

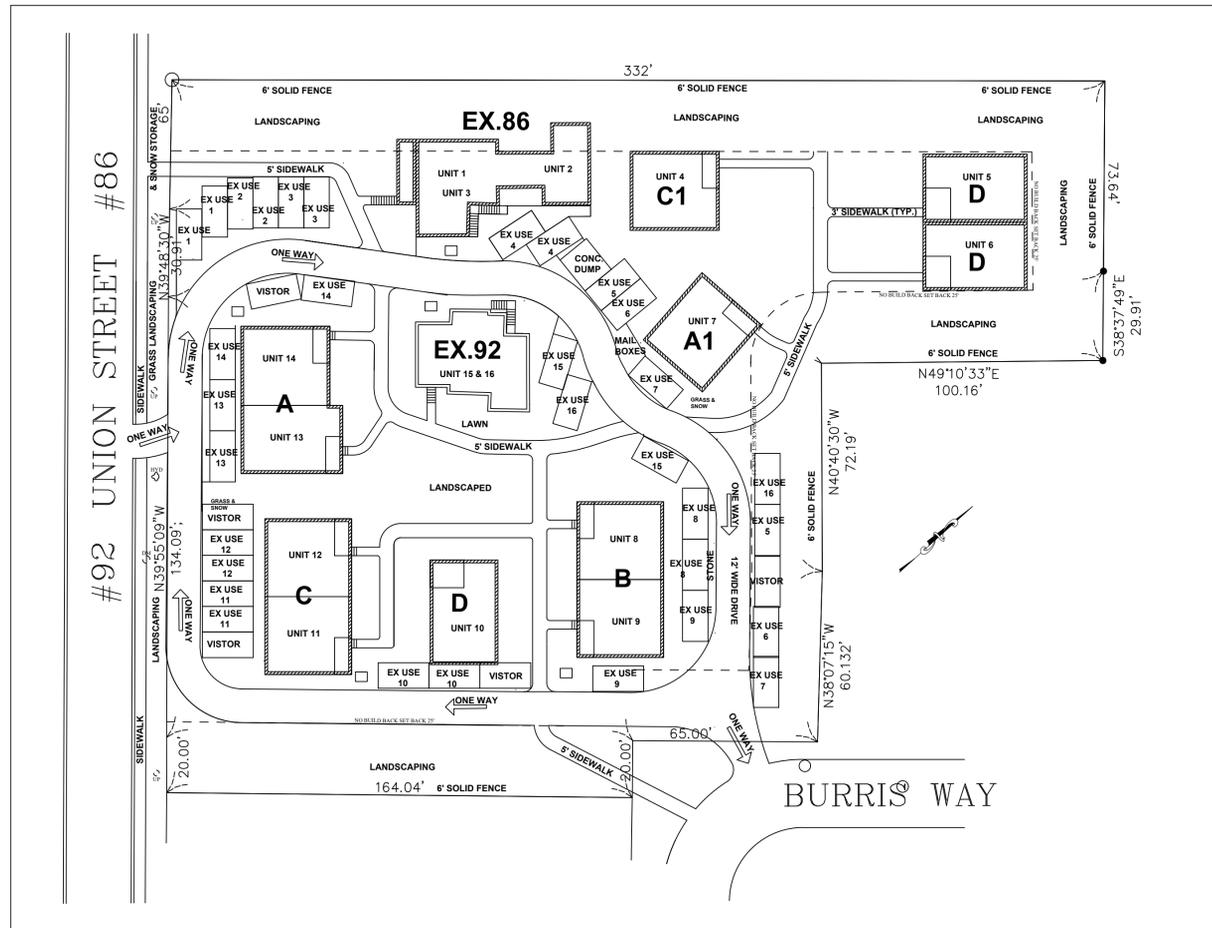
# PLANNED RESIDENTIAL DEVELOPMENT 86-92 UNION STREET RANDOLPH, MASSACHUSETTS



EXISTING SITE  
N.T.S.



LOCUS  
SCALE - 1"=500'



SITE  
N.T.S.

PERMIT SET

**ZONING**

ZONED - RH

**DEED REFERENCE**

92 UNION STREET - BK: 33114 PG: 218  
86 UNION STREET - BK: 41971 PG: 54

**DRAWING LIST**

- SHEET 1  
COVER SHEET
- SHEET 2  
PLAN OUTLINE- SNOW STORAGE  
EXISTING CONDITIONS  
COMBINED LOTS  
PROPOSED GRADING
- SHEET 3  
PROPOSED DRIVE  
PROPOSED PARKING  
PROPOSED LANDSCAPING  
PROPOSED INFILTRATION  
PROPOSED EXCLUSIVE USE
- SHEET 4  
PROPOSED UTILITIES  
PROPOSED ELECTRIC  
PROPOSED WATER  
PROPOSED GAS  
PROPOSED SEWER
- SHEET 5  
PROPOSED STREET GRADE  
PROPOSED UTILITIES COMBINED  
DRIVE PROFILE  
DETAILS

REV 4 12/3/25  
REV 3 11/6/25  
REV 2 10/24/25  
REV 1 10/23/25  
4/23/25



SCALE: 1/4"=1'

IT IS THE INTENT OF THESE DOCUMENTS TO PROVIDE THE BEST INFORMATION AVAILABLE TO THE PROJECT. THE DESIGNER DOES NOT WARRANT THE PROJECT SHOWN. IT IS THEREFORE HIS RESPONSIBILITY TO VERIFY ACCURACY AND COMPLIANCE WITH ALL REGULATORY AGENCIES PRIOR TO CONSTRUCTION. THEIR REQUIREMENTS MUST TAKE PRECEDENCE OVER THOSE SHOWN, AND FIELD ADJUSTMENTS MADE ACCORDINGLY.

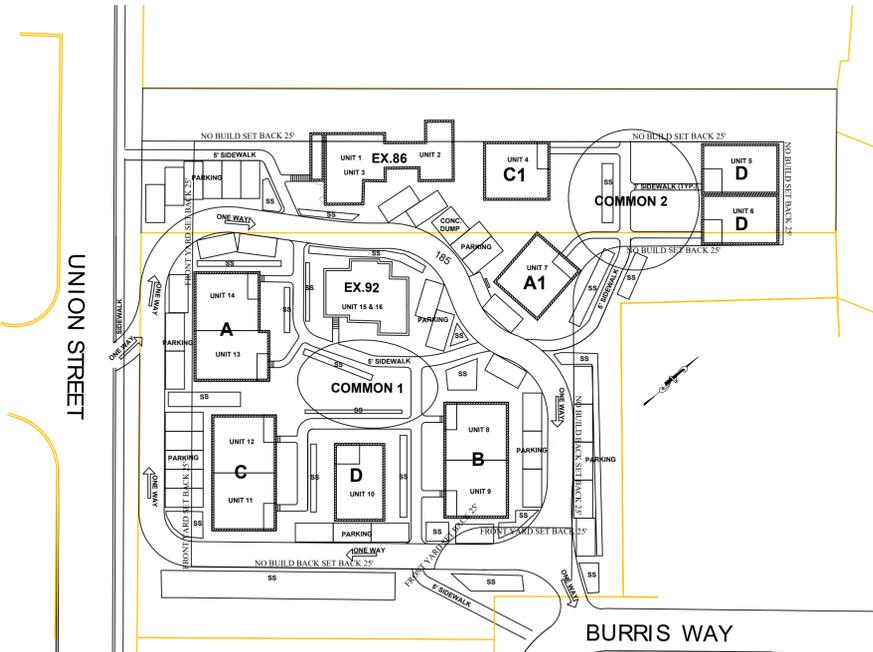
**JOHN SPINK  
DESIGNS**

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jspink1@gmail.com

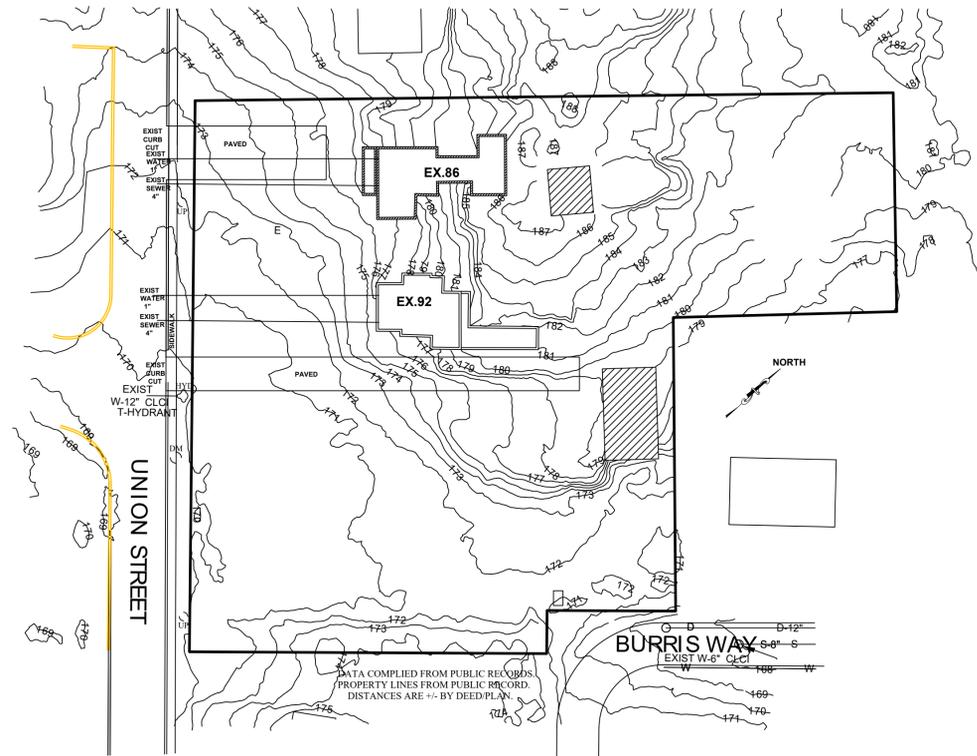
86-92 UNION STREET  
RANDOLPH, MA

86-92 UNION STREET  
PLANNED  
RESIDENTIAL  
DEVELOPMENT

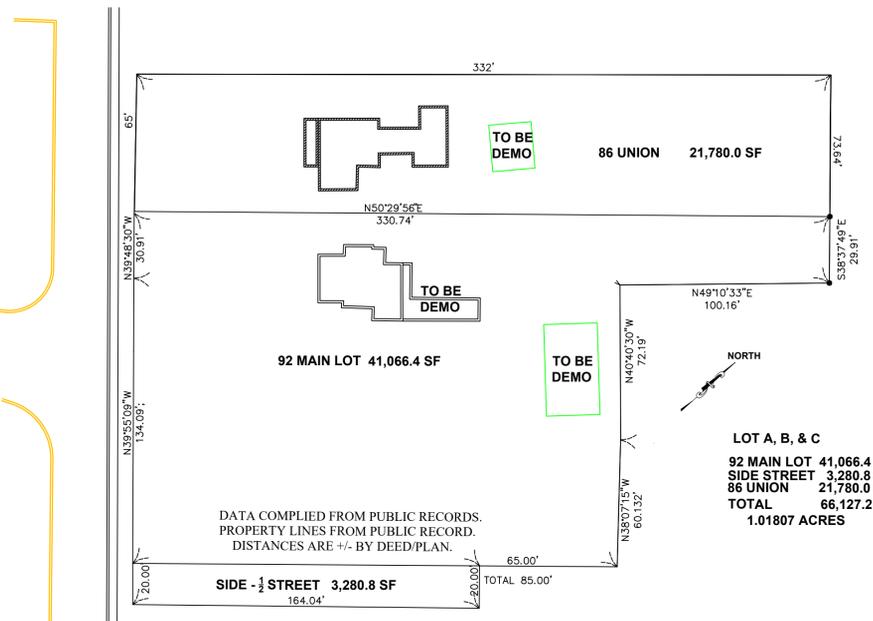
DWG. NO. 1



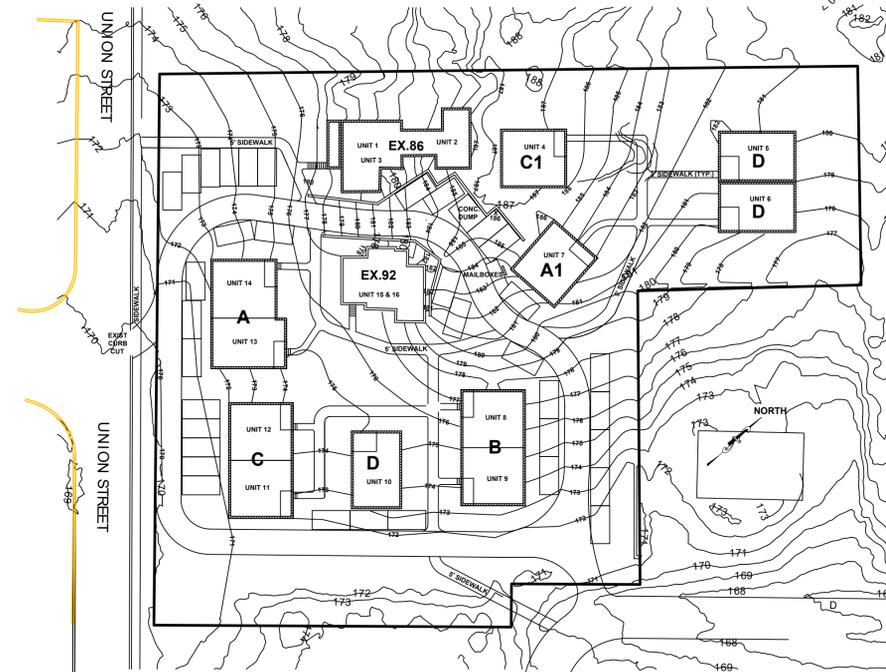
PLAN OUTLINE  
16 UNITS  
5 UNITS IN EXISTING HOUSES  
11 NEW UNITS IN 7 BUILDINGS  
SNOW STORAGE SS



EXISTING CONDITIONS



COMBINED LOTS 86 & 92  
DEMOLITION BUILDINGS AND ADDITIONS



PROPOSED GRADING



REV 3 11/6/25  
REV 2 10/24/25  
REV 1 10/23/25  
4/23/25

**CSN**  
ENGINEERING  
P.O. Box 201  
Brewster, MA 02631  
Phone: (508) 896-1783

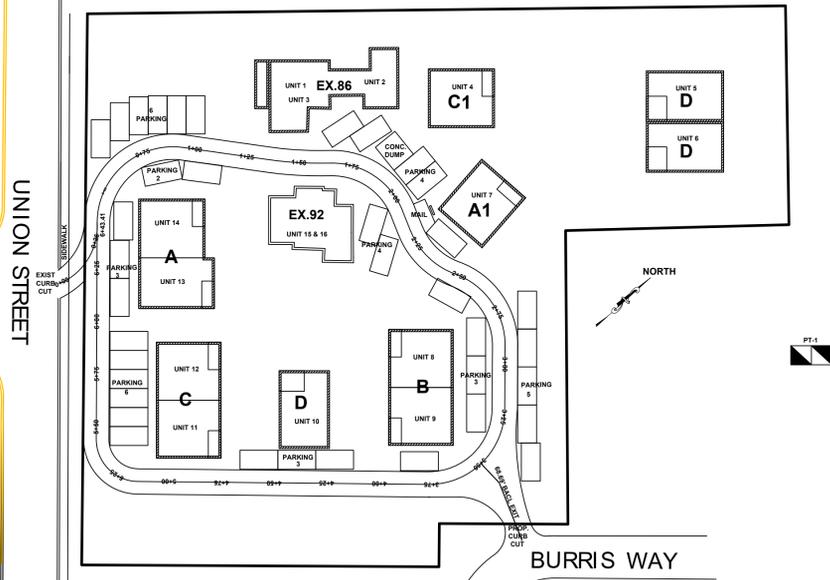
IT IS THE INTENT OF THESE DOCUMENTS TO PROVIDE SUFFICIENT INFORMATION TO THE EXPERIENCED BUILDER TO CONSTRUCT THE PROJECT WITHIN THE SPECIFIC, AND RESPONSIBILITY TO VERY HIGH QUALITY AND COMPLIANCE WITH ALL REGULATORY AGENCIES PRIOR TO CONSTRUCTION. THEIR REQUIREMENTS MUST TAKE PRECEDENCE OVER THOSE SHOWN, AND FIELD ADJUSTMENTS MADE ACCORDINGLY.

**PROJECT DEVELOPMENT**  
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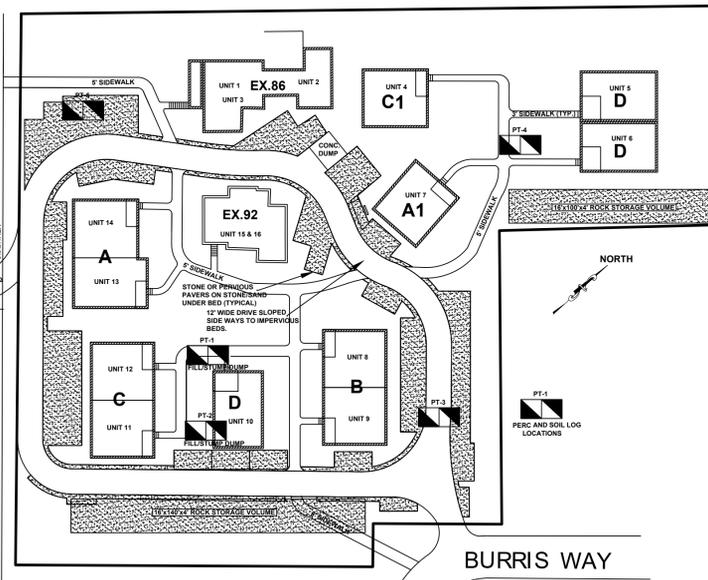
PLAN OUTLINE  
EXISTING CONDITIONS  
PROPERTY  
PROPOSED GRADING

PROPOSED  
PLANNED RESIDENTIAL  
DEVELOPMENT  
86-92 UNION STREET  
RANDOLPH

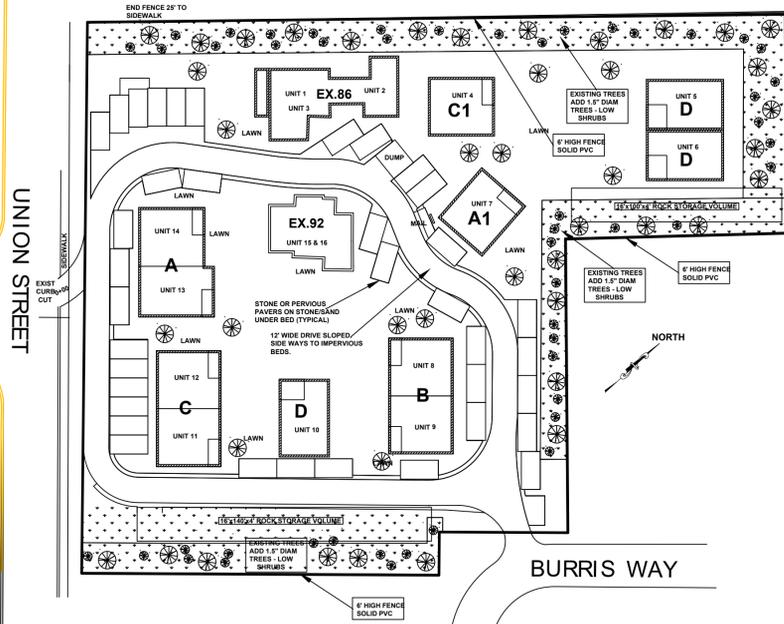
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2



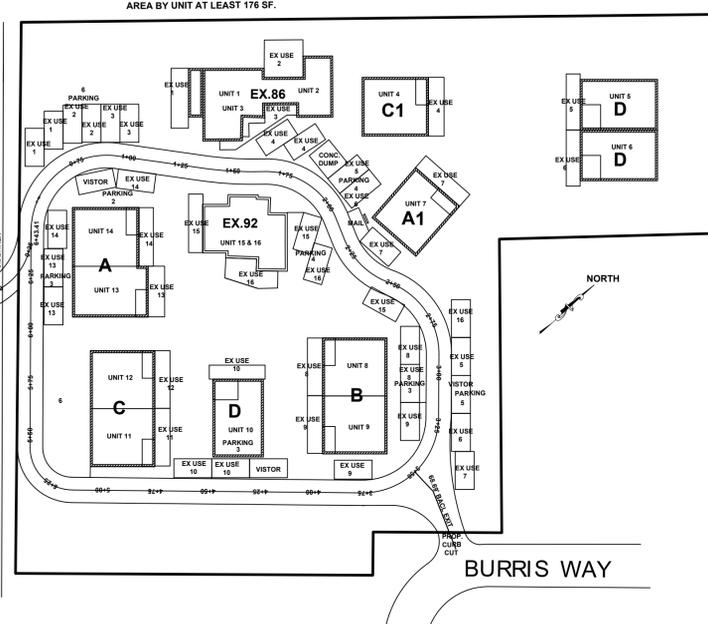
643.41' - 12' WIDE DRIVE  
 68.69' BURRIS WAY EXIT  
 36-9x18' PARKING SPACES



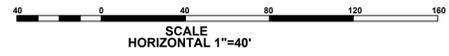
PERC. TEST LOCATION &  
 PROPOSED  
 INFILTRATION SYSTEMS



PROPOSED  
 LANDSCAPING



PROPOSED  
 EXCLUSIVE USE AREAS



REV 3 11/6/25  
 REV 2 10/24/25  
 REV 1 10/23/25  
 4/23/25

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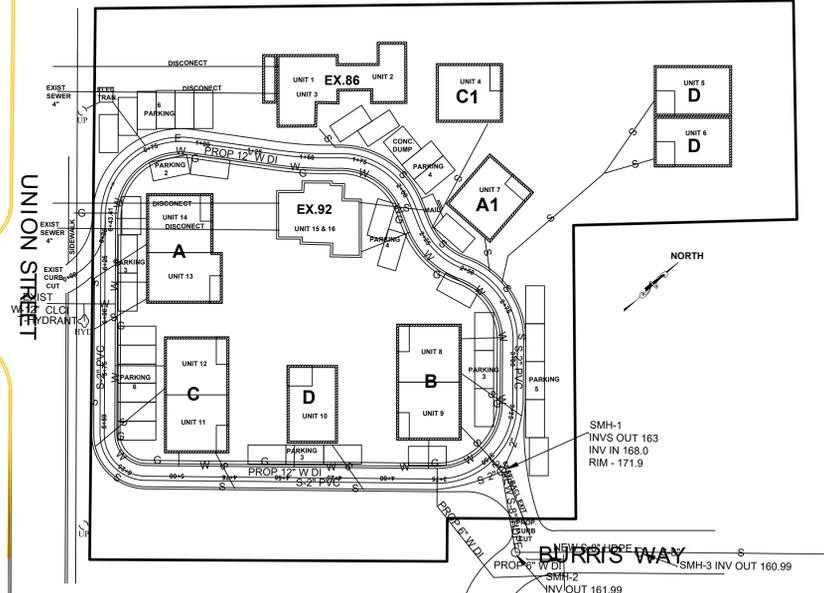
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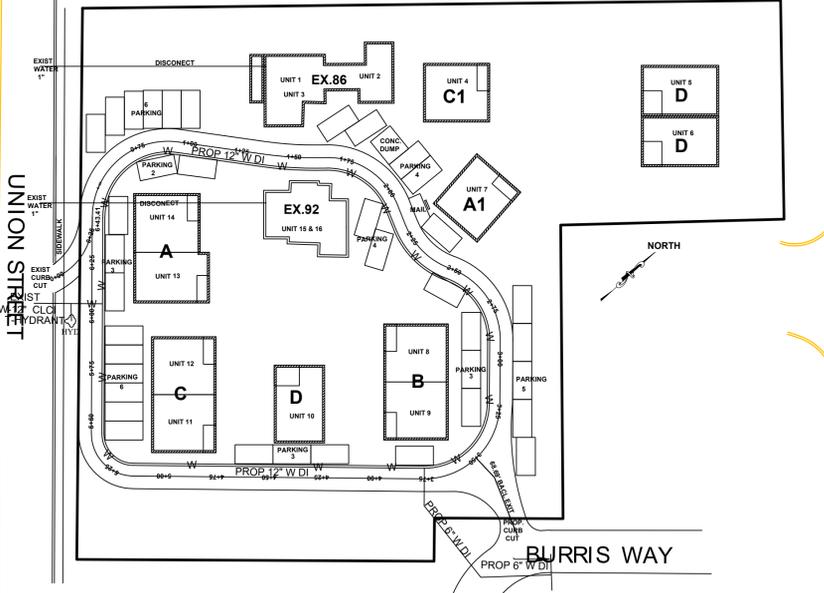
ROAD & PARKING  
 INFILTRATION SYSTEM  
 LANDSCAPING  
 EXCLUSIVE USE AREAS

PROPOSED  
 PLANNED RESIDENTIAL  
 DEVELOPMENT  
 86-92 UNION STREET  
 RANDOLPH

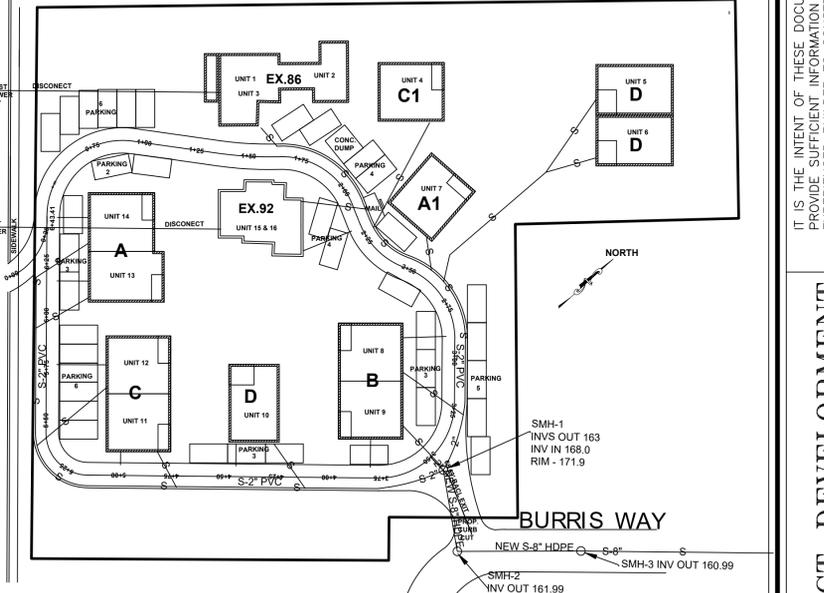
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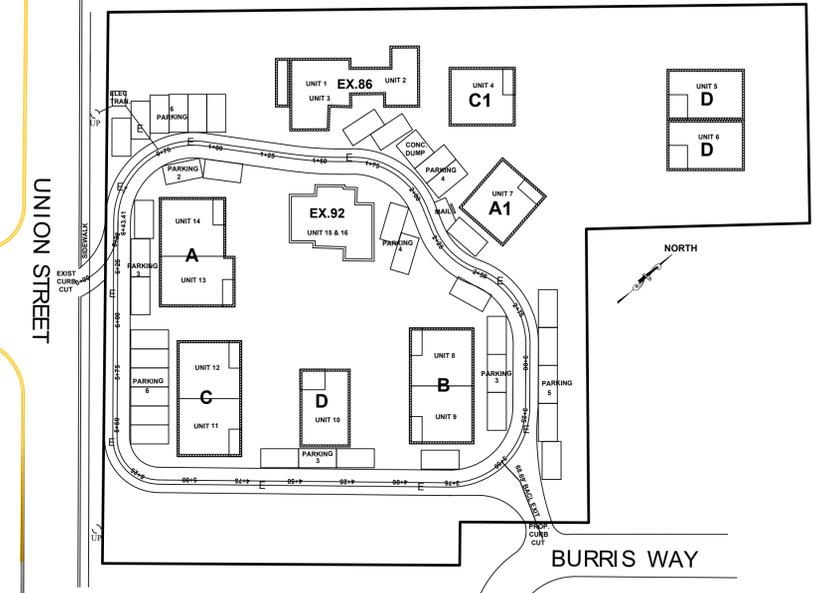
PROPOSED UTILITIES



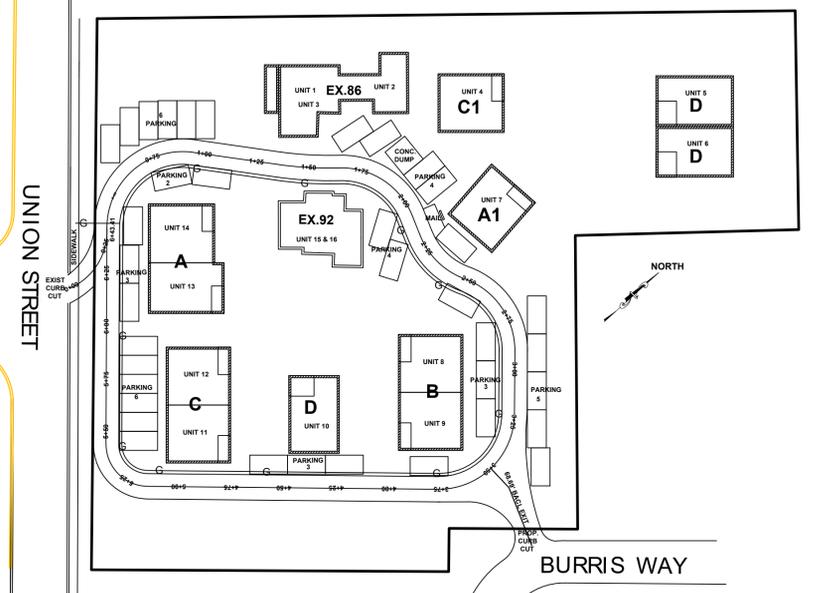
PROPOSED WATER



PROPOSED SEWER



PROPOSED ELECTRIC



PROPOSED GAS

SCALE  
HORIZONTAL 1"=40'

REV 3 11/6/25  
REV 2 10/24/25  
REV 1 10/23/25  
4/23/25



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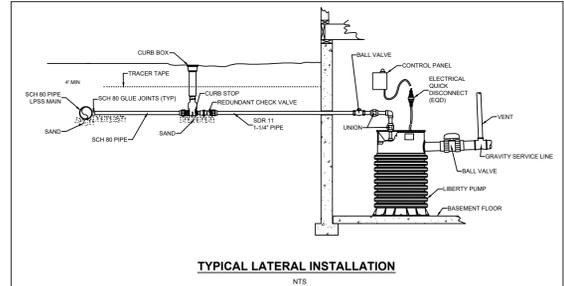
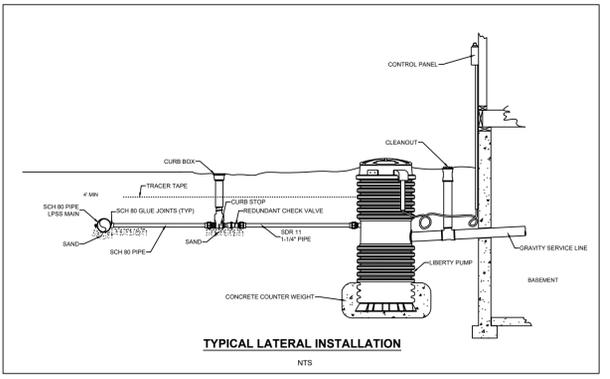
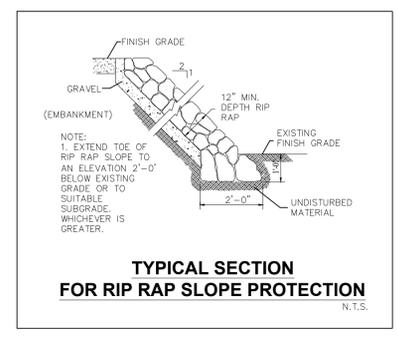
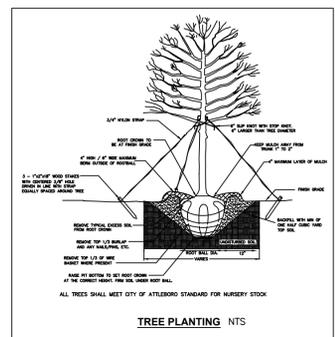
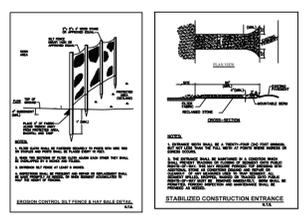
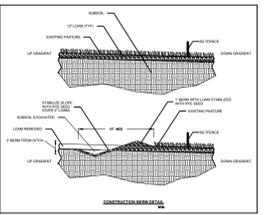
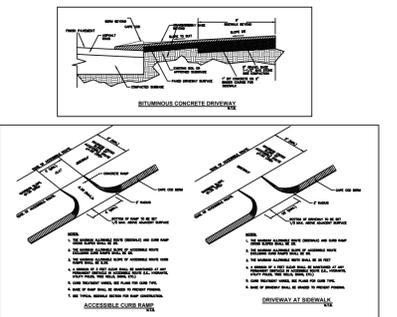
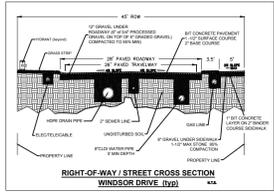
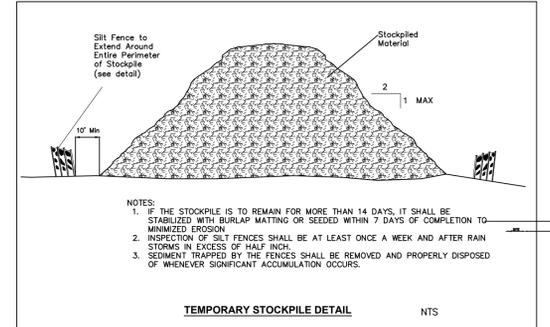
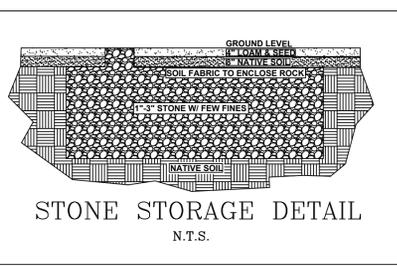
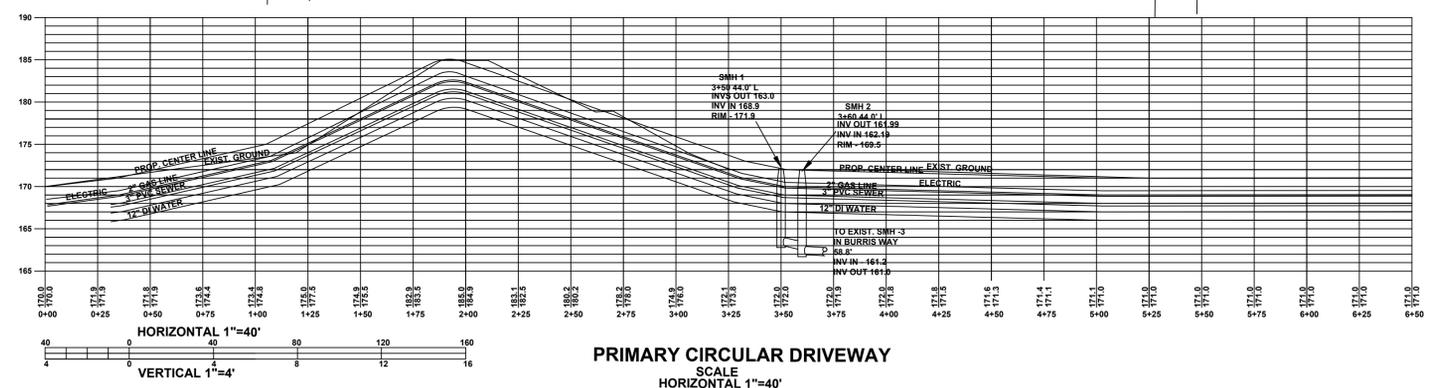
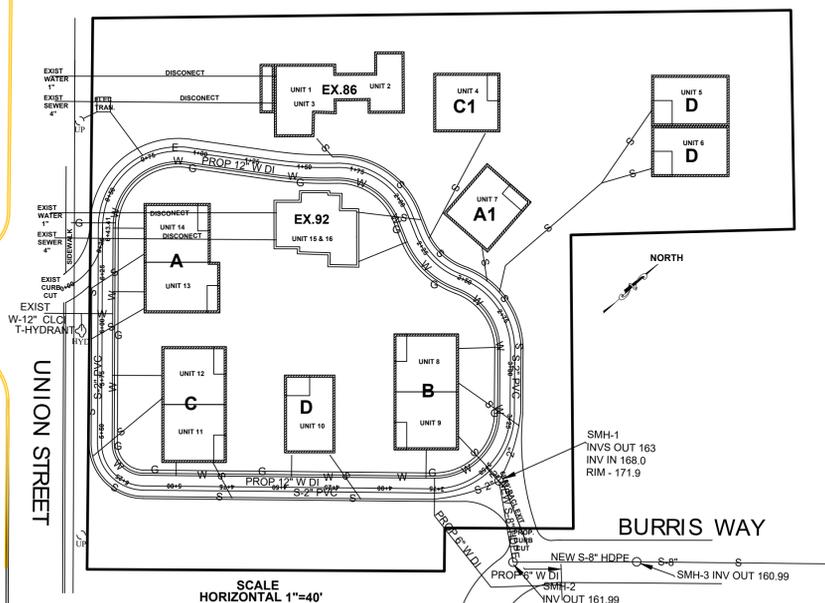
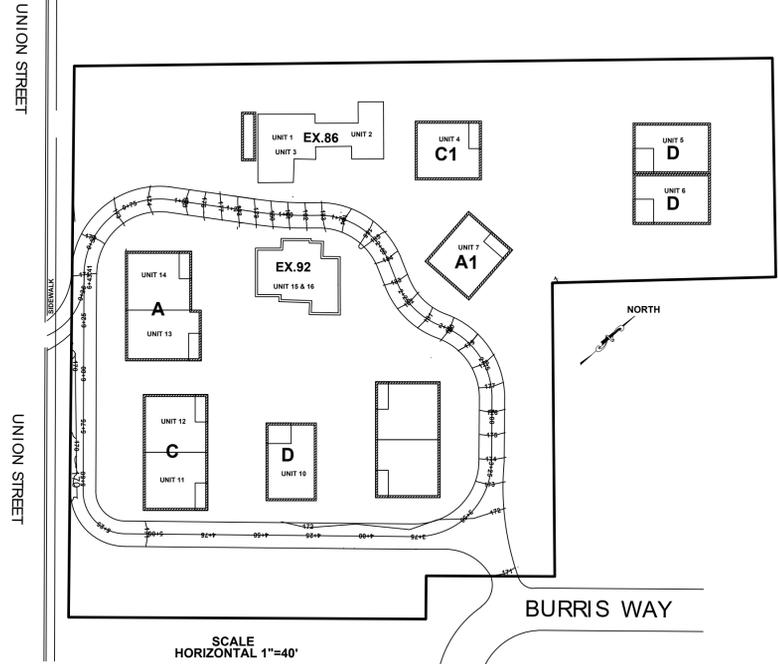
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UTILITIES  
WATER - SEWER  
ELECTRIC - GAS

PROPOSED PLANNED RESIDENTIAL DEVELOPMENT  
86-92 UNION STREET  
RANDOLPH

DWG. NO.  
4



IT IS THE INTENT OF THESE DOCUMENTS TO PROVIDE SUFFICIENT INFORMATION TO THE EXPERIENCED BUILDER TO CONSTRUCT THE PROJECT SHOWN. IT IS THEREFORE HIS RESPONSIBILITY TO VERIFY ACCURACY AND COMPLIANCE WITH ALL REGULATORY AGENCIES PRIOR TO CONSTRUCTION. THEIR REQUIREMENTS MUST TAKE PRECEDENCE OVER THOSE SHOWN, AND FIELD ADJUSTMENTS MADE ACCORDINGLY.

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**DRIVE WAY PLAN & PROFILE**

**PROPOSED PLANNED RESIDENTIAL DEVELOPMENT**

86-92 UNION STREET  
 RANDOLPH

REV 3 11/6/25  
 REV 2 10/24/25  
 REV 1 10/23/25  
 4/23/25



DWG. NO. 5