

TOWN OF FRANKLIN
TOWN CLERK
2008 MAR 15 A 11:50
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ZONE CLASSIFICATION

PER FRANKLIN ZONING BY-LAW
DATED: OCTOBER 2, 2002

INDUSTRIAL

MINIMUM LOT AREA	40,000 S.F.
MINIMUM LOT FRONTAGE	175 FT
MINIMUM LOT DEPTH	200 FT
MINIMUM YARDS	
FRONT	40 FT
SIDE	30 FT ⁵
REAR	30 FT ⁵
MAXIMUM BUILDING HEIGHT	3 STY ⁶

⁵ INCREASE BY THE COMMON BUILDING HEIGHT OF THE STRUCTURE, WHEN ABUTTING A RESIDENTIAL DISTRICT OR USE.

⁶ UP TO FIVE STORIES AND/OR 60 FEET, WHICHEVER IS GREATER, MAY BE PERMITTED BY A SPECIAL PERMIT FROM THE PLANNING BOARD.

LEGEND

	ZONING LINE
	FENCE
	CONTOUR LINE
	RIP-RAP
	SIGN
	CATCH BASIN
	DRAIN MAN HOLE
	SEWER MAN HOLE
	WATER VALVE
	FIRE HYDRANT
	WATER SHUT OFF
	BOLLARD/BUMPER
	LIGHT POLE
	HANDICAP PARKING SPACE
	GAS METER
	ELECTRIC METER
	CHAIN LINK FENCE
	MODIFIED CAPE COD BERM
	CAST IRON PIPE
	BUSH
	2" ARBORVITAE
	DECIDUOUS TREE
	SPOT GRADE



DIG SAFE NOTE:

UTILITIES ARE PLOTTED FROM FIELD LOCATION AND ANY RECORD INFORMATION AVAILABLE, AND SHOULD BE CONSIDERED APPROXIMATE. OTHER UTILITIES MAY EXIST WHICH ARE NOT EVIDENT OR FOR WHICH RECORD INFORMATION WAS NOT AVAILABLE. CONTRACTORS (IN ACCORDANCE WITH MASS.G.L. CHAPTER 82 SECTION 40 AS AMENDED) MUST CONTACT ALL UTILITY COMPANIES BEFORE EXCAVATING AND DRILLING. ALSO, CALL "DIG-SAFE" AT 1(888)344-7233 1(888)DIG-SAFE AND THE FRANKLIN DPW.

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.

THE BUILDING OFFSETS AS SHOWN ON THIS PLAN ARE NOT TO BE USED FOR THE ESTABLISHMENT OF PROPERTY LINES OR FOR THE ESTABLISHMENT OF ANY PROPOSED CONSTRUCTION UNLESS SAID CONSTRUCTION IS SHOWN HEREON.

THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE AND PURPOSE FOR THE PARTY STATED HEREON AND SHALL NOT BE USED BY ANY THIRD PARTY WITHOUT THE EXPRESSED WRITTEN PERMISSION OF GUERRIERE AND HALNON, INC.

N/F
WACHOVIA DEVELOPMENT CORPORATION
LOT H-1
A.M. 289 / LOT 6

STONE RIDGE EAST
CONDOMINIUMS
A.M. 276 / LOT 16
LCC#7594-4

DOUBLE CATCH BASIN
RIM=399.77
INV 12"RCP(E-NE)=396.72

DRAIN MAN HOLE
RIM=400.27
INV 6"PVC(SW)=397.17
INV 12"RCP(W-SW)=396.57
INV 12"RCP(E-NE)OUT=396.47

1,500 GALLON
SEPTIC TANK
(BURIED)

1,000 GALLON
PUMP CHAMBER
(BURIED)

CATCH BASIN
RIM=399.22
INV 12"RCP(S-SE)=396.12

DRAIN MAN HOLE
RIM=399.37
INV 12"RCP(W-SW)=395.97
INV 12"RCP(N-NW)=396.27
INV 12"RCP(E-NE)OUT=395.92

CONCRETE HEADWALL
INV 12"RCP=395.90

OUTLET STRUCTURE
INV 6"OPENING(NW)=395.35
INV 12"RCP(SE)OUT=394.05

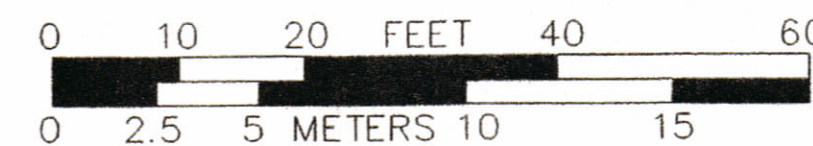
CONCRETE HEADWALL
INV 8"PVC=396.09

DRAIN MAN HOLE
RIM=394.57
INV 12"RCP=388.87

DRAIN MAN HOLE
RIM=396.65
INV 12"RCP(NW)=392.00
INV 12"RCP(SE)OUT=389.35

TRENCH DRAIN
INV 8"PVC=397.87

I certify that this plan was prepared from an on the ground survey and that the structures and improvements are located on the lot as shown hereon.



NOT A RECORD PLAN - Offsets are not for the reproduction of property lines
SPECIAL FLOOD HAZARD ZONE (F.E.M.A.) NOT APPLICABLE
SEE COMMUNITY PANEL 250240 0005 C, DATED:02-17-1982

Professional Engineer

NOTES

1. THIS LAND IS ZONED INDUSTRIAL.
2. THIS PLAN REFERS TO FRANKLIN ASSESSORS MAP 289 LOT 7.
3. THIS SITE IS NOT IN A SPECIAL FLOOD HAZARD ZONE PER F.I.R.M. COMMUNITY PANEL NO. 250240 0005 B, EFFECTIVE FEBRUARY 17, 1982.
4. THIS SITE IS NOT IN A FRANKLIN WATER RESOURCE DISTRICT PER FRANKLIN WATER RESOURCE DISTRICTS PLAN REVISED JULY 1995.
5. ELEVATIONS REFER TO NGVD 1929.

JOB NO. F3336



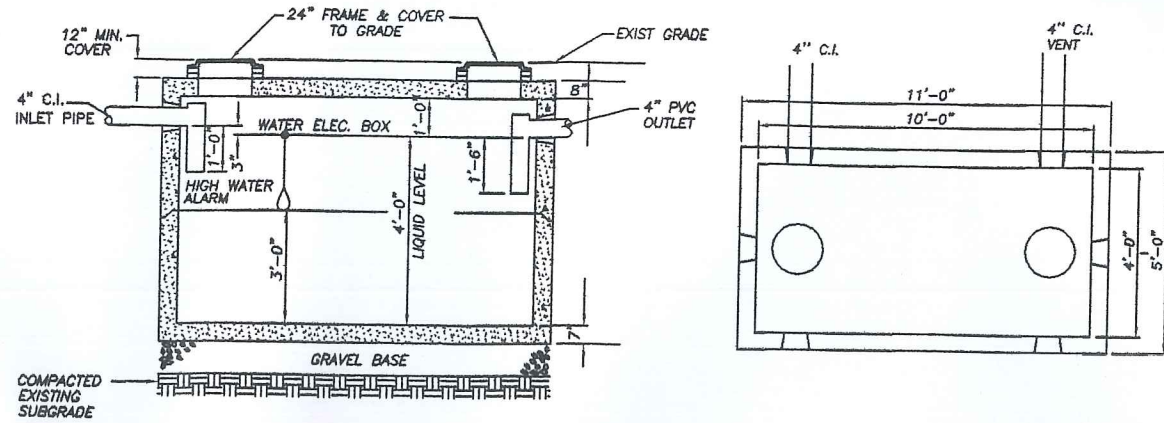
Guerriere & Halnon, Inc.
Engineering & Land Surveying

Ph. (508) 528-3221 38 POND STREET, STE 206
Fx. (508) 528-7921 FRANKLIN, MASS. 02038
www.guerriereandhalnon.com

LOT H-2 FORGE HILL ROAD

AS-BUILT
PLOT PLAN
IN
FRANKLIN,
MASSACHUSETTS

DATE NOVEMBER 10, 2008	SCALE 1"=20'
SHEET 1 OF 1	JOB NO. F3336



**PRECAST CONCRETE OIL/WATER SEPARATOR
1,000 GALLON/HEAVY DUTY**

N.T.S.
STRUCTURE SHALL BE DESIGNED FOR HS20-44 LOADING

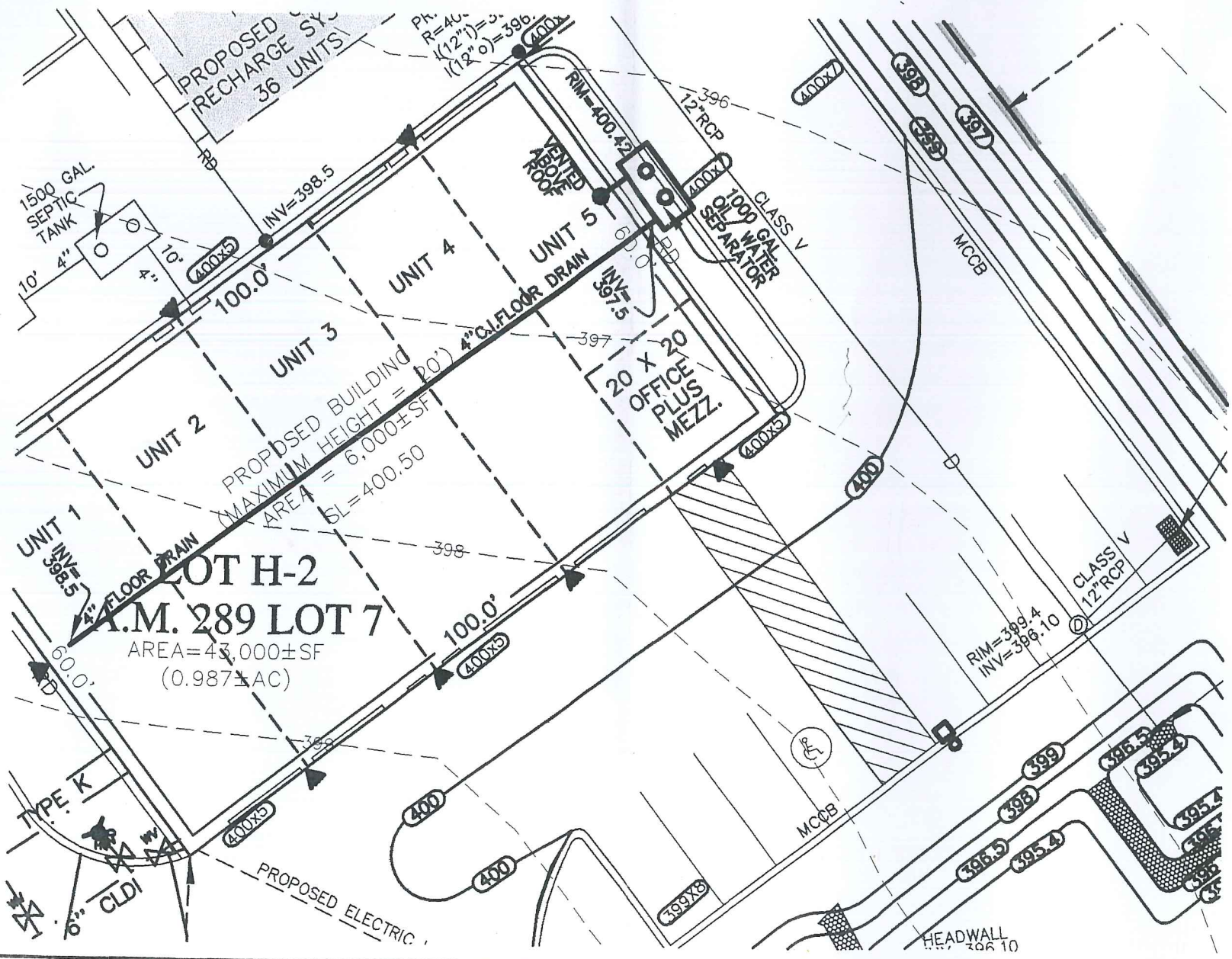
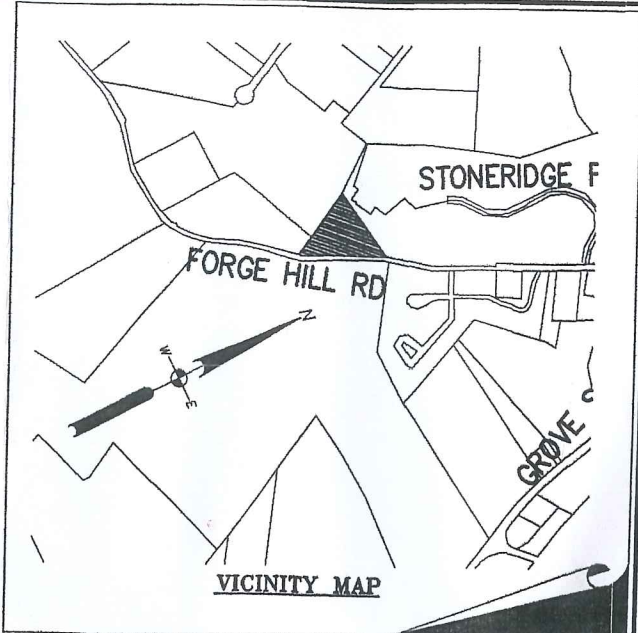
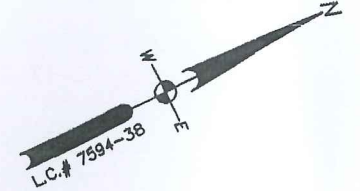
NOTES:

1. ALARM AND BUZZER SWITCH SHALL BE INSIDE BUILDING.
2. ALARM NOTES HIGH WATER TANK READY FOR PUMPING.
3. ALL LIQUID PUMPED SHALL BE DISPOSED OF IN A CERTIFIED DISPOSAL SITE.
4. FLOOR DRAINS AND TANK SHALL CONFORM TO THE MASS BUILDING CODE.

TOWN OF FRANKLIN
TOWN CLERK

2024 MAR 15 A 11:44

RECEIVED



PREPARED FOR:
BRUCE STIVALETTA
995 OLD POST ROAD
WALPOLE, MA 02081



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STIVALETTA INDUSTRIAL BUILDING

FLOOR DRAIN LAYOUT

SITE PLAN OF LAND IN FRANKLIN MASSACHUSETTS

DATE AUG 9, 2007	SCALE 1"=20'
SHEET 1 OF 1	JOB NO. F3336