

LOT 1A
3.0 AC

CONCEPTUAL DEVELOPMENT PLAN B

WAREHOUSE USE 0 REAR PENNSYLVANIA AVE
SAUGUS, MA

TOTAL LOT AREA: 9.98 AC

UPLAND AREA: 8.98 AC

TOTAL BUILDING AREA: 103,200 SF

100,000 WAREHOUSE
3,200 OFFICE

PARKING REQUIRED: 1 SP./1000 S.F. WAREHOUSE : 100

1 SP./300 S.F. OFFICE : 11

TOTAL PER. : 111

TOTAL PROVIDED: 112

PROPOSED ACCESS DRIVE

35 LOADING BAYS (15' x 60')

PROPOSED WAREHOUSE
100,000 SF.
ONE STORY

40'
OFFICE
3200 SF.

LOT 1B
6.80 AC

LOT 1
9.98 AC

ACCESS
EASEMENT

56 SPACES

56 SPACES

DETENTION
BASIN

± 30' WETLAND BUFFER

(BDW)

± 30' WETLAND BUFFER
BOUNDARY OF BORDERING VEGETATED WETLANDS

SCALE: 1" = 40'

PREPARED FOR: LEGGAT MCCALL PROPERTIES

PREPARED BY: BEALS ASSOCIATES, INC. 2/21/08 C-242