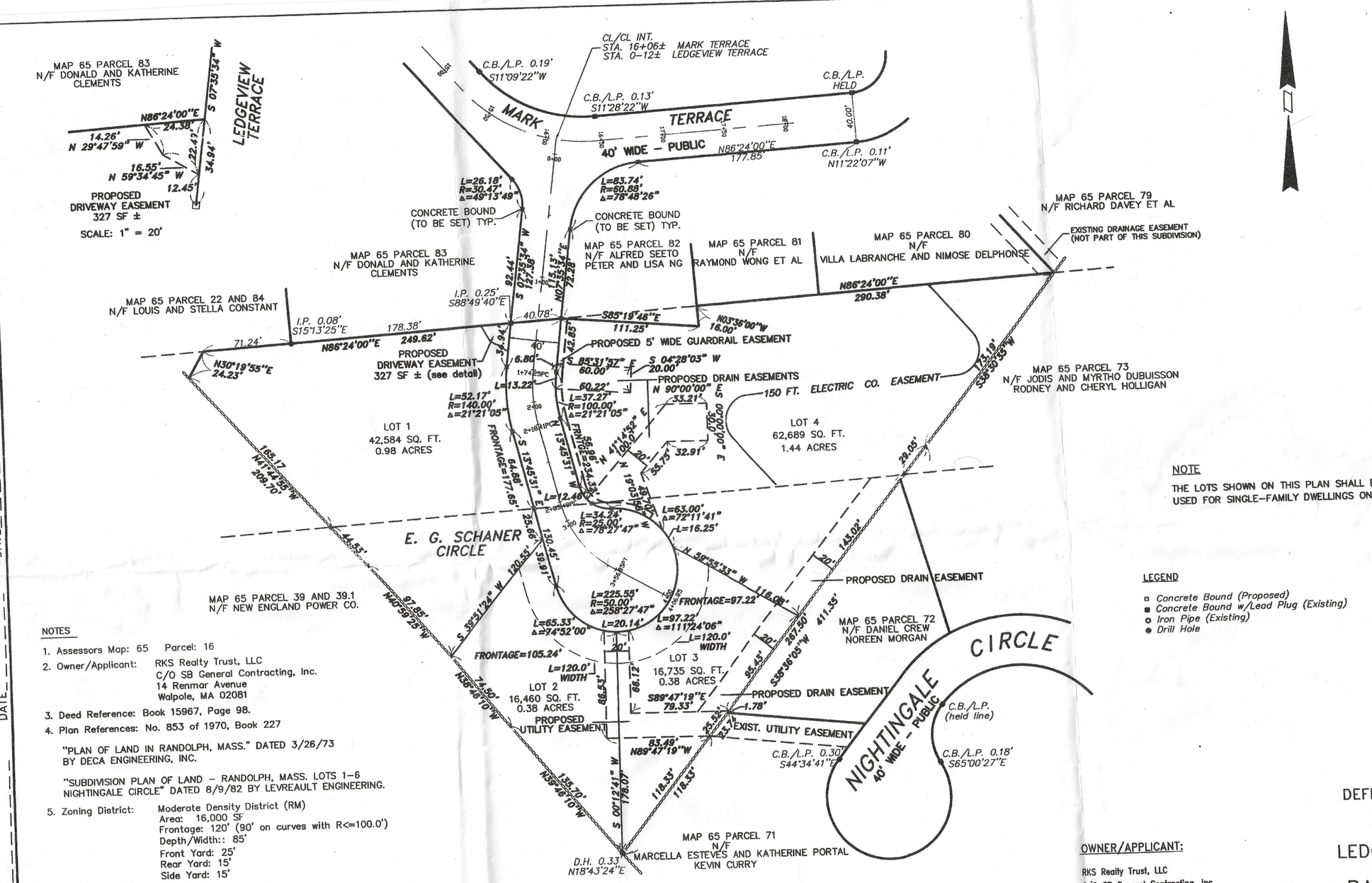
TOWN OF RANDOLPH DEPARTMENT APPROVALS

BOARD OF HEALTH	WATER COMMISSIONERS	FIRE DEPARTMENT
DATE	DATE	DATE
SEWER COMMISSIONERS	HIGHWAY SURVEYOR	TOWN ENGINEER
DATE	DATE	DATE



NOTES

1. Assessors Map: 65 Parcel: 16
2. Owner/Applicant: RKS Realty Trust, LLC
   C/O SB General Contracting, Inc.
   14 Renmar Avenue
   Walpole, MA 02081
3. Deed Reference: Book 15967, Page 98.
4. Plan References: No. 853 of 1970, Book 227

   "PLAN OF LAND IN RANDOLPH, MASS." DATED 3/26/73 BY DECA ENGINEERING, INC.

   "SUBDIVISION PLAN OF LAND – RANDOLPH, MASS. LOTS 1–6 NIGHTINGALE CIRCLE" DATED 8/9/82 BY LEVREAULT ENGINEERING.
5. Zoning District: Moderate Density District (RM)
   Area: 16,000 SF
   Frontage: 120' (90' on curves with R<=100.0')
   Depth/Width:: 85'
   Front Yard: 25'
   Rear Yard: 15'
   Side Yard: 15'
6. Flood Zone: Zone X
7. Property Location: Off Mark Terrace
8. Existing topography prepared by P.M.P. Associates, LLC based on an actual field survey. (U.S.C.S. Datum)
9. Lot Area: 3.5 acres ±
10. Municipal water and sewer services are proposed.
    Approximate water demand: 1,760 GPD (Title V)
    Approximate sewer flow: 1760 GPD (Title V)
11. The following waivers are requested:
    1. Width of roadway pavement from 29' to 24'
    2. Flared end section instead of headwall at drainage outfall
    3. Elimination of one sidewalk
12. The Lots shown on this Plan shall be used only for single–family dwellings.
13. The Applicant shall file and receive an NPDES Phase II construction permit prior to the start of construction.

MICHAEL E. PERRAULT, P.E.
Registered Professional Engineer

MARK P. SIEGRIST, P.L.S.
Professional Land Surveyor

SIEGRIST LAND SURVEYING (S.L.S.) HAS NOT PERFORMED A COMPLETE TITLE EXAMINATION FOR THE PROPERTY SHOWN HEREON. IT IS RECOMMENDED THAT A COMPLETE TITLE EXAMINATION BE PERFORMED BY AN ATTORNEY. S.L.S. DOES NOT WARRANTY; EXPRESS OR IMPLIED, THAT ALL RIGHTS, TITLE, AND INTEREST, RECORDED OR UNRECORDED, WRITTEN OR UNWRITTEN ARE SHOWN.

NOTE

THE LOTS SHOWN ON THIS PLAN SHALL BE USED FOR SINGLE–FAMILY DWELLINGS ONLY.

LEGEND

- Concrete Bound (Proposed)
- Concrete Bound w/Lead Plug (Existing)
- Iron Pipe (Existing)
- Drill Hole

OWNER/APPLICANT:

RKS Realty Trust, LLC
C/O SB General Contracting, Inc.
14 Renmar Avenue
Walpole, MA 02081

REVISIONS

NUMBER	DATE	DESCRIPTION
1.	AUGUST 2, 2004	TOWN ENGINNER/DPW COMMENTS
2.	AUGUST 19, 2004	PLANNING BOARD/MISC. COMMENTS
3.	NOVEMBER 29, 2004	CERTIFICATE OF ACTION COMMENTS
4.	JANUARY 16, 2006	VOLLMER ASSOC./NSTAR COMMENTS
5.	JUNE 26, 2006	VOLLMER ASSOC. COMMENTS
6.	AUGUST 21, 2006	VOLLMER ASSOC. COMMENTS
7.	AUGUST 31, 2006	VOLLMER ASSOC. COMMENTS

DEFINITIVE SUBDIVISION PLAN OF LEDGEVIEW TERRACE IN RANDOLPH, MA.

PREPARED FOR

R.K.S. REALTY TRUST, LLC

BY

P.M.P. ASSOCIATES, LLC
200 NORTH BEDFORD STREET
EAST BRIDGEWATER, MA.

SCALE: 1" = 40' PROJECT NO. L028.00
DATE: 5/15/04 SHEET 2 OF 6

0 40 80 160 240
FEET

Norfolk Registry of Deeds
Dedham, Mass.
Received Jan. 9, 2007
With Cert
RKS Realty Trust LLC to
Town of Randolph
Filed as Page 21 of 2007
Pl. Bk. 564
Attest: Register

FOR REGISTRY USE

I HEREBY DECLARE THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS

DATE: 8-31-06

APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED.
RANDOLPH PLANNING BOARD

SUBJECT TO A COVENANT DATED 10/12/06 TO BE RECORDED HEREWITH.

APPROVED: 9/19/06
ENDORSED: 10-12-06

I, CLERK OF THE TOWN OF RANDOLPH, MA HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT FOLLOWING AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

DATE: Nov 2 2006

564-21-06