

VICINITY MAP  
NO SCALE

#### ABBREVIATIONS

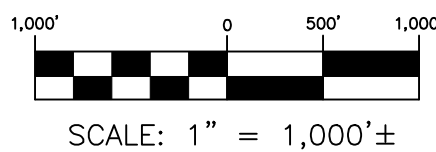
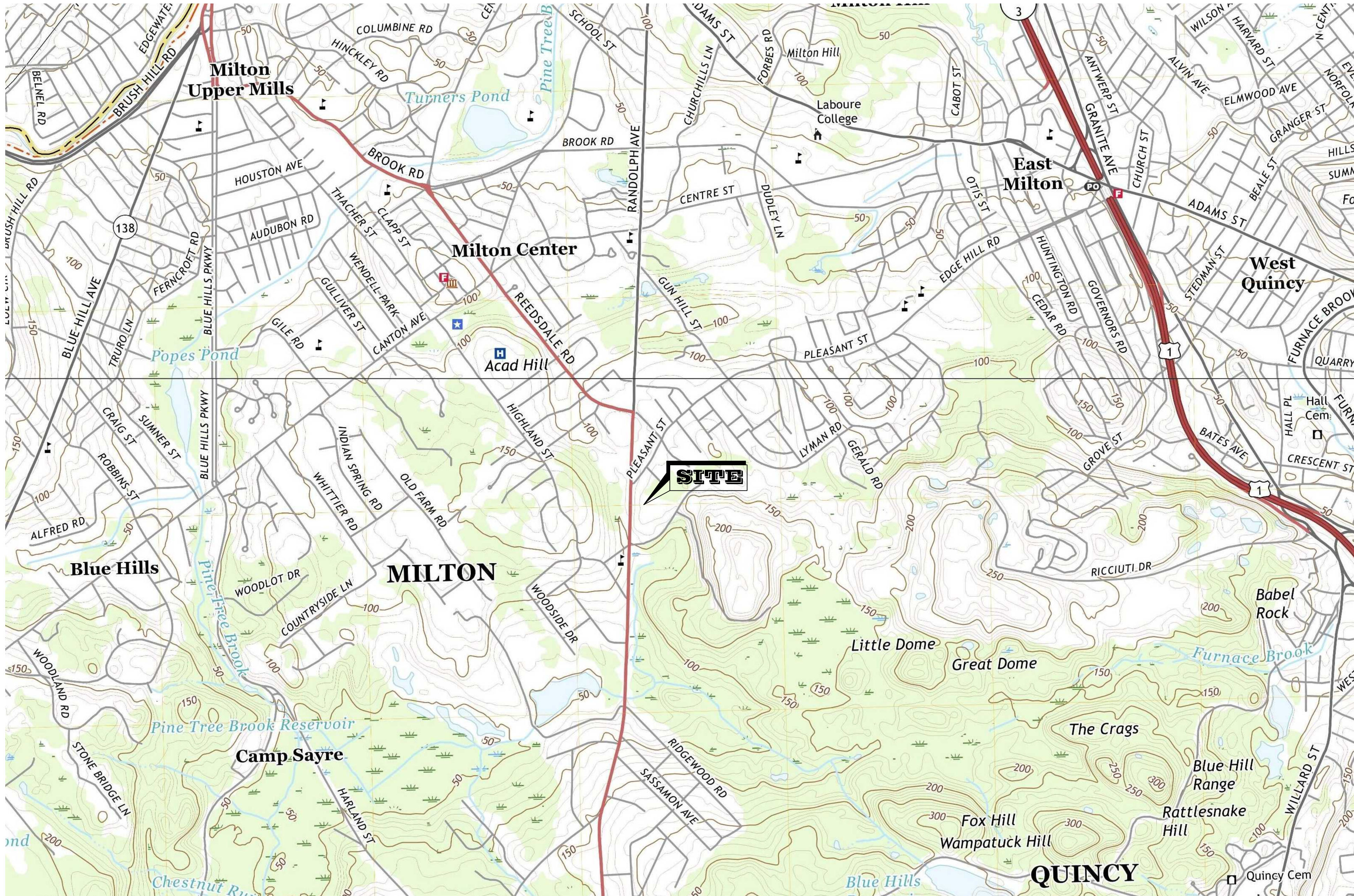
APPROX	APPROXIMATE
BH	BULK HEAD
CB/DH	CONCRETE BOUND/DRILL HOLE
CCB	CAPE COD BERM
CONC	CONCRETE
CBN	CATCH BASIN
D	DRAIN
DMH	DRAINAGE MANHOLE
E	ELECTRIC
EM	ELECTRIC METER
ELEV	ELEVATION
EXIST	EXISTING
FND	FIRST FLOOR ELEVATION
FND	FOUNDATION
G	GAS
GM	GAS METER
I	INVERT
IP	IRON PIPE
IR	IRON ROD
LS	LANDSCAPING
MAX	MAXIMUM
MIN	MINIMUM
NTS	NOT TO SCALE
OHW	OVERHEAD WIRE
PCC	PRECAST CONCRETE CURB
PROP	PROPOSED
PVC	POLYVINYL CHLORIDE
R	RIM
RCP	REINFORCED CONCRETE PIPE
RD	RADIUS
S	SEWER
SCH	SCHEDULE
TP	TEST PIT
TOF	TOP OF FOUNDATION
TYP	TYPICAL
UP	UTILITY POLE
W	WATER
WS	WATER SERVICE

#### LEGEND

EXISTING	PROPOSED	
—55—	—100—	CONTOUR ELEVATION
		EROSION CONTROL / LIMIT OF WORK
x100.0	+100.0	SPOT GRADE
(D)	(D)	DRAIN MANHOLE (DMH)
(S)	(S)	CATCH BASIN (CBN)
(S)	(S)	SEWER MANHOLE (SMH)
(UP)	(UP)	UTILITY POLE (UP)
(L)	(L)	LIGHT POLE
(L)	(L)	LIGHT
(S)	(S)	SIGN
(A)	(A)	ADA ACCESSIBLE PARKING
(F)	(F)	FENCE
(R)	(R)	ACCESSIBLE RAMP
(T)	(T)	DECIDUOUS TREE
(C)	(C)	CONIFEROUS TREE
(A)	(A)	ARBORVITAE TREE
(D)	(D)	PROPOSED DOOR

#### GENERAL NOTES:

- RECORD OWNER: 7-9 PLEASANT STREET FALCONI PROPERTIES, LLC
- DEED REFERENCES: BK. 34877 PG. 533
- RECORD PLANS: BK. 671 PG. 342
- THE SUBJECT PROPERTY IS LOCATED WITHIN THE TOWN OF MILTON RESIDENCE C ZONING DISTRICT.
- THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE TOWN OF MILTON FLOOD PLAIN OVERLAY DISTRICT.
- THIS PLAN IS BASED ON A GROUND SURVEY PERFORMED BY MORSE ENGINEERING COMPANY, INC. ON MARCH OF 2022, AND PROPOSED CONDITIONS PER THE APPROVED SITE PLAN FOR 7-9 PLEASANT STREET FROM 2019.
- THERE ARE NO KNOWN WETLAND RESOURCE AREAS ON THE SUBJECT PROPERTY OR WITHIN 100' OF THE PROPOSED PROJECT.
- THE SUBJECT PROPERTY LIES IN ZONE "X" AS SHOWN ON FEMA COMMUNITY MAP PANEL 25021C 0202E DATED 7/7/2012.
- THE SUBJECT PROPERTY DOES NOT LIE WITHIN A DEP DESIGNATED ZONE II RESOURCE AREA.
- THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A DEP ZONE A SURFACE WATER SUPPLY AREA.
- UTILITIES SHOWN ON THIS PLAN ARE BASED ON OBSERVANCE OF ABOVE GROUND UTILITIES AND RECORD LOCATION OF BELOW GROUND UTILITIES. NO WARRANTY IS EXPRESSED OR IMPLIED AS TO THE ACCURACY OF THE LOCATIONS OF SAID UTILITIES, OR THE EXISTENCE OR NON EXISTENCE OF ANY OTHER SUCH UTILITIES.
- THE CONTRACTOR SHALL CONTACT DIG SAFE (888-344-7233) AND VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY FIELD CHANGES.
- ALL ELEVATIONS ARE ON AN ASSUMED DATUM.



SITE PLAN APPROVAL

DATE OF APPLICATION: \_\_\_\_\_

DATE OF HEARING: \_\_\_\_\_

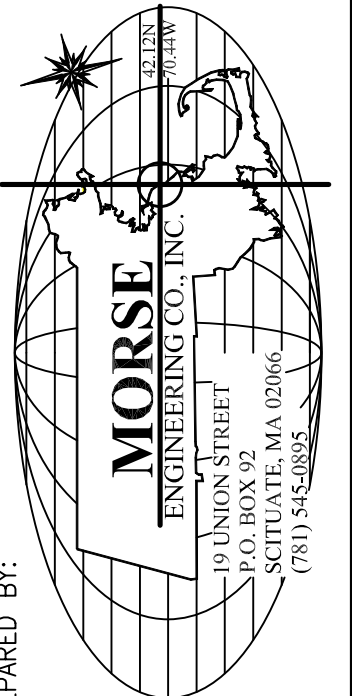
DATE OF APPROVAL: \_\_\_\_\_

DATE OF ENDORSEMENT: \_\_\_\_\_

MILTON PLANNING BOARD

BY:	DESCRIPTION	REV.	DATE

PROGRESS  
PRINT  
FOR  
DISCUSSION  
ONLY



PREPARED BY:

PROJECT:  
7-9 PLEASANT STREET & 672 RANDOLPH AVE  
(ASSESSOR'S PARCELS: 1-4-9 & 1-4-10)  
MILTON, MASSACHUSETTS

PREPARED FOR:  
FALCONI PROPERTIES, LLC

#### APPLICANT/OWNER

FALCONI PROPERTIES, LLC  
4 FRANKLIN STREET  
MILTON, MA 02186

#### CIVIL ENGINEER / LAND SURVEYOR

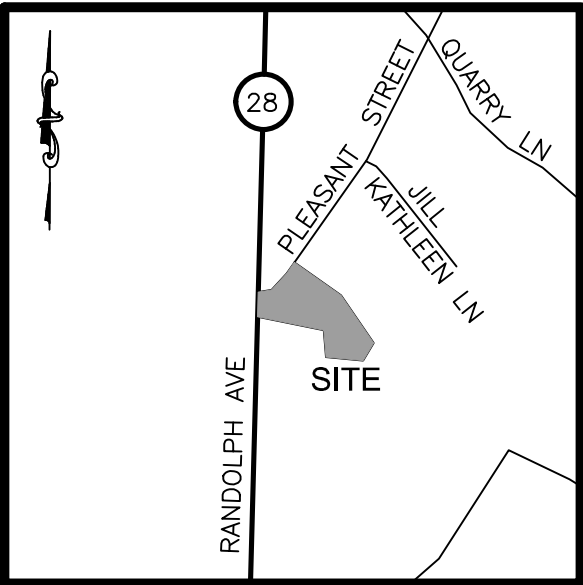
MORSE ENGINEERING CO., INC.  
10 NEW DRIFTWAY, SUITE 303  
SCITUATE, MA 02066  
(781) 545-0895

#### SHEET INDEX

SHEET 1	COVER PAGE
SHEET 2	EXISTING CONDITIONS
SHEET 3	EROSION & SEDIMENTATION CONTROL
SHEET 4	SITE LAYOUT & LANDSCAPING
SHEET 5	GRADING & UTILITIES
SHEET 6	WATERSHED DELINEATION

JOB NO:	18-163
SCALE:	1" = 20'
DESIGN:	PGG
CHK:	GJM & JMH
DATE:	4/7/2023
PLAN TITLE:	COVER PAGE
SHEET:	1 OF 6





VICINITY MAP  
NO SCALE

#### SOIL TEST DATA

SOIL TESTING AND EVALUATION BY: JAMES GARFIELD, S.E.#14162  
DATE: JANUARY 17, 2019

TP-1	APPROX. GRADE EL. 111.8	TP-2	APPROX. GRADE EL. 108.5	TP-3	APPROX. GRADE EL. 102.0
EL. 110.8	FILL	EL. 108.0	FILL	EL. 101.0	FILL
EL. 110.1	A HORIZON LOAMY SAND 10YR 3/2	EL. 107.5	A HORIZON LOAMY SAND 10YR 3/2	EL. 98.0	C HORIZON LOAMY SAND 2.5Y 5/4
EL. 109.4	B HORIZON LOAMY SAND 10YR 5/6	EL. 106.3	B HORIZON LOAMY SAND 10YR 5/6		REFUSAL
EL. 103.8	C HORIZON LOAMY SAND 2.5Y 5/4	EL. 99.2	C HORIZON LOAMY SAND 2.5Y 5/4		WEeping OBSERVED: NONE MOTTling OBSERVED: NONE
	WEeping OBSERVED: NONE MOTTling OBSERVED: NONE ESHGW: >96"		WEeping OBSERVED: NONE MOTTling OBSERVED: NONE ESHGW: >112"		

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SITE PLAN APPROVAL

DATE OF APPLICATION: \_\_\_\_\_

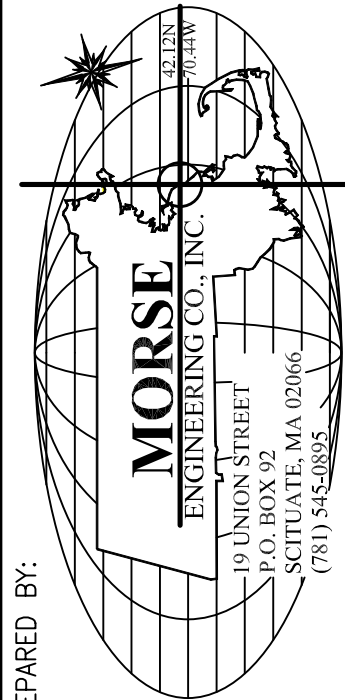
DATE OF HEARING: \_\_\_\_\_

DATE OF APPROVAL: \_\_\_\_\_

DATE OF ENDORSEMENT: \_\_\_\_\_

MILTON PLANNING BOARD

PROGRESS  
PRINT  
FOR  
DISCUSSION  
ONLY



PROJECT:  
7-9 PLEASANT STREET & 672 RANDOLPH AVE  
(ASSESSOR'S PARCELS: 1-4-9 & 1-4-10)  
MILTON, MASSACHUSETTS

PREPARED FOR:  
FALCONI PROPERTIES, LLC

JOB NO: 18-163

SCALE: 1" = 20'

DESIGN: PGG

CHK: GJM & JMH

DATE: 4/7/2023

PLAN TITLE:

EXISTING  
CONDITIONS

SHEET:

2 OF 6

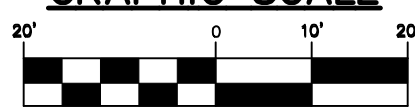
#### ZONING TABLE: 7-9 PLEASANT STREET

DESCRIPTION	REQUIRED	EXISTING
FRONTAGE.....	75'	113.21'
LOT AREA.....	7,500 S.F.	18,959± S.F.
FRONT YARD SETBACK.....	20'	18.2'
SIDE YARD SETBACK.....	8'	0.22'
REAR YARD SETBACK.....	20'	140'±
%IMPERVIOUS WITHIN FRONT YARD SETBACK.....	40% MAX	46%

#### ZONING TABLE: 672 RANDOLPH AVE

DESCRIPTION	REQUIRED	EXISTING
FRONTAGE.....	75'	91.32'
LOT AREA.....	7,500 S.F.	23,758± S.F.
FRONT YARD SETBACK.....	20'	44.0'
SIDE YARD SETBACK.....	8'	5.6'
REAR YARD SETBACK.....	20'	165.3'
%IMPERVIOUS WITHIN FRONT YARD SETBACK.....	40% MAX	17.4%





SCALE: 1" = 20'



NOT TO SCALE



NOT TO SCALE



SILT SACK SEDIMENT TRAP

NOT TO SCALE

SITE PLAN APPROVAL

DATE OF APPLICATION: \_\_\_\_\_

DATE OF HEARING: \_\_\_\_\_

DATE OF APPROVAL: \_\_\_\_\_

DATE OF ENDORSEMENT: \_\_\_\_\_

MILTON PLANNING BOARD

- ### CONSTRUCTION NOTES

1. ALL DISTURBED AREAS OUTSIDE OF PARKING AND ACCESS AREAS ARE TO BE LOAMED AND SEEDED TO PREVENT EROSION.
2. THE CONTRACTOR MUST MAINTAIN A CLEAN JOBSITE AND PREVENT THE MIGRATION OF ANY SEDIMENT OR DEBRIS ONTO NEARBY RIGHT OF WAYS OR ADJUTING PROPERTIES.
3. THE CONTRACTOR SHALL PROTECT ALL PROPERTY AND SURVEY MARKERS AS ENCOUNTERED DURING CONSTRUCTION. IF DISTURBED, THE CONTRACTOR SHALL HAVE BOUNDS RESET BY A PROFESSIONAL LAND SURVEYOR.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL CONTROL POINTS AND BENCHMARKS NECESSARY FOR THE PROPOSED WORK.
5. THE CONTRACTOR SHALL BE MADE AWARE OF AND COMPLY WITH THE STORMWATER MANAGEMENT SYSTEMS AS DESIGNED.
6. THE CONTRACTOR SHALL INSTALL ALL EROSION CONTROL COMPONENTS AT THE LOCATIONS SHOWN PRIOR TO ANY LAND DISTURBANCE OR CLEARING.
7. THE CONTRACTOR SHALL INSTALL A CRUSHED STONE STABILIZED CONSTRUCTION ENTRANCE PRIOR TO CONSTRUCTION.

### EROSION CONTROL NOTES

- ### **EROSION CONTROL MEASURES**
1. ALL EXISTING AND NEWLY INSTALLED CATCH BASINS OVER THE COURSE OF CONSTRUCTION TO BE INSTALLED WITH SEDIMENT TRAPS AND FILTER SACKS TO PREVENT MATERIAL FROM ENTERING DRAINAGE SYSTEMS AND CLOGGING. THESE SHALL REMAIN UNTIL THE SITE IS FULLY STABILIZED, AND BE INSPECTED WITH OTHER EROSION CONTROL MEASURES.
  2. ALL EROSION CONTROL MEASURES SHALL BE INSPECTED REGULARLY OR AFTER A STORM EVENT OF 1/2 INCH OR GREATER. INSPECTIONS SHALL BE PERFORMED UNTIL THE SITE IS FULLY STABILIZED AND ANY TEMPORARY SEDIMENTATION CONTROLS HAVE BEEN REMOVED.
  3. DURING CONSTRUCTION, STABILIZATION PRACTICES SHOULD BE FOLLOWED. DISTURBED AREAS SHALL BE STABILIZED AND PROTECTED AS SOON AS PRACTICABLE. DISTURBED AREAS SHALL BE STABILIZED WHEN CONSTRUCTION ACTIVITY IN THE AREA HAS CEASED FOR MORE THAN 14 DAYS UNLESS NOT FEASIBLE DUE TO SNOW COVER OR IF CONSTRUCTION ACTIVITIES WILL RESUME WITHIN 21 DAYS AFTER CONSTRUCTION TEMPORARILY CEASED. STABILIZED MEASURES INCLUDE THE FOLLOWING:
    - TEMPORARY SEEDING
    - GEOTEXTILES
    - MULCHING AND NETTING
    - PERMANENT SEEDING

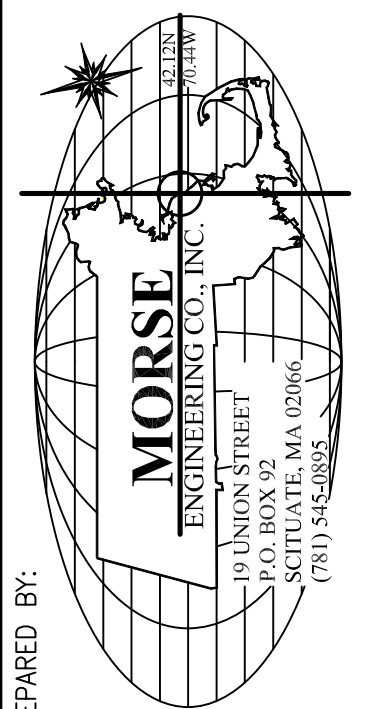
IF SEEDING IS NOT USED TO STABILIZE DISTURBED AREAS 6 WEEKS BEFORE FIRST FROST, JUTE MESH OR MULCHING AND NETTING SHOULD BE USED TO STABILIZE THE SITE UNTIL THE NEXT RECOMMENDED SEEDING PERIOD. SEEDING SHOULD TAKE PLACE IN LATE SPRING OR EARLY FALL. DURING THE RECOMMENDED SEEDING SEASON, SEED SHOULD RECEIVE WATERING TWICE A DAY. DURING THE RECOMMENDED SEEDING SEASON, SEED SHOULD RECEIVE WATERING TWICE A DAY, FOR A TOTAL OF 3-4 INCHES PER WEEK. IF MUNICIPAL WATER RESTRICTIONS ARE IN EFFECT THAT LIMIT THE AVAILABILITY OF WATER, JUTE MESH OR MULCHING AND NETTING SHOULD BE IMPLEMENTED UNTIL SUCH A TIME THAT SUFFICIENT WATER IS AVAILABLE TO MAINTAIN ANY SEEDING.

### CONSTRUCTION SEQUENCE

TO PREVENT EXCESSIVE EROSION AND SILTING, THE FOLLOWING CONSTRUCTION SEQUENCE COUPLED WITH OTHER WIDELY ACCEPTED PRINCIPALS FOR REDUCING EROSION AND SEDIMENTATION SHALL BE IMPLEMENTED IN THE DEVELOPMENT OF THE SITE.

1. STABILIZATION AND EROSION AND SEDIMENT CONTROL SHALL BE INSTALLED PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES. PLACE BARRIERS, FENCES, TRACKING PADS, AND SILT SACKS AT LOCATIONS INDICATED ON THE SITE PLANS.
2. STRIP AND REMOVE FROM SITE ANY EXISTING CONCRETE, ASPHALT AND DEBRIS. CLEAR REQUIRED VEGETATION.
3. CONSTRUCT CUT AND FILL AREAS. ALL FILL WILL BE INSTALLED USING 12" MAXIMUM COMPACTION LIFTS, AND MATERIAL SHALL BE STOCKPILED ACCORDING TO THE SITE PLAN.
4. INSTALL ALL DRAINAGE SYSTEM COMPONENTS AND OTHER UTILITIES. ALL CATCH BASINS SHALL BE PROTECTED WITH EROSION CONTROLS AS SHOWN ON THE PLANS OR EQUIVALENT INLET PROTECTION UNTIL FINAL SITE STABILIZATION.
5. GRADE SIDEWALKS AND PARKING AREAS TO SUBGRADE ELEVATION AND CONSTRUCT SIDE SLOPES. APPLY TEMPORARY STABILIZATION MEASURES WHERE WARRANTED.
6. PLACE GRAVEL SUBBASE AND PLACE THE BITUMINOUS CONCRETE BINDER COURSE ON PARKING SURFACES. SET CATCH BASIN GRATES FLUSH WITH THE BINDER COURSE. INSTALL SILT SACKS ON NEWLY INSTALLED CATCH BASINS.
7. GRADE SLOPES AND STABILIZE CUT AREAS AT TOE OF SLOPES. BLEND ALL SLOPES INTO EXISTING TOPOGRAPHY AND LOAM AND SEED ALL DISTURBED AREAS. USE TEMPORARY STABILIZATION MEASURES AS DIRECTED.
8. COMPLETE FINE GRADING AND LANDSCAPING OF THE SITE, INCLUDING CURBING AND LANDSCAPING AS INDICATED.
9. PAVE PARKING LOT. COMPLETE ANY REMAINING PLANTING OR LANDSCAPING.
10. ACTIVATE DRAINAGE SYSTEMS WHEN ALL TRIBUTARY AREAS ARE STABILIZED.
11. REMOVE TEMPORARY EROSION CONTROL DEVICES ONCE ADEQUATE GROWTH IS ESTABLISHED. ADEQUATE GROWTH IS DEFINED AS VEGETATION COVERING 75% OR MORE OF THE GROUND SURFACE.

PROGRESS  
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PREPARED BY:

SANT STREET & 672 RANDOLPH AVE  
ASSESSOR'S PARCELS: 1-4-9 & 1-4-10)  
MILTON, MASSACHUSETTS

FALCONI PROPERTIES, LLC

PROJECT:

JOB NO:	18-163
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SCALE: 1" = 20'

DESIGN:

CHK: PGG

DATE: \_\_\_\_\_ GJM & JMH

DATE: 4/7/2023

PLAN TITLE:

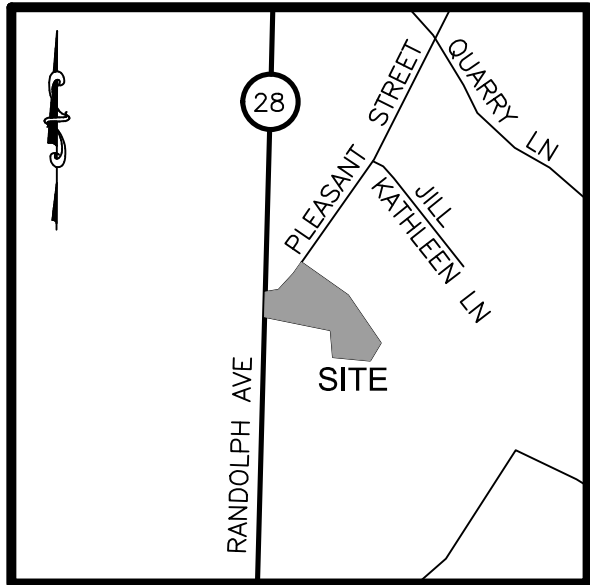
EROSION  
CONTROL

SHEET:

3 OF 6

3 OF 6

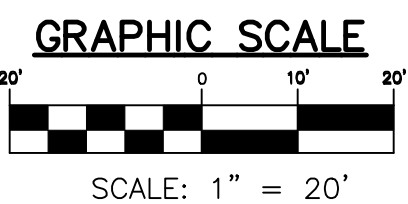




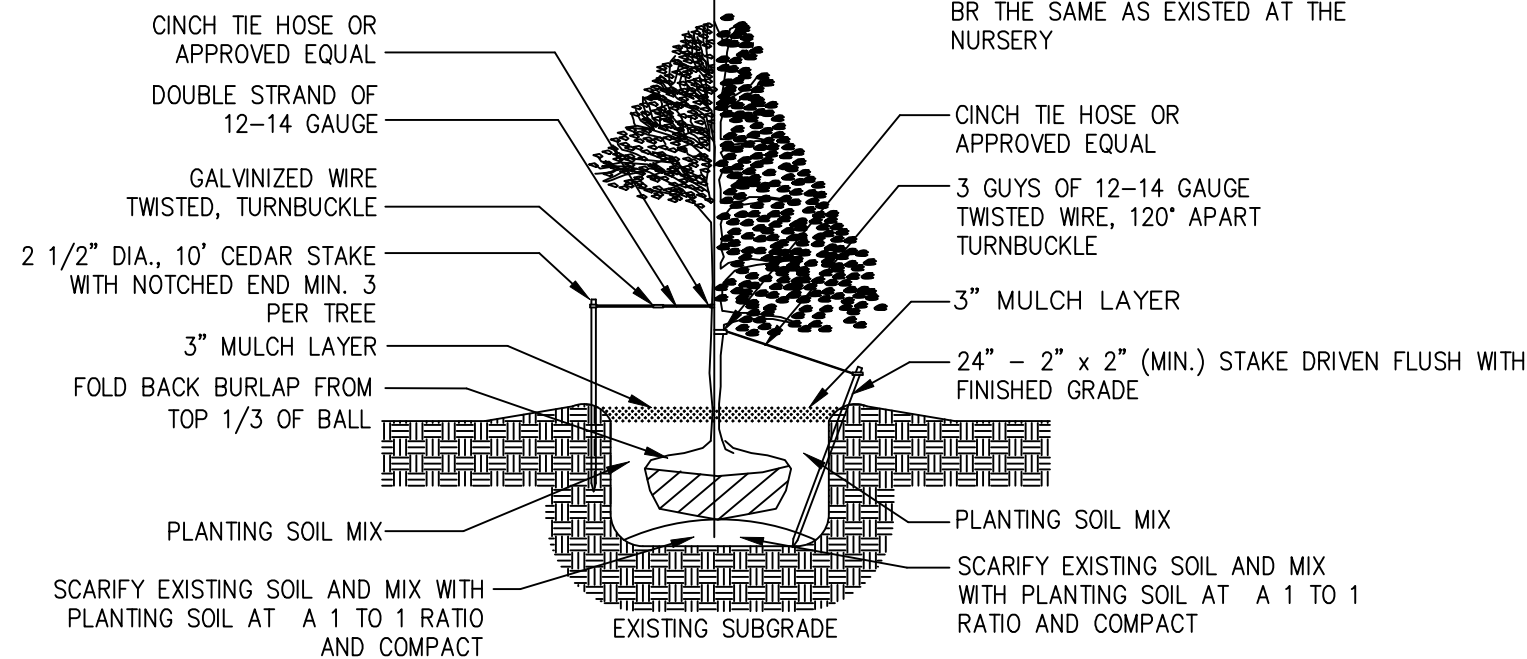
VICINITY MAP  
NO SCALE



RANDOLPH AVE  
(PUBLIC - 75' WIDE)

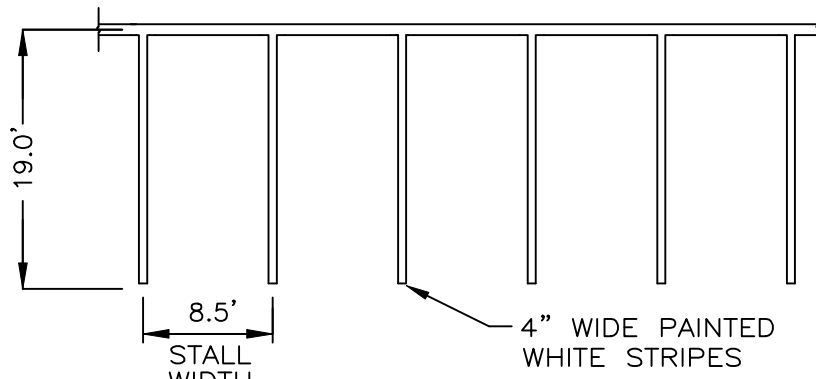


DECIDUOUS TREE - PRUNE BACK 1/4" ON SITE; WRAP TREES OVER 1" CAL. WITH BURLAP OR ASPHALIC KRINKLE KRAFT TREE WRAP



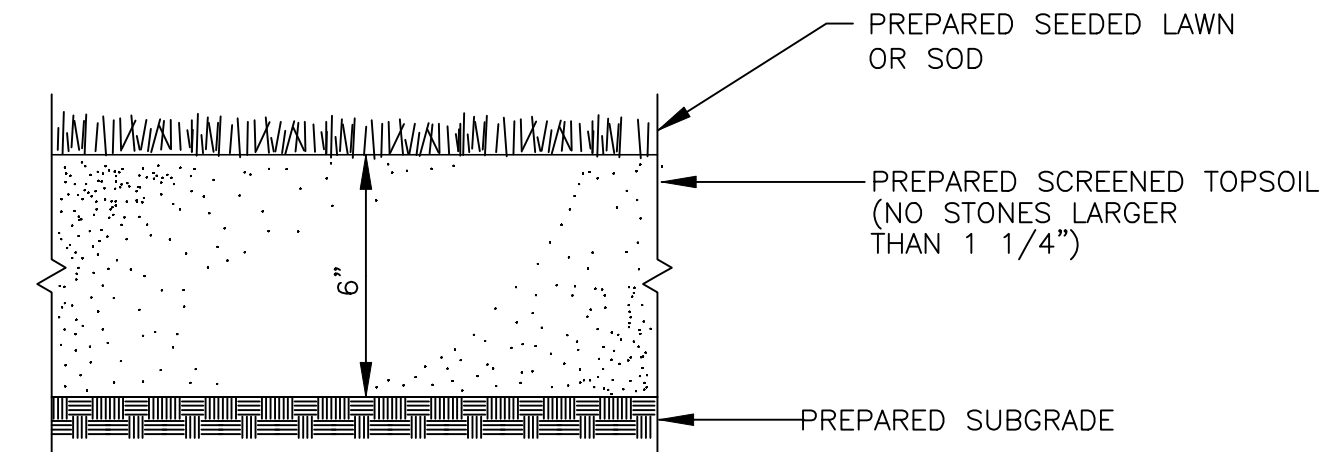
#### DECIDUOUS AND EVERGREEN TREE PLANTING DETAIL

NOT TO SCALE



#### STANDARD PARKING STRIPING DETAIL

NOT TO SCALE

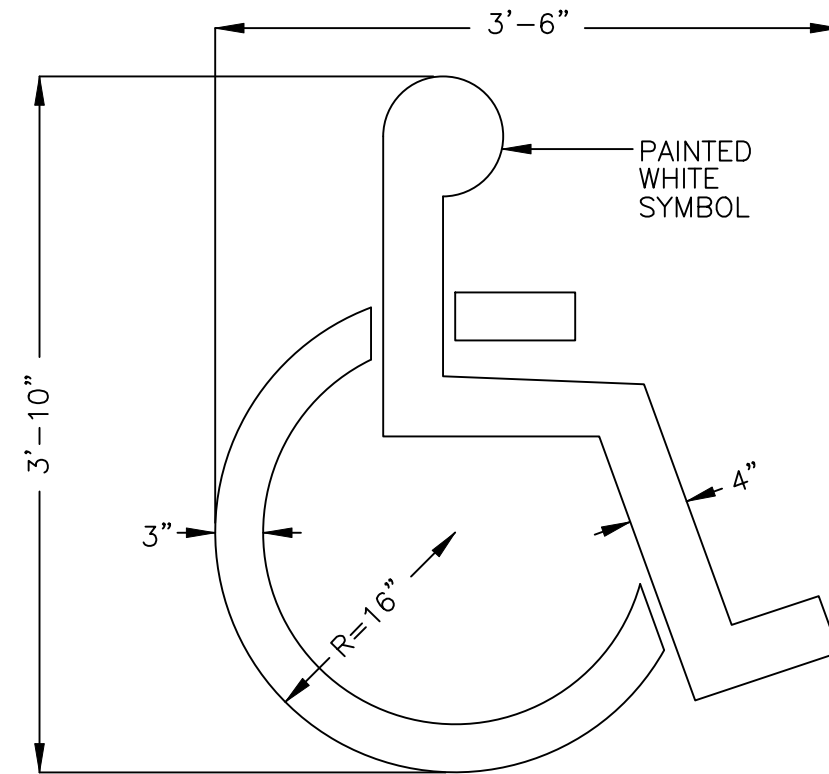


#### SEEDED OR SODDED LAWN DETAIL

NOT TO SCALE

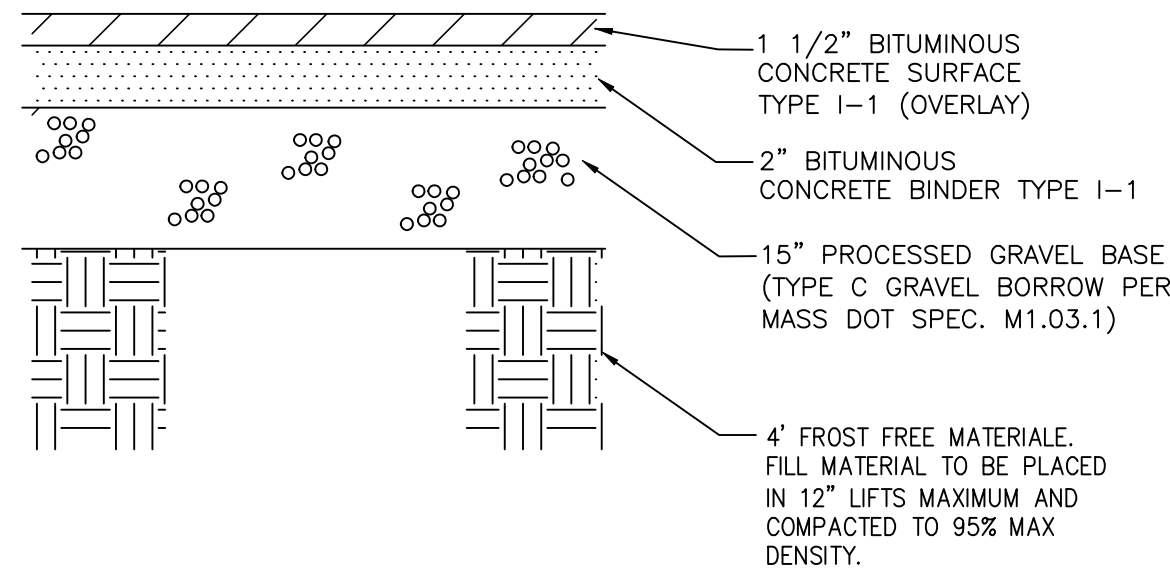
NOTES:

1. TOP OF LOAM (TOPSOIL) IS FINISHED GRADE.
2. TOPSOIL SHALL CONTAIN BETWEEN 5% AND 12% ORGANIC MATTER AND SHALL HAVE A MAXIMUM STONE SIZE OF 1 1/4".



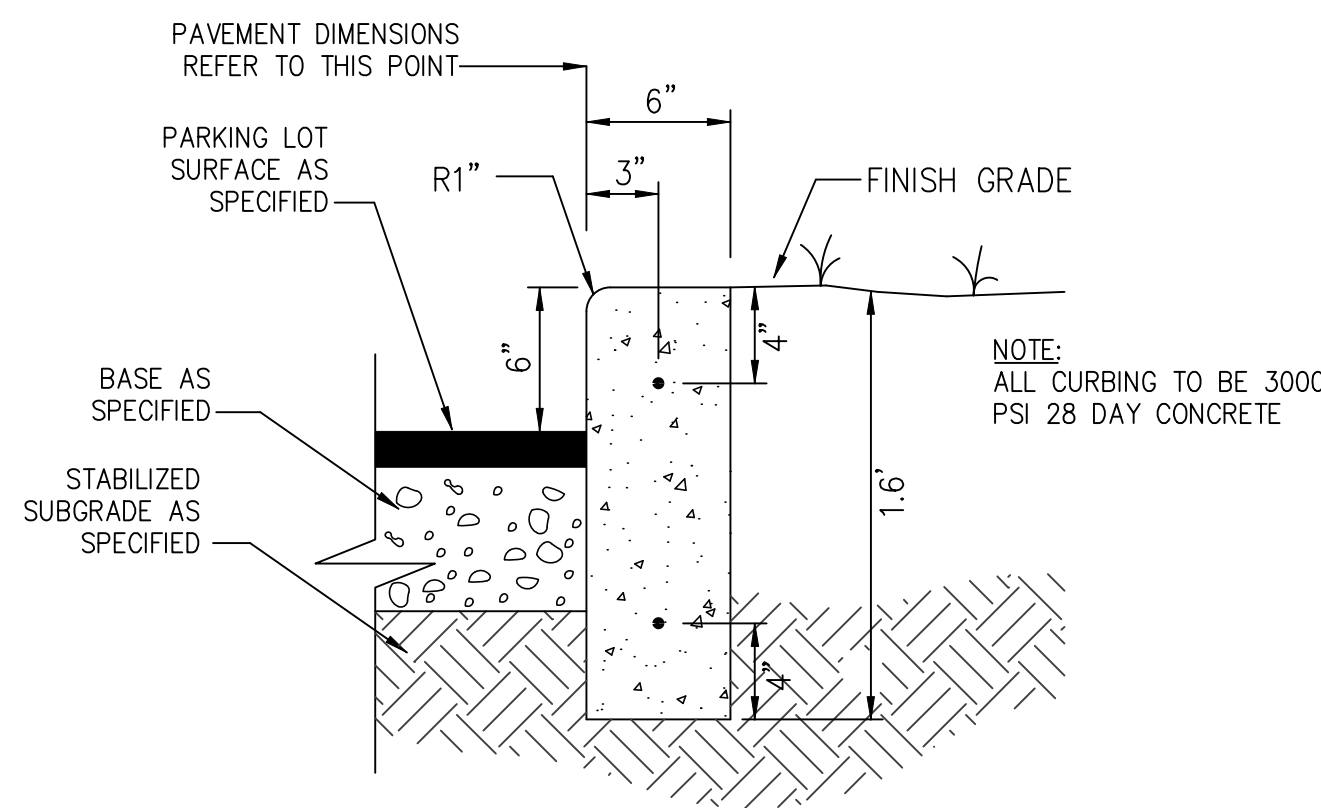
#### PAINTED HANDICAP SYMBOL DETAIL

NOT TO SCALE



#### STANDARD BITUMINOUS CONCRETE PAVEMENT DETAIL

NOT TO SCALE



#### PRECAST CONCRETE CURB DETAIL

NOT TO SCALE

SITE PLAN APPROVAL

DATE OF APPLICATION: \_\_\_\_\_

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MILTON PLANNING BOARD

#### PARKING REQUIREMENTS

DESCRIPTION	REQUIRED
RESTAURANT & OTHER PLACES	SUFFICIENT SPACES AS DEEMED ADEQUATE
SERVING FOOD & DRINK (BAKERY/CAFE).....	BY BOARD OF APPEALS
OFFICES.....	1 SPACE / 250 S.F. GROSS FLOOR AREA
APARTMENTS.....	1 SPACE / UNIT

REQUIRED PARKING = (3,200 S.F.)(1 SPACE/250 S.F.) + (5 UNITS)(1 SPACE/UNIT) = 18 SPACES + ADDITIONAL PARKING FOR BAKERY

EXISTING PARKING = 18 SPACES  
PROPOSED PARKING = 33 SPACES

#### SECTION VII(F): PARKING SETBACK REQUIREMENTS

ANY PARKING AREA FOR 20 OR MORE AUTOMOBILES SHALL BE SETBACK BACK... AT LEAST 20 FEET FROM ANY FRONT, SIDE, OR REAR LOT LINE IN A RESIDENCE C DISTRICT. FOR THE PURPOSES OF THIS SECTION LOT LINES BETWEEN LOTS IN COMMON OWNERSHIP SHALL BE DISREGARDED.

#### SECTION VII(H): PARKING SETBACK REQUIREMENTS

1. ANY PARKING FOR MORE THAN 5 AUTOMOBILES SHALL HAVE YEAR ROUND, STABLE, PERMANENT SURFACES AND ADEQUATE DRAINAGE. RUNOFF SHALL NOT ADVERSELY IMPACT WETLAND AREAS OR ADJOINING PROPERTIES.
2. PARKING SPACES FOR THE EXCLUSIVE USE OF HANDICAPPED INDIVIDUALS SHALL BE PROVIDED IN ACCORDANCE WITH THE MOST RECENT RULES AND REGULATIONS OF THE ARCHITECTURAL BARRIERS BOARD.
3. OFF-STREET PARKING AREAS MAY BE DESIGNED TO ALLOW UP TO A MAXIMUM OF 25% OF THE TOTAL NUMBER OF PARKING SPACES TO BE USED BY COMPACT CARS. COMPACT CARS SHALL NOT NOT BE LESS THAN 8-FT BY 16-FT.
4. THE MINIMUM AISLE WIDTH OF MANEUVERING AISLES WITHIN PARKING AREAS SHALL BE 20-FT FOR TWO-WAY TRAFFIC AND 12-FT FOR ONE-WAY TRAFFIC.
5. PARKING SPACES SHALL MEASURE AT LEAST 8.5' x 19', AND SHALL NOT MEASURE LESS THAN 16.5' IF SUITABLE PROVISION IS MADE FOR FRONT OR REAR OVERHANG. PARALLEL PARKING SPACES SHALL BE AT LEAST 22-FT IN LENGTH.
6. PARKING AREAS SHALL BE DESIGNED SO THAT EACH VEHICLE MAY PROCEED TO AND FROM ITS PARKING SPACE WITHOUT REQUIRING THE MOVEMENT OF ANY OTHER VEHICLES. NO SPACES SHALL BE DESIGNED AS TO REQUIRE BACKING OR MANEUVERING ON A SIDEWALK.
7. PARKING AREAS WITH GREATER THAN 5 SPACES IN THE RESIDENCE C DISTRICT SHALL BE SCREENED FROM THE STREET OR ADJOINING LOTS WITH SHRUBS AND TREES. THE USE OF VEGETATED BERMS MAY BE USED TO PROVIDE SCREENING.
8. NO PARKING AREA SHALL COVER MORE THAN 25,000 S.F. PROVIDED THAT MORE THAN ONE PARKING AREA MAY BE CONSTRUCTED WITH ADEQUATE SEPARATION, LANDSCAPING, AND GROUND COVER. ONE TREE SHALL BE PROVIDED FOR EVERY 5 SPACES IN MULTIPLE PARKING AREAS. PARKING AREAS MAY BE CONNECTED WITH EACH OTHER BY DRIVEWAYS NOT IN EXCESS OF 20-FOOT WIDE AND BY PEDESTRIAN WALKWAYS NO IN EXCESS OF 8-FT WIDE.
9. PARKING AREAS WILL BE DESIGNED TO BE COMPATIBLE WITH TERRAIN AND FEATURES OF SURROUNDING LAND AND SHALL AVOID EXTREME CUTS AND/OR FILLS, AND THE UNNECESSARY REMOVAL OF TREES WITH A TRUNK DIAMETER OF 8 INCHES OR MORE.
10. OFF-SITE LIGHT OVERSPILL FROM ANY LIGHTING OF PARKING AREAS SHALL BE CONTROLLED THROUGH THE SELECTION OF LIGHTING, ITS POSITIONING AND MOUNTING HEIGHT SO AS TO NOT UNNECESSARILY ADD TO ILLUMINATION LEVELS ON ADJACENT LOTS NOT IN COMMON OWNERSHIP.
  - LIGHT STANDARDS SHALL NOT EXCEED 18-FT. IN HEIGHT.
  - OFF-SITE LIGHT OVERSPILL SHALL NOT ADD MORE THAN 1/6 FT. CANDLE INCREASE IN ILLUMINATION LEVELS.
  - OFF-SITE LIGHT OVERSPILL ONTO ADJACENT LOT NOT IN COMMON OWNERSHIP FROM HEADLIGHTS OF VEHICLES SHALL BE MINIMIZED. FENCES MAY BE USED UNDER CIRCUMSTANCES WHERE OTHER MEANS OF CONTROLLING SPILL OFF ARE NOT PRACTICABLE.
11. PARKING FOR BUSES SHALL BE VISIBLE FROM ANY NEIGHBORING DWELLING, AND SHALL NOT BE DESIGNED TO BACK UP ONTO PEDESTRIAN AREAS IN ORDER TO TURN AROUND.
12. PARKING FACILITIES PROVIDED IN AN ENCLOSED STRUCTURE SHALL MEET ALL REQUIREMENTS OF THE STATE BUILDING CODE AND OTHER APPLICABLE LAW AND SHALL BE SUBJECT THE REQUIREMENTS OF THE BYLAW REGARDING BUILDINGS EXCEPT THAT THERE SHALL BE NO PARKING REQUIRED FOR SUCH A STRUCTURE.

#### ZONING TABLE: 7-9 PLEASANT STREET

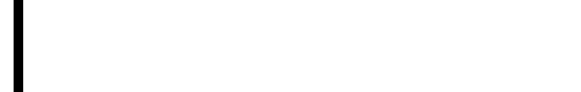
DESCRIPTION	REQUIRED	EXISTING	PROPOSED
FRONTAGE.....	75	113.21'	NO CHANGE
LOT AREA.....	7,500 S.F.	18,959± S.F.	NO CHANGE
FRONT YARD SETBACK.....	20'	18.2'	NO CHANGE
SIDE YARD SETBACK.....	8'	0.22'	NO CHANGE
REAR YARD SETBACK.....	20'	140'±	NO CHANGE
%IMPERVIOUS WITHIN FRONT YARD SETBACK.....	40% MAX	46%	NO CHANGE

#### ZONING TABLE: 672 RANDOLPH AVE

DESCRIPTION	REQUIRED	EXISTING	PROPOSED
FRONTAGE.....	75	91.32'	NO CHANGE
LOT AREA.....	7,500 S.F.	23,758± S.F.	NO CHANGE
FRONT YARD SETBACK.....	20'	44.0'	NO CHANGE
SIDE YARD SETBACK.....	8'	5.6'	NO CHANGE
REAR YARD SETBACK.....	20'	165.3'	NO CHANGE
%IMPERVIOUS WITHIN FRONT YARD SETBACK.....	40% MAX	17.4%	NO CHANGE

BY:					
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REV. DATE					
PROGRESS PRINT FOR DISCUSSION ONLY					
PREPARED BY:					
PROJECT:	7-9 PLEASANT STREET & 672 RANDOLPH AVE (ASSESSOR'S PARCELS: I-4-9 & I-4-10) MILTON, MASSACHUSETTS				
PREPARED FOR:	FALCONI PROPERTIES, LLC				
JOB NO:	18-163				
SCALE:	1" = 20'				
DESIGN:	PGG				
CHK:	GJM & JMH				
DATE:	4/7/2023				
PLAN TITLE:	SITE LAYOUT & LANDSCAPING				
SHEET:	4 OF 6				

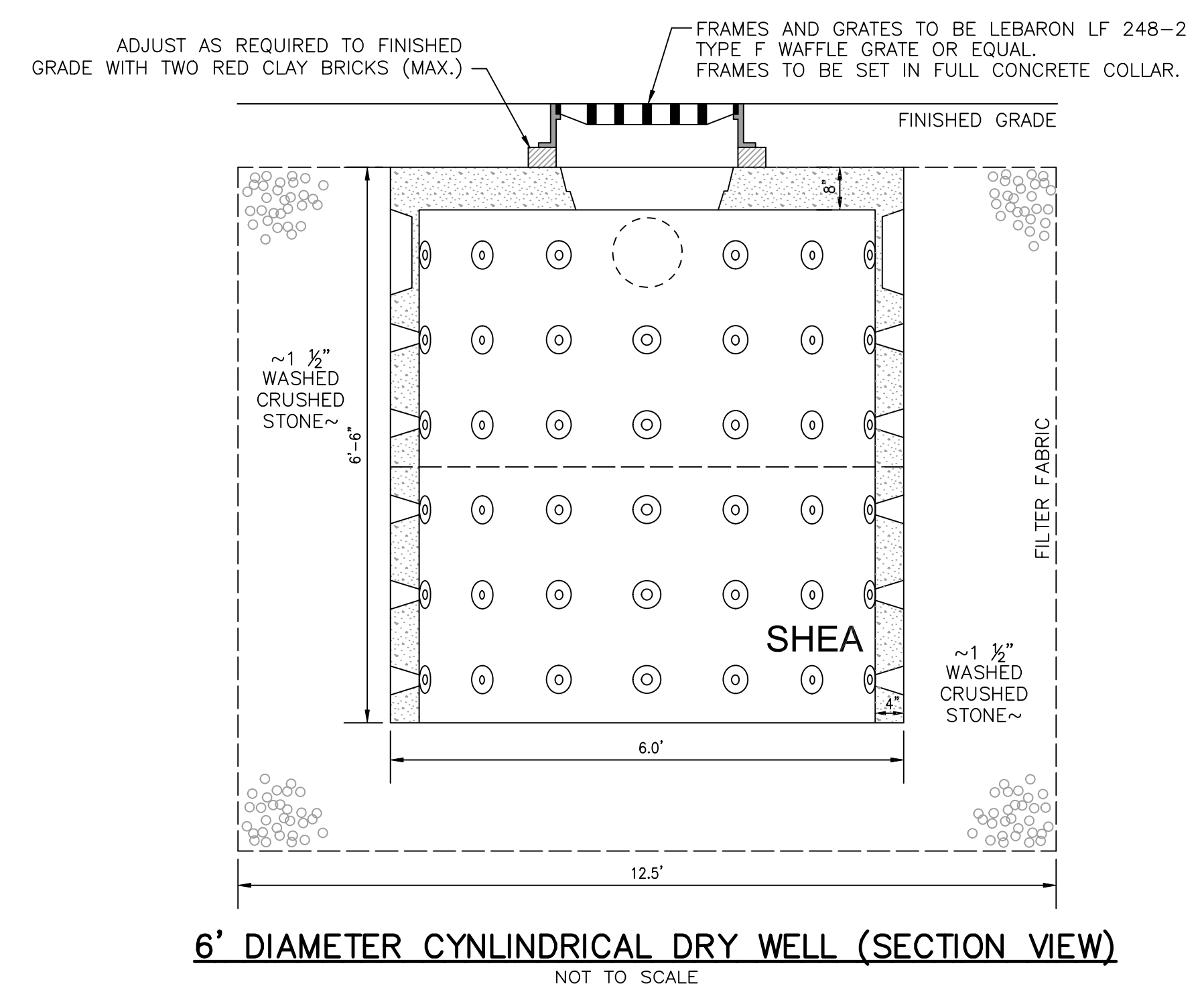




# SOIL TEST DATA

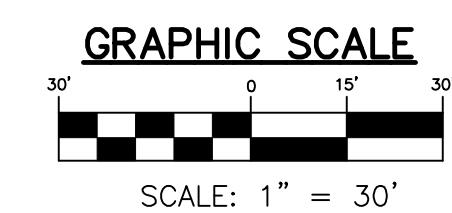
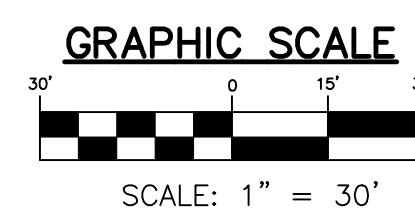
SOIL TESTING AND EVALUATION BY: \_\_\_\_\_  
DATE: \_\_\_\_\_


TP-1      APPROX. GRADE EL. 111.8			TP-2      APPROX. GRADE EL. 108.5		
	FILL			FILL	
EL. 110.8	A HORIZON LOAMY SAND 10YR 3/2	12"	EL. 108.0	A HORIZON LOAMY SAND 10YR 3/2	6"
EL. 110.1	B HORIZON LOAMY SAND 10YR 5/6	20"	EL. 107.5	B HORIZON LOAMY SAND 10YR 5/6	12"
EL. 109.4	C HORIZON LOAMY SAND 2.5Y 5/4	29"	EL. 106.3	C HORIZON LOAMY SAND 2.5Y 5/4	27"
EL. 103.8		96"	EL. 99.2		112"
WEPPING OBSERVED: NONE MOTTLING OBSERVED: NONE ESHGW: >96"			WEPPING OBSERVED: NONE MOTTLING OBSERVED: NONE ESHGW: >112"		



JOB NO:	18-16
SCALE:	1" = 20'
DESIGN:	PC
CHK:	GJM & JM
DATE:	4/7/2021
PLAN TITLE: <b>GRADING &amp; UTILITIES</b>	
SHEET:	5 OF 6





7-9 PLEASANT STREET & 672 RANDOLPH AVE (ASSESSOR'S PARCELS: 1-4-9 & 1-4-10) MILTON, MASSACHUSETTS			PROGRESS PRINT FOR DISCUSSION ONLY
PREPARED FOR: FALCONI PROPERTIES, LLC			
PLAN TITLE: WATERSHED DELINEATION PLANS			
SHEET: 6 OF 6			
DATE: 4/7/2023			
SCALE: 1" = 20'			
JOB NO: 18-163		PGS	
DESIGN:		GJM & JMH	
CHK:			
DATE:			
SHEET:			
PLAN TITLE:			
PREPARED FOR:			
FALCONI PROPERTIES, LLC			
7-9 PLEASANT STREET & 672 RANDOLPH AVE (ASSESSOR'S PARCELS: 1-4-9 & 1-4-10) MILTON, MASSACHUSETTS			
MORSE ENGINEERING CO., INC. 105 NORTON STREET P.O. BOX 92 SCITUATE, MA 02066 (781) 554-0896			
TACI FIELD D.T.			
REV. DATE			
DESCRIPTION			
BY:			