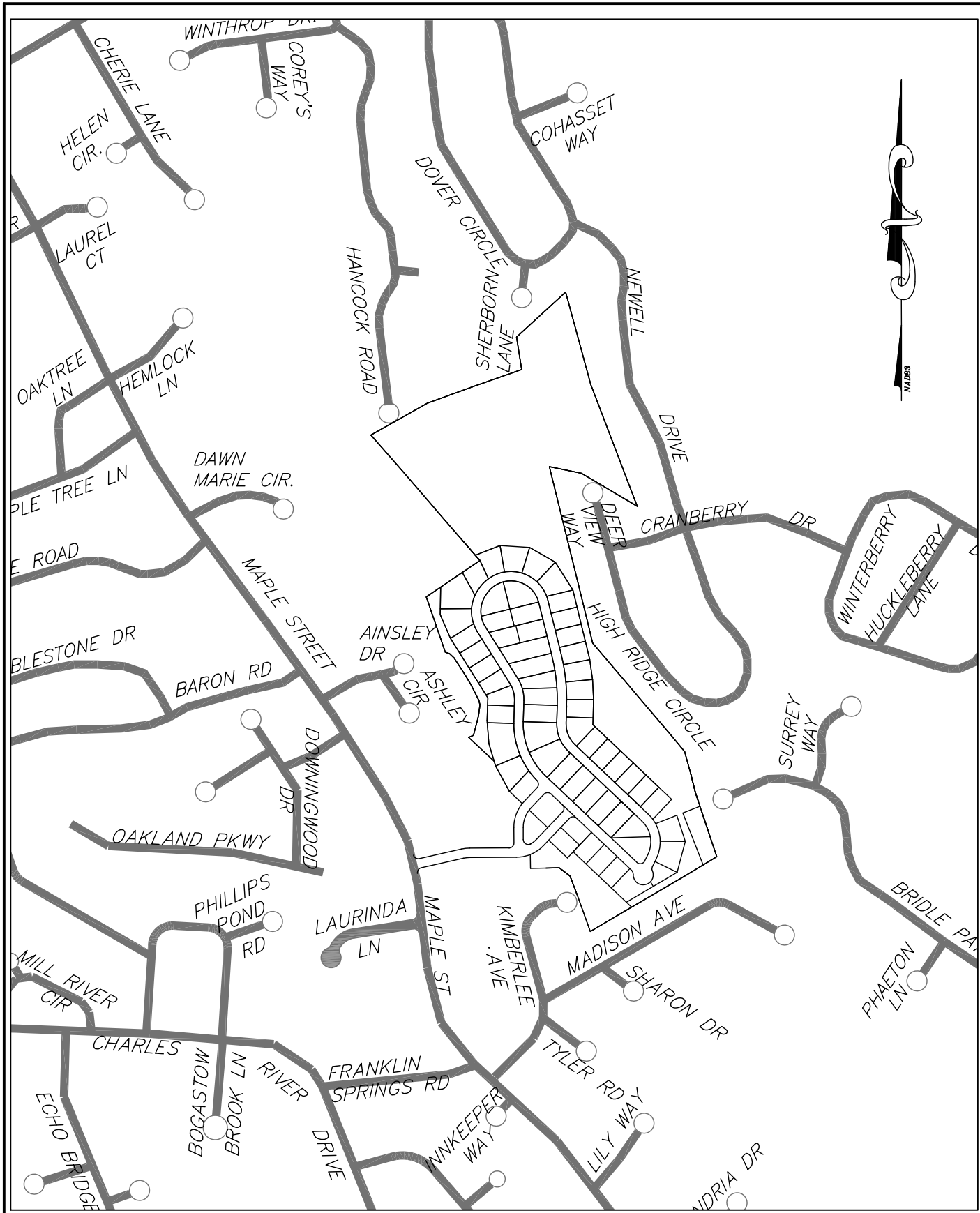




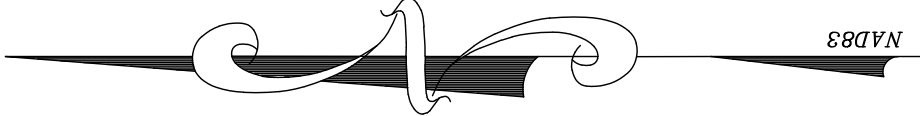
LOCUS 1"=800'

OPEN SPACE DIMENSIONAL REQUIREMENTS:

ZONING DISTRICT: RURAL RESIDENTIAL II
MINIMUM AREA = 15,000 sf
FRONTAGE - 75'
DEPTH - 100'
LOT WIDTH - 67.5'
FRONT YARD - 40'
SIDE YARD - 17.5'
REAR YARD - 17.5'

SUBDIVISION DATA

- NEW HOMES - 58
- LENGTH OF ROADWAY - 5,810± LF
 - ROAD A - 4,400± LF
 - ROAD B - 1,020± LF
 - ROAD C - 390± LF
- TOTAL AREA=73.3± ACRES
- DEDICATED OPEN SPACE=36.3± ACRES (50%±)



PROJECT:
**Maple Hill
Franklin
Massachusetts**

OWNERS:
**STEVEN LABASTIE
THE FRANKLIN
LABASTIE FAMILY.LLC
&
THE KATHLEEN A.
LABASTIE TRUST
469 MAPLE STREET
FRANKLIN, MA 02038**

FITZGERALD FAMILY
IRREVOCABLE TRUST
441 MAPLE STREET
FRANKLIN, MA 02038

APPLICANT:
**CARROLL
CONSTRUCTION
CORP.
BOX 395
FOXBOROUGH, MA
02035**



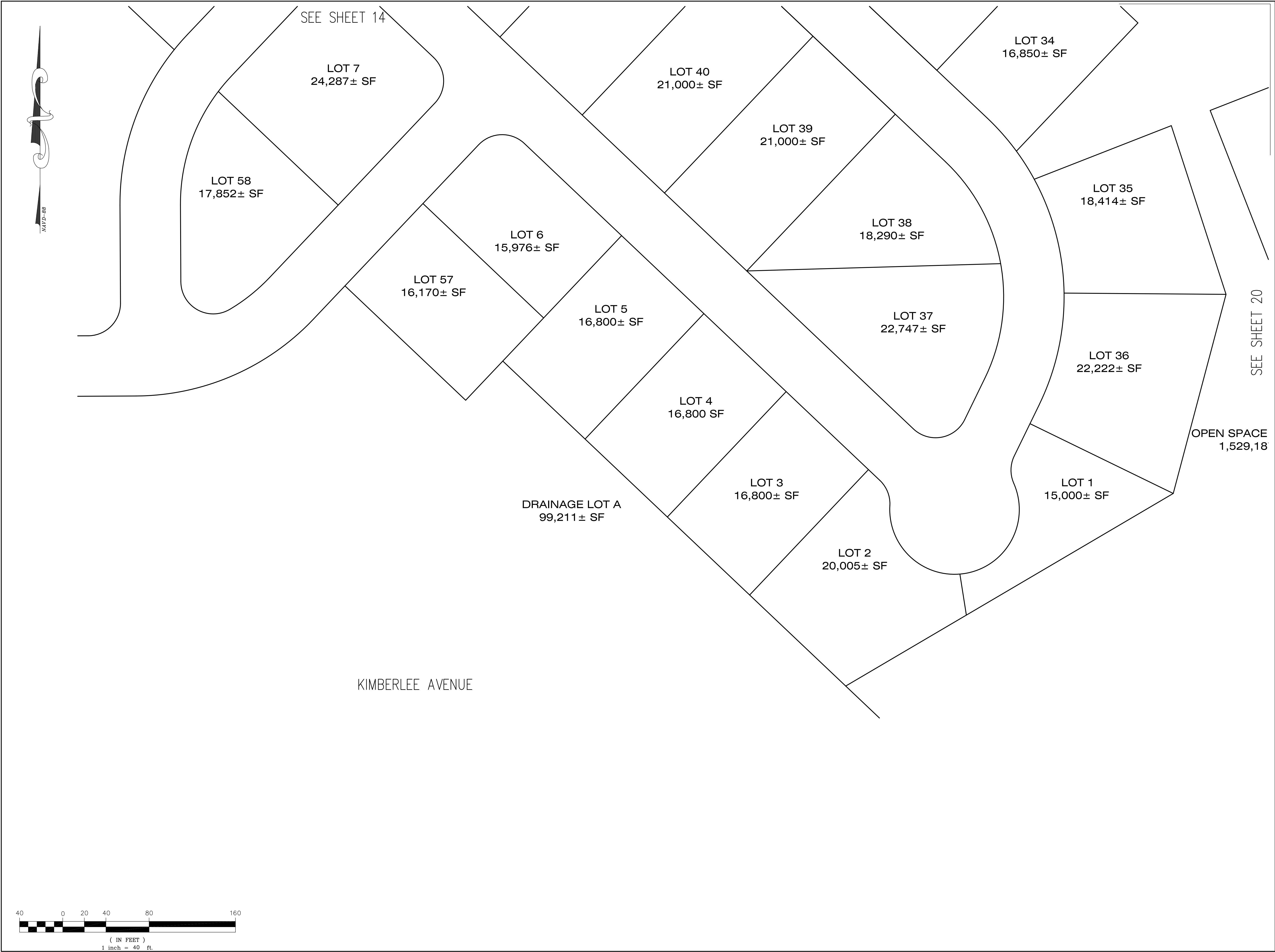
FOUR SCHOOL STREET
P.O. BOX 9136
FOXBOROUGH, MA 02035
508-543-3939

STAMP

DRAWING TITLE

Master Plan –
Open Space

SCALE: 1" = 150'
AUGUST 23,2019 SHEET NUMBER
12



PROJECT:
**Maple Hill
Franklin
Massachusetts**

OWNERS:
**STEVEN LABASTIE
THE FRANKLIN
LABASTIE FAMILY.LLC
&
THE KATHLEEN A.
LABASTIE TRUST
469 MAPLE STREET
FRANKLIN, MA 02038**

**FITZGERALD FAMILY
IRREVOCABLE TRUST
441 MAPLE STREET
FRANKLIN, MA 02038**

APPLICANT:
**CARROLL
CONSTRUCTION
CORP.
BOX 395
FOXBOROUGH, MA
02035**



FOUR SCHOOL STREET
P.O. BOX 9136
FOXBOROUGH, MA 02035
508-543-3939

STAMP



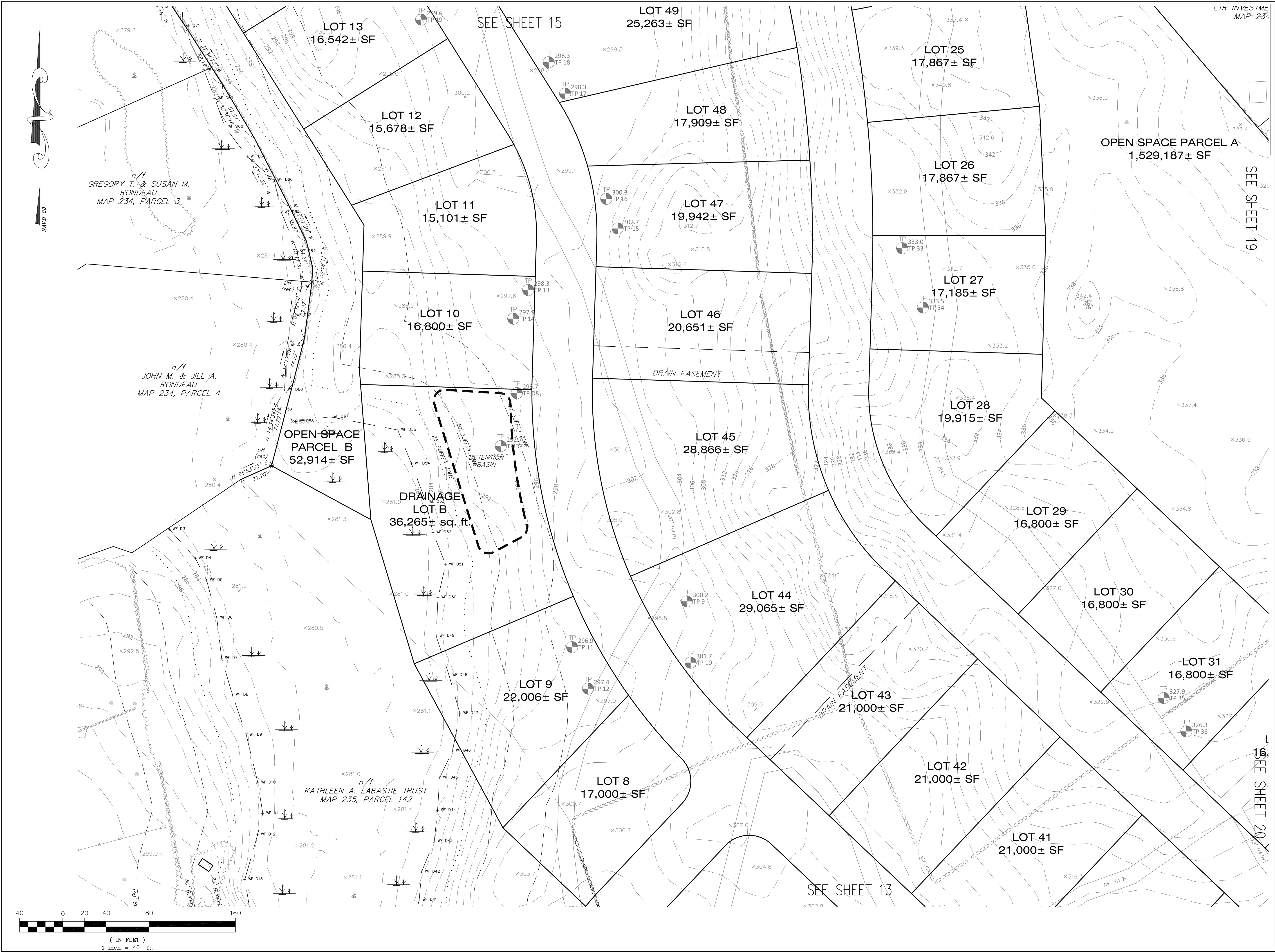
DRAWING TITLE

Open Space Plan

SCALE: 1" = 40'

AUGUST 23, 2019 SHEET NUMBER

16-0148H **13**





PROJECT:

***Maple Hill
Franklin
Massachusetts***

OWNERS:

***STEVEN LABASTIE
THE FRANKLIN
LABASTIE FAMILY, LLC
&
THE KATHLEEN A.
LABASTIE TRUST
469 MAPLE STREET
FRANKLIN, MA 02038***

***FITZGERALD FAMILY
IRREVOCABLE TRUST
441 MAPLE STREET
FRANKLIN, MA 02038***

APPLICANT:
**CARROLL
CONSTRUCTION
CORP.
BOX 395
FOXBOROUGH, MA
02035**



FOUR SCHOOL STREET
P.O. BOX 9136
FOXBOROUGH, MA 02035
508-543-3939

STAMP



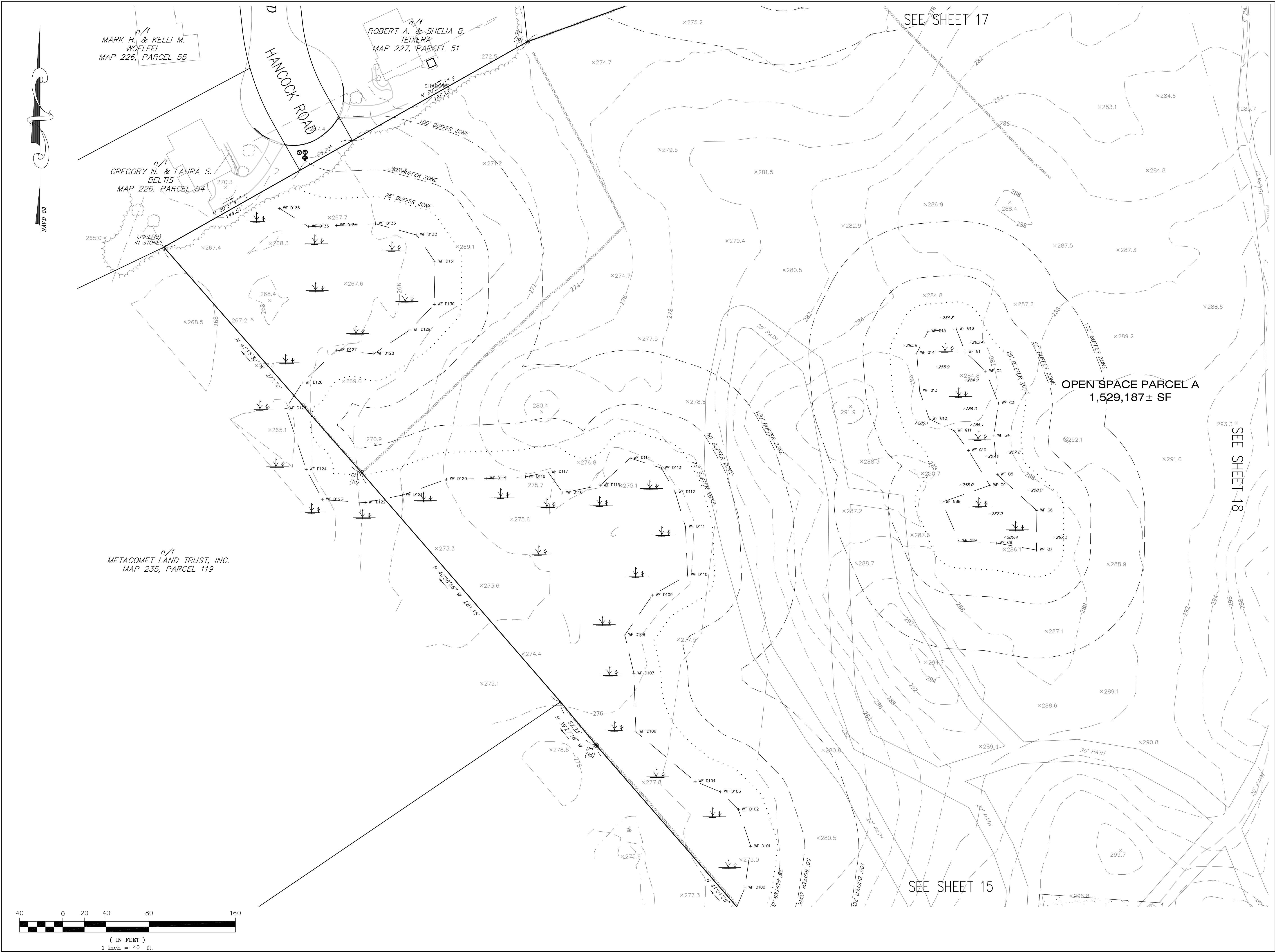
DRAWING TITLE

Open Space Plan

SCALE: 1" = 40'

AUGUST 23, 2019	SHEET NUMBER
-----------------	--------------

16-0148H	15
----------	----



PROJECT:
**Maple Hill
Franklin
Massachusetts**

OWNERS:
**STEVEN LABASTIE
THE FRANKLIN
LABASTIE FAMILY.LLC
&
THE KATHLEEN A.
LABASTIE TRUST
469 MAPLE STREET
FRANKLIN, MA 02038**

**FITZGERALD FAMILY
IRREVOCABLE TRUST
441 MAPLE STREET
FRANKLIN, MA 02038**

APPLICANT:
**CARROLL
CONSTRUCTION
CORP.
BOX 395
FOXBOROUGH, MA
02035**

 **Bay Colony Group, Inc.**
Professional Civil Engineers &
Professional Land Surveyors

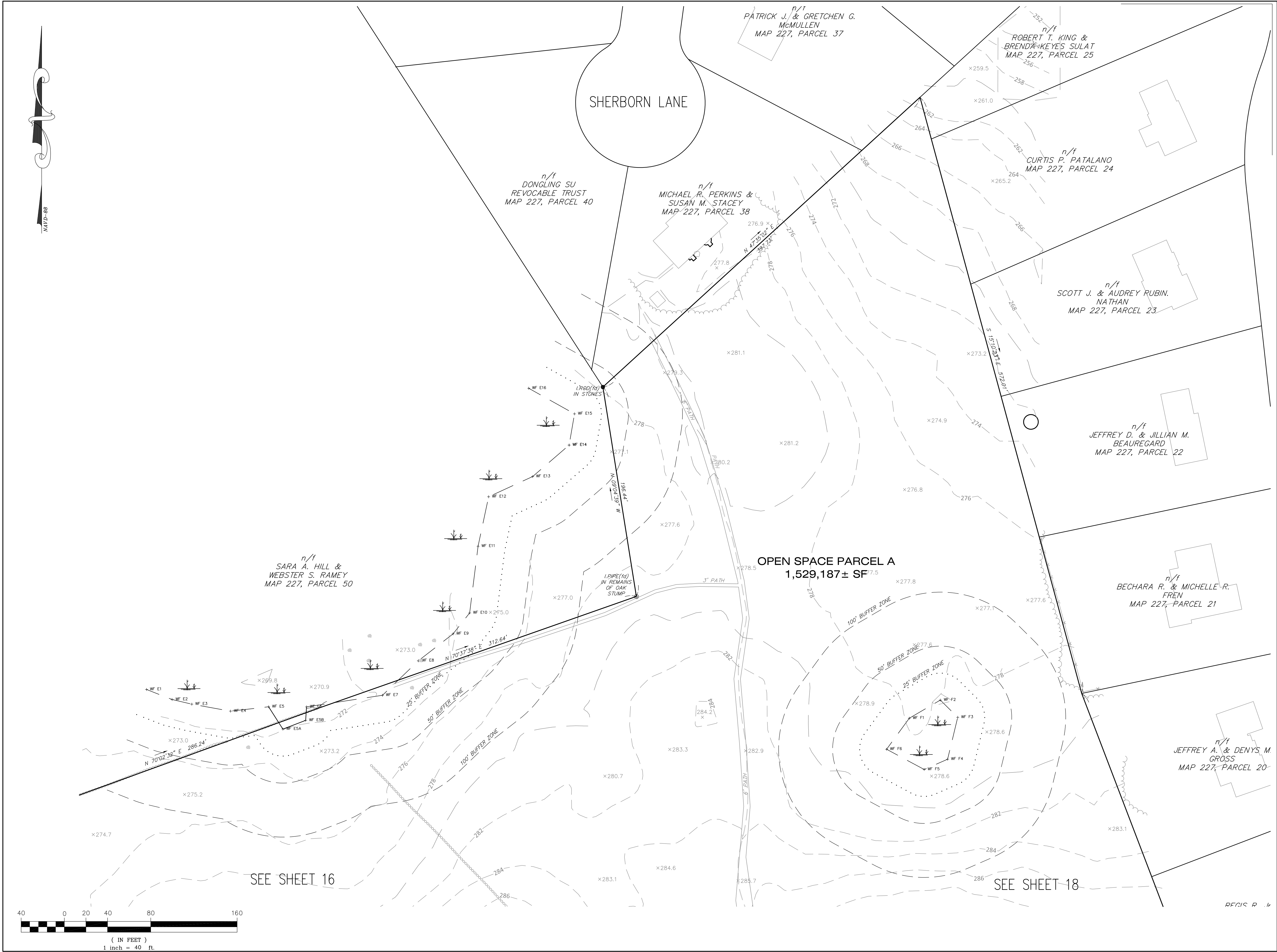
FOUR SCHOOL STREET
P.O. BOX 9136
FOXBOROUGH, MA 02035
508-543-3939

STAMP

DRAWING TITLE

Open Space Plan

SCALE: 1" = 40'
AUGUST 23, 2019 SHEET NUMBER
16



PROJECT:
**Maple Hill
Franklin
Massachusetts**

OWNERS:
**STEVEN LABASTIE
THE FRANKLIN
LABASTIE FAMILY.LLC
&
THE KATHLEEN A.
LABASTIE TRUST
469 MAPLE STREET
FRANKLIN, MA 02038**

FITZGERALD FAMILY
IRREVOCABLE TRUST
441 MAPLE STREET
FRANKLIN, MA 02038

APPLICANT:
**CARROLL
CONSTRUCTION
CORP.
BOX 395
FOXBOROUGH, MA
02035**

 **Bay Colony Group, Inc.**
Professional Civil Engineers &
Professional Land Surveyors

FOUR SCHOOL STREET
P.O. BOX 9136
FOXBOROUGH, MA 02035
508-543-3939

STAMP

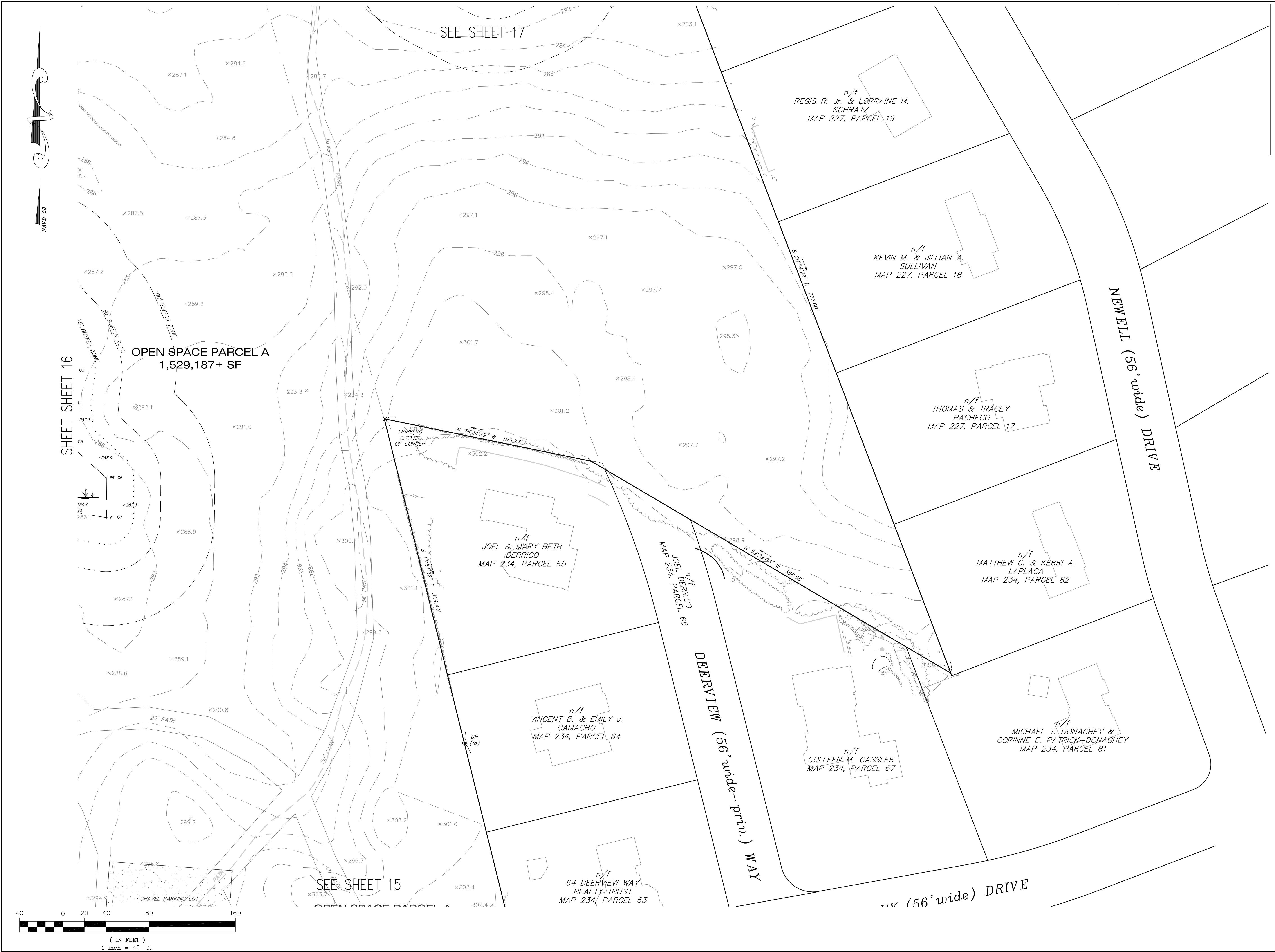
DRAWING TITLE

Open Space Plan

SCALE: 1" = 40'

AUGUST 23, 2019 SHEET NUMBER

16-0148H **17**



PROJECT:
**Maple Hill
Franklin
Massachusetts**

OWNERS:
**STEVEN LABASTIE
THE FRANKLIN
LABASTIE FAMILY.LLC
&
THE KATHLEEN A.
LABASTIE TRUST
469 MAPLE STREET
FRANKLIN, MA 02038**

FITZGERALD FAMILY
IRREVOCABLE TRUST
441 MAPLE STREET
FRANKLIN, MA 02038

APPLICANT:
**CARROLL
CONSTRUCTION
CORP.
BOX 395
FOXBOROUGH, MA
02035**



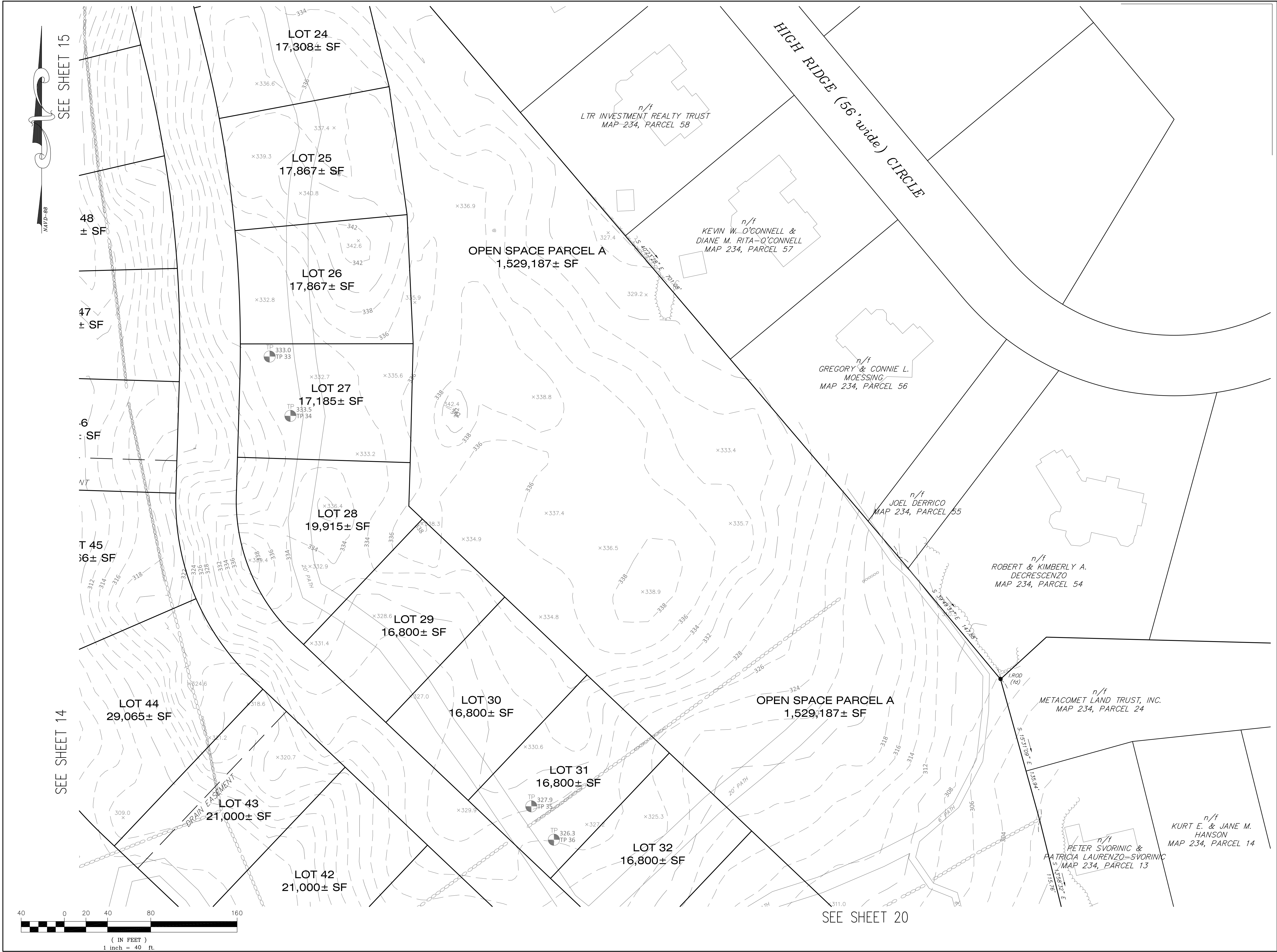
FOUR SCHOOL STREET
P.O. BOX 9136
FOXBOROUGH, MA 02035
508-543-3939

STAMP

DRAWING TITLE

Open Space Plan

SCALE: 1" = 40'
AUGUST 23, 2019 SHEET NUMBER
18



PROJECT:
**Maple Hill
Franklin
Massachusetts**

OWNERS:
**STEVEN LABASTIE
THE FRANKLIN
LABASTIE FAMILY.LLC
&
THE KATHLEEN A.
LABASTIE TRUST
469 MAPLE STREET
FRANKLIN, MA 02038**

**FITZGERALD FAMILY
IRREVOCABLE TRUST
441 MAPLE STREET
FRANKLIN, MA 02038**

APPLICANT:
**CARROLL
CONSTRUCTION
CORP.
BOX 395
FOXBOROUGH, MA
02035**



FOUR SCHOOL STREET
P.O. BOX 9136
FOXBOROUGH, MA 02035
508-543-3939

STAMP

DRAWING TITLE

Open Space Plan

SCALE: 1" = 40'
AUGUST 23, 2019
16-0148H

SHEET NUMBER
19



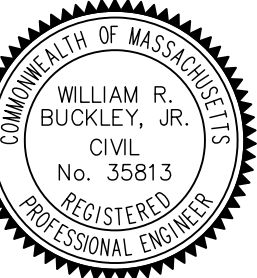
*FITZGERALD FAMILY
IRREVOCABLE TRUST
441 MAPLE STREET
FRANKLIN, MA 02038*



Bay Colony Group, Inc.
Professional Civil Engineers &
Professional Land Surveyors

FOUR SCHOOL STREET
P.O. BOX 9136
FOXBOROUGH, MA 02035
508-543-3939

STAMP



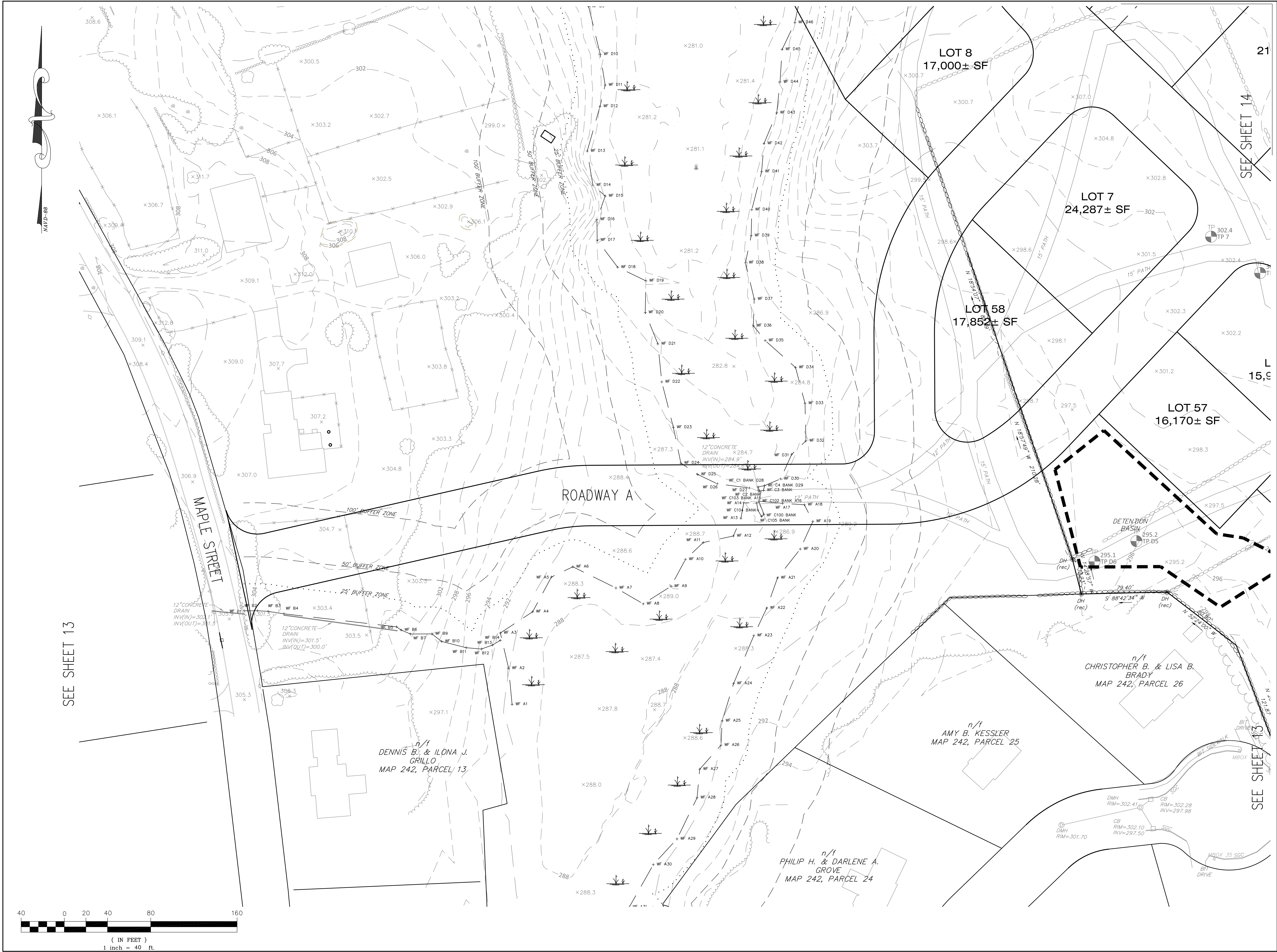
DRAWING TITLE

Open Space Plan

SCALE: 1" = 40'

AUGUST 23, 2019	SHEET NUMBER
-----------------	--------------

16-0148H



PROJECT:
**Maple Hill
Franklin
Massachusetts**

OWNERS:
**STEVEN LABASTIE
THE FRANKLIN
LABASTIE FAMILY.LLC
&
THE KATHLEEN A.
LABASTIE TRUST
469 MAPLE STREET
FRANKLIN, MA 02038**

FITZGERALD FAMILY
IRREVOCABLE TRUST
441 MAPLE STREET
FRANKLIN, MA 02038

APPLICANT:
**CARROLL
CONSTRUCTION
CORP.
BOX 395
FOXBOROUGH, MA
02035**



FOUR SCHOOL STREET
P.O. BOX 9136
FOXBOROUGH, MA 02035
508-543-3939



DRAWING TITLE

Open Space Plan

SCALE: 1" = 40'
AUGUST 23, 2019 SHEET NUMBER
16-0148H 20A