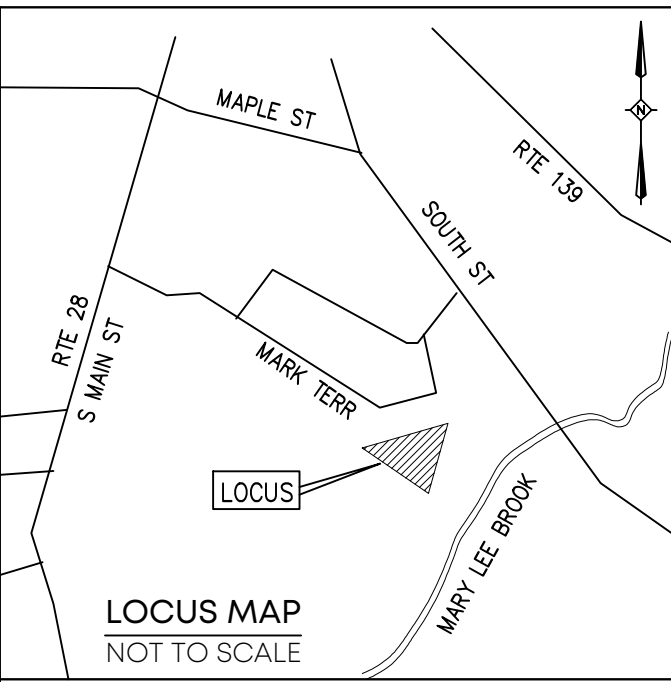




REVISIONS		
No.	DATE	DESCRIPTION

TOWN OF RANDOLPH PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED.

APPROVAL BY THE PLANNING BOARD OF THIS PLAN AS SUBMITTED AS A DEFINITIVE SUBDIVISION IN NO WAY IS INTENDED TO INDICATE THAT A DETERMINATION HAS ALSO BEEN MADE THAT THE LOTS CREATED ARE IN COMPLIANCE WITH THE ZONING ORDINANCE OF THE TOWN OF RANDOLPH AND/OR/IS/ ARE BUILDABLE LOTS.

TOWN CLERK

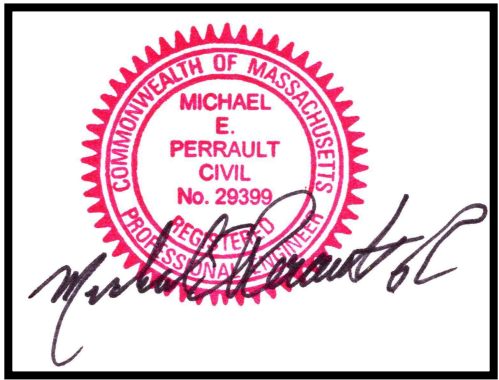
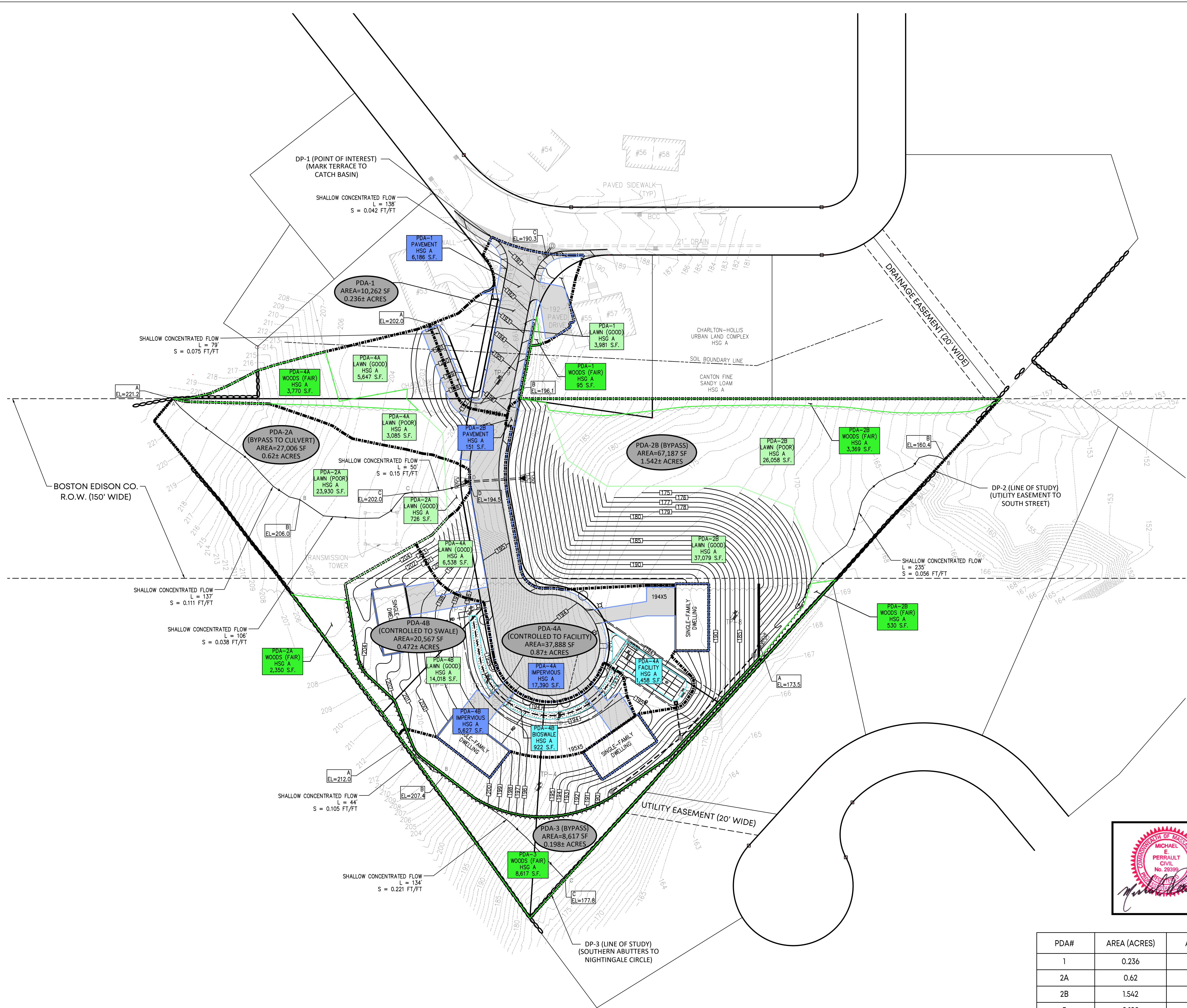
I CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE RANDOLPH PLANNING AND ZONING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE ON

, AND NO NOTICE OF APPEAL HAS BEEN RECEIVED DURING THE TWENTY (20) DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

RANDOLPH TOWN CLERK

GENERAL NOTES:

- LOCUS PROPERTY IS COMPRISED OF: ASSESSOR'S MAP 65 PLOT 100, 101, 102 & 103 DEED BOOK 19982 PAGE 250 OWNER OF RECORD OWNER: RKS REALTY LLC C/O GENERAL CONTRACTING INC.
- PLAN REFERENCES:
P-1) PLAN #853 OF 1970
P-2) PLAN #358 OF 1983
P-3) PLAN #558 OF 1973
P-4) 'PLAN OF LAND' PREPARED BY P.M.P. ASSOC., LLC DATED APRIL 27, 2004.
P-5) PLAN BOOK 564 PAGE 20
- ZONING INFORMATION ZONING DISTRICT: RSFMD RESIDENTIAL SINGLE FAMILY MEDIUM DENSITY MINIMUM/MAXIMUM ZONING REQUIREMENTS
MIN. LOT AREA = 16,000 S.F.
MIN. LOT FRONTAGE = 120'
MIN. FRONT YARD = 25', SIDE = 15', REAR = 15'
MAXIMUM BUILDING LOT COVERAGE % = 20%
MAXIMUM IMPERVIOUS LOT COVERAGE % = 25%
MINIMUM GREEN SPACE % = 75%
MAXIMUM BUILDING HEIGHT = 2.5 STORIES OR 40'
- THE PROPERTY LINE INFORMATION SHOWN IS BASED ON CURRENT AVAILABLE RECORD INFORMATION CONSISTING OF PLANS AND DEEDS AND AN ACTUAL ON THE GROUND FIELD SURVEY PERFORMED BY THIS FIRM ON & BETWEEN 1/12/2026 & 1/13/2026.
- COMMUNITY PANEL NUMBER: 25021C0218F (DATE: 7/8/25) THE FLOOD INSURANCE RATE MAP DEFINES THIS AREA AS ZONE X, AREA OUTSIDE THE 0.2% CHANCE ANNUAL FLOOD PLAIN.
- THERE ARE NO WETLANDS WITHIN 100' OF THE PROJECT AREA.
- BENCHMARK INFORMATION:
DATUM: N.A.V.D. 88
BENCHMARK 'A' ELEV.= 189.82'
BENCHMARK 'B' ELEV.= 206.71'



PDA#	AREA (ACRES)	AREA (S.F.)
1	0.236	10,262
2A	0.62	27,006
2B	1.542	67,187
3	0.198	8,617
4A	0.87	37,888
4B	0.472	20,567
TOTAL	3.938	171,527

RESERVED FOR REGISTRY USE

I CERTIFY THAT I HAVE CONFORMED WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS IN PREPARING THIS PLAN.

REGISTERED PROFESSIONAL LAND SURVEYOR

DATE

DRAWN BY: STC
CHECKED BY: EPJ//MEP
DESIGNED BY: STC

DEFINITIVE SUBDIVISION MODIFICATION PLAN "Ledgview Terrace"

PROPOSED DRAINAGE AREA PLAN

E.G. Schaner Circle
IN
RANDOLPH
(NORFOLK COUNTY)
MASSACHUSETTS

PREPARED FOR:

KJS, LLC
14 RENMAR AVENUE
WALPOLE
MASSACHUSETTS 02081

DATE: MAY 21, 2026

PROJECT NUMBER: 2025-101

PMP
CONSULTING INC.
Land Surveyors & Civil Engineers

359 North Bedford Street
East Bridgewater, MA 02333
Phone: 508-378-3421

0 40' 80'
SCALE: 1" = 40'
SHEET
NUMBER
- OF 13