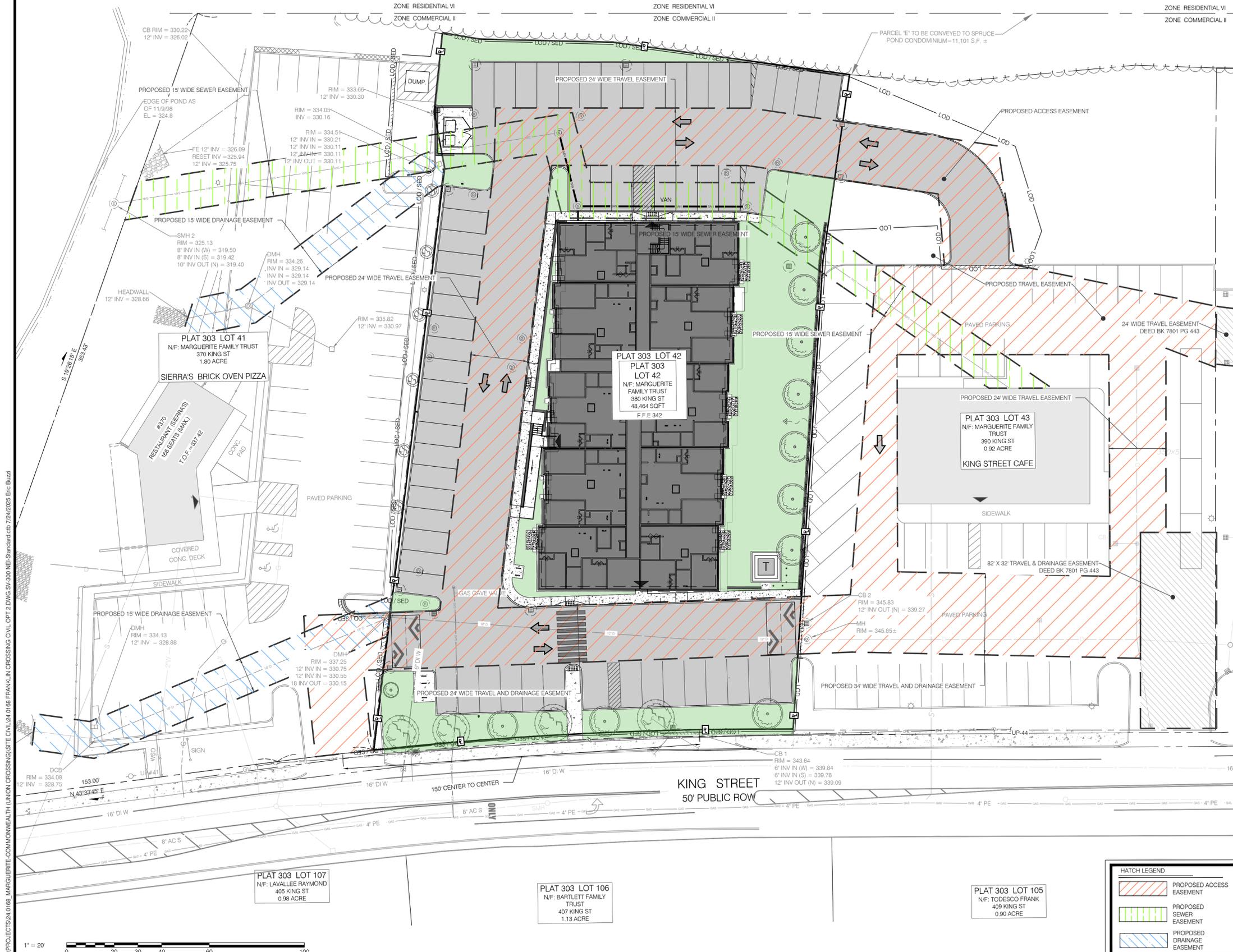




PLAT 303 LOT 45
N/F: SPRUCE POND VILLAGE
13 SPRUCE POND ROAD
33.78 ACRE



NOTES:

1. A "TRAVEL" EASEMENT SHALL BE PROVIDED FOR THE SHARED ACCESS AISLES BETWEEN PLAT 303 LOT 41, 42, AND 43 FOR TRAVEL EGRESS AND COMMON SNOW STORAGE PRIOR TO FINAL RECORDING.
2. UTILITY EASEMENTS FOR MEANS OF ACCESS AND MAINTENANCE BETWEEN PLAT 303 LOT 41, 42, AND 43 SHALL BE PROVIDED PRIOR TO FINAL RECORDING.
3. PLOTTED IN COLOR FOR PRESENTATION PURPOSES ONLY.

NEI
Narragansett
Engineering Inc.
Civil - Survey Structural Environmental Design
3102 East Main Road, Portsmouth RI 02871
Tel. 401.683.6630 www.nei-cds.com

SHEET TITLE
380 KING ST - CONDOMINIUMS
EASEMENT PLAN

Property Record:
Principal Parcel:
330 King St, Franklin, MA 02038
Plat: 303, Lot: 42, Area: 0.919 Acres, Zone: C-II
N/F: Marguerite Margaret, TR, Marguerite Family Trust
Book/Page: 8145-260
Also Part of Subject Application:
Plat: 303, Lot: 41, Area: 1.8 Acres, Zone: C-II
N/F: Marguerite Margaret, TR, Marguerite Family Trust
Book/Page 8145-260
390 King St, Franklin, MA 02038
Plat: 303, Lot: 43, Area: 0.919 Acres, Zone: C-II
N/F: Marguerite Margaret, TR, Marguerite Family Trust
Book/Page 8145-260
400 King St, Franklin, MA 02038
Plat: 303, Lot: 44, Area: 0.928 Acres, Zone: C-II
N/F: DECOY INC.

PROJECT NO.	DATE	BY
24.0168	10.10.24	NKH

- DRAWING ISSUE:
- CONCEPT / DISCUSSION
 - PERMITTING
 - CONSTRUCTION
 - AS-BUILT
 - OTHER
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INTERNAL REVIEW

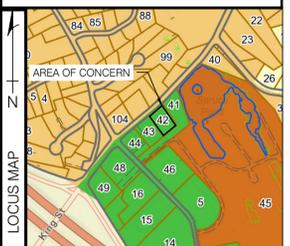
No	CHECK	CAD	DESCRIPTION/NOTES
1	BY DATE	EB 11.26.24	PARKING LAYOUT
2	BY DATE	EB 2.28.25	STORMWATER DESIGN UTILITY REVIEW PENDING
3	BY DATE	EB 3.11.25	SURVEY DIMENSION GENERAL PLAN REVISIONS
4	BY DATE	EB 3.19.25	PROPERTY LINE - EXISTING PLAN REVISIONS
5	BY DATE	EB 4.28.25	PROPERTY LINE - PROPOSED SETBACKS STORMWATER PLAN REVISIONS
6	BY DATE	EB 5.1.25	COORDINATION MEETING REVISIONS: EASEMENT PLAN, APPARATUS CIRCULATION WATER LINE DESIGN, LANDSCAPE REVISIONS
7	BY DATE	EB 5.2.25	STORMWATER DIVERSION STRUCTURE REVISIONS

FORMAL PLAN REVISIONS

No	DATE	STAGE/DESCRIPTION	BY
1	7.11.25	EXPANDED COURTYARD ADDED RETAINING WALL CLOSED FRONT ENTRANCE	TB
2	7.23.25	ADDED BIKE RACK	EB

LEGEND

100.00	DIMENSION - EXISTING	100.00	DIMENSION - PROPOSED
100.00 (D)	PLAN / DEED DIMENSION	100.00 (S)	SURVEY DIMENSION
---	PROPERTY LINE - ABUTTING	---	PROPERTY LINE - EXISTING
---	PROPERTY LINE - PROPOSED	---	SETBACKS
100.00	GRADE CONTOUR - EXISTING	100.00	GRADE CONTOUR - PROPOSED
OH	ELECTRIC - OVERHEAD (OHE)	ET	ELECTRIC - TELEPHONE - CABLE (ETC)
UG	ELECTRIC - UNDERGROUND (UGE)	GS	GAS (G)
SS	SANITARY SEWER (S)	SD	STORM DRAIN (SD)
W	WATER	LOD	LIMIT OF DISTURBANCE (LOD)
SED	SEDIMENT CONTROL (SED)	LOD / SED	EDGE OF PAVEMENT - EXISTING
---	FENCE - METAL	---	FENCE - WOOD
---	STONE WALL	---	BRUSH LINE (APPROXIMATE)
---	WETLAND LIMIT	---	STRUCTURE - EXISTING
---	STRUCTURE - PROPOSED	4.24	SPOT GRADE - EXISTING
4.24	SPOT GRADE - PROPOSED	4.24	SPOT GRADE - PROPOSED
---	EXISTING TREE	---	PROPOSED TREE
---	GRANITE BOUND	---	REBAR / STEEL PIPE FOUND
---	WETLAND FLAG	---	COASTAL FEATURE FLAG
---	COASTAL BUFFER POST	---	FLOW ARROW
---	DRILL HOLE	---	SOIL EVALUATION
---	SPIKE	---	



SCALE
1"=20'
SV-300

N:\PROJECTS\24.0168 - MARGUERITE COMMONWEALTH (UNION CROSSING)\SITE CIVIL\24.0168 FRANKLIN CROSSING CIVIL OPT 2.DWG SV-300 NEI-Standard.cdw 7/24/2025 Eric Bluzzi



NEI
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Civil - Survey Structural Environmental Design
3102 East Main Road, Portsmouth RI 02871
Tel. 401.683.6630 www.nei-cds.com

380 KING ST - CONDOMINIUMS
PROPOSED OVERVIEW PLAN

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Book/Page: 8145-260
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Book/Page 8145-260
390 King St, Franklin, MA 02038
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N/F: Marguerite Margaret, TR, Marguerite Family Trust
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400 King St, Franklin, MA 02038
Plat: 303, Lot:44, Area: 0.928 Acres, Zone: C-II
N/F: DECOY INC.

PROJECT NO.	DATE	BY
24.0168	10.10.24	NKH

DRAWING ISSUE:

<input type="checkbox"/>	CONCEPT / DISCUSSION
<input checked="" type="checkbox"/>	PERMITTING
<input type="checkbox"/>	CONSTRUCTION
<input type="checkbox"/>	AS-BUILT
<input type="checkbox"/>	OTHER

ONLY PLANS ISSUED FOR CONSTRUCTION SHALL BE USED FOR CONSTRUCTION



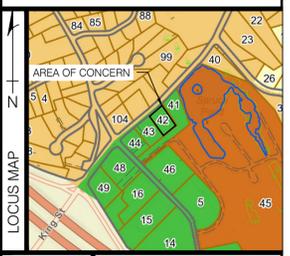
INTERNAL REVIEW

No	CHECK	CAD	DESCRIPTION/NOTES
1	BY DATE	EB 11.26.24	PARKING LAYOUT
2	BY DATE	EB 2.28.25	STORMWATER DESIGN UTILITY REVIEW PENDING
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4	BY DATE	EB 3.19.25	GENERAL AND STORMWATER PLAN REVISIONS
5	BY DATE	EB 4.28.25	STORMWATER PLAN REVISIONS
6	BY DATE	EB 5.1.25	COORDINATION MEETING REVISIONS: EASEMENT PLAN, APPARATUS CIRCULATION PLAN WATER LINE DESIGN, LANDSCAPE REVISIONS
7	BY DATE	EB 5.2.25	STORMWATER DIVERSION STRUCTURE REVISIONS

FORMAL PLAN REVISIONS

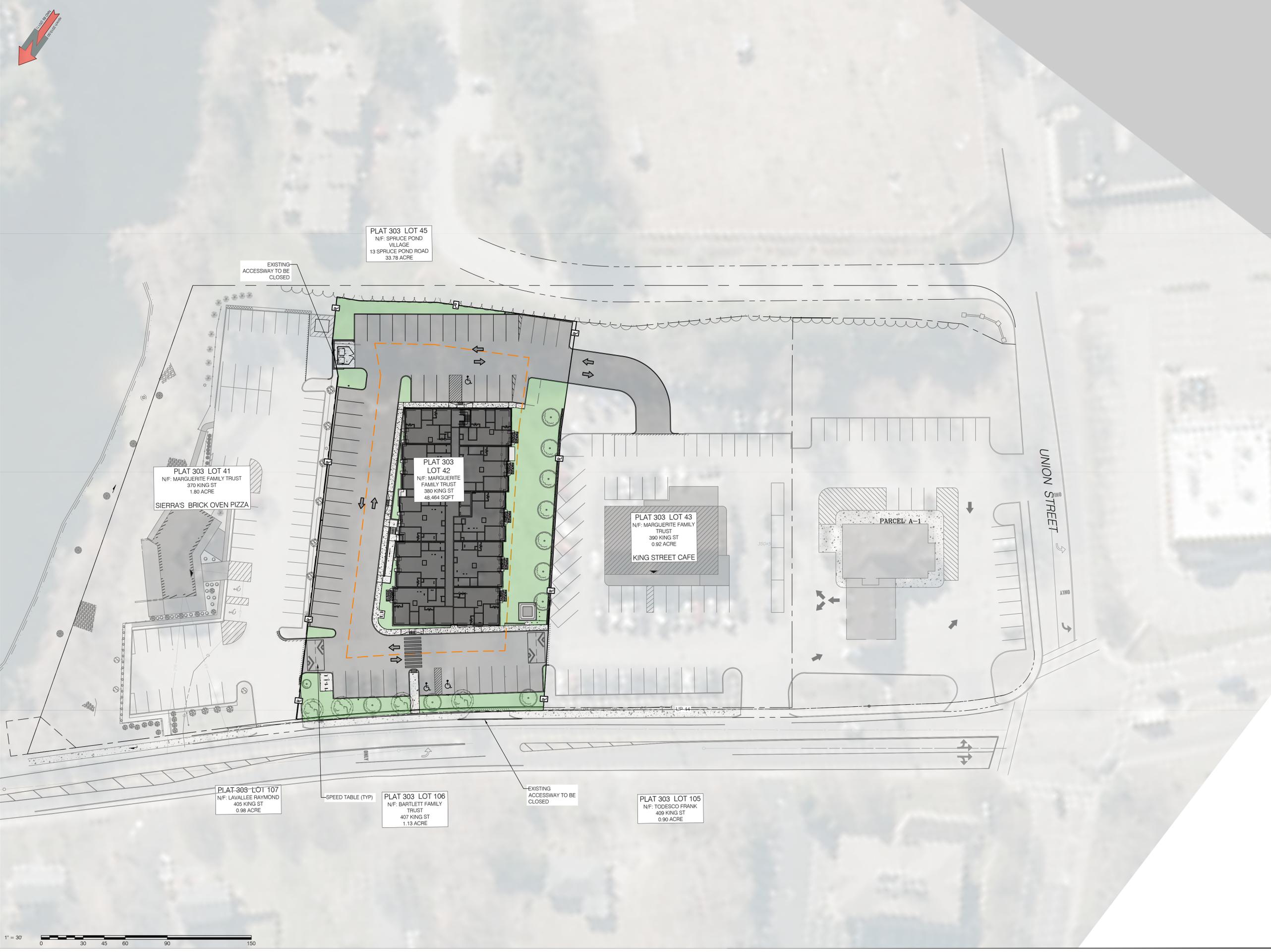
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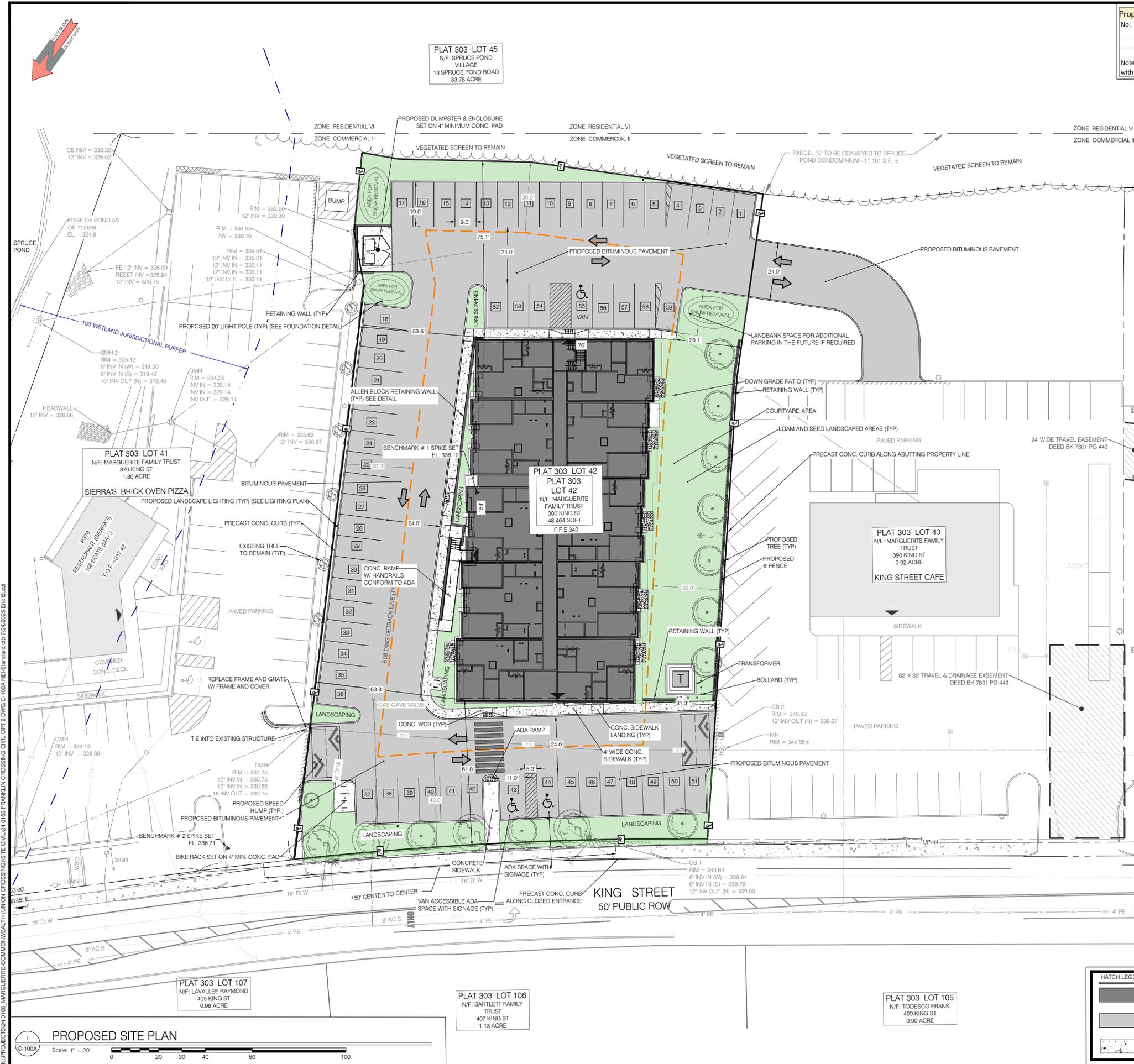
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SCALE 1"=30' **C-100**

N:\PROJECTS\24.0168 - MARGUERITE COMMONWEALTH (UNION CROSSING)\SITE CIVIL\24.0168 FRANKLIN CROSSING CIVIL OPT 2.DWG C-100 NEI-Standard.cdw 7/24/2025 Eric Buzi





Proposed Parking Calculation (Franklin Zoning Code Ch 185 Sec 21 Part B(3)(a)(i))

No.	Description	Number	Notes
1	Proposed No. of Units	30	2 parking spots required per unit
2	Proposed Parking Spaces Required	60	30*2
3	Proposed Parking Spaces Provided	59	Including 3 ADA spaces (1 Van with capacity for 12 bicycles)

Note: One parking space has been removed in lieu of a bike rack

24.0168 380 King St Franklin MA PROPOSED LOT COVERAGE TABLE

Description	Area	Unit	Notes
Plat 303 Lot 42	48,464	Sq Ft	Currently Vacant
Prop. Structure	11,616	Sq Ft	Residential Complex
Lot Coverage	23.97%		
CH Zone - Max 70% structural lot coverage 80% impervious			

24.0168 380 King St Franklin MA PROPOSED PAVEMENT COVERAGE TABLE

Description	Area	Unit	Notes
Plat 303 Lot 42	48,464	Sq Ft	Currently Vacant
Proposed Structure	11,616	Sq Ft	Residential Complex
Proposed Pavement	24,393	Sq Ft	Parking lot & Access Drives
Proposed Landscaping	12,455	Sq Ft	
Pavement Coverage	74.3%		Includes structure
CH Zone - Max 70% structural lot coverage 80% impervious			

24.0168 380 King St Franklin MA A.P. 303 Lot 42 PARCEL / ZONING DATA

Zoning Requirement	Required	Provided
Minimum Lot Area (SF)	40,000	48646
Minimum Lot Frontage Width (Feet)	175	176.6
Lot Depth (Feet)	200	< 270
Lot Width (Circle Dia. In Feet)	157.5	< 160
Max Building Height (Stories)	3	3
Max Building Height (Feet)	40	> 40

District	Notes
Overlay District	Senior Village
Overlay District	Sign
Interim Wetland Protection Area	No
Zone II	No

NEI
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Tel. 401.683.6630 www.nei-cds.com

SHEET TITLE - CONDOMINIUMS PROPOSED SITE PLAN

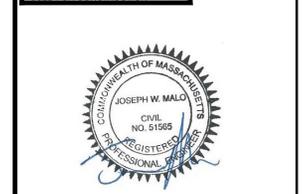
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---	LOD / SED
---	EDGE OF PAVEMENT - EXISTING
---	FENCE - METAL
---	FENCE - WOOD
---	STONE WALL
---	BRUSH LINE (APPROXIMATE)
---	WETLAND LIMIT
[Symbol]	CATCH BASIN
[Symbol]	DRAINAGE MANHOLE
[Symbol]	SANITARY MANHOLE
[Symbol]	ELECTRICAL MANHOLE
[Symbol]	TELEPHONE MANHOLE
[Symbol]	WELL
[Symbol]	GATE VALVE
[Symbol]	WATER SHUT OFF
[Symbol]	FIRE HYDRANT
[Symbol]	ELECTRIC BOX (ETC)
[Symbol]	UTILITY POLE
[Symbol]	DOWNSPOUT
[Symbol]	BENCHMARK
[Symbol]	DRILL HOLE
[Symbol]	SPIKE
[Symbol]	STRUCTURE, EXISTING
[Symbol]	STRUCTURE, PROPOSED
[Symbol]	SPOT GRADE - EXISTING
[Symbol]	SPOT GRADE - PROPOSED
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	DATE	2.28.25	UTILITY REVIEW PENDING
3	BY	EB	GENERAL PLAN REVISIONS
	DATE	3.11.25	
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	DATE	5.7.25	

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SCALE
1"=20'

C-100A

N:\PROJECTS\24.0168 MARGUERITE COMMONWEALTH LUNION CROSSING\SITE CIVIL\24.0168 FRANKLIN CROSSING CIVIL OPT 2.DWG C-100A-NEI-Standard.ctb 7/24/2025 Eric Buzzzi



PLAT 303 LOT 45
N/F: SPRUCE POND
VILLAGE
13 SPRUCE POND ROAD
33.78 ACRE



SHEET TITLE
380 KING ST - CONDOMINIUMS
DRAINAGE OVERVIEW
PLAN

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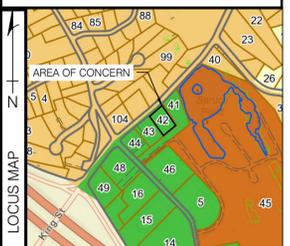
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