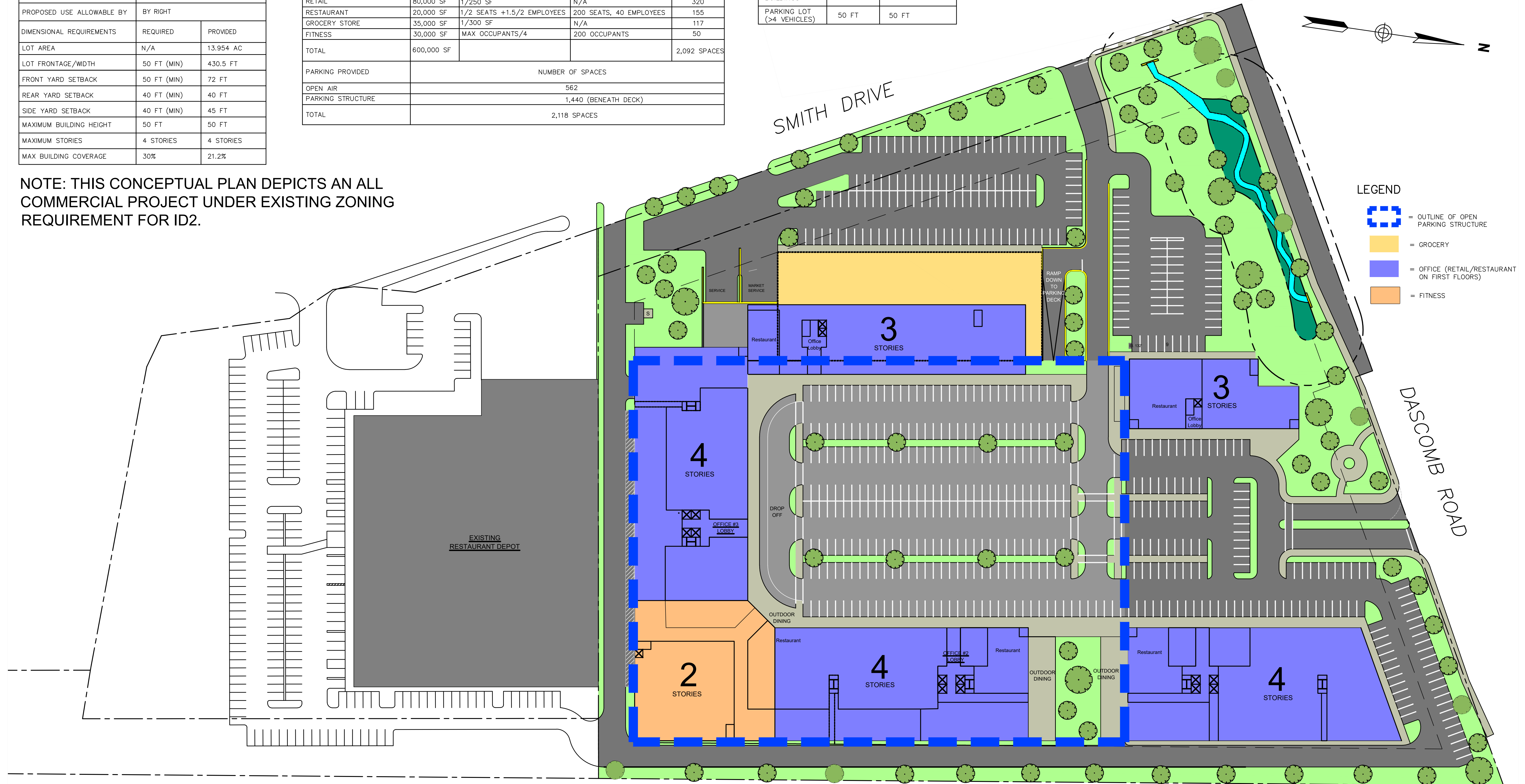


ZONING TABLE		
ZONING DISTRICT	INDUSTRIAL D2 (ID2)	
PROPOSED USE	SEE PROGRAM SUMMARY	
PROPOSED USE ALLOWABLE BY	BY RIGHT	
DIMENSIONAL REQUIREMENTS	REQUIRED	PROVIDED
LOT AREA	N/A	13.954 AC
LOT FRONTAGE/WIDTH	50 FT (MIN)	430.5 FT
FRONT YARD SETBACK	50 FT (MIN)	72 FT
REAR YARD SETBACK	40 FT (MIN)	40 FT
SIDE YARD SETBACK	40 FT (MIN)	45 FT
MAXIMUM BUILDING HEIGHT	50 FT	50 FT
MAXIMUM STORIES	4 STORIES	4 STORIES
MAX BUILDING COVERAGE	30%	21.2%

PROGRAM SUMMARY				
PROPOSED DEVELOPMENT USE	AREA	PARKING REQUIRED	OCCUPANTS/SEATS	SPACES
OFFICE	435,000 SF	1/300 SF	N/A	1,450
RETAIL	80,000 SF	1/250 SF	N/A	320
RESTAURANT	20,000 SF	1/2 SEATS +1.5/2 EMPLOYEES	200 SEATS, 40 EMPLOYEES	155
GROCERY STORE	35,000 SF	1/300 SF	N/A	117
FITNESS	30,000 SF	MAX OCCUPANTS/4	200 OCCUPANTS	50
TOTAL	600,000 SF			2,092 SPACES
PARKING PROVIDED				
	NUMBER OF SPACES			
OPEN AIR	562			
PARKING STRUCTURE	1,440 (BENEATH DECK)			
TOTAL	2,118 SPACES			

WETLAND SETBACKS TABLE		
	REQUIRED	PROVIDED
BUILDINGS	50 FT	50 FT
PARKING LOT (>4 VEHICLES)	50 FT	50 FT

NOTE: THIS CONCEPTUAL PLAN DEPICTS AN ALL COMMERCIAL PROJECT UNDER EXISTING ZONING REQUIREMENT FOR ID2.



Dascomb Road Project

146 Dascomb Road
Andover, MA

Scale: 1" = 50'
October 31, 2017