

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	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	POLY-VINYL CHLORIDE
RCP	REINFORCED CONCRETE PIPE
RD	RADIUS
SEWER	SEWER
SCH	SCHEDULE
TP	TEST PIT
TOF	TOP OF FOUNDATION
TPY	TYPICAL
UP	UTILITY POLE
W	WATER
WS	WATER SERVICE

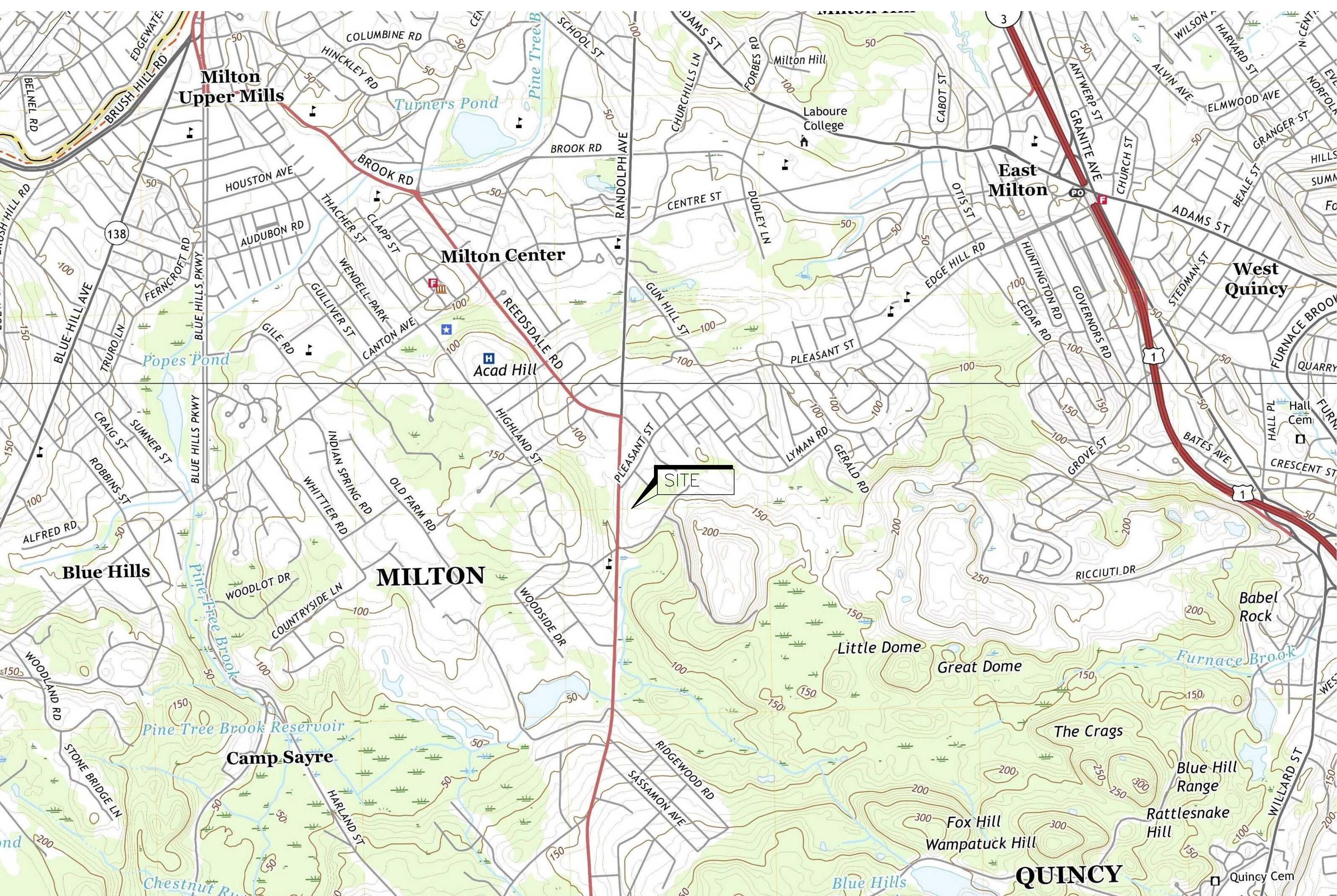
LEGEND

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: FALCONI PROPERTIES, LLC 672 RANDOLPH FALCONI 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 EXISTING 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: _____

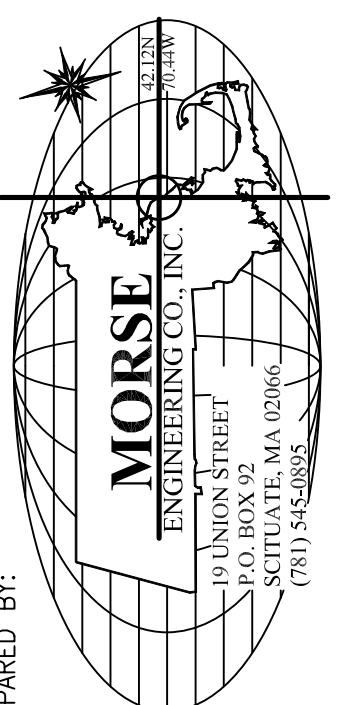
DATE OF APPROVAL: _____

DATE OF ENDORSEMENT: _____

MILTON PLANNING BOARD

BY:
PGC
PGC
PGC
PGC

DESCRIPTION
REV. DATE
REvised PARKING LOT & LANDSCAPING
10/20/2023
11/1/2023
ADDED ABUTTER
ROTATED PARKING LOT
12/8/2023
1/19/2024
REVISIONS PER PLANNING BOARD & ABUTTER COMMENT



APPLICANT/OWNER

FALCONI PROPERTIES, LLC
4 FRANKLIN STREET
MILTON, MA 02186

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

CIVIL ENGINEER / LAND SURVEYOR
MORSE ENGINEERING CO., INC.
10 NEW DRIFWAY, SUITE 303
SCITUATE, MA 02066
(781) 545-0895

JOB NO: 18-163

SCALE: 1" = 20'

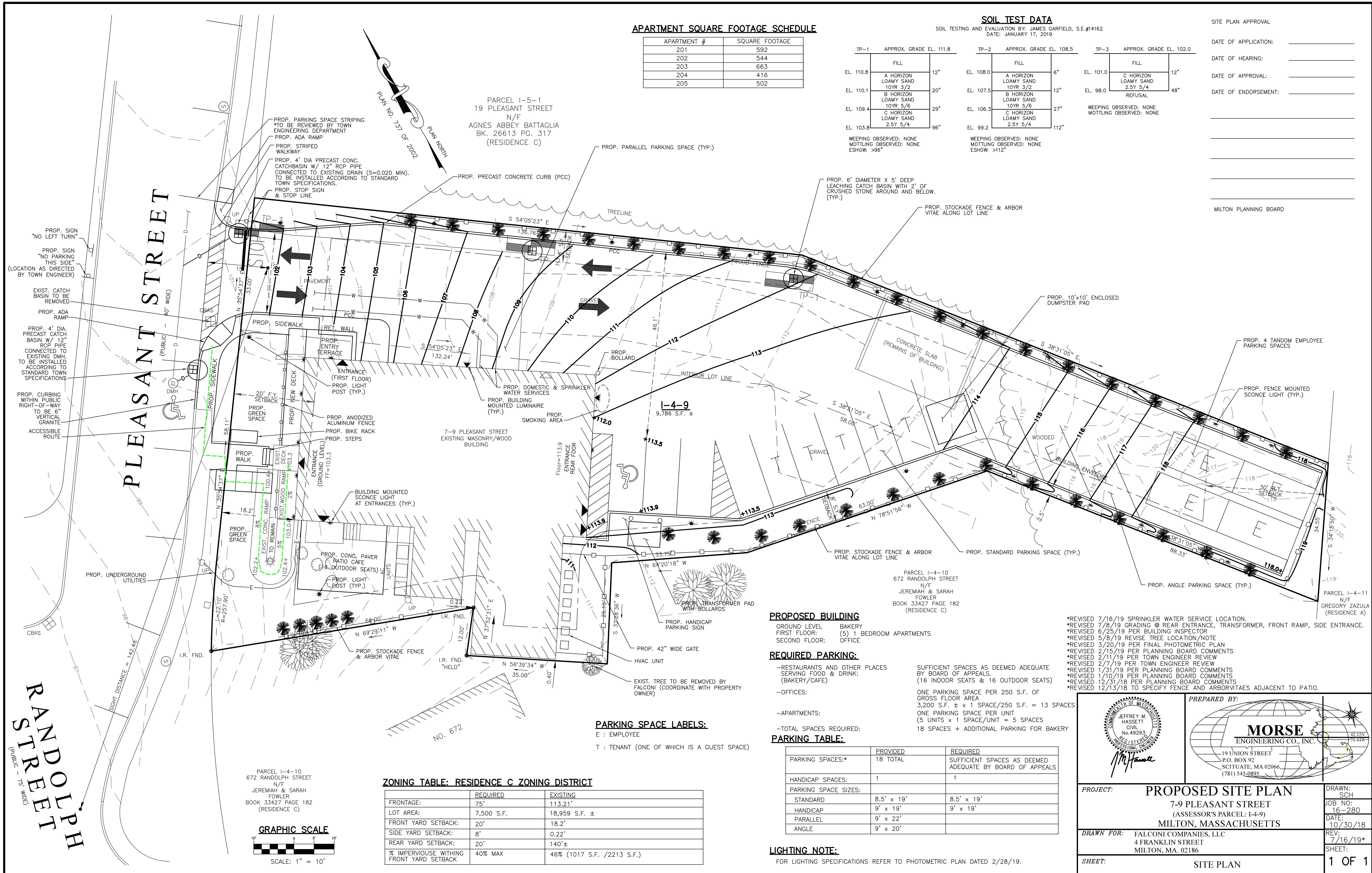
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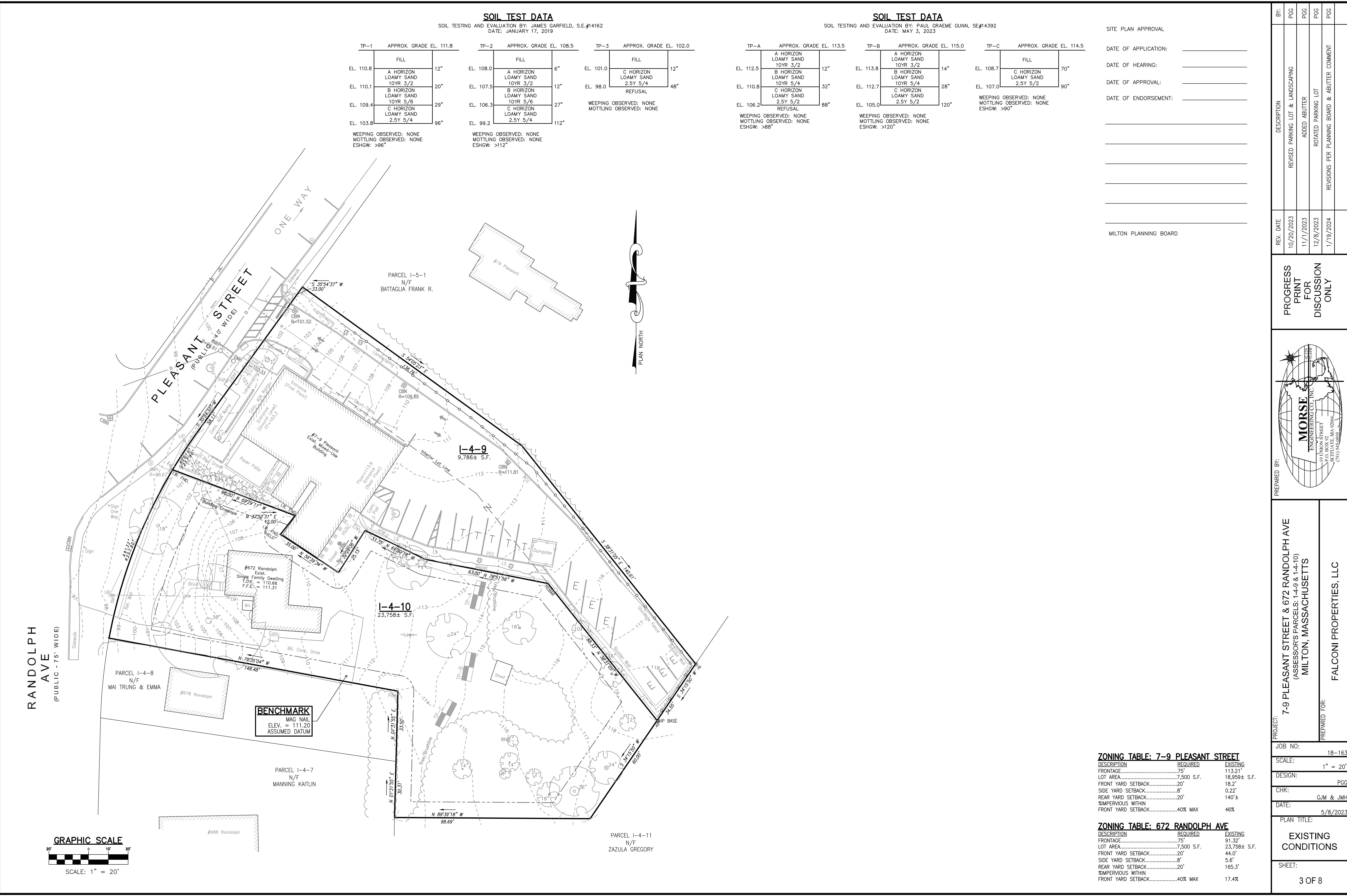
CHK: CJM & JMH

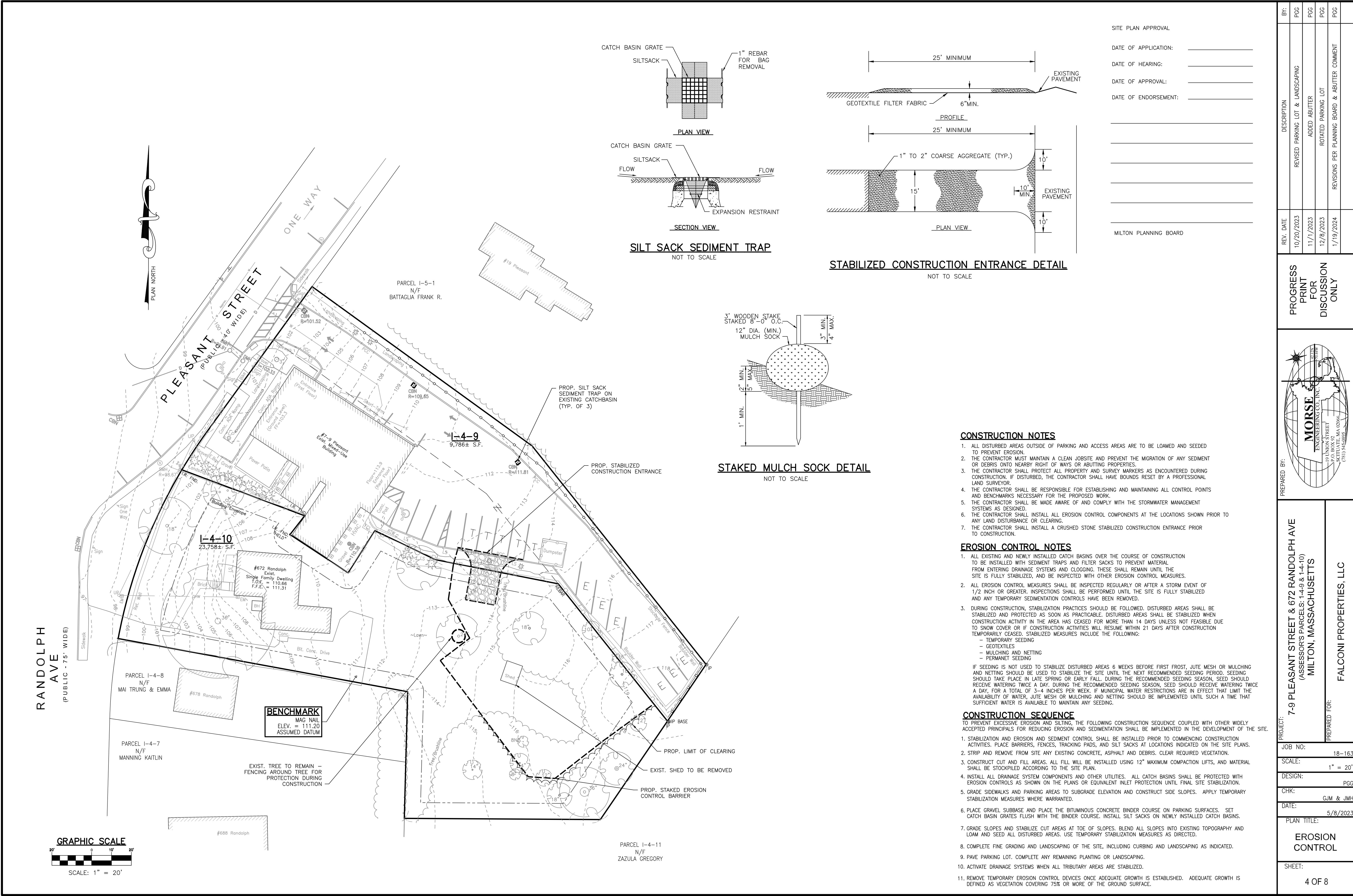
DATE: 5/8/2023

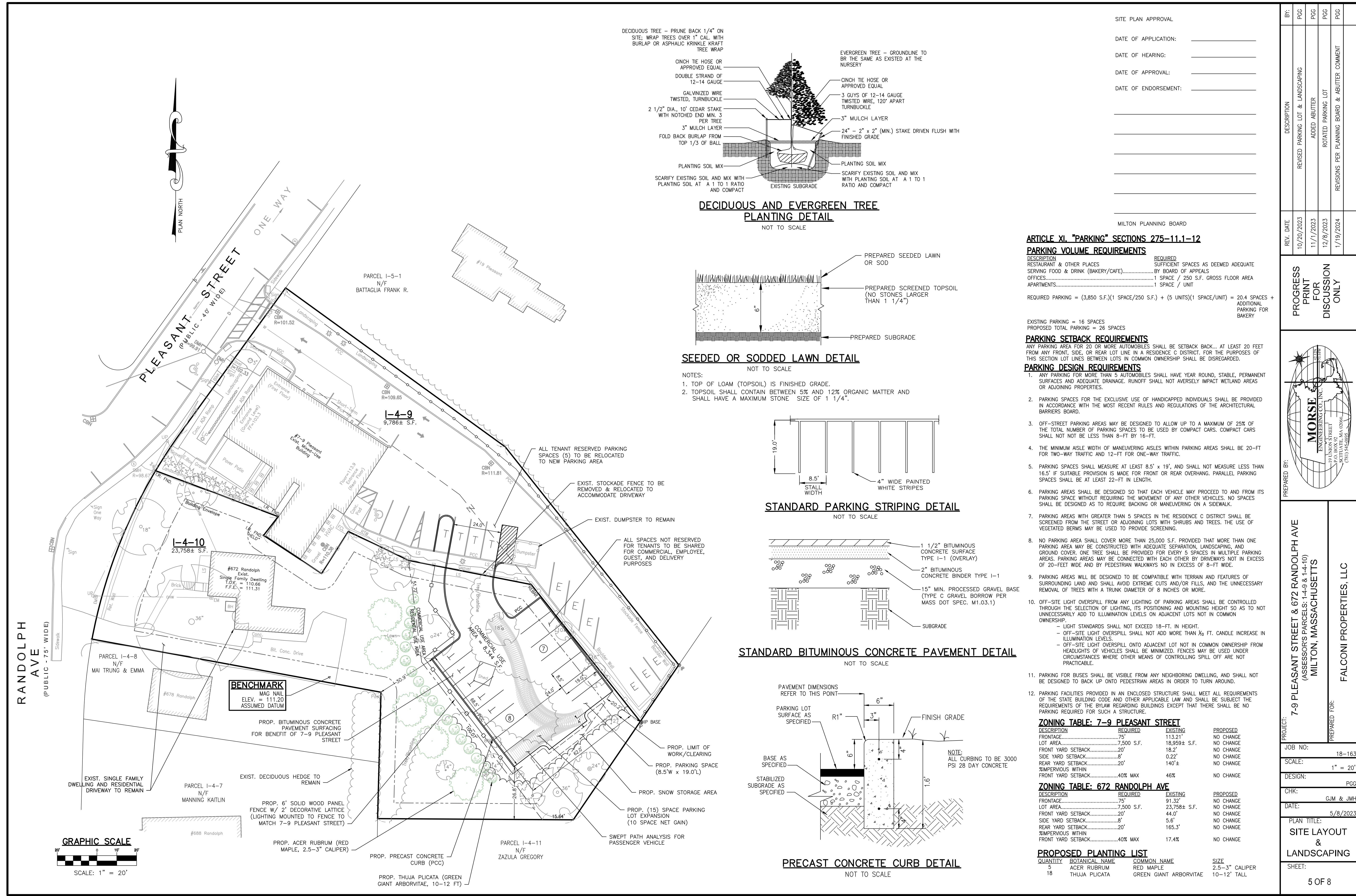
SHEET INDEX
SHEET 1 — COVER PAGE
SHEET 2 — PREVIOUS SITE PLAN
SHEET 3 — EXISTING CONDITIONS
SHEET 4 — EROSION & SEDIMENTATION CONTROL
SHEET 5 — SITE LAYOUT & LANDSCAPING
SHEET 6 — GRADING & UTILITIES
SHEET 7 — CULTEC DETAILS
SHEET 8 — WATERSHED DELINEATION

SHEET: 1 OF 8









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 12"	EL. 108.0	FILL 6"	EL. 101.0	FILL 12"
EL. 110.1	A HORIZON LOAMY SAND 10YR 3/2 20"	EL. 107.5	A HORIZON LOAMY SAND 10YR 3/2 12"	EL. 98.0	C HORIZON LOAMY SAND 2.5Y 5/4 48" REFUSAL
EL. 109.4	B HORIZON LOAMY SAND 10YR 5/6 29"	EL. 106.3	B HORIZON LOAMY SAND 10YR 5/6 27"	WEPPING OBSERVED: NONE	
EL. 103.8	C HORIZON LOAMY SAND 2.5Y 5/4 96"	EL. 99.2	C HORIZON LOAMY SAND 2.5Y 5/4 112"	MOTTLING OBSERVED: NONE	

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

WEPPING OBSERVED: NONE
MOTTLING OBSERVED: NONE
ESHW: >12"

SOIL TEST DATA

SOIL TESTING AND EVALUATION BY: PAUL GREGORY GUNN, S.E.#14392
DATE: MAY 3, 2023

TP-A	APPROX. GRADE EL. 113.5	TP-B	APPROX. GRADE EL. 115.0	TP-C	APPROX. GRADE EL. 114.5
EL. 112.5	A HORIZON LOAMY SAND 10YR 3/2 12"	EL. 113.8	A HORIZON LOAMY SAND 10YR 3/2 14"	EL. 108.7	FILL 70"
EL. 110.8	B HORIZON LOAMY SAND 10YR 5/4 32"	EL. 112.7	B HORIZON LOAMY SAND 10YR 5/4 28"	EL. 107.0	C HORIZON LOAMY SAND 2.5Y 5/2 90"
EL. 106.2	C HORIZON LOAMY SAND 2.5Y 5/2 88" REFUSAL	EL. 105.0	WEPPING OBSERVED: NONE MOTTLING OBSERVED: NONE ESHW: >88"	EL. 107.0	WEPPING OBSERVED: NONE MOTTLING OBSERVED: NONE ESHW: >90"

WEPPING OBSERVED: NONE
MOTTLING OBSERVED: NONE
ESHW: >88"

WEPPING OBSERVED: NONE
MOTTLING OBSERVED: NONE
ESHW: >120"

WEPPING OBSERVED: NONE
MOTTLING OBSERVED: NONE
ESHW: >120"

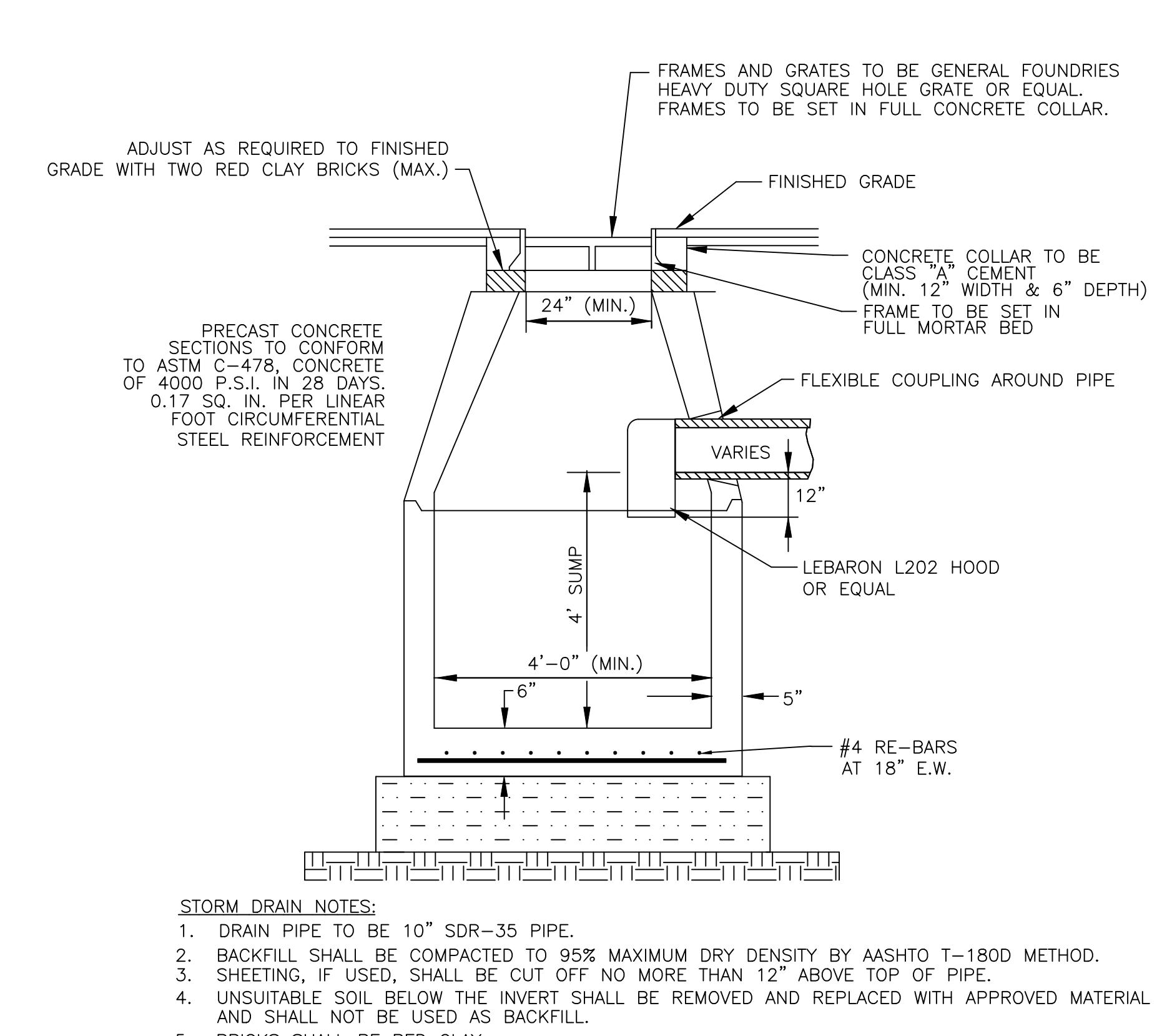
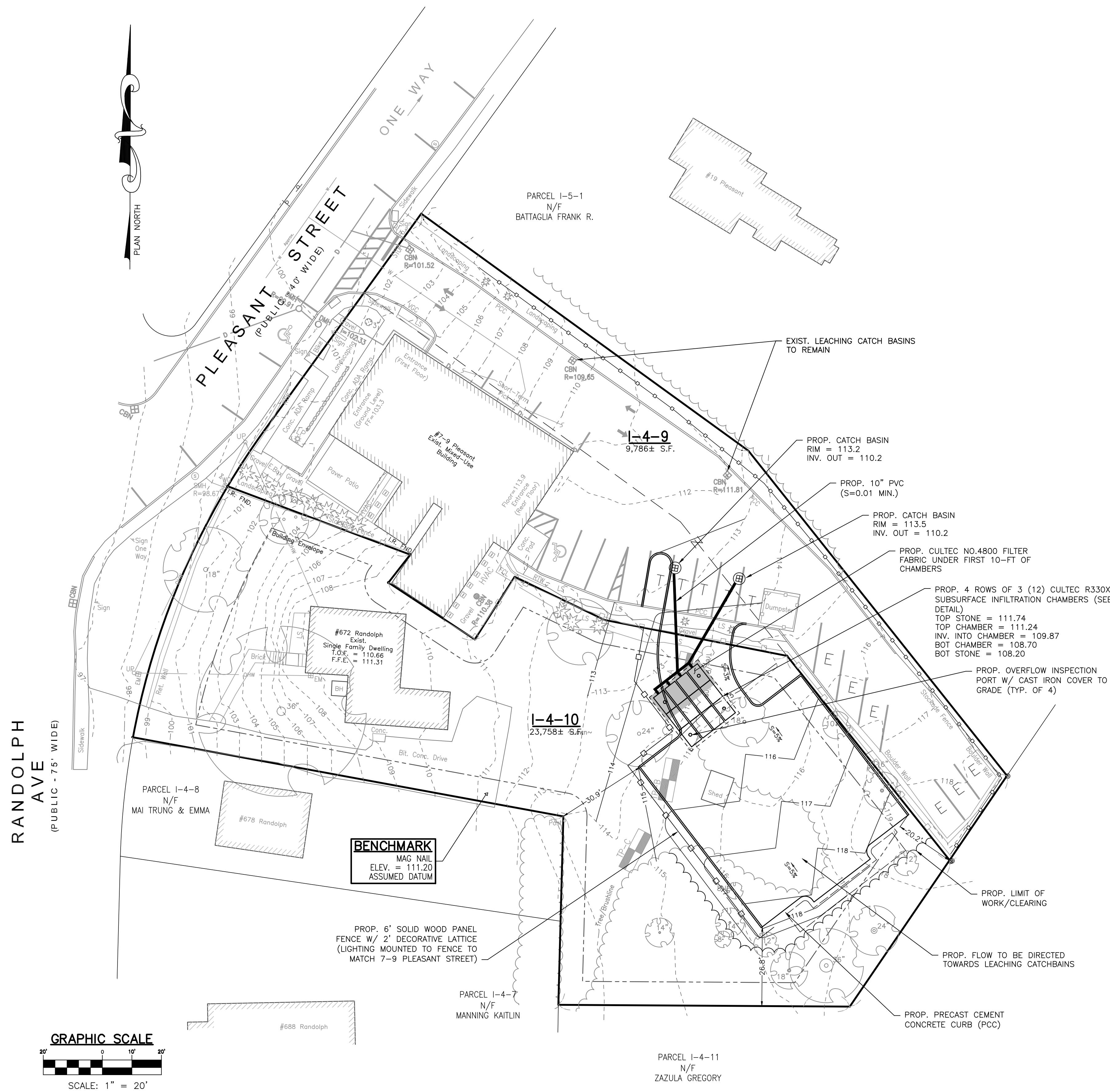
SITE PLAN APPROVAL

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

MILTON PLANNING BOARD

BY:
PGC
PGC
PGC
PGC

DESCRIPTION
REV. DATE
REvised parking lot & landscaping
10/20/2023
ADDED ABUTTER
PGC
ROTATED PARKING LOT
1/1/2023
ROTATED PARKING LOT & ABUTTER COMMENT
PGC
1/19/2024
REVISIONS PER PLANNING BOARD & ABUTTER COMMENT
PGC

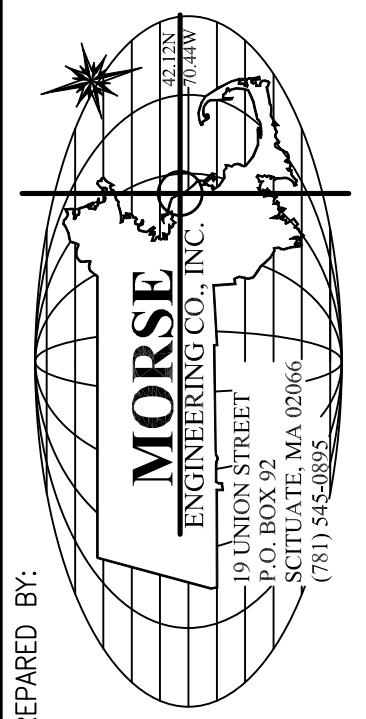


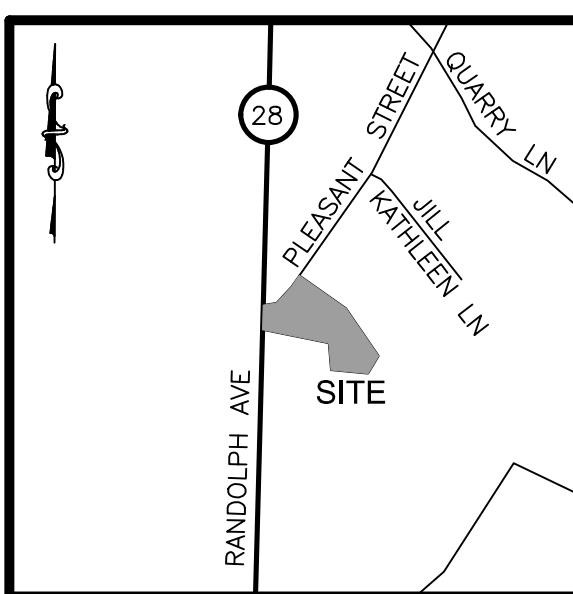
STANDARD CATCH BASIN DETAIL
NOT TO SCALE

PROJECT: 7-9 PLEASANT STREET & 672 RANDOLPH AVE
(ASSESSORS PARCELS: I-4-8 & I-4-10)
MILTON, MASSACHUSETTS
PREPARED FOR: FALCONI PROPERTIES, LLC

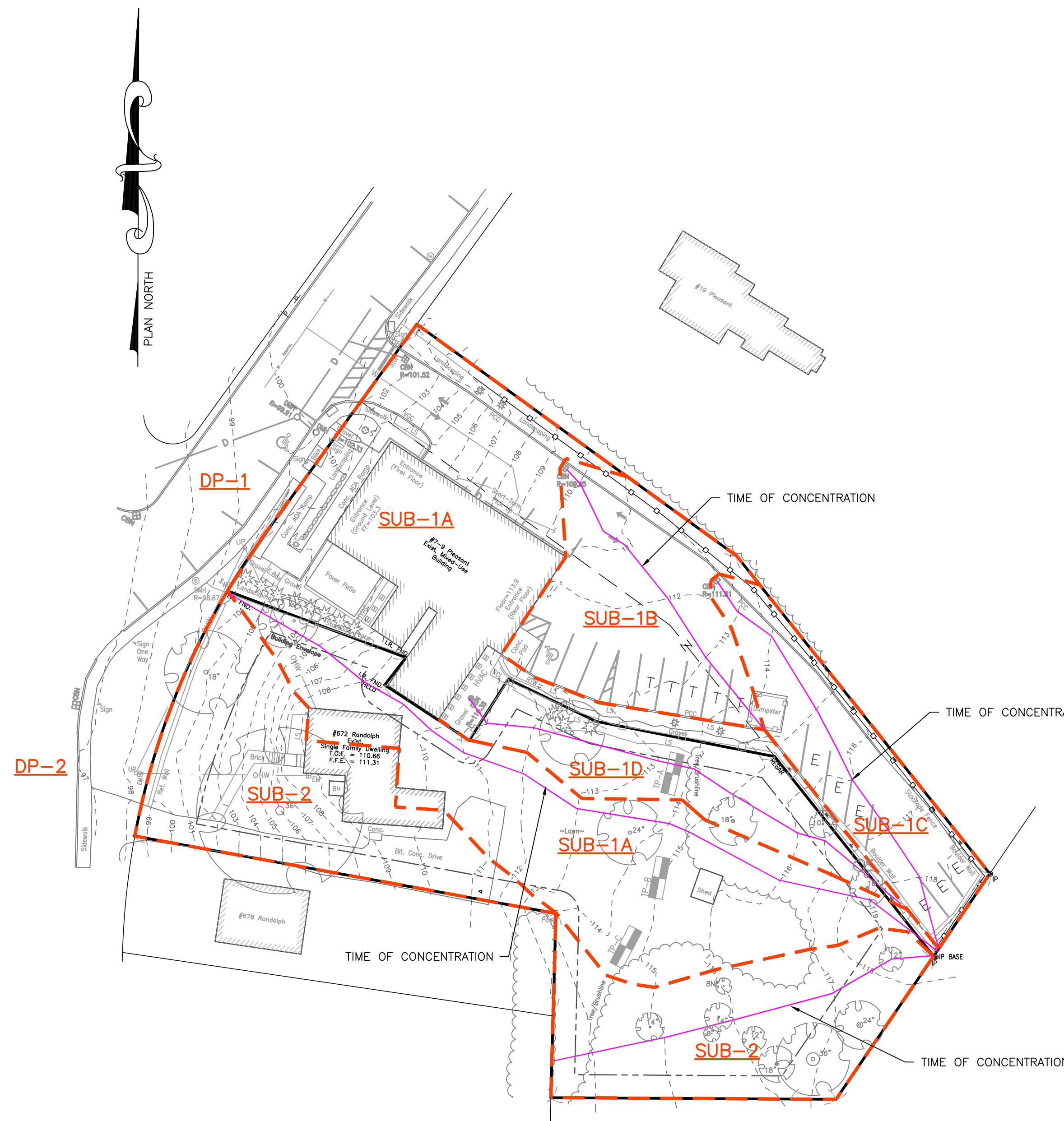
JOB NO: 18-163
SCALE: 1" = 20'
DESIGN: PGC
CHK: CJM & JMH
DATE: 5/8/2023

PLAN TITLE: GRADING & UTILITIES
SHEET: 6 OF 8





VICINITY MAP
NO SCALE



EXISTING CONDITIONS
(FROM 2018 SITE PLAN)



PROPOSED CONDITIONS

PROJECT:	7-9 PLEASANT STREET & 672 RANDOLPH AVE (ASSESSOR'S PARCELS: 143-8 1-4-10)	PREPARED BY:	MORSE ENGINEERING CO., INC. 19 UNION STREET MILTON, MASSACHUSETTS (781) 545-0895	REV. DATE:	10/20/2023	DESCRIPTION:	REVISED PARKING LOT & LANDSCAPING
PREPARED FOR:	FALCONI PROPERTIES, LLC	PRINT FOR DISCUSSION ONLY	MORSE ENGINEERING CO., INC. 19 UNION STREET MILTON, MASSACHUSETTS (781) 545-0895	REV. DATE:	11/1/2023	DESCRIPTION:	ADDED ABUTTER
PREPARED FOR:	FALCONI PROPERTIES, LLC	PRINT FOR DISCUSSION ONLY	MORSE ENGINEERING CO., INC. 19 UNION STREET MILTON, MASSACHUSETTS (781) 545-0895	REV. DATE:	12/8/2023	DESCRIPTION:	ROTATED PARKING LOT
PREPARED FOR:	FALCONI PROPERTIES, LLC	PRINT FOR DISCUSSION ONLY	MORSE ENGINEERING CO., INC. 19 UNION STREET MILTON, MASSACHUSETTS (781) 545-0895	REV. DATE:	1/19/2024	DESCRIPTION:	REVISIONS PER PLANNING BOARD & ABUTTER COMMENT
JOB NO:	18-163	DESIGN:	PGG	CHK:	CJM & JMH	DATE:	5/8/2023
SCALE:	1" = 20'	CHK:		DATE:		PLAN TITLE:	WATERSHED DELINEATION PLANS
DATE:		DATE:		DATE:		HEET:	8 OF 8