

ZONING DATA

DISTRICT: COMMERCIAL II

USE: APARTMENTS

MINIMUM REQUIREMENTS

	REQUIRED	PROPOSED CLUBHOUSE
LOT AREA (SF)	40,000 SF	1,181,059 SF
CONTINUOUS FRONTAGE	175 FT	257.39 FT
MINIMUM LOT DEPTH	200 FT	1769.1 FT
LOT WIDTH	157.5 FT	1,030.1 FT
FRONT SETBACK	40 FT	223 FT
SIDE SETBACK	30 FT	31.1 FT
REAR SETBACK	30 FT	- FT
MAX. BUILDING HEIGHT	40 FT	- FT
MAX. SITE COVERAGE	80%	40.5%

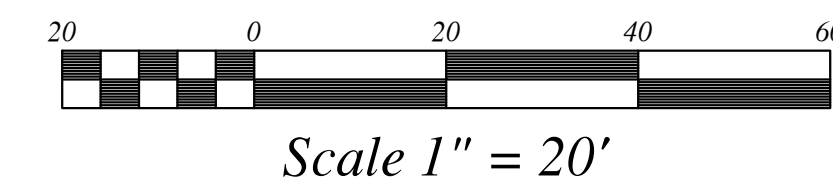
EXISTING COVERAGE

BUILDING COVERAGE - 149,787 (12.7%)
 IMPERVIOUS COVERAGE (BUILDING AND PAVEMENT) - 478,142 S.F. (40.5%)
 PARKING

REQUIRED: 1 SPACE PER 250 S.F. CH. 185-21(C) 1,430 S.F./250 = 6 SPACES
 PROVIDED: 6 SPACES

NOTES:

1. TOPOGRAPHY INFORMATION SHOWN ON THIS PLAN IS BASED UPON AN ON THE GROUND SURVEY PERFORMED BY GRADY CONSULTING, L.L.C. ON DECEMBER 27, 2021.
2. ALL ELEVATIONS ARE BASED ON A BENCHMARK ESTABLISHED USING G.P.S. REFERENCE BASE SMARTNET NORTH AMERICA.
3. NO WETLAND RESOURCE AREAS WERE OBSERVED DURING THIS SURVEY.
4. EXISTING UTILITIES, WHERE SHOWN, HAVE BEEN COMPILED BASED ON OBSERVED ABOVE GROUND EVIDENCE ONLY AND ARE TO BE CONSIDERED APPROXIMATE. GRADY CONSULTING, L.L.C. DOES NOT GUARANTEE THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN OR THAT ALL EXISTING UTILITIES AND/OR SUBSURFACE STRUCTURES ARE SHOWN.
5. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, AS DEPICTED ON COMMUNITY PANEL No. 250240 0309E, WHICH BEARS AN EFFECTIVE DATE OF JULY 17, 2012, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.
6. CALL DIG SAFE 1-888-344-7233 AT LEAST 4 DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION.



RECORD OWNER:
 ASSESSOR PARCEL # 280-079-000
 GLEN MEADOW OWNER LLC
 536 GRANITE ST, SUITE 301
 BRAINTREE, MA 02184
 BOOK 35149 PAGE 409

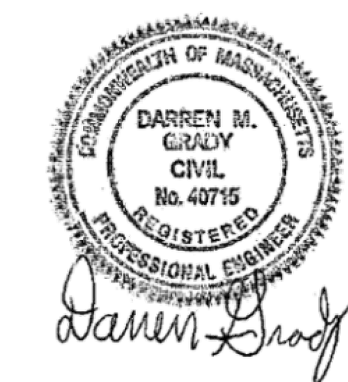
PLAN REFERENCES:
 1. LOT A PLAN # 965 OF 1969

AS-BUILT PLAN

ASSESSORS PARCEL # 280-079-000
 GLEN MEADOW ROAD
 FRANKLIN, MASSACHUSETTS

PREPARED FOR:
 THE SCHOCHET COMPANIES
 536 GRANITE STREET, SUITE 301
 BRAINTREE, MA 02184

FEBRUARY 22, 2022
 SCALE: AS NOTED
 JOB No. 19-018



GRADY CONSULTING, L.L.C.
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