

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.

DATE _____

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

DATE _____

1) 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/
GENERAL CONTRACTING INC.

2) 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

3) ZONING INFORMATION ZONING DISTRICT: RSFMD
RESIDENTIAL SINGLE FAMILY MEDIUM DENSITY
MINIMUM/MAXIMUM ZONING REQUIREMENTS
MIN. LOT AREA = 16,000 S.F.
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MAXIMUM BUILDING HEIGHT = 2.5 STORIES OR 40'

4) THE PROPERTY LINE INFORMATION SHOWN IS
BASED ON CURRENT AVAILABLE RECORD
INFORMATION CONSISTING OF PLANS AND DEEDS
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PERFORMED BY THIS FIRM ON & BETWEEN
1/12/2026 & 1/13/2026.

5) 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.

6) THERE ARE NO WETLANDS WITHIN 100' OF THE PROJECT AREA.

7) BENCHMARK INFORMATION:
 DATUM: N.A.V.D. 88
 BENCHMARK 'A' ELEV.= 189.82'
 BENCHMARK 'B' ELEV.= 206.71'

E.J. Schaner Circle
Randolph, Norfolk County, MA 02368

PREPARED FOR:

KJS, LLC

14 Renmar Avenue
Walpole, MA 02081

DESIGN TEAM

RANDOLPH DPW
41 SOUTH MAIN STREET
RANDOLPH
MASSACHUSETTS
PHONE # 781-961-0950

NATIONALGRID
55 BEARFOOT ROAD
NORTHBOROUGH
MASSACHUSETTS
PHONE # 617-706-1736

VERIZON
385 MYLES STANDISH BLVD.
TAUNTON
MASSACHUSETTS
PHONE # 774-409-3160

XFINITY COMCAST
5 OMNI WAY, P.O. BOX 6505
CHELMSFORD
MASSACHUSETTS
PHONE # 978-848-5163

EVERSOURCE GAS
995 BELMONT STREET
BROCKTON
MASSACHUSETTS
PHONE # 508-895-4818

SURVEYOR: PMP CONSULTING INC.
359 NORTH BEDFORD STREET
EAST BRIDGEWATER
MASSACHUSETTS 02333
PHONE # 508-378-3421

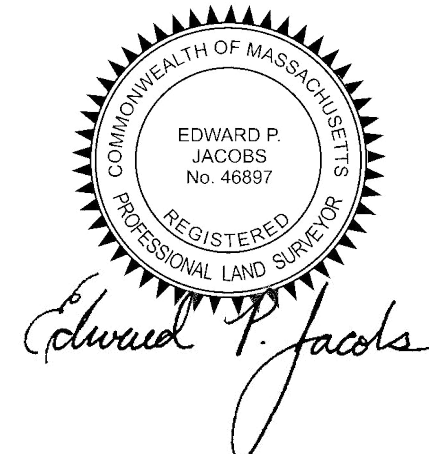
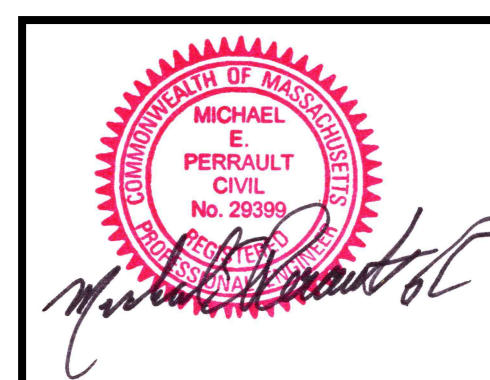
CIVIL ENGINEER: PMP CONSULTING INC.
359 NORTH BEDFORD STREET
EAST BRIDGEWATER
MASSACHUSETTS 02333
PHONE # 508-378-3421

GENERAL CONTRACTOR: KJS, LLO
14 RENMAR AVENUE
WALPOLE
MASSACHUSETTS
PHONE # 508-328-2820



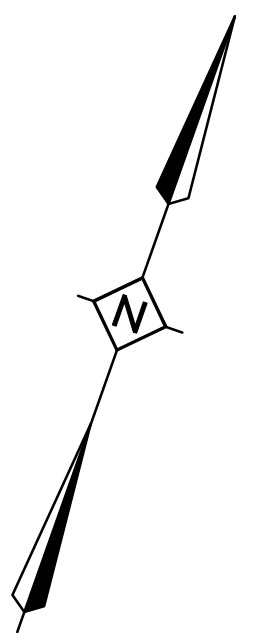
PREPARED BY:

PMP
CONSULTING INC.
Land Surveyors & Civil Engineers



www.pmpconsultinginc.com

No.	Drawing Title	Date	Revised
1	Cover Sheet	5-21-2026	
2	General Notes and Legend Plan	5-21-2026	
3	Existing Conditions Plan	5-21-2026	
4	Sediment & Erosion Control Plan	5-21-2026	
5	Lot Layout Plan	5-21-2026	
6	Grading, Drainage & Utility Plan	5-21-2026	
7	Plan & Profile	5-21-2026	
8	Buildout Plan	5-21-2026	
9	Construction Details	5-21-2026	
10	Construction Details	5-21-2026	
11	Construction Details	5-21-2026	
12	Construction Details	5-21-2026	
13	Construction Details	5-21-2026	



DEFINITIVE SUBDIVISION
MODIFICATION PLAN
"Ledgeview Terrace"

COVER SHEET

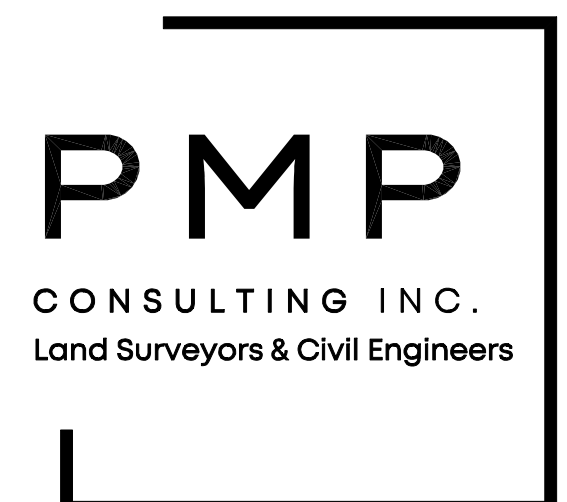
E.G. Schaner Circle
IN
RANDOLPH
(NORFOLK COUNTY)
MASSACHUSETTS

PREPARED FOR:

KJS, LLC
14 RENMAR AVENUE
WALPOLE
MASSACHUSETTS 02081

DATE: MAY 21, 2026

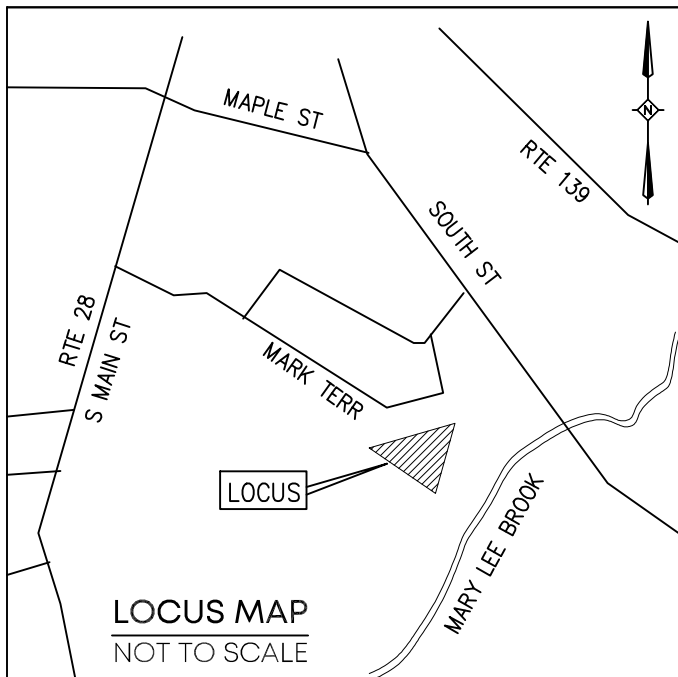
PROJECT NUMBER: 2025-101



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

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SHEET
NUMBER



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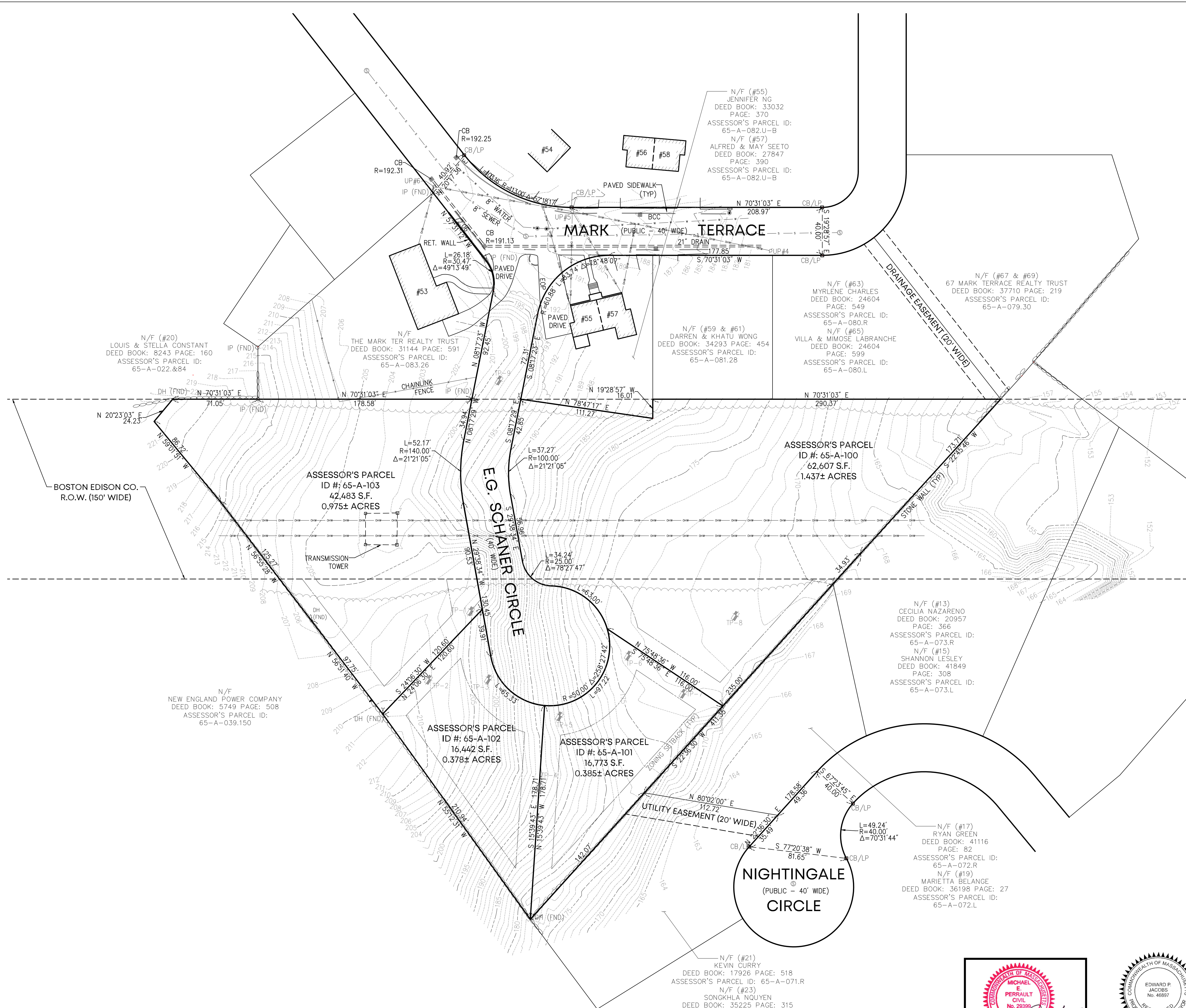
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DEEDS IN PREPARING THIS PLAN.

Edward P. Jacobs
REGISTERED PROFESSIONAL LAND SURVEYOR
06/05/26

DATE

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

DEFINITIVE SUBDIVISION MODIFICATION PLAN "Ledgview Terrace"

EXISTING CONDITIONS PLAN

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

PREPARED FOR:

KJS, LLC
14 RENMAR AVENUE
WALPOLE
MASSACHUSETTS 02081

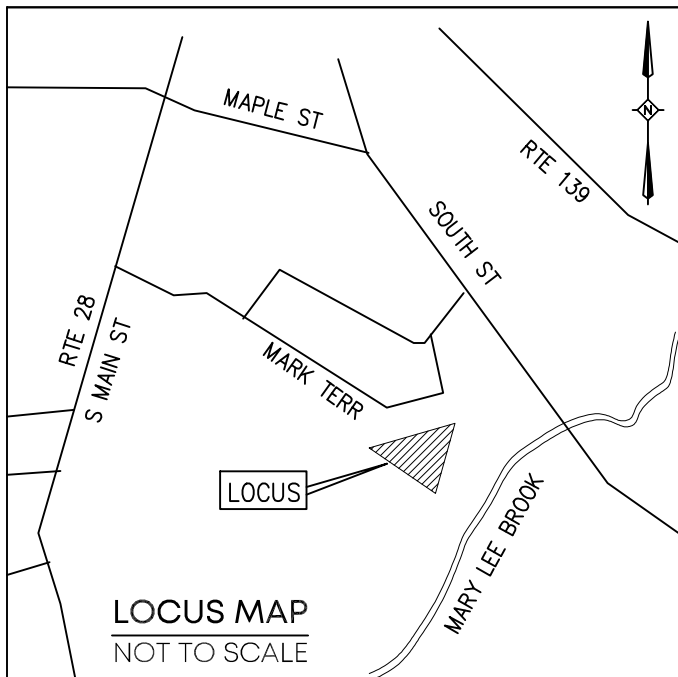
DATE: MAY 21, 2026

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
3 OF 13



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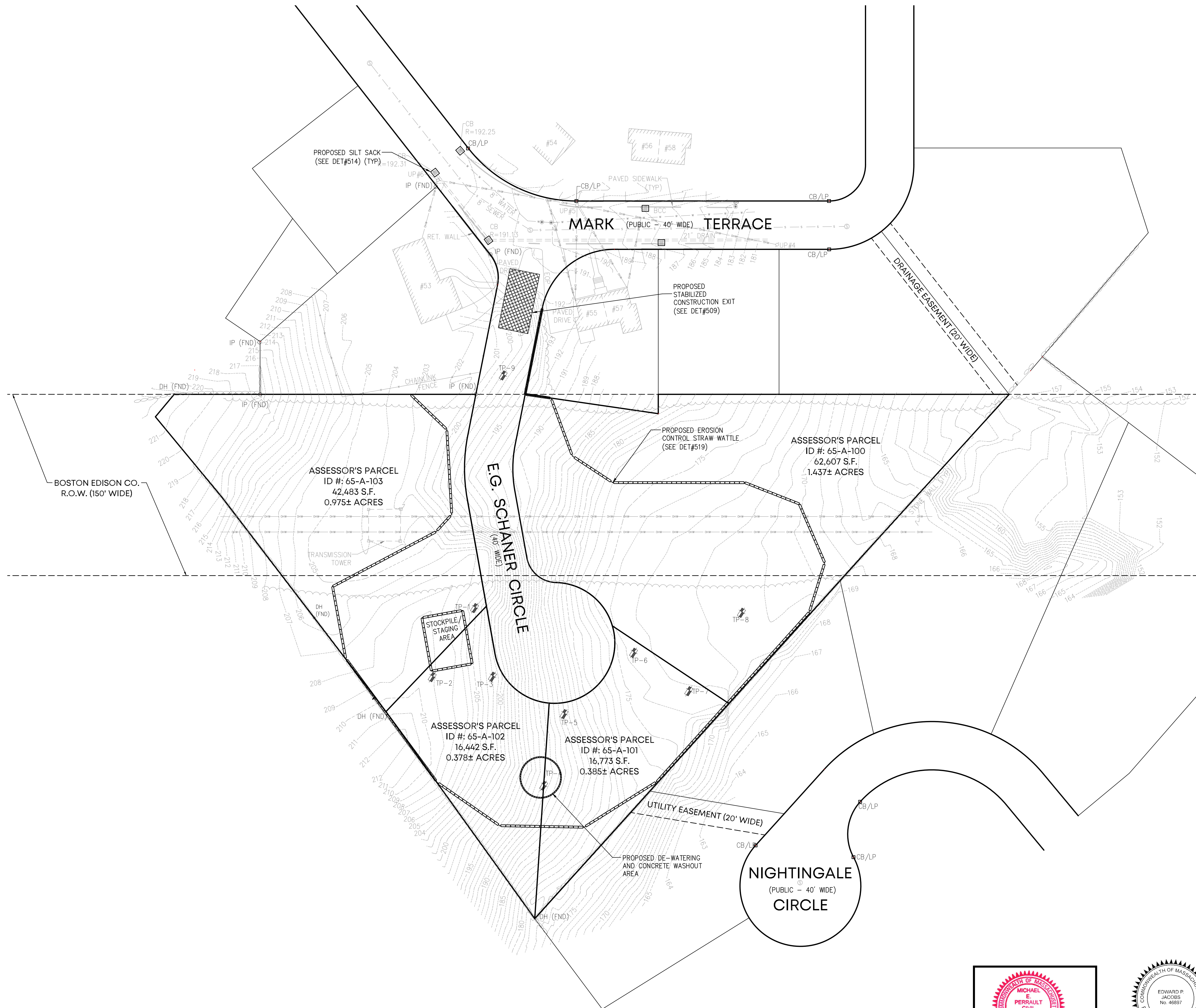
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Edward P. Jacobs
REGISTERED PROFESSIONAL LAND SURVEYOR
06/05/26

DATE

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

DEFINITIVE SUBDIVISION MODIFICATION PLAN "Ledgview Terrace"

SEDIMENT & EROSION CONTROL PLAN

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

PREPARED FOR:

KJS, LLC
14 RENMAR AVENUE
WALPOLE
MASSACHUSETTS 02081

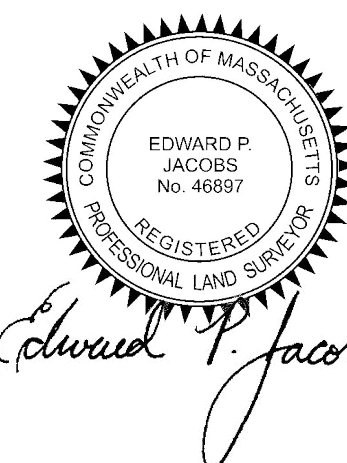
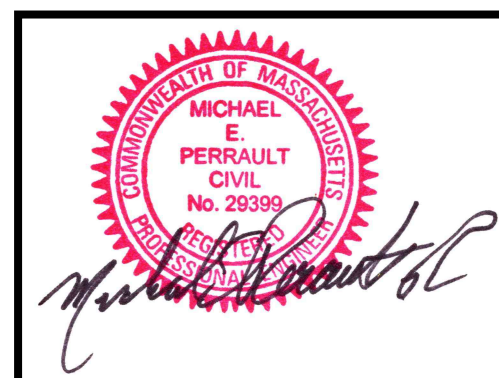
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PROJECT NUMBER: 2025-101

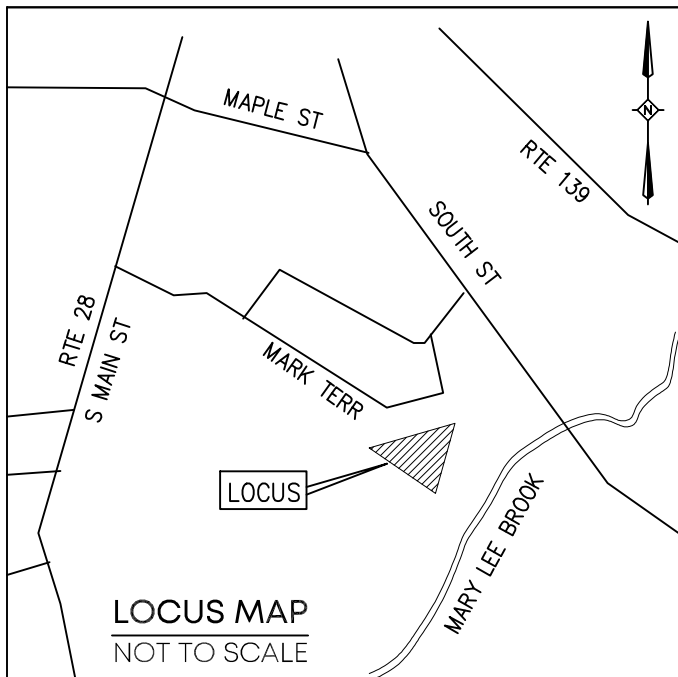
PMP
CONSULTING INC.
Land Surveyors & Civil Engineers

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Phone: 508-378-3421

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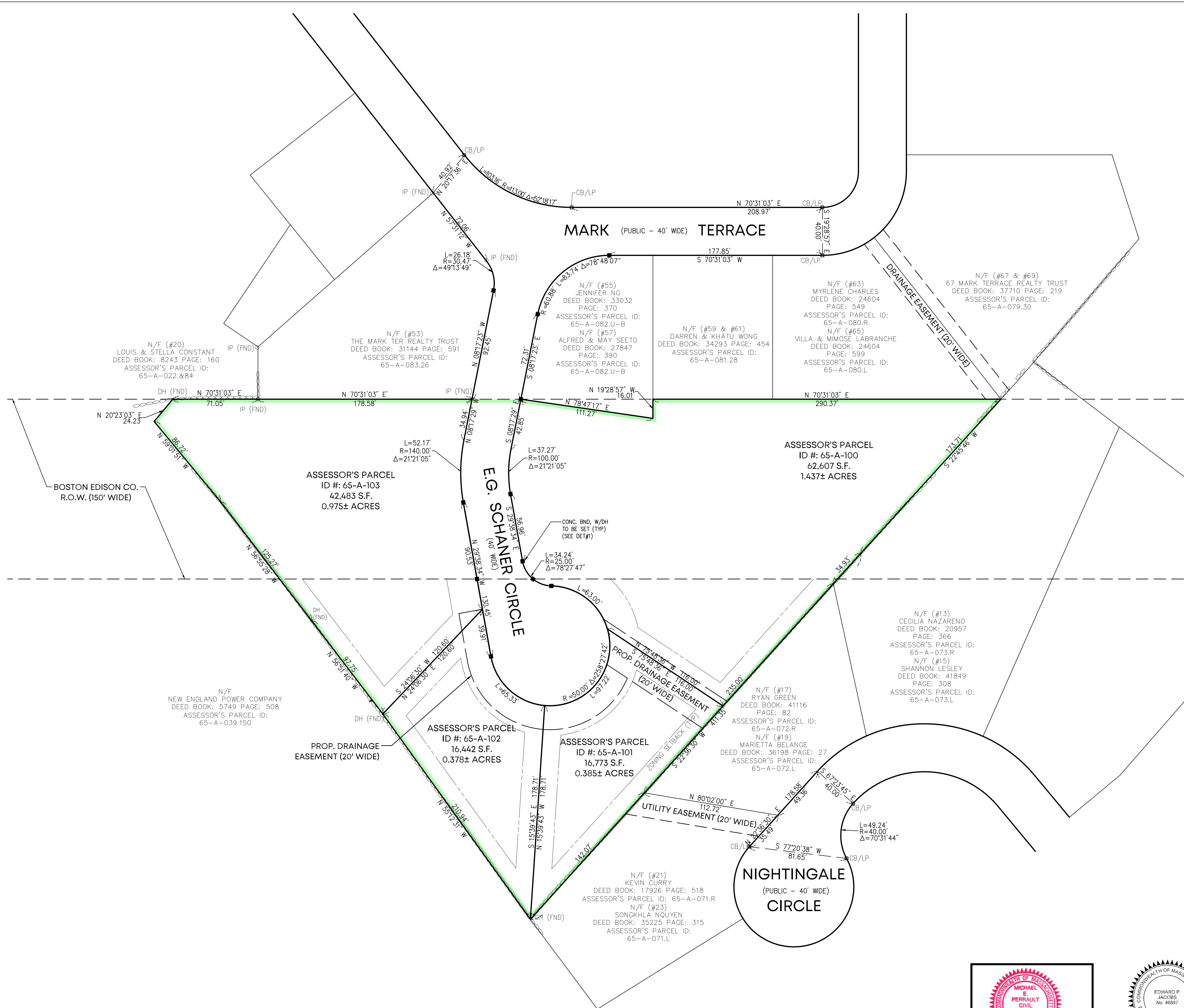
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RANDOLPH TOWN CLERK

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Edward P. Jacobs
REGISTERED PROFESSIONAL LAND SURVEYOR
DATE 06/05/26

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

DEFINITIVE SUBDIVISION MODIFICATION PLAN "Ledgewood Terrace"

LOT LAYOUT PLAN

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

PREPARED FOR:

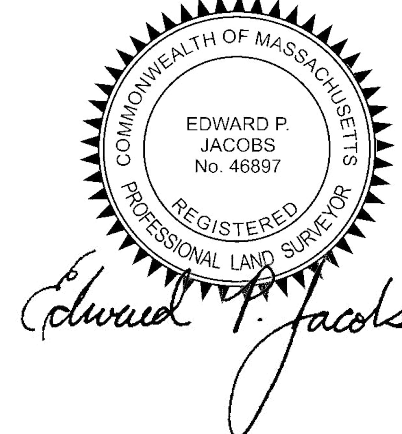
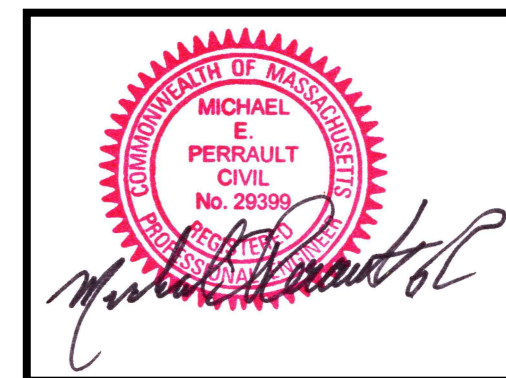
KJS, LLC
14 RENMAR AVENUE
WALPOLE
MASSACHUSETTS 02081

DATE: MAY 21, 2026
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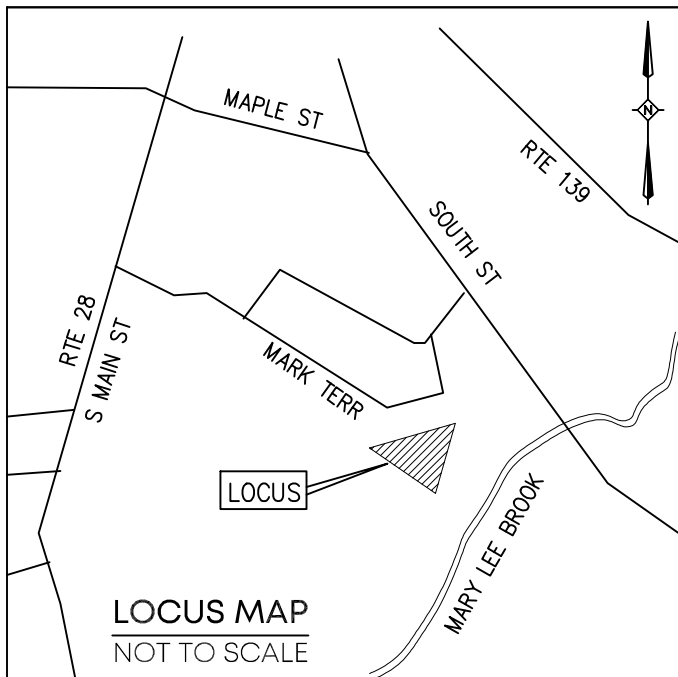
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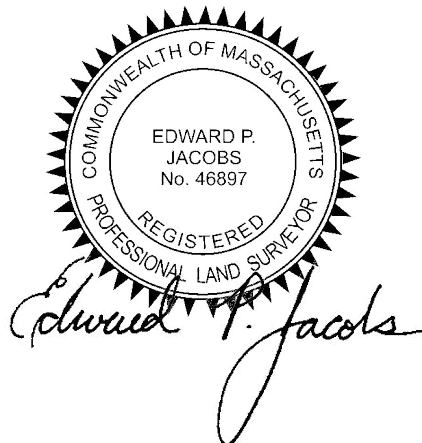
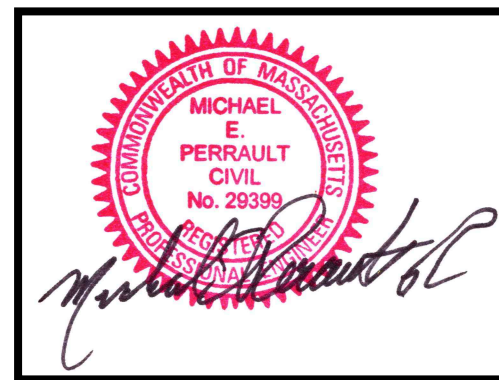
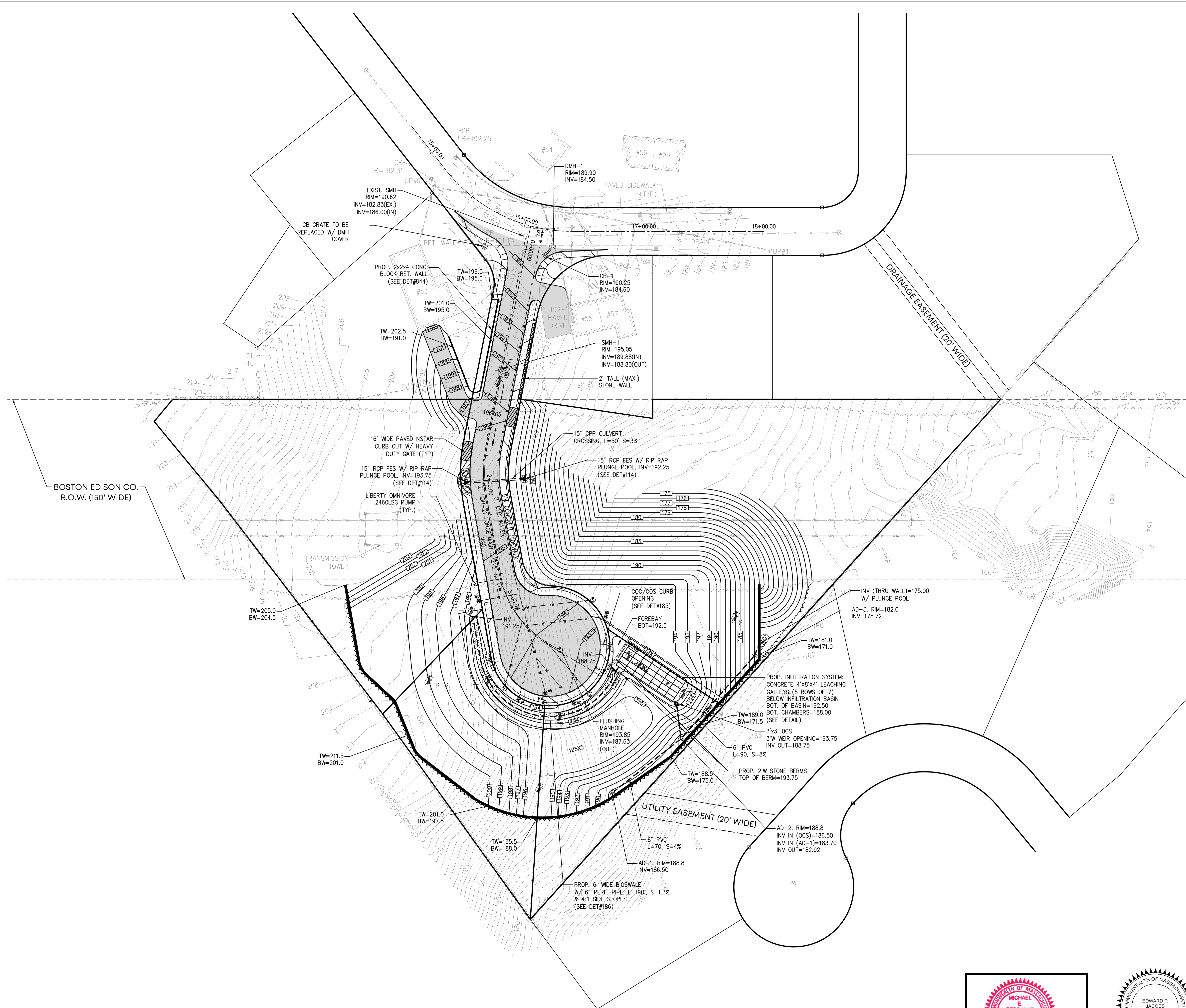
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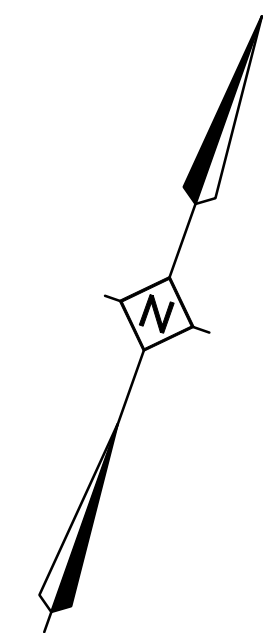


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Edward P. Jacobs
REGISTERED PROFESSIONAL LAND SURVEYOR
06/05/26
DATE

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



DEFINITIVE SUBDIVISION MODIFICATION PLAN "Ledgerview Terrace"

GRADING, DRAINAGE & UTILITY PLAN

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

PREPARED FOR:

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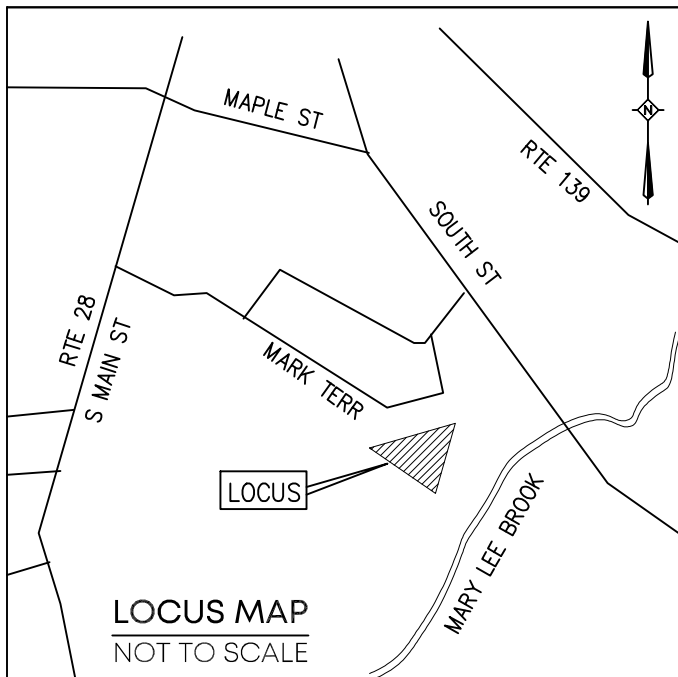
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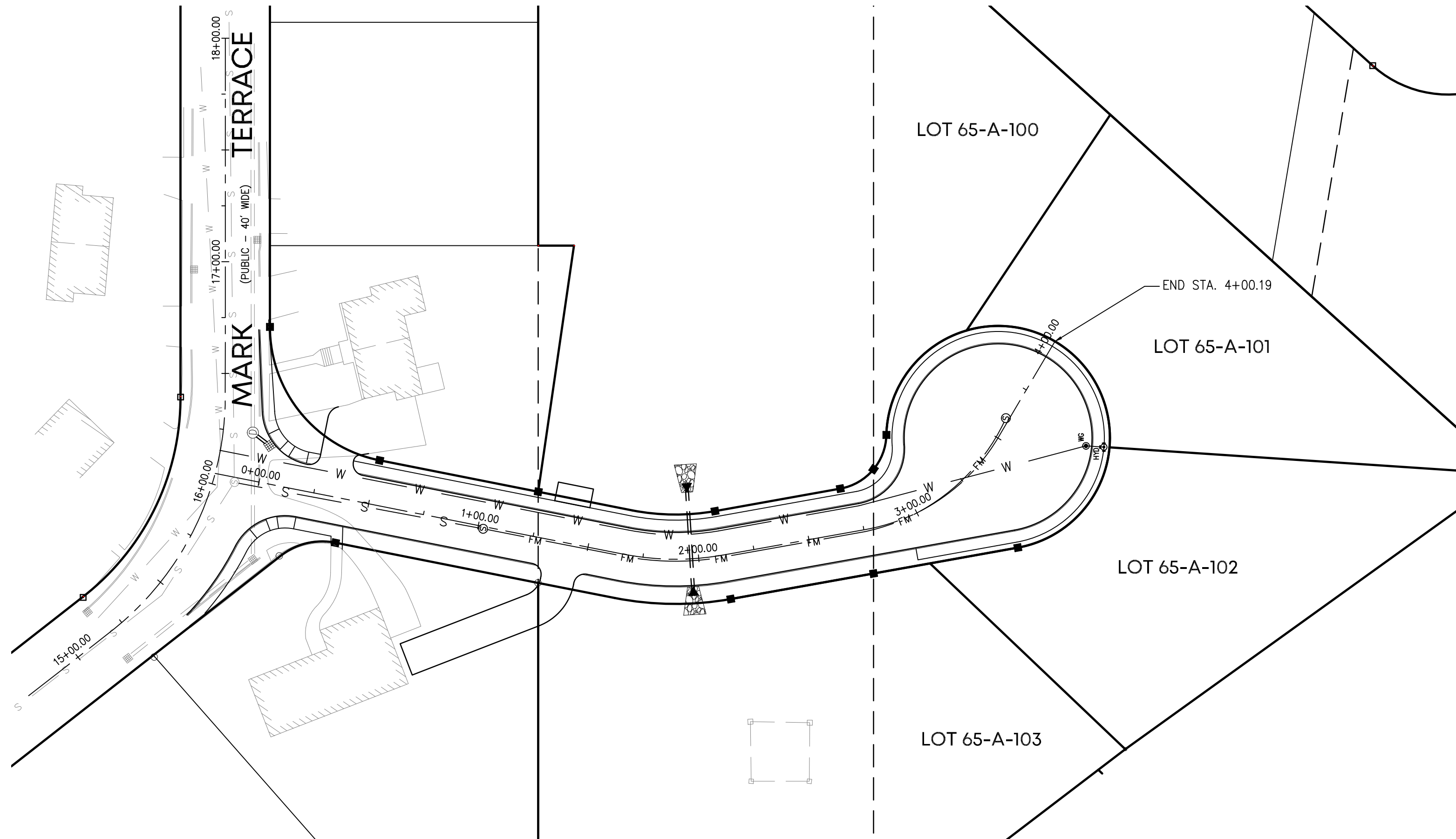
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RANDOLPH TOWN CLERK

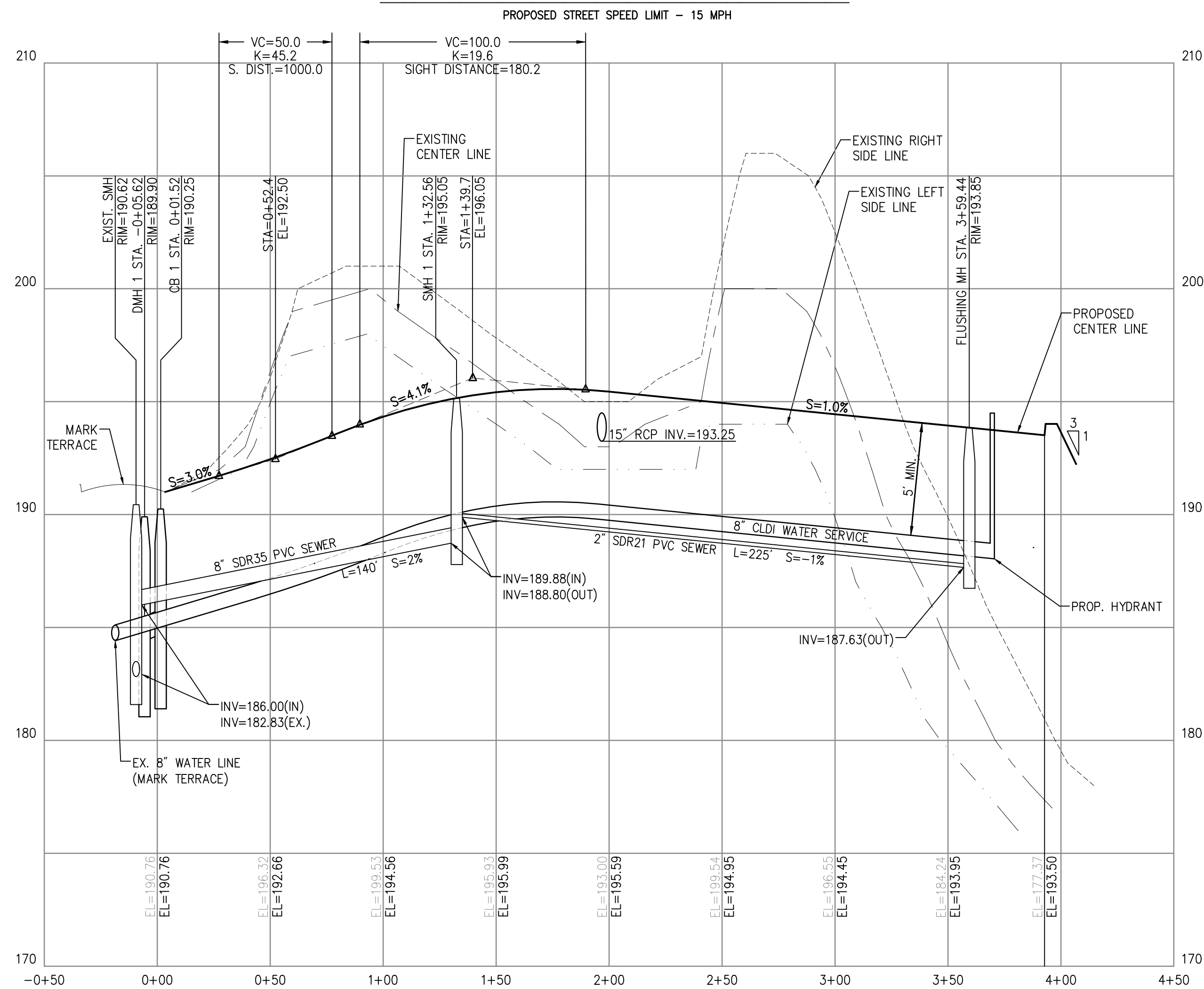
DATE

GENERAL NOTES:

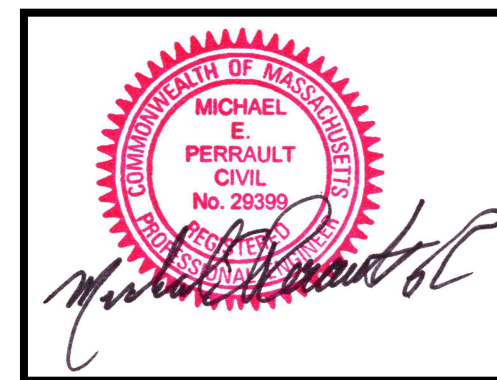
- LOCUS PROPERTY IS COMPRISED OF: ASSESSOR'S MAP 65 PLOT 100, 101, 102 & 103 DEED BOOK 19982 PAGE 250 OWNER OF RECORD OWNER: RKS REALTY LLC C/O GENERAL CONTRACTING INC.
- PLAN REFERENCES:
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 - P-3) PLAN #558 OF 1973
 - P-4) "PLAN OF LAND" PREPARED BY 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'
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- 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'



E.G. SCHANER CIRCLE



VERTICAL SCALE: 1" = 4'
HORIZONTAL SCALE: 1" = 40'



DEFINITIVE SUBDIVISION MODIFICATION PLAN "Ledgewick Terrace"

PLAN & PROFILE

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

PREPARED FOR:

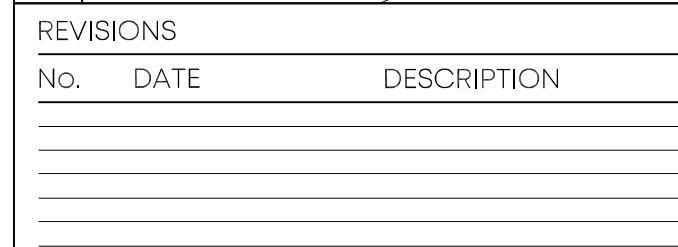
KJS, LLC
14 RENMAR AVENUE
WALPOLE
MASSACHUSETTS 02081

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



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.

DATE _____

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

DATE _____

1) 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.

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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

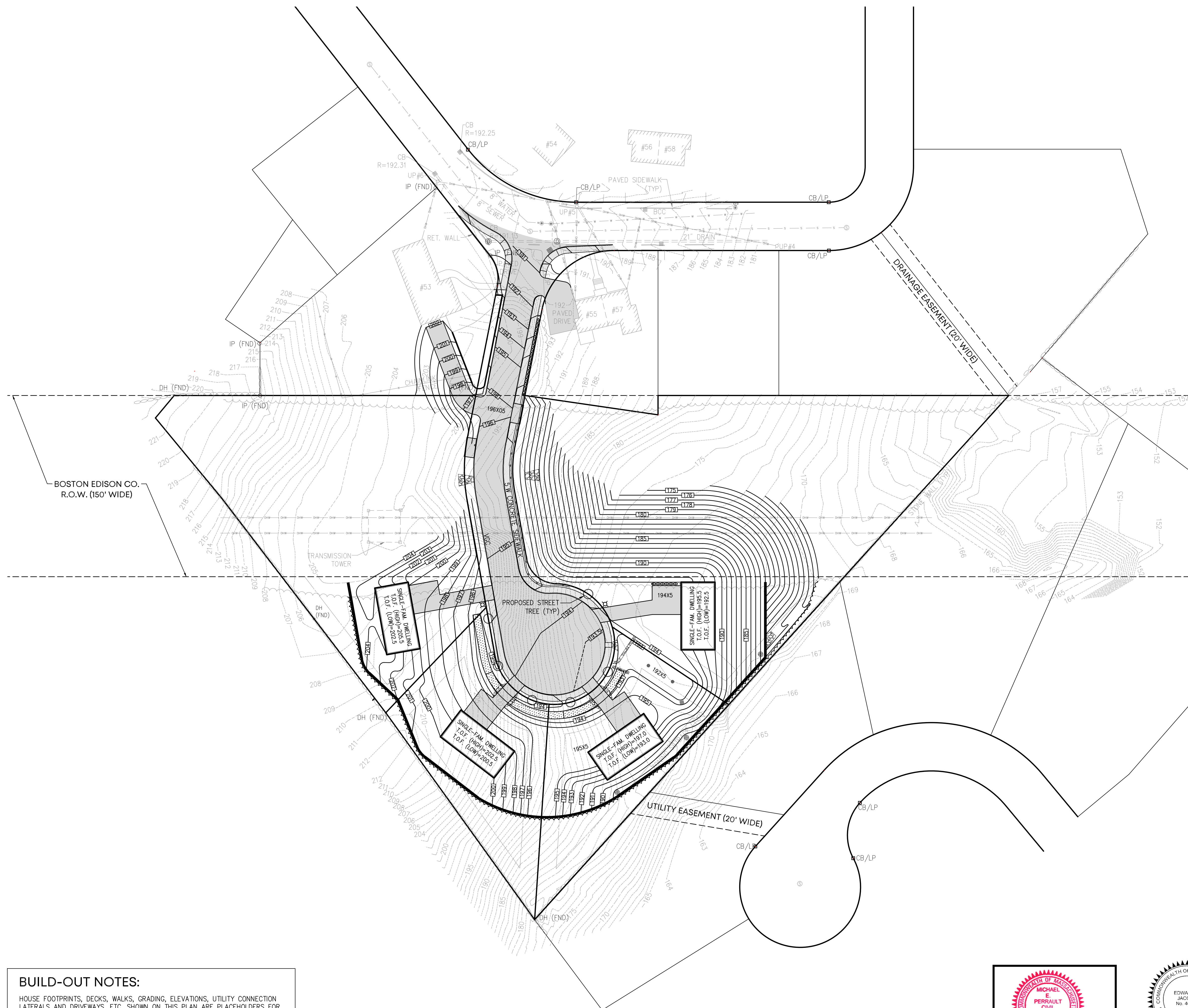
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INFORMATION CONSISTING OF PLANS AND DEEDS
AND AN ACTUAL ON THE GROUND FIELD SURVEY
PERFORMED BY THIS FIRM ON & BETWEEN
1/12/2026 & 1/13/2026.

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(DATE: 7/8/25) THE FLOOD INSURANCE RATE MAP
DEFINES THIS AREA AS ZONE X, AREA OUTSIDE
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 BENCHMARK 'A' ELEV.= 189.82'
 BENCHMARK 'B' ELEV.= 206.71'



HOUSE FOOTPRINTS, DECKS, WALKS, GRADING, ELEVATIONS, UTILITY CONNECTION LATERALS AND DRIVEWAYS, ETC. SHOWN ON THIS PLAN ARE PLACEHOLDERS FOR DESIGN AND CALCULATION PURPOSES ONLY. ACTUAL HOMES TO BE BUILT WILL BE CHOSEN BY THE FUTURE HOME BUYERS AND MAY VARY FROM WHAT IS SHOWN ON THIS PLAN. FINAL SITE LAYOUT DESIGN WILL BE PROVIDED ON THE FUTURE BUILDING PERMIT PLOT PLANS AT THE TIME THAT THE BUILDING PERMIT APPLICATION IS MADE.

RESERVED FOR REGISTRY USE

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

Edward P. Jacobs
REGISTERED PROFESSIONAL LAND SURVEYOR

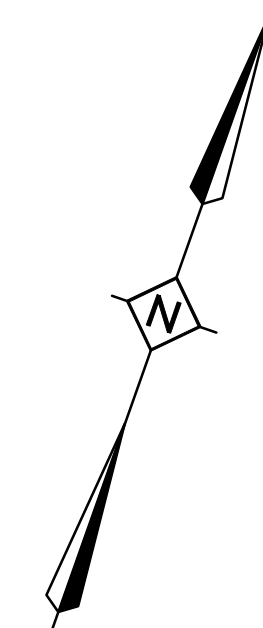
06/05/26

DATE _____

DRAWN BY: STC

CHECKED BY: EPJ/MEP

DESIGNED BY: STC



DEFINITIVE SUBDIVISION
MODIFICATION PLAN
"Ledgeview Terrace"

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

PREPARED FOR:

KJS, LLC
14 RENMAR AVENUE
WALPOLE
MASSACHUSETTS 02081

DATE: MAY 21, 2026

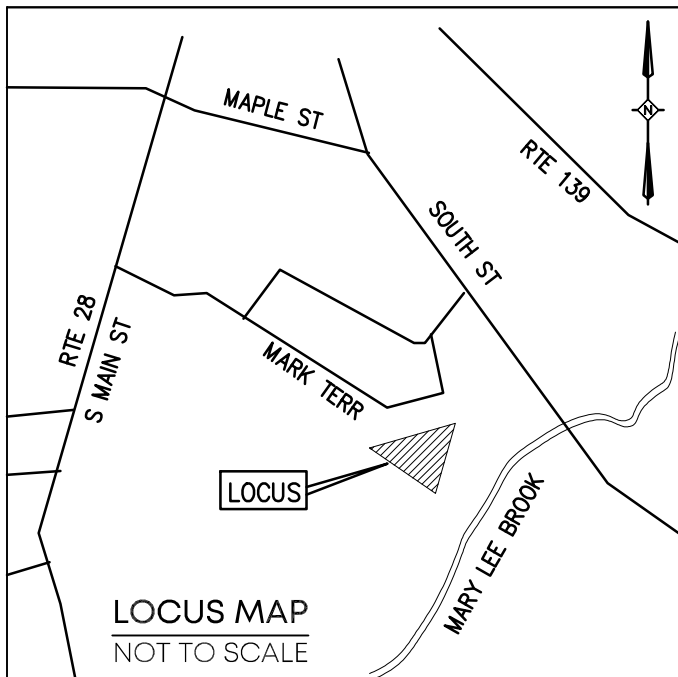
PROJECT NUMBER: 2025-101



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



SHEET
NUMBER
8 OF 13



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.

DATE

TOWN CLERK

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RANDOLPH TOWN CLERK

DATE

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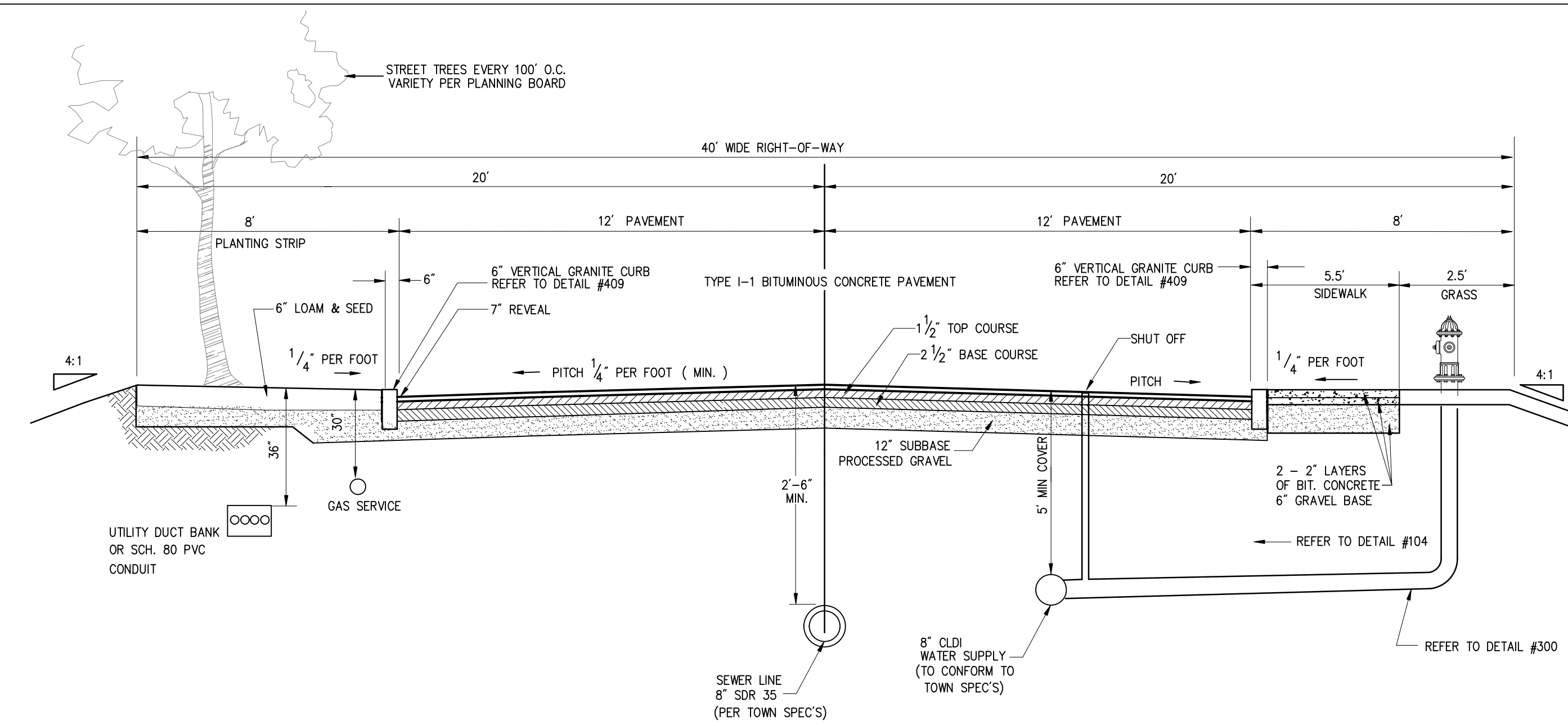
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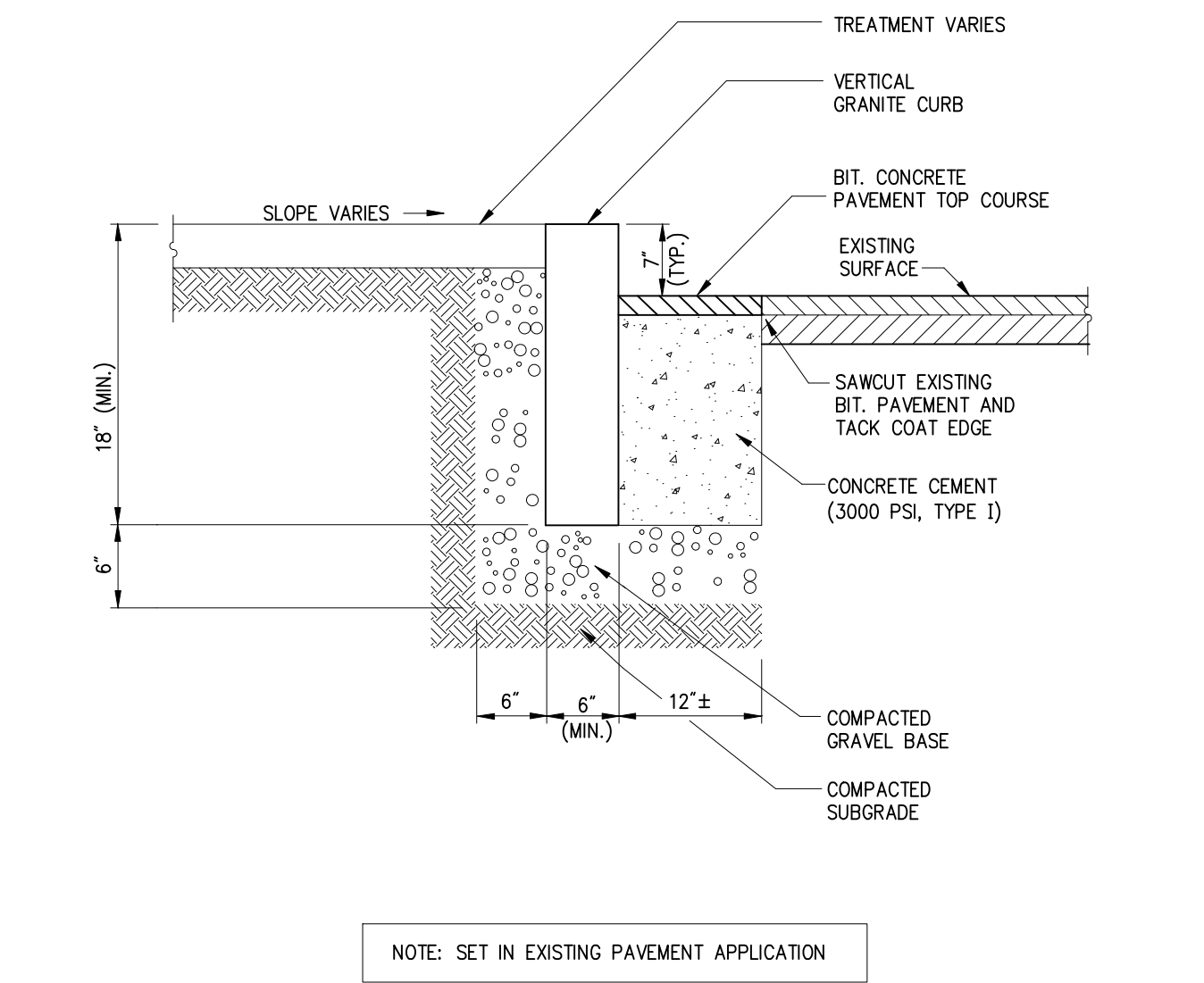
7) BENCHMARK INFORMATION:
DATUM: N.A.V.D. 88
BENCHMARK 'A' ELEV.= 189.82'
BENCHMARK 'B' ELEV.= 206.71'



DETAIL # 437

TYPICAL SECONDARY ROAD SECTION

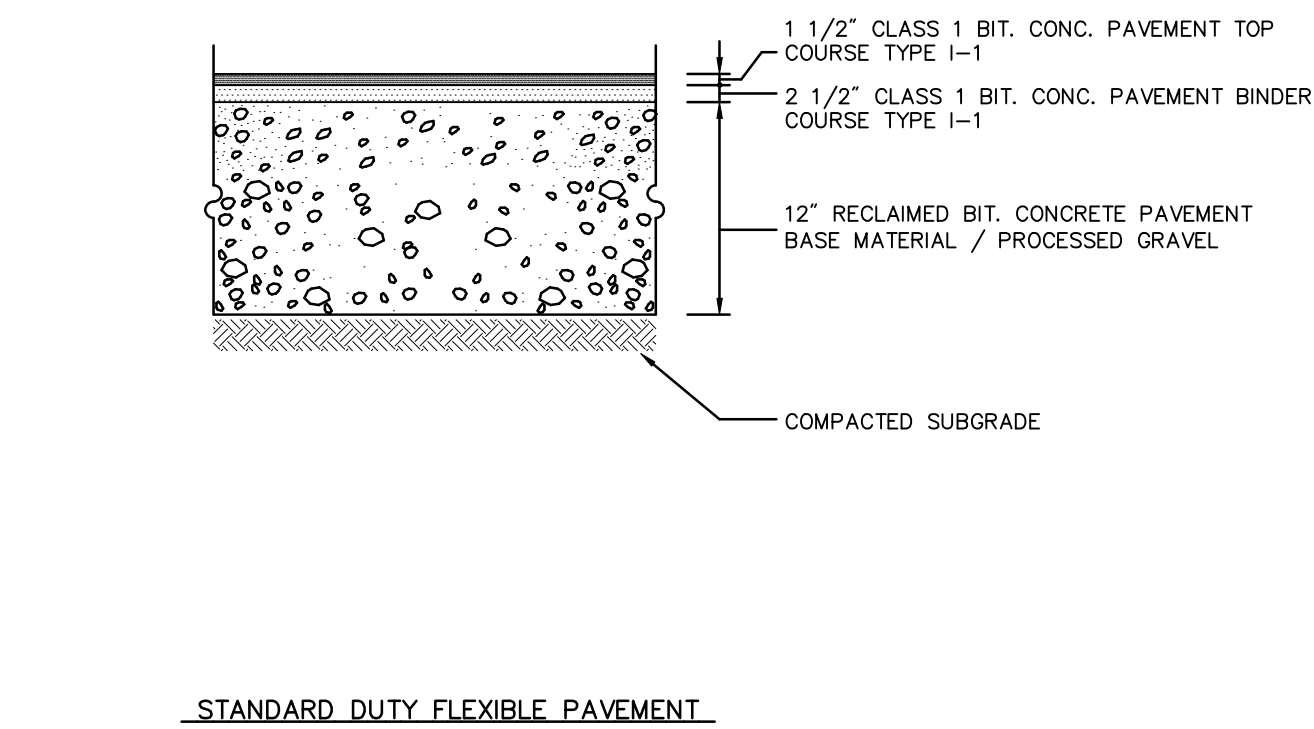
PMP



DETAIL # 409

VERTICAL GRANITE CURB

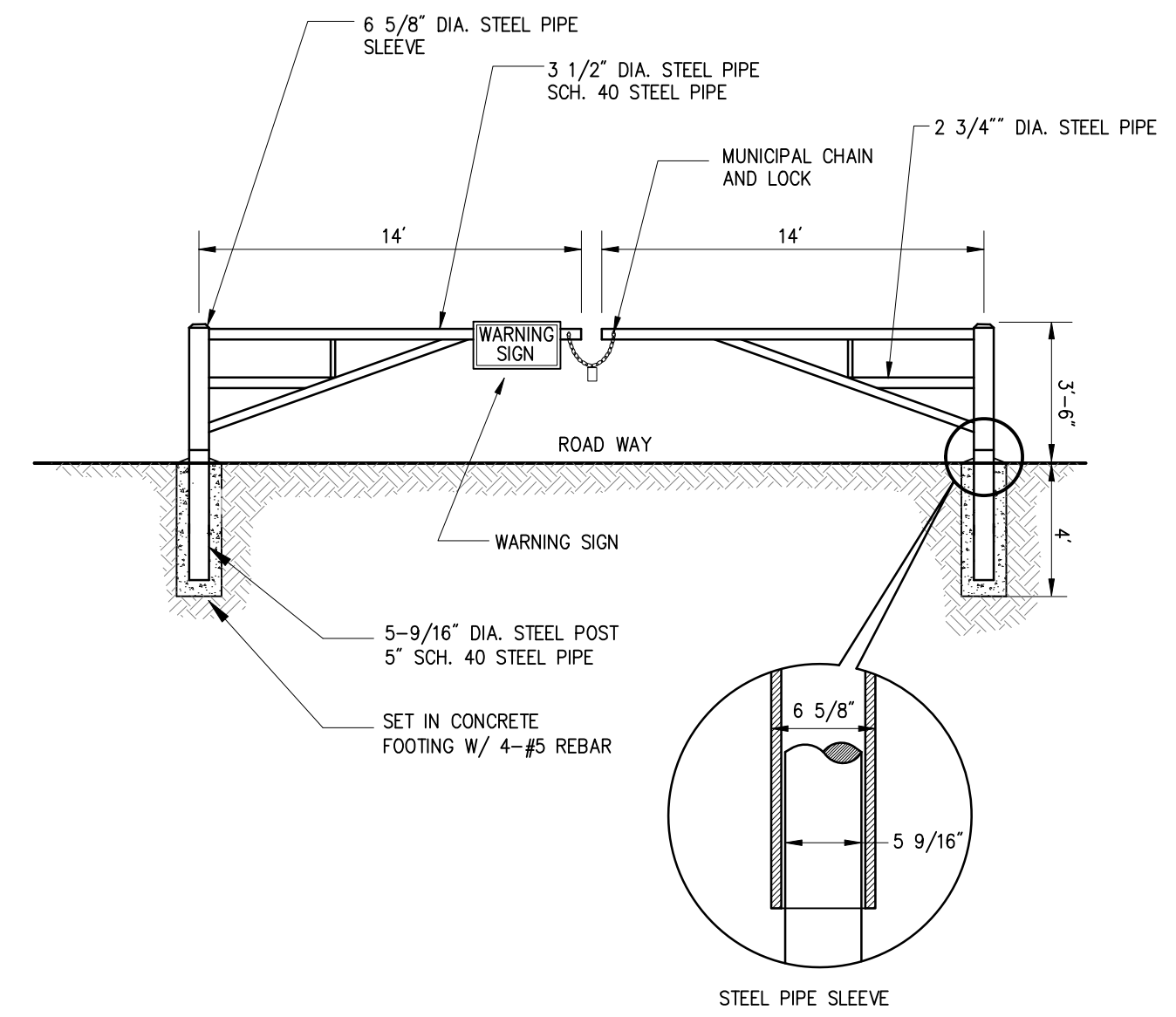
PMP



DETAIL # 418

PAVEMENT SECTION

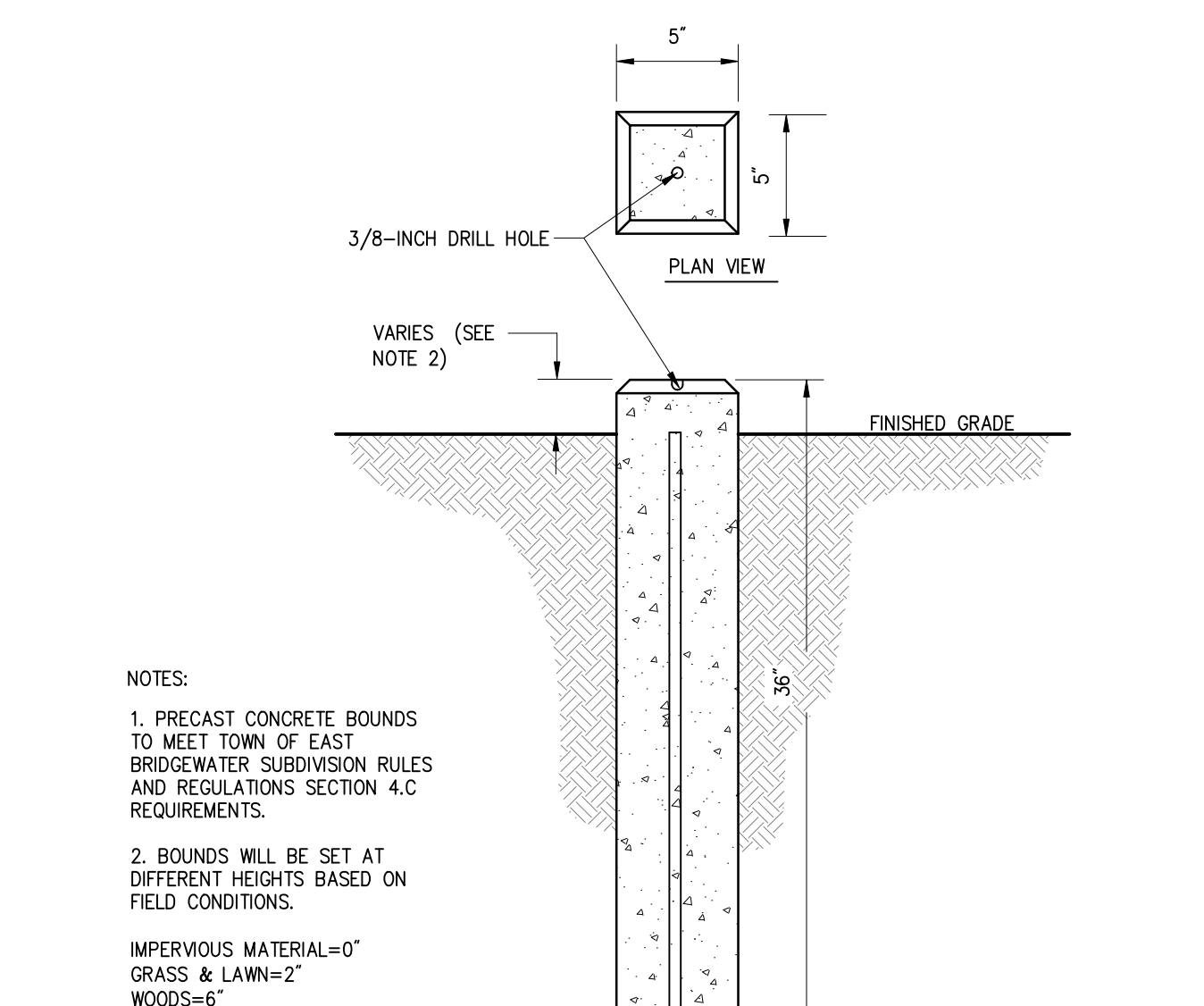
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DETAIL # 825

STEEL ACCESS SWING GATE

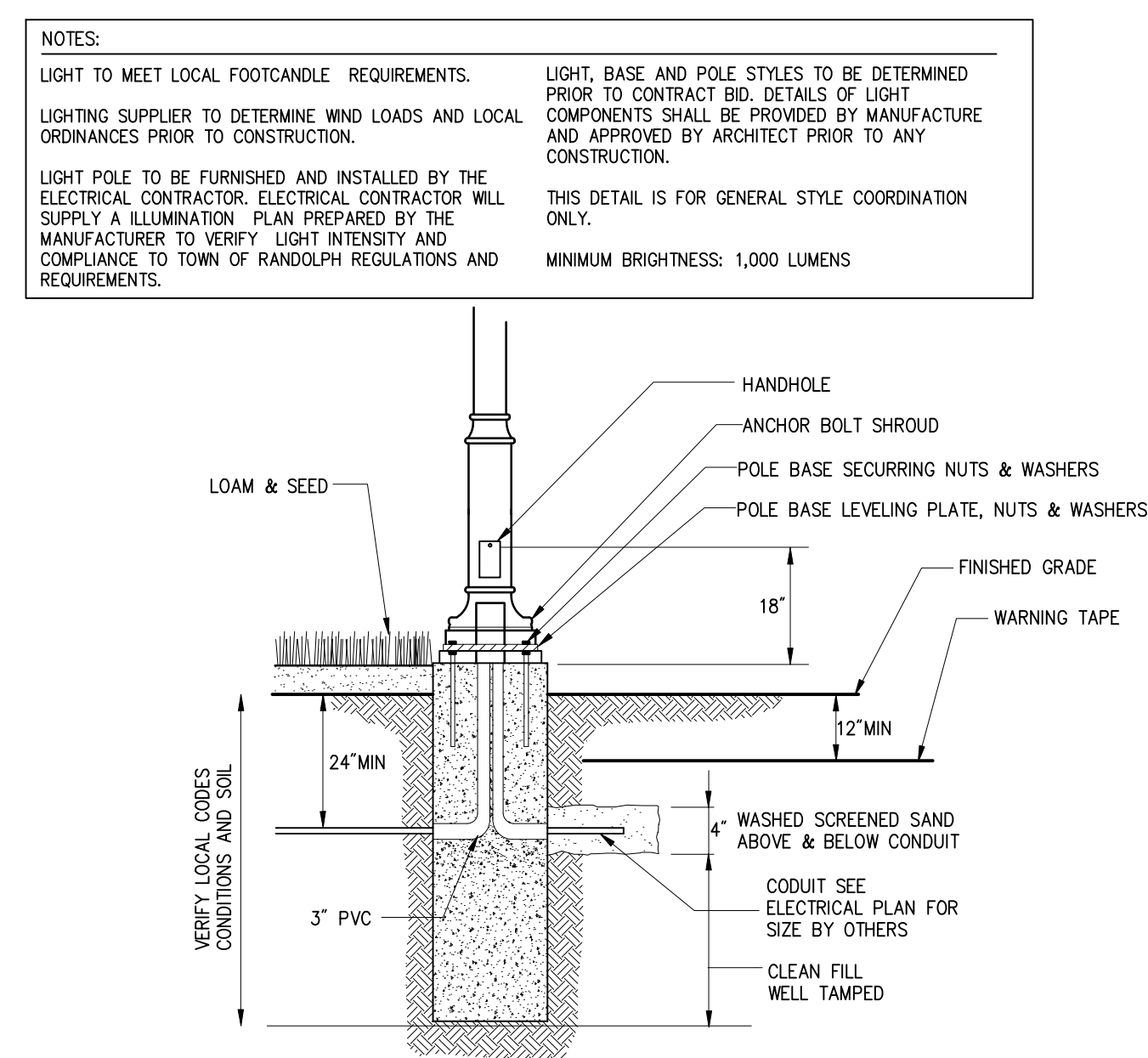
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DETAIL # 001

PRECAST REINFORCED CONC. BOUND

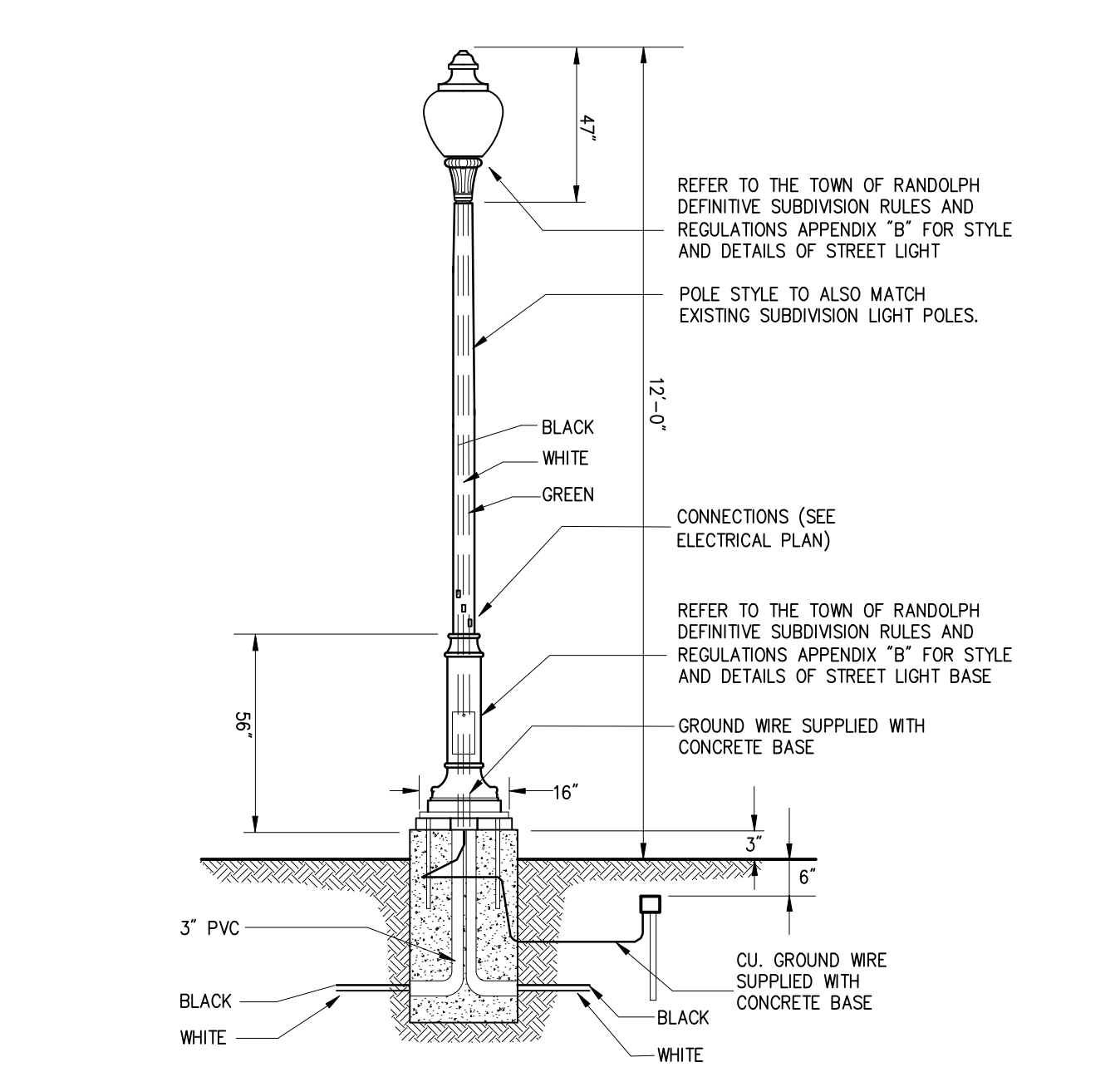
PMP



DETAIL # 906

STREET LIGHT

PMP



RESERVED FOR REGISTRY USE

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

Edmund P. Jacobs
REGISTERED PROFESSIONAL LAND SURVEYOR

06/05/26

DATE

DRAWN BY: STC

CHECKED BY: EPJ/MEP

DESIGNED BY: STC

DEFINITIVE SUBDIVISION
MODIFICATION PLAN
"Ledgview Terrace"

CONSTRUCTION DETAILS

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

PREPARED FOR:

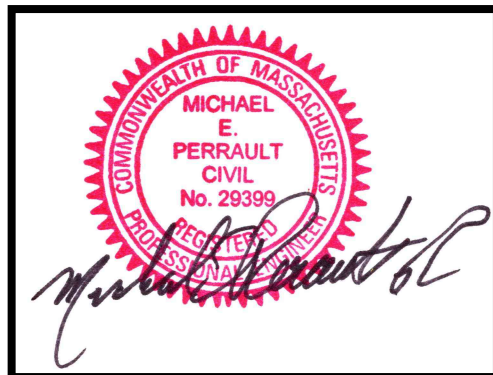
KJS, LLC
14 RENMAR AVENUE
WALPOLE
MASSACHUSETTS 02081

DATE: MAY 21, 2026

PROJECT NUMBER: 2025-101

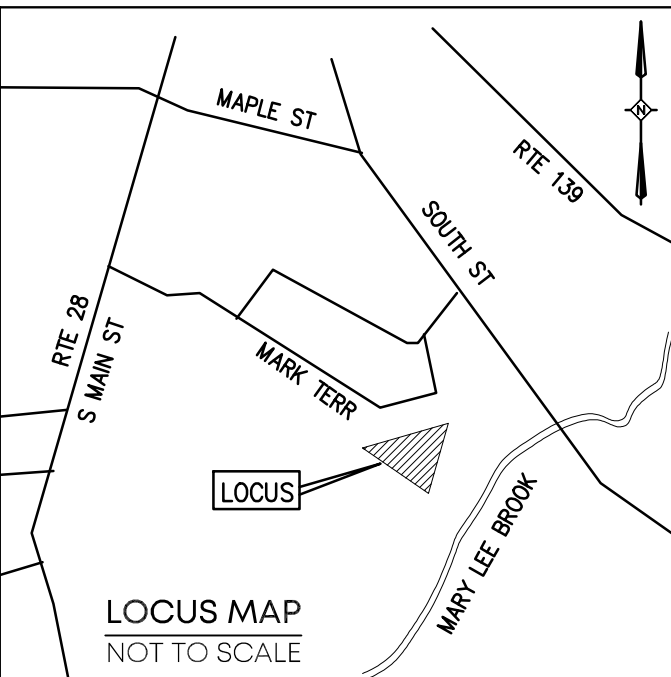
PMP
CONSULTING INC.
Land Surveyors & Civil Engineers

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



SHEET
NUMBER

9 OF 13



REVISIONS		
No.	DATE	DESCRIPTION

TOWN OF RANDOLPH PLANNING BOARD

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TOWN CLERK

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RANDOLPH TOWN CLERK

GENERAL NOTES:

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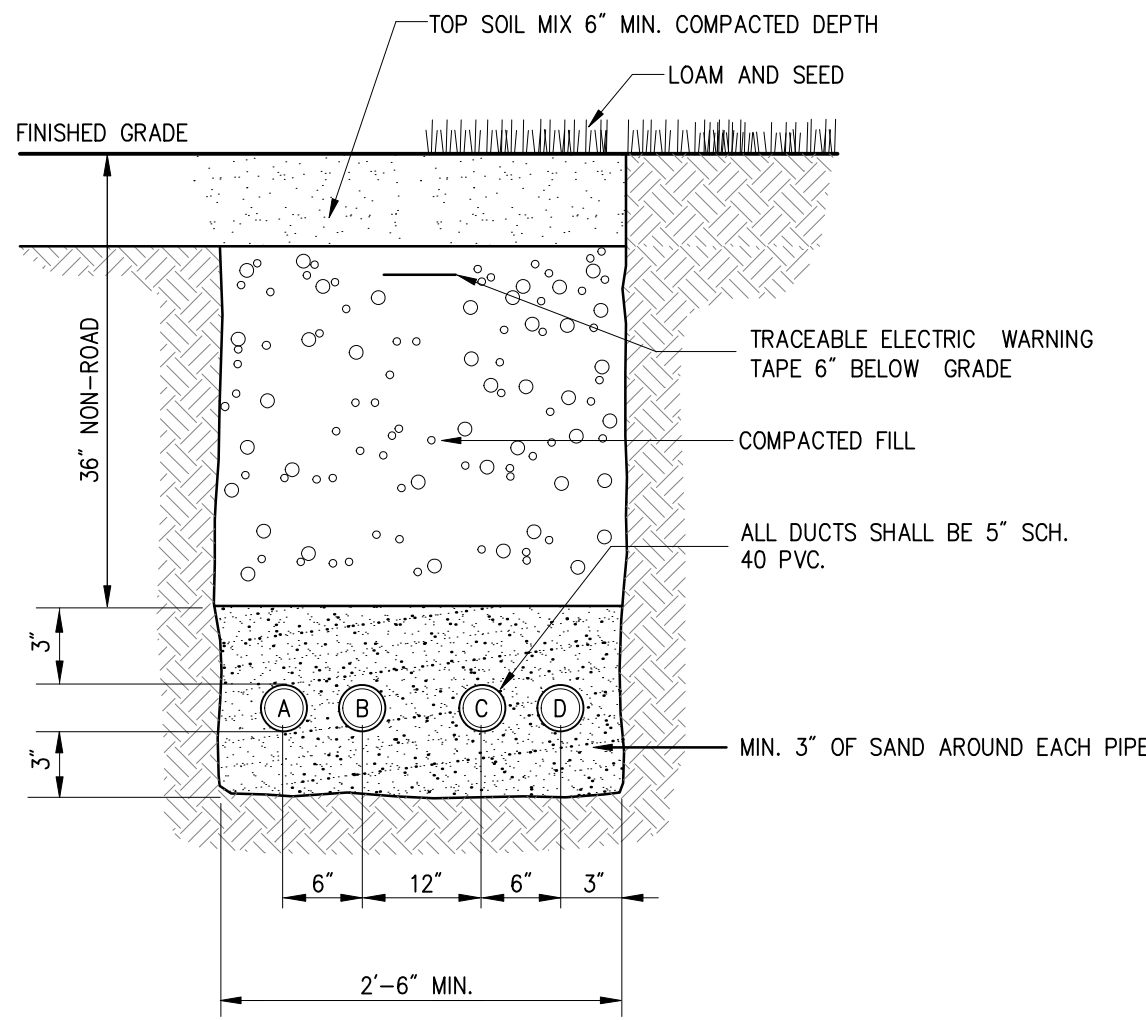
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BENCHMARK 'B' ELEV.= 206.71'

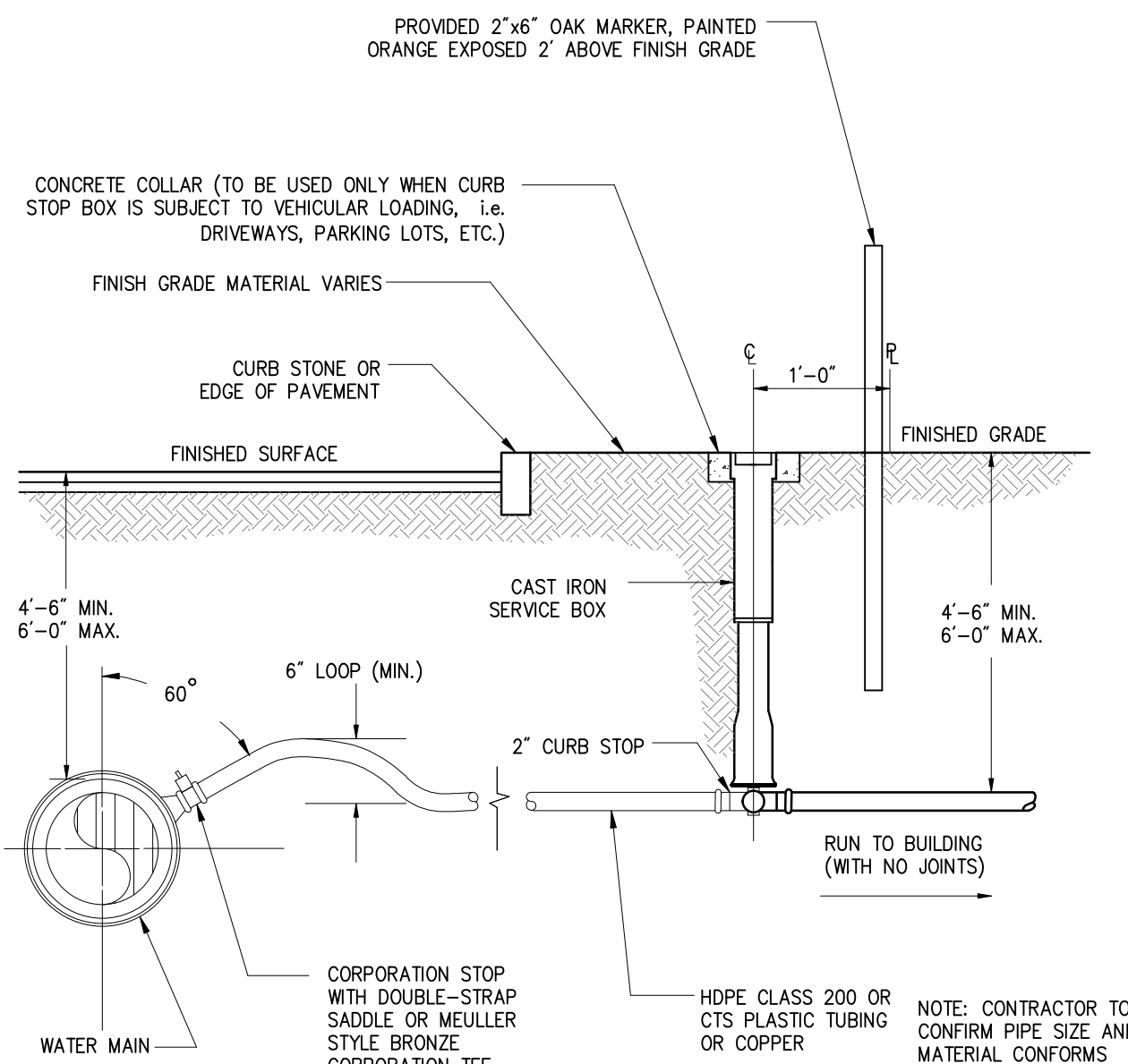


DUCTS :
A-TELEPHONE CABLE
B-FIRE ALARM CABLE
C-SECONDARY ELECTRIC / LAMP CABLE
D-ONE PRIMARY ELECTRIC CABLE

DETAIL # 004

DUCT BANK SECTION

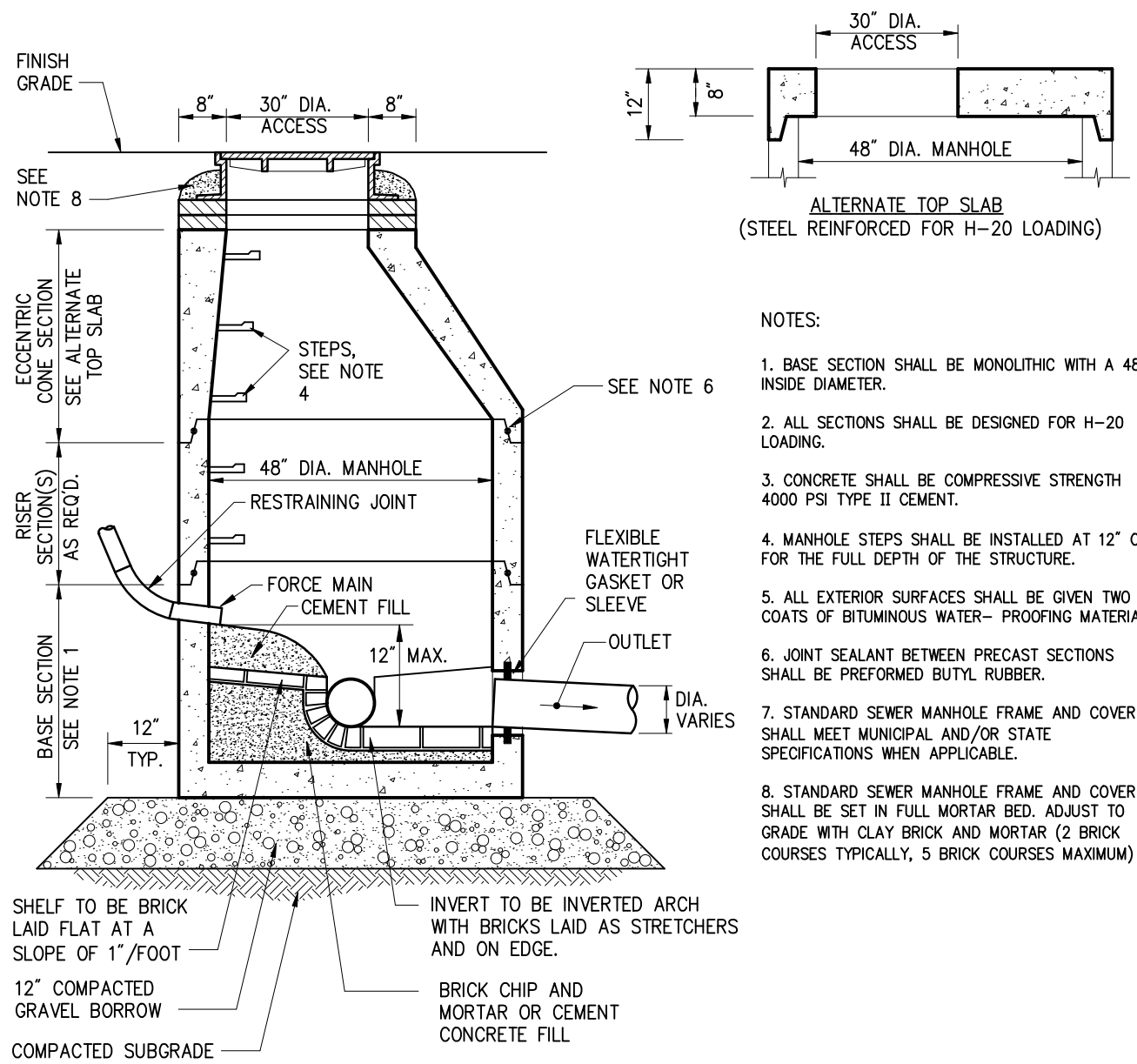
PMP



DETAIL # 304

WATER SERVICE CONNECTION

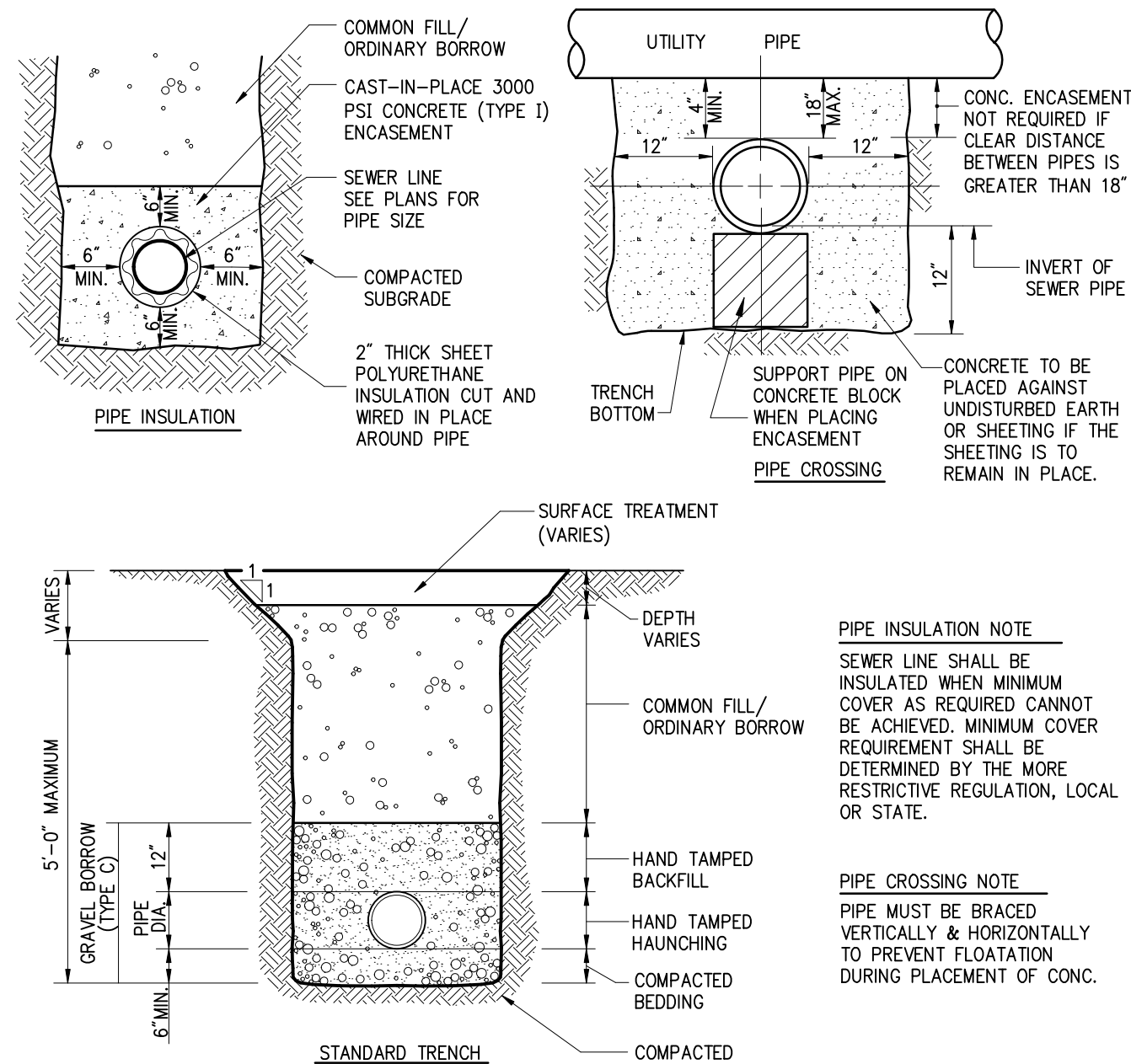
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DETAIL # 211

FORCE MAIN SEWER MANHOLE (SMH)

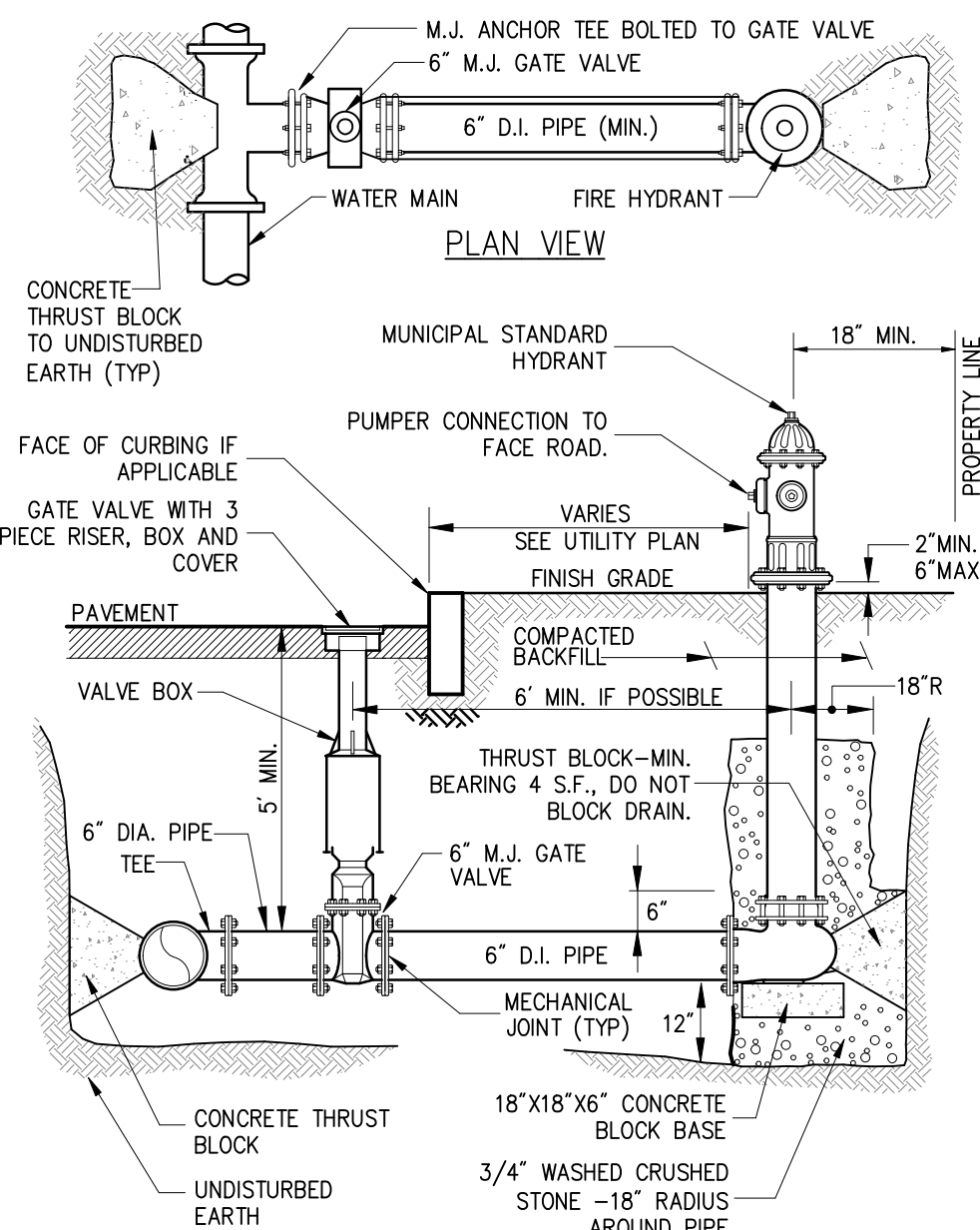
PMP



DETAIL #018

UTILITY TRENCH

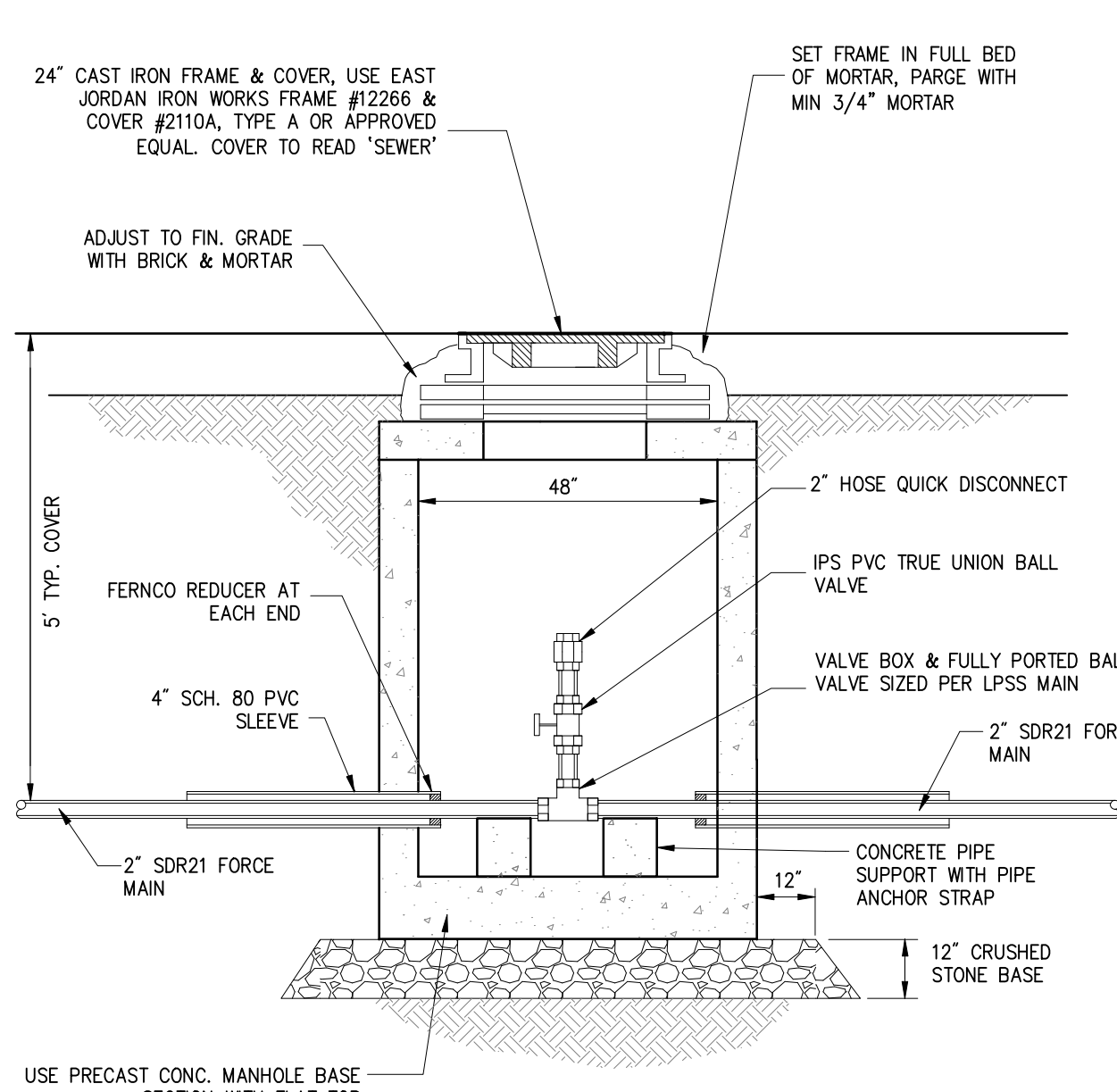
PMP



DETAIL # 300

FIRE HYDRANT CONNECTION

PMP



#206

FLUSHING CONNECTION MANHOLE

PMP

TABLE OF DIMENSIONS											
BENDS	B	C	D	E	F	BENDS	B	C	D	E	F
6" 111/4"	8"	15"	12"	24"	12"	6" 45"	8"	30"	12"	24"	14"
6" 221/2"	-	19"	-	-	13"	6" 90"	-	30"	-	-	27"
8" 111/4"	-	20"	-	-	12"	8" 45"	-	30"	-	-	24"
8" 221/2"	-	22"	-	-	17"	8" 90"	-	38"	-	-	36"
12" 111/4"	-	30"	-	-	15"	12" 45"	-	40"	-	-	40"
12" 221/2"	-	35"	-	-	25"	12" 90"	-	60"	-	-	52"

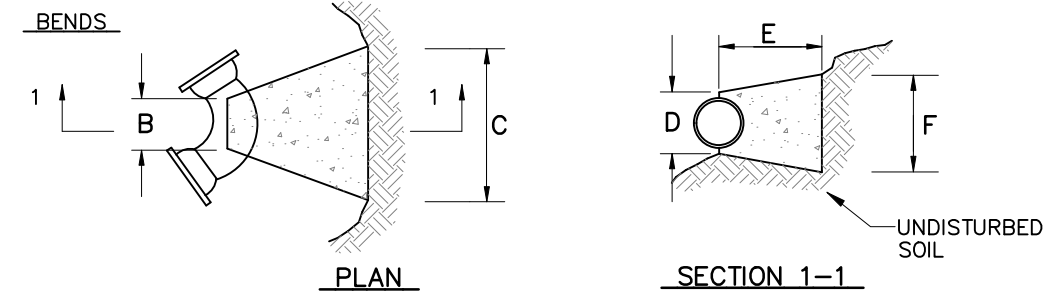
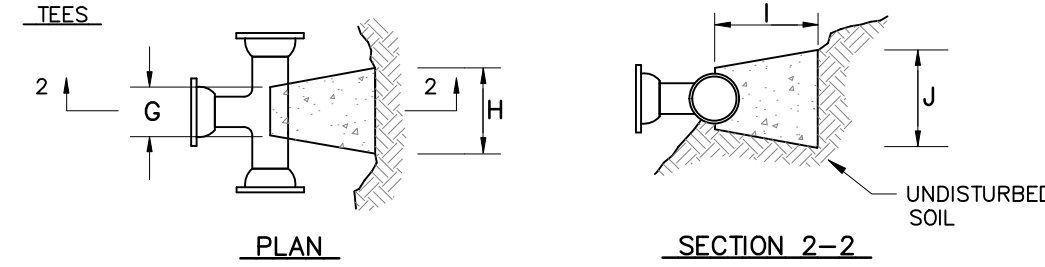


TABLE OF DIMENSIONS									
TEES	G	H	I	J	TEES	G	H	I	J
6" x 6" x 6"	12"	24"	24"	18"	12" x 12" x 6"	12"	24"	24"	18"
8" x 8" x 6"	-	-	-	-	12" x 12" x 8"	-	-	-	-
8" x 8" x 8"	-	-	-	24"	12" x 12" x 12"	-	36"	-	36"

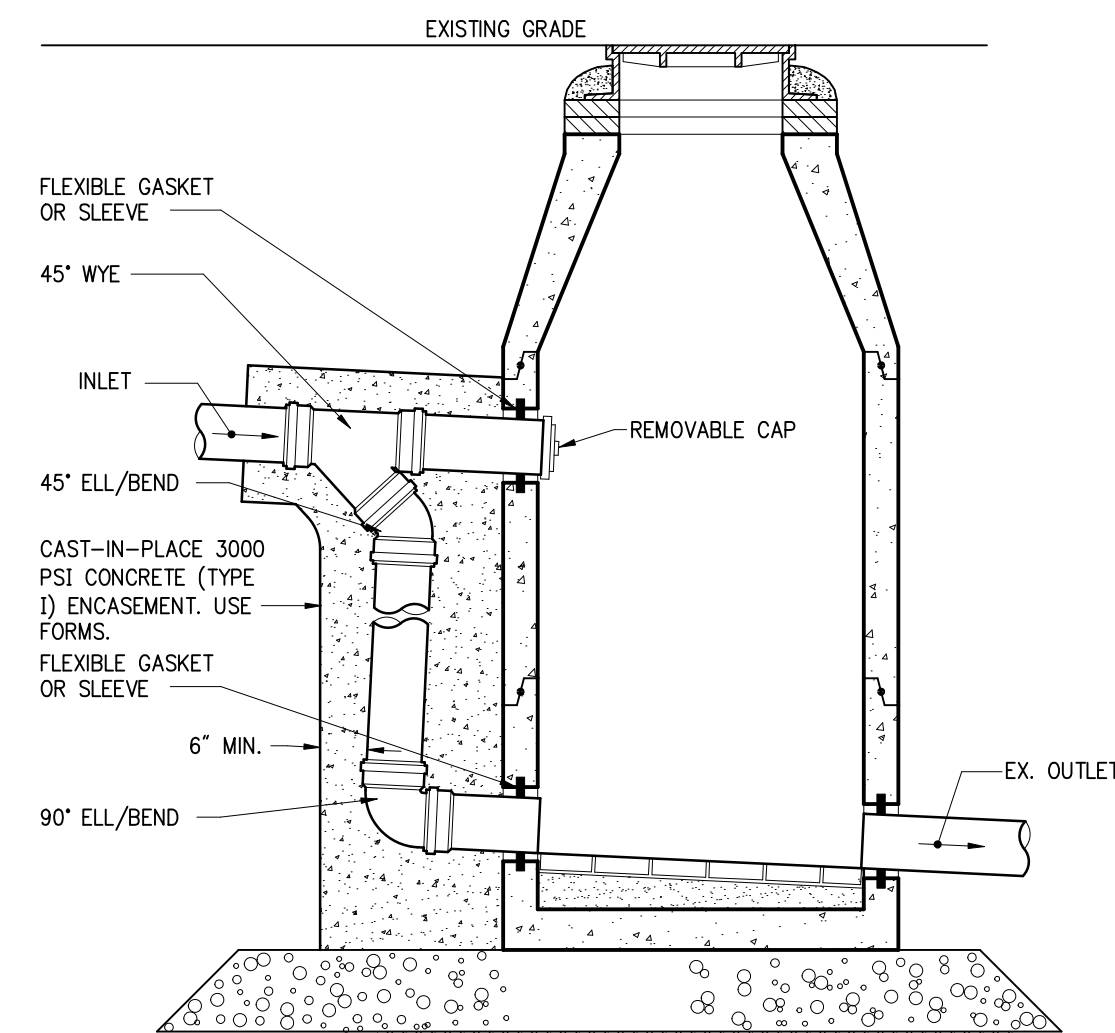


NOTES:
1. PROVIDE BLOCKS FOR TAPPING SLEEVES, DEAD ENDS, GATE VALVES, AND VERTICAL BENDS (SAME SIZE AS REQUIRED FOR TEES). PROVIDE ANCHOR RODS AT VERTICAL BENDS AND GATE VALVES.
2. CONCRETE SHALL NOT BE PLACED AGAINST PIPE BEYOND FITTING.

DETAIL # 301

CONCRETE THRUST BLOCK

PMP



DETAIL # 203

DROP CONN. TO EX. SEWER MANHOLE

PMP

RESERVED FOR REGISTRY USE

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

Edward P. Jacobs
REGISTERED PROFESSIONAL LAND SURVEYOR

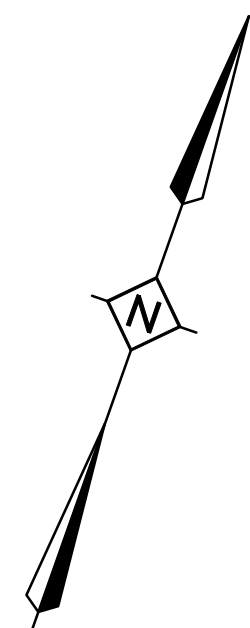
06/05/26

DATE

DRAWN BY: STC

CHECKED BY: EPJ/MEP

DESIGNED BY: STC



DEFINITIVE SUBDIVISION MODIFICATION PLAN "Ledgewiew Terrace"

CONSTRUCTION DETAILS

E.G. Schaner Circle
IN
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PREPARED FOR:

KJS, LLC
14 RENMAR AVENUE
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DATE: MAY 21, 2026

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SHEET
NUMBER

11 OF 13

SHEET
NUMBER
13 OF 13