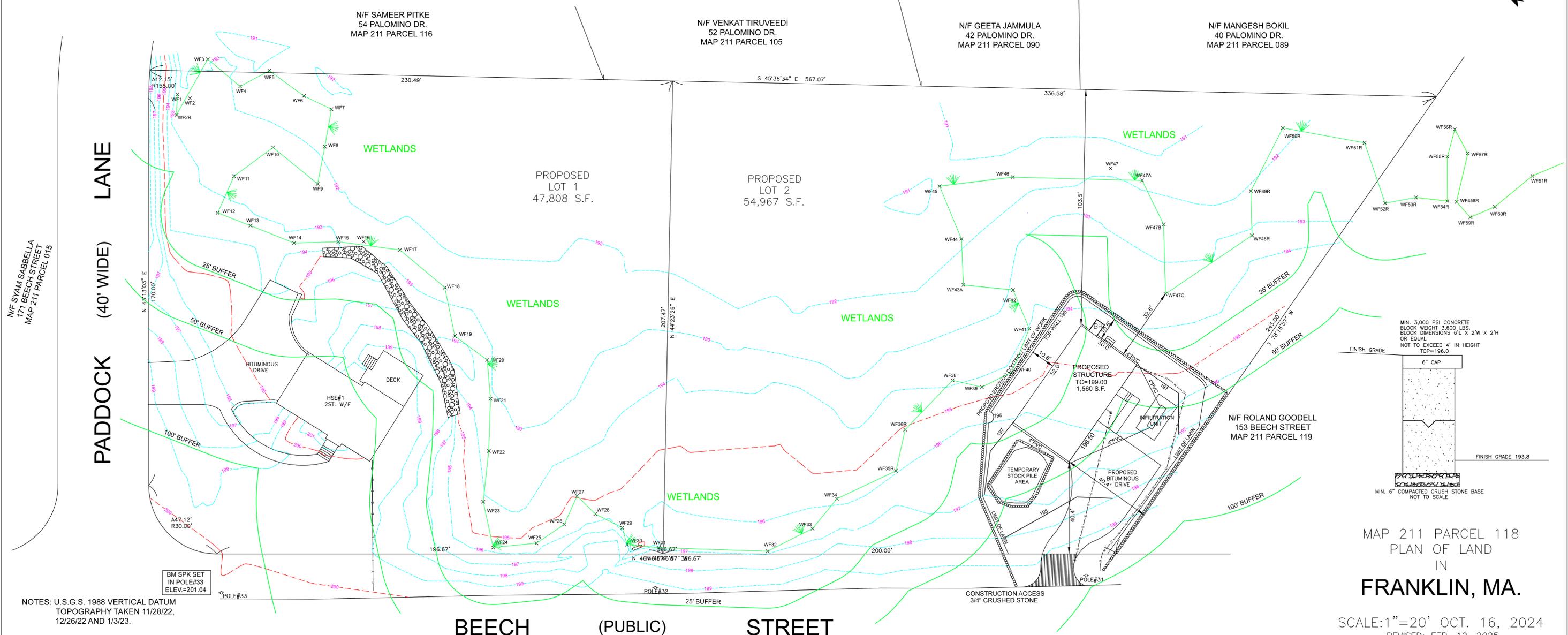


I CERTIFY THAT THE PROPOSED STRUCTURE SHOWN ON THIS PLAN CONFORMS TO THE ZONING SETBACKS OF THE TOWN OF FRANKLIN, MA AND DOES NOT LIE WITHIN THE FLOOD PLAIN.

PLAN NO. 432 OF 1995 PL. BK. 431



N/F SYAM SABBELLA
 171 BEECH STREET
 MAP 211 PARCEL 015
 PADDOCK (40' WIDE)
 LANE

N/F SAMEER PITKE
54 PALOMINO DR.
MAP 211 PARCEL 116

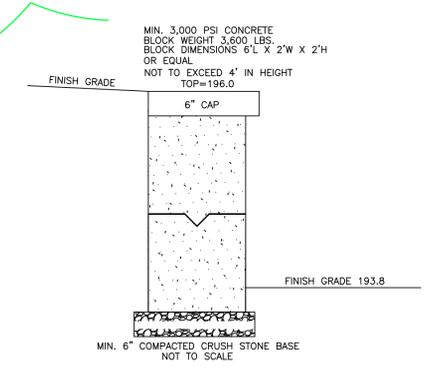
N/F VENKAT TIRUVEEDI
52 PALOMINO DR.
MAP 211 PARCEL 105

N/F GEETA JAMMULA
42 PALOMINO DR.
MAP 211 PARCEL 090

N/F MANGESH BOKIL
40 PALOMINO DR.
MAP 211 PARCEL 089

PROPOSED LOT 1
47,808 S.F.

PROPOSED LOT 2
54,967 S.F.



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

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

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
 REVISED: AUGUST 8, 2025

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

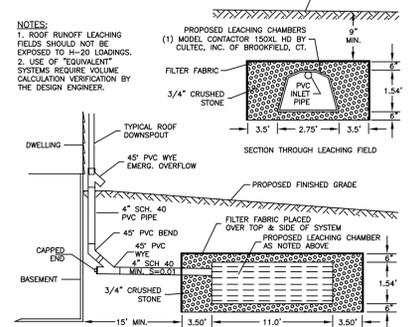
N/F ROBERT QUINN
154 BEECH STREET
MAP 211 PARCEL 011

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

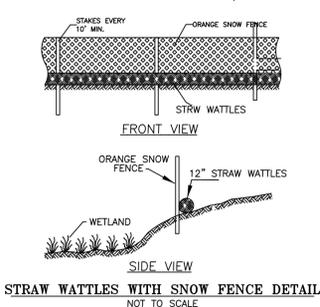
N/F DEAN QUINBY
152 BEECH STREET
MAP 211 PARCEL 009

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 STRUCT. & IMPER. 8.36%
 LOT 2 STRUCTURE 2.88%
 LOT 2 STRUCT. & IMPER. 5.74%

DISTURBED AREAS **DISTURBED AREAS MAY 20, 2025**
 0' - 25' = 1,352 S.F. 0' - 25' = 1,549 S.F.
 25' - 50' = 2,293 S.F. 25' - 50' = 4,327 S.F.
 50' - 100' = 3,801 S.F. 50' - 100' = 3,605 S.F.
TOTAL 7,446 S.F. **TOTAL 9,481 S.F.**

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.

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

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

