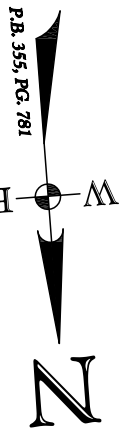


N/F TOWN OF FRANKLIN



No. 5
BOGASTOW BROOK LN.
N/F SCOTT MICHEL

N70°47'11"W
30.33'

No. 31
CHARLES RIVER DR.
N/F PAUL SHROPSHIRE

No. 3
BOGASTOW BROOK LN.
N/F MARY FRASCELLA

DRAINAGE
EASEMENT

LOT 120A
39,163 SF±

ZONING DISTRICT - RR-II	
FRONT SETBACK	40'
SIDE SETBACK	35'
REAR SETBACK	35'
MAX. BUILDING AREA	20 %
EXIST. BUILDING AREA	11.7 %
PROP. BUILDING AREA	14.2 %
MAX. IMPERVIOUS UPLAND	25 %
EXIST. IMPERVIOUS UPLAND	16.7 %
PROP. IMPERVIOUS UPLAND	27.5 %

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

No. 1
BOGASTOW BROOK LN.
N/F JAMES HICKEY

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' AUGUST 19, 2022



CHARLES RIVER DRIVE

S85°40'00"E
150.00'