

Site Plan for Proposed Daycare Facility 647 North Main Street In Randolph, Massachusetts

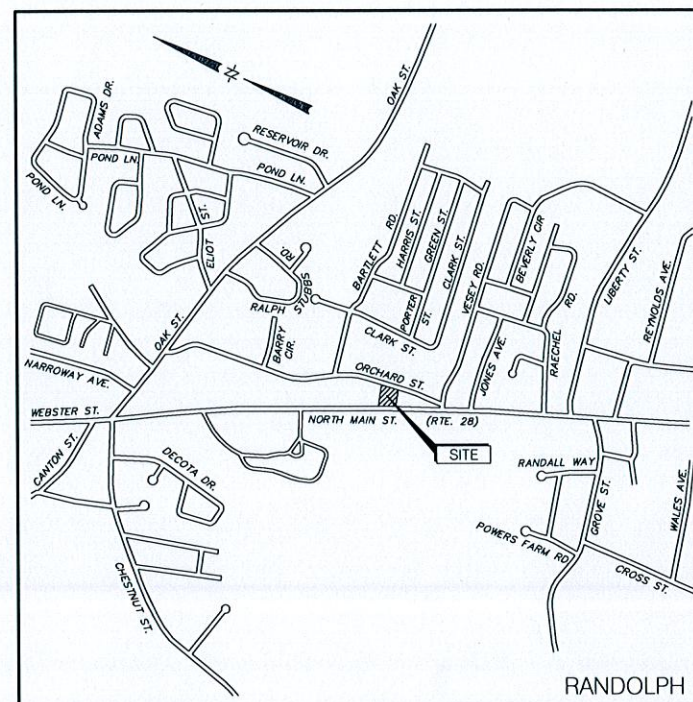
MARCH 9, 2022

REVISED: JUNE 22, 2022

Plan Index
No.

Drawing Title

1 of 6	Cover Sheet
2 of 6	Existing Conditions
3 of 6	Site Layout/Landscape/Lighting Plan
4 of 6	Grading and Utilities Plan
5 of 6	Stormwater Management Plan
6 of 6	Site Details



Vicinity Map

Scale 1"=800'

Site Design Professionals, LLC

Civil Engineers

One Merchant Street - Suite 110

Sharon, MA 02067

Tel. 781-784-4020 - Fax. 781-784-4022

Land Surveyor:

Borderland Engineering Co., Inc.

61b Pleasant Street

Randolph, MA 02368

Tel. 781-963-9500 - Fax. 781-888-4131

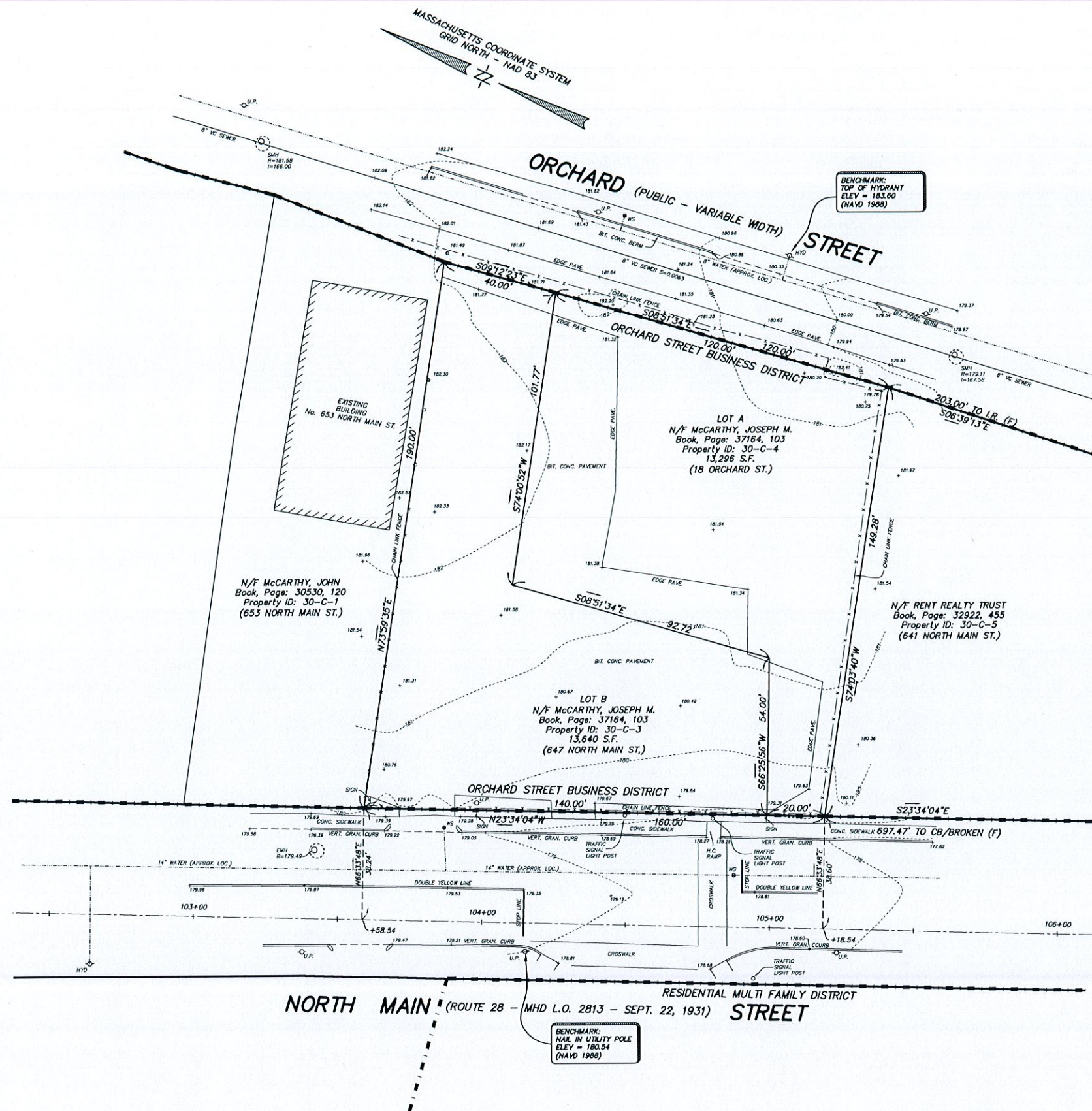
Owner/Applicant:

Joseph M. McCarthy

14 Norton Street

Quincy, MA 02169





NOTES:

1. PROPERTY LINE AND EXISTING CONDITIONS SURVEY BY BORDERLAND ENGINEERING, INC. IN JANUARY, 2021.
2. UTILITIES ARE PLOTTED FROM FIELD LOCATION AND ANY RECORD INFORMATION AVAILABLE, AND SHOULD BE CONSIDERED APPROXIMATE. OTHER UTILITIES MAY EXIST WHICH ARE NOT EVIDENT OR FOR WHICH RECORD INFORMATION WAS NOT AVAILABLE. CONTRACTORS (IN ACCORDANCE WITH MASSACHUSETTS LAW) MUST CONTACT ALL UTILITY COMPANIES BEFORE EXCAVATING AND DRILLING. ALSO CALL DIG SAFE AT 1-888-DIG-SAFE.
3. THIS LAND IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, RESERVATIONS, OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.
4. THE OFFSETS AS SHOWN ON THIS PLAN ARE NOT TO BE USED FOR THE ESTABLISHMENT OF PROPERTY LINES OR FOR THE ESTABLISHMENT OF ANY PROPOSED CONSTRUCTION.
5. THIS SITE DOES NOT FALL WITHIN A SPECIAL HAZARD FLOOD ZONE AS DESIGNATED BY FIRM COMMUNITY PANEL NUMBER 2502100216E, EFFECTIVE DATE JUNE 17, 2012.

ASSESSOR'S REFERENCE:
MAP 30 / C / 3 & 4

OWNER/APPLICANT:
JOSEPH M. MCCARTHY
14 NORTON STREET
QUINCY, MA 02169

PLAN REFERENCES:
1. PLAN BOOK 468 PAGE 544
2. PLAN BOOK 412 PAGE 124
3. PLAN BOOK 467 PAGE 483
4. PLAN BOOK 609 PAGE 10
5. PLAN BOOK D5676 PAGE 591
6. MHD LAYOUTS #2713 & #2813

DEED REFERENCE:
BOOK 37164, PAGE 103

EXISTING CONDITIONS PLAN
647 NORTH MAIN STREET

IN
RANDOLPH, MA

SCALE: 1"=20' MARCH 9, 2022
Site Design Professionals, LLC

Civil Engineers
One Merchant Street - Suite 110
Sharon, MA 02067
Tel. 781-784-4020 - Fax 781-784-4022

REVISIONS

JUNE 22, 2022 - PLANNING BOARD COMMENTS (ZONE LINES)

0 10 20 40 60

SHEET 2 OF 6

CLIENT: 0023-04 SITE: 00369

NOTES:

1. PROPERTY LINE AND EXISTING CONDITIONS SURVEY BY BORDERLAND ENGINEERING, INC. IN JANUARY, 2021.

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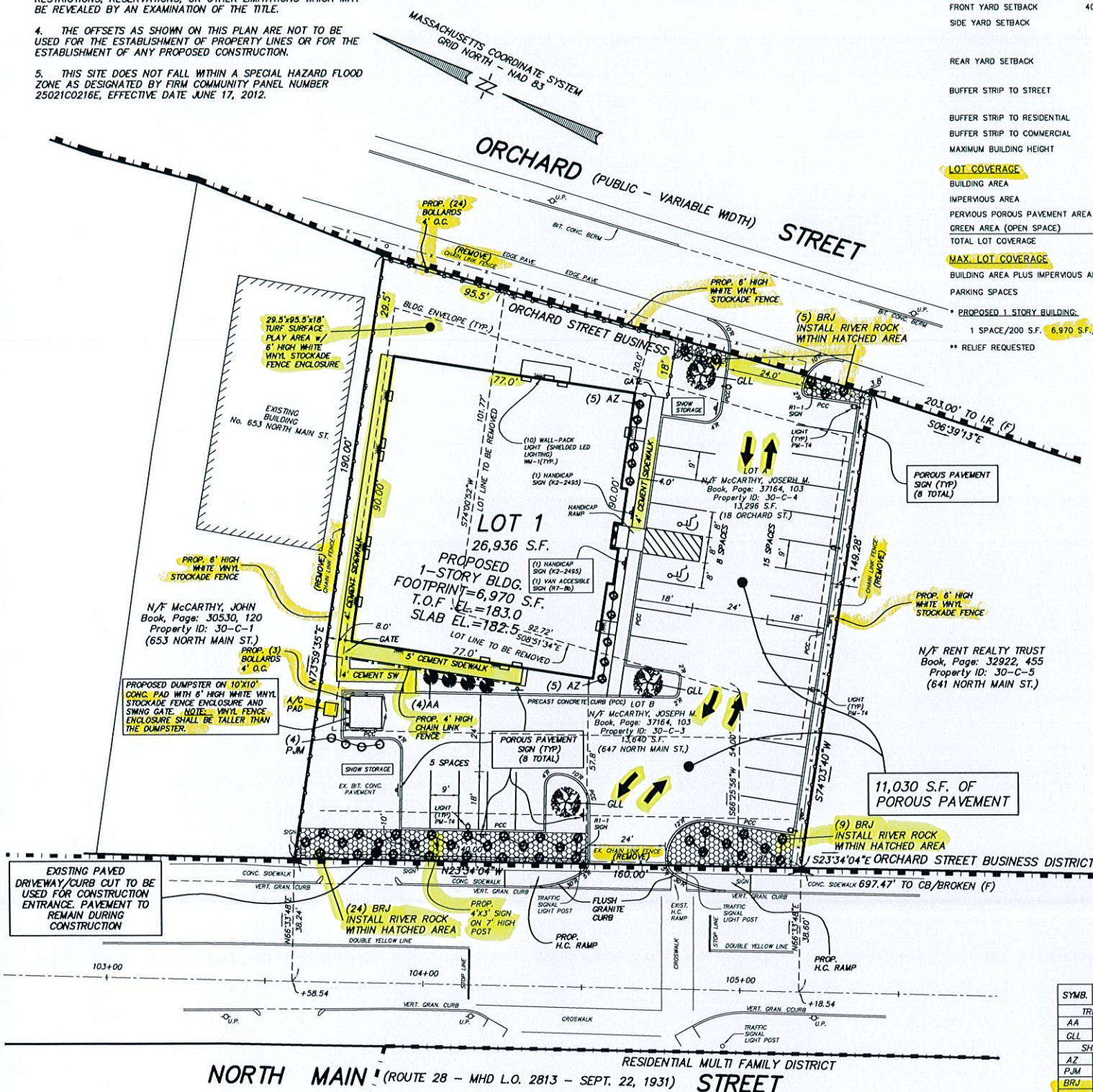
4. THE OFFSETS AS SHOWN ON THIS PLAN ARE NOT TO BE USED FOR THE ESTABLISHMENT OF PROPERTY LINES OR FOR THE ESTABLISHMENT OF ANY PROPOSED CONSTRUCTION.

5. THIS SITE DOES NOT FALL WITHIN A SPECIAL HAZARD FLOOD ZONE AS DESIGNATED BY FIRM COMMUNITY PANEL NUMBER 25021C02166, EFFECTIVE DATE JUNE 17, 2012.

ZONING TABULATION

ZONING CLASSIFICATION:			ORCHARD STREET BUSINESS DISTRICT (OSBD)	
PROPOSED USE:			DAYCARE FACILITY	
ZONING ITEM	REQUIRED	PROVIDED		
MINIMUM LOT AREA	12,000 S.F.	26,936 S.F.		
MINIMUM LOT FRONTAGE	100 FT.	160.00 FT. (NO. MAIN ST.)		
LOT WIDTH	75 FT.	160.03 FT.		
LOT DEPTH	100 FT.	149.28 FT.		
SETBACK FROM STREET	15 FT.	57.8 FT. (NO. MAIN ST.)		
FRONT YARD SETBACK	40 FT. (SEC. 200-28.A)(b)	57.8 FT. (NO. MAIN ST.)		
SIDE YARD SETBACK	6 FT.	8.0 FT. (BLDG.)		
		0.5 FT. (OUTDOOR PLAY AREA)		
		(SEC. 200-28.D) **		
REAR YARD SETBACK	15 FT.	20.0 FT. (ORCHARD ST.)		
		(SEC. 200-30.D)		
BUFFER STRIP TO STREET	15 FT.	10 FT. (NO. MAIN ST.) **		
BUFFER STRIP TO RESIDENTIAL	10 FT.	N/A		
BUFFER STRIP TO COMMERCIAL	2.5 FT.	N/A		
MAXIMUM BUILDING HEIGHT	30 FT/2 STORIES	28.25 FT. (PEAK)/1 STORY		
LOT COVERAGE				
BUILDING AREA	40%	25.9%		
IMPERVIOUS AREA	20%	6.0% (SIDEWALK, DUMPSTER PAD & CURBING)		
PERVIOUS POROUS PAVEMENT AREA	---	41.3%		
GREEN AREA (OPEN SPACE)	40%	26.8% **		
TOTAL LOT COVERAGE		100%		
MAX LOT COVERAGE				
BUILDING AREA PLUS IMPERVIOUS AREA	60%	31.9%		
PARKING SPACES	35 SPACES*	28 SPACES PROVIDED**		

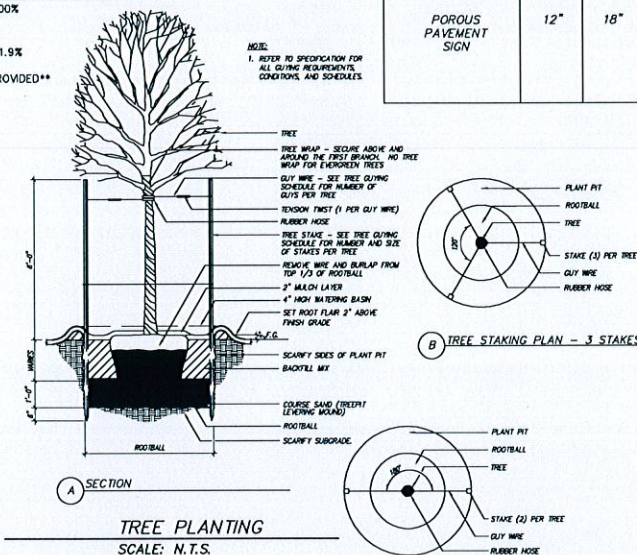
* PROPOSED 1 STORY BUILDING.
1 SPACE/200 S.F. 6,970 S.F./200 = 35 SPACES REQUIRED
** RELIEF REQUESTED



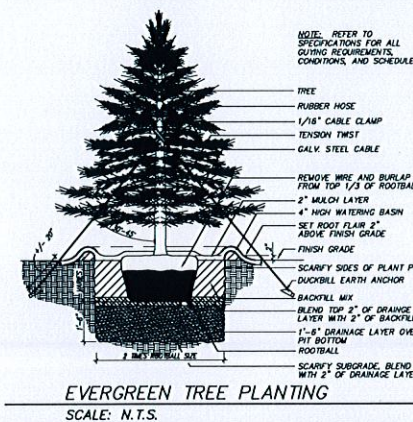
SIGN SUMMARY

IDENTIFICATION NUMBER	SIZE OF SIGN WIDTH HEIGHT	TEXT	BACKGROUND	LETTERING	No. OF SIGNS REQUIRED
R1-1	30" 30"	STOP	RED	WHITE	2
K2-2495	12" 18"	HANDICAPPED PARKING SPECIAL PLATE REQUIRED UNAUTHORIZED VEHICLES MAY BE REMOVED AT OWNER'S EXPENSE	BLUE	WHITE	2
R7-Bb	12" 6"	VAN ACCESSIBLE	BLUE	WHITE	1
POROUS PAVEMENT SIGN	12" 18"	POROUS PAVEMENT AREA SEMI-ANNUAL VACUUMING REQUIRED PROHIBITED: SANDING, SEAL COATING, HAZARDOUS WASTE HANDLING, HEAVY LOAD VEHICLES	BLUE	WHITE	8

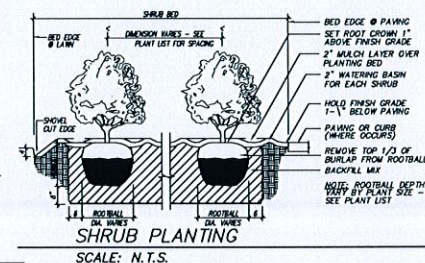
NOTE: REFER TO SPECIFICATION FOR ALL CUTTING REQUIREMENTS, CONDITIONS, AND SCHEDULES.



TREE PLANTING
SCALE: N.T.S.



EVERGREEN TREE PLANTING
SCALE: N.T.S.



SHRUB PLANTING
SCALE: N.T.S.

PLANTING SCHEDULE

SYMB.	QUAN.	COMMON NAME	BOTANICAL NAME	SIZE/INSTALLED HEIGHT
TREES				
AA	4	AMERICAN ARBORVITAE	THUJA OCCIDENTALIS	6' HIGH
GLL	3	GREENSPIRE LITTLE LEAF LINDEN	TILIA CORDATA	2 1/2\" CAL./8'-10'
SHRUBS/GROUND COVER				
AZ	10	AZALEA	AZALEA VARS.	18\"-24\"
PJM	4	PJM RHODODENDRON	RHODODENDRON PJM	18\"-24\"
BRJ	38	BLUE RUG JUNIPER	JUNIPERUS HORIZONTALIS WILTONI	1 GAL. CAN

NOTES:

- UNLESS OTHERWISE NOTED ALL PLANTED AREAS SHALL CONTAIN 4-INCHES OF LOAM OVERLAIN WITH FABRIC WEED BARRIER AND 4-INCHES OF MULCH.
- ALL DISTURBED AREAS NOT OTHERWISE PLANTED, PAVED OR CONSTRUCTED ARE TO BE LOAMED AND SEEDED. THE MINIMUM LOAM THICKNESS/DEPTH SHALL BE 4-INCHES.

ASSESSOR'S REFERENCE:
MAP 30 / C / 3 & 4

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- MHD LAYOUTS #2713 & #2813

DEED REFERENCE:

BOOK 37164, PAGE 103

SITE LAYOUT/
LANDSCAPE/LIGHTING PLAN
647 NORTH MAIN STREET

IN
RANDOLPH, MA

SCALE: 1"=20' MARCH 9, 2022

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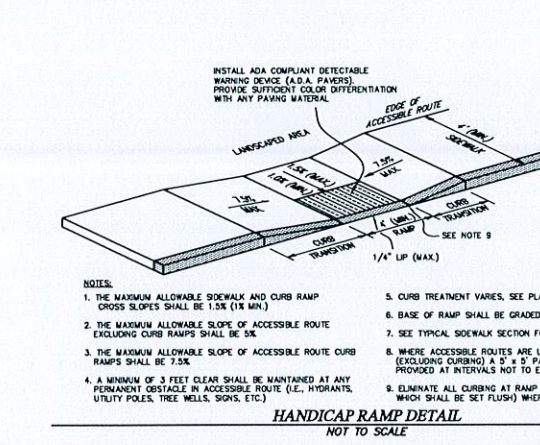
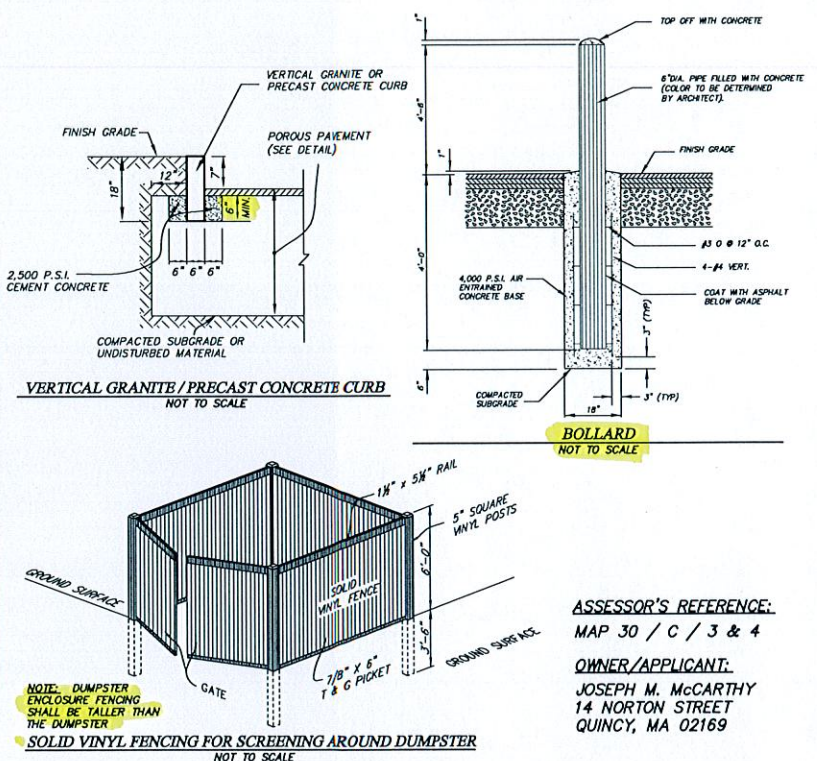
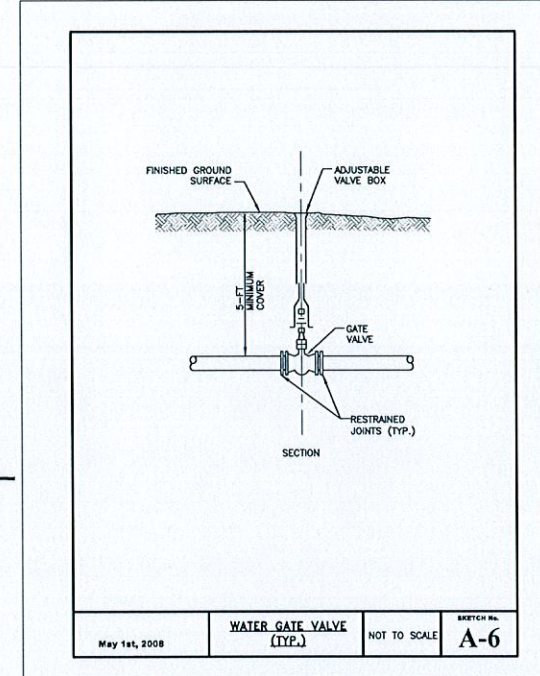
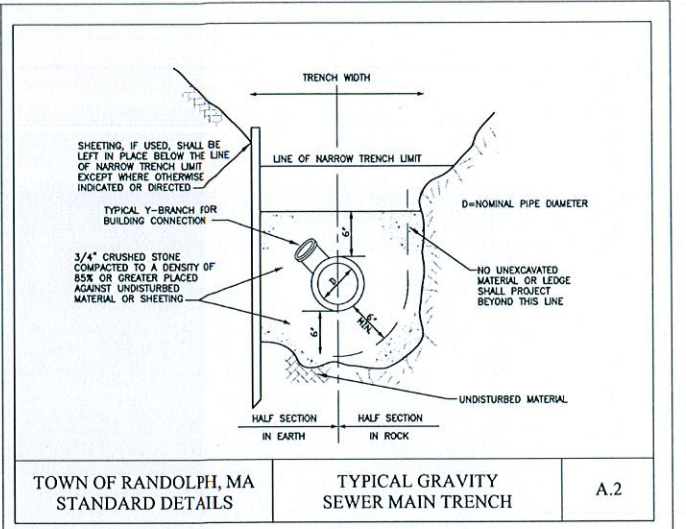
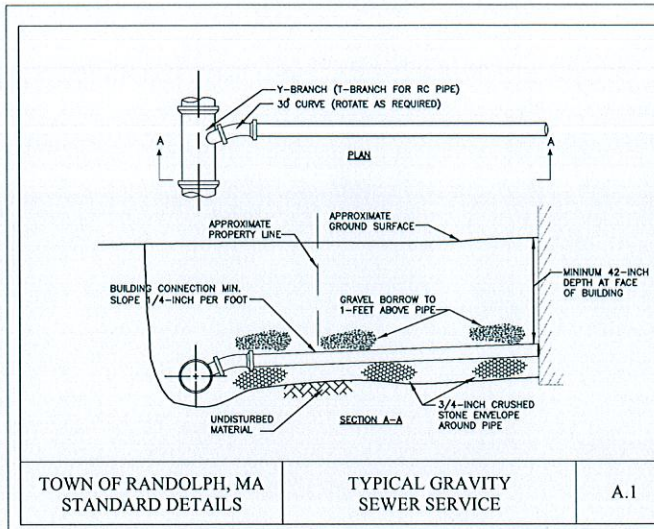
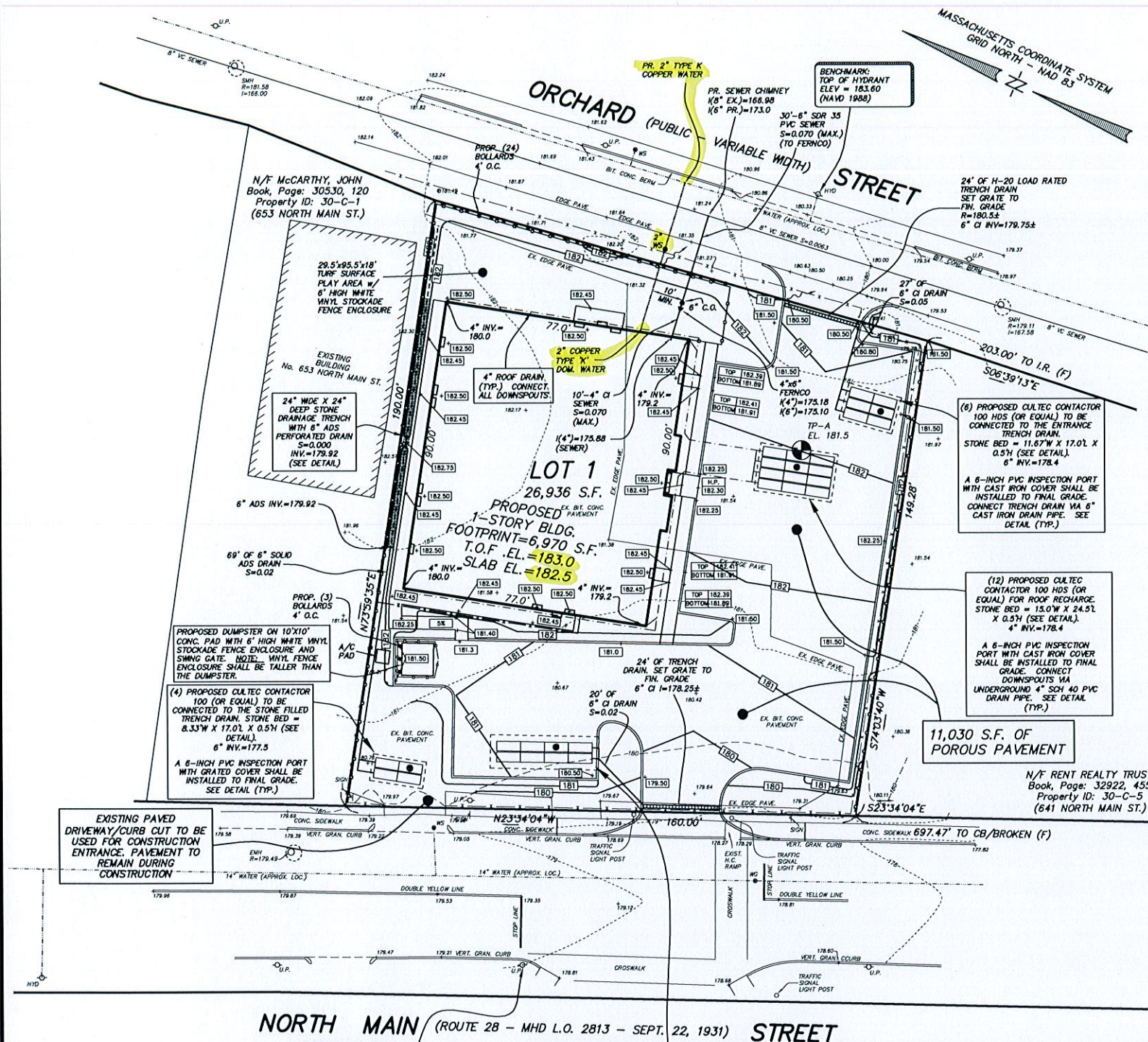
REVISIONS

JUNE 22, 2022 - PLANNING BOARD COMMENTS

0 10 20 40 60

SHEET 3 OF 6

CLIENT: 0023-04 SITE: 00369



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GRADING AND UTILITIES PLAN
647 NORTH MAIN STREET
 IN
RANDOLPH, MA
 SCALE: 1"=20' MARCH 9, 2022
Site Design Professionals, LLC

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 One Merchant Street - Suite 110
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REVISIONS

JUNE 22, 2022 - PLANNING BOARD COMMENTS

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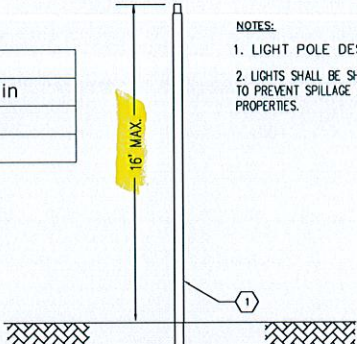
SHEET 4 OF 6 CLIENT: 0023-04 SITE: 00369

Luminaire Schedule						
Symbol	Label	Qty	Part Number	LLF	Fixture Wattage	Fixture Lumens
	WM1	7	Utopia Lighting # DWP2-2G-45LED-40K-UNV	0.900	44.78	6082
	PM-T4	6	Utopia Lighting # LSL-3G-100LED-40K-T4-UNV	0.900	99.99	13201

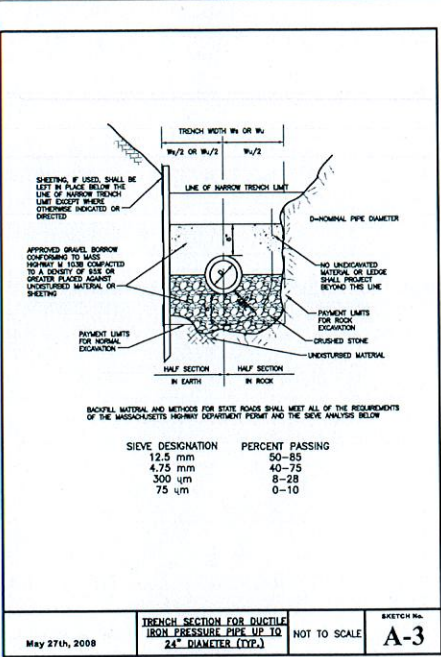
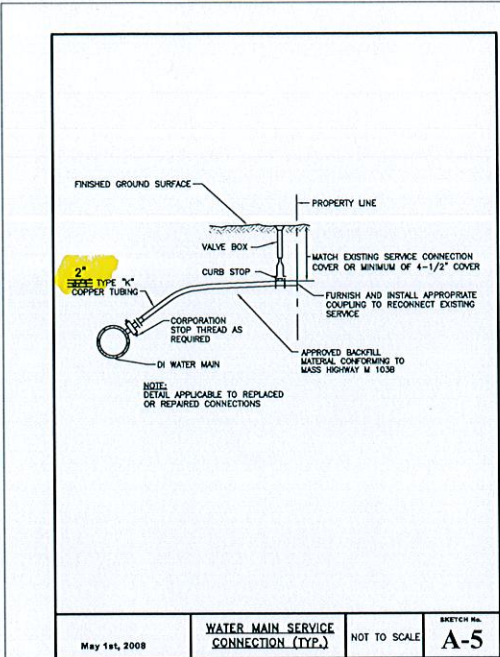
Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Property Line	Illuminance	Fc	0.05	2.7	0.0	N.A.	N.A.
Site Points	Illuminance	Fc	0.72	8.6	0.0	N.A.	N.A.

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.



LIGHT POLE DETAIL
NOT TO SCALE



LED AREA / PARKING / STREET LIGHT

LSL-3G

Project Name: _____
Type: _____

FEATURES:

- Rugged, one-piece die cast aluminum housing.
- Die-cast integral heat sink to provide thermal management.
- Low profile, 3G vibration rated compact design minimizes wind load requirements.
- Housing is completely sealed against moisture and environmental contaminants.
- Operating temperature: -40°C to 40°C (40°F to 113°F).
- Suitable for mounting heights up to 50ft.

ELECTRICAL:

- 1-10V dimming standard.
- 120-277V, 50/60Hz, 347-480V.
- THD: <20%.
- PF: >95%.

OPTIC:

- PC optic.
- Distribution: Type3, Type4, Type5.

LISTING:

- UL listed.
- DLC listed.
- Suitable for wet location.
- 5 years limited warranty.

MOUNTING:

- Slip Fitter (for 2-3/8" pole).
- Square / Round pole arm.
- Wall mount.
- Rotatable wall mount.

LED:

- Lumileds LED.
- Color Temperature: 4000 / 5000K.
- Lumen efficiency: Color rendering index: >70.
- Life span: 100,000 hours.

APPLICATION

The LSL-3G Area Light series can be used in parking lot, urban roads, industrial area, residential area, sidewalks, schools, and gardens. Wide detection area, range up to 50FT in diameter.

CONFIGURATIONS

Series	Model#	AC Input	Lumen Output (8000K)	Lumen Efficiency (lm/W)	Lumen Output (8000K)	Lumen Efficiency (lm/W)	B.U.D.
LSL	70LED	70W	9500 lm	136 lm/W	13300 lm	133 lm/W	B2-U5-G2
	100LED	100W	13000 lm	130 lm/W	13300 lm	133 lm/W	B2-U5-G2
	150LED	150W	20000 lm	133 lm/W	13800 lm	138 lm/W	B3-U5-G3
	200LED	200W	25000 lm	125 lm/W	26000 lm	130 lm/W	B3-U5-G3
	250LED	250W	34000 lm	136 lm/W	34500 lm	138 lm/W	B4-U5-G4
	300LED	300W	45000 lm	150 lm/W	41000 lm	137 lm/W	B4-U5-G4

ORDERING INFORMATION

EXAMPLE: LSL-3G-100LED-40K-T3-4IN-BZ-PM54

MODEL	LED	COLOR TEMP.	DISTRIBUTION	VOLTAGE	DIMMING
LSL-3G	70LED 100LED 150LED 200LED 250LED 300LED	40K 50K	T3 T4 T5 T6	UNV 8V	(Blank) 1-10V dimming (8V)

FINISH

FINISH	MOUNTING	OPTIONS
BZ Dark Bronze RAL8019 (Std)	BF Slip Fitter	TLPC3 3-Pin Removable and Twist Lock Photocell Initiated 120V-277V
CC Custom Color	PM54 4" Square Pole Mount Arm	TLPC4 3-Pin Removable and Twist Lock Photocell Initiated 480V
WH White	PM54 4" Square Pole Mount Arm	RC7 MEMA 7-wire receptacle only (no controls)
GR Gray	PM55 5" Square Pole Mount Arm	BR1 Brake actuating sensor with delay (0-10V, adjustable via DIP switch)
BK Black	PM55 5" Square Pole Mount Arm	RC-101 Remote control for the BR1 sensor
	NM Wall Mount	Assembled in USA for Buy American Act
	RWM Rotatable Wall Mount	

NOTES:

- Not available on 10/50K 4/3 model.
- BZ finish option is not available on 70/100LED model.

1 www.designlighting.com UTOPIA LIGHTING reserves the right to change specifications, drawings, dimensions without prior notice. Visit our website for the latest product information.

UTOPIA LIGHTING

LED FULL CUT-OFF WALL PACK

DWP2-2G

Project Name: _____
Type: _____

FEATURES:

- Tempered UV coated flat lens provides outstanding performance, uniformity and glare control.
- Sealed die casting profile for indoor and outdoor.
- Housing with 3 pieces of 1/2" threaded hole for easier wire connections.
- Dark bronze finish is standard.

MOUNTING:

- Wall mounting only.
- Suitable for junction box mounting and surface mounting.

LED:

- Lumileds 3030 LED chips.
- Color temperature: 4000/5000K (K).
- Lumen efficiency: > 140 lm/W.
- Color rendering index: >70.
- Life span: 50,000 hrs.

ELECTRICAL:

- 0-10V dimmable.
- Input voltage: 120-277Vac, 50/60Hz.
- Operating temperature: -40°C to 40°C (40°F to 113°F).
- Surge protection: Line-Line 1kV, Line-Earth 2kV.
- Optional photocell, B-level occupancy sensor.
- UL 1510 listed.
- Power Factor: >0.9.

LISTING:

- DLC premium listed.
- UL listed.
- Listed to UL 1598 and UL 8750.
- Suitable for wet location.
- 5 years limited warranty.

APPLICATION

The full-cutoff polycarbonate optical lens with UV stabilizers lens LED wall pack is ideal for security, pathway and perimeter lighting, and building entryways and walkways.

CONFIGURATIONS

Series	LED	Lumen Output (8000K)	Lumen Efficiency (lm/W)	Lumen Output (8000K)	Lumen Efficiency (lm/W)
DWP2-2G	27LED	3700 lm	137 lm/W	3750 lm	138 lm/W
	45LED	5600 lm	142 lm/W	6450 lm	143 lm/W
	70LED	8900 lm	140 lm/W	9900 lm	141 lm/W
	90LED	12000 lm	133 lm/W	12200 lm	136 lm/W
	135LED	18000 lm	133 lm/W	18000 lm	133 lm/W

Medium Size (27W, 45W, 70W)

Weight: 27W: 0.77lb (0.3 kg), 45W: 0.93lb (0.4 kg), 70W: 1.19lb (0.5 kg)

Large Size (90W, 135W)

Weight: 90W: 1.37lb (0.6 kg), 135W: 1.79lb (0.8 kg)

ORDERING INFORMATION

EXAMPLE: DWP2-2G-45LED-40K-UNV-BZ

MODEL	LED	COLOR TEMP.	VOLTAGE	FINISH
DWP2-2G	27LED 45LED 70LED 90LED 135LED	40K 50K	UNV 120-277V	BZ CC Custom Color

OPTIONS

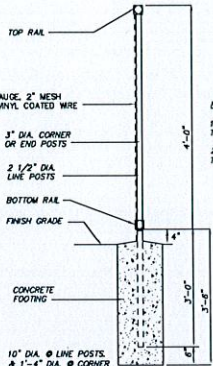
PC3 Photocell	MS B-level Motion Sensor	EM50W 5W EM Battery Backup (ETC Compliant EM5)	OTW Optional 7 Year Limited Warranty	BO Bird Guard, Stainless Steel Style

NOTES:

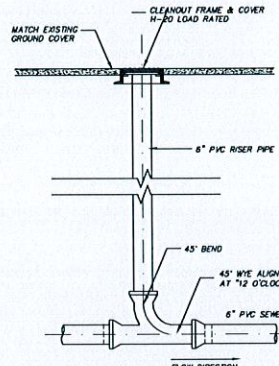
- DesignLight Consortium (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlighting.com/DLC to confirm which versions are qualified.
- This limited warranty covers electronic parts only and does not apply to labor, equipment losses, or defect from improper installation or operation.
- Only available in 4000K.
- Not available with 135LED.
- Only available in 5000K.

1 www.designlighting.com UTOPIA LIGHTING reserves the right to change specifications, drawings, dimensions without prior notice. Visit our website for the latest product information.

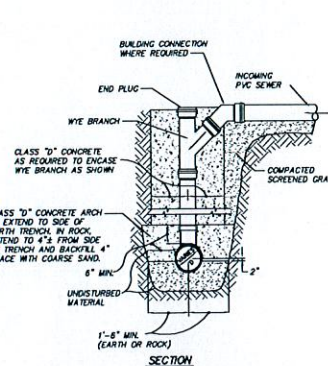
UTOPIA LIGHTING



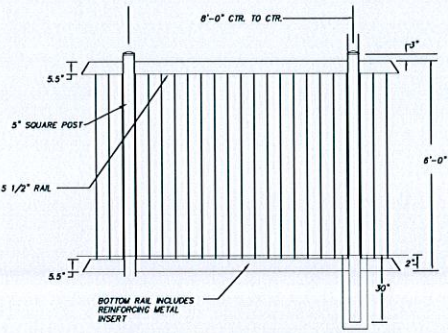
CHAIN LINK FENCE DETAIL
NOT TO SCALE



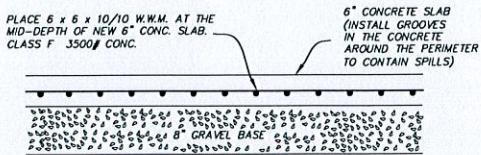
SEWER CLEANOUT DETAIL
NOT TO SCALE



SEWER CHIMNEY DETAIL FOR PVC PIPE
NOT TO SCALE



WHITE VINYL STOCKADE FENCE DETAIL
NOT TO SCALE



CONCRETE PAD FOR DUMPSTER
NOT TO SCALE

ASSESSOR'S REFERENCE:
MAP 30 / C / 3 & 4

OWNER/APPLICANT:
JOSEPH M. MCCARTHY
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QUINCY, MA 02169

SITE DETAILS
647 NORTH MAIN STREET
IN
RANDOLPH, MA
SCALE AS SHOWN MARCH 9, 2022
Site Design Professionals, LLC

Civil Engineers
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Sharon, MA 02067
Tel. 781-784-4020 - Fax 781-784-4022

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