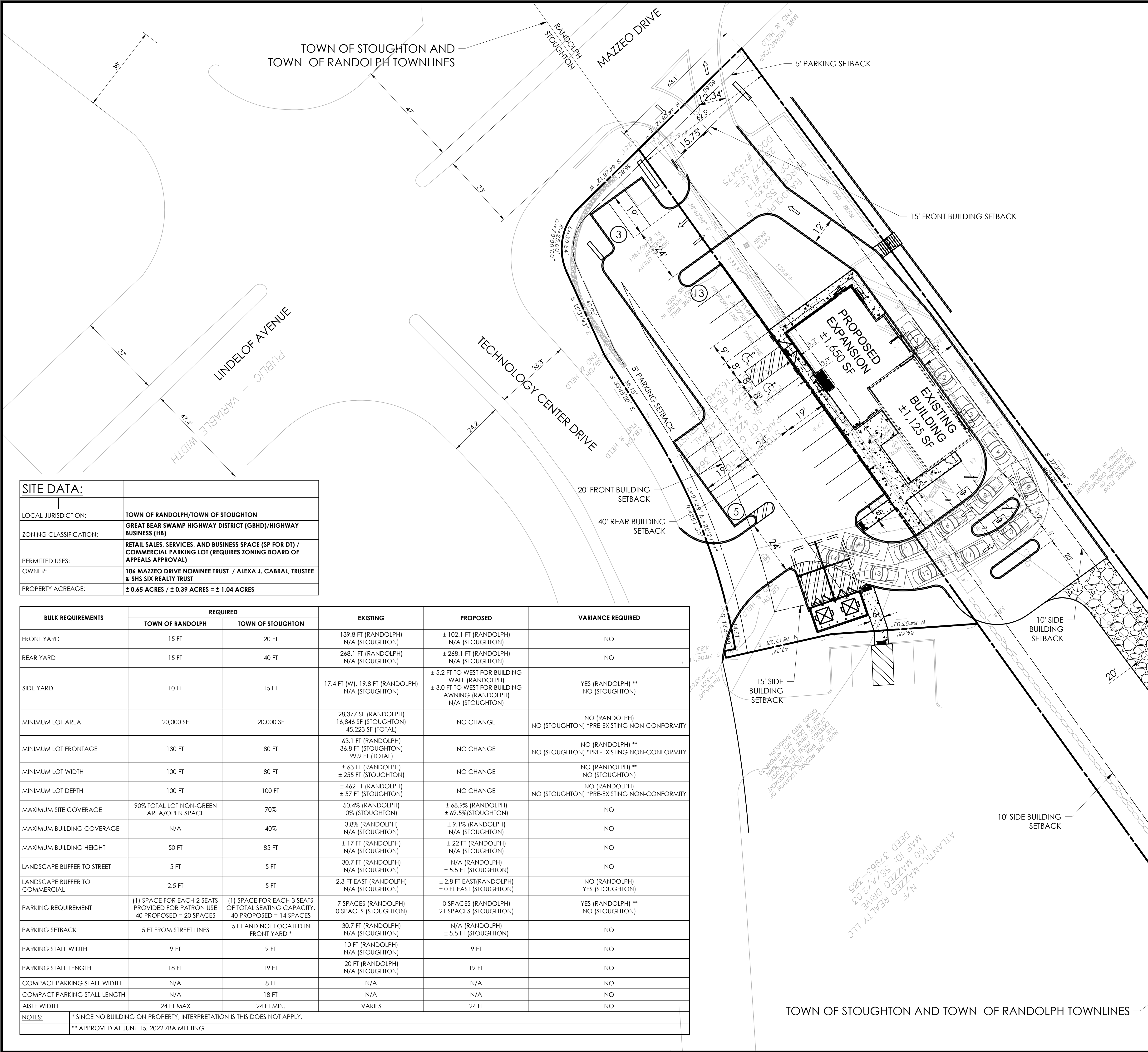




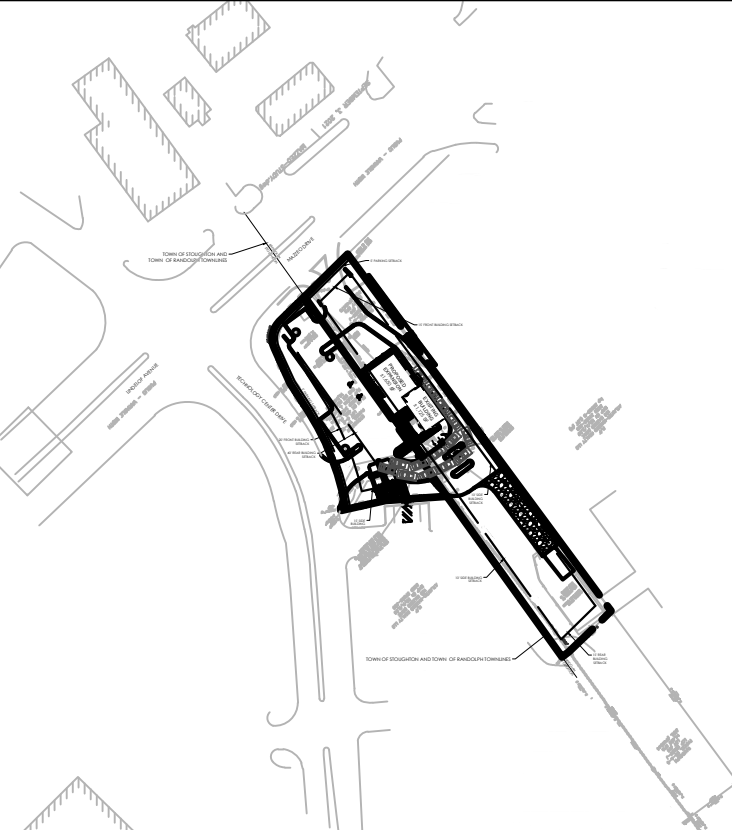
SITE DATA:	
LOCAL JURISDICTION:	TOWN OF RANDOLPH/TOWN OF STOUGHTON
ZONING CLASSIFICATION:	GREAT BEAR SWAMP HIGHWAY DISTRICT (GBHD)/HIGHWAY BUSINESS (HB)
PERMITTED USES:	RETAIL SALES, SERVICES, AND BUSINESS SPACE (SP FOR DT) / COMMERCIAL PARKING LOT (REQUIRES ZONING BOARD OF APPEALS APPROVAL)
OWNER:	106 MAZZEO DRIVE NOMINEE TRUST / ALEXA J. CABRAL, TRUSTEE & SHS SIX REALTY TRUST
PROPERTY ACREAGE:	± 0.65 ACRES / ± 0.39 ACRES = ± 1.04 ACRES

BULK REQUIREMENTS	REQUIRED		EXISTING	PROPOSED	VARIANCE REQUIRED
	TOWN OF RANDOLPH	TOWN OF STOUGHTON			
FRONT YARD	15 FT	20 FT	139.8 FT (RANDOLPH) N/A (STOUGHTON)	± 102.1 FT (RANDOLPH) N/A (STOUGHTON)	NO
REAR YARD	15 FT	40 FT	268.1 FT (RANDOLPH) N/A (STOUGHTON)	± 268.1 FT (RANDOLPH) N/A (STOUGHTON)	NO
SIDE YARD	10 FT	15 FT	17.4 FT (W), 19.8 FT (RANDOLPH) N/A (STOUGHTON)	± 5.2 FT TO WEST FOR BUILDING WALL (RANDOLPH) ± 3.0 FT TO WEST FOR BUILDING AWNING (RANDOLPH) N/A (STOUGHTON)	YES (RANDOLPH) ** NO (STOUGHTON)
MINIMUM LOT AREA	20,000 SF	20,000 SF	28,377 SF (RANDOLPH) 16,846 SF (STOUGHTON) 45,223 SF (TOTAL)	NO CHANGE	NO (RANDOLPH) NO (STOUGHTON) *PRE-EXISTING NON-CONFORMITY
MINIMUM LOT FRONTAGE	130 FT	80 FT	63.1 FT (RANDOLPH) 36.8 FT (STOUGHTON) 99.9 FT (TOTAL)	NO CHANGE	NO (RANDOLPH) ** NO (STOUGHTON) *PRE-EXISTING NON-CONFORMITY
MINIMUM LOT WIDTH	100 FT	80 FT	± 63 FT (RANDOLPH) ± 255 FT (STOUGHTON)	NO CHANGE	NO (RANDOLPH) ** NO (STOUGHTON)
MINIMUM LOT DEPTH	100 FT	100 FT	± 462 FT (RANDOLPH) ± 57 FT (STOUGHTON)	NO CHANGE	NO (RANDOLPH) NO (STOUGHTON) *PRE-EXISTING NON-CONFORMITY
MAXIMUM SITE COVERAGE	90% TOTAL LOT NON-GREEN AREA/OPEN SPACE	70%	50.4% (RANDOLPH) 0% (STOUGHTON)	± 68.9% (RANDOLPH) ± 69.5% (STOUGHTON)	NO
MAXIMUM BUILDING COVERAGE	N/A	40%	3.8% (RANDOLPH) N/A (STOUGHTON)	± 9.1% (RANDOLPH) N/A (STOUGHTON)	NO
MAXIMUM BUILDING HEIGHT	50 FT	85 FT	± 17 FT (RANDOLPH) N/A (STOUGHTON)	± 22 FT (RANDOLPH) N/A (STOUGHTON)	NO
LANDSCAPE BUFFER TO STREET	5 FT	5 FT	30.7 FT (RANDOLPH) N/A (STOUGHTON)	N/A (RANDOLPH) ± 5.5 FT (STOUGHTON)	NO
LANDSCAPE BUFFER TO COMMERCIAL	2.5 FT	5 FT	2.3 FT EAST (RANDOLPH) N/A (STOUGHTON)	± 2.8 FT EAST (RANDOLPH) ± 0 FT EAST (STOUGHTON)	NO (RANDOLPH) YES (STOUGHTON)
PARKING REQUIREMENT	(1) SPACE FOR EACH 2 SEATS PROVIDED FOR PATRON USE 40 PROPOSED = 20 SPACES	(1) SPACE FOR EACH 3 SEATS OF TOTAL SEATING CAPACITY. 40 PROPOSED = 14 SPACES	7 SPACES (RANDOLPH) 0 SPACES (STOUGHTON)	0 SPACES (RANDOLPH) 21 SPACES (STOUGHTON)	YES (RANDOLPH) ** NO (STOUGHTON)
PARKING SETBACK	5 FT FROM STREET LINES	5 FT AND NOT LOCATED IN FRONT YARD *	30.7 FT (RANDOLPH) N/A (STOUGHTON)	N/A (RANDOLPH) ± 5.5 FT (STOUGHTON)	NO
PARKING STALL WIDTH	9 FT	9 FT	10 FT (RANDOLPH) N/A (STOUGHTON)	9 FT	NO
PARKING STALL LENGTH	18 FT	19 FT	20 FT (RANDOLPH) N/A (STOUGHTON)	19 FT	NO
COMPACT PARKING STALL WIDTH	N/A	8 FT	N/A	N/A	NO
COMPACT PARKING STALL LENGTH	N/A	18 FT	N/A	N/A	NO
AISLE WIDTH	24 FT MAX	24 FT MIN.	VARIES	24 FT	NO

NOTES: * SINCE NO BUILDING ON PROPERTY, INTERPRETATION IS THIS DOES NOT APPLY.
** APPROVED AT JUNE 15, 2022 ZBA MEETING.



- REFERENCE:
- CONNECTEXPLORER ONLINE ORTHOGRAPHIC HI-RES IMAGERY BY EAGLEVIEW DATED 09/05/2019.
 - 106 MAZZEO DRIVE STUDY PLAN, LAST REVISED ON 09/03/2021, PREPARED BY FIELDSTONE SURVEY SERVICES



Issued:	Date:
A	
B	
C	
D	
E	
F	
G	
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Revisions:	Date:
1 Add cars to Site Plan	4/07/22
2 Include Town SP Requirement Items	6/20/22
3 Add Site Dimensions	7/11/22
4	
5	
6	
7	
8	



FOR APPROVAL ONLY/NOT FOR CONSTRUCTION

CIVIL ENGINEER OF RECORD
Name: Todd G. Markevicz
Massachusetts License No.: 54189
Exp. Date: June 30, 2022

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ATTN: JAMES CAMILLERI
BURGER KING FRANCHISEE
585.755.3950

Burger King Store #:
106 Mazzeo Drive
Randolph, MA 02368 (Norfolk County)
Towns of Randolph & Stoughton
Project Name & Location:

Site Plan

Drawing Name:	Project No.
Date: 03/11/22	21-0407
Type: Sketch	
Drawn By: SAS	C2
Scale: 1"=20'	Drawing No.