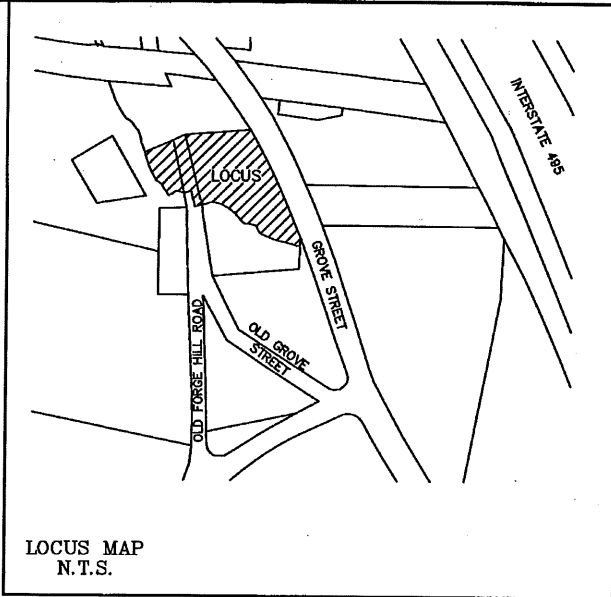
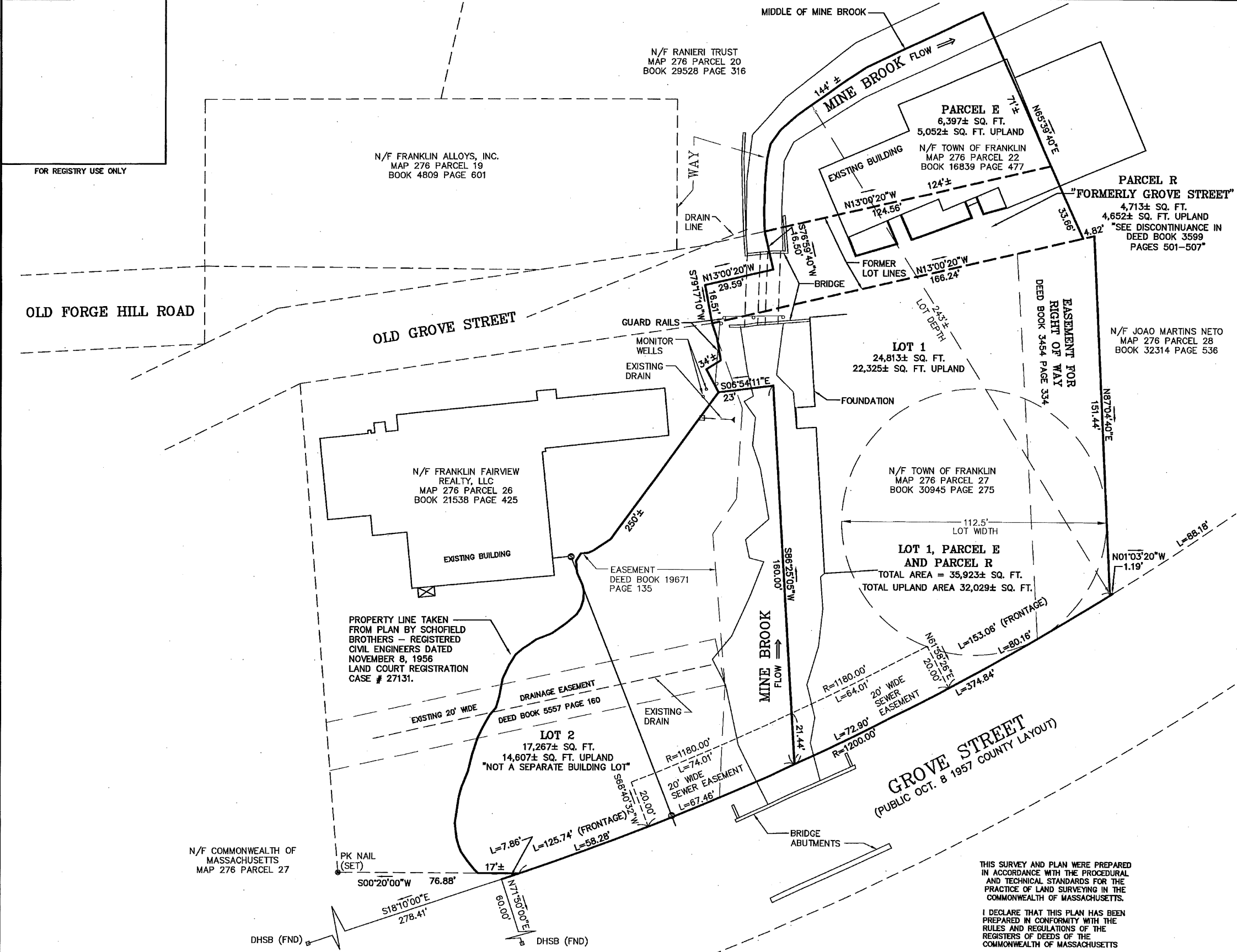




ZONING:
THE PROPERTY IS LOCATED WITHIN A BUSINESS ZONE.

REQUIREMENTS:

AREA:	20,000 S.F.
FRONTAGE:	125'
DEPTH:	160'
LOT WIDTH:	112.5'
HEIGHT:	3 STORIES - 40'
COVERAGE -	
STRUCTURES:	50%
STRUC. & PAVING:	60%
SETBACKS-	
FRONT:	40'
SIDE:	20'
REAR:	30'

THE PROPERTY IS NOT LOCATED WITHIN A WATER RESOURCE DISTRICT.
A PORTION OF THE SITE LIES WITHIN THE 100 YEAR
FLOOD ZONE AE (ELEVATION 228) AND THE REMAINDER
IS LOCATED WITHIN ZONE C AS SHOWN ON MAP
25021C0308E DATED JULY 17, 2012.

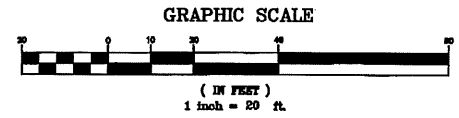
- REFERENCES:
- PLAN 1173 OF 1966
 - PLAN 158 OF 1968
 - PLAN 1133 OF 1957
 - PLAN 254 OF 1956
 - PLAN 1175 OF 1978
 - PLAN 40 OF 2012

PLAN OF LAND
GROVE STREET & OLD GROVE STREET
FRANKLIN, MASSACHUSETTS
FOR
TOWN OF FRANKLIN
355 EAST CENTRAL STREET
FRANKLIN, MASSACHUSETTS
DECEMBER 7, 2015
SCALE: 1" = 20'

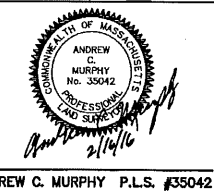
THIS SURVEY AND PLAN WERE PREPARED
IN ACCORDANCE WITH THE PROCEDURAL
AND TECHNICAL STANDARDS FOR THE
PRACTICE OF LAND SURVEYING IN THE
COMMONWEALTH OF MASSACHUSETTS.
I DECLARE THAT THIS PLAN HAS BEEN
PREPARED IN CONFORMITY WITH THE
RULES AND REGULATIONS OF THE
REGISTERS OF DEEDS OF THE
COMMONWEALTH OF MASSACHUSETTS

APPROVAL UNDER SUBDIVISION CONTROL LAW
NOT REQUIRED
FRANKLIN PLANNING BOARD

DATE _____



NO.	DATE	DESCRIPTION	BY
1	2/10/16	ADDED SEWER EASEMENT	RRG



DATE	FIELD BY:	INT.
3/13	FIELD BOOK	RRG
8/15	CALCS BY:	RRG
8/15	DESIGNED BY:	RRG
8/15	DRAWN BY:	COMP
8/15	CHECKED BY:	AM

UNITED CONSULTANTS INC.
650 FRANKLIN STREET SUITE 11D
WRENTHAM, MASSACHUSETTS 02093
508-384-8560 FAX 508-384-8568

DATE	DEC. 7, 2015
SCALE	1" = 20'
PROJECT	UC396
SHEET	1 of 1