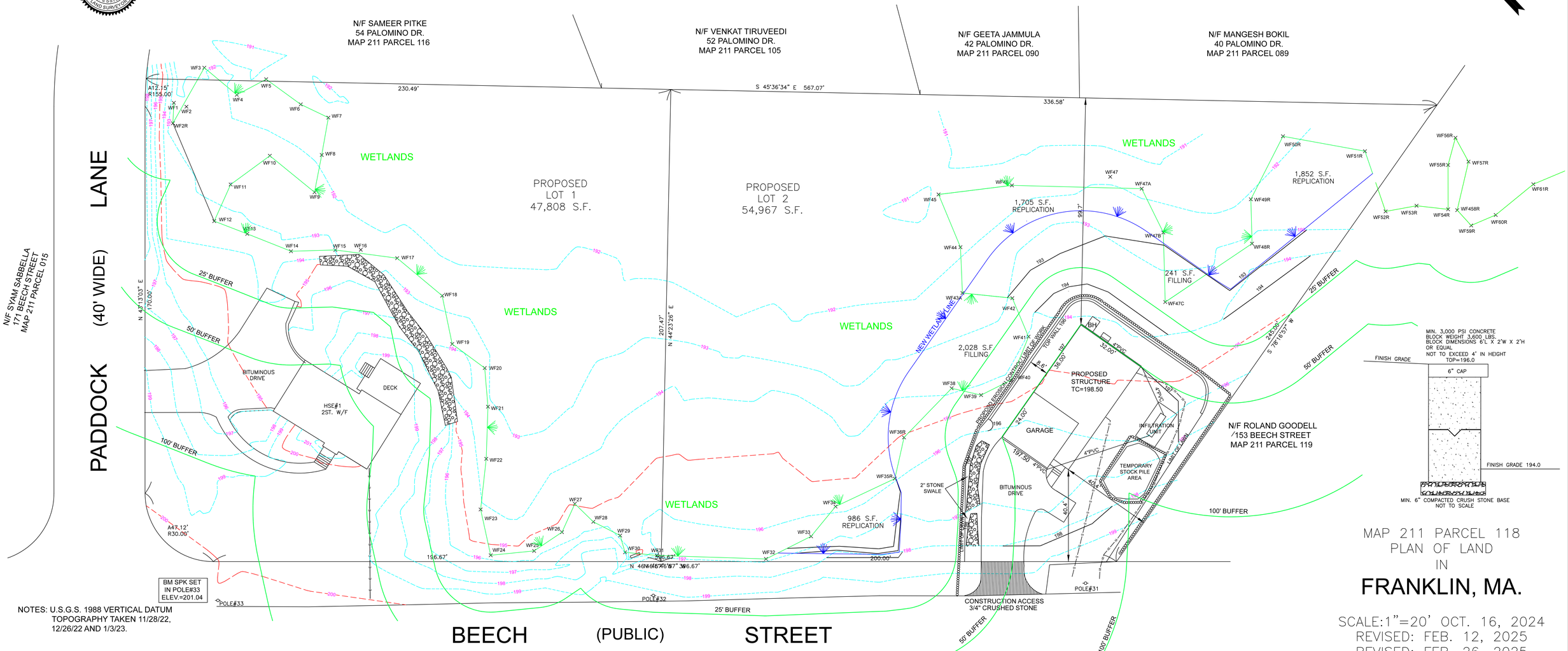
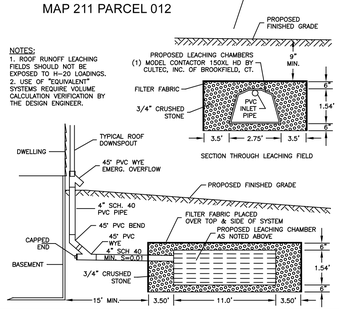
I CERTIFY THAT THE PROPOSED STRUCTURE SHOWN ON THIS PLAN CONFORMS TO THE ZONING SETBACKS OF THE TOWN OF FRANKLIN, MA AND DOES NOT LIE WITHIN THE FLOOD PLAIN.

COMMONWEALTH OF MASSACHUSETTS
ANTHONY M. DELLORCO
No.34303
PROFESSIONAL LAND SURVEYOR

PLAN NO. 432 OF 1995 PL. BK. 431

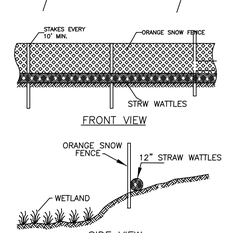


NOTES: U.S.G.S. 1988 VERTICAL DATUM
TOPOGRAPHY TAKEN 11/28/22, 12/26/22 AND 1/3/23.



DESIGN CALCULATIONS

2,048 S.F. ROOF X 1"/12 = 170.67 C.F. REQUIRED
9.75' X 18.00 X 2.54 = 445.77 C.F.
445.77 – 29.15 (1 CHAMBER VOLUME) = 416.62 C.F.
416.62 X 0.40 (VOID VOLUME) = 166.64 C.F.
166.64 +13.85 = 180.49 C.F. (PROVIDED)



STRAW WATTLES WITH SNOW FENCE DETAIL
NOT TO SCALE

ZONE RR1
AREA 40,000 S.F.
FRONTAGE 200'
DEPTH 200'
180' DIA. CIRCLE
SETBACK 40'
SIDEYARD 40'
REARYARD 40'
LOT COVERAGE
STRUTURES 20%
STRUC. & IMPER.25%
NOT WITHIN THE W.R. DISTRICT

PROPOSED LOT COVERAGE
LOT 1 STRUCTURE 3.49%
LOT 1 STRUCT. & IMPER. 8.36%
LOT 2 STRUCTURE 3.33%
LOT 2 STRUCT. & IMPER. 5.74%

TOTAL FILLING 2,269 S.F.
REPLICATION 5,133 S.F.
MORE THAN 2 TO 1

DISTURBED AREAS BEYOND LIMIT OF LAWN TO BE SEEDED WITH NEW ENGLAND WETLAND PLANTS CONSERVATION/ WILDLIFE MIX.

CONSTRUCTION SEQUENCE
INSTALL EROSION CONTROL , CALL FOR INSPECTION.
PLACE STONE AT CONSTRUCTION ENTRANCE.
CLEAR VEGETATION.
INSTALL PRECAST WALL AND ROUGH GRADE.
INSTALL HOUSE/GARAGE, INFILTRATION AND UTILITIES.
INSTALL DRIVEWAY AND WALKWAY.
GRADE SITE TO PROPOSED GRADE.
AFTER PLANTINGS LOAM AND SEED.
CALL FOR INSPECTION.

MIN. 3,000 PSI CONCRETE
BLOCK WEIGHT 3,600 LBS.
BLOCK DIMENSIONS 6'L X 2'W X 2'H
OR EQUAL.
NOT TO EXCEED 4' IN HEIGHT
TOP=196.0

MAP 211 PARCEL 118
PLAN OF LAND
IN
FRANKLIN, MA.

SCALE:1"=20' OCT. 16, 2024
REVISED: FEB. 12, 2025
REVISED: FEB. 26, 2025
REVISED: MARCH 31, 2025
REVISED: APRIL 22, 2025
REVISED: MAY 20, 2025
REVISED: JUNE 4, 2025

OWNER: Nabih Younis
1 Paddock Lane
Franklin, Ma. 02038

COLONIAL ENGINEERING INC.
11 AWL STREET MEDWAY, MA.
508–533–1644

0 20 40 60