

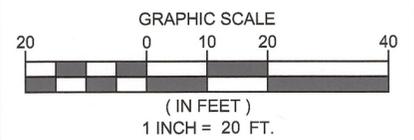
# EXISTING CONDITIONS PLAN

Located at  
Lewis Street  
Franklin, MA

Owned By  
Lewis Street Realty LLC

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

Revised: March 2, 2026



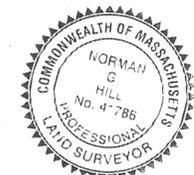
## ZONING DISTRICT

SINGLE FAMILY IV

AREA: 15,000 FT<sup>2</sup>  
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



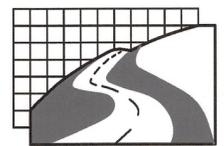
*Norman G. Hill* Date: 3-2-26  
Norman G. Hill, PLS #41786

## REVISIONS

Date	Description
3/2/26	revise wetland delineation

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

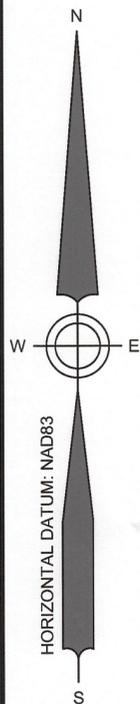
**Bellingham**  
167 Hartord Ave.  
Bellingham, MA 02019  
508-966-4130

**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		



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

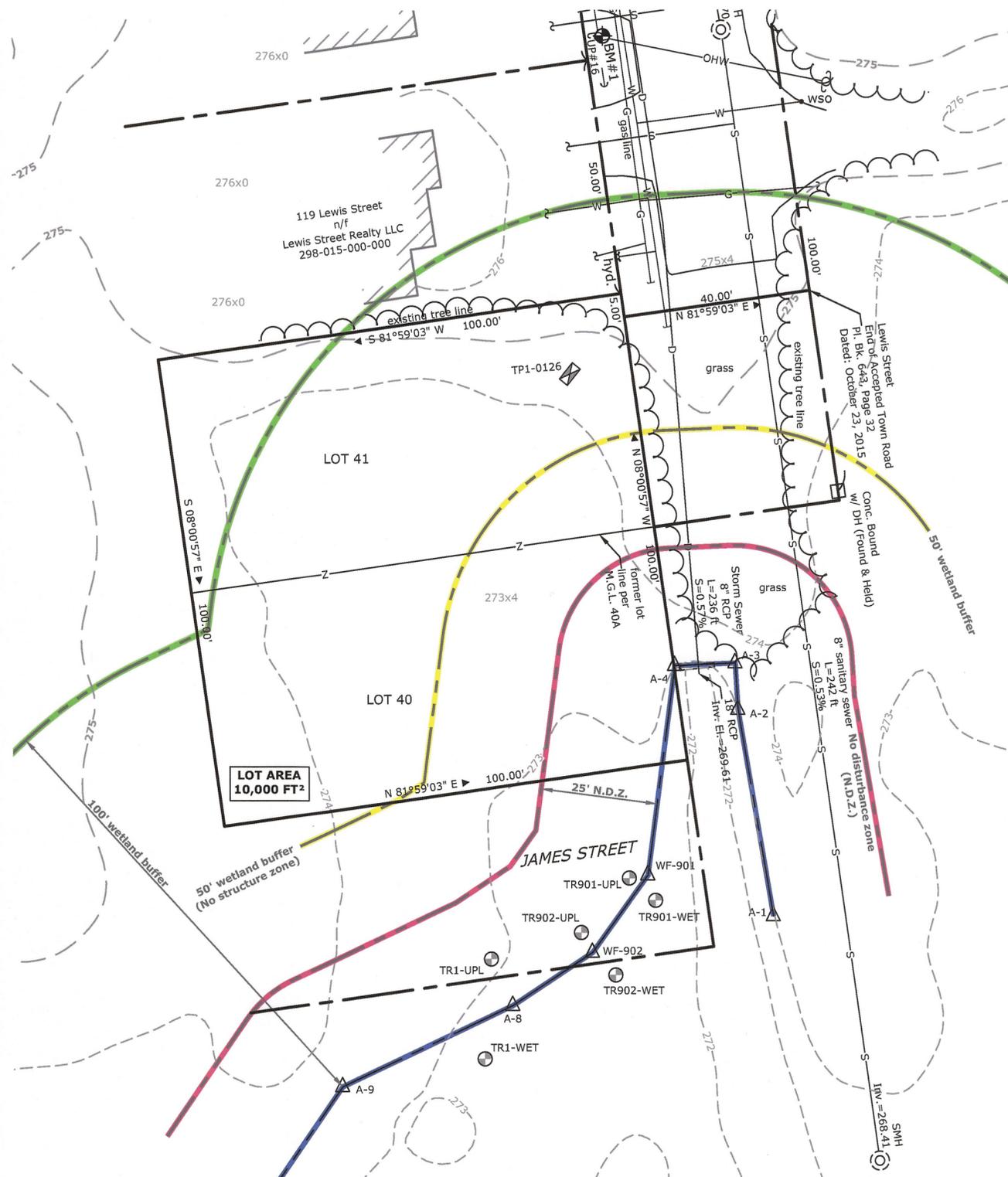
## SOIL TEST LOG: January 13, 2026

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 (ft <sup>2</sup> )
0-25	1,064
25-50	2,008
50-100	5,977
Total:	9,049



**EXISTING CONDITIONS PLAN**  
1" = 20'

## BENCHMARK SCHEDULE

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