

INDUSTRIAL PERFORMANCE STANDARDS:

- OWNER SHALL BE RESPONSIBLE TO ENSURE THAT THE EXISTING OR PROPOSED USE WILL NOT GENERATE ELECTROMAGNETIC INTERFERENCE TO ANY SENSITIVE RECEPTOR. INTERFERENCE WITH THE HARVARD-SMITHSONIAN RADIO TELESCOPE (1400-1720MHZ) IS SPECIFICALLY PROHIBITED.
- OWNER SHALL BE RESPONSIBLE TO ENSURE THE EXISTING OR PROPOSED USE WILL NOT CAUSE PRONOUNCED, MULTIPLE PATTERNS OF NOISE OR VIBRATION NUISANCE TO, OR INTERFERE WITH, ANY SENSITIVE RECEPTOR.
- A MASSACHUSETTS DEPARTMENT OF ENVIRONMENTAL PROTECTION AIR QUALITY PERMIT IS NOT REQUIRED FOR THE PROPOSED USE.

DEVENS ENTERPRISE COMMISSION

DATE OF ENDORSEMENT & APPROVAL: _____

CHAIRMAN: _____

TABLE OF ZONING COMPLIANCE

ZONING CRITERIA (MAXIMUM OR MINIMUM)	INNOVATION & TECHNOLOGY BUSINESS	PROPOSED
LOT AREA	87,120 SQ. FT.	453,680 SQ. FT.
FRONTAGE	100-FT.	867-FT.
SIDE YARD	10-FT.	152-FT.
FRONT YARD	25-FT.	144-FT.
REAR YARD	25-FT.	146-FT.
BUILDING HEIGHT	75-FT.	40-FT. ±
GROSS FLOOR AREA (GFA)	-----	90,000 SQ. FT. ±
OFFICE FLOOR AREA (GFA)	-----	86,000 SQ. FT. ±
FLOOR AREA RATIO (FAR)	0.25 (OFFICE)	0.19
IMPERVIOUS RATIO	0.75	0.41
OPEN SPACE OR LANDSCAPE	25%	59%
PAVED AREA	-----	153,493 SQ. FT. ±
PARK. SPACES Prof. Office	4/1000 SQ. FT.	4/945 SQ. FT.
PARK. SPACES REQ'D (Office)	344	-----
PARK. SPACES PROVIDED	-----	364 TOTAL
ACCESSIBLE PARK. SPACES	201-500 = 2%	8
PROVIDED-Devens Regulations (NOT LESS THAN 6)	-----	8

PHASING SCHEDULE

PHASE 1:

PHASE 1 WILL INCLUDE CONSTRUCTION OF THE ACCESS OFF OF JACKSON ROAD, LAKE GEORGE STREET, AND 134 PARKING STALLS AS SHOWN ON THE PLANS. ALL LIGHTING, LANDSCAPING, AND DRAINAGE WITHIN THIS REGION WILL BE CONSTRUCTED DURING THIS PHASE AS SHOWN ON SHEET 3 OF 10. PROPOSED GRADING OUTSIDE OF THE PHASE 1 REGION WILL BE ROUGHLY CONSTRUCTED TO ASSIST WITH STORMWATER CONTROL AND SITE AESTHETICS. ALL DISTURBANCE SHALL BE LOAMED AND SEED. INSTALLATION OF THE CATCH BASINS AND DRAIN MANHOLES AND CONNECTION INTO DMH 3100 WILL BE PERFORMED DURING THIS PHASE. THE 134 PARKING STALLS ARE SUFFICIENT FOR THE INITIAL OCCUPANCY OF THE BUILDING. PHASES 2 AND 3 WILL BE CONSTRUCTED AS OCCUPANCY INCREASES OR THE USE WARRANTS.

PHASE 2:

PHASE 2 WILL INCLUDE CONSTRUCTION OF 114 PARKING STALLS AND ASSOCIATED ACCESS. ALL LIGHTING, LANDSCAPING, AND DRAINAGE WITHIN THIS REGION WILL BE CONSTRUCTED DURING THIS PHASE AS SHOWN ON SHEET 4 OF 10.

PHASE 3A:

PHASE 3A WILL INCLUDE CONSTRUCTION OF 84 PARKING STALLS AND ASSOCIATED ACCESS. LIGHTING, LANDSCAPING, AND DRAINAGE WITHIN THIS REGION WILL BE CONSTRUCTED AS INDICATED.

PHASE 3B:

PHASE 3B WILL INCLUDE CONSTRUCTION OF THE REMAINING 32 PARKING STALLS.

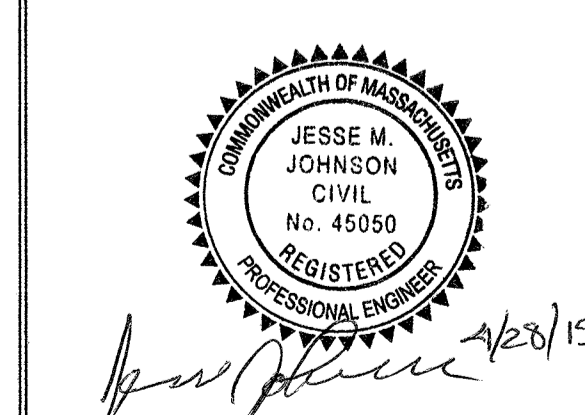
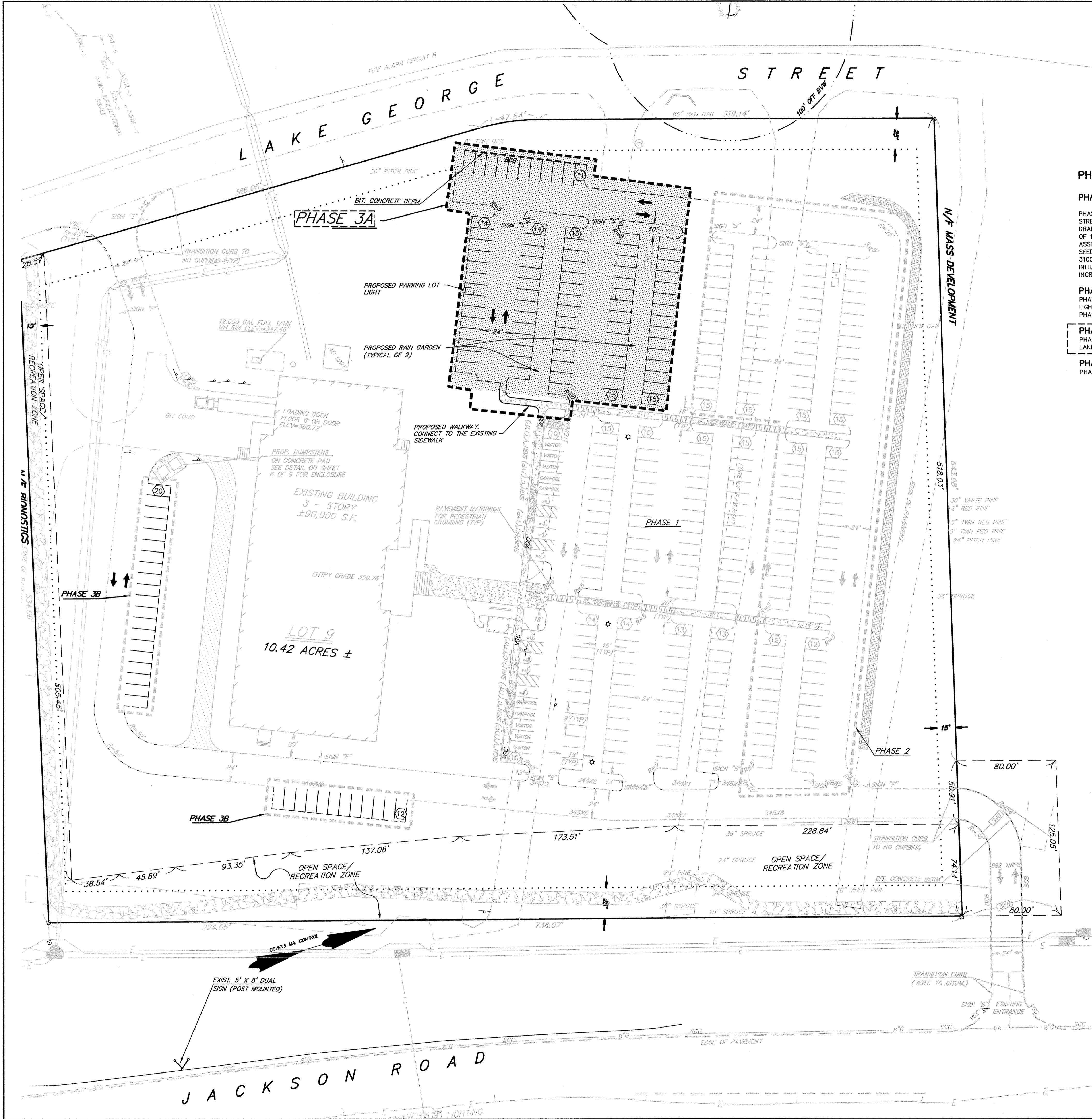
- ALL SURFACES TO BE PRIMED & PAINTED MEETING MASS. HIGHWAY DEPT. STANDARDS
 - SIGN CONSTRUCTION & MATERIALS TO CONFORM TO MHDSSHB, SECTION 840, AND M8.18.5.
 - SIGN TYPES REQUIRED:
 - "H" HANDICAP PARKING SPACE
 - "C" CARPOOL
 - "S" STOP
 - "F" FIRELANE - NO PARKING BOTH SIDES
 - "X" PEDESTRIAN CROSSING
 - "V" VISITOR PARKING
- ALL PROPOSED SIGNS SHALL CONFORM W/ ARTICLE XII OF THE BY-LAWS AND THE DEVENS SIGN REGULATIONS (974 CMR 6.00).
- SIGN PIPE AS REQUIRED UNIVERSAL SYMBOLS REQUIRED WITH TEXT 0.10 GAGE ALUMINUM SIGN MEETING MHD SSB CRITERIA.
- COLD ROLLED 7/8" STEEL POST, 10' MIN. HT.
- BREAK-AWAY BASE TOP 6" ABOVE FIN. GRADE SURFACE TREATMENT AS REQUIRED
- 6" # 3,000 PSI CONC. EARTHFORMED FOUNDATION SET ON UNDISTURBED SUBGRADE.
- ATTACH (2) 1/2" X 4" BOLTS FOR ANCHORS, CAST-IN.

TYPICAL SITE SIGN
NOT TO SCALE

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- EDGE OF PAVEMENT
- STONE BOUND
- MW EXISTING MONITORING WELL
- TEMPORARY BENCHMARK
- EXISTING CONTOUR
- PROPOSED CONTOUR
- 100' WETLANDS BUFFER ZONE
- EXISTING TREE
- EXISTING SPOT GRADE
- PROPOSED SPOT GRADE
- EXISTING CATCHBASIN
- PROPOSED DRAIN MANHOLE
- EXISTING UTILITY POLE
- EXISTING LIGHTING
- EXISTING OVERHEAD WIRES
- EXISTING BUILDING
- EXISTING HYDRANT
- PROPOSED SIGN
- PROPOSED LIGHTS
- VCC VERTICAL GRANITE CURBING
- SGC SLOPED GRANITE CURBING
- PROPOSED SEWER MANHOLE (SMH)
- PROPOSED PAVEMENT STRIPING
- PARKING SPACES NUMBER
- PROPOSED HANDICAP PARKING SPACE
- PROPOSED SIDEWALK
- PROPOSED EDGE OF PAVEMENT
- PROPOSED DRAIN LINE
- PROPOSED DRAIN MANHOLE (DMH)
- PROPOSED CATCHBASIN (CTB)
- PROP. FLARED END SECTION W/ RIP-RAP (FES)
- EROSION CONTROL BARRIER
- PROPOSED TELEPHONE LINE
- EXISTING SUBSURFACE TELEPHONE LINE

SITE PLAN & PHASING LAYOUT



REVISIONS

ORIGINAL ENDORSEMENT	9/20/06
REV. PER REVIEW COMMENTS	10/20/06
REV. PER REVIEW COMMENTS	11/6/06
REV. PER REVIEW COMMENTS	11/8/07
REV. FOR PHASE 3A BUILD	4/28/15

OWNER:
ONE JACKSON PLACE, LLC
P.O. BOX 868
LEOMINSTER, MA 01453

SITE PLAN OF LAND
FOR: LOT 9 STREET JACKSON ROAD
ASSESSOR'S MAP -- PARCEL --
TOWN: DEVENS, MASSACHUSETTS
DESIGNED FOR
ONE JACKSON PLACE, LLC
SCALE: 1" = 40' SEPTEMBER, 2006
DAVID E. ROSS ASSOCIATES, INC.
CIVIL ENGINEERS, LAND SURVEYORS, ENVIRONMENTAL CONSULTANTS
111 FITCHBURG ROAD P.O. BOX 368 AYER, MASS. 01432-0368
978-772-6232 368-1065 448-3916 FAX 978-772-6258
JOB NO. 22814 SHEET 2 OF 10 PLAN NO. L-10206