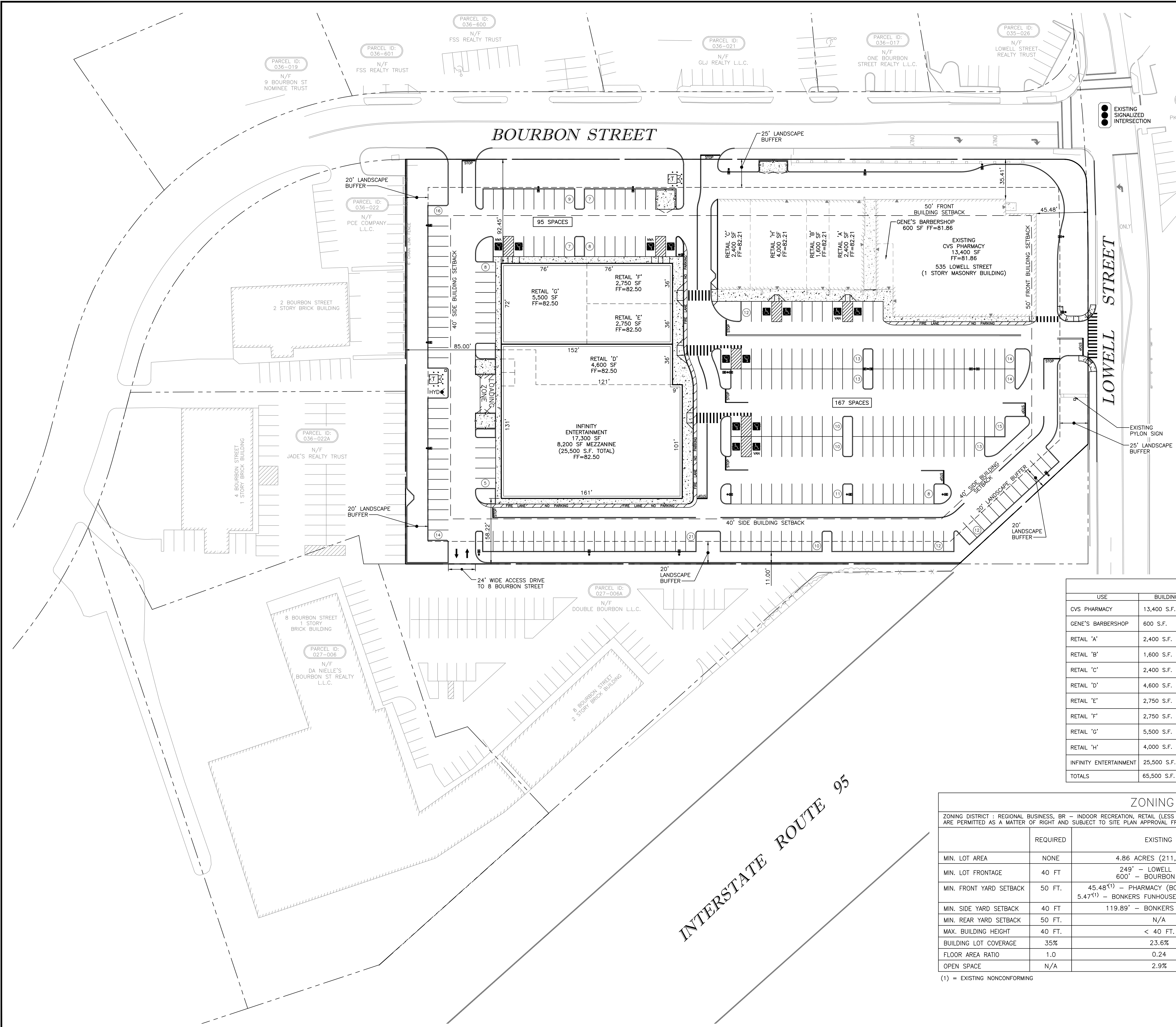


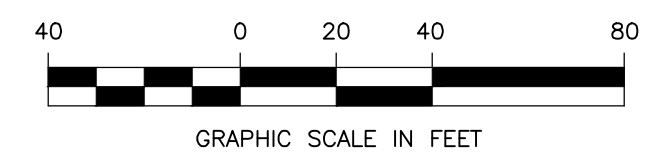
Drawing name: G:\MA\Peabody\Yebba Realty Ventures\535 Lowell St\CP-21.dwg
 Dec 21, 2015 - 11:08am



USE	BUILDING AREA	REQUIREMENT PER ZONING	PARKING REQUIRED	PARKING PROVIDED
CVS PHARMACY	13,400 S.F.	SHOPPING CENTER 1 SP/250 SF G.L.A.	54 SPACES	
GENE'S BARBERSHOP	600 S.F.	SHOPPING CENTER 1 SP/250 SF G.L.A.	2 SPACES	
RETAIL 'A'	2,400 S.F.	SHOPPING CENTER 1 SP/250 SF G.L.A.	10 SPACES	
RETAIL 'B'	1,600 S.F.	SHOPPING CENTER 1 SP/250 SF G.L.A.	6 SPACES	
RETAIL 'C'	2,400 S.F.	SHOPPING CENTER 1 SP/250 SF G.L.A.	10 SPACES	
RETAIL 'D'	4,600 S.F.	SHOPPING CENTER 1 SP/250 SF G.L.A.	18 SPACES	
RETAIL 'E'	2,750 S.F.	SHOPPING CENTER 1 SP/250 SF G.L.A.	11 SPACES	
RETAIL 'F'	2,750 S.F.	SHOPPING CENTER 1 SP/250 SF G.L.A.	11 SPACES	
RETAIL 'G'	5,500 S.F.	SHOPPING CENTER 1 SP/250 SF G.L.A.	22 SPACES	
RETAIL 'H'	4,000 S.F.	SHOPPING CENTER 1 SP/250 SF G.L.A.	16 SPACES	
INFINITY ENTERTAINMENT	25,500 S.F.	SHOPPING CENTER 1 SP/250 SF G.L.A.	102 SPACES	
TOTALS	65,500 S.F.		262 SPACES	262 SPACES

	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	NONE	4.86 ACRES (211,645 SF)	4.86 ACRES (211,645 SF)
MIN. LOT FRONTAGE	40 FT	249' - LOWELL STREET 600' - BOURBON STREET	249' - LOWELL STREET 600' - BOURBON STREET
MIN. FRONT YARD SETBACK	50 FT.	45.48 ⁽¹⁾ - PHARMACY (BOURBON STREET) 5.47 ⁽¹⁾ - BONKERS FUNHOUSE (BOURBON STREET)	45.48 ⁽¹⁾ - PHARMACY (LOWELL STREET) 35.41 ⁽¹⁾ - PHARMACY (BOURBON STREET)
MIN. SIDE YARD SETBACK	40 FT	119.89' - BONKERS FUNHOUSE	58.22' - INFINITY ENTERTAINMENT
MIN. REAR YARD SETBACK	50 FT.	N/A	N/A
MAX. BUILDING HEIGHT	40 FT.	< 40 FT.	< 40 FT.
BUILDING LOT COVERAGE	35%	23.6%	27.1%
FLOOR AREA RATIO	1.0	0.24	0.31
OPEN SPACE	N/A	2.9%	14.8%

(1) = EXISTING NONCONFORMING



No.	Date	Revision

Seal:

Designed by: BPD
 Drawn by: KPM
 Checked by: BPD
 Scale: 1"=40'
 Date: 12/21/2015

Prepared for:
**535 LOWELL STREET
 PEABODY, LLC**
 c/o YEBBA REALTY VENTURES
 19 PROSPECT STREET
 WAKEFIELD, MA 01960
 617-733-3097

Prepared by:
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Project Name:
**REDEVELOPMENT OF
 535 LOWELL STREET
 PEABODY, MA**
 Drawing Name:
**CONCEPTUAL
 SITE PLAN**

Drawing No.:
CP-21
 Project No.: 13105