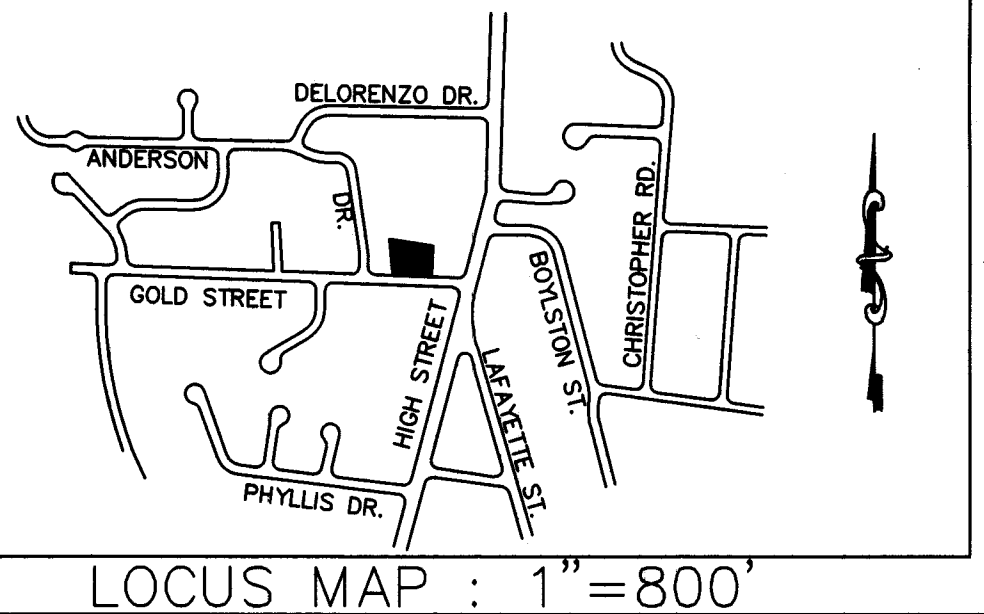




ZONING RESIDENTIAL SINGLE FAMILY HIGH DENSITY REQUIREMENTS			
	REQUIRED	PROPOSED LOT 1	EXISTING LOT 2
LOT AREA	12,000 S.F.	11,705 S.F.	12,002 S.F.
LOT FRONTAGE*	100.00'	62.00'	100.00'
LOT DEPTH	100.00'	143.22'	132.6'
LOT WIDTH	75.00'	67.53'	97.75'
FRONT YARD SETBACK	25.0 FEET		30.5 FEET
SIDE YARD SETBACK	15.0 FEET		18.9 FEET
REAR YARD SETBACK	15.0 FEET		51.1 FEET
LOT COVERAGE			
BY STRUCTURES	20.0 %		12.75 %
BY STRUCTURES AND OTHER IMPERVIOUS	25.0 %		15.55 %
MAXIMUM BUILDING HEIGHT STORIES	2.5 STORIES		1.5 STORIES
MAXIMUM BUILDING HEIGHT FEET	40 FEET		18.0 FEET

* LOT FRONTAGE MAY BE REDUCED TO 60 FEET FOR A SINGLE FAMILY DWELLING PROVIDED THE PROPER PROCESS IS FOLLOWED. SEE ARTICLE 5 DIMENSIONAL REGULATIONS 5.2 FRONTAGE

I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS.

ASSESSOR'S MAP 45 , PARCELS 12 & 13
ZONING : SINGLE FAMILY HIGH DENSITY
DEED REFERENCE : BOOK 40049 PAGE 174
PLAN REFERENCES : BOOK 2876 PG 304
BOOK 4027 PG 50
BOOK 223 PG 98

PLANNING BOARD APPROVAL , UNDER SUBDIVISION CONTROL LAW , IS NOT REQUIRED .

RANDOLPH PLANNING BOARD

DATE:

NO DETERMINATION AS TO COMPLIANCE WITH ZONING REQUIREMENTS HAS BEEN MADE OR INTENDED.

OWNER & APPLICANT :

MICHAEL E. BROWN
13 AVON STREET
ANDOVER, MA. 01810

PLAN OF LAND
IN
RANDOLPH , MA.
SCALE: 1"=20' MAY 21, 2026

CRAIG E. CYGAWNOSKI DATE

RIM
ENGINEERING CO., INC.
P.O. BOX 32 MANSFIELD, MA. 02048
(508) 339-3731 RIMENGINEERING@VERIZON.NET
BROWN 5 GOLD STREET RANDOLPH
ANR PLAN MAY 21, 2026

