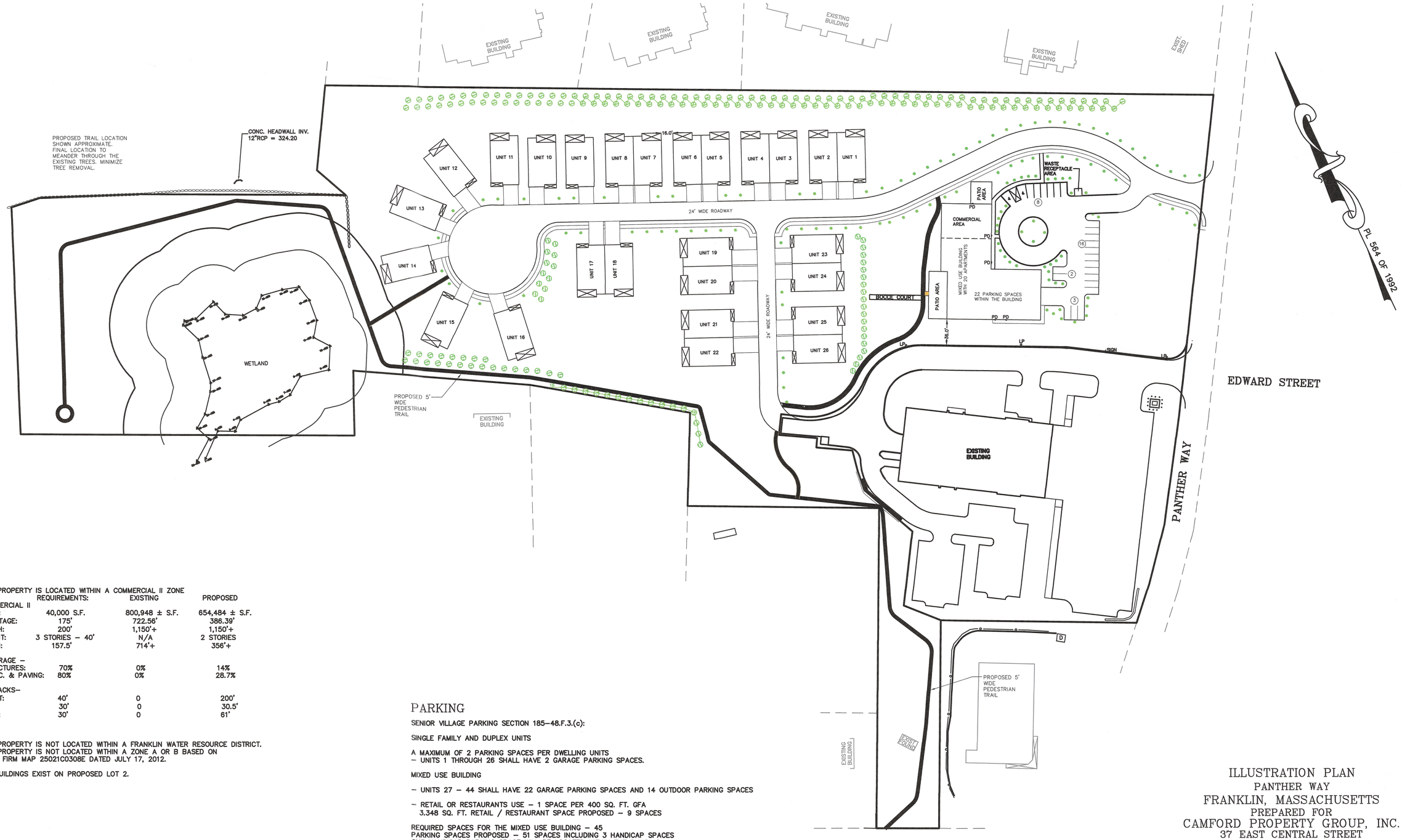

THE PROPERTY IS LOCATED WITHIN A COMMERCIAL II ZONE

	REQUIREMENTS:	EXISTING	PROPOSED
COMMERCIAL II			
AREA:	40,000 S.F.	800,948 ± S.F.	654,484 ± S.F.
FRONTAGE:	175'	722.56'	386.39'
DEPTH:	200'	1,150'+	1,150'+
HEIGHT:	3 STORIES – 40'	N/A	2 STORIES
WIDTH:	157.5'	714'+	356'+
COVERAGE –			
STRUCTURES:	70%	0%	14%
STRUC. & PAVING:	80%	0%	28.7%
SETBACKS–			
FRONT:	40'	0	200'
SIDE:	30'	0	30.5'
REAR:	30'	0	61'

THE PROPERTY IS NOT LOCATED WITHIN A FRANKLIN WATER RESOURCE DISTRICT.
THE PROPERTY IS NOT LOCATED WITHIN A ZONE A OR B BASED ON FEMA FIRM MAP 25021C0308E DATED JULY 17, 2012.

NO BUILDINGS EXIST ON PROPOSED LOT 2.

PARKING

SENIOR VILLAGE PARKING SECTION 185–48.F.3.(c):

SINGLE FAMILY AND DUPLEX UNITS

A MAXIMUM OF 2 PARKING SPACES PER DWELLING UNITS
– UNITS 1 THROUGH 26 SHALL HAVE 2 GARAGE PARKING SPACES.

MIXED USE BUILDING

– UNITS 27 – 44 SHALL HAVE 22 GARAGE PARKING SPACES AND 14 OUTDOOR PARKING SPACES

– RETAIL OR RESTAURANTS USE – 1 SPACE PER 400 SQ. FT. GFA
3.348 SQ. FT. RETAIL / RESTAURANT SPACE PROPOSED – 9 SPACES

REQUIRED SPACES FOR THE MIXED USE BUILDING – 45
PARKING SPACES PROPOSED – 51 SPACES INCLUDING 3 HANDICAP SPACES
ONE HANDICAP PARKING SPACE WILL BE LOCATED WITHIN THE BUILDING.

WAIVER REQUESTS:
1. TO ALLOW LESS THAN 42" OF COVER OVER THE RCP DRAIN PIPE. PROPOSED CLASS V RCP.
2. TO ALLOW THE USE OF HPDE PIPE FOR DRAINAGE POND AND THE ROOF DRAIN COLLECTION SYSTEMS.
3. TO NOT REQUIRE THE CONSTRUCTION OF A SIDEWALK ALONG PANTHER WAY.
4. WAIVER TO ALLOW UNITS 15, 16, AND THE MIXED USE BUILDING TO HAVE A SETBACK OF LESS THAN 50 FEET.
5. WAIVER TO ALLOW THE CURBING TO BE VERTICAL CONCRETE.
6. WAIVER TO ALLOW A DEAD END STREET TO SERVICE 14 HOUSING UNITS.
7. WAIVER TO REQUIRE ONLY ON SIDEWALK.
8. WAIVER TO ALLOW THE WETLAND PERCENTAGE IN THE OPEN SPACE TO EXCEED THE WETLAND PERCENTAGE OF THE LOT (LOT 2)

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

NO.	DATE	DESCRIPTION	BY

ILLUSTRATION PLAN
PANTHER WAY
FRANKLIN, MASSACHUSETTS
PREPARED FOR
CAMFORD PROPERTY GROUP, INC.
37 EAST CENTRAL STREET
FRANKLIN, MASSACHUSETTS
MAY, 2025
SCALE: 1" = 60'

UNITED CONSULTANTS INC.
850 FRANKLIN STREET SUITE 11D
WRENTHAM, MASSACHUSETTS 02093
508–384–6560 FAX 508–384–6566

DATE	MAY, 2025
SCALE	1" = 60'
PROJECT	UC1378
SHEET	ILLUSTRATION