PLANNING BOARD MEETING

Tuesday, June 23, 2026 at 6:00 PM

Town Hall - 41 South Main Street Randolph, MA 02368

AGENDA

Pursuant to the temporary provisions pertaining to the Open Meeting Law, public bodies may continue holding meetings remotely without a quorum of the public body physically present at a meeting location.
The public is invited to participate in the meeting in person, via telephone or computer.

A. Call to Order - Roll Call

B. Chairperson Comments

C. Approval of Minutes

1. Minutes of 6/9/2026

D. Public Speaks

E. New Business

1. Planned Residential Development - Violet Hills (Mill Street) revisions
2. ANR - 5 Gold Street
3. Zoning Ordinance - proposed prohibition of Data Centers

F. Staff Report
***Active Subdivision Review**
***Active Project Review**
***Upcoming Projects**

G. Board Comments

H. Adjournment
Upcoming Meeting Dates
July 11
August 11
September 8
September 22

File Attachments for Item:

1. Minutes of 6/9/2026

PLANNING BOARD MEETING

Tuesday, June 09, 2026 at 6:00 PM

Town Hall - 41 South Main Street Randolph, MA 02368

MINUTES

Pursuant to the temporary provisions pertaining to the Open Meeting Law, public bodies may continue holding meetings remotely without a quorum of the public body physically present at a meeting location.
The public is invited to participate in the meeting in person, via telephone or computer.

A. Call to Order - Roll Call

Chairman Plizga called the meeting to order at 6:09 pm.

PRESENT
Alexandra Alexopoulos - arrived at 6:11 pm
Araba Adjei-Koranteng
Tony Plizga
Peter Taveira
Lou Sahlu

B. Chairperson Comments

None

C. Approval of Minutes

1. Minutes of 4/28/2026

   The Planning Board approved the meeting minutes of April 28, 2026, as presented.

   Motion made by Plizga, Seconded by Adjei-Koranteng to approve the meeting of April 28, 2026, as presented.
   Voting Yea: Adjei-Koranteng, Plizga, Taveira, Sahlu

   Member Alexopoulos arrived after the vote.

2. Minutes of 5/12/2026

   The Planning Board approved the meeting minutes of May 12, 2026, as presented.

   Motion made by Plizga, Seconded by Adjei-Koranteng to approve the meeting minutes of May 12, 2026, as presented.
   Voting Yea: Alexopoulos, Adjei-Koranteng, Plizga, Taveira, Sahlu

D. Public Speaks

There were no public comments during the public speaks portion of the meeting.

E. Old/Unfinished Business

1. Inclusionary Zoning - revisions

Chairman Plizga noted this evening's Inclusionary Zoning review would focus on definitions, proposed Section 9, and zoning for assisted living, independent living facilities, and mixed-use developments.

Planning Director Michelle Tyler explained that Inclusionary Zoning is intended to promote a range of housing types and affordability levels for Randolph residents and help the Town achieve safe harbor status under Chapter 40B.

Mrs. Tyler noted that the Board reviewed the draft Inclusionary Zoning language at its previous meeting and would be discussing revisions during this session.

Mrs. Tyler noted that the Zoning Ordinance currently provides no guidance on where assisted living or independent living facilities may be located or how they should be permitted. Mrs. Tyler explained that these types of facilities typically have needs for affordable housing. Mrs. Tyler added that the proposed amendments should be forwarded to Town Council as a single package as they cannot standalone.

Chairman Plizga began with the Definitions page and asked for questions or comments. Chairman Plizga stated they were ready to be forwarded to Town Council, then moved to Section 9.9 (Inclusionary Zoning) and asked for comments on sections A-C, noting that no changes had been proposed previously or currently.

Chairman Plizga moved on to Section D, second table and requested removal of the asterisk because it no longer referenced anything. Chairman Plizga also asked Mrs. Tyler why the affordable housing requirements for 1-9 unit buildings was not set at zero, as it is for multifamily projects. Mrs. Tyler explained that residents entering assisted living facilities are likely to have income below 80% of AMI and recommended keeping the 12.5% requirement.

Member Alexopoulos noted the increase from 12.5% to 15% for developments with 10 or more units and felt it was too large a jump. The Board discussed replacing percentage-based affordable housing requirements with specific unit counts. Chairman Plizga recommended requiring 0 affordable units for developments with 1-9 units and increasing the requirement for 10-19 unit developments from 1 to 2 affordable units. Members Adjei-Koranteng, Taveira and Sahlu preferred keeping the 10-19 unit requirement at 1 affordable unit.

Chairman Plizga reviewed Section E and noted a minor scrivener's error in subsection (4). He questioned why the provision stating that payments to the Randolph Affordable Housing Trust Fund must be used exclusively to promote the Town's affordable housing goals was included in the Zoning Bylaw. Mrs. Tyler explained that the language clarifies that such funds are not deposited into the Town's general fund. After the explanation, Chairman Plizga agreed the provision should remain.

Regarding subsection (5), which addresses the disposition of payments if the Affordable Housing Trust fund is dissolved, Mrs. Tyler stated that she is awaiting guidance from the Town Attorney and Town Manager before finalizing the remaining language.

In Section F, Affordable Housing Restrictions, Chairman Plizga recommended [illegible] the ampersand in "Housing Marketing & Selection Plan" with the word "and" for consistency.

In Section G, Preservation of Affordability, Chairman Plizga recommended removing subsection (3) because it was blank unless intended as a placeholder. Member Taveira asked about the meaning of “XXX” in the provision stating that no occupancy permit shall be issued unless the XXX has determined that the applicant’s affirmative marketing plan complies with the requirement. Mrs. Tyler explained that “XXX” represents the entity responsible for ensuring compliance with the affordable housing marketing and selection plan and recommended that responsibility be assigned to the Planning Board. Chairman Plizga agreed and directed Mrs. Tyler to replace “XXX” with “Planning Board.”

Chairman Plizga noted that Section 9 is ready to be forwarded to Town Council once Section E (5) is resolved.

Section 9.1 Mixed-Use

Mrs. Tyler noted that strikethroughs from the previous review remain in this section, and the Board's requested revisions are shown in red. Chairman Plizga noted a minor edit to Section F, adding the title "Affordable Dwelling Units."

Special Residential Regulations

Mrs. Tyler noted that the section title may change but did not want to title it Senior Housing Regulations because assisted living facilities are not limited to seniors. Chairman Plizga recommended the title "Assisted and Independent Living Facilities." Mrs. Tyler noted that, except for the existing Assisted Living Facilities (ALF) definition, all provisions in this section are new.

Under Purpose, Chairman Plizga questioned the reference to age-restricted housing if such developments cannot be age-restricted. The Board agreed to remove the reference. The second sentence was revised to read, "Provide a variety of safe and suitable housing opportunities." Chairman Plizga asked Mrs. Tyler to review and propose alternative language if appropriate.

Regarding Applicability, Mrs. Tyler recommended allowing use by special permit in the RMFD, NRBD, WCBD, OSBD, GBHD and BHRD districts. Member Ajdei-Koranteng expressed concern that the NRBD was not an appropriate fit; however, Mrs. Tyler noted that projects would require special permits and the Board agreed to retain the NRBD district.

Under Dimensional Standards, Chairman Plizga suggested the Maximum Building Height be defined by the applicable Zoning District rather than a uniform four-story limit after the Board expressed concern about four-stories in certain districts. Mrs. Tyler noted that a sub-table could be added to identify height limits by district. Chairman Plizga preferred referencing the existing zoning table to avoid duplication, while Member Adjei-Koranteng favored including the information in this section for ease of use. Chairman Plizga ultimately agreed to insert the sub-table.

Under Site Design Requirements, Chairman Plizga noted that, regarding the Multiple Buildings provision, he would support reducing the minimum separation distance from

twenty (20) feet to fifteen (15) feet. Mrs. Tyler explained that the twenty [illegible] requirement was intended to accommodate access needs, particularly in assisted living facilities where resident mobility must be considered.

Regarding Parking, Chairman Plizga recommended revising the provision just below the table to read: "Off-street parking and loading spaces, internal ways, and maneuvering areas shall be designed to provide for adequate drainage, snow storage and/or removal, maneuverability and curb cuts."

Chairman Plizga questioned whether the granite curb reveal height is 7 inches as noted or 6 inches and recommended the sentence be rewritten as follows:Granite curbing with a seven-inch (7") reveal shall be used at all roads and private internal ways, and at catch basins. Chairman Plizga questioned whether granite curbing is still required at catch basins. Mrs. Tyler noted that DPW is still considering whether or not granite curbing is needed at catch basins. Chairman Plizga asked Mrs. Tyler to take out "catch basins". And asked Mrs. Tyler to confirm the granite curbing height.

Chairman Plizga and Mrs. Tyler further discussed the term "internal ways" and curb requirements. Chairman Plizga recommended revising the provision to require granite curbing at intersections with public roadways and six-inch (6") concrete curbing on private ways.

Regarding surface parking lot requirements, Chairman Plizga questioned whether a three (3) foot high fence or wall could be permitted as an alternative to the required six (6) foot high landscape buffer. Mrs. Tyler noted that the language is taken directly from the UCTD Zoning. Chairman Plizga recommended revising the provision to allow a three (3) foot high fence on a berm to achieve and effective six (6) foot height. The Board discussed parking space requirements, noting that Independent Living Facilities would require fewer spaces than Assisted Living Facilities, which would need additional parking for staff.

Regarding the Buffer provision, Chairman Plizga noted that the SPGA may allow a reduced buffer and emphasized the need for consistent references throughout the ordinance (some reference SPGA and other Planning Board). Mrs. Tyler stated she would revise all references to use "SPGA".

Chairman Plizga also suggested adding flexibility elsewhere in the ordinance at the SPGA's discretion. Mrs. Tyler noted that waivers currently require a hardship determination by the ZBA. Chairman Plizga asked Mrs. Tyler to draft language for other sections of the ordinance to allow additional flexibility.

Chairman Plizga moved on to the Signs provision, there was no Board discussion.

Regarding the provision that says: "All dumpsters and utility/service areas shall be screened with adequate plantings and/or landscape structures," Chairman Plizga asked if utilities should be under ground. Chairman Plizga requested that Mrs. Tyler provide draft language requiring under ground utilities for new construction. Member Adjei-Koranteng thought it would be helpful to add the term "fencing" rather than landscape structures for the dumpster or transformer enclosure.

The Board reviewed Building Design Standards and discussed several items:

One (1) zero-step entrance: The Board discussed requiring a zero-step instead of a handicap ramp and considered how many would be required and whether the requirement should apply per unit or per building. Mrs. Tyler will revise the language for clarification.

Doorways with thirty-six (36) clear passage: Mrs. Tyler recommended 36-inch doorways, consistent with zoning for assisted living facilities in other communities, to improve wheelchair accessibility.

Maximum Living Area: Chairman Plizga requested that the term "net" be removed from the square footage requirements to remain consistent with other zoning language. Mrs. Tyler noted that the listed square footage requirements are within the minimum livable area standards established by MassHousing.

The Board reviewed the Prohibitions section, including language prohibiting the conversion of independent or assisted living dwelling units into conventional apartments or condominiums. The Board thought the language should remain for now. Mrs. Tyler noted that the Town Attorney has not yet reviewed the provision, and it may be revised based on that review.

Chairman Plizga noted that the first three sections of Inclusionary Zoning Ordinance are ready to go to Town Council, while the fourth section still requires revisions. The Board hopes to submit all four sections to Town Council as a group.

F. New Business

1. ANR - 217 Union Street

Mrs. Tyler noted that the ANR for 217 Union Street creates one conforming lot and one non-buildable lot, which will be conveyed to the northwest lot, making it acceptable and exempt from subdivision control review.

Chairman Plizga noted that the lot has existing non-conforming frontage that is unchanged and still meets the minimum area for a single-family lot; Lot B is inaccessible and will be conveyed to the adjoining lot.

Motion made by Plizga, Seconded by Sahlu to approve the ANR drawing prepared by Collins Engineering Group dated May 27, 2026 for a plan of land in Randolph, Massachusetts at 217 Union Street.
Voting Yea: Alexopoulos, Adjei-Koranteng, Plizga, Taveira, Sahlu

2. Zoning Amendment Discussion - Data Centers

Chairman Plizga introduced a discussion on Zoning for Data Centers and asked Mrs. Tyler for an overview.

Mrs. Tyler explained that the proposed Data Center zoning would establish regulations—or potentially prohibit—data centers in Randolph, which currently has no zoning provisions addressing them. Mrs. Tyler noted concerns seen nationwide regarding the significant water and electricity demands of large data centers. The Board must decide whether to recommend regulations that restrict the size and impact of data

centers or prohibit them entirely. Any proposed zoning changes would still requi by Town Council and undergo the public hearing process.

Mrs. Tyler said the draft language was developed with assistance from a colleague in another community and is modeled after restrictions adopted in Mansfield.

Chairman Plizga noted that a key difference between Randolph and Mansfield is that Mansfield operates its own electric department. Chairman Plizga also referenced information provided by Member Sahlu regarding Tier One, lower-impact data center types but focused on AI-related facilities, which can consume an estimated 15 to 40 million gallons of water annually. Mrs. Tyler noted that Randolph has just under 13,000 housing units. Chairman Plizga estimated that a data center with that level of water demand would be equivalent to adding 2,000 households and could significantly impact the Town's water system. Based on those concerns, Chairman Plizga indicated he is leaning toward prohibiting data centers in Randolph.

Member Sahlu stated that the likelihood of a data center locating in Randolph is low and noted that current water-use estimates are based on existing facilities, which generally consume more water and electricity than newer designs. Member Sahlu explained that advances in technology have improved efficiency, even among hyperscale facilities, and expressed his belief that Randolph would be more likely to attract a small Tier 1 facility. Member Sahlu also noted that Massachusetts has approximately 61 data centers, most of which are relatively small. Based on these factors, Member Sahlu felt that a prohibition may be too restrictive.

Mrs. Tyler expressed concern that regulating data centers could be difficult for the Town to administer at this time. Mrs. Tyler noted that if a prohibition were adopted, it could be amended in the future as technology improves and resource demands decrease. Mrs. Tyler also suggested that the Town consider a moratorium on data centers to allow time to gather additional information and develop appropriate regulations.

Chairman Plizga noted that even if we put regulations in place for a Tier One/Low Impact facility, they are very technical and would be difficult for the Board to review without assistance from a peer review from an outside party. Chairman Plizga expressed concern over not having much control over the process.

Member Alexopoulos stated that a prohibition may be the preferable approach at this time, as a moratorium would require an expiration date and ongoing monitoring to determine whether it should be extended or replaced with permanent regulations.

Member Taveira stated that he is not opposed to a prohibition but questioned whether water used by data centers could be recycled to reduce overall consumption.

Member Adjei-Korenteng expressed support for a prohibition, stating that it is the best option at this time until the Town can be confident that data center would not place a significant demand on water.

Chairman Plizga requested that Mrs. Tyler draft zoning language prohibiting data centers for the Board's review and consideration. Chairman Plizga added that any comments or objections from Board members who oppose the prohibition would be included in the Board's report to Town Council.

G. Staff Report

Mill Street PRD

Mrs. Tyler informed the Board that it will review the Mill Street Planned Residential District project at its next meeting. The project had originally been scheduled for the current meeting, but the applicant requested additional time to prepare. The applicant appeared before Town Council, where numerous requests were made for revisions and clarification. Mrs. Tyler noted that Town Council's interpretation of certain zoning provisions differed from that of the Planning Board and that the project also generated significant public comment. Mrs. Tyler added that she has been working with the applicant to address the requested changes.

300 Pond Street - FlexCon Industries

Mrs. Tyler noted that the Board approved the site plan review for 300 Pond Street in August 2024, which included an 18-month construction window. She explained that the applicant did not receive stormwater permit approval until November 2025 due to circumstances beyond their control. As a result, Mrs. Tyler requested that the Board extend the construction deadline through the end of 2027. She added that if the applicant is unable to meet that deadline, they would be required to return to the Planning Board to request a formal extension. Chairman Plizga requested completion of construction by December 31, 2027.

Motion made by Alexopoulos, Seconded by Adjei-Koranteng to allow 300 Pond Street to extend their construction completion date to December 31, 2027.
Voting Yea: Alexopoulos, Adjei-Koranteng, Plizga, Taveira, Sahlu

Union Crossing Transit District

Mrs. Tyler informed the Board that a project in the UCTD is expected to come before it for technical review this summer. While no plan set has been submitted yet, the applicant intends to file soon. Mrs. Tyler noted that architectural plans have not yet been prepared and advised that they should be included with the submission, as the application would otherwise be considered incomplete.

H. Board Comments

None

I. Adjournment

Upcoming Meeting Dates

June 23, July 14, August 11, September 8, September 22

The meeting adjourned at 8:07 pm.

Motion made by Adjei-Koranteng, Seconded by Alexopoulos to adjourn the meeting.
Voting Yea: Alexopoulos, Adjei-Koranteng, Plizga, Taveira, Sahlu

File Attachments for Item:

1. Planned Residential Development - Violet Hills (Mill Street) revisions

EVERSTEAD PARTNERS

June 18, 2026

Ryan Egan
Town Council President
Town of Randolph
41 South Main Street
Randolph, MA 02368

Cc: Michelle Tyler, Director of Planning

RE: Special Permit Application – Violet Hills at 217 Mill Street

Introduction

Everstead Partners is pleased to submit the revised plans for Violet Hills, a thoughtfully designed Planned Residential Development located at 217 Mill Street in Randolph, Massachusetts.

Violet Hills has been carefully designed to advance the goals of the Town of Randolph's Planned Residential Development regulations by creating a high-quality residential community that balances attainable and affordable homeownership opportunities, open space preservation, neighborhood compatibility, environmental stewardship, and long-term community value. Through the flexibility afforded by the PRD process, the project provides a superior site design compared to what could otherwise be achieved through a conventional subdivision approach.

The revised plan consists of ten detached homes arranged within a cohesive neighborhood setting that prioritizes pedestrian connectivity, high-quality landscaping, and attractive residential design. The development includes five two-bedroom homes and five three-bedroom homes, creating a diverse mix of housing opportunities for first-time homebuyers, workforce households, young families, empty nesters, and downsizing residents. Most importantly, Violet Hills will provide nine attainable and affordable homeownership opportunities across multiple income tiers, creating pathways to homeownership for households that are increasingly priced out of the traditional housing market.

Planned Residential Development Vision

The Randolph Planned Residential Development regulations encourage innovative residential design that preserves open space, protects natural features, promotes neighborhood compatibility, and creates residential environments that are superior to those achievable through conventional development patterns.

The design of Violet Hills reflects these objectives by minimizing the visual impact of parking areas, enhancing perimeter landscaping, preserving meaningful open space, and creating a pedestrian oriented neighborhood environment. Rather than focusing solely on maximizing development potential, the project prioritizes neighborhood character, environmental stewardship, housing opportunity, and long-term livability.

The result is a residential community that reflects both the purpose and intent of the PRD regulations while providing meaningful public benefits through attainable and affordable homeownership opportunities.

Site Design and Neighborhood Compatibility

The layout of Violet Hills has been carefully planned to balance housing opportunities, neighborhood compatibility, environmental considerations, and the objectives of the Town's Planned Residential Development regulations.

Throughout the review process, Everstead Partners evaluated multiple site configurations to improve buffering, circulation, open space preservation, and overall functionality. The revised plan includes modifications to visitor parking areas, expanded buffer areas along portions of the site perimeter, increased snow storage capacity, and enhanced pedestrian circulation.

One of the most significant revisions involved increasing portions of the required buffer by approximately four feet along the eastern and southern property boundaries. These modifications create additional landscaped separation between the development and neighboring residential properties while further advancing the intent of the PRD regulations.

The current layout represents a balanced approach that accommodates the physical constraints of the property while preserving the density necessary to support the project's attainable and affordable homeownership objectives. The development utilizes an innovative financing structure that allows nine of the ten homes to be sold at affordable price points across multiple income tiers. Maintaining

the proposed density is critical to preserving the financial feasibility necessary to deliver these ownership opportunities.

The revised site design also reflects changes to the housing mix. Earlier iterations of the project included six three-bedroom homes and four two-bedroom homes. The current plan includes five two-bedroom homes and five three-bedroom homes, creating a broader range of housing opportunities while moving closer to the dimensional objectives contemplated by the PRD regulations.

Vehicle circulation has been designed to safely accommodate residents, visitors, service vehicles, and emergency access while minimizing the visual impact of paved areas. Visitor parking has been consolidated near the site entrance, reducing pavement throughout the development and creating opportunities for additional buffering, open space, and snow storage.

Overall, the revised site plan reflects Everstead Partners' commitment to creating a development that is compatible with the surrounding neighborhood while advancing the Town's goals for attainable and affordable homeownership.

Attainable and Affordable Homeownership

At its core, Violet Hills is a homeownership community.

The project has been designed to create attainable and affordable ownership opportunities for a broad range of households that are often underserved by traditional housing programs. Through an innovative financing structure, Violet Hills will provide nine income-restricted homes serving multiple income levels, allowing working families, educators, healthcare workers, municipal employees, and other members of the local workforce the opportunity to purchase a home and build long-term wealth through ownership.

The development represents a meaningful investment in housing stability and economic mobility by creating opportunities for residents to establish roots within Randolph while benefiting from the long-term advantages associated with homeownership.

Housing Diversity and Unit Mix

The revised development includes five two-bedroom homes and five three-bedroom homes.

This unit mix reflects a deliberate effort to provide a broader range of housing options while responding to comments received during the review process. Earlier iterations of the project included a greater concentration of three-bedroom homes. The revised mix creates additional opportunities for first-time homebuyers and smaller households while maintaining family-oriented housing opportunities within the community.

The homes are designed with functionality, comfort, and flexibility in mind. Features include open-concept living spaces, cathedral ceilings, private outdoor areas, dedicated laundry facilities, energy-efficient building systems, and adaptable layouts that support aging in place and future accessibility needs.

Architectural Design

The architectural character of Violet Hills reflects a traditional New England residential aesthetic while incorporating modern building systems and energy-efficient construction practices.

In response to comments received during the review process, the exterior color palette has been expanded to include taupe, blue, light gray, and dark gray siding colors. The addition of the taupe color introduces a warmer natural tone that enhances visual diversity throughout the development and reduces repetition among homes.

Front porches, pitched roofs, pedestrian pathways, landscaped front yards, and consistent architectural detailing contribute to the overall residential character of the development and reinforce its compatibility with surrounding neighborhoods.

Landscaping and Buffering

Landscape design is one of the defining features of Violet Hills and plays a significant role in enhancing neighborhood compatibility.

The revised landscape plan substantially expands perimeter screening and visual buffering while creating an attractive residential environment throughout the development. In response to comments received during the review process, the landscaping plan was comprehensively redesigned to incorporate additional evergreen screening, expanded planting areas, and enhanced separation from neighboring properties.

The planting program includes Green Giant Arborvitae, Inkberry, Winterberry, Arrowwood Viburnum, Silky Dogwood, Juniper, Red Chokeberry, Clethra, Hydrangea, Beautyberry, and other native and adaptive landscape materials. New canopy trees, including Eastern Redbud, Tulip Poplar, and Swamp White Oak, will contribute to the long-term landscape character of the development and help establish a mature tree canopy over time. The revised plan includes significant evergreen screening along portions of the northern property boundary, including arborvitae plantings intended to provide year-round visual buffering for adjacent homes.

In addition to the extensive landscape improvements, a four-foot privacy fence is proposed along selected portions of the site perimeter and will be installed atop the proposed retaining wall. Working together with the retaining wall and enhanced landscape plantings, the fence provides additional visual screening, improved privacy, and a clearly defined transition between Violet Hills and adjacent residential properties. This integrated approach creates a more effective buffer than fencing alone and supports the PRD objective of establishing a landscaped and attractive separation between neighboring properties.

The revised plan also increases portions of the required buffer area along the eastern and southern property boundaries. These improvements, combined with the enhanced landscaping program, expanded evergreen screening, and reduced visitor parking area, create a stronger landscaped separation between the development and neighboring properties and further advance the intent of the Planned Residential Development regulations to provide a "parklike separation" between uses.

Parking, Circulation, and Snow Management

The circulation system has been designed to safely and efficiently serve residents and visitors while minimizing the visual impact of parking areas.

Visitor parking has been reduced and consolidated near the entrance of the development, creating opportunities for additional landscaping, enhanced buffering, expanded green space, and improved snow storage areas. This approach reduces pavement throughout the site while creating a more attractive and pedestrian-friendly environment.

The development includes designated snow storage areas and has been designed to accommodate routine snow management operations. During significant winter weather events, excess snow may

be removed from the site by Everstead Partners' contracted snow management vendor to maintain safe access and circulation throughout the community.

Traffic and Public Safety

A professional traffic analysis has been completed for the project and demonstrates that Violet Hills will generate traffic volumes consistent with a small residential neighborhood.

The development is not expected to create measurable impacts on Mill Street or surrounding roadways and will not adversely affect nearby intersections. Internal circulation has been designed to promote safety through clearly defined travel lanes, stop signs, pedestrian crossings, pavement markings, and traffic-control measures.

Everstead Partners is committed to working collaboratively with the Town regarding future traffic-calming improvements in the vicinity of the site and is willing to support the installation of speed limit signs, warning signs, and other traffic-safety measures deemed appropriate by municipal officials.

Sustainability and Environmental Stewardship

Violet Hills has been designed with sustainability and long-term efficiency in mind.

The homes will be fully electric and solar-ready, supporting Massachusetts climate goals while reducing long-term utility costs for homeowners. Energy-efficient building systems and modern construction practices will improve performance and reduce operating expenses for residents.

During construction, standard erosion-control, stormwater-management, dust-control, and pest-management practices will be implemented to minimize impacts on neighboring properties and the surrounding environment.

Construction activities will comply with the Town of Randolph's construction hour regulations, including Section 141-4, which limits construction activities to weekdays between 7:00 a.m. and 6:00 p.m. unless otherwise authorized by the Building Commissioner.

No blasting is anticipated as part of the project.

Long-Term Ownership and Management

The long-term success of Violet Hills will be supported through the establishment of a legally binding condominium association consistent with the requirements of the Randolph Planned Residential Development regulations.

The association will be responsible for the maintenance, repair, operation, and funding of all common facilities and shared improvements, including landscaping, private roadways, snow removal, drainage infrastructure, lighting, parking areas, and common open space.

Draft condominium documents have been prepared and submitted as part of the application materials and demonstrate Everstead Partners' commitment to responsible long-term stewardship of the community.

Prior to the sale of any dwelling unit, the condominium association and governing documents will be formally established and recorded in accordance with applicable state law and the requirements of the Randolph Zoning Ordinance. These documents will ensure proper maintenance and funding of all shared facilities and amenities for the benefit of future residents.

Conclusion

Violet Hills represents an opportunity to create a thoughtfully designed residential community that advances the goals of the Town of Randolph while expanding access to attainable and affordable homeownership. Through enhanced buffering, significant landscaping improvements, diversified housing opportunities, architectural quality, environmental stewardship, and responsible long-term management, the project demonstrates the benefits envisioned by the Planned Residential Development regulations.

The revised plan reflects meaningful improvements resulting from collaboration with Town staff, the Planning Board, Town Council, and neighboring residents. Everstead Partners appreciates the continued guidance provided throughout the review process and looks forward to continuing to work collaboratively to deliver a community that will provide lasting benefits to Randolph and its residents for generations to come.

Sincerely,

James Guerrier

Gillon Associates
Traffic & Parking Specialists

111 River Street
Weymouth, MA 02191-2104
Tel: (781) 589-7339
e-mail: jt.gillon@comcast.net

May 28, 2026

James Guerrier, Principal
Everstead Partners, LLC
182 Prospect Street
South Easton, MA, 02375

Reference: Traffic Characteristics of Subdivision known as: "Violet Hills"
217 Mill St., Randolph, MA

Dear Mr. Guerrier,

As requested, I have reviewed the traffic characteristics of a 10-lot single family subdivision known as "Violet Hills" at 217 Mill Street in Randolph, MA. (Figure 1). A single all-access driveway will serve the site (Figure 2).

The existing traffic volumes were collected on May 26th and May 27th as provided on Figure 3 where Mill Street carries about 3,150 vehicles per day. The directional distribution shows a slight predominate southeast flow in the morning peak hour while northwest bound flow is slightly higher in the evening peak hour (Figure 5).

The latest edition of the Institute of Transportation Engineer's Trip Generation Manual was used to project the number of vehicle trips that may be generated by the residential project. As can be seen on Figure 6, the site is expected to generate about 7 morning peak hour trips with 2 inbound and 5 outbound. During the evening peak hour, the site is expected to generate about 9 peak hour trips with 6 inbound and 3 outbound. Projected peak hour traffic volumes are provided on Figure 7.

The Highway Capacity Manual (HCM) 2000 defines the capacity as: Capacity of a route is the maximum hourly rate at which persons or vehicles can move in a reasonable order of a point or a lane of road, during a period of time under the prevailing conditions of path, traffic and control. The capacity suggested by the new HCM for two-lane rural roadway is 2 ,800 passenger vehicles per hour, both directions, under ideal conditions. The old HCM gave an ideal value of 2,000 passenger vehicles per hour which is over eight times higher than the current level on Mill Street during the commuting peak hours.

I have conducted an independent speed survey of the proposed # 217 Mill Street driveway to identify the required stopping sight distance for the project and determine if there will be sufficient stopping sight distance. The approaching vehicle on Mill Street must be able to stop in time to avoid making contact with a vehicle emerging from a residential driveway.

The required stopping sight distance is obtained from "A Policy on Geometric Design of Highways and Streets" as published by the American Association of State Highway and Transportation Officials (AASHTO) 7th Edition published in 2018. Unlike the minimum safe stopping distance (MSSD) along a section of roadway, stopping sight distance at a minor street is not measured along either the center line or gutter line of a roadway. On page 9-35 of the manual, it is stated "If the available sight distance for an entering or crossing vehicle (at an intersection corner) is at least equal to the appropriate stopping sight distance for the major road, then drivers have sufficient sight distance to anticipate and avoid collisions." Existing Speed Characteristics of Mill Street are provided on Figure 8.

The stopping distance for the design speed is based on the formula as follows:

$$MSSD = 1.47\ Vt + 1.075\ \frac{V^2}{a}$$

Where t = brake reaction time, 2.5 sec.
V = design speed, mph
a = deceleration rate, 11.2 ft/sec^2

Since the calculated 85th percentile speed in the northwest direction is 36 mph, the required stopping sight distance lfor bothdirections can be computed as follows:

$$MSSD = 1.47 * 36 * 2.5 + 1.075 * \frac{(36)^2}{11.2}$$

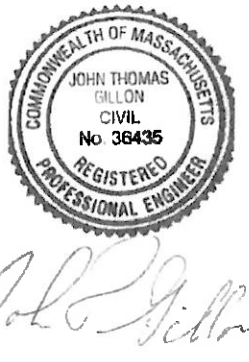
$$MSSD = 132 + 125 = 257 \text{ feet}$$

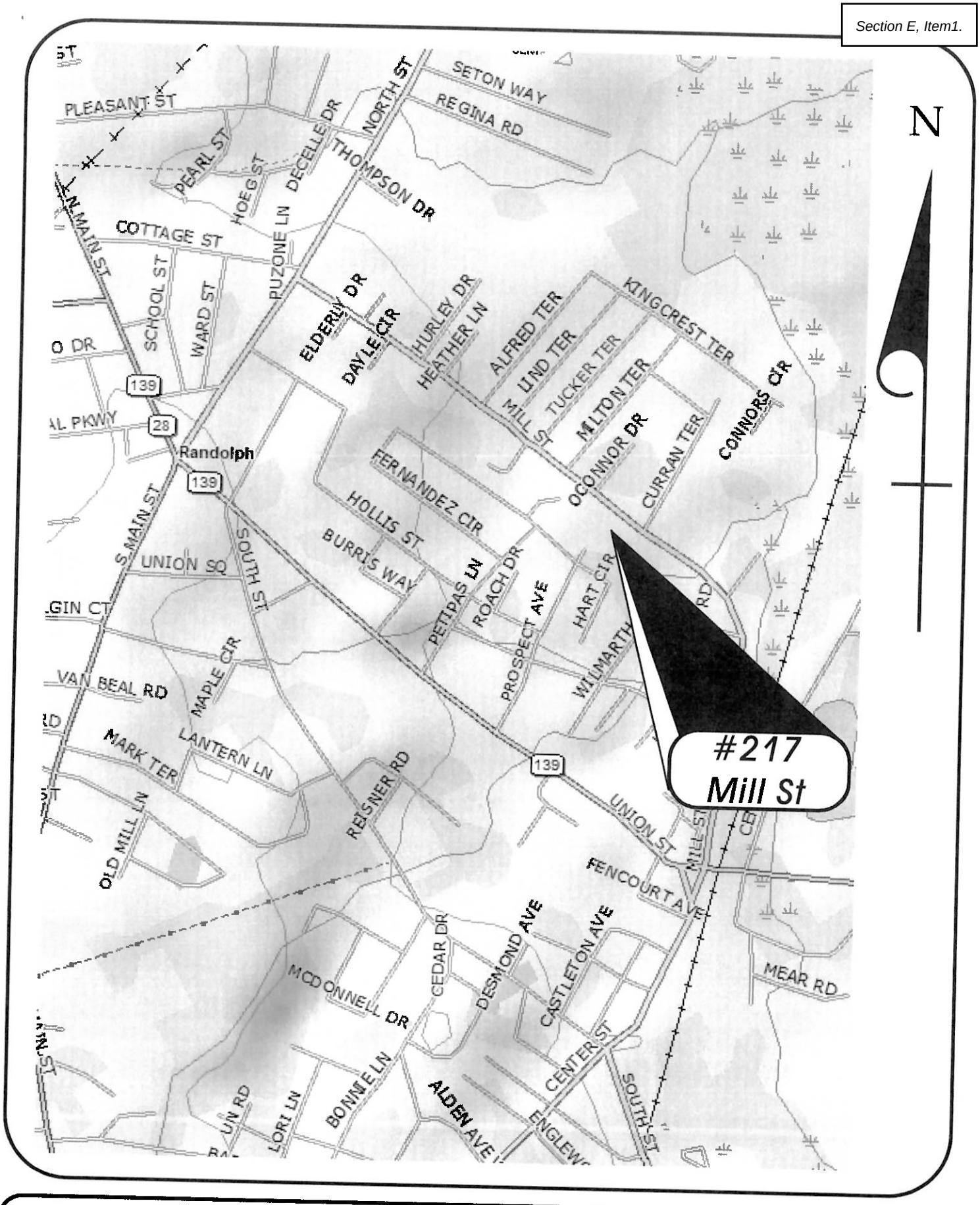
Mill Street is both straight and relatively flat while looking both northwest and southeast of the driveway and there is over 400 feet of sight distance in each direction. Thus, the driveway location is safe.

I have also reviewed the crash history in the study area and have found there were no crashes on Mill Street in the vicinity of the driveway over a five-year period between 2021 through 2025. his crash history is not considered unique or hazardous.

In essence, while the intensity of the site is expected to increase slightly, the roadway is safe and the minor increase in volume can be accommodated quite easily.

I hope this information proves useful but please do not hesitate to call if you have any questions regarding this material.

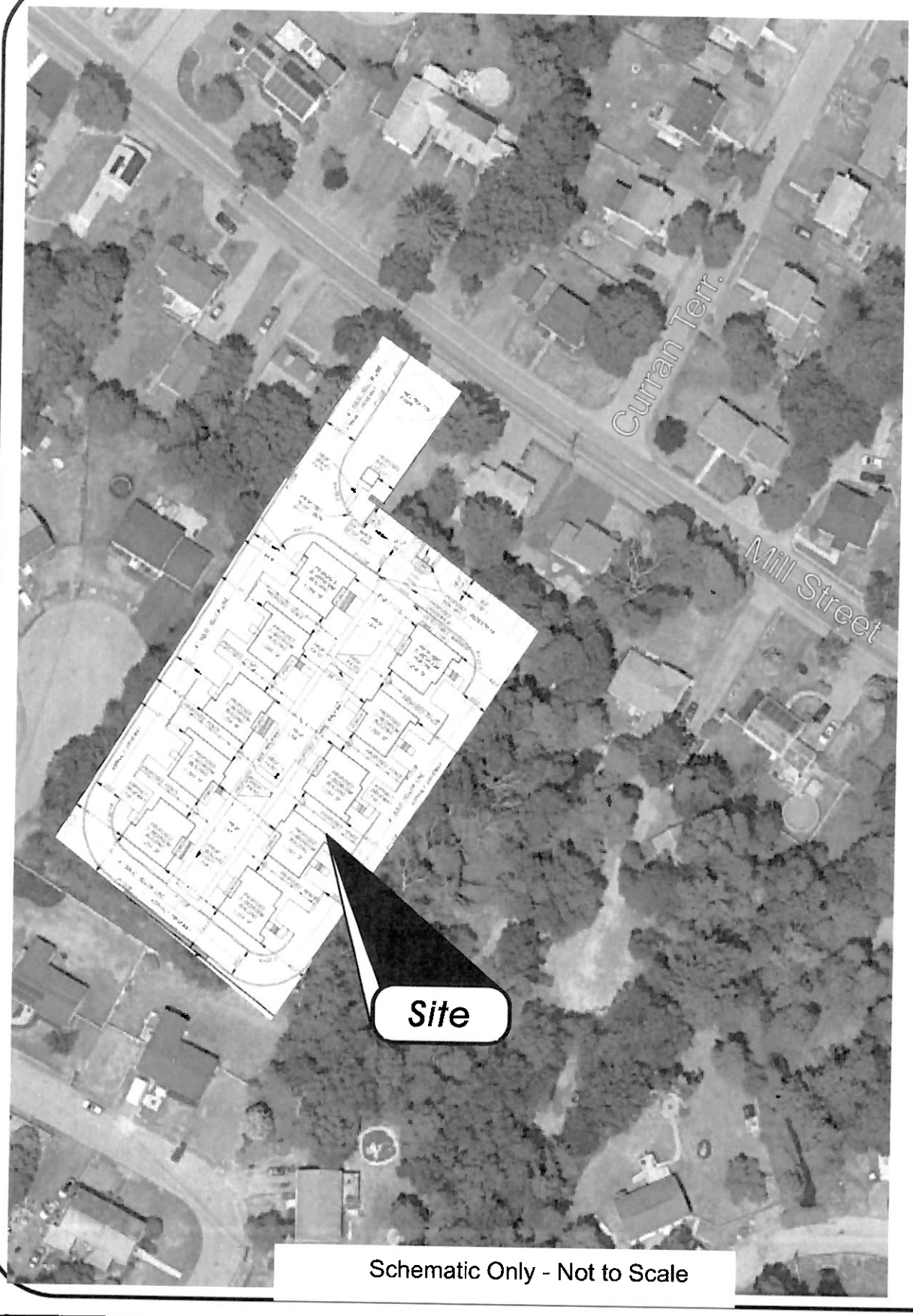




General Location Map

Figure 1

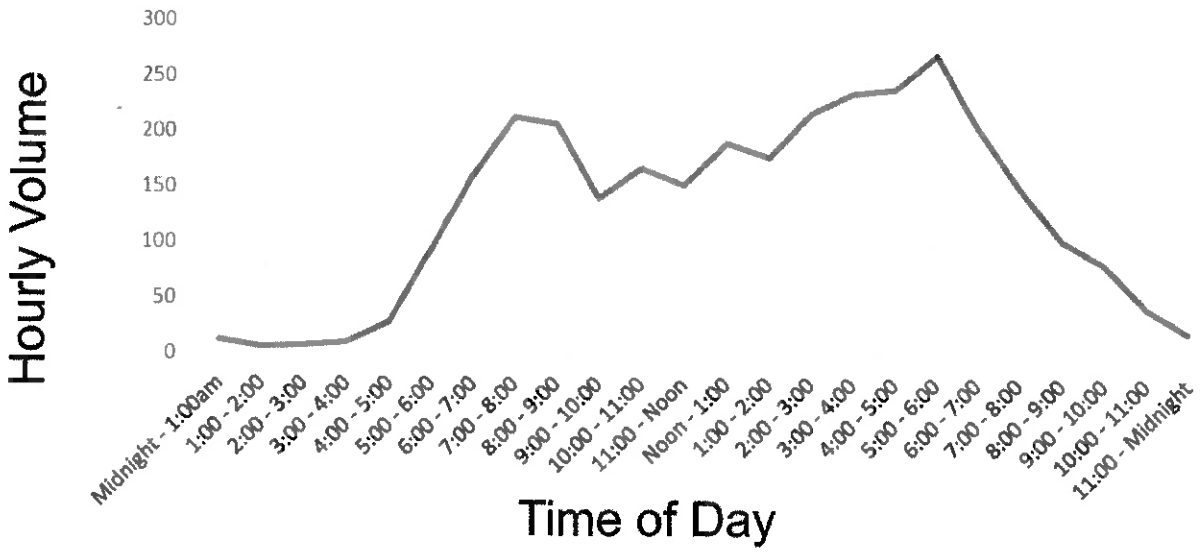
Gillon Associates



Locus Map

Figure 2

Gillon Associates

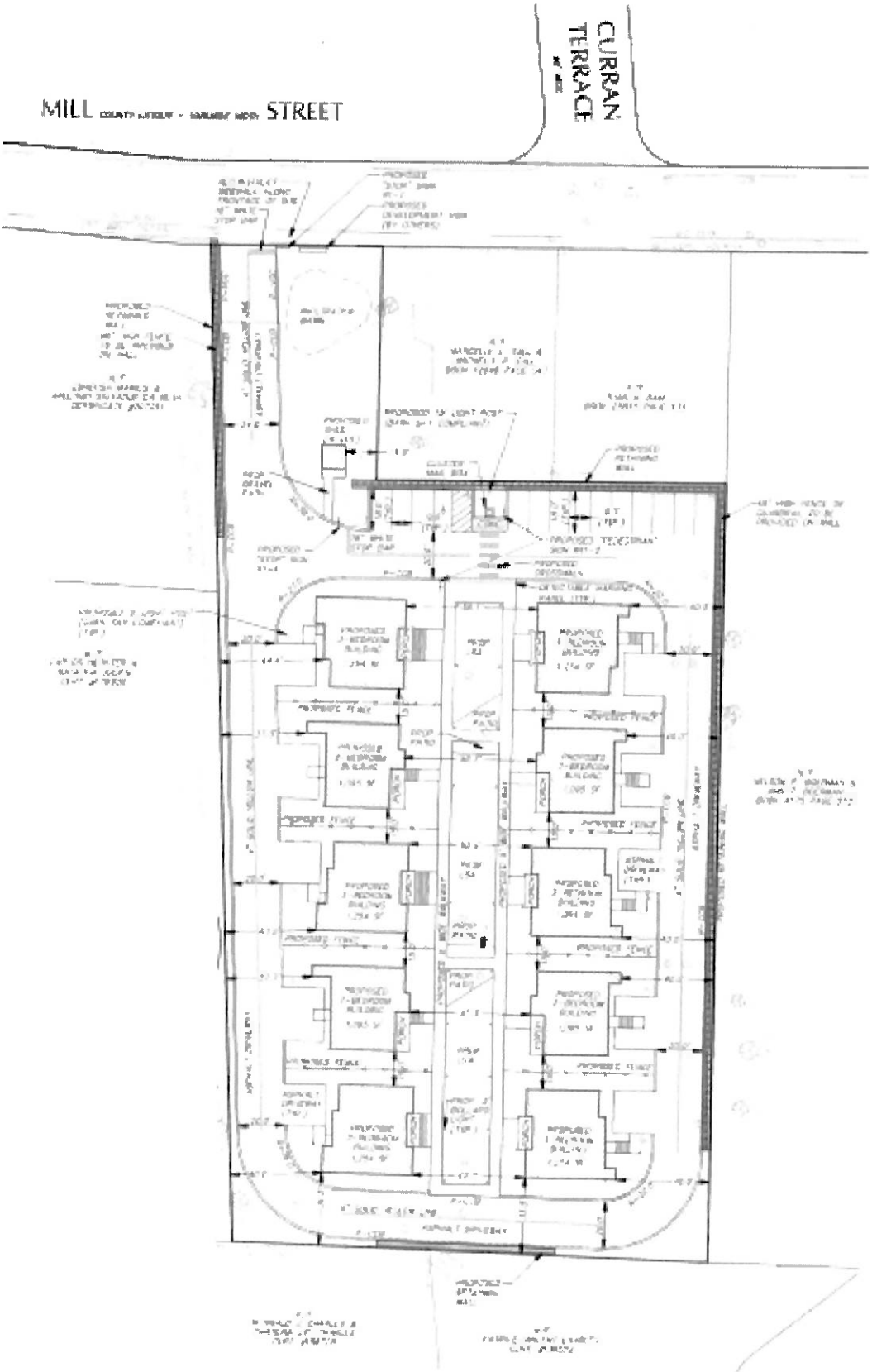


Time of Day	Hourly Volume
Midnight - 1:00am	13
1:00 - 2:00	7
2:00 - 3:00	8
3:00 - 4:00	11
4:00 - 5:00	29
5:00 - 6:00	94
6:00 - 7:00	161
7:00 - 8:00	214
8:00 - 9:00	208
9:00 - 10:00	141
10:00 - 11:00	168
11:00 - Noon	153
Noon - 1:00	191
1:00 - 2:00	178
2:00 - 3:00	218
3:00 - 4:00	236
4:00 - 5:00	240
5:00 - 6:00	271
6:00 - 7:00	206
7:00 - 8:00	151
8:00 - 9:00	104
9:00 - 10:00	82
10:00 - 11:00	43
11:00 - Midnight	21
Total	3,148

Mill Street Weekday Hourly Traffic Volume

Figure 3

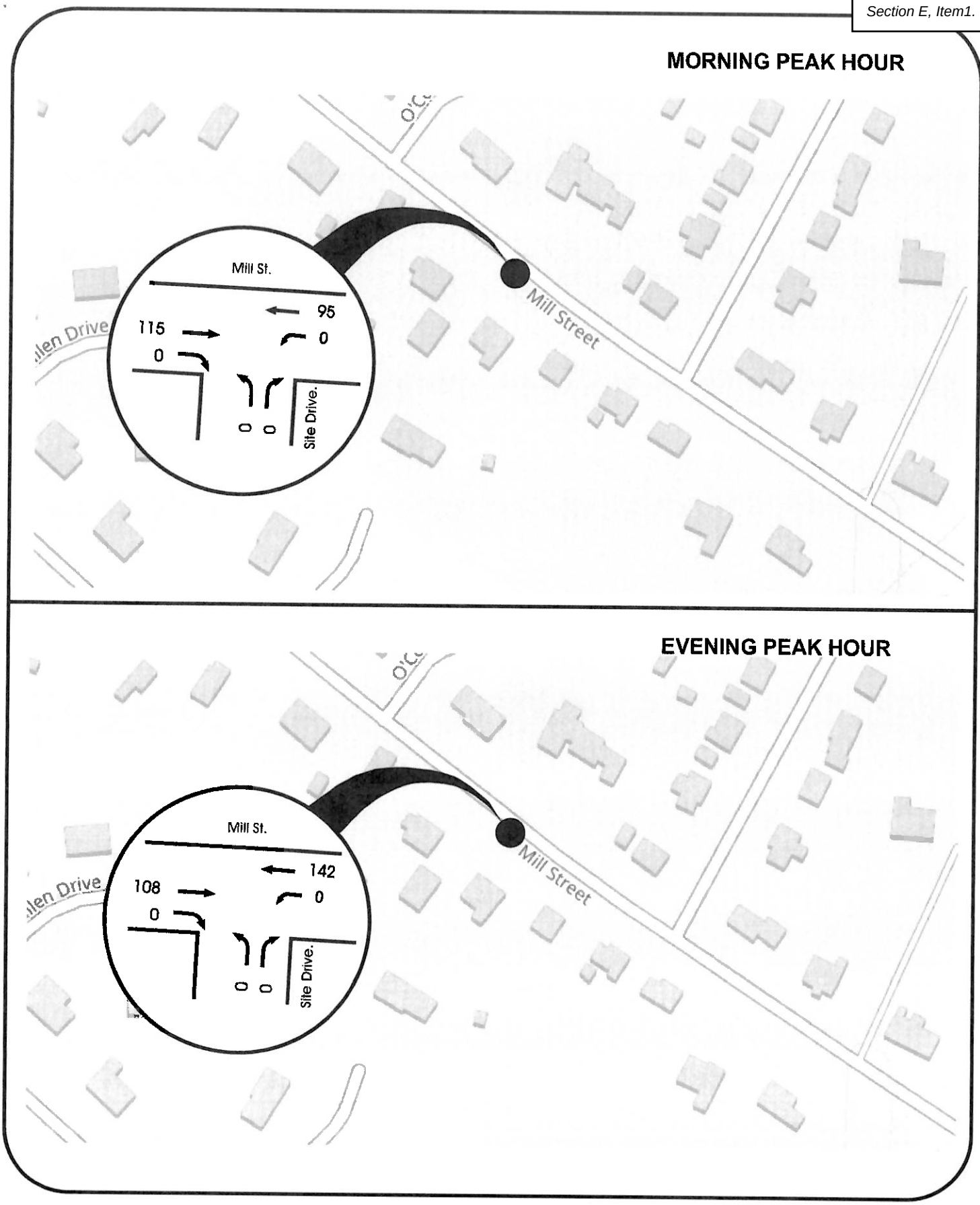
Gillon Associates



Site Plan

Figure 4

Gillon Associates



Existing Mill Street Peak Hour Traffic Volumes

Figure 5

Gillon Associates

Source of Data
ITE Report 12th Edition
ITE Land Use Code: 210
Single Family Detached Housing

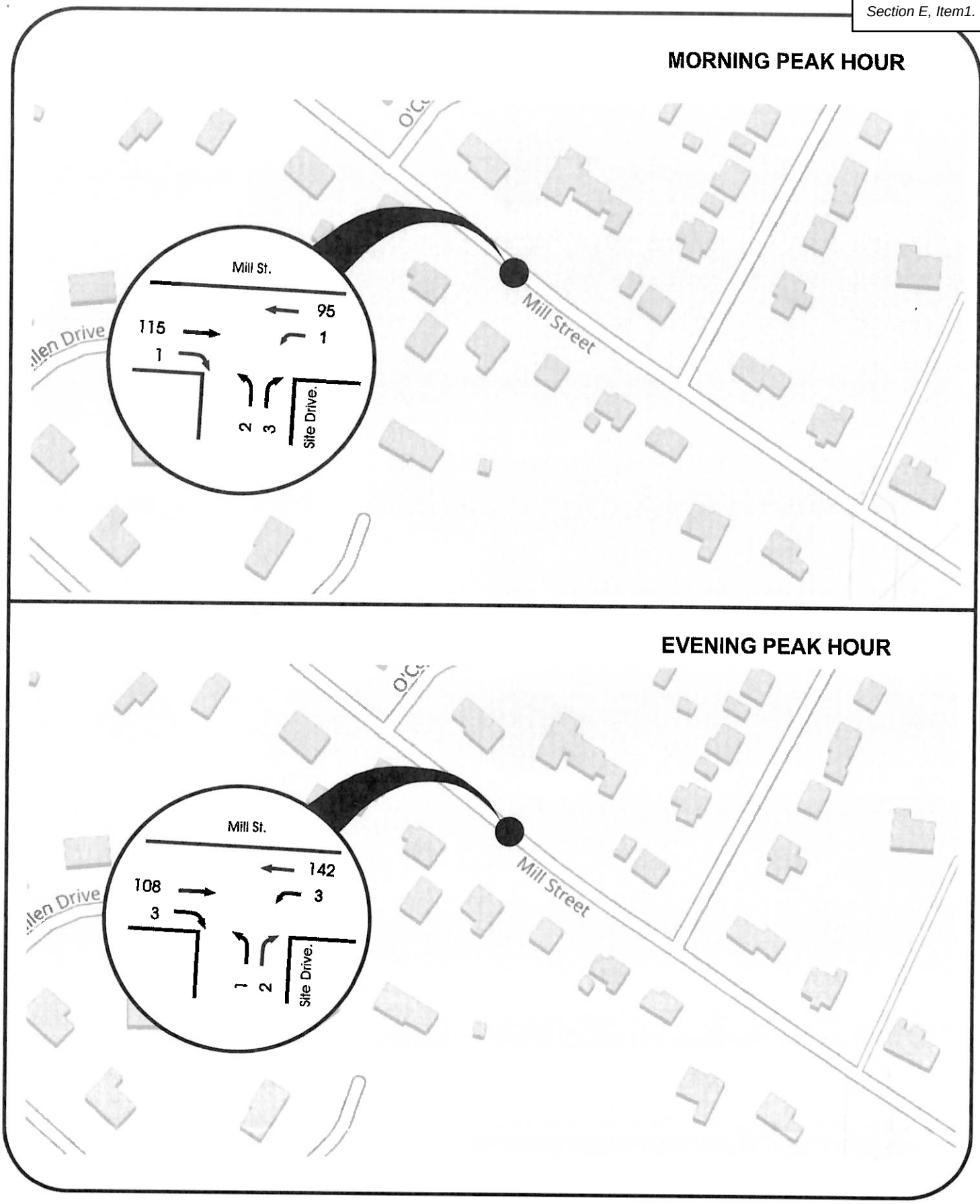
	AM			PM		
	IN	OUT	TOTAL	IN	OUT	TOTAL
Trips per Unit	T = 0.70 (x)			T = 0.93 (x)		
Directional Split	27%	73%		62%	38%	
Trips Projected (Based on 10 Units)	2	5	7	6	3	9

Trips per Weekday
Single Family Detached Housing
T = 9.09(x)
Trips Based on 10 Units and Average Rate:
T = 91 (45 Inbound and 46 Outbound)

Trip Generation Summary

Figure 6

Gillon Associates



Projected Mill Street Peak Hour Traffic Volumes

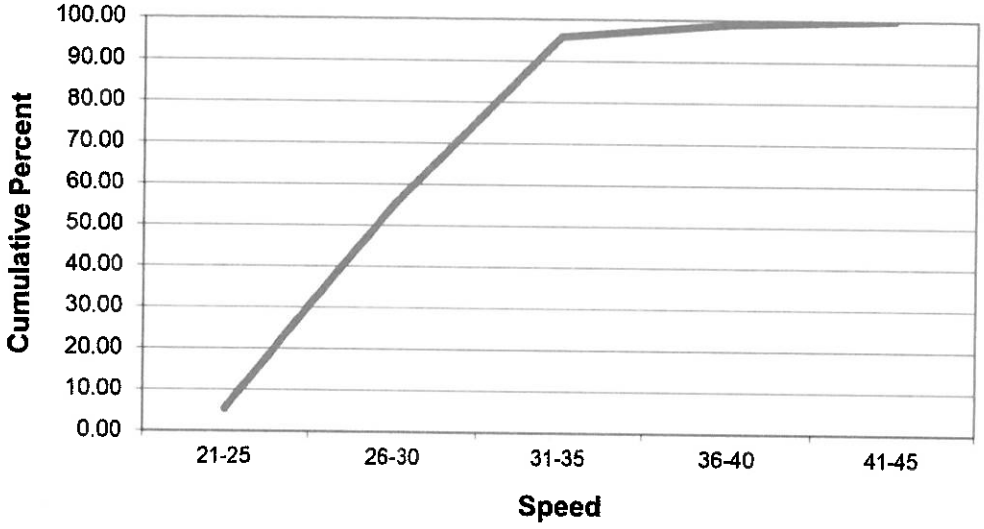
Figure 7

Gillon Associates

Speed Data

	21-25	26-30	31-35	36-40	41-45	Total
Northwest	3	20	16	0	0	39
Southeast	2	27	22	3	1	55
	5	47	38	3	1	94

Speed	Cum. %
21-25	5.32
26-30	55.32
31-35	95.74
36-40	98.94
41-45	100.00



East Bound

SPEED	Percent	Cum %
25	4.80%	4.80%
27	5.18%	9.98%
28	5.37%	15.36%
29	5.57%	20.92%
31	5.95%	26.87%
31	5.95%	32.82%
33	6.33%	39.16%
33	6.33%	45.49%
33	6.33%	51.82%
34	6.53%	58.35%
34	6.53%	64.88%
35	6.72%	71.59%
35	6.72%	78.31%
35	6.72%	85.03%
37	7.10%	92.13%
41	7.87%	100.00%

Avg.= 33 85th % = 35 mph

West Bound

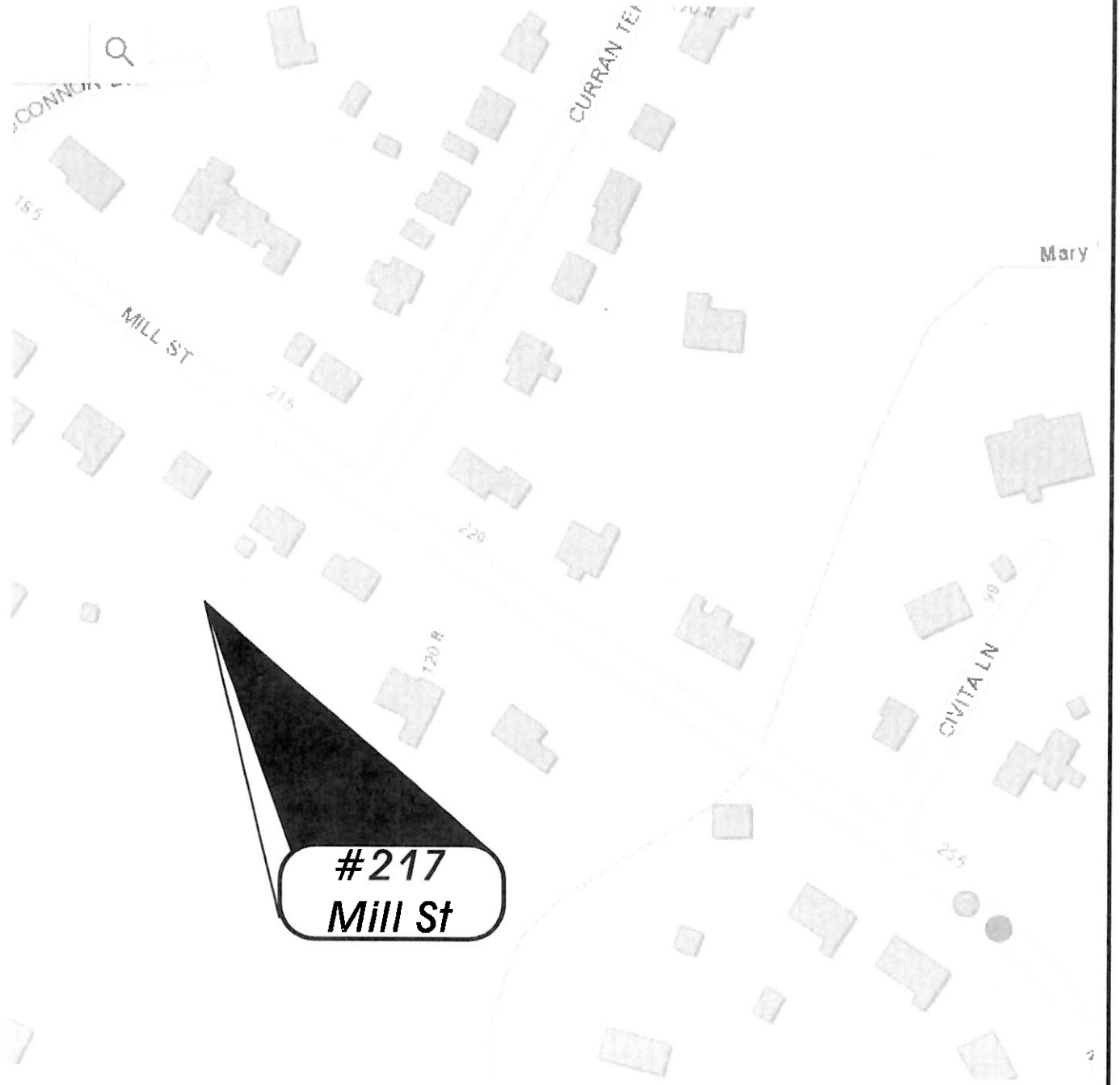
SPEED	Percent	Cum %
28	5.28%	5.28%
29	5.47%	10.75%
30	5.66%	16.42%
32	6.04%	22.45%
32	6.04%	28.49%
32	6.04%	34.53%
33	6.23%	40.75%
33	6.23%	46.98%
33	6.23%	53.21%
34	6.42%	59.62%
34	6.42%	66.04%
34	6.42%	72.45%
35	6.60%	79.06%
36	6.79%	85.85%
37	6.98%	92.83%
38	7.17%	100.00%

Avg.= 33 85th % = 36 mph

Mill Street Speed Characteristics

Figure 8

Gillon Associates



Mill Street Crash Data = Zero in Vicinity of Site

Figure 9

Gillon Associates

APPENDIX

Signalized Intersections

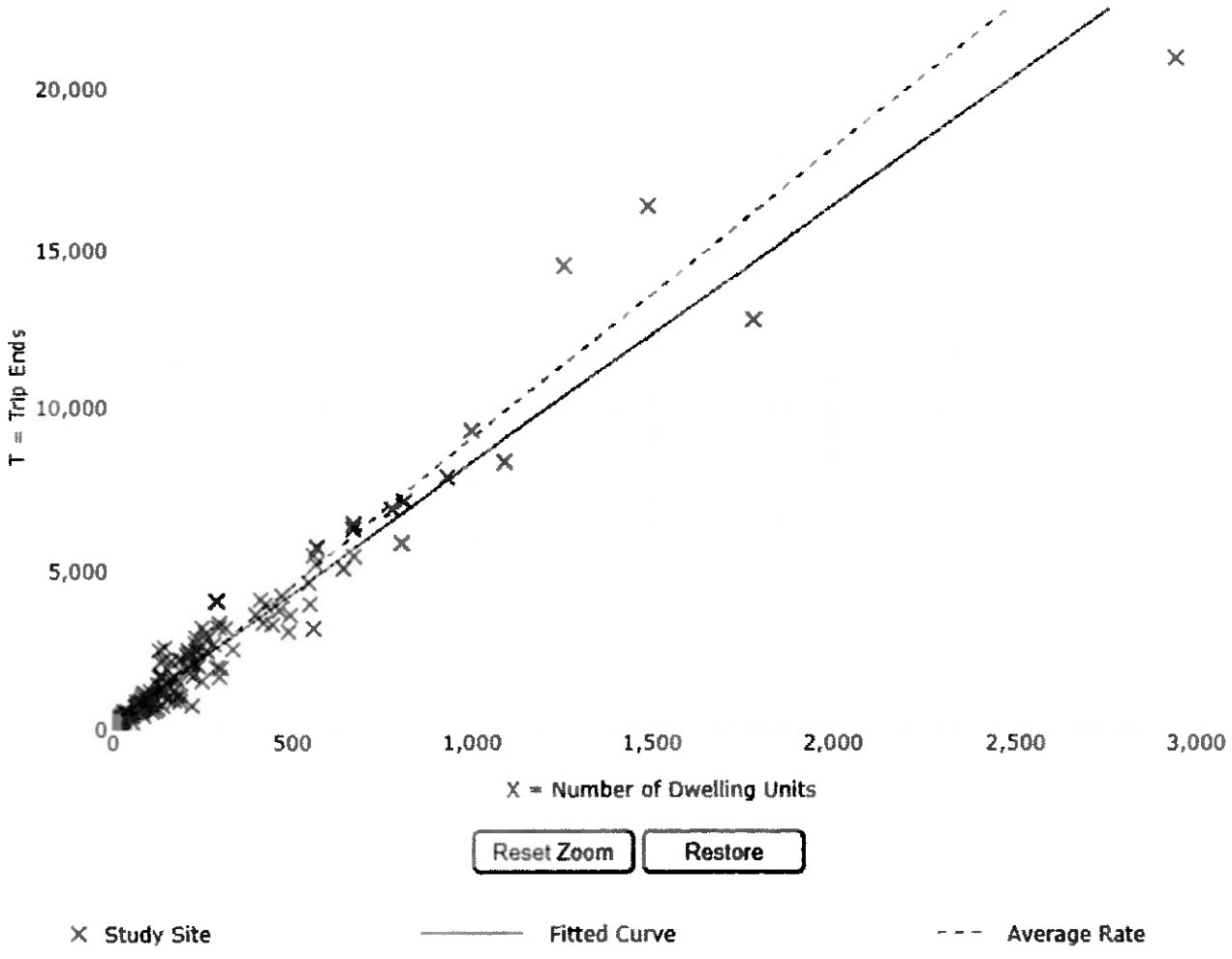
LOS	Control Delay per Vehicle (s/veh)
A	≤ 10
B	> 10–20
C	> 20–35
D	> 35–55
E	> 55–80
F	> 80

Un-Signalized Intersections

Level of Service	Average Control Delay (s/veh)
A	0–10
B	> 10–15
C	> 15–25
D	> 25–35
E	> 35–50
F	> 50

Intersection Levels of Service

Data Plot and Equation



DATA STATISTICS

Land Use:
Single-Family Detached Housing (210) (Click for Description and Data Plots)

Independent Variable:
Dwelling Units

Time Period:
Weekday

Setting/Location:
General Urban/Suburban

Trip Type:
Vehicle

Number of Studies:
155

Avg. Num. of Dwelling Units
261

Average Rate
9.09

Range of Rates
3.47 - 23.80

Standard Deviation
2.29

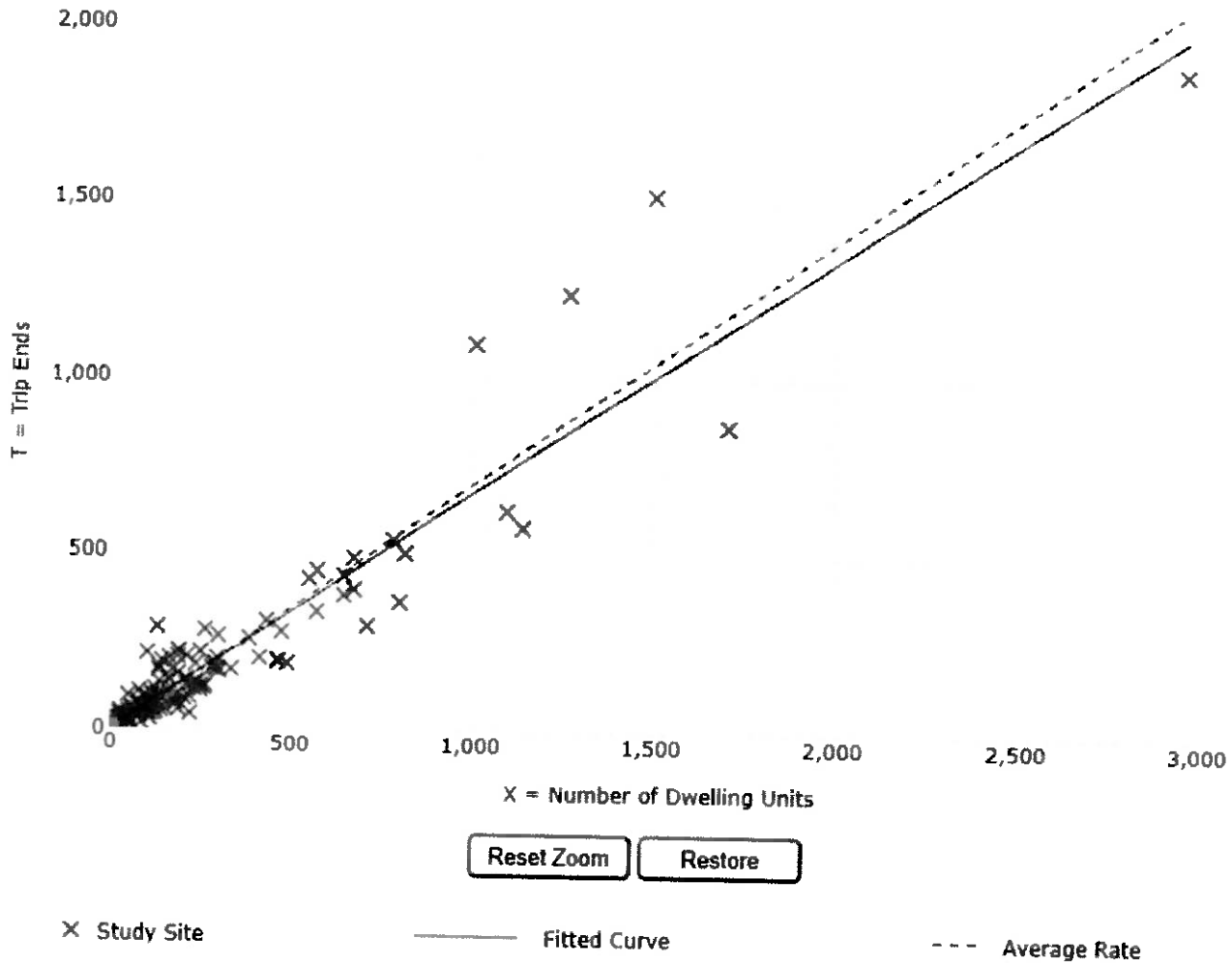
Fitted Curve Equation:
T = 8.07(X) + 265.45

R^2
0.94

Directional Distribution:
50% entering, 50% exiting

Calculated Trip Ends:
Average Rate 91 (Total), 45 (Entry), 46 (Exit)
Fitted Curve 346 (Total), 173 (Entry), 173 (Exit)

Data Plot and Equation



DATA STATISTICS

Land Use:
Single-Family Detached Housing (210) (See Site Description and Data Plot)

Independent Variable:
Dwelling Units

Time Period:
Weekday,
Peak Hour of Adjacent Street Traffic
One Hour Between 7 and 9 a.m.

Setting/Location:
General Urban/Suburban

Trip Type:
Vehicle

Number of Studies:
153

Avg. Num. of Dwelling Units
239

Average Rate
0.70

Range of Rates
0.22 - 2.27

Standard Deviation
0.26

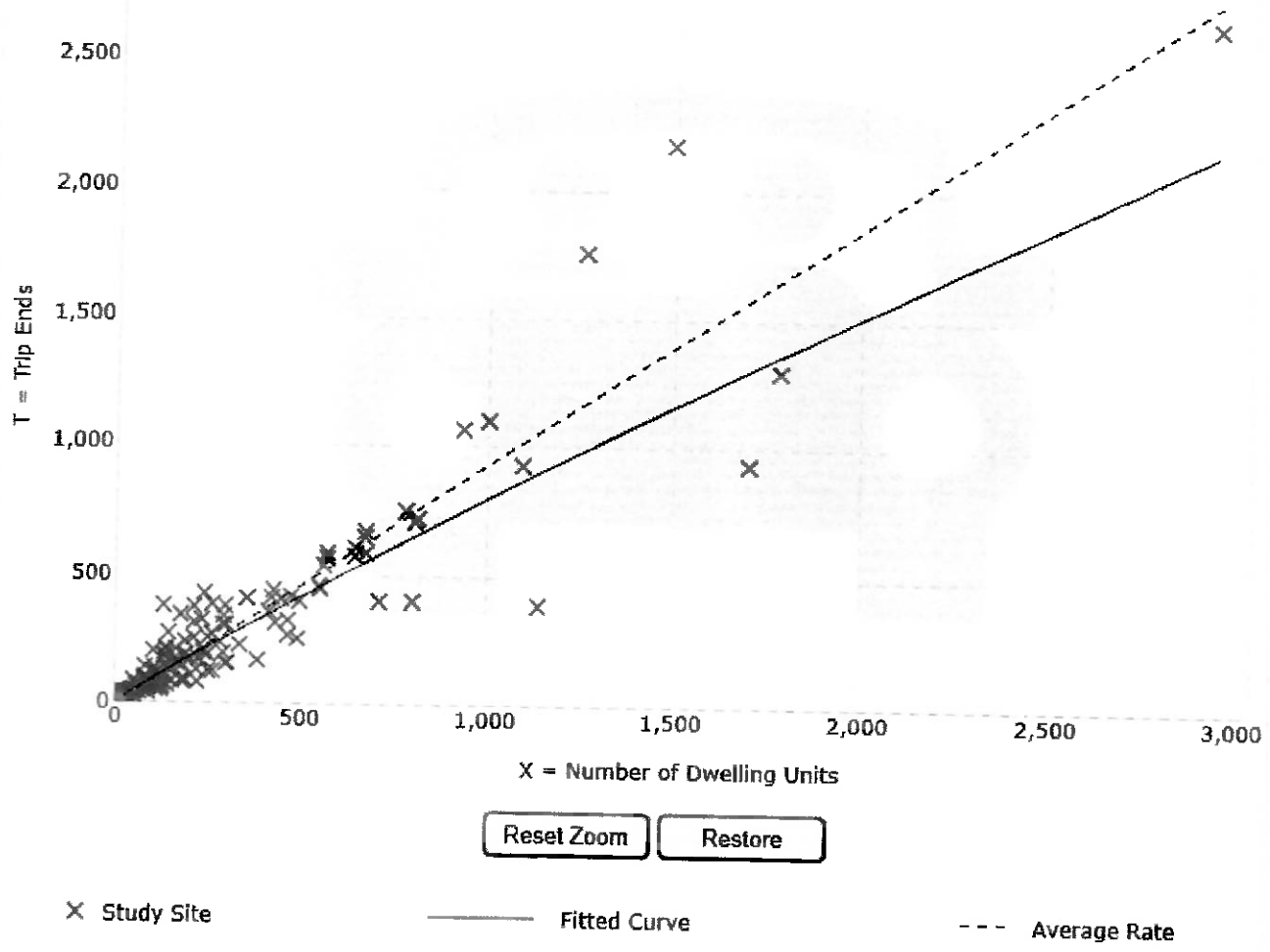
Fitted Curve Equation:
T = 0.67(X) + 5.59

R^2
0.89

Directional Distribution:
27% entering, 73% exiting

Calculated Trip Ends:
Average Rate: 7 (Total), 2 (Entry), 5 (Exit)
Fitted Curve: 12 (Total), 3 (Entry), 9 (Exit)

Data Plot and Equation



DATA STATISTICS

Land Use:
Single-Family Detached Housing (210) Click for Description and Data Plots

Independent Variable:
Dwelling Units

Time Period:
Weekday
Peak Hour of Adjacent Street Traffic
One Hour Between 4 and 6 p m.

Setting/Location:
General Urban/Suburban

Trip Type:
Vehicle

Number of Studies:
166

Avg. Num. of Dwelling Units:
266

Average Rate:
0 93

Range of Rates:
0.35 - 2 98

Standard Deviation:
0 33

Fitted Curve Equation:
Ln(T) = 0.92 Ln(X) + 0.33

R^2:
0 90

Directional Distribution:
62% entering, 38% exiting

Calculated Trip Ends:
Average Rate: 9 (Total), 6 (Entry), 3 (Exit)
Fitted Curve 12 (Total), 7 (Entry), 5 (Exit)

FOUGERE PLANNING & DEVELOPMENT Inc.
Mark J. Fougere, AICP
Milford, New Hampshire
fougereplanning@comcast.net

Condominium Community
Estimated Annual Revenues
217 Mill Street
Randolph, MA

Program: Proposed 10-unit townhome condominium community consisting of three units restricted to 80% AMI households, three units to 100% AMI households, three units to 110% AMI households and one market rate unit. The income restriction for the nine units will be in place for 10 years. The 1.7-acre site will include private and guest parking, common open space areas and private greenspace.

Estimated Revenues: The proposed condominium will generate annual revenue to the community from three primary sources: property taxes, CPA Surcharge – 2% and vehicle excise taxes.

Property Taxes: Based on the estimated sales prices of the affordable units, which are restricted based upon income, along with the market rate unit, the proposed residential community is estimated to have an assessed value of $3,916,000 and generate $45,347 in annual property taxes as outlined in Table 1.

Table 1

# Units	Estimated Assessment	Estimated Annual Property Taxes
10	$3,916,000	**$45,347**

CPA Surcharge: The 2% CPA surcharge is assessed as a percentage of the property taxes paid for the property, taking into account a $100,000 per unit assessment exemption. The resulting CPA revenue stream is estimated to total **$675** annually.

Vehicle Excise Taxes: Based on an estimated 18 vehicles registered[1] on the property, with an average value of $15,000, $6,750 in annual excise taxes are estimated as summarized in Table 2.

Table 2

# Vehicles	Value	Total
18	$15,000	$270,000
$12/$1000	**$6,750**	

Total Revenue: At project completion, as outlined in Table 3, the proposed condominium community is estimated to generate $52,772 in annual revenue.

Table 3

Estimated Property Taxes	$45,347
Estimated CPA Surcharge	$675
Estimated Annual Excise Taxes	$6,750
Total Estimated Annual Revenue	**$52,772**

[1] Estimated 1.75 vehicles per unit.

Estimated Revenue – 2037: With this development program, the affordable provisions related to the nine units will be released in 10 years and the units will become market rate. This will increase the properties assessments along with tax revenue. To estimate future revenue, we valued all units at market rate and added a 1% increase in value over the 10-year period. We have also assumed that tax rate has remained unchanged.

Property Taxes: Based on the estimated assessments of the units, the proposed residential community is estimated to have an assessed value of $5,499,234 and generate $63,681 in annual property taxes as outlined in Table 4.

Table 4

# Units	Estimated Assessment	Estimated Annual Property Taxes
10	$5,499,234	**$63,681**

CPA Surcharge: The 2% CPA surcharge is assessed as a percentage of the property taxes paid for the property, taking into account a $100,000 per unit assessment exemption. The resulting CPA revenue stream is estimated to total **$1,042** annually.

Vehicle Excise Taxes: Based on an estimated 18 vehicles registered on the property, with an average value of $15,000, an estimated $6,750 in annual excise taxes are estimated as summarized in Table 5.

Table 5

# Vehicles	Value	Total
18	$15,000	$270,000
$12/$1000	**$6,750**	

Total Revenue: In 10 years when the income restrictions are lifted from the affordable units, as outlined in Table 6, the condominium community is estimated to generate $71,473 in annual revenue. This is a 35.4% increase in revenue compared to the first scenario.

Table 6

Estimated Property Taxes	$63,681
Estimated CPA Surcharge	$1,042
Estimated Annual Excise Taxes	$6,750
Total Estimated Annual Revenue	**$71,473**

"VIOLET HILLS"

PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT

at

217 MILL STREET
RANDOLPH, MA

APRIL 15, 2026

IMAGE FROM RANDOLPH GIS

LOCUS MAP
1" = 500'

SHEETS

C1.01 COVER SHEET
C1.02 NOTES
C1.03 EXISTING CONDITIONS
C1.04 CONSTRUCTION MANAGEMENT
C1.05 PROPOSED LAYOUT
C1.06 PROPOSED GRADING
C1.07 PROPOSED UTILITIES
C1.08 SWEPT PATH
C1.09 SWEPT PATH
C1.10 DETAILS
C1.11 DETAILS
C1.12 DETAILS
L1.0 PLANTING PLAN AND PLANTING SCHEDULE
L3.0 PLANTING DETAILS
L3.1 PLANTING IMAGES
ES-1 ELECTRIC SITE PLAN
ES-2 ELECTRIC PHOTOMETRIC PLAN

REVISIONS:

No.	DATE	
1	04/27/2026	DRIVEWAY PROFILE
2	05/05/2026	WATER LOOP / BRG-DIST
3	06/17/26	REVISED LAYOUT

COMMONWEALTH OF MASSACHUSETTS
JAMES W. BURKE.
CIVIL
No. 39418
REGISTERED PROFESSIONAL ENGINEER

JAMES BURKE, P.E.

APPLICANT
EVERSTEAD PARTNERS
182 PROPSECT STREET
SOUTH EASTON, MA 02375

ARCHITECT
JCBT ARCHITECTS
606 WASHINGTON STREET
QUINCY, MA 02169

LANDSCAPE ARCHITECT
ASK+
276 BROADWAY
CAMBRIDGE, MA 02139

CIVIL ENGINEER
BURKE CIVIL-SITE ENGINEERING, INC.
126B FRANKLIN STREET
QUINCY, MA 02169

ELECTRIC DESIGNER
MHARRIS DESIGN INC.
54 SUMMER STREET
ABINGTON, MA 02351

BURKE CIVIL-SITE ENGINEERING
Engineering Your Vision
126B Franklin Street Quincy, MA 02169

JOB NUMBER: 26.020

GENERAL NOTES:

1. LOCUS:

   ASSESSORS ID: 51-h-0008.01
   RECORD OWNER: ARSENAULT FAMILY TRUST
   217 MILL STREET
   RANDOLPH, MA 02368
   DEED REFERENCE: BOOK 14059 PAGE 498
   PLAN REFERENCE: PLAN BOOK 446 PLAN No. 204-1997

2. THIS EXISTING CONDITIONS SHOWN HEREON ARE BASED ON SHEET 2 TITLED "EXISTING CONDITIONS" OF PLAN TITLED "MILL COURT DEVELOPMENT DEFINITIVE SUBDIVISION, 217 MILL STREET RANDOLPH, MA" BY DECELLE-BURKE-SALA & ASSOCIATES, INC WITH A DATE OF FEBRUARY 6, 2023.

3. VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

4. ZONING DISTRICT: RESIDENTIAL HIGH DENSITY (RHDD).

   * ZONING DISTRICT BASED ON ONLINE VERSION OF TOWN OF RANDOLPH ZONING MAP. OWNER TO VERIFY THE ZONING DISTRICT WITH THE BUILDING DEPARTMENT PRIOR TO PERMIT APPLICATION.

5. OVERALL LOT SIZE: 1.8± ACRES

6. THE LOT SHOWN LIES WITHIN FLOOD ZONE X (UNSHADED) AN AREA OF MINIMAL FLOOD HAZARD, AS DELINEATED ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NUMBER 25021C0217F WITH AN EFFECTIVE DATE OF JULY 8, 2025.

7. DURING CONSTRUCTION, ALL VEHICLES MUST BE PARKED ON SITE.

8. DURING CONSTRUCTION, ALL STAGING AND DELIVERIES WILL OCCUR ON SITE.

9. THIS PROJECT WILL BE SERVED BY PUBLIC WATER AND SEWER PRIVATE GAS, TELEPHONE, CABLE AND ELECTRIC. ALL UTILITY LINES WILL BE INSTALLED UNDERGROUND UNLESS OTHERWISE NOTED.

10. EXISTING UTILITIES WHERE SHOWN IN THE DRAWINGS ARE FROM REFERENCED SURVEY PLAN AND PUBLIC RECORD INFORMATION AND SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPERLY LOCATING AND COORDINATING THE PROPOSED CONSTRUCTION ACTIVITY WITH DIG-SAFE AND THE APPLICABLE UTILITY COMPANIES AND MAINTAINING THE EXISTING UTILITY SYSTEM IN SERVICE.
    DIG-SAFE SHALL BE NOTIFIED PER THE STATE OF MASSACHUSETTS STATUTE CHAPTER 82, SECTION 409 AT TEL. 1-888-344-7233. THE ENGINEER DOES NOT GUARANTEE THEIR ACCURACY OR THAT ALL UTILITIES AND SUBSURFACE STRUCTURES ARE SHOWN. LOCATIONS AND ELEVATIONS OF UNDERGROUND UTILITIES WERE TAKEN FROM RECORD PLANS. THE CONTRACTOR SHALL VERIFY SIZE, LOCATION, AND INVERTS OF UTILITIES AND STRUCTURES AS REQUIRED PRIOR TO THE START OF CONSTRUCTION.

11. ALL SITE WORK DONE FOR THIS PROJECT SHALL BE IN STRICT ACCORDANCE WITH THE SITE PLANS AND SITE WORK SPECIFICATIONS FOR CONSTRUCTION.

12. ANY DAMAGE TO PRIVATE OR PUBLIC PROPERTIES DUE TO THE CONTRACTOR'S ACTIVITIES SHALL BE REPAIRED AND RESTORED BY THE CONTRACTOR AT THEIR OWN EXPENSE.

13. ALL PROPERTY MARKERS AND STREET LINE MONUMENTS SHALL BE PROPERLY PROTECTED DURING CONSTRUCTION. ANY DAMAGE TO THESE ITEMS SHALL BE REPAIRED AND RESTORED BY A SURVEYOR IN THE STATE OF MASSACHUSETTS AT THE CONTRACTOR'S EXPENSE.

14. ALL APPLICABLE PERMITS AND AN APPROVED SET OF PLANS SHALL BE AVAILABLE AT THE CONSTRUCTION SITE.

15. THE CONTRACTOR IS RESPONSIBLE FOR SCHEDULING A PRE-CONSTRUCTION MEETING WITH THE APPROPRIATE TOWN DEPARTMENTS, THE APPROPRIATE UTILITY COMPANIES, THE OWNER AND OWNER'S REPRESENTATIVE. THE MEETING SHALL TAKE PLACE PRIOR TO THE START OF CONSTRUCTION AND THE CONTRACTOR MUST PROVIDE 48 HOURS NOTICE TO ALL ATTENDEES PRIOR TO THE START OF THE MEETING.

16. APPROPRIATE WARNING SIGNS, MARKERS, BARRICADES AND/OR FLAG MEN SHALL BE PROVIDED TO REGULATE TRAFFIC. CONSTRUCTION TRAFFIC CONTROLS SHALL BE IMPLEMENTED AND OPERATED ACCORDING TO THE MASS DEPARTMENT OF TRANSPORTATION, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE LOCAL AUTHORITY.

17. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ADDITIONAL BENCHMARK INFORMATION IF REQUIRED. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING BENCHMARKS. IF IT IS NECESSARY TO RELOCATE A BENCHMARK, IT SHALL BE RELOCATED BY A MASSACHUSETTS PROFESSIONAL LAND SURVEYOR AND DONE SO AT THE CONTRACTOR'S EXPENSE.

18. ALL BUILDING DIMENSIONS ARE MEASURED TO THE OUTSIDE FACE OF THE FOUNDATION.

19. ALL PARKING LOT AND AISLE DIMENSIONS ARE TAKEN FROM THE FACE OF CURB AND INDICATE EDGE OF PAVEMENT.

20. CONSTRUCTION DURING WET WEATHER OR WINTER CONDITIONS IS TO BE ANTICIPATED AND PROVISIONS TO ADEQUATELY ADDRESS THESE CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AT NO ADDITIONAL COST.

21. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND PAYING FOR ANY PERMITS AND/OR CONNECTION FEES REQUIRED TO CARRY OUT THE WORK INCLUDING BUT NOT LIMITED TO DEMOLITION.

22. DISPOSAL OF ALL DEMOLISHED MATERIALS INCLUDING EXISTING MISC. CONSTRUCTION DEBRIS IS THE RESPONSIBILITY OF THE CONTRACTOR AND MUST BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL FEDERAL , STATE AND LOCAL MUNICIPAL REQUIREMENTS AT NO ADDITIONAL COST.

23. ALL DISTURBED AREAS NOT NOTED TO RECEIVE OTHER TREATMENT ARE TO RECEIVE SIX INCHES (6") MINIMUM OF TOPSOIL & SEED, AND BE MAINTAINED UNTIL ESTABLISHED & ACCEPTED.

24. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE PROTECTED, ABANDONED, REMOVED OR RELOCATED AS NECESSARY.

25. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH LOCAL MUNICIPALITY'S GOVERNING AUTHORITY'S SPECIFICATIONS AND SHALL BE APPROVED BY SAME.

26. THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES TO DETERMINE THE EXACT POINT OF SERVICE CONNECTION AND DISCONNECTION AT EXISTING UTILITY.

27. ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE BENCHMARKS SHOWN ON THE EXISTING CONDITIONS SITE PLAN AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR AT GROUNDBREAKING.

28. CONTRACTOR IS RESPONSIBLE FOR DIGGING TEST HOLES AND VERIFYING ANY EXISTING UTILITY OR STRUCTURE PRIOR TO CONSTRUCTION, CONTRACTOR SHALL VERIFY THAT BASED ON EXACT LOCATION OF EXISTING UTILITIES, THERE ARE NO CONFLICTS BETWEEN THE EXISTING AND THE PROPOSED UTILITIES/DRAINAGE STRUCTURES.

29. THE CONTRACTOR SHALL ADHERE TO ALL PERMIT CONDITIONS PROVIDED BY ALL GOVERNING AGENCIES AT NO ADDITIONAL COSTS. THIS INCLUDES BUT IS NOT LIMITED TO BUILDING PERMITS, DEMOLITION PERMITS, PLUMBING, GAS AND ELECTRICAL PERMITS. PERMITS FROM THE PLANNING BOARD, ZONING BOARD OF APPEALS, BOARD OF HEALTH OR CONSERVATION COMMISSION.

30. DURING EXCAVATION, ANY EXISTING EARTH CUT MATERIALS THAT DO NOT MEET THE "ORDINARY FILL" SPECIFICATIONS OR "LOAM" SPECIFICATIONS AND CANNOT BE REUSED SHALL BE REMOVED OFFSITE BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNERS. MATERIAL WHICH DOES NOT MEET THE SPECIFICATIONS INCLUDES ALL BOULDERS, ROCKS, CONSTRUCTION DEBRIS, AND MISC. MATERIAL. PRIOR TO REUSE, CONTRACTOR TO PROVIDE TESTING REPORT OR SIEVE ANALYSIS TO ENGINEER FOR APPROVAL. CONTRACTOR CAN AMEND MATERIALS AND CONTINUE TO RETEST AS NECESSARY AT NO ADDITIONAL COST TO OWNER. AFTER AMENDING, IF MATERIAL STILL DOES NOT MEET SPECIFICATIONS, IT IS TO BE REMOVED FROM SITE AT NO ADDITIONAL COST TO THE OWNER AND IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL LAWS AND REGULATIONS.

EROSION & SEDIMENTATION CONTROL NOTES:

1. EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO LAND DISTURBANCE AND CONSTRUCTION AND SHALL BE ADEQUATE TO RETAIN SEDIMENT ON SITE. ANY MODIFICATIONS TO SILT CONTROLS SHOWN ON APPROVED PLANS AS A RESULT OF ACTUAL FIELD CONDITIONS OR CONSTRUCTION PRACTICES SHALL BE INSTALLED IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES (B.M.P.) PER THE E.P.A. 2022 "CONSTRUCTION GENERAL PERMIT" MANUAL, AND MASSACHUSETTS 2003 EROSION AND SEDIMENT CONTROL GUIDELINES FOR URBAN AND SUBURBAN AREAS, ANY SUCH MODIFICATIONS FROM THE ABOVE MANUALS SHALL BE INSTALLED AS APPROVED BY THE ENGINEER OR THE LOCAL MUNICIPALITY.

2. AREAS OF EXPOSED SOIL UNDERGOING CONSTRUCTION THAT WILL NOT BE COVERED AND OR FINISHED GRADED SHALL BE STABILIZED AS SOON AS PRACTICABLE BUT IN NO CASE MORE THAN 14 DAYS (UNLESS MUNICIPALITY HAS STRICTER REQUIREMENTS WHICH SHALL BE FOLLOWED) AFTER THE CONSTRUCTION ACTIVITY FOR THAT PORTION OF THE SITE THAT HAS TEMPORARILY OR PERMANENTLY CEASED. TEMPORARY EROSION CONTROL MEASURES SHALL INCLUDE HYDROSEED, EROSION CONTROL MESH, NETTING OR MULCH AS DIRECTED BY THE OWNER'S REPRESENTATIVE AND SHOWN ON THE DESIGN PLANS. IF MULCH IS USED, STRAW MULCH SHALL BE APPLIED AT THE RATE OF 4 BALES PER 1,000 S.F. APPLICATION AREA SHALL BE SUFFICIENTLY COVERED WITH MULCH TO AVOID ANY VISIBLE SOIL EXPOSURE. MULCH SHALL BE KEPT MOIST TO AVOID LOSS DUE TO WIND. MULCH AND NETTING SHALL BE APPLIED IN THE BASE OF ALL GRASSED WATERWAYS, ON VEGETATIVE SLOPES WHICH EXCEED 15% AND DISTURBED AREAS WITHIN 100 FEET OF WETLANDS OR STREAMS.

3. IF DISTURBED AREAS DO NOT RECEIVE FINAL SEEDING BY OCTOBER 1ST OF THE CONSTRUCTION YEAR, THEN ALL DISTURBED AREAS SHALL BE SEEDED WITH A WINTER COVER CROP AT THE RATE OF 3 LBS PER 1,000 S.F. WINTER SEEDING SHALL BE COVERED WITH EROSION CONTROL MESH (MULCH AND NETTING). HEAVY GRADE MATS SHALL BE USED IN THE BASE OF ALL GRASSED WATERWAYS ON VEGETATED SLOPES IN EXCESS OF 15% AND ANY DISTURBED AREAS WITHIN 100 FEET OF WETLANDS OR STREAMS. MULCH AND NETTING SHALL ALSO BE PROVIDED FOR ADDITIONAL WINTER PROTECTION.

4. ALL TOPSOIL SHALL BE COLLECTED, STOCKPILED, SEEDED WITH RYE AT 3 LBS PER 1,000 S.F. AND MULCHED AND REUSED AS REQUIRED. TUBULAR BARRIERS SHALL BE PLACED DOWN GRADIENT FROM STOCKPILED LOAM. LOAM SHALL BE STOCKPILED AT LOCATIONS DESIGNATED BY THE OWNER AND ENGINEER.

5. ALL TUBULAR BARRIERS, SILT SACKS AND EROSION CONTROL BERMS SHALL BE INSTALLED ACCORDING TO THE EROSION CONTROL PLAN AND/OR AT THE DISCRETION OF THE SITE CONTRACTOR. THESE SHALL BE MAINTAINED DURING DEVELOPMENT TO REMOVE SEDIMENT FROM RUNOFF WATER. ALL THE FILTER BARRIERS AND EROSION CONTROL BERMS SHALL BE INSPECTED AFTER ANY RAINFALL OR RUNOFF EVENT, MAINTAINED AND CLEANED UNTIL ALL AREAS HAVE AT LEAST 85-90% VIGOROUS PERENNIAL COVER OF GRASSES.

6. ADJACENT ROADS SHALL BE PERIODICALLY SWEPT OR WASHED TO AVOID TRACKING MUD, DUST OR DEBRIS FROM THE CONSTRUCTION AREA AS OFTEN AS NECESSARY (WHICH COULD BE ON A DAILY BASIS) TO REMOVE ANY SOIL OR SEDIMENTS AT NO ADDITIONAL COST TO THE OWNER.

7. A WATERING TRUCK WILL BE USED PERIODICALLY TO SPRINKLE CONSTRUCTION AREAS IN ORDER TO KEEP THE LEVEL OF DUST TO A MINIMUM DURING THE DRY MONTHS AT NO ADDITIONAL COST TO THE OWNER.

8. THE CONTRACTOR SHALL USE EXTREME CAUTION TO AVOID ALLOWING SEDIMENTS TO ENTER THE STORM DRAIN SYSTEM DURING CONSTRUCTION. BOTH EXISTING AND PROPOSED CATCH BASIN INLETS SHALL BE PROTECTED DURING CONSTRUCTION BY THE USE OF SILT SACKS AND/OR TUBULAR BARRIERS AROUND EACH INLET AS NOTED ON THE PLANS. INLET PROTECTION MAY BE REMOVED ONLY AFTER FINISHED AREAS ARE PAVED AND THE VEGETATED SLOPES ARE ESTABLISHED WITH AT LEAST 85-90% OF VIGOROUS PERENNIAL GROWTH.

9. AS APPLICABLE, EROSION CONTROL MESH SHALL BE APPLIED OVER ALL FINISHED SEEDED AREAS AS SPECIFIED ON THE DESIGN PLANS.

10. AT A MINIMUM, ALL TUBULAR BARRIERS AND FILTER FABRIC SHALL REMAIN IN PLACE UNTIL SEEDINGS OR PLANTINGS HAVE BECOME 85-90% ESTABLISHED. THE LOCAL CONSERVATION COMMISSION MUST APPROVE THE REMOVAL OR RELOCATION OF ANY OF THE TUBULAR BARRIERS AND FILTER FABRIC. ONCE THE TUBULAR BARRIERS ARE REMOVED THE AREAS ARE TO BE LOAMED AND SEEDED TO ACHIEVE FULL STABILIZATION.

11. AT THE OWNER'S DISCRETION, ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED TO MAINTAIN STABILITY OF EARTHWORKS AND FINISHED GRADED AREAS. THE CONTRACTOR, AT HIS EXPENSE, WILL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ANY ADDITIONAL MEASURES AS SPECIFIED BY THE OWNER. THIS INCLUDES BUT IS NOT LIMITED TO REQUESTS BY MASSDEP, THE ENGINEER AND LOCAL MUNICIPALITY, AS AUTHORIZED BY THE OWNER. FAILURE TO COMPLY WITH THE OWNER'S DIRECTIONS WILL RESULT IN DISCONTINUATION OF CONSTRUCTION ACTIVITIES.

12. INSPECTIONS AND MONITORING MAINTENANCE MEASURES SHALL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION CYCLE. WEEKLY INSPECTIONS SHALL BE HELD THROUGH THE DURATION OF THE CONSTRUCTION ACTIVITY. WEEKLY INSPECTION REPORTS SHALL BE MAINTAINED BY THE CONTRACTOR AND LOCATED IN THE CONTRACTORS FIELD OFFICE ONSITE. IN ADDITION TO THE NORMAL WEEKLY INSPECTIONS, THE CONTRACTOR SHALL PERFORM AN INSPECTION OF ALL EROSION CONTROL MEASURES AFTER EACH RAINFALL OR RUNOFF EVENT AND PERFORM THE NECESSARY REPAIRS. THE INSPECTIONS SHALL INCLUDE BUT NOT BE LIMITED TO THE SITE'S DOWN STREAM DISCHARGE POINTS.

13. IF ANY EVIDENCE OF SEDIMENTATION IS OBSERVED AT THE STORMWATER MANAGEMENT AREA INLETS, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, PROVIDE A PLAN TO THE ENGINEER TO REMOVE ANY ACCUMULATED SEDIMENT IN THESE AREAS. THE CONTRACTOR SHALL ALSO IMMEDIATELY PROVIDE ADDITIONAL ON SITE EROSION AND SEDIMENTATION CONTROL MEASURES TO PREVENT FURTHER DEGRADATION OF THE AREA.

14. FOLLOWING THE TEMPORARY OR FINAL SEEDINGS, THE CONTRACTOR SHALL INSPECT THE WORK AREA SEMI-MONTHLY TO ENSURE THE AREAS HAVE A MINIMUM OF 85-90% VEGETATED VIGOROUS GROWTH. RE-SEEDING SHALL BE CARRIED OUT BY THE CONTRACTOR WITH FOLLOW UP INSPECTIONS IN THE EVENT OF ANY FAILURES UNTIL VEGETATION IS ADEQUATELY ESTABLISHED.

15. CONTRACTOR AND ALL SITE AND SUBCONTRACTORS SHALL BE FAMILIAR WITH & FOLLOW ALL APPROVED PERMITS AND CONDITIONS. CONTRACTORS SHALL MAINTAIN A COPY OF ALL APPROVED PERMITS ONSITE. ALL CONDITIONS & RECOMMENDATIONS WITHIN THE APPROVED PERMITS SHALL BE COMPLETED.

16. TOP OF STOCKPILES SHALL BE COVERED IN SUCH A MANNER THAT STORMWATER DOES NOT INFILTRATE THE MATERIALS AND THERBY RENDER THE SAME UNSUITABLE FOR FILL USE.

17. CULVERT/PIPE INLETS AND OUTFALLS SHALL BE PROTECTED BY TUBULAR BARRIER FILTERS AND STONE CHECK DAMS UNTIL DISTURBED AREAS ARE PERMANENTLY STABILIZED.

18. ALL PROPOSED SLOPES STEEPER THAN 3:1 SHALL BE STABILIZED WITH JUTE MESH AND PROTECTED FROM EROSION UNTIL WORK IS COMPLETE AND GROUND COVER IS ESTABLISHED.

19. THE CONTRACTOR SHALL KEEP ADDITIONAL TUBULAR BARRIERS ON SITE AT ALL TIMES FOR INSTALLATION AT THE DIRECTION OF THE ENGINEER OR THE MUNICIPALITY TO MITIGATE ANY EMERGENCY CONDITIONS.

20. AS CONSTRUCTION DISTURBANCE IS GREATER THAN 1 ACRE, A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) CONSTRUCTION GENERAL PERMIT NOI, AND STORMWATER POLLUTION PREVENTION PLAN (SWPPP) WILL NEED TO BE SUBMITTED TO THE EPA. THE NPDES PERMIT FOR STORMWATER DISCHARGE & CONSTRUCTION GENERAL PERMIT NOI WILL BE REQUIRED TO BE SUBMITTED AT LEAST 14 DAYS PRIOR TO COMMENCING CONSTRUCTION BY THE CONTRACTOR.

21. OWNER AND CONTRACTOR ARE RESPONSIBLE FOR COMPLIANCE WITH THE CONSTRUCTION GENERAL PERMIT NOI. WEEKLY SWPPP INSPECTION REPORTS TO BE PERFORMED BY THE CONTRACTOR. COPIES OF ALL INSPECTION REPORTS SHALL BE PROVIDED TO THE LOCAL MUNICIPALITY, EPA, DEP, OR ANY OTHER AUTHORITY REQUESTING WITHIN 3 DAYS OF EACH INSPECTION.

22. IF DEWATERING IS NECESSARY, THE DISCHARGE SHALL BE STOPPED IMMEDIATELY IF THE RECEIVING AREA SHOWS ANY SIGN OF INSTABILITY OR EROSION. ALL CHANNELS, SWALES AND DITCHES DUG FOR DISCHARGING WATER FROM THE EXCAVATED AREA SHALL BE STABLE PRIOR TO DIRECTING DISCHARGE TO THEM. IF A CONSTRUCTION EQUIPMENT BUCKET IS USED, IT SHALL EMPTY THE MATERIAL TO A STABLE AREA. NO DEWATERING SHALL OCCUR DURING PERIODS OF INTENSE, HEAVY RAIN. FLOW TO THE SEDIMENT REMOVAL STRUCTURE SHALL NOT EXCEED THE STRUCTURE CAPACITY. WHENEVER POSSIBLE, THE DISCHARGE FROM THE SEDIMENT REMOVAL STRUCTURE SHALL DRAIN TO A WELL-VEGETATED BUFFER BY SHEET FLOW WHILE MAXIMIZING THE DISTANCE TO THE NEAREST WATER RESOURCE AND MINIMIZING THE SLOPE OF THE BUFFER AREA. THERE SHALL BE NO DIRECT DISCHARGE TO EXISTING WETLANDS, STREAMS OR WATER BODIES. ALL DISCHARGE SHALL BE IN COMPLIANCE WITH FEDERAL, STATE AND LOCAL REQUIREMENTS.

23. INITIATE STABILIZATION OF EXPOSED AREAS IMMEDIATELY IF CONSTRUCTION WORK TEMPORARILY OR PERMANENTLY CEASES.

24. ALL DISCHARGES FROM POLLUTION SOURCES ARE PROHIBITED ONSITE SUCH AS FUELS, WASTEWATER FROM WASH OUT CONCRETE, WASTE WATER FROM CLEAN OUT OF PAINTS, FROM RELEASE OILS, SOLVENTS, ADHESIVES, CURING COMPOUNDS, POLLUTANTS USED FOR MAINTENANCE OF VEHICLES AND EQUIPMENT, SOAPS & DETERGENTS, TOXIC OR HAZARDOUS SUBSTANCES, CHEMICALS AND OILS. IF A POLLUTANT IS DISCHARGED IT NEEDS TO BE IMMEDIATELY CLEANED UP BY REMOVING THE CHEMICAL AND AFFECTED SOIL OR AREA OF SPILL FROM THE SITE IN ACCORDANCE WITH THE MANUFACTURER RECOMMENDATIONS, FEDERAL, STATE AND LOCAL REQUIREMENTS. DO NOT HOSE DOWN AND SPREAD SPILLED ITEM. ALL CHEMICALS USED ON SITE SHALL BE IN LEAK-PROOF CONTAINERS AND STORED AWAY FROM WETLANDS, SURFACE WATERS, STORMWATER INLETS AND DRAINAGE MEASURES. SPILL KITS SHALL BE AVAILABLE ONSITE FOR EMERGENCY USE, THERE SHALL BE A SECONDARY CONTAINMENT MEASURE OF ALL CHEMICALS IN ADDITION TO SPILL-PROOF CONTAINERS.

25. PRIOR TO COMMENCEMENT OF CONSTRUCTION, APPLICABLE CONTRACTOR PERSONNEL MUST HAVE AN UNDERSTANDING OF THE EPA CONSTRUCTION GENERAL PERMIT REQUIREMENTS AND THEIR SPECIFIC RESPONSIBILITIES UNDER THE PERMIT. AT A MINIMUM, PERSONNEL MUST BE TRAINED AND UNDERSTAND THE FOLLOWING; LOCATION OF ALL STORMWATER CONTROLS AND HOW TO MAINTAIN THEM, PROCEDURES FOR COMPLYING WITH THE POLLUTION PREVENTION REQUIREMENTS, PROCEDURES FOR CONDUCTING INSPECTIONS, RECORDING FINDINGS AND TAKING CORRECTIVE ACTION.

26. ALL USE OF CATIONIC TREATMENT CHEMICALS (EXAMPLES INCLUDE POLYMERS, CHITOSAN, CATIONIC PAM, FLOCCULANTS OR OTHER CHEMICAL UTILIZED FOR STABILIZTION) ARE PROHIBITED. IF ALL OTHER AVAILABLE STABILIZATION MEASURES ARE NOT POSSIBLE AND USE OF CATIONIC CHEMICALS IS ABSOLUTELY NECESSARY THE CONTRACTOR WILL NEED TO CONTACT THE EPA NEW ENGLAND OFFICE IN WRITING FOR APPROVAL AND SPECIFIC REQUIREMENTS (MAXIMUM DOSAGE RATE, RESIDUAL TESTING, SPECIFIC LIMITATIONS, ETC.) PRIOR TO USE.

27. IF USING NON-VEGETATIVE STABILIZATION MEASURES, IT MUST BE COMPLETED NO LATER THAN 14 DAYS AFTER INITIATING STABILIZATION. ALL AREAS OF EXPOSED SOILS MUST BE COVERED.

28. INSPECTIONS OF EROSION CONTROL MEASURES SHALL BE AT LEAST ONCE EVERY 7 DAYS BY THE CONTRACTOR. AT A MINIMUM INSPECTIONS SHALL INCLUDE ALL DISTURBED AREAS, ALL STORMWATER CONTROLS AND POLLUTION PREVENTION MEASURES, ALL LOCATIONS WHERE STABILIZATION MEASURES HAVE BEEN IMPLEMENTED, EQUIPMENT AND MATERIAL STORAGE AREAS, ALL AREAS WHERE STORMWATER FLOWS AND ALL POINTS OF DISCHARGE. WHEN CORRECTIVE ACTIONS ARE REQUIRED, THE CONTRACTOR MUST IMMEDIATELY TAKE ALL STEPS TO PREVENT POLLUTANT DISCHARGES UNTIL A PERMANENT SOLUTION IS IMPLEMENTED. AS NECESSARY NEW OR MODIFIED CONTROLS MUST BE INSTALLED AND OPERATIONAL, THE REPAIR MUST BE COMPLETED WITHIN 7 DAYS FROM THE TIME OF DISCOVERY. WITHIN 24 HOURS OF A TRIGGERING CONDITION OCCURRING THAT REQUIRES A CORRECTIVE ACTION, A CORRECTIVE ACTION REPORT MUST BE COMPLETED.

29. THE LIMITS OF THE CONSERVATION RESTRICTION ARE TO BE DELINEATED USING A HIGH-VISIBILTY CONSTRUCTION FENCE. NO TREE REMOVAL, DISTURBANCE OR MATERIAL STOCKPILE/DUMPING SHALL BE ALLOWED WITHIN THE LIMIT OF THE CONSERVATION RESTRICTION EXCEPT FOR GRADING OF ROADWAY CONSTRUCTION AS SHOWN ON THE PLANS.

ABBREVIATIONS

ADA	AMERICANS WITH DISABILITY ACT
BC	BOTTOM OF CURB
BIT	BITUMINOUS
BF	BASEMENT FLOOR
BM	BENCH MARK
BW	BOTTOM OF WALL ELEVATION
CB	CATCH BASIN OR CONCRETE BOUND
CCB	CAPE COD BERM
℄	CENTER LINE
CLDI	CONCRETE LINED DUCTILE IRON
CO	CLEAN OUT
CONC	CONCRETE
CT	CONIFEROUS TREE
(D)	DEED
DCB	DOUBLE CATCH BASIN
DH	DRILL HOLE
DMH	DRAINAGE MANHOLE
DS	DOWNSPOUT
DT	DECIDUOUS TREE
ELEV	ELEVATION
EOP	EDGE OF PAVEMENT
ESHGW	ESTIMATED SEASONAL HIGH GROUNDWATER
EV	ELECTRIC VEHICLE
EX	EXISTING
FFE	FINISHED FLOOR ELEVATION
GF	GARAGE FLOOR
GV	GAS VALVE
HDPE	HIGH DENSITY POLYETHYLENE
HYD	HYDRANT
I OR INV	INVERT
IP	IRON PIPE
LF	LINEAR FEET
LOW	LIMIT OF WORK
LP	LIGHT POLE
LSA	LANDSCAPE AREA
(M)	MEASURED
N/F	NOW OR FORMERLY
OCS	OUTLET CONTROL STRUCTURE
OHW	OVERHEAD WIRE
P.L.	PROPERTY LINE
PCC	PROPOSED CONCRETE CURB
PVC	POLYVINYL CHLORIDE
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
ROW	RIGHT OF WAY
SB	STONE BOUND
SF	SQUARE FOOT
SGC	SLOPED GRANITE CURB
SMH	SEWER MANHOLE
SSO	SEWER SHUTOFF
STA	STATION
TBM	TEMPORARY BENCHMARK
TBR	TO BE REMOVED
TC	TOP OF CURB
TD	TRENCH DRAIN
TOF	TOP OF FOUNDATION
TW	TOP OF WALL ELEVATION
TYP	TYPICAL
UGE	UNDERGROUND ELECTRIC
UP	UTILITY POLE
VGC	VERTICAL GRANITE CURB
WQU	WATER QUALITY UNIT
WQT	WATER QUALITY TANK
WSO	WATER SHUTOFF
WF	WETLAND FLAG
WV	WATER VALVE

EXISTING LEGEND

- LOCUS PROPERTY LINE
- TREE LINE
- SEWER MANHOLE (SMH)
- DRAIN MANHOLE (DMH)
- CATCH BASIN (CB)
- STONEWALL
- GAS VALVE
- WATER VALVE
- HYDRANT
- UTILITY POLE
- DRAIN PIPE
- WATER PIPE
- GAS PIPE
- UNDERGROUND ELECTRIC
- OVERHEAD WIRES
- SEWER PIPE
- CONTOUR LINE
- SPOT GRADE
- CHAIN LINK FENCE
- STOCKADE FENCE
- HAND HOLES FOR UTILITIES
- LIGHT POLE
- *WETLAND BUFFER DELINEATION*
- *TEST PIT*
- *CONIFEROUS TREE*
- *DECIDUOUS TREE*
- SIGN

PROPOSED LEGEND

- SEWER MANHOLE (SMH)
- DRAIN MANHOLE (DMH)
- CATCH BASIN (CB)
- ELECTRIC MANHOLE (EMH)
- STONEWALL
- DRAIN PIPE
- WATER PIPE
- GAS PIPE
- UNDERGROUND ELECTRIC
- OVERHEAD WIRES
- SEWER PIPE
- CONTOUR LINE
- SPOT GRADE
- CHAIN LINK FENCE
- STOCKADE FENCE
- HAND HOLES FOR UTILITIES
- LIGHT POLE
- GAS VALVE
- WATER VALVE
- HYDRANT
- UTILITY POLE
- SEWER SHUTOFF
- ELECTRIC TRANSFORMER
- SIGN
- LIMIT OF WORK/EROSION CONTROL

BURKE CIVIL-SITE ENGINEERING
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PROJECT TITLE & LOCATION:
"VIOLET HILLS"
PROPOSED MULTI-FAMILY
RESIDENTIAL DEVELOPMENT
217 MILL STREET
RANDOLPH, MA 02368

REVISIONS

No.	ISSUE	DATE
1	DRIVEWAY PROFILE	04/27/2026
2	WATER LOOP / BRG-DIST	05/05/2026
3	REVISED LAYOUT	06/17/26

COMMONWEALTH OF MASSACHUSETTS
JAMES W. BURKE.
CIVIL
No. 39418
REGISTERED PROFESSIONAL ENGINEER

JAMES W. BURKE, P.E.

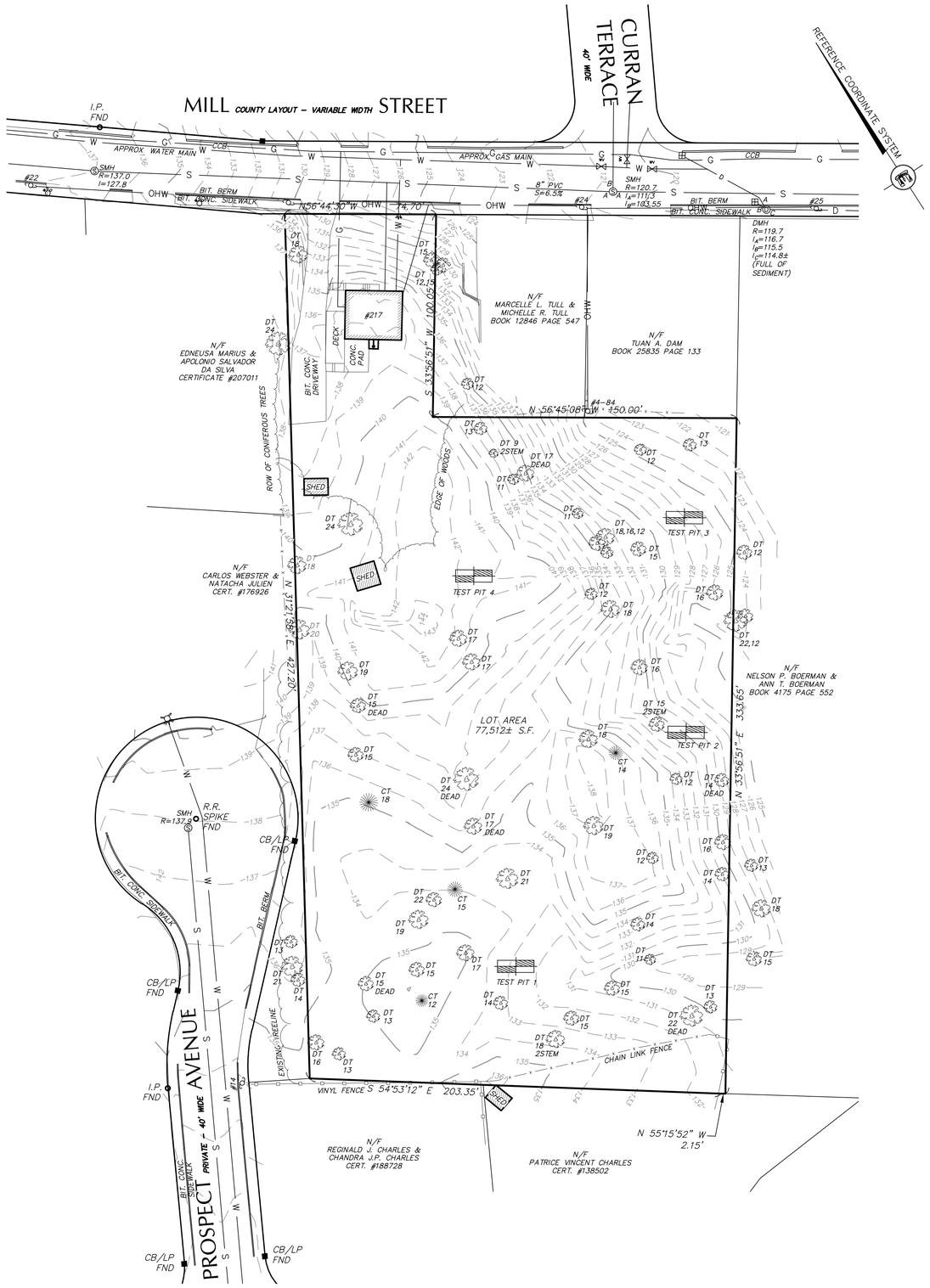
SHEET TITLE:
NOTES

DRAWING INFORMATION
ISSUE: PERMIT SET
DATE: APRIL 15, 2026
PROJECT NO.: 26.020

C1.02
SHEET 2 OF 12

IMAGE FROM RANDOLPH GIS

LOCUS MAP
SCALE: 1"=500'



SOIL TEST PIT DATA:

TEST PIT 1
GRD. EL. 132.8
GW. EL. 126.8

- 0" – Ap, Sandy Loam 10YR3/2, Granular, Very Friable
- 12" – Bw, Sandy Loam 10YR5/6, Massive, Friable
- 24" – C_1, SAND 2.5Y5/3, Single Grained, Loose Coarse gravelly sand with cobbles
- 41" – C_2, SAND 2.5Y5/3, Single Grained, Loose medium sand, little to no gravel; Redox. @ 72" 7.5YR5/8
- 75" – C_3, SAND 2.5Y5/3, Single Grained, Loose Coarse gravelly sand with cobbles; Standing water
- 114"± (GW. EL. 84"±)

TEST PIT 2
GRD. EL. 128.3
GW. EL. NGWO

- 0" – Ap, Sandy Loam 10YR3/2, Granular, Very Friable
- 12" – Bw, Sandy Loam 10YR5/6, Massive, Friable
- 30" – C, SAND 2.5Y5/4, Single Grained, Loose Coarse gravelly sand with cobbles,
- 84"±

TEST PIT 3
GRD. EL. 127.0
GW. EL. NGWO

- 0" – Ap, Sandy Loam 10YR3/2, Granular, Very Friable
- 9" – Bw, Sandy Loam 10YR5/6, Massive, Friable
- 24" – C, SAND 2.5Y5/4, Single Grained, Loose Coarse gravelly sand with cobbles,
- 84"±

TEST PIT 4
GRD. EL. 141.5
GW. EL. NGWO

- 0" – Ap, Sandy Loam 10YR3/2, Granular, Very Friable
- 10" – Bw, Sandy Loam 10YR5/6, Massive, Friable
- 24" – C, SAND 2.5Y5/4, Single Grained, Loose Coarse gravelly sand with cobbles,
- 120"±

DATE: 02/22/2023
TEST BY: Kameron Campbell, SE #14227

▽ INDICATES ESTIMATED SEASONAL HIGH GROUND WATER

▼ INDICATES OBSERVED GROUND WATER

30 15 0 30 60
SCALE: 1" = 30'

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SHEET TITLE:
EXISTING CONDITIONS

DRAWING INFORMATION
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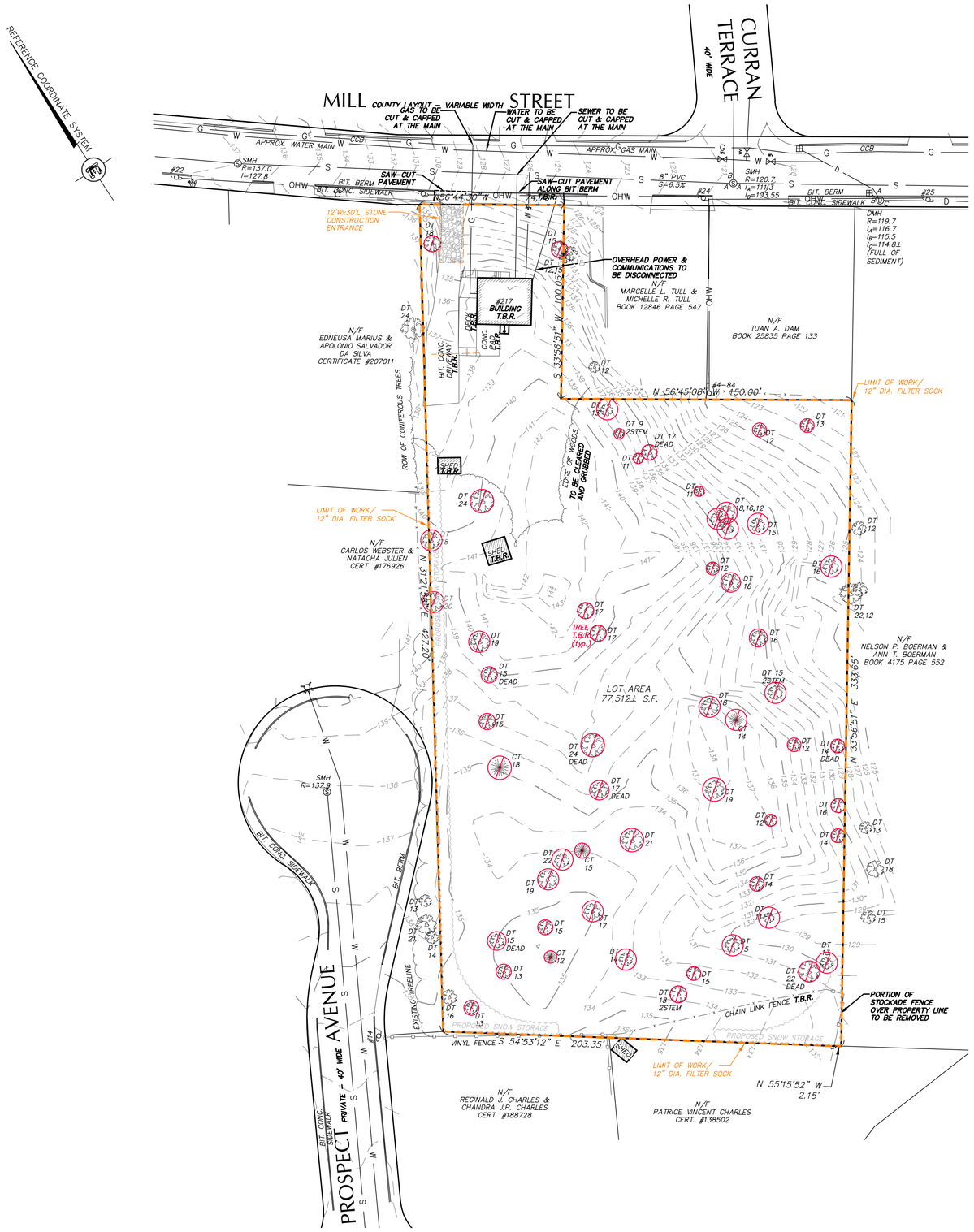
C1.03
SHEET 3 OF 12



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COMMONWEALTH OF MASSACHUSETTS
JAMES W. BURKE, CIVIL
No. 39418
REGISTERED PROFESSIONAL ENGINEER

JAMES W. BURKE, P.E.

SHEET TITLE:

CONSTRUCTION MANAGEMENT

DRAWING INFORMATION

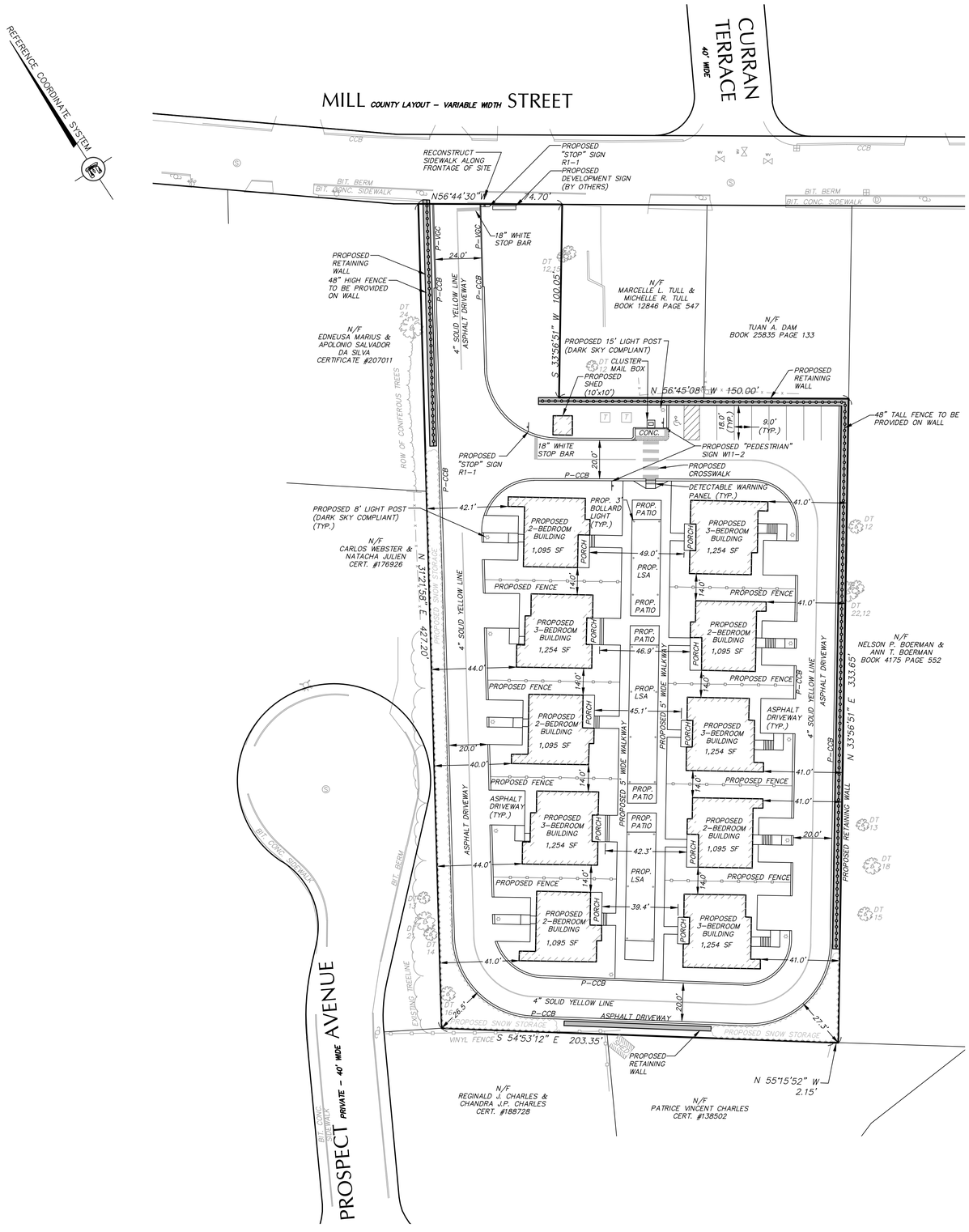
ISSUE: PERMIT SET

DATE: APRIL 15, 2026

PROJECT NO.: 26.020

C1.04

SHEET 4 OF 12



30 15 0 30 60

SCALE: 1" = 30'

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COMMONWEALTH OF MASSACHUSETTS
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SHEET TITLE:

LAYOUT

DRAWING INFORMATION

ISSUE: PERMIT SET

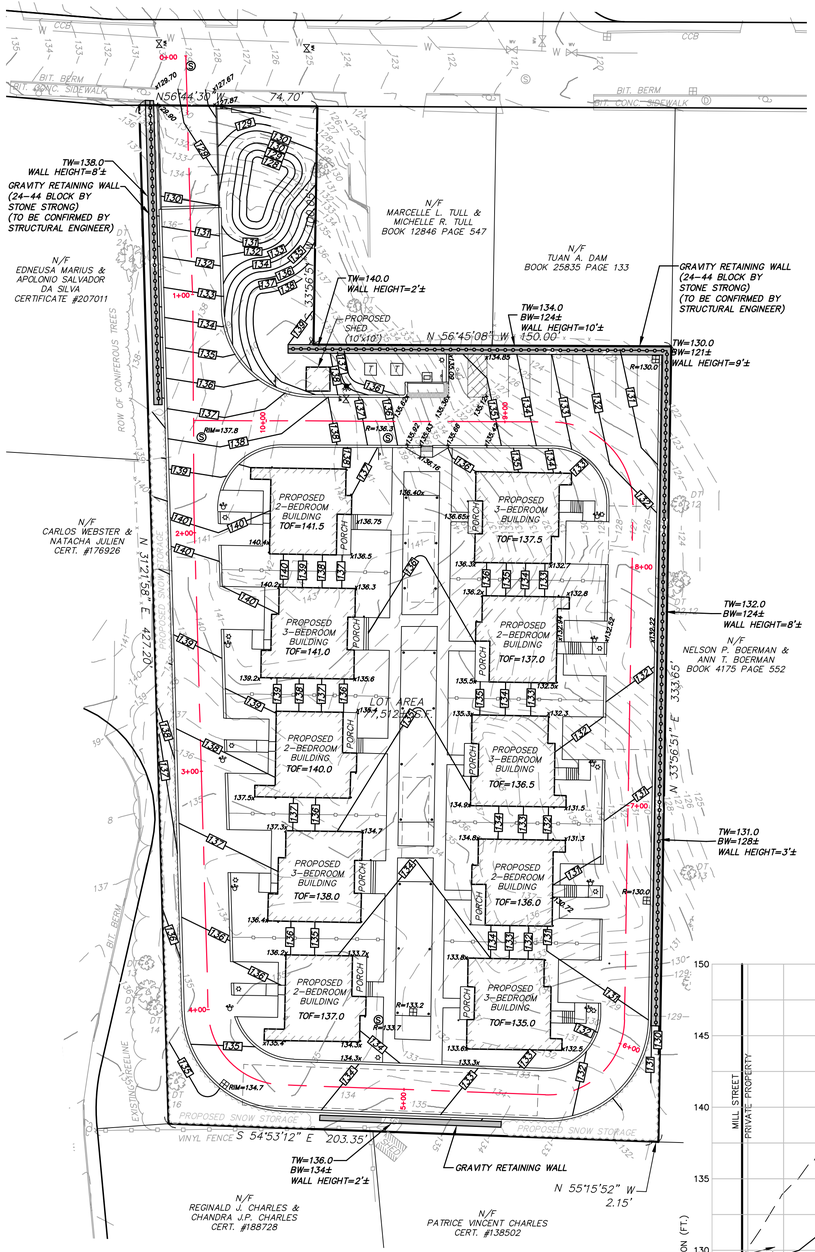
DATE: APRIL 15, 2026

PROJECT NO.: 26.020

C1.05

SHEET 5 OF 12

MILL COUNTY LAYOUT – VARIABLE WIDTH STREET



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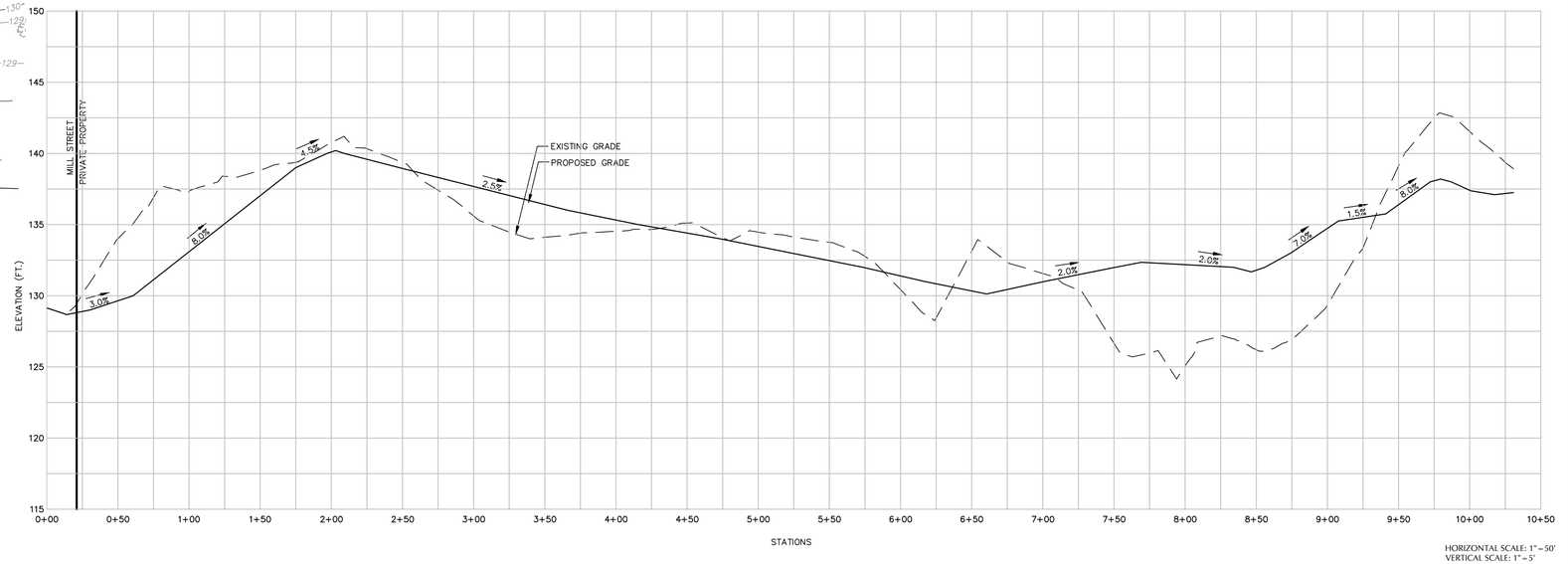
SCALE: 1" = 30'

PROPOSED DRIVEWAY PROFILE



HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'

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606 WASHINGTON STREET
QUINCY, MA 02169

LANDSCAPE ARCHITECT
ASK+
276 BROADWAY
CAMBRIDGE, MA 02139

PROJECT TITLE & LOCATION:

"VIOLET HILLS"
PROPOSED MULTI–FAMILY
RESIDENTIAL DEVELOPMENT
217 MILL STREET
RANDOLPH, MA 02368

REVISIONS

No.	ISSUE	DATE
1	DRIVEWAY PROFILE	04/27/2026
2	WATER LOOP / BRG–DIST	05/05/2026
3	REVISED LAYOUT	06/17/26

COMMONWEALTH OF MASSACHUSETTS
JAMES W. BURKE
CIVIL
No. 39418
REGISTERED PROFESSIONAL ENGINEER

JAMES W. BURKE, P.E.

SHEET TITLE:

GRADING

DRAWING INFORMATION

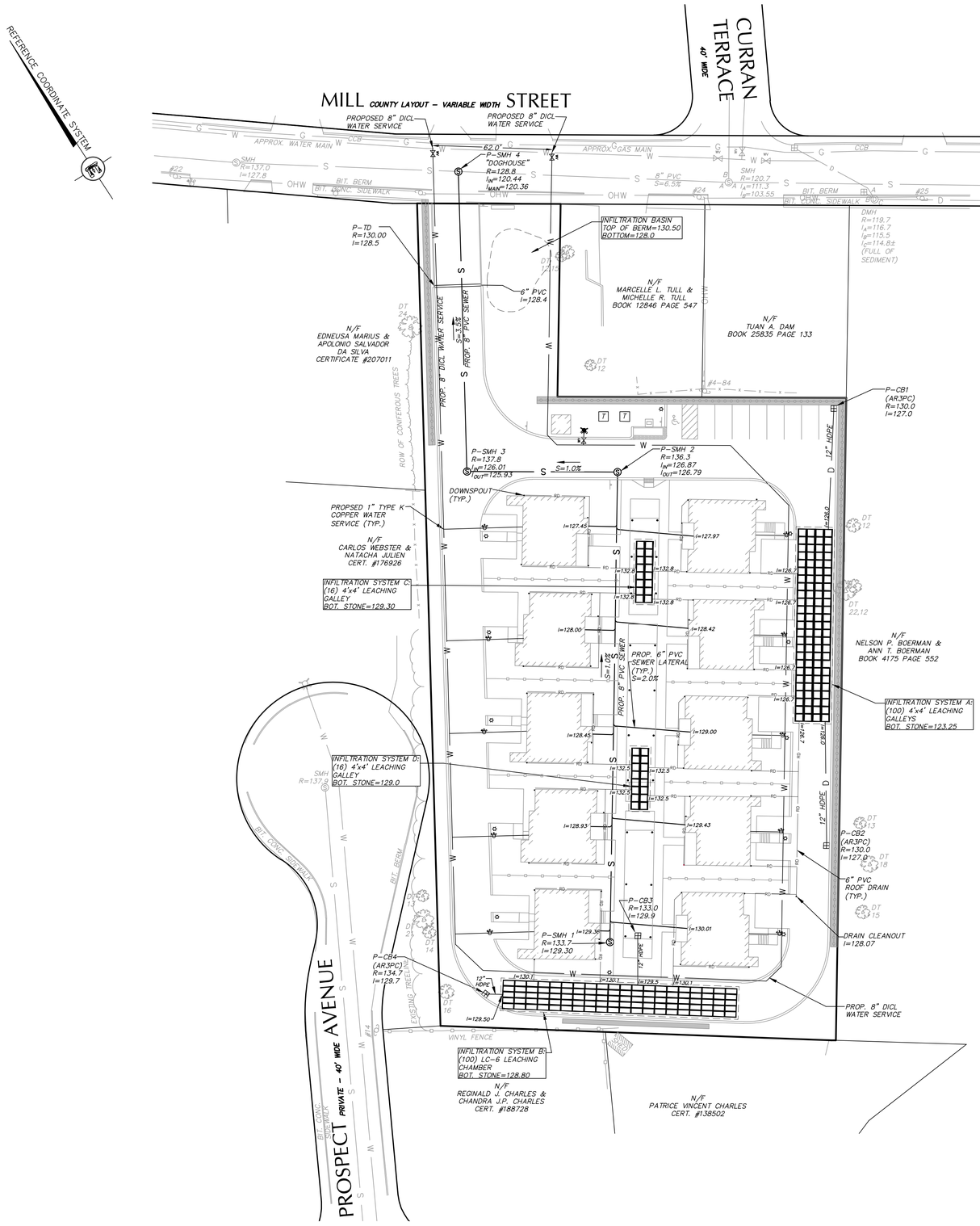
ISSUE: PERMIT SET

DATE: APRIL 15, 2026

PROJECT NO.: 26.020

C1.06

SHEET 6 OF 12



CATCH BASIN NOTE:

ALL CATCH BASINS TO BE PROVIDED WITH A VERTICAL GRANITE CURB INLET.

SCALE: 1" = 30'

BURKE CIVIL-SITE ENGINEERING
Engineering Your Vision
1268 Franklin Street Quincy, MA 02169

PREPARED FOR:

EVERSTEAD PARTNERS
182 PROSPECT STREET
SOUTH EASTON, MA 02375

CONSULTANTS

ARCHITECT
JCBT ARCHITECT
606 WASHINGTON STREET
QUINCY, MA 02169

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JAMES W. BURKE
CIVIL
No. 39418
REGISTERED PROFESSIONAL ENGINEER

JAMES W. BURKE, P.E.

SHEET TITLE:

UTILITIES

DRAWING INFORMATION

ISSUE: PERMIT SET

DATE: APRIL 15, 2026

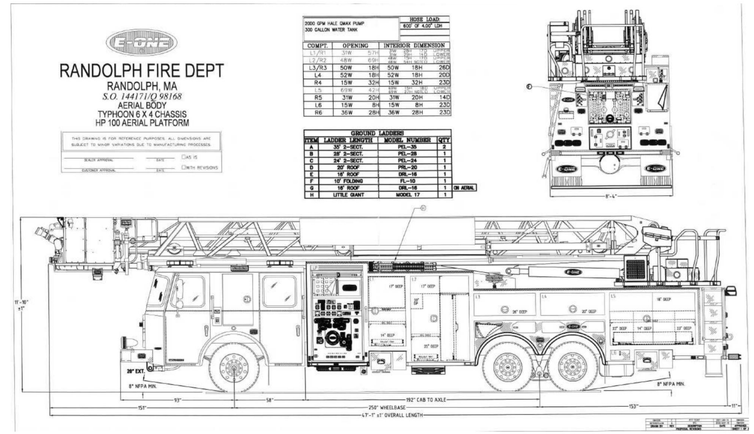
PROJECT NO.: 26.020

C1.07

SHEET 7 OF 12

Legend

- Front wheels
- Rear wheels
- Vehicle body
- Vehicle path



SAE Turning Radius Calculations for Quote No. 98168

Wheelbase:	250"	Front Bumper Size:	10"
Body Width:	100"	Front Bumper Extension:	20"
Front Axle Kingpin Center:	70.66"	Front Wheel Type:	ALUMINUM
Front Axle Track:	84.46"	Rear Wheel Type:	ALUMINUM
Front Axle Tire Width:	16.6"	Tire Brand:	MICHELIN
Dimension Over Rear Tires:	98.59"		
Body Front Overhang:	92"		

Inside Cramp Angle	S. A. E. Turning Radius	Tire Curb Clearance	Bumper Swing Clearance	Minimum Inside Radius
35	41.9'	42.6'	46.6'	28.6'
36	40.9'	41.6'	45.7'	27.5'
37	40.1'	40.7'	44.9'	26.5'
38	39.2'	39.9'	44.2'	25.5'
39	38.4'	39.1'	43.5'	24.6'
40	37.7'	38.4'	42.8'	23.7'
41	37'	37.7'	42.2'	22.8'
42	36.3'	37'	41.6'	22'
43	35.7'	36.4'	41'	21.2'
44	35'	35.7'	40.4'	20.4'
45	34.5'	35.2'	39.9'	19.7'
46	33.9'	34.6'	39.4'	19'
47	33.4'	34.1'	38.9'	18.3'
48	32.8'	33.5'	38.5'	17.6'
49	32.4'	33'	38.1'	16.9'
50	31.9'	32.6'	37.6'	16.3'

30 15 0 30 60
SCALE: 1" = 30'

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Engineering Your Vision
1268 Franklin Street Quincy, MA 02169

PREPARED FOR:
EVERSTEAD PARTNERS
182 PROSPECT STREET
SOUTH EASTON, MA 02375

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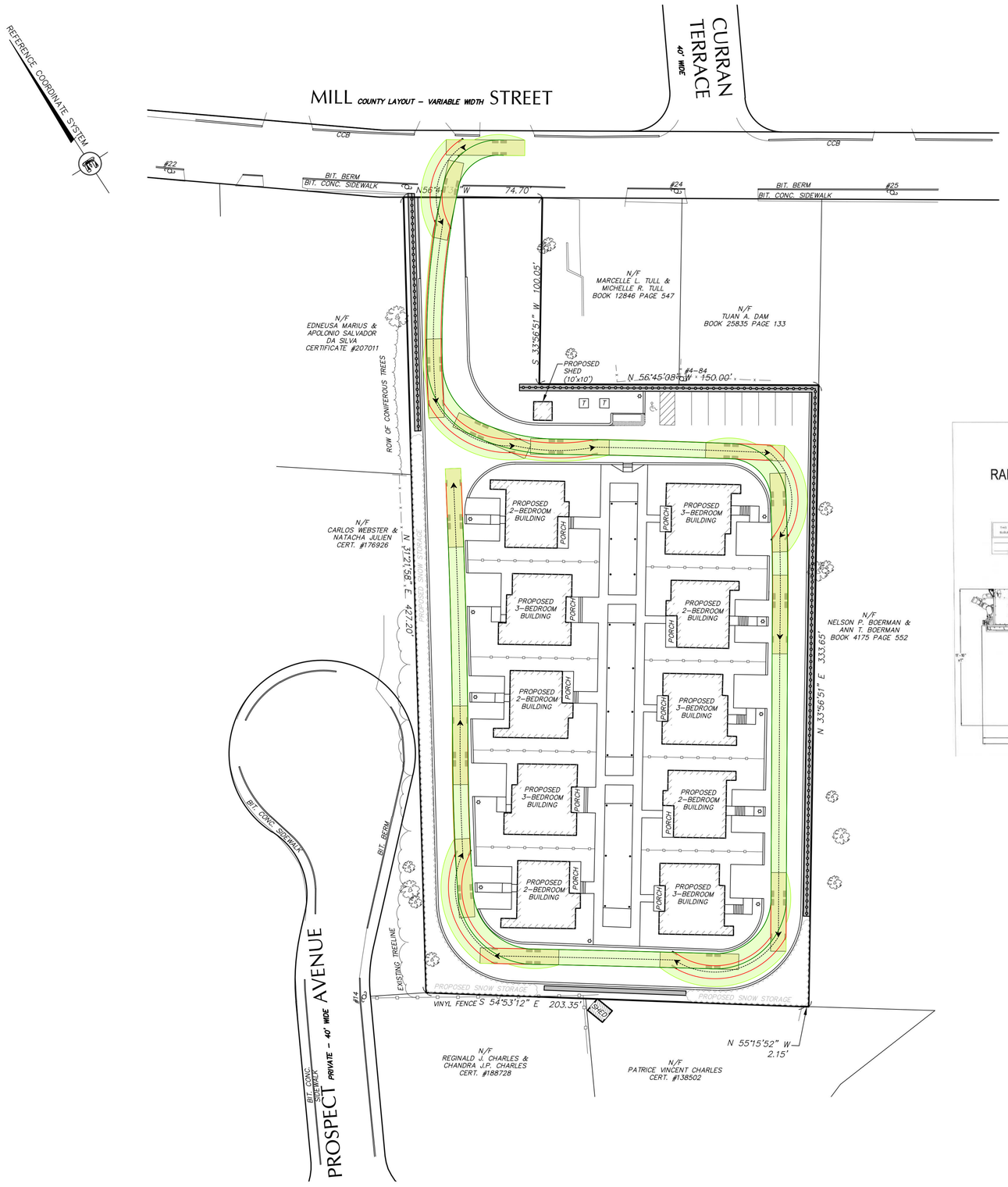
JAMES W. BURKE
CIVIL
No. 39418
REGISTERED PROFESSIONAL ENGINEER

JAMES W. BURKE, P.E.

SHEET TITLE:
SWEPT PATH

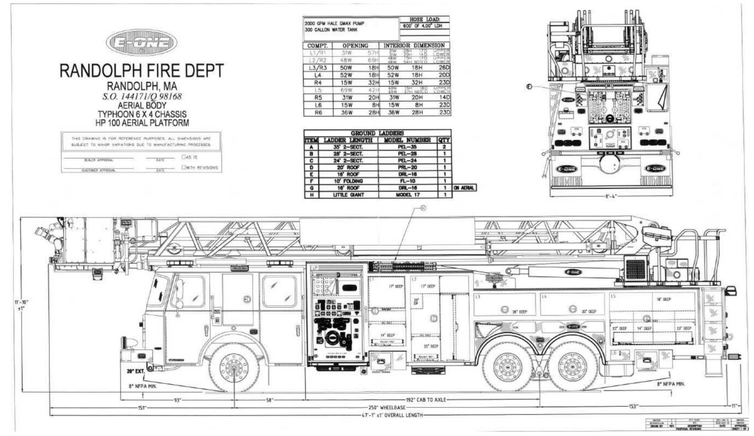
DRAWING INFORMATION
ISSUE: PERMIT SET
DATE: APRIL 15, 2026
PROJECT NO.: 26.020

C1.08
SHEET 8 OF 12



Legend

- Front wheels
- Rear wheels
- Vehicle body
- Vehicle path



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SCALE: 1" = 30'

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COMMONWEALTH OF MASSACHUSETTS
JAMES W. BURKE, CIVIL, No. 39418, REGISTERED PROFESSIONAL ENGINEER

JAMES W. BURKE, P.E.

SHEET TITLE:
SWEPT PATH

DRAWING INFORMATION
ISSUE: PERMIT SET
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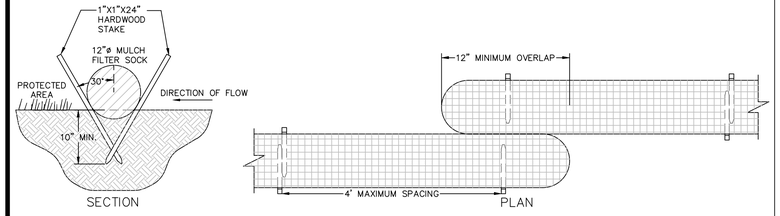
PROJECT NO.: 26.020

C1.09
SHEET 9 OF 12

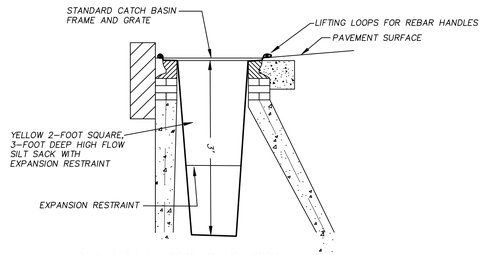


NOTES:

1. AT THE JUNCTION OF TWO ROLLS A MINIMUM OF A 12" OVERFLAP IS REQUIRED.
2. THE WOODEN STAKES SHALL BE SET A MAXIMUM OF 4 FEET APART.
3. THE FILTER SOCK SHALL BE SET IN A 2" TO 4" DEEP TRENCH.

MULCH WATTLE

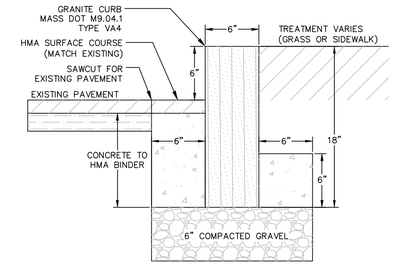
NOT TO SCALE



PINCH SILT SACK BETWEEN FRAME & GRATE.
INSPECT SILT SACK AFTER EACH STORM EVENT
PERFORM MAINTENANCE WHEN SILT AND DEBRIS IS 12" DEEP

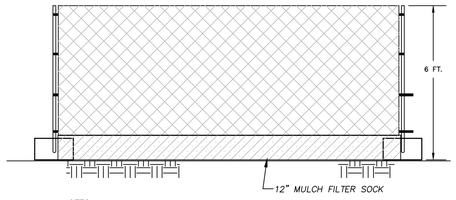
CATCH BASIN SILT SACK

NOT TO SCALE



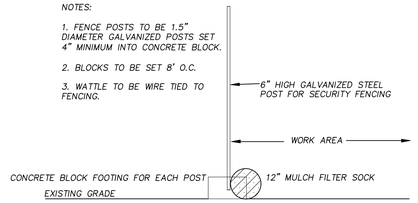
VERTICAL GRANITE CURB INSTALLATION

NOT TO SCALE



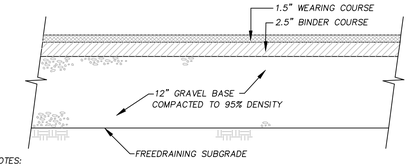
NOTES:

1. FENCE POSTS TO BE 1.5" DIAMETER GALVANIZED POSTS SET 4" MINIMUM INTO CONCRETE BLOCK.
2. BLOCKS TO BE SET 8' O.C.
3. WATTLE TO BE WIRE TIED TO FENCING.



SECURITY FENCING W/ EROSION CONTROL

NOT TO SCALE

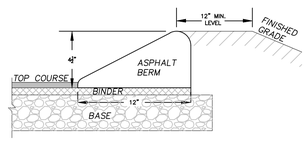


NOTES:

1. ALL BITUMINOUS CONCRETE TO MEET THE CURRENT STANDARDS FOR MASSDOT.
2. THE SUBGRADE UNDER THE ROADWAY GRAVEL BASE SHALL BE A FREE-DRAINING MATERIAL FOR A MINIMUM OF 2 FEET AND SHALL CONFORM TO THE REQUIREMENTS OF OF SECTION M1.02.0 TYPE A OF THE STANDARD SPECIFICATIONS. EXISTING SOILS THAT DO NOT CONFORM SHALL BE REMOVED AND REPLACED WITH GRAVEL BASE MATERIAL.
3. THE GRAVEL BASE SHALL CONSIST OF UNFROZEN, HARD, DURABLE STONE AND COARSE SAND, FREE OF LOAM AND CLAY, UNIFORMLY GRADED, CONTAINING NO STONE WITH A DIAMETER GREATER THAN 2" AND CONFORMING TO THE REQUIREMENTS OF M1.03.0 TYPE C OF THE STANDARD SPECIFICATIONS.
4. BEFORE THE GRAVEL IS SPREAD THE ROADBED SHALL BE SLOPED TO A TRUE SURFACE, CONFORMING TO THE PROPOSED CROSS SECTION.

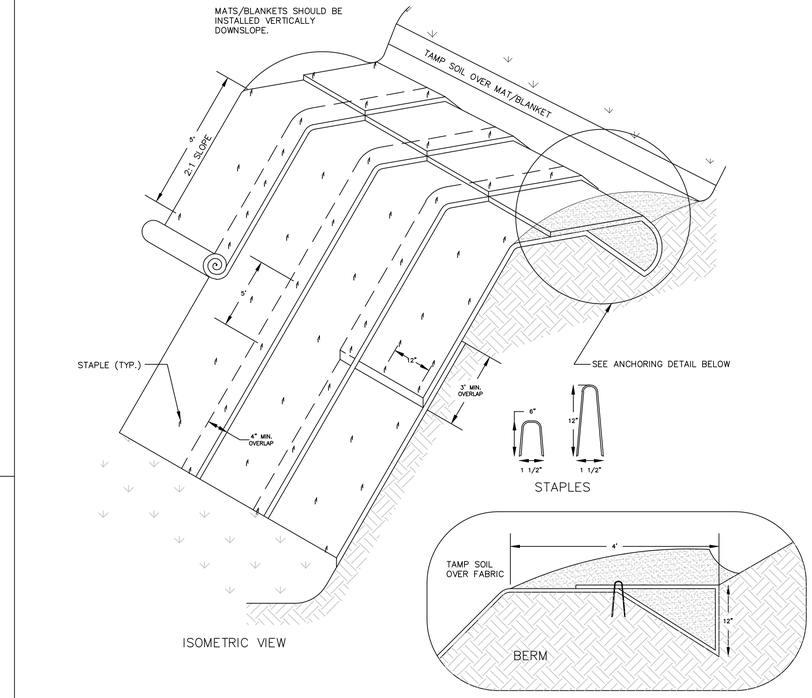
PAVEMENT SECTION

NOT TO SCALE



CAPE COD BERM

NOT TO SCALE

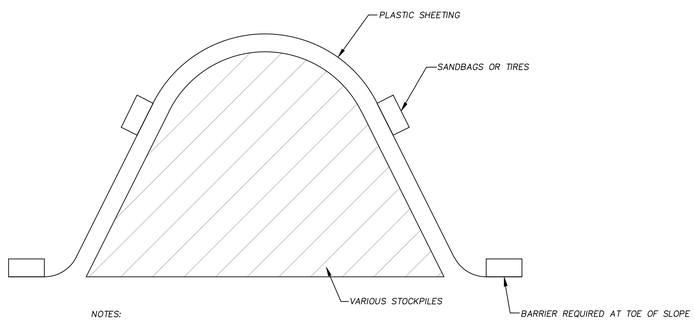


NOTES:

1. WHEN MORE THAN ONE ROLL IS REQUIRED GOING DOWN THE SLOPE THE ENDS OF THE ROLLS SHOULD OVERLAP A MINIMUM OF 3 FEET.
2. ANCHOR THE NETTING TO THE SOIL SURFACE WITH ANCHOR PINS OR STAPLES.
3. STAPLES OR ANCHOR PINS NEED TO BE DRIVEN PERPENDICULAR INTO SLOPE AND SHOULD BE SPACED A MAXIMUM OF 5 FEET APART DOWN THE SIDES AND CENTER OF THE ROLL.
4. SPACING BETWEEN STAPLES OR PINS AT THE UPPER END OF A ROLL AND AT THE END OVERLAP OF 2 ROLLS SHOULD NOT BE GREATER THAN 1 FOOT.
5. THE NETTING SHOULD GO BEYOND THE EDGE OF THE MULCHED OR SEEDED AREA AT LEAST 1 FOOT AT THE SIDES AND 3 FEET AT THE BOTTOM.
6. EDGES OF NETTING SHOULD BE OVERLAPPED A MINIMUM OF 4 INCHES.
7. APPLY PERMANENT SEEDING BEFORE PLACING NETTING.

SLOPE MATTING DETAIL

NOT TO SCALE



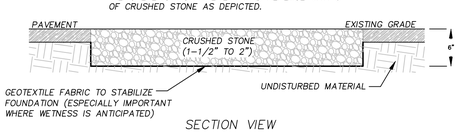
NOTES:

1. MINIMUM 12" OVERLAP OF ALL SEAMS REQUIRED.
2. BARRIER REQUIRED AT TOE OF SLOPE
3. COVERING MAINTAINED TIGHTLY IN PLACE USING SANDBAGS OR TIRES ON ROPE WITH A MAXIMUM 10' SPACING IN ALL DIRECTIONS

PLASTIC SHEETING OVER STOCKPILED MATERIALS

NOT TO SCALE

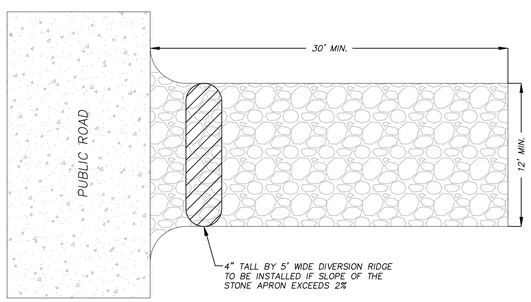
*REMOVE EXISTING PAVEMENT AND REPLACE WITH 6" OF CRUSHED STONE AS DEPICTED.



SECTION VIEW

NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTERING THE PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR BASIN.
4. USE SANDBAGS, HAYBALES OR OTHER APPROVED METHODS TO CHANNELIZE RUNOFF TO BASIN AS REQUIRED.
5. A DIVERSION RIDGE SHALL BE INSTALLED AT THE ENTRANCE OF THE STONE APRON IF THE SLOPE OF THE APRON EXCEEDS 2%



PLAN VIEW

12'x30' CRUSHED STONE APRON

NOT TO SCALE

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SHEET TITLE:

DETAILS

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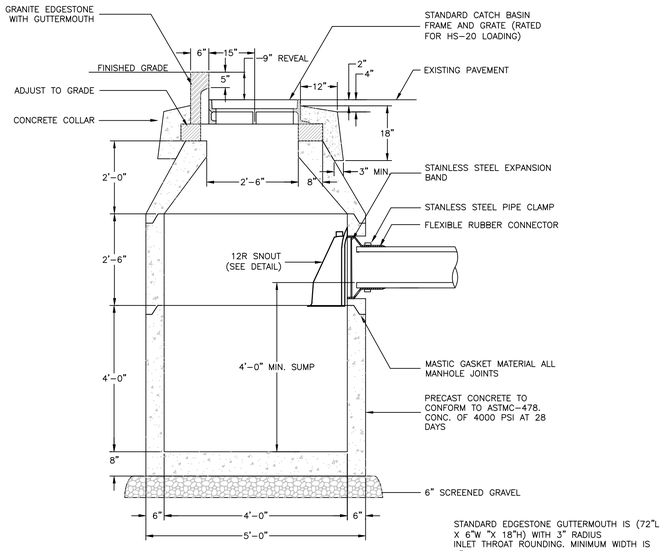
C1.10

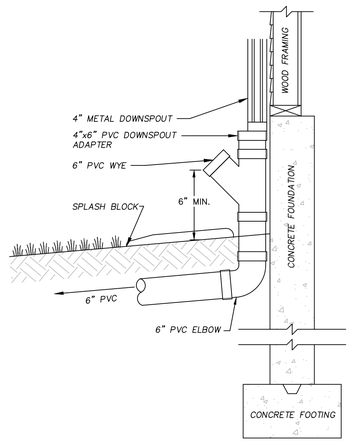
SHEET 10 OF 12



STANDARD EDGESTONE GUTTERMOUTH IS (72"L X 6"W "X 18"H) WITH 3" RADIUS INLET THROAT ROUNDING. MINIMUM WIDTH IS 6", ALL OTHER DIMENSIONS TOLERANCES TO ±1".

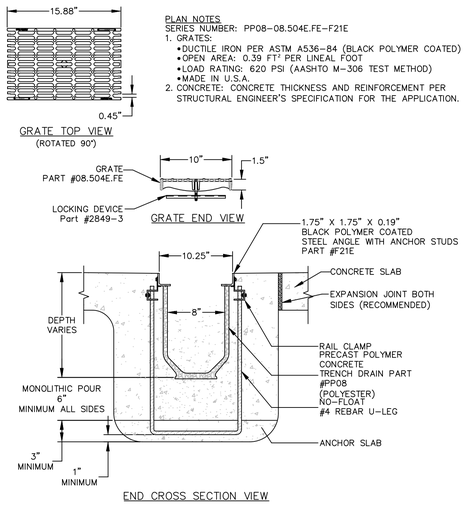
PRECAST CONCRETE CATCH BASIN

NOT TO SCALE



TYPICAL ROOF DRAIN W/ OVERFLOW

NOT TO SCALE

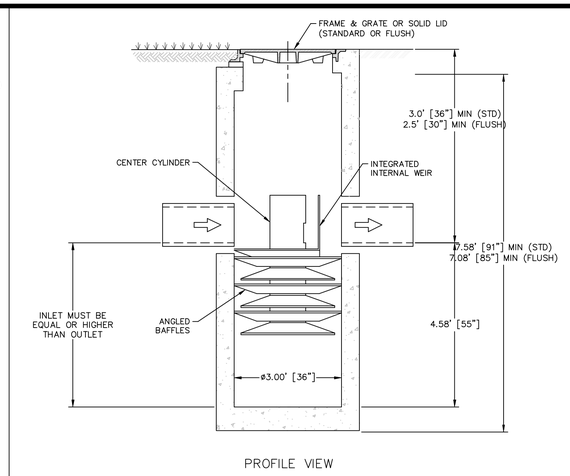


PLAN NOTES
SERIES NUMBER: PP08-08.504E.FE-F21E

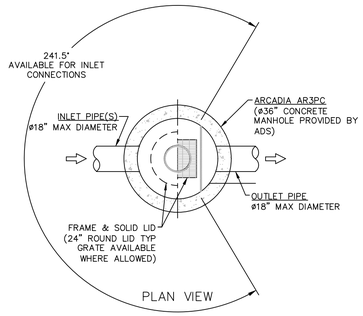
1. GRATES:
   - DUCTILE IRON PER ASTM A536-84 (BLACK POLYMER COATED)
   - OPEN AREA: 0.39 FT² PER LINEAL FOOT
   - LOAD RATING: 620 PSI (AASHTO M-306 TEST METHOD)
   - MADE IN U.S.A.
2. CONCRETE: CONCRETE THICKNESS AND REINFORCEMENT PER STRUCTURAL ENGINEER'S SPECIFICATION FOR THE APPLICATION.

TRENCH DRAIN DETAIL

NOT TO SCALE



PROFILE VIEW



PLAN VIEW

PRODUCT SPECIFICATIONS:

- THE STORMWATER TREATMENT UNIT SHALL BE AN INLINE UNIT CAPABLE OF CONVEYING 100% OF THE DESIGN PEAK FLOW. IF PEAK FLOW RATES EXCEED MAXIMUM HYDRAULIC RATE, THE UNIT SHALL BE INSTALLED OFFLINE.
- THE ARCADIA UNIT SHALL BE DESIGNED TO REMOVE AT LEAST 80% OF THE SUSPENDED SOLIDS ON AN ANNUAL AGGREGATE REMOVAL BASIS. SAID REMOVAL SHALL BE BASED ON FULL-SCALE THIRD PARTY VERIFIED TESTING USING OK-110 MEDIA GRADATION OR EQUIVALENT AND 300 MG/L INFLUENT CONCENTRATION. FULL SCALE TESTING SHALL HAVE INCLUDED SEDIMENT CAPTURE BASED ON ACTUAL TOTAL MASS COLLECTED BY THE STORMWATER TREATMENT UNIT.

  – OR –

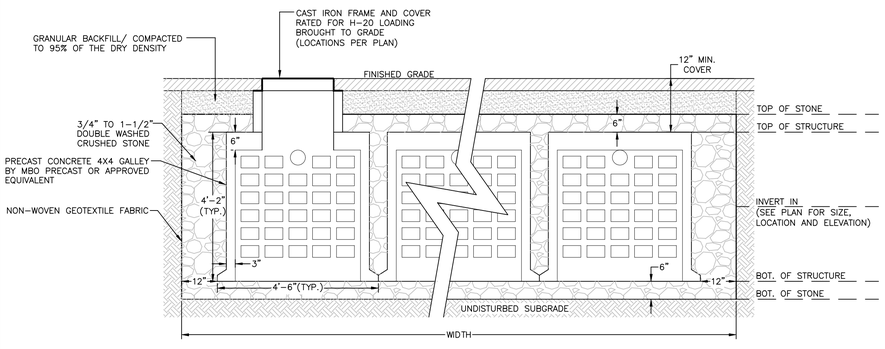
  THE ARCADIA UNIT SHALL BE DESIGNED TO REMOVE AT LEAST 50% OF TSS USING A MEDIA MIX WITH D50=75 MICRON AND 200 MG/L INFLUENT CONCENTRATION PER CURRENT NJDEP/NJCAT HDS PROTOCOL.

NOTES:

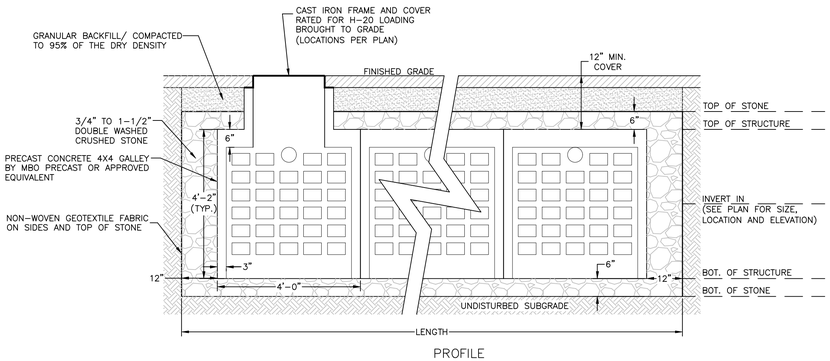
- ENGINEER / CONTRACTOR TO CONFIRM PIPE MATERIALS AND APPLICABLE ADAPTERS.
- CONTRACTOR IS RESPONSIBLE FOR MATERIAL AND LABOR TO BRING CASTINGS TO FINISHED GRADE.
- CONTRACTOR TO MEASURE HEIGHT OF STRUCTURE TO ENSURE THAT DEPTH OF EXCAVATION IS CORRECT.
- UNIT SHALL CONFORM TO HS20-44 LOAD RATINGS.

ARCADIA AR3PC CONCRETE MANHOLE STORMWATER SEPARATOR BY ADS

NOT TO SCALE



SECTION



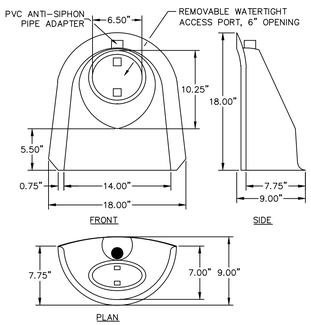
PROFILE

PRECAST CONCRETE GALLEY INFILTRATION SYSTEM

NOT TO SCALE

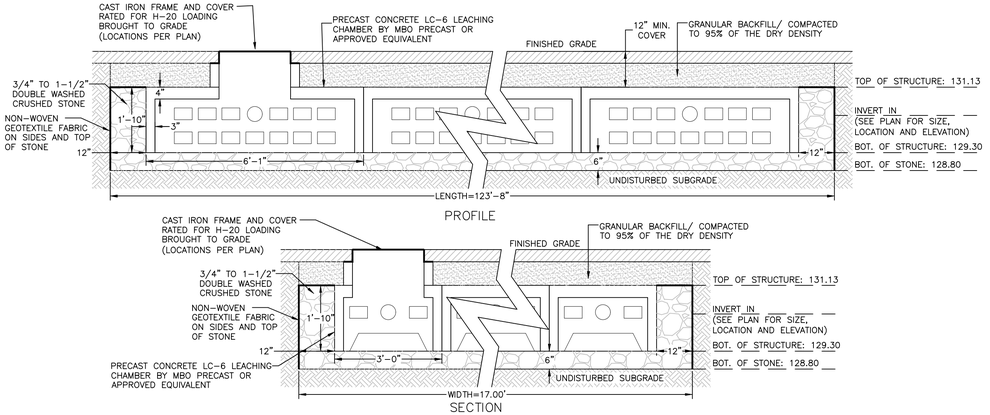
DIMENSION TABLE

	SYSTEM A	SYSTEM C	SYSTEM D
NO. OF STRUCTURES	100	16	16
DEPTH OF SYSTEM	5.17'	5.17'	5.17'
WIDTH OF SYSTEM	20.00'	11.00'	11.00'
LENGTH OF SYSTEM	102.00'	34.00'	34.00'
TOP OF STONE	128.42'	134.47'	133.17'
TOP OF STRUCTURE	127.92'	133.97'	133.67'
INLET ELEVATION (SIZE)	126.7' (6-6" PVC) 126.0' (2-12" HDPE)	132.8' (4-6" PVC)	132.5' (4-6" PVC)
BOTTOM OF STRUCTURE	123.75'	129.80'	129.50'
BOTTOM OF STONE	123.25	129.30'	129.00'



12R SNOUT OUTLET HOOD

NOT TO SCALE



PRECAST CONCRETE LC-6 INFILTRATION SYSTEM

NOT TO SCALE

BURKE CIVIL-SITE ENGINEERING
Engineering Your Vision
1268 Franklin Street Quincy, MA 02169

PREPARED FOR:

EVERSTEAD PARTNERS
182 PROSPECT STREET
SOUTH EASTON, MA 02375

CONSULTANTS

ARCHITECT
JCBT ARCHITECT
806 WASHINGTON STREET
QUINCY, MA 02169

LANDSCAPE ARCHITECT
ASK+
276 BROADWAY
CAMBRIDGE, MA 02139

PROJECT TITLE & LOCATION:

"VIOLET HILLS"
PROPOSED MULTI-FAMILY
RESIDENTIAL DEVELOPMENT

217 MILL STREET
RANDOLPH, MA 02368

REVISIONS

No.	ISSUE	DATE
1	DRIVEWAY PROFILE	04/27/2026
2	WATER LOOP / BRG-DIST	05/05/2026
3	REVISED LAYOUT	06/17/26

JAMES W. BURKE, P.E.

SHEET TITLE:

DETAILS

DRAWING INFORMATION

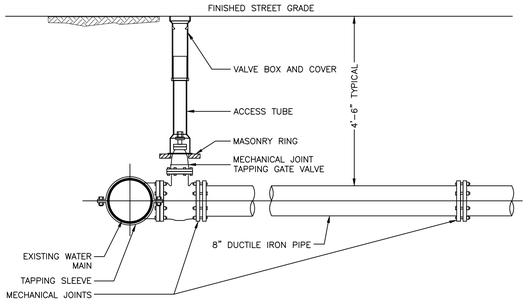
ISSUE: PERMIT SET

DATE: APRIL 15, 2026

PROJECT NO.: 26.020

C1.11

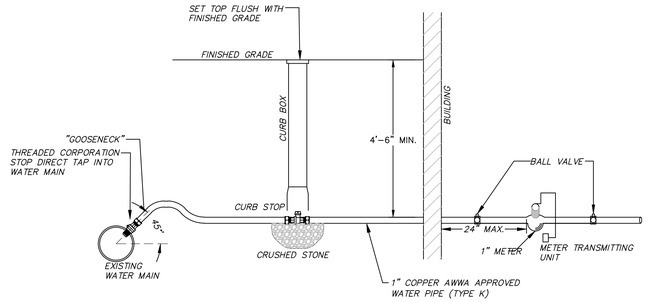
SHEET 11 OF 12



NOTES:
1. CONCRETE THRUST BLOCK TO BE USED ONLY WHERE IT WILL BEAR ON UNDISTURBED EARTH
2. USE RESTRAINED JOINT FITTINGS OR TIE RODS WHERE CONCRETE THRUST BLOCK IS UNACCEPTABLE
3. SIZE OF BLOCK OR MEGALUG TO BE DESIGNED FOR SPECIFIC CONDITIONS

GATE VALVE AND TAPPING SLEEVE CONNECTION

NOT TO SCALE



1" WATER SERVICE DETAIL

NOT TO SCALE

NOTES:

1). ALL WATER MAINS SHALL HAVE A MINIMUM OF 4'-6" OF COVER.

2). ELECTRIC,TELEPHONE, CABLE, TELEVISION, TRAFFIC CONTROL AND FIRE ALARM CONDUITS/CABLES SHALL HAVE A MINIMUM OF 2'-6" OF COVER.

4). WATER SUPPLY LINES SHALL BE LOCATED AT LEAST 18" ABOVE AND 10'-0" HORIZONTALLY APART FROM THE NEAREST SANITARY SEWER LINES.

5). MINIMUM TRENCH WIDTH (W) SHALL BE EQUAL TO 4/3 THE PIPE DIAMETER (D) PLUS 18 INCHES.

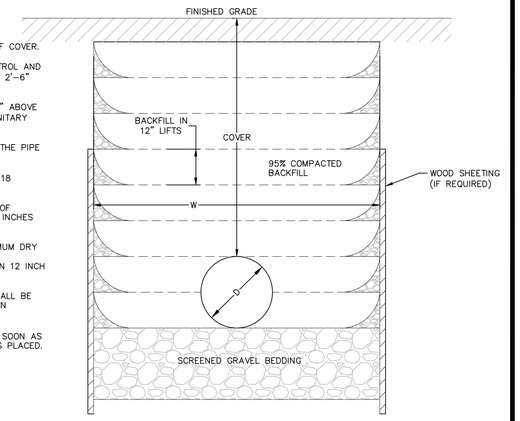
6). SHEETING, IF USED, SHALL BE CUT OFF A MINIMUM OF 18 INCHES BELOW FINISHED GRADE.

7). ALL PIPES SHALL BE BEDDED IN A MINIMUM 6 INCHES OF SCREENED GRAVEL IF SET IN SOILS AND A MINIMUM OF 12 INCHES IF SET IN LEDGE.

8). BACKFILL SHALL BE COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY OF THE MATERIALS AS DETERMINED BY AASHTO, DESIGNATION T-180D. BACKFILLING SHALL ALSO BE DONE IN 12 INCH LIFTS.

9). NO BACKFILLING OR COVERING OF ANY UTILITY PIPE SHALL BE PERMITTED UNTIL INSPECTED AND APPROVED BY THE DESIGN ENGINEER AND/OR AN INSPECTOR FROM THE MUNICIPALITY.

10). ALL UNDERGROUND UTILITIES SHALL BE INSTALLED AS SOON AS THE SUBGRADE IS COMPLETED AND BEFORE ANY GRAVEL IS PLACED. UTILITY SERVICES SHALL BE TESTED AS REQUIRED OR AS APPLICABLE AND APPROVED BY THE ENGINEER PRIOR TO INSTALLATION OF BASE AND TOP PAVEMENT COURSE.

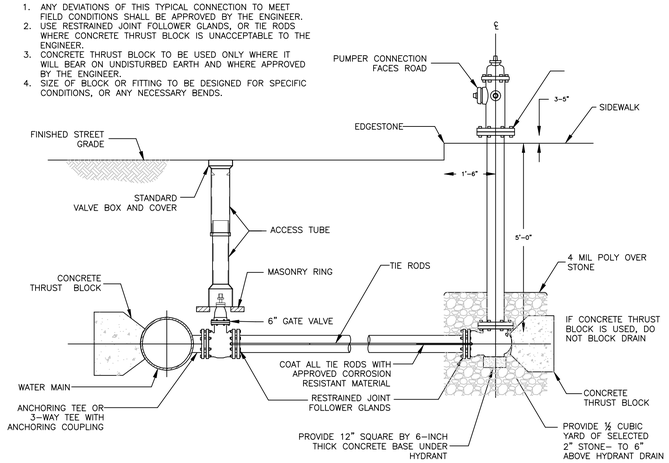


TYPICAL UTILITY TRENCH

NOT TO SCALE

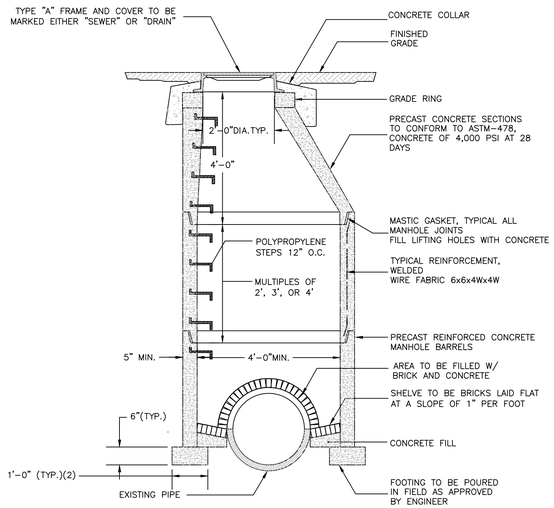
NOTES:

1. ANY DEVIATIONS OF THIS TYPICAL CONNECTION TO MEET FIELD CONDITIONS SHALL BE APPROVED BY THE ENGINEER.
2. USE RESTRAINED JOINT FOLLOWER GLANDS, OR TIE RODS WHERE CONCRETE THRUST BLOCK IS UNACCEPTABLE TO THE ENGINEER.
3. CONCRETE THRUST BLOCK TO BE USED ONLY WHERE IT WILL BEAR ON UNDISTURBED EARTH AND WHERE APPROVED BY THE ENGINEER.
4. SIZE OF BLOCK OR FITTING TO BE DESIGNED FOR SPECIFIC CONDITIONS, OR ANY NECESSARY BENDS.



TYPICAL FIRE HYDRANT CONNECTION FOR HIGH OR LOW SERVICE LINE

NOT TO SCALE

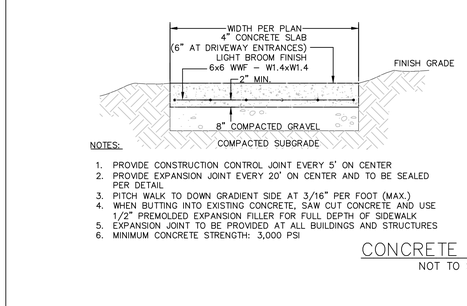


NOTES:

1. 5'-0" OR 6'-0" DIAMETER WHEN DEPTHS GREATER THAN 20 FEET OR WHEN ORDERED BY THE ENGINEER FOR PIPE SIZE
2. 6" MIN. WALL THICKNESS, 5'-0" DIAMETER MANHOLES

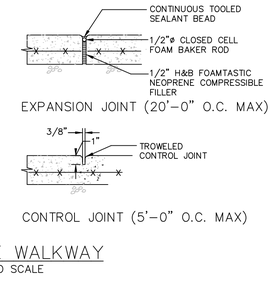
TYPICAL DOG HOUSE MANHOLE

NOT TO SCALE



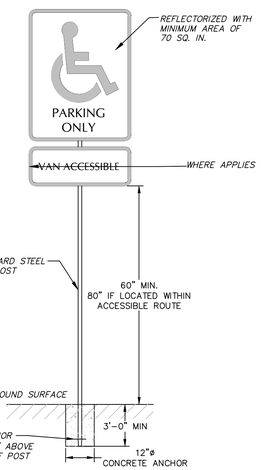
NOTES:

1. PROVIDE CONSTRUCTION CONTROL JOINT EVERY 5' ON CENTER
2. PROVIDE EXPANSION JOINT EVERY 20' ON CENTER AND TO BE SEALED PER DETAIL
3. PITCH WALK TO DOWN GRADIENT SIDE AT 3/16" PER FOOT (MAX.)
4. WHEN BUTTING INTO EXISTING CONCRETE, SAW CUT CONCRETE AND USE 1/2" PREMOLDED EXPANSION FILLER FOR FULL DEPTH OF SIDEWALK
5. EXPANSION JOINT TO BE PROVIDED AT ALL BUILDINGS AND STRUCTURES
6. MINIMUM CONCRETE STRENGTH: 3,000 PSI



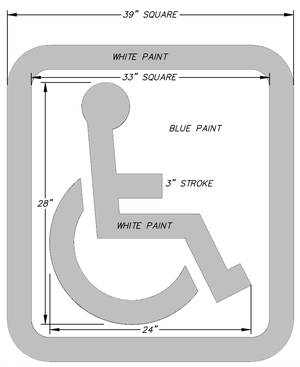
CONCRETE WALKWAY

NOT TO SCALE



HANDICAP PARKING SIGN/POST DETAIL

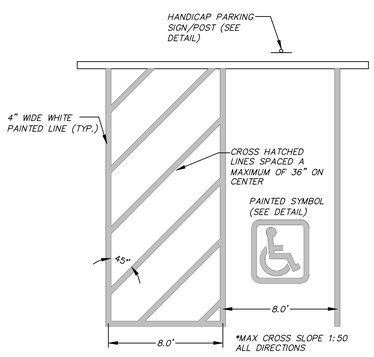
NOT TO SCALE



SYMBOL TO CENTERED ON WIDTH OF PARKING STALL. SYMBOL IS REQUIRED TO CONTRAST WITH BACKGROUND. USE WHITE ON BLUE (COLOR #105090 IN FEDERAL STANDARD 5952) DOUBLE COAT.

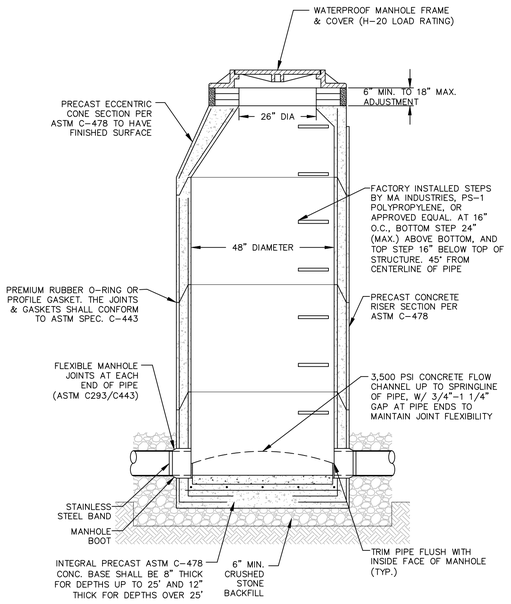
ACCESSIBLE PARKING STALL PAVEMENT MARKING

NOT TO SCALE



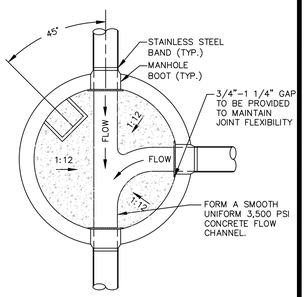
VAN ACCESSIBLE HANDICAPPED PARKING SPACE

NOT TO SCALE



STANDARD SANITARY SEWER MANHOLE

NOT TO SCALE



MANHOLE CHANNEL

NOT TO SCALE

BURKE CIVIL-SITE ENGINEERING
Engineering Your Vision
1268 Franklin Street Quincy, MA 02169

PREPARED FOR:
EVERSTEAD PARTNERS
182 PROSPECT STREET
SOUTH EASTON, MA 02375

CONSULTANTS

ARCHITECT
JCBT ARCHITECT
606 WASHINGTON STREET
QUINCY, MA 02169

LANDSCAPE ARCHITECT
ASK+
276 BROADWAY
CAMBRIDGE, MA 02139

PROJECT TITLE & LOCATION:
"VIOLET HILLS"
PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT
217 MILL STREET
RANDOLPH, MA 02368

REVISIONS

No.	ISSUE	DATE
1	DRIVEWAY PROFILE	04/27/2026
2	WATER LOOP / BRG-DIST	05/05/2026
3	REVISED LAYOUT	06/17/26

COMMONWEALTH OF MASSACHUSETTS
JAMES W. BURKE.
CIVIL
No. 39418
REGISTERED PROFESSIONAL ENGINEER

JAMES W. BURKE, P.E.

SHEET TITLE:
DETAILS

DRAWING INFORMATION
ISSUE: PERMIT SET
DATE: APRIL 15, 2026
PROJECT NO.: 26.020

C1.12
SHEET 12 OF 12

PLANTING SCHEDULE

QTY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
TREES					
9	Cc	*Cercis canadensis*	EASTERN REDBUD	8" H	MULTI-STEM
7	Lt	*Liriodendron tulipifera*	TULIP POPLAR	2" CAL. B&B	SINGLE STEM
4	Qb	*Quercus bicolor*	SWAMP WHITE OAK	2" CAL. B&B	SINGLE STEM
SHRUBS					
18	A	*Aronia arbutifolia*	RED CHOKEBERRY	3 GAL	
10	B	*Buddleja davidii*	BUTTERFLY BUSH	3 GAL	PROVIDE PURPLE FLOWER VARIETY
9	C	*Callicarpa americana*	BEAUTYBERRY	3 GAL	
14	Ca	*Clethra alnifolia*	SUMMERSWEET	3 GAL	
13	H	*Hydrangea macrophylla* 'Endless Summer'	HYDRANGEA	3 GAL	
200	I	*Ilex glabra*	INKBERRY	3 GAL	
21	Iv	*Ilex verticillata*	WINTERBERRY	3 GAL	
25	J	*Juniperus chinensis* 'Hetzii Columnaris'	GREEN COLUMNAR JUNIPER	6" H	
84	R	*Rhus aromatica* 'Gro-Low'	GRO-LOW FRAGRANT SUMAC	2 GAL	
9	S	*Swida amomum*	SILKY DOGWOOD	3 GAL	
39	T	*Thuja plicata x standishii* 'Green Giant'	GREEN GIANT ARBORVITAE	6" H	
18	V	*Viburnum dentatum*	ARROWWOOD	3 GAL	
PERENNIALS					
420 SF	MIX A	*Aster novi-belgii*	NEW YORK ASTER	1 GAL	25% OF EACH SPECIES 18" OC
		Baptisia australis	BLUE FALSE INDIGO	1 GAL	
		Liatris spicata	DENSE BLAZING STAR	1 GAL	
		Rudbeckia hirta	BLACK EYED SUSAN	1 GAL	
300 SF	MIX B	*Astilbe chinensis 'purple candles'*	CHINESE ASTILBE	1 GAL	25% OF EACH SPECIES 18" OC
		Geranium macrorrhizum	BIGROOT CRANESBILL	1 GAL	
		Hakonechloa macra	JAPANESE FOREST GRASS	1 GAL	
		Polygonatum odoratum 'variegatum'	SOLOMON'S SEAL	1 GAL	
18,750 SF		SEED		BAG	SEED MIX TO BE BY WEIGHT 60% IMPROVED KENTUCKY BLUE GRASS CULTIVARS AND 40% FESTUCA RUBRA 'RUBRA' CREEPING RED FESCUE. ANY VARIETY SUBSTITUTIONS OR DEVIATIONS FROM THESE SPECIFICATIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER.
5,950 SF		SOD		ROLL	AT LEAST 70% OF THE SOD BLEND SHALL BE AT LEAST TWO OF THE FOLLOWING VARIETIES: ABLE I, ASPEN, BANFF, BLACKSBURG, CHALLENGER, CLASSIC, ECLIPSE, ESTATE, EVEREST, EVERGLADE, IMPACT, JUMPSTART, LEGEND, MIDNIGHT, NUGLADE, P-105, RAM I, TOUCHDOWN, OR TRENTON. ANY VARIETY SUBSTITUTIONS OR DEVIATIONS FROM THESE SPECIFICATIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER.

GENERAL NOTES

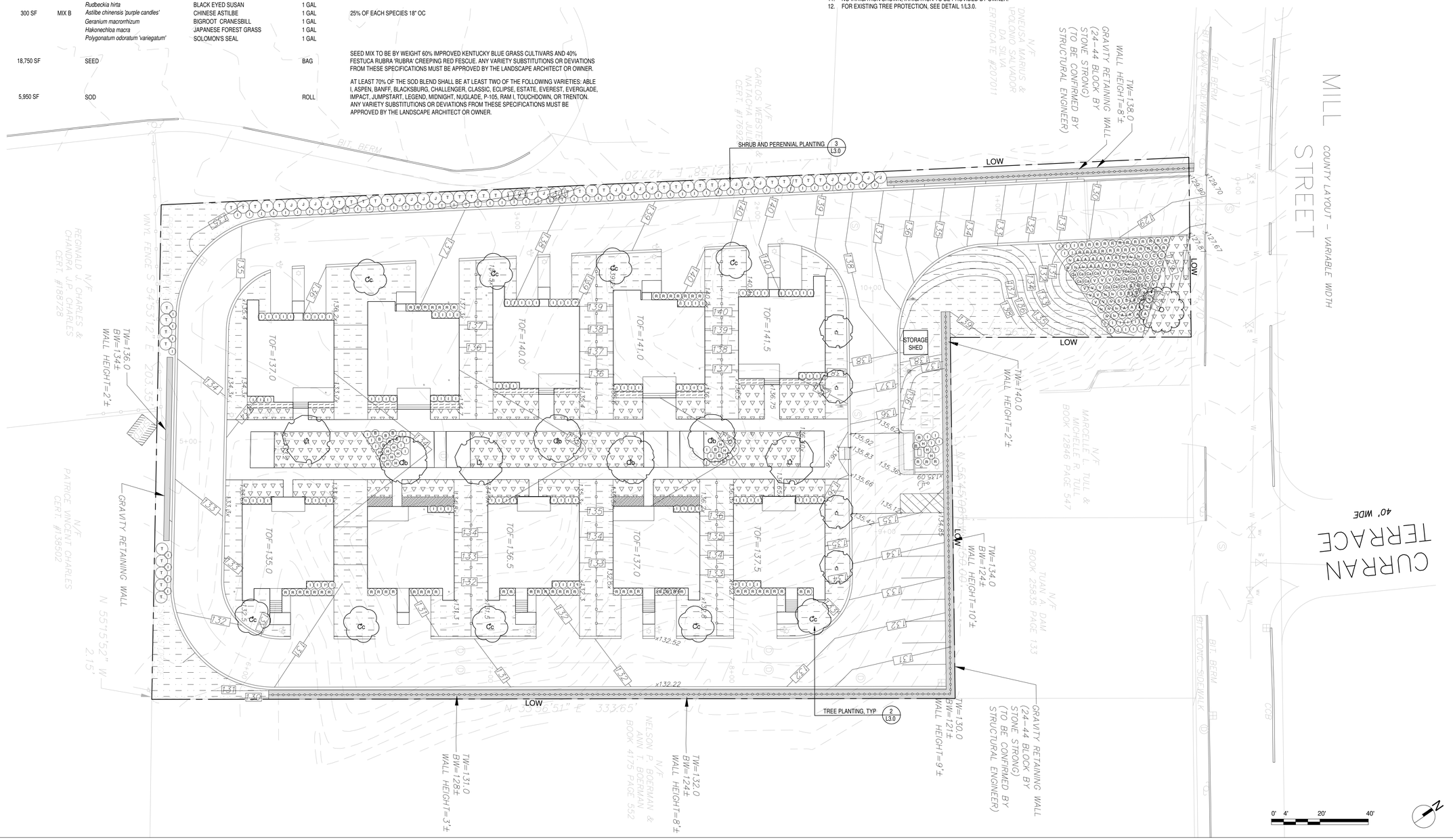
1. SURVEY PROVIDED BY OWNER.
2. PLANTING PLAN SHOWS PLANTING ONLY; SEE CIVIL DRAWINGS FOR ALL OTHER SITE WORK.
3. DO NOT SCALE DRAWINGS.
4. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCIES BETWEEN PLANS AND ACTUAL CONDITIONS TO LANDSCAPE ARCHITECT BEFORE BEGINNING THE WORK.
5. DIMENSIONS NOTE CLR OR CLEAR MUST BE STRICTLY MAINTAINED ALLOWING FOR THICKNESS OF ALL FINISHES. FIELD VERIFY PRIOR TO CONSTRUCTION.
6. ERECT ALL WORK LEVEL, PLUMB, SQUARE, TRUE, STRAIGHT, AND IN PROPER ALIGNMENT.
7. AS-BUILT DIMENSIONS AND EXISTING CONDITIONS MUST BE FIELD VERIFIED PRIOR TO FABRICATION OF FURNISHINGS TO CONFIRM FIT AND LOCATIONS AS SHOWN ON THE DRAWINGS OR AS DIRECTED BY THE LANDSCAPE ARCHITECT. DISCREPANCIES MUST BE BROUGHT TO THE LANDSCAPE ARCHITECT'S ATTENTION PRIOR TO ORDERING PLANT MATERIALS.
8. STAKE OR OTHERWISE FLAG ALL DESIGN ELEMENTS AND FEATURES IN THE FIELD. OBTAIN LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO COMMENCING PLANTING.
9. ANY CHANGES PROPOSED TO DIMENSIONS SHOWN SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.

PLANTING NOTES

1. THE CONTRACTOR SHALL SUPPLY PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON ALL DRAWINGS. REVIEW ALL QUANTITIES WITH OWNER PRIOR TO PURCHASING.
2. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD. REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT FOR DESIGN PRIOR TO COMMENCING PLANTING. CONFIRM SPECIES AVAILABLE WITH LANDSCAPE ARCHITECT PRIOR TO PLANTING.
3. ALL PLANT MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY "THE AMERICAN STANDARD FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION, LATEST EDITION.
4. ALL TREES SHALL BE BALLED AND BURLAP UNLESS NOTED ON THE PLANT LIST.
5. ALL PLANTS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO THEIR INSTALLATION AT THE SITE.
6. ALL TREE LOCATIONS TO BE STAKED FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO PLANTING.
7. WHERE NO TREE DIMENSIONS ARE GIVEN, STAKE LOCATION FOR LANDSCAPE ARCHITECT APPROVAL.
8. AFTER PLANTING, STAKE ALL TREES WITH (3) WOODEN STAKES; PROVIDE (1) TREE SLOW RELEASE WATERING BAG FOR EACH TREE.
9. SOILS: TEST EXISTING TOPSOIL FOR REUSE PRIOR TO PLANTING. RECOMMENDED AGENCY: UMASS SOIL AND PLANT TISSUE TESTING LAB WEST EXPERIMENT STATION 682 NORTH PLEASANT STREET UNIVERSITY OF MASSACHUSETTS AMHERST, MA 01003 PHONE: (413) 545-2311 FAX: (413) 545-1931 E-MAIL: SOILTEST@PSIS.UMASS.EDU WEBSITE: HTTP://WWW.UMASS.EDU/PLSOILS/SOILTEST/; AMEND SOILS AS RECOMMENDED BY SOIL TESTING AGENCY.
10. PLANTINGS TO BE MAINTAINED FOR 1 YEAR MINIMUM FOR ESTABLISHMENT.
11. NO IRRIGATION SHOWN, IRRIGATION TO BE PROVIDED BY OWNER.
12. FOR EXISTING TREE PROTECTION, SEE DETAIL 1/L3.0.

PLANTING LEGEND

- LOW — LIMIT OF WORK AREA, 1' OFF SET FROM PROPERTY LINE
- PROPERTY LINE, SEE SURVEY
- XX — NEW CONTOUR, SEE CIVIL DRAWINGS
- Ex — EXISTING TREES, TO BE PROTECTED
- Xx Xx — NEW TREES, SEE PLANTING SCHEDULE
- X — NEW SHRUBS OR PERNNIALS, SEE PLANTING SCHEDULE
- MIX A: SUN MIX, SEE PLANTING SCHEDULE OWNER TO CONFIRM INCLUSION OF PERENNIAL MIXES. IF NOT PROVIDE SOD.
- MIX B: SHADE MIX, SEE PLANTING SCHEDULE OWNER TO CONFIRM INCLUSION OF PERENNIAL MIXES. IF NOT PROVIDE SOD.
- LAWN - SEED, SEE DETAIL 5/L3.0
- LAWN - SOD, SEE DETAIL 4/L3.0



Multi-Family
New Construction
217 Mill Street
Randolph, MA
02368

FOR PERMITTING

NO.	REVISION	DATE

PERMIT DOCUMENTS

Seal:

ASK +
276 Broadway, Cambridge, MA 02139
(617)714-3369

Job Number: 260103

Project: 217 Mill Street

Drawn By: ON Checked By: SC

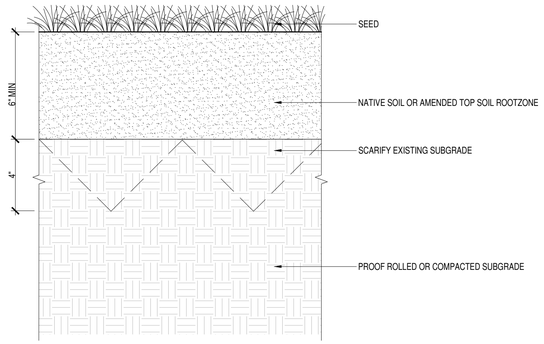
Date: 06/12/2026

Scale: 1" = 20'-0"

Sheet Title:
PLANTING PLAN
& PLANTING SCHEDULE

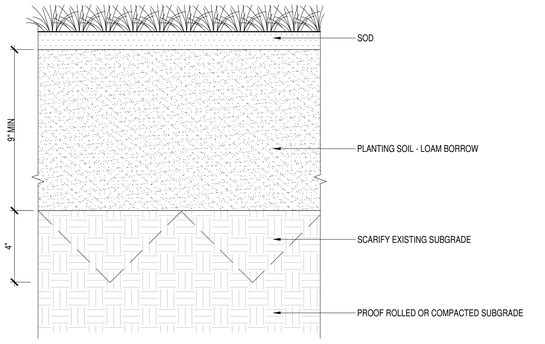
Sheet No:
L1.0

NOTES:
1. SEE PLANS FOR SEED LOCATIONS.
2. SEED MIXTURE: SEE PLANTING SCHEDULE
3. SEED MAY BE PLANTED IN SPRING (4/15-6/15) OR FALL (8/20-10/1).
4. ALL SEEDING LOCATIONS TO BE MAINTAINED UNTIL ESTABLISHED.



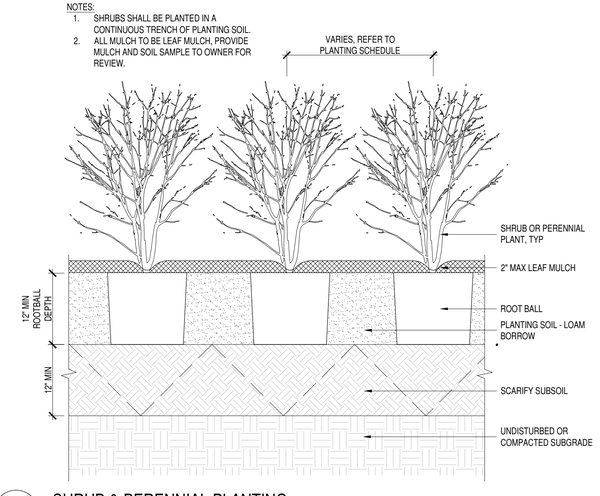
5 SEEDING, TYP.
SCALE: 3" = 1'-0"

NOTES:
1. SEE PLANS FOR SOD LOCATIONS.
2. SOD MAY BE PLACED FROM APRIL TO NOVEMBER 1ST AS LONG AS THE GROUND IS NOT FROZEN.
3. ALL SOD TO BE IRRIGATED OR MAINTAINED BY CONTRACTOR UNTIL INSTALLED AND FOR 1 YEAR AFTER INSTALLATION FOR ESTABLISHMENT.



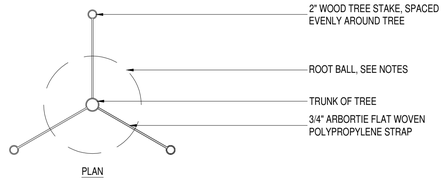
4 LAWN - SOD, TYP
SCALE: 3" = 1'-0"

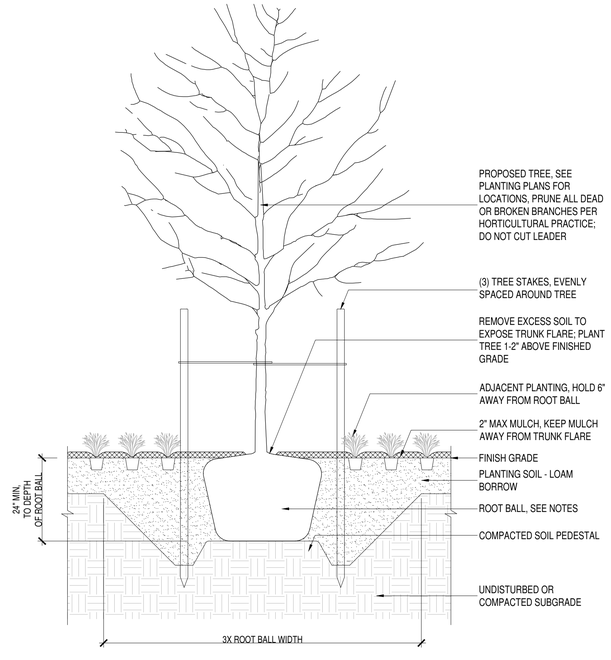
NOTES:
1. SHRUBS SHALL BE PLANTED IN A CONTINUOUS TRENCH OF PLANTING SOIL.
2. ALL MULCH TO BE LEAF MULCH, PROVIDE MULCH AND SOIL SAMPLE TO OWNER FOR REVIEW.



3 SHRUB & PERENNIAL PLANTING
SCALE: 1" = 1'-0"

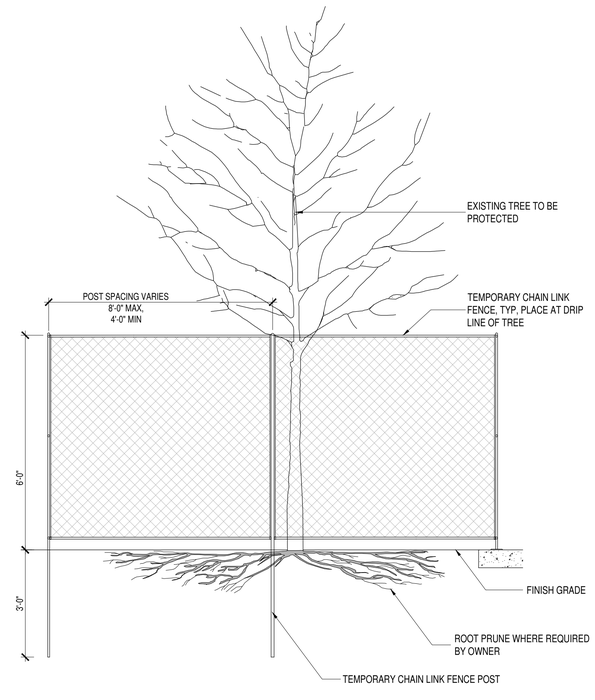
NOTES
1. CONTRACTOR TO KEEP TREE TRUNK UPRIGHT AND PLUMB VERTICAL.
2. DO NOT BURY BASE OF TREE TRUNK. KEEP ROOT FLARE ABOVE GRADE.
3. ROOT BALL: UNTIE & CUT BURLAP FROM TOP 1/3 OF ROOT BALL, CUT & REMOVE ENTIRE WIRE BASKET FROM ROOT BALL. REMOVE CUT WIRE BASKET FROM TREE PIT.
4. STAKE ALL TREES AT INSTALLATION UNLESS SPECIFIED. PROVIDE 3 STAKES MINIMUM PER TREE.
5. REMOVE STAKES AT END OF YEAR 1, UNLESS SPECIFIED BY LANDSCAPE ARCHITECT.
6. DO NOT BURY STEMS OF ADJACENT PLANTINGS.
7. AT NEW TREES IN SEEDING LOCATIONS, PROVIDE NEW SOIL FOR 3X ROOT BALL WIDTH TO DEPTHS SHOWN BELOW.
8. ALL MULCH TO BE LEAF MULCH, PROVIDE SAMPLE TO OWNER FOR REVIEW.





2 TREE PLANTING, TYP
SCALE: 1/2" = 1'-0"

NOTES
1. TREE PROTECTION FENCE TO BE PLACED AT EXISTING TREE DRIP LINE.
2. REFER TO CIVIL DRAWINGS FOR EXTENT OF TREES TO BE PROTECTED.
3. ALL WORK DONE WITHIN PROTECTION FENCE OR CANOPY EDGE IS TO BE DONE BY HAND AND LIGHT EQUIPMENT.
4. ALL EXISTING TREES ON SITE NOT INDICATED AS REMOVED TO BE PROTECTED. CONSULT WITH LOCAL ARBORIST WHEN CONDUCTING ANY WORK ADJACENT TO ANY TREES OR WITHIN DRIP LINE OF ANY EXISTING TREE.
5. EXTEND POST 3'-0" BELOW FINISH GRADE WHERE REQUIRED.
6. SEE CIVIL PLANS AND SPECIFICATIONS FOR ROOT PRUNING LOCATIONS.



1 EXISTING TREE PROTECTION, TYP
SCALE: 1/2" = 1'-0"

Multi-Family New Construction
217 Mill Street
Randolph, MA
02368

FOR PERMITTING

NO.	REVISION	DATE

PERMIT DOCUMENTS

Seal:

ASK +
276 Broadway, Cambridge, MA 02139
(617)714-3369

Job Number: 260103
Project: 217 Mill Street
Drawn By: ON Checked By: SC
Date: 06/12/2026
Scale: SEE DETAIL
Sheet Title:
PLANTING DETAILS

Sheet No:
L3.0

Trees

Cercis canadensis
Eastern Redbud

Liriodendron tulipifera
Tulip Tree

Quercus bicolor
Swamp White Oak

Perennials

Aster novi-belgii
New York Aster

Baptisia australis
Blue False Indigo

Liatris spicata
Dense Blazing Star

Rudbeckia hirta
Black Eyed Susan

Astilbe Chinensis 'Purple Candles'
Chinese Astilbe

Geranium macrorrhizum
Bigroot Cranesbill

Hakonechloa macra
Japenese Forest Grass

Polygonatum odoratum 'Variegatum'
Solomon's Seal

Shrubs

Aronia arbutifolia
Chokeberry

Buddleja davidii
Butterfly Bush

Callicarpa americana
Beautyberry

Clethra alnifolia
Sweet Pepperbush

Hydrangea macrophylla
Endless Summer Hydrangea

Ilex glabra
Inkberry

Ilex verticillata
Winterberry

Juniperius chinensis 'Hetzii'
Green Columnar Juniper

Rhus aromatica 'Low Grow'
Gro-Low Fragrant Sumac

Swida amomum
Silky Dogwood

Thuja plicata x standishii 'Green Giant'
Green Giant Arborvitae

Viburnum dentatum
Arrowwood

Multi-Family
New Construction
217 Mill Street
Randolph, MA
02368

FOR PERMITTING

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276 Broadway, Cambridge, MA 02139
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Job Number: 260103

Project: 217 Mill Street

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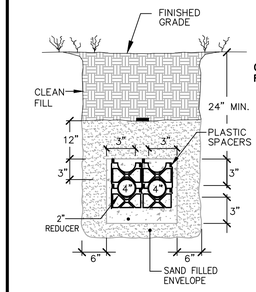
Date: 06/12/2026

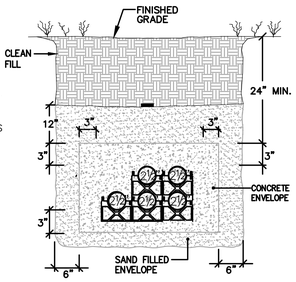
Scale: SEE DETAIL

Sheet Title:
PLANTING IMAGES

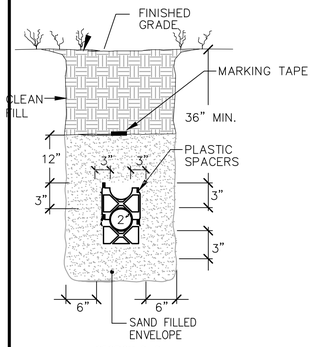
Sheet No:
L3.1



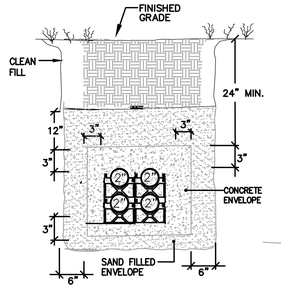
SECTION A–A
PRIMARY



SECTION B–B
SECONDARY



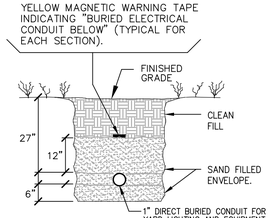
SECTION D–D
TELE/COM



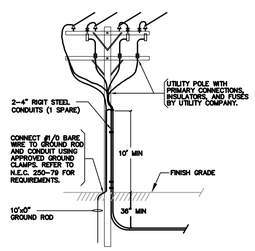
SECTION C–C
TELE/COM

NOTES:

1. PROVIDE CONDUIT AND CONDUCTORS FOR THE SECONDARIES TO THE STRUCTURES.
2. PROVIDE 200A 240V SINGLE PHASE METERS WITH DISCONNECT ON EACH STRUCTURE PER UTILITY STANDARDS,
3. PROVIDE CONDUIT FOR PRIMARY RUNS
4. PROVIDE CONDUIT PULLS AND HAND HOLE FOR TELE/COM (COORDINATE WITH LOCAL PROVIDER).

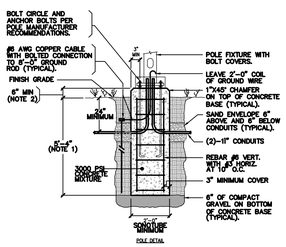


SECTION D–D



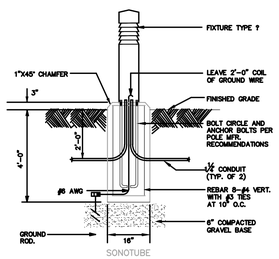
NOTE:
1. TELEPHONE FA AND POWER CODUITS INSTALLATION SIMILAR.

UTILITY POLE

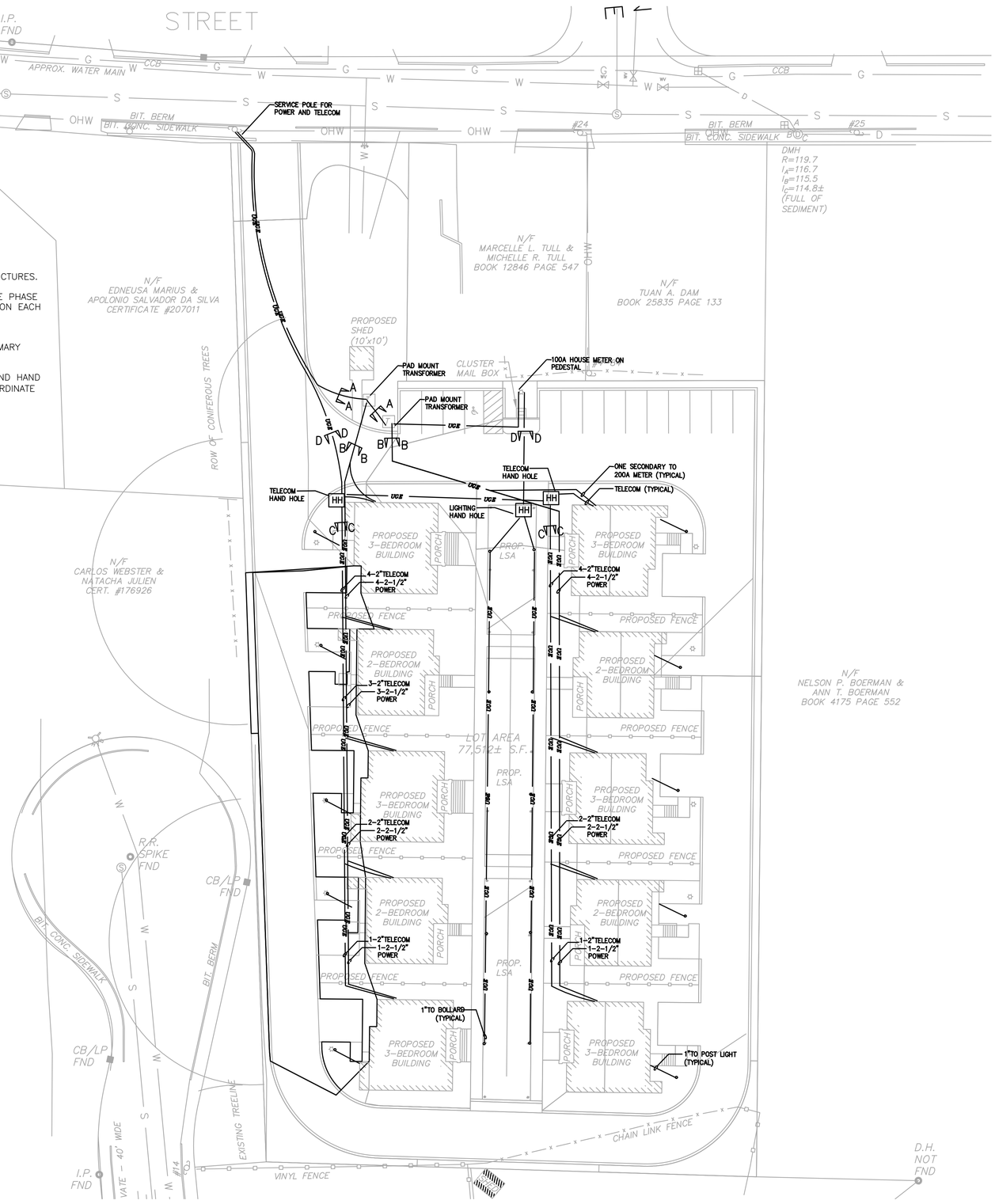


NOTES
1. TOTAL LENGTH OF SONOTUBE IS A 3–1 RATIO WITH RESPECT TO THE TOTAL HEIGHT OF POLE INCLUDING 6" EXTENSION ABOVE FINISHED GRADE.
2. EXTEND 6" ABOVE FINISHED GRADE MIN.

LIGHT POLE BASE



BOLLARD BASE



Project Title:

217 MILL STREET
RANDOLPH, MA

Prepared By:
MHarris Design Inc.
54 Summer Street
Abington, MA 02351
Phone: 781-351-1247

SEAL:

ELECTRIC SITE PLAN

Designed by: MH
Drawn by: MH
Checked by: MH

Scale: None
Date: 4/14/26

DRAWING NO.

ES-1

Schedule											
Symbol	Label	Image	QTY	Catalog Number	Description		Number Lamps	Lumens per Lamp	LLF	Wattage	Polar Plot
●	A		10	KBA8 LED 12C 530 50K ASY MVOLT	KBA8 WITH 3 LIGHT BOARDS (12 LEDs), 530mA DRIVER, 5000K COLOR TEMP, AND ASYMMETRIC OPTIC		1	1282	1	22	Max: 738cd
□	B		1	DSX1 LED P1 40K 70CRI T3M HS	D-Series Size 1 Area Luminaire P1 Performance Package 4000K CCT 70 CRI Type 3 Medium Houseside Shield		1	6582	1	50.9015	Max: 5474cd
○	C		10	245L P101 27K R2 GL	245L Contempo LED, P101 Performance Package, 2700K CCT, R2 Distribution, Glass Refractor		1	1820	1	20	Max: 1045cd

NOTES:

1. ALL FIXTURE SHALL BE DARK SKY COMPLIANT.
2. LIGHTING SHALL NOT CREATE HORIZONTAL GLARE.
3. ALL SITE LIGHTING SHALL BE CONTROLLED WITH ASTRONOMIC CLOCK WITH PROTO-SENSORS

T – VARIABLE WIDTH

RRAN

RACE

40' WIDE

APPROX. GAS MAIN

MILE STREET

AL

PROPOSED SHED (10'x10')

[E]

PROPOSED RETAINING WALL

CLUSTER MAIL BOX

#4-84

PROP. GRAVEL PATH

CONC.

SHED

P-CCB

PROPOSED 3-BEDROOM BUILDING

PROPOSED 2-BEDROOM BUILDING

PORCH

PROP. LSA

PROP. PATIO

PROPOSED FENCE

LOT AREA 77,512± S.F.

PROPOSED 5' WIDE WALKWAY

ASPHALT DRIVEWAY (TYP.)

ASPHALT DRIVEWAY

PROPOSED RETAINING WALL

R-CCB

Project Title:

217 MILL STREET
RANDOLPH, MA

Prepared By:

MHarris Design Inc.
54 Summer Street
Abington, MA 02351
Phone: 781-351-1247

SEAL:

ELECTRIC PHOTOMETRIC PLAN

Scale: 1"=30'

Designed by: MH
Drawn by: MH
Checked by: MH

Date: 4/14/26

DRAWING NO.

ES-2

JC BT
ARCHITECT
606 WASHINGTON STREET, QUINCY, MA 02169
ADMIN@JCBTARCHITECT.COM
TEL: (617) 404-8182

CONSULTANT

REGISTRATION

REGISTERED ARCHITECT JIM CHEN No. 51071 COMMONWEALTH OF MASSACHUSETTS

REVISIONS

NO.	BY	DESCRIPTION	DATE
1	J.Z.	REVISION#1	6-10-2026

PROJECT

MULTI FAMILY
NEW CONSTRUCTION

217 MILL ST,
RANDOLPH, MA

PROJECT NO. 25173

SHEET TITLE

PROPOSED ARCHITECTURAL SITE PLAN

DRAWN: J.Z.	DRAWING NO:
SCALE: NOTED	
DATE: 2/2/2026	
CHECKED:	
SHEET 1 OF	L1

JC BT ARCHITECT
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CONSULTANT

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REVISIONS

NO.	BY	DESCRIPTION	DATE
1	J.Z.	REVISION#1	6-10-2026

PROJECT

MULTI FAMILY
NEW CONSTRUCTION

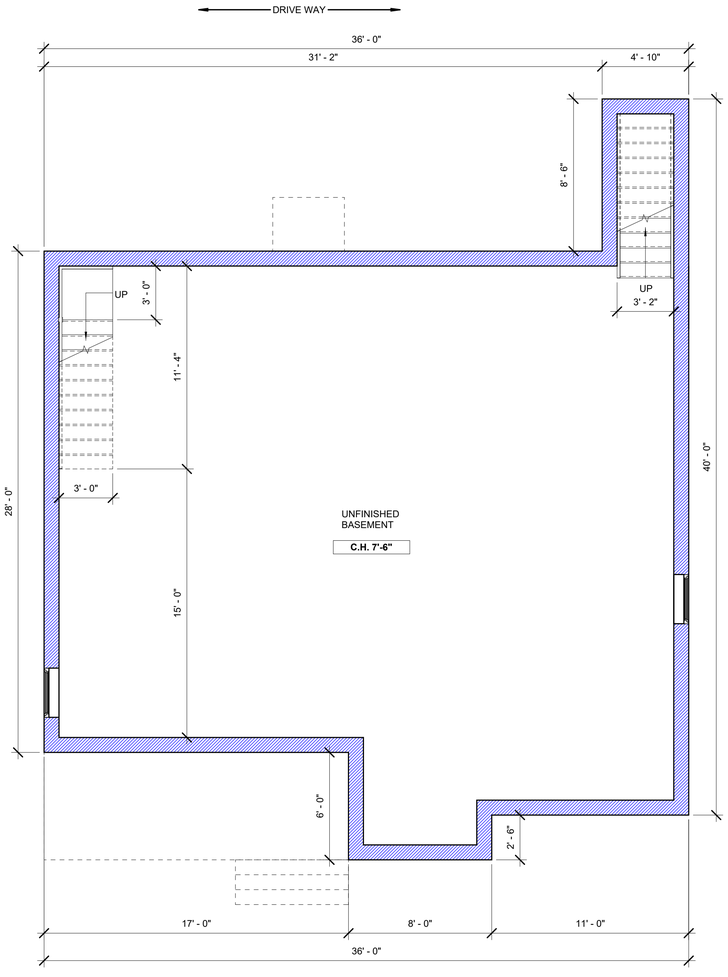
217 MILL ST,
RANDOLPH, MA

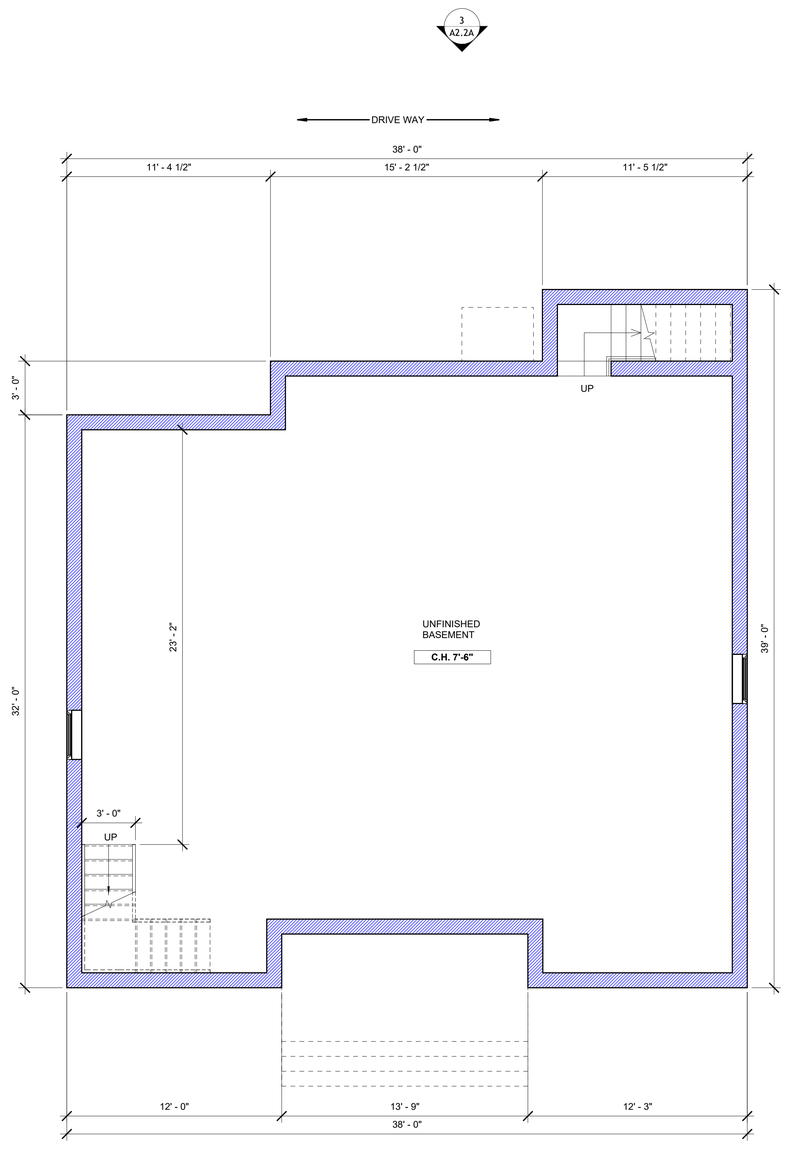
PROJECT NO. 25173

SHEET TITLE

RENDERING
ARCHITECTURAL
SITE PLAN

DRAWN: J.Z.	**DRAWING NO:**
SCALE: NOTED	
DATE: 2/2/2026	
CHECKED:	
SHEET 1 **OF**	**L2**





2BED 2BATH UNIT
(1,095 SF)
A VERSION

3BED 2BATH UNIT
(1,254 SF)
A VERSION

PROPOSED BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"

1
A1.1A

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COMMONWEALTH OF MASSACHUSETTS

REVISIONS

NO.	BY	DESCRIPTION	DATE

PROJECT

MULTI FAMILY
NEW CONSTRUCTION

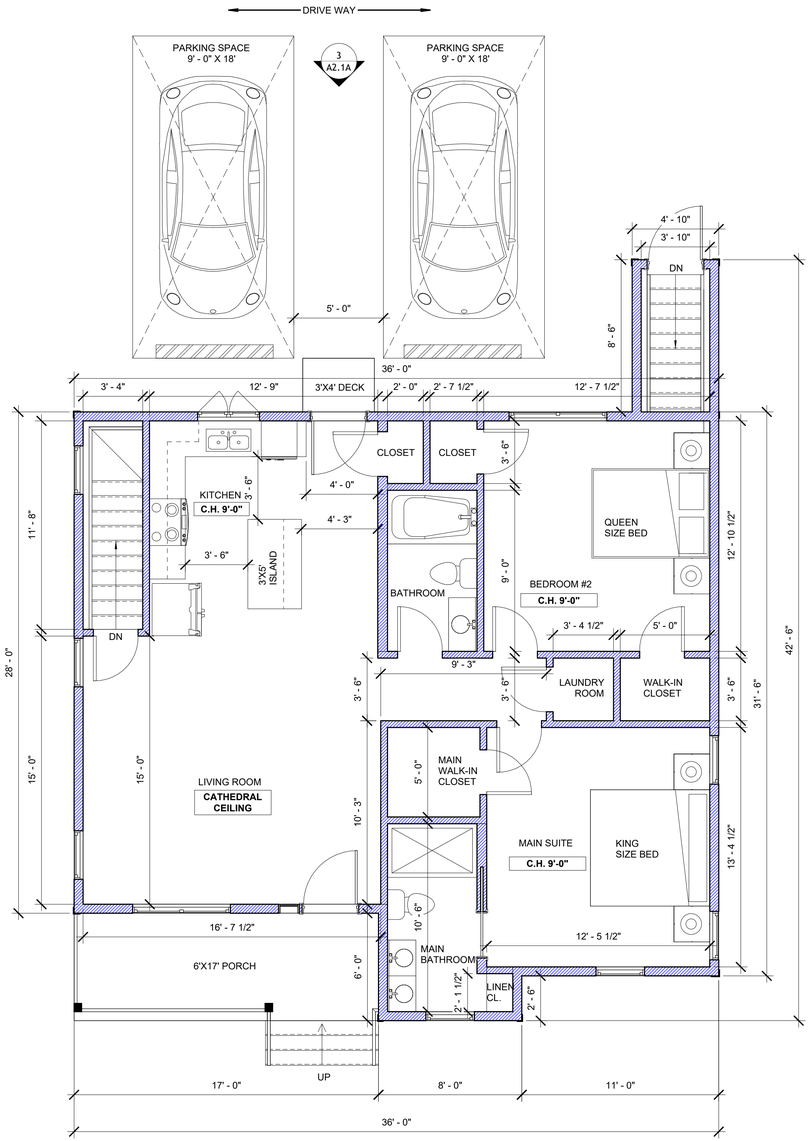
217 MILL ST,
RANDOLPH, MA

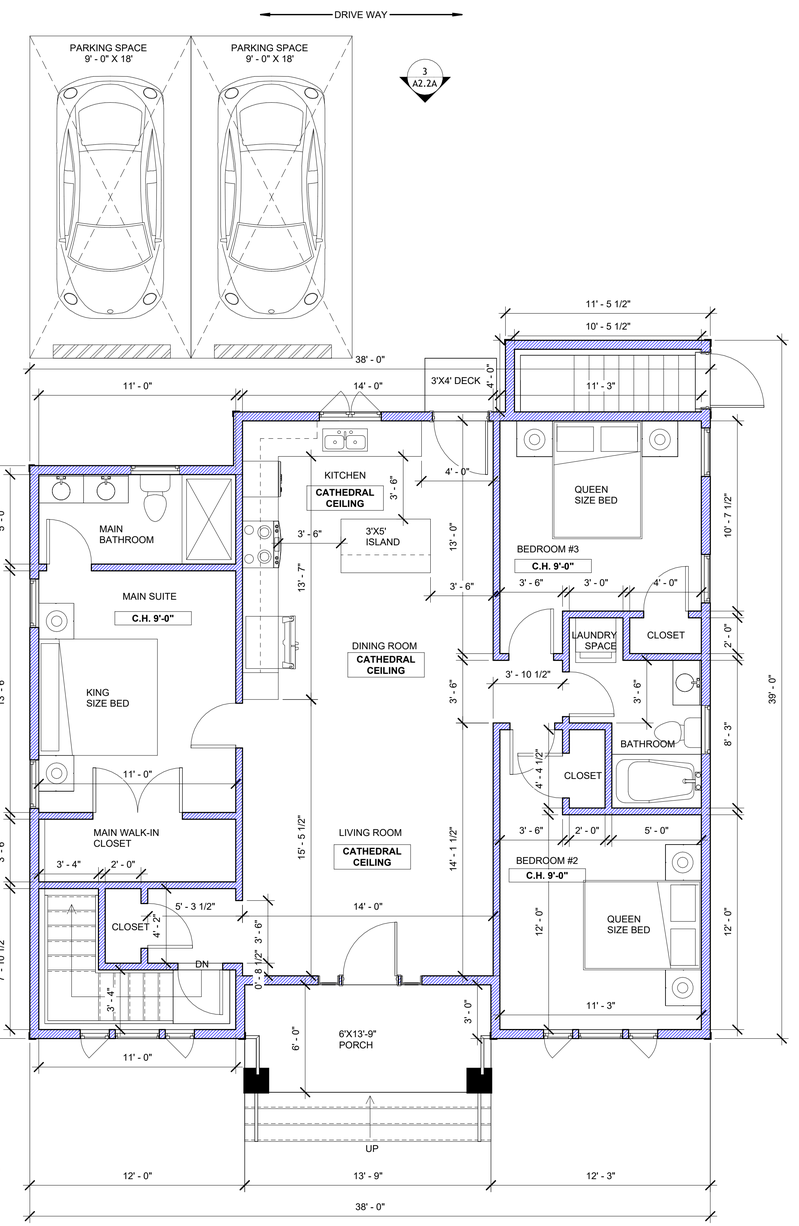
PROJECT NO. 25173

SHEET TITLE

PROPOSED
A VERSION
FLOOR PLANS

DRAWN:	J.Z.	DRAWING NO:
SCALE:	1/4" = 1'-0"	
DATE:	3/2/2026	
CHECKED:		A1.1A
SHEET	OF	





4 A2.1A
2 A2.1A
4 A2.2A
2 A2.2A
1 A2.1A
1 A2.2A

2BED 2BATH UNIT
(1,095 SF)
A VERSION

- UNITS ARE DESIGNED AS GROUP 1 ADAPTABLE AND CAN BE MODIFIED TO MEET FULL ADA (GROUP 2A) REQUIREMENTS WITH MINIMAL STRUCTURAL CHANGES.
- GROUP 1 ADAPTABLE UNIT – DESIGNED WITH UNIVERSAL DESIGN PRINCIPLES
- PRIMARY ENTRY PORCH CAN ACCOMMODATE FUTURE RAMP INSTALLATION
- REAR ENTRY AND PORCH AREA CAN ALSO BE ADAPTED FOR FUTURE RAMP USE (UTILIZING EXISTING GRADE)
- OPEN-CONCEPT LIVING/KITCHEN LAYOUT SUPPORTS FLEXIBLE MANEUVERING SPACE
- TYPICAL DOOR WIDTHS (3’-0” TO 3’-6”) FOR ACCESSIBILITY
- BATHROOMS FRAMED FOR FUTURE GRAB BARS
- FIRST-FLOOR LIVING (BEDROOMS, BATHROOMS, LAUNDRY) SUPPORTS AGING IN PLACE
- KITCHEN LAYOUT CAN BE MODIFIED FOR KNEE CLEARANCE IF NEEDED

3BED 2BATH UNIT
(1,254 SF)
A VERSION

PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

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PROJECT

MULTI FAMILY
NEW CONSTRUCTION

217 MILL ST,
RANDOLPH, MA

PROJECT NO. 25173

SHEET TITLE

PROPOSED
A VERSION
FLOOR PLANS

DRAWN: J.Z.	DRAWING NO:
SCALE: 1/4" = 1'-0"	
DATE: 3/2/2026	
CHECKED:	A1.2A
SHEET OF	

T.O. 2UNIT ROOF PEAK
ELEV. @ 156.31'

MEAN HEIGHT LEVEL BETWEEN EAVES AND RIDGE
ELEV. @ 151.40'

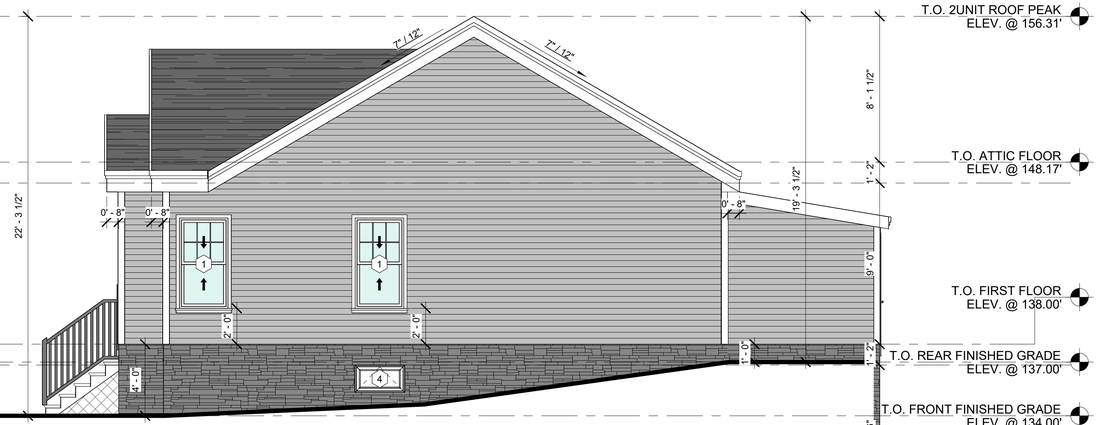
T.O. ATTIC FLOOR
ELEV. @ 148.17'

T.O. FIRST FLOOR
ELEV. @ 138.00'

T.O. REAR FINISHED GRADE
ELEV. @ 137.00'

T.O. FRONT FINISHED GRADE
ELEV. @ 134.00'

T.O. BASEMENT FLOOR
ELEV. @ 129.33'



T.O. 2UNIT ROOF PEAK
ELEV. @ 156.31'

T.O. ATTIC FLOOR
ELEV. @ 148.17'

T.O. FIRST FLOOR
ELEV. @ 138.00'

T.O. REAR FINISHED GRADE
ELEV. @ 137.00'

T.O. FRONT FINISHED GRADE
ELEV. @ 134.00'

T.O. BASEMENT FLOOR
ELEV. @ 129.33'

2BED 2BATH UNIT
(1,095 SF)
A VERSION

PROPOSED 2BED UNIT FRONT ELEVATION (1 / A2.1A)
SCALE: 1/4" = 1'-0"

PROPOSED 2BED UNIT RIGHT-SIDE ELEVATION (2 / A2.1A)
SCALE: 1/4" = 1'-0"

T.O. 2UNIT ROOF PEAK
ELEV. @ 156.31'

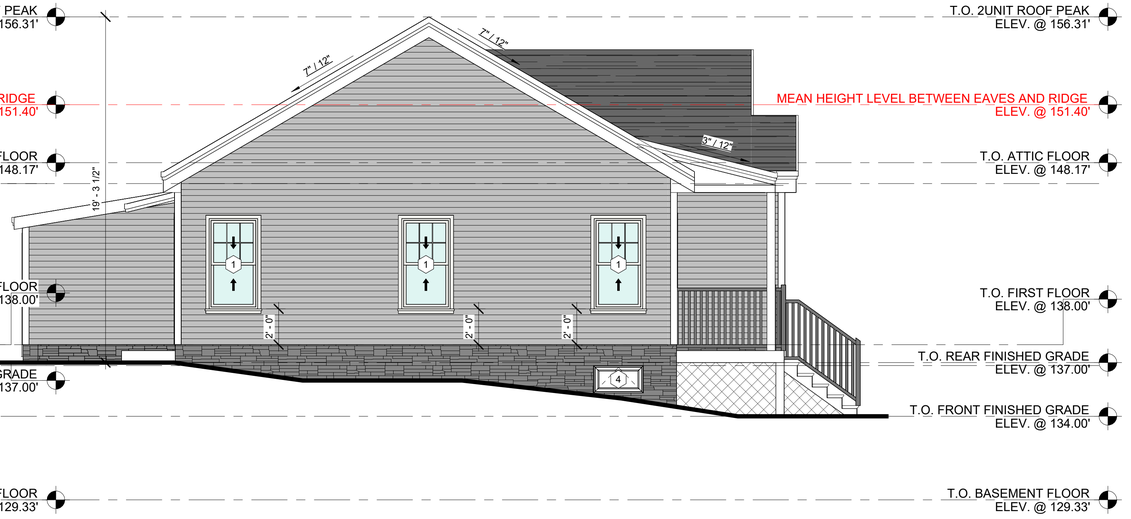
MEAN HEIGHT LEVEL BETWEEN EAVES AND RIDGE
ELEV. @ 151.40'

T.O. ATTIC FLOOR
ELEV. @ 148.17'

T.O. FIRST FLOOR
ELEV. @ 138.00'

T.O. REAR FINISHED GRADE
ELEV. @ 137.00'

T.O. BASEMENT FLOOR
ELEV. @ 129.33'



T.O. 2UNIT ROOF PEAK
ELEV. @ 156.31'

MEAN HEIGHT LEVEL BETWEEN EAVES AND RIDGE
ELEV. @ 151.40'

T.O. ATTIC FLOOR
ELEV. @ 148.17'

T.O. FIRST FLOOR
ELEV. @ 138.00'

T.O. REAR FINISHED GRADE
ELEV. @ 137.00'

T.O. FRONT FINISHED GRADE
ELEV. @ 134.00'

T.O. BASEMENT FLOOR
ELEV. @ 129.33'

PROPOSED 2BED UNIT REAR ELEVATION (3 / A2.1A)
SCALE: 1/4" = 1'-0"

PROPOSED 2BED UNIT LEFT-SIDE ELEVATION (4 / A2.1A)
SCALE: 1/4" = 1'-0"

WINDOW SCHEDULE

ITEM	BRAND	ROUGH OPENING WIDTH	ROUGH OPENING HEIGHT	WIDTH	HEIGHT	QTY	REMARK
1	2 BED ROOM UNIT	2' - 9"	5' - 1"	2' - 8 1/2"	5' - 0 1/2"	7	DOUBLE HUNG
2	2 BED ROOM UNIT	5' - 6"	5' - 1"	5' - 5 1/2"	5' - 0 1/2"	2	TWIN DOUBLE HUNG
3	2 BED ROOM UNIT	3' - 6"	4' - 0"	3' - 5 1/2"	3' - 11 1/2"	1	TWIN CASEMENT
4	2 BED ROOM UNIT	2' - 9 1/2"	1' - 6 1/4"	2' - 9"	1' - 6"	2	AWING
A	3 BED ROOM UNIT	2' - 9"	5' - 1"	2' - 8 1/2"	5' - 0 1/2"	4	DOUBLE HUNG
B	3 BED ROOM UNIT	1' - 8"	5' - 1"	1' - 7 1/2"	5' - 0 1/2"	2	CASEMENT, LEFT HAND
C	3 BED ROOM UNIT	1' - 8"	5' - 1"	1' - 7 1/2"	5' - 0 1/2"	2	CASWMENT, RIGHT HAND
D	3 BED ROOM UNIT	2' - 6"	5' - 1"	2' - 5 1/2"	5' - 0 1/2"	2	PICTURE
E	3 BED ROOM UNIT	3' - 6"	4' - 0"	3' - 5 1/2"	3' - 11 1/2"	1	TWIN CASEMENT
F	2 BED ROOM UNIT	3' - 0 1/2"	1' - 8 1/2"	3' - 0"	1' - 8"	2	AWNING, TEMPERED GLASS
G	3 BED ROOM UNIT	2' - 9 1/2"	1' - 6 1/4"	2' - 9"	1' - 6"	2	AWING

EXTERIOR DOOR SCHEDULE

ITEM	LOCATION	WIDTH	HEIGHT	QTY	REMARK
A	2 BED ROOM UNIT	3'-0"	6'-8"	1	FRONT DOOR WITH ONE SIDE 1'-0" X 6'-8" SIDELIGHT
A.1	2 BED ROOM UNIT	3'-0"	6'-8"	1	REAR DOOR
A.2	2 BED ROOM UNIT	3'-0"	6'-8"	1	DOGHOUSE
A.3	3 BED ROOM UNIT	3'-0"	6'-8"	1	FRONT DOOR WITH TWO SIDE 1'-0" X 6'-8" SIDELIGHT
A.4	3 BED ROOM UNIT	3'-0"	6'-8"	1	REAR DOOR
A.5	3 BED ROOM UNIT	3'-0"	6'-8"	1	DOGHOUSE

JCBT ARCHITECT
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CONSULTANT

REGISTRATION

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JIM CHEN
No. 51071
QUINCY, MA
COMMONWEALTH OF MASSACHUSETTS

REVISIONS

NO.	BY	DESCRIPTION	DATE

PROJECT

MULTI FAMILY
NEW CONSTRUCTION

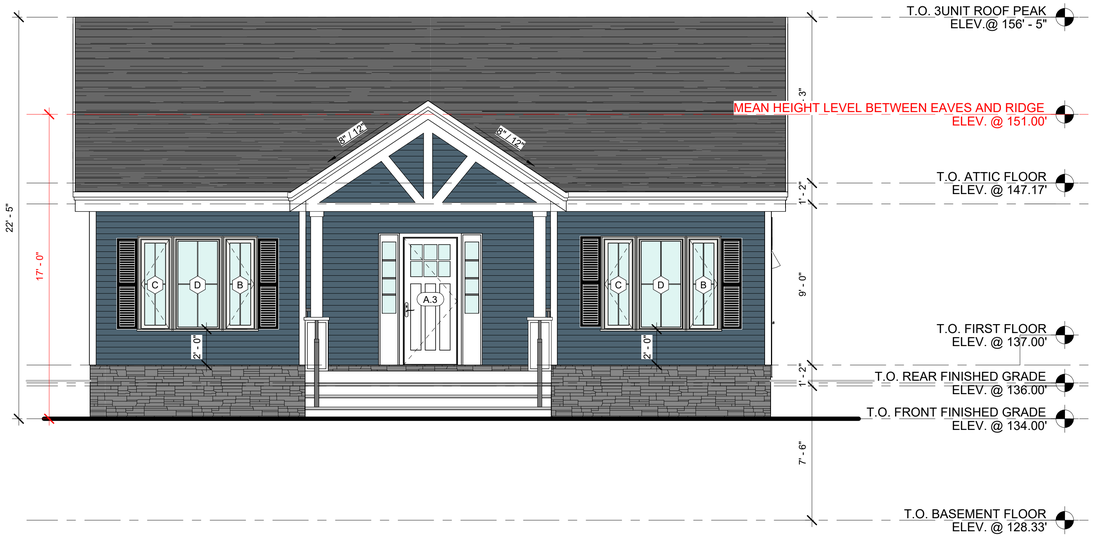
217 MILL ST,
RANDOLPH, MA

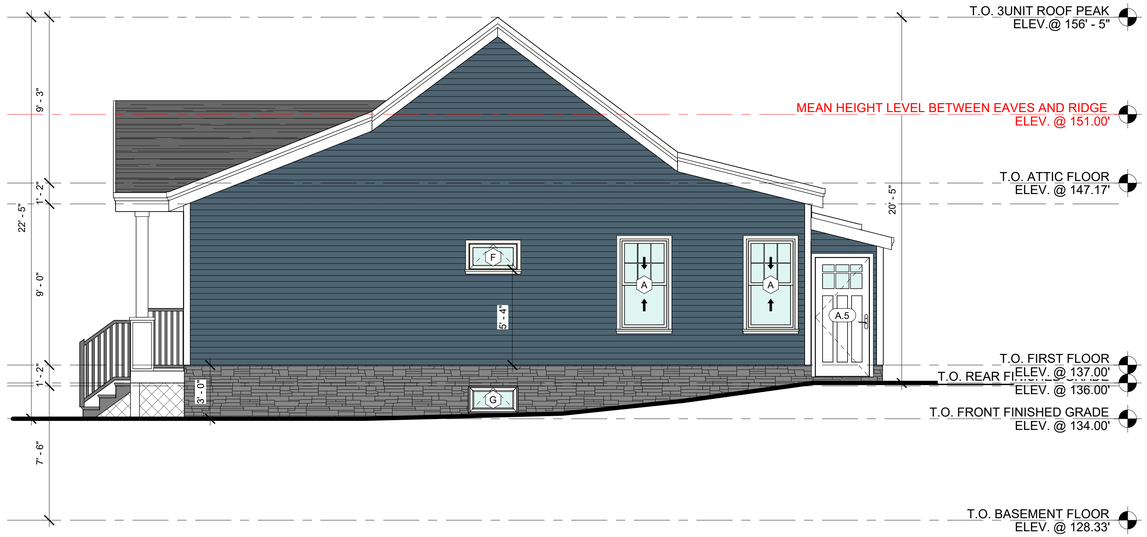
PROJECT NO. 25173

SHEET TITLE

PROPOSED
2BED UNIT
A VERSION
ELEVATIONS

DRAWN: JZ	DRAWING NO:
SCALE: As indicated	
DATE: 3/25/2026	
CHECKED:	A2.1A
SHEET OF	

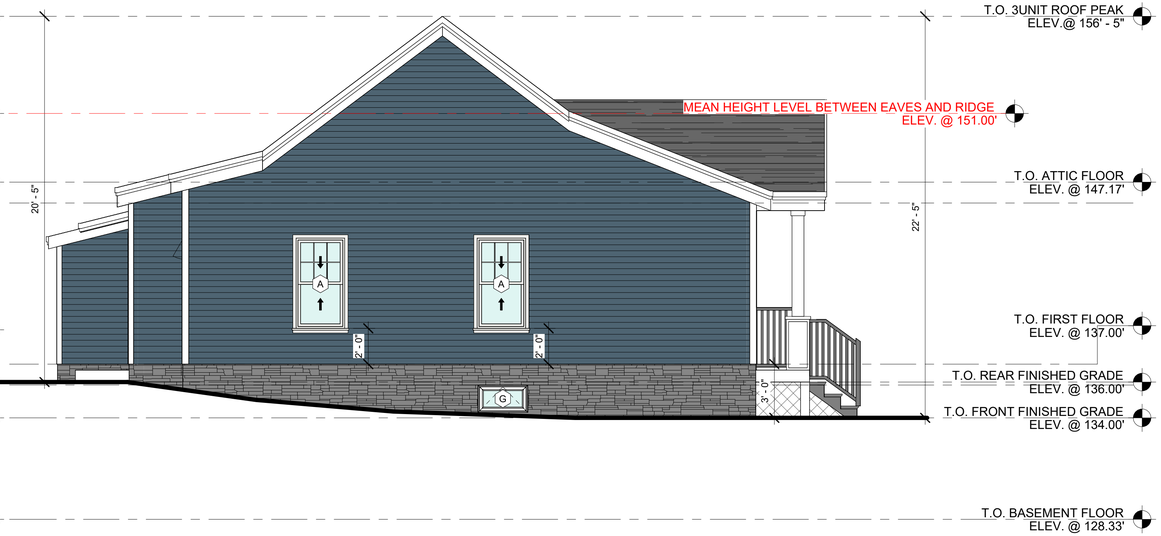




3BED 2BATH UNIT
(1,254 SF)
A VERSION

PROPOSED 3BED UNIT FRONT ELEVATION
SCALE: 1/4" = 1'-0"
1 A2.2A

PROPOSED 3BED UNIT RIGHT-SIDE ELEVATION
SCALE: 1/4" = 1'-0"
2 A2.2A



PROPOSED 3BED UNIT REAR ELEVATION
SCALE: 1/4" = 1'-0"
3 A2.2A

PROPOSED 3BED UNIT LEFT-SIDE ELEVATION
SCALE: 1/4" = 1'-0"
4 A2.2A

WINDOW SCHEDULE

ITEM	LOCATION	ROUGH OPENING WIDTH	ROUGH OPENING HEIGHT	WIDTH	HEIGHT	QTY	REMARK
1	2 BED ROOM UNIT	2' - 9"	5' - 1"	2' - 8 1/2"	5' - 0 1/2"	7	DOUBLE HUNG
2	2 BED ROOM UNIT	5' - 6"	5' - 1"	5' - 5 1/2"	5' - 0 1/2"	2	TWIN DOUBLE HUNG
3	2 BED ROOM UNIT	3' - 6"	4' - 0"	3' - 5 1/2"	3' - 11 1/2"	1	TWIN CASEMENT
4	2 BED ROOM UNIT	2' - 9 1/2"	1' - 6 1/4"	2' - 9"	1' - 6"	2	AWING
A	3 BED ROOM UNIT	2' - 9"	5' - 1"	2' - 8 1/2"	5' - 0 1/2"	4	DOUBLE HUNG
B	3 BED ROOM UNIT	1' - 8"	5' - 1"	1' - 7 1/2"	5' - 0 1/2"	2	CASEMENT, LEFT HAND
C	3 BED ROOM UNIT	1' - 8"	5' - 1"	1' - 7 1/2"	5' - 0 1/2"	2	CASWMENT, RIGHT HAND
D	3 BED ROOM UNIT	2' - 6"	5' - 1"	2' - 5 1/2"	5' - 0 1/2"	2	PICTURE
E	3 BED ROOM UNIT	3' - 6"	4' - 0"	3' - 5 1/2"	3' - 11 1/2"	1	TWIN CASEMENT
F	2 BED ROOM UNIT	2' - 9"	1' - 6"	2' - 8 1/2"	1' - 5 1/2"	2	AWNING, TEMPERED GLASS
G	3 BED ROOM UNIT	2' - 9 1/2"	1' - 6 1/4"	2' - 9"	1' - 6"	2	AWING

EXTERIOR DOOR SCHEDULE

ITEM	LOCATION	WIDTH	HEIGHT	QTY	REMARK
A	2 BED ROOM UNIT	3'-0"	6'-8"	1	FRONT DOOR WITH ONE SIDE 1'-0" X 6'-8" SIDELIGHT
A.1	2 BED ROOM UNIT	3'-0"	6'-8"	1	REAR DOOR
A.2	2 BED ROOM UNIT	3'-0"	6'-8"	1	DOGHOUSE
A.3	3 BED ROOM UNIT	3'-0"	6'-8"	1	FRONT DOOR WITH TWO SIDE 1'-0" X 6'-8" SIDELIGHT
A.4	3 BED ROOM UNIT	3'-0"	6'-8"	1	REAR DOOR
A.5	3 BED ROOM UNIT	3'-0"	6'-8"	1	DOGHOUSE

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REVISIONS

NO.	BY	DESCRIPTION	DATE

PROJECT

MULTI FAMILY
NEW CONSTRUCTION

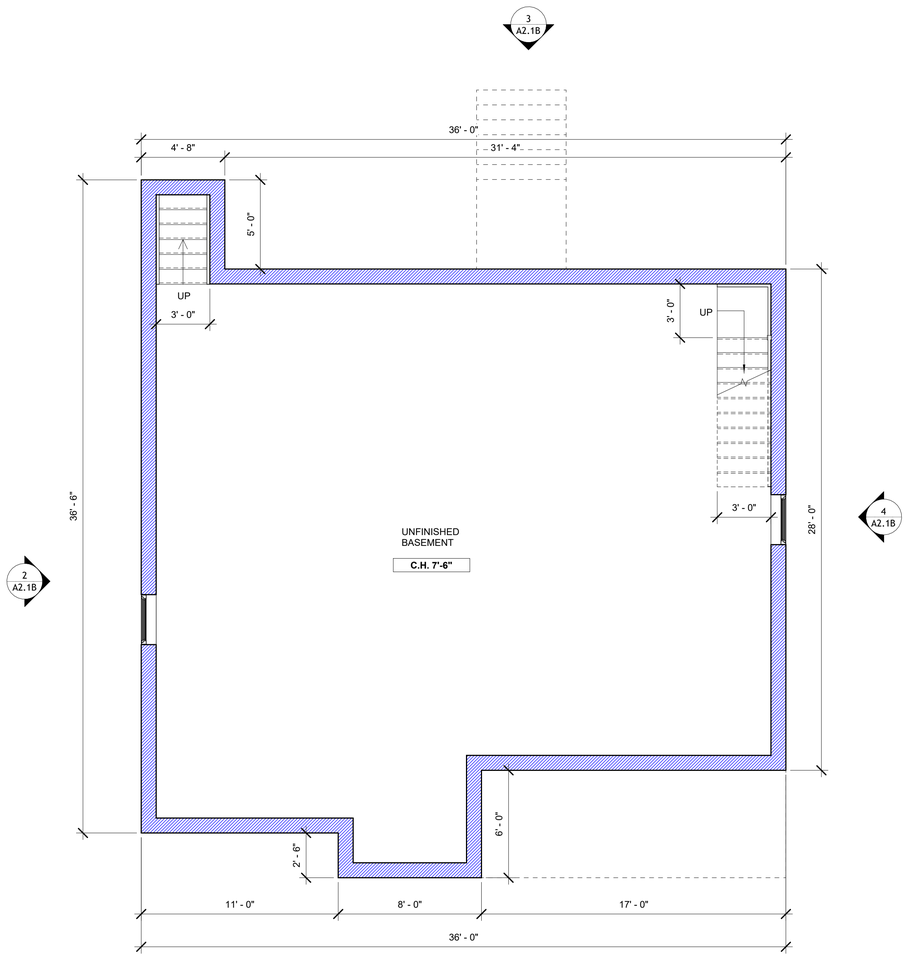
217 MILL ST,
RANDOLPH, MA

PROJECT NO. 25173

SHEET TITLE

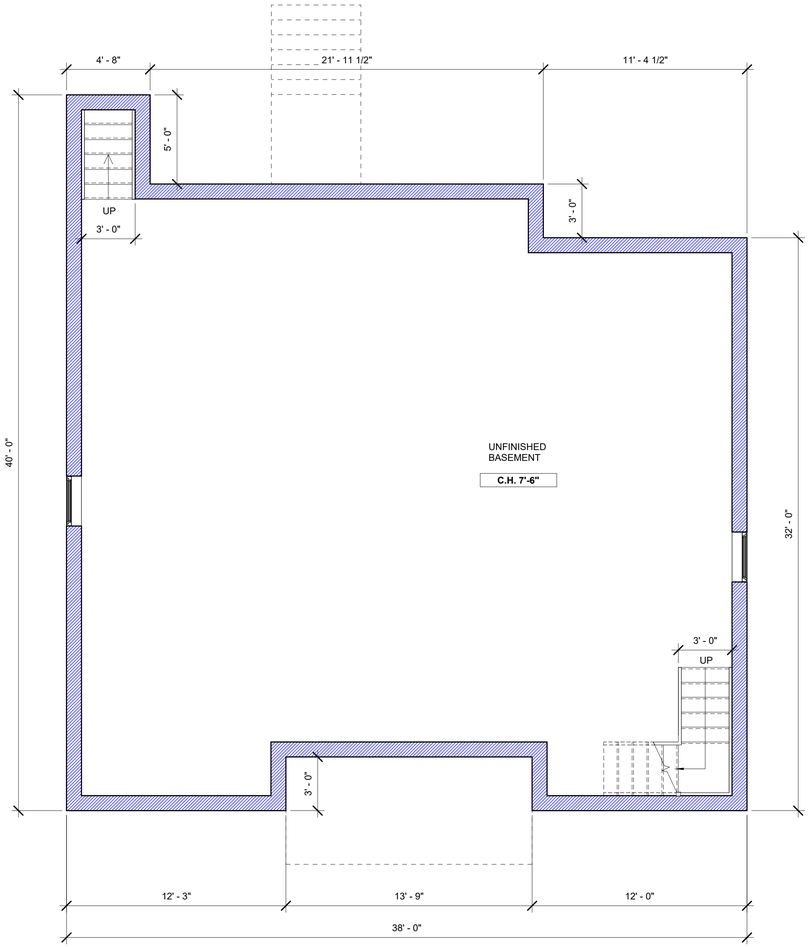
PROPOSED
3BED UNIT
A VERSION
ELEVATIONS

DRAWN: JZ	DRAWING NO:
SCALE: As indicated	
DATE: 3/25/2026	
CHECKED:	A2.2A
SHEET OF	



2BED 2BATH UNIT
(1,095 SF)
B VERSION

1
A2.1B



3BED 2BATH UNIT
(1,254 SF)
B VERSION

PROPOSED BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"
1
A1.1B

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REVISIONS

NO.	BY	DESCRIPTION	DATE

PROJECT

MULTI FAMILY
NEW CONSTRUCTION

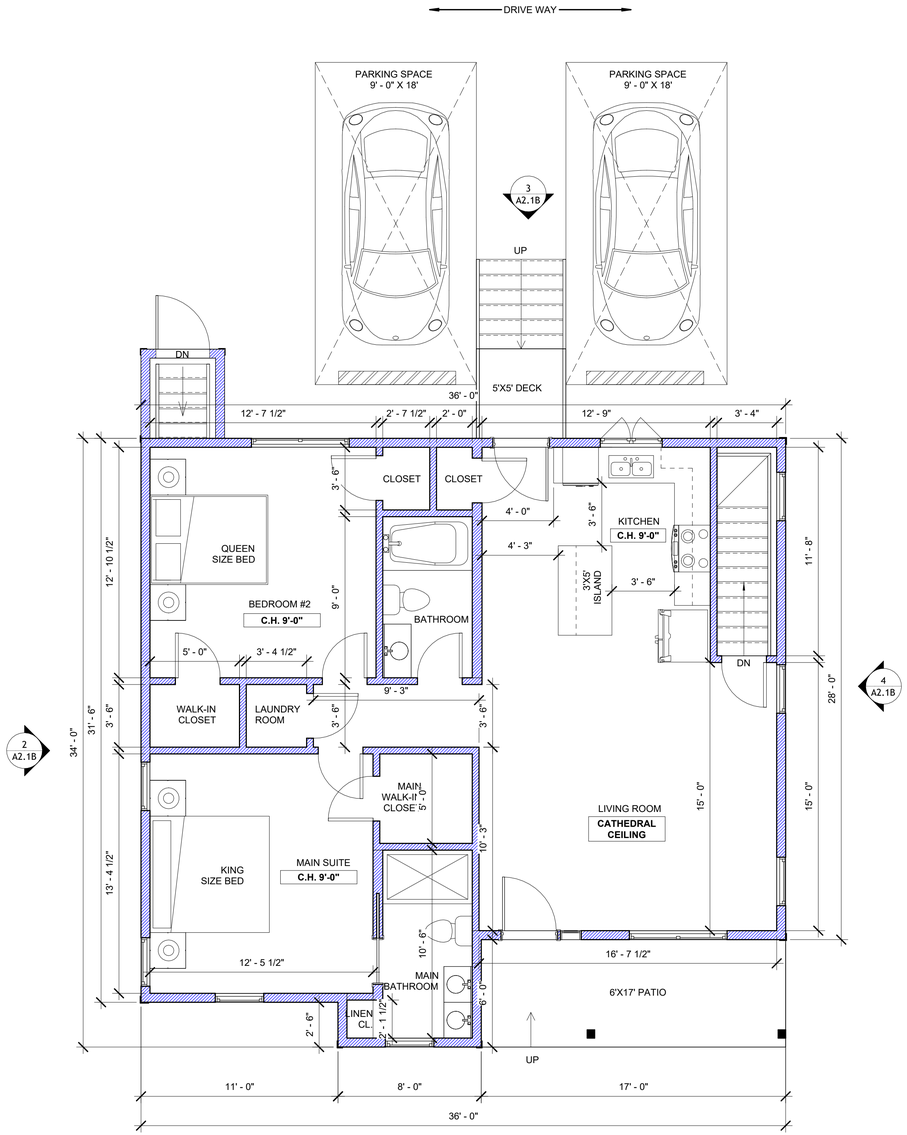
217 MILL ST,
RANDOLPH, MA

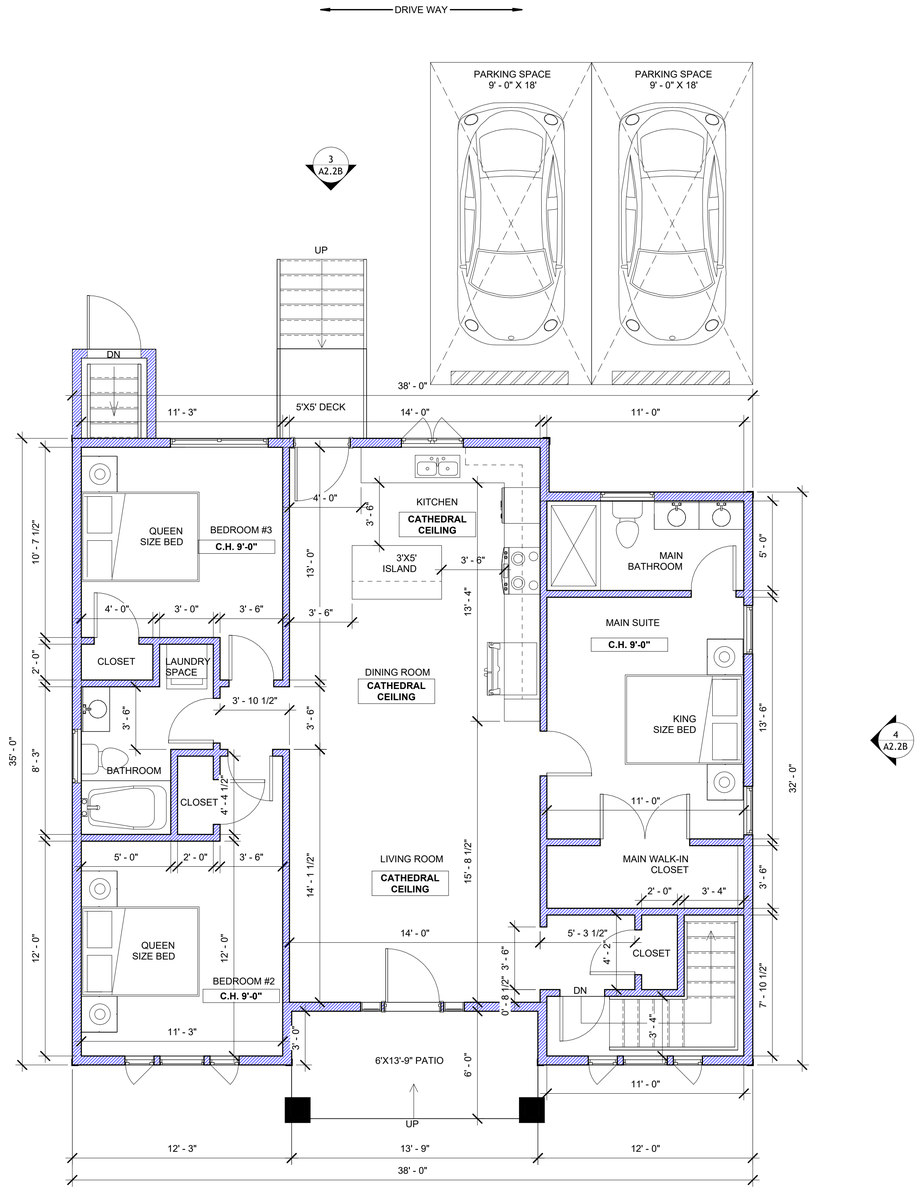
PROJECT NO. 25173

SHEET TITLE

PROPOSED
B VERSION
FLOOR PLANS

DRAWN:	J.Z.	**DRAWING NO:**
SCALE:	1/4" = 1'-0"	
DATE:	3/2/2026	
CHECKED:		**A1.1B**
SHEET	OF	





1
A2.1B

2BED 2BATH UNIT
(1,095 SF)
B VERSION

1
A2.2B

3BED 2BATH UNIT
(1,254 SF)
B VERSION

PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

1
A1.2B

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REVISIONS

NO.	BY	DESCRIPTION	DATE

PROJECT

MULTI FAMILY
NEW CONSTRUCTION

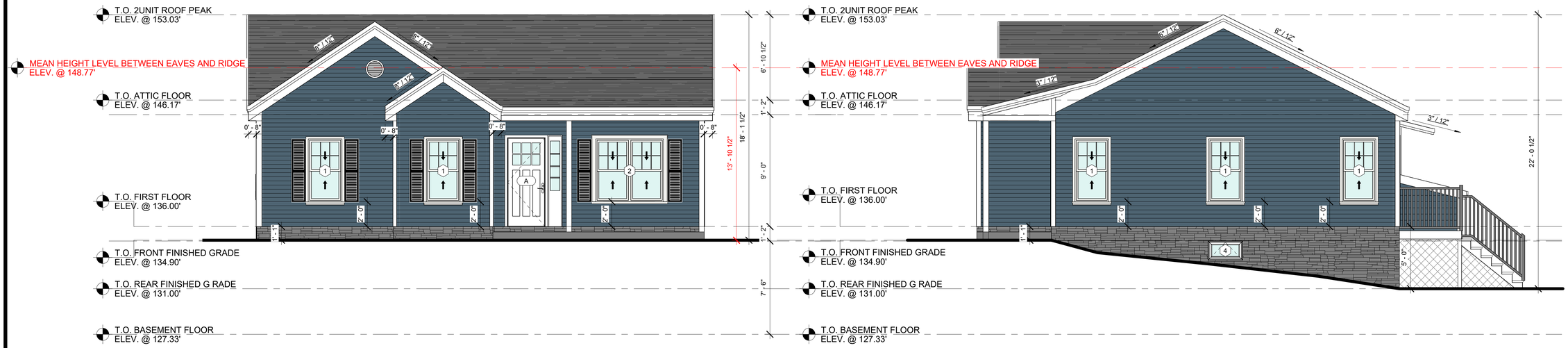
217 MILL ST,
RANDOLPH, MA

PROJECT NO. 25173

SHEET TITLE

PROPOSED
B VERSION
FLOOR PLANS

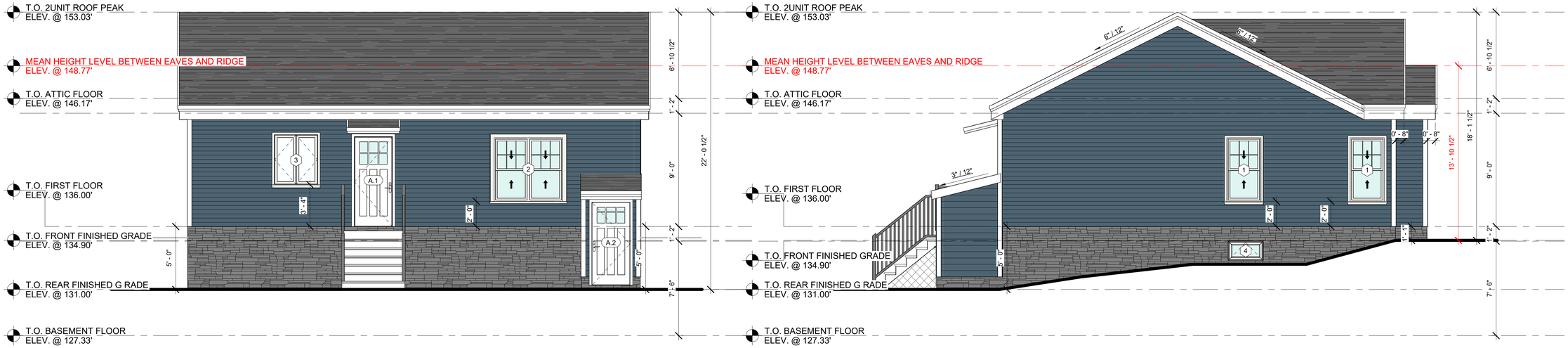
DRAWN:	J.Z.	DRAWING NO:
SCALE:	1/4" = 1'-0"	
DATE:	3/2/2026	
CHECKED:		A1.2B
SHEET	OF	



PROPOSED 2BED UNIT FRONT ELEVATION
SCALE: 1/4" = 1'-0"
1 / A2.1B

PROPOSED 2BED UNIT LEFT-SIDE ELEVATION
SCALE: 1/4" = 1'-0"
4 / A2.1B

2BED 2BATH UNIT
(1,095 SF)
B VERSION



PROPOSED 2BED UNIT REAR ELEVATION
SCALE: 1/4" = 1'-0"
3 / A2.1B

PROPOSED 2BED UNIT RIGHT-SIDE ELEVATION
SCALE: 1/4" = 1'-0"
2 / A2.1B

WINDOW SCHEDULE

ITEM	LOCATION	ROUGH OPENING WIDTH	ROUGH OPENING HEIGHT	WIDTH	HEIGHT	QTY	REMARK
1	2 BED ROOM UNIT	2' - 9"	5' - 1"	2' - 8 1/2"	5' - 0 1/2"	7	DOUBLE HUNG
2	2 BED ROOM UNIT	5' - 6"	5' - 1"	5' - 5 1/2"	5' - 0 1/2"	2	TWIN DOUBLE HUNG
3	2 BED ROOM UNIT	3' - 6"	4' - 0"	3' - 5 1/2"	3' - 11 1/2"	1	TWIN CASEMENT
4	2 BED ROOM UNIT	2' - 9 1/2"	1' - 6 1/4"	2' - 9"	1' - 6"	2	AWING
A	3 BED ROOM UNIT	2' - 9"	5' - 1"	2' - 8 1/2"	5' - 0 1/2"	2	DOUBLE HUNG
A.1	3 BED ROOM UNIT	5' - 6"	5' - 1"	5' - 5 1/2"	5' - 0 1/2"	1	TWIN DOUBLE HUNG
B	3 BED ROOM UNIT	1' - 8"	5' - 1"	1' - 7 1/2"	5' - 0 1/2"	2	CASEMENT, LEFT HAND
C	3 BED ROOM UNIT	1' - 8"	5' - 1"	1' - 7 1/2"	5' - 0 1/2"	2	CASWMENT, RIGHT HAND
D	3 BED ROOM UNIT	2' - 6"	5' - 1"	2' - 5 1/2"	5' - 0 1/2"	2	PICTURE
E	3 BED ROOM UNIT	3' - 6"	4' - 0"	3' - 5 1/2"	3' - 11 1/2"	1	AWNING, TEMPERED GLASS
F	3 BED ROOM UNIT	3' - 0 1/2"	1' - 8 1/2"	3' - 0"	1' - 8"	2	TWIN CASEMENT
G	3 BED ROOM UNIT	2' - 9 1/2"	1' - 6 1/4"	2' - 9"	1' - 6"	2	AWING

EXTERIOR DOOR SCHEDULE

ITEM	LOCATION	WIDTH	HEIGHT	QTY	REMARK
A	2 BED ROOM UNIT	3'-0"	6'-8"	1	FRONT DOOR WITH ONE SIDE 1'-0" X 6'-8" SIDELIGHT
A.1	2 BED ROOM UNIT	3'-0"	6'-8"	1	REAR DOOR
A.2	2 BED ROOM UNIT	3'-0"	6'-8"	1	DOGHOUSE
A.3	3 BED ROOM UNIT	3'-0"	6'-8"	1	FRONT DOOR WITH TWO SIDE 1'-0" X 6'-8" SIDELIGHT
A.4	3 BED ROOM UNIT	3'-0"	6'-8"	1	REAR DOOR
A.5	3 BED ROOM UNIT	3'-0"	6'-8"	1	DOGHOUSE

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REVISIONS

NO.	BY	DESCRIPTION	DATE

PROJECT

MULTI FAMILY
NEW CONSTRUCTION

217 MILL ST,
RANDOLPH, MA

PROJECT NO. 25173

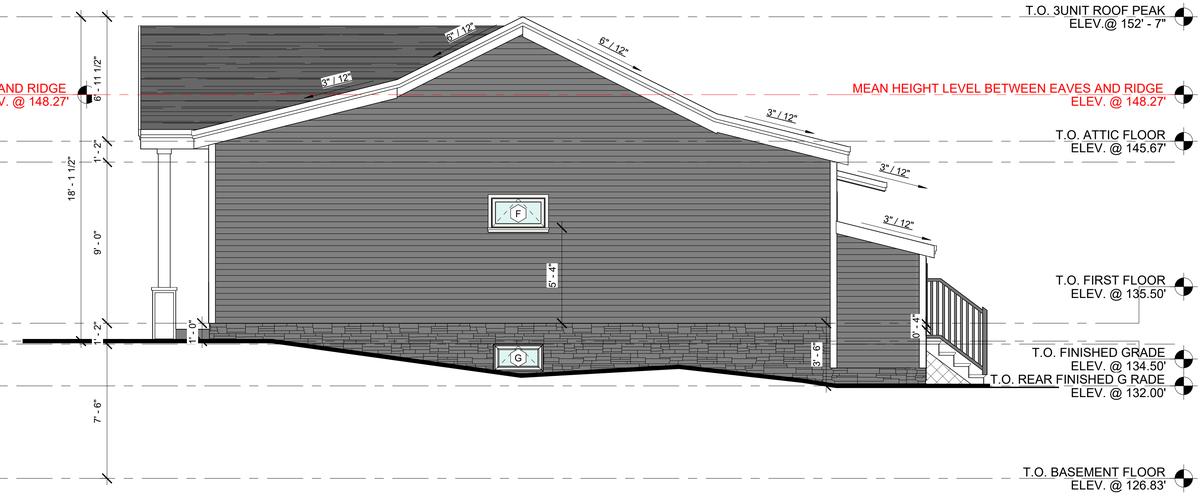
SHEET TITLE

PROPOSED
2BED UNIT
ELEVATIONS

DRAWN: JZ
SCALE: As indicated
DATE: 06.23.2024
CHECKED:
SHEET OF

DRAWING NO:
A2.1B

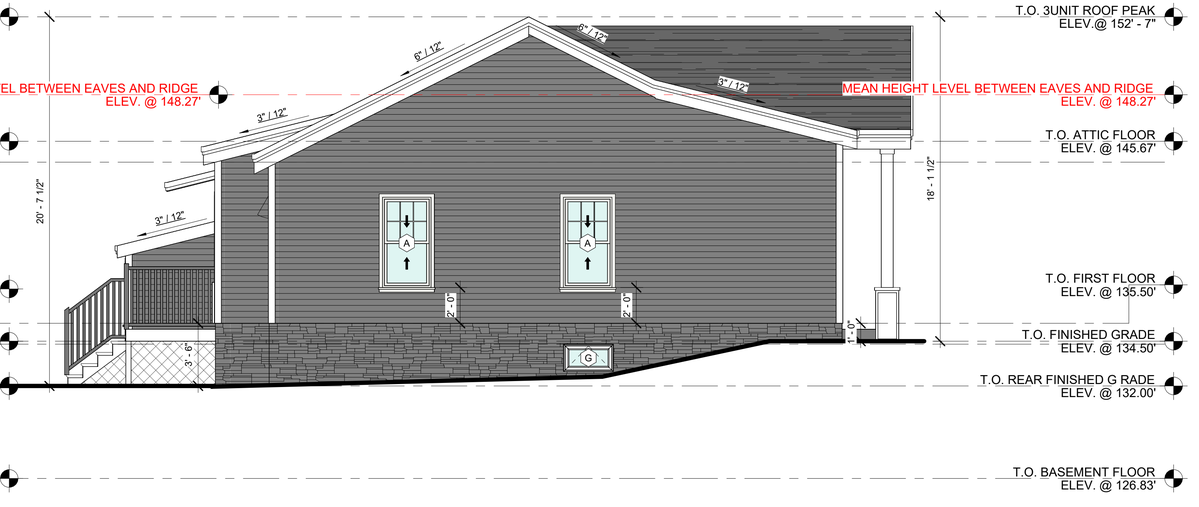
PROPOSED 3BED UNIT FRONT ELEVATION
SCALE: 1/4" = 1'-0"
1 A2.2B



PROPOSED 3BED UNIT RIGHT-SIDE ELEVATION
SCALE: 1/4" = 1'-0"
2 A2.2B

3BED 2BATH UNIT
(1,254 SF)
B VERSION

PROPOSED 3BED UNIT REAR ELEVATION
SCALE: 1/4" = 1'-0"
3 A2.2B



PROPOSED 3BED UNIT LEFT-SIDE ELEVATION
SCALE: 1/4" = 1'-0"
4 A2.2B

WINDOW SCHEDULE							
ITEM	LOCATION	ROUGH OPENING WIDTH	ROUGH OPENING HEIGHT	WIDTH	HEIGHT	QTY	REMARK
1	2 BED ROOM UNIT	2' - 9"	5' - 1"	2' - 8 1/2"	5' - 0 1/2"	7	DOUBLE HUNG
2	2 BED ROOM UNIT	5' - 6"	5' - 1"	5' - 5 1/2"	5' - 0 1/2"	2	TWIN DOUBLE HUNG
3	2 BED ROOM UNIT	3' - 6"	4' - 0"	3' - 5 1/2"	3' - 11 1/2"	1	TWIN CASEMENT
4	2 BED ROOM UNIT	2' - 9 1/2"	1' - 6 1/4"	2' - 9"	1' - 6"	2	AWING
A	3 BED ROOM UNIT	2' - 9"	5' - 1"	2' - 8 1/2"	5' - 0 1/2"	2	DOUBLE HUNG
A.1	3 BED ROOM UNIT	5' - 6"	5' - 1"	5' - 5 1/2"	5' - 0 1/2"	1	TWIN DOUBLE HUNG
B	3 BED ROOM UNIT	1' - 8"	5' - 1"	1' - 7 1/2"	5' - 0 1/2"	2	CASEMENT, LEFT HAND
C	3 BED ROOM UNIT	1' - 8"	5' - 1"	1' - 7 1/2"	5' - 0 1/2"	2	CASWMENT, RIGHT HAND
D	3 BED ROOM UNIT	2' - 6"	5' - 1"	2' - 5 1/2"	5' - 0 1/2"	2	PICTURE
E	3 BED ROOM UNIT	3' - 6"	4' - 0"	3' - 5 1/2"	3' - 11 1/2"	1	AWNING, TEMPERED GLASS
F	3 BED ROOM UNIT	3' - 0 1/2"	1' - 8 1/2"	3' - 0"	1' - 8"	2	TWIN CASEMENT
G	3 BED ROOM UNIT	2' - 9 1/2"	1' - 6 1/4"	2' - 9"	1' - 6"	2	AWING

EXTERIOR DOOR SCHEDULE					
ITEM	LOCATION	WIDTH	HEIGHT	QTY	REMARK
A	2 BED ROOM UNIT	3'-0"	6'-8"	1	FRONT DOOR WITH ONE SIDE 1'-0" X 6'-8" SIDELIGHT
A.1	2 BED ROOM UNIT	3'-0"	6'-8"	1	REAR DOOR
A.2	2 BED ROOM UNIT	3'-0"	6'-8"	1	DOGHOUSE
A.3	3 BED ROOM UNIT	3'-0"	6'-8"	1	FRONT DOOR WITH TWO SIDE 1'-0" X 6'-8" SIDELIGHT
A.4	3 BED ROOM UNIT	3'-0"	6'-8"	1	REAR DOOR
A.5	3 BED ROOM UNIT	3'-0"	6'-8"	1	DOGHOUSE

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REVISIONS

NO.	BY	DESCRIPTION	DATE

PROJECT

MULTI FAMILY
NEW CONSTRUCTION

217 MILL ST,
RANDOLPH, MA

PROJECT NO. 25173

SHEET TITLE

PROPOSED
3BED UNIT
ELEVATIONS

DRAWN: JZ	DRAWING NO:
SCALE: As indicated	
DATE: 06.23.2024	
CHECKED:	A2.2B
SHEET OF	

MATERIAL DESCRIPTION:
SIDING:
SPECIFY HARDIEPLANK: LIGHT MIST OR VINYL SIDING: SILVER ASH
WALKWAY:BLUEISH GREY PAVER
FOUNDATION:
WHITE : ARCTIC SMOKE PANEL OR
BLACK : IRON ORE PANEL

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REVISIONS

NO.	BY	DESCRIPTION	DATE

PROJECT

MULTI FAMILY
NEW CONSTRUCTION

217 MILL ST,
RANDOLPH, MA

PROJECT NO. 25173

SHEET TITLE

2-BEDROOM UNIT
VERSION A
RENDERING PLAN

DRAWN: J.Z.	DRAWING NO:
SCALE: NOTED	
DATE: 4/2/2026	
CHECKED:	R1
SHEET 1 OF	

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REVISIONS

NO.	BY	DESCRIPTION	DATE

PROJECT

MULTI FAMILY
NEW CONSTRUCTION

217 MILL ST,
RANDOLPH, MA

PROJECT NO. 25173

SHEET TITLE

2-BEDROOM UNIT
VERSION A
RENDERING PLAN

DRAWN:	J.Z.
SCALE:	NOTED
DATE:	4/2/2026
CHECKED:	
SHEET	1 OF

DRAWING NO:

R2

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REVISIONS

NO.	BY	DESCRIPTION	DATE

PROJECT

MULTI FAMILY
NEW CONSTRUCTION

217 MILL ST,
RANDOLPH, MA

PROJECT NO. 25173

SHEET TITLE

3-BEDROOM UNIT
VERSION A
RENDERING PLAN

DRAWN: J.Z.	DRAWING NO:
SCALE: NOTED	
DATE: 4/2/2026	
CHECKED:	R3
SHEET 1 OF	

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REVISIONS

NO.	BY	DESCRIPTION	DATE

PROJECT

MULTI FAMILY
NEW CONSTRUCTION

217 MILL ST,
RANDOLPH, MA

PROJECT NO. 25173

SHEET TITLE

3-BEDROOM UNIT
VERSION A
RENDERING PLAN

DRAWN: J.Z.	DRAWING NO:
SCALE: NOTED	
DATE: 4/2/2026	
CHECKED:	R4
SHEET 1 OF	

MATERIAL DESCRIPTION:

SIDING:

SPECIFY HARDIEPLANK: IRON GRAY

OR VINYL SIDING: GRAPHITE GRAY

WALKWAY:BLUEISH GREY PAVER

FOUNDATION:

WHITE : ARCTIC SMOKE PANEL OR

BLACK : IRON ORE PANEL

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COMMONWEALTH OF MASSACHUSETTS

REVISIONS

NO.	BY	DESCRIPTION	DATE

PROJECT

MULTI FAMILY
NEW CONSTRUCTION

217 MILL ST,
RANDOLPH, MA

PROJECT NO. 25173

SHEET TITLE

3-BEDROOM UNIT
VERSION A
RENDERING PLAN

DRAWN: J.Z.	DRAWING NO:
SCALE: NOTED	
DATE: 4/2/2026	
CHECKED:	R5
SHEET 1 OF	

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REVISIONS

NO.	BY	DESCRIPTION	DATE
1	J.Z.	REVISION#1	6-10-2026

PROJECT

MULTI FAMILY
NEW CONSTRUCTION

217 MILL ST,
RANDOLPH, MA

PROJECT NO. 25173

SHEET TITLE

2-BEDROOM UNIT
VERSION A
RENDERING PLAN

DRAWN: J.Z.	DRAWING NO:
SCALE: NOTED	
DATE: 4/2/2026	
CHECKED:	R6
SHEET 1 OF	

MATERIAL DESCRIPTION:
SIDING:
SPECIFY HARDIEPLANK: MONTEREY TAUPE

WALKWAY:BLUEISH GREY PAVER
FOUNDATION:
WHITE : ARCTIC SMOKE PANEL OR
BLACK : IRON ORE PANEL

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No. 51071
STATE
COMMONWEALTH OF MASSACHUSETTS

REVISIONS

NO.	BY	DESCRIPTION	DATE
1	J.Z.	REVISION#1	6-10-2026

PROJECT

MULTI FAMILY
NEW CONSTRUCTION

217 MILL ST,
RANDOLPH, MA

PROJECT NO. 25173

SHEET TITLE

3-BEDROOM UNIT
VERSION A
RENDERING PLAN

DRAWN: J.Z.	DRAWING NO:
SCALE: NOTED	
DATE: 4/2/2026	
CHECKED:	R7
SHEET 1 OF	

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REVISIONS

NO.	BY	DESCRIPTION	DATE

PROJECT

MULTI FAMILY
NEW CONSTRUCTION

217 MILL ST,
RANDOLPH, MA

PROJECT NO. 25173

SHEET TITLE

2-BEDROOM UNIT
INTERIOR
RENDERING PLAN

DRAWN: J.Z.	DRAWING NO:
SCALE: NOTED	
DATE: 4/2/2026	
CHECKED:	R6
SHEET 1 OF	

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REVISIONS

NO.	BY	DESCRIPTION	DATE

PROJECT

MULTI FAMILY
NEW CONSTRUCTION

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RANDOLPH, MA

PROJECT NO. 25173

SHEET TITLE

3-BEDROOM UNIT
INTERIOR
RENDERING PLAN

DRAWN: J.Z.	DRAWING NO:
SCALE: NOTED	
DATE: 4/2/2026	
CHECKED:	R7
SHEET 1 OF	

"VIOLET HILLS"

PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT

at

217 MILL STREET
RANDOLPH, MA

APRIL 15, 2026

IMAGE FROM RANDOLPH GIS

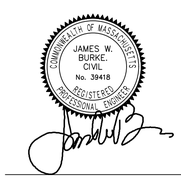
LOCUS MAP
1" = 500'

SHEETS

C1.01 COVER SHEET
C1.02 NOTES
C1.03 EXISTING CONDITIONS
C1.04 CONSTRUCTION MANAGEMENT
C1.05 PROPOSED LAYOUT
C1.06 PROPOSED GRADING
C1.07 PROPOSED UTILITIES
C1.08 SWEPT PATH
C1.09 SWEPT PATH
C1.10 DETAILS
C1.11 DETAILS
C1.12 DETAILS
L1.0 PLANTING PLAN AND PLANTING SCHEDULE
L3.0 PLANTING DETAILS
L3.1 PLANTING IMAGES
ES-1 ELECTRIC SITE PLAN
ES-2 ELECTRIC PHOTOMETRIC PLAN

REVISIONS:

No.	DATE	
1	04/27/2026	DRIVEWAY PROFILE
2	05/05/2026	WATER LOOP / BRG-DIST
3	06/17/26	REVISED LAYOUT



JAMES BURKE, P.E.

APPLICANT
EVERSTEAD PARTNERS
182 PROPSECT STREET
SOUTH EASTON, MA 02375

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JCBT ARCHITECTS
606 WASHINGTON STREET
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CIVIL ENGINEER
BURKE CIVIL-SITE ENGINEERING, INC.
126B FRANKLIN STREET
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ELECTRIC DESIGNER
MHARRIS DESIGN INC.
54 SUMMER STREET
ABINGTON, MA 02351

BURKE CIVIL-SITE ENGINEERING
Engineering Your Vision
126B Franklin Street Quincy, MA 02169

JOB NUMBER: 26.020

GENERAL NOTES:

1. LOCUS:

   ASSESSORS ID: 51-h-0008.01
   RECORD OWNER: ARSENAULT FAMILY TRUST
   217 MILL STREET
   RANDOLPH, MA 02368
   DEED REFERENCE: BOOK 14059 PAGE 498
   PLAN REFERENCE: PLAN BOOK 446 PLAN No. 204-1997

2. THIS EXISTING CONDITIONS SHOWN HEREON ARE BASED ON SHEET 2 TITLED "EXISTING CONDITIONS" OF PLAN TITLED "MILL COURT DEVELOPMENT DEFINITIVE SUBDIVISION, 217 MILL STREET RANDOLPH, MA" BY DECELLE-BURKE-SALA & ASSOCIATES, INC WITH A DATE OF FEBRUARY 6, 2023.

3. VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

4. ZONING DISTRICT: RESIDENTIAL HIGH DENSITY (RHDD).

   * ZONING DISTRICT BASED ON ONLINE VERSION OF TOWN OF RANDOLPH ZONING MAP. OWNER TO VERIFY THE ZONING DISTRICT WITH THE BUILDING DEPARTMENT PRIOR TO PERMIT APPLICATION.

5. OVERALL LOT SIZE: 1.8± ACRES

6. THE LOT SHOWN LIES WITHIN FLOOD ZONE X (UNSHADED) AN AREA OF MINIMAL FLOOD HAZARD, AS DELINEATED ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NUMBER 25021C0217F WITH AN EFFECTIVE DATE OF JULY 8, 2025.

7. DURING CONSTRUCTION, ALL VEHICLES MUST BE PARKED ON SITE.

8. DURING CONSTRUCTION, ALL STAGING AND DELIVERIES WILL OCCUR ON SITE.

9. THIS PROJECT WILL BE SERVED BY PUBLIC WATER AND SEWER PRIVATE GAS, TELEPHONE, CABLE AND ELECTRIC. ALL UTILITY LINES WILL BE INSTALLED UNDERGROUND UNLESS OTHERWISE NOTED.

10. EXISTING UTILITIES WHERE SHOWN IN THE DRAWINGS ARE FROM REFERENCED SURVEY PLAN AND PUBLIC RECORD INFORMATION AND SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPERLY LOCATING AND COORDINATING THE PROPOSED CONSTRUCTION ACTIVITY WITH DIG-SAFE AND THE APPLICABLE UTILITY COMPANIES AND MAINTAINING THE EXISTING UTILITY SYSTEM IN SERVICE.
    DIG-SAFE SHALL BE NOTIFIED PER THE STATE OF MASSACHUSETTS STATUTE CHAPTER 82, SECTION 409 AT TEL. 1-888-344-7233. THE ENGINEER DOES NOT GUARANTEE THEIR ACCURACY OR THAT ALL UTILITIES AND SUBSURFACE STRUCTURES ARE SHOWN. LOCATIONS AND ELEVATIONS OF UNDERGROUND UTILITIES WERE TAKEN FROM RECORD PLANS. THE CONTRACTOR SHALL VERIFY SIZE, LOCATION, AND INVERTS OF UTILITIES AND STRUCTURES AS REQUIRED PRIOR TO THE START OF CONSTRUCTION.

11. ALL SITE WORK DONE FOR THIS PROJECT SHALL BE IN STRICT ACCORDANCE WITH THE SITE PLANS AND SITE WORK SPECIFICATIONS FOR CONSTRUCTION.

12. ANY DAMAGE TO PRIVATE OR PUBLIC PROPERTIES DUE TO THE CONTRACTOR'S ACTIVITIES SHALL BE REPAIRED AND RESTORED BY THE CONTRACTOR AT THEIR OWN EXPENSE.

13. ALL PROPERTY MARKERS AND STREET LINE MONUMENTS SHALL BE PROPERLY PROTECTED DURING CONSTRUCTION. ANY DAMAGE TO THESE ITEMS SHALL BE REPAIRED AND RESTORED BY A SURVEYOR IN THE STATE OF MASSACHUSETTS AT THE CONTRACTOR'S EXPENSE.

14. ALL APPLICABLE PERMITS AND AN APPROVED SET OF PLANS SHALL BE AVAILABLE AT THE CONSTRUCTION SITE.

15. THE CONTRACTOR IS RESPONSIBLE FOR SCHEDULING A PRE-CONSTRUCTION MEETING WITH THE APPROPRIATE TOWN DEPARTMENTS, THE APPROPRIATE UTILITY COMPANIES, THE OWNER AND OWNER'S REPRESENTATIVE. THE MEETING SHALL TAKE PLACE PRIOR TO THE START OF CONSTRUCTION AND THE CONTRACTOR MUST PROVIDE 48 HOURS NOTICE TO ALL ATTENDEES PRIOR TO THE START OF THE MEETING.

16. APPROPRIATE WARNING SIGNS, MARKERS, BARRICADES AND/OR FLAG MEN SHALL BE PROVIDED TO REGULATE TRAFFIC. CONSTRUCTION TRAFFIC CONTROLS SHALL BE IMPLEMENTED AND OPERATED ACCORDING TO THE MASS DEPARTMENT OF TRANSPORTATION, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE LOCAL AUTHORITY.

17. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ADDITIONAL BENCHMARK INFORMATION IF REQUIRED. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING BENCHMARKS. IF IT IS NECESSARY TO RELOCATE A BENCHMARK, IT SHALL BE RELOCATED BY A MASSACHUSETTS PROFESSIONAL LAND SURVEYOR AND DONE SO AT THE CONTRACTOR'S EXPENSE.

18. ALL BUILDING DIMENSIONS ARE MEASURED TO THE OUTSIDE FACE OF THE FOUNDATION.

19. ALL PARKING LOT AND AISLE DIMENSIONS ARE TAKEN FROM THE FACE OF CURB AND INDICATE EDGE OF PAVEMENT.

20. CONSTRUCTION DURING WET WEATHER OR WINTER CONDITIONS IS TO BE ANTICIPATED AND PROVISIONS TO ADEQUATELY ADDRESS THESE CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AT NO ADDITIONAL COST.

21. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND PAYING FOR ANY PERMITS AND/OR CONNECTION FEES REQUIRED TO CARRY OUT THE WORK INCLUDING BUT NOT LIMITED TO DEMOLITION.

22. DISPOSAL OF ALL DEMOLISHED MATERIALS INCLUDING EXISTING MISC. CONSTRUCTION DEBRIS IS THE RESPONSIBILITY OF THE CONTRACTOR AND MUST BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL FEDERAL , STATE AND LOCAL MUNICIPAL REQUIREMENTS AT NO ADDITIONAL COST.

23. ALL DISTURBED AREAS NOT NOTED TO RECEIVE OTHER TREATMENT ARE TO RECEIVE SIX INCHES (6") MINIMUM OF TOPSOIL & SEED, AND BE MAINTAINED UNTIL ESTABLISHED & ACCEPTED.

24. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE PROTECTED, ABANDONED, REMOVED OR RELOCATED AS NECESSARY.

25. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH LOCAL MUNICIPALITY'S GOVERNING AUTHORITY'S SPECIFICATIONS AND SHALL BE APPROVED BY SAME.

26. THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES TO DETERMINE THE EXACT POINT OF SERVICE CONNECTION AND DISCONNECTION AT EXISTING UTILITY.

27. ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE BENCHMARKS SHOWN ON THE EXISTING CONDITIONS SITE PLAN AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR AT GROUNDBREAKING.

28. CONTRACTOR IS RESPONSIBLE FOR DIGGING TEST HOLES AND VERIFYING ANY EXISTING UTILITY OR STRUCTURE PRIOR TO CONSTRUCTION, CONTRACTOR SHALL VERIFY THAT BASED ON EXACT LOCATION OF EXISTING UTILITIES, THERE ARE NO CONFLICTS BETWEEN THE EXISTING AND THE PROPOSED UTILITIES/DRAINAGE STRUCTURES.

29. THE CONTRACTOR SHALL ADHERE TO ALL PERMIT CONDITIONS PROVIDED BY ALL GOVERNING AGENCIES AT NO ADDITIONAL COSTS. THIS INCLUDES BUT IS NOT LIMITED TO BUILDING PERMITS, DEMOLITION PERMITS, PLUMBING, GAS AND ELECTRICAL PERMITS. PERMITS FROM THE PLANNING BOARD, ZONING BOARD OF APPEALS, BOARD OF HEALTH OR CONSERVATION COMMISSION.

30. DURING EXCAVATION, ANY EXISTING EARTH CUT MATERIALS THAT DO NOT MEET THE "ORDINARY FILL" SPECIFICATIONS OR "LOAM" SPECIFICATIONS AND CANNOT BE REUSED SHALL BE REMOVED OFFSITE BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNERS. MATERIAL WHICH DOES NOT MEET THE SPECIFICATIONS INCLUDES ALL BOULDERS, ROCKS, CONSTRUCTION DEBRIS, AND MISC. MATERIAL. PRIOR TO REUSE, CONTRACTOR TO PROVIDE TESTING REPORT OR SIEVE ANALYSIS TO ENGINEER FOR APPROVAL. CONTRACTOR CAN AMEND MATERIALS AND CONTINUE TO RETEST AS NECESSARY AT NO ADDITIONAL COST TO OWNER. AFTER AMENDING, IF MATERIAL STILL DOES NOT MEET SPECIFICATIONS, IT IS TO BE REMOVED FROM SITE AT NO ADDITIONAL COST TO THE OWNER AND IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL LAWS AND REGULATIONS.

EROSION & SEDIMENTATION CONTROL NOTES:

1. EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO LAND DISTURBANCE AND CONSTRUCTION AND SHALL BE ADEQUATE TO RETAIN SEDIMENT ON SITE. ANY MODIFICATIONS TO SILT CONTROLS SHOWN ON APPROVED PLANS AS A RESULT OF ACTUAL FIELD CONDITIONS OR CONSTRUCTION PRACTICES SHALL BE INSTALLED IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES (B.M.P.) PER THE E.P.A. 2022 "CONSTRUCTION GENERAL PERMIT" MANUAL, AND MASSACHUSETTS 2003 EROSION AND SEDIMENT CONTROL GUIDELINES FOR URBAN AND SUBURBAN AREAS, ANY SUCH MODIFICATIONS FROM THE ABOVE MANUALS SHALL BE INSTALLED AS APPROVED BY THE ENGINEER OR THE LOCAL MUNICIPALITY.

2. AREAS OF EXPOSED SOIL UNDERGOING CONSTRUCTION THAT WILL NOT BE COVERED AND OR FINISHED GRADED SHALL BE STABILIZED AS SOON AS PRACTICABLE BUT IN NO CASE MORE THAN 14 DAYS (UNLESS MUNICIPALITY HAS STRICTER REQUIREMENTS WHICH SHALL BE FOLLOWED) AFTER THE CONSTRUCTION ACTIVITY FOR THAT PORTION OF THE SITE THAT HAS TEMPORARILY OR PERMANENTLY CEASED. TEMPORARY EROSION CONTROL MEASURES SHALL INCLUDE HYDROSEED, EROSION CONTROL MESH, NETTING OR MULCH AS DIRECTED BY THE OWNER'S REPRESENTATIVE AND SHOWN ON THE DESIGN PLANS. IF MULCH IS USED, STRAW MULCH SHALL BE APPLIED AT THE RATE OF 4 BALES PER 1,000 S.F. APPLICATION AREA SHALL BE SUFFICIENTLY COVERED WITH MULCH TO AVOID ANY VISIBLE SOIL EXPOSURE. MULCH SHALL BE KEPT MOIST TO AVOID LOSS DUE TO WIND. MULCH AND NETTING SHALL BE APPLIED IN THE BASE OF ALL GRASSED WATERWAYS, ON VEGETATIVE SLOPES WHICH EXCEED 15% AND DISTURBED AREAS WITHIN 100 FEET OF WETLANDS OR STREAMS.

3. IF DISTURBED AREAS DO NOT RECEIVE FINAL SEEDING BY OCTOBER 1ST OF THE CONSTRUCTION YEAR, THEN ALL DISTURBED AREAS SHALL BE SEEDED WITH A WINTER COVER CROP AT THE RATE OF 3 LBS PER 1,000 S.F. WINTER SEEDING SHALL BE COVERED WITH EROSION CONTROL MESH (MULCH AND NETTING). HEAVY GRADE MATS SHALL BE USED IN THE BASE OF ALL GRASSED WATERWAYS ON VEGETATED SLOPES IN EXCESS OF 15% AND ANY DISTURBED AREAS WITHIN 100 FEET OF WETLANDS OR STREAMS. MULCH AND NETTING SHALL ALSO BE PROVIDED FOR ADDITIONAL WINTER PROTECTION.

4. ALL TOPSOIL SHALL BE COLLECTED, STOCKPILED, SEEDED WITH RYE AT 3 LBS PER 1,000 S.F. AND MULCHED AND REUSED AS REQUIRED. TUBULAR BARRIERS SHALL BE PLACED DOWN GRADIENT FROM STOCKPILED LOAM. LOAM SHALL BE STOCKPILED AT LOCATIONS DESIGNATED BY THE OWNER AND ENGINEER.

5. ALL TUBULAR BARRIERS, SILT SACKS AND EROSION CONTROL BERMS SHALL BE INSTALLED ACCORDING TO THE EROSION CONTROL PLAN AND/OR AT THE DISCRETION OF THE SITE CONTRACTOR. THESE SHALL BE MAINTAINED DURING DEVELOPMENT TO REMOVE SEDIMENT FROM RUNOFF WATER. ALL THE FILTER BARRIERS AND EROSION CONTROL BERMS SHALL BE INSPECTED AFTER ANY RAINFALL OR RUNOFF EVENT, MAINTAINED AND CLEANED UNTIL ALL AREAS HAVE AT LEAST 85-90% VIGOROUS PERENNIAL COVER OF GRASSES.

6. ADJACENT ROADS SHALL BE PERIODICALLY SWEPT OR WASHED TO AVOID TRACKING MUD, DUST OR DEBRIS FROM THE CONSTRUCTION AREA AS OFTEN AS NECESSARY (WHICH COULD BE ON A DAILY BASIS) TO REMOVE ANY SOIL OR SEDIMENTS AT NO ADDITIONAL COST TO THE OWNER.

7. A WATERING TRUCK WILL BE USED PERIODICALLY TO SPRINKLE CONSTRUCTION AREAS IN ORDER TO KEEP THE LEVEL OF DUST TO A MINIMUM DURING THE DRY MONTHS AT NO ADDITIONAL COST TO THE OWNER.

8. THE CONTRACTOR SHALL USE EXTREME CAUTION TO AVOID ALLOWING SEDIMENTS TO ENTER THE STORM DRAIN SYSTEM DURING CONSTRUCTION. BOTH EXISTING AND PROPOSED CATCH BASIN INLETS SHALL BE PROTECTED DURING CONSTRUCTION BY THE USE OF SILT SACKS AND/OR TUBULAR BARRIERS AROUND EACH INLET AS NOTED ON THE PLANS. INLET PROTECTION MAY BE REMOVED ONLY AFTER FINISHED AREAS ARE PAVED AND THE VEGETATED SLOPES ARE ESTABLISHED WITH AT LEAST 85-90% OF VIGOROUS PERENNIAL GROWTH.

9. AS APPLICABLE, EROSION CONTROL MESH SHALL BE APPLIED OVER ALL FINISHED SEEDED AREAS AS SPECIFIED ON THE DESIGN PLANS.

10. AT A MINIMUM, ALL TUBULAR BARRIERS AND FILTER FABRIC SHALL REMAIN IN PLACE UNTIL SEEDINGS OR PLANTINGS HAVE BECOME 85-90% ESTABLISHED. THE LOCAL CONSERVATION COMMISSION MUST APPROVE THE REMOVAL OR RELOCATION OF ANY OF THE TUBULAR BARRIERS AND FILTER FABRIC. ONCE THE TUBULAR BARRIERS ARE REMOVED THE AREAS ARE TO BE LOAMED AND SEEDED TO ACHIEVE FULL STABILIZATION.

11. AT THE OWNER'S DISCRETION, ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED TO MAINTAIN STABILITY OF EARTHWORKS AND FINISHED GRADED AREAS. THE CONTRACTOR, AT HIS EXPENSE, WILL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ANY ADDITIONAL MEASURES AS SPECIFIED BY THE OWNER. THIS INCLUDES BUT IS NOT LIMITED TO REQUESTS BY MASSDEP, THE ENGINEER AND LOCAL MUNICIPALITY, AS AUTHORIZED BY THE OWNER. FAILURE TO COMPLY WITH THE OWNER'S DIRECTIONS WILL RESULT IN DISCONTINUATION OF CONSTRUCTION ACTIVITIES.

12. INSPECTIONS AND MONITORING MAINTENANCE MEASURES SHALL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION CYCLE. WEEKLY INSPECTIONS SHALL BE HELD THROUGH THE DURATION OF THE CONSTRUCTION ACTIVITY. WEEKLY INSPECTION REPORTS SHALL BE MAINTAINED BY THE CONTRACTOR AND LOCATED IN THE CONTRACTORS FIELD OFFICE ONSITE. IN ADDITION TO THE NORMAL WEEKLY INSPECTIONS, THE CONTRACTOR SHALL PERFORM AN INSPECTION OF ALL EROSION CONTROL MEASURES AFTER EACH RAINFALL OR RUNOFF EVENT AND PERFORM THE NECESSARY REPAIRS. THE INSPECTIONS SHALL INCLUDE BUT NOT BE LIMITED TO THE SITE'S DOWN STREAM DISCHARGE POINTS.

13. IF ANY EVIDENCE OF SEDIMENTATION IS OBSERVED AT THE STORMWATER MANAGEMENT AREA INLETS, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, PROVIDE A PLAN TO THE ENGINEER TO REMOVE ANY ACCUMULATED SEDIMENT IN THESE AREAS. THE CONTRACTOR SHALL ALSO IMMEDIATELY PROVIDE ADDITIONAL ON SITE EROSION AND SEDIMENTATION CONTROL MEASURES TO PREVENT FURTHER DEGRADATION OF THE AREA.

14. FOLLOWING THE TEMPORARY OR FINAL SEEDINGS, THE CONTRACTOR SHALL INSPECT THE WORK AREA SEMI-MONTHLY TO ENSURE THE AREAS HAVE A MINIMUM OF 85-90% VEGETATED VIGOROUS GROWTH. RE-SEEDING SHALL BE CARRIED OUT BY THE CONTRACTOR WITH FOLLOW UP INSPECTIONS IN THE EVENT OF ANY FAILURES UNTIL VEGETATION IS ADEQUATELY ESTABLISHED.

15. CONTRACTOR AND ALL SITE AND SUBCONTRACTORS SHALL BE FAMILIAR WITH & FOLLOW ALL APPROVED PERMITS AND CONDITIONS. CONTRACTORS SHALL MAINTAIN A COPY OF ALL APPROVED PERMITS ONSITE. ALL CONDITIONS & RECOMMENDATIONS WITHIN THE APPROVED PERMITS SHALL BE COMPLETED.

16. TOP OF STOCKPILES SHALL BE COVERED IN SUCH A MANNER THAT STORMWATER DOES NOT INFILTRATE THE MATERIALS AND THERBY RENDER THE SAME UNSUITABLE FOR FILL USE.

17. CULVERT/PIPE INLETS AND OUTFALLS SHALL BE PROTECTED BY TUBULAR BARRIER FILTERS AND STONE CHECK DAMS UNTIL DISTURBED AREAS ARE PERMANENTLY STABILIZED.

18. ALL PROPOSED SLOPES STEEPER THAN 3:1 SHALL BE STABILIZED WITH JUTE MESH AND PROTECTED FROM EROSION UNTIL WORK IS COMPLETE AND GROUND COVER IS ESTABLISHED.

19. THE CONTRACTOR SHALL KEEP ADDITIONAL TUBULAR BARRIERS ON SITE AT ALL TIMES FOR INSTALLATION AT THE DIRECTION OF THE ENGINEER OR THE MUNICIPALITY TO MITIGATE ANY EMERGENCY CONDITIONS.

20. AS CONSTRUCTION DISTURBANCE IS GREATER THAN 1 ACRE, A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) CONSTRUCTION GENERAL PERMIT NOI, AND STORMWATER POLLUTION PREVENTION PLAN (SWPPP) WILL NEED TO BE SUBMITTED TO THE EPA. THE NPDES PERMIT FOR STORMWATER DISCHARGE & CONSTRUCTION GENERAL PERMIT NOI WILL BE REQUIRED TO BE SUBMITTED AT LEAST 14 DAYS PRIOR TO COMMENCING CONSTRUCTION BY THE CONTRACTOR.

21. OWNER AND CONTRACTOR ARE RESPONSIBLE FOR COMPLIANCE WITH THE CONSTRUCTION GENERAL PERMIT NOI. WEEKLY SWPPP INSPECTION REPORTS TO BE PERFORMED BY THE CONTRACTOR. COPIES OF ALL INSPECTION REPORTS SHALL BE PROVIDED TO THE LOCAL MUNICIPALITY, EPA, DEP, OR ANY OTHER AUTHORITY REQUESTING WITHIN 3 DAYS OF EACH INSPECTION.

22. IF DEWATERING IS NECESSARY, THE DISCHARGE SHALL BE STOPPED IMMEDIATELY IF THE RECEIVING AREA SHOWS ANY SIGN OF INSTABILITY OR EROSION. ALL CHANNELS, SWALES AND DITCHES DUG FOR DISCHARGING WATER FROM THE EXCAVATED AREA SHALL BE STABLE PRIOR TO DIRECTING DISCHARGE TO THEM. IF A CONSTRUCTION EQUIPMENT BUCKET IS USED, IT SHALL EMPTY THE MATERIAL TO A STABLE AREA. NO DEWATERING SHALL OCCUR DURING PERIODS OF INTENSE, HEAVY RAIN. FLOW TO THE SEDIMENT REMOVAL STRUCTURE SHALL NOT EXCEED THE STRUCTURE CAPACITY. WHENEVER POSSIBLE, THE DISCHARGE FROM THE SEDIMENT REMOVAL STRUCTURE SHALL DRAIN TO A WELL-VEGETATED BUFFER BY SHEET FLOW WHILE MAXIMIZING THE DISTANCE TO THE NEAREST WATER RESOURCE AND MINIMIZING THE SLOPE OF THE BUFFER AREA. THERE SHALL BE NO DIRECT DISCHARGE TO EXISTING WETLANDS, STREAMS OR WATER BODIES. ALL DISCHARGE SHALL BE IN COMPLIANCE WITH FEDERAL, STATE AND LOCAL REQUIREMENTS.

23. INITIATE STABILIZATION OF EXPOSED AREAS IMMEDIATELY IF CONSTRUCTION WORK TEMPORARILY OR PERMANENTLY CEASES.

24. ALL DISCHARGES FROM POLLUTION SOURCES ARE PROHIBITED ONSITE SUCH AS FUELS, WASTEWATER FROM WASH OUT CONCRETE, WASTE WATER FROM CLEAN OUT OF PAINTS, FROM RELEASE OILS, SOLVENTS, ADHESIVES, CURING COMPOUNDS, POLLUTANTS USED FOR MAINTENANCE OF VEHICLES AND EQUIPMENT, SOAPS & DETERGENTS, TOXIC OR HAZARDOUS SUBSTANCES, CHEMICALS AND OILS. IF A POLLUTANT IS DISCHARGED IT NEEDS TO BE IMMEDIATELY CLEANED UP BY REMOVING THE CHEMICAL AND AFFECTED SOIL OR AREA OF SPILL FROM THE SITE IN ACCORDANCE WITH THE MANUFACTURER RECOMMENDATIONS, FEDERAL, STATE AND LOCAL REQUIREMENTS. DO NOT HOSE DOWN AND SPREAD SPILLED ITEM. ALL CHEMICALS USED ON SITE SHALL BE IN LEAK-PROOF CONTAINERS AND STORED AWAY FROM WETLANDS, SURFACE WATERS, STORMWATER INLETS AND DRAINAGE MEASURES. SPILL KITS SHALL BE AVAILABLE ONSITE FOR EMERGENCY USE, THERE SHALL BE A SECONDARY CONTAINMENT MEASURE OF ALL CHEMICALS IN ADDITION TO SPILL-PROOF CONTAINERS.

25. PRIOR TO COMMENCEMENT OF CONSTRUCTION, APPLICABLE CONTRACTOR PERSONNEL MUST HAVE AN UNDERSTANDING OF THE EPA CONSTRUCTION GENERAL PERMIT REQUIREMENTS AND THEIR SPECIFIC RESPONSIBILITIES UNDER THE PERMIT. AT A MINIMUM, PERSONNEL MUST BE TRAINED AND UNDERSTAND THE FOLLOWING; LOCATION OF ALL STORMWATER CONTROLS AND HOW TO MAINTAIN THEM, PROCEDURES FOR COMPLYING WITH THE POLLUTION PREVENTION REQUIREMENTS, PROCEDURES FOR CONDUCTING INSPECTIONS, RECORDING FINDINGS AND TAKING CORRECTIVE ACTION.

26. ALL USE OF CATIONIC TREATMENT CHEMICALS (EXAMPLES INCLUDE POLYMERS, CHITOSAN, CATIONIC PAM, FLOCCULANTS OR OTHER CHEMICAL UTILIZED FOR STABILIZTION) ARE PROHIBITED. IF ALL OTHER AVAILABLE STABILIZATION MEASURES ARE NOT POSSIBLE AND USE OF CATIONIC CHEMICALS IS ABSOLUTELY NECESSARY THE CONTRACTOR WILL NEED TO CONTACT THE EPA NEW ENGLAND OFFICE IN WRITING FOR APPROVAL AND SPECIFIC REQUIREMENTS (MAXIMUM DOSAGE RATE, RESIDUAL TESTING, SPECIFIC LIMITATIONS, ETC.) PRIOR TO USE.

27. IF USING NON-VEGETATIVE STABILIZATION MEASURES, IT MUST BE COMPLETED NO LATER THAN 14 DAYS AFTER INITIATING STABILIZATION. ALL AREAS OF EXPOSED SOILS MUST BE COVERED.

28. INSPECTIONS OF EROSION CONTROL MEASURES SHALL BE AT LEAST ONCE EVERY 7 DAYS BY THE CONTRACTOR. AT A MINIMUM INSPECTIONS SHALL INCLUDE ALL DISTURBED AREAS, ALL STORMWATER CONTROLS AND POLLUTION PREVENTION MEASURES, ALL LOCATIONS WHERE STABILIZATION MEASURES HAVE BEEN IMPLEMENTED, EQUIPMENT AND MATERIAL STORAGE AREAS, ALL AREAS WHERE STORMWATER FLOWS AND ALL POINTS OF DISCHARGE. WHEN CORRECTIVE ACTIONS ARE REQUIRED, THE CONTRACTOR MUST IMMEDIATELY TAKE ALL STEPS TO PREVENT POLLUTANT DISCHARGES UNTIL A PERMANENT SOLUTION IS IMPLEMENTED. AS NECESSARY NEW OR MODIFIED CONTROLS MUST BE INSTALLED AND OPERATIONAL, THE REPAIR MUST BE COMPLETED WITHIN 7 DAYS FROM THE TIME OF DISCOVERY. WITHIN 24 HOURS OF A TRIGGERING CONDITION OCCURRING THAT REQUIRES A CORRECTIVE ACTION, A CORRECTIVE ACTION REPORT MUST BE COMPLETED.

29. THE LIMITS OF THE CONSERVATION RESTRICTION ARE TO BE DELINEATED USING A HIGH-VISIBILTY CONSTRUCTION FENCE. NO TREE REMOVAL, DISTURBANCE OR MATERIAL STOCKPILE/DUMPING SHALL BE ALLOWED WITHIN THE LIMIT OF THE CONSERVATION RESTRICTION EXCEPT FOR GRADING OF ROADWAY CONSTRUCTION AS SHOWN ON THE PLANS.

ABBREVIATIONS

ADA	AMERICANS WITH DISABILITY ACT
BC	BOTTOM OF CURB
BIT	BITUMINOUS
BF	BASEMENT FLOOR
BM	BENCH MARK
BW	BOTTOM OF WALL ELEVATION
CB	CATCH BASIN OR CONCRETE BOUND
CCB	CAPE COD BERM
℄	CENTER LINE
CLDI	CONCRETE LINED DUCTILE IRON
CO	CLEAN OUT
CONC	CONCRETE
CT	CONIFEROUS TREE
(D)	DEED
DCB	DOUBLE CATCH BASIN
DH	DRILL HOLE
DMH	DRAINAGE MANHOLE
DS	DOWNSPOUT
DT	DECIDUOUS TREE
ELEV	ELEVATION
EOP	EDGE OF PAVEMENT
ESHGW	ESTIMATED SEASONAL HIGH GROUNDWATER
EV	ELECTRIC VEHICLE
EX	EXISTING
FFE	FINISHED FLOOR ELEVATION
GF	GARAGE FLOOR
GV	GAS VALVE
HDPE	HIGH DENSITY POLYETHYLENE
HYD	HYDRANT
I OR INV	INVERT
IP	IRON PIPE
LF	LINEAR FEET
LOW	LIMIT OF WORK
LP	LIGHT POLE
LSA	LANDSCAPE AREA
(M)	MEASURED
N/F	NOW OR FORMERLY
OCS	OUTLET CONTROL STRUCTURE
OHW	OVERHEAD WIRE
P.L.	PROPERTY LINE
PCC	PROPOSED CONCRETE CURB
PVC	POLYVINYL CHLORIDE
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
ROW	RIGHT OF WAY
SB	STONE BOUND
SF	SQUARE FOOT
SGC	SLOPED GRANITE CURB
SMH	SEWER MANHOLE
SSO	SEWER SHUTOFF
STA	STATION
TBM	TEMPORARY BENCHMARK
TBR	TO BE REMOVED
TC	TOP OF CURB
TD	TRENCH DRAIN
TOF	TOP OF FOUNDATION
TW	TOP OF WALL ELEVATION
TYP	TYPICAL
UGE	UNDERGROUND ELECTRIC
UP	UTILITY POLE
VGC	VERTICAL GRANITE CURB
WQU	WATER QUALITY UNIT
WQT	WATER QUALITY TANK
WSO	WATER SHUTOFF
WF	WETLAND FLAG
WV	WATER VALVE

EXISTING LEGEND

- LOCUS PROPERTY LINE
- TREE LINE
- SEWER MANHOLE (SMH)
- DRAIN MANHOLE (DMH)
- CATCH BASIN (CB)
- STONEWALL
- GAS VALVE
- WATER VALVE
- HYDRANT
- UTILITY POLE
- DRAIN PIPE
- WATER PIPE
- GAS PIPE
- UNDERGROUND ELECTRIC
- OVERHEAD WIRES
- SEWER PIPE
- CONTOUR LINE
- SPOT GRADE
- CHAIN LINK FENCE
- STOCKADE FENCE
- HAND HOLES FOR UTILITIES
- LIGHT POLE
- *WETLAND BUFFER DELINEATION*
- *TEST PIT*
- *CONIFEROUS TREE*
- *DECIDUOUS TREE*
- SIGN

PROPOSED LEGEND

- SEWER MANHOLE (SMH)
- DRAIN MANHOLE (DMH)
- CATCH BASIN (CB)
- ELECTRIC MANHOLE (EMH)
- STONEWALL
- DRAIN PIPE
- WATER PIPE
- GAS PIPE
- UNDERGROUND ELECTRIC
- OVERHEAD WIRES
- SEWER PIPE
- CONTOUR LINE
- SPOT GRADE
- CHAIN LINK FENCE
- STOCKADE FENCE
- HAND HOLES FOR UTILITIES
- LIGHT POLE
- GAS VALVE
- WATER VALVE
- HYDRANT
- UTILITY POLE
- SEWER SHUTOFF
- ELECTRIC TRANSFORMER
- SIGN
- LIMIT OF WORK/EROSION CONTROL

BURKE CIVIL-SITE ENGINEERING
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1268 Franklin Street Quincy, MA 02169

PREPARED FOR:
EVERSTEAD PARTNERS
182 PROSPECT STREET
SOUTH EASTON, MA 02375

CONSULTANTS

ARCHITECT
JCBT ARCHITECT
606 WASHINGTON STREET
QUINCY, MA 02169

LANDSCAPE ARCHITECT
ASK+
276 BROADWAY
CAMBRIDGE, MA 02139

PROJECT TITLE & LOCATION:
"VIOLET HILLS"
PROPOSED MULTI-FAMILY
RESIDENTIAL DEVELOPMENT
217 MILL STREET
RANDOLPH, MA 02368

REVISIONS

No.	ISSUE	DATE
1	DRIVEWAY PROFILE	04/27/2026
2	WATER LOOP / BRG-DIST	05/05/2026
3	REVISED LAYOUT	06/17/26

COMMONWEALTH OF MASSACHUSETTS
JAMES W. BURKE.
CIVIL
No. 39418
REGISTERED PROFESSIONAL ENGINEER

JAMES W. BURKE, P.E.

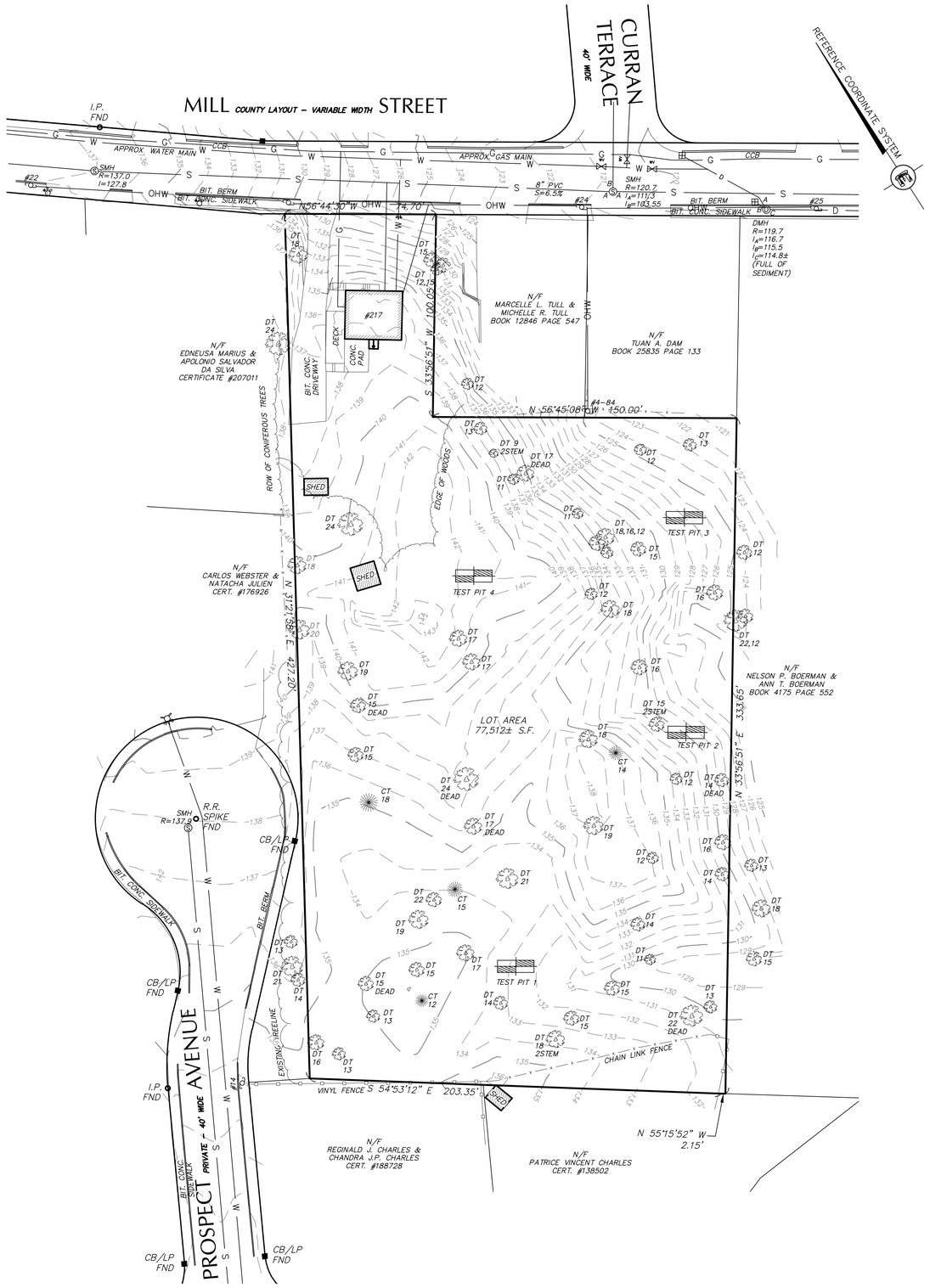
SHEET TITLE:
NOTES

DRAWING INFORMATION
ISSUE: PERMIT SET
DATE: APRIL 15, 2026
PROJECT NO.: 26.020

C1.02
SHEET 2 OF 12

IMAGE FROM RANDOLPH GIS

LOCUS MAP
SCALE: 1"=500'



SOIL TEST PIT DATA:

TEST PIT 1
GRD. EL. 132.8
GW. EL. 126.8

0"	Ap, Sandy Loam 10YR3/2, Granular, Very Friable
12"	Bw, Sandy Loam 10YR5/6, Massive, Friable
24"	C_1, SAND 2.5Y5/3, Single Grained, Loose Coarse gravelly sand with cobbles
41"	C_2, SAND 2.5Y5/3, Single Grained, Loose medium sand, little to no gravel
	Redox. @ 72" 7.5YR5/8
75"±	C_3, SAND 2.5Y5/3, Single Grained, Loose Coarse gravelly sand with cobbles
114"+	Standing water

TEST PIT 2
GRD. EL. 128.3
GW. EL. NGWO

0"	Ap, Sandy Loam 10YR3/2, Granular, Very Friable
12"	Bw, Sandy Loam 10YR5/6, Massive, Friable
30"±	C, SAND 2.5Y5/4, Single Grained, Loose Coarse gravelly sand with cobbles,
84"+	

TEST PIT 3
GRD. EL. 127.0
GW. EL. NGWO

0"	Ap, Sandy Loam 10YR3/2, Granular, Very Friable
9"	Bw, Sandy Loam 10YR5/6, Massive, Friable
24"±	C, SAND 2.5Y5/4, Single Grained, Loose Coarse gravelly sand with cobbles,
84"+	

TEST PIT 4
GRD. EL. 141.5
GW. EL. NGWO

0"	Ap, Sandy Loam 10YR3/2, Granular, Very Friable
10"	Bw, Sandy Loam 10YR5/6, Massive, Friable
24"±	C, SAND 2.5Y5/4, Single Grained, Loose Coarse gravelly sand with cobbles,
120"+	

DATE: 02/22/2023
TEST BY: Kameron Campbell, SE #14227

▽ INDICATES ESTIMATED SEASONAL HIGH GROUND WATER

▼ INDICATES OBSERVED GROUND WATER

30 15 0 30 60
SCALE: 1" = 30'

BURKE CIVIL-SITE ENGINEERING
Engineering Your Vision
126B Franklin Street Quincy, MA 02169

PREPARED FOR:
EVERSTEAD PARTNERS
182 PROSPECT STREET
SOUTH EASTON, MA 02375

CONSULTANTS

ARCHITECT
JCBT ARCHITECT
606 WASHINGTON STREET
QUINCY, MA 02169

LANDSCAPE ARCHITECT
ASK+
276 BROADWAY
CAMBRIDGE, MA 02139

PROJECT TITLE & LOCATION:
"VIOLET HILLS"
PROPOSED MULTI-FAMILY
RESIDENTIAL DEVELOPMENT
217 MILL STREET
RANDOLPH, MA 02368

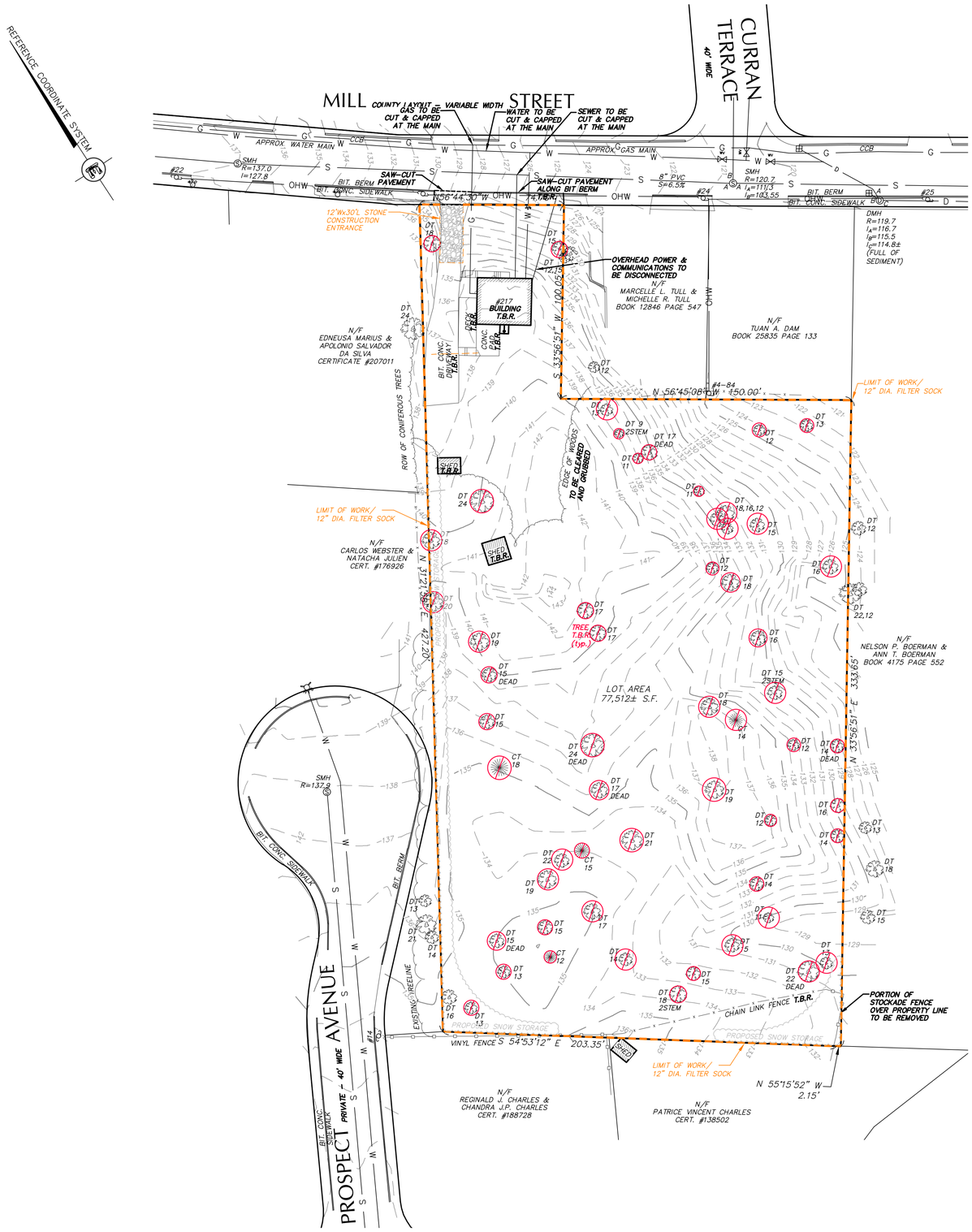
REVISIONS

No.	ISSUE	DATE
1	DRIVEWAY PROFILE	04/27/2026
2	WATER LOOP / BRG-DIST	05/05/2026
3	REVISED LAYOUT	06/17/26

SHEET TITLE:
EXISTING CONDITIONS

DRAWING INFORMATION
ISSUE: PERMIT SET
DATE: APRIL 15, 2026
PROJECT NO.: 26.020

C1.03
SHEET 3 OF 12



BURKE CIVIL-SITE ENGINEERING
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PROPOSED MULTI-FAMILY
RESIDENTIAL DEVELOPMENT

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RANDOLPH, MA 02368

REVISIONS

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COMMONWEALTH OF MASSACHUSETTS
JAMES W. BURKE
CIVIL
No. 39418
REGISTERED PROFESSIONAL ENGINEER

JAMES W. BURKE, P.E.

SHEET TITLE:

CONSTRUCTION MANAGEMENT

DRAWING INFORMATION

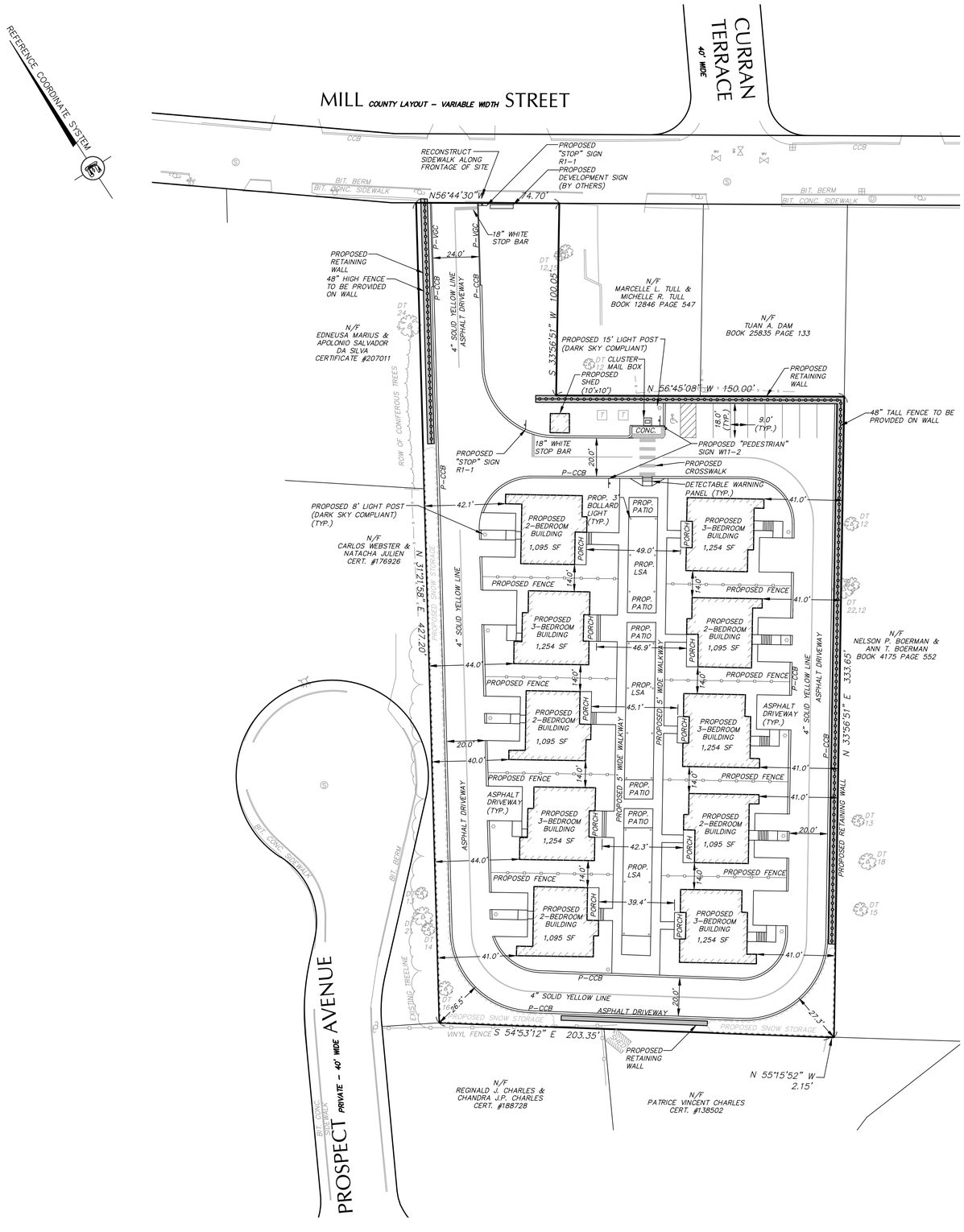
ISSUE: PERMIT SET

DATE: APRIL 15, 2026

PROJECT NO.: 26.020

C1.04

SHEET 4 OF 12



30 15 0 30 60

SCALE: 1" = 30'

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PREPARED FOR:

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COMMONWEALTH OF MASSACHUSETTS
JAMES W. BURKE, CIVIL
No. 39418
REGISTERED PROFESSIONAL ENGINEER

JAMES W. BURKE, P.E.

SHEET TITLE:

LAYOUT

DRAWING INFORMATION

ISSUE: PERMIT SET

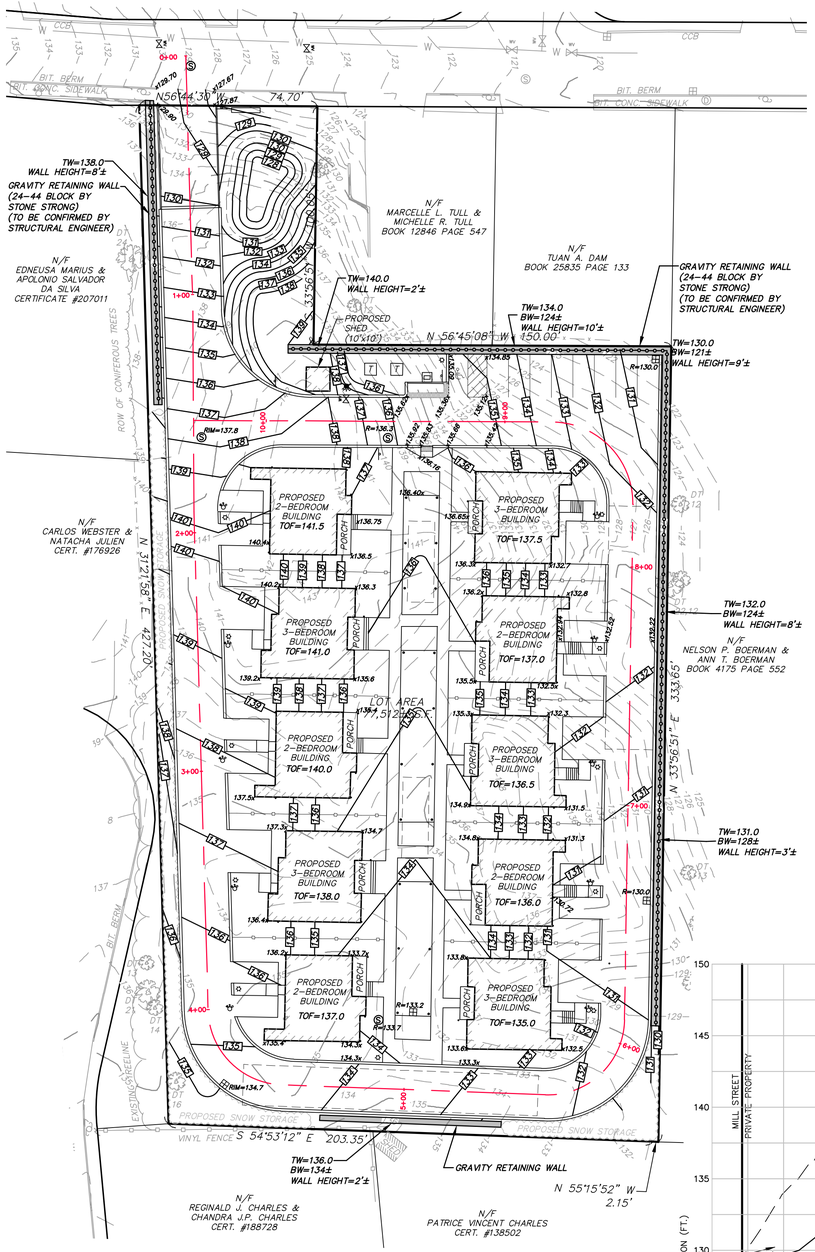
DATE: APRIL 15, 2026

PROJECT NO.: 26.020

C1.05

SHEET 5 OF 12

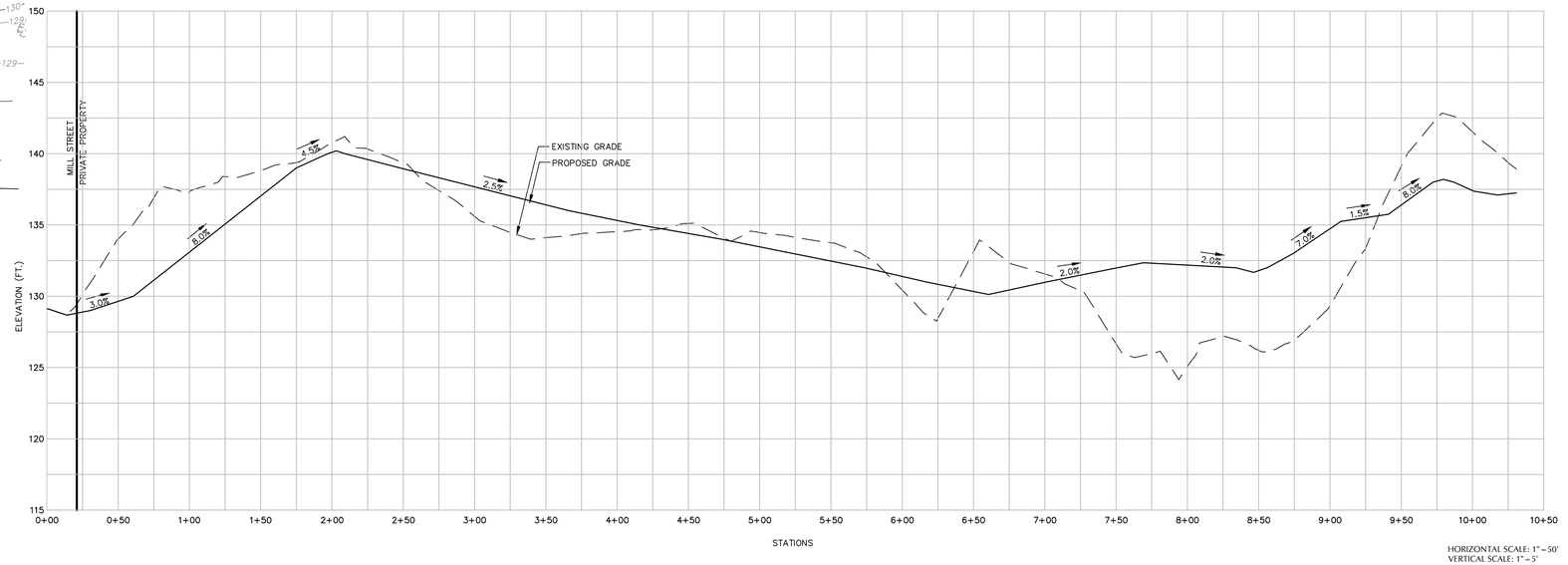
MILL COUNTY LAYOUT – VARIABLE WIDTH STREET



30 15 0 30 60

SCALE: 1" = 30'

PROPOSED DRIVEWAY PROFILE



HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'

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COMMONWEALTH OF MASSACHUSETTS
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JAMES W. BURKE, P.E.

SHEET TITLE:

GRADING

DRAWING INFORMATION

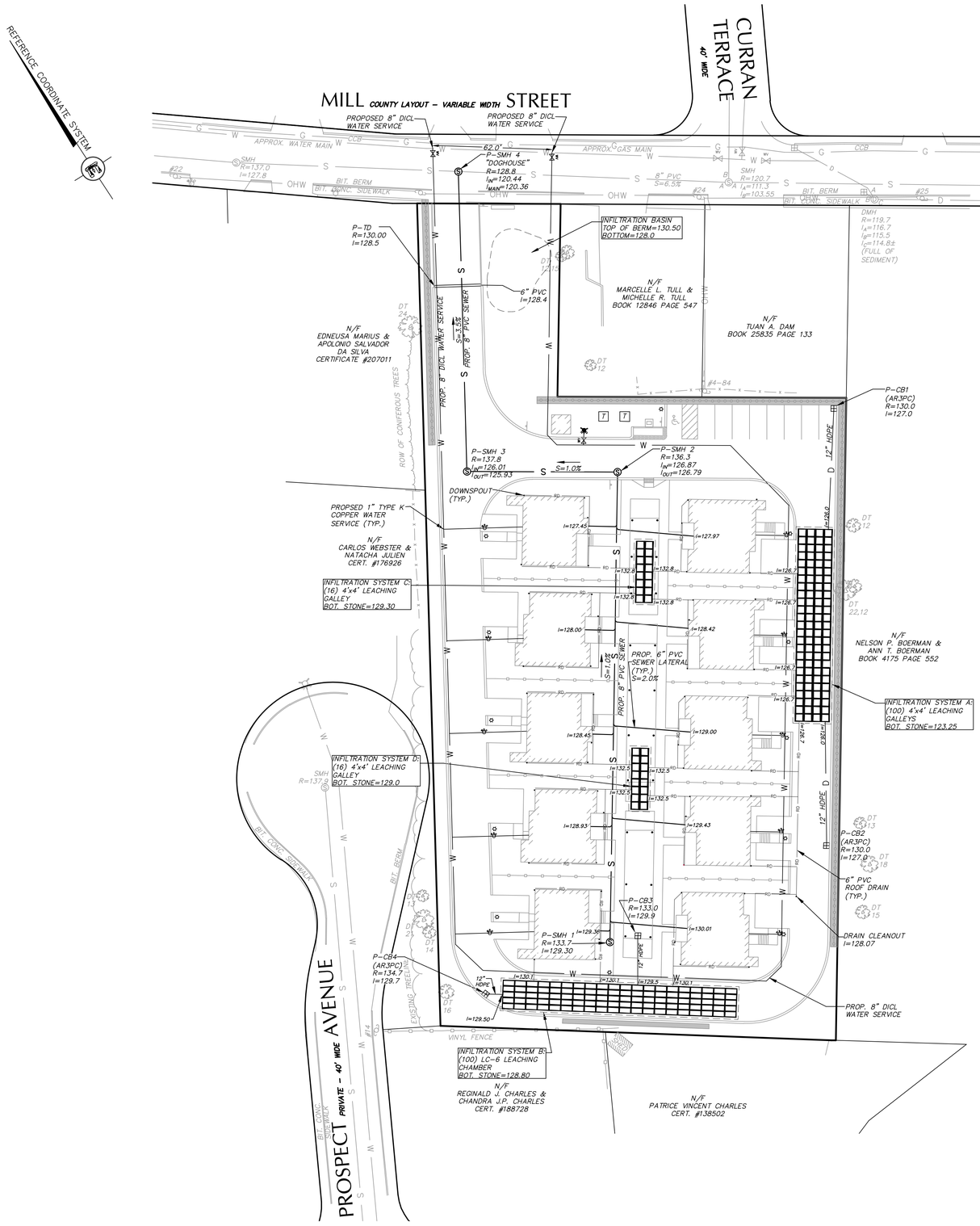
ISSUE: PERMIT SET

DATE: APRIL 15, 2026

PROJECT NO.: 26.020

C1.06

SHEET 6 OF 12



CATCH BASIN NOTE:

ALL CATCH BASINS TO BE PROVIDED WITH A VERTICAL GRANITE CURB INLET.

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REGISTERED PROFESSIONAL ENGINEER

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SHEET TITLE:

UTILITIES

DRAWING INFORMATION

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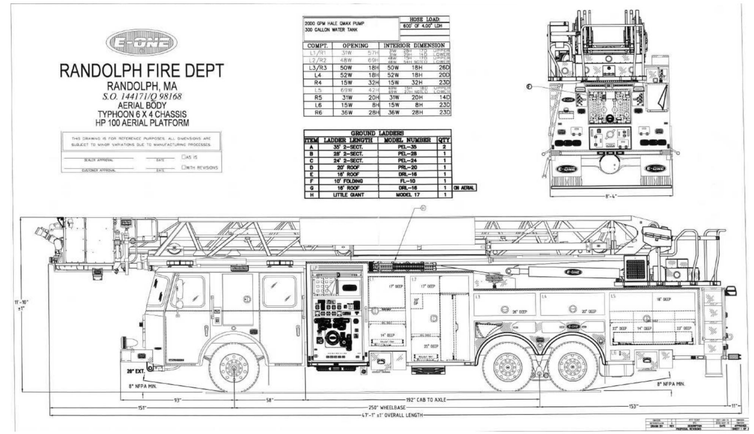
PROJECT NO.: 26.020

C1.07

SHEET 7 OF 12

Legend

- Front wheels
- Rear wheels
- Vehicle body
- Vehicle path



SAE Turning Radius Calculations for Quote No. 98168

Wheelbase:	250"	Front Bumper Size:	10"
Body Width:	100"	Front Bumper Extension:	20"
Front Axle Kingpin Center:	70.66"	Front Wheel Type:	ALUMINUM
Front Axle Track:	84.46"	Rear Wheel Type:	ALUMINUM
Front Axle Tire Width:	16.6"	Tire Brand:	MICHELIN
Dimension Over Rear Tires:	98.59"		
Body Front Overhang:	92"		

Inside Cramp Angle	S. A. E. Turning Radius	Tire Curb Clearance	Bumper Swing Clearance	Minimum Inside Radius
35	41.9'	42.6'	46.6'	28.6'
36	40.9'	41.6'	45.7'	27.5'
37	40.1'	40.7'	44.9'	26.5'
38	39.2'	39.9'	44.2'	25.5'
39	38.4'	39.1'	43.5'	24.6'
40	37.7'	38.4'	42.8'	23.7'
41	37'	37.7'	42.2'	22.8'
42	36.3'	37'	41.6'	22'
43	35.7'	36.4'	41'	21.2'
44	35'	35.7'	40.4'	20.4'
45	34.5'	35.2'	39.9'	19.7'
46	33.9'	34.6'	39.4'	19'
47	33.4'	34.1'	38.9'	18.3'
48	32.8'	33.5'	38.5'	17.6'
49	32.4'	33'	38.1'	16.9'
50	31.9'	32.6'	37.6'	16.3'

30 15 0 30 60
SCALE: 1" = 30'

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PREPARED FOR:
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SOUTH EASTON, MA 02375

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JAMES W. BURKE, P.E.

SHEET TITLE:
SWEPT PATH

DRAWING INFORMATION
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DATE: APRIL 15, 2026
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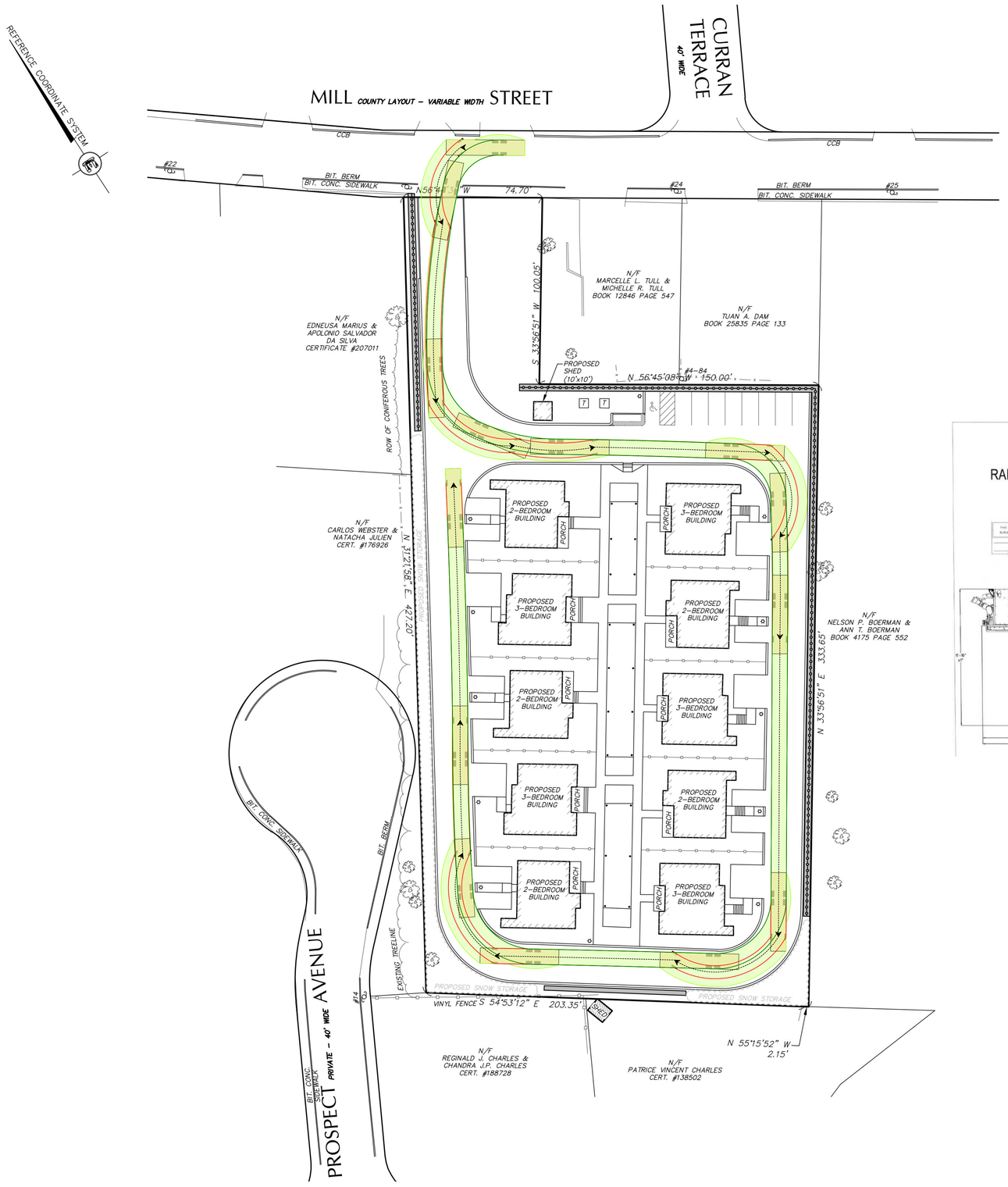
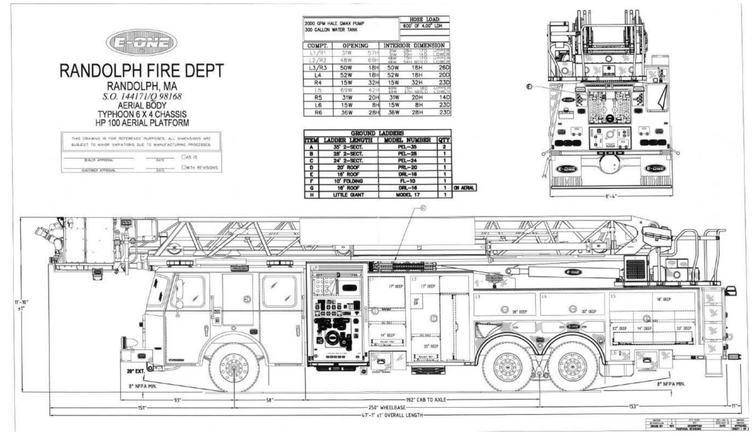
C1.08
SHEET 8 OF 12



Legend

- Front wheels
- Rear wheels
- Vehicle body
- Vehicle path



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30 15 0 30 60
SCALE: 1" = 30'

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COMMONWEALTH OF MASSACHUSETTS
JAMES W. BURKE, CIVIL, No. 39418, REGISTERED PROFESSIONAL ENGINEER

JAMES W. BURKE, P.E.

SHEET TITLE:
SWEPT PATH

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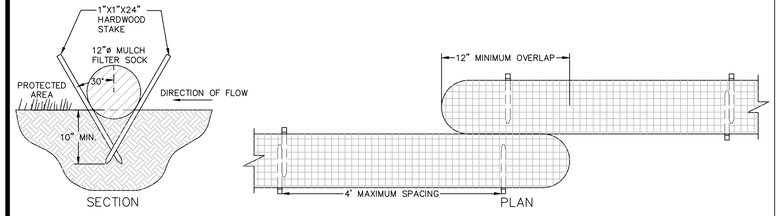
C1.09
SHEET 9 OF 12

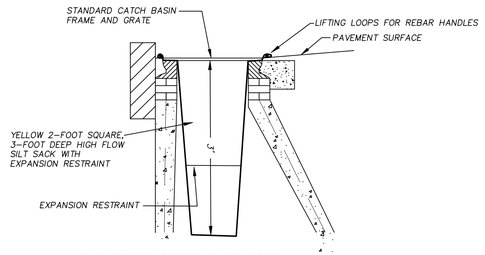


NOTES:

1. AT THE JUNCTION OF TWO ROLLS A MINIMUM OF A 12" OVERFLAP IS REQUIRED.
2. THE WOODEN STAKES SHALL BE SET A MAXIMUM OF 4 FEET APART.
3. THE FILTER SOCK SHALL BE SET IN A 2" TO 4" DEEP TRENCH.

MULCH WATTLE

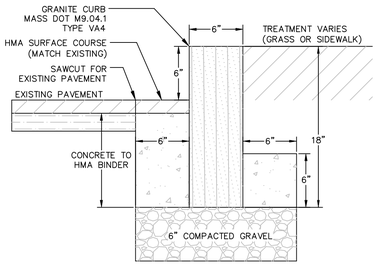
NOT TO SCALE



PINCH SILT SACK BETWEEN FRAME & GRATE.
INSPECT SILT SACK AFTER EACH STORM EVENT
PERFORM MAINTENANCE WHEN SILT AND DEBRIS IS 12" DEEP

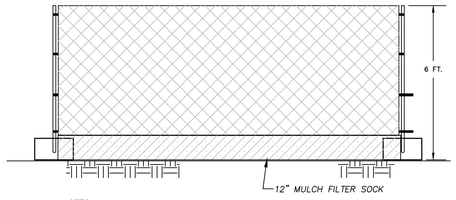
CATCH BASIN SILT SACK

NOT TO SCALE



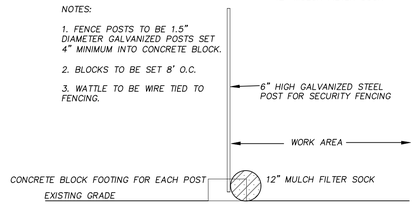
VERTICAL GRANITE CURB INSTALLATION

NOT TO SCALE



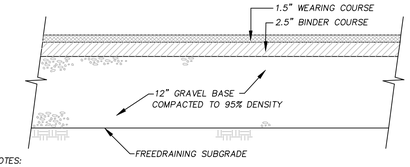
NOTES:

1. FENCE POSTS TO BE 1.5" DIAMETER GALVANIZED POSTS SET 4" MINIMUM INTO CONCRETE BLOCK.
2. BLOCKS TO BE SET 8' O.C.
3. WATTLE TO BE WIRE TIED TO FENCING.



SECURITY FENCING W/ EROSION CONTROL

NOT TO SCALE

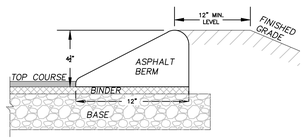


NOTES:

1. ALL BITUMINOUS CONCRETE TO MEET THE CURRENT STANDARDS FOR MASSDOT.
2. THE SUBGRADE UNDER THE ROADWAY GRAVEL BASE SHALL BE A FREE-DRAINING MATERIAL FOR A MINIMUM OF 2 FEET AND SHALL CONFORM TO THE REQUIREMENTS OF OF SECTION M1.02.0 TYPE A OF THE STANDARD SPECIFICATIONS. EXISTING SOILS THAT DO NOT CONFORM SHALL BE REMOVED AND REPLACED WITH GRAVEL BASE MATERIAL.
3. THE GRAVEL BASE SHALL CONSIST OF UNFROZEN, HARD, DURABLE STONE AND COARSE SAND, FREE OF LOAM AND CLAY, UNIFORMLY GRADED, CONTAINING NO STONE WITH A DIAMETER GREATER THAN 2" AND CONFORMING TO THE REQUIREMENTS OF M1.03.0 TYPE C OF THE STANDARD SPECIFICATIONS.
4. BEFORE THE GRAVEL IS SPREAD THE ROADBED SHALL BE SLOPED TO A TRUE SURFACE, CONFORMING TO THE PROPOSED CROSS SECTION.

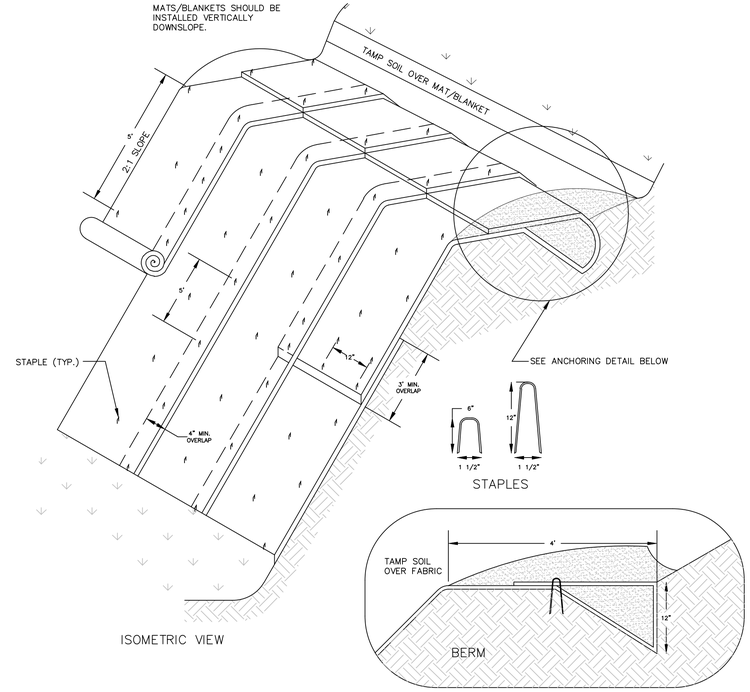
PAVEMENT SECTION

NOT TO SCALE



CAPE COD BERM

NOT TO SCALE



ISOMETRIC VIEW

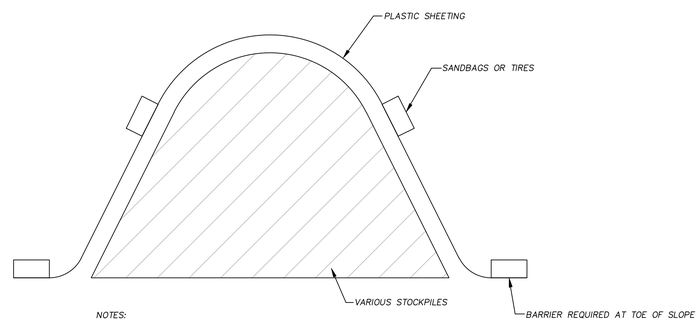
ANCHORING DETAIL

NOTES:

1. WHEN MORE THAN ONE ROLL IS REQUIRED GOING DOWN THE SLOPE THE ENDS OF THE ROLLS SHOULD OVERLAP A MINIMUM OF 3 FEET.
2. ANCHOR THE NETTING TO THE SOIL SURFACE WITH ANCHOR PINS OR STAPLES.
3. STAPLES OR ANCHOR PINS NEED TO BE DRIVEN PERPENDICULAR INTO SLOPE AND SHOULD BE SPACED A MAXIMUM OF 5 FEET APART DOWN THE SIDES AND CENTER OF THE ROLL.
4. SPACING BETWEEN STAPLES OR PINS AT THE UPPER END OF A ROLL AND AT THE END OVERLAP OF 2 ROLLS SHOULD NOT BE GREATER THAN 1 FOOT.
5. THE NETTING SHOULD GO BEYOND THE EDGE OF THE MULCHED OR SEEDED AREA AT LEAST 1 FOOT AT THE SIDES AND 3 FEET AT THE BOTTOM.
6. EDGES OF NETTING SHOULD BE OVERLAPPED A MINIMUM OF 4 INCHES.
7. APPLY PERMANENT SEEDING BEFORE PLACING NETTING.

SLOPE MATTING DETAIL

NOT TO SCALE



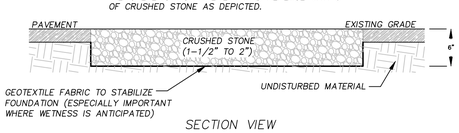
NOTES:

1. MINIMUM 12" OVERLAP OF ALL SEAMS REQUIRED.
2. BARRIER REQUIRED AT TOE OF SLOPE
3. COVERING MAINTAINED TIGHTLY IN PLACE USING SANDBAGS OR TIRES ON ROPE WITH A MAXIMUM 10' SPACING IN ALL DIRECTIONS

PLASTIC SHEETING OVER STOCKPILED MATERIALS

NOT TO SCALE

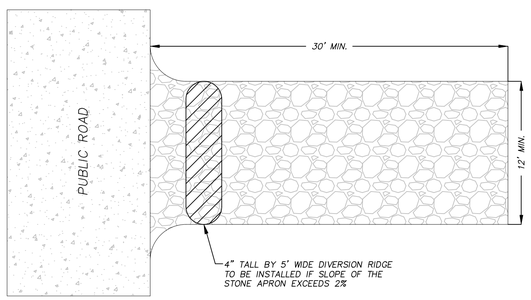
*REMOVE EXISTING PAVEMENT AND REPLACE WITH 6" OF CRUSHED STONE AS DEPICTED.



SECTION VIEW

NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTERING THE PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR BASIN.
4. USE SANDBAGS, HAYBALES OR OTHER APPROVED METHODS TO CHANNELIZE RUNOFF TO BASIN AS REQUIRED.
5. A DIVERSION RIDGE SHALL BE INSTALLED AT THE ENTRANCE OF THE STONE APRON IF THE SLOPE OF THE APRON EXCEEDS 2%



PLAN VIEW

12'x30' CRUSHED STONE APRON

NOT TO SCALE

BURKE CIVIL-SITE ENGINEERING
Engineering Your Vision
1268 Franklin Street Quincy, MA 02169

PREPARED FOR:

EVERSTEAD PARTNERS
182 PROSPECT STREET
SOUTH EASTON, MA 02375

CONSULTANTS

ARCHITECT
JCBT ARCHITECT
606 WASHINGTON STREET
QUINCY, MA 02169

LANDSCAPE ARCHITECT
ASK+
276 BROADWAY
CAMBRIDGE, MA 02139

PROJECT TITLE & LOCATION:

"VIOLET HILLS"
PROPOSED MULTI-FAMILY
RESIDENTIAL DEVELOPMENT
217 MILL STREET
RANDOLPH, MA 02368

REVISIONS

No.	ISSUE	DATE
1	DRIVEWAY PROFILE	04/27/2026
2	WATER LOOP / BRG-DIST	05/05/2026
3	REVISED LAYOUT	06/17/26

COMMONWEALTH OF MASSACHUSETTS
JAMES W. BURKE.
CIVIL
No. 39418
REGISTERED PROFESSIONAL ENGINEER

JAMES W. BURKE, P.E.

SHEET TITLE:

DETAILS

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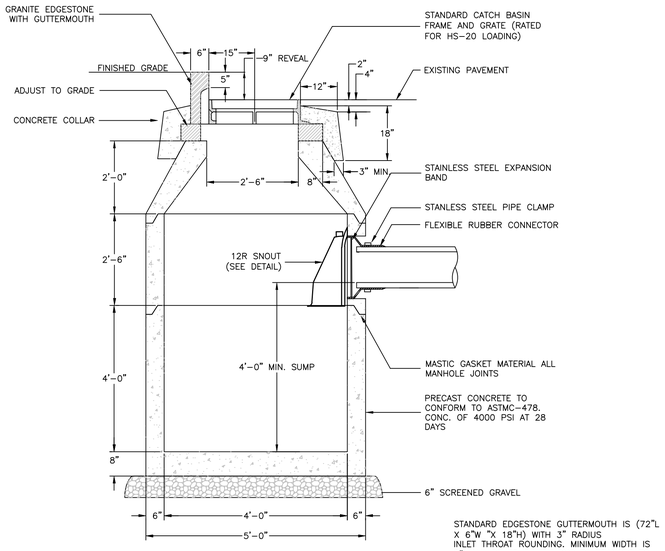
C1.10

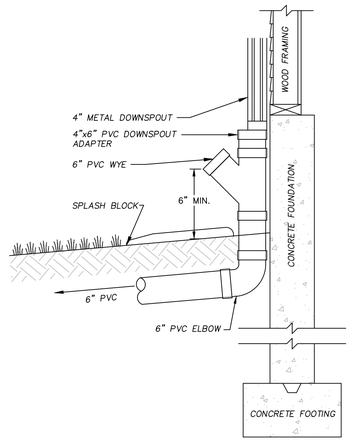
SHEET 10 OF 12



STANDARD EDGESTONE GUTTERMOUTH IS (72"L X 6"W "X 18"H) WITH 3" RADIUS INLET THROAT ROUNDING. MINIMUM WIDTH IS 6", ALL OTHER DIMENSIONS TOLERANCES TO ±1".

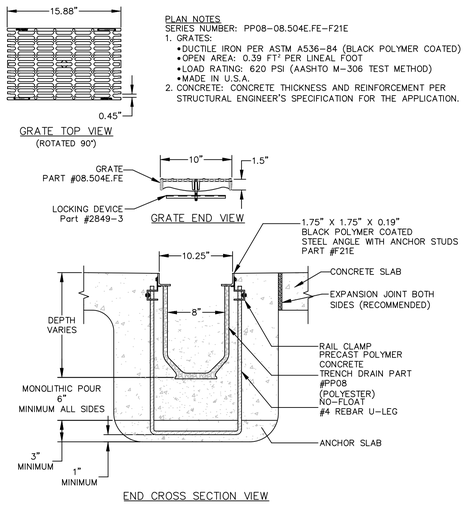
PRECAST CONCRETE CATCH BASIN

NOT TO SCALE



TYPICAL ROOF DRAIN W/ OVERFLOW

NOT TO SCALE

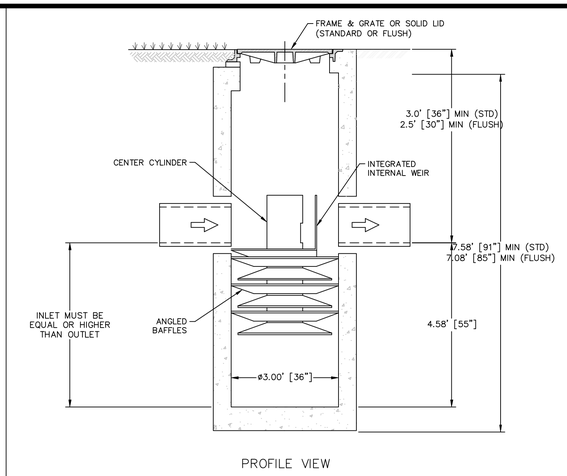


PLAN NOTES
SERIES NUMBER: PP08-08.504E.FE-F21E

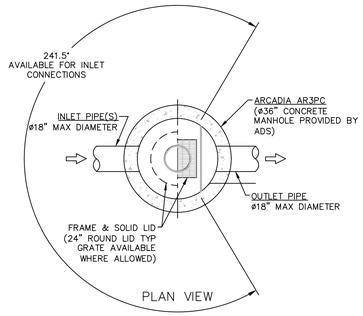
1. GRATES:
   - DUCTILE IRON PER ASTM A536-84 (BLACK POLYMER COATED)
   - OPEN AREA: 0.39 FT² PER LINEAL FOOT
   - LOAD RATING: 620 PSI (AASHTO M-306 TEST METHOD)
   - MADE IN U.S.A.
2. CONCRETE: CONCRETE THICKNESS AND REINFORCEMENT PER STRUCTURAL ENGINEER'S SPECIFICATION FOR THE APPLICATION.

TRENCH DRAIN DETAIL

NOT TO SCALE



PROFILE VIEW



PLAN VIEW

PRODUCT SPECIFICATIONS:

- THE STORMWATER TREATMENT UNIT SHALL BE AN INLINE UNIT CAPABLE OF CONVEYING 100% OF THE DESIGN PEAK FLOW. IF PEAK FLOW RATES EXCEED MAXIMUM HYDRAULIC RATE, THE UNIT SHALL BE INSTALLED OFFLINE.
- THE ARCADIA UNIT SHALL BE DESIGNED TO REMOVE AT LEAST 80% OF THE SUSPENDED SOLIDS ON AN ANNUAL AGGREGATE REMOVAL BASIS. SAID REMOVAL SHALL BE BASED ON FULL-SCALE THIRD PARTY VERIFIED TESTING USING OK-110 MEDIA GRADATION OR EQUIVALENT AND 300 MG/L INFLUENT CONCENTRATION. FULL SCALE TESTING SHALL HAVE INCLUDED SEDIMENT CAPTURE BASED ON ACTUAL TOTAL MASS COLLECTED BY THE STORMWATER TREATMENT UNIT.

  – OR –

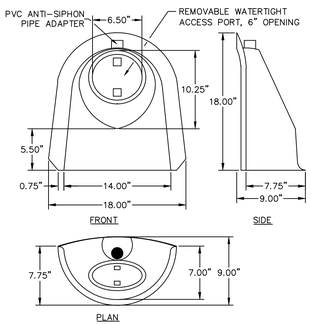
  THE ARCADIA UNIT SHALL BE DESIGNED TO REMOVE AT LEAST 50% OF TSS USING A MEDIA MIX WITH D50=75 MICRON AND 200 MG/L INFLUENT CONCENTRATION PER CURRENT NJDEP/NJCAT HDS PROTOCOL.

NOTES:

- ENGINEER / CONTRACTOR TO CONFIRM PIPE MATERIALS AND APPLICABLE ADAPTERS.
- CONTRACTOR IS RESPONSIBLE FOR MATERIAL AND LABOR TO BRING CASTINGS TO FINISHED GRADE.
- CONTRACTOR TO MEASURE HEIGHT OF STRUCTURE TO ENSURE THAT DEPTH OF EXCAVATION IS CORRECT.
- UNIT SHALL CONFORM TO HS20-44 LOAD RATINGS.

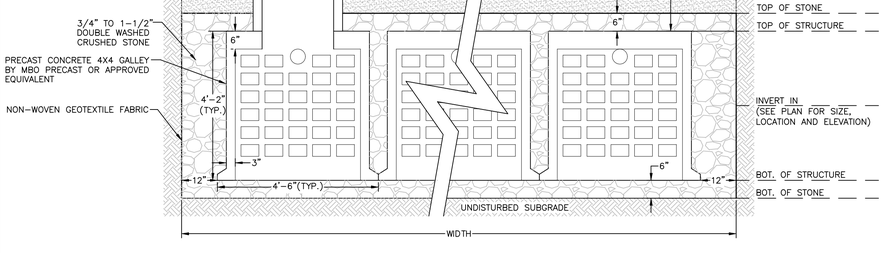
ARCADIA AR3PC CONCRETE MANHOLE STORMWATER SEPARATOR BY ADS

NOT TO SCALE



12R SNOUT OUTLET HOOD

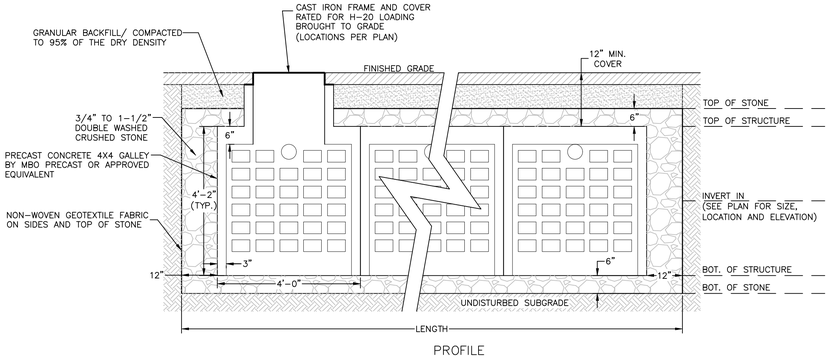
NOT TO SCALE



SECTION

DIMENSION TABLE

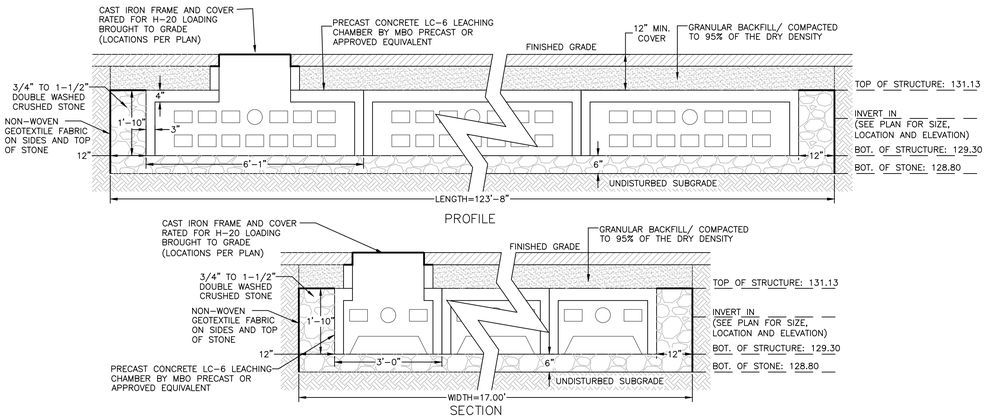
	SYSTEM A	SYSTEM C	SYSTEM D
NO. OF STRUCTURES	100	16	16
DEPTH OF SYSTEM	5.17'	5.17'	5.17'
WIDTH OF SYSTEM	20.00'	11.00'	11.00'
LENGTH OF SYSTEM	102.00'	34.00'	34.00'
TOP OF STONE	128.42'	134.47'	133.17'
TOP OF STRUCTURE	127.92'	133.97'	133.67'
INLET ELEVATION (SIZE)	126.7' (6-6" PVC) 126.0' (2-12" HDPE)	132.8' (4-6" PVC)	132.5' (4-6" PVC)
BOTTOM OF STRUCTURE	123.75'	129.80'	129.50'
BOTTOM OF STONE	123.25	129.30'	129.00'



PROFILE

PRECAST CONCRETE GALLEY INFILTRATION SYSTEM

NOT TO SCALE



PROFILE

SECTION

PRECAST CONCRETE LC-6 INFILTRATION SYSTEM

NOT TO SCALE

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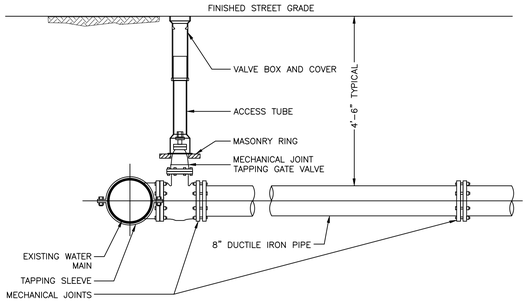
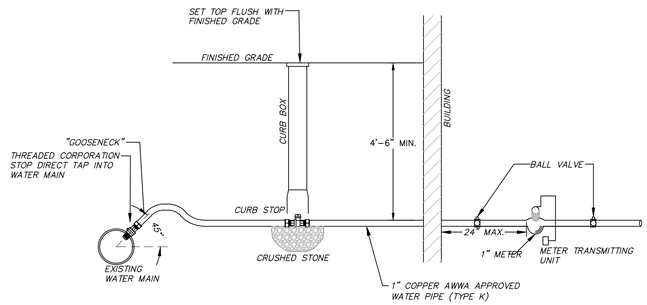
SHEET 11 OF 12



NOTES:
1. CONCRETE THRUST BLOCK TO BE USED ONLY WHERE IT WILL BEAR ON UNDISTURBED EARTH
2. USE RESTRAINED JOINT FITTINGS OR TIE RODS WHERE CONCRETE THRUST BLOCK IS UNACCEPTABLE
3. SIZE OF BLOCK OR MEGALUG TO BE DESIGNED FOR SPECIFIC CONDITIONS

GATE VALVE AND TAPPING SLEEVE CONNECTION

NOT TO SCALE



1" WATER SERVICE DETAIL

NOT TO SCALE

NOTES:

1). ALL WATER MAINS SHALL HAVE A MINIMUM OF 4'-6" OF COVER.

2). ELECTRIC,TELEPHONE, CABLE, TELEVISION, TRAFFIC CONTROL AND FIRE ALARM CONDUITS/CABLES SHALL HAVE A MINIMUM OF 2'-6" OF COVER.

4). WATER SUPPLY LINES SHALL BE LOCATED AT LEAST 18" ABOVE AND 10'-0" HORIZONTALLY APART FROM THE NEAREST SANITARY SEWER LINES.

5). MINIMUM TRENCH WIDTH (W) SHALL BE EQUAL TO 4/3 THE PIPE DIAMETER (D) PLUS 18 INCHES.

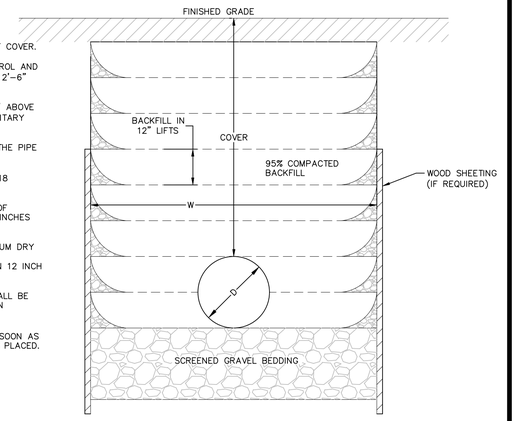
6). SHEETING, IF USED, SHALL BE CUT OFF A MINIMUM OF 18 INCHES BELOW FINISHED GRADE.

7). ALL PIPES SHALL BE BEDDED IN A MINIMUM 6 INCHES OF SCREENED GRAVEL IF SET IN SOILS AND A MINIMUM OF 12 INCHES IF SET IN LEDGE.

8). BACKFILL SHALL BE COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY OF THE MATERIALS AS DETERMINED BY AASHTO, DESIGNATION T-180D. BACKFILLING SHALL ALSO BE DONE IN 12 INCH LIFTS.

9). NO BACKFILLING OR COVERING OF ANY UTILITY PIPE SHALL BE PERMITTED UNTIL INSPECTED AND APPROVED BY THE DESIGN ENGINEER AND/OR AN INSPECTOR FROM THE MUNICIPALITY.

10). ALL UNDERGROUND UTILITIES SHALL BE INSTALLED AS SOON AS THE SUBGRADE IS COMPLETED AND BEFORE ANY GRAVEL IS PLACED. UTILITY SERVICES SHALL BE TESTED AS REQUIRED OR AS APPLICABLE AND APPROVED BY THE ENGINEER PRIOR TO INSTALLATION OF BASE AND TOP PAVEMENT COURSE.

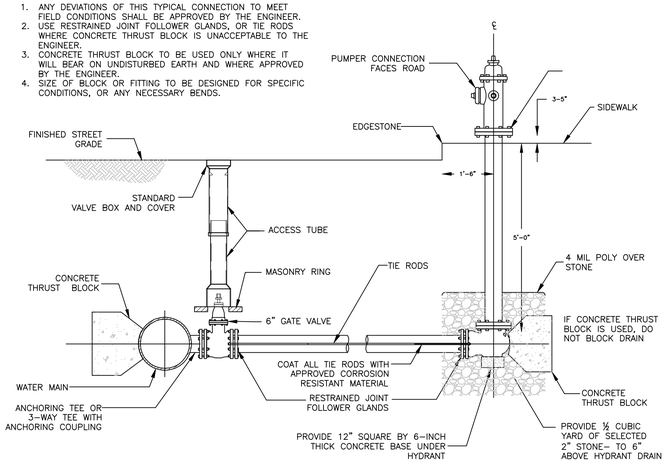


TYPICAL UTILITY TRENCH

NOT TO SCALE

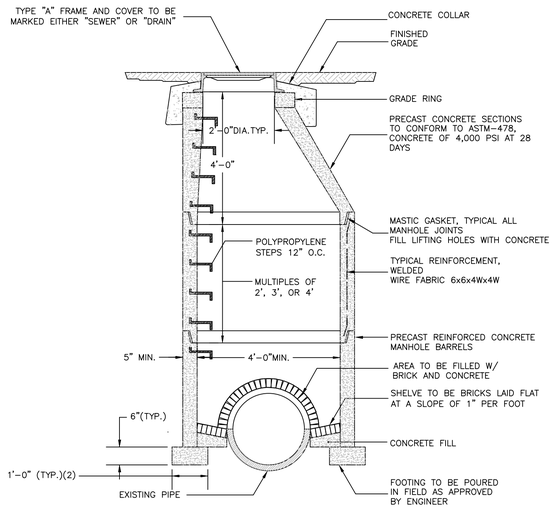
NOTES:

1. ANY DEVIATIONS OF THIS TYPICAL CONNECTION TO MEET FIELD CONDITIONS SHALL BE APPROVED BY THE ENGINEER.
2. USE RESTRAINED JOINT FOLLOWER GLANDS, OR TIE RODS WHERE CONCRETE THRUST BLOCK IS UNACCEPTABLE TO THE ENGINEER.
3. CONCRETE THRUST BLOCK TO BE USED ONLY WHERE IT WILL BEAR ON UNDISTURBED EARTH AND WHERE APPROVED BY THE ENGINEER.
4. SIZE OF BLOCK OR FITTING TO BE DESIGNED FOR SPECIFIC CONDITIONS, OR ANY NECESSARY BENDS.



TYPICAL FIRE HYDRANT CONNECTION FOR HIGH OR LOW SERVICE LINE

NOT TO SCALE

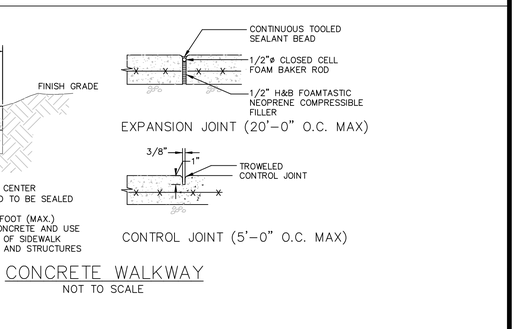


NOTES:

1. 5'-0" OR 6'-0" DIAMETER WHEN DEPTHS GREATER THAN 20 FEET OR WHEN ORDERED BY THE ENGINEER FOR PIPE SIZE
2. 6" MIN. WALL THICKNESS, 5'-0" DIAMETER MANHOLES

TYPICAL DOG HOUSE MANHOLE

NOT TO SCALE

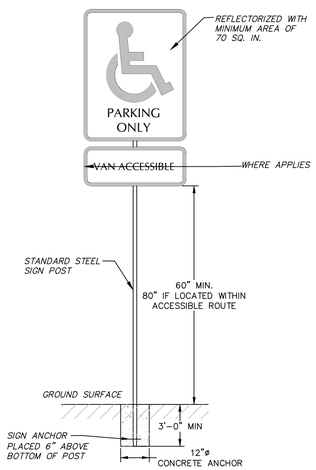


NOTES:

1. PROVIDE CONSTRUCTION CONTROL JOINT EVERY 5' ON CENTER
2. PROVIDE EXPANSION JOINT EVERY 20' ON CENTER AND TO BE SEALED PER DETAIL
3. PITCH WALK TO DOWN GRADIENT SIDE AT 3/16" PER FOOT (MAX.)
4. WHEN BUTTING INTO EXISTING CONCRETE, SAW CUT CONCRETE AND USE 1/2" PREMOLDED EXPANSION FILLER FOR FULL DEPTH OF SIDEWALK
5. EXPANSION JOINT TO BE PROVIDED AT ALL BUILDINGS AND STRUCTURES
6. MINIMUM CONCRETE STRENGTH: 3,000 PSI

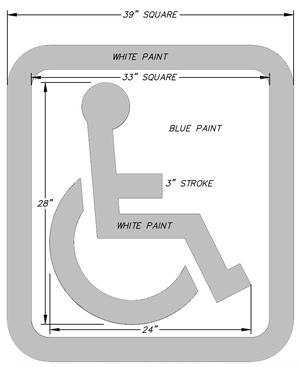
CONCRETE WALKWAY

NOT TO SCALE



HANDICAP PARKING SIGN/POST DETAIL

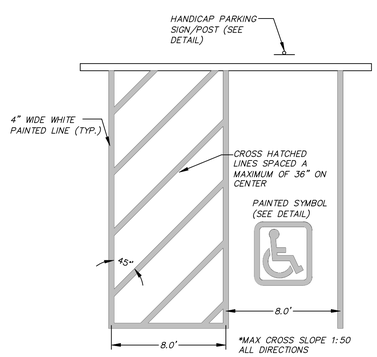
NOT TO SCALE



SYMBOL TO CENTERED ON WIDTH OF PARKING STALL. SYMBOL IS REQUIRED TO CONTRAST WITH BACKGROUND. USE WHITE ON BLUE (COLOR #105090 IN FEDERAL STANDARD 5952) DOUBLE COAT.

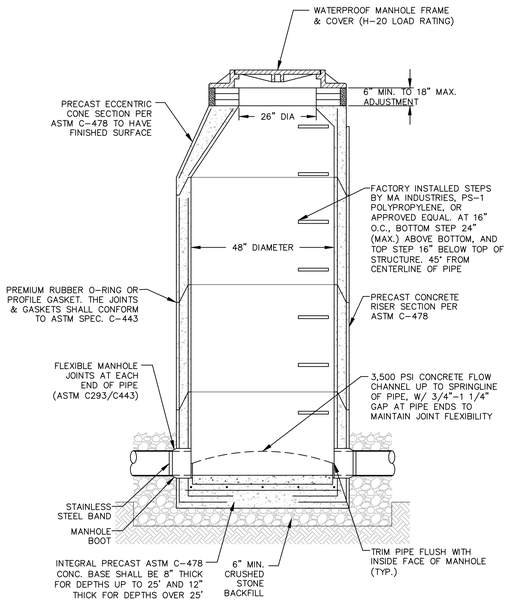
ACCESSIBLE PARKING STALL PAVEMENT MARKING

NOT TO SCALE



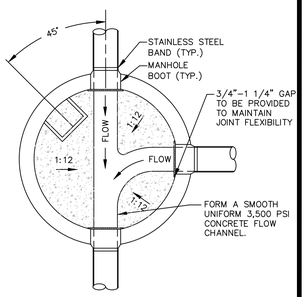
VAN ACCESSIBLE HANDICAPPED PARKING SPACE

NOT TO SCALE



STANDARD SANITARY SEWER MANHOLE

NOT TO SCALE



MANHOLE CHANNEL

NOT TO SCALE

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SHEET 12 OF 12

PLANTING SCHEDULE

QTY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
TREES					
9	Cc	*Cercis canadensis*	EASTERN REDBUD	8" H	MULTI-STEM
7	Lt	*Liriodendron tulipifera*	TULIP POPLAR	2" CAL. B&B	SINGLE STEM
4	Qb	*Quercus bicolor*	SWAMP WHITE OAK	2" CAL. B&B	SINGLE STEM
SHRUBS					
18	A	*Aronia arbutifolia*	RED CHOKEBERRY	3 GAL	
10	B	*Buddleja davidii*	BUTTERFLY BUSH	3 GAL	PROVIDE PURPLE FLOWER VARIETY
9	C	*Callicarpa americana*	BEAUTYBERRY	3 GAL	
14	Ca	*Clethra alnifolia*	SUMMERSWEET	3 GAL	
13	H	*Hydrangea macrophylla* 'Endless Summer'	HYDRANGEA	3 GAL	
200	I	*Ilex glabra*	INKBERRY	3 GAL	
21	Iv	*Ilex verticillata*	WINTERBERRY	3 GAL	
25	J	*Juniperus chinensis* 'Hetzii Columnaris'	GREEN COLUMNAR JUNIPER	6" H	
84	R	*Rhus aromatica* 'Gro-Low'	GRO-LOW FRAGRANT SUMAC	2 GAL	
9	S	*Swida amomum*	SILKY DOGWOOD	3 GAL	
39	T	*Thuja plicata x standishii* 'Green Giant'	GREEN GIANT ARBORVITAE	6" H	
18	V	*Viburnum dentatum*	ARROWWOOD	3 GAL	
PERENNIALS					
420 SF	MIX A	*Aster novi-belgii*	NEW YORK ASTER	1 GAL	25% OF EACH SPECIES 18" OC
		Baptisia australis	BLUE FALSE INDIGO	1 GAL	
		Liatris spicata	DENSE BLAZING STAR	1 GAL	
		Rudbeckia hirta	BLACK EYED SUSAN	1 GAL	
300 SF	MIX B	*Astilbe chinensis 'purple candles'*	CHINESE ASTILBE	1 GAL	25% OF EACH SPECIES 18" OC
		Geranium macrorrhizum	BIGROOT CRANESBILL	1 GAL	
		Hakonechloa macra	JAPANESE FOREST GRASS	1 GAL	
		Polygonatum odoratum 'variegatum'	SOLOMON'S SEAL	1 GAL	
18,750 SF		SEED		BAG	SEED MIX TO BE BY WEIGHT 60% IMPROVED KENTUCKY BLUE GRASS CULTIVARS AND 40% FESTUCA RUBRA 'RUBRA' CREEPING RED FESCUE. ANY VARIETY SUBSTITUTIONS OR DEVIATIONS FROM THESE SPECIFICATIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER.
5,950 SF		SOD		ROLL	AT LEAST 70% OF THE SOD BLEND SHALL BE AT LEAST TWO OF THE FOLLOWING VARIETIES: ABLE I, ASPEN, BANFF, BLACKSBURG, CHALLENGER, CLASSIC, ECLIPSE, ESTATE, EVEREST, EVERGLADE, IMPACT, JUMPSTART, LEGEND, MIDNIGHT, NUGLADE, P-105, RAM I, TOUCHDOWN, OR TRENTON. ANY VARIETY SUBSTITUTIONS OR DEVIATIONS FROM THESE SPECIFICATIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER.

GENERAL NOTES

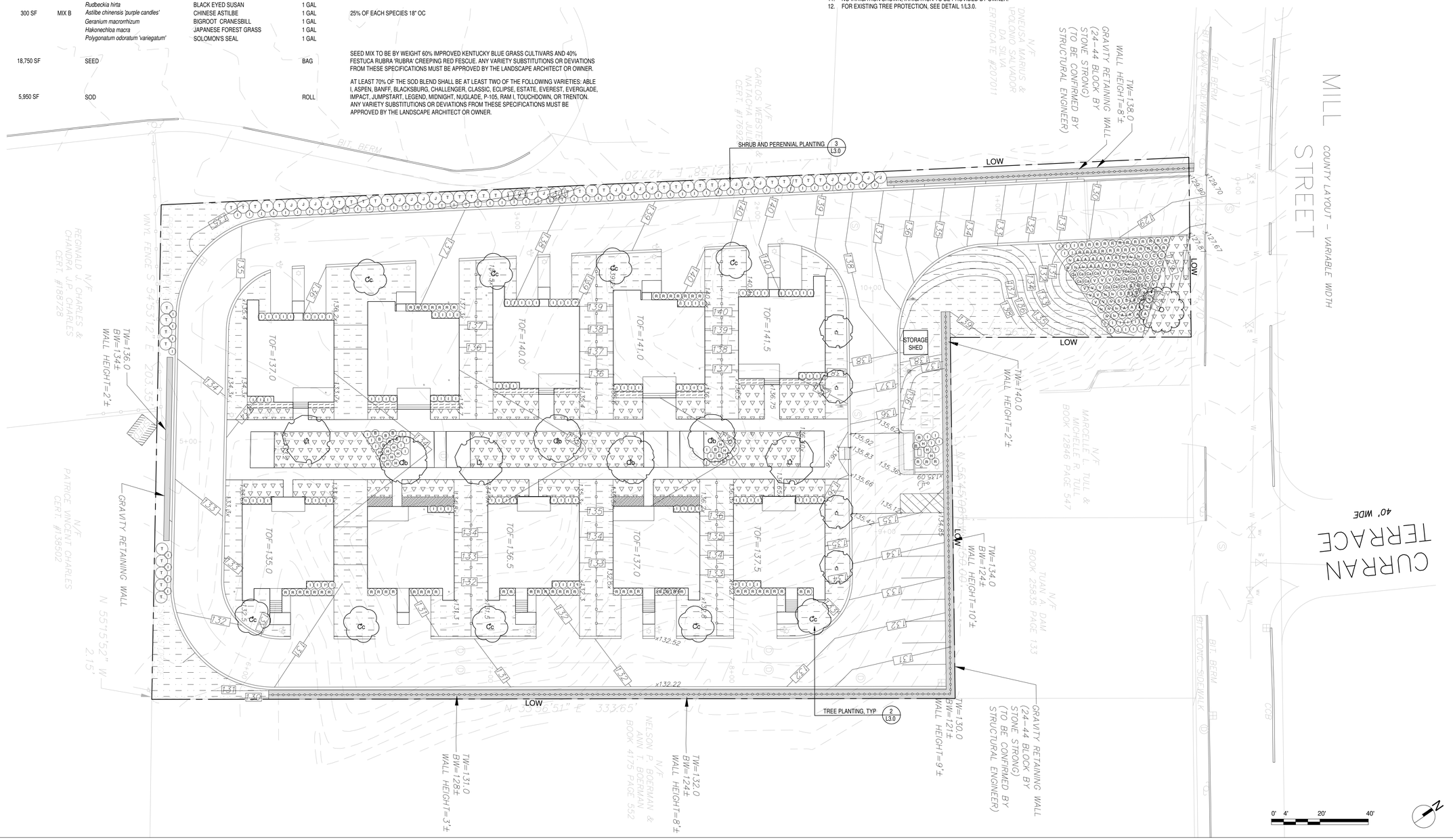
1. SURVEY PROVIDED BY OWNER.
2. PLANTING PLAN SHOWS PLANTING ONLY; SEE CIVIL DRAWINGS FOR ALL OTHER SITE WORK.
3. DO NOT SCALE DRAWINGS.
4. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCIES BETWEEN PLANS AND ACTUAL CONDITIONS TO LANDSCAPE ARCHITECT BEFORE BEGINNING THE WORK.
5. DIMENSIONS NOTE CLR OR CLEAR MUST BE STRICTLY MAINTAINED ALLOWING FOR THICKNESS OF ALL FINISHES. FIELD VERIFY PRIOR TO CONSTRUCTION.
6. ERECT ALL WORK LEVEL, PLUMB, SQUARE, TRUE, STRAIGHT, AND IN PROPER ALIGNMENT.
7. AS-BUILT DIMENSIONS AND EXISTING CONDITIONS MUST BE FIELD VERIFIED PRIOR TO FABRICATION OF FURNISHINGS TO CONFIRM FIT AND LOCATIONS AS SHOWN ON THE DRAWINGS OR AS DIRECTED BY THE LANDSCAPE ARCHITECT. DISCREPANCIES MUST BE BROUGHT TO THE LANDSCAPE ARCHITECT'S ATTENTION PRIOR TO ORDERING PLANT MATERIALS.
8. STAKE OR OTHERWISE FLAG ALL DESIGN ELEMENTS AND FEATURES IN THE FIELD. OBTAIN LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO COMMENCING PLANTING.
9. ANY CHANGES PROPOSED TO DIMENSIONS SHOWN SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.

PLANTING NOTES

1. THE CONTRACTOR SHALL SUPPLY PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON ALL DRAWINGS. REVIEW ALL QUANTITIES WITH OWNER PRIOR TO PURCHASING.
2. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD. REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT FOR DESIGN PRIOR TO COMMENCING PLANTING. CONFIRM SPECIES AVAILABLE WITH LANDSCAPE ARCHITECT PRIOR TO PLANTING.
3. ALL PLANT MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY "THE AMERICAN STANDARD FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION, LATEST EDITION.
4. ALL TREES SHALL BE BALLED AND BURLAP UNLESS NOTED ON THE PLANT LIST.
5. ALL PLANTS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO THEIR INSTALLATION AT THE SITE.
6. ALL TREE LOCATIONS TO BE STAKED FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO PLANTING.
7. WHERE NO TREE DIMENSIONS ARE GIVEN, STAKE LOCATION FOR LANDSCAPE ARCHITECT APPROVAL.
8. AFTER PLANTING, STAKE ALL TREES WITH (3) WOODEN STAKES; PROVIDE (1) TREE SLOW RELEASE WATERING BAG FOR EACH TREE.
9. SOILS: TEST EXISTING TOPSOIL FOR REUSE PRIOR TO PLANTING. RECOMMENDED AGENCY: UMASS SOIL AND PLANT TISSUE TESTING LAB WEST EXPERIMENT STATION 682 NORTH PLEASANT STREET UNIVERSITY OF MASSACHUSETTS AMHERST, MA 01003 PHONE: (413) 545-2311 FAX: (413) 545-1931 E-MAIL: SOILTEST@PSIS.UMASS.EDU WEBSITE: HTTP://WWW.UMASS.EDU/PLSOILS/SOILTEST/; AMEND SOILS AS RECOMMENDED BY SOIL TESTING AGENCY.
10. PLANTINGS TO BE MAINTAINED FOR 1 YEAR MINIMUM FOR ESTABLISHMENT.
11. NO IRRIGATION SHOWN, IRRIGATION TO BE PROVIDED BY OWNER.
12. FOR EXISTING TREE PROTECTION, SEE DETAIL 1/L3.0.

PLANTING LEGEND

- LOW — LIMIT OF WORK AREA, 1' OFF SET FROM PROPERTY LINE
- PROPERTY LINE, SEE SURVEY
- XX — NEW CONTOUR, SEE CIVIL DRAWINGS
- Ex — EXISTING TREES, TO BE PROTECTED
- Xx Xx — NEW TREES, SEE PLANTING SCHEDULE
- X — NEW SHRUBS OR PERNNIALS, SEE PLANTING SCHEDULE
- MIX A: SUN MIX, SEE PLANTING SCHEDULE OWNER TO CONFIRM INCLUSION OF PERENNIAL MIXES. IF NOT PROVIDE SOD.
- MIX B: SHADE MIX, SEE PLANTING SCHEDULE OWNER TO CONFIRM INCLUSION OF PERENNIAL MIXES. IF NOT PROVIDE SOD.
- LAWN - SEED, SEE DETAIL 5/L3.0
- LAWN - SOD, SEE DETAIL 4/L3.0



Multi-Family
New Construction
217 Mill Street
Randolph, MA
02368

FOR PERMITTING

NO.	REVISION	DATE

PERMIT DOCUMENTS

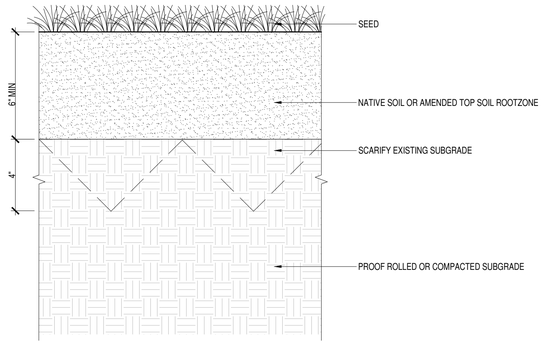
Seal:

ASK +
276 Broadway, Cambridge, MA 02139
(617)714-3369

Job Number: 260103
Project: 217 Mill Street
Drawn By: ON Checked By: SC
Date: 06/12/2026
Scale: 1" = 20'-0"
Sheet Title:
PLANTING PLAN & PLANTING SCHEDULE

Sheet No:
L1.0

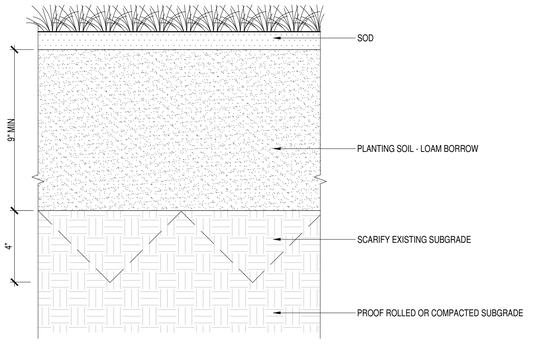
NOTES:
1. SEE PLANS FOR SEED LOCATIONS.
2. SEED MIXTURE: SEE PLANTING SCHEDULE
3. SEED MAY BE PLANTED IN SPRING (4/15-6/15) OR FALL (8/20-10/1).
4. ALL SEEDING LOCATIONS TO BE MAINTAINED UNTIL ESTABLISHED.



5 SEEDING, TYP.

SCALE: 3" = 1'-0"

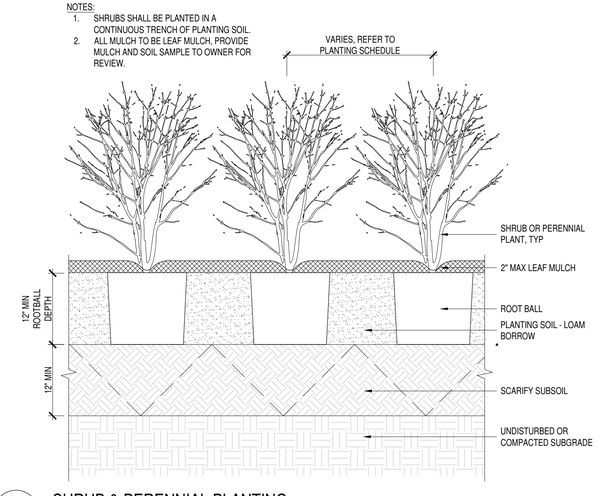
NOTES:
1. SEE PLANS FOR SOD LOCATIONS.
2. SOD MAY BE PLACED FROM APRIL TO NOVEMBER 1ST AS LONG AS THE GROUND IS NOT FROZEN.
3. ALL SOD TO BE IRRIGATED OR MAINTAINED BY CONTRACTOR UNTIL INSTALLED AND FOR 1 YEAR AFTER INSTALLATION FOR ESTABLISHMENT.



4 LAWN - SOD, TYP

SCALE: 3" = 1'-0"

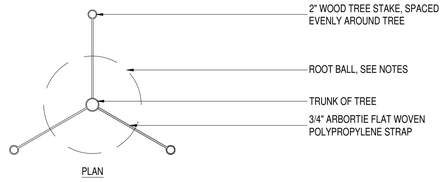
NOTES:
1. SHRUBS SHALL BE PLANTED IN A CONTINUOUS TRENCH OF PLANTING SOIL.
2. ALL MULCH TO BE LEAF MULCH, PROVIDE MULCH AND SOIL SAMPLE TO OWNER FOR REVIEW.

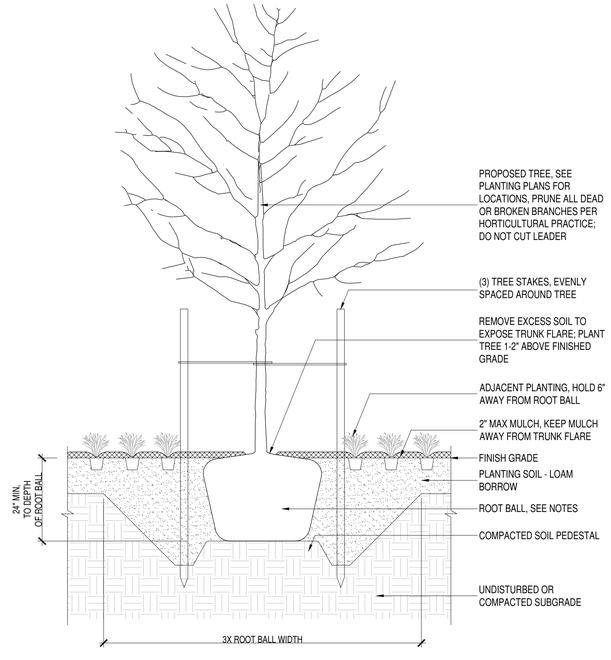


3 SHRUB & PERENNIAL PLANTING

SCALE: 1" = 1'-0"

NOTES
1. CONTRACTOR TO KEEP TREE TRUNK UPRIGHT AND PLUMB VERTICAL.
2. DO NOT BURY BASE OF TREE TRUNK. KEEP ROOT FLARE ABOVE GRADE.
3. ROOT BALL: UNTIE & CUT BURLAP FROM TOP 1/3 OF ROOT BALL, CUT & REMOVE ENTIRE WIRE BASKET FROM ROOT BALL. REMOVE CUT WIRE BASKET FROM TREE PIT.
4. STAKE ALL TREES AT INSTALLATION UNLESS SPECIFIED. PROVIDE 3 STAKES MINIMUM PER TREE.
5. REMOVE STAKES AT END OF YEAR 1, UNLESS SPECIFIED BY LANDSCAPE ARCHITECT.
6. DO NOT BURY STEMS OF ADJACENT PLANTINGS.
7. AT NEW TREES IN SEEDING LOCATIONS, PROVIDE NEW SOIL FOR 3X ROOT BALL WIDTH TO DEPTHS SHOWN BELOW.
8. ALL MULCH TO BE LEAF MULCH, PROVIDE SAMPLE TO OWNER FOR REVIEW.

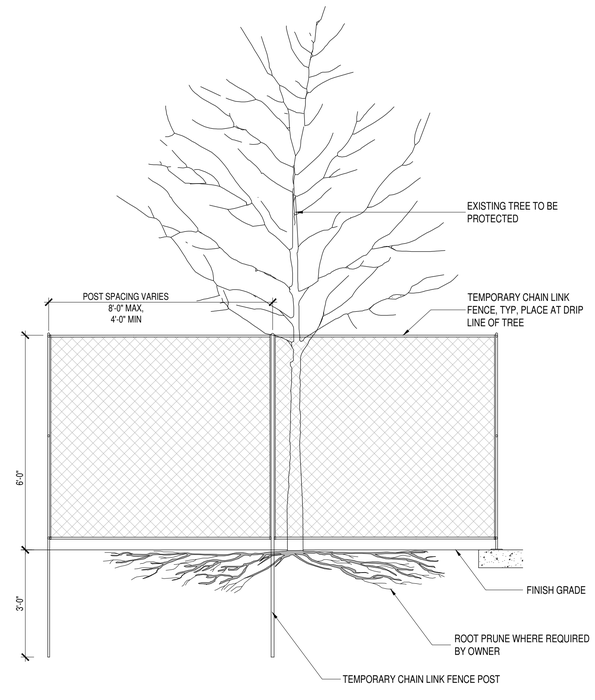




2 TREE PLANTING, TYP

SCALE: 1/2" = 1'-0"

NOTES
1. TREE PROTECTION FENCE TO BE PLACED AT EXISTING TREE DRIP LINE.
2. REFER TO CIVIL DRAWINGS FOR EXTENT OF TREES TO BE PROTECTED.
3. ALL WORK DONE WITHIN PROTECTION FENCE OR CANOPY EDGE IS TO BE DONE BY HAND AND LIGHT EQUIPMENT.
4. ALL EXISTING TREES ON SITE NOT INDICATED AS REMOVED TO BE PROTECTED. CONSULT WITH LOCAL ARBORIST WHEN CONDUCTING ANY WORK ADJACENT TO ANY TREES OR WITHIN DRIP LINE OF ANY EXISTING TREE.
5. EXTEND POST 3'-0" BELOW FINISH GRADE WHERE REQUIRED.
6. SEE CIVIL PLANS AND SPECIFICATIONS FOR ROOT PRUNING LOCATIONS.



1 EXISTING TREE PROTECTION, TYP

SCALE: 1/2" = 1'-0"

Multi-Family New Construction

217 Mill Street
Randolph, MA
02368

FOR PERMITTING

NO.	REVISION	DATE

PERMIT DOCUMENTS

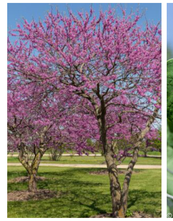
Seal:

ASK +
276 Broadway, Cambridge, MA 02139
(617)714-3369

Job Number: 260103
Project: 217 Mill Street
Drawn By: ON Checked By: SC
Date: 06/12/2026
Scale: SEE DETAIL
Sheet Title:
PLANTING DETAILS

Sheet No:
L3.0

Trees



Cercis canadensis
Eastern Redbud

Liriodendron tulipifera
Tulip Tree

Quercus bicolor
Swamp White Oak

Perennials

Aster novi-belgii
New York Aster

Baptisia australis
Blue False Indigo

Liatris spicata
Dense Blazing Star

Rudbeckia hirta
Black Eyed Susan

Astilbe Chinensis 'Purple Candles'
Chinese Astilbe

Geranium macrorrhizum
Bigroot Cranesbill

Hakonechloa macra
Japenese Forest Grass

Polygonatum odoratum 'Variegatum'
Solomon's Seal

Shrubs

Aronia arbutifolia
Chokeberry

Buddleja davidii
Butterfly Bush

Callicarpa americana
Beautyberry

Clethra alnifolia
Sweet Pepperbush

Hydrangea macrophylla
Endless Summer Hydrangea

Ilex glabra
Inkberry

Ilex verticillata
Winterberry

Juniperius chinensis 'Hetzii'
Green Columnar Juniper

Rhus aromatica 'Low Grow'
Gro-Low Fragrant Sumac

Swida amomum
Silky Dogwood

Thuja plicata x standishii 'Green Giant'
Green Giant Arborvitae

Viburnum dentatum
Arrowwood

Multi-Family
New Construction
217 Mill Street
Randolph, MA
02368

FOR PERMITTING

NO.	REVISION	DATE

PERMIT
DOCUMENTS

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ASK +
276 Broadway, Cambridge, MA 02139
(617)714-3369

Job Number: 260103

Project: 217 Mill Street

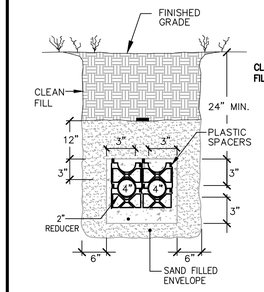
Drawn By: ON Checked By: SC

Date: 06/12/2026

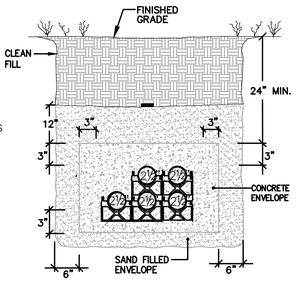
Scale: SEE DETAIL

Sheet Title:
PLANTING IMAGES

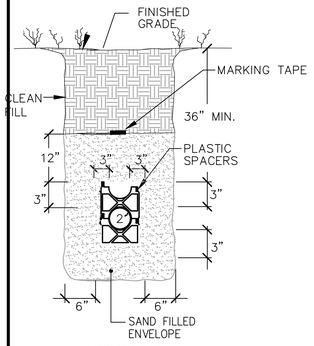
Sheet No:
L3.1



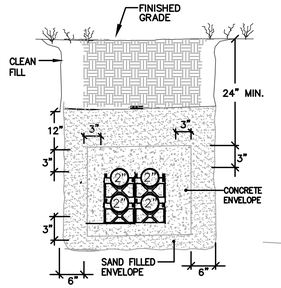
SECTION A–A
PRIMARY



SECTION B–B
SECONDARY



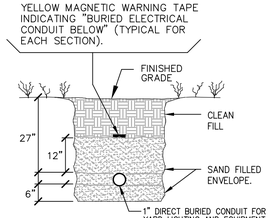
SECTION D–D
TELE/COM



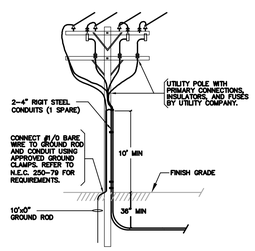
SECTION C–C
TELE/COM

NOTES:

1. PROVIDE CONDUIT AND CONDUCTORS FOR THE SECONDARIES TO THE STRUCTURES.
2. PROVIDE 200A 240V SINGLE PHASE METERS WITH DISCONNECT ON EACH STRUCTURE PER UTILITY STANDARDS,
3. PROVIDE CONDUIT FOR PRIMARY RUNS
4. PROVIDE CONDUIT PULLS AND HAND HOLE FOR TELE/COM (COORDINATE WITH LOCAL PROVIDER).

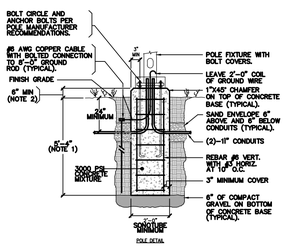


SECTION D–D



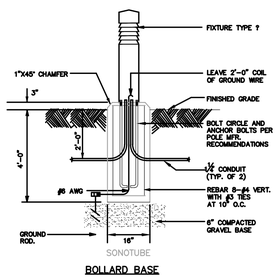
NOTE:
1. TELEPHONE FA AND POWER CODUITS INSTALLATION SIMILAR.

UTILITY POLE

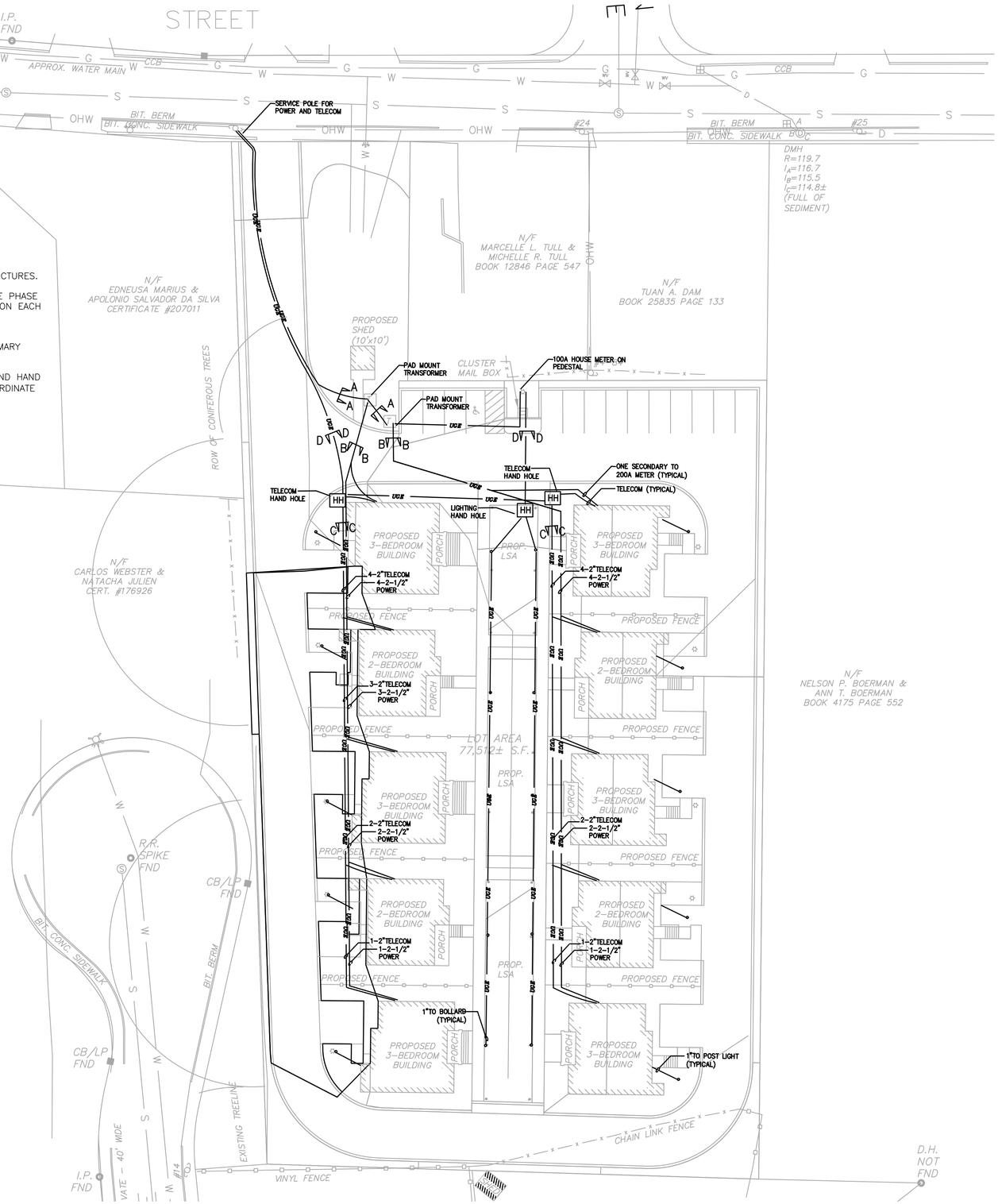


NOTES
1. TOTAL LENGTH OF SONOTUBE IS A 3–1 RATIO WITH RESPECT TO THE TOTAL HEIGHT OF POLE INCLUDING 6" EXTENSION ABOVE FINISHED GRADE.
2. EXTEND 6" ABOVE FINISHED GRADE MIN.

LIGHT POLE BASE



BOLLARD BASE



Project Title:

217 MILL STREET
RANDOLPH, MA

Prepared By:
MHarris Design Inc.
54 Summer Street
Abington, MA 02351
Phone: 781-351-1247

SEAL:

ELECTRIC SITE PLAN

Designed by: MH
Drawn by: MH
Checked by: MH

Scale: None
Date: 4/14/26

DRAWING NO.

ES-1

Schedule											
Symbol	Label	Image	QTY	Catalog Number	Description		Number Lamps	Lumens per Lamp	LLF	Wattage	Polar Plot
●	A		10	KBA8 LED 12C 530 50K ASY MVOLT	KBA8 WITH 3 LIGHT BOARDS (12 LEDs), 530mA DRIVER, 5000K COLOR TEMP, AND ASYMMETRIC OPTIC		1	1282	1	22	Max: 738cd
□	B		1	DSX1 LED P1 40K 70CRI T3M HS	D-Series Size 1 Area Luminaire P1 Performance Package 4000K CCT 70 CRI Type 3 Medium Houseside Shield		1	6582	1	50.9015	Max: 5474cd
○	C		10	245L P101 27K R2 GL	245L Contempo LED, P101 Performance Package, 2700K CCT, R2 Distribution, Glass Refractor		1	1820	1	20	Max: 1045cd

NOTES:

1. ALL FIXTURE SHALL BE DARK SKY COMPLIANT.
2. LIGHTING SHALL NOT CREATE HORIZONTAL GLARE.
3. ALL SITE LIGHTING SHALL BE CONTROLLED WITH ASTRONOMIC CLOCK WITH PROTO-SENSORS

T – VARIABLE WIDTH

RRAN

RACE

40' WIDE

APPROX. GAS MAIN

MILE STREET

AL

PROPOSED SHED (10'x10')

[E]

PROPOSED RETAINING WALL

CLUSTER MAIL BOX

#4-84

PROP. GRAVEL PATH

CONC.

SHED

P-CCB

PROPOSED 3-BEDROOM BUILDING

PROPOSED 2-BEDROOM BUILDING

PORCH

PROP. LSA

PROP. PATIO

PROPOSED FENCE

PROPOSED 5' WIDE WALKWAY

LOT AREA 77,512± S.F.

ASPHALT DRIVEWAY (TYP.)

ASPHALT DRIVEWAY

PROPOSED RETAINING WALL

P-CCB

ASPHALT DRIVEWAY

Prepared By:
MHarris Design Inc.
54 Summer Street
Abington, MA 02351
Phone: 781-351-1247

Project Title:

217 MILL STREET
RANDOLPH, MA

SEAL:

ELECTRIC PHOTOMETRIC PLAN

Scale: 1"=30'

Designed by: MH
Drawn by: MH
Checked by: MH

Date: 4/14/26

DRAWING NO.

ES-2

JC BT
ARCHITECT
606 WASHINGTON STREET, QUINCY, MA 02169
ADMIN@JCBTARCHITECT.COM
TEL: (617) 404-8182

CONSULTANT

REGISTRATION

REGISTERED ARCHITECT JIM CHEN No. 51071 COMMONWEALTH OF MASSACHUSETTS

REVISIONS

NO.	BY	DESCRIPTION	DATE
1	J.Z.	REVISION#1	6-10-2026

PROJECT

MULTI FAMILY
NEW CONSTRUCTION

217 MILL ST,
RANDOLPH, MA

PROJECT NO. 25173

SHEET TITLE

PROPOSED ARCHITECTURAL SITE PLAN

DRAWN: J.Z.	DRAWING NO:
SCALE: NOTED	
DATE: 2/2/2026	
CHECKED:	L1
SHEET 1 OF	

JC BT
ARCHITECT
606 WASHINGTON STREET, QUINCY, MA 02169
ADMIN@JCBTARCHITECT.COM
TEL: (617) 404-8182

CONSULTANT

REGISTRATION

REGISTERED ARCHITECT
JIM CHEN
No. 51071
QUINCY, MA

REVISIONS

NO.	BY	DESCRIPTION	DATE
1	J.Z.	REVISION#1	6-10-2026

PROJECT

MULTI FAMILY
NEW CONSTRUCTION

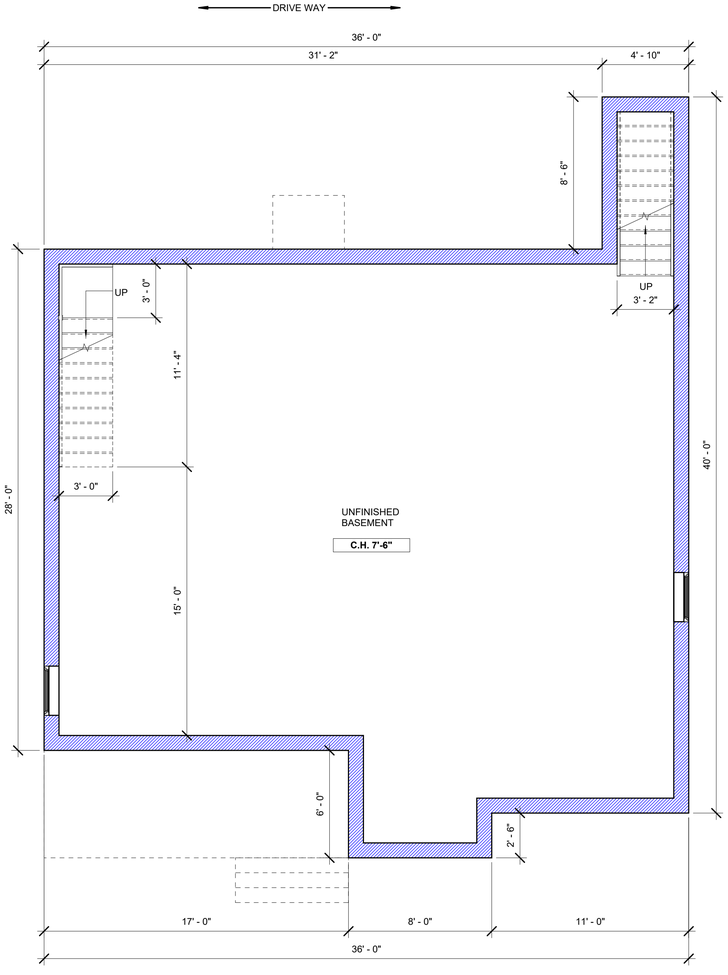
217 MILL ST,
RANDOLPH, MA

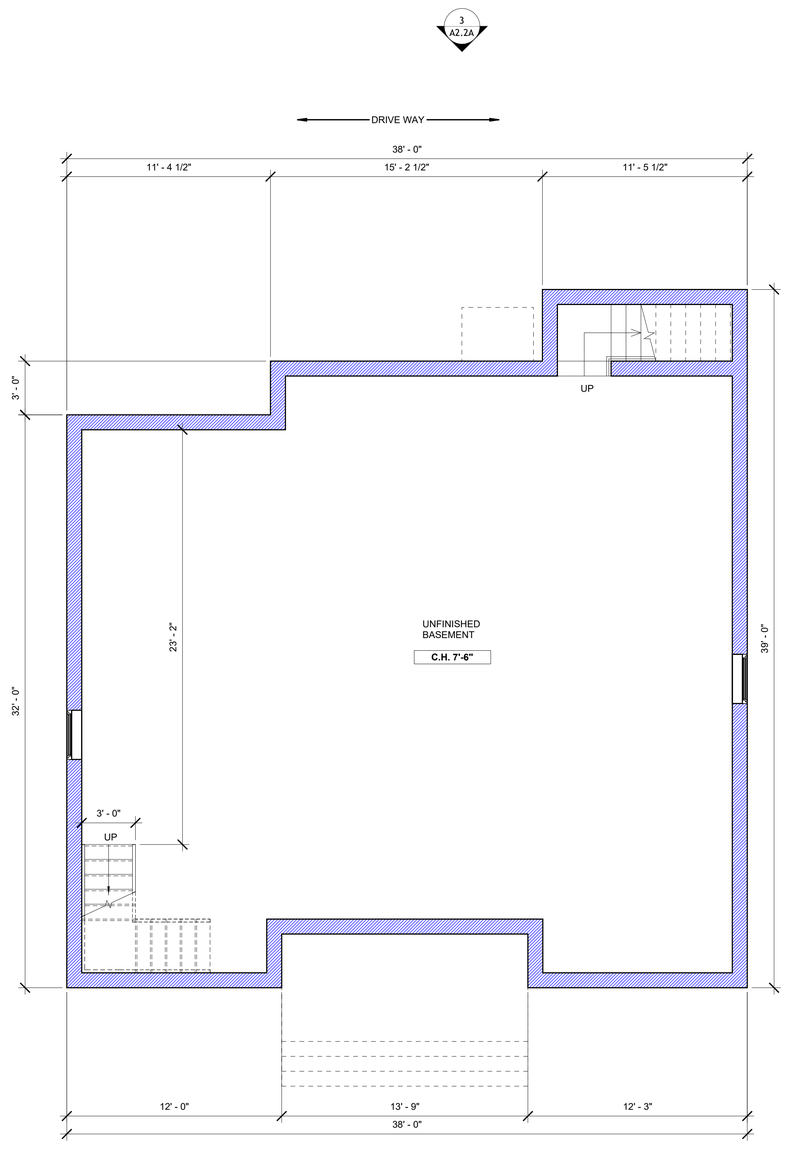
PROJECT NO. 25173

SHEET TITLE

RENDERING
ARCHITECTURAL
SITE PLAN

DRAWN: J.Z.	**DRAWING NO:**
SCALE: NOTED	
DATE: 2/2/2026	
CHECKED:	**L2**
SHEET 1 **OF**	





2BED 2BATH UNIT
(1,095 SF)
A VERSION

3BED 2BATH UNIT
(1,254 SF)
A VERSION

PROPOSED BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"
1
A1.1A

JCBT
ARCHITECT
606 WASHINGTON STREET, QUINCY, MA 02169
ADMIN@JCBTARCHITECT.COM
TEL: (617) 404-8182

CONSULTANT

REGISTRATION

REGISTERED ARCHITECT
JIM CHEN
No. 51071
QUINCY, MA
COMMONWEALTH OF MASSACHUSETTS

REVISIONS

NO.	BY	DESCRIPTION	DATE

PROJECT

MULTI FAMILY
NEW CONSTRUCTION

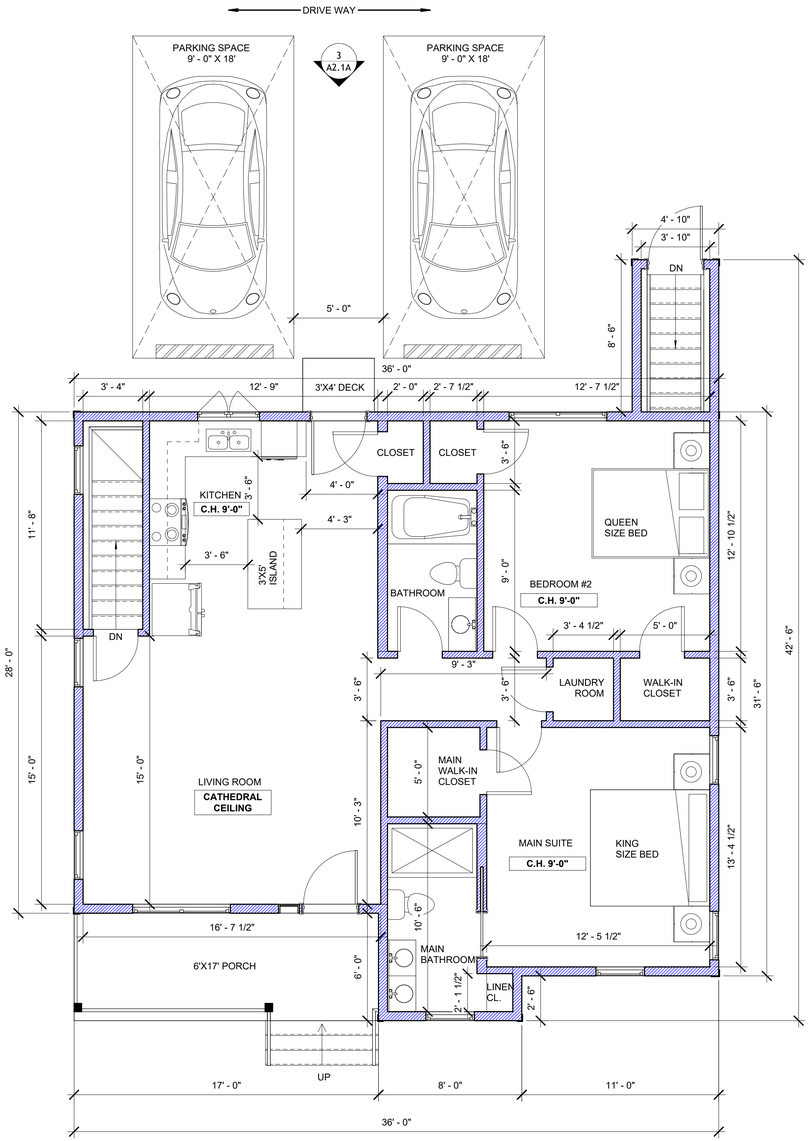
217 MILL ST,
RANDOLPH, MA

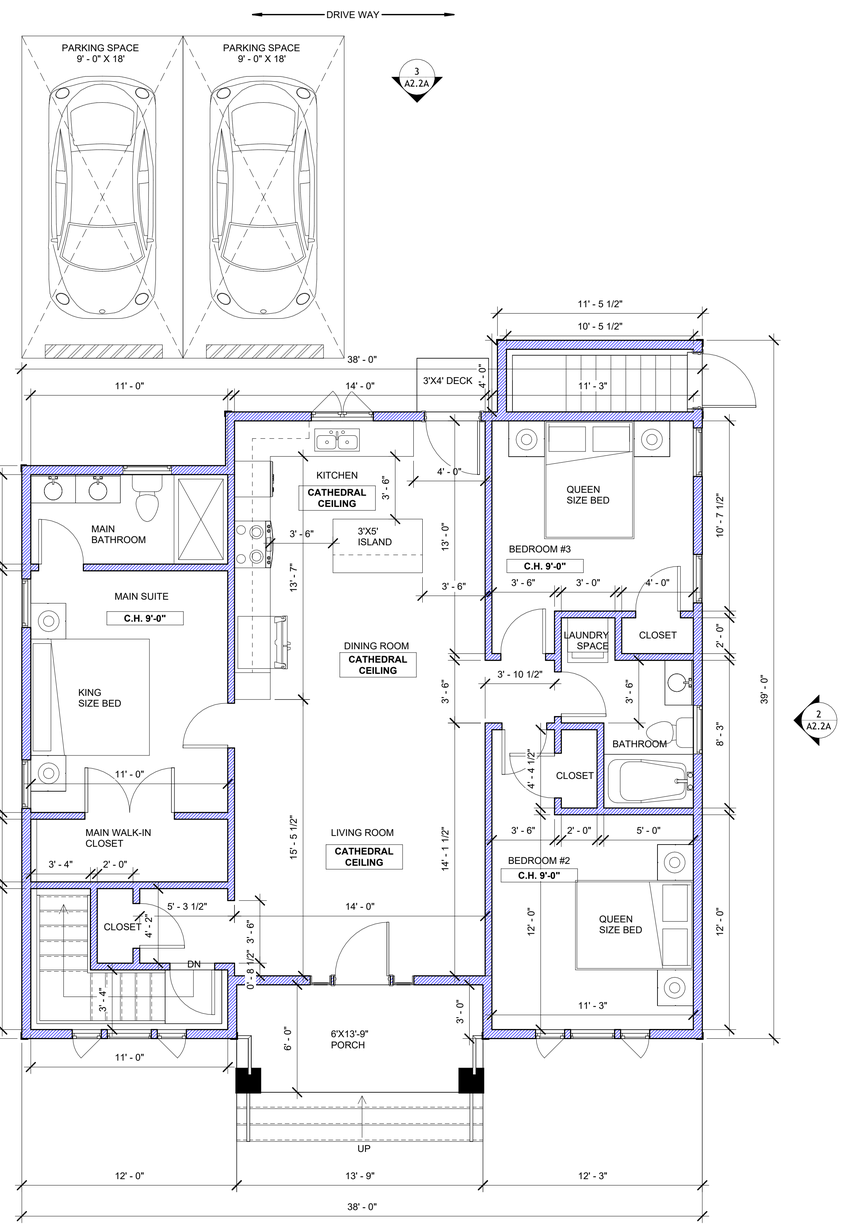
PROJECT NO. 25173

SHEET TITLE

PROPOSED
A VERSION
FLOOR PLANS

DRAWN:	J.Z.	**DRAWING NO:**
SCALE:	1/4" = 1'-0"	
DATE:	3/2/2026	
CHECKED:		**A1.1A**
SHEET	OF	





2BED 2BATH UNIT
(1,095 SF)
A VERSION

- UNITS ARE DESIGNED AS GROUP 1 ADAPTABLE AND CAN BE MODIFIED TO MEET FULL ADA (GROUP 2A) REQUIREMENTS WITH MINIMAL STRUCTURAL CHANGES.
- GROUP 1 ADAPTABLE UNIT – DESIGNED WITH UNIVERSAL DESIGN PRINCIPLES
- PRIMARY ENTRY PORCH CAN ACCOMMODATE FUTURE RAMP INSTALLATION
- REAR ENTRY AND PORCH AREA CAN ALSO BE ADAPTED FOR FUTURE RAMP USE (UTILIZING EXISTING GRADE)
- OPEN-CONCEPT LIVING/KITCHEN LAYOUT SUPPORTS FLEXIBLE MANEUVERING SPACE
- TYPICAL DOOR WIDTHS (3’-0” TO 3’-6”) FOR ACCESSIBILITY
- BATHROOMS FRAMED FOR FUTURE GRAB BARS
- FIRST-FLOOR LIVING (BEDROOMS, BATHROOMS, LAUNDRY) SUPPORTS AGING IN PLACE
- KITCHEN LAYOUT CAN BE MODIFIED FOR KNEE CLEARANCE IF NEEDED

3BED 2BATH UNIT
(1,254 SF)
A VERSION

PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

JCBT
ARCHITECT
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ADMIN@JCBTARCHITECT.COM
TEL: (617) 404-8182

CONSULTANT

REGISTRATION

REGISTERED ARCHITECT
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COMMONWEALTH OF MASSACHUSETTS

REVISIONS

NO.	BY	DESCRIPTION	DATE

PROJECT

MULTI FAMILY
NEW CONSTRUCTION

217 MILL ST,
RANDOLPH, MA

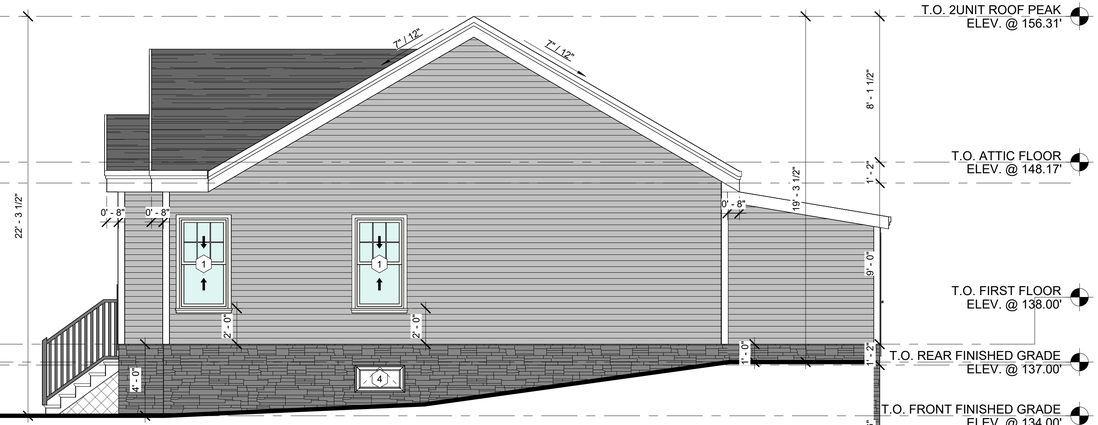
PROJECT NO. 25173

SHEET TITLE

PROPOSED
A VERSION
FLOOR PLANS

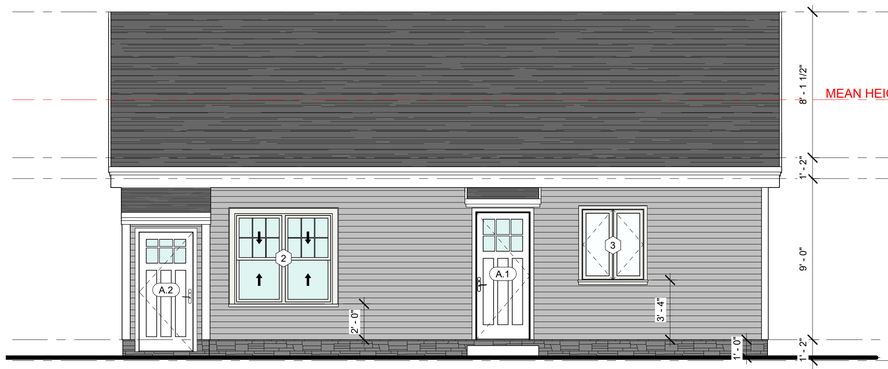
DRAWN: J.Z.	DRAWING NO:
SCALE: 1/4" = 1'-0"	
DATE: 3/2/2026	
CHECKED:	A1.2A
SHEET OF	

PROPOSED 2BED UNIT FRONT ELEVATION
SCALE: 1/4" = 1'-0"
1 / A2.1A

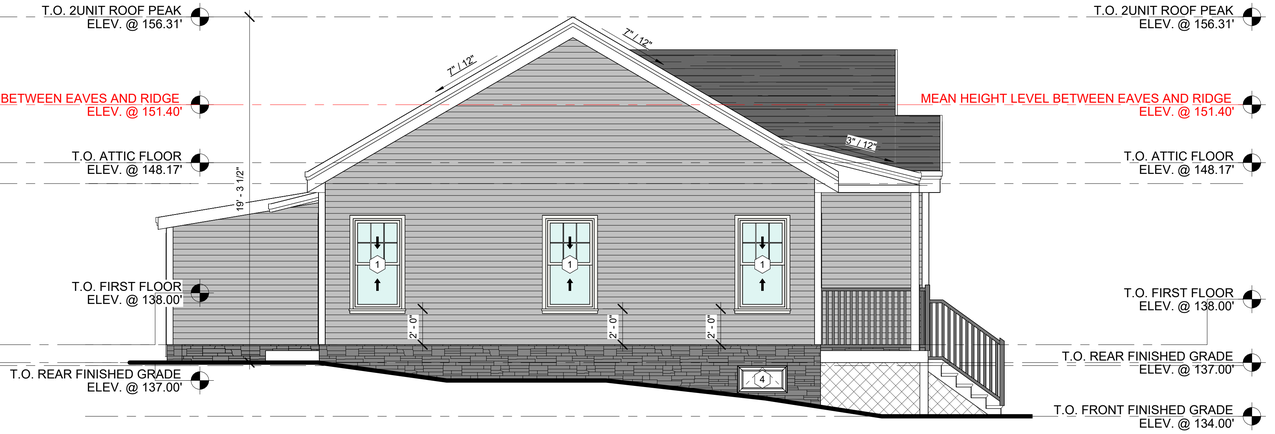


PROPOSED 2BED UNIT RIGHT-SIDE ELEVATION
SCALE: 1/4" = 1'-0"
2 / A2.1A

2BED 2BATH UNIT
(1,095 SF)
A VERSION



PROPOSED 2BED UNIT REAR ELEVATION
SCALE: 1/4" = 1'-0"
3 / A2.1A



PROPOSED 2BED UNIT LEFT-SIDE ELEVATION
SCALE: 1/4" = 1'-0"
4 / A2.1A

WINDOW SCHEDULE

ITEM	BRAND	ROUGH OPENING WIDTH	ROUGH OPENING HEIGHT	WIDTH	HEIGHT	QTY	REMARK
1	2 BED ROOM UNIT	2' - 9"	5' - 1"	2' - 8 1/2"	5' - 0 1/2"	7	DOUBLE HUNG
2	2 BED ROOM UNIT	5' - 6"	5' - 1"	5' - 5 1/2"	5' - 0 1/2"	2	TWIN DOUBLE HUNG
3	2 BED ROOM UNIT	3' - 6"	4' - 0"	3' - 5 1/2"	3' - 11 1/2"	1	TWIN CASEMENT
4	2 BED ROOM UNIT	2' - 9 1/2"	1' - 6 1/4"	2' - 9"	1' - 6"	2	AWING
A	3 BED ROOM UNIT	2' - 9"	5' - 1"	2' - 8 1/2"	5' - 0 1/2"	4	DOUBLE HUNG
B	3 BED ROOM UNIT	1' - 8"	5' - 1"	1' - 7 1/2"	5' - 0 1/2"	2	CASEMENT, LEFT HAND
C	3 BED ROOM UNIT	1' - 8"	5' - 1"	1' - 7 1/2"	5' - 0 1/2"	2	CASWMENT, RIGHT HAND
D	3 BED ROOM UNIT	2' - 6"	5' - 1"	2' - 5 1/2"	5' - 0 1/2"	2	PICTURE
E	3 BED ROOM UNIT	3' - 6"	4' - 0"	3' - 5 1/2"	3' - 11 1/2"	1	TWIN CASEMENT
F	2 BED ROOM UNIT	3' - 0 1/2"	1' - 8 1/2"	3' - 0"	1' - 8"	2	AWNING, TEMPERED GLASS
G	3 BED ROOM UNIT	2' - 9 1/2"	1' - 6 1/4"	2' - 9"	1' - 6"	2	AWING

EXTERIOR DOOR SCHEDULE

ITEM	LOCATION	WIDTH	HEIGHT	QTY	REMARK
A	2 BED ROOM UNIT	3'-0"	6'-8"	1	FRONT DOOR WITH ONE SIDE 1'-0" X 6'-8" SIDELIGHT
A.1	2 BED ROOM UNIT	3'-0"	6'-8"	1	REAR DOOR
A.2	2 BED ROOM UNIT	3'-0"	6'-8"	1	DOGHOUSE
A.3	3 BED ROOM UNIT	3'-0"	6'-8"	1	FRONT DOOR WITH TWO SIDE 1'-0" X 6'-8" SIDELIGHT
A.4	3 BED ROOM UNIT	3'-0"	6'-8"	1	REAR DOOR
A.5	3 BED ROOM UNIT	3'-0"	6'-8"	1	DOGHOUSE

JCBT ARCHITECT
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CONSULTANT

REGISTRATION

REGISTERED ARCHITECT
JIM CHEN
No. 51071
QUINCY, MA
COMMONWEALTH OF MASSACHUSETTS

REVISIONS

NO.	BY	DESCRIPTION	DATE

PROJECT

MULTI FAMILY
NEW CONSTRUCTION

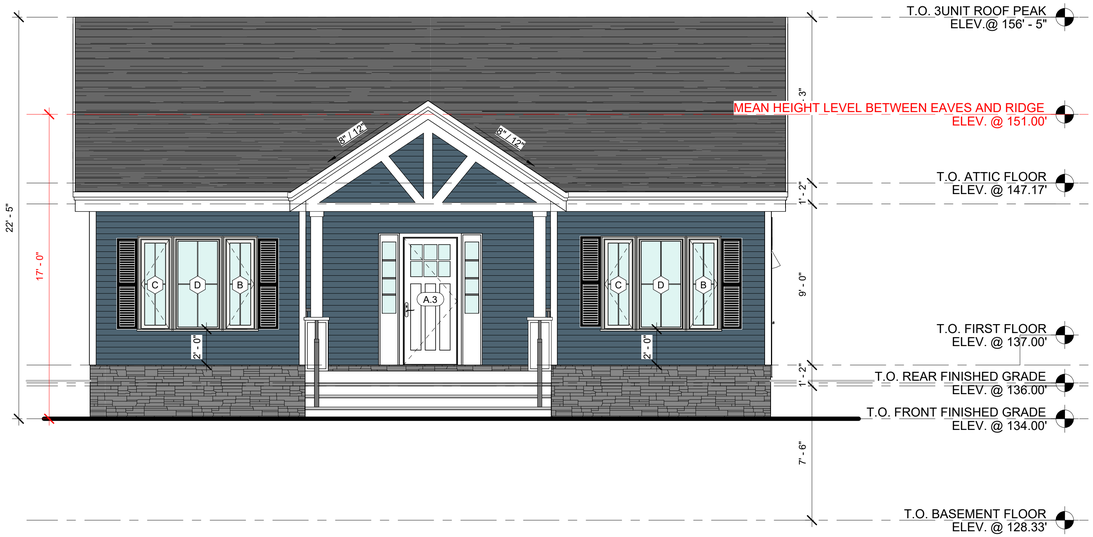
217 MILL ST,
RANDOLPH, MA

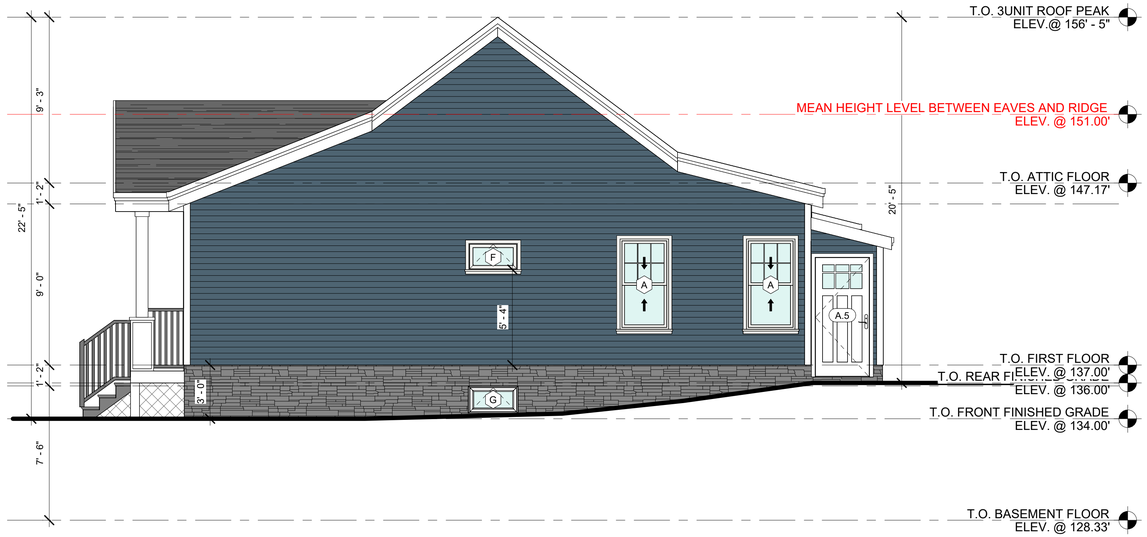
PROJECT NO. 25173

SHEET TITLE

PROPOSED
2BED UNIT
A VERSION
ELEVATIONS

DRAWN: JZ	DRAWING NO:
SCALE: As indicated	
DATE: 3/25/2026	
CHECKED:	A2.1A
SHEET OF	

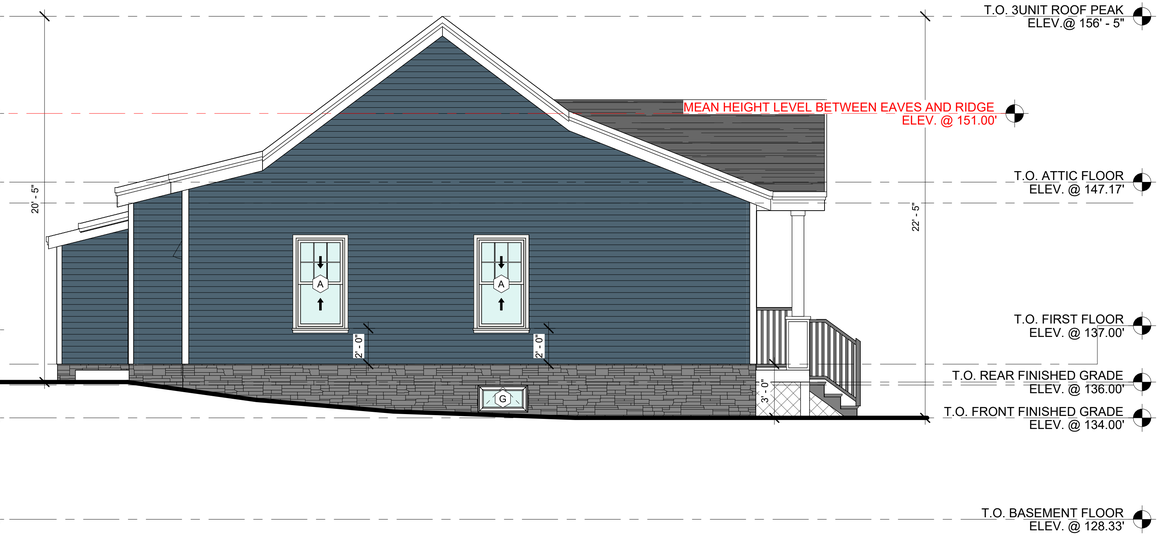




3BED 2BATH UNIT
(1,254 SF)
A VERSION

PROPOSED 3BED UNIT FRONT ELEVATION
SCALE: 1/4" = 1'-0"
1 A2.2A

PROPOSED 3BED UNIT RIGHT-SIDE ELEVATION
SCALE: 1/4" = 1'-0"
2 A2.2A



PROPOSED 3BED UNIT REAR ELEVATION
SCALE: 1/4" = 1'-0"
3 A2.2A

PROPOSED 3BED UNIT LEFT-SIDE ELEVATION
SCALE: 1/4" = 1'-0"
4 A2.2A

WINDOW SCHEDULE

ITEM	LOCATION	ROUGH OPENING WIDTH	ROUGH OPENING HEIGHT	WIDTH	HEIGHT	QTY	REMARK
1	2 BED ROOM UNIT	2' - 9"	5' - 1"	2' - 8 1/2"	5' - 0 1/2"	7	DOUBLE HUNG
2	2 BED ROOM UNIT	5' - 6"	5' - 1"	5' - 5 1/2"	5' - 0 1/2"	2	TWIN DOUBLE HUNG
3	2 BED ROOM UNIT	3' - 6"	4' - 0"	3' - 5 1/2"	3' - 11 1/2"	1	TWIN CASEMENT
4	2 BED ROOM UNIT	2' - 9 1/2"	1' - 6 1/4"	2' - 9"	1' - 6"	2	AWING
A	3 BED ROOM UNIT	2' - 9"	5' - 1"	2' - 8 1/2"	5' - 0 1/2"	4	DOUBLE HUNG
B	3 BED ROOM UNIT	1' - 8"	5' - 1"	1' - 7 1/2"	5' - 0 1/2"	2	CASEMENT, LEFT HAND
C	3 BED ROOM UNIT	1' - 8"	5' - 1"	1' - 7 1/2"	5' - 0 1/2"	2	CASWMENT, RIGHT HAND
D	3 BED ROOM UNIT	2' - 6"	5' - 1"	2' - 5 1/2"	5' - 0 1/2"	2	PICTURE
E	3 BED ROOM UNIT	3' - 6"	4' - 0"	3' - 5 1/2"	3' - 11 1/2"	1	TWIN CASEMENT
F	2 BED ROOM UNIT	2' - 9"	1' - 6"	2' - 8 1/2"	1' - 5 1/2"	2	AWNING, TEMPERED GLASS
G	3 BED ROOM UNIT	2' - 9 1/2"	1' - 6 1/4"	2' - 9"	1' - 6"	2	AWING

EXTERIOR DOOR SCHEDULE

ITEM	LOCATION	WIDTH	HEIGHT	QTY	REMARK
A	2 BED ROOM UNIT	3'-0"	6'-8"	1	FRONT DOOR WITH ONE SIDE 1'-0" X 6'-8" SIDELIGHT
A.1	2 BED ROOM UNIT	3'-0"	6'-8"	1	REAR DOOR
A.2	2 BED ROOM UNIT	3'-0"	6'-8"	1	DOGHOUSE
A.3	3 BED ROOM UNIT	3'-0"	6'-8"	1	FRONT DOOR WITH TWO SIDE 1'-0" X 6'-8" SIDELIGHT
A.4	3 BED ROOM UNIT	3'-0"	6'-8"	1	REAR DOOR
A.5	3 BED ROOM UNIT	3'-0"	6'-8"	1	DOGHOUSE

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REVISIONS

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PROJECT

MULTI FAMILY
NEW CONSTRUCTION

217 MILL ST,
RANDOLPH, MA

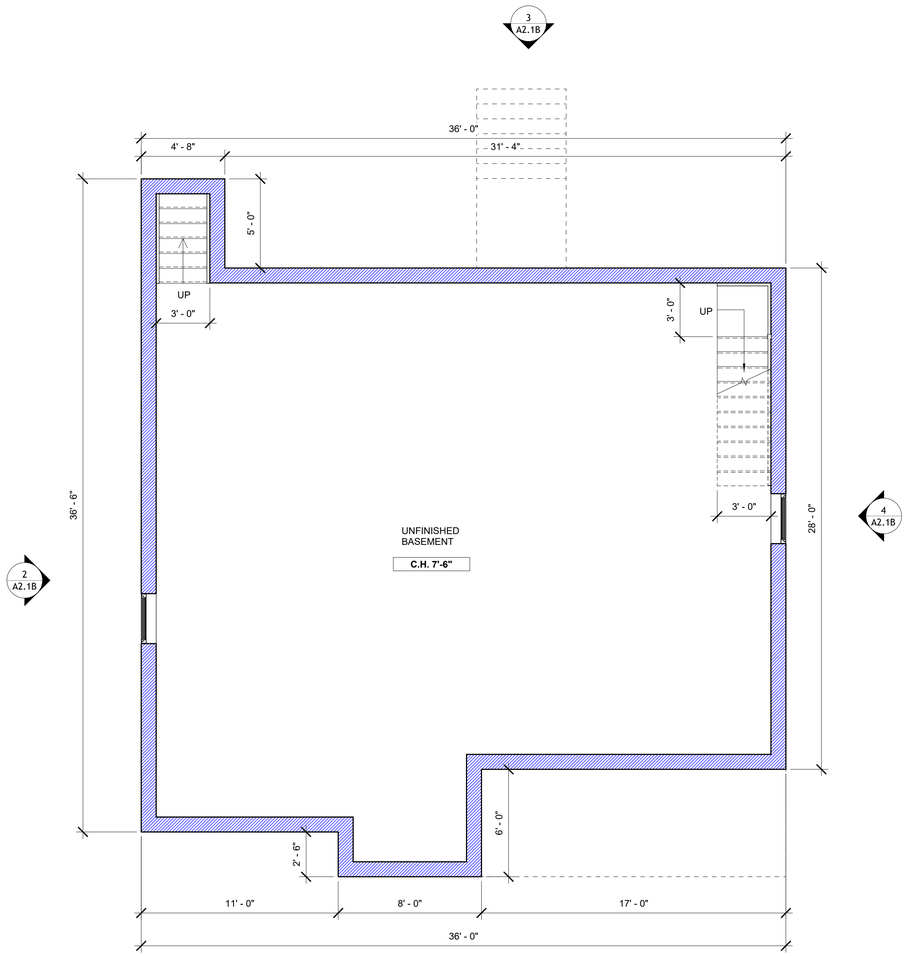
PROJECT NO. 25173

SHEET TITLE

PROPOSED
3BED UNIT
A VERSION
ELEVATIONS

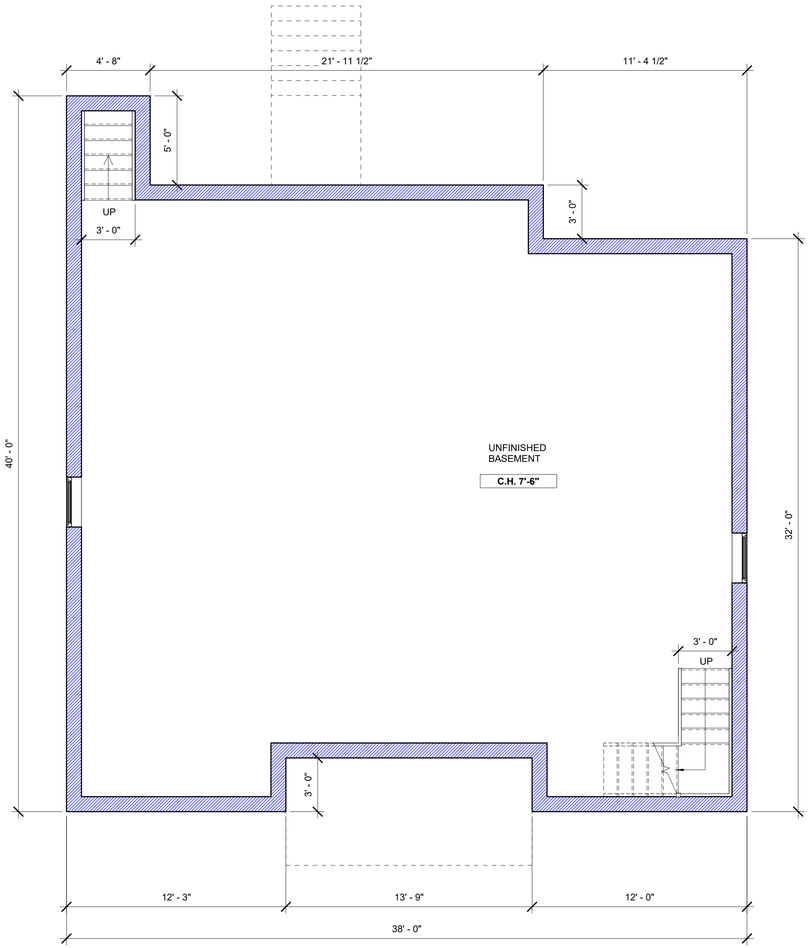
DRAWN: JZ
SCALE: As indicated
DATE: 3/25/2026
CHECKED:
SHEET OF

DRAWING NO:
A2.2A



2BED 2BATH UNIT
(1,095 SF)
B VERSION

1
A2.1B



3BED 2BATH UNIT
(1,254 SF)
B VERSION

PROPOSED BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"
1
A1.1B

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PROJECT

MULTI FAMILY
NEW CONSTRUCTION

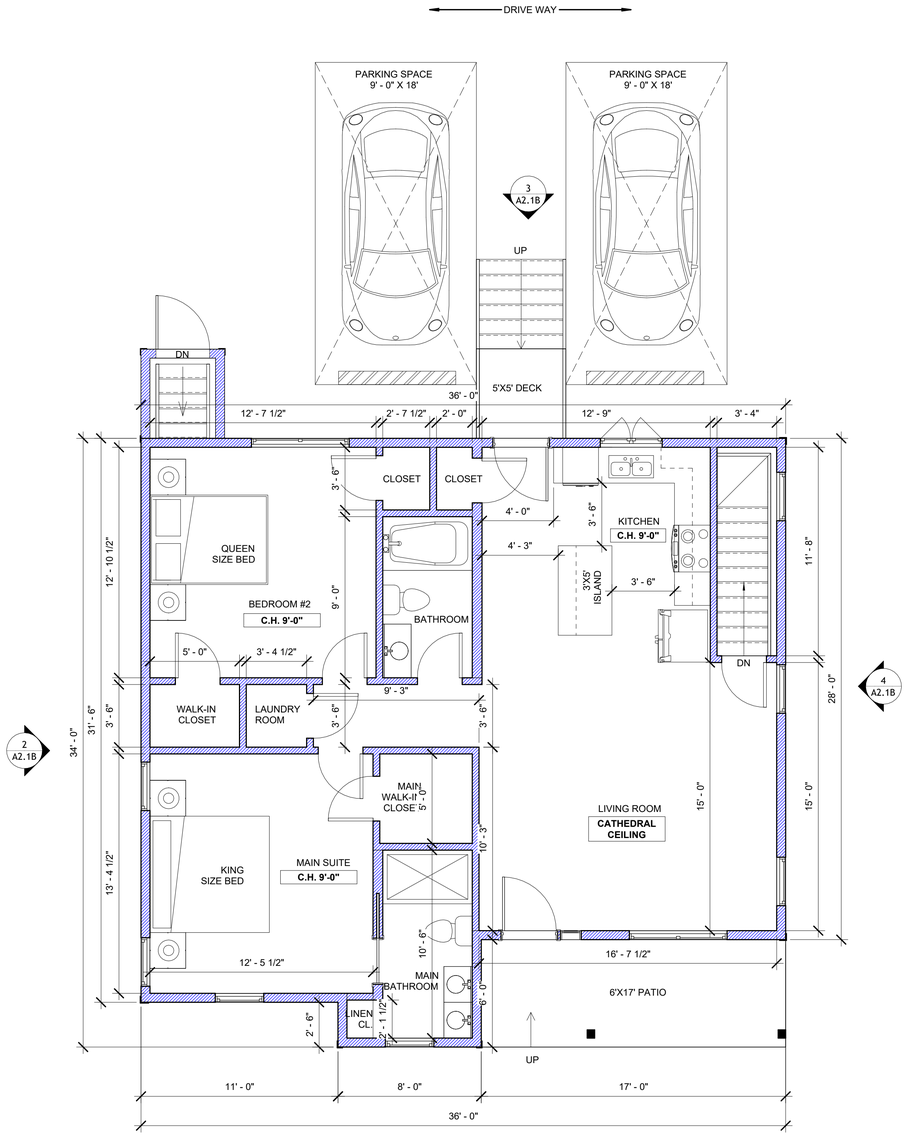
217 MILL ST,
RANDOLPH, MA

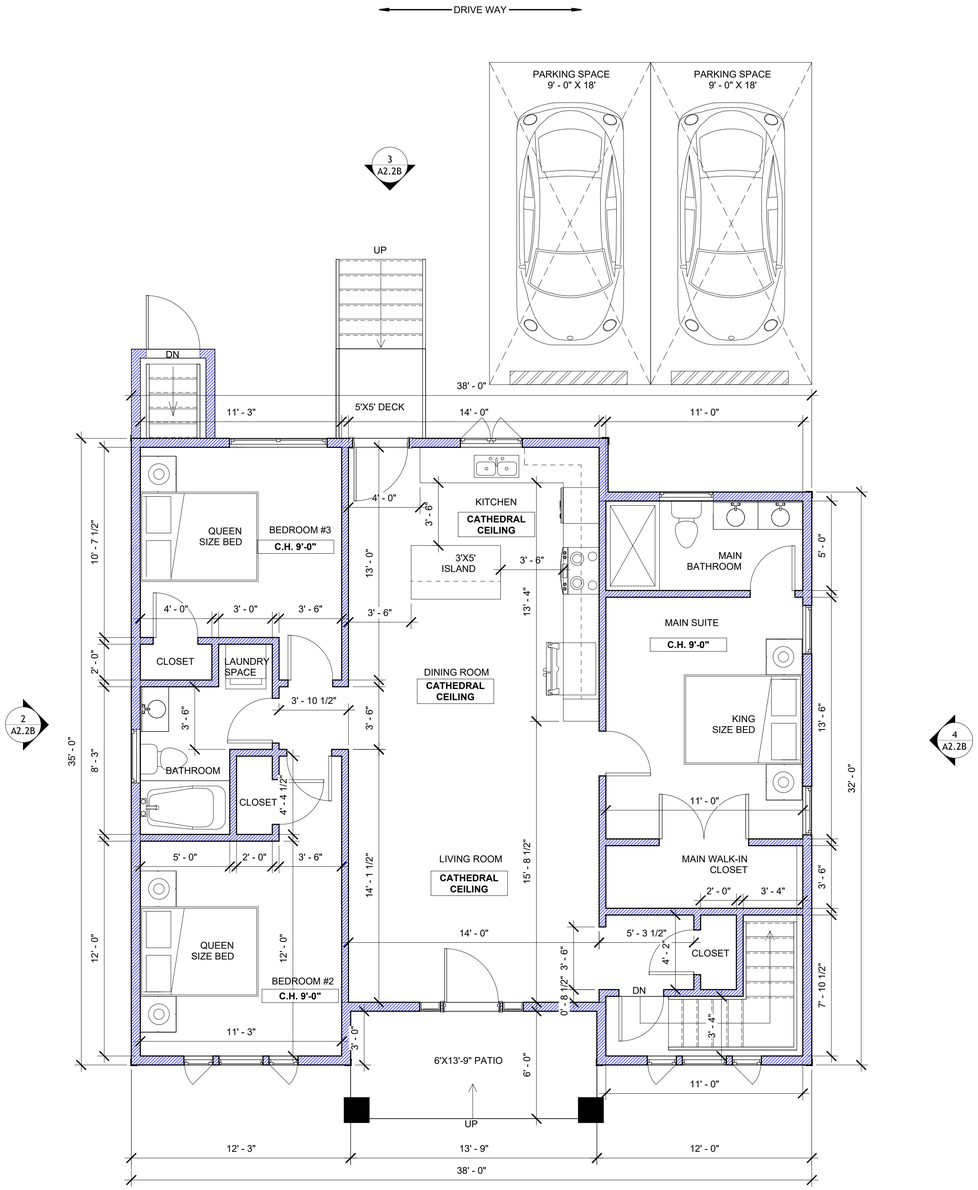
PROJECT NO. 25173

SHEET TITLE

PROPOSED
B VERSION
FLOOR PLANS

DRAWN:	J.Z.	**DRAWING NO:**
SCALE:	1/4" = 1'-0"	
DATE:	3/2/2026	
CHECKED:		**A1.1B**
SHEET	OF	





1
A2.1B

2BED 2BATH UNIT
(1,095 SF)
B VERSION

1
A2.2B

3BED 2BATH UNIT
(1,254 SF)
B VERSION

PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

1
A1.2B

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PROJECT

MULTI FAMILY
NEW CONSTRUCTION

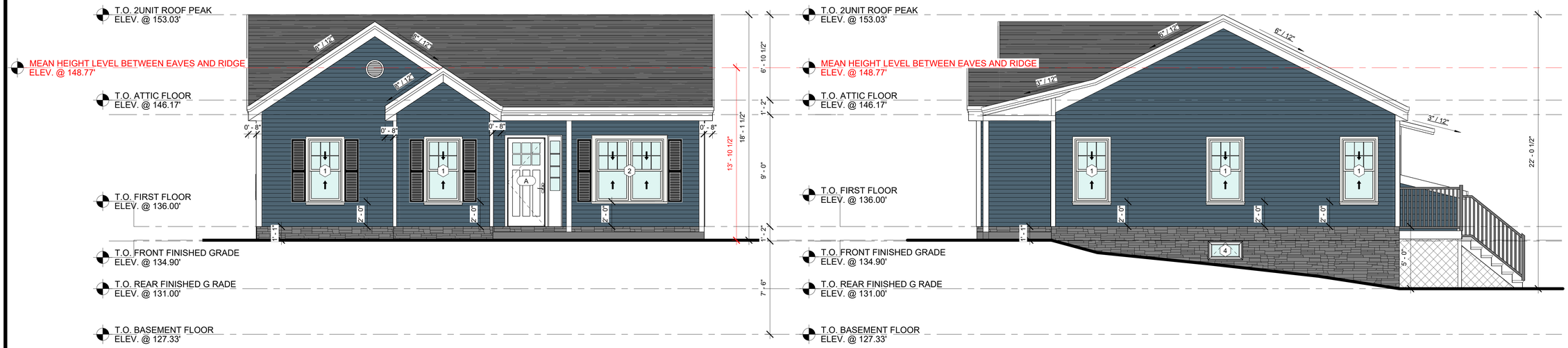
217 MILL ST,
RANDOLPH, MA

PROJECT NO. 25173

SHEET TITLE

PROPOSED
B VERSION
FLOOR PLANS

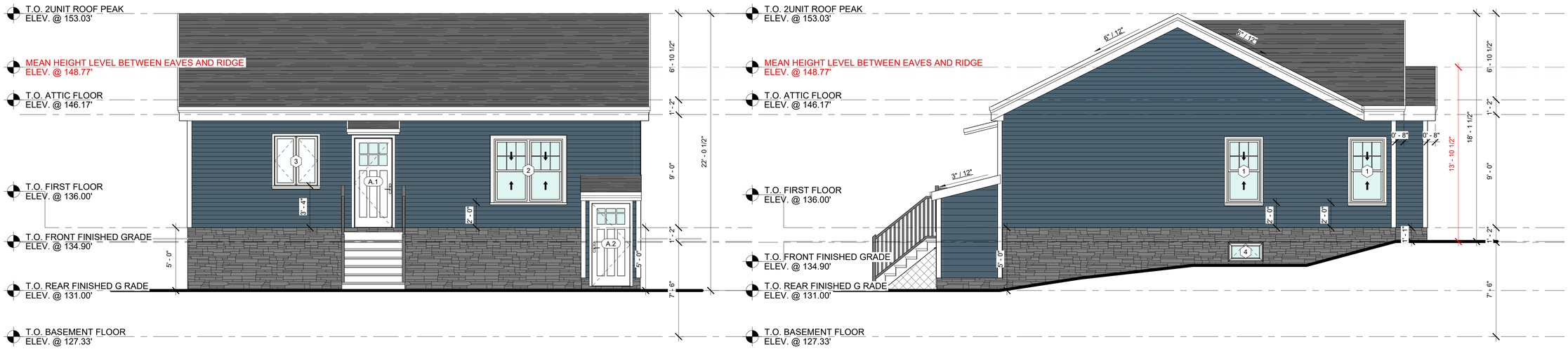
DRAWN:	J.Z.	DRAWING NO:
SCALE:	1/4" = 1'-0"	
DATE:	3/2/2026	
CHECKED:		A1.2B
SHEET	OF	



PROPOSED 2BED UNIT FRONT ELEVATION
SCALE: 1/4" = 1'-0"
1 / A2.1B

PROPOSED 2BED UNIT LEFT-SIDE ELEVATION
SCALE: 1/4" = 1'-0"
4 / A2.1B

2BED 2BATH UNIT
(1,095 SF)
B VERSION



PROPOSED 2BED UNIT REAR ELEVATION
SCALE: 1/4" = 1'-0"
3 / A2.1B

PROPOSED 2BED UNIT RIGHT-SIDE ELEVATION
SCALE: 1/4" = 1'-0"
2 / A2.1B

WINDOW SCHEDULE

ITEM	LOCATION	ROUGH OPENING WIDTH	ROUGH OPENING HEIGHT	WIDTH	HEIGHT	QTY	REMARK
1	2 BED ROOM UNIT	2' - 9"	5' - 1"	2' - 8 1/2"	5' - 0 1/2"	7	DOUBLE HUNG
2	2 BED ROOM UNIT	5' - 6"	5' - 1"	5' - 5 1/2"	5' - 0 1/2"	2	TWIN DOUBLE HUNG
3	2 BED ROOM UNIT	3' - 6"	4' - 0"	3' - 5 1/2"	3' - 11 1/2"	1	TWIN CASEMENT
4	2 BED ROOM UNIT	2' - 9 1/2"	1' - 6 1/4"	2' - 9"	1' - 6"	2	AWING
A	3 BED ROOM UNIT	2' - 9"	5' - 1"	2' - 8 1/2"	5' - 0 1/2"	2	DOUBLE HUNG
A.1	3 BED ROOM UNIT	5' - 6"	5' - 1"	5' - 5 1/2"	5' - 0 1/2"	1	TWIN DOUBLE HUNG
B	3 BED ROOM UNIT	1' - 8"	5' - 1"	1' - 7 1/2"	5' - 0 1/2"	2	CASEMENT, LEFT HAND
C	3 BED ROOM UNIT	1' - 8"	5' - 1"	1' - 7 1/2"	5' - 0 1/2"	2	CASWMENT, RIGHT HAND
D	3 BED ROOM UNIT	2' - 6"	5' - 1"	2' - 5 1/2"	5' - 0 1/2"	2	PICTURE
E	3 BED ROOM UNIT	3' - 6"	4' - 0"	3' - 5 1/2"	3' - 11 1/2"	1	AWNING, TEMPERED GLASS
F	3 BED ROOM UNIT	3' - 0 1/2"	1' - 8 1/2"	3' - 0"	1' - 8"	2	TWIN CASEMENT
G	3 BED ROOM UNIT	2' - 9 1/2"	1' - 6 1/4"	2' - 9"	1' - 6"	2	AWING

EXTERIOR DOOR SCHEDULE

ITEM	LOCATION	WIDTH	HEIGHT	QTY	REMARK
A	2 BED ROOM UNIT	3'-0"	6'-8"	1	FRONT DOOR WITH ONE SIDE 1'-0" X 6'-8" SIDELIGHT
A.1	2 BED ROOM UNIT	3'-0"	6'-8"	1	REAR DOOR
A.2	2 BED ROOM UNIT	3'-0"	6'-8"	1	DOGHOUSE
A.3	3 BED ROOM UNIT	3'-0"	6'-8"	1	FRONT DOOR WITH TWO SIDE 1'-0" X 6'-8" SIDELIGHT
A.4	3 BED ROOM UNIT	3'-0"	6'-8"	1	REAR DOOR
A.5	3 BED ROOM UNIT	3'-0"	6'-8"	1	DOGHOUSE

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COMMONWEALTH OF MASSACHUSETTS

REVISIONS

NO.	BY	DESCRIPTION	DATE

PROJECT

MULTI FAMILY
NEW CONSTRUCTION

217 MILL ST,
RANDOLPH, MA

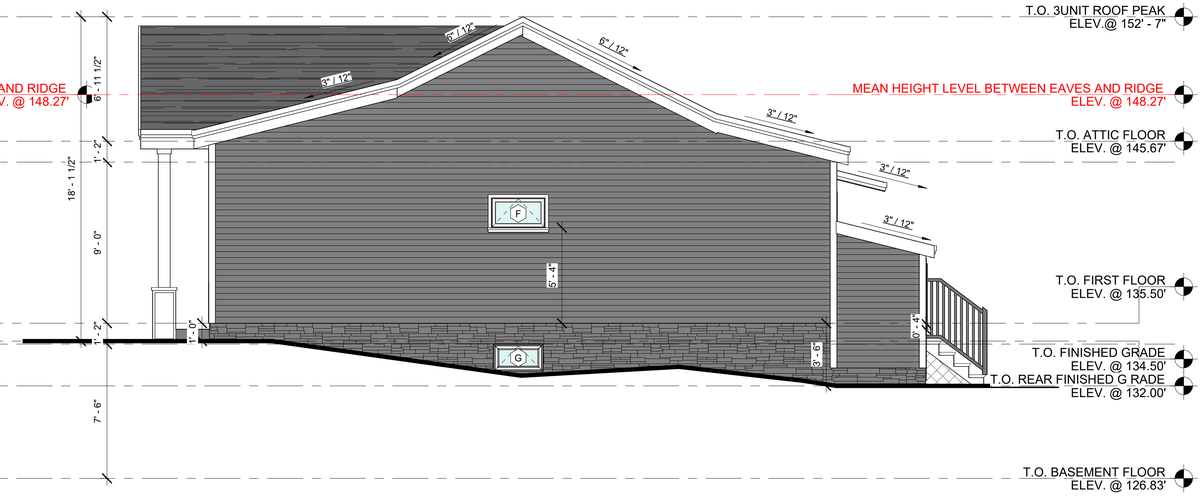
PROJECT NO. 25173

SHEET TITLE

PROPOSED
2BED UNIT
ELEVATIONS

DRAWN: JZ	DRAWING NO:
SCALE: As indicated	
DATE: 06.23.2024	
CHECKED:	A2.1B
SHEET OF	

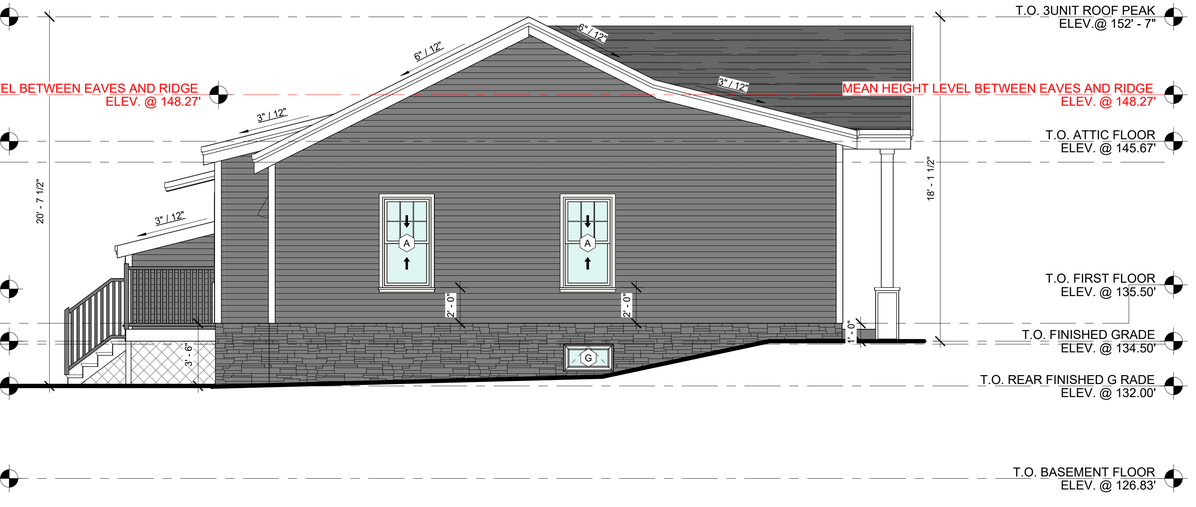
PROPOSED 3BED UNIT FRONT ELEVATION
SCALE: 1/4" = 1'-0"
1 A2.2B



PROPOSED 3BED UNIT RIGHT-SIDE ELEVATION
SCALE: 1/4" = 1'-0"
2 A2.2B

3BED 2BATH UNIT
(1,254 SF)
B VERSION

PROPOSED 3BED UNIT REAR ELEVATION
SCALE: 1/4" = 1'-0"
3 A2.2B



PROPOSED 3BED UNIT LEFT-SIDE ELEVATION
SCALE: 1/4" = 1'-0"
4 A2.2B

WINDOW SCHEDULE							
ITEM	LOCATION	ROUGH OPENING WIDTH	ROUGH OPENING HEIGHT	WIDTH	HEIGHT	QTY	REMARK
1	2 BED ROOM UNIT	2' - 9"	5' - 1"	2' - 8 1/2"	5' - 0 1/2"	7	DOUBLE HUNG
2	2 BED ROOM UNIT	5' - 6"	5' - 1"	5' - 5 1/2"	5' - 0 1/2"	2	TWIN DOUBLE HUNG
3	2 BED ROOM UNIT	3' - 6"	4' - 0"	3' - 5 1/2"	3' - 11 1/2"	1	TWIN CASEMENT
4	2 BED ROOM UNIT	2' - 9 1/2"	1' - 6 1/4"	2' - 9"	1' - 6"	2	AWING
A	3 BED ROOM UNIT	2' - 9"	5' - 1"	2' - 8 1/2"	5' - 0 1/2"	2	DOUBLE HUNG
A.1	3 BED ROOM UNIT	5' - 6"	5' - 1"	5' - 5 1/2"	5' - 0 1/2"	1	TWIN DOUBLE HUNG
B	3 BED ROOM UNIT	1' - 8"	5' - 1"	1' - 7 1/2"	5' - 0 1/2"	2	CASEMENT, LEFT HAND
C	3 BED ROOM UNIT	1' - 8"	5' - 1"	1' - 7 1/2"	5' - 0 1/2"	2	CASWMENT, RIGHT HAND
D	3 BED ROOM UNIT	2' - 6"	5' - 1"	2' - 5 1/2"	5' - 0 1/2"	2	PICTURE
E	3 BED ROOM UNIT	3' - 6"	4' - 0"	3' - 5 1/2"	3' - 11 1/2"	1	AWNING, TEMPERED GLASS
F	3 BED ROOM UNIT	3' - 0 1/2"	1' - 8 1/2"	3' - 0"	1' - 8"	2	TWIN CASEMENT
G	3 BED ROOM UNIT	2' - 9 1/2"	1' - 6 1/4"	2' - 9"	1' - 6"	2	AWING

EXTERIOR DOOR SCHEDULE					
ITEM	LOCATION	WIDTH	HEIGHT	QTY	REMARK
A	2 BED ROOM UNIT	3'-0"	6'-8"	1	FRONT DOOR WITH ONE SIDE 1'-0" X 6'-8" SIDELIGHT
A.1	2 BED ROOM UNIT	3'-0"	6'-8"	1	REAR DOOR
A.2	2 BED ROOM UNIT	3'-0"	6'-8"	1	DOGHOUSE
A.3	3 BED ROOM UNIT	3'-0"	6'-8"	1	FRONT DOOR WITH TWO SIDE 1'-0" X 6'-8" SIDELIGHT
A.4	3 BED ROOM UNIT	3'-0"	6'-8"	1	REAR DOOR
A.5	3 BED ROOM UNIT	3'-0"	6'-8"	1	DOGHOUSE

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REVISIONS

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PROJECT

MULTI FAMILY
NEW CONSTRUCTION

217 MILL ST,
RANDOLPH, MA

PROJECT NO. 25173

SHEET TITLE

PROPOSED
3BED UNIT
ELEVATIONS

DRAWN: JZ	DRAWING NO:
SCALE: As indicated	
DATE: 06.23.2024	
CHECKED:	A2.2B
SHEET OF	

MATERIAL DESCRIPTION:
SIDING:
SPECIFY HARDIEPLANK: LIGHT MIST OR VINYL SIDING: SILVER ASH
WALKWAY:BLUEISH GREY PAVER
FOUNDATION:
WHITE : ARCTIC SMOKE PANEL OR
BLACK : IRON ORE PANEL

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PROJECT

MULTI FAMILY
NEW CONSTRUCTION

217 MILL ST,
RANDOLPH, MA

PROJECT NO. 25173

SHEET TITLE

2-BEDROOM UNIT
VERSION A
RENDERING PLAN

DRAWN: J.Z.	DRAWING NO:
SCALE: NOTED	
DATE: 4/2/2026	
CHECKED:	R1
SHEET 1 OF	

JC BT
ARCHITECT
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NEW CONSTRUCTION

217 MILL ST,
RANDOLPH, MA

PROJECT NO. 25173

SHEET TITLE

2-BEDROOM UNIT
VERSION A
RENDERING PLAN

DRAWN: J.Z.	DRAWING NO:
SCALE: NOTED	
DATE: 4/2/2026	
CHECKED:	R2
SHEET 1 OF	

JC BT ARCHITECT
606 WASHINGTON STREET, QUINCY, MA 02169
ADMIN@JCBTARCHITECT.COM
TEL: (617) 404-8182

CONSULTANT

REGISTRATION

REGISTERED ARCHITECT
JIM CHEN
No. 51071
QUINCY, MA
COMMONWEALTH OF MASSACHUSETTS

REVISIONS

NO.	BY	DESCRIPTION	DATE

PROJECT

MULTI FAMILY
NEW CONSTRUCTION

217 MILL ST,
RANDOLPH, MA

PROJECT NO. 25173

SHEET TITLE

3-BEDROOM UNIT
VERSION A
RENDERING PLAN

DRAWN: J.Z.	DRAWING NO:
SCALE: NOTED	
DATE: 4/2/2026	
CHECKED:	R3
SHEET 1 OF	

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217 MILL ST,
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PROJECT NO. 25173

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DRAWN: J.Z.	DRAWING NO:
SCALE: NOTED	
DATE: 4/2/2026	
CHECKED:	R4
SHEET 1 OF	

MATERIAL DESCRIPTION:

SIDING:

SPECIFY HARDIEPLANK: IRON GRAY

OR VINYL SIDING: GRAPHITE GRAY

WALKWAY:BLUEISH GREY PAVER

FOUNDATION:

WHITE : ARCTIC SMOKE PANEL OR

BLACK : IRON ORE PANEL

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NEW CONSTRUCTION

217 MILL ST,
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PROJECT NO. 25173

SHEET TITLE

3-BEDROOM UNIT
VERSION A
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DRAWN: J.Z.	DRAWING NO:
SCALE: NOTED	
DATE: 4/2/2026	
CHECKED:	R5
SHEET 1 OF	

MATERIAL DESCRIPTION:
SIDING:
SPECIFY HARDIEPLANK: MONTEREY TAUPE

WALKWAY:BLUEISH GREY PAVER
FOUNDATION:
WHITE : ARCTIC SMOKE PANEL OR
BLACK : IRON ORE PANEL

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CONSULTANT

REGISTRATION

REVISIONS

NO.	BY	DESCRIPTION	DATE
1	J.Z.	REVISION#1	6-10-2026

PROJECT

MULTI FAMILY
NEW CONSTRUCTION

217 MILL ST,
RANDOLPH, MA

PROJECT NO. 25173

SHEET TITLE

2-BEDROOM UNIT
VERSION A
RENDERING PLAN

DRAWN: J.Z.	DRAWING NO:
SCALE: NOTED	
DATE: 4/2/2026	
CHECKED:	
SHEET 1 OF	R6

MATERIAL DESCRIPTION:
SIDING:
SPECIFY HARDIEPLANK: MONTEREY TAUPE

WALKWAY:BLUEISH GREY PAVER
FOUNDATION:
WHITE : ARCTIC SMOKE PANEL OR
BLACK : IRON ORE PANEL

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CONSULTANT

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JIM CHEN
No. 51071
STATE
COMMONWEALTH OF MASSACHUSETTS

REVISIONS

NO.	BY	DESCRIPTION	DATE
1	J.Z.	REVISION#1	6-10-2026

PROJECT

MULTI FAMILY
NEW CONSTRUCTION

217 MILL ST,
RANDOLPH, MA

PROJECT NO. 25173

SHEET TITLE

3-BEDROOM UNIT
VERSION A
RENDERING PLAN

DRAWN: J.Z.	DRAWING NO:
SCALE: NOTED	
DATE: 4/2/2026	
CHECKED:	R7
SHEET 1 OF	

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CONSULTANT

REGISTRATION

REVISIONS

NO.	BY	DESCRIPTION	DATE

PROJECT

MULTI FAMILY
NEW CONSTRUCTION

217 MILL ST,
RANDOLPH, MA

PROJECT NO. 25173

SHEET TITLE

2-BEDROOM UNIT
INTERIOR
RENDERING PLAN

DRAWN: J.Z.	DRAWING NO:
SCALE: NOTED	
DATE: 4/2/2026	
CHECKED:	R6
SHEET 1 OF	

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QUINCY, MA

REVISIONS

NO.	BY	DESCRIPTION	DATE

PROJECT

MULTI FAMILY
NEW CONSTRUCTION

217 MILL ST,
RANDOLPH, MA

PROJECT NO. 25173

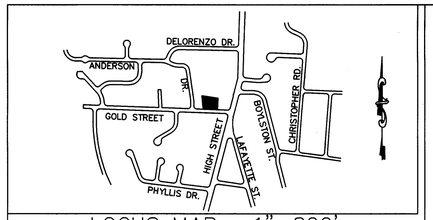
SHEET TITLE

3-BEDROOM UNIT
INTERIOR
RENDERING PLAN

DRAWN: J.Z.	DRAWING NO:
SCALE: NOTED	
DATE: 4/2/2026	
CHECKED:	R7
SHEET 1 OF	

File Attachments for Item:

2. ANR - 5 Gold Street

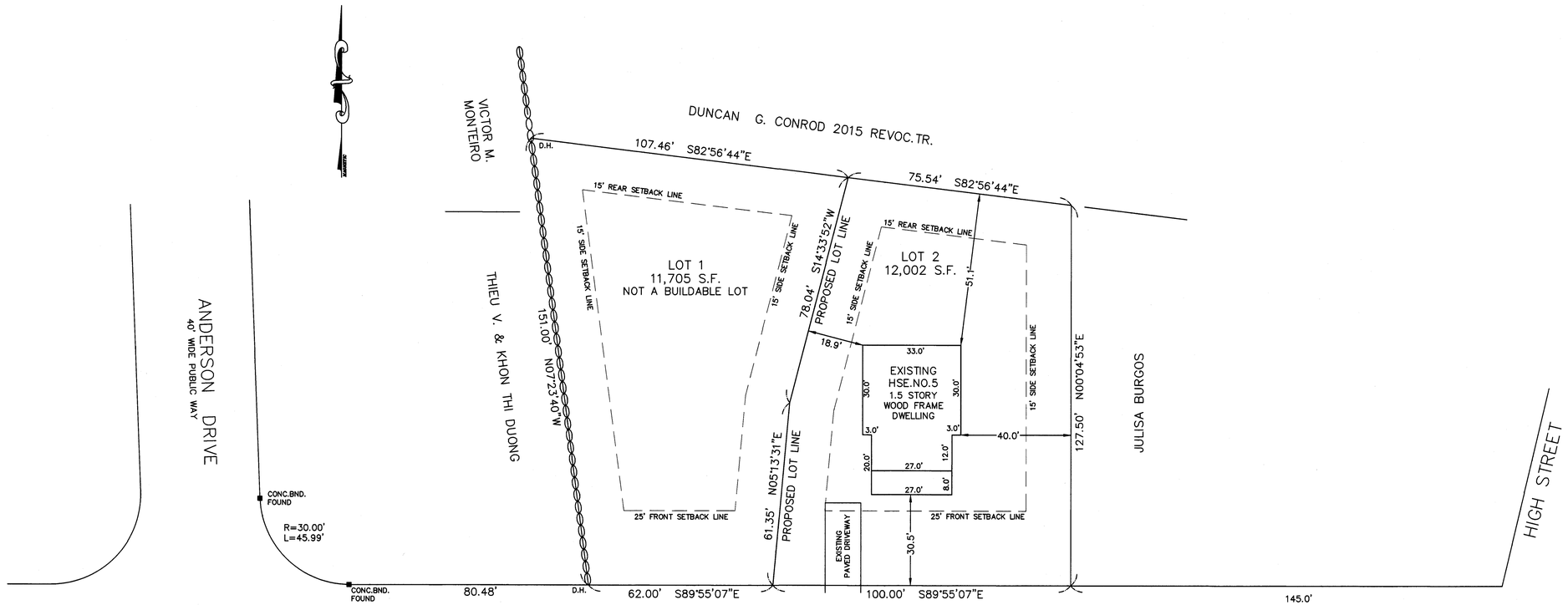


LOCUS MAP : 1"=800'

ZONING RESIDENTIAL SINGLE FAMILY HIGH DENSITY REQUIREMENTS			
	REQUIRED	PROPOSED LOT 1	EXISTING LOT 2
LOT AREA	12,000 S.F.	11,705 S.F.	12,002 S.F.
LOT FRONTAGE*	100.00'	62.00'	100.00'
LOT DEPTH	100.00'	143.22'	132.6'
LOT WIDTH	75.00'	67.53'	97.75'
FRONT YARD SETBACK	25.0 FEET		30.5 FEET
SIDE YARD SETBACK	15.0 FEET		18.9 FEET
REAR YARD SETBACK	15.0 FEET		51.1 FEET
LOT COVERAGE			
BY STRUCTURES	20.0 %		12.75 %
BY STRUCTURES AND OTHER IMPERVIOUS	25.0 %		15.55 %
MAXIMUM BUILDING HEIGHT STORIES	2.5 STORIES		1.5 STORIES
MAXIMUM BUILDING HEIGHT FEET	40 FEET		18.0 FEET

* LOT FRONTAGE MAY BE REDUCED TO 60 FEET FOR A SINGLE FAMILY DWELLING PROVIDED THE PROPER PROCESS IS FOLLOWED. SEE ARTICLE 5 DIMENSIONAL REGULATIONS 5.2 FRONTAGE

I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS.



ASSESSOR'S MAP 45 , PARCELS 12 & 13
ZONING : SINGLE FAMILY HIGH DENSITY
DEED REFERENCE : BOOK 40049 PAGE 174
PLAN REFERENCES : BOOK 2876 PG 304
BOOK 4027 PG 50
BOOK 223 PG 98

PLANNING BOARD APPROVAL , UNDER SUBDIVISION CONTROL LAW , IS NOT REQUIRED .

RANDOLPH PLANNING BOARD

DATE:

NO DETERMINATION AS TO COMPLIANCE WITH ZONING REQUIREMENTS HAS BEEN MADE OR INTENDED.

OWNER & APPLICANT :

MICHAEL E. BROWN
13 AVON STREET
ANDOVER, MA. 01810

PLAN OF LAND
IN
RANDOLPH , MA.

SCALE: 1"=20' MAY 21, 2026

CRAIG E. CYGAWNOSKI DATE

RIM ENGINEERING CO., INC.
P.O. BOX 32 MANSFIELD, MA. 02048
(508) 339-3731 RIMENGINEERING@VERIZON.NET

BROWN 5 GOLD STREET RANDOLPH
ANR PLAN MAY 21, 2026

File Attachments for Item:

3. Zoning Ordinance - proposed prohibition of Data Centers

§ 2.2 Data Centers

Data Center

A facility, or portion thereof, primarily designed or used to house computer servers and related information technology infrastructure for the storage, processing, management, or transmission of electronic data. A Data Center may include, but is not limited to, server racks, data storage systems, cooling systems, power conditioning equipment, substations, uninterruptible power supplies, backup generators, telecommunications equipment, security systems, and associated mechanical and electrical infrastructure.

A use shall be classified as a Data Center where either:

(a) more than twenty-five percent (25%) of the gross floor area is devoted to server racks, stationary computing equipment, or associated mechanical or electrical infrastructure; or

(b) the primary purpose of the facility, as determined by the Building Commissioner or designee, is the housing and operation of computer servers and related infrastructure, regardless of floor area allocation.

§ 4.7 Data Centers forbidden.

The operation of any Data Center, as defined in Chapter 200 of the Town of Randolph Ordinances are prohibited in all zoning districts of the Town of Randolph.

DRAFT