



DEVELOPMENT SUMMARY			
TYPE	QTY	UNITS PER	SUBTOTAL
QUAD	3	4	12 UNITS
TRIPLEX	28	3	84 UNITS
TOTAL			96 UNITS

ZONING ANALYSIS TABLE			
ZONING DISTRICT	• OFFICE (O) DISTRICT • A PORTION OF THE PARCEL IS WITHIN THE WELLHEAD PROTECTION DISTRICT		
	ZONE CRITERIA	REQUIRED	PROPOSED
MINIMUM LOT AREA	40,000 SF		1,486,102 SF (34.1 Ac.)
MINIMUM LOT WIDTH	50'		1,302'
CONTINUOUS FRONTAGE	100'		1,302'
LOT DEPTH	100'		555±
MAX. BUILDING COVERAGE	70%		9.2%
TOTAL IMPERVIOUS COVERAGE	80%		17.0%
MIN. SIDE SETBACK	30'		100±
MIN. REAR SETBACK	30'		200±
MIN. FRONT SETBACK	20'		150±
MAX. BUILDING HEIGHT	3 STORIES / 40'		2 STORIES / 40'

REVISIONS			
REV	DATE	COMMENT	BY
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			

PERMIT
SET

PROJECT No.:	W161049
DRAWN BY:	CFD
CHECKED BY:	JMJ/JAK
DATE:	10/10/2016
SCALE:	AS NOTED
CAD I.D.:	W161049SS1_RENDER

PROJECT:
**EXHIBIT
PLANS**

—FOR—

BAYSTONE
FRANKLIN, LLC

LOCATION OF SITE
MAP 258, LOTS 3 & 4
0 POND STREET
TOWN OF FRANKLIN
NORFOLK COUNTY
MASSACHUSETTS



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J.A. KUCICH

PROFESSIONAL ENGINEER
MASSACHUSETTS LICENSE No. 41530
CONNECTICUT LICENSE No. 25177
RHODE ISLAND LICENSE No. 9516
MAINE LICENSE No. 12553

SHEET TITLE:

PROPOSED
CONDITIONS
EXHIBIT

SHEET NUMBER: 2 OF 2

REV 0 - 10/10/2010