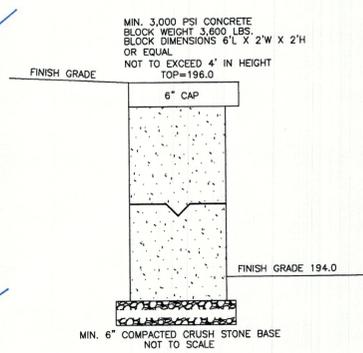
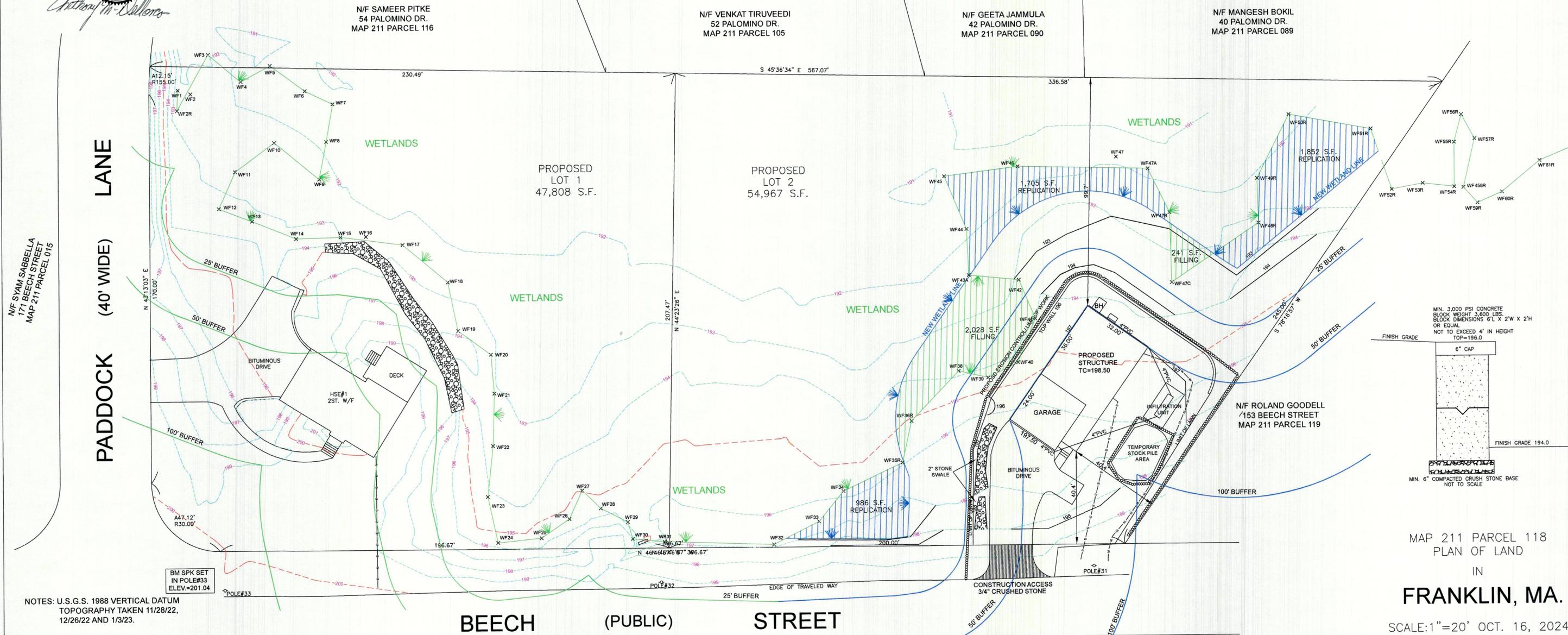


I CERTIFY THAT THE PROPOSED STRUCTURE SHOWN ON THIS PLAN CONFORMS TO THE ZONING SETBACKS OF THE TOWN OF FRANKLIN, MA AND DOES NOT LIE WITHIN THE FLOOD PLAIN.



Anthony M. Dellorco

PLAN NO. 432 OF 1995 PL. BK. 431



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
REVISED: JULY 2, 2025

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

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



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

N/F STEPHEN DIGIACOMO
160 BEECH STREET
MAP 211 PARCEL 012

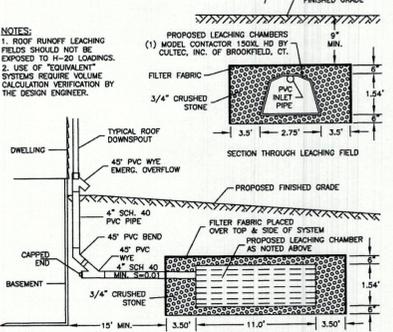
N/F ROBERT QUINN
154 BEECH STREET
MAP 211 PARCEL 011

N/F WILLIAM DEVINE
0 BEECH STREET
MAP 211 PARCEL 010

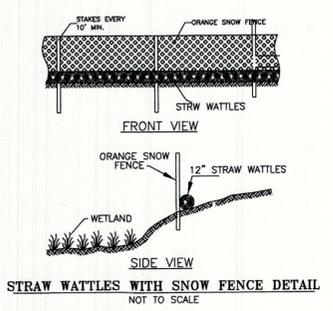
N/F DEAN QUINBY
152 BEECH STREET
MAP 211 PARCEL 009

N/F CELMENT SALEK
150 BEECH STREET
MAP 211 PARCEL 008

N/F MICHAEL RIU
1 JOSEPH CIRCLE
MAP 211 PARCEL 007



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)



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

PROPOSED LOT COVERAGE
LOT 1 STRUCTURE 3.49%
LOT 1 STRUC. & IMPER. 8.36%
LOT 2 STRUCTURE 3.33%
LOT 2 STRUC. & IMPER. 5.74%
TOTAL FILLING 2,269 S.F.
REPLICATION 4,543 S.F.
MORE THAN 2 TO 1

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.

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