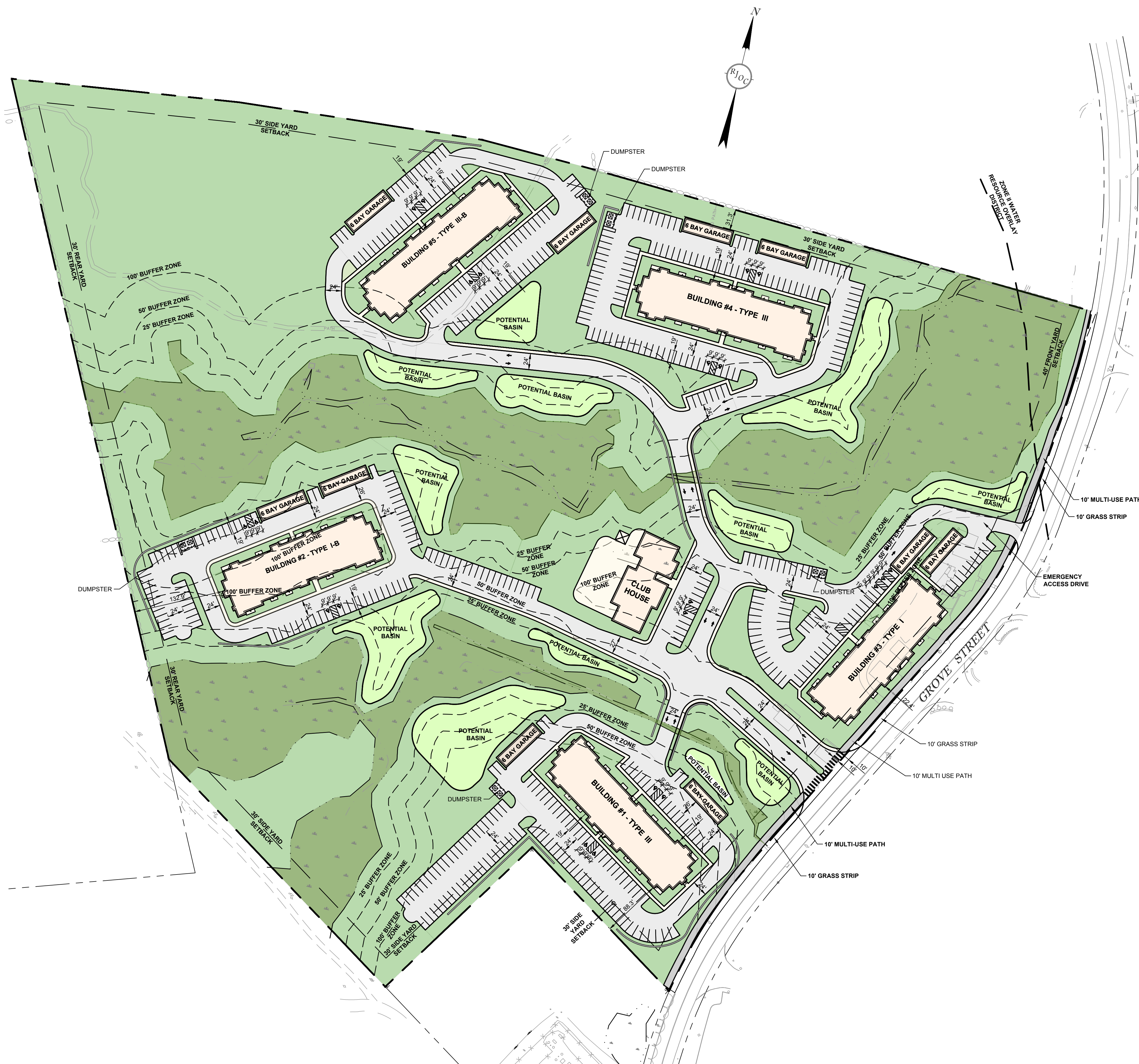


Drawing name: C:\MA\Fairfield\Fairfield Residential\121 Grove Street\Exhibit\22016_OS-1 Color Overall Site Plan.dwg
 Oct 12, 2022 - 14:43pm



FRANKLIN ZONING TABLE			
ZONE DISTRICT: INDUSTRIAL AND ZONE II WATER RESOURCE OVERLAY DISTRICT USE: MULTIFAMILY APARTMENTS ARE NOT ALLOWED IN INDUSTRIAL ZONE DISTRICT.			
DESCRIPTION	REQUIRED/ALLOWED	PROPOSED *	COMPLIANCE
LOT AREA (185: ATTACHMENT 9)	40,000 S.F.	1,368,634 S.F. (31.42 Ac)	COMPLIES
FRONTAGE (185: ATTACHMENT 9)	175 FT.	1,203 FT.	COMPLIES
LOT DEPTH (185: ATTACHMENT 9)	200 FT.	954 FT.	COMPLIES
LOT WIDTH (185: ATTACHMENT 9)	157.5 FT.	990 FT.	COMPLIES
FRONT YARD (185: ATTACHMENT 9)	40 FT.	22 FT. (BUILDING #3)	WAIVER REQUEST
SIDE YARD (185: ATTACHMENT 9)	30 FT.	31 FT. (GARAGE)	COMPLIES
REAR YARD (185: ATTACHMENT 9)	30 FT.	132 FT. (BUILDING #2)	COMPLIES
HEIGHT (185: ATTACHMENT 9)	3 STORIES	5 STORIES	WAIVER REQUEST
MAX IMPERVIOUS COVERAGE OF EXISTING UPLAND (185: ATTACHMENT 9)	70% STRUCTURES 80% STRUCTURES AND PAVING	20% STRUCTURES 50% STRUCTURES AND PAVING (BASES UPON UPLAND, AS REQUIRED)	COMPLIES

* SEE WAIVER LIST THIS SHEET

PARKING REQUIREMENTS	
USE:	330 DWELLING UNITS
REQUIRED PARKING:	2.0 SPACES PER DWELLING UNIT (185-21B(1)(a)) = 660 SPACES REQUIRED
PARKING PROVIDED:	578 SPACES (INCLUDES 12 ADA SPACES)
AMERICANS WITH DISABILITIES ACT (ADA) REQUIRED SPACES:	12 SPACES (2% OF TOTAL PARKING PROVIDED)
ADA SPACES PROVIDED:	21 SPACES

NOTE:
 AS SHOWN ON THE PLAN, THE PROPERTY CAPTURES A SMALL PORTION OF THE WATER RESOURCES OVERLAY DISTRICT. NO WORK IS PROPOSED IN THIS AREA AS PART OF THE RESIDENTIAL COMMUNITY.

SCHEMATIC DESIGN



NO.	REVISION	DATE	NO.	REVISION	DATE

DESIGNED BY:	AAA
DRAWN BY:	AAA
REVIEWED BY:	AAA
SCALE:	1" = 80'

PREPARED FOR:
**FAIRFIELD RESIDENTIAL
 COMPANY LLC**
 5 BURLINGTON WOODS
 SUITE 203
 BURLINGTON, MA 01803

SEAL:

PREPARED BY:
RJO'CONNELL & ASSOCIATES, INC.
 CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS
 90 MONTVILE AVENUE, SUITE 201 STONHAM, MA 02180
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PROJECT NAME:
FAIRFIELD AT GROVE STREET
 FRANKLIN, MA

DRAWING NAME:
**OVERALL COLOR
 SITE PLAN**

DRAWING NUMBER:
OS-1

DATE:
 10/10/2022