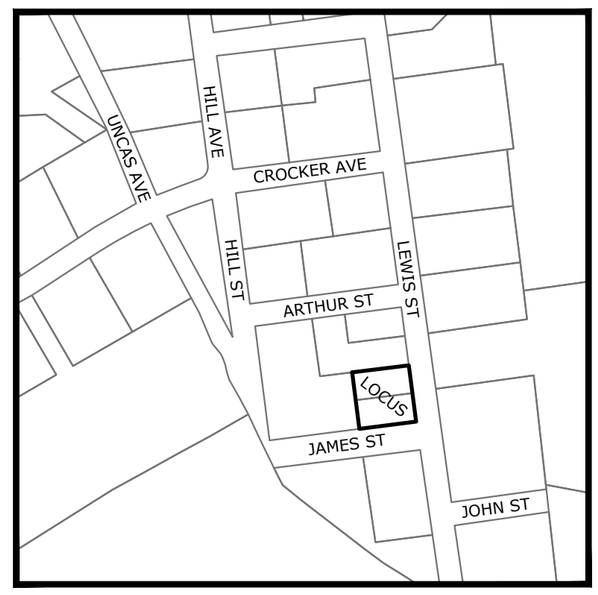
EXISTING CONDITIONS PLAN

Located at
Lewis Street
Franklin, MA

Owned By
Lewis Street Realty LLC

Applicant
Lewis Street Realty LLC
P.O. Box 411
Franklin, MA 02038

N
W E
S
HORIZONTAL DATUM: NAD83



LOCUS MAP
Scale 1" = 250'
from Mass Mapper data layers
to be considered approximate

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 INCH = 20 FT.

ZONING DISTRICT

SINGLE FAMILY IV

AREA:	15,000 FT²
FRONTAGE:	100 FT
FRONT YARD:	30 FT
SIDE YARD:	20 FT
REAR YARD:	20 FT
IMPERVIOUS COV.	35% MAX.

LOCUS REFERENCES

Deed (Book / Page):	29497 / 310
Assessors Parcel ID:	298-013-000-000
	298-014-000-000
Plan (Plan No. / Year):	2488 / 1909
	489 / 1999
	460 / 2000
	Lewis Street Acceptance Plan 2015

SOIL TEST LOG: January 13, 2026

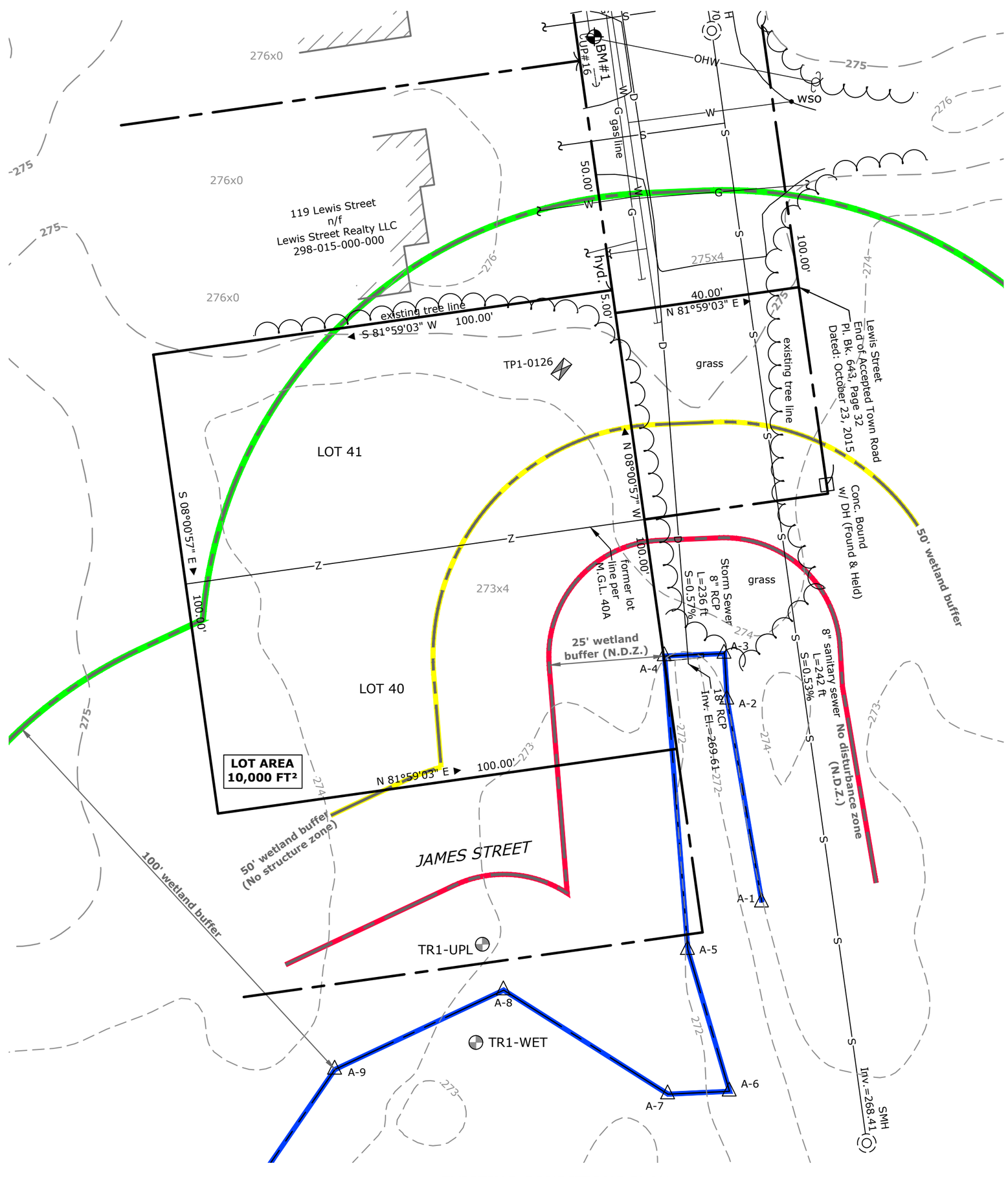
TP1-0106

Depth	Horizon	Texture	Color
0-5	O	Sandy loam	10YR 2/1
5-11	A	Sandy loam	10YR 3/2
11-24	Bw	Sandy loam	10YR 5/6
24-78	C	Sand	2.5Y 5/3

Notes: Weeping: @ 27" Standing: N/A

BUFFER ZONE IMPACT REPORT

Buffer Zone (ft)	Total Existing Area (ft²)
0-25	1,000
25-50	1,996
50-100	6,053
Total:	9,049



EXISTING CONDITIONS PLAN
1" = 20'

BENCHMARK SCHEDULE

No.	Description	Elevation
BM#1	Nail in UP#16	276.07

COMMONWEALTH OF MASSACHUSETTS
NORMAN G. HILL
No. 41786
PROFESSIONAL LAND SURVEYOR

Norman G. Hill, P.L.S.
Date: 2-24-26
Norman G. Hill, PLS #41786

REVISIONS

Date	Description

Field By:	SB/JB	12/2025
Designed By:	SB	2/2026
Drawn By:	SB	2/2026
Checked By:	NGH	2/2026

Land Planning, Inc.
Civil Engineers • Land Surveyors
Environmental Consultants

Bellingham
167 Hartord Ave.
Bellingham, MA 02019
508-966-4130

North Grafton
214 Worcester St.
N. Grafton, MA 01536
508-839-9526

Hanson
1115 Main Street
Hanson, MA 02341
781-294-4144

www.landplanninginc.com

Date: Feb. 24, 2026	Sheet No. 1 of 1
Job No. G25125	