

Abbreviations

ABAN	ABANDONED
ACP	ASBESTOS CEMENT PIPE
ACR	ACCESSIBLE CURB RAMP
ADJ	ADJUST
APPROX	APPROXIMATE
ASPH	ASPHALT
ACOMP	ASPHALT COATED CORRUGATED METAL PIPE
BD	BOLTED
BLDG	BUILDING
BIT CONC	BITUMINOUS CONCRETE
BM	BENCHMARK
BS	BOTTOM OF SLOPE
CAP	CORRUGATED ALUMINUM PIPE
CB	CATCH BASIN
C&C	CUT AND CAPPED
CB/CDH	CONC. BOUND/DRILL HOLE
CB/ECB	CB/ESCUTCHEON
CB/EPB	C&E/COB BEAM
CB	CAST IRON BERM
CB	CHANGE IN TYPE
CIT	CENTERLINE
C	CHAIN LINK FENCE
CLF	CLEAN OUT
CO	CONCRETE
CONC	CONDUIT
CONC	CORRUGATED METAL PIPE
CP	CORRUGATED POLYETHYLENE PIPE
CS	COMBINED SEWER
CSMH	COMBINED SEWER MANHOLE
CULV	CULVERT
A	DELTA ANGLE
DCB	DRAIN
DDB	DOUBLE CATCH BASIN
DIP	DUCTILE IRON PIPE
DMH	DRAIN MANHOLE
E	EXPOSED
ECC	EXPOSED CONCRETE CURB
ELEV	ELEVATION
EMH	ELECTRIC MANHOLE
E/C	ELECTRIC, TELEPHONE, & CABLE TV
E/T/C	END WALL
EW	EXISTING
FAB	FIRE ALARM BOX
FES	FLARED END SECTION
FND	FOUNDATION
F&C	FRAME AND COVER
F&G	FRAME AND GRATE
G	GAS
GD	GROUND
GG	GAS GATE
GIP	GALVANIZED IRON PIPE
GP	GUARD POST
GS	GAS SERVICE
GS	GRASS VAL
GRAN	GRANITE
HH	HANDHOLE
HOR	HORIZONTAL
HP	HIGH PRESSURE
HWL	HEADWALL
HVD	HYDRANT
INV	INVERT
IR	IRON
IR	IRON ROD
LC	LEAD
LD	LIGHT POLE
MAX	MAXIMUM
MC	METAL COVER
MH	MANHOLE
MHB	MASS. HIGHWAY BOUND
MIN	MINIMUM
MHC	METAL LIGHT POLE
MNT	METAL MOUNTING
NTS	NOT TO SCALE
OHV	OVERHEAD WIRE
PB	PULL BOX
PE	POLYETHYLENE PIPE
P	PROPOSED
PROP	PROPOSED
PVC	POLYVINTL CHLORIDE PIPE
PWM	PAVED WATER WAY
ROP	REINFORCED CONCRETE PIPE
REM	REMOVE
REMODEL	REMODEL
RET	RETAIN
ROW	RIGHT-OF-WAY
RR	RAILROAD
R&S	REMOVE AND RESET
R&S	REMOVE AND STACK
SB	STONE BOUND
SB/DH	STONE BOUND/DRILL HOLE
SGE	SLOPED GRANITE EDGING
SMH	SEWER MANHOLE
STA	STATION
SS	SEWER SERVICE
STL	STEEL
SV	SIDEWALK
T	TRAFFIC
TB	TRAFFIC CONTROL BOX
TL	TRAFFIC LIGHT
TMH	TELEPHONE MANHOLE
T	TREE
TRANS	TRANSFORMER
TS	TOP OF SLOPE
TSV	TAPPING SLEEVE, VALVE AND BOX
TV	TRUCK
TV	TRUCK POLE
UP	UPSIDE
VERT	VERTICAL CLAY PIPE
VGC	VERTICAL GRANITE CURB
W	WATER MAIN
WG	WATER GATE

Legend

Existing

Proposed

Description

	SPOT ELEVATIONS
	TOP & BOTTOM ELEVATIONS
	SPOT ELEVATIONS WITH LEADER
	HAZARD AREA
	HYDRANT
	WATER GATE VALVE
	WELL
	GAS GATE
	ELECTRIC HANDHOLE
	LIGHT POLE
	UTILITY POLE
	GUY POLE
	GUY ANCHOR
	DRAIN MANHOLE
	SEWER MANHOLE
	CATCH BASIN
	DOUBLE CATCH BASIN
	TEST PIT
	BORING
	HANDICAP PARKING SPACE
	HANDICAP PARKING SPACE (VAN)
	SIGN SINGLE POST
	GRANITE OR CONCRETE BOUND
	WETLAND FLAG
	EXISTING BUILDING
	PROPOSED BUILDING
	MAJOR CONTOUR
	MINOR CONTOUR
	FENCE - OTHER
	CHAINLINK FENCE
	STOCKADE FENCE
	POST & WIRE FENCE
	POST & RAIL FENCE
	PICKET FENCE
	IRON FENCE
	GUARDRAIL - OTHER
	STEEL GUARDRAIL
	WOOD GUARDRAIL
	CABLE TV LINE
	ELECTRIC, TELEPHONE, CABLE TV DUCTBANK
	UNDERGROUND ELECTRIC
	OVERHEAD ELECTRIC
	NATURAL GAS LINE
	SANITARY SEWER MAN
	SEWER FORCE MAN
	DRAIN PIPE
	UNDERDRAIN
	ROOF DRAIN
	TELEPHONE LINE
	WATER MAIN
	FIRE PROTECTION LINE
	RETAINING WALL
	STONE WALL
	TREE LINE
	EROSION CONTROL / LIMIT OF WORK

General Notes

1. DEED REFERENCE:

NORFOLK COUNTY REGISTRY OF DEEDS. DEED BOOK 32248, PAGE 318-322.
2. ZONING:

LOCUS IS SITUATED WITHIN THE "RESIDENCE A" ZONING DISTRICT PER THE TOWN OF MILTON ZONING MAP. MINIMUM AREA AND DIMENSIONAL REQUIREMENTS FOR ZONE- RESIDENCE A (RA)
3. OVERLAY DISTRICTS:

LOCUS IS NOT SITUATED WITHIN ANY ZONING OVERLAY DISTRICTS ACCORDING TO THE MILTON ZONING MAP.
4. TAX MAP REFERENCE:

LOCUS IS SHOWN AS LOTS 8A & 8B ON THE TOWN OF MILTON ASSESSOR'S MAP B 12.
5. ADJUTER PROTECTION:

LOCUS IS NOT SITUATED WITHIN A WATER RESOURCE PROTECTION OVERLAY DISTRICT OR A DEP ZONE II: WETHEAD PROTECTION AREA.
6. WETLANDS:

THERE ARE NO KNOWN WETLAND RESOURCE AREAS ON OR NEAR THE SUBJECT PROPERTY.
7. FEMA:

LOCUS DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 2502100201E, WHICH BEARS AN EFFECTIVE DATE OF 3/01/17, 2012.
8. EXISTING CONDITIONS:

EXISTING TOPOGRAPHIC INFORMATION AND PROPERTY LINES SHOWN HEREON ARE THE RESULT OF AN ON THE GROUND FIELD SURVEY PERFORMED BY MCKENZIE ENGINEERING GROUP, INC. ON APRIL 7, 10, 11 & 12, 2014.
9. DATUM:

ELEVATIONS SHOWN ARE REFERENCED TO THE TOWN OF MILTON DATUM. BENCHMARK TAKEN FROM A PLAIN ENTITLED "TOWN OF MILTON, SEWER PLAN & PROFILE OF BRUSH HILL ROAD", SCALE: 1"=40', DATED: 1982, PROVIDED BY THE TOWN OF MILTON ENGINEERING DEPARTMENT.
10. EXISTING UTILITIES:

UTILITY INFORMATION FROM ABOVE GROUND OBSERVED EVIDENCE IN CONJUNCTION WITH DIG SAFE MARKINGS AND RECORD PLANS, THE LAND SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE LAND SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION AND CONSTRUCTION AS THE LAND SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. BEFORE CONSTRUCTION, CALL DIG SAFE SYSTEMS, INC. AT 1-888-344-7233.
11. FIELD CHANGES:

ANY CHANGE IN THE FIELD CONDITIONS SHOULD BE REPORTED TO THE ENGINEER TO ENSURE THAT ANY MODIFICATIONS TO THE ORIGINAL DESIGN ARE PROPER AND ADEQUATE TO SERVE THE PROJECT'S NEEDS AND COMPLY WITH THE APPLICABLE STANDARDS AND REGULATIONS.
12. GENERAL CONSTRUCTION:

ALL CONSTRUCTION SHALL CONFORM TO THE RULES AND REGULATIONS OF THE TOWN OF MILTON PLANNING BOARD AND DEPARTMENT OF PUBLIC WORKS SPECIFICATIONS.
13. NHEP:

THE SUBJECT PROPERTY DOES NOT FALL WITHIN THE NATURAL HERITAGE ENDANGERED SPECIES PROGRAM PRIORITY HABITAT AS SHOWN ON THE NATURAL HERITAGE ATLAS DATED OCTOBER 1, 2008.

REQUESTED WAIVERS FROM PLANNING BOARD REGULATIONS:

WAIVER	REQUIRED	PROPOSED
SECTION 6.0 DESIGN STANDARDS		
6.1.1. DESIGN SPEEDS:	DESIGN SPEED FOR STREETS SHALL BE 30 MPH	MINIMUM DESIGN SPEED IS 20 MPH
6.1.7. CURVES:	MINIMUM CENTERLINE RADIUS = 150 FT.	MINIMUM CENTERLINE RADIUS = 65 FT. (ROAD B)
6.1.12. DEAD ENDS:	MAXIMUM DEAD END = 500 FT.	MAXIMUM DEAD END = 1,041 FT.
	SHALL TERMINATE IN A 30 FT. RADIUS	HANDHEADED TURNAROUND
7.4.1. CROSS SECTION	TYPICAL CROSS SECTION (APPENDIX A)	TYPICAL CROSS SECTION
7.4.3.4.	5" CROWN (3.57% CROSS SLOPE)	2.4" CROWN (2% CROSS SLOPE)
7.4.3.7.	6" ASPHALT CONCRETE	4" ASPHALT CONCRETE
7.4.4.2	VERTICAL GRANITE CURB ON BOTH SIDES OF ROADWAYS	12" WIDE CAPE COD BERM ON ROADS B AND C
7.4.5.1.	SIDEWALK ON BOTH SIDES OF ROADWAYS	ONE SIDEWALK, LOCATION VARIES
7.4.5.2.	SIDEWALK CROSS SLOPE = 3/8" PER FOOT	SIDEWALK CROSS SLOPE = 1/4" PER FOOT
7.4.6.1.	STREET TREE PLANTING SPACE/SIZE	STREET TREES VARY IN SIZE (8'-12' HEIGHT & 3-3.5" CALIPER)
7.4.6.1.	4'-6" GRASS STRIP BETWEEN CURB AND SIDEWALK	4'-0" GRASS STRIP BETWEEN CURB AND SIDEWALK
7.4.6.2.	8" LOAM AND SEED	6" LOAM AND SEED
7.5.2. LOCATIONS OF WATER MAINS	MAINS TO BE 14 FT. OFF STREET LINE ON OPPOSITE SIDE OF THE STREET FROM THE DRAINAGE SYSTEM	VARIES AS SHOWN ON PLANS
7.5.4. WATER SYSTEM - GATE VALVES	GATE VALVES EVERY 500 FT. ALONG WATER MAINS	GATE VALVES PROVIDED AT INTERSECTIONS AND TIE-INS ONLY
8.2. PIPE	PIPE MATERIAL - VC, RCP, OR CMP, 3 FT. MINIMUM PIPE COVER	PIPE MATERIAL: HDPE, 1.5 FT. MINIMUM PIPE COVER
10.4. STREET LIGHTING	STREET LIGHTING SHALL HAVE A HEIGHT OF 15 FT. OR MORE AS APPROVED BY THE BOARD.	STREET LIGHTING SHALL HAVE A HEIGHT OF 10 FT.

PLANNED UNIT TOWNHOUSE DEVELOPMENT DESIGN CRITERIA

SECTION:	REQUIRED:	PROPOSED:
MINIMUM LOT AREA (EXCLUSIVE OF WETLANDS):	370,000 SQUARE FEET	373,745 SQUARE FEET
MINIMUM FRONTAGE:	400 FEET	404.74 FEET
MINIMUM LOT LINE IN COMMON WITH MULTI-FAMILY HOUSING DEVELOPMENT:	400 FEET	928.84 FEET
MINIMUM NUMBER OF UNITS IN ADJOINING HOUSING DEVELOPMENT:	40 DWELLING UNITS	202 DWELLING UNITS
FRONT YARD SETBACK:	60 FEET	61.84 FEET
SIDE YARD SETBACK:	35 FEET	37.09 FEET
REAR YARD SETBACK:	30 FEET	30.70 FEET
HEIGHT (TOWNHOUSE UNITS):	2 STORIES/35' MAXIMUM	2 STORIES/35' MAXIMUM
HEIGHT (PRE-1925 DWELLING):	ORIGINAL HEIGHT	ORIGINAL HEIGHT
MAXIMUM LIVING AREA PER UNIT:	3,000 SQUARE FEET	LESS THAN 3,000 SQUARE FEET
MINIMUM OPEN LAND:	30%	32.3%
DENSITY:	4 UNITS/ACRE	36 (4.5 UNITS/ACRE WITH BOUNCES)
AFFORDABLE UNITS:	10% ROUNDED TO NEAREST WHOLE NUMBER	4 UNITS
PARKING:	AS DETERMINED TO BE NECESSARY	72 GARAGE 72 DRIVEWAY 8 VISITOR PARKING 152 TOTAL PARKING

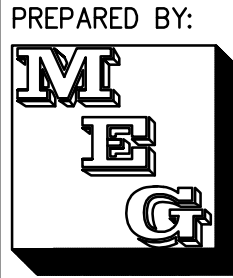
PLANNED UNIT TOWNHOUSE DEVELOPMENT

865 BRUSH HILL ROAD

(ASSESSOR'S MAP B 12, LOTS 8A, 8B & 2B)

MILTON, MASSACHUSETTS

PREPARED BY:



McKenzie Engineering Group, Inc.

PROFESSIONAL CIVIL ENGINEERING AND LAND SURVEYING

150 LONGWATER DRIVE
SUITE 101
NORWELL, MA 02061
PHONE: (781) 792-3900
FACSIMILE: (781) 792-0333

REV	DATE	DESCRIPTION	BY	APP
1	6/30/15	REVIEW COMMENTS	DMK	BCM

OWNER/APPLICANT:

Milton NRC, LLC

20 Mall Road

Suite 220

Burlington, MA 01803

PROFESSIONAL ENGINEER:

DRAWN BY: JS

CHECKED BY: DMK

APPROVED BY: BCM

DATE: MAY 13, 2015

SCALE: NTS

PROJECT NO.: 214-122

DWG. TITLE:

Legend, Symbols, & General Notes

DWG. No:

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