

APARTMENT SQUARE FOOTAGE SCHEDULE

APARTMENT #	SQUARE FOOTAGE
201	592
202	544
203	663
204	416
205	502

SOIL TEST DATA

SOIL TESTING AND EVALUATION BY: JAMES GARFIELD, S.E.#14162
DATE: JANUARY 17, 2019

TP-1	APPROX. GRADE EL. 111.8	TP-2	APPROX. GRADE EL. 108.5	TP-3	APPROX. GRADE EL. 102.0
EL. 110.8	FILL 12"	EL. 108.0	FILL 6"	EL. 101.0	FILL 12"
EL. 110.1	A HORIZON LOAMY SAND 10YR 3/2 20"	EL. 107.5	A HORIZON LOAMY SAND 10YR 3/2 12"	EL. 98.0	C HORIZON LOAMY SAND 2.5Y 5/4 48"
EL. 109.4	B HORIZON LOAMY SAND 10YR 5/6 29"	EL. 106.3	B HORIZON LOAMY SAND 10YR 5/6 27"		REFUSAL
EL. 103.8	C HORIZON LOAMY SAND 2.5Y 5/4 96"	EL. 99.2	C HORIZON LOAMY SAND 2.5Y 5/4 112"		
WEAVING OBSERVED: NONE MOTTILING OBSERVED: NONE ESHW: >96"		WEAVING OBSERVED: NONE MOTTILING OBSERVED: NONE ESHW: >112"		WEAVING OBSERVED: NONE MOTTILING OBSERVED: NONE	

SITE PLAN APPROVAL

DATE OF APPLICATION: _____
DATE OF HEARING: _____
DATE OF APPROVAL: _____
DATE OF ENDORSEMENT: _____

MILTON PLANNING BOARD

PROPOSED BUILDING

GROUND LEVEL: BAKERY
FIRST FLOOR: (5) 1 BEDROOM APARTMENTS
SECOND FLOOR: OFFICE

REQUIRED PARKING:

-RESTAURANTS AND OTHER PLACES SERVING FOOD & DRINK: (BAKERY/CAFE)
-OFFICES:

SUFFICIENT SPACES AS DEEMED ADEQUATE BY BOARD OF APPEALS.
(16 INDOOR SEATS & 16 OUTDOOR SEATS)

ONE PARKING SPACE PER 250 S.F. OF GROSS FLOOR AREA
3,200 S.F. ± x 1 SPACE/250 S.F. = 13 SPACES
ONE PARKING SPACE PER UNIT
(5 UNITS x 1 SPACE/UNIT = 5 SPACES
18 SPACES + ADDITIONAL PARKING FOR BAKERY

-APARTMENTS:

-TOTAL SPACES REQUIRED:

PARKING TABLE:

	PROVIDED	REQUIRED
PARKING SPACES:*	18 TOTAL	SUFFICIENT SPACES AS DEEMED ADEQUATE BY BOARD OF APPEALS
HANDICAP SPACES:	1	1
PARKING SPACE SIZES:		
STANDARD	8.5' x 19'	8.5' x 19'
HANDICAP	9' x 19'	9' x 19'
PARALLEL	9' x 22'	
ANGLE	9' x 20'	

LIGHTING NOTE:

FOR LIGHTING SPECIFICATIONS REFER TO PHOTOMETRIC PLAN DATED 2/28/19.

PARKING SPACE LABELS:

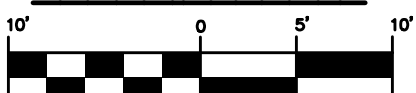
E : EMPLOYEE

T : TENANT (ONE OF WHICH IS A GUEST SPACE)

ZONING TABLE: RESIDENCE C ZONING DISTRICT

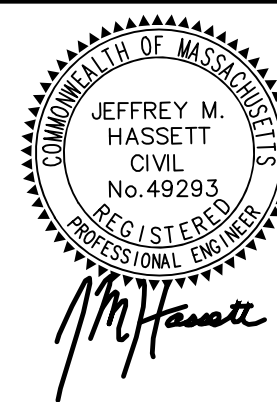
	REQUIRED	EXISTING
FRONTAGE:	75'	113.21'
LOT AREA:	7,500 S.F.	18,959 S.F. ±
FRONT YARD SETBACK:	20'	18.2'
SIDE YARD SETBACK:	8'	0.22'
REAR YARD SETBACK:	20'	140'±
% IMPERVIOUS WITHIN FRONT YARD SETBACK	40% MAX	46% (1017 S.F. /2213 S.F.)

GRAPHIC SCALE

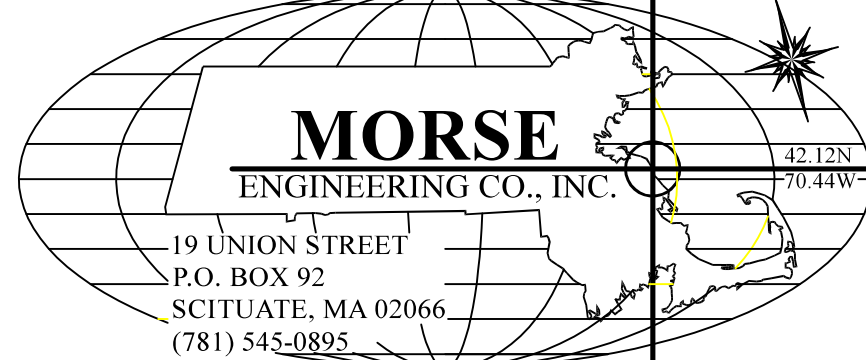


SCALE: 1" = 10'

*REVISED 3/20/19 PER FINAL PHOTOMETRIC PLAN
*REVISED 2/15/19 PER PLANNING BOARD COMMENTS
*REVISED 2/11/19 PER TOWN ENGINEER REVIEW
*REVISED 2/7/19 PER TOWN ENGINEER REVIEW
*REVISED 1/31/19 PER PLANNING BOARD COMMENTS
*REVISED 1/10/19 PER PLANNING BOARD COMMENTS
*REVISED 12/31/18 PER PLANNING BOARD COMMENTS
*REVISED 12/13/18 TO SPECIFY FENCE AND ARBORVITAE ADJACENT TO PATIO.



PREPARED BY:



PROJECT: PROPOSED SITE PLAN

7-9 PLEASANT STREET
(ASSESSOR'S PARCEL: I-4-9)
MILTON, MASSACHUSETTS

DRAWN FOR: FALCONI COMPANIES, LLC
4 FRANKLIN STREET
MILTON, MA. 02186

SHEET: SITE PLAN

DRAWN: SCH

JOB NO: 16-280

DATE: 10/30/18

REV: 3/20/19*

SHEET: 1 OF 1