

# SITE PLAN

## 16 FENCOURT AVENUE, RANDOLPH, MA

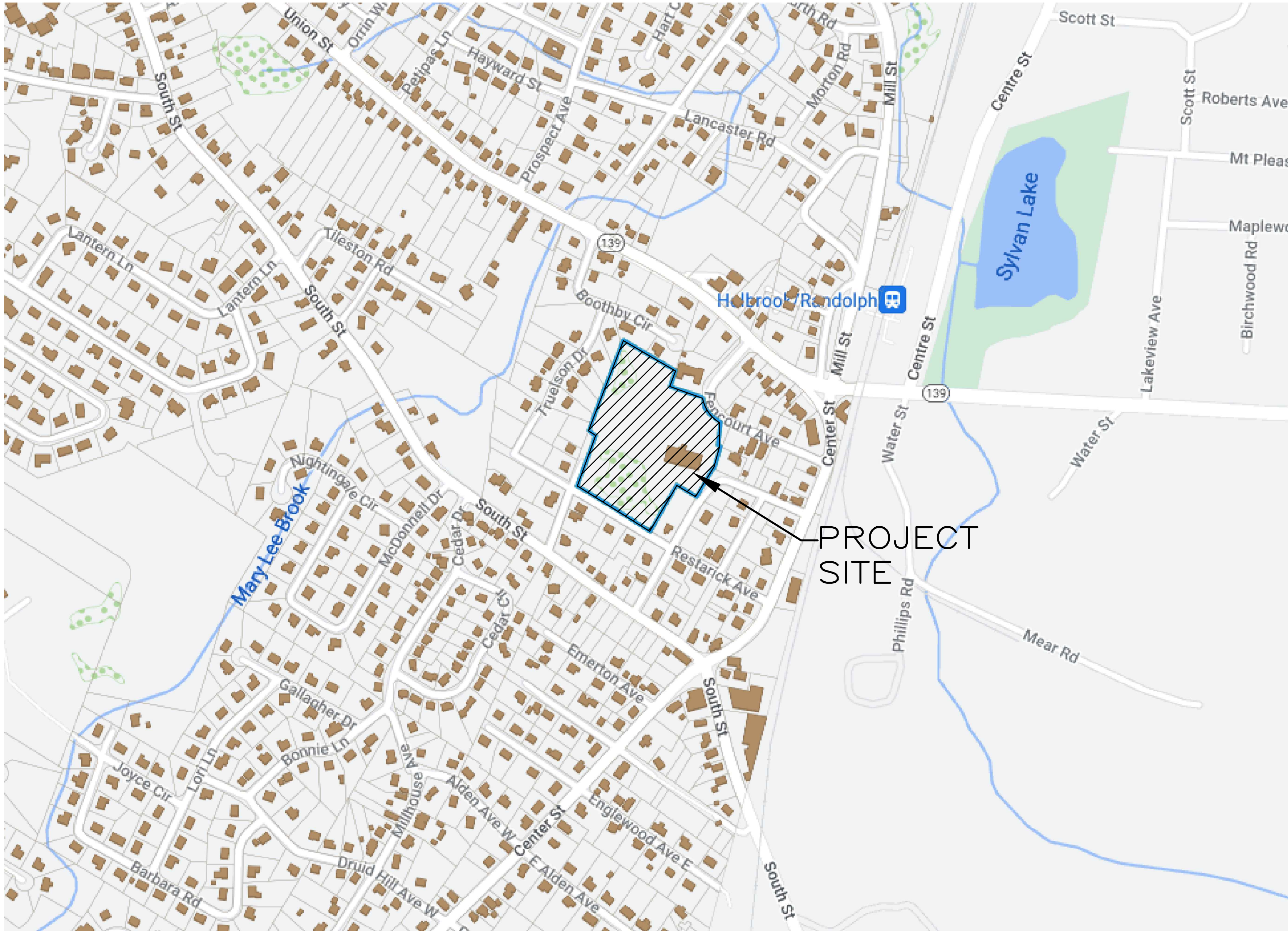
| DIMENSIONAL REQUIREMENTS |           |             |             |
|--------------------------|-----------|-------------|-------------|
| ZONING ITEM              | UCTD      | EXISTING    | PROPOSED    |
| MIN. LOT AREA            | 5 ACRES   | 7.13 ACRES  | 7.13 ACRES  |
| MIN. LOT FRONTAGE/DEPTH  | 100/75 FT | 142.5/599FT | 142.5/599FT |
| MAX. YARD – FRONT        | 10 FT**   | 167.5 FT    | 5.4 FT      |
| MIN. YARD – SIDE         | 30 FT***  | 69.9 FT     | 30 FT       |
| MIN. YARD – REAR         | 30 FT***  | 287.3 FT    | 30 FT       |
| BUILDING HEIGHT          | NOTE****  | 1 STORY     | 3 STORIES   |
| MIN. OPEN SPACE          | 10%       | 79%         | 45.1%       |

\* VARIANCE REQUIRED

\*\* IN ORDER TO DEFINE A CONSISTENT BUILDING LINE ALONG THE STREET, NEW BUILDING SHALL NOT BE SET BACK MORE THAN (10) FEET FROM THE FRONT PROPERTY LINE.

\*\*\* A UCTD PROJECT SHALL COMPLY WITH THE FOLLOWING REQUIREMENT:  
1) SIDE YARD SETBACK FOR THREE (3) STORY BUILDING ABUTTING A RESIDENTIAL DISTRICT: 30 FEET FROM THE LOT LINE.  
2) REAR YARD SETBACK FOR THREE (3) STORY BUILDING ABUTTING A RESIDENTIAL DISTRICT: 30 FEET FROM THE LOT LINE.

\*\*\*\* THE MINIMUM PERMITTED HEIGHT FOR BUILDING IN A UCTD PROJECT SHALL BE TWO (2) STORIES OR TWENTY (20) FEET, WHICHEVER IS GREATER, AND THE MAXIMUM PERMITTED HEIGHT FOR BUILDING AND STRUCTURES IN A UCTD PROJECT SHALL BE FOUR (4) STORIES OR (FORTY) 40 FEET, WHICH EVER IS LESS.  
1) THE HEIGHT OF A BUILDING OR STRUCTURE IN THE UCTD SHALL BE DEFINED AS THE VERTICAL DISTANCE FROM THE AVERAGE GRADE OF THE STREET THE PROPERTY HAS FRONTAGE ON, ALONG THE FRONTAGE OF THE LOT/S OF THE UCTD PROJECT AT THE TIME OF THE SPECIAL PERMIT APPLICATION, TO THE TOP OF THE STRUCTURE (THE HIGHEST ROOF BEAMS OF A FLAT ROOF, THE DECK OF A MANSARD ROOF OR THE MEAN LEVEL OF THE HIGHEST GABLE OR SLOPE OF A HIP ROOF).



LOCUS MAP  
APPROX. 1" = 300'

### DRAWING INDEX:

- C-1 TITLE SHEET
- C-2 LAYOUT PLAN
- C-3 GRADING AND DRAINAGE PLAN
- C-4 UTILITY PLAN
- C-5 DEMOLITION & EROSION CONTROL PLAN
- C-6 DETAIL SHEET 1
- C-7 DETAIL SHEET 2
- C-8 DETAIL SHEET 3

ZONING:  
UCTD

RECORD OWNER:  
TAJ ESTATES OF RANDOLPH II, LLC  
BOOK 39214 PAGE 555

DATUM:  
ALL ELEVATIONS ARE ON NAVD 1988 DATUM

- GENERAL NOTES
1. NOTIFY DIG-SAFE AT 1-888-DIG-SAFE PRIOR TO EXCAVATION.
  2. EXISTING CONDITIONS BASE MAP PROVIDED BY TURNING POINT ENGINEERING, INC. REFERENCE TO THE EXISTING CONDITIONS PLAN.

OWNER/APPLICANT:  
TAJ ESTATES OF RANDOLPH II, LLC  
16 FENCOURT AVENUE  
RANDOLPH, MA 02368

LEGAL COUNCIL:  
KEVIN M. REILLY, ESQ  
19 SOUTH MAIN STREET  
RANDOLPH, MA 02368  
(781) 961-7343

ARCHITECT:  
DENNIS COLWELL ARCHITECTS  
132 CENTRAL STREET, SUITE 203  
FOXBOROUGH, MA 02035  
(508) 241-2122

CIVIL ENGINEER:  
HARDY + MAN DESIGN GROUP PC  
1285 WASHINGTON STREET  
WEYMOUTH, MA 02189  
(781) 335-1464

LAND SURVEYOR:  
BORDERLAND ENGINEERING, INC.  
61 PLEASANT STREET, STUDIO B  
RANDOLPH, MA 02368  
(781) 963-9500

TRAFFIC ENGINEER:  
VANASSE & ASSOCIATES, INC.  
35 NEW ENGLAND BUSINESS CENTER DRIVE  
SUITE 140  
ANDOVER, MA 01810  
(978) 474-8800

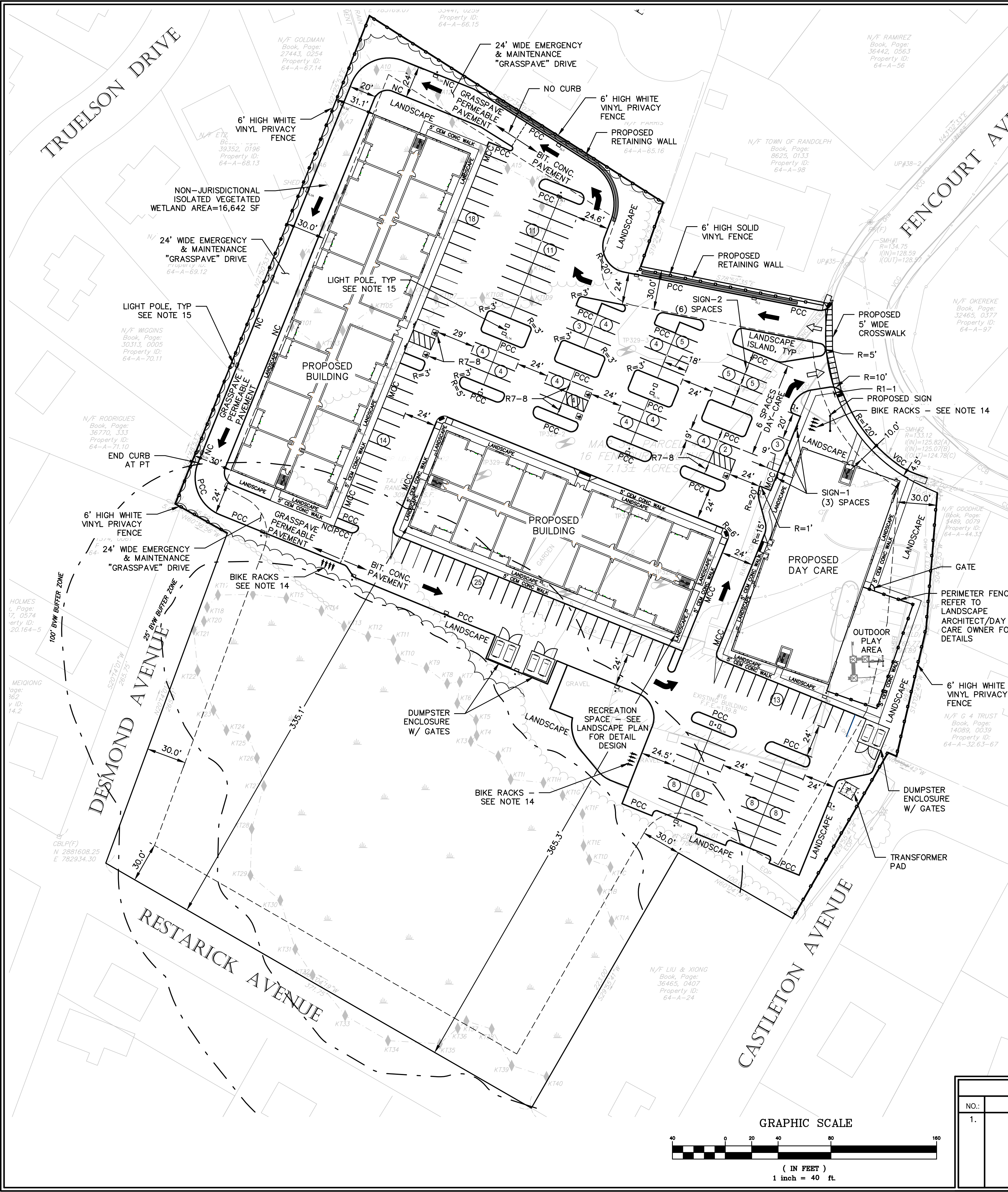
SITE LIGHTING CONSULTANT:  
BOSTON LIGHT SOURCE  
64 COMMERCIAL WHARF  
BOSTON, MA 02110  
(617) 788-2400

09/26/2022

09/26/2022

| REVISIONS: |                           |           | TITLE SHEET<br>16 Fencourt Ave<br>RANDOLPH, MASSACHUSETTS |                                                                  | HARDY + MAN<br>DESIGN GROUP, PC<br>CIVIL ENGINEERING &<br>LAND DEVELOPMENT CONSULTING | 1285 WASHINGTON STREET<br>WEYMOUTH, MA<br>(781) 335-1464 |
|------------|---------------------------|-----------|-----------------------------------------------------------|------------------------------------------------------------------|---------------------------------------------------------------------------------------|----------------------------------------------------------|
| NO.:       | COMMENTS:                 | DATE:     |                                                           |                                                                  |                                                                                       |                                                          |
| 1.         | SITE PLAN REVIEW COMMENTS | 9-26-2022 | DRAWN BY: JKY<br>DESIGNED BY: CYM<br>CHECKED BY: CYM      | DATE: 9-06-2022<br>LATEST REVISION: 9-26-2022<br>SCALE: 1" = 40' | PREPARED FOR:<br>PERMITTING                                                           | SHEET<br>C-1                                             |





| TRAFFIC SIGN SUMMARY     |              |        |                                                                                     |                             |                             |                             |                                |                             |                             |                             |                                        |
|--------------------------|--------------|--------|-------------------------------------------------------------------------------------|-----------------------------|-----------------------------|-----------------------------|--------------------------------|-----------------------------|-----------------------------|-----------------------------|----------------------------------------|
| IDENTIFICATION<br>NUMBER | SIZE OF SIGN |        | TEXT                                                                                | TEXT DIMENSIONS (INCHES)    |                             |                             | NUMBER<br>OF SIGNS<br>REQUIRED | COLOR                       |                             |                             | POST SIZE<br>AND<br>NUMBER<br>REQUIRED |
|                          | WIDTH        | HEIGHT |                                                                                     | LETTER<br>HEIGHT            | VERTICAL<br>SPACING         | ARROW                       |                                | BACK-<br>GROUND             | LEGEND                      | BORDER                      |                                        |
| R7-8                     | 12"          | 18"    |  | SEE 2009<br>MUTCD STANDARDS | SEE 2009<br>MUTCD STANDARDS | SEE 2009<br>MUTCD STANDARDS | 5                              | SEE 2009<br>MUTCD STANDARDS | SEE 2009<br>MUTCD STANDARDS | SEE 2009<br>MUTCD STANDARDS | P-5<br>5                               |
| R1-1                     | 30"          | 30"    |  | SEE 2009<br>MUTCD STANDARDS | SEE 2009<br>MUTCD STANDARDS | SEE 2009<br>MUTCD STANDARDS | 1                              | SEE 2009<br>MUTCD STANDARDS | SEE 2009<br>MUTCD STANDARDS | SEE 2009<br>MUTCD STANDARDS | P-5<br>1                               |
| SIGN-1                   | 12"          | 18"    |  |                             |                             |                             | 3                              |                             |                             |                             | P-5<br>3                               |
| SIGN-2                   | 12"          | 18"    |  |                             |                             |                             | 6                              |                             |                             |                             | P-5<br>6                               |

GENERAL NOTES:

- TOPOGRAPHIC DATA, PROPERTY LINE INFORMATION, AND EXISTING SITE FEATURES WERE OBTAINED FROM TURNING POINT ENGINEERING, AND BORDERLAND ENGINEERING, INC., DATED AUGUST 13, 2022.
- THE CONTRACTOR SHALL COMPLY WITH MASSACHUSETTS GENERAL LAWS CHAPTER 82, SECTION 40, AS AMENDED, WHICH STATES THAT NO ONE MAY EXCAVATE IN THE COMMONWEALTH OF MASSACHUSETTS EXCEPT IN AN EMERGENCY WITHOUT 72 HOURS NOTICE, EXCLUSIVE OF SATURDAYS, SUNDAYS, AND LEGAL HOLIDAYS, TO NATURAL GAS PIPELINE COMPANIES, AND MUNICIPAL UTILITY DEPARTMENTS THAT SUPPLY GAS, ELECTRICITY, TELEPHONE, OR CABLE TELEVISION SERVICE IN OR TO THE CITY OR TOWN WHERE THE EXCAVATION IS TO BE MADE. THE CONTRACTOR SHALL CALL "DIG SAFE" AT 1-888-DIG-SAFE.
- THE CONTRACTOR SHALL COMPLY WITH MASSACHUSETTS GENERAL LAWS CHAPTER 82A, ALSO REFERRED TO AS JACKIE'S LAW, AS DETAILED IN SECTION 520 CMR 14.00 OF THE CODE OF MASSACHUSETTS REGULATIONS.
- THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES, REGULATIONS AND SAFETY CODES IN THE CONSTRUCTION OF ALL IMPROVEMENTS.
- THE LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES ARE APPROXIMATE AND ALL UTILITIES MAY NOT BE SHOWN. PRESENCE AND LOCATIONS OF ALL UTILITIES WITHIN THE LIMIT OF WORK MUST BE DETERMINED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING AND CONTACTING THE CONTROLLING AUTHORITIES AND/OR UTILITY COMPANIES RELATIVE TO THE LOCATIONS AND ELEVATIONS OF THEIR LINES. THE CONTRACTOR SHALL KEEP A RECORD OF ANY DISCREPANCIES OR CHANGES IN THE LOCATIONS OF ANY UTILITIES SHOWN OR ENCOUNTERED DURING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE OWNER AND HARDY + MAN DESIGN GROUP, PC. ANY DAMAGE RESULTING FROM THE FAILURE OF THE CONTRACTOR TO MAKE THESE DETERMINATIONS AND CONTACTS SHALL BE BORNE BY THE CONTRACTOR.
- THE CONTRACTOR SHALL, THROUGHOUT CONSTRUCTION, TAKE ADEQUATE PRECAUTIONS TO PROTECT ALL WALKS, GRADING, SIDEWALKS AND SITE DETAILS OUTSIDE OF THE LIMIT OF WORK AS DEFINED ON THE DRAWINGS AND SHALL REPAIR AND REPLACE OR OTHERWISE MAKE GOOD AS DIRECTED BY THE ENGINEER OR OWNER'S DESIGNATED REPRESENTATIVE ANY SUCH OR OTHER DAMAGE SO CAUSED.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY AND ALL CONSTRUCTION MEANS AND METHODS.
- PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE SITE AND CONSTRUCTION DOCUMENT TO DEVELOP A THOROUGH UNDERSTANDING OF THE PROJECT, INCLUDING ANY SPECIAL CONDITIONS AND CONSTRAINTS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PROJECT SITE AND TO VERIFY ALL CONDITIONS IN THE FIELD AND REPORT DISCREPANCIES BETWEEN PLANS AND ACTUAL CONDITIONS TO THE OWNER OR OWNER'S REPRESENTATION IMMEDIATELY.
- THE CONTRACTOR SHALL CONDUCT ALL NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN ALL NECESSARY CONSTRUCTION PERMITS.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE ESTABLISHMENT AND USE OF ALL VERTICAL AND HORIZONTAL CONSTRUCTION CONTROLS.
- ELEVATIONS REFER TO TOWN OF RANDOLPH DATUM.
- EXCESSIVE SNOW TO BE REMOVED BY AN INDEPENDENT CONTRACTOR AND REMOVED OFF SITE.
- REFER TO LANDSCAPING DRAWINGS FOR BIKE RACKS DETAILS.
- REFER TO SITE LIGHTING CONSULTANT FOR EXACT LOCATIONS AND DETAILS.

DIMENSIONAL REQUIREMENTS

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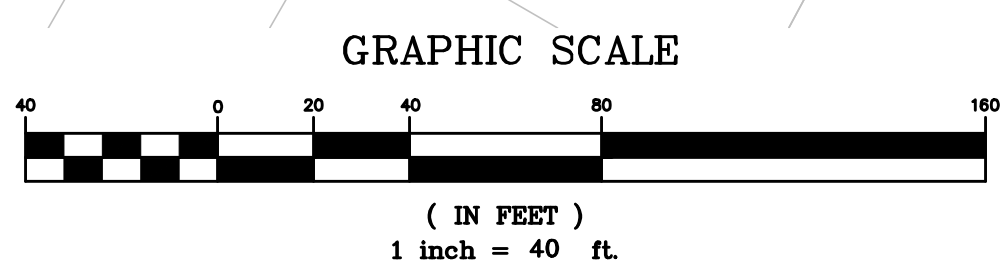
PARKING REQUIREMENTS

| ZONING                         | REQUIRED | PROVIDED |
|--------------------------------|----------|----------|
| 107 UNITS/12,000 SF COMMERCIAL | 201*     | 183      |

\*(107x1.5) + (12000/400) + (107/10) = 160.5 + 30 + 10.7 = 201

LEGEND

|          |                                    |
|----------|------------------------------------|
| MCC      | MONOLITHIC CONCRETE CURB           |
| NC       | NO CURB                            |
| PCC      | PRECAST CONCRETE CURB              |
| VGC      | VERTICAL GRANITE CURB              |
| TYP      | TYPICAL                            |
| [Symbol] | DETECTABLE WARNING PANEL           |
| [Symbol] | CEMENT CONCRETE                    |
| [Symbol] | FIRE TRUCK ACCESS EXHIBIT          |
| [Symbol] | VEHICLE TRAFFIC FLOW               |
| [Symbol] | PROPOSED 6' HIGH SOLID VINYL FENCE |
| [Symbol] | PROPOSED TREE LINE                 |
| [Symbol] | PROPOSED SITE LIGHTING             |



REVISIONS:

| NO. | COMMENTS:                 | DATE:     |
|-----|---------------------------|-----------|
| 1.  | SITE PLAN REVIEW COMMENTS | 9-26-2022 |

LAYOUT PLAN  
16 Fencourt Ave  
RANDOLPH, MASSACHUSETTS

DRAWN BY: JKY  
DESIGNED BY: CYM  
CHECKED BY: CYM

DATE: 9-06-2022  
LATEST REVISION: 9-26-2022  
SCALE: 1" = 40'

HARDY + MAN  
DESIGN GROUP, PC  
CIVIL ENGINEERING &  
LAND DEVELOPMENT CONSULTING

1285 WASHINGTON STREET  
WEYMOUTH, MA  
(781) 335-1464

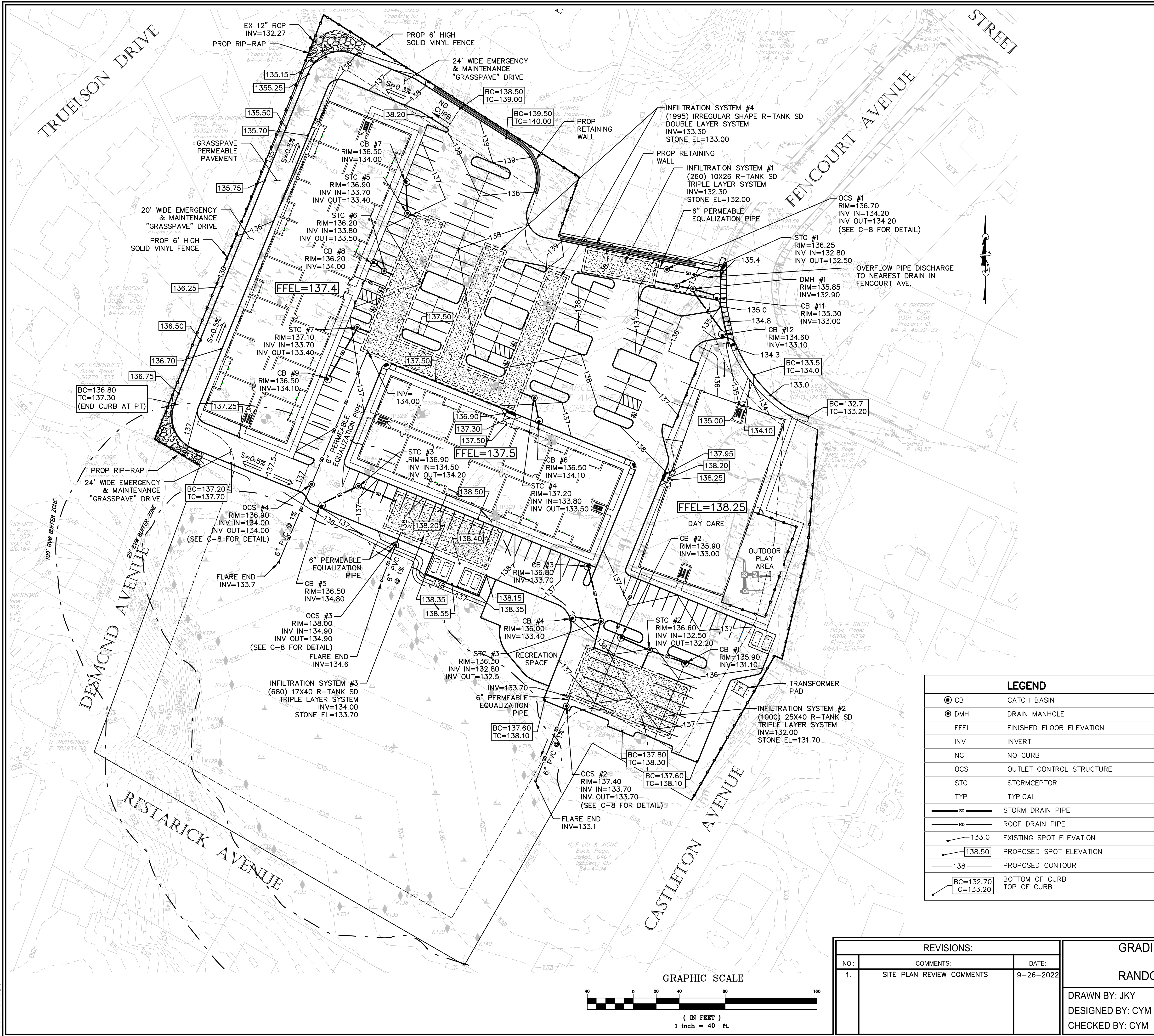
PREPARED FOR:  
PERMITTING

SHEET  
C-2

09/26/2022







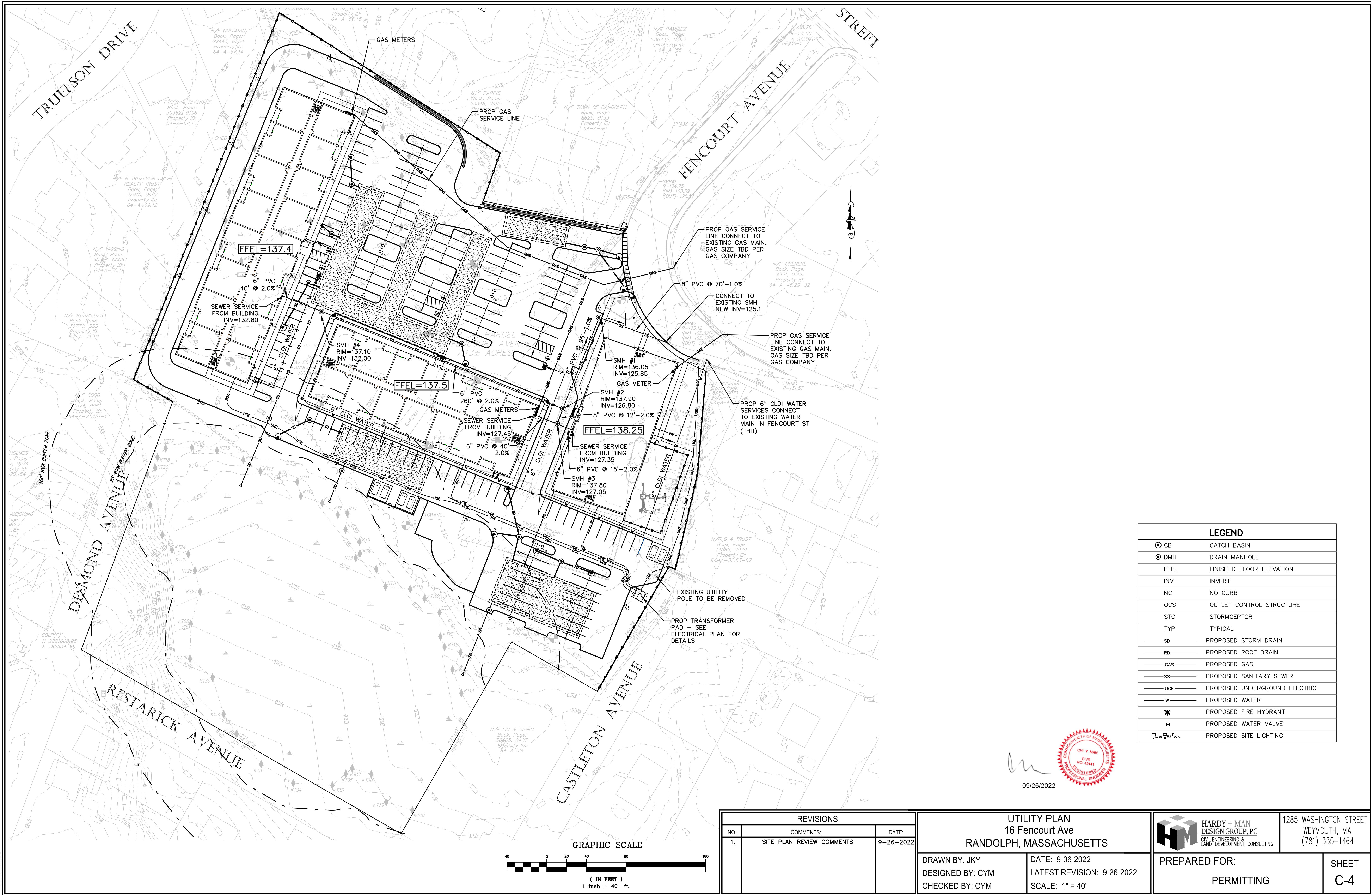
| TEST PIT #1 (9-10-2021)                   |         |                   |          |                                   |
|-------------------------------------------|---------|-------------------|----------|-----------------------------------|
| DEPTH(IN)                                 | HORIZON | SOIL TEXTURE      | COLOR    | OTHER                             |
| 0-13                                      | A       | FILL              |          |                                   |
| 13-36                                     | B       | FILL              |          |                                   |
| 36-72                                     | C       | COARSE SANDY LOAM | 10Y 4/3  | FRIABLE 5% COBBLE<br>SOME BOULDER |
| WEeping @60"                              |         |                   |          |                                   |
| TEST PIT #2 (9-10-2021)                   |         |                   |          |                                   |
| DEPTH(IN)                                 | HORIZON | SOIL TEXTURE      | COLOR    | OTHER                             |
| 0-36                                      | A       | FILL              |          |                                   |
| 36-92                                     | B       | FINE SAND         | 10YR 4/3 | LIKE BEACH SAND                   |
| NO GROUNDWATER<br>NO WEeping<br>NO MOTTLE |         |                   |          |                                   |
| TEST PIT #3 (9-10-2021)                   |         |                   |          |                                   |
| DEPTH(IN)                                 | HORIZON | SOIL TEXTURE      | COLOR    | OTHER                             |
| 0-13                                      | A       | FILL              |          |                                   |
| 13-36                                     | B       | FILL              |          |                                   |
| 36-100                                    | C       | LOAMY SAND        | 10Y 4/3  | FINE FRIABLE<br>1% COBBLE         |
| WEeping @63"                              |         |                   |          |                                   |
| TEST PIT #4 (9-10-2021)                   |         |                   |          |                                   |
| DEPTH(IN)                                 | HORIZON | SOIL TEXTURE      | COLOR    | OTHER                             |
| 0-42                                      | A       | SANDY LOAM        |          | BURIED A                          |
| 42-60                                     | B       | LOAMY SAND        |          |                                   |
| 60-90                                     | C       | FINE SAND         | 10YR 5/3 | 3% COBBLE                         |
| WEeping @60"                              |         |                   |          |                                   |
| TEST PIT #5 (9-10-2021)                   |         |                   |          |                                   |
| DEPTH(IN)                                 | HORIZON | SOIL TEXTURE      | COLOR    | OTHER                             |
| 0-12                                      | A       | SANDY LOAM        | 10YR 3/2 | TOP SOIL FILL LOAM                |
| 12-26                                     | A       | SANDY LOAM        | 10YR 3/2 |                                   |
| 26-36                                     | B       | LOAMY SAND        | 10YR 3/2 |                                   |
| 36-80                                     | C       | COARSE SAND       | 10YR 4/4 | FRIABLE, 5% COBBLE                |
| WEeping @69"<br>NO MOTTLE                 |         |                   |          |                                   |
| TEST PIT #6 (9-10-2021)                   |         |                   |          |                                   |
| DEPTH(IN)                                 | HORIZON | SOIL TEXTURE      | COLOR    | OTHER                             |
| 0-12                                      | A       | SANDY LOAM        | 10YR 3/3 |                                   |
| 12-27                                     | B       | SANDY LOAM        | 10YR 4/6 |                                   |
| 27-96                                     | C       | COARSE SAND       | 10YR 4/4 | FRIABLE, 5% COBBLE                |
| NO WEeping<br>NO MOTTLE                   |         |                   |          |                                   |

09/26/2022

| STORMWATER SYSTEM ELEVATIONS |           |           |           |           |  |
|------------------------------|-----------|-----------|-----------|-----------|--|
|                              | SYSTEM #1 | SYSTEM #2 | SYSTEM #3 | SYSTEM #4 |  |
| MIN. GROUND ELEVATION        | 137.0     | 136.0     | 137.5     | 136.7     |  |
| TOP OF STONE                 | 135.0     | 134.7     | 136.0     | 135.3     |  |
| TOP OF CHAMBER               | 134.5     | 134.2     | 135.5     | 134.8     |  |
| BOTTOM OF CHAMBER            | 132.3     | 132.0     | 134.0     | 133.3     |  |
| BOTTOM OF STONE              | 132.0     | 131.7     | 133.7     | 133.0     |  |
| OVERFLOW OUTLET              | 134.2     | 133.7     | 134.9     | 134.0     |  |
| EST. GWT                     | N/A       | N/A       | 131.7     | 131.0     |  |

| REVISIONS: |                           |           | GRADING AND DRAINAGE PLAN<br>16 Fencourt Ave<br>RANDOLPH, MASSACHUSETTS |                                                                  |  <b>HARDY + MAN</b><br>DESIGN GROUP, PC<br>CIVIL ENGINEERING &<br>LAND DEVELOPMENT CONSULTING | 1285 WASHINGTON STREET<br>WEYMOUTH, MA<br>(781) 335-1464 |
|------------|---------------------------|-----------|-------------------------------------------------------------------------|------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------|
| NO.:       | COMMENTS:                 | DATE:     |                                                                         |                                                                  |                                                                                                                                                                                    |                                                          |
| 1.         | SITE PLAN REVIEW COMMENTS | 9-26-2022 | DRAWN BY: JKY<br>DESIGNED BY: CYM<br>CHECKED BY: CYM                    | DATE: 9-06-2022<br>LATEST REVISION: 9-26-2022<br>SCALE: 1" = 40' | PREPARED FOR:<br><br>PERMITTING                                                                                                                                                    | SHEET<br><br>C-3                                         |





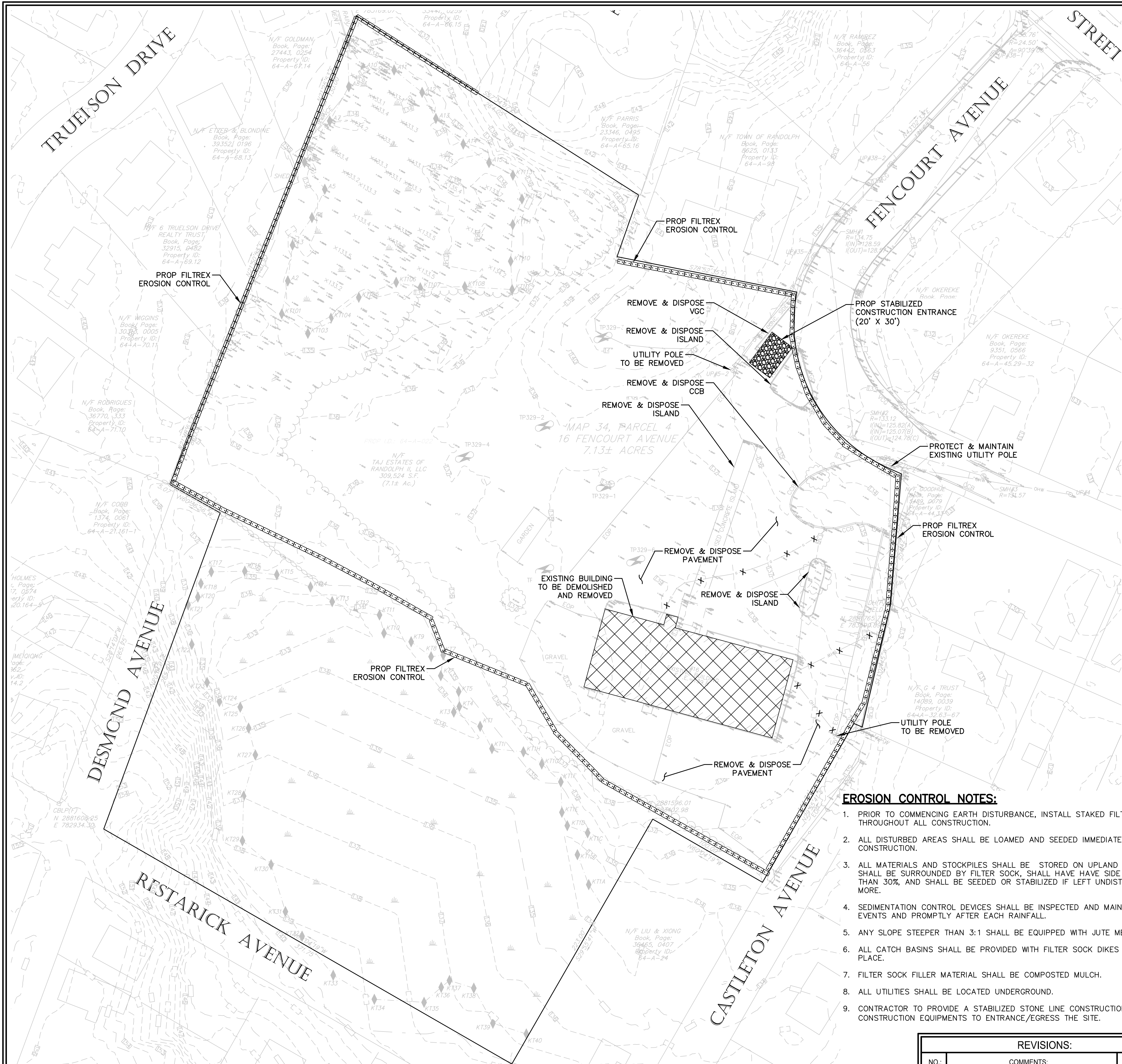
| LEGEND |                               |
|--------|-------------------------------|
|        | CATCH BASIN                   |
|        | DRAIN MANHOLE                 |
|        | FINISHED FLOOR ELEVATION      |
|        | INVERT                        |
|        | NO CURB                       |
|        | OUTLET CONTROL STRUCTURE      |
|        | STORMCEPTOR                   |
|        | TYPICAL                       |
|        | PROPOSED STORM DRAIN          |
|        | PROPOSED ROOF DRAIN           |
|        | PROPOSED GAS                  |
|        | PROPOSED SANITARY SEWER       |
|        | PROPOSED UNDERGROUND ELECTRIC |
|        | PROPOSED WATER                |
|        | PROPOSED FIRE HYDRANT         |
|        | PROPOSED WATER VALVE          |
|        | PROPOSED SITE LIGHTING        |



09/26/2022

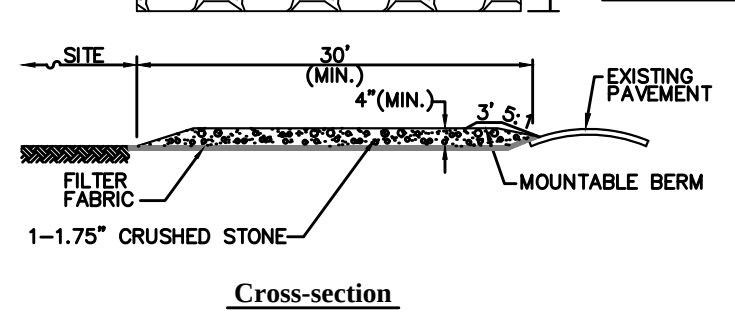
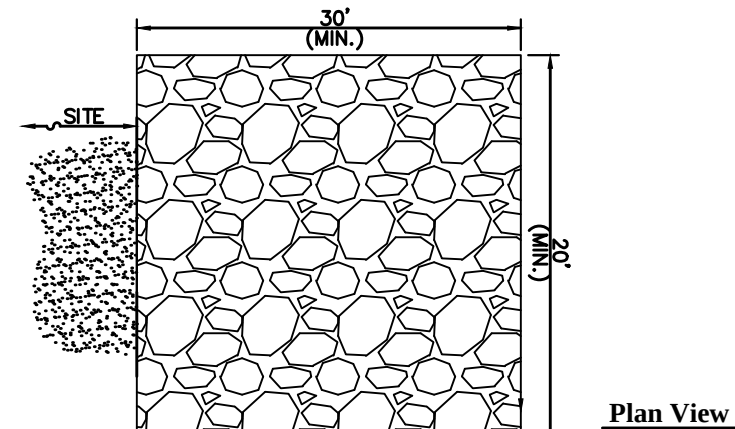
| REVISIONS: |                           |           | UTILITY PLAN<br>16 Fencourt Ave<br>RANDOLPH, MASSACHUSETTS |                                                                  | HARDY + MAN<br>DESIGN GROUP, PC<br>CIVIL ENGINEERING &<br>LAND DEVELOPMENT CONSULTING | 1285 WASHINGTON STREET<br>WEYMOUTH, MA<br>(781) 335-1464 |
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**DEMOLITION NOTES:**

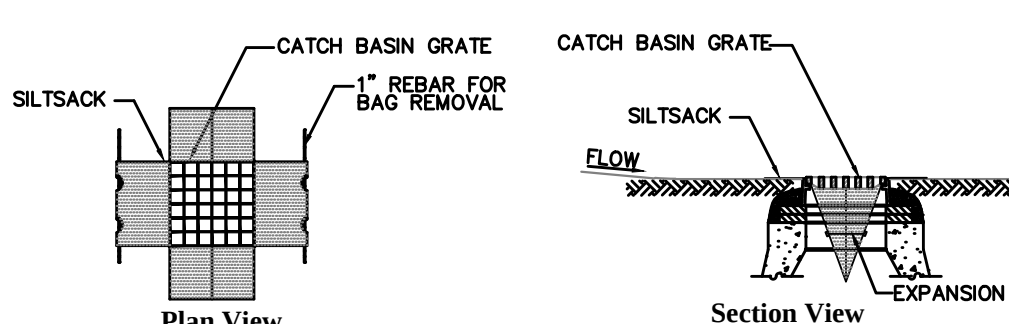
1. SITE PREPARATION AND DEMOLITION SHALL INCLUDE THOSE AREAS WITHIN THE LIMIT OF WORK LINE AS SHOWN ON THE CONTRACT DOCUMENTS.
2. ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER.
3. CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING DEMOLITION.
4. THE CONTRACTOR SHALL COORDINATE SITE DEMOLITION EFFORTS WITH ALL TRADES THAT MAY BE AFFECTED BY THE WORK.
5. ALL ITEMS REQUIRING REMOVAL SHALL BE REMOVED TO FULL DEPTH TO INCLUDE BASE MATERIAL AND FOOTINGS OR FOUNDATIONS AS REQUIRED TO FACILITATE CONSTRUCTION, AND LEGALLY DISPOSED OF OFFSITE BY CONTRACTOR.
6. UTILITY PIPES DESIGNATED TO BE ABANDONED IN PLACE SHALL BE CAPPED IN PLACE.
7. UTILITY PIPES DESIGNATED TO BE REMOVED SHALL CONSIST OF THE COMPLETE REMOVAL AND DISPOSAL OF THE ENTIRE LENGTH OF PIPE AND BACKFILL AND 95% WITH ORDINARY BORROW OR FLOWABLE FILL, AND THE TOP OF THE STRUCTURE SHALL BE REMOVED SO THAT IT IS AT LEAST 36 INCHES BELOW FINISH GRADE.
8. UTILITY STRUCTURES DESIGNATED TO BE ABANDONED IN PLACE SHALL HAVE THEIR CAST IRON CASTINGS REMOVED AND DISPOSED, INLET AND OUTLET PIPES PLUGGED, THE BOTTOM OF THE STRUCTURES SHALL BE BROKEN, THE VOID OF THE STRUCTURES SHALL BE BACKFILLED AND COMPACTED TO 95% WITH ORDINARY BORROW OR FLOWABLE FILL, AND THE TOP OF THE STRUCTURE SHALL BE REMOVED SO THAT IT IS AT LEAST 36 INCHES BELOW FINISH GRADE.
9. UTILITY STRUCTURES DESIGNATED TO BE REMOVED SHALL CONSIST OF THE REMOVAL AND DISPOSAL OF CAST IRON CASTINGS, PLUGGING OF INLET AND OUTLET PIPES, REMOVAL OF THE STRUCTURE, AND BACKFILL AND 95% COMPACTION OF THE VOID WITH ORDINARY BORROW. WHEN THE VOID IS WITHIN THE FOOTPRINT OF THE NEW BUILDING, GRAVEL BORROW SHALL BE USED TO BACKFILL THE VOID.
10. ALL DEBRIS GENERATED DURING SITE PREPARATION ACTIVITIES SHALL BE LEGALLY DISPOSED OF OFFSITE.
11. AT ALL LOCATIONS WHERE EXISTING CURBING, CONCRETE PAVEMENT OR BITUMINOUS CONCRETE ROADWAY ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING CURB OR PAVEMENT SHALL BE SAW CUT TO A CLEAN, SMOOTH EDGE.
12. EXTEND DESIGNATED LIMIT OF WORK AS NECESSARY TO ACCOMPLISH ROUGH GRADING, EROSION CONTROL, TREE PROTECTION, AND SITE WORK AS REQUIRED BY THESE DRAWINGS AND SPECIFICATIONS.
13. THE CONTRACTOR SHALL REMOVE FROM THE SITE ALL RUBBISH AND DEBRIS FOUND THEREIN. STORAGE OF SUCH MATERIALS ON THE PROJECT SITE WILL NOT BE PERMITTED. THE CONTRACTOR SHALL LEAVE THE SITE IN SAFE, CLEAN, AND LEVEL CONDITION UPON COMPLETION OF THE SITE DEMOLITION WORK.
14. REMOVE AND STOCKPILE ALL EXISTING SITE LIGHTS, BENCHES, TRASH RECEPTACLES, TRAFFIC SIGNS, GRANITE CURB, AND OTHER SITE IMPROVEMENTS WITHIN LIMIT OF WORK LINE UNLESS OTHERWISE NOTED.
15. ALL EXISTING TREES AND SHRUBS TO REMAIN SHALL BE PROTECTED AND MAINTAINED THROUGHOUT THE TIME OF CONSTRUCTION, AS SPECIFIED AND DIRECTED BY THE LANDSCAPE ARCHITECT/ENGINEER/OWNER.
16. BEFORE ANY TREES OR SHRUBS ARE REMOVED, THE CONTRACTOR SHALL ARRANGE A CONFERENCE ON THE SITE WITH THE OWNER OR OWNER'S REPRESENTATIVE TO IDENTIFY TREES AND SHRUBS THAT ARE TO BE REMOVED, AS WELL AS THOSE WHICH ARE TO BE PROTECTED. DO NOT COMMENCE CLEARING OPERATIONS WITHOUT A CLEAR UNDERSTANDING OF EXISTING CONDITIONS TO BE PRESERVED.
17. THE CONTRACTOR SHALL REMOVE FROM THE AREA OF CONSTRUCTION PAVEMENT, CONCRETE, CURBING, POLES AND FOUNDATIONS, ISLANDS, TREE BERMS AND OTHER FEATURES WITHIN THE LIMITS OF CONSTRUCTION AS REQUIRED TO ACCOMMODATE NEW CONSTRUCTION WHETHER SPECIFIED ON THE DRAWINGS OR NOT.
18. CONTRACTOR TO PROVIDE TEMPORARY CHAIN LINK FENCE WITH FABRIC AROUND SITE ALL NECESSARY TO PROTECT PUBLIC SAFETY AND DUST CONTROL.



- Notes:**
1. ENTRANCE WIDTH SHALL BE A TWENTY-FIVE (25) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
  2. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY. BERM SHALL BE PERMITTED. PERIODIC INSPECTION AND MAINTENANCE SHALL BE PROVIDED AS NEEDED.
  3. STABILIZED CONSTRUCTION EXIT SHALL BE REMOVED PRIOR TO FINAL FINISH MATERIALS BEING INSTALLED.

**Stabilized Construction Exit**

N.T.S.



- Notes:**
1. INSTALL SILTSACK IN ALL CATCH BASINS WHERE INDICATED ON THE PLAN BEFORE COMMENCING WORK OR IN PAVED AREAS AFTER BINDER COURSE IS PLACED AND HAY BALES HAVE BEEN REMOVED.
  2. GRATE TO BE PLACED OVER SILTSACK.
  3. SILTSACK SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS AND CLEANING OR REPLACEMENT SHALL BE PERFORMED PROMPTLY AS NEEDED. MAINTAIN UNTIL UPSTREAM AREAS HAVE BEEN PERMANENTLY STABILIZED.

**Siltsack Sediment Trap**

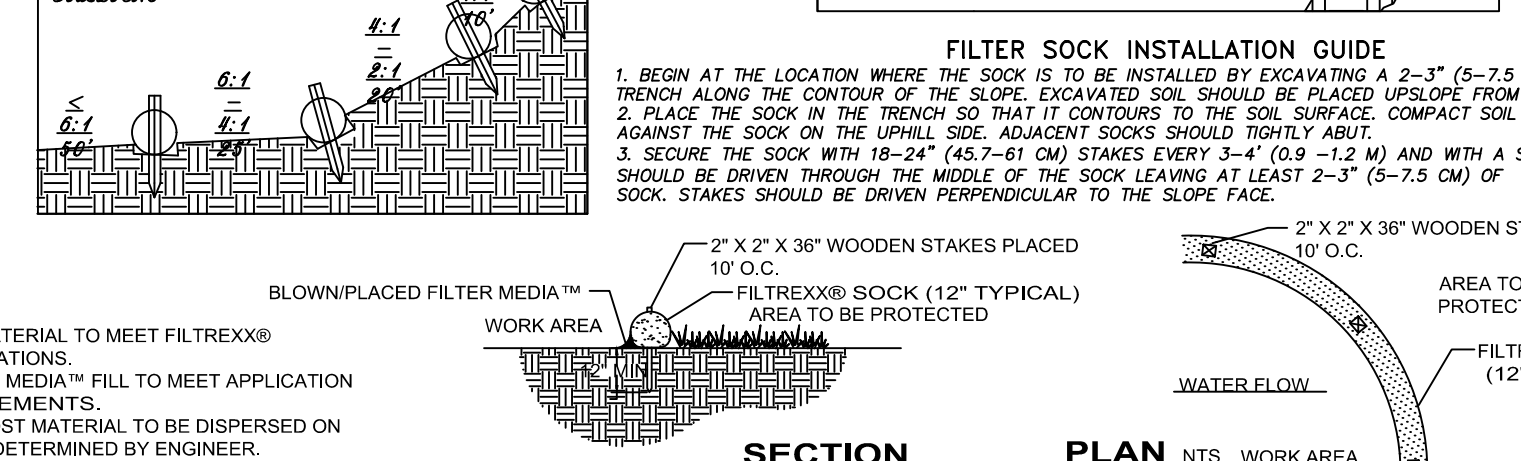
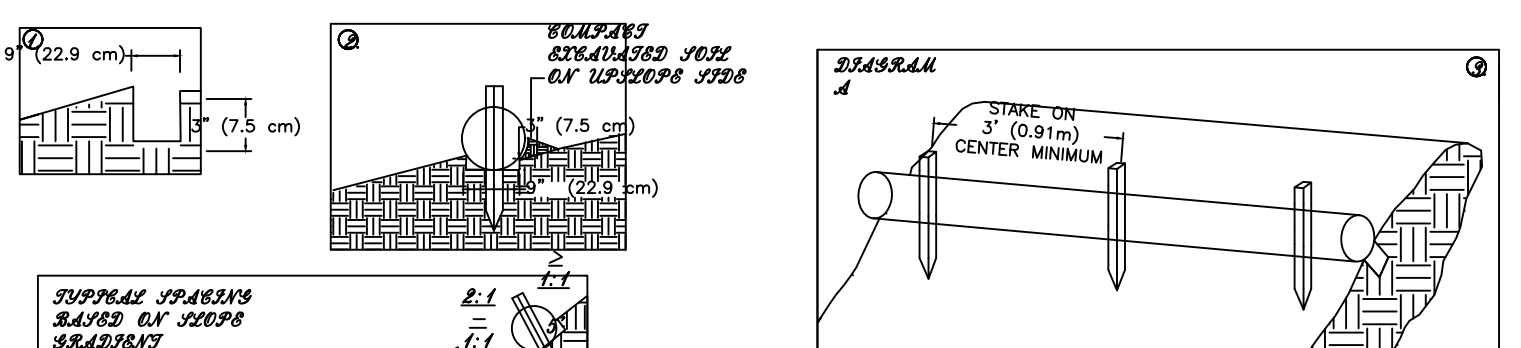
N.T.S.



09/26/2022

**EROSION CONTROL NOTES:**

1. PRIOR TO COMMENCING EARTH DISTURBANCE, INSTALL STAKED FILTER SOCK AND MAINTAIN THROUGHOUT ALL CONSTRUCTION.
2. ALL DISTURBED AREAS SHALL BE LOAMED AND SEEDED IMMEDIATELY UPON COMPLETION OF CONSTRUCTION.
3. ALL MATERIALS AND STOCKPILES SHALL BE STORED ON UPLAND AREAS. STOCKPILES SHALL BE SURROUNDED BY FILTER SOCK, SHALL HAVE HAVE SIDE SLOPES NO GREATER THAN 30%, AND SHALL BE SEEDED OR STABILIZED IF LEFT UNDISTURBED FOR TWO WEEKS OR MORE.
4. SEDIMENTATION CONTROL DEVICES SHALL BE INSPECTED AND MAINTAINED PRIOR TO ANY EVENTS AND PROMPTLY AFTER EACH RAINFALL.
5. ANY SLOPE STEEPER THAN 3:1 SHALL BE EQUIPPED WITH JUTE MESH SLOPE STABILIZATION.
6. ALL CATCH BASINS SHALL BE PROVIDED WITH FILTER SOCK DIKES UNTIL BASE COURSE IS IN PLACE.
7. FILTER SOCK FILLER MATERIAL SHALL BE COMPOSTED MULCH.
8. ALL UTILITIES SHALL BE LOCATED UNDERGROUND.
9. CONTRACTOR TO PROVIDE A STABILIZED STONE LINE CONSTRUCTION ENTRANCE FOR CONSTRUCTION EQUIPMENTS TO ENTRANCE/EGRESS THE SITE.



**Notes:**

1. ALL MATERIAL TO MEET FILTREX® SPECIFICATIONS.
2. FILTER MEDIA™ FILL TO MEET APPLICATION REQUIREMENTS.
3. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

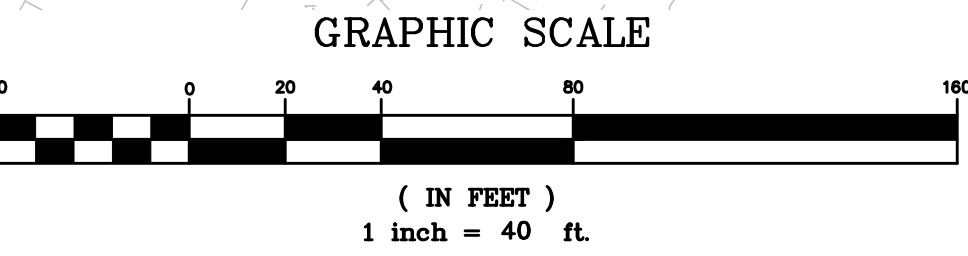
**Filtrex Erosion Control**

N.T.S.

| REVISIONS: |                           |           |
|------------|---------------------------|-----------|
| NO.:       | COMMENTS:                 | DATE:     |
| 1.         | SITE PLAN REVIEW COMMENTS | 9-26-2022 |

| DEMOLITION & EROSION CONTROL PLAN                    |                                                                  |
|------------------------------------------------------|------------------------------------------------------------------|
| 16 Fencourt Ave<br>RANDOLPH, MASSACHUSETTS           |                                                                  |
| DRAWN BY: JKY<br>DESIGNED BY: CYM<br>CHECKED BY: CYM | DATE: 9-06-2022<br>LATEST REVISION: 9-26-2022<br>SCALE: 1" = 40' |

|                                                                                                                                                                                     |                                                          |                     |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------|---------------------|
|  <b>HARDY + MAN<br/>DESIGN GROUP, PC</b><br>CIVIL ENGINEERING &<br>LAND DEVELOPMENT CONSULTING | 1285 WASHINGTON STREET<br>WEYMOUTH, MA<br>(781) 335-1464 |                     |
|                                                                                                                                                                                     | PREPARED FOR:<br><b>PERMITTING</b>                       | SHEET<br><b>C-5</b> |







Commonwealth of Massachusetts  
City/Town of Randolph

### Form 11 - Soil Suitability Assessment for On-Site Sewage Disposal

#### C. On-Site Review (minimum of two holes required at every proposed primary and reserve disposal area)

Deep Observation Hole Number: 329-1 Hole # 3/29/21 Date 45 - cloudy Weather Latitude Longitude: Time

1. Land Use (e.g., woodland, agricultural field, vacant lot, etc.) Vegetation Surface Stones (e.g., cobbles, stones, boulders, etc.) Slope (%) Description of Location:

2. Soil Parent Material: Landform Position on Landscape (SU, SH, BS, FS, TS)

3. Distances from: Open Water Body feet Drainage Way feet Wetlands feet Property Line feet Drinking Water Well feet Other feet

4. Unsuitable Materials Present: ☒ Yes ☐ No If Yes: ☐ Disturbed Soil ☒ Fill Material ☐ Weathered/Fractured Rock ☐ Bedrock

5. Groundwater Observed: ☐ Yes ☒ No If yes: Depth Weeping from Pit Depth Standing Water in Hole

| Depth (in) | Soil Horizon /Layer | Soil Texture (USDA) | Soil Matrix: Color-Moist (Munsell) | Redoximorphic Features |          |         | Coarse Fragments % by Volume |                  | Soil Structure | Soil Consistence (Moist) | Other |
|------------|---------------------|---------------------|------------------------------------|------------------------|----------|---------|------------------------------|------------------|----------------|--------------------------|-------|
|            |                     |                     |                                    | Depth                  | Color    | Percent | Gravel                       | Cobbles & Stones |                |                          |       |
| 0-96       | FILL                | -                   | -                                  | -                      | -        | -       | -                            | -                | -              | -                        | -     |
| 96-122     | C                   | LS                  | 10YR 4/3                           | 102"                   | 10YR 6/8 | 40%     | 15%                          | 15%              | M              | V. Friable               |       |
|            |                     |                     |                                    |                        |          |         |                              |                  |                |                          |       |
|            |                     |                     |                                    |                        |          |         |                              |                  |                |                          |       |
|            |                     |                     |                                    |                        |          |         |                              |                  |                |                          |       |
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Additional Notes:

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Commonwealth of Massachusetts  
City/Town of Randolph

### Form 11 - Soil Suitability Assessment for On-Site Sewage Disposal

#### C. On-Site Review (minimum of two holes required at every proposed primary and reserve disposal area)

Deep Observation Hole Number: 329-2 Hole # 3/29/21 Date 45 - cloudy Weather Latitude Longitude: Time

1. Land Use (e.g., woodland, agricultural field, vacant lot, etc.) Vegetation Surface Stones (e.g., cobbles, stones, boulders, etc.) Slope (%) Description of Location:

2. Soil Parent Material: Landform Position on Landscape (SU, SH, BS, FS, TS)

3. Distances from: Open Water Body feet Drainage Way feet Wetlands feet Property Line feet Drinking Water Well feet Other feet

4. Unsuitable Materials Present: ☒ Yes ☐ No If Yes: ☐ Disturbed Soil ☒ Fill Material ☐ Weathered/Fractured Rock ☐ Bedrock

5. Groundwater Observed: ☒ Yes ☐ No If yes: 92" Depth Weeping from Pit 92" Depth Standing Water in Hole

| Depth (in) | Soil Horizon /Layer | Soil Texture (USDA) | Soil Matrix: Color-Moist (Munsell) | Redoximorphic Features |          |         | Coarse Fragments % by Volume |                  | Soil Structure | Soil Consistence (Moist) | Other |
|------------|---------------------|---------------------|------------------------------------|------------------------|----------|---------|------------------------------|------------------|----------------|--------------------------|-------|
|            |                     |                     |                                    | Depth                  | Color    | Percent | Gravel                       | Cobbles & Stones |                |                          |       |
| 0-24       | FILL                | -                   | -                                  | -                      | -        | -       | -                            | -                | -              | -                        | -     |
| 24-32      | A                   | FSL                 | 10YR 3/2                           | -                      | -        | -       | <5%                          | <5%              | Cr             | Friable                  |       |
| 32-46      | B                   | SL                  | 2.5Y 6/8                           | -                      | -        | -       | <5%                          | <5%              | Sabk           | Friable                  |       |
| 46-80      | C1                  | LS                  | 10YR 4/2                           | 64"                    | 10YR 6/8 | 50%     | 5%                           | 5%               | M              | V. Friable               |       |
| 80-128     | C2                  | M. Sand             | 10YR 5/2                           | -                      | -        | -       | 25%                          | 10%              | SG             | Loose                    |       |
|            |                     |                     |                                    |                        |          |         |                              |                  |                |                          |       |
|            |                     |                     |                                    |                        |          |         |                              |                  |                |                          |       |
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Additional Notes:

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Commonwealth of Massachusetts  
City/Town of Randolph

### Form 11 - Soil Suitability Assessment for On-Site Sewage Disposal

#### C. On-Site Review (minimum of two holes required at every proposed primary and reserve disposal area)

Deep Observation Hole Number: 329-3 Hole # 3/29/21 Date 45 - cloudy Weather Latitude Longitude: Time

1. Land Use (e.g., woodland, agricultural field, vacant lot, etc.) Vegetation Surface Stones (e.g., cobbles, stones, boulders, etc.) Slope (%) Description of Location:

2. Soil Parent Material: Landform Position on Landscape (SU, SH, BS, FS, TS)

3. Distances from: Open Water Body feet Drainage Way feet Wetlands feet Property Line feet Drinking Water Well feet Other feet

4. Unsuitable Materials Present: ☒ Yes ☐ No If Yes: ☐ Disturbed Soil ☒ Fill Material ☐ Weathered/Fractured Rock ☐ Bedrock

5. Groundwater Observed: ☐ Yes ☒ No If yes: Depth Weeping from Pit Depth Standing Water in Hole

| Depth (in) | Soil Horizon /Layer | Soil Texture (USDA) | Soil Matrix: Color-Moist (Munsell) | Redoximorphic Features |       |         | Coarse Fragments % by Volume |                  | Soil Structure | Soil Consistence (Moist) | Other |
|------------|---------------------|---------------------|------------------------------------|------------------------|-------|---------|------------------------------|------------------|----------------|--------------------------|-------|
|            |                     |                     |                                    | Depth                  | Color | Percent | Gravel                       | Cobbles & Stones |                |                          |       |
| 0-8        | A / FILL            | FSL                 | 10YR 3/2                           | -                      | -     | -       | <5%                          | <5%              | Cr             | Friable                  |       |
| 8-132      | C                   | LS                  | 10YR 4/3                           | -                      | -     | -       | 20%                          | 30%              | M              | V. Friable               |       |
|            |                     |                     |                                    |                        |       |         |                              |                  |                |                          |       |
|            |                     |                     |                                    |                        |       |         |                              |                  |                |                          |       |
|            |                     |                     |                                    |                        |       |         |                              |                  |                |                          |       |
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Additional Notes:

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Commonwealth of Massachusetts  
City/Town of Randolph

### Form 11 - Soil Suitability Assessment for On-Site Sewage Disposal

#### C. On-Site Review (minimum of two holes required at every proposed primary and reserve disposal area)

Deep Observation Hole Number: 329-4 Hole # 3/29/21 Date 45 - cloudy Weather Latitude Longitude: Time

1. Land Use (e.g., woodland, agricultural field, vacant lot, etc.) Vegetation Surface Stones (e.g., cobbles, stones, boulders, etc.) Slope (%) Description of Location:

2. Soil Parent Material: Landform Position on Landscape (SU, SH, BS, FS, TS)

3. Distances from: Open Water Body feet Drainage Way feet Wetlands feet Property Line feet Drinking Water Well feet Other feet

4. Unsuitable Materials Present: ☒ Yes ☐ No If Yes: ☐ Disturbed Soil ☒ Fill Material ☐ Weathered/Fractured Rock ☐ Bedrock

5. Groundwater Observed: ☒ Yes ☐ No If yes: 108" Depth Weeping from Pit 118" Depth Standing Water in Hole

| Depth (in) | Soil Horizon /Layer | Soil Texture (USDA) | Soil Matrix: Color-Moist (Munsell) | Redoximorphic Features |          |         | Coarse Fragments % by Volume |                  | Soil Structure | Soil Consistence (Moist) | Other |
|------------|---------------------|---------------------|------------------------------------|------------------------|----------|---------|------------------------------|------------------|----------------|--------------------------|-------|
|            |                     |                     |                                    | Depth                  | Color    | Percent | Gravel                       | Cobbles & Stones |                |                          |       |
| 0-46       | FILL                | -                   | -                                  | -                      | -        | -       | -                            | -                | -              | -                        | -     |
| 46-56      | A                   | FSL                 | 10YR 3/2                           | -                      | -        | -       | <5%                          | <5%              | Cr             | Friable                  |       |
| 56-64      | B                   | SL                  | 2.5Y 6/8                           | -                      | -        | -       | <5%                          | <5%              | Sabk           | Friable                  |       |
| 64-134     | C                   | Sand                | 10YR 5/2                           | 86"                    | 10YR 6/8 | 40%     | 5%                           | 5%               | SG             | Loose                    |       |
|            |                     |                     |                                    |                        |          |         |                              |                  |                |                          |       |
|            |                     |                     |                                    |                        |          |         |                              |                  |                |                          |       |
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Additional Notes:

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Commonwealth of Massachusetts  
City/Town of Randolph

### Form 11 - Soil Suitability Assessment for On-Site Sewage Disposal

#### C. On-Site Review (minimum of two holes required at every proposed primary and reserve disposal area)

Deep Observation Hole Number: 329-5 Hole # 3/29/21 Date 45 - cloudy Weather Latitude Longitude: Time

1. Land Use (e.g., woodland, agricultural field, vacant lot, etc.) Vegetation Surface Stones (e.g., cobbles, stones, boulders, etc.) Slope (%) Description of Location:

2. Soil Parent Material: Landform Position on Landscape (SU, SH, BS, FS, TS)

3. Distances from: Open Water Body feet Drainage Way feet Wetlands feet Property Line feet Drinking Water Well feet Other feet

4. Unsuitable Materials Present: ☒ Yes ☐ No If Yes: ☐ Disturbed Soil ☒ Fill Material ☐ Weathered/Fractured Rock ☐ Bedrock

5. Groundwater Observed: ☒ Yes ☐ No If yes: 76" Depth Weeping from Pit 90" Depth Standing Water in Hole

| Depth (in) | Soil Horizon /Layer | Soil Texture (USDA) | Soil Matrix: Color-Moist (Munsell) | Redoximorphic Features |          |         | Coarse Fragments % by Volume |                  | Soil Structure | Soil Consistence (Moist) | Other |
|------------|---------------------|---------------------|------------------------------------|------------------------|----------|---------|------------------------------|------------------|----------------|--------------------------|-------|
|            |                     |                     |                                    | Depth                  | Color    | Percent | Gravel                       | Cobbles & Stones |                |                          |       |
| 0-56       | FILL                | -                   | -                                  | -                      | -        | -       | -                            | -                | -              | -                        | -     |
| 56-60      | A                   | FSL                 | 10YR 2/1                           | -                      | -        | -       | <5%                          | <5%              | Cr             | Friable                  |       |
| 60-68      | B                   | C. Sand             | 10YR 6/8                           | -                      | -        | -       | 15%                          | 10%              | SG             | Loose                    |       |
| 68-94      | C                   | Sand                | 10YR 5/3                           | 72"                    | 10YR 6/8 | 40%     | 20%                          | 10%              | SG             | Loose                    |       |
|            |                     |                     |                                    |                        |          |         |                              |                  |                |                          |       |
|            |                     |                     |                                    |                        |          |         |                              |                  |                |                          |       |
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Additional Notes:

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Commonwealth of Massachusetts  
City/Town of Randolph

### Form 11 - Soil Suitability Assessment for On-Site Sewage Disposal

#### C. On-Site Review (minimum of two holes required at every proposed primary and reserve disposal area)

Deep Observation Hole Number: 329-1 Hole # 3/29/21 Date 45 - cloudy Weather Latitude Longitude: Time

1. Land Use (e.g., woodland, agricultural field, vacant lot, etc.) Vegetation Surface Stones (e.g., cobbles, stones, boulders, etc.) Slope (%) Description of Location:

2. Soil Parent Material: Landform Position on Landscape (SU, SH, BS, FS, TS)

3. Distances from: Open Water Body feet Drainage Way feet Wetlands feet Property Line feet Drinking Water Well feet Other feet

4. Unsuitable Materials Present: ☒ Yes ☐ No If Yes: ☐ Disturbed Soil ☒ Fill Material ☐ Weathered/Fractured Rock ☐ Bedrock

5. Groundwater Observed: ☐ Yes ☒ No If yes: Depth Weeping from Pit Depth Standing Water in Hole

| Depth (in) | Soil Horizon /Layer | Soil Texture (USDA) | Soil Matrix: Color-Moist (Munsell) | Redoximorphic Features |          |         | Coarse Fragments % by Volume |                  | Soil Structure | Soil Consistence (Moist) | Other |
|------------|---------------------|---------------------|------------------------------------|------------------------|----------|---------|------------------------------|------------------|----------------|--------------------------|-------|
|            |                     |                     |                                    | Depth                  | Color    | Percent | Gravel                       | Cobbles & Stones |                |                          |       |
| 0-96       | FILL                | -                   | -                                  | -                      | -        | -       | -                            | -                | -              | -                        | -     |
| 96-122     | C                   | LS                  | 10YR 4/3                           | 102"                   | 10YR 6/8 | 40%     | 15%                          | 15%              | M              | V. Friable               |       |
|            |                     |                     |                                    |                        |          |         |                              |                  |                |                          |       |
|            |                     |                     |                                    |                        |          |         |                              |                  |                |                          |       |
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Additional Notes:

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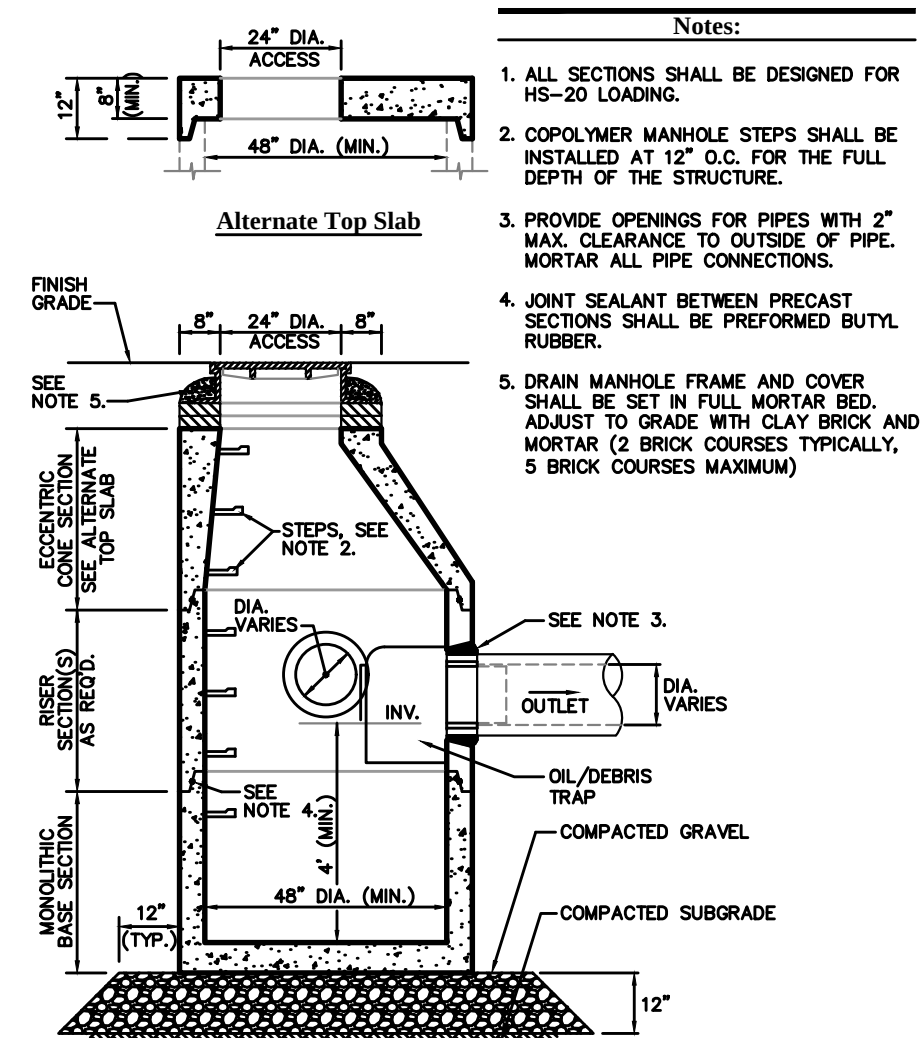
09/26/2022

| REVISIONS: |                           |           |
|------------|---------------------------|-----------|
| NO.:       | COMMENTS:                 | DATE:     |
| 1.         | SITE PLAN REVIEW COMMENTS | 9-26-2022 |

| DETAILS 1<br>16 Fencourt Ave<br>RANDOLPH, MASSACHUSETTS |                                                                  |
|---------------------------------------------------------|------------------------------------------------------------------|
| DRAWN BY: JKY<br>DESIGNED BY: CYM<br>CHECKED BY: CYM    | DATE: 9-06-2022<br>LATEST REVISION: 9-26-2022<br>SCALE: AS SHOWN |

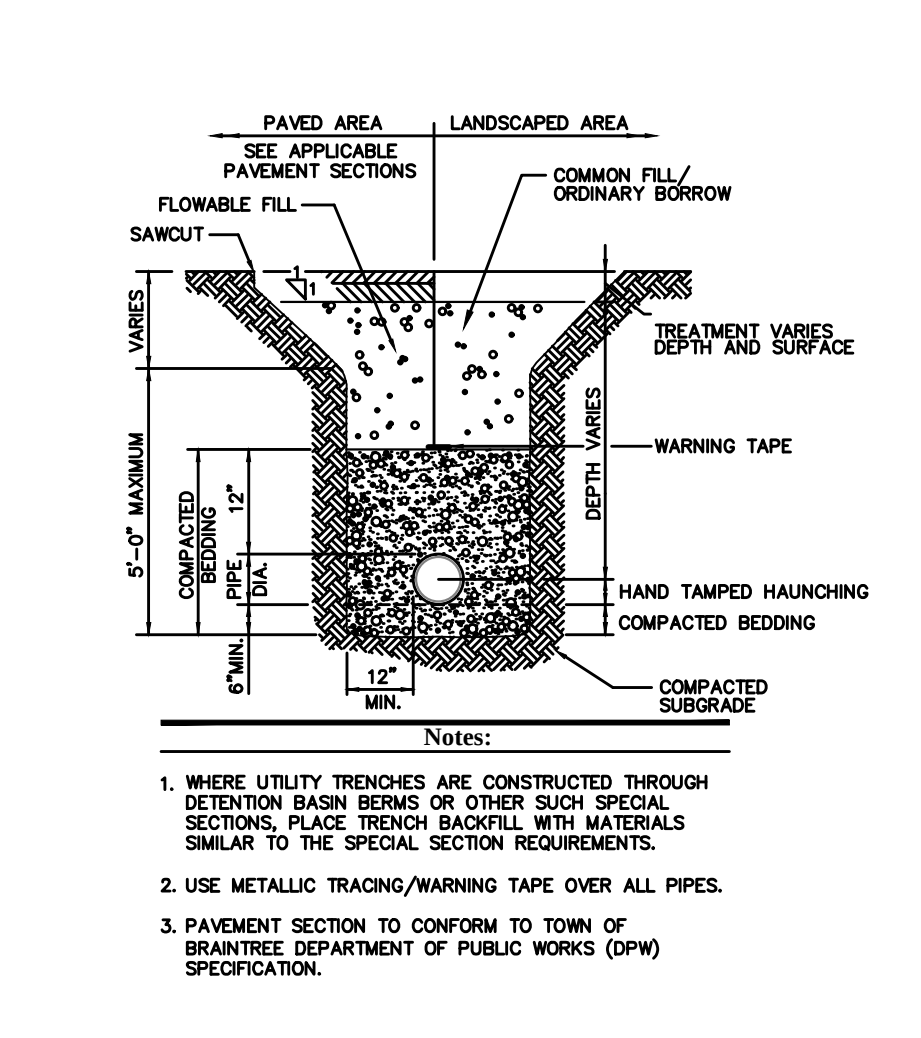
|                                                                                           |                                                          |               |       |
|-------------------------------------------------------------------------------------------|----------------------------------------------------------|---------------|-------|
| <br>HARDY + MAN<br>DESIGN GROUP, PC<br>CIVIL ENGINEERING &<br>LAND DEVELOPMENT CONSULTING | 1285 WASHINGTON STREET<br>WEYMOUTH, MA<br>(781) 335-1464 | PREPARED FOR: | SHEET |
|                                                                                           |                                                          | PERMITTING    | C-6   |





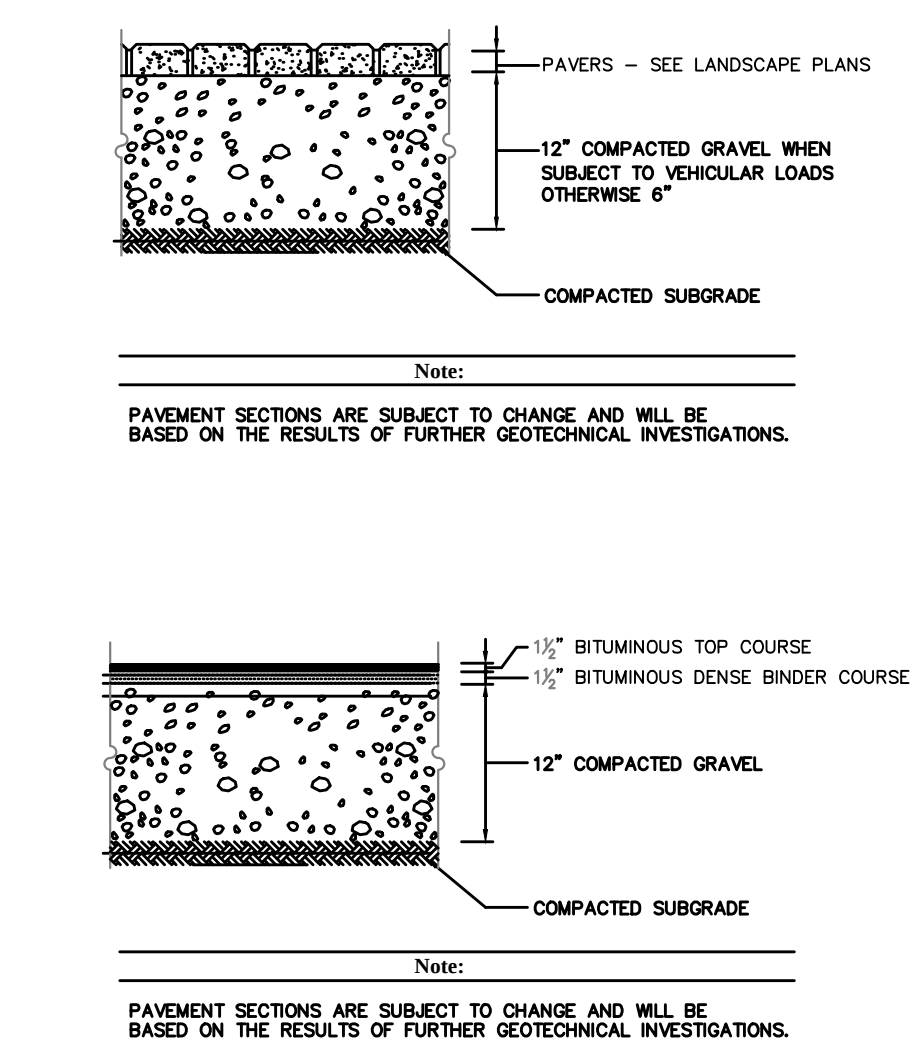
**Drain Manhole (DMH) with Oil Debris Trap**

N.T.S.



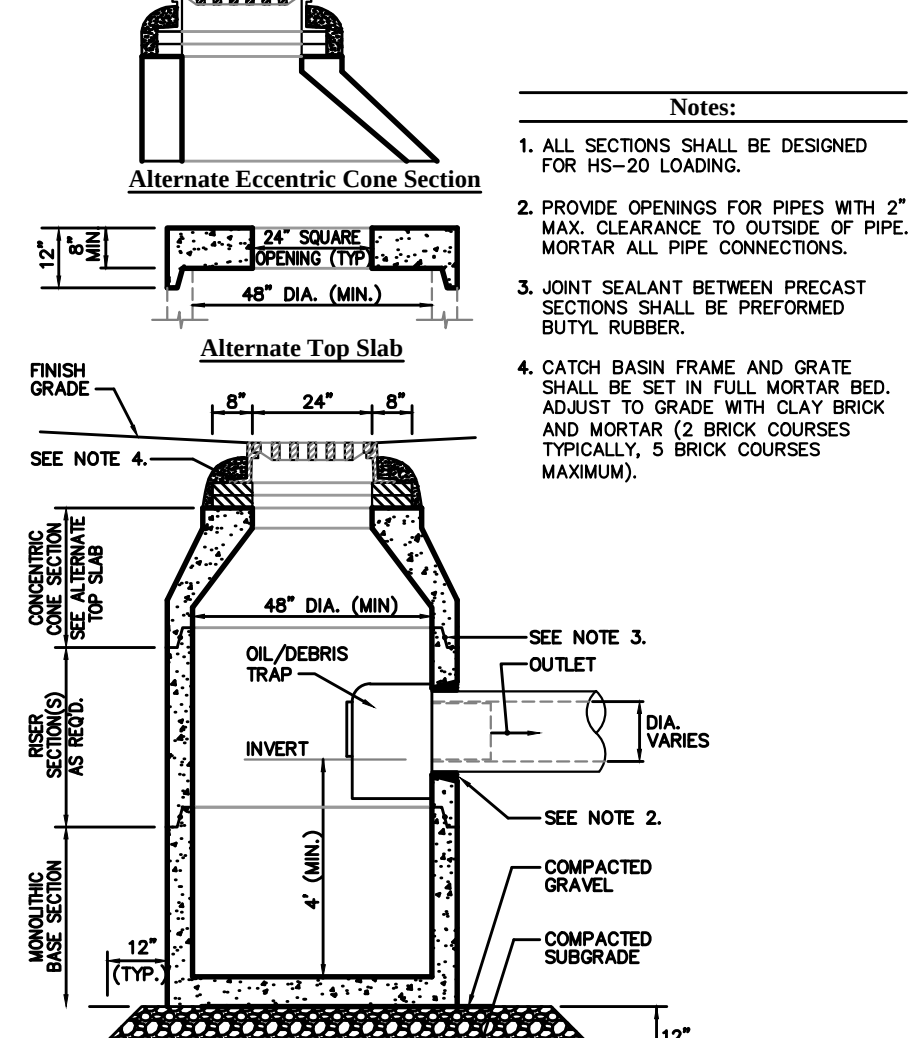
**Utility Trench**

N.T.S.



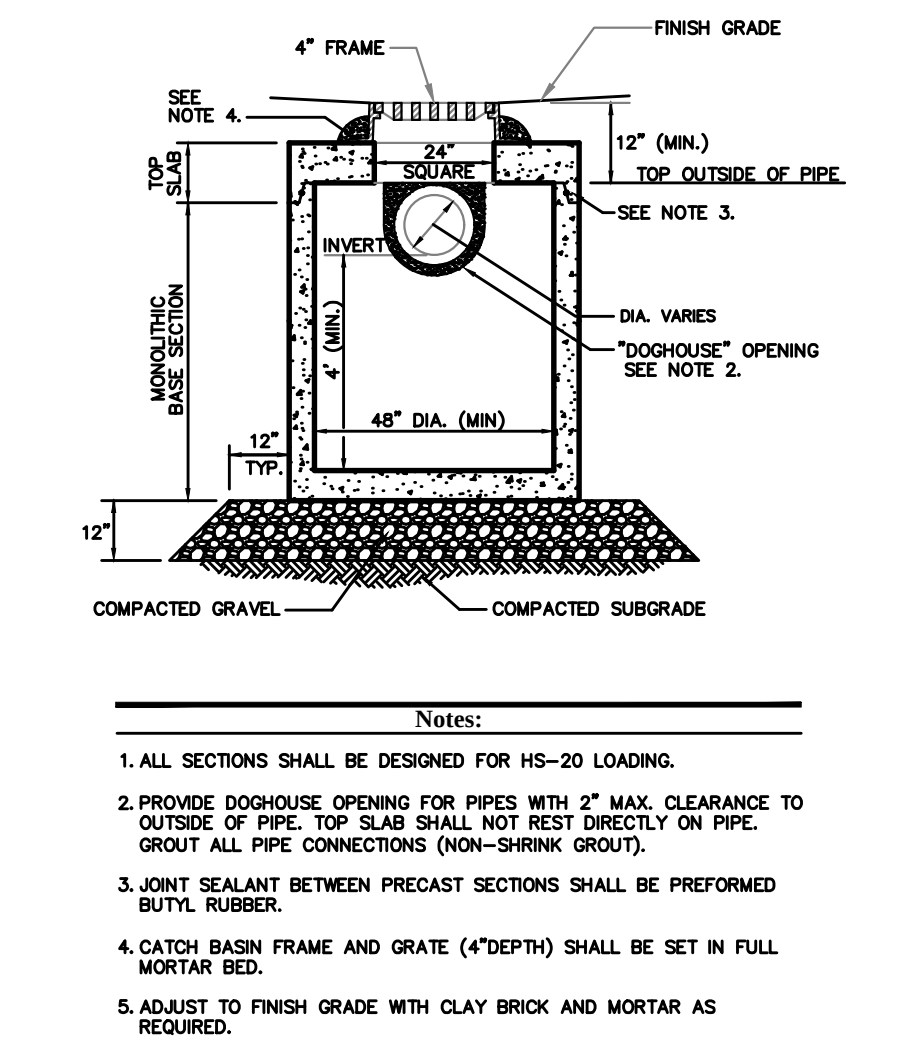
**Bituminous Concrete Pavement Section**

N.T.S.



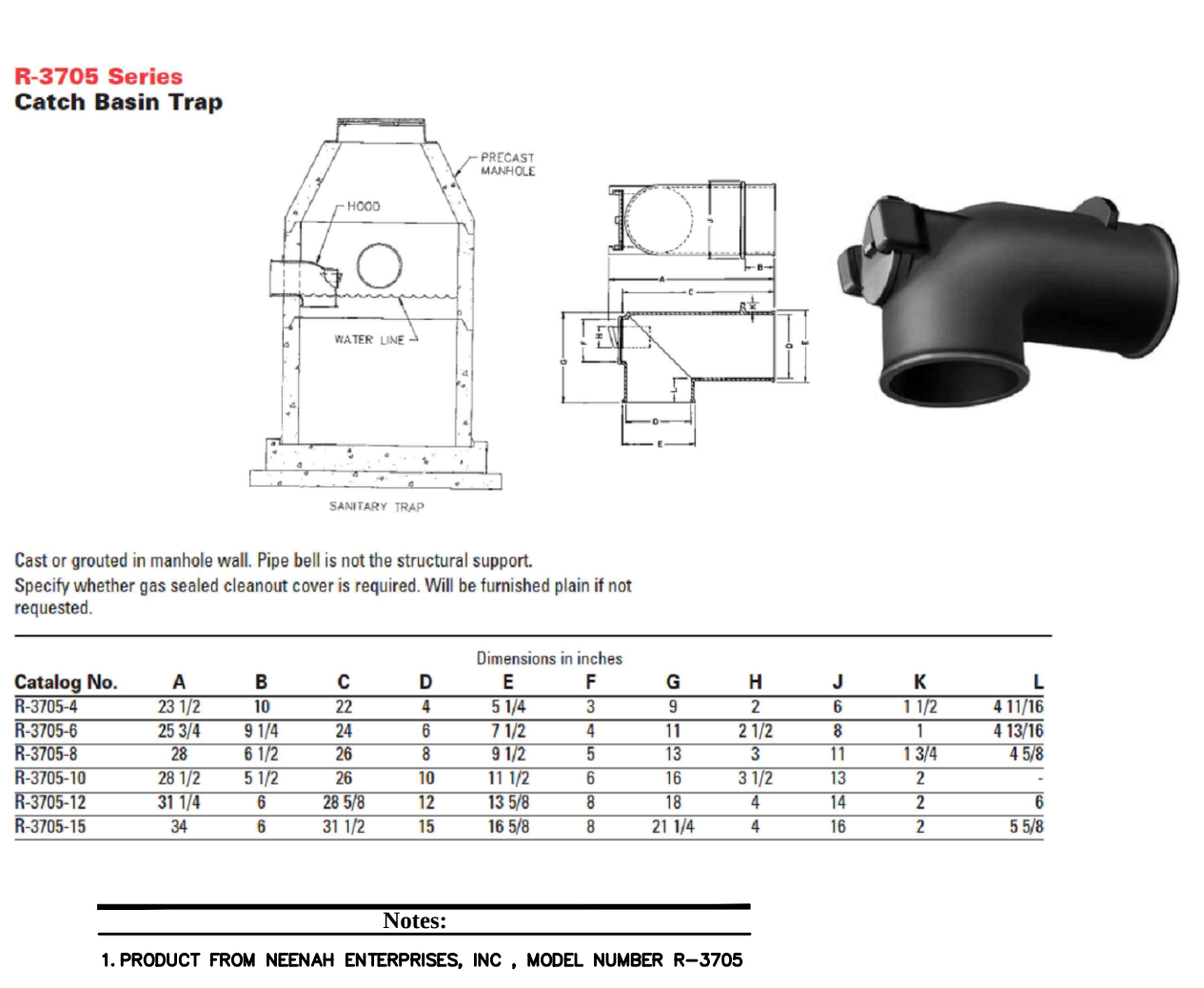
**Catch Basin (CB) with Oil/Debris Trap**

N.T.S.



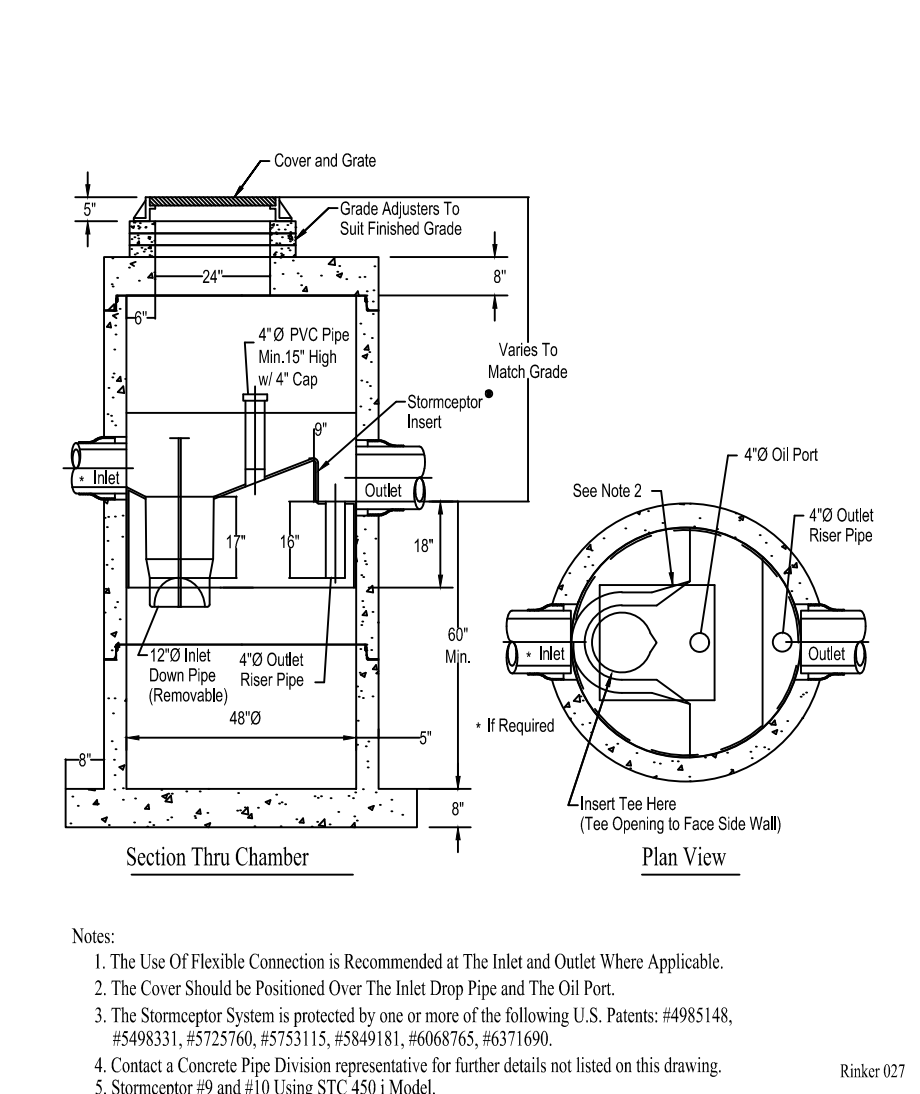
**Catch Basin (CB) Shallow Cover**

N.T.S.



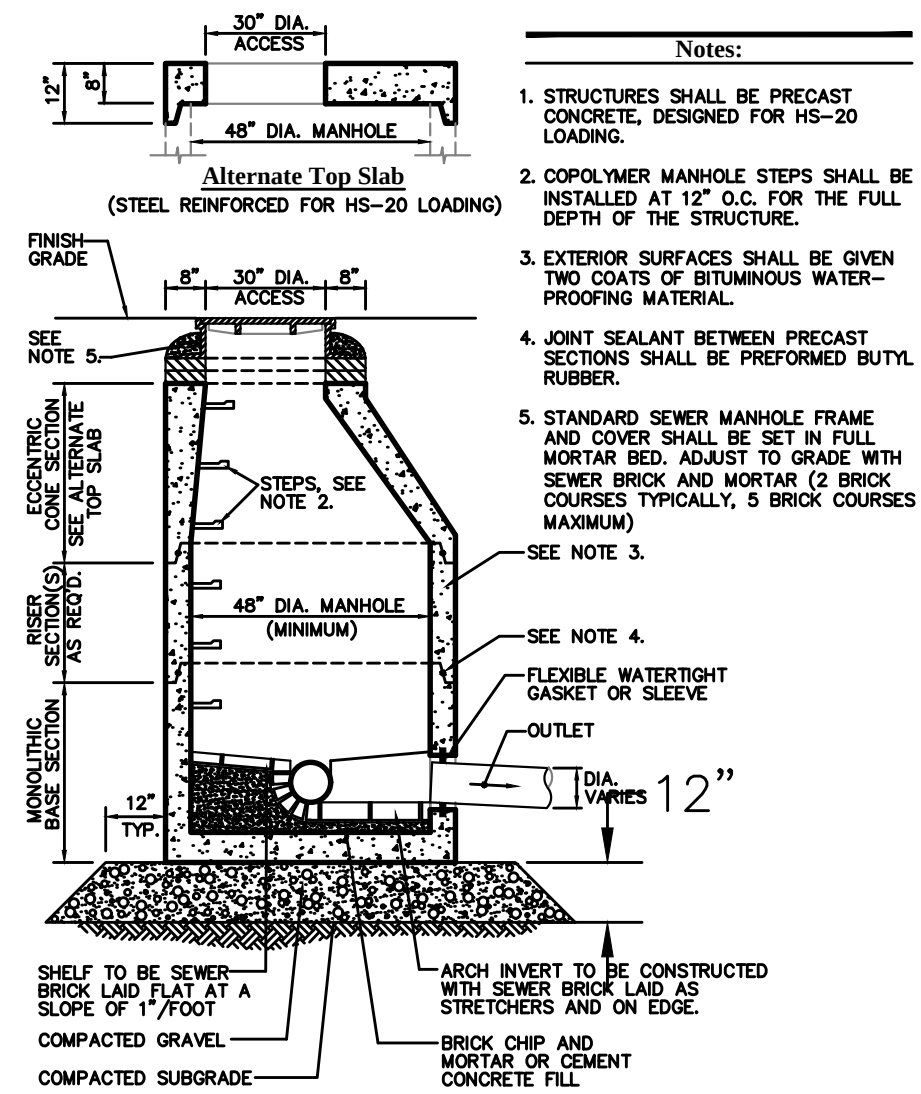
**Catch Basin Trap**

N.T.S.



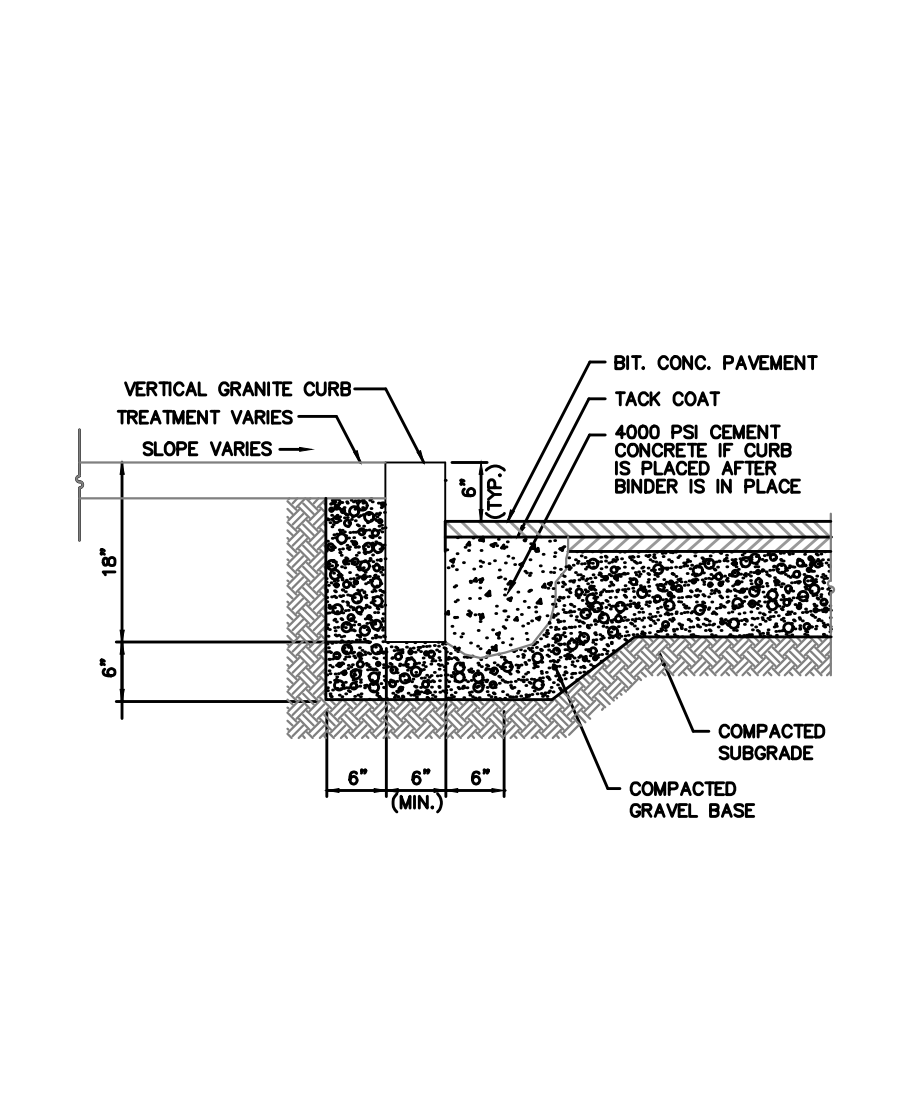
**STC 450i PRECAST CONCRETE STORMCEPTOR**

N.T.S.



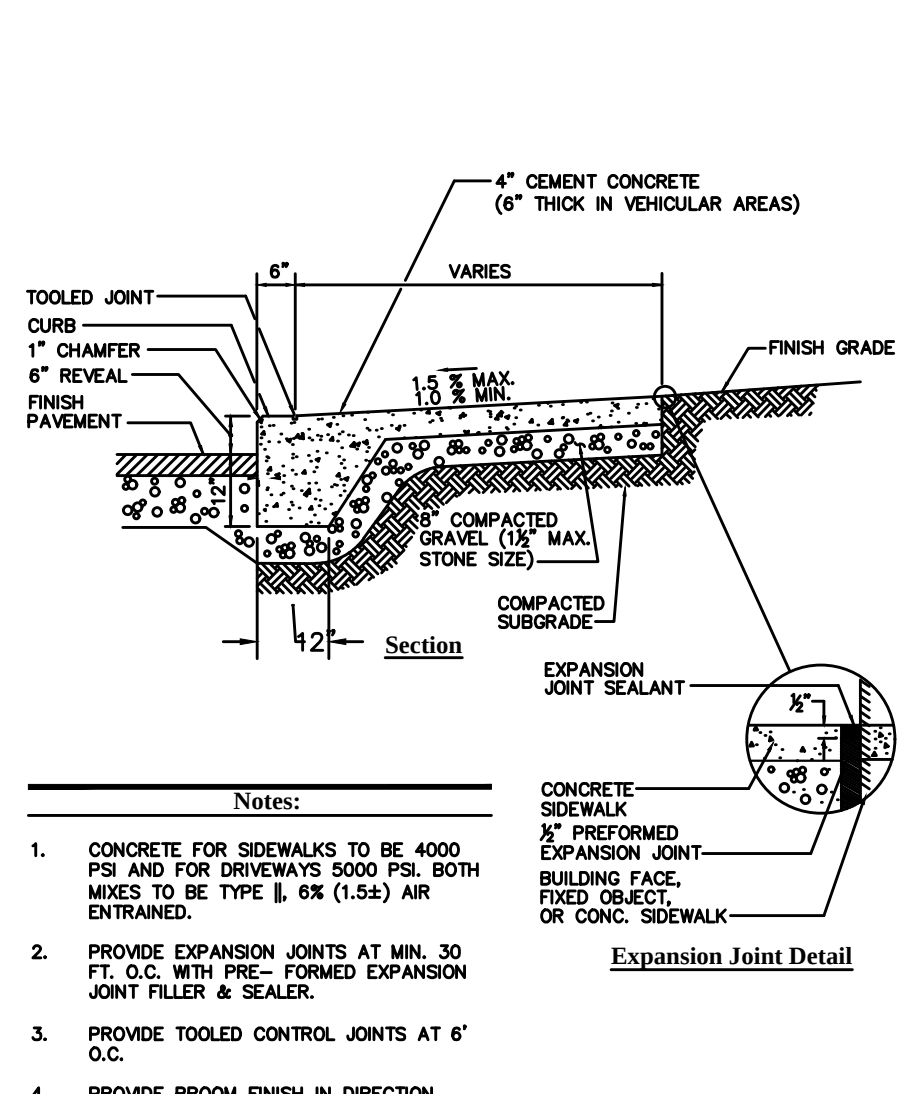
**Sanitary Sewer Manhole (SMH)**

N.T.S.



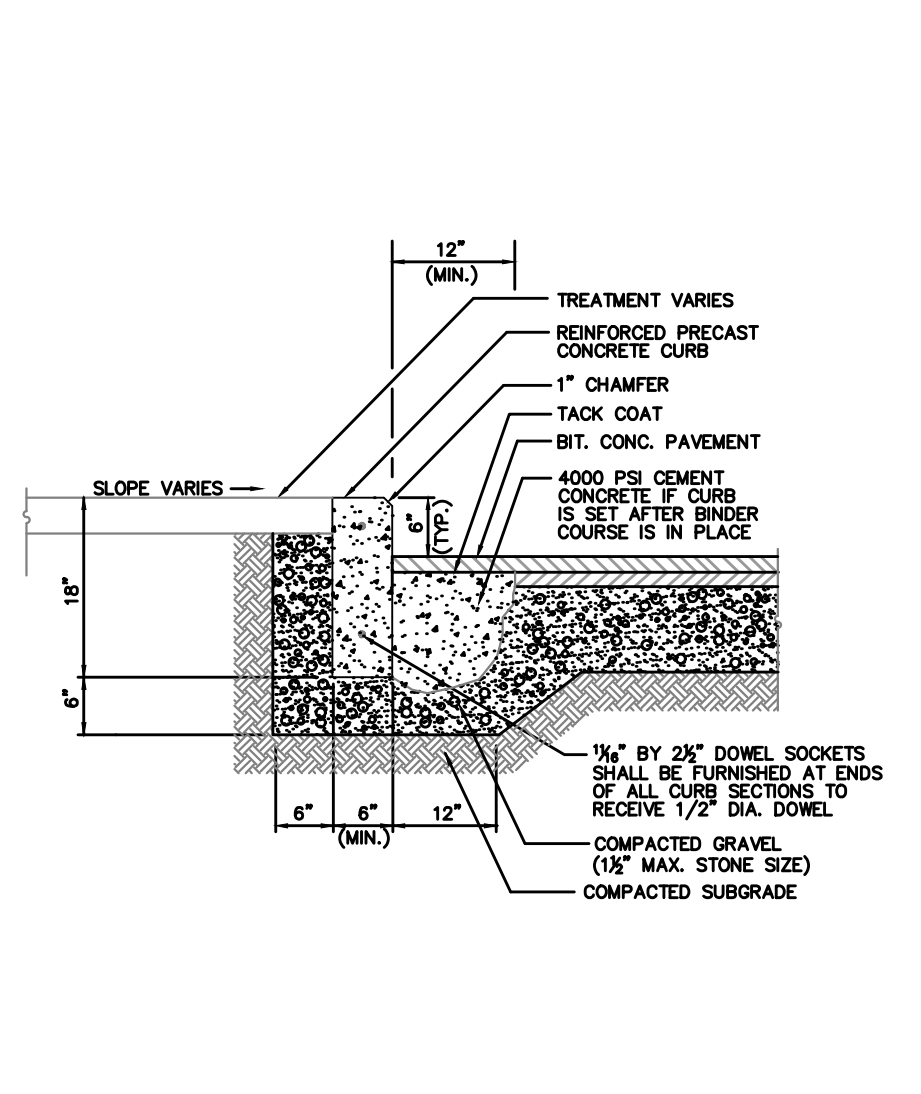
**Vertical Granite Curb (VGC)**

N.T.S.



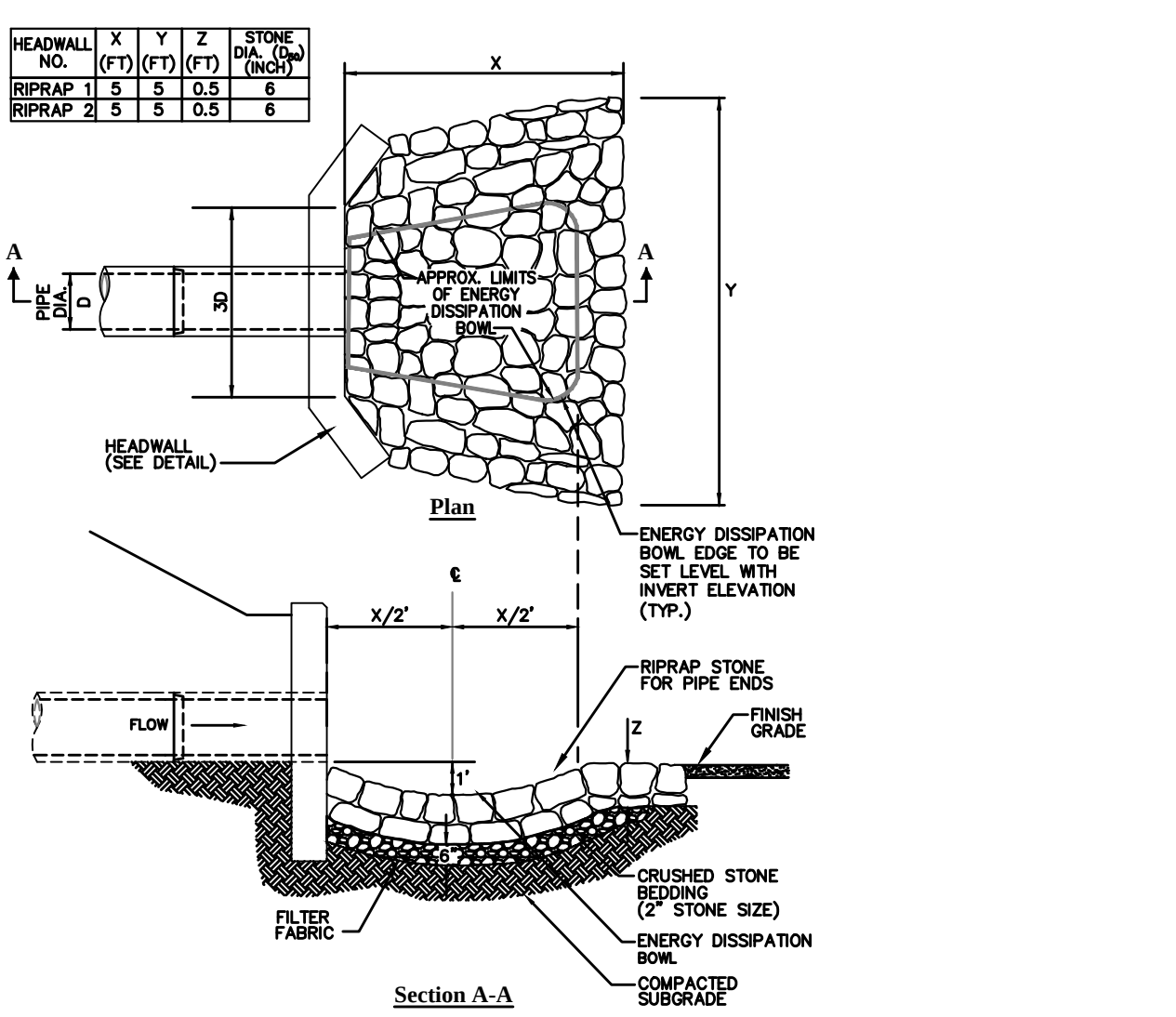
**Monolithic Concrete Curb (MCC) & Sidewalk**

N.T.S.



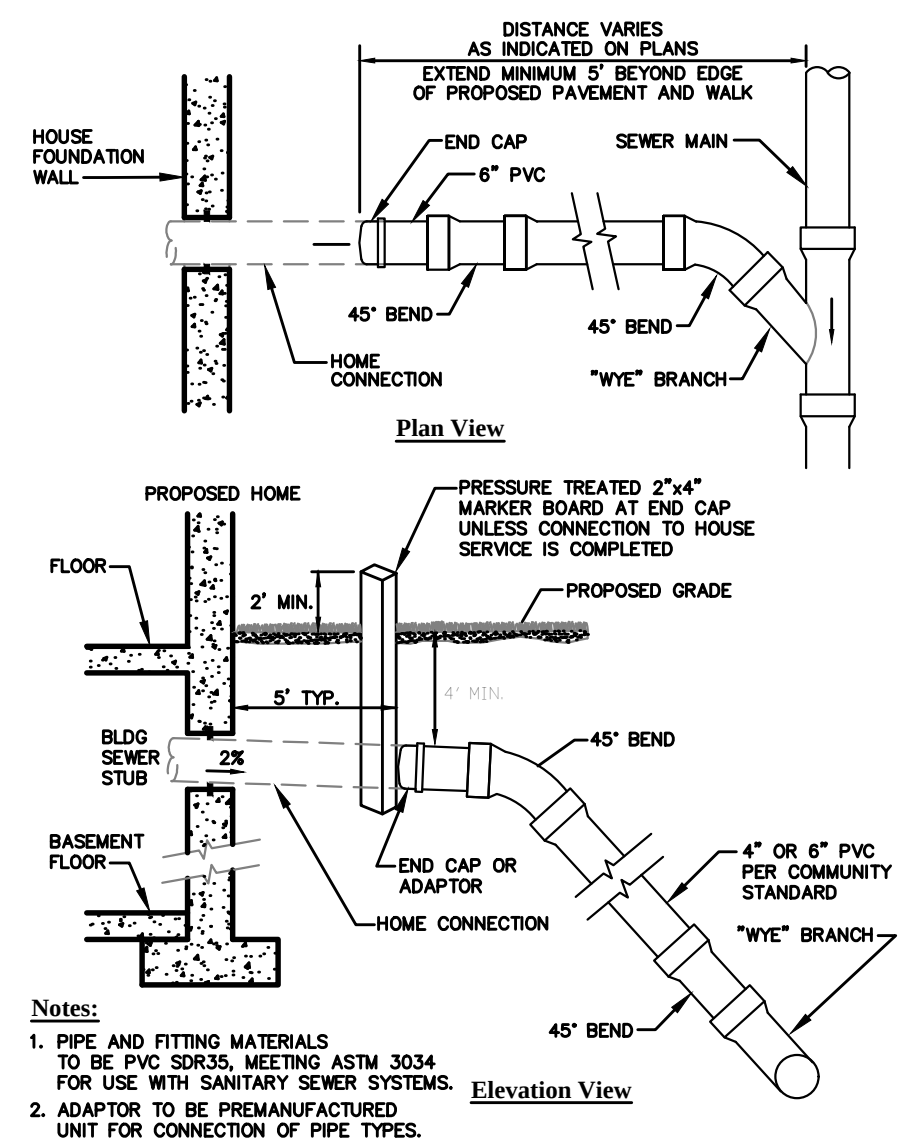
**Precast Concrete Curb (PCC)**

N.T.S.



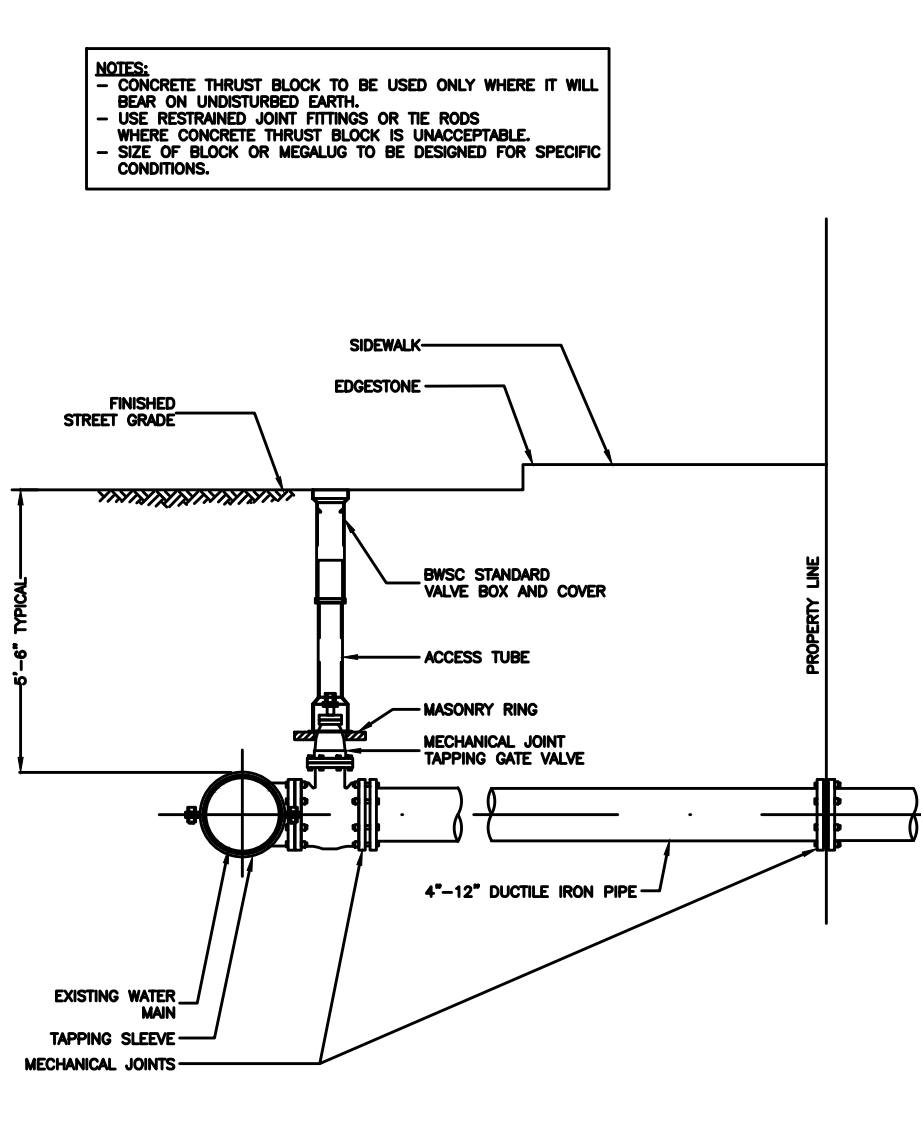
**Stone Protection at Headwall**

N.T.S.



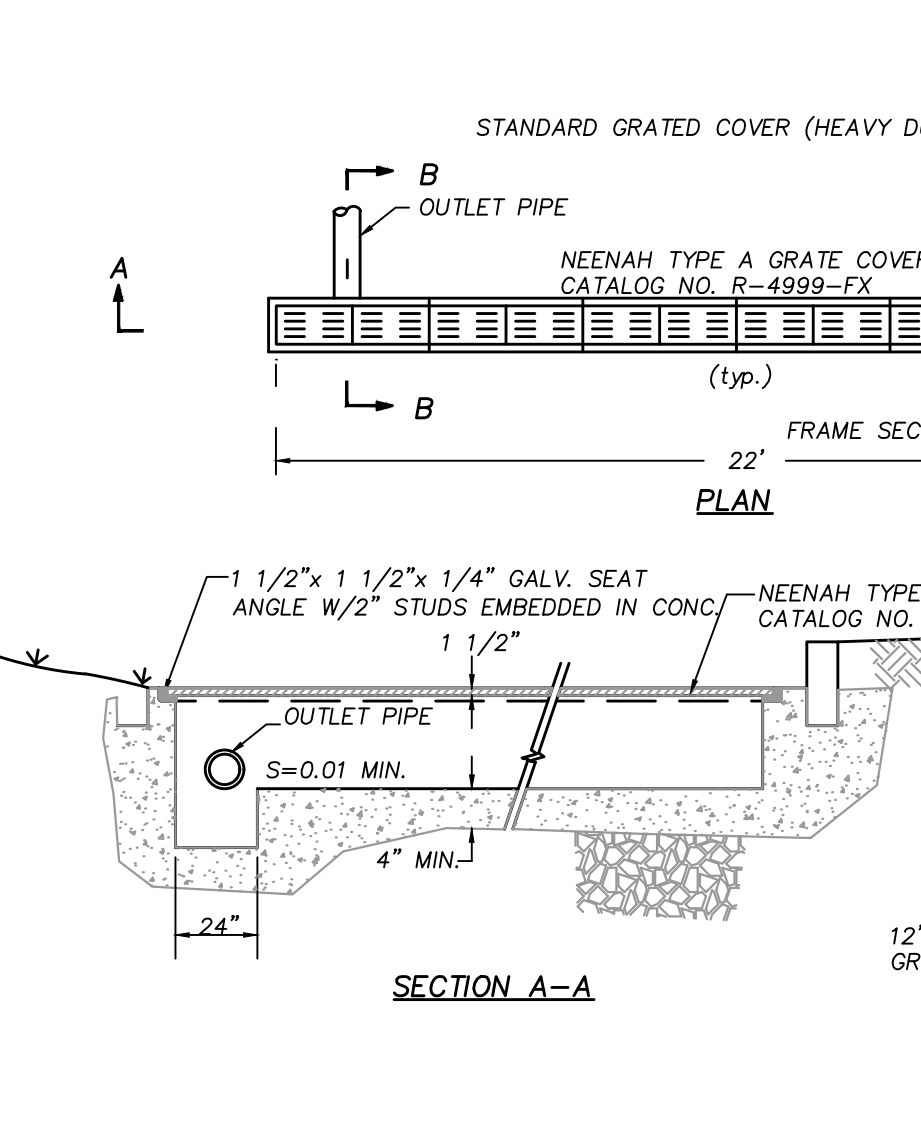
**Typical Wye and Chimney Detail (Residential)**

N.T.S.



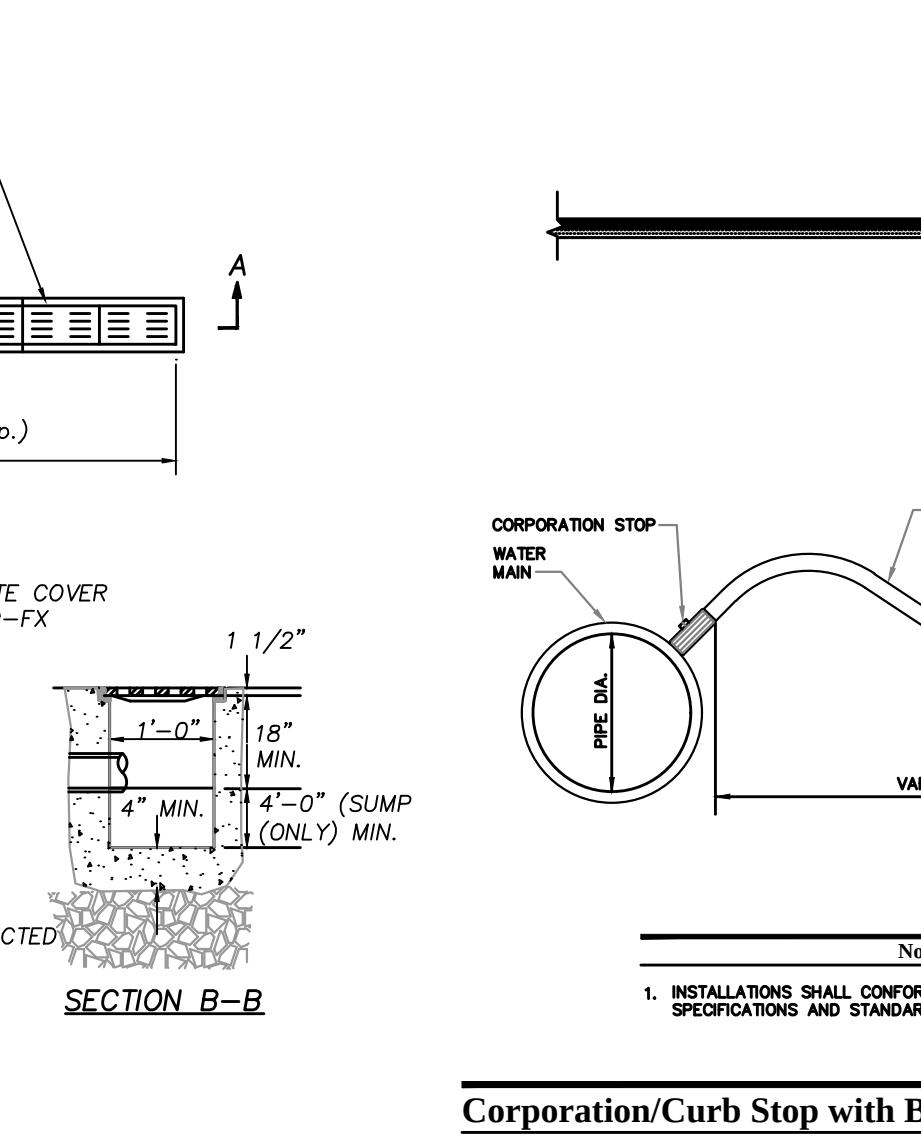
**Water Connection to Existing Main**

N.T.S.



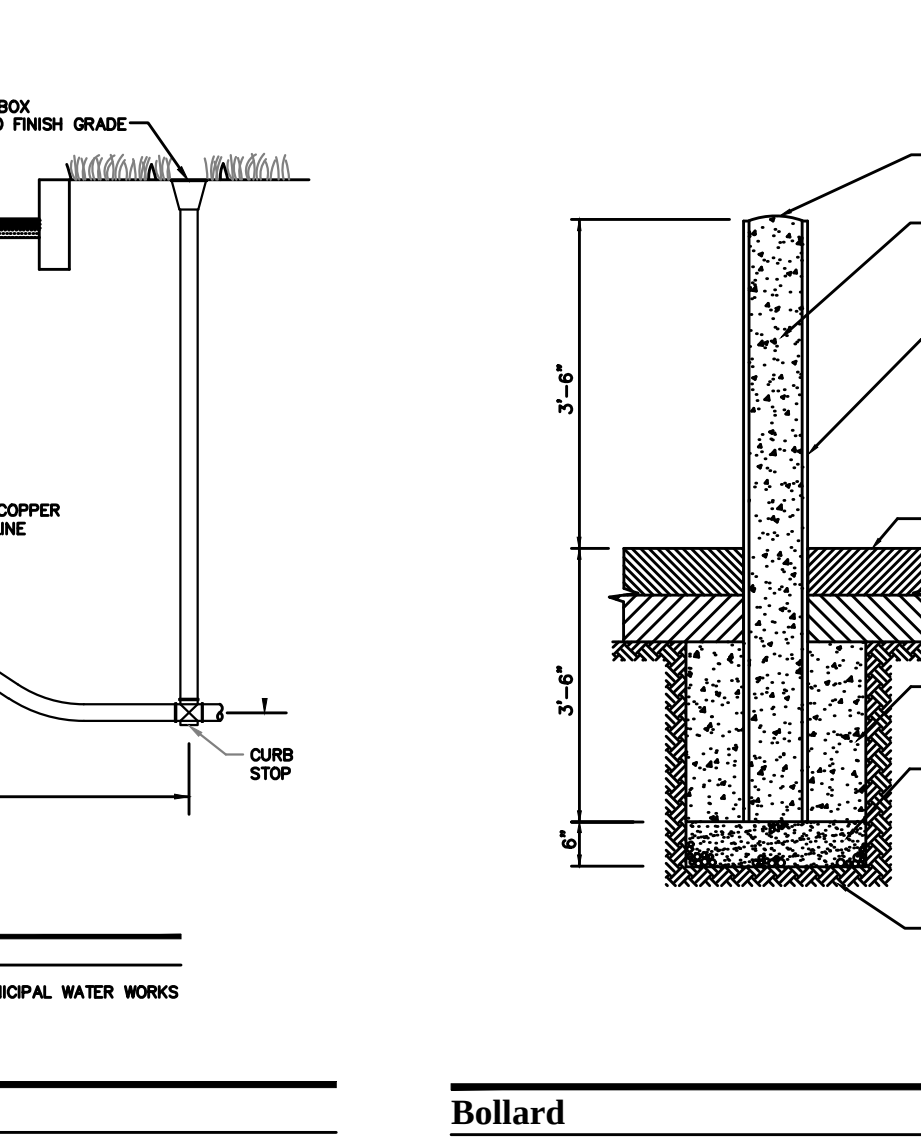
**TRENCH DRAIN DETAIL**

(W/ Heavy Duty Frame and Grated Cover) MANUFACTURER: NEENAH FOUNDRY CO. OR APPROVED EQUAL  
NOTE: PROVIDE BOTTOM OUTLET, LENGTH L = 21'-0"



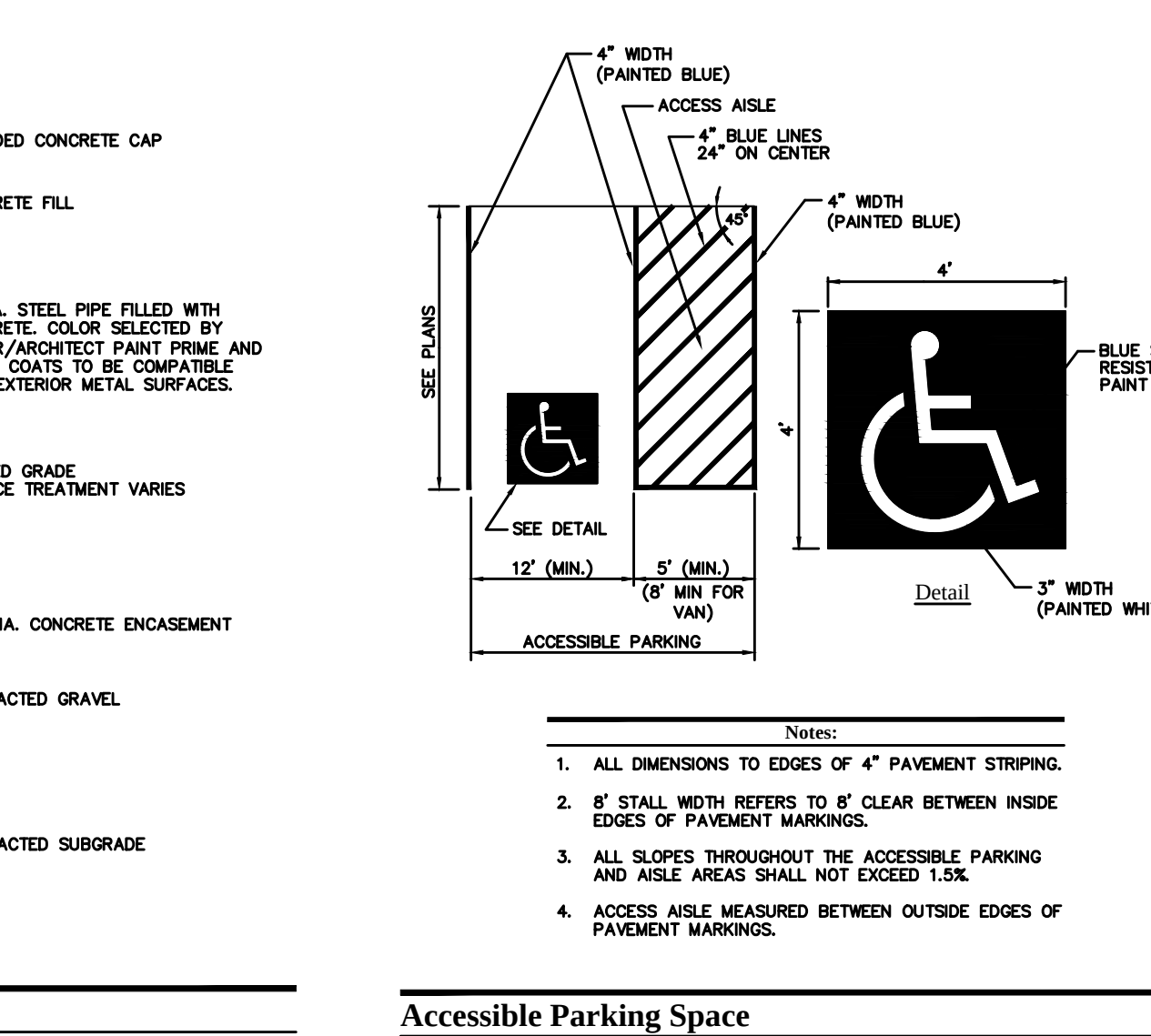
**Corporation/Curb Stop with Box**

N.T.S.



**Bollard**

N.T.S.



**Accessible Parking Space**

N.T.S.

| REVISIONS: |                           |           |
|------------|---------------------------|-----------|
| NO.:       | COMMENTS:                 | DATE:     |
| 1.         | SITE PLAN REVIEW COMMENTS | 9-26-2022 |

|                                                                |                                               |
|----------------------------------------------------------------|-----------------------------------------------|
| <b>DETAILS 2</b><br>16 Fencourt Ave<br>RANDOLPH, MASSACHUSETTS |                                               |
| DRAWN BY: JKY<br>DESIGNED BY: CYM<br>CHECKED BY: CYM           | DATE: 9-06-2022<br>LATEST REVISION: 9-26-2022 |

|                                    |  |
|------------------------------------|--|
| <b>PREPARED FOR:</b><br>PERMITTING |  |
| <b>SHEET</b><br>C-7                |  |

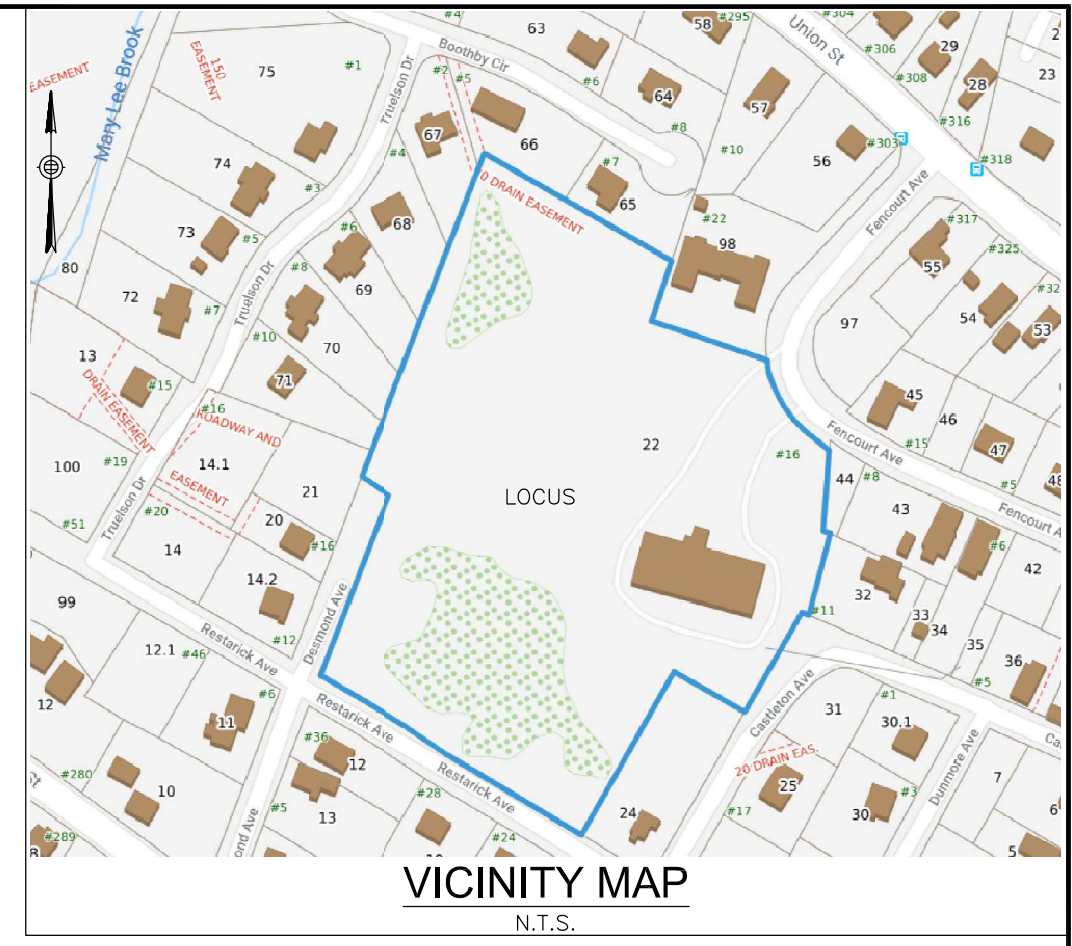
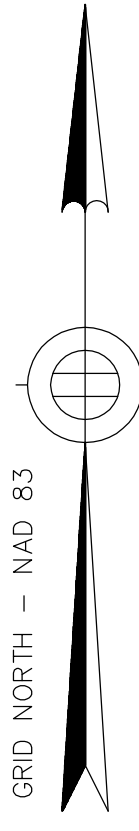
|                                                                                              |                                                          |
|----------------------------------------------------------------------------------------------|----------------------------------------------------------|
| <b>HARDY + MAN</b><br>DESIGN GROUP, PC<br>CIVIL ENGINEERING &<br>LAND DEVELOPMENT CONSULTING | 1285 WASHINGTON STREET<br>WEYMOUTH, MA<br>(781) 335-1464 |
|----------------------------------------------------------------------------------------------|----------------------------------------------------------|







MASSACHUSETTS COORDINATE SYSTEM  
GRID NORTH - NAD 83



- NOTES:**
1. THIS LAND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS, OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.
  2. THIS SITE IS NOT WITHIN A SPECIAL HAZARD FLOOD ZONE AS DESIGNATED BY F.L.R.M. NUMBER 25021C0219E EFFECTIVE DATE JULY 17, 2012.

ASSESSOR'S REFERENCE: 64-A-022  
OWNER: TAJ ESTATES OF RANDOLPH II, LLC  
DEED REFERENCE: BOOK 39214, PAGE 555  
LOT AREA: 7.1±Ac.  
PLAN REFERENCES:  
Plan # 362-1527  
Plan # 56-2671  
Plan # 201-28  
Plan # 28221-A  
Plan # 37408-A  
Plan # 40430-A  
Plan # 40430-B  
Plan # D1901-203  
Plan # D3469-96  
Plan # D4137-680  
Plan # D4346-565  
Plan # D4346-570  
Plan # D4368-227  
Plan # D4401-300-B  
Plan # D4721-80  
Plan # D5755-405  
Plan # D6303-269  
UNION STREET COUNTY LAYOUT DATED  
JUNE 19, 1928 - 3 SHEETS



**BORDERLAND ENGINEERING, INC.**

61b Pleasant Street  
Randolph, MA 02368  
office 781-963-9500  
fax 888-566-4131

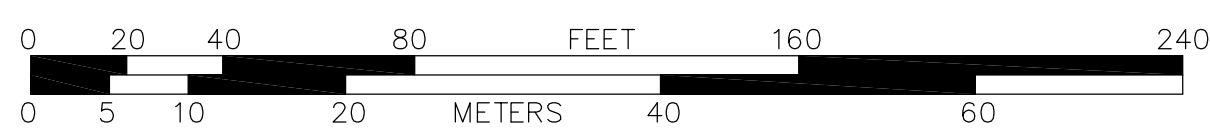
**PLAN OF LAND  
IN  
RANDOLPH, MASSACHUSETTS**

**16 FENCOURT AVENUE**

PREPARED FOR: **HARDY + MAN DESIGN GROUP, PC**  
1285 WASHINGTON STREET  
WEYMOUTH, MA 02189

DRAWING SCALE: 1 INCH = 40 FEET

DATE: AUGUST 13, 2022 PROJECT NUMBER: P2225

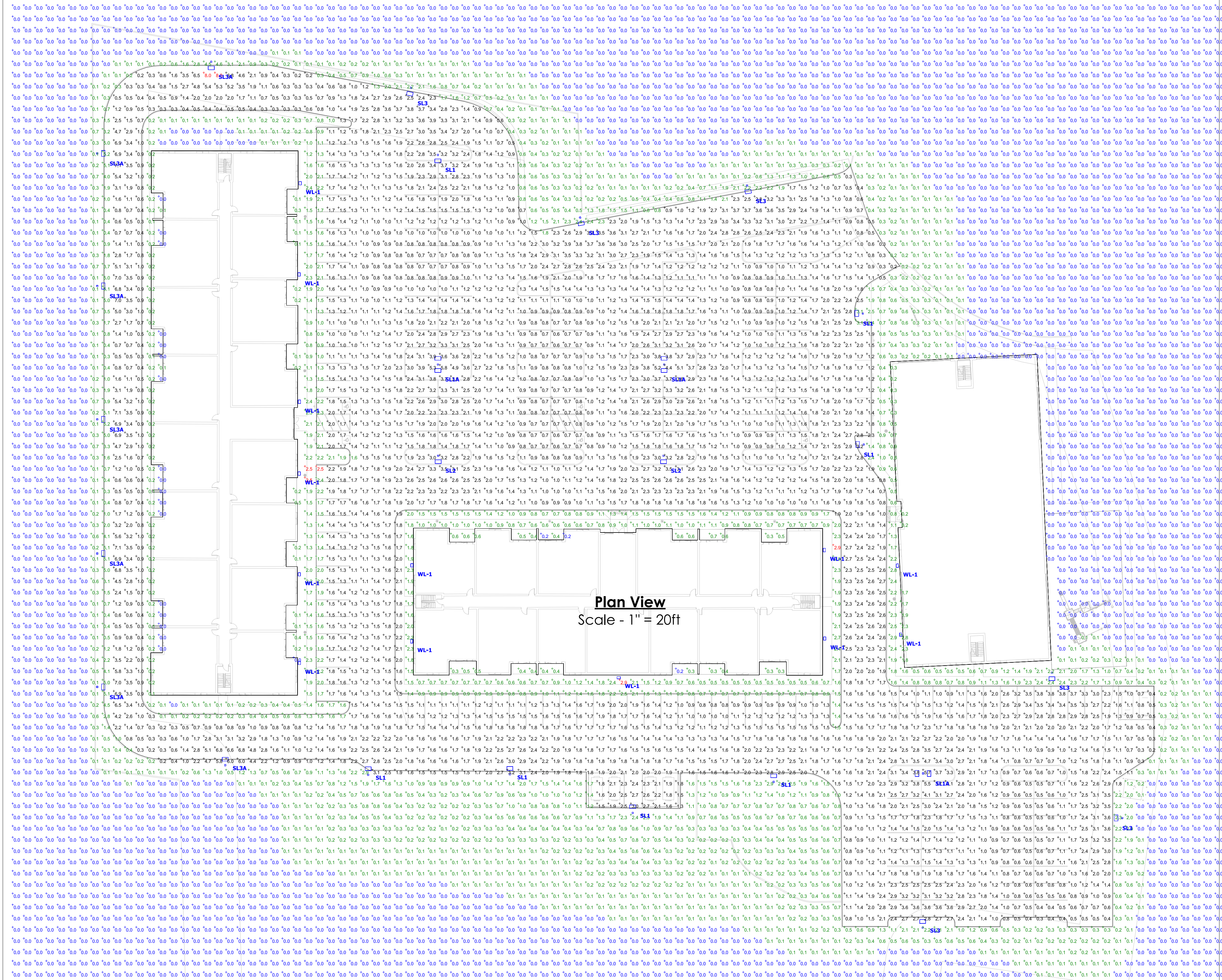






16 Fencourt Ave.  
Randolph, MA  
08-24-2022

Designer  
Benjamin P. Rowe  
Date  
08/22/2022  
Scale  
Not to Scale  
Drawing No.  
Job No.



## SCHEDULE

| Symbol                                                                              | Label | Quantity | Manufacturer      | Catalog Number             | Description                                                                                     | Light Loss Factor | Wattage |
|-------------------------------------------------------------------------------------|-------|----------|-------------------|----------------------------|-------------------------------------------------------------------------------------------------|-------------------|---------|
|  | SL1   | 7        | Lithonia Lighting | DSXO LED P4 30K T4M MVOLT  | DSXO Area Light   Type 4 Distribution   Single Head Pole @ 90° Mounted @ 20'-0" AFG             | 0.9               | 92      |
|  | SL1A  | 3        | Lithonia Lighting | DSXO LED P4 30K T4M MVOLT  | DSXO Area Light   Type 4 Distribution   Double Head Pole @ 180° Mounted @ 20'-0" AFG            | 0.9               | 184     |
|  | SL2   | 2        | Lithonia Lighting | DSXO LED P4 30K T3M MVOLT  | DSXO Area Light   Type 3 Distribution   Single Head Pole @ 90° Mounted @ 20'-0" AFG             | 0.9               | 92      |
|  | SL3   | 6        | Lithonia Lighting | DSXO LED P4 30K BLC MVOLT  | DSXO Area Light   Back Light Control Distribution   Single Head Pole @ 90° Mounted @ 20'-0" AFG | 0.9               | 92      |
|  | SL3A  | 7        | Lithonia Lighting | DSXO LED P2 30K BLC MVOLT  | DSXO Area Light   Back Light Control Distribution   Single Head Pole @ 90° Mounted @ 10'-0" AFG | 0.9               | 49      |
|  | WL-1  | 13       | Lithonia Lighting | WDGE2 LED P3 30K 80CRI T4M | Wedge 2 Well pack   Type 4 Distribution   Mounted @ 12'-0" AFG                                  | 0.9               | 32,1375 |

## NOTES:

- REFLECTANCES ASSUMED:  
GROUND: 20
- MOUNTING HEIGHTS:
  - AREA LIGHTS @ 20'-0" AFG
  - TYPE SL3A @ 10'-0" AFG
  - WALL PACKS @ 12'-0" AFG
- TASK HEIGHT: AFG
- CALCULATION POINT SPACING: 6'X6' OC

## DISCLAIMER:

**-THESE DRAWINGS ARE FOR CONCEPTUAL PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION. VALUES REPRESENTED ARE AN APPROXIMATION GENERATED FROM MANUFACTURERS PHOTOMETRIC IN-HOUSE OR INDEPENDANT LAB TEST WITH DATA SUPPLIED BY LAMP MANUFACTURERS.**

## STATISTICS

| DESCRIPTION        | SYMBOL | AVG.   | MAX    | MIN.   | MAX/MIN | AVG/MIN |
|--------------------|--------|--------|--------|--------|---------|---------|
| Boundary           | +      | 0.8 fc | 8.0 fc | 0.0 fc | N/A     | N/A     |
| Building Perimeter | +      | 0.8 fc | 2.5 fc | 0.0 fc | N/A     | N/A     |
| Building Perimeter | +      | 1.1 fc | 2.9 fc | 0.2 fc | 14.5:1  | 5.5:1   |
| Pavement           | +      | 1.6 fc | 8.0 fc | 0.0 fc | N/A     | N/A     |





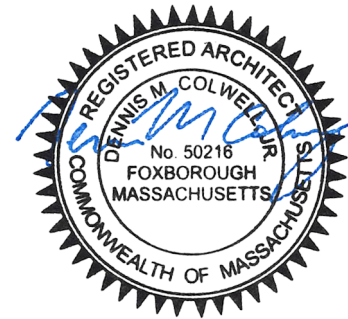
1 SECOND LEVEL  
1/64" = 1'-0"

PROJECT:  
16 FENCOURT AVE. APARTMENTS  
TAJ ESTATES  
16 FENCOURT AVE.  
RANDOLPH, MA. 02368

PROJECT NUMBER: 21269

DENNIS COLWELL  
ARCHITECTS  
132 CENTRAL STREET, SUITE 203, FOXBOROUGH, MA 02035  
P. 508.241.2122 F. 508.455.4466 WWW.DC-ARCHITECT.COM

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DRAWING SCALE: AS NOTED

DRAWN BY: SW CHECKED BY: DMC

DRAWING TITLE:  
SECOND LEVEL

DRAWING NUMBER:

A1.1





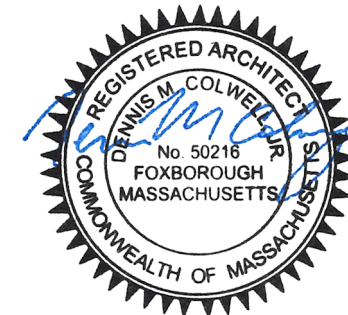
1 THIRD LEVEL  
1/64" = 1'-0"

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DRAWN BY: SW CHECKED BY: DMC

DRAWING TITLE:  
THIRD LEVEL

DRAWING NUMBER:

A1.2









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DRAWING SCALE:

DRAWN BY: SW      CHECKED BY: DMC

DRAWING TITLE:  
ENTRANCE VIEW

DRAWING NUMBER:

A1.4





BLACK - ARCHITECTURAL ROOFING SHINGLES

WHITE - PVC TRIM

LIGHT BLUE (RAL 5012) - HORIZONTAL CLAPBOARD  
FIBER CEMENT SMOOTH SIDING

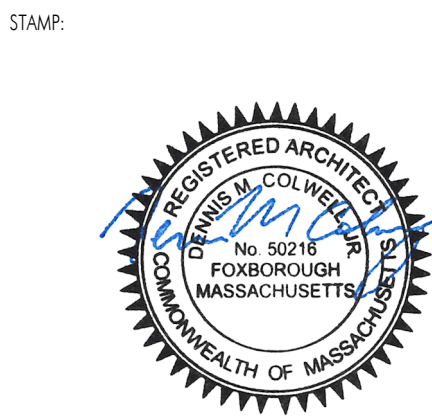
PEARL GRAY - HORIZONTAL CLAPBOARD  
FIBER CEMENT SMOOTH SIDING

KHAKI BROWN - FIBER CEMENT PANELS WITH A STONE  
MASONRY TEXTURED

PROJECT:  
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| DRAWING SCALE:                    |
| DRAWN BY: SW      CHECKED BY: DMC |

DRAWING TITLE:  
ENTRANCE ARIEL VIEW

DRAWING NUMBER:

A1.5

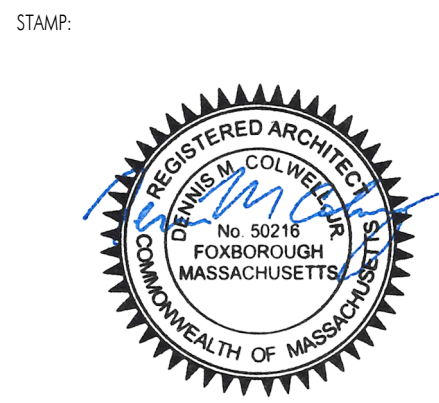




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| DRAWN BY: SW | CHECKED BY: DMC |
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DRAWING TITLE:  
ARIEL VIEW

DRAWING NUMBER:  
**A1.6**





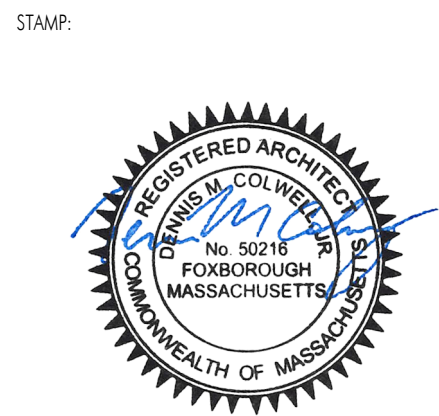
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DRAWING TITLE:  
AERIAL VIEW

DRAWING NUMBER:  
**A1.7**



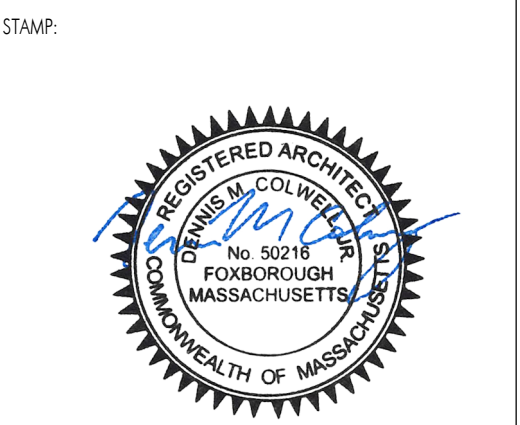


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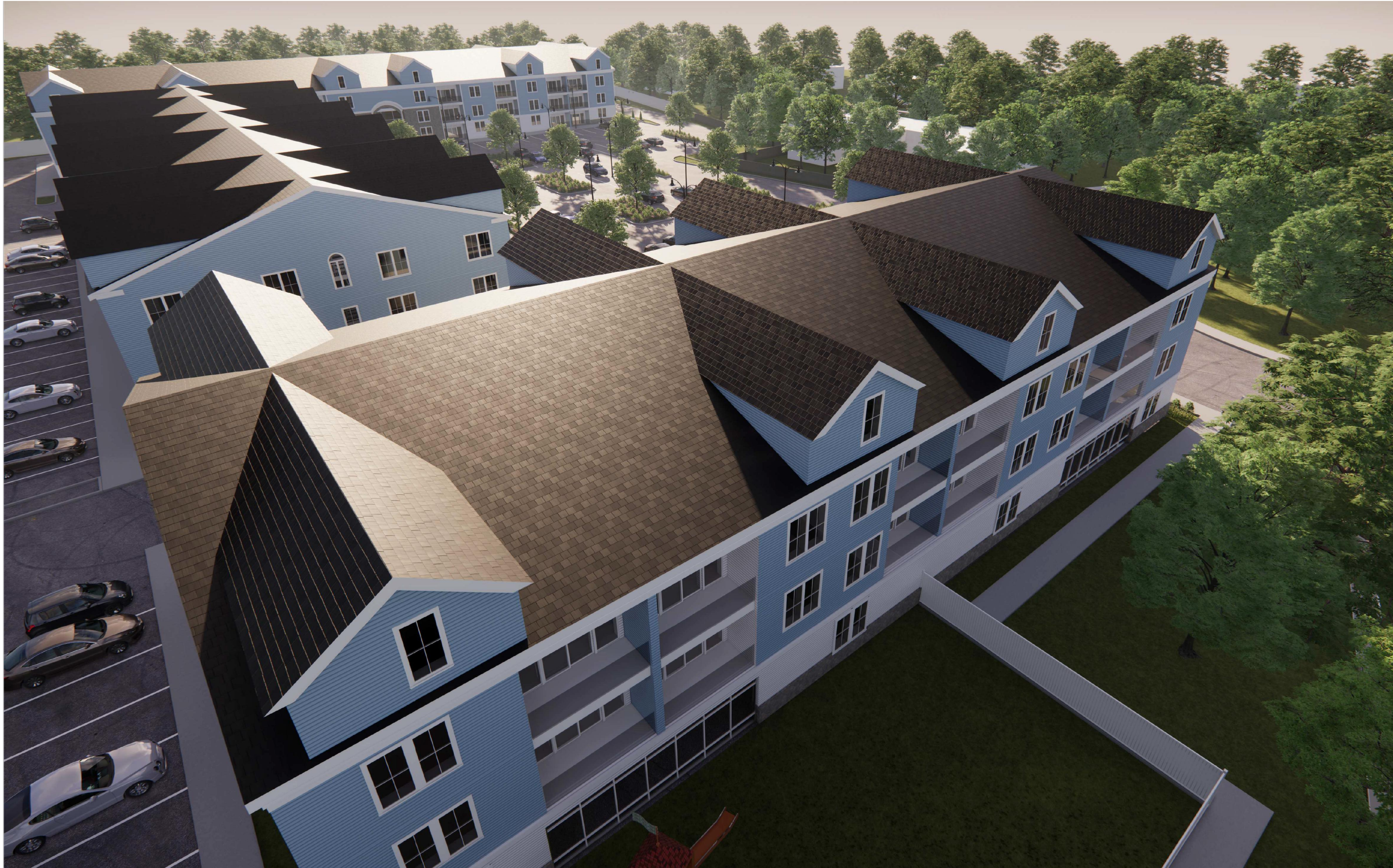
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| DRAWN BY: SW | CHECKED BY: DMC |
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DRAWING TITLE:  
GROUND LEVEL VIEW

DRAWING NUMBER:  
  
A1.8

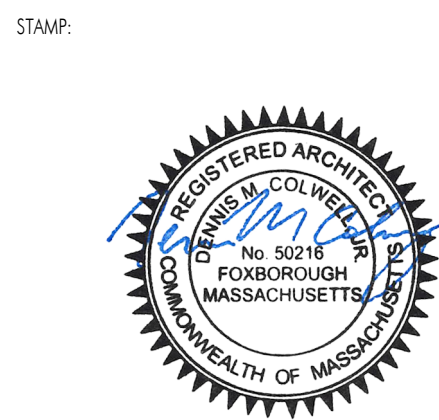
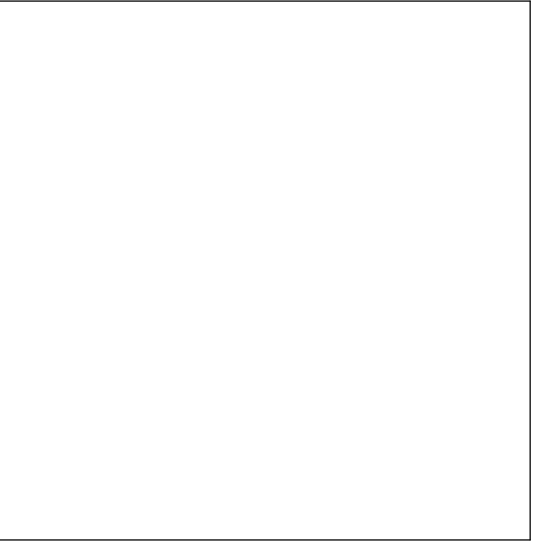
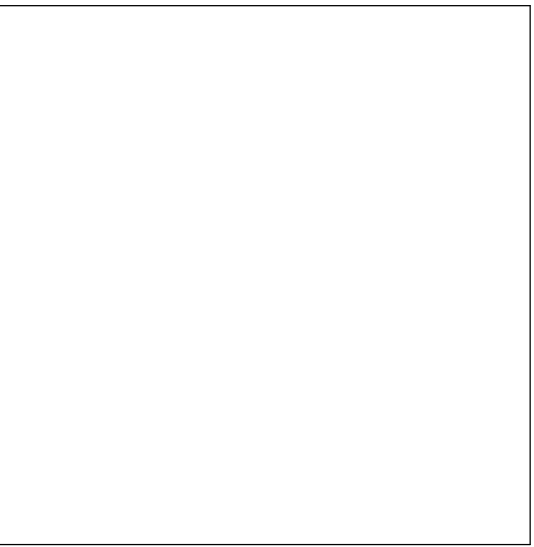




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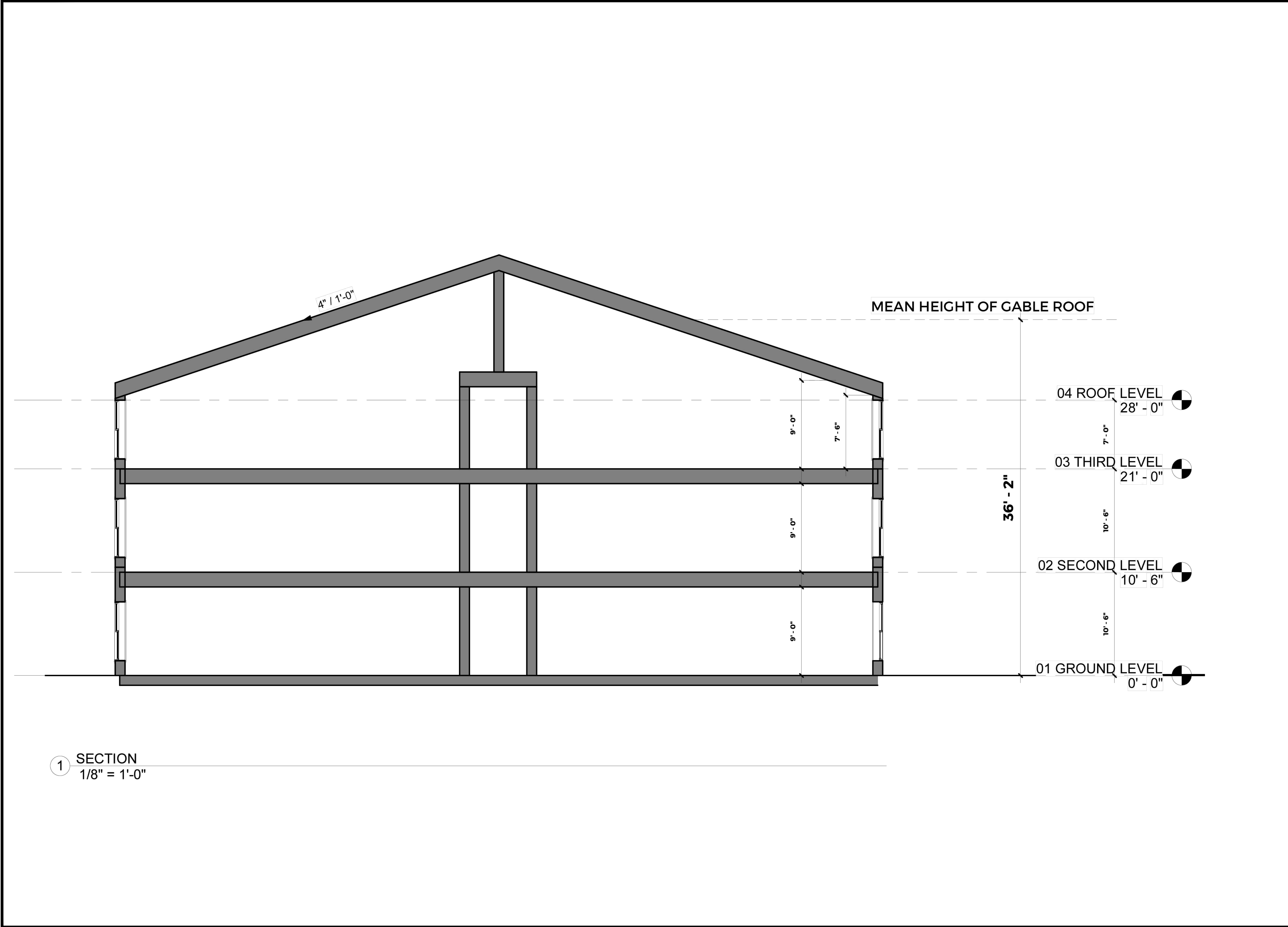
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DRAWING TITLE:  
ARIEL VIEW

DRAWING NUMBER:

A1.9





PROJECT:  
16 FENCOURT AVE. APARTMENTS  
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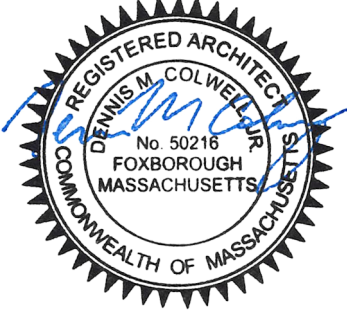
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DRAWING TITLE:  
BUILDING SECTION

DRAWING NUMBER:

A10



