PLANNING BOARD MEETING

Tuesday, March 28, 2023 at 6:00 PM

Town Hall - 41 South Main Street Randolph, MA 02368

AGENDA

In accordance with Governor Baker's Order Suspending Certain Provisions of the Open Meeting Law, G. L. c. 30A, § 20, relating to the 2020 COVID 19 emergency, the Planning Board shall meet remotely to avoid group congregation.

A. Call to Order - Roll Call

B. Chairperson Comments

C. Approval of Minutes

1. Minutes of 3/14/23
2. Minutes of 2/7/23
3. Minutes of 3/14/23

D. Public Speaks

E. Public Hearings

1. Definitive Subdivision - Mill Street

F. Old/Unfinished Business

G. Staff Report

***Active Subdivision Review**
***Active Project Review**
***Upcoming Project Review**

1. Advisory Concerning Enforcement of the MBTA Communities Zoning Law

H. Board Comments

I. Adjournment
Notification of Upcoming Meeting Dates

PLANNING BOARD MEETING

Tuesday, March 14, 2023 at 6:00 PM

Town Hall - 41 South Main Street Randolph, MA 02368

MINUTES

In accordance with Governor Baker's Order Suspending Certain Provisions of the Open Meeting Law, G. L. c. 30A, § 20, relating to the 2020 COVID 19 emergency, the Planning Board shall meet remotely to avoid group congregation.

A. Call to Order - Roll Call

Called to order at 6:00 by the chairman

PRESENT
Alexandra Alexopoulos
Tony Plizga
Nereyda Santos-Pina
Lou Sahlu

ABSENT
Peter Taveira

B. Chairperson Comments

Chairman Plizga stated in the event of a power outage, he reserves the right to cancel the meeting and reconvene at a later date.

C. Approval of Minutes

No minutes were provided for review. The item was tabled until the next meeting.

D. Public Speaks

None

E. Public Hearings

1. Modification of a Subdivision (Braintreeville Manor) -Discontinuance of paper street(s) - off of North Street/Randolph Road

   Chair Plizga opened the hearing as a continuation of a public hearing for a Modification of a Subdivision (Braintreeville Manor) – Discontinuance of paper street(s) – off of North Street/Randolph Road. This hearing was opened on February 28, 2023

and continues this evening per the request of the applicant. The public notice read into the record.

Planner Tyler gave an overview of the project on the Town's behalf. This request was placed by the attorney for the owner of the properties off of Randolph Road and North Street. These are industrial zoned properties. Braintreeville Manor Subdivision is a recorded subdivision with roads that have never been constructed. The owner of the property is asking the Board to discontinue those laid out roads (paper streets) that have not been constructed with the exception of roads that provide access to parcels not owned by Mr. Lally.

The applicant's attorney, Robert Buckley, and Kristine Hung are present as well as Greg Burnett, the engineer. Mr. Buckley described the original lotting plan as a collection of 100 small parcels put in place in 1925 with laid out roads that were never built. The lots do not comply with current zoning. What they are trying to accomplish by consolidating these lots is pursuant to the Subdivision Control Act. Unlike the prior hearing, we are not creating roads we are eliminating roads. He explained by operation of law the title to abandoned roadways rests in the abutting property owners and the result will be to create one lot out of a number of lots. Mr. Buckley would then hope to be before the Board in the near future with something to discuss for future action.

Engineer, Gregg Burnett of DiPrete was asked to share the plan. Mr. Buckley pointed out that the new lot would consist of some frontage on Randolph Road, then it would run down Garfield Road and then on the other side North Street. There is a common property line with a development that fronts on to North Street. That would become one major lot with all roadways being eliminated. Those who have remaining lots will have access to North Street preserved through Garfield up to Randolph Road. The consolidation is to eliminate the numerous small lots that are in existence there.

Chair Plizga asked Mr. Buckley if they would end up with two lots when they are done. Mr. Buckley explained that basically, there will be one large consolidated lot for our ownership group. Mr. Burnett clarified that by leaving the Garfield Road access, there essentially would be two separate lots.

Chair Plizga opened the hearing up for public comment. No public comments were made. Chair Plizga closed the public comment portion of the meeting and moved to the Board for discussion.

Chair Plizga asked Mr. Burnett to go over some minor changes to the plan, specifically summarizing the clouded areas on the plan and what each change means. Mr. Burnett explained that the majority of the revisions were editorial. For instance, to represent the correct parcel ID and to make sure they are coordinated properly with the lot that they would be joining. He noted the green text represents the portions of the roadway that will be collapsed and brought into each of the lots. One note clarified and corrected an engineering error related to the area and square footage of the roadway and how it translated to this parcel.

Chair Plizga asked Mr. Burnett to discuss Note 2-4 which talks about parcel ID 2. Mr. Buckley responded for Mr. Burnett explaining that the Town took the parcel through tax title a number of years ago and recently held an auction. One of the parties of interest in the validation plan was a successful bidder and signed a purchase and sale agreement on the parcel.

Mr. Buckley said they would agree not to record the plan pending performance under the purchase and sale agreement. He believes it has a 30-day performance criteria. Chair Plizga noted that eventually note 2-4 (related to parcel ID 17-K-2) would have to be deleted from the plan to make the drawing correct. Mr. Blakely disagreed, noting that anyone looking at the title would be able to trace the changes to the plan. Once the deed is recorded for the parcel, it would eliminate the validity of that note.

Chair Plizga asked if Board members had questions. Feedback was that the information was straightforward. Chair Plizga wanted to hold off on a vote until everything is in Mr. Buckley's ownership and completed. Mr. Buckley asked how it would hurt the Town's position if they were willing to wait to until ownership was complete to record the plan. Chair Plizga asked Planner Tyler if the Board could approve this subject to the sale being completed. The parties agreed it was acceptable. There was a discussion as to how the motion should be worded. Planner Tyler read the motion.

Motion made by Alexopoulos, Seconded by Plizga to approve the discontinuance of the roads under the subdivision Braintreeville Manor on the plans dated January 6, 2023 with the latest revisions dated January 17, 2023 pursuant to the execution of the purchase and sale agreement from parcel 17-K-2

Voting Yea: Alexopoulos, Plizga, Santos-Pina, Sahlu

Planner Tyler said she will record the decision for appeal with the Town Clerk. She will advise when it is posted to initiate the 20-day appeal period, after which the Board may endorse the mylar.

Motion made by Chair Plizga, Seconded by Santos-Pina to close the public hearing on the discontinuance of paper streets and the modification of a subdivision off of North Street and Randolph Road.

Voting Yea: Alexopoulos, Plizga, Santos-Pina, Sahlu

F. Old/Unfinished Business

1. Subdivision: Trim Way Definitive Plan REVISIONS (continuation)

Chairman Plizga introduced Mike Khoury, agent for the owner and applicant, Debby Stein Sharpe. Chairman Plizga noted at the meeting on February 28 the Board discussed everything that needed to be gone through relative to the plans with two or three open items left to be discussed.

Planner Tyler discussed which items potentially could be eliminated from the with the understanding that no construction take place. Planner Tyler noted while construction could not take place now, it potentially could so it should be documented as such and recorded in the decision for current owners and for future owner's reference.

The applicant inquired if the existing legal/mailing address of 358 and 360 North Street could be retained. Planner Tyler consulted the Town Engineer on the matter. According to the Town's ordinance for addresses on a new street, the addresses would need to be changed. The new addresses will be 2 and 3 Trim Way, as reflected in the Decision.

There was discussion regarding the requirement of a performance guarantee. The Town's Attorney was consulted on the matter. Subdivision control falls under MGL, not a local ordinance. MGL specifically states that the Board may not endorse a subdivision plan unless there is a performance guarantee. The applicant for the property owner may choose the type of performance guarantee whether it is a bond, a tri party agreement, a covenant, or a cash surety. But there would need to be something in place for Planning Board's endorsement and for the plan to be duly recorded. Planner Tyler left the performance guarantee in the decision along with some standard, ordinance related, conditions applicable to future construction.

Mike Khoury noted that at the Board's request, they have submitted a revised lotting plan that addressed questions from the Peer Review Engineer. He noted that mylars were presented to Planner Tyler for the Board's signatures.

Planner Tyler provided the Board with a summary of changes to the decision for the Board's review. Alexopoulos had a few questions regarding item 8, under "Note", and item 8F. The Board discussed and made some typographical edits to the decision. Planner Tyler noted that the Board would not be endorsing anything until they have the performance guarantee in place.

Debby Stein Sharpe has a concern with the bond or any other performance guarantee and how they will prove that they have actually performed since no construction will take place. Planner Tyler suggested Stein Sharpe consult an attorney for a legal opinion that could be reviewed by the Town's Attorney, as the Planning Board cannot overrule state law. Mr. Khoury sent over language related to the performance guarantee for review. He proposed adding language to the decision that would trigger the requirement of a performance guarantee in the event that construction is undertaken at Trim Way. The applicant would then be required to obtain a performance guarantee. He believes as it stands now, the performance guarantee is merely a legal formality, as there is nothing at this time for a security to ensure. Planner Tyler noted she does not have concurrence from the Town's attorney to accept the proposed language. She will establish a meeting with the Town Attorney for review. Planner Tyler recommended that the Board refrain from signing the plans or decision until the performance guarantee is established. Mike Khoury agreed that the language should be finalized prior to the Board signing off.

Motion made by Chair Plizga, Seconded by Alexopoulos to continue discussio
March 28, 2023

Voting Yea: Alexopoulos, Plizga, Santos-Pina, Sahlu

Motion made by Chair Plizga, Seconded by Alexopoulos to close the public hearing on the discontinuance of paper streets and the modification of a subdivision off of North Street and Randolph Road.

Voting Yea: Sahlu, Santos-Pina, Plizga, Alexopoulos

G. Staff Report

***Active Subdivision Review**
***Active Project Review**
***Upcoming Project Review**

Going into Spring Planner Tyler will ask all of the subdividers with active subdivsions for their current status. Many have been asked numerous times for a status update in order to understand when these projects will be closed. Some just need as-builts. Reminders will go out at the beginning of April with a request for a response by the end of May. Lafayette Estates may require an extension due to a deadline that won't be met so she will reach out to Joe Marotta on that. For Mary Lee Estates, follow up is needed, as she does not have a plan for their electrical service and where the pole would be located. There is only temporary power service.

33 Mazzeo Drive, Splash Car wash - the foundation is poured and they have continued their site work. She spoke with the immediate residential abutters, the Milan's, in the rear to make sure that their property would be protected.

50 Thomas Patton – is a project that has not gone before the board. The owner has done some site work without any review or approval. Planner Tyler, the Town's engineer and the conservation agent, Joe Dunn met with the property owner a few years back about some ideas about revising the parking lot, doing some new paving, fixing a stone wall at the rear. The Conservation commission was involved because it abuts the Great Bear Swamp. No formal request was made to the Planning Board after that. The project would have required stormwater review due to the potential amount of land disturbance. The applicant went before the conservation commission to receive approval for some landscaping at the rear of the building in the Wetland buffer for a rain garden and to repair a stone wall. A few weeks ago, after a landscaper requested a building permit for a flagstone walkway, Planner Tyler and Chair Plizga went for a site visit. They discovered that much of the work discussed years ago had already been done without review by the Board or obtaining any permits including repaving the parking lot. She has concerns over stormwater management and requested for them to stop all work until she has a comprehensive plan that shows all that they want to do and that they receive approval from DPW/Engineering for stormwater management and grading.

Planner Tyler will be sending the Board a digital plan set for request for in-law apartment at 13 Clark Street. The civil plan is ready, but needs some updates per Building

Commissioner review. The architectural set is not ready yet. Abutters notices are out for an April 11, 2023 hearing.

34 Scanlon Drive currently consists mostly of parking lot. It is a project for Yankee Bus Line to move their corporate headquarters from South Boston to Randolph. They will be constructing a new structure. They own 20 Scanlon Drive with an existing office building on it that will be repurposed. They will also be doing some minor site work such as reconfiguring the parking lot and landscaping, that would be subject to administrative review. The bus depot will be for bus maintenance, indoor washing and repair. This is subject to tier 4 review. One corner of the property is subject to conservation commission review. They have been working with them over the past few years to clean it up. Civil plans are on file. Architectural and landscaping plans will be available next week.

The hearing for the definitive subdivision for 217 Mill Street is scheduled for March 28, 2023. The Board has the plans. It has gone to the Fire Department for review and they have made some comments. Planner Tyler asked the engineer to prepare a plan for the revision for validation of turning radius at the rear for the Fire apparatus.

Planner Tyler is expecting a request, no time soon, for a request on East Druid Hill. There was a filing in 1991 where the land was subdivided and a new road Pett Acres Drive was approved but never constructed. There is a purchase and sale agreement on the property and she has been speaking with the buyer about coming before the Planning Board. She has gone over some of the requirements necessary to make the lots buildable. Wetlands on site will require conservation commission review and a storm water permit. The plan crosses over into Holbrook so it will need to be signed off by both Boards.

H. Adjournment

Notification of Upcoming Meeting Dates

Adjourned at 7:04pm on a motion by Santos-Pina, seconded by Alexopoulos

Voting Yea: Alexopoulos, Plizga, Santos-Pina, Sahlu

PLANNING BOARD MEETING

Tuesday, February 07, 2023 at 6:00 PM

Town Hall - 41 South Main Street Randolph, MA 02368

MINUTES

In accordance with Governor Baker's Order Suspending Certain Provisions of the Open Meeting Law, G. L. c. 30A, § 20, relating to the 2020 COVID 19 emergency, the Planning Board shall meet remotely to avoid group congregation.

A. Call to Order - Roll Call

Called to order at 6:01pm

PRESENT
Alexandra Alexopoulos
Tony Plizga
Nereyda Santos-Pina
Peter Taveira
Lou Sahlu

B. Chairperson Comments

Chairman Plizga welcomed new member Mr. Lou Sahlu to the Planning Board.

C. Approval of Minutes

1. Minutes of 1-24-2023

   Board reviewed and proposed edits on typographical errors

   Motion made by Alexopoulos, Seconded by Santos-Pina to accept the minutes as amended.
   Voting Yea: Alexopoulos, Plizga, Santos-Pina, Taveira
   Voting Abstaining: Sahlu

D. Public Speaks

Keri Windsor at 821 North Street asked for clarification about which agenda item would discuss the "North Street" project. The chairman specified the item on the agenda. Ms. Windsor indicated that she'd speak then.

E. Public Hearings

1. Definitive Subdivision - 358/360 North Street

Chairman Plizga read the legal notice into the record.

Applicant Debby Stein-Sharpe, her agent Mike Khoury, and engineer Steve Bouley of TetraTech were present on screen.

Planner Tyler advised the Board that an application, plan set, hearing fee and peer review fee were received from the applicant. Abutters notices were mailed postmarked January 13, 2023. Plans were submitted to Nitsch Engineering for Peer Review for the Planning Board.

The Planner provided a brief summary of the project which is to take 2 lots that have frontage on North Street that are currently non-conforming for frontage to adjust the lot lines and create a a paper street without construction that would afford both lots to have conforming frontage. There is no new construction plan on the lots currently. This is to lay out the roads on paper only to obtain conforming frontage and allow the parcels to do some lot line adjustments not currently permitted.

Planner indicates that the Board received a report from Nitsch Engineering only this afternoon at 4:24pm and neither the Board nor the applicant has had an opportunity to review it due to its late submission. The Chairman directs the report to be forward to the applicant's team and the Board the next work day.

Mike Khoury spoke on behalf of the applicant reminds the Board that this proposal has been discussed with the Board twice previously: once in an informal discussion and then second with a preliminary subdivision plan filing.

The lots at 358 and 360 North Street were created by an ANR in 1989 and the access at North Street was compliant with zoning at the time. The access was 90 feet wide split between the two lots at 45 feet each lot. The two properties have had a parking agreement between them and wanted to actually do a land swap between them and move lot lines so that their current parking usage would be on the lots under their respective ownership. The applicant learned that the frontage requirement was changed in 2005 requiring a larger area for each lot and more than the combined 90 feet currently shared by the two parcels (which was legally conforming in 1989). The Planner was approached with questions about how to accomplish the land swap possibly through a variance. A variance would require the properties to receive approval for every subsequent change so the subdivision was contemplated. This would create conforming frontage for each of the impacted lots at 358 and 360 North Street and provide vehicle and pedestrian access. The preliminary plan was prepared and submitted to the Board and received approval. The engineer has since prepared a Definitive Plan and submitted for review.

Debby Stein Sharpe, Steinsharpe LLC tells the Board that some years ago the abutting property owner constructed an addition on the building that brought the structure almost to the lot line and the part of the parcel involved in this proposed realignment of lots will give them some room on the side of their building so there is a benefit to both parcels.

Chairman Plizga opened to public comments. Frank on Allen Street was given an opportunity to speak but declined and indicated he would merely listen to the meeting.

Debby Stein Sharpe stated she had heard from Ron Brenner, an abutter who he had no issue with the proposal.

Planner indicates that two abutters presented questions to her directly. Mr. Ed Robichaud at 251 Allen Street asked about the project on January 27 and received an explanation. He stated he had no problem.

Jasmin Davis-Shearer of 171 Allen Street called the Planner and asked about the project. Planner provided the plan and was told she had no issue.

Chairman Plizga closed the public comments section of the hearing and opened to the Board for discussion.

Chairman Plizga initiates discussion regarding granite curbing and a request to have the project install it at the radius only of where the proposed way intersects with North Street. A lengthy discussion was had between Board members and the applicant regarding where granite curbing does and does not exist along North Street currently, including an online view of the area via Google maps. Discussion included whether there would be an impact to the abutting property to the south that currently has an opening onto proposed Trim Way. The Planner reminds the Board and applicant that the driveway at 356 North Street opens onto and uses private property and not a street. Not sure if there is a formal agreement for that or how it might change with the layout of proposed Trim Way and the addition of any curbing. Additional discussion was how to transition the granite where there is no existing curbing at that radius or section of North Street.

Debby Stein Sharpe indicates that there is no formal agreement between 356 and 358 North Street but there has never been an issue. Further, she doesn't think it makes sense to install granite at that location as it would not connect to any existing curbing that is granite, concrete or asphalt. Instead, she suggests that if the Town were to install curbing along North Street on the west side, she would take responsibility for the granite curbing at the radius to proposed Trim Way.

Chairman Plizga asks the Planner about any plans the Town may have to repair or repave North Street. He also asks that if the Town does install curbing on North Street in the future, could the Board request the owner to install the curbing at the radius. The Planner indicates that she would have to review that prospect with DPW to understand what the process would be.

Member Alexopoulos indicates that she believes the discussion about curbing at this point isn't necessary since there is no construction planned. If, however, the applicant were to construct Trim Way, then curbing would be required. There was additional discussion and clarification of the distinction between a private way and a public way. The applicant intends Trim Way to remain a private way.

The Board had further discussion about the impact of curbing at the radius to adjacent vegetation, traffic (especially truck) turning. Chairman Plizga withdrew his request for granite curbing at the intersection of proposed Trim Way and North Street.

Board members had no additional questions or comments. Chairman Plizga asked the Planner to forward the peer review report from Nitsch Engineering to the applicant's

team and the Board for review before the next meeting suggested to take plac
February 28.

Member Taveira indicates concerns that the abutters at 356 North Street are not in attendance at this hearing and they are the most impacted by this proposal due to their existing driveway into the parcel at 358 North Street which would become Trim Way. The Planner indicates that all abutter notices were mailed by certified mail. Taveira asks if there can be additional outreach to that abutter prior to the next meeting.

Motion made by Alexopoulos, Seconded by Taveira to continue the public hearing to February 28 at 6:30pm
Voting Yea: Alexopoulos, Plizga, Santos-Pina, Taveira, Sahlu

2. Modification of Subdivision (Braintreeville Manor)- Discontinuance of unimproved roads

Legal notice read into the record by Chairman Plizga.

The Planner provided a summary of the proposal before the Board stating that the request is for a modification of a subdivision with unimproved and unconstructed industrially zoned parcels on the east side of North Street. The request is by the property owner who owns all or most of the adjacent parcels to discontinue the roads that have been laid out and recorded at the Norfolk Registry of Deeds as Braintreeville Manor but never constructed. This would allow him to come before the Board in the future to combine the small parcels into larger conforming parcels suitable for construction. Any development on the parcel would be subject to zoning regulations which currently specify the land is zoned for industrial use. The applicant does not own all of the parcels on the impacted paper streets and, as such, the proposed discontinuance cannot restrict access to those parcels by those owners. The plan references discontinuance of only a portion of those streets.

The Planner indicates that the applicant sent a letter to the Planner via email and by Federal Express on February 1 which was presented on screen. Chairman Plizga read the letter into the record which requested a continuance of the public hearing without their presentation to the meeting of March 14, 2023. The chairman informs any members of the public that comments will be accepted at the next meeting after the applicant has made any presentation and before the Board takes up deliberation.

Taveira references that members of the public have been posted on social media and may be confused. He begins to provide an overview of the proposal and Chairman Plizga joins the conversation. The Planner reminds the Board that this is a public hearing that the applicant is not present at and has asked for a continuation. The Planner provided a significant overview as the administrator since she is not a voting member of the Board and that should be sufficient to inform the public of the intent of the project. Since the applicant isn't present at the meeting, there should be no further discussion of the project without them having the benefit of participation.

Motion made by Plizga, Seconded by Santos-Pina to continue the public hearing to March 14 at 6:15pm

Voting Yea: Alexopoulos, Plizga, Santos-Pina, Taveira, Sahlu

3. Request to Amend Zoning - Historic Property Setbacks

Public notice read by Chairman Plizga.

Planner invited Henry Cooke, IV, chairman of the Hitorical Commission to the meeting. The Planner provided an overview reminding the Board that this item was recommended as part of the Comprehensive Master Plan in 2017 under the Natural and Historic Resources. The Planning Board met jointly with the Historic Commission to discuss the merits of the recommendation in the Master Plan. Additionally, the Historic Commission met on their own to discuss. The Board's concurred on the recommendation of the Master Plan and created language for a proposed zoning amendment. It was submitted to the Town Council in November for referral to the Planning Board.

The Planner reminded the Board that residential construction, not part of subdivision control, is implemented and enforced by the Building Commissioner so no items affected by this ordinance would come before the Planning Board.

Chairman Plizga opened the hearing to the public for comments. Frank at 53 Allen Street asked to make comments needing clarification believing that the topic was relative to the Trim Way subdivision. He was advised that the topic impacting Allen Street was at a later time.

Chairman Plizga proposed an amendment to the order to paragraph C inserting the words "as defined in section 87-2 of the Town of Randolph General Ordinance" and discussed the request for including such language and Planner Tyler provided the Board with the definition documented section 87-2 for reference.

Chairman Plizga makes a motion to amend the proposed language to insert in item C the words "as defined in section 87-2 of the Town of Randolph General Ordinance". Seconded by Santos-Pina.

Voting yea: Alexopoulos, Santos-Pina, Taveira, Plizga
Abstaining: Sahlu

Chairman Plizga makes a motion on the main motion to recommend the amendment to Town Council with revisions as voted. Seconded by Santos-Pina.

Voting Yea: Alexopoulos, Plizga, Santos-Pina, Taveira
Voting Abstaining: Sahlu Motion to close the public hearing made by Alexopoulos and seconded by Taveira. Voting Yea: Alexopoulos, Plizga, Santos-Pina, Sahlu, Taveira

F. Old/Unfinished Business

1. Perry Estates - receipt of covenant

Perry Estates is the subdivision that was approved early last summer, off of C Street. The subdivision was a one lot subdivision creating a a street out of an existing driveway. The Board finally received a performance guarantee by way of a covenant from the property owner. As such, the Board now needs to sign the mylar so it can be recorded at the Registry of Deeds. Planner asks Board members to coordinate with her to sign the required documents.

G. Staff Report

1. Subdivision Listing

Lafayette Estates - An FYI to the Board. The Planner received a call from a neighbor to the project concerned about one of the lots that abuts the retention area. The back of the lot has about a 10 foot drop to the detention area and there is no fencing installed. The question was whether the Board had required any such installation. The Planner reviewed the definitive plan set, and the Board's decision and conditions and found no requirement for fencing. Since the parcel abuts the detention basin, the Planner also reviewed the Conservation Commission Order of Conditions and spoke with Joe Dunn. The ConCom Order of Conditions for Lafayette Estates specifically states that it is for "road construction only" and that impacted house lots must have a separate NOI filed with ConCom. The lot in questin has a residence constructed on it within the 100 foot buffer and is now occupied. There was no NOI filed with ConCom yet the home was constructed. While this isn't a Planning Board issue, the resident made the inquiry to Planning so the Planner is following up. Joe Dunn indicated that he would reach out to the regional representative to determine what actions can be taken after the fact and, specifically, so that the new homeowner understands the restrictions on that property due to their location in a wetland buffer.

Chairman Plizga inquires about an additional lot and wonders if it, too, is impacted. The Planner indicates that it is not within the wetland buffer.

There is an additional homeowner requesting a release of the covenant but, on review, the Planner indicates that a covenant cannot be released until the road construction is complete. However, the owner can ask for a release of covenant as long as an alternate type of performance guarantee is established to secure the remaining construction of the subdivision.

Ponkapoag Pond/DCR - The Planner advises the Board that DCR is conducting a public hearing on their proposed master plan for Ponkapoag Pond. Access to the pond is, in part, in Randolph so their proposal impacts the Town. Members should participate to understand what is being proposed. The Planner has participated in at least one of the public hearings as as Town Councilor Jesse Gordon.

Follow-up Grove Avenue/Cygnet Lane - At the last meeting, the Board asked the Planner to speak with the Town's Attorney regarding a statement by Karl Wells (related to the development of Cygnet Lane through subdivision control). Mr. Wells quoted a section of Mass General Law and suggested that the Planning Board was exceeding authority by requesting certain types of construction on roads - specifically granite curbing - where he believed the Town standard was not also granite. The Planner followed up with the Town's Attorney who followed up with the DPW

Superintendent. The DPW Superintendent indicated that the Town's standard curbing is to use granite unless otherwise specified. The Planner believes that the Board can retain their existing rules and regulations.

647 North Main Street - Planner followed up with the owner about the status of the traffic signal required at the location. He indicated that everything was filed with MassDOT and he is still waiting on them.

19 Highland - presented a revised landscaping plan to the Planner in January. They should be coming back to the Board at one of the next meetings for review and approval. There are items on the project list that must be completed before a Certificate of Occupancy can be issued as stipulated in the Special Permit Decision and Conditions.

Zoning Audit/Analysis - At the next meeting, the Board will speak with Barrett Planning Group about the current zoning ordinance as it relates to usability, flow, consistency, etc. The consultant is not reviewing subjective content but rather does the content comply with state and federal statutes, is it in a format easily understood by end users including the Planning Board. The Planner previously provided links to the zoning ordinance and rules/regulations for the Board to review in advance of the meeting. The Planner has already spent about 45 minutes with the consultant outlining concerns with the zoning ordinace.

H. Board Comments

Chairman Plizga discusses the need for site visits to proposed projects by the Board to have a better understanding of the property and adjacent areas over and above looking at a set of plans. He will ask that of the Board going forward and reminds the Board that there can be no deliberation or discussion of the proposal during a site visit. The Board does not have to go together if times aren't convenient but each member should make an effort to see a proposed development site. Member Alexopoulos concurs that this is a good practice and provides a different perspective when viewing a proposed development site on the ground.

Chairman Plizga brings up the discussions previously held by the Board surrounding the development of proposed zoning regarding electric vehicle charging stations. Currently there is no guidance in zoning leaving the Town open for potential development with no oversight. Members Taveira and Santos-Pina had been trying to develop proposed language but have been unable to connect for collaboration. There was discussion around a working group to put together language and a reminder from the Planner that if 3 members are present it's a meeting that must be posted and open to the public. Lengthy discussion ensued about what should or should not be included in a zoning ordinance and what is best left to Building Code. The Board asked the Planner to work on developing draft language that could be considered at future meetings.

I. Adjournment

Notification of Upcoming Meeting Dates

2-28-23
3-14-23

3-28-23
4-11-23
4-25-23

Meeting adjourned at 7:35pm

PL/217 MILL ST.

LEGAL NOTICE
Public Hearing

The Randolph Planning Board will conduct a public hearing on Tuesday, March 28, 2023 at 6:15pm on the petition of Francis Sun, 217 Mill Street, LLC of New York, NY to subdivide the parcel at 217 Mill Street (assessor's map 51-H-8.01) creating as new street with utilities and a cul-de-sac to serve four new single family house lots. This meeting is conducted via ZOOM with remote participation. The link to join the meeting is on the Town of Randolph website. Plans and materials may be viewed in the office of the Town Clerk at 41 South Main Street Randolph during regular business hours.

AD#8558120
PL 3/10, 3/17/23

PLANNING DEPARTMENT

FORM C
APPLICATION FOR A DEFINITIVE SUBDIVISION PLAN

Subdivision Name	Mill Court Development				
Assessor Parcel ID	51-H-8.01	**Norfolk County Registry of Deeds**	*Book/Page or Certificate #* 14059/498		
Parcel Location	217 Mill Street	**Status of existing way**	☒ **Public Way** ☐ **Private Way**	**Zoning**	RSFHD
Parcel Size (sq.ft.)	77,512 s.f. +/-	**Total proposed lots**	4		
Preliminary plan filed?	☒ **YES** ☐ **NO**	**Date prelim. Approved**	12 / 9 / 2022		
Any portion within a Wetland Resource Area?	☐ **Yes** _____**sq ft** ☒ **No**	**Any portion within a Flood Plain or Wetland?**	☐ **Yes** ☒ **No**		
Proposed New Way #1 to be used as frontage		☐ **Public Way** ☒ **Private Way**	**Est Length**	350+/- Feet	
Proposed New Way #2 to be used as frontage		☐ **Public Way** ☐ **Private Way**	**Est Length**		

Applicant	217 Mill St, LLC		
Contact person	Francis Sun		
Address	228 Park Avenue S, PMB35567, New York, NY 89135		
Address2			
Phone	617-949-0451	**Email**	francis.sun@owncoral.com

☒ *Check if Applicant is equitable owner (purchaser on a purchase and sales agreement)*

Surveyor	Claudio Sala, PLS, DeCelle-Burke-Sala & Associates, Inc.		
Contact person	Claudio Sala		
Address	1266 Furnace Brook Parkway #401, Quincy, MA 02169		
Address2			
Phone	(617) 405-5100	**Email**	csala@decelle-burke.com

Engineer	James Burke, PE, DeCelle-Burke-Sala & Associates, Inc.		
Contact person	James Burke		
Address	1266 Furnace Brook Parkway #401, Quincy, MA 02169		
Phone	(617) 405-5100	**Email**	jburke@decelle-burke.com

If property owner is not the Applicant, authorization from the owner is required

Property Owner	Arsenault Family Trust		
Address	217 Mill Street, Randolph, MA 02368		
Address2			
Phone		**Email**	

The undersigned submits the accompanying Definitive Plan of property located in the Town of Randolph for approval as a subdivision as permitted under the Subdivision Control Law of the Commonwealth of Massachusetts and the Rules and Regulations Governing the Subdivision of Land by the Planning Board.

I hereby certify, under the pains and penalties of perjury, that the information contained in this application is true, accurate and complete to the best of my knowledge and belief. I agree to abide by the Rules and Regulations Governing the Subdivision of Land and complete construction of the subdivision in accordance with said rules and the approved Definitive Subdivision Plan.

Applicant	He Sun Printed Name	01/24/2023 Date
Property Owner (if not the Applicant)	Printed Name	Date
Patrick Maggon Agent/Representative	PATRICK MAGGON Printed Name	2/6/2023 Date

PLANNING OFFICE USE ONLY

Date stamped by Town Clerk _____

Definitive Subdivision Filing Fee Paid AMT:_____ Check #_____

Plan Review Fee Deposit AMT:_____ Check #_____

Items Received: ☐ Application ☐ Print Copies ☐ Digital File ☐ Drainage Calculations

☐ Designer Certificate ☐ Other _____

Notes: _____

_____

_____

_____

Planning Staff

If property owner is not the Applicant, authorization from the owner is required

Property Owner	Arsenault Family Trust		
Address	217 Mill Street, Randolph, MA 02368		
Address2			
Phone	508-583-4831	**Email**	

The undersigned submits the accompanying Definitive Plan of property located in the Town of Randolph for approval as a subdivision as permitted under the Subdivision Control Law of the Commonwealth of Massachusetts and the Rules and Regulations Governing the Subdivision of Land by the Planning Board.

I hereby certify, under the pains and penalties of perjury, that the information contained in this application is true, accurate and complete to the best of my knowledge and belief. I agree to abide by the Rules and Regulations Governing the Subdivision of Land and complete construction of the subdivision in accordance with said rules and the approved Definitive Subdivision Plan.

Applicant	Printed Name	Date
Barbara J Arsenault	BARBARA J ARSENAULT	1/25/23
Property Owner (if not the Applicant)	Printed Name	Date
Agent/Representative	Printed Name	Date

PLANNING OFFICE USE ONLY

Date stamped by Town Clerk _____

Definitive Subdivision Filing Fee Paid AMT:_____ Check #_____

Plan Review Fee Deposit AMT:_____ Check #_____

Items Received: ☐ Application ☐ Print Copies ☐ Digital File ☐ Drainage Calculations

☐ Designer Certificate ☐ Other _____

Notes: _____

_____

_____

_____

Planning Staff

PLANNING DEPARTMENT

FORM D
REQUEST FOR WAIVERS IN A DEFINITIVE SUBDIVISION PLAN

Subdivision Name	Mill Court Development				
Assessor Parcel ID	51-H-8.01	**Norfolk County Registry of Deeds**	*Book/Page or Certificate #* 14059/498		
Parcel Location	217 Mill Street	**Existing Way**	☒ **Public Way** ☐ **Private Way**	**Zoning**	RSFHD
Parcel Size (sq. ft.)	77,512 s.f. +/-	**Total proposed lots**	4		
Definitive plan date	2 / 6 / 2023	**Revision Date** **Revision Date**	____/____/____ ____/____/____		
Proposed Way #1 to be used as frontage		☐ **Public Way** ☒ **Private Way**	**Est Length**	350+/- Feet	
Proposed Way #2 to be used as frontage		☐ **Public Way** ☐ **Private Way**	**Est Length**		

Applicant	217 Mill St, LLC		
Contact person	Francis Sun		
Address	228 Park Avenue S, PMB35567, New York, NY 89135		
Address2			
Phone	617-949-0451	**Email**	francis.sun@owncoral.com

☒ *Check if Applicant is equitable owner (purchaser on a purchase and sales agreement)*

I hereby request that the Planning Board waive the requirements of the Sections of the Randolph Subdivision Rules and Regulations referenced below and as the aforementioned Applicant, affirm that without the Planning Board granting said waiver(s), it would pose an unnecessary hardship upon me and, due to specific circumstances relative to the subdivision, or conditions of the land in such subdivision, the granting of this waiver(s) would not be contrary to the spirit and intent of the Town of Randolph Subdivision Rules and Regulations. *(Attach additional sheets if necessary)*

Regulation	**Reason for Waiver**	
Section and/or subsection requested to be waived	Proposed alternative	Explanation of why the regulation cannot be accomplished.
B3	115' offset	Given the locus proximity to Curran Terrace, the 200' requirement can't be met.
D19	Drainage facilities on building lots are located within easements	Given the lot areas, it is not feasible to avoid putting drainage facilities on building lots

I acknowledge, as the Applicant, that this waiver is requested in accordance with the provisions set forth in the Subdivision Control Law of the Commonwealth of Massachusetts and the Rules and Regulations Governing the Subdivision of Land by the Planning Board of the Town of Randolph.

Applicant	He Sun	01/24/2023
	Printed Name	Date

PLANNING DEPARTMENT

FORM E
DESIGNER'S CERTIFICATE

Subdivision Name	Mill Court Development	**Plan Date**	1/24/2023
Parcel Location	217 Mill Street	**Assessor Parcel ID**	51-H-8.01
Total Proposed Lots	4	**Number of new streets**	1

Professional Firm	DeCelle-Burke-Sala & Associates, Inc.		
Surveyor or PE	Claudio Sala, PLS	**Registration No.**	38391
Address	1266 Furnace Brook Parkway #401, Quincy, MA 02169		
Address2			
Phone	(617) 405-5100	**Email**	csala@decelle-burke.com
Signature	Claudio Sala		

In preparing the plan referenced above, I hereby declare that the plan and accompanying data is true and correct to the accuracy required by the current Randolph Planning Board Rules and Regulations Governing the Subdivision of Land and required by the rules of the Massachusetts Registries of Deeds. My source(s) of information about the location of boundaries shown on said plan was one or more of the following referenced items:

DEED			
From	Francis L. Arsenault, Jr. & Barbara H. Arsenault	**To**	The Arsenault Family Trust
Dated	March 21, 2000	**Norfolk Registry of Deeds**	*Book/Page or Certificate #* 14059/498

OTHER DEEDS & PLANS	
Plan No. 204 of 1997	
See sheets 4-5 of the Definitive Plan set for all plan references.	

MEASUREMENTS AND TOPOGRAPHY	
Actual measurement on the ground from a starting point established by:	On the ground total station survey.
Detail and topography established by:	On the ground total station and GPS unit survey.

OTHER	
Oral information furnished by:	N/A
Detail and topography established by:	N/A

DeCelle-Burke-Sala & Associates, Inc.

ENGINEERING REPORT

Definitive Subdivision
217 Mill Street
Randolph, MA 02368

CLIENT:
217 Mill St, LLC
228 Park Avenue S, PMB35567
New York, NY 10003

PREPARED BY:
DeCelle-Burke-Sala & Associates, Inc.
1266 Furnace Brook Parkway, Suite 401
Quincy, MA 02169

FEBRUARY 6, 2023

Table of Contents

Section 1.0 Existing Conditions

1.1 Site Location

The subject property is located at 217 Mill Street in the Town of Randolph. The Town of Randolph Assessor's office currently identifies the as Assessors ID 51-H-8.01 with a total area of approximately 77,512± square feet (SF). The property is located within the Residential Single Family High Density (RSFHD) zoning district.

Figure 1 - Aerial Map (MassGIS)

1.2 Existing Site Conditions

The site is bounded by Mill Street to the northeast, and is abutted by single-family residential properties to the east, south, and west. The dead end of Prospect Avenue is close to the locus, however, the property does not have any frontage on Prospect Avenue. The lot contains a 675± S.F. residential single-family dwelling that was constructed around 1950 per the Town's online property record database. In addition to the dwelling, there are two sheds located on the property. Vehicular access to the site is provided off Mill Street by a single-lane asphalt driveway to the west of the dwelling. The dwelling improvements include a deck on the westerly side of the building adjacent to the driveway, a concrete patio in the backyard and a concrete walkway along the front of the house. The vegetation in the northerly portion of the lot closest to Mill Street is predominately lawn, with several hedges and trees. The majority of the lot is covered by trees and considered wooded. A vinyl and chain-link fence traverse the rear of the property near the abutters located on Hart Circle. Topography on the site varies throughout the property. Elevations along the frontage of the property on Mill Street range from approximately elevation 126 in the northeasterly corner, to elevation 132 in the northerly corner. Topography slopes up roughly 27% from the northeasterly corner at elevation 126 up to the house at elevation 136. The driveway

slopes approximately 13% up from Mill Street to the peak of the driveway. The high elevation on-site is located towards the center of the property within the woods. From the high point, the topography generally slopes down to the abutters to the east down to a low elevation of approximately 122. All elevations refer to the North American Vertical Datum of 1988 (NAVD 88).

The existing building is serviced by sewer, domestic water and gas services, which connect to the respective mains in Mill Street. Overhead wires connect from the dwelling to the existing overhead wires in Mill Street to provide power and communication services to the existing dwelling. A roof gutter system on the existing dwelling captures the majority of roof runoff and downspouts direct the water to flow overland. No other stormwater controls are located on-site, as flows from the asphalt driveway are not collected and runoff to Mill Street. The site is not located within a Special Flood Hazard Zone as delineated on FIRM 25021C0217E, effective 07/17/2012. There do not appear to be any jurisdictional wetlands within 100-feet of the project locus.

1.3 Existing Soil Conditions

The on-site soils were identified using the USDA Natural Resources Conservation Services (NRCS) Soil Survey.

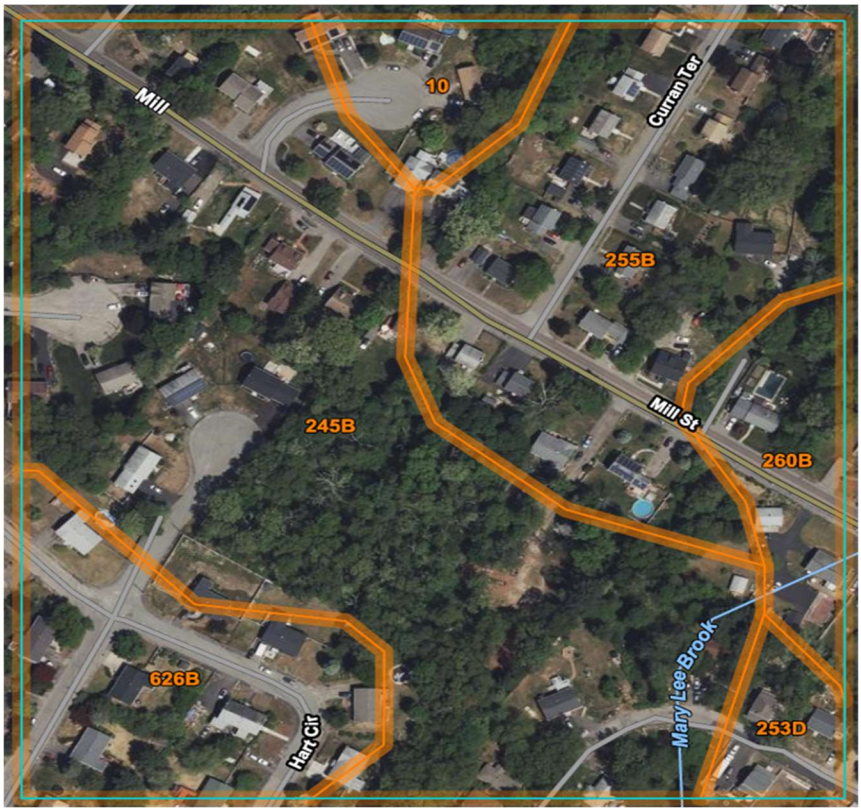


Figure 2 - Soil's Map

The site and surrounding soil types have been identified along with the corresponding Hydrologic Soil Groups (HSG) to include:

- 245B – Hinckley loamy sand, 3 to 8 percent slopes – HSG A
- 255B – Windsor loamy sand, 3 to 8 percent slopes – HSG A

The Natural Resources Conservation Service (NRCS) has mapped the local soils as predominately 245B Hinckley loamy sand 3-8% slopes, with a small portion of the lot adjacent to Mill Street as 255B Windsor loam sand 3-8% slopes.

Section 2.0 Proposed Conditions

2.1 Proposed Site Conditions

The proposed project is a subdivision, which will include the construction of four (4) new single-family houses and a proposed roadway. Access to the subdivision will be provided off Mill Street by a 40-ft. wide private way, which ends at a cul-de-sac with a 42-ft. pavement radius. The proposed street layout will have 24-ft. of pavement with vertical granite curbing on both sides. Each proposed single-family house will be provided vehicular access to the proposed road by a curb cut and asphalt driveway.

The street will be graded to have a 2.9% grade for the first approximately 19-ft. before transition to a 100-ft. Type IV Sag Vertical Curve. The roadway will have a slope of approximately 7% for approximately 10-ft. before transitioning to a 150-ft. Type I Crest Vertical Curve. The highpoint of the roadway will be located towards the front of the cul-de-sac and will slope down toward the end of the road. A retaining wall is proposed along the easterly side of the roadway from approximately station 0+55 to approximately station 1+75. The retaining wall is approximately 5-ft. tall at its highest point.

The proposed subdivision will be improved by public utilities for the use of the four (4) proposed dwellings. A proposed 8-in. PVC gravity sewer main is proposed to be installed for the length of the roadway. The proposed sewer main will tie into the existing 8-in. PVC sewer main in Mill Street by constructing a doghouse manhole in Mill Street. A sewer manhole is proposed at the end of the proposed sewer main in the cul-de-sac of the proposed roadway. Each house will tie into the proposed sewer main by gravity with proposed 4-in. PVC sewer services. An 8-in. CLDI (cement-lined ductile iron) water main will be installed for the length of the roadway. The proposed water main will tie into the existing water main in Mill Street. Each house will be provided water service by a 1-in. “type K” copper pipe. A fire hydrant is proposed at the end of the proposed 8-in. water main and will be located within the cul-de-sac of the proposed roadway. A proposed gas main shall be installed by the local utility purveyors standards to provide gas service to each dwelling. Power and communication services will be provided by underground wires. A transformer will be installed within the subdivision.

2.2 Proposed Stormwater

Proposed stormwater controls shall comply with local, state and federal regulations. Stormwater generated by the proposed street will be collected, detained, and infiltrated to protect the down gradient abutting properties. The stormwater generated by the proposed street will be captured by a series of deep sump catch basins and detained and infiltrated using three underground infiltration structures and two surface detention basins. Given the soil conditions on-site having an infiltration rate of 2.41 in./hr., three proprietary drainage structures are proposed to provided sufficient TSS (Total Suspended Solids) removal. The structures proposed are Contech CS-3 Cascade Separators. Flows captured from the proposed roadway will be collected by a series of catch basins. Two (2) catch basins are proposed near Mill Street to capture runoff flowing down the proposed road

towards Mill Street. These captured flows will be directed to CS-3 structure 1 and then conveyed to Underground Infiltration “System 1”. System 1 is an underground infiltration system consisting of (11) Shea Concrete 4’x4’x4’ concrete leaching structures. The concrete chambers will be surrounded by 18-in. of stone, and will have 18-in. of stone below to aid with infiltration. Outlet control for Underground Infiltration System 1 is provided by catch basin 1 during larger storm events. Underground Infiltration System 1 is located within a proposed drainage easement on Lot 4. A series of two (2) catch basins located to the north of the cul-de-sac will be installed to capture a portion of the flows graded toward Mill Street. These captured flows will be directed to CS-3 structure 2 and then conveyed to Underground Infiltration “System 2”. System 2 is an underground infiltration system consisting of (24) Shea Concrete 4’x4’x4’ concrete leaching structures. The concrete chambers will be surrounded by 24-in. of stone, and will have 24-in. of stone below to aid with infiltration. Outlet control for Underground Infiltration System 2 is provided by a 12-in. HDPE drain overflow during larger storm events that will be conveyed to Surface Detention Basin 2. Surface Detention basin 2 is located on Lot 1. Surface Detention basin 2 will collect runoff from stormwater overflows from underground infiltration “system 2” and portions of Lots 1 and 2. Outlet control for basin 2 is provided by a berm with an overflow elevation of 125.5 for larger storm events. This basin is proposed to collect stormwater runoff from two roofs and landscape areas. The last catch basin is located within the cul-de-sac and will be installed to capture runoff from the cul-de-sac and surrounding areas. These captured flows will be directed to CS-3 structure 3 and then conveyed to Underground Infiltration “System 3”. System 3 is an underground infiltration system consisting of (54) Shea Concrete 4’x4’x4’ concrete leaching structures. The concrete chambers will be surrounded by 24-in. of stone, and will have 24-in. of stone below to aid with infiltration. Outlet control for Underground Infiltration System 3 is provided by a 12-in. HDPE drain overflow during larger storm events that will be conveyed to Surface Detention Basin 1. Surface Detention basin 1 is located partially on Lots 2 and 3. Surface Detention basin 1 will collect runoff from portions of Lots 2,3, and 4. Outlet control for Surface Detention basin 1 is provided by a berm with an overflow elevation of 127.5 for larger storm events. This basin is proposed to collect stormwater runoff from three roofs and landscaping areas. It is DeCelle-Burke-Sala & Associates, Inc. belief that the project complies with the Stormwater Management Standards. The project as proposed will protect the abutter in the short term through proper construction and erosion protection techniques. It will also protect the environment from long-term impacts due to the improved stormwater controls.

Section 3.0 Stormwater Management

3.1 MassDEP Stormwater Performance Standards

It is the intent of this report to show compliance with the Massachusetts Stormwater Management Standards (the "Standards"). This office generated hydrographs for both existing and proposed conditions to compare overall storm water offsite for various storms. We calculated land coverage numbers (CN) using Hydrologic Group "A" soils and used minimums for Times of Concentration for proposed conditions for hydrograph generation. A Rawl's Rate of 2.41 in./hr. was used for exfiltration. Through the use of stormwater control BMP's, proposed peak stormwater discharge rates decrease in comparison to the peak existing discharge rates.

Stormwater Best Management Practices have been incorporated into the design of the project to mitigate the anticipated pollutant loading. An Operations and Maintenance Plan has been developed for the project, which addresses the long-term maintenance requirements of the proposed system.

Temporary erosion and sedimentation controls will be incorporated into the construction phase of the project. These temporary controls may include straw wattles and/or silt fence barriers, inlet sediment traps, slope stabilization, and stabilized construction entrances.

The Massachusetts Department of Environmental Protection has established ten (10) Stormwater Management Standards. A project that meets or exceeds the standards is presumed to satisfy the regulatory requirements regarding stormwater management. The Standards are enumerated below as well as descriptions and supporting calculations as to how the Project will comply with the Standards:

Standard 1

No new stormwater conveyances (e.g. outfalls) may discharge untreated stormwater directly to or cause erosion in wetlands or waters of the Commonwealth.

All stormwater runoff with the potential for collecting suspended solids and pollutants is treated through the use of stormwater infiltration structures prior to its discharge to the surrounding environment.

Standard 2

Stormwater management systems shall be designed so that post-development peak discharge rates do not exceed pre-development peak discharge rates. This Standard may be waived for discharges to land subject to coastal storm flowage as defined in 310 CMR 10.04.

Post-development discharge rates do not exceed pre-development through the use of underground infiltration. The proposed site has been graded to capture the majority of the stormwater runoff so that it can be treated and released to best match the existing site hydraulics. The design points analyzed when comparing the pre- and post-development peak discharge rates are the flows to Mill Street, flows to the northeasterly abutters and flows to the easterly abutter. Through grading and stormwater BMP's, this office was able to reduce the pre-development peak discharge rates to all three design points. A comparison chart for the pre- and post-development peak flows are included further in this report, and HydroCAD analyses included in Appendix A of this report.

Standard 3

Loss of annual recharge to groundwater shall be eliminated or minimized through the use of infiltration measures including environmentally sensitive site design, low impact development techniques, stormwater best management practices, and good operation and maintenance. At a minimum, the annual recharge from the post-development site shall approximate the annual recharge from pre-development conditions based on soil type. This Standard is met when the stormwater management system is designed to infiltrate the required recharge volume as determined in accordance with the Massachusetts Stormwater Handbook.

The proposed site was designed to ensure that the annual recharge for the post-development site shall approximate or exceed the annual recharge from the pre-development conditions based on the soil type. Calculations showing that this development meets the criteria for Standard 3, which includes the required recharge volume and that the infiltration systems will drain fully within 72 hours have been included in Appendix D of this report.

Standard 4

Stormwater management systems shall be designed to remove 80% of the average annual post-construction load of Total Suspended Solids (TSS). This standard is met when:

- *Suitable practices for source control and pollution prevention are identified in a longterm pollution prevention plan, and thereafter are implemented and maintained;*
- *Structural stormwater best management practices are sized to capture the required water quality volume determined in accordance with the Massachusetts Stormwater Handbook; and*
- *Pretreatment is provided in accordance with the Massachusetts Stormwater Handbook.*

This site meets all aspects of Standard 4 by utilizing proprietary stormwater structures for TSS removal, sizing the infiltration system adequately to handle the required water quality volume, and providing a long-term pollution prevention plan.

Standard 5

For land uses with higher potential pollutant loads, source control and pollution prevention shall be implemented in accordance with the Massachusetts Stormwater Handbook to eliminate or reduce the discharge of stormwater runoff from such land uses to the maximum extent practicable. If through source control and/or pollution prevention all land uses with higher potential pollutant loads cannot be completely protected from exposure to rain, snow, snow melt, and stormwater runoff, the proponent shall use the specific structural stormwater BMPs determined by the Department to be suitable for such uses as provided in the Massachusetts Stormwater Handbook. Stormwater discharges from land uses with higher potential pollutant loads shall also comply with the requirements of the Massachusetts Clean Waters Act, M.G.L. c. 21, §§ 26-53 and the regulations promulgated thereunder at 314 CMR 3.00, 314 CMR 4.00 and 314 CMR 5.00.

This project is not classified as a land with higher potential pollutant loads.

Standard 6

Stormwater discharges within the Zone II or Interim Wellhead Protection Area of a public water supply, and stormwater discharges near or to any other critical area, require the use of the specific

source control and pollution prevention measures and the specific structural stormwater best management practices determined by the Department to be suitable for managing discharges to such areas, as provided in the Massachusetts Stormwater Handbook. A discharge is near a critical area if there is a strong likelihood of a significant impact occurring to said area, taking into account site-specific factors. Stormwater discharges to Outstanding Resource Waters and Special Resource Waters shall be removed and set back from the receiving water or wetland and receive the highest and best practical method of treatment. A "storm water discharge" as defined in 314 CMR 3.04(2)(a)1 or (b) to an Outstanding Resource Water or Special Resource Water shall comply with 314 CMR 3.00 and 314 CMR 4.00. Stormwater discharges to a Zone I or Zone A are prohibited unless essential to the operation of a public water supply.

This project is not located within a Zone II, IWPA, or any other critical area.

Standard 7

A redevelopment project is required to meet the following Stormwater Management Standards only to the maximum extent practicable: Standard 2, Standard 3, and the pretreatment and structural best management practice requirements of Standards 4, 5, and 6. Existing stormwater discharges shall comply with Standard 1 only to the maximum extent practicable. A redevelopment project shall also comply with all other requirements of the Stormwater Management Standards and improve existing conditions.

This project does not qualify as a redevelopment project due to the proposed increase in impervious area.

Standard 8

A plan to control construction-related impacts including erosion, sedimentation and other pollutant sources during construction and land disturbance activities (construction period erosion, sedimentation, and pollution prevention plan) shall be developed and implemented.

A plan to control construction related impacts including erosion, sedimentation and other pollutant sources during construction and land disturbance activities has been included in Appendix C.

Standard 9

A long-term operation and maintenance plan shall be developed and implemented to ensure that stormwater management systems function as designed.

A long term operation and maintenance plan has been developed for this property to ensure the stormwater management systems function as designed and is included in Appendix B.

Standard 10

All illicit discharges to the stormwater management system are prohibited.

It is DeCelle-Burke-Sala & Associates, Inc. (DBS) belief that the project complies with the Stormwater Management Standards. The project as proposed will protect the abutter in the short term through proper construction and erosion protection techniques. It will also protect the environment from long-term impacts due to the improved stormwater controls.

Stormwater Runoff Comparison Chart for Pre- and Post-Construction Flows to Mill Street

2 Year Storm (3.40")			
Existing Conditions		Proposed Conditions	
Area Description	Flow (CFS)	Area Description	Flow (CFS)
Flow off-site	0.05	Flow off-site	0.00

10 Year Storm (5.20")			
Existing Conditions		Proposed Conditions	
Area Description	Flow (CFS)	Area Description	Flow (CFS)
Flow off-site	0.30	Flow off-site	0.00

25 Year Storm (6.33")			
Existing Conditions		Proposed Conditions	
Area Description	Flow (CFS)	Area Description	Flow (CFS)
Flow off-site	0.50	Flow off-site	0.12

100 Year Storm (8.06")			
Existing Conditions		Proposed Conditions	
Area Description	Flow (CFS)	Area Description	Flow (CFS)
Flow off-site	0.85	Flow off-site	0.71

Stormwater Runoff Comparison Chart for Pre- and Post-Construction Flows to Northeasterly Abutters

2 Year Storm (3.40")			
Existing Conditions		Proposed Conditions	
Area Description	Flow (CFS)	Area Description	Flow (CFS)
Flow off-site	0.00	Flow off-site	0.00

10 Year Storm (5.20")			
Existing Conditions		Proposed Conditions	
Area Description	Flow (CFS)	Area Description	Flow (CFS)
Flow off-site	0.00	Flow off-site	0.00

25 Year Storm (6.33")			
Existing Conditions		Proposed Conditions	
Area Description	Flow (CFS)	Area Description	Flow (CFS)
Flow off-site	0.01	Flow off-site	0.00

100 Year Storm (8.06")			
Existing Conditions		Proposed Conditions	
Area Description	Flow (CFS)	Area Description	Flow (CFS)
Flow off-site	0.04	Flow off-site	0.02

Stormwater Runoff Comparison Chart for Pre- and Post-Construction Flows to Easterly Abutters

2 Year Storm (3.40")			
Existing Conditions		Proposed Conditions	
Area Description	Flow (CFS)	Area Description	Flow (CFS)
Flow off-site	0.00	Flow off-site	0.00

10 Year Storm (5.20")			
Existing Conditions		Proposed Conditions	
Area Description	Flow (CFS)	Area Description	Flow (CFS)
Flow off-site	0.00	Flow off-site	0.00

25 Year Storm (6.33")			
Existing Conditions		Proposed Conditions	
Area Description	Flow (CFS)	Area Description	Flow (CFS)
Flow off-site	0.02	Flow off-site	0.02

100 Year Storm (8.06")			
Existing Conditions		Proposed Conditions	
Area Description	Flow (CFS)	Area Description	Flow (CFS)
Flow off-site	0.13	Flow off-site	0.09

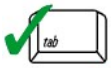
3.2 MassDEP Stormwater Checklist

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands Program

Checklist for Stormwater Report

A. Introduction

Important: When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



A Stormwater Report must be submitted with the Notice of Intent permit application to document compliance with the Stormwater Management Standards. The following checklist is NOT a substitute for the Stormwater Report (which should provide more substantive and detailed information) but is offered here as a tool to help the applicant organize their Stormwater Management documentation for their Report and for the reviewer to assess this information in a consistent format. As noted in the Checklist, the Stormwater Report must contain the engineering computations and supporting information set forth in Volume 3 of the Massachusetts Stormwater Handbook. The Stormwater Report must be prepared and certified by a Registered Professional Engineer (RPE) licensed in the Commonwealth.

The Stormwater Report must include:

- The Stormwater Checklist completed and stamped by a Registered Professional Engineer (see page 2) that certifies that the Stormwater Report contains all required submittals.[1] This Checklist is to be used as the cover for the completed Stormwater Report.
- Applicant/Project Name
- Project Address
- Name of Firm and Registered Professional Engineer that prepared the Report
- Long-Term Pollution Prevention Plan required by Standards 4-6
- Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan required by Standard 8[2]
- Operation and Maintenance Plan required by Standard 9

In addition to all plans and supporting information, the Stormwater Report must include a brief narrative describing stormwater management practices, including environmentally sensitive site design and LID techniques, along with a diagram depicting runoff through the proposed BMP treatment train. Plans are required to show existing and proposed conditions, identify all wetland resource areas, NRCS soil types, critical areas, Land Uses with Higher Potential Pollutant Loads (LUHPPL), and any areas on the site where infiltration rate is greater than 2.4 inches per hour. The Plans shall identify the drainage areas for both existing and proposed conditions at a scale that enables verification of supporting calculations.

As noted in the Checklist, the Stormwater Management Report shall document compliance with each of the Stormwater Management Standards as provided in the Massachusetts Stormwater Handbook. The soils evaluation and calculations shall be done using the methodologies set forth in Volume 3 of the Massachusetts Stormwater Handbook.

To ensure that the Stormwater Report is complete, applicants are required to fill in the Stormwater Report Checklist by checking the box to indicate that the specified information has been included in the Stormwater Report. If any of the information specified in the checklist has not been submitted, the applicant must provide an explanation. The completed Stormwater Report Checklist and Certification must be submitted with the Stormwater Report.

[1] The Stormwater Report may also include the Illicit Discharge Compliance Statement required by Standard 10. If not included in the Stormwater Report, the Illicit Discharge Compliance Statement must be submitted prior to the discharge of stormwater runoff to the post-construction best management practices.

[2] For some complex projects, it may not be possible to include the Construction Period Erosion and Sedimentation Control Plan in the Stormwater Report. In that event, the issuing authority has the discretion to issue an Order of Conditions that approves the project and includes a condition requiring the proponent to submit the Construction Period Erosion and Sedimentation Control Plan before commencing any land disturbance activity on the site.

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands Program

Checklist for Stormwater Report

B. Stormwater Checklist and Certification

The following checklist is intended to serve as a guide for applicants as to the elements that ordinarily need to be addressed in a complete Stormwater Report. The checklist is also intended to provide conservation commissions and other reviewing authorities with a summary of the components necessary for a comprehensive Stormwater Report that addresses the ten Stormwater Standards.

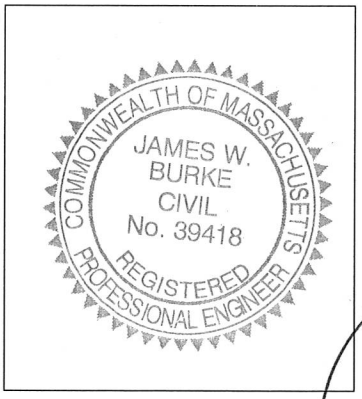
Note: Because stormwater requirements vary from project to project, it is possible that a complete Stormwater Report may not include information on some of the subjects specified in the Checklist. If it is determined that a specific item does not apply to the project under review, please note that the item is not applicable (N.A.) and provide the reasons for that determination.

A complete checklist must include the Certification set forth below signed by the Registered Professional Engineer who prepared the Stormwater Report.

Registered Professional Engineer's Certification

I have reviewed the Stormwater Report, including the soil evaluation, computations, Long-term Pollution Prevention Plan, the Construction Period Erosion and Sedimentation Control Plan (if included), the Long-term Post-Construction Operation and Maintenance Plan, the Illicit Discharge Compliance Statement (if included) and the plans showing the stormwater management system, and have determined that they have been prepared in accordance with the requirements of the Stormwater Management Standards as further elaborated by the Massachusetts Stormwater Handbook. I have also determined that the information presented in the Stormwater Checklist is accurate and that the information presented in the Stormwater Report accurately reflects conditions at the site as of the date of this permit application.

Registered Professional Engineer Block and Signature



1/24/2023

Signature and Date

Checklist

Project Type: Is the application for new development, redevelopment, or a mix of new and redevelopment?

☒ New development

☐ Redevelopment

☐ Mix of New Development and Redevelopment

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands Program

Checklist for Stormwater Report

Checklist (continued)

LID Measures: Stormwater Standards require LID measures to be considered. Document what environmentally sensitive design and LID Techniques were considered during the planning and design of the project:

☒ No disturbance to any Wetland Resource Areas

☐ Site Design Practices (e.g. clustered development, reduced frontage setbacks)

☐ Reduced Impervious Area (Redevelopment Only)

☐ Minimizing disturbance to existing trees and shrubs

☐ LID Site Design Credit Requested:

- ☐ Credit 1
- ☐ Credit 2
- ☐ Credit 3

☐ Use of "country drainage" versus curb and gutter conveyance and pipe

☐ Bioretention Cells (includes Rain Gardens)

☐ Constructed Stormwater Wetlands (includes Gravel Wetlands designs)

☐ Treebox Filter

☐ Water Quality Swale

☐ Grass Channel

☐ Green Roof

☐ Other (describe): Stormwater Infiltration

Standard 1: No New Untreated Discharges

☒ No new untreated discharges

☒ Outlets have been designed so there is no erosion or scour to wetlands and waters of the Commonwealth

☒ Supporting calculations specified in Volume 3 of the Massachusetts Stormwater Handbook included.

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands Program

Checklist for Stormwater Report

Checklist (continued)

Standard 2: Peak Rate Attenuation

☐ Standard 2 waiver requested because the project is located in land subject to coastal storm flowage and stormwater discharge is to a wetland subject to coastal flooding.

☐ Evaluation provided to determine whether off-site flooding increases during the 100-year 24-hour storm.

☒ Calculations provided to show that post-development peak discharge rates do not exceed pre-development rates for the 2-year and 10-year 24-hour storms. If evaluation shows that off-site flooding increases during the 100-year 24-hour storm, calculations are also provided to show that post-development peak discharge rates do not exceed pre-development rates for the 100-year 24-hour storm.

Standard 3: Recharge

☐ Soil Analysis provided.

☒ Required Recharge Volume calculation provided.

☐ Required Recharge volume reduced through use of the LID site Design Credits.

☒ Sizing the infiltration, BMPs is based on the following method: Check the method used.

☐ Static ☒ Simple Dynamic ☐ Dynamic Field[1]

☒ Runoff from all impervious areas at the site discharging to the infiltration BMP.

☐ Runoff from all impervious areas at the site is *not* discharging to the infiltration BMP and calculations are provided showing that the drainage area contributing runoff to the infiltration BMPs is sufficient to generate the required recharge volume.

☒ Recharge BMPs have been sized to infiltrate the Required Recharge Volume.

☐ Recharge BMPs have been sized to infiltrate the Required Recharge Volume *only* to the maximum extent practicable for the following reason:

- ☐ Site is comprised solely of C and D soils and/or bedrock at the land surface
- ☐ M.G.L. c. 21E sites pursuant to 310 CMR 40.0000
- ☐ Solid Waste Landfill pursuant to 310 CMR 19.000
- ☐ Project is otherwise subject to Stormwater Management Standards only to the maximum extent practicable.

☒ Calculations showing that the infiltration BMPs will drain in 72 hours are provided.

☐ Property includes a M.G.L. c. 21E site or a solid waste landfill and a mounding analysis is included.

[1] 80% TSS removal is required prior to discharge to infiltration BMP if Dynamic Field method is used.

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands Program

Checklist for Stormwater Report

Checklist (continued)

Standard 3: Recharge (continued)

☐ The infiltration BMP is used to attenuate peak flows during storms greater than or equal to the 10-year 24-hour storm and separation to seasonal high groundwater is less than 4 feet and a mounding analysis is provided.

☐ Documentation is provided showing that infiltration BMPs do not adversely impact nearby wetland resource areas.

Standard 4: Water Quality

The Long-Term Pollution Prevention Plan typically includes the following:

- Good housekeeping practices;
- Provisions for storing materials and waste products inside or under cover;
- Vehicle washing controls;
- Requirements for routine inspections and maintenance of stormwater BMPs;
- Spill prevention and response plans;
- Provisions for maintenance of lawns, gardens, and other landscaped areas;
- Requirements for storage and use of fertilizers, herbicides, and pesticides;
- Pet waste management provisions;
- Provisions for operation and management of septic systems;
- Provisions for solid waste management;
- Snow disposal and plowing plans relative to Wetland Resource Areas;
- Winter Road Salt and/or Sand Use and Storage restrictions;
- Street sweeping schedules;
- Provisions for prevention of illicit discharges to the stormwater management system;
- Documentation that Stormwater BMPs are designed to provide for shutdown and containment in the event of a spill or discharges to or near critical areas or from LUHPPL;
- Training for staff or personnel involved with implementing Long-Term Pollution Prevention Plan;
- List of Emergency contacts for implementing Long-Term Pollution Prevention Plan.

☒ A Long-Term Pollution Prevention Plan is attached to Stormwater Report and is included as an attachment to the Wetlands Notice of Intent.

☒ Treatment BMPs subject to the 44% TSS removal pretreatment requirement and the one inch rule for calculating the water quality volume are included, and discharge:

- ☐ is within the Zone II or Interim Wellhead Protection Area
- ☐ is near or to other critical areas
- ☒ is within soils with a rapid infiltration rate (greater than 2.4 inches per hour)
- ☐ involves runoff from land uses with higher potential pollutant loads.

☐ The Required Water Quality Volume is reduced through use of the LID site Design Credits.

☒ Calculations documenting that the treatment train meets the 80% TSS removal requirement and, if applicable, the 44% TSS removal pretreatment requirement, are provided.

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands Program

Checklist for Stormwater Report

Checklist (continued)

Standard 4: Water Quality (continued)

☒ The BMP is sized (and calculations provided) based on:

- ☒ The ½" or 1" Water Quality Volume or
- ☐ The equivalent flow rate associated with the Water Quality Volume and documentation is provided showing that the BMP treats the required water quality volume.

☒ The applicant proposes to use proprietary BMPs, and documentation supporting use of proprietary BMP and proposed TSS removal rate is provided. This documentation may be in the form of the propriety BMP checklist found in Volume 2, Chapter 4 of the Massachusetts Stormwater Handbook and submitting copies of the TARP Report, STEP Report, and/or other third party studies verifying performance of the proprietary BMPs.

☐ A TMDL exists that indicates a need to reduce pollutants other than TSS and documentation showing that the BMPs selected are consistent with the TMDL is provided.

Standard 5: Land Uses With Higher Potential Pollutant Loads (LUHPPLs)

☐ The NPDES Multi-Sector General Permit covers the land use and the Stormwater Pollution Prevention Plan (SWPPP) has been included with the Stormwater Report.

☐ The NPDES Multi-Sector General Permit covers the land use and the SWPPP will be submitted ***prior to*** the discharge of stormwater to the post-construction stormwater BMPs.

☒ The NPDES Multi-Sector General Permit does ***not*** cover the land use.

☐ LUHPPLs are located at the site and industry specific source control and pollution prevention measures have been proposed to reduce or eliminate the exposure of LUHPPLs to rain, snow, snow melt and runoff, and been included in the long term Pollution Prevention Plan.

☐ All exposure has been eliminated.

☐ All exposure has ***not*** been eliminated and all BMPs selected are on MassDEP LUHPPL list.

☐ The LUHPPL has the potential to generate runoff with moderate to higher concentrations of oil and grease (e.g. all parking lots with >1000 vehicle trips per day) and the treatment train includes an oil grit separator, a filtering bioretention area, a sand filter or equivalent.

Standard 6: Critical Areas

☐ The discharge is near or to a critical area and the treatment train includes only BMPs that MassDEP has approved for stormwater discharges to or near that particular class of critical area.

☐ Critical areas and BMPs are identified in the Stormwater Report.

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands Program

Checklist for Stormwater Report

Checklist (continued)

Standard 7: Redevelopments and Other Projects Subject to the Standards only to the maximum extent practicable

☒ The project is subject to the Stormwater Management Standards only to the maximum Extent Practicable as a:

- ☐ Limited Project
- ☒ Small Residential Projects: 5-9 single family houses or 5-9 units in a multi-family development provided there is no discharge that may potentially affect a critical area.
- ☐ Small Residential Projects: 2-4 single family houses or 2-4 units in a multi-family development with a discharge to a critical area
- ☐ Marina and/or boatyard provided the hull painting, service and maintenance areas are protected from exposure to rain, snow, snow melt and runoff
- ☐ Bike Path and/or Foot Path
- ☐ Redevelopment Project
- ☐ Redevelopment portion of mix of new and redevelopment.

☐ Certain standards are not fully met (Standard No. 1, 8, 9, and 10 must always be fully met) and an explanation of why these standards are not met is contained in the Stormwater Report.

☐ The project involves redevelopment and a description of all measures that have been taken to improve existing conditions is provided in the Stormwater Report. The redevelopment checklist found in Volume 2 Chapter 3 of the Massachusetts Stormwater Handbook may be used to document that the proposed stormwater management system (a) complies with Standards 2, 3 and the pretreatment and structural BMP requirements of Standards 4-6 to the maximum extent practicable and (b) improves existing conditions.

Standard 8: Construction Period Pollution Prevention and Erosion and Sedimentation Control

A Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan must include the following information:

- Narrative;
- Construction Period Operation and Maintenance Plan;
- Names of Persons or Entity Responsible for Plan Compliance;
- Construction Period Pollution Prevention Measures;
- Erosion and Sedimentation Control Plan Drawings;
- Detail drawings and specifications for erosion control BMPs, including sizing calculations;
- Vegetation Planning;
- Site Development Plan;
- Construction Sequencing Plan;
- Sequencing of Erosion and Sedimentation Controls;
- Operation and Maintenance of Erosion and Sedimentation Controls;
- Inspection Schedule;
- Maintenance Schedule;
- Inspection and Maintenance Log Form.

☒ A Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan containing the information set forth above has been included in the Stormwater Report.

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands Program

Checklist for Stormwater Report

Checklist (continued)

Standard 8: Construction Period Pollution Prevention and Erosion and Sedimentation Control (continued)

☐ The project is highly complex and information is included in the Stormwater Report that explains why it is not possible to submit the Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan with the application. A Construction Period Pollution Prevention and Erosion and Sedimentation Control has ***not*** been included in the Stormwater Report but will be submitted ***before*** land disturbance begins.

☐ The project is ***not*** covered by a NPDES Construction General Permit.

☐ The project is covered by a NPDES Construction General Permit and a copy of the SWPPP is in the Stormwater Report.

☒ The project is covered by a NPDES Construction General Permit but no SWPPP been submitted. The SWPPP will be submitted BEFORE land disturbance begins.

Standard 9: Operation and Maintenance Plan

☒ The Post Construction Operation and Maintenance Plan is included in the Stormwater Report and includes the following information:

- ☒ Name of the stormwater management system owners;
- ☒ Party responsible for operation and maintenance;
- ☒ Schedule for implementation of routine and non-routine maintenance tasks;
- ☒ Plan showing the location of all stormwater BMPs maintenance access areas;
- ☒ Description and delineation of public safety features;
- ☒ Estimated operation and maintenance budget; and
- ☒ Operation and Maintenance Log Form.

☐ The responsible party is ***not*** the owner of the parcel where the BMP is located and the Stormwater Report includes the following submissions:

- ☐ A copy of the legal instrument (deed, homeowner's association, utility trust or other legal entity) that establishes the terms of and legal responsibility for the operation and maintenance of the project site stormwater BMPs;
- ☐ A plan and easement deed that allows site access for the legal entity to operate and maintain BMP functions.

Standard 10: Prohibition of Illicit Discharges

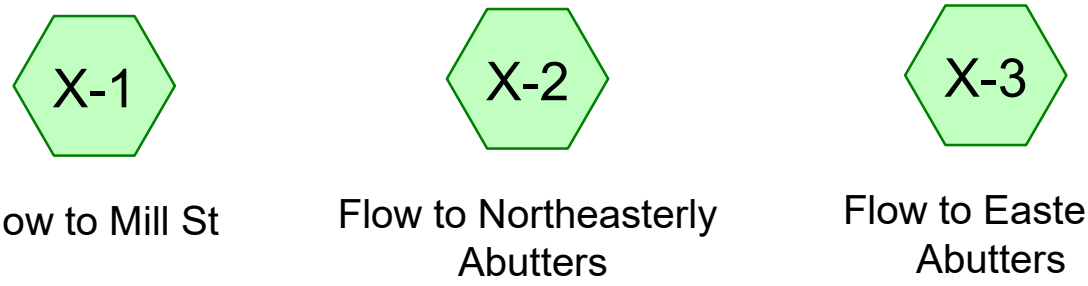
☒ The Long-Term Pollution Prevention Plan includes measures to prevent illicit discharges;

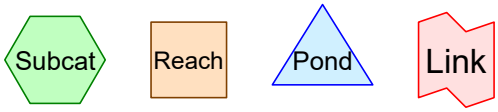
☒ An Illicit Discharge Compliance Statement is attached;

☐ NO Illicit Discharge Compliance Statement is attached but will be submitted ***prior to*** the discharge of any stormwater to post-construction BMPs.

Appendix A HydroCAD Reports

Existing HydroCAD Report





Routing Diagram for 217 Mill St - Existing Drainage (rev 2-6-23)
Prepared by {enter your company name here}, Printed 2/7/2023

Area Listing (all nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
9,090	39	>75% Grass cover, Good, HSG A (X-1, X-2, X-3)
3,190	98	Paved parking, HSG A (X-1)
919	98	Roofs, HSG A (X-1)
64,313	30	Woods, Good, HSG A (X-1, X-2, X-3)
77,512	**35**	**TOTAL AREA**

Summary for Subcatchment X-1: Flow to Mill St

Runoff = 0.05 cfs @ 12.27 hrs, Volume= 389 cf, Depth= 0.38"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-25.00 hrs, dt= 0.01 hrs
Type III 24-hr 2-YR Rainfall=3.40"

Area (sf)	CN	Description
3,190	98	Paved parking, HSG A
919	98	Roofs, HSG A
5,640	39	>75% Grass cover, Good, HSG A
2,579	30	Woods, Good, HSG A
12,328	57	Weighted Average
8,219		66.67% Pervious Area
4,109		33.33% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.6	50	0.0460	0.10		**Sheet Flow,** Woods: Light underbrush n= 0.400 P2= 3.40"
0.8	53	0.0530	1.15		**Shallow Concentrated Flow,** Woodland Kv= 5.0 fps
0.4	22	0.0040	1.02		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
0.4	114	0.0700	5.37		**Shallow Concentrated Flow,** Paved Kv= 20.3 fps
10.2	239	Total			

Summary for Subcatchment X-2: Flow to Northeasterly Abutters

Runoff = 0.00 cfs @ 0.00 hrs, Volume= 0 cf, Depth= 0.00"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-25.00 hrs, dt= 0.01 hrs
Type III 24-hr 2-YR Rainfall=3.40"

Area (sf)	CN	Description
0	98	Paved parking, HSG A
0	98	Roofs, HSG A
1,467	39	>75% Grass cover, Good, HSG A
9,958	30	Woods, Good, HSG A
11,425	31	Weighted Average
11,425		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.9	50	0.0420	0.09		**Sheet Flow,** Woods: Light underbrush n= 0.400 P2= 3.40"
0.9	109	0.1670	2.04		**Shallow Concentrated Flow,** Woodland Kv= 5.0 fps
9.8	159	Total			

Summary for Subcatchment X-3: Flow to Easterly Abutters

Runoff = 0.00 cfs @ 0.00 hrs, Volume= 0 cf, Depth= 0.00"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-25.00 hrs, dt= 0.01 hrs
Type III 24-hr 2-YR Rainfall=3.40"

Area (sf)	CN	Description
0	98	Paved parking, HSG A
0	98	Roofs, HSG A
1,983	39	>75% Grass cover, Good, HSG A
51,776	30	Woods, Good, HSG A
53,759	30	Weighted Average
53,759		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.0	50	0.0760	0.12		**Sheet Flow,** Woods: Light underbrush n= 0.400 P2= 3.40"
1.4	92	0.0500	1.12		**Shallow Concentrated Flow,** Woodland Kv= 5.0 fps
3.7	61	0.0030	0.27		**Shallow Concentrated Flow,** Woodland Kv= 5.0 fps
1.8	78	0.0200	0.71		**Shallow Concentrated Flow,** Woodland Kv= 5.0 fps
1.7	102	0.0400	1.00		**Shallow Concentrated Flow,** Woodland Kv= 5.0 fps
15.6	383	Total			

Summary for Subcatchment X-1: Flow to Mill St

Runoff = 0.30 cfs @ 12.16 hrs, Volume= 1,246 cf, Depth= 1.21"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-25.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-YR Rainfall=5.20"

Area (sf)	CN	Description
3,190	98	Paved parking, HSG A
919	98	Roofs, HSG A
5,640	39	>75% Grass cover, Good, HSG A
2,579	30	Woods, Good, HSG A
12,328	57	Weighted Average
8,219		66.67% Pervious Area
4,109		33.33% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.6	50	0.0460	0.10		**Sheet Flow,** Woods: Light underbrush n= 0.400 P2= 3.40"
0.8	53	0.0530	1.15		**Shallow Concentrated Flow,** Woodland Kv= 5.0 fps
0.4	22	0.0040	1.02		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
0.4	114	0.0700	5.37		**Shallow Concentrated Flow,** Paved Kv= 20.3 fps
10.2	239	Total			

Summary for Subcatchment X-2: Flow to Northeasterly Abutters

Runoff = 0.00 cfs @ 21.31 hrs, Volume= 23 cf, Depth= 0.02"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-25.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-YR Rainfall=5.20"

Area (sf)	CN	Description
0	98	Paved parking, HSG A
0	98	Roofs, HSG A
1,467	39	>75% Grass cover, Good, HSG A
9,958	30	Woods, Good, HSG A
11,425	31	Weighted Average
11,425		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.9	50	0.0420	0.09		**Sheet Flow,** Woods: Light underbrush n= 0.400 P2= 3.40"
0.9	109	0.1670	2.04		**Shallow Concentrated Flow,** Woodland Kv= 5.0 fps
9.8	159	Total			

Summary for Subcatchment X-3: Flow to Easterly Abutters

Runoff = 0.00 cfs @ 22.76 hrs, Volume= 53 cf, Depth= 0.01"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-25.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-YR Rainfall=5.20"

Area (sf)	CN	Description
0	98	Paved parking, HSG A
0	98	Roofs, HSG A
1,983	39	>75% Grass cover, Good, HSG A
51,776	30	Woods, Good, HSG A
53,759	30	Weighted Average
53,759		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.0	50	0.0760	0.12		**Sheet Flow,** Woods: Light underbrush n= 0.400 P2= 3.40"
1.4	92	0.0500	1.12		**Shallow Concentrated Flow,** Woodland Kv= 5.0 fps
3.7	61	0.0030	0.27		**Shallow Concentrated Flow,** Woodland Kv= 5.0 fps
1.8	78	0.0200	0.71		**Shallow Concentrated Flow,** Woodland Kv= 5.0 fps
1.7	102	0.0400	1.00		**Shallow Concentrated Flow,** Woodland Kv= 5.0 fps
15.6	383	Total			

Summary for Subcatchment X-1: Flow to Mill St

Runoff = 0.50 cfs @ 12.16 hrs, Volume= 1,931 cf, Depth= 1.88"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-25.00 hrs, dt= 0.01 hrs
Type III 24-hr 25-YR Rainfall=6.33"

Area (sf)	CN	Description
3,190	98	Paved parking, HSG A
919	98	Roofs, HSG A
5,640	39	>75% Grass cover, Good, HSG A
2,579	30	Woods, Good, HSG A
12,328	57	Weighted Average
8,219		66.67% Pervious Area
4,109		33.33% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.6	50	0.0460	0.10		**Sheet Flow,** Woods: Light underbrush n= 0.400 P2= 3.40"
0.8	53	0.0530	1.15		**Shallow Concentrated Flow,** Woodland Kv= 5.0 fps
0.4	22	0.0040	1.02		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
0.4	114	0.0700	5.37		**Shallow Concentrated Flow,** Paved Kv= 20.3 fps
10.2	239	Total			

Summary for Subcatchment X-2: Flow to Northeasterly Abutters

Runoff = 0.01 cfs @ 14.84 hrs, Volume= 139 cf, Depth= 0.15"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-25.00 hrs, dt= 0.01 hrs
Type III 24-hr 25-YR Rainfall=6.33"

Area (sf)	CN	Description
0	98	Paved parking, HSG A
0	98	Roofs, HSG A
1,467	39	>75% Grass cover, Good, HSG A
9,958	30	Woods, Good, HSG A
11,425	31	Weighted Average
11,425		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.9	50	0.0420	0.09		**Sheet Flow,** Woods: Light underbrush n= 0.400 P2= 3.40"
0.9	109	0.1670	2.04		**Shallow Concentrated Flow,** Woodland Kv= 5.0 fps
9.8	159	Total			

Summary for Subcatchment X-3: Flow to Easterly Abutters

Runoff = 0.02 cfs @ 15.27 hrs, Volume= 496 cf, Depth= 0.11"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-25.00 hrs, dt= 0.01 hrs
Type III 24-hr 25-YR Rainfall=6.33"

Area (sf)	CN	Description
0	98	Paved parking, HSG A
0	98	Roofs, HSG A
1,983	39	>75% Grass cover, Good, HSG A
51,776	30	Woods, Good, HSG A
53,759	30	Weighted Average
53,759		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.0	50	0.0760	0.12		**Sheet Flow,** Woods: Light underbrush n= 0.400 P2= 3.40"
1.4	92	0.0500	1.12		**Shallow Concentrated Flow,** Woodland Kv= 5.0 fps
3.7	61	0.0030	0.27		**Shallow Concentrated Flow,** Woodland Kv= 5.0 fps
1.8	78	0.0200	0.71		**Shallow Concentrated Flow,** Woodland Kv= 5.0 fps
1.7	102	0.0400	1.00		**Shallow Concentrated Flow,** Woodland Kv= 5.0 fps
15.6	383	Total			

Summary for Subcatchment X-1: Flow to Mill St

Runoff = 0.85 cfs @ 12.15 hrs, Volume= 3,128 cf, Depth= 3.04"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-25.00 hrs, dt= 0.01 hrs
Type III 24-hr 100-YR Rainfall=8.06"

Area (sf)	CN	Description
3,190	98	Paved parking, HSG A
919	98	Roofs, HSG A
5,640	39	>75% Grass cover, Good, HSG A
2,579	30	Woods, Good, HSG A
12,328	57	Weighted Average
8,219		66.67% Pervious Area
4,109		33.33% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.6	50	0.0460	0.10		**Sheet Flow,** Woods: Light underbrush n= 0.400 P2= 3.40"
0.8	53	0.0530	1.15		**Shallow Concentrated Flow,** Woodland Kv= 5.0 fps
0.4	22	0.0040	1.02		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
0.4	114	0.0700	5.37		**Shallow Concentrated Flow,** Paved Kv= 20.3 fps
10.2	239	Total			

Summary for Subcatchment X-2: Flow to Northeasterly Abutters

Runoff = 0.04 cfs @ 12.44 hrs, Volume= 479 cf, Depth= 0.50"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-25.00 hrs, dt= 0.01 hrs
Type III 24-hr 100-YR Rainfall=8.06"

Area (sf)	CN	Description
0	98	Paved parking, HSG A
0	98	Roofs, HSG A
1,467	39	>75% Grass cover, Good, HSG A
9,958	30	Woods, Good, HSG A
11,425	31	Weighted Average
11,425		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.9	50	0.0420	0.09		**Sheet Flow,** Woods: Light underbrush n= 0.400 P2= 3.40"
0.9	109	0.1670	2.04		**Shallow Concentrated Flow,** Woodland Kv= 5.0 fps
9.8	159	Total			

Summary for Subcatchment X-3: Flow to Easterly Abutters

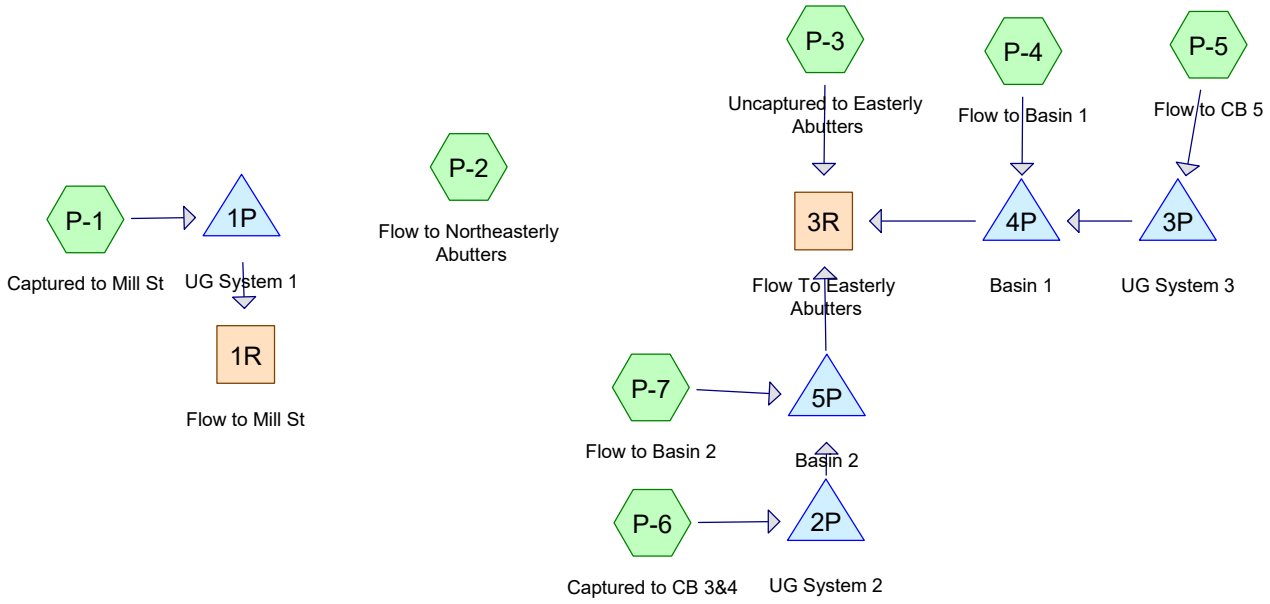
Runoff = 0.13 cfs @ 12.56 hrs, Volume= 1,930 cf, Depth= 0.43"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-25.00 hrs, dt= 0.01 hrs
Type III 24-hr 100-YR Rainfall=8.06"

Area (sf)	CN	Description
0	98	Paved parking, HSG A
0	98	Roofs, HSG A
1,983	39	>75% Grass cover, Good, HSG A
51,776	30	Woods, Good, HSG A
53,759	30	Weighted Average
53,759		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.0	50	0.0760	0.12		**Sheet Flow,** Woods: Light underbrush n= 0.400 P2= 3.40"
1.4	92	0.0500	1.12		**Shallow Concentrated Flow,** Woodland Kv= 5.0 fps
3.7	61	0.0030	0.27		**Shallow Concentrated Flow,** Woodland Kv= 5.0 fps
1.8	78	0.0200	0.71		**Shallow Concentrated Flow,** Woodland Kv= 5.0 fps
1.7	102	0.0400	1.00		**Shallow Concentrated Flow,** Woodland Kv= 5.0 fps
15.6	383	Total			

Proposed HydroCAD Report



Subcat Reach Pond Link

Routing Diagram for 217 Mill St - Proposed Drainage (rev 2-6-23)
Prepared by {enter your company name here}, Printed 2/7/2023

Area Listing (all nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
49,795	39	>75% Grass cover, Good, HSG A (P-1, P-2, P-3, P-4, P-5, P-6, P-7)
17,760	98	Paved parking, HSG A (P-1, P-5, P-6)
7,520	98	Roofs, HSG A (P-4, P-7)
2,437	30	Woods, Good, HSG A (P-2, P-3, P-4)
77,512	**58**	**TOTAL AREA**

Summary for Subcatchment P-1: Captured to Mill St

Runoff = 0.17 cfs @ 12.10 hrs, Volume= 622 cf, Depth= 0.75"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-25.00 hrs, dt= 0.01 hrs
Type III 24-hr 2-YR Rainfall=3.40"

Area (sf)	CN	Description
4,541	98	Paved parking, HSG A
5,457	39	>75% Grass cover, Good, HSG A
9,998	66	Weighted Average
5,457		54.58% Pervious Area
4,541		45.42% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Subcatchment P-2: Flow to Northeasterly Abutters

Runoff = 0.00 cfs @ 0.00 hrs, Volume= 0 cf, Depth= 0.00"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-25.00 hrs, dt= 0.01 hrs
Type III 24-hr 2-YR Rainfall=3.40"

Area (sf)	CN	Description
0	98	Paved parking, HSG A
1,033	39	>75% Grass cover, Good, HSG A
0	98	Roofs, HSG A
1,031	30	Woods, Good, HSG A
2,064	35	Weighted Average
2,064		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Subcatchment P-3: Uncaptured to Easterly Abutters

Runoff = 0.00 cfs @ 24.01 hrs, Volume= 0 cf, Depth= 0.00"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-25.00 hrs, dt= 0.01 hrs
Type III 24-hr 2-YR Rainfall=3.40"

Area (sf)	CN	Description
0	98	Paved parking, HSG A
4,429	39	>75% Grass cover, Good, HSG A
0	98	Roofs, HSG A
434	30	Woods, Good, HSG A
4,863	38	Weighted Average
4,863		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Subcatchment P-4: Flow to Basin 1

Runoff = 0.01 cfs @ 12.49 hrs, Volume= 248 cf, Depth= 0.13"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-25.00 hrs, dt= 0.01 hrs
Type III 24-hr 2-YR Rainfall=3.40"

Area (sf)	CN	Description
3,760	98	Roofs, HSG A
18,878	39	>75% Grass cover, Good, HSG A
0	98	Paved parking, HSG A
972	30	Woods, Good, HSG A
23,610	48	Weighted Average
19,850		84.07% Pervious Area
3,760		15.93% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Subcatchment P-5: Flow to CB 5

Runoff = 0.52 cfs @ 12.09 hrs, Volume= 1,673 cf, Depth= 1.17"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-25.00 hrs, dt= 0.01 hrs
Type III 24-hr 2-YR Rainfall=3.40"

Area (sf)	CN	Description
10,071	98	Paved parking, HSG A
7,063	39	>75% Grass cover, Good, HSG A
17,134	74	Weighted Average
7,063		41.22% Pervious Area
10,071		58.78% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Subcatchment P-6: Captured to CB 3&4

Runoff = 0.07 cfs @ 12.13 hrs, Volume= 341 cf, Depth= 0.45"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-25.00 hrs, dt= 0.01 hrs
Type III 24-hr 2-YR Rainfall=3.40"

Area (sf)	CN	Description
3,148	98	Paved parking, HSG A
5,922	39	>75% Grass cover, Good, HSG A
9,070	59	Weighted Average
5,922		65.29% Pervious Area
3,148		34.71% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Subcatchment P-7: Flow to Basin 2

Runoff = 0.09 cfs @ 12.12 hrs, Volume= 439 cf, Depth= 0.49"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-25.00 hrs, dt= 0.01 hrs
Type III 24-hr 2-YR Rainfall=3.40"

Area (sf)	CN	Description
3,760	98	Roofs, HSG A
7,013	39	>75% Grass cover, Good, HSG A
10,773	60	Weighted Average
7,013		65.10% Pervious Area
3,760		34.90% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Reach 1R: Flow to Mill St

Inflow Area = 9,998 sf, 45.42% Impervious, Inflow Depth = 0.00" for 2-YR event
Inflow = 0.00 cfs @ 0.00 hrs, Volume= 0 cf
Outflow = 0.00 cfs @ 0.00 hrs, Volume= 0 cf, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-25.00 hrs, dt= 0.01 hrs

Summary for Reach 3R: Flow To Easterly Abutters

Inflow Area = 65,450 sf, 31.69% Impervious, Inflow Depth = 0.00" for 2-YR event
Inflow = 0.00 cfs @ 24.01 hrs, Volume= 0 cf
Outflow = 0.00 cfs @ 24.01 hrs, Volume= 0 cf, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-25.00 hrs, dt= 0.01 hrs

Summary for Pond 1P: UG System 1

Inflow Area = 9,998 sf, 45.42% Impervious, Inflow Depth = 0.75" for 2-YR event
Inflow = 0.17 cfs @ 12.10 hrs, Volume= 622 cf
Outflow = 0.02 cfs @ 11.94 hrs, Volume= 622 cf, Atten= 88%, Lag= 0.0 min
Discarded = 0.02 cfs @ 11.94 hrs, Volume= 622 cf
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf

Routing by Stor-Ind method, Time Span= 0.00-25.00 hrs, dt= 0.01 hrs
Peak Elev= 122.93' @ 13.70 hrs Surf.Area= 353 sf Storage= 204 cf

Plug-Flow detention time= 100.2 min calculated for 622 cf (100% of inflow)
Center-of-Mass det. time= 100.2 min (985.9 - 885.7)

Volume	Invert	Avail.Storage	Storage Description
#1A	121.00'	455 cf	**7.50'W x 47.00'L x 6.25'H Field A** 2,203 cf Overall - 686 cf Embedded = 1,517 cf x 30.0% Voids
#2A	123.00'	510 cf	**Shea Leaching Chamber 4x4x4** x 11 Inside #1 Inside= 42.2"W x 45.0"H => 13.25 sf x 3.50'L = 46.4 cf Outside= 54.0"W x 51.0"H => 15.58 sf x 4.00'L = 62.3 cf
#3	123.34'	5 cf	**10.0" Round Pipe Storage** -Impervious L= 9.3' S= 0.0050 '/'
#4	123.39'	11 cf	**10.0" Round Pipe Storage** -Impervious L= 20.1' S= 0.0050 '/'
#5	123.50'	38 cf	**4.00'D x 3.00'H Vertical Cone/Cylinder** -Impervious
#6	126.50'	22 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) -Impervious
		1,041 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
126.50	4	0	0
128.00	25	22	22

Device	Routing	Invert	Outlet Devices
#1	Discarded	121.00'	**2.410 in/hr Exfiltration over Surface area**
#2	Primary	126.50'	**2.0' long Sharp-Crested Rectangular Weir** 2 End Contraction(s) 0.5' Crest Height

Discarded OutFlow Max=0.02 cfs @ 11.94 hrs HW=121.07' (Free Discharge)
1=Exfiltration (Exfiltration Controls 0.02 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=121.00' (Free Discharge)
2=Sharp-Crested Rectangular Weir (Controls 0.00 cfs)

Summary for Pond 2P: UG System 2

Inflow Area = 9,070 sf, 34.71% Impervious, Inflow Depth = 0.45" for 2-YR event
Inflow = 0.07 cfs @ 12.13 hrs, Volume= 341 cf
Outflow = 0.04 cfs @ 12.13 hrs, Volume= 341 cf, Atten= 47%, Lag= 0.3 min
Discarded = 0.04 cfs @ 12.13 hrs, Volume= 341 cf
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf

Routing by Stor-Ind method, Time Span= 0.00-25.00 hrs, dt= 0.01 hrs
Peak Elev= 127.91' @ 12.47 hrs Surf.Area= 630 sf Storage= 31 cf

Plug-Flow detention time= 7.1 min calculated for 341 cf (100% of inflow)
Center-of-Mass det. time= 7.1 min (924.9 - 917.8)

Volume	Invert	Avail.Storage	Storage Description
#1A	127.75'	732 cf	**17.50'W x 36.00'L x 6.25'H Field A** 3,938 cf Overall - 1,496 cf Embedded = 2,442 cf x 30.0% Voids
#2A	129.75'	1,113 cf	**Shea Leaching Chamber 4x4x4** x 24 Inside #1 Inside= 42.2"W x 45.0"H => 13.25 sf x 3.50'L = 46.4 cf Outside= 54.0"W x 51.0"H => 15.58 sf x 4.00'L = 62.3 cf 24 Chambers in 3 Rows
		1,846 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Discarded	127.75'	**2.410 in/hr Exfiltration over Surface area**
#2	Primary	132.00'	**12.0" Round Culvert** L= 84.2' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 132.00' / 126.00' S= 0.0713 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.79 sf

Discarded OutFlow Max=0.04 cfs @ 12.13 hrs HW=127.82' (Free Discharge)
1=Exfiltration (Exfiltration Controls 0.04 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=127.75' (Free Discharge)
2=Culvert (Controls 0.00 cfs)

Summary for Pond 3P: UG System 3

Inflow Area = 17,134 sf, 58.78% Impervious, Inflow Depth = 1.17" for 2-YR event
Inflow = 0.52 cfs @ 12.09 hrs, Volume= 1,673 cf
Outflow = 0.07 cfs @ 11.85 hrs, Volume= 1,673 cf, Atten= 86%, Lag= 0.0 min
Discarded = 0.07 cfs @ 11.85 hrs, Volume= 1,673 cf
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf

Routing by Stor-Ind method, Time Span= 0.00-25.00 hrs, dt= 0.01 hrs
Peak Elev= 127.05' @ 12.81 hrs Surf.Area= 1,330 sf Storage= 517 cf

Plug-Flow detention time= 55.8 min calculated for 1,672 cf (100% of inflow)
Center-of-Mass det. time= 55.7 min (914.1 - 858.3)

Volume	Invert	Avail.Storage	Storage Description
#1A	125.75'	1,484 cf	**17.50'W x 76.00'L x 6.25'H Field A** 8,313 cf Overall - 3,366 cf Embedded = 4,947 cf x 30.0% Voids
#2A	127.75'	2,505 cf	**Shea Leaching Chamber 4x4x4** x 54 Inside #1 Inside= 42.2"W x 45.0"H => 13.25 sf x 3.50'L = 46.4 cf Outside= 54.0"W x 51.0"H => 15.58 sf x 4.00'L = 62.3 cf 54 Chambers in 3 Rows
		3,989 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Discarded	125.75'	**2.410 in/hr Exfiltration over Surface area**
#2	Primary	130.50'	**12.0" Round Culvert** L= 56.5' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 130.50' / 128.00' S= 0.0442 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.79 sf

Discarded OutFlow Max=0.07 cfs @ 11.85 hrs HW=125.82' (Free Discharge)
1=Exfiltration (Exfiltration Controls 0.07 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=125.75' (Free Discharge)
2=Culvert (Controls 0.00 cfs)

Summary for Pond 4P: Basin 1

Inflow Area = 40,744 sf, 33.95% Impervious, Inflow Depth = 0.07" for 2-YR event
Inflow = 0.01 cfs @ 12.49 hrs, Volume= 248 cf
Outflow = 0.01 cfs @ 12.94 hrs, Volume= 248 cf, Atten= 10%, Lag= 26.9 min
Discarded = 0.01 cfs @ 12.94 hrs, Volume= 248 cf
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf

Routing by Stor-Ind method, Time Span= 0.00-25.00 hrs, dt= 0.01 hrs
Peak Elev= 126.00' @ 12.94 hrs Surf.Area= 943 sf Storage= 3 cf

Plug-Flow detention time= 5.9 min calculated for 248 cf (100% of inflow)
Center-of-Mass det. time= 5.9 min (1,022.9 - 1,017.0)

Volume	Invert	Avail.Storage	Storage Description
#1	126.00'	3,407 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
126.00	940	0	0
128.00	2,467	3,407	3,407

Device	Routing	Invert	Outlet Devices
#1	Discarded	126.00'	**2.410 in/hr Exfiltration over Surface area**
#2	Primary	127.50'	**10.0' long x 3.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 Coef. (English) 2.44 2.58 2.68 2.67 2.65 2.64 2.64 2.68 2.68 2.72 2.81 2.92 2.97 3.07 3.32

Discarded OutFlow Max=0.05 cfs @ 12.94 hrs HW=126.00' (Free Discharge)
1=Exfiltration (Exfiltration Controls 0.05 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=126.00' (Free Discharge)
2=Broad-Crested Rectangular Weir (Controls 0.00 cfs)

Summary for Pond 5P: Basin 2

Inflow Area = 19,843 sf, 34.81% Impervious, Inflow Depth = 0.27" for 2-YR event
Inflow = 0.09 cfs @ 12.12 hrs, Volume= 439 cf
Outflow = 0.02 cfs @ 12.82 hrs, Volume= 439 cf, Atten= 76%, Lag= 42.0 min
Discarded = 0.02 cfs @ 12.82 hrs, Volume= 439 cf
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf

Routing by Stor-Ind method, Time Span= 0.00-25.00 hrs, dt= 0.01 hrs
Peak Elev= 123.87' @ 12.82 hrs Surf.Area= 402 sf Storage= 94 cf

Plug-Flow detention time= 41.4 min calculated for 439 cf (100% of inflow)
Center-of-Mass det. time= 41.4 min (953.7 - 912.4)

Volume	Invert	Avail.Storage	Storage Description
#1	123.50'	2,123 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
123.50	100	0	0
124.00	506	152	152
126.00	1,465	1,971	2,123

Device	Routing	Invert	Outlet Devices
#1	Discarded	123.50'	**2.410 in/hr Exfiltration over Surface area**
#2	Primary	125.50'	**10.0' long x 3.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50

Coef. (English) 2.44 2.58 2.68 2.67 2.65 2.64 2.64 2.68 2.68
2.72 2.81 2.92 2.97 3.07 3.32

Discarded OutFlow Max=0.02 cfs @ 12.82 hrs HW=123.87' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 0.02 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=123.50' (Free Discharge)
↑—**2=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Summary for Subcatchment P-1: Captured to Mill St

Runoff = 0.48 cfs @ 12.09 hrs, Volume= 1,554 cf, Depth= 1.87"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-25.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-YR Rainfall=5.20"

Area (sf)	CN	Description
4,541	98	Paved parking, HSG A
5,457	39	>75% Grass cover, Good, HSG A
9,998	66	Weighted Average
5,457		54.58% Pervious Area
4,541		45.42% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Subcatchment P-2: Flow to Northeasterly Abutters

Runoff = 0.00 cfs @ 14.86 hrs, Volume= 19 cf, Depth= 0.11"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-25.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-YR Rainfall=5.20"

Area (sf)	CN	Description
0	98	Paved parking, HSG A
1,033	39	>75% Grass cover, Good, HSG A
0	98	Roofs, HSG A
1,031	30	Woods, Good, HSG A
2,064	35	Weighted Average
2,064		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Subcatchment P-3: Uncaptured to Easterly Abutters

Runoff = 0.00 cfs @ 12.48 hrs, Volume= 83 cf, Depth= 0.21"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-25.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-YR Rainfall=5.20"

Area (sf)	CN	Description
0	98	Paved parking, HSG A
4,429	39	>75% Grass cover, Good, HSG A
0	98	Roofs, HSG A
434	30	Woods, Good, HSG A
4,863	38	Weighted Average
4,863		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Subcatchment P-4: Flow to Basin 1

Runoff = 0.24 cfs @ 12.13 hrs, Volume= 1,306 cf, Depth= 0.66"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-25.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-YR Rainfall=5.20"

Area (sf)	CN	Description
3,760	98	Roofs, HSG A
18,878	39	>75% Grass cover, Good, HSG A
0	98	Paved parking, HSG A
972	30	Woods, Good, HSG A
23,610	48	Weighted Average
19,850		84.07% Pervious Area
3,760		15.93% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Subcatchment P-5: Flow to CB 5

Runoff = 1.16 cfs @ 12.09 hrs, Volume= 3,605 cf, Depth= 2.52"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-25.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-YR Rainfall=5.20"

Area (sf)	CN	Description
10,071	98	Paved parking, HSG A
7,063	39	>75% Grass cover, Good, HSG A
17,134	74	Weighted Average
7,063		41.22% Pervious Area
10,071		58.78% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Subcatchment P-6: Captured to CB 3&4

Runoff = 0.30 cfs @ 12.10 hrs, Volume= 1,020 cf, Depth= 1.35"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-25.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-YR Rainfall=5.20"

Area (sf)	CN	Description
3,148	98	Paved parking, HSG A
5,922	39	>75% Grass cover, Good, HSG A
9,070	59	Weighted Average
5,922		65.29% Pervious Area
3,148		34.71% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Subcatchment P-7: Flow to Basin 2

Runoff = 0.37 cfs @ 12.10 hrs, Volume= 1,274 cf, Depth= 1.42"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-25.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-YR Rainfall=5.20"

Area (sf)	CN	Description
3,760	98	Roofs, HSG A
7,013	39	>75% Grass cover, Good, HSG A
10,773	60	Weighted Average
7,013		65.10% Pervious Area
3,760		34.90% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Reach 1R: Flow to Mill St

Inflow Area = 9,998 sf, 45.42% Impervious, Inflow Depth = 0.00" for 10-YR event
Inflow = 0.00 cfs @ 0.00 hrs, Volume= 0 cf
Outflow = 0.00 cfs @ 0.00 hrs, Volume= 0 cf, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-25.00 hrs, dt= 0.01 hrs

Summary for Reach 3R: Flow To Easterly Abutters

Inflow Area = 65,450 sf, 31.69% Impervious, Inflow Depth = 0.02" for 10-YR event
Inflow = 0.00 cfs @ 12.48 hrs, Volume= 83 cf
Outflow = 0.00 cfs @ 12.48 hrs, Volume= 83 cf, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-25.00 hrs, dt= 0.01 hrs

Summary for Pond 1P: UG System 1

Inflow Area = 9,998 sf, 45.42% Impervious, Inflow Depth = 1.87" for 10-YR event
Inflow = 0.48 cfs @ 12.09 hrs, Volume= 1,554 cf
Outflow = 0.02 cfs @ 11.56 hrs, Volume= 981 cf, Atten= 96%, Lag= 0.0 min
Discarded = 0.02 cfs @ 11.56 hrs, Volume= 981 cf
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf

Routing by Stor-Ind method, Time Span= 0.00-25.00 hrs, dt= 0.01 hrs
Peak Elev= 126.15' @ 16.29 hrs Surf.Area= 353 sf Storage= 871 cf

Plug-Flow detention time= 342.4 min calculated for 981 cf (63% of inflow)
Center-of-Mass det. time= 228.4 min (1,084.2 - 855.8)

Volume	Invert	Avail.Storage	Storage Description
#1A	121.00'	455 cf	**7.50'W x 47.00'L x 6.25'H Field A** 2,203 cf Overall - 686 cf Embedded = 1,517 cf x 30.0% Voids
#2A	123.00'	510 cf	**Shea Leaching Chamber 4x4x4** x 11 Inside #1 Inside= 42.2"W x 45.0"H => 13.25 sf x 3.50'L = 46.4 cf Outside= 54.0"W x 51.0"H => 15.58 sf x 4.00'L = 62.3 cf
#3	123.34'	5 cf	**10.0" Round Pipe Storage** -Impervious L= 9.3' S= 0.0050 '/'
#4	123.39'	11 cf	**10.0" Round Pipe Storage** -Impervious L= 20.1' S= 0.0050 '/'
#5	123.50'	38 cf	**4.00'D x 3.00'H Vertical Cone/Cylinder** -Impervious
#6	126.50'	22 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) -Impervious
		1,041 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
126.50	4	0	0
128.00	25	22	22

Device	Routing	Invert	Outlet Devices
#1	Discarded	121.00'	**2.410 in/hr Exfiltration over Surface area**
#2	Primary	126.50'	**2.0' long Sharp-Crested Rectangular Weir** 2 End Contraction(s) 0.5' Crest Height

Discarded OutFlow Max=0.02 cfs @ 11.56 hrs HW=121.07' (Free Discharge)
1=Exfiltration (Exfiltration Controls 0.02 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=121.00' (Free Discharge)
2=Sharp-Crested Rectangular Weir (Controls 0.00 cfs)

Summary for Pond 2P: UG System 2

Inflow Area = 9,070 sf, 34.71% Impervious, Inflow Depth = 1.35" for 10-YR event
Inflow = 0.30 cfs @ 12.10 hrs, Volume= 1,020 cf
Outflow = 0.04 cfs @ 11.88 hrs, Volume= 1,020 cf, Atten= 88%, Lag= 0.0 min
Discarded = 0.04 cfs @ 11.88 hrs, Volume= 1,020 cf
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf

Routing by Stor-Ind method, Time Span= 0.00-25.00 hrs, dt= 0.01 hrs
Peak Elev= 129.51' @ 13.27 hrs Surf.Area= 630 sf Storage= 333 cf

Plug-Flow detention time= 87.5 min calculated for 1,019 cf (100% of inflow)
Center-of-Mass det. time= 87.5 min (963.1 - 875.6)

Volume	Invert	Avail.Storage	Storage Description
#1A	127.75'	732 cf	**17.50'W x 36.00'L x 6.25'H Field A** 3,938 cf Overall - 1,496 cf Embedded = 2,442 cf x 30.0% Voids
#2A	129.75'	1,113 cf	**Shea Leaching Chamber 4x4x4** x 24 Inside #1 Inside= 42.2"W x 45.0"H => 13.25 sf x 3.50'L = 46.4 cf Outside= 54.0"W x 51.0"H => 15.58 sf x 4.00'L = 62.3 cf 24 Chambers in 3 Rows
		1,846 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Discarded	127.75'	**2.410 in/hr Exfiltration over Surface area**
#2	Primary	132.00'	**12.0" Round Culvert** L= 84.2' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 132.00' / 126.00' S= 0.0713 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.79 sf

Discarded OutFlow Max=0.04 cfs @ 11.88 hrs HW=127.81' (Free Discharge)
1=Exfiltration (Exfiltration Controls 0.04 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=127.75' (Free Discharge)
2=Culvert (Controls 0.00 cfs)

Summary for Pond 3P: UG System 3

Inflow Area = 17,134 sf, 58.78% Impervious, Inflow Depth = 2.52" for 10-YR event
Inflow = 1.16 cfs @ 12.09 hrs, Volume= 3,605 cf
Outflow = 0.07 cfs @ 11.57 hrs, Volume= 3,605 cf, Atten= 94%, Lag= 0.0 min
Discarded = 0.07 cfs @ 11.57 hrs, Volume= 3,605 cf
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf

Routing by Stor-Ind method, Time Span= 0.00-25.00 hrs, dt= 0.01 hrs
Peak Elev= 128.75' @ 14.19 hrs Surf.Area= 1,330 sf Storage= 1,632 cf

Plug-Flow detention time= 216.9 min calculated for 3,604 cf (100% of inflow)
Center-of-Mass det. time= 216.8 min (1,052.3 - 835.5)

Volume	Invert	Avail.Storage	Storage Description
#1A	125.75'	1,484 cf	**17.50'W x 76.00'L x 6.25'H Field A** 8,313 cf Overall - 3,366 cf Embedded = 4,947 cf x 30.0% Voids
#2A	127.75'	2,505 cf	**Shea Leaching Chamber 4x4x4** x 54 Inside #1 Inside= 42.2"W x 45.0"H => 13.25 sf x 3.50'L = 46.4 cf Outside= 54.0"W x 51.0"H => 15.58 sf x 4.00'L = 62.3 cf 54 Chambers in 3 Rows
		3,989 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Discarded	125.75'	**2.410 in/hr Exfiltration over Surface area**
#2	Primary	130.50'	**12.0" Round Culvert** L= 56.5' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 130.50' / 128.00' S= 0.0442 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.79 sf

Discarded OutFlow Max=0.07 cfs @ 11.57 hrs HW=125.81' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 0.07 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=125.75' (Free Discharge)
↑—**2=Culvert** (Controls 0.00 cfs)

Summary for Pond 4P: Basin 1

Inflow Area = 40,744 sf, 33.95% Impervious, Inflow Depth = 0.38" for 10-YR event
Inflow = 0.24 cfs @ 12.13 hrs, Volume= 1,306 cf
Outflow = 0.06 cfs @ 12.92 hrs, Volume= 1,306 cf, Atten= 74%, Lag= 47.7 min
Discarded = 0.06 cfs @ 12.92 hrs, Volume= 1,306 cf
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf

Routing by Stor-Ind method, Time Span= 0.00-25.00 hrs, dt= 0.01 hrs
Peak Elev= 126.24' @ 12.92 hrs Surf.Area= 1,121 sf Storage= 244 cf

Plug-Flow detention time= 31.5 min calculated for 1,305 cf (100% of inflow)
Center-of-Mass det. time= 31.5 min (951.9 - 920.4)

Volume	Invert	Avail.Storage	Storage Description
#1	126.00'	3,407 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
126.00	940	0	0
128.00	2,467	3,407	3,407

Device	Routing	Invert	Outlet Devices
#1	Discarded	126.00'	**2.410 in/hr Exfiltration over Surface area**
#2	Primary	127.50'	**10.0' long x 3.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 Coef. (English) 2.44 2.58 2.68 2.67 2.65 2.64 2.64 2.68 2.68 2.72 2.81 2.92 2.97 3.07 3.32

Discarded OutFlow Max=0.06 cfs @ 12.92 hrs HW=126.24' (Free Discharge)
1=Exfiltration (Exfiltration Controls 0.06 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=126.00' (Free Discharge)
2=Broad-Crested Rectangular Weir (Controls 0.00 cfs)

Summary for Pond 5P: Basin 2

Inflow Area = 19,843 sf, 34.81% Impervious, Inflow Depth = 0.77" for 10-YR event
Inflow = 0.37 cfs @ 12.10 hrs, Volume= 1,274 cf
Outflow = 0.04 cfs @ 13.39 hrs, Volume= 1,274 cf, Atten= 89%, Lag= 77.4 min
Discarded = 0.04 cfs @ 13.39 hrs, Volume= 1,274 cf
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf

Routing by Stor-Ind method, Time Span= 0.00-25.00 hrs, dt= 0.01 hrs
Peak Elev= 124.51' @ 13.39 hrs Surf.Area= 751 sf Storage= 473 cf

Plug-Flow detention time= 130.8 min calculated for 1,274 cf (100% of inflow)
Center-of-Mass det. time= 130.8 min (1,003.3 - 872.5)

Volume	Invert	Avail.Storage	Storage Description
#1	123.50'	2,123 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
123.50	100	0	0
124.00	506	152	152
126.00	1,465	1,971	2,123

Device	Routing	Invert	Outlet Devices
#1	Discarded	123.50'	**2.410 in/hr Exfiltration over Surface area**
#2	Primary	125.50'	**10.0' long x 3.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50

Coef. (English) 2.44 2.58 2.68 2.67 2.65 2.64 2.64 2.68 2.68
2.72 2.81 2.92 2.97 3.07 3.32

Discarded OutFlow Max=0.04 cfs @ 13.39 hrs HW=124.51' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 0.04 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=123.50' (Free Discharge)
↑—**2=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Summary for Subcatchment P-1: Captured to Mill St

Runoff = 0.71 cfs @ 12.09 hrs, Volume= 2,239 cf, Depth= 2.69"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-25.00 hrs, dt= 0.01 hrs
Type III 24-hr 25-YR Rainfall=6.33"

Area (sf)	CN	Description
4,541	98	Paved parking, HSG A
5,457	39	>75% Grass cover, Good, HSG A
9,998	66	Weighted Average
5,457		54.58% Pervious Area
4,541		45.42% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Subcatchment P-2: Flow to Northeasterly Abutters

Runoff = 0.00 cfs @ 12.42 hrs, Volume= 56 cf, Depth= 0.32"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-25.00 hrs, dt= 0.01 hrs
Type III 24-hr 25-YR Rainfall=6.33"

Area (sf)	CN	Description
0	98	Paved parking, HSG A
1,033	39	>75% Grass cover, Good, HSG A
0	98	Roofs, HSG A
1,031	30	Woods, Good, HSG A
2,064	35	Weighted Average
2,064		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Subcatchment P-3: Uncaptured to Easterly Abutters

Runoff = 0.02 cfs @ 12.34 hrs, Volume= 197 cf, Depth= 0.49"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-25.00 hrs, dt= 0.01 hrs
Type III 24-hr 25-YR Rainfall=6.33"

Area (sf)	CN	Description
0	98	Paved parking, HSG A
4,429	39	>75% Grass cover, Good, HSG A
0	98	Roofs, HSG A
434	30	Woods, Good, HSG A
4,863	38	Weighted Average
4,863		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Subcatchment P-4: Flow to Basin 1

Runoff = 0.56 cfs @ 12.11 hrs, Volume= 2,274 cf, Depth= 1.16"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-25.00 hrs, dt= 0.01 hrs
Type III 24-hr 25-YR Rainfall=6.33"

Area (sf)	CN	Description
3,760	98	Roofs, HSG A
18,878	39	>75% Grass cover, Good, HSG A
0	98	Paved parking, HSG A
972	30	Woods, Good, HSG A
23,610	48	Weighted Average
19,850		84.07% Pervious Area
3,760		15.93% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Subcatchment P-5: Flow to CB 5

Runoff = 1.60 cfs @ 12.09 hrs, Volume= 4,946 cf, Depth= 3.46"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-25.00 hrs, dt= 0.01 hrs
Type III 24-hr 25-YR Rainfall=6.33"

Area (sf)	CN	Description
10,071	98	Paved parking, HSG A
7,063	39	>75% Grass cover, Good, HSG A
17,134	74	Weighted Average
7,063		41.22% Pervious Area
10,071		58.78% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Subcatchment P-6: Captured to CB 3&4

Runoff = 0.47 cfs @ 12.10 hrs, Volume= 1,552 cf, Depth= 2.05"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-25.00 hrs, dt= 0.01 hrs
Type III 24-hr 25-YR Rainfall=6.33"

Area (sf)	CN	Description
3,148	98	Paved parking, HSG A
5,922	39	>75% Grass cover, Good, HSG A
9,070	59	Weighted Average
5,922		65.29% Pervious Area
3,148		34.71% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Subcatchment P-7: Flow to Basin 2

Runoff = 0.59 cfs @ 12.10 hrs, Volume= 1,922 cf, Depth= 2.14"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-25.00 hrs, dt= 0.01 hrs
Type III 24-hr 25-YR Rainfall=6.33"

Area (sf)	CN	Description
3,760	98	Roofs, HSG A
7,013	39	>75% Grass cover, Good, HSG A
10,773	60	Weighted Average
7,013		65.10% Pervious Area
3,760		34.90% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Reach 1R: Flow to Mill St

Inflow Area = 9,998 sf, 45.42% Impervious, Inflow Depth = 0.58" for 25-YR event
Inflow = 0.12 cfs @ 12.56 hrs, Volume= 483 cf
Outflow = 0.12 cfs @ 12.56 hrs, Volume= 483 cf, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-25.00 hrs, dt= 0.01 hrs

Summary for Reach 3R: Flow To Easterly Abutters

Inflow Area = 65,450 sf, 31.69% Impervious, Inflow Depth = 0.04" for 25-YR event
Inflow = 0.02 cfs @ 12.34 hrs, Volume= 197 cf
Outflow = 0.02 cfs @ 12.34 hrs, Volume= 197 cf, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-25.00 hrs, dt= 0.01 hrs

Summary for Pond 1P: UG System 1

Inflow Area = 9,998 sf, 45.42% Impervious, Inflow Depth = 2.69" for 25-YR event
Inflow = 0.71 cfs @ 12.09 hrs, Volume= 2,239 cf
Outflow = 0.14 cfs @ 12.56 hrs, Volume= 1,505 cf, Atten= 80%, Lag= 27.8 min
Discarded = 0.02 cfs @ 11.17 hrs, Volume= 1,023 cf
Primary = 0.12 cfs @ 12.56 hrs, Volume= 483 cf

Routing by Stor-Ind method, Time Span= 0.00-25.00 hrs, dt= 0.01 hrs
Peak Elev= 126.57' @ 12.56 hrs Surf.Area= 353 sf Storage= 955 cf

Plug-Flow detention time= 250.3 min calculated for 1,505 cf (67% of inflow)
Center-of-Mass det. time= 145.5 min (990.4 - 844.9)

Volume	Invert	Avail.Storage	Storage Description
#1A	121.00'	455 cf	**7.50'W x 47.00'L x 6.25'H Field A** 2,203 cf Overall - 686 cf Embedded = 1,517 cf x 30.0% Voids
#2A	123.00'	510 cf	**Shea Leaching Chamber 4x4x4** x 11 Inside #1 Inside= 42.2"W x 45.0"H => 13.25 sf x 3.50'L = 46.4 cf Outside= 54.0"W x 51.0"H => 15.58 sf x 4.00'L = 62.3 cf
#3	123.34'	5 cf	**10.0" Round Pipe Storage** -Impervious L= 9.3' S= 0.0050 '/'
#4	123.39'	11 cf	**10.0" Round Pipe Storage** -Impervious L= 20.1' S= 0.0050 '/'
#5	123.50'	38 cf	**4.00'D x 3.00'H Vertical Cone/Cylinder** -Impervious
#6	126.50'	22 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) -Impervious
		1,041 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
126.50	4	0	0
128.00	25	22	22

Device	Routing	Invert	Outlet Devices
#1	Discarded	121.00'	**2.410 in/hr Exfiltration over Surface area**
#2	Primary	126.50'	**2.0' long Sharp-Crested Rectangular Weir** 2 End Contraction(s) 0.5' Crest Height

Discarded OutFlow Max=0.02 cfs @ 11.17 hrs HW=121.07' (Free Discharge)
1=Exfiltration (Exfiltration Controls 0.02 cfs)

Primary OutFlow Max=0.11 cfs @ 12.56 hrs HW=126.57' (Free Discharge)
2=Sharp-Crested Rectangular Weir (Weir Controls 0.11 cfs @ 0.85 fps)

Summary for Pond 2P: UG System 2

Inflow Area = 9,070 sf, 34.71% Impervious, Inflow Depth = 2.05" for 25-YR event
Inflow = 0.47 cfs @ 12.10 hrs, Volume= 1,552 cf
Outflow = 0.04 cfs @ 11.74 hrs, Volume= 1,552 cf, Atten= 93%, Lag= 0.0 min
Discarded = 0.04 cfs @ 11.74 hrs, Volume= 1,552 cf
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf

Routing by Stor-Ind method, Time Span= 0.00-25.00 hrs, dt= 0.01 hrs
Peak Elev= 130.49' @ 14.43 hrs Surf.Area= 630 sf Storage= 662 cf

Plug-Flow detention time= 194.6 min calculated for 1,552 cf (100% of inflow)
Center-of-Mass det. time= 194.6 min (1,056.7 - 862.1)

Volume	Invert	Avail.Storage	Storage Description
#1A	127.75'	732 cf	**17.50'W x 36.00'L x 6.25'H Field A** 3,938 cf Overall - 1,496 cf Embedded = 2,442 cf x 30.0% Voids
#2A	129.75'	1,113 cf	**Shea Leaching Chamber 4x4x4** x 24 Inside #1 Inside= 42.2"W x 45.0"H => 13.25 sf x 3.50'L = 46.4 cf Outside= 54.0"W x 51.0"H => 15.58 sf x 4.00'L = 62.3 cf 24 Chambers in 3 Rows
		1,846 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Discarded	127.75'	**2.410 in/hr Exfiltration over Surface area**
#2	Primary	132.00'	**12.0" Round Culvert** L= 84.2' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 132.00' / 126.00' S= 0.0713 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.79 sf

Discarded OutFlow Max=0.04 cfs @ 11.74 hrs HW=127.82' (Free Discharge)
1=Exfiltration (Exfiltration Controls 0.04 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=127.75' (Free Discharge)
2=Culvert (Controls 0.00 cfs)

Summary for Pond 3P: UG System 3

Inflow Area = 17,134 sf, 58.78% Impervious, Inflow Depth = 3.46" for 25-YR event
Inflow = 1.60 cfs @ 12.09 hrs, Volume= 4,946 cf
Outflow = 0.07 cfs @ 11.25 hrs, Volume= 3,943 cf, Atten= 95%, Lag= 0.0 min
Discarded = 0.07 cfs @ 11.25 hrs, Volume= 3,943 cf
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf

Routing by Stor-Ind method, Time Span= 0.00-25.00 hrs, dt= 0.01 hrs
Peak Elev= 129.85' @ 15.21 hrs Surf.Area= 1,330 sf Storage= 2,550 cf

Plug-Flow detention time= 308.0 min calculated for 3,942 cf (80% of inflow)
Center-of-Mass det. time= 229.6 min (1,056.0 - 826.4)

Volume	Invert	Avail.Storage	Storage Description
#1A	125.75'	1,484 cf	**17.50'W x 76.00'L x 6.25'H Field A** 8,313 cf Overall - 3,366 cf Embedded = 4,947 cf x 30.0% Voids
#2A	127.75'	2,505 cf	**Shea Leaching Chamber 4x4x4** x 54 Inside #1 Inside= 42.2"W x 45.0"H => 13.25 sf x 3.50'L = 46.4 cf Outside= 54.0"W x 51.0"H => 15.58 sf x 4.00'L = 62.3 cf 54 Chambers in 3 Rows
		3,989 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Discarded	125.75'	**2.410 in/hr Exfiltration over Surface area**
#2	Primary	130.50'	**12.0" Round Culvert** L= 56.5' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 130.50' / 128.00' S= 0.0442 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.79 sf

Discarded OutFlow Max=0.07 cfs @ 11.25 hrs HW=125.81' (Free Discharge)
1=Exfiltration (Exfiltration Controls 0.07 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=125.75' (Free Discharge)
2=Culvert (Controls 0.00 cfs)

Summary for Pond 4P: Basin 1

Inflow Area = 40,744 sf, 33.95% Impervious, Inflow Depth = 0.67" for 25-YR event
Inflow = 0.56 cfs @ 12.11 hrs, Volume= 2,274 cf
Outflow = 0.08 cfs @ 13.60 hrs, Volume= 2,274 cf, Atten= 86%, Lag= 89.2 min
Discarded = 0.08 cfs @ 13.60 hrs, Volume= 2,274 cf
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf

Routing by Stor-Ind method, Time Span= 0.00-25.00 hrs, dt= 0.01 hrs
Peak Elev= 126.59' @ 13.60 hrs Surf.Area= 1,390 sf Storage= 687 cf

Plug-Flow detention time= 92.5 min calculated for 2,273 cf (100% of inflow)
Center-of-Mass det. time= 92.5 min (989.5 - 897.1)

Volume	Invert	Avail.Storage	Storage Description
#1	126.00'	3,407 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
126.00	940	0	0
128.00	2,467	3,407	3,407

Device	Routing	Invert	Outlet Devices
#1	Discarded	126.00'	**2.410 in/hr Exfiltration over Surface area**
#2	Primary	127.50'	**10.0' long x 3.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 Coef. (English) 2.44 2.58 2.68 2.67 2.65 2.64 2.64 2.68 2.68 2.72 2.81 2.92 2.97 3.07 3.32

Discarded OutFlow Max=0.08 cfs @ 13.60 hrs HW=126.59' (Free Discharge)
1=Exfiltration (Exfiltration Controls 0.08 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=126.00' (Free Discharge)
2=Broad-Crested Rectangular Weir (Controls 0.00 cfs)

Summary for Pond 5P: Basin 2

Inflow Area = 19,843 sf, 34.81% Impervious, Inflow Depth = 1.16" for 25-YR event
Inflow = 0.59 cfs @ 12.10 hrs, Volume= 1,922 cf
Outflow = 0.05 cfs @ 13.75 hrs, Volume= 1,899 cf, Atten= 91%, Lag= 99.4 min
Discarded = 0.05 cfs @ 13.75 hrs, Volume= 1,899 cf
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf

Routing by Stor-Ind method, Time Span= 0.00-25.00 hrs, dt= 0.01 hrs
Peak Elev= 124.92' @ 13.75 hrs Surf.Area= 947 sf Storage= 820 cf

Plug-Flow detention time= 189.0 min calculated for 1,898 cf (99% of inflow)
Center-of-Mass det. time= 182.1 min (1,041.6 - 859.5)

Volume	Invert	Avail.Storage	Storage Description
#1	123.50'	2,123 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
123.50	100	0	0
124.00	506	152	152
126.00	1,465	1,971	2,123

Device	Routing	Invert	Outlet Devices
#1	Discarded	123.50'	**2.410 in/hr Exfiltration over Surface area**
#2	Primary	125.50'	**10.0' long x 3.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50

Coef. (English) 2.44 2.58 2.68 2.67 2.65 2.64 2.64 2.68 2.68
2.72 2.81 2.92 2.97 3.07 3.32

Discarded OutFlow Max=0.05 cfs @ 13.75 hrs HW=124.92' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 0.05 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=123.50' (Free Discharge)
↑—**2=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Summary for Subcatchment P-1: Captured to Mill St

Runoff = 1.09 cfs @ 12.09 hrs, Volume= 3,380 cf, Depth= 4.06"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-25.00 hrs, dt= 0.01 hrs
Type III 24-hr 100-YR Rainfall=8.06"

Area (sf)	CN	Description
4,541	98	Paved parking, HSG A
5,457	39	>75% Grass cover, Good, HSG A
9,998	66	Weighted Average
5,457		54.58% Pervious Area
4,541		45.42% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Subcatchment P-2: Flow to Northeasterly Abutters

Runoff = 0.02 cfs @ 12.15 hrs, Volume= 142 cf, Depth= 0.82"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-25.00 hrs, dt= 0.01 hrs
Type III 24-hr 100-YR Rainfall=8.06"

Area (sf)	CN	Description
0	98	Paved parking, HSG A
1,033	39	>75% Grass cover, Good, HSG A
0	98	Roofs, HSG A
1,031	30	Woods, Good, HSG A
2,064	35	Weighted Average
2,064		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Subcatchment P-3: Uncaptured to Easterly Abutters

Runoff = 0.09 cfs @ 12.12 hrs, Volume= 442 cf, Depth= 1.09"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-25.00 hrs, dt= 0.01 hrs
Type III 24-hr 100-YR Rainfall=8.06"

Area (sf)	CN	Description
0	98	Paved parking, HSG A
4,429	39	>75% Grass cover, Good, HSG A
0	98	Roofs, HSG A
434	30	Woods, Good, HSG A
4,863	38	Weighted Average
4,863		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Subcatchment P-4: Flow to Basin 1

Runoff = 1.18 cfs @ 12.10 hrs, Volume= 4,085 cf, Depth= 2.08"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-25.00 hrs, dt= 0.01 hrs
Type III 24-hr 100-YR Rainfall=8.06"

Area (sf)	CN	Description
3,760	98	Roofs, HSG A
18,878	39	>75% Grass cover, Good, HSG A
0	98	Paved parking, HSG A
972	30	Woods, Good, HSG A
23,610	48	Weighted Average
19,850		84.07% Pervious Area
3,760		15.93% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Subcatchment P-5: Flow to CB 5

Runoff = 2.29 cfs @ 12.09 hrs, Volume= 7,110 cf, Depth= 4.98"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-25.00 hrs, dt= 0.01 hrs
Type III 24-hr 100-YR Rainfall=8.06"

Area (sf)	CN	Description
10,071	98	Paved parking, HSG A
7,063	39	>75% Grass cover, Good, HSG A
17,134	74	Weighted Average
7,063		41.22% Pervious Area
10,071		58.78% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Subcatchment P-6: Captured to CB 3&4

Runoff = 0.78 cfs @ 12.09 hrs, Volume= 2,469 cf, Depth= 3.27"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-25.00 hrs, dt= 0.01 hrs
Type III 24-hr 100-YR Rainfall=8.06"

Area (sf)	CN	Description
3,148	98	Paved parking, HSG A
5,922	39	>75% Grass cover, Good, HSG A
9,070	59	Weighted Average
5,922		65.29% Pervious Area
3,148		34.71% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Subcatchment P-7: Flow to Basin 2

Runoff = 0.97 cfs @ 12.09 hrs, Volume= 3,033 cf, Depth= 3.38"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-25.00 hrs, dt= 0.01 hrs
Type III 24-hr 100-YR Rainfall=8.06"

Area (sf)	CN	Description
3,760	98	Roofs, HSG A
7,013	39	>75% Grass cover, Good, HSG A
10,773	60	Weighted Average
7,013		65.10% Pervious Area
3,760		34.90% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Reach 1R: Flow to Mill St

Inflow Area = 9,998 sf, 45.42% Impervious, Inflow Depth = 1.76" for 100-YR event
Inflow = 0.71 cfs @ 12.18 hrs, Volume= 1,467 cf
Outflow = 0.71 cfs @ 12.18 hrs, Volume= 1,467 cf, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-25.00 hrs, dt= 0.01 hrs

Summary for Reach 3R: Flow To Easterly Abutters

Inflow Area = 65,450 sf, 31.69% Impervious, Inflow Depth = 0.13" for 100-YR event
Inflow = 0.09 cfs @ 12.12 hrs, Volume= 689 cf
Outflow = 0.09 cfs @ 12.12 hrs, Volume= 689 cf, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-25.00 hrs, dt= 0.01 hrs

Summary for Pond 1P: UG System 1

Inflow Area = 9,998 sf, 45.42% Impervious, Inflow Depth = 4.06" for 100-YR event
Inflow = 1.09 cfs @ 12.09 hrs, Volume= 3,380 cf
Outflow = 0.73 cfs @ 12.18 hrs, Volume= 2,550 cf, Atten= 33%, Lag= 5.5 min
Discarded = 0.02 cfs @ 10.42 hrs, Volume= 1,083 cf
Primary = 0.71 cfs @ 12.18 hrs, Volume= 1,467 cf

Routing by Stor-Ind method, Time Span= 0.00-25.00 hrs, dt= 0.01 hrs
Peak Elev= 126.72' @ 12.18 hrs Surf.Area= 353 sf Storage= 986 cf

Plug-Flow detention time= 159.5 min calculated for 2,549 cf (75% of inflow)
Center-of-Mass det. time= 71.4 min (904.3 - 832.9)

Volume	Invert	Avail.Storage	Storage Description
#1A	121.00'	455 cf	**7.50'W x 47.00'L x 6.25'H Field A** 2,203 cf Overall - 686 cf Embedded = 1,517 cf x 30.0% Voids
#2A	123.00'	510 cf	**Shea Leaching Chamber 4x4x4** x 11 Inside #1 Inside= 42.2"W x 45.0"H => 13.25 sf x 3.50'L = 46.4 cf Outside= 54.0"W x 51.0"H => 15.58 sf x 4.00'L = 62.3 cf
#3	123.34'	5 cf	**10.0" Round Pipe Storage** -Impervious L= 9.3' S= 0.0050 '/'
#4	123.39'	11 cf	**10.0" Round Pipe Storage** -Impervious L= 20.1' S= 0.0050 '/'
#5	123.50'	38 cf	**4.00'D x 3.00'H Vertical Cone/Cylinder** -Impervious
#6	126.50'	22 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) -Impervious
		1,041 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
126.50	4	0	0
128.00	25	22	22

Device	Routing	Invert	Outlet Devices
#1	Discarded	121.00'	**2.410 in/hr Exfiltration over Surface area**
#2	Primary	126.50'	**2.0' long Sharp-Crested Rectangular Weir** 2 End Contraction(s) 0.5' Crest Height

Discarded OutFlow Max=0.02 cfs @ 10.42 hrs HW=121.07' (Free Discharge)
1=Exfiltration (Exfiltration Controls 0.02 cfs)

Primary OutFlow Max=0.70 cfs @ 12.18 hrs HW=126.72' (Free Discharge)
2=Sharp-Crested Rectangular Weir (Weir Controls 0.70 cfs @ 1.62 fps)

Summary for Pond 2P: UG System 2

Inflow Area = 9,070 sf, 34.71% Impervious, Inflow Depth = 3.27" for 100-YR event
Inflow = 0.78 cfs @ 12.09 hrs, Volume= 2,469 cf
Outflow = 0.05 cfs @ 14.60 hrs, Volume= 1,856 cf, Atten= 94%, Lag= 150.6 min
Discarded = 0.04 cfs @ 11.49 hrs, Volume= 1,779 cf
Primary = 0.01 cfs @ 14.60 hrs, Volume= 77 cf

Routing by Stor-Ind method, Time Span= 0.00-25.00 hrs, dt= 0.01 hrs
Peak Elev= 132.06' @ 14.60 hrs Surf.Area= 630 sf Storage= 1,262 cf

Plug-Flow detention time= 313.6 min calculated for 1,856 cf (75% of inflow)
Center-of-Mass det. time= 222.4 min (1,070.3 - 848.0)

Volume	Invert	Avail.Storage	Storage Description
#1A	127.75'	732 cf	**17.50'W x 36.00'L x 6.25'H Field A** 3,938 cf Overall - 1,496 cf Embedded = 2,442 cf x 30.0% Voids
#2A	129.75'	1,113 cf	**Shea Leaching Chamber 4x4x4** x 24 Inside #1 Inside= 42.2"W x 45.0"H => 13.25 sf x 3.50'L = 46.4 cf Outside= 54.0"W x 51.0"H => 15.58 sf x 4.00'L = 62.3 cf 24 Chambers in 3 Rows
		1,846 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Discarded	127.75'	**2.410 in/hr Exfiltration over Surface area**
#2	Primary	132.00'	**12.0" Round Culvert** L= 84.2' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 132.00' / 126.00' S= 0.0713 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.79 sf

Discarded OutFlow Max=0.04 cfs @ 11.49 hrs HW=127.81' (Free Discharge)
1=Exfiltration (Exfiltration Controls 0.04 cfs)

Primary OutFlow Max=0.01 cfs @ 14.60 hrs HW=132.06' (Free Discharge)
2=Culvert (Inlet Controls 0.01 cfs @ 0.68 fps)

Summary for Pond 3P: UG System 3

Inflow Area = 17,134 sf, 58.78% Impervious, Inflow Depth = 4.98" for 100-YR event
Inflow = 2.29 cfs @ 12.09 hrs, Volume= 7,110 cf
Outflow = 0.27 cfs @ 12.79 hrs, Volume= 5,217 cf, Atten= 88%, Lag= 42.2 min
Discarded = 0.07 cfs @ 10.60 hrs, Volume= 4,165 cf
Primary = 0.19 cfs @ 12.79 hrs, Volume= 1,051 cf

Routing by Stor-Ind method, Time Span= 0.00-25.00 hrs, dt= 0.01 hrs
Peak Elev= 130.74' @ 12.79 hrs Surf.Area= 1,330 sf Storage= 3,284 cf

Plug-Flow detention time= 262.2 min calculated for 5,214 cf (73% of inflow)
Center-of-Mass det. time= 172.8 min (988.8 - 816.0)

Volume	Invert	Avail.Storage	Storage Description
#1A	125.75'	1,484 cf	**17.50'W x 76.00'L x 6.25'H Field A** 8,313 cf Overall - 3,366 cf Embedded = 4,947 cf x 30.0% Voids
#2A	127.75'	2,505 cf	**Shea Leaching Chamber 4x4x4** x 54 Inside #1 Inside= 42.2"W x 45.0"H => 13.25 sf x 3.50'L = 46.4 cf Outside= 54.0"W x 51.0"H => 15.58 sf x 4.00'L = 62.3 cf 54 Chambers in 3 Rows
		3,989 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Discarded	125.75'	**2.410 in/hr Exfiltration over Surface area**
#2	Primary	130.50'	**12.0" Round Culvert** L= 56.5' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 130.50' / 128.00' S= 0.0442 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.79 sf

Discarded OutFlow Max=0.07 cfs @ 10.60 hrs HW=125.81' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 0.07 cfs)

Primary OutFlow Max=0.19 cfs @ 12.79 hrs HW=130.74' (Free Discharge)
↑—**2=Culvert** (Inlet Controls 0.19 cfs @ 1.32 fps)

Summary for Pond 4P: Basin 1

Inflow Area = 40,744 sf, 33.95% Impervious, Inflow Depth = 1.51" for 100-YR event
Inflow = 1.18 cfs @ 12.10 hrs, Volume= 5,136 cf
Outflow = 0.18 cfs @ 14.09 hrs, Volume= 4,853 cf, Atten= 85%, Lag= 119.2 min
Discarded = 0.12 cfs @ 14.09 hrs, Volume= 4,638 cf
Primary = 0.06 cfs @ 14.09 hrs, Volume= 215 cf

Routing by Stor-Ind method, Time Span= 0.00-25.00 hrs, dt= 0.01 hrs
Peak Elev= 127.52' @ 14.09 hrs Surf.Area= 2,100 sf Storage= 2,308 cf

Plug-Flow detention time= 229.0 min calculated for 4,853 cf (94% of inflow)
Center-of-Mass det. time= 200.7 min (1,065.7 - 865.0)

Volume	Invert	Avail.Storage	Storage Description
#1	126.00'	3,407 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
126.00	940	0	0
128.00	2,467	3,407	3,407

Device	Routing	Invert	Outlet Devices
#1	Discarded	126.00'	**2.410 in/hr Exfiltration over Surface area**
#2	Primary	127.50'	**10.0' long x 3.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 Coef. (English) 2.44 2.58 2.68 2.67 2.65 2.64 2.64 2.68 2.68 2.72 2.81 2.92 2.97 3.07 3.32

Discarded OutFlow Max=0.12 cfs @ 14.09 hrs HW=127.52' (Free Discharge)
↑**1=Exfiltration** (Exfiltration Controls 0.12 cfs)

Primary OutFlow Max=0.06 cfs @ 14.09 hrs HW=127.52' (Free Discharge)
↑**2=Broad-Crested Rectangular Weir** (Weir Controls 0.06 cfs @ 0.33 fps)

Summary for Pond 5P: Basin 2

Inflow Area = 19,843 sf, 34.81% Impervious, Inflow Depth = 1.88" for 100-YR event
Inflow = 0.97 cfs @ 12.09 hrs, Volume= 3,110 cf
Outflow = 0.08 cfs @ 13.77 hrs, Volume= 2,802 cf, Atten= 92%, Lag= 100.8 min
Discarded = 0.07 cfs @ 13.77 hrs, Volume= 2,769 cf
Primary = 0.01 cfs @ 13.77 hrs, Volume= 33 cf

Routing by Stor-Ind method, Time Span= 0.00-25.00 hrs, dt= 0.01 hrs
Peak Elev= 125.50' @ 13.77 hrs Surf.Area= 1,226 sf Storage= 1,453 cf

Plug-Flow detention time= 258.6 min calculated for 2,802 cf (90% of inflow)
Center-of-Mass det. time= 210.9 min (1,057.8 - 846.9)

Volume	Invert	Avail.Storage	Storage Description
#1	123.50'	2,123 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
123.50	100	0	0
124.00	506	152	152
126.00	1,465	1,971	2,123

Device	Routing	Invert	Outlet Devices
#1	Discarded	123.50'	**2.410 in/hr Exfiltration over Surface area**
#2	Primary	125.50'	**10.0' long x 3.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50

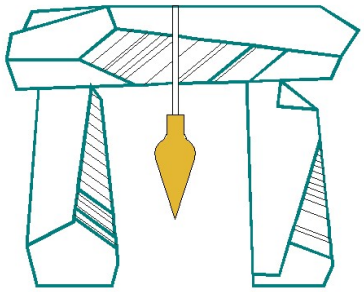
Coef. (English) 2.44 2.58 2.68 2.67 2.65 2.64 2.64 2.68 2.68
2.72 2.81 2.92 2.97 3.07 3.32

Discarded OutFlow Max=0.07 cfs @ 13.77 hrs HW=125.50' (Free Discharge)
↑**1=Exfiltration** (Exfiltration Controls 0.07 cfs)

Primary OutFlow Max=0.00 cfs @ 13.77 hrs HW=125.50' (Free Discharge)
↑**2=Broad-Crested Rectangular Weir** (Weir Controls 0.00 cfs @ 0.12 fps)

Appendix B Stormwater Operation & Maintenance Plan

DeCelle-Burke-Sala



& Associates, Inc.

Stormwater Operation & Site Maintenance Plan
for
Proposed Definitive Subdivision
at
217 Mill Street
Randolph, Massachusetts

Prepared by:
DeCelle-Burke-Sala & Associates, Inc.
1266 Furnace Brook Parkway
Suite 401
Quincy, MA 02169

Prepared for:
217 Mill St, LLC
228 Park Avenue S, PMB 35567
New York, NY 89135

February 6, 2023

Introduction

This Stormwater Operation & Maintenance Plan (SOMP) is for the definitive subdivision located at 217 Mill Street in Randolph, Massachusetts. The SOMP is outlined below to provide long term operation and maintenance procedures of the stormwater controls installed to manage the stormwater flow generated on the site. The landowners are required to implement the procedures and ensure the long term benefits of the stormwater controls approved and installed for this project. The SOMP provides simple operational and maintenance procedures for the stormwater control structures as well as perform various tasks to remove pollutants from areas that would have potential to be picked up on site and moved via stormwater offsite.

The landowners shall be responsible to implement this SOMP which requires them to inspect, maintain, and operate the stormwater management system as well as inspect the grounds for eroded areas and collected pollutants. The purpose of the SOMP is to maintain the long term benefits from the Stormwater Management features constructed that support groundwater recharge and pollution prevention.

Responsible Party -

217 Mill St, LLC
228 Park Avenue S, PMB 35567
New York, NY 89135

The responsible party listed above is responsible for inspecting, maintaining and keeping copies of maintenance records for the following plan and will be referred to as the Site Manager for the remainder of this report. The responsible party can expect a yearly budget of $1,500 to $2,000 per year to maintain this site.

All future property owners shall inherit the responsibility of implanting this SOMP. The current deed reference is found in the Norfolk County Registry of Deeds Book 14059 Page 498. This document shall be recorded at the Norfolk County Registry of Deeds with the deed reference. Upon any future transfer of ownership all future owners will be obligated to use, maintain, and continue to adhere to this Operation and Maintenance Plan in accordance with the manufacturers recommendations and all inspection records will be maintained and made available to the Town of Randolph upon request.

Illicit Discharge Statement

Per Standard No. 10 of the MassDEP Stormwater Management Standards, there shall be no illicit discharges to the stormwater management system. The Property Manager is responsible for implementing the Operation and Maintenance Plan and overseeing activities at the facility to prevent illicit discharges to the drainage system from occurring.

It is strictly prohibited to discharge any products or substances onto the ground surface into any drainage structures, such as catch basin inlets, manholes, water quality units, forebays, basin or drainage outlets that would be a detriment to the environment.

Non-Structural Operations

Pavement Sweeping

Pavement sweeping will be performed by hand twice during the year, in April-May and in September-October. The Site Manager shall contract with a property management company that provides pavement sweeping services. The company shall be in good standing in the Commonwealth of Massachusetts and experienced in performing these services. All sweepings shall be disposed of by the hired company off-site in a legal manner.

Snow Management

Proper snow management practices will be implemented to maximize access and egress into the property. Plowed or shoveled snow will be placed in pervious areas at the edges of driveways and the roadway where it can slowly infiltrate. Snow will be placed on to pervious areas that are not subject to excessive shade from buildings or vegetation. All accumulated sediment from snowmelt shall be removed each spring.

Structural Operations

Deep Sump Catch Basins

The catch basins are installed to capture stormwater runoff and provide pretreatment for TSS and oils. The catch basin is fitted with a proprietary water quality outlet control assembly called a SNOUT® to assist in the efficiency of capturing TSS and oils. To ensure maximum capacity and efficiency, the deep sump catch basin sump will be cleaned when half of the available capacity of the sump has been used or at a minimum of once per year. The Manager shall inspect the sump on a quarterly basis. The Site Manager shall hire a contractor in good standing in the Commonwealth of Massachusetts with experience in cleaning stormwater sumps with a vacuum truck. All sediment and water retrieved from the sumps shall be disposed of by the hired company off-site in a legal manner. The Manager shall provide a written inspection report of which an example form is attached.

SNOUT®

The SNOUT® is a locally manufactured stormwater treatment product that is a vented fiberglass water quality hood that is installed over the outlet pipe in a storm water structure with a sump that skims oils, floatables and trash off of the surface water while letting settleable solids sink to the bottom. The cleaner water exits from beneath the

SNOUT, which is lower than the bottom of the pipe, but above the bottom of t structure allowing both floatable material and solids that sink to stay in the structure. The catch basin structure is fitted with the SNOUT®. The Manager shall inspect the SNOUT® quarterly, the same time the sump is inspected. The Site Manager shall hire a contractor in good standing in the Commonwealth of Massachusetts with experience in inspecting the SNOUT® and make sure it is operating as intended. If damaged, the SNOUT® shall be repaired or replaced entirely. The Manager shall provide a written inspection report of each SNOUT® which an example form is attached.

Contech CS-3 Cascade Separator Water Quality Manhole

The Cascade Separator (CS-3) water quality manholes were installed to provide additional pretreatment for the stormwater prior to infiltration. To ensure maximum capacity and efficiency, the CS-3 units should be inspected and cleaned in accordance with the manufacturer's specifications which have been included in Appendix A.

Underground Concrete Leaching Galleys

The underground concrete leaching galleys were installed to recharge stormwater runoff from the roadway, the driveways, and portions of landscaping area runoff. The roof runoff does not generate sediment, and with at grade flows captured by a deep sump catch basin with outlet hood treating the driveway and landscape runoff, the infiltration chambers shall remain effective for a long period of time. Inspection manholes are brought to grade to allow the Site Manager to observe if the chambers are ponding or accumulating sediment and to clean if necessary. To ensure maximum capacity and efficiency, the concrete chambers should be inspected and cleaned in accordance with the manufacturer's specifications.

Surface Infiltration Basin

Two surface infiltration basins have been constructed within the subdivision to allow for the attenuation of stormwater. The berm shall be stabilized and protected from erosion through the use of vegetation. The berm shall be inspected quarterly and after large storm events and maintained as necessary. If erosion is identified in the basin, the affected area will be stabilized and reseeded as required to maintain vegetative cover. This will prevent further instability occurring on the berm. The Manager shall hire a contractor that provides basin cleaning services for the entire stormwater management infrastructure. The contractor shall be a company in good standing in the Commonwealth of Massachusetts and experienced in performing the requested services. The debris and silt laden stormwater collected from the facilities shall be disposed of in a legal manner.

Site Management

The site shall be inspected on a quarterly basis for rutting, potholes, broken berms, depressions eroded areas and any other site damage caused by vehicular or human

activity. Landscaped areas shall be raked as necessary to maintain their grade. Grass areas shall be raked out and seeded as needed to maintain an even vegetated surface. A slow release natural fertilizer and a minimal amount of insecticides and herbicides shall be used for landscaping maintenance. The homeowner shall hire a contractor, if necessary, in good standing in the Commonwealth of Massachusetts with experience in site management to repair any potholes, broken berms, or other damaged exterior area. The homeowner shall hire a contractor, if necessary, in good standing in the Commonwealth of Massachusetts with experience in re-vegetating eroded areas and repairing vehicular surfaces and edges.

Record Keeping

Records of the inspections and maintenance for the Non-Structural and Structural Operations performed or organized by the homeowner for the property shall be up to date, available for review and inspection on-site and submitted to the Town of Randolph Conservation Department for review and record. Records shall be backlogged for three years before they are disposed of. An example record keeping sheet is attached.

Definitive Subdivision

217 Mill Street, Randolph, Massachusetts

Stormwater Operation & Site Maintenance Plan

INSPECTION SCHEDULE AND EVALUATION CHECKLIST

Best Management Practice	Inspection Frequency	Date Inspected	Contractor	Current Conditions and Minimum Maintenance / Repairs, if necessary	Completed Maintenance / Repair (i.e. date, contractor, tasks complete, etc...)
Pavement Sweeping	Biannually				
Deep Sump Catch Basins	Quarterly				
Snout®	Quarterly				
Contech CS-3 Cascade Separators	Per manufacturer's specs.				
Concrete Galleys	Per manufacturer's specs.				
Surface Infiltration Basins	Quarterly				
Overall Site Condition	Quarterly				

Per Standard No. 10 of the MassDEP Stormwater Management Standards, there shall be no illicit discharges to the stormwater management system. The Property Manager is responsible for implementing the Operation and Maintenance Plan and overseeing activities at the facility to prevent illicit discharges to the drainage system from occurring. It is strictly prohibited to discharge any products or substances onto the ground surface or into any drainage structures, such as catch basin inlets, manholes, water quality units, forebays, basin or drainage outlets that would be a detriment to the environment.

Property Manager: _____ **Date** _____

Appendix A

CONTECH®
ENGINEERED SOLUTIONS

Cascade Separator™ Inspection and Maintenance Guide

Maintenance

The Cascade Separator™ system should be inspected at regular intervals and maintained when necessary to ensure optimum performance. The rate at which the system collects sediment and debris will depend upon on-site activities and site pollutant characteristics. For example, unstable soils or heavy winter sanding will cause the sediment storage sump to fill more quickly but regular sweeping of paved surfaces will slow accumulation.

Inspection

Inspection is the key to effective maintenance and is easily performed. Pollutant transport and deposition may vary from year to year and regular inspections will help ensure that the system is cleaned out at the appropriate time. At a minimum, inspections should be performed twice per year (i.e. spring and fall). However, more frequent inspections may be necessary in climates where winter sanding operations may lead to rapid accumulations, or in equipment wash-down areas. Installations should also be inspected more frequently where excessive amounts of trash are expected.

A visual inspection should ascertain that the system components are in working order and that there are no blockages or obstructions in the inlet chamber, flumes or outlet channel. The inspection should also quantify the accumulation of hydrocarbons, trash and sediment in the system. Measuring pollutant accumulation can be done with a calibrated dipstick, tape measure or other measuring instrument. If absorbent material is used for enhanced removal of hydrocarbons, the level of discoloration of the sorbent material should also be identified during inspection. It is useful and often required as part of an operating permit to keep a record of each inspection. A simple form for doing so is provided in this Inspection and Maintenance Guide.

Access to the Cascade Separator unit is typically achieved through one manhole access cover. The opening allows for inspection and cleanout of the center chamber (cylinder) and sediment storage sump, as well as inspection of the inlet chamber and slanted skirt. For large units, multiple manhole covers allow access to the chambers and sump.

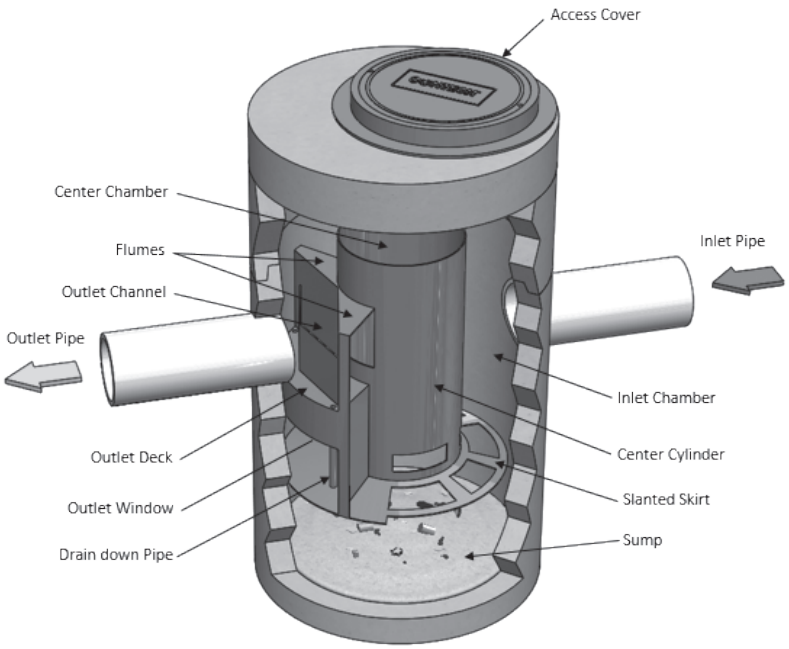
The Cascade Separator system should be cleaned before the level of sediment in the sump reaches the maximum sediment depth and/or when an appreciable level of hydrocarbons and trash has accumulated. If sorbent material is used, it must be replaced when significant discoloration has occurred. Performance may be impacted when maximum sediment storage capacity is exceeded. Contech recommends maintaining the system when sediment level reaches the 50% storage volume. The level of sediment is easily determined by measuring from finished grade down to the top of the sediment pile. To avoid underestimating the level of sediment in the chamber, the measuring device must be lowered to the top of the sediment pile carefully. Finer, silty particles at the top of the pile typically offer less resistance to the end of the rod than larger particles toward the bottom of the pile. Once this measurement is recorded, it should be compared to the as-built drawing for the unit to determine if the height of the sediment pile off the bottom of the sump floor exceeds 50% of the total height of sediment storage sump.

Cleaning

Cleaning of a Cascade Separator system should be done during dry weather conditions when no flow is entering the system. The use of a vacuum truck is generally the most effective and convenient method of removing pollutants from the system. Simply remove the manhole cover and insert the vacuum hose down through the center chamber and into the sump. The system should be completely drained down and the sump fully evacuated of sediment. The areas outside the center chamber and the slanted skirt should also be washed off if pollutant build-up exists in these areas.

In installations where the risk of petroleum spills is small, liquid contaminants may not accumulate as quickly as sediment. However, the system should be cleaned out immediately in the event of an oil or gasoline spill. Motor oil and other hydrocarbons that accumulate on a more routine basis should be removed when an appreciable layer has been captured. To remove these pollutants, it may be preferable to use absorbent pads since they are usually less expensive to dispose than the oil/water emulsion that may be created by vacuuming the oily layer. Trash and debris can be netted out to separate it from the other pollutants. Then the system should be power washed to ensure it is free of trash and debris.

Manhole covers should be securely seated following cleaning activities to prevent leakage of runoff into the system from above and to ensure proper safety precautions. Confined space entry procedures need to be followed if physical access is required. Disposal of all material removed from the Cascade Separator system must be done is accordance with local regulations. In many locations, disposal of evacuated sediments may be handled in the same manner as disposal of sediments removed from catch basins or deep sump manholes. Check your local regulations for specific requirements on disposal. If any components are damaged, replacement parts can be ordered from the manufacturer.



Cascade Separator Inspection & Maintenance Log

Cascade Model:			Location:		
Date	Water Depth to Sediment[1]	Floatable Layer Thickness[2]	Describe Maintenance Performed	Maintenance Personnel	Comments

1. The depth to sediment is determined by taking a measurement from the manhole opening to the top of the sediment pile. Once this measurement is recorded, it should be compared to the as-built drawing for the unit to determine if the height of the sediment pile off the bottom of the sump floor exceeds 50% of the total height of sediment storage sump. Note: to avoid underestimating the volume of sediment in the chamber, the measuring device must be carefully lowered to the top of the sediment pile.
2. For optimum performance, the system should be cleaned out when the floating hydrocarbon layer accumulates to an appreciable thickness. In the event of an oil spill, the system should be cleaned immediately.

A Cascade Separator unit can be easily cleaned in less than 30 minutes.

A vacuum truck excavates pollutants from the systems.

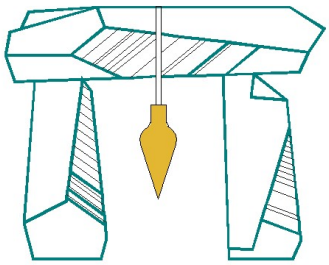
SUPPORT

- Drawings and specifications are available at www.ContechES.com.
- Site-specific design support is available from our engineers.

Contech Engineered Solutions LLC provides site solutions for the civil engineering industry. Contech's portfolio includes bridges, drainage, sanitary sewer, stormwater, and earth stabilization products. For information, visit www.ContechES.com or call 800.338.1122

Appendix C Stormwater Pollution Prevention Plan

DeCelle-Burke-Sala



& Associates, Inc.

Stormwater Pollution Prevention Plan

for

217 Mill Street

a Definitive Subdivision
in
Randolph, Massachusetts

Prepared by:
DeCelle-Burke-Sala & Associates, Inc.
1266 Furnace Brook Parkway
Suite 401
Quincy, MA 02169

Prepared for:
McDermott Builders, Inc.
7 Whitelawn Avenue
Milton, MA 02186

February 6, 2023

Table of Contents

1.0 - Plan Objectives

- To protect abutting properties, public ways and drainage infrastructure from construction related pollutant impacts generated from land disturbance and construction activities;

- Control existing, and potential erosion, sediment transport and pollutant impact events by installing and maintaining construction related Best Management Practices (BMP's) to reduce and/or prevent the discharge of stormwater pollutants into wetland resources of the Commonwealth of Massachusetts;

- To protect surface stormwater quality, ground water quality, and minimize off-site sediment transport offsite during construction;

- To prevent local and off-site flooding by controlling peak rates and volumes of stormwater runoff during construction; and

- To eliminate illicit discharges to stormwater drainage systems that causes pollution during construction.

2.0 - Introduction

This Erosion and Sedimentation Control Plan (The "Plan") has been devised for the construction of a new rehabilitation building located at 217 Mill Street in Randolph, Massachusetts. The purpose of the Plan is to protect the surrounding environment from contaminated stormwater during construction of the development. The stormwater will be treated before release and surfaces stabilized to minimize erosive events by implementing, installing and maintaining construction related Best Management Practices (BMP's) to reduce and/or prevent the discharge of stormwater pollutants into wetland resources of the Commonwealth of Massachusetts. The BMP's are described in the Stormwater Management Standards developed by the Massachusetts Department for Environmental Protection and it is our belief that short term construction related pollution prevention generated from this site can be achieved.

3.0 - Current Site Conditions

The subject property is located at 217 Mill Street in the Town of Randolph. The Town of Randolph Assessor's office currently identifies the as Assessors ID 51-H-8.01 with a

total area of approximately 77,512± square feet (SF). The property is located within the Residential Single Family High Density (RSFHD) zoning district.

The site is bounded by Mill Street to the northeast, and is abutted by single-family residential properties to the east, south, and west. The dead end of Prospect Avenue is close to the locus, however, the property does not have any frontage on Prospect Avenue. The lot contains a 675± S.F. residential single-family dwelling that was constructed around 1950 per the Town's online property record database. In addition to the dwelling, there are two sheds located on the property. Vehicular access to the site is provided off Mill Street by a single-lane asphalt driveway to the west of the dwelling. The dwelling improvements include a deck on the westerly side of the building adjacent to the driveway, a concrete patio in the backyard and a concrete walkway along the front of the house. The vegetation in the northerly portion of the lot closest to Mill Street is predominately lawn, with several hedges and trees. The majority of the lot is covered by trees and considered wooded. A vinyl and chain-link fence traverse the rear of the property near the abutters located on Hart Circle. Topography on the site varies throughout the property. Elevations along the frontage of the property on Mill Street range from approximately elevation 126 in the northeasterly corner, to elevation 132 in the northerly corner. Topography slopes up roughly 27% from the northeasterly corner at elevation 126 up to the house at elevation 136. The driveway slopes approximately 13% up from Mill Street to the peak of the driveway. The high elevation on-site is located towards the center of the property within the woods. From the high point, the topography generally slopes down to the abutters to the east down to a low elevation of approximately 122. All elevations refer to the North American Vertical Datum of 1988 (NAVD 88).

The existing building is serviced by sewer, domestic water, and gas services that connect to the respective mains in Mill Street. Overhead wires connect from the dwelling to the existing overhead wires in Mill Street to provide power and communication services to the existing dwelling. A roof gutter system on the existing dwelling captures the majority of roof runoff and downspouts direct the water to flow overland. No other stormwater controls are located on-site, as flows from the asphalt driveway are not collected and runoff to Mill Street. The site is not located within a Special Flood Hazard Zone as delineated on FIRM 25021C0217E, effective 07/17/2012. There do not appear to be any jurisdictional wetlands within 100-feet of the project locus.

4.0 - Project Description

The proposed project is a subdivision, which will include the construction of four (4) new single-family houses and a proposed roadway. Access to the subdivision will be provided off Mill Street by a 40-ft. wide private way, which ends at a cul-de-sac with a 42-ft. pavement radius. The proposed street layout will have 24-ft. of pavement with vertical granite curbing on both sides. Each proposed single-family house will be provided vehicular access to the proposed road by a curb cut and asphalt driveway.

The street will be graded to have a 2.9% grade for the first approximately 19-ft. before transition to a 100-ft. Type IV Sag Vertical Curve. The roadway will have a slope of approximately 7% for approximately 10-ft. before transitioning to a 150-ft. Type I Crest Vertical Curve. The highpoint of the roadway will be located towards the front of the cul-de-sac and will slope down toward the end of the road. A retaining wall is proposed along the easterly side of the roadway from approximately station 0+55 to approximately station 1+75. The retaining wall is approximately 5-ft. tall at its highest point.

The proposed subdivision will be improved by public utilities for the use of the four (4) proposed dwellings. A proposed 8-in. PVC gravity sewer main is proposed to be installed for the length of the roadway. The proposed sewer main will tie into the existing 8-in. PVC sewer main in Mill Street by constructing a doghouse manhole in Mill Street. A sewer manhole is proposed at the end of the proposed sewer main in the cul-de-sac of the proposed roadway. Each house will tie into the proposed sewer main by gravity with proposed 4-in. PVC sewer services. An 8-in. CLDI (cement-lined ductile iron) water main will be installed for the length of the roadway. The proposed water main will tie into the existing water main in Mill Street. Each house will be provided water service by a 1-in. “type K” copper pipe. A fire hydrant is proposed at the end of the proposed 8-in. water main and will be located within the cul-de-sac of the proposed roadway. A proposed gas main shall be installed by the local utility purveyors standards to provide gas service to each dwelling. Power and communication services will be provided by underground wires. A transformer will be installed within the subdivision.

Proposed stormwater controls shall comply with local, state and federal regulations. Stormwater generated by the proposed street will be collected, detained, and infiltrated to protect the down gradient abutting properties. The stormwater generated by the proposed street will be captured by a series of deep sump catch basins and detained and infiltrated using three underground infiltration structures and two surface detention basins. Given the soil conditions on-site having an infiltration rate of 2.41 in./hr., three proprietary drainage structures are proposed to provided sufficient TSS (Total Suspended Solids)

removal. The structures proposed are Contech CS-3 Cascade Separators. Flows captured from the proposed roadway will be collected by a series of catch basins. Two (2) catch basins are proposed near Mill Street to capture runoff flowing down the proposed road towards Mill Street. These captured flows will be directed to CS-3 structure 1 and then conveyed to Underground Infiltration "System 1". System 1 is an underground infiltration system consisting of (11) Shea Concrete 4'x4'x4' concrete leaching structures. The concrete chambers will be surrounded by 18-in. of stone, and will have 18-in. of stone below to aid with infiltration. Outlet control for Underground Infiltration System 1 is provided by catch basin 1 during larger storm events. Underground Infiltration System 1 is located on a proposed drainage easement on Lot 4. A series of two (2) catch basins located to the north of the cul-de-sac will be installed to capture a portion of the flows graded toward Mill Street. These captured flows will be directed to CS-3 structure 2 and then conveyed to Underground Infiltration "System 2". System 2 is an underground infiltration system consisting of (24) Shea Concrete 4'x4'x4' concrete leaching structures. The concrete chambers will be surrounded by 24-in. of stone, and will have 24-in. of stone below to aid with infiltration. Outlet control for Underground Infiltration System 2 is provided by a 12-in. HDPE drain overflow during larger storm events that will be conveyed to Surface Detention Basin 2. Surface Detention basin 2 is located on Lot 1. Surface Detention basin 2 will collect runoff from stormwater overflows from underground infiltration "system 2" and portions of Lots 1 and 2. Outlet control for basin 2 is provided by a berm with an overflow elevation of 125.5 for larger storm events. This basin is proposed to collect stormwater runoff from two roofs and landscape areas. The last catch basin is located within the cul-de-sac and will be installed to capture runoff from the cul-de-sac and surrounding areas. These captured flows will be directed to CS-3 structure 3 and then conveyed to Underground Infiltration "System 3". System 3 is an underground infiltration system consisting of (54) Shea Concrete 4'x4'x4' concrete leaching structures. The concrete chambers will be surrounded by 24-in. of stone, and will have 24-in. of stone below to aid with infiltration. Outlet control for Underground Infiltration System 3 is provided by a 12-in. HDPE drain overflow during larger storm events that will be conveyed to Surface Detention Basin 1. Surface Detention basin 1 is located partially on Lots 2 and 3. Surface Detention basin 1 will collect runoff from portions of Lots 2,3, and 4. Outlet control for Surface Detention basin 1 is provided by a berm with an overflow elevation of 127.5 for larger storm events. This basin is proposed to collect stormwater runoff from three roofs and landscaping areas. It is DeCelle-Burke-Sala & Associates, Inc. belief that the project complies with the Stormwater Management Standards. The project as proposed will protect the abutter in the short term through proper construction and erosion protection techniques. It will also protect the environment from long-term impacts due to the improved stormwater controls.

5.0 - Erosion & Sedimentation Control Plan

The contractor shall implement an Erosion and Sedimentation Control Plan that protects the surrounding environment from sediment laden stormwater runoff generated during construction activities and from other pollutants generated from construction activities such as litter and dust. Construction sequencing is part of managing a site as is implementing many BMP's that assist in controlling construction related pollutants.

5.1 - Major Construction Sequence for Site

The sequence is developed to contain all potential sedimentation and erosion incidents that could occur during the construction of the project. The contractor however is responsible to manage the site effectively to control offsite sediment transport which may not be included in this plan. The sequence will coordinate the work within the erosion barrier and coordinate other sedimentation control features to reduce the stress upon a silt fence as well as limit off-site sediment transport. The sequencing is as follows:

- Place safety fence around property to limit access and protect the public.
- Place erosion control barrier at limit of work where possible. The barrier shall be 12" diameter mulch wattles.
- Provide inlet protection for existing drainage structures on and off-site to minimize sediment buildup in the catch basins.
- Install crushed stone construction entrance to reduce soil tracking off-site by construction vehicles.
- Cut and cap/disconnect all existing utilities as shown on the plans.
- Raze existing buildings.
- Grub site, stockpile loam on site, and surround in erosion control barrier and cover to minimize sediment transport from stormwater runoff.
- Rough grade the site.
- Rough grade surface detention basins. Limit construction activities around the surface detention basins to minimize compaction of existing soils.
- Install proposed roadway utilities. Install silt sacks in catch basins as soon as they have been installed.
- Install concrete Infiltration Systems 1 & 2.
- Final grade the proposed roadway.
- Install asphalt binder course for roadway.
- Install vertical granite curbing.
- Connect roadway drainage to the underground infiltration structures.
- Excavate for proposed foundations.

- Construct proposed foundations.
- Extend utility services to the proposed foundations.
- Begin vertical construction.
- Install roof drain infiltration systems
- Final grade the site.
- Install asphalt binder course for driveways.
- Install final landscaping, including hydroseed, plantings, light poles, walkways, handicap ramps and stairs.
- Place final asphalt top coat on roadway and driveways.
- Clean up site.

The contractor has several procedures to perform to maintain the site. They include but are not limited to:

- Clean pavement of sediment as needed.
- Replace erosion control barrier at limit of work as needed. Barrier to be inspected on a weekly basis.
- Empty silt sacks after each rain event. Catch basins and manholes to be cleaned once sediment occupies 1/2 the sump available. Structures to be inspected on a weekly basis.
- Any stockpiled soils to be covered to minimize fugitive dust.
- Maintain a covered dumpster on site to minimize wind blown debris from littering neighborhood and resource areas.
- Have a water truck onsite during the excavation for the project and during rough grading to minimize fugitive dust.

5.2 - Best Management Practices

The contractor shall use various types of structural and non-structural methodologies to minimize offsite polluting from construction activities. The following is a list of some BMP's that can be utilized; however, it is the contractor's responsibility to implement his strategies to minimize offsite sediment transport and fugitive dust and trash.

5.2.1 - Dumpster

The contractor shall have a dumpster on-site for the disposal of construction debris. The contractor shall cover the dumpster as needed to prevent wind blown debris from becoming litter in the environment.

5.2.2 - Silt Collection and Filter Bags

The contractor shall install filter sacks in all catch basins which may collect construction site stormwater runoff. The filter sacks will be inspected periodically for effectiveness and serviceability.

5.2.3 - Mechanical or Hand Sweeper

The contractor shall sweep the site by mechanical means or by hand to reduce the sediment build-up on-site. This will reduce the surrounding area becoming impacted from construction related offsite sediment pollution.

5.2.4 - Crushed Stone Construction Apron

A crushed stone apron shall be installed at the entrance to the site to assist in removing caked soil on construction vehicle tires. The apron shall be twenty five by twenty five foot wide. The contractor shall inspect the apron on a daily basis and supplement new stone as needed.

5.2.5 - Erosion Control Barrier

An erosion control barrier shall be installed at the downgradient Limit of Work and used around the site as needed. A barrier shall also be used around soil stockpiles and localized excavations on site. The barrier needs to be effective in controlling sediment transport and not becoming strained as the project moves forward. The contractor shall inspect the barrier weekly or after a large storm event to identify any stressed areas and replace the barrier as needed. The barrier can be one or many of several types. Staked haybales, a geotextile fabric or a geotextile erosion control sock are typical types of barriers. The contractor shall inspect the barriers on a daily basis and repair the barriers as needed.

5.2.6 - Dust Control

The use of a water truck or other method to spray water over the site during the dry season to minimize blown dust shall be implemented. The water shall not be excessively spread so erosive forces occur. The contractor shall sweep the pavement once installed and cover stockpiled soils as needed to minimize dust.

5.2.7 - Disturbed Surface Maintenance

The contractor shall stabilize the ground surface as needed to prevent erosion. Stabilization of surfaces includes the placement of pavement, rip rap, wood bark mulch and the establishment of vegetated surfaces. Upon the completion of construction of a particular phase, all surfaces should be stabilized even though it is apparent that future construction efforts will cause their disturbance. Vegetated cover should be established during the proper growing season and should be enhanced by soil adjustment for proper pH, nutrients and moisture content.

Surfaces that are disturbed by erosion processes or vandalism should be stabilized as soon as possible. Areas where construction activities have permanently or temporarily ceased should be stabilized within 14 days from the date of last construction activity, except when construction activity will resume within 21 days (e.g., the total time period that construction activity is temporarily ceased is less than 21 days). Hydro-mulching of grass surfaces is recommended, especially if seeding of the surfaces is required outside the normal growing season. Mulching may be used for temporary stabilization. Haybale dikes or silt fences should be set where required to trap products of erosion and should be maintained on a continuing basis during the construction process. Wheel ruts should be filled in and graded to prevent concentration of stormwater runoff. Vehicle tracks leading downhill should be blocked during periods of intense precipitation by hay bales, dikes or silt fences which should be constructed to entrap the sediment.

5.2.8 - Temporary Stormwater Controls

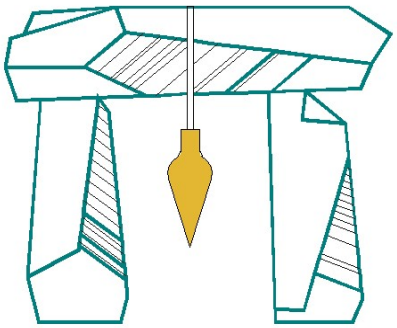
The contractor shall rough grade the site as to not concentrate the stormwater runoff and cause erosive forces. The contractor shall use a level spreader or other temporary stormwater control device to treat construction site runoff for suspended solids. The catch basins and manholes can be installed to assist in capturing the construction site runoff once installed but the tanks will need to be cleaned out of all sediment before connecting the tanks to the recharge system and final paving. The use of silt sacks on the catch basin will help minimize the cleaning of the sumps. The contractor shall sweep the pavement once installed as needed to minimize suspended solids in the stormwater.

Appendix D Supporting Information

Standard 3 & 4–Groundwater Recharge & Water Quality Volume Calculations

Calculation Sheet

DeCelle-Burke-Sala



& Associates, Inc.

Project: Proposed Definitive Subdivision
217 Mill Street
Randolph, MA 02368

Client: 217 Mill Street, LLC
228 Park Avenue S, PMB 35567

Date: 2/6/23

Standard 3 & 4 Compliance
Underground System 1

Step 1.

Find: Recharge Volume Requirement

Given: Rv = (F x impervious area)

A = 4,541 s.f. impervious area F= 1 " for A-soils

Solve: Rv = 4,541 s.f. x 1 "/12'= 378.42 c.f.

Total Impervious Area= 25,280 s.f. Total Site Impervious

Collected Impervious Area= 25,280 s.f. Total Collected

Adjustment Factor= 1.00

Adjusted Rv= 378.42 c.f.

Step 2.

Select a 24-hour rainfall event that generates the Rv during the peak 2 hours. Use only the Site's impervious drainage area and the default NRCS Initial Abstraction of 0.2S and Type III storm. Set storm duration for 24 hours, but use a start time of 11 hours and an end time of 13 hours.

Rainfall Depth Generating Rv 378.42 c.f. is 2.08 in.

Step 3.

Bottom area of infiltration system = length x width

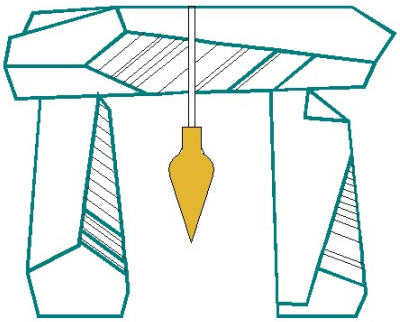
= 47 ft x 7.50 ft

= 352.50 s.f.

DeCelle-Burke-Sala Asscociates, Inc.
1266 Furnace Brook Pkwy., #401 Quincy, MA 02169
617-405-5100 (o) 617-405-5101 (f)

Calculation Sheet

DeCelle-Burke-Sala



& Associates, Inc.

Project: Proposed Definitive Subdivision
217 Mill Street
Randolph, MA 02368

Client: 217 Mill Street, LLC
228 Park Avenue S, PMB 35567

Date: 2/6/23

Step 4.

Set exfiltration in HydroCAD to exfiltrate through the bottom only.
Exfiltration rate to be the Rawls Rate based on the soil analysis.

Step 5.

Determine if recharge system can handle required recharge volume.

Solve: See Attached HydroCAD

Depth of Infiltration System below outlet= 2.34 ft.

Find: Depth of Rv within Infiltration System

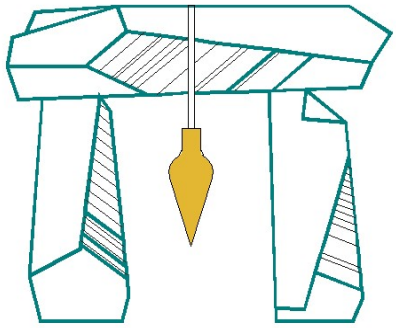
Peak Elevation - Bottom of Field = Corresponding Field Depth

123.19	ft.	-	121.50	ft.	=	1.69 ft.

CHECKS OK

Calculation Sheet

DeCelle-Burke-Sala



& Associates, Inc.

Project: Proposed Definitive Subdivision
217 Mill Street
Randolph, MA 02368

Client: 217 Mill Street, LLC
228 Park Avenue S, PMB 35567

Date: 2/6/23

Step 6.

Draw Down Time

Find: T= Rv / (KxBottom Area)

Given: Bottom Area = 352.50 s.f. K= 2.41 in/hr

Rv= 378.42 c.f.

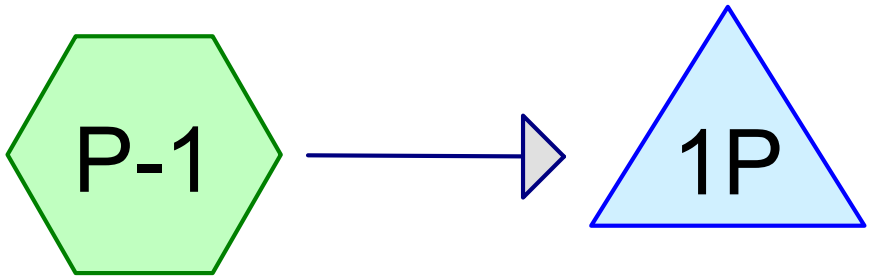
378.42 c.f./((in/hr/12 in/ft) x 352.5 s.f.

= 5.3 hrs < 72 hrs **CHECKS OK**

Rv (Required Recharge Volume)

K (Hydraulic Conductivity-use Rawls Rate)

DeCelle-Burke-Sala Asscociates, Inc.
1266 Furnace Brook Pkwy., #401 Quincy, MA 02169
617-405-5100 (o) 617-405-5101 (f)



Captured to Mill St UG System 1

Subcat Reach Pond Link

Routing Diagram for STD 3 - sys 1 (2-6-23)
Prepared by {enter your company name here}, Printed 2/7/2023

Area Listing (all nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
4,541	98	Paved parking, HSG A (P-1)
4,541	**98**	**TOTAL AREA**

Summary for Subcatchment P-1: Captured to Mill St

Runoff = 0.21 cfs @ 12.08 hrs, Volume= 379 cf, Depth> 1.00"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 11.00-13.00 hrs, dt= 0.01 hrs
Type III 24-hr Custom Rainfall=2.08"

Area (sf)	CN	Description
4,541	98	Paved parking, HSG A
0	39	>75% Grass cover, Good, HSG A
4,541	98	Weighted Average
4,541		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Pond 1P: UG System 1

Inflow Area = 4,541 sf,100.00% Impervious, Inflow Depth > 1.00" for Custom event
Inflow = 0.21 cfs @ 12.08 hrs, Volume= 379 cf
Outflow = 0.02 cfs @ 11.47 hrs, Volume= 131 cf, Atten= 91%, Lag= 0.0 min
Discarded = 0.02 cfs @ 11.47 hrs, Volume= 131 cf
Primary = 0.00 cfs @ 11.00 hrs, Volume= 0 cf

Routing by Stor-Ind method, Time Span= 11.00-13.00 hrs, dt= 0.01 hrs
Peak Elev= 123.19' @ 12.89 hrs Surf.Area= 353 sf Storage= 249 cf

Plug-Flow detention time= 23.7 min calculated for 130 cf (34% of inflow)
Center-of-Mass det. time= 0.1 min (724.5 - 724.4)

Volume	Invert	Avail.Storage	Storage Description
#1A	121.00'	455 cf	**7.50'W x 47.00'L x 6.25'H Field A** 2,203 cf Overall - 686 cf Embedded = 1,517 cf x 30.0% Voids
#2A	123.00'	510 cf	**Shea Leaching Chamber 4x4x4** x 11 Inside #1 Inside= 42.2"W x 45.0"H => 13.25 sf x 3.50'L = 46.4 cf Outside= 54.0"W x 51.0"H => 15.58 sf x 4.00'L = 62.3 cf
#3	123.34'	5 cf	**10.0" Round Pipe Storage** -Impervious L= 9.3' S= 0.0050 '/'
#4	123.39'	11 cf	**10.0" Round Pipe Storage** -Impervious L= 20.1' S= 0.0050 '/'
#5	123.50'	38 cf	**4.00'D x 3.00'H Vertical Cone/Cylinder** -Impervious
#6	126.50'	22 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) -Impervious
		1,041 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
126.50	4	0	0
128.00	25	22	22

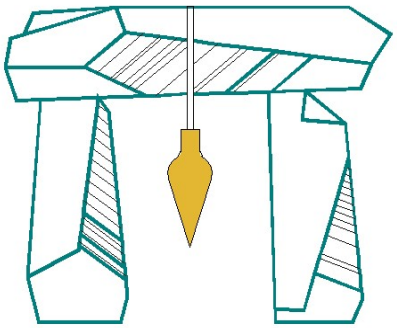
Device	Routing	Invert	Outlet Devices
#1	Discarded	121.00'	**2.410 in/hr Exfiltration over Surface area**
#2	Primary	126.50'	**2.0' long Sharp-Crested Rectangular Weir** 2 End Contraction(s) 0.5' Crest Height

Discarded OutFlow Max=0.02 cfs @ 11.47 hrs HW=121.07' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 0.02 cfs)

Primary OutFlow Max=0.00 cfs @ 11.00 hrs HW=121.00' (Free Discharge)
↑—**2=Sharp-Crested Rectangular Weir** (Controls 0.00 cfs)

Calculation Sheet

DeCelle-Burke-Sala



& Associates, Inc.

Project: Proposed Definitive Subdivision
217 Mill Street
Randolph, MA 02368

Client: 217 Mill Street, LLC
228 Park Avenue S, PMB 35567

Date: 2/6/23

Standard 3 & 4 Compliance
Underground System 2

Step 1.

Find: Recharge Volume Requirement

Given: Rv = (F x impervious area)

A = 3,148 s.f. impervious area F= 1 " for A-soils

Solve: Rv = 3,148 s.f. x 1 "/12'= 262.33 c.f.

Total Impervious Area= 25,280 s.f. Total Site Impervious

Collected Impervious Area= 25,280 s.f. Total Collected

Adjustment Factor= 1.00

Adjusted Rv= 262.33 c.f.

Step 2.

Select a 24-hour rainfall event that generates the Rv during the peak 2 hours. Use only the Site's impervious drainage area and the default NRCS Initial Abstraction of 0.2S and Type III storm. Set storm duration for 24 hours, but use a start time of 11 hours and an end time of 13 hours.

Rainfall Depth Generating Rv 262.33 c.f. is 2.08 in.

Step 3.

Bottom area of infiltration system = length x width

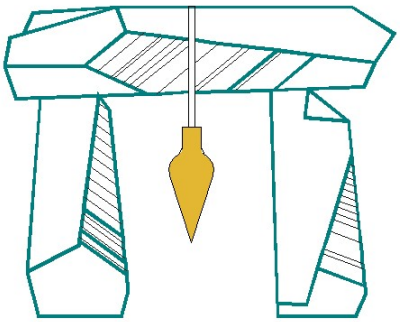
= 36 ft x 17.50 ft

= 630.00 s.f.

DeCelle-Burke-Sala Asscociates, Inc.
1266 Furnace Brook Pkwy., #401 Quincy, MA 02169
617-405-5100 (o) 617-405-5101 (f)

Calculation Sheet

DeCelle-Burke-Sala



& Associates, Inc.

Project: Proposed Definitive Subdivision
217 Mill Street
Randolph, MA 02368

Client: 217 Mill Street, LLC
228 Park Avenue S, PMB 35567

Date: 2/6/23

Step 4.

Set exfiltration in HydroCAD to exfiltrate through the bottom only.
Exfiltration rate to be the Rawls Rate based on the soil analysis.

Step 5.

Determine if recharge system can handle required recharge volume.

Solve: See Attached HydroCAD

Depth of Infiltration System below outlet= 4.25 ft.

Find: Depth of Rv within Infiltration System

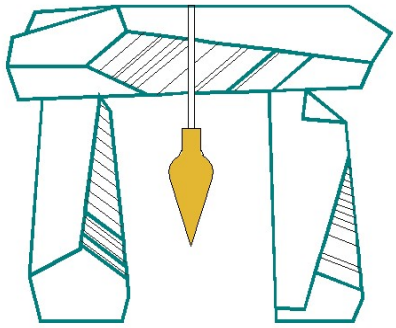
Peak Elevation - Bottom of Field = Corresponding Field Depth

128.30	ft.	-	127.75	ft.	=	0.55 ft.

CHECKS OK

Calculation Sheet

DeCelle-Burke-Sala



& Associates, Inc.

Project: Proposed Definitive Subdivision
217 Mill Street
Randolph, MA 02368

Client: 217 Mill Street, LLC
228 Park Avenue S, PMB 35567

Date: 2/6/23

Step 6.

Draw Down Time

Find: T= Rv / (KxBottom Area)

Given: Bottom Area = 630.00 s.f. K= 2.41 in/hr

Rv= 262.33 c.f.

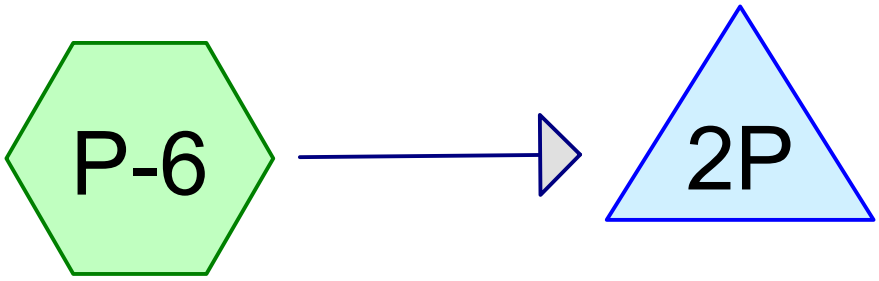
262.33 c.f./((in/hr/12 in/ft) x 630 s.f.

= 2.1 hrs < 72 hrs **CHECKS OK**

Rv (Required Recharge Volume)

K (Hydraulic Conductivity-use Rawls Rate)

DeCelle-Burke-Sala Asscociates, Inc.
1266 Furnace Brook Pkwy., #401 Quincy, MA 02169
617-405-5100 (o) 617-405-5101 (f)



Captured to CB 3&4 UG System 2

Subcat Reach Pond Link

Routing Diagram for STD 3 - UG sys 2 (2-6-23)
Prepared by {enter your company name here}, Printed 2/7/2023

Area Listing (all nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
3,148	98	Paved parking, HSG A (P-6)
3,148	**98**	**TOTAL AREA**

Summary for Subcatchment P-6: Captured to CB 3&4

Runoff = 0.14 cfs @ 12.08 hrs, Volume= 263 cf, Depth> 1.00"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 11.00-13.00 hrs, dt= 0.01 hrs
Type III 24-hr Custom Rainfall=2.08"

Area (sf)	CN	Description
3,148	98	Paved parking, HSG A
0	39	>75% Grass cover, Good, HSG A
3,148	98	Weighted Average
3,148		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Pond 2P: UG System 2

Inflow Area = 3,148 sf,100.00% Impervious, Inflow Depth > 1.00" for Custom event
Inflow = 0.14 cfs @ 12.08 hrs, Volume= 263 cf
Outflow = 0.04 cfs @ 11.83 hrs, Volume= 192 cf, Atten= 76%, Lag= 0.0 min
Discarded = 0.04 cfs @ 11.83 hrs, Volume= 192 cf
Primary = 0.00 cfs @ 11.00 hrs, Volume= 0 cf

Routing by Stor-Ind method, Time Span= 11.00-13.00 hrs, dt= 0.01 hrs
Peak Elev= 128.30' @ 12.46 hrs Surf.Area= 630 sf Storage= 105 cf

Plug-Flow detention time= 18.6 min calculated for 191 cf (73% of inflow)
Center-of-Mass det. time= 8.8 min (733.1 - 724.4)

Volume	Invert	Avail.Storage	Storage Description
#1A	127.75'	732 cf	**17.50'W x 36.00'L x 6.25'H Field A** 3,938 cf Overall - 1,496 cf Embedded = 2,442 cf x 30.0% Voids
#2A	129.75'	1,113 cf	**Shea Leaching Chamber 4x4x4** x 24 Inside #1 Inside= 42.2"W x 45.0"H => 13.25 sf x 3.50'L = 46.4 cf Outside= 54.0"W x 51.0"H => 15.58 sf x 4.00'L = 62.3 cf 24 Chambers in 3 Rows
		1,846 cf	Total Available Storage

Storage Group A created with Chamber Wizard

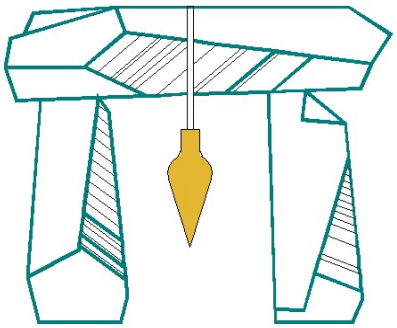
Device	Routing	Invert	Outlet Devices
#1	Discarded	127.75'	**2.410 in/hr Exfiltration over Surface area**
#2	Primary	132.00'	**12.0" Round Culvert** L= 84.2' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 132.00' / 126.00' S= 0.0713 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.79 sf

Discarded OutFlow Max=0.04 cfs @ 11.83 hrs HW=127.81' (Free Discharge)
└**1=Exfiltration** (Exfiltration Controls 0.04 cfs)

Primary OutFlow Max=0.00 cfs @ 11.00 hrs HW=127.75' (Free Discharge)
└**2=Culvert** (Controls 0.00 cfs)

Calculation Sheet

DeCelle-Burke-Sala



& Associates, Inc.

Project: Proposed Definitive Subdivision
217 Mill Street
Randolph, MA 02368

Client: 217 Mill Street, LLC
228 Park Avenue S, PMB 35567

Date: 2/6/23

Standard 3 & 4 Compliance
Underground System 3

Step 1.

Find: Recharge Volume Requirement

Given: Rv = (F x impervious area)

A = 10,071 s.f. impervious area F= 1 " for A-soils

Solve: Rv = 10,071 s.f. x 1 "/12'= 839.25 c.f.

Total Impervious Area= 25,280 s.f. Total Site Impervious

Collected Impervious Area= 25,280 s.f. Total Collected

Adjustment Factor= 1.00

Adjusted Rv= 839.25 c.f.

Step 2.

Select a 24-hour rainfall event that generates the Rv during the peak 2 hours. Use only the Site's impervious drainage area and the default NRCS Initial Abstraction of 0.2S and Type III storm. Set storm duration for 24 hours, but use a start time of 11 hours and an end time of 13 hours.

Rainfall Depth Generating Rv 839.25 c.f. is 2.08 in.

Step 3.

Bottom area of infiltration system = length x width

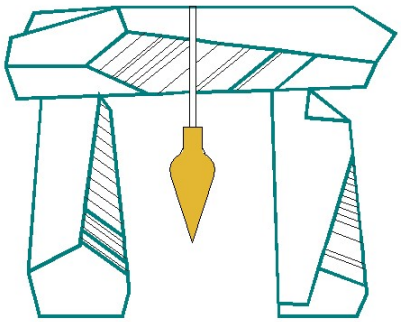
= 76 ft x 17.50 ft

= 1,330.00 s.f.

DeCelle-Burke-Sala Asscociates, Inc.
1266 Furnace Brook Pkwy., #401 Quincy, MA 02169
617-405-5100 (o) 617-405-5101 (f)

Calculation Sheet

DeCelle-Burke-Sala



& Associates, Inc.

Project: Proposed Definitive Subdivision
217 Mill Street
Randolph, MA 02368

Client: 217 Mill Street, LLC
228 Park Avenue S, PMB 35567

Date: 2/6/23

Step 4.

Set exfiltration in HydroCAD to exfiltrate through the bottom only.
Exfiltration rate to be the Rawls Rate based on the soil analysis.

Step 5.

Determine if recharge system can handle required recharge volume.

Solve: See Attached HydroCAD

Depth of Infiltration System below outlet= 4.75 ft.

Find: Depth of Rv within Infiltration System

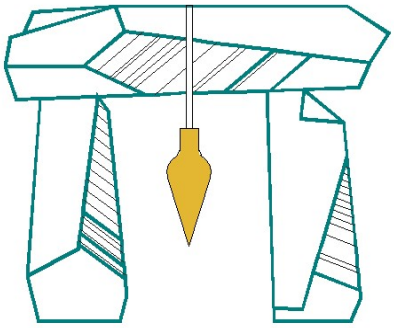
Peak Elevation - Bottom of Field = Corresponding Field Depth

126.85 ft. - 125.75 ft. = 1.10 ft.

CHECKS OK

Calculation Sheet

DeCelle-Burke-Sala



& Associates, Inc.

Project: Proposed Definitive Subdivision
217 Mill Street
Randolph, MA 02368

Client: 217 Mill Street, LLC
228 Park Avenue S, PMB 35567

Date: 2/6/23

Step 6.

Draw Down Time

Find: T= Rv / (KxBottom Area)

Given: Bottom Area = 1,330.00 s.f. K= 2.41 in/hr

Rv= 839.25 c.f.

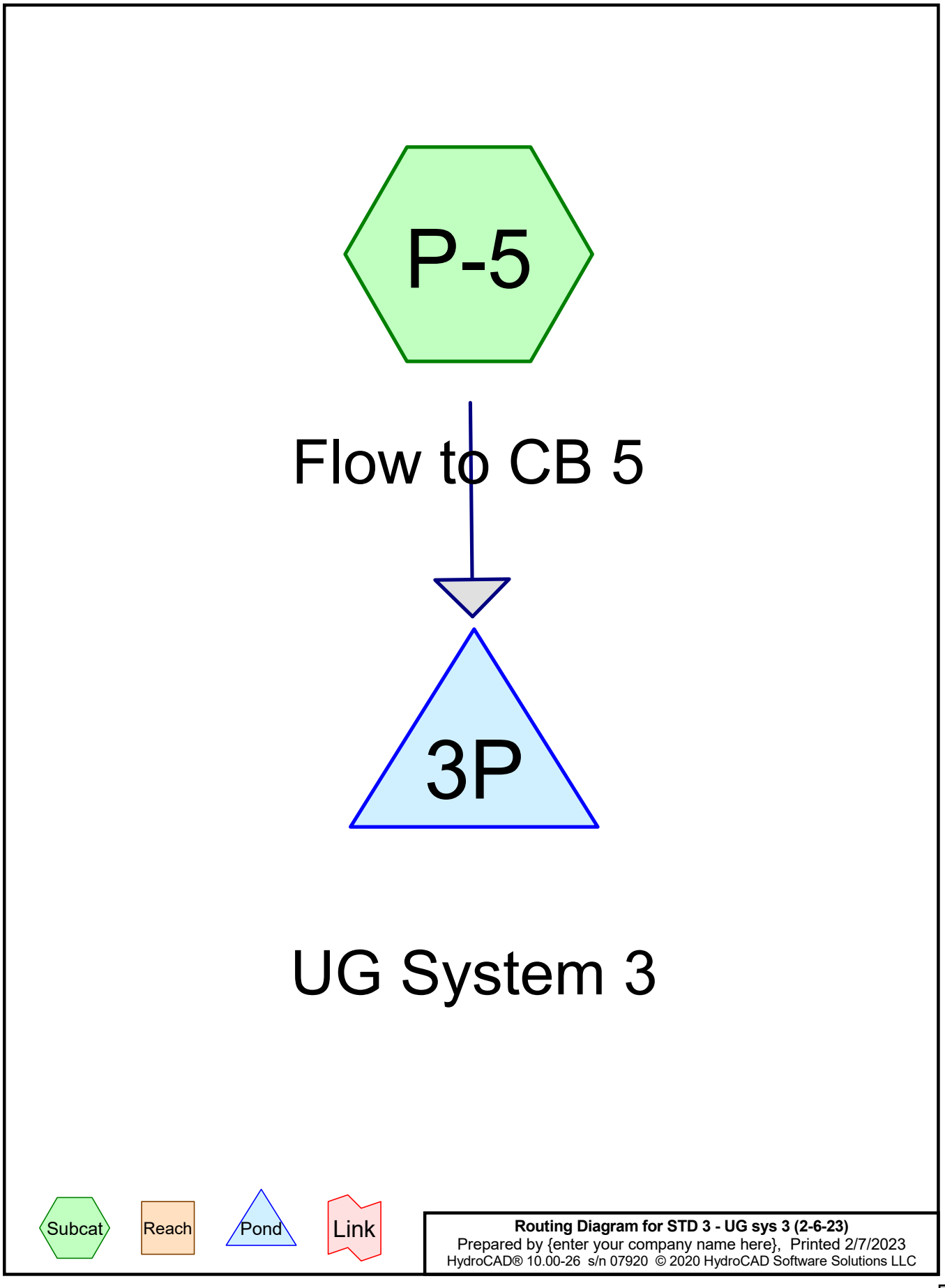
839.25 c.f./((in/hr/12 in/ft) x 1330 s.f.

= 3.1 hrs < 72 hrs **CHECKS OK**

Rv (Required Recharge Volume)

K (Hydraulic Conductivity-use Rawls Rate)

DeCelle-Burke-Sala Asscociates, Inc.
1266 Furnace Brook Pkwy., #401 Quincy, MA 02169
617-405-5100 (o) 617-405-5101 (f)



Routing Diagram for STD 3 - UG sys 3 (2-6-23)
Prepared by {enter your company name here}, Printed 2/7/2023
HydroCAD® 10.00-26 s/n 07920 © 2020 HydroCAD Software Solutions LLC

Area Listing (all nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
10,071	98	Paved parking, HSG A (P-5)
10,071	**98**	**TOTAL AREA**

Summary for Subcatchment P-5: Flow to CB 5

Runoff = 0.46 cfs @ 12.08 hrs, Volume= 841 cf, Depth> 1.00"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 11.00-13.00 hrs, dt= 0.01 hrs
Type III 24-hr Custom Rainfall=2.08"

Area (sf)	CN	Description
10,071	98	Paved parking, HSG A
0	39	>75% Grass cover, Good, HSG A
10,071	98	Weighted Average
10,071		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Pond 3P: UG System 3

Inflow Area = 10,071 sf,100.00% Impervious, Inflow Depth > 1.00" for Custom event
Inflow = 0.46 cfs @ 12.08 hrs, Volume= 841 cf
Outflow = 0.07 cfs @ 11.71 hrs, Volume= 443 cf, Atten= 84%, Lag= 0.0 min
Discarded = 0.07 cfs @ 11.71 hrs, Volume= 443 cf
Primary = 0.00 cfs @ 11.00 hrs, Volume= 0 cf

Routing by Stor-Ind method, Time Span= 11.00-13.00 hrs, dt= 0.01 hrs
Peak Elev= 126.85' @ 12.55 hrs Surf.Area= 1,330 sf Storage= 437 cf

Plug-Flow detention time= 20.7 min calculated for 441 cf (52% of inflow)
Center-of-Mass det. time= 4.9 min (729.3 - 724.4)

Volume	Invert	Avail.Storage	Storage Description
#1A	125.75'	1,484 cf	**17.50'W x 76.00'L x 6.25'H Field A** 8,313 cf Overall - 3,366 cf Embedded = 4,947 cf x 30.0% Voids
#2A	127.75'	2,505 cf	**Shea Leaching Chamber 4x4x4** x 54 Inside #1 Inside= 42.2"W x 45.0"H => 13.25 sf x 3.50'L = 46.4 cf Outside= 54.0"W x 51.0"H => 15.58 sf x 4.00'L = 62.3 cf 54 Chambers in 3 Rows
		3,989 cf	Total Available Storage

Storage Group A created with Chamber Wizard

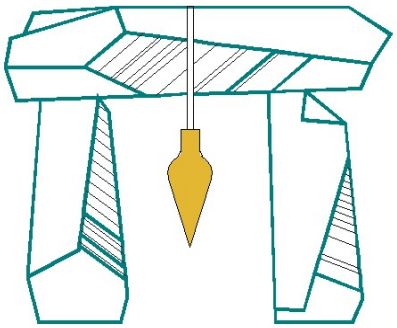
Device	Routing	Invert	Outlet Devices
#1	Discarded	125.75'	**2.410 in/hr Exfiltration over Surface area**
#2	Primary	130.50'	**12.0" Round Culvert** L= 56.5' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 130.50' / 128.00' S= 0.0442 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.79 sf

Discarded OutFlow Max=0.07 cfs @ 11.71 hrs HW=125.81' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 0.07 cfs)

Primary OutFlow Max=0.00 cfs @ 11.00 hrs HW=125.75' (Free Discharge)
↑—**2=Culvert** (Controls 0.00 cfs)

Calculation Sheet

DeCelle-Burke-Sala



& Associates, Inc.

Project: Proposed Definitive Subdivision
217 Mill Street
Randolph, MA 02368

Client: 217 Mill Street, LLC
228 Park Avenue S, PMB 35567

Date: 2/6/23

Standard 3 & 4 Compliance
Surface Basin 1

Step 1.

Find: Recharge Volume Requirement

Given: Rv = (F x impervious area)

A = 3,760 s.f. impervious area F= 1 " for A-soils

Solve: Rv = 3,760 s.f. x 1 "/12'= 313.33 c.f.

Total Impervious Area= 25,280 s.f. Total Site Impervious

Collected Impervious Area= 25,280 s.f. Total Collected

Adjustment Factor= 1.00

Adjusted Rv= 313.33 c.f.

Step 2.

Select a 24-hour rainfall event that generates the Rv during the peak 2 hours. Use only the Site's impervious drainage area and the default NRCS Initial Abstraction of 0.2S and Type III storm. Set storm duration for 24 hours, but use a start time of 11 hours and an end time of 13 hours.

Rainfall Depth Generating Rv 313.33 c.f. is 2.08 in.

Step 3.

Bottom area of infiltration system = length x width

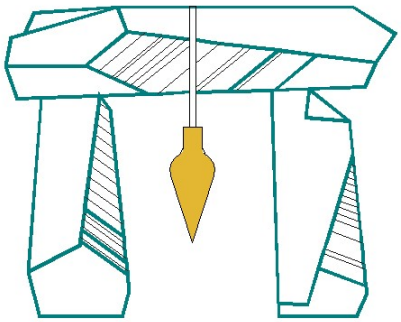
= See HydroCAD (Appendix A)

= 940.00 s.f.

DeCelle-Burke-Sala Asscociates, Inc.
1266 Furnace Brook Pkwy., #401 Quincy, MA 02169
617-405-5100 (o) 617-405-5101 (f)

Calculation Sheet

DeCelle-Burke-Sala



& Associates, Inc.

Project: Proposed Definitive Subdivision
217 Mill Street
Randolph, MA 02368

Client: 217 Mill Street, LLC
228 Park Avenue S, PMB 35567

Date: 2/6/23

Step 4.

Set exfiltration in HydroCAD to exfiltrate through the bottom only.
Exfiltration rate to be the Rawls Rate based on the soil analysis.

Step 5.

Determine if recharge system can handle required recharge volume.

Solve: See Attached HydroCAD

Depth of Infiltration System below outlet= 1.50 ft.

Find: Depth of Rv within Infiltration System

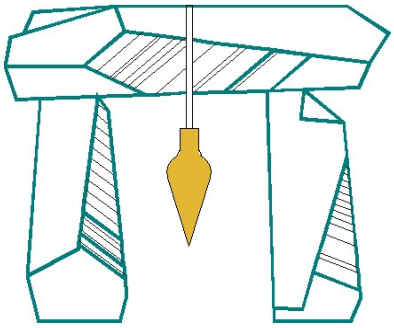
Peak Elevation - Bottom of Field = Corresponding Field Depth

126.10	ft.	-	126.00	ft.	=	0.10	ft.

CHECKS OK

Calculation Sheet

DeCelle-Burke-Sala



& Associates, Inc.

Project: Proposed Definitive Subdivision
217 Mill Street
Randolph, MA 02368

Client: 217 Mill Street, LLC
228 Park Avenue S, PMB 35567

Date: 2/6/23

Step 6.

Draw Down Time

Find: T= Rv / (KxBottom Area)

Given: Bottom Area = 940.00 s.f. K= 2.41 in/hr

Rv= 313.33 c.f.

313.33 c.f./((in/hr/12 in/ft) x 940 s.f.

= 1.7 hrs < 72 hrs CHECKS OK

Rv (Required Recharge Volume)

K (Hydraulic Conductivity-use Rawls Rate)

DeCelle-Burke-Sala Asscociates, Inc.
1266 Furnace Brook Pkwy., #401 Quincy, MA 02169
617-405-5100 (o) 617-405-5101 (f)

Subcat Reach Pond Link

Routing Diagram for STD 3 start
Prepared by {enter your company name here}, Printed 2/7/2023
HydroCAD® 10.00-26 s/n 07920 © 2020 HydroCAD Software Solutions LLC

STD 3 start
Prepared by {enter your company name here} Printed 2/7/2023

Area Listing (all nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
3,760	98	Roofs, HSG A (P-4)
3,760	**98**	**TOTAL AREA**

Summary for Subcatchment P-4: Flow to Basin 1

Runoff = 0.17 cfs @ 12.08 hrs, Volume= 314 cf, Depth> 1.00"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 11.00-13.00 hrs, dt= 0.01 hrs
Type III 24-hr Custom Rainfall=2.08"

Area (sf)	CN	Description
3,760	98	Roofs, HSG A
0	39	>75% Grass cover, Good, HSG A
0	98	Paved parking, HSG A
0	30	Woods, Good, HSG A
3,760	98	Weighted Average
3,760		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Pond 4P: Basin 1

Inflow Area = 3,760 sf,100.00% Impervious, Inflow Depth > 1.00" for Custom event
Inflow = 0.17 cfs @ 12.08 hrs, Volume= 314 cf
Outflow = 0.06 cfs @ 12.37 hrs, Volume= 284 cf, Atten= 67%, Lag= 16.9 min
Discarded = 0.06 cfs @ 12.37 hrs, Volume= 284 cf
Primary = 0.00 cfs @ 11.00 hrs, Volume= 0 cf

Routing by Stor-Ind method, Time Span= 11.00-13.00 hrs, dt= 0.01 hrs
Peak Elev= 126.10' @ 12.37 hrs Surf.Area= 1,018 sf Storage= 100 cf

Plug-Flow detention time= 15.9 min calculated for 282 cf (90% of inflow)
Center-of-Mass det. time= 11.4 min (735.8 - 724.4)

Volume	Invert	Avail.Storage	Storage Description
#1	126.00'	3,407 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
126.00	940	0	0
128.00	2,467	3,407	3,407

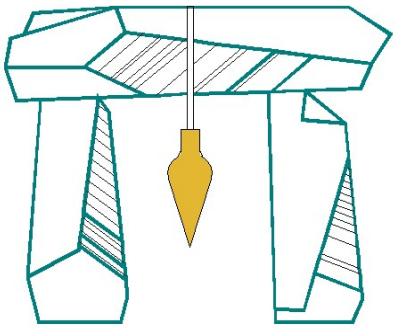
Device	Routing	Invert	Outlet Devices
#1	Discarded	126.00'	**2.410 in/hr Exfiltration over Surface area**
#2	Primary	127.50'	**10.0' long x 3.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 Coef. (English) 2.44 2.58 2.68 2.67 2.65 2.64 2.64 2.68 2.68 2.72 2.81 2.92 2.97 3.07 3.32

Discarded OutFlow Max=0.06 cfs @ 12.37 hrs HW=126.10' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 0.06 cfs)

Primary OutFlow Max=0.00 cfs @ 11.00 hrs HW=126.00' (Free Discharge)
↑—**2=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Calculation Sheet

DeCelle-Burke-Sala



& Associates, Inc.

Project: Proposed Definitive Subdivision
217 Mill Street
Randolph, MA 02368

Client: 217 Mill Street, LLC
228 Park Avenue S, PMB 35567

Date: 2/6/23

Standard 3 & 4 Compliance
Surface Basin 2

Step 1.

Find: Recharge Volume Requirement

Given: Rv = (F x impervious area)

A = 3,760 s.f. impervious area F= 1 " for A-soils

Solve: Rv = 3,760 s.f. x 1 "/12'= 313.33 c.f.

Total Impervious Area= 25,280 s.f. Total Site Impervious

Collected Impervious Area= 25,280 s.f. Total Collected

Adjustment Factor= 1.00

Adjusted Rv= 313.33 c.f.

Step 2.

Select a 24-hour rainfall event that generates the Rv during the peak 2 hours. Use only the Site's impervious drainage area and the default NRCS Initial Abstraction of 0.2S and Type III storm. Set storm duration for 24 hours, but use a start time of 11 hours and an end time of 13 hours.

Rainfall Depth Generating Rv 313.33 c.f. is 2.11 in.

Step 3.

Bottom area of infiltration system = length x width

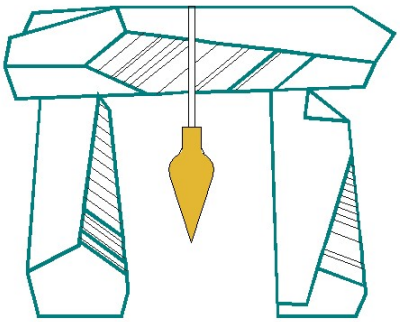
= See HydroCAD (Appendix A)

= 100.00 s.f.

DeCelle-Burke-Sala Asscociates, Inc.
1266 Furnace Brook Pkwy., #401 Quincy, MA 02169
617-405-5100 (o) 617-405-5101 (f)

Calculation Sheet

DeCelle-Burke-Sala



& Associates, Inc.

Project: Proposed Definitive Subdivision
217 Mill Street
Randolph, MA 02368

Client: 217 Mill Street, LLC
228 Park Avenue S, PMB 35567

Date: 2/6/23

Step 4.

Set exfiltration in HydroCAD to exfiltrate through the bottom only.
Exfiltration rate to be the Rawls Rate based on the soil analysis.

Step 5.

Determine if recharge system can handle required recharge volume.

Solve: See Attached HydroCAD

Depth of Infiltration System below outlet= 2.00 ft.

Find: Depth of Rv within Infiltration System

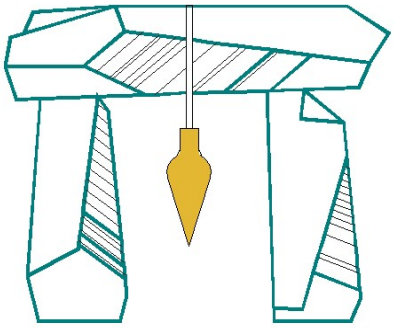
Peak Elevation - Bottom of Field = Corresponding Field Depth

124.07	ft.	-	123.50	ft.	=	0.57	ft.

CHECKS OK

Calculation Sheet

DeCelle-Burke-Sala



& Associates, Inc.

Project: Proposed Definitive Subdivision
217 Mill Street
Randolph, MA 02368

Client: 217 Mill Street, LLC
228 Park Avenue S, PMB 35567

Date: 2/6/23

Step 6.

Draw Down Time

Find: T= Rv / (KxBottom Area)

Given: Bottom Area = 100.00 s.f. K= 2.41 in/hr

Rv= 313.33 c.f.

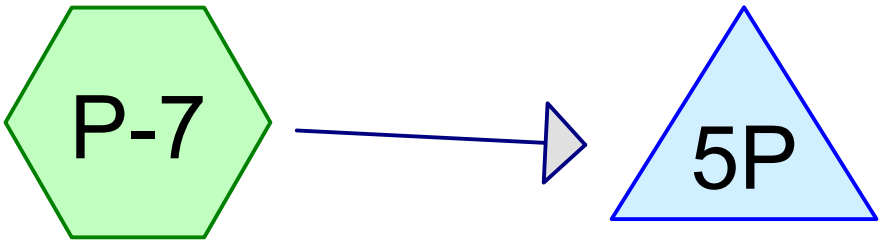
313.33 c.f./((in/hr/12 in/ft) x 100 s.f.

= 15.6 hrs < 72 hrs **CHECKS OK**

Rv (Required Recharge Volume)

K (Hydraulic Conductivity-use Rawls Rate)

DeCelle-Burke-Sala Asscociates, Inc.
1266 Furnace Brook Pkwy., #401 Quincy, MA 02169
617-405-5100 (o) 617-405-5101 (f)



Flow to Basin 2

Basin 2

Subcat Reach Pond Link

Routing Diagram for STD 3 - Surface Basin 2 (2-6-23)
Prepared by {enter your company name here}, Printed 2/7/2023
HydroCAD® 10.00-26 s/n 07920 © 2020 HydroCAD Software Solutions LLC

STD 3 - Surface Basin 2 (2-6-23)
Prepared by {enter your company name here} Printed 2/7/2023

Area Listing (all nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
3,760	98	Roofs, HSG A (P-7)
3,760	**98**	**TOTAL AREA**

Summary for Subcatchment P-7: Flow to Basin 2

Runoff = 0.17 cfs @ 12.08 hrs, Volume= 314 cf, Depth> 1.00"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 11.00-13.00 hrs, dt= 0.01 hrs
Type III 24-hr Custom Rainfall=2.08"

Area (sf)	CN	Description
3,760	98	Roofs, HSG A
0	39	>75% Grass cover, Good, HSG A
3,760	98	Weighted Average
3,760		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Pond 5P: Basin 2

Inflow Area = 3,760 sf,100.00% Impervious, Inflow Depth > 1.00" for Custom event
Inflow = 0.17 cfs @ 12.08 hrs, Volume= 314 cf
Outflow = 0.03 cfs @ 12.54 hrs, Volume= 142 cf, Atten= 82%, Lag= 27.1 min
Discarded = 0.03 cfs @ 12.54 hrs, Volume= 142 cf
Primary = 0.00 cfs @ 11.00 hrs, Volume= 0 cf

Routing by Stor-Ind method, Time Span= 11.00-13.00 hrs, dt= 0.01 hrs
Peak Elev= 124.07' @ 12.54 hrs Surf.Area= 541 sf Storage= 190 cf

Plug-Flow detention time= 30.6 min calculated for 141 cf (45% of inflow)
Center-of-Mass det. time= 12.0 min (736.4 - 724.4)

Volume	Invert	Avail.Storage	Storage Description
#1	123.50'	2,123 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
123.50	100	0	0
124.00	506	152	152
126.00	1,465	1,971	2,123

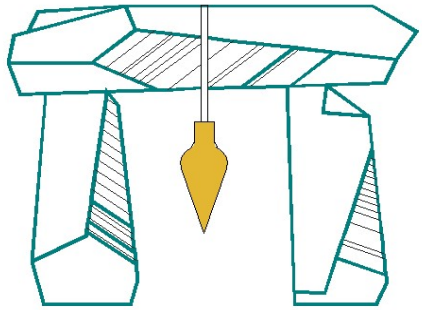
Device	Routing	Invert	Outlet Devices
#1	Discarded	123.50'	**2.410 in/hr Exfiltration over Surface area**
#2	Primary	125.50'	**10.0' long x 3.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 Coef. (English) 2.44 2.58 2.68 2.67 2.65 2.64 2.64 2.68 2.68 2.72 2.81 2.92 2.97 3.07 3.32

Discarded OutFlow Max=0.03 cfs @ 12.54 hrs HW=124.07' (Free Discharge)
└**1=Exfiltration** (Exfiltration Controls 0.03 cfs)

Primary OutFlow Max=0.00 cfs @ 11.00 hrs HW=123.50' (Free Discharge)
└**2=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Standard 4 – TSS Removal Calculations

DeCelle-Burke



& Associates, Inc.

Project: **Proposed Definitive Subdivision**
Location: **217 Mill Street, Randolph, MA**
Date: **1/24/2023**

Pretreatment Tss Removal Calculation

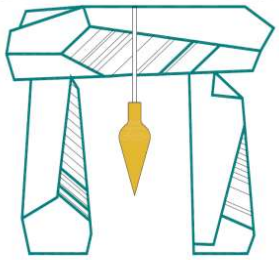
BMP	TSS Removal	Start Load	Amount Removed	Remaining Load
Contech CS3	50%	100%	50%	50%
Infiltration Systems	80%	50%	40%	10%
Remaining Load		10%	0%	10%

DeCelle-Burke-Sala Associates, Inc.
1266 Furnace Brook Parkway, Quincy, MA 02169
PH:(617)-405-5100 FX:(617)-405-5101

Equivalent Flow Rate Calculations

Calculation Sheet

DECELLE-BURKE-SALA



& Associates, Inc.

Project: Definitive Subdivision Plan
217 Mill Street
Randolph, MA

Client: 217 Mill Street, LLC
228 Park Avenue S, New York, NY

Date: 2/6/2023

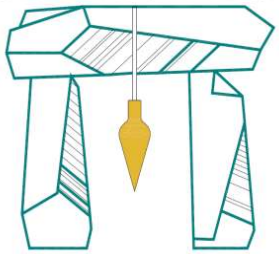
Required WQV to a Discharge Rate Calculation

Proposed CS-3 (1)	Maximum Treatment Flow Rate (MTFR)=						1.02	cfs
Time of Concentration (Tc)=	6.0 mins.= 0.1 hrs							
Unit Peak Discharge (qu)=	774	csm/in						
Water Quality Volume (WQV)=	1	in.						
Impervious Surface Drainage Area (A)=	4,541	sf	=	0.00016	mi²			
$Q_{0.5}$=(qu)(A)(WQV)	=	0.13	cfs					
CHECKS OK								
Proposed CS-3 (2)	Maximum Treatment Flow Rate (MTFR)=						1.02	cfs
Time of Concentration (Tc)=	6.0 mins.= 0.1 hrs							
Unit Peak Discharge (qu)=	774	csm/in						
Water Quality Volume (WQV)=	1	in.						
Impervious Surface Drainage Area (A)=	3,148	sf	=	0.00011	mi²			
$Q_{0.5}$=(qu)(A)(WQV)	=	0.09	cfs					
CHECKS OK								

DeCelle-Burke-Sala and Associates, Inc.
1266 Furnace Brook Parkway #401 Quincy, MA 02169
617-405-5100 (o) 617-405-5101 (f)

Calculation Sheet

DECELLE-BURKE-SALA



& Associates, Inc.

Project: Definitive Subdivision Plan
217 Mill Street
Randolph, MA

Client: 217 Mill Street, LLC
228 Park Avenue S, New York, NY

Date: 2/6/2023

Required WQV to a Discharge Rate Calculation

Proposed CS-3 (3) Maximum Treatment Flow Rate (MTFR)= 1.02 cfs

Time of Concentration (Tc)=	6.0 mins.	= 0.1 hrs				
Unit Peak Discharge (qu)=	774	csm/in				
Water Quality Volume (WQV)=	1	in.				
Impervious Surface Drainage Area (A)=	10,071	sf	=	0.00036	mi²	
$Q_{0.5}$=(qu)(A)(WQV)	= 0.28	cfs				

CHECKS OK

DeCelle-Burke-Sala and Associates, Inc.
1266 Furnace Brook Parkway #401 Quincy, MA 02169
617-405-5100 (o) 617-405-5101 (f)

Proprietary BMP Data

State of New Jersey
DEPARTMENT OF ENVIRONMENTAL PROTECTION
Bureau of Nonpoint Pollution Control
Division of Water Quality
401-02B
Post Office Box 420
Trenton, New Jersey 08625-0420
609-633-7021 Fax: 609-777-0432
http://www.state.nj.us/dep/dwq/bnpc_home.htm

PHILIP D. MURPHY
Governor

SHEILA Y. OLIVER
Lt. Governor

CATHERINE R. MCCABE
Commissioner

May 18, 2020

Derek M. Berg
Director – Stormwater Regulatory Management - East
Contech Engineered Solutions LLC
71 US Route 1, Suite F
Scarborough, ME 04074

Re: MTD Lab Certification
Cascade Separator™
On-line Installation

TSS Removal Rate 50%

Dear Mr. Berg:

This revised certification letter supersedes the Department's prior certification dated October 1, 2019. This revision was completed to reflect Contech's enhanced fabrication capability to manufacture a smaller-size unit of its the Cascade Separator™ Manufactured Treatment Device (MTD), while still meeting the scaling methodology as agreed upon by the manufacturers' working group on September 19, 2016. Based on this modification, Table A-1 of the New Jersey Corporation for Advanced Technology (NJCAT) Verification report located at http://www.njcat.org/uploads/newDocs/NJCATTechnologyVerificationFinal.pdf has been revised to specify this smaller unit and associated maximum treatment flow rate. Table 1 below has been revised to reflect this same updated model size and flow rate.

The Stormwater Management rules under N.J.A.C. 7:8-5.5(b) and 5.7(c) allow the use of manufactured treatment devices (MTDs) for compliance with the design and performance standards at N.J.A.C. 7:8-5 if the pollutant removal rates have been verified by the New Jersey Corporation for Advanced Technology (NJCAT) and have been certified by the New Jersey Department of Environmental Protection (NJDEP). Contech Engineered Solutions, LLC (Contech) has requested an MTD Laboratory Certification for the Cascade Separator™ stormwater treatment system.

The project falls under the "Procedure for Obtaining Verification of a Stormwater Manufactured Treatment Device from New Jersey Corporation for Advance Technology" dated January 25,

2013. The applicable protocol is the "New Jersey Laboratory Testing Protocol to Assess Total Suspended Solids Removal by a Hydrodynamic Sedimentation Manufactured Treatment Device" dated January 25, 2013.

NJCAT verification documents submitted to the NJDEP indicate that the requirements of the aforementioned protocol have been met or exceeded. The NJCAT letter also included a recommended certification TSS removal rate and the required maintenance plan. The NJCAT Verification Report with the Verification Appendix (dated September 2019) for this device is published online at http://www.njcat.org/verification-process/technology-verification-database.html.

The NJDEP certifies the use of the Cascade Separator™ stormwater treatment system at a TSS removal rate of 50% when designed, operated, and maintained in accordance with the information provided in the Verification Appendix and the following conditions:

1. The maximum treatment flow rate (MTFR) for the manufactured treatment device (MTD) is calculated using the New Jersey Water Quality Design Storm (1.25 inches in 2 hrs) in N.J.A.C. 7:8-5.5.

2. The Cascade Separator™ shall be installed using the same configuration reviewed by NJCAT and shall be sized in accordance with the criteria specified in item 6 below.

3. This Cascade Separator™ cannot be used in series with another MTD or a media filter (such as a sand filter) to achieve an enhanced removal rate for total suspended solids (TSS) removal under N.J.A.C. 7:8-5.5.

4. Additional design criteria for MTDs can be found in Chapter 9.6 of the New Jersey Stormwater Best Management Practices (NJ Stormwater BMP) Manual, which can be found online at www.njstormwater.org.

5. The maintenance plan for a site using this device shall incorporate, at a minimum, the maintenance requirements for the Cascade Separator™. A copy of the maintenance plan is attached to this certification. However, it is recommended to review the maintenance website at https://www.conteches.com/Portals/0/Documents/Maintenance%20Guides/Cascade-Maintenance%20Guide.pdf?ver=2018-11-05-093254-300. for any changes to the maintenance requirements.

6. Sizing Requirement:

   The example below demonstrates the sizing procedure for the Cascade Separator™:

   Example: A 0.25-acre impervious site is to be treated to 50% TSS removal using a Cascade Separator™. The impervious site runoff (Q) based on the New Jersey Water Quality Design Storm was determined to be 0.79 cfs.

   Maximum Treatment Flow Rate (MTFR) Evaluation:

   The site runoff (Q) was based on the following:

time of concentration = 10 minutes
i = 3.2 in/hr (page 5-8, Fig. 5-3 of the NJ Stormwater BMP Manual)
c = 0.99 (runoff coefficient for impervious)
Q = ciA = 0.99 x 3.2 x 0.25 = 0.79 cfs

Given the site runoff is 0.79 cfs and based on Table A-1 below, the Cascade Separator™ Model CS-3 with an MTFR of 1.02 cfs would be the smallest model approved that could be used for this site to remove 50% of the TSS from the impervious area without exceeding the MTFR.

The sizing table corresponding to the available system models is noted below. Additional specifications regarding each model can be found in the Verification Appendix under Table A-1.

Table A-1 Cascade Separator™ Models and Associated MTFRs

Model	Manhole Diameter (ft)	MTFR (cfs)	50% Maximum Sediment Storage Area Volume (ft^3)
CS-3	3	1.02	5.3
CS-4	4	1.80	9.4
CS-5	5	2.81	14.7
CS-6	6	4.05	21.2
CS-8	8	7.20	37.7
CS-10	10	11.3	58.9
CS-12	12	16.2	84.8

A detailed maintenance plan is mandatory for any project with a stormwater BMP subject to the Stormwater Management rules under N.J.A.C. 7:8. The plan must include all of the items identified in the Maintenance requirements section of the Stormwater Management rules under N.J.A.C. 7:8-5.8. Such items include, but are not limited to, the list of inspection and maintenance equipment and tools, specific corrective and preventative maintenance tasks, indication of problems in the system, and training of maintenance personnel. Additional information can be found in Chapter 8: Maintenance and Retrofit of Stormwater Management Measures.

If you have any questions regarding the above information, please contact Brian Salvo of my office at (609) 633-7021.

Sincerely,

Gabriel Mahon

Gabriel Mahon, Chief
Bureau of Nonpoint Pollution Control

Attachment: Maintenance Plan

cc: Chron File
Richard Magee, NJCAT
Jim Murphy, NJDEP-BNPC
Vince Mazzei, NJDEP-DLUR
Brian Salvo, NJDEP-BNPC

Soil Information

Soil Map—Norfolk and Suffolk Counties, Massachusetts

Map Scale: 1:2,260 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 30 60 120 180

Feet: 0 100 200 400 600

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 19N WGS84

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features

- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:25,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Norfolk and Suffolk Counties, Massachusetts
Survey Area Data: Version 18, Sep 9, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 22, 2022—Jun 5, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
10	Scarboro and Birdsall soils, 0 to 3 percent slopes	1.0	4.4%
245B	Hinckley loamy sand, 3 to 8 percent slopes	11.5	48.9%
253D	Hinckley loamy sand, 15 to 35 percent slopes	0.6	2.7%
255B	Windsor loamy sand, 3 to 8 percent slopes	6.0	25.6%
260B	Sudbury fine sandy loam, 2 to 8 percent slopes	1.4	6.0%
626B	Merrimac-Urban land complex, 0 to 8 percent slopes	2.9	12.3%
Totals for Area of Interest		**23.4**	**100.0%**

Supporting Maps

Assessors Map

USGS Map

Soils Map

FEMA Map

View Details

Google Maps Link

Town of Randolph

Property Record Card

Property

Address	217 MILL ST
ID	51-H-8.01

Ownership

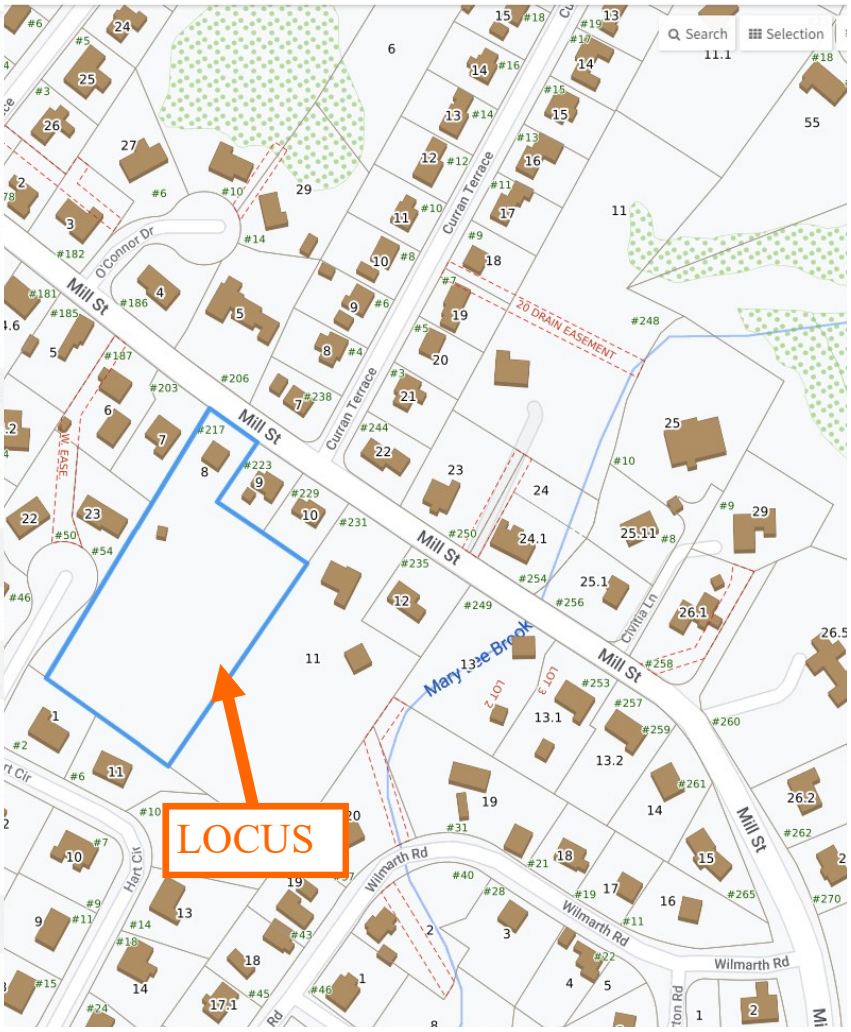
Name	ARSENAULT FAMILY TRUST

Valuation

Total	$440,700
Land	$251,600
Last Sale	$100 on 2000-03-21
Book/Page	14059/498

Land

Area	1.78



DATE:	TITLE:	SCALE:
February 6, 2023	***Assessors Map***	***NOT TO SCALE***

PREPARED FOR:

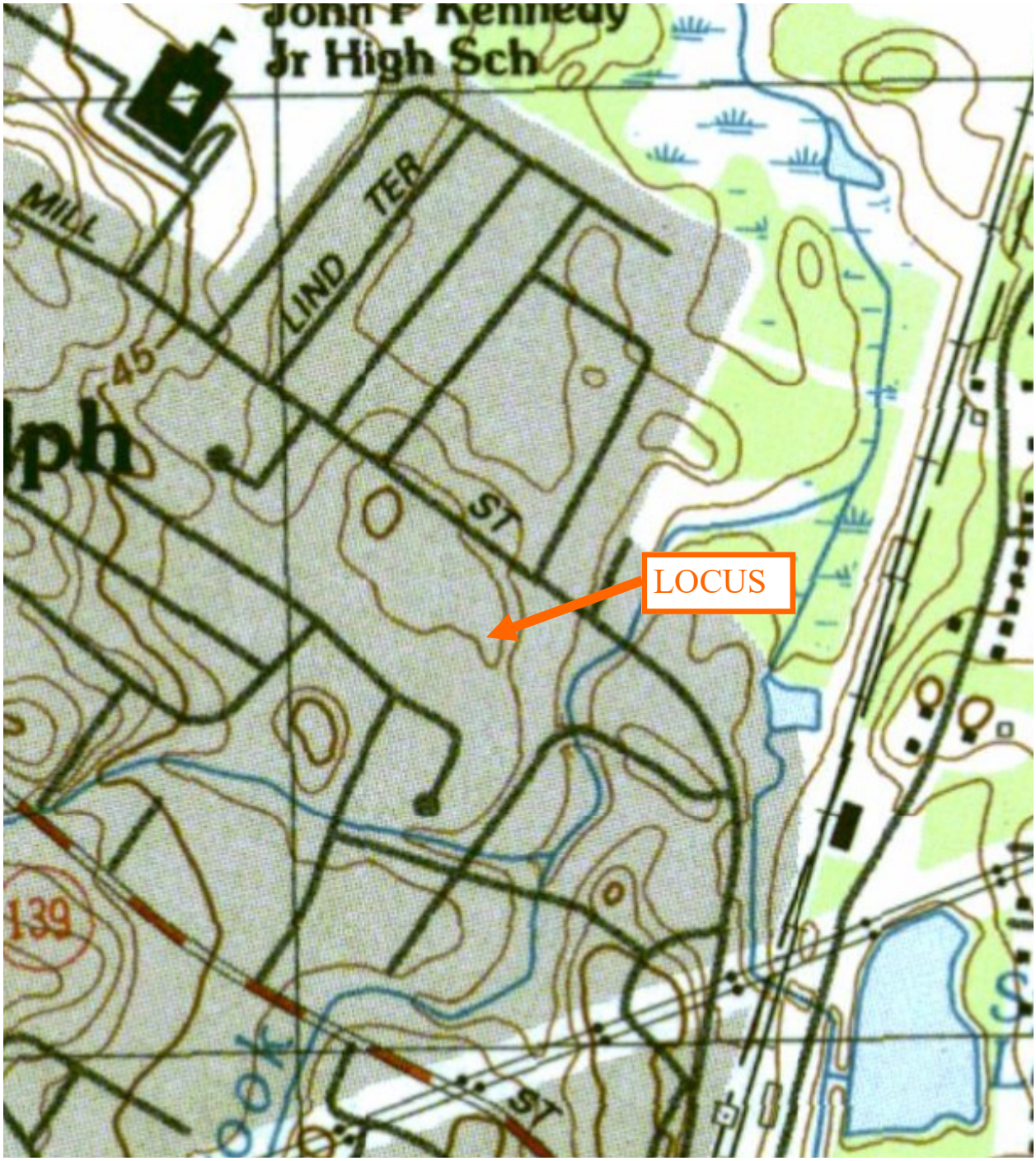
217 Mill St, LLC
228 Park Avenue S, PMB 35567
New York, NY 89135

DeCelle-Burke-Sala & Associates, Inc.

1266 Furnace Brook Parkway, Suite 401 Quincy, MA 02169
(617) 405-5100 (O) (617) 405-5101 (F)

PROJECT TITLE:

Proposed Definitive Subdivision
217 Mill Street
Randolph, Mass.



DATE:	TITLE:	SCALE:
February 6, 2023	***USGS Map***	***NOT TO SCALE***

PREPARED FOR:

217 Mill St, LLC
228 Park Avenue S, PMB 35567
New York, NY 89135

DeCelle-Burke-Sala
& Associates, Inc.
1266 Furnace Brook Parkway, Suite 401 Quincy, MA 02169
(617) 405-5100 (O) (617) 405-5101 (F)

PROJECT TITLE:

Proposed Definitive Subdivision
217 Mill Street
Randolph, Mass.

Hinckley loamy sand, 3 to 8 percent slopes (245B)

▲ Map Unit Composition

85% - ***Hinckley***
Geomorphic Position: *kame terraces*

8% - ***Windsor***
Geomorphic Position: *kame terraces*

5% - ***Sudbury***
Geomorphic Position: *kame terraces*

2% - ***Agawam***
Geomorphic Position: *kame terraces*

▲ Map Unit Data

Map Unit Key: *791714* *[Graphical Summary]*

National Map Unit Symbol: *2svm8*

Map Unit Type: *Consociation* ?

Farmland Class: *Farmland of statewide importance*

Available Water Storage (0-100cm): *6.61 cm*

Flood Frequency (Dominant Condition): *None*

Flood Frequency (Maximum): *None*

Ponding Frequency: *0*

Drainage Class (Dominant Condition): *Excessively drained* ?

Drainage Class (Wettest Component): *Excessively drained* ?

Proportion of Hydric Soils: *0%* ?

Min. Water Table Depth (Annual): *n/a*

Min. Water Table Depth (April-June): *n/a*

Min. Bedrock Depth: *n/a*

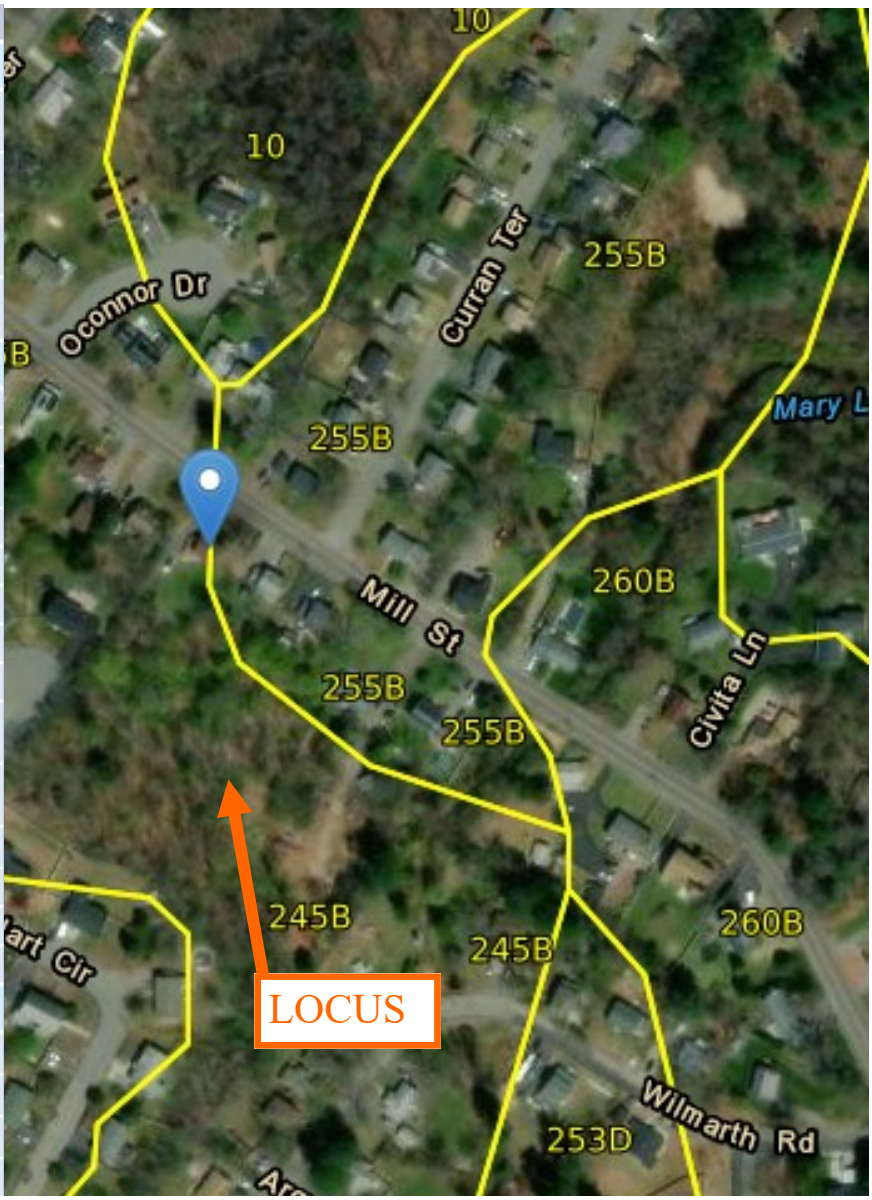
▲ Survey Metadata

Soil Survey Area: *MA616* ?

Scale: *1:25,000* ?

Published: *1985* ?

Last Export: *Sep 9 2022* ?



DATE:	TITLE:	SCALE:
February 6, 2023	***Soils Map***	***NOT TO SCALE***

PREPARED FOR:

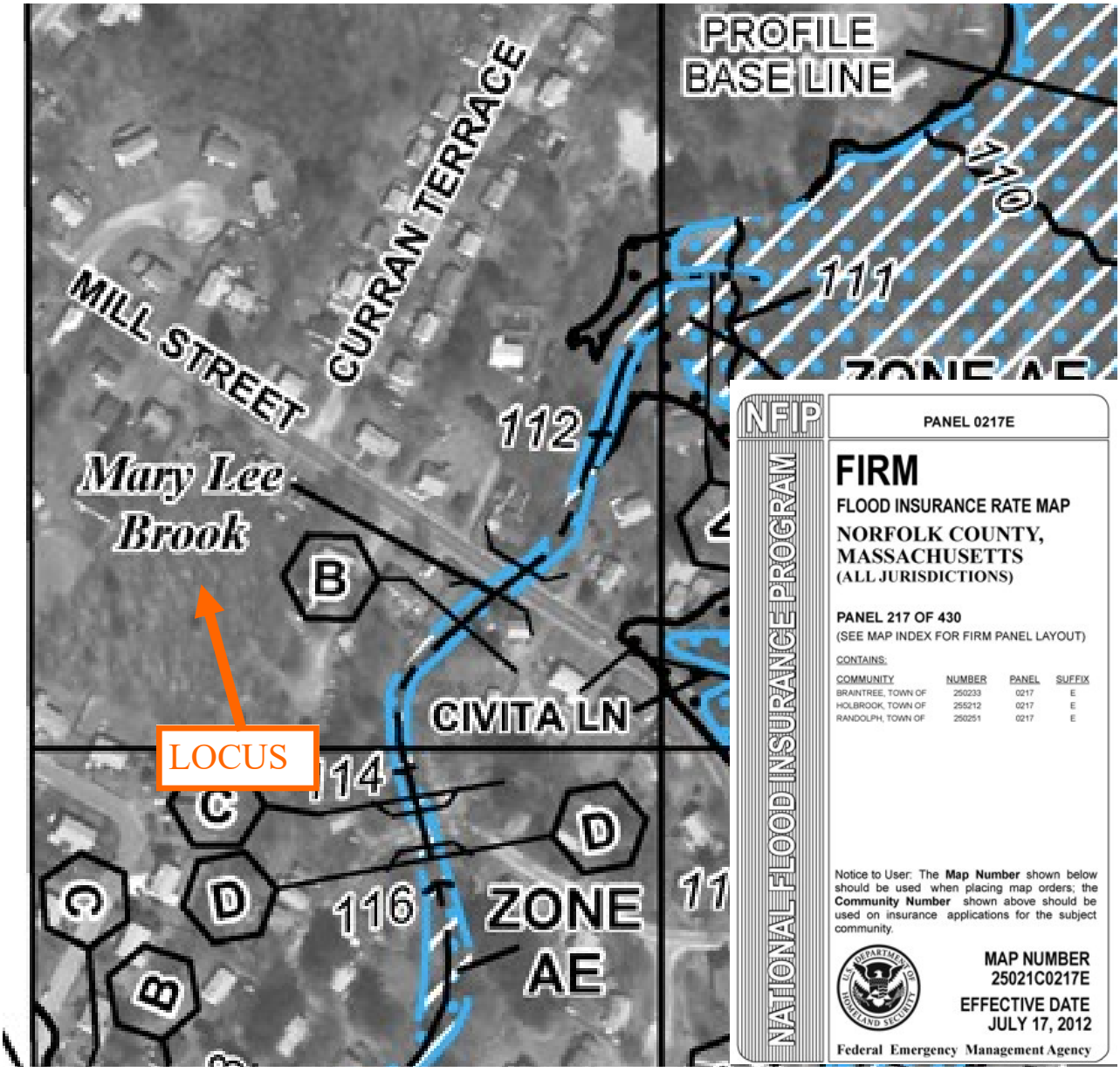
217 Mill St, LLC
228 Park Avenue S, PMB 35567
New York, NY 89135

DeCelle-Burke-Sala & Associates, Inc.

1266 Furnace Brook Parkway, Suite 401 Quincy, MA 02169
(617) 405-5100 (O) (617) 405-5101 (F)

PROJECT TITLE:

Proposed Definitive Subdivision
217 Mill Street
Randolph, Mass.



DATE:	TITLE:	SCALE:
February 6, 2023	***FEMA Flood Map***	NTS

PREPARED FOR:

217 Mill St, LLC
228 Park Avenue S, PMB 35567
New York, NY 89135

DeCelle-Burke-Sala & Associates, Inc.

1266 Furnace Brook Parkway, Suite 401 Quincy, MA 02169
(617) 405-5100 (O) (617) 405-5101 (F)

PROJECT TITLE:

Proposed Definitive Subdivision
217 Mill Street
Randolph, Mass.

Appendix E Watershed Delineation Plans

LEGEND:

EXISTING:

- LOCUS PROPERTY LINE
- TREE LINE
- SEWER MANHOLE (SMH)
- DRAIN MANHOLE (DMH)
- CATCH BASIN (CB)
- STONEWALL
- GAS VALVE
- WATER VALVE
- WATER SERVICE
- HYDRANT
- UTILITY POLE
- N/F – NOW OR FORMERLY
- D – DRAIN PIPE
- W – WATER MAIN
- G – GAS SERVICE
- UGE – UNDERGROUND POWER
- OHW – OVERHEAD WIRES
- S – SEWER MAIN
- LSA – LANDSCAPED AREA
- 25 – ELEVATION CONTOUR
- x25.7 – SPOT GRADE
- CHAIN LINK FENCE
- STOCKADE FENCE
- TEST PIT
- HAND HOLES FOR UTILITIES
- LIGHT POLE
- DECIDUOUS TREE
- CONIFEROUS TREE

DESCRIPTION	X–1	X–2	X–3	TOTAL
PAVEMENT	3,190 S.F.	0 S.F.	0 S.F.	3,190 S.F.
ROOF	919 S.F.	0 S.F.	0 S.F.	919 S.F.
LAWN	5,640 S.F.	1,467 S.F.	1,983 S.F.	9,090 S.F.
WOODS	2,579 S.F.	9,958 S.F.	51,776 S.F.	64,313 S.F.
TOTAL	12,328 S.F.	11,425 S.F.	53,759 S.F.	77,512 S.F.
Tc	10.2 MIN.	9.8 MIN.	9.8 MIN.	

DeCelle-Burke-Sala
& Associates, Inc.
1266 Furnace Brook Parkway #401
Quincy, MA 02169
617-405-5100 (o) 617-405-5101 (f)
www.decelle-burke-sala.com

Section E, Item1.

JAMES W. BURKE, P.E. DATE

GENERAL NOTES:

1. LOCUS:

ASSESSORS ID: 51–H–8.01
RECORD OWNER: ARSENAULT FAMILY TRUST
DEED REFERENCE: BOOK 14059 PAGE 498
PLAN REFERENCE: PLAN No. 204 of 1997

2. THIS PLAN IS THE RESULT OF AN ON THE GROUND SURVEY PERFORMED BY THIS OFFICE DURING JUNE 2022. ELEVATIONS SHOWN REFER TO NAVD–88.

3. EXISTING UTILITIES WHERE SHOWN IN THE DRAWINGS ARE FROM SURFACE OBSERVATION AND 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.

4. LOCUS IS LOCATED WITHIN A ZONE X, AS DELINEATED ON FIRM 25021C0217E, EFFECTIVE 07/17/2012.

5. PARCEL IS ZONED RSFHD.

PROJECT TITLE & LOCATION:

MILL COURT DEVELOPMENT
DEFINITIVE SUBDIVISION
217 MILL STREET
RANDOLPH, MA

PLAN TITLE:

EXISTING WATERSHED DELINEATION PLAN

PREPARED FOR:

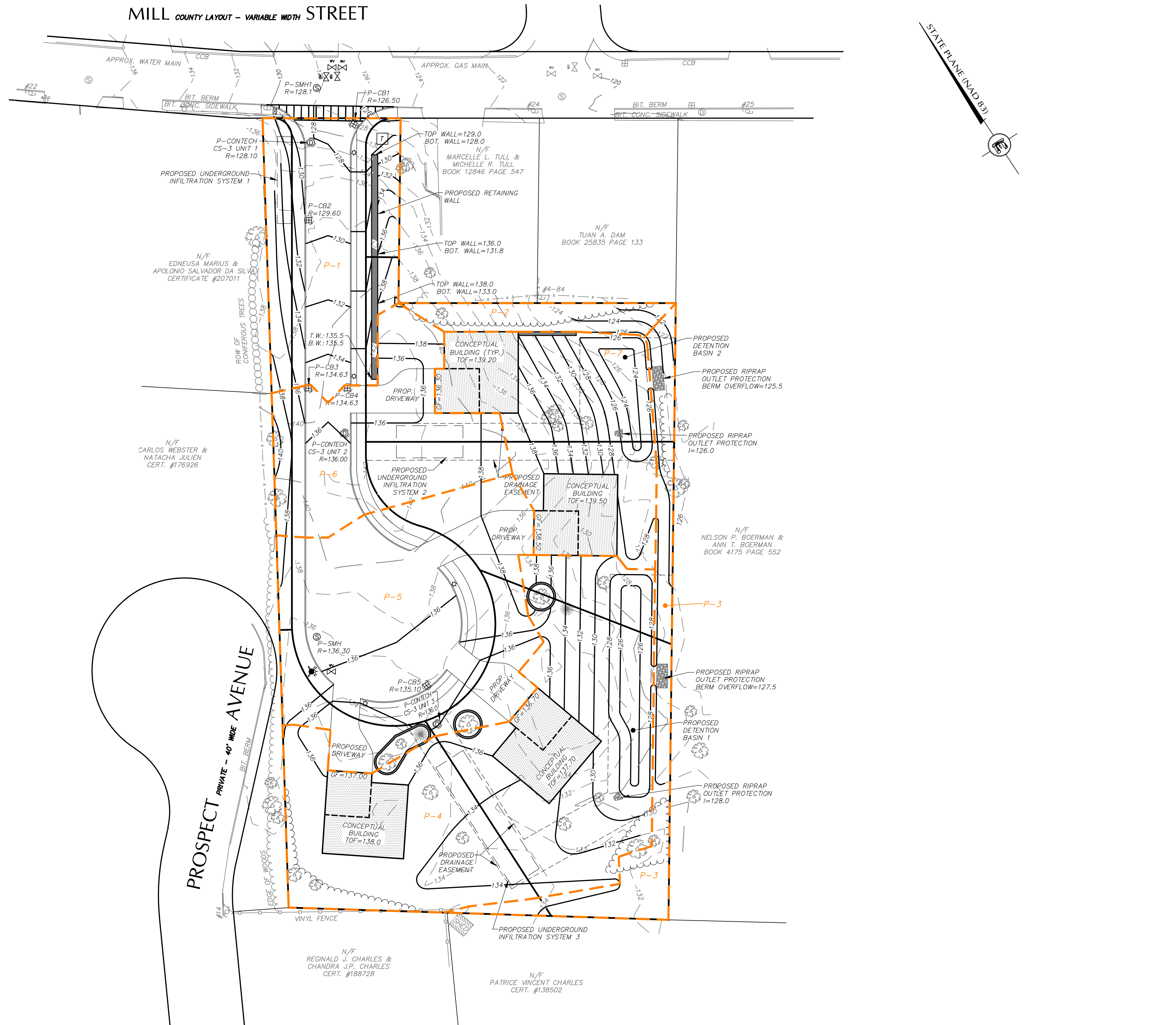
217 MILL ST, LLC
228 PARK AVENUE S, PMB 35567
NEW YORK, NY 89135

DATE: FEBRUARY 6, 2023
REVISED:
REVISED:
REVISED:
REVISED:
JOB NUMBER: 2022.030

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

DeCelle-Burke-Sala
& Associates, Inc.
1266 Furnace Brook Parkway #401
Quincy, MA 02169
617-405-5100 (o) 617-405-5101 (f)
www.decelle-burke-sala.com

JAMES W. BURKE, P.E. DATE



LEGEND:

EXISTING:		EXISTING:
	LOCUS PROPERTY LINE	
	TREE LINE	
	SEWER MANHOLE (SMH)	
	DRAIN MANHOLE (DMH)	
	CATCH BASIN (CB)	
	STONEWALL	
	GAS VALVE	
	WATER VALVE	
	WATER SERVICE	
	HYDRANT	
	UTILITY POLE	
N/F	NOW OR FORMERLY	
D	DRAIN PIPE	D
W	WATER MAIN	W
G	GAS SERVICE	G
UGE	UNDERGROUND POWER	UGE
OHW	OVERHEAD WIRES	OHW
S	SEWER MAIN	S
LSA	LANDSCAPED AREA	LSA
25	ELEVATION CONTOUR	25
x25.7	SPOT GRADE	x25.7
	CHAIN LINK FENCE	
	STOCKADE FENCE	
	HAND HOLES FOR UTILITIES	
	LIGHT POLE	
CCB	CAPE COD BERM	CCB
VGC	VERTICAL GRANITE CURB	VGC
SGC	SLOPED GRANITE CURB	SGC
FF	FIRST FLOOR	FF
BF	BASEMENT FLOOR	BF
TOF	TOP OF FOUNDATION	TOF
GF	GARAGE FLOOR	GF
	DECIDUOUS TREE	
	CONIFEROUS TREE	

DESCRIPTION	P-1	P-2	P-3	P-4	P-5	P-6	P-7	TOTAL
PAVEMENT	4,541 S.F.	0 S.F.	0 S.F.	0 S.F.	10,071 S.F.	3,148 S.F.	0 S.F.	17,760 S.F.
ROOF	0 S.F.	0 S.F.	0 S.F.	3,760 S.F.	0 S.F.	0 S.F.	3,760 S.F.	7,520 S.F.
LAWN	5,457 S.F.	1,033 S.F.	4,429 S.F.	18,878 S.F.	7,063 S.F.	5,922 S.F.	7,013 S.F.	49,795 S.F.
WOODS	0 S.F.	1,031 S.F.	434 S.F.	972 S.F.	0 S.F.	0 S.F.	0 S.F.	2,437 S.F.
TOTAL	9,998 S.F.	2,064 S.F.	4,863 S.F.	23,610 S.F.	17,134 S.F.	9,070 S.F.	10,773 S.F.	77,512 S.F.
Tc	6 MIN.	6 MIN.	6 MIN.	6 MIN.	6 MIN.	6 MIN.	6 MIN.	

GENERAL NOTES:

1. LOCUS:

ASSESSORS ID: 51-H-8.01
RECORD OWNER: ARSENAULT FAMILY TRUST
DEED REFERENCE: BOOK 14059 PAGE 498
PLAN REFERENCE: PLAN No. 204 of 1997

2. THIS PLAN IS THE RESULT OF AN ON THE GROUND SURVEY PERFORMED BY THIS OFFICE DURING JUNE 2022. ELEVATIONS SHOWN REFER TO NAVD-88.

3. EXISTING UTILITIES WHERE SHOWN IN THE DRAWINGS ARE FROM SURFACE OBSERVATION AND 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.

4. LOCUS IS LOCATED WITHIN A ZONE X, AS DELINEATED ON FIRM 25021C0217E, EFFECTIVE 07/17/2012.

5. PARCEL IS ZONED RSFHD.

PROJECT TITLE & LOCATION:

MILL COURT DEVELOPMENT
DEFINITIVE SUBDIVISION
217 MILL STREET
RANDOLPH, MA

PLAN TITLE:

PROPOSED WATERSHED DELINEATION PLAN

PREPARED FOR:

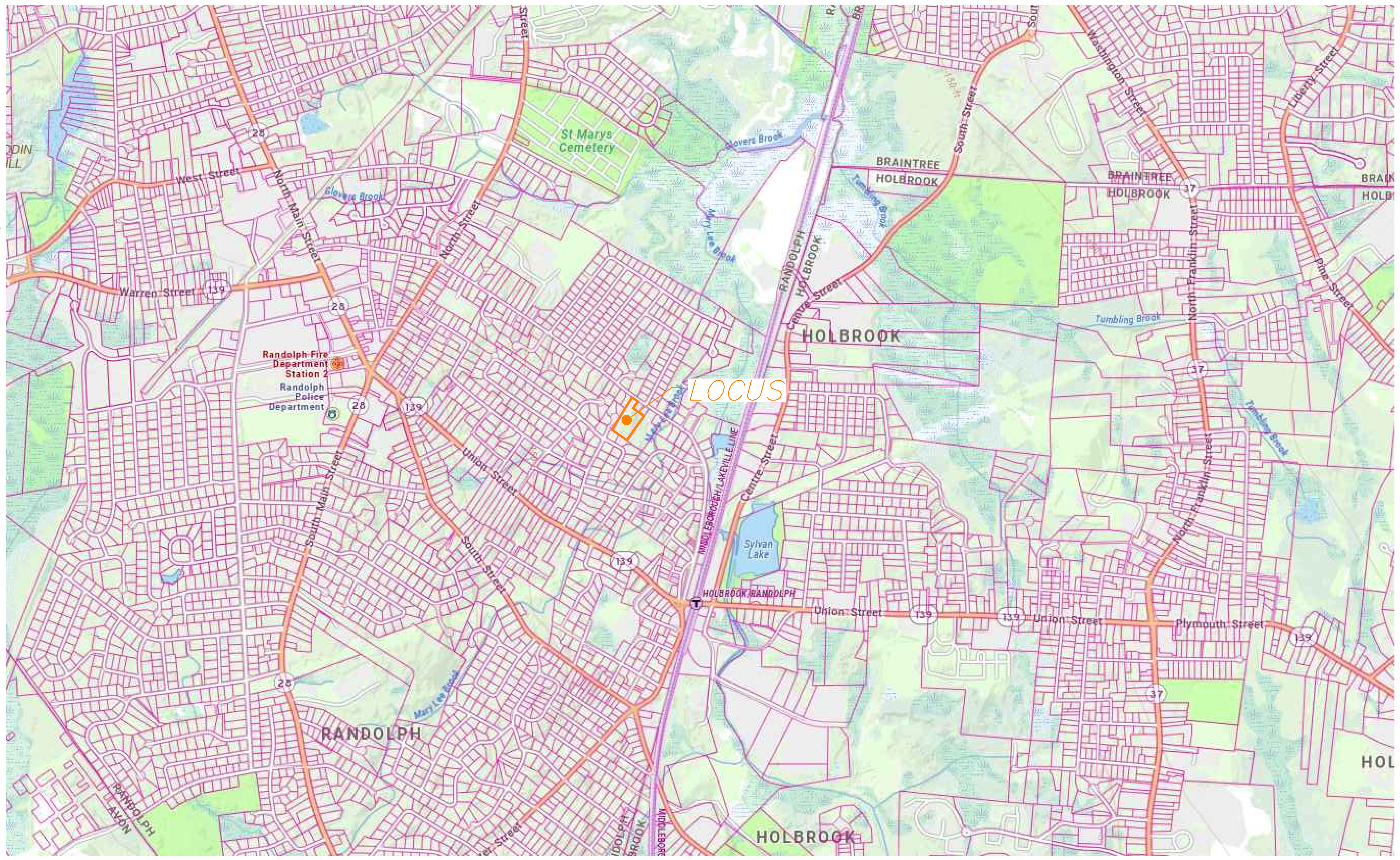
217 MILL ST, LLC
228 PARK AVENUE S, PMB 35567
NEW YORK, NY 89135

DATE: FEBRUARY 6, 2023
REVISED:
REVISED:
REVISED:
REVISED:
JOB NUMBER: 2022.030

SCALE: 1" = 30'

MILL COURT DEVELOPMENT
DEFINITIVE SUBDIVISION
217 MILL STREET
RANDOLPH, MASSACHUSETTS

FEBRUARY 6, 2023



LOCUS MAP

IMAGE FROM MASSGIS 2022
1" ≈ 800'

SHEETS
1 COVER SHEET
2 EXISTING CONDITIONS
3 CONSTRUCTION MANAGEMENT
4 SUBDIVISION PLAN - SHEET 1
5 SUBDIVISION PLAN - SHEET 2
6 PROPOSED SITE LAYOUT
7 PROPOSED SITE GRADING
8 PROPOSED SITE UTILITIES
9 PROPOSED ROAD PROFILE
10 CONSTRUCTION DETAILS
11 CONSTRUCTION DETAILS

DeCelle-Burke-Sala
& Associates, Inc.
1266 Furnace Brook Parkway #401
Quincy, MA 02169
617-405-5100(o) 617-405-5101(f)
www.decelle-burke-sala.com

APPLICANT
217 MILL ST, LLC
228 PARK AVENUE S, PMB35567
NEW YORK, NY 89135

OWNER
ARSENAULT FAMILY TRUST
217 MILL STREET
RANDOLPH, MA 02368

ARCHITECT
DONAHUE ARCHITECTS, INC.
21 McGRATH HIGHWAY
QUINCY, MA 02169

CIVIL/SURVEY
DECELLE-BURKE-SALA & ASSOCIATES
1266 FURNACE BROOK PKWY., SUITE 401
QUINCY, MA 02169

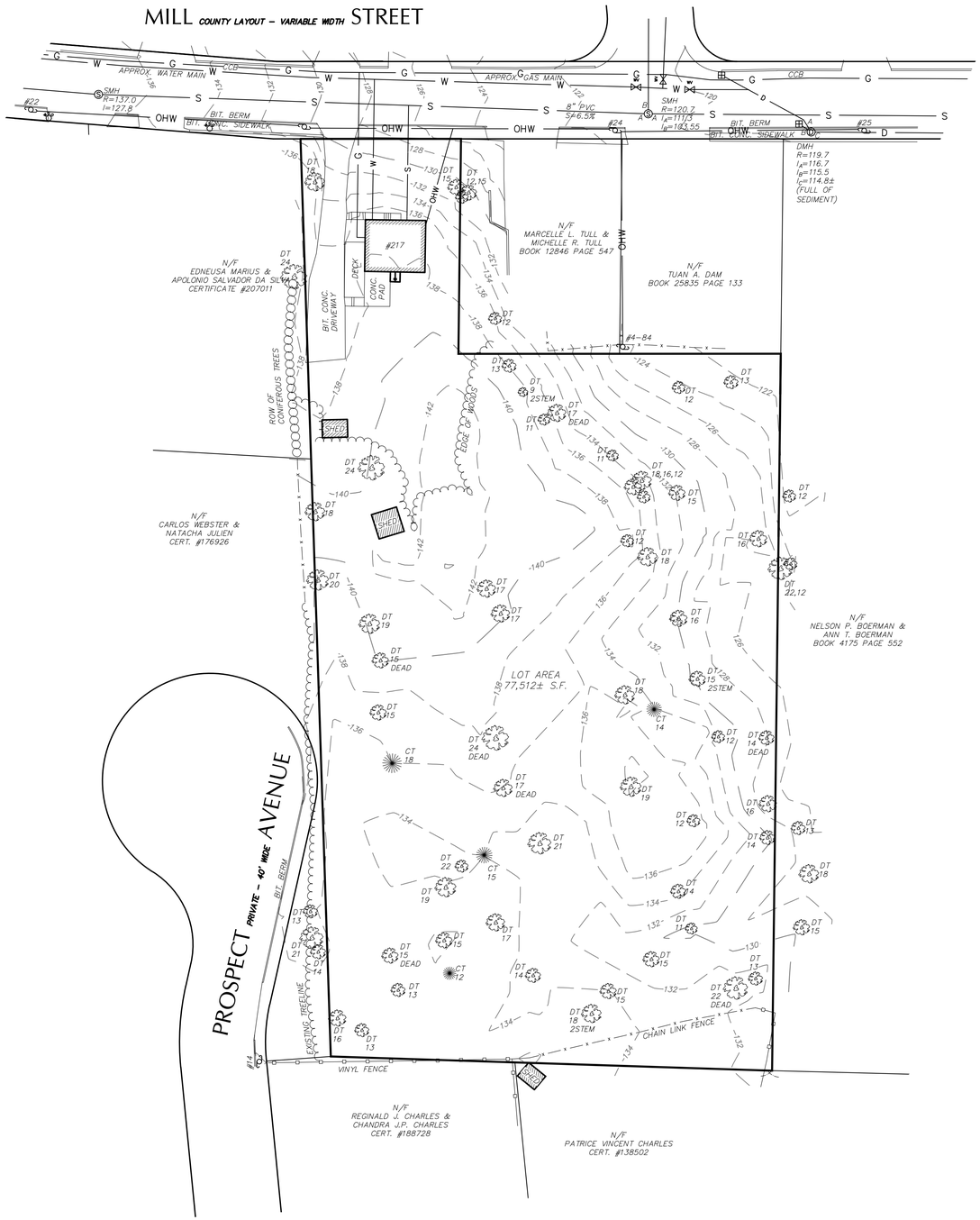
COMMONWEALTH OF MASSACHUSETTS JAMES W. BURKE PROFESSIONAL ENGINEER

COMMONWEALTH OF MASSACHUSETTS CLAUDIO SALA No. 38391 PROFESSIONAL LAND SURVEYOR

Project No. 2022.030

REVISIONS

NO.	DATE	COMMENT



LEGEND:

EXISTING:

- LOCUS PROPERTY LINE
- TREE LINE
- SEWER MANHOLE (SMH)
- DRAIN MANHOLE (DMH)
- CATCH BASIN (CB)
- STONEWALL
- GAS VALVE
- WATER VALVE
- WATER SERVICE
- HYDRANT
- UTILITY POLE
- N/F – NOW OR FORMERLY
- D – DRAIN PIPE
- W – WATER MAIN
- G – GAS SERVICE
- UGE – UNDERGROUND POWER
- OHW – OVERHEAD WIRES
- S – SEWER MAIN
- LSA – LANDSCAPED AREA
- 25 – ELEVATION CONTOUR
- x25.7 – SPOT GRADE
- CHAIN LINK FENCE
- STOCKADE FENCE
- TEST PIT
- HAND HOLES FOR UTILITIES
- LIGHT POLE
- DECIDUOUS TREE
- CONIFEROUS TREE

DeCelle-Burke-Sala
& Associates, Inc.
1266 Furnace Brook Parkway #401
Quincy, MA 02169
617-405-5100 (o) 617-405-5101 (f)
www.decelle-burke-sala.com

COMMONWEALTH OF MASSACHUSETTS
CLAUDIO SALA
No. 38391
PROFESSIONAL LAND SURVEYOR

CLAUDIO SALA, PLS — DATE

GENERAL NOTES:

1. LOCUS:

ASSESSORS ID: 51-H-8.01
RECORD OWNER: ARSENAULT FAMILY TRUST
DEED REFERENCE: BOOK 14059 PAGE 498
PLAN REFERENCE: PLAN No. 204 of 1997

2. THIS PLAN IS THE RESULT OF AN ON THE GROUND SURVEY PERFORMED BY THIS OFFICE DURING JUNE 2022. ELEVATIONS SHOWN REFER TO NAVD-88.

3. EXISTING UTILITIES WHERE SHOWN IN THE DRAWINGS ARE FROM SURFACE OBSERVATION AND 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.

4. LOCUS IS LOCATED WITHIN A ZONE X, AS DELINEATED ON FIRM 250210C217E, EFFECTIVE 07/17/2012.

5. PARCEL IS ZONED RSFHD.

PROJECT TITLE & LOCATION:

MILL COURT DEVELOPMENT
DEFINITIVE SUBDIVISION
217 MILL STREET
RANDOLPH, MA

PLAN TITLE:

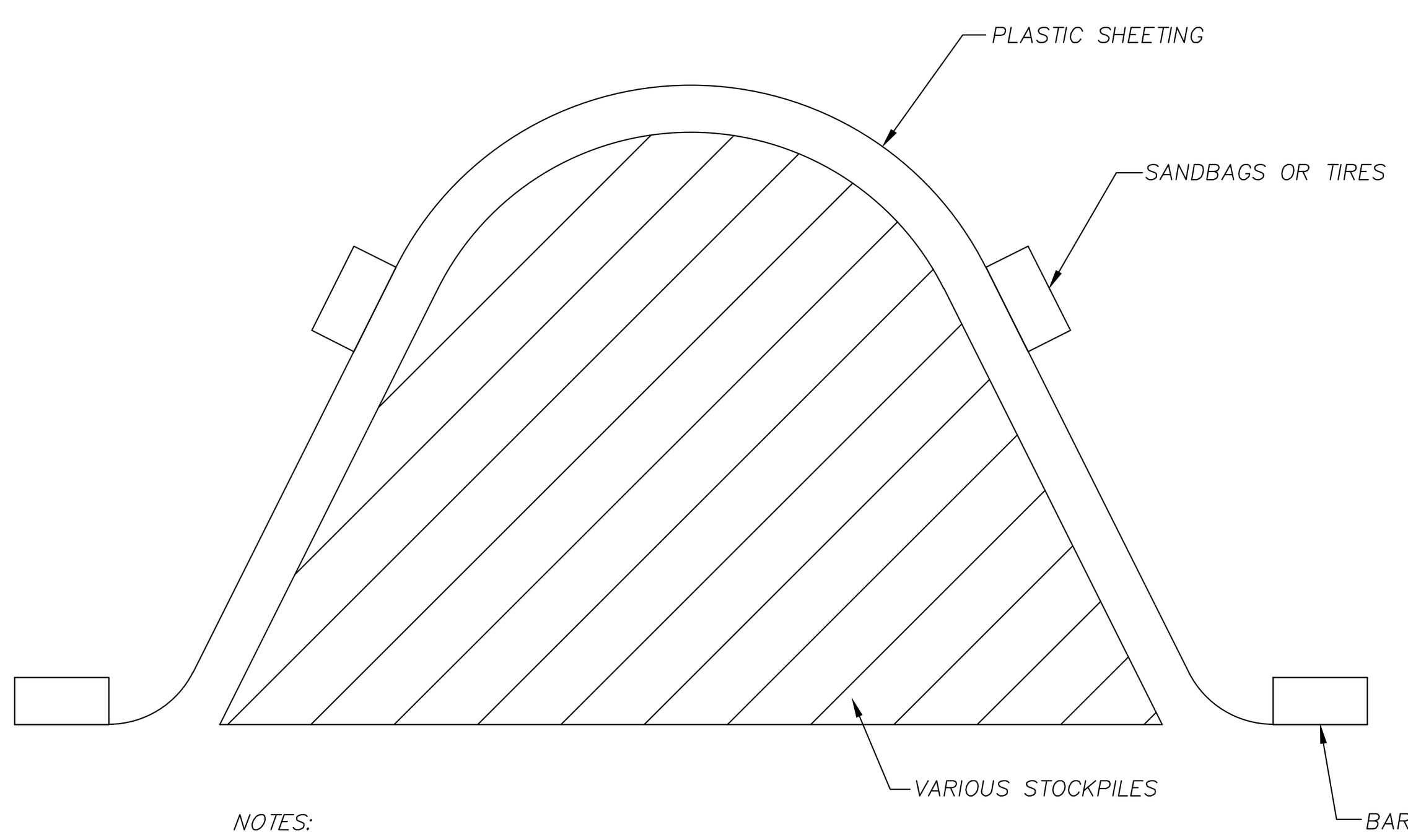
EXISTING CONDITIONS

PREPARED FOR:

217 MILL ST, LLC
228 PARK AVENUE S, PMB 35567
NEW YORK, NY 89135

DATE: FEBRUARY 6, 2023
REVISED:
REVISED:
REVISED:
REVISED:
JOB NUMBER: 2022.030 | SHEET 2 OF 11

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



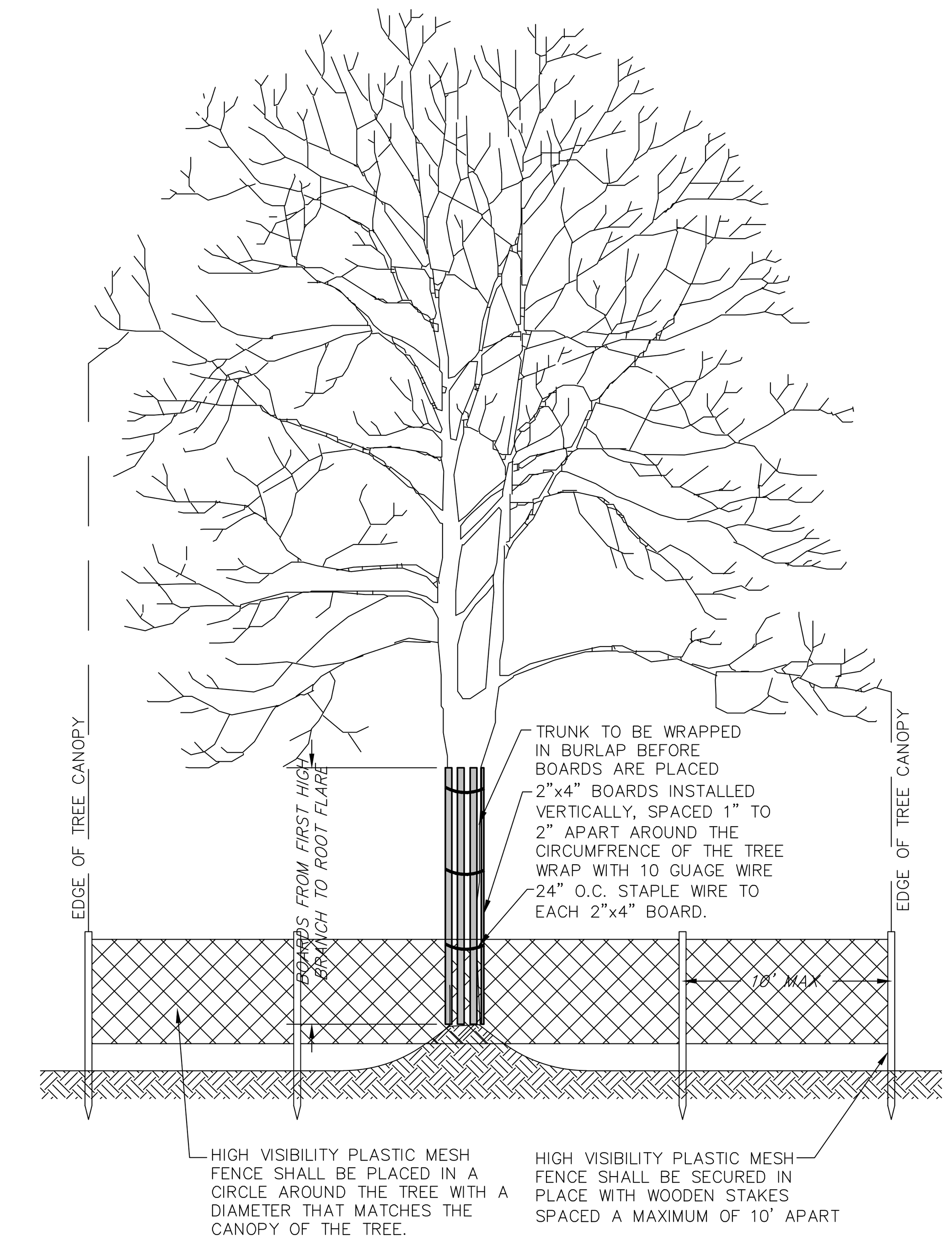
NOTES:

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

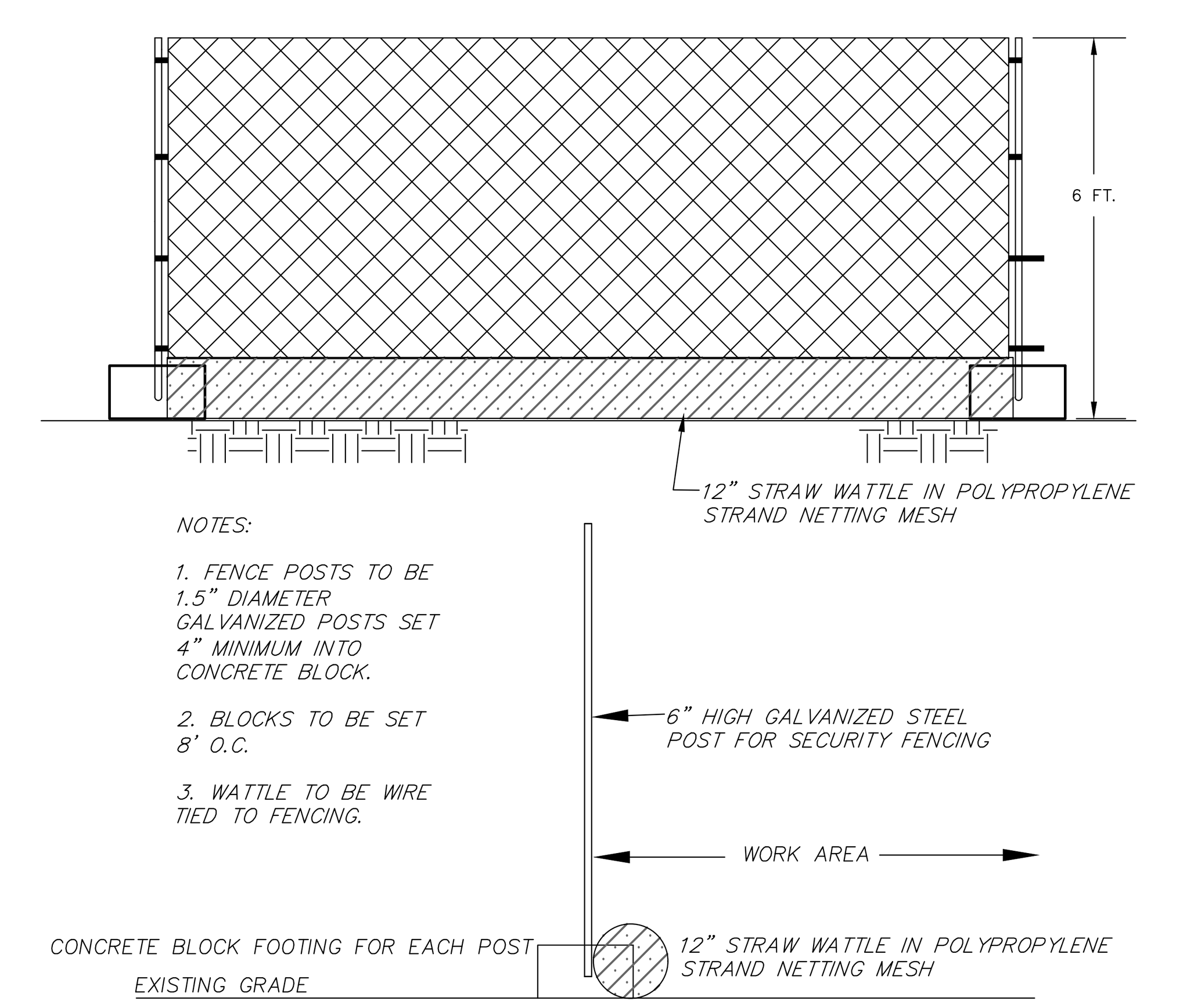
PLASTIC SHEETING OVER STOCKPILED MATERIALS
NOT TO SCALE

LEGEND:

EXISTING:		EXISTING:
	LOCUS PROPERTY LINE	
	TREE LINE	
	SEWER MANHOLE (SMH)	
	DRAIN MANHOLE (DMH)	
	CATCH BASIN (CB)	
	STONEWALL	
	GAS VALVE	
	WATER VALVE	
	WATER SERVICE	
	HYDRANT	
	UTILITY POLE	
N/F	NOW OR FORMERLY	
D	DRAIN PIPE	D
W	WATER MAIN	W
G	GAS SERVICE	G
UGE	UNDERGROUND POWER	UGE
OHW	OVERHEAD WIRES	OHW
S	SEWER MAIN	S
LSA	LANDSCAPED AREA	LSA
25	ELEVATION CONTOUR	25
x25.7	SPOT GRADE	x25.7
	CHAIN LINK FENCE	
	STOCKADE FENCE	
	HAND HOLES FOR UTILITIES	
	LIGHT POLE	
CCB	CAPE COD BERM	CCB
VGC	VERTICAL GRANITE CURB	VGC
SGC	SLOPED GRANITE CURB	SGC
FF	FIRST FLOOR	FF
BF	BASEMENT FLOOR	BF
TOF	TOP OF FOUNDATION	TOF
GF	GARAGE FLOOR	GF
	DECIDUOUS TREE	
	CONIFEROUS TREE	
	EROSION CONTROL	
	TREE TO BE REMOVED	
	TO BE REMOVED	T.B.R.



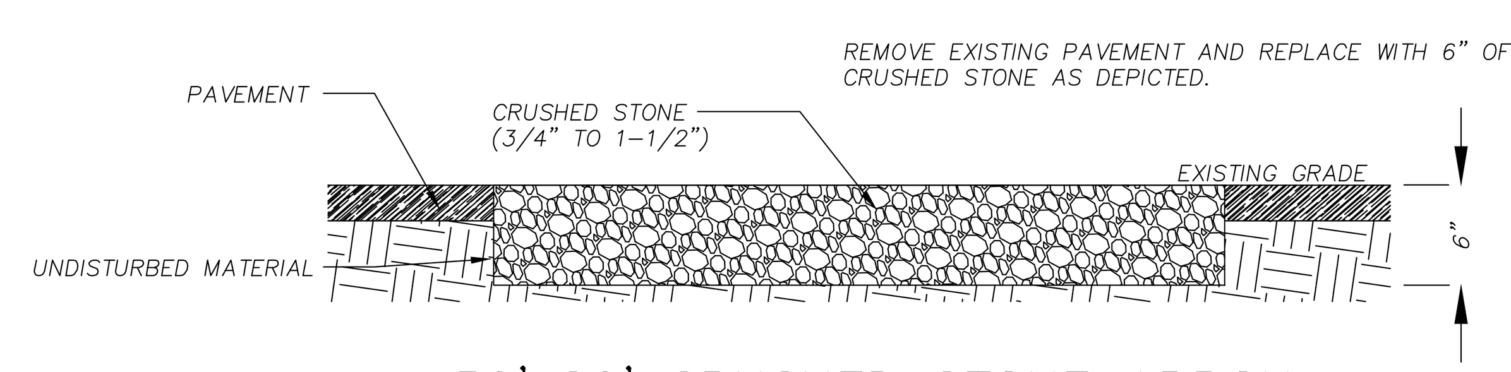
TREE PROTECTION DETAIL
NOT TO SCALE



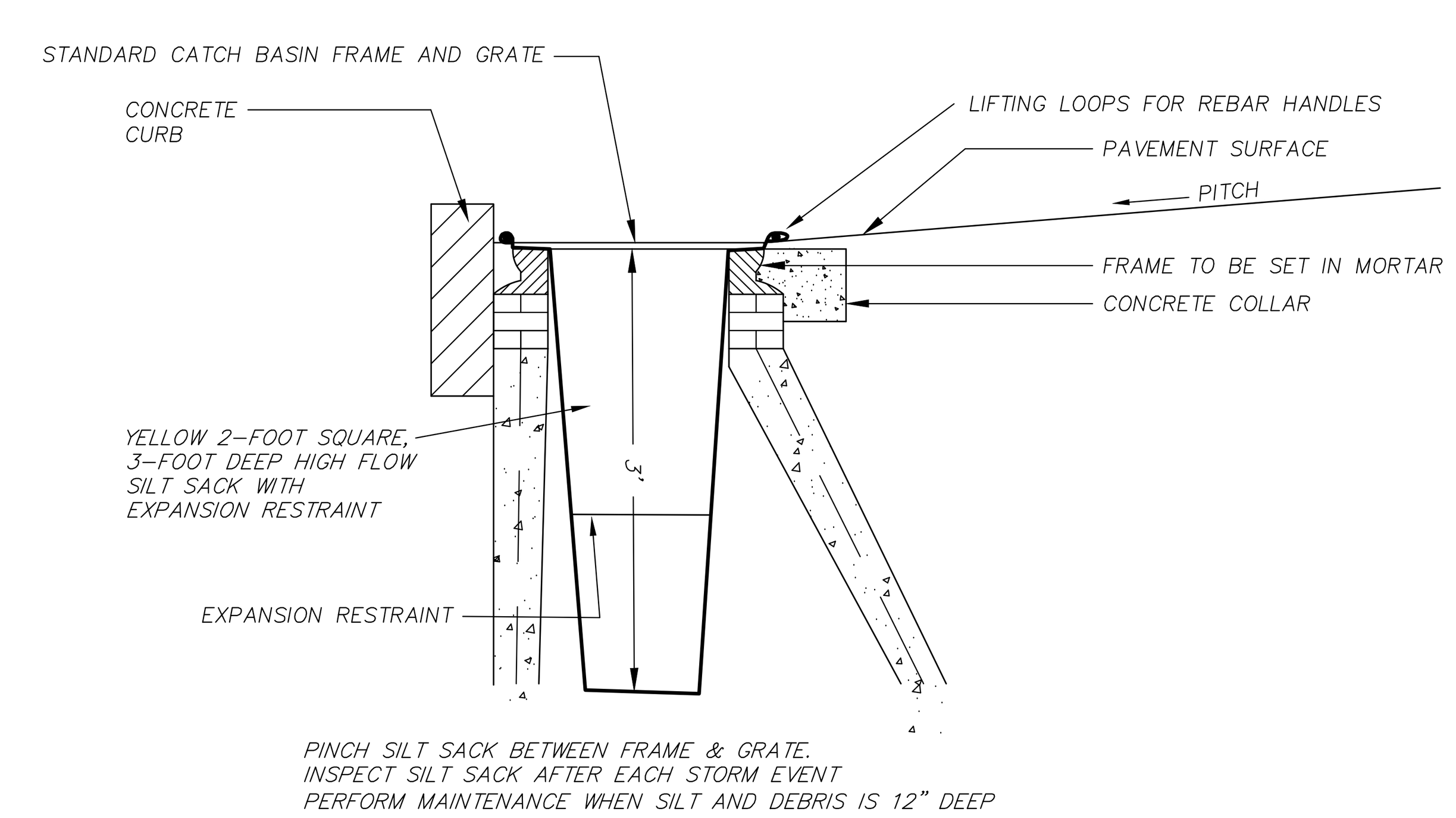
NOTES:

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



50'x20' CRUSHED STONE APRON
NOT TO SCALE



CATCH BASIN SILT SACK
NOT TO SCALE

DeCelle-Burke-Sala & Associates, Inc.
1266 Furnace Brook Parkway #401
Quincy, MA 02169
617-405-5100 (o) 617-405-5101 (f)
www.decelle-burke-sala.com

JAMES W. BURKE, P.E. | DATE

GENERAL NOTES:

1. LOCUS:

ASSESSORS ID: 51-H-8.01
RECORD OWNER: ARSENAULT FAMILY TRUST
DEED REFERENCE: BOOK 14059 PAGE 498
PLAN REFERENCE: PLAN No. 204 of 1997

2. THIS PLAN IS THE RESULT OF AN ON THE GROUND SURVEY PERFORMED BY THIS OFFICE DURING JUNE 2022. ELEVATIONS SHOWN REFER TO NAVD-88.

3. EXISTING UTILITIES WHERE SHOWN IN THE DRAWINGS ARE FROM SURFACE OBSERVATION AND 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.

4. LOCUS IS LOCATED WITHIN A ZONE X, AS DELINEATED ON FIRM 25021C0217E, EFFECTIVE 07/17/2012.

5. PARCEL IS ZONED RSFHD.

PROJECT TITLE & LOCATION:

MILL COURT DEVELOPMENT
DEFINITIVE SUBDIVISION
217 MILL STREET
RANDOLPH, MA

PLAN TITLE:

CONSTRUCTION MANAGEMENT

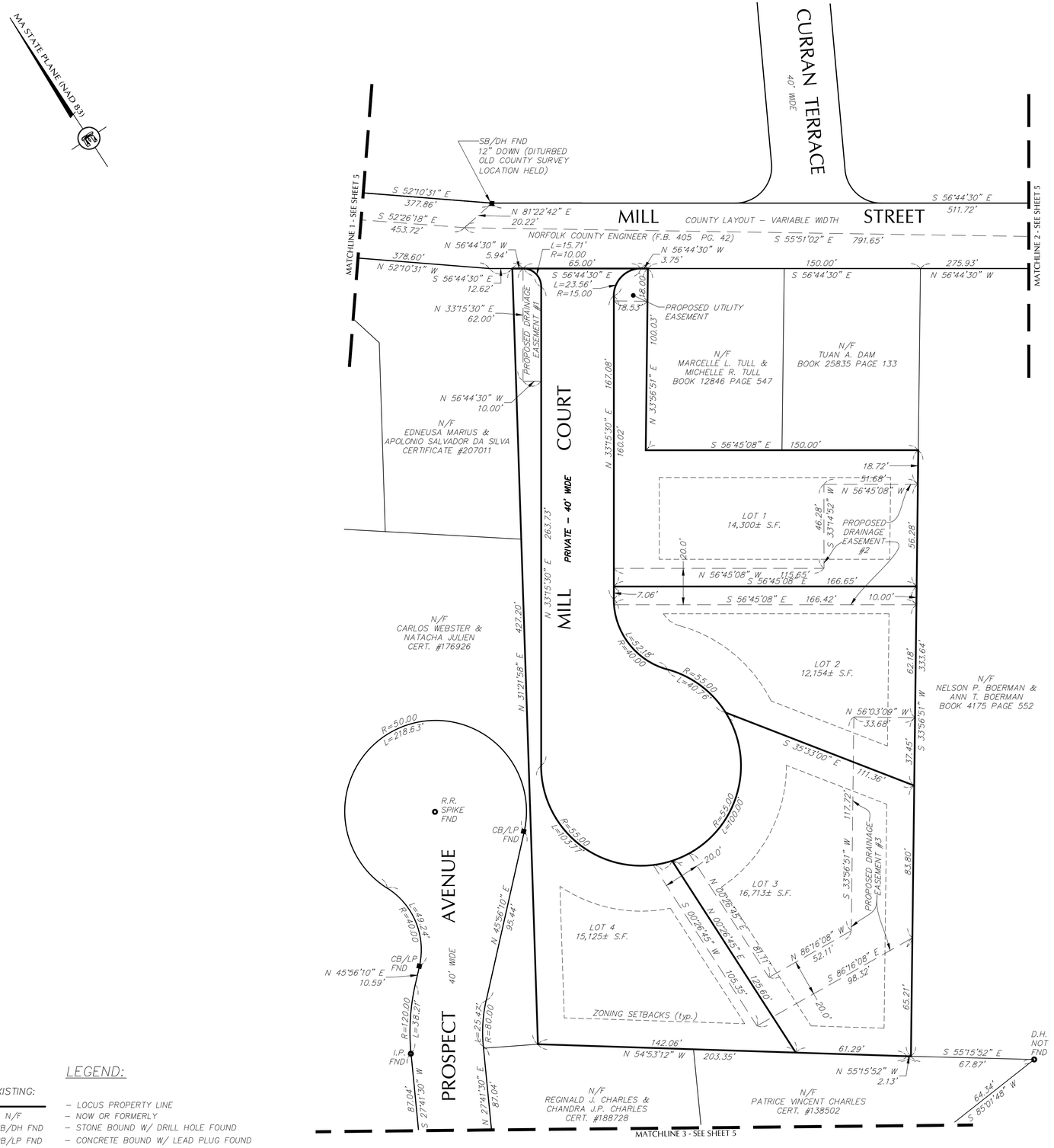
PREPARED FOR:

217 MILL ST, LLC
228 PARK AVENUE S, PMB 35567
NEW YORK, NY 89135

DATE: FEBRUARY 6, 2023
REVISED:
REVISED:
REVISED:
REVISED:

JOB NUMBER: 2022.030 | SHEET 3 OF 11

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



LEGEND:

EXISTING:

	– LOCUS PROPERTY LINE
N/F	– NOW OR FORMERLY
■ SB/DH FND	– STONE BOUND W/ DRILL HOLE FOUND
■ CB/LP FND	– CONCRETE BOUND W/ LEAD PLUG FOUND
■ CB/DH FND	– CONCRETE BOUND W/ DRILL HOLE FOUND
◉ DH/FND	– DRILL HOLE FOUND
○ PIPE/FND	– PIPE FOUND

FOR REGISTRY USE ONLY

I CERTIFY THAT THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS IN THE COMMONWEALTH OF MASSACHUSETTS

CLAUDIO SALA, PLS DATE

APPROVED BY

PLANNING BOARD
TOWN OF RANDOLPH

Date:

PLANNING BOARD ENDORSEMENT UNDER THE SUBDIVISION CONTROL LAW SHOULD NOT BE CONSIDERED AS EITHER AN ENDORSEMENT OR APPROVAL OF ZONING REQUIREMENTS.

ZONING SCHEDULE
(TOWN OF RANDOLPH ZONING CODE DATED AUGUST 9, 2021)

LOT ZONING CLASSIFICATION : RSHDD a/k/a RSFHD

ZONING REQUIREMENT	REQUIRED
MIN. LOT AREA	– 12,000 S.F.
MIN. LOT FRONTAGE	– 100 FEET
MIN. LOT WIDTH	– 75 FEET
MIN. LOT DEPTH	– 100 FEET
MIN. FRONT SETBACK	– 25 FEET
MIN. SIDE SETBACK	– 15 FEET
MIN. REAR SETBACK	– 15 FEET
MAX. BUILDING HEIGHT	– 2.5 STORIES/40 FEET

OWNED BY:

ARSENAULT FAMILY TRUST
217 MILL STREET, RANDOLPH, MA 02368
DEED REFERENCE: BOOK 14059 PAGE 498

DeCelle-Burke-Sala
& Associates, Inc.
1266 Furnace Brook Parkway #401
Quincy, MA 02169
617-405-5100 (o) 617-405-5101 (f)
www.decelle-burke-sala.com

COMMONWEALTH OF MASSACHUSETTS
CLAUDIO SALA
No. 38391
PROFESSIONAL LAND SURVEYOR

CLAUDIO SALA, PLS DATE

GENERAL NOTES:

1. LOCUS:

ASSESSORS ID: 51-H-8.01
RECORD OWNER: ARSENAULT FAMILY TRUST
DEED REFERENCE: BOOK 14059 PAGE 498
PLAN REFERENCE: PLAN No. 204 of 1997

2. THIS PLAN IS THE RESULT OF AN ON THE GROUND SURVEY PERFORMED BY THIS OFFICE DURING JUNE 2022. ELEVATIONS SHOWN REFER TO NAVD-88.

3. LOCUS IS LOCATED WITHIN A ZONE X, AS DELINEATED ON FIRM 25021C0217E, EFFECTIVE 07/17/2012.

PLAN REFERENCES:

NORFOLK COUNTY REGISTRY OF DEEDS

PL. BK. 96 PLAN No. 4658
PL. BK. 319 PLAN No. 207 of 1985
PL. BK. 383 PLAN No. 682 of 1989
PL. BK. 406 PLAN No. 638 OF 1992
PL. BK. 446 PLAN No. 204 of 1997
PL. BK. 449 PLAN No. 515 of 1997
PL. BK. 491 PLAN No. 693 of 2001
PLAN No. 770 of 1957
PLAN No. 267 of 1972
PLAN No. 529 of 1976

LAND COURT

LC PLAN 24454
LC PLAN 29830
LC PLAN 30039
LC PLAN 35883

NORFOLK COUNTY ENGINEERING DEPARTMENT

FIELD BOOK 15 PAGES 18-25
FIELD BOOK 405 PAGES 13-24
FIELD BOOK 405 PAGES 35-55
PLAN BOOK 8 PAGE 529

PROJECT TITLE & LOCATION:

MILL COURT DEVELOPMENT
DEFINITIVE SUBDIVISION
217 MILL STREET
RANDOLPH, MA

PLAN TITLE:

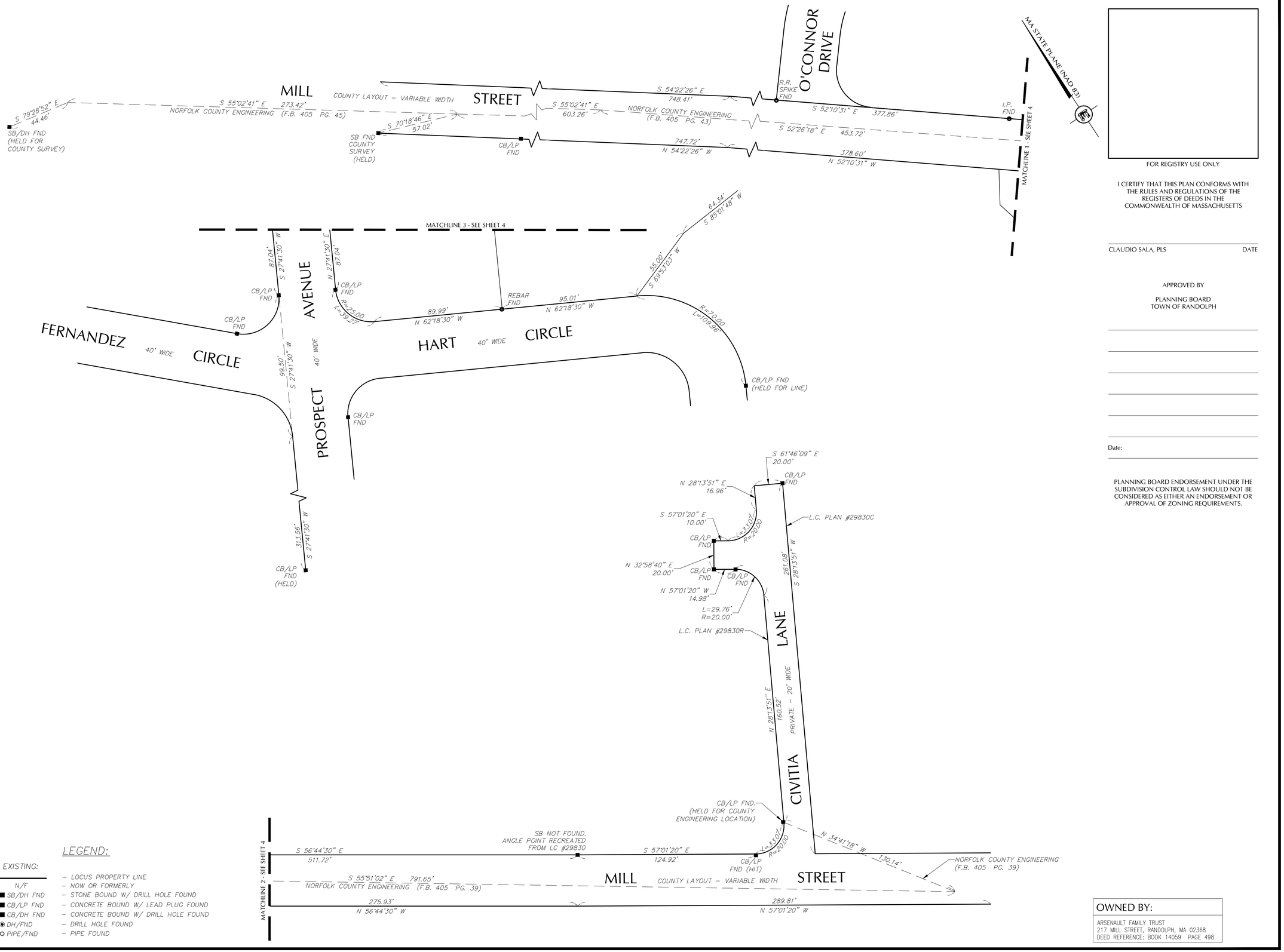
DEFINITIVE SUBDIVISION PLAN
SHEET 1

PREPARED FOR:

217 MILL ST, LLC
228 PARK AVENUE S, PMB 35567
NEW YORK, NY 89135

DATE: FEBRUARY 6, 2023	
REVISED:	
REVISED:	
REVISED:	
REVISED:	
JOB NUMBER: 2022.030	SHEET 4 OF 11

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



LEGEND:

EXISTING:

	– LOCUS PROPERTY LINE
N/F	– NOW OR FORMERLY
■ SB/DH FND	– STONE BOUND W/ DRILL HOLE FOUND
■ CB/LP FND	– CONCRETE BOUND W/ LEAD PLUG FOUND
■ CB/DH FND	– CONCRETE BOUND W/ DRILL HOLE FOUND
◉ DH/FND	– DRILL HOLE FOUND
○ PIPE/FND	– PIPE FOUND

FOR REGISTRY USE ONLY

I CERTIFY THAT THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS IN THE COMMONWEALTH OF MASSACHUSETTS

CLAUDIO SALA, PLS DATE

APPROVED BY

PLANNING BOARD
TOWN OF RANDOLPH

Date:

PLANNING BOARD ENDORSEMENT UNDER THE SUBDIVISION CONTROL LAW SHOULD NOT BE CONSIDERED AS EITHER AN ENDORSEMENT OR APPROVAL OF ZONING REQUIREMENTS.

OWNED BY:

ARSENAULT FAMILY TRUST
217 MILL STREET, RANDOLPH, MA 02368
DEED REFERENCE: BOOK 14059 PAGE 498

DeCelle-Burke-Sala & Associates, Inc.
1266 Furnace Brook Parkway #401
Quincy, MA 02169
617-405-5100 (o) 617-405-5101 (f)
www.decelle-burke-sala.com

COMMONWEALTH OF MASSACHUSETTS
CLAUDIO SALA
No. 38391
PROFESSIONAL LAND SURVEYOR

CLAUDIO SALA, PLS DATE

GENERAL NOTES:

1. LOCUS:

ASSESSORS ID: 51-H-8.01
RECORD OWNER: ARSENAULT FAMILY TRUST
DEED REFERENCE: BOOK 14059 PAGE 498
PLAN REFERENCE: PLAN No. 204 of 1997

2. THIS PLAN IS THE RESULT OF AN ON THE GROUND SURVEY PERFORMED BY THIS OFFICE DURING JUNE 2022. ELEVATIONS SHOWN REFER TO NAVD-88.

3. LOCUS IS LOCATED WITHIN A ZONE X, AS DELINEATED ON FIRM 25021C0217E, EFFECTIVE 07/17/2012.

PLAN REFERENCES:

NORFOLK COUNTY REGISTRY OF DEEDS

PL. BK. 96 PLAN No. 4658
PL. BK. 319 PLAN No. 207 of 1985
PL. BK. 383 PLAN No. 682 of 1989
PL. BK. 406 PLAN No. 638 OF 1992
PL. BK. 446 PLAN No. 204 of 1997
PL. BK. 449 PLAN No. 515 of 1997
PL. BK. 491 PLAN No. 693 of 2001
PLAN No. 770 of 1957
PLAN No. 267 of 1972
PLAN No. 529 of 1976

LAND COURT

LC PLAN 24454
LC PLAN 29830
LC PLAN 30039
LC PLAN 35883

NORFOLK COUNTY ENGINEERING DEPARTMENT

FIELD BOOK 15 PAGES 18-25
FIELD BOOK 405 PAGES 13-24
FIELD BOOK 405 PAGES 35-55
PLAN BOOK 8 PAGE 529

PROJECT TITLE & LOCATION:

MILL COURT DEVELOPMENT
DEFINITIVE SUBDIVISION
217 MILL STREET
RANDOLPH, MA

PLAN TITLE:

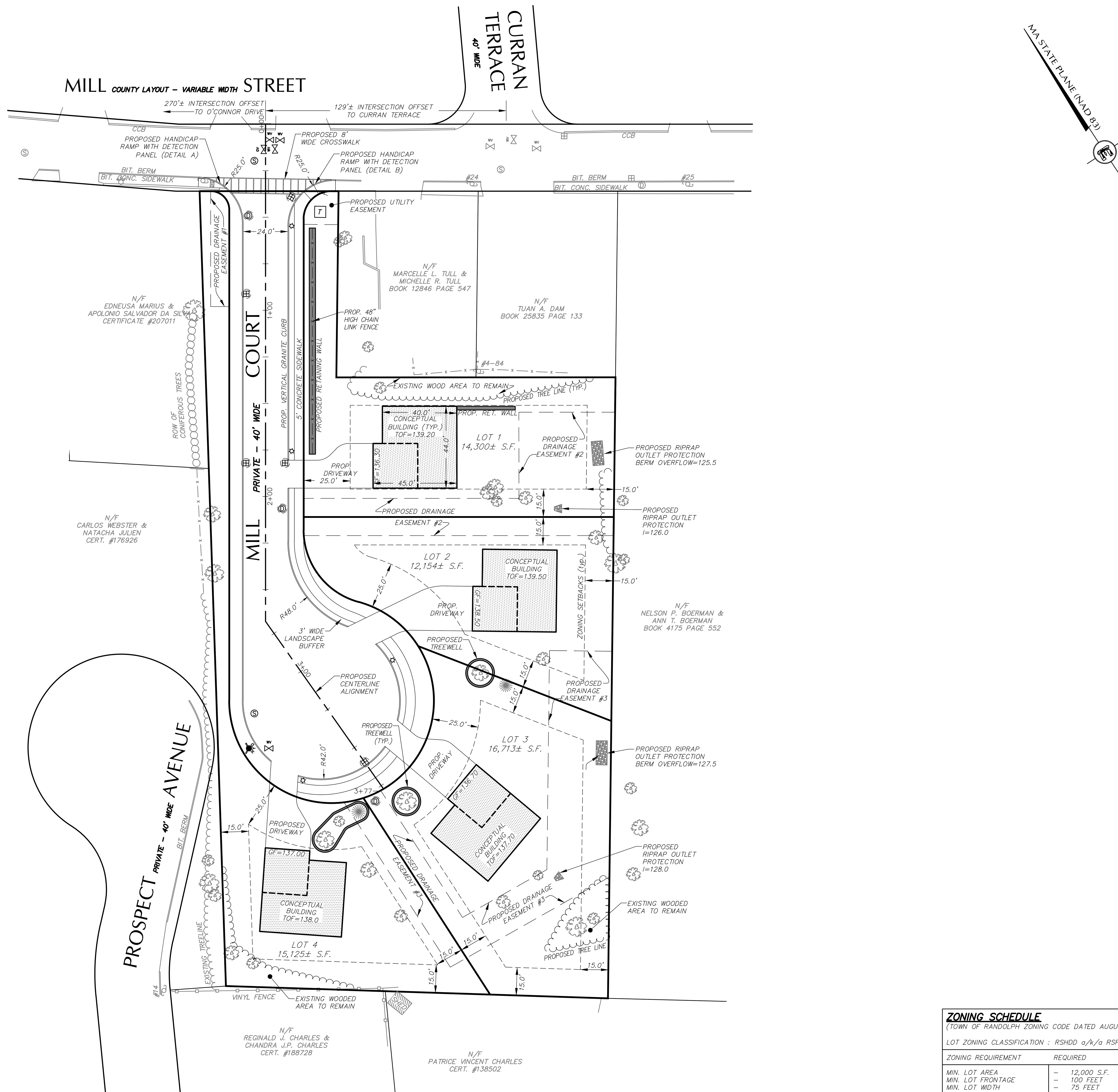
DEFINITIVE SUBDIVISION PLAN
SHEET 2

PREPARED FOR:

217 MILL ST, LLC
228 PARK AVENUE S, PMB 35567
NEW YORK, NY 89135

DATE: FEBRUARY 6, 2023
REVISED:
REVISED:
REVISED:
REVISED:
JOB NUMBER: 2022.030 | SHEET 5 OF 11

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



LEGEND:

EXISTING:		EXISTING:
	LOCUS PROPERTY LINE	
	TREE LINE	
	SEWER MANHOLE (SMH)	
	DRAIN MANHOLE (DMH)	
	CATCH BASIN (CB)	
	STONEWALL	
GV	GAS VALVE	GV
WV	WATER VALVE	WV
	WATER SERVICE	
	HYDRANT	
	UTILITY POLE	
N/F	NOW OR FORMERLY	
——D——	DRAIN PIPE	——D——
——W——	WATER MAIN	——W——
——G——	GAS SERVICE	——G——
——UGE——	UNDERGROUND POWER	——UGE——
——OHW——	OVERHEAD WIRES	——OHW——
——S——	SEWER MAIN	——S——
LSA	LANDSCAPED AREA	LSA
– – – 25 – – –	ELEVATION CONTOUR	——25——
x25.7	SPOT GRADE	x25.7
—x—x—x—	CHAIN LINK FENCE	—x—x—x—
	STOCKADE FENCE	
	HAND HOLES FOR UTILITIES	
	LIGHT POLE	
CCB	CAPE COD BERM	CCB
VGC	VERTICAL GRANITE CURB	VGC
SGC	SLOPED GRANITE CURB	SGC
FF	FIRST FLOOR	FF
BF	BASEMENT FLOOR	BF
TOF	TOP OF FOUNDATION	TOF
GF	GARAGE FLOOR	GF
	DECIDUOUS TREE	
	CONIFEROUS TREE	

ZONING SCHEDULE

(TOWN OF RANDOLPH ZONING CODE DATED AUGUST 9, 2021)

LOT ZONING CLASSIFICATION : RSHDD a/k/a RSFHD

ZONING REQUIREMENT	REQUIRED
MIN. LOT AREA	– 12,000 S.F.
MIN. LOT FRONTAGE	– 100 FEET
MIN. LOT WIDTH	– 75 FEET
MIN. LOT DEPTH	– 100 FEET
MIN. FRONT SETBACK	– 25 FEET
MIN. SIDE SETBACK	– 15 FEET
MIN. REAR SETBACK	– 15 FEET
MAX. BUILDING HEIGHT	– 2.5 STORIES/40 FEET

LIST OF WAIVERS

(TOWN OF RANDOLPH SUBDIVISION REGULATIONS EFFECTIVE JANUARY 28, 2020)

SUBDIVISION REQUIREMENT	REQUIRED	PROPOSED
MIN. INTERSECTION OFFSET DRAINAGE STRUCTURES ON SEPARATE LOTS	200 FEET	129± FEET

DeCelle-Burke-Sala
& Associates, Inc.
1266 Furnace Brook Parkway #401
Quincy, MA 02169
617-405-5100 (o) 617-405-5101 (f)
www.decelle-burke-sala.com

JAMES W. BURKE, P.E. DATE

GENERAL NOTES:

1. LOCUS:

ASSESSORS ID: 51-H-8.01
RECORD OWNER: ARSENAULT FAMILY TRUST
DEED REFERENCE: BOOK 14059 PAGE 498
PLAN REFERENCE: PLAN No. 204 of 1997

2. THIS PLAN IS THE RESULT OF AN ON THE GROUND SURVEY PERFORMED BY THIS OFFICE DURING JUNE 2022. ELEVATIONS SHOWN REFER TO NAVD-88.

3. EXISTING UTILITIES WHERE SHOWN IN THE DRAWINGS ARE FROM SURFACE OBSERVATION AND 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.

4. LOCUS IS LOCATED WITHIN A ZONE X, AS DELINEATED ON FIRM 25021C0217E, EFFECTIVE 07/17/2012.

5. PARCEL IS ZONED RSFHD.

PROJECT TITLE & LOCATION:

MILL COURT DEVELOPMENT
DEFINITIVE SUBDIVISION
217 MILL STREET
RANDOLPH, MA

PLAN TITLE:

PROPOSED SITE LAYOUT

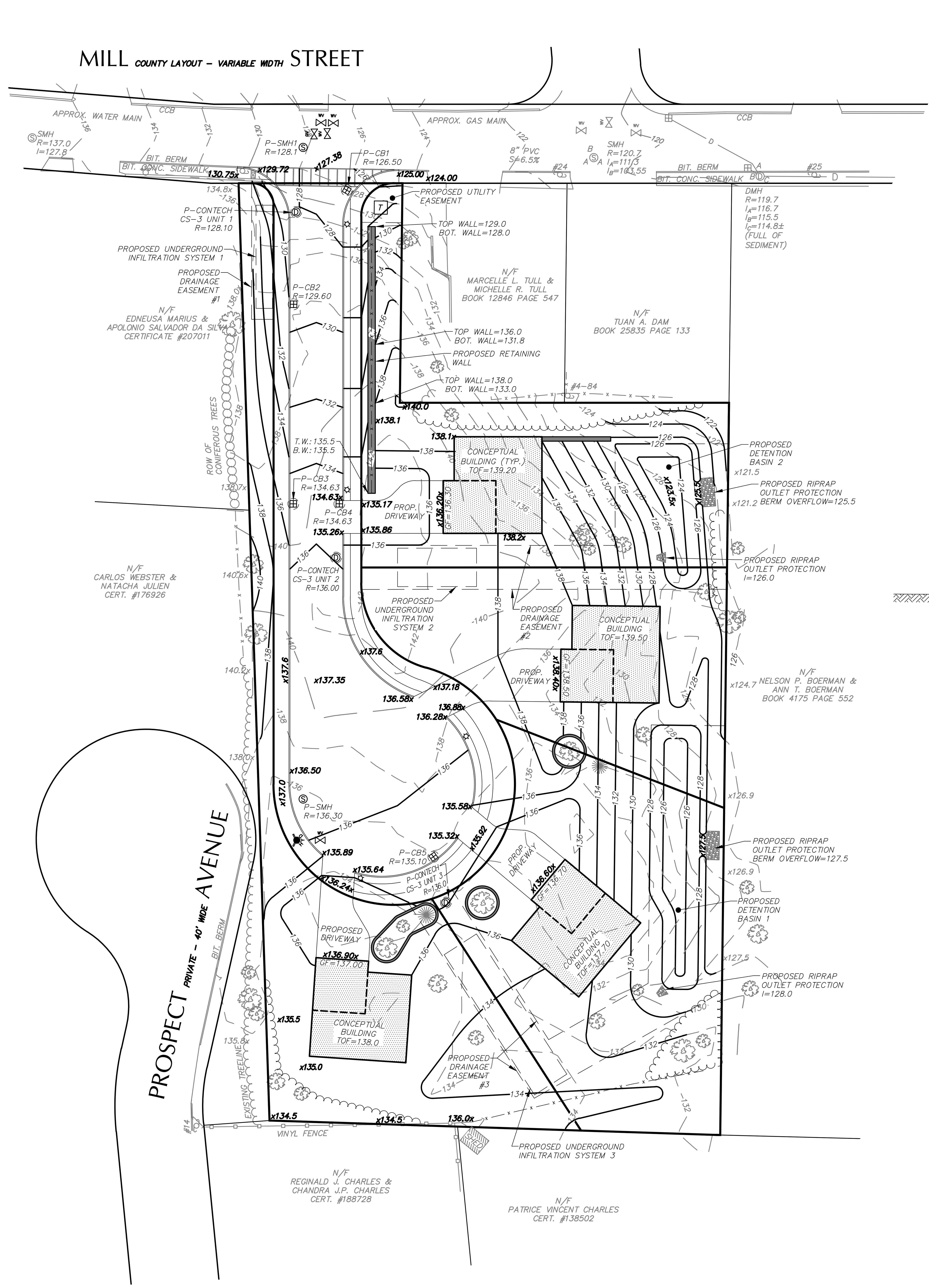
PREPARED FOR:

217 MILL ST, LLC
228 PARK AVENUE S, PMB 35567
NEW YORK, NY 89135

DATE: FEBRUARY 6, 2023
REVISED:
REVISED:
REVISED:
REVISED:

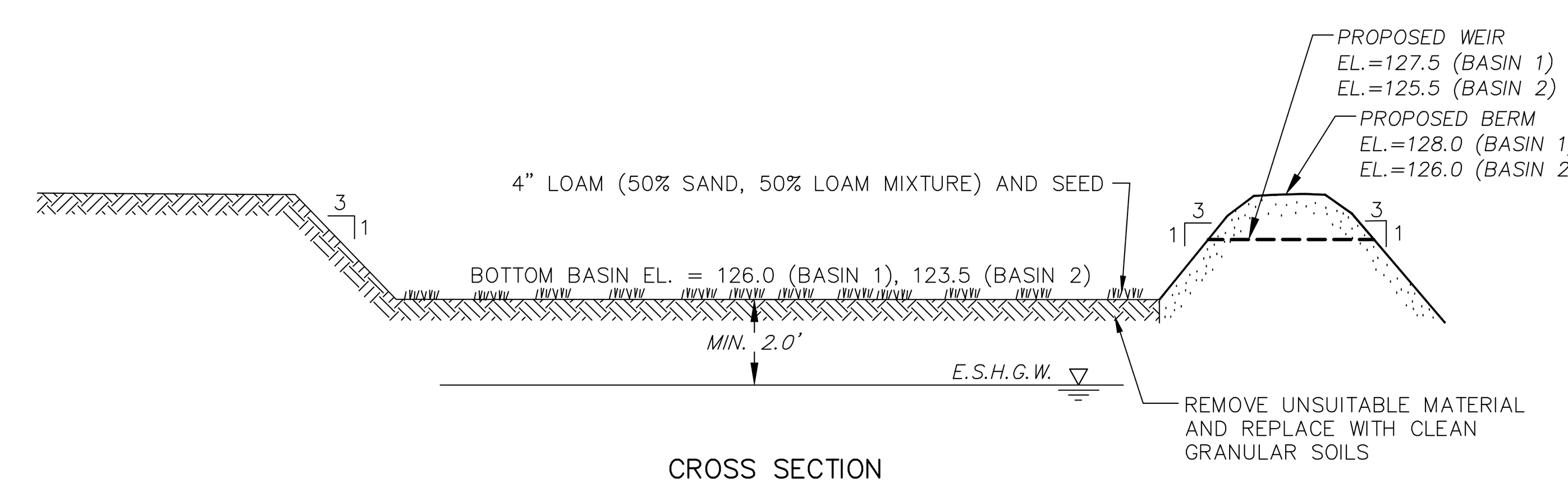
JOB NUMBER: 2022.030 SHEET 6 OF 11

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



LEGEND:

EXISTING:		EXISTING:
	– LOCUS PROPERTY LINE	
	– TREE LINE	
S	– SEWER MANHOLE (SMH)	S
D	– DRAIN MANHOLE (DMH)	D
	– CATCH BASIN (CB)	
	– STONEWALL	
GV	– GAS VALVE	
WV	– WATER VALVE	
	– WATER SERVICE	
	– HYDRANT	
	– UTILITY POLE	
N/F	– NOW OR FORMERLY	
D	– DRAIN PIPE	D
W	– WATER MAIN	W
G	– GAS SERVICE	G
UGE	– UNDERGROUND POWER	UGE
OHW	– OVERHEAD WIRES	OHW
S	– SEWER MAIN	S
LSA	– LANDSCAPED AREA	LSA
25	– ELEVATION CONTOUR	25
x25.7	– SPOT GRADE	x25.7
	– CHAIN LINK FENCE	
	– STOCKADE FENCE	
	– HAND HOLES FOR UTILITIES	
	– LIGHT POLE	
CCB	– CAPE COD BERM	CCB
VGC	– VERTICAL GRANITE CURB	VGC
SGC	– SLOPED GRANITE CURB	SGC
FF	– FIRST FLOOR	FF
BF	– BASEMENT FLOOR	BF
TOF	– TOP OF FOUNDATION	TOF
GF	– GARAGE FLOOR	GF
	– DECIDUOUS TREE	
	– CONIFEROUS TREE	



CROSS SECTION

NOTES:

1. DETENTION BASIN IS DESIGNED TO INFILTRATE
2. 12" OF 1 1/2" DOUBLE WASHED STONE IS TO BE USED IN THE INFILTRATION AREA OF DETENTION BASIN.
3. LIGHT EARTH MOVING EQUIPMENT IS TO BE USED DURING CONSTRUCTION TO REDUCE COMPACTION OF BASIN BOTTOM.
4. BASIN FLOOR IS TO BE DEEPLY TILLED AFTER FINAL GRADING.
5. PROPER EROSION SEDIMENT CONTROLS SHOULD BE UTILIZED DURING CONSTRUCTION TO PREVENT SEDIMENT AND/OR DEBRIS FROM ENTERING THE BASIN.

INFILTRATION / DETENTION BASIN

NOT TO SCALE

DeCelle-Burke-Sala & Associates, Inc.
1266 Furnace Brook Parkway #401
Quincy, MA 02169
617-405-5100 (o) 617-405-5101 (f)
www.decelle-burke-sala.com

JAMES W. BURKE, P.E. DATE

GENERAL NOTES:

1. LOCUS:

ASSESSORS ID: 51-H-8.01
RECORD OWNER: ARSENAULT FAMILY TRUST
DEED REFERENCE: BOOK 14059 PAGE 498
PLAN REFERENCE: PLAN No. 204 of 1997

2. THIS PLAN IS THE RESULT OF AN ON THE GROUND SURVEY PERFORMED BY THIS OFFICE DURING JUNE 2022. ELEVATIONS SHOWN REFER TO NAVD-88.

3. EXISTING UTILITIES WHERE SHOWN IN THE DRAWINGS ARE FROM SURFACE OBSERVATION AND 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.

4. LOCUS IS LOCATED WITHIN A ZONE X, AS DELINEATED ON FIRM 25021C0217E, EFFECTIVE 07/17/2012.

5. PARCEL IS ZONED RSFHD.

PROJECT TITLE & LOCATION:

MILL COURT DEVELOPMENT
DEFINITIVE SUBDIVISION
217 MILL STREET
RANDOLPH, MA

PLAN TITLE:

PROPOSED SITE GRADING

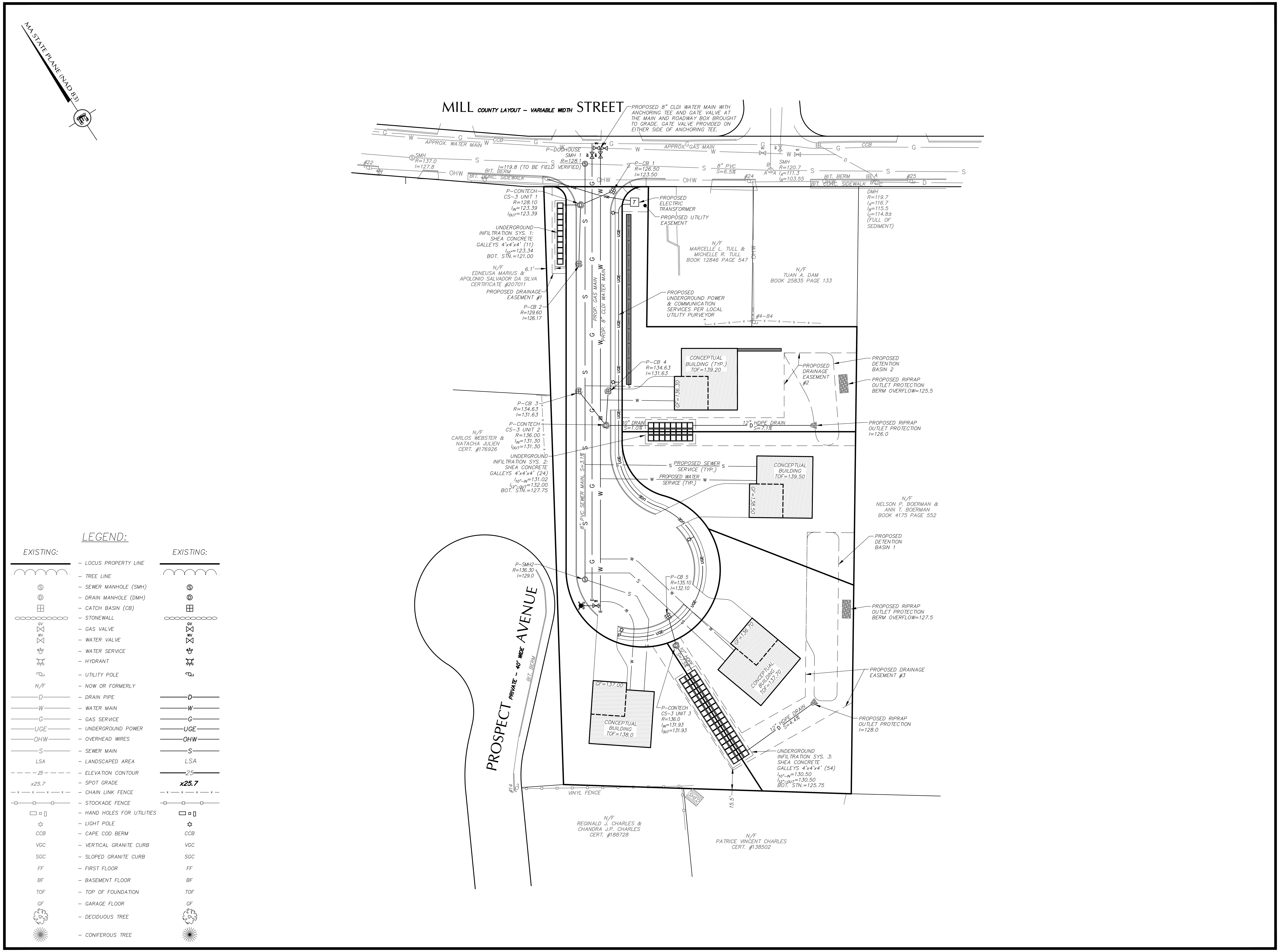
PREPARED FOR:

217 MILL ST, LLC
228 PARK AVENUE S, PMB 35567
NEW YORK, NY 89135

DATE: FEBRUARY 6, 2023
REVISED:
REVISED:
REVISED:
REVISED:

JOB NUMBER: 2022.030 | SHEET 7 OF 11

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



DeCelle-Burke-Sala
& Associates, Inc.
1266 Furnace Brook Parkway #401
Quincy, MA 02169
617-405-5100 (o) 617-405-5101 (f)
www.decelle-burke-sala.com

JAMES W. BURKE, P.E. DATE

GENERAL NOTES:

1. LOCUS:

ASSESSORS ID: 51-H-8.01
RECORD OWNER: ARSENAULT FAMILY TRUST
DEED REFERENCE: BOOK 14059 PAGE 498
PLAN REFERENCE: PLAN No. 204 of 1997

2. THIS PLAN IS THE RESULT OF AN ON THE GROUND SURVEY PERFORMED BY THIS OFFICE DURING JUNE 2022. ELEVATIONS SHOWN REFER TO NAVD-88.

3. EXISTING UTILITIES WHERE SHOWN IN THE DRAWINGS ARE FROM SURFACE OBSERVATION AND 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 40 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.

4. LOCUS IS LOCATED WITHIN A ZONE X, AS DELINEATED ON FIRM 25021C0217E, EFFECTIVE 07/17/2012.

5. PARCEL IS ZONED RSFHD.

PROJECT TITLE & LOCATION:

MILL COURT DEVELOPMENT
DEFINITIVE SUBDIVISION
217 MILL STREET
RANDOLPH, MA

PLAN TITLE:

PROPOSED SITE UTILITIES

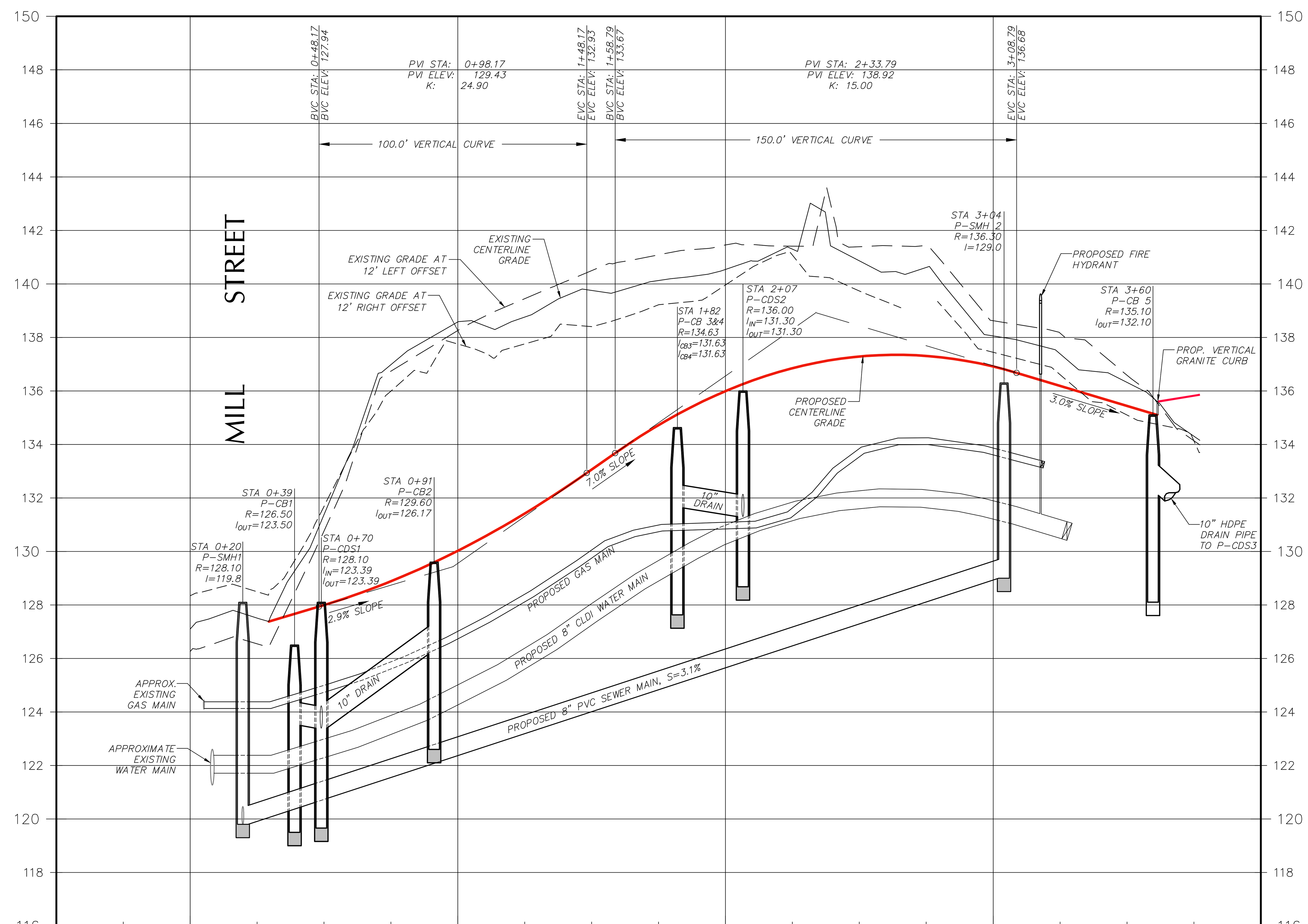
PREPARED FOR:

217 MILL ST, LLC
228 PARK AVENUE S, PMB 35567
NEW YORK, NY 89135

DATE: FEBRUARY 6, 2023
REVISED:
REVISED:
REVISED:
REVISED:

JOB NUMBER: 2022.030 | SHEET 8 OF 11

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



Station	EG C/L	FG C/L	Existing Grade 12' O/S Left	Existing Grade 12' O/S Right
0+00	127.10		126.26	128.34
0+25	127.51		126.55	128.49
0+50	131.37	127.99	130.77	131.68
0+75	136.98	128.88	136.74	135.99
1+00	138.58	130.02	138.26	137.75
1+25	138.76	131.42	139.45	137.75
1+50	139.76	133.06	140.49	138.40
1+75	140.13	134.72	141.09	139.22
2+00	140.54	135.99	141.46	139.96
2+25	141.30	136.85	141.41	141.08
2+50	140.86	137.29	141.39	139.73
2+75	140.62	137.31	141.43	
3+00	138.05	136.91	138.62	137.44
3+25	137.38	136.19	138.16	136.61
3+50	136.32	135.44	136.59	135.10
3+75	134.31		134.14	134.14

PROPOSED ROAD PROFILE

VERTICAL SCALE: 1" = 3'
HORIZONTAL SCALE: 1" = 30'

DeCelle-Burke-Sala
& Associates, Inc.
1266 Furnace Brook Parkway #401
Quincy, MA 02169
617-405-5100 (o) 617-405-5101 (f)
www.decelle-burke-sala.com

JAMES W. BURKE, P.E. DATE

GENERAL NOTES:

1. LOCUS:

ASSESSORS ID: 51-H-8.01
RECORD OWNER: ARSENAULT FAMILY TRUST
DEED REFERENCE: BOOK 14059 PAGE 498
PLAN REFERENCE: PLAN No. 204 of 1997

2. THIS PLAN IS THE RESULT OF AN ON THE GROUND SURVEY PERFORMED BY THIS OFFICE DURING JUNE 2022. ELEVATIONS SHOWN REFER TO NAVD-88.

3. EXISTING UTILITIES WHERE SHOWN IN THE DRAWINGS ARE FROM SURFACE OBSERVATION AND 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.

4. LOCUS IS LOCATED WITHIN A ZONE X, AS DELINEATED ON FIRM 25021C0217E, EFFECTIVE 07/17/2012.

5. PARCEL IS ZONED RSFHD.

PROJECT TITLE & LOCATION:

MILL COURT DEVELOPMENT
DEFINITIVE SUBDIVISION
217 MILL STREET
RANDOLPH, MA

PLAN TITLE:

PROPOSED ROAD PROFILE

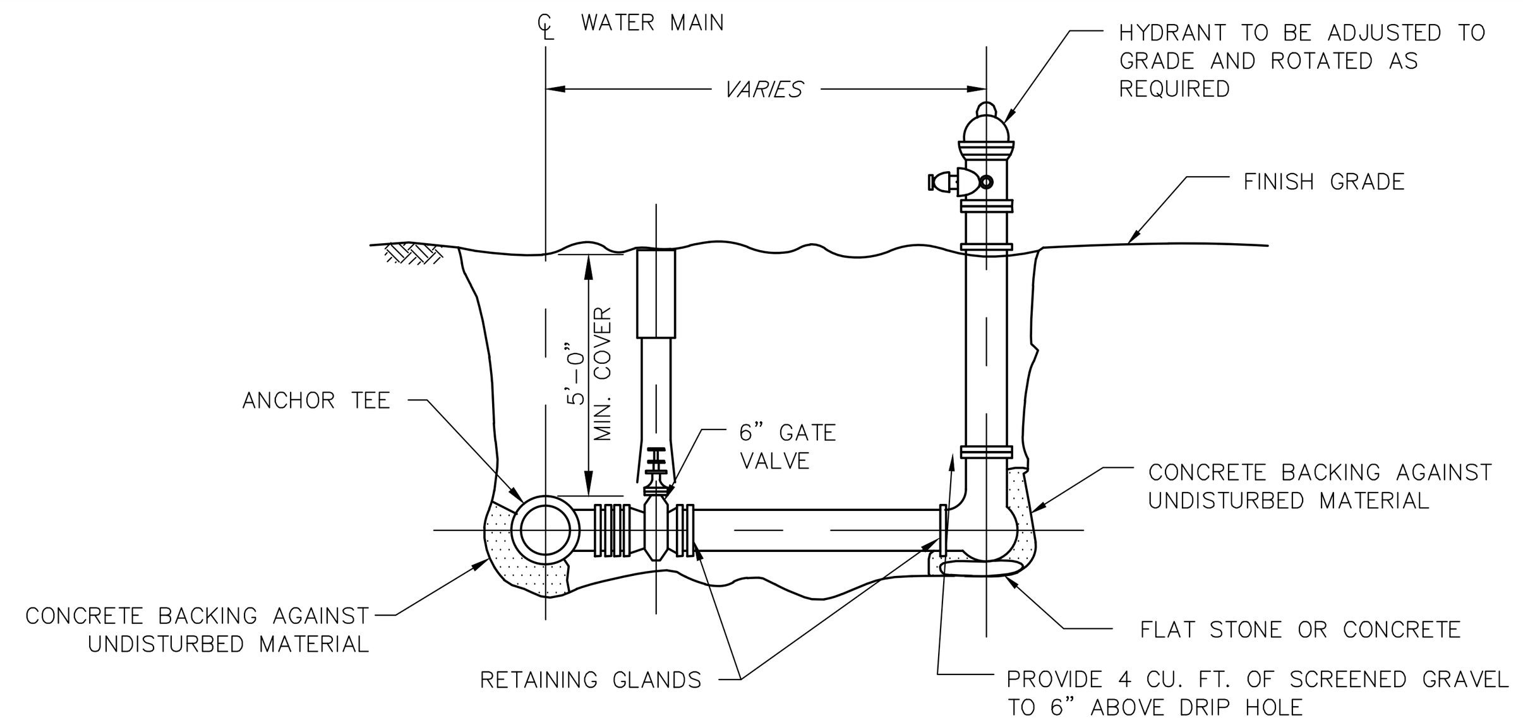
PREPARED FOR:

217 MILL ST, LLC
228 PARK AVENUE S, PMB 35567
NEW YORK, NY 89135

DATE: FEBRUARY 6, 2023
REVISED:
REVISED:
REVISED:
REVISED:

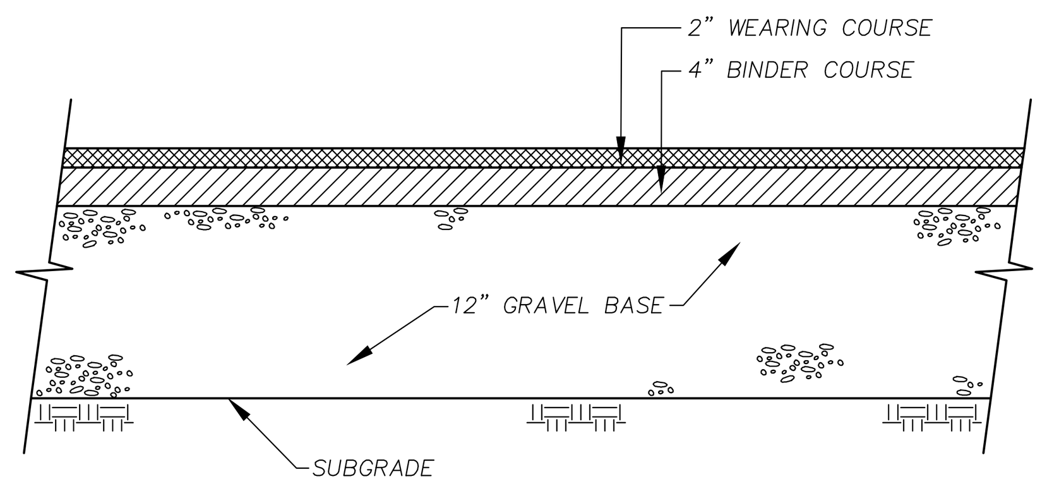
JOB NUMBER: 2022.030
SHEET 9 OF 11

SCALE: 1" = 30'



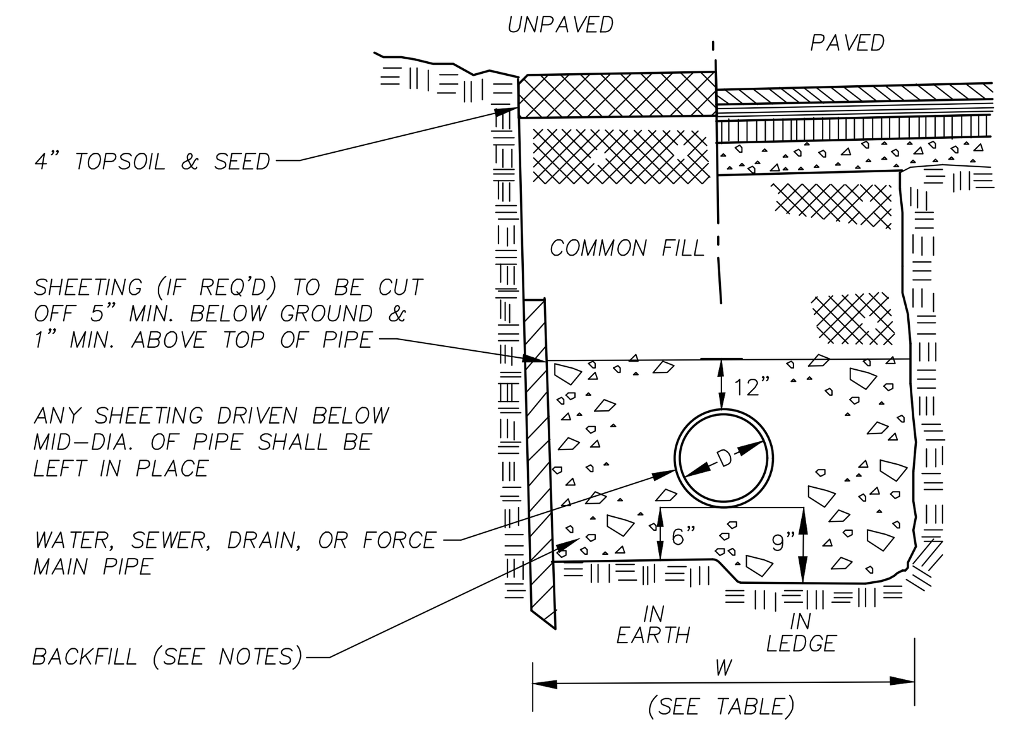
TYPICAL HYDRANT AND VALVE DETAIL

NOT TO SCALE



PAVEMENT SECTION

NOT TO SCALE



NOTES:

1. COMMON FILL MATERIAL TO CONSIST OF GRANULAR MATERIAL CONTAINING NO STONES LARGER THAN 6" IN GREATEST DIMENSION.
2. BACKFILL WITH CLEAN SAND TO 12" OVER PIPE FOR WATERMAINS.
3. BACKFILL WITH SELECT MATERIAL CONTAINING NO STONES LARGER THAN 3" IN GREATEST DIMENSION TO 12" OVER PIPE FOR SEWER AND DRAIN PIPES.
4. PROVIDE SCREENED GRAVEL BEDDING TO MID PIPE DIAMETER FOR SANITARY SEWERS AND WHERE GROUNDWATER IS ENCOUNTERED AS DIRECTED BY THE ENGINEER.
5. REMOVE UNSUITABLE MATERIAL BELOW GRADE IF ENCOUNTERED, TO SUITABLE DEPTHS AS DIRECTED BY ENGINEER AND REPLACE WITH CLEAN GRANULAR FILL.

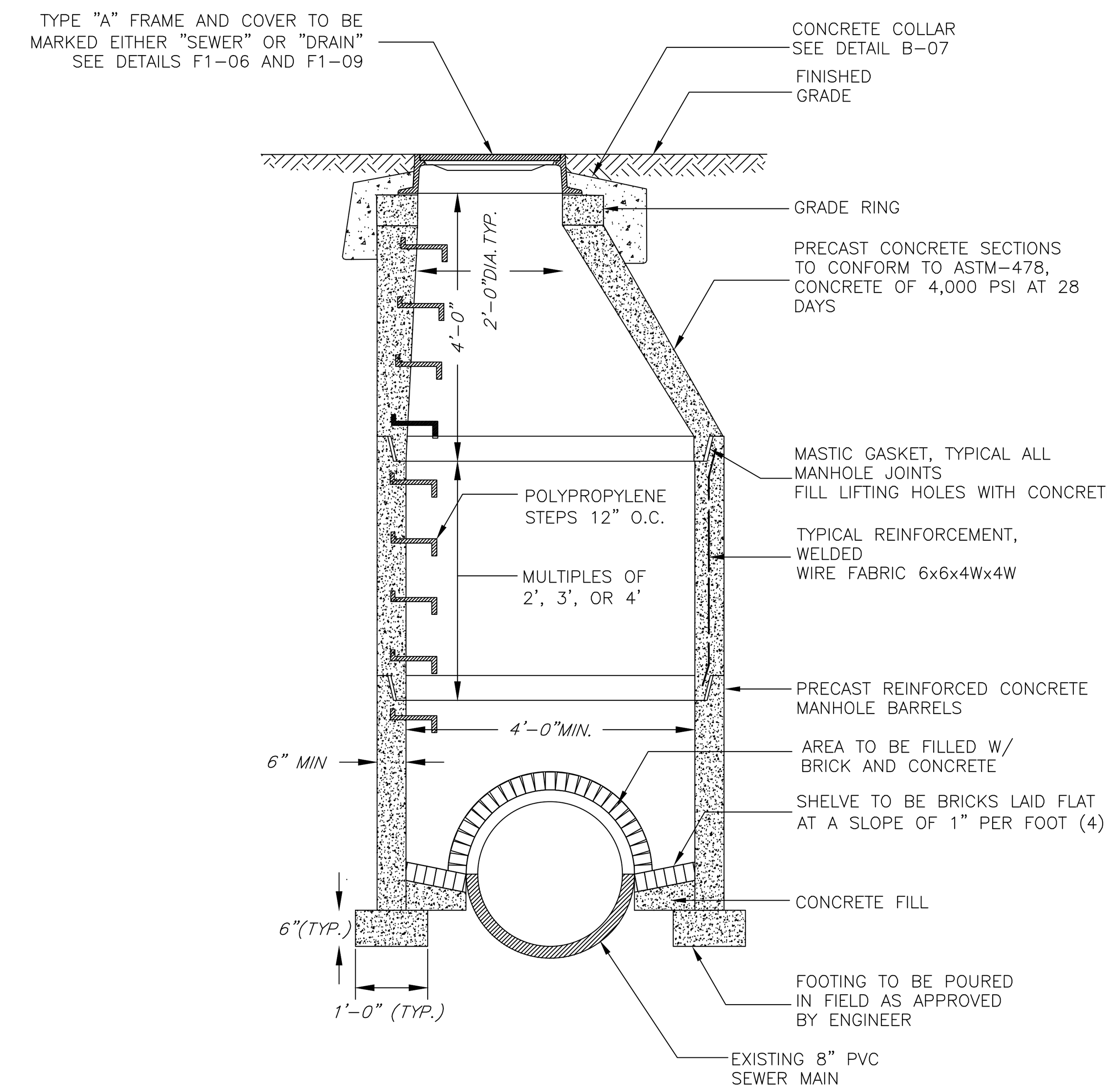
TRENCH WIDTH		
D DIAMETER OF PIPE	W UNSHEETED	W SHEETED
1" TO 12"	3'	4'
14" TO 24"	4'	5'
30" TO 36"	5'	6'

NOTES:

1. ALL TRENCH CONSTRUCTION TO CONFORM TO APPLICABLE FEDERAL, STATE AND LOCAL REQULATIONS.
2. COMPACT FILL AND TAMP PIPE TO 93% MAX. DENSITY UNLESS OTHERWISE SPECIFIED.

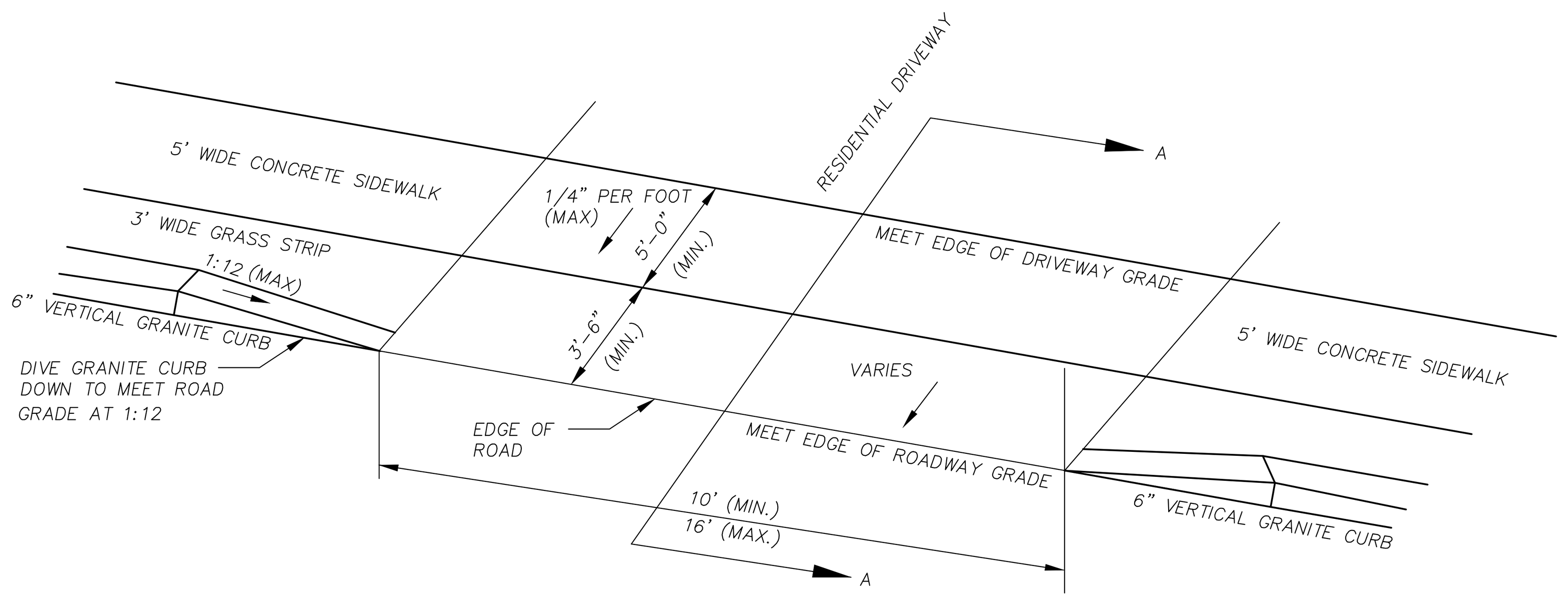
TYPICAL TRENCH SECTIONS

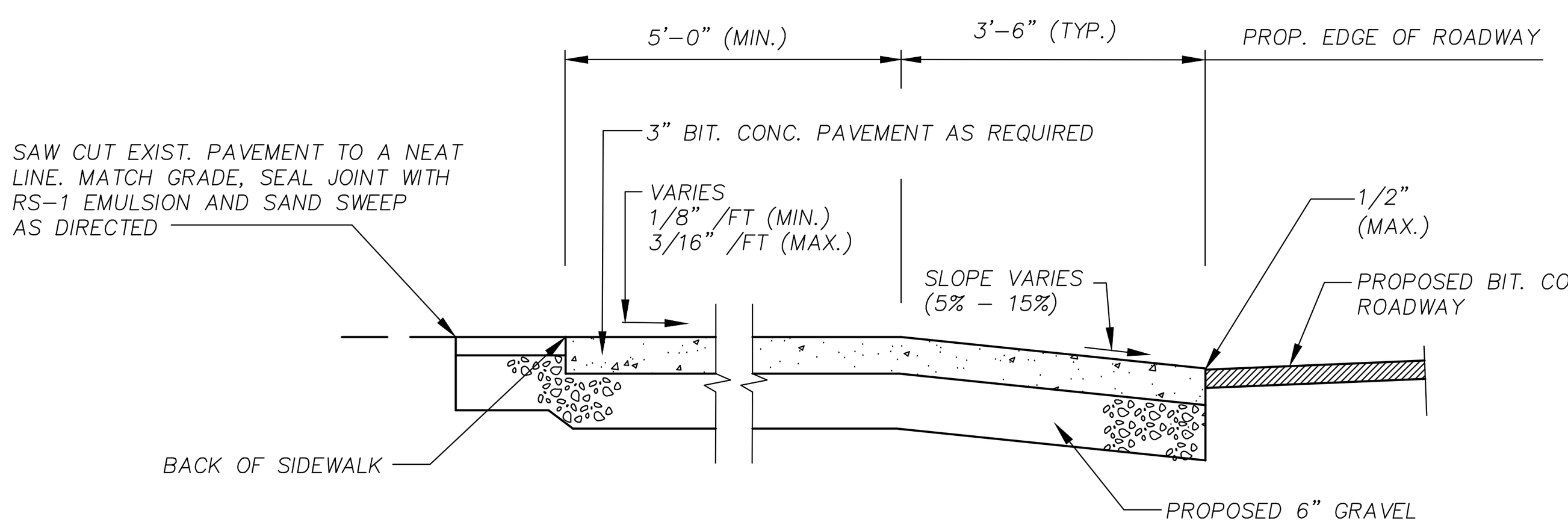
NOT TO SCALE



TYPICAL DOGHOUSE SEWER MANHOLE

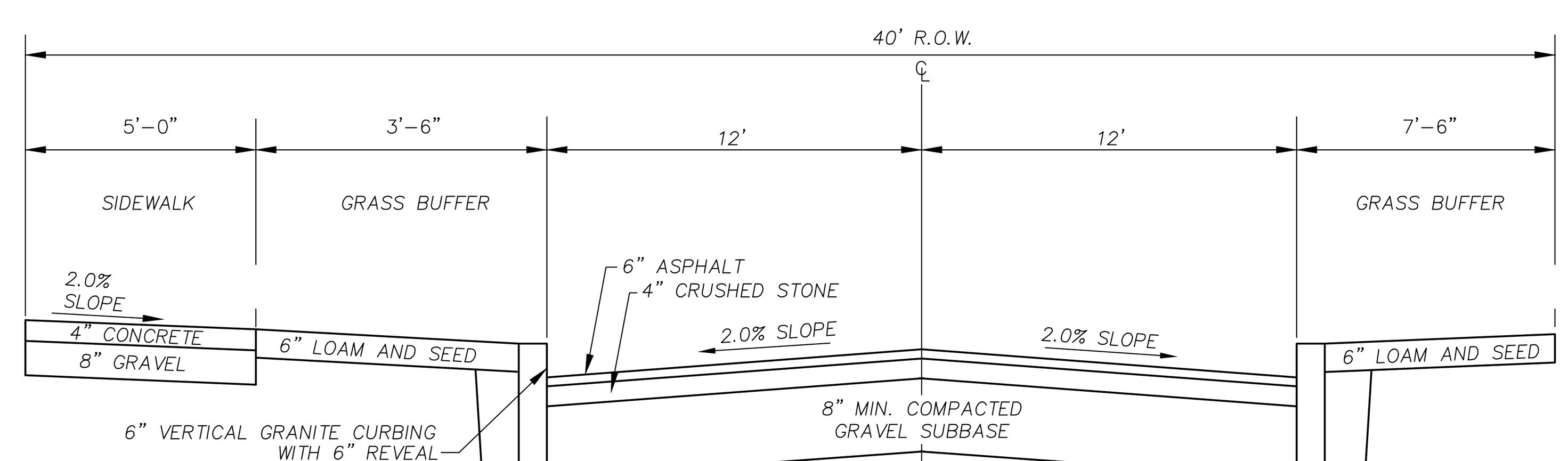
NOT TO SCALE





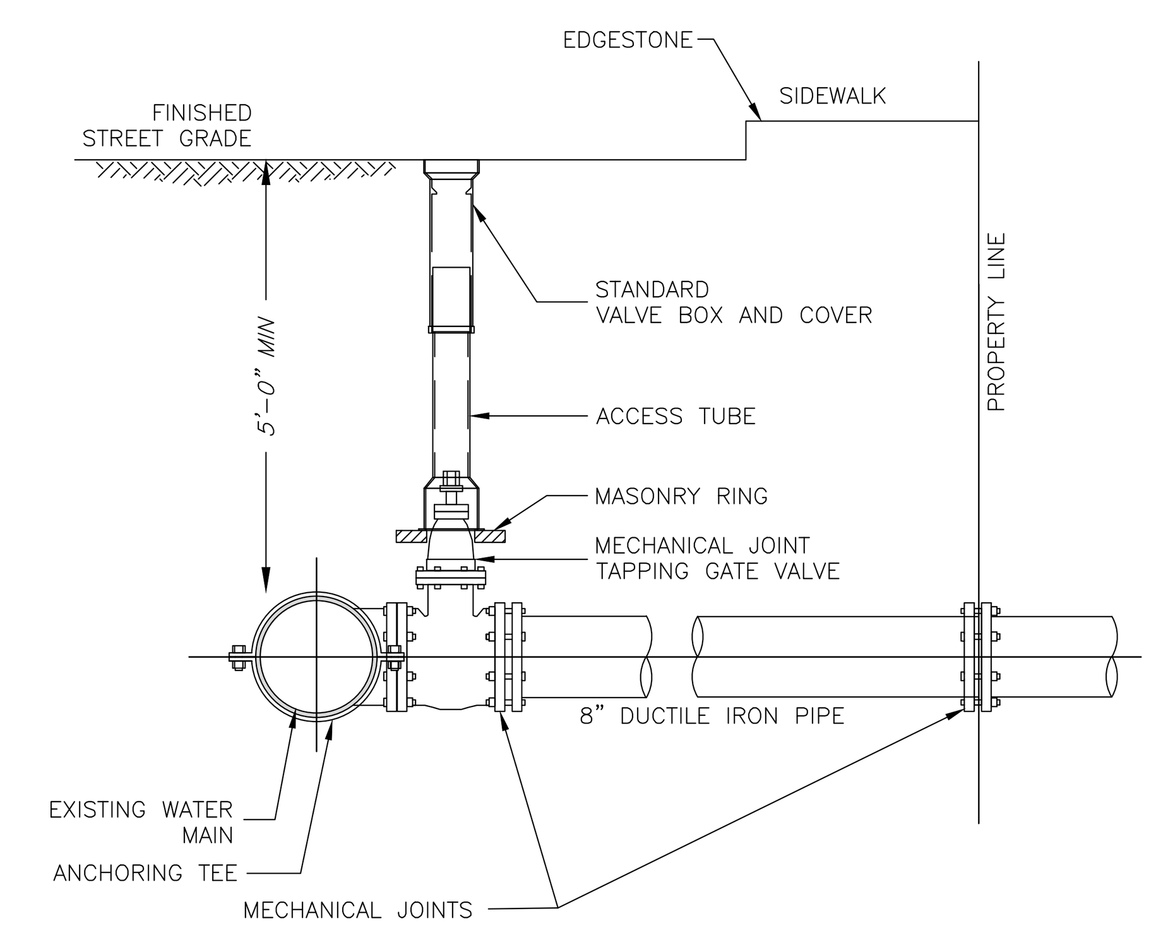
DRIVEWAY DETAIL W/ CURB OPENING

NOT TO SCALE



TYPICAL ROAD CROSS-SECTION

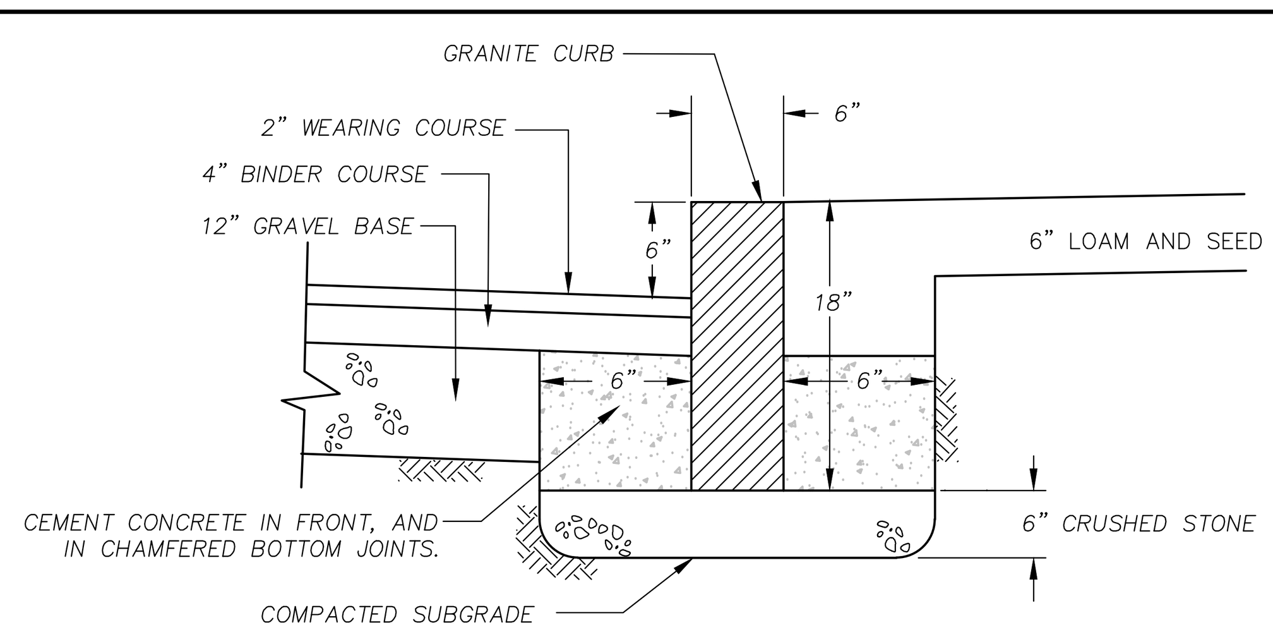
NOT TO SCALE



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

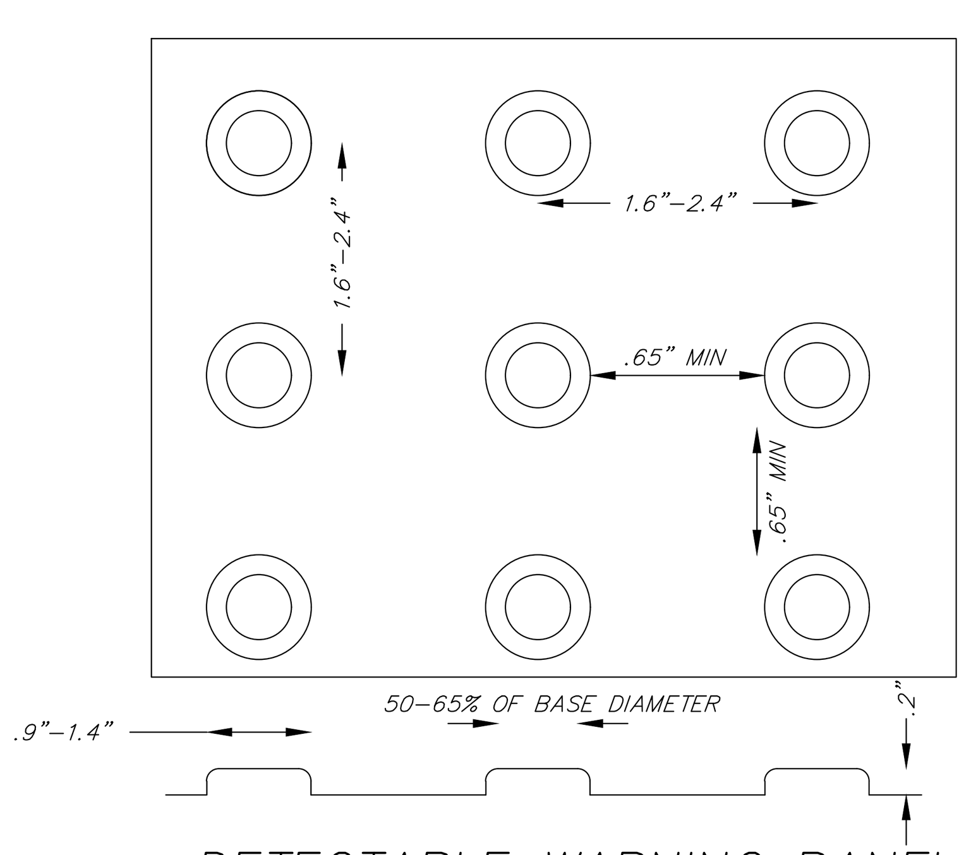
8" WATER MAIN CONNECTION

NOT TO SCALE



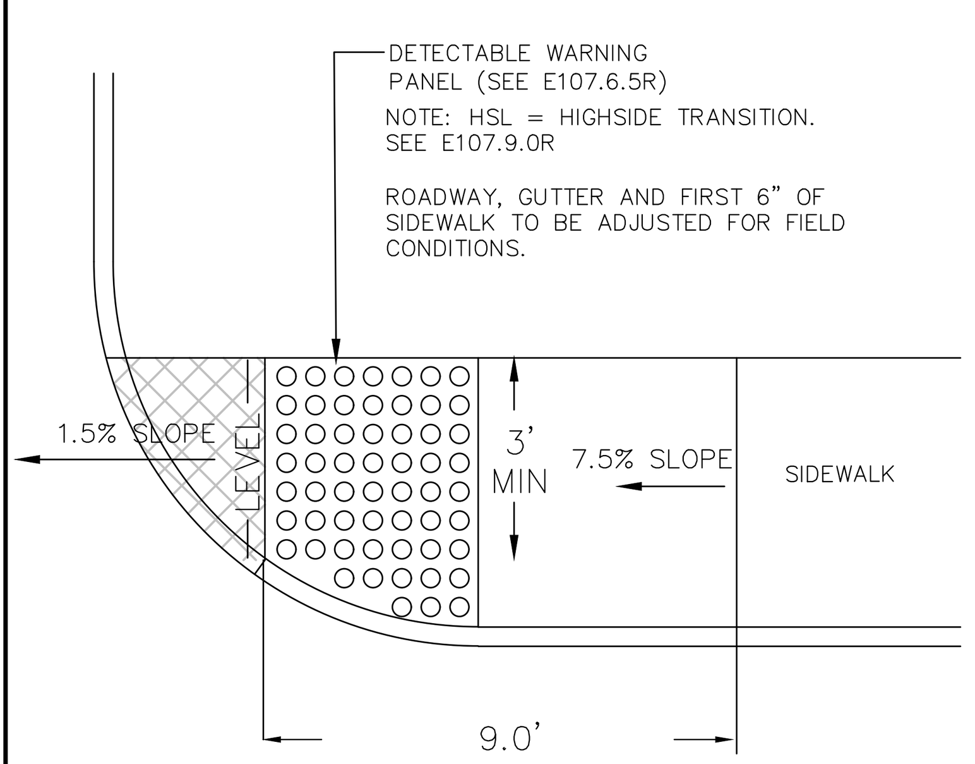
GRANITE CURB

NOT TO SCALE



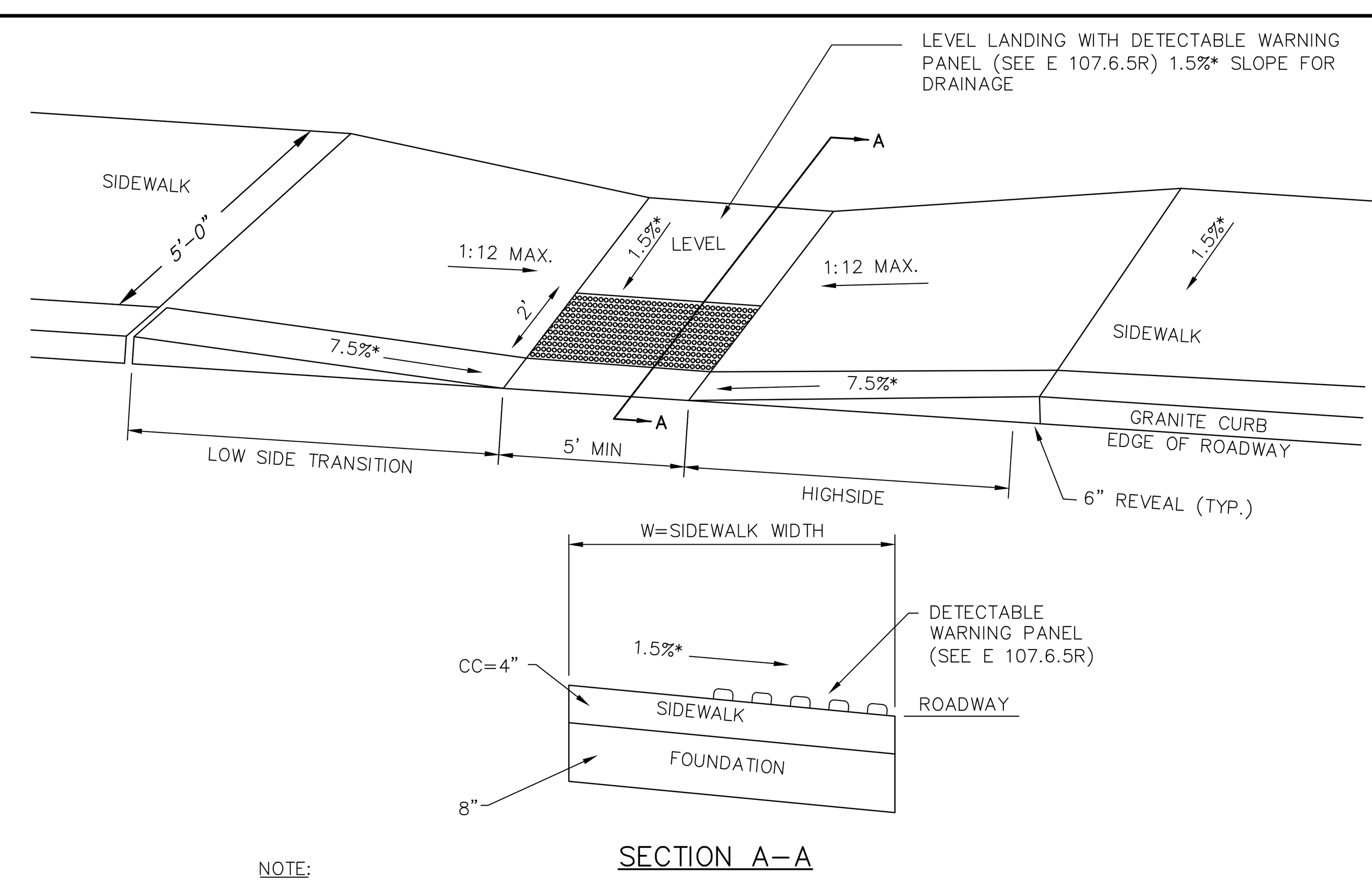
DETECTABLE WARNING PANEL SEE MassDOT (E107.6.5R)

NOT TO SCALE



HANDICAP RAMP A DETAIL

NOT TO SCALE

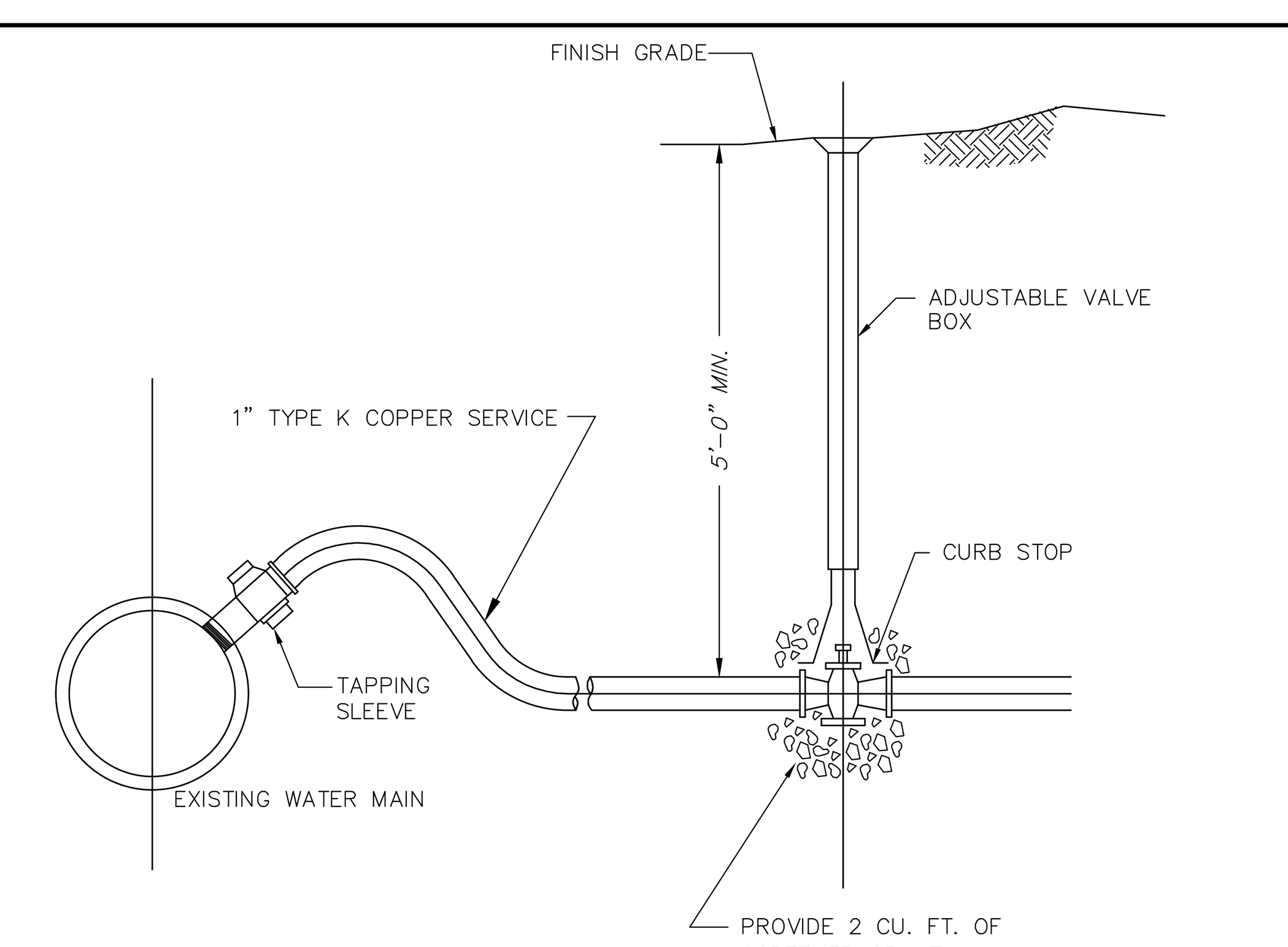


NOTE:

ROADWAY, GUTTER, AND FIRST 6" OF SIDEWALK TO BE ADJUSTED FOR FIELD CONDITIONS.

HANDICAP RAMP B DETAIL

NOT TO SCALE



WATER SERVICE CONNECTION DETAIL

NOT TO SCALE

DeCelle-Burke-Sala
& Associates, Inc.
1266 Furnace Brook Parkway #401
Quincy, MA 02169
617-405-5100 (o) 617-405-5101 (f)
www.decelle-burke-sala.com

JAMES W. BURKE, P.E. DATE

GENERAL NOTES:

1. LOCUS:

ASSESSORS ID: 51-H-8.01
RECORD OWNER: ARSENAULT FAMILY TRUST
DEED REFERENCE: BOOK 14059 PAGE 498
PLAN REFERENCE: PLAN No. 204 of 1997

2. THIS PLAN IS THE RESULT OF AN ON THE GROUND SURVEY PERFORMED BY THIS OFFICE DURING JUNE 2022. ELEVATIONS SHOWN REFER TO NAVD-88.

3. EXISTING UTILITIES WHERE SHOWN IN THE DRAWINGS ARE FROM SURFACE OBSERVATION AND 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.

4. LOCUS IS LOCATED WITHIN A ZONE X, AS DELINEATED ON FIRM 25021C0217E, EFFECTIVE 07/17/2012.

5. PARCEL IS ZONED RSFHD.

PROJECT TITLE & LOCATION:

MILL COURT DEVELOPMENT
DEFINITIVE SUBDIVISION
217 MILL STREET
RANDOLPH, MA

PLAN TITLE:

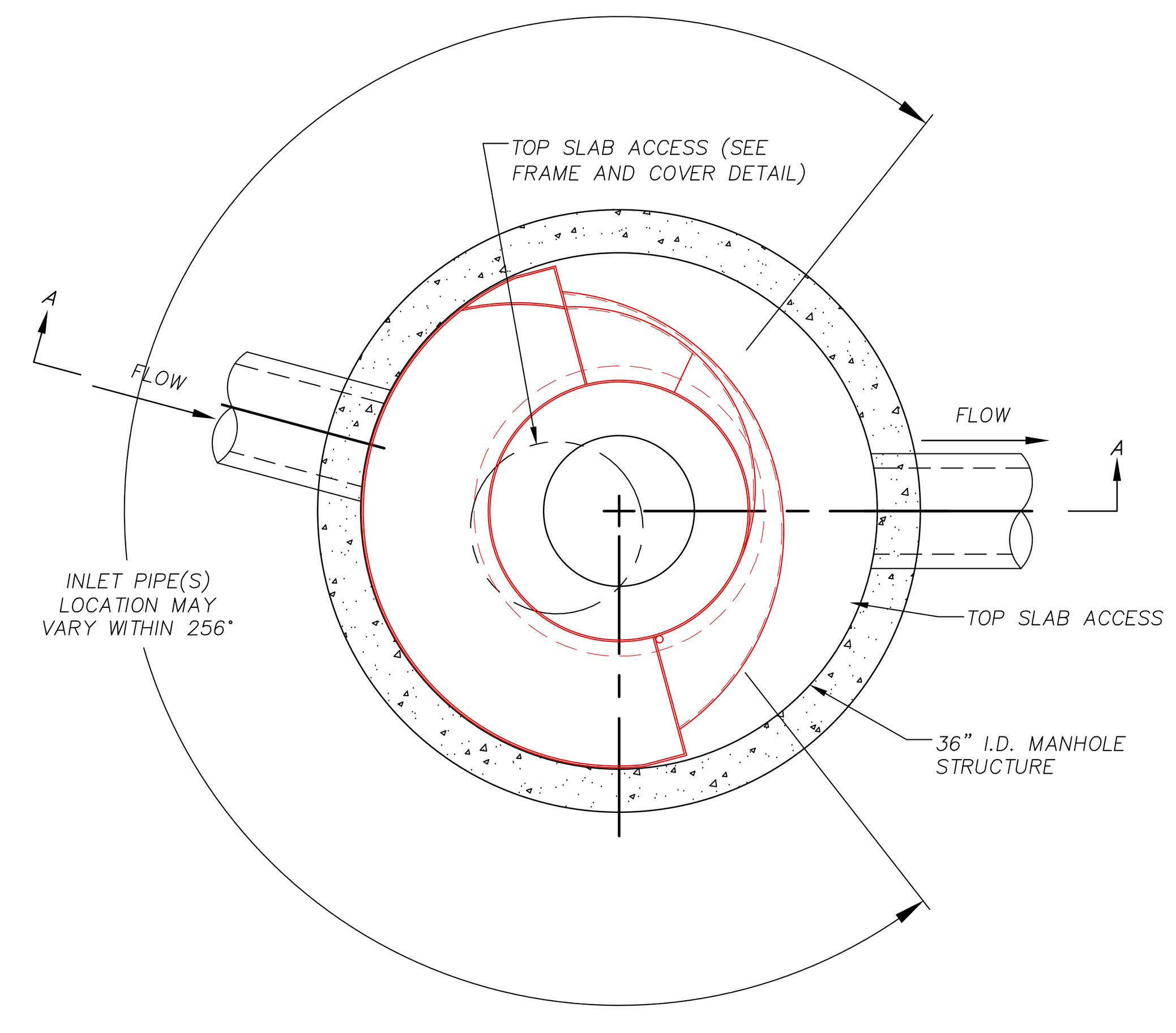
CONSTRUCTION DETAILS

PREPARED FOR:

217 MILL ST, LLC
228 PARK AVENUE S, PMB 35567
NEW YORK, NY 89135

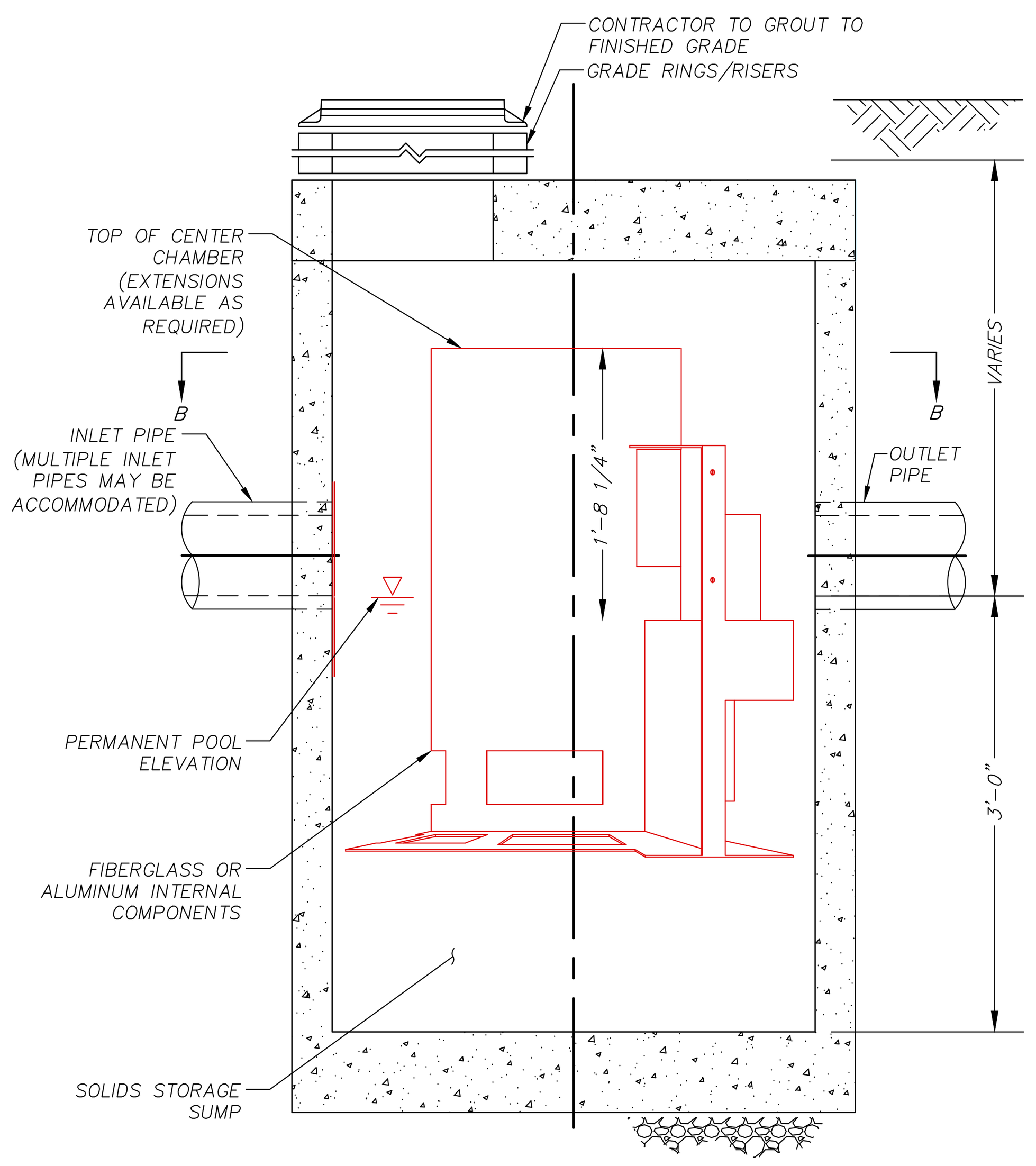
DATE: FEBRUARY 6, 2023
REVISED:
REVISED:
REVISED:
REVISED:

JOB NUMBER: 2022.030 SHEET 10 OF 11



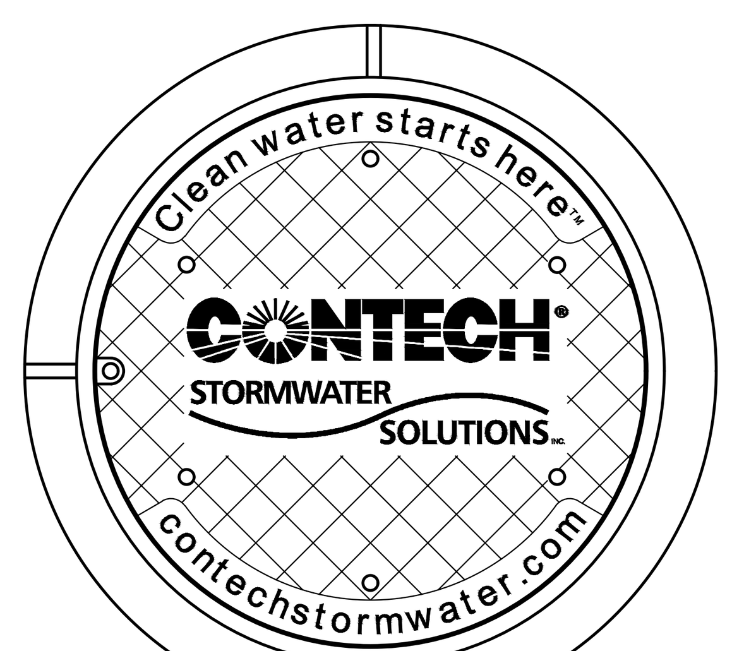
PLAN VIEW B–B

NOT TO SCALE



ELEVATION A–A

NOT TO SCALE



GENERAL NOTES

1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
3. CASCADE SEPARATOR WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. CASCADE SEPARATOR STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0'-2', AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.
5. CASCADE SEPARATOR STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C478 AND AASHTO LOAD FACTOR DESIGN METHOD.

INSTALLATION NOTES

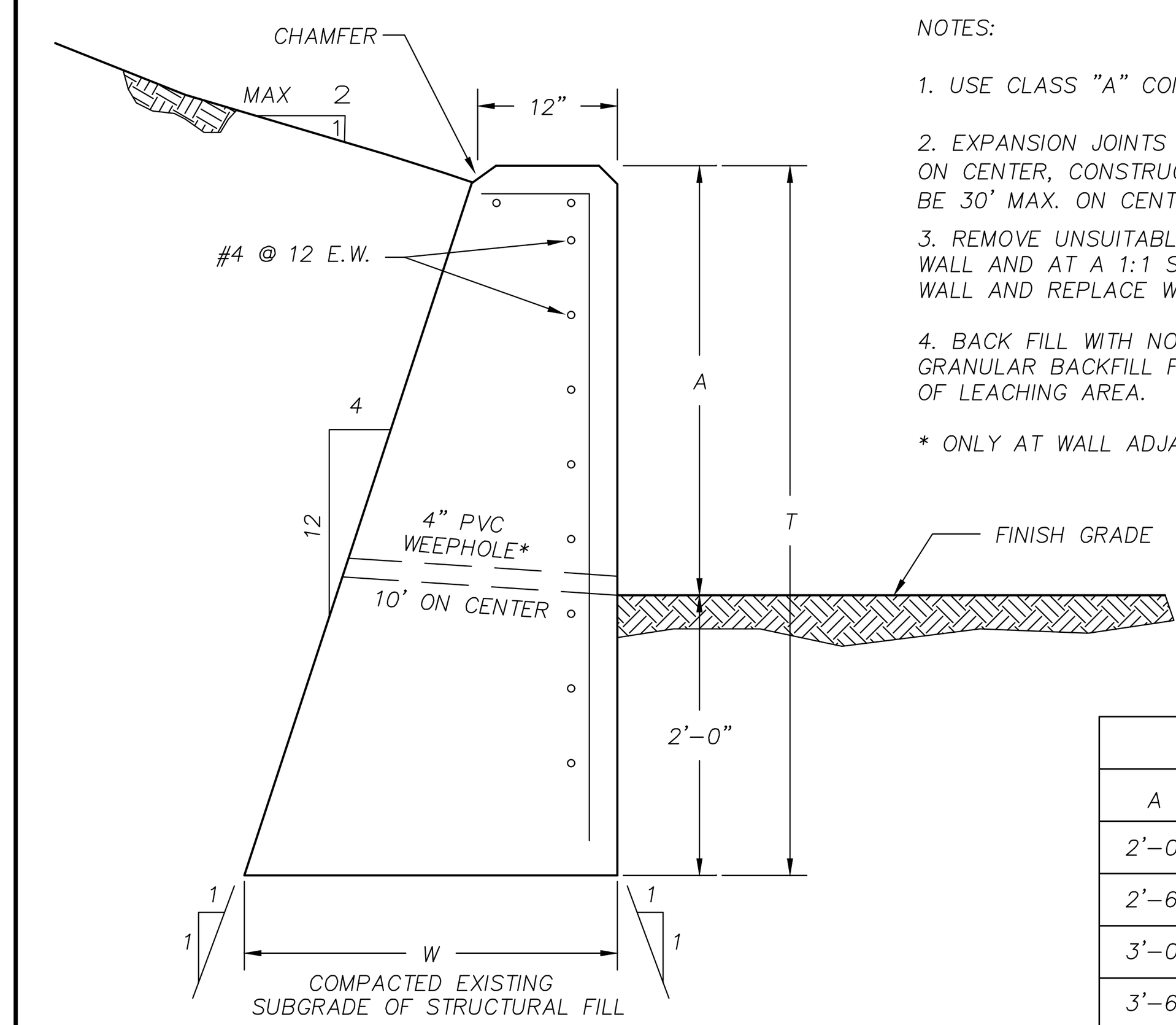
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CASCADE SEPARATOR MANHOLE STRUCTURE.
C. CONTRACTOR TO ADD JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS, AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN.
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

CDS®

THIS PRODUCT MAY BE PROTECTED BY ONE OR MORE OF THE FOLLOWING U.S. PATENTS: 5,788,848; 6,641,720; 6,511,595; 6,581,783; RELATED FOREIGN PATENTS, OR OTHER PATENTS PENDING.

CONTECH CS–3 CASCADE SEPARATOR

NOT TO SCALE



NOTES:

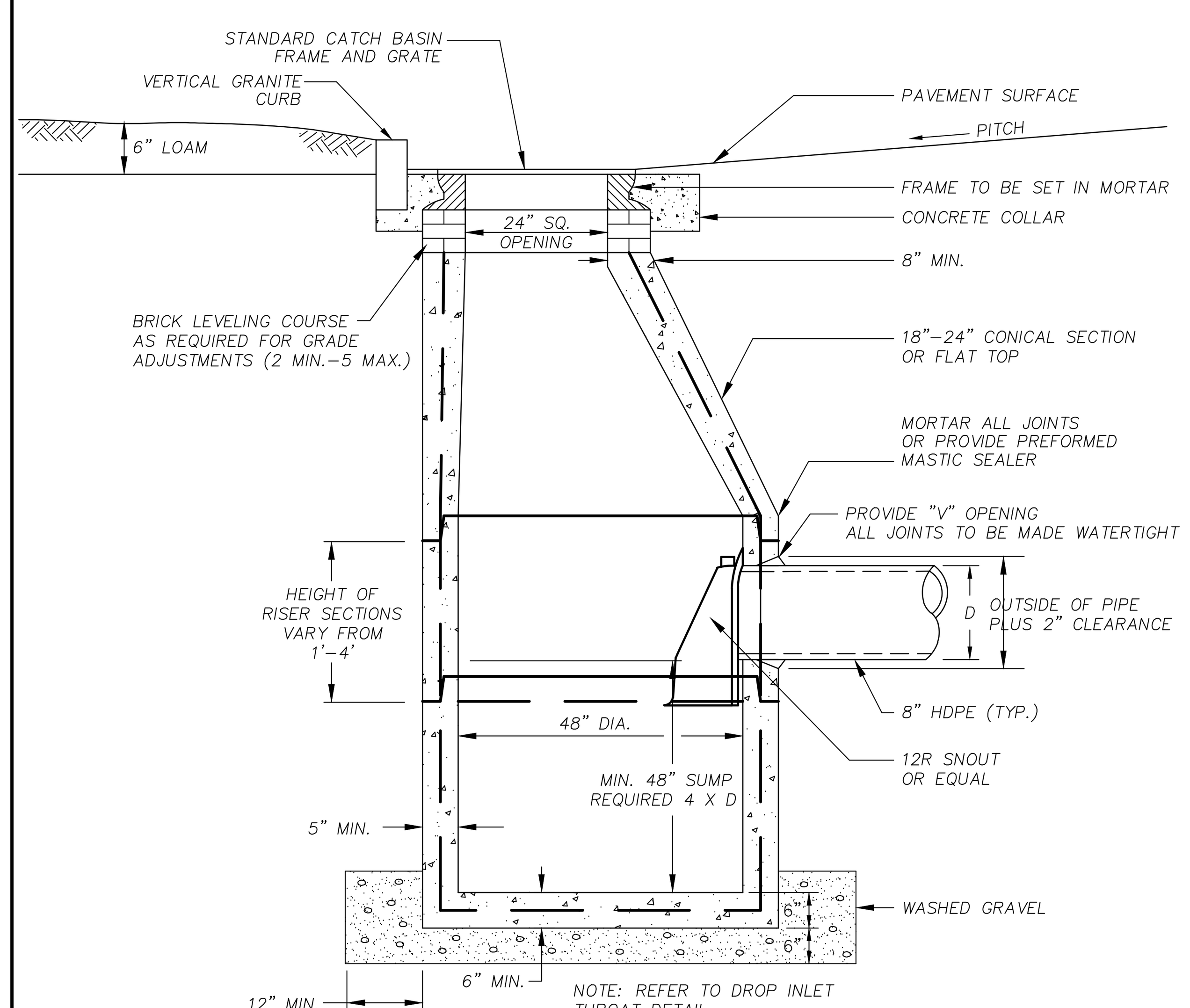
1. USE CLASS "A" CONCRETE
2. EXPANSION JOINTS TO BE 90' MAX. ON CENTER, CONSTRUCTION JOINTS TO BE 30' MAX. ON CENTER.
3. REMOVE UNSUITABLE MATERIAL BENEATH WALL AND AT A 1:1 SLOPE, AWAY FROM WALL AND REPLACE WITH STRUCTURAL FILL.
4. BACK FILL WITH NON COHESIVE SOIL. USE GRANULAR BACKFILL FOR RETAINING WALL EAST OF LEACHING AREA.

* ONLY AT WALL ADJACENT TO EXISTING POND

HEIGHTS		WIDTH
A	T	W
2'-0"	4'-0"	2'-4"
2'-6"	4'-6"	2'-6"
3'-0"	5'-0"	2'-8"
3'-6"	5'-6"	2'-10"
4'-0"	6'-0"	3'-0"
4'-6"	6'-6"	3'-2"
5'-0"	7'-0"	3'-4"

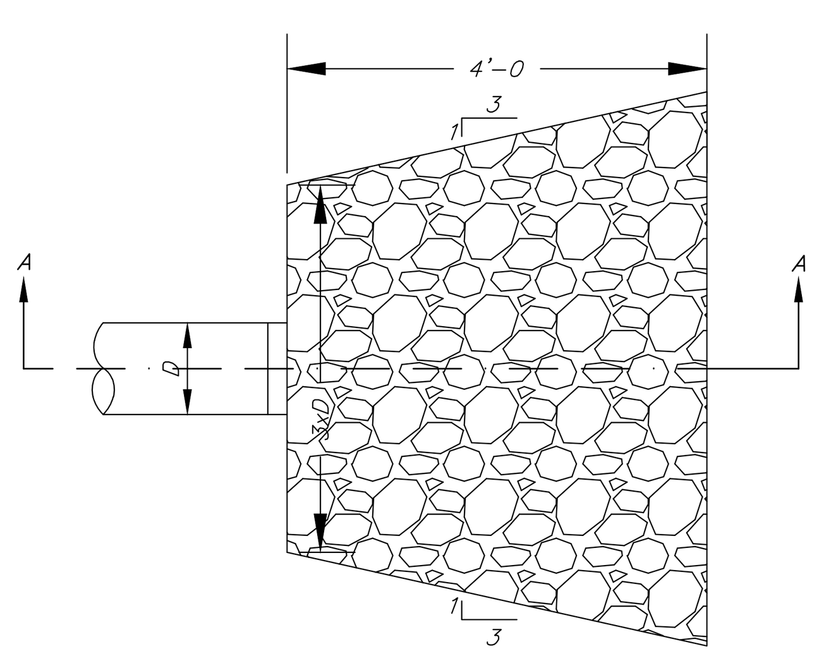
RETAINING WALL

NOT TO SCALE

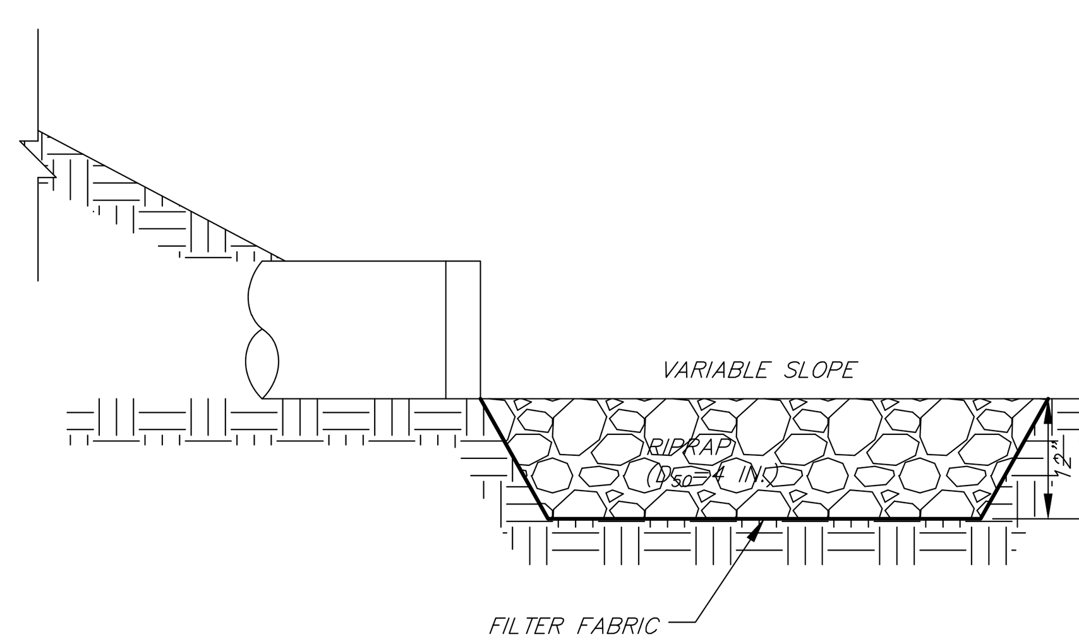


PRECAST CONCRETE CATCH BASIN

NOT TO SCALE



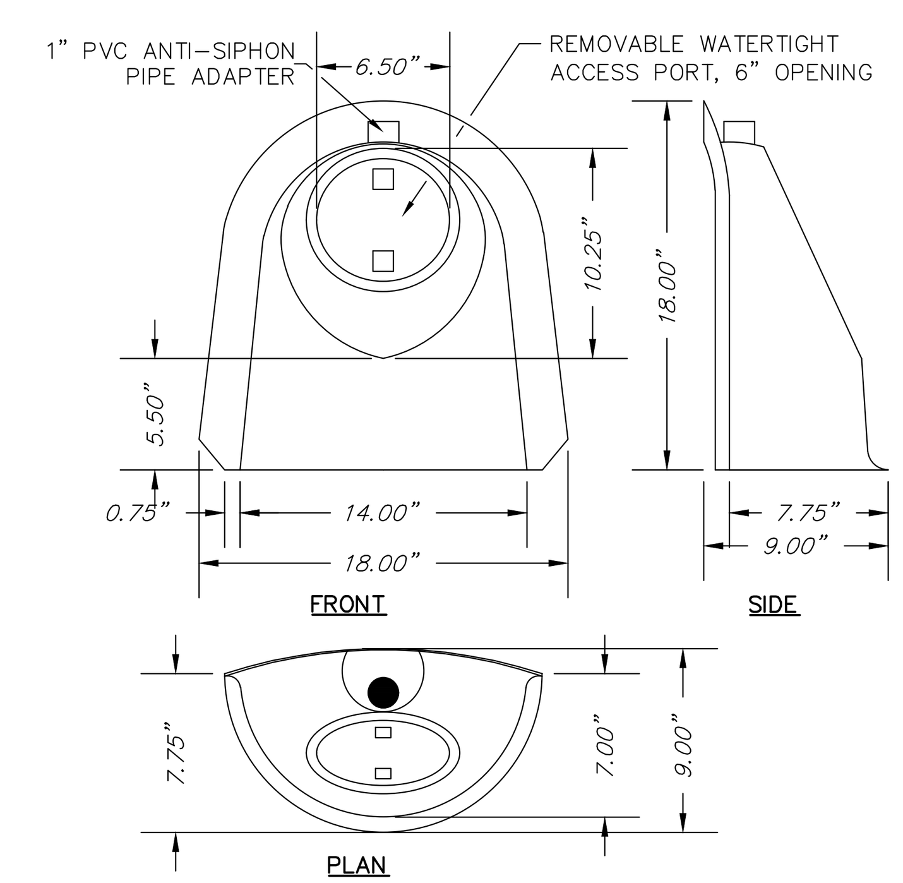
PLAN VIEW



SECTION A–A

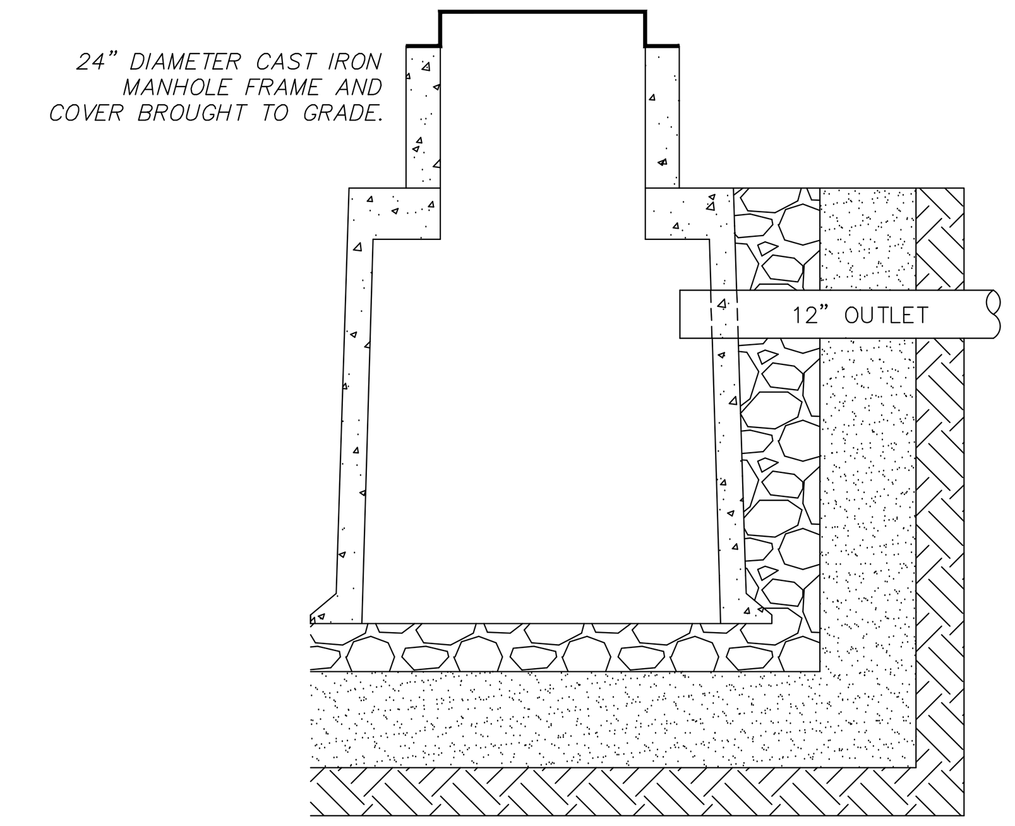
RIP–RAP AT OUTLET

NOT TO SCALE



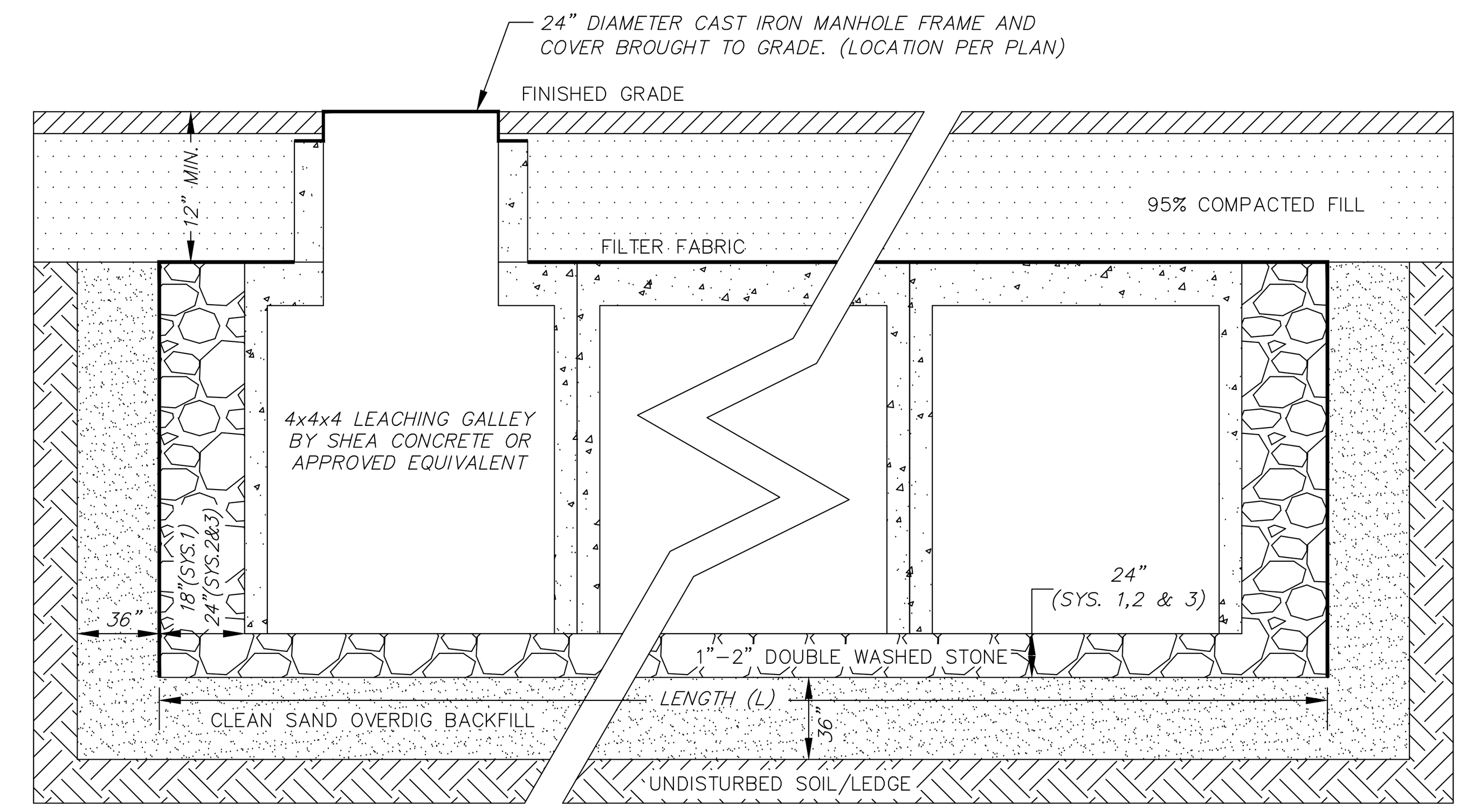
12R SNOUT OUTLET HOOD

NOT TO SCALE



UNDERGROUND INFILTRATION SYSTEMS 2 & 3 OUTLET DETAIL

NOT TO SCALE

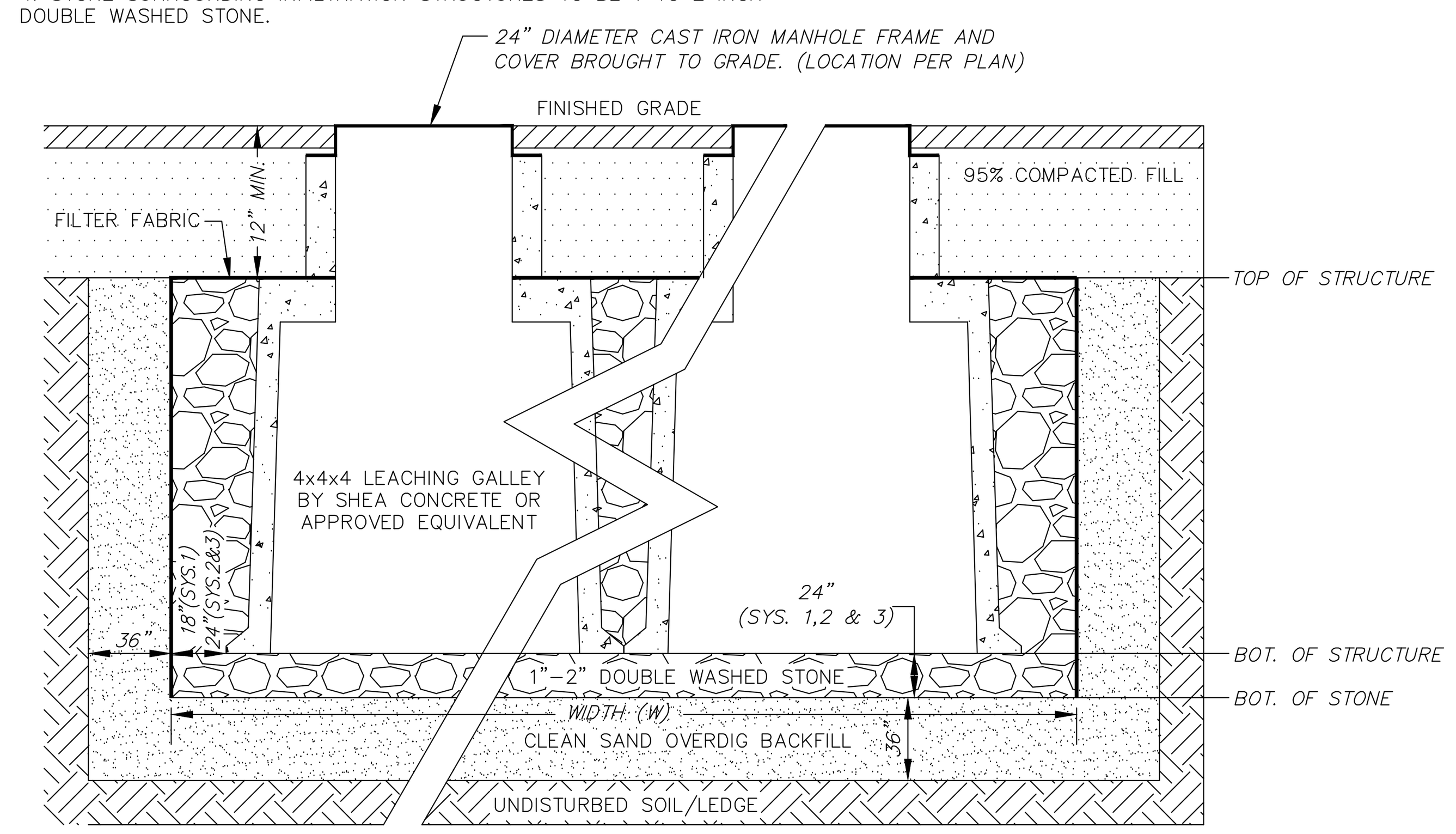


UNDERGROUND INFILTRATION SYSTEMS 1, 2 & 3 PROFILE

NOT TO SCALE

INFILTRATION NOTES:

1. ALL LEDGE AND DELETERIOUS MATERIAL TO BE REMOVED WITHIN A MINIMUM OF 36 INCHES OF THE LIMIT OF STONE FOR THE INFILTRATION SYSTEMS. 36" MINIMUM BETWEEN LEDGE AND DELETERIOUS MATERIAL SHALL BE BACKFILLED WITH CLEAN SAND.
2. STRUCTURES TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS.
3. CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER FOR AN INSPECTION OF THE EXCAVATION FOR THE INFILTRATION SYSTEMS PRIOR TO INSTALLATION.
4. STONE SURROUNDING INFILTRATION STRUCTURES TO BE 1 TO 2 INCH DOUBLE WASHED STONE.



UNDERGROUND INFILTRATION SYSTEMS 1, 2 & 3 SECTION

NOT TO SCALE

	SYSTEM 1	SYSTEM 2	SYSTEM 3
# OF GALLIES	11	24	54
WIDTH OF FIELD (W) (FT.)	7.50'	17.50'	17.50'
LENGTH OF FIELD (L) (FT.)	47.00'	36.00'	76.00'
TOP OF STRUCTURE (ELEVATION)	127.25	131.50	130.50
10" INVERT IN (ELEVATION)	123.34	131.02	130.00
12" INVERT OUT (ELEVATION)		132.00	130.50
BOTTOM OF STRUCTURE (ELEVATION)	123.00	129.75	127.75
BOTTOM OF STONE (ELEVATION)	121.00	127.75	125.75

UNDERGROUND INFILTRATION SYSTEMS 1, 2 & 3 DIMENSION SCHEDULE

DeCelle-Burke-Sala
& Associates, Inc.
1266 Furnace Brook Parkway #401
Quincy, MA 02169
617-405-5100 (o) 617-405-5101 (f)
www.decelle-burke-sala.com

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

JAMES W. BURKE, P.E. DATE

GENERAL NOTES:

1. LOCUS:

ASSESSORS ID: 51–H–8.01
RECORD OWNER: ARSENAULT FAMILY TRUST
DEED REFERENCE: BOOK 14059 PAGE 498
PLAN REFERENCE: PLAN No. 204 of 1997

2. THIS PLAN IS THE RESULT OF AN ON THE GROUND SURVEY PERFORMED BY THIS OFFICE DURING JUNE 2022. ELEVATIONS SHOWN REFER TO NAVD–88.

3. EXISTING UTILITIES WHERE SHOWN IN THE DRAWINGS ARE FROM SURFACE OBSERVATION AND 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.

4. LOCUS IS LOCATED WITHIN A ZONE X, AS DELINEATED ON FIRM 25021C0217E, EFFECTIVE 07/17/2012.

5. PARCEL IS ZONED RSFHD.

PROJECT TITLE & LOCATION:

MILL COURT DEVELOPMENT
DEFINITIVE SUBDIVISION
217 MILL STREET
RANDOLPH, MA

PLAN TITLE:

CONSTRUCTION DETAILS

PREPARED FOR:

217 MILL ST, LLC
228 PARK AVENUE S, PMB 35567
NEW YORK, NY 89135

DATE: FEBRUARY 6, 2023
REVISED:
REVISED:
REVISED:
REVISED:

JOB NUMBER: 2022.030 SHEET 11 OF 11

THE COMMONWEALTH OF MASSACHUSETTS
OFFICE OF THE ATTORNEY GENERAL
ONE ASHBURTON PLACE
BOSTON, MASSACHUSETTS 02108

ANDREA JOY CAMPBELL
ATTORNEY GENERAL

(617) 727-2200
www.mass.gov/ago

Advisory Concerning Enforcement of the MBTA Communities Zoning Law

The Office of the Attorney General is issuing this Advisory to assist cities, towns, and residents in understanding the requirements imposed by the MBTA Communities Zoning Law (G.L. c. 40A, § 3A) (the "Law"). The Law was enacted to address the Commonwealth's acute need for housing by facilitating the development of transit-oriented, multifamily housing. By any measure, Massachusetts is in a housing crisis that is inflicting unacceptable economic, social, and environmental harms across our state – particularly on working families and people of color. The Law directly responds to this crisis by implementing zoning reforms that require MBTA Communities to permit reasonable levels of multifamily housing development near transit stations.[1]

Massachusetts cities and towns have broad authority to enact local zoning ordinances and by-laws to promote the public welfare, so long as they are not inconsistent with constitutional or statutory requirements.[2] The MBTA Communities Zoning Law provides one such statutory requirement: that MBTA Communities must allow at least one zoning district of reasonable size in which multifamily housing is permitted "as of right."[3] The district must generally be located within half a mile of a transit station and allow for development at a minimum gross density of fifteen units per acre.[4] MBTA Communities cannot impose age-based occupancy limitations or other restrictions that interfere with the construction of units suitable for families with children within the zoning district.[5] For example, the zoning district cannot have limits on the size of units or caps on the number of bedrooms or occupants. The required zoning district must also allow for the construction of multifamily units without special permits, variances, waivers or other discretionary approvals.[6] These measures can prevent, delay, or significantly increase the costs of construction. As directed by the Legislature, the Department of Housing and Community Development has promulgated guidelines regarding compliance.[7] These guidelines provide

[1] An MBTA Community is a town or city which hosts MBTA service; which abuts a town or city that hosts service; or which has been added to the Transit Authority pursuant to a special law. *See* G.L. c. 40A, § 3A(a)(1); G.L. c. 40A, § 1. Currently, there are 177 MBTA Communities in Massachusetts. A list of these MBTA Communities, and other information related to the Law, can be found here.

[2] *See generally* Mass. Const. Amend. Art. 89 (amending Mass. Const. Amend. Art. 2); G.L. c. 40A, § 1 et seq. (the "Zoning Act").

[3] G.L. c. 40A, § 3A(a)(1) (requiring that MBTA Communities "shall have" a compliant zoning district).

[4] *Id.*

[5] *Id.*

[6] G.L. c. 40A, § 1A.

[7] G.L. c. 40A, § 3A(c) ("The [D]epartment . . . shall promulgate guidelines"); Department of Housing and Community Development, *Compliance Guidelines for Multi-family Zoning Districts Under Section 3A of the Zoning Act* (revised October 21, 2022).

additional information and benchmarks to be utilized in determining whether MBTA Communities are complying with the Law.

All MBTA Communities must comply with the Law. Communities that do not currently have a compliant multi-family zoning district must take steps outlined in the DHCD guidelines to demonstrate interim compliance. Communities that fail to comply with the Law may be subject to civil enforcement action.[8] Non-compliant MBTA Communities are also subject to the administrative consequence of being rendered ineligible to receive certain forms of state funding.[9] Importantly, MBTA Communities cannot avoid their obligations under the Law by foregoing this funding. The Law requires that MBTA Communities "shall have" a compliant zoning district and does not provide any mechanism by which a town or city may opt out of this requirement.[10]

MBTA Communities that fail to comply with the Law's requirements also risk liability under federal and state fair housing laws. The Massachusetts Antidiscrimination Law[11] and federal Fair Housing Act[12] prohibit towns and cities from using their zoning power for a discriminatory purpose or with discriminatory effect.[13] An MBTA Community may violate these laws if, for example, its zoning restrictions have the effect of unfairly limiting housing opportunities for families with children, individuals who receive housing subsidies, people of color, people with disabilities, or other protected groups.

---

[8] *See, e.g.,* G.L. c. 12, § 10 (the Attorney General shall take notice of "all violations of law" and bring "such…civil proceedings before the appropriate state and federal courts…as [s]he may deem to be for the public interest"); G.L. c. 231A, § 2 et seq. (authorizing declaratory judgment actions to "secure determinations of right, duty, status, or other legal relations under…statute[s]").

[9] G.L. c. 40A, § 3A(b).

[10] G.L. c. 40A, § 3A(a)(1).

[11] G.L. c. 151B § 1 et seq.

[12] 42 U.S.C. § 3601 et seq.

[13] *See, e.g.*, G.L. c. 151B, § 4(4A) (prohibiting activities that interfere with the exercise or enjoyment of fair housing rights); 804 C.M.R. § 2.01(2)(f)-(h) (Antidiscrimination Law applies to "persons who…interfere with another person in the exercise or enjoyment of any right under M.G.L. c. 151, § 4…persons who directly or indirectly prevent or attempt to prevent the construction, purchase, sale or rental of any dwelling or land covered by M.G.L. c 151B, § 4…[and] persons who aid or abet in doing any illegal acts…"); 804 C.M.R. § 2.01(5)(f) ("Examples of unlawful housing practices include…to pass an ordinance that unlawfully denies a dwelling, commercial space or land to a person or group of persons because of their protected status.").