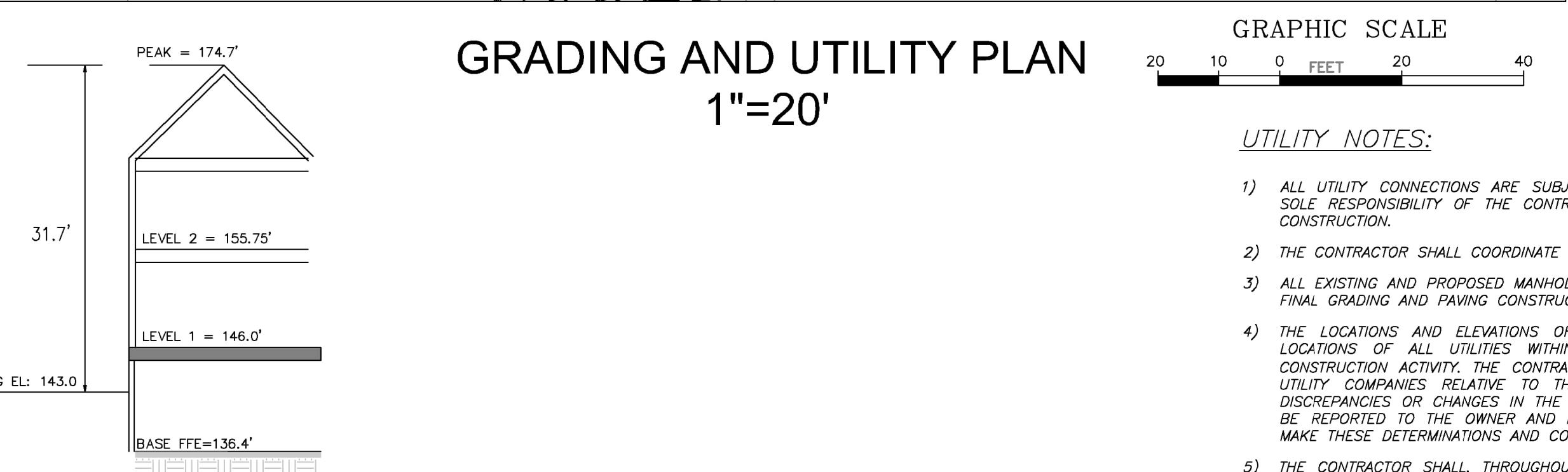


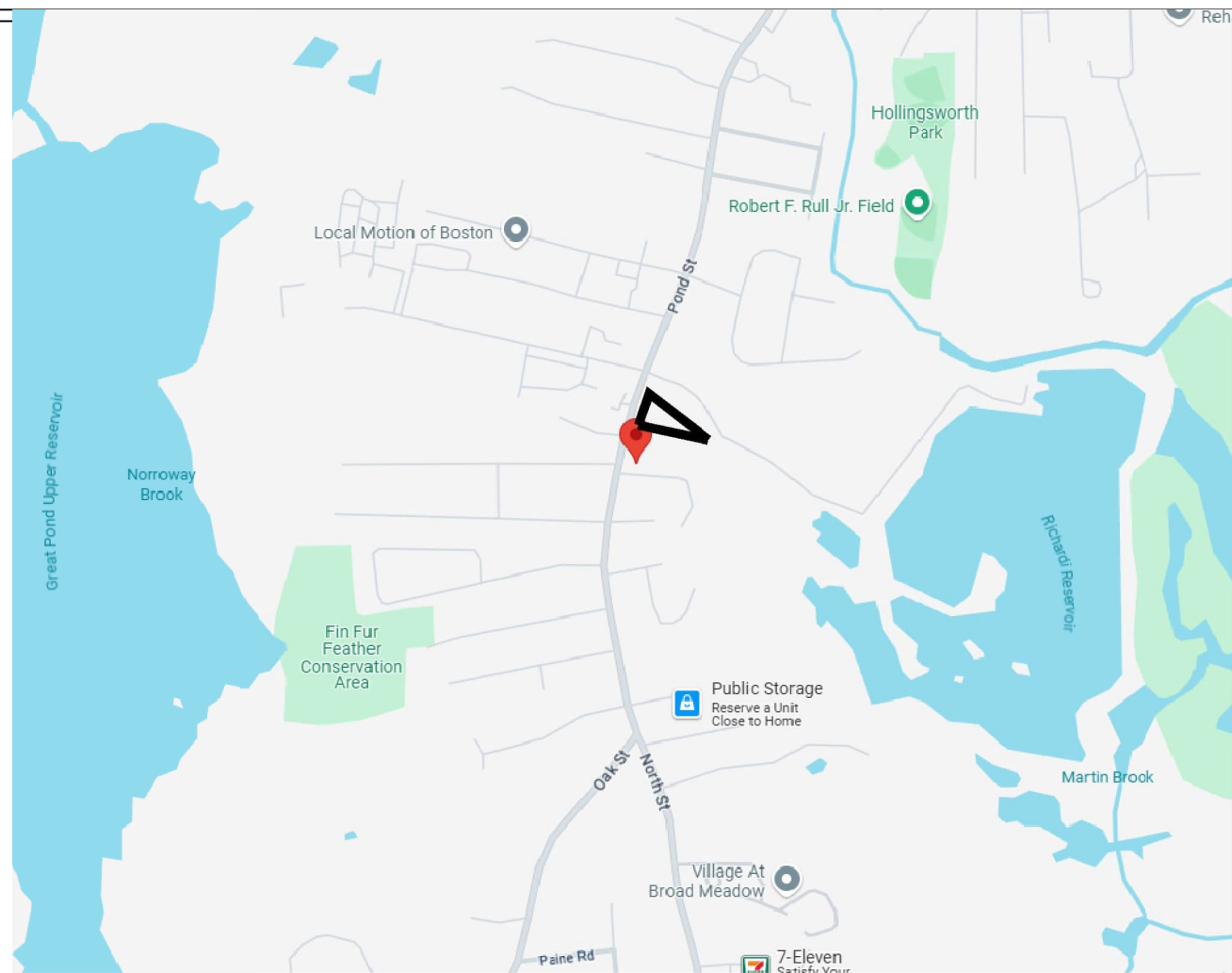
NET IMPERVIOUS AREA CHANGE: +3.955 SF

DIMENSIONAL REQUIREMENTS			
ZONING DISTRICT: RESIDENTIAL TWO FAMILY DISTRICT (RTFD)			
TOWN OF RANDOLPH	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	20,000 S.F.	26,657 SF	26,657 SF
GREEN OPEN SPACE	80%	96.84%	85.07%
MAX. LOT COVERAGE	20%	3.16%	14.93%
MAX. BLDG. HEIGHT	40 FEET/2.5 STORIES	N/A	31.5 FT/2.5 STORIES
MIN. LOT FRONTAGE	130 FEET	136.15 FEET	136.15 FEET
MIN. LOT DEPTH (AVG.)	100 FEET	395.0 FEET	395.0 FEET
MIN. LOT WIDTH	100 FEET	125 FEET	125 FEET
MIN. FRONT SETBACK	25 FEET	N/A	26.8 FEET
MIN. SIDE SETBACK	20 FEET	N/A	30.9 FEET
MIN. REAR SETBACK	15 FEET	N/A	328.4 FEET






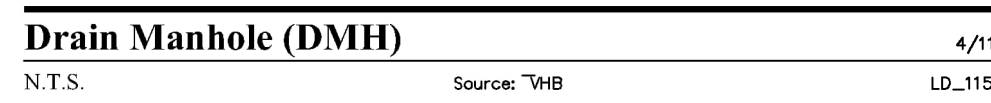
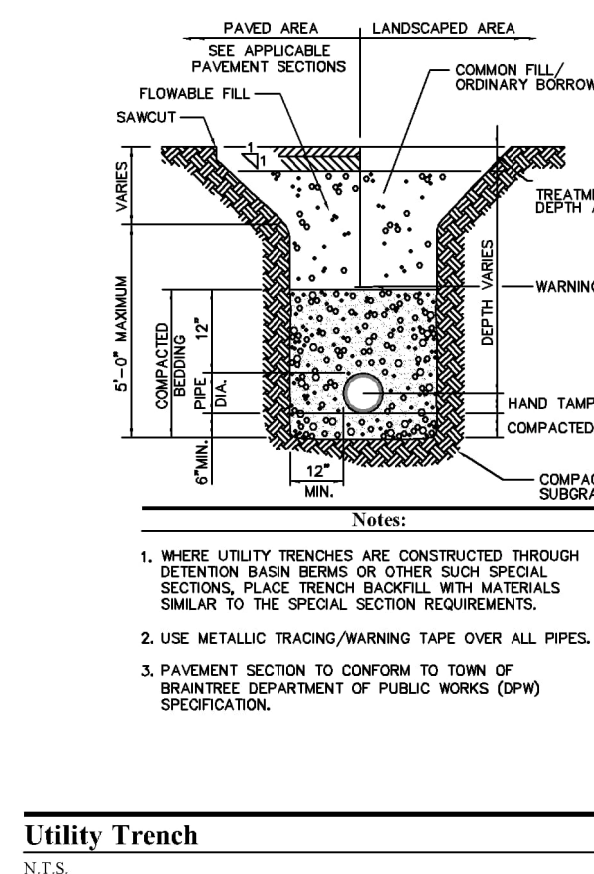
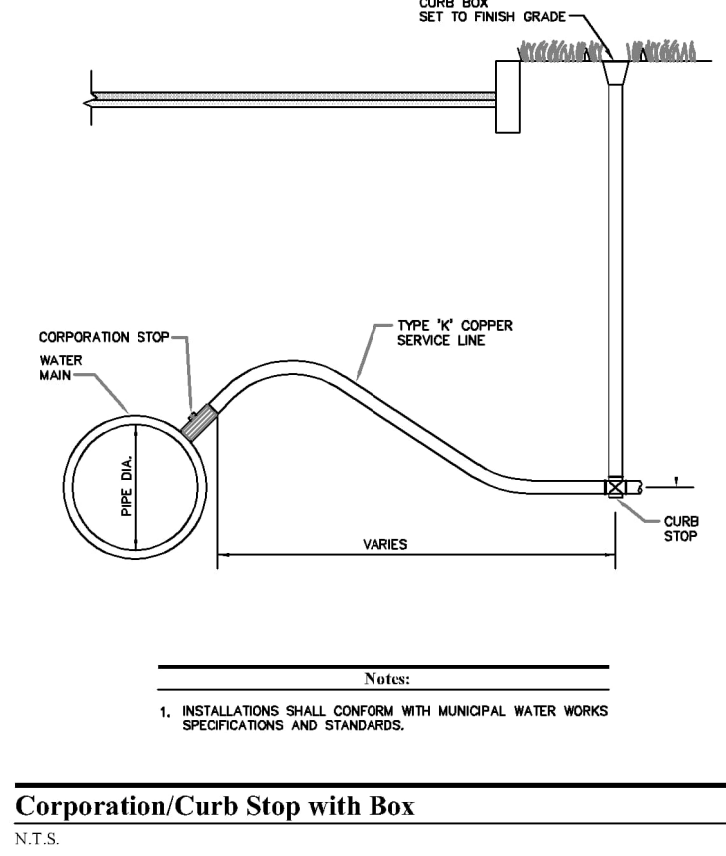
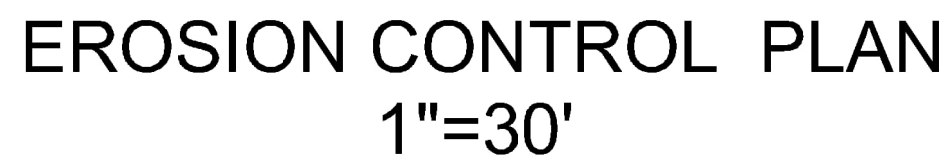
- 1) THE LOT LIES ENTIRELY WITHIN ZONE X UNSHADED (AREA OF MINIMAL FLOODING) AS SHOWN ON THE NATIONAL FLOOD HAZARD LAYER FIRMET, EFFECTIVE DATE JUNE 9, 2014.
- 2) ELEVATIONS SHOWN ON THIS PLAN REFER TO TOWN OF RANDOLPH DATUM.
- 3) TOPOGRAPHIC AND BOUNDARY SURVEY WAS PERFORMED BY THE PROJECT LAND SURVEY "HOYT LANDSURVEY CO.", WYOMOUTH, MA.
- 4) 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 WITHOUT AN EMERGENCY WITHIN 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.
- 5) THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES, REGULATIONS AND SAFETY CODES IN THE CONSTRUCTION OF ALL IMPROVEMENTS.
- 6) 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 SHALL 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 ALL UTILITIES 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.
- 7) THE CONTRACTOR SHALL, THROUGHOUT CONSTRUCTION, TAKE ADEQUATE PRECAUTIONS TO PROTECT ALL WALKS, GRADING, SIDEWALKS AND SITE DETAILS OUTSIDE OF THE LIMIT OF WORK. DAMAGE TO THE GRADING OR 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.
- 8) THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY AND ALL CONSTRUCTION MEANS AND METHODS.
- 9) 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.
- 10) THE CONTRACTOR SHALL CONDUCT ALL NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN ALL NECESSARY CONSTRUCTION PERMITS.
- 11) THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE ESTABLISHMENT AND USE OF ALL VERTICAL AND HORIZONTAL CONSTRUCTION CONTROLS.

- 1) ALL UTILITY CONNECTIONS ARE SUBJECT TO THE APPROVAL OF, AND GRANTING OF PERMITS BY, THE LOCAL MUNICIPALITY. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL PERMITS AND APPROVALS RELATED TO UTILITY WORK PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- 2) THE CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES OF NEW UTILITIES WITH GAS, TELECOMMUNICATION AND ELECTRICAL SERVICES.
- 3) ALL EXISTING AND PROPOSED MANHOLE FRAMES, COVERS, VALVES, CLEANOUTS, CASTINGS, ETC. SHALL BE RAISED TO FINISHED GRADE PRIOR TO FINAL GRADING AND PAVING CONSTRUCTION.
- 4) 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. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE RESULTING FROM THE FAILURE OF THE CONTRACTOR TO MAKE THESE DETERMINATIONS AND CONTACTS SHALL BE BORNE BY THE CONTRACTOR.
- 5) 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.
- 6) UNDERGROUND UTILITIES ARE SHOWN BASED ON A VISUAL INSPECTION OF SURFACE OBSERVABLE FEATURES ONLY, AND HAVE BEEN FIELD INSPECTED FOR CONNECTIONS WHERE POSSIBLE. ADDITIONAL UTILITIES MAY EXIST WHICH ARE NOT INDICATED ON THESE PLANS. ALL EXISTING UTILITIES SHALL BE VERIFIED FOR SERVICE, SIZE, INVERT ELEVATION, LOCATIONS, ETC. PRIOR TO NEW CONNECTIONS TO OR RELOCATION OF SAME. CONTRACTOR MUST NOTIFY DCS-SAFE AT 1-800-272-2266 AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION. NOTIFY THIS FIRM IN WRITING OF ANY AND ALL DISCREPANCIES PRIOR TO COMMENCING ANY WORK.
- 7) CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL UTILITY LOCATIONS ON FIELD PRIOR START WORK.
- 8) IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY DEPARTMENT OF PUBLIC WORKS AND THE DESIGN ENGINEER IN ORDER TO CONDUCT THE FOLLOWING INSPECTIONS: SEWER CONNECTION; WATER CONNECTION.
- 9) ALL COMPONENTS MUST BE MARKED WITH MAGNETIC TAPE OR COMPARABLE MEANS PER 310 CMR 15.221 (12).

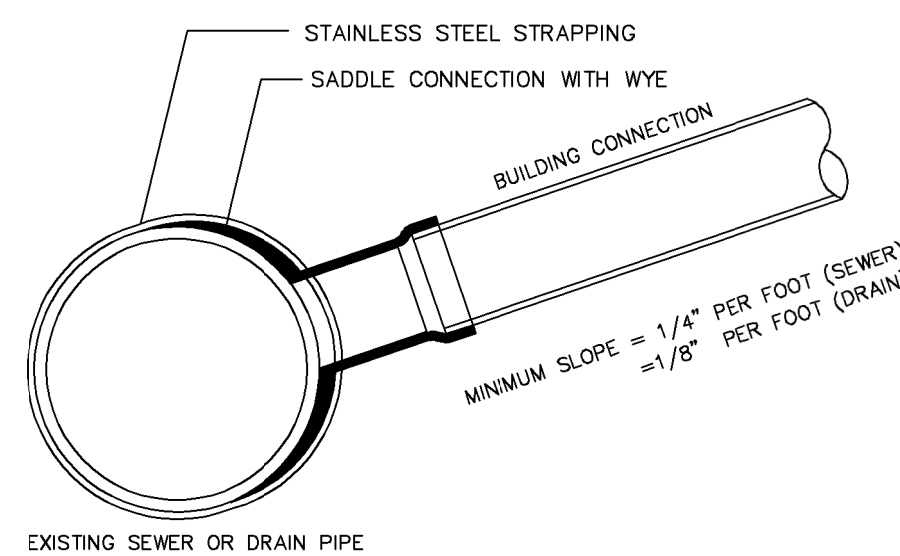


LOCUS MAP

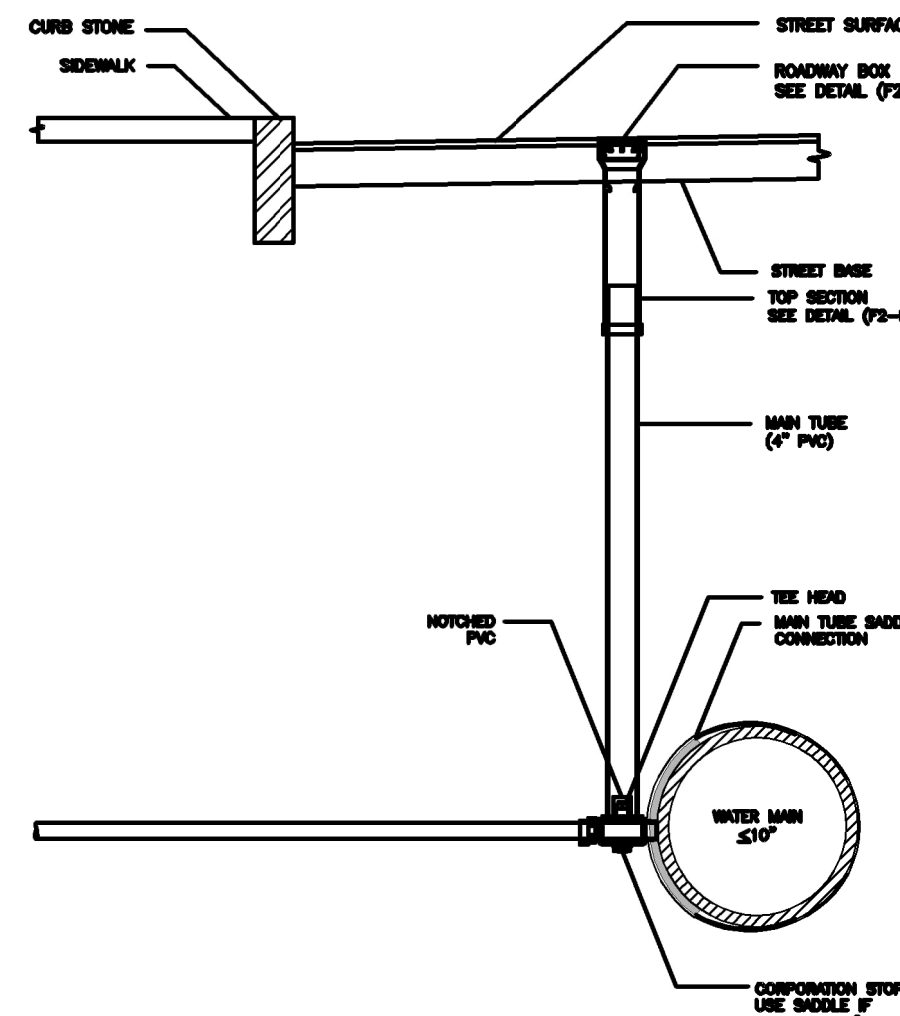
  08/07/2025	REVISIONS:			LAYOUT PLAN 913 NORTH STREET RANDOLPH, MASSACHUSETTS		 HARDY + MAN DESIGN GROUP PC <small>CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTING</small>	1285 WASHINGTON STREET WEYMOUTH, MA (781) 335-1464	
	NO.:	COMMENTS:	DATE:				PREPARED FOR: PERMITTING	
					DRAWN BY: DTM DESIGNED BY: CYM CHECKED BY: CYM	DATE: 8-7-2025		



- NOTE: USE THIS DETAIL ONLY IF EXISTING
WYE BRANCH IS NOT FOUND IN THE FIELD.



- NOTES:
1. FULL PVC OR IRON SADDLE MAY BE USED TO CONNECT TO EXISTING PVC, CLAY, CONCRETE OR IRON PIPE.
 2. SADDLES MUST HAVE RUBBER GASKETS AND SHALL BE TIGHTENED WITH STRAPS. SADDLES WILL NOT BE CEMENTED ONTO THE PIPE.
 3. FULL WYE CONNECTION FITTINGS MAY BE USED.
 4. PIPE SHALL BE CUT TO CONFORM TO THE OPENING IN THE SADDLE.
 5. CONNECTIONS DIRECTLY INTO THE EXISTING PIPE WITHOUT A SADDLE OR A FULL WYE FITTING ARE NOT ALLOWED.
 6. TO BE USED IF AN EXISTING WYE IS NOT FOUND.



TYPICAL 1-1/2" WATER SERVICE CONNECTION
N.T.S.

Sewer Saddle Connection
N.T.S.

REVISIONS:		
NO.:	COMMENTS:	DATE:

EROSION CONTROL & DETAILS
913 NORTH STREET
RANDOLPH, MASSACHUSETTS

DRAWN BY: DTM
DESIGNED BY: CYM
CHECKED BY: CYM

DATE: 8-7-2025



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

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

PREPARED FOR:
PERMITTING

SHEET
C-2

08/07/2025

