

ZONING CHART - MALDEN
 REFERENCE: ZONING ORDINANCE, CHAPTER 12M REVISED 06/30/2018

DISTRICT: HIGHWAY BUSINESS (BH) DISTRICT SECTION 400.4
 USE: WHOLESALE & DISTRIBUTION (SPECIAL PERMIT REQUIRED FROM PLANNING BOARD)

| ITEM | REQUIRED | PROPOSED |
|--------------------------|---------------------|-----------------------|
| LOT SIZE | 20,000 SF (±0.5 AC) | ±118,073 SF (±2.7 AC) |
| LOT FRONTAGE | 100 FT | ±205 FT |
| MAXIMUM BUILDING HEIGHT | 50 FT | ±42.0 FT |
| MAX. BUILDING COVERAGE | 50% | ±26% (30,601 SF) |
| MAXIMUM BUILDING STORIES | 4 | 1 |
| SIDE YARD SETBACK | 15 FT | ±52.4 FT |
| FRONT YARD SETBACK | 20 FT | ±122.6 FT |
| REAR YARD SETBACK | 20 FT | N/A |

ZONING CHART - MELROSE
 REFERENCE: ZONING ORDINANCE, CHAPTER 235, UPDATED JULY 2010

DISTRICT: BUSINESS DISTRICT - BB - ANY PERMITTED USE (EXTENSIVE BUSINESS)
 USE: WHOLESALE TRADE & DISTRIBUTION

| ITEM | REQUIRED | PROPOSED |
|--------------------------|----------------------|-----------------------|
| LOT SIZE | 10,000 SF (±0.25 AC) | ±100,251 SF (±2.3 AC) |
| LOT FRONTAGE | 100 FT | ±302 FT |
| MAXIMUM BUILDING HEIGHT | 30 FT | ±42.0 FT |
| MAX. BUILDING COVERAGE | 60% | ±63% (63,494 SF) |
| MAXIMUM BUILDING STORIES | 2 | 1 |
| SIDE YARD SETBACK | 12 FT | ±15 FT |
| FRONT YARD SETBACK | 10 FT | ±46.5 FT |
| REAR YARD SETBACK | 15 FT | N/A |
| MINIMUM OPEN SPACE | 20% (20,037 SF) | 7,224 SF |

MELROSE PARKING CHART

| ITEM | REQUIRED | PROPOSED |
|--|--|------------|
| MINIMUM PARKING COUNT FOR USE (MELROSE ONLY) | 1 SPACES PER 1,000 SF 63,402 SF/1,000 SF = 63.4 63.4 X 1 = 64 SPACES | 47 SPACES |
| MINIMUM PARKING COUNT FOR USE (TOTAL SITE) | 1 SPACES PER 1,000 SF 94,000 SF/1,000 SF = 94 94 X 1 = 94 SPACES | 107 SPACES |
| ADA TOTAL SPACES | 101-150 SPACES = 5 SPACES | 5 SPACES |
| ADA VAN SPACES | 23 TRUCK STALLS X 60 SF = 1,380 SF | 3,858 SF |
| 1 OF 8 OF ADA STANDARD STALLS | 5 SPACES = 1 SPACE | 1 SPACE |

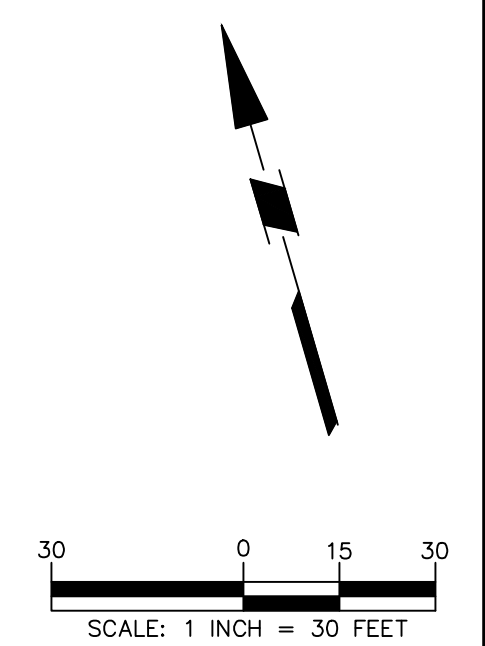
CITY OF MALDEN

| ITEM | QUANTITY | REQUIRED | PROVIDED |
|------------------------|--|----------|----------|
| SNOW STORAGE AREA (SF) | 60 PASSENGER STALLS 60 X 40 SF = 2,400 SF 23 TRUCK STALLS X 60 SF = 1,380 SF | 3,780 SF | 3,858 SF |

MALDEN PARKING CHART

| ITEM | REQUIRED | PROPOSED |
|-------------------------------|--|-----------|
| MINIMUM PARKING COUNT FOR USE | 1.2 SPACES PER 1,000 SF 30,598 SF/1,000 SF = 30.6 30.6 X 1.2 = 37 SPACES | 60 SPACES |
| ADA TOTAL SPACES | 101-150 SPACES = 5 SPACES | 5 SPACES |
| ADA VAN SPACES | 5 SPACES = 1 SPACE | 1 SPACE |
| 1 OF 8 OF ADA STANDARD STALLS | | |

| Date | Description | No. |
|--|-------------|-----|
| REVISIONS | | |
| | | |
| LANGAN Langan Engineering and Environmental Services, Inc. 888 Boylston Street, Ste 510 Boston, MA 02199 T: 617.824.9100 F: 617.824.9101 www.langan.com | | |
| Project | | |
| 735 NEWBURYPORT TURNPIKE/ 320 STATE HIGHWAY | | |
| MALDEN / MELROSE | | |
| MIDDLESEX COUNTY MASSACHUSETTS | | |
| Drawing Title | | |
| SITE PLAN | | |
| Project No. | Drawing No. | |
| 151018201 | CS101 | |
| Date | 04/30/2021 | |
| Drawn By | OOE | |
| Checked By | JEL | |



FOR PERMIT ONLY - NOT FOR CONSTRUCTION