



PLANNING BOARD MEETING

Tuesday, February 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. Public Speaks

D. Public Hearings

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

E. Old/Unfinished Business

F. New Business

1. 19 Highland Avenue - plan updates
2. 33 Mazzeo Drive - Splash Car Wash - Request for Modifications
3. Zoning Audit Interview - Barrett Planning, LLC

G. Staff Report

H. Board Comments

I. Adjournment

Notification of Upcoming Meeting Dates

3/14

3/28

4/11

4/25



February 22, 2023

Mr. Tony Plizga, Chair
Randolph Planning Board
41 South Main Street
Randolph, MA 02368

**Re: Trim Way Def. Subdivision- Response to Peer Review Comments
358 & 360 North Street
Randolph, MA 02368**

Dear Chairman Plizga:

Tetra Tech (TT) has reviewed the peer review letter from Nitsch Engineering dated February 7, 2023. We have responded to each of the comments and supplied and provided an updated Plan set for further review.

Nitsch Comments:

1. Several of the distances shown on the Lotting Plan differ from the record deed or plan for the parcel. See green highlighted distances on the attached plan.
 - **TT/PLS 2/22/23 Response: We have addressed the areas of differences. There was a difference in boundary line location as showcased on an AUL plan prepared by Hancock, supplied by the owner and attached to this letter. This plan and the monuments shown were used to help set the southern boundary. Other calculation differences have been called out as deed/plan.**
2. A portion of the existing driveway easement is shown on the south side of Trim Way, but it is not labeled as such. There is also a parking easement adjacent to the driveway easement that is not shown at all. If these easements have not been extinguished, they should be shown on this plan.
 - **TT/PLS 2/22/23 Response: They have been added and labeled on the updated Lotting Plan.**
3. There appears to be two (2) property lines between #312 and #314 North Street. It is unclear if this is indicating a gap or overlap in the lots, but there is no indication in the record documents that this should be the case.
 - **TT/PLS 2/22/23 Response: There appears to be a difference in the two abutters' deeds where neither deed is claiming this sliver. We have labeled this area as owner unknown.**
4. The Owner and Title reference are not given for #310 North Street.
 - **TT/PLS 2/22/23 Response: They have been added and labeled on the updated Lotting Plan.**
5. The 50-foot easement line is not fully plotted.
 - **TT/PLS 2/22/23 Response: Item has been added and labeled on the updated Lotting Plan.**
6. The lot for #304 North Street is comprised of two (2) lots under common ownership. The way the Lotting Plan shows the internal lot line makes it appear as though they are separate lots. A fee hook or some notation that the line is an internal lot line would clarify this.
 - **TT/PLS 2/22/23 Response: They have been added and labeled on the plan.**

If you have any questions or comments, please feel free to contact us at (508) 786-2200.

Very truly yours,

Steven M. Bouley, PE
Project Manager

Tucker D. Paradee, EIT
Civil Engineer

P:\37539\143-37539-22002\DOCS\03_DEFINITIVE PLAN (RE-SUBMISSION)\01_RESPONSE TO COMMENTS_2023-02-22.DOCX

Infrastructure Northeast

Marlborough Technology Park 100 Nickerson Road, Marlborough, MA 01752

Tel 508.786.2200 Fax 508.786.2201 tetratech.com

Definitive Subdivision Plan

"Trim Way"

(A Permanent Private Way)



www.tetrattech.com

APPLICANT:
STEINSHARPE, LLC
15 HISTORICAL WAY
CANTON, MA 02021

CIVIL ENGINEER:
TETRA TECH INC.
100 NICKERSON ROAD, SUITE 200
MARLBOROUGH, MA 01752

SURVEYOR:
PRECISION LAND SURVEYING, INC.
32 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772

PROJECT LOCATION:

358-360 North Street
Randolph, MA 02368

CLIENT INFORMATION:

Steinsharpe, LLC
15 Historical Way
Canton, MA 02021

Tt PROJECT No.:

143-37539-22002

CLIENT PROJECT No.:

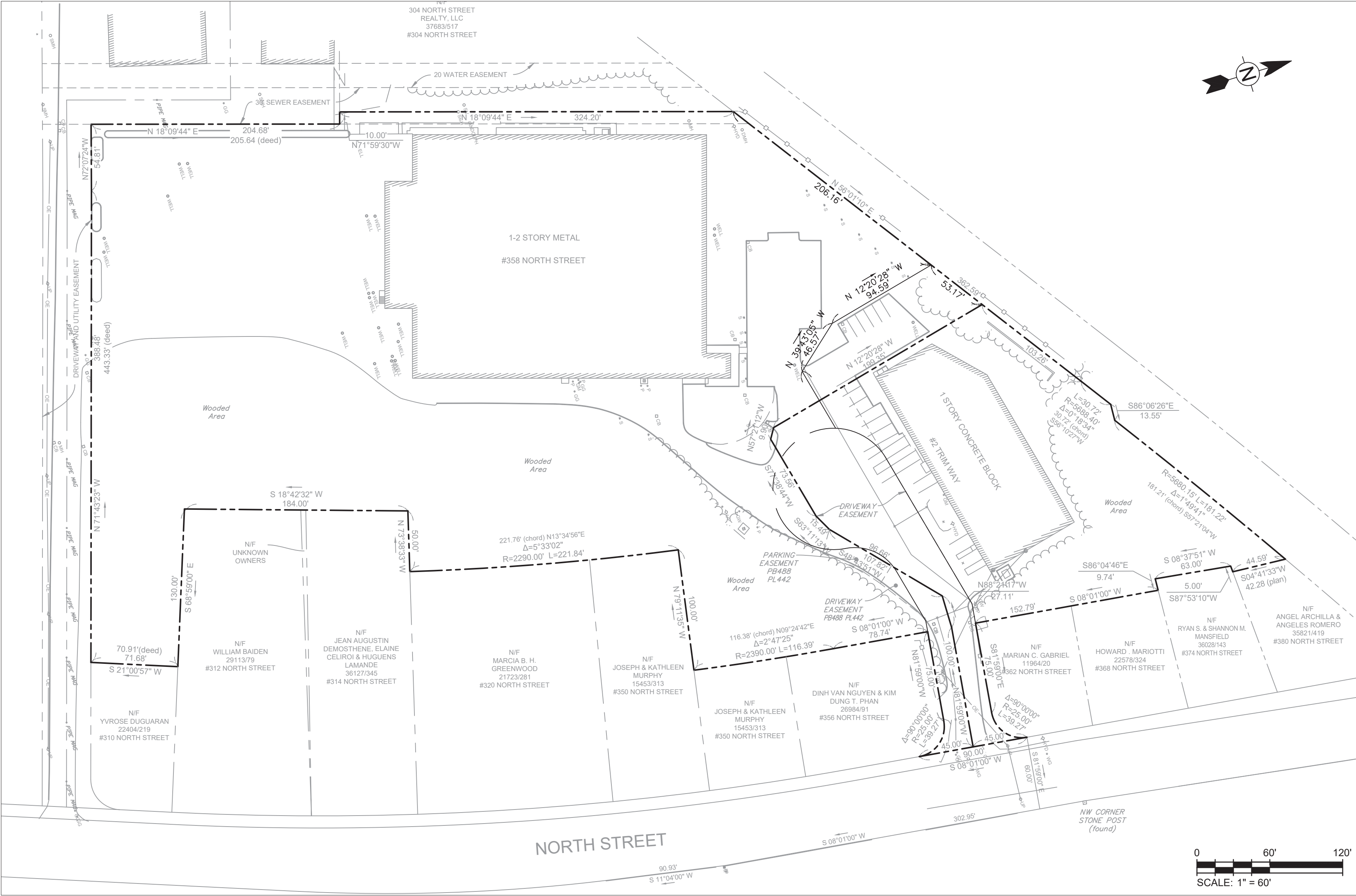
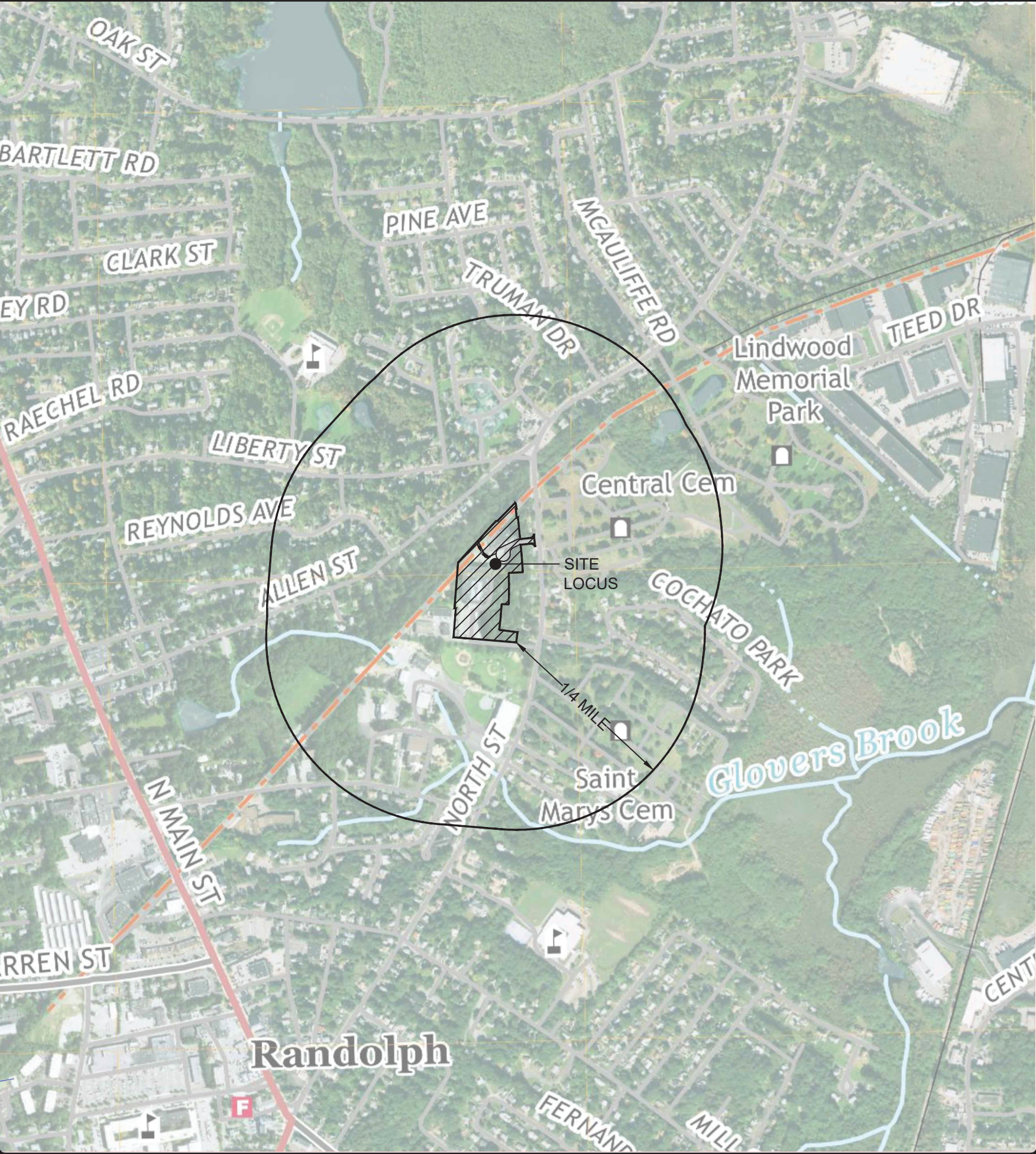
PROJECT DESCRIPTION / NOTES:

ZONING DISTRICT: INDUSTRIAL (I)

ISSUED:

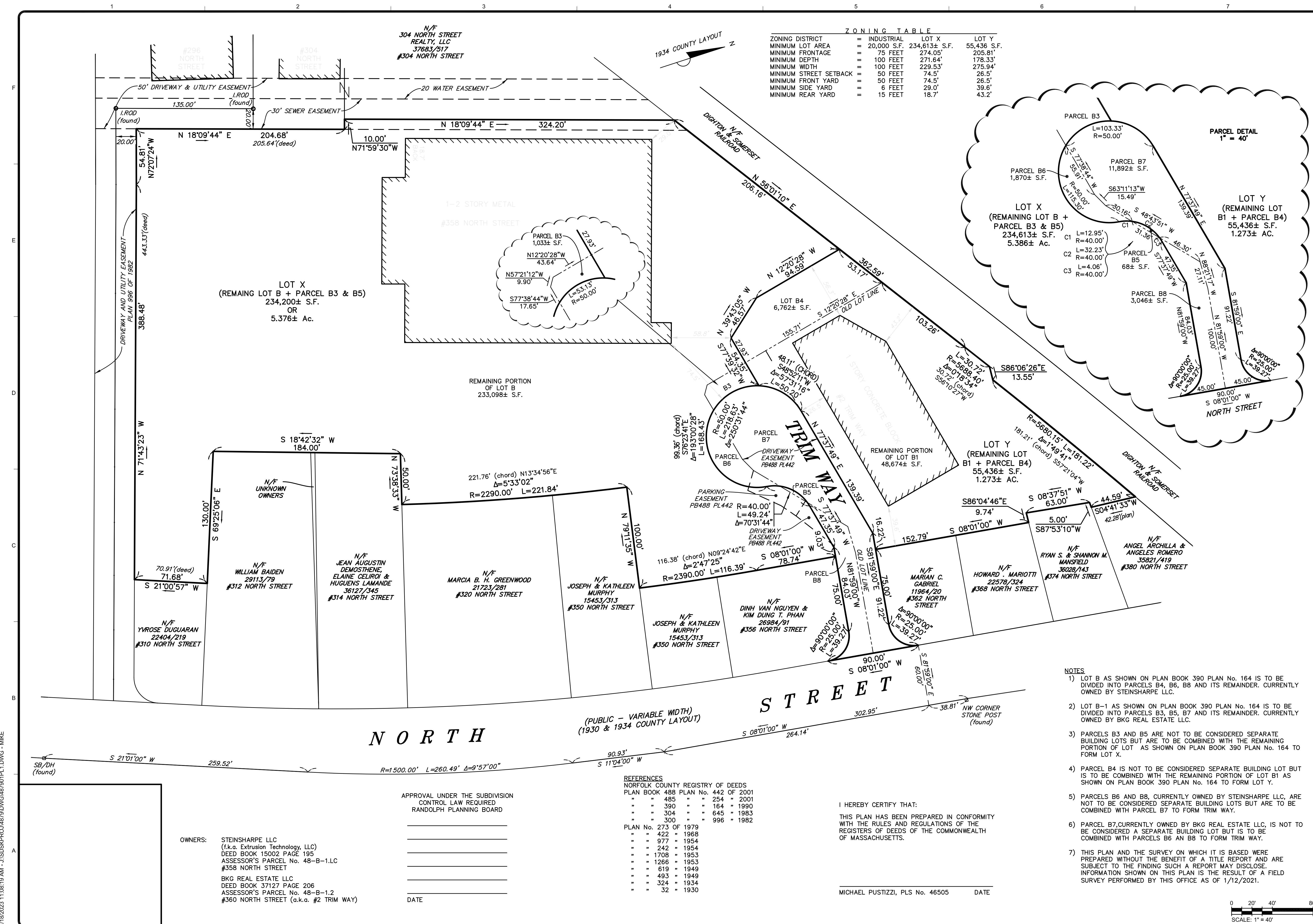
OCTOBER 4, 2022: PRELIMINARY SUBDIVISION PLAN
DECEMBER 13, 2022: DEFINITIVE SUBDIVISION PLAN
FEBRUARY 22, 2023: RESPONSE TO COMMENTS

LOCUS MAP: SCALE: 1" = 800'



SHEET NO.	SHEET TITLE
C-000	COVER SHEET
C-101	EXISTING CONDITIONS PLAN
C-201	LOTING PLAN
C-301	FIRE TRUCK TURNING PLAN







MARK	DATE	DESCRIPTION	BY
00	10/4/2022	PRELIMINARY PLAN	SMB
01	12/13/22	DEFINITIVE PLAN	SMB
02	2/22/23	RESPONSE TO COMMENTS	SMB

Stearns, LLC
358-360 North Street, Randolph, MA

PROJ:	143-37539-22002
DESN:	SME
DRWN:	TDR
CHKD:	SME

C-301

February 7, 2023

Town of Randolph Planning Board
c/o Michelle Tyler
Town of Randolph
41 S Main Street
Randolph, MA 02368

RE: Nitsch Project #11123.9
Trim Way
ANR Plan Review
Randolph, MA

Dear Members of the Planning Board:

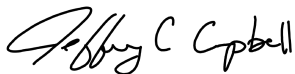
I have reviewed the survey by Precision Land Surveying, Inc. entitled "Trim Way Definitive Subdivision, Lotting Plan" dated October 4, 2022 (the Plan) for conformance with MGL 250 CMR 6.00 and the Town of Randolph's (the Town) Rules and Regulation Governing the Subdivision of Land, and I have found the following items that I believe should be addressed before the plan is approved:

- Several of the distances shown on the Lotting Plan differ from the record deed or plan for the parcel. See green highlighted distances on the attached plan.
- A portion of the existing driveway easement is shown on the south side of Trim Way, but it is not labeled as such. There is also a parking easement adjacent to the driveway easement that is not shown at all. If these easements have not been extinguished, they should be shown on this plan.
- There appears to be two (2) property lines between #312 and #314 North Street. It is unclear if this is indicating a gap or overlap in the lots, but there is no indication in the record documents that this should be the case.
- The Owner and Title reference are not given for #310 North Street.
- The 50-foot easement line is not fully plotted.
- The lot for #304 North Street is comprised of two (2) lots under common ownership. The way the Lotting Plan shows the internal lot line makes it appear as though they are separate lots. A fee hook or some notation that the line is an internal lot line would clarify this.

The cover letter for the Definitive Subdivision Plan indicates that Trim Way will be a permanent private way. Based on the very irregular composition of Trim Way, the underlying fee of Trim Way will be difficult to re-establish after Lot X and Y have been sold. I would suggest that the Planning Board make it clear who the underlying fee of Trim Way will belong to as part of their decision.

Very truly yours,

Nitsch Engineering, Inc.

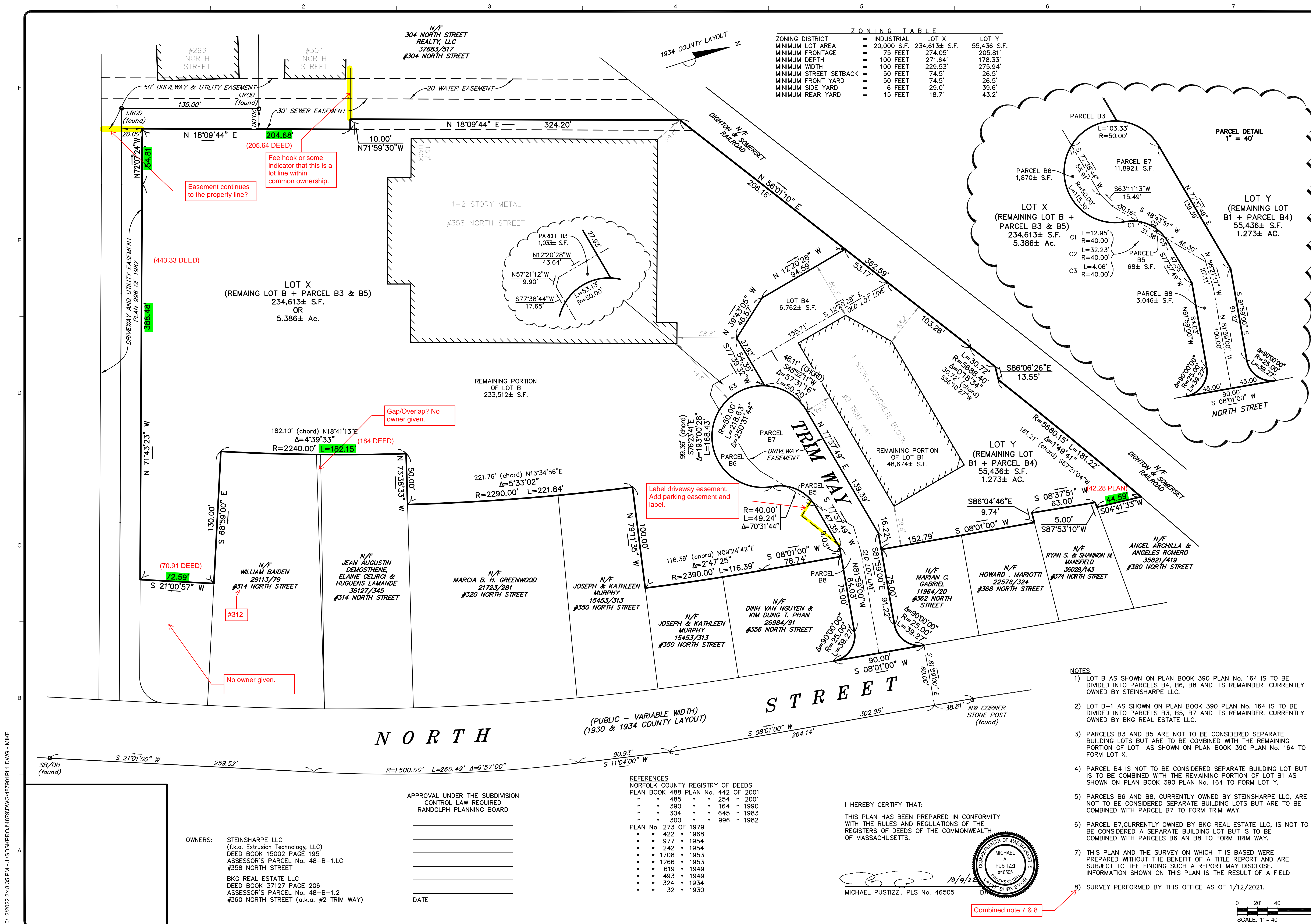


Jeffrey C. Campbell, PLS
Project Manager

JCC/kwo/ajc

Enclosures: Lotting Plan with Markups

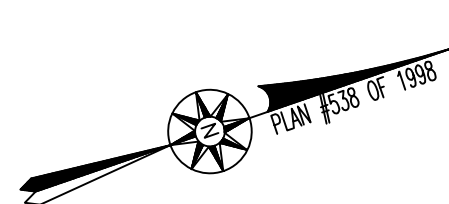
P:\10000-14999\11123.9 Trim Way\Contract\Draft Agreements\ANR Review Letter Response.Docx



LANDSCAPE TABLE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
	TAXODIUM DISTICHUM	BALD CYPRESS	5'-6' HT	3
	METASEQUOIA	DAWN REDWOOD	5'-6' HT	3
	ACER RUBRUM	RED MAPLE	5'-6' HT	8
	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	5'-6' HT	5
	PICEA PUNGENS 'COLORADO GREEN'	BLUE SPRUCE	5'-6' HT	5
	CORNUS FLORIDA	WHITE DOGWOOD	5'-6' HT	7
	SYRINGA RETICULATA	JAPANESE LILAC	5'-6' HT	3
	HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	NIKKO BLUE HYDRANGEA	2 GAL.	43 MIXED
	OAKLEAF HYDRANGEA	GATSBY PINK HYDRANGEA	2 GAL.	
	AZELEA GIRARD CHRISTINA	AZELEA	2 GAL.	13
	MISCANTHUS SINENSIS	AUTUMN ANTHEM	2 GAL.	6
	RHODODENDRON PJM	PJM	2 GAL.	58
	CUPRESSOCYPARIS LEYLANDII	LEYLAND CYPRESS	3-4'	79
	HEMEROCALLIS	DAYLILY		49
	COMPTONIA PEREGRINA	SWEET FERN	1 GAL. POT	47
	MYRICA GALE	SWEET GALE	2 GAL. POT	45
	MAGNOLIA VIRGINIANA	SWEET BAY MAGNOLIA	5'-6' HT	2 EA.
	PHILADELPHUS CORONARIUS	SWEET MACK ORANGE	2 GAL.	15 EA.
	ROSA RUGOSA	RUGOSA ROSE	1 GAL.	5 EA.
	ILEX VERTICILLATA	WINTERBERRY	2 GAL.	35 EA.

NOTE: RESTORATION AREA SHALL BE SERVED WITH MIXTURE OF:
1. PERENNIAL RYE 25%
2. KENTUCKY BLUE GRASS 25%
3. CREEPING RED FESCUE 50% AT 5 LB/1000 SF



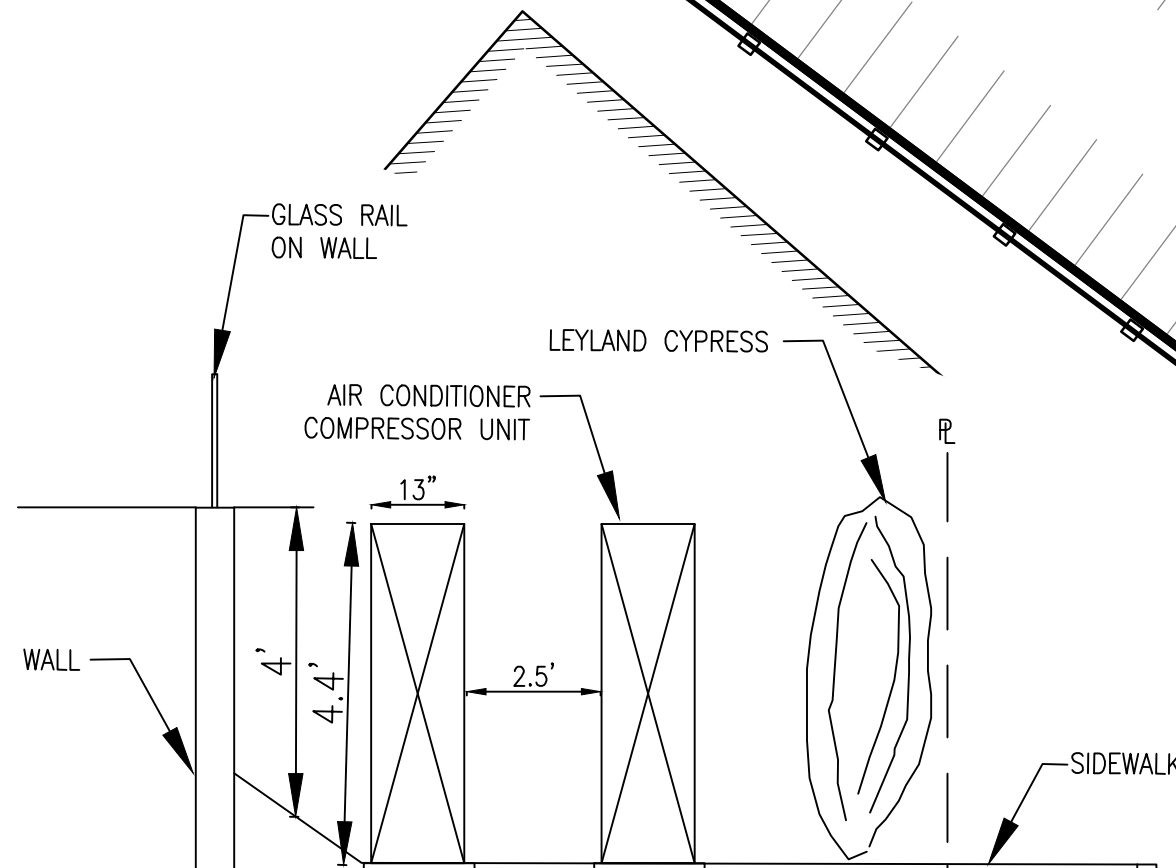
GRASS PAVE SAMPLE
N.T.S



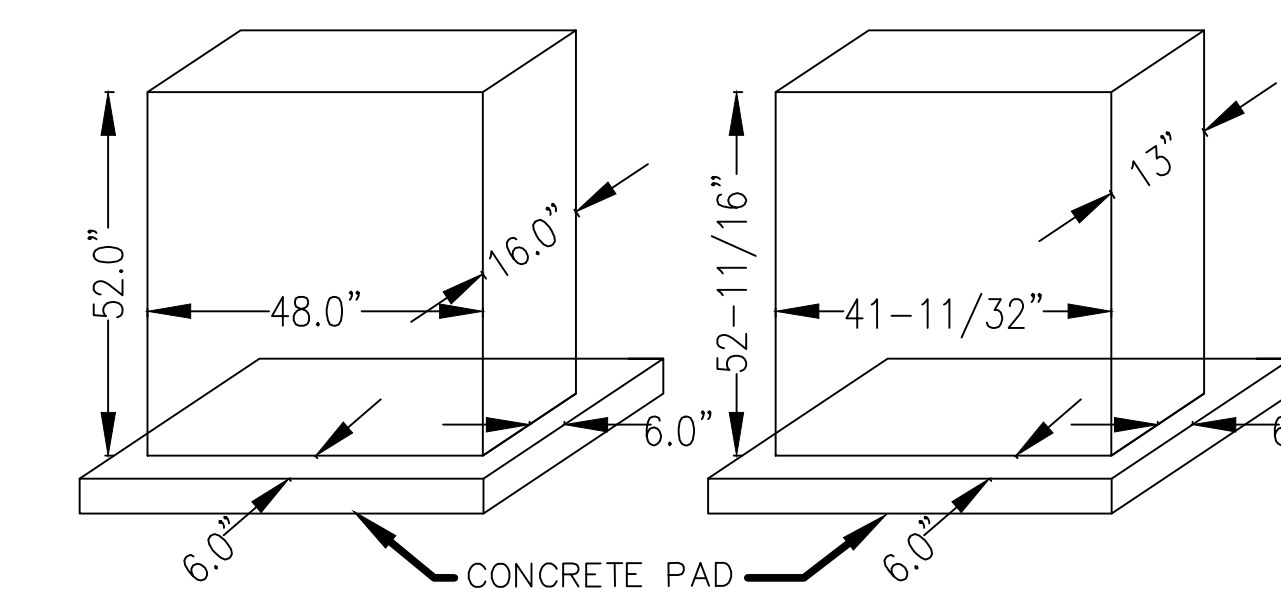
GLASS RAILING SAMPLE
N.T.S



SITE ILLUSTRATIONS

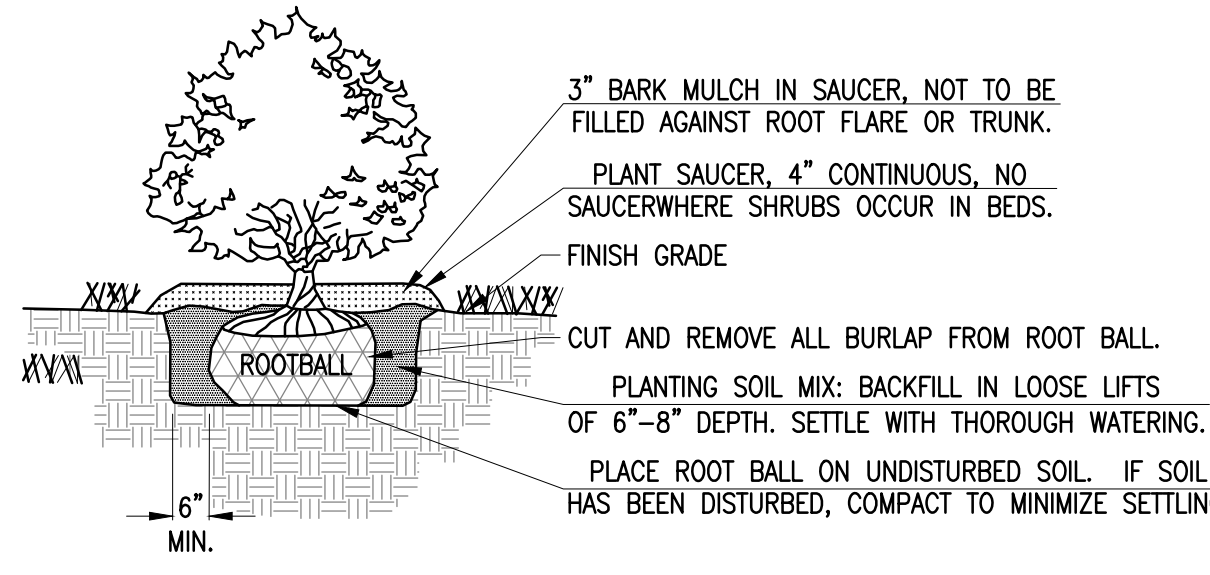


SECTION A-A
N.T.S



REFRIGERATION UNITS
N.T.S

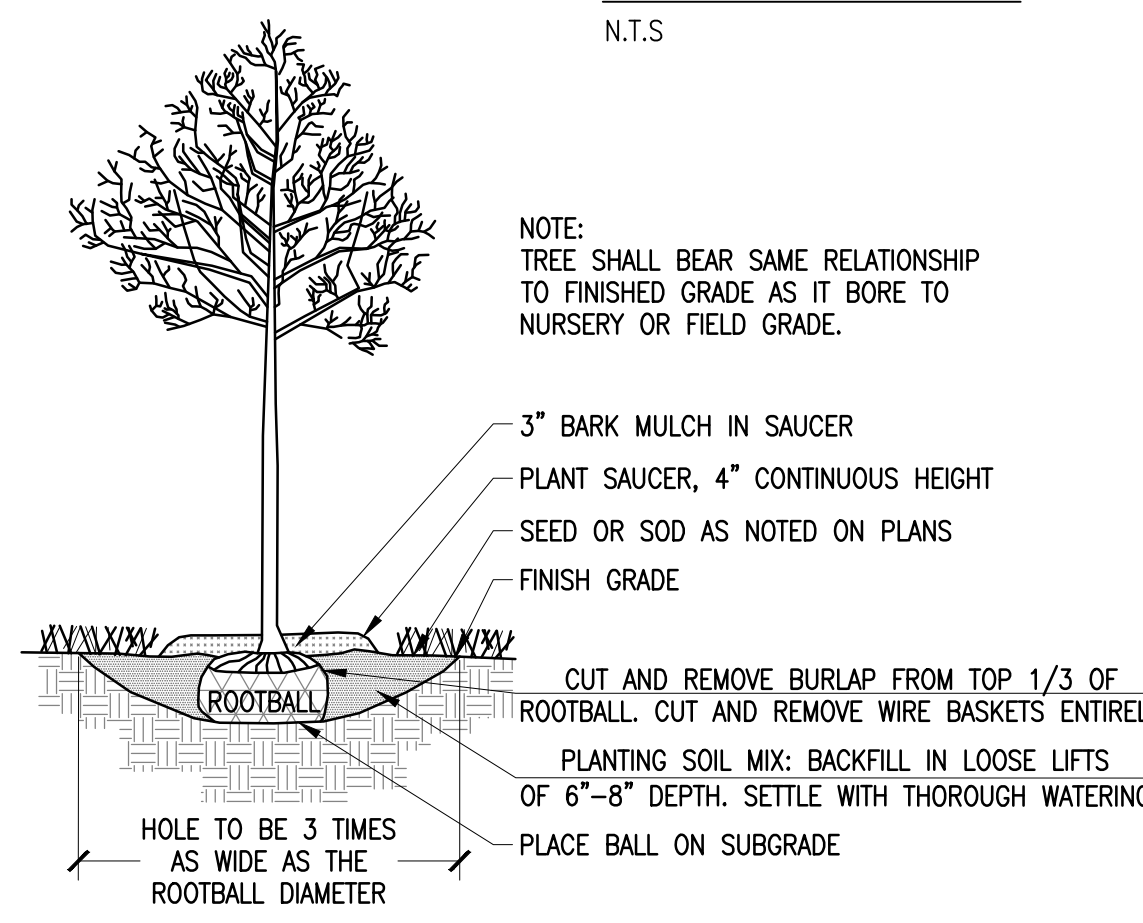
AIR CONDITIONER
COMPRESSOR UNIT
N.T.S



- NOTES:
- SHRUB SHALL BEAR SAME RELATIONSHIP TO FINISHED GRADE AS IT BORE TO NURSERY OR FIELD GRADE.
 - WHERE SHRUBS OCCUR IN GROUPINGS IN PLANT BEDS, PROVIDE 2" DEEP CONTINUOUS LOAM BED.

SHRUB PLANTING

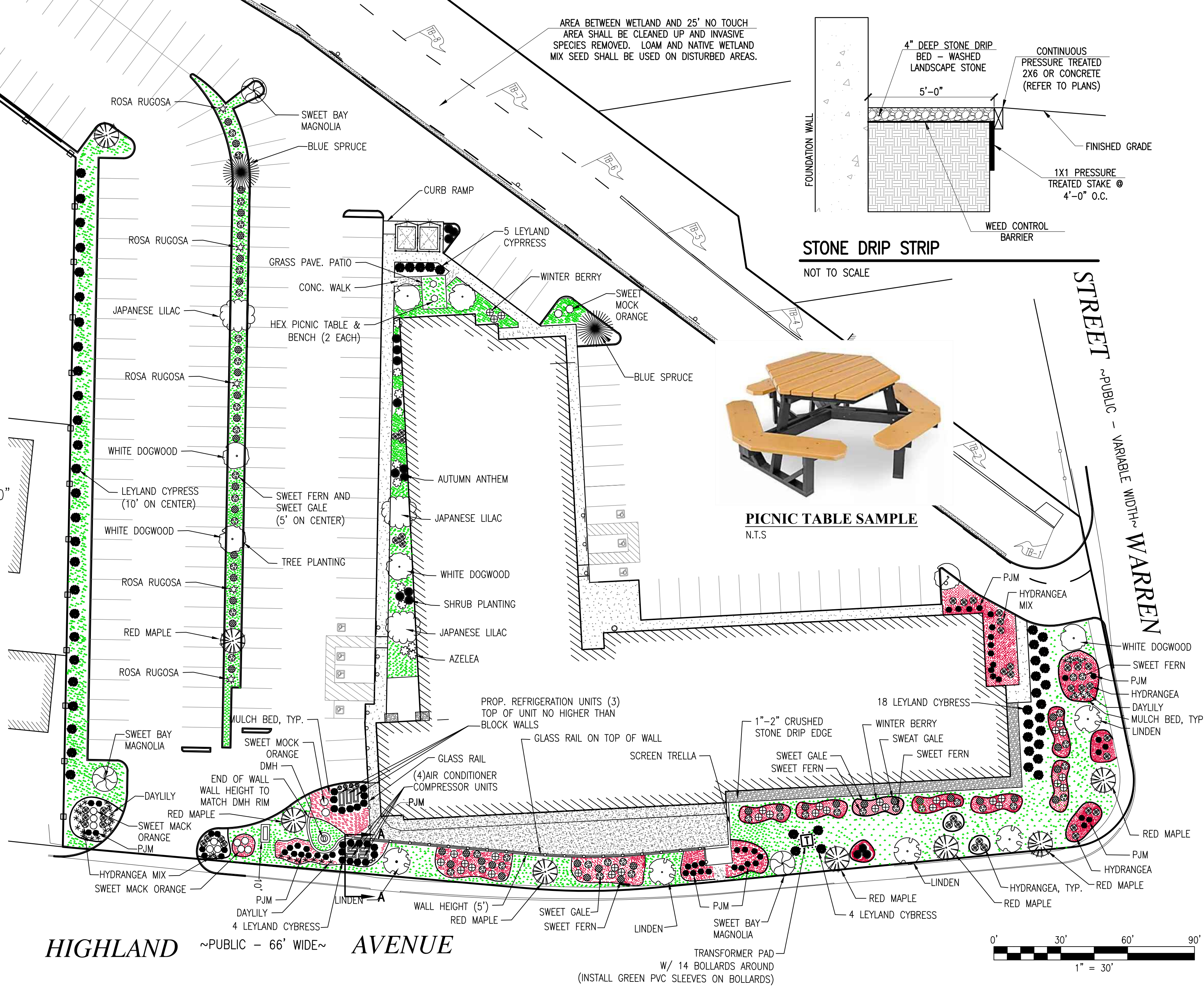
NOT TO SCALE



- NOTE: TREE SHALL BEAR SAME RELATIONSHIP TO FINISHED GRADE AS IT BORE TO NURSERY OR FIELD GRADE.
- 3" BARK MULCH IN SAUCER
PLANT SAUCER, 4" CONTINUOUS HEIGHT
SEED OR SOD AS NOTED ON PLANS
FINISH GRADE
- CUT AND REMOVE BURLAP FROM TOP 1/3 OF ROOTBALL, CUT AND REMOVE WIRE BASKETS ENTIRELY
PLANTING SOIL MIX: BACKFILL IN LOOSE LIFTS OF 6"-8" DEPTH. SETTLE WITH THOROUGH WATERING
PLACE BALL ON SUBGRADE

TREE PLANTING

NOT TO SCALE



STONE DRIP STRIP

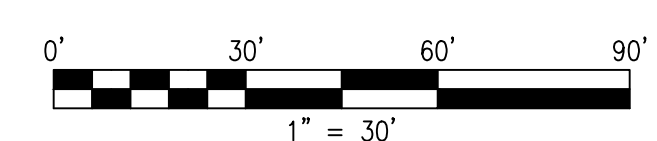
NOT TO SCALE



PICNIC TABLE SAMPLE
N.T.S

STREET - PUBLIC - VARIABLE WIDTH - WARREN

HIGHLAND ~PUBLIC - 66' WIDE~ AVENUE



REVISIONS

2	4/13/20	PER PLANNING STAFF REPORT
3	5/4/20	PER PLANNING BOARD
4	6/1/20	PER PLANNING BOARD
5	7/1/20	ADDITIONAL RETAIL SPACE
6	10/6/22	PER TOWN COMMENTS
7	11/10/22	PER TOWN COMMENTS
8	1/8/2023	PER TOWN COMMENTS



www.FarlandCorp.com

401 COUNTY STREET
NEW BEDFORD, MA 02740
P.508.717.3479
OFFICES IN:
•TAUNTON
•MARLBOROUGH
•WARWICK, RI

DRAWN BY: JKM
DESIGNED BY: CAF/JKM
CHECKED BY: CAF

SITE PLAN

19 HIGHLAND AVENUE
ASSESSORS PARCEL ID: 56-C-001
RANDOLPH, MASSACHUSETTS

PREPARED BY: MAZZEO REALTY TRUST
FOR: 780 WILLARD STREET, C10
QUINCY, MA 02169

NOVEMBER 7, 2019

SCALE: 1"=30'

JOB NO. 18-1004

LATEST REVISION:
JULY 1, 2020

LANDSCAPING

SHEET 7 OF 11

PROPOSED CAR WASH



ISSUED FOR CONSTRUCTION PLANS

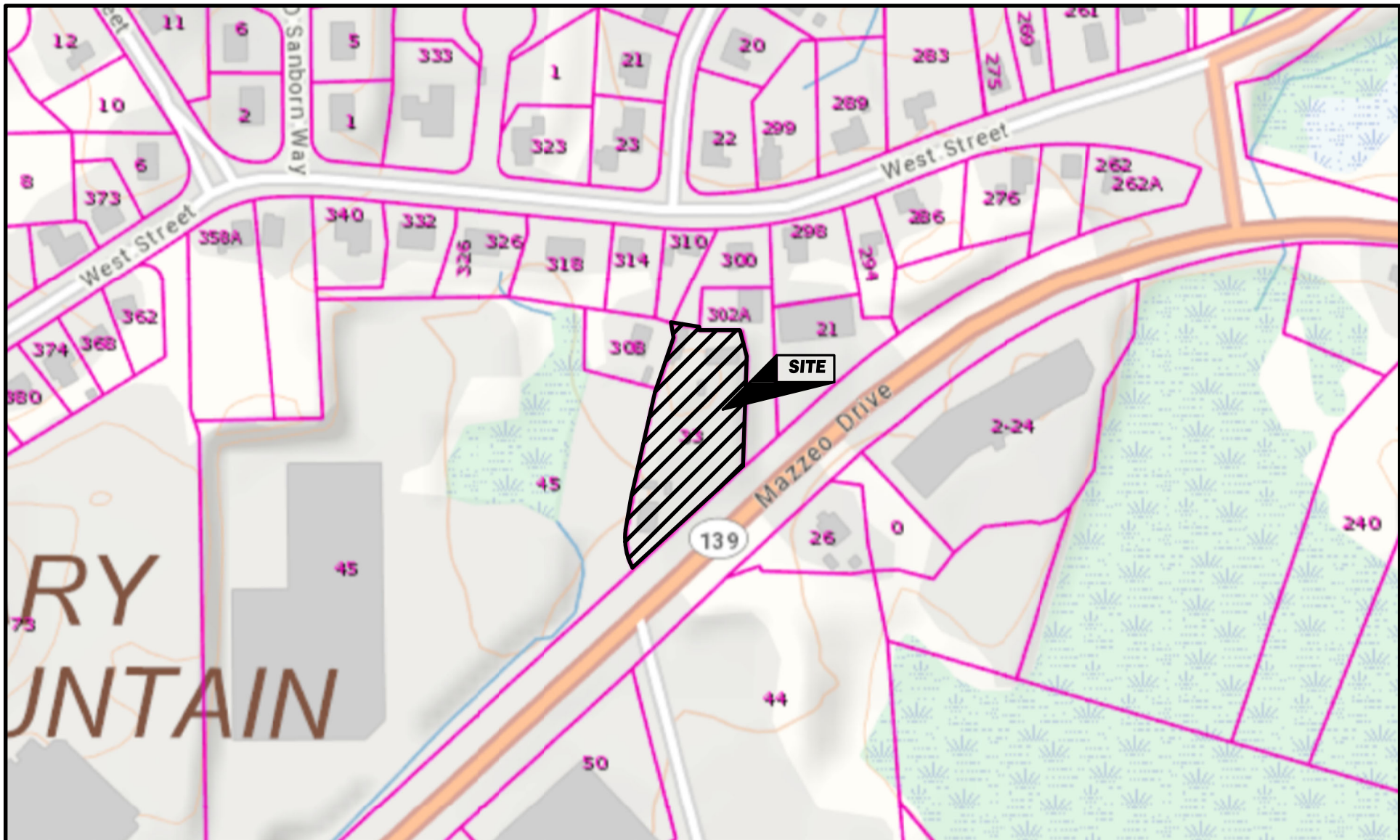
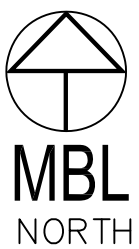
33 MAZZEO DRIVE
ASSESSORS MAP 57 BLOCK B LOT 18..12A
RANDOLPH, MASSACHUSETTS

FEBRUARY 13, 2023

SHEET INDEX: SITE CIVIL

	SHEET TITLE
C-1.0	COVER SHEET
C-2.0	GENERAL NOTES & LEGEND
C-3.0	EXISTING CONDITIONS PLAN
C-4.0	LAYOUT & MATERIALS PLAN
C-5.0	GRADING & DRAINAGE PLAN
C-6.0	UTILITY PLAN
C-7.0	EROSION CONTROL & DEMOLITION PLAN
C-8.0	DETAILS
C-9.0 - 9.1	TRUCK TURNING PLAN
L-1.0	LANDSCAPING PLAN
SL1	LIGHTING & PHOTOMETRIC PLAN

1 Additional Detail Sheet added on C-8.6 for reclaim system storage tanks



LOCUS MAP
SCALE:1"=200'

PROJECT CONTACTS:

CIVIL ENGINEER/LAND SURVEYOR

MBL LAND DEVELOPMENT & PERMITTING, CORP.
5 BRISTOL DRIVE, SUITE 3A
SOUTH EASTON, MA 02375
P.508.297.2746
BRIAN M. DUNN PRIMARY CONTACT
brian@mbllanddevelopment.com
website:www.MBLLandDevelopment.com

PLANS PREPARED FOR:

SPLASH CARWASHES
472 WHEELERS FARMS RD, SUITE 304
MILFORD, CONNECTICUT



PLANS PREPARED BY:



MBL

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



PROJ. No.: 2022-071
DATE: FEBRUARY 13, 2023

C-1.0

LEGEND

ABBREVIATIONS

EXIST	PROP		
		PROPERTY LINE/RIGHT-OF-WAY	APPROX
		BUILDING SETBACK	APPROXIMATE
EOP		EDGE OF PAVEMENT	BIT.
EOG		EDGE OF GRAVEL	BM
	BCC	BITUMINOUS CONCRETE BERM	CB
	VGC	VERTICAL GRANITE CURB	CC
SGE		SLOPED GRANITE EDGING	CONC.
PCC		PRECAST CONCRETE CURB	EL/ELEV
		SAW CUT	EOG
		STOP LINE	EOP
2		CONTOUR	EXIST
	RD	ROOF DRAIN	FFE
D		DRAIN LINE	HDPE
18" S		SEWER LINE	HYD
CHW		OVERHEAD WIRE	INV
W		WATER LINE	MAX
E		UNDERGROUND ELECTRIC	MIN
		BUILDING	MCC
		SIGN	NTS
10		PARKING COUNT	PCC
		ACCESSIBLE PARKING	PROP
x21.25		SPOT ELEVATION	PVC
		TEST PIT LOCATION	RD
		CATCH BASIN	SMH
		DRAIN MANHOLE	TYP
		DRAIN MANHOLE	UGE
WG		WATER GATE	UP
HYD		FIRE HYDRANT	VGC
		UTILITY POLE	WG
		EROSION CONTROL BARRIER	SGE
		CROSSWALK	T.W.

GENERAL NOTES

1. EXISTING CONDITIONS INFORMATION

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

2. MATERIALS

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

3. PARKING STALLS SHALL BE AS FOLLOWS:

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

4. SNOW STORAGE.

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

5. UTILITIES.

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

GENERAL CONSTRUCTION REQUIREMENTS

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

GENERAL CONSTRUCTION REQUIREMENTS (CONT.)

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

GENERAL CONSTRUCTION REQUIREMENTS (CONT.)

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

STORM WATER MAINTENANCE PROGRAM

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



PREPARED FOR

SPLASH CARWASHES
472 WHEELERS FARMS RD, SUITE 304

MILFORD

CONNECTICUT

SCALE:

HORZ.:

VERT.:

DATUM:

HORZ.:

VERT.:



GRAPHIC SCALE

MBL

LAND DEVELOPMENT & PERMITTING, CORP.
LAND DEVELOPMENT, TRANSPORTATION AND ENVIRONMENTAL SOLUTIONS
5 BRISTOL DRIVE, SUITE 3A
SOUTH EASTON, MA 02375
P.508.297.2746
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SITE PLANS

GENERAL NOTES & LEGEND
33 MAZZEO DRIVE
ASSESSORS MAP 57 BLOCK B LOT 18..12A

RANDOLPH

MASSACHUSETTS

PROJ. No.: 2022-071

DATE: FEBRUARY 13, 2023

C-2.0

CTB:

LMAN:

MS VIEW:

UCS:



MBL NORTH
LCC# 30037A

NOW OR FORMERLY
RICKY D. ROSS
LC CERT.# 195748
LCC# 5610
ASSESSOR'S MAP 57
BLOCK B, LOT 29

PASSAGEWAY—
LC CERT.# 25037A

NOW OR FORMERLY
DAVID M. MILAN
BOOK 11687, PAGE 593
ASSESSOR'S MAP 57,
BLOCK B, LOT 30

RESIDENTIAL SINGLE FAMILY
HIGH DENSITY DISTRICT

GREAT BEAR SWAMP
HIGHWAY DISTRICT

NOW OR FORMERLY
H. FRANK & BARBARA
F. JABLONSKI
BOOK 8491, PAGE 335
LCC# 30037A
ASSESSOR'S MAP 57,
BLOCK B, LOT 33

NOW OR FORMERLY
CARL V. DAHLGREN,
TRUSTEE OF THE 306
WEST STREET, NOMINEE
REALTY TRUST
—BOOK 37058, PAGE 111—
ASSESSOR'S MAP 57,
BLOCK B, LOT 18.12A

NOW OR FORMERLY
BARBARA F. JABLONSKI
BOOK 32137, PAGE 182
ASSESSOR'S MAP 57,
BLOCK B, LOT 20

WEST STREET

SBDH
FND (HELD)

$L=71.03'$
 $R=650.00$

16.00

DETAIL "A"
N.T.S.

GENERAL NOTES :

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

REFERENCES :

NORFOLK COUNTY REGISTRY OF DEEDS

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

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

LAND COURT

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

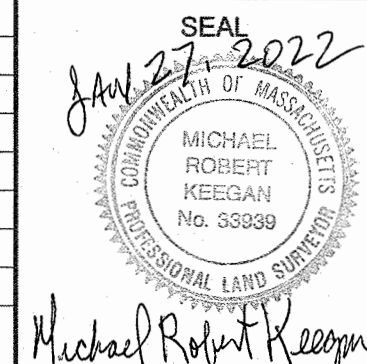
STREET LAYOUTS

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



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

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



SEAL

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

DEDHAM

MASSACHUSETTS

SCALE:

HORZ.: 1"=20'
VERT.:

DATUM:

HORZ.:
VERT.:

20	10	0
----	----	---

MBL

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

SITE PLANS

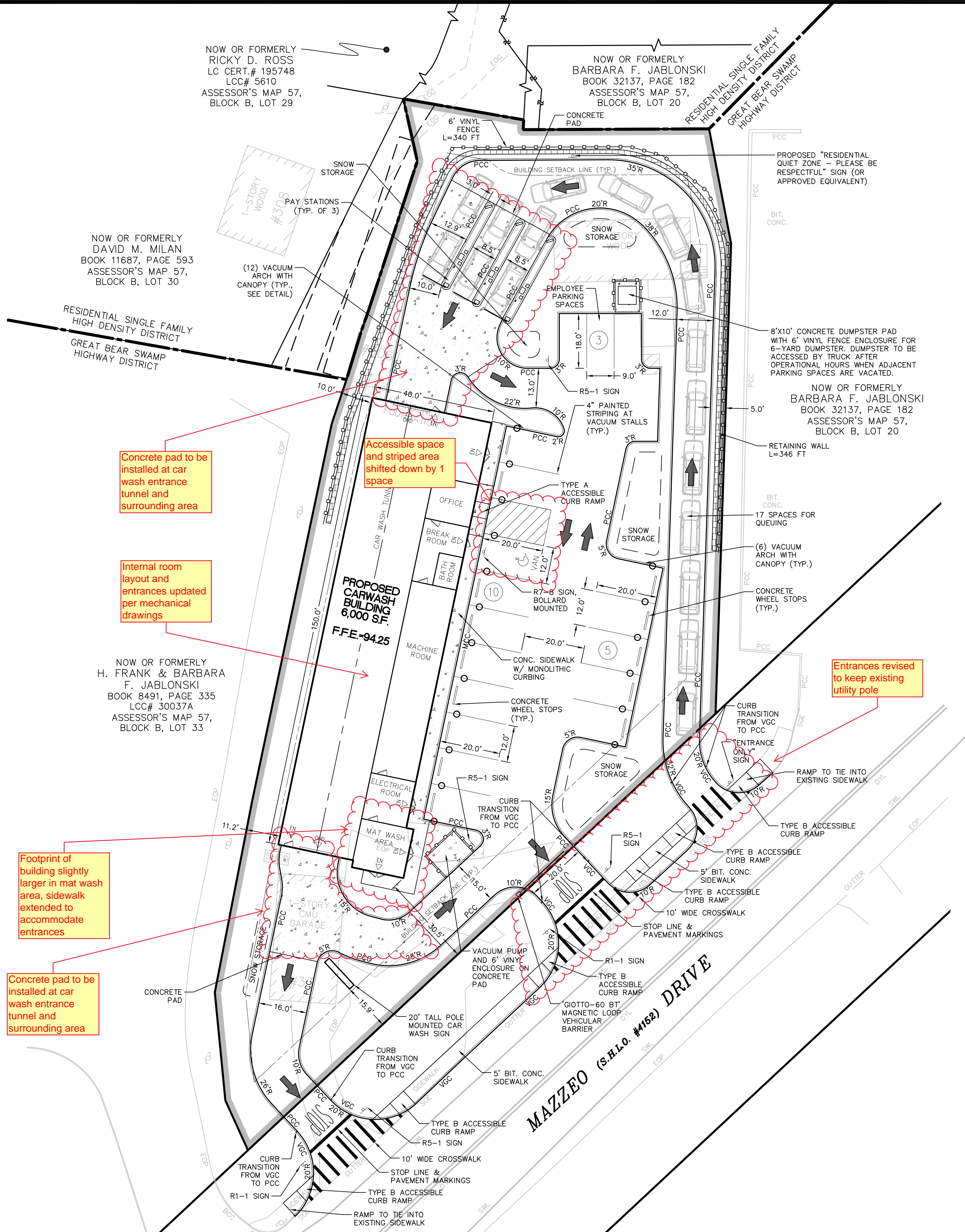
EXISTING CONDITIONS PLAN
33 MAZZEO DRIVE
ASSESSORS MAP 57 BLOCK B LOT 18..12A

RANDOLPH

MASSACHUSETTS

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

C-3.0



ZONING TABLE		
ZONE: GREAT BEAR SWAMP HIGHWAY DISTRICT		
USE: CAR WASH		
	REQUIRED	PROVIDED
MIN. LOT AREA	20,000 S.F.	35,945 S.F.
MIN. FRONTAGE	130 FT	210 FT
MIN. LOT DEPTH	100 Ft	192 FT
MIN. LOT WIDTH	100 Ft	143 FT
FRONT SETBACK (STREET/YARD)	15 FT	30.5 FT
SIDE SETBACK	10 FT	10 FT
REAR SETBACK	15 FT	96.9 FT
BUFFER STRIP TO STREET	5 FT	5 FT
BUFFER STRIP TO RESIDENTIAL	10 FT	10 FT
BUFFER STRIP TO COMMERCIAL	2.50 FT	5 FT
(A) BUILDING LOT COVERAGE	60%	16.7%
(B) IMPERVIOUS LOT COVERAGE	30%	50.7%
(C) OPEN SPACE	10%	32.6%
MAX COVERAGE (A)+(B)	90%	67.4%
MAX. BUILDING HEIGHT (STORIES/FEET)	4/ 50 FT	1/ 25 FT

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

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

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

SIGN SUMMARY TABLE	
M.U.T.C.D. NUMBER	TEXT
R1-1	STOP
R5-1	DO NOT ENTER
R7-8	RESERVED PARKING
R6-1R	ONE WAY



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

PREPARED FOR
SPLASH CARWASHES
472 WHEELERS FARMS RD, SUITE 304

MILFORD CONNECTICUT

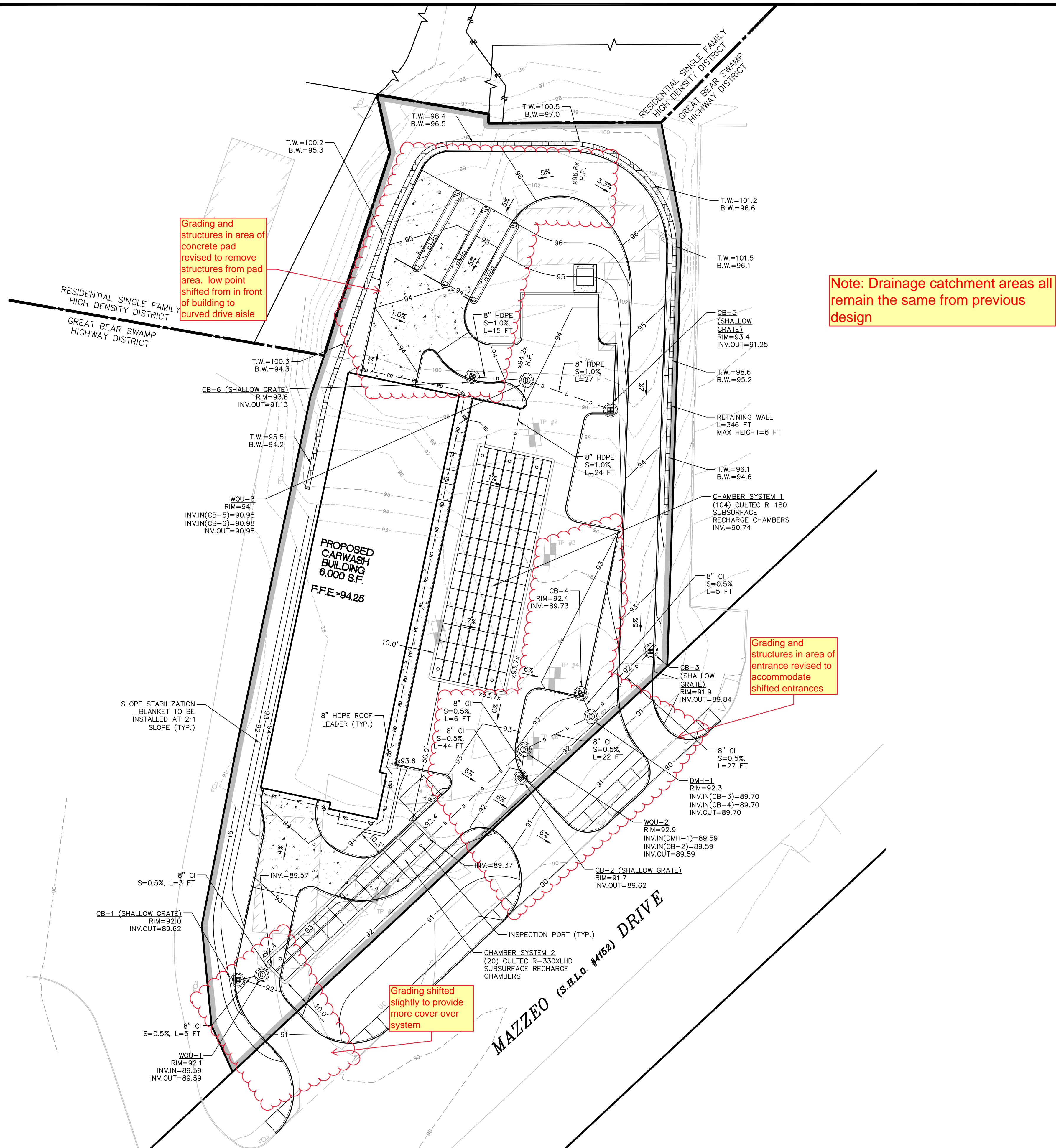
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LAND DEVELOPMENT & PERMITTING, CORP.
LAND DEVELOPMENT, TRANSPORTATION AND ENVIRONMENTAL SOLUTIONS
5 BRISTOL DRIVE, SUITE 3A
SOUTH EASTON, MA 02375
P.508.297.2746
EMAIL:info@MBLLandDevelopment.com
WEB: www.MBLLandDevelopment.com

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

PROJ. No.: 2022-071
DATE: FEBRUARY 13, 2023
C-4.0



UCS: LMAN: CTB: MS VIEW:

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



PREPARED FOR
SPLASH CARWASHES
472 WHEELERS FARMS RD, SUITE 304
MILFORD CONNECTICUT

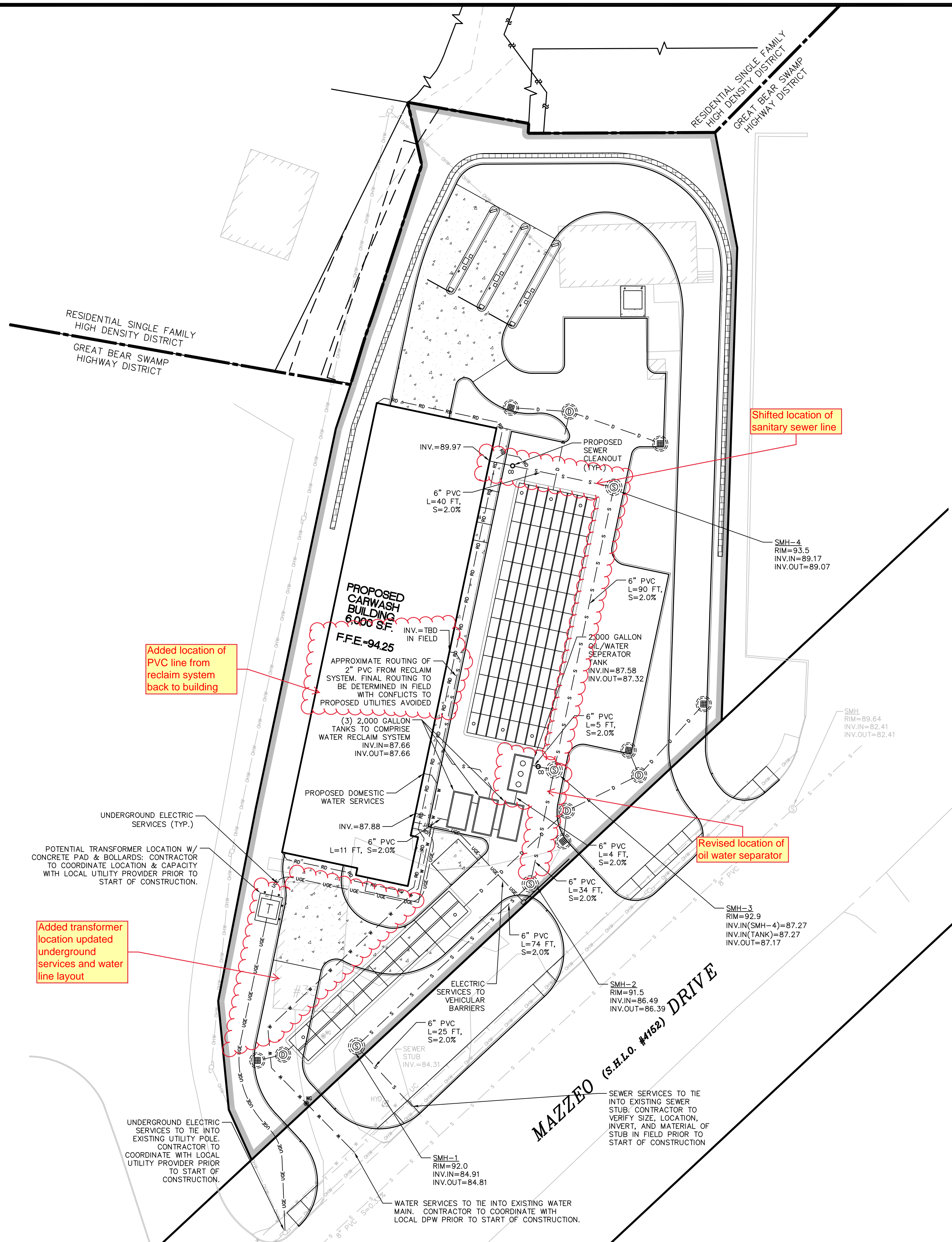
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SITE PLANS
GRADING & DRAINAGE PLAN
33 MAZZEO DRIVE
ASSESSORS MAP 57 BLOCK B LOT 18..12A
RANDOLPH MASSACHUSETTS

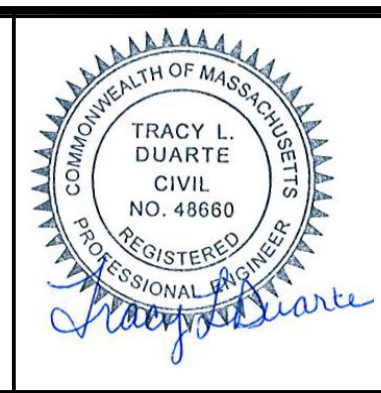


PROJ. No.: 2022-071
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C-5.0



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PREPARED FOR

SPLASH CARWASHES

472 WHEELERS FARMS RD, SUITE 304

MILFORD CONNECTICUT

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SITE PLANS

UTILITY PLAN

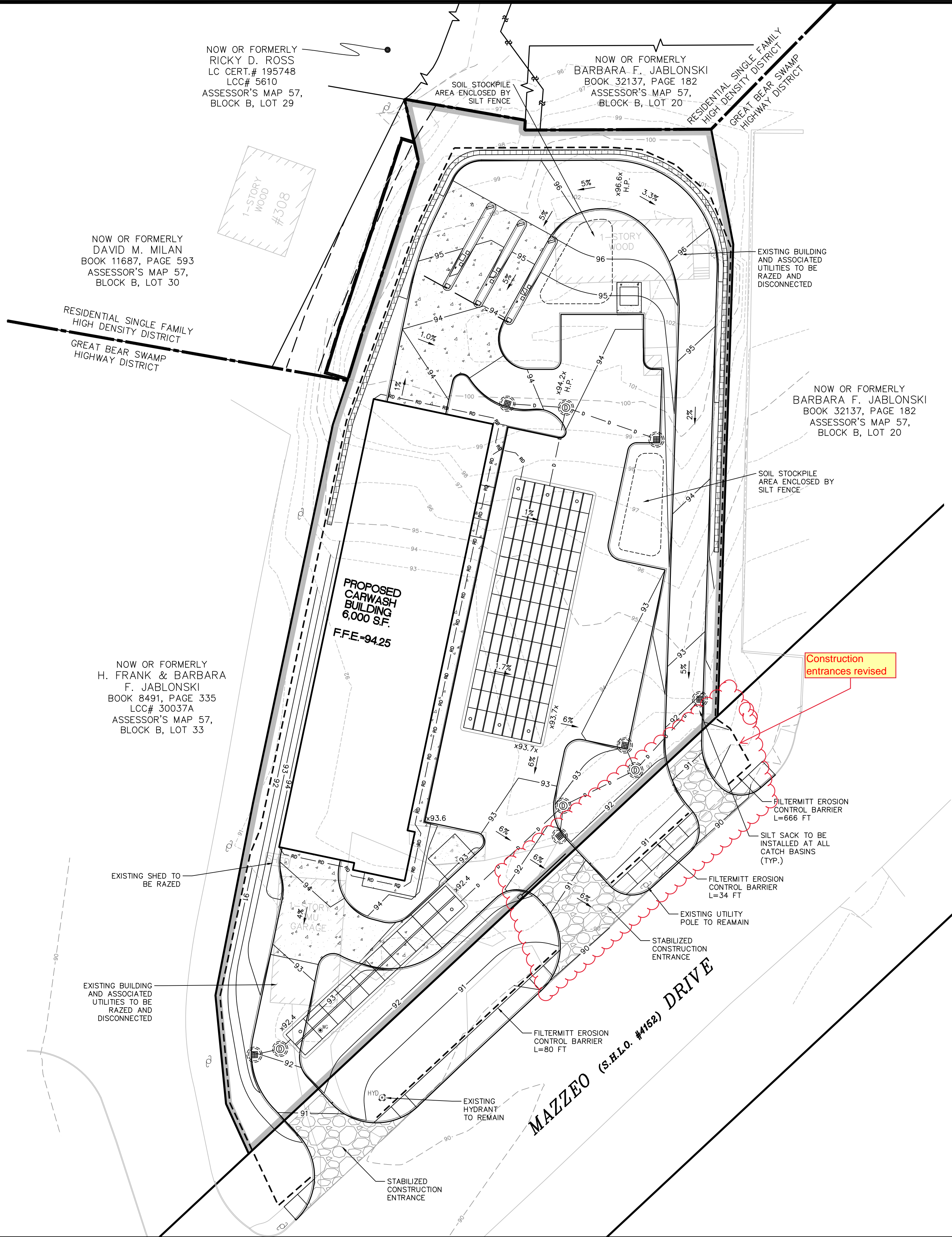
33 MAZZEO DRIVE

ASSESSORS MAP 57 BLOCK B LOT 18..12A

RANDOLPH MASSACHUSETTS

PROJ. No.: 2022-071
DATE: FEBRUARY 13, 2023
C-6.0

UCS: LMAN: CTB: MS VIEW:



EROSION CONTROL AND GOOD HOUSEKEEPING NOTES

- ALL EROSION AND SEDIMENTATION CONTROL DEVICES TO BE USED FOR THIS PROJECT SHALL BE INSTALLED AND MAINTAINED AS SPECIFIED ON THESE PLANS AND IN VOLUME TWO OF THE STATE OF MASSACHUSETTS STORM WATER MANAGEMENT MANUAL, BY THE CONTRACTOR, DURING ALL PHASES OF CONSTRUCTION UNTIL THE SITE IS SATISFACTORILY STABILIZED.
- PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL INSTALL ALL EROSION AND SEDIMENT CONTROL DEVICES AS SHOWN ON THE PLAN.
- THE CONTRACTOR IS RESPONSIBLE FOR THE TIMELY INSTALLATION, INSPECTION, MAINTENANCE, AND/OR REPLACEMENT OF ALL TEMPORARY AND PERMANENT EROSION CONTROL DEVICES TO ENSURE PROPER OPERATION THROUGHOUT THE LIFE OF THE PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF PERMANENT MEASURES UNTIL CONSTRUCTION OF THE PROJECT IS COMPLETED OR UNTIL IT IS ACCEPTED BY THE OWNER. THE OWNER IS RESPONSIBLE THEREAFTER.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CLEAN ROADS, CONTROL DUST, AND TAKE ALL NECESSARY MEASURES TO ENSURE THAT THE SITE AND ALL ROADS BE MAINTAINED IN A MUD AND DUST-FREE CONDITION AT ALL TIMES THROUGHOUT THE LIFE OF THE CONTRACT. DUST CONTROL SHALL INCLUDE, BUT IS NOT LIMITED TO, WATER, CALCIUM CHLORIDE, AND/OR CRUSHED STONE OR COARSE GRAVEL.
- ALL PROPOSED CONSTRUCTION EXITS SHALL BE CONSTRUCTED AS SHOWN ON THE PLANS AND DETAILS. ALL VEHICLE TRAFFIC ENTERING OR EXITING THE PROJECT SITE SHALL PASS OVER THE CONSTRUCTION EXITS TO REDUCE THE TRACKING OR FLOWING OF SEDIMENT ONTO THE SURROUNDING ROADWAYS.
- THE PROPOSED CONSTRUCTION EXITS SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO THE SURROUNDING ROADWAYS. THIS WILL REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR ADDITIONAL LENGTH AS CONDITIONS DEMAND AND REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO THE SURROUNDING ROADWAYS MUST BE REMOVED IMMEDIATELY.
- SILT SACKS HAVE BEEN PROPOSED IN ALL ON-SITE AND ADJACENT CATCH BASINS IN ORDER TO PREVENT SEDIMENT FROM ENTERING THE MUNICIPAL DRAINAGE SYSTEM PRIOR TO PERMANENT STABILIZATION OF THE DISTURBED SITE. ALL SILT SACKS SHOULD BE INSPECTED AFTER EVERY RAIN. STORM AND REPAIRS MADE AS NECESSARY. SEDIMENT SHOULD BE DISPOSED OF IN A SUITABLE AREA AND PROTECTED FROM EROSION BY EITHER STRUCTURAL OR VEGETATIVE MEANS. CATCH BASIN INLET PROTECTION SHOULD BE REMOVED AND THE AREA REPAIRED AS SOON AS THE CONTRIBUTING DRAINAGE AREA TO THE INLET HAS BEEN COMPLETELY STABILIZED.
- A SILT FENCE SHALL BE INSTALLED AROUND ANY SOIL STOCKPILE AREAS.
- INSPECTION OF PERIMETER SEDIMENT BARRIERS (INCLUDING THOSE ENCOMPASSING SOIL STOCKPILE AREAS) SHOULD BE MADE AFTER EACH STORM EVENT AND REPAIR OR REPLACEMENT SHOULD BE MADE PROMPTLY AS NEEDED. CLEAN OUT OF ACCUMULATED SEDIMENT BEHIND FILTERMITT IS NECESSARY IF SEDIMENT REACHES ONE-HALF OF THE ORIGINAL HEIGHT OF THE FILTERMITT.
- THE CONTRACTOR SHALL RESTORE DISTURBED AREAS AS CLOSELY AS POSSIBLE. AREAS DAMAGED DURING CONSTRUCTION SHALL BE RESEDED, RESEED, OR OTHERWISE RESTORED TO THEIR ORIGINAL STATE. TREES AND OTHER EXISTING VEGETATION SHALL BE RETAINED WHEREVER FEASIBLE.
- TEMPORARY VEGETATIVE COVER SHALL BE APPLIED TO ANY DISTURBED AREAS (INCLUDING SOIL STOCKPILE AREAS) THAT HAVE NOT YET REACHED FINISHED GRADE AS SOON AS POSSIBLE, BUT NOT MORE THAN FOURTEEN (14) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT AREA HAS TEMPORARILY CEASED, UNLESS THE ACTIVITY IS TO RESUME WITHIN TWENTY-ONE (21) DAYS. THE RECOMMENDED TEMPORARY SEEDING DATES ARE MARCH 1 TO JUNE 15 AND AUGUST 15 TO OCTOBER 1.

THIS TEMPORARY VEGETATIVE COVER SHALL MEET THE REQUIREMENTS OF SECTION M6.03.1 OF THE MASSACHUSETTS HIGHWAY DEPARTMENT STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGES.

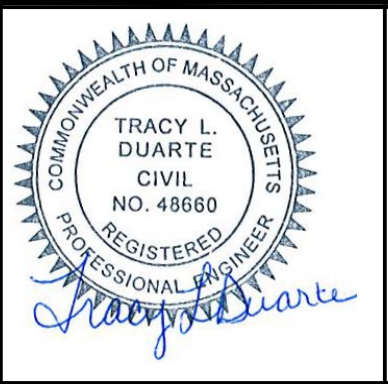
LIMESTONE SHALL CONSIST OF PULVERIZED LIMESTONE OBTAINED BY GRINDING EITHER CALCAREOUS OR DOLOMITIC LIMESTONE SO THAT 95% OF THE MATERIAL WILL PASS A NO. 20 SIEVE AND AT LEAST 50% WILL PASS A NO. 100 SIEVE. THE LIMESTONE SHALL HAVE A NEUTRALIZING VALUE SATISFACTORY TO THE ENGINEER, AND SHALL BE ONLY SUCH AS WILL BE MARKED IN ACCORDANCE WITH THOSE PROVISIONS OF GENERAL LAWS, AS AMENDED, WHICH RELATE TO COMMERCIAL FERTILIZERS.
- PERMANENT VEGETATIVE COVER SHALL BE APPLIED TO ALL DISTURBED AREAS THAT HAVE REACHED FINISHED GRADE AS SOON AS POSSIBLE, BUT NOT MORE THAN FOURTEEN (14) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT AREA HAS PERMANENTLY CEASED. THE RECOMMENDED PERMANENT SEEDING DATES ARE APRIL 1 TO JUNE 15 AND AUGUST 15 TO OCTOBER 1.

THE SEED MIXTURE USED FOR PERMANENT VEGETATIVE COVER OUTSIDE OF IMPERVIOUS OR LANDSCAPED AREAS SHALL RECEIVE THE SEED MIXTURE SPECIFIED IN SECTION M6.03.0 OF THE MASSACHUSETTS HIGHWAY DEPARTMENT STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGES. IF SOD IS TO BE USED IN SUCH AREAS, IT SHALL MEET THE REQUIREMENTS OF SECTION M6.05.0 OF THE MASSACHUSETTS HIGHWAY DEPARTMENT STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGES.
- AREAS WHICH HAVE BEEN TEMPORARILY OR PERMANENTLY SEEDING SHOULD BE MULCHED IMMEDIATELY FOLLOWING SEEDING IN ADDITION TO AREAS WHICH CANNOT BE SEEDING WITHIN THE RECOMMENDED SEEDING DATES AND ANY SOIL STOCKPILE AREAS. TEMPORARY MULCHING SHOULD BE PERFORMED AS SOON AS POSSIBLE, BUT NOT MORE THAN FOURTEEN (14) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT AREA HAS TEMPORARILY CEASED UNLESS THE ACTIVITY IS TO RESUME WITHIN TWENTY-ONE (21) DAYS.
- STRAW OR HAY MULCH, WOOD FIBER MULCH, AND HYDROMULCH ARE RECOMMENDED. THE MATERIALS USED IN MULCHING SHALL CONFORM TO THE REQUIREMENTS LISTED IN SECTION M6.04.0 OF THE MASSACHUSETTS HIGHWAY DEPARTMENT STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGES. ALL MULCHES MUST BE INSPECTED PERIODICALLY, IN PARTICULAR AFTER RAINSTORMS, TO CHECK FOR HILL EROSION. WHERE EROSION IS OBSERVED, ADDITIONAL MULCH MUST BE APPLIED. IF NETTING IS USED, THE NET SHOULD BE INSPECTED AFTER RAINSTORMS FOR DISLOCATION OR FAILURE. IF WASHOUTS OR BREAKAGE OCCUR, THE NET MUST BE REINSTALLED AS NECESSARY AFTER REPAIRING DAMAGE TO SLOPE. INSPECTIONS SHOULD TAKE PLACE UNTIL GRASSES ARE FIRMLY ESTABLISHED. GRASS IS CONSIDERED TO BE FIRMLY ESTABLISHED AT A MINIMUM HEIGHT OF THREE (3) INCHES.
- IF SEEDING CANNOT BE COMPLETED IMMEDIATELY OR WITHIN THE RECOMMENDED SEEDING DATES, USE THE TEMPORARY MULCHING MEASURE TO PROTECT THE SITE AND DELAY SEEDING UNTIL THE NEXT RECOMMENDED SEEDING PERIOD.
- WASTE DISPOSAL: MATERIALS WHICH COULD BE A POTENTIAL SOURCE OF STORM WATER POLLUTION SUCH AS GASOLINE, DIESEL FUEL, HYDRAULIC OIL ETC., SHALL BE STORED AT THE END OF EACH DAY IN A STORAGE TRAILER OR COVERED LOCATION AND TAKEN OFF-SITE AND PROPERLY DISPOSED OF. ALL TYPES OF WASTE GENERATED AT THIS SITE SHALL BE DISPOSED OF IN A MANNER CONSISTENT WITH STATE LAW AND/OR REGULATIONS.
- GOOD HOUSEKEEPING: THE PROJECT SITE SHALL PROVIDE FOR THE MINIMIZATION OF EXPOSURE OF CONSTRUCTION DEBRIS (INCLUDING, BUT NOT LIMITED TO, INSULATION, WIRING, PAINTS AND PAINT CANS, SOLVENTS, WALL BOARD, ETC.) TO PRECIPITATION BY MEANS OF DISPOSAL AND/OR PROPER SHELTER OR COVER.
- IN ADDITION, CONSTRUCTION WASTE MUST BE PROPERLY DISPOSED OF IN ORDER TO AVOID EXPOSURE TO PRECIPITATION AT THE END OF EACH WORKING DAY.
- NO DUST WILL BE ALLOWED ON OR OFF WORK SITE. CONTRACTOR MUST CONDUCT CONTINUOUS EFFORT TO CONTROL DUST. LACK OF DUST CONTROL COULD CAUSE THE PROJECT TO BE STOPPED UNTIL ISSUES ARE RESOLVED.



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SPLASH CARWASHES

472 WHEELERS FARMS RD, SUITE 304

MILFORD CONNECTICUT

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GRAPHIC SCALE

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SITE PLANS

EROSION CONTROL & DEMOLITION PLAN

33 MAZZEO DRIVE

ASSESSORS MAP 57 BLOCK B LOT 18..12A

RANDOLPH MASSACHUSETTS

PROJ. No.: 2022-071

DATE: FEBRUARY 13, 2023

C-7.0

OBSERVATION HOLE DATA

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

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

WATER WEeping OBSERVED 0 N/A WATER STANDING OBSERVED 0 N/A

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

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

WATER WEeping OBSERVED 0 N/A WATER STANDING OBSERVED 0 N/A

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

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

WATER WEeping OBSERVED 0 N/A WATER STANDING OBSERVED 0 N/A

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

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

WATER WEeping OBSERVED 0 N/A WATER STANDING OBSERVED 0 N/A

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

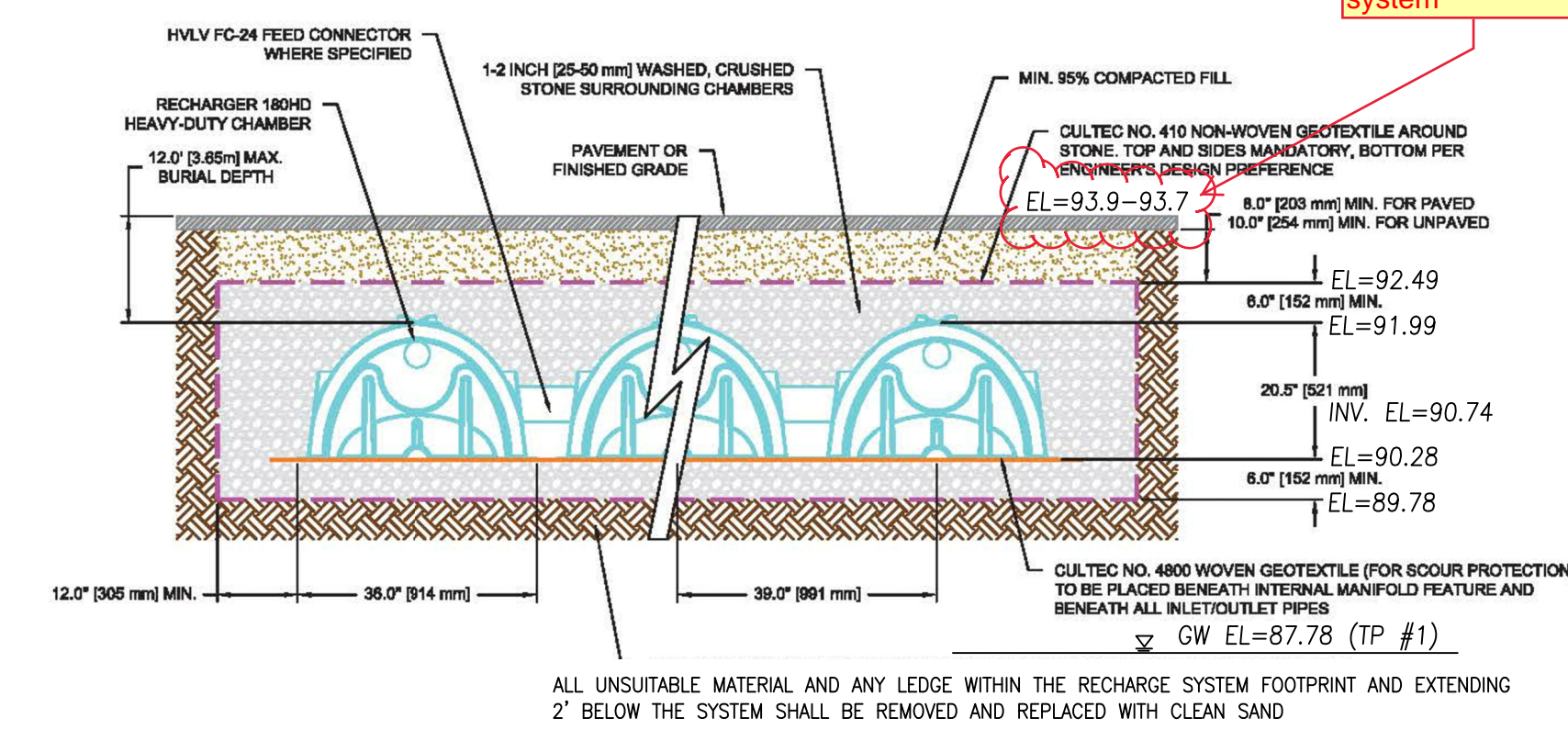
ELEV.	SOIL DEPTH	SOIL HORZ.	SOIL TEXTURE	SOIL COLOR	SOIL MOTTLING	OTHER
89.78	0"-10"	FILL				PAVEMENT
89.31	10"-16"	A	LOAMY SAND	10YR 3/2		
88.34	16"-32"	B	LOAMY SAND	10YR 5/6		
84.28	32"-76"	C	SAND	2.5Y 7/2	58°	TIGHT, 10% BOULDERS & COBBLES

WATER WEeping OBSERVED 0 N/A WATER STANDING OBSERVED 0 N/A

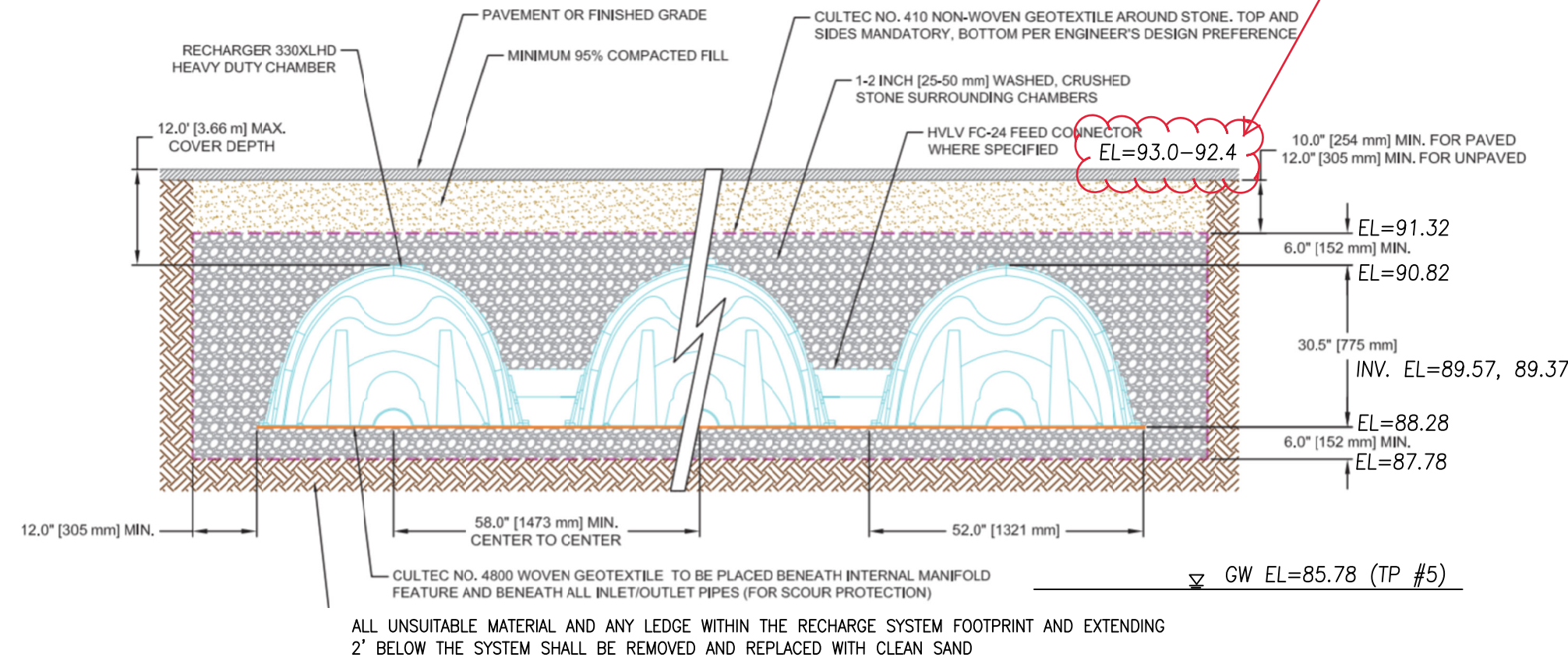
TEST PIT 6 GRD. EL. 91.46 TEST BY: JUSTIN WILLIAMS, E.I.T.
GW. EL. N/A WITNESSED BY:
DATE: 12/7/2021 MOTTUNG. EL. N/A CERTIFIED BY:

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

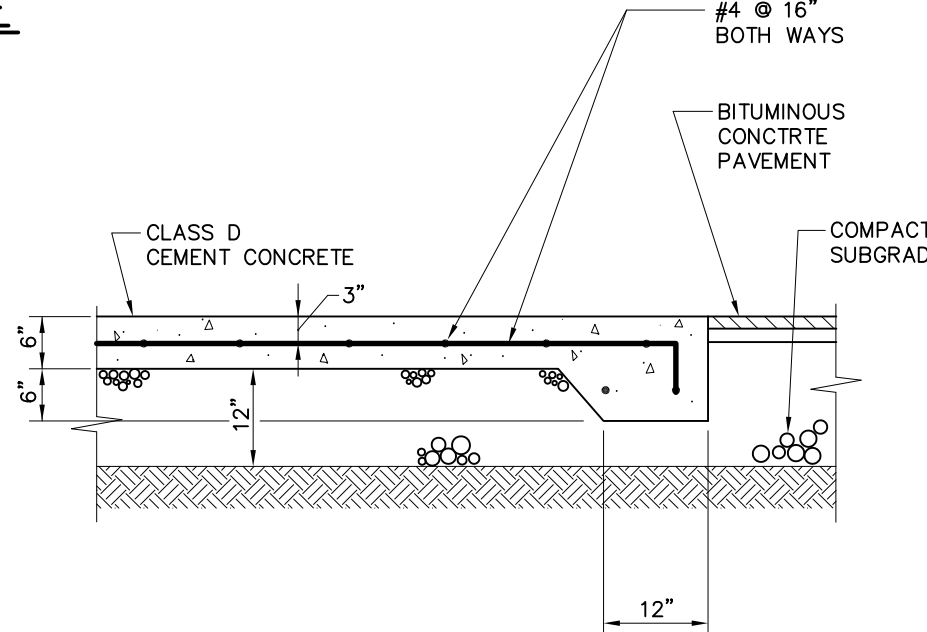
WATER WEeping OBSERVED 0 N/A WATER STANDING OBSERVED 0 N/A



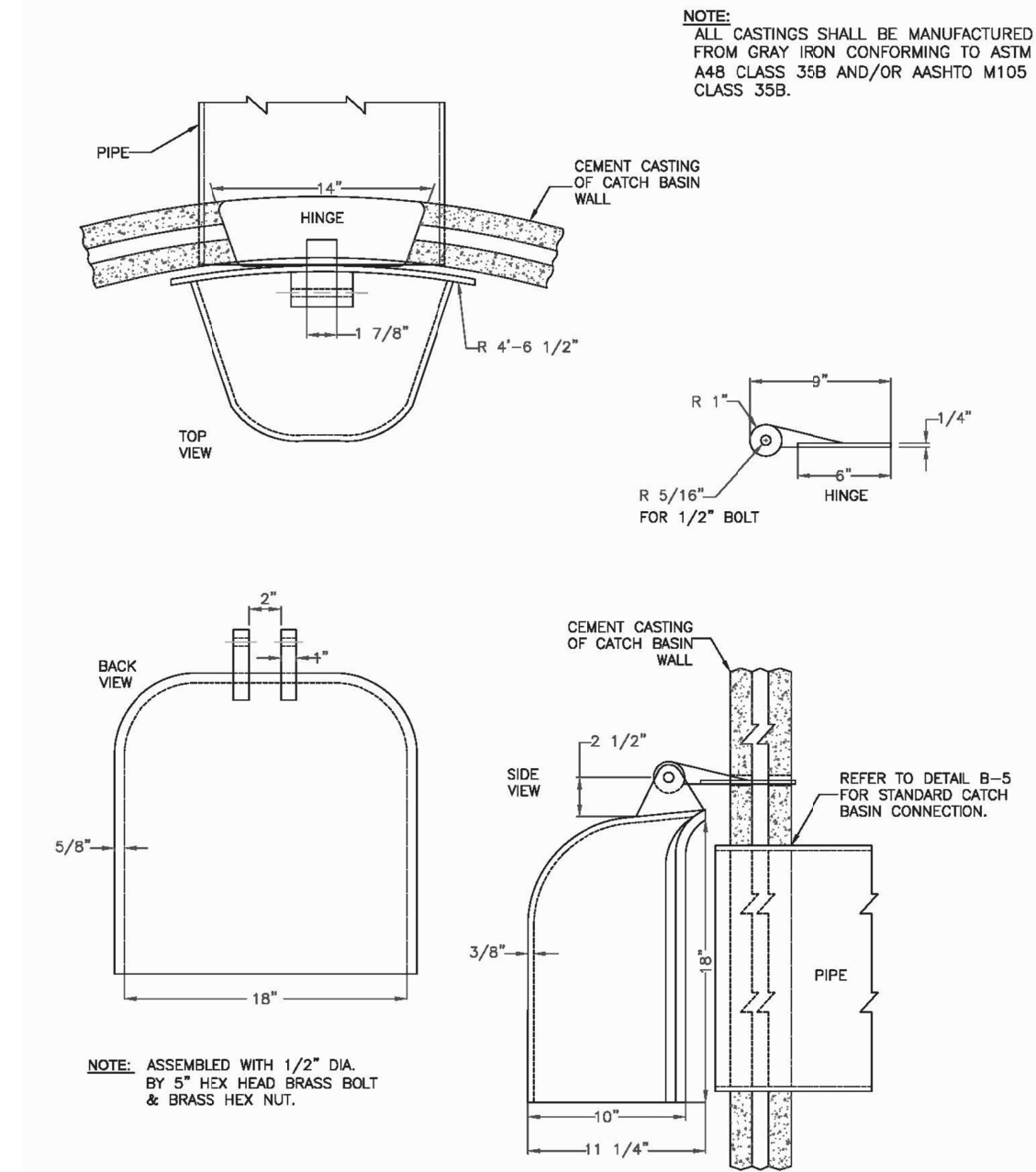
CULTEC 180HD SUBSURFACE RECHARGE CHAMBERS – SYSTEM 1
NOT TO SCALE



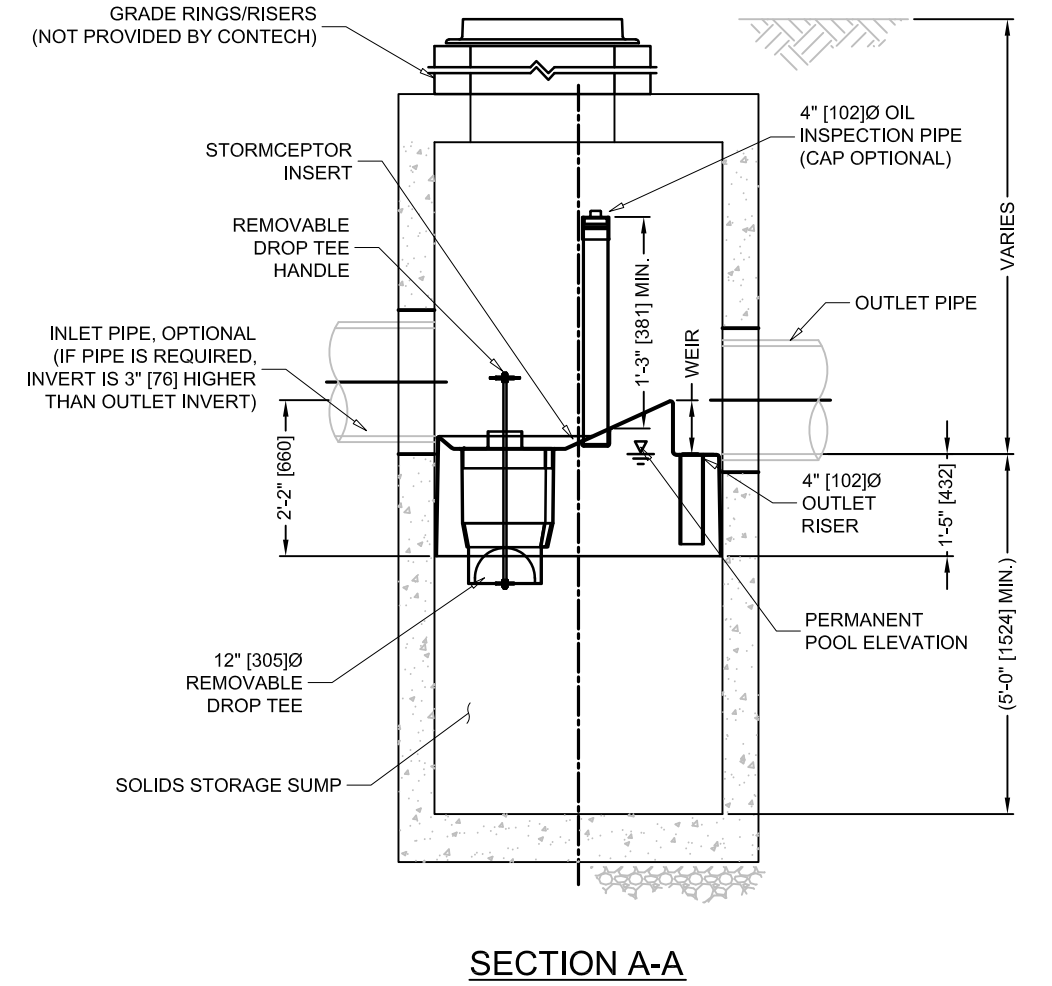
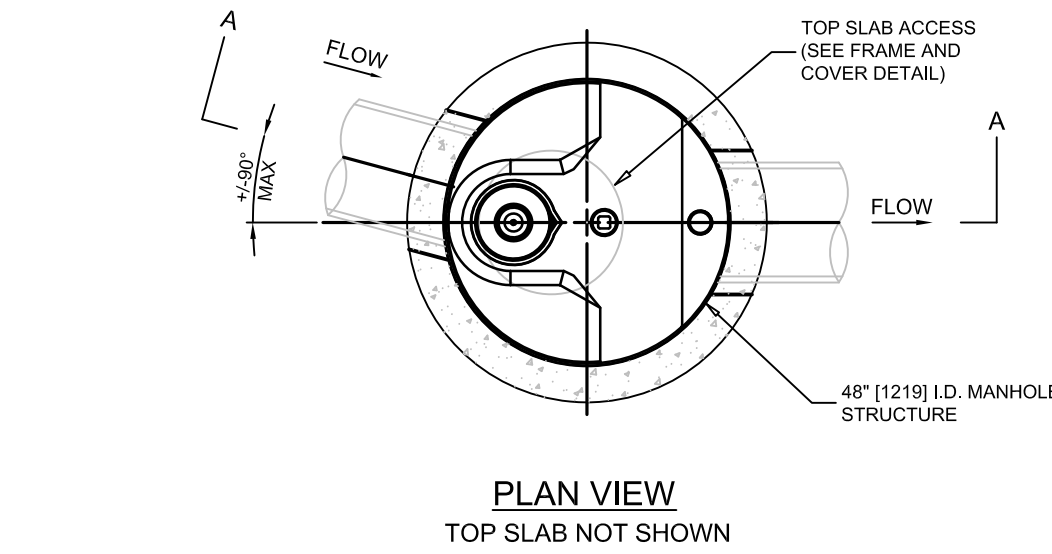
CULTEC 330XLHD SUBSURFACE RECHARGE CHAMBERS – SYSTEM 2
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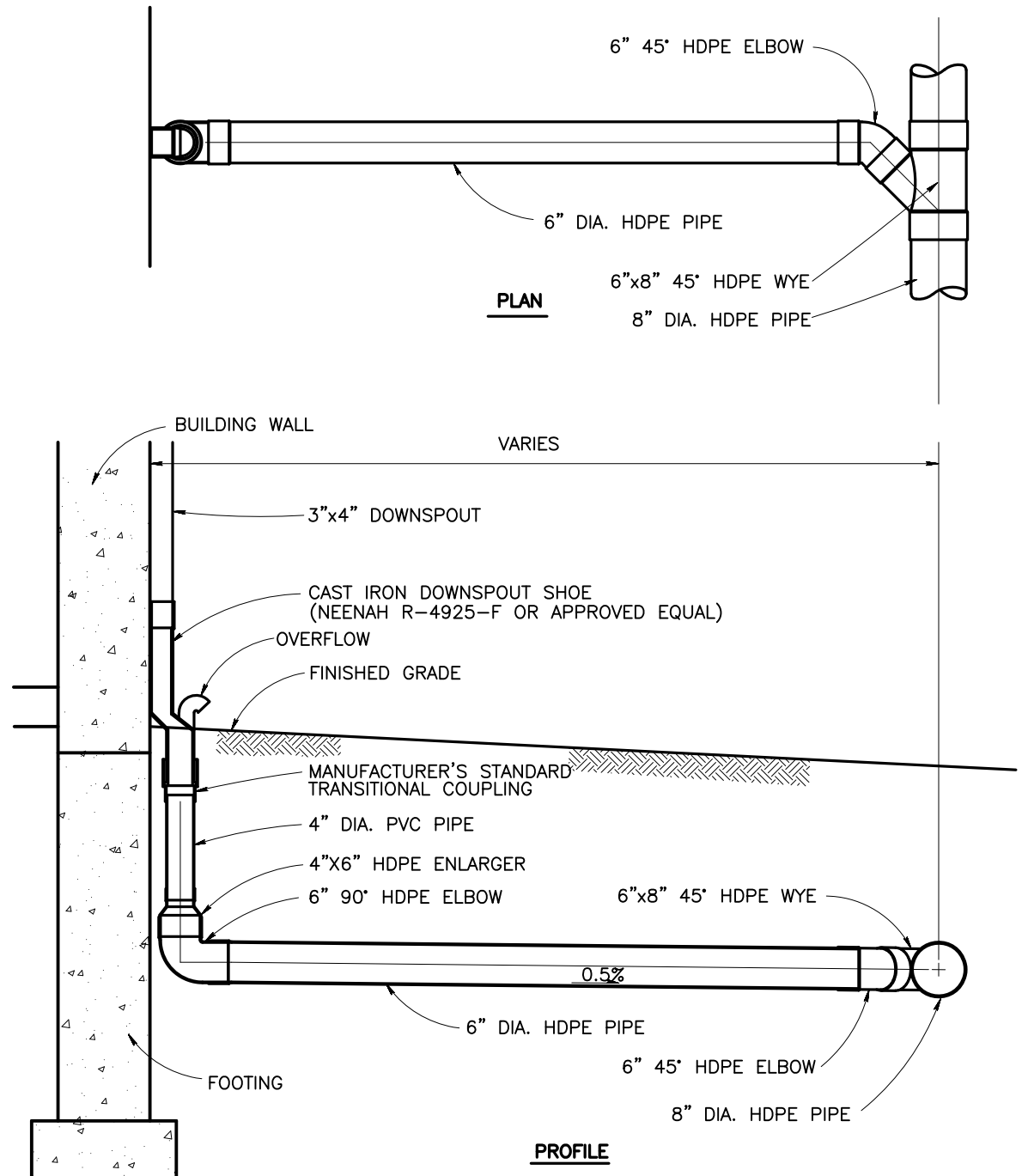
DUMPSTER PAD
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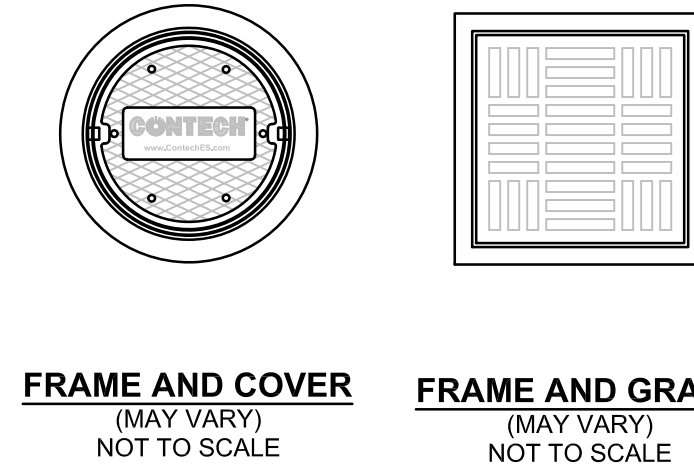
CATCH BASIN HOOD
NOT TO SCALE



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



ROOF DRAIN DETAIL
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 ENGINEER.
 3. SOLUTIONS LLC REPRESENTATIVE: www.conteches.com
 4. STORMCEPTOR WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
 5. STORMCEPTOR STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 2' [610], AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.
 6. STORMCEPTOR STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C478 AND AASHTO LOAD FACTOR DESIGN METHOD.
 7. ALTERNATE UNITS ARE SHOWN IN MILLIMETERS [mm].
- 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 STORMCEPTOR MANHOLE STRUCTURE.
 - C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
 - D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPE(S). MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
 - 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.



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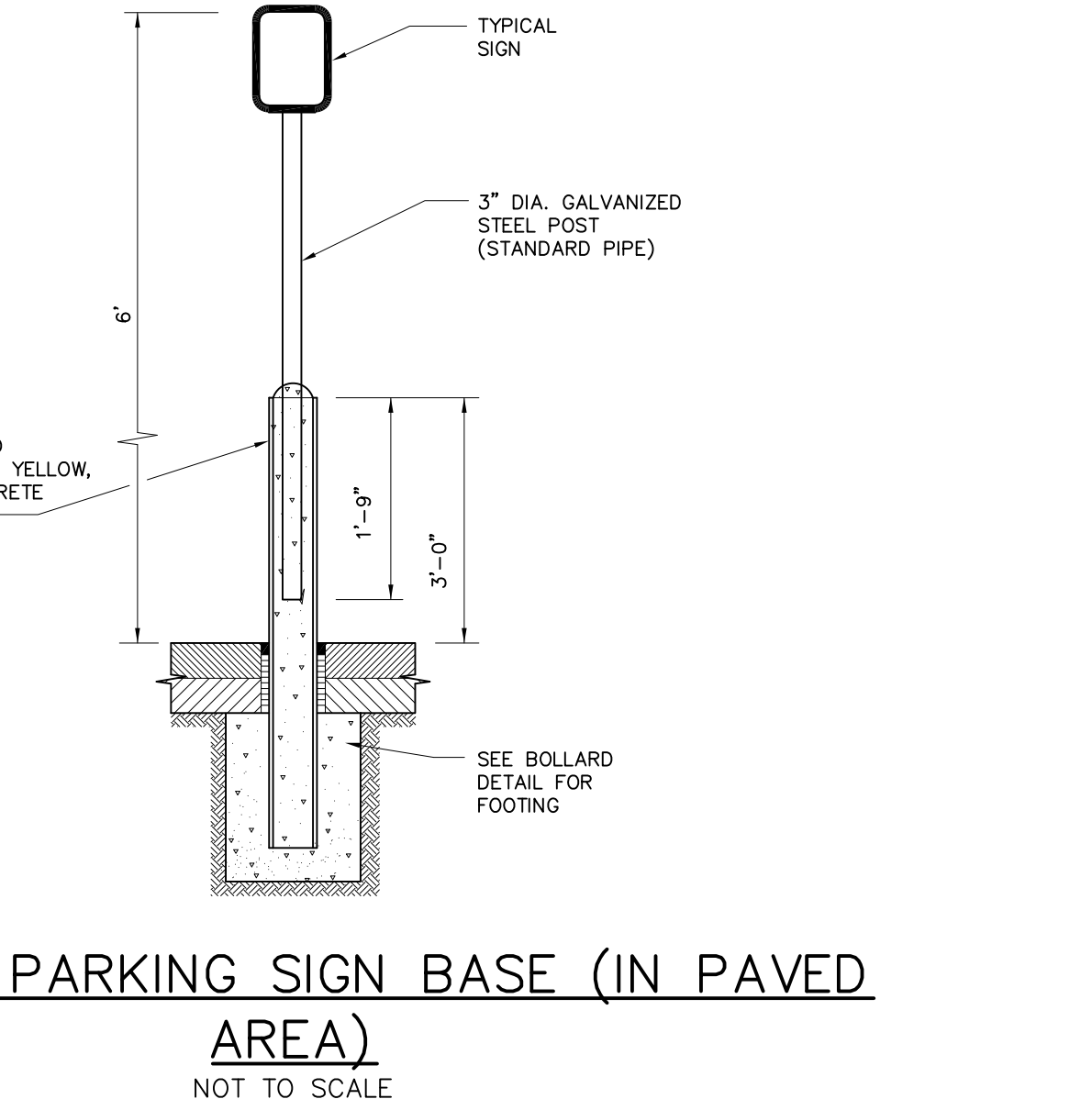
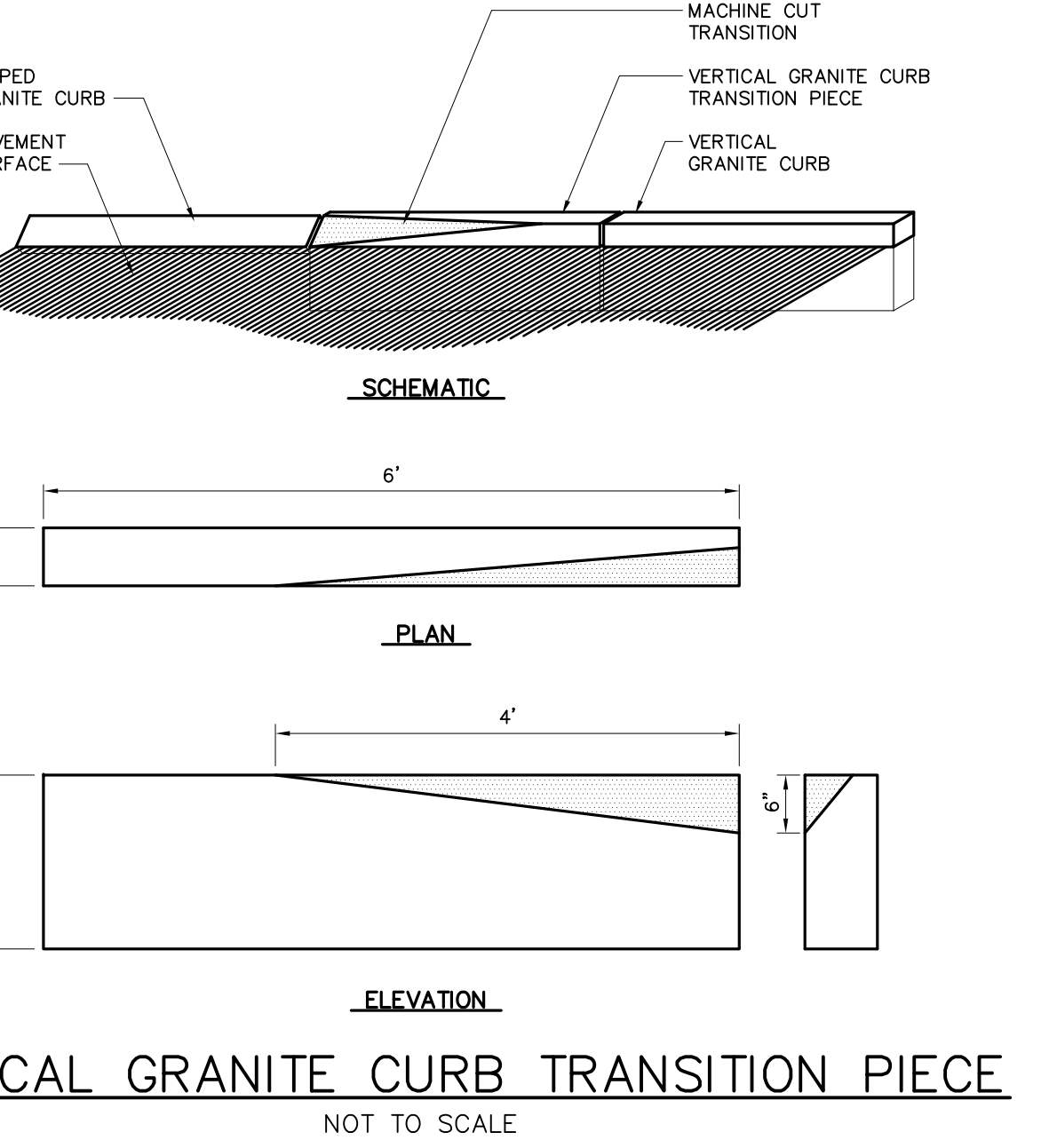
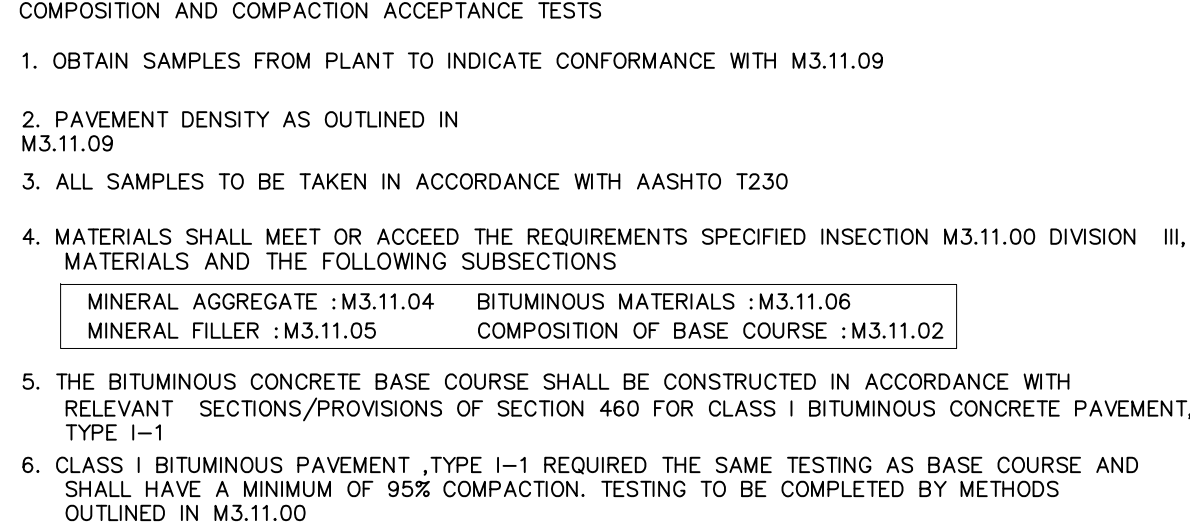
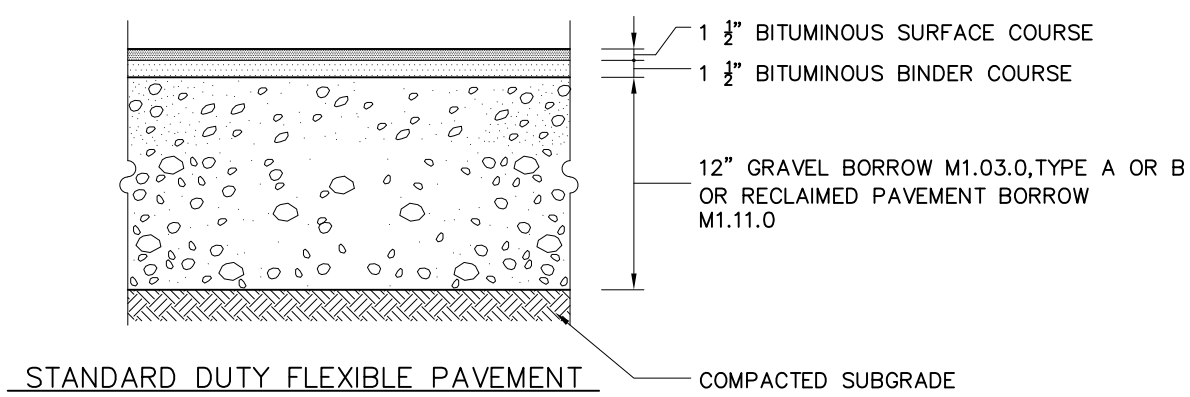
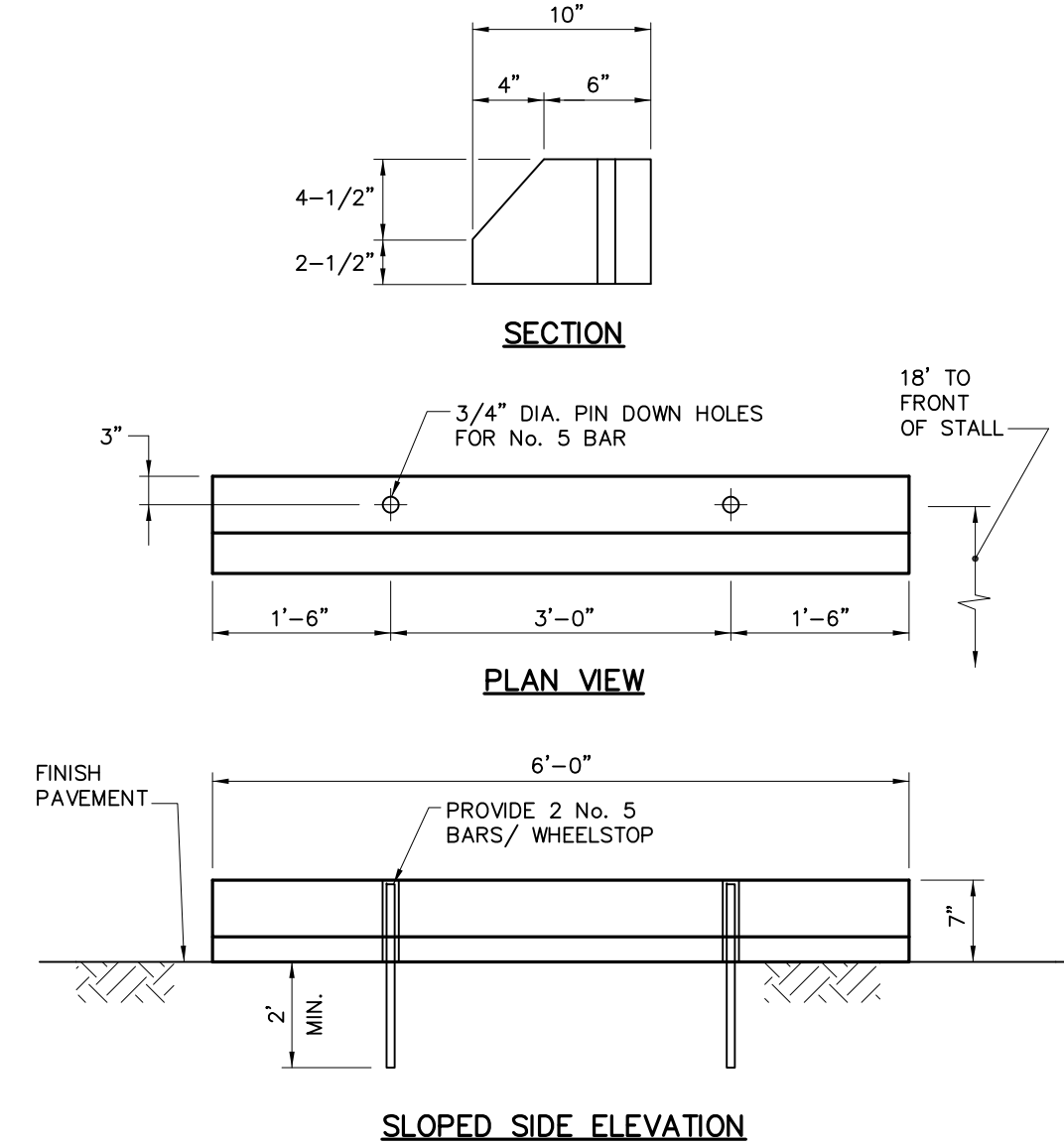
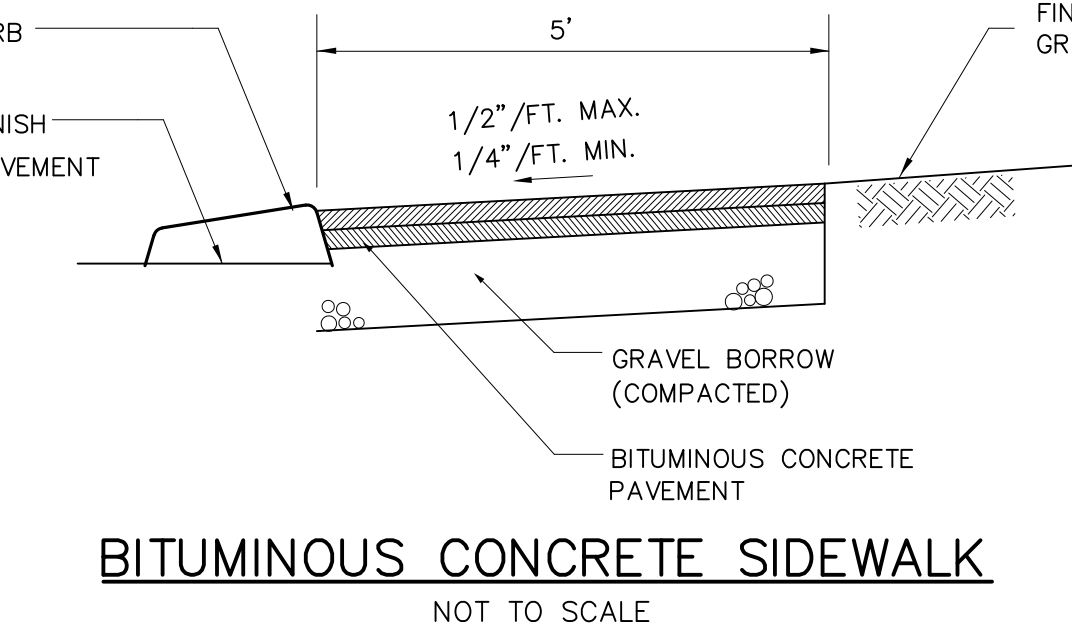
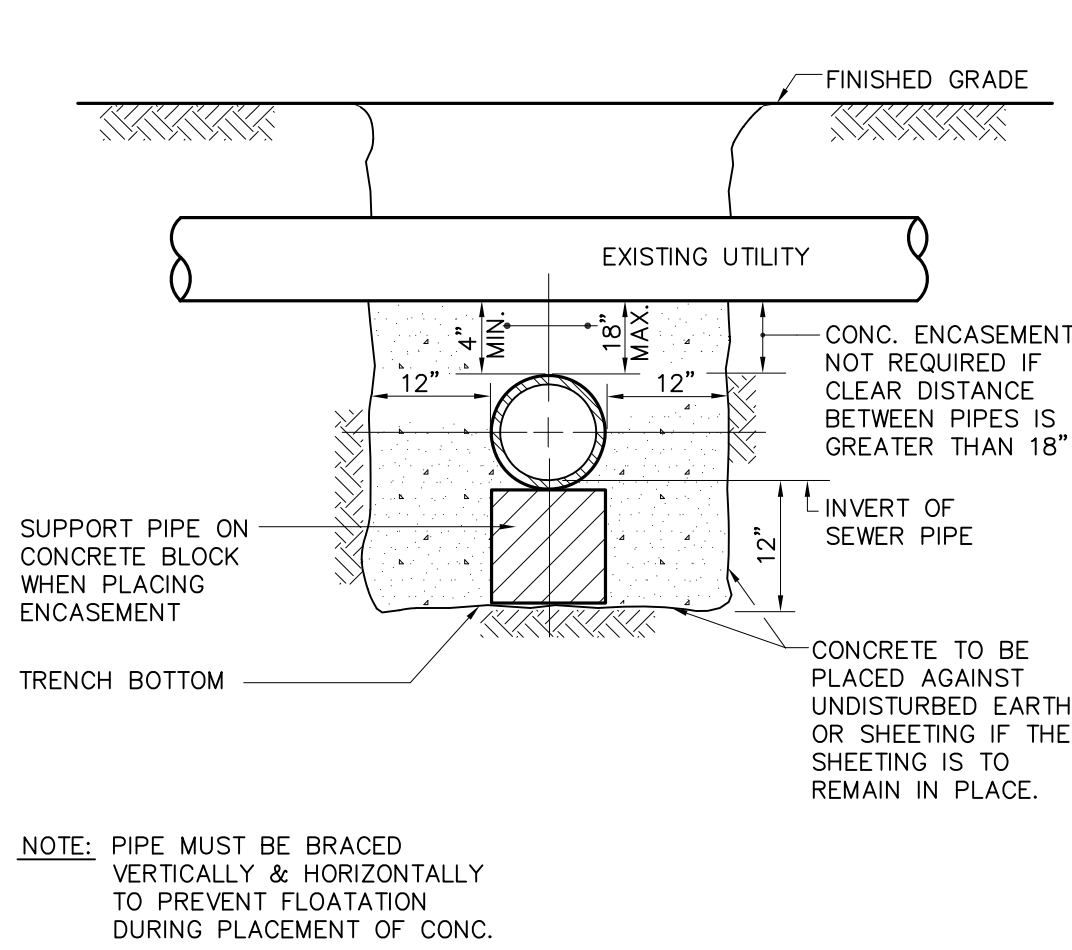
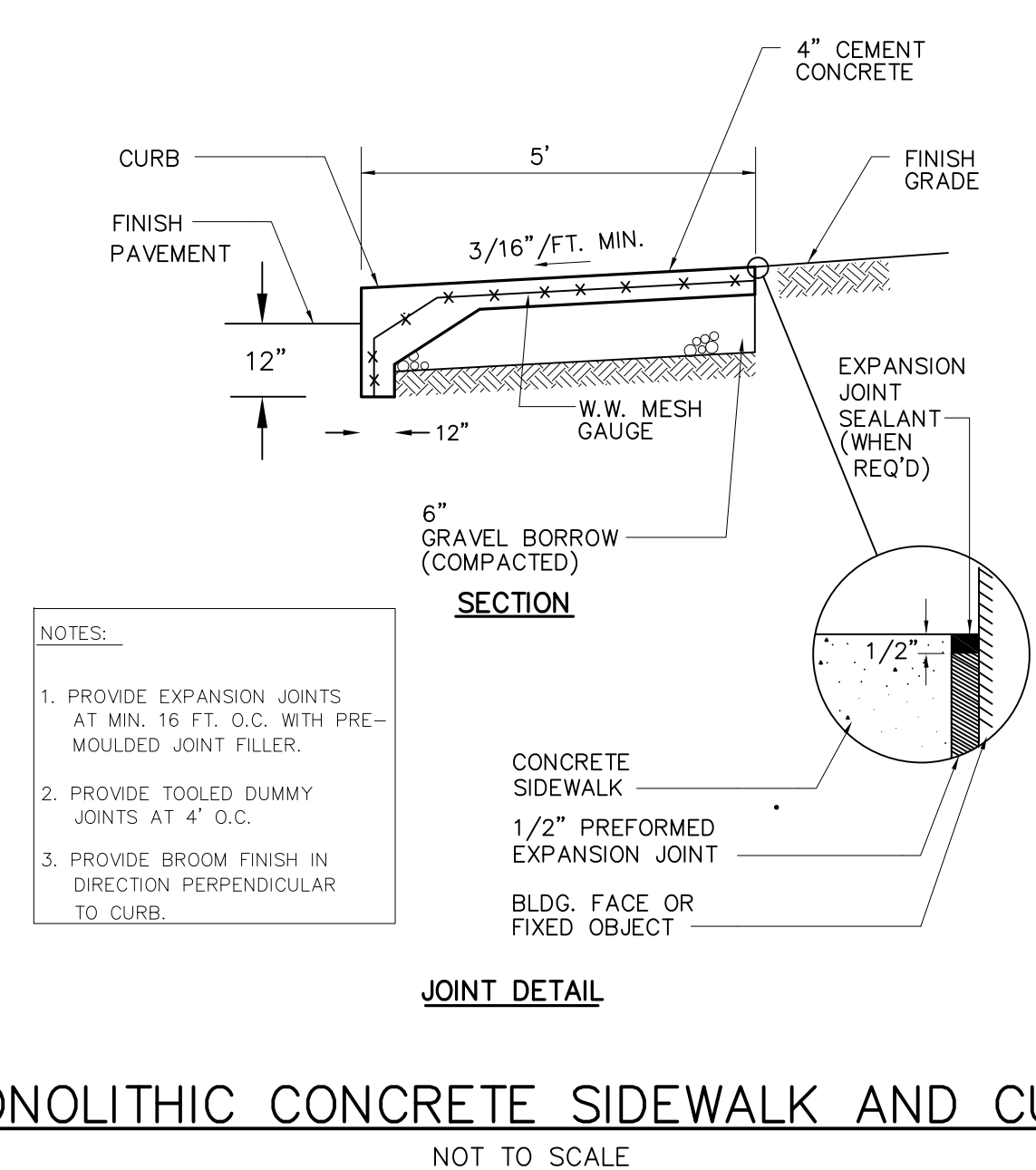
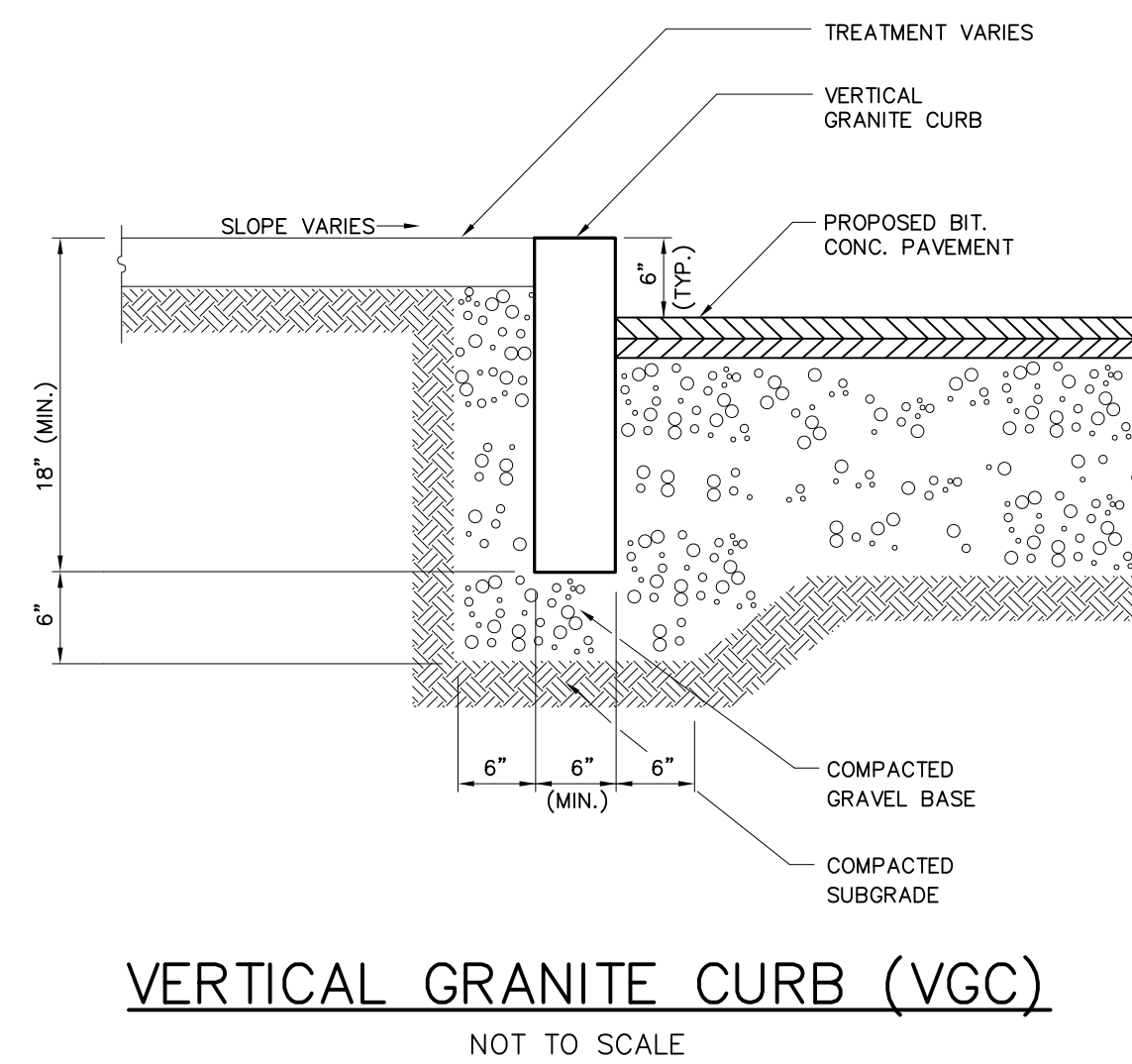
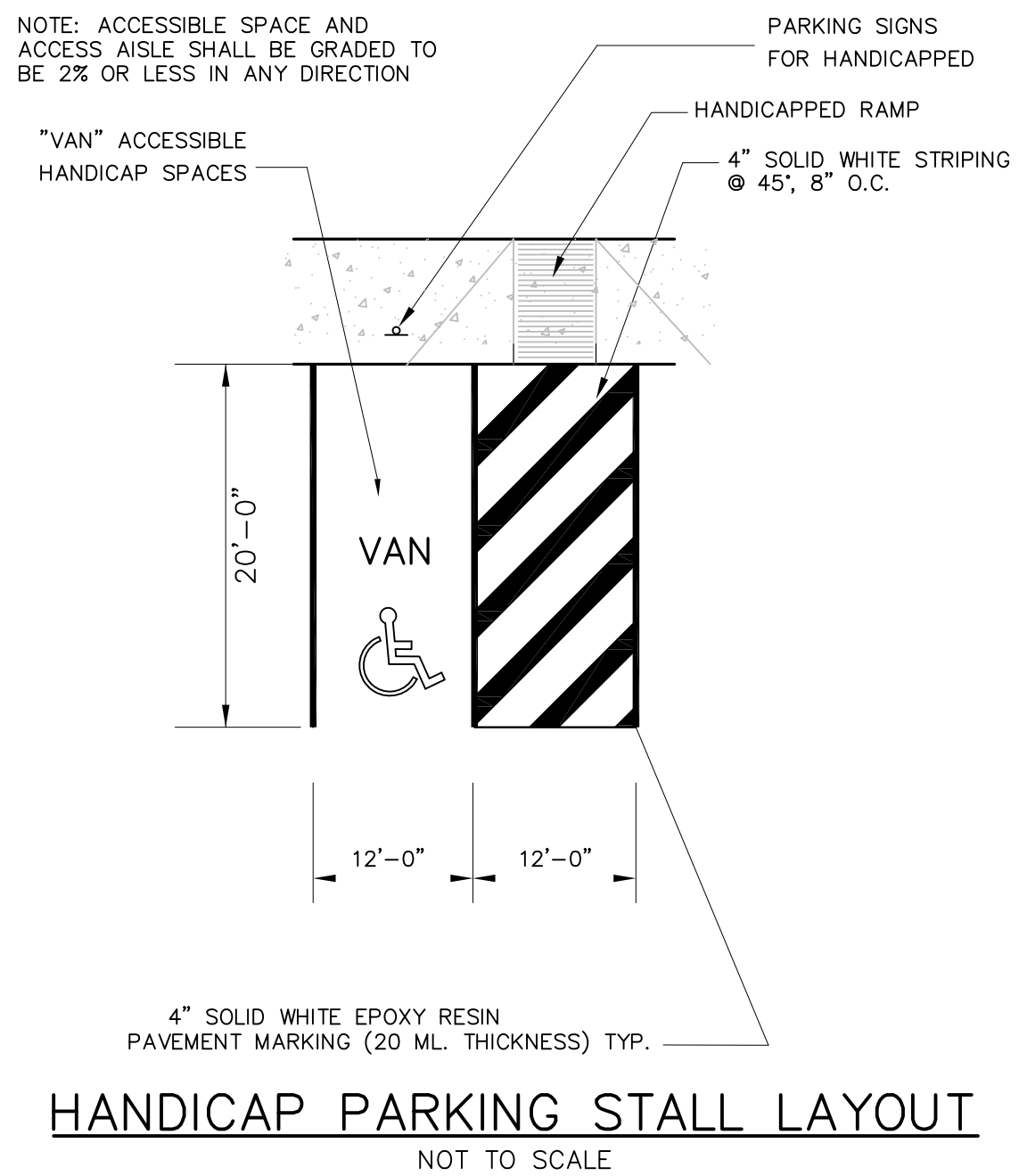
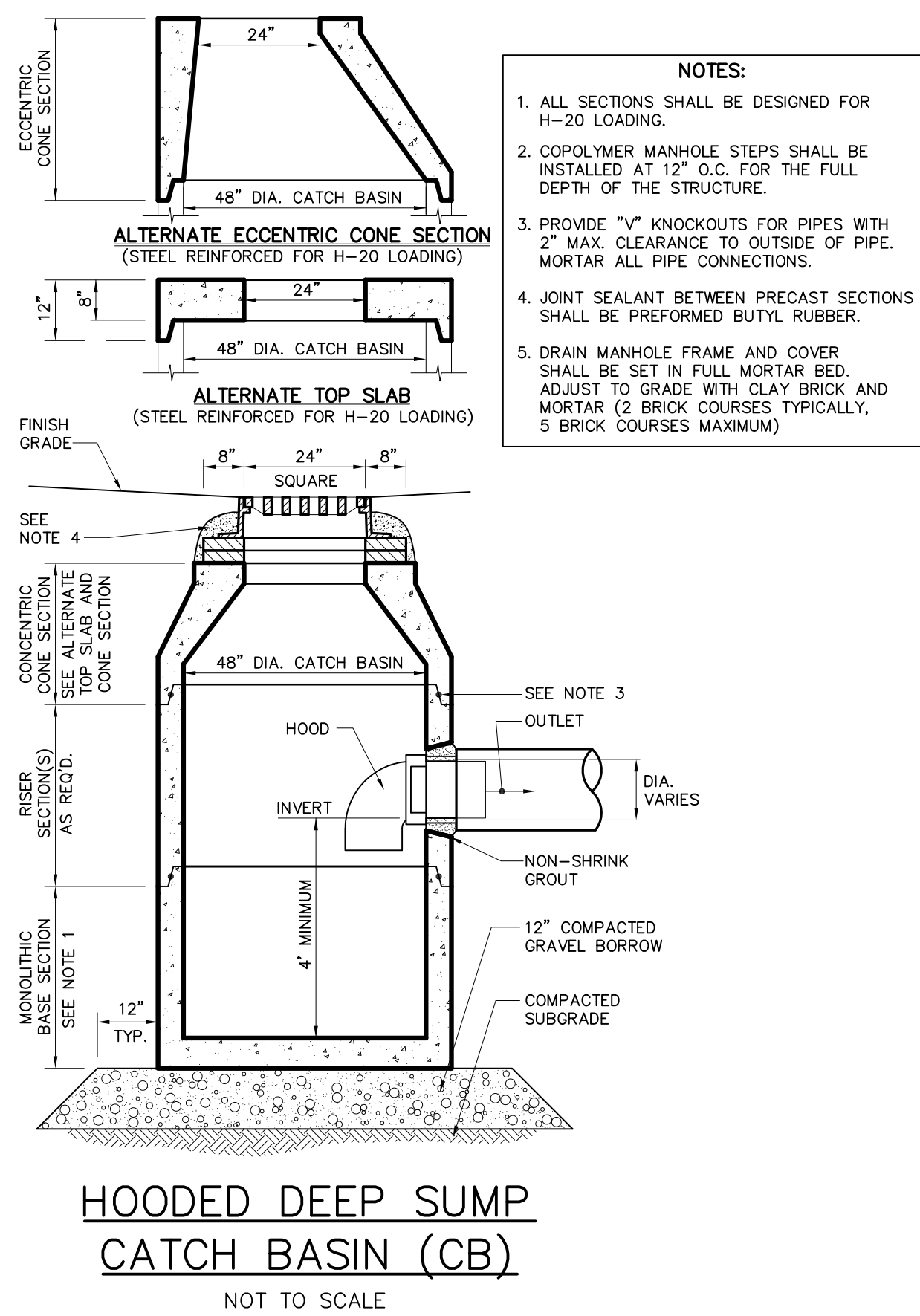
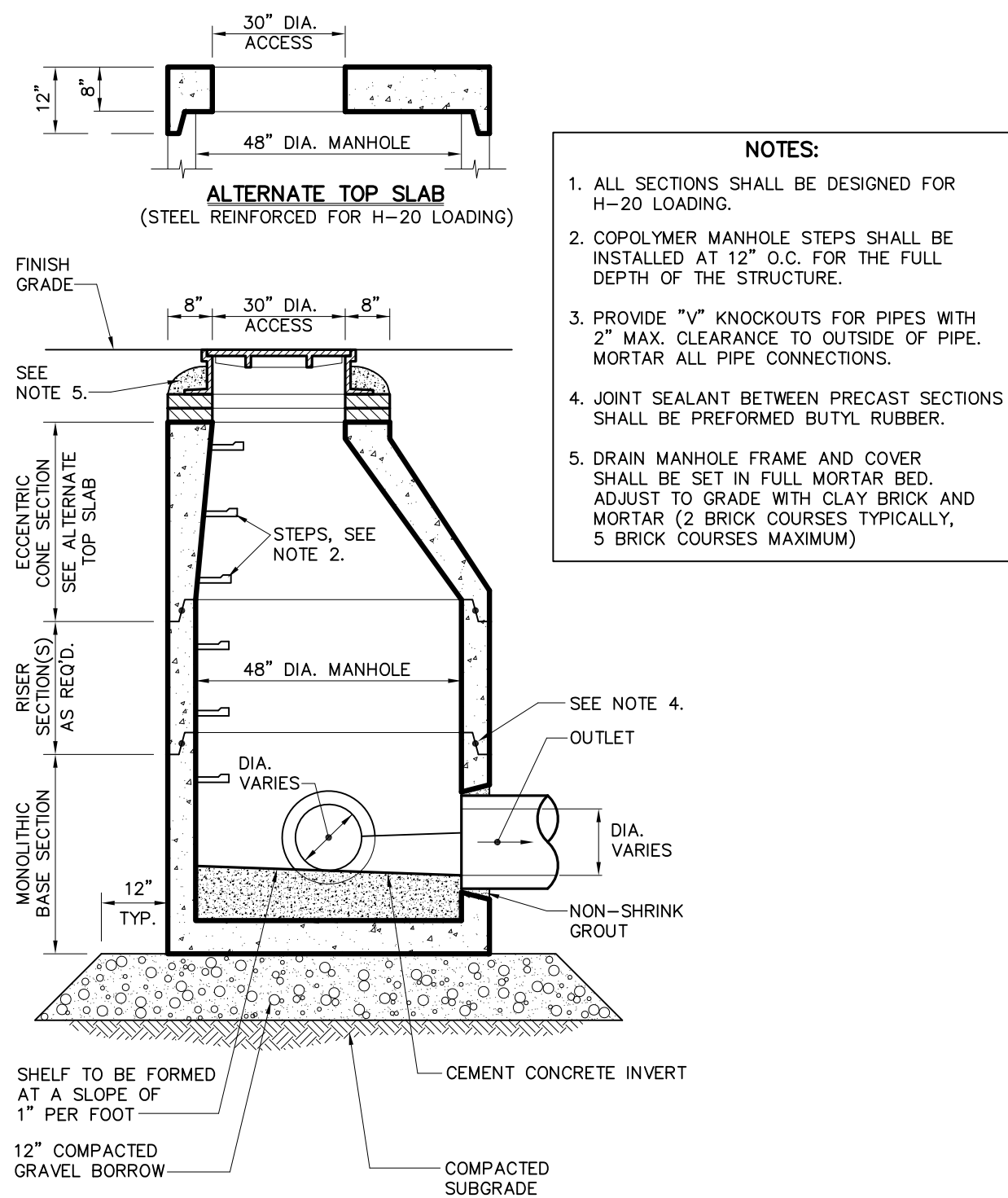
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SITE PLANS
DETAILS
33 MAZZEO DRIVE
ASSESSORS MAP 57 BLOCK B LOT 18..12A
RANDOLPH MASSACHUSETTS

PROJ. No.: 2022-071
DATE: FEBRUARY 13, 2023

C-8.0



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

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



PREPARED FOR
SPLASH CARWASHES
472 WHEELERS FARMS RD, SUITE 304
MILFORD CONNECTICUT

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

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

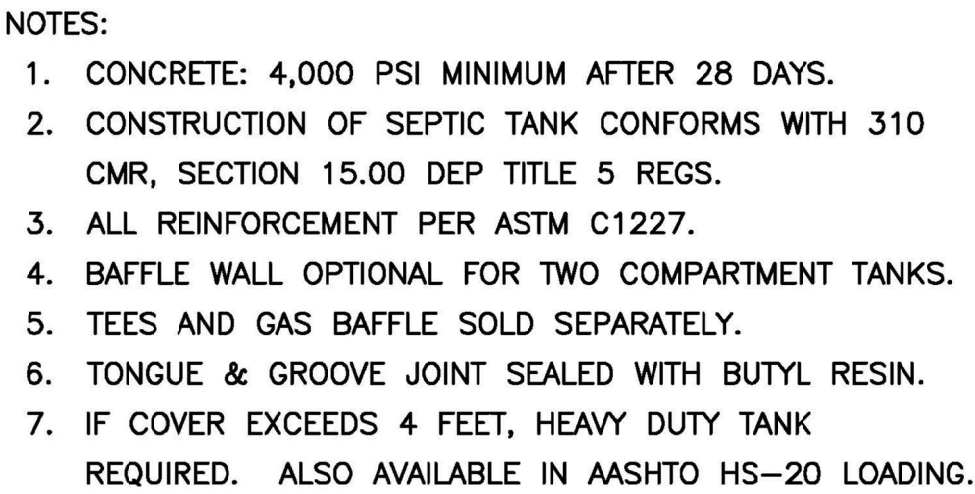
SITE PLANS
DETAILS
33 MAZZEO DRIVE
ASSESSORS MAP 57 BLOCK B LOT 18..12A
RANDOLPH MASSACHUSETTS


PROJ. No.: 2022-071
DATE: FEBRUARY 13, 2023
C-8.1





C-8.2



SHEA PRODUCT ID: SEE TABLE		PREPARED FOR:		FILE NAME: tk2000.dwg			
WEIGHT (LBS): SEE TABLE		DRAWN BY: ARO		DATE: 06/01/18			PAGE: B1.5
773 Salem Street—Wilmington, MA 153 Cranberry Hwy—Rochester, MA 87 Haverhill Road—Amesbury, MA 160 Old Turnpike Rd—Nottingham, NH							

Specifications subject to change without notice



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


SEAL



PREPARED FOR
SPLASH CARWASHES
472 WHEELERS FARMS RD, SUITE 304

MILFORD

CONNECTICUT

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	GRAPHIC SCALE

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SITE PLANS

DETAILS LAZZEO DRIVE

ASSESSORS MAP 57 BLOCK B LOT 18..12A

RANDOLPH

MASSACHUSETTS

PROJ. No.: 2022-071
DATE: FEBRUARY 13, 2023

C-8.3

ELECTRICAL SPECIFICATIONS				
MAIN POWER	230-240VAC	460VAC	575VAC	
	5HP/3PHASE 17.5AMPS	5HP/3PHASE 7.5AMPS	5HP/3PHASE 6.1AMPS	
CONTROL POWER	115-120VAC 20 AMPS			
CONTROL SIGNAL	24V AC or DC/120VAC			CONTROL SIGNAL FROM CARWASH CONTROLLER
LOW LEVEL	24VDC/2WIRE			LOW WATER LEVEL SENSOR LOCATED IN SUCTION TANK

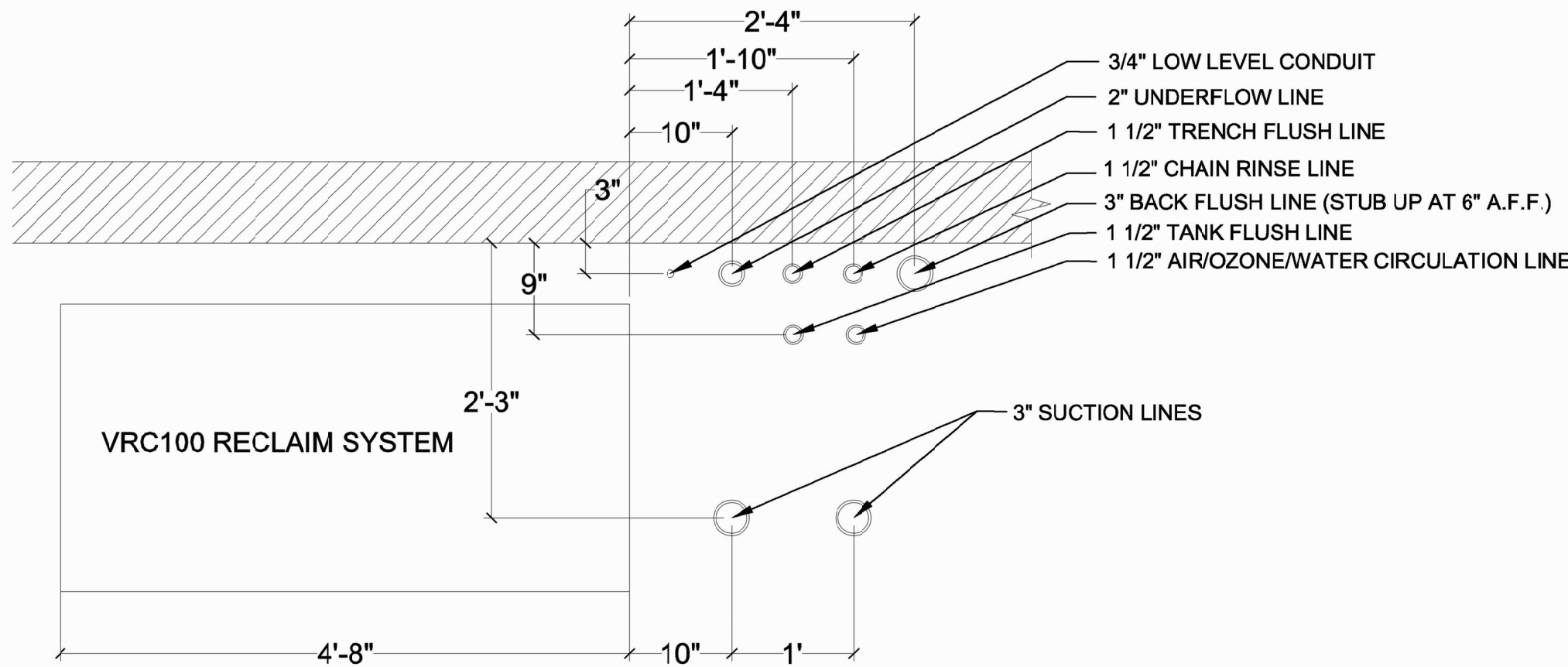
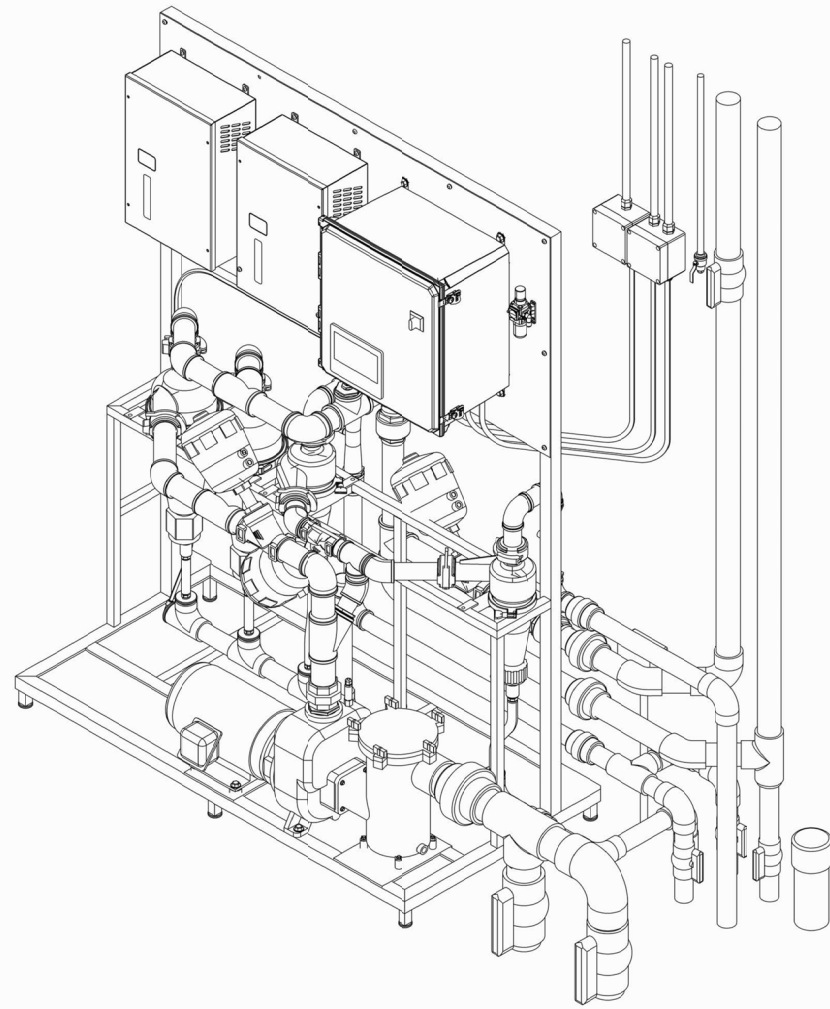
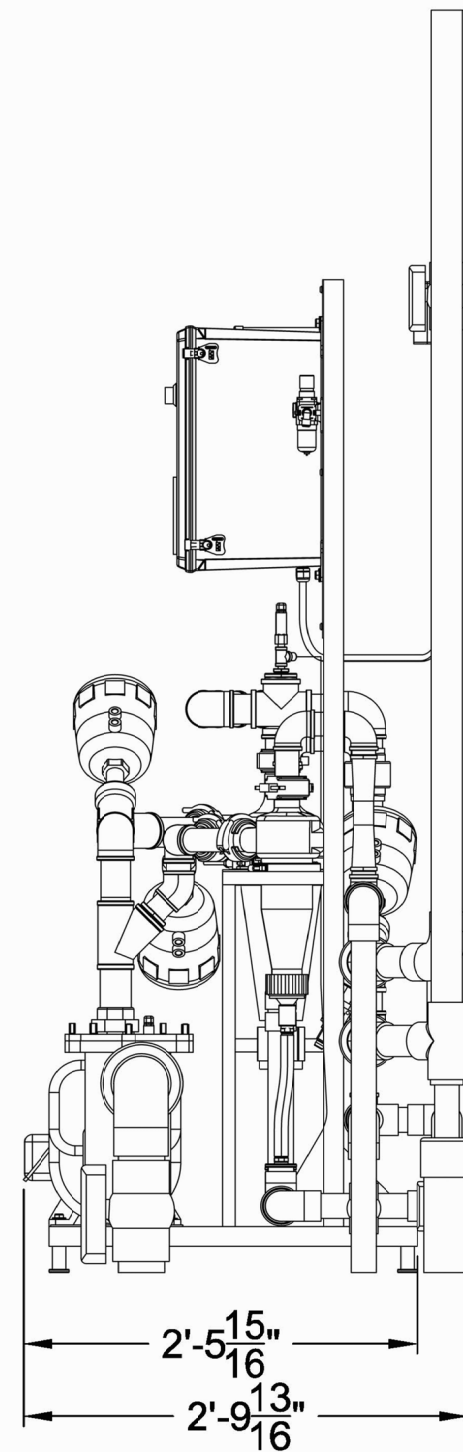
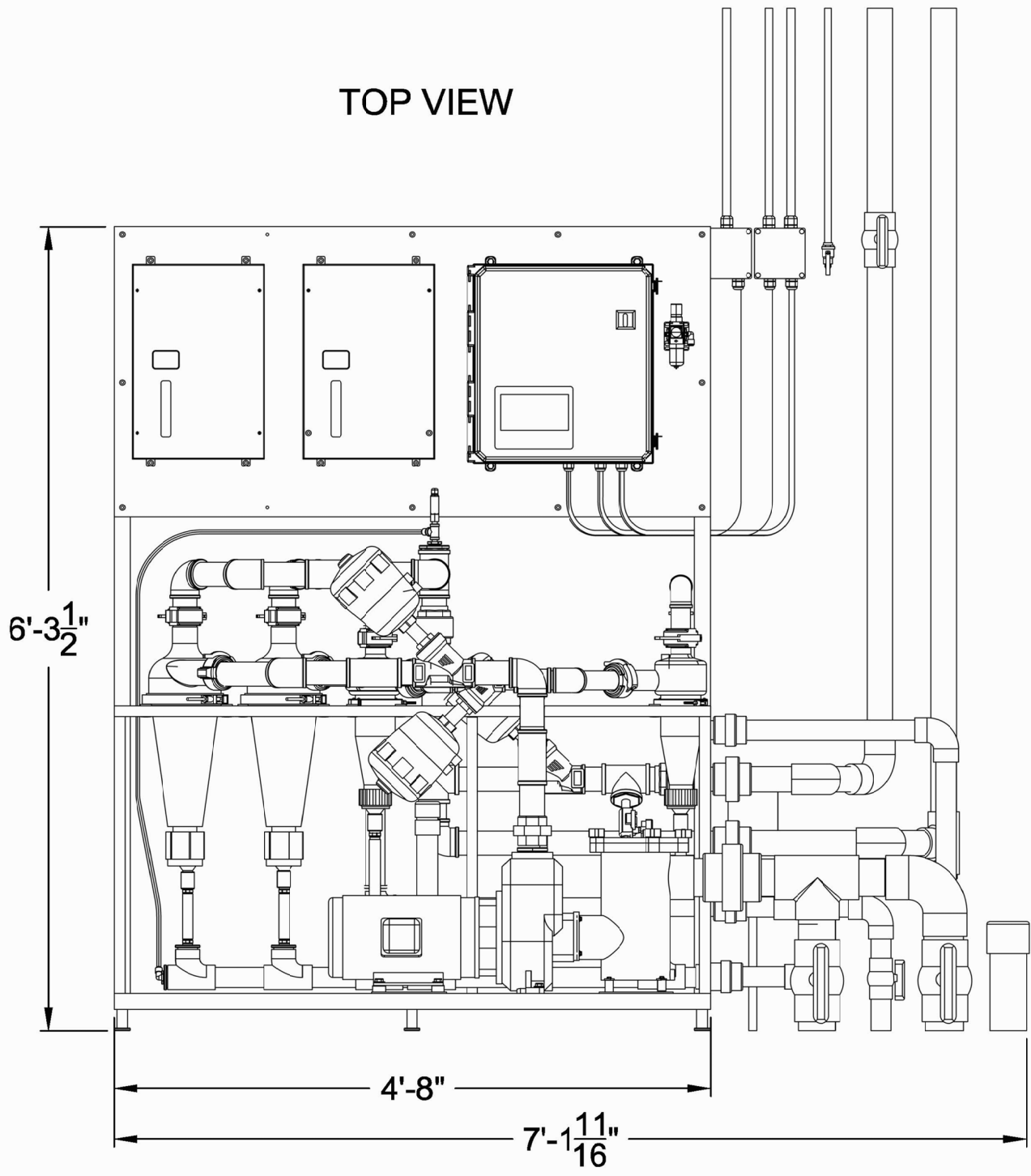
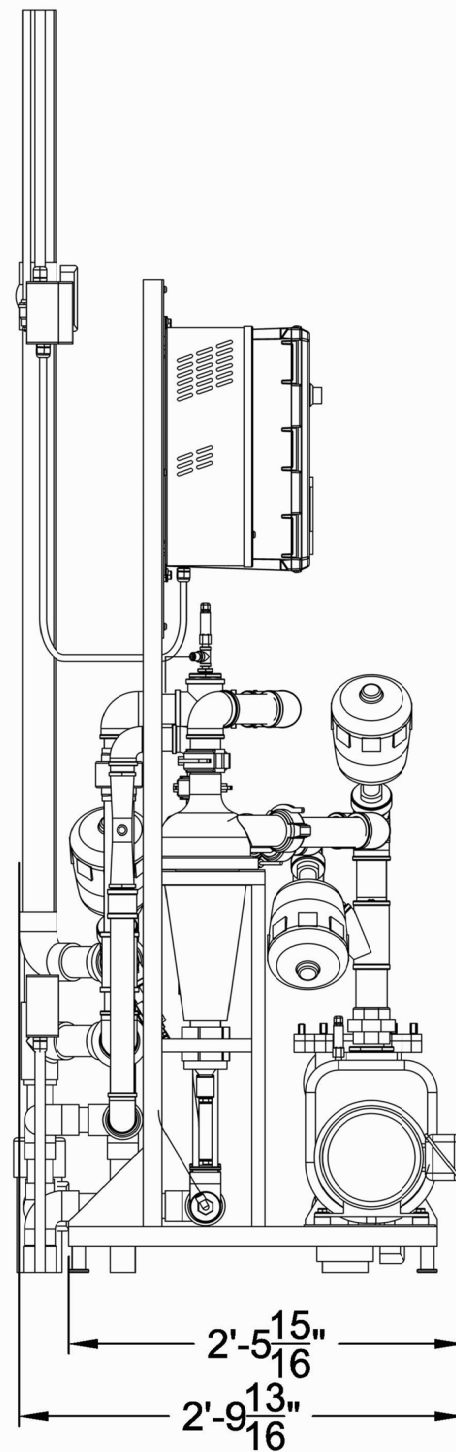
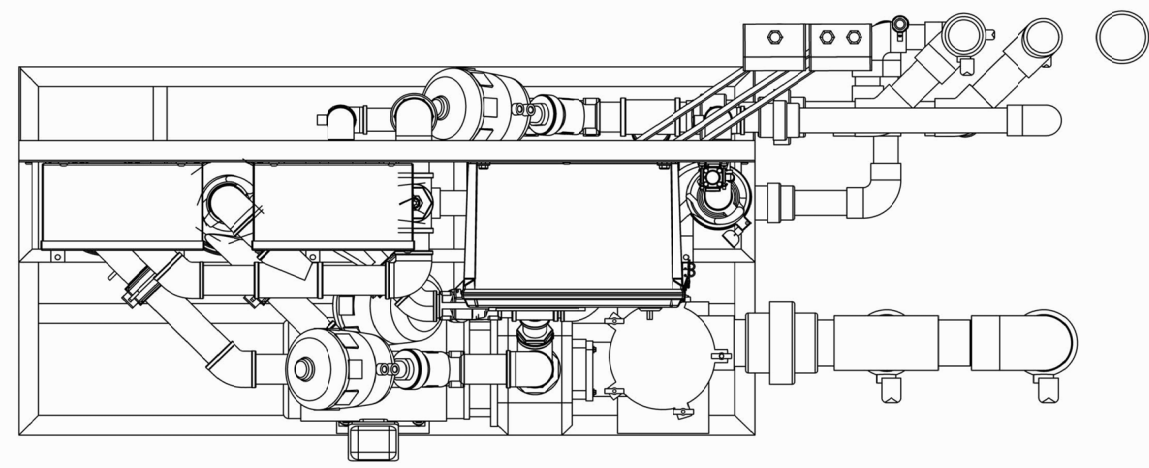
WATER SPECIFICATIONS			
TYPE	CONNECTION	DESCRIPTION	NOTES
FRESH WATER SUPPLY	2" HOSE BARB 72" A.F.F.	100 GPM @ 40PSI (min)	FRESH WATER BYPASS, AUTO PRIME
RECLAIM SUCTION LINE #1	3" SCH 80 PVC OR CPVC	SUCTION LINE	SLOPE TO TANK, FLAPPER CHECK TO BE LOCATED IN TANK. MINIMIZE THE USE OF HARD 90'S IN SUCTION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

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

ELECTRICAL NOTES

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

VELOCITY WATER WORKS
Elevating the Standard



VELOCITY VRC100 RECLAIM SYSTEM
NOT TO SCALE



VELOCITY WATER WORKS
VRC100 RECLAIM SYSTEM
100GPM

DRAWN: J. DAY
CHECKED: / /
DATE: 04/01/21
APPROVED: / /
DATE: / /
SCALE: 24\"/>

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PROJECT #:
VRC100-01

SHEET #:
01



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



PREPARED FOR
SPLASH CARWASHES
472 WHEELERS FARMS RD, SUITE 304

MILFORD CONNECTICUT

SCALE:	
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GRAPHIC SCALE	

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

PROJ. No.: 2022-071
DATE: FEBRUARY 13, 2023
C-8.4



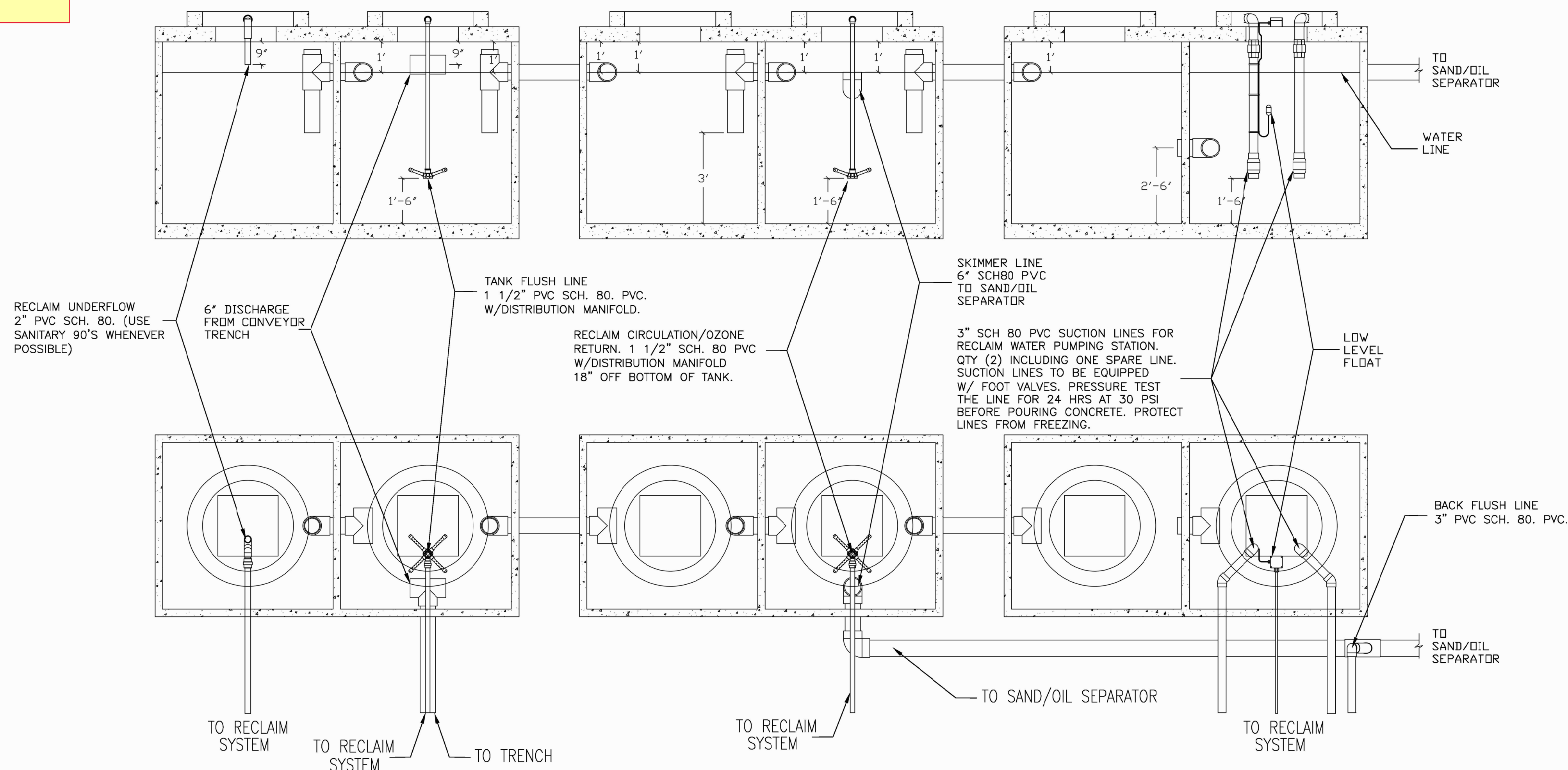
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DATE: FEBRUARY 13, 2023

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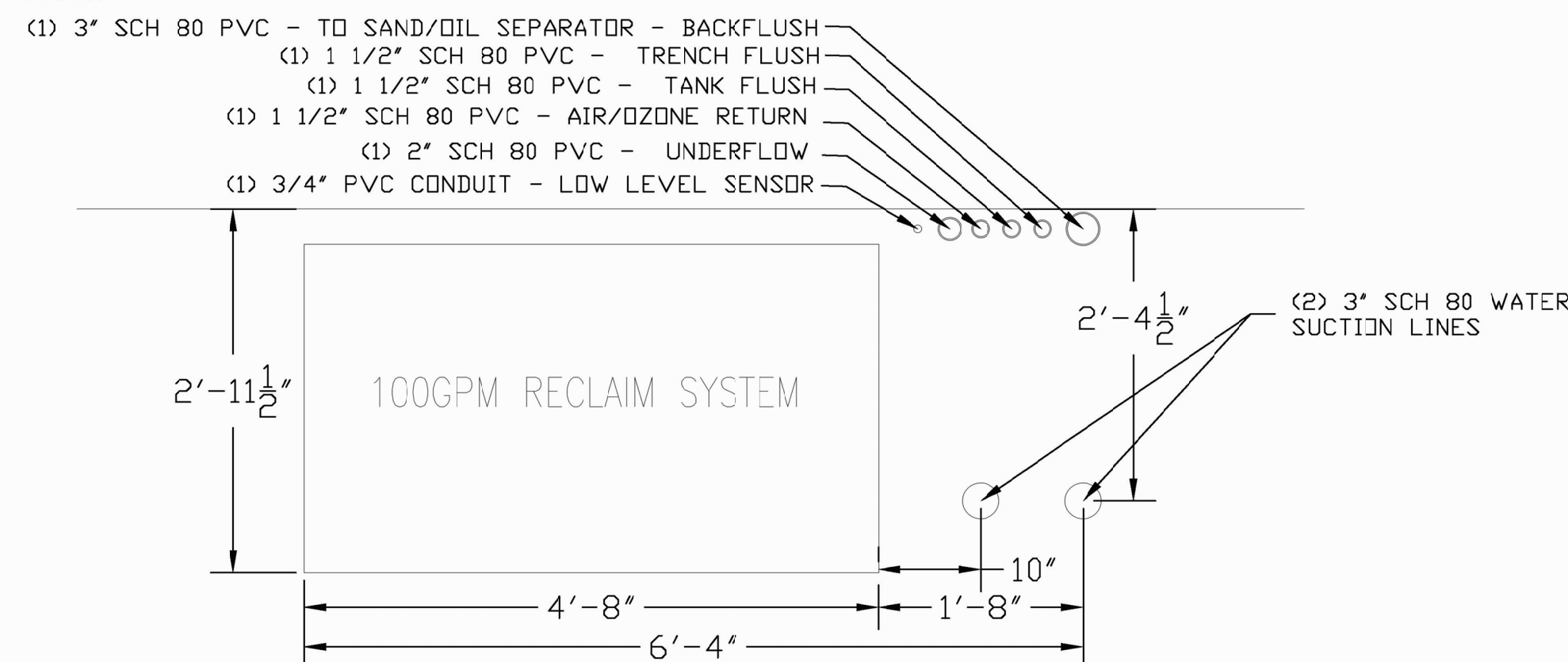
VELOCITY WATER WORKS
Elevating the Standard

New detail from
mechanical
engineer



NOTES

1. POSITION TANKS SO THAT PLUMBING IS BELOW FROST LINES IN AREAS WHERE FREEZING MAY OCCUR.
2. PLUMBING LINES MUST BE RUN BELOW FREEZE LINE. LINES MAY BE RUN INTO SHOULD THE TOP OF THE TANK BE TOO CLOSE TO FREEZE LINE.
3. DRAWINGS ARE FOR REFERENCE ONLY. CONSULT WITH TANK MANUFACTURE TO IDENTIFY STANDARD CONFIGURATIONS FOR APPROVED APPLICATIONS.
4. SEAL ALL PENETRATIONS TO PREVENT LEAKAGE INTO THE SOIL.
5. IT IS RECOMMENDED THAT A BACK FLOW PREVENTOR BE INSTALLED IN APPLICATIONS THAT ARE AT RISK OF HAVING SEWAGE BACKING UP INTO THE RECLAIM SYSTEM.
6. APPROX. TANK VOLUME IS 2,000 GALLONS EACH. THE FIRST 2000 GALLONS IS FOR THE SEPARATION OF HEAVY SOLIDS WITH THE REMAINING 3,000 BEING RESERVED FOR SETTING OF FINER CONTAMINANTS.
7. AN ADDITIONAL SAND/OIL SEPARATOR TO BE ADDED TO TANKING CONFIGURATION PER CITY/STATE REQUIREMENTS
8. UNDERFLOW AND SUCTION LINES TO BE SLOPED TOWARD TANK.



6,000 GALLON RECLAIM STORAGE TANK SYSTEM
NOT TO SCALE

VELOCITY WATER WORKS
520 RANDOLPH DR. APPLETON, WI 54913

6,000 GALLON WATER STORAGE
100 GPM WATER CIRCULATION CAPACITY
VELOCITY RECLAIM TANKING

DRAWN: J.DAYAK
CHECKED: / /
APPROVED: / /
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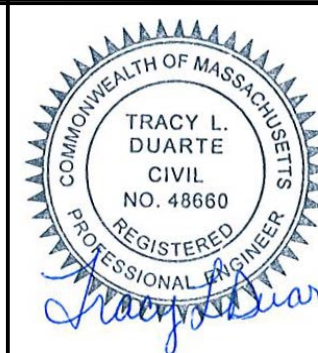
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PROJECT #:
VRC-6000TK

SHEET #:
VRC-6000TK-01



PROJ. MANAGER: TLD		SEAL	
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REVIEWED BY: DATE			
No.	DATE	DESCRIPTION	BY
REVISIONS			



PREPARED FOR
SPLASH CARWASHES
472 WHEELERS FARMS RD, SUITE 304

MILFORD CONNECTICUT

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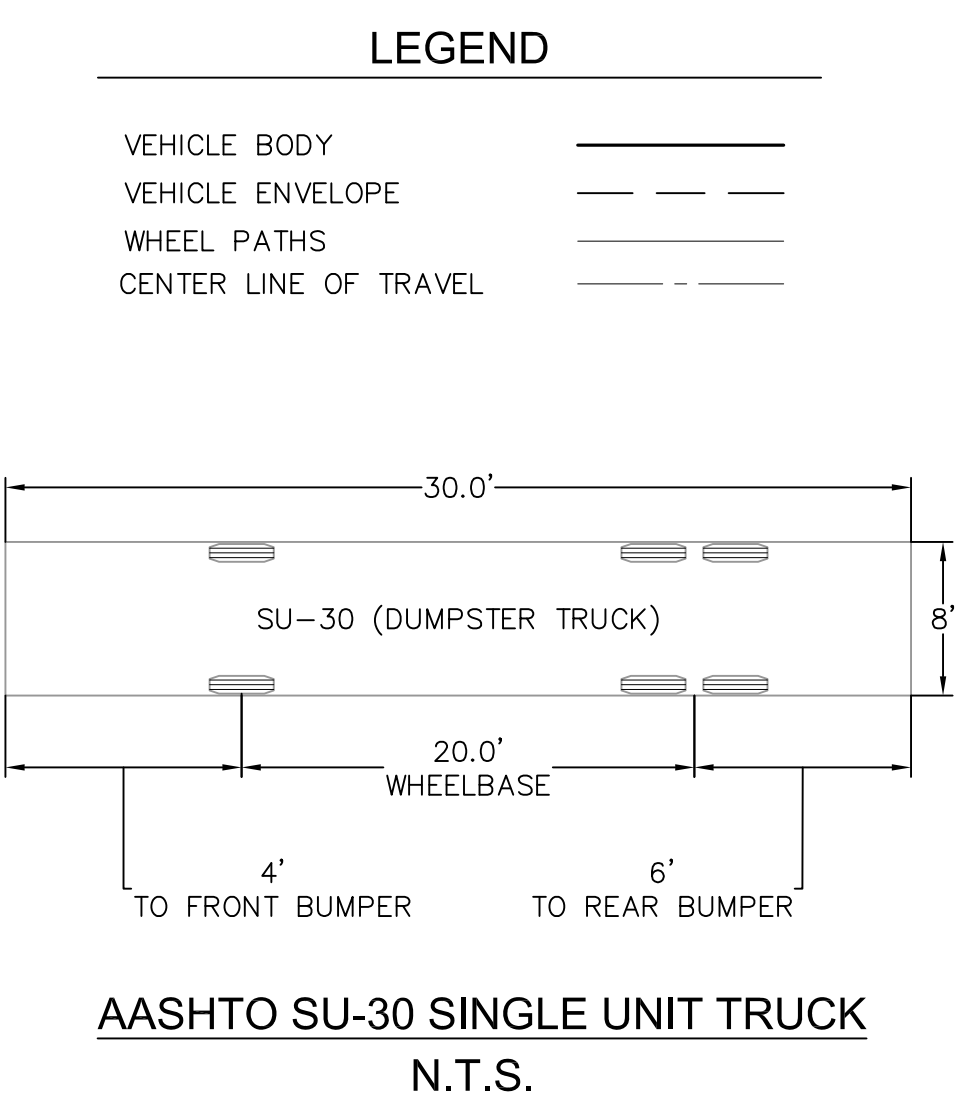
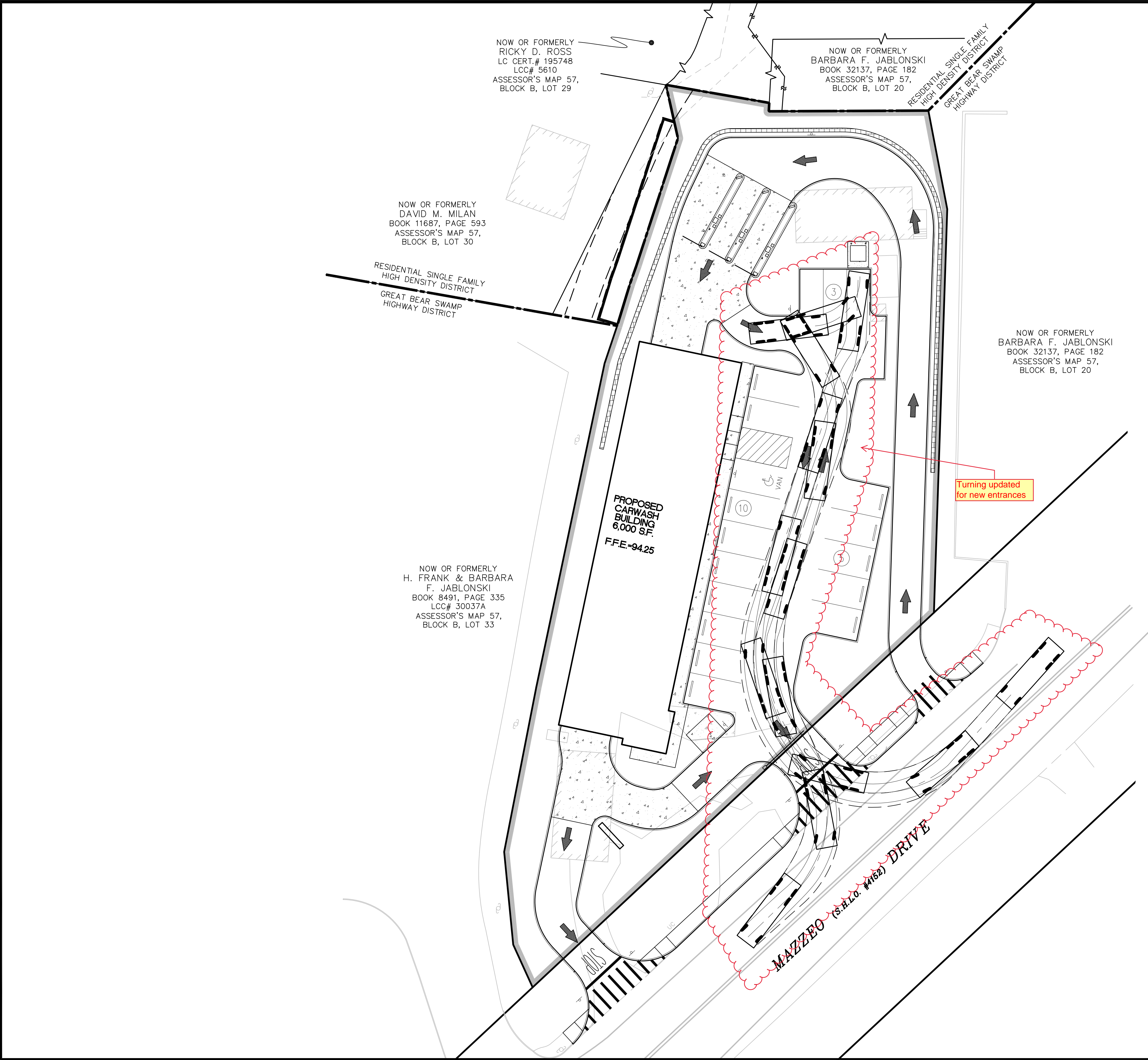
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SITE PLANS
DETAILS
33 MAZZEO DRIVE
ASSESSORS MAP 57 BLOCK B LOT 18..12A
RANDOLPH MASSACHUSETTS

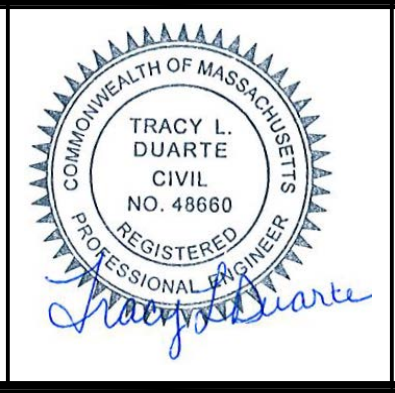
PROJ. No.: 2022-071
DATE: FEBRUARY 13, 2023
C-8.6

UCS: LMAN: CTB: MS VIEW:



No.	DATE	DESCRIPTION	BY
REVISIONS			

PROJ. MANAGER:	TLD
CHIEF DESIGNER:	DT
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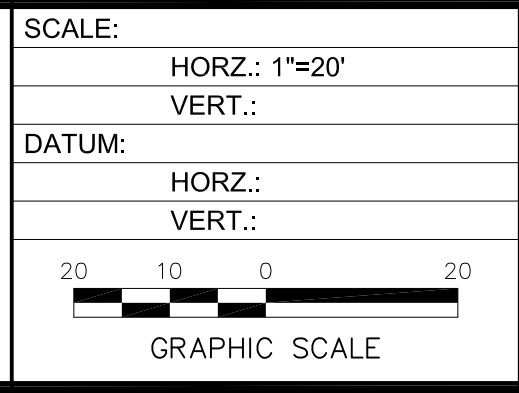


PREPARED FOR

SPLASH CARWASHES

472 WHEELERS FARMS RD, SUITE 304

MILFORD CONNECTICUT



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SITE PLANS

DUMPSTER TRUCK TURNING PLAN

33 MAZZEO DRIVE

ASSESSORS MAP 57 BLOCK B LOT 18..12A

RANDOLPH MASSACHUSETTS

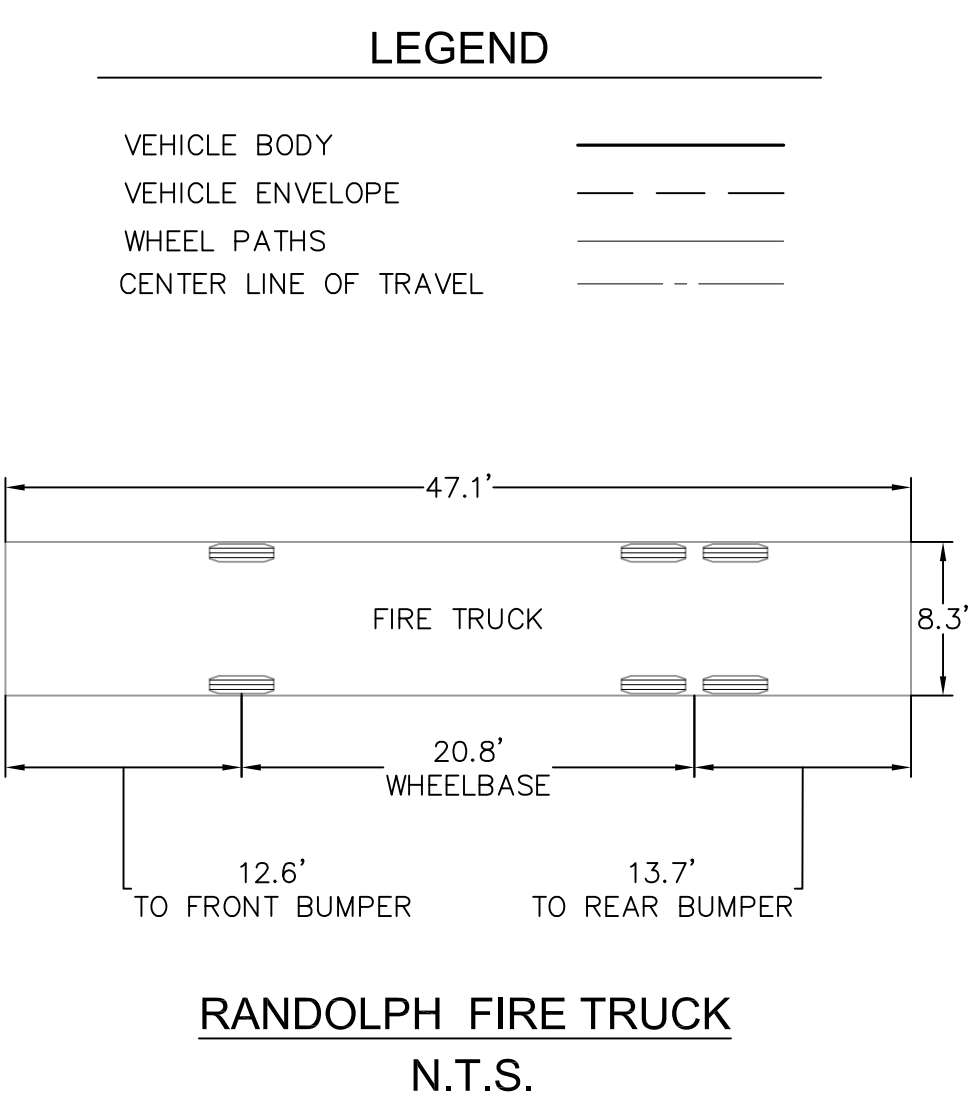
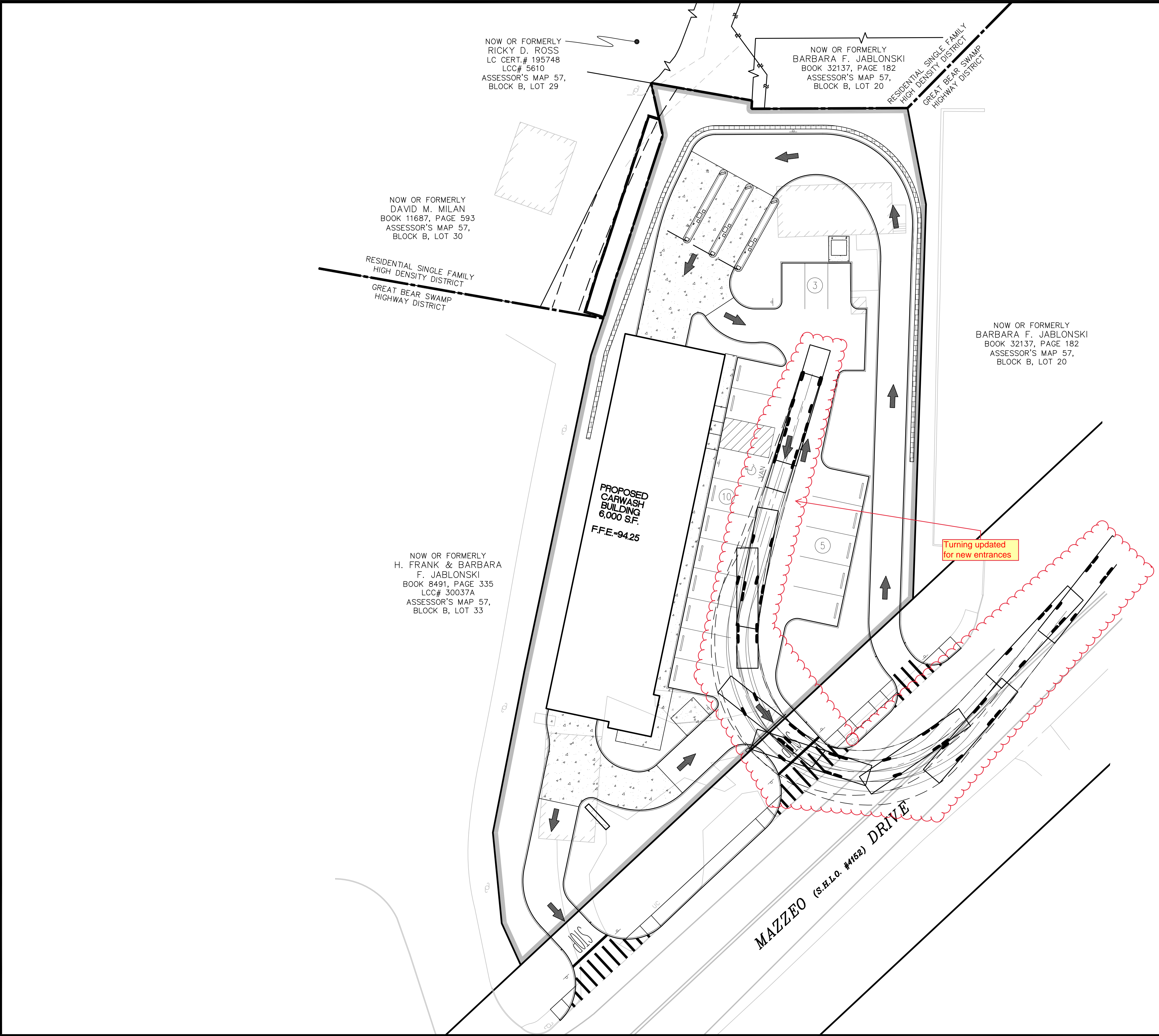
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DATE: FEBRUARY 13, 2023

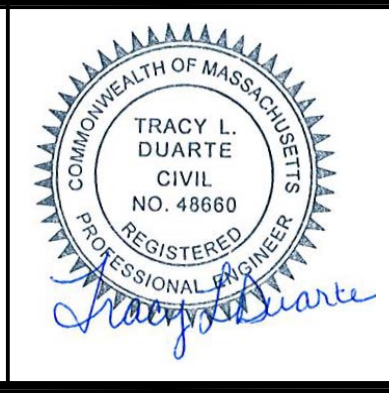
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		CHIEF DESIGNER: DT	
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SPLASH CARWASHES
472 WHEELERS FARMS RD, SUITE 304
MILFORD CONNECTICUT

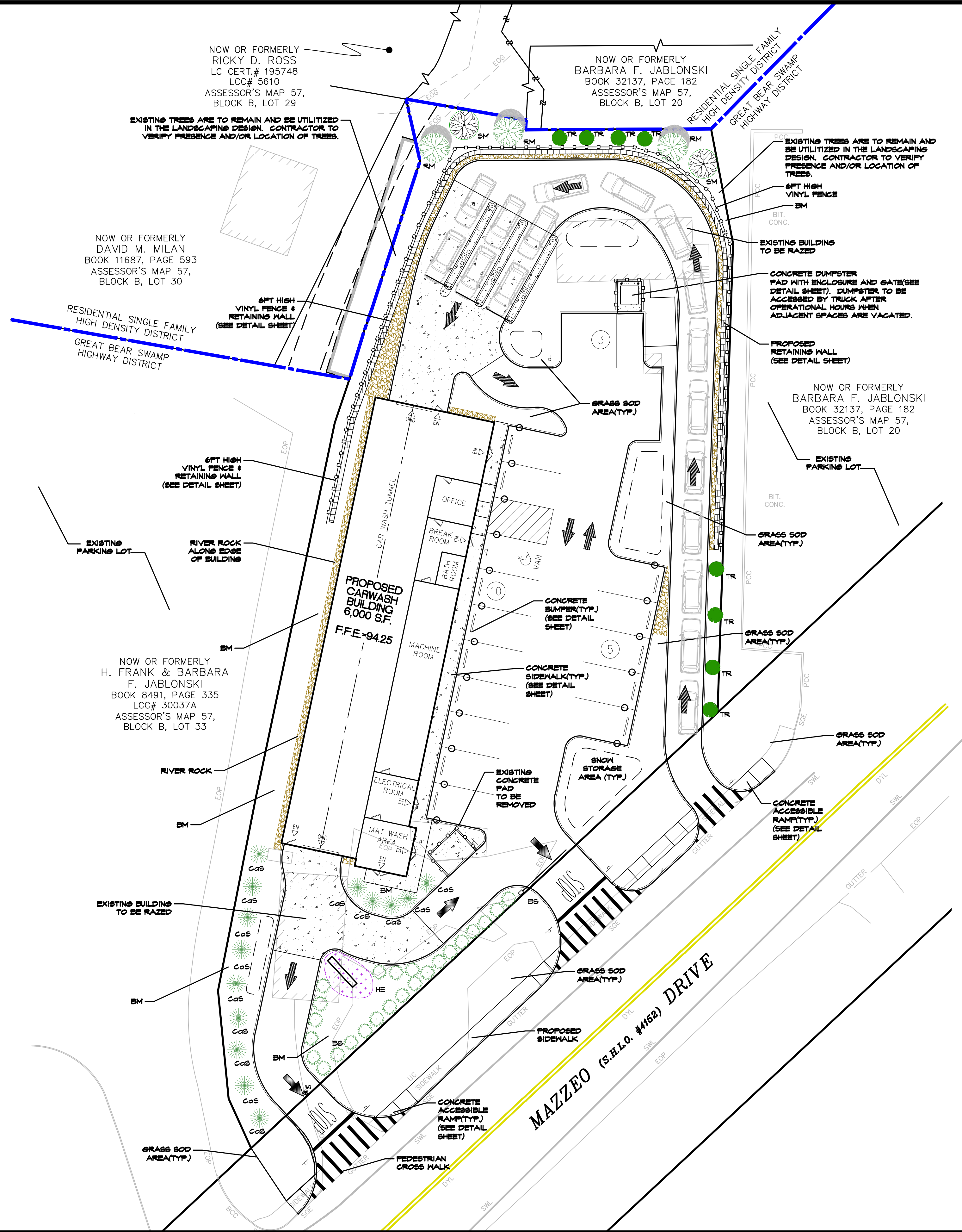
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SITE PLANS
FIRE TRUCK TURNING PLAN
33 MAZZEO DRIVE
ASSESSORS MAP 57 BLOCK B LOT 18..12A
RANDOLPH MASSACHUSETTS

PROJ. No.: 2022-071
DATE: FEBRUARY 13, 2023
C-9.1





IRRIGATION NOTES (WHEN REQUIRED)

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

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

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

MAINLINE AND LATERAL LINE PIPE SHALL BE CLASS 200 PVC IRRIGATION SLEEVE SHALL BE SCHEDULE 40 PVC

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

Plant Legend		
KEY	DESCRIPTION	INSTALL/SIZE MINIMUM
TREES	RED MAPLE ACER RUBRUM LINNAEUS	8-10 FEET, 3 GAL.
	SUGAR MAPLE ACER SACCHARUM MARSHALL	8-10 FEET, 3 GAL.
SHRUBS AND GROUND COVER	BARK MULCH (AGED PINE, UNDYED)	
	BOXWOOD BUXUS SPERMATOPHYTES	3-4 FEET, 3 GAL. 4 FT. O.C.
	THUJA OCCIDENTALIS CULTIVAR EMERALD ARBORVITAE	5-6 FT. HT.
	DWARF REDTWIG DOGWOOD CORNUS SERICEA 'KELSEY'	20-36 INCHES, 3 GAL. 4 FT. O.C.
	SOD	
STONE	RIVER ROCK	1" - 3" DIA. RIVER STONE BED

LANDSCAPING NOTES:

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

MULCH SHALL BE HORTICULTURAL QUALITY PINE BARK.

TREE PLANTINGS SHALL BE COMMON VARIETIES CAPABLE OF REACHING A HEIGHT OF 50' @ MATURITY.

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

UPPER STORY PLANTINGS: 2 1/2 INCH CALIFER

LOWER STORY PLANTINGS: SHRUBS 30-48 INCHES

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

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

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

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

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

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

RIVER STONE WITH A WEE BARRIER(TY-PAR FABRIC OR APPROVED EQUAL) SHALL BE INSTALLED AS SHOWN ON THE PLAN. INSTALL WEE BARRIER AS INDICATED PER THE MANUFACTURERS RECOMMENDATIONS AND SPECIFICATIONS. RIVER STONE/RIVER RUN TO BE 1"-3" DIA., 6" DEEP WITH WEE BARRIER (TY-PAR OR APPROVED EQUAL)

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

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

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

APPLICATION OF GRASS SEED, FERTILIZERS AND MULCH SHALL BE ACCOMPLISHED BY BROADCAST SEEDING OR HYDROSEEDING AT THE RATES OUTLINED BELOW:

A/LIVE STONE 100 LBS./1000 SF.

B/FERTILIZER 500 LBS./ACRE OF 10-20-20 OR 1000 LBS./OR 5-10-10

C/MULCH: HAY MULCH APPROXIMATELY 3 TONS PER ACRE.

D/SEE MIX(SLOPES LESS THAN 4:1) LBS/ACRE

GREENING RED FESCUE 20

TALL FESCUE 15

PERENNIAL RYE GRASS 5

RED TOP 2

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

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

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

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



No.

DATE

DESCRIPTION

BY

REVISIONS

PROJ. MANAGER: TLD

CHIEF DESIGNER: DT

REVIEWED BY: DATE

SEAL

PREPARED FOR

SPLASH CARWASHES

472 WHEELERS FARMS RD, SUITE 304

MILFORD CONNECTICUT

SCALE:

HORIZ.: 1"=20'

VERT.:

DATUM:

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SITE PLANS

LANDSCAPING PLAN

33 MAZZEO DRIVE

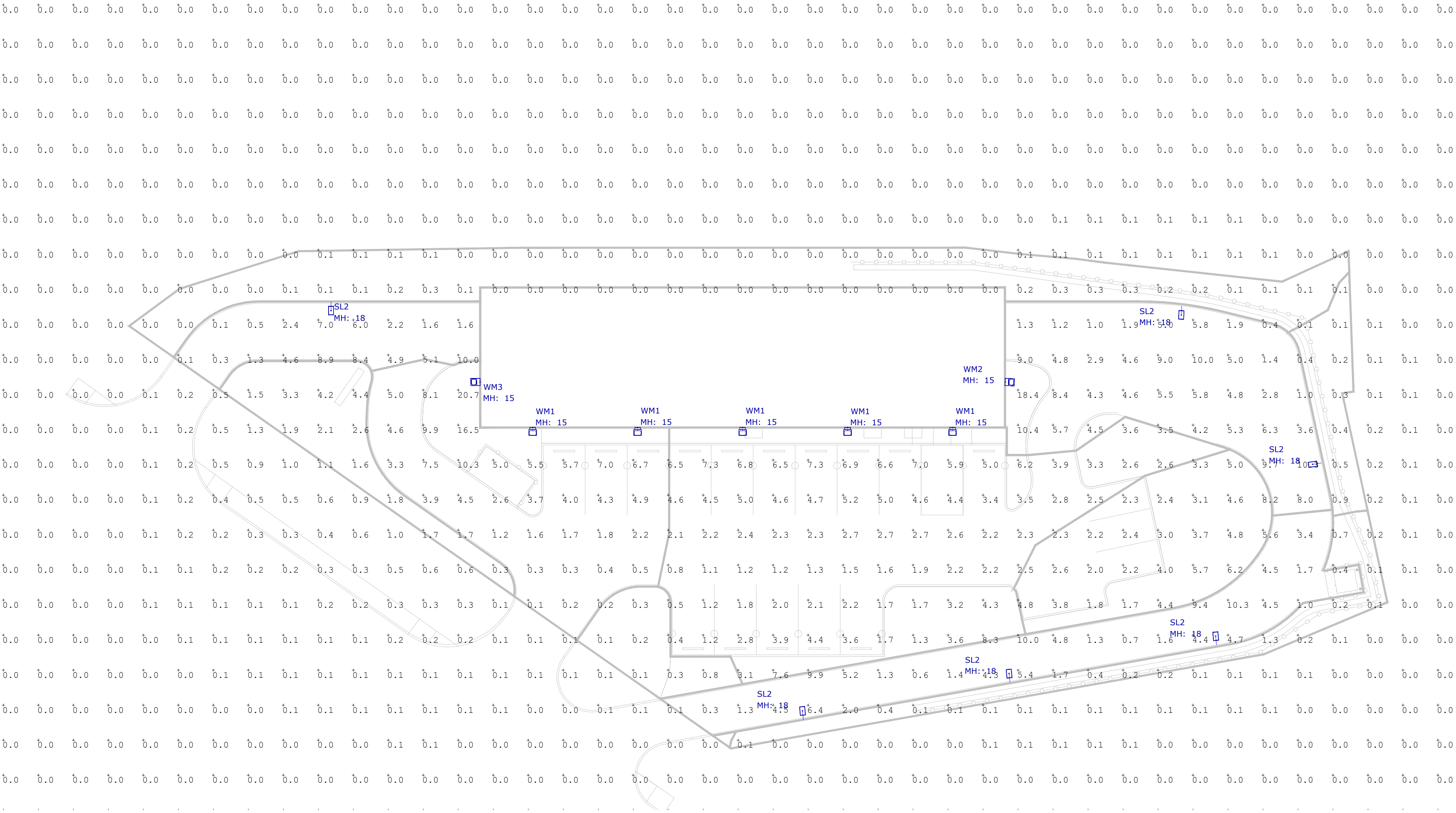
ASSESSORS MAP 57 BLOCK B LOT 18..12A

RANDOLPH MASSACHUSETTS

PROJ. No.: 2022-071

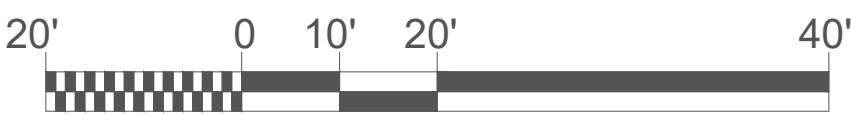
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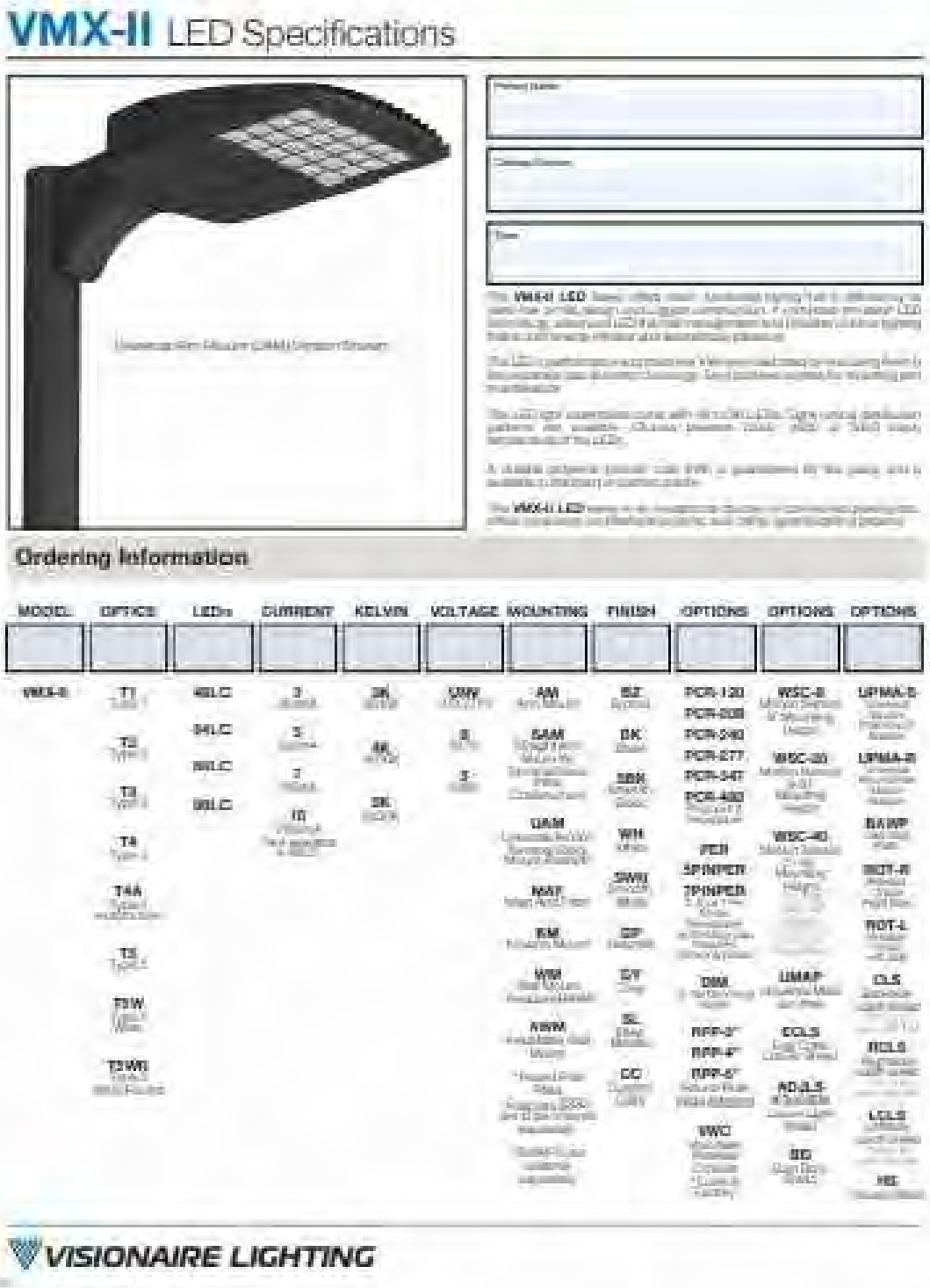


Luminaire Schedule						
Symbol	Label	Qty	Description	LLF	Lum. Watts	Lum. Lumens
	SL2	6	Visionaire # VMX-II-T4-25L-4K-HS	0.900	172	9923
	WM1	5	Visionaire # VMX-II-T3-48LC-5-4K	0.900	52	7624
	WM2	1	Visionaire # VMX-II-T3-25L-4K-LCLS	0.900	172	18056
	WM3	1	Visionaire # VMX-II-T3-25L-4K-RCLS	0.900	172	18056

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

NOTES:

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



2 Visionaire Type VMX-II Specification



3 Visionaire Type VMX-II Array Specification

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

33 Mazzeo Drive Modifications March 2023

Site Layout

- Updated the building footprint to reflect the larger mat wash area
- Updated the building access point locations and added sidewalks as needed
- Shifted the right drive aisle to enter the site at a perpendicular angle
- Shifted the center drive aisle to allow the existing utility pole to remain
- Proposed conc. instead of bit. conc. areas to the entrance/exit areas of the tunnel

Drainage

- Revised site grading to reflect shifted drive aisles and conc. areas
- Revised drainage design at the back of the site to accommodate conc. areas
- Shifted location of drainage structures CB-2, WQU-2, DMH-1 & associated lines at front of site to accommodate shifted drive aisles

Utilities

- Added a potential transformer location to the left side of the site
- Revised water line layout to avoid utilities/building corner
- Shifted sanitary sewer connection to come out from the building in the break room area
- Revised oil/water separator location to avoid conflict with drainage