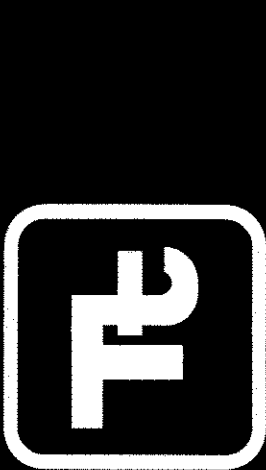


Schematic Site Development Plans
Proposed Residential Development

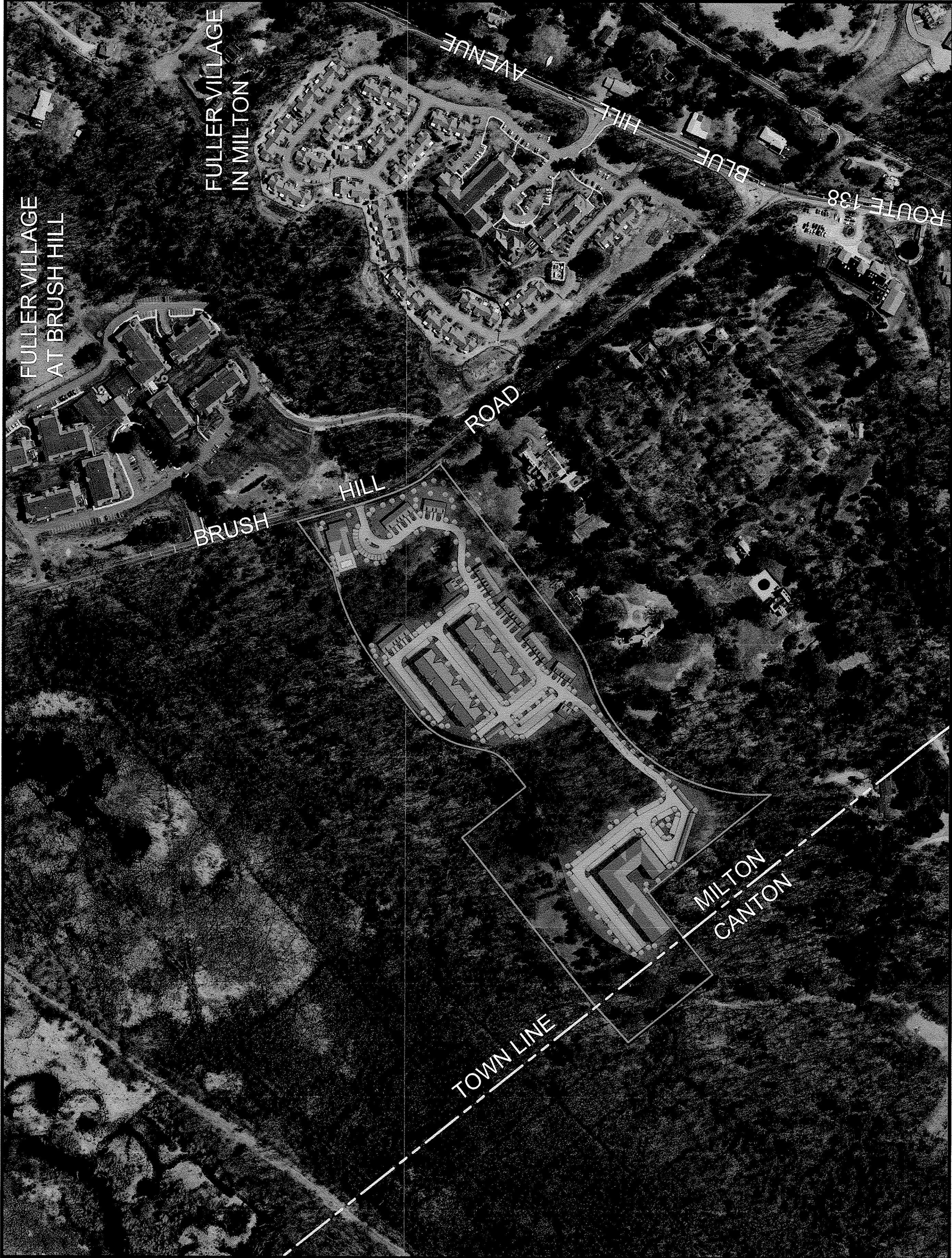
1259, 1375 & 1383 Brush Hill Road - Milton, MA

One Grant Street
Framingham, MA 01701
PHONE: (508) 903-2000 FAX: (508) 903-2001

www.tetratech.com



TETRA TECH



SITE CONTEXT MAP

ZONING ANALYSIS: RESIDENCE AA DISTRICT		
ITEM	REQUIRED	PROVIDED
MINIMUM LOT AREA	80,000 S.F.	880,783 S.F.
MINIMUM LOT FRONTAGE	150' / 200'	473.91'
FRONT SETBACK	30' (40' FOR ACCESSORY BUILDINGS) (60' IF BUILDING > 5,000 S.F.)	31'-1"
SIDE SETBACK	15' (35' IF BUILDING > 5,000 S.F.)	20.0'
REAR SETBACK	30' (60' IF BUILDING > 5,000 S.F.)	13.6'
MAXIMUM BUILDING COVERAGE	10% OF LOT (OR 3,000 S.F., WHICHEVER IS GREATER)	11.57%
MAXIMUM GROSS FLOOR AREA	20% OF LOT (OR 6,000 S.F., WHICHEVER IS GREATER)	39.4%
MAXIMUM STORIES	2 1/2 OR 3 (3 STORIES IF BUILDING IS SETBACK AN ADDITIONAL 15')	5
MAXIMUM HEIGHT	35'	57'

NOTES:
THE SYMBOL "NR" MEANS THERE IS NO REQUIREMENT.
* ALLOWED BY SPECIAL PERMIT

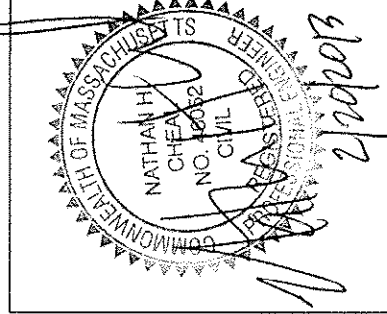
UNIT DENSITY SUMMARY	
PROPOSED NUMBER OF UNITS	276 *
LOT AREA (ACRES)	20.22 AC
PROPOSED UNITS/ACRE	13.65
ALLOWABLE UNITS/ACRE PER MILTON ZONING	NO REQUIREMENT **

* NOT MORE THAN ONE DWELLING PER LOT
** MULTI-FAMILY USE IS NOT AN ALLOWED USE IN THE RESIDENCE AA DISTRICT

LOT COVERAGE SUMMARY			
ITEM	AREA (SF)	% LOT AREA REQUIRED	% LOT AREA PROVIDED
TOTAL SITE AREA			
PROPOSED BUILDING AREA	101,890	MAXIMUM 10% OF LOT (OR 3,000 S.F., WHICHEVER IS GREATER)	11.57%
PROPOSED DRIVEWAY & PARKING AREAS	180,662	N/A	20.51%
TOTAL OF BUILDING, DRIVEWAY & PARKING AREAS	282,552	N/A	32.08%
PROPOSED OPEN SPACE	598,231	MINIMUM 10% OF GROUND AREA OF BUILDINGS & PARKING AREAS AND DRIVEWAYS	67.92% (MORE THAN MINIMUM REQUIRED AREA OF BUILDINGS & PARKING AREAS AND DRIVEWAYS)

PARKING SUMMARY - 276 DWELLING UNITS	
	PARKING RATIO
REQUIRED NUMBER OF SPACES	SEE NOTE *
PROPOSED SURFACE SPACES	371
PROPOSED GARAGE SPACES	92
PROPOSED TOTAL NUMBER OF SPACES	463
PROPOSED SPACES / UNIT RATIO	1.65

* NOTE:
TOWN OF MILTON ZONING BY LAWS SECTION VII. PARKING REGULATIONS DO NOT PROVIDE ANY PARKING REQUIREMENTS IN THE RESIDENCE AA DISTRICT FOR MULTI-FAMILY USE. PARKING REGULATIONS REQUIRE 2 SPACES PER UNIT FOR A SINGLE-FAMILY OR TWO-FAMILY DWELLING.



DATE: February 20, 2013

DRAWING LIST:
COVER SHEET
1 SITE ANALYSIS PLAN (PREPARED BY DECELLE BURKE)
2 SCHEMATIC LAYOUT PLAN
3 SCHEMATIC GRADING & DRAINAGE PLAN
4 SCHEMATIC UTILITY PLAN

APPLICANT:
MILTON MEWS VENTURE LLC
C/O MILL CREEK RESIDENTIAL TRUST, LLC
15 NEW ENGLAND EXECUTIVE PARK
BURLINGTON, MA 01803

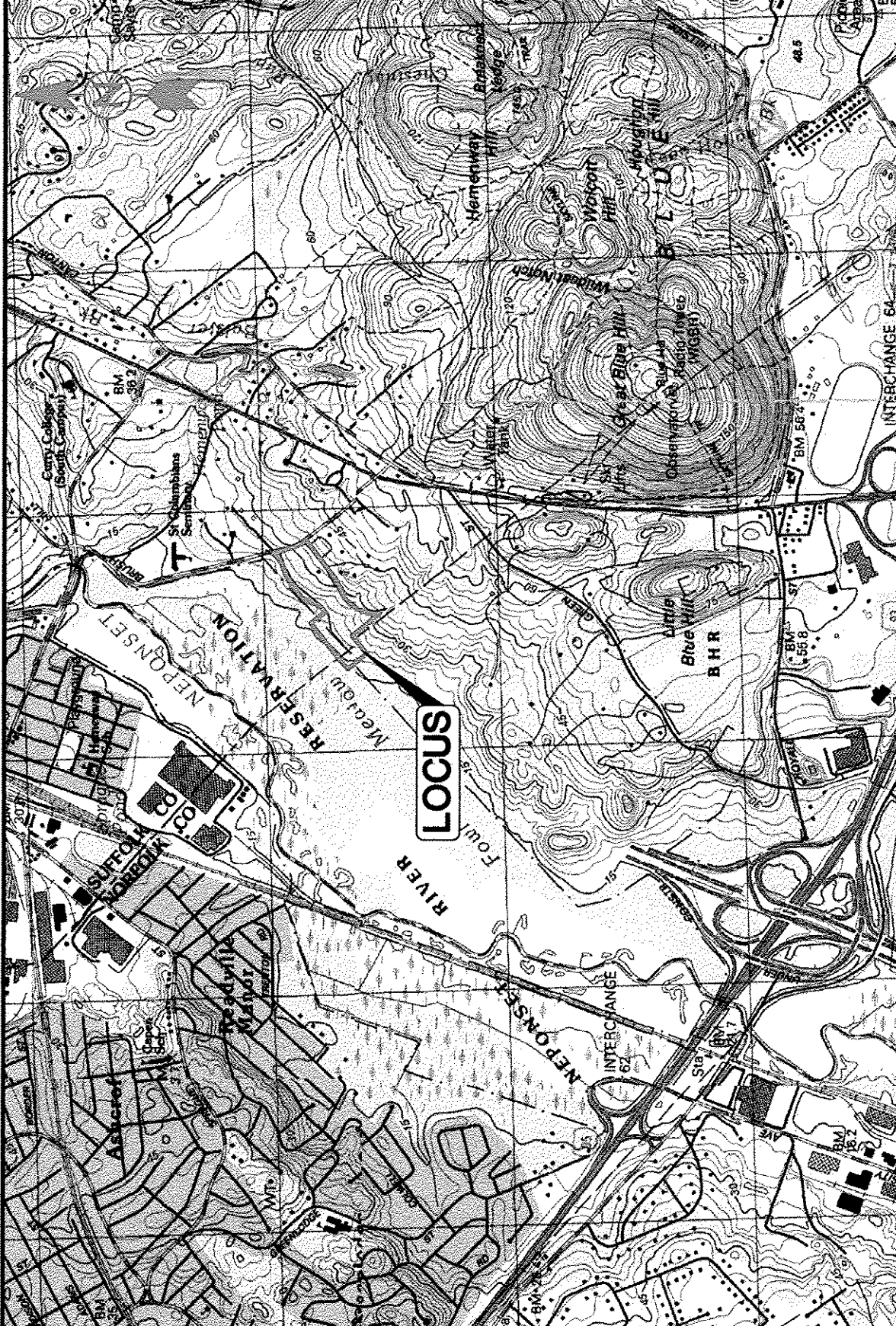
PROJECT LOCATION:
1259, 1375 & 1383 Brush Hill Road
Milton, MA

PROJECT ATTORNEYS:
GOULSTON & STORRS
400 ATLANTIC AVENUE
BOSTON, MA 02110

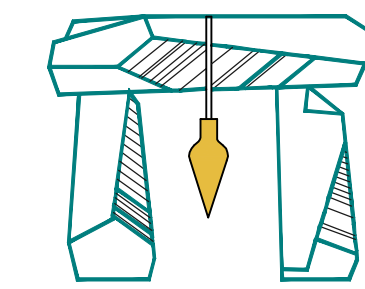
Tt PROJECT No.:
143-82806-13002

ARCHITECT:
CUBE 3 STUDIO
360 MERRIMACK STREET
LAWRENCE, MA 01843

USGS MAP:



DeCELLE



BURKE

& Associates, Inc.
149 Independence Avenue Quincy, MA 02169
(617) 405-5100 (O) (617) 405-5101 (F)
WWW.DECELLE-BURKE.COM



SHANE M. MALLON PLS DATE

GENERAL NOTES:

ZONING: RESIDENCE AA
MINIMUM REQUIREMENTS:
AREA: 80,000 S.F.
FRONT SETBACK: 30' MIN
SIDE SETBACK: 15' MIN
REAR SETBACK: 30' MIN
LOT FRONTAGE/WIDTH: 150' / 200' MIN

DEED REFERENCE:

Book 5915 Page 703 - SCHELLER
Book 24956 Page 360 - DO
Book 29987 Page 393 - PIPER

PLAN REFERENCE:

Book 62 Plan 2989
Book 201 Plan 1545
Book 209 Plan 950
Book 223 Plan 525
Book 224 Plan 553
Book 291 Plan 796
Book 316 Plan 1381
Book 2131 Page 307
Book 2665 Page 378

NOTES:

- OWNERS OF RECORD: ARNOLD D SCHELLER, L & F TRUST, BARBARA A PIPER, TR. AND TRUNG Q DO
- SURVEYOR: DECELLE-BURKE & ASSOCIATES, INC.
- PARCEL LIES WITHIN ZONING DISTRICT RESIDENCE AA.
- ACCORDING TO FEMA, MAP 250245E, DATED 7/17/2012, LOCUS IS IN ZONE C
- REFERENCE IS MADE TO COMMONWEALTH LAND TITLE INSURANCE COMPANY TITLE POLICY C91934, B AND C DATED 8/26/12.
- HORIZONTAL DATUM NAD'83. VERTICAL DATUM NAVD '88
- A PORTION OF THE LOCUS PROPERTY LIES WITHIN AN ESTIMATED HABITAT OF RARE SPECIES AS SHOWN ON MASS GIS.
- LOCUS PROPERTIES LIE WITHIN AN AREA OF CRITICAL ENVIRONMENTAL CONCERN AS SHOWN ON MASS GIS.
- WETLANDS FLAGGED BY SCOTT MORRISON RPSS OF ECOTEC INC. 102 GROVE STREET WORCESTER MA. FLAGS LOCATED BY DECELLE-BURKE & ASSOCIATES, INC.
- NO EVIDENCE OF NEW CONSTRUCTION OR DUMPING OBSERVED.

PROJECT TITLE & LOCATION:

1259, 1375 & 1383 BRUSH HILL ROAD
MILTON, MA
02186

PLAN TITLE:

SITE ANALYSIS

PREPARED FOR:

MILL CREEK RESIDENTIAL TRUST LLC
15 NEW ENGLAND EXECUTIVE PARK
BURLINGTON, MA 01803

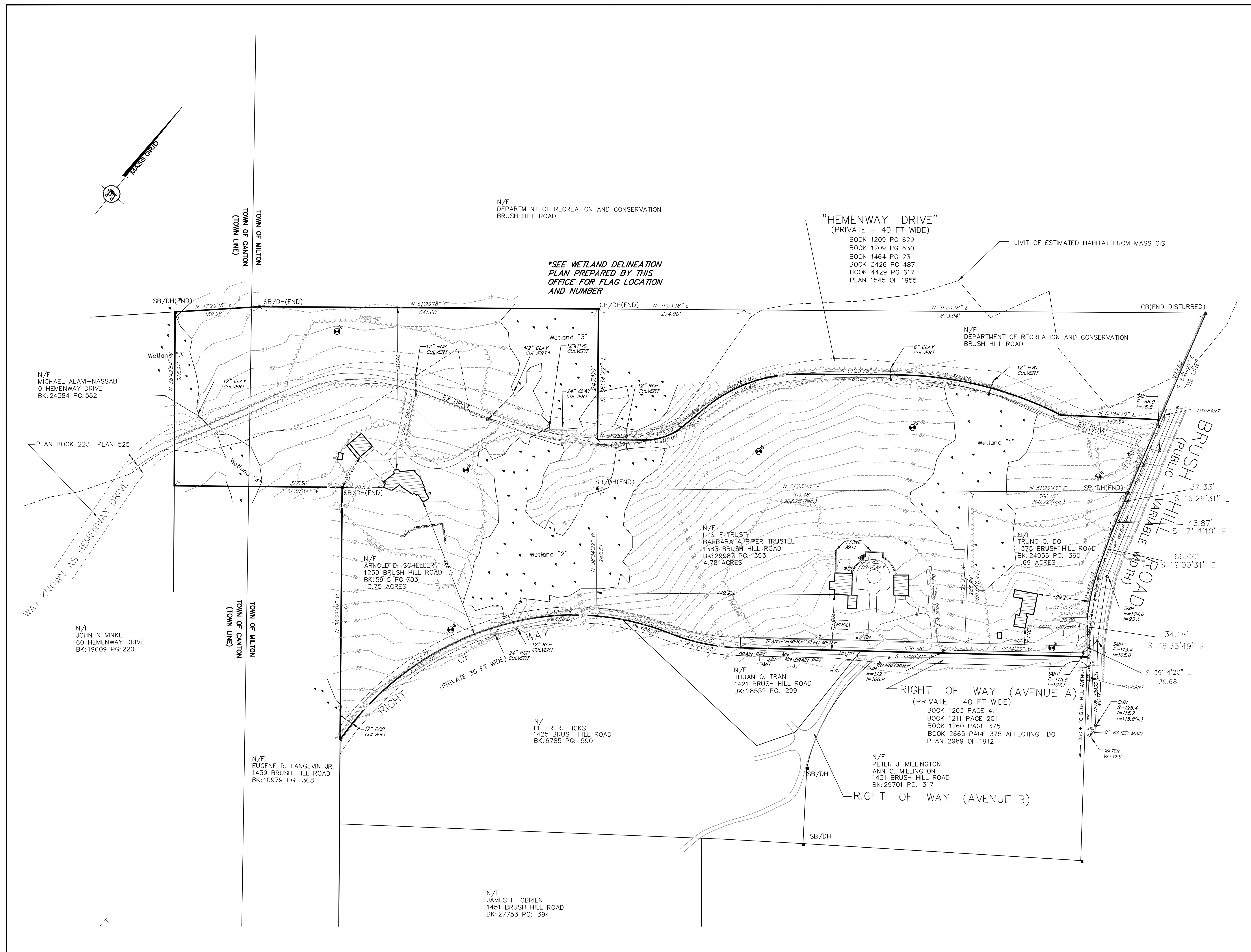
DATE: JANUARY 22, 2013

REVISED

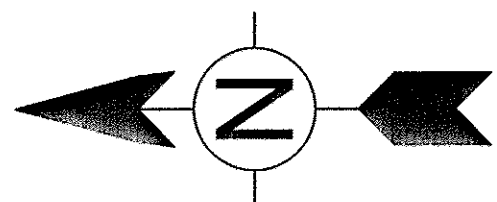
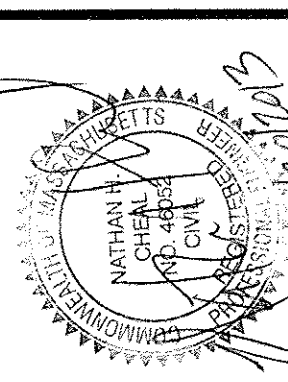
JOB NUMBER: 12-049 SHEET 1 OF 1

80 40 0 80 160

SCALE: 1"=80'



MARK	DATE	DESCRIPTION
1	2-20-13	Schematic Site Development Plans
BY		



TOWN OF MILTON (TOWN LINE)
TOWN OF CANTON

TOWN OF MILTON (TOWN LINE)
TOWN OF CANTON

N/F
EUGENE R. LANGEVIN JR.
1439 BRUSH HILL ROAD
BK: 10979 PG: 368

N/F
PETER R. HICKS
1425 BRUSH HILL ROAD
BK: 6785 PG: 590

N/F
JAMES F. OBRIEN
1451 BRUSH HILL ROAD

N/F
PETER J. MILLINGTON
ANN C. MILLINGTON
1431 BRUSH HILL ROAD
BK: 29701 PG: 317

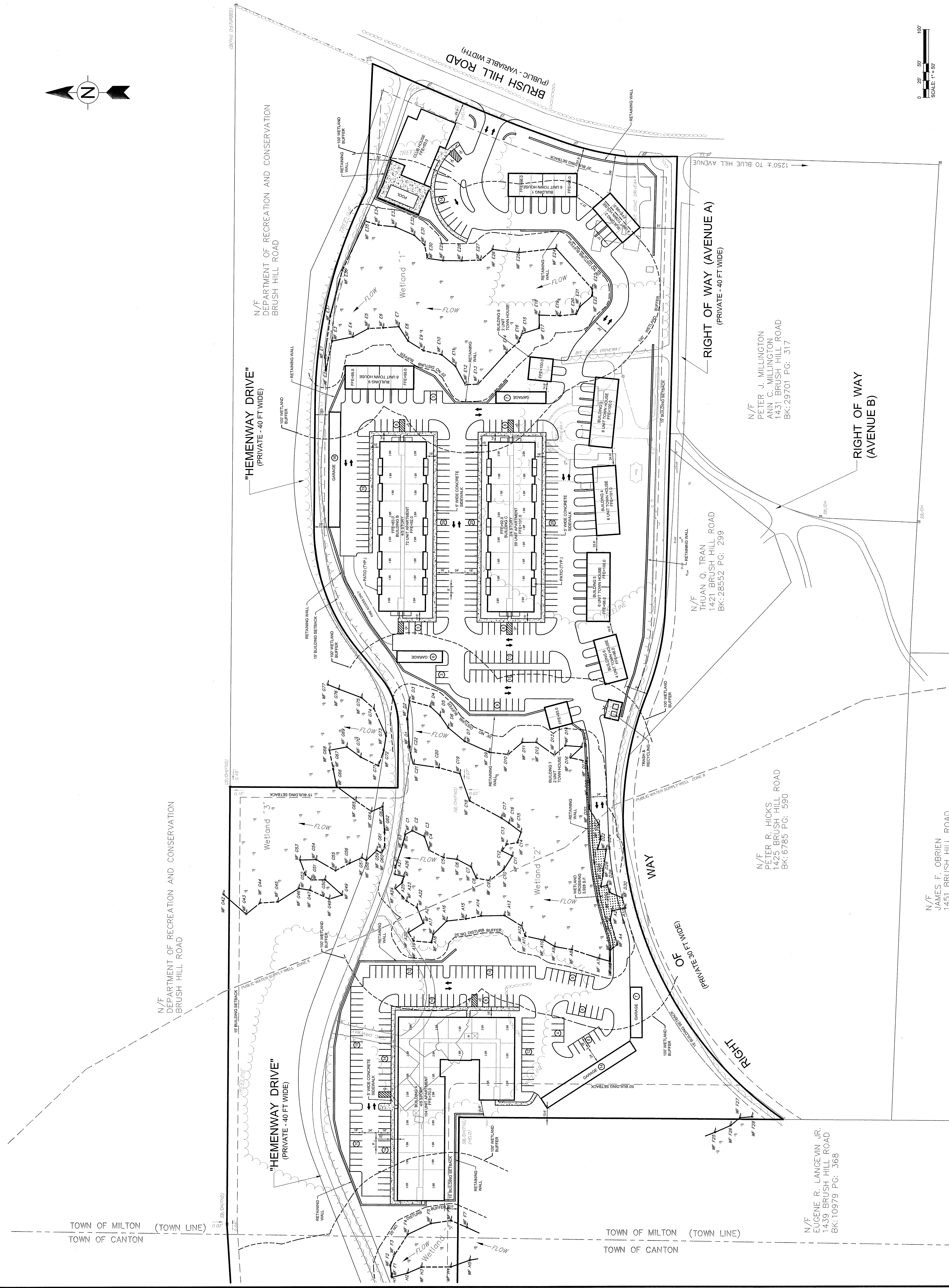
N/F
THUAN Q. TRAN
1421 BRUSH HILL ROAD
BK: 28552 PG: 299

RIGHT OF WAY (AVENUE B)

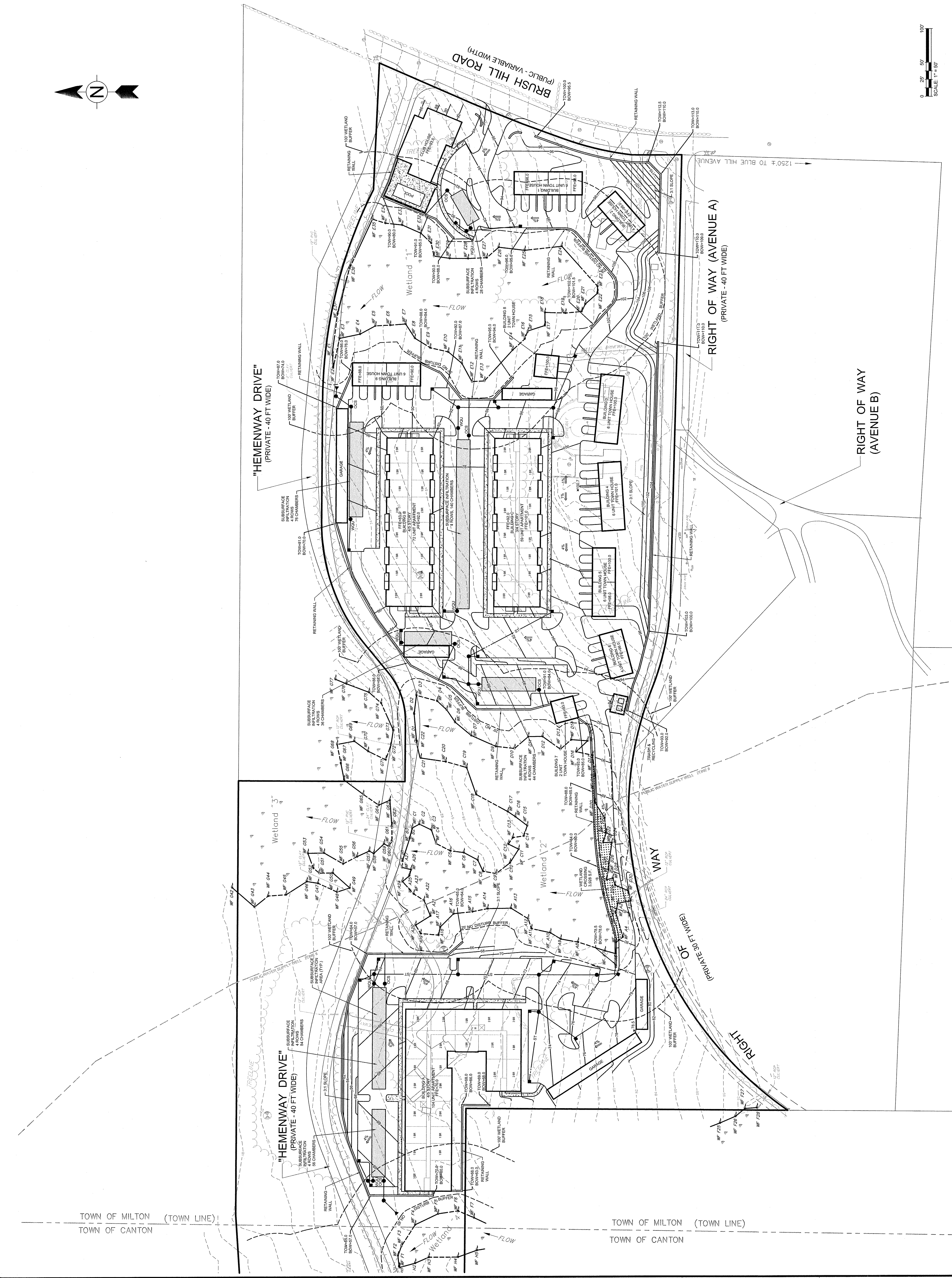
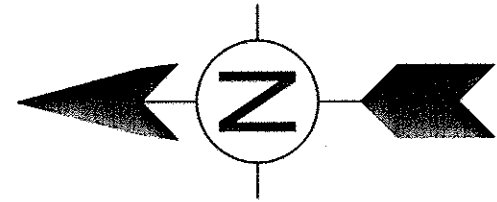
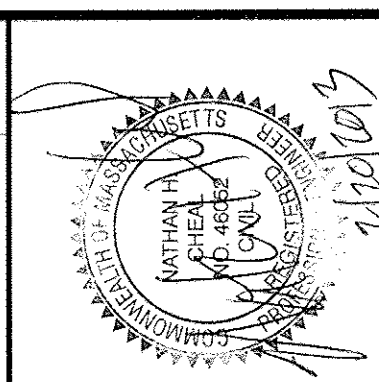
RIGHT OF WAY (AVENUE A)
(PRIVATE - 40 FT WIDE)

"HEMENWAY DRIVE"
(PRIVATE - 40 FT WIDE)

N/F
DEPARTMENT OF RECREATION AND CONSERVATION
BRUSH HILL ROAD



MARK	DATE	DESCRIPTION
1	2-20-13	Schematic Site Development Plans
BY		



MARK	DATE	DESCRIPTION	BY
1	2-20-13	Schematic Site Development Plans	
2	2-20-13	Schematic Site Development Plans	

