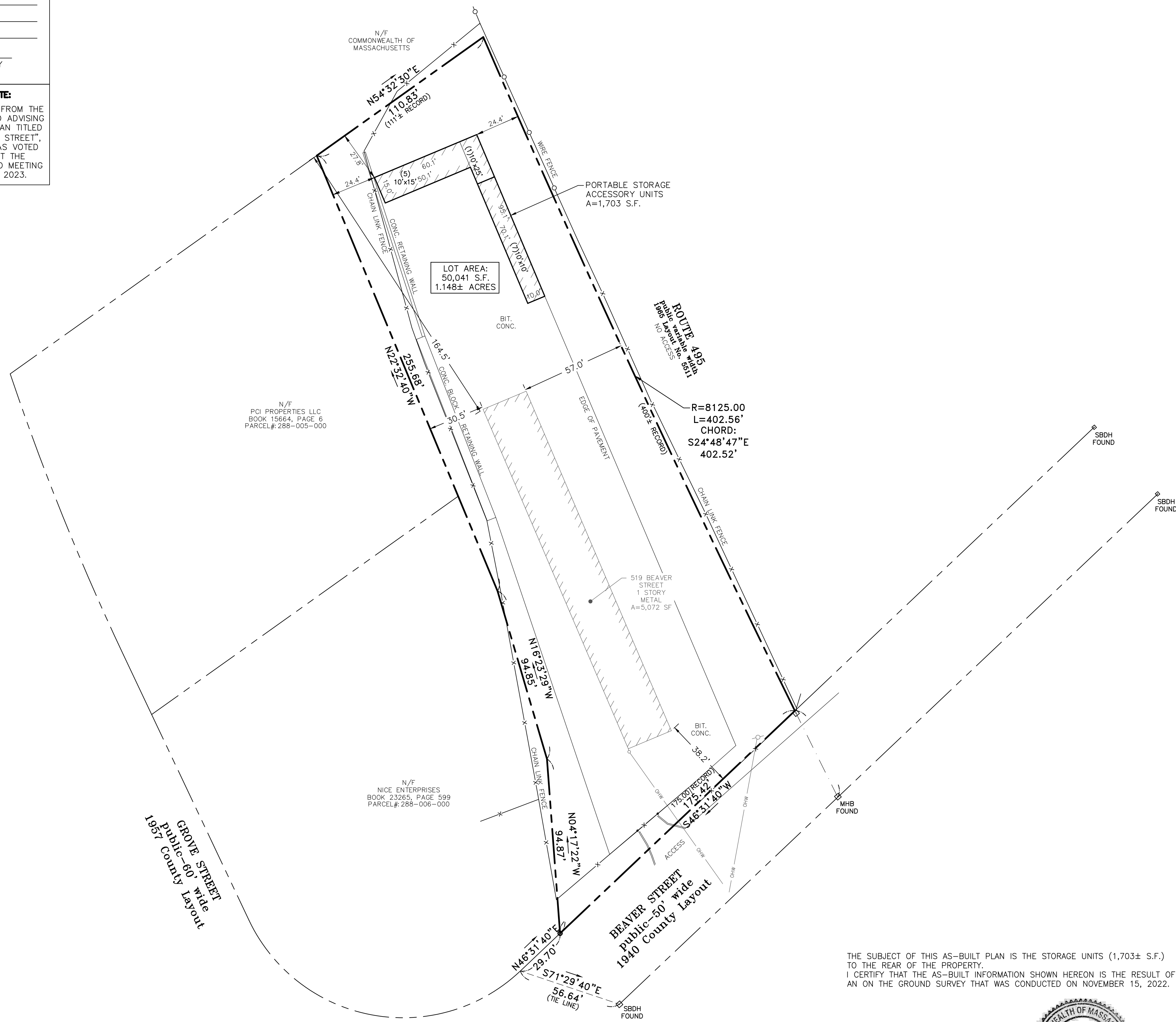


APPROVED DATE:
FRANKLIN PLANNING BOARD

DATE: _____
BEING A MAJORITY

CERTIFICATE OF VOTE:
SEE CERTIFICATE OF VOTE FROM THE FRANKLIN PLANNING BOARD ADVISING THAT THE LIMITED SITE PLAN TITLED "CUBESMART, 519 BEAVER STREET" DATED MAY 24, 2023, WAS VOTED FOR AND APPROVED AT THE FRANKLIN PLANNING BOARD MEETING ON MONDAY, JUNE 26, 2023.

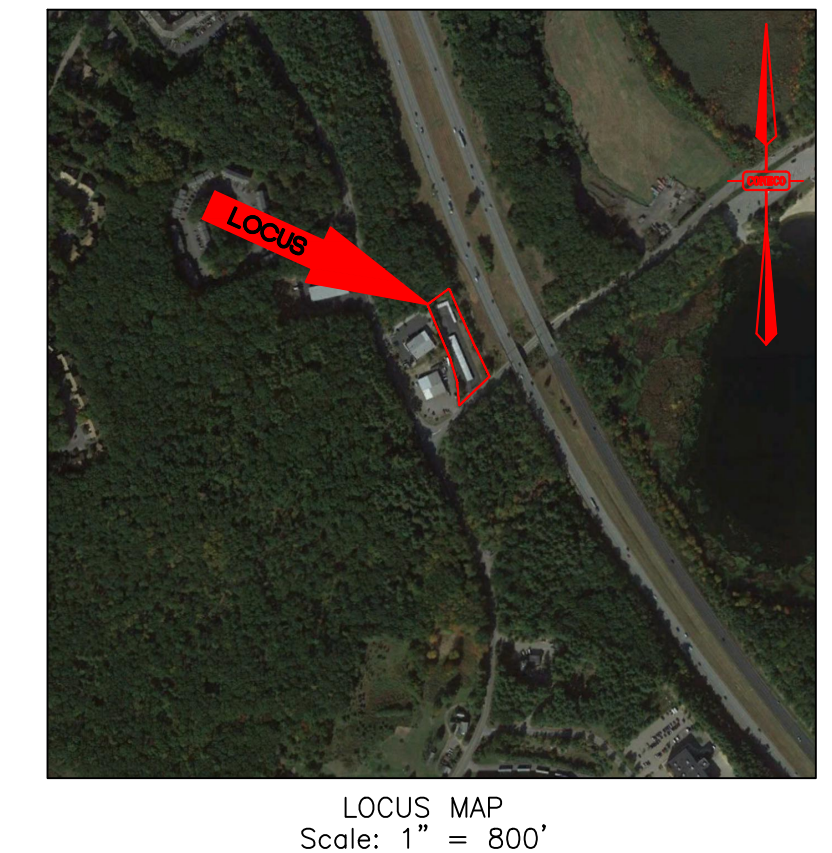
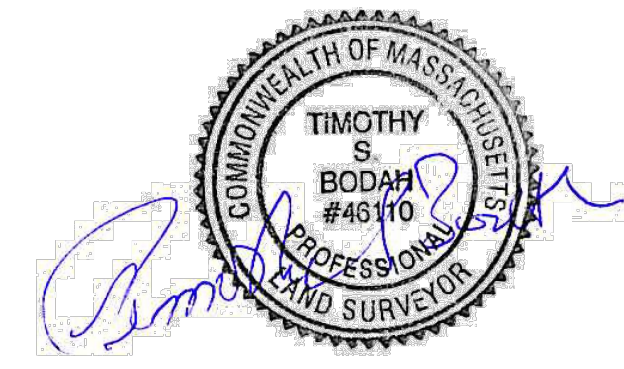


OWNER OF RECORD:
CUBESMART L.P.
5 OLD LANCASTER ROAD
MALVERN, PA 19355
BOOK 40355, PAGE 332
PARCEL#: 288-007-000

NOTE: EXISTING FEATURES ARE BASED ON A GROUND SURVEY THAT WAS CONDUCTED ON NOVEMBER 15, 2022.

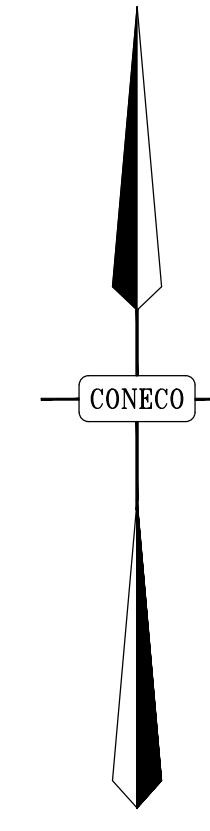
THE SUBJECT OF THIS AS-BUILT PLAN IS THE STORAGE UNITS (1,703± S.F.) TO THE REAR OF THE PROPERTY.
I CERTIFY THAT THE AS-BUILT INFORMATION SHOWN HEREON IS THE RESULT OF AN ON THE GROUND SURVEY THAT WAS CONDUCTED ON NOVEMBER 15, 2022.

TIMOTHY S. BODAH, PLS
MA REG. NO. 46110

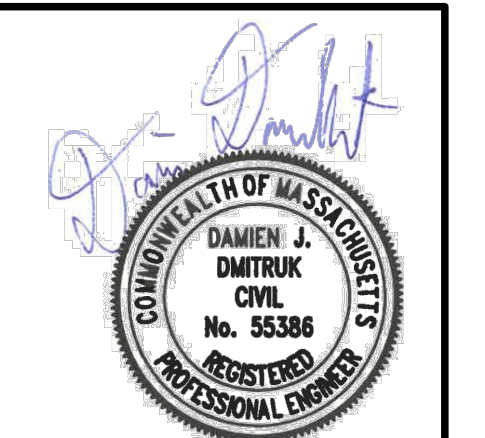


ZONING TABLE		
ZONE: INDUSTRIAL DISTRICT		
USES: INDUSTRIAL		
	REQUIRED	PROVIDED
LOTS		
MIN. AREA	40,000 SF	50,014 SF
MIN. FRONTAGE	157.5 FT	175 FT
MIN. LOT WIDTH	175 FT	108.4 FT*
MIN. LOT DEPTH	200 FT	395.6 FT
BUILDINGS		
MAX. LOT COVERAGE	80%	55%
MAX. STRUCTURE LOT COVERAGE	70%	14%
MIN. FRONT YARD	40 FT	38.2 FT*
MIN. SIDE YARD	30 FT	30.5 FT
MIN. REAR YARD	30 FT	164.5 FT
MAX. BUILDING HEIGHT	3 STORIES	1 STORIES
*EXISTING, NONCONFORMING		

- NOTES:**
- EXISTING FEATURES ARE BASED ON A GROUND SURVEY THAT WAS CONDUCTED ON NOVEMBER 15, 2022.
 - BASED ON THE MASSGIS DATABASE, THERE ARE NO WETLANDS, FEMA FLOOD HAZARD AREAS, ACEC, CERTIFIED VERNAL POOLS, POTENTIAL VERNAL POOLS, ESTIMATED HABITATS OF RARE WILDLIFE, PRIORITY HABITATS OF RARE SPECIES, OR SURFACE WATER SUPPLY PROTECTION AREAS ON OR WITHIN 200 FEET OF THE SITE.
 - THE SITE IS WITHIN A ZONE II WELLHEAD PROTECTION AREA FOR THE FRANKLIN WATER DEPARTMENT.
 - THE TEMPORARY STORAGE UNITS ARE LOCATED ON AREAS OF EXISTING PAVEMENT, AND AS A RESULT, THE TOTAL IMPERVIOUS AREA AND STORMWATER MANAGEMENT OF THE SITE HAS NOT CHANGED DUE TO THE ADDITION OF THESE STRUCTURES.



LEGEND	
□ CBH	CONCRETE BOUND WITH DRILL HOLE
□ SBLP	STONE BOUND WITH LEAD PIN
□ SBDH	STONE BOUND WITH DRILL HOLE
○ IP	IRON PIN
○ DH	DRILL HOLE
⊕	HYDRANT
⊙	LIGHT POLE
⊙	LIGHT POLE (OVERHEAD)
○ UP	UTILITY POLE
⊙	CATCH BASIN
⊙	DRAIN MANHOLE
— OHW	OVERHEAD WIRES
---	PROPERTY LINE



NO.	DATE	DESCRIPTION

PROJECT: CUBESMART LP
519 BEAVER STREET
FRANKLIN, MA 02038

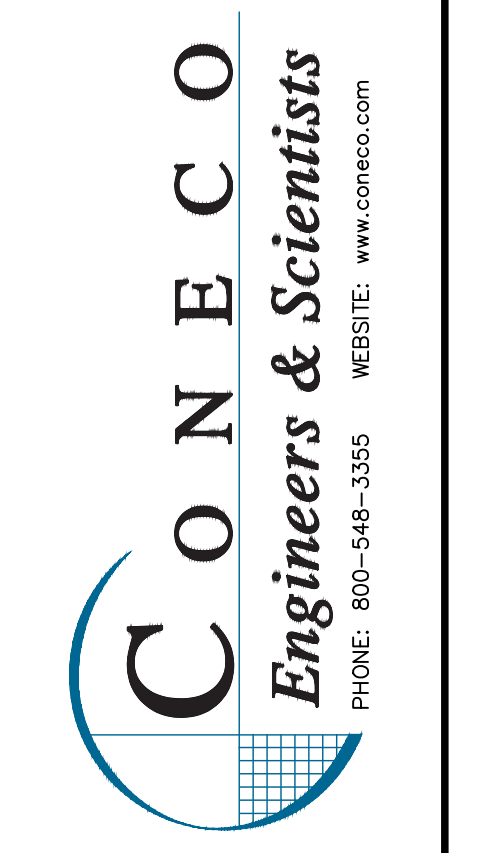
PREPARED FOR: CUBESMART LP
519 BEAVER STREET
FRANKLIN, MA 02038

DRAWING: SITE LAYOUT

PROJECT: CUBESMART LP
519 BEAVER STREET
FRANKLIN, MA 02038

PREPARED FOR: CUBESMART LP
519 BEAVER STREET
FRANKLIN, MA 02038

DRAWING: LIMITED SITE PLAN



DATE:	5/24/2023
DESIGNED:	CHEKED: MSD
DRAFTED: BTM	IN CHARGE: DJD
SCALE:	1" = 30'
PROJECT NO.	12297.0
SHEET NO.	1

Town of Franklin

355 East Central Street
Franklin, Massachusetts 02038-1352



Phone: (508) 520-4907
www.franklinma.gov

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

MEMORANDUM

DATE: August 2, 2023
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: 519 Beaver Street
Limited Site Plan - Endorsement

General:

1. The Planning Board voted to approve the Limited Site Plan for 519 Beaver Street on June 26, 2023.
2. The reference to the Certificate of Vote has been added to the Site Plans.

DPCD has no further comment.