

## LAND USE TABLE

7 WATER STREET (0052-0019-0000)

RESIDENTIAL-VILLAGE (R-V)

ZONE: **OVERLAY DISTRICT:** SPECIAL FLOOD HAZARD DISTRICT

PRINCIPAL USE: CONFORMING EXISTING USE:

PUBLIC WORKS GARAGE

PRINCIPAL BUILDINGS <sup>1</sup>				
ITEM	REQUIRED	PROVIDED		
LOT AREA (SQ FT)	217,800	283,140±		
LOT FRONTAGE (FT)	250	946		
MAX. LOT COVERAGE (%)	35	7±		
LOT DEPTH (FT)	400	550±		
LOT WIDTH (FT)	320	877±		
RATIO OF PERIMETER TO AREA	0.08	0.01		
MAX HEIGHT (FT)	35	<35		
FRONT SETBACK (FT)	50	84.0±		
SIDE SETBACK (FT)	50	SEE NOTE 7		
REAR SETBACK (FT)	50	436±		
ACCESSORV BLIII DINGS <sup>2</sup>				

ACCESSORY BUILDINGS <sup>2</sup>				
ITEM	REQUIRED	PROVIDED		
SIDE YARD COVERAGE (%)	25	<1%		
MAX HEIGHT (FT)	30	<30		
FRONT SETBACK <sup>2</sup> (FT)	40	40		
SIDE SETBACK <sup>2</sup> (FT)	10	SEE NOTE 7		
REAR SETBACK <sup>2</sup> (FT)	10	>10		

- 1 REQUIREMENTS ARE PER MILLIS BYLAW SECTION VI TABLE 2 & TABLE 3 FOR R-V DISTRICT; MULTI FAMILY DIMENSIONS.
- <sup>2</sup> REQUIREMENTS ARE PER MILLIS BYLAW SECTION VI.6b.

ITEM REQUIRED PROVIDED				
PARKING SPACES	20 EA	27 EA		
ACCESSIBLE SPACES	1 EA	2 EA		
PARKING SETBACK 20 FT < 20 FT				

FLOOR SPACE DPW GARAGE = 10864 SF<sup>4</sup>

STAFF WING = 2232 SF

TOTAL APPLICABLE FLOOR AREA = 0<sup>4</sup> +2232 = 2232 SF

REQUIRED PARKING SPACES PER FLOOR AREA = 2232 SF / 300 SF / SPACE = 8 SPACES

REQUIRED PARKING SPACES ESTIMATED FOR BUS DRIVERS = 12 SPACES

TOTAL ESTIMATED PARKING SPACES REQUIRED = 20 SPACES\*

BASED ON ESTIMATE = 1 SPACE

EXTERIOR PARKING SPACES PROVIDED (EXCLUDING GARAGE) = 20 SPACES EXTERIOR ACCESSIBLE PARKING SPACES PROVIDED = 1 SPACES

3 - REQUIREMENTS ARE PER MILLIS BYLAW SECTION VIII TABLE 4 FOR A TOWN FACILITY. THE TOTAL AREA IN THE PRINCIPAL BUILDING NOT USED FOR STORING VEHICLES IS UNKNOWN.

4 - DPW GARAGE IS TO BE CONVERTED TO GARAGE INTENDED ONLY FOR VEHICLE STORAGE AND THEREFORE DOES NOT APPLY WHEN TABULATING FLOOR SPACE FOR PARKING REQUIREMENTS.

\* -PARKING SPACES FOR WORKERS IN THE SALT SHED AND TRUCK WASH/MECHANICAL BAY ARE ACCOUNTED FOR IN THE STAFF WING TOTAL.

## **GENERAL NOTES:**

THIS PLAN IS CONCEPTUAL AND IS TO BE USED FOR DISCUSSION ONLY. EXISTING AND PROPOSED

CONDITIONS SHOWN HEREIN ARE SUBJECT TO CHANGE.

- 2. EXISTING CONDITIONS INFORMATION ARE **APPROXIMATE ONLY** AND ARE BASED UPON THE FOLLOWING: DRAWING TITLED "SITE PLAN", BY COMPREHENSIVE ENVIRONMENTAL INCORPORATED DATED 28
- DRAWING TITLED "WATER TREATMENT FACILITY FOR WELLS NO. ONE AND TWO, SITE PLAN", BY TATA &
- HOWARD, INC. DATED SEPTEMBER 1998 DRAWING TITLED "PUMPING STATION SITE PLANS AND DETAILS", BY ANDERSON-NICHOLS, DATED
- DRAWING TITLED WATER STREET PUMP STATION REPLACEMENT PROJECT, SITE PLAN" BY CGC
- ASSOCIATES, INC., DATED 3 MARCH 2015.
- DRAWING TITLED "PROPERTY MAPS, MILLIS, MASACHUSETTS, MAP NO.52" REVISED AND REPRINTED BY CAI TECHNOLOGIES, DATED 1 JANUARY 2018.
- GOOGLE EARTH AND SGH FIELD OBSERVATIONS.
- 3. PROPERTY BOUNDARY LINE WAS GENERATED USING GIS INFORMATION AND SUPPLEMENTED WITH INFORMATION PROVIDED IN THE DRAWING INDICATED IN NOTE 2 ABOVE AND IS SHOWN FOR CONCEPTUAL PURPOSES ONLY. THE PROPERTY BOUNDARY LINE AND ASSOCIATED SETBACKS ARE SUBJECT TO CHANGE.
- 4. LIMITS OF BORDERING VEGETATED WETLAND AND TOP OF BANK WERE GENERATED USING GIS INFORMATION AND SUPPLEMENTED WITH INFORMATION PROVIDED IN THE DRAWING INDICATED IN NOTE 2 ABOVE AND IS SHOWN FOR CONCEPTUAL PURPOSES ONLY. THESE LIMITS AND THEIR ASSOCIATED BUFFERS ARE SUBJECT TO CHANGE.
- EXAMINATION OF THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF MILLIS, NORFOLK COUNTY, MASSACHUSETTS, COMMUNITY NUMBER 250244, PANEL 0161, EFFECTIVELY DATED 17 JULY 2012, INDICATES THAT A PORTION OF THE SUBJECT PARCEL IS LOCATED IN ZONE AE AND IS SUBJECT TO INUNDATION BY THE 1% ANNUAL FLOOD HAZARD. THE MAP ALSO INDICATES THAT PORTIONS OF THE SUBJECT PARCEL ARE LOCATED IN OTHER FLOOD AREAS AND ARE SUBJECT TO THE 0.2% ANNUAL FLOOD HAZARD.
- 6. <u>SITE GRADING, PROPOSED UTILITIES, AND STORMWATER MANAGEMENT REQUIREMENTS ARE NOT</u> INCORPORATED IN THE SCOPE OF THIS CONCEPT PLAN.
- SGH ASSUMES THAT THE ADJACENT WESTERN LOT IS ALSO OWNED BY THE OWNER AND NO ADDITIONAL APPROVALS OR AGREEMENTS ARE REQUIRED FOR WORK ON THE ADJACENT LOT.
- 8. SGH HAS NOT PERFORMED ANALYSIS ON GAS TANK SETBACKS.

## DRAFT - NOT FOR CONSTRUCTION



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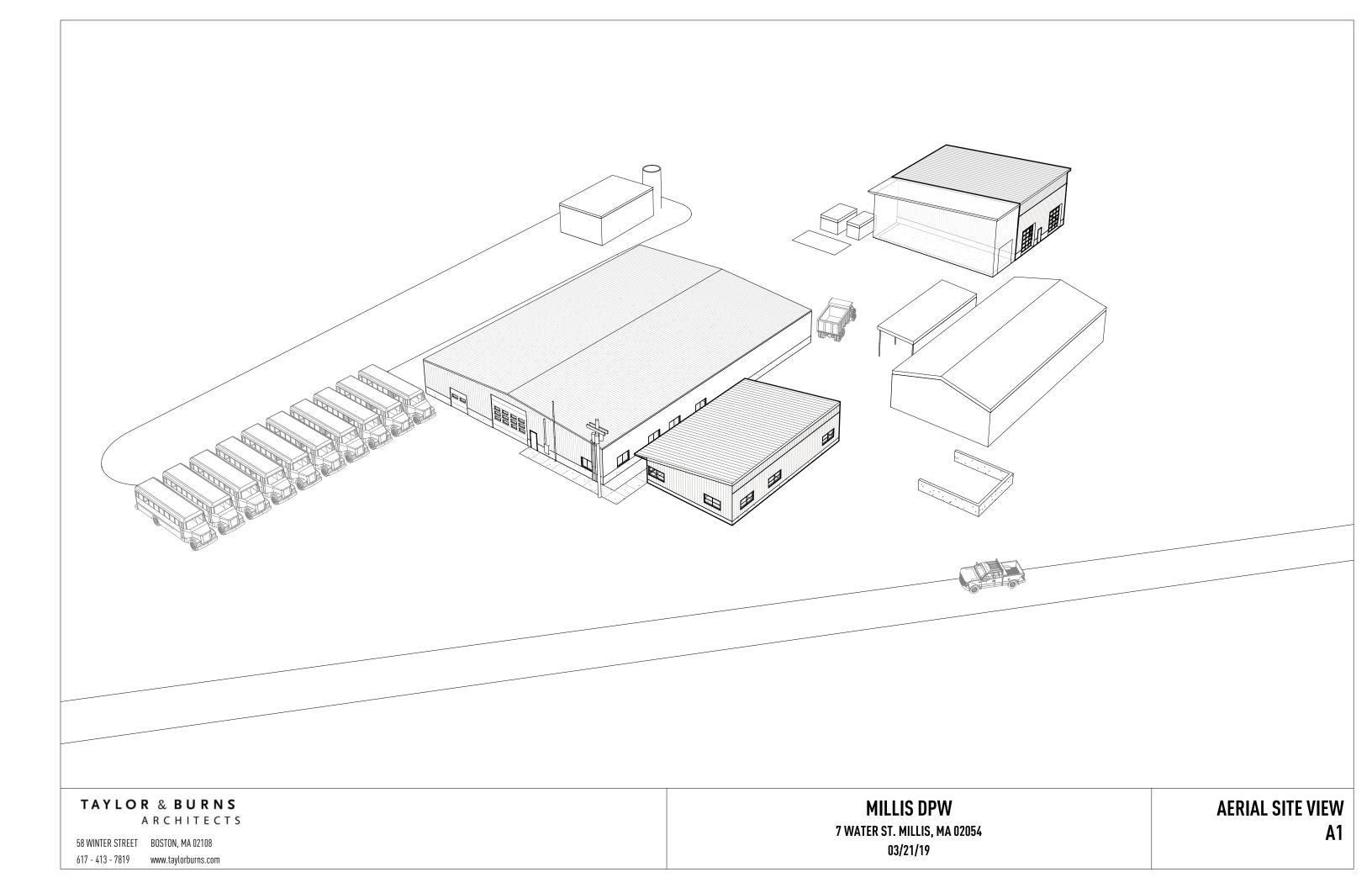
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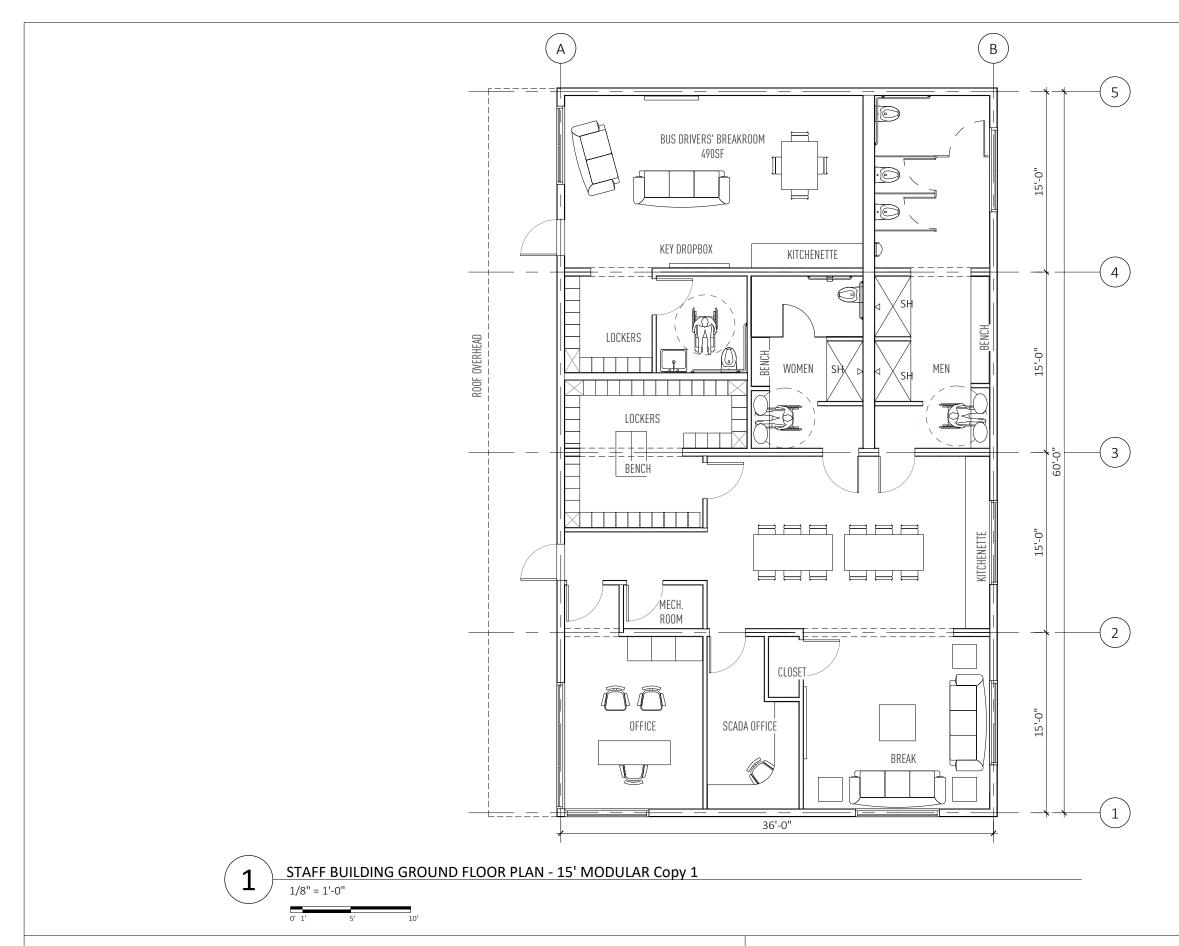
## TOWN OF MILLIS DPW

7 WATER STREET **MILLIS, MA 02054** 

CONCEPT PLAN LOOP DRIVEWAY

	Project No. 180985.00	Checked CAC		Date 25MARCH2019
	Drawn <b>RJA</b>	Approved ———	t	Scale AS SHOWN
			Drawina	No.





TAYLOR & BURNS ARCHITECTS

58 WINTER STREET BOSTON, MA 02108 617 - 413 - 7819 www.taylorburns.com MILLIS DPW 7 WATER ST. MILLIS, MA 02054 03/21/19 STAFF BUILDING PLAN A2

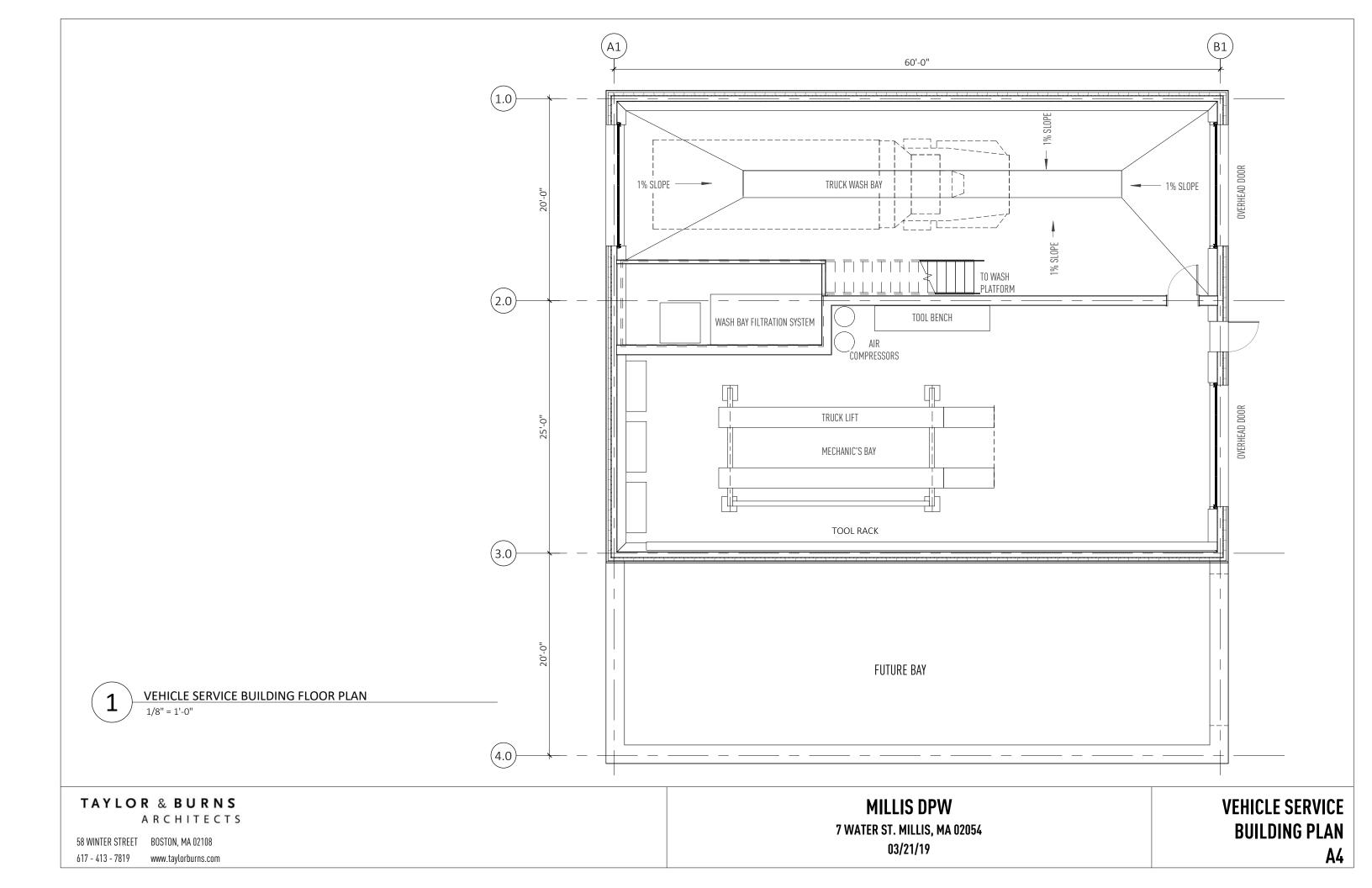


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STAFF BUILDING **PERSPECTIVE** 





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ARCHITECTS

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