

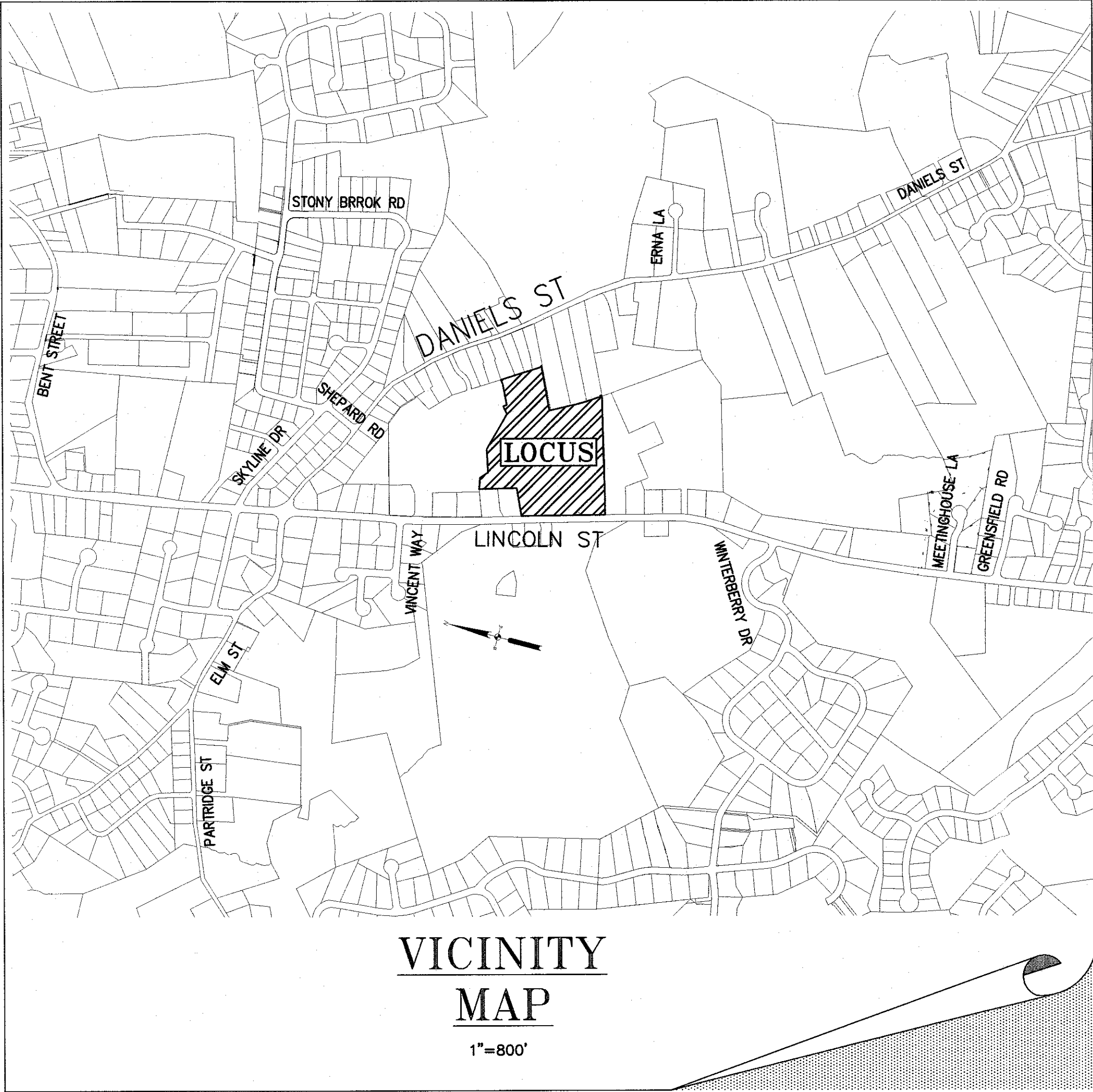
FRANKLIN HEIGHTS
PARCEL B
FRANKLIN
MASSACHUSETTS

NOTES

1. THIS LAND IS ZONED RURAL RESIDENTIAL II
2. THIS SITE IS NOT WITHIN A WATER RESOURCE DISTRICT.
3. THIS SITE IS NOT LOCATED FLOOD HAZARD ZONE PER FEMA FLOOD MAP 25021C0307E, EFFECTIVE DATE 7/17/2012.
4. WETLAND DELINEATION BY DESHENG WANG, PH.D. P.E., CWS, CSE OF CREATIVE LAND & WATER ENGINEERING, LLC (CLAWE). FIELD LOCATED BY GUERRIERE & HALNON, INC. JUNE 2021 AND UPDATED JANUARY 2022.
5. CONTRACTOR & ARCHITECT SHALL VERIFY SITE UTILITIES PRIOR TO DESIGN & CONSTRUCTION.
6. REFER TO FRANKLIN ASSESSORS MAP 219 LOT 178-002
7. THIS SITE IS NOT LOCATED IN A WELLHEAD PROTECTION DISTRICT ZONE 2.
8. ALL REFERENCED DEEDS ARE ON RECORD AT THE NORFOLK REGISTRY OF DEEDS.
9. THIS SITE IS NOT LOCATED WITHIN A NATURAL HERITAGE AND ENDANGERED SPECIES PROGRAM AREA.
10. ELEVATIONS ARE BASED ON HORIZONTAL DATUM:NAD83; VERTICAL DATUM: NAVD88.
11. THE ARCHITECT WILL PROVIDE PLANS AND CALCULATIONS FOR FIRE PROTECTION IF REQUIRED.
12. ALL EROSION CONTROL DEVICES SHALL BE IN PLACE PRIOR TO CONSTRUCTION.
13. THE OWNER/APPLICANT SHALL LIMIT CONSTRUCTION DEBRIS AND MATERIALS ON THE SITE. IN THE EVENT THAT DEBRIS IS CARRIED OUT ONTO THE PUBLIC WAY, THE OWNER/APPLICANT SHALL BE RESPONSIBLE FOR ALL CLEANUP OF THE ROADWAY.

WAIVERS REQUESTED

- REQUEST FROM THE TOWN OF FRANKLIN
2005 ZONING BY-LAW (CHAPTER 185)
1. SECTION 185-2
2. SECTION 185-3
3. SECTION 185-7
4. SECTION 185-9
5. SECTION 185-16
6. SECTION 185.21.B.1.A
7. SECTION 185-23
8. SECTION 185-31 (1)
9. SECTION 185-31 (2)
10. SECTION 185-36
11. SECTION 185-45 F.
12. SECTION 185-46
13. SECTION 185-16
14. USE REGULATION SCHEDULE-PARK VI SEC. 6.1
15. SCHEDULE OF LOT, AREA, FRONTAGE, YARD, AND HEIGHT REQUIREMENTS



INDEX

1. COVER
2. EXISTING CONDITIONS
3. SITE LAYOUT
4. GRADING & DRAINAGE

PLAN REFERENCES

1. SEE PLAN BY GUERRIERE & HALNON, INC. DATED FEBRUARY 23, 2006 ENTITLED 'PLAN OF LAND IN FRANKLIN, MASSACHUSETTS.' SIGNED BY THE FRANKLIN PLANNING BOARD ON MARCH 20, 2006.
2. SEE PLAN ENTITLED 'FRANKLIN HEIGHTS ESTATES CONDOMINIUM SITE PLAN IN FRANKLIN, MASSACHUSETTS' DATED JUNE 29, 2005 AND REVISED THRU MAY 1, 2006. APPROVED BY THE FRANKLIN PLANNING BOARD ON DECEMBER 1, 2005.

UNIT INFORMATION

Proposed Building Information			
Building Type	Quantity		Total Area (sf)
	Area (sf)	% Impervious	
Style A-5	11	1,482	16,302
Style B-2	21	1,871	39,291
Style A-6	8	1,500	12,000
Style B-1	20	1,775	35,500
Total	60	6,628	103,093
Proposed Impervious Coverage			
Type	Area (sf)	% Impervious	
Proposed Pavement	54,000	6%	
Proposed Sidewalk	6,000	1%	
Proposed Driveway	36,000	4%	
Proposed building footprint	103,093	12%	
Total Proposed Impervious	199,093	23%	
Total Existing Parcel Area (sf)	884,349		

60 TOTAL UNITS PROPOSED - 3 BEDROOMS EACH = 180 BEDROOMS

APPLICANT IS PROPOSING A TOTAL OF 180 BEDROOMS WITHIN THE DEVELOPMENT. USING TITLE V'S ESTIMATED DESIGN FLOWS OF 110 GALLONS PER DAY PER BEDROOM, THE TOTAL DAILY WATER DEMAND AND SEWER FLOWS IS APPROXIMATELY 19,800 GALLONS PER DAY.

APPROVED DATE:

FRANKLIN ZONING BOARD

BEING A MAJORITY

LEGAL NOTES

UTILITIES ARE PLOTTED AS A COMPILATION OF RECORD DOCUMENTS, MARKINGS AND OTHER OBSERVED EVIDENCE TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES AND SHOULD BE CONSIDERED APPROXIMATE. DEEPENING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. ADDITIONAL UTILITIES, NOT EVIDENCED BY RECORD DOCUMENTS OR OBSERVED PHYSICAL EVIDENCE, MAY EXIST. CONTRACTORS (IN ACCORDANCE WITH MASS.G.L. CHAPTER 82 SECTION 40 AS AMENDED) MUST CONTACT ALL UTILITY COMPANIES BEFORE EXCAVATING AND DRILLING AND CALL DIGSAFE AT 1(888)DIG-SAFE[7233].

CONSTRUCTION ON THIS LAND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS, OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.

OWNER(S)

JOSEPHINE A. FARINA AND CATHERINE L. MEDAGLIA,
TRUSTEES OF THE HARMONY NOMINEE REALTY TRUST
PO BOX 600269
120 ADAMS STREET
NEWTON, MA 02460

JOHN A. FARINA
ANTHONY J. MEDAGLIA, JR.
STEPHEN M. COLLINS
BRYON R. COLLINS
DAVID C. COLLINS
SEAN C. COLLINS

C/O KATHRYN G. COLLINS, ESQ.
HORNUNG & SCIMONE PC
5 COMMONWEALTH ROAD, 4TH FLOOR
NATICK, MA 01760

APPLICANT

OLIVER CROSSING REALTY TRUST
148 PARK STREET
NORTH READING MA, 01864

LOCUS REFERENCES

PLAN BK. 553 PLAN PG. 1 OF 2006
A.M. 219 LOT 178.2

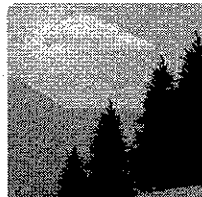
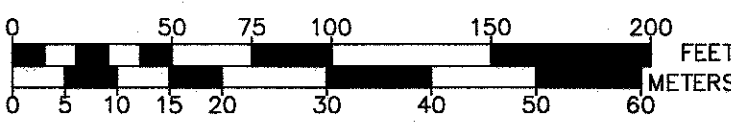
FRANKLIN HEIGHTS
PARCEL B
FRANKLIN
MASSACHUSETTS

COVER

MARCH 3, 2022

DATE	REVISION DESCRIPTION
3/24/22	REVISED PER PEER REVIEW COMMENTS
4/14/22	REVISED PER 4/6 PEER REVIEW LETTER

GRAPHIC SCALE: 1"=60'



Guerriere &
Halnon, Inc.

ENGINEERING & LAND SURVEYING

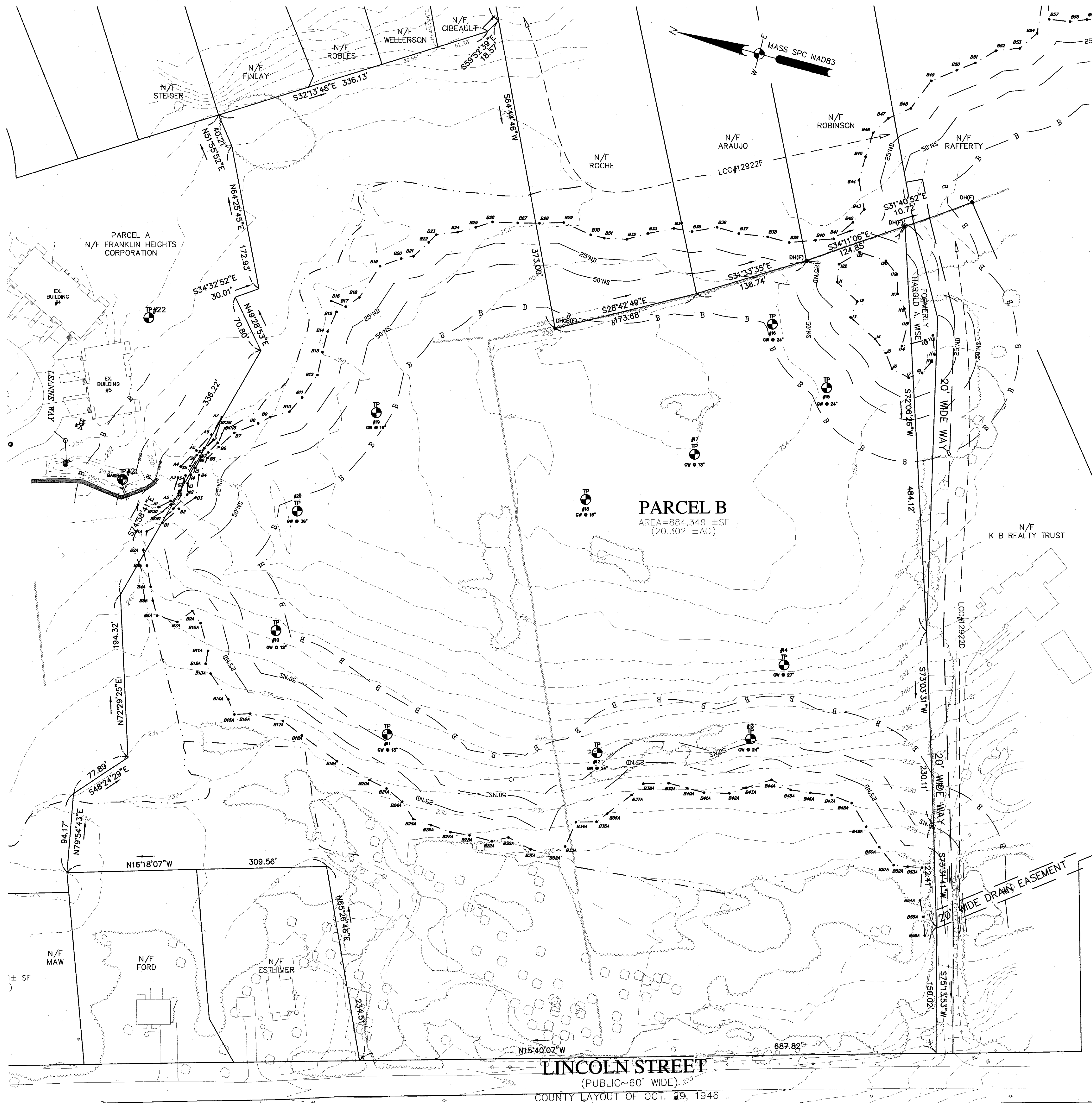
55 WEST CENTRAL ST. PH. (508) 528-3221
FRANKLIN, MA 02038 FX. (508) 528-7921
www.gondhengineering.com

SHEET

1 OF 5

JOB NO.

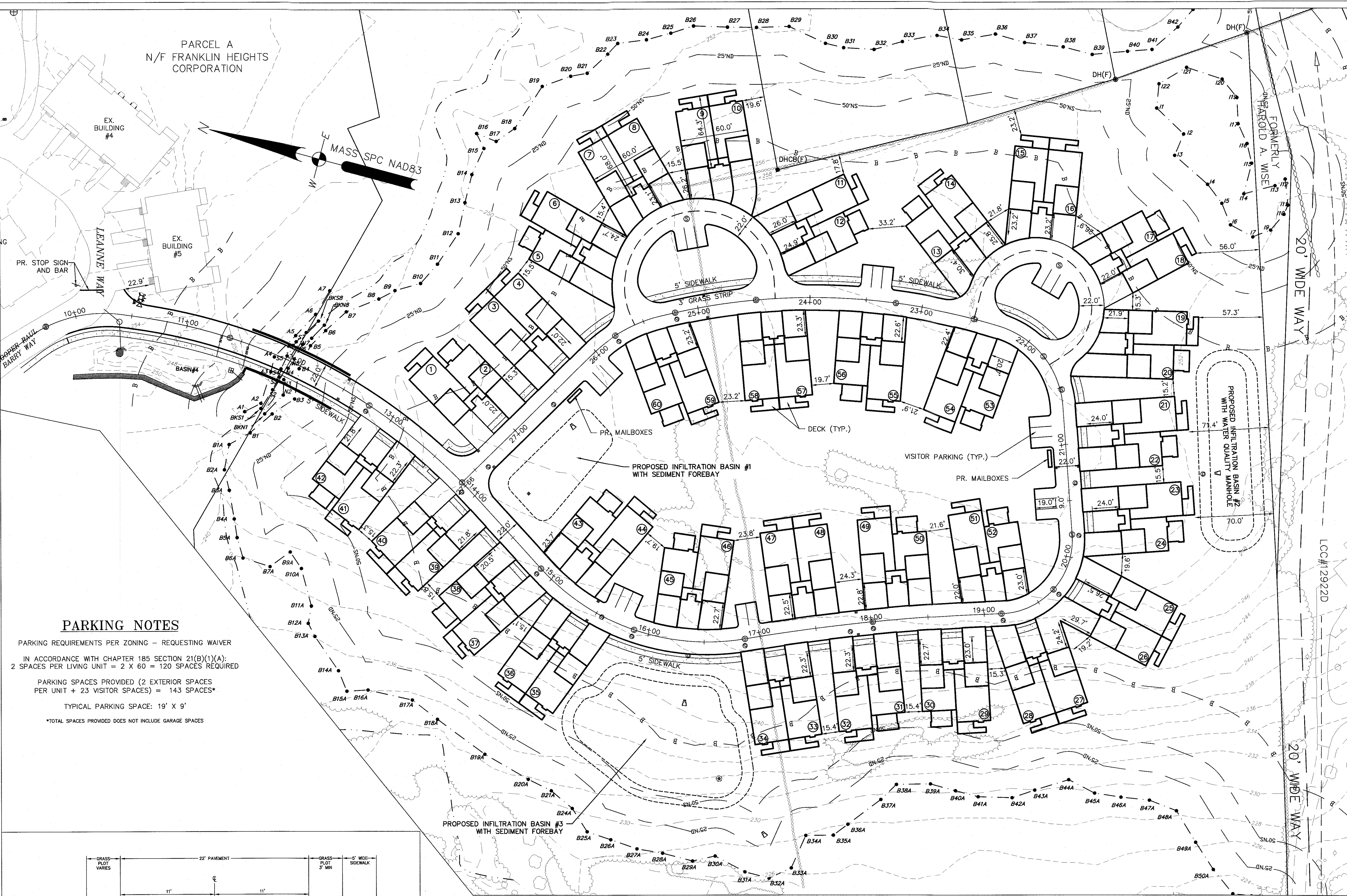
F4471



LEGEND			
	CATCH BASIN		LIGHT POLE
	DRAIN MANHOLE		UTILITY POLE
	ELECTRIC MANHOLE		GUY WIRE
	SEWER MANHOLE		SIGN
	MANHOLE		WETFLAG
	GAS VALVE		UTILITY POLE
	GAS SHUT OFF VALVE		PROP. STREET LIGHTING
	WATER VALVE		
	WATER SHUT OFF VALVE		SPOT ELEVATION
	FIRE HYDRANT		RIPRAP
	EXISTING CONTOUR		
	EXISTING DRAIN LINE		
	EXISTING WATER LINE		

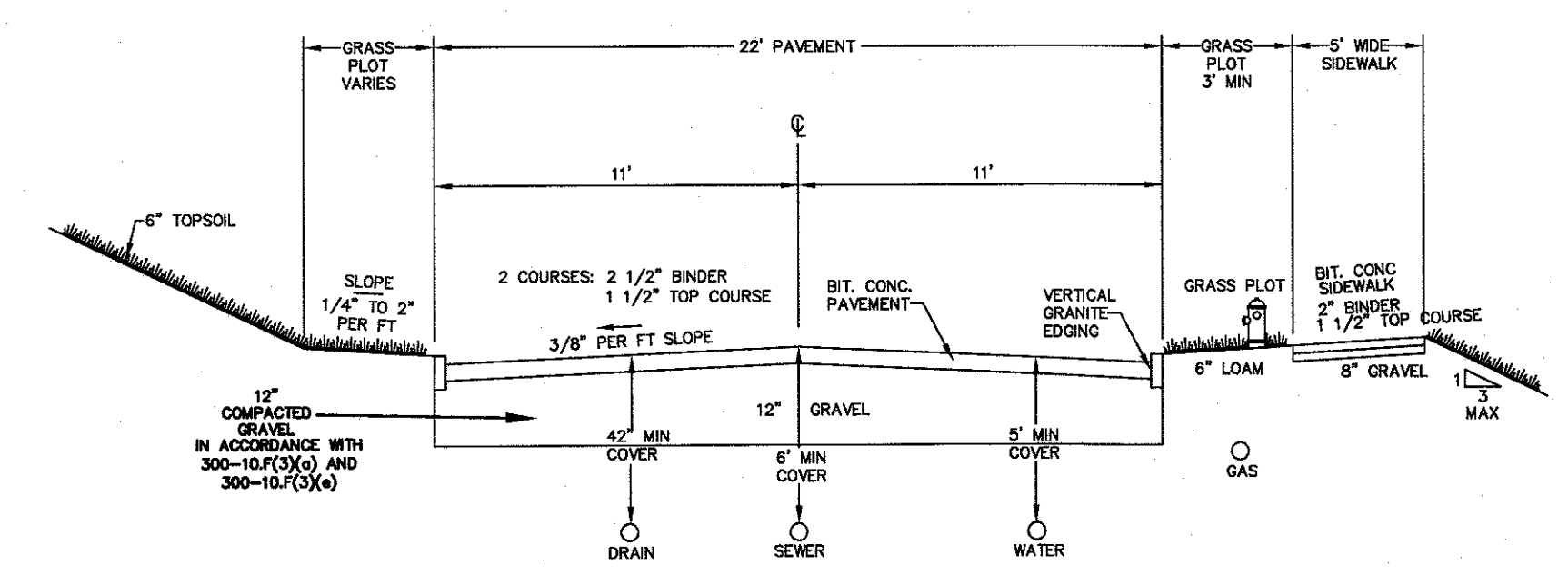
WETLAND DELINEATION BY
DESHENG WANG, PH.D. P.E., CWS, CSE
CREATIVE LAND & WATER ENGINEERING, LLC (CLWE)
FIELD LOCATED BY GUERRIERE & HALNON, INC
JUNE 2021 AND UPDATED JANUARY 2022

APPROVED DATE:	FRANKLIN ZONING BOARD
BEING A MAJORITY	
LEGAL NOTES	
UTILITIES ARE PLOTTED AS A COMPILATION OF RECORD DOCUMENTS, MARKINGS AND OTHER OBSERVED EVIDENCE TO REVEAL OR A VIEW OF THE UNDERGROUND UTILITIES AND SHOULD BE CONSIDERED APPROXIMATE. EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY COMPLETELY AND RELIABLY DEPICTED. ADDITIONAL UTILITIES, NOT EVIDENCED BY RECORD DOCUMENTS OR OBSERVED PHYSICAL EVIDENCE, MAY EXIST. CONTRACTORS (IN ACCORDANCE WITH MASS.G.L. CHAPTER 82 SECTION 40 AS AMENDED) MUST CONTACT ALL UTILITY COMPANIES BEFORE EXCAVATING AND DRILLING AND CALL DIGSAFE AT 1(888)DIG-SAFE(7233).	
CONSTRUCTION ON THIS LAND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS, OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.	
OWNER(S)	
JOSEPHINE A. FARINA AND CATHERINE L. MEDAGLIA, TRUSTEES OF THE HARMONY NOMINEE REALTY TRUST PO BOX 600269 120 ADAMS STREET NEWTON, MA 02460	
JOHN A. FARINA ANTHONY J. MEDAGLIA, JR. STEPHEN M. COLLINS BRYON R. COLLINS DAVID C. COLLINS SEAN C. COLLINS C/O KATHRYN G. COLLINS, ESQ. HORNUNG & SCIMONE PC 5 COMMONWEALTH ROAD, 4TH FLOOR NATICK, MA 01760	
APPLICANT	
OLIVER CROSSING REALTY TRUST 148 PARK STREET NORTH READING MA, 01864	
LOCUS REFERENCES	
PLAN BK. 553 PLAN PG. 1 OF 2006 A.M. 219 LOT 178.2	
FRANKLIN HEIGHTS PARCEL B FRANKLIN MASSACHUSETTS	
EXISTING CONDITIONS	
MARCH 3, 2022	
DATE	REVISION DESCRIPTION
3/24/22	REVISED PER PEER REVIEW COMMENTS
4/14/22	REVISED PER 4/6 PEER REVIEW LETTER
GRAPHIC SCALE: 1"=60'	
ENGINEERING & LAND SURVEYING 55 WEST CENTRAL ST. PH. (508) 528-3221 FRANKLIN, MA 02038 FX. (508) 528-7921 www.gandhengineering.com	
SHEET	JOB NO.
2 OF 5	F4471



PARKING NOTES

PARKING REQUIREMENTS PER ZONING - REQUESTING WAIVER
IN ACCORDANCE WITH CHAPTER 185 SECTION 21(B)(1)(A):
2 SPACES PER LIVING UNIT = 2 X 60 = 120 SPACES REQUIRED
PARKING SPACES PROVIDED (2 EXTERIOR SPACES
PER UNIT + 23 VISITOR SPACES) = 143 SPACES*
TYPICAL PARKING SPACE: 19' X 9'
*TOTAL SPACES PROVIDED DOES NOT INCLUDE GARAGE SPACES



TYPICAL ROAD CROSS SECTION
NOT TO SCALE

APPROVED DATE: _____
FRANKLIN ZONING BOARD

BEING A MAJORITY

LEGAL NOTES
UTILITIES ARE PLOTTED AS A COMPILATION OF RECORD DOCUMENTS, MARKINGS AND OTHER OBSERVED EVIDENCE TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES AND SHOULD BE CONSIDERED APPROXIMATE. EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. ADDITIONAL UTILITIES, NOT EVIDENCED BY RECORD DOCUMENTS OR OBSERVED PHYSICAL EVIDENCE, MAY EXIST. CONTRACTORS (IN ACCORDANCE WITH MASS.G.L. CHAPTER 82 SECTION 40 AS AMENDED) MUST CONTACT ALL UTILITY COMPANIES BEFORE EXCAVATING AND DRILLING AND CALL DIGSAFE AT 1(888)DIG-SAFE(72333).

CONSTRUCTION ON THIS LAND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS, OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.

OWNER(S)
JOSEPHINE A. FARINA AND CATHERINE L. MEDAGLIA,
TRUSTEES OF THE HARMONY NOMINEE REALTY TRUST
PO BOX 600269
120 ADAMS STREET
NEWTON, MA 02460

APPLICANT
JOHN A. FARINA
ANTHONY J. MEDAGLIA, JR.
STEPHEN M. COLLINS
BRYON R. COLLINS
DAVID C. COLLINS
SEAN C. COLLINS
C/O KATHRYN G. COLLINS, ESQ.
HORNUNG & SCIMONE PC
5 COMMONWEALTH ROAD, 4TH FLOOR
NATICK, MA 01760

OLIVER CROSSING REALTY TRUST
148 PARK STREET
NORTH READING MA, 01864

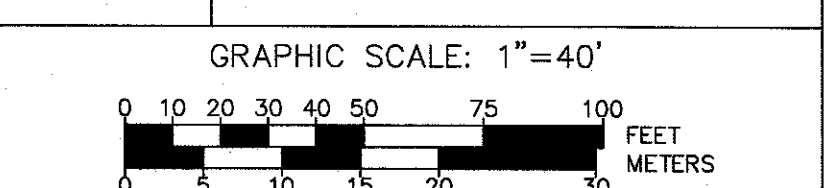
LOCUS REFERENCES
PLAN BK. 553 PLAN PG. 1 OF 2006
A.M. 219 LOT 178.2

FRANKLIN HEIGHTS PARCEL B FRANKLIN MASSACHUSETTS

SITE LAYOUT

MARCH 3, 2022

DATE	REVISION DESCRIPTION
3/24/22	REVISED PER PEER REVIEW COMMENTS
4/14/22	REVISED PER 4/6 PEER REVIEW LETTER



Guerriere & Halon, Inc.
ENGINEERING & LAND SURVEYING
55 WEST CENTRAL ST. PH. (508) 528-3221
FRANKLIN, MA 02038 FX. (508) 528-7921
www.gandhengineering.com



PRELIMINARY RECHARGE VOLUME SIZING CALCULATIONS:
TOTAL PROPOSED IMPERVIOUS AREA INCREASE = 182,555 SF
SITE HYDROLOGIC SOIL GROUP -- HSG C
 $182,555 \text{ SF} \times 0.25'' \times 1' / 12'' = 3,803 \text{ CU. FT.}$
DESIGN ASSUMES LOWEST INVERT IN ALL BASINS IS 0.5' ABOVE POND BOTTOM. TOTAL STORAGE PROVIDED BELOW LOWEST INVERT IS 5,400 CU.FT. MEETING THE MINIMUM REQUIRED RECHARGE VOLUME

APPROVED DATE: _____
FRANKLIN ZONING BOARD

BEING A MAJORITY

LEGAL NOTES
UTILITIES ARE PLOTTED AS A COMPILATION OF RECORD DOCUMENTS, MARKINGS AND OTHER OBSERVED EVIDENCE TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES AND SHOULD BE CONSIDERED APPROXIMATE. PRIOR TO EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. ADDITIONAL UTILITIES, NOT EVIDENCED BY RECORD DOCUMENTS OR OBSERVED PHYSICAL EVIDENCE, MAY EXIST. CONTRACTORS (IN ACCORDANCE WITH MASS.G.L. CHAPTER 82 SECTION 40 AS AMENDED) MUST CONTACT ALL UTILITY COMPANIES BEFORE EXCAVATING AND DRILLING AND CALL DIGSAFE AT 1(888)DIG-SAFE(7233).

CONSTRUCTION ON THIS LAND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS, OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.

OWNER(S)
JOSEPHINE A. FARINA AND CATHERINE L. MEDAGLIA,
TRUSTEES OF THE HARMONY NOMINEE REALTY TRUST
PO BOX 600269
120 ADAMS STREET
NEWTON, MA 02460

JOHN A. FARINA
ANTHONY J. MEDAGLIA, JR.
STEPHEN M. COLLINS
BRYON R. COLLINS
DAVID C. COLLINS
SEAN C. COLLINS
C/O KATHRYN G. COLLINS, ESQ.
HORNUNG & SCIMONE PC
5 COMMONWEALTH ROAD, 4TH FLOOR
NATICK, MA 01760
APPLICANT

OLIVER CROSSING REALTY TRUST
148 PARK STREET
NORTH READING MA, 01864
LOCUS REFERENCES

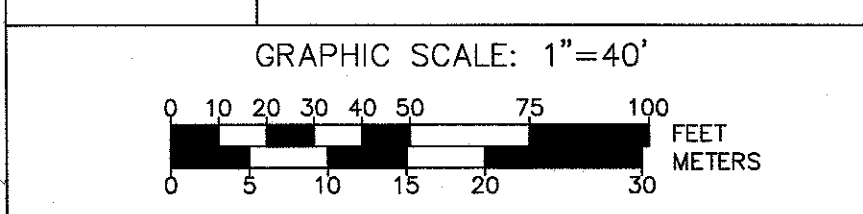
PLAN BK. 553 PLAN PG. 1 OF 2006
A.M. 219 LOT 178.2

**FRANKLIN HEIGHTS
PARCEL B
FRANKLIN
MASSACHUSETTS**

GRADING & UTILITIES

MARCH 3, 2022

DATE	REVISION DESCRIPTION
3/24/22	REVISED PER PEER REVIEW COMMENTS
4/14/22	REVISED PER 4/6 PEER REVIEW LETTER



Guerriere & Halnon, Inc.
ENGINEERING & LAND SURVEYING
55 WEST CENTRAL ST. PH. (508) 528-3221
FRANKLIN, MA 02038 FX. (508) 528-7921
www.gandhengineering.com

APPROVED DATE:

FRANKLIN ZONING BOARD

BEING A MAJORITY

LEGAL NOTES

UTILITIES ARE PLOTTED AS A COMPILATION OF RECORD DOCUMENTS, MARKINGS AND OTHER OBSERVED EVIDENCE TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES AND SHOULD BE CONSIDERED APPROXIMATE. TAKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. ADDITIONAL UTILITIES, NOT EVIDENCED BY RECORD DOCUMENTS OR OBSERVED PHYSICAL EVIDENCE, MAY EXIST. CONTRACTORS (IN ACCORDANCE WITH MASS.G.L. CHAPTER 82 SECTION 40 AS AMENDED) MUST CONTACT ALL UTILITY COMPANIES BEFORE EXCAVATING AND DRILLING AND CALL DIGSAFE AT 1(888)DIG-SAFE(7233).

CONSTRUCTION ON THIS LAND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS, OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.

OWNER(S)

JOSEPHINE A. FARINA AND CATHERINE L. MEDAGLIA,
TRUSTEES OF THE HARMONY NOMINEE REALTY TRUST
PO BOX 600269
120 ADAMS STREET
NEWTON, MA 02460

JOHN A. FARINA
ANTHONY J. MEDAGLIA, JR.
STEPHEN M. COLLINS
BRYON R. COLLINS
DAVID C. COLLINS
SEAN C. COLLINS

C/O KATHRYN G. COLLINS, ESQ.
HORNUNG & SCIMONE PC
5 COMMONWEALTH ROAD, 4TH FLOOR
NATICK, MA 01760

APPLICANT

OLIVER CROSSING REALTY TRUST
148 PARK STREET
NORTH READING MA, 01864

LOCUS REFERENCES

PLAN BK. 553 PLAN PG. 1 OF 2006
A.M. 219 LOT 178.2

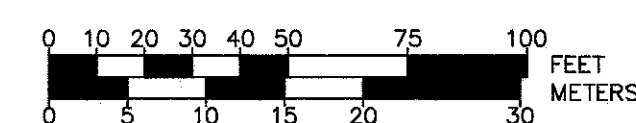
**FRANKLIN HEIGHTS
PARCEL B
FRANKLIN
MASSACHUSETTS**

TURNING PLAN

MARCH 3, 2022

DATE	REVISION DESCRIPTION
3/24/22	REVISED PER PEER REVIEW COMMENTS
4/14/22	REVISED PER 4/6 PEER REVIEW LETTER

GRAPHIC SCALE: 1"=40'



**Guerriere &
Halon, Inc.**
ENGINEERING & LAND SURVEYING
55 WEST CENTRAL ST. PH. (508) 528-3221
FRANKLIN, MA 02038 FX. (508) 528-7921
www.gandhengineering.com

SHEET
5 OF 5JOB NO.
F4471