

PROSPECT FARMS

A PRELIMINARY SUBDIVISION

FRANKLIN, MASSACHUSETTS

DECEMBER 6, 2018
REVISED: JANUARY 29, 2019

PREPARED FOR:

MADDI NORTH STREET DEVELOPMENT, LLC
28 TIA PLACE
FRANKLIN, MA 02038

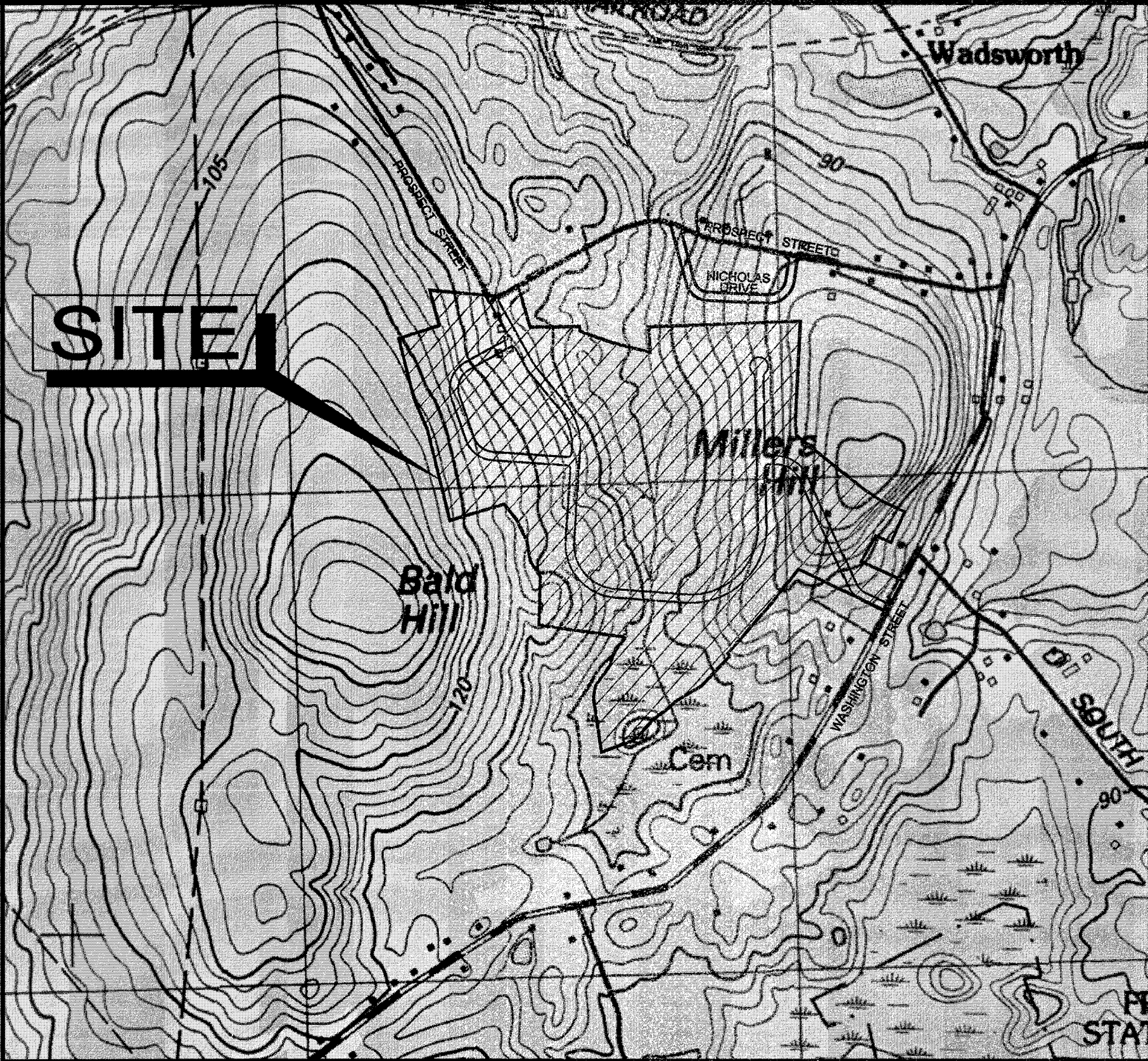
PREPARED BY:

ANDREWS SURVEY & ENGINEERING, INC.
104 MENDON STREET
P.O. BOX 312
UXBRIDGE, MA 01569
P: 508.278.3897
F: 508.278.2289

WETLANDS:

ENVIRONMENTAL CONSULTING & RESTORATION, LLC
P.O. BOX 1319
PLYMOUTH, MA 02362

DRAWING DATE	LAST REVISION	SHEET NO.	SHEET TITLE
12/6/18	1/29/19	C-0.0	COVER SHEET
12/6/18	1/29/19	C-1.0	INDEX SHEET
12/6/18	1/29/19	C-2.1 - C-2.9	PRELIMINARY SUBDIVISION PLANS



LOCUS MAP
1" = 800'

OWNERS OF RECORD: SCHMIDTS FARM INC. 215 PROSPECT STREET FRANKLIN, MA 02038 MARIA M CONANT 871 WASHINGTON STREET FRANKLIN, MA 02038 KENNETH & DEBORAH TOROSIAN 875 WASHINGTON STREET FRANKLIN, MA 02038 FRANKLIN ASSESSORS INFORMATION: MAP 325, PARCEL 3 MAP 337, PARCEL 40 MAP 337, PARCEL 41 TOTAL AREA: 125.0± ACRES FRANKLIN ZONING INFORMATION: ZONE: RURAL RESIDENTIAL 1 (RR1) MINIMUM AREA: 40,000 S.F. MINIMUM FRONTAGE: 200' MINIMUM LOT WIDTH: 180'± CIRCLE SETBACKS: FRONT 40', SIDE 40', REAR 40'	DEED REFERENCES: BK. 11712, PG. 405 PLAN REFERENCES: P.B. 467, PL. 429 P.B. 337, PL. 735 P.B. 345, PL. 1658 P.B. 360, PL. 1343 P.B. 624, PL. 48 P.B. 379, PL. 265 P.B. 277, PL. 886 P.B. 457, PL. 448 P.B. 356, PL. 811 P.B. 316, PL. 1329 P.B. 331, PL. 5
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GOVERNMENT / UTILITY CONTACTS		
FRANKLIN POLICE DEPT. 911 PANTHER WAY P: 508.528.1212	FRANKLIN D.P.W. 257 FISHER STREET P: 508.520.4910 (DPW) P: 508.520.4910 (WATER DIVISION) P: 508.520.4910 (HIGHWAY DIVISION) ATTN: ROBERT CANTOREGGI, DIRECTOR	MASSACHUSETTS ELECTRIC CO. 1.800.322.3223 VERIZON COMMUNICATIONS 1.800.870.9999
FRANKLIN FIRE DEPT. 40 WEST CENTRAL STREET P: 508.528.2323 F: 508.520.4912	FRANKLIN BUILDING DEPT. 355 EAST CENTRAL STREET P: 508.520.4926 F: 508.520.4906 ATTN: LLOYD BROWN, COMMISSIONER	

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Land Surveying - Civil Engineering - Site Planning
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North Attleboro, Massachusetts 02760
P: 508-316-0452 F: 508-316-0963

PROJECT: "PROSPECT FARMS"
PRELIMINARY SUBDIVISION
PROSPECT STREET & WASHINGTON ST
FRANKLIN, MA

APPLICANT: MADDI NORTH ST. DEVELOPMENT, LLC
28 TIA PLACE
FRANKLIN, MA 02038

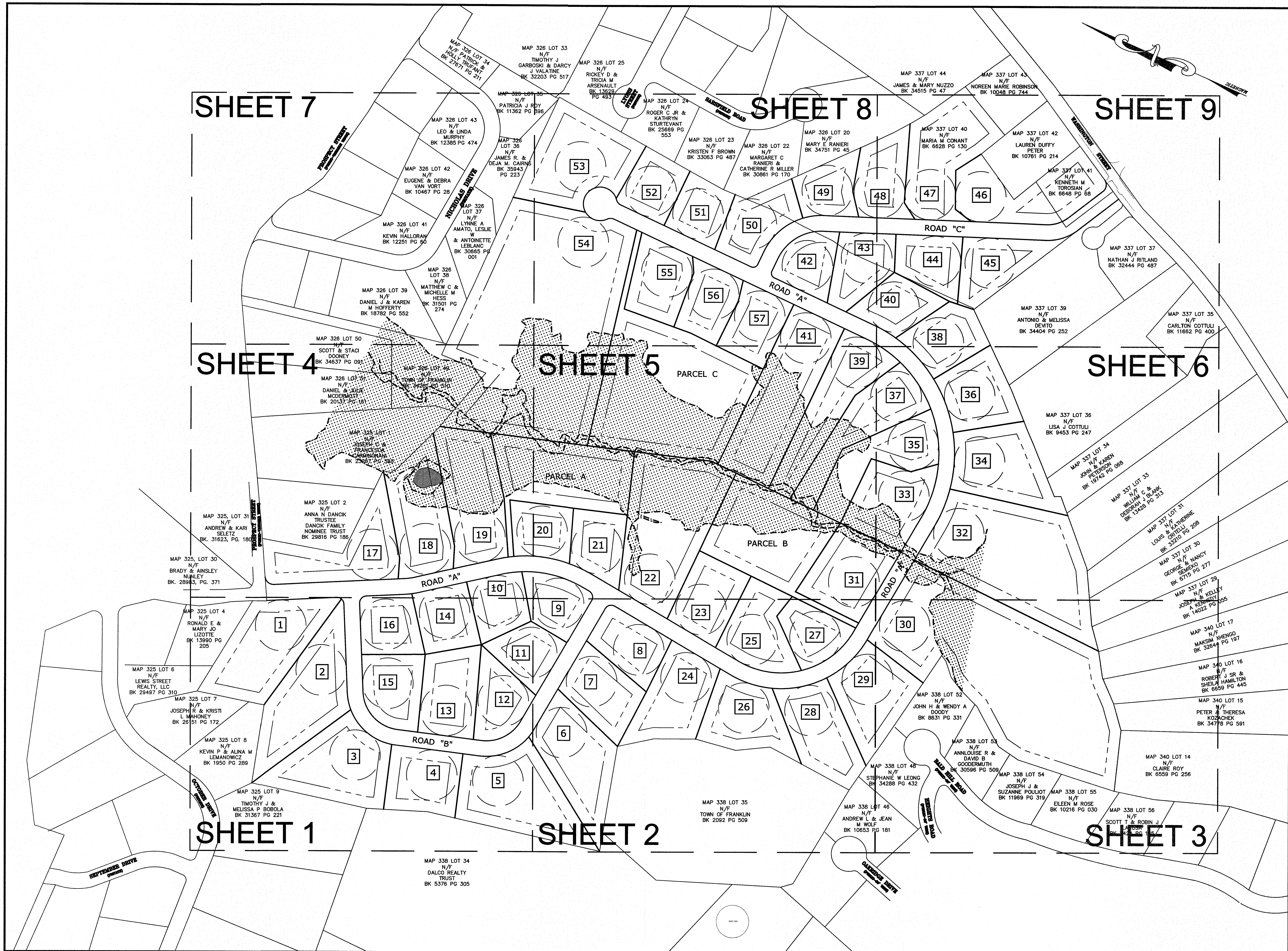
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2	1/29/19	SIDEWALK ADDED BOTH SIDES
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DRAWN BY	KNP	
CHECKED BY	BJA	
DATE	DECEMBER 6, 2018	
PROJECT NO.	2014-323	

SHEET TITLE

COVER SHEET

DRAWING NO.
C-0.0
PLAN NO. L-5406

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LEGEND

- EXISTING CATCH BASIN
- EXISTING DRAIN MANHOLE
- EXISTING OUTLET STRUCTURE
- EXISTING UTILITY POLE
- EXISTING WETLAND FLAG
- EXISTING WATER GATE VALVE
- EXISTING HYDRANT
- EXISTING CURB
- EXISTING STONEWALL
- EXISTING TREE LINE
- PROPOSED LOT LINE
- PROPOSED CENTER LINE

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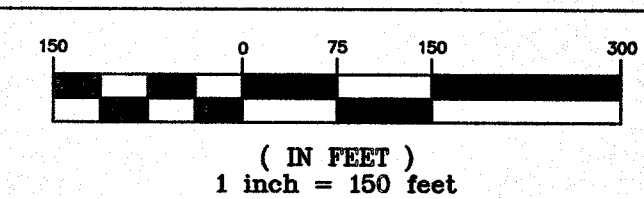
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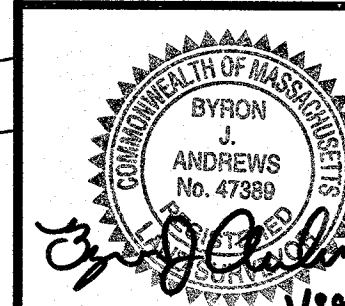
GRAPHIC SCALE



(IN FEET)
1 inch = 150 feet

SHEET TITLE

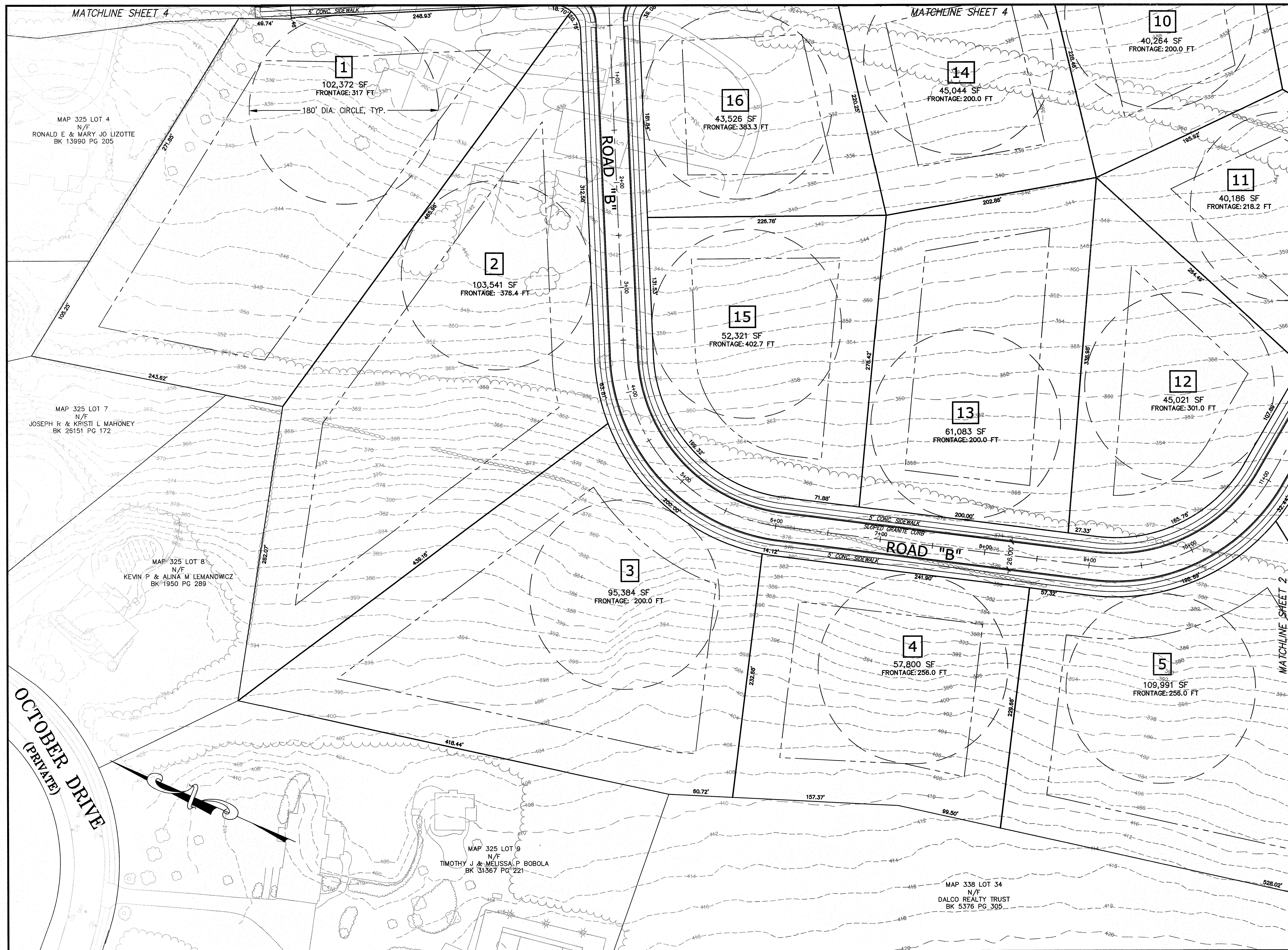
INDEX SHEET



DRAWING NO.

C-1.0

PLAN NO. L-5406



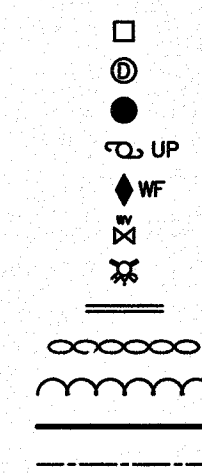
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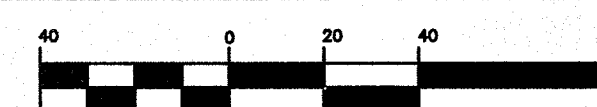
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GRAPHIC SCALE

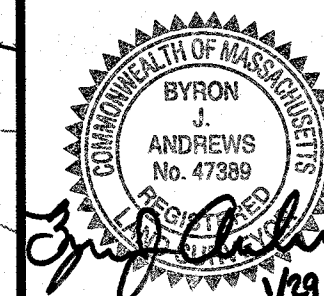


(IN FEET)
1 inch = 40 feet

SHEET TITLE

PRELIMINARY SUBDIVISION PLAN

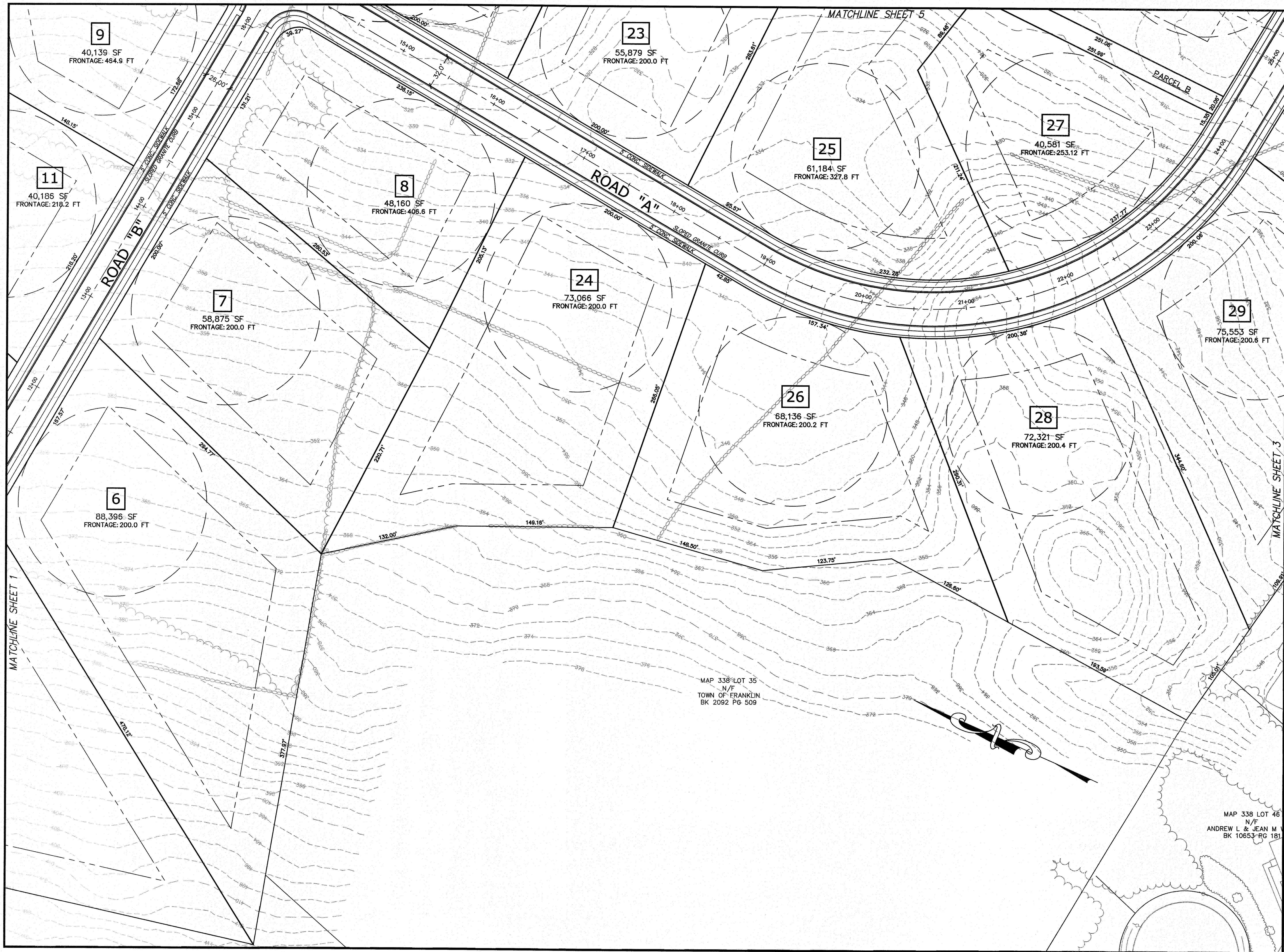
SHEET 1 OF 9



DRAWING NO.

C-2.1

PLAN NO. L-5406



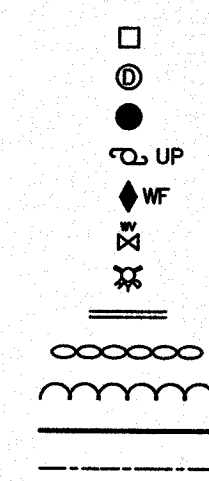
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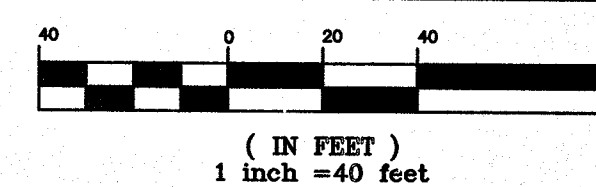
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GRAPHIC SCALE

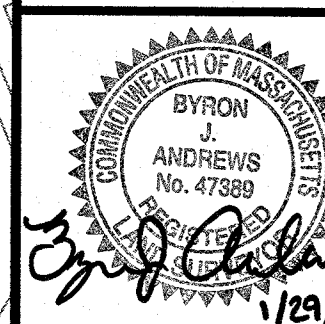


MAP 338 LOT 46
N/F
ANDREW L & JEAN M
BK 10653-RG 181

SHEET TITLE

PRELIMINARY
SUBDIVISION PLAN

SHEET 2 OF 9

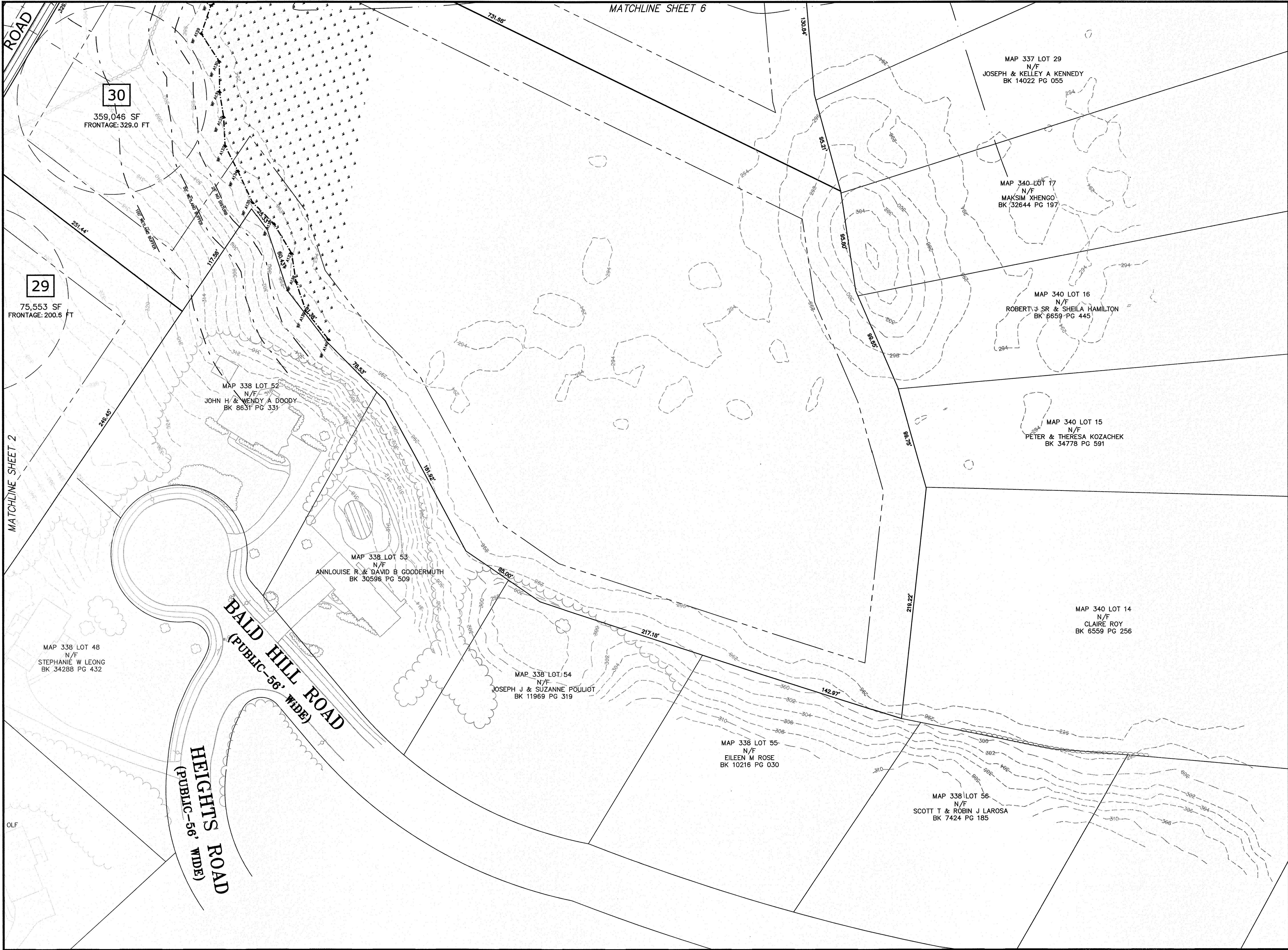


DRAWING NO.

C-2.2

PLAN NO. L-5406

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GRAPHIC SCALE

0 20 40 80

(IN FEET)

1 inch = 40 feet

SHEET TITLE

PRELIMINARY
SUBDIVISION PLAN

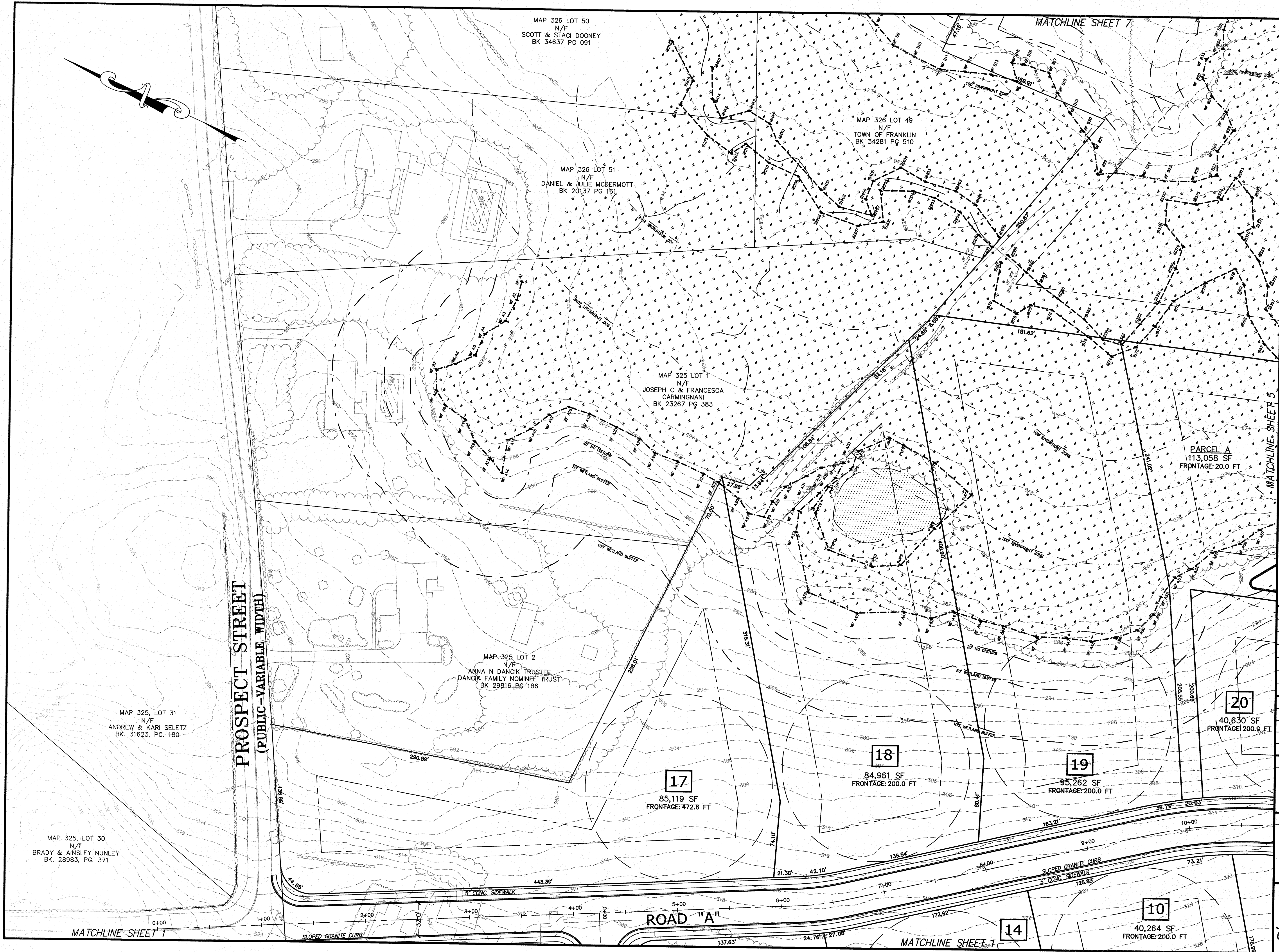
SHEET 3 OF 9

BYRON
ANDREWS
No. 47389
MASSACHUSETTS
REGISTERED PROFESSIONAL ENGINEER

DRAWING NO.

C-2.3

PLAN NO. L-5406



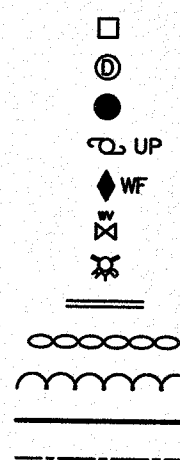
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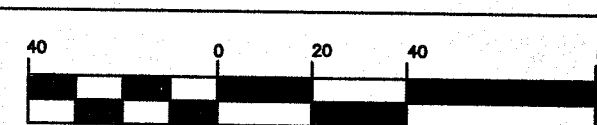
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GRAPHIC SCALE

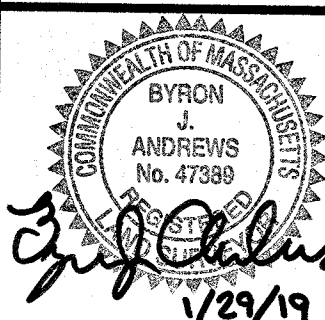


(IN FEET)
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SHEET TITLE

PRELIMINARY
SUBDIVISION PLAN

SHEET 4 OF 9



DRAWING NO.

C-2.4

PLAN NO. L-5406



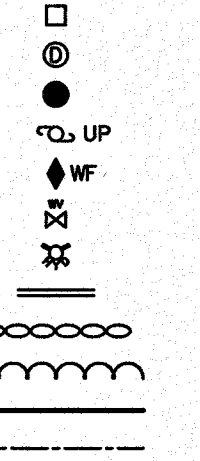
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LEGEND

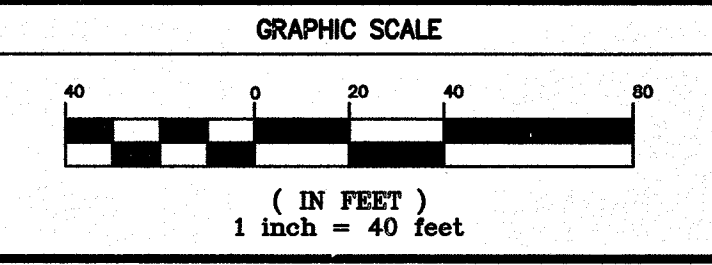
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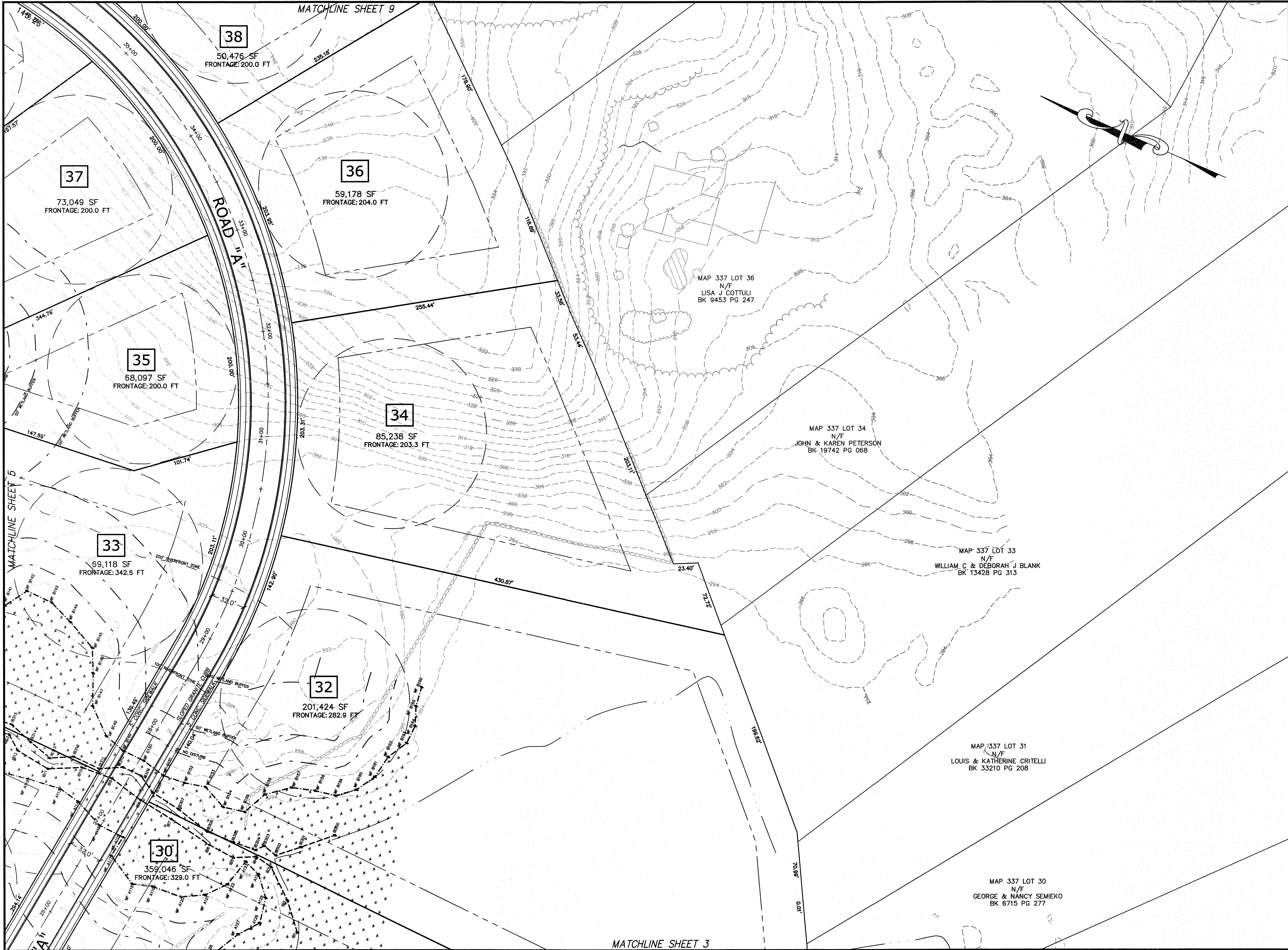
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SHEET TITLE
PRELIMINARY
SUBDIVISION PLAN
SHEET 5 OF 9

DRAWING NO.
C-2.5
PLAN NO. L-5406



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GRAPHIC SCALE

0 20 40 80
(IN FEET)
1 inch = 40 feet

SHEET TITLE

**PRELIMINARY
SUBDIVISION PLAN**

SHEET 6 OF 9

DRAWING NO.

C-2.6

PLAN NO. L-5406

1/29/19

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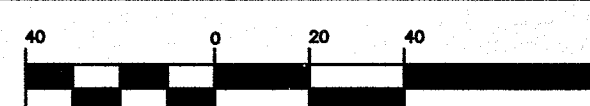
DRAWN BY	KNP
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CHECKED BY	BJA
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DATE	DECEMBER 6, 2018
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PROJECT NO. 2014-323

GRAPHIC SCALE



(IN FEET)
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SHEET TITLE

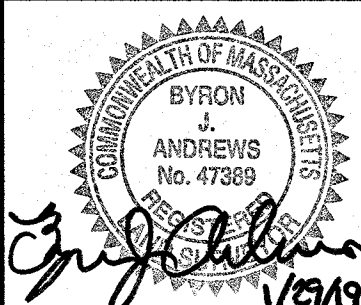
PRELIMINARY SUBDIVISION PLAN

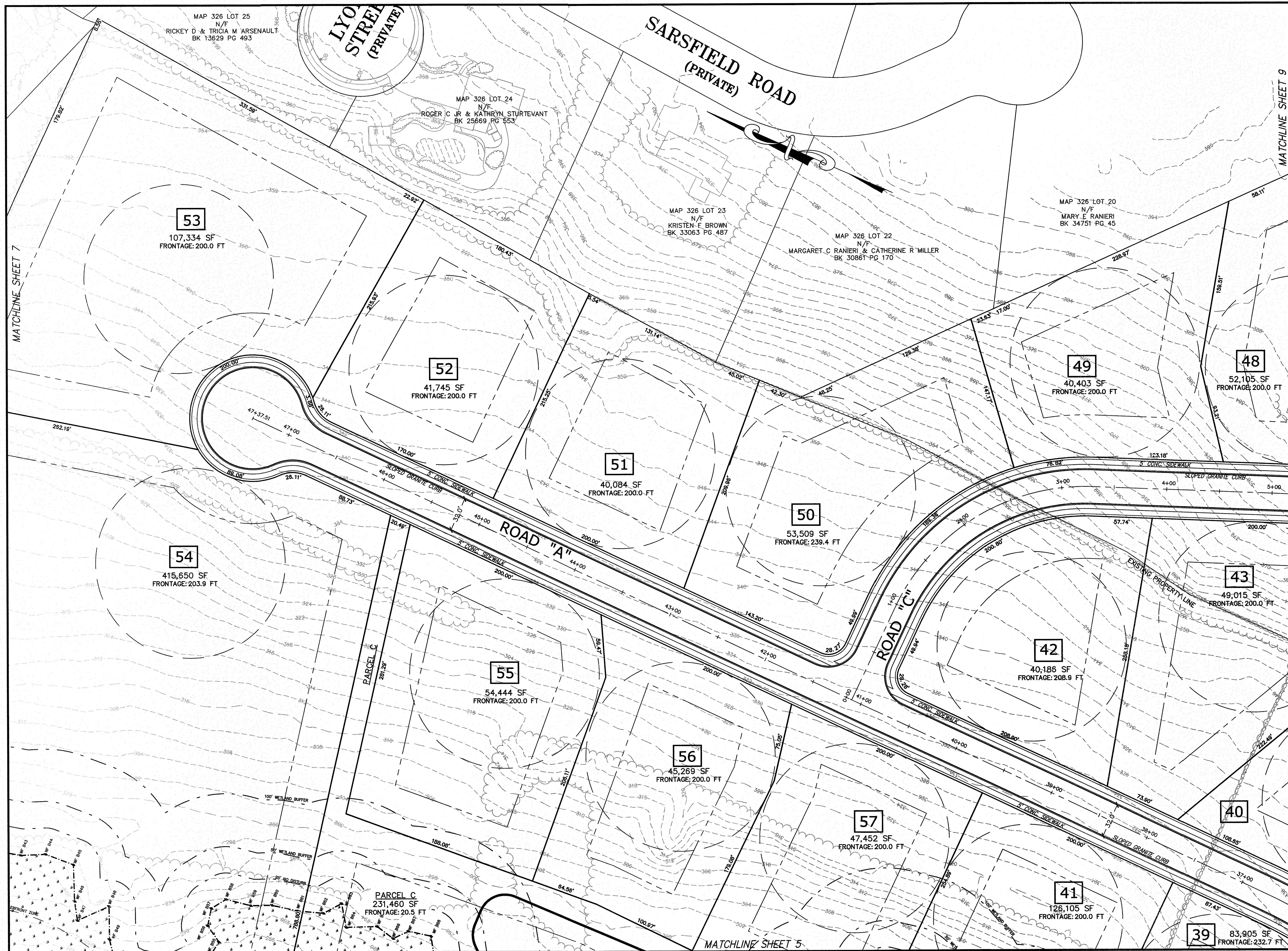
SHEET 7 OF 9

DRAWING NO.

C-2.7

PLAN NO. L-5406





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FRANKLIN, MA

LICANT; **MADDI NORTH ST. DEVELOPMENT, LLC**
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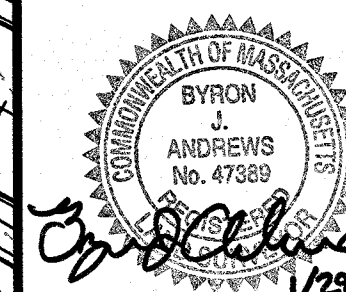
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GRAPHIC SCALE

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PRELIMINARY SUBDIVISION PLAN

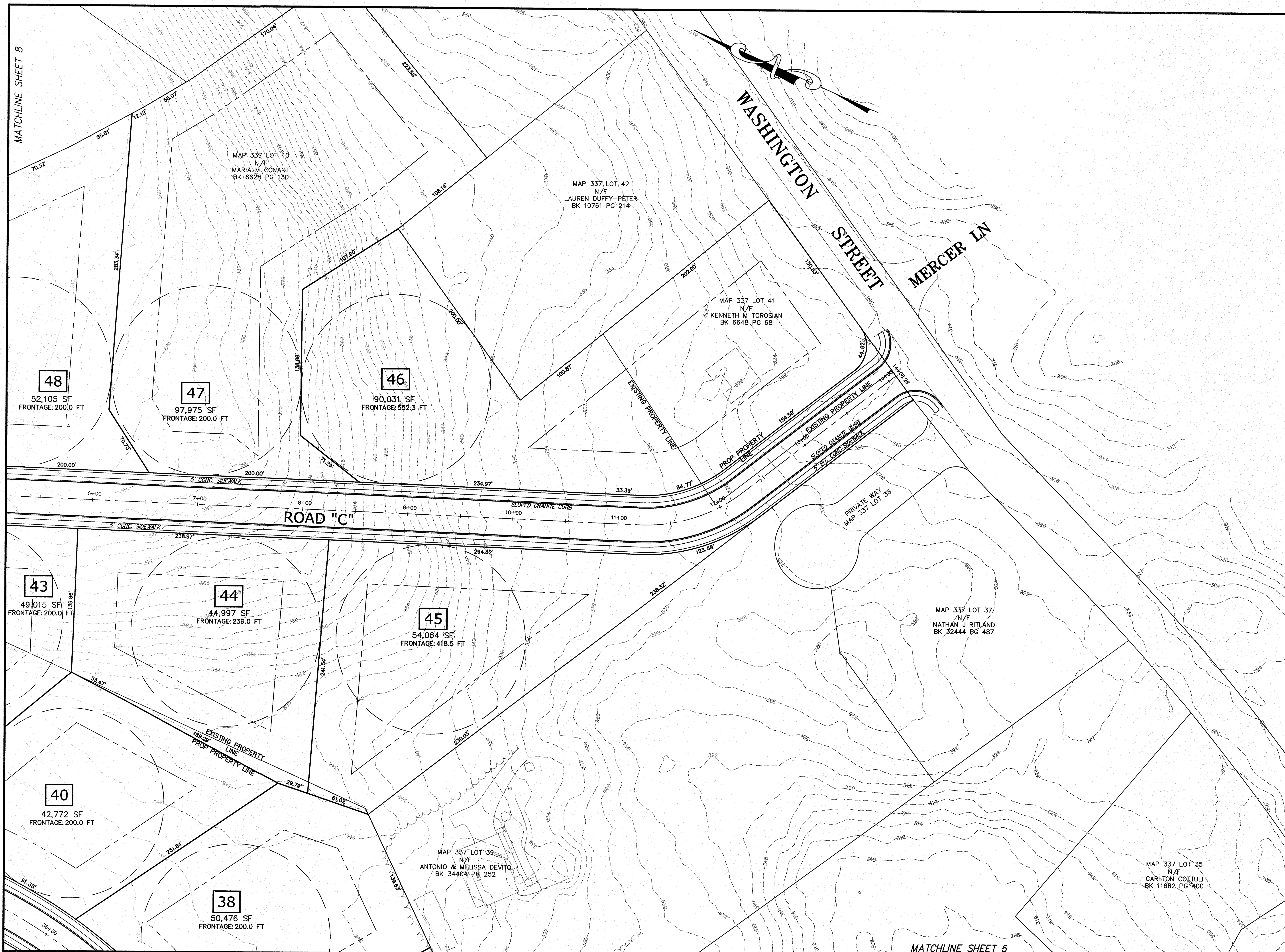
SHEET 8 OF 9



DRAWING NO.

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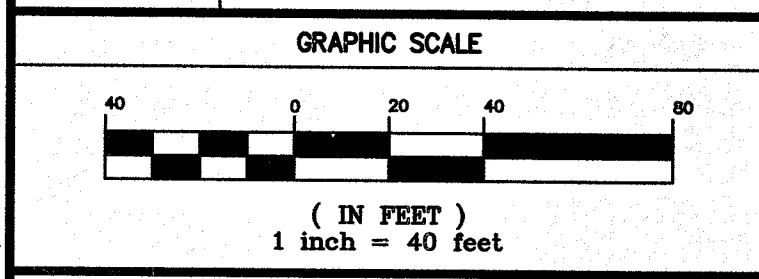
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SHEET TITLE

PRELIMINARY
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SHEET 9 OF 9

DRAWING NO.
C-2.9
PLAN NO. L-5406