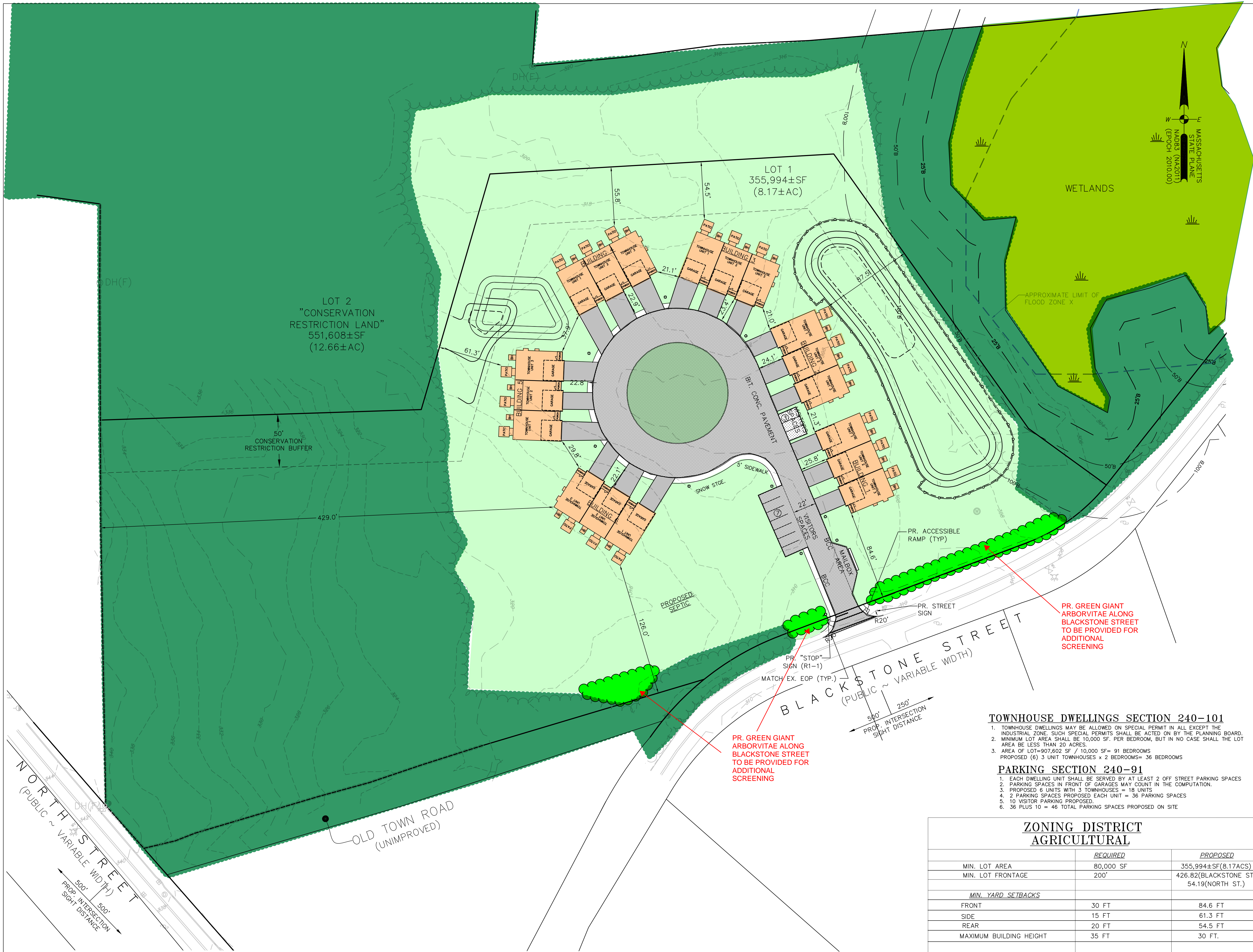


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TOWNHOUSE DWELLINGS SECTION 240-101

1. TOWNHOUSE DWELLINGS MAY BE ALLOWED ON SPECIAL PERMITS IN ALL EXCEPT THE INDUSTRIAL ZONE. SUCH SPECIAL PERMITS SHALL BE ACTED ON BY THE PLANNING BOARD.
2. MINIMUM LOT AREA SHALL BE 10,000 SF PER BEDROOM, BUT IN NO CASE SHALL THE LOT AREA BE LESS THAN 20 ACRES.
3. AREA OF LOT=907,602 SF / 10,000 SF= 91 BEDROOMS
PROPOSED (6) 3 UNIT TOWNHOUSES x 2 BEDROOMS= 36 BEDROOMS

PARKING SECTION 240-91

1. EACH DWELLING UNIT SHALL BE SERVED BY AT LEAST 2 OFF STREET PARKING SPACES
2. PARKING SPACES IN FRONT OF GARAGES MAY COUNT IN THE COMPUTATION.
3. PROPOSED 6 UNITS WITH 3 TOWNHOUSES = 18 UNITS
4. 2 PARKING SPACES PROPOSED EACH UNIT = 36 PARKING SPACES
5. 10 VISITOR PARKING PROPOSED.
6. 36 PLUS 10 = 46 TOTAL PARKING SPACES PROPOSED ON SITE

**ZONING DISTRICT
AGRICULTURAL**

	REQUIRED	PROPOSED
MIN. LOT AREA	80,000 SF	355,994±SF(8.17ACS)
MIN. LOT FRONTAGE	200'	426.82(BLACKSTONE ST.) 54.19(NORTH ST.)
MIN. YARD SETBACKS		
FRONT	30 FT	84.6 FT
SIDE	15 FT	61.3 FT
REAR	20 FT	54.5 FT
MAXIMUM BUILDING HEIGHT	35 FT	30 FT.

LEGAL NOTES

UTILITIES ARE PLOTTED AS A COMPILATION OF RECORD DOCUMENTS, MARKINGS AND OTHER OBSERVED EVIDENCE TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES AND SHOULD BE CONSIDERED APPROXIMATE. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. ADDITIONAL UTILITIES, NOT EVIDENCED BY RECORD DOCUMENTS OR OBSERVED PHYSICAL EVIDENCE, MAY EXIST. CONTRACTORS (IN ACCORDANCE WITH MASS.G.L. CHAPTER 82 SECTION 40 AS AMENDED) MUST CONTACT ALL UTILITY COMPANIES BEFORE EXCAVATING AND DRILLING AND CALL DIGSAFE AT 1(888)DIG-SAFE(72333).

CONSTRUCTION ON THIS LAND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS, OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.

OWNER

RAVEN HOMES, INC.
22 BUCKHILL ROAD
NORTHBOROUGH, MA 01532

DEED BOOK 38607 PAGE 308
PLAN BOOK 697, PLAN 40
MAP 59 LOT 60A

APPLICANT

RAVEN HOMES, INC.
22 BUCKHILL ROAD
NORTHBOROUGH, MA 01532

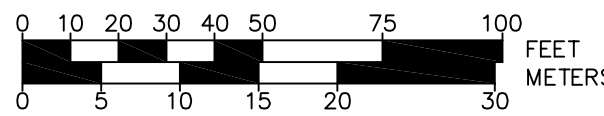
**DEVELOPMENT PLAN
AND SPECIAL PERMIT
NORTH STREET &
BLACKSTONE STREET
BELLINGHAM
MASSACHUSETTS**

**6 UNIT
SITE CONCEPT PLAN**

AUGUST 4, 2023

DATE	REVISION DESCRIPTION
8/23/23	REVISED TOWN HOUSE LOCATIONS

GRAPHIC SCALE: 1"=40'



55 WEST CENTRAL ST. PH. (508) 528-3221
FRANKLIN, MA 02038 FX. (508) 528-7921
www.gandhengineering.com

SHEET
1 OF 1

JOB NO.
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