

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.

TOTAL WETLANDS ON SITE = ±220,996 SF (±10.8% OF PROPERTY)

PER ZONING SECTION IV.3.d A LOT OF SINGLE OR 2 FAMILY RESIDENTIAL USE SHALL BE EXEMPT FROM THE MINIMUM UPLANDS AREA REQUIREMENT PROVIDED SUCH LOT CONFORMS TO ALL ZONING REQUIREMENTS.



Site:
PARADISE VALLEY CLUB
 1060 GROVE 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
---	30' NO DISTURB ZONE
---	125' BUFFER
---	200' RIVER FRONT AREA
---	EDGE OF PAVEMENT
---	STONE WALL
---	SIGN



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OVERALL SITE YIELD PLAN

No.	Revision/Issue	Date

Design by:	Checked by:
SPM	PFA
Drawn by:	Approved by:
SPM	PFA
Project:	Date:
13005	February 29, 2016

Sheet:
Y-002

APPROVED BY THE
 FRAMINGHAM PLANNING BOARD

