

OWNER  
MassDevelopment  
33 Andrews Parkway  
DEVENS, MA 01434

APPROVED:

DATE:

DEVENS ENTERPRISE COMMISSION CHAIRMAN

FOR REGISTRY USE ONLY

PROPOSED 5 FT  
SIDEWALK CONNECTED TO  
FUTURE GIVRY STREET SIDEWALK

MDFA  
( BK 17907-1 )  
#124 HOSPITAL ROAD  
18-21-1200

PROPOSED 5 FT.  
CONCRETE SIDEWALK  
(TYP.)

SHEET 1

SHEET 2

LOAM & SEED  
ALL DISTURBED AREAS  
(SEE LANDSCAPE PLAN)

PROPOSED LIMIT  
OF CLEARING (TYP.)

PROPOSED FENCE  
LINE

PROPOSED  
RETAINING  
WALL LINE

PROPOSED TIMBER  
GUARD RAIL  
LINE

PROPOSED 9'X18'  
STANDARD PARKING  
STALL

APPROXIMATE  
LIMIT OF HISTORIC FILL (SEE  
GEOTECHNICAL STUDY)

PROPOSED "STOP" SIGN TO BE  
INSTALLED PER MUTCD STANDARD  
WITH 12" SOLID WHITE STOP BAR

PROPOSED VERTICAL  
GRANITE CURB RADII  
R=15'

18-21-900  
King Devens LLC  
( BK 62907-266; PB 950-109 )  
75 JACKSON ROAD

VEHICLE  
PATH (TYP.)

PEDESTRIAN  
PATH (TYP.)

MAIN FLOOR ELEV.=323.2±  
CLEAR HEIGHT=45 FT.  
ROOF ELEV.=373.2 ±/-

19-8-402,101  
MDFA  
( BK 17907-1 )  
#11 GRANT ROAD  
13.157 Acres

FIRE LANE

18-7-201  
King 117 Hospital LLC  
( BK 65027-7; PB 956-24 )  
#117 HOSPITAL ROAD

18-7-200  
Commonwealth Fusion Systems, LLC  
( BK 65027-78; PB 956-24 )  
#117 HOSPITAL ROAD  
OPEN SPACE & REPAIR

MDFA  
( BK 17907-1 )  
#161 HOSPITAL ROAD  
24-99-2400

DISTRICT: INNOVATION & TECHNOLOGY BUSINESS

DIMENSIONAL REQUIREMENTS:	REQUIRED:	EXISTING:	PROPOSED:	CHANGE:	CONFORMANCE:
MIN. LOT AREA:	2 AC.	13.2 AC.	13.2 AC.	0 AC.	Y
TOTAL AREA DIST:	N/A	0 AC.	10.94 AC.	10.94 AC.	Y
FRONTAGE:	100 FT.	N/A	1,123 FT.	0 FT.	Y
MIN. SIDE YARD:	10 FT.	N/A	N/A	N/A	N/A
MIN. FRONT YARD:	25 FT.	N/A	26.4 FT.	26.4 FT.	Y
MIN. REAR YARD:	25 FT.	N/A	N/A	N/A	N/A
MAX. BLDG HEIGHT:	75 FT.	N/A	55 FT.	55 FT.	Y
FAR COVERAGE:	0.5	0.0	0.40	0.40	Y
MAX IMP SURFACE:	0.73	0	0.57	0.57	Y
TOTAL IMP COV:	N/A	0 AC.	7.55 AC.	7.55 AC.	N/A
BUILDING IMP:	N/A	0 AC.	5.33 AC.	5.33 AC.	N/A
BUILDING IMP:	N/A	0	0.40	0.40	N/A
PERVIOUS PWNT:	N/A	0	19,674 SF.	19,674 SF.	N/A
TOTAL HARDCAPE:	N/A	0	96,713 SF.	96,713 SF.	N/A
HARDCAPE (%):	N/A	0	0	0	N/A
OPEN SPACE:	N/A	0	210,914 SF.	210,914 SF.	N/A

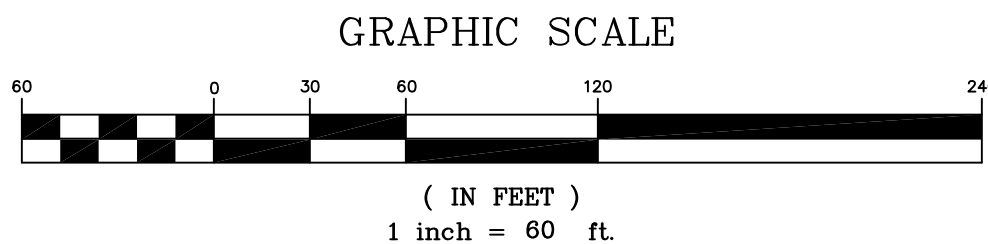
ZONING NOTES:  
AS THE LOT IS BOUNDED BY STREETS ON ALL SIDES, THERE IS ONLY A FRONT YARD SETBACK REQUIREMENT. SIDE AND REAR YARD SETBACKS ARE NOT APPLICABLE.

REQUIREMENTS:  
1 SPACE/1,000 SF GFA DISTRIBUTION  
1 SPACE/1,000 SF BUSINESS OFFICE

DISTRIBUTION: 225,143 SF X 1/1000 = 226 SPACES  
OFFICE: 3,370 (EXCLUDING BREAK AREA) SF X 1/1000 = 4 SPACES  
TOTAL SPACE: 226+4=230 SPACES

PARKING & TRAFFIC SUMMARY:	REQUIRED:	EXISTING:	PROPOSED:	CHANGE:	CONFORMANCE:
MAX PARKING SP	238	0	120	120	Y
RESERVE PARKING	N/A	0	116	116	N/A
MAX TOTAL PARKING	238	0	236	236	Y
COMPACT SP	N/A	0	0	0	N/A
MIN EV/HYBRID PLUG IN SP	5%	0	6	6	N/A
MIN EV/HYBRID PREFERRED SP	5%	0	6	6	N/A
MIN RIDE SHARE SP	5%	0	6	6	N/A
MIN HANDICAP SP	5	0	6	6	Y
ADT	N/A	0	414	414	N/A
EMPLOYEE COUNT	N/A	0	70	70	N/A
EMPLOYEE SHIFTS	N/A	0	1	1	N/A
EMPLOYEE COUNT PER SHIFT	N/A	0	70	70	N/A

BUILDING AREA & USE	EXISTING:	PROPOSED:	CHANGE:	FAR BY USE:
GROSS FLOOR AREA	0	232,320 SF.	232,320 SF.	0.40
TOTAL AREA	0	232,320 SF.	232,320 SF.	0.40
COMMERCIAL	N/A	N/A	N/A	N/A
INDUSTRIAL	N/A	N/A	N/A	N/A
OFFICE	0	7,177 SF.	7,177 SF.	0.01
OTHER (WAREHOUSE)	0	225,143 SF.	225,143 SF.	0.39
GENERATOR/CHILLERS				



## LOCUS PLAN

1"=500 FT.±

### GENERAL NOTES:

- EXISTING CONDITIONS INFORMATION SHOWN IS FROM AN ON-THE-GROUND SURVEY COMPLETED BY TAUPER LAND SURVEY, 710 MAIN STREET OXFORD, MA 01537 IN OCTOBER 2021.
- THE LAND SHOWN HEREON IS NOT SITUATED IN THE 100-YEAR FLOOD HAZARD ZONE PER THE MASSGIS ONLINE DATA VIEW, OLIVER.
- NO WETLAND RESOURCE AREAS WERE OBSERVED WITHIN 100-FEET OF THE PROJECT SITE.
- PROPOSED USE WILL NOT GENERATE ELECTROMAGNETIC INTERFERENCE TO ANY SENSITIVE RECEPTOR. INTERFERENCE WITH THE HARVARD-SMITHSONIAN RADIO TELESCOPE (1400-1720 MHz) IS SPECIFICALLY PROHIBITED.
- PROPOSED USE WILL NOT CAUSE PRONOUNCED, MULTIPLE PATTERNS OF NOISE OR VIBRATION NUISANCE TO, OR INTERFERE WITH ANY SENSITIVE RECEPTOR.
- A DEP AIR QUALITY PERMIT IS NOT REQUIRED.
- REFER TO LEVEL 1 LOTTING PLAN-LOT S-5 PREPARED BY WSP USA INC. DATED JANUARY 21, 2022 FOR FINAL PROPERTY LINE AND EASEMENT INFORMATION.

### ZONING SUMMARY:

DISTRICT: INNOVATION & TECHNOLOGY BUSINESS

APPROVED BY THE DEVENS  
ENTERPRISE COMMISSION  
DATE:

4	7/12/2023	Issued for Construction
3	6/23/2023	ROD Comments
2	5/30/2023	Response to Comments
1	4/14/2023	Response to Comments
No.	Date	Revision

Drawn By: PJM  
Designed By: PJM  
Checked By:

McCarty Engineering, Inc.  
Civil Engineers

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Project Name

Mack Devens  
Development 11, LLC.  
11 Grant Road  
Devens, MA

Sheet Title

Overall Site  
Plan

Job No: 127.02

File Name: 127.02P-OSP01

Date: March 2, 2023

Scale: 1"=60'

Sheet No.

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