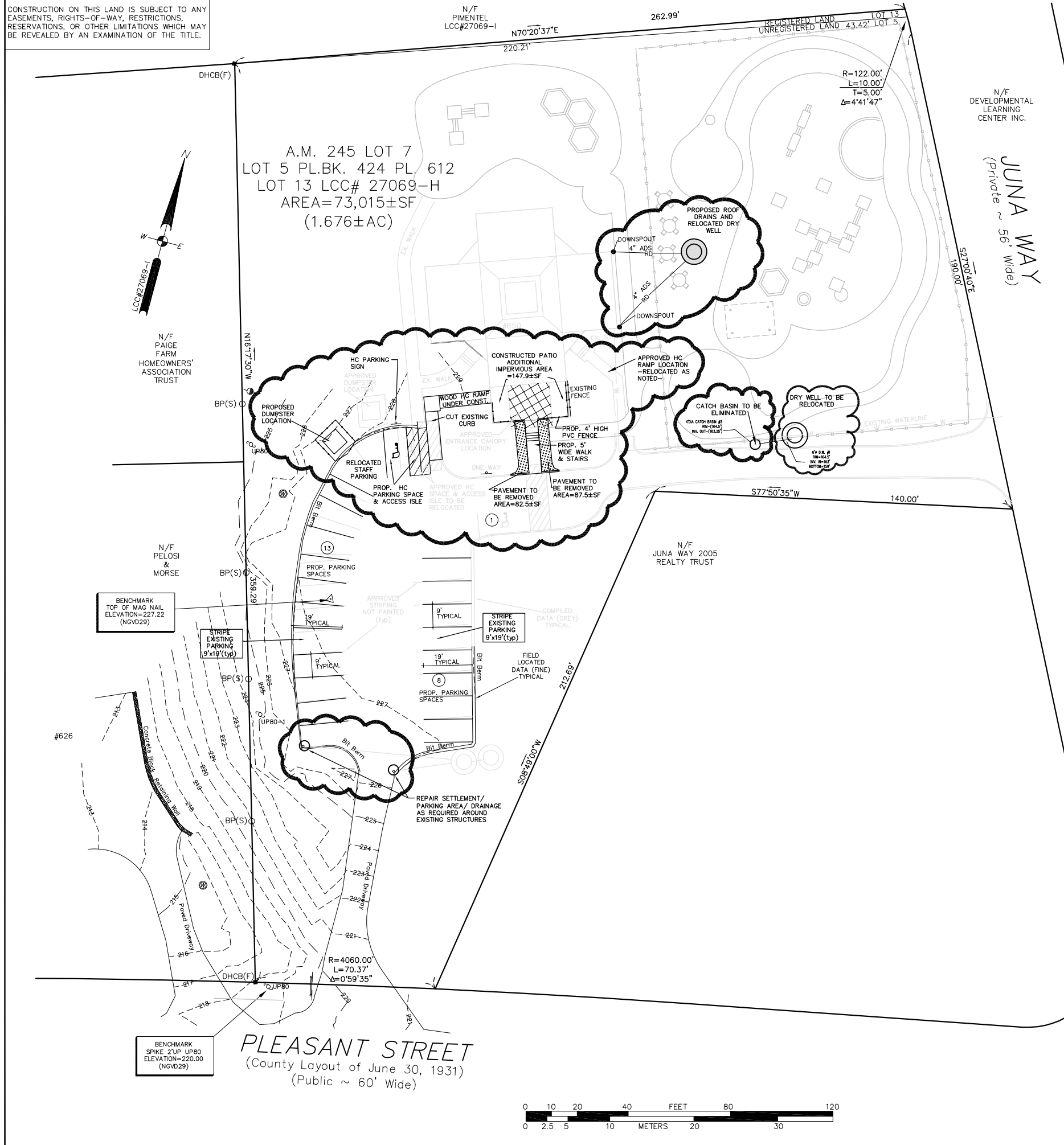


CONSTRUCTION ON THIS LAND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS, OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.



RURAL RESIDENTIAL I
FRANKLIN ZONING BYLAW SECTION 185
ATTACHMENT 9:1; LAST AMENDED
7-13-2011 BY AMENDMENT 11-654

MINIMUM LOT AREA	40,000 SF
MINIMUM LOT FRONTAGE	200'
MINIMUM LOT DEPTH	200'
MINIMUM LOT WIDTH	180'
MINIMUM YARDS	
FRONT	40'
SIDE	40'
REAR	40'
% OF LOT COVERED BY:	
STRUCTURES	20
STRUCTURES+PAVING	25

UTILITIES ARE PLOTTED AS A COMPILATION OF RECORD DOCUMENTS, MARKINGS AND OTHER OBSERVED EVIDENCE TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES AND SHOULD BE CONSIDERED APPROXIMATE. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY COMPLETELY AND RELIABLY DEPICTED. ADDITIONAL UTILITIES, NOT EVIDENCED BY RECORD DOCUMENTS OR OBSERVED PHYSICAL EVIDENCE, MAY EXIST. CONTRACTORS (IN ACCORDANCE WITH MASS.G.L. CHAPTER 82 SECTION 40 AS AMENDED) MUST CONTACT ALL UTILITY COMPANIES BEFORE EXCAVATING AND DRILLING AND CALL DIGSAFE AT 1(888)DIGSAFE(7233).

LEGEND

BP(S)	BEAN POLE SET ON LOTLINE
DHCB(F)	DRILL HOLE CONCRETE BOUND FOUND
DHSB(F)	DRILL HOLE STONE BOUND FOUND
○	UTILITY POLE
—	GUY WIRE
+	SIGN
⊗	WELL

PARKING:

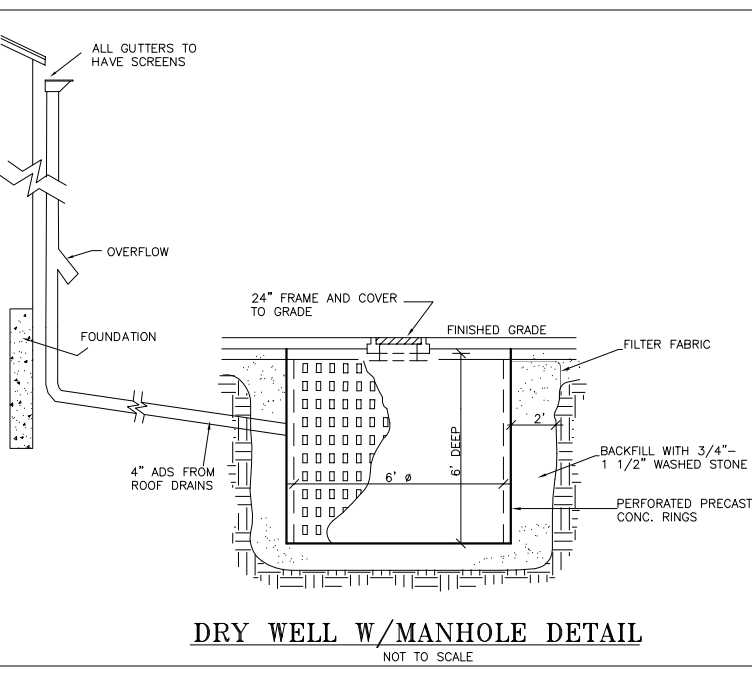
APPROVED SPACES:	22
PROPOSED SPACES:	22

PROPOSED CHANGES TO IMPERVIOUS AREA:

ADD:	147.9±SF
REMOVE:	170.0±SF
NET REDUCTION:	22.1±SF

- GENERAL NOTES:**
- THIS LOT IS SHOWN ON THE TOWN OF FRANKLIN ASSESSOR'S MAP 245 AS LOT 7.
 - THIS LOT IS ZONED RURAL RESIDENTIAL I.
 - THIS LOT IS LOCATED WITHIN A "SUBMITTED FOR APPROVAL FRANKLIN DEP. ZONE II" WATER RESOURCE DISTRICT PER PLAN ENTITLED "FRANKLIN WATER RESOURCE DISTRICTS," REVISED JULY 1995.
 - THIS LOT IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE PER FIRM COMMUNITY PANEL NO. 25021C0321E, EFFECTIVE DATE JULY 17, 2012.
 - THIS LOT IS NOT LOCATED WITHIN A NATURAL HERITAGE & ENDANGERED SPECIES PROGRAM (NHESP) AREA DESIGNATED AS AN ESTIMATED OR PRIORITY HABITAT AREA NOR ARE THERE ANY CERTIFIED VERNAL POOLS LOCATED ON THE LOT.
 - VERTICAL DATUM REFERS TO NGVD29.
 - A PORTION OF EXISTING FEATURES SHOWN ON THE SOUTHERLY PARKING LOT AND ENTRANCE ARE THE RESULT OF AN ON GROUND DATA COLLECTION SURVEY PERFORMED BY GUERRIERE & HALNON, INC. ON NOVEMBER 19, 2012. THE REMAINDER IS A COMPILATION OF DATA CONTAINED IN PLAN NOTED IN NOTE 8 BELOW.
 - SEE PLAN APPROVED BY THE FRANKLIN PLANNING BOARD SIGNED ON JANUARY 28, 2013 ENTITLED "PROPOSED PLAYGROUND AREAS AND BIKE PATH DRAINAGE PLAN" BY KANAYO LALA 4 WEST ROAD WEST ACTON, MA FOR ROBIN NEST 650 PLEASANT STREET FRANKLIN, MA. DATED DECEMBER 22, 2012.

PLAN REFERENCE:
PLAN FILED AT THE NORFOLK COUNTY REGISTRY OF DEEDS AS No. 612 OF 1994 IN PLAN BOOK 424
LAND COURT CASE No. 27069



JOB NO. **F3767**

APPROVED DATE:
FRANKLIN PLANNING BOARD

DATE: _____

BEING A MAJORITY

PROFESSIONAL LAND SURVEYOR

PROFESSIONAL ENGINEER

OWNER(S):
SURESHINE, LLC
650 PLEASANT STREET
FRANKLIN, MA 02038
DEED BK. 29399 PG. 504

REVISIONS

DATE	REVISED
5/13/2014	PER TOWN COMMENTS

Guerriere & Halnon, Inc.
Engineering & Land Surveying
Ph. (508) 528-3221 55 WEST CENTRAL STREET
Fx. (508) 528-7921 FRANKLIN, MA 02038
www.guerriereandhalnon.com

LIMITED SITE PLAN MODIFICATION
650 PLEASANT STREET
FRANKLIN
MASSACHUSETTS

DATE: **DECEMBER 9, 2013** SCALE: 1"=20'
SHEET: **1 OF 1** JOB NO. **F3767**

