

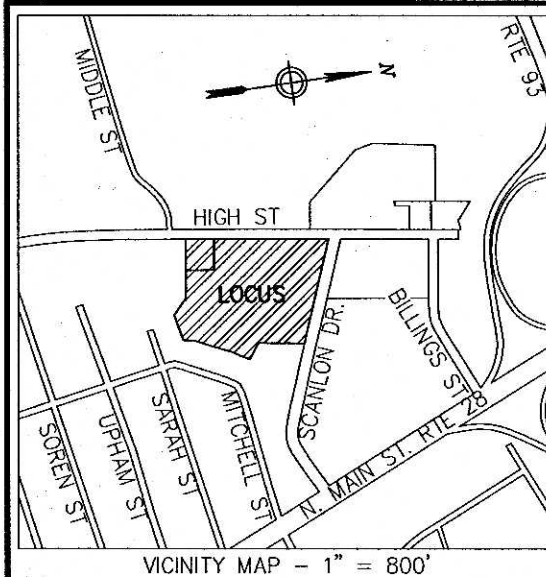
Yankee Line Bus HQ

34 Scanlon Drive, Randolph, MA 02368

RANDOLPH PLANNING BOARD: SITE PLAN APPROVAL

DRAWING INDEX

	Cover
	Title Sheet
	Existing Conditions
C-101	Demo & Erosion Control Plan
C-201	Layout Plan
C-301	Grading Plan
C-401	Civil Utilities Plan
C-500	Civil Details
C-501	Civil Details
C-502	Civil Details
C-503	Civil Details



GENERAL NOTES:

1. INFORMATION SHOWN HEREON IS THE RESULT OF AN ON-THE-GROUND SURVEY PERFORMED BY CHA CONSULTING, INC. IN JUNE OF 2019, MARCH OF 2021 AND APRIL 2022.

2. ALL DEED REFERENCES ARE TO NORFOLK COUNTY REGISTRY OF DEEDS UNLESS OTHERWISE NOTED.

3. LOCUS OWNERS OF RECORD:

SCANLON DEVELOPMENT, LLC
DEED BOOK 39654 PAGE 348
PARCEL ID: 05-A-45.422, 05-A-006.A, 05-A-006.02, 05-A-006.04, 05-A-001.2, 05-A-002.389 & 05-A-007.01

451 HIGH STREET, LLC
DEED BOOK 41032 PAGE 26
PARCEL ID: 05-A-7.404

4. TOPOGRAPHY, CONTOURS AND BENCHMARKS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). TEMPORARY BENCHMARKS, REFERENCED TO THE DATUM ARE INDICATED ON THE SURVEY.

IN THE EVENT THAT BENCHMARKS (TBM'S), ESTABLISHED FOR THIS PROJECT AND PUBLISHED ON THIS SURVEY ARE DESTROYED, NOT RECOVERABLE OR A DISCREPANCY IS FOUND, THE USER SHOULD NOTIFY THIS FIRM IN WRITING PRIOR TO COMMENCING OR CONTINUING ANY WORK.

5. PLAN REFERENCES:

LAND COURT PLAN 49215
PLAN BOOK 382 PAGE 570
PLAN BOOK 437 PAGE 117
PLAN BOOK 541 PAGE 682
PLAN BOOK 480 PAGE 645
PLAN BOOK 67 PAGE 3227
PLAN BOOK 4915 PAGE 153
PLAN BOOK 4998 PAGE 667
PLAN BOOK 4709 PAGE 407
PLAN BOOK 221 PAGE 563
PLAN BOOK 1773 PAGE 209
PLAN BOOK 4813 PAGE 209
PLAN BOOK 4899 PAGE 700
PLAN BOOK 4842 PAGE 385
PLAN BOOK 4335 PAGE 354
PLAN BOOK 230 PAGE 164
PLAN BOOK 204 PAGE 1072-1076
PLAN BOOK 4707 PAGE 50
PLAN BOOK 586 PAGE 30
PLAN BOOK 480 PAGE 645
PLAN BOOK 5116 PAGE 585
PLAN BOOK 253 PAGE 81
PLAN BOOK 694 PAGE 99

PLAN ENTITLED "PLAN SHOWING THE ALTERATION OF PORTIONS OF HIGH STREET, RANDOLPH, MA" PREPARED BY CHA CONSULTING, INC. DATED JUNE 15, 2020, SCALE: 1" = 40'.

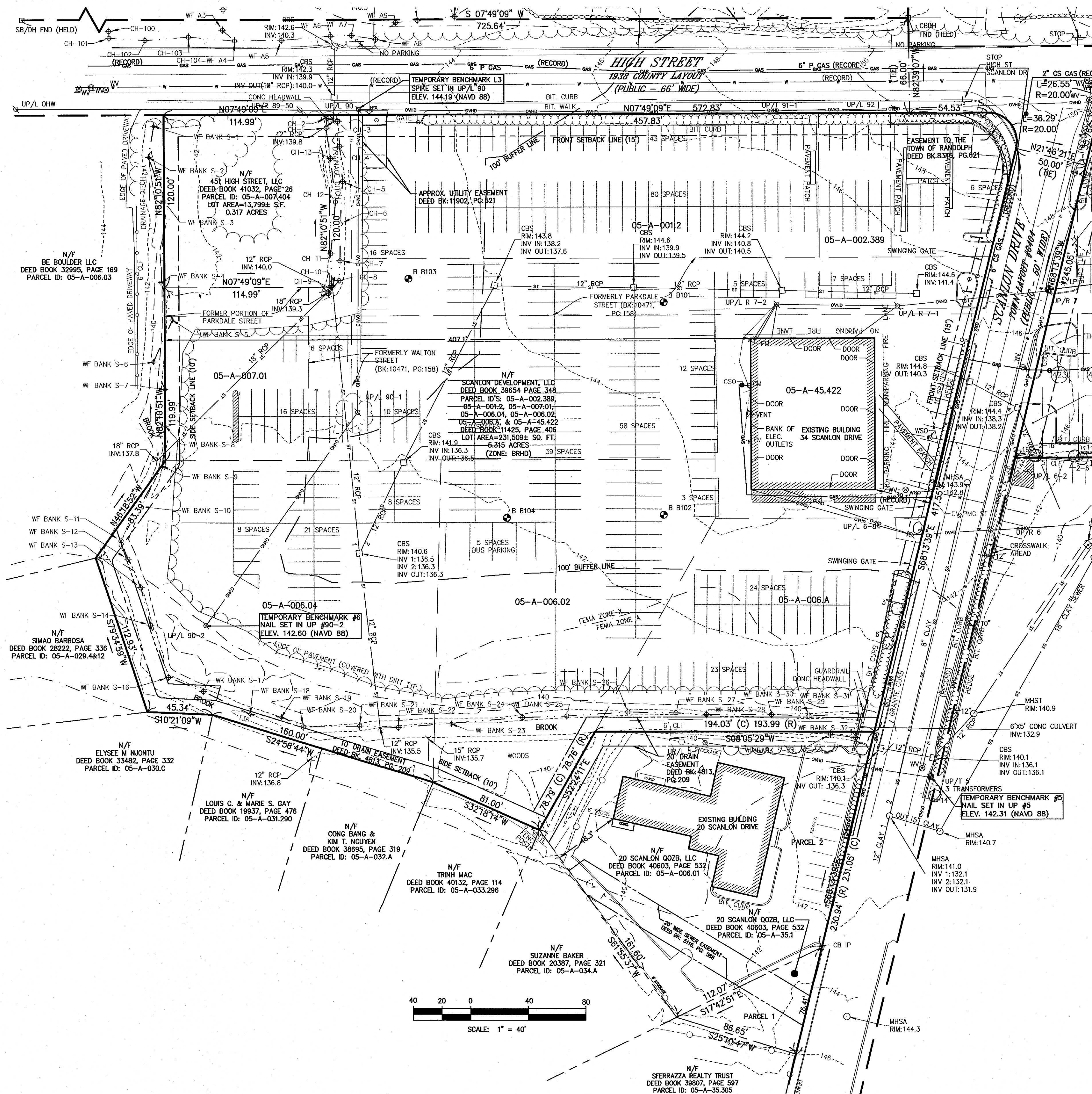
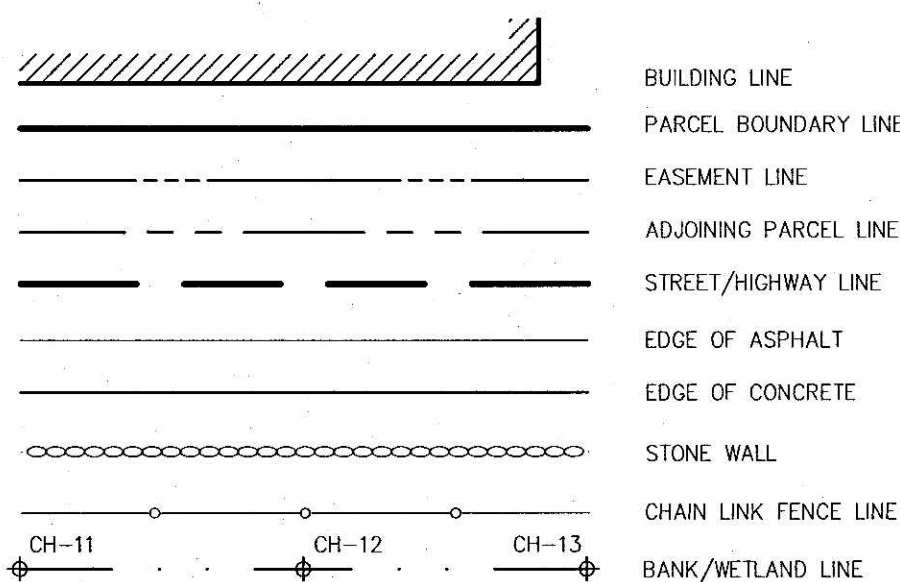
6. WETLAND/BANK LINES SHOWN HEREON ARE BASED ON A COMBINATION OF FIELD LOCATIONS BY CHA CONSULTING, INC. AND ADDITIONAL LOCATIONS PROVIDED BY PARE CORP.

7. THE LOCUS PARCEL IS LOCATED IN THE TOWN OF RANDOLPH BLUE HILL RIVER HIGHWAY DISTRICT (BRHD) AS DEFINED BY THE TOWN OF RANDOLPH ZONING MAP.

MINIMUM SETBACK REQUIREMENTS ARE:

FRONT SETBACK:.....15'
SIDE SETBACK:.....10'
REAR SETBACK:.....15'
LOT FRONTAGE:.....130'
LOT WIDTH:.....100'
LOT DEPTH:.....100'
LOT AREA:.....20,000 S.F.

LEGEND:



Drawing Copyright © 2023



PREPARED FOR:

CORE INVESTMENTS DEVELOPMENT LLC
800 BOYLSTON STREET
30TH FLOOR
BOSTON, MA 02199



IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR TO ALTER ANY ITEM IN ANY WAY. IF AN ITEM BEARING THE STAMP OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE NOTATION "ALTERED BY FOLLOWING IN THEIR SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION."

PROJECT LOCATION:

451 HIGH STREET,
&
34 SCANLON DRIVE
RANDOLPH, MA 02368

No.	Submitted / Revision	App'd. By	Date
0	Issued As Final	WJD CDE	03/09/2023

EXISTING CONDITIONS
PLAN OF LAND

Designed By:	Drawn By:	Checked By:
—	CDE	WJD
Issue Date:	Project No:	Scale:
03/13/2023	068668	1" = 40'

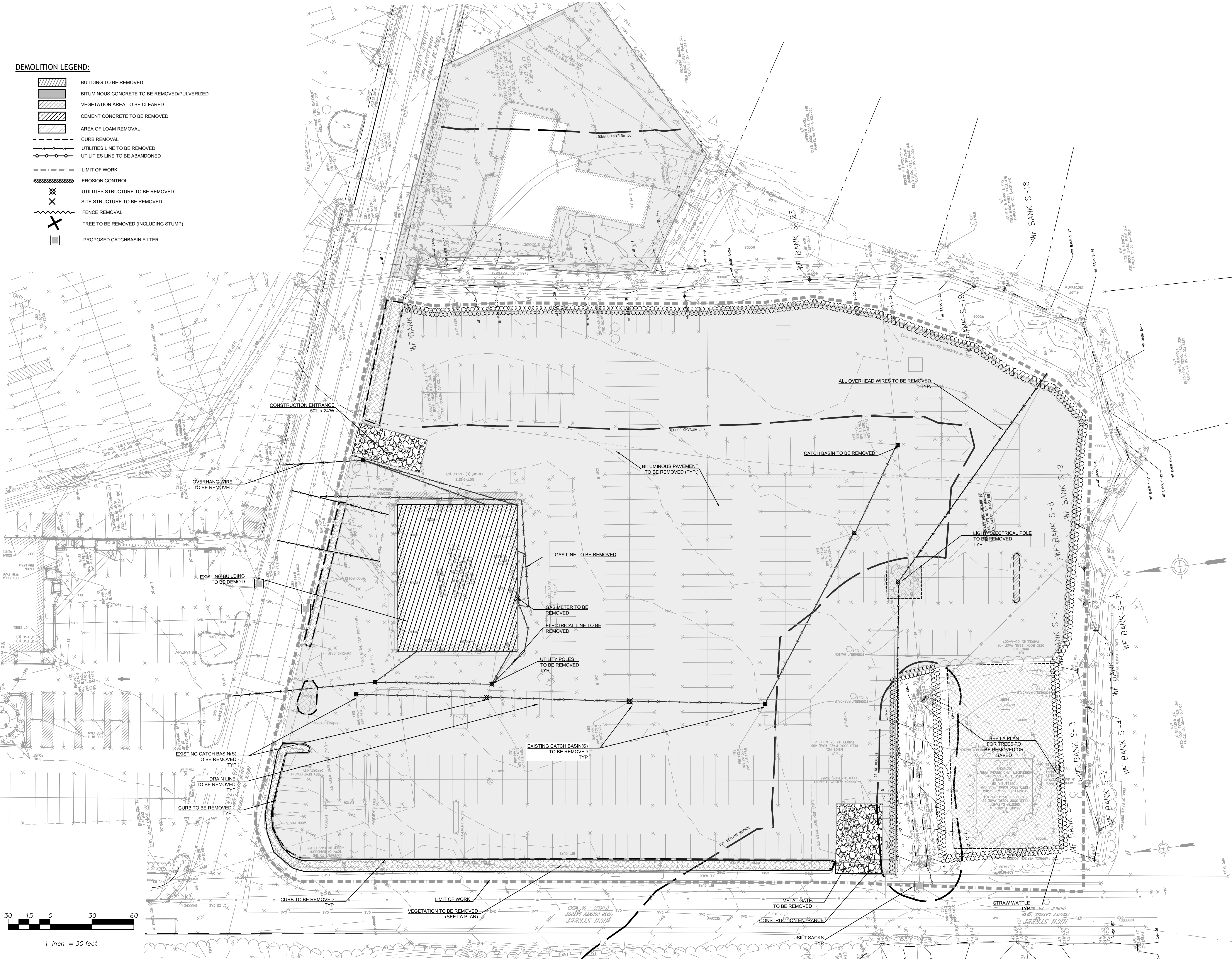
Drawing No.:

SHEET 1 OF 1

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DEMOLITION LEGEND:

- BUILDING TO BE REMOVED
- BITUMINOUS CONCRETE TO BE REMOVED/PULVERIZED
- VEGETATION AREA TO BE CLEARED
- CEMENT CONCRETE TO BE REMOVED
- AREA OF LOAM REMOVAL
- CURB REMOVAL
- UTILITIES LINE TO BE REMOVED
- UTILITIES LINE TO BE ABANDONED
- LIMIT OF WORK
- EROSION CONTROL
- UTILITIES STRUCTURE TO BE REMOVED
- SITE STRUCTURE TO BE REMOVED
- FENCE REMOVAL
- TREE TO BE REMOVED (INCLUDING STUMP)
- PROPOSED CATCHBASIN FILTER

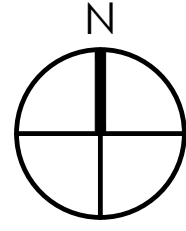


TGAS
THE GALANTE
ARCHITECTURE
STUDIO INC

146 MT AUBURN ST CAMBRIDGE, MA 02138

6 1 7 5 7 6 2 5 0 0

WWW.GALANTEARCHITECTURE.COM



Project Number
2221

Project Title
Yankee Bus Line HQ

34 Scanlon Drive
Randolph, MA 02368



Samiotes Consultants Inc.
Civil Engineers + Land Surveyors

20 A Street
Framingham, MA 01701

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F 508.877.8349
www.samiotes.com

Drawing Title

DEMO & SOIL
EROSION PLAN

Date/Issued For
03.14.23

Planning Board
Submission

NOT FOR
CONSTRUCTION

Print 24x36

Scale
As Noted

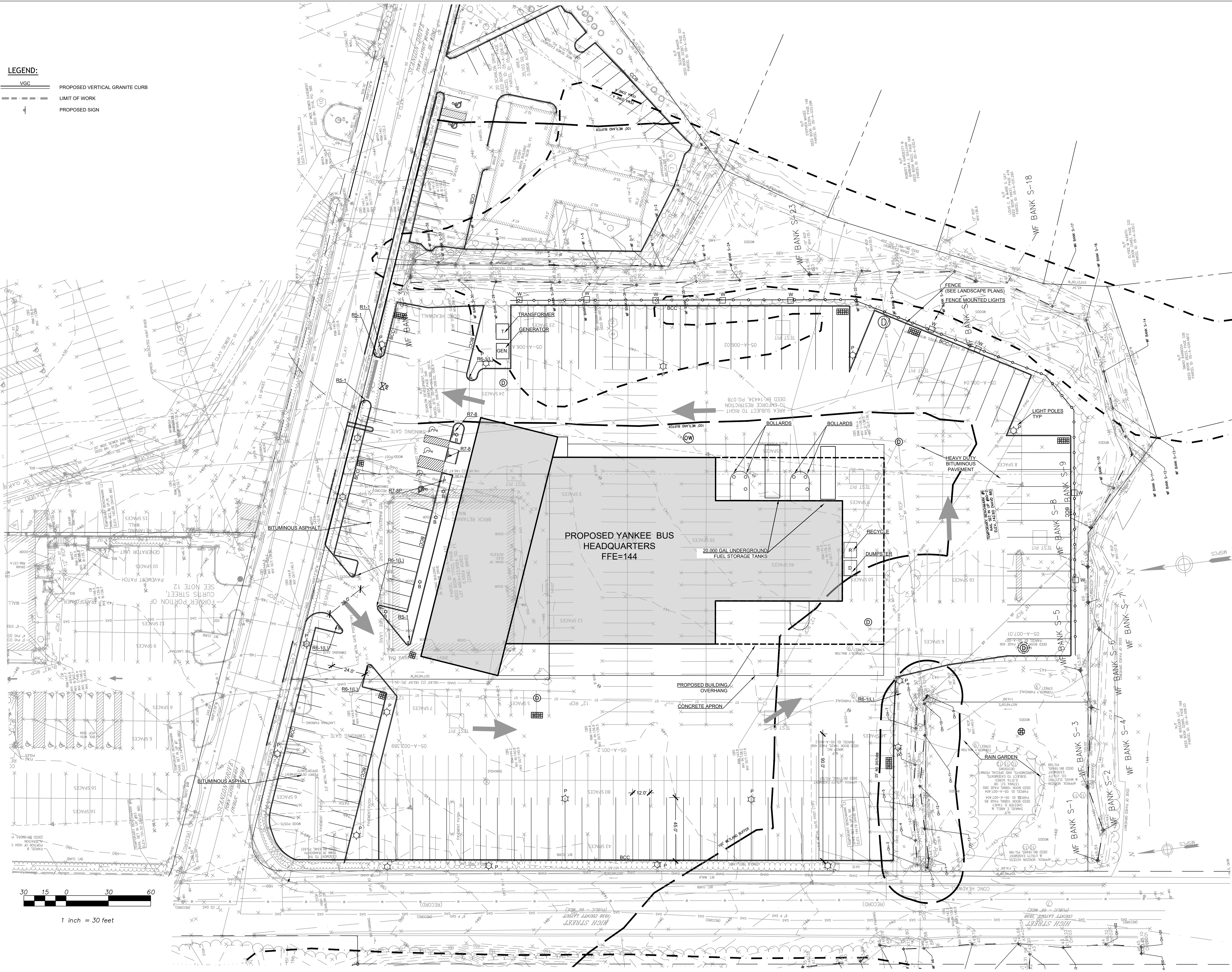
Drawn By
MEK

Drawing Number
C-101

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LEGEND:

- VGC PROPOSED VERTICAL GRANITE CURB
--- LIMIT OF WORK
4 PROPOSED SIGN



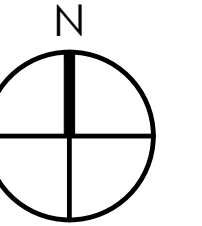
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THE GALANTE ARCHITECTURE STUDIO INC

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www.samiotes.com

Drawing Title

LAYOUT PLAN

Date/Issued For
03.14.23

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Submission

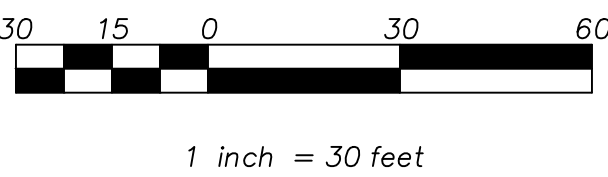
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CONSTRUCTION

Print 24x36

Scale
As Noted

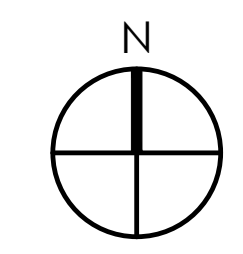
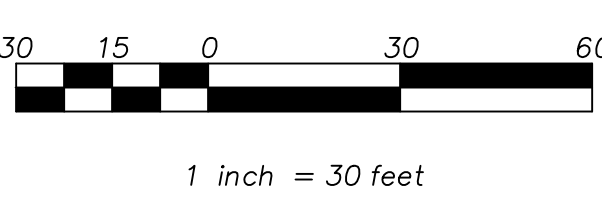
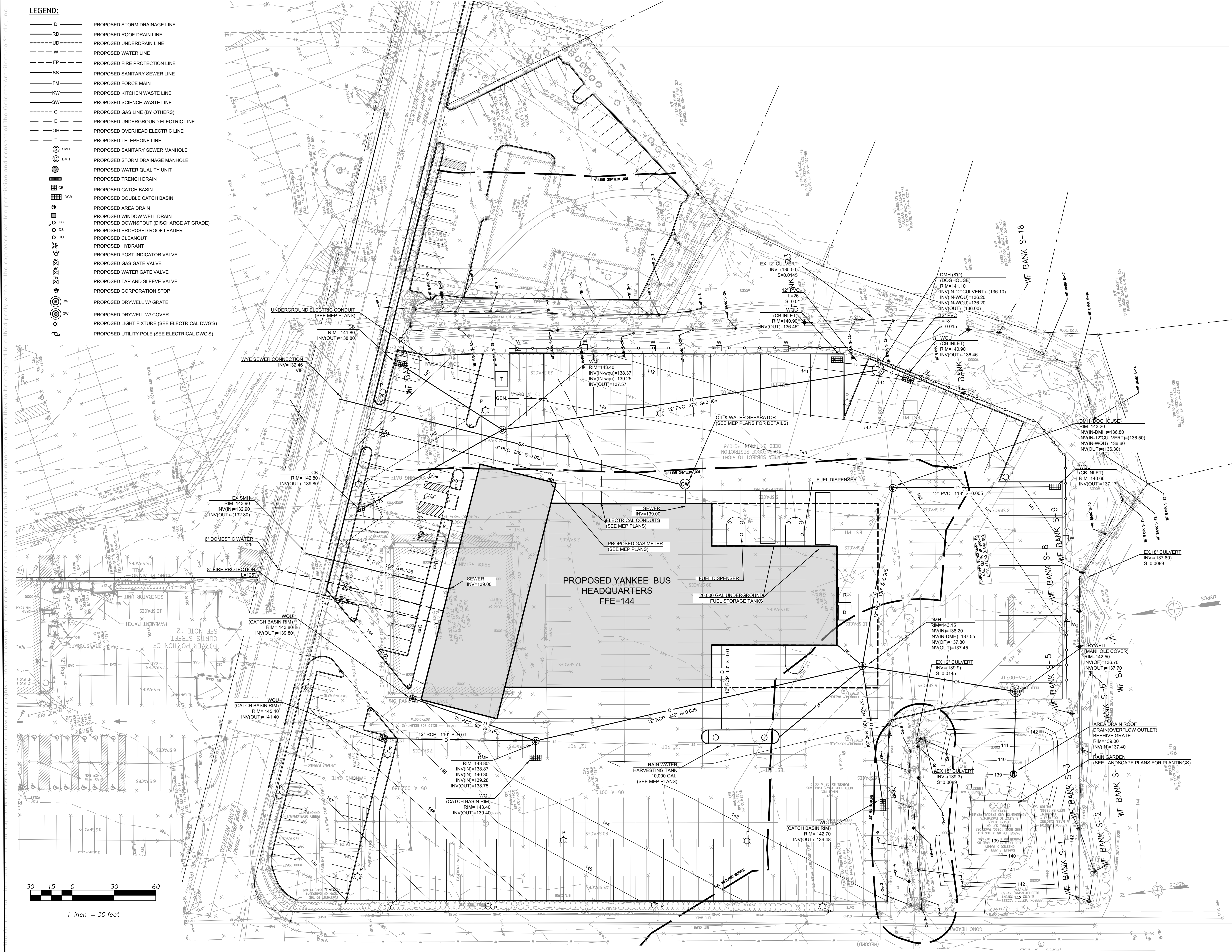
Drawn By
MEK

Drawing Number
C-201



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- LEGEND:**
- D PROPOSED STORM DRAINAGE LINE
 - RD PROPOSED ROOF DRAIN LINE
 - UD PROPOSED UNDERDRAIN LINE
 - W PROPOSED WATER LINE
 - FP PROPOSED FIRE PROTECTION LINE
 - SS PROPOSED SANITARY SEWER LINE
 - FM PROPOSED FORCE MAIN
 - KW PROPOSED KITCHEN WASTE LINE
 - SW PROPOSED SCIENCE WASTE LINE
 - G PROPOSED GAS LINE (BY OTHERS)
 - E PROPOSED UNDERGROUND ELECTRIC LINE
 - OH PROPOSED OVERHEAD ELECTRIC LINE
 - T PROPOSED TELEPHONE LINE
 - SMH PROPOSED SANITARY SEWER MANHOLE
 - DMH PROPOSED STORM DRAINAGE MANHOLE
 - WQU PROPOSED WATER QUALITY UNIT
 - PROPOSED TRENCH DRAIN
 - CB PROPOSED CATCH BASIN
 - DCB PROPOSED DOUBLE CATCH BASIN
 - PROPOSED AREA DRAIN
 - PROPOSED WINDOW WELL DRAIN
 - PROPOSED DOWNSPOUT (DISCHARGE AT GRADE)
 - PROPOSED PROPOSED ROOF LEADER
 - PROPOSED CLEANOUT
 - PROPOSED HYDRANT
 - PROPOSED POST INDICATOR VALVE
 - PROPOSED GAS GATE VALVE
 - PROPOSED WATER GATE VALVE
 - PROPOSED TAP AND SLEEVE VALVE
 - PROPOSED CORPORATION STOP
 - PROPOSED DRYWELL W/ GRATE
 - PROPOSED DRYWELL W/ COVER
 - PROPOSED LIGHT FIXTURE (SEE ELECTRICAL DWG'S)
 - PROPOSED UTILITY POLE (SEE ELECTRICAL DWG'S)



Project Number
2221
Project Title
Yankee Bus Line HQ
34 Scanlon Drive
Randolph, MA 02368

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www.samioles.com

Drawing Title
**CIVIL
UTILITIES PLAN**

Date/Issued For
03.14.23
Planning Board
Submission

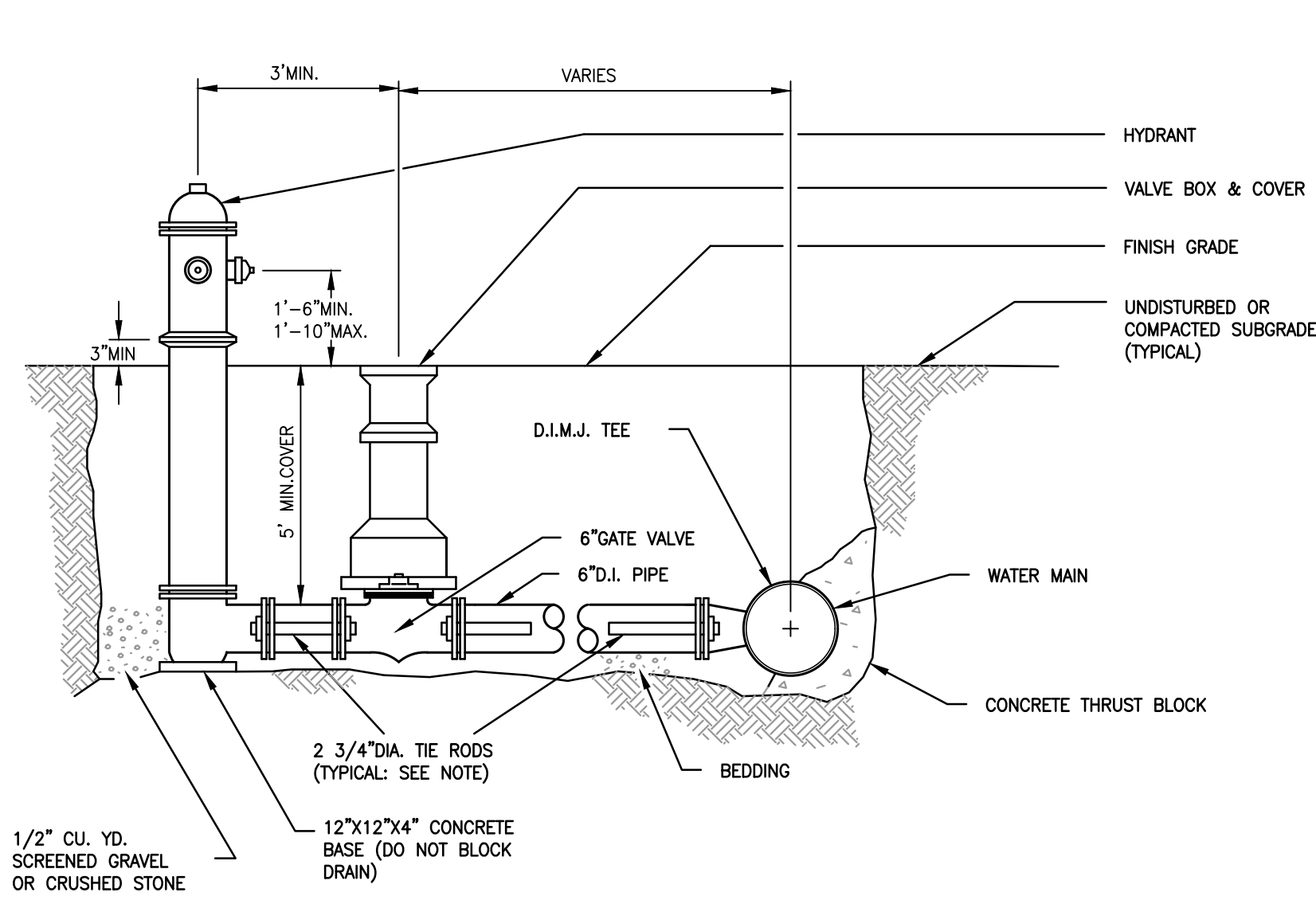
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Scale
As Noted

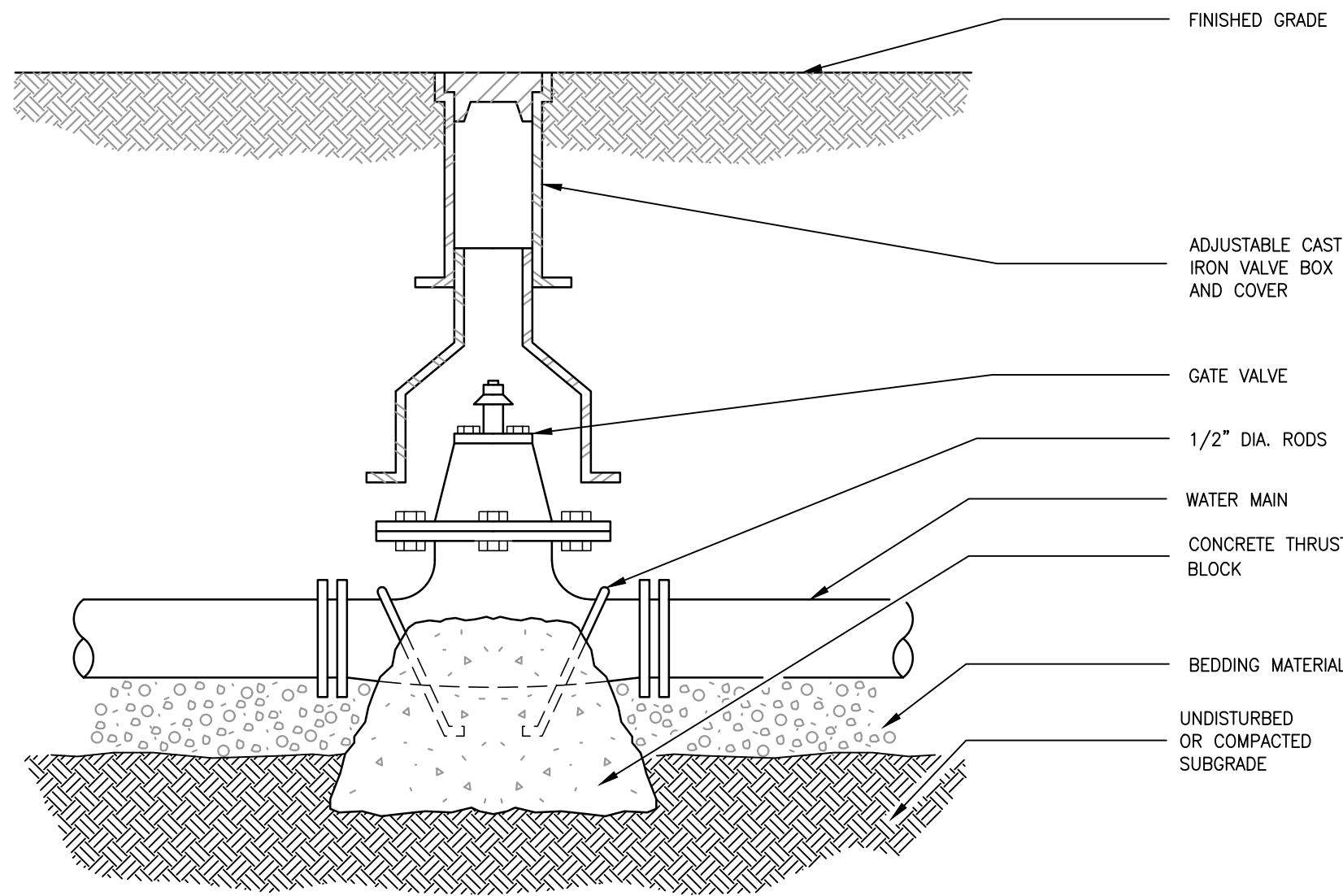
Drawn By
MEK

Drawing Number
C-401

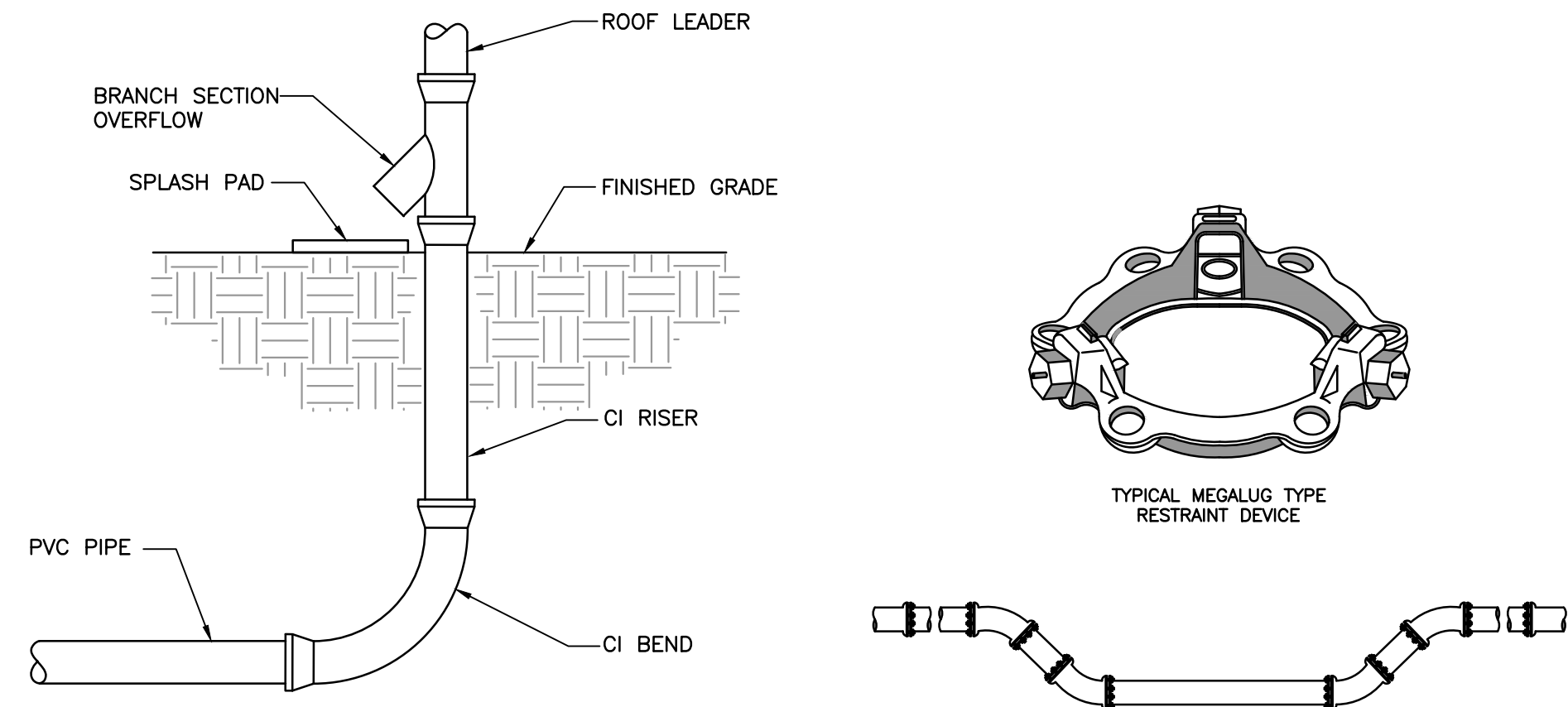
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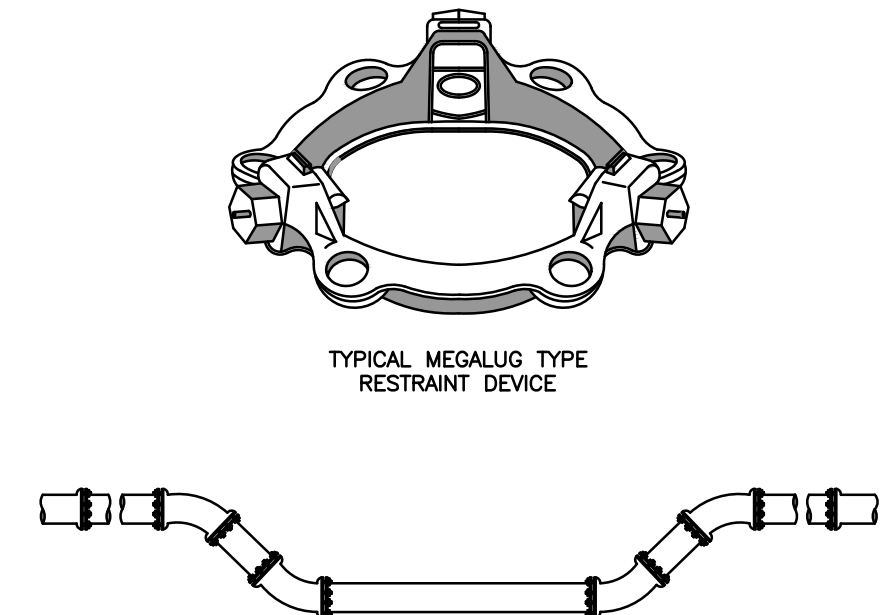
1 HYDRANT
NTS



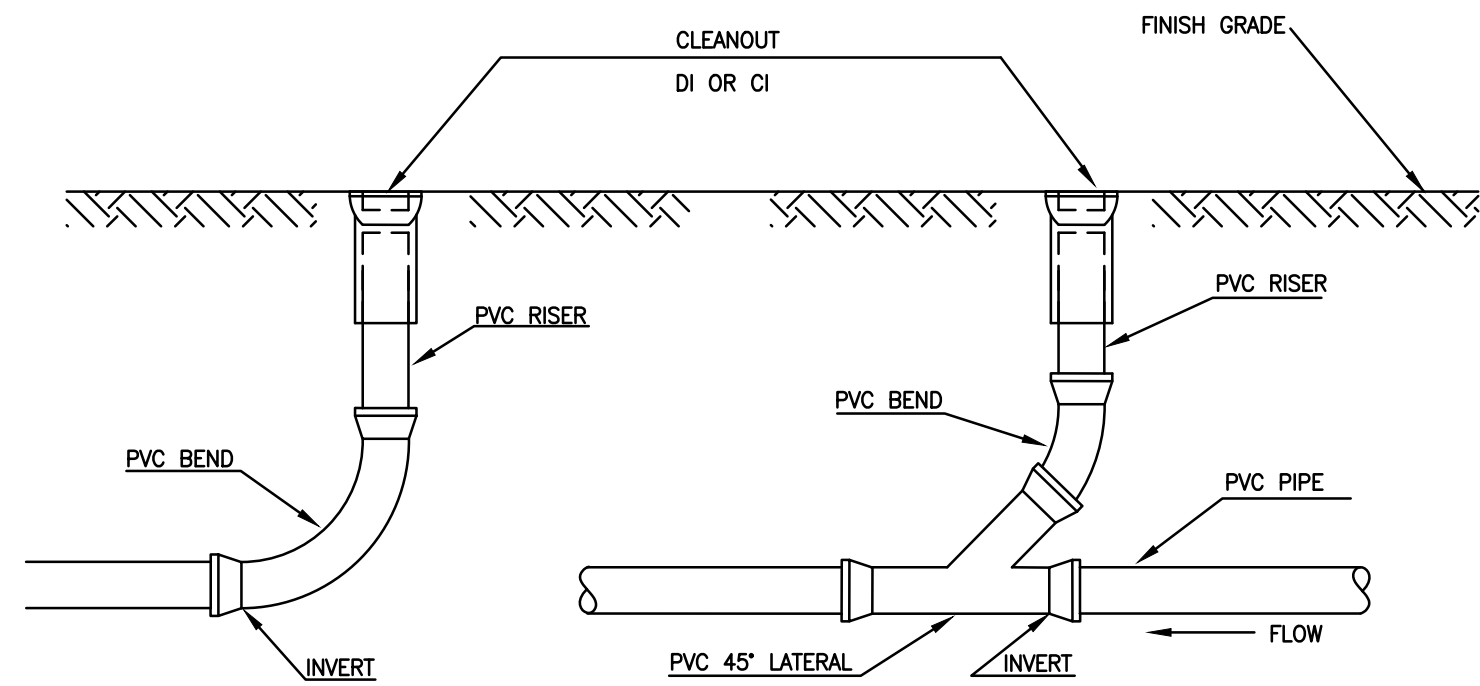
2 GATE VALVE AND BOX
NTS



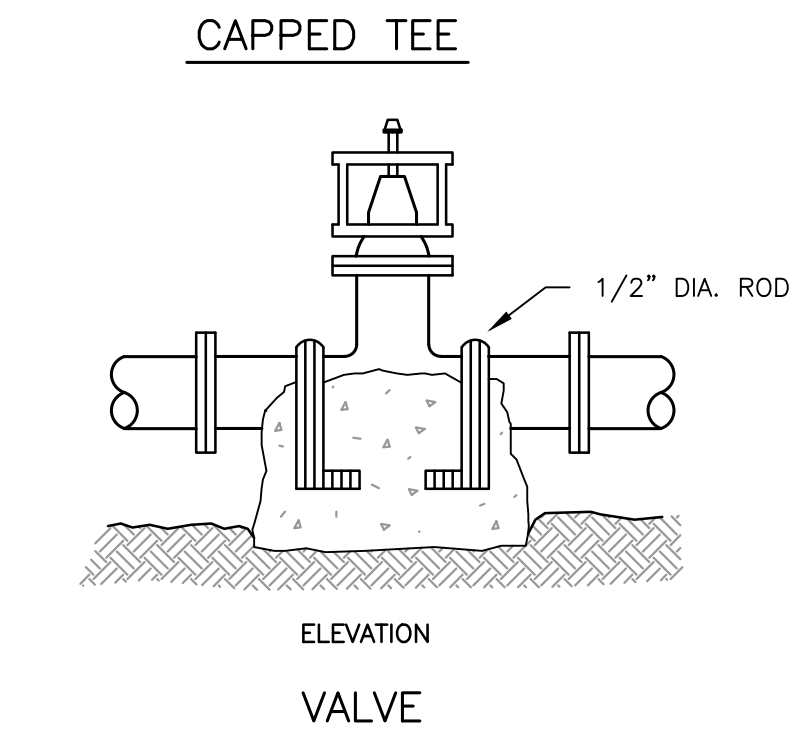
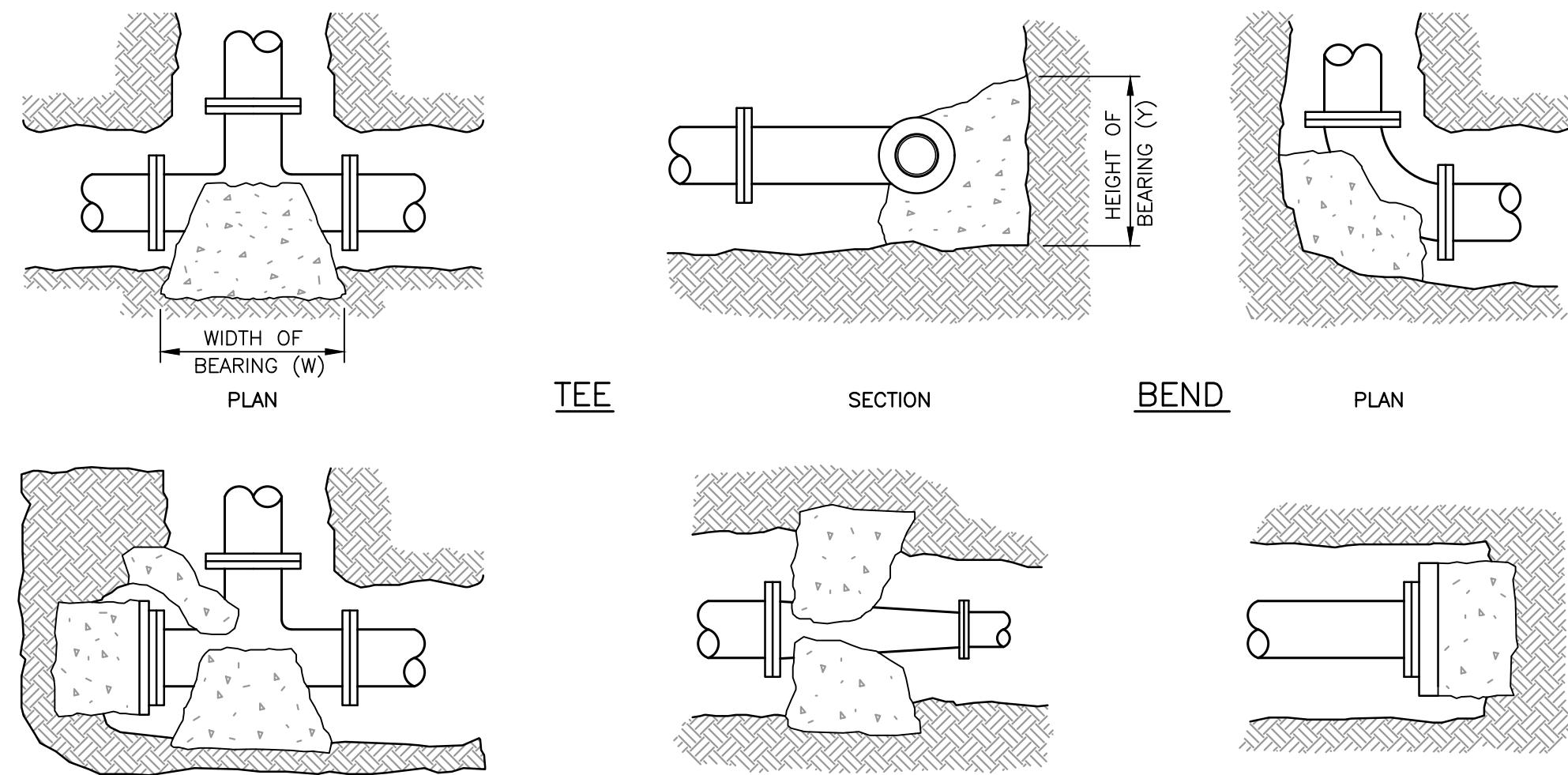
3 ROOF LEADER
NTS



4 MEGALUG DETAIL
NTS



5 CLEANOUT
NTS

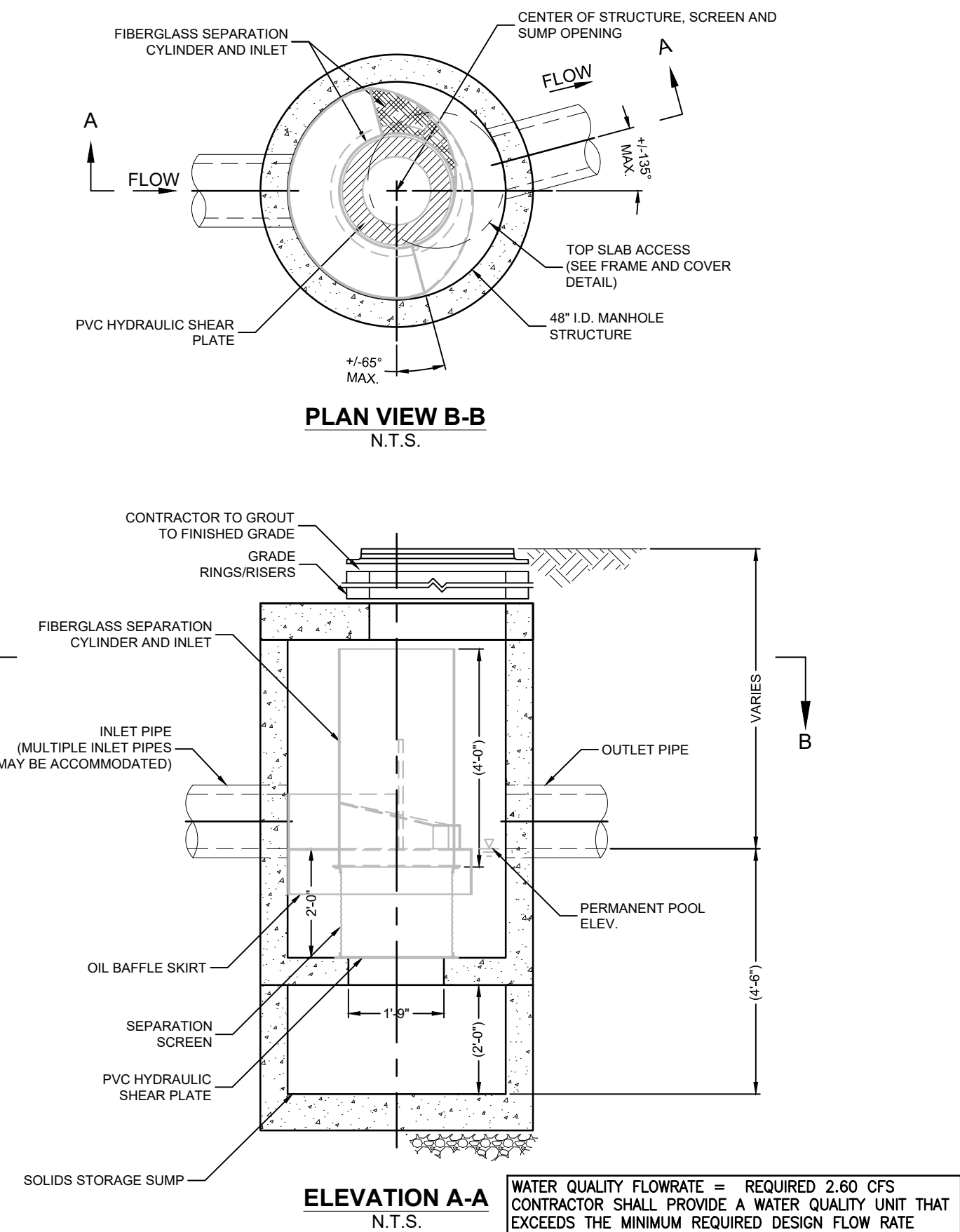


6 WATER PIPE CONNECTION WITH TAPPING SLEEVE AND GATE VALVE
NTS

7 THRUST BLOCKS (WATER SYSTEM)
NTS

PIPE SIZE	WATER PIPE	
	TEE, DEAD END, 90° BEND	45° & 22~8° BENDS
4" OR LESS	3 SQ. FEET	3 SQ. FEET
6"	4 SQ. FEET	3 SQ. FEET
8"	6 SQ. FEET	3 SQ. FEET
10"	9 SQ. FEET	5 SQ. FEET
12"	13 SQ. FEET	7 SQ. FEET
16"	23 SQ. FEET	12 SQ. FEET

- THRUST BLOCKS TO EXTEND TO UNDISTURBED GROUND.
- ALL CONCRETE SHALL BE CLASS B.
- TABLE IS BASED ON 3000 LB./SQ. FT. SOIL. IF SOIL CONDITIONS ARE FOUND TO INDICATE SOIL BEARING LESS, THE AREAS SHALL BE INCREASED ACCORDINGLY.
- AREAS FOR PIPES GREATER THAN 16" SHALL BE CALCULATED FOR EACH PROJECT.
- FOR ALL NON BEARING VERTICAL SURFACES.



8 WATER QUALITY UNIT DETAIL
NTS

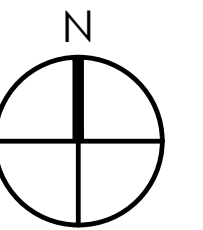
TGAS

THE GALANTE ARCHITECTURE STUDIO INC

146 MT AUBURN ST CAMBRIDGE, MA 02138

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Project Number
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Randolph, MA 02368



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F 508.877.8349
www.samiotes.com

Drawing Title

CIVIL DETAILS

Date/Issued For
03.14.23

Planning Board
Submission

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CONSTRUCTION

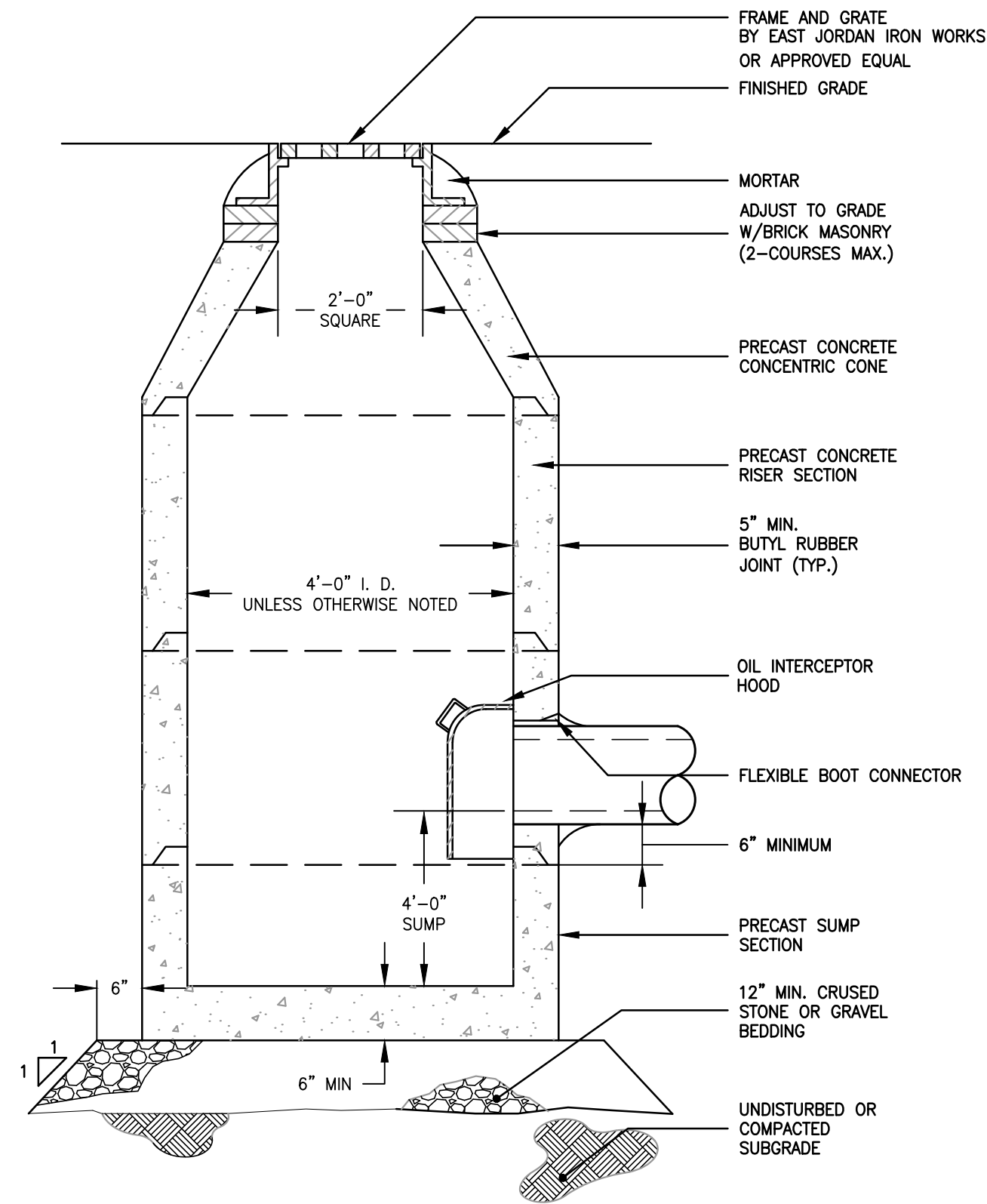
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As Noted

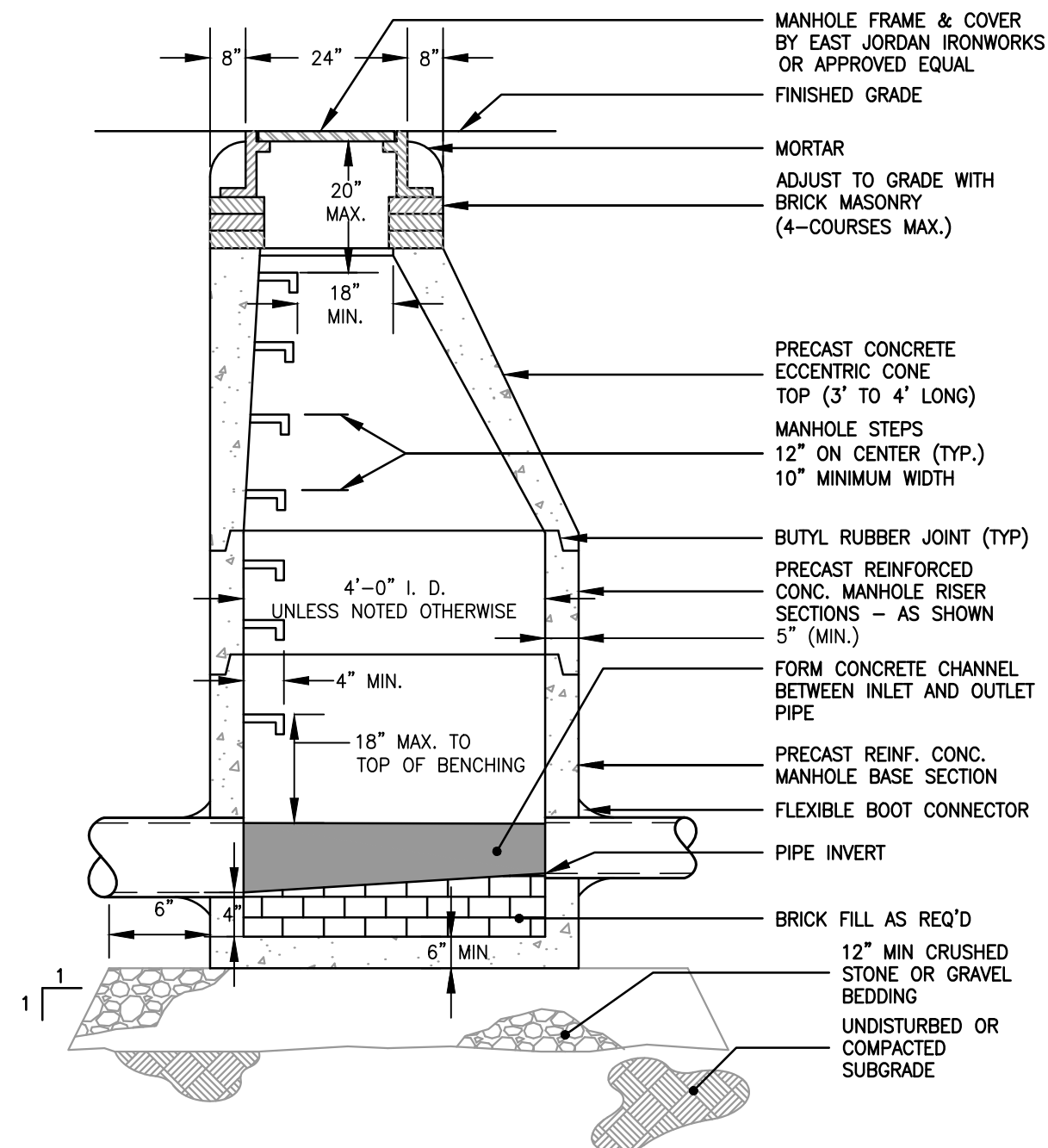
Drawn By
MEK

Drawing Number
C-501

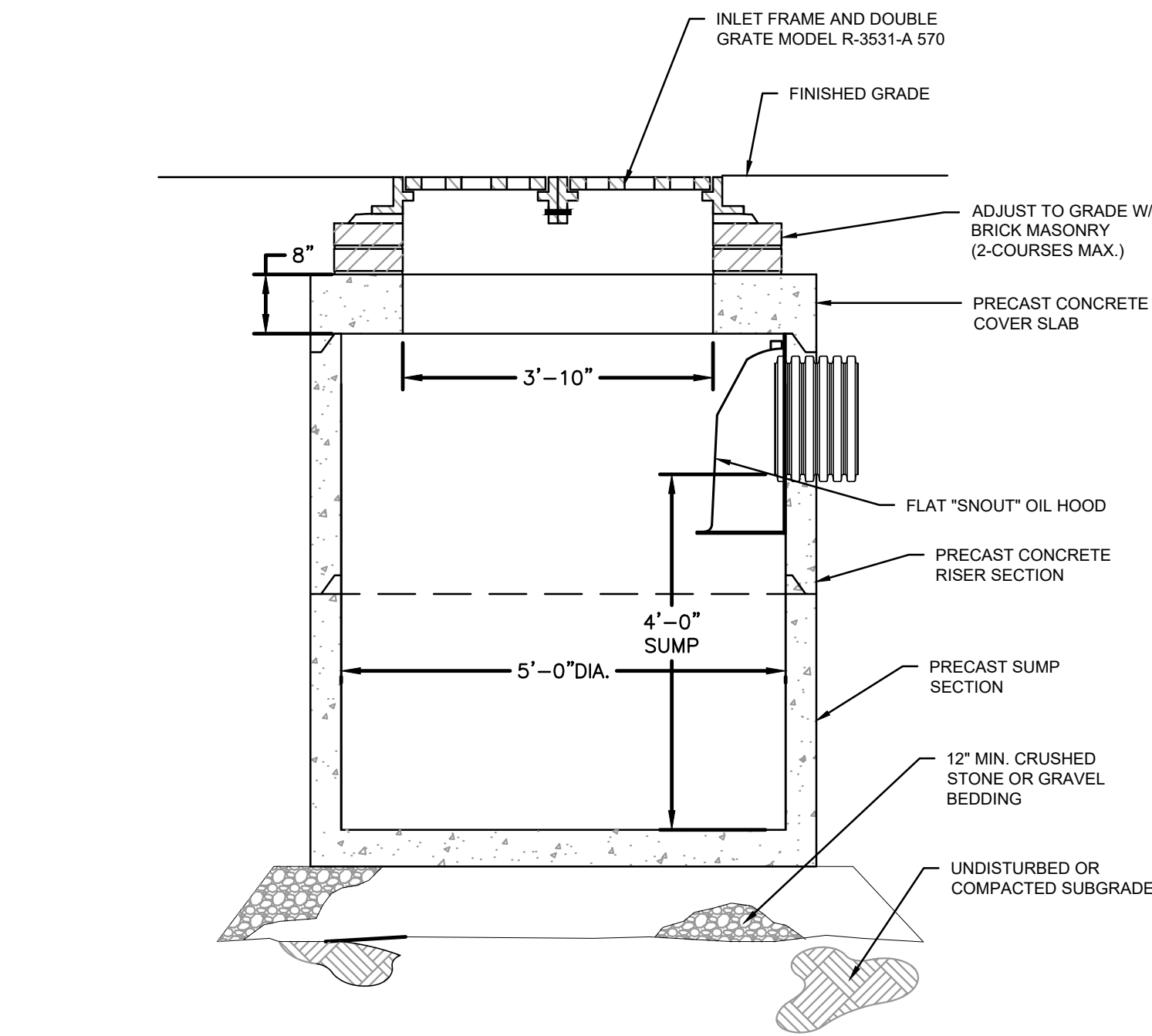
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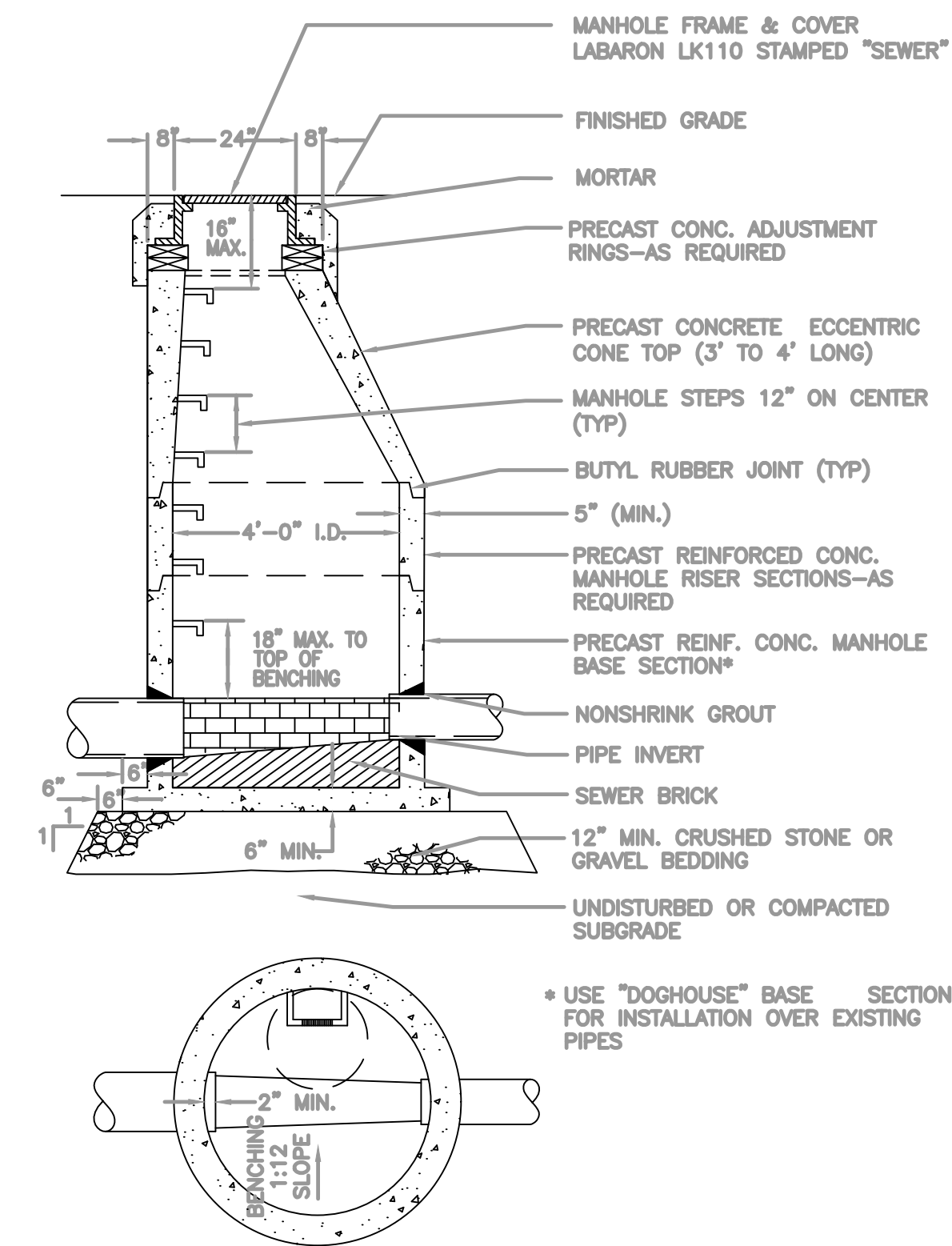
1 CATCH BASIN
NTS



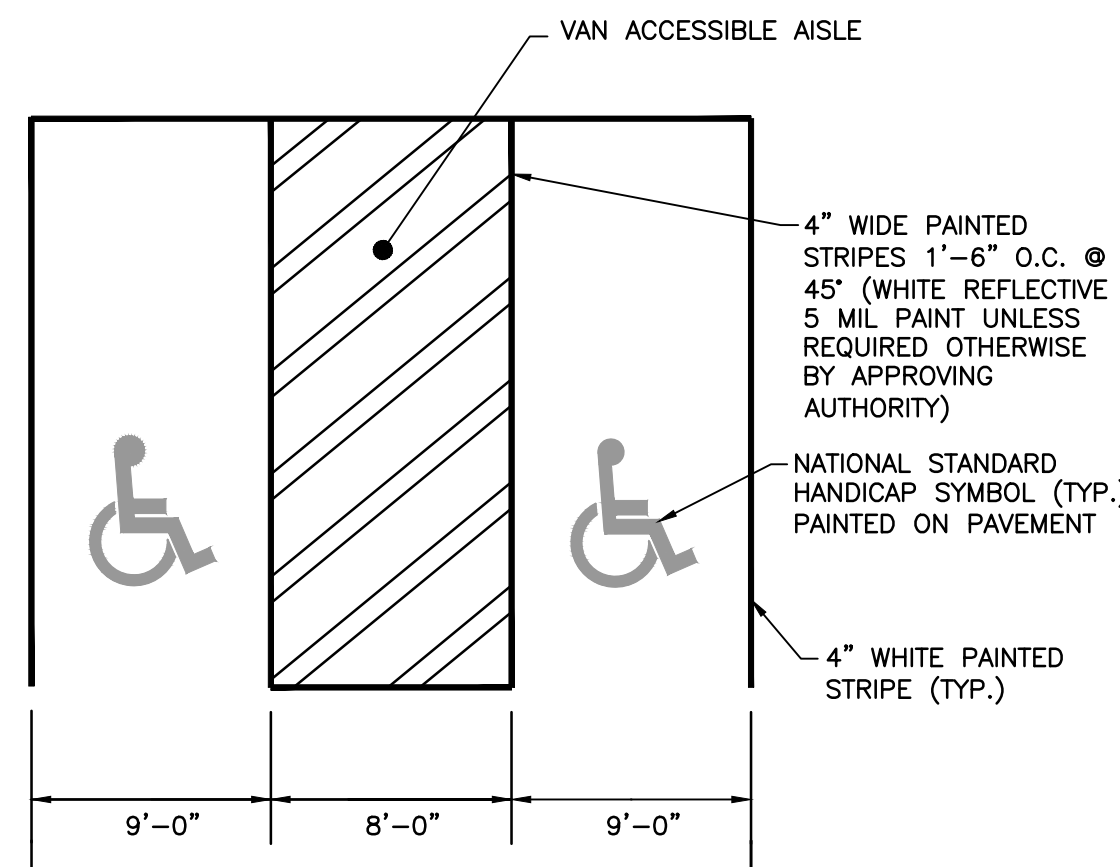
2 PRECAST STORM DRAIN MANHOLE
NTS



X DOUBLE CATCH BASIN
NTS



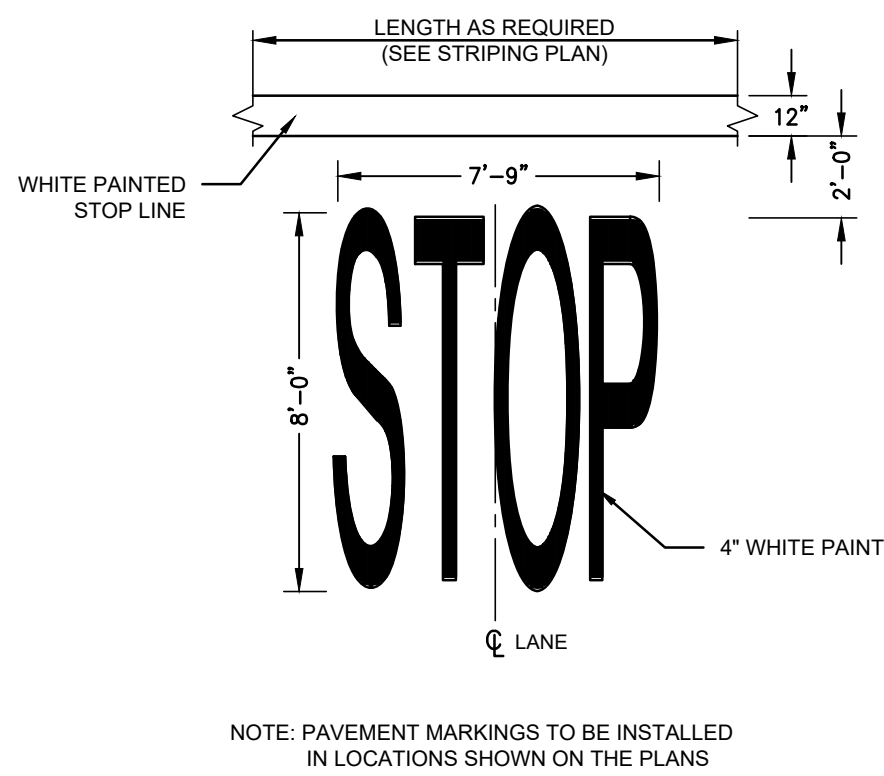
3 PRECAST SANITARY MANHOLE
NTS



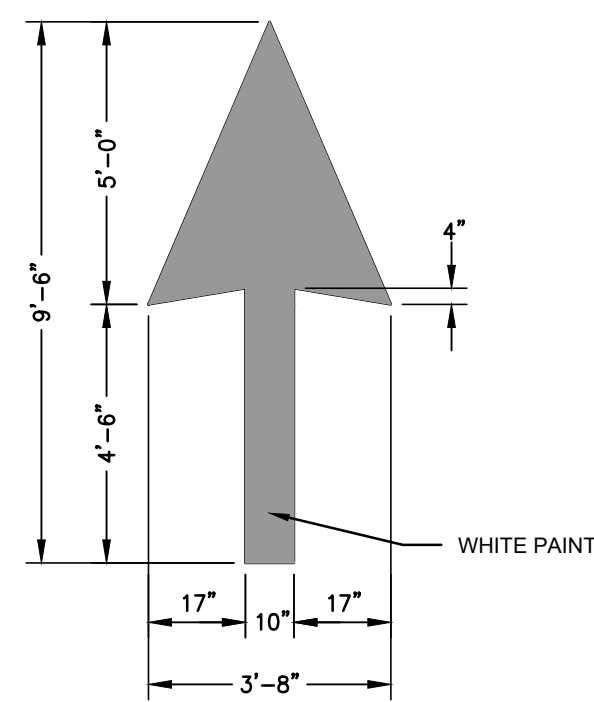
NOTES:

- HANDICAPPED PARKING AREAS SHALL BE CONSTRUCTED PER LOCAL, STATE AND/OR FEDERAL ACCESSIBILITY REQUIREMENTS.
- MAXIMUM PAVEMENT SLOPES IN ADA PARKING AREAS SHALL NOT EXCEED 2% IN ALL DIRECTIONS.

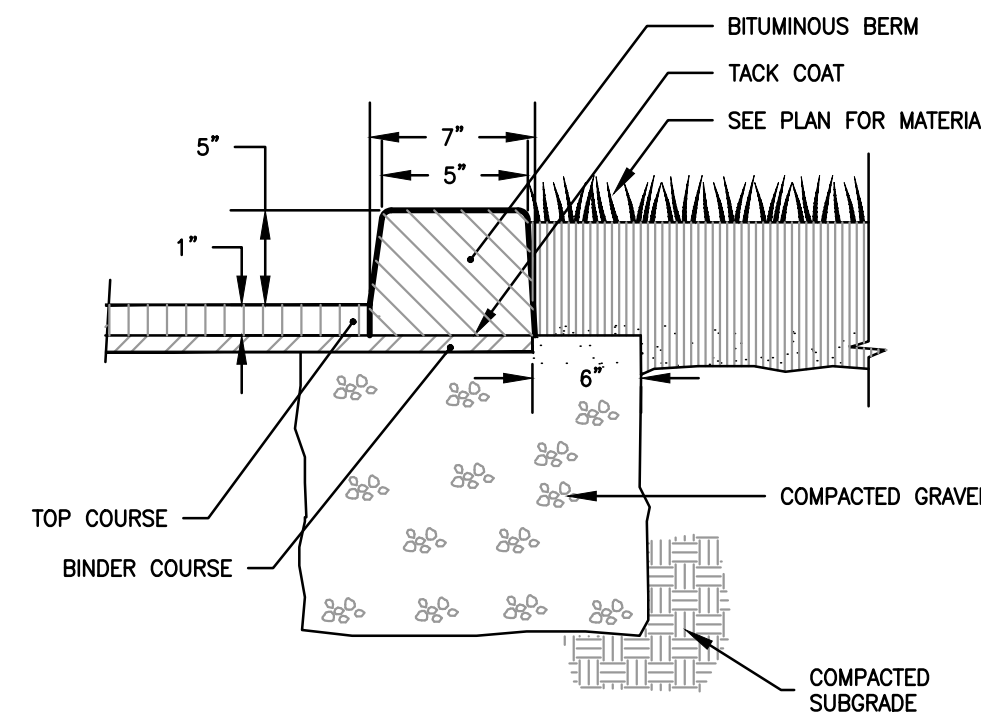
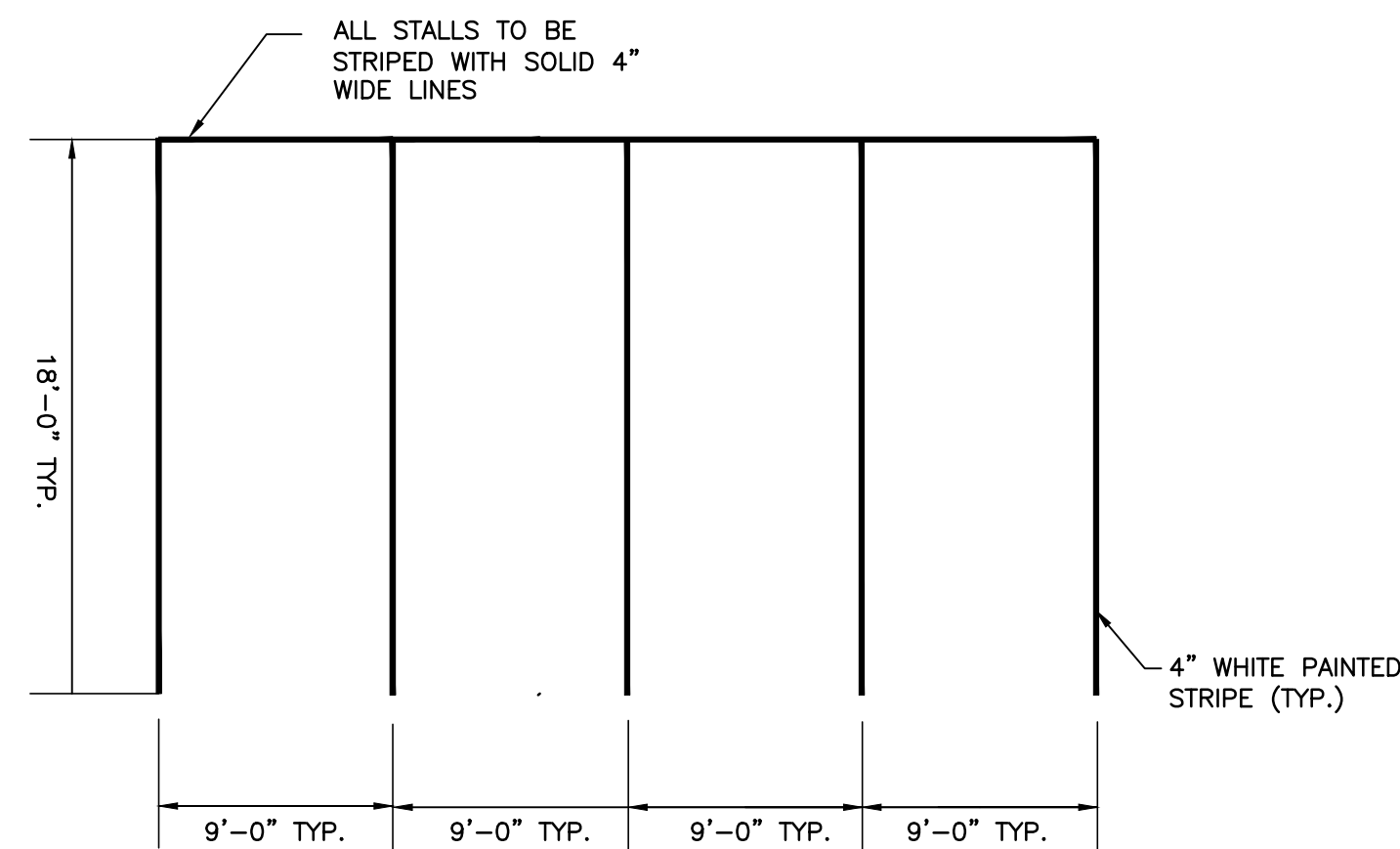
4 HANDICAP PARKING STALL DETAIL
NTS



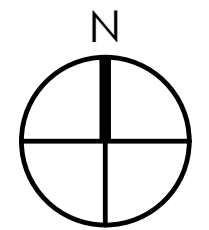
5 PAVEMENT MARKING DETAIL
NTS



6 PAVEMENT MARKING DETAIL
NTS



7 BITUMINOUS BERM
NTS



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2221

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Drawing Title

CIVIL
DETAILS

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Submission

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Print 24x36

Scale
As Noted

Drawn By

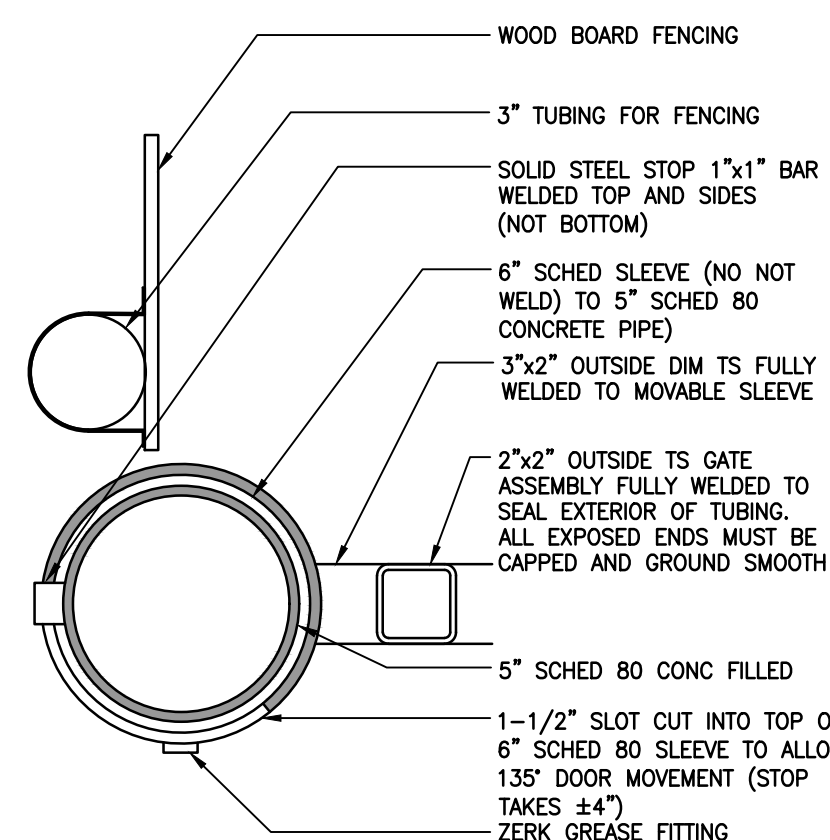
Drawing Number

C-502

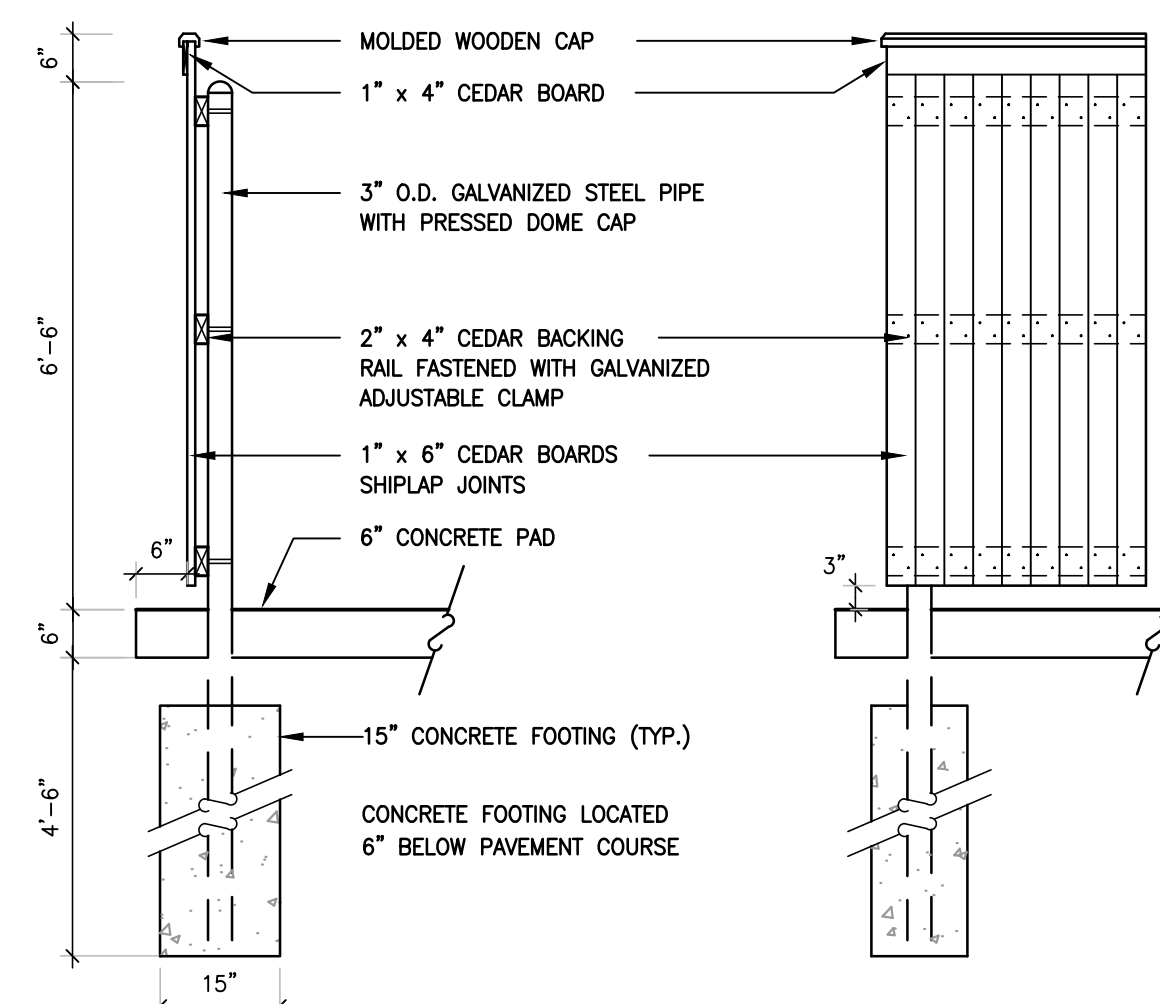
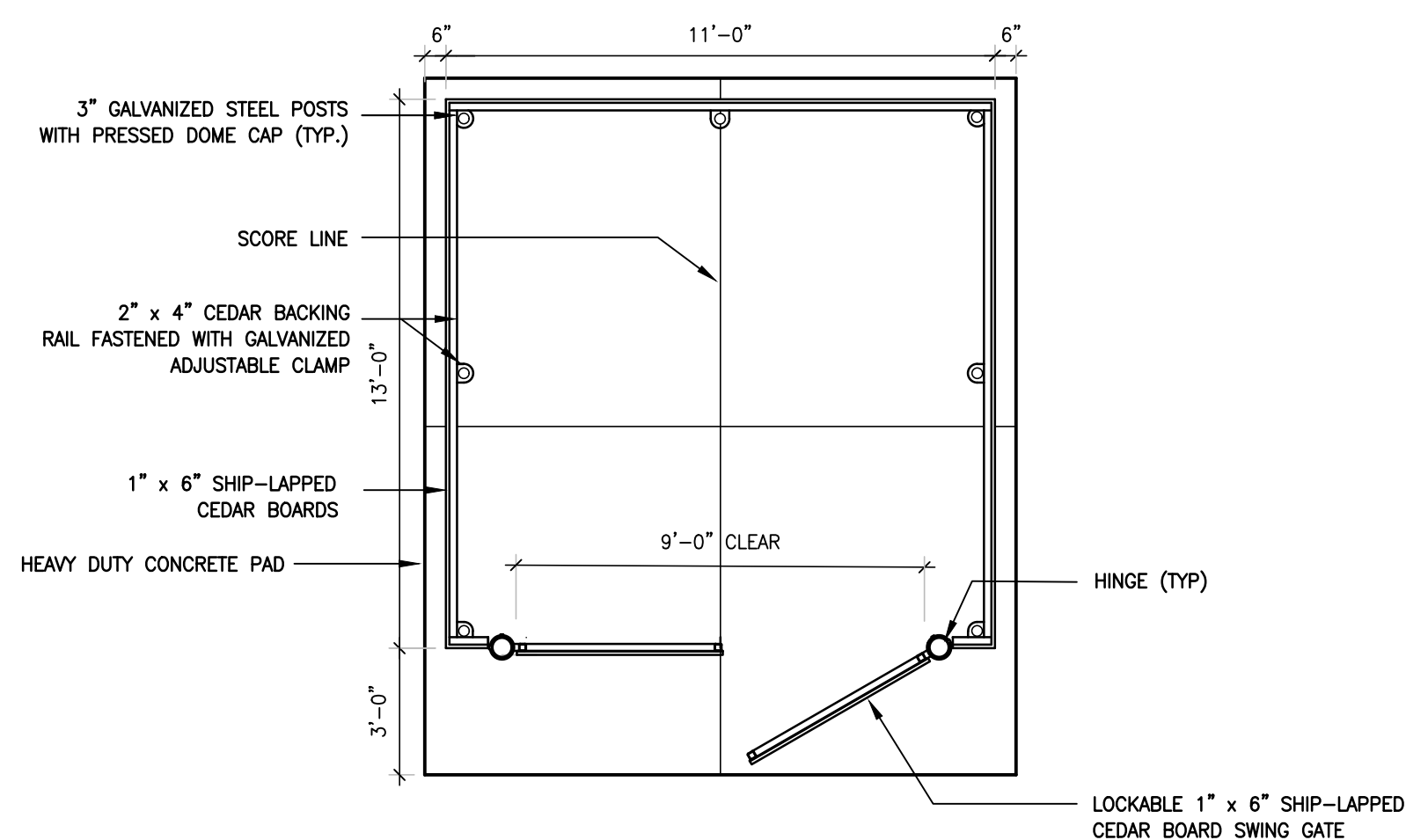
3 CONCRETE FILLED STEEL PIPE BOLLARD

TRAFFIC CONTROL SIGNAGE SCHEDULE						
IDENTIFICATION NUMBER	SIZE OF SIGN (INCHES)		UNIT AREA SF	TEXT SEE MUTCD 2009 FOR TEXT DIMENSIONS AND COLORS	NUMBER OF SIGNS REQUIRED	AREA IN SQUARE FEET
	WIDTH	HEIGHT				
R1-1	30"	30"	4.18		TBD	10.36
R7-8	12"	18"	1.50		TBD	6.00
R7-8P	18"	9"	1.13		TBD	4.52
R5-1	30"	30"	6.25		TBD	12.50
R6-1(L)	36"	12"	3.00		TBD	3.00

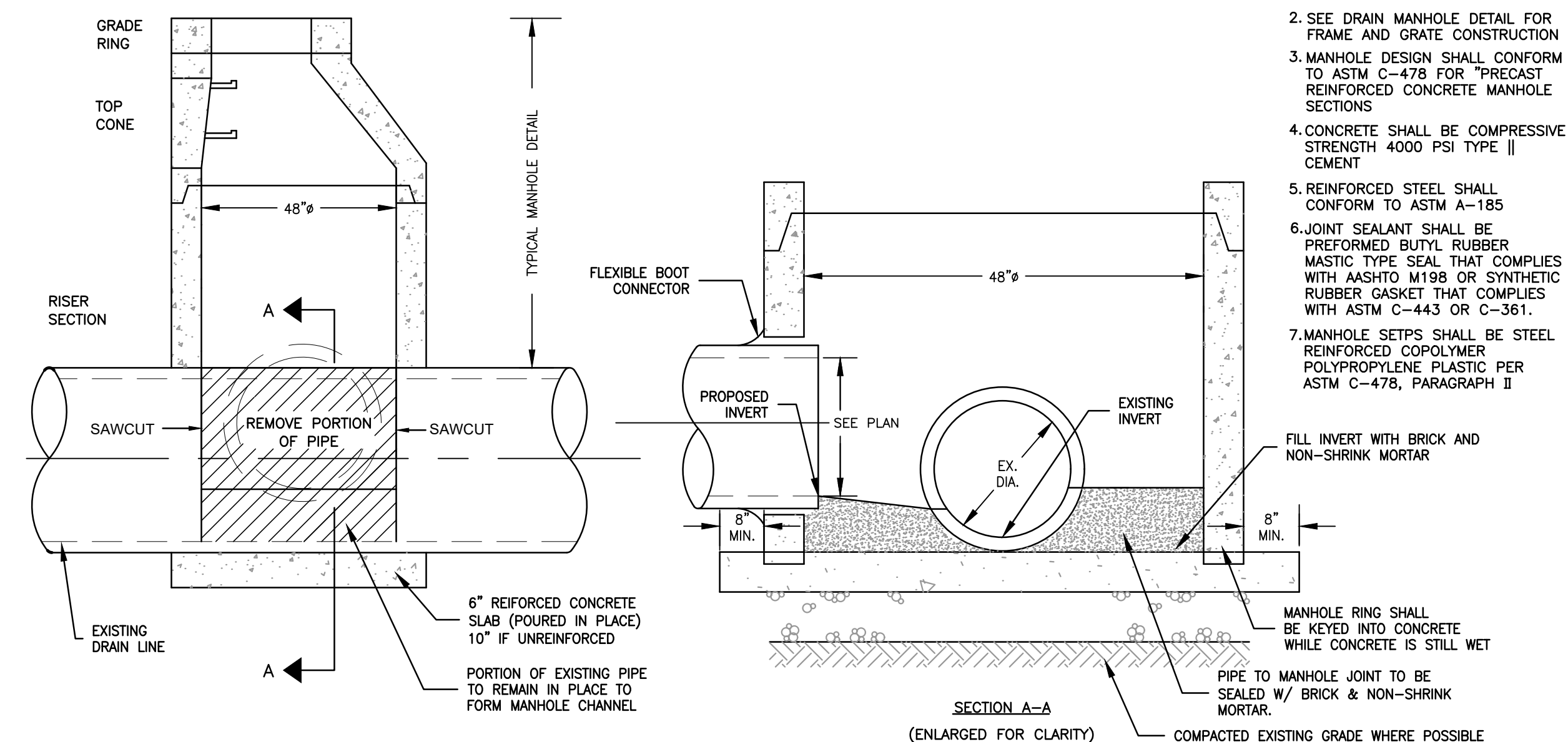
3 TRAFFIC SIGNAGE SCHEDULE



HINGE DETAIL (PLAN)



DUMPSTER ENCLOSURE PLAN & ENCLOSURE



13 DOGHOUSE MANHOLE DETAIL



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CIVIL UTILITIES PLAN

Date/Issued For
03.14.23

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Print 24x36

Scale
As Noted

Drawn By

Drawing Number
C-503