

**VICINITY MAP**  
1"=1500'

**LEGAL NOTES**

UTILITIES ARE PLOTTED AS A COMPILATION OF RECORD DOCUMENTS, MARKINGS AND OTHER OBSERVED EVIDENCE TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES AND SHOULD BE CONSIDERED APPROXIMATE. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. ADDITIONAL UTILITIES, NOT EVIDENCED BY RECORD DOCUMENTS OR OBSERVED PHYSICAL EVIDENCE, MAY EXIST. CONTRACTORS (IN ACCORDANCE WITH MASS.G.L. CHAPTER 82 SECTION 40 AS AMENDED) MUST CONTACT ALL UTILITY COMPANIES BEFORE EXCAVATING AND DRILLING AND CALL DIGSAFE AT 1(888)DIG-SAFE(7233).

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.

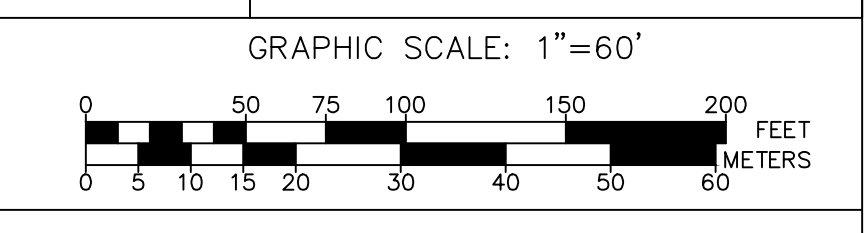
**OWNER**

BRYN SMITH  
106 MENDON STREET  
BELLINGHAM, MA 02019  
A.M. 295 LOT 1  
A.M. 294 LOT 7  
DEED BK. 3972 PG 310

**EXISTING CONDITIONS SITE PLAN**  
121 GROVE STREET  
FRANKLIN  
MASSACHUSETTS

**MAY 20, 2022**

DATE	REVISION DESCRIPTION
05.25.2022	REVISED EXISTING WATER AND SEWER.
11.16.2022	ADDED LABELS TO RESOURCE AREAS.
01.19.2023	PER PEER REVIEW COMMENTS.



**GENERAL NOTES:**

- THIS PLAT REFERS TO FRANKLIN ASSESSOR'S MAP 295 LOT 1 AND MAP 294 LOT 7.
- WETLAND DELINEATION WAS CONDUCTED BY LUCAS ENVIRONMENTAL LLC ON APRIL 20 AND 21, 2022 AND FIELD LOCATED BY GUERRIERE & HALNON, INC.
- THIS SITE IS IN THE INDUSTRIAL ZONING DISTRICT.
- A PORTION OF THIS SITE IN THE NORTHEAST CORNER FALLS WITHIN WATER RESOURCE DISTRICT DEP APPROVED ZONE II.

**AERIAL PHOTOGRAMMETRY NOTES:**

- ELEVATIONS REFER TO THE NAVD 1988.
- THE AERIAL PHOTOGRAPHY AND TOPOGRAPHIC MAPPING WAS PERFORMED BY BLUESKY GEOSPACIAL LTD OF NORTH ADAMS, MA ON APRIL 15, 2022.
- ALL PERSONS USING THESE PLANS FOR ESTIMATING, EARTHWORK AND CONSTRUCTION ARE ADVISED THAT TOPOGRAPHY PREPARED BY AERIAL MAPPING IS PERFORMED IN ACCORDANCE WITH THE AMERICAN SOCIETY OF PHOTOGRAMMETRY "MANUAL OF PHOTOGRAMMETRY" AND THE FOLLOWING SPECIFICATIONS:

CONTOURS— NINETY (90) PERCENT OF THE ELEVATIONS DETERMINED FROM THE CONTOURS OF THE TOPOGRAPHIC MAPS SHALL HAVE AN ACCURACY WITH RESPECT TO THE TRUE ELEVATION OF ONE-HALF (1/2) CONTOUR INTERVAL OR BETTER, I.E. 1' (12"), AND THE REMAINING TEN (10) PERCENT OF SUCH ELEVATIONS SHALL NOT BE IN ERROR BY MORE THAN THE CONTOUR INTERVAL, I.E. 2'.

PLANIMETRIC FEATURES— NINETY (90) PERCENT OF ALL PLANIMETRIC FEATURES WHICH ARE WELL DEFINED ON THE PHOTOGRAPHS SHALL BE PLOTTED SO THAT THEIR POSITION ON A FINISHED 40-SCALE MAP SHALL BE ACCURATE TO WITHIN AT LEAST ONE-FORTIETH (1/40) OF AN INCH OF THEIR TRUE COORDINATE POSITION, I.E. 1', AND NONE OF THE FEATURES SHALL BE MISPLACED ON A FINISHED 40-SCALE MAP BY MORE THAN ONE-TWENTIETH (1/20) OF AN INCH FROM THEIR TRUE COORDINATE POSITION, I.E. 2'.

**UTILITY NOTE:**

UTILITIES ARE PLOTTED AS A COMPILATION OF RECORD DOCUMENTS, MARKINGS AND OTHER OBSERVED EVIDENCE TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES AND SHOULD BE CONSIDERED APPROXIMATE. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. ADDITIONAL UTILITIES, NOT EVIDENCED BY RECORD DOCUMENTS OR OBSERVED PHYSICAL EVIDENCE, MAY EXIST.

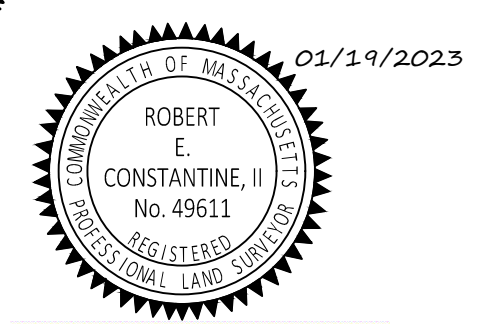
INDUSTRIAL	
FRANKLIN ZONING BYLAW SECTION 185 ATTACHMENT 9; LAST AMENDED 3-13-2019 BY AMENDMENT 19-831; ZONE MAP LAST AMENDED 10-07-2020 BY AMENDMENT 20-858;	
MINIMUM LOT AREA	40,000 SF
MINIMUM LOT FRONTAGE	100'
MINIMUM LOT DEPTH	100'
MINIMUM LOT WIDTH	90'
MINIMUM YARDS	
FRONT	40'
SIDE	30'
REAR	30'
MAXIMUM BUILDING HEIGHT	
STORIES	5
FEET	40'
% OF LOT UPLAND COVERED BY:	
STRUCTURES	70
STRUCTURES+PAVING	80
INCREASE BY THE COMMON BUILDING HEIGHT OF THE STRUCTURE, WHEN ABUTTING A RESIDENTIAL USE.	
BUILDINGS UP TO 60 FEET IN HEIGHT MAY BE PERMITTED BY SPECIAL PERMIT FROM THE PLANNING BOARD.	

**RESOURCE AREA TABULATIONS:**

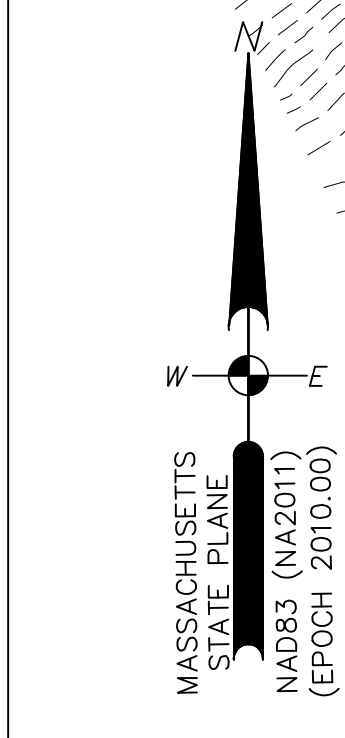
BORDERING VEGETATED WETLAND (WFA & WFB SERIES): 6,818 LF  
INLAND BANK (BF1, BF2 & BF3 SERIES): 4,345 LF  
ISOLATED VEGETATED WETLAND (WFC SERIES): 253 LF

**LEGEND**

⊕	ELECTRIC MANHOLE
⊙	LAMP POST
⊠	CATCH BASIN
⊚	DRAIN MANHOLE
⊛	SEWER MANHOLE
⊜	WATER VALVE
⊝	FIRE HYDRANT
⊞	GAS METER
⊟	GAS VALVE
⊠	UTILITY POLE
⊡	GUY WIRE
⊢	TELEPHONE MANHOLE
⊣	FENCE
⊤	OVER HEAD WIRE
G	GAS LINE
D	DRAIN LINE
E	ELECTRIC LINE
COM	COMMUNICATION LINE
W	WATER LINE
S	WATER LINE
T	TREE LINE
○	DELIMITED WETLAND
—	STONE WALL
—	25-ND 25 FOOT NO DISTURB ZONE
—	50-NS 50 FOOT NO STRUCTURE ZONE
B	100 FOOT WETLAND BUFFER



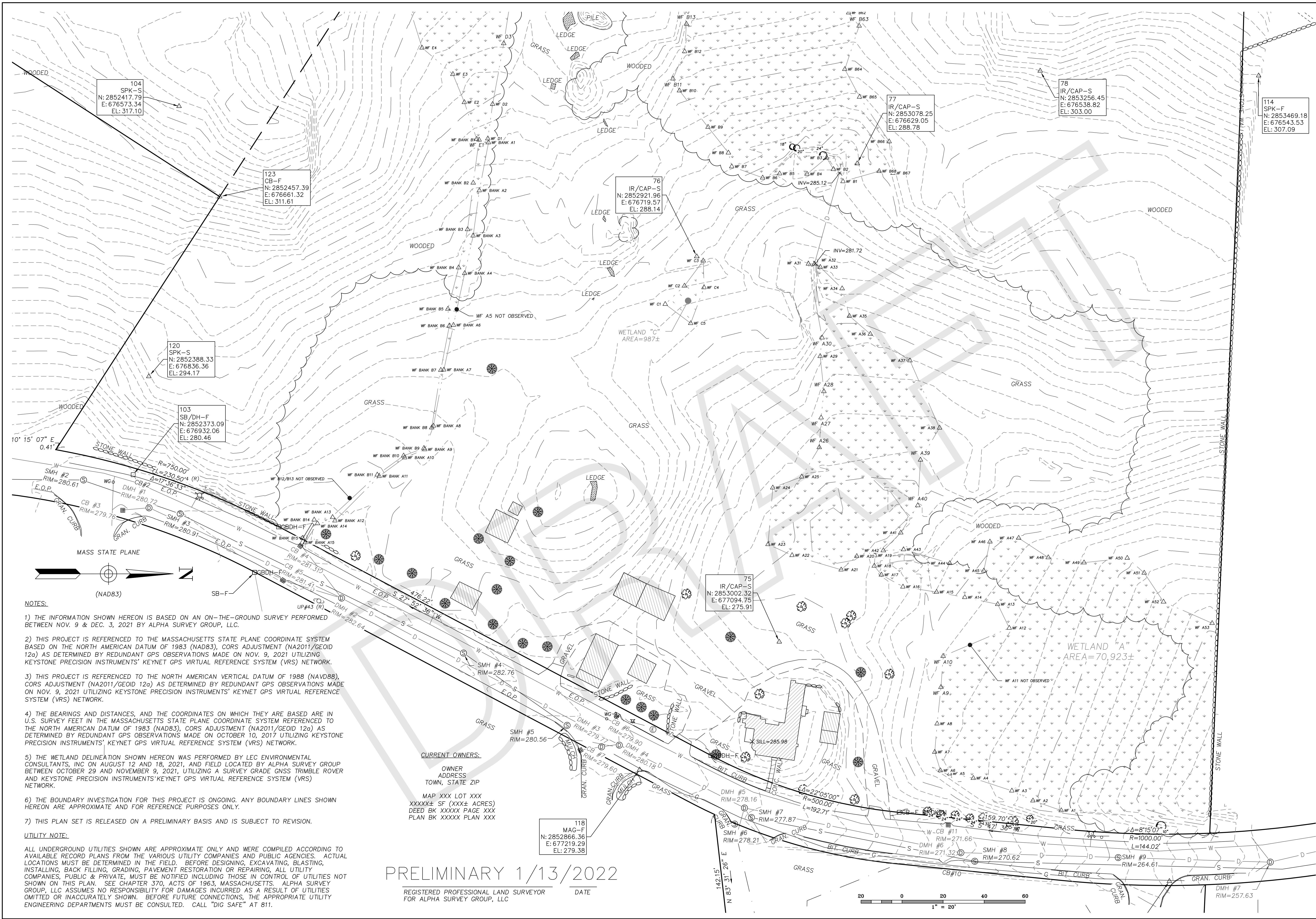
GROVE STREET  
COUNTY LAYOUT SEPTEMBER 24, 1940



N/F COMMONWEALTH OF MASSACHUSETTS  
SEE TAKING [DB2089-498]  
"BY LAND OF LUCY E. TOWER, ET AL"  
PLAN NO. 405-1935 BK. 119  
A.M. 289 LOT 4

**TOTAL LOT AREA**  
31.44± ACRES  
DB39702-310  
AS AFFECTED BY  
DB6848-410





- NOTES:**
- 1) THE INFORMATION SHOWN HEREON IS BASED ON AN ON-THE-GROUND SURVEY PERFORMED BETWEEN NOV. 9 & DEC. 3, 2021 BY ALPHA SURVEY GROUP, LLC.
  - 2) THIS PROJECT IS REFERENCED TO THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD83), CORRS ADJUSTMENT (NA2011/GEOD 12a) AS DETERMINED BY REDUNDANT GPS OBSERVATIONS MADE ON NOV. 9, 2021 UTILIZING KEYSTONE PRECISION INSTRUMENTS' KEYNET GPS VIRTUAL REFERENCE SYSTEM (VRS) NETWORK.
  - 3) THIS PROJECT IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), CORRS ADJUSTMENT (NA2011/GEOD 12a) AS DETERMINED BY REDUNDANT GPS OBSERVATIONS MADE ON NOV. 9, 2021 UTILIZING KEYSTONE PRECISION INSTRUMENTS' KEYNET GPS VIRTUAL REFERENCE SYSTEM (VRS) NETWORK.
  - 4) THE BEARINGS AND DISTANCES, AND THE COORDINATES ON WHICH THEY ARE BASED ARE IN U.S. SURVEY FEET IN THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), CORRS ADJUSTMENT (NA2011/GEOD 12a) AS DETERMINED BY REDUNDANT GPS OBSERVATIONS MADE ON OCTOBER 10, 2017 UTILIZING KEYSTONE PRECISION INSTRUMENTS' KEYNET GPS VIRTUAL REFERENCE SYSTEM (VRS) NETWORK.
  - 5) THE WETLAND DELINEATION SHOWN HEREON WAS PERFORMED BY LEC ENVIRONMENTAL CONSULTANTS, INC ON AUGUST 12 AND 18, 2021, AND FIELD LOCATED BY ALPHA SURVEY GROUP BETWEEN OCTOBER 29 AND NOVEMBER 9, 2021, UTILIZING A SURVEY GRADE GNSS TRIMBLE ROVER AND KEYSTONE PRECISION INSTRUMENTS' KEYNET GPS VIRTUAL REFERENCE SYSTEM (VRS) NETWORK.
  - 6) THE BOUNDARY INVESTIGATION FOR THIS PROJECT IS ONGOING. ANY BOUNDARY LINES SHOWN HEREON ARE APPROXIMATE AND FOR REFERENCE PURPOSES ONLY.
  - 7) THIS PLAN SET IS RELEASED ON A PRELIMINARY BASIS AND IS SUBJECT TO REVISION.

**UTILITY NOTE:**  
 ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE ONLY AND WERE COMPILED ACCORDING TO AVAILABLE RECORD PLANS FROM THE VARIOUS UTILITY COMPANIES AND PUBLIC AGENCIES. ACTUAL LOCATIONS MUST BE DETERMINED IN THE FIELD. BEFORE DESIGNING, EXCAVATING, BLASTING, INSTALLING, BACK FILLING, GRADING, PAVEMENT RESTORATION OR REPAIRING, ALL UTILITY COMPANIES, PUBLIC & PRIVATE, MUST BE NOTIFIED INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THIS PLAN. SEE CHAPTER 370, ACTS OF 1963, MASSACHUSETTS. ALPHA SURVEY GROUP, LLC ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN. BEFORE FUTURE CONNECTIONS, THE APPROPRIATE UTILITY ENGINEERING DEPARTMENTS MUST BE CONSULTED. CALL "DIG SAFE" AT 811.

**PRELIMINARY 1/13/2022**

REGISTERED PROFESSIONAL LAND SURVEYOR  
 FOR ALPHA SURVEY GROUP, LLC

DATE	01/13/2022	CHECKED BY	JEP
JOB NO.	21145	FIELD RE/AG	
SHEET NO.	1 of 2	DRAWN	GA
DWG. NO.	21145_EC	SCALE	1" = 20'
PREPARED BY ALPHA SURVEY GROUP, LLC 695 WAREHAM STREET MIDDLEBOROUGH, MA 02946 T: (603) 295-5505 F: (603) 295-5535 WWW.ALPHASURVEY.COM			
PREPARED FOR THE N.I.C.E. COMPANY 9 ROSENFELD DR. HOPEDALE, MA 01747			
EXISTING CONDITIONS PLAN 121 GROVE STREET FRANKLIN, MASSACHUSETTS 02038			