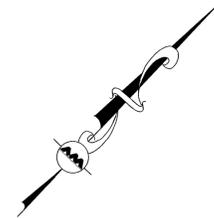
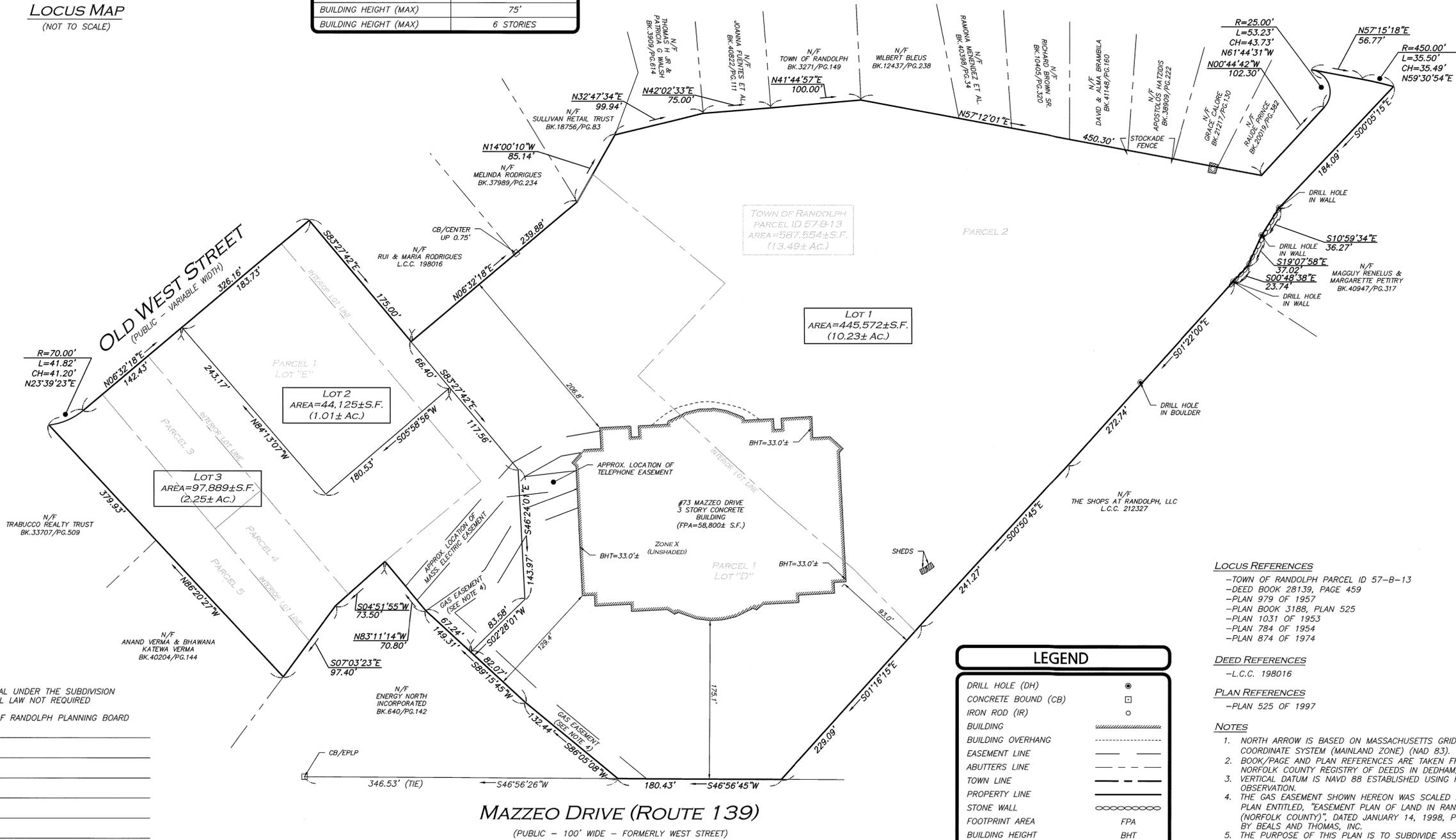


LOCUS MAP  
(NOT TO SCALE)

ZONING TABLE GREAT BEAR SWAMP HIGHWAY DISTRICT	
ITEM	REQUIRED
LOT AREA (MIN)	20,000
LOT FRONTAGE (MIN)	130'
LOT DEPTH (MIN)	100'
FRONT YARD SETBACK (MIN)	15'
SIDE YARD SETBACK (MIN)	10'
REAR YARD SETBACK (MIN)	15'
STREET BUFFER (MIN)	5'
RESIDENTIAL BUFFER (MIN)	10' PER BUILDING PER STORY
COMMERCIAL BUFFER (MIN)	2.5'
OPEN SPACE (MIN)	10%
BUILDING COVERAGE (MAX)	60%
IMPERVIOUS COVERAGE (MAX)	30%
BUILDING HEIGHT (MAX)	75'
BUILDING HEIGHT (MAX)	6 STORIES



FOR REGISTRY USE ONLY



APPROVAL UNDER THE SUBDIVISION  
CONTROL LAW NOT REQUIRED  
TOWN OF RANDOLPH PLANNING BOARD

DATE: \_\_\_\_\_

NO DETERMINATION OF COMPLIANCE WITH ALL  
ZONING REQUIREMENTS HAS BEEN MADE BY  
THE RANDOLPH PLANNING BOARD.

**LOCUS REFERENCES**

- TOWN OF RANDOLPH PARCEL ID 57-B-13
- DEED BOOK 28139, PAGE 459
- PLAN 979 OF 1957
- PLAN BOOK 3188, PLAN 525
- PLAN 1031 OF 1953
- PLAN 784 OF 1954
- PLAN 874 OF 1974

**DEED REFERENCES**

- L.C.C. 198016

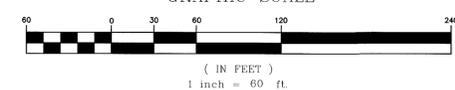
**PLAN REFERENCES**

- PLAN 525 OF 1997

**NOTES**

- NORTH ARROW IS BASED ON MASSACHUSETTS GRID COORDINATE SYSTEM (MAINLAND ZONE) (NAD 83).
- BOOK PAGE AND PLAN REFERENCES ARE TAKEN FROM NORFOLK COUNTY REGISTRY OF DEEDS IN DEDHAM, MA.
- VERTICAL DATUM IS NAVD 88 ESTABLISHED USING RTK GPS OBSERVATION.
- THE GAS EASEMENT SHOWN HEREON WAS SCALED FROM PLAN ENTITLED, "EASEMENT PLAN OF LAND IN RANDOLPH, MA (NORFOLK COUNTY)", DATED JANUARY 14, 1998, PREPARED BY BEALS AND THOMAS, INC.
- THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE ASSESSORS PARCEL 57-B-13 INTO 3 SEPARATE LOTS (LOT 1, LOT 2, AND LOT 3) AS SHOWN HEREON.

**GRAPHIC SCALE**



N:\PROJECTS\2474-03\SURVEY\DRAWINGS\CURRENT\5-2474-03-ANR.DWG

WE HEREBY CERTIFY THAT:

THIS PLAN IS THE RESULT OF AN ACTUAL ON THE GROUND SURVEY PERFORMED ON OR BETWEEN NOVEMBER 4, 2024 AND DECEMBER 2, 2024.

THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS DATED JANUARY 1, 1976 AND REVISED JANUARY 12, 1988.

OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN OF RANDOLPH ASSESSOR'S INFORMATION. THE ABOVE IS CERTIFIED TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF.

ALLEN & MAJOR ASSOCIATES, INC.



2/04/26

Professional Land Surveyor for  
ALLEN & MAJOR ASSOCIATES, INC.

REV DATE DESCRIPTION

APPLICANT/OWNER:  
**CORE INVESTMENTS**  
383 DORCHESTER AVENUE  
BOSTON, MA 02127

PROJECT:  
**#73 MAZZEO DRIVE**  
RANDOLPH, MA

PROJECT NO. 2474-03 DATE: 02/04/2026

SCALE: 1" = 60' DWG. NAME: S-2474-03-ANR

DRAFTED BY: CTP CHECKED BY: AIR

PREPARED BY:



**ALLEN & MAJOR ASSOCIATES, INC.**

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environmental consulting • landscape architecture  
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DRAWING TITLE: APPROVAL NOT REQUIRED SHEET NO. 1 OF 1

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