



SITE / PROPERTY / BUILDING INFORMATION:			
ADDRESS:	SPRING HILL INDUSTRIAL PARK - LOT 2, SACO, ME 04072		
TOWNSHIP:	CITY OF SACO, MAINE		
ZONE:	INDUSTRIAL (I) DISTRICT		
SITE AREA:	236,435 SF (5.4278 ACRES) (VACANT)		
BUILDING FOOTPRINT:	60,390 SF		
TOTAL BUILDING AREA:	62,369 SF (1,100 SF OFFICE, 59,290 SF WAREHOUSE # 1,999 SF MEZZANINE)		
OCCUPANCY CLASSIFICATION:	GROUP S-1 MODERATE HAZARD STORAGE		
CONSTRUCTION CLASSIFICATION:	TYPE 2B CONSTRUCTION (NON-COMBUSTIBLE)		
FUTURE BUILDING ADDITION:	N/A		
THE ENTIRE BUILDING SHALL BE FULLY SPRINKLERED WITH AN ESFR (EARLY SUPPRESSION FAST RESPONSE) SPRINKLER SYSTEM.			
	REQUIRED:	PROVIDED:	NOTES:
MIN. LOT AREA (SEWERED)	40,000 SF	236,435 SF	NO RELAXATION / NO VARIANCE REQUIRED
MIN. STREET FRONTAGE	150'	198.90'	NO RELAXATION / NO VARIANCE REQUIRED
MIN. FRONT YARD SETBACK	50'	145'	NO RELAXATION / NO VARIANCE REQUIRED
MIN. SIDE YARD SETBACK	25'	35'	NO RELAXATION / NO VARIANCE REQUIRED
MIN. REAR YARD SETBACK	25'	141'	NO RELAXATION / NO VARIANCE REQUIRED
MAX. LOT COVERAGE	40%	21.8%	NO RELAXATION / NO VARIANCE REQUIRED
MAX. BUILDING HEIGHT	60'	41'	NO RELAXATION / NO VARIANCE REQUIRED
PARKING CALCULATION:			
INDUSTRIAL BUSINESSES:			
1 SPACE PER EMPLOYEE PER MAXIMUM WORKING SHIFT			
10 STALLS REQUIRED			
19 STALLS PROVIDED (INCLUDES 1 H.C. STALLS)			

CONCEPT PLAN
SCALE: 1"= 40'-0"

TOTAL BUILDING AREA: = 62,369 SF

244 "INDOOR" PODS ON GRADE x 3 HIGH = 732 (CURRENT)
244 "INDOOR" PODS ON GRADE x 4 HIGH = 976 (FUTURE)

OUTDOOR STORAGE:
112 "OUTDOOR" PODS ON GRADE x 3 HIGH = 336 TOTAL

TOTAL COMBINE CONTAINER STORAGE x 3 HIGH = 1,068 TOTAL

LEGEND:
8'x16' PODS ON GRADE

PROJECT NAME / LOCATION:
PROPOSED NEW BUILDING
BXM Saco Distr. LLC
Spring Hill Industrial Park - LOT 2
Saco, ME 04072

ARCHITECT:
the KENT
ARCHITECTURAL COLLABORATIVE, PLLC
687 OLD WILLETS PATH
HAUPPAUGE • NEW YORK • 11788
631.793.9684
rkent.tkac@gmail.com

CONSTRUCTION MANAGER / GENERAL CONTRACTOR:
West Rac
Contracting Corp.
CONSTRUCTION MANAGEMENT & GENERAL CONTRACTING
687 OLD WILLETS PATH
HAUPPAUGE, NEW YORK 11788
TEL: 631-435-1818
FAX: 631-273-7673

STRUCTURAL ENGINEER:
NUCOR BUILDING SYSTEMS
P.O. Box 1006
200 Whelstone Road
Swansea, SC 29160
Tel: 803.568.2100
Fax: 803.568.2121

STRUCTURAL ENGINEER:
reuther&bowen
Engineering, Design, Construction Services
326 WARD ST. SCRANTON, PA 18512-2424
PHONE (570) 496-7020 FAX (570) 496-7021

MECHANICAL / ELECTRICAL / PLUMBING ENGINEERS:
DMG designmanagementgroup
building systems. smarter
2007 HIGHWAY 315, SUITE 202 PITTSBURGH, PA 15260
PHONE (570) 299-7520

SURVEYOR / SITE / CIVIL ENGINEER:
E.S. COFFIN
ENGINEERING & SURVEYING, INC.
432 Cony Road P.O. Box 4687 Augusta, Maine 04330
Ph. (207) 623-9475 Fax (207) 623-0016 Toll Free 1-800-244-9475

MODIFIED SITE PLAN LEASE EXHIBIT PER OUTSIDE STORAGE	2025.06.16
PRELIMINARY DRAWINGS - P4	2022.01.17
PRELIMINARY DRAWINGS - P3	2022.01.14
PRELIMINARY DRAWINGS - P2	2022.01.11
PRELIMINARY DRAWINGS - P1	2021.12.08
REVISION:	DATE:

SEAL:

DRAWING TITLE:
CONCEPT BUILDING / SITE PLAN

DATE: 2021.09.02	DRAWING NO.: SP1
DRAWN BY: RK/BMF	
PROJECT NO.: 21.53	