

LEGEND

A.M.	ASSESSOR'S MAP
N/F	NOW OR FORMERLY
UP#	UTILITY POLE
⊙	EXISTING SEWER MANHOLE
⊗	EXISTING WATER VALVE
⊕	PROP FIRE HYDRANT
⊖	EXISTING UTILITY POLE
⊗	EXISTING CATCHBASIN
⊕	PROPOSED DRAIN MANHOLE
---	EXISTING TREELINE
000.0x	EXISTING SPOT ELEVATION
---	EXISTING CONTOUR
---	EXISTING SEWERLINE
---	EXISTING WATERLINE
---	EXISTING GASLINE
---	EXISTING OVERHEAD WIRE
---	EXISTING CONCRETE
⊕	HANDICAP SPACE
(#)	EXISTING NUMBER OF SPACES
EP	EDGE OF PAVEMENT
GC	GRANITE CURB
ER	EXISTING RAMP
P.R.	PROPOSED RAMP
◇	PARKING RECOMMENDED BY DPW



GENERAL RESIDENTIAL V

	REQUIRED	PROPOSED
MIN. LOT AREA	10,000 SF	137,824 SF
MIN. LOT FRONTAGE	100 FT	361.02 FT
MIN. LOT DEPTH	100 FT	240 FT
MIN. LOT WIDTH	90 DIA	177 FT.
MAX HEIGHT	40 FT	30 FT
MAX. STORIES	3	3
IMPERV. COVERAGE	35%	56.6% (77,973±SF)

MIN. YARD SETBACKS

FRONT	20 FT	26.2 FT
SIDE	15 FT	15.3 FT
REAR	20 FT	20.0 FT

15 FT. MINIMUM DISTANCE BETWEEN BUILDINGS

UNIT DIMENSIONS

UNITS 1-7, 26-30, 21-23	28' X 43'
UNITS 8-17	25' X 48'
UNITS 18-20	25' X 46'
UNITS 24,25	33' X 48'

RECEIVED

NOV 22 2017

PLANNING DEPT.

JOB NO. F3988

APPROVED DATE:
FRANKLIN PLANNING BOARD

DATE: _____
BEING A MAJORITY

PROFESSIONAL
LAND SURVEYOR

PROFESSIONAL
ENGINEER

APPLICANT:
JOEL D'ERRICO
72 DEERVIEW WAY
FRANKLIN, MA 02038

REVISIONS

DATE	REVISED
11/20/17	PER TOWN COMMENTS

Guerriere & Halnon, Inc.
Engineering & Land Surveying
Ph. (508) 528-3221 55 WEST CENTRAL STREET
Fr. (508) 528-7921 FRANKLIN, MA 02038
www.guerriereandhalnon.com

SITE PLAN FOR
HIGHLAND VILLAGE
278-300 WEST CENTRAL
STREET
IN
FRANKLIN
MASSACHUSETTS

SITE LAYOUT

DATE SEPT. 26, 2017	SCALE 1"=30'
SHEET 3 OF 13	JOB NO. F3988



DIG SAFE NOTE:

UTILITIES ARE PLOTTED FROM FIELD LOCATION AND ANY RECORD INFORMATION AVAILABLE, AND SHOULD BE CONSIDERED APPROXIMATE. OTHER UTILITIES MAY EXIST WHICH ARE NOT EVIDENT OR FOR WHICH RECORD INFORMATION WAS NOT AVAILABLE. CONTRACTORS (IN ACCORDANCE WITH MASS.G.L. CHAPTER 82, SECTION 40 AS AMENDED) MUST CONTACT ALL UTILITY COMPANIES BEFORE EXCAVATING AND DRILLING. ALSO, CALL (888)DIG-SAFE "DIG-SAFE" AT (888)344-7233

CONSTRUCTION ON THIS LAND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS, OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.

