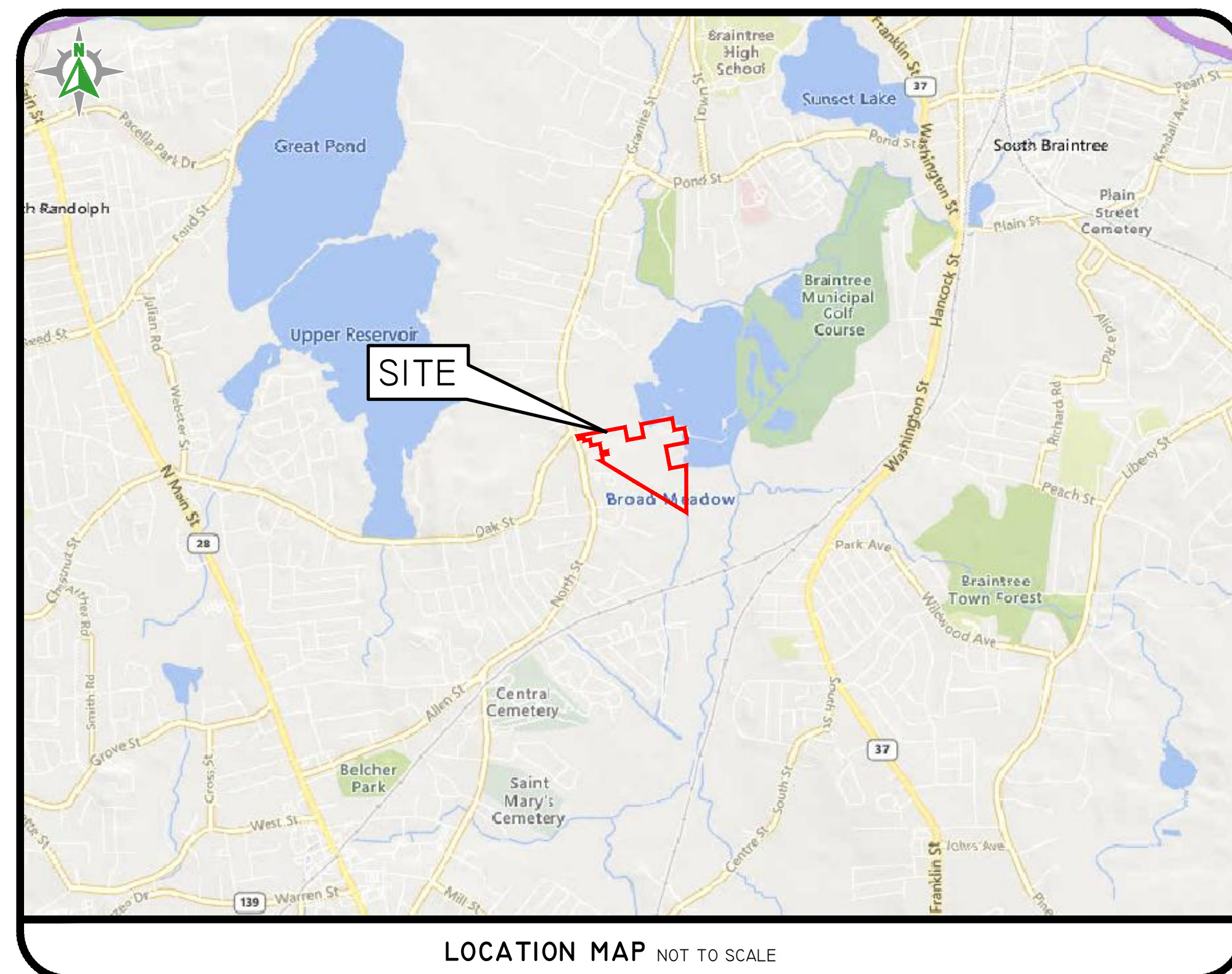


RANDOLPH, MASSACHUSETTS



SHEET 1 OF 2 LIGHTING LAYOUT (RAB)
SHEET 2 OF 2 LIGHTING LAYOUT (RAB)

SWPPP / O&M
THE STORMWATER POLLUTION PREVENT PLAN (SWPPP) AND STORMWATER OPERATION AND MAINTENANCE PLAN (O&M) ARE REQUIRED DOCUMENTS WITH THIS PLAN SET AND MUST BE MAINTAINED BY THE CONTRACTOR AND OWNER ON SITE.

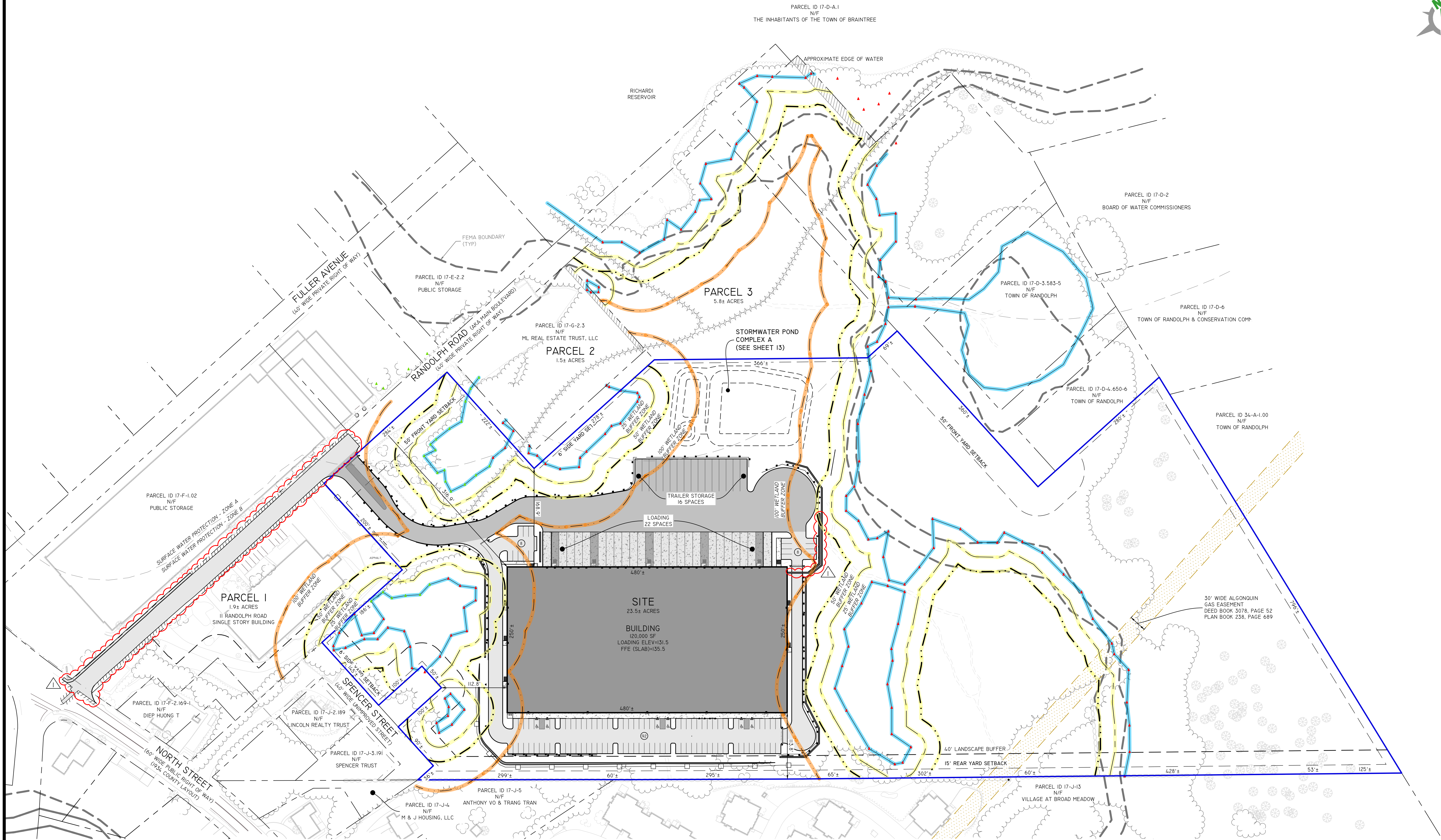
ENGINEERING. DIPRIETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRIETE ENGINEERING TITLE BLOCK STAMPED BY REGISTERED PROFESSIONAL ENGINEER OF DIPRIETE ENGINEERING. DIPRIETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY. THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE MEANS, METHODS, SAFETY PRECAUTIONS AND REQUIREMENTS, AND OSHA COMPLIANCE IN THE IMPLEMENTATION OF THIS PLAN AND DESIGN.

UNLAWFUL SMOKESTACKS UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE. DIPRIETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES. SEE UTILITY NOTE ON SHEET 3.

NO.	DATE	DESCRIPTION	BY:
0	03-16-2023	PLANNING BOARD SUBMISSION	B. A. W.

DRAWN BY: B. A. W.
DESIGN BY: K. J. D.

\\D:\ASTORAGE\PROJECTS\0954-003 RANDOLPH ROAD\AUTOCAD DRAWINGS\0954-003-SITE.DWG PLOTTED: 6/23/2023



DIMENSIONAL REGULATIONS:

CURRENT ZONING:	INDUSTRIAL DISTRICT REQUIRED	PROVIDED	COMPLIES
MINIMUM LOT AREA:	20,000 SF	984,456 SF	YES
MINIMUM FRONTAGE:	75'	100'	YES
MINIMUM DEPTH:	100'	>100'	YES
MINIMUM WIDTH:	100'	>100'	YES
MINIMUM SETBACK FROM STREET:	50'	>50'	YES
MINIMUM FRONT YARD:	50'	316.9'	YES
MINIMUM SIDE YARD:	6'	112.8'	YES
MINIMUM REAR YARD:	15'	113.8'	YES
BUFFER STRIP TO STREET:	20'	20'	YES
BUFFER STRIP TO RESIDENTIAL:	40'	40'	YES
BUFFER STRIP TO COMMERCIAL:	2.5'	N/A	N/A
MAXIMUM BUILDING HEIGHT:	50'	45'	YES
MAXIMUM STORES:	4	1	YES
BUILDING LOT COVERAGE (A):	60%	12%	YES
IMPERVIOUS LOT COVERAGE (B):**	25%	13%	YES
GREEN AREA OPEN SPACE (C):	15%	75%	YES
MAXIMUM COVERAGE (A)+(B):	85%	25%	YES

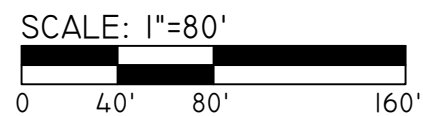
*THE HEIGHT OF A STRUCTURE SHALL BE BASED ON THE AVERAGE PRE-EXISTING GRADE WITHIN THE PROPOSED BUILDING FOOTPRINT.
**IMPERVIOUS LOT COVERAGE DOES NOT INCLUDE BUILDINGS

PARKING REGULATIONS:

PARKING USE:	INDUSTRIAL
PARKING REQUIREMENT:	1 SPACE FOR EACH 2 EMPLOYEES, PLUS SPACE FOR EVERY COMPANY VEHICLE, PLUS SPACES FOR CUSTOMERS' VEHICLES AS DETERMINED APPROPRIATE BY THE BUILDING COMMISSIONER OR SITE PLAN ADMINISTRATOR
NUMBER OF EMPLOYEES:	80
REQUIRED PARKING CALCULATIONS:	80 / 2 = 40 SPACES
ADA PARKING REQUIRED:	2 SPACES
ADA PARKING PROVIDED:	6 SPACES
TOTAL PARKING SPACES PROVIDED:	108 PARKING SPACES
TRUCK LOADING SPACES PROVIDED:	22 SPACES
TRAILER STORAGE SPACES PROVIDED:	16 SPACES

DESIGN NOTES:

- INDUSTRIAL DISTRICTS ABUTTING RESIDENTIAL DISTRICTS OR MULTIFAMILY DISTRICTS.
 - IN AN INDUSTRIAL DISTRICT WHERE THE LOT ABUTS OR IS WITHIN FORTY (40) FEET OF THE SIDE OR REAR BOUNDARY LINE OF ANY RESIDENTIAL DISTRICT (INCLUDING ANY RESIDENTIAL DISTRICTS IN ANY ADJACENT MUNICIPALITY) OR MULTIFAMILY DISTRICT, THERE SHALL BE PROVIDED ON ALL PORTIONS OF SAID LOT WITHIN FORTY (40) FEET OF SAID BOUNDARY LINE A BUFFER STRIP, AS FOLLOWS: THE PORTION OF SUCH BUFFER FOR AND MAINTAINED AS A PLANTING AREA FOR LAWNS, TREES, SHRUBS AND OTHER LANDSCAPE MATERIALS TO PROVIDE A PARK LIKE AREA OF SEPARATION BETWEEN DISTRICTS.
 - IN THIS BUFFER ZONE, NO BUILDING, STRUCTURE OR PAVEMENT OF ANY NATURE, EXCLUDING NON ACCESSORY SIGNS, MAY BE CONSTRUCTED OR MAINTAINED.
 - NO BUILDING, STRUCTURE OR PAVED SPACE ASSOCIATED WITH PARKING MAY BE LOCATED IN THE BUFFER STRIP.
 - PLANTINGS IN THE BUFFER STRIP SHALL BE MAINTAINED BY THE OWNER OF THE PROPERTY USED FOR NONRESIDENTIAL PURPOSES.



OVERALL SITE PLAN

RANDOLPH ROAD, MULTIPLE PARCELS
WAREHOUSE DISTRIBUTION FACILITY
RANDOLPH, MASSACHUSETTS

PREPARED FOR:
BLUEWATER PROPERTY ACQUISITIONS, LLC
205 HUDSON STREET, 8TH FLOOR
NEW YORK, NEW YORK 10013



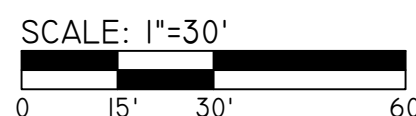
6/23/2023
Brandon D. Carr

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS IT IS FIRST REVIEWED AND APPROVED BY A REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.

DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR THE DESIGN, CONSTRUCTION, OR MAINTENANCE OF ANY STRUCTURE OR SYSTEM. THE CLIENT ASSUMES ALL RISK OF INJURY, LOSS, DAMAGE, AND OTHER CONSEQUENCES ARISING FROM THE IMPLEMENTATION OF THIS PLAN AND DESIGN.

EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE. ONLY DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR THE LOCATION, DEPTH, OR TYPE OF UTILITIES. SEE UTILITY MAPS ON SHEET 3.

NO.	DATE	DESCRIPTION	DESIGN BY: K.J.D.
06-22-2023	PLANNING BOARD SUBMISSION	B.A.W.	
06-16-2023	PLANNING BOARD SUBMISSION	B.A.W.	
06-16-2023	PLANNING BOARD SUBMISSION	B.T.	



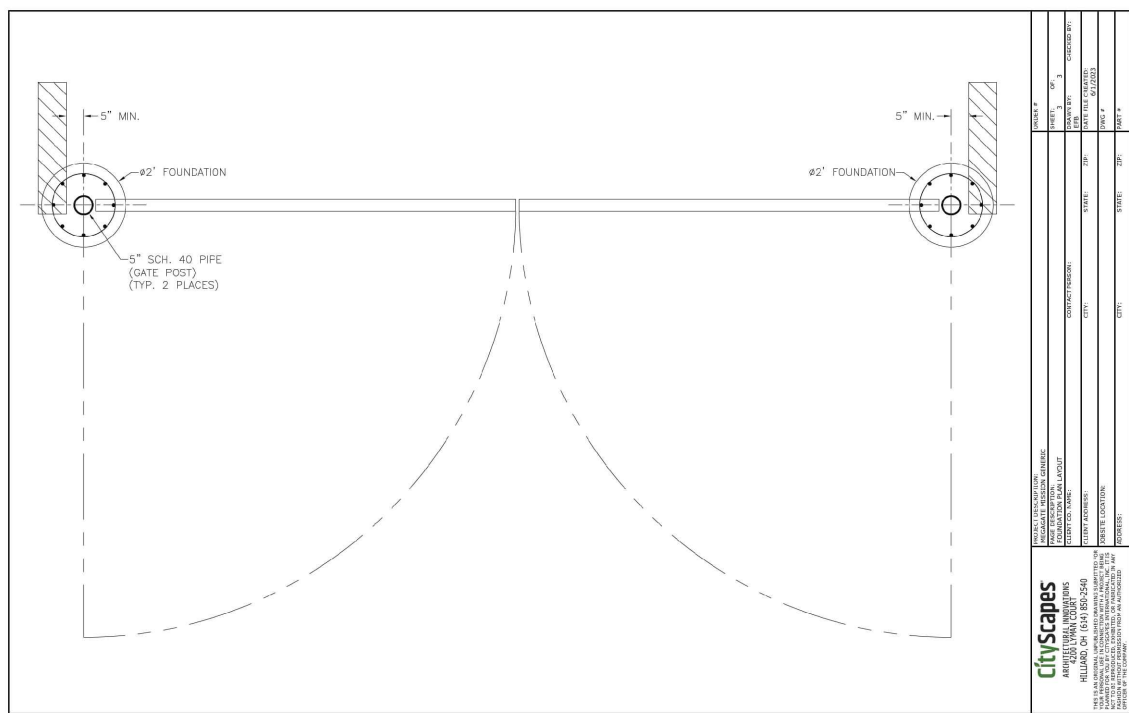
105 Eastern Avenue Suite 200 Dedham, MA 02026
tel 781-326-0021 fax 401-464-6006 www.diprete-eng.com

Boston • Providence • Newport

BLUEWATER PROPERTY ACQUISITIONS, LLC
205 HUDSON STREET, 8TH FLOOR
NEW YORK, NEW YORK 10013

SHEET **7** OF 18

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NOT TO SCALE



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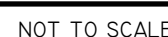


NOT TO SCALE



NOT TO SCALE

PLAN VIEW



SHEET 14 OF 18