

VICINITY MAP  
NO SCALE

**ABBREVIATIONS**

APPROX	APPROXIMATE
BH	BULK HEAD
CB/DH	CONCRETE BOUND/DRILL HOLE
CCB	CONCRETE COD BERM
CONC	CONCRETE
CBN	CATCH BASIN
D	DRAIN
DMH	DRAINAGE MANHOLE
E	ELECTRIC
EM	ELECTRIC METER
ELEV	ELEVATION
EXIST	EXISTING
FFE	FIRST FLOOR ELEVATION
FND	FOUNDATION
G	GAS
GM	GAS METER
INVERT	INVERTER
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	POLY-VINYL CHLORIDE
RCP	REINFORCED CONCRETE PIPE
RD	RADIUS
S	SEWER
SCH	SCHEDULE
TP	TEST PIT
TOF	TOP OF FOUNDATION
TP	TOPICAL
UP	UTILITY POLE
W	WATER
WS	WATER SERVICE

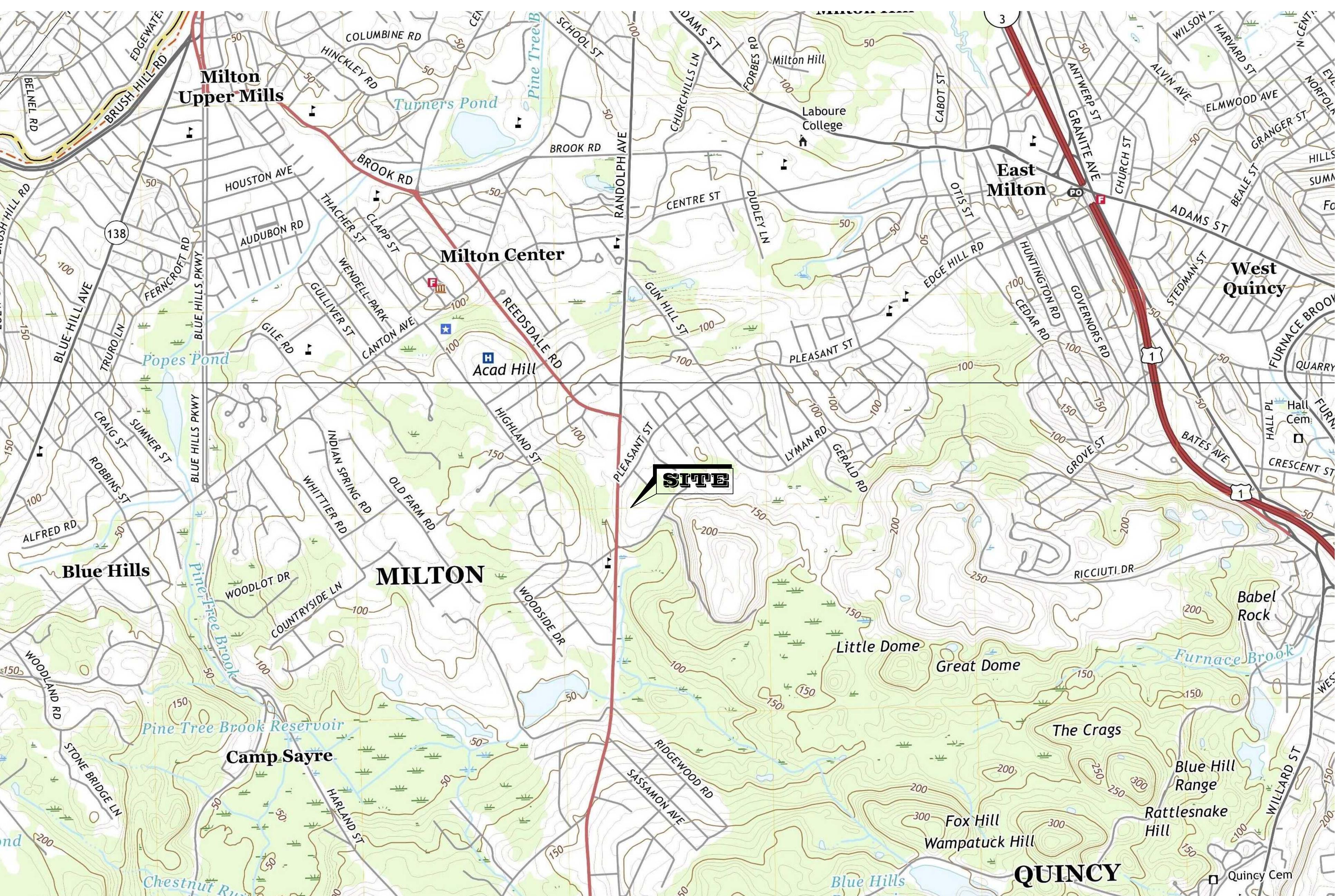
**LEGEND**

EXISTING	PROPOSED	DESCRIPTION
55	100	CONTOUR ELEVATION
x100.0	+100.0	EROSION CONTROL / LIMIT OF WORK
D	D	SPOT GRADE
田	田	DRAIN MANHOLE (DMH)
○	○	CATCH BASIN (CBN)
田	田	SEWER MANHOLE (SMH)
○	○	UTILITY POLE (UP)
●	●	LIGHT POLE
▲	▲	LIGHT
■	■	SIGN
—	—	ADA ACCESSIBLE PARKING
—	—	FENCE
—	—	ACCESSIBLE RAMP
—	—	DECIDUOUS TREE
—	—	CONIFEROUS TREE
—	—	ARBORVITAE TREE
—	—	PROPOSED DOOR

**GENERAL NOTES:**

1. RECORD OWNER: FALCON PROPERTIES, LLC 672 RANDOLPH FALCON PROPERTIES, LLC
2. DEED REFERENCES: BK. 34877 PG. 533 BK. 40083 PG. 59
3. RECORD PLANS: BK. 671 PG. 342 BK. 502 PG. 737
4. THE SUBJECT PROPERTY IS LOCATED WITHIN THE TOWN OF MILTON RESIDENCE C ZONING DISTRICT.
5. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE TOWN OF MILTON FLOOD PLAIN OVERLAY DISTRICT.
6. 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.
7. THERE ARE NO KNOWN WETLAND RESOURCE AREAS ON THE SUBJECT PROPERTY OR WITHIN 100' OF THE PROPOSED PROJECT.
8. THE SUBJECT PROPERTY LIES IN ZONE "X" AS SHOWN ON FEMA COMMUNITY MAP PANEL 25021C 02022 DATED 7/17/2012.
9. THE SUBJECT PROPERTY DOES NOT LIE WITHIN A DEP DESIGNATED ZONE II RESOURCE AREA.
10. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A DEP ZONE I SURFACE WATER SUPPLY AREA.
11. UTILITIES SHOWN ON THIS PLAN ARE BASED ON OBSERVATION OF ABOVE GROUND UTILITIES AND REASONABLE 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.
12. THE CONTRACTOR SHALL CONTACT DIG-SAFE (988-344-7233) AND VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
13. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY FIELD CHANGES.
14. ALL ELEVATIONS ARE ON AN ASSUMED DATUM.

# SITE PLAN PROPOSED PARKING AREA 7-9 PLEASANT STREET & 672 RANDOLPH AVE (ASSESSOR'S PARCELS: 1-4-9 & 1-4-10) MILTON, MASSACHUSETTS



1,000' 0' 500' 1,000'  
SCALE: 1" = 1,000'±

SITE PLAN APPROVAL

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

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

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

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

MILTON PLANNING BOARD

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

PREPARED FOR: FALCON PROPERTIES, LLC

JOB NO: 18-163

SCALE: 1" = 20'

DESIGN: PGG

CHK: CJM & JMH

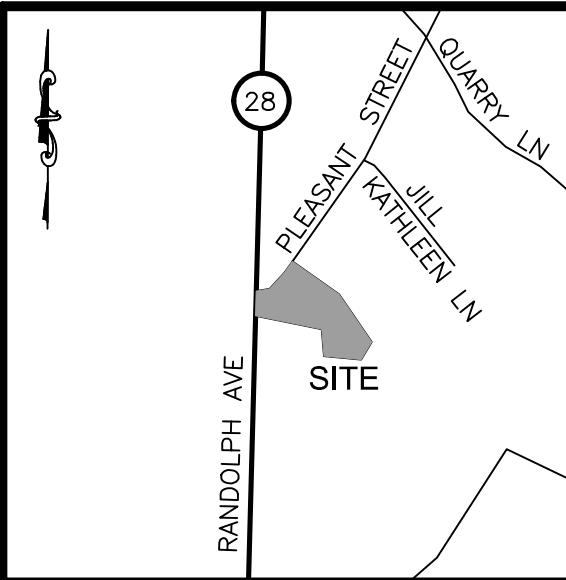
DATE: 4/7/2023

CIVIL ENGINEER / LAND SURVEYOR  
MORSE ENGINEERING CO., INC.  
10 NEW DRIFWAY, 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

SHEET: 1 OF 6

PREPARED BY:	REV. DATE	DESCRIPTION
MORSE ENGINEERING CO., INC. 10 NEW DRIFWAY, SUITE 303 SCITUATE, MA 02066 (781) 545-0895		



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	EL. 99.2	REFUSAL
EL. 103.8	C HORIZON LOAMY SAND 2.5Y 5/4	EL. 99.2	C HORIZON LOAMY SAND 2.5Y 5/4		
	96"		112"		
	WEEPING OBSERVED: NONE MOTTLING OBSERVED: NONE ESHWG: >96"		WEEPING OBSERVED: NONE MOTTLING OBSERVED: NONE ESHWG: >112"		WEEPING OBSERVED: NONE MOTTLING OBSERVED: NONE ESHWG: >96"

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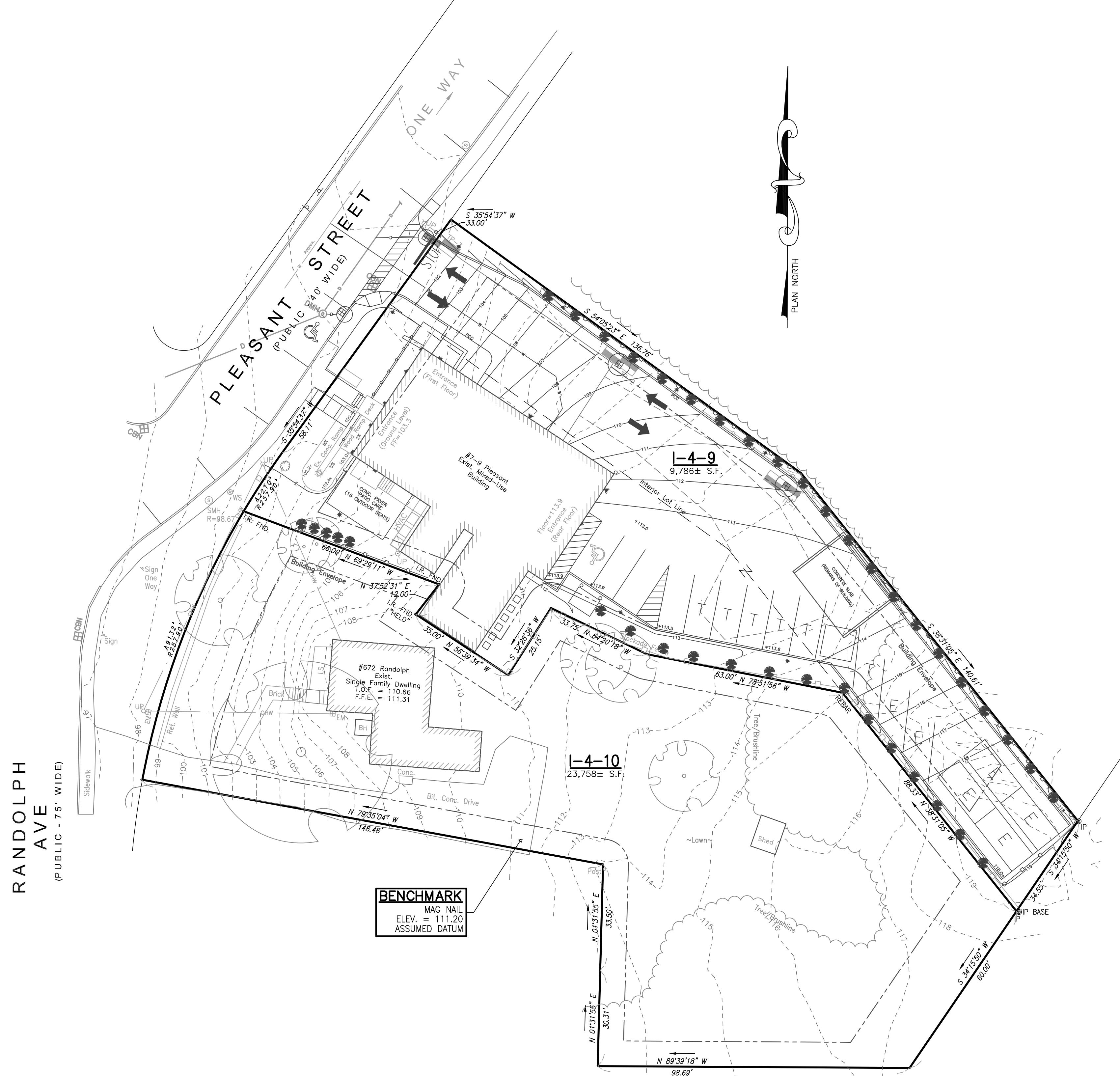
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	96"		112"
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SITE PLAN APPROVAL

DATE OF APPLICATION:	_____
DATE OF HEARING:	_____
DATE OF APPROVAL:	_____
DATE OF ENDORSEMENT:	_____

MILTON PLANNING BOARD

PREPARED BY:	MORSE ENGINEERING CO., INC.	PROGRESS PRINT FOR DISCUSSION ONLY
REV. DATE:	_____	_____
PROJECT:	7-9 PLEASANT STREET & 672 RANDOLPH AVE (ASSESSORS PARCELS: 143-8 1-4-10) MILTON, MASSACHUSETTS	_____
PREPARED FOR:	FALCONI PROPERTIES, LLC	_____
JOB NO:	18-163	_____
SCALE:	1" = 20'	_____
DESIGN:	PGG	_____
CHK:	CJM & JMH	_____
DATE:	4/7/2023	_____
PLAN TITLE:	EXISTING CONDITIONS	
SHEET:	2 OF 6	

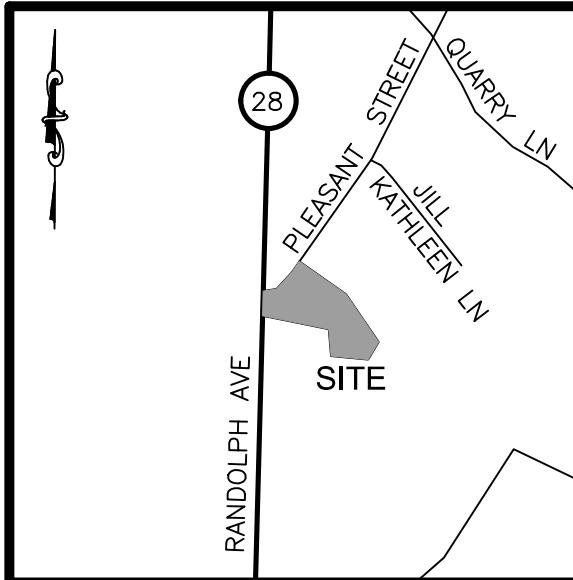


ZONING TABLE: 7-9 PLEASANT STREET

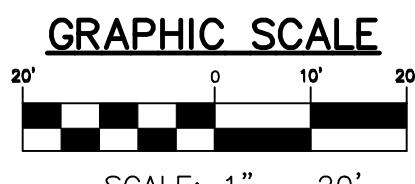
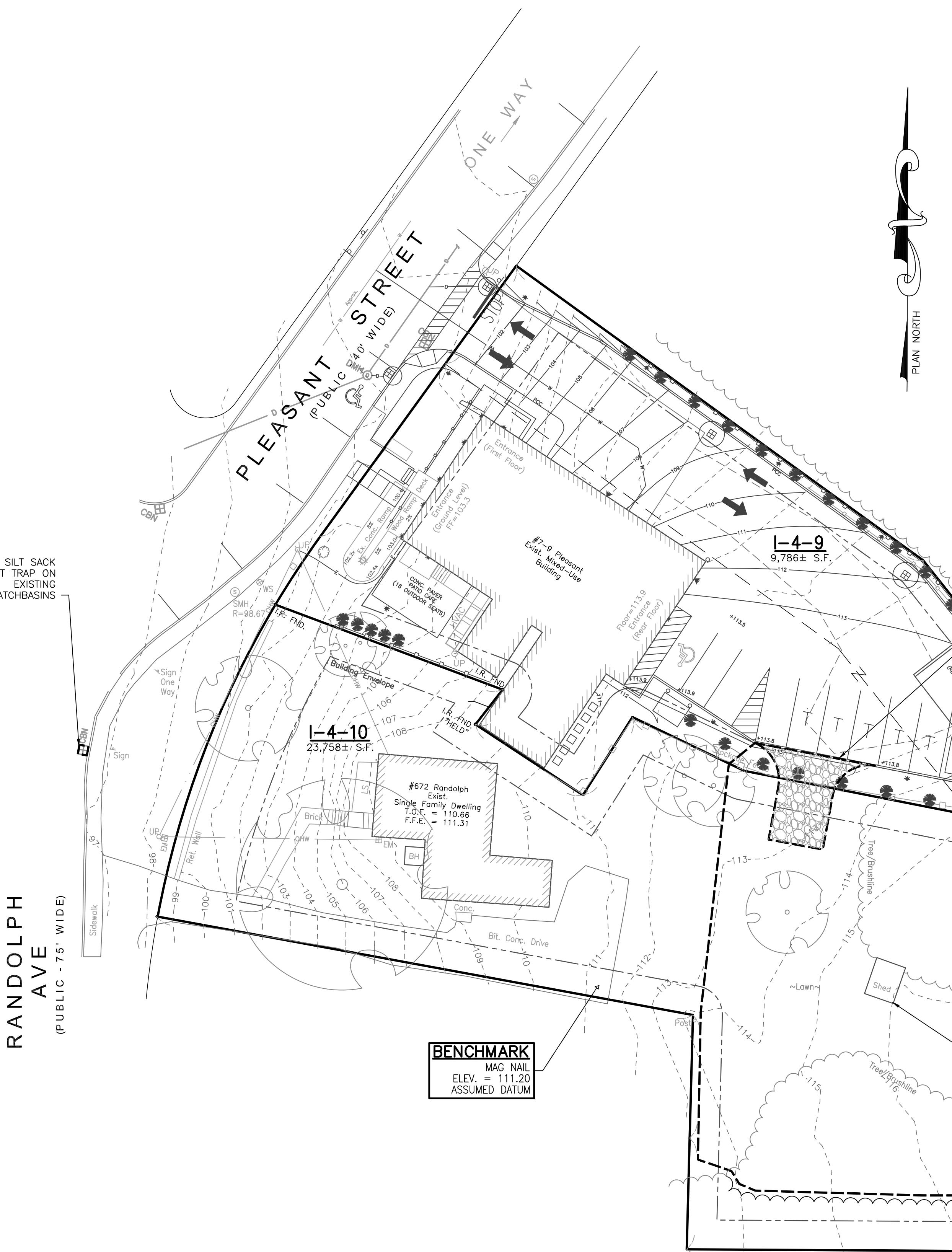
DESCRIPTION	REQUIRED	EXISTING
FRONTAGE.....	.75'	113.21'
LOT AREA.....	7,500 S.F.	18,959± S.F.
FRONT YARD SETBACK.....	20'	18.2'
SIDE YARD SETBACK.....	8'	0.22'
REAR YARD SETBACK.....	20'	140±
% IMPERVIOUS WITHIN		
FRONT YARD SETBACK.....	40% MAX	46%

ZONING TABLE: 672 RANDOLPH AVE

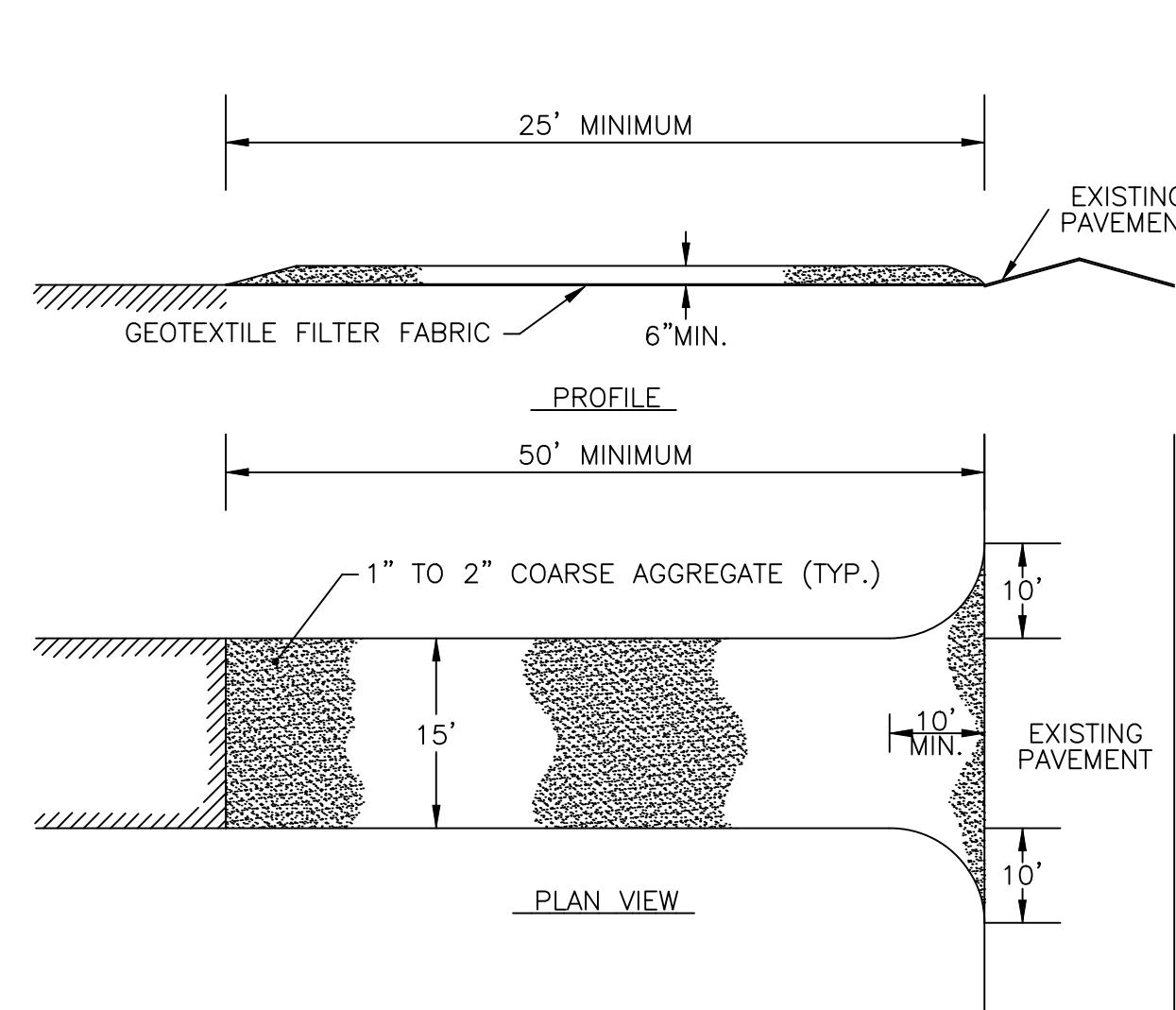
DESCRIPTION	REQUIRED	EXISTING
FRONTAGE.....	.75'	91.32'
LOT AREA.....	7,500 S.F.	23,758± S.F.
FRONT YARD SETBACK.....	20'	44.0'
SIDE YARD SETBACK.....	8'	5.6'
REAR YARD SETBACK.....	20'	165.3'
% IMPERVIOUS WITHIN		
FRONT YARD SETBACK.....	40% MAX	17.4%



VICINITY MAP  
NO SCALE



SCALE: 1" = 20'



SITE PLAN APPROVAL

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

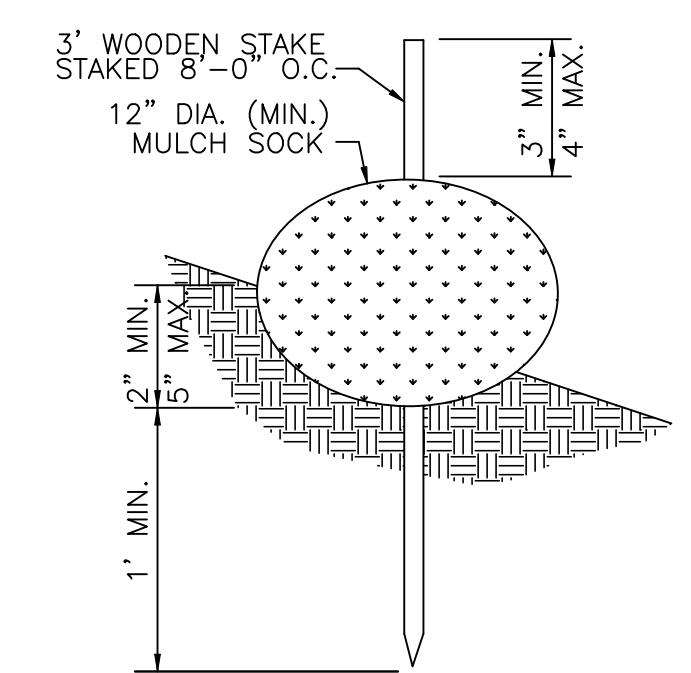
DATE OF HEARING: \_\_\_\_\_

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

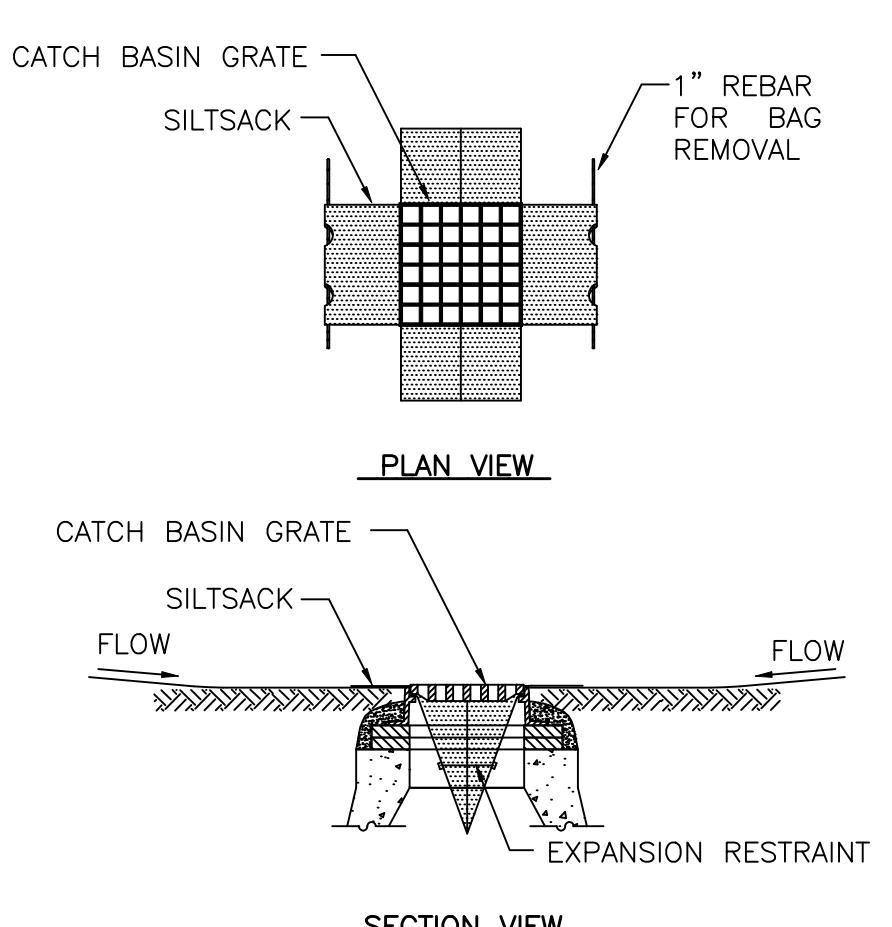
DATE OF ENDORSEMENT: \_\_\_\_\_

MILTON PLANNING BOARD

STABILIZED CONSTRUCTION ENTRANCE DETAIL  
NOT TO SCALE



STAKED MULCH SOCK DETAIL  
NOT TO SCALE



SILT SACK SEDIMENT TRAP  
NOT TO SCALE

#### CONSTRUCTION NOTES

1. ALL DISTURBED AREAS OUTSIDE OF PARKING AND ACCESS AREAS ARE TO BE LOAMED AND SEDED 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 ABUTTING 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

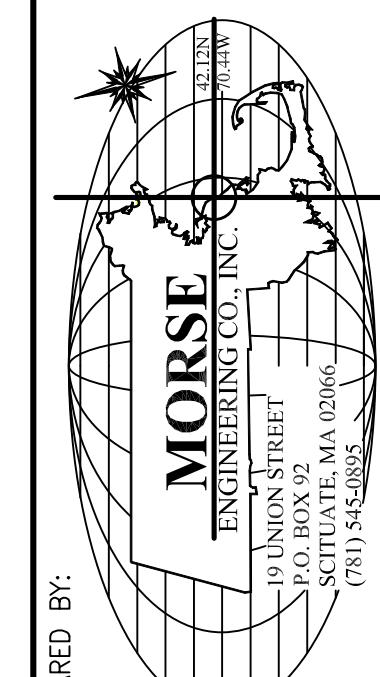
1. ALL EXISTING AND NEWLY INSTALLED CATCH BASINS OVER THE COURSE OF CONSTRUCTION SHALL BE INSTALLED WITH SEDIMENT TRAPS AND FILTER SACKS TO PREVENT MATERIAL FROM ENTERING DRAINAGE SYSTEMS AND CLOGGING. THESE SHALL REMAIN UNTIL THE SITE IS FULLY STABILIZED AND BE INSPECTED WITH OTHER EROSION CONTROL MEASURES.
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 1/4 INCH 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 CEMENT 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.



PROJECT: 7-9 PLEASANT STREET & 672 RANDOLPH AVE  
(ASSESSORS PARCELS: I-4-9 & I-4-10)  
MILTON, MASSACHUSETTS

PREPARED FOR: FALCONI PROPERTIES, LLC

JOB NO: 18-163

SCALE: 1" = 20'

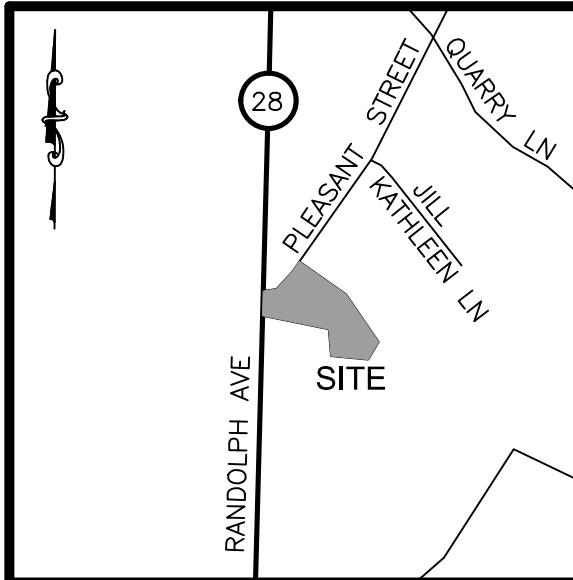
DESIGN: PGG

CHK: CJM & JMH

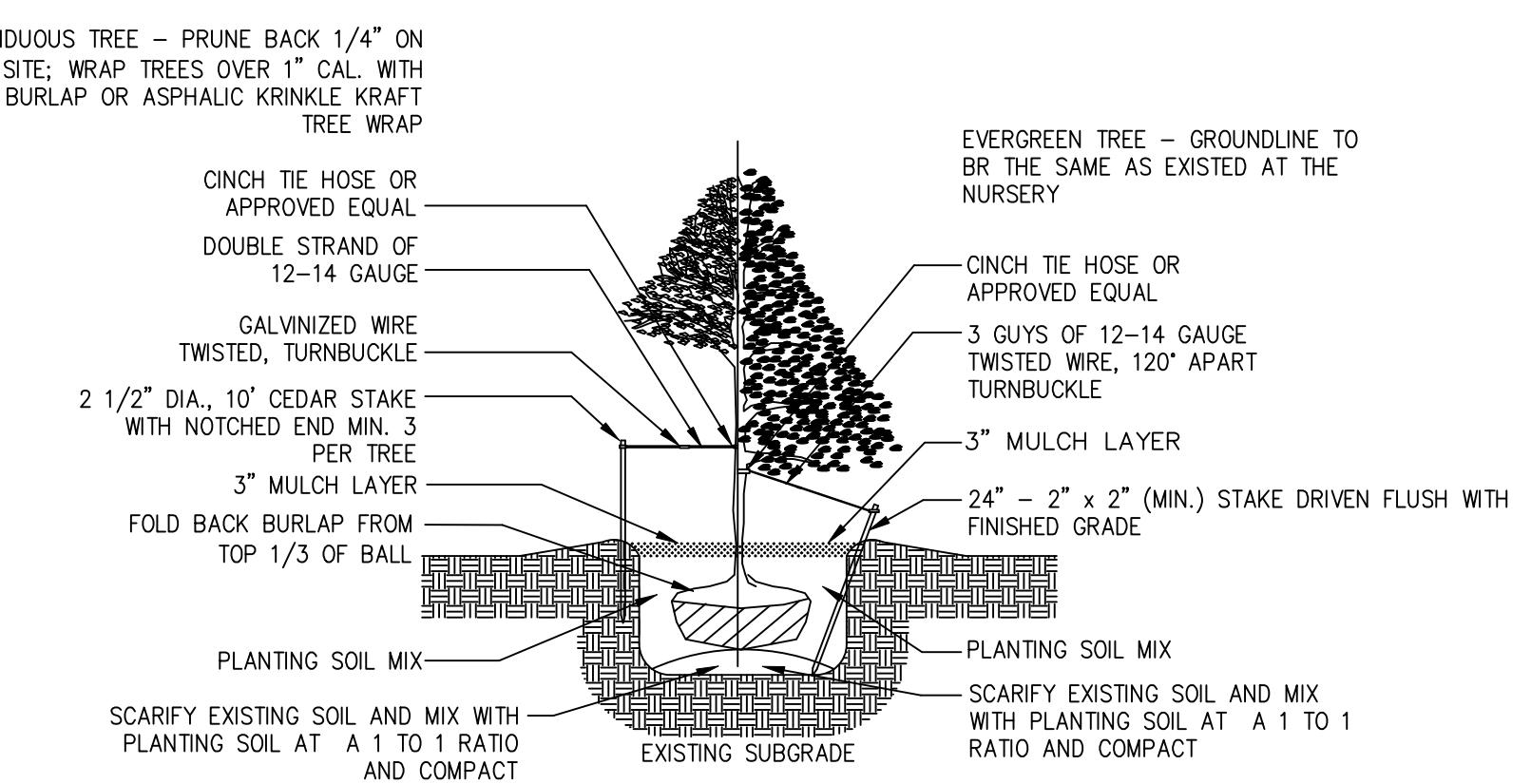
DATE: 4/7/2023

PLAN TITLE: EROSION CONTROL

SHEET: 3 OF 6

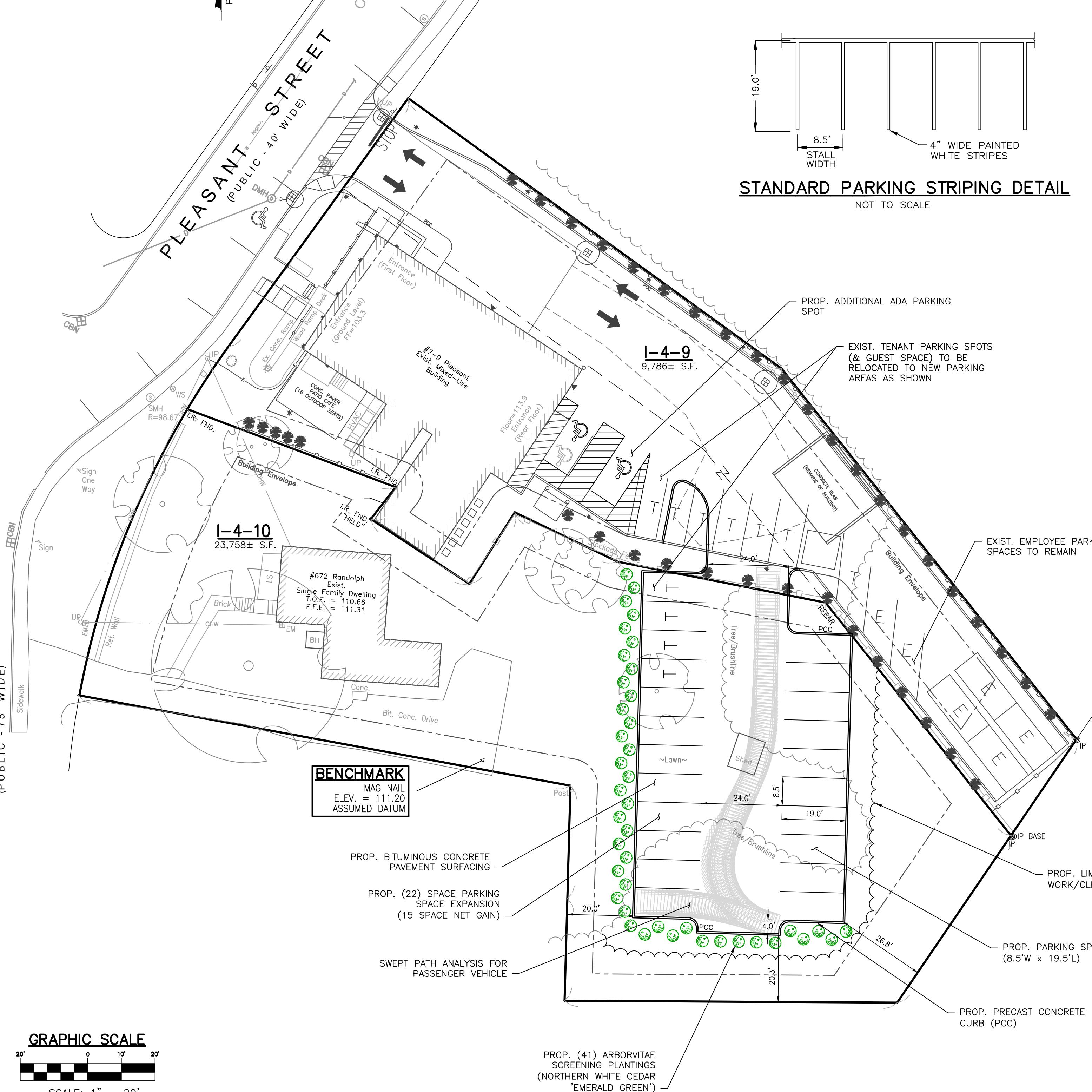


VICINITY MAP  
NO SCALE



DECIDUOUS AND EVERGREEN TREE  
PLANTING DETAIL

NOT TO SCALE

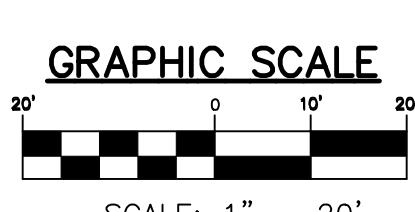


STANDARD PARKING STRIPING DETAIL

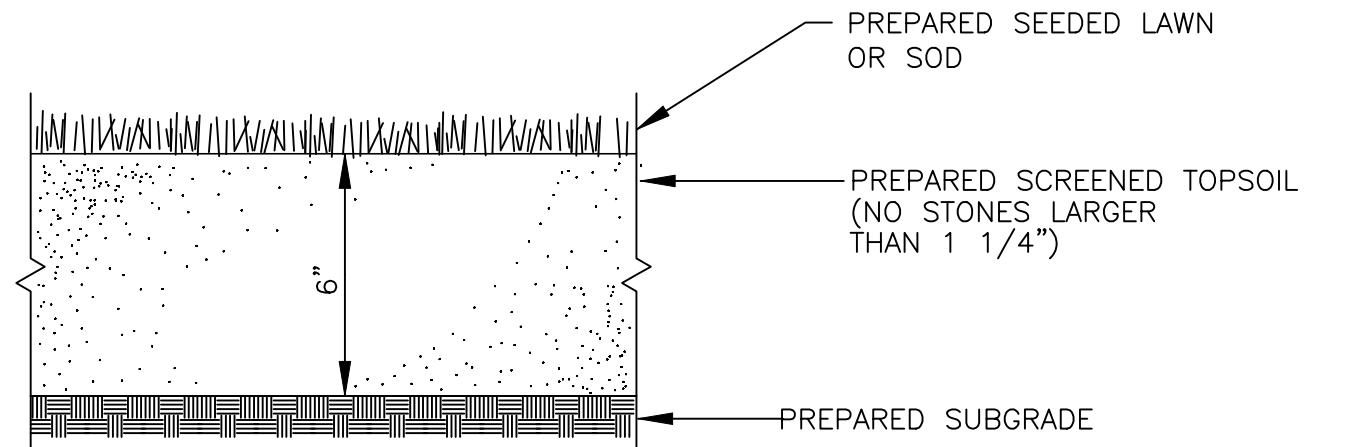
NOT TO SCALE

RANDOLPH  
Ave

(PUBLIC - 75' WIDE)



SCALE: 1" = 20'



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".

SITE PLAN APPROVAL

DATE OF APPLICATION:

DATE OF HEARING:

DATE OF APPROVAL:

DATE OF ENDORSEMENT:

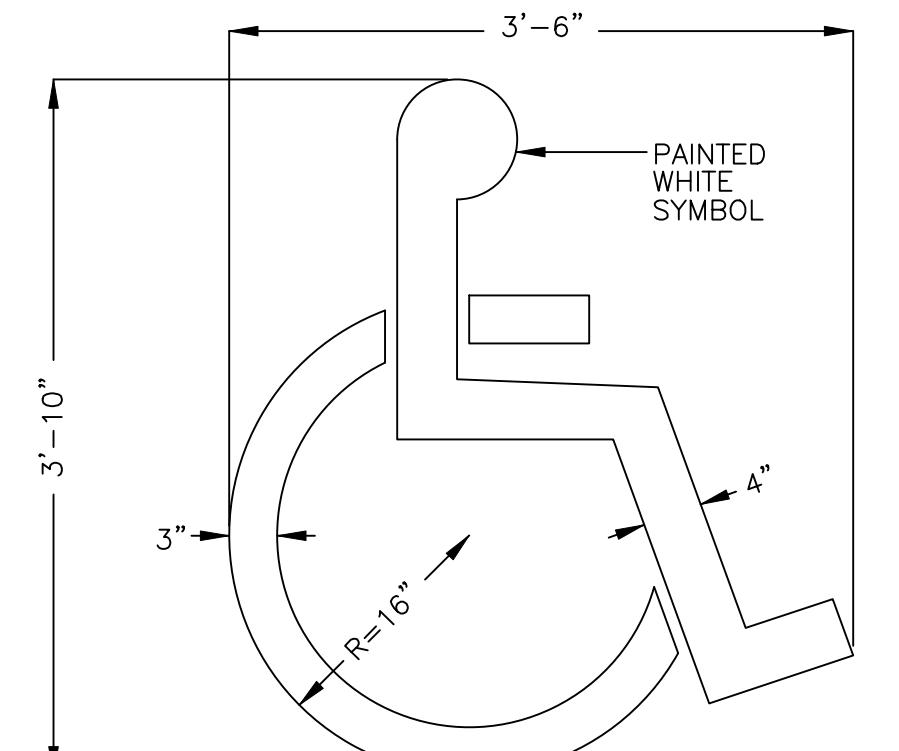
DESCRIPTION	BY:

DESCRIPTION

BY:

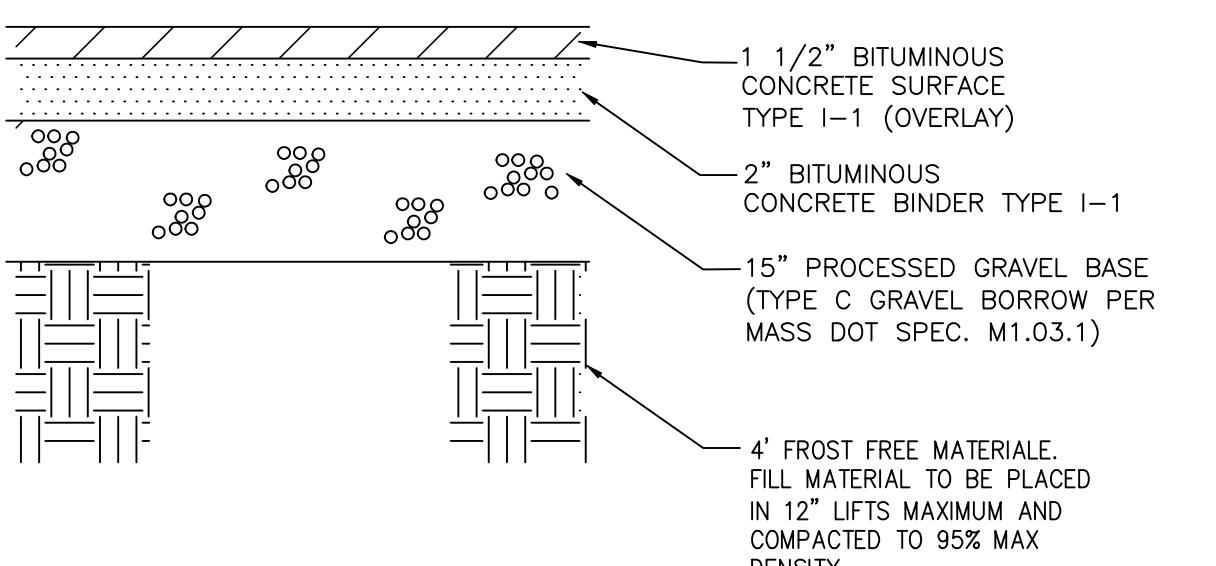
REV. DATE	

PROGRESS  
PRINT  
FOR  
DISCUSSION  
ONLY



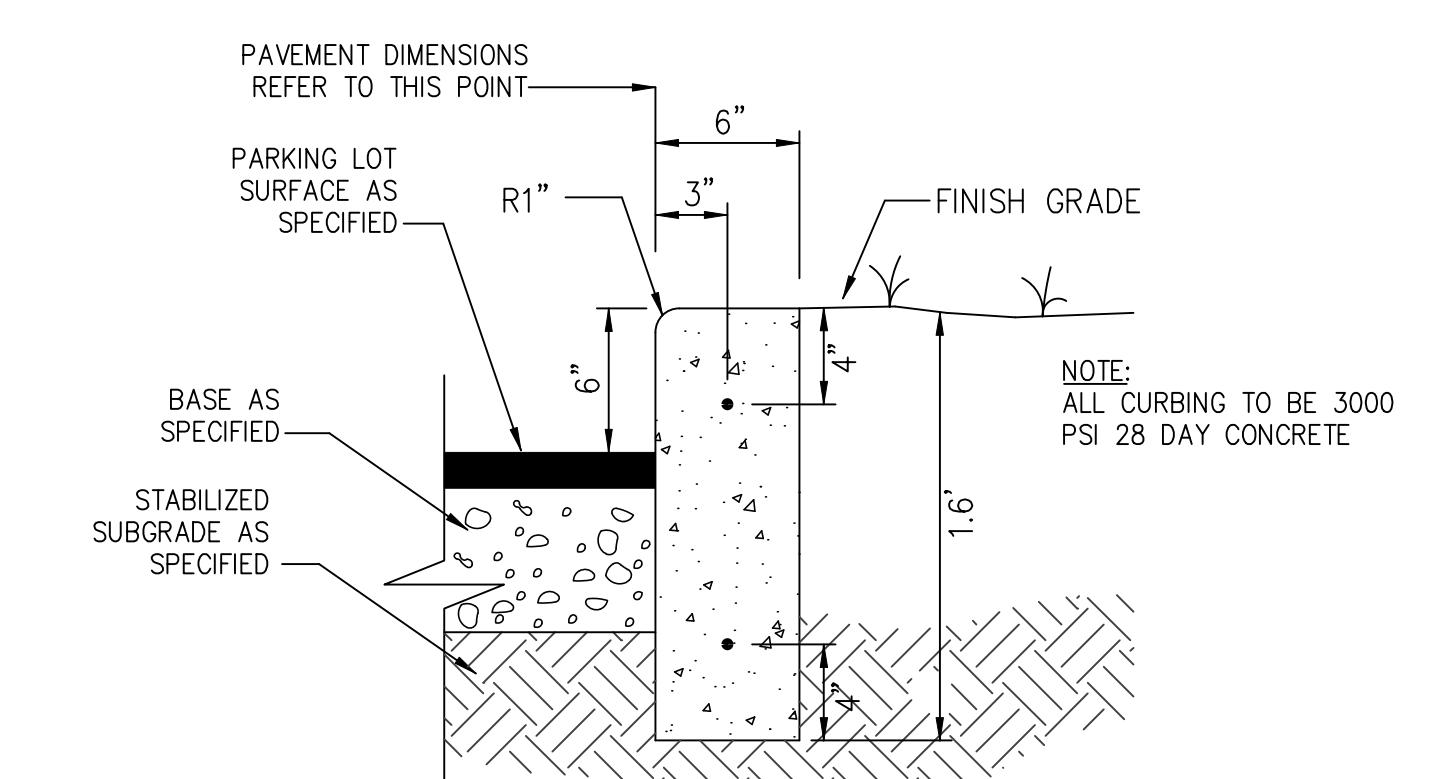
PAINTED HANDICAP SYMBOL DETAIL

NOT TO SCALE



STANDARD BITUMINOUS CONCRETE PAVEMENT DETAIL

NOT TO SCALE



PRECAST CONCRETE CURB DETAIL

NOT TO SCALE

MILTON PLANNING BOARD  
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... 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 AVERSELY 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 BARIERS 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 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  $\frac{1}{2}$  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 UNTO 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
FRONT YARD SETBACK.....	40% MAX	46%	NO CHANGE

**ZONING TABLE: 672 RANDOLPH AVE**

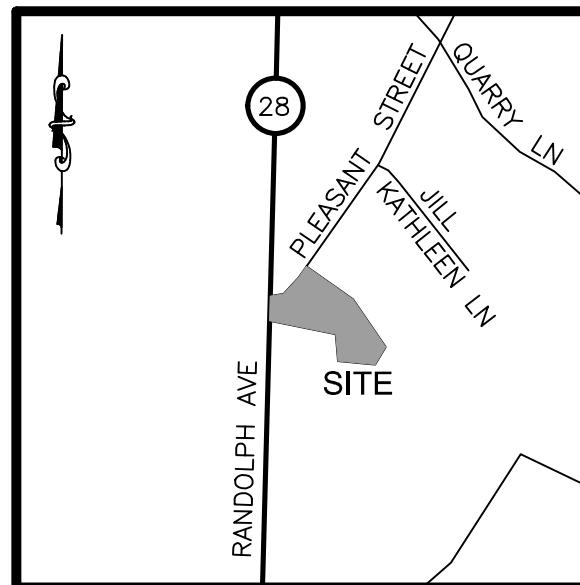
DESCRIPTION	REQUIRED	EXISTING	PROPOSED
FRONTAGE.....	75	91.32'	NO CHANGE
LOT AREA.....	7,500 S.F.	23,758± S.F.	NO CHANGE
FRONT YARD SETBACK.....	20'	44.0'	NO CHANGE
SIDE YARD SETBACK.....	8'	5.6'	NO CHANGE
REAR YARD SETBACK.....	20'	165.3'	NO CHANGE
%IMPERVIOUS WITHIN			
FRONT YARD SETBACK.....	40% MAX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

PLAN TITLE:  
SITE LAYOUT  
&  
LANDSCAPING

SHEET:

PREPARED BY:  
7-9 PLEASANT STREET & 672 RANDOLPH AVE  
(ASSESSORS PARCELS: 14-3 & 14-10)  
MILTON, MASSACHUSETTS  
PROJECT: 18-183  
PREPARED FOR: FALCONI PROPERTIES, LLC  
JOB NO: 18-163  
SCALE: 1" = 20'  
DESIGN: PGG  
CHK: CJM & JMH  
DATE: 4/7/2023

PREPARED BY:  
MORSE  
ENGINEERING CO., INC.  
19 UNION STREET  
MILTON, MASSACHUSETTS  
(781) 545-0895



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
A HORIZON LOAMY SAND 10YR 3/2	12"	EL. 107.5	A HORIZON LOAMY SAND 10YR 3/2	EL. 98.0	C HORIZON LOAMY SAND 2.5Y 5/4
EL. 110.1	20"	EL. 106.3	B HORIZON LOAMY SAND 10YR 5/6	EL. 98.0	REFUSAL
EL. 109.4	29"	EL. 99.2	C HORIZON LOAMY SAND 2.5Y 5/4	EL. 99.2	12"
EL. 103.8	96"				112"

WEPPING OBSERVED: NONE  
MOTTLING OBSERVED: NONE  
ESHWG: >96"

TP-1	APPROX. GRADE EL. 111.8	TP-2	APPROX. GRADE EL. 108.5
EL. 110.8	FILL	EL. 108.0	FILL
A HORIZON LOAMY SAND 10YR 3/2	6"	EL. 107.5	C HORIZON LOAMY SAND 2.5Y 5/4
EL. 110.1	12"	EL. 106.3	B HORIZON LOAMY SAND 10YR 5/6
EL. 109.4	27"	EL. 99.2	C HORIZON LOAMY SAND 2.5Y 5/4
EL. 103.8	112"		

WEPPING OBSERVED: NONE  
MOTTLING OBSERVED: NONE  
ESHWG: >112"

TP-1	APPROX. GRADE EL. 111.8	TP-2	APPROX. GRADE EL. 108.5
EL. 110.8	FILL	EL. 108.0	FILL
A HORIZON LOAMY SAND 10YR 3/2	12"	EL. 107.5	A HORIZON LOAMY SAND 10YR 3/2
EL. 110.1	20"	EL. 106.3	B HORIZON LOAMY SAND 10YR 5/6
EL. 109.4	28"	EL. 99.2	C HORIZON LOAMY SAND 2.5Y 5/4
EL. 103.8	96"		

WEPPING OBSERVED: NONE  
MOTTLING OBSERVED: NONE  
ESHWG: >96"

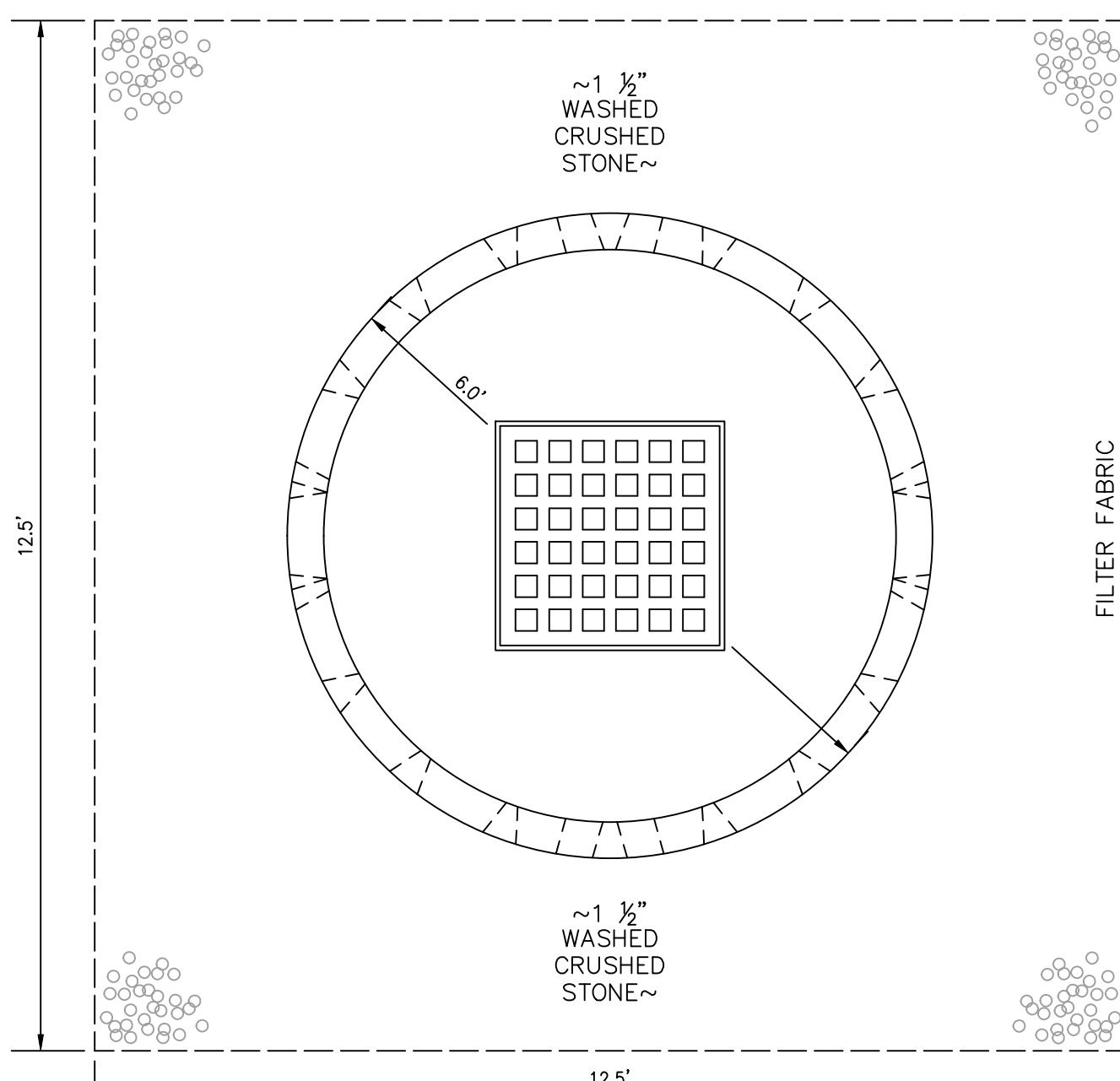
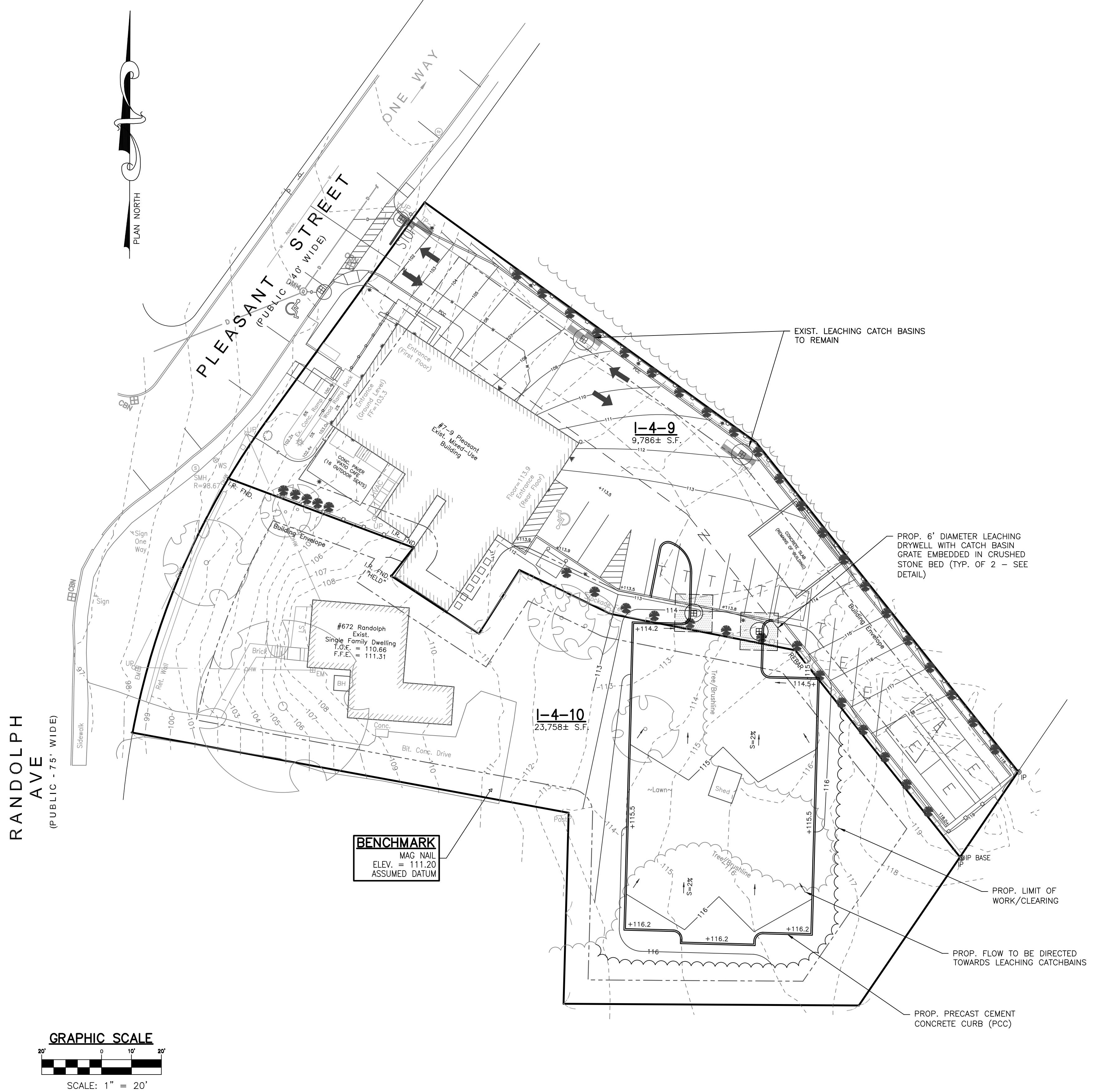
WEPPING OBSERVED: NONE  
MOTTLING OBSERVED: NONE  
ESHWG: >112"

SITE PLAN APPROVAL

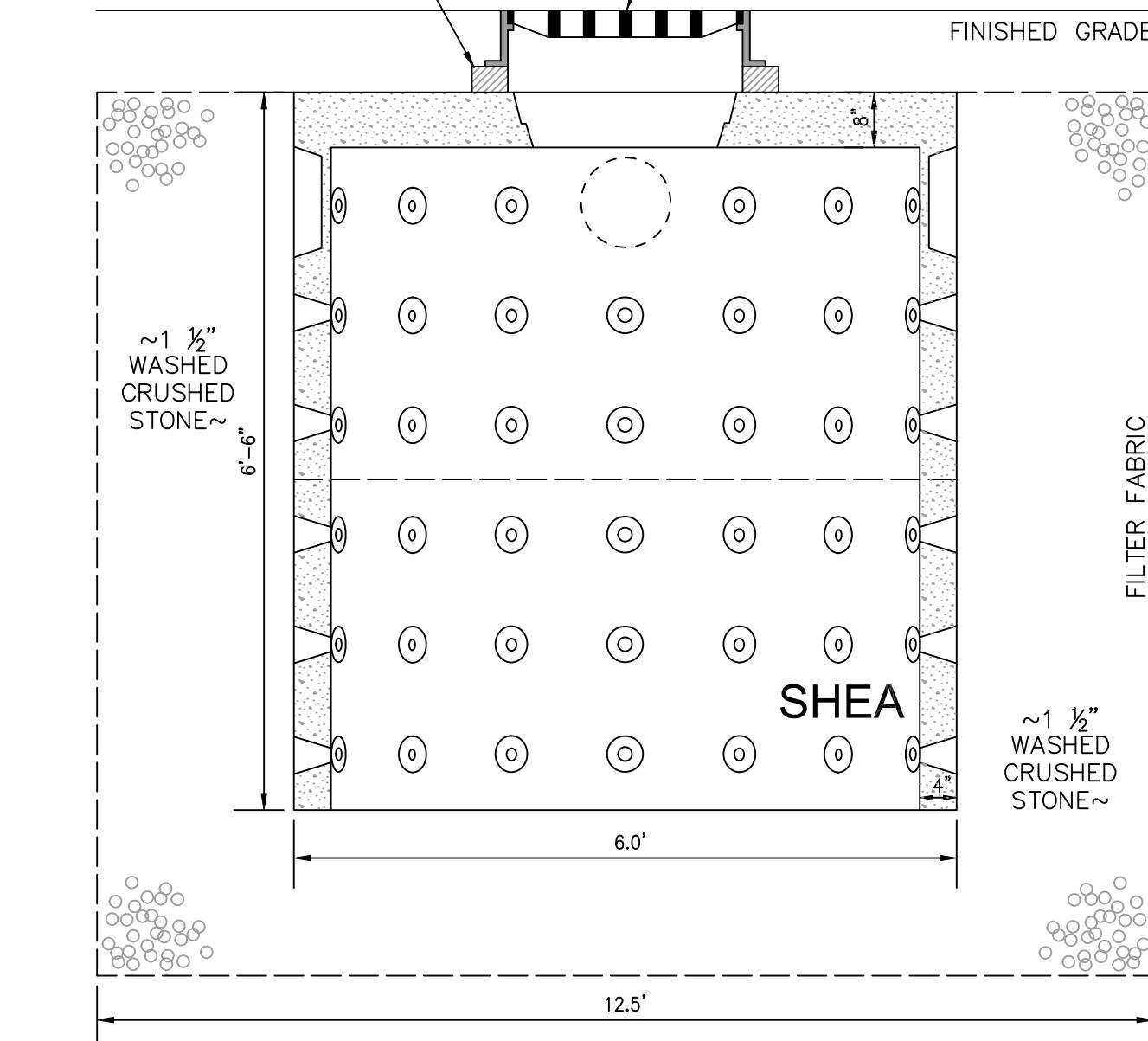
DATE OF APPLICATION:	_____
DATE OF HEARING:	_____
DATE OF APPROVAL:	_____
DATE OF ENDORSEMENT:	_____

MILTON PLANNING BOARD

PREPARED BY:	MORSE ENGINEERING CO., INC.	REV. DATE:	PROGRESS PRINT FOR DISCUSSION ONLY
19 UNION STREET BOX 163 MILTON, MASSACHUSETTS 02186 (781) 545-0895			
PROJECT:	7-9 PLEASANT STREET & 672 RANDOLPH AVE (ASSESSORS PARCELS: 14-38-1-4-10) MILTON, MASSACHUSETTS		
PREPARED FOR:	FALCONI PROPERTIES, LLC		
JOB NO:	18-163	SCALE:	1" = 20'
DESIGN:	PGG	CHK:	CJM & JMH
DATE:	4/7/2023	PLAN TITLE: GRADING & UTILITIES	
SHEET:	5 OF 6		



ADJUST AS REQUIRED TO FINISHED GRADE WITH TWO RED CLAY BRICKS (MAX.)  
FRAMES AND GRATES TO BE LEBARON LF 248-2  
FRAMES TO BE SET IN FULL CONCRETE COLLAR.

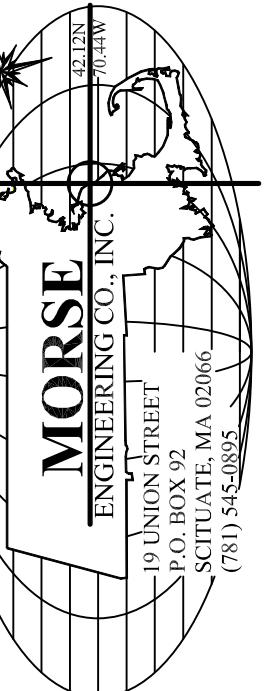


1. DESIGNED FOR HS-20 LOADING (1-FOOT MINIMUM COVER, 5-FOOT MAXIMUM COVER).  
2. PRECAST CONCRETE SECTIONS TO CONFORM TO ASTM C-478, CONCRETE OF 4,000 PSI IN 28 DAYS, 0.71 SQ. IN. PER LINEAR FOOT CIRCUMFERENTIAL STEEL REINFORCEMENT.

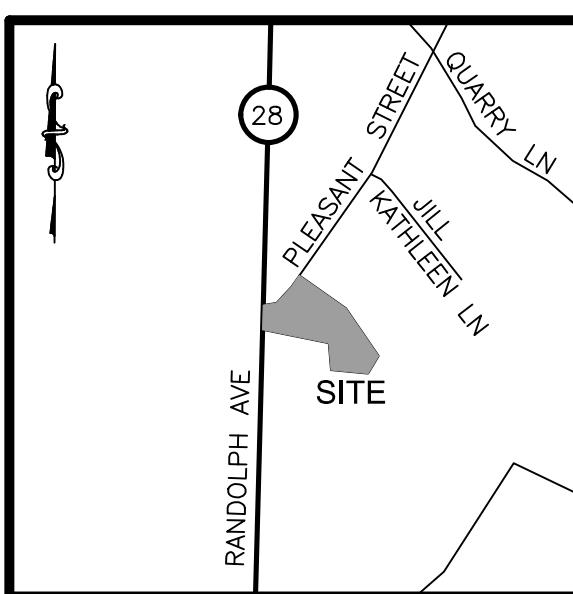
SITE PLAN APPROVAL

DATE OF APPLICATION:	_____
DATE OF HEARING:	_____
DATE OF APPROVAL:	_____
DATE OF ENDORSEMENT:	_____

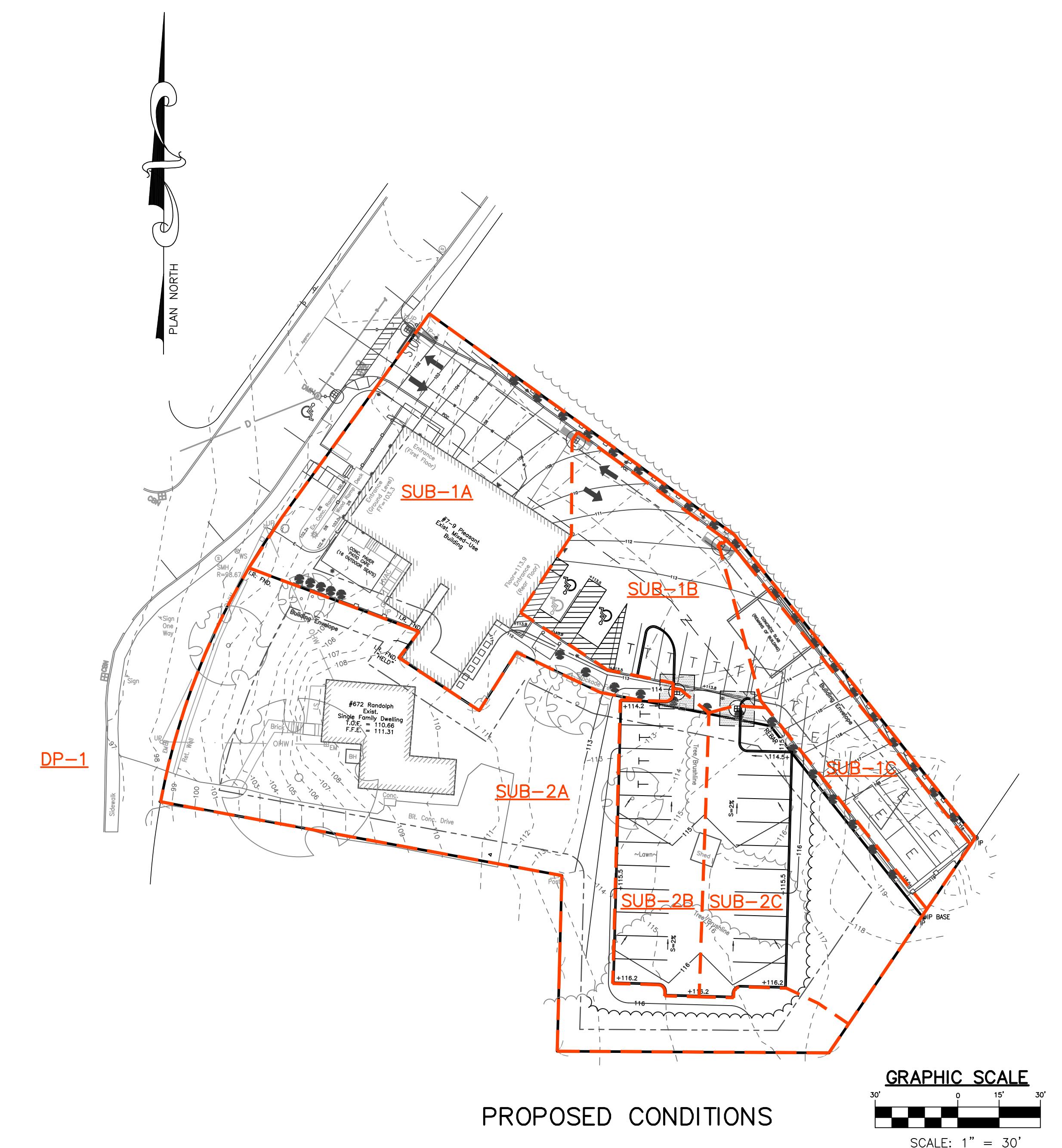
MILTON PLANNING BOARD



PREPARED BY:



VICINITY MAP  
NO SCALE



PROJECT:	7-9 PLEASANT STREET & 672 RANDOLPH AVE (ASSESSOR'S PARCELS: 143-8 1-4-10)	PREPARED BY:	MORSE ENGINEERING CO., INC.	PROGRESS PRINT FOR DISCUSSION ONLY
PREPARED FOR:	FALCONI PROPERTIES, LLC	REV. DATE		DESCRIPTION
JOB NO:	18-163	BY:		
SCALE:	1" = 20'			
DESIGN:	PGG			
CHK:	CJM & JMH			
DATE:	4/7/2023			
PLAN TITLE:	WATERSHED DELINEATION PLANS			
SHEET:	6 OF 6			

19 UNION STREET  
BOX 2066  
SCITUATE, MA 02066  
(781) 545-0895