

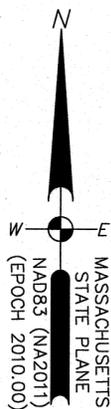
**NOTES:**

1. THIS LOT IS NOT LOCATED IN A WATER RESOURCE DISTRICT PER WATER RESOURCE DISTRICT MAP DATED 4/11/2019
2. THIS LOT IS NOT LOCATED IN A FEMA FLOOD ZONE PER FEMA FLOOD ZONE MAP 25021C0144E DATED 7/17/2012

SOLID CONTOURS DERIVED FROM MASSGIS DATA (TYP.)

A.M. 214 LOT 111  
57,015±SF  
(1.309±AC)

**VICINITY MAP**  
1"=500'



N/F DITMORE & KNOSPINS

PR. EROSION CONTROL AND LIMIT OF WORK (TYP.)

PR. ELECTRIC AND TELECOM CONNECTIONS

LANDSCAPE EASEMENT FOR BENEFIT OF #31 ELM STREET (AREA=1,012±SF) TO BE GRANTED AND RECORDED AT THE NORFOLK COUNTY REGISTRY OF DEEDS PRIOR TO THE ISSUANCE OF A BUILDING PERMIT

6" FOUNDATION DRAIN TO DAYLIGHT INV.=189.5

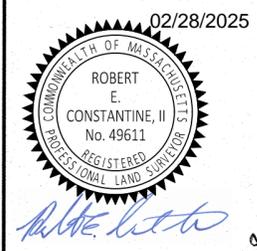
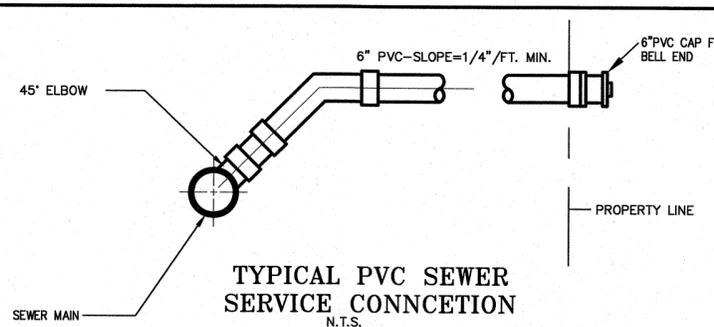
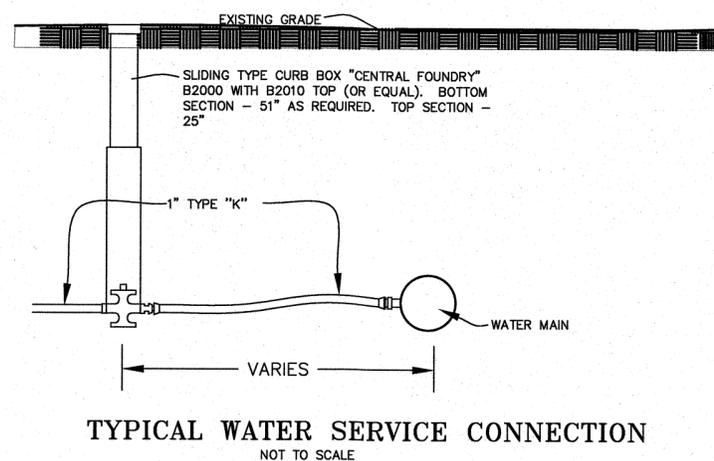
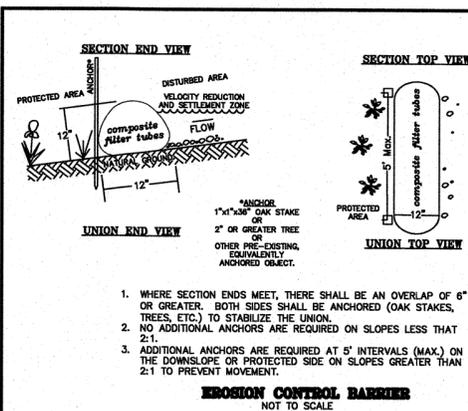
PR. EROSION CONTROL AND LIMIT OF WORK (TYP.)

PR. GAS SERVICE

PR. 1" DOMESTIC WATER SERVICE

6" PR. SEWER SERVICE INV.=178.56  
8" EX. SEWER INV.=177.90  
VERIFY EXISTING SEWER INVERT AND NOTIFY DESIGN ENGINEER OF ANY DISCREPANCIES

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.



F4686

**VARIANCE REQUESTS:**

1. FRANKLIN ZONING BYLAW SECTION IV-B (AS IN EFFECT ON 9/01/1960): TO ALLOW A STRUCTURE WITHIN THE REQUIRED SIDE YARD SETBACK.  
THE APPLICANT REQUESTS A RELIEF OF 14' FROM THE 40 FOOT SETBACK REQUIREMENT TO 26.0'
2. FRANKLIN ZONING BYLAW SECTION IV-B (AS IN EFFECT ON 9/01/1960): TO ALLOW CONSTRUCTION OF A SINGLE FAMILY HOME ON AN EXISTING LOT WITHOUT THE REQUIRED FRONTAGE.  
THE APPLICANT REQUESTS A RELIEF OF 76.1' FROM THE REQUIRED 200 FOOT FRONTAGE TO 126.91'

**OWNER/APPLICANT**

GEORGE D. IVERSON TRUST  
24 GILDER ROAD  
BOURNE, MA 02532

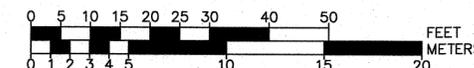
DEED BOOK 7913 PAGE 522  
PLAN No. 401 OF 1960 PLAN Bk. 3807 PAGE 100  
A.M. 214 LOT 111

**BUILDING PERMIT  
PLOT PLAN  
33 ELM STREET  
FRANKLIN, MASSACHUSETTS**

**FEBRUARY 10, 2024**

DATE	REVISION DESCRIPTION
2/26/2025	REVISED ZONING INFORMATION

GRAPHIC SCALE: 1"=20'



55 WEST CENTRAL ST. PH. (508) 528-3221  
FRANKLIN, MA 02038 FX. (508) 528-7921  
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SHEET 1 OF 1

JOB NO. F4686