

ZONING REQUIREMENTS		
RAIL INDUSTRIAL AND TRADE RELATED ZONING DISTRICT		
	REQUIRED	PROPOSED
MINIMUM LOT AREA	2 ACRES	9.12 ACRES±
MINIMUM LOT FRONTAGE	75 FEET	362 FEET
MINIMUM FRONT YARD	25 FEET	175 FEET
MINIMUM SIDE YARD	10 FEET	10 FEET
MINIMUM REAR YARD	25 FEET	26 FEET
BUILDING FOOTPRINT		126,000 SF
FLOOR AREA		154,000 SF
MAXIMUM FLOOR AREA RATIO	6	.39
OPEN SPACE		130,771 SF
TOTAL PAVED AREA		140,710 SF
TOTAL IMPERVIOUS AREA		266,710 SF
MAXIMUM IMPERVIOUS SURFACE RATIO	9	.67
MAXIMUM BUILDING HEIGHT	75 FEET	48 FEET
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PARKING CALCULATIONS			
	CRITERIA	UNIT OF MEASURE	MAX SPACES
OFFICE USE	4 SPACES PER 1,000 G.S.F.	28,000 S.F.	112 SPACES
MANUFACTURING & INDUSTRIAL USES	2 SPACES PER 1,000 G.S.F.	126,000 S.F.	252 SPACES
MAXIMUM PARKING SPACES			364 SPACES
PROPOSED PARKING SPACES			323 SPACES
HANDICAPPED SPACES			7 SPACES

PROPERTY USE:

1. THIS PROPOSED USES FOR THIS PROPERTY ARE OFFICE, DISTRIBUTION AND WAREHOUSING WHICH ARE ALLOWED USES IN THE RAIL, INDUSTRIAL AND TRADE ZONING DISTRICT IN ACCORDANCE WITH EXHIBIT D- TABLE OF PERMITTED USES IN THE ZONING BYLAWS.

BUILDING NOTES:

1. ALL BUILDING FINISHES SHALL NOT CONTAIN ANY REFLECTIVE MATERIALS, INCLUDING BUT NOT LIMITED TO METAL FLASHING, MECHANICAL ENCLOSURES, WINDOW FRAMES/TREATMENTS, DOORS, ROOFING MATERIAL OR BUILDING TRIM. ANY ROOF TOP MECHANICALS THAT ARE NOT ABLE TO BE NON-REFLECTIVE WILL NEED TO BE SHIELDED WITH A NON-REFLECTIVE BARRIER. BUILDING ROOFS AND UPPER TIERS AND TRIM SHALL NOT BE LIT.

2. ULTRA-LOW-NOISE FANS AND/OR SOUND ENCLOSURES SHALL BE USED FOR ALL ROOF TOP MECHANICALS AND HVAC UNITS. ANY EXHAUST OR NOISE GENERATING EQUIPMENT SHALL BE DIRECTED TOWARDS THE GIVRY OR MACARTHUR SIDE OF THE BUILDING.

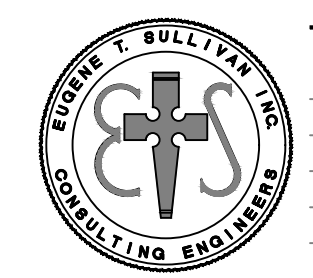
- LEGEND:**
- - - 120' - EXISTING CONTOUR
 - - - 120' - PROPOSED CONTOUR
 - - - 120' - SPOT GRADE
 - - - 120' - UTILITY POLE
 - - - 120' - EDGE OF BORDERING VEGETATED WETLANDS
 - - - 120' - SILT FENCE AND HAY BALES
 - - - 120' - PROPOSED DRAIN PIPE
 - - - 120' - DRAIN MANHOLE
 - - - 120' - CATCH BASIN
 - - - 120' - SEWER PIPE
 - - - 120' - SEWER MANHOLE
 - - - 120' - WATER LINE
 - - - 120' - WATER GATE VALVE
 - - - 120' - HYDRANT
 - - - 120' - GAS LINE
 - - - 120' - GAS GATE VALVE
 - - - 120' - ELECTRIC LINE
 - - - 120' - GUARDRAIL
 - - - 120' - CHAIN LINK FENCE

SITE LAYOUT PLAN
SCALE: 1" = 40'-0"
GRAPHIC SCALE



APPROVED BY THE DEVENS ENTERPRISE COMMISSION:

DATE: _____



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NO.	DATE	REVISIONS	PREPARED FOR:	DRAWING:
1	4/20/22	REVISIONS FOR SUPPLEMENTAL FILING	35 SARATOGA PROPERTY OWNER, LLC 133 PEARL STREET BOSTON, MA	SITE PLAN LAYOUT
PROJECT:				SCALE: 1" = 40'-0"
PROPOSED BUILDING AVANTOR FLUID HANDLING 35 SARATOGA BOULEVARD DEVENS, MA				DATE: APRIL 6, 2022
				DRAWING NUMBER
				C.2