

LOCUS MAP

PRIVATE DEFINITIVE PLAN OF LAND IN FRANKLIN, MASSACHUSETTS GRILLO ESTATES

I HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE FRANKLIN-PLANNING-BOARD WAS RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE 20 DAYS NEXT AFTER SUCH RECEIPT OF RECORDING OF SAID NOTICE

TOWN CLERK - FRANKLIN - DATE

FOR REGISTRY OF DEEDS USE ONLY

TOWN OF FRANKLIN
 TOWN CLERK
 2026 JAN 16 A 10:44
 RECEIVED

NOTES:

THIS PLAN REFERS TO PLAN 508 OF 1960 PL BK 3811 P 96
 PREPARED BY WALTER SAMPSON, CIVIL ENGINEER, DATED:
 OCTOBER 1, 1956

THIS PLAN REFERS TO PLAN 248 OF 1996 PL BK 438 P 245
 PREPARED BY WILSON ASSOCIATES ENGINEERING & SURVEY, INC, DATED:
 MARCH 22, 1996

THIS PLAN REFERS TO ASSESSORS MAP 232 PARCELS 45, 47 AND 48

PROPERTY LOCATED IN ZONE: RURAL RESIDENTIAL II
 REQUIREMENTS:

AREA 30,000 SQ. FT.
 FRONTAGE 150'
 DEPTH 200'
 LOT WIDTH 185' MIN

SETBACKS:

FRONT 40'
 SIDE 35'
 REAR 35'

WAIVER REQUESTED:

1. SECTION 300-10 STREETS (C) (1)
TO REDUCE PAVEMENT WIDTH TO 20' WHERE 26' IS REQUIRED
2. SECTION 300-10 STREETS (H) CURBING (1)
TO ALLOW NO CURBING WHERE GRANITE CURBING IS REQUIRED
3. SECTION 300-10 STREETS (E) CUL-DE-SAC
TO ALLOW A T TURN AROUND RATHER THAN A PAVED 45' RADIUS IS REQUIRED
4. SECTION 300-11 STORM WATER MANAGEMENT
TO ALLOW A COUNTRY GRASS SWALE AND DETENTION BASIN
5. SECTION 300-12 UTILITIES (C) 2 STREET LIGHTING (2)
TO ALLOW NO STREET LIGHTING
6. SECTION 300-12 UTILITIES (C) MUNICIPAL WATER (1) & 300-8 A
TO ALLOW A PRIVATE WELL FOR WATER SUPPLY TO FUTURE HOME
7. SECTION 300-13 OTHER IMPROVEMENTS (A) 2 SIDEWALKS (1)
TO ALLOW NO SIDEWALKS WHERE TWO SIDEWALKS ARE REQUIRED
8. SECTION 300-13 OTHER IMPROVEMENTS (A) 2 SIDEWALKS (1)
TO ALLOW NO SIDEWALKS WHERE TWO SIDEWALKS ARE REQUIRED
9. SECTION 300-13 OTHER IMPROVEMENTS (D) 2 CONCRETE BOUNDS
TO ALLOW IRON PINS TO BE SET WHERE CONCRETE BOUNDS ARE REQUIRED

SHEET INDEX

- SHEET 1 LOTTING PLAN
- SHEET 2 GRADING / SITE PLAN
- SHEET 3 EXISTING CONDITION PRE CONSTRUCTION
- SHEET 4 POST CONSTRUCTION
- SHEET 5 PLAN AND PROFILE SHEET

PRIVATE DEFINITIVE PLAN OF LAND
 LOCATED IN
 FRANKLIN, MASSACHUSETTS
 GRILLO ESTATES
 PREPARED FOR : DAN GRILLO JR

70 DANIELS STREET
 FRANKLIN, MASSACHUSETTS 02038

DATE: JANUARY 15, 2026

APPROVAL UNDER THE SUBDIVISION CONTROL LAW
 REQUIRED
 FRANKLIN PLANNING BOARD

DATE

REVISIONS

NO.	DATE	DESIGN	CHECKED	DESCRIPTION
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MICHAEL DEAN P.E. # 46255

I CERTIFY THAT THE PREPARATION OF THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS



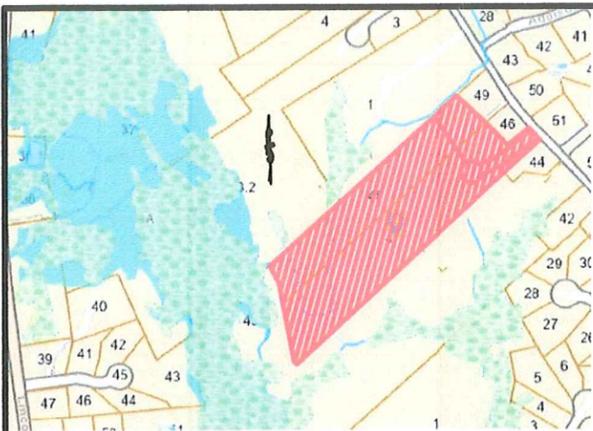
BRUCE E. WILSON, JR. P.L.S. #39670

DATE	INT.	DATE	INT.
FIELD BY:		DESIGNED BY:	
FIELD BOOK		DRAWN BY:	
CALCS BY:		CHECKED BY:	

GW SITE SOLUTIONS

248 ELM STREET
 BLACKSTONE, MA 02038
 (508) 553-9233
 EMAIL: BWILSONJR@GWSITESOLUTIONS.COM

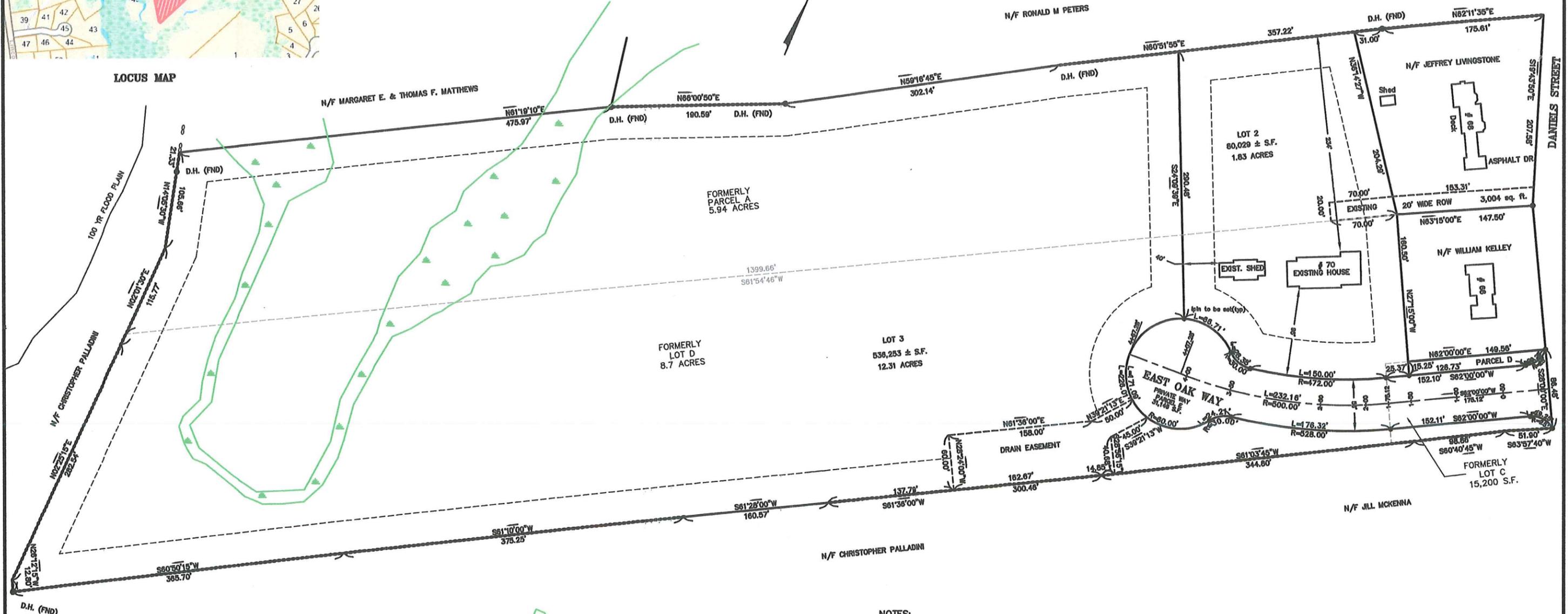
DATE 1/15/26	JOB NO. 2025-36	SHEET NO. COVER
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TOWN CLERK - FRANKLIN - DATE

FOR REGISTRY OF DEEDS USE ONLY



PROPERTY LOCATED IN ZONE: RURAL RESIDENTIAL II REQUIREMENTS:

AREA 30,000 SQ. FT.
FRONTAGE 150'
DEPTH 200'

SETBACKS:
FRONT 40'
SIDE 35'
REAR 35'

NOTES:

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THIS PLAN REFERS TO ASSESSORS MAP 232 PARCELS 45, 47 AND 48

PRIVATE DEFINITIVE PLAN OF LAND LOCATED IN FRANKLIN, MASSACHUSETTS GRILLO ESTATES PREPARED FOR : DAN GRILLO JR

70 DANIELS STREET FRANKLIN, MASSACHUSETTS 02038

SCALE: 1"= 60' DATE: JANUARY 15, 2026

APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED FRANKLIN PLANNING BOARD

DATE

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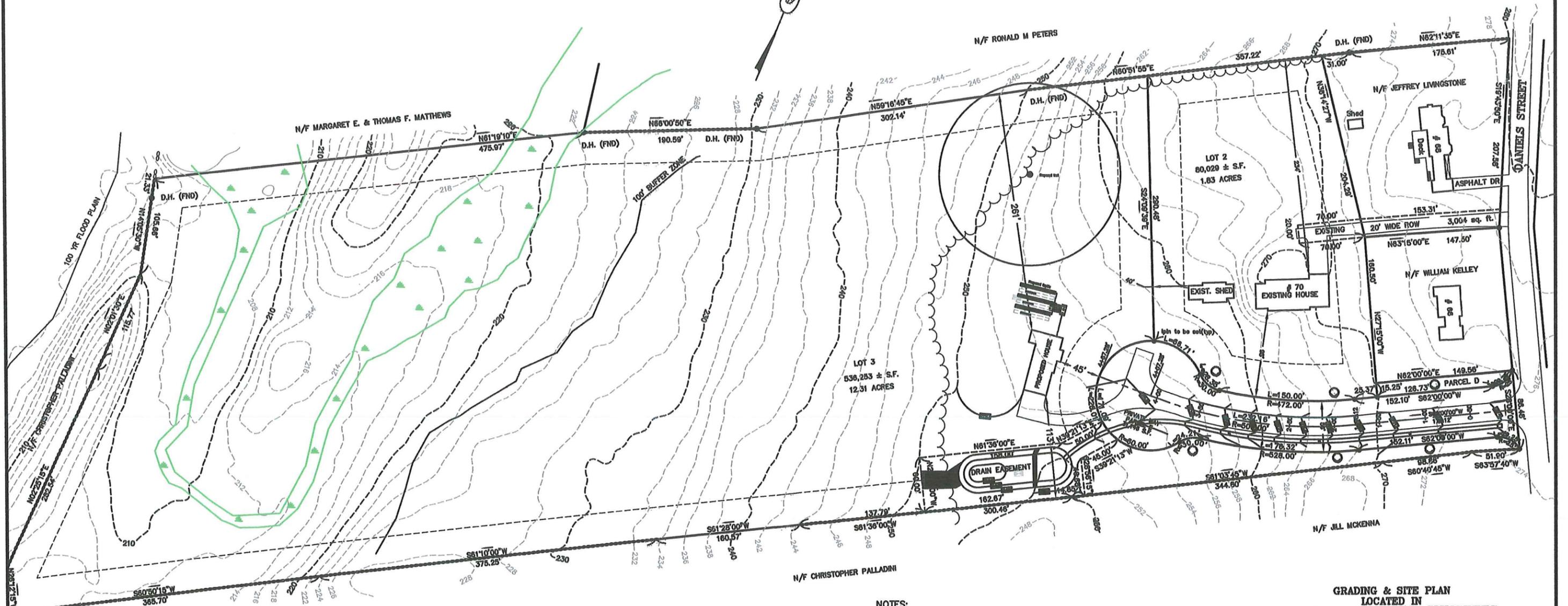
GW SITE SOLUTIONS
248 ELM STREET
BLACKSTONE, MA 02038
(508) 553-9233
EMAIL: BWILSONJR@GWSITESOLUTIONS.COM

DATE: 1/15/26 JOB NO.: 2025-36 SHEET NO.: 1

I HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE FRANKLIN-PLANNING-BOARD WAS RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE 20 DAYS NEXT AFTER SUCH RECEIPT OF RECORDING OF SAID NOTICE

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PROPERTY LOCATED IN ZONE: RURAL RESIDENTIAL II REQUIREMENTS:

AREA 30,000 SQ. FT.
FRONTAGE 150'
DEPTH 200'

SETBACKS:

FRONT 40'
SIDE 35'
REAR 35'

NOTES:

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GRADING & SITE PLAN
LOCATED IN
FRANKLIN, MASSACHUSETTS
GRILLO ESTATES
PREPARED FOR: DAN GRILLO JR

70 DANIELS STREET
FRANKLIN, MASSACHUSETTS 02038

SCALE: 1" = 50' DATE: JANUARY 15, 2016

APPROVAL UNDER THE SUBDIVISION CONTROL LAW
REQUIRED
FRANKLIN PLANNING BOARD
DATE

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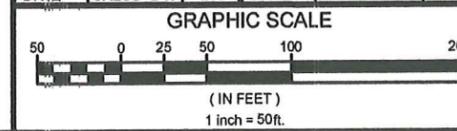
MICHAEL DEAN P.E. # 46255

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BRUCE E. WILSON, JR. P.L.S. #36870

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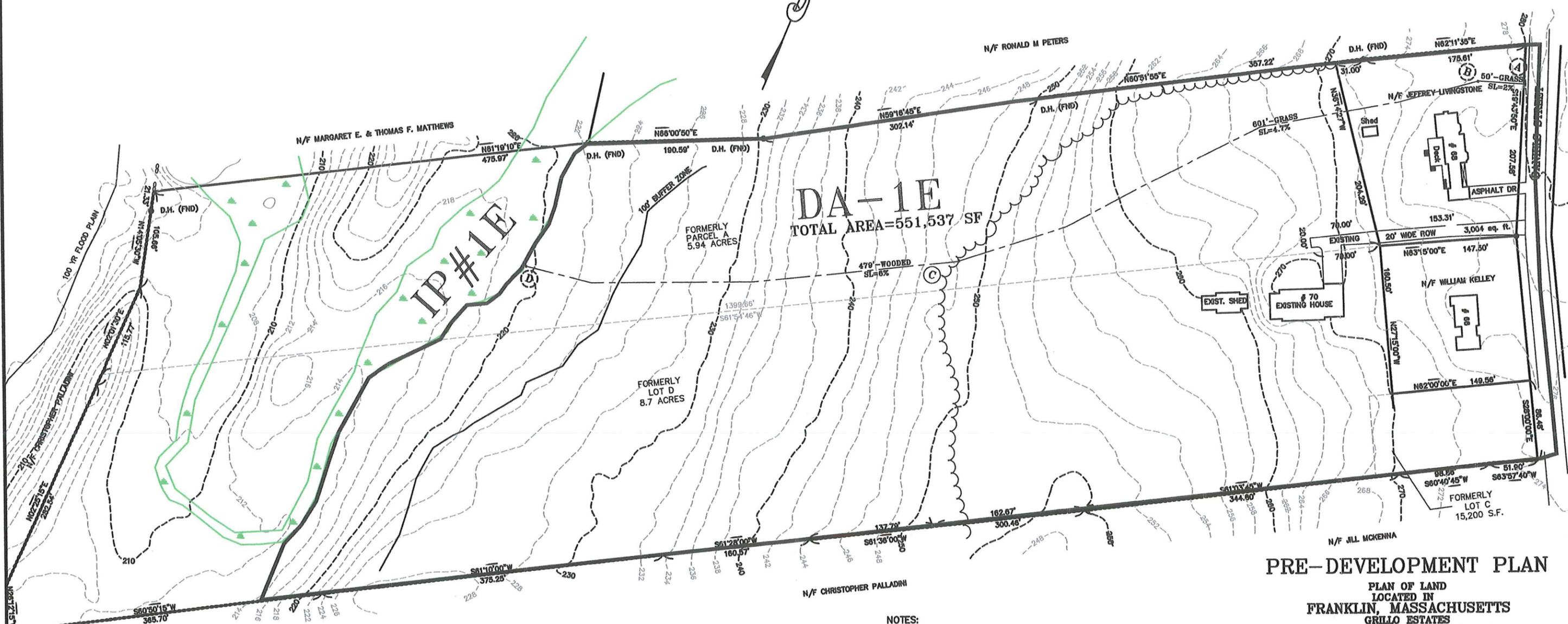
GW SITE SOLUTIONS
248 ELM STREET
BLACKSTONE, MA 02038
(508) 553-9233
EMAIL: BWILSONJR@GWSITESOLUTIONS.COM

DATE: 1/15/26 JOB NO.: 2025-36 SHEET NO.: 2

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TOWN CLERK - FRANKLIN - DATE

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DA-1E
TOTAL AREA=551,537 SF

PROPERTY LOCATED IN ZONE: RURAL RESIDENTIAL II
REQUIREMENTS:
AREA 30,000 SQ. FT.
FRONTAGE 150'
DEPTH 200'

SETBACKS:
FRONT 40'
SIDE 35'
REAR 35'

NOTES:
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PRE-DEVELOPMENT PLAN
PLAN OF LAND
LOCATED IN
FRANKLIN, MASSACHUSETTS
GRILLO ESTATES
PREPARED FOR : DAN GRILLO JR

70 DANIELS STREET
FRANKLIN, MASSACHUSETTS 02038

SCALE: 1"= 50' DATE: JANUARY 15, 2026

APPROVAL UNDER THE SUBDIVISION CONTROL LAW
REQUIRED
FRANKLIN PLANNING BOARD

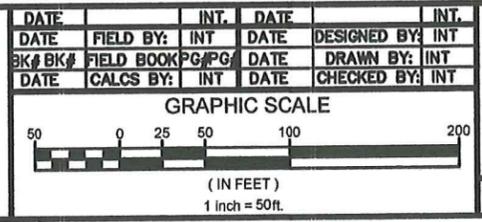
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MICHAEL DEAN P.E. # 48255

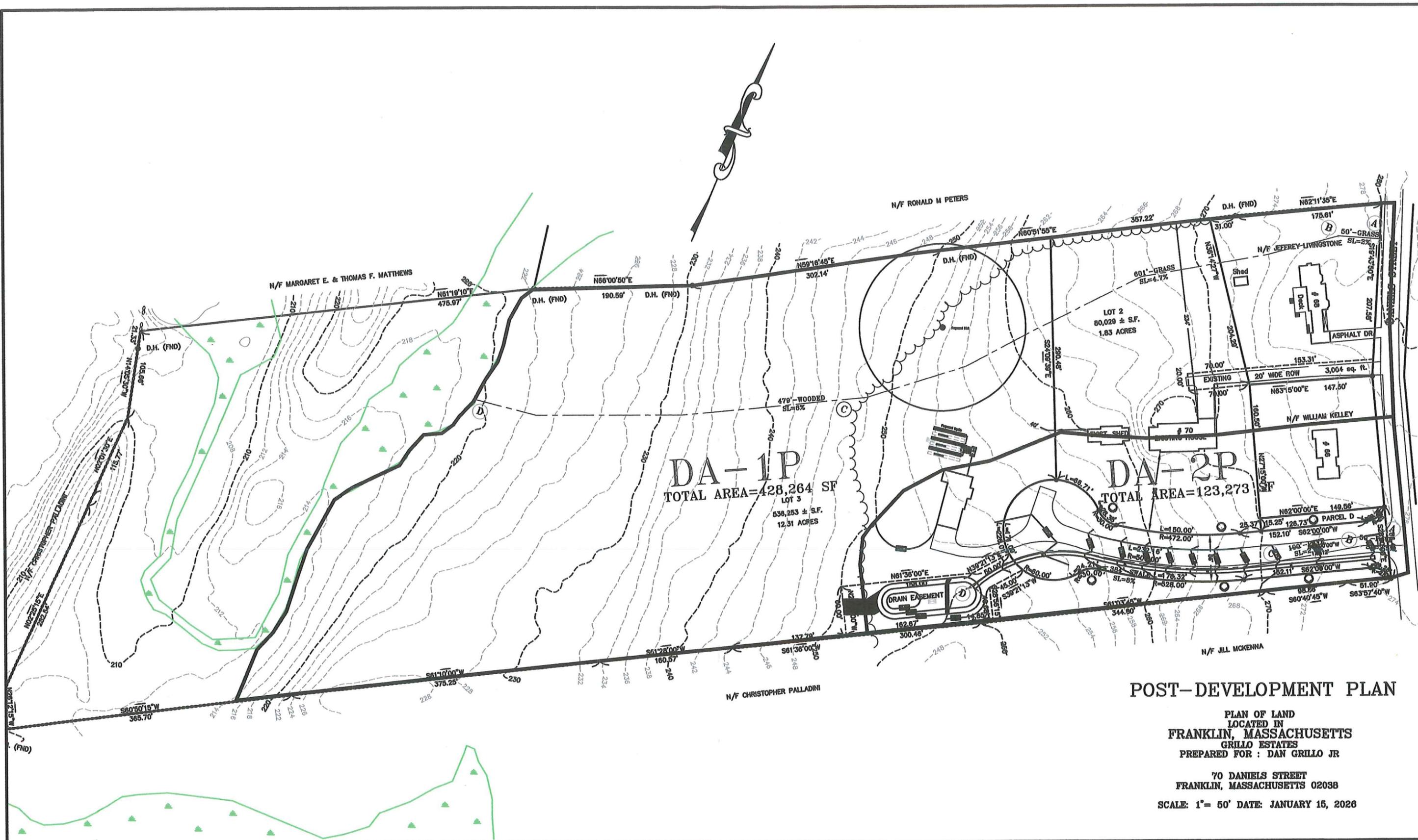
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BRUCE E. WILSON, JR. P.L.S. #38870



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BLACKSTONE, MA 02038
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EMAIL: BWILSONJR@GWSITESOLUTIONS.COM

DATE: 1/15/26 JOB NO.: 2025-36 SHEET NO.: 3



APPROVAL UNDER THE SUBDIVISION CONTROL LAW
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DATE _____

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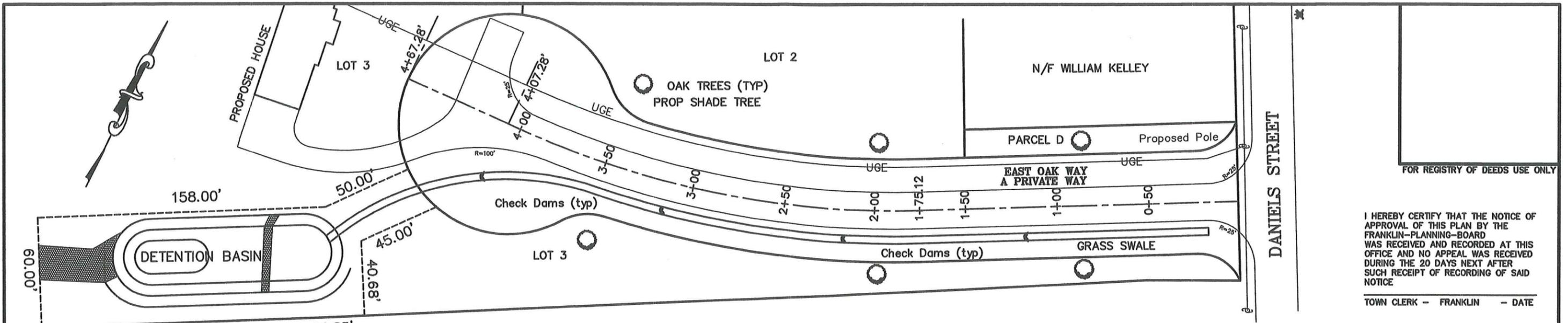
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GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50ft.

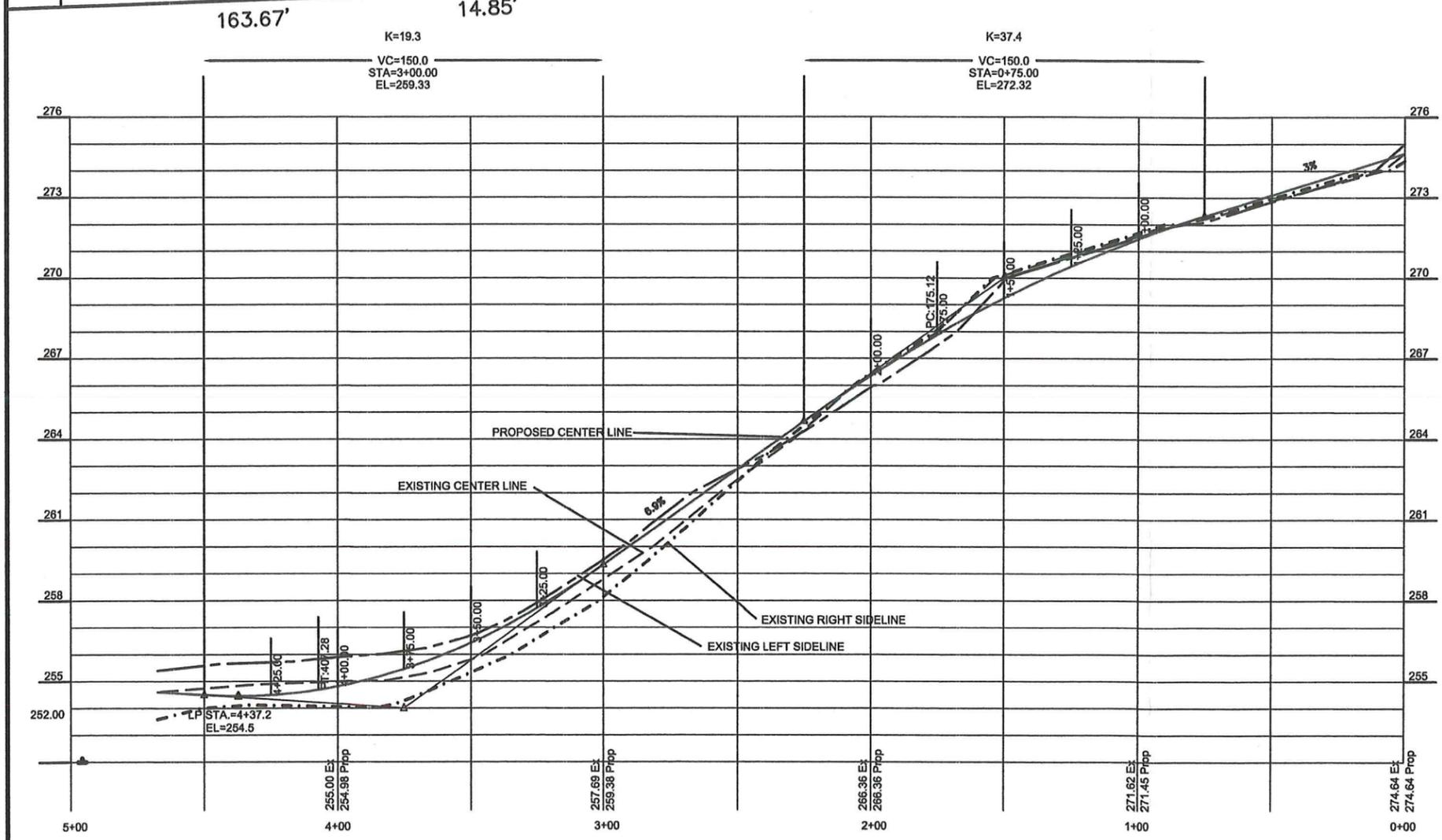
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(508) 553-9233
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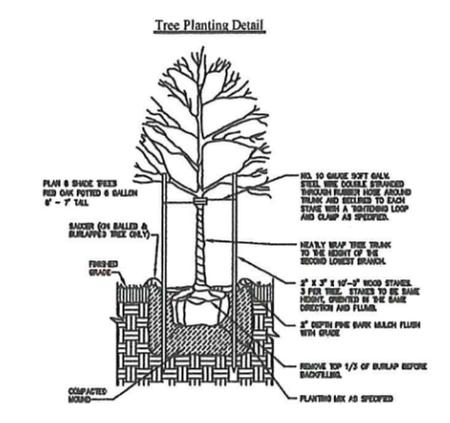
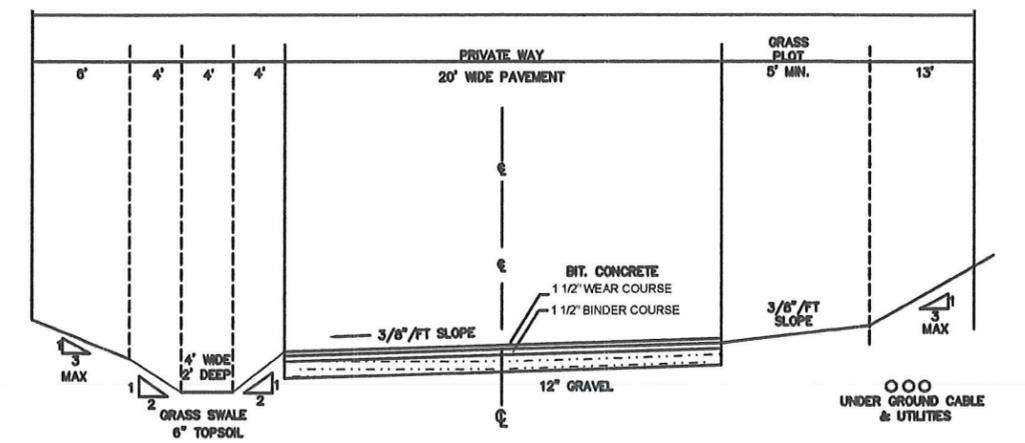


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TOWN CLERK - FRANKLIN - DATE



PROPOSED CROSS SECTION
RIGHT OF WAY 56'



PROFILE PLAN
LOCATED IN
FRANKLIN, MASSACHUSETTS
GRILLO ESTATES
PREPARED FOR : DAN GRILLO JR

70 DANIELS STREET
FRANKLIN, MASSACHUSETTS 02038

SCALE: 1" = 50' DATE: JANUARY 15, 2026

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GRAPHIC SCALE
(IN FEET)
1 inch = 50ft.

GW SITE SOLUTIONS
248 ELM STREET
BLACKSTONE, MA 02038
(508) 553-9239
EMAIL: BWILSONJR@GWSITESOLUTIONS.COM

DATE: 1/15/26
JOB NO.: 2025-38
SHEET NO.: 6