

ZONING TABLE		
DIMENSIONAL CONTROL	INDUSTRIAL (I-L)	PROPOSED/PROVIDED
MINIMUM LOT AREA	NONE	
MAXIMUM DENSITY	--	--
FRONTAGE & WIDTH	NONE	ft.
FLOOR AREA RATIO	NONE	
MINIMUM FRONT SETBACK	50 ft.	-- ft.
MINIMUM SIDE SETBACK	40 ft.	-- ft.
MINIMUM REAR SETBACK	30 ft.	-- ft.
MAXIMUM NUMBER OF STORIES	-	--
MAXIMUM HEIGHT	40 ft.	-- ft.
MAXIMUM LOT COVERAGE	35%	-- %
MINIMUM OPEN AREA	20%	-- %
DISTANCE BETWEEN BUILDINGS		

ZONING TABLE NOTES:
1.

UNIT SUMMARY

HISTORICAL DISTURBANCE IN 200' RIVERFRONT AREA
TOTAL AREA = 49285 S.F.±
(BUILDING= 23,045 S.F.± PAVEMENT/GRAVEL PARKING = 26,240 S.F.±)

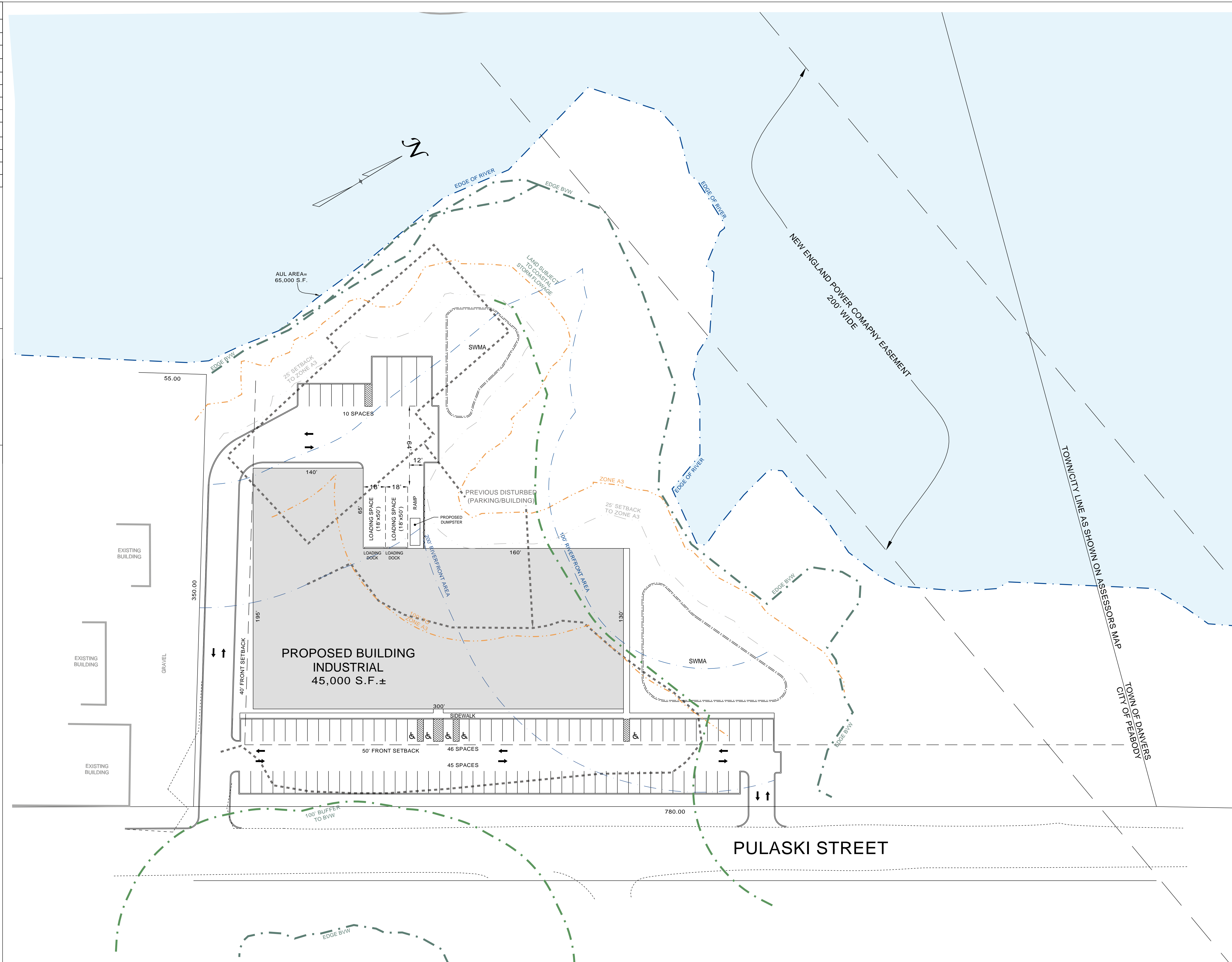
PROPOSED DISTURBANCE IN 200' RIVERFRONT AREA
BUILDING/PARKING/SWMA= 61,500 S.F.±

NOTE: PLAN INFORMATION FROM CITY OF PEABODY GIS AND OTHERS.

CITY OF PEABODY WETLANDS & RIVERS PROTECTION ORDINANCE

Sec. 32-33. No Disturb Zone Presumption
Lands within two hundred (200) feet of rivers, streams, creeks, and brooks, and lands within one hundred (100) feet of all other resource areas, are presumed important to the protection of these resources because activities undertaken in close proximity to resource areas are presumed to result in alteration of the resource area and to have adverse impact upon the wetland values protected by this ordinance, either immediately, as a consequence of construction, or over time, as a consequence of daily operation or existence of the activities. These adverse impacts from construction and use can include, without limitation, erosion, siltation, loss or impairment of groundwater recharge or flood control, poor water quality, and loss of wildlife habitat. The Commission, therefore, may require that the applicant maintain a strip or buffer of continuous, undisturbed vegetative cover within 200 feet of resource areas defined in Sec. 32-2 Definitions Resource Area (I), and within 100 feet of resource areas 13 defined in Sec. 32-2 Definitions Resource Area (A-H), respectively, unless the applicant convinces the Commission by a preponderance of the credible evidence that the area or part of it may be disturbed without harm to the wetland values protected by this ordinance. Said buffer shall be known as the "No Disturb Zone." Within the No Disturb Zone established by the Commission, no grading, planting, site work, construction, or storage of materials is allowed. Vegetation in the No Disturb Zone shall not be cut or trimmed in any manner. In the review of proposed work within 200 feet of resource areas defined in Sec. 32-2 Definitions Resource Area (I), and within 100 feet of resource areas defined in Sec. 32-2 Definitions Resource Area (A-H), no permit issued hereunder shall permit any activities unless the applicant, in addition to meeting the otherwise applicable requirements of this ordinance, has proved by a preponderance of the evidence that 1) there is no technically demonstrated feasible alternative to the project with less adverse effects and that 2) such activities, including proposed mitigation measures, will have no significant adverse impact on the wetland values protected by this ordinance. The closer an activity is proposed to a resource area, the more scrutiny will be given to the potential impacts of a proposed project.

PARKING CALCULATIONS				
INDUSTRIAL	MINIMUM SPACES	COMMENTS	REQUIRED	PROVIDED
RESEARCH AND DEVELOPMENT	ONE PARKING SPACE FOR EACH 500 S.F. OF GROSS FLOOR AREA, EXCLUDING BASEMENT STORAGE AREA.		90	101
ALL INDUSTRIAL, MANUFACTURING AND OTHER USES	ONE PARKING SPACE FOR EACH THREE EMPLOYEES EMPLOYED, PLUS ONE PARKING SPACE FOR EVERY COMPANY OWNED AND OPERATED VEHICLE, PLUS PARKING SPACES FOR CUSTOMER VEHICLES AS DETERMINED ADEQUATE BY THE BUILDING INSPECTOR.	BASED UPON THE LARGEST WORKING SHIFT IN ANY 24 HOUR PERIOD.	TBD	101



Owner:
Applicant:

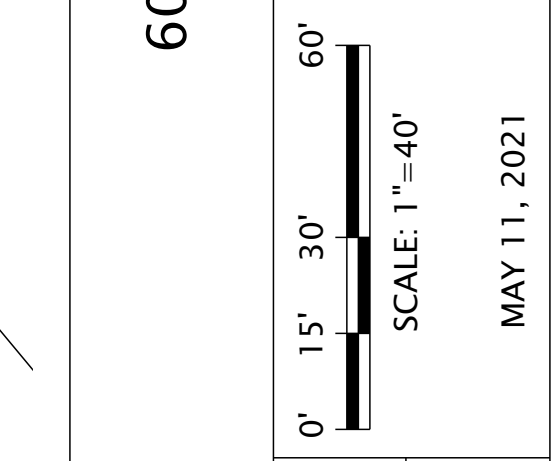
Designed By: JST
Drawn By: JST
Reviewed By: CPS
Project Manager: JST
Job File Number: PEAB0099
Drawing File Folder: PEAB99

Drawing Issued for Review
 Drawing Issued for Permit
 Drawing Issued for Construction

SEAL

12	11	10	9	8	7
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CONCEPT PLAN
60 PULASKI STREET
PEABODY, MA



DRAWING: C1.0
SHEET 1 OF 1