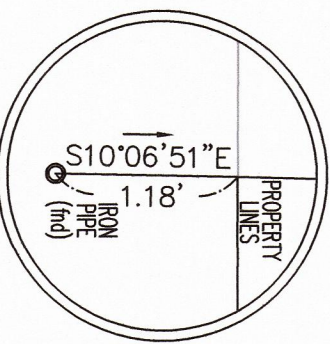


S79°40'25"W
175.63'

PARCEL ID: 245-004-000-000
60,625 Sq. Ft. - 1.39 ACRES

PLAN BOOK 238: PLAN 910 of 1973



DETAIL-1
NOT TO SCALE

GENERAL NOTES

1. ELEVATIONS SHOWN ON THIS PLAN ARE BASED UPON AN ASSUMED DATUM.

FLOOD ZONE LOCATION

THIS SITE LIES WITHIN FLOOD ZONE "X" AS INDICATED ON THE FLOOD INSURANCE RATE MAP PUBLISHED BY HUD. ZONE "X" IS INDICATED AS AREA OF MINIMAL FLOODING. LOCATED ON MAP #2502100321E AND HAVING AN EFFECTIVE DATE OF JULY 17, 2012.

ZONING CRITERIA

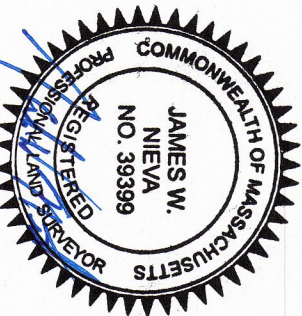
ZONE DISTRICT RURAL RESIDENTIAL 1
MINIMUM LOT SIZE 40,000 SQ. FT.
MINIMUM STREET FRONTAGE 200'
MINIMUM LOT DEPTH 200'
FRONT YARD SETBACK 40'
SIDE YARD SETBACK 40'
REAR YARD SETBACK 40'
MAXIMUM BUILDING HEIGHT 3 STORIES or 35'
MAXIMUM LOT COVERAGE 20% ALL STRUCTURES / 25% ALL IMPERVIOUS
EXISTING LOT COVERAGE 1.8% ALL STRUCTURES / 6.2% ALL IMPERVIOUS

REFERENCES

DEED REFERENCE: BOOK 40326, PAGE 127
PLAN REFERENCE: PLAN BOOK 238: PLAN 910 of 1973

OWNER OF RECORD:

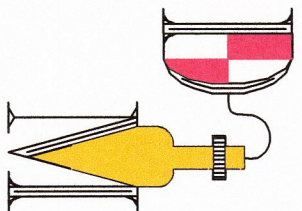
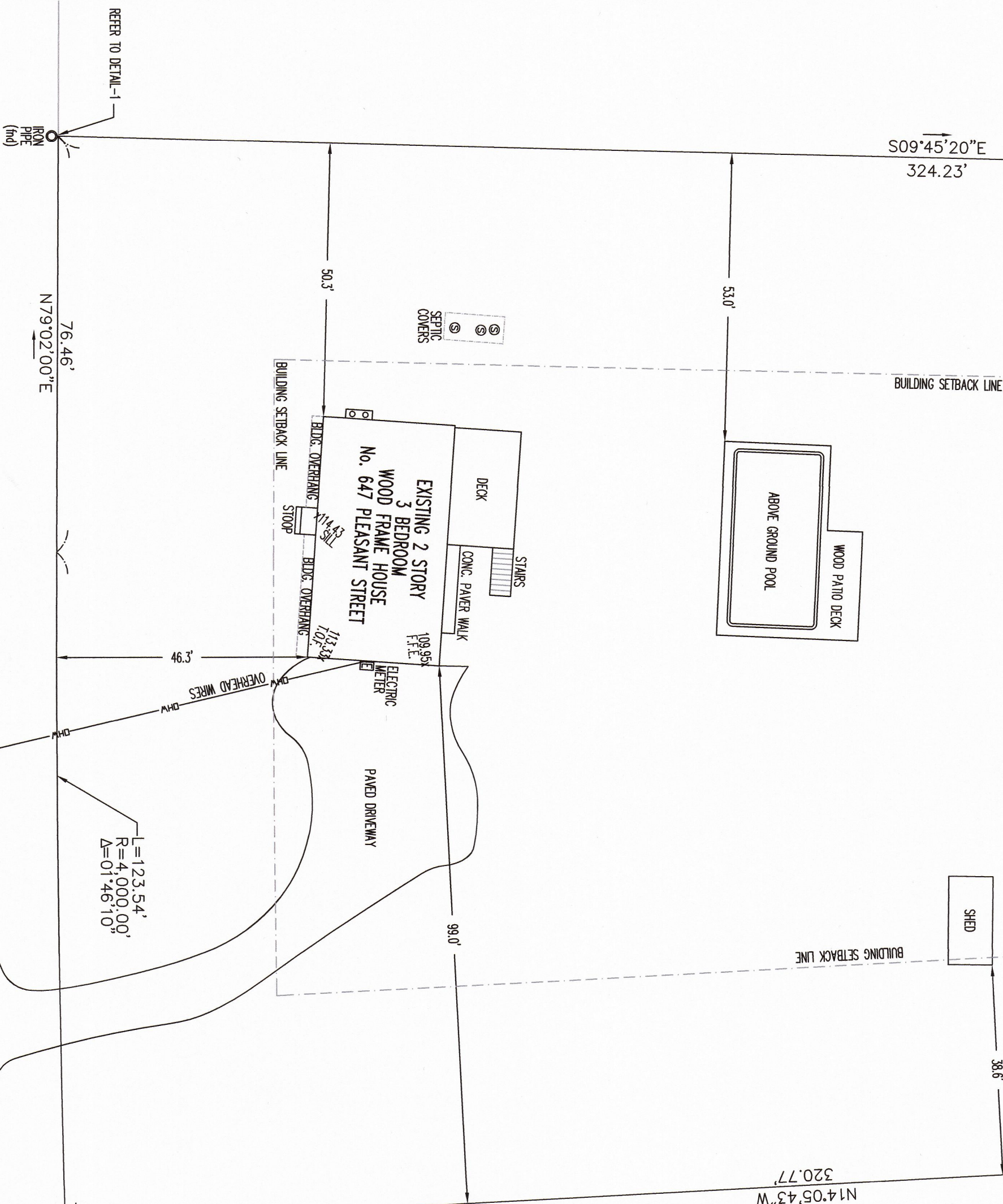
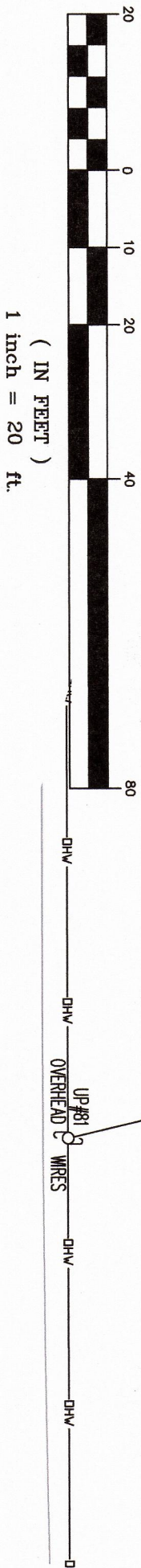
KATHLEEN P. RODDY
647 PLEASANT STREET
FRANKLIN, MASSACHUSETTS 02038



I CERTIFY THAT THE EXISTING DWELLING IS LOCATED AS SHOWN HEREON AND THAT THE EXISTING DWELLING MEETS THE APPLICABLE SETBACK REQUIREMENTS OF THE ZONING BY-LAWS FOR THE TOWN OF FRANKLIN, MASSACHUSETTS.

JAMES W. NIEVA, P.L.S. #39399

PLEASANT STREET
(PUBLIC - 60' WIDE - COUNTY LAYOUT of JUNE 30, 1931)
GRAPHIC SCALE



Dunn & McKenzie, Inc.
LAND SURVEYING AND CIVIL ENGINEERING
206 DEDHAM STREET, Rt.1A at Rt.115
NORFOLK, MASSACHUSETTS 02056
(508) 384-3990 - FAX (508) 384-3905
jimny@dunnmckenzie.com

PROJECT LOCATION:
647 PLEASANT STREET
FRANKLIN, MASSACHUSETTS 02038

PREPARED FOR:
ANDREW PHAM
18 CENTRAL STREET - No. 5
FOXBOROUGH, MASSACHUSETTS 02035
TELEPHONE #(774) 274-4651

CERTIFIED PLOT PLAN
Of Land In
FRANKLIN, MASSACHUSETTS
SHEET NO. 1 of 1
DATE FEBRUARY 19, 2024
JOB NO. 7195