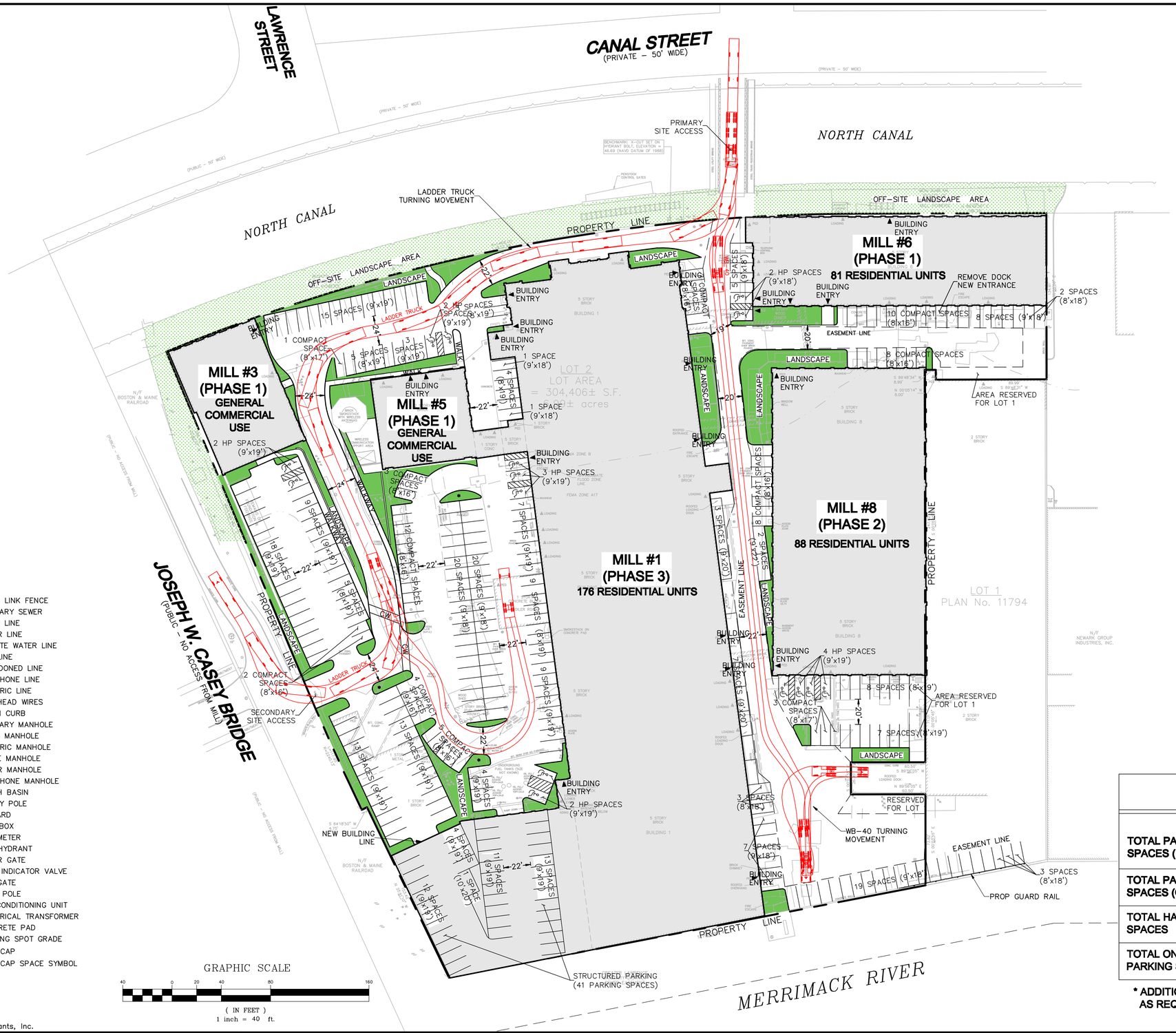

LEGEND

- CHAIN LINK FENCE
- SANITARY SEWER
- DRAIN LINE
- WATER LINE
- PRIVATE WATER LINE
- GAS LINE
- ABANDONED LINE
- TELEPHONE LINE
- ELECTRIC LINE
- OVERHEAD WIRES
- FLUSH CURB
- SANITARY MANHOLE
- DRAIN MANHOLE
- ELECTRIC MANHOLE
- CABLE MANHOLE
- WATER MANHOLE
- TELEPHONE MANHOLE
- CATCH BASIN
- UTILITY POLE
- BOLLARD
- MAIL BOX
- GAS METER
- FIRE HYDRANT
- WATER GATE
- POST INDICATOR VALVE
- GAS GATE
- LIGHT POLE
- AIR-CONDITIONING UNIT
- ELECTRICAL TRANSFORMER
- CONCRETE PAD
- EXISTING SPOT GRADE
- HANDICAP
- HANDICAP SPACE SYMBOL

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

PARKING REQUIREMENTS PER ZONING

PHASE I
MILL #6 - RESIDENTIAL USE
(73) 2-BEDROOM UNITS x 2 P.S. PER UNIT = 146 SPACES
(8) 1-BEDROOM UNITS x 1 P.S. PER UNIT = 8 SPACES

MILL #3 - INDUSTRIAL USE
7,933 SF/STORY x 2 STORIES x 1 PS/550SF = 29 SPACES

MILL #5 - INDUSTRIAL USE
5,662 SF/STORY x 2 STORIES x 1 PS/550SF = 21 SPACES

TOTAL REQUIRED PARKING SPACES PHASE I = 202 SPACES

PHASE II
MILL #8 - RESIDENTIAL USE
(79) 2-BEDROOM UNITS X 2 P.S. PER UNIT = 158 SPACES
(9) 1-BEDROOM UNITS X 1 P.S. PER UNIT = 9 SPACES

TOTAL REQUIRED PARKING PHASE II = 167 SPACES

PHASE III
MILL #1 - MAINTAIN INDUSTRIAL USE
(176) 2-BEDROOM UNITS X 2 P.S. PER UNIT = 362 SPACES

TOTAL REQUIRED PARKING PHASE III = 362 SPACES

TOTAL REQUIRED PARKING SPACES FULL BUILDOUT = 731 SPACES

PROJECTED PARKING DEMAND

PHASE I
MILL #6 - RESIDENTIAL USE
(73) 2-BEDROOM UNITS X 1.5 P.S. PER UNIT = 110 SPACES
(8) 1-BEDROOM UNITS X 1 P.S. PER UNIT = 8 SPACES

MILL #3 - INDUSTRIAL USE
7,933 SF/STORY x 2 STORIES x 1 PS/550SF = 29 SPACES

MILL #5 - INDUSTRIAL USE
5,662 SF/STORY x 2 STORIES x 1 PS/550SF = 21 SPACES

TOTAL REQUIRED PARKING SPACES PHASE I = 168 SPACES

PHASE II
MILL #8 - RESIDENTIAL USE
(79) 2-BEDROOM UNITS X 1.5 P.S. PER UNIT = 119 SPACES
(9) 1-BEDROOM UNITS X 1 P.S. PER UNIT = 9 SPACES

TOTAL REQUIRED PARKING PHASE II = 128 SPACES

PHASE III
MILL #1 - MAINTAIN INDUSTRIAL USE
(176) 2-BEDROOM UNITS X 1.5 P.S. PER UNIT = 264 SPACES

TOTAL REQUIRED PARKING PHASE III = 264 SPACES

TOTAL PARKING SPACES FULL BUILDOUT = 560 SPACES

PROPOSED PARKING TABLE

	REQUIRED PER ZONING	PROJECTED PARKING DEMAND	PROVIDED ON-SITE
TOTAL PARKING SPACES (REGULAR)	475	365	277
TOTAL PARKING SPACES (COMPACT)	241	180	63
TOTAL HANDICAP SPACES	156	15	15
TOTAL ON-SITE PARKING SPACES	731	*560	355

* ADDITIONAL PARKING REQUIRED TO BE ACCOMMODATED OFF-SITE AS REQUIRED TO A MAXIMUM NEED OF 205 PARKING SPACES

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SCALE:
HORIZ: 1"= 40'
VERT:

NO.	DATE	BY	REVISIONS

DESIGN: DG
DRAFTING: SSW
CHECKED: SS
APPROVED: DG

FULL BUILDOUT SITE PLAN

300 CANAL STREET
LAWRENCE, MA

PLAN OF LAND IN
LAWRENCE, MASSACHUSETTS
PREPARED FOR
BRADY SULLIVAN PROPERTIES

PROJECT NO. 2011-109
DATE: JAN. 11, 2012
SHEET NO. C-2