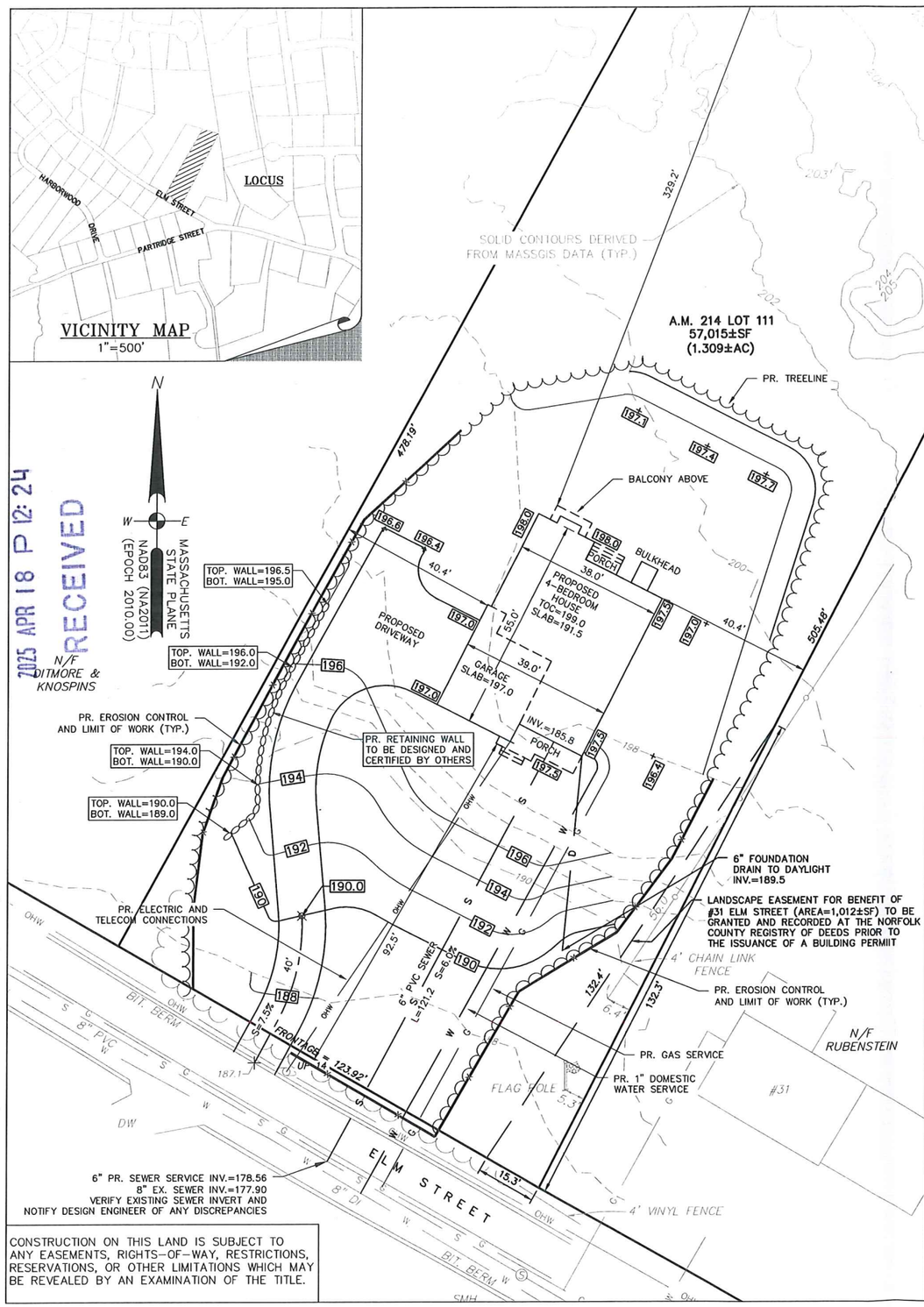
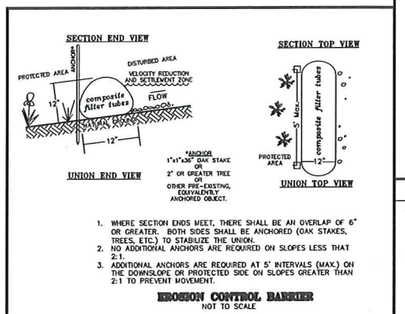


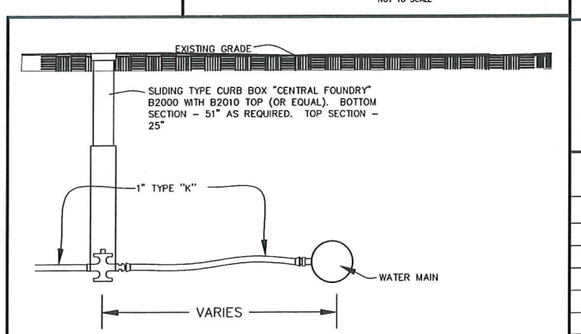
CONSTRUCTION ON THIS LAND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS, OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.

NOTES:

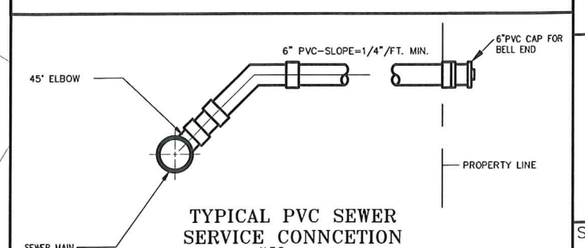
1. THIS LOT IS NOT LOCATED IN A WATER RESOURCE DISTRICT PER WATER RESOURCE DISTRICT MAP DATED 4/11/2019
2. THIS LOT IS NOT LOCATED IN A FEMA FLOOD ZONE PER FEMA FLOOD ZONE MAP 25021C0144E DATED 7/17/2012
3. THIS LOT IS ZONED RURAL RESIDENTIAL I
4. TOTAL IMPERVIOUS LOT COVERAGE:

PROPOSED IMPERVIOUS AREA = 4,329 SF
IMPERVIOUS LOT COVERAGE = 7.6%





TYPICAL WATER SERVICE CONNECTION
NOT TO SCALE



TYPICAL PVC SEWER SERVICE CONNCETION
N.T.S.

04/10/2025
COMMONWEALTH OF MASSACHUSETTS
ROBERT E. CONSTANTINE, II
No. 49611
REGISTERED PROFESSIONAL LAND SURVEYOR

4/10/25
COMMONWEALTH OF MASSACHUSETTS
DALE MACKINNON
CIVIL
No. 34575
REGISTERED PROFESSIONAL ENGINEER

F4686

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TOWN OF FRANKLIN
APR 18 2025
ZONING BOARD OF APPEALS

TOWN OF FRANKLIN
TOWN CLERK
2025 APR 18 P 12:24
RECEIVED

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
4/10/2025	REVISE LAYOUT AND HOUSE SIZE

GRAPHIC SCALE: 1"=20'
0 5 10 15 20 25 30 40 50 FEET
0 1 2 3 4 5 10 15 20 METERS

Guerriere & Halnon, Inc.
ENGINEERING & LAND SURVEYING
55 WEST CENTRAL ST. PH. (508) 528-3221
FRANKLIN, MA 02038 FX. (508) 528-7921
www.gandhengineering.com

SHEET 1 OF 1
JOB NO. F4686

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