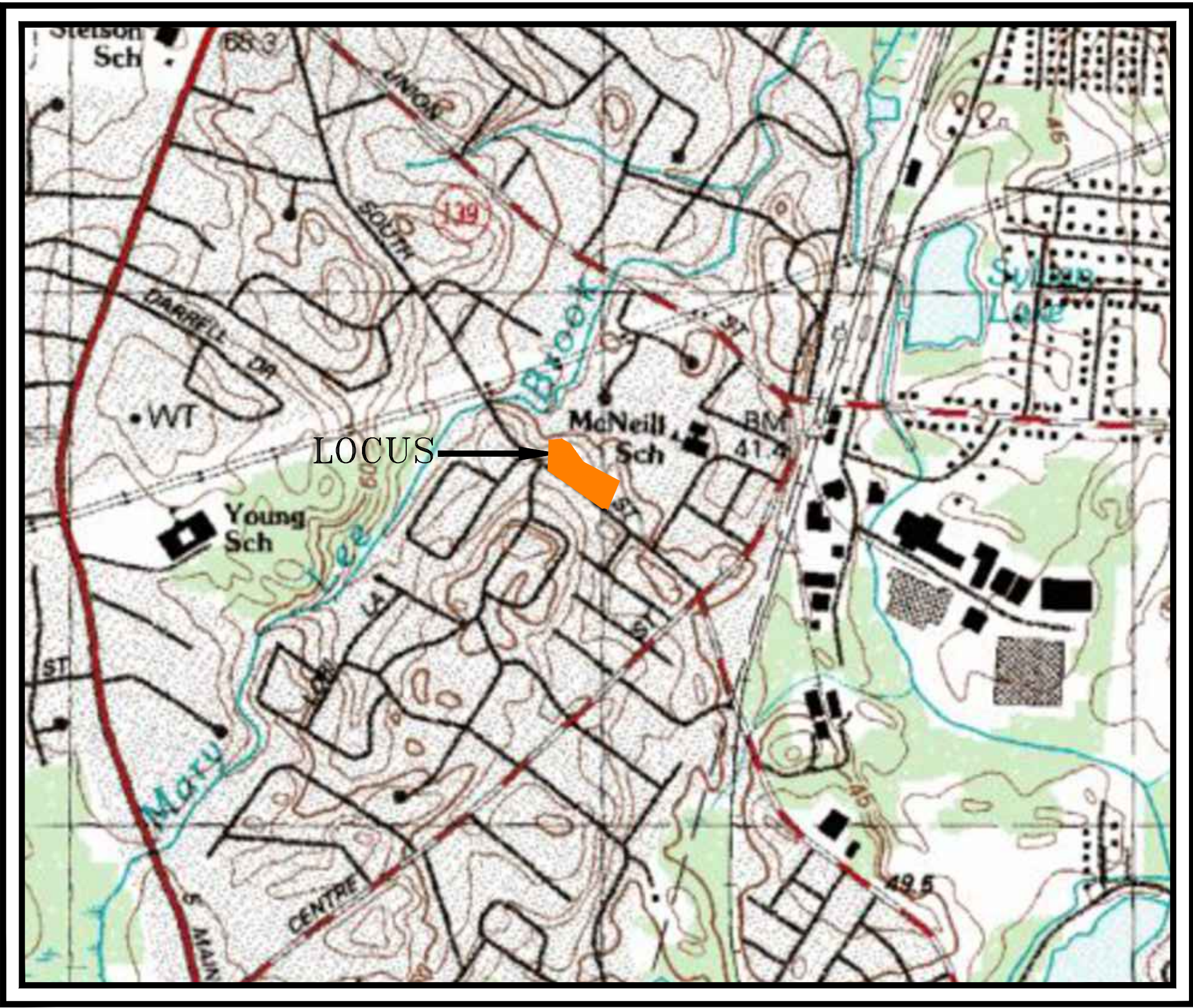


SITE PLAN
STATION DISTRICT (RCMOD)
280 SOUTH STREET, NORFOLK COUNTY
RANDOLPH, MASSACHUSETTS

APPLICANT:
ED DALEY
5 VAN BEAL ROAD
RANDOLPH, MA 02368

OWNER:
PETER J. DALY
5 VAN BEAL ROAD
RANDOLPH, MA 02368

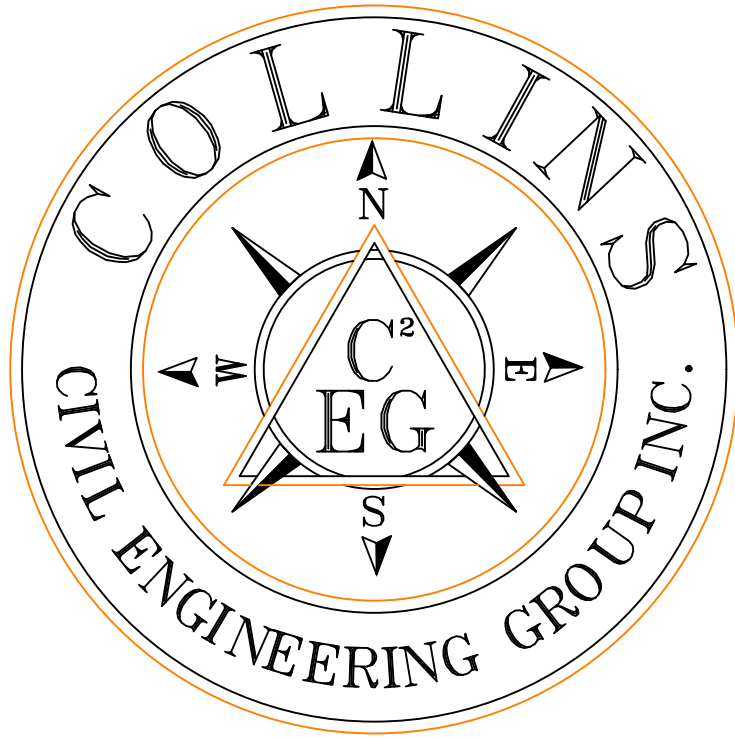
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280 - 290 SOUTH STREET, RANDOLPH, MA
CERT. NO. 140785 PLAN 40430-B
DEED BOOK 40836, PAGE 4



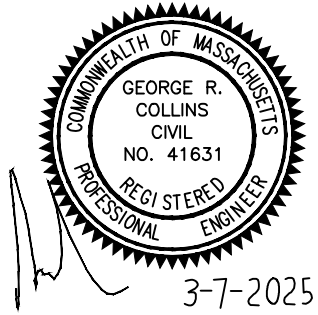
LOCUS

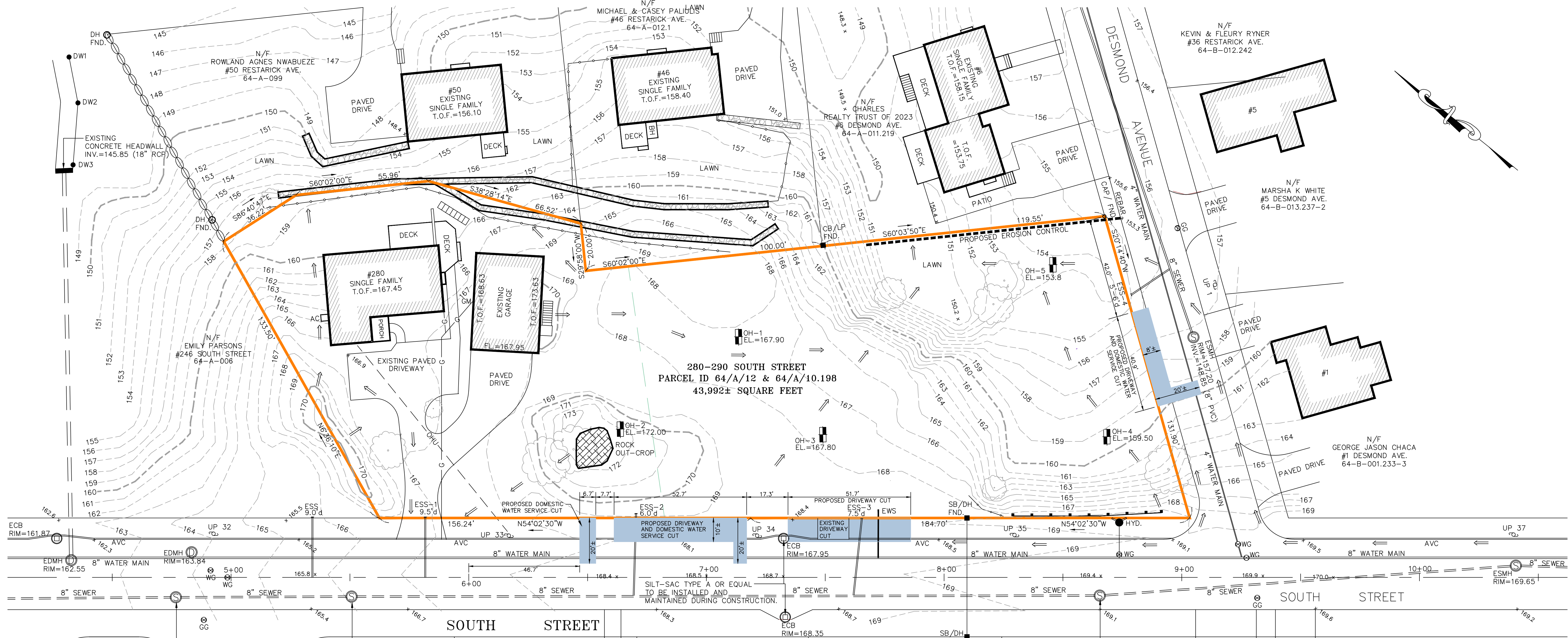
SHEET INDEX

- SHEET 1 - LOCUS PLAN / COVER SHEET
- SHEET 2 - EXISTING CONDITIONS PLAN
- SHEET 3 - PROPOSED GRADING PLAN
- SHEET 4 - BUILDING, DRIVEWAY & RET. WALL LOCATION PLAN
- SHEET 5 - DRAINAGE PLAN
- SHEET 6 - DRAINAGE DETAIL PLAN
- SHEET 7 - SEWER & WATER PLAN
- SHEET 8 - SEWER PROFILES / O&M PLAN
- SHEET 9 - SEWER & WATER DETAILS / SWPPP PLAN



PREPARED BY:
COLLINS CIVIL ENGINEERING GROUP, INC.
CIVIL ENGINEERING - LAND SURVEY - L.S.P. SERVICES
225 SOUTH MAIN STREET, WEST BRIDGEWATER, MA 02379
TEL: 508-580-2332 FAX: 508-580-8336 E-MAIL: GRCPE@AOL.COM
PROJECT NUMBER: 24-217-550
DATE: MARCH 7 2025



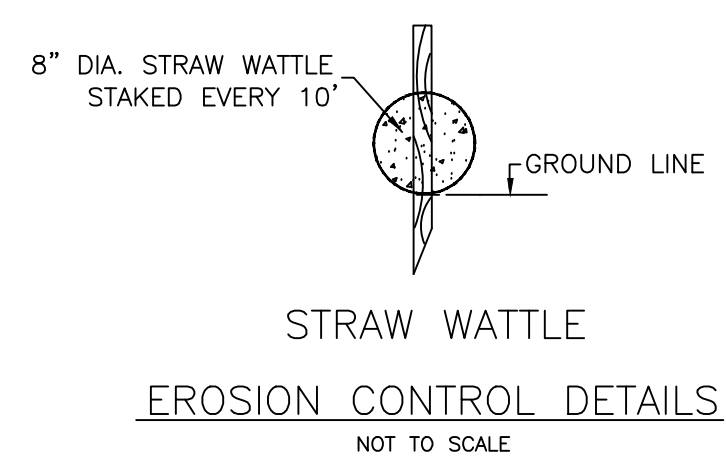


McDONNELL DRIVE
CEDAR CIRCLE

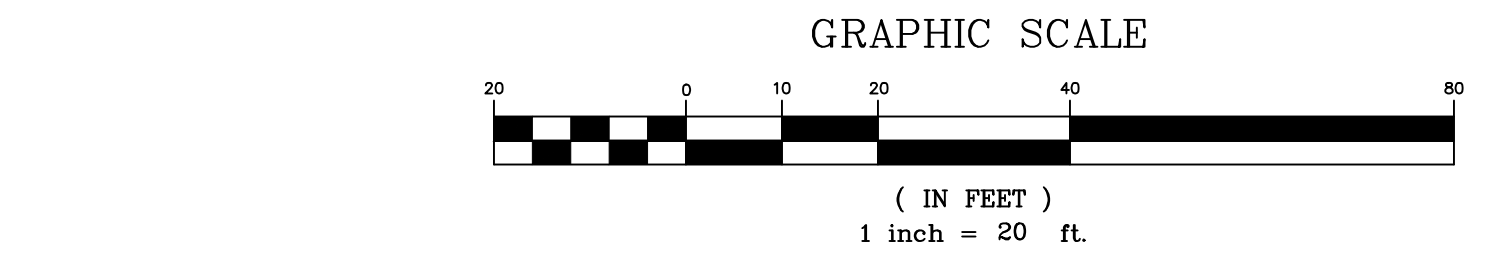
DATE: DECEMBER 12, 2024
PERFORMED BY: PETER LYONS, P.E., S.E.

DEPTH	OH-1 EL.=167.90	DEPTH	OH-2 EL.=172.0	DEPTH	OH-3 EL.=167.80	DEPTH	OH-4 EL.=159.50	DEPTH	OH-5 EL.=153.8
0"	CLEAN GRAVEL FILL	0"	CLEAN GRAVEL FILL	0"	CLEAN GRAVEL FILL	0"	CLEAN GRAVEL FILL	0"	CLEAN GRAVEL FILL
60"	FINE SAND	24"	SANDY LOAM	30"	LOAMY SAND	80"	LOAMY SAND	36"	LOAMY SAND
95"	MOTTLING EL.=160.0	48"	LOAMY SAND	42"	MOTTLING EL.=160.80	94"	MOTTLING EL.=151.6	76"	MOTTLING EL.=147.4
100"	SANDY LOAM	100"	NO MOTTLING BOTTOM EL.=163.66	120"	MED. SAND	128"	MED. SAND	108"	MED. SAND

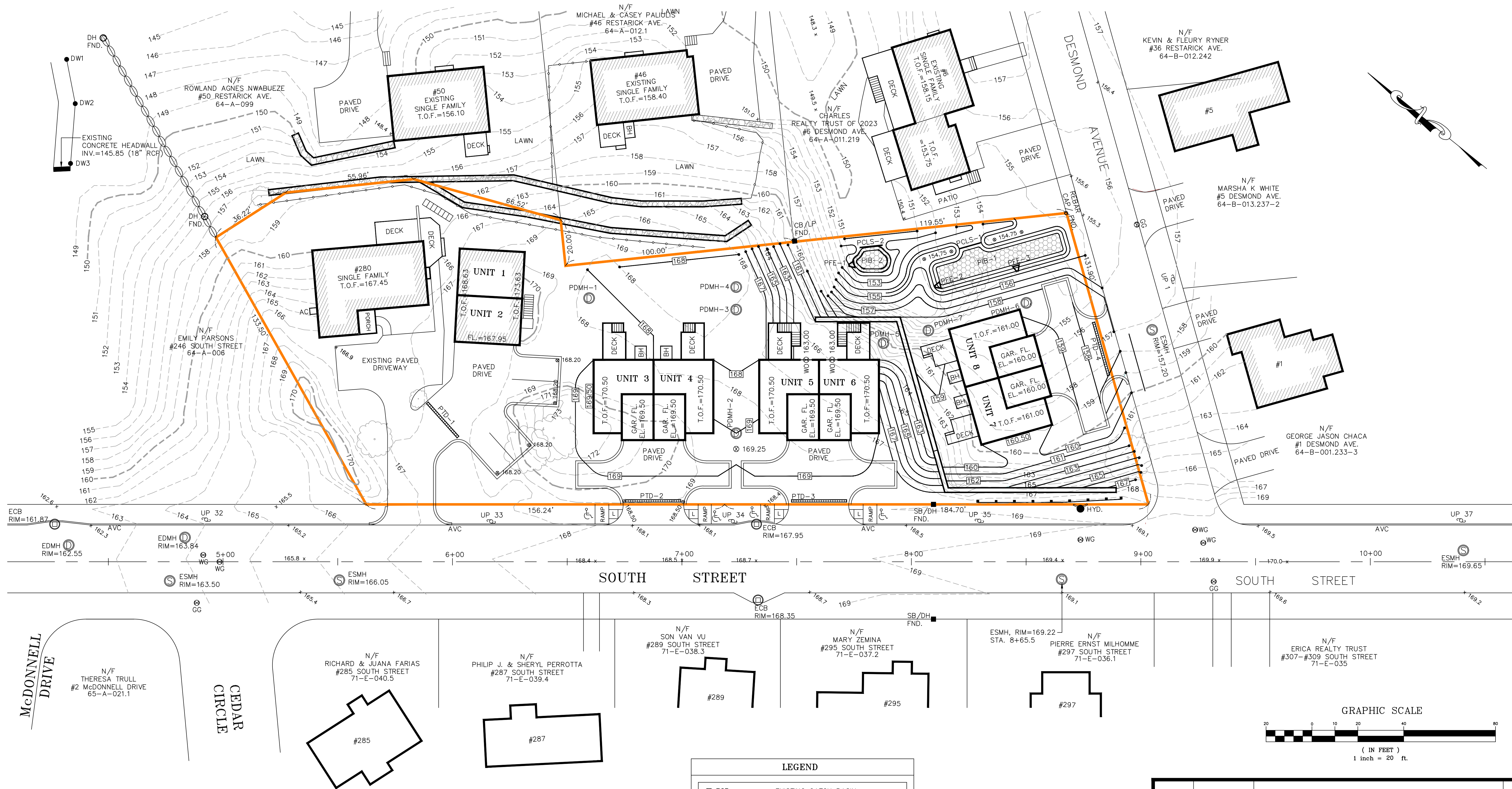
LEGEND	
□ ECB	EXISTING CATCH BASIN
⊙ EDMH	EXISTING DRAIN MANHOLE
⊙ ESMH	EXISTING SEWER MANHOLE
⊙ WG	EXISTING WATER GATE
⊙ GG	EXISTING GAS GATE
⊙ UP	EXISTING UTILITY POLE
- ESS	EXISTING SEWER STUB
- EWS	EXISTING WATER STUB
● HYD.	EXISTING FIRE HYDRANT
x 168.1	EXISTING SPOT GRADE
-- 168 --	EXISTING CONTOUR
-- OHU --	EXISTING OVER-HEAD UTILITIES
- G	EXISTING GAS LINE
AVC	EXISTING ASPHALT VERTICAL CURB
■ OH-5	OBSERVATION HOLE 5
■ CB/LP FND.	CONCRETE BOUND W/LEAD PLUG
■ SB/DH FND.	STONE BOUND W/DRILL HOLE
○ DH FND.	DRILL HOLE



- EROSION CONTROL NOTES
- EROSION CONTROL (WORK LIMIT) LINE TO BE INSTALLED PRIOR TO ANY ACTIVITY AND REMAIN IN PLACE UNTIL ALL DISTURBED AREAS HAVE BEEN STABILIZED.
 - CONTRACTOR TO SWEEP STREET AT THE END OF EACH WORK DAY.
 - THE NAME AND CONTACT NUMBERS OF THE GENERAL CONTRACTOR MUST BE PROVIDED TO THE ENGINEER AND CONSERVATION COMMISSION PRIOR TO STARTING WORK.
 - STRAW WATTLE ALONG STREET CAN BE REMOVED DURING WORK HOURS.
 - CONTRACTOR TO MONITOR, REPAIR AND MODIFY EROSION CONTROL TO ASSURE THAT THERE IS NO ABUTTER ENCROACHMENT.
 - CONTRACTOR TO CHECK AND CLEAN ANY SILT SACKS AT THE END OF EACH WORK DAY AND AFTER RAIN EVENTS. REMOVE AT THE END OF CONSTRUCTION.



REV.	DATE	DESCRIPTION	BY	APP.
EXISTING CONDITIONS PLAN				
STATION DISTRICT RCMOD DEVELOPMENT 280-290 SOUTH STREET RANDOLPH, NORFOLK COUNTY, MASSACHUSETTS			SCALE: AS-NOTED DATE: 3-7-2025	
APPLICANT ED DALEY 5 VAN BEAL ROAD RANDOLPH, MA 02368			DRAWN BY: DJK DESIGNED BY: DJK	
COLLINS CIVIL ENGINEERING GROUP, INC. CIVIL ENGINEERING - LAND SURVEY - L.S.P. SERVICES 225 SOUTH MAIN STREET, WEST BRIDGEWATER, MA 02379 TEL:508-560-2332 MOBILE: 617-347-1363 E-MAIL:GRCPE@AOL.COM			CHECKED BY: GRC APPROVED BY: GRC	
			DRAWING NO. 2 OF 9 PROJECT NO. 24-217-550	

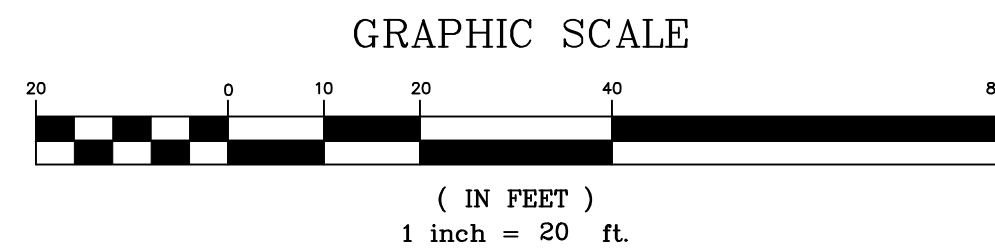


ZONING NOTES:
RCMOD OVERLAY DISTRICT: STATION DISTRICT

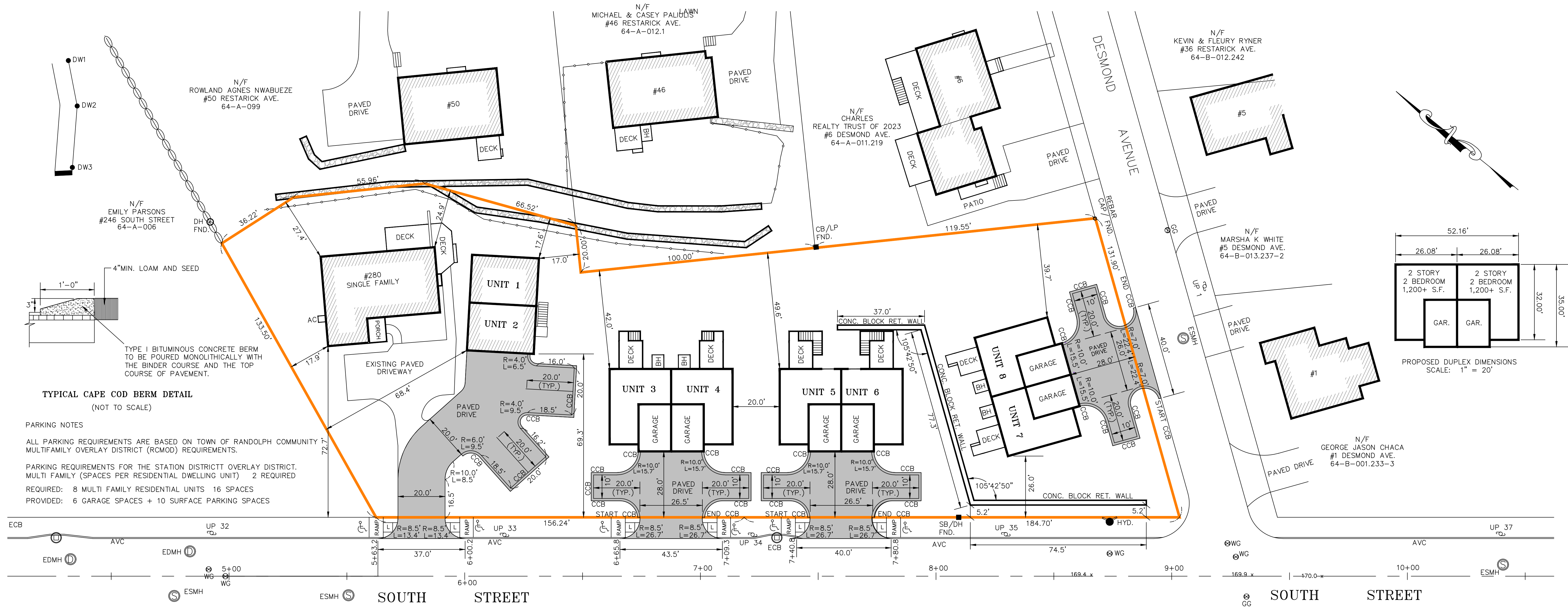
LOT COVERAGE (%)	REQUIRED	PROVIDED
BUILDING (MAXIMUM):	30	18
IMPERVIOUS SURFACE (MAXIMUM)	20	18
LOT COVERAGE (MAXIMUM)	50	36
GREEN AREA / OPEN SPACE (MAXIMUM)	50	64

TOTAL LAND DISTURBED AREA = 34,500± S.F.
TOTAL LAND CUTS = 598± C.Y.
TOTAL LAND FILLS = 581± C.Y.

LEGEND	
□ ECB	EXISTING CATCH BASIN
⊙ EDMH	EXISTING DRAIN MANHOLE
⊙ ESMH	EXISTING SEWER MANHOLE
⊙ WG	EXISTING WATER GATE
⊙ GG	EXISTING GAS GATE
⊙ UP	EXISTING UTILITY POLE
- ESS	EXISTING SEWER STUB
● HYD.	EXISTING FIRE HYDRANT
x 168.1	EXISTING SPOT GRADE
-- 168 --	EXISTING CONTOUR
-- OHU --	EXISTING OVER-HEAD UTILITIES
-- G --	EXISTING GAS LINE
AVC	EXISTING ASPHALT VERTICAL CURB
■ OH-5	OBSERVATION HOLE 5
■ CB/LP FND.	CONCRETE BOUND W/LEAD PLUG
■ SB/DH FND.	STONE BOUND W/DRILL HOLE
○ DH FND.	DRILL HOLE



REV.	DATE	DESCRIPTION	BY	APP.
PROPOSED GRADING PLAN				
STATION DISTRICT RCMOD DEVELOPMENT 280-290 SOUTH STREET RANDOLPH, NORFOLK COUNTY, MASSACHUSETTS		SCALE: AS-NOTED DATE: 3-7-2025		
APPLICANT ED DALEY 5 VAN BEAL ROAD RANDOLPH, MA 02368		DRAWN BY: DJK DESIGNED BY: DJK		
COLLINS CIVIL ENGINEERING GROUP, INC. CIVIL ENGINEERING - LAND SURVEY - L.S.P. SERVICES 225 SOUTH MAIN STREET, WEST BRIDGEWATER, MA 02379 TEL:508-560-2332 MOBILE: 617-347-1363 E-MAIL:GRCPE@AOL.COM		CHECKED BY: GRC APPROVED BY: GRC	DRAWING NO. 3 OF 9	PROJECT NO. 24-217-550



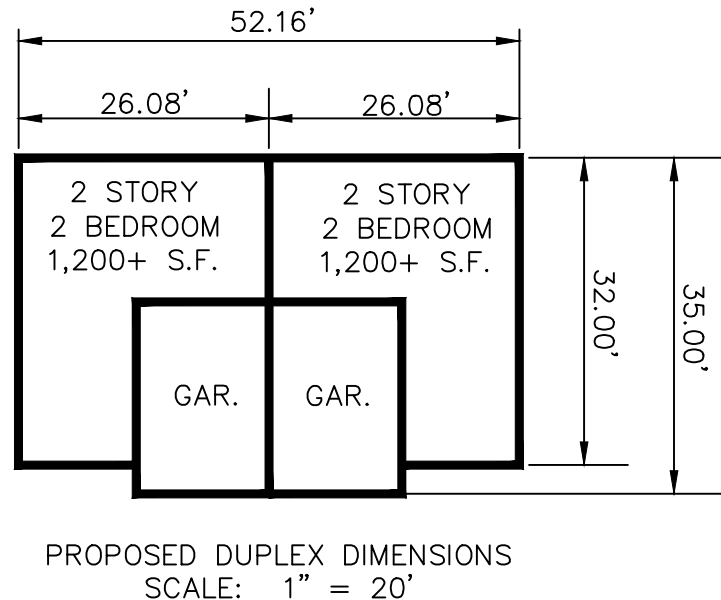
TYPICAL CAPE COD BERM DETAIL
(NOT TO SCALE)

PARKING NOTES

ALL PARKING REQUIREMENTS ARE BASED ON TOWN OF RANDOLPH COMMUNITY MULTIFAMILY OVERLAY DISTRICT (RCMOD) REQUIREMENTS.

PARKING REQUIREMENTS FOR THE STATION DISTRICT OVERLAY DISTRICT, MULTI FAMILY (SPACES PER RESIDENTIAL DWELLING UNIT) 2 REQUIRED

REQUIRED: 8 MULTI FAMILY RESIDENTIAL UNITS 16 SPACES
PROVIDED: 6 GARAGE SPACES + 10 SURFACE PARKING SPACES



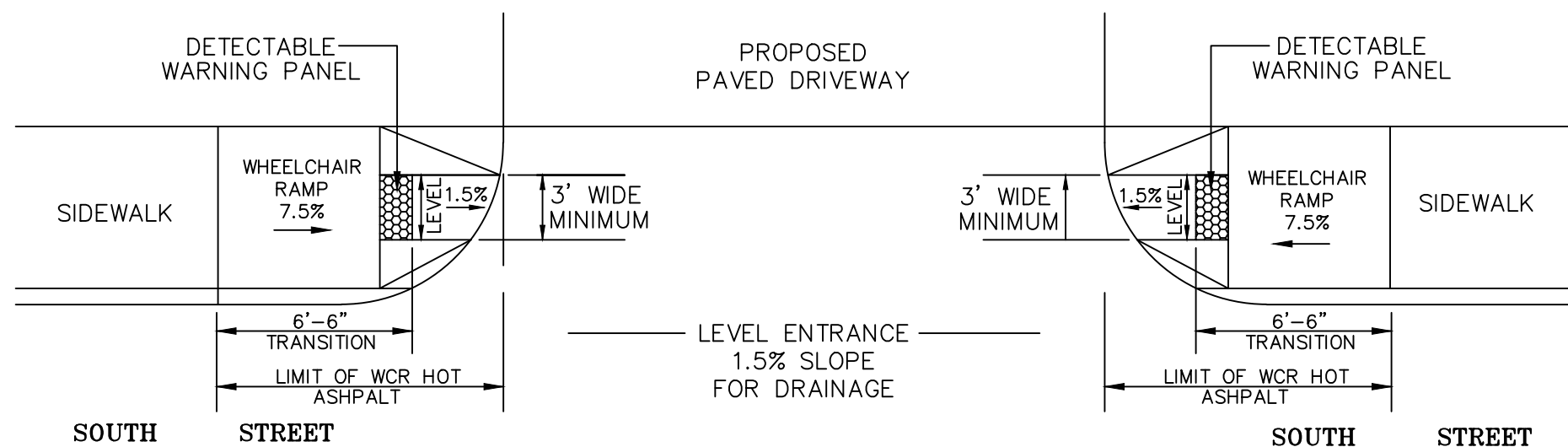
ZONING NOTES:

RCMOD OVERLAY DISTRICT: STATION DISTRICT

	REQUIRED	SOUTH STREET	DESMOND AVENUE
MINIMUM LOT SIZE:	12,000 S.F.	43,992 S.F.	N/A
MINIMUM FRONTAGE:	100 Ft.	340.9 Ft.	131.9 Ft.
MINIMUM LOT DEPTH:	75 Ft.	104 Ft.	N/A

	REQUIRED	UNIT 1 & 2	UNIT 3 & 4
FRONT SETBACK:	25 Ft.	69.3 Ft.	28.0 Ft.
SIDE SETBACK:	15 Ft.	68.4 Ft.	103.8 Ft.
REAR SETBACK:	5 Ft.	17.0 Ft.	42.0 Ft.

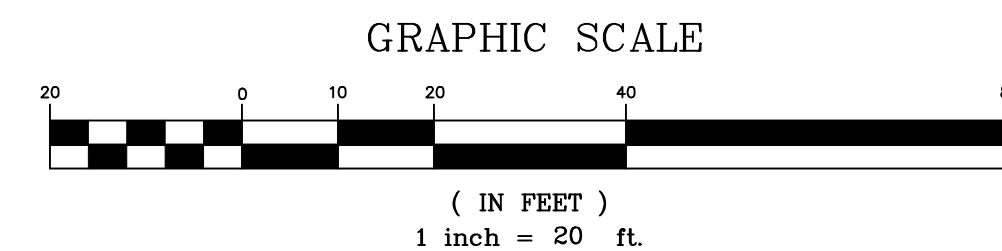
	REQUIRED	UNIT 5 & 6	UNIT 7 & 8
FRONT SETBACK:	25 Ft.	28.0 Ft.	28.0 Ft.
SIDE SETBACK:	15 Ft.	174.1 Ft.	39.7 Ft.
REAR SETBACK:	5 Ft.	49.6 Ft.	269.4 Ft.



WHEELCHAIR RAMP DETAIL
(NOT TO SCALE)

LEGEND

□ ECB	EXISTING CATCH BASIN
⊙ EDMH	EXISTING DRAIN MANHOLE
⊙ ESMH	EXISTING SEWER MANHOLE
⊙ WG	EXISTING WATER GATE
⊙ GG	EXISTING GAS GATE
⊙ UP	EXISTING UTILITY POLE
- ESS	EXISTING SEWER STUB
⊙ HYD.	EXISTING FIRE HYDRANT
□	PROP. HANDICAP RAMP LANDING
□	EXISTING ASPHALT VERTICAL CURB
■ CB/LP FND.	PROPOSED CAPE COD BERM
■ SB/DH FND.	CONCRETE BOUND W/LEAD PLUG
○ DH FND.	STONE BOUND W/DRILL HOLE
○	DRILL HOLE



BUILDING, DRIVEWAY & RET. WALL LOCATION PLAN

STATION DISTRICT RCMOD DEVELOPMENT
280-290 SOUTH STREET
RANDOLPH, NORFOLK COUNTY,
MASSACHUSETTS

ED DALEY
5 VAN BEAL ROAD
RANDOLPH, MA 02368

COLLINS CIVIL ENGINEERING GROUP, INC.
CIVIL ENGINEERING - LAND SURVEY - L.S.P. SERVICES
225 SOUTH MAIN STREET, WEST BRIDGEWATER, MA 02379
TEL:508-560-2332 MOBILE: 617-347-1363 E-MAIL:GRCPE@AOL.COM

SCALE:
AS-NOTED
DATE:
3-7-2025

DRAWN BY:
DJK
DESIGNED BY:
DJK

CHECKED BY:
GRC
APPROVED BY:
GRC

DRAWING NO.
4 OF 9
PROJECT NO.
24-217-550



PTD-1, RIM=167.70
INV. OUT=165.55 (8" HDPE TO PDMH-1)

PVD-2, RIM=168.40
INV. OUT=165.80 (8" HDPE TO PDMH-2)

PTD-3, RIM=168.40
INV. OUT=165.80 (8" HDPE TO PDMH-2)

PTD-4, RIM=157.80
INV. OUT=154.65 (8" HDPE TO PDMH-6)

PFE-1 AT PIB-2
INV. IN=151.50 (8" HDPE FROM PDMH-4)

PFE-2 AT PIB-1
INV. IN=153.50 (8" HDPE FROM PDMH-7)

PFE-3 AT PIB-1
INV. IN=153.50 (8" HDPE FROM PDMH-6)

PRA-1 (SEE DETAIL SHEET ___ OF ___)
INV. IN=164.40 (10" HDPE FROM PDMH-1)
INV. IN=164.40 (10" HDPE FROM PDMH-3)
INV. OUT=164.35 (8" HDPE TO PDMH-4)

PCLS-1
INV. = 163.75

PCLS-2
INV. = 151.50

PDMH-1, RIM=168.25 (FLAT TOP STRUCTURE)
WITH 4 FOOT SUMP AND OUTLET HOOD
INV. IN=164.95 (6" HDPE FROM PRD-1)
INV. IN=164.95 (6" HDPE FROM PRD-2)
INV. IN=164.75 (8" HDPE FROM PTD-1)
INV. OUT=164.55 (10" HDPE TO PRA-1)

PDMH-2, RIM=169.00 (FLAT TOP STRUCTURE)
WITH 4 FOOT SUMP AND OUTLET HOOD
INV. IN=165.60 (6" HDPE FROM PRD-3)
INV. IN=165.60 (6" HDPE FROM PRD-4)
INV. IN=165.40 (8" HDPE FROM PTD-3)
INV. IN=165.40 (8" HDPE FROM PTD-3)
INV. OUT=165.20 (10" HDPE TO PDMH-3)

PDMH-3, RIM=167.30 (FLAT TOP STRUCTURE)
WITH 4 FOOT SUMP AND OUTLET HOOD
INV. IN=165.10 (6" HDPE FROM PRD-5)
INV. IN=165.10 (6" HDPE FROM PRD-6)
INV. IN=164.70 (10" HDPE FROM PDMH-2)
INV. IN=164.60 (10" HDPE TO PRA-1)

PDMH-4, RIM=167.30 (FLAT TOP STRUCTURE)
INV. IN=163.95 (8" HDPE FROM PRA-1)
INV. IN=156.50 (8" HDPE FROM PFE-1)

PDMH-5, RIM=162.50 (FLAT TOP STRUCTURE)
INV. IN=159.50 (6" HDPE FROM PRD-7)
INV. IN=159.50 (6" HDPE FROM PRD-8)
INV. OUT=156.90 (6" HDPE TO PDMH-7)

PDMH-6, RIM=158.50 (FLAT TOP STRUCTURE)
WITH 4 FOOT SUMP AND OUTLET HOOD
INV. IN=154.30 (6" HDPE FROM PRD-9)
INV. IN=154.30 (6" HDPE FROM PRD-10)
INV. IN=154.30 (6" HDPE FROM PDMH-5)
INV. IN=154.10 (10" HDPE TO PFE-2)

PDMH-7, RIM=158.25 (FLAT TOP STRUCTURE)
WITH 4 FOOT SUMP AND OUTLET HOOD
INV. IN=154.30 (6" HDPE FROM PRD-9)
INV. IN=154.30 (6" HDPE FROM PRD-10)
INV. IN=154.30 (6" HDPE FROM PDMH-5)
INV. IN=154.10 (10" HDPE TO PFE-2)

PRD-1, F.G.=170.20 (4.4'± COVER)
INV. OUT=165.25 (6" HDPE TO PDMH-1)

PRD-2, F.G.=119.25 (3.2'± COVER)
INV. OUT=165.55 (6" HDPE TO PDMH-1)

PRD-3, F.G.=169.10 (2.9'± COVER)
INV. OUT=165.70 (6" HDPE TO PDMH-2)

PRD-4, F.G.=169.10 (2.9'± COVER)
INV. OUT=165.70 (6" HDPE TO PDMH-2)

PRD-5, F.G.=168.00 (2.1'± COVER)
INV. OUT=163.50 (6" HDPE TO PDMH-3)

PRD-6, F.G.=168.00 (2.1'± COVER)
INV. OUT=163.50 (6" HDPE TO PDMH-3)

PRD-7, F.G.=169.00 (5.0'± COVER)
INV. OUT=163.50 (6" HDPE TO PDMH-5)

PRD-8, F.G.=163.00 (2.9'± COVER)
INV. OUT=159.60 (6" HDPE TO PDMH-5)

PRD-9, F.G.=160.00 (2.4'± COVER)
INV. OUT=157.10 (6" HDPE TO PDMH-7)

PRD-10, F.G.=158.25 (2.2'± COVER)
INV. OUT=155.40 (6" HDPE TO PDMH-7)

PRD-11, F.G.=158.50 (3.5'± COVER)
INV. OUT=154.45 (6" HDPE TO PDMH-6)

LEGEND

- ECB
- EDMH
- ESMH
- WG
- GG
- UP
- ESS
- HYD.
- x 168.1
- 168 --
- OHU --
- G
- AVC
- OH-5
- CB/LP FND.
- SB/DH FND.
- DH FND.
- PTD
- PDMH
- PRD
- PRA
- PCLS
- PIB
- PFE
- EXISTING CATCH BASIN
- EXISTING DRAIN MANHOLE
- EXISTING SEWER MANHOLE
- EXISTING WATER GATE
- EXISTING GAS GATE
- EXISTING UTILITY POLE
- EXISTING SEWER STUB
- EXISTING FIRE HYDRANT
- EXISTING SPOT GRADE
- EXISTING CONTOUR
- EXISTING OVER-HEAD UTILITIES
- EXISTING GAS LINE
- EXISTING ASPHALT VERTICAL CURB
- OBSERVATION HOLE 5
- CONCRETE BOUND W/LEAD PLUG
- STONE BOUND W/DRILL HOLE
- DRILL HOLE
- PROPOSED TRENCH DRAIN
- PROPOSED DRAIN MANHOLE
- PROPOSED ROOF DRAIN
- PROPOSED RECHARGE AREA
- PROP. CONCRETE LEVEL SPREADER
- PROP. INFILTRATION BASIN
- PROPOSED FLARED END SECTION

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

REV.	DATE	DESCRIPTION	BY	APP.

DRAINAGE PLAN

STATION DISTRICT RCMOD DEVELOPMENT
280-290 SOUTH STREET
RANDOLPH, NORFOLK COUNTY,
MASSACHUSETTS

ED DALEY
5 VAN BEAL ROAD
RANDOLPH, MA 02368

COLLINS CIVIL ENGINEERING GROUP, INC.
CIVIL ENGINEERING - LAND SURVEY - L.S.P. SERVICES
225 SOUTH MAIN STREET, WEST BRIDGEWATER, MA 02379
TEL:508-580-2332 MOBILE: 617-347-1363 E-MAIL:GRCPE@AOL.COM

SCALE:
AS-NOTED

DATE:
3-7-2025

DRAWN BY:
DJK

DESIGNED BY:
DJK

CHECKED BY:
GRC

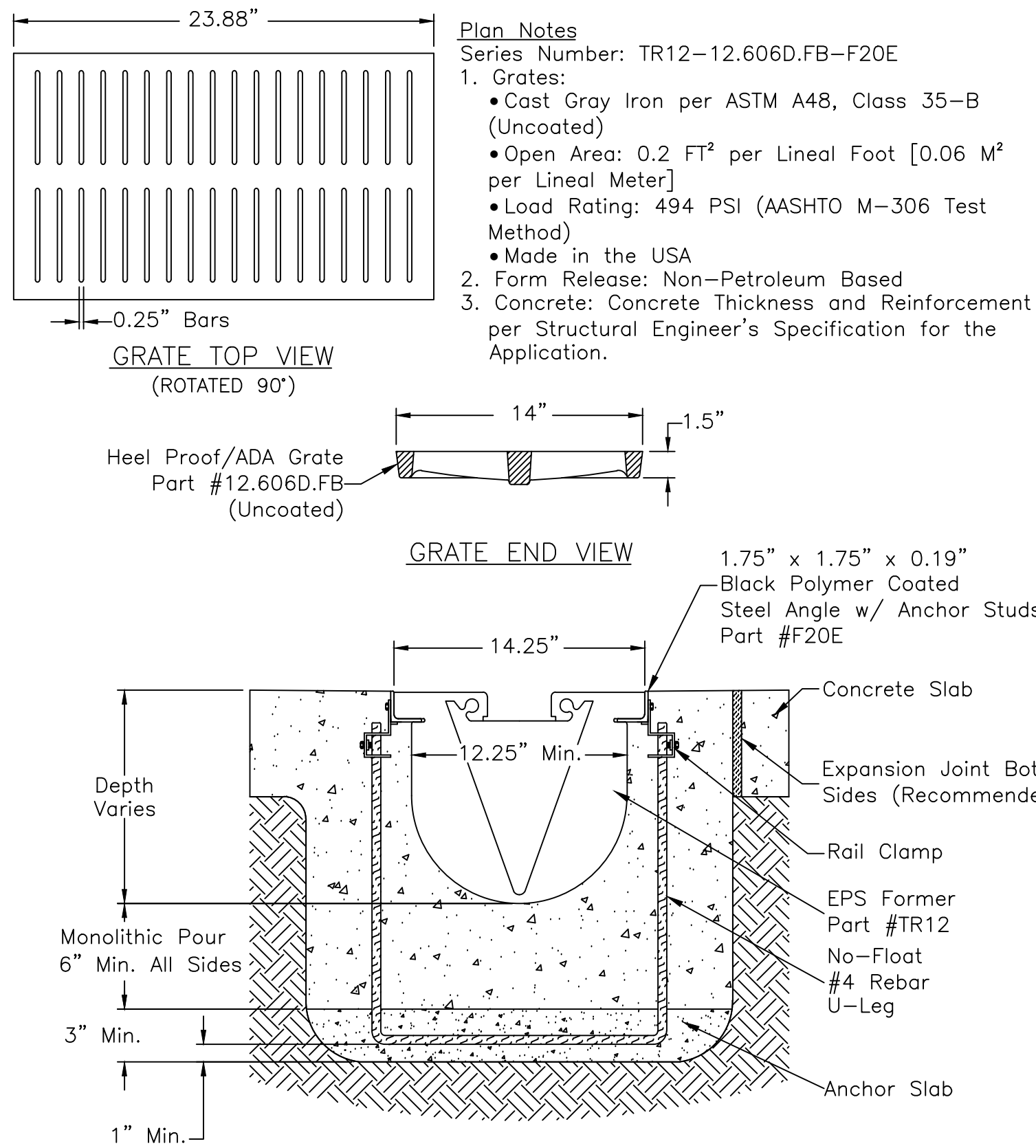
APPROVED BY:
GRC

DRAWING NO.
5 OF 9

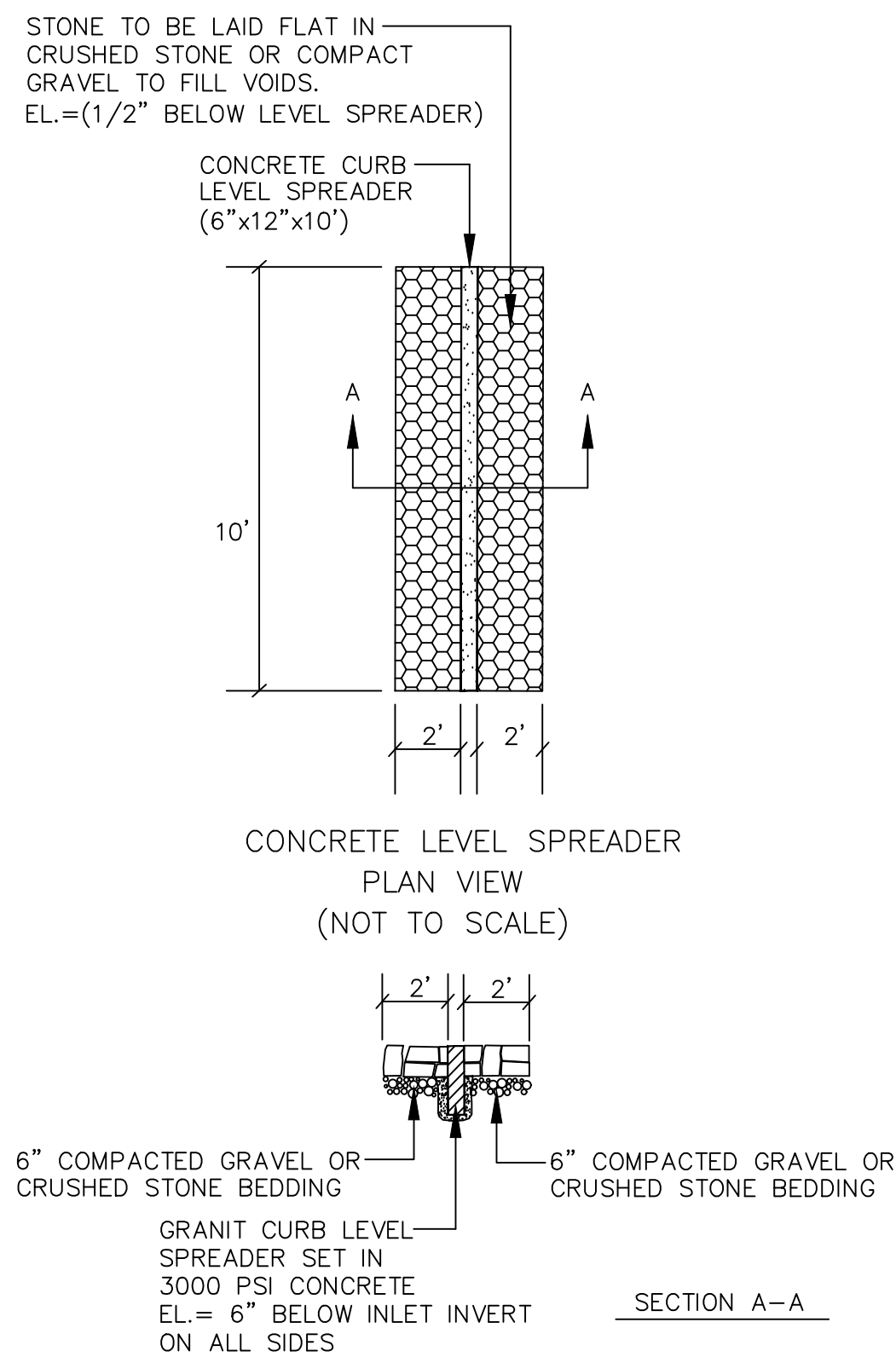
PROJECT NO.
24-217-550

APPLICANT

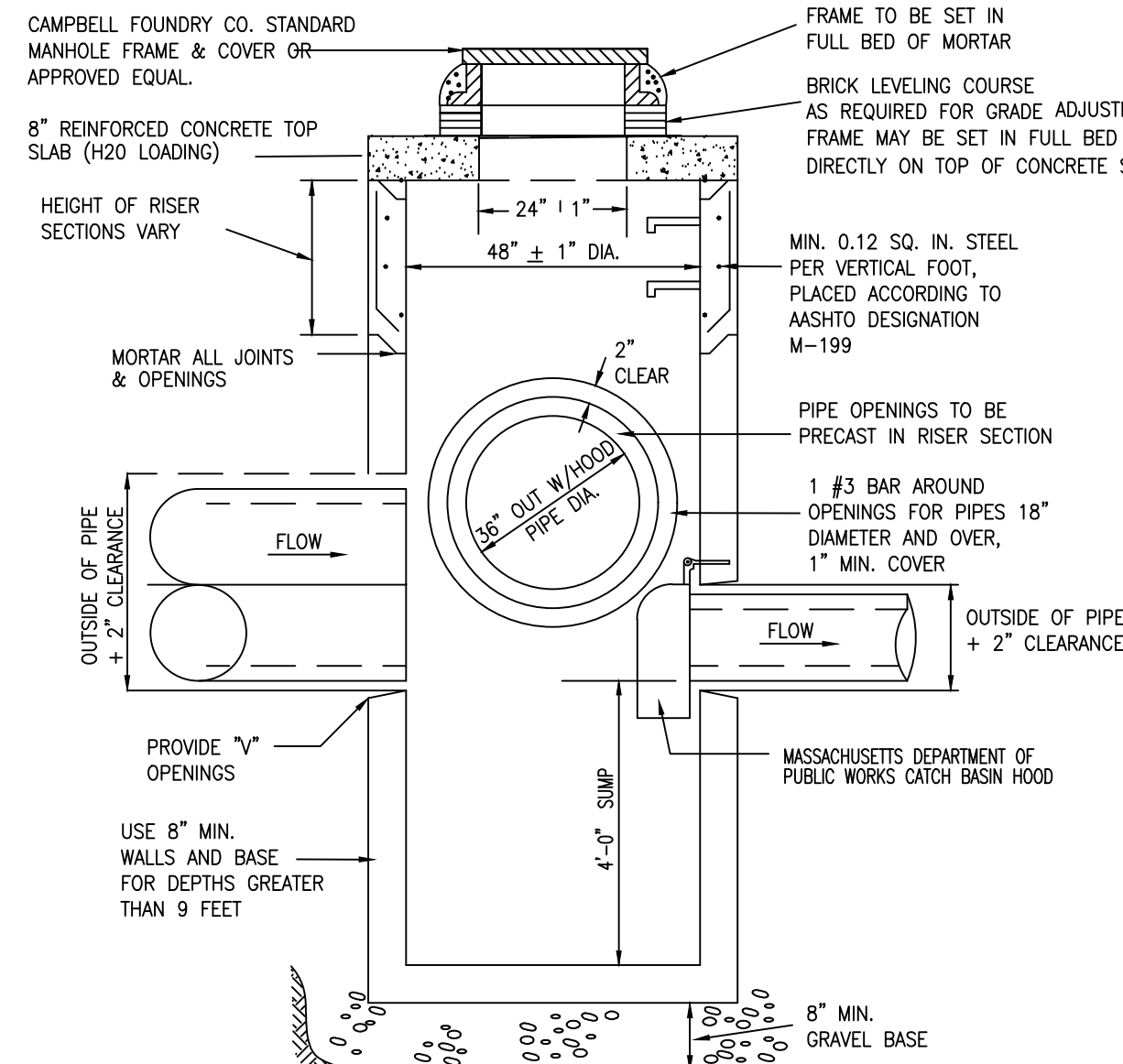
GEORGE H. COLLINS
CIVIL
REGISTERED ENGINEER
3-7-2025



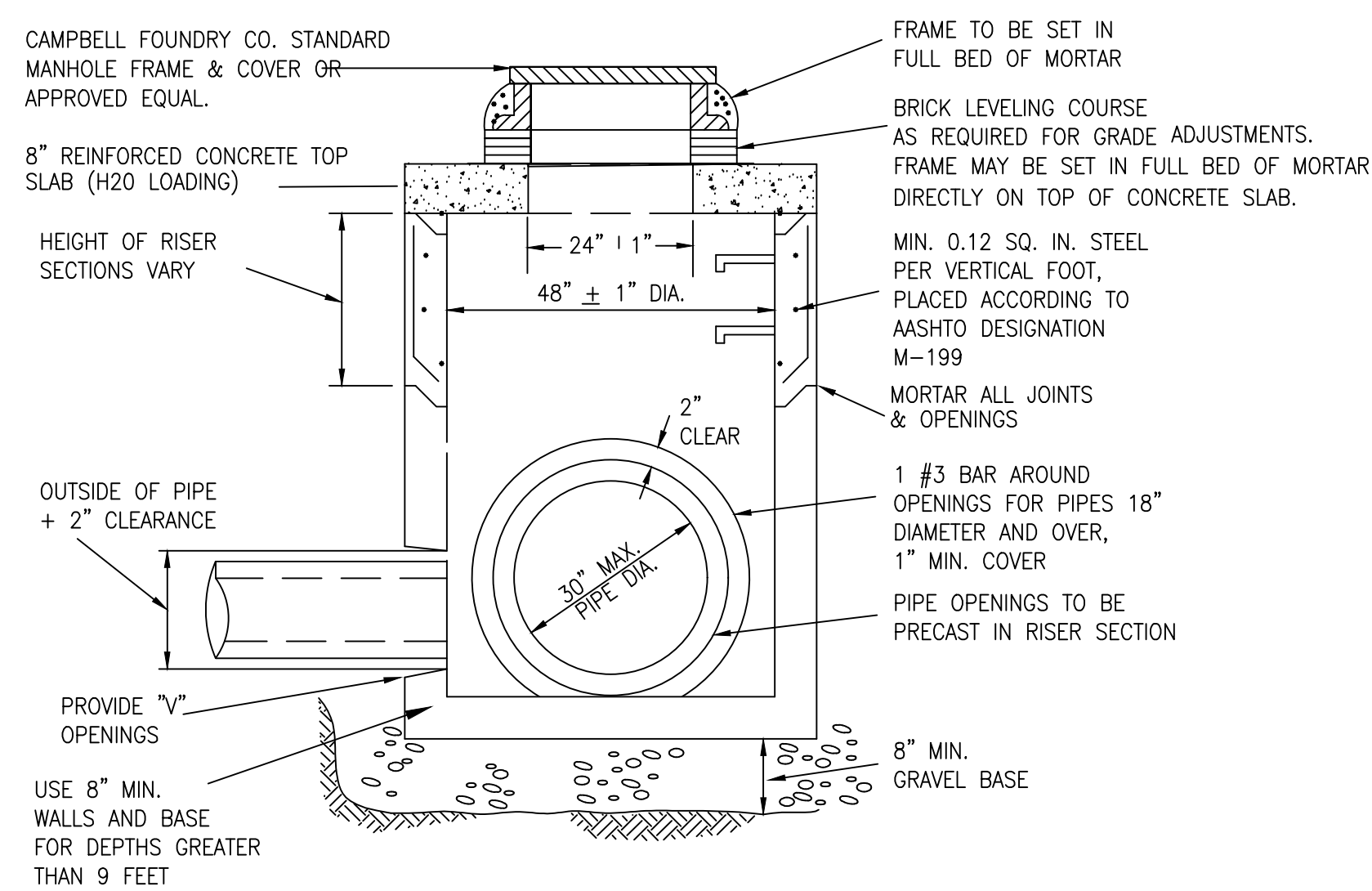
PROPOSED TRENCH DRAIN 1, 2, 3 & 4
PTD-1, PTD-2, PTD-3 & PTD-4
NOT TO SCALE



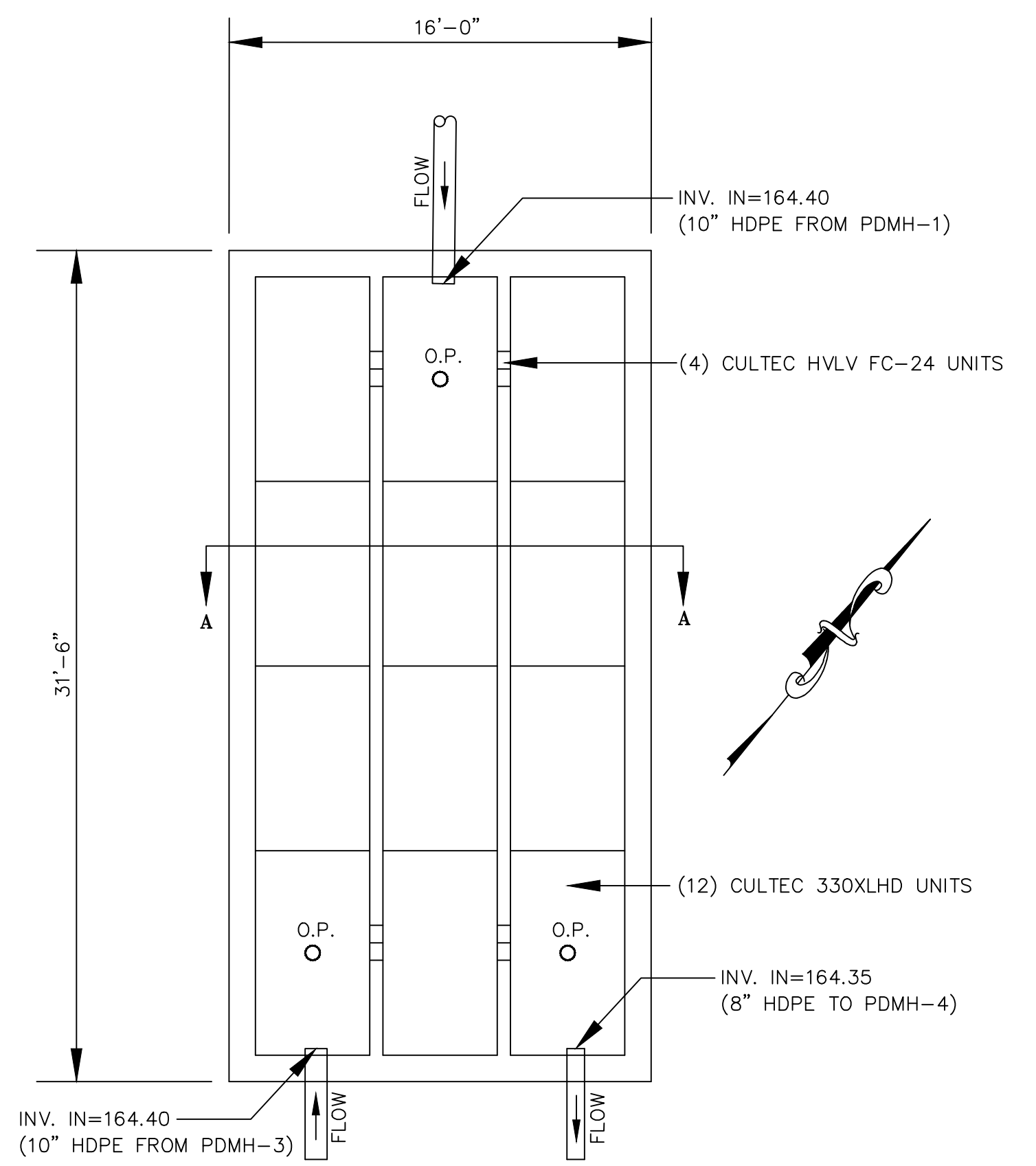
PROPOSED LEVEL SPREADER DETAIL
PCLS-1 & PCLS-2
(NOT TO SCALE)



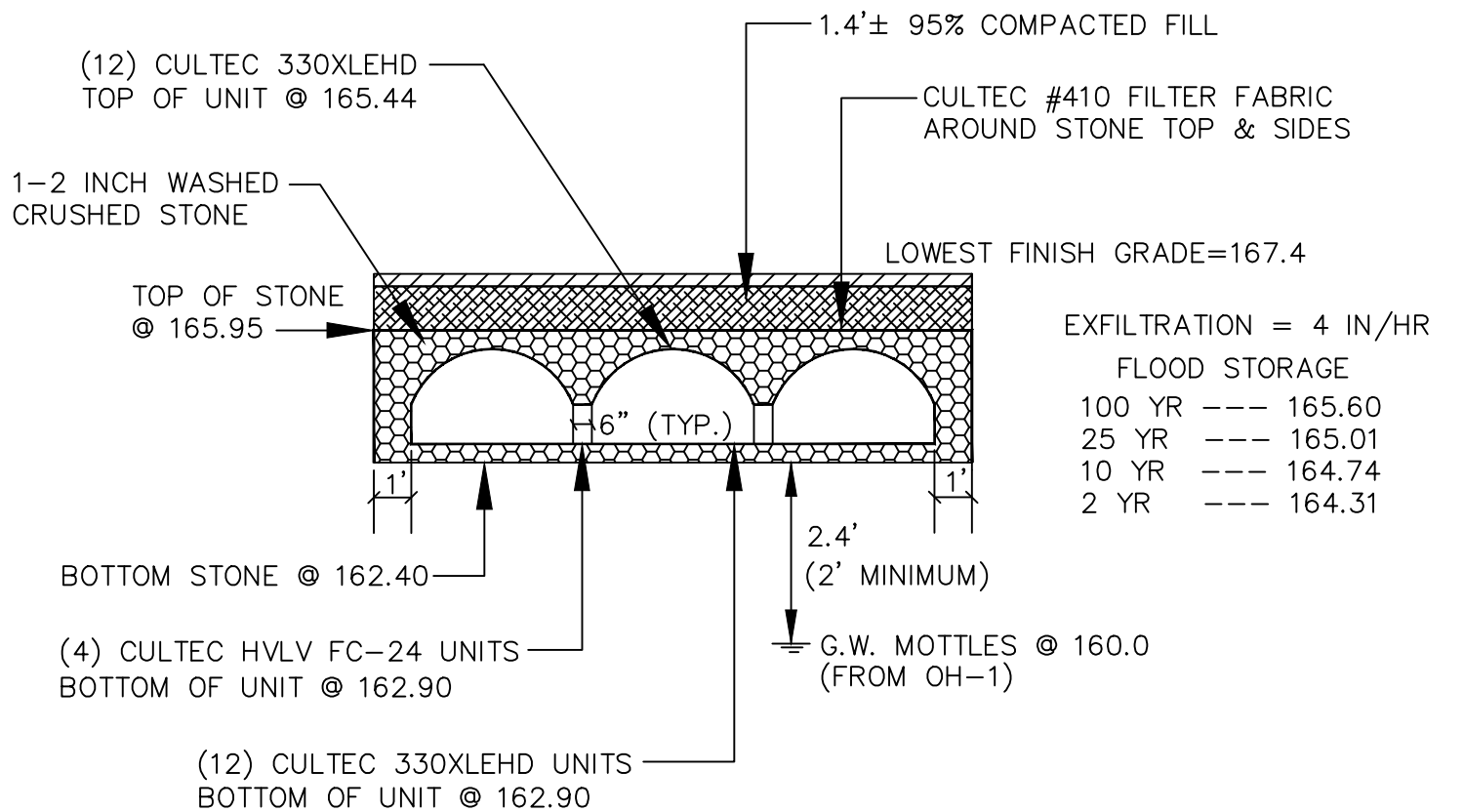
PROPOSED DRAIN MANHOLE 1, 3, 6 & 7
PDMH-1, PDMH-3, PDMH-6 & PDMH-7
PRECAST CONCRETE FLAT TOP
DRAIN MANHOLE W/HOOD AND SUMP
NOT TO SCALE



PROPOSED DRAIN MANHOLE 2, 4, & 5
PDMH-2, PDMH-4 & PDMH-5
PRECAST CONCRETE FLAT TOP
DRAIN MANHOLE W/HOOD AND SUMP
PRECAST CONCRETE FLAT TOP DRAIN MANHOLE
NOT TO SCALE

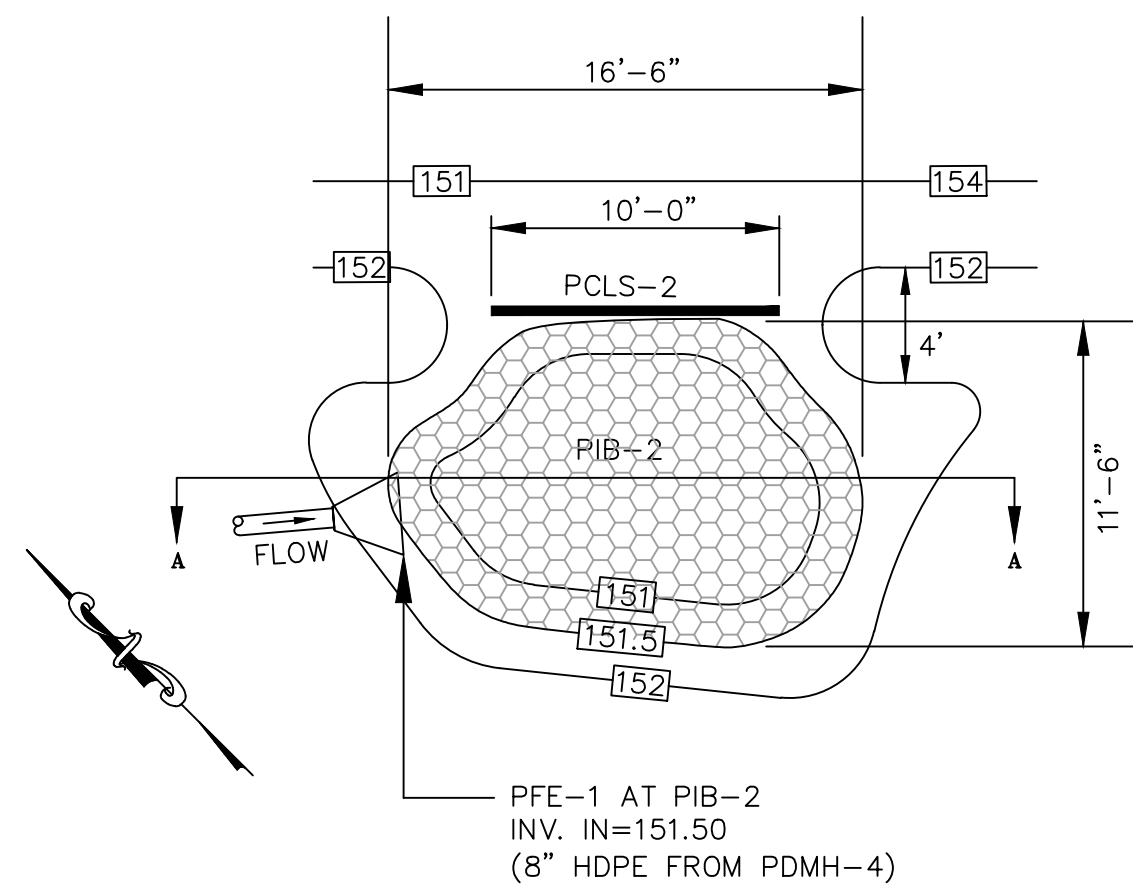


O.P.-----OBSERVATION PORT (TYP)
PLAN VIEW RECHARGE AREA 1 (PRA-1)
(NOT TO SCALE)

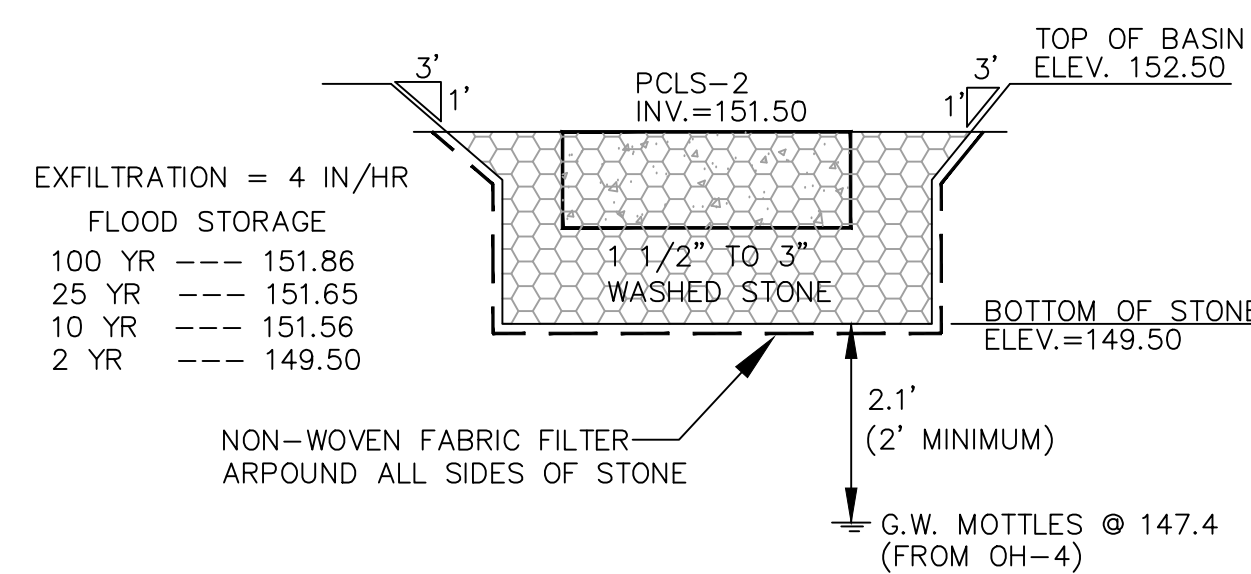


SECTION A-A RECHARGE AREA 1 (PRA-1)
(NOT TO SCALE)

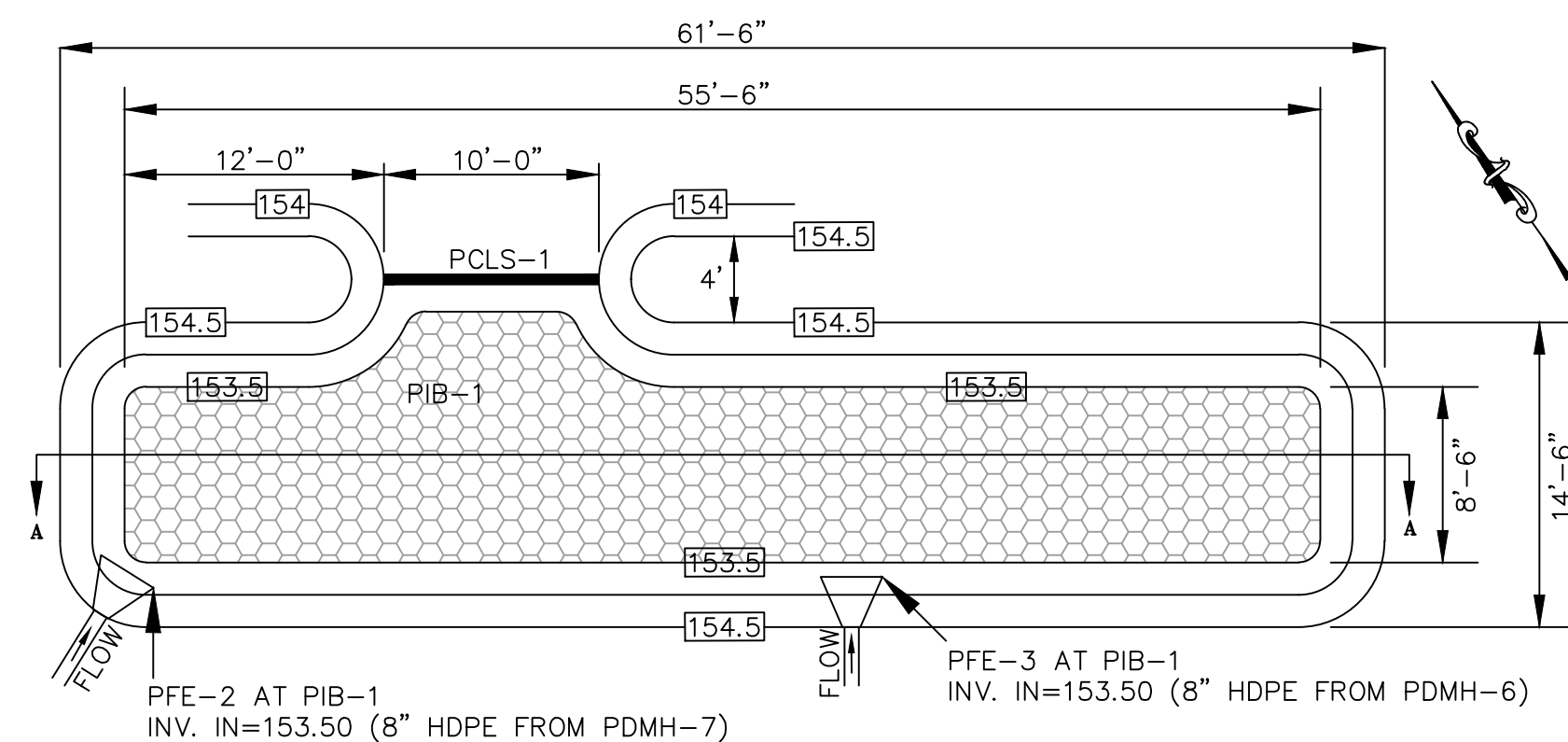
RECHARGE OVER-DIG NOTE:
EXCAVATED OVER-DIG HOLES TO BE INSPECTED BY CONTRACTORS ENGINEER PRIOR TO BACKFILL.



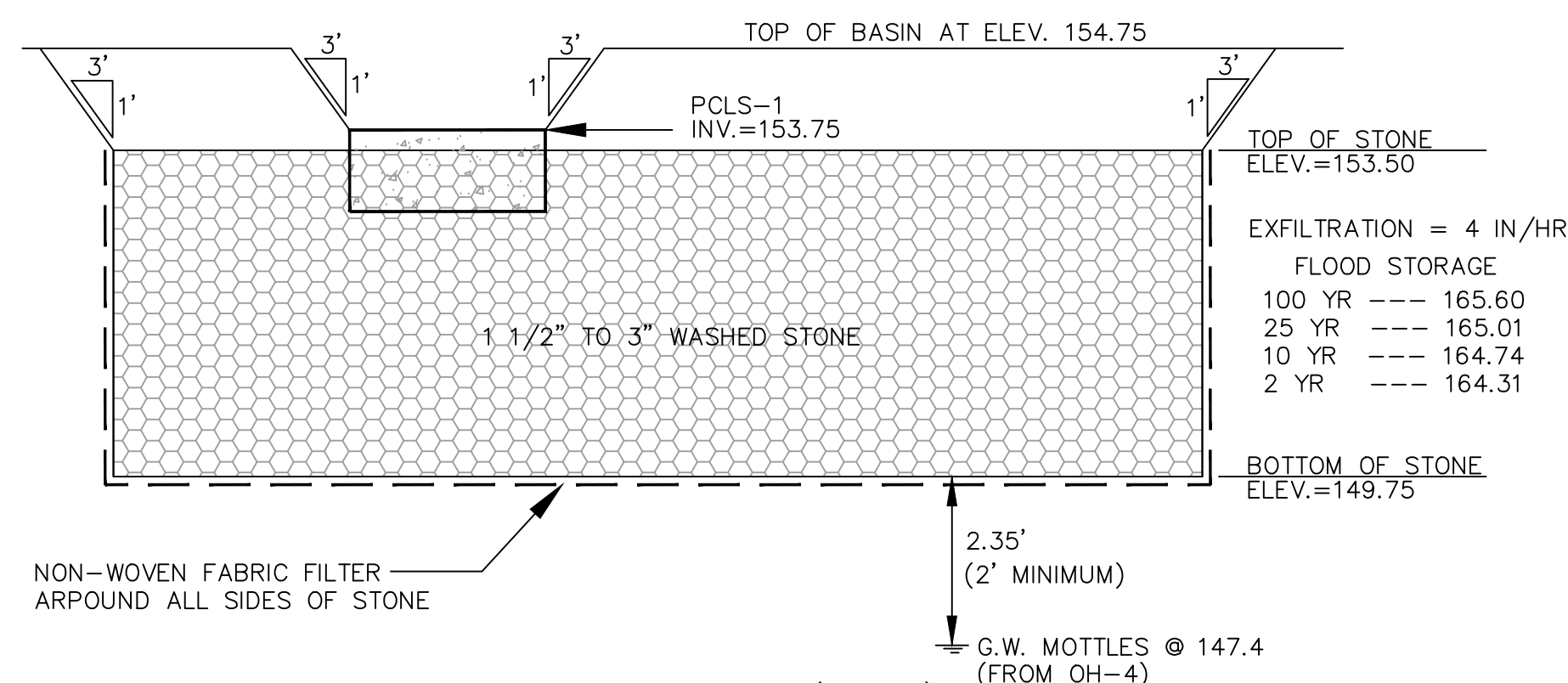
PLAN VIEW INFILTRATION BASIN 2 (PIB-2)
(NOT TO SCALE)



SECTION A-A INFILTRATION BASIN 2 (PIB-2)
(NOT TO SCALE)



PLAN VIEW INFILTRATION BASIN 1 (PIB-1)
(NOT TO SCALE)



SECTION A-A INFILTRATION BASIN 1 (PIB-1)
(NOT TO SCALE)

GENERAL NOTES:

- ALL CONSTRUCTION SHALL CONFORM TO THE RULES AND REGULATIONS OF THE TOWN OF RANDOLPH PLANNING BOARD AND PUBLIC WORKS DEPARTMENT SPECIFICATIONS.
- ALL CONSTRUCTION SHALL CONFORM TO MASSACHUSETTS HIGHWAY DEPARTMENT SPECIFICATIONS FOR ALL ROADWAY CONSTRUCTION METHODS AND MATERIALS.
- CONTRACTOR WILL BE RESPONSIBLE FOR CONTACTING DIG SAFE (888-DIGSAFE) AND ANY APPLICABLE UTILITY COMPANIES PRIOR TO STARTING WORK. UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY.

REV.	DATE	DESCRIPTION	BY	APP.
DRAINAGE DETAIL PLAN				
STATION DISTRICT RCMOD DEVELOPMENT 280-290 SOUTH STREET RANDOLPH, NORFOLK COUNTY, MASSACHUSETTS			SCALE: AS-NOTED DATE: 3-7-2025	
APPLICANT ED DALEY 5 VAN BEAL ROAD RANDOLPH, MA 02368			DRAWN BY: DJK DESIGNED BY: DJK	
COLLINS CIVIL ENGINEERING GROUP, INC. CIVIL ENGINEERING - LAND SURVEY - L.S.P. SERVICES 225 SOUTH MAIN STREET, WEST BRIDGEWATER, MA 02379 TEL:508-580-2332 MOBILE: 617-347-1363 E-MAIL:GRCPE@AOL.COM			CHECKED BY: GRC APPROVED BY: GRC	
			DRAWING NO. 6 OF 9 PROJECT NO. 24-217-550	



McDONNELL DRIVE

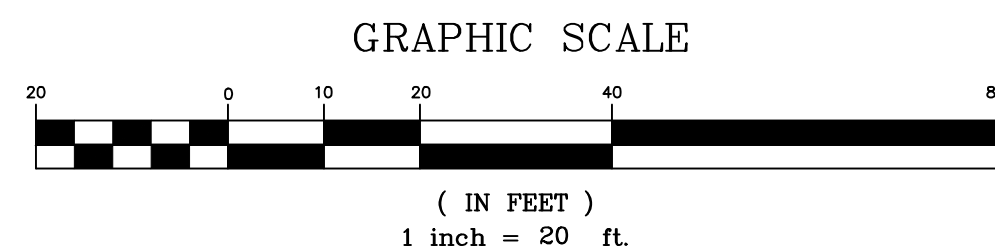
CEDAR CIRCLE

SOUTH STREET

SOUTH STREET

LEGEND

□ ECB	EXISTING CATCH BASIN
⊙ EDMH	EXISTING DRAIN MANHOLE
⊙ ESMH	EXISTING SEWER MANHOLE
⊙ WG	EXISTING WATER GATE
⊙ GG	EXISTING GAS GATE
⊙ UP	EXISTING UTILITY POLE
- ESS	EXISTING SEWER STUB
● HYD.	EXISTING FIRE HYDRANT
x 168.1	EXISTING SPOT GRADE
-- 168 --	EXISTING CONTOUR
-- OHU --	EXISTING OVER-HEAD UTILITIES
- G -	EXISTING GAS LINE
AVC	EXISTING ASPHALT VERTICAL CURB
■ OH-5	OBSERVATION HOLE 5
■ CB/LP FND.	CONCRETE BOUND W/LEAD PLUG
■ SB/DH FND.	STONE BOUND W/DRILL HOLE
○ DH FND.	DRILL HOLE
PTD	PROPOSED TRENCH DRAIN
PDMH	PROPOSED DRAIN MANHOLE
PRD	PROPOSED ROOF DRAIN
PRA	PROPOSED RECHARGE AREA
PCLS	PROP. CONCRETE LEVEL SPREADER
PIB	PROP. INFILTRATION BASIN
PFE	PROPOSED FLARED END SECTION



ESS-1, E.G.=166.80 (9.5'd)
INV.=157.30 (6" PVC SCH.40 TO ESS-1)

ESS-2, E.G.=168.6 (6.0'd)
INV.=162.60 (6" SEWER VERIFY IN FIELD)

ESS-3, E.G.=168.40 (7.5'd)
INV.=160.90 (6" SEWER VERIFY IN FIELD)

ESS-4, E.G.=156.10 (5.5'd)
INV.=150.60 (6" SEWER VERIFY IN FIELD)

PSMH-1, RIM=166.80 (DROP SEWER MANHOLE)
INV. IN=160.05 (6" PVC SCH.40 FROM UNIT 1)
INV. IN=160.05 (6" PVC SCH.40 FROM UNIT 2)
INV. OUT=158.35 (6" PVC SCH.40 TO ESS-1)

PSMH-2, RIM=168.80
INV. IN=163.00 (6" PVC SCH.40 FROM UNIT 3)
INV. IN=163.00 (6" PVC SCH.40 FROM UNIT 4)
INV. OUT=162.75 (6" PVC SCH.40 TO ESS-2)

PSMH-3, RIM=168.75 (DROP SEWER MANHOLE)
INV. IN=162.80 (6" PVC SCH.40 FROM UNIT 5)
INV. IN=162.80 (6" PVC SCH.40 FROM UNIT 6)
INV. OUT=161.05 (6" PVC SCH.40 TO ESS-3)

PSMH-4, RIM=158.10 (DROP SEWER MANHOLE)
INV. IN=153.25 (6" PVC SCH.40 FROM UNIT 7)
INV. IN=153.25 (6" PVC SCH.40 FROM UNIT 8)
INV. OUT=150.75 (6" PVC SCH.40 TO ESS-4)

UNIT 1, F.G. @ SEWER = 167.20
TOP OF FOUNDATION = 168.63
CONCRETE SLAB = 167.95
INV. OUT = 161.00 (6" PVC SCH.40 TO PSMH-1)

UNIT 2, F.G. @ SEWER = 167.85
TOP OF FOUNDATION = 168.63
CONCRETE SLAB = 167.95
INV. OUT = 160.57 (6" PVC SCH.40 TO PSMH-1)

UNIT 3, F.G. @ SEWER = 169.40
TOP OF FOUNDATION = 170.50
BASEMENT FLOOR = 163.00
INV. OUT = 163.40 (6" PVC SCH.40 TO PSMH-2)

UNIT 4, F.G. @ SEWER = 169.30
TOP OF FOUNDATION = 170.50
BASEMENT FLOOR = 163.00
INV. OUT = 163.85 (6" PVC SCH.40 TO PSMH-2)

UNIT 5, F.G. @ SEWER = 169.40
TOP OF FOUNDATION = 70.50
BASEMENT FLOOR = 163.00
INV. OUT = 163.50 (6" PVC SCH.40 TO PSMH-3)

UNIT 6, F.G. @ SEWER = 169.40
TOP OF FOUNDATION = 70.50
BASEMENT FLOOR = 163.00
INV. OUT = 163.30 (6" PVC SCH.40 TO PSMH-3)

UNIT 7, F.G. @ SEWER = 160.00
TOP OF FOUNDATION = 161.00
BASEMENT FLOOR = 153.50
INV. OUT = 154.00 (6" PVC SCH.40 TO PSMH-4)

UNIT 8, F.G. @ SEWER = 158.90
TOP OF FOUNDATION = 161.00
BASEMENT FLOOR = 153.50
INV. OUT = 154.75 (6" PVC SCH.40 TO PSMH-4)

SEWER & WATER PLAN

STATION DISTRICT RCMOD DEVELOPMENT
280-290 SOUTH STREET
RANDOLPH, NORFOLK COUNTY,
MASSACHUSETTS

ED DALEY
5 VAN BEAL ROAD
RANDOLPH, MA 02368

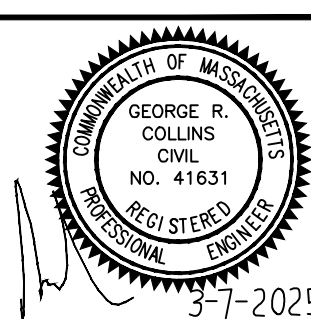
COLLINS CIVIL ENGINEERING GROUP, INC.
CIVIL ENGINEERING - LAND SURVEY - L.S.P. SERVICES
225 SOUTH MAIN STREET, WEST BRIDGEWATER, MA 02379
TEL:508-680-2332 MOBILE: 617-347-1363 E-MAIL:GRCPE@AOL.COM

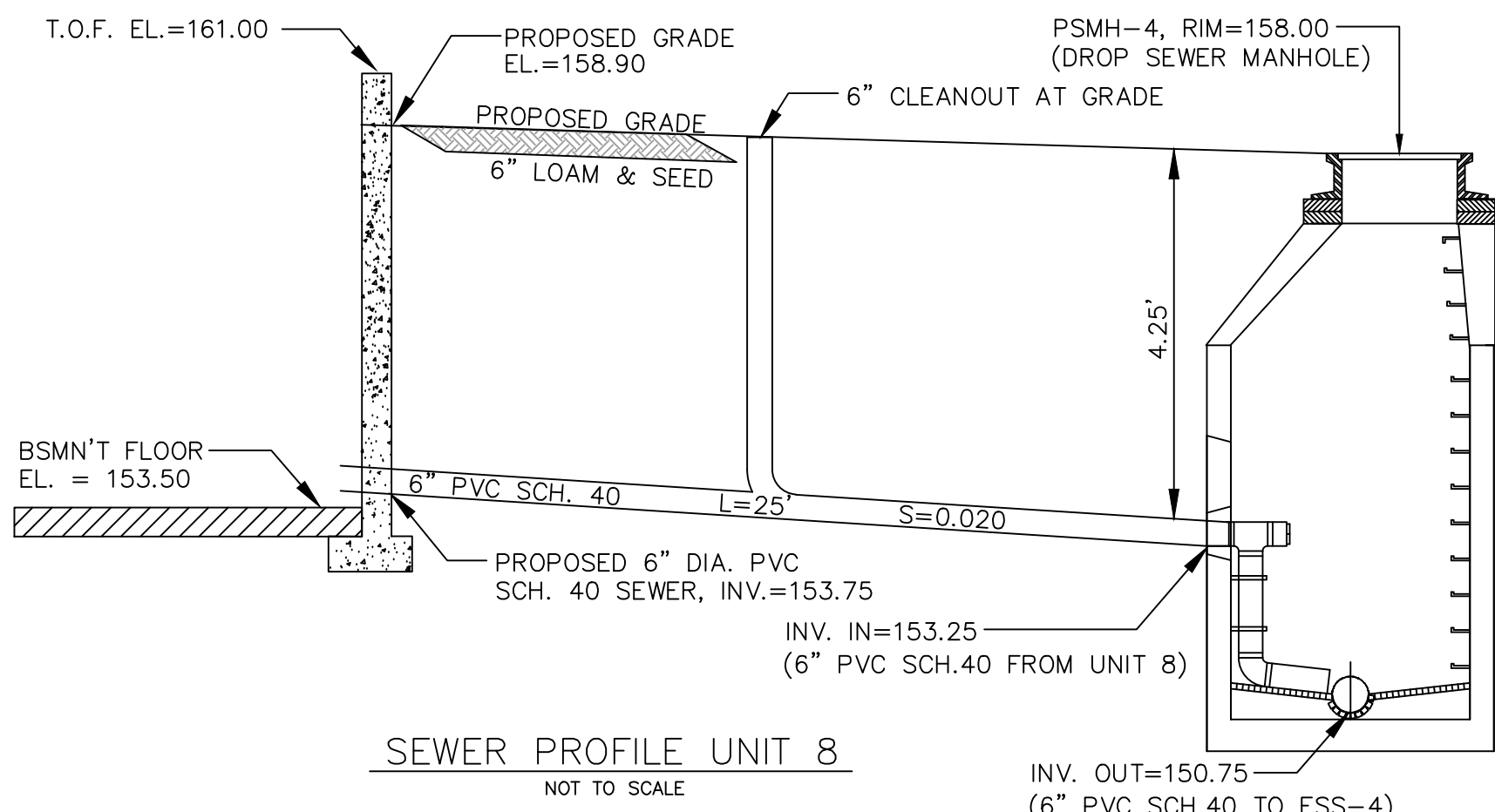
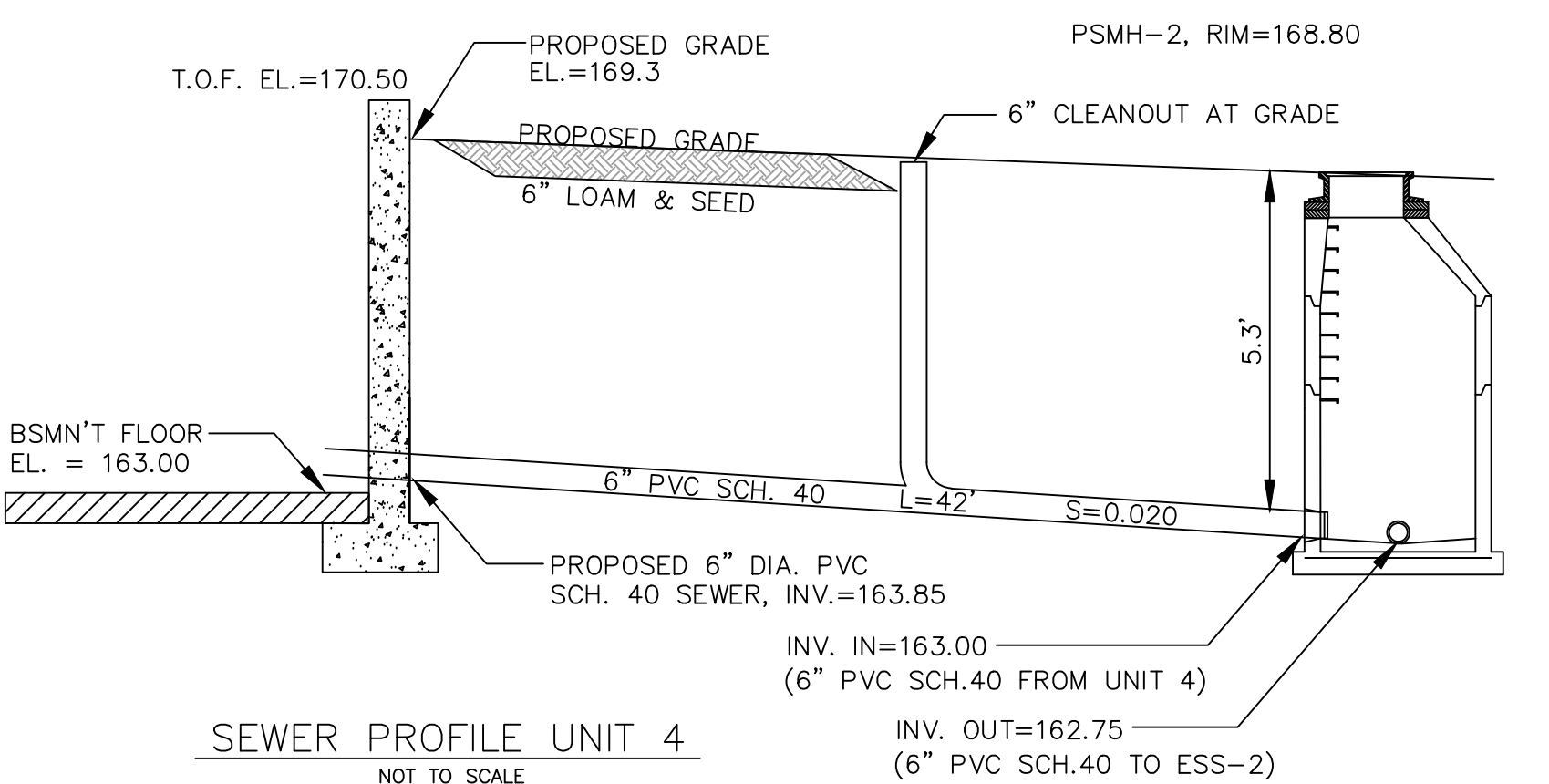
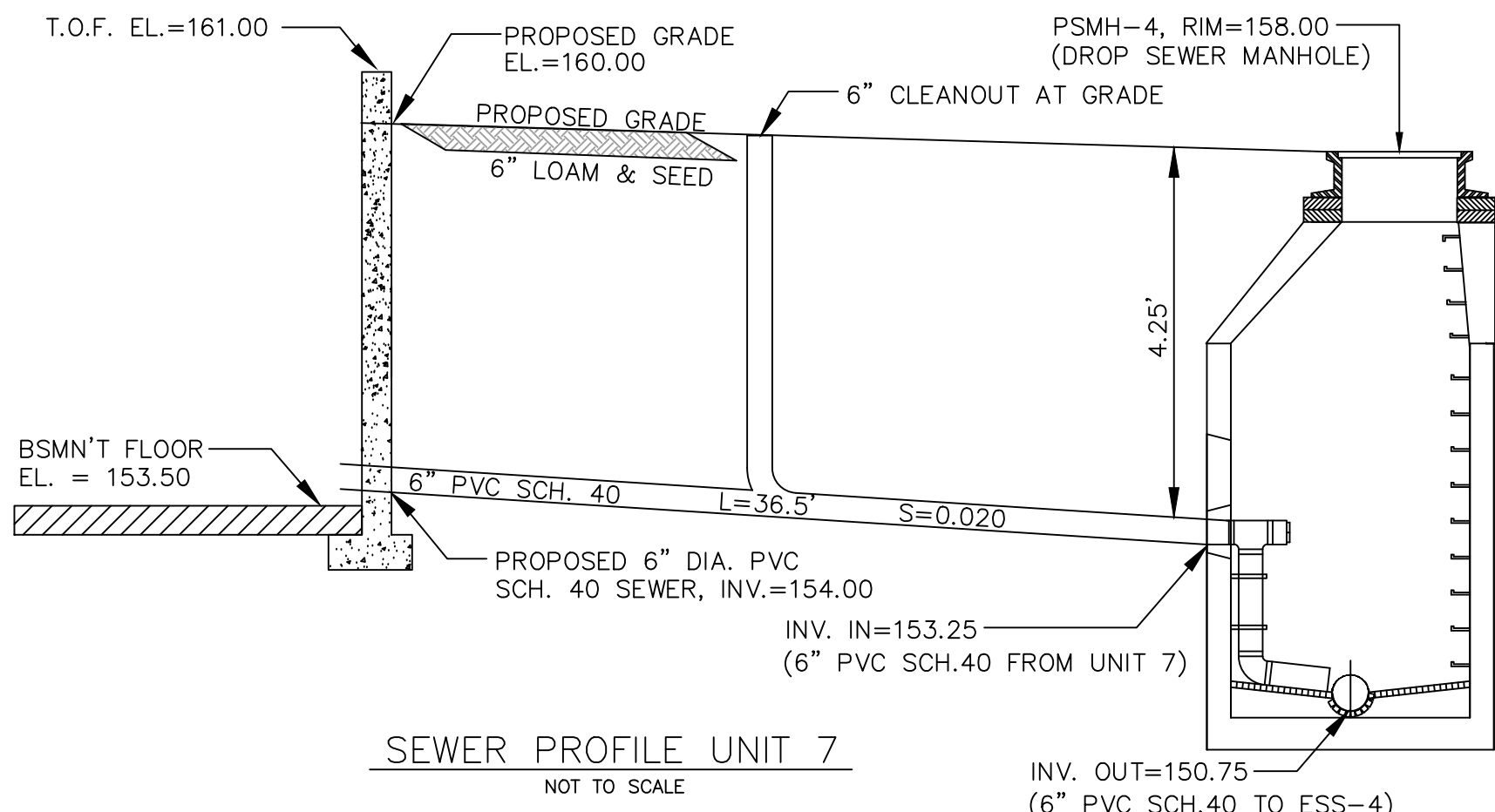
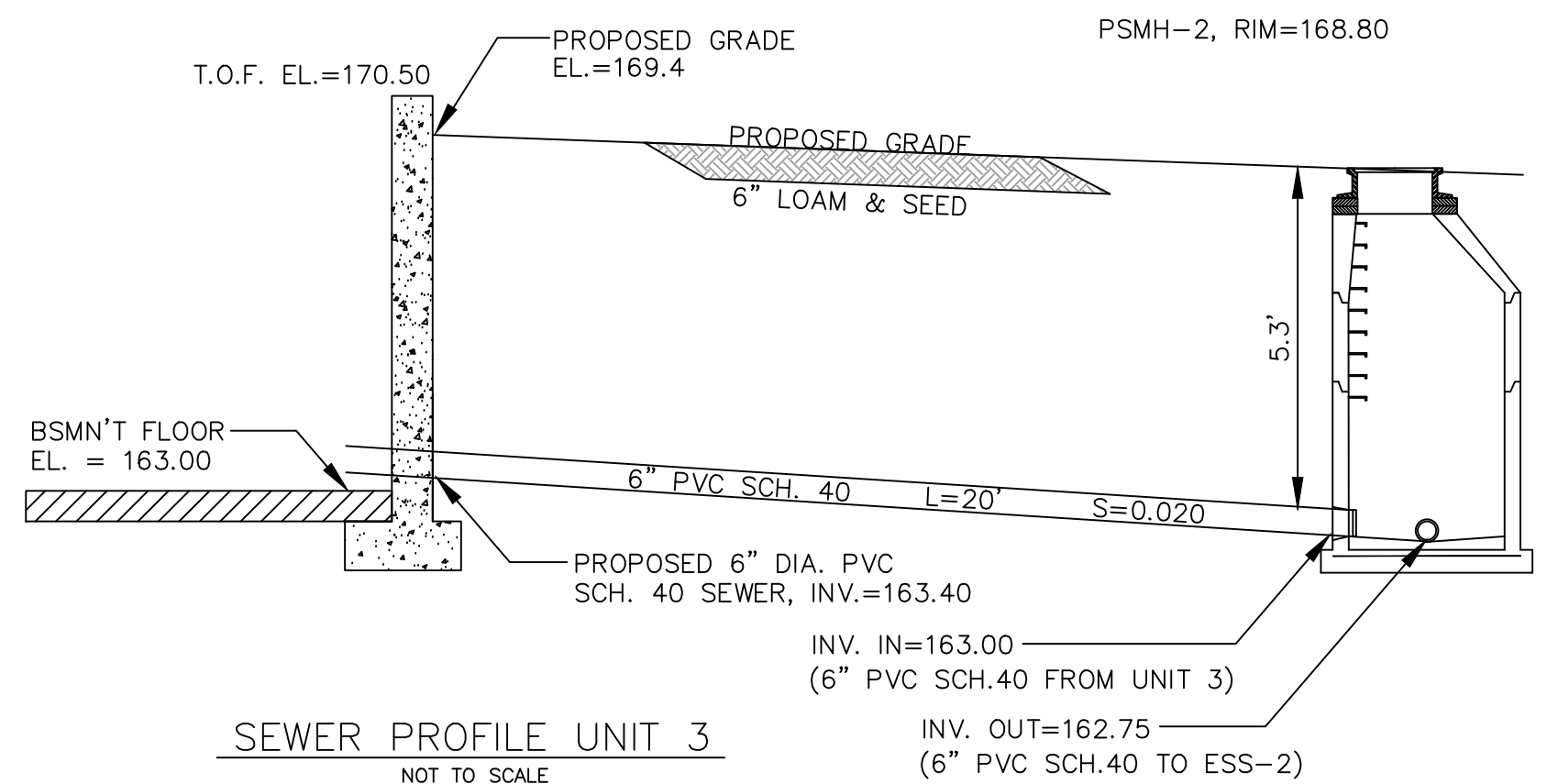
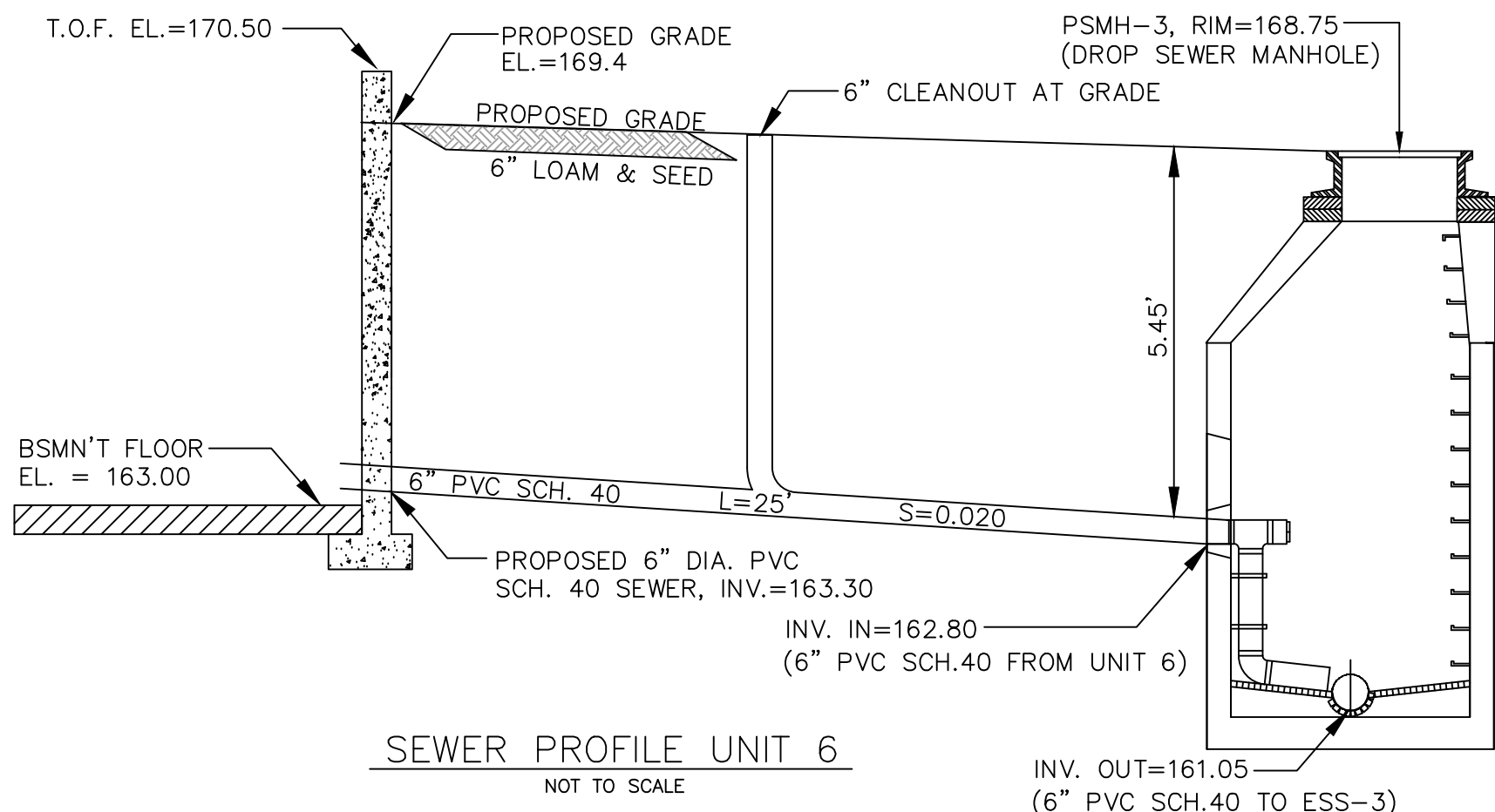
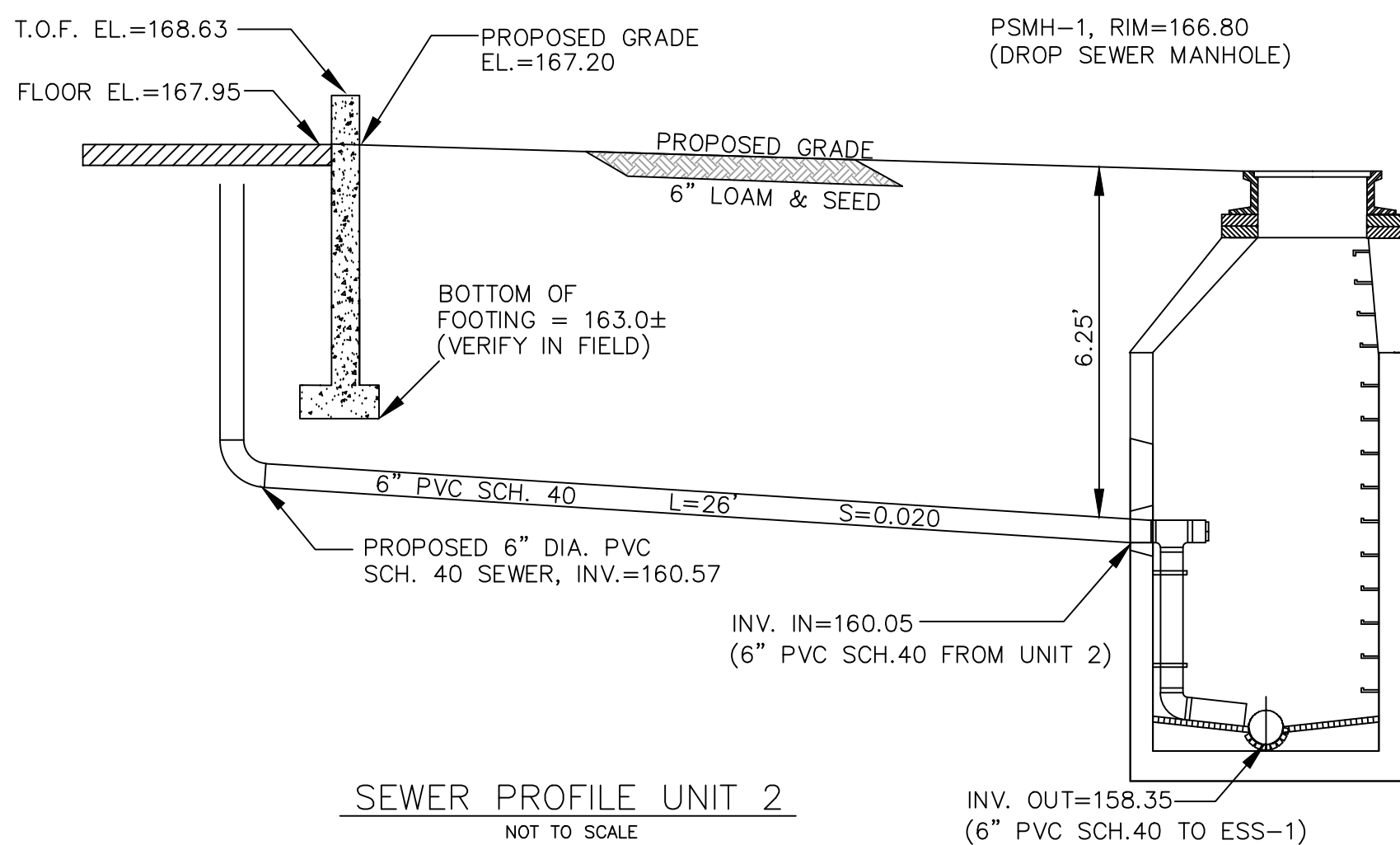
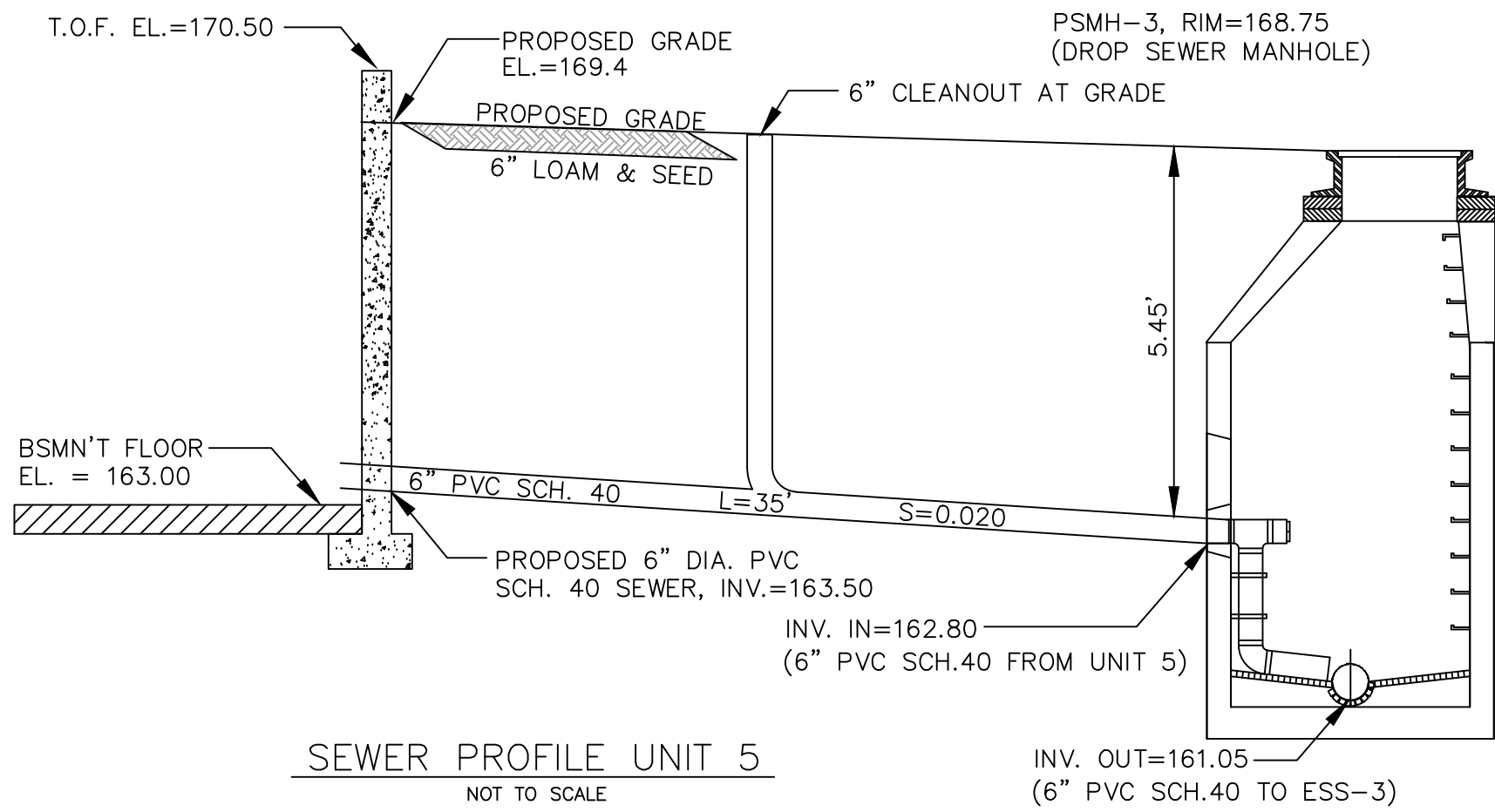
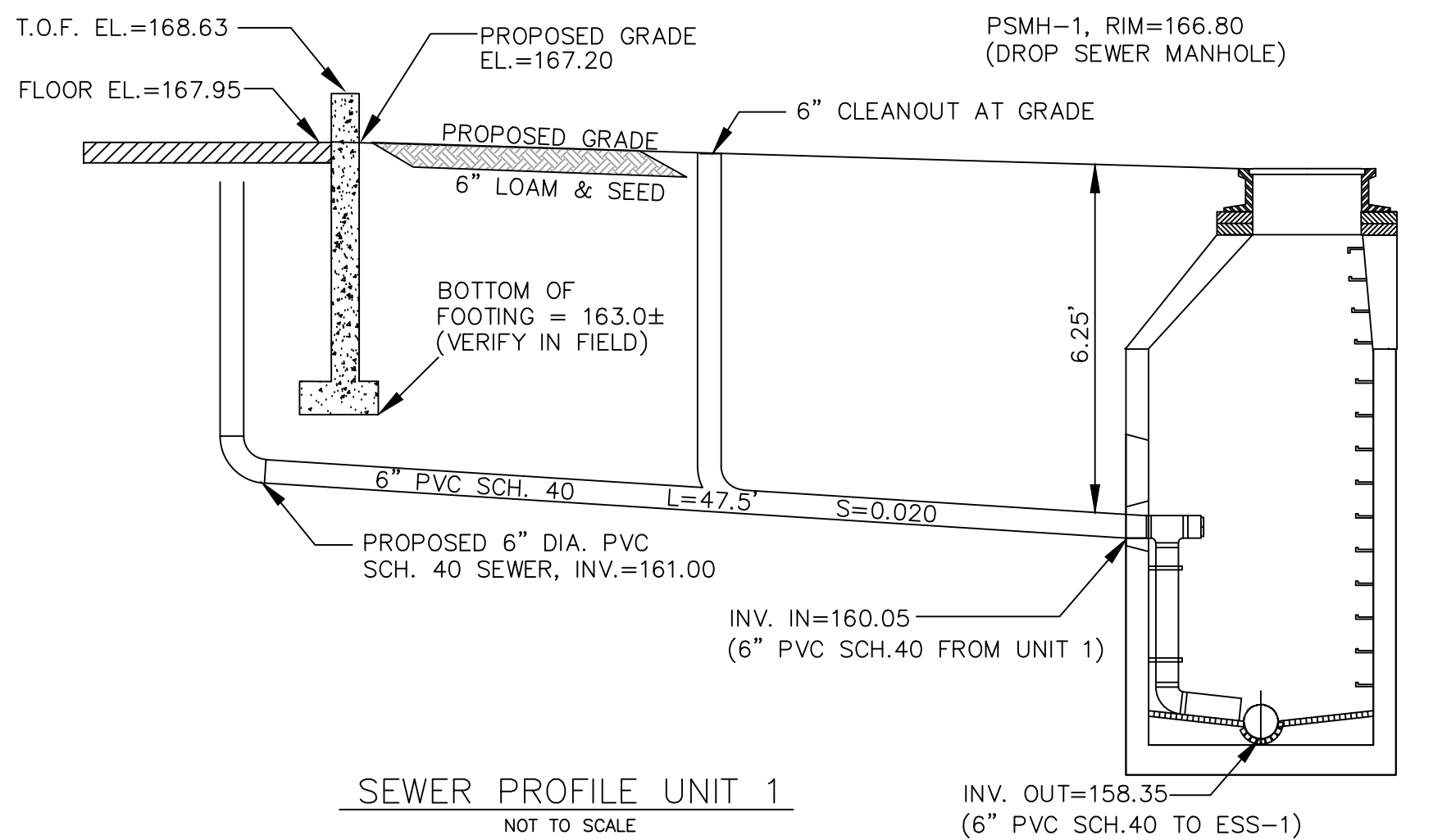
SCALE:
AS-NOTED
DATE:
3-7-2025

DRAWN BY:
DJK
DESIGNED BY:
DJK

CHECKED BY:
GRC
APPROVED BY:
GRC

DRAWING NO.
7 OF 9
PROJECT NO.
24-217-550





OPERATION AND MAINTENANCE PLAN NEW-CONSTRUCTION POST-CONSTRUCTION

1. STORMWATER MANAGEMENT SYSTEM(S) OWNERS:

RECORD OWNER & PROPERTY INFORMATION

OWNER: PETER J. DALY
5 VAN BEAL ROAD
RANDOLPH, MA 02368

APPLICANT: ED DALEY
5 VAN BEAL ROAD
RANDOLPH, MA 02368

2. PARTIES RESPONSIBLE FOR THE OPERATION AND MAINTENANCE PLAN POST CONSTRUCTION.

RECORD OWNER: PETER J. DALY
5 VAN BEAL ROAD
RANDOLPH, MA 02368

NOTE: IN CASE OF TRANSFER OF PROPERTY, THE NEW OWNERS WILL BECOME THE RESPONSIBLE PARTY FOR THE OPERATION AND MAINTANCE POST CONSTRUCTION.

NOTE: IN CASE OF TRANSFER OF PROPERTY, THE NEW OWNERS WILL BECOME THE RESPONSIBLE PARTY FOR THE OPERATION AND MAINTANCE POST CONSTRUCTION.

1. THE STORM WATER POLLUTION PREVENTION PLAN, (SWPPP) IS SUBMITTED HEREIN. ALL ASSOCIATED PAPERWORK UNDER THE NPDES PHASE II REGULATIONS SHALL BE DEFERRED UNTIL CONSTRUCTION, AND THEIR PREPARATION BEING REQUIRED OF THE ACTUAL CONTRACTOR.

NON STRUCTURAL METHODS

1. A COMPREHENSIVE CONTROL PROGRAM WILL BE IMPLEMENTED AT THE SITE THAT INCLUDES REGULAR PAVEMENT SWEEPING.

NOTE: IN CASE OF TRANSFER OF PROPERTY, THE NEW OWNERS WILL BECOME THE RESPONSIBLE PARTY FOR THE OPERATION AND MAINTANCE POST CONSTRUCTION.

NON STRUCTURAL METHODS

1. A COMPREHENSIVE CONTROL PROGRAM WILL BE IMPLEMENTED AT THE SITE WHICH INCLUDES REGULAR PAVEMENT SWEEPING AND RESTRICTIONS ON THE USE OF PESTICIDES, FERTILIZERS, SALT AND OTHER DEICING AGENTS.

STRUCTURAL METHODS

PROPOSED INFILTRATION BASINS

INSPECT DETENTION BASINS AFTER EVERY MAJOR STORM IN THE FIRST FEW MONTHS AFTER CONSTRUCTION TO ENSURE PROPER FUNCTION. THEREAFTER, INSPECT THE DETENTION BASINS AT LEAST ONCE EVERY 6 MONTHS. MAINTENANCE TASK INCLUDE REMOVING SURFACE SEDIMENT, TRASH AND DEBRIS. CHECK INLET AND OUTLET PIPES TO DETERMINE IF THEY ARE CLOGGED. REMOVE ACCUMULATED SEDIMENT, TRASH, DEBRIS, LEAVES AND GRASS CLIPPINGS FROM MOWING. REMOVE TREE SEEDLINGS BEFORE THEY BECOME FIRMLY ESTABLISHED. GRASS HEIGHT MUST BE MAINTAINED TO BE NO MORE THAN FOUR INCHES. ROUTINELY REMOVE GRASS CLIPPINGS, LEAVES AND ACCUMULATED SEDIMENT FROM THE SURFACE.

PROPOSED DEEP SUMP DRAIN MANHOLES

CATCH BASINS WILL BE INSPECTED 2 TIMES PER YEAR AND CLEANED ONCE ANNUALLY OR WHENEVER THE DEPTH OF DEPOSITS IS GREATER THAN OR EQUAL TO ONE HALF THE DEPTH FROM THE BOTTOM OF THE INVERT OF THE LOWEST PIPE IN THE BASIN.

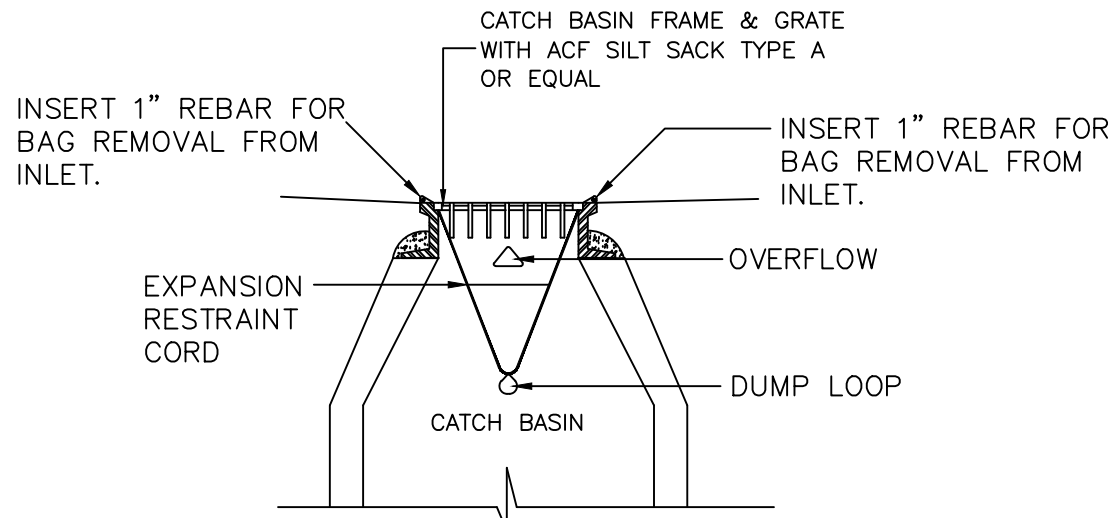
PROPOSED CULTREC RECHARGE AREAS

INSPECT INLETS AND OUTLETS, WHERE POSSIBLE, AT LEAST ONCE A YEAR. REMOVE ANY DEBRIS THAT MIGHT CLOG THE SYSTEM. CHECK WATER DEPTHS A FEW DAYS AFTER LARGER STORMS ENSURE THE SYSTEM IS DRY AND FUNCTIONING PROPERLY.

REV.	DATE	DESCRIPTION	BY	APP.	
SEWER PROFILES / O&M PLAN					
STATION DISTRICT RCMOD DEVELOPMENT 280-290 SOUTH STREET RANDOLPH, NORFOLK COUNTY, MASSACHUSETTS			SCALE: AS-NOTED		
APPLICANT			DATE: 3-7-2025		
ED DALEY 5 VAN BEAL ROAD RANDOLPH, MA 02368			DRAWN BY: DJK		
COLLINS CIVIL ENGINEERING GROUP, INC. CIVIL ENGINEERING - LAND SURVEY - L.S.P. SERVICES 225 SOUTH MAIN STREET, WEST BRIDGEWATER, MA 02379 TEL:508-860-2332 MOBILE: 617-347-1363 E-MAIL:GRCPE@AOL.COM			DESIGNED BY: DJK		
			CHECKED BY: GRC	DRAWING NO. 8 OF 9	
			APPROVED BY: GRC	PROJECT NO. 24-217-550	

Stormwater Pollution Plan (SWPPP)

1. Erosion and sediment control measures, surrounding the limit of work area, will be installed prior to stump removal and construction. Crushed stone tracking pads to be placed at all construction access points before construction traffic into and out of project area begins. Stabilization of all re-graded and soil stockpile areas will be initiated and maintained during all phases of construction.



CATCH BASINS WITH SILT SACK TYPE A
NOT TO SCALE

2. Areas to be left bare before finished grading and seeding is achieved, shall receive a temporary seeding of Perennial Ryegrass applied to a rate of 2 lbs./1,000 sq. ft. at a depth of 1/2 inch. Limestone (equivalent to be 50 percent calcium plus magnesium oxide shall be applied as seedbed preparation at a rate of 90 lbs./1,000 sq. ft. Planting seasons shall be March 1 to June 15 and August 1 to October 1. Where grass predominates, fertilize according to a soil test at a minimum application rate of 1 lb. of nitrogen per 1,000 sq. ft. Areas to be left bare before finish grading and seeding outside o planting seasons shall receive an air-dried wood chip mulch, free of course matter, treated with 12, lbs. of nitrogen per ton, applied at a rate of 185 to 275 lbs per 1,000 square feet.

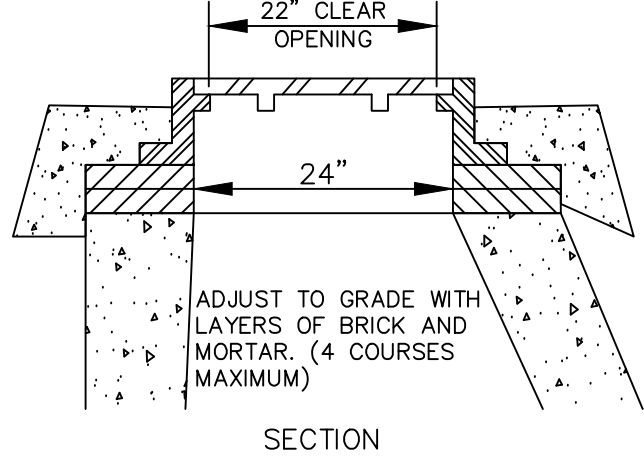
3. Seeding mixture for finished grassed areas will be as follows:

Kentucky Blue Grass	45%
Creeping Red Fescue	45%
Perennial Ryegrass	10%

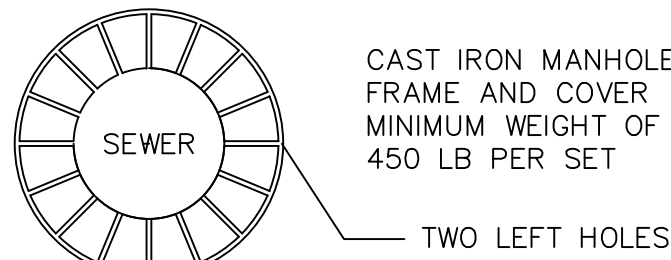
Seed to be applied at a rate of 4 lbs./1000 sq. ft.
Fertilizer shall be applied at a rate of 2 lbs./1000 sq. ft..

Planting seasons shall be April 1 to June 1 and August 15 to September 15. After September 15, areas will be stabilized with haybale check, filter fabric, or woodchip mulch, as required, to control erosion, for areas to have specific landscape coverage other than seeding or sodding, see landscape development plan.

4. Stabilization of slopes in cut areas (using mulch or grass) and the installation of control line (haybale check or filter fabric) at the toe of slope shall be initiated within thirty (30) days of commencement of cut.
5. Sediment removed from control structures will be disposed in a manner which is consistent with the intent of the plan. All haybales, silt sock or silt fence retaining sediment over 1/2 their height shall have the sediment removed and all damaged erosion controls removed and replaced.
6. Contractor will be assigned the responsibility for implementing this Erosion and Sediment Control Plan. This responsibility includes the installation and maintenance of control measures, informing all parties engaged on the construction site of the requirements and objectives of the plan, and notifying the proper Town agency of any transfer of this responsibility. The owner shall be responsible for conveying a copy of the Erosion and Sediment control Plan if the title to the land is transferred.
7. The Contractor shall secure the services of a professional engineer, who shall verify in the field that the controls required by this plan are properly installed, shall make inspection of such facilities not less frequently than weekly and within forty-eight (48) hours of any significant rainfall, and shall, by written report, inform the Owner or his agent not less frequently than weekly.
8. Stockpiles of soil shall be surrounded by a sediment barrier. Soil stockpiles to be left bare for more than fifteen (15) days shall be stabilized with temporary vegetation or mulch. If soil stockpiles are to remain for more than sixty (60) days, filter fabric shall be used in place of haybales. Side slopes shall not exceed 2:1.
9. The Contractor shall be responsible to control dust and wind erosion throughout the life of his Contract. Dust control shall include, but is not limited to sprinkling of water on exposed soils and haul roads. Contractor shall control dust to prevent a hazard to traffic on adjacent roadways.
10. If final grading is to be delayed for more than thirty (30) days after land disturbances cease, temporary vegetation or mulch shall be used to stabilize soils.
11. Haybales shall be used only as a temporary measure. Where control measures will be required for longer than sixty (60) days, filter fabric shall be used.
12. Where dewatering is necessary, there shall not be a discharge directly into wetlands or watercourses. Proper methods and devices shall be utilized to the extent permitted by law, such as pumping water into a temporary sedimentation bowl, providing surge protection at the inlet and the outlet of pumps, or floating the intake of the pump, or other methods to minimize and retain the suspended solids. If a pumping operation is causing turbidity problems, said operation shall cease until such time as feasible means of controlling turbidity area determined and implemented.
13. EROSION AND SEDIMENT CONTROL PLANS WILL BE SUBMITTED TO THE TOWN OF WEST BRIDGEWATER CONSERVATION COMMISSION AS REQUIRED UNDER THE WEST BRIDGEWATER STORMWATER AUTHORITY'S COMPREHENSIVE STORMWATER MANAGEMENT REGULATIONS APPENDIX E: PLAN CONTENTS FOR EROSION AND SEDIMENT CONTROL PLANS, PRIOR TO THE START OF CONSTRUCTION.

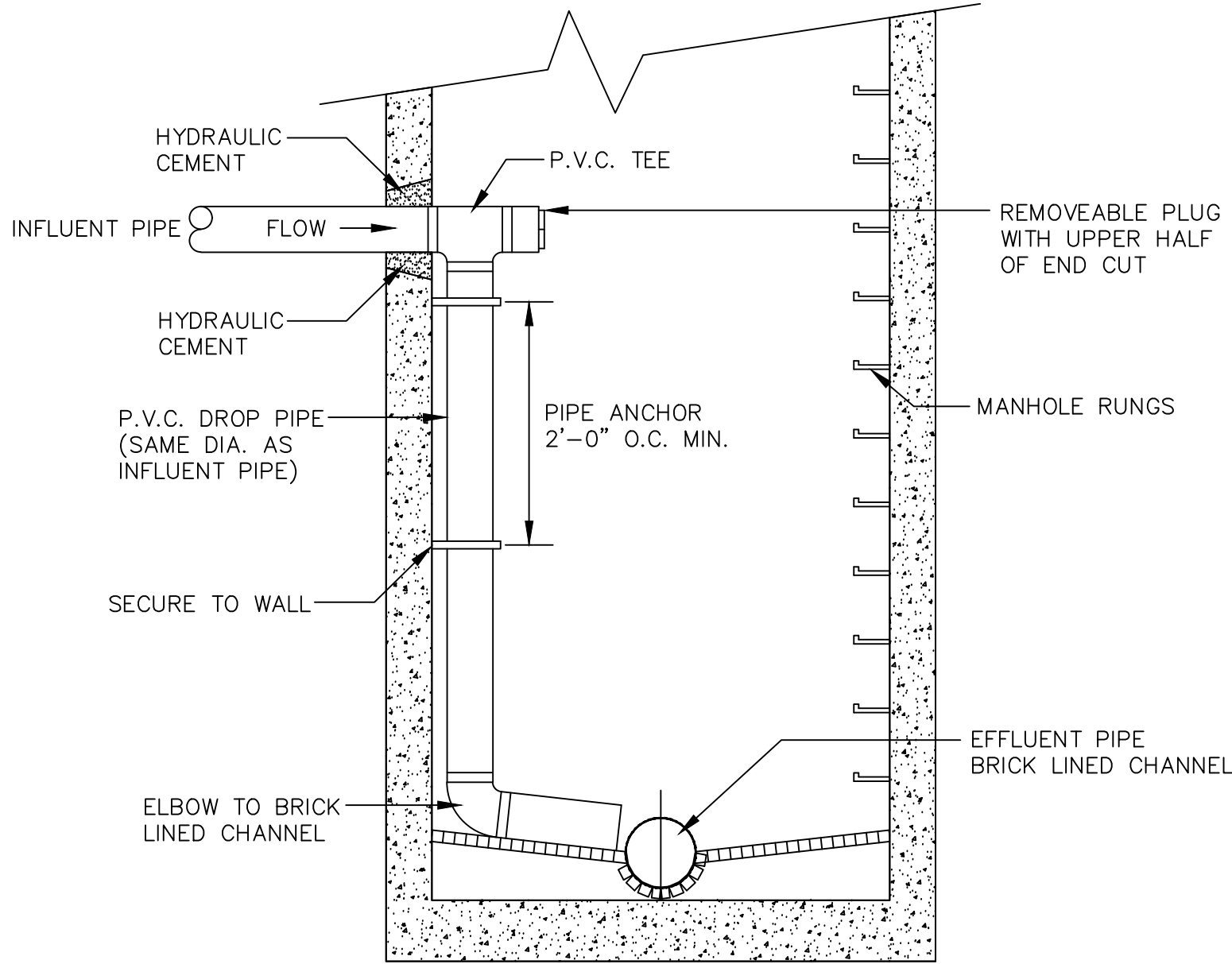


FRAME AND COVER
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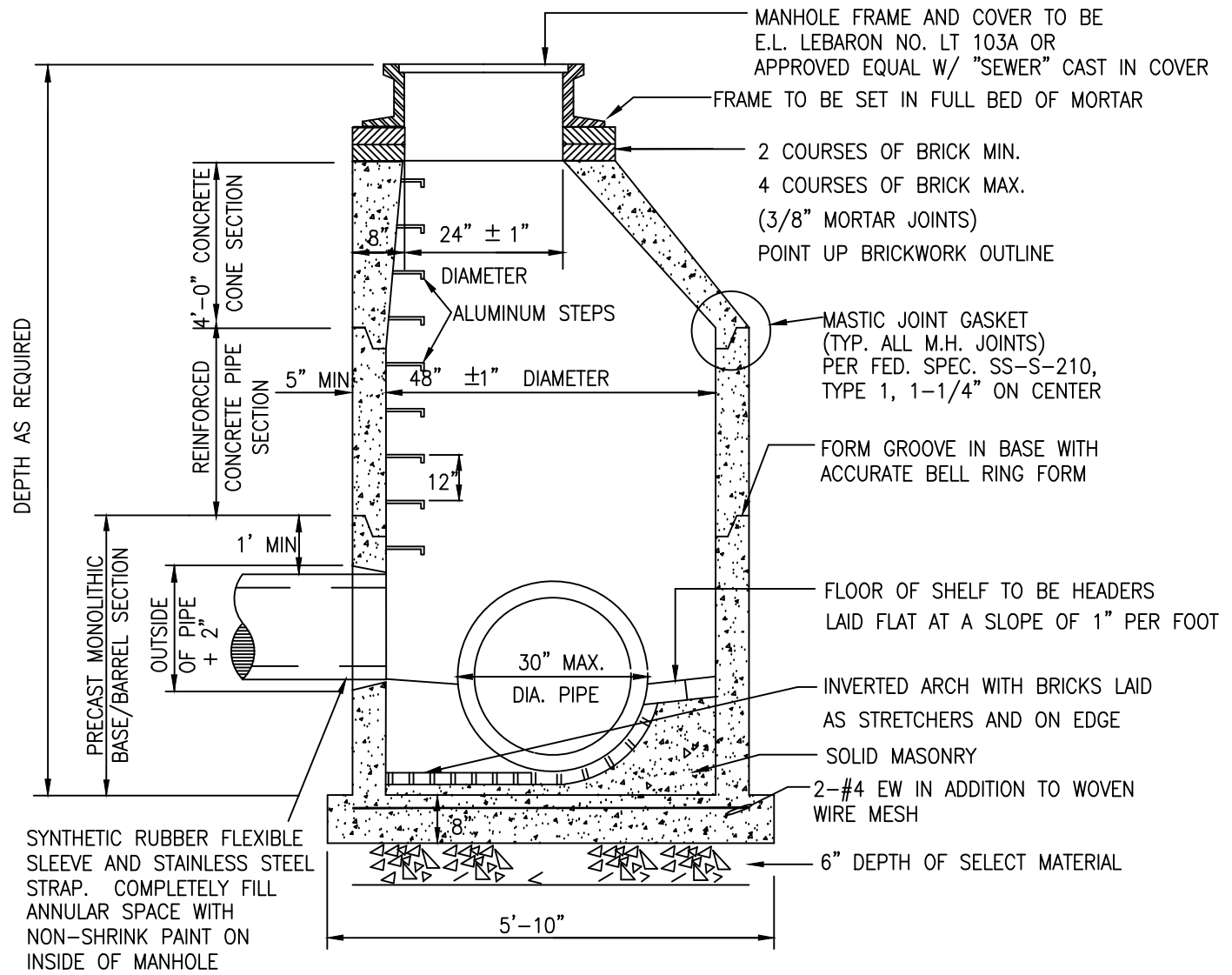


PLAN

AS MANUFACTURED BY
LeBARON FOUNDRY CO.
MECHANICS IRON FOUNDRY, CO.
C.M. WHITE IRON WORKS.



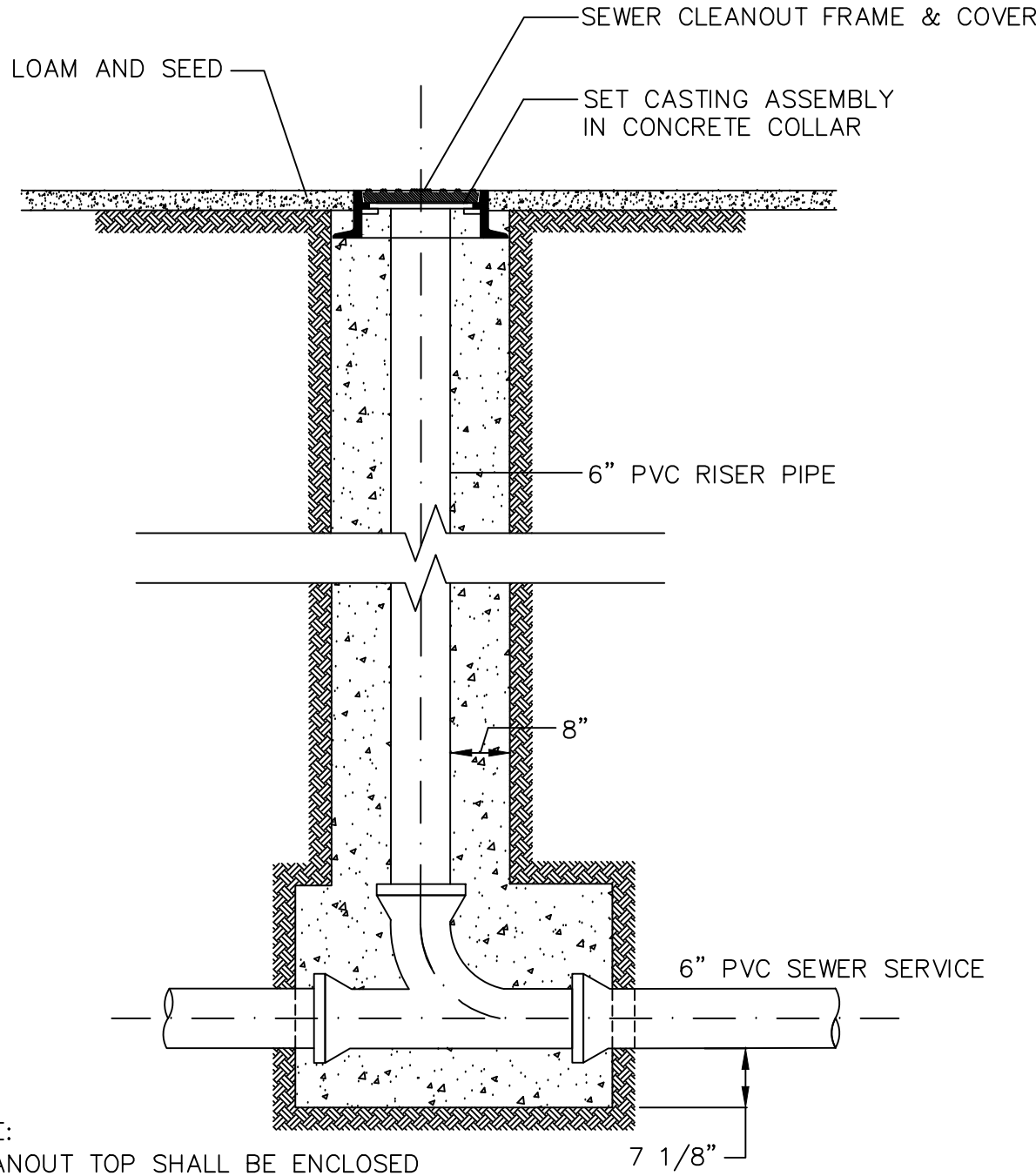
INSIDESIDE DROP MANHOLE
(NOT TO SCALE)



PRECAST CONCRETE SEWER MANHOLE
(NOT TO SCALE)

WATER SERVICE NOTES:

1. PRIOR TO THE ISSUANCE OF A WATER CONNECTION PERMIT, THE PROPERTY OWNER MUST PROVIDE EVIDENCE FROM THE RANDOLPH BOARD OF SELECTMEN THAT THE PROPERTY HAS BEEN ISSUED PERMISSION TO CONNECT TO THE TOWN OF RANDOLPH WATER SYSTEM.
2. THE PROPOSED WATER IMPROVEMENTS MUST BE COMPLETED BY A CONTRACTOR LICENSED TO DO WORK WITHIN THE TOWN OF RANDOLPH.
3. THE TOWN OF RANDOLPH WATER DIVISION MUST BE NOTIFIED AT LEAST 48 HOURS PRIOR TO THE START OF WATER SERVICE INSTALLATION.
4. ALL PROPOSED WATER IMPROVEMENTS MUST BE AVAILABLE FOR INSPECTION BY THE TOWN OF RANDOLPH WATER DIVISION. NO BACKFILLING IS ALLOWED WITHOUT TOWN OF RANDOLPH WATER DIVISION PRIOR APPROVAL. INSPECTION WILL INCLUDE WATER IMPROVEMENTS ON PRIVATE PROPERTY.
5. ALL NECESSARY ROADWAY OPENING, TRENCH PERMITS, AND ROADWAY REPAIRS WILL BE COMPLETED TO THE SATISFACTION OF THE TOWN OF RANDOLPH.



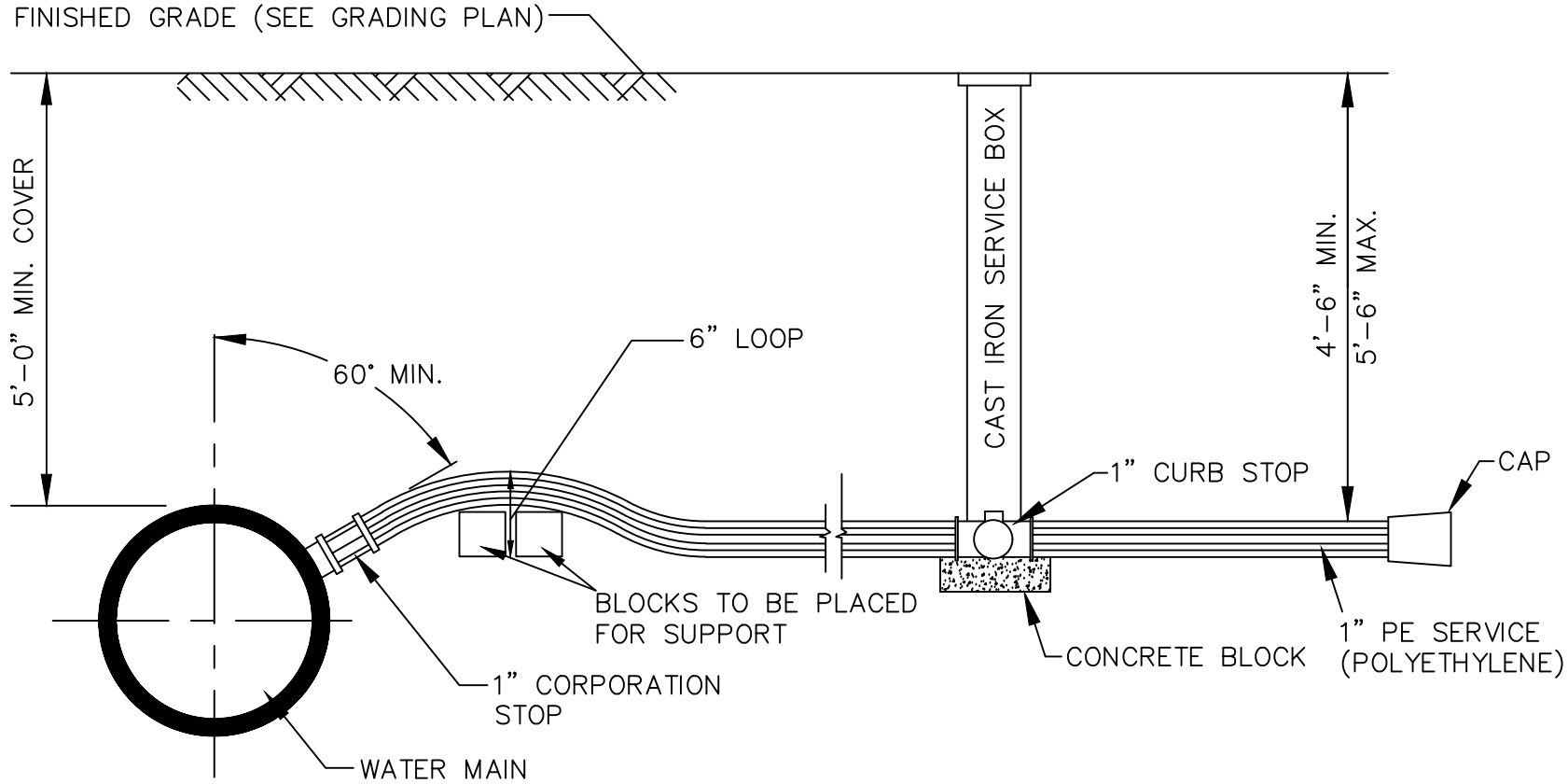
SEWER CLEAN-OUT DETAIL
(NOT TO SCALE)

GENERAL NOTES:

- 1) ALL CONSTRUCTION SHALL CONFORM TO THE RULES AND REGULATIONS OF THE TOWN OF RANDOLPH PLANNING BOARD AND PUBLIC WORKS DEPARTMENT SPECIFICATIONS.
- 2) ALL CONSTRUCTION SHALL CONFORM TO MASSACHUSETTS HIGHWAY DEPARTMENT SPECIFICATIONS FOR ALL ROADWAY CONSTRUCTION METHODS AND MATERIALS.
- 3) CONTRACTOR WILL BE RESPONSIBLE FOR CONTACTING DIG SAFE (888-DIGSAFE) AND ANY APPLICABLE UTILITY COMPANIES PRIOR TO STARTING WORK. UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY.

NOTES:

1. THE CONTRACTOR SHALL NOTIFY THE TOWN ENGINEERING DEPARTMENT AND COLLINS ENGINEERING GROUP AT LEAST 48 HOURS PRIOR TO REQUIRED INSPECTIONS.
2. NO FIELD MODIFICATIONS TO THE SEWAGE SYSTEM SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE ENGINEER AND THE TOWN ENGINEERING DEPARTMENT.
3. RESTORE (LOAM & SEED) ALL AREAS DISTURBED DURING CONSTRUCTION.
4. CONTRACTOR WILL BE RESPONSIBLE FOR OBTAINING ANY APPLICABLE PERMITS.
5. CONTRACTOR WILL BE RESPONSIBLE FOR CONTACTING DIG SAFE (888-DIGSAFE) AND ANY OTHER APPLICABLE UTILITY COMPANIES PRIOR TO STARTING WORK.
6. UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY.
7. CONTRACTOR RESPONSIBLE FOR IMPLEMENTING ALL O.S.H.A. PROCEDURES TO INCLUDE, BUT NOT LIMITED TO CONFINED SPACE ENTRY PROCEDURES.
8. CONTRACTOR RESPONSIBLE FOR CONFIRMING LOCATION OF EXISTING SITE UTILITIES PRIOR TO CONSTRUCTION.
9. CONTRACTOR TO RECOVER AND CONFIRM BENCHMARK PRIOR TO CONSTRUCTION.
10. FINAL TOP OF FOUNDATION ELEVATION TO BE PROVIDED BY BUILDER.
11. EASTERLY LOT LINE EROSION CONTROL SYSTEM TO BE STAKED BY ENGINEER, AND IS TO BE INSPECTED AND REPAIRED AS NEEDED.



WATER SERVICE DETAIL
(NOT TO SCALE)

REV.	DATE	DESCRIPTION	BY	APP.
SEWER & WATER DETAILS / SWPPP PLAN				
STATION DISTRICT RCMOD DEVELOPMENT 280-290 SOUTH STREET RANDOLPH, NORFOLK COUNTY, MASSACHUSETTS			SCALE: AS-NOTED DATE: 3-7-2025	
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COLLINS CIVIL ENGINEERING GROUP, INC. CIVIL ENGINEERING - LAND SURVEY - L.S.P. SERVICES 225 SOUTH MAIN STREET, WEST BRIDGEWATER, MA 02379 TEL:508-880-2332 MOBILE: 617-347-1363 E-MAIL:GRCPE@AOL.COM			CHECKED BY: GRC APPROVED BY: GRC	
			DRAWING NO. 9 OF 9 PROJECT NO. 24-217-550	