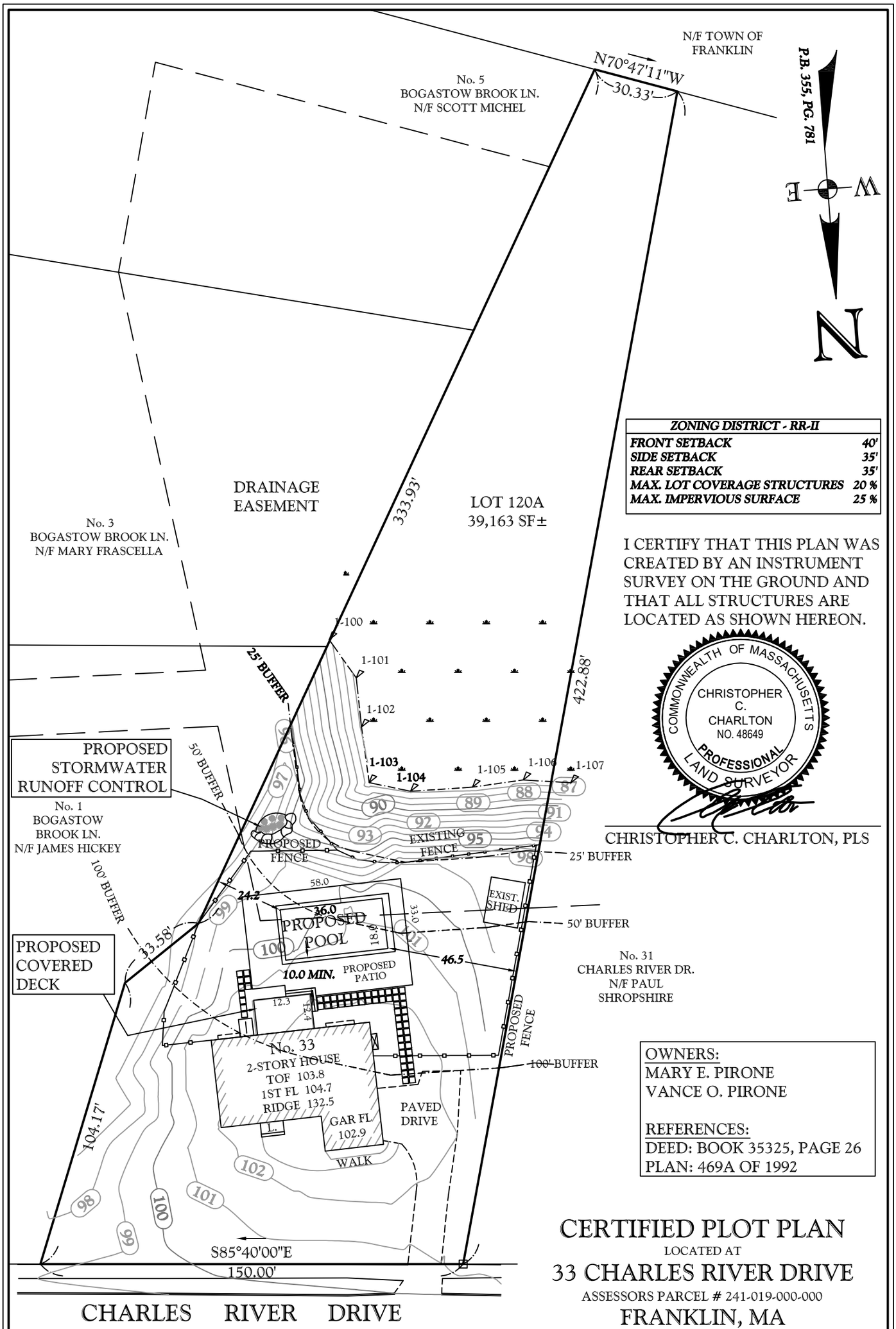

ZONING DISTRICT - RR-II	
FRONT SETBACK	40'
SIDE SETBACK	35'
REAR SETBACK	35'
MAX. LOT COVERAGE STRUCTURES	20 %
MAX. IMPERVIOUS SURFACE	25 %

I CERTIFY THAT THIS PLAN WAS CREATED BY AN INSTRUMENT SURVEY ON THE GROUND AND THAT ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

COMMONWEALTH OF MASSACHUSETTS
CHRISTOPHER C. CHARLTON
NO. 48649
PROFESSIONAL LAND SURVEYOR

CHRISTOPHER C. CHARLTON, PLS

OWNERS:
MARY E. PIRONE
VANCE O. PIRONE

REFERENCES:
DEED: BOOK 35325, PAGE 26
PLAN: 469A OF 1992

CERTIFIED PLOT PLAN

LOCATED AT

33 CHARLES RIVER DRIVE

ASSESSORS PARCEL # 241-019-000-000

FRANKLIN, MA

NORFOLK COUNTY

CONTINENTAL LAND SURVEY, LLC
105 BEAVER STREET, FRANKLIN, MA
(508) 528 - 2528
SCALE: 1"=40' FEBRUARY 8, 2023

40 20 0 40 80

PRE-EXIST. LOT COVERAGE STRUCTURES = 10.9 %
PRE-EXIST. LOT COVERAGE ALL IMPERVIOUS = 15.9 %

PROPOSED LOT COVERAGE STRUCTURES = 11.0 %
PROPOSED LOT COVERAGE ALL IMPERVIOUS = 24.97 %