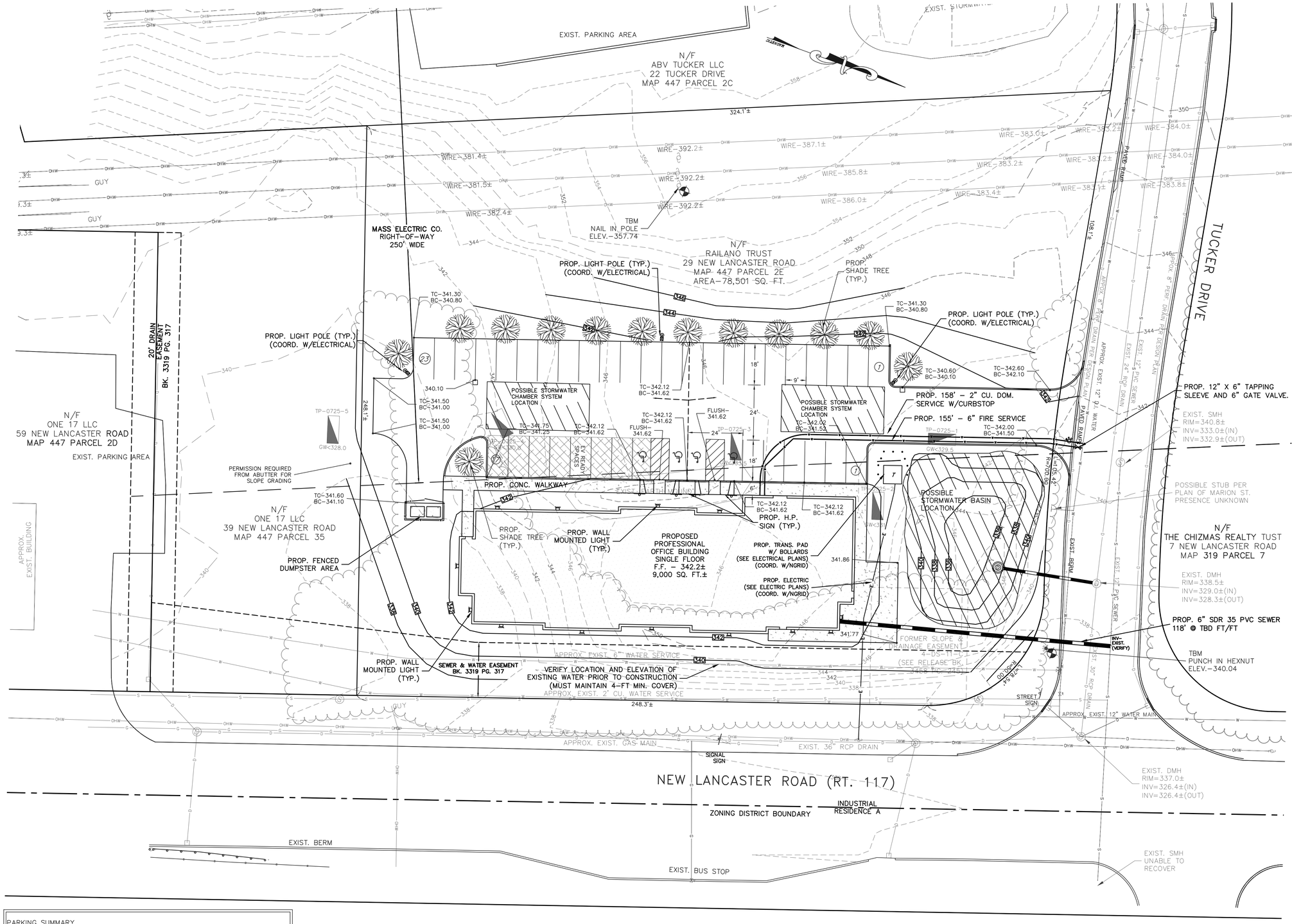

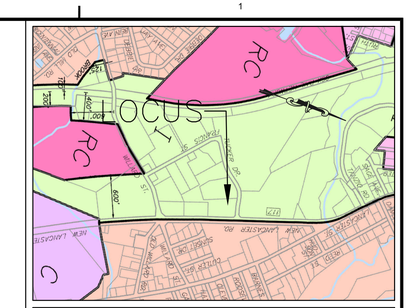

ZONING DISTRICT: INDUSTRIAL
LOCUS PLAN - 1" = 1000' ±

NOTES:

1. ZONING DISTRICT: INDUSTRIAL

MIN. LOT AREA	5,000 S.F.
MIN. SIDE YARD	25'
MIN. FRONT YARD	25'
MIN. REAR YARD	25'
MIN. LOT WIDTH	NONE
MIN. FRONTAGE	30'
MAX. HEIGHT	90'

2. THIS PLAN IS FOR PLANNING AND DISCUSSION PURPOSES ONLY.

3. LAND BOUNDARIES SHOWN HEREON HAVE BEEN COMPILED FROM REFERENCED DEEDS OF RECORD AND ARE SUBJECT TO REVISION PENDING A FULL PERIMETER SURVEY.

4. THE LAND SHOWN HEREON IS NOT GRAPHICALLY SITUATED IN THE 100-YEAR FLOOD HAZARD ZONE, PER FLOOD INSURANCE RATE MAP 250314 0007B, DATED SEPTEMBER 16, 1982.

5. FURTHER GRADING AND STORMWATER DESIGNS MAY IMPACT THE CONCEPTUAL LAYOUT.

6. THE SUBJECT LOT IS NOT SITUATED IN THE 100-YR FLOOD HAZARD ZONE, PER FIRM MAP 25025C0288F DATED JULY 8, 2025.

FOR REVIEW & DISCUSSION PURPOSES ONLY

PARKING SUMMARY

USE	GROSS AREA	NET AREA	PARKING FACTOR	SPACES REQUIRED
PROFESSIONAL OFFICE	9,000 S.F.	7,200 S.F.	1:400 UNIT	18 SPACES
			SPACES REQUIRED	18 SPACES
		SPACES PROVIDED	36 STANDARD SPACES 4 ACCESSIBLE SPACES 40 SPACES	

NOTE: PROVIDE MINIMIUM 8 EV READY SPACES (20%)

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

REV.	DATE	DESCRIPTION	BY	CHK.

DRAWING ISSUE STATUS

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
WWW.HALEYWARD.COM
510 MECHANIC STREET
LEOMINSTER, MASSACHUSETTS
978.537.5296

PROJECT
PROPOSED BUILDING
29 NEW LANCASTER ROAD
LEOMINSTER, MA 01453

PREPARED FOR
APEX PROPERTY SERVICES
80 ERDMAN WAY, SUITE 303
LEOMINSTER, MA 01453 PHONE - 978-400-5359

TITLE
CONCEPTUAL LAYOUT PLAN

DATE	SCALE
AUGUST 20, 2025	AS NOTED

DRAWN BY	DESIGNED BY	CHECKED BY
AMC	AMC	BFM

PROJECT NO.	COMPS NO.	PLAN NO.
3011013.001		

DRAWING NO. **CONCEPT** REV.