY.
5. SEE ARTICLE IX TOWN OF WESTMINSTER ZONING BY-LAW REGARDING USES BY SPECIAL PERMIT.
6. A DWELLING NEED NOT BE SETBACK MORE THAN THE AVERAGE OF THE SETBACKS OF DWELLINGS ON THE LOTS ADJACENT TO EITHER SIDE.
7. HEIGHT RESTRICTIONS MAY BE WAIVED BY THE ZONING BOARD OF APPEALS FOR OFFICE BUILDINGS AND HOTELS.
8. EXCEPT 50 FEET WHEN ADJUTING A RESIDENTIAL ZONE.
9. EXCLUDES RECREATIONAL FACILITIES SUCH AS SWIMMING POOLS, TENNIS COURTS, ETC., FOR THE USE OF THE RESIDENTS.

DEFINITIONS:
LOT AREA - THE AREA OF A LOT EXCLUSIVE OF ANY AREA IN PUBLIC OR PRIVATE WAY OPEN TO PUBLIC USE AND RESOURCE AREA AND BUFFERZONE AS DENIED AND SUBJECT TO PROTECTION UNDER M.G. c. 131, sec. 40.
LOT COVERAGE - THE AMOUNT OF AREA ON A LOT COVERED BY THE HORIZONTAL CROSS SECTION OF STRUCTURES.
LOT FRONTAGE - THE DISTANCE MEASURED ALONG A STRAIGHT LINE CONNECTING THE POINTS OF INTERSECTION OF THE SIDE LOT LINES WITH THE FRONT LOT LINE.
LOT LINE, FRONT - A LINE DIVIDING A LOT FROM A STREET.
LOT LINE, REAR - EXCEPT FOR A TRIANGLE LOT, THE LOT LINE OPPOSITE THE FRONT LOT LINE.
LOT LINE, SIDE - ANY LOT LINE NOT A FRONT OR REAR LOT LINE.
LOT WIDTH - AS MEASURED AHEAD WITHIN SUCH LOT, THE SHORTEST DISTANCE BETWEEN SIDE LOT LINES.
SIDE YARD - THE COMBINED COMBINATION OF MATERIAL, ASSEMBLED AT A FIXED LOCATION TO GIVE SUPPORT OR SHELTER SUCH AS A BUILDING, TOWER, FRAMEWORK, PLATFORM, BM, SIGN OR THE LIKE.
FRONT YARD - AN OPEN SPACE EXTENDING THE ENTIRE WIDTH OF THE LOT FROM THE SIDE LINE TO LOT LINE BETWEEN THE FRONT LOT LINE AND THE NEAREST POINT OF A BUILDING.
REAR YARD - AN OPEN SPACE EXTENDING THE ENTIRE WIDTH OF A LOT FROM SIDE LINE TO SIDE LINE BETWEEN THE REAR LOT LINE OF THE CORNER OF A TRIANGLE LOT FARTHEST FROM THE FRONT LOT LINE AND THE NEAREST POINT OF THE BUILDING.
SIDE YARD - AN OPEN SPACE EXTENDING ALONG A SIDE LINE OF A LOT BETWEEN THE FRONT YARD AND THE REAR YARD ON SUCH LOT AND EXTENDING BETWEEN THE SIDE LINE OF SUCH LOT TO THE NEAREST POINT OF THE BUILDING.



POTENTIAL PHASE I BUILDOUT

LOT #	BUILDING AREA	# OF PARKING SPACES
LOT-12	32,000 Sq. Ft.	37 SPACES
LOT-13	18,000 Sq. Ft.	33 SPACES
LOT-14	36,000 Sq. Ft.	40 SPACES
LOT-15	28,800 Sq. Ft.	35 SPACES
TOTAL	114,800 Sq. Ft.	145 SPACES



DRAWING TITLE: PHASE I MASTER PLAN LAYOUT CONCEPT #1
PROJECT TITLE: WESTMINSTER BUSINESS PARK INDUSTRIAL DRIVE WESTMINSTER, MA

CFS ENGINEERING, INC.
4 DUNCANNON AVENUE UNIT-11 WORCESTER, MA. 01604
OFFICE: 508-799-0105 FAX: 508-770-1715 EMAIL: cfsengine@aol.com

CLIENT: WESTMINSTER BUSINESS PARK, LLC
300 SOUTH STREET BOSTON, MA

DATE: 5/5/04
DESIGNED BY: [NAME]
DRAWN BY: [NAME]
CHECKED BY: [NAME]
APPROVED BY: [NAME]