

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. UNDERGROUND EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY DEPICTED. 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.

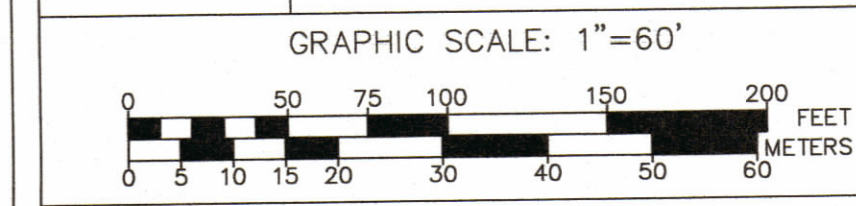
OWNER

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.



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

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 & HALON, 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:

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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	30.5'
REAR	30.5'
MAXIMUM BUILDING HEIGHT	
STORIES	3
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.	

N/F NEW ENGLAND POWER COMPANY
A.M. 294 LOT 5

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
X X X	FENCE
OHW	OVER HEAD WIRE
G	GAS LINE
D	DRAIN LINE
E	ELECTRIC LINE
COM	COMMUNICATION LINE
W	WATER LINE
S	WATER LINE
T	TREE LINE
○	DELINEATED WETLAND
○	STONE WALL
—25'ND	25 FOOT NO DISTURB ZONE
—50'NS	50 FOOT NO STRUCTURE ZONE
—B	100 FOOT WETLAND BUFFER

