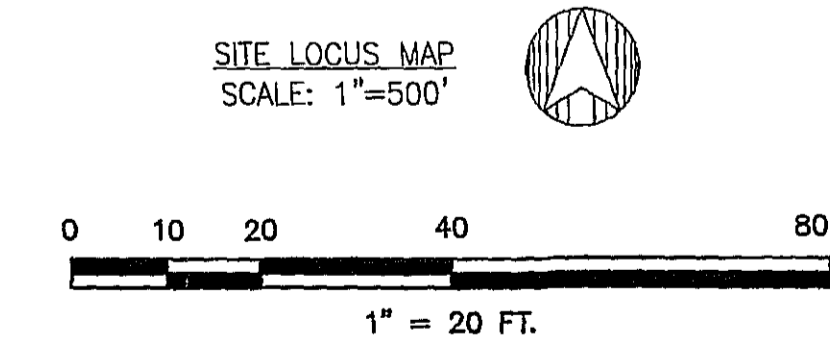
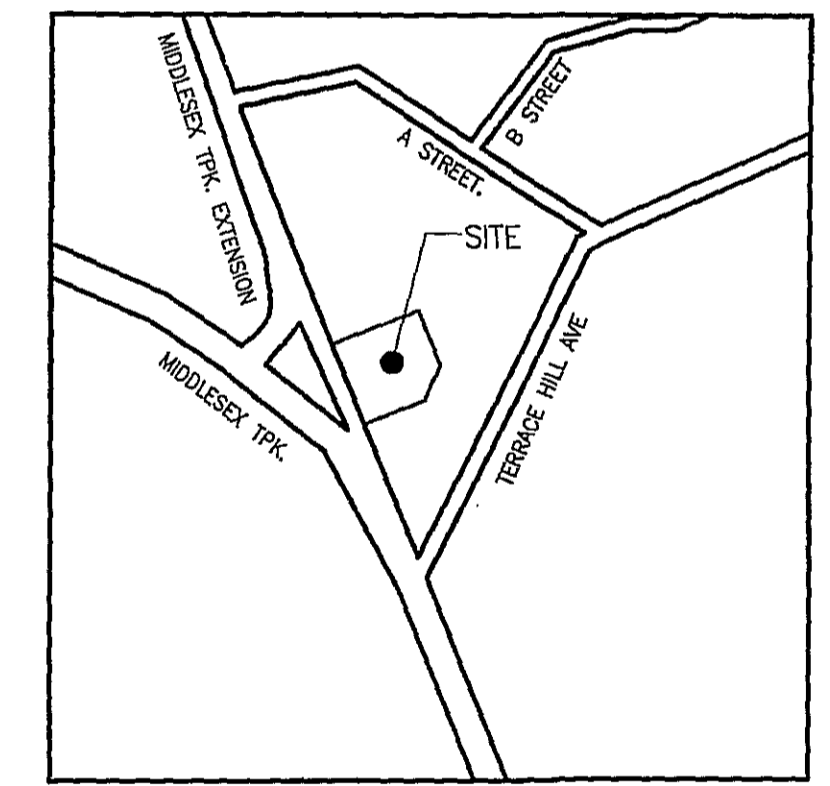


ZONING REQUIREMENTS			
ZONING CLASSIFICATION: GENERAL INDUSTRIAL (IG)/ AQUIFER OVERLAY/ FLOOD PLAIN OVERLAY	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	40,000 SF	52,034 SF	52,034 SF
MIN. LOT FRONTAGE	150 FT	226.25 FT	226.26 FT
FRONT YARD SETBACK	25 FT	23± FT	23± FT
SIDE YARD SETBACK	15 FT	21± FT	21± FT
REAR YARD SETBACK	15 FT	98± FT	98± FT
MAX BUILDING TO GROUND AREA RATIO	25%	19.2%	19.2%
MAX BUILDING HEIGHT	80'	25 FT	25 FT
MAX FLOOR AREA RATIO	15%/25%	38.4%	38.4%
% IMPERVIOUS SURFACE	---	91.3%	75%
% WETLAND AREA	---	0%	0%
% OF LOT TO BE LANDSCAPED	40%	8.7%	25%

- 10 FT FIRE LANE REQUIRED AT REAR OF ALL STRUCTURES
- MAY BE INCREASED FROM 15% TO 25% ONLY AFTER PLANNING BOARD APPROVAL
- REQUIRED IN AQUIFER OVERLAY DISTRICT

PROPERTY INFORMATION	
STREET ADDRESS	209 MIDDLESEX TPK
ASSESSOR'S MAP & PARCEL	33-88-0
OWNER	JUMBO CAPITAL BURLINGTON PARTNERS, LLC
OWNER ADDRESS	24 SHIPYARD DR, SUITE 201 HINGHAM, MA 02043
OWNER PHONE	(781) 740-1360

SITE LIES WITHIN SPECIAL FLOOD HAZARD ZONE AE. FLOOD ELEVATION IS 125.0 (NAVD88). SEE FEMA MAP NO. 25017C0401E DATED JUNE 4, 2010.



SIMPSON GUMPERTZ & HEGER
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Waltham, Massachusetts 02453
Phone: 781.907.9000 Fax: 781.907.9009
www.sgh.com

Consultant

PROPOSED SITE PLAN

209 Middlesex Turnpike
Burlington, MA

Project

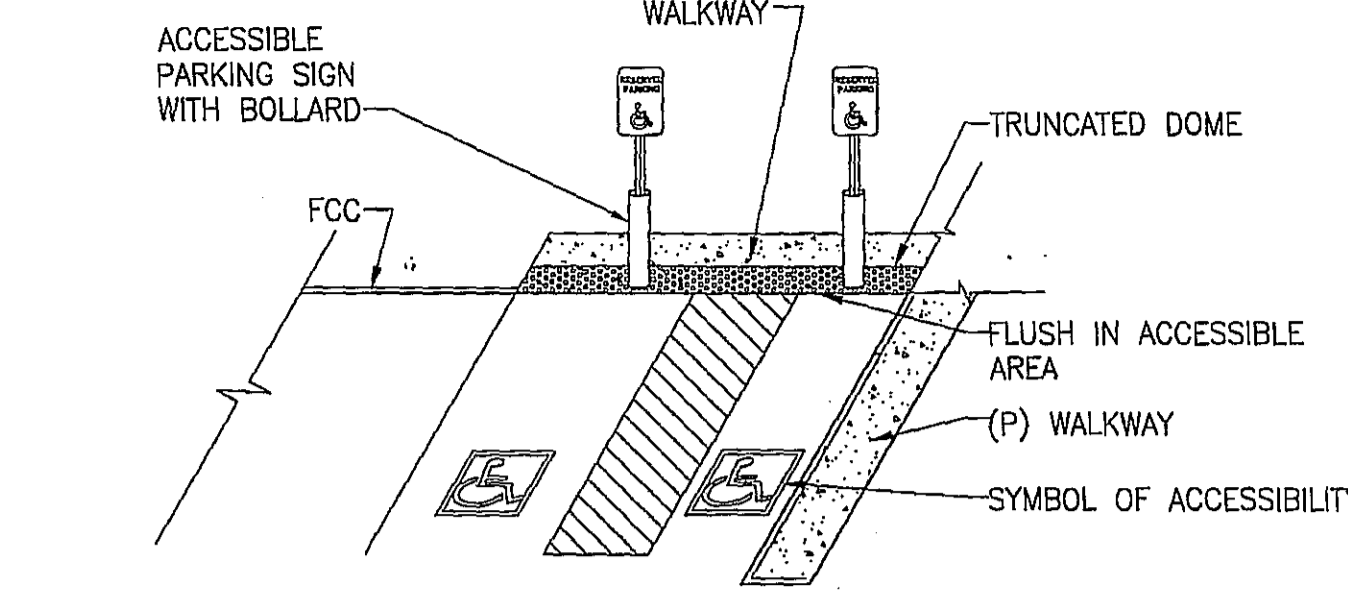
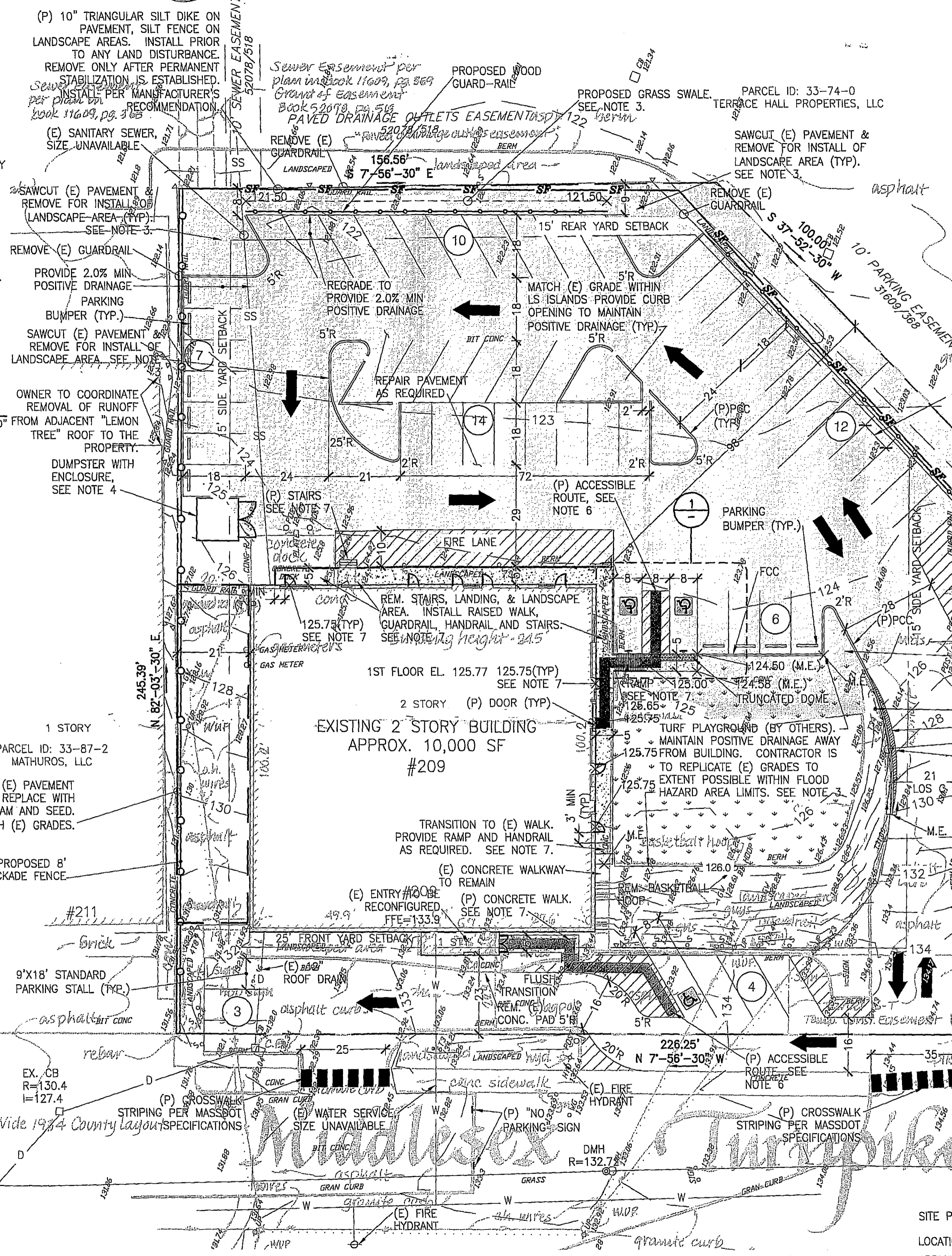
Drawing Title

Project No. 130720.00	Checked SPD	Date 02/05/14
Drawn SJR	Approved ARL	Scale 1" = 20'

Drawing No.
C-001

6-5-2014

NOTE: THE CONTRACTOR SHALL GIVE TWENTY-FOUR (24) HOUR NOTICE TO PERTINENT TOWN DEPARTMENTS BEFORE COMMENCING ANY WORK IN THE FIELD



- ACCESSIBLE PARKING NOTES:**
- ACCESSIBLE PARKING AREA & ACCESSIBLE ROUTE ARE TO BE CONSTRUCTED IN ACCORDANCE WITH 521 CMR MAAB REGULATIONS.
 - ACCESSIBLE SPACE/LOADING AREA: MAXIMUM 2.0% (1:50) SLOPE IN ANY DIRECTION. SEE PLAN FOR DIMENSIONS & LOCATIONS. CONTRACTOR IS TO VERIFY (E) GRADES PRIOR TO CONSTRUCTION & MODIFY AS REQUIRED.
 - PASSENGER LOADING AREAS SHALL BE PAINT STRIPED AT 45° ANGLE, EACH 6" WIDE STRIPE AT 12" ON CENTER.
 - STRIPING IS ALKYD-READY MIX PAVEMENT STRIPING BY MASSDOT SPECIFICATIONS.

1 ACCESSIBLE PARKING

ABBREVIATIONS:

(E) EXISTING
(P) PROPOSED
M.E. MEET EXISTING
REM. REMOVE
FCC FLUSH CONCRETE CURB
LOS LEVEL OF SERVICE
MAAB MASSACHUSETTS ARCHITECTURAL
ACCESS BOARD
TYP. TYPICAL
SS SANITARY SEWER
R RADIUS
D DRAIN

LEGEND:

EXISTING CONTOUR
PROPOSED SPOT ELEVATION (MEET EXISTING)
ACCESSIBLE ROUTE (SEE NOTE 6)
APPROX. LOCATION OF SPECIAL FLOOD HAZARD ZONE AE
(P) CONCRETE WALKWAY
(P) STRIPING

- GENERAL SITE NOTES:**
- EXISTING CONDITIONS BASE PLAN SHOWN IS BASED ON ALTA/ACSM LAND TITLE SURVEY DATED JUNE 5, 2013 BY COLONIAL SURVEY. SITE TOPOGRAPHY IS BASED ON SURVEY DATED 26 DEC 2013 BY ROBER SURVEY. ELEVATIONS SHOWN ARE ON NAVD 88 VERTICAL DATUM.
 - EXISTING UTILITIES TAKEN FROM RAYMOND ENGINEERING SITE PLAN DATED AUGUST 20, 1986.
 - EXISTING PAVING MATERIALS ARE TO BE REMOVED IN THEIR ENTIRETY WITHIN PROPOSED LANDSCAPED AREAS, PROPOSED GRASS SWALE & PROPOSED PLAYGROUND AREA. THIS INCLUDES ALL ASPHALT PAVING & BASE MATERIALS TO THE (E) NATURAL SUBGRADE IN ORDER TO FACILITATE INFILTRATION OF STORMWATER. (E) PAVING BASE MATERIALS ARE TO REMAIN A MIN OF 1 FT WITHIN PROPOSED REMOVAL LIMITS TO MAINTAIN STRUCTURAL STABILITY OF (E) PAVEMENTS.
 - DUMPSTER SCREENING IS TO BE PROVIDED PER TOWN OF BURLINGTON ZONING ORDINANCE.
 - (P) CURBING IS TO BE 6" PRE-CAST CONCRETE CURB UNLESS OTHERWISE NOTED. ALL BROKEN (E) CURBING IS TO BE REPLACED IN KIND.
 - ACCESSIBLE ROUTE IS TO BE IN ACCORDANCE WITH 521 CMR 6.00 (MAAB REGULATIONS). CONTRACTOR IS TO VERIFY (E) GRADES ALONG ROUTE PRIOR TO CONSTRUCTION & MODIFY GRADES AS REQUIRED.
 - WALK, GUARDRAIL, HANDRAIL AND STAIRS ARE TO BE CONSTRUCTED PER 521 CMR 6.00 (MAAB REGULATIONS) & 780 CMR MA STATE BUILDING CODE. PROVIDE 2.0% MAX. CROSS SLOPE FOR WALK. CONTRACTOR IS TO PROVIDE 5.0' CLEAR DIMENSION ON WALK FOR COMPLIANCE WITH APPLICABLE MAAB REGULATION. CONTRACTOR IS TO CONFIRM 1ST FLOOR ELEVATION. PRIOR TO CONSTRUCTION OF WALK TO ENSURE FLUSH AND BUILDING CODE AND MAAB COMPLIANT TRANSITION FROM FIRST FLOOR INTERIOR TO EXTERIOR WALK. OWNER TO COORDINATE DOOR ELEVATIONS WITH ARCHITECT & ENGINEER PRIOR TO CONSTRUCTION.
 - THIS DRAWING IS ISSUED FOR SITE PLAN APPROVAL/PERMIT. CONSTRUCTION DETAILS AND SPECIFICATIONS ARE TO BE PROVIDED BY OTHERS.
 - THE PROPOSED 21' DRIVEWAY WIDTH PROVIDES A LEVEL OF SERVICE OF C FOR TWO WAY TRAFFIC FLOWS INCLUDING A 1FT OBSTRUCTION CLEARANCE EACH SIDE.

WATER & SEWER USE CALCULATION ¹			
FLOOR	USE	RATE	GALLONS PER DAY
FIRST	CHILD CARE CENTER	10 PER PERSON	10*183 PEOPLE = 1,830
SECOND	OFFICE	75 PER 1000 SF	75*10 = 750
TOTAL			2580 GPD

1. PER MA TITLE V REGULATIONS, 310 CMR 15.000

APPROVED BY THE BURLINGTON PLANNING BOARD

John D. Kelly CHAIRMAN
Raymond Gumpertz
John Heger

APPLICATION FILED 2-13-2014
HEARING DATE 4-3-2014
PLAN APPROVED 5-1-2014

PARKING REQUIREMENTS¹

FLOOR	USE/SF	REQUIRED	EXISTING	PROPOSED
FIRST	CHILD CARE FACILITY (10 CLASSROOMS & 5,216 SF ADDITIONAL OFFICE AREA)	2 PER CLASSROOM MIN OF 2.5/1000 & MAX OF 3/1000 SF AS OFFICE USE 10X2 + 5.2X2.5 = 33 MIN. REQUIRED 10X2 + 5.2X3 = 35 MAXIMUM	---	35
SECOND	OFFICE SPACE (10,000 SF)	MIN OF 2.5/1000 & MAX OF 3/1000 SF AS OFFICE USE 15 MAX REQUIRED PER TENANT LOI 15 MAX REQUIRED PER PLANNING BOARD APPROVAL	---	21
TOTAL		50 SPACES REQUIRED 60 SPACES MAXIMUM	61	56

1. MAAB REQUIRES THREE ACCESSIBLE SPACES PER 51 - 75 STANDARD SPACES. 3 ACCESSIBLE SPACES ARE PROPOSED.