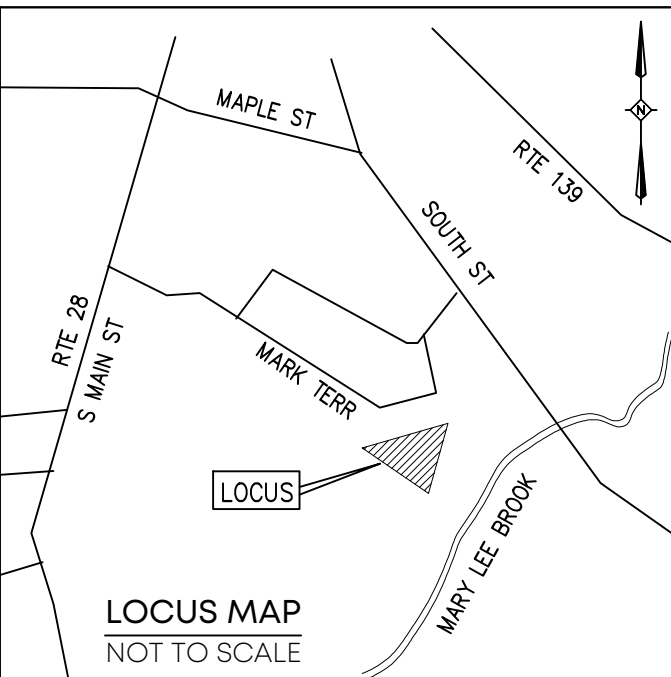




REVISIONS		
No.	DATE	DESCRIPTION

TOWN OF RANDOLPH PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL
LAW REQUIRED

DATE

TOWN CLERK

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/S/ ARE BUILDABLE LOTS.

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

GENERAL NOTES:

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.

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

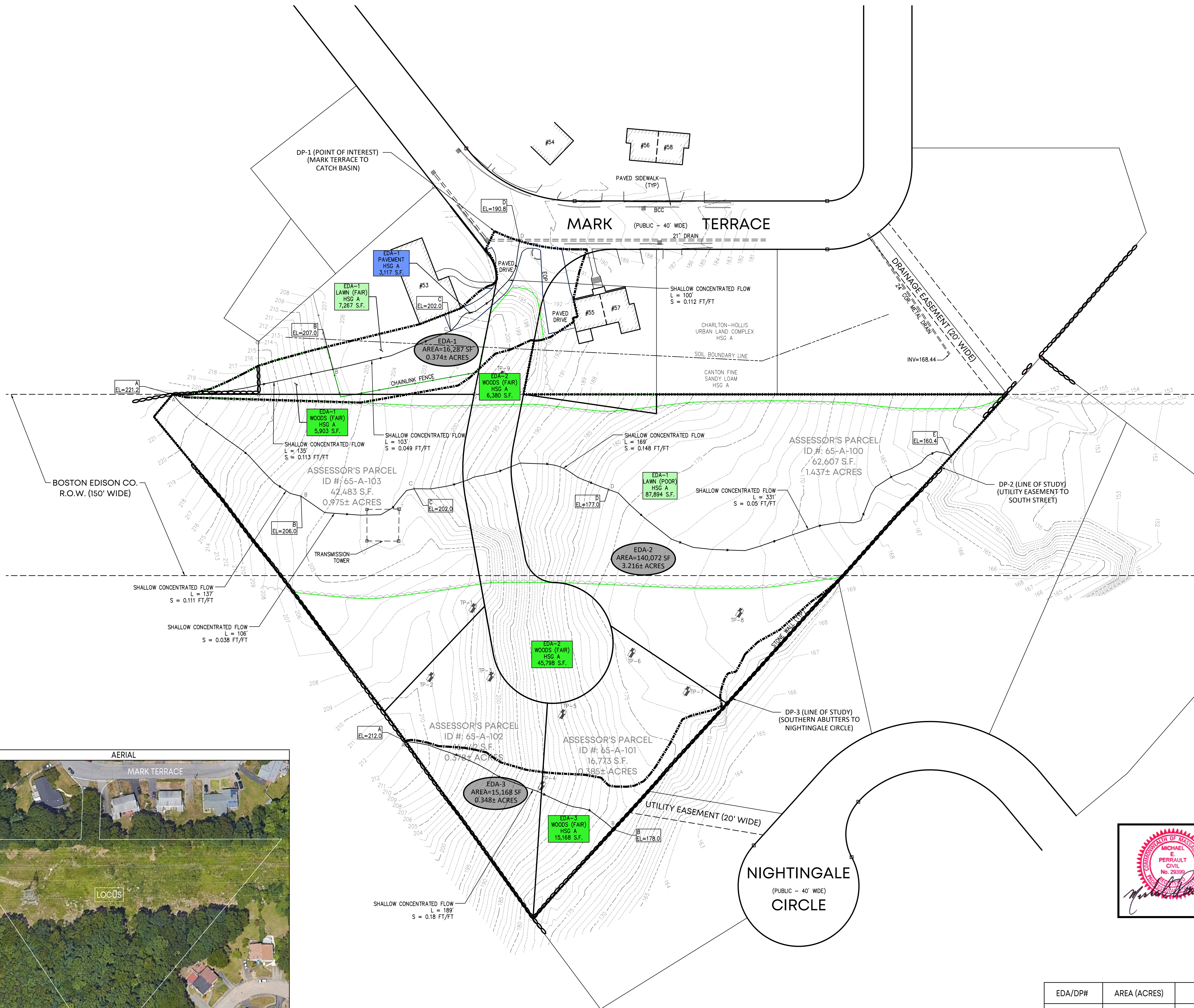
3) ZONING INFORMATION ZONING DISTRICT: RSFMD
RESIDENTIAL SINGLE FAMILY MEDIUM DENSITY
MINIMUM/MAXIMUM ZONING REQUIREMENTS
MIN. LOT AREA = 16,000 S.F.
MIN. LOT FRONTAGE = 120' (90' ON CURVE)
MIN. FRONT YARD = 25' SIDE = 15' &
REAR = 15'
MAXIMUM BUILDING LOT COVERAGE % = 20%
MAXIMUM IMPERVIOUS LOT COVERAGE % = 25%
MINIMUM GREEN SPACE % = 75%
MAXIMUM BUILDING HEIGHT = 2.5 STORIES 40'

4) 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 1/12/2026.

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.G.V.D. 29
BENCHMARK 'A' ELEV.=



RESERVED FOR REGISTRY USE

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

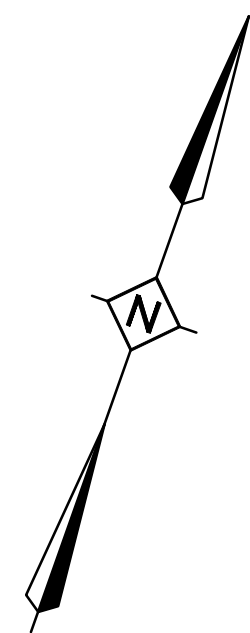
REGISTERED PROFESSIONAL LAND SURVEYOR

DATE

DRAWN BY: STC/CWB

CHECKED BY: EPJ/MEP

DESIGNED BY: EPJ/STC/CWB



DEFINITIVE SUBDIVISION MODIFICATION PLAN "Ledgview Terrace"

EXISTING DRAINAGE AREA PLAN

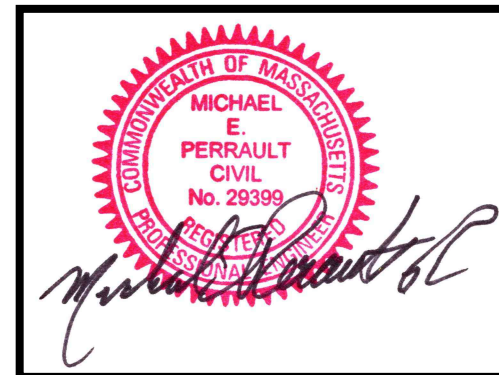
E.G. Schaner Circle
IN
RANDOLPH
(NORFOLK COUNTY)
MASSACHUSETTS

PREPARED FOR:

KJS, LLC
14 RENMAR AVENUE
WALPOLE
MASSACHUSETTS 02081

DATE: MARCH 23, 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

EDA/DP#	AREA (ACRES)	AREA (S.F.)
1	0.374	16,287
2	3.216	140,072
3	0.348	15,168
TOTAL	3.938	171,527