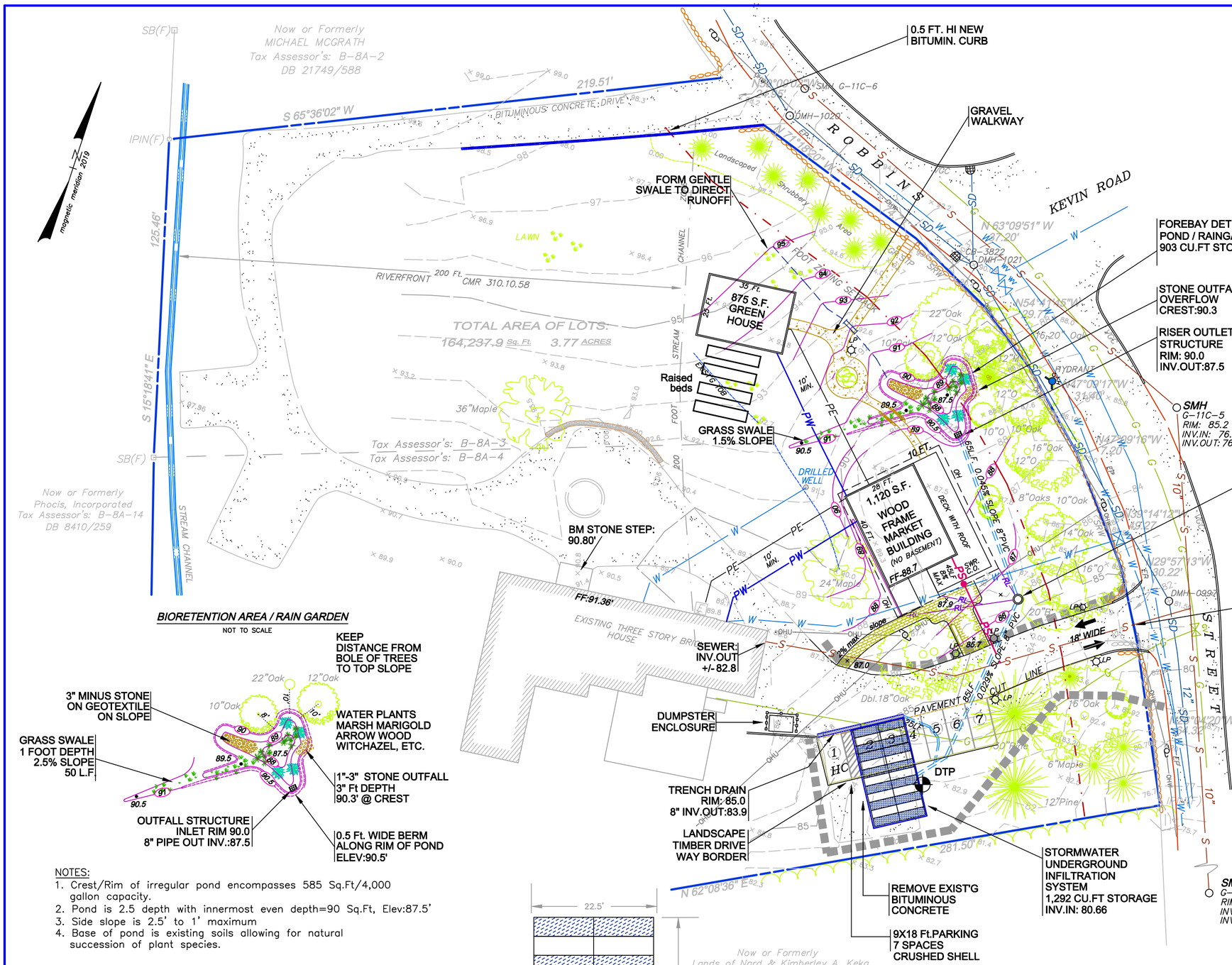


GENERAL NOTES:

1. THIS PLAN IS THE RESULT OF AN ON THE GROUND INSTRUMENT SURVEY PERFORMED IN FEBRUARY AND MARCH, 2023. REFER TO SHEET 1 FOR ADDITIONAL SURVEY INFORMATION.
2. REFER TO PLAN OF LAND–BOUNDARY, SHEET 1 OF THIS SUBMITTAL, FOR ALL LOT BOUNDARY & ABUTTORS INFORMATION.
3. REFER TO SHEET 2 OF THIS SUBMITTAL FOR EXISTING CONDITIONS, UTILITY, TOPOGRAPHICAL SURVEY & ALL ENVIRONMENTAL REGULATORY NOTES.
4. APPLICANT TO SUBMIT A STORMWATER PERMIT TO THE D.P.W. BEFORE ANY GROUND BREAKING OR PREPARATIONS ARE PERFORMED.

MATERIALS & INSTALLATIONS:

LIGHTING:
FIVE LAMP POSTS WITH SHEILDED/SOFTENED GLOW FOR PARKING AND WALKING. 9 PM. SHUT OFF TIME. SEE DETAIL ON LIGHT & HEAT OUTPUT

PARKING & WALKWAYS:
SEVEN ADDITIONAL PARKING PLACES, INCLUDING ONE HANDICAP PLACE BRICK PAVER WALKWAYS WITH MAX 2% SLOPE ACCESS FOR HANDICAP.

SEWER SERVICE CONNECTION NOTES:

1. ENGINEER IS TO SUBMIT DETAILED INFORMATION PERTAINING TO SEWER CON–CONNECTION AND TIE–IN TO STREET SEWER.
2. PROPOSED 6" SEWER SERVICE TO TAP INTO EXISTING SEWER SERVICE TO HOUSE.
3. 6", PRESSURE FITTED, TYPE SDR, SCH 40 PVC PROPOSED SEWER SERVICE AT MINIMUM 2% MIN. / 8% MAX SLOPE TO TIE INTO EXISTING SERVICE MID–WAY FROM HOUSE.
4. SEWER SERVICE SHALL BE IN A STRAIGHT LINE, ANY CHANGE OF DIRECTION REQUIRES A CLEAN–OUT.
5. THERE SHALL BE MINIMUM OF 5 FEET OF COVER ABOVE SEWER SERVICE OR IF MINIMUM COVER CANNOT BE USED, PIPE SHALL BE INSULATED.
6. ALL PIPES, JOINTS, CONNECTIONS ARE WATERTIGHT, NO CEMENT MOTAR JOINTS PERMITTED.
7. WATER SERVICE IS TO BE 10 FT. FROM SEWER SERVICE.
8. METALLIC TAPE IS TO BE USED ABOVE INSTALLED SERVICE.
9. ANY DEVIATIONS FROM PLAN OR SPECIFICATIONS, DRAIN LAYER WILL CALL PROFESSIONAL ENGINEER & MILTON ENGINEERING DEPARTMENT.

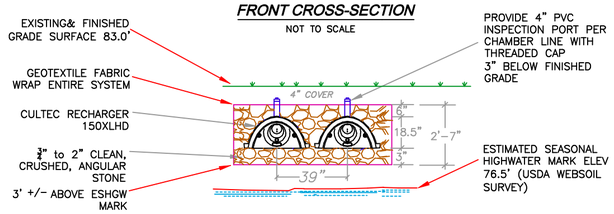
BIORETENTION AREA / RAIN GARDEN

NOT TO SCALE

NOTES:
1. Crest/Rim of irregular pond encompasses 585 Sq.Ft/4,000 gallon capacity.
2. Pond is 2.5 depth with innermost even depth=90 Sq.Ft, Elev:87.5'
3. Side slope is 2.5' to 1' maximum
4. Base of pond is existing soils allowing for natural succession of plant species.

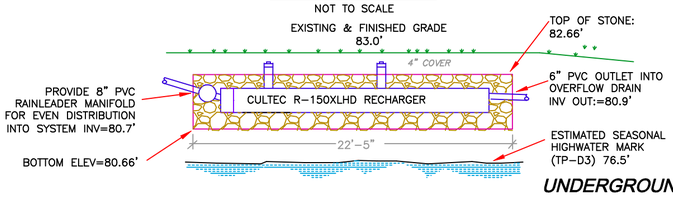
FRONT CROSS-SECTION

NOT TO SCALE

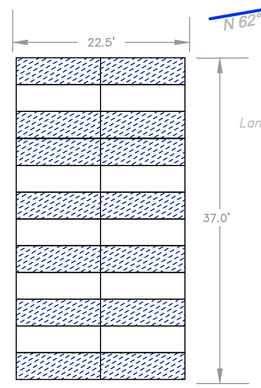


SIDE CROSS-SECTION

NOT TO SCALE



UNDERGROUND FILTRATION SYSTEM



CULTEC RECHARGER 150XLHD STORMWATER CHAMBER.
Chamber: 11'l x 2.75'w x 1.54'h
24 chambers, 39" on center spacing as defined by specifications: www.cultec.com
See Stormwater calculations for mitigation and recharging capicity of system.

Now or Formerly
Lands of Nard & Kimberley A. Keka
Tax Assessor's: B-8A-5
DB 33580/425

TREE PRESERVATION:

ALL EXISTING LIVE TREES ARE NOT TO BE REMOVED OR DAMAGED

WATER SERVICE CONNECTION NOTES:

1. SERVICE PIPES SHALL NOT BE PLACED WITHIN 10 FEET OF ANY OTHER UTILITY.
2. NEW WATER SERVICE CONNECTION TO BLDG. TO BE 1" COPPER.
3. THE APPROVED (BY THE DPW) INSTALLER OF SERVICE CONNECTIONS IS TO COMPLY WITH ALL REGULATIONS APPLICABLE AS LISTED IN THE TOWN OF MILTON WATER REGULATIONS (2003).

LEGEND:

G — GAS LINE	DEEP TEST PIT
W — WATER LINE	SB(F) STONE BOUND FOUND
SD — STORM DRAINAGE LINE	UTILITY POLE
GV GAS VALVE	EP EDGE OF BITUMINOUS CONC.PAVEMENT
WV WATER VALVE	OHU OVERHEAD UTILITY WIRES
HYDRANT	SMH SEWER MANHOLE
E ELEC. METER	DMH DRAINAGE MANHOLE
LP LAMP POST	OH OVERHANG
SILT FENCE	10"O OAK TREE
RL PROPOSED RAIN LEADER	10"B BEECH TREE
87 PROPOSED CONTOUR	10"M MAPLE TREE
PS PROPOSED SEWER	87.9 PROPOSED GRADE
	PW PROPOSED WATER
	PE PROPOSED UNDRG. ELECTRIC

PLAN SUBMITTAL:

THIS PLAN IS SHEET III, SHOWING THE SITE PLAN, PROPOSED INSTALLATIONS, FOR THE COMMON SENSE FARM MARKET SITE PLAN SUBMITTAL.

CIRCUMSPECT LAND SURVEY NY VT MA NC TN
Roderick R. Frandino, Registered Land Surveyor
Massachusetts Registration # 55047
34 Mountain Street #449 Island Pond, VT 05846
508–209–1853 rod@circumspectlandsurvey.com

FOOT GRAPHIC SCALE
0 30 60
SCALE: 1 INCH=30 FEET

COMMON SENSE FARM MARKET

3 / 3

COMMONWEALTH OF MASSACHUSETTS
RODERICK FRANDINO
NO. 55047
REGISTERED PROFESSIONAL LAND SURVEYOR
PROFESSIONAL SURVEYOR

SITE PLAN
BUILDINGS, LAYOUT, STORM DRAINAGE SYSTEM

LANDS of the COMMUNITY IN BOSTON, LLC
152 ROBBINS STREET
TOWN OF MILTON, NORFOLK COUNTY MA.

TAX ASSESSOR'S MAP REFERENCE: MAP B - 8A - 3 & 4

AUGUST 7, 2023 | CAD: MIL101J–30–SP | AEC:MIL101H | SCALE: 1" =30 '