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TO: Milton Planning Board
FROM: Marion McEttrick *MM*
RE: 193 Central Avenue Site Plan and Landscaping Update
DATE: November 4, 2021

With this memo I am providing two updated sheets for the Site Plan for 193 Central Avenue, the Site Plan page and the Landscaping page, with changes requested at the last meeting.

The changes to the Site Plan are:

1. The entrance has been moved over into the site approximately the width of one parking space.
2. One parking space has been removed.
3. The fence located starting from the stone-faced wall to the front lot line on the Columbine Road side has been removed. It is not required for safety. This allows for more snow storage area.

The Changes to the Landscaping Plan are:

1. The shrubs between the stone wall facing Columbine Road and the lot line have been changed from Boxwood to Mountain Laurel and Tri-color Willow.
2. The landscaping between the Columbine Road side of the parking area and the lot line have been changed: there are now four Colorado Blue Spruce Trees which grow quickly and are quite tall, flanked by Mountain Laurel and Tricolor Willow. The Blue Spruce will be high enough to still screen the side view of the parking lot, even with the change in grade at that edge.
3. The Boxwood in the front of the parking area have been re-arranged to be more naturally situated among existing and new trees. This location is shady; only certain types of shrubs will thrive there. The goal is to still block view of headlights in the parking lot

A note on the choice of plantings: it is always possible to improve, after further consultation with landscape designer. If other shrubs are suggested that may be more attractive and still

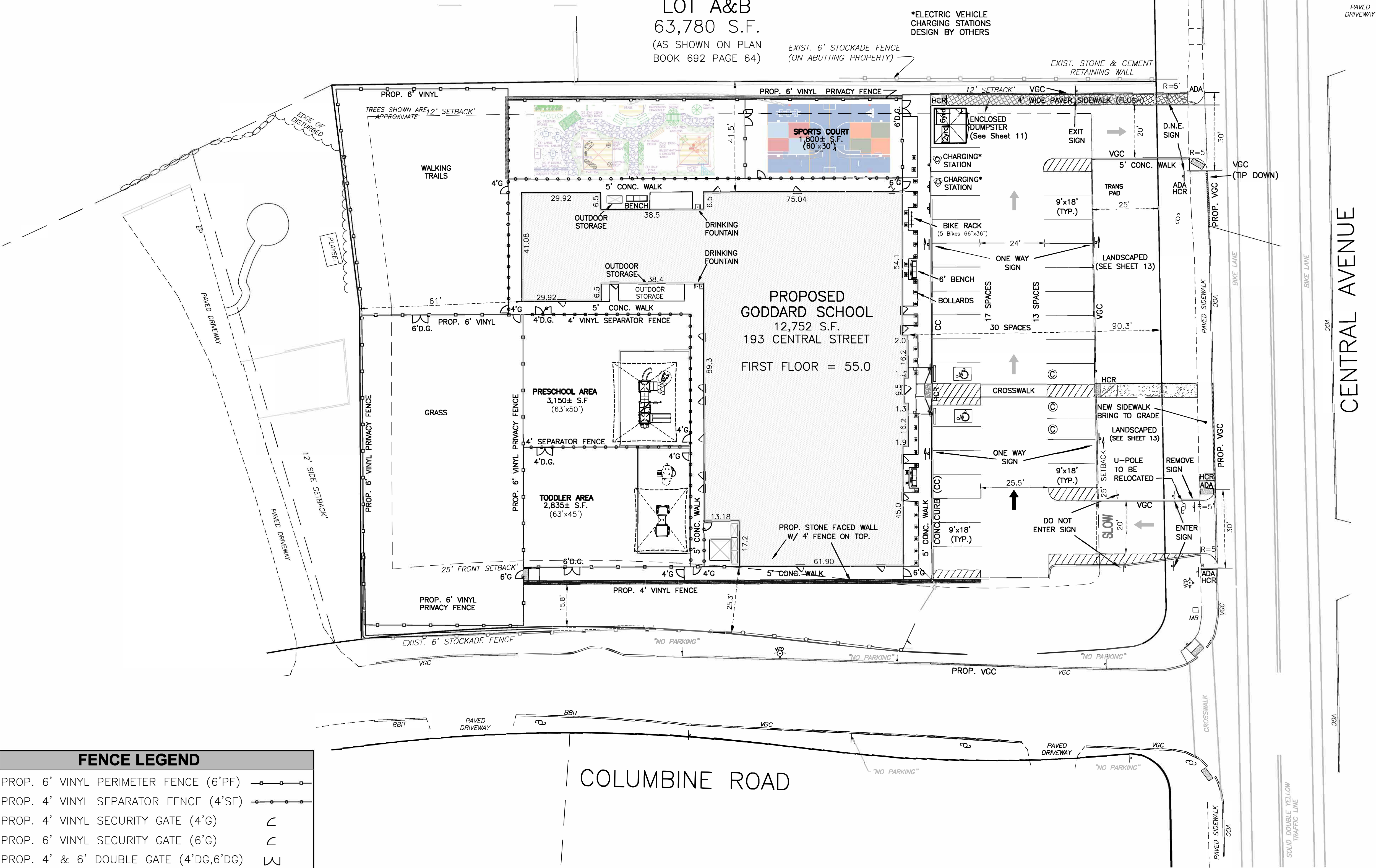
provide the necessary screening, and they are of comparable cost, the applicant would like to be able to make such changes, subject to review and approval of any updates to this Landscaping Plan by the Town Planner or, if the Planning Board prefers, by the Planning Board.

A note on the final Site Plan to be filed at the Planning Office: The Project Manager will prepare a Site Plan with all pages updated to reflect these parking lot design changes, if they are approved by the Planning Board at the next meeting. This will be the Site Plan referenced in the Decision with the appropriate plan pages and “last update” references.

ZONING DISTRICT: RESIDENCE B		
	REQUIRED/ALLOWED	PROVIDED/PROPOSED
MINIMUM LOT AREA	20,000 s.f.	63,780 s.f.
MINIMUM LOT FRONTAGE	100 ft	197.76 ft.
MINIMUM FRONT SETBACK	25 ft.	90.3 ft.
MINIMUM SIDE SETBACK	35 ft.	41.5 ft.
MINIMUM REAR SETBACK	40 ft.	61.0 ft.
ACCESSORY STRUCTURE SETBACK	10 ft.	15.8 ft. (RET. WALL)
MAXIMUM BUILDING HEIGHT	35 ft.	33.25 ft.
MAXIMUM BUILDING HEIGHT (STORIES)	2.5	2.5
MAXIMUM GROSS FLOOR AREA	40%	34.2% (21,785 s.f.)
OPEN SPACE	50%	58.7%
FRONT SETBACK IMPERVIOUS AREA	40% (4,880 s.f.)	15% (1,800 s.f.)
CORNER LOT PARKING IN SETBACK	30%	12%

PARKING REQUIREMENTS		
THE MILTON ZONING BYLAWS – SECTION VII. PARKING REGULATIONS		
CATEGORY	REQUIRED	PROVIDED
SECT. VII. PARKING REGS. EDUCATIONAL PURPOSES	2 SPACES FOR EVERY THREE CLASSROOMS 14 ROOMS/3 x 2 = 9.3	30 SPACES (3 COMPACT SPACE @ 16'x8' MIN. – 7 ALLOWED)
HANDICAP	2 SPACES	2 SPACES

SECTION VII. PARKING REGULATIONS.
G. IN RESIDENCE AA, A, B OR C DISTRICT, ANY PARKING AREA FOR MORE THAN 5 AUTOMOBILES SHALL BE SET BACK FROM ANY STREET OR FRONT LOT LINE AT LEAST THE SAME DISTANCE AS A BUILDING IN SUCH DISTRICT MUST BE SET BACK FROM SUCH A STREET PURSUANT TO THE PROVISIONS IN PARAGRAPHS 1, 2 OR 3 OF SECTION VI.



GODDARD SCHOOL GENERAL SITE NOTES

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE STATE DEPARTMENT OF TRANSPORTATION'S "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", AS APPLICABLE.
- ALL DIMENSIONS ARE TO THE EDGE OF PAVEMENT, FACE OF CURBS, OR OUTSIDE FACE OF BRICK, BLOCK OR BUILDING FASCIA UNLESS OTHERWISE INDICATED.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS AND SHALL REPORT ANY DISCREPANCIES BETWEEN THE PLANS AND ACTUAL FIELD CONDITIONS TO THE OWNER OR OWNER'S REPRESENTATIVE IMMEDIATELY.
- CONTRACTOR SHALL PROVIDE SMOOTH TRANSITIONS FROM PROPOSED FEATURES TO EXISTING FEATURES AS NECESSARY.
- WHERE APPLICABLE ALL DISTURBED AREAS SHALL BE SEEDED OR SODDED AFTER FINISH GRADING IS COMPLETED UNLESS OTHERWISE NOTED. ALL NEW SEEDED OR SODDED AREAS SHALL HAVE A TOPSOIL LAYER OF 4" MINIMUM. TOP OF TOPSOIL LAYER SHALL BE PLACED 1" BELOW TOPS OF CURBS, WALKS, OR PAVEMENT ELEVATIONS WHERE TOPSOIL ABUTS THOSE AREAS.
- CONTRACTOR SHALL SUPPLY AND PLACE STRAW MULCH WHEREVER GRASS SEED HAS BEEN PLACED.
- CONTRACTOR SHALL SEAL THE EDGE OF EXISTING ASPHALT PAVEMENT WITH TACK COAT IN ACCORDANCE WITH THE STATES DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS WHERE NEW ASPHALT JOINS EXISTING ASPHALT.
- CONTRACTOR SHALL REPAIR, RESURFACE, RECONSTRUCT OR REFURBISH ANY AREAS DAMAGED DURING CONSTRUCTION BY THE CONTRACTOR, HIS SUBCONTRACTORS OR SUPPLIERS AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL COMPLETELY FILL ALL TRENCHES WITHIN 5 FEET OF PLAYGROUND BOXES. PAVEMENT EDGES WITH GRANULAR BACKFILL.
- CONTRACTOR TO CONFIRM WITH LOCAL CODES AND BUILDING INSPECTOR FOR SPECIFIC DISABLED PARKING SIZES, STRIPPING AND SIGNAGE REQUIREMENTS.
- PRIMARY COLORED PLAYGROUND EQUIPMENT WILL BE INSTALLED UNLESS THE LOCAL JURISDICTION, HOA OR COVENANTS AND RESTRICTIONS REQUIRE EARTHTONE.
- GATES TO BE HARD WIRED, CONNECTED TO SEPARATE ALARM SYSTEM. CHIME BACK AT OFFICE WHEN OPENED. PUSH BARS TO HAVE MINIMUM 12" DEPTH 16 GAUGE EXPANDED METAL BACKING ALONG WIDTH OF GATE WITH LOCKABLE HANDLES ON EXTERIOR.
- G.C. SHALL INSTALL GSI'S STANDARD 'COMING SOON' TEMPORARY SIGN PER AHJ STANDARDS. RE:02/C5.2. ALL SIGNS TO BE APPROVED SEPARATELY.
- G.C. TO PROVIDE QTY. 3 MIN. SELF CLOSING HINGE SETS TO ALL EXTERIOR GATES, DUE TO 4FT WIDTH AND TO PREVENT POSSIBLE SAGGING .
- G.C. TO INSTALL & LOCATE CLEAN OUTS PER PLUMBING PLANS AND SPECIFICATIONS.
- ALL BOLLARDS ARE TO BE 48" GAP BETWEEN EACH BOLLARD OR 54" ON CENTER – REFER TO SHEET C5.2.
- BUILDING SIGNS TO BE APPROVED BY ZONING OFFICER PRIOR TO BEING ERECTED.
- TRAFFIC GUARD BOLLARDS ARE TO BE USED, NO SUBSTITUTIONS UNLESS APPROVED BY GODDARD SCHOOL. SEE SPEC. 32 39 13 MANU-FACTURED BOLLARDS (SEE DETAIL).
- PROPOSED FENCE(S) TO BE APPROVED BY ENGINEER & GODDARD SCHOOL PRIOR TO INSTALLATION.
- VERIFY UNDERGROUND UTILITIES PRIOR TO INSTALLING BOLLARDS & PLAYGROUND EQUIPMENT.
- PARCEL 1 NOT TO BE CONSIDERED A SEPARATE BUILDING LOT, BUT TO BE HELD IN COMMON OWNERSHIP WITH ADJOINING LAND.
- BOLLARDS TO BE 4.5' ON CENTER.
- VERIFY DUMPSTERS SIZES & NUMBERS WITH OWNER PRIOR TO CONSTRUCTION.
- CONCRETE CURB TO BE USED AT SIDEWALK. BIT. CURB TO BE USED ELSEWHERE.
- GODDARD SIGNS TO BE APPROVED SEPARATELY.
- COMPACT SPACES TO HAVE DESIGNATED SIGNS.
- COMPACT SPACES & CHARGING STATIONS TO HAVE APPROPRIATE SIGNS.

LEGEND OF ABBREVIATIONS & SYMBOLS

EXISTING CONTOUR	BB
EXISTING SPOT ELEVATION	x 53.1
EXIST. BITUMINOUS BERM	BB
EXIST. FENCE	W W
APPROXIMATE WATER	S S
APPROX. SEWER SERVICE	SS SS
APPROX. STORM DRAIN	SO SO
APPROXIMATE GAS	G G
APPROXIMATE ELECTRIC	E E
OVERHEAD WIRES	OHW OHW
EXIST./PROP SEWER MANHOLE	⊙
EXIST./PROP. DRAIN MANHOLE	⊙
EXIST. CATCH BASIN	⊙
EXIST. HYDRANT	⊙
EXIST. WATER GATE	⊙
EXIST. GAS GATE	⊙
BENCH MARK	BM#4 ▲
LIGHT	☆
TRAFFIC FLOW	→
SIGN	↓
WALL	—
UTILITY POLE	#21/1
PROP. CONTOUR	BB
PROP. SPOT GRADE	56
DRAINAGE FLOW DIRECTION	→
DRAIN CLEANOUT	⊙ C.O.
YARD DRAIN	—
PROPOSED BOLLARD	B
CHARGING STATION	⊙
COMPACT SPACE (8'x16')	⊙
BENCH (TBD BY OWNER)	⊙
PROPOSED DRAIN	—

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Designed By: JST
Drawn By: JST
Reviewed By: PMB
Project Manager: JST
Job File Number: MILT-0018A
Drawing File Number: MILT18A

☐ DRAWING ISSUED FOR REVIEW ONLY
☒ DRAWING ISSUED FOR PERMIT
☐ DRAWING ISSUED FOR CONSTRUCTION

DATE: SEPTEMBER 7, 2021

DATE	REVISIONS
10/19/2021	PB COMMENTS 10/14/2021
11/3/2021	PB COMMENTS 10/28/2021

0' 10' 20' 40'
SCALE:1"=20'

SITE PLAN

THE GODDARD SCHOOL
193 CENTRAL AVENUE
MILTON, MASSACHUSETTS

SITE PLAN
(3 of 13)

C1.1

