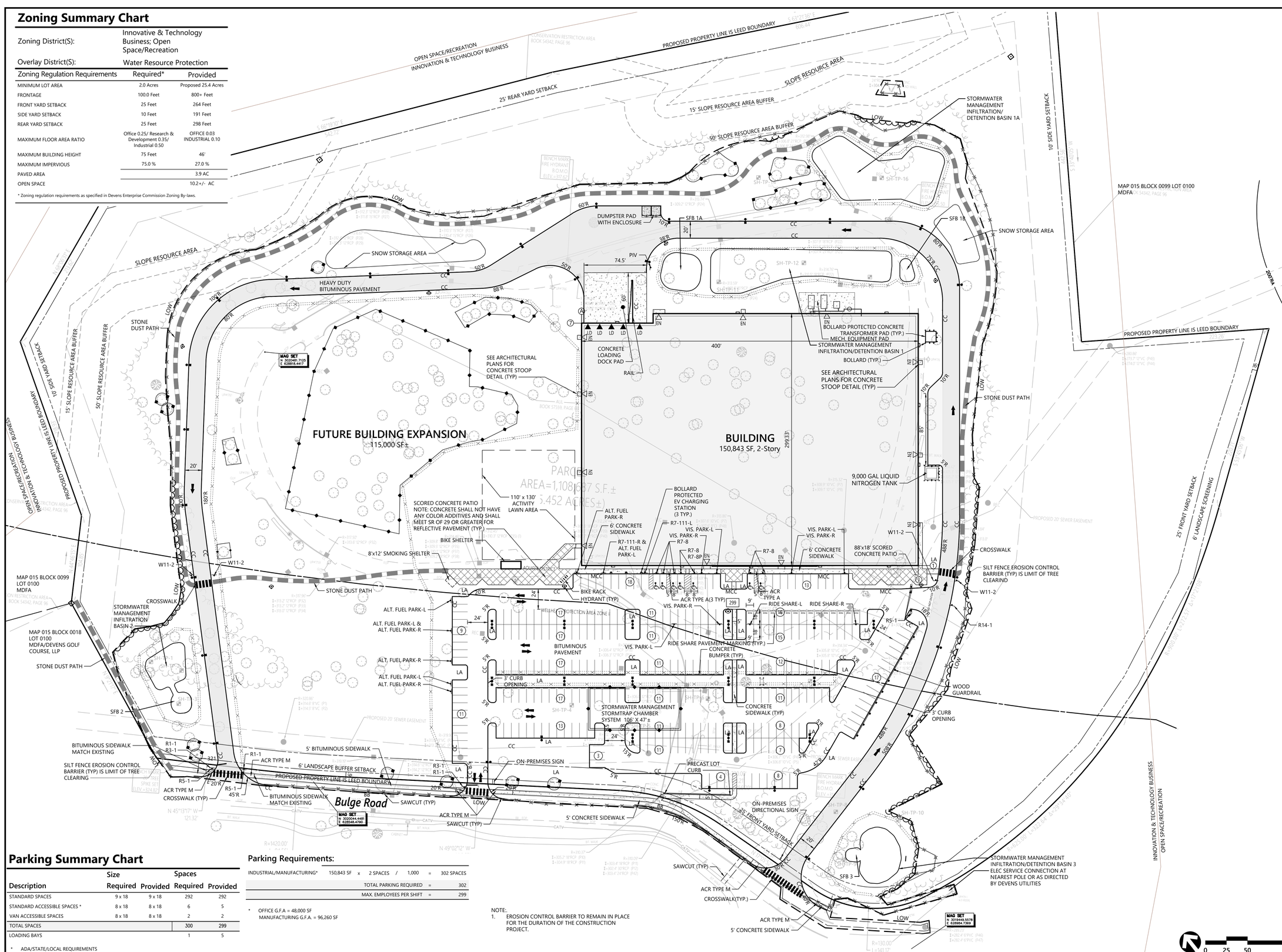
Zoning Summary Chart

Zoning District(S):	Innovative & Technology Business; Open Space/Recreation
Overlay District(S):	Water Resource Protection

Zoning Regulation Requirements	Required*	Provided
MINIMUM LOT AREA	2.0 Acres	Proposed 25.4 Acres
FRONTAGE	100.0 Feet	800+ Feet
FRONT YARD SETBACK	25 Feet	264 Feet
SIDE YARD SETBACK	10 Feet	191 Feet
REAR YARD SETBACK	25 Feet	298 Feet
MAXIMUM FLOOR AREA RATIO	Office 0.25/ Research & Development 0.35/ Industrial 0.50	OFFICE 0.03 INDUSTRIAL 0.10
MAXIMUM BUILDING HEIGHT	75 Feet	46'
MAXIMUM IMPERVIOUS	75.0 %	27.0 %
PAVED AREA		3.9 AC
OPEN SPACE		10.2+/- AC

* Zoning regulation requirements as specified in Devens Enterprise Commission Zoning By-laws.



Parking Summary Chart

Description	Size Required	Size Provided	Spaces Required	Spaces Provided
STANDARD SPACES	9 x 18	9 x 18	292	292
STANDARD ACCESSIBLE SPACES *	8 x 18	8 x 18	6	5
VAN ACCESSIBLE SPACES	8 x 18	8 x 18	2	2
TOTAL SPACES			300	299
LOADING BAYS			1	5

* ADA/STATE/LOCAL REQUIREMENTS

Parking Requirements:

INDUSTRIAL/MANUFACTURING*	150,843 SF	x	2 SPACES / 1,000	=	302 SPACES
			TOTAL PARKING REQUIRED	=	302
			MAX. EMPLOYEES PER SHIFT	=	299

* OFFICE G.F.A = 48,000 SF
MANUFACTURING G.F.A. = 96,260 SF

NOTE:
1. EROSION CONTROL BARRIER TO REMAIN IN PLACE FOR THE DURATION OF THE CONSTRUCTION PROJECT.

0 25 50 100 Feet

ELECTRICAL: ENERGY ELECTRICAL CONTRACTORS, 740 QUAKER HWY, UXBRIDGE, MA 01569, PH: 508.278.4888
PLUMBING: CASE ENGINEERING, 796 MERLIS COURT, MANSFIELD, MA 02048, PH: 636.349.1600
LEED: RESILIENT BUILDINGS GROUP, 6 PARK AVE, CONCORD, NH 03301, PH: 603.226.1009 x 205
FIRE PROTECTION:

CONSULTING ENGINEERS
CIVIL: VHB, INC, 99 HIGH STREET, SUITE 400, BOSTON, MA 02110, PROVIDENCE, RI 02903, PH: 401.457.2079
STRUCTURAL: MARKHAM STRUCTURAL ENGINEERING INC, 11457 OLDE CABIN ROAD, SUITE 350, ST. LOUIS, MO 63141, PH: 314.576.2700
MECHANICAL: ENG DESIGN, 1982 KINSBELT BUSINESS CENTER DR, ST. LOUIS, MO 63141, PH: 314.548.9218

CONTRACTOR ARCO NATIONAL CONSTRUCTION | NEW ENGLAND, 153 CORDAVILLE RD, SUITE 320, SOUTHBOROUGH, MA 01772, (P) 508.277.3131, WWW.ARCONATIONAL.COM

ARCHITECT GMA ARCHITECTS, 900 NORTH ROCK HILL ROAD, ST. LOUIS, MISSOURI 63119, (P) 314.822.5191 (F) 314.863.0714, WWW.GMA-ARCHITECTS.COM

PROJECT: SCANNELL
16 BULGE ROAD, DEVENS, MA

SCANNELL PROPERTIES

JOB NO : SJ2262
PA : MWY
DATE : 03.10.2021

REVISIONS △
2 DEC Comments 05.04.21
3 DEC Comments 06.14.21
4 DEC Comments 07.01.21
5 ARCO Response 09.20.21
6 Add Coordinates 09.21.21
7 DEC Comments 10.19.21
8 Sewer Inv 10.21.21
9 Trans & drive sqn 11.04.21
10 Roof Drains 11.16.21
11 DEC Comments 12.01.21
12 Sewer Inverts 12.02.21
13 DEC Comments 12.20.21
14 Inf. 2 Grading 01.03.22
15 DEC Comments 02.22.22

SHEET NUMBER
C-3.00
LAYOUT AND MATERIALS PLAN