

REVISIONS:

1	7/27/21	CITY COMMENTS
2	8/10/21	CITY COMMENTS
3	10/22/21	CITY COMMENTS

PROJECT NO.:
DATE: MAY 25, 2021
SCALE: 1"=10'
DESIGNED BY: EL
CHECKED BY: DLP
DRAWN BY: AKL
APPROVED BY: VAH
DRAWING TITLE:

CONCEPT PLAN

DRAWING NO.:
C1.0
SHEET NO. OF

ZONING TABLE

EXISTING ZONE:	BUSINESS - BU2		
TOTAL LOT AREA	S/B/L 51026 0003 = 12,060 SF ± (0.28 ACRES)		
BUILDING AREA	EXISTING: RESTAURANT 2,040 SF ±	PROPOSED: RESTAURANT WITH DRIVE IN 1,625 SF ±	
BUILDING SETBACK	REQUIRED	EXISTING	PROVIDED
FRONT SETBACK	20 FT*	48 FT	48 FT
SIDE SETBACK	5 FT**	3 FT ±	17 FT ±
REAR SETBACK	0 FT	12 FT	12 FT
MAX. BUILDING HEIGHT	24 FT	21 FT	21 FT
MAX. FLOOR AREA RATIO	1.00	0.31	0.27
MIN. LOT AREA	10,000 SF	12,060 SF ±	12,060 SF ±
OPEN SPACE	0%	0%	8.3%

*FRONT SETBACK IS THE AVERAGE OF THE SETBACKS OF BUILDINGS ON THE ADJACENT PARCELS.
950 BOYLSTON = 0 FT ±
926 BOYLSTON = 40 FT ±

**SIDE SETBACK IS 1/3 BUILDING HEIGHT OR EQUAL TO ABUTTING SIDE YARD SETBACK. ABUTTING SIDE YARD SETBACK 950 BOYLSTON = 5 FT ±

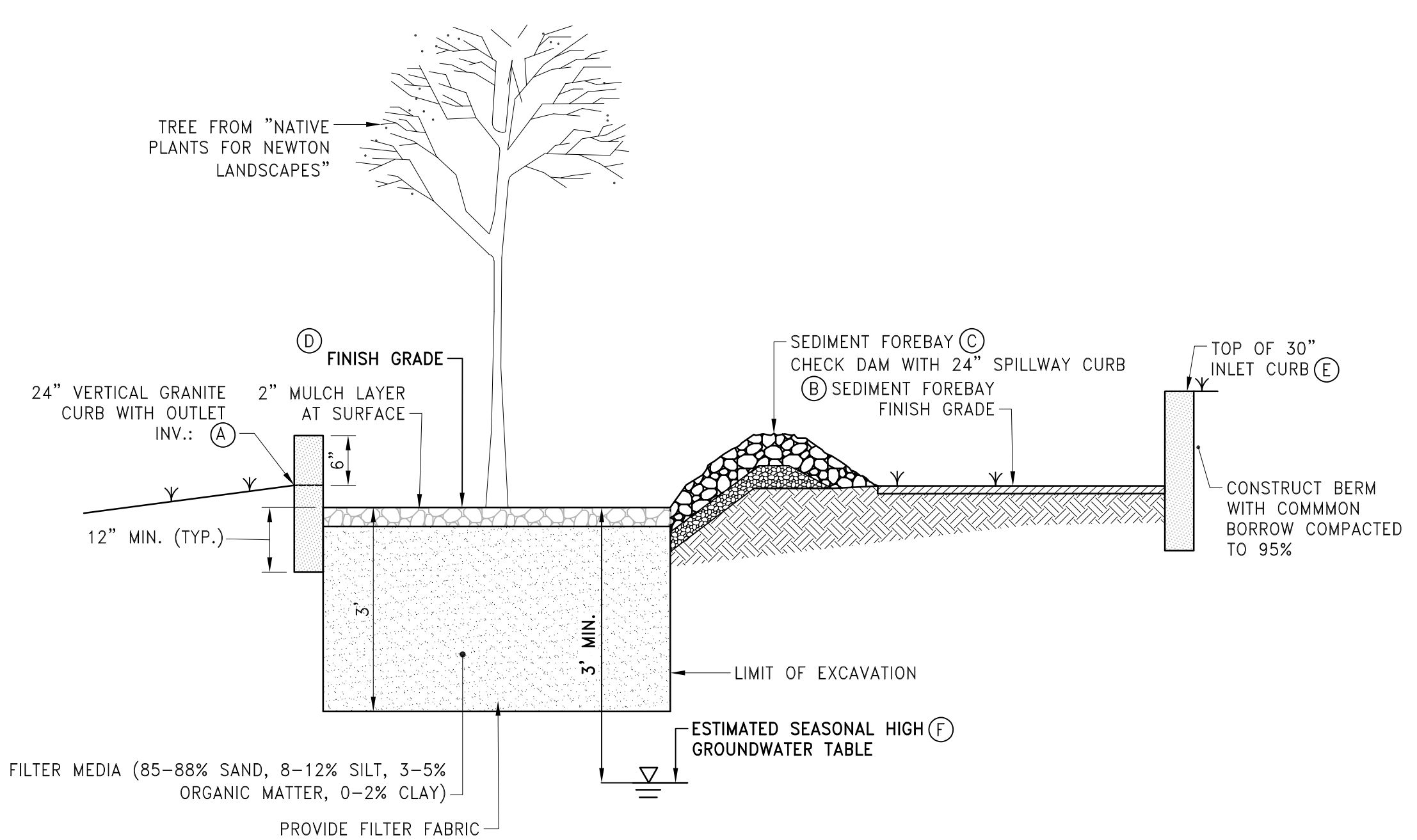
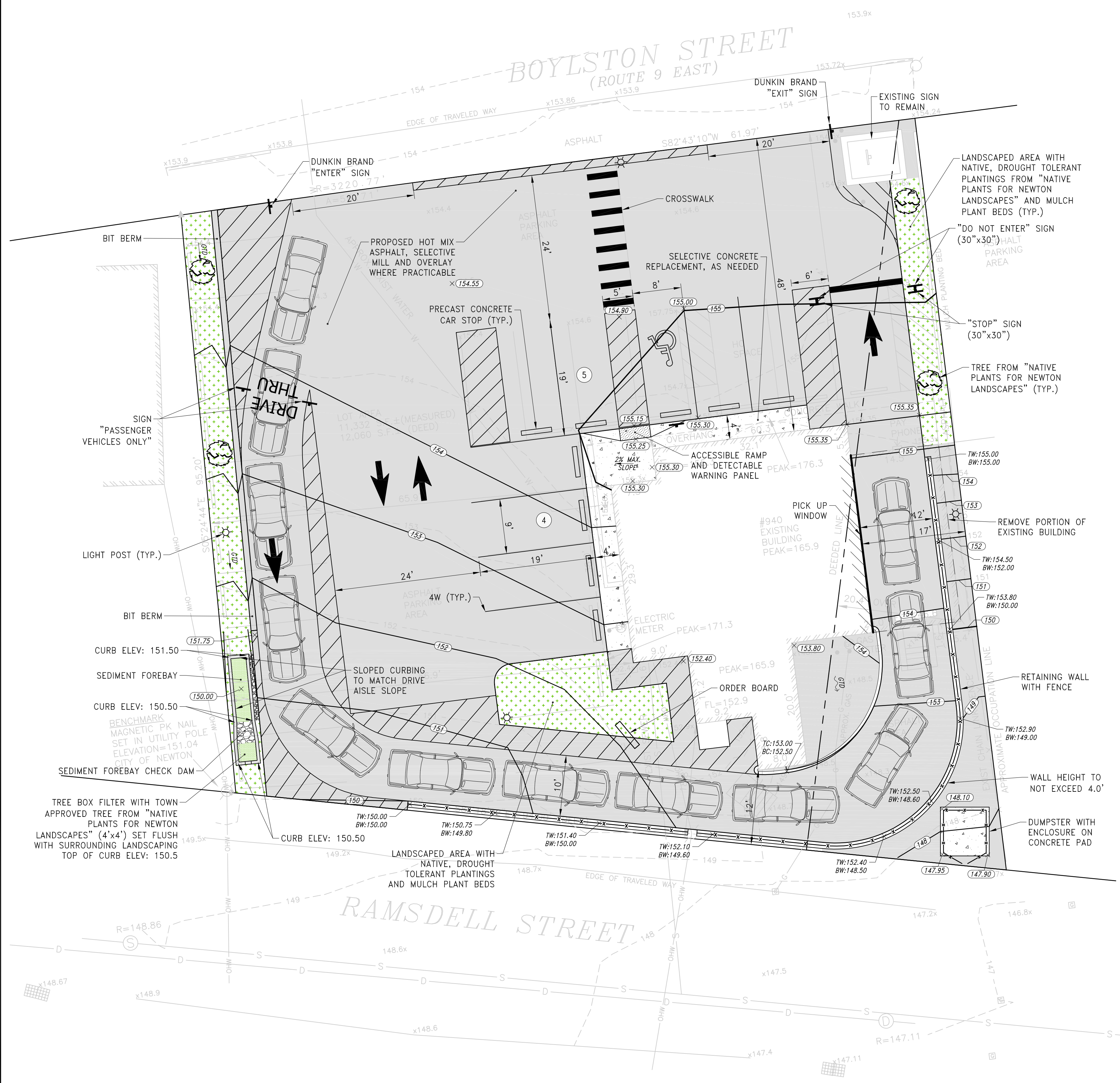
***THERE ARE NO MAXIMUM LOT COVERAGE AND OPEN SPACE REQUIREMENTS FOR BU-2 ZONES

PARKING SUMMARY

	REQUIRED	EXISTING	PROVIDED
STANDARD SPACES (9'x18')	1	21	8
ACCESSIBLE SPACES**	1	2	1
TOTAL SPACES	2	23	9

RESTAURANT: 1 SPACE PER 3 SEATS AND 1 SPACE PER 3 EMPLOYEES
1 SPACE/3 SEATS + 0 SEATS = 0 SPACES
1 SPACE/3 EMPLOYEES + 5 EMPLOYEES (MAX SHIFT) = 2 SPACES
TOTAL REQUIRED = 2 SPACES

+ ADA REQUIREMENT FOR PARKING LOT 1 TO 25 TOTAL SPACES = 1 SPACES



	(A)	(B)	(C)	(D)	(E)	(F)
TBF-01	150.0	150.0	150.5	149.5	151.5	<146.5

TREE BOX FILTER
NOT TO SCALE

- NOTES:
- ESHWG WAS DETERMINED USING THE USDA WEB SOIL SURVEY.
 - INITIAL EXCAVATION SHALL BE CARRIED TO WITHIN 1 FOOT OF THE SUBGRADE ELEVATION. FINAL EXCAVATION TO THE BASIN SUBGRADE SHALL BE DEFERRED UNTIL ALL UPSTREAM DISTURBED AREAS HAVE BEEN STABILIZED OR PROTECTED.
 - CONTRACTOR SHALL CONTACT THE ENGINEER 48 HOURS PRIOR TO EXPOSING THE SUBGRADE TO COORDINATE ENGINEER'S OBSERVATION OF SUBGRADE.

