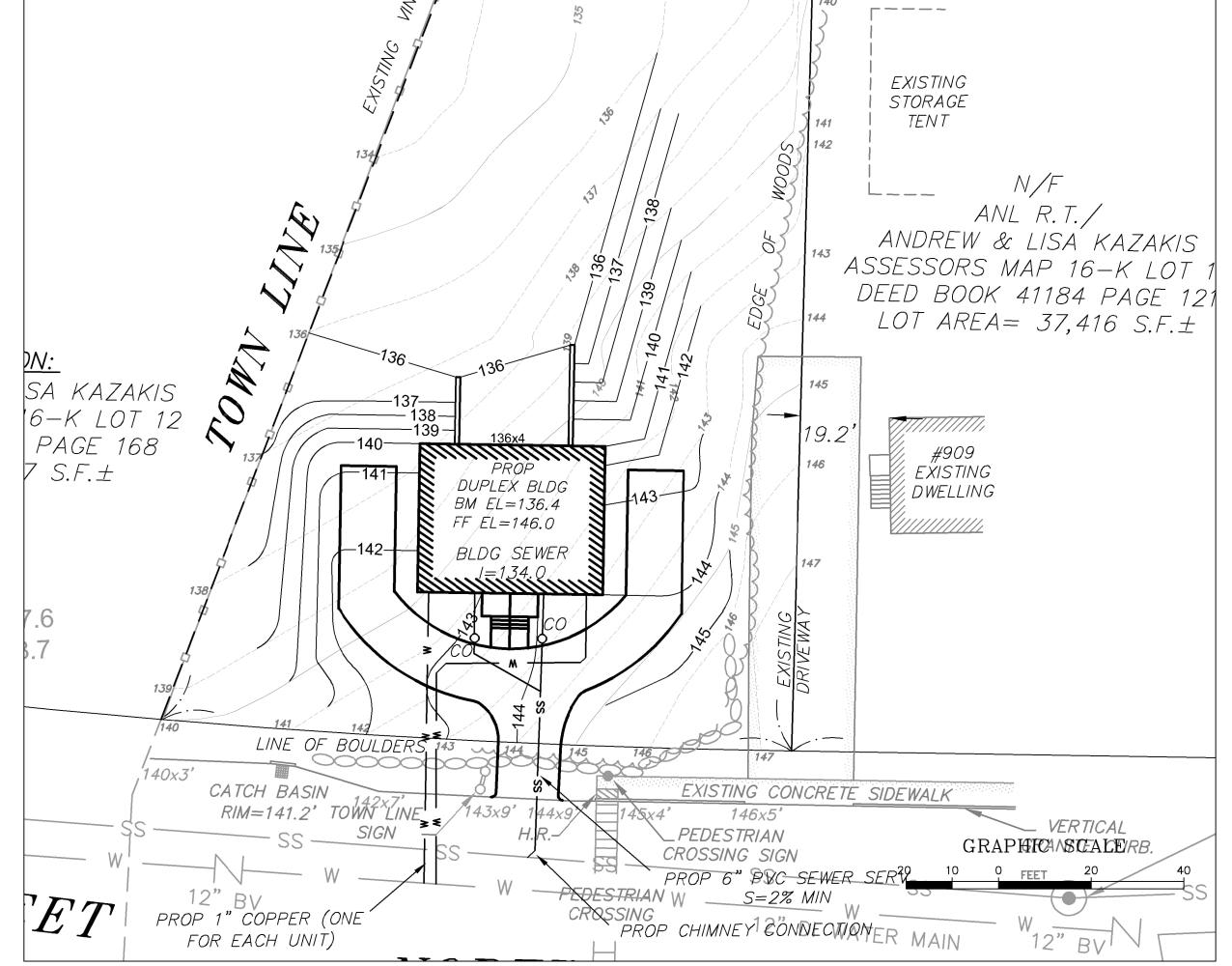


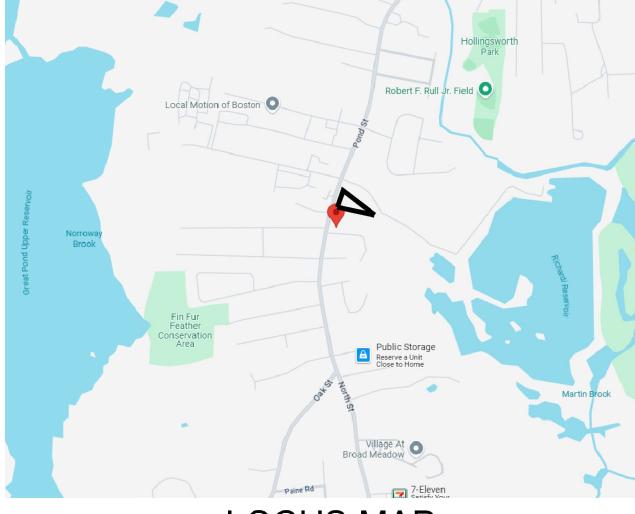
DIMENSIONAL REQUIREMENTS ZONING DISTRICT: RESIDENTIAL SINGLE FAMILY HIGH DENSITY (RSFHD) REQUIRED TOWN OF RANDOLPH EXISTING PROPOSED 12,000 S.F. 26,657 SF MIN. LOT AREA 26,657 SF GREEN OPEN SPACE 75**%** 96.84% 85.07% MAX. LOT COVERAGE 14.93% 25% 3.16% 40 FEET/2.5 STORIES MAX. BLDG. HEIGHT 1.5 FT/2.5 STORIES N/A MIN. LOT FRONTAGE 100 FEET 136.15 FEET 136.15 FEET MIN. LOT DEPTH (AVG.) 100 FEET 395.0 FEET 395.0 FEET MIN. LOT WIDTH 125 FEET 75 FEET 125 FEET MIN. FRONT SETBACK 25 FEET 26.8 FEET N/A MIN. SIDE SETBACK 15 FEET N/A 30.9 FEET 328.4 FEET MIN. REAR SETBACK 15 FEET N/A



GRADING AND UTILITY PLAN 1"=20'

UTILITY NOTES.

- 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
- 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, PC. 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.
- 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 DIG-SAFE AT 1-888-344-7233 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 **GENERAL NOTES:**

- 1) THE LOT LIES ENTIRELY WITHIN ZONE X UNSHADED (AREA OF MINIMAL FLOODING) AS SHOWN ON THE NATIONAL FLOOD HAZARD LAYER FIRMETE, 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."., WEYMOUTH, 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 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.
- 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 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
- 7) 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.
- 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.

EROSION CONTROL NOTES:

- 1) PRIOR TO STARTING ANY OTHER WORK ON THE SITE, THE CONTRACTOR SHALL NOTIFY APPROPRIATE AGENCIES AND SHALL INSTALL EROSION CONTROL MEASURES AS SHOWN ON THE PLANS AND AS IDENTIFIED IN FEDERAL, STATE, AND LOCAL APPROVAL DOCUMENTS PERTAINING TO THIS PROJECT
- 2) CONTRACTOR SHALL INSPECT AND MAINTAIN EROSION CONTROL MEASURES, AND REMOVE SEDIMENT THEREFROM ON A DAILY BASIS AND WITHIN TWELVE HOURS AFTER EACH STORM EVENT AND DISPOSE OF SEDIMENTS IN AN UPLAND AREA SUCH THAT THEY DO NOT ENCUMBER OTHER DRAINAGE STRUCTURES AND PROTECTED AREAS.
- 3) CONTRACTOR SHALL PERFORM CONSTRUCTION SEQUENCING SUCH THAT EARTH MATERIALS ARE EXPOSED FOR A MINIMUM OF TIME BEFORE THEY ARE COVERED, SEEDED, OR OTHERWISE STABILIZED TO PREVENT EROSION.
- 4) UPON COMPLETION OF CONSTRUCTION AND ESTABLISHMENT OF PERMANENT GROUND COVER, CONTRACTOR SHALL REMOVE AND DISPOSE OF EROSION CONTROL MEASURES AND CLEAN SEDIMENT AND DEBRIS FROM ENTIRE DRAINAGE AND SEWER SYSTEMS.
- 5) 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.
- 6) ALL DISTURBED SLOPE SURFACE SHALL BE SEEDED W/ NEW ENGLAND WILD FLOWER MIX ON
- EROSION CONTROL MAT. APPLICATION RATE: 1 LB / 2500 SF OR OTHERWISE NOTED.
- 7) FILTER SOCK FILTER MATERIAL SHALL BE COMPOSITE MULCH.
- SEDIMENT CONTROL MEASURES SHALL BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF AND DURING ALL PHASES OF CONSTRUCTION AND BE CONSTRUCTED PRIOR TO AND IMMEDIATELY AFTER ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON THE
- PERIODIC INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES SHALL BE PROVIDED TO ENSURE THAT THE INTENDED PURPOSE IS ACCOMPLISHED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SEDIMENT LEAVING THE LIMIT OF WORK. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.
- ANY SEDIMENT TRACKED ONTO PAVED AREAS SHALL BE SWEPT AT THE END OF EACH WORKING
- 11) ALL SEDIMENT RETAINED BY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE LEGALLY DISPOSED OF OFFISTE.
- 12) DUST SHALL BE CONTROLLED BY WATERING OR OTHER APPROVED METHODS AS DIRECTED BY
- THE PERMITTING AUTHORITY OR OWNER. 13) THE CONTRACTOR SHALL USE TEMPORARY SEEDING, MULCHING, OR OTHER APPROVED
- STABILIZATION MEASURES TO PROTECT EXPOSED AREAS DURING PROLONGED CONSTRUCTION OR OTHER LAND DISTURBANCE. STOCKPILES THAT WILL BE EXPOSED FOR LONGER THAN 14 DAYS SHALL BE STABILIZED.



BASE FFE=136.4'

AVERAGE GRADE PLANE CALCULATIONS

/ [TOTAL PERIMETER OF BUILDING]

[(40)+(32)+(9)+(22)+(9)+(32)]

= (20339) / (144) = 141.2 FT

(LENGTH OF SIDE)]

= [(AVERAGE ELEVATION OF EACH SIDE OF BUILDING) x

 $[[((144+142.5)/2) \times 40] + [((142.5+140)/2) \times 32]$

 $[((141+141)/2) \times 9] + [((141+144)/2) \times 32]]$

 $[((140+140)/2) \times 9] + [((136.4+136.4)/2) \times 22]$

COMMENTS DATE:

REVISIONS:

913 NORTH STREET RANDOLPH, MASSACHUSETTS

LAYOUT PLAN

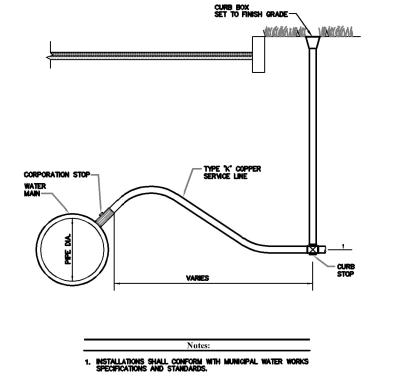
DESIGN GROUP. PC

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

DRAWN BY: DTM DATE: 6-16-2025 PREPARED FOR: SHEET **DESIGNED BY: CYM** PERMITTING CHECKED BY: CYM

END CAP OR ADAPTOR PER COMMUNIT "WYE" BRANCH 1. PIPE AND FITTING MATERIALS TO BE PVC SDR35, MEETING ASTM 3034 FOR USE WITH SANITARY SEWER SYSTEMS. Elevation View 2. ADAPTOR TO BE PREMANUFACTURED UNIT FOR CONNECTION OF PIPE TYPES.

Typical Wye and Chimney Detail (Residential)



Corporation/Curb Stop with Box

Utility Trench