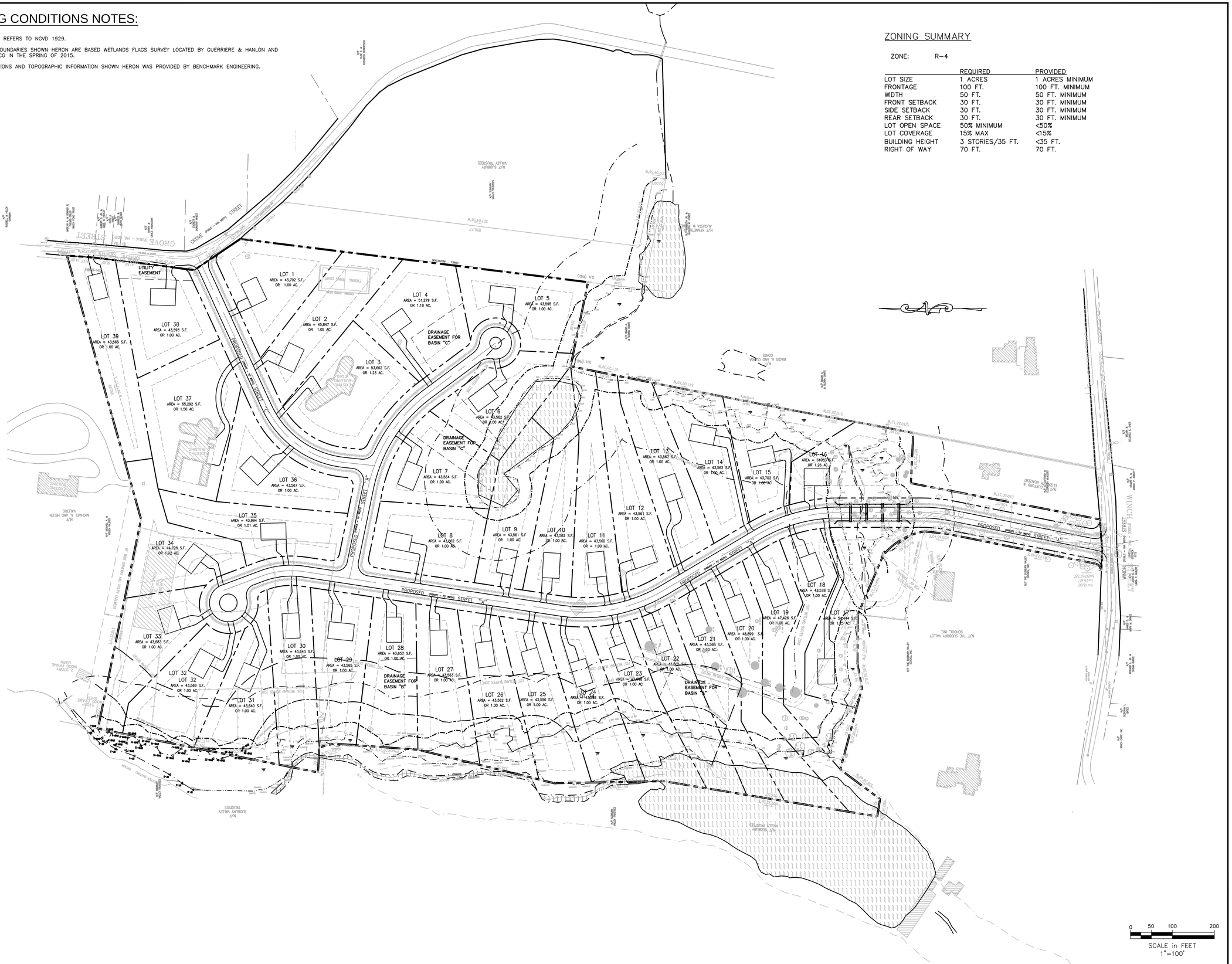
EXISTING CONDITIONS NOTES:

1. VERTICAL DATUM REFERS TO NGVD 1929.
2. THE WETLAND BOUNDARIES SHOWN HERON ARE BASED WETLANDS FLAGS SURVEY LOCATED BY GUERRIERE & HANLON AND PROVIDED TO OCG IN THE SPRING OF 2015.
3. EXISTING CONDITIONS AND TOPOGRAPHIC INFORMATION SHOWN HERON WAS PROVIDED BY BENCHMARK ENGINEERING.

ZONING SUMMARY

ZONE: R-4

	REQUIRED	PROVIDED
LOT SIZE	1 ACRES	1 ACRES MINIMUM
FRONTAGE	100 FT.	100 FT. MINIMUM
WIDTH	50 FT.	50 FT. MINIMUM
FRONT SETBACK	30 FT.	30 FT. MINIMUM
SIDE SETBACK	30 FT.	30 FT. MINIMUM
REAR SETBACK	30 FT.	30 FT. MINIMUM
LOT OPEN SPACE	50% MINIMUM	<50%
LOT COVERAGE	15% MAX	<15%
BUILDING HEIGHT	3 STORIES/35 FT.	<35 FT.
RIGHT OF WAY	70 FT.	70 FT.



Site:

OPEN SPACE PRESERVATION DEVELOPMENT

GROVE AND WINCH STREET
FRAMINGHAM, MASSACHUSETTS

Prepared for:

BENCHMARK ENGINEERING CORP.
120 QUARRY DRIVE
MILFORD, MASSACHUSETTS 01757

LEGEND

- PROPERTY LINE
- BORDERING VEGETATED WETLAND
- RIVER FRONT TOP OF BANK
- 125' BUFFER
- 200' RIVER FRONT AREA
- EDGE OF PAVEMENT
- STONE WALL
- SIGN
- PROPOSED EDGE OF PAVEMENT
- PROPOSED GUARD RAIL
- PROPOSED RETAINING WALL
- PROPOSED SIDEWALK
- BUILDING SETBACK

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OVERALL SITE YIELD PLAN

No.	Revision/Issue	Date

Design by: SPM	Checked by: PFA
Drawn by: SPM	Approved by: PFA
Project: 13005	Date: June, 5, 2015

Sheet: Y-002