

PROPOSED CAR WASH



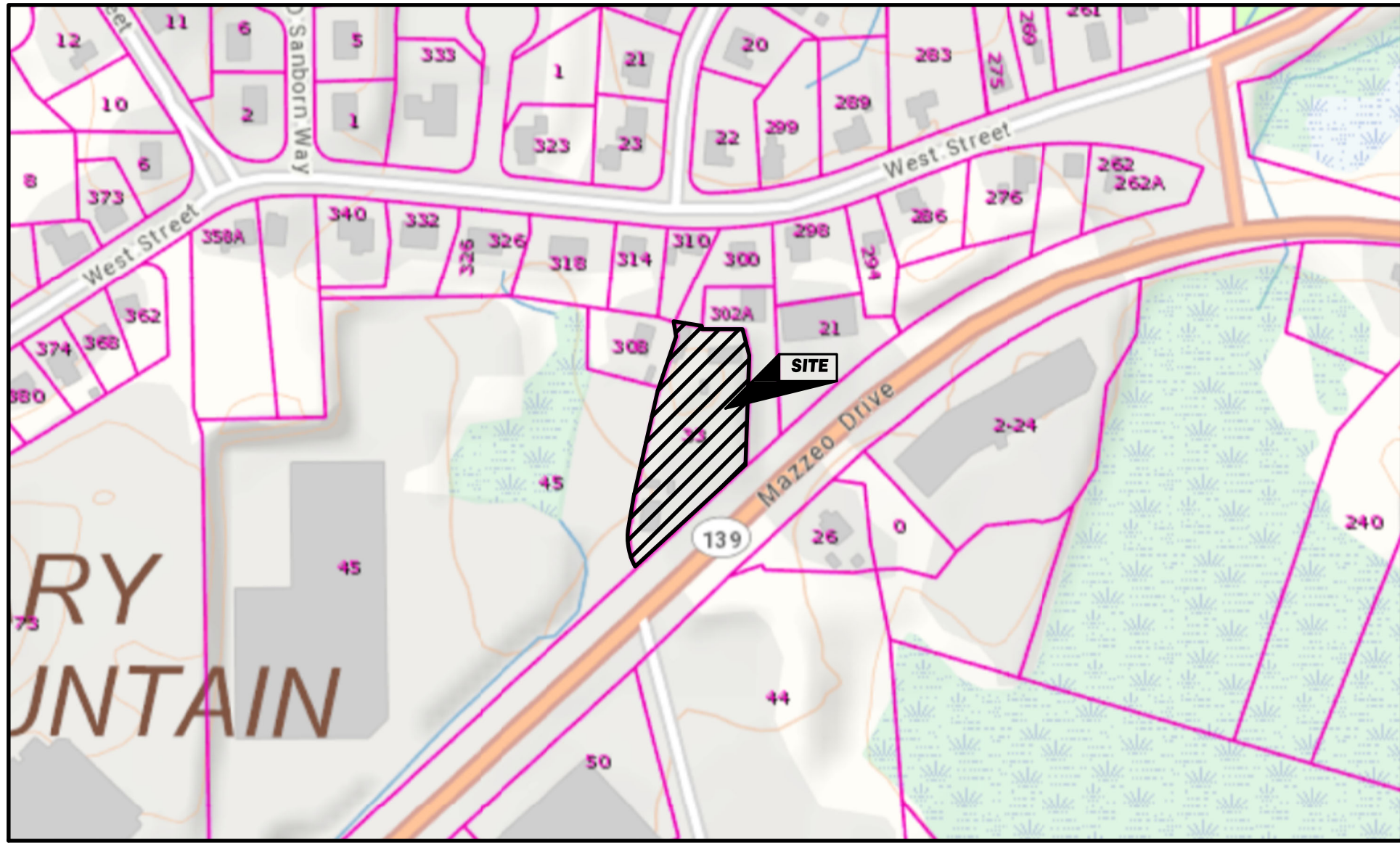
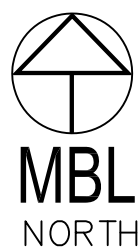
SITE PLANS

33 MAZZEO DRIVE
ASSESSORS MAP 57 BLOCK B LOT 18..12A
RANDOLPH, MASSACHUSETTS

JANUARY 27, 2022

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LOCUS MAP
SCALE:1"=200'

PROJECT CONTACTS:

CIVIL ENGINEER/LAND SURVEYOR

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PLANS PREPARED FOR:

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PLANS PREPARED BY:



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PROJ. No.: 2021-054
DATE: JANUARY 27, 2022

C-1.0

LEGEND

EXIST	PROP
	PROPERTY LINE/RIGHT-OF-WAY
	BUILDING SETBACK
	EDP
	EOG
	BCC
	VGC
	SOE
	PCC
	SAW CUT
	STOP LINE
	20
	RD
	D
	12" S
	OHW
	W
	UGE
	L
	10
	WC
	SGE
	T.W.
	B.W.
	HD
	SWL
	DYL
	WATER GATE
	FIRE HYDRANT
	UTILITY POLE
	EROSION CONTROL BARRIER
	CROSSWALK

ABBREVIATIONS

APPROXIMATE	BIT.
BENCHMARK	CB
CATCH BASIN	CC
CONCRETE CURB	CONC.
CONCRETE	EL/ELEV
ELEVATION	EOG
EDGE OF GRAVEL	EOP
EDGE OF PAVEMENT	EXIST
EXISTING	FFE
FINISHED FLOOR ELEVATION	HDPE
HIGH DENSITY POLYETHYLENE PIPE	HYD
HYDRANT	INV
INVERT ELEVATION	MAX
MINIMUM	MIN
MONOLITHIC CONCRETE CURB	MCC
NOT TO SCALE	NTS
PRE-CAST CONCRETE CURB	PCC
PROPOSED	PROP
POLYVINYL CHLORIDE PIPE	PVC
ROOF DRAIN	RD
SEWER MANHOLE	SMH
TYPICAL	TYP
UNDERGROUND ELECTRIC	UGE
UTILITY POLE	UP
VERTICAL GRANITE CURB	VGC
WATER GATE	WG
SLOPED GRANITE EDGING	SGE
TOP OF WALL	T.W.
BOTTOM OF WALL	B.W.
HEAVY-DUTY	HD
SOLID WHITE LINE	SWL
DOUBLE YELLOW LINE	DYL

GENERAL NOTES

1. EXISTING CONDITIONS INFORMATION

- A.) THE LOCUS PROPERTY IS REFERENCED AS ASSESSORS MAP 57, BLOCK B, LOT 18.12A.
- B.) THE LOCUS PROPERTY IS COMPRISED OF 'LOT "A" ON THE APPROVAL NOT REQUIRED PLAN PREPARED BY MBL LAND DEVELOPMENT & PERMITTING, CORP. ON OCTOBER 31, 2019, APPROVED BY THE RANDOLPH PLANNING BOARD ON NOVEMBER 18, 2019 AND RECORDED IN THE NORFOLK COUNTY REGISTRY OF DEEDS PLAN BOOK 687 PAGE 25.
- C.) ZONING INFORMATION COLLECTED FROM THE TOWN OF RANDOLPH GIS, ASSESSOR'S PROPERTY CARDS, AND THE TOWN BUILDING DEPARTMENT. ZONING OF THE LOCUS PROPERTY WAS AMENDED TO THE GREAT BEAR SWAMP HIGHWAY DISTRICT (GBHD) ACCORDING TO COUNCIL ORDER NO. 2018-040 DATED FEBRUARY 6, 2017 AND PROVIDED BY THE BUILDING DEPARTMENT TO MBL LAND DEVELOPMENT & PERMITTING, CORP. ON JANUARY 9, 2018. ZONING OF LOT 19 HAS BEEN DECLARED TO BE IN THE GBHD AS STATED IN A LETTER ADDRESSED TO MR. BRIAN M. DIANE, PRESIDENT OF MBL LAND DEVELOPMENT & PERMITTING, CORP. FROM RONALD LUM, BUILDING COMMISSIONER OF THE TOWN OF RANDOLPH.
- D.) BENCHMARK INFORMATION: ELEVATIONS ARE ASSUMED. BM-1: NAIL IN UTILITY POLE #6 LOCATED ON THE NORTH SIDE OF MAZZEO DRIVE. EL=90.98
- E.) THE PARCEL SHOWN HEREON DOES NOT LIE WITHIN A FLOOD AREA, AS SHOWN ON THE F.E.M.A. FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR NORFOLK COUNTY, MASSACHUSETTS, MAP NUMBER 2502100216E, COMMUNITY NUMBER 250251, PANEL 0216, HAVING AN EFFECTIVE DATE OF JULY 17, 2012.
- F.) UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE ONLY AND BASED ON RECORDS AVAILABLE AT THE TIME OF SURVEY AND FIELD LOCATION OF STRUCTURES AND DISCAGE MARKINGS. ALL UTILITIES SHOULD BE VERIFIED IN THE FIELD BY THE APPROPRIATE UTILITY COMPANY PRIOR TO ANY CONSTRUCTION.
- G.) THIS DOCUMENT IS AN INSTRUMENT OF SERVICE OF MBL LAND DEVELOPMENT & PERMITTING, CORP. ISSUED TO OUR CLIENT FOR PURPOSES RELATED DIRECTLY AND SOLELY TO MBL LAND DEVELOPMENT & PERMITTING, CORP.'S SCOPE OF SERVICES UNDER CONTRACT TO OUR CLIENT FOR THIS PROJECT. ANY USE OR REUSE OF THIS DOCUMENT FOR ANY REASON BY ANY PARTY FOR PURPOSES UNRELATED DIRECTLY AND SOLELY TO SAID CONTRACT SHALL BE AT THE USER'S SOLE AND EXCLUSIVE RISK AND LIABILITY, INCLUDING LIABILITY FOR VIOLATION OF COPYRIGHT LAWS, UNLESS WRITTEN CONSENT IS PROVIDED BY MBL LAND DEVELOPMENT & PERMITTING, CORP.
- H.) THIS PLAN IS BASED ON AVAILABLE RECORD INFORMATION AND PLANS FROM THE NORFOLK COUNTY REGISTRY OF DEEDS AND AN INSTRUMENT SURVEY PERFORMED BY MBL LAND DEVELOPMENT & PERMITTING, CORP. FROM DECEMBER 2017 TO DECEMBER 2021.

2. MATERIALS

- A. CURBING: ALL CURBING WITHIN THE SITE SHALL BE BITUMINOUS CONCRETE CURB, UNLESS OTHERWISE NOTED. ALL CURBING WITHIN THE TOWN RIGHT-OF-WAY SHALL BE VERTICAL GRANITE CURB, UNLESS OTHERWISE NOTED.
- B. PARKING AREAS AND ACCESS DRIVE: BITUMINOUS PAVEMENT SHALL MEET THE REQUIREMENTS OF SECTION 400 OF THE MASSACHUSETTS HIGHWAY DEPARTMENT STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, LATEST EDITION, REVISIONS AND ALL CURRENT ADDENDA. STANDARD: SURFACE COURSE: 1.5 INCHES BITUMINOUS CONCRETE BINDER COURSE: 1.5 INCHES BITUMINOUS BINDER BASE COURSE: 12.0 INCHES COMPACTED GRAVEL: 6" OF GRADED GRAVEL AND 6" OF 3/4" PROCESSED GRAVEL.
- C. LANDSCAPE AREAS: ALL SURFACED AREAS OR DISTURBED AREAS NOT SPECIFIED ON THE LANDSCAPE PLAN SHALL RECEIVE FOUR (4) INCHES OF TOPSOIL, SEED, MULCH, AND BE WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.

3. PARKING STALLS SHALL BE AS FOLLOWS:

- STANDARD PARKING: 9' x 18' MINIMUM
ACCESSIBLE PARKING: 9' x 18' MINIMUM

4. SNOW STORAGE:

- SNOW SHALL BE PLOWED TO THE AREAS INDICATED ON THE PLANS.

5. UTILITIES:

- A. LOCATION AND ELEVATIONS OF EXISTING UTILITIES: THE LOCATION AND ELEVATIONS OF ALL EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON THE INFORMATION AS REFERENCED IN THE EXISTING CONDITIONS INFORMATION PROVIDED ABOVE, AND SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
- B. STORM DRAINAGE: UNLESS OTHERWISE NOTED, STORM DRAIN PIPING SHALL BE HDPE, HIGH DENSITY POLYETHYLENE PIPE, SMOOTH UNDR (n=0.011) WITH LOCK TIGHT JOINTS. THE SIZES OF ALL PIPES ARE NOTED ON THE GRADING & DRAINAGE PLAN.
- CATCH BASINS SHALL BE PRECAST CONCRETE, AS SPECIFIED ON THE DETAIL SHEET. ALL CATCH BASINS SHALL BE FOUR (4) FEET IN DIAMETER, HAVE A FOUR (4) FOOT MINIMUM SUMP, AND HAVE HOODS/SNOUTS INSTALLED AT THEIR OUTLETS.
- C. WATER/SEWER PIPE INSTALLATION AND MATERIALS SHALL COMPLY WITH THE STATE PLUMBING CODE WHERE APPLICABLE. CONTRACTOR SHALL COORDINATE WITH LOCAL PLUMBING INSPECTOR PRIOR TO THE PURCHASE OF MATERIALS AND CONSTRUCTION.

GENERAL CONSTRUCTION REQUIREMENTS

- 1.) THE CONTRACTOR SHALL VERIFY THE PROPOSED LAYOUT WITH ITS RELATIONSHIP TO THE EXISTING SITE SURVEY. THE CONTRACTOR SHALL ALSO VERIFY ALL DIMENSIONS, SITE CONDITIONS, AND MATERIAL SPECIFICATIONS AND SHALL NOTIFY THE OWNER AND ENGINEER OF ANY ERRORS, OMISSIONS OR DISCREPANCIES BEFORE COMMENCING OR PROCEEDING WITH WORK.
- 2.) THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, INSPECTIONS, BONDS, ETC. AND OTHER APPROVAL RELATED ITEMS WITH THE TOWN OF RANDOLPH AND MASSACHUSETTS HIGHWAY DEPARTMENT. NO CONSTRUCTION SHALL COMMENCE UNTIL SUCH PERMITS HAVE BEEN SECURED.
- 3.) METHODS AND MATERIALS USED IN THE CONSTRUCTION OF IMPROVEMENTS FOR THIS PROJECT SHALL CONFORM TO THE CURRENT CONSTRUCTION STANDARDS AND SPECIFICATIONS OF THE MASSACHUSETTS HIGHWAY DEPARTMENT AND THE TOWN OF RANDOLPH.
- 4.) DEVIATIONS OR CHANGES FROM THESE PLANS WILL NOT BE ALLOWED UNLESS APPROVED BY THE ENGINEER/OWNER.

GENERAL CONSTRUCTION REQUIREMENTS (CONT.)

- 5.) CONTRACTOR TO CONFIRM AND VERIFY THE VALIDITY, LOCATION, MATERIAL, AND AVAILABILITY TO USE EXISTING UTILITIES ON OR NEAR THE PROJECT SITE PROPERTY. CONTRACTOR TO LOCATE EXISTING UTILITIES AND CONFIRM SAID UTILITIES WITH ALL APPLICABLE MUNICIPALITIES AND UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION. ONCE UTILITIES HAVE BEEN CONFIRMED IN THE FIELD BY CONTRACTOR AND VERIFIED BY APPLICABLE MUNICIPALITY AND UTILITY COMPANY AND CONNECTION HAS BEEN APPROVED BY ENTITY, ONLY THEN SHALL CONTRACTOR CONSTRUCT AND UTILIZE THESE UTILITIES. CONTRACTOR TO IMMEDIATELY INFORM ENGINEER OF RECORD OF ANY DEVIATIONS TO PLANS.
- 6.) THE CONTRACTOR SHALL MAKE EXPLORATORY EXCAVATIONS AND LOCATE ANY EXISTING UTILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS IF NECESSARY. THE EXISTENCE AND/OR LOCATION OF UTILITIES SHOWN ON THESE PLANS MAY BE ONLY APPROXIMATELY CORRECT AND THE CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES SHOWN HEREON AND ANY OTHER EXISTING UTILITIES NOT OF RECORD OR NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING, AT HIS EXPENSE, ANY EXISTING UTILITIES DAMAGED DURING CONSTRUCTION.
- 7.) THE CONTRACTOR SHALL NOTIFY OPERATORS WHO MAINTAIN UNDERGROUND UTILITY LINES IN THE AREA OF PROPOSED EXCAVATION OR BLASTING AT LEAST TWO WORKING DAYS, BUT NOT MORE THAN TEN WORKING DAYS, PRIOR TO COMMENCEMENT OF EXCAVATION OR DEMOLITION. ALL WATER, GAS, SEWER AND OTHER UTILITIES SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION.
- 8.) RELOCATION OF ANY UTILITIES SHALL BE AT THE OWNERS EXPENSE AND COMPLETED WITH THE UTILITY WORK. THE OWNER SHALL BE NOTIFIED AS TO THE RELOCATION'S REQUIRED PRIOR TO THE START OF CONSTRUCTION.
- 9.) IF THE PROJECT DISTURBS MORE THAN ONE ACRE OF LAND AND FALLS WITHIN THE NPDES CONSTRUCTION GENERAL PERMIT (CGP) AND EPA JURISDICTION. PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR IS TO FILE A CGP NOTICE OF INTENT WITH THE EPA AND PREPARE A STORMWATER POLLUTION PREVENTION PLAN IN ACCORDANCE WITH THE NPDES REGULATIONS. CONTRACTOR SHALL CONFIRM WITH THE OWNER AND MBL THAT THE NOTICE OF INTENT HAS BEEN FILED WITH THE EPA.
- 10.) CONTRACTOR SHALL COORDINATE WITH ELECTRICAL CONTRACTOR AND SHALL FURNISH EXCAVATION, INSTALLATION AND BACKFILL OF ELECTRICAL FURNISHED SITE WORK RELATED ITEMS SUCH AS PULL BOXES, CONDUITS, DUCT BANKS, LIGHT POLE BASES, AND CONCRETE PADS. SITE CONTRACTOR SHALL FURNISH CONCRETE ENCASEMENT OF DUCT BANKS IF REQUIRED BY THE UTILITY COMPANY AND AS INDICATED ON THE DRAWINGS. THE CONTRACTOR SHALL EXCAVATE AND BACKFILL TRENCHES FOR GAS IN ACCORDANCE WITH GAS COMPANY'S REQUIREMENTS.
- 11.) THESE PLANS AND CORRESPONDING AUTO CAD FILES AND DOCUMENTS ARE INSTRUMENTS OF PROFESSIONAL SERVICE, AND SHALL NOT BE USED, IN WHOLE OR IN PART, FOR ANY PURPOSE OTHER THAN FOR WHICH IT WAS ORIGINATED WITHOUT THE EXPRESSED WRITTEN CONSENT OF MBL. ANY UNAUTHORIZED USE, REUSE, MODIFICATION OR ALTERATION AND DISTRIBUTION OF ANY KIND, INCLUDING AUTOMATED CONVERSION OF THIS DOCUMENT SHALL BE AT THE USERS SOLE RISK WITHOUT LIABILITY OR LEGAL EXPOSURE TO MBL.
- 12.) THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING, WITH MATCHING MATERIALS, ANY PAVEMENT, WALKS, CURBS, ETC. THAT MUST BE CUT OR THAT ARE DAMAGED DURING CONSTRUCTION.
- 13.) AN APPROVED SET OF PLANS AND ALL APPLICABLE PERMITS MUST BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES.
- 14.) CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL AND ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM "THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER." THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING A PROTECTIVE BARRIER AROUND THE SITE PRIOR TO AND DURING CONSTRUCTION.
- 15.) WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED TO THE ENGINEER FOR RESOLUTION OF THE CONFLICT.
- 16.) THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS WITH THE APPROPRIATE UTILITY COMPANIES FOR POLE RELOCATION, AND FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE, CABLE, FIRE ALARM, WATER, SANITARY SEWER, STORM DRAIN, AND ANY OTHER UTILITIES, BOTH PUBLIC AND PRIVATE, AS REQUIRED.
- 17.) THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES, PUBLIC AND PRIVATE, INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THIS PLAN, (SEE CHAPTER 370, ACTS OF 1963, MASSACHUSETTS) PRIOR COMMENCING ANY WORK.
- 18.) MBL LAND DEVELOPMENT & PERMITTING, CORP. ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACURATELY SHOWN.
- 19.) UPON AWARD OF CONTRACT, CONTRACTOR SHALL MAKE ALL NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN ALL NECESSARY PERMITS, PAY ALL FEES AND POST ALL BONDS ASSOCIATED WITH SAME, AND COORDINATE WITH THE ENGINEER AS REQUIRED.
- 20.) THE CONTRACTOR SHALL REFER TO ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR ALL BUILDING DIMENSIONS AND CONSTRUCTION. BUILDING DIMENSIONS ARE SHOWN FOR COORDINATION WITH OTHER SITE WORK ONLY AND SHOULD NOT BE USED TO STAKE OUT BUILDINGS. SITE CONTRACTOR SHALL STAKE OUT THE EXTERIOR BUILDING CORNERS FROM THE LATEST ARCHITECTURAL PLANS. THE CONTRACTOR SHALL NOTIFY MBL LAND DEVELOPMENT & PERMITTING, CORP. OF ANY DISCREPANCIES BETWEEN SITE PLAN DIMENSIONS AND ARCHITECTURAL BUILDING PLANS BEFORE PROCEEDING WITH ANY PORTION OF SITE WORK WHICH MAY BE EFFECTED SO THAT PROPER ADJUSTMENTS TO THE SITE LAYOUT CAN BE MADE IF NECESSARY.
- 21.) PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR SHALL SUBMIT A SCHEDULE OF OPERATIONS TO THE OWNER AND ITS REPRESENTATIVE. THE CONTRACTOR SHALL NOTIFY AND COORDINATE WITH THE OWNER, ITS ENGINEER OR REPRESENTATIVE.
- 22.) CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY AND ALL CONSTRUCTION MEANS AND METHODS. MBL LAND DEVELOPMENT & PERMITTING, CORP. DOES NOT ASSUME ANY RESPONSIBILITY IN JOB SITE SAFETY FOR CONSTRUCTION METHODS USED. ALL FEDERAL, STATE, AND LOCAL OSHA REQUIREMENTS AND REGULATIONS SHALL BE FOLLOWED BY ALL PERSONNEL ON THE JOB SITE AT ALL TIMES.
- 23.) THE CONTRACTOR SHALL REMOVE ALL STUMPS, RUBBISH, UNSUITABLE MATERIAL AND DEBRIS FROM THE SITE PROJECT SITE. STORAGE OF THESE ITEMS WILL NOT BE PERMITTED ON THE PROJECT SITE. THE CONTRACTOR SHALL LEAVE THE SITE IN A SAFE, CLEAN, AND LEVEL CONDITION AT THE COMPLETION OF THE SITE CLEARANCE WORK.
- 24.) AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS, WITHOUT PRIOR APPROVAL BY THE OWNER OR ITS REPRESENTATIVE, SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
- 25.) THE CONTRACTOR SHALL PROTECT ALL UNDERGROUND DRAINAGE, SEWER, AND UTILITY FACILITIES FROM EXCESSIVE VEHICULAR LOADS DURING CONSTRUCTION. ANY FACILITIES DAMAGED BY CONSTRUCTION LOADS SHALL BE REPAIRED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
- 26.) JOINTS BETWEEN NEW BITUMINOUS CONCRETE ROADWAY PAVEMENT AND SAWCUT EXISTING PAVEMENT SHALL BE SEALED WITH BITUMEN AND BACKSAND.
- 27.) ALL PROPOSED WALKWAYS WILL BE HANDICAPPED ACCESSIBLE. ALL PROPOSED SLOPES ON WALKWAYS TO BE LESS THAN 5% AND ALL CROSS SLOPES TO BE EQUAL TO OR LESS THAN 2%. ALL WORK WILL BE IN ACCORDANCE WITH THE MOST CURRENT REQUIREMENTS OF THE U.S. ACCESS BOARD, AMERICANS WITH DISABILITIES ACT & COMMONWEALTH OF MASSACHUSETTS ARCHITECTURAL ACCESS BOARD.
- 28.) FINAL LAYOUT AND STAKING OF ALL PROPOSED FEATURES AND GRADING SHALL BE REVIEWED IN THE FIELD AND APPROVED BY THE OWNERS REPRESENTATIVE PRIOR TO ANY SITE PREPARATION OR CONSTRUCTION. THE CONTRACTOR SHALL NOT ADJUST OR MODIFY THE LAYOUT AND STAKING OF ANY PROPOSED FEATURES WITHOUT FINAL APPROVAL FROM THE OWNERS REPRESENTATIVE AND ANY GOVERNMENTAL AGENCY WHICH MAY HAVE JURISDICTION OVER CONTEMPLATED CHANGE.

GENERAL CONSTRUCTION REQUIREMENTS (CONT.)

- 29.) ALL ELECTRICAL, TELEPHONE, DATA/COM AND FIRE DEPARTMENT CONDUITS ARE TO BE INSTALLED BY THE ELECTRICAL CONTRACTOR. TRENCHING, BACKFILLING, CONCRETE WORK AND STREET REPAIR SHALL BE PERFORMED BY THE GENERAL CONTRACTOR.
- 30.) RM ELEVATIONS OF DRAINAGE AND SANITARY SEWER MANHOLES ARE APPROXIMATE. FINAL ELEVATIONS ARE TO BE SET FLUSH AND CONSISTENT WITH GRADING PLANS. ADJUST ALL OTHER RM ELEVATIONS OF MANHOLES, GAS GATES, WATER GATES AND OTHER UTILITIES TO FINISHED GRADE WITHIN THE LIMITS OF THE SITE WORK.
- 31.) ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED IN KIND. LAWN AREAS SHALL HAVE A MODIFIED LOAM BORROW PLACED AND SEEDED. THE MODIFIED LOAM BORROW SHALL HAVE A MINIMUM DEPTH OF 4" AND SHALL BE PLACED FLUSH WITH THE TOP OF ADJACENT CURB, EDGING, BERM, OR OTHER SURFACE.
- 32.) THE CONTRACTOR SHALL WATER, MOW, FERTILIZE OR OTHERWISE MAINTAIN LAWN AREAS UNTIL SATISFACTORY GRASS STANDS ARE ACHIEVED TO THE OWNER OR ITS REPRESENTATIVE SATISFACTION.
- 33.) THE CONTRACTOR SHALL RESET ALL MONUMENTATION DISTURBED DURING CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
- 34.) THE CONTRACTOR SHALL PROVIDE A SURVEY BY A PLS TO ENSURE THAT THE MONUMENTATION IS RESET TO ITS ORIGINAL LOCATION. MONUMENTS INCLUDE, BUT ARE NOT LIMITED TO, TOWN BOUNDS, MASS HIGHWAY BOUNDS, PROPERTY LINE MONUMENTS, IRON RODS, STAKES, CONCRETE BOUNDS, GRANITE BOUNDS AND STONE WALLS WITH DRILL HOLES.
- 35.) THE CONTRACTOR SHALL NOTIFY MBL LAND DEVELOPMENT & PERMITTING, CORP. AFTER INSTALLATION OF ANY UTILITIES AND/OR SUBSURFACE STRUCTURES SO THAT AS-BUILT INFORMATION MAY BE OBTAINED PRIOR TO BACKFILLING.

STORM WATER MAINTENANCE PROGRAM

- 1.) ALL EROSION AND SEDIMENTATION CONTROL DEVICES TO BE USED FOR THIS PROJECT SHALL BE INSTALLED AND MAINTAINED AS SPECIFIED ON THESE PLANS AND IN VOLUME TWO OF THE STATE OF MASSACHUSETTS STORM WATER MANAGEMENT MANUAL.
- 2.) PROPER EROSION AND SEDIMENT CONTROL PRACTICES MUST BE IMPLEMENTED DURING ALL PHASES OF CONSTRUCTION AND UNTIL THE SITE IS SATISFACTORILY STABILIZED. ALL CONTROL PRACTICES SHOULD BE IN ACCORDANCE WITH VOLUME TWO OF THE STATE OF MASSACHUSETTS STORM WATER MANAGEMENT MANUAL.
- 3.) THE CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE AND/OR REPLACEMENT OF ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENTATION CONTROL DEVICES TO ENSURE PROPER OPERATION THROUGHOUT THE LIFE OF THE PROJECT. THE CONTRACTOR SHALL CONDUCT THE FOLLOWING MAINTENANCE AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE OF PERMANENT MEASURES UNTIL CONSTRUCTION OF THE PROJECT IS COMPLETED OR UNTIL IT IS ACCEPTED BY THE OWNER. THE OWNER IS RESPONSIBLE THEREAFTER.
- 4.) TEMPORARY VEGETATIVE COVER SHALL BE APPLIED TO ANY DISTURBED AREAS (INCLUDING SOIL STOCKPILE AREAS) THAT HAVE NOT YET REACHED FINISHED GRADE AS SOON AS POSSIBLE, BUT NOT MORE THAN FOURTEEN (14) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT AREA HAS TEMPORARILY CEASED, UNLESS THE ACTIVITY IS TO RESUME WITHIN TWENTY-ONE (21) DAYS.
- 5.) PERMANENT VEGETATIVE COVER SHALL BE APPLIED TO ALL DISTURBED AREAS THAT HAVE REACHED FINISHED GRADE AS SOON AS POSSIBLE, BUT NOT MORE THAN FOURTEEN (14) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT AREA HAS PERMANENTLY CEASED. THE RECOMMENDED PERMANENT SEEDING DATES ARE APRIL 1 TO JUNE 15 AND AUGUST 15 TO OCTOBER 1.
- 6.) IF SEEDING CANNOT BE COMPLETED IMMEDIATELY OR WITHIN THE RECOMMENDED SEEDING DATES, USE THE TEMPORARY MULCHING MEASURE TO PROTECT THE SITE AND DELAY SEEDING UNTIL THE NEXT RECOMMENDED SEEDING PERIOD.
- 7.) AREAS WHICH HAVE BEEN TEMPORARILY OR PERMANENTLY SEEDED SHOULD BE MULCHED IMMEDIATELY FOLLOWING SEEDING IN ADDITION TO AREAS WHICH CANNOT BE SEEDED WITHIN THE RECOMMENDED SEEDING DATES AND ANY SOIL STOCKPILE AREAS. TEMPORARY MULCHING SHOULD BE PERFORMED AS SOON AS POSSIBLE, BUT NOT MORE THAN FOURTEEN (14) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT AREA HAS TEMPORARILY CEASED UNLESS THE ACTIVITY IS TO RESUME WITHIN TWENTY-ONE (21) DAYS.
- 8.) ALL MULCHES MUST BE INSPECTED PERIODICALLY, IN PARTICULAR AFTER RAINSTORMS, TO CHECK FOR RILL EROSION. WHERE EROSION IS OBSERVED, ADDITIONAL MULCH MUST BE APPLIED. IF NETTING IS USED, THE NET SHOULD BE INSPECTED AFTER RAINSTORMS FOR DISLOCATION OR FAILURE. IF WASHOUTS OR BREAKAGE OCCUR, THE NET MUST BE REINSTALLED AS NECESSARY AFTER REPAIRING DAMAGE TO SLOPE. INSPECTIONS SHOULD TAKE PLACE UNTIL GRASSES ARE FIRMLY ESTABLISHED. GRASS IS CONSIDERED TO BE FIRMLY ESTABLISHED AT A MINIMUM HEIGHT OF THREE (3) INCHES.
- 9.) IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTROL DUST AND TAKE ALL NECESSARY MEASURES TO ENSURE ALL ROADS ARE MAINTAINED IN A DUST FREE CONDITION AT ALL TIMES THROUGHOUT THE LIFE OF THE CONTRACT. REPETITIVE TREATMENTS SHOULD BE APPLIED AS NECESSARY.
- 10.) ALL PROPOSED CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO THE SURROUNDING ROADWAYS. THIS WILL REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR ADDITIONAL LENGTH AS CONDITIONS DEMAND AND REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO THE SURROUNDING ROADWAYS MUST BE REMOVED IMMEDIATELY.
- 11.) INSPECTION OF PERIMETER SEDIMENT BARRIERS (INCLUDING THOSE ENCOMPASSING SOIL STOCKPILE AREAS) SHOULD BE MADE AFTER EACH STORM EVENT AND REPAIR OR REPLACEMENT SHOULD BE MADE PROMPTLY AS NEEDED. CLEAN OUT OF ACCUMULATED SEDIMENT BEHIND THE SILT FENCE IS NECESSARY IF ONE-HALF OF THE ORIGINAL HEIGHT OF THE BALES BECOMES FILLED IN WITH SEDIMENT.
- 12.) SILT SACKS HAVE BEEN PROPOSED IN ALL ON-SITE CATCH BASINS IN ORDER TO PREVENT SEDIMENT FROM ENTERING THE PROPOSED STORM DRAINAGE SYSTEM PRIOR TO PERMANENT STABILIZATION OF THE DISTURBED SITE. ALL SILT SACKS SHOULD BE INSPECTED AFTER EVERY RAIN STORM AND REPAIRS MADE AS NECESSARY. SEDIMENT SHOULD BE DISPOSED OF IN A SUITABLE AREA AND PROTECTED FROM EROSION BY EITHER STRUCTURAL OR VEGETATIVE MEANS. CATCH BASIN INLET PROTECTION SHOULD BE REMOVED AND THE AREA REPAIRED AS SOON AS THE CONTRIBUTING DRAINAGE AREA TO THE INLET HAS BEEN COMPLETELY STABILIZED.
- 13.) REPAIRS OR REPLACEMENT OF DRAINAGE STRUCTURES OF THE FACILITY SHOULD BE DONE WITHIN 30 DAYS OF DEFICIENCY REPORTS. IF AN EMERGENCY SITUATION IS IMMINENT THEN REPAIR/REPLACEMENT MUST BE DONE IMMEDIATELY TO AVERT FAILURE OR DANGER TO NEARBY RESIDENTS.
- 14.) ALL PROPOSED CATCH BASINS SHALL BE CLEANED FOUR (4) TIMES PER YEAR, AT MINIMUM, AND INSPECTED MONTHLY. ALL SEDIMENTS AND HYDROCARBONS SHOULD BE PROPERLY HANDLED AND DISPOSED, IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL GUIDELINES AND REGULATIONS. SEDIMENT SHALL BE REMOVED WHEN 10% OF THE AVAILABLE STORAGE IS DEPLETED.
- 16.) IMMEDIATELY PRIOR TO THE END OF CONSTRUCTION OR ACCEPTANCE BY THE OWNER, THE CONTRACTOR SHALL INSPECT ALL ON-SITE CATCH BASINS, WATER QUALITY UNITS, AND SUBSURFACE RECHARGE CHAMBERS AND CLEAN AND FLUSH AS NECESSARY.



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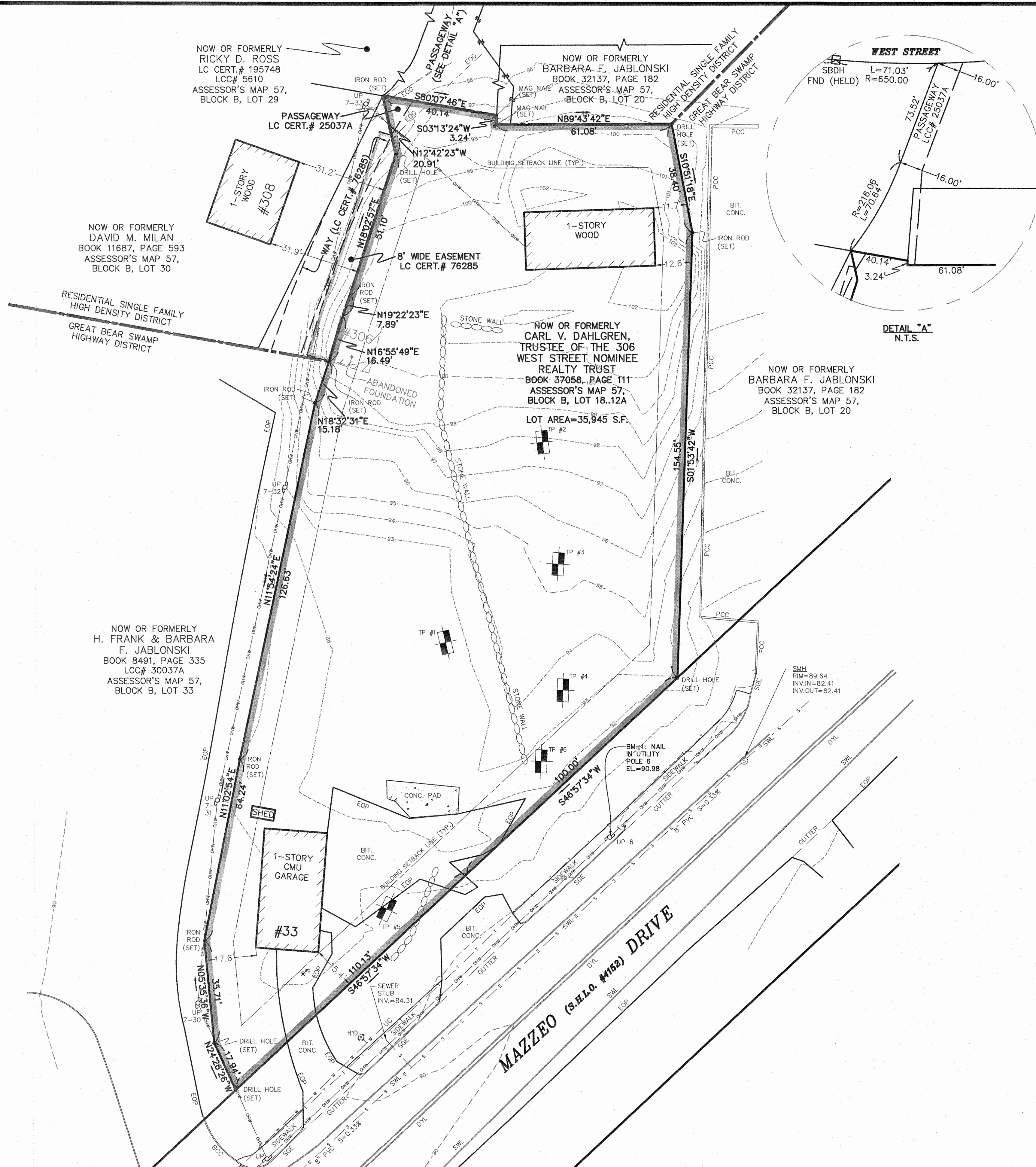
PREPARED FOR
NEW ENGLAND REALTY TRUST
611 HIGH STREET, NO.190
DEDHAM
MASSACHUSETTS

SCALE:
HORIZ.:
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DATUM:
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VERT.:
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GRAPHIC SCALE

MBL
LAND DEVELOPMENT & PERMITTING, CORP.
LAND DEVELOPMENT, TRANSPORTATION AND ENVIRONMENTAL SOLUTIONS
5 BRISTOL DRIVE, SUITE 3A
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SITE PLANS
GENERAL NOTES & LEGEND
33 MAZZEO DRIVE
ASSESSORS MAP 57 BLOCK B LOT 18.12A
RANDOLPH
MASSACHUSETTS

PROJ. No.: 2021-054
DATE: JANUARY 27, 2022
C-2.0



GENERAL NOTES :

- 1) THE LOCUS PROPERTY IS REFERENCED AS ASSESSORS MAP 57, BLOCK B, LOT 18.12A.
- 2) THE LOCUS PROPERTY IS COMPRISED OF 'LOT "A"' ON THE APPROVAL NOT REQUIRED PLAN PREPARED BY MBL LAND DEVELOPMENT & PERMITTING, CORP. ON OCTOBER 31, 2019, APPROVED BY THE RANDOLPH PLANNING BOARD ON NOVEMBER 18, 2019, AND RECORDED IN THE NORFOLK COUNTY REGISTRY OF DEEDS PLAN BOOK 687 PAGE 25.
- 3) ZONING INFORMATION COLLECTED FROM THE TOWN OF RANDOLPH GIS, ASSESSOR'S PROPERTY CARDS, AND THE TOWN BUILDING DEPARTMENT. ZONING OF THE LOCUS PROPERTY WAS AMENDED TO THE GREAT BEAR SWAMP HIGHWAY DISTRICT (GBHD) ACCORDING TO COUNCIL ORDER No. 2016-040 DATED FEBRUARY 6, 2017 AND PROVIDED BY THE BUILDING DEPARTMENT TO MBL LAND DEVELOPMENT & PERMITTING, CORP. ON JANUARY 9, 2018. ZONING OF LOT 19 HAS BEEN DECLARED TO BE IN THE GBHD AS STATED IN A LETTER ADDRESSED TO MR. BRIAN M. DUNN, PRESIDENT OF MBL LAND DEVELOPMENT & PERMITTING, CORP. FROM RONALD LUM, BUILDING COMMISSIONER OF THE TOWN OF RANDOLPH.
- 4) THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS OF ASSESSORS MAP 57, BLOCK B, LOT 18.12A.
- 5) BENCHMARK INFORMATION: ELEVATIONS ARE ASSUMED.
BM-1: NAIL IN UTILITY POLE #6 LOCATED ON THE NORTH SIDE OF MAZZEO DRIVE.
EL.=90.98
- 6) THE PARCEL SHOWN HEREON DOES NOT LIE WITHIN A FLOOD AREA, AS SHOWN ON THE F.E.M.A. FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR NORFOLK COUNTY, MASSACHUSETTS, MAP NUMBER 25021C0216E, COMMUNITY NUMBER 250251, PANEL 0216, HAVING AN EFFECTIVE DATE OF JULY 17, 2012.
- 7) UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE ONLY AND BASED ON RECORDS AVAILABLE AT THE TIME OF SURVEY AND FIELD LOCATION OF STRUCTURES AND DIGSAFE MARKINGS. ALL UTILITIES SHOULD BE VERIFIED IN THE FIELD BY THE APPROPRIATE UTILITY COMPANY PRIOR TO ANY CONSTRUCTION.
- 8) THIS DOCUMENT IS AN INSTRUMENT OF SERVICE OF MBL LAND DEVELOPMENT & PERMITTING, CORP. ISSUED TO OUR CLIENT FOR PURPOSES RELATED DIRECTLY AND SOLELY TO MBL LAND DEVELOPMENT & PERMITTING, CORP.'S SCOPE OF SERVICES UNDER CONTRACT TO OUR CLIENT FOR THIS PROJECT. ANY USE OR REUSE OF THIS DOCUMENT FOR ANY REASON BY ANY PARTY FOR PURPOSES UNRELATED DIRECTLY AND SOLELY TO SAID CONTRACT SHALL BE AT THE USER'S SOLE AND EXCLUSIVE RISK AND LIABILITY, INCLUDING LIABILITY FOR VIOLATION OF COPYRIGHT LAWS, UNLESS WRITTEN CONSENT IS PROVIDED BY MBL LAND DEVELOPMENT & PERMITTING, CORP.
- 9) THIS PLAN IS BASED ON AVAILABLE RECORD INFORMATION AND PLANS FROM THE NORFOLK COUNTY REGISTRY OF DEEDS AND AN INSTRUMENT SURVEY PERFORMED BY MBL LAND DEVELOPMENT & PERMITTING, CORP. FROM DECEMBER 2017 TO DECEMBER 2021.

REFERENCES :

NORFOLK COUNTY REGISTRY OF DEEDS

DEED REFERENCES: BOOK 37058 PAGE 111
BOOK 28721 PAGE 324
BOOK 3495 PAGE 175

PLAN REFERENCES: PLAN BOOK 687 No. 25
PLAN BOOK 315 No. 1198
PLAN BOOK 103 No. 637

LAND COURT

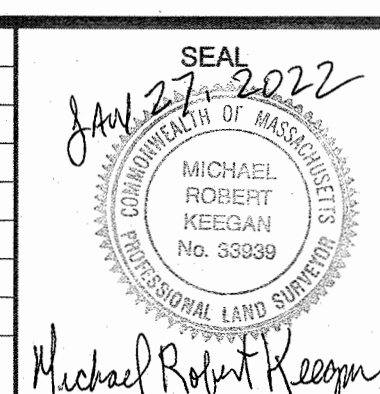
PLAN REFERENCES: DEED REFERENCES:
LCC# 30037 LC CERT.# 195748
LCC# 25037 LC CERT.# 109491 (LOCUS)
LCC# 5610 LC CERT.# 76285

STREET LAYOUTS

S.H.L.O. #4152
C.L.O. #108.5



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611 HIGH STREET, NO.190

DEDHAM MASSACHUSETTS

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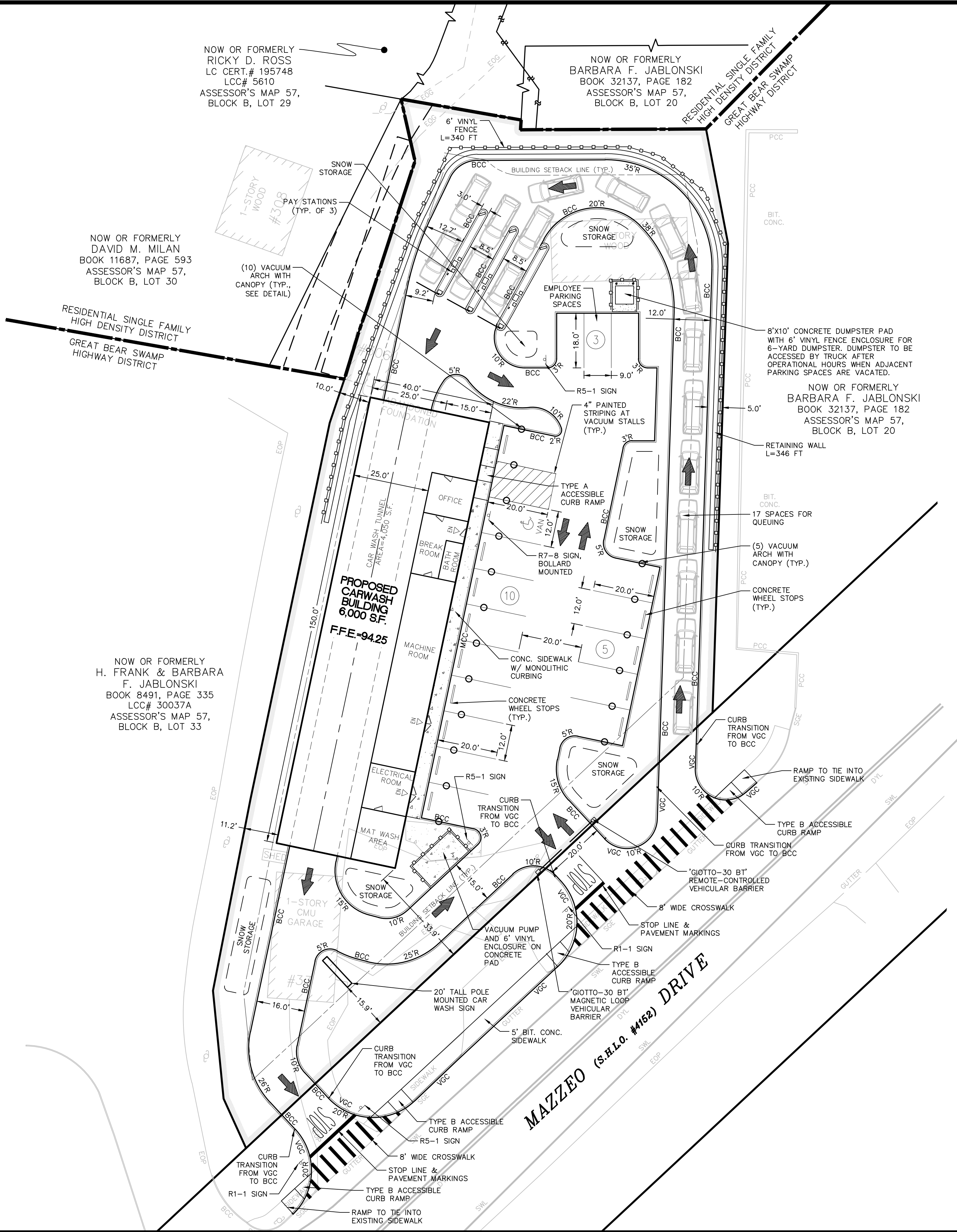
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SITE PLANS
EXISTING CONDITIONS PLAN
33 MAZZEO DRIVE
ASSESSORS MAP 57 BLOCK B LOT 18.12A
RANDOLPH MASSACHUSETTS

PROJ. No.: 2021-054
DATE: JANUARY 27, 2022

C-3.0



ZONING TABLE		
ZONE: GREAT BEAR SWAMP HIGHWAY DISTRICT		
USE: CAR WASH		
	REQUIRED	PROVIDED
MIN. LOT AREA	20,000 S.F.	35,945 S.F.
MIN. FRONTAGE	130 FT	210 FT
MIN. LOT DEPTH	100 Ft	192 FT
MIN. LOT WIDTH	100 Ft	143 FT
FRONT SETBACK (STREET/YARD)	15 FT	33.9 FT
SIDE SETBACK	10 FT	10 FT
REAR SETBACK	15 FT	96.9 FT
BUFFER STRIP TO STREET	5 FT	5 FT
BUFFER STRIP TO RESIDENTIAL	10 FT	10 FT
BUFFER STRIP TO COMMERCIAL	2.50 FT	5 FT
(A) BUILDING LOT COVERAGE	60%	16.7%
(B) IMPERVIOUS LOT COVERAGE	30%	50.7%
(C) OPEN SPACE	10%	32.6%
MAX COVERAGE (A)+(B)	90%	67.4%
MAX. BUILDING HEIGHT (STORIES/FEET)	4/ 50 FT	1/ 25 FT

PARKING CALCULATION TABLE			
	CALC. FACTOR	REQUIRED	PROVIDED
COMMERCIAL/BUSINESS	1 SPACE/200 S.F. OF GFA	10 SPACES*	18 SPACES
ACCESSIBLE PARKING	15-25 REG	1 SPACE	1 SPACE

* GROSS FLOOR AREA IS DEFINED IN THE RANDOLPH ZONING BYLAWS AS "THE SUM OF THE GROSS HORIZONTAL AREAS OF THE SEVERAL FLOORS OF A BUILDING MEASURED FROM THE EXTERIOR FACE OF EXTERIOR WALLS, OR FROM THE CENTER LINE OF A WALL SEPARATING TWO (2) BUILDINGS, BUT NOT INCLUDING INTERIOR PARKING SPACES, LOADING SPACE FOR MOTOR VEHICLES, OR ANY SPACE WHERE THE FLOOR-TO-CEILING HEIGHT IS LESS THAN SIX (6) FEET."

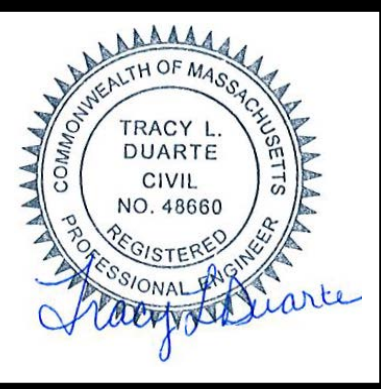
THE INTERIOR TUNNEL OF THE CAR WASH BUILDING CAN BE CLASSIFIED AS AN INTERIOR LOADING SPACE FOR MOTOR VEHICLES; THEREFORE, THIS TUNNEL AREA WAS EXCLUDED FROM THE GROSS FLOOR AREA CALCULATIONS FOR THE PARKING FACTOR AND AN GROSS FLOOR AREA OF 1,950 WAS USED TO DETERMINE THE REQUIRED AMOUNT OF PARKING SPACES.

SIGN SUMMARY TABLE	
M.U.T.C.D. NUMBER	TEXT
R1-1	STOP
R5-1	DO NOT ENTER
R7-8	RESERVED PARKING



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SEAL
TRACY L. DUARTE CIVIL NO. 48660 REGISTERED PROFESSIONAL ENGINEER



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611 HIGH STREET, NO.190	
DEDHAM	MASSACHUSETTS

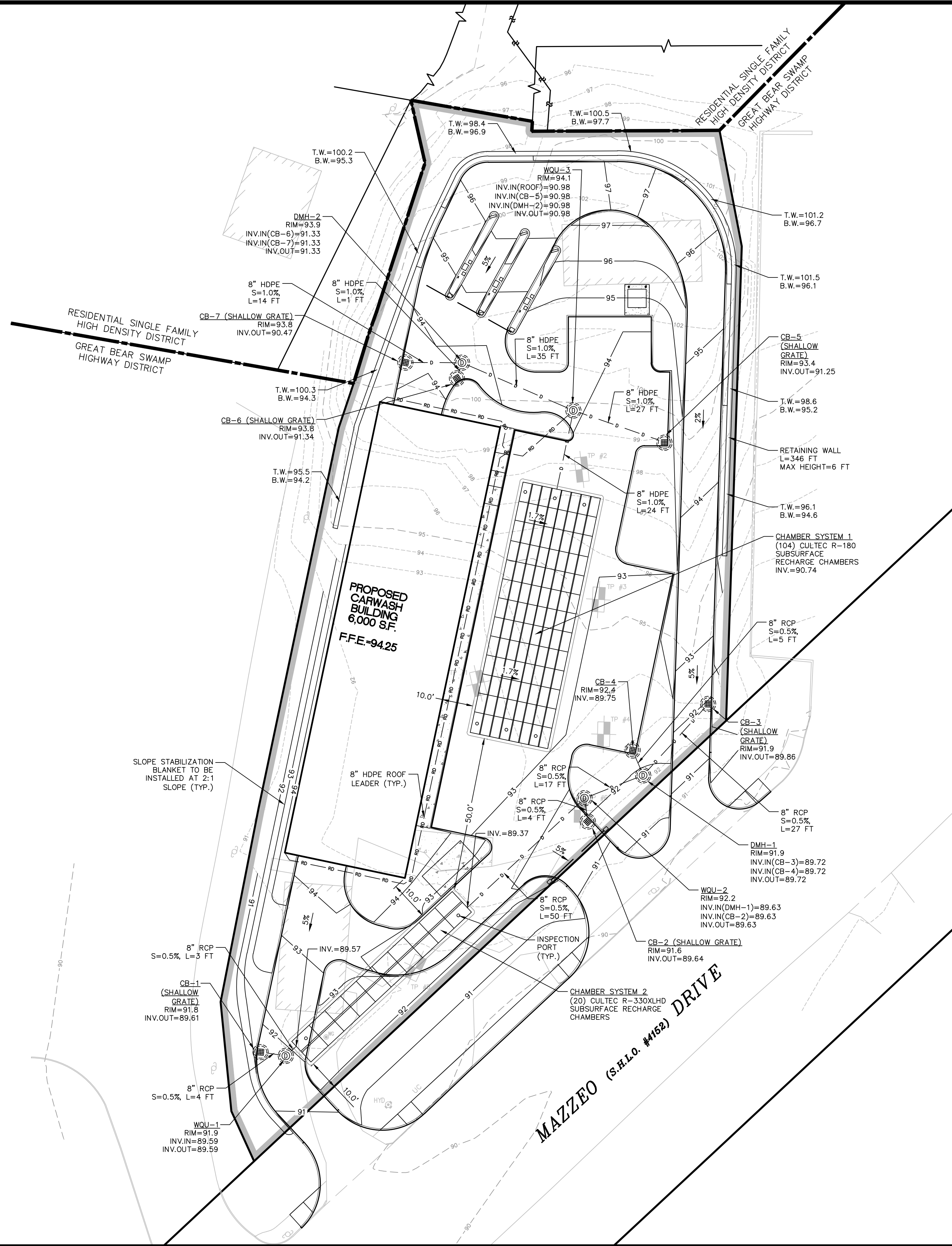
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SITE PLANS	
LAYOUT & MATERIALS PLAN	
33 MAZZEO DRIVE	
ASSESSORS MAP 57 BLOCK B LOT 18..12A	
RANDOLPH	MASSACHUSETTS

PROJ. No.: 2021-054
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C-4.0



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SEAL
TRACY L. DUARTE CIVIL NO. 45660 REGISTERED PROFESSIONAL ENGINEER

PREPARED FOR

NEW ENGLAND REALTY TRUST

611 HIGH STREET, NO.190

DEDHAM MASSACHUSETTS

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SITE PLANS

GRADING & DRAINAGE PLAN

33 MAZZEO DRIVE

ASSESSORS MAP 57 BLOCK B LOT 18..12A

RANDOLPH MASSACHUSETTS

PROJ. No.: 2021-054

DATE: JANUARY 27, 2022

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RESIDENTIAL SINGLE FAMILY
HIGH DENSITY DISTRICT
GREAT BEAR SWAMP
HIGHWAY DISTRICT

RESIDENTIAL SINGLE FAMILY
HIGH DENSITY DISTRICT
GREAT BEAR SWAMP
HIGHWAY DISTRICT

PROPOSED
CARWASH
BUILDING
6,000 S.F.
FFE=94.25

(3) 2,000 GALLON
TANKS TO COMPRISE
WATER RECLAIM SYSTEM
INV.IN=87.30
INV.OUT=87.30

6" PVC
L=11 FT, S=2.0%
INV.=87.52

INV.=87.83

PROPOSED SEWER
CLEANOUT (TYP.)

SANITARY SEWER LINE
FROM BATHROOM
6" PVC L=43 FT, S=2.0%

6" PVC
L=18 FT
S=2.0%

PROPOSED UNDERGROUND
ELECTRIC
SERVICES

MAZZEO (S.H.I.O. #1152) DRIVE

SEWER SERVICES TO TIE
INTO EXISTING SEWER
STUB. CONTRACTOR TO
VERIFY SIZE, LOCATION,
INVERT, AND MATERIAL OF
STUB IN FIELD PRIOR TO
START OF CONSTRUCTION

6" PVC
L=26 FT,
S=2.0%

SEWER
STUB
INV.=84.31

SMH-1
RIM=92.1
INV.IN=84.85
INV.OUT=84.75

WATER SERVICES TO TIE INTO EXISTING WATER
MAIN. CONTRACTOR TO COORDINATE WITH
LOCAL DPW PRIOR TO START OF CONSTRUCTION.

6" PVC
L=4 FT,
S=2.0%

2,000 GALLON
OIL/WATER
SEPARATOR TANK
INV.IN=87.22
INV.OUT=86.97

6" PVC
L=3 FT,
S=2.0%

ELECTRIC
SERVICES TO
VEHICULAR
BARRIERS

SMH-2
RIM=91.6
INV.IN=86.45
INV.OUT=86.35

SMH-3
RIM=92.0
INV.IN(BLDG.)=86.97
INV.IN(TANK)=86.91
INV.OUT=86.81

6" PVC
L=75 FT,
S=2.0%

SMH-4
RIM=89.64
INV.IN=82.41
INV.OUT=82.41

UNDERGROUND ELECTRIC
SERVICES TO TIE INTO
EXISTING UTILITY POLE.
CONTRACTOR TO
COORDINATE WITH LOCAL
UTILITY PROVIDER PRIOR
TO START OF
CONSTRUCTION.

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611 HIGH STREET, NO.190
DEDHAM MASSACHUSETTS

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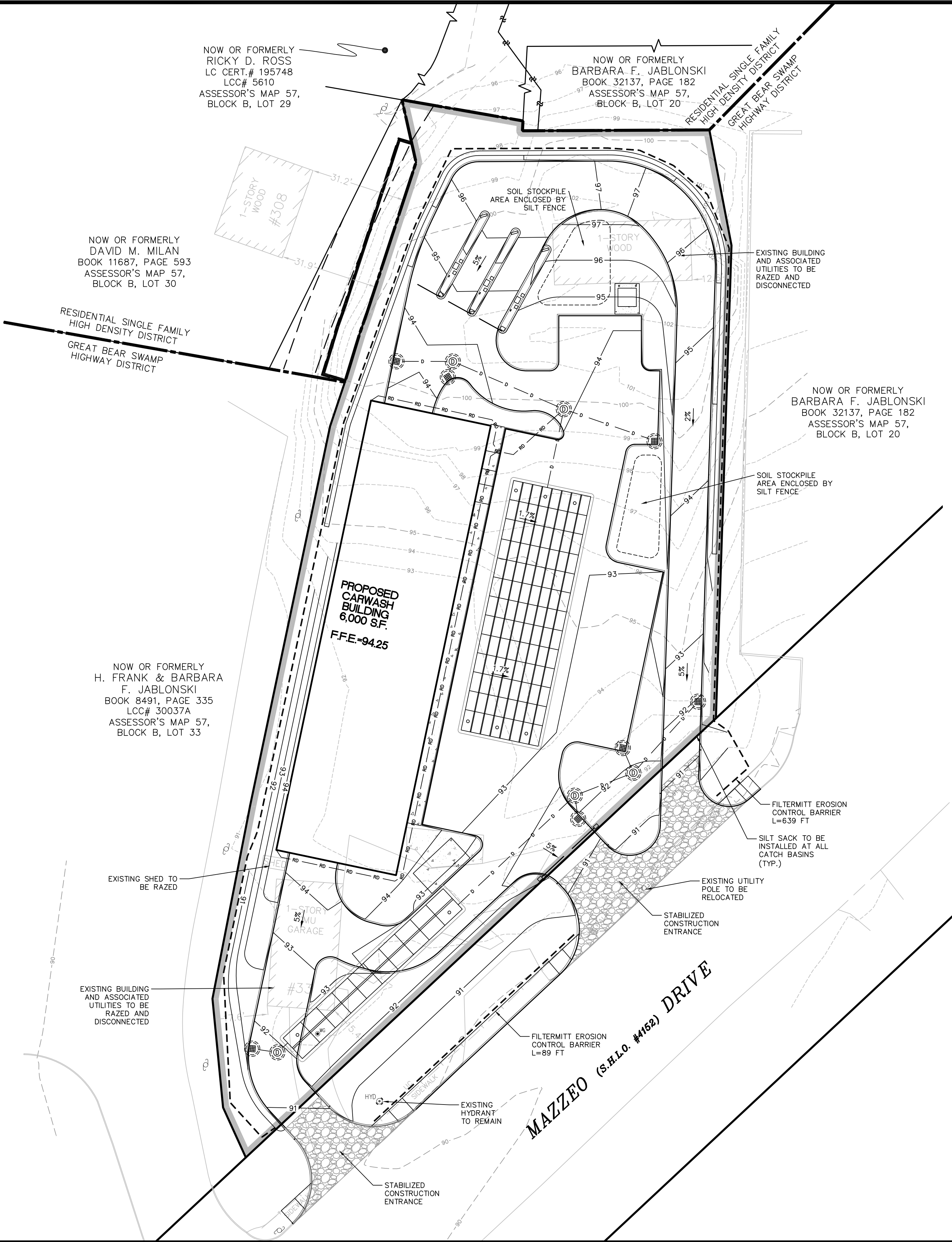
SITE PLANS
UTILITY PLAN
33 MAZZEO DRIVE
ASSESSORS MAP 57 BLOCK B LOT 18..12A
RANDOLPH MASSACHUSETTS

PROJ. No.: 2021-054
DATE: JANUARY 27, 2022
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EROSION CONTROL AND GOOD HOUSEKEEPING NOTES

- ALL EROSION AND SEDIMENTATION CONTROL DEVICES TO BE USED FOR THIS PROJECT SHALL BE INSTALLED AND MAINTAINED AS SPECIFIED ON THESE PLANS AND IN VOLUME TWO OF THE STATE OF MASSACHUSETTS STORM WATER MANAGEMENT MANUAL, BY THE CONTRACTOR, DURING ALL PHASES OF CONSTRUCTION AND UNTIL THE SITE IS SATISFACTORILY STABILIZED.
 - PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL INSTALL ALL EROSION AND SEDIMENT CONTROL DEVICES AS SHOWN ON THE PLAN.
 - THE CONTRACTOR IS RESPONSIBLE FOR THE TIMELY INSTALLATION, INSPECTION, MAINTENANCE, AND/OR REPLACEMENT OF ALL TEMPORARY AND PERMANENT EROSION CONTROL DEVICES TO ENSURE PROPER OPERATION THROUGHOUT THE LIFE OF THE PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF PERMANENT MEASURES UNTIL CONSTRUCTION OF THE PROJECT IS COMPLETED OR UNTIL IT IS ACCEPTED BY THE OWNER. THE OWNER IS RESPONSIBLE THEREAFTER.
 - IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CLEAN ROADS, CONTROL DUST, AND TAKE ALL NECESSARY MEASURES TO ENSURE THAT THE SITE AND ALL ROADS BE MAINTAINED IN A MUD AND DUST-FREE CONDITION AT ALL TIMES THROUGHOUT THE LIFE OF THE PROJECT. DUST CONTROL SHALL INCLUDE, BUT IS NOT LIMITED TO, WATER, CALCIUM CHLORIDE, AND/OR CRUSHED STONE OR COARSE GRAVEL.
 - ALL PROPOSED CONSTRUCTION EXITS SHALL BE CONSTRUCTED AS SHOWN ON THE PLANS AND DETAILS. ALL VEHICLE TRAFFIC ENTERING OR EXITING THE PROJECT SITE SHALL PASS OVER THE CONSTRUCTION EXITS TO REDUCE THE TRACKING OR FLOWING OF SEDIMENT ONTO THE SURROUNDING ROADWAYS.
 - THE PROPOSED CONSTRUCTION EXITS SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO THE SURROUNDING ROADWAYS. THIS WILL REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR ADDITIONAL LENGTH AS CONDITIONS DEMAND AND REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO THE SURROUNDING ROADWAYS MUST BE REMOVED IMMEDIATELY.
 - SILT SACKS HAVE BEEN PROPOSED IN ALL ON-SITE AND ADJACENT CATCH BASINS IN ORDER TO PREVENT SEDIMENT FROM ENTERING THE MUNICIPAL DRAINAGE SYSTEM PRIOR TO PERMANENT STABILIZATION OF THE DISTURBED SITE. ALL SILT SACKS SHOULD BE INSPECTED AFTER EVERY RAIN. STORM AND REPAIRS MADE AS NECESSARY. SEDIMENT SHOULD BE DISPOSED OF IN A SUITABLE AREA AND PROTECTED FROM EROSION BY EITHER STRUCTURAL OR VEGETATIVE MEANS. CATCH BASIN INLET PROTECTION SHOULD BE REMOVED AND THE AREA REPAIRED AS SOON AS THE CONTRIBUTING DRAINAGE AREA TO THE INLET HAS BEEN COMPLETELY STABILIZED.
 - A SILT FENCE SHALL BE INSTALLED AROUND ANY SOIL STOCKPILE AREAS.
 - INSPECTION OF PERIMETER SEDIMENT BARRIERS (INCLUDING THOSE ENCOMPASSING SOIL STOCKPILE AREAS) SHOULD BE MADE AFTER EACH STORM EVENT AND REPAIR OR REPLACEMENT SHOULD BE MADE PROMPTLY AS NEEDED. CLEAN OUT OF ACCUMULATED SEDIMENT BEHIND FILTERMITT IS NECESSARY IF SEDIMENT REACHES ONE-HALF OF THE ORIGINAL HEIGHT OF THE FILTERMITT.
 - THE CONTRACTOR SHALL RESTORE DISTURBED AREAS AS CLOSELY AS POSSIBLE. AREAS DAMAGED DURING CONSTRUCTION SHALL BE RESEEDDED, RESEEDDED, OR OTHERWISE RESTORED TO THEIR ORIGINAL STATE. TREES AND OTHER EXISTING VEGETATION SHALL BE RETAINED WHEREVER FEASIBLE.
 - TEMPORARY VEGETATIVE COVER SHALL BE APPLIED TO ANY DISTURBED AREAS (INCLUDING SOIL STOCKPILE AREAS) THAT HAVE NOT YET REACHED FINISHED GRADE AS SOON AS POSSIBLE, BUT NOT MORE THAN FOURTEEN (14) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT AREA HAS TEMPORARILY CEASED, UNLESS THE ACTIVITY IS TO RESUME WITHIN TWENTY-ONE (21) DAYS. THE RECOMMENDED TEMPORARY SEEDING DATES ARE MARCH 1 TO JUNE 15 AND AUGUST 15 TO OCTOBER 1.
- THIS TEMPORARY VEGETATIVE COVER SHALL MEET THE REQUIREMENTS OF SECTION M6.03.1 OF THE MASSACHUSETTS HIGHWAY DEPARTMENT STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGES.
- LIMESTONE SHALL CONSIST OF PULVERIZED LIMESTONE OBTAINED BY GRINDING EITHER CALCAREOUS OR DOLOMITIC LIMESTONE SO THAT 95% OF THE MATERIAL WILL PASS A NO. 20 SIEVE AND AT LEAST 50% WILL PASS A NO. 100 SIEVE. THE LIMESTONE SHOULD HAVE A NEUTRALIZING VALUE SATISFACTORY TO THE ENGINEER, AND SHALL BE ONLY SUCH AS WILL HAVE BEEN MARKETED IN ACCORDANCE WITH THOSE PROVISIONS OF GENERAL LAWS, AS AMENDED, WHICH RELATE TO COMMERCIAL FERTILIZERS.
- PERMANENT VEGETATIVE COVER SHALL BE APPLIED TO ALL DISTURBED AREAS THAT HAVE REACHED FINISHED GRADE AS SOON AS POSSIBLE, BUT NOT MORE THAN FOURTEEN (14) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT AREA HAS PERMANENTLY CEASED. THE RECOMMENDED PERMANENT SEEDING DATES ARE APRIL 1 TO JUNE 15 AND AUGUST 15 TO OCTOBER 1.
- THE SEED MIXTURE USED FOR PERMANENT VEGETATIVE COVER OUTSIDE OF IMPERVIOUS OR LANDSCAPED AREAS SHALL RECEIVE THE SEED MIXTURE SPECIFIED IN SECTION M6.03.0 OF THE MASSACHUSETTS HIGHWAY DEPARTMENT STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGES. IF SO2 IS TO BE USED IN SUCH AREAS, IT SHALL MEET THE REQUIREMENTS OF SECTION M6.05.0 OF THE MASSACHUSETTS HIGHWAY DEPARTMENT STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGES.
- AREAS WHICH HAVE BEEN TEMPORARILY OR PERMANENTLY SEEDING SHOULD BE MULCHED IMMEDIATELY FOLLOWING SEEDING IN ADDITION TO AREAS WHICH CANNOT BE SEEDING WITHIN THE RECOMMENDED SEEDING DATES AND ANY SOIL STOCKPILE AREAS. TEMPORARY MULCHING SHOULD BE PERFORMED AS SOON AS POSSIBLE, BUT NOT MORE THAN FOURTEEN (14) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT AREA HAS TEMPORARILY CEASED UNLESS THE ACTIVITY IS TO RESUME WITHIN TWENTY-ONE (21) DAYS.
 - STRAW OR HAY MULCH, WOOD FIBER MULCH, AND HYDROMULCH ARE RECOMMENDED. THE MATERIALS USED IN MULCHING SHALL CONFORM TO THE REQUIREMENTS LISTED IN SECTION M6.04.0 OF THE MASSACHUSETTS HIGHWAY DEPARTMENT STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGES. ALL MULCHES MUST BE INSPECTED PERIODICALLY, IN PARTICULAR AFTER RAINSTORMS, TO CHECK FOR RILL EROSION. WHERE EROSION IS OBSERVED, ADDITIONAL MULCH MUST BE APPLIED. IF NETTING IS USED, THE NET SHOULD BE INSPECTED AFTER RAINSTORMS FOR DISLOCATION OR FAILURE. IF WASHOUTS OR BREAKAGE OCCUR, THE NET MUST BE REINSTALLED AS NECESSARY AFTER REPAIRING DAMAGE TO SLOPE. INSPECTIONS SHOULD TAKE PLACE UNTIL GRASSES ARE FIRMLY ESTABLISHED. GRASS IS CONSIDERED TO BE FIRMLY ESTABLISHED AT A MINIMUM HEIGHT OF THREE (3) INCHES.
 - IF SEEDING CANNOT BE COMPLETED IMMEDIATELY OR WITHIN THE RECOMMENDED SEEDING DATES, USE THE TEMPORARY MULCHING MEASURE TO PROTECT THE SITE AND DELAY SEEDING UNTIL THE NEXT RECOMMENDED SEEDING PERIOD.
 - WASTE DISPOSAL: MATERIALS WHICH COULD BE A POTENTIAL SOURCE OF STORM WATER POLLUTION SUCH AS GASOLINE, DIESEL FUEL, HYDRAULIC OIL, ETC., SHALL BE STORED AT THE END OF EACH DAY IN A STORAGE TRAILER OR COVERED LOCATION AND TAKEN OFF-SITE AND PROPERLY DISPOSED OF. ALL TYPES OF WASTE GENERATED AT THIS SITE SHALL BE DISPOSED OF IN A MANNER CONSISTENT WITH STATE LAW AND/OR REGULATIONS.
 - GOOD HOUSEKEEPING: THE PROJECT SITE SHALL PROVIDE FOR THE MINIMIZATION OF EXPOSURE OF CONSTRUCTION DEBRIS (INCLUDING, BUT NOT LIMITED TO, INSULATION, WIRING, PAINTS AND PAINT CANS, SOLVENTS, WALL BOARD, ETC.) TO PRECIPITATION BY MEANS OF DISPOSAL AND/OR PROPER SHELTER OR COVER.
 - IN ADDITION, CONSTRUCTION WASTE MUST BE PROPERLY DISPOSED OF IN ORDER TO AVOID EXPOSURE TO PRECIPITATION AT THE END OF EACH WORKING DAY.
 - NO DUST WILL BE ALLOWED ON OR OFF WORK SITE. CONTRACTOR MUST CONDUCT CONTINUOUS EFFORT TO CONTROL DUST. LACK OF DUST CONTROL COULD CAUSE THE PROJECT TO BE STOPPED UNTIL ISSUES ARE RESOLVED.



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611 HIGH STREET, NO.190
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SITE PLANS
EROSION CONTROL & DEMOLITION PLAN
33 MAZZEO DRIVE
ASSESSORS MAP 57 BLOCK B LOT 18..12A
RANDOLPH MASSACHUSETTS

PROJ. No.: 2021-054
DATE: JANUARY 27, 2022
C-7.0

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CTB:

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MS VIEW:

UCS:

OBSERVATION HOLE DATA

TEST PIT 1 GRD. EL. 92.11 TEST BY: JUSTIN WILLIAMS, E.I.T.
GW. EL. 87.78 WITNESSED BY:
DATE: 12/7/2021 MOTTLING. EL. 87.78 CERTIFIED BY:

ELEV.	SOIL DEPTH	SOIL HORZ.	SOIL TEXTURE	SOIL COLOR	SOIL MOTTLING	OTHER
91.61	0"-6"	A	SANDY LOAM	10YR 3/2		
90.78	6"-16"	B	SANDY LOAM	10YR 5/4		
85.11	16"-84"	C	SAND	2.5Y 7/2	@ 52"	10% STONES, TIGHT & BONY

WATER WEeping OBSERVED @ N/A WATER STANDING OBSERVED @ N/A

TEST PIT 2 GRD. EL. 98.26 TEST BY: JUSTIN WILLIAMS, E.I.T.
GW. EL. 93.26 WITNESSED BY:
DATE: 12/7/2021 MOTTLING. EL. 93.26 CERTIFIED BY:

ELEV.	SOIL DEPTH	SOIL HORZ.	SOIL TEXTURE	SOIL COLOR	SOIL MOTTLING	OTHER
95.76	0"-30"	FILL				
95.20	30"-37"	B	LOAMY SAND	10YR 5/4		
92.70	37"-67"	C	SAND	2.5Y 7/2	@ 60"	10% STONES, TIGHT & BOULDERS

WATER WEeping OBSERVED @ N/A WATER STANDING OBSERVED @ N/A

TEST PIT 3 GRD. EL. 95.16 TEST BY: JUSTIN WILLIAMS, E.I.T.
GW. EL. N/A WITNESSED BY:
DATE: 12/7/2021 MOTTLING. EL. N/A CERTIFIED BY:

ELEV.	SOIL DEPTH	SOIL HORZ.	SOIL TEXTURE	SOIL COLOR	SOIL MOTTLING	OTHER
92.91	0"-27"	FILL				
91.99	27"-38"	B	LOAMY SAND	10YR 5/6		
90.16	38"-60"	C	SAND	2.5Y 7/2		TIGHT & BONY REFUSAL @ 60"

WATER WEeping OBSERVED @ N/A WATER STANDING OBSERVED @ N/A

TEST PIT 4 GRD. EL. 93.29 TEST BY: JUSTIN WILLIAMS, E.I.T.
GW. EL. N/A WITNESSED BY:
DATE: 12/7/2021 MOTTLING. EL. N/A CERTIFIED BY:

ELEV.	SOIL DEPTH	SOIL HORZ.	SOIL TEXTURE	SOIL COLOR	SOIL MOTTLING	OTHER
92.54	0"-9"	A	SANDY LOAM	10YR 3/2		
91.46	9"-22"	B	SANDY LOAM	10YR 5/6		
88.21	22"-61"	C	SAND	2.5Y 7/2		TIGHT, 10% BOULDERS & COBBLES REFUSAL @ 61"

WATER WEeping OBSERVED @ N/A WATER STANDING OBSERVED @ N/A

TEST PIT 5 GRD. EL. 90.61 TEST BY: JUSTIN WILLIAMS, E.I.T.
GW. EL. 85.78 WITNESSED BY:
DATE: 12/7/2021 MOTTLING. EL. 85.78 CERTIFIED BY:

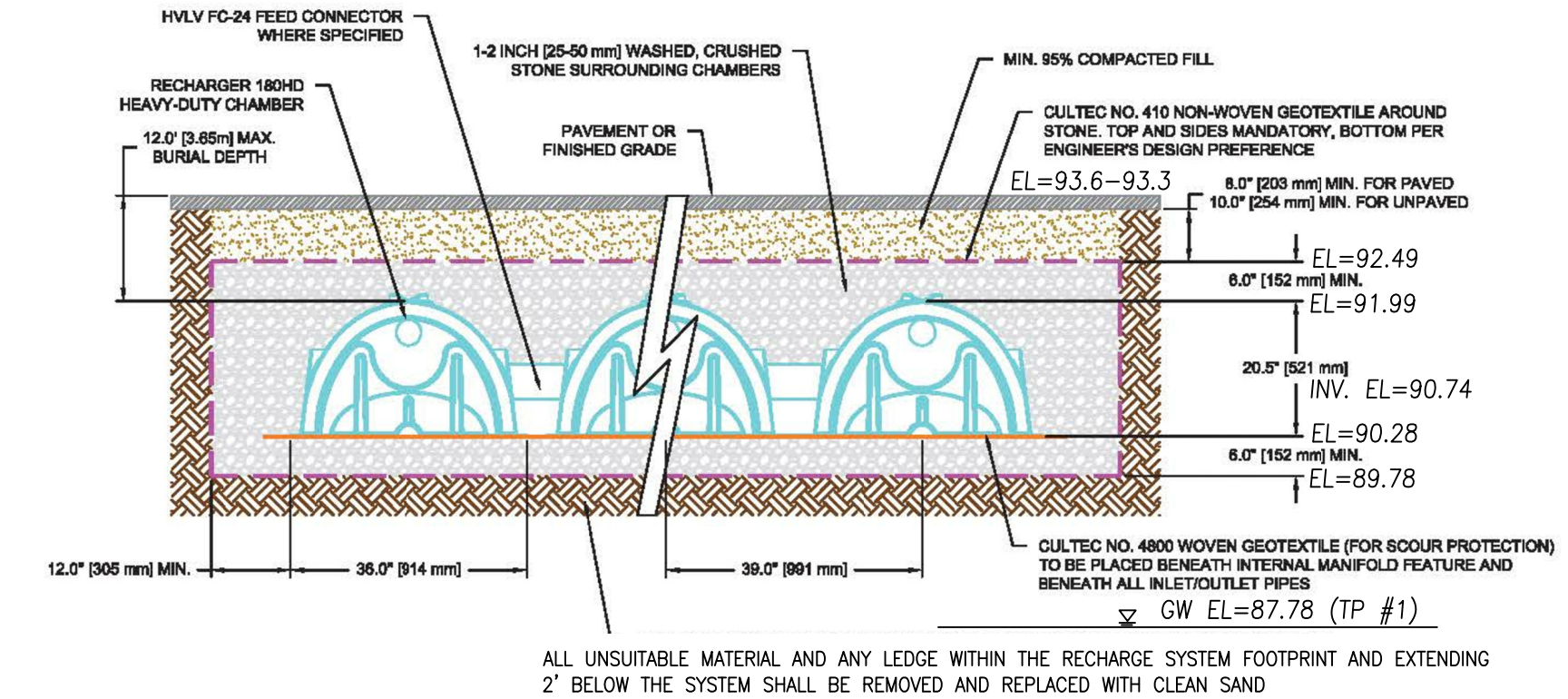
ELEV.	SOIL DEPTH	SOIL HORZ.	SOIL TEXTURE	SOIL COLOR	SOIL MOTTLING	OTHER
89.78	0"-10"	FILL				PAVEMENT
89.31	10"-16"	A	LOAMY SAND	10YR 3/2		
88.34	16"-32"	B	LOAMY SAND	10YR 5/6		
84.28	32"-76"	C	SAND	2.5Y 7/2	@ 58"	TIGHT, 10% BOULDERS & COBBLES

WATER WEeping OBSERVED @ N/A WATER STANDING OBSERVED @ N/A

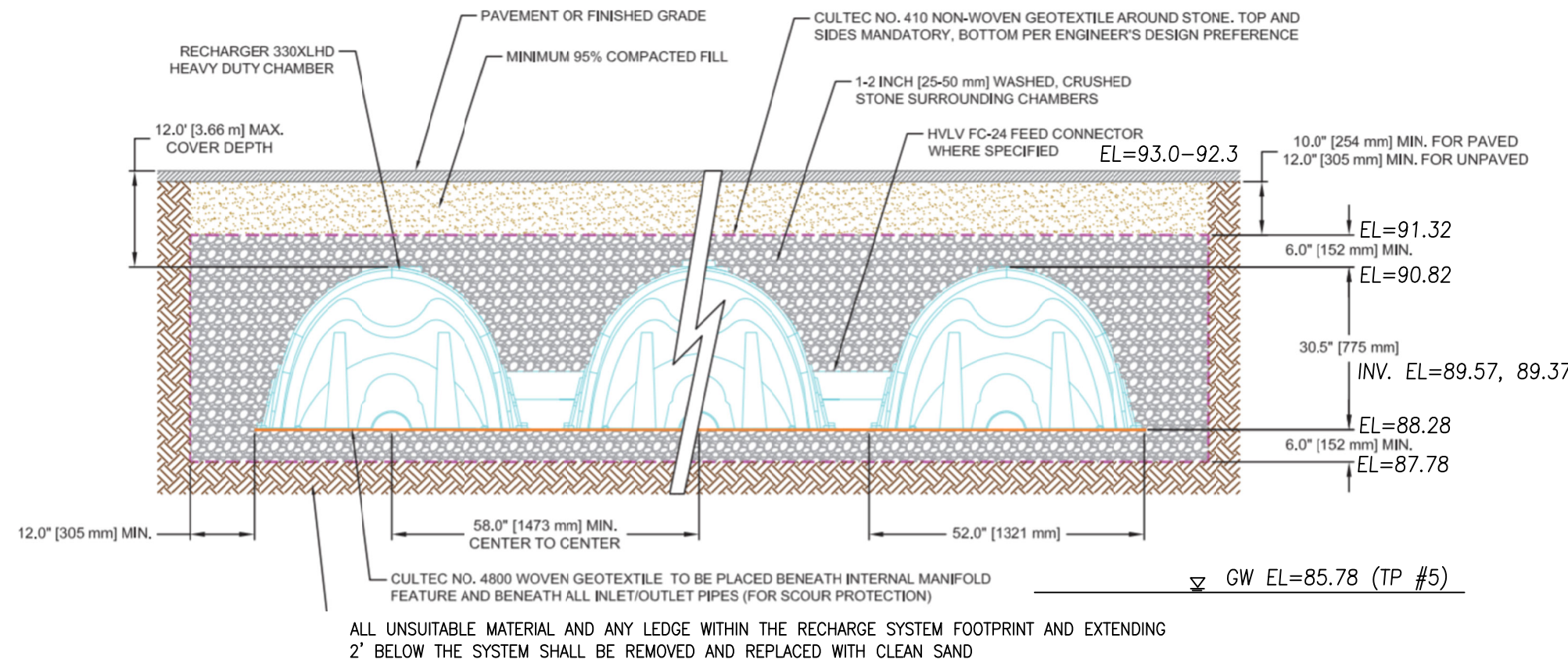
TEST PIT 6 GRD. EL. 91.46 TEST BY: JUSTIN WILLIAMS, E.I.T.
GW. EL. N/A WITNESSED BY:
DATE: 12/7/2021 MOTTLING. EL. N/A CERTIFIED BY:

ELEV.	SOIL DEPTH	SOIL HORZ.	SOIL TEXTURE	SOIL COLOR	SOIL MOTTLING	OTHER
90.96	0"-6"	FILL				
90.63	6"-10"	A	LOAMY SAND	10YR 3/2		
89.46	10"-24"	B	LOAMY SAND	10YR 5/6		10% COBBLES & TIGHT
87.54	24"-47"	C	SAND	2.5Y 7/2		REFUSAL @ 47"

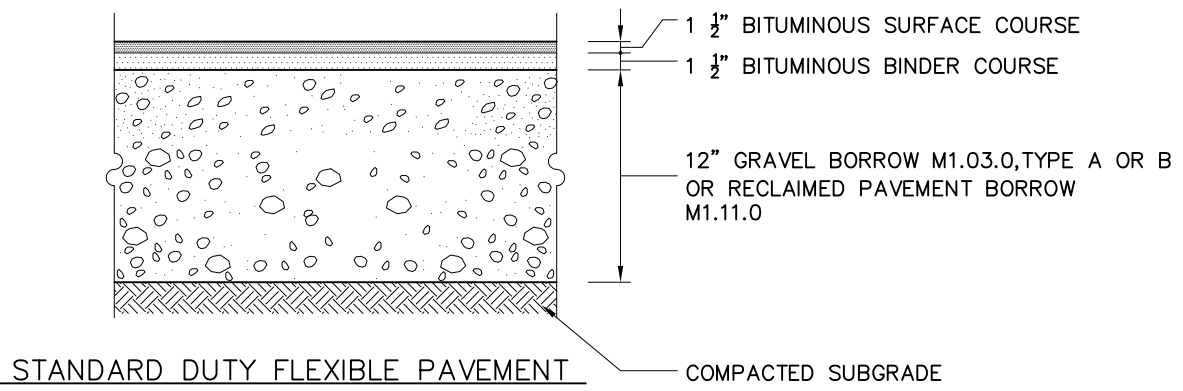
WATER WEeping OBSERVED @ N/A WATER STANDING OBSERVED @ N/A



CULTEC 180HD SUBSURFACE RECHARGE CHAMBERS - SYSTEM 1
NOT TO SCALE

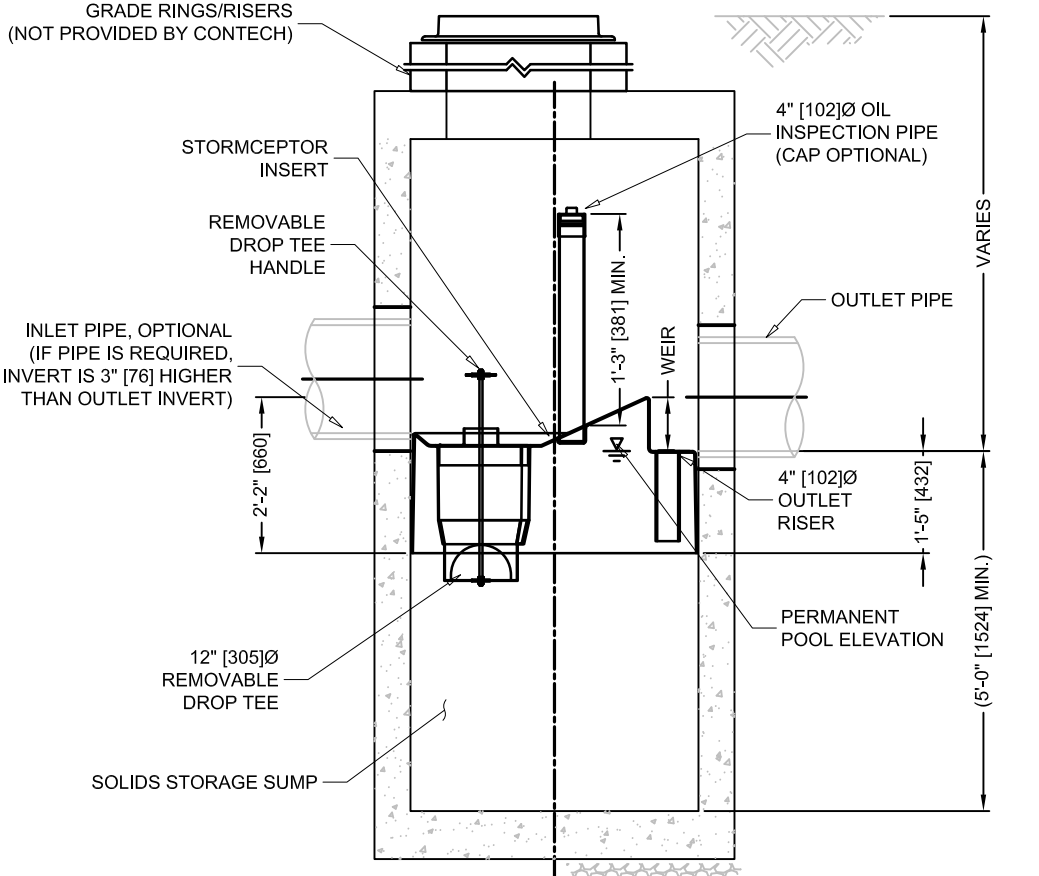
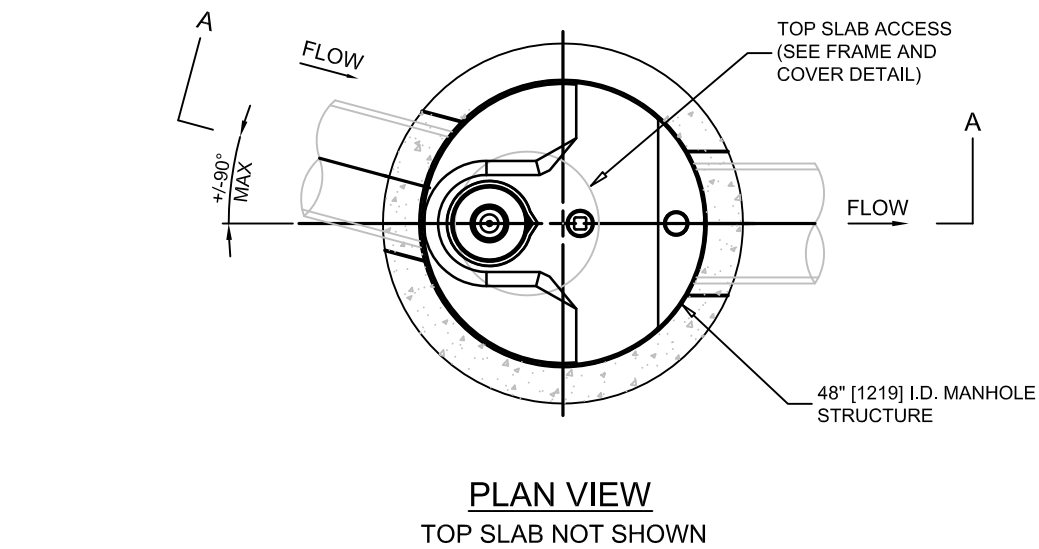


CULTEC 330XLHD SUBSURFACE RECHARGE CHAMBERS - SYSTEM 2
NOT TO SCALE

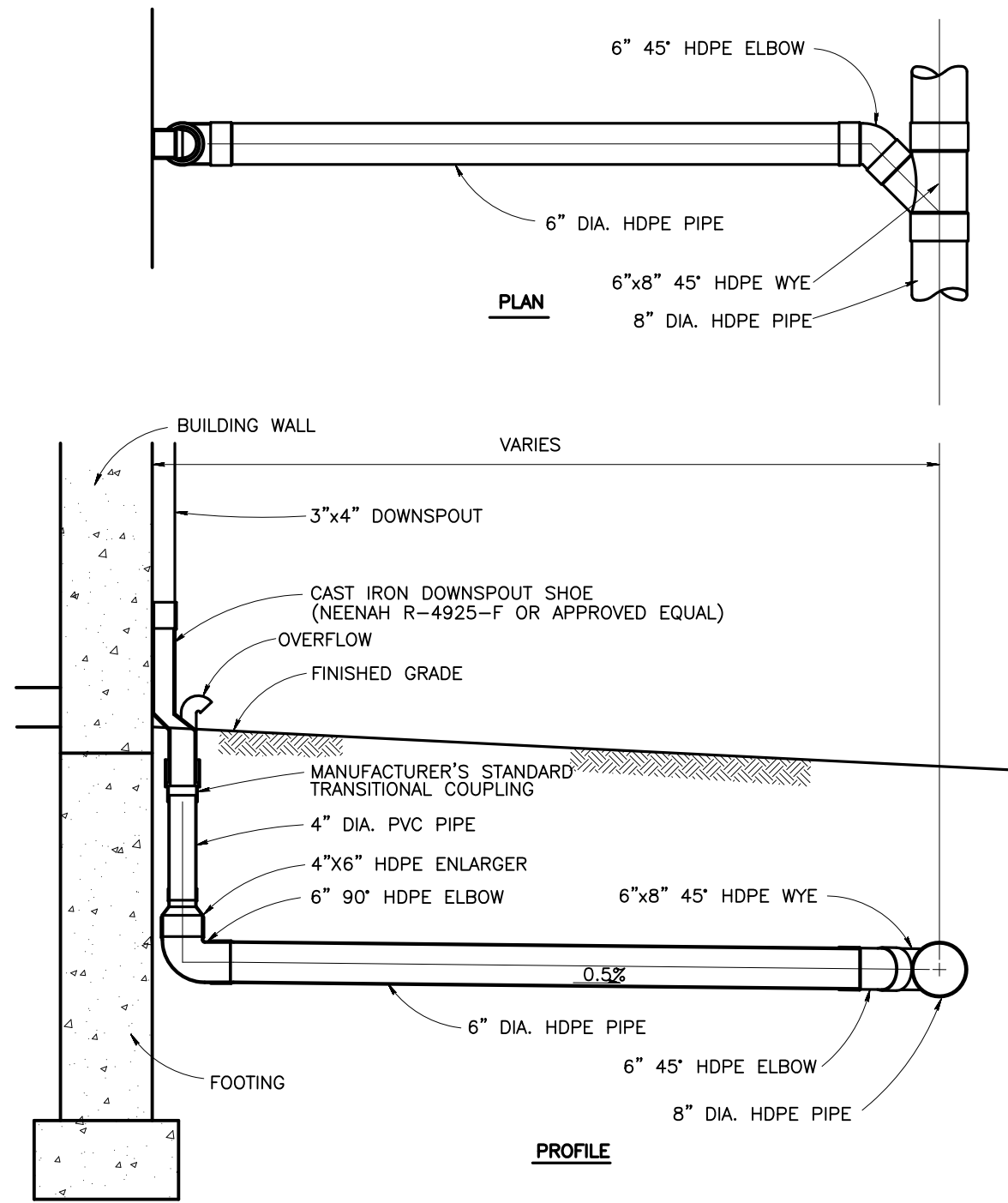


- COMPOSITION AND COMPACTION ACCEPTANCE TESTS
- OBTAIN SAMPLES FROM PLANT TO INDICATE CONFORMANCE WITH M3.11.09
 - PAVEMENT DENSITY AS OUTLINED IN M3.11.09
 - ALL SAMPLES TO BE TAKEN IN ACCORDANCE WITH AASHTO T230
 - MATERIALS SHALL MEET OR EXCEED THE REQUIREMENTS SPECIFIED IN SECTION M3.11.00 DIVISION III, MATERIALS AND THE FOLLOWING SUBSECTIONS
MINERAL AGGREGATE :M3.11.04 BITUMINOUS MATERIALS :M3.11.06
MINERAL FILLER :M3.11.05 COMPOSITION OF BASE COURSE :M3.11.02
 - THE BITUMINOUS CONCRETE BASE COURSE SHALL BE CONSTRUCTED IN ACCORDANCE WITH RELEVANT SECTIONS/PROVISIONS OF SECTION 460 FOR CLASS I BITUMINOUS CONCRETE PAVEMENT, TYPE I-1
 - CLASS I BITUMINOUS PAVEMENT, TYPE I-1 REQUIRED THE SAME TESTING AS BASE COURSE AND SHALL HAVE A MINIMUM OF 95% COMPACTION. TESTING TO BE COMPLETED BY METHODS OUTLINED IN M3.11.00

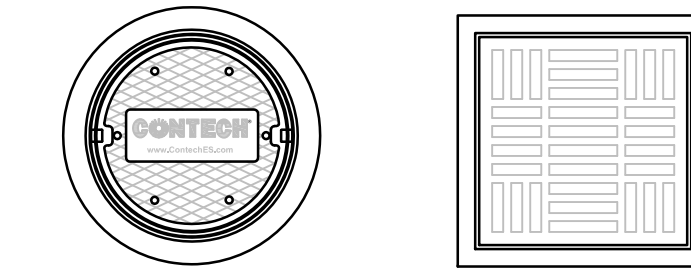
BITUMINOUS CONCRETE PAVEMENT SECTIONS
NOT TO SCALE



STORMCEPTOR 450i WATER QUALITY UNITS 1, 2 & 3
NOT TO SCALE



ROOF DRAIN DETAIL
NOT TO SCALE



FRAME AND COVER (MAY VARY) NOT TO SCALE
FRAME AND GRATE (MAY VARY) NOT TO SCALE

- GENERAL NOTES
- CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
 - FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE, www.ContechES.com
 - STORMCEPTOR WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
 - STORMCEPTOR STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 2' (610), AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.
 - STORMCEPTOR STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C478 AND AASHTO LOAD FACTOR DESIGN METHOD.
 - ALTERNATE UNITS ARE SHOWN IN MILLIMETERS [mm].
- INSTALLATION NOTES
- ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLUTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
 - CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STORMCEPTOR MANHOLE STRUCTURE.
 - CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
 - CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPE(S). MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
 - CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

No.	DATE	DESCRIPTION	BY
REVISIONS			

PROJ. MANAGER: TLD
CHIEF DESIGNER: DT
REVIEWED BY: DATE

SEAL



PREPARED FOR
NEW ENGLAND REALTY TRUST
611 HIGH STREET, NO.190

DEDHAM

MASSACHUSETTS

SCALE:
HORZ.:
VERT.:
DATING:
HORZ.:
VERT.:
GRAPHIC SCALE

MBL

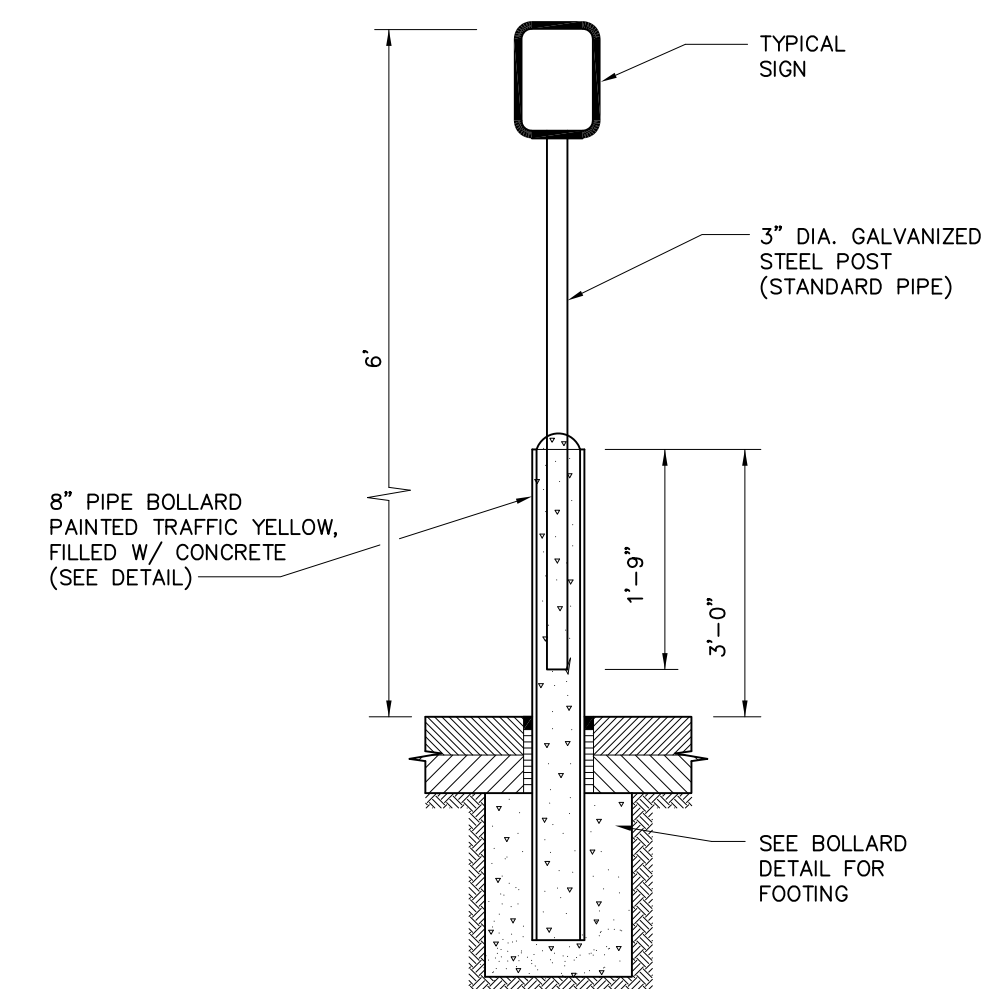
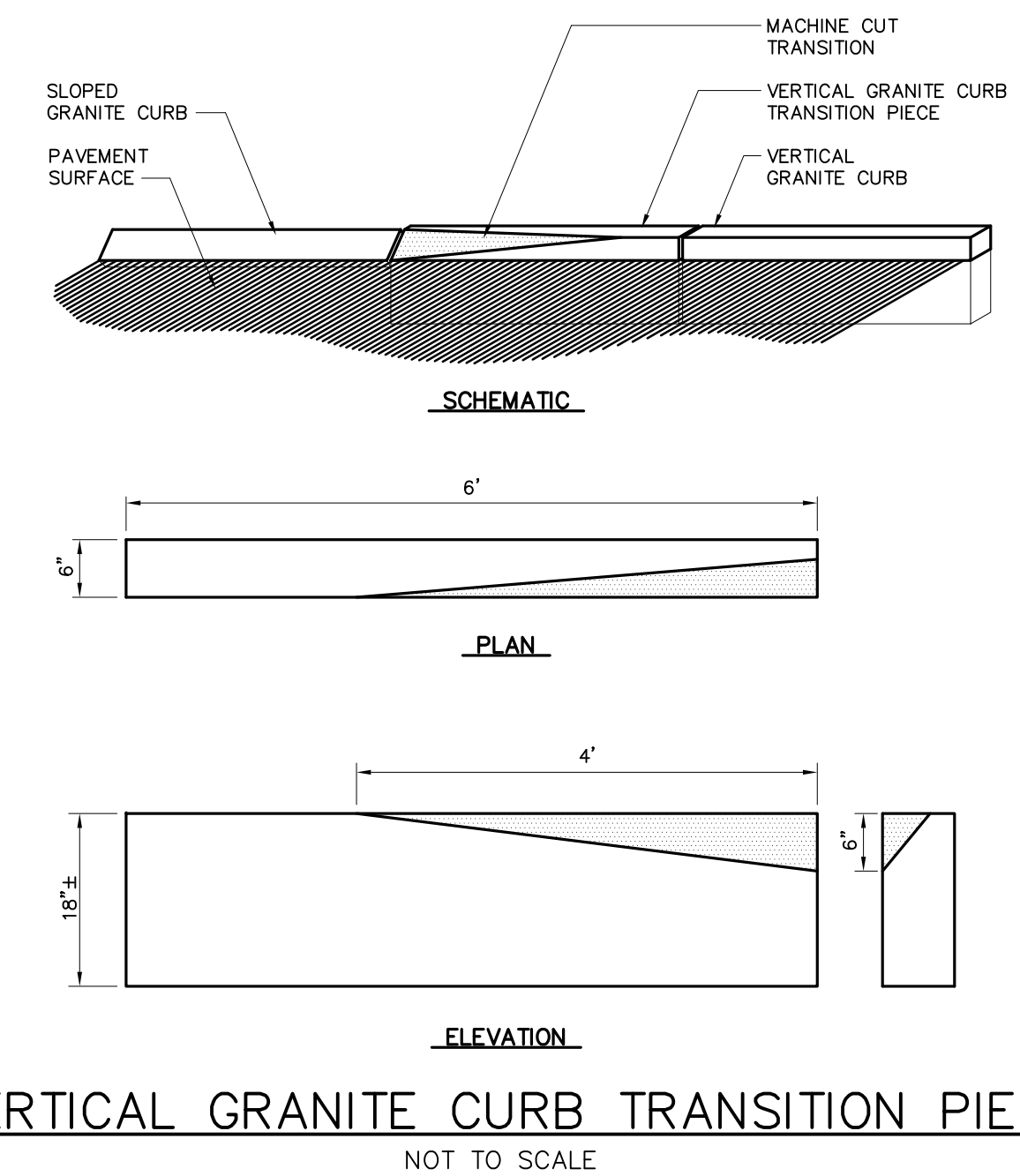
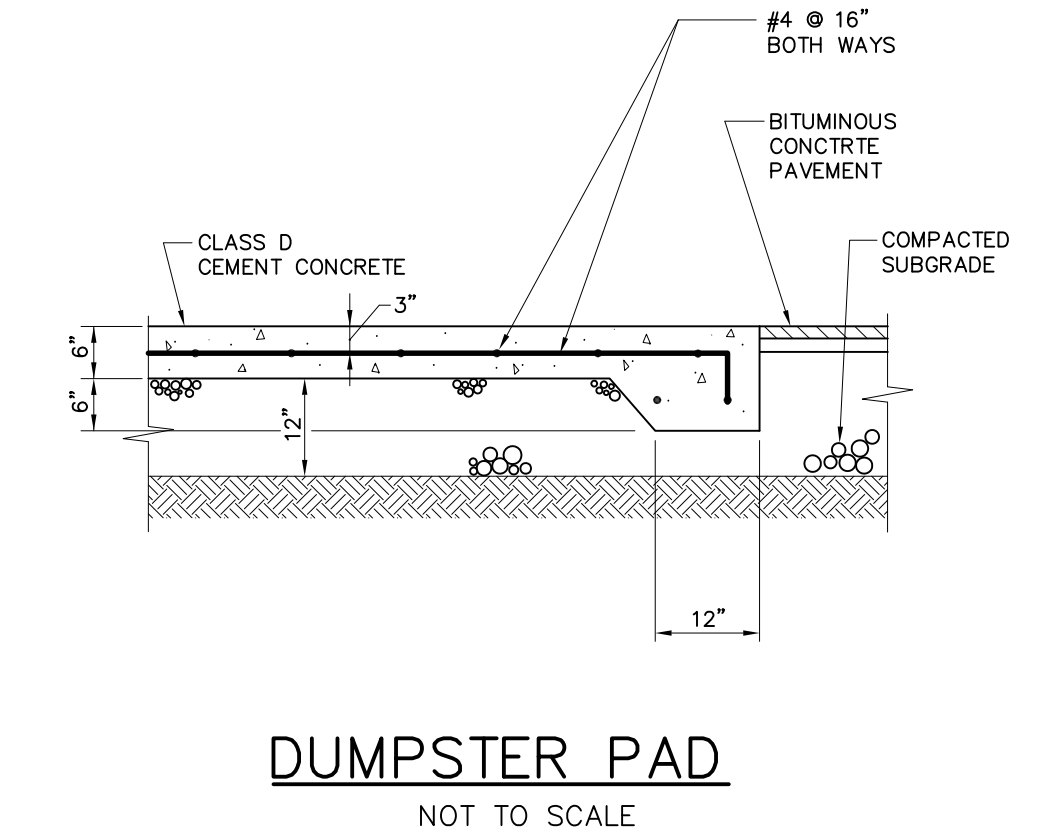
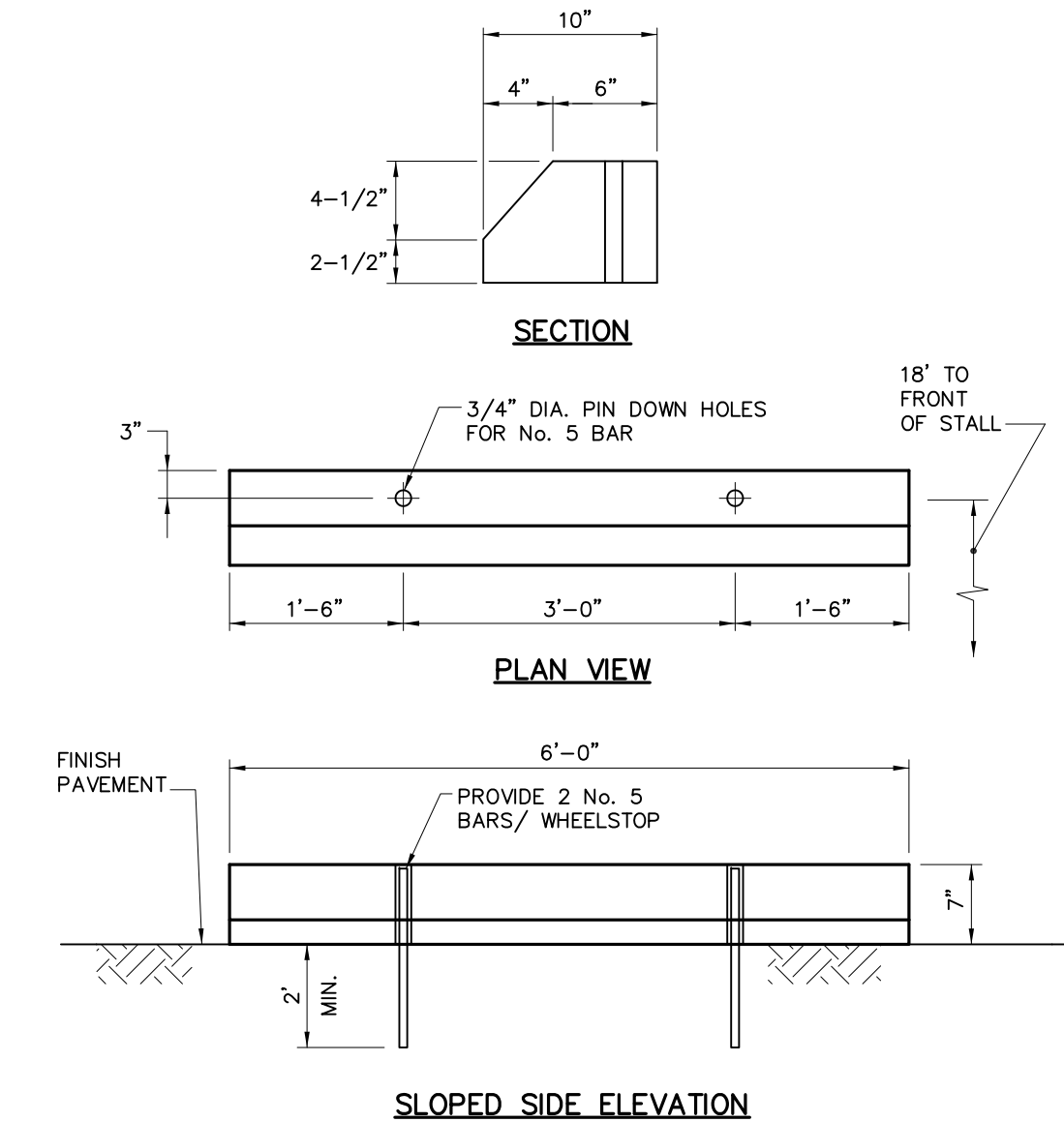
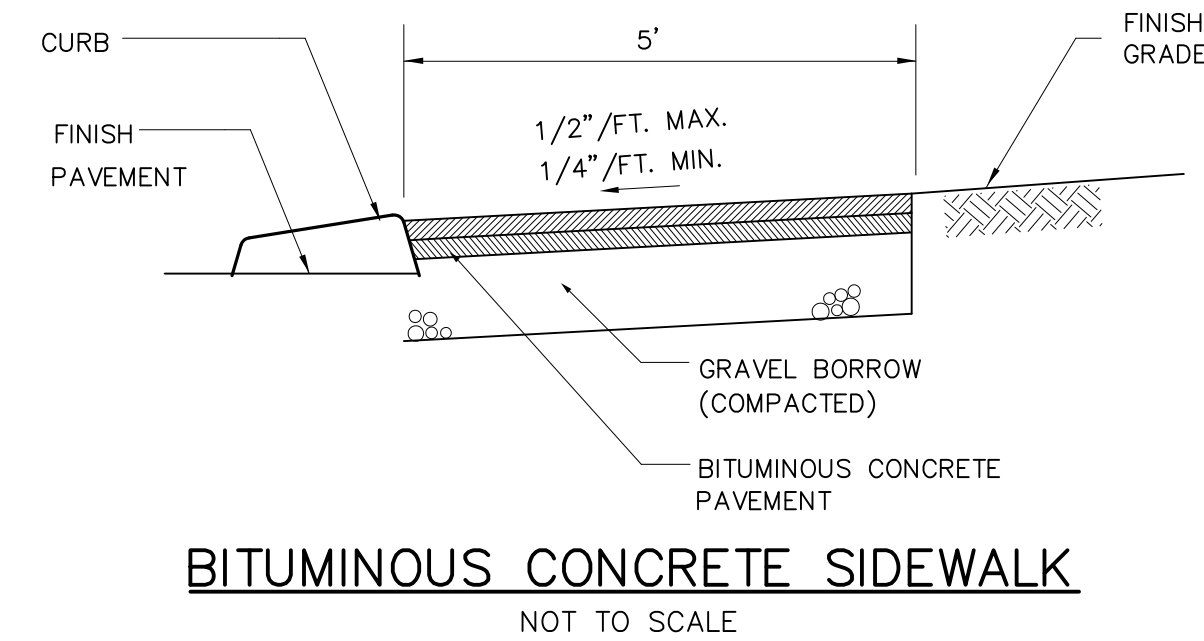
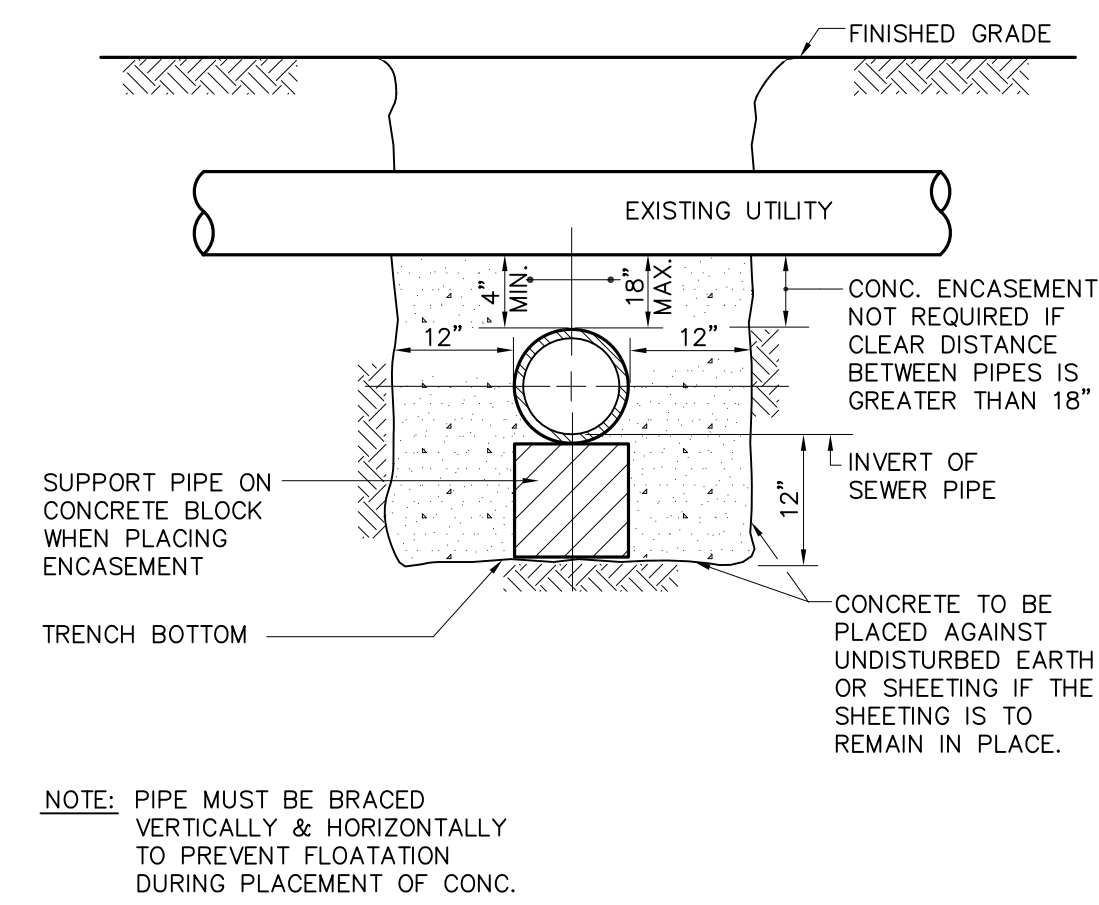
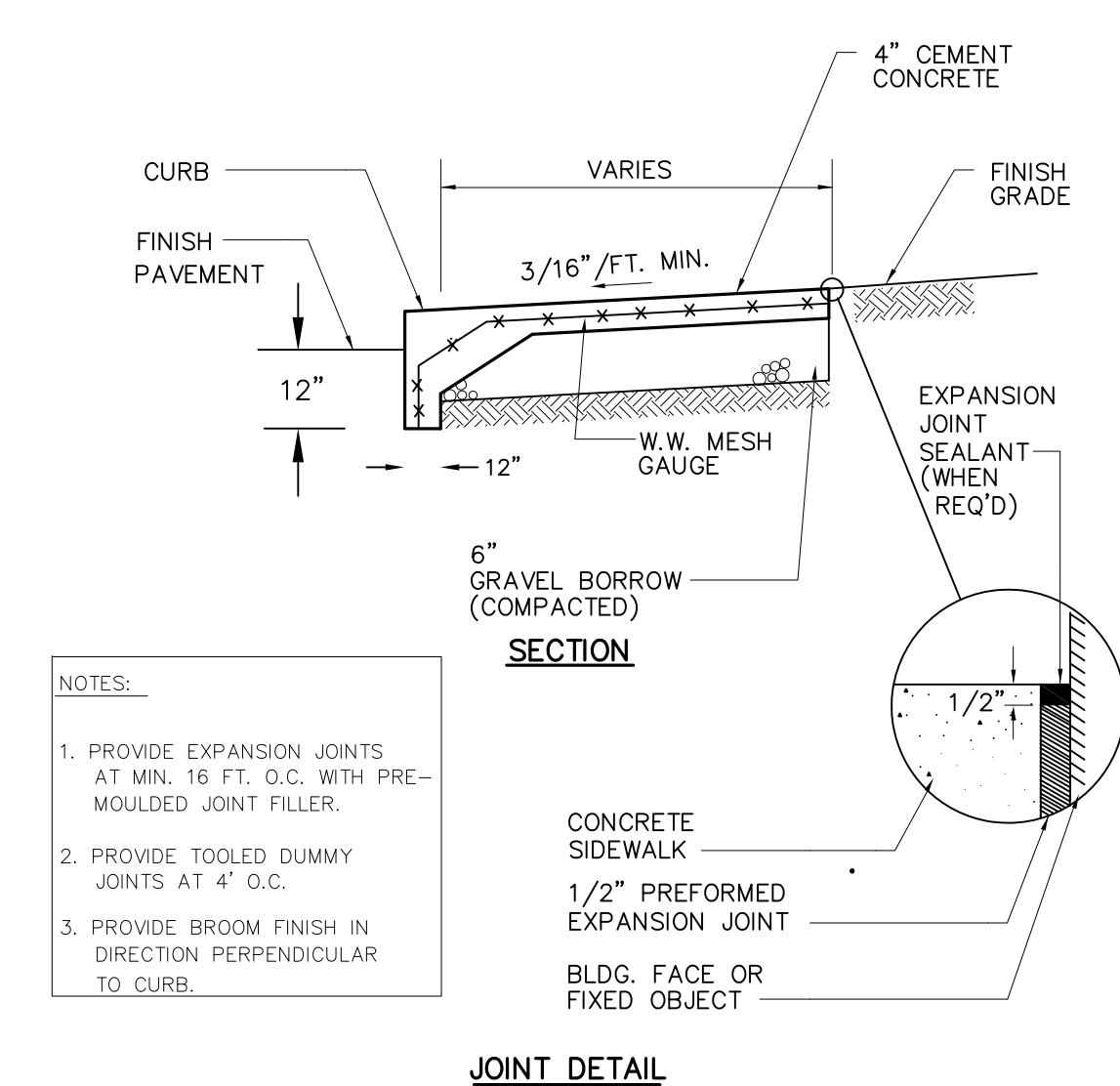
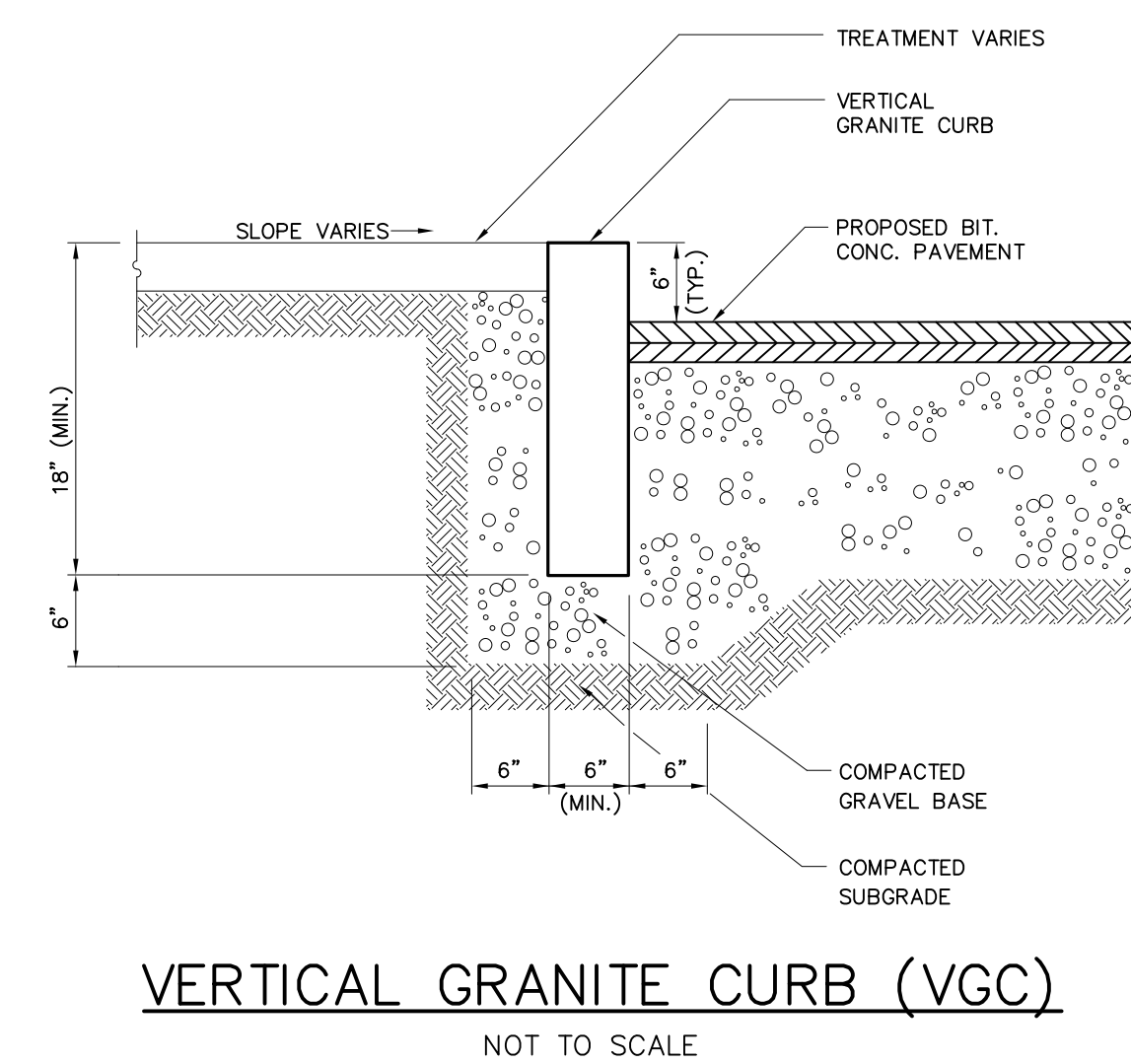
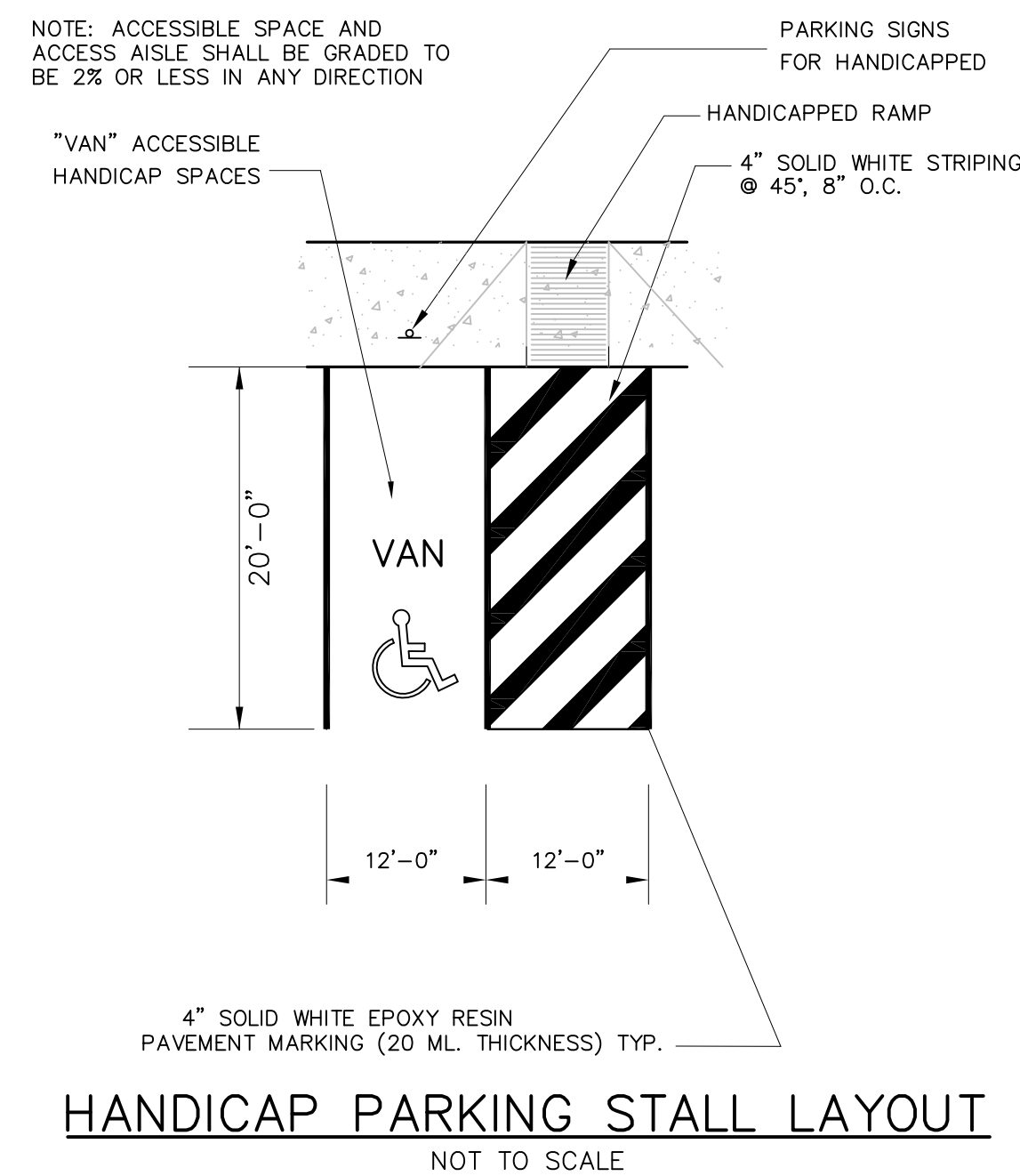
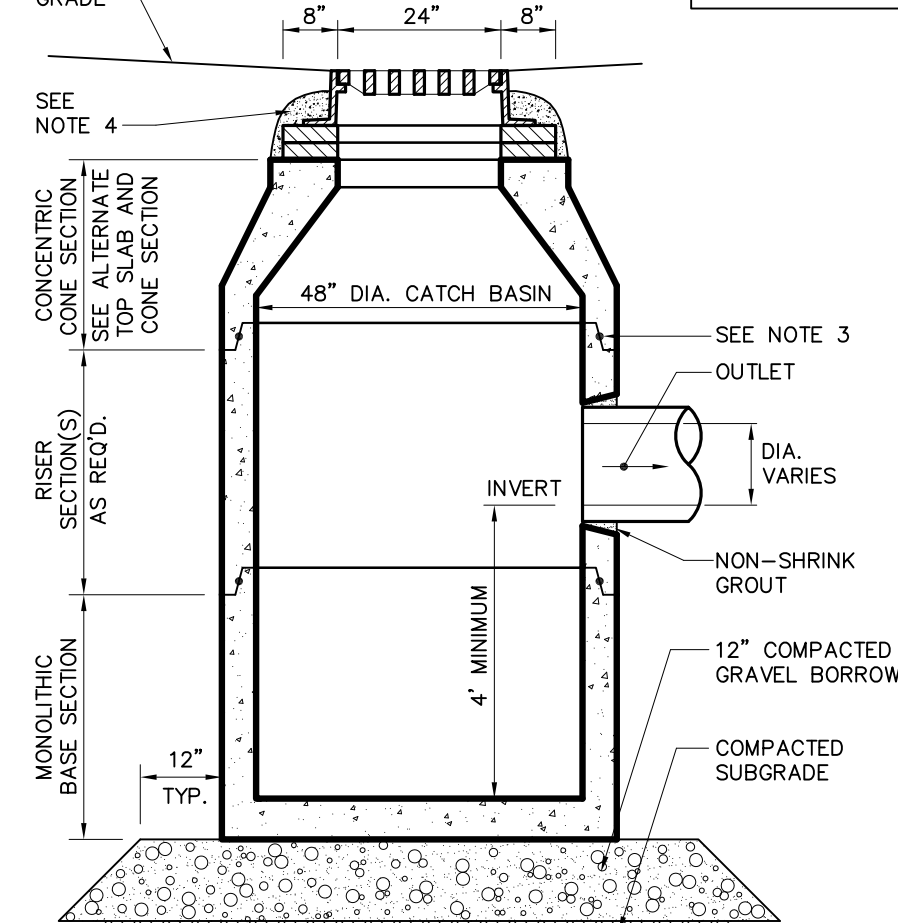
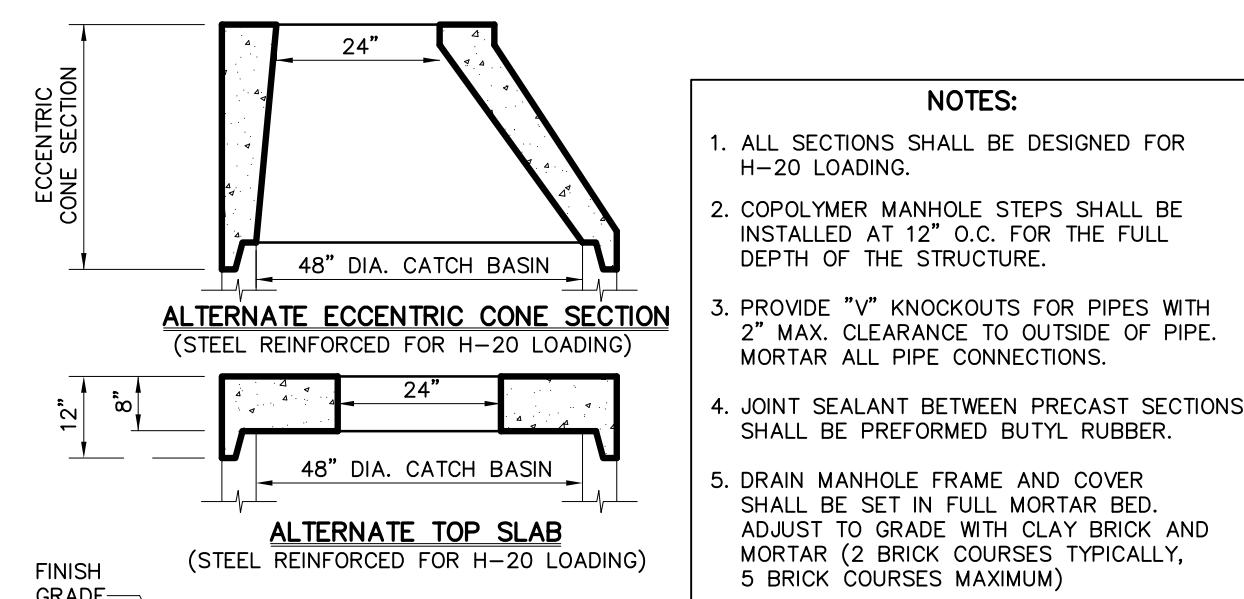
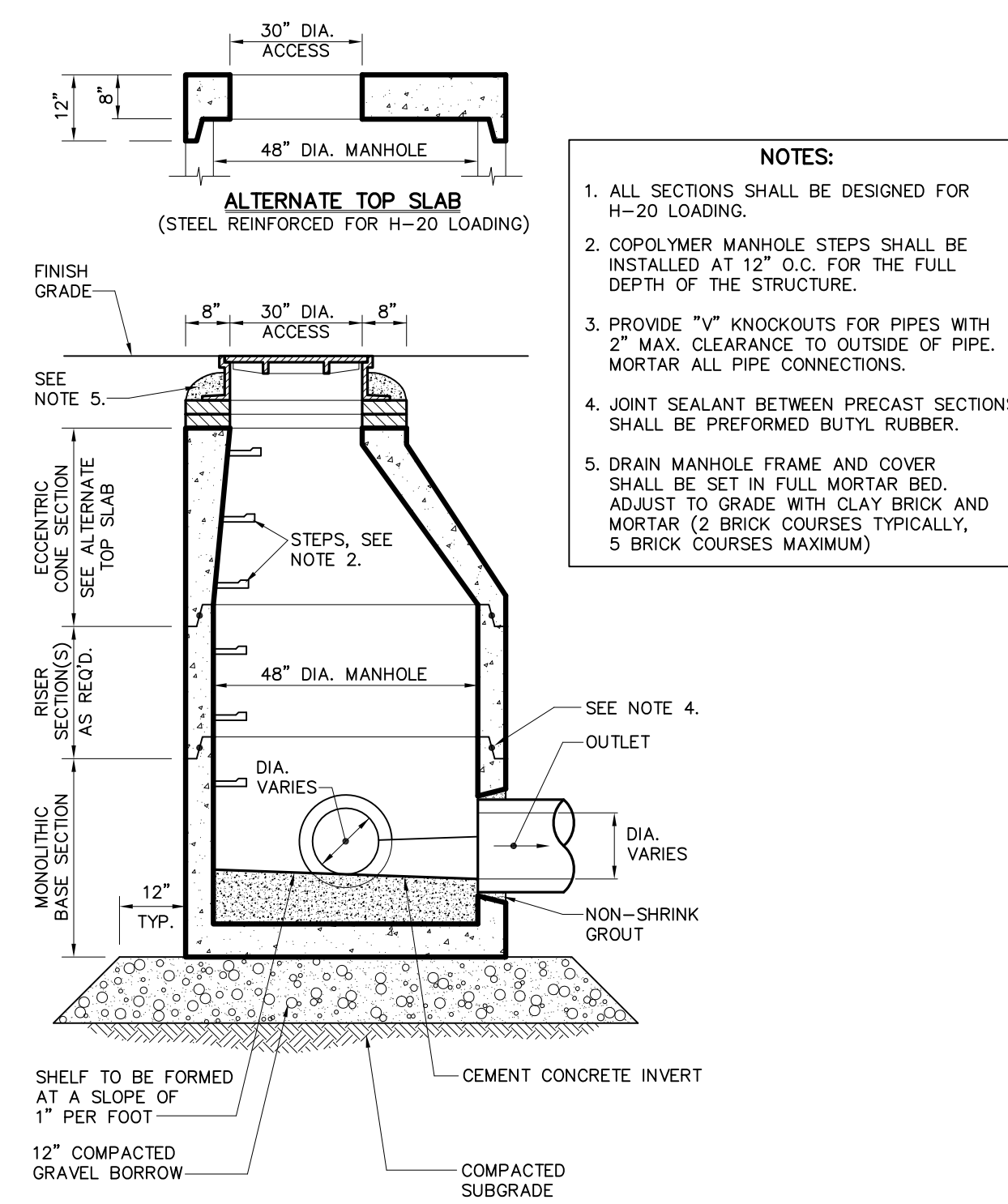
LAND DEVELOPMENT & PERMITTING, CORP.
LAND DEVELOPMENT, TRANSPORTATION AND ENVIRONMENTAL SOLUTIONS
5 BRISTOL DRIVE, SUITE 3A
SOUTH EASTON, MA 02375
P.508.297.2746
EMAIL:info@MBLLandDevelopment.com
WEB: www.MBLLandDevelopment.com

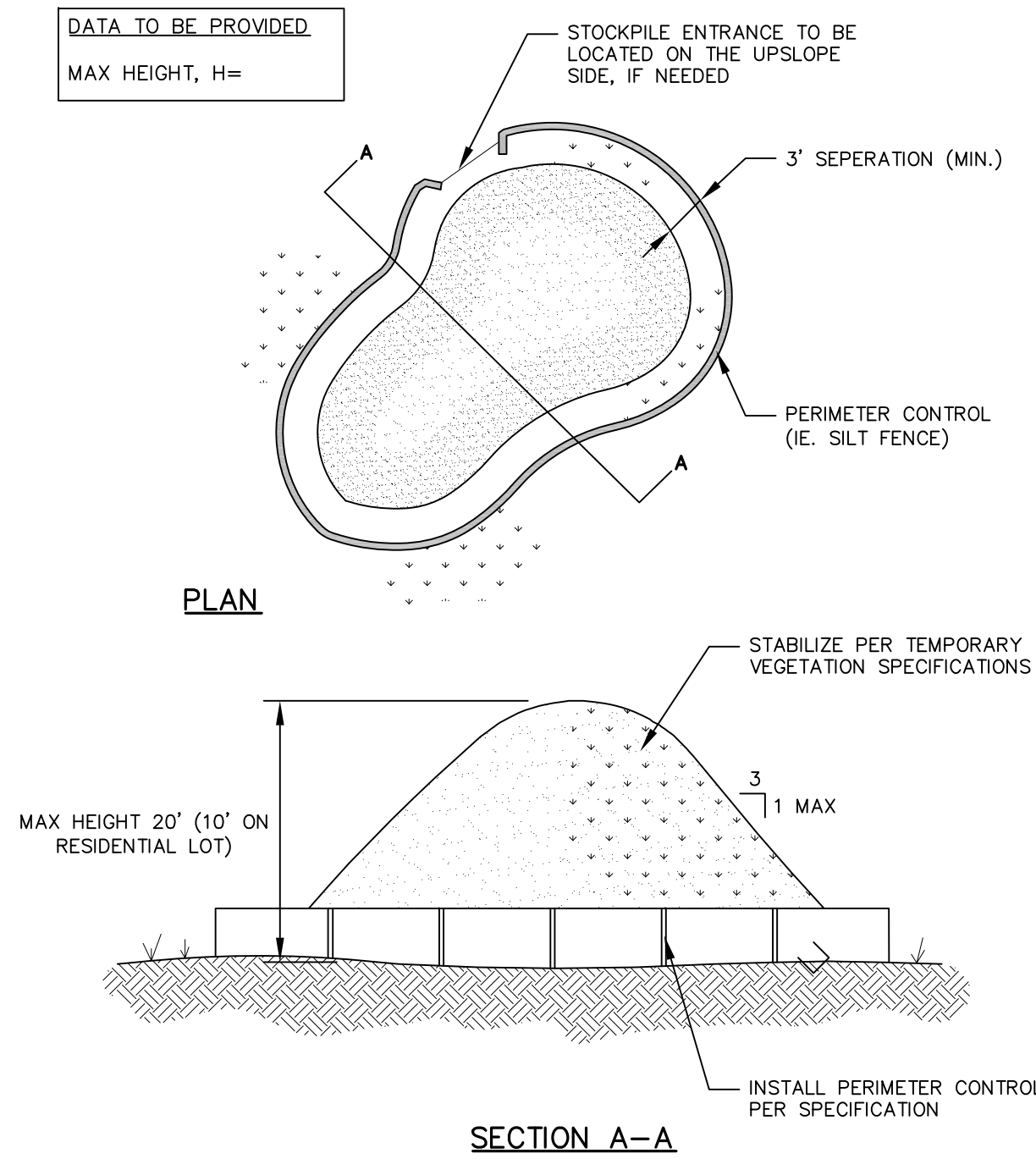
SITE PLANS
DETAILS
33 MAZZEO DRIVE
ASSESSORS MAP 57 BLOCK B LOT 18.12A
RANDOLPH MASSACHUSETTS

PROJ. No.: 2021-054
DATE: JANUARY 27, 2022

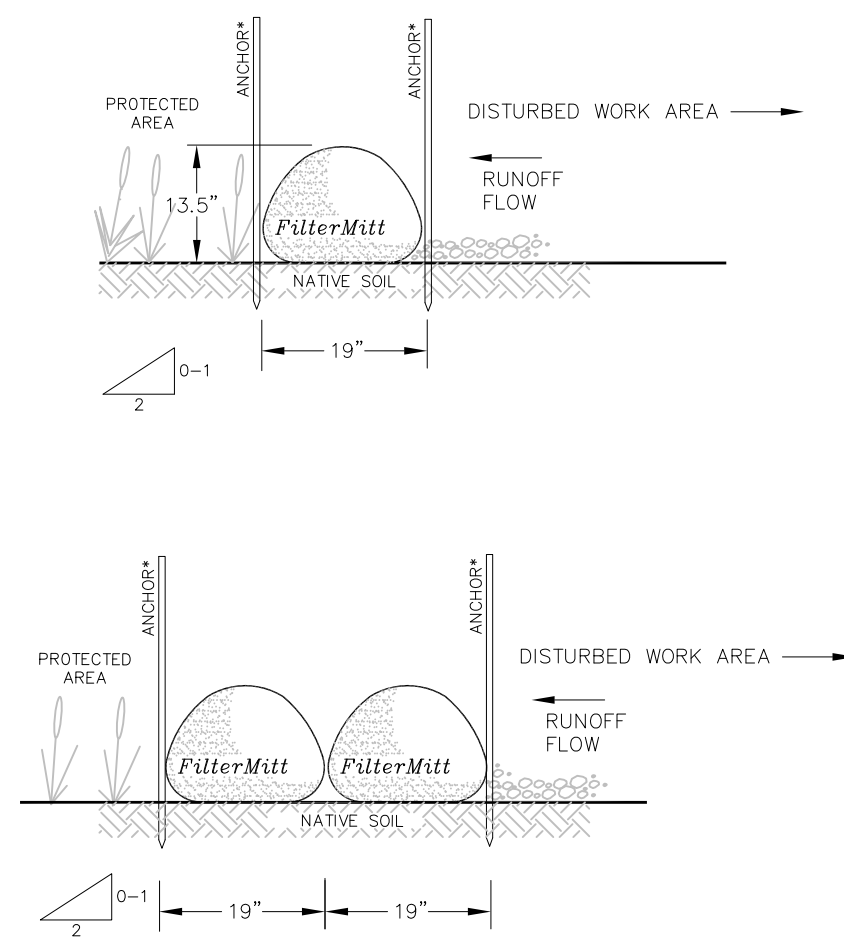
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[illegible]



SOIL STOCKPILE
NOT TO SCALE



FilterMitt COMPONENTS:

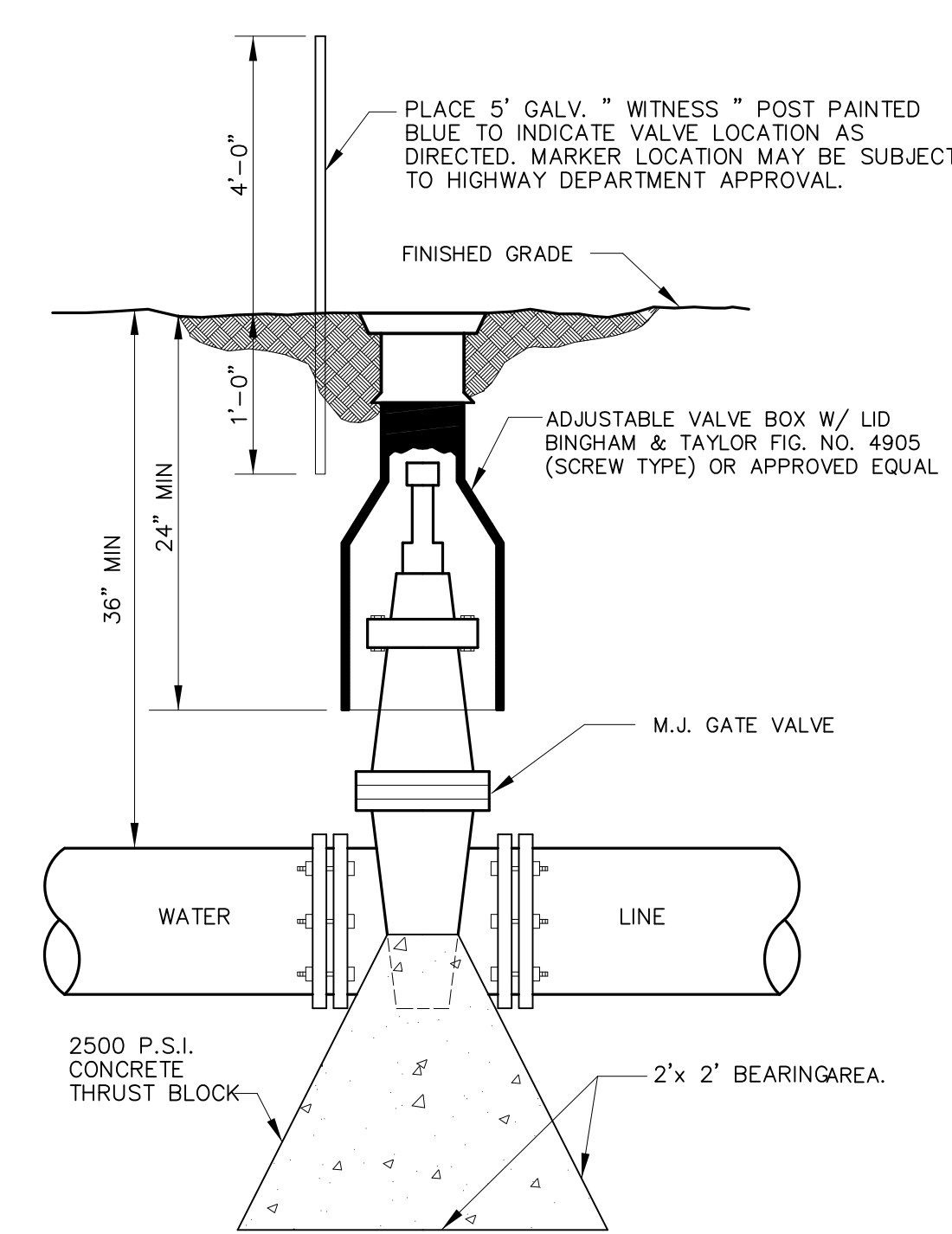
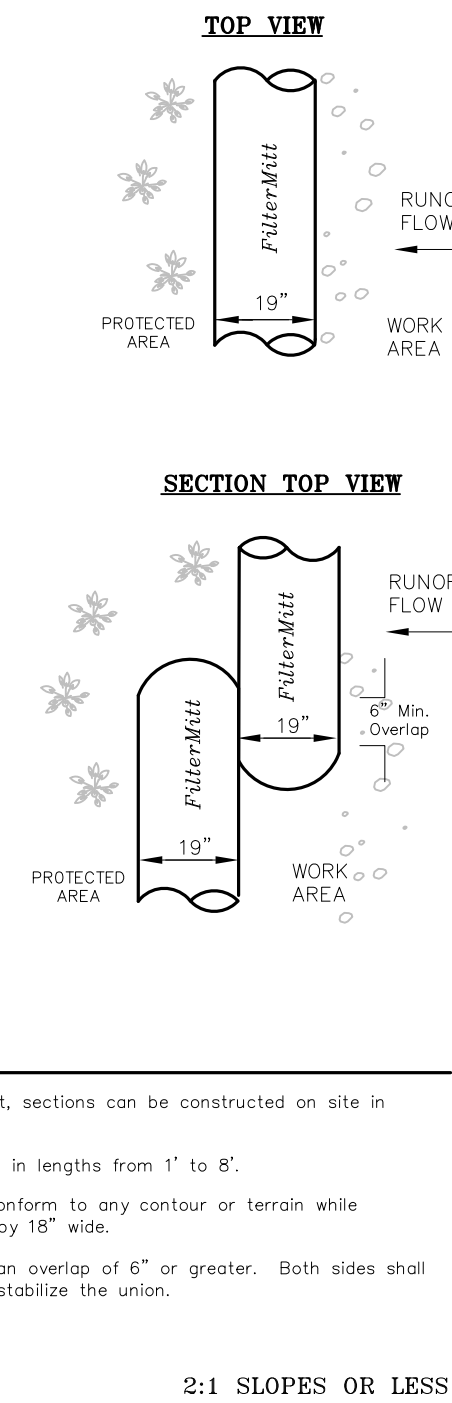
OUTSIDE CASING: 100% organic hessian.
FILLER INGREDIENT: *FiberRoot Mulch*.
A blend of coarse and fine compost and shredded wood.
Particle sizes: 100% passing a 3" screen;
* 50-100% passing a 1" screen; 70-100% passing a 0.75" screen; 30-75% passing a 0.25" screen.
Weight: Approx. 850 lbs./cu.yd.
* (Ave. 30 lbs./l.t.)

FilterMitt INSTALLATION:

With the newest technology and equipment, sections can be constructed on site in lengths from 1' to 100'.
Sections can also be delivered to the site in lengths from 1' to 8'.
The flexibility of FILTERMITT allows it to conform to any contour or terrain while holding a slightly oval shape at 12" high by 18" wide.
Where section ends meet, there shall be an overlap of 6" or greater. Both sides shall be anchored (look stakes, trees, etc.) to stabilize the union.

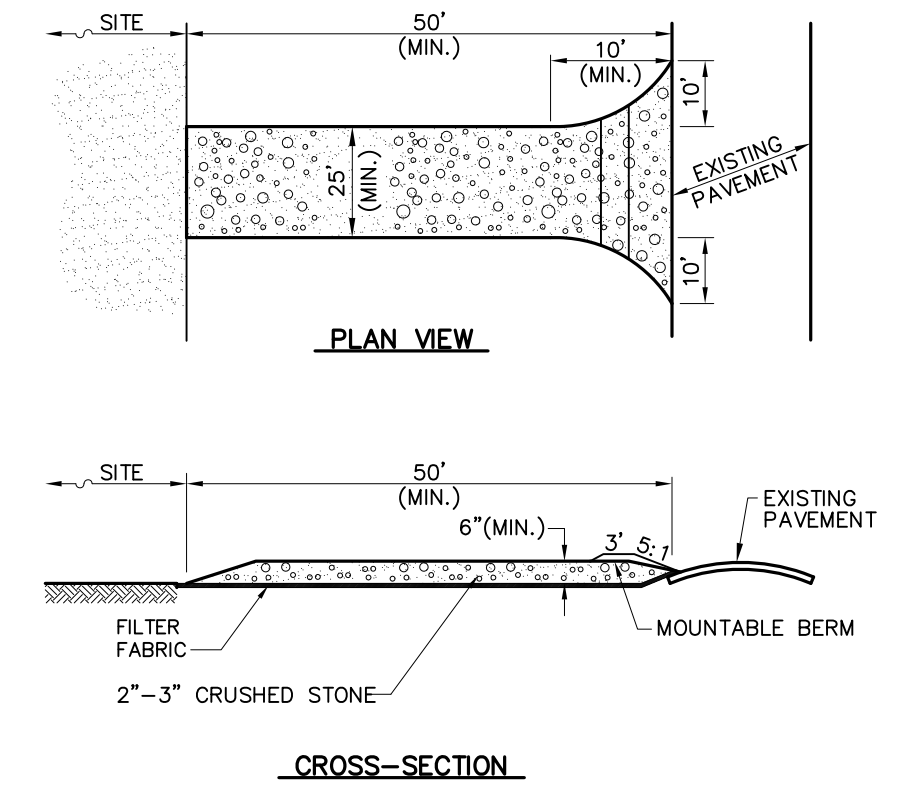
ANCHOR
1"x1"x36" OAK STAKE
OR
2" OR GREATER TREE
OR
OTHER PILE-EXISTING, EQUIVALENTLY ANCHORED OBJECT.

FILTERMITT EROSION CONTROL
NOT TO SCALE



NOTE : IN REMOTE AREAS, VALVE BOXES SHALL EXTEND SIX (6) INCHES ABOVE GRADE.

GATE VALVE
NOT TO SCALE



NOTES:

- ENTRANCE WIDTH SHALL BE A TWENTY-FIVE (25) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
- 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.

STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

SILTSACK®
SPECIFICATIONS

NOTE: THE SILTSACK® WILL BE MANUFACTURED FROM A WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS THE FOLLOWING SPECIFICATIONS:

REGULAR FLOW SILTSACK®
(FOR AREAS OF LOW TO MODERATE PRECIPITATION AND RUN-OFF)

PROPERTIES

TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632 200 LBS
GRAB TENSILE ELONGATION	ASTM D-4632 20 %
PUNCTURE	ASTM D-4633 120 LBS
MULLEN BURST	ASTM D-3786 400 PSI
TRAPEZOID TEAR	ASTM D-4633 45 LBS
UV RESISTANCE	ASTM D-4355 80 %
APARENT OPENING SIZE	ASTM D-4751 40 US SEIVE
FLOW RATE	ASTM D-4491 40 GAL/MIN/50 FT
PERMITIVITY	ASTM D-4491 0.55 SEC.-1

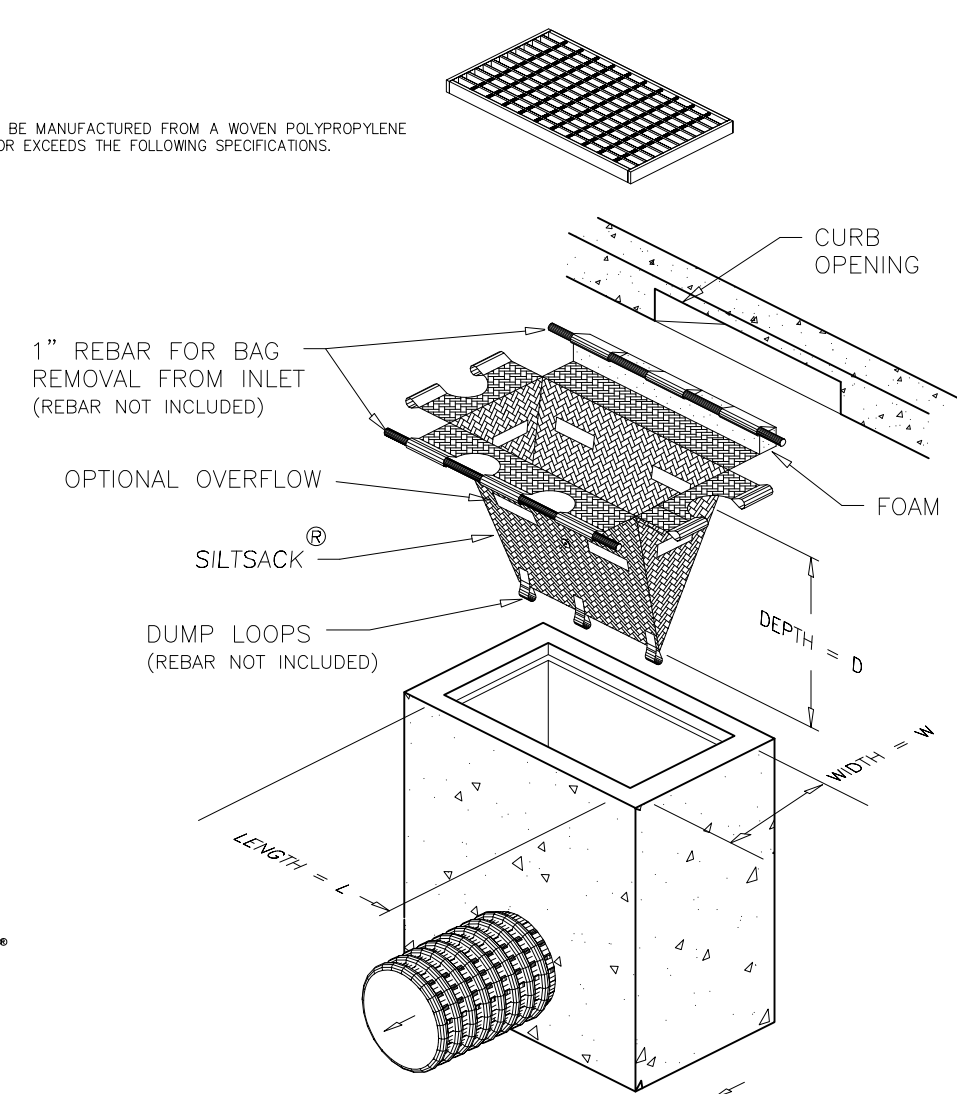
HI-LOW SILTSACK®
(FOR AREAS OF MODERATE TO HEAVY PRECIPITATION AND RUN-OFF)

PROPERTIES

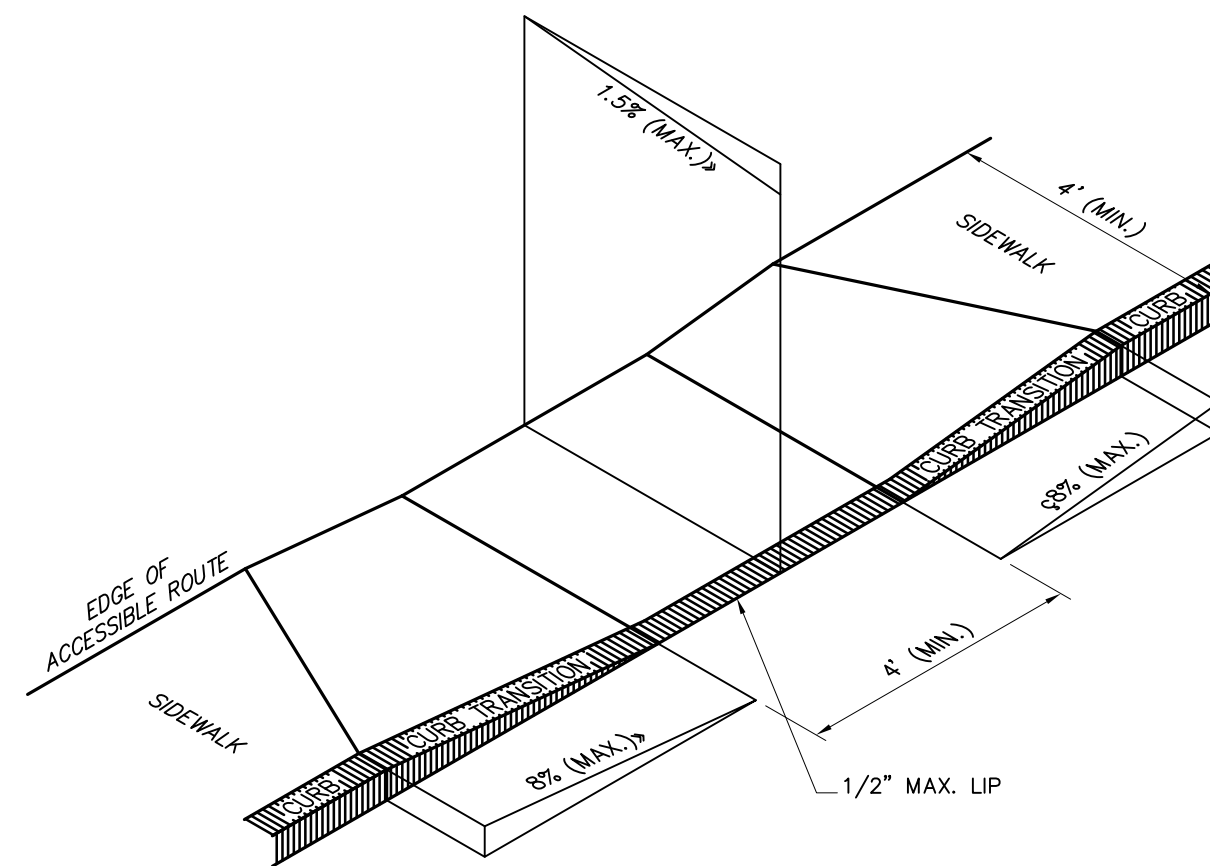
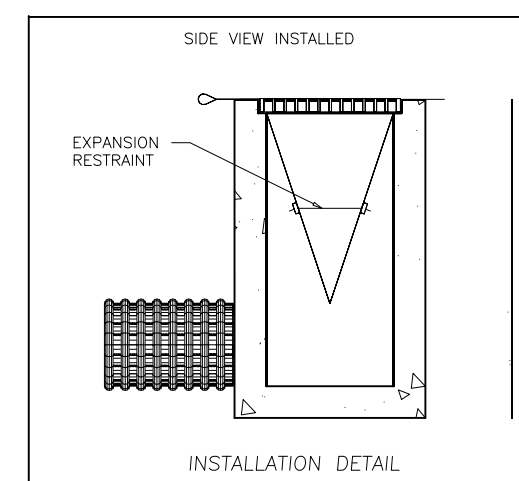
TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632 200 LBS
GRAB TENSILE ELONGATION	ASTM D-4632 20 %
PUNCTURE	ASTM D-4633 120 LBS
MULLEN BURST	ASTM D-3786 400 PSI
TRAPEZOID TEAR	ASTM D-4633 45 LBS
UV RESISTANCE	ASTM D-4355 80 %
APARENT OPENING SIZE	ASTM D-4751 40 US SEIVE
FLOW RATE	ASTM D-4491 200 GAL/MIN/50 FT
PERMITIVITY	ASTM D-4491 1.5 SEC.-1

OIL-ABSORBANT SILTSACK®
(FOR AREAS WHERE THERE IS A CONCERN FOR OIL RUN-OFF OR SPILLS)

DEPENDING ON YOUR PARTICULAR APPLICATION, THE SILTSACK® CAN BE MADE FROM EITHER ONE OF THE ABOVE FABRICS WITH AN OIL-ABSORBANT FILLW INSERT OR, MADE COMPLETELY FROM AN OIL-ABSORBANT SILTSACK®, WITH A WOVEN FILLW INSERT.



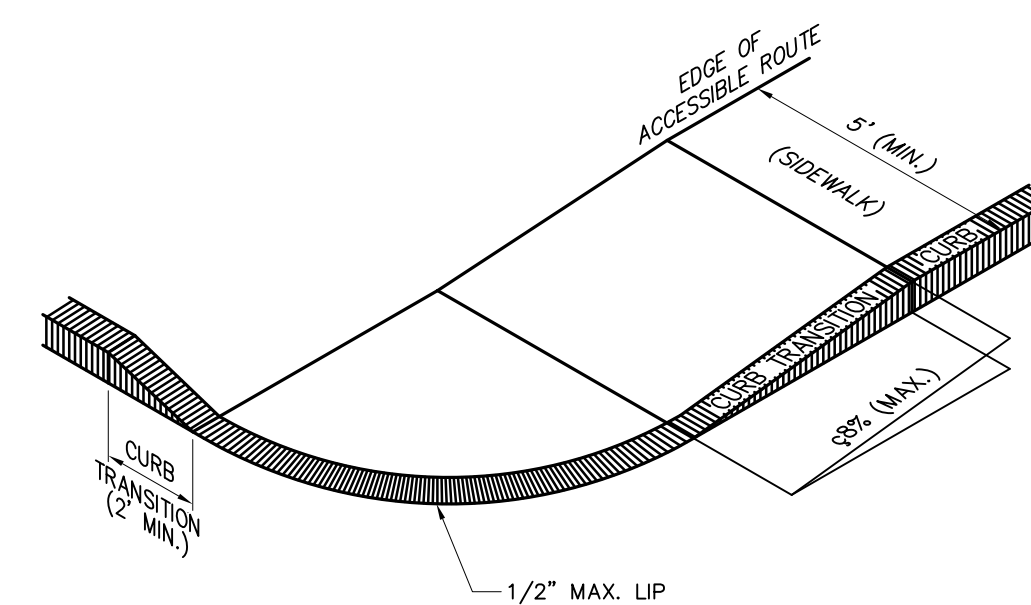
INLET PROTECTION SILT SACK
NOT TO SCALE



NOTES:

- THE MAXIMUM ALLOWABLE ROUTE (SIDEWALK) AND CURB RAMP CROSS SLOPES SHALL BE 1.5%.
- THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMPS SHALL BE 5%.
- THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE CURB RAMPS SHALL BE 8%.
- A MINIMUM OF 4 FEET CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (I.E., HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.).
- CURB TREATMENT VARIES, SEE PLANS FOR CURB TYPE.
- BASE OF RAMP SHALL BE GRADED TO PREVENT PONDING.
- SEE TYPICAL SIDEWALK SECTION FOR RAMP CONSTRUCTION.

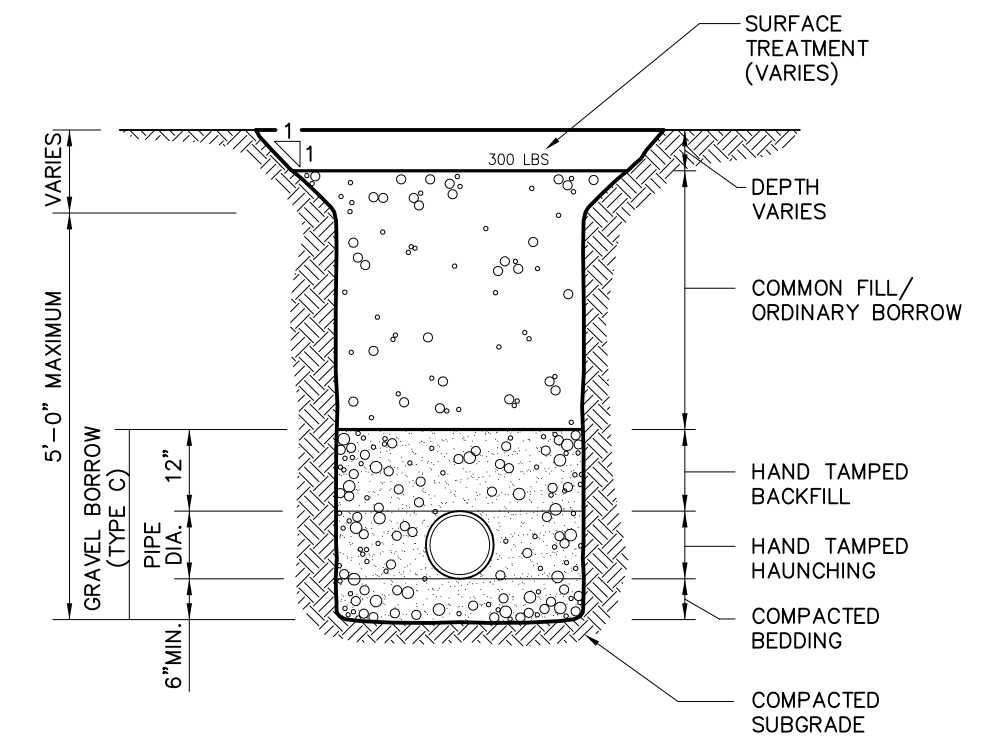
ACCESSIBLE CURB RAMP—TYPE 'A'
NOT TO SCALE



NOTES:

- THE MAXIMUM ALLOWABLE ROUTE (SIDEWALK) AND CURB RAMP CROSS SLOPES SHALL BE 1.5%.
- THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMPS SHALL BE 5%.
- THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE CURB RAMPS SHALL BE 8%.
- A MINIMUM OF 4 FEET CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (I.E., HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.).
- CURB TREATMENT VARIES, SEE PLANS FOR CURB TYPE.
- BASE OF RAMP SHALL BE GRADED TO PREVENT PONDING.
- SEE TYPICAL SIDEWALK SECTION FOR RAMP CONSTRUCTION.

ACCESSIBLE CURB RAMP — TYPE 'B'
NOT TO SCALE

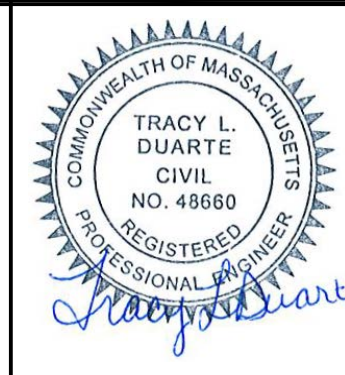


UTILITY TRENCH
NOT TO SCALE

No.	DATE	DESCRIPTION	BY		
REVISIONS					

PROJ. MANAGER: TLD
CHIEF DESIGNER: DT
REVIEWED BY: DATE

SEAL



PREPARED FOR
NEW ENGLAND REALTY TRUST
611 HIGH STREET, NO.190

DEDHAM

MASSACHUSETTS

SCALE:	
HORZ.:	
VERT.:	
DATUM:	
HORZ.:	
VERT.:	
0	
GRAPHIC SCALE	

MBL

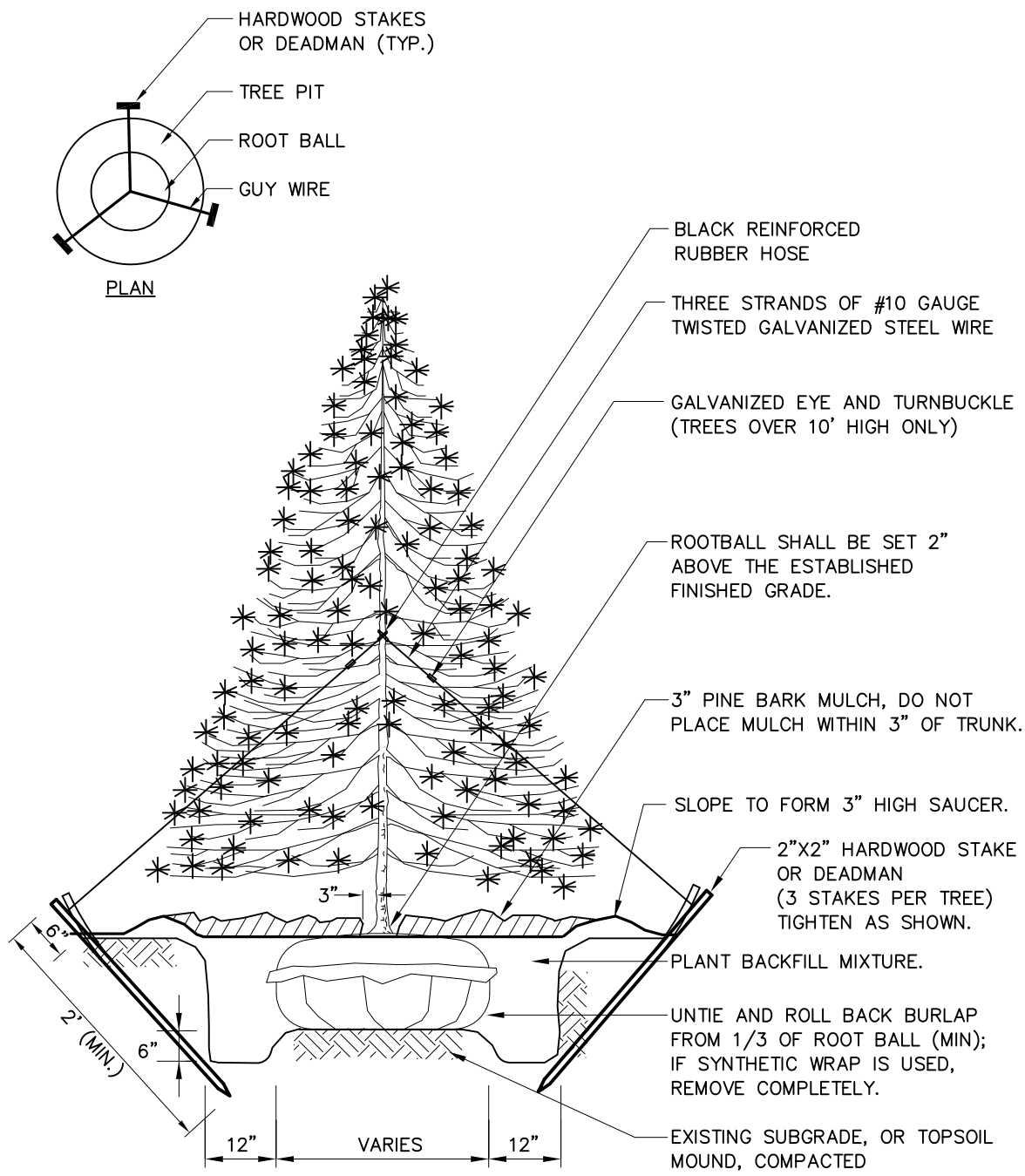
LAND DEVELOPMENT & PERMITTING, CORP.
LAND DEVELOPMENT, TRANSPORTATION AND ENVIRONMENTAL SOLUTIONS
5 BRISTOL DRIVE, SUITE 3A
SOUTH EASTON, MA 02375
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EMAIL: info@MBLLandDevelopment.com
WEB: www.MBLLandDevelopment.com

SITE PLANS
DETAILS
33 MAZZEO DRIVE
ASSESSORS MAP 57 BLOCK B LOT 18..12A
RANDOLPH
MASSACHUSETTS

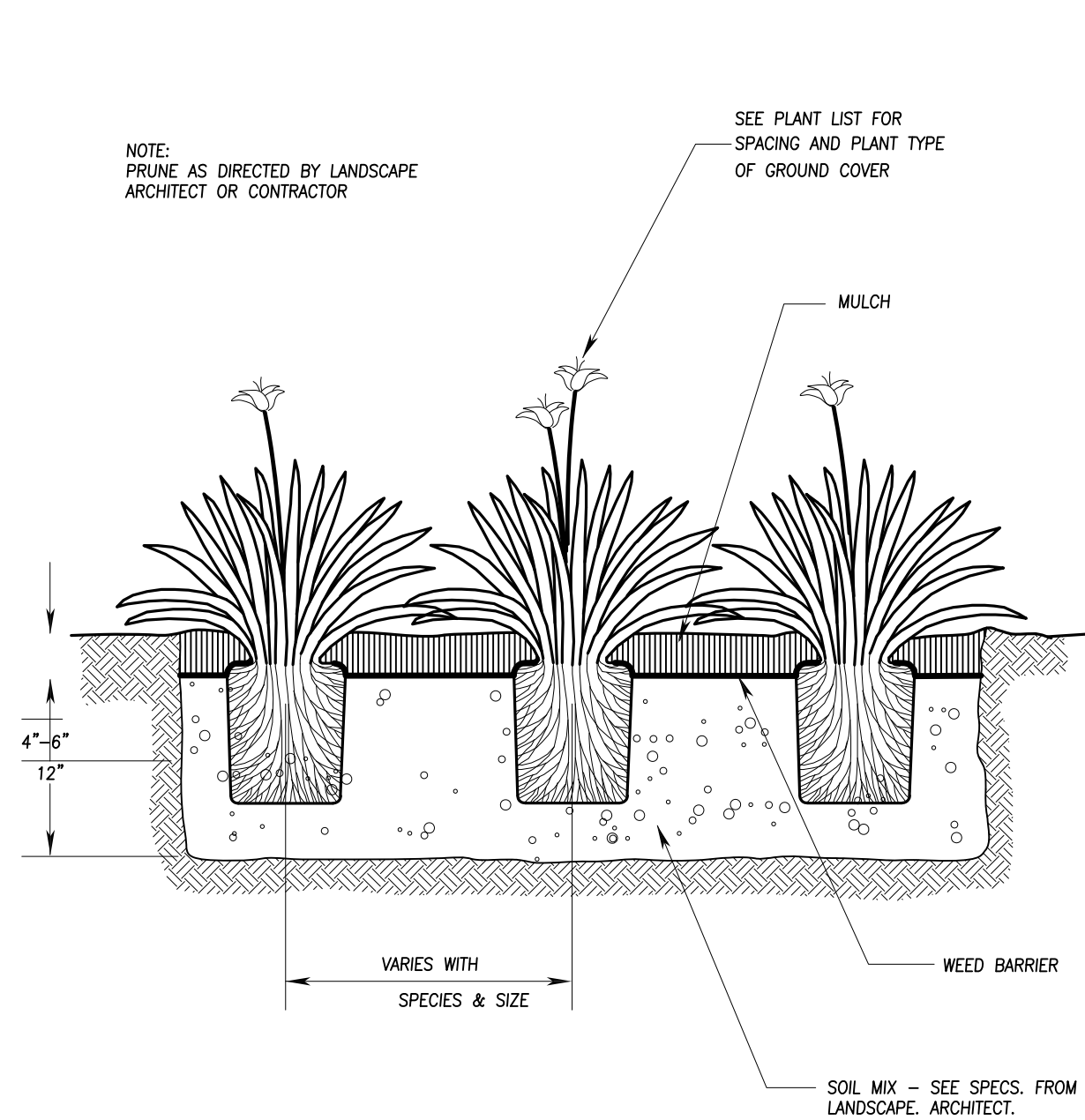
PROJ. No.: 2021-054
DATE: JANUARY 27, 2022

C-8.2

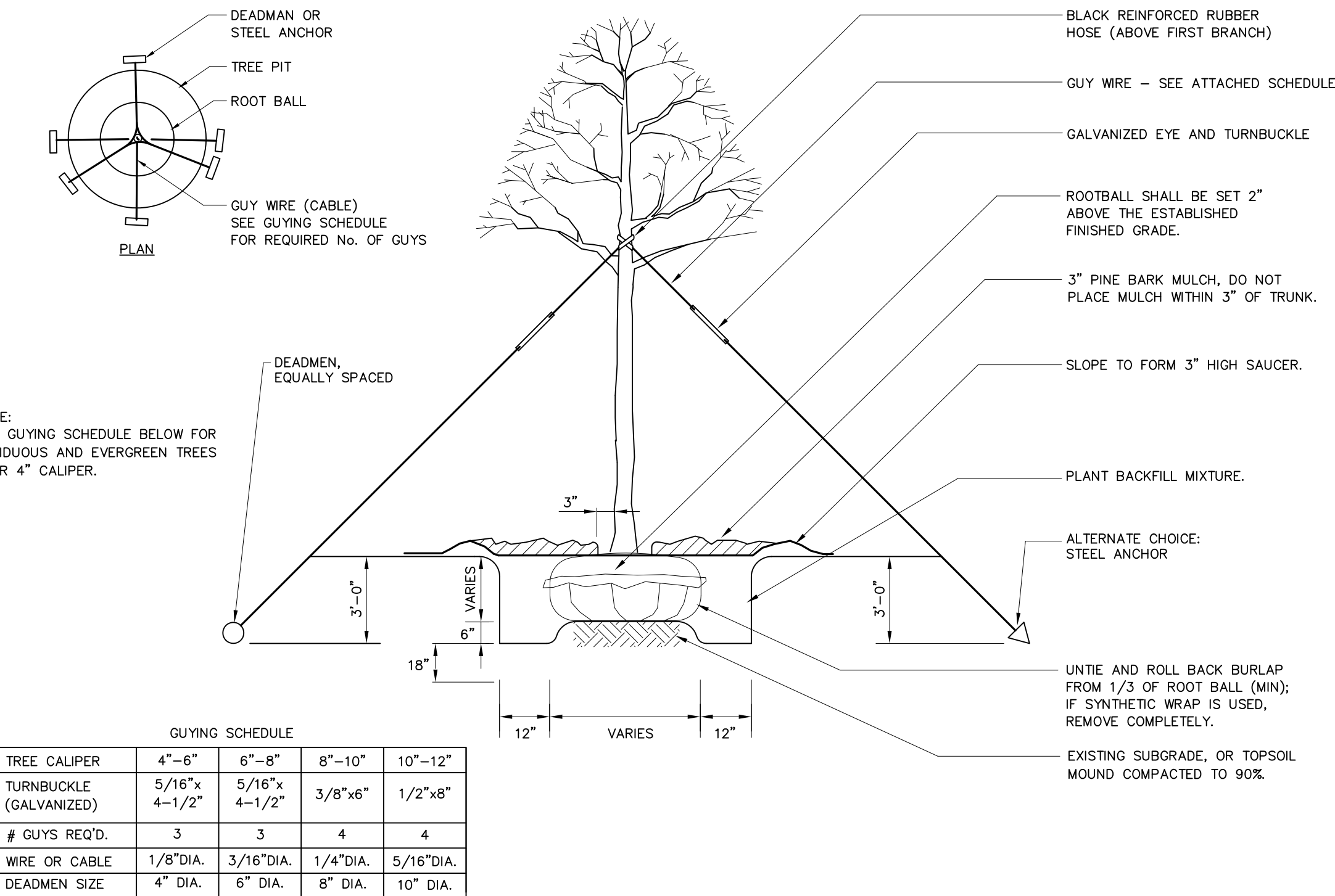
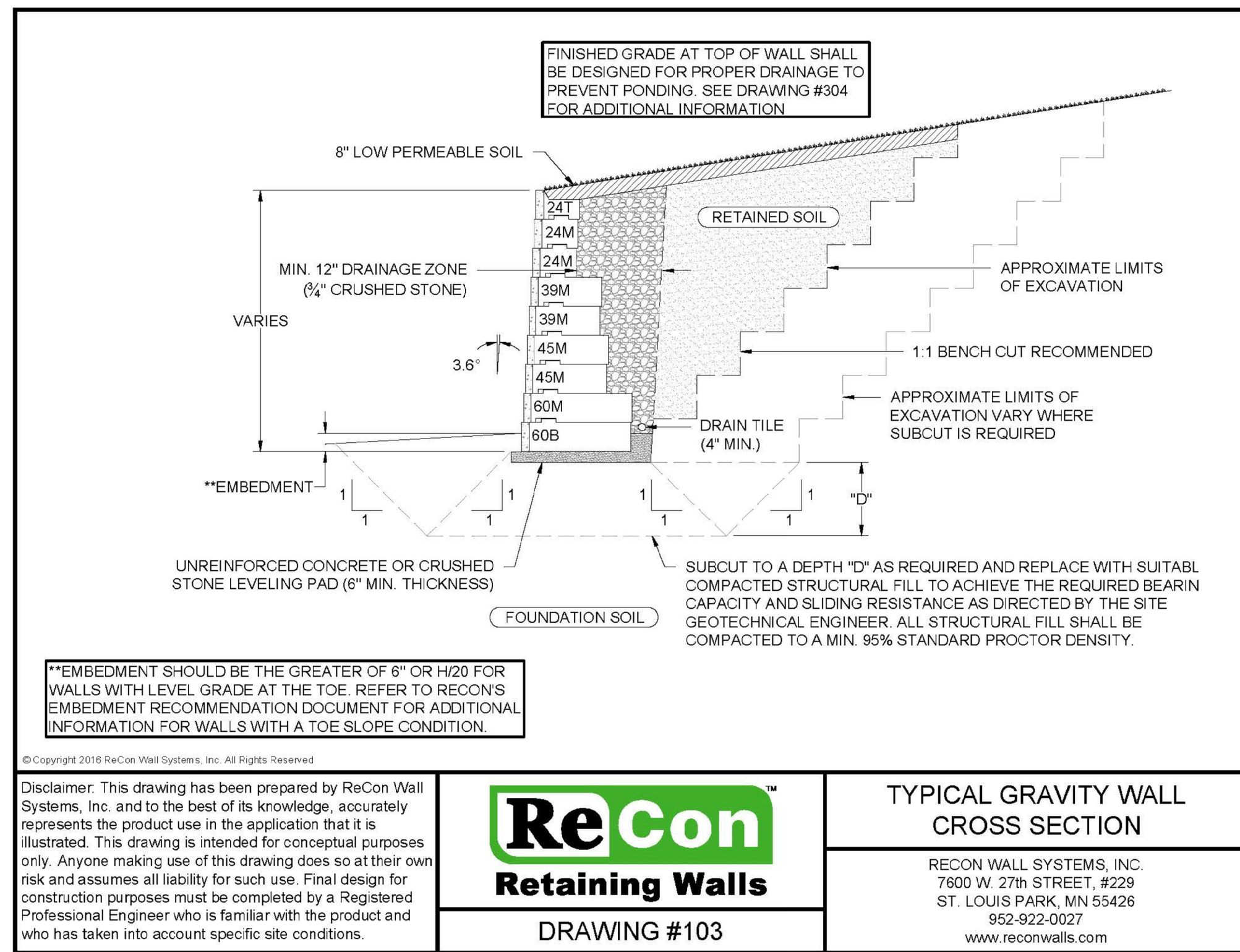




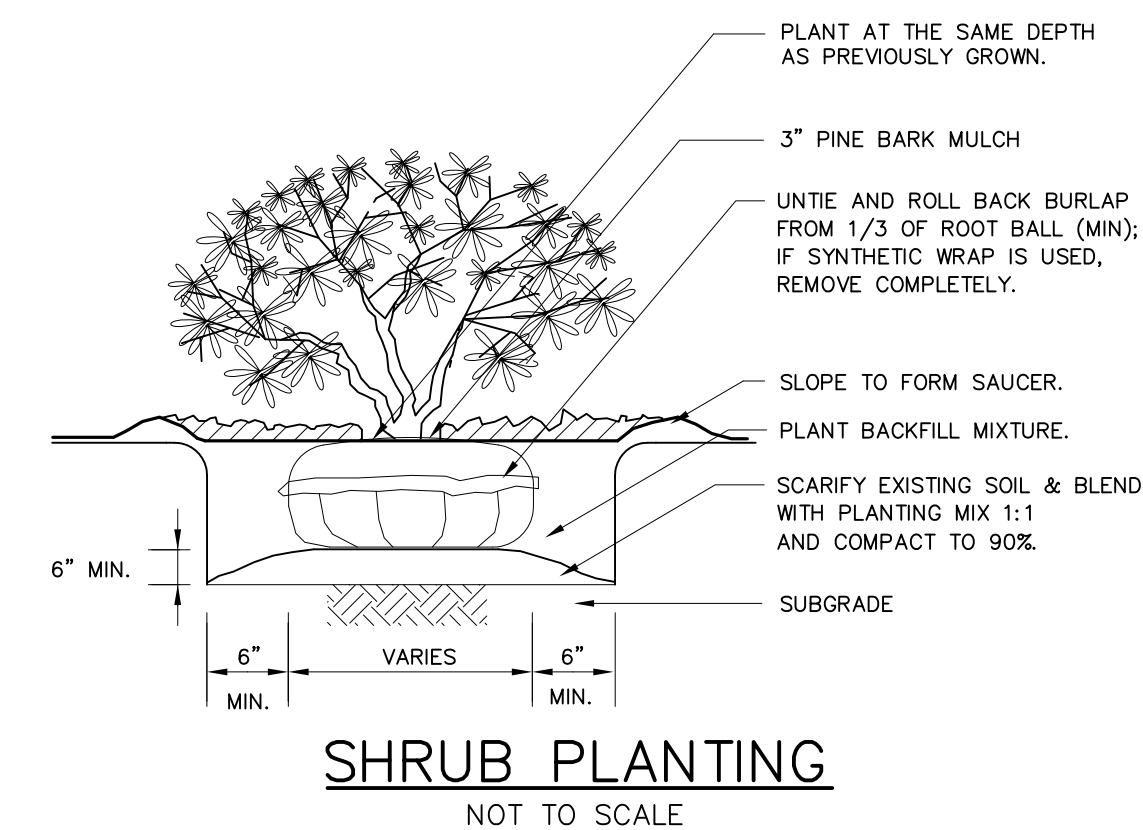
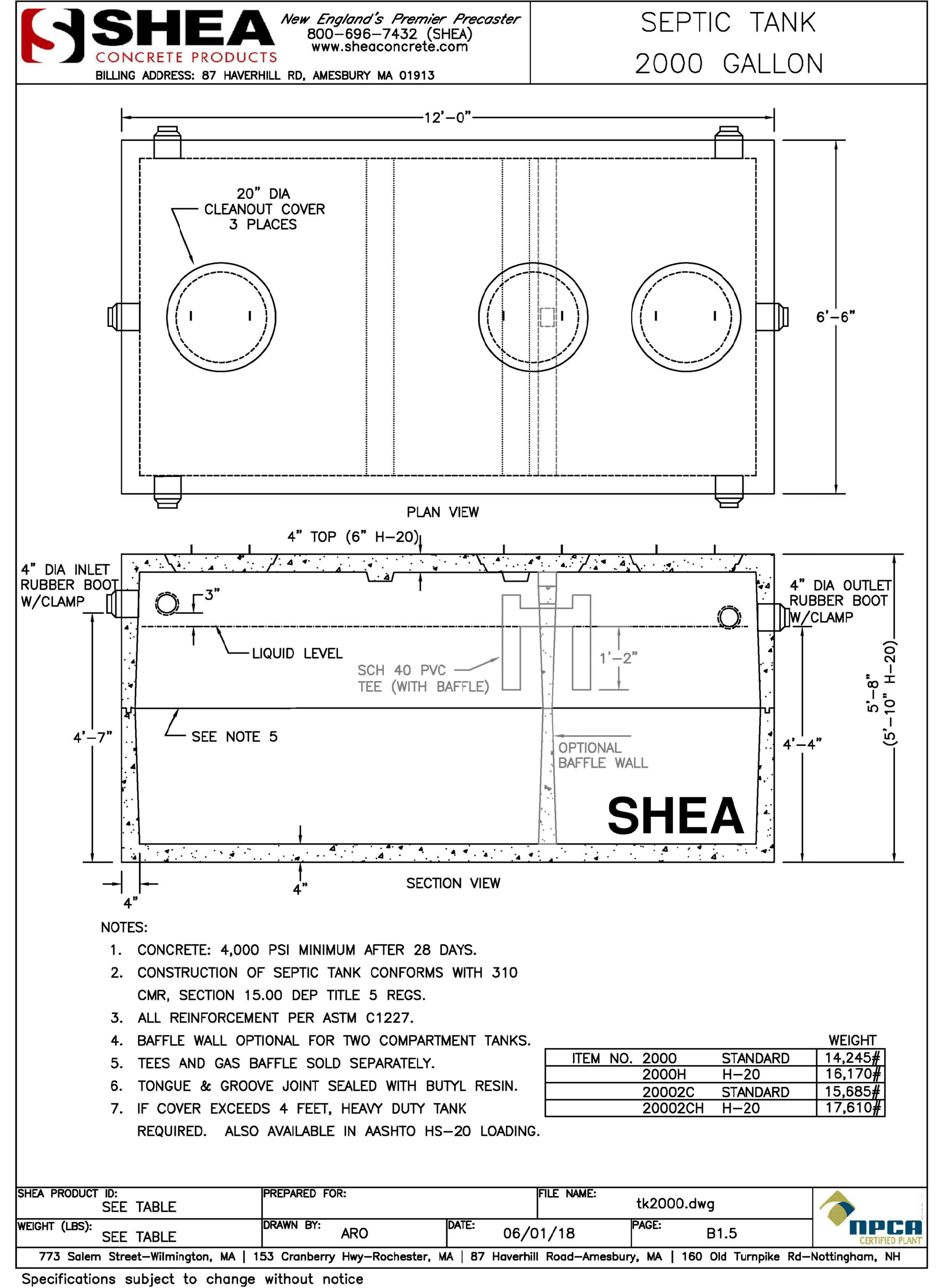
EVERGREEN TREE PLANTING
NOT TO SCALE



GROUND COVER PLANTING
NOT TO SCALE



TREE PLANTING (FOR TREES OVER 4' CALIPER)
NOT TO SCALE



SHRUB PLANTING
NOT TO SCALE



				PROJ. MANAGER: TLD CHIEF DESIGNER: DT REVIEWED BY: DATE	SEAL	PREPARED FOR NEW ENGLAND REALTY TRUST 611 HIGH STREET, NO.190	SCALE: HORZ.: VERT.: DATING: HORZ.: VERT.: GRAPHIC SCALE	MBL LAND DEVELOPMENT & PERMITTING, CORP. LAND DEVELOPMENT, TRANSPORTATION AND ENVIRONMENTAL SOLUTIONS 5 BRISTOL DRIVE, SUITE 3A SOUTH EASTON, MA 02375 P. 508.297.2746 EMAIL: info@MBLLandDevelopment.com WEB: www.MBLLandDevelopment.com	SITE PLANS DETAILS 33 MAZZEO DRIVE ASSESSORS MAP 57 BLOCK B LOT 18..12A RANDOLPH MASSACHUSETTS	PROJ. No.: 2021-054 DATE: JANUARY 27, 2022 C-8.3
No.	DATE	DESCRIPTION	BY							
REVISIONS										

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CTB:

LWAN:

MS VIEW:

UCS:

ELECTRICAL SPECIFICATIONS				
MAIN POWER	230-240VAC 5HP/3PHASE 17.5AMPS	460VAC 5HP/3PHASE 7.6AMPS	575VAC 5HP/3PHASE 6.1AMPS	
CONTROL POWER	115-120VAC 20 AMPS			
CONTROL SIGNAL	24V AC or DC/120VAC			CONTROL SIGNAL FROM CARWASH CONTROLLER
LOW LEVEL	24VDC/2WIRE			LOW WATER LEVEL SENSOR LOCATED IN SUCTION TANK

WATER SPECIFICATIONS			
TYPE	CONNECTION	DESCRIPTION	NOTES
FRESH WATER SUPPLY	2" HOSE BARB 72" A.F.F.	100 GPM @ 40PSI (min)	FRESH WATER BYPASS, AUTO PRIME
RECLAIM SUCTION LINE #1	3" SCH 80 PVC OR CPVC	SUCTION LINE	SLOPE TO TANK. FLAPPER CHECK TO BE LOCATED IN TANK. MINIMIZE THE USE OF HARD 90'S IN SUCTION LINES.
RECLAIM SUCTION LINE #2	3" SCH 80 PVC OR CPVC	SUCTION LINE	
RECLAIM WATER OUTPUT	2" SCH 80 PVC OR CPVC	100 GPM @ 60PSI	RECLAIMED WATER TO CARWASH
TRENCH FLUSH	1 1/2" SCH 80 PVC OR CPVC	35 GPM @ 10PSI	CIRCULATION LINE TO TRENCH
TANK FLUSH	1 1/2" SCH 80 PVC OR CPVC	35 GPM @ 10PSI	CIRCULATION LINE TO SECOND TANKING COMPARTMENT
UNDER FLOW LINE	2" SCH 80 PVC OR CPVC	30 GPM @ 10PSI	DIRTY WATER DRAIN TO FIRST COMPARTMENT (GRAVITY DRAIN TO TANK)
OZONE RETURN LINE	1 1/2" SCH 80 PVC OR CPVC	35 GPM @ 10PSI	SANITIZER LINE PER DRAWING

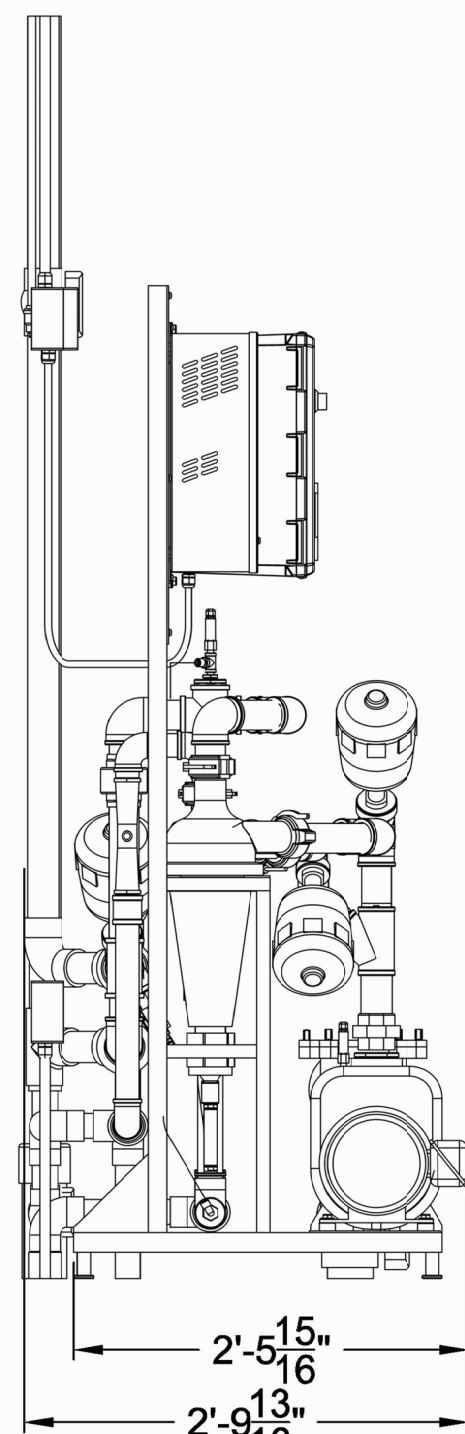
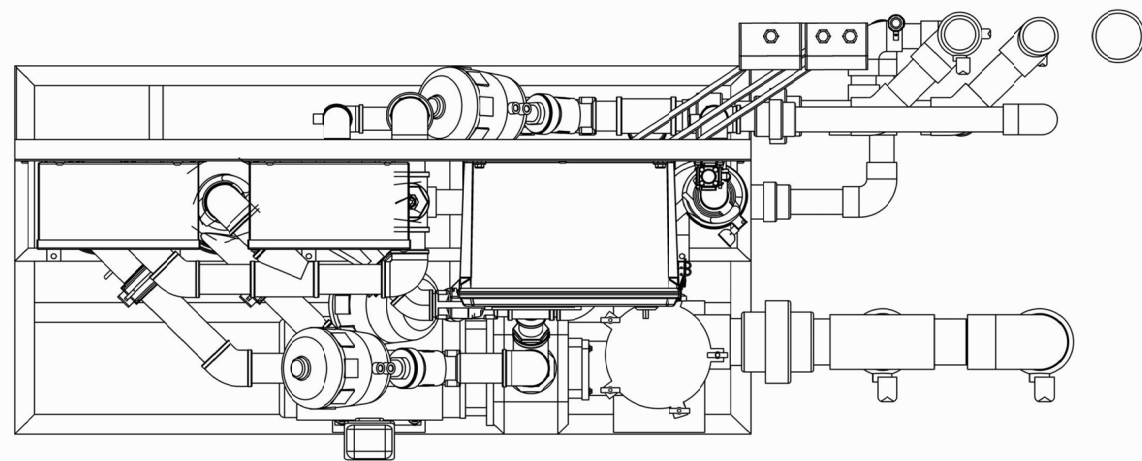
COMPRESSED AIR SPECIFICATIONS			
TYPE	CONNECTION	DESCRIPTION	NOTES
COMP. AIR SUPPLY	1/4" TUBING 72" A.F.F.	1 CFM @ 80PSI (min)	COMPRESSED AIR USED FOR VALVE ACTUATION.

ELECTRICAL NOTES

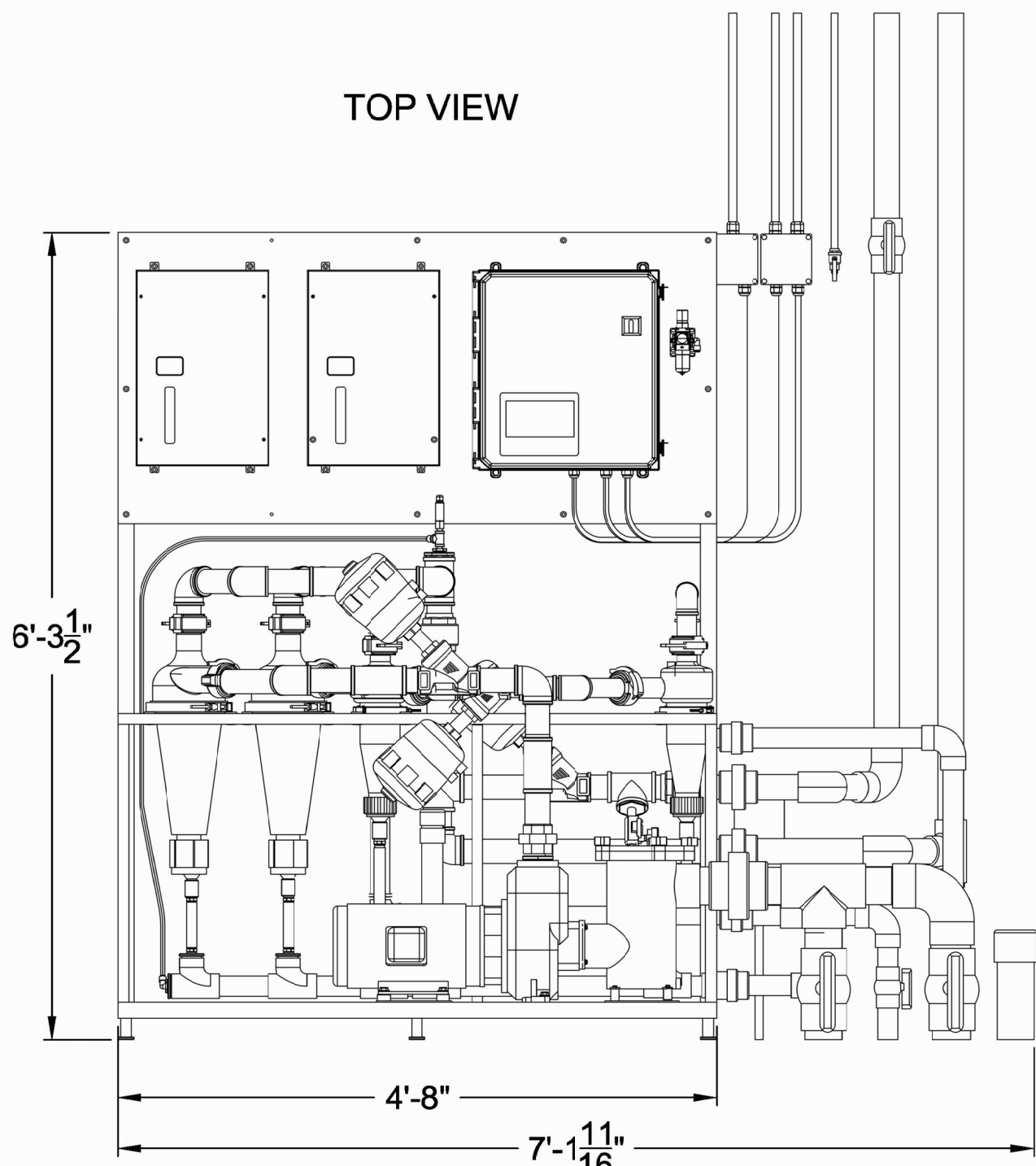
- ALL ELECTRICAL MATERIALS USED IN THE INSTALLATION OF THIS EQUIPMENT IS TO BE IN COMPLIANCE WITH UL/CSA STANDARDS. ALL WIRING METHODS AND PROTECTIVE DEVICES TO BE PER THE NATIONAL ELECTRICAL CODE, OR LOCAL ELECTRICAL CODES, WHICH EVER HAS THE HIGHER LEVEL OF ACCEPTABILITY.
- ALL EXPOSED CONDUITS AND FITTINGS IN THE EQUIPMENT ROOM AND WASH BAY SHALL BE SCHEDULE 40 PVC UNLESS OTHERWISE SPECIFIED BY OWNERS ENGINEER OR LOCAL ELECTRICAL CODE. ALL ENCLOSURES TO BE NON-METALIC WITH A MINIMUM NEMA RATING OF 4X UNLESS OTHERWISE SPECIFIED BY OWNERS ENGINEER OR LOCAL ELECTRICAL CODE. IT IS THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO VERIFY OWNERS MATERIAL REQUIREMENT AS WELL AS FOLLOW ANY AND ALL LOCAL CODES WHEN PROVIDING THE BID FOR THE PROJECT.
- PANEL/JUNCTION BOX PENETRATIONS IN WET ENVIRONMENT TO BE ONLY FROM THE BOTTOM. SEAL CONDUIT PENETRATIONS WITH APPROPRIATE BOX CONNECTOR OR SEALING RING TO MAINTAIN NEMA-4X RATING.
- EACH CONDUIT WITH CURRENT CARRYING CONDUCTORS SHALL HAVE A COPPER EQUIPMENT GROUNDING CONDUCTOR SIZED IN ACCORDANCE WITH NEC250.
- POWER CABLES, WHEN ALLOWED BY CODE AND CUSTOMER, TO BE USED IN CONJUNCTION WITH A CABLE TRAY SHALL BE APPROPRIATE FOR THE APPLICATION, AND VOLTAGE, WITH A JACKET SUITABLE FOR USE IN A WET ENVIRONMENT THAT MAY ALSO HAVE CHEMICALS AND OILS TYPICAL OF A CARWASH ENVIRONMENT. IT IS THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO CONFIRM USE OF SUCH IN THIS APPLICATION PER LOCAL ELECTRICAL CODES. IT IS ALSO THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO SUBMIT ALTERNATIVE METHOD TO VELOCITY WATER WORK AND OR OWNER SHOULD ONE BE REQUIRED PER CODE OR OWNERS ENGINEER.
- ELECTRICAL CONTRACTOR TO PROVIDE AND INSTALL SWITCHABLE DISCONNECTS FOR MOTOR LOADS EVEN THOUGH THEY ARE NOT CALLED OUT IN THE DRAWINGS BUT ARE REQUIRED BY CODE.
- CURRENT CARRYING CONDUCTORS TO BE SIZED IN ACCORDANCE WITH THE APPLICATION, VOLTAGE, AND CONNECTED LOAD PER THE NATIONAL ELECTRICAL CODE. COLOR CODE FOR CONDUCTORS SHALL BE AS FOLLOWS:

VELOCITY WATER WORKS

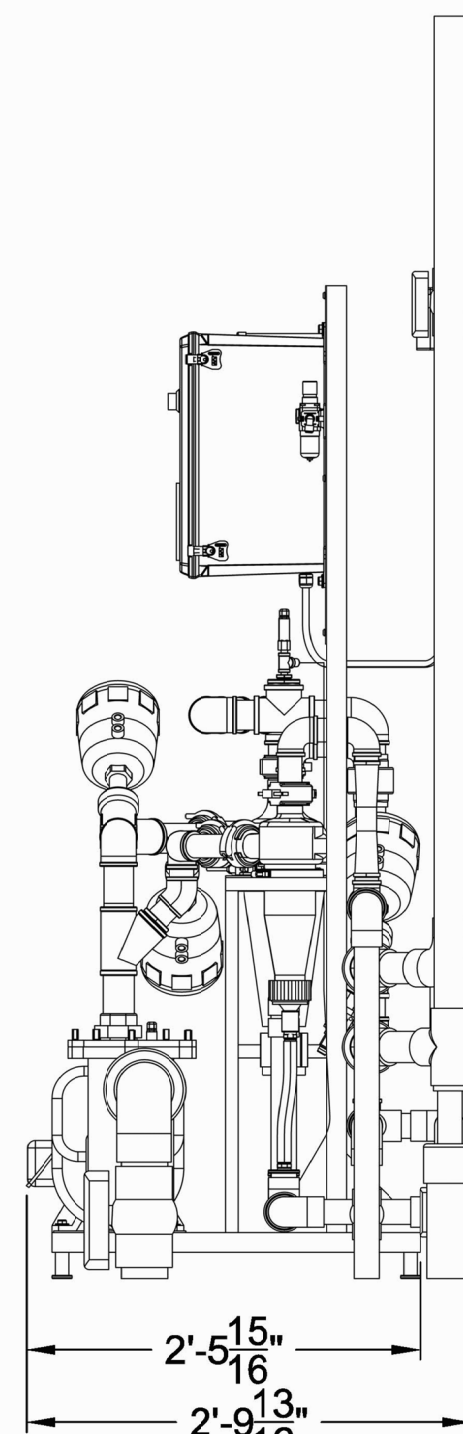
Elevating the Standard



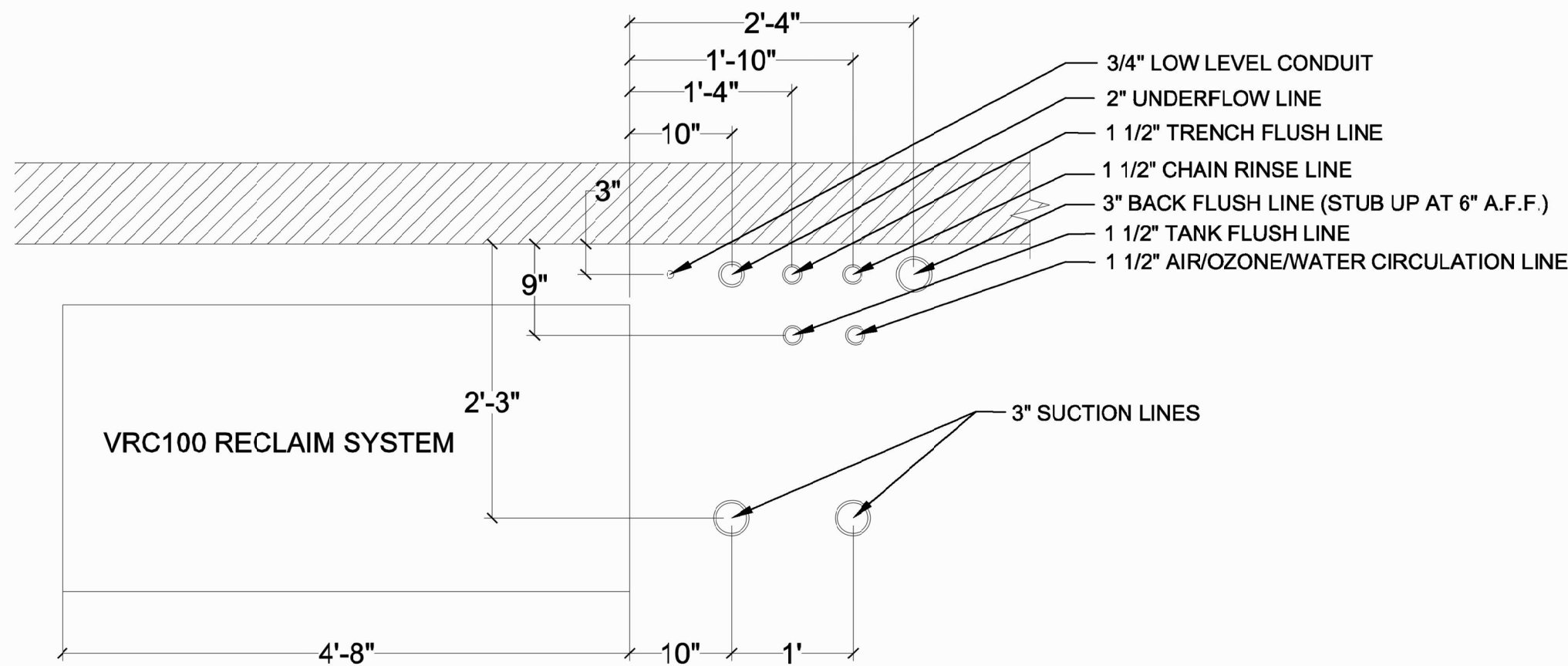
LEFT SIDE VIEW



FRONT VIEW



RIGHT SIDE VIEW



VELOCITY VRC100 RECLAIM SYSTEM

NOT TO SCALE



VELOCITY WATER WORKS VRC100 RECLAIM SYSTEM 100GPM

DRAWN: J.DYAK	DATE: 04/01/21
CHECKED: / /	DATE: / /
APPROVED: / /	DATE: / /
SCALE: 24"x36"	PAPER: NTS

DATE	ENGR	APPR	DESCRIPTION
			HARD COPY IS INTENDED TO BE 24"x36" WHEN PRINTED
			SCALE(S) ARE NOT ACCURATE FOR ANY OTHER SIZE

PROJECT #:
VRC100-01

SHEET #:
01

			PROJ. MANAGER: TLD	
			CHIEF DESIGNER: DT	
			REVIEWED BY: DATE	
No.	DATE	DESCRIPTION	BY	
REVISIONS				

SEAL



PREPARED FOR
NEW ENGLAND REALTY TRUST
611 HIGH STREET, NO.190

DEDHAM

MASSACHUSETTS

SCALE:	HORZ.:
	VERT.:
DATUM:	HORZ.:
	VERT.:
0 GRAPHIC SCALE	

MBL

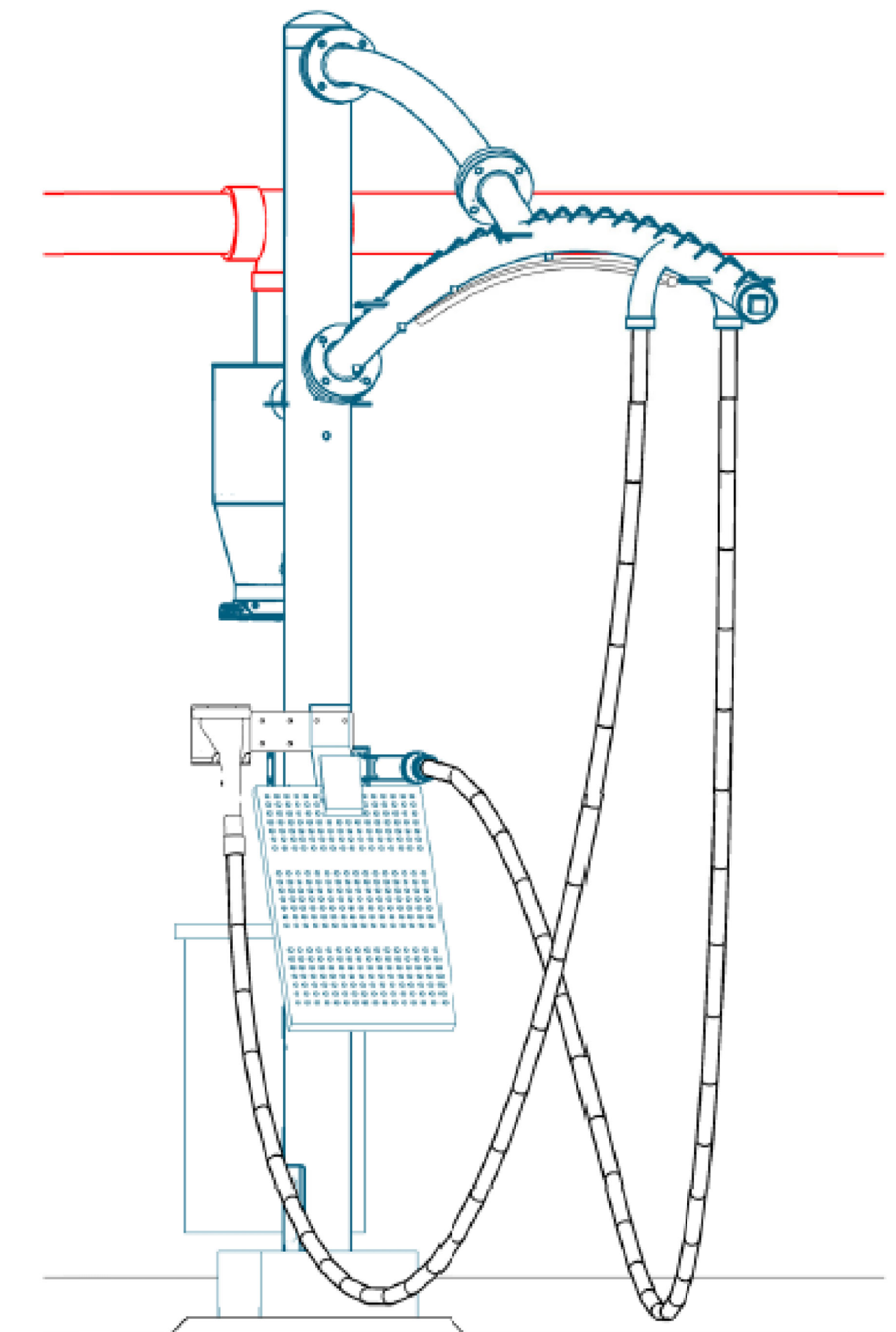
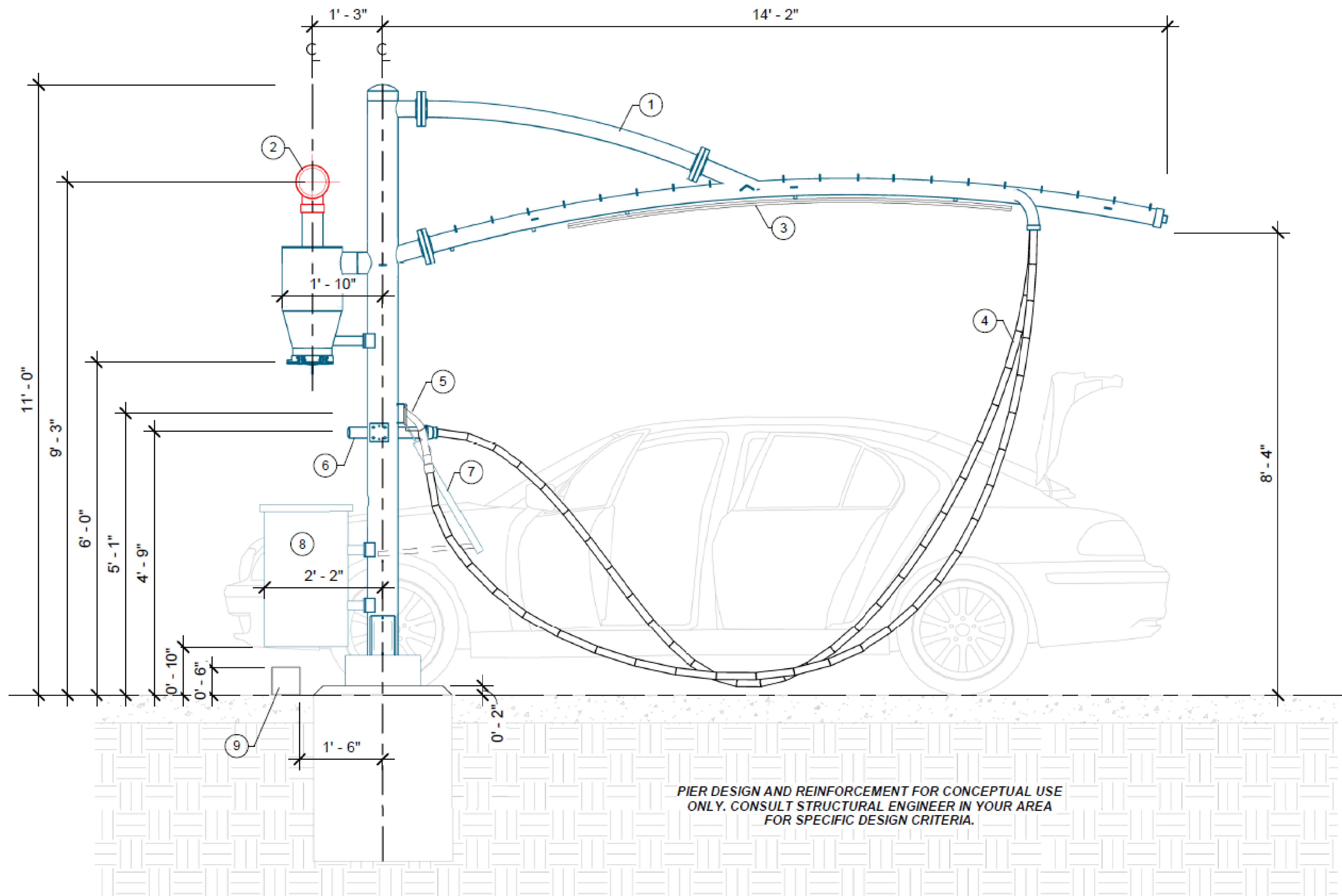
LAND DEVELOPMENT & PERMITTING, CORP.
LAND DEVELOPMENT, TRANSPORTATION AND ENVIRONMENTAL SOLUTIONS
5 BRISTOL DRIVE, SUITE 3A
SOUTH EASTON, MA 02375
P. 508.297.2746
EMAIL: info@MBLLandDevelopment.com
WEB: www.MBLLandDevelopment.com

SITE PLANS
DETAILS
33 MAZZEO DRIVE
ASSESSORS MAP 57 BLOCK B LOT 18..12A
RANDOLPH
MASSACHUSETTS



PROJ. No.: 2021-054
DATE: JANUARY 27, 2022

C-8.4



F.G.
0' - 0"

1 PARKING ELEVATION

PARKING ELEVATION	
ITEM	DESCRIPTION
1	DUAL USER PALM ARCH
2	6" OVERHEAD ALUMINUM VACUUM TUBE BETWEEN ARCHES
3	8' LED LIGHT
4	1-1/2"x15' VACUUM HOSE
5	CLAW VACUUM TOOL
6	CREVICE VACUUM TOOL
7	17" MAT RACK
8	30 GALLON WASTE RECEPTACLE
9	CURB

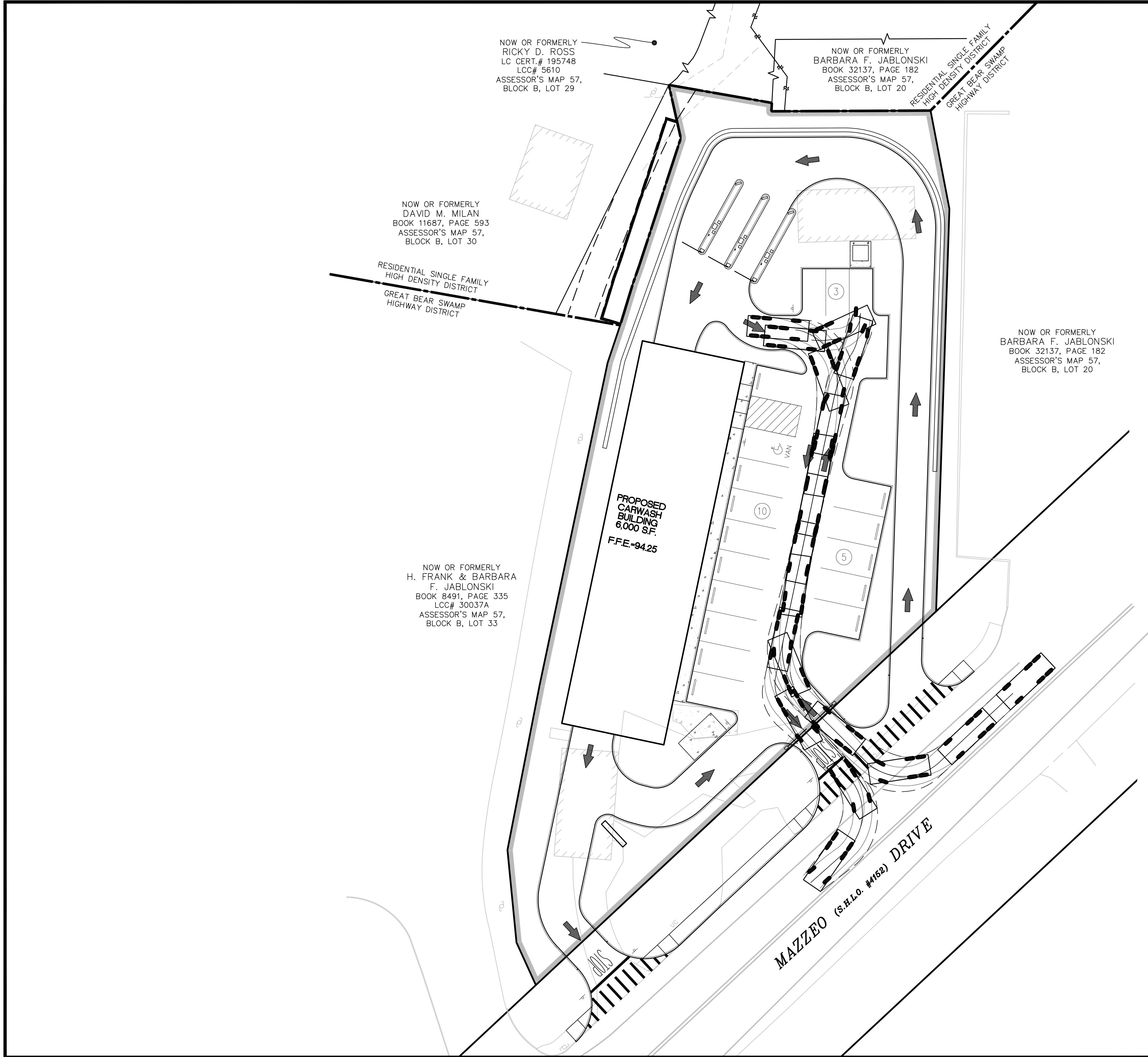
TYPICAL VACUUM LAYOUT AT PARKING STALL
NOT TO SCALE



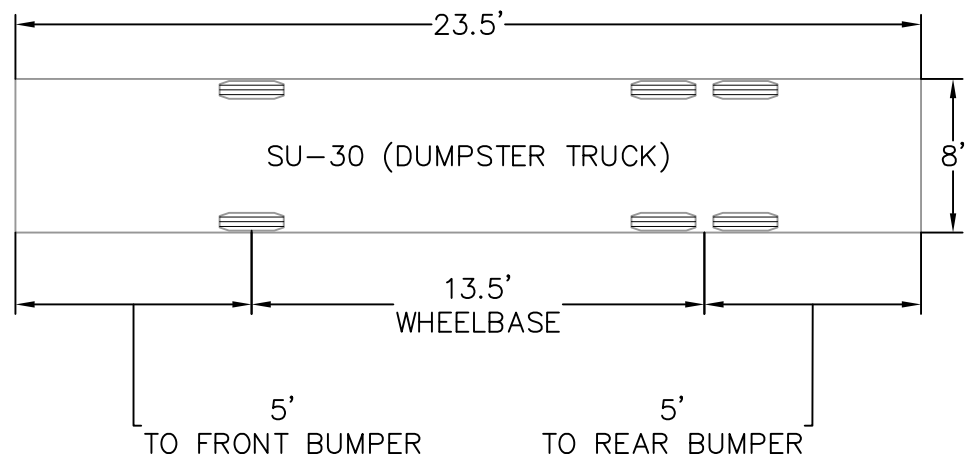
No.		DATE	DESCRIPTION	BY	PROJ. MANAGER: TLD	CHIEF DESIGNER: DT	REVIEWED BY: DATE	SEAL	PREPARED FOR NEW ENGLAND REALTY TRUST 611 HIGH STREET, NO.190		SCALE: HORZ.: VERT.: DATING: HORZ.: VERT.: GRAPHIC SCALE	MBL LAND DEVELOPMENT & PERMITTING, CORP. LAND DEVELOPMENT, TRANSPORTATION AND ENVIRONMENTAL SOLUTIONS 5 BRISTOL DRIVE, SUITE 3A SOUTH EASTON, MA 02375 P. 508.297.2746 EMAIL: info@MBLLandDevelopment.com WEB: www.MBLLandDevelopment.com		SITE PLANS DETAILS 33 MAZZEO DRIVE ASSESSORS MAP 57 BLOCK B LOT 18..12A RANDOLPH MASSACHUSETTS		PROJ. No.: 2021-054 DATE: JANUARY 27, 2022 C-8.5			
REVISIONS																			

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UCS: LMAN: MS VIEW: CTB:



LEGEND	
VEHICLE BODY	_____
VEHICLE ENVELOPE	-----
WHEEL PATHS	_____
CENTER LINE OF TRAVEL	-----

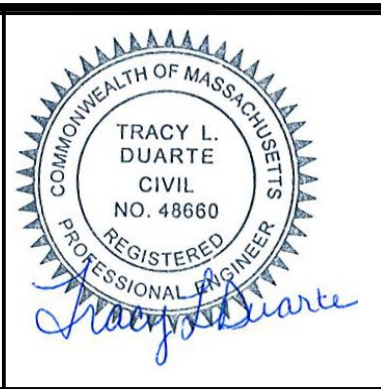


AASHTO SU-30 SINGLE UNIT TRUCK
N.T.S.



				PROJ. MANAGER:	TLD
				CHIEF DESIGNER:	DT
				REVIEWED BY:	DATE
No.	DATE	DESCRIPTION	BY		
REVISIONS					

SEAL



PREPARED FOR	
NEW ENGLAND REALTY TRUST	
611 HIGH STREET, NO.190	
DEDHAM	MASSACHUSETTS

SCALE:
HORIZ.: 1"=20'
VERT.:
DATUM:
HORIZ.:
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GRAPHIC SCALE

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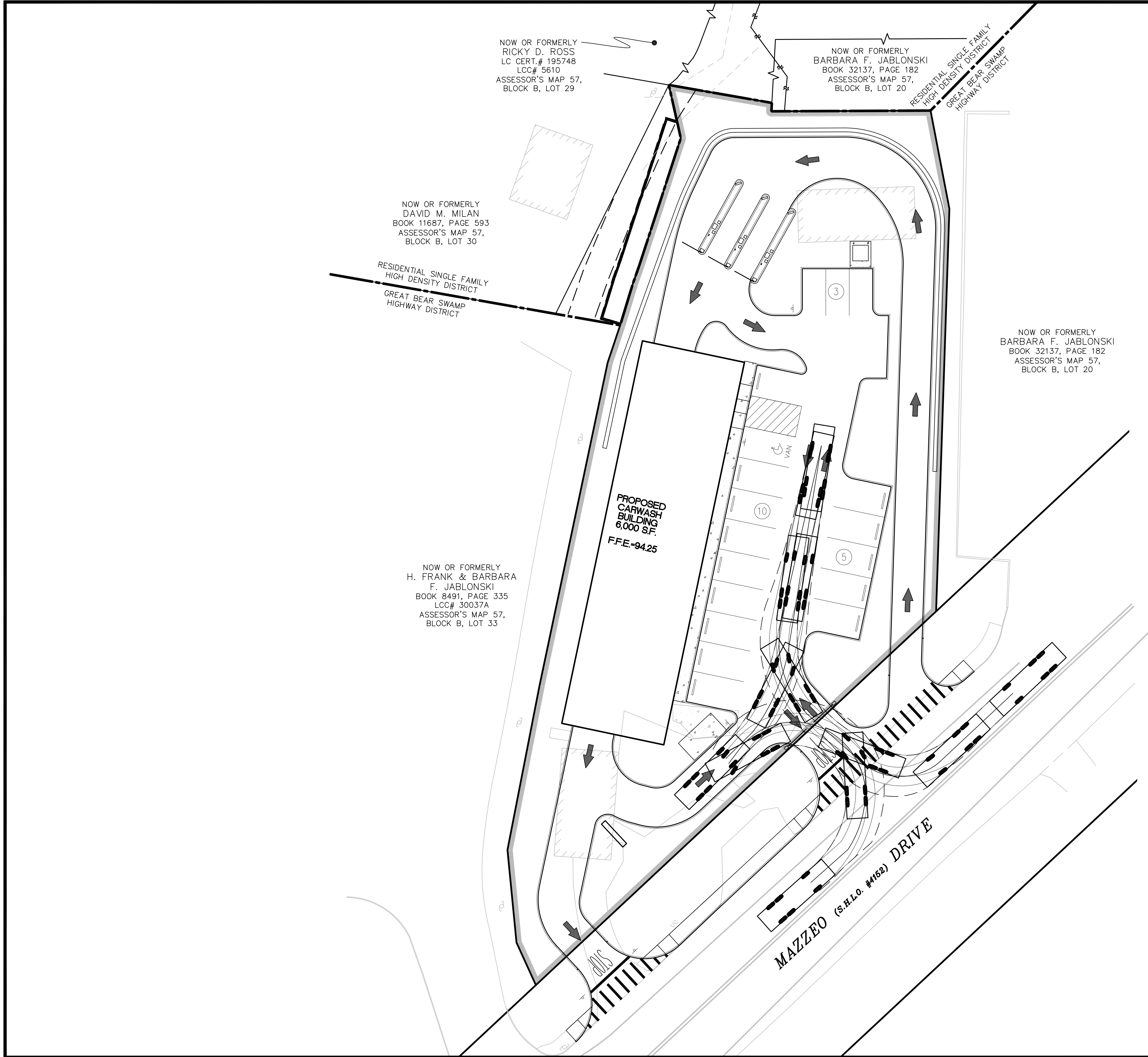
LAND DEVELOPMENT & PERMITTING, CORP.
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SOUTH EASTON, MA 02375
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SITE PLANS	
DUMPSTER TRUCK TURNING PLAN	
33 MAZZEO DRIVE	
ASSESSORS MAP 57 BLOCK B LOT 18..12A	
RANDOLPH	MASSACHUSETTS

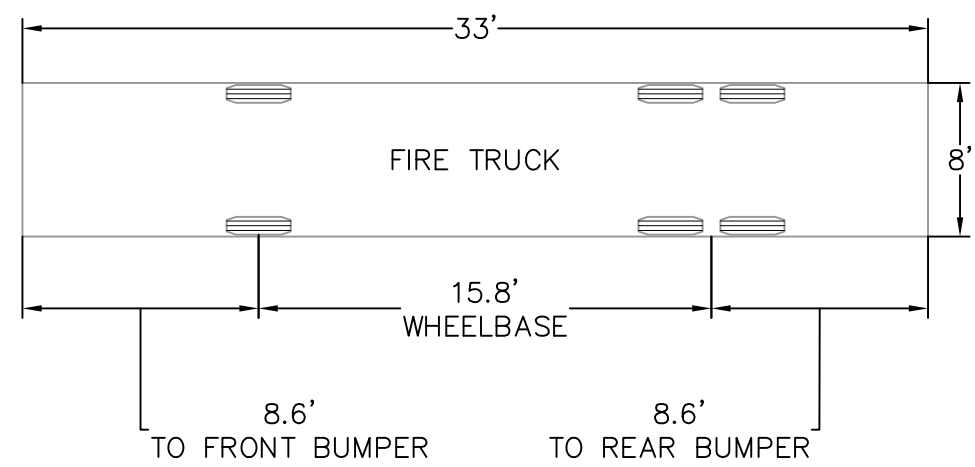
PROJ. No.: 2021-054
DATE: JANUARY 27, 2022
C-9.0

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UCS: LMAN: CTB: MS VIEW:



LEGEND	
VEHICLE BODY	_____
VEHICLE ENVELOPE	-----
WHEEL PATHS	~~~~~
CENTER LINE OF TRAVEL	- - - - -



AASHTO SU-30 SINGLE UNIT TRUCK
N.T.S.



No.	DATE	DESCRIPTION	BY
REVISIONS			

PROJ. MANAGER:	TLD
CHIEF DESIGNER:	DT
REVIEWED BY:	DATE

SEAL



PREPARED FOR
NEW ENGLAND REALTY TRUST
611 HIGH STREET, NO.190
DEDHAM MASSACHUSETTS

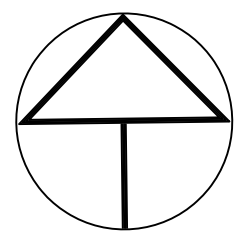
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GRAPHIC SCALE

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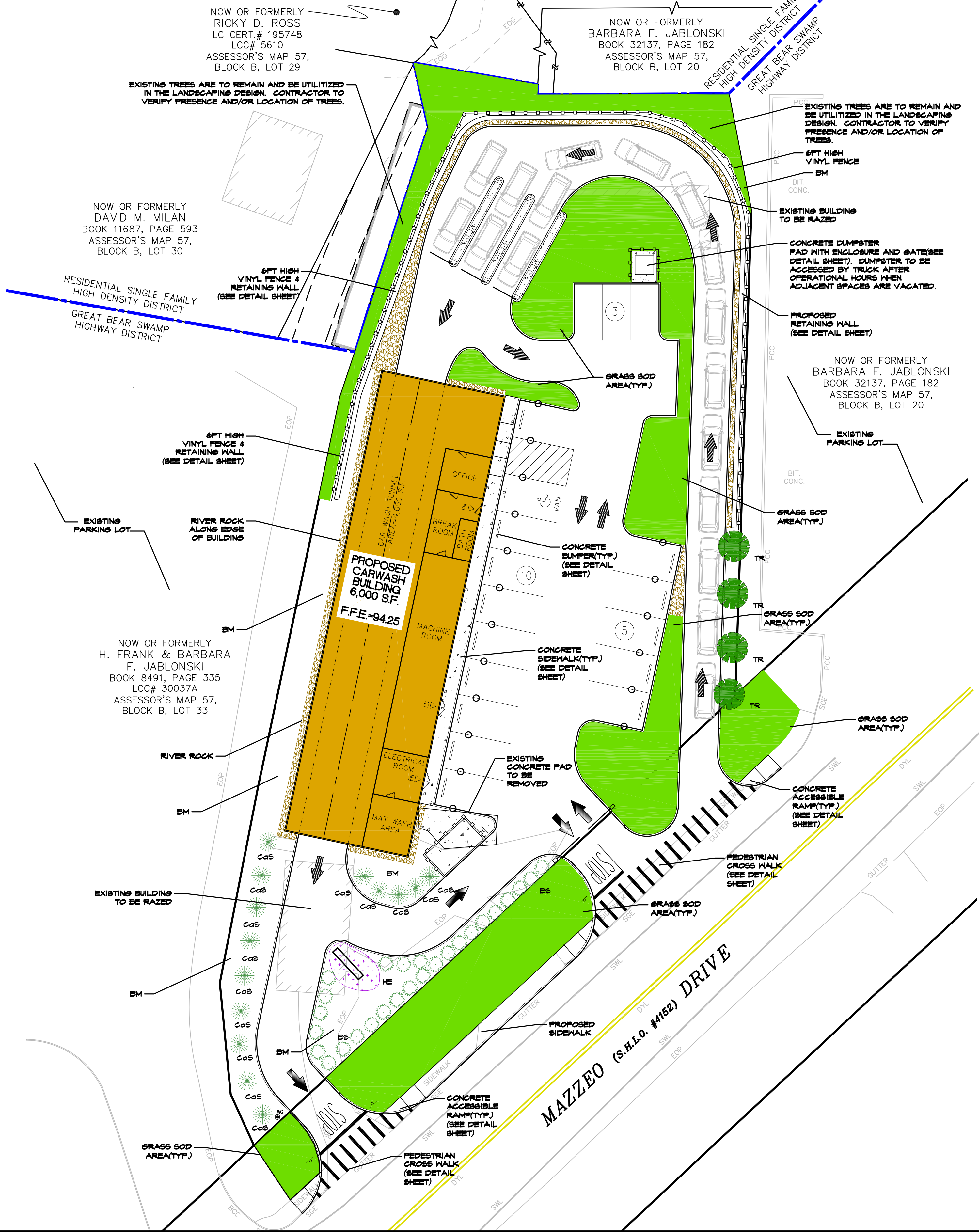
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5 BRISTOL DRIVE, SUITE 3A
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EMAIL: info@MBLLandDevelopment.com
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SITE PLANS
FIRE TRUCK TURNING PLAN
33 MAZZEO DRIVE
ASSESSORS MAP 57 BLOCK B LOT 18..12A
RANDOLPH MASSACHUSETTS

PROJ. No.: 2021-054
DATE: JANUARY 27, 2022
C-9.1



MBL NORTH
LCC# 30037A



LANDSCAPING NOTES:

PLANT SOIL SHALL BE 1/3 SPAGNUM PEAT MOSS AND 2/3 FERTILE FIELD LOAM BY VOLUME.

MULCH SHALL BE HORTICULTURAL QUALITY PINE BARK.

TREE PLANTINGS SHALL BE COMMON VARIETIES CAPABLE OF REACHING A HEIGHT OF 30' @ MATURITY.

SHRUB PLANTINGS SHALL BE COMMON VARIETIES CAPABLE OF A MINIMUM HEIGHT OF 6' @ MATURITY.

UPPER STORY PLANTINGS: 2 1/2 INCH CALIFER. LOWER STORY PLANTINGS: SHRUBS 30-46 INCHES.

PLANTS SHALL CONFORM TO MOST RECENT STANDARDS OF THE AMERICAN NURSERYMEN'S ASSOCIATION.

PROVIDE 6" TOPSOIL & FINE GRADE & SEED ALL AREAS NOT OTHERWISE NOTED.

ALL PLANTINGS AT DRIVE WAY ENTRANCES WILL BE MAINTAINED TO A HEIGHT OF 3' OR LESS AS TO NOT OBSCURE TRAFFIC VISIBILITY.

ALL PLANTING BED MASSINGS ARE REQUIRED TO HAVE P.V.C EDGINGS AND A MINIMUM OF 4" DEEP MULCH COVER OVER FIBERMAT WEED BARRIER.

PLANTING BED WILL HAVE A MINIMUM OF 4-6 PLANT SPECIES.

4-INCH AGED PINE BARK MULCH AND A WEE BARRIER(TY-PAR FABRIC OR APPROVED EQUAL) SHALL BE INSTALLED WHERE SHOWN ON THE PLAN. INSTALL WEED BARRIER PER MANUFACTURERS RECOMMENDATIONS AND SPECIFICATIONS.

RIVER STONE WITH A WEE BARRIER(TY-PAR FABRIC OR APPROVED EQUAL) SHALL BE INSTALLED AS SHOWN ON THE PLAN. INSTALL WEE BARRIER AS INDICATED PER THE MANUFACTURERS RECOMMENDATIONS AND SPECIFICATIONS. RIVER STONE/RIVER RUN TO BE 1"-5" DIA., 6" DEEP WITH WEE BARRIER (TY-PAR OR APPROVED EQUAL).

PLANT PIT BACKFILL SHALL BE MIXED AT A RATE OF 7 PARTS OF TOPSOIL TO 2 PARTS OF DEHYDRATED COV MANURE. SLOW RELEASE FERTILIZER SHALL BE APPLIED AS PER MANUFACTURERS RECOMMENDATIONS AND SPECIFICATIONS. USE EXISTING ON-SITE TOP SOIL(IF AVAILABLE) AS PART OF THE BACK FILL.

ALL LANDSCAPED AREAS NO PLANTED WITH TREES, SHRUBS OR GROUND COVER SHALL BE RESTORED WITH 6" OF LOAM AND HYDROSEED AS INDICATED ON THE PLANS.

ALL SEED, SHRUB/TREE AREAS SHALL RECEIVE 6"PH CORRECTED TOPSOIL. AFTER TOPSOIL IS SPREAD EVENLY OVER THE ENTIRE AREA, ALL GLOBS, LUMPS, STONES AND OTHER DELETERIOUS MATERIAL SHALL BE RAKED UP AND REMOVED FROM THE SITE.

APPLICATION OF GRASS SEED, FERTILIZERS AND MULCH SHALL BE ACCOMPLISHED BY BROADCAST SEEDING OR HYDROSEEDING AT THE RATES OUTLINED BELOW:
A/LIVE STONE 100 LBS./1,000 SF.
B/FERTILIZER 500 LBS./ACRE OF 10-20-20 OR 1000 LBS./OR 5-10-10
C/MULCH: HAY MULCH APPROXIMATELY 3 TONS PER ACRE.
D/SEE MIX.(SLOPES LESS THAN 4:1) LBS./ACRE

GREeping RED FESCUE 20
TALL FESCUE 15
PERENNIAL RYE GRASS 5
RED TOP 2

FOR TEMPORARY SEDIMENTATION AND EROSION CONTROL, PLEASE REFER TO THAT SHEET IN THE SET OF PLANS FOR REFERENCE.

ANY CHANGES IN PLANT LOCATIONS OR TYPE OF PLANTS SHALL BE REVIEWED AND APPROVED BY THIS OFFICE AND BURGER KING PRIOR TO THE PURCHASE OF ANY PLANTS AND INSTALLATION OF PLANTS.

ALL TREES AND SHRUBS THAT ARE SHOWN ON THIS PLAN AND INSTALLED BY THE CONTRACTOR SHALL BE GUARANTEED BY THE CONTRACTOR FOR A 1 YEAR PERIOD AFTER INSTALLATION.

THE CONTRACTOR SHALL INSTALL AN IRRIGATION SYSTEM TO PROVIDE COMPLETE COVERAGE OF ALL THE LANDSCAPED AREAS SHOWN ON THIS PLAN. THE SYSTEM SHALL INCLUDE A TIMER AND SHALL BE INSTALLED IN ACCORDANCE WITH STATE AND LOCAL CODES.

IRRIGATION NOTES (WHEN REQUIRED)

CONTRACTOR TO BE RESPONSIBLE FOR PROPER COVERAGE OF AREAS TO BE WATERED I.E. ADJUST HEADS WITH INSUFFICIENT COVERAGE DUE TO BLOCKAGE BY EXISTING OR PROPOSED SITE FEATURES.

CONTRACTOR TO REFER TO LANDSCAPE PLAN TO KEEP SPRINKLER EQUIPMENT AND ACCESSORY MATERIAL FROM INTERFERING WITH PROPER PLANTING, I.E. VERIFY ROOT BALL SIZE FOR PLANTING.

RAINBIRD CONTROL VALVES, COUPLINGS, SPRINKLER HEADS SERIES 1812 AND 1804 SHALL BE USED. USE TORO SUPER TOO LAWN ROTOR WHERE REQUIRED.

MAINLINE AND LATERAL LINE PIPE SHALL BE GLASS 200 P.V.C. IRRIGATION SLEEVE SHALL BE SCHEDULE 40 P.V.C.

INCLUDE BACKFLOW PREVENTER ASSEMBLY AND SPRINKLER CHECK VALVE DEVICES WHERE LOW HEAD DRAINAGE MAY OCCUR.

Plant Legend

KEY	DESCRIPTION	MINIMUM INSTALL/SIZE
BM	BARK MULCH (AGED PINE, UNDYED)	
BS	BOXWOOD BUXUS SPERMATOPHYTES	3-4 FEET, 3 GAL. 4 FT. O.C.
TR	THUJA OCCIDENTALIS CULTIVAR EMERALD ARBORVITAE	5-6 FT. HT.
CoS	DWARF REDTWIN DOGWOOD CORNUS SERICEA 'KELSEY'	20-36 INCHES, 3 GAL. 4 FT. O.C.
HE	SOD HEMERCALLIS VARIETIES DAYLILY MIXED COLORS-DWARF	1 EVERY 12" SQ.
STONE	RIVER ROCK	1" - 3" DIA. RIVER STONE BED



					PROJ. MANAGER:	TLD
					CHIEF DESIGNER:	DT
					REVIEWED BY:	DATE
No.	DATE	DESCRIPTION			BY	
REVISIONS						

SEAL	SEAL
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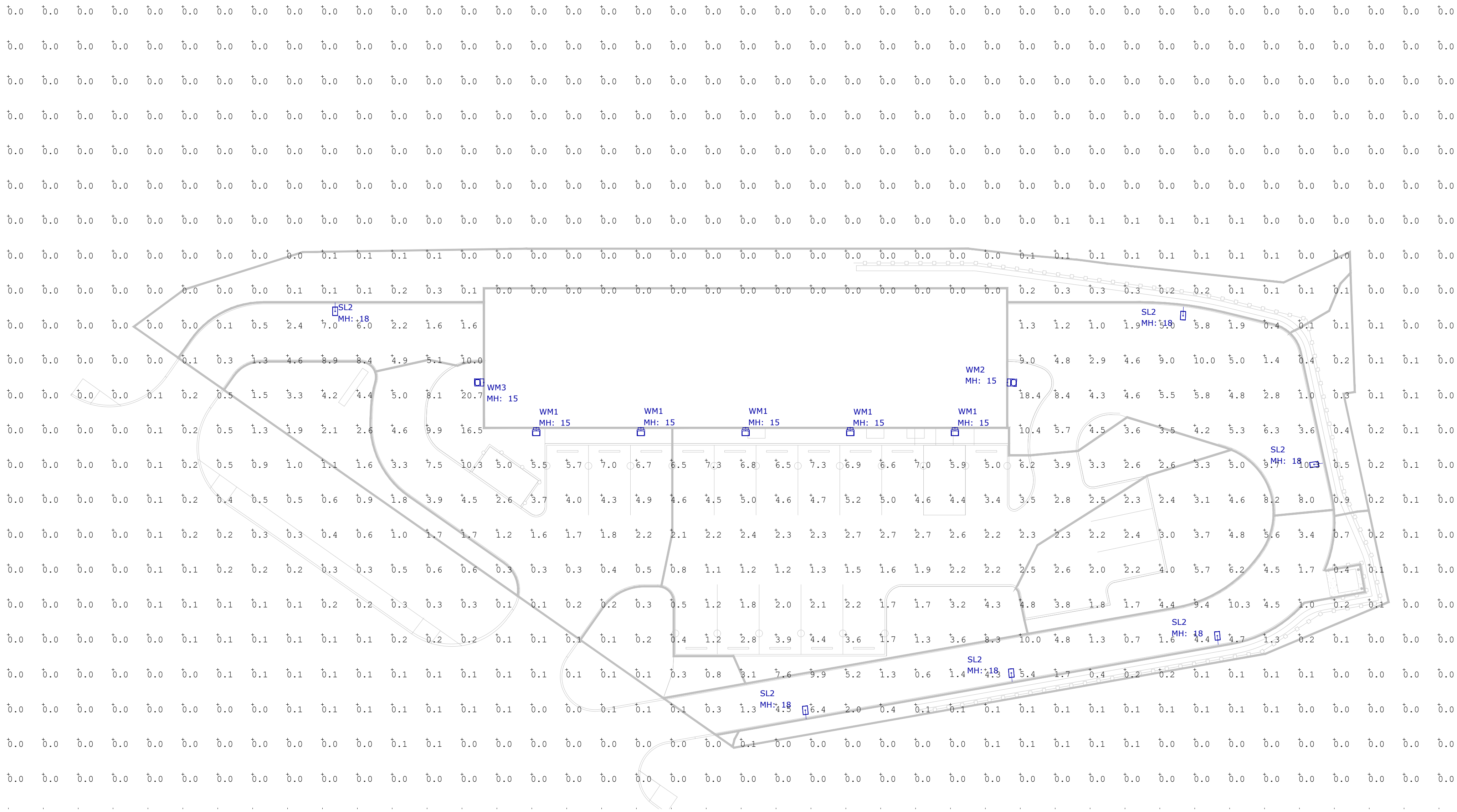
PREPARED FOR NEW ENGLAND REALTY TRUST 611 HIGH STREET, NO.190	
DEDHAM	MASSACHUSETTS

SCALE:	HORIZ.: 1"=20'
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DATUM:	HORIZ.:
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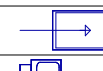
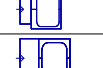
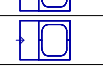

MBL	
LAND DEVELOPMENT & PERMITTING, CORP. LAND DEVELOPMENT, TRANSPORTATION AND ENVIRONMENTAL SOLUTIONS 5 BRISTOL DRIVE, SUITE 3A SOUTH EASTON, MA 02375 P.508.297.2746 EMAIL:info@MBLLandDevelopment.com WEB: www.MBLLandDevelopment.com	

SITE PLANS LANDSCAPING PLAN 33 MAZZEO DRIVE ASSESSORS MAP 57 BLOCK B LOT 18..12A	
RANDOLPH	MASSACHUSETTS

PROJ. No.: 2021-054 DATE: JANUARY 27, 2022	L-1.0
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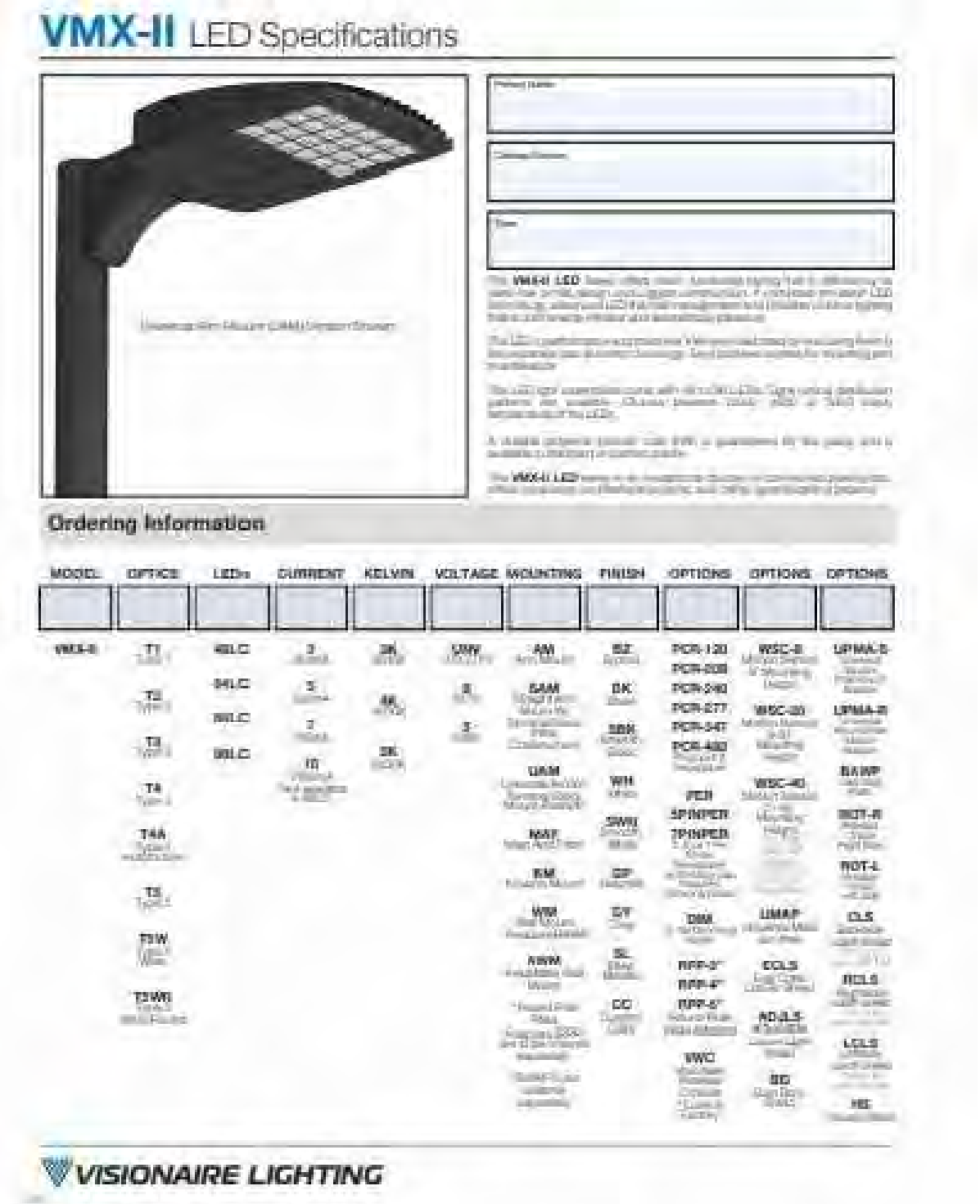
1 Photometric Layout and Calculations
SCALE: 1:20
20' 0 10' 20' 40'

Luminaire Schedule						
Symbol	Label	Qty	Description	LLF	Lum. Watts	Lum. Lumens
	SL2	6	Visionaire # VMX-II-T4-25L-4K-HS	0.900	172	9923
	WM1	5	Visionaire # VMX-II-T3-48LC-5-4K	0.900	52	7624
	WM2	1	Visionaire # VMX-II-T3-25L-4K-LCLS	0.900	172	18056
	WM3	1	Visionaire # VMX-II-T3-25L-4K-RCLS	0.900	172	18056

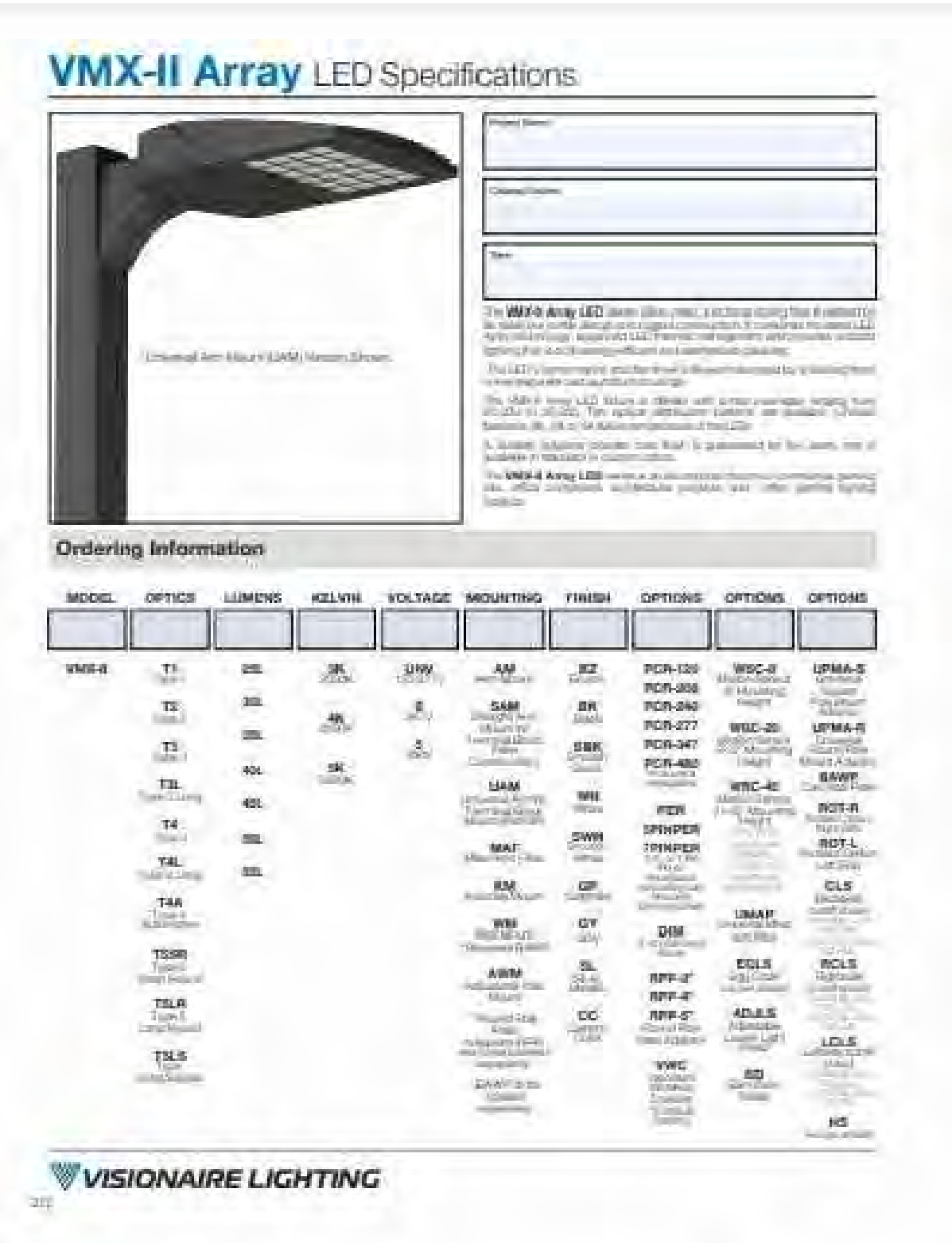
Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE CALCS	Illuminance	Fc	0.94	20.7	0.0	N.A.	N.A.
PARKING AREA	Illuminance	Fc	3.17	7.3	0.2	15.85	36.50
WASH ENTRANCE	Illuminance	Fc	4.11	10.3	0.4	10.28	25.75
WASH EXIT	Illuminance	Fc	4.78	10.0	1.2	3.98	8.33

NOTES:

- A. A LIGHT LOSS FACTOR OF 0.900 HAS BEEN APPLIED TO FIXTURES UNLESS OTHERWISE NOTED. REFER TO LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTOR AND LUMEN INFORMATION.
- B. SEE "MH" ON LIGHTING FIXTURE TAG LOCATED ON PLAN FOR MOUNTING HEIGHT INFORMATION.
- C. CALCULATION POINTS ARE TAKEN AT GRADE.
- D. CALCULATION RESULTS ARE BASED ON IES STANDARDS UNLESS OTHERWISE REQUESTED.



2 Visionaire Type VMX-II Specification



3 Visionaire Type VMX-II Array Specification



DATE: 1/19/2022	REVISIONS	DESCRIPTION	DATE
PROJECT NUMBER: 22004	1		
DRAWN BY: AM	2		
CHECKED BY: AD	3		
APPROVED BY: VM	4		
SCALE: AS NOTED	5		
	6		
	7		

33 MAZZEO DRIVE
RANDOLPH, MA



33 MAZZEO DRIVE
RANDOLPH, MA



33 MAZZEO DRIVE
RANDOLPH, MA



33 MAZZEO DRIVE
RANDOLPH, MA



33 MAZZEO DRIVE
RANDOLPH, MA



33 MAZZEO DRIVE
RANDOLPH, MA



33 MAZZEO DRIVE

CAR WASH TUNNEL SF:	4050 SF
RETAIL SF:	1950 SF
<hr/>	
TOTAL SF:	6000 SF

