

FRANKLIN HEIGHTS PARCEL B 40B DEVELOPMENT PLAN FRANKLIN MASSACHUSETTS

F4471

APPROVED DATE:
FRANKLIN ZONING BOARD

BEING A MAJORITY

LEGAL NOTES

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OWNER(S)

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TRUSTEES OF THE HARMONY NOMINEE REALTY TRUST
PO BOX 600269
120 ADAMS STREET
NEWTON, MA 02460

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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

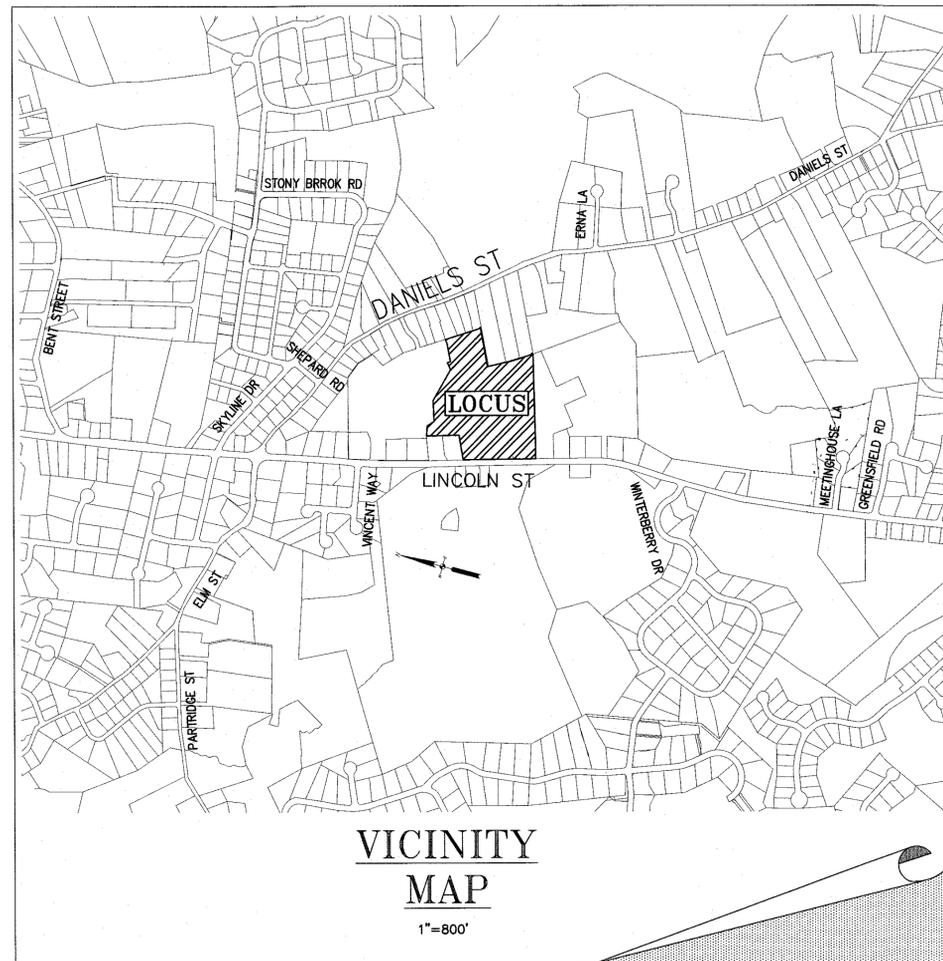
PLAN BK. 553 PLAN PG. 1 OF 2006
A.M. 219 LOT 178.2

**FRANKLIN HEIGHTS
PARCEL B
40B DEVELOPMENT PLAN
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
11/3/2022	ADD UNITS 61 & 62



**VICINITY
MAP**
1"=800'

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.

WAIVERS REQUESTED

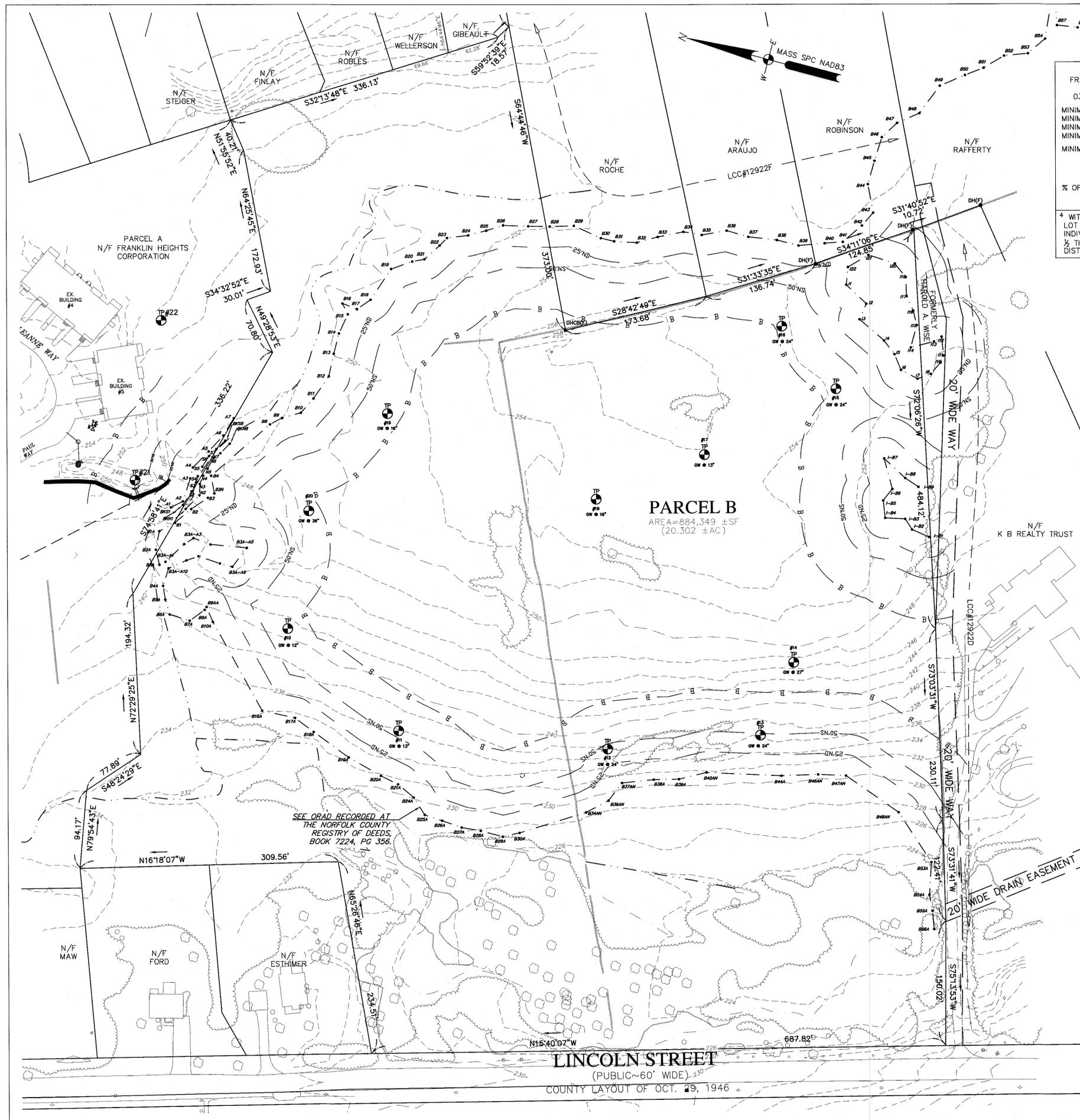
REQUEST FROM THE TOWN OF FRANKLIN
2005 ZONING BY-LAW (CHAPTER 185)

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
14. USE REGULATION SCHEDULE--PARK VI SEC. 6.1
15. SCHEDULE OF LOT, AREA, FRONTAGE, YARD, AND HEIGHT REQUIREMENTS

INDEX

1. COVER SHEET
2. EXISTING CONDITIONS
3. SITE LAYOUT
4. GRADING & UTILITY PLAN
5. TURNING PLAN

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



PARCEL B
 AREA=884.349 ± SF
 (20.302 ± AC)

RURAL RESIDENTIAL II
 FRANKLIN ZONING BYLAW SECTION 185
 ATTACHMENT 9; LAST AMENDED
 03-13-2019 BY AMENDMENT 19-831

MINIMUM LOT AREA 30,000 SF
 MINIMUM LOT FRONTAGE 150'
 MINIMUM LOT DEPTH 200'
 MINIMUM LOT WIDTH 135'4"

MINIMUM YARDS
 FRONT 40'
 SIDE 35'
 REAR 35'

% OF LOT UPLAND COVERED BY:
 STRUCTURES 20
 STRUCTURES+PAVING 25

4 WITHIN OPEN SPACE DEVELOPMENTS, THE LOT WIDTH WHICH MUST BE MET FOR INDIVIDUAL LOTS SHALL NOT BE LESS THAN 1/2 THOSE REQUIRED WITHIN THE UNDERLYING DISTRICT

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	X 000.0	SPOT ELEVATION
⊕	FIRE HYDRANT	⊞	RIPRAP

— 000 —	EXISTING CONTOUR
— D —	EXISTING DRAIN LINE
— W —	EXISTING WATER LINE

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 (CLWE). 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.

TESTING INFORMATION

TESTING DATE: OCTOBER 27, 2005 SOIL EVALUATOR: DONALD R. NILSEN

240.9 TP 10 LOAM 0"-6" SANDY LOAM 6"-24" VERY FINE SAND (REDDISH) 24"-48"	235.9 TP 11 LOAM 0"-6" SANDY LOAM 6"-13" VERY FINE SAND 13"	237.5 TP 12 LOAM 0"-6" SANDY LOAM 6"-26" VERY FINE SAND 26"-52"
236.9 GW@15"	234.8 SEEPAGE @13"	233.2 GW WEEPING @ 24"
236.3 TP 13 LOAM 0"-6" SANDY LOAM 6"-24" VERY FINE SAND 24"-38"	247.1 TP 14 LOAM 0"-6" SANDY LOAM 6"-27" VERY FINE SAND 27"-48"	253.7 TP 15 LOAM 0"-6" SANDY LOAM 6"-24" VERY FINE SAND 24"-48"
233.1 GW@24"	243.1 GW@27"	249.7 GW@24"
254.4 TP 16 LOAM 0"-6" SANDY LOAM 6"-24" VERY FINE SAND 24"-52"	255.7 TP 17 LOAM 0"-6" SANDY LOAM 6"-24" VERY FINE SAND 24"	254.8 TP 18 LOAM 0"-6" SANDY LOAM 6"-24" VERY FINE SAND 24"
250.1 GW@24"	253.7 GW@13" REFUSAL@24"	252.8 GW@16" FRACTURED ROCK
251.0 TP 19 LOAM 0"-6" SANDY LOAM 6"-24" VERY FINE SAND 24"-40"	249.3 TP 20 LOAM 0"-6" SANDY LOAM 6"-18" VERY FINE SAND 18"-36"	
247.7 GW@16"	246.3 GW@3"	

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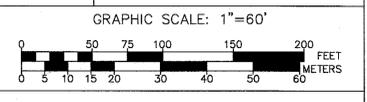
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 A.M. 219 LOT 178.2

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 40B DEVELOPMENT PLAN
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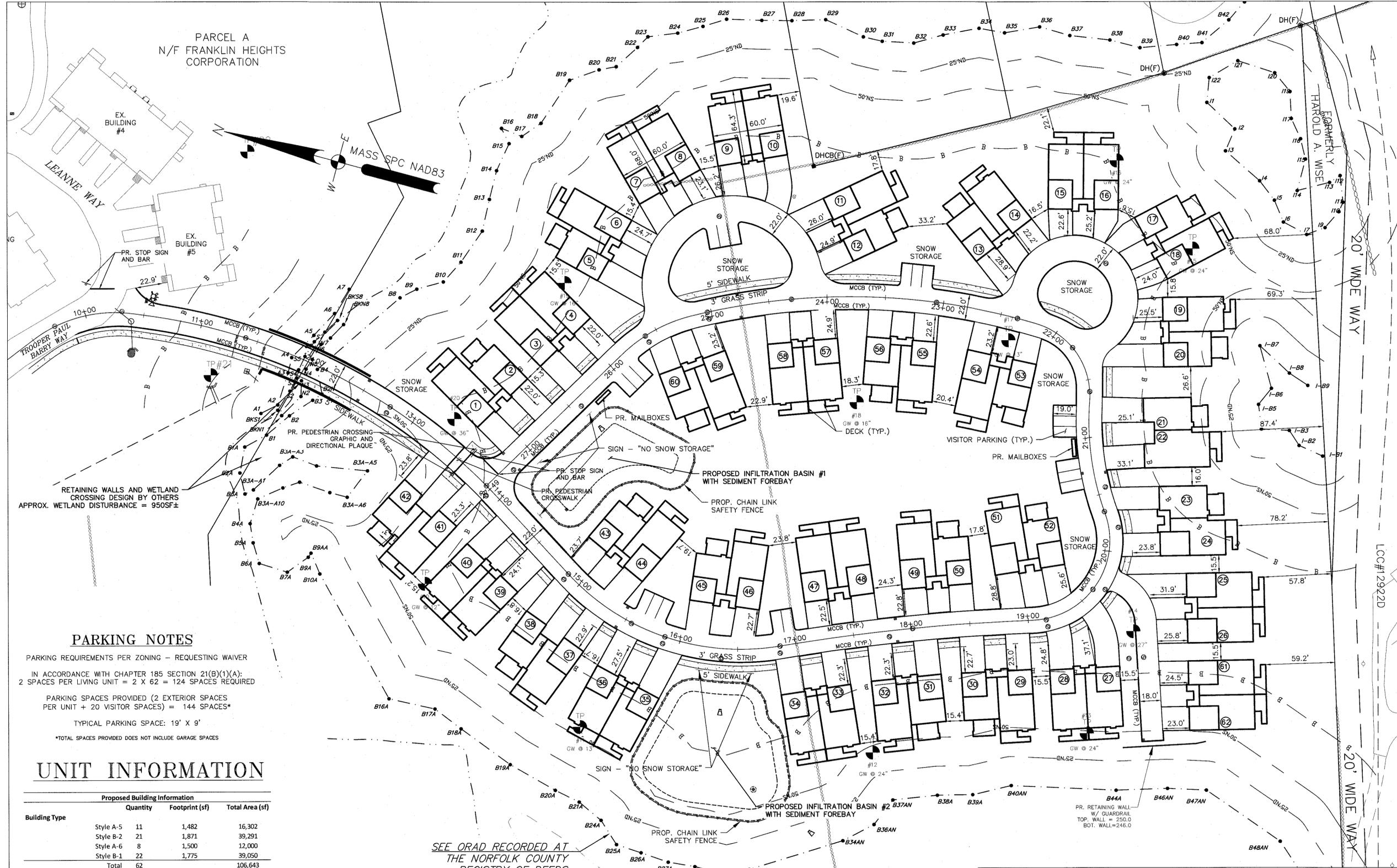


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G:\CD\Franklin\F4471\DWG\F4471 SITE rev2.dwg, 11/3/2022 1:27:05 PM

PARCEL A
N/F FRANKLIN HEIGHTS
CORPORATION

MASS SPC NAD83



APPROVED DATE:
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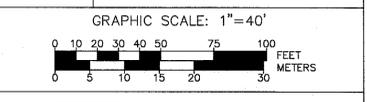
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148 PARK STREET
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A.M. 219 LOT 178.2

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40B DEVELOPMENT PLAN
FRANKLIN MASSACHUSETTS

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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 62 = 124 SPACES REQUIRED
PARKING SPACES PROVIDED (2 EXTERIOR SPACES PER UNIT + 20 VISITOR SPACES) = 144 SPACES*
TYPICAL PARKING SPACE: 19' X 9'
*TOTAL SPACES PROVIDED DOES NOT INCLUDE GARAGE SPACES

UNIT INFORMATION

Proposed Building Information			
Building Type	Quantity	Footprint (sf)	Total Area (sf)
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	22	1,775	39,050
Total	62		106,643

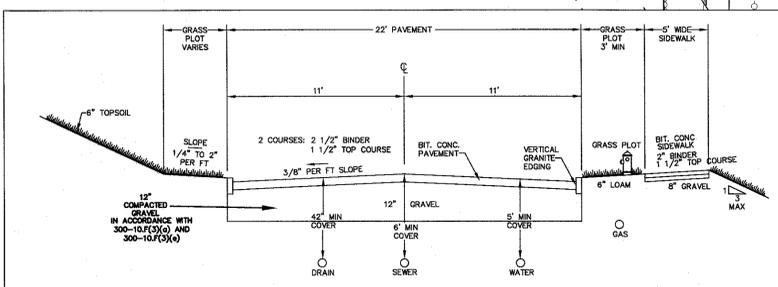
Proposed Impervious Coverage		
Type	Area (sf)	% Impervious
Proposed Pavement	56,800	6%
Proposed Sidewalk	6,000	1%
Proposed Driveway	38,365	4%
Proposed building footprint	106,643	12%
Total Proposed Impervious	207,808	23%

Total Existing Parcel Area (sf) 884,349

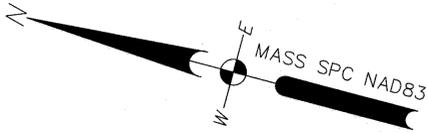
62 TOTAL UNITS PROPOSED - 3 BEDROOMS EACH = 186 BEDROOMS

APPLICANT IS PROPOSING A TOTAL OF 186 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 20,460 GALLONS PER DAY.

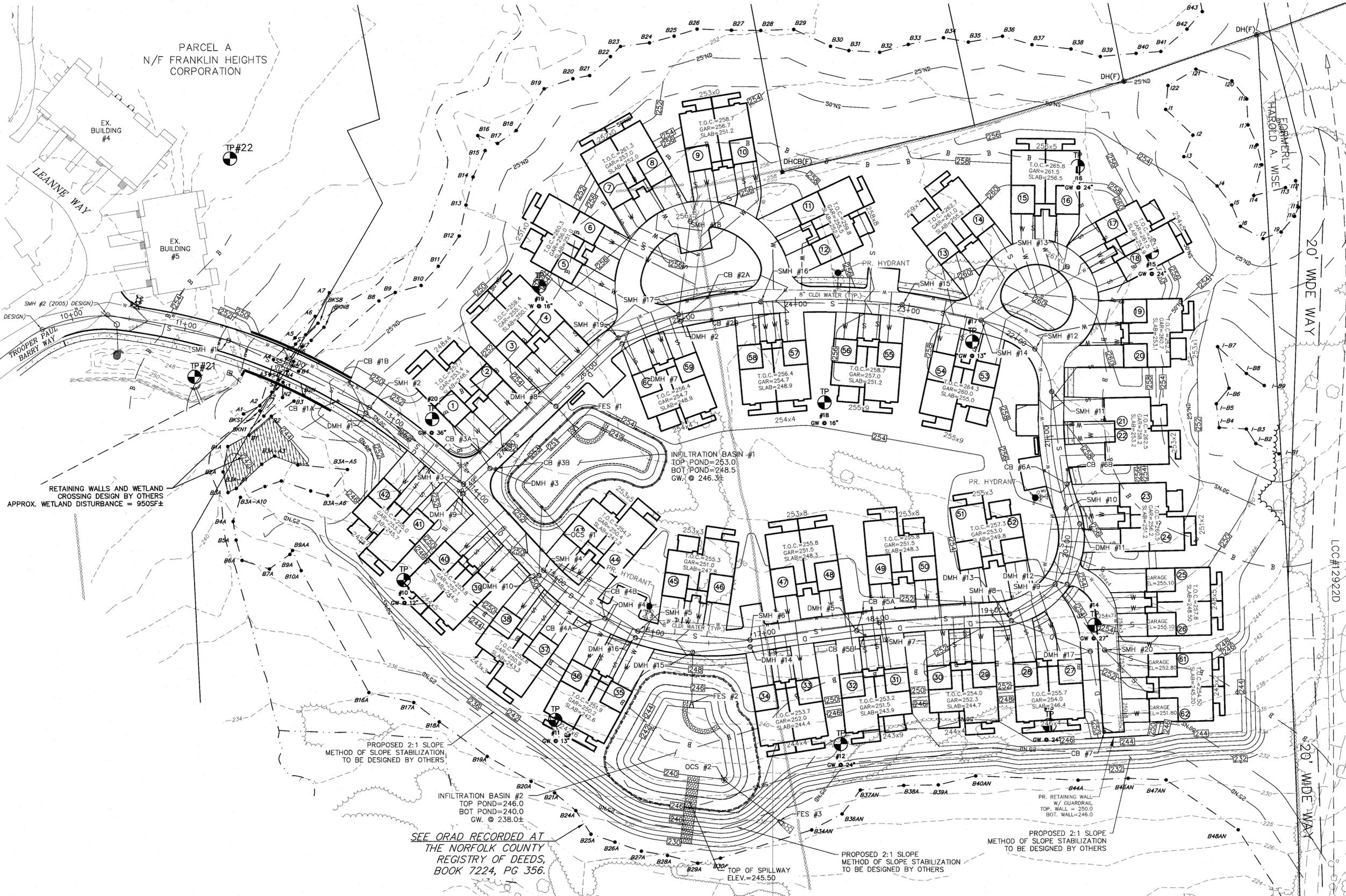
SEE ORAD RECORDED AT
THE NORFOLK COUNTY
REGISTRY OF DEEDS,
BOOK 7224, PG 356.



TYPICAL ROAD CROSS SECTION
NOT TO SCALE



PARCEL A
N/F FRANKLIN HEIGHTS
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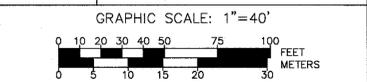
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PARCEL B
40B DEVELOPMENT PLAN
FRANKLIN MASSACHUSETTS**

**GRADING PLAN
MARCH 3, 2022**

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SEE ORAD RECORDED AT
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PROPOSED 2:1 SLOPE
METHOD OF SLOPE STABILIZATION
TO BE DESIGNED BY OTHERS

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METHOD OF SLOPE STABILIZATION
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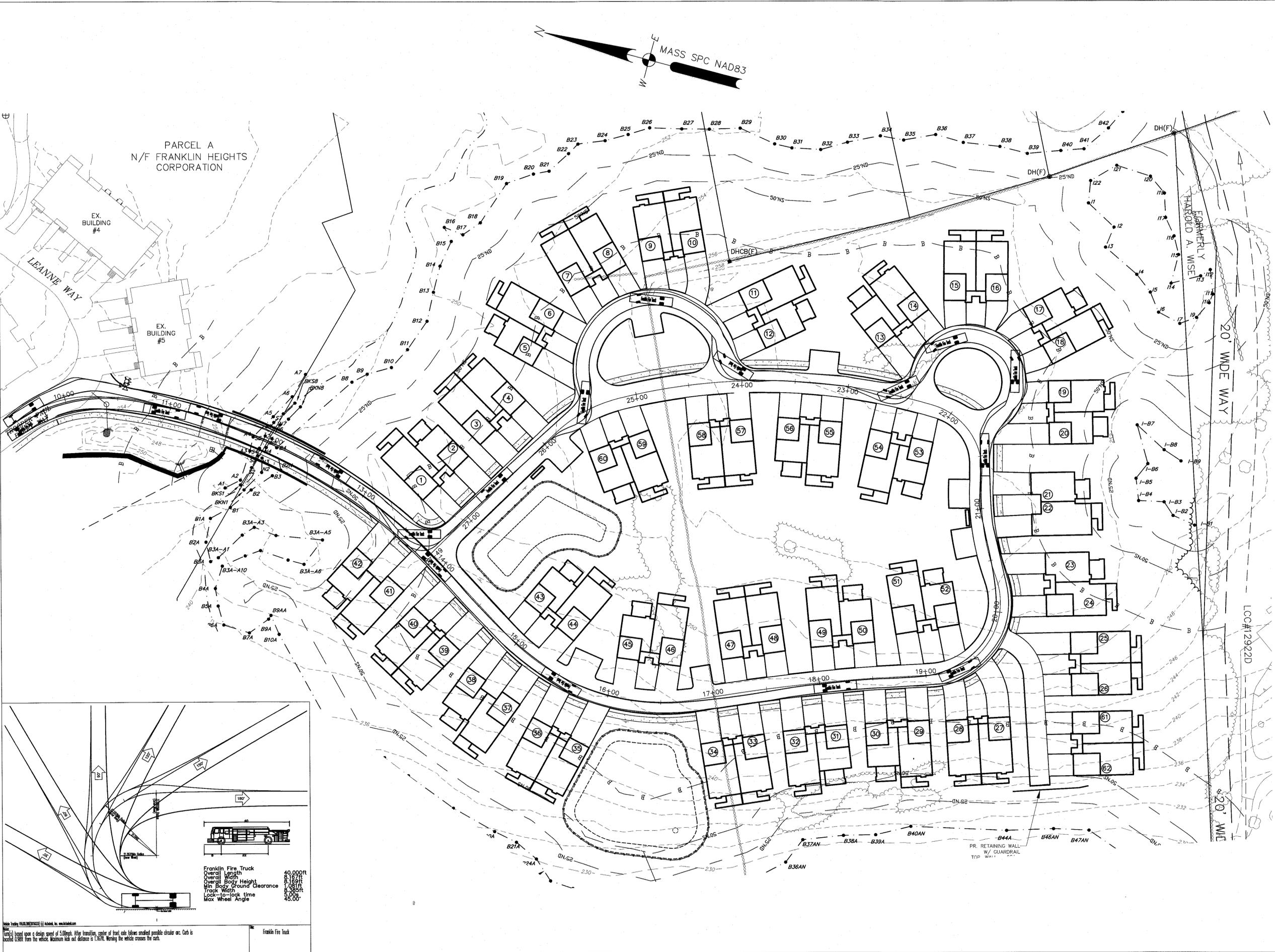
PROPOSED 2:1 SLOPE
METHOD OF SLOPE STABILIZATION
TO BE DESIGNED BY OTHERS

RETAINING WALLS AND WETLAND
CROSSING DESIGN BY OTHERS
APPROX. WETLAND DISTURBANCE = 950SF±

INFILTRATION BASIN #1
TOP POND=253.0
BOT POND=248.5
GW. @ 246.3±

INFILTRATION BASIN #2
TOP POND=246.0
BOT POND=240.0
GW. @ 238.0±

TOP OF SPILLWAY
ELEV.=245.50



PARCEL A
N/F FRANKLIN HEIGHTS
CORPORATION

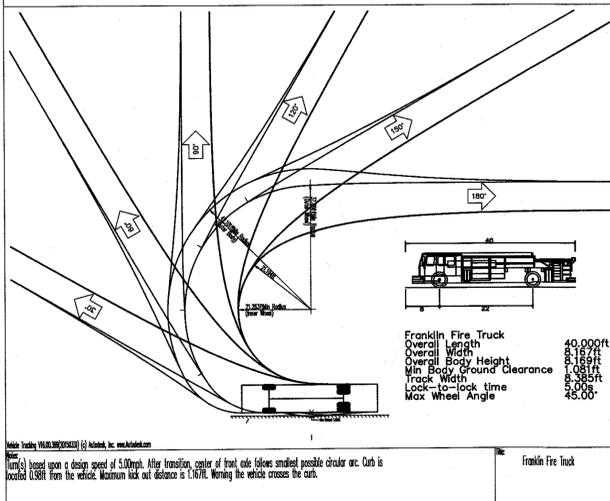
EX. BUILDING #4

EX. BUILDING #5

LEAVINE WAY

FORMERLY HAROLD A. WISEL
20' WIDE WAY

LOC#12922D



Franklin Fire Truck
Overall Length 40.000ft
Overall Width 8.187ft
Overall Body Height 10.811ft
Min Body Ground Clearance 4.385ft
Track Width 5.000ft
Lock-to-lock time 25.000
Max Wheel Angle 45.000

Franklin Fire Truck

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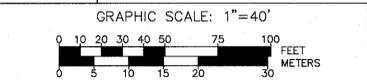
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