

Memorandum

To: Town of Andover Planning Board
From: Brian Lawlor, PE
Project: Building 1 & 1A - 3000 Minuteman Road
Re: Site Layout & Circulation
Distribution: Alexandria Real Estate, Mark Johnson, (MF)

Date: 9/8/2022
Project No.: 21141

Members of the Planning Board,

As requested at the August 23rd hearing the following describes the proposed truck circulation for Building 1 and the addition.

Attached are Figures 1 thru 6 showing truck turning movements for emergency vehicles, medium duty (single-unit) and heavy duty (semi-trailer) trucks and Sections A, B, and C showing perimeter grading constraints and proposed conditions. Also attached for reference is the C-121: Layout & Materials Plan showing the proposed layout reflecting the various third party peer reviews.

Based on comparable projects it is anticipated that trucks will comprise <4% of the project total vehicle trips, with medium duty trucks 25 times more frequent than heavy duty trucks. The actual frequency of medium duty and heavy duty trucks will depend on the tenant and their program.

SMMA and Sasaki considered the following items in the design of the proposed site:

- Provide emergency vehicle access to the building perimeter.
- Minimize new vehicle trips including truck trips on the loop road adjacent to the river.
- Minimize construction disturbance and new vehicle trips in the Wetland Riverfront Area .
- Avoid adding truck traffic from Building 1 to the Building 2 parking area.
- Protect existing mature trees in particular the tree stand between the proposed parking area and existing loop road.
- Design loading areas and drive aisles for Building 1 and the addition so that all medium duty trucks can exit behind the buildings (eastbound).
- Design drive aisles to safely accommodate heavy duty vehicles as shown on the attached diagrams. As noted above the volume of heavy duty trucks will be minimal.
- Design circulation for trucks exiting westbound to the outer and single loaded parking aisles.

We look forward to reviewing with the Planning Board at the next scheduled hearing on September 13th.

Thank you.

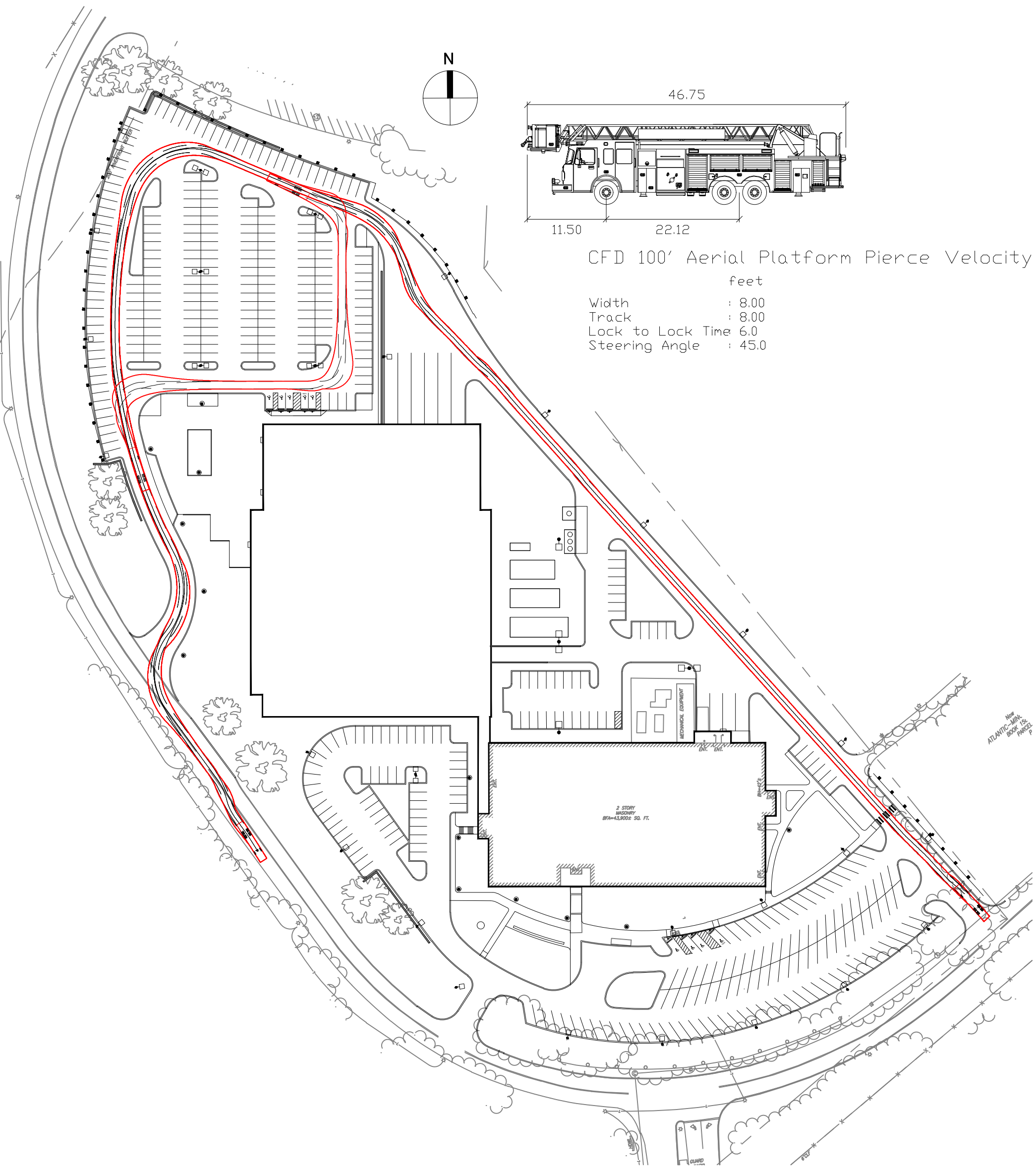


FIG 1

EMERGENCY VEHICLE
 CIRCULATION

DATE: 09/08/2022
 ISSUE:
 SCALE: 1" = 100'
 REF:
 DR BY: DCC
 CK BY:

BUILDING 1 & 1A

3000 MINUTEMAN ROAD
 ANDOVER, MA 01810-1032

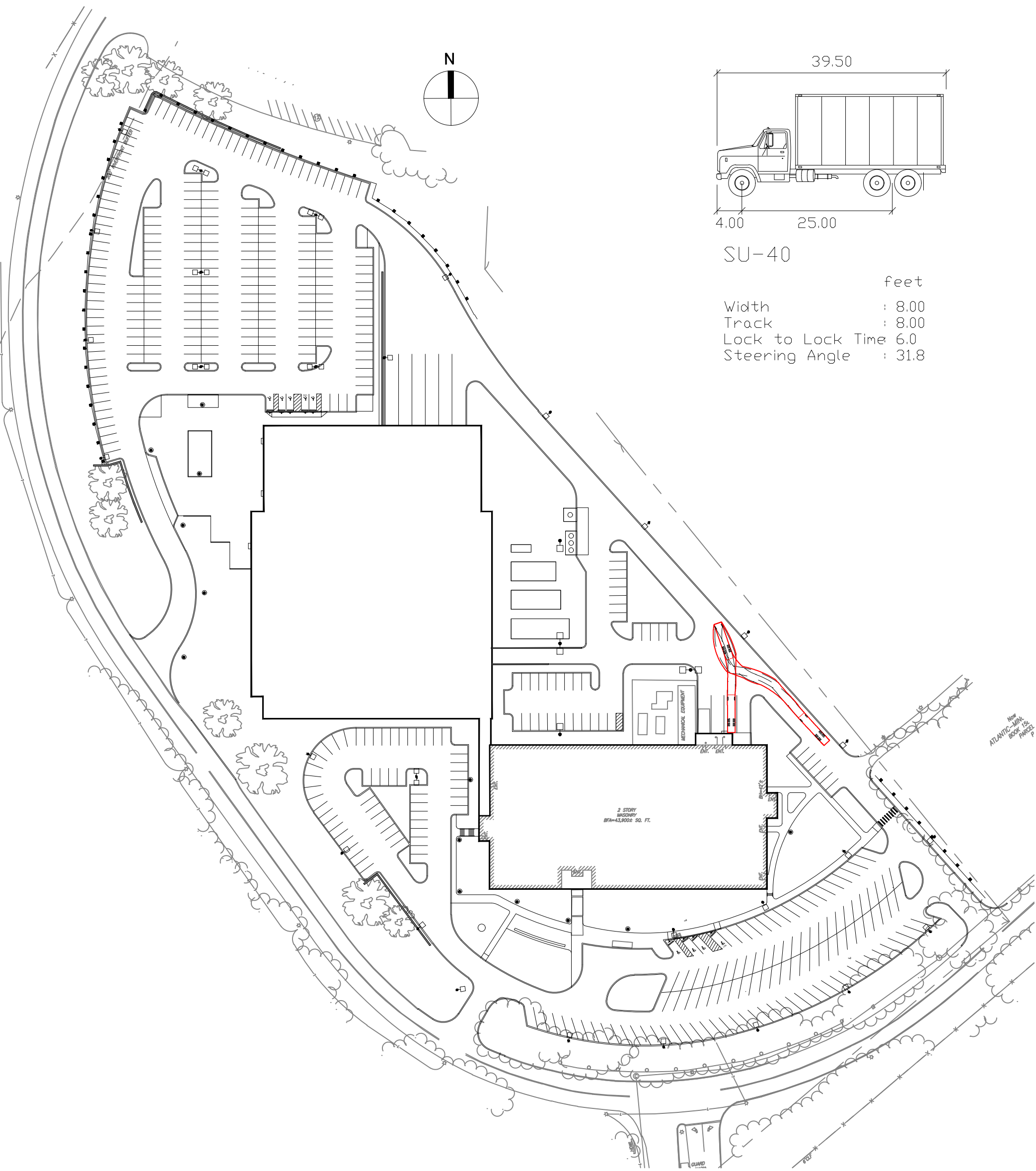
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SMMA

SYMMES MAINI & MCKEE ASSOCIATES
 1000 Massachusetts Avenue
 Cambridge, Massachusetts 02138
 P:617.547.5400 F:617.648.4920



Not
ATLANTIC-MIN.
BOX TRUCK
PARCEL



FIG 2

SU-40 BOX TRUCK
ENTERING LOADING DOCK

DATE: 09/08/2022
 ISSUE:
 SCALE: 1" = 100'
 REF:
 DR BY: DCC
 CK BY:

BUILDING 1 & 1A
 3000 MINUTEMAN ROAD
 ANDOVER, MA 01810-1032
 JOB NO.: 21141.00



SYMMES MAINI & MCKEE ASSOCIATES
 1000 Massachusetts Avenue
 Cambridge, Massachusetts 02138
 P:617.547.5400 F:617.648.4920

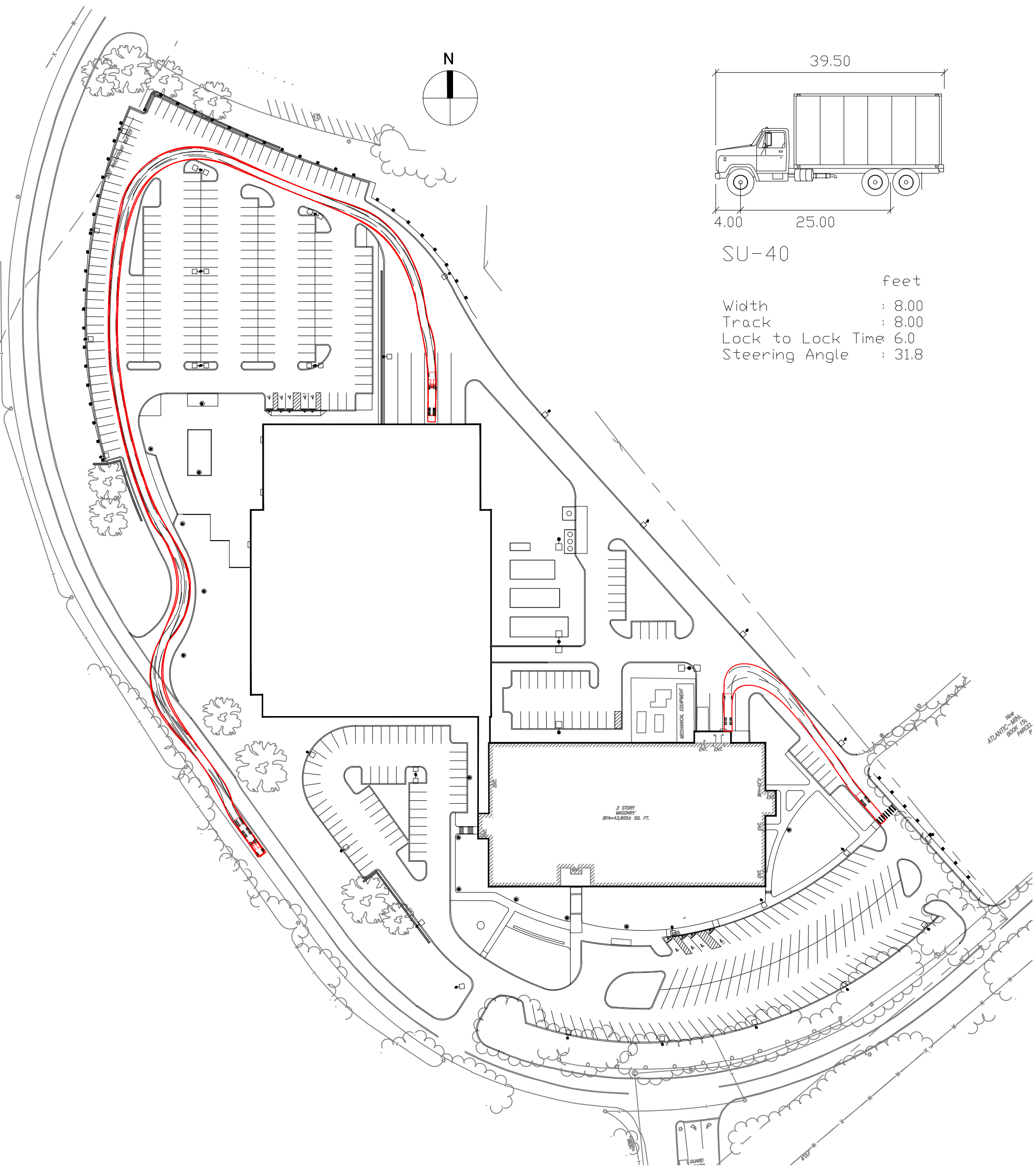


FIG 3

SU-40 BOX TRUCK
EXITING LOADING DOCK

DATE: 09/08/2022
 ISSUE:
 SCALE: 1" = 100'
 REF:
 DR BY: DCC
 CK BY:

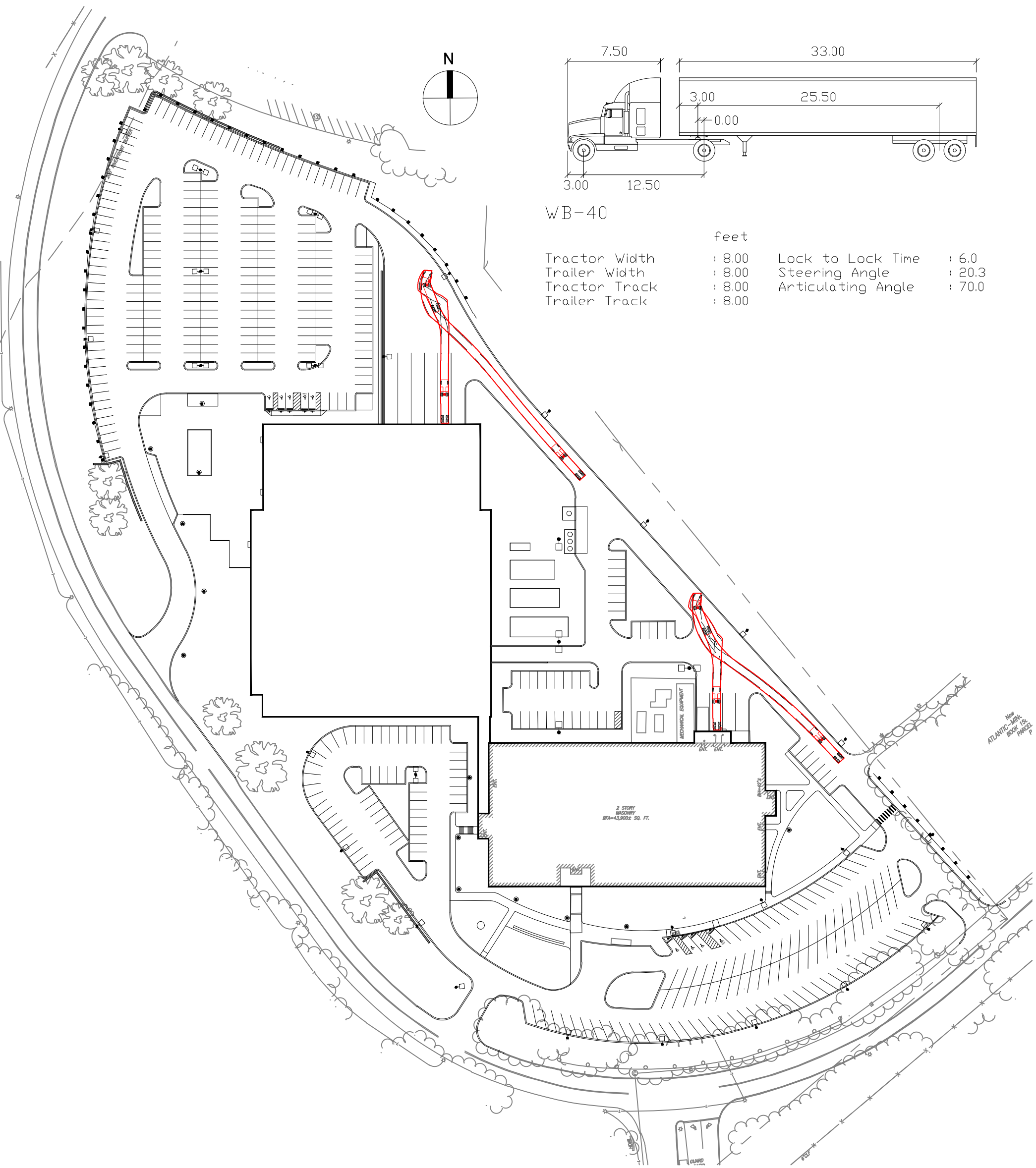
BUILDING 1 & 1A
 3000 MINUTEMAN ROAD
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 JOB NO.: 21141.00

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SYMMES MAINI & MCKEE ASSOCIATES
 1000 Massachusetts Avenue
 Cambridge, Massachusetts 02138
 P:617.547.5400 F:617.648.4920



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BOOK OR
PARCEL P



FIG 4

WB-40 SEMI-TRUCK
ENTERING LOADING DOCK

DATE:	09/08/2022
ISSUE:	
SCALE:	1" = 100'
REF:	
DR BY:	DCC
CK BY:	

BUILDING 1 & 1A
3000 MINUTEMAN ROAD
ANDOVER, MA 01810-1032
JOB NO.: 21141.00
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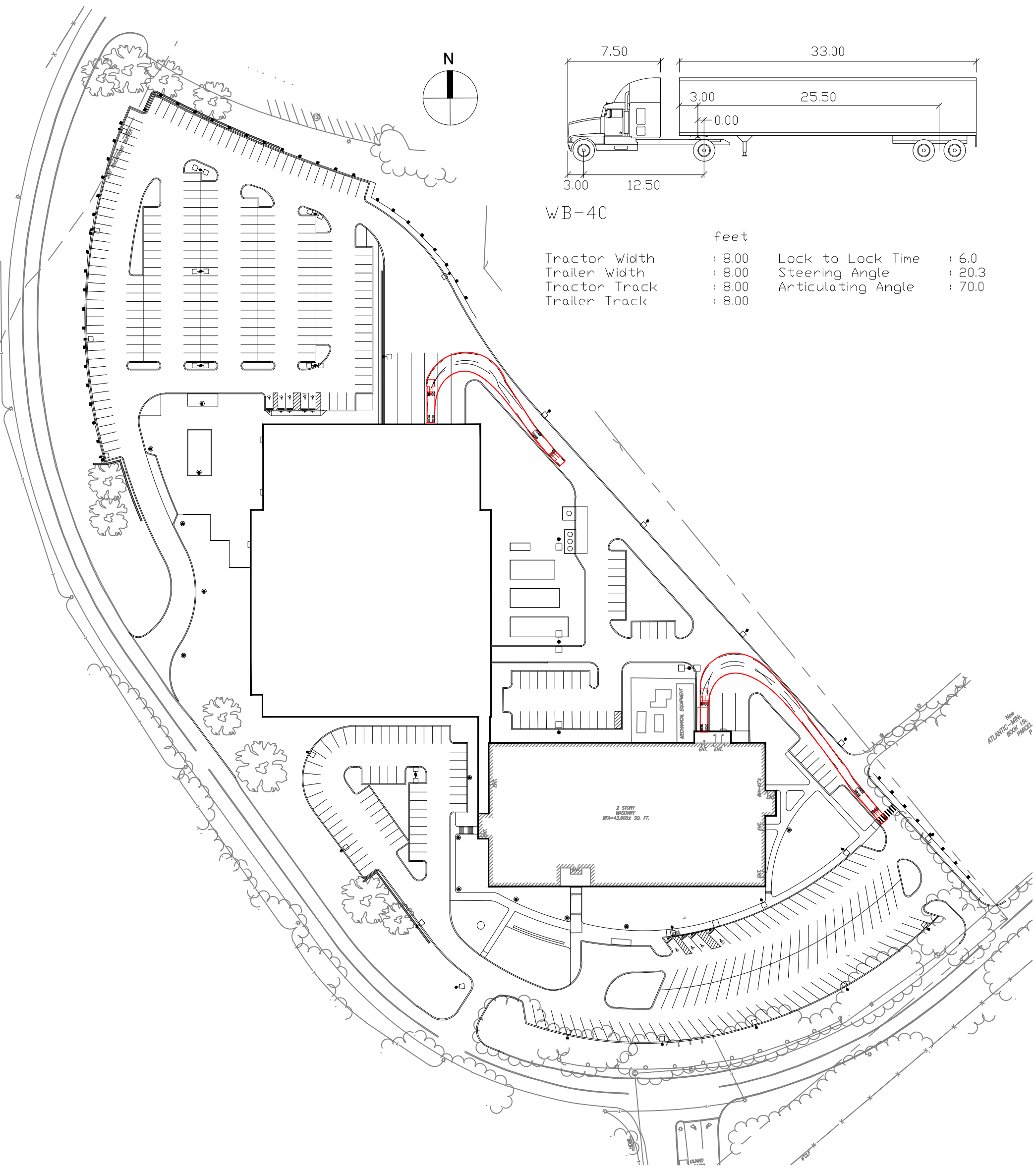


FIG 5

WB-40 SEMI-TRUCK
EXITING LOADING DOCK

DATE: 09/08/2022
 ISSUE:
 SCALE: 1" = 100'
 REF:
 DR BY: DCC
 CK BY:

BUILDING 1 & 1A
 3000 MINUTEMAN ROAD
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 Cambridge, Massachusetts 02138
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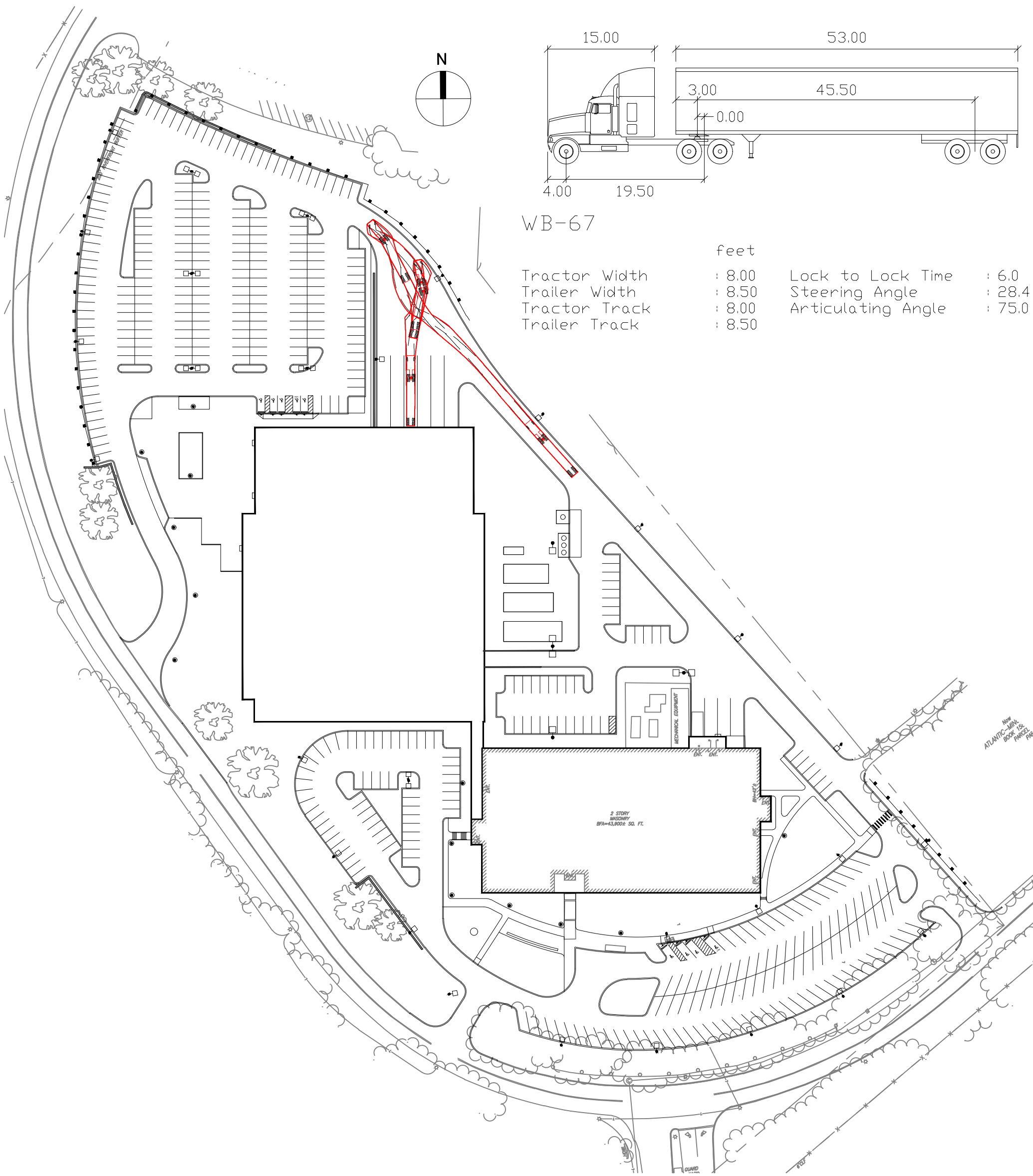


FIG 6

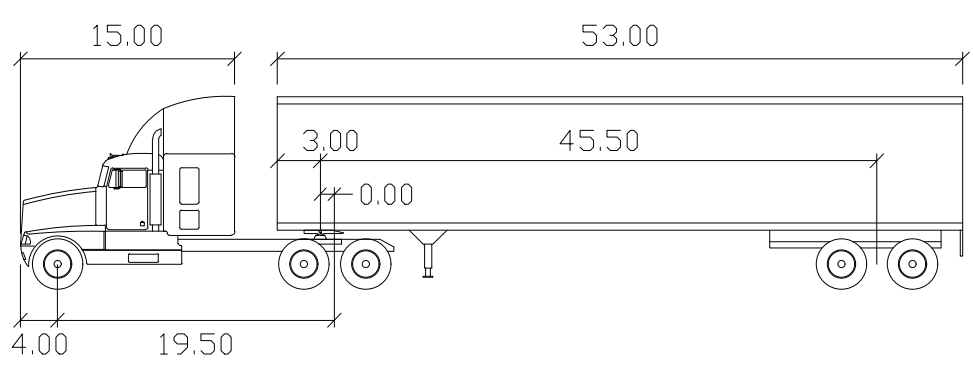
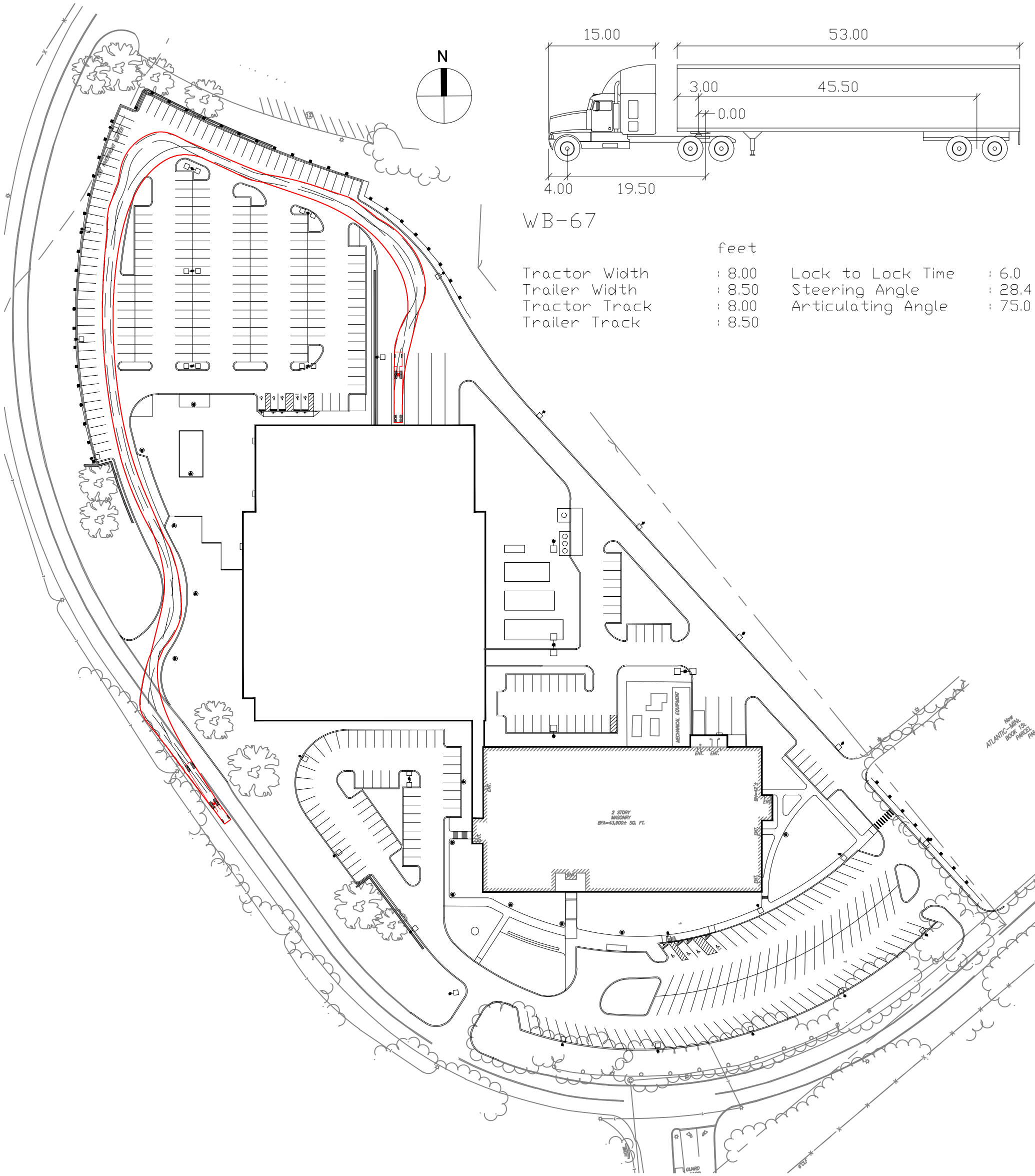
WB-67 SEMI-TRUCK
ENTERING LOADING DOCK

DATE: 09/08/2022
 ISSUE:
 SCALE: 1" = 100'
 REF:
 DR BY: DCC
 CK BY:

BUILDING 1 & 1A
 3000 MINUTEMAN ROAD
 ANDOVER, MA 01810-1032
 JOB NO.: 21141.00



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WB-67

	feet		
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 28.4
Tractor Track	: 8.00	Articulating Angle	: 75.0
Trailer Track	: 8.50		

Not
ATLANTIC-MIN.
BOOK '05
PAGE 27

FIG 7

WB-67 SEMI-TRAILER
EXITING LOADING DOCK

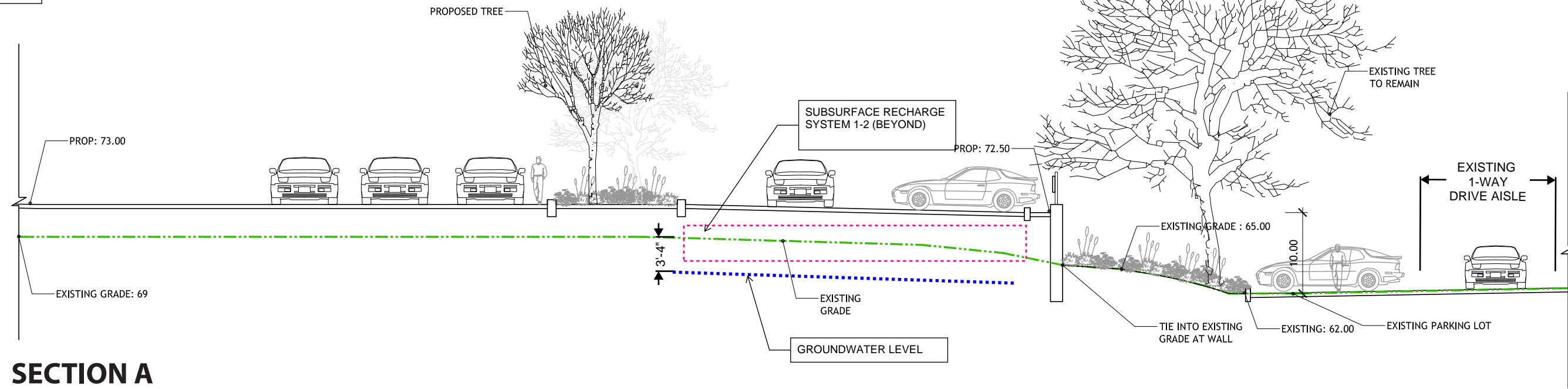
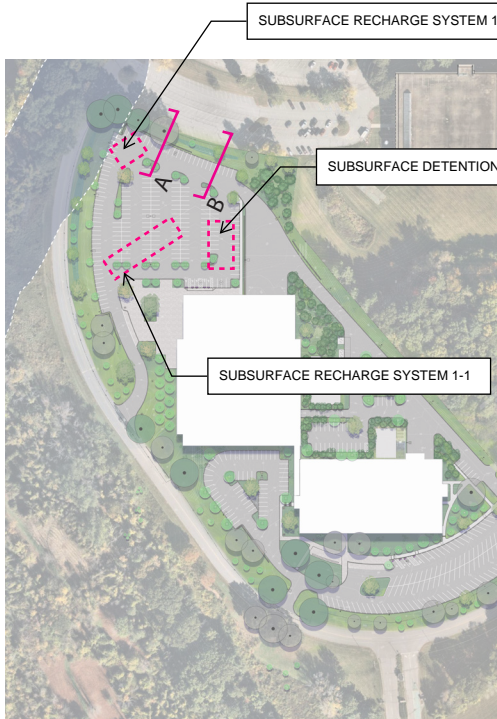
DATE:	09/08/2022
ISSUE:	
SCALE:	1" = 100'
REF:	
DR BY:	DCC
CK BY:	

BUILDING 1 & 1A
3000 MINUTEMAN ROAD
ANDOVER, MA 01810-1032
JOB NO.: 21141.00



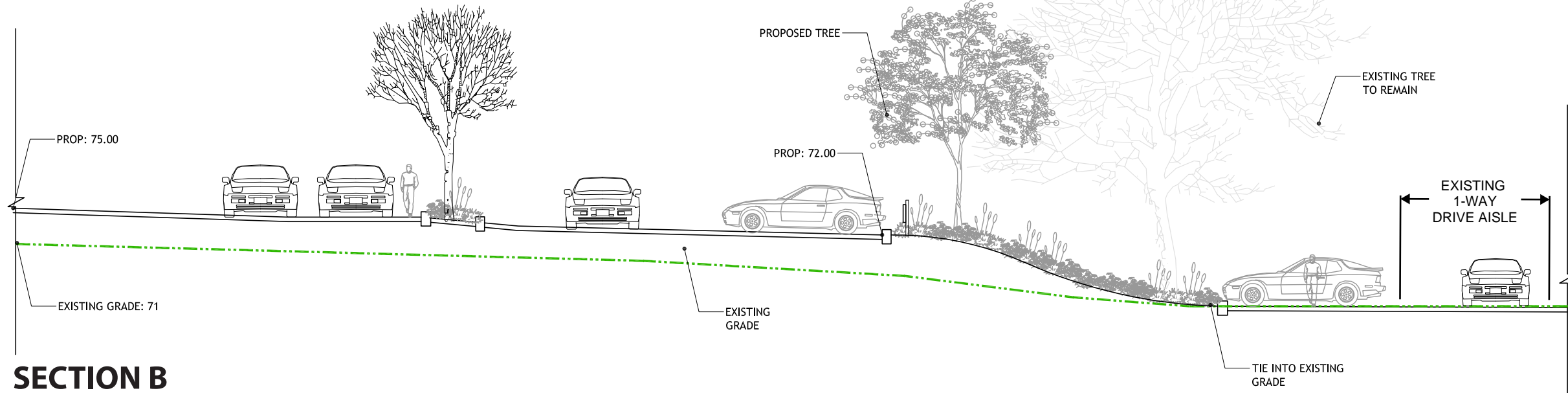
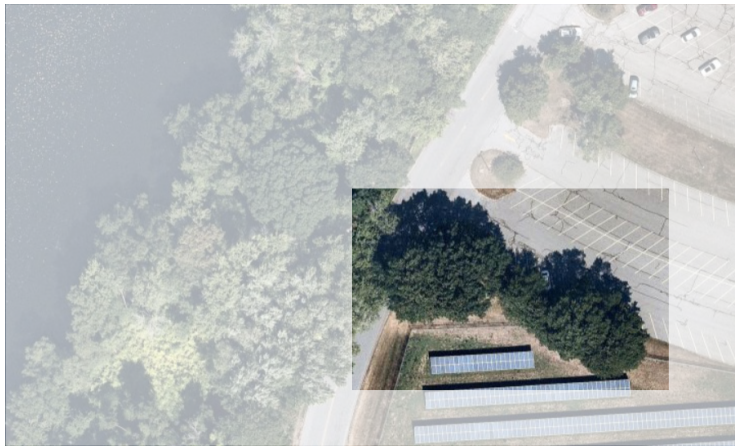
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1000 Massachusetts Avenue
Cambridge, Massachusetts 02138
P:617.547.5400 F:617.648.4920



SECTION A

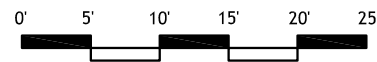
Existing Trees to remain

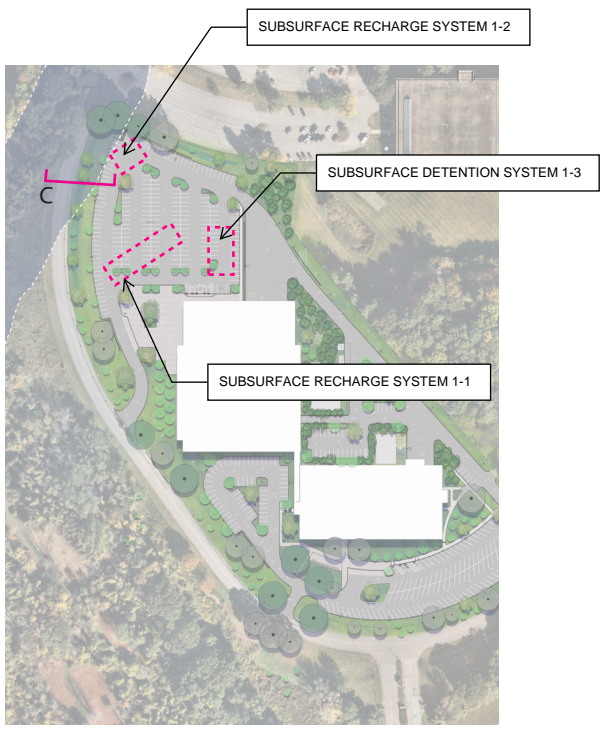


SECTION B

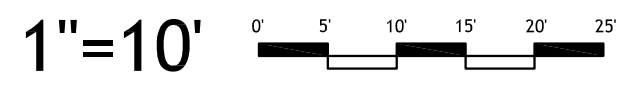
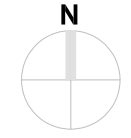


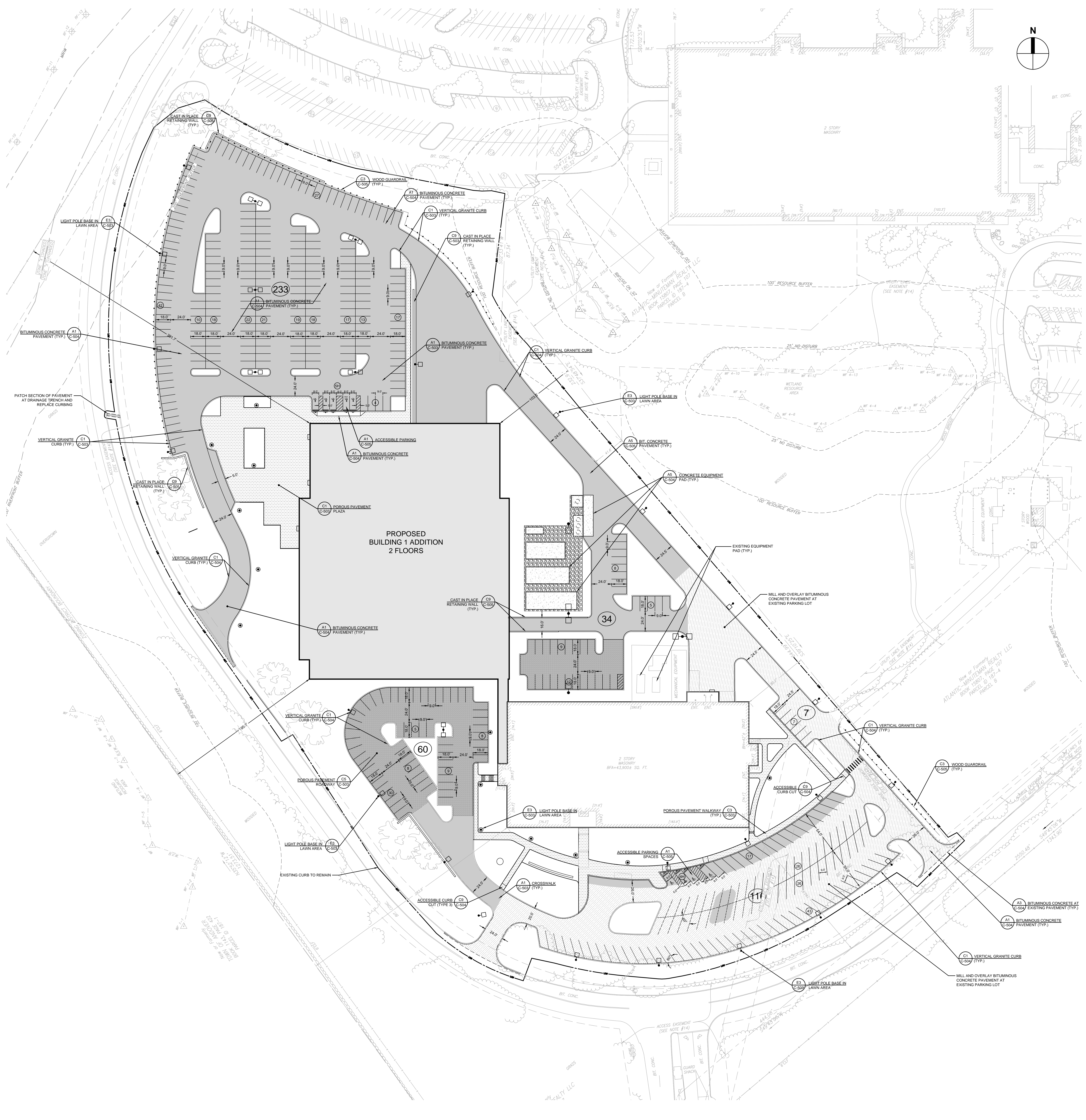
1"=10'





SECTION C





LEGEND

- BOLLARD
- SIGN
- LIGHTPOLE BASE (PEDESTRIAN)
- LIGHTPOLE BASE (PARKING LOT)
- ▬ RETAINING WALL
- ▬ VERTICAL GRANITE CURB
- ▬ CROSSWALK
- ▬ DIRECTIONAL PAVEMENT MARKINGS
- ▬ ACCESSIBLE CURB CUT W/ TRANSITION CURB
- ▬ HANDICAP PARKING
- ▬ PARKING COATS (REGULAR)
- ▬ STANDARD BITUMINOUS PAVEMENT
- ▬ POROUS PAVEMENT
- ▬ MILL AND OVERLAY
- ▬ CONCRETE PAD
- ▬ BUILDING
- ▬ WOOD GUARDRAIL
- ▬ CHAIN LINK FENCE
- ▬ TREE LINE

ZONING SUMMARY

	REQUIRED	PROPOSED
MIN. LOT AREA (SQ. FT.)	N/A	1,902,443
MIN. LOT FRONTAGE (FT)	50	62.86
MIN. FRONT YARD DEPTH (FT)	50	190.4
MIN. SIDE YARD DEPTH (FT)	40	80.2
MIN. REAR YARD DEPTH (FT)	40	391.7
MAX. HEIGHT (FT)	50	50*
MAX. HEIGHT (STORIES)	4	2-3
MAX. COVERAGE (BUILDING, %)	30	6.4
LANDSCAPE BUFFER STRIP (FT)	12	12 (MIN.)
INT. PARKING LOT LANDSCAPE (%)	5	5 (MIN.)

*PLUS ADDITIONAL HEIGHT +25% GROUND FLOOR AREA

PARKING SUMMARY

	PROPOSED
REGULAR PARKING SPACES	441
ACCESSIBLE PARKING SPACES	9 (INCL. 2 VAN)
COMPACT PARKING SPACES	0
TOTAL PARKING SPACES	450
PARKING RATIO (PER 1,000 GSF)	2.42*

*REFER TO ZONING BOARD OF APPEALS (ZBA) DECISION Z-21-150 & Z-151

- NOTES:**
- DIMENSIONS SHOWN OFF THE BUILDING ARE FROM THE EXTERIOR FACE OF THE FOUNDATION WALL.
 - DIMENSIONS SHOWN IN THE PARKING LOTS AND ROADWAYS ARE FROM THE FACE OF CURB, CENTERLINE OF STRIPING, AND EDGE OF PAVEMENT.
 - DIMENSIONS SHOWN IN THE CONCRETE WALKWAYS AND PLAZAS ARE FROM SCORE JOINTS, EXPANSIONS JOINTS, AND EDGE OF CONCRETE.
 - CURB RADI ARE TO BE 3-FT, UNLESS NOTED OTHERWISE.
 - COORDINATE THE EXACT LOCATION OF THE TRANSFORMER AND GENERATOR PADS WITH THE ELECTRICAL PLANS. CONFIRM PAD SIZES WITH THE SELECTED PRODUCT PRIOR TO INSTALLING.
 - SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND LOCATIONS OF DOORS.
 - COORDINATE WORK IN THE TOWN RIGHT-OF-WAY WITH THE ANDOVER DEPARTMENT OF PUBLIC WORKS.
 - INSTALL GUARDRAIL SO THAT FACE OF RAIL IS 2'-0" FROM FACE OF CURB, UNLESS NOTED OTHERWISE.
 - LIGHTPOLE BASES IN LAWN AREAS ARE TO BE INSTALLED SO THAT THE CENTER OF BASE IS 3'-0" AWAY FROM THE FACE OF CURB OR EDGE OF PAVED AREA, UNLESS OTHERWISE NOTED.
 - INSTALL SITE FEATURES AND FURNISHINGS TO MEET ADA AND MAAB REQUIREMENTS FOR ACCESSIBILITY. NOTIFY THE ARCHITECT OF POTENTIAL CONFLICTS PRIOR TO INSTALLING.
 - CONSTRUCTION CENTERLINES SHOWN ARE FOR REFERENCE ONLY, AND ARE NOT TO BE INCORPORATED INTO THE PAVEMENT STRIPING.

ISSUE LOG

DATE	DESCRIPTION
04/12/2022	RESPONSE TO COMMENTS
03/19/2022	REPRINT FOR CLARIFICATION
01/20/2022	SPECIAL PERMIT APPLICATION
MARK DATE	DESCRIPTION
ISSUE LOG	

SCALE

DRAWN BY	DCC
CHECK BY	
PROJ. ARCH/ENGR	BAI
PROJ. MGR.	JMI
JOB NO.	21141.00

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LAYOUT & MATERIALS PLAN

