

ABUTTERS WITHIN 300'

ABUTTERS LIST
 DATE APRIL 19, 2024
 SUBJECT PROPERTY ID: 220-014 220-015
 SEARCH DISTANCE 300 FEET

220-020
 TOWN OF FRANKLIN
 355 EAST CENTRAL ST.
 FRANKLIN, MA. 02038

214-010
 PATRICK & JULIA WILLIAMS
 60 PARTRIDGE ST.
 FRANKLIN, MA. 02038

220-071
 HENRY & MICHELLE BRATCHER
 85 PARTRIDGE ST.
 FRANKLIN, MA. 02038

214-009
 ROBERT & NANCY HENNESSEY
 62 PARTRIDGE ST.
 FRANKLIN, MA. 02038

220-016
 ROBERT & MARLENE OLIVER
 81 PARTRIDGE ST.
 FRANKLIN, MA. 02038

220-056
 TOWN OF FRANKLIN
 355 EAST CENTRAL ST.
 FRANKLIN, MA. 02038

220-007
 EDWARD & MARION SYNGAY
 22 ELM ST.
 FRANKLIN, MA. 02038

220-055
 BENJAMIN & MONA KLIBANOFF
 137 MASTRO DR.
 FRANKLIN, MA. 02038

220-009
 STEPHEN & BARBARA JASINSKI
 24A ELM ST.
 FRANKLIN, MA. 02038

220-054
 CRAIG & ELLEN MOODIE
 82 PARTRIDGE ST.
 FRANKLIN, MA. 02038

220-011
 JOHN DONAVAN JR.
 47 PARTRIDGE ST.
 FRANKLIN, MA. 02038

214-011
 JOSEPH & ELAINA COOK
 4 HARBORWOOD DR.
 FRANKLIN, MA. 02038

220-012
 19 PARTRIDGE LLC.
 19 PARTRIDGE ST.
 FRANKLIN, MA. 02038

214-012
 KENNEY REVOCABLE TRUST
 6 HARBORWOOD DR.
 FRANKLIN, MA. 02038

214-006
 MICHAEL & AMY JOHNSON
 15 PARTRIDGE ST.
 FRANKLIN, MA. 02038

214-013
 JOSEPH & NANCY SCARINGELLO
 8 HARBORWOOD DR.
 FRANKLIN, MA. 02038

214-007
 JOSHUA SHERWOOD
 35 PARTRIDGE ST.
 FRANKLIN, MA. 02038

214-014
 MARK & NOREEN REARDON
 10 HARBORWOOD DR.
 FRANKLIN, MA. 02038

214-008
 WILLIAM & ALLISON WHITE
 43 PARTRIDGE ST.
 FRANKLIN, MA. 02038

220-013
 DONOVAN FAMILY REALTY TRUST
 47 PARTRIDGE ST.
 FRANKLIN, MA. 02038

214-027
 CHAD & KRISTEN HESS
 46 PARTRIDGE ST.
 FRANKLIN, MA. 02038

214-028
 FATHIMA SALAHUDEEN
 42 PARTRIDGE ST.
 FRANKLIN, MA. 02038

214-029
 CAROL-ANNE L. PISO REVOCABLE TRUST
 40 PARTRIDGE ST.
 FRANKLIN, MA. 02038

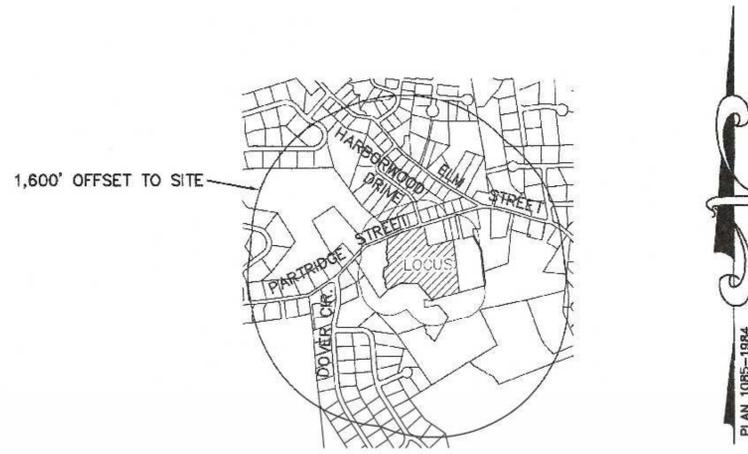
214-030
 JENNIFER & LOUIS BARBA
 32 PARTRIDGE ST.
 FRANKLIN, MA. 02038

DONOVAN ESTATES
 PRELIMINARY SUBDIVISION PLAN OF LAND
 FRANKLIN, MASSACHUSETTS
 MAY 29, 2024

REFERENCES:
 ASSESSORS PARCELS 220-013,
 220-014 AND 220-015
 DEED BOOK 39210 PAGE 372
 PLAN 1085 OF 1984
 PLAN 1469 OF 1987
 PLAN 800 OF 1987
 PLAN 1557 OF 1985
 PLAN 427 OF 1994
 PLAN 430 OF 1995

OWNER:
 DONOVAN FAMILY REALTY TRUST
 47 PARTRIDGE ST.
 FRANKLIN, MA

APPLICANT:
 DONOVAN FAMILY REALTY TRUST
 C/O ATTORNEY RICHARD CORNETTA
 47 PARTRIDGE ST.
 FRANKLIN, MA



VICINITY MAP

SCALE: 1" = 800'

ANTICIPATED WAIVER REQUESTS:
 1. SECTION 300-11.B(3)(a) A WAIVER IS ERQUESTED TO ALLOW THE CATCH BASINS TO BE GREATER THAN 300 FEET APART. THE HIGH POINT OF THE ROADWAY IS LOCATED AT 3+06± AND THE GUTTER FLOW WILL NOT EXCEED 300 FEET.
 2. SECTION 300-11.B(3).b. A WAIVER IS REQUESTED TO INSTALL A DOUBLE CATCH BASIN AND ONE DRAIN MANHOLE AT THE CUL-DE-SAC. TWO CATCH BASINS AND OND DRAINMANHOLE ARE PROPOSED AT THE CUL-DE-SAC ENTRANCE.
 3. SECTION 330-13.A.(1) A WAIVER IS REQUESTED TO CONSTRUCT A SIDEWALK ON ONLY ONSIDE OF THE ROADWAY.

DRAWING INDEX

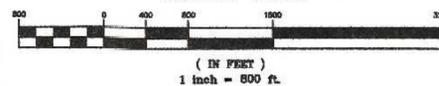
- SHEET 1 - COVER SHEET
- SHEET 2 - EXISTING CONDITIONS PLAN
- SHEET 3 - LOT LAYOUT PLAN
- SHEET 4A - SITE DEVELOPMENT PLAN - STORMWATER OPTION 1
- SHEET 4B - SITE DEVELOPMENT PLAN - STORMWATER OPTION 2

DONOVAN ESTATES
 COVER SHEET
 LOCATED IN
 FRANKLIN, MASSACHUSETTS
 FOR
 NANCY DONOVAN
 47 PARTRIDGE ST.
 FRANKLIN, MASSACHUSETTS
 MAY 29, 2024
 SCALE: 1" = 800'

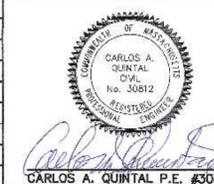
FRANKLIN PLANNING BOARD

DATE

GRAPHIC SCALE



NO.	DATE	DESCRIPTION	BY



DATE	FIELD BY:	INT.
2/18	BL	
5/24	RRG	
5/24	RRG	
5/24	COMP	
5/24	CAQ	

UNITED CONSULTANTS INC.
 850 FRANKLIN STREET SUITE 11D
 WRENTHAM, MASSACHUSETTS 02093
 508-384-6560 FAX 508-384-6566

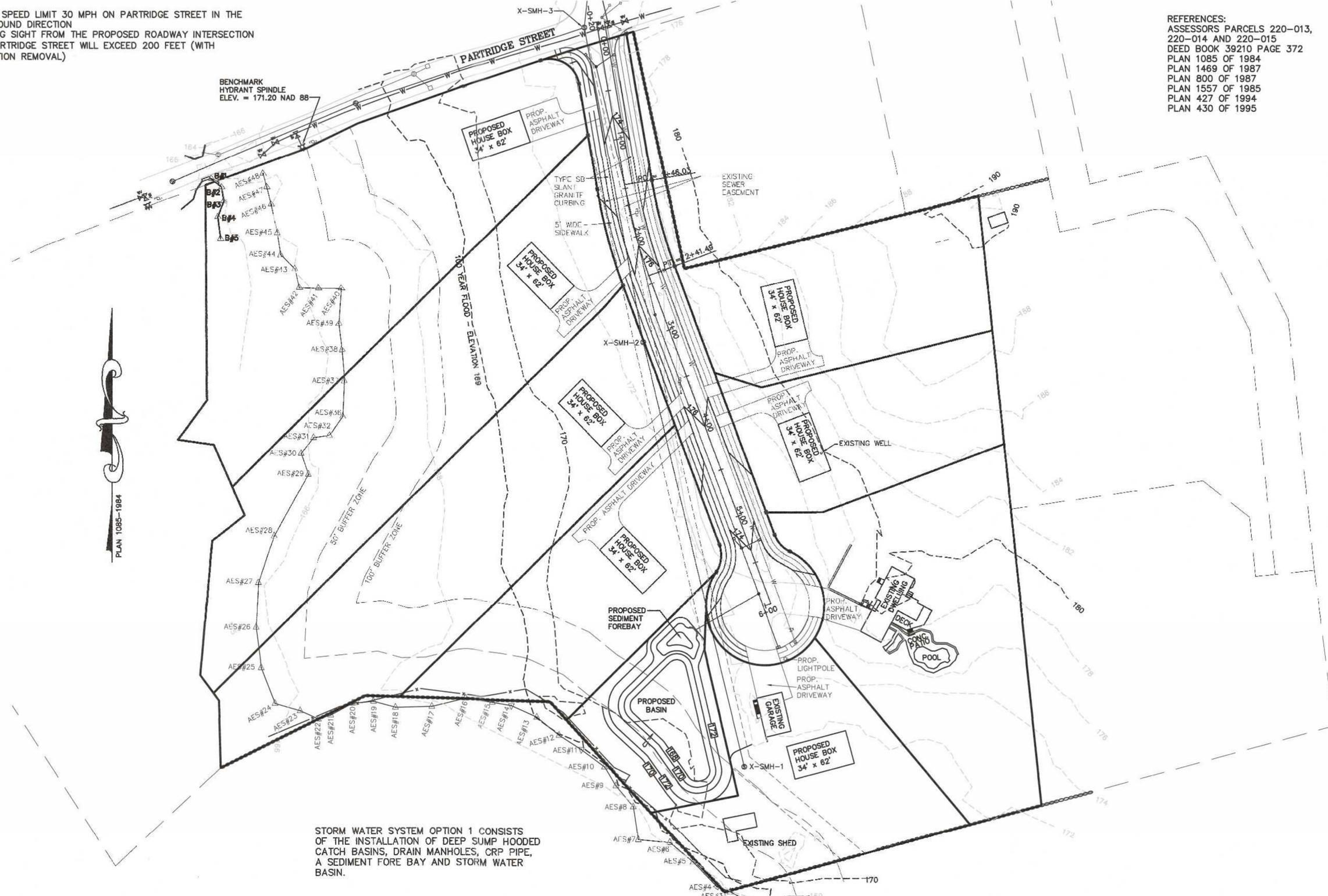
DATE
MAY 29, 2024
SCALE
1" = 800'
PROJECT
UC1340
SHEET
1 of 4B

POSTED SPEED LIMIT 30 MPH ON PARTRIDGE STREET IN THE WEST WOUND DIRECTION
STOPPING SIGHT FROM THE PROPOSED ROADWAY INTERSECTION WITH PARTRIDGE STREET WILL EXCEED 200 FEET (WITH VEGETATION REMOVAL)

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ZONE: RURAL RESIDENTIAL II
AREA: 30,000 SQ. FT.
FRONTAGE: 150'
DEPTH 200'
LOT WIDTH: 135'
SETBACKS:
F - 40'
S - 35'
R - 35'
LOT COVERAGE STRUCTURES 20%
LOT COVERAGE STRUCTURES AND PAVING 25%

THE PROPERTY IS NOT LOCATED WITHIN A WATER RESOURCE DISTRICT. THE PROPERTY IS LOCATED WITHIN FLOOD ZONE A OR B AS SHOWN ON MAP 25021C0307E DATED JULY 17, 2012.



EXISTING SEWER:

- X-SMH-1
RIM = 171.07
INV = XXXX
- X-SMH-2
RIM 173.2
18" INV IN = 157.42
18" INV OUT = 157.35
- X-SMH-3
RIM 172.6
18" INV IN = 156.51
8" INV IN (WEST) = 156.86
8" INV IN (EAST) = 157.22
21" INV OUT = 156.49

LEGEND

- DHCB DRILL HOLE CONCRETE BOUND (TO BE SET)
- 297- EXISTING COUNTOUR
- 297- PROPOSED COUNTOUR
- ⊙ 48M EXIST. TREE - DIAMETER - SPECIES
- ⊙ UP4-1 UTILITY POLE
- OHW - OVERHEAD WIRES
- ⊗ GAS GATE
- ⊕ WATER CURB STOP
- ⊗ WATER GATE
- ⊗ FIRE HYDRANT
- ⊙ DRAIN MANHOLE
- CATCH BASIN
- ⊙ SEWER MANHOLE

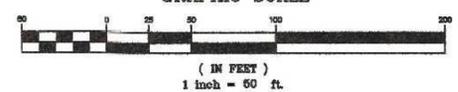
STORM WATER SYSTEM OPTION 1 CONSISTS OF THE INSTALLATION OF DEEP SUMP HOODED CATCH BASINS, DRAIN MANHOLES, CRP PIPE, A SEDIMENT FORE BAY AND STORM WATER BASIN.

DONOVAN ESTATES
GRADING PLAN - STORMWATER OPTION 1
LOCATED IN
FRANKLIN, MASSACHUSETTS
FOR
NANCY DONOVAN
47 PARTRIDGE ST.
FRANKLIN, MASSACHUSETTS
MAY 29, 2024
SCALE: 1" = 50'

FRANKLIN PLANNING BOARD

DATE

GRAPHIC SCALE



NO.	DATE	DESCRIPTION	BY



DATE	FIELD BY:	INT.
2/18	BL	BL
BK#	FIELD BOOK	PG#
5/24	CALCS BY: RRG	
5/24	DESIGNED BY: RRG	
5/24	DRAWN BY: COMP	
5/24	CHECKED BY: CAQ	

UNITED CONSULTANTS INC.
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MAY 29, 2024
1" = 50'
UC1340
4A of 4B

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- SEWER MANHOLE

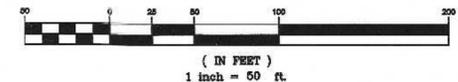
STORM WATER SYSTEM OPTION 1 CONSISTS
 OF A WATER QUALITY SWALE TO A SEDIMENT
 FORE BAY AND STORM WATER BASIN.

DONOVAN ESTATES
 GRADING PLAN - STORMWATER OPTION 2
 LOCATED IN
 FRANKLIN, MASSACHUSETTS
 FOR
 NANCY DONOVAN
 47 PARTRIDGE ST.
 FRANKLIN, MASSACHUSETTS
 MAY 29, 2024
 SCALE: 1" = 50'

FRANKLIN PLANNING BOARD

DATE

GRAPHIC SCALE



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MAY 29, 2024
 1" = 50'
 UC1340
 4B of 4B