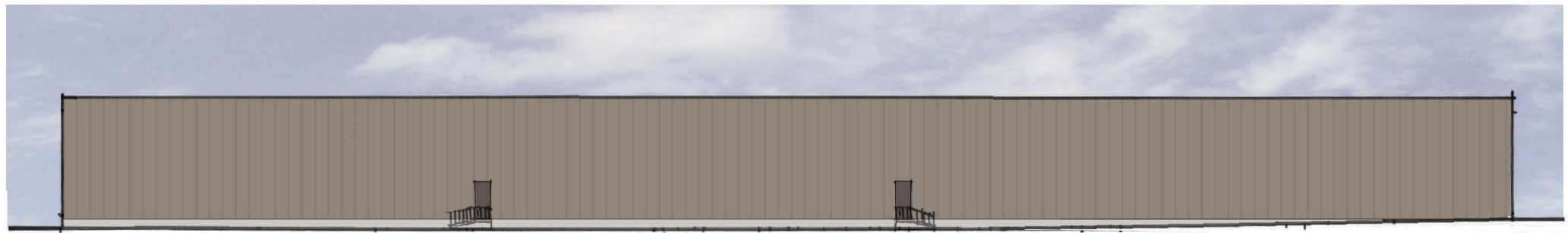
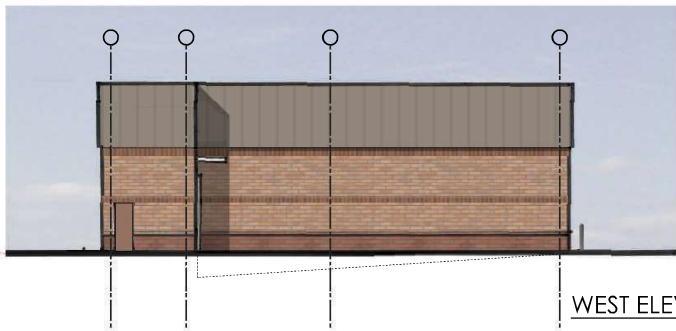




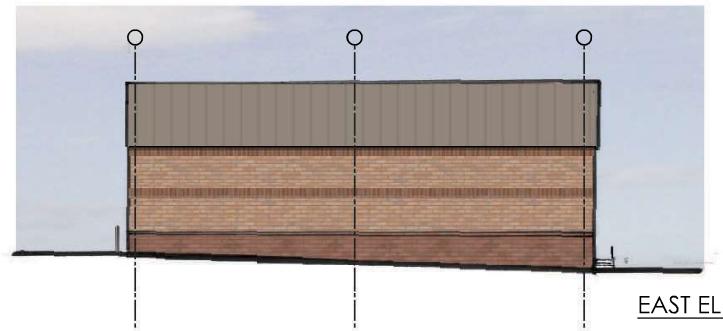
SOUTH ELEVATION



NORTH ELEVATION



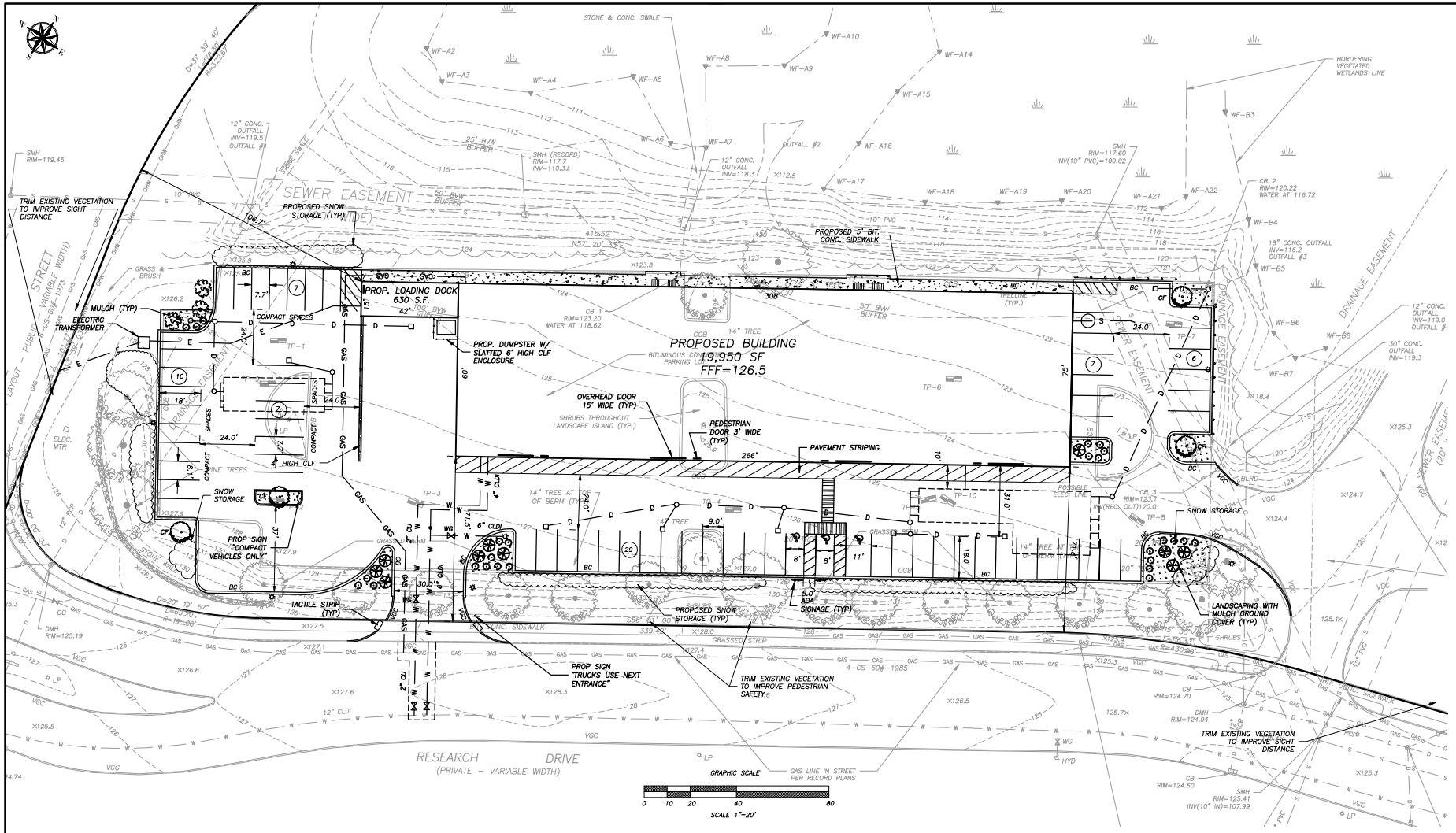
WEST ELEVATION



EAST ELEVATION

CONCEPT ELEVATIONS - OPTION 1

APRIL 12, 2019



**EXISTING PARKING ANALYSIS:**

EXISTING BUILDING	103,370 SF ±
INDUSTRIAL USE**	58% = 59,996 SF ±
ZONING REQUIREMENT:	1 SPACE PER 800 GSF
PARKING SPACES REQUIRED:	75 SPACES
BUSINESS USE**	42% = 43,374 SF ±
ZONING REQUIREMENT:	1 SPACE PER 300 GSF
PARKING SPACES REQUIRED:	145 SPACES
TOTAL SPACES REQUIRED:	220 SPACES
EXISTING NO. SPACES SURROUNDING THE OCCUPIED BUILDING (DOES NOT INCLUDE THE SOUTHERLY PARKING LOT):	245 TOTAL SPACES

**PROPOSED PARKING REQUIREMENTS:**

PROPOSED BUILDING (19,950 SF)	19,950 SF
BUSINESS USE (100% OF BLDG):	1 SPACE PER 300 SF
PARKING SPACES REQUIRED:	66 TOTAL SPACES
PARKING SPACES PROPOSED:	66 TOTAL SPACES (THIS LOT ONLY)
A.D.A. SPACES REQUIRED:	TOTAL: 3 SPACES + LOADING WITH 1 VAN SPACE
COMPACT SPACES (40%):	24 SPACES (36%)

**PARKING LANDSCAPING:**

PROPOSED PARKING LOT AREA = 36,850 SQUARE FEET(SF)
REQUIRED PARKING AREA LANDSCAPING (5%) = 1,843 SF
PROPOSED LANDSCAPE AREA = 1,888 SF
PROPOSED PARKING LANDSCAPING = $\frac{1,888}{36,850} = 5.1\%$

**LEGEND:**

BB	BITUMINOUS CURB
VGC	VERTICAL GRANITE CURB
PCB	PROPOSED CATCH BASIN
PMH	PROPOSED DRAIN MANHOLE
INW	INVERT
BT CONC	BITUMINOUS CONCRETE
CF	CORNUS FLORIDA (FLOWERING DOGWOOD)
OG	ORNAMENTAL GRASS
RHM	RHOODODENDRON P.M
ML	MOUNTAIN LAUREL

**NOTES:**

1. THESE PLANS HAVE BEEN PREPARED FOR PERMITTING WITH THE TOWN OF WILMINGTON PLANNING BOARD AND CONSERVATION COMMISSION. THESE PLANS HAVE NOT BEEN PREPARED FOR CONSTRUCTION PURPOSES.
2. ALL TREES, SHRUBS, AND GRASSES SHALL BE NATIVE TO THE NEW ENGLAND AREA.
3. THE SITE SHALL COMPLY WITH THE MADEP SNOW DISPOSAL POLICY AND THE PLANT NUTRIENT REGULATIONS.

WILMINGTON PLANNING BOARD  
APPROVAL FOR SITE PLAN REVIEW &  
STORMWATER MANAGEMENT PERMIT

PERMIT SITE LAYOUT PLAN

NOT FOR CONSTRUCTION



**EAGLEBROOK**

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100 RESEARCH DRIVE  
WILMINGTON, MASSACHUSETTS  
PREPARED FOR  
MBRT 100 RESEARCH LLC  
304 CAMBRIDGE ROAD, SUITE 520  
WOBURN, MASSACHUSETTS

STAMP



DATE:  
APRIL 26, 2019

REVISIONS:

NO.	DESCRIPTION	DATE
1	Planning & Engineering Comments	7/22/19
2	Planning & Engineering Comments	6/24/19

DRAWN BY: BSM  
CHECKED BY: MJJ  
SCALE: AS NOTED

PROJECT NO. 18-032

TITLE:  
**SITE PLAN**  
C-4

SHEET No. 4 OF 8