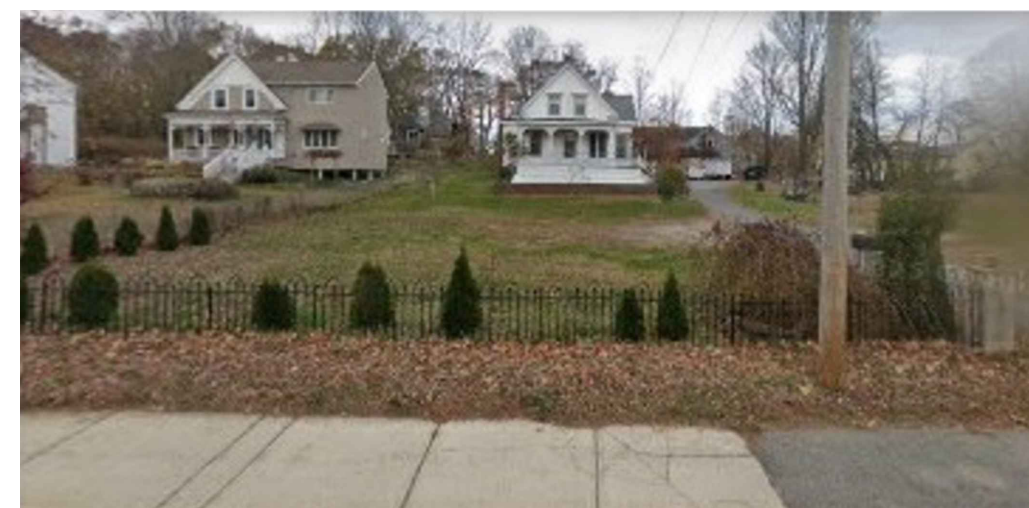
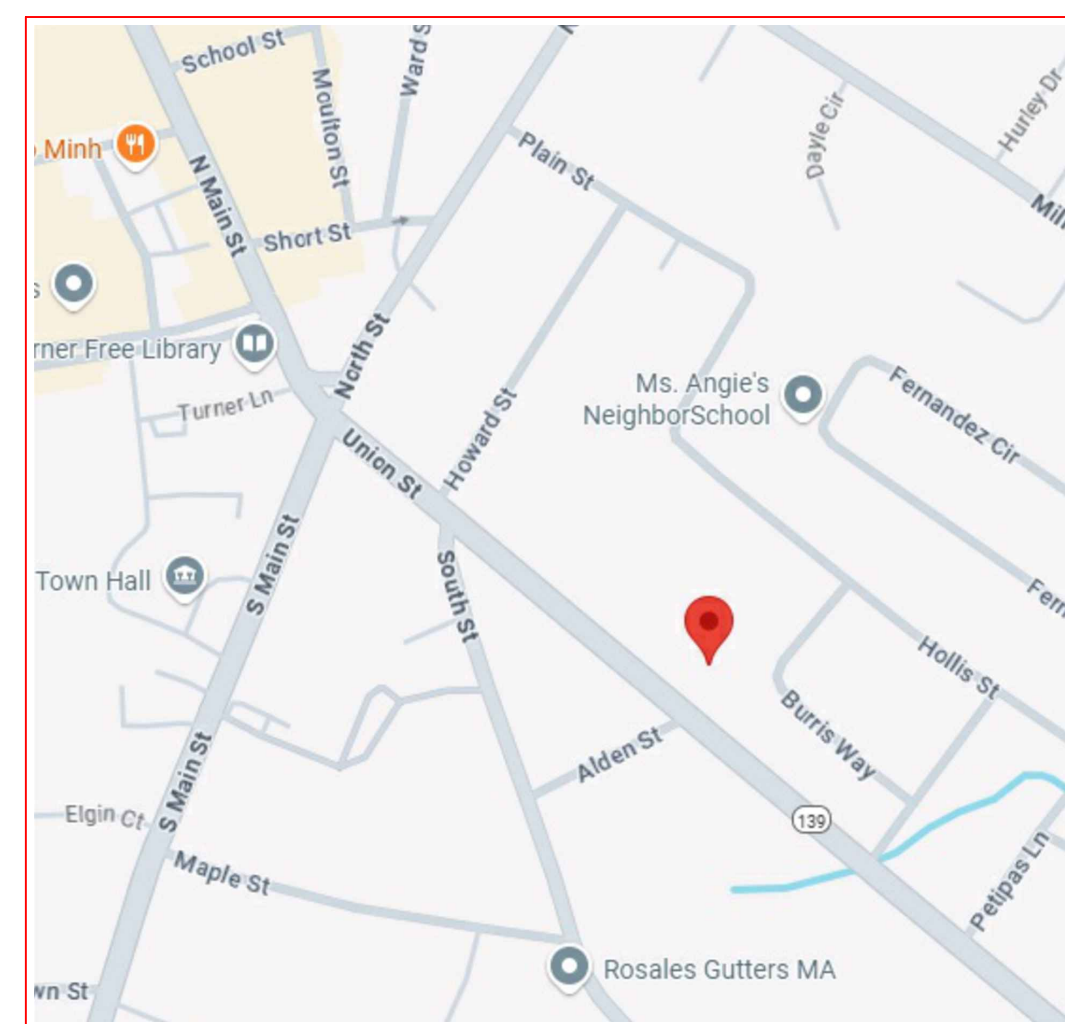


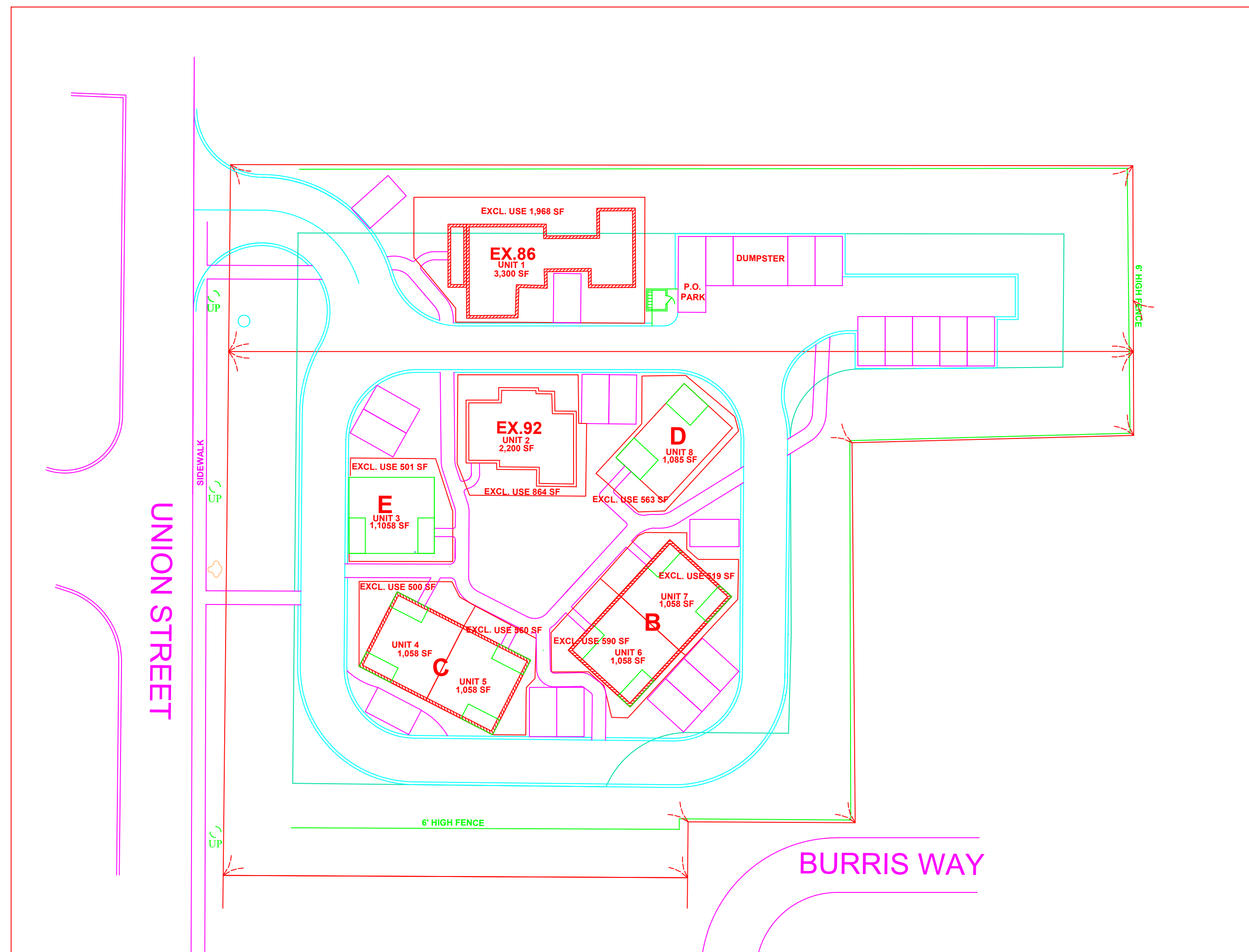
PLANNED RESIDENTIAL DEVELOPMENT 86-92 UNION STREET RANDOLPH, MASSACHUSETTS



EXISTING SITE
N.T.S.



LOCUS
SCALE - 1"=500'



SITE
N.T.S.

PERMIT SET

ZONING

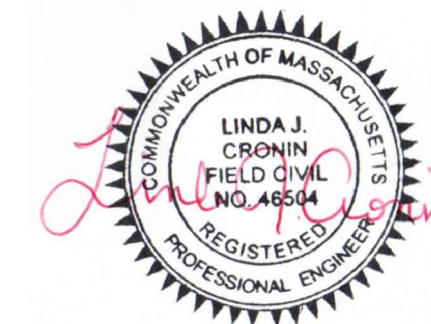
ZONED - RH

DEED REFERENCE

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

DRAWING LIST

- SHEET 1 - COVER SHEET
- SHEET 2 - EXISTING CONDITIONS
- SHEET 3 - DEMOLITION
- SHEET 4 - SITE LAYOUT
- SHEET 5 - EXCLUSIVE USE & PARKING
- SHEET 6 - ROADS AND SIDEWALKS
- SHEET 7 - EXISTING GRADING
- SHEET 8 - PROPOSED GRADING
- SHEET 9 - UTILITIES
- SHEET 10 - ROAD AND PROFILE
- SHEET 11 - TEST PITS - INFILTRATION
- SHEET 12 - LANDSCAPING & LIGHTING
- SHEET 13 - INFILTRATION DRAINAGE
- SHEET 14 - EROSION CONTROL
- SHEET 15 - DETAILS



REV 9 5/3/26
REV 4 12/3/25
REV 3 11/6/25
REV 2 10/24/25
REV 1 10/23/25

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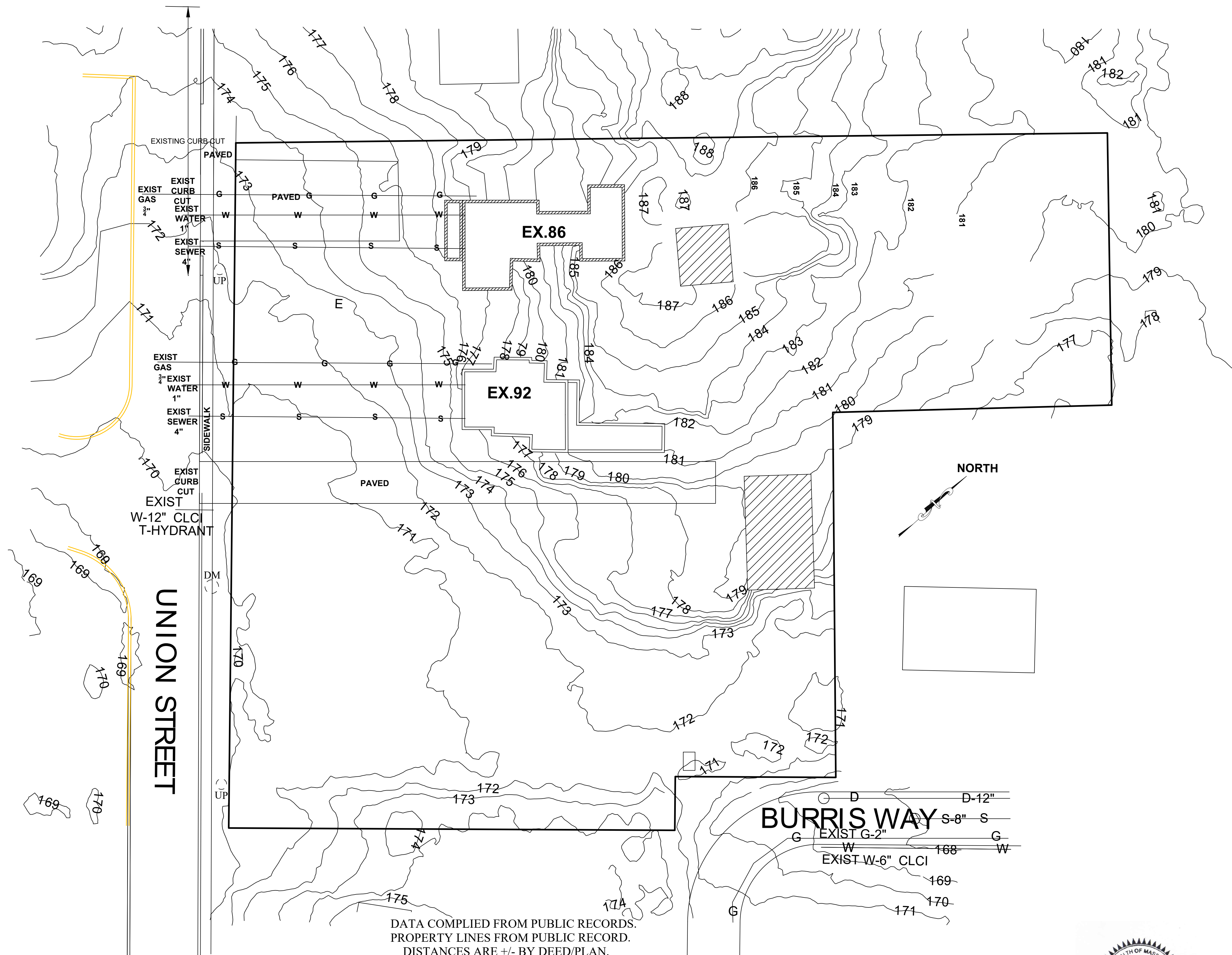
PROJECT DEVELOPMENT

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REMODEL
UNITS 80 THRU 87
DUNE CREST HOTEL
535 ROUTE 6
TRURO, MA

COVER PAGE

DWG. NO.
1



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EXISTING CONDITIONS



EXISTING CONDITIONS

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 Brewster, MA 02631
 Phone: (508) 896-1783


REVISION 9 5/3/26

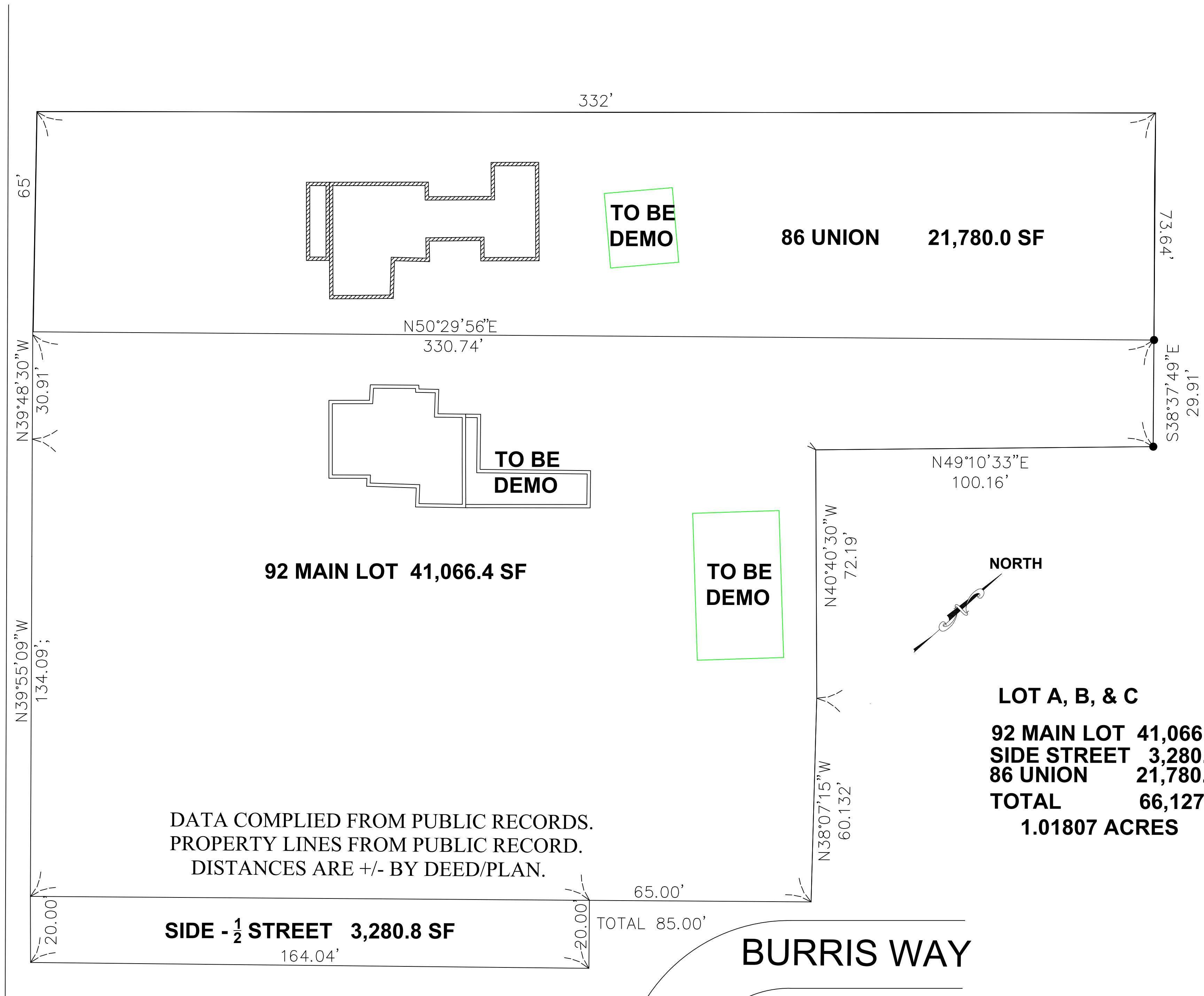
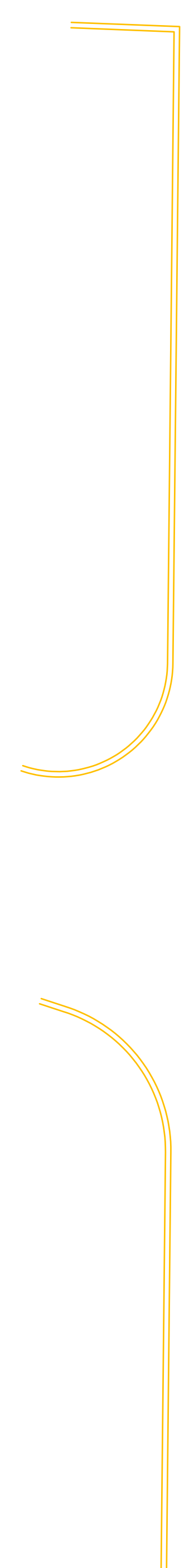
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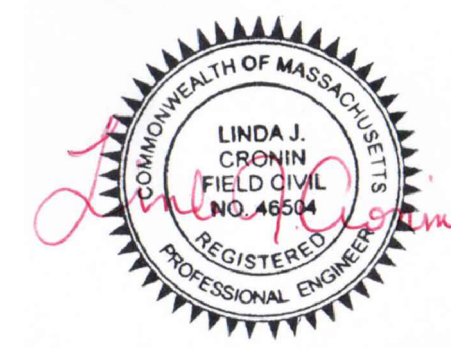
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 PROPERTY LINES FROM PUBLIC RECORD.
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LOT A, B, & C

92 MAIN LOT	41,066.4 SF
SIDE STREET	3,280.8 SF
86 UNION	21,780.0 SF
TOTAL	66,127.2 SF

1.01807 ACRES

COMBINED LOTS 86 & 92 DEMOLITION BUILDINGS AND ADDITIONS



DEMOLITION

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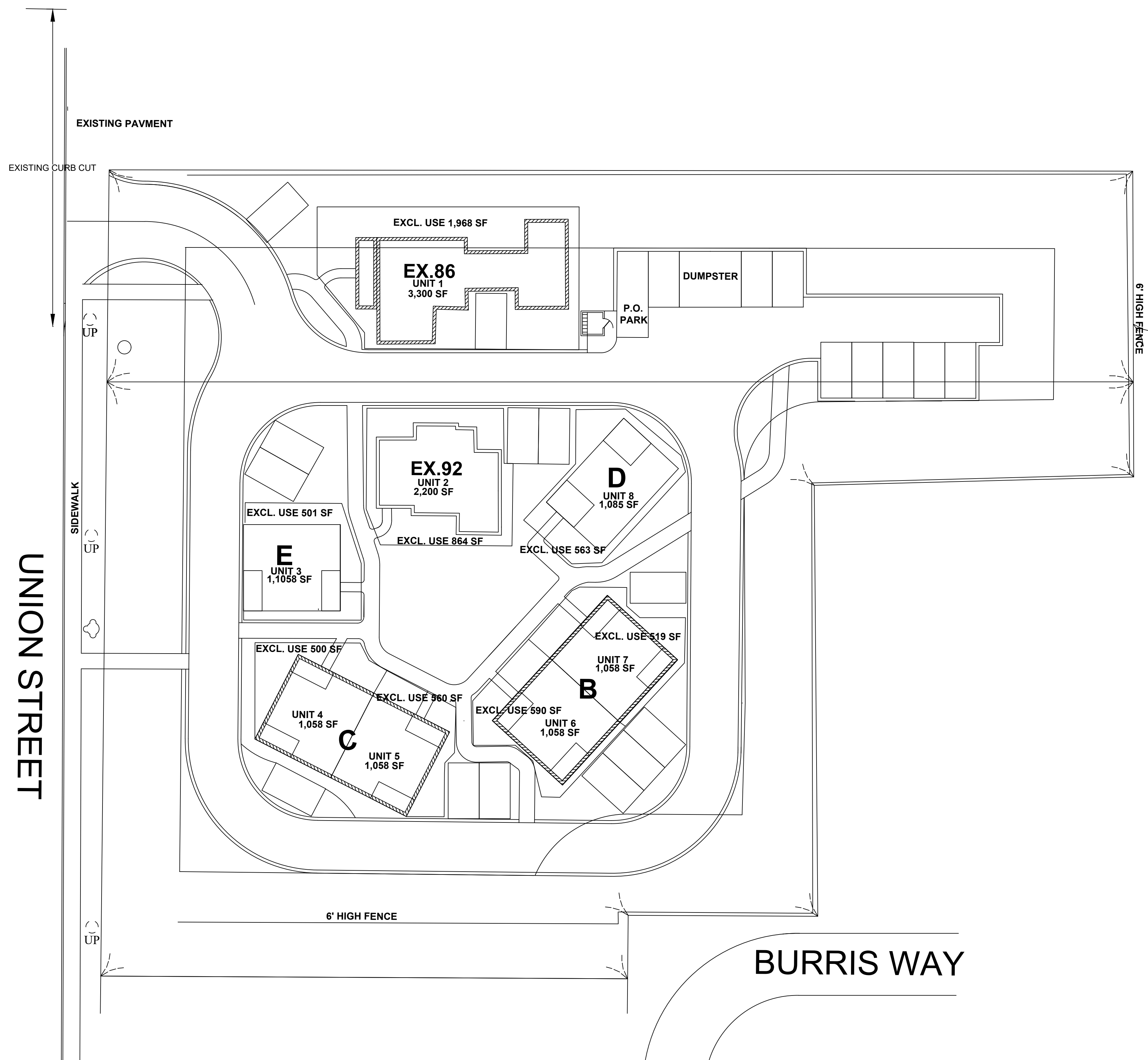
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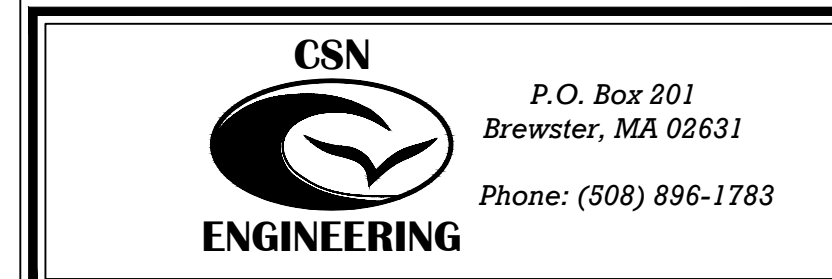
DWG. NO. **3**



**BUILDING - UNIT
KEY PLAN
86 & 92 UNION STREET
PLANNED RESIDENTIAL DEVELOPMENT**



SITE
LAYOUT



REVISION 9 5/3/26

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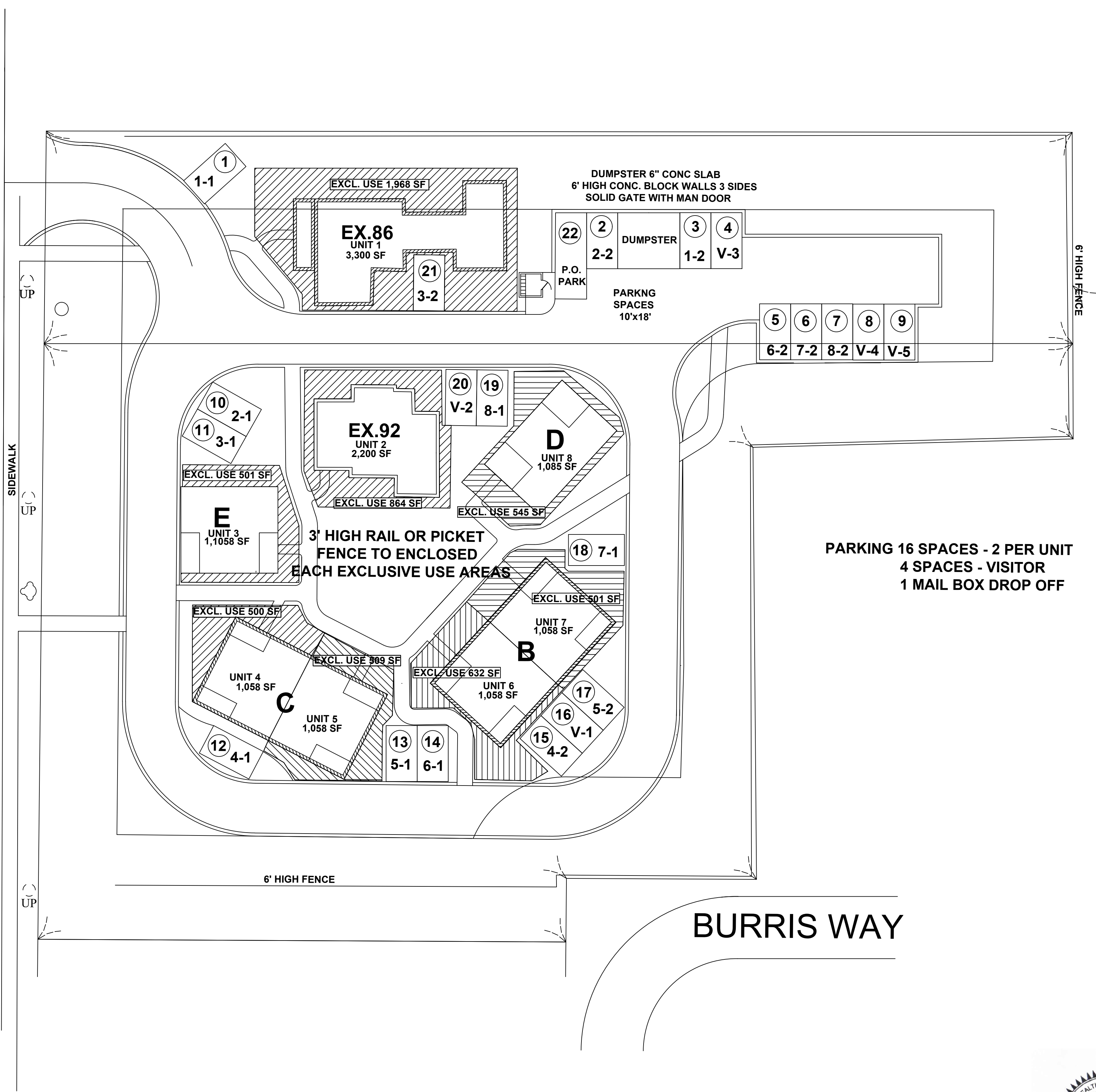
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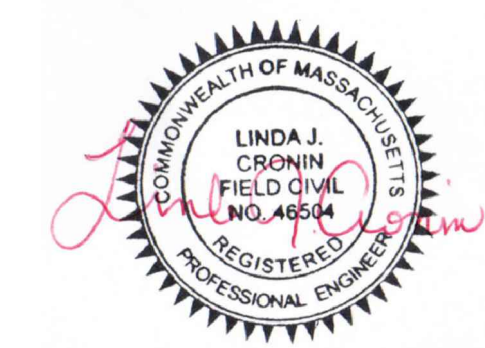
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DEVELOPMENT

DWG. NO. 4

UNION STREET



PROPOSED EXCLUSIVE USE AND PARKING



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 Brewster, MA 02631
 Phone: (508) 896-1783

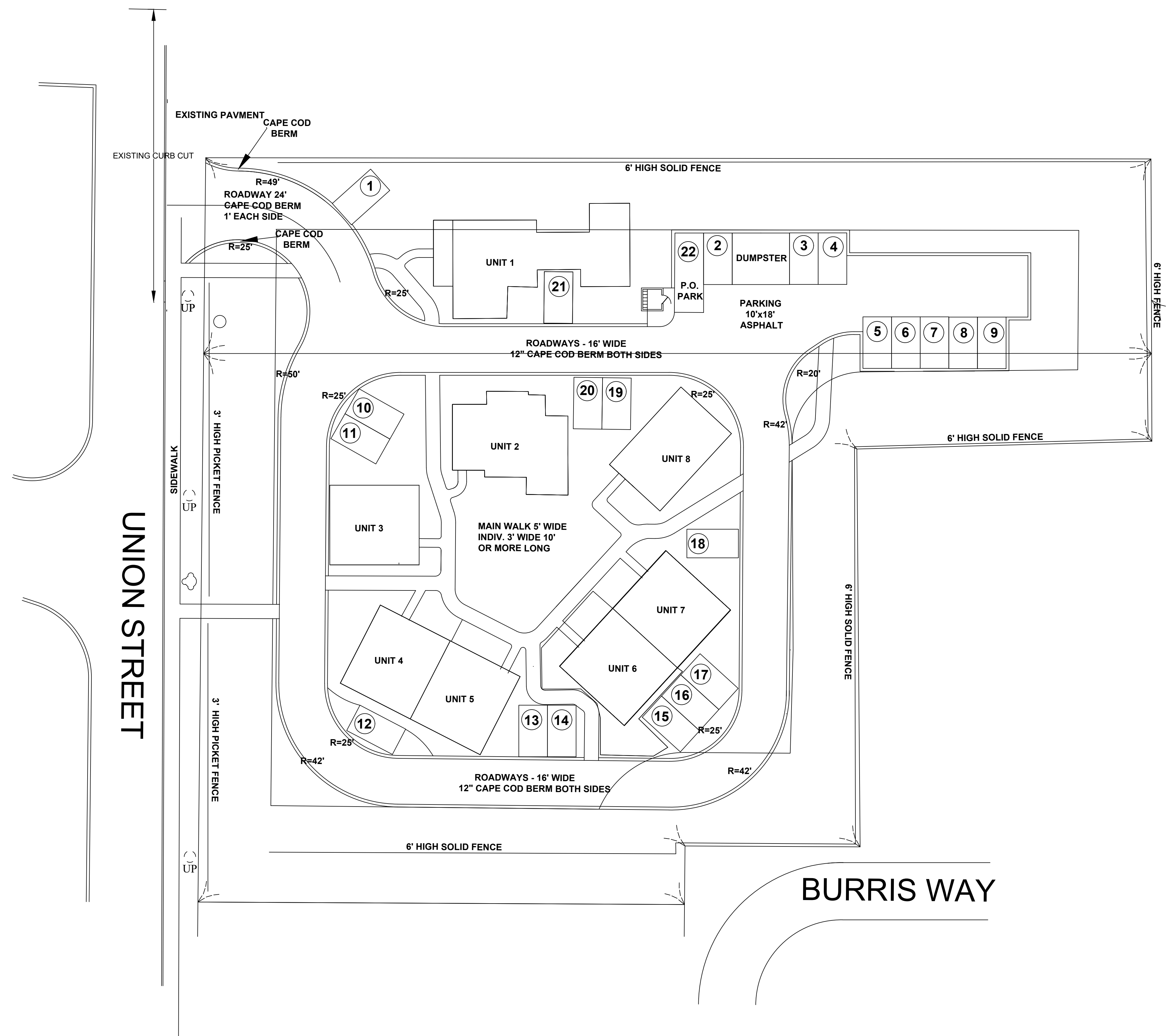
REVISION 9 5/3/26

DWG. NO. 5
 DATE: 3/11/2026
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86-92 UNION STREET
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PROPOSED
ROADS
AND
SIDEWALKS



REVISION 9 5/3/26

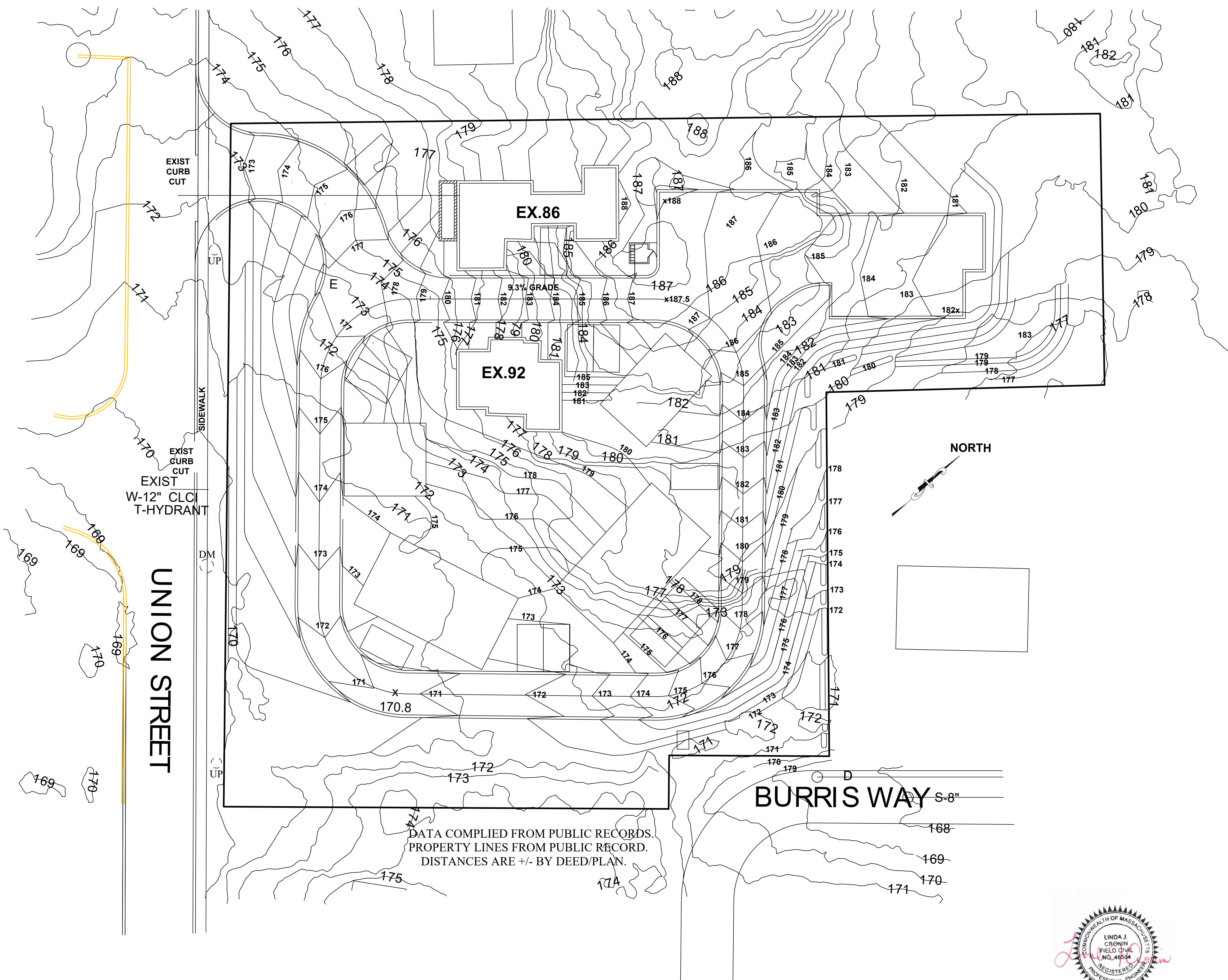
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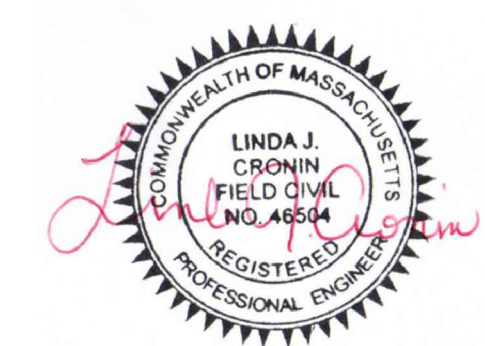
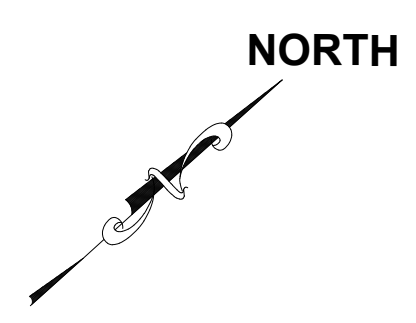
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86-92 UNION STREET
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RESIDENTIAL
DEVELOPMENT

DWG. NO. 6



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PROPOSED
 OVER
 EXISING
 GRADING



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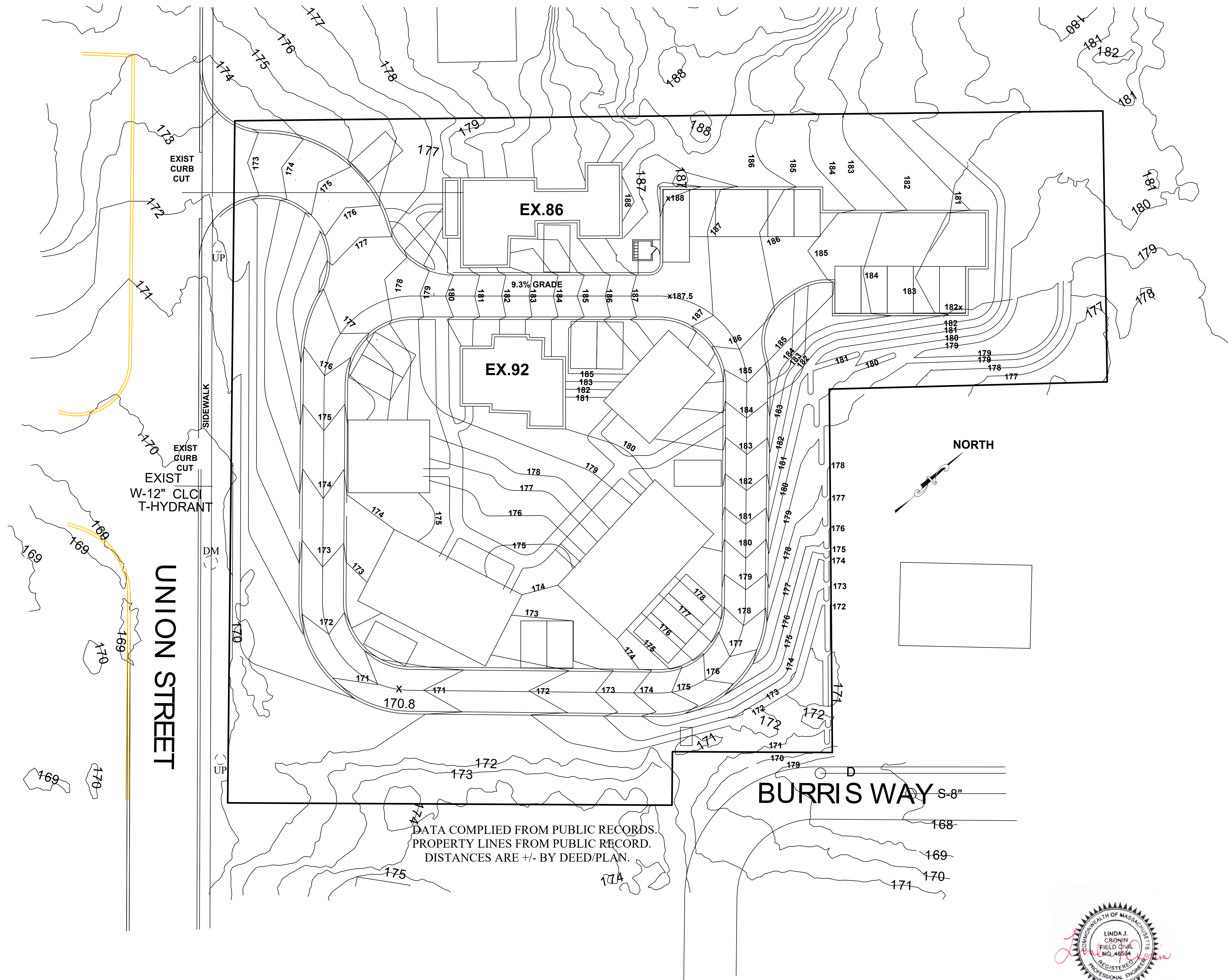
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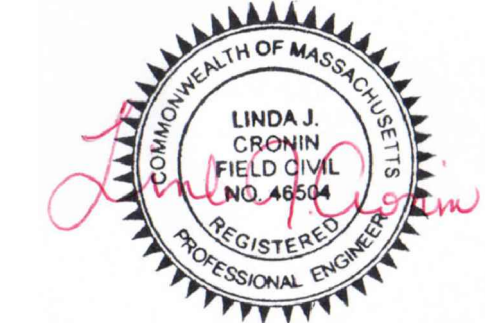
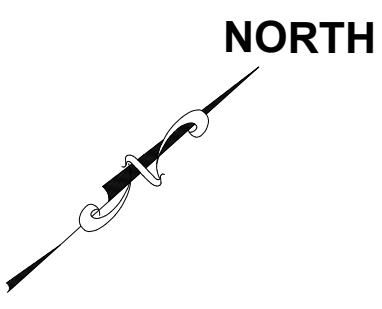
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DWG. NO. 8

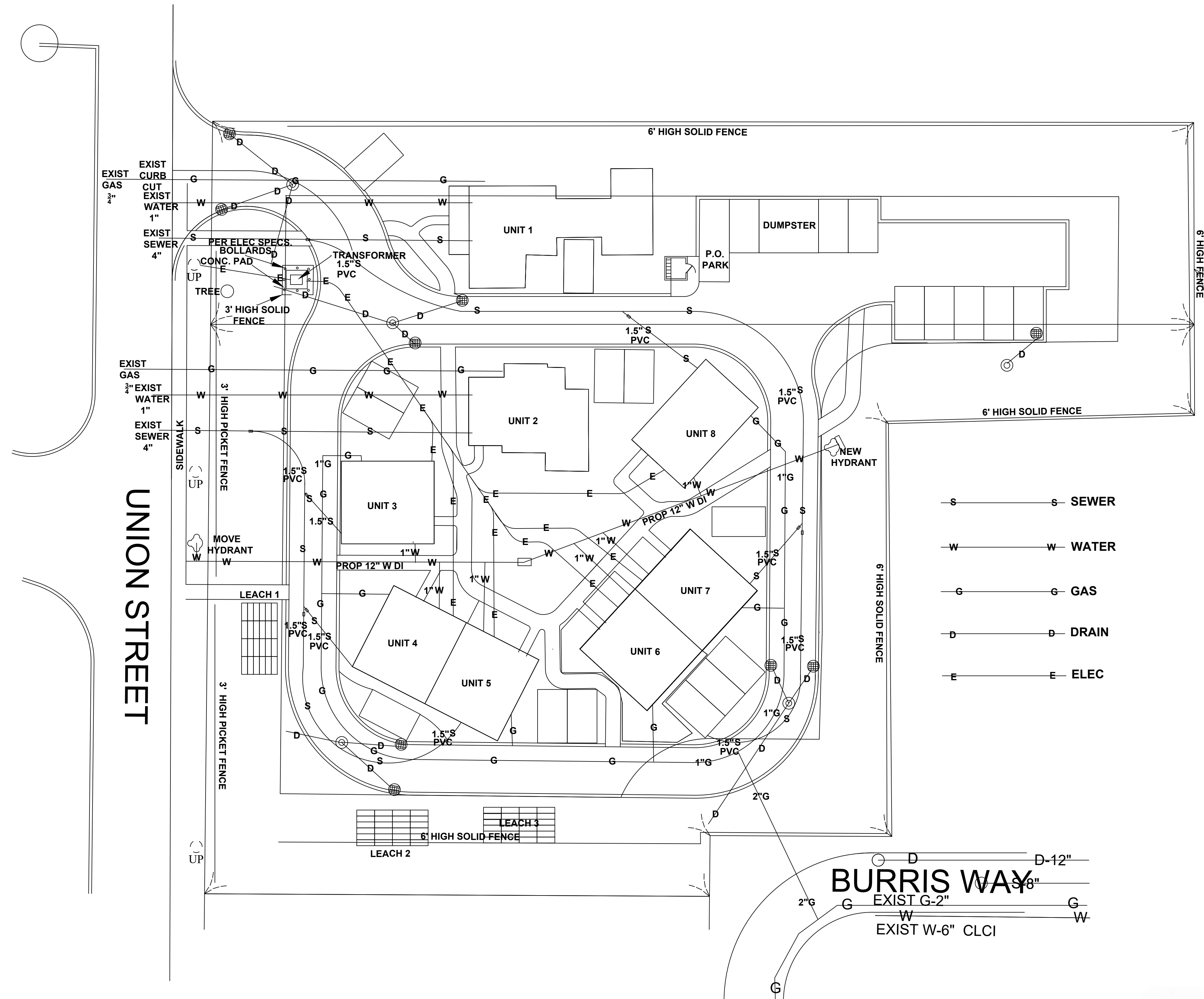
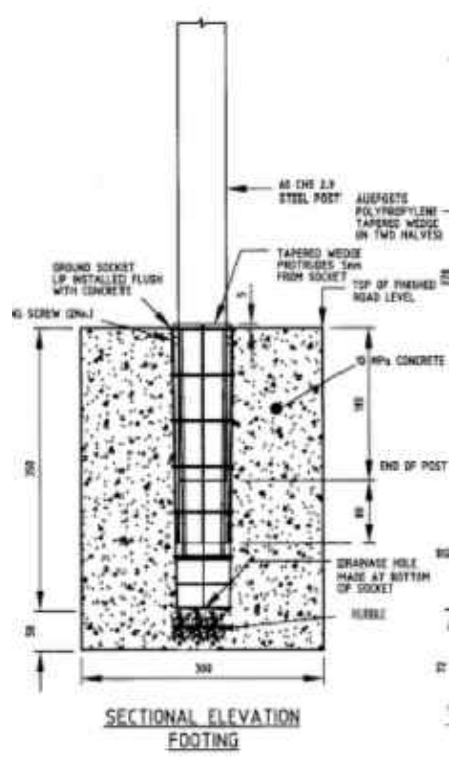
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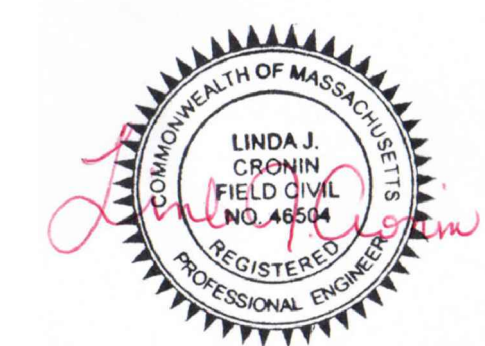
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 PRIOR TO CONSTRUCTION. THEIR REQUIRE-
 MENTS MUST TAKE PRECEDENCE OVER THOSE
 SHOWN, AND FIELD ADJUSTMENTS MADE
 ACCORDINGLY.



- S - SEWER
- W - WATER
- G - GAS
- D - DRAIN
- E - ELEC

BURRIS WAY
 D-12"
 S-8"
 G EXIST G-2"
 W EXIST W-6" CLC1



PROPOSED UTILITIES

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

REVISION 9 5/3/26

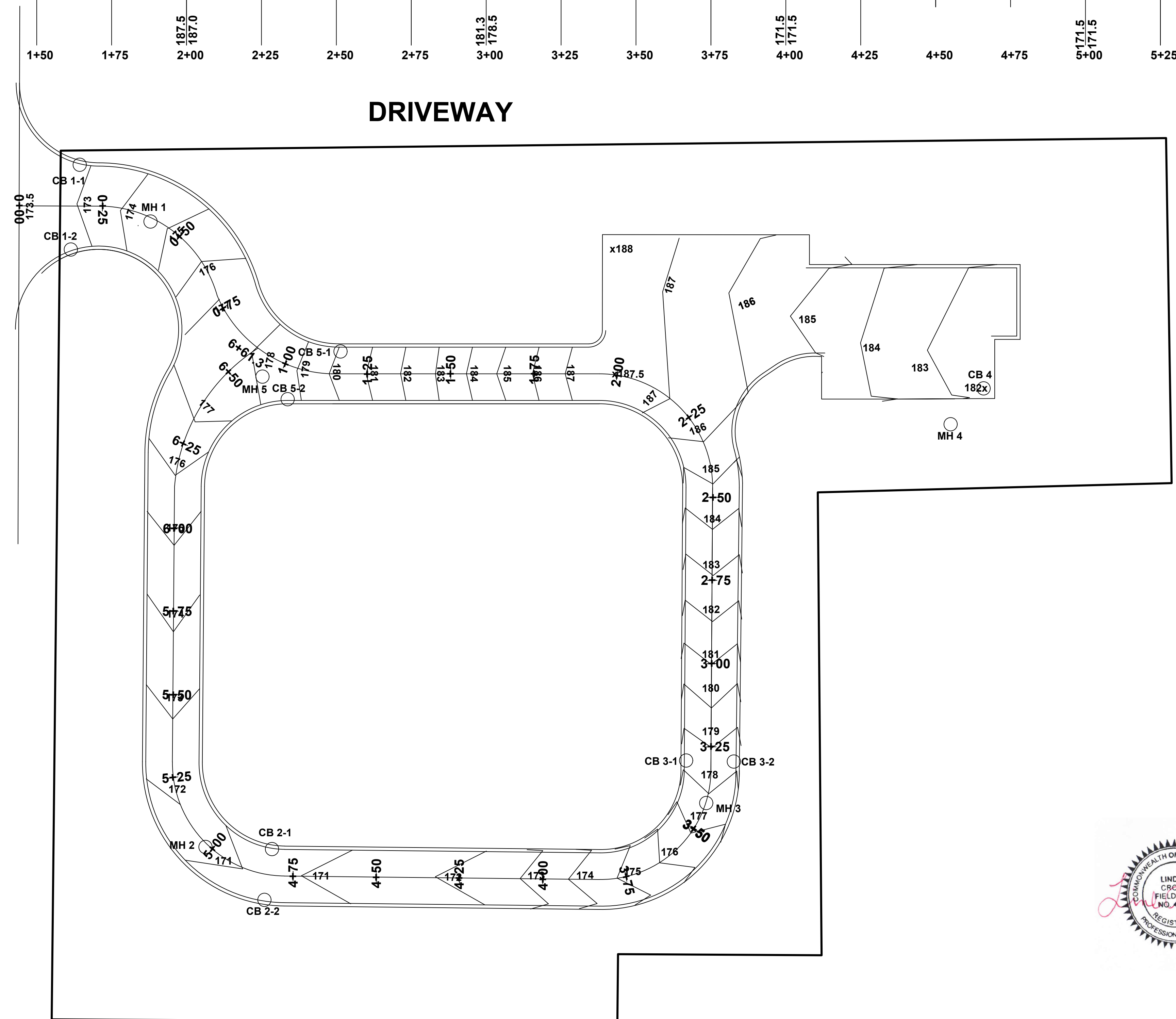
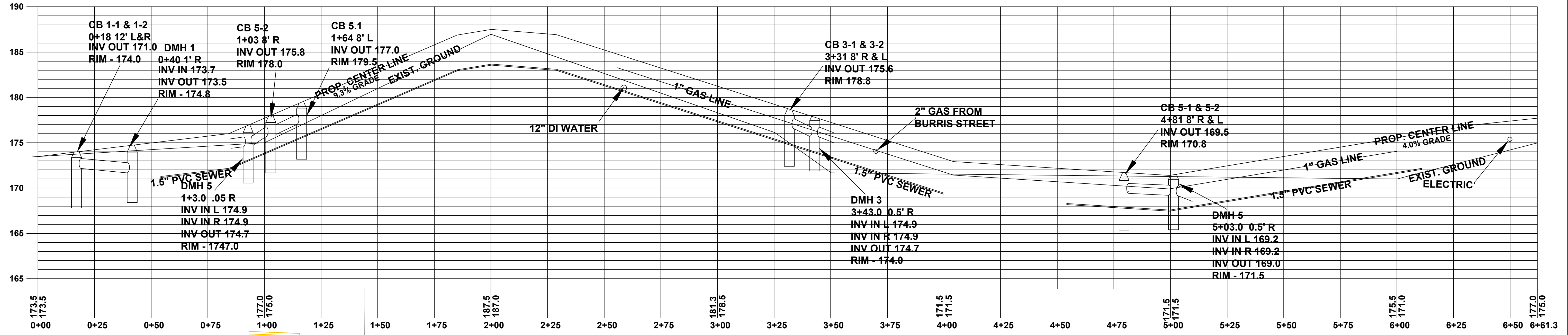
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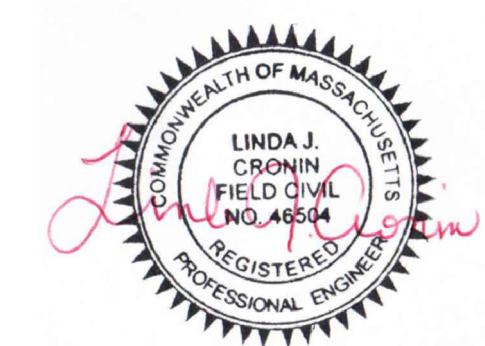
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 86-92 UNION STREET
 PLANNED RESIDENTIAL DEVELOPMENT

DWG. NO. **9**



DRIVEWAY



PROPOSED
PROFILE



REVISION 9 5/3/26

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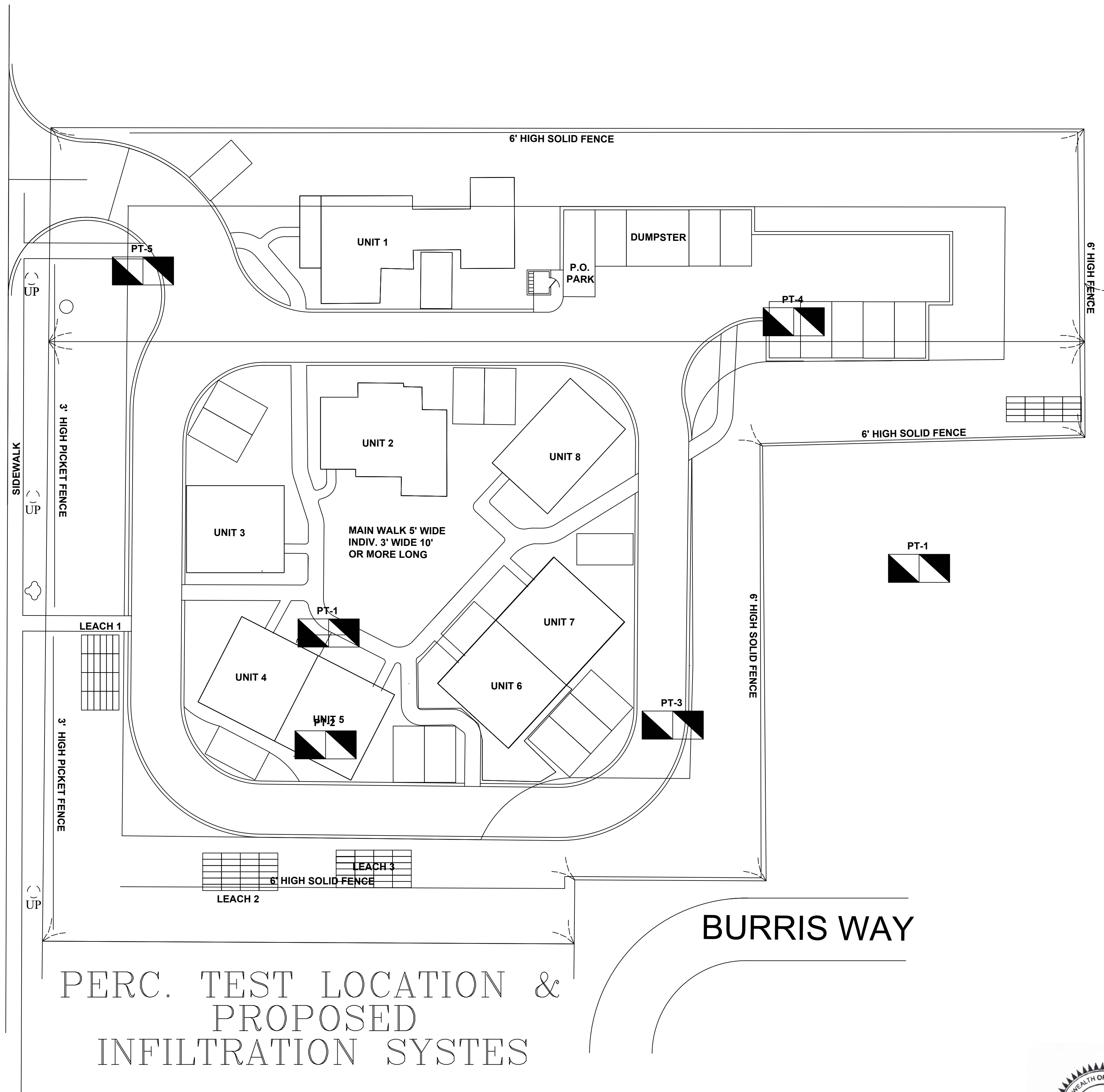
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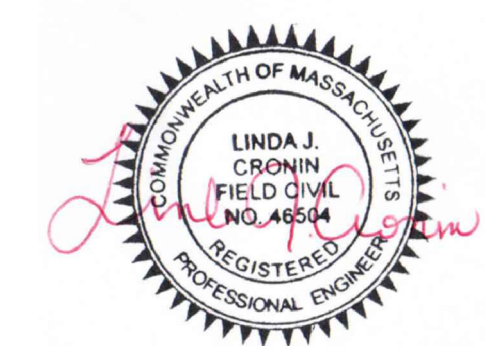
DWG. NO. 10

UNION STREET



PERC. TEST LOCATION & PROPOSED INFILTRATION SYSTEMS

BURRIS WAY



TEST PITS INFILTRATION



REVISION 9 5/3/26

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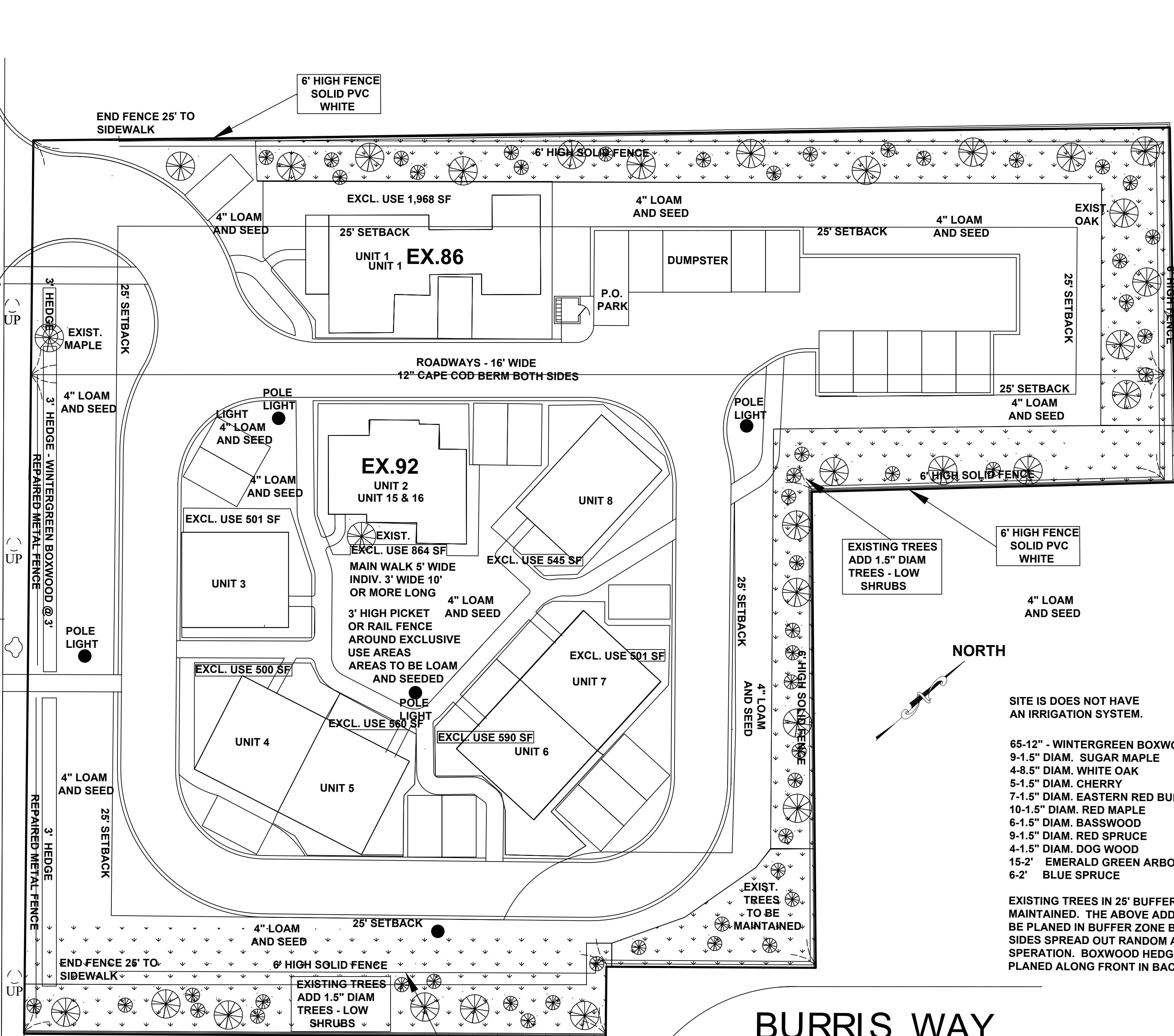
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DWG. NO. 11



POLE LIGHT
 DAZUMA
 HA142398-03B
 OR EQUAL

UNION STREET



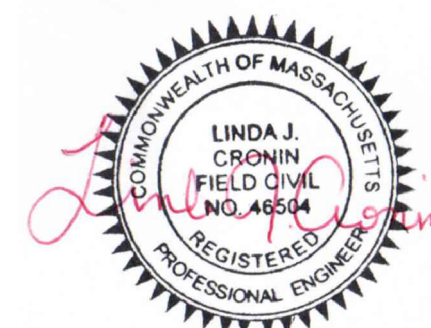
SITE IS DOES NOT HAVE AN IRRIGATION SYSTEM.

- 65-12" - WINTERGREEN BOXWOOD @ 3'
- 9-1.5" DIAM. SUGAR MAPLE
- 4-8.5" DIAM. WHITE OAK
- 5-1.5" DIAM. CHERRY
- 7-1.5" DIAM. EASTERN RED BUD
- 10-1.5" DIAM. RED MAPLE
- 6-1.5" DIAM. BASSWOOD
- 9-1.5" DIAM. RED SPRUCE
- 4-1.5" DIAM. DOG WOOD
- 15-2' EMERALD GREEN ARBORVITAE
- 6-2' BLUE SPRUCE

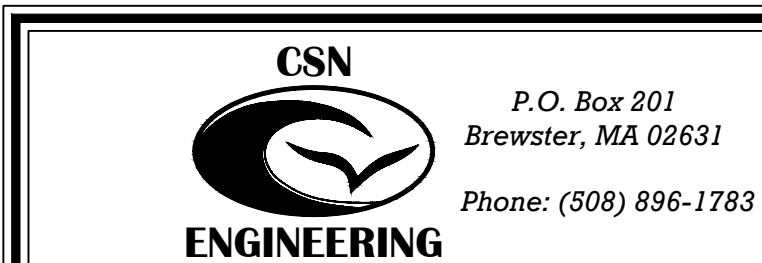
EXISTING TREES IN 25' BUFFER TO BE MAINTAINED. THE ABOVE ADDED TREES TO BE PLANTED IN BUFFER ZONE BACK AND SIDES SPREAD OUT RANDOM AT ABOUT 15' SPERATION. BOXWOOD HEDGE TO BE PLANTED ALONG FRONT IN BACK OF FENCE.

PROPOSED
 LANDSCAPING
 LIGHTING
 AND
 FENCING

BURRIS WAY



LANDSCAPE
 LIGHTNING
 FENCES



REVISION 9 5/3/26

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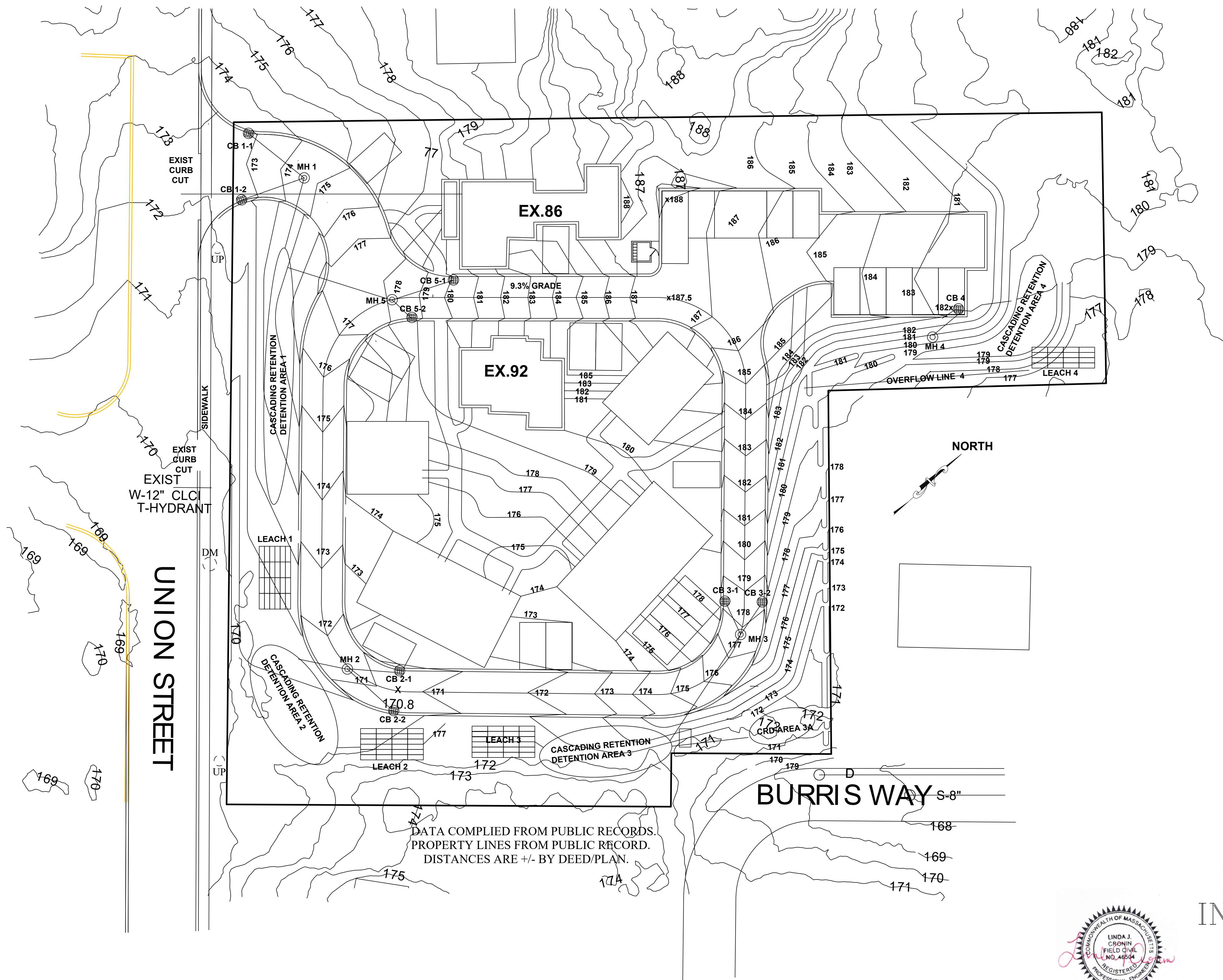
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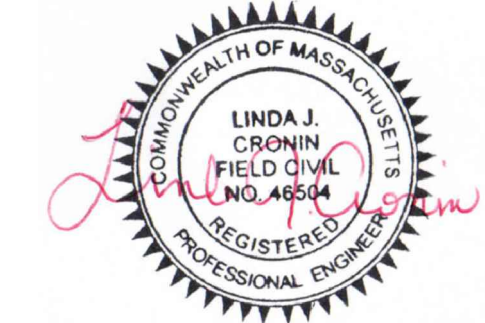
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 DEVELOPMENT

DWG. NO. 12



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PROPOSED INFILTRATION DRAINAGE



REVISION 9 5/3/26

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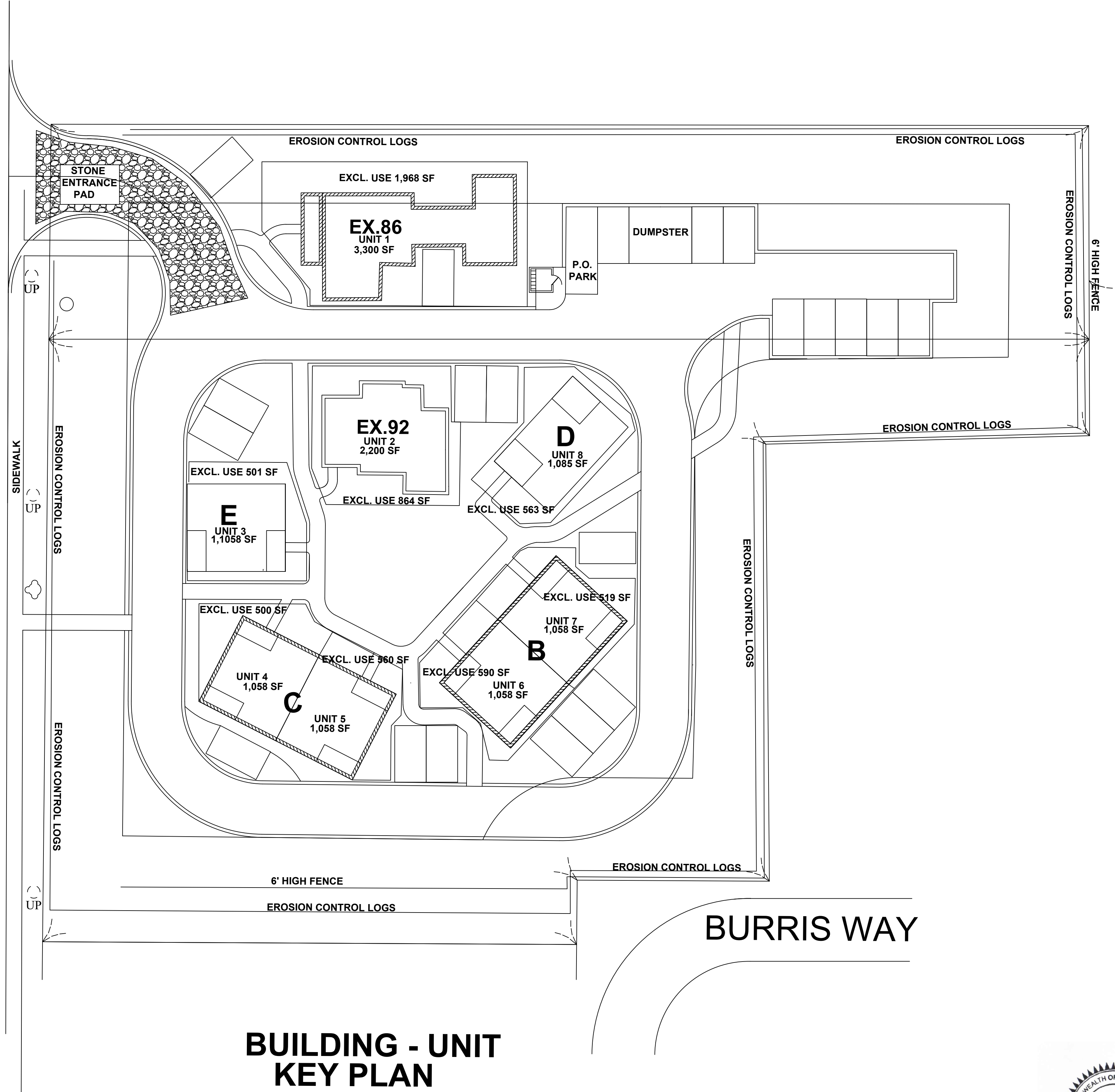
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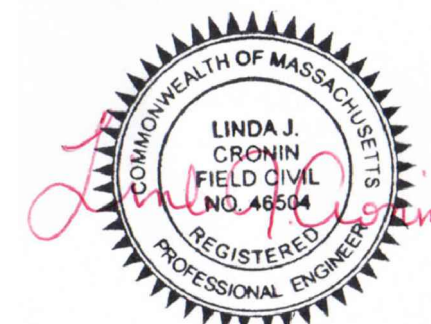
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 86-92 UNION STREET
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DWG. NO. 13

UNION STREET



**BUILDING - UNIT
KEY PLAN
86 & 92 UNION STREET
PLANNED RESIDENTIAL DEVELOPMENT**



**PROPOSED
EROSION
CONTROL**



REVISION 9 5/3/26

DWG. NO. **14**
DATE: 3/11/2026
86-92 UNION STREET
PLANNED
RESIDENTIAL
DEVELOPMENT

86-92 UNION STREET
RANDOLPH, MA

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