



THE GUTIERREZ COMPANY  
BURLINGTON SUMMIT

600 WHEELER ROAD  
BURLINGTON, MA

10/17/17	REV FOR PB SIGNATURE
10/17/17	MINOR ENGINEERING CHANGE
10/08/15	REV FOR PB SIGNATURE
07/17/15	SITE PLAN REVISIONS
10/18/14	EMC FRONT APPLICATION
10/18/14	PRE REVISIONS
10/18/14	ENGINEERING COMMENTS
10/07/14	SITE PLAN AMENDMENT

MARK DATE DESCRIPTION

ISSUES LOG

△ = CLOUED CHANGE



SCALE:	1"=50'
DRAWN BY:	SEB
CHECK BY:	WMP
PROJ ARCH/ENGR:	JAY
PROJ MGR:	JAY
JOB NO.:	1002/00
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LAYOUT & MATERIALS PLAN

C-121

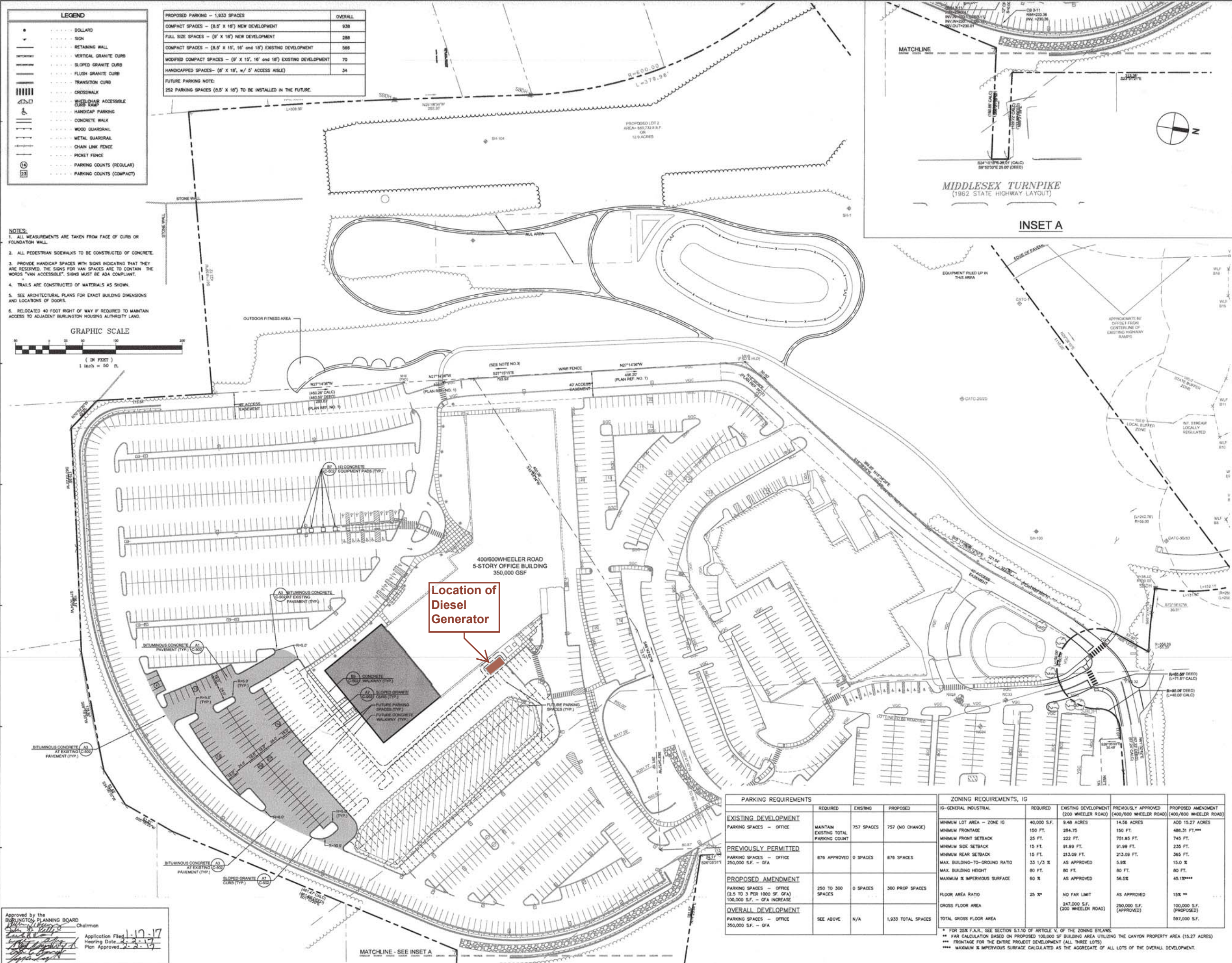
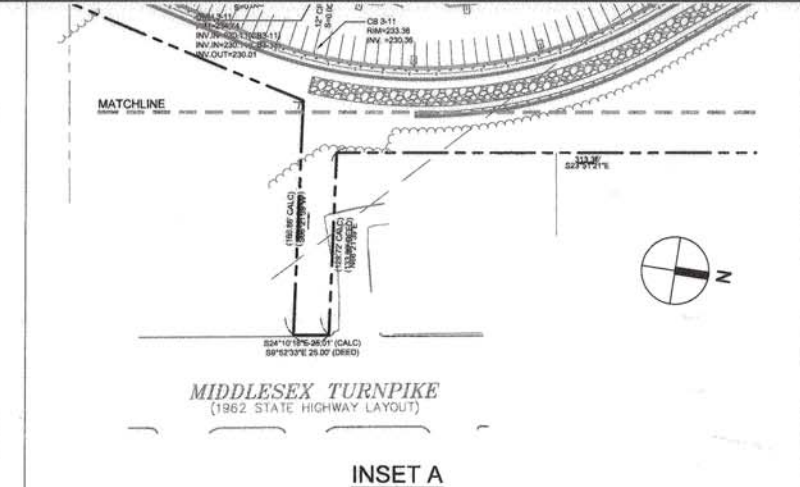
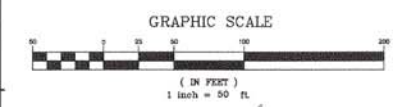
**LEGEND**

- DOLLARD
- SIGN
- RETAINING WALL
- VERTICAL GRANITE CURB
- SLOPED GRANITE CURB
- FLUSH GRANITE CURB
- TRANSTON CURB
- CROSSLINK
- METAL GUARDRAIL
- CHAIN LINK FENCE
- PICKET FENCE
- (R) PARKING COUNTS (REGULAR)
- (C) PARKING COUNTS (COMPACT)

PROPOSED PARKING - 1,933 SPACES	OVERALL
COMPACT SPACES - (8.5' X 18') NEW DEVELOPMENT	938
FULL SIZE SPACES - (9' X 18') NEW DEVELOPMENT	288
COMPACT SPACES - (8.5' X 15', 16' and 18') EXISTING DEVELOPMENT	569
MODIFIED COMPACT SPACES - (9' X 15', 16' and 18') EXISTING DEVELOPMENT	70
HANDICAPPED SPACES - (8' X 18', w/ 5' ACCESS AISLE)	34

FUTURE PARKING NOTE:  
252 PARKING SPACES (8.5' X 18') TO BE INSTALLED IN THE FUTURE.

- NOTES:**
1. ALL MEASUREMENTS ARE TAKEN FROM FACE OF CURB OR FOUNDATION WALL.
  2. ALL PEDESTRIAN SIDEWALKS TO BE CONSTRUCTED OF CONCRETE.
  3. PROVIDE HANDICAP SPACES WITH SIGNS INDICATING THAT THEY ARE RESERVED. THE SIGNS FOR VAN SPACES ARE TO CONTAIN THE WORDS "VAN ACCESSIBLE". SIGNS MUST BE ADA COMPLIANT.
  4. TRAILS ARE CONSTRUCTED OF MATERIALS AS SHOWN.
  5. SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND LOCATIONS OF DOORS.
  6. RELOCATED 40 FOOT RIGHT OF WAY IF REQUIRED TO MAINTAIN ACCESS TO ADJACENT BURLINGTON HOUSING AUTHORITY LAND.



Location of Diesel Generator

PARKING REQUIREMENTS				ZONING REQUIREMENTS, IG			
	REQUIRED	EXISTING	PROPOSED	REQUIRED	EXISTING DEVELOPMENT (200 WHEELER ROAD)	PREVIOUSLY APPROVED (400/600 WHEELER ROAD)	PROPOSED AMENDMENT (400/600 WHEELER ROAD)
<b>EXISTING DEVELOPMENT</b>				<b>IG-GENERAL INDUSTRIAL</b>			
PARKING SPACES - OFFICE	MAINTAIN EXISTING TOTAL PARKING COUNT	757 SPACES	757 (NO CHANGE)	MINIMUM LOT AREA - ZONE IG	46,000 S.F.	14.56 ACRES	ADD 15.27 ACRES
				MINIMUM FRONTAGE	150 FT.	284.75	488.31 FT.***
				MINIMUM FRONT SETBACK	25 FT.	222 FT.	745 FT.
				MINIMUM SIDE SETBACK	15 FT.	91.99 FT.	235 FT.
				MINIMUM REAR SETBACK	15 FT.	213.09 FT.	365 FT.
				MAX. BUILDING-TO-GROUND RATIO	33 1/3 %	AS APPROVED	5.8%*
				MAX. BUILDING HEIGHT	80 FT.	80 FT.	80 FT.
				MAXIMUM % IMPERVIOUS SURFACE	60 %	AS APPROVED	56.5%*
<b>PROPOSED AMENDMENT</b>				FLOOR AREA RATIO	25 %*	NO FAR LIMIT	15% **
PARKING SPACES - OFFICE (2.5 TO 3 PER 1000 SF. GFA)	250 TO 300 SPACES	0 SPACES	300 PROP SPACES	GROSS FLOOR AREA	247,000 S.F. (200 WHEELER ROAD)	250,000 S.F. (PROPOSED)	100,000 S.F. (PROPOSED)
100,000 S.F. - GFA INCREASE				TOTAL GROSS FLOOR AREA			597,000 S.F.
<b>OVERALL DEVELOPMENT</b>							
PARKING SPACES - OFFICE	SEE ABOVE	N/A	1,933 TOTAL SPACES				
350,000 S.F. - GFA							

\* FOR 25% F.A.R., SEE SECTION 5.1.10 OF ARTICLE V. OF THE ZONING BYLAWS.  
\*\* FAR CALCULATION BASED ON PROPOSED 100,000 SF BUILDING AREA UTILIZING THE CANYON PROPERTY AREA (15.27 ACRES)  
\*\*\* FRONTAGE FOR THE ENTIRE PROJECT DEVELOPMENT (ALL THREE LOTS)  
\*\*\*\* MAXIMUM % IMPERVIOUS SURFACE CALCULATED AS THE AGGREGATE OF ALL LOTS OF THE OVERALL DEVELOPMENT.

Approved by the  
BURLINGTON PLANNING BOARD  
Chairman  
Application Filed  
Hearing Date: 1-17-17  
Plan Approved: 2-2-17