

ZONING TABLE

ZONE: RA - RESIDENTIAL A
USE: CHILD CARE FACILITY
MAP: B7 LOT: 5

APPLICANT/ OWNER INFORMATION

APPLICANT:

VIKING DEVELOPMENT, LLC
302 INNOVATION DRIVE, SUITE 310
FRANKLIN, TN 37067

PROPERTY OWNER:

HENRY W. CARR & SAMUEL B. CARR, JR., TRUSTEES OF CARR MILTON LAND REALTY TRUST
BK 8885, PG 565
BK 10293, PG 447
#0 BLUE HILL AVENUE

BULK REQUIREMENTS

ITEM	CODE	PERMITTED	EXISTING	PROPOSED
MIN LOT AREA	§ 275-10.1	40,000 SF	299,513 SF	NO CHANGE
MIN LOT FRONTAGE	§ 275-10.1	150.0'	402.1'	NO CHANGE
MIN YARD SETBACKS				
FRONT YARD	§ 275-10.2	50.0'	N/A	174.7' ±
SIDE YARD	§ 275-10.3	35.0'	N/A	102.2' ±
REAR YARD	§ 275-10.4	50.0'	N/A	537.4' ±
BUILDING REQUIREMENTS				
MAX PERMITTED HEIGHT	§ 275-9.1	35.0' / 2.5 STORIES	N/A	35.0' ±
MAX BUILDING COVERAGE	§ 275-10.5	15.0%	N/A	3.0%
MIN OPEN SPACE	§ 275-10.6	32,000 SF ± (1)	N/A	>32,000 SF ±

KEY = VARIANCE REQUIRED

PARKING REQUIREMENTS

ITEM	CODE	PERMITTED	EXISTING	PROPOSED
MIN STALL SIZE	§ 275-11.8	6.5' X 19.0'	N/A	9.0' X 19.0'
MIN AISLE WIDTH	§ 275-11.8	20.0' 2 WAY, 12.0' 1 WAY	N/A	24.0'
MIN NUMBER OF STALLS	§ 000-000	23	N/A	46
MIN PARKING SETBACK	§ 275-11.7	30.0'	N/A	64.6' ±

EARLY EDUCATION FACILITY:
REQUIRED FOR USE = 3 SPACES FOR EVERY 2 INSTRUCTIONAL ROOMS = 15 ROOMS / 2 = 7.5 ROOMS X 3 = 23 SPACES

KEY = VARIANCE REQUIRED

(1) IN A RESIDENCE A DISTRICT, THERE SHALL BE OPEN SPACE ON A LOT OR ON ADJACENT LOTS IN COMMON OWNERSHIP EQUAL IN AREA TO 75% OF THE GROUND AREA OF THE BUILDINGS PLUS THE AREA OF ALL PARKING AREAS AND DRIVEWAYS.

MASSACHUSETTS SITE NOTES

(REV. 5/2024)

- WHEN APPLICABLE, OWNER/ OPERATOR MUST FILE THE NOI FOR NPDES PERMITS AT APPROPRIATE AND/OR REQUIRED TIME FRAMES BASED UPON THE DESIRED START OF CONSTRUCTION. LAND DISTURBING ACTIVITIES MUST NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED FROM GOVERNING AUTHORITIES (INCLUDING STORMWATER POLLUTION PREVENTION PLAN). THE CONTRACTOR MUST STRICTLY ADHERE TO THE APPROVED SWPPP PLAN DURING CONSTRUCTION OPERATIONS (IF PROVIDED).
- ALL CONCRETE MUST BE AIR ENTRAINED AND INCLUDE THE MINIMUM COMPRESSIVE STRENGTH OF JURISDICTIONAL STANDARD PSI AT 28 DAYS OR 4,000 PSI UNLESS OTHERWISE NOTED ON THE PLANS, DETAILS AND/OR GEOTECHNICAL REPORT. IF THERE ARE ANY DISCREPANCIES BETWEEN THE PLANS, DETAILS AND GEOTECHNICAL REPORT THEN THE GEOTECHNICAL REPORT SHALL GOVERN.
- THE CONTRACTOR MUST FILE SITE SIGNAGE APPLICATION OR PERMIT UNDER SEPARATE APPLICATION UNLESS DONE SO AS PART OF JURISDICTIONAL PERMITTING PROCEDURES.
- THE CONTRACTOR MUST REPAIR OR REPLACE, AT THE CONTRACTOR'S SOLE COST AND EXPENSE, ALL SIDEWALKS, CURBS, PAVEMENT MARKINGS, AND PAVEMENT DAMAGED BY CONSTRUCTION ACTIVITIES WHETHER SPECIFIED ON THIS PLAN OR NOT. WORK WITHIN THE RIGHT-OF-WAY MUST BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS AND STANDARDS OF THE DEPARTMENT OF PUBLIC WORKS, ENGINEERING DEPARTMENT, HIGHWAY DIVISION, AND/OR STATE DOT HIGHWAY DEPARTMENT.
- WHERE RETAINING WALLS ARE IDENTIFIED ON THE PLANS, TOP AND BOTTOM OF WALL WIDTHS DO NOT REPRESENT THE ACTUAL WIDTH OF THE PROPOSED WALL. RATHER THEY ARE AN ASSUMPTION BASED ON WALL TYPE AND WALL HEIGHT. WALL FOOTINGS AND/OR FOUNDATIONS ARE NOT IDENTIFIED HEREIN AND ARE TO BE SET/DETERMINED BY THE CONTRACTOR OR WALL DESIGNER, AND MUST BE SET BASED UPON FINAL STRUCTURAL DESIGN SHOP DRAWINGS PREPARED BY THE APPROPRIATE PROFESSIONAL LICENSED IN THE STATE WHERE THE CONSTRUCTION OCCURS. THE CONTRACTOR MUST ENSURE THAT AN APPROPRIATELY LICENSED PROFESSIONAL DESIGNER'S ALL WALLS SHOWN HEREON AND PRIOR TO CONSTRUCTION. REFER TO GRADING NOTES REGARDING RETAINING WALL DESIGN.
- CONTRACTOR IS CAUTIONED OF EXISTING UTILITY SERVICES TO REMAIN IN PROXIMITY TO PROPOSED BOLLARDS AND SIGNS. CONTRACTOR SHALL PROVIDE FIELD MODIFICATION LOCATIONS OF BOLLARDS AND BOLLARDS WITH SIGNAGE AS NEEDED TO AVOID CONFLICTS WITH EXISTING UTILITY SERVICES TO REMAIN.

MASSACHUSETTS ACCESSIBILITY DESIGN

GUIDELINES

(REV. 5/2024)

- IN ADDITION TO THE ACCESSIBILITY DESIGN GUIDELINES ON SHEET C-102, THE CONTRACTOR MUST ALSO ENSURE THAT ALL ACCESSIBLE COMPONENTS AND ACCESSIBLE ROUTES ARE CONSTRUCTED IN STRICT ACCORDANCE WITH THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD REGULATIONS §21 CMR. THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER OF RECORD, IN WRITING, OF ANY DISCREPANCIES BETWEEN THE "AMERICANS WITH DISABILITIES ACT" (ADA) CODE AND STATE BUILDING CODE AS IT RELATES TO ANY ACCESSIBLE IMPROVEMENTS BEING CONSTRUCTED PRIOR TO COMMENCING THE WORK.

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SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	CHECKED BY
1	10/31/2024	RESPONSE TO TOWN COMMENTS	SBB
2	12/06/2024	TWO STORY BUILDING	SBB



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PERMIT SET

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PROJECT No.: MAA240187.00-3A
DRAWN BY: SBB
CHECKED BY: AWP
DATE: 08/28/2024
CAD ID: P-CIVIL-PROP

PROJECT:

SITE DEVELOPMENT PLANS

FOR



PROPOSED
CHILD CARE FACILITY

MAP: B7 | LOT: 5
0 BLUE HILL AVENUE
NORFOLK COUNTY
MILTON, MA

BOHLER

352 TURNPIKE ROAD, 3rd FLOOR
SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900

www.BohlerEngineering.com

J.G. SWERLING

PROFESSIONAL ENGINEER
MASSACHUSETTS LICENSE No. 41697
NEW HAMPSHIRE LICENSE No. 14695
MAINE LICENSE No. 13816
CONNECTICUT LICENSE No. 30785
RHODE ISLAND LICENSE No. 11425

SHEET TITLE:

**SITE
PLAN**

SHEET NUMBER:

C-301

REVISION 2 - 12/06/2024



(REV. 5/2024)

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- SITE CIVIL AND CONSULTING ENGINEERING**
- CONCRETE DESIGN
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[illegible]

(REV. 5/2024)

(REV. 5/2024)

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(REV. 1/2023)

- ## PERMIT SET

PROJECT No.:	MAA240187.00-3A
DRAWN BY:	SBB
CHECKED BY:	AWP
DATE:	08/28/2024
CAD I.D.:	P-CIVL-GRDR

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0 BLUE HILL AVENUE
NORFOLK COUNTY
MILTON, MA

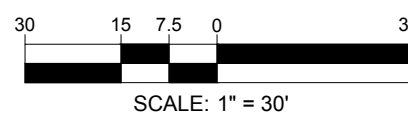
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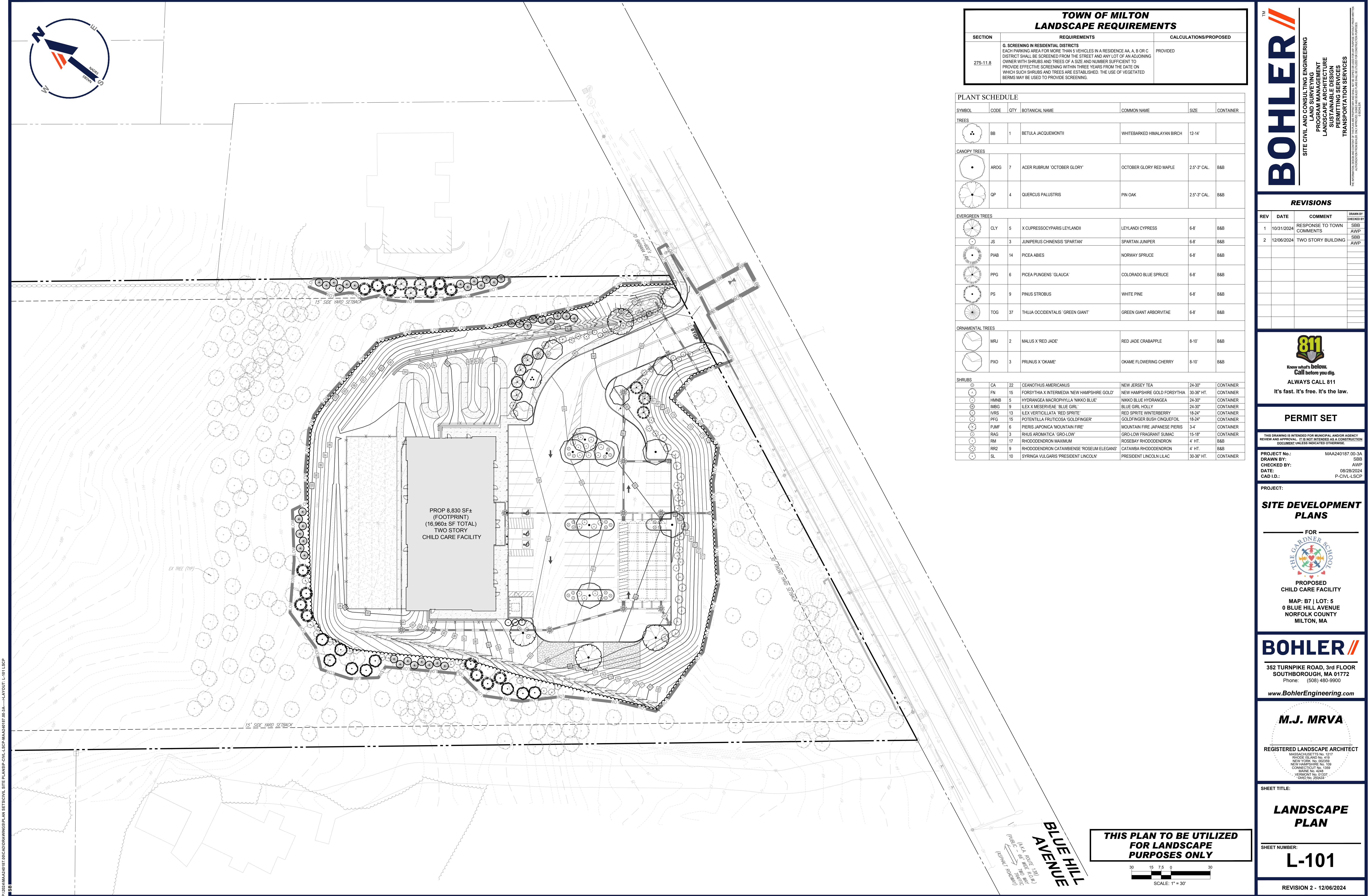
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



SHEET NUMBER

REVISION 2 - 12/06/2024





TOWN OF MILTON LANDSCAPE REQUIREMENTS		
SECTION	REQUIREMENTS	CALCULATIONS/PROPOSED
275-11.8	G. SCREENING IN RESIDENTIAL DISTRICTS EACH PARKING AREA FOR MORE THAN 5 VEHICLES IN A RESIDENCE AA, A, B OR C DISTRICT SHALL BE SCREENED FROM THE STREET AND ANY LOT OF AN ADJOINING OWNER WITH SHRUBS AND TREES OF A SIZE AND NUMBER SUFFICIENT TO PROVIDE EFFECTIVE SCREENING WITHIN THREE YEARS FROM THE DATE ON WHICH SUCH SHRUBS AND TREES ARE ESTABLISHED. THE USE OF VEGETATED BERMS MAY BE USED TO PROVIDE SCREENING.	PROVIDED

PLANT SCHEDULE						
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
TREES						
	BB	1	BETULA JACQUEMONTII	WHITEBARKED HIMALAYAN BIRCH	12-14'	
CANOPY TREES						
	AROG	7	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2.5'-3" CAL.	B&B
	QP	4	QUERCUS PALUSTRIS	PIN OAK	2.5'-3" CAL.	B&B
EVERGREEN TREES						
	CLY	5	X CUPRESSOCYPARIS LEYLANDII	LEYLANDI CYPRESS	6-8'	B&B
	JS	3	JUNIPERUS CHINENSIS 'SPARTAN'	SPARTAN JUNIPER	6-8'	B&B
	PIAB	14	PICEA ABIES	NORWAY SPRUCE	6-8'	B&B
	PPG	6	PICEA PUNGENS 'GLAUC'	COLORADO BLUE SPRUCE	6-8'	B&B
	PS	9	PINUS STROBUS	WHITE PINE	6-8'	B&B
	TOG	37	THUJA OCCIDENTALIS 'GREEN GIANT'	GREEN GIANT ARBORVITAE	6-8'	B&B
ORNAMENTAL TREES						
	MRJ	2	MALUS X 'RED JADE'	RED JADE CRABAPPLE	8-10'	B&B
	PXO	3	PRUNUS X 'OKAME'	OKAME FLOWERING CHERRY	8-10'	B&B
SHRUBS						
	CA	22	CEANOTHUS AMERICANUS	NEW JERSEY TEA	24-30"	CONTAINER
	FN	15	FORSYTHIA X INTERMEDIA 'NEW HAMPSHIRE GOLD'	NEW HAMPSHIRE GOLD FORSYTHIA	30-36" HT.	CONTAINER
	HINB	5	HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	NIKKO BLUE HYDRANGEA	24-30"	CONTAINER
	IMBG	9	ILEX X MESERVEAE 'BLUE GIRL'	BLUE GIRL HOLLY	24-30"	CONTAINER
	IVRS	13	ILEX VERTICILLATA 'RED SPRITE'	RED SPRITE WINTERBERRY	18-24"	CONTAINER
	PFG	15	POTENTILLA FRUTICOSA 'GOLDFINGER'	GOLDFINGER BUSH CINQUEFOIL	18-24"	CONTAINER
	PJMF	6	PIERIS JAPONICA 'MOUNTAIN FIRE'	MOUNTAIN FIRE JAPANESE PIERIS	3-4'	CONTAINER
	RAG	3	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	15-18"	CONTAINER
	RM	17	RHODODENDRON MAXIMUM	ROSEBAY RHODODENDRON	4' HT.	B&B
	RR2	9	RHODODENDRON CATAWBIENSE 'ROSEUM ELEGANS'	CATAWBA RHODODENDRON	4' HT.	B&B
	SL	10	SYRINGA VULGARIS 'PRESIDENT LINCOLN'	PRESIDENT LINCOLN LILAC	30-36" HT.	CONTAINER

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NEW HAMPSHIRE No. 038
CONNECTICUT No. 1359
MAINE No. 4248
VERMONT No. 01337
OHIO No. 250431

SHEET TITLE:

LANDSCAPE PLAN

SHEET NUMBER:

L-101

REVISION 2 - 12/06/2024