

SPECIAL PERMIT APPLICATION Proposed Site Redevelopment Plans

for

19 Dean Avenue
Franklin, MA



APPLICANT:

DAVID DJERF

8 SYMMES ROAD, FRANKLIN
MA 02038

ARCHITECT:

KUTH RANIERI ARCHITECTS

32A Main Street, Suite 2
Franklin, MA 02038

SURVEYOR &

CIVIL ENGINEER:

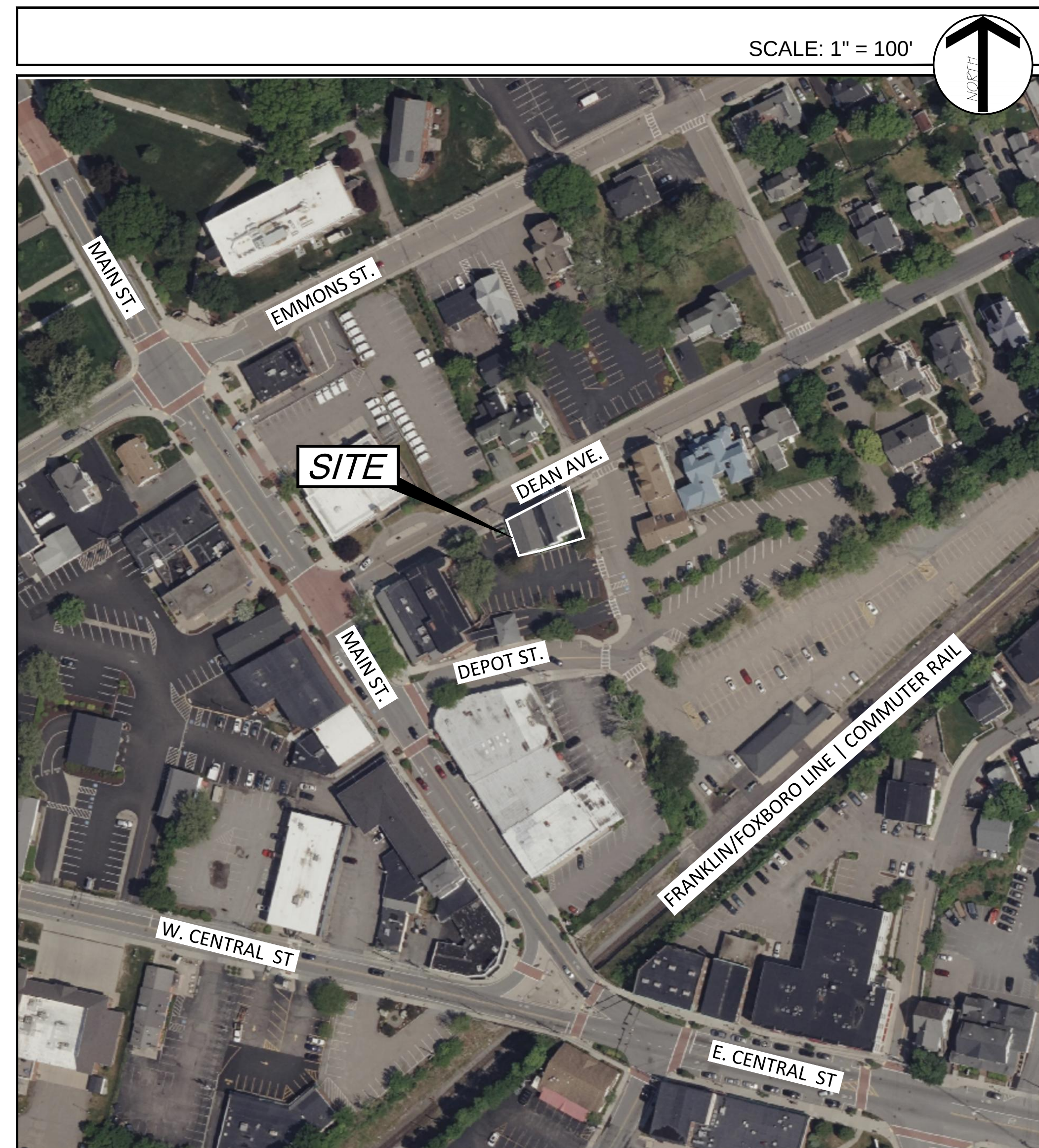
CHA CONSULTING, INC.

141 LONGWATER DRIVE, SUITE 104
NORWELL, MA 02061

OWNER:

TEAM Q LLC

8 SYMMES ROAD, FRANKLIN
MA 02038



DRAWING INDEX

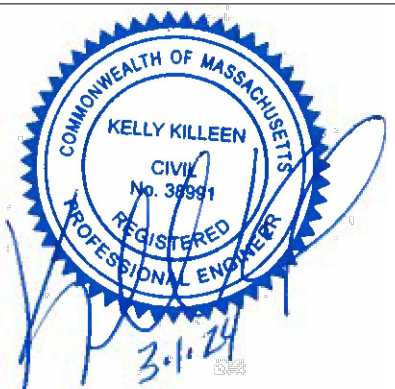
Sheet No.	Sheet Title
C-001	TITLE SHEET
C-002	EXISTING CONDITIONS PLAN
C-003	SITE DEMOLITION PLAN
C-100	SITE LAYOUT PLAN
C-101	SITE SETBACK PLAN
C-200	GRADING, DRAINAGE AND UTILITIES PLAN
C-601	SITE DETAILS
C-602	SITE DETAILS



PREPARED FOR:

TEAM Q, LLC

8 SYMMES ROAD
FRANKLIN, MA 02038



PROPOSED MIXED-USE
REDEVELOPMENT
PROJECT

19 DEAN AVENUE,
FRANKLIN, MA

No.	Submittal / Revision	Appr	By	Date
	PLANNING BOARD SUBMITTAL	KK	HD	03/01/2024

SHEET TITLE

TITLE SHEET

Designed By: HD	Drawn By: HD	Checked By: KK
Issue Date: 03/01/24	Project No.: 085087.000	Scale: AS SHOWN

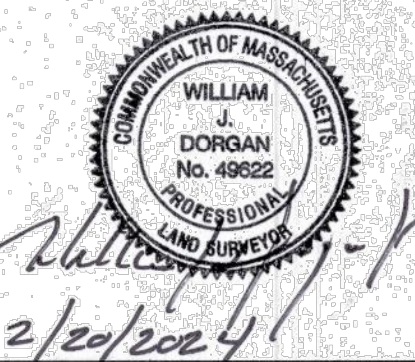
Drawing No.:

C-001

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FRANKLIN, MA 02038



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ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL
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SURVEYOR TO ALTER, REPAIR OR ADD ANY PART OF A PLANNING
STAMP OF A LICENSED PROFESSIONAL IS ALTERED. THE ALTERING
ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND
SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE
WORKMAN, ALTERED BY FOLLOWING BY THEIR SIGNATURE, THE
DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION
OF THE ALTERATION.

PROPOSED MIXED-USE
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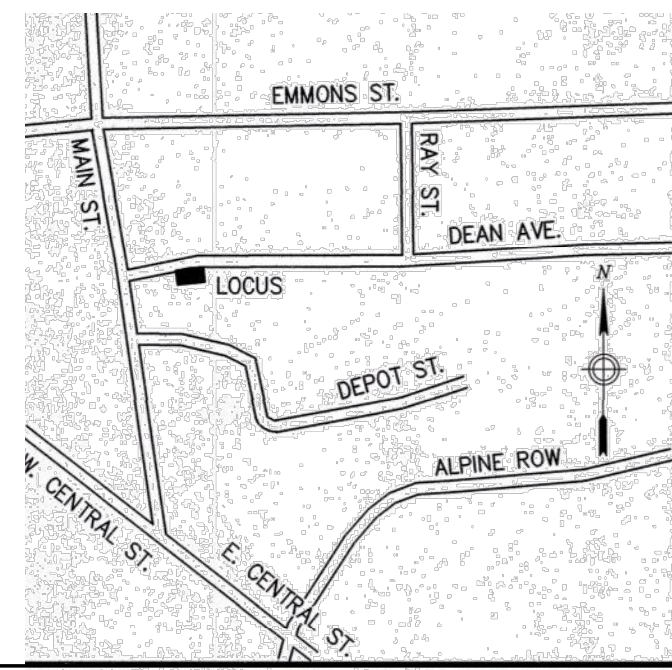
No.	Submittal / Revision	Appr	By	Date
1	PLANNING BOARD SUBMITTAL	KK	HD	03/01/2024

SHEET TITLE EXISTING CONDITIONS PLAN

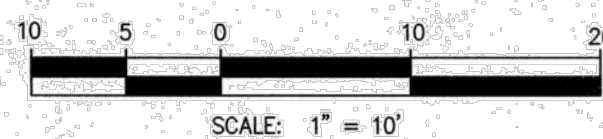
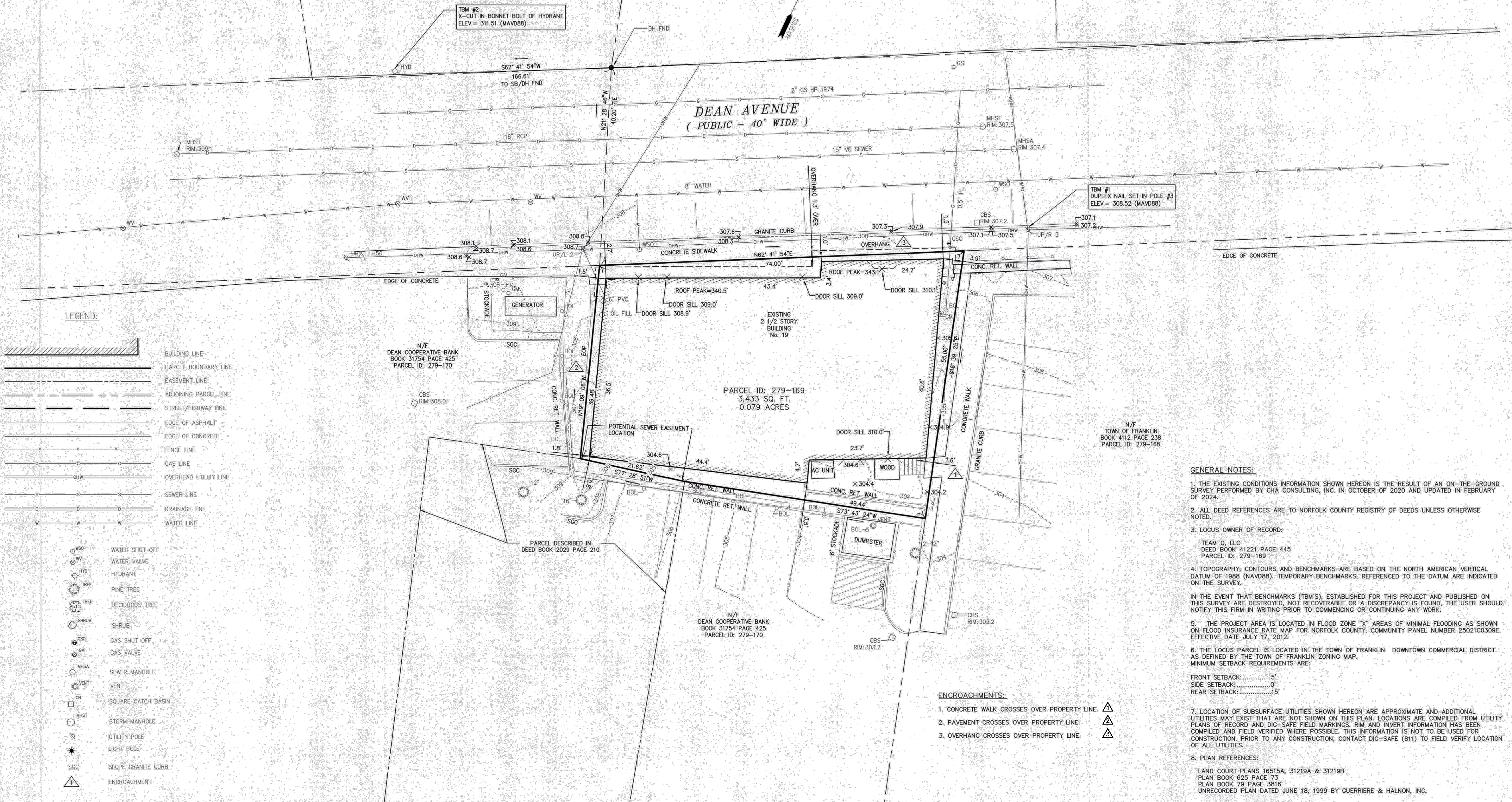
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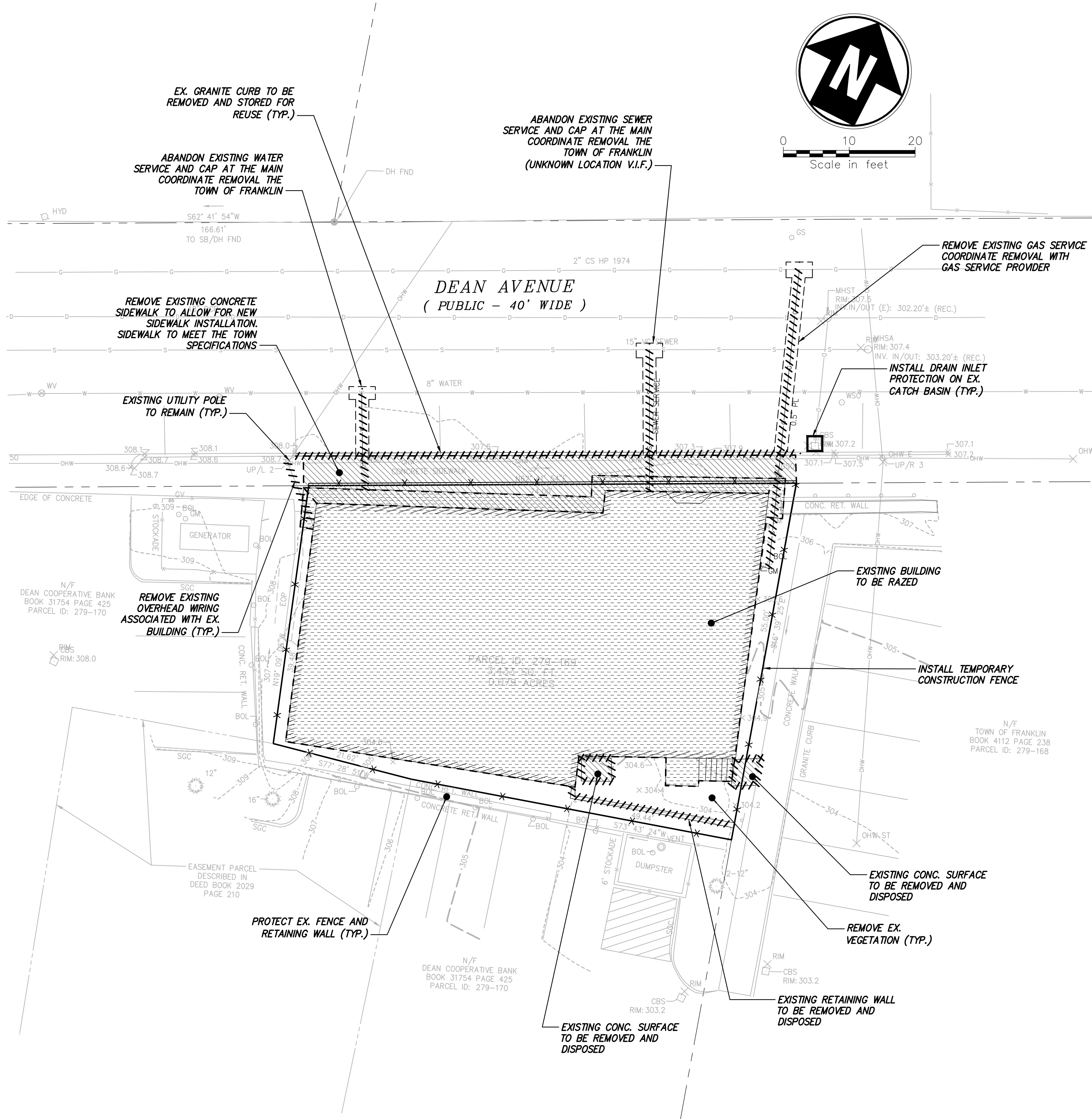
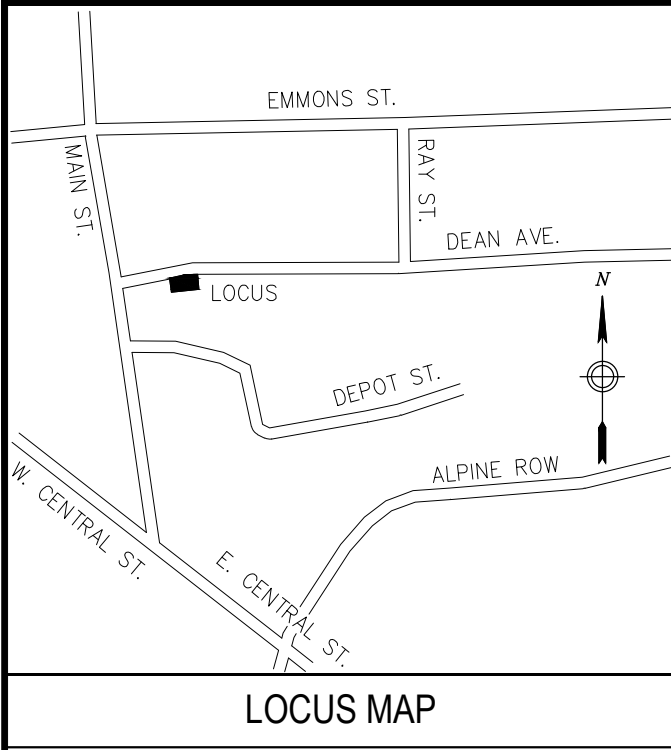
Drawing No.:

C-002



LOCUS MAP: NOT TO SCALE





LEGEND

	EX. BUILDING TO BE RAZES
	EX. PAVEMENT/CONC SURFACE TO BE REMOVED AND DISPOSED
	CATCH BASIN INLET PROTECTION
	REMOVE EX. STRUCTURE
	REMOVE EX. CURB/UTILITY
	TEMPORARY CONSTRUCTION FENCE (TYP.)
	SAWCUT LINE
	PROPERTY LINE
	V.I.F. VERIFY IN FIELD

- DEMOLITION & EROSION CONTROL NOTES**
- REFER TO STORMWATER REPORT FOR "SEQUENCE OF CONSTRUCTION" AND "LONG TERM POLLUTION PREVENTION PLAN AND OPERATION & MAINTENANCE DOCUMENTS".
 - THE CONTRACTOR SHALL TEST PIT AND VERIFY INVERTS AND LOCATIONS OF EXISTING UTILITY SERVICES TIE-INS AND REPORT BACK TO ENGINEER PRIOR TO START OF CONSTRUCTION.
 - ALL MATERIALS REMOVED FROM SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL STANDARDS.
 - THIS DEMO PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR TO REMOVE, RELOCATE, PROTECT, MAINTAIN AND/OR REPLACE ALL CONFLICTING UTILITIES, STRUCTURES & VEGETATION WITHIN THE LIMIT OF WORK TO BUILD THE IMPROVEMENTS AT NO ADDITIONAL COST TO THE OWNER.
 - ALL ITEMS NOTED TO REMAIN, OR NOT SPECIFICALLY NOTED TO BE REMOVED, SHALL BE PROTECTED THROUGHOUT THE DURATION OF CONSTRUCTION. IF ANY ITEMS NOTED TO REMAIN ARE DAMAGED DURING CONSTRUCTION THE CONTRACTOR SHALL REPAIR AT THEIR OWN EXPENSE.
 - THE CONTRACTOR SHALL INSTALL A SECURITY FENCE AROUND THE CONSTRUCTION AREA TO PROTECT THE PUBLIC DURING CONSTRUCTION.
 - DISPOSAL OF ALL EXCESS MATERIALS, AND DEBRIS FROM SITE WORK OPERATIONS IS THE CONTRACTOR'S RESPONSIBILITY AT NO ADDITIONAL COST TO THE OWNER.

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SHEET TITLE
SITE
DEMO. PLAN

Designed By: HD	Drawn By: HD	Checked By: KK
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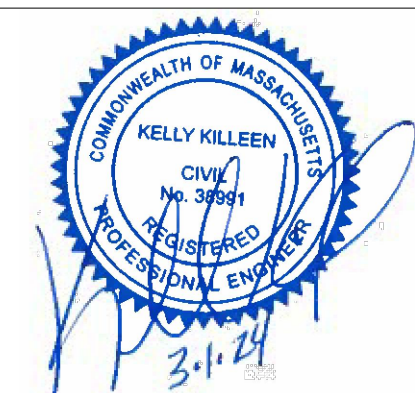
Drawing No.:

C-003

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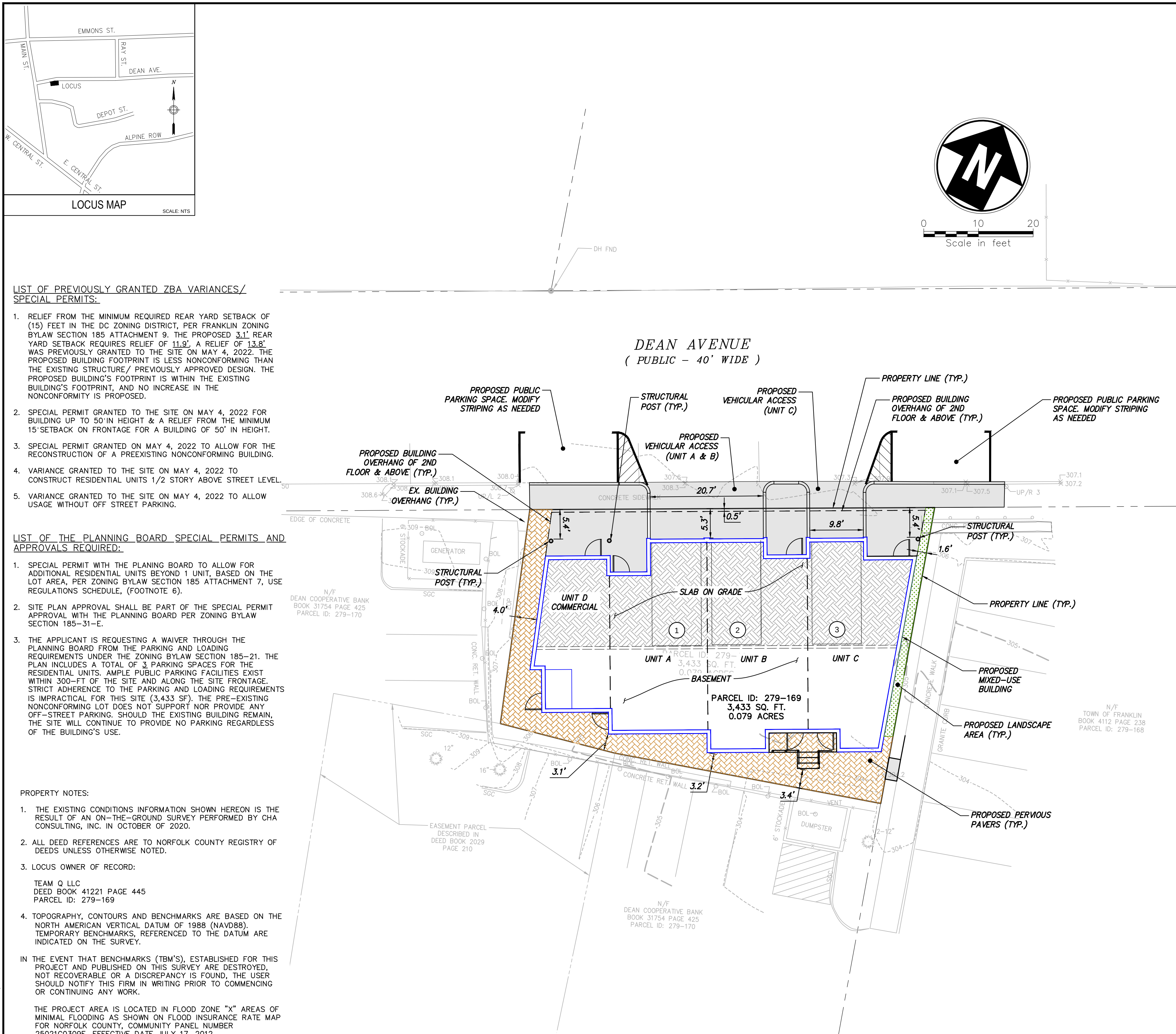
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SHEET TITLE
SITE
LAYOUT PLAN

Designed By: HD	Drawn By: HD	Checked By: KK
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Drawing No.:

C-100



ZONING TABLE				
ZONING DISTRICT: DOWNTOWN COMMERCIAL (DC)				
REQUIREMENTS	REQUIRED	EXISTING	ZBA APPROVAL ⁴ (May 4, 2022)	PROPOSED
MINIMUM LOT AREA	5,000 SF	3,433 SF (preexisting non-conforming)	3,433 SF (no change)	3,433 SF (no change)
MINIMUM FRONTAGE	50 FEET	74 FEET	74 FEET (no change)	74 FEET (no change)
MINIMUM LOT DEPTH	50 FEET (Added 11-4-1998 does not apply to the site)	38.9 FEET	38.9 FEET (no change)	38.9 FEET (no change)
MINIMUM LOT WIDTH	45 FEET	47.50 FEET	47.50 FEET (no change)	47.50 FEET (no change)
MINIMUM FRONT YARD	5' FEET	1.0 FEET (1 st floor) -1.3 FEET (2 nd floor & above) (preexisting non-conforming)	2.7 FEET	5.3 FEET (1 st floor) ¹ 0.5 FEET (2 nd floor & above) ¹ (conforming)
MINIMUM SIDE YARD	0 FEET	1.5 FEET	1.5 FEET	1.6 FEET (conforming)
MINIMUM REAR YARD	15 FEET	0.8 FEET (preexisting non-conforming)	1.5 FEET (less non-conforming)	3.1 FEET (less non-conforming)
MAXIMUM BUILDING HEIGHT	(3 STORIES/ 40') ²	3 STORIES/ LESS THAN 40'	(4.5 STORIES/50') ²	(3 STORIES/ LESS THAN 40') ²
MAXIMUM IMPERVIOUS COVERAGE OF EXISTING UPLAND (%)				
STRUCTURES	80%	79% (2,740± SF)	67% (2,304 SF)	79.8% (2,740± SF) (conforming)
STRUCTURES & PAVING	90%	93% (3,200± SF) (non-conforming)	90% (conforming)	80% (2,753± SF) ³ (conforming)

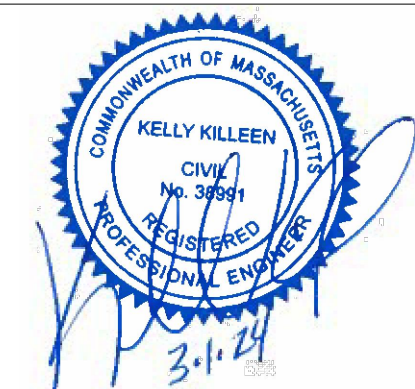
- (1) MINIMUM FIVE-FOOT SETBACK REQUIRED ON FIRST FLOOR, STREET LEVEL; UPPER FLOORS CAN OVERHANG REQUIRED FIRST FLOOR SETBACK.
- (2) BUILDINGS UP TO 50 FEET IN HEIGHT MAY BE PERMITTED BY A SPECIAL PERMIT FROM THE PLANNING BOARD PROVIDED THE STRUCTURE IS SET BACK AT LEAST 15 FEET FROM FRONTAGE (ZONING 188 ATTACHMENT 9, FOOTNOTE #9).
- (3) PREVIOUS PAVEMENT AND LANDSCAPE AREAS TOTAL UP TO 680 S.F. WHICH IS APPROXIMATELY 20% OF THE SITE; THEREFORE, 80% OF THE SITE IS OCCUPIED BY BUILDING AND OTHER OTHER IMPERVIOUS SURFACES.
- (4) THE SITE WAS GRANTED A ZONING BOARD OF APPEALS APPROVAL FOR A MIXED-USED DEVELOPMENT (16 RESIDENTIAL UNITS PLUS 1 COMMERCIAL UNIT) DATED MAY 4, 2022 AND RECORDED AT THE NORFOLK REGISTER OF DEEDS BOOK 40989, PAGE 555 FOR THE FOLLOWING APPROVALS. SEE LIST OF PREVIOUSLY GRANTED ZBA VARIANCES/ SPECIAL PERMIT NOTES ON THIS SHEET FOR ADDITIONAL INFORMATION.

PARKING REQUIREMENTS			
ZONING DISTRICT: DOWNTOWN COMMERCIAL			
REQUIREMENTS	REQUIRED PARKING	EXISTING USE	PROPOSED USE
RESIDENTIAL DWELLING UNITS: 1.5 PARKING SPACES PER RESIDENTIAL UNIT IN A MIXED USE DEVELOPMENT	3 RESIDENTIAL UNITS X 1.5 = 5 PARKING SPACES	NO PARKING PROVIDED	3 PARKING SPACES
COMMERCIAL SPACE: ONE SPACE PER 500 SQUARE FEET OF GROSS FLOOR AREA	375 SF X $\frac{1}{500}$ = 1 PARKING SPACES	NO PARKING PROVIDED	ON-STREET PUBLIC PARKING SPACES AVAILABLE
TOTAL PARKING	6 PARKING SPACES	NO PARKING PROVIDED	3 PARKING SPACES

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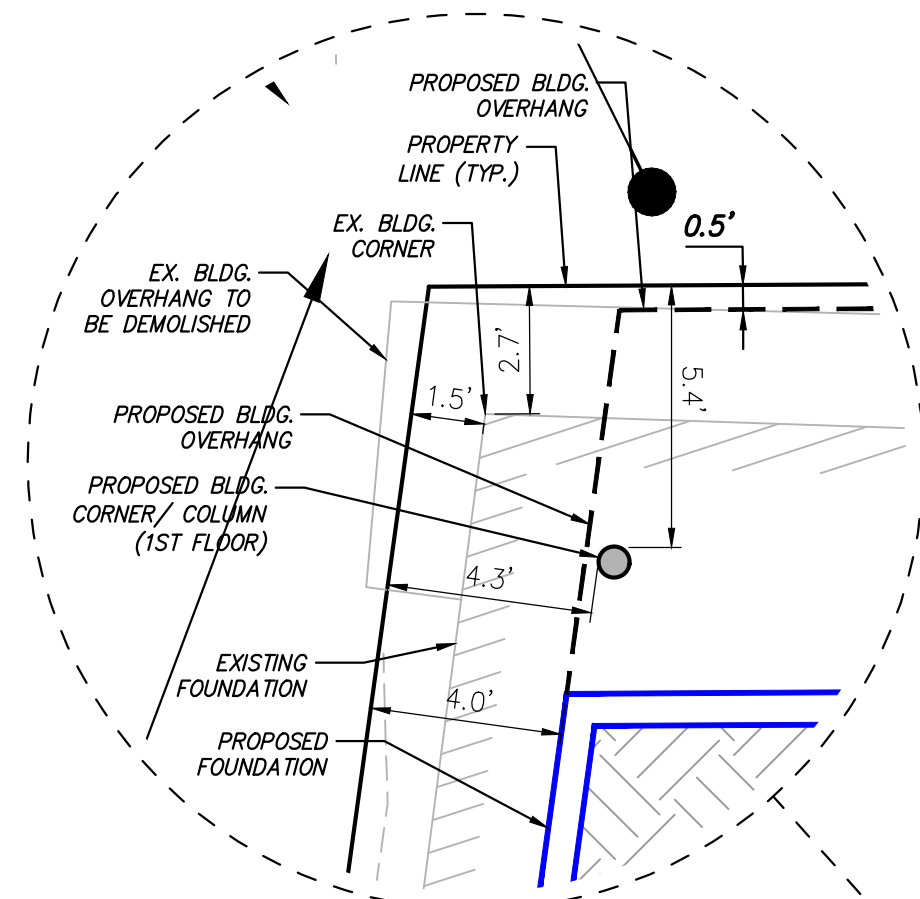
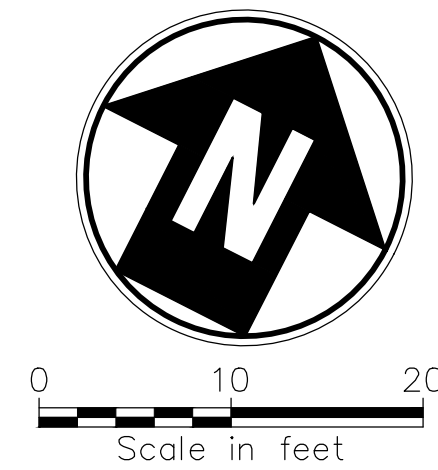
KK HD 03/01/2024

SHEET TITLE
SITE
SETBACK PLAN

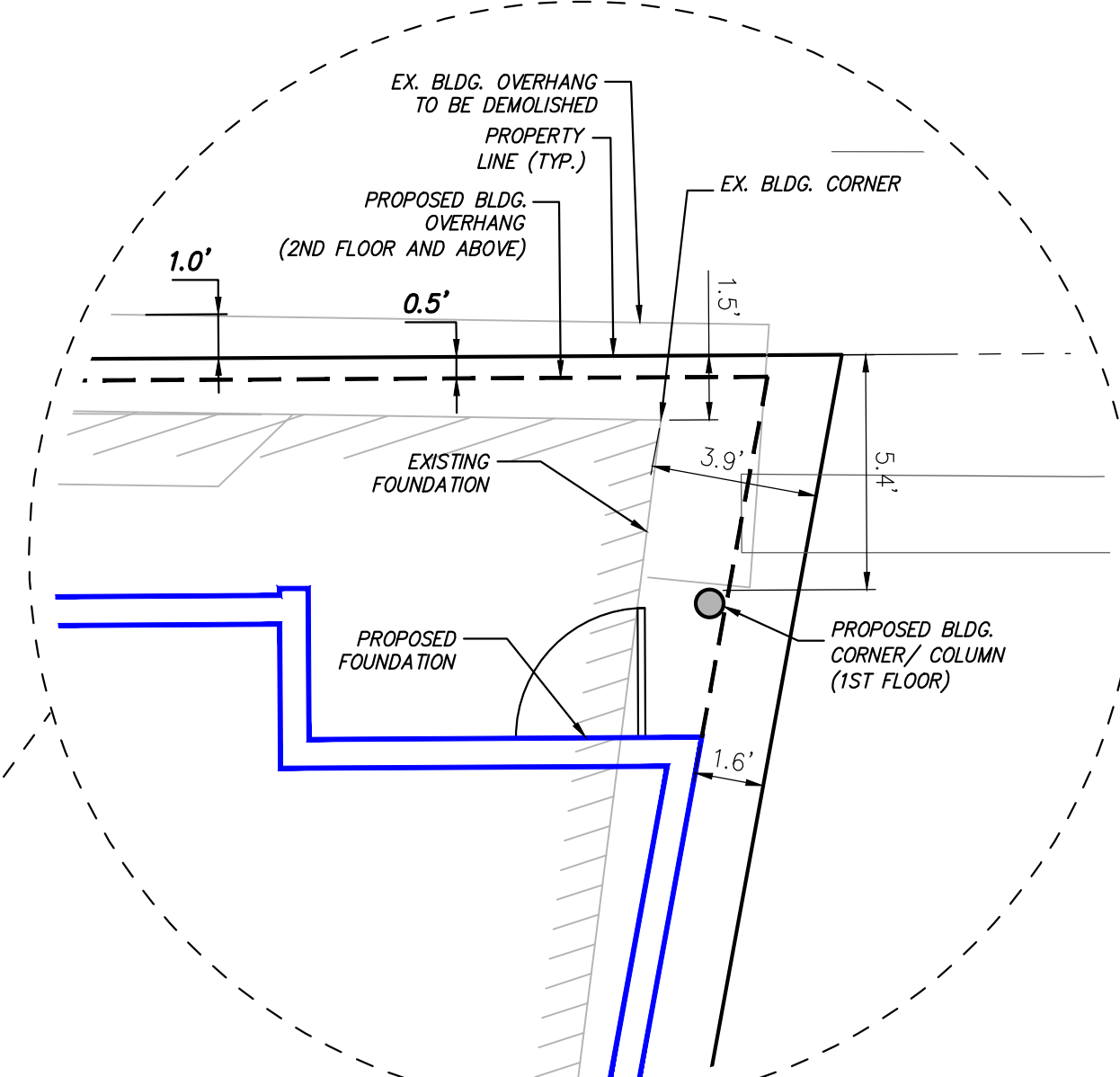
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Drawing No.:

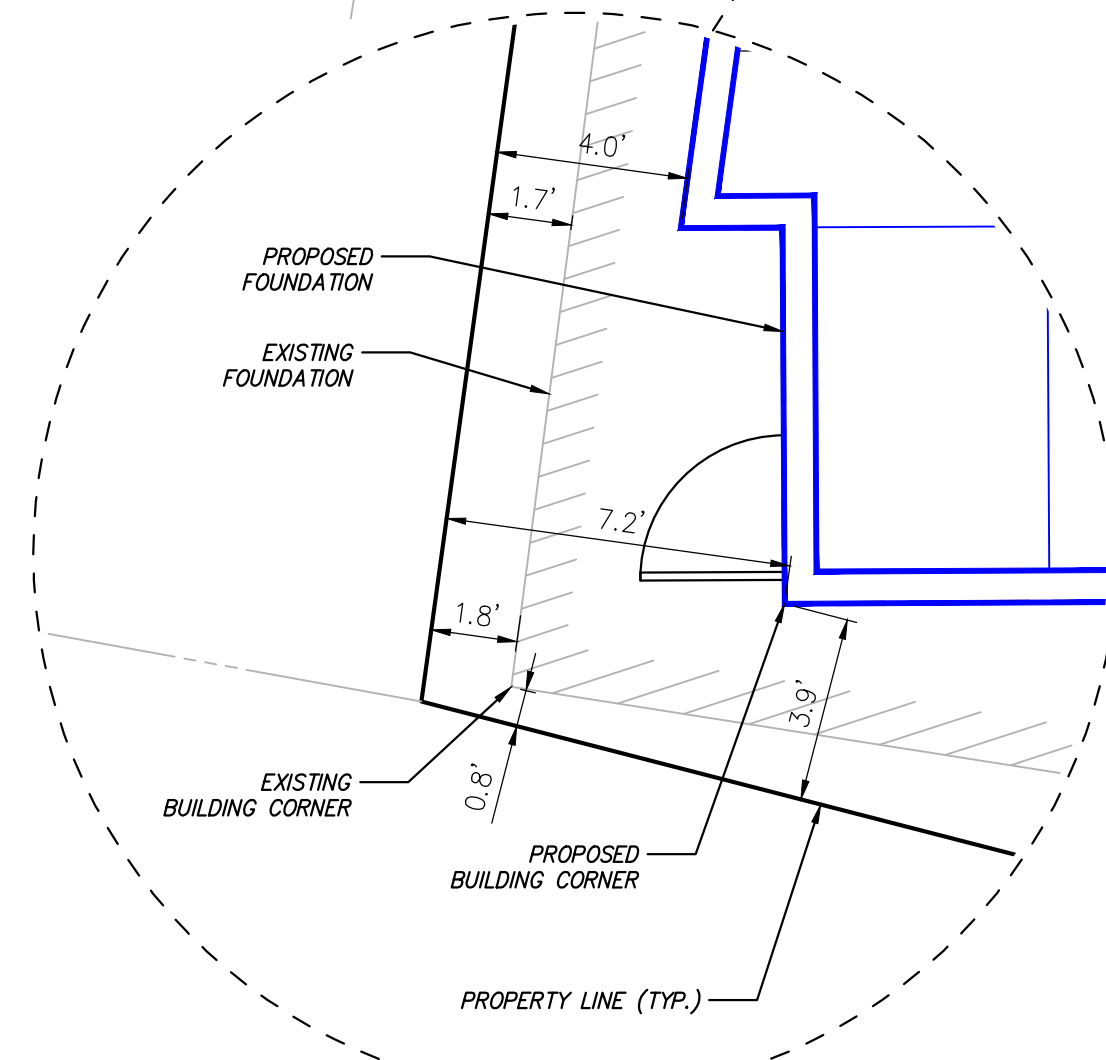
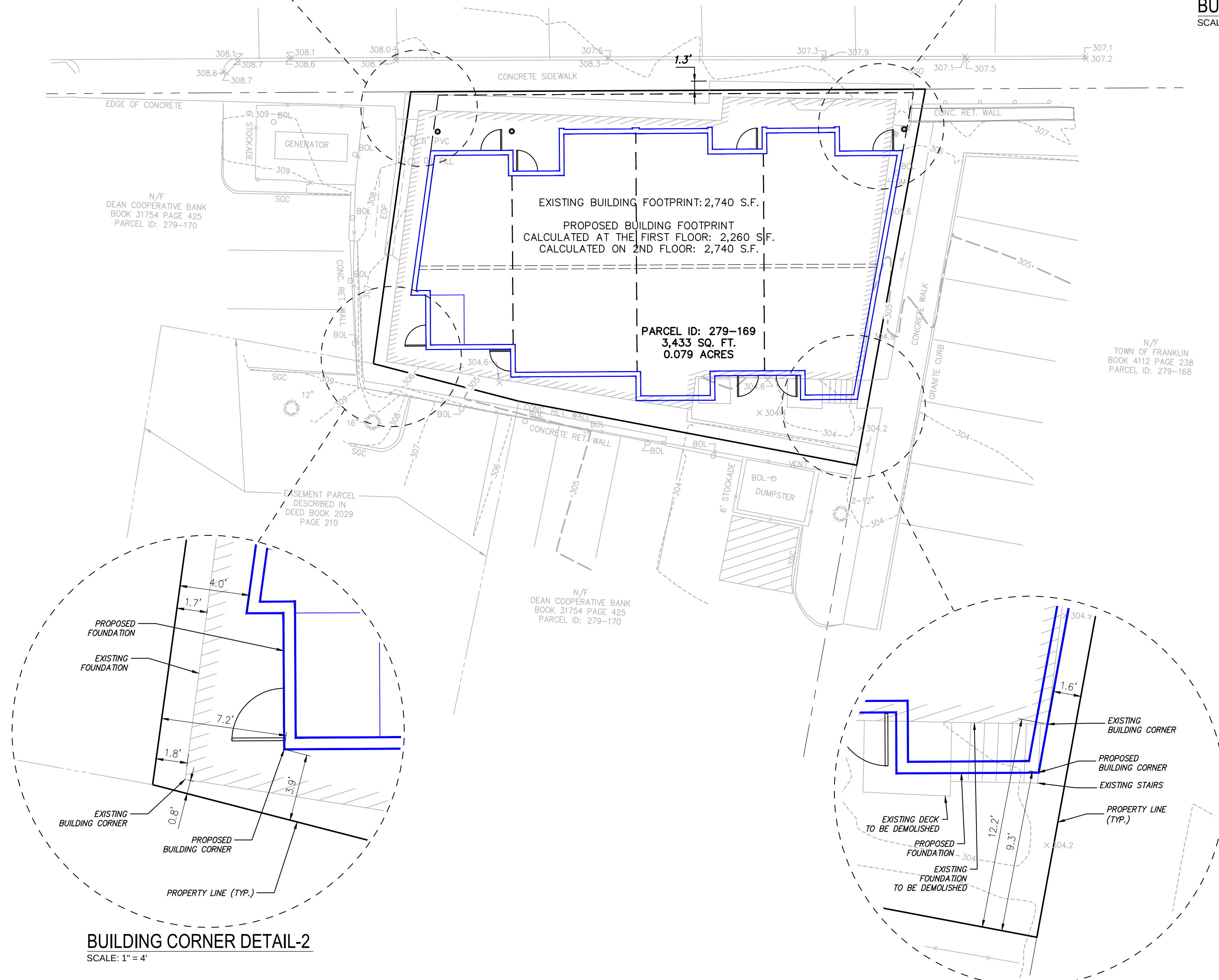
C-101



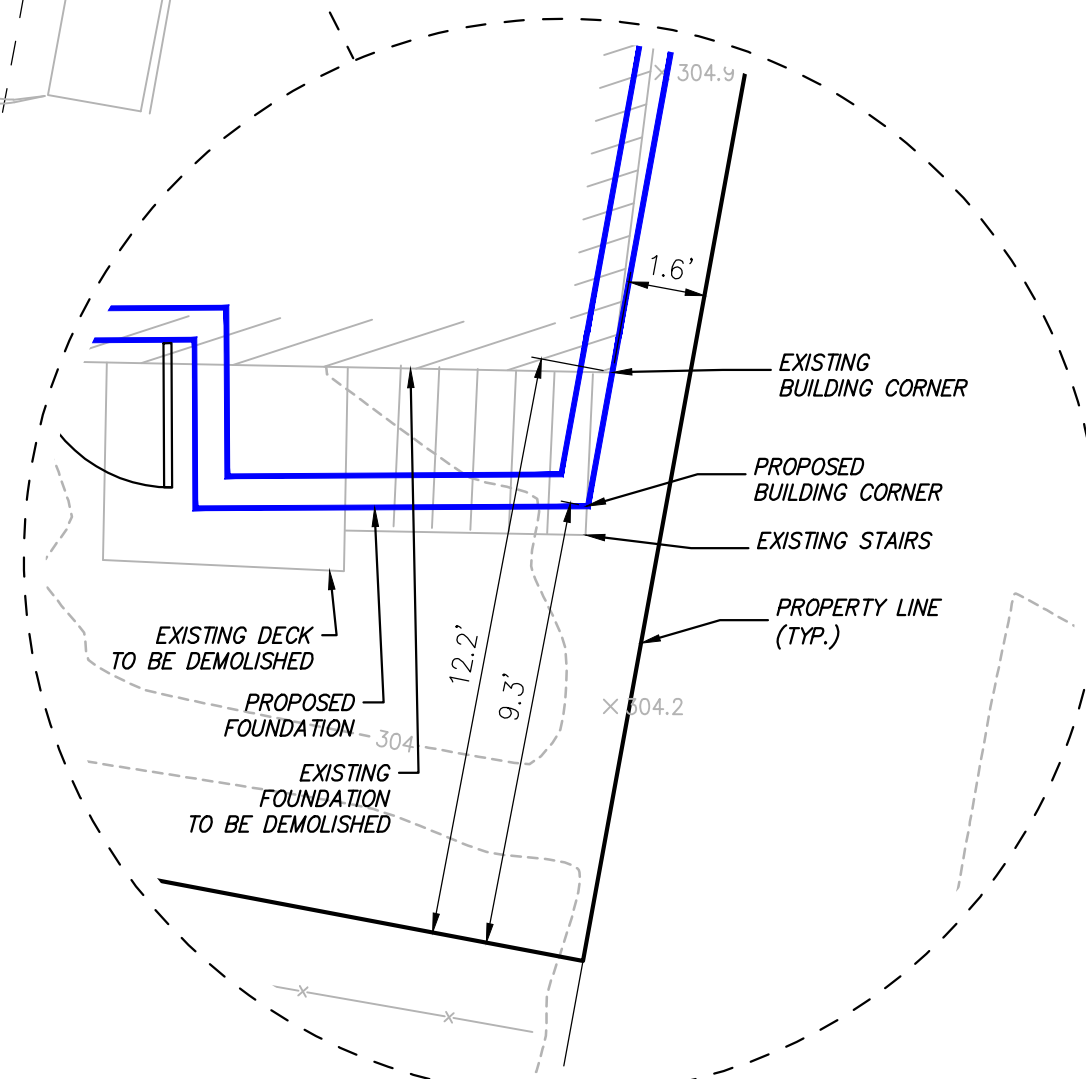
BUILDING CORNER DETAIL-1
SCALE: 1" = 4'



BUILDING CORNER DETAIL-4
SCALE: 1" = 4'

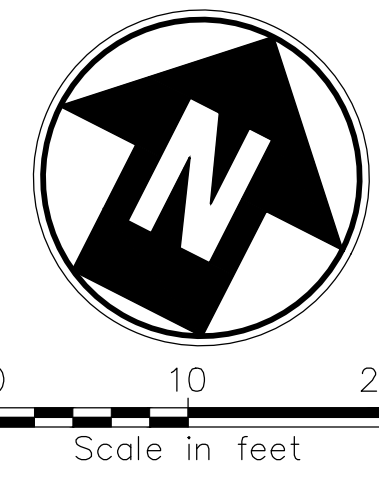
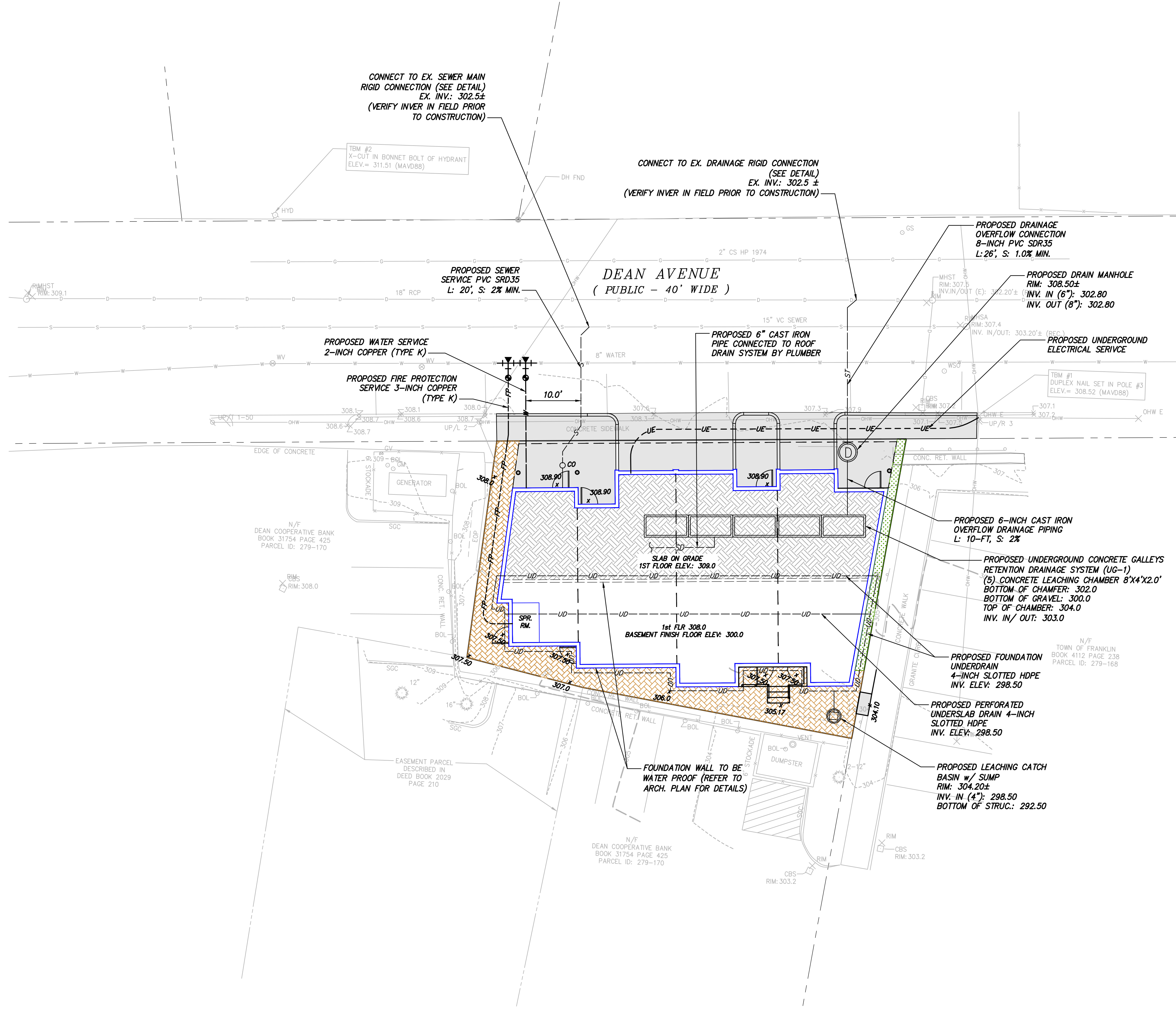


BUILDING CORNER DETAIL-2
SCALE: 1" = 4'



BUILDING CORNER DETAIL-3
SCALE: 1" = 4'

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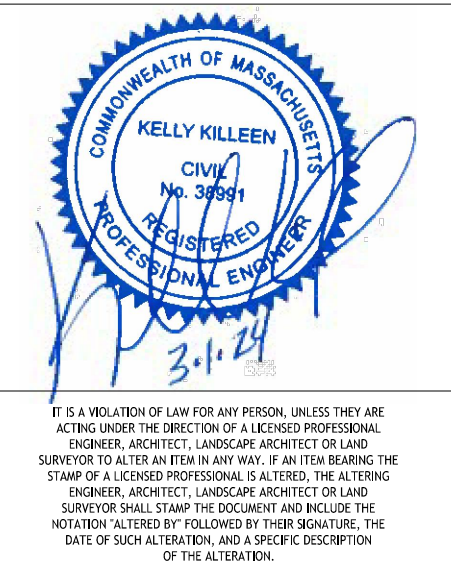
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|--|--|--|--------------------|
| | EXISTING BUILDING LINE | | PINE TREE |
| | PROPERTY LINE | | DECIDUOUS TREE |
| | EASEMENT LINE | | SHRUB |
| | ADJOINING PARCEL LINE | | SEWER MANHOLE |
| | FENCE LINE | | VENT |
| | EXISTING GAS LINE | | SQUARE CATCH BASIN |
| | EXISTING OVERHEAD UTILITY LINE | | STORM MANHOLE |
| | NEW DOMESTIC WATER SERVICE | | UTILITY POLE |
| | NEW FIRE PROTECTION SERVICE | | LIGHT POLE |
| | NEW UNDERGROUND ELECTRIC | | |
| | NEW SANITARY SEWER | | |
| | NEW ROOF STORM DRAIN | | |
| | NEW UNDERGROUND NATURAL GAS PIPING | | |
| | CLEANOUT | | |
| | SHUTOFF VALVE | | |
| | APPROXIMATE FINISH GARDE ELEVATION IN FEET | | |
| | PROPOSED BUILDING FOUNDATION | | |

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SHEET TITLE
GRADING,
DRAINAGE AND
UTILITIES PLAN

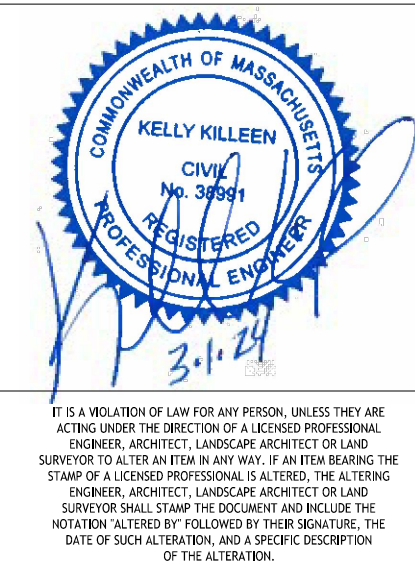
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Drawing No.:
C-200

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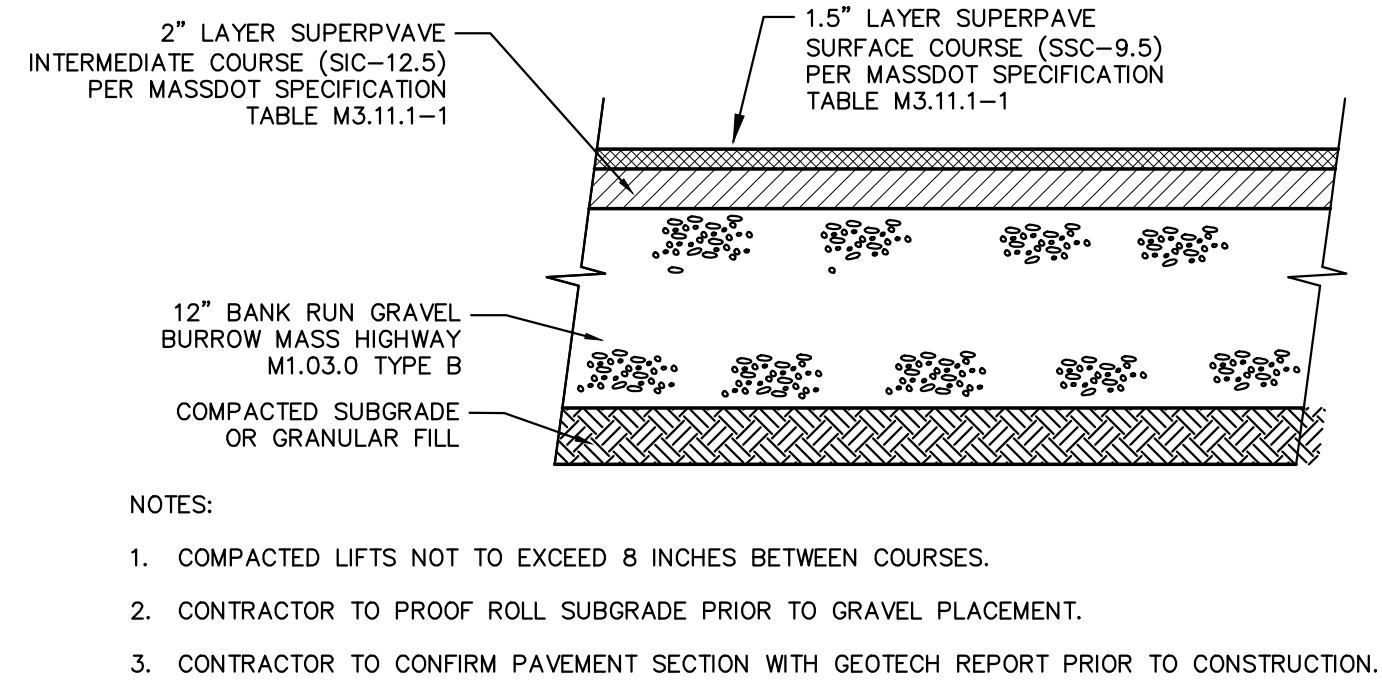
SHEET TITLE

SITE DETAILS

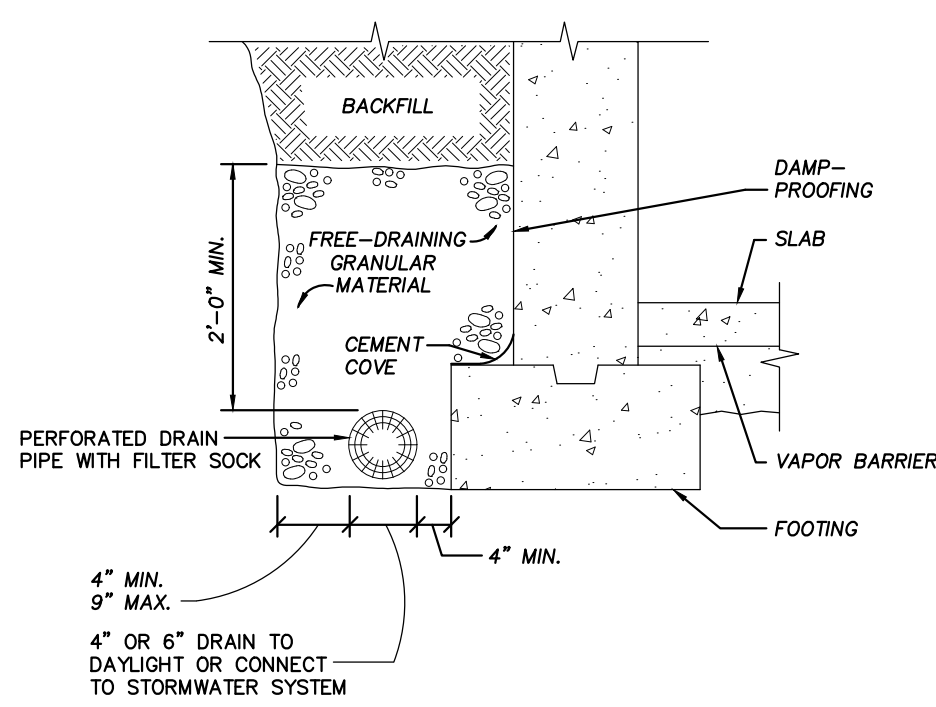
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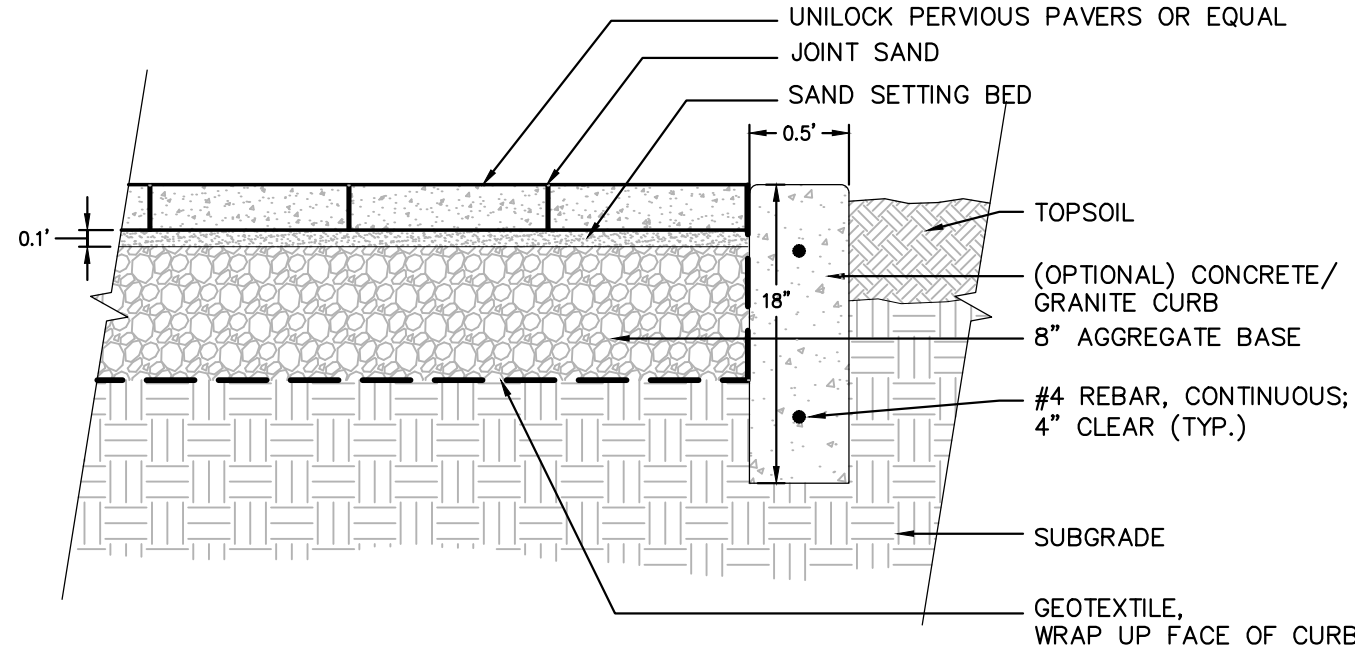
C-601



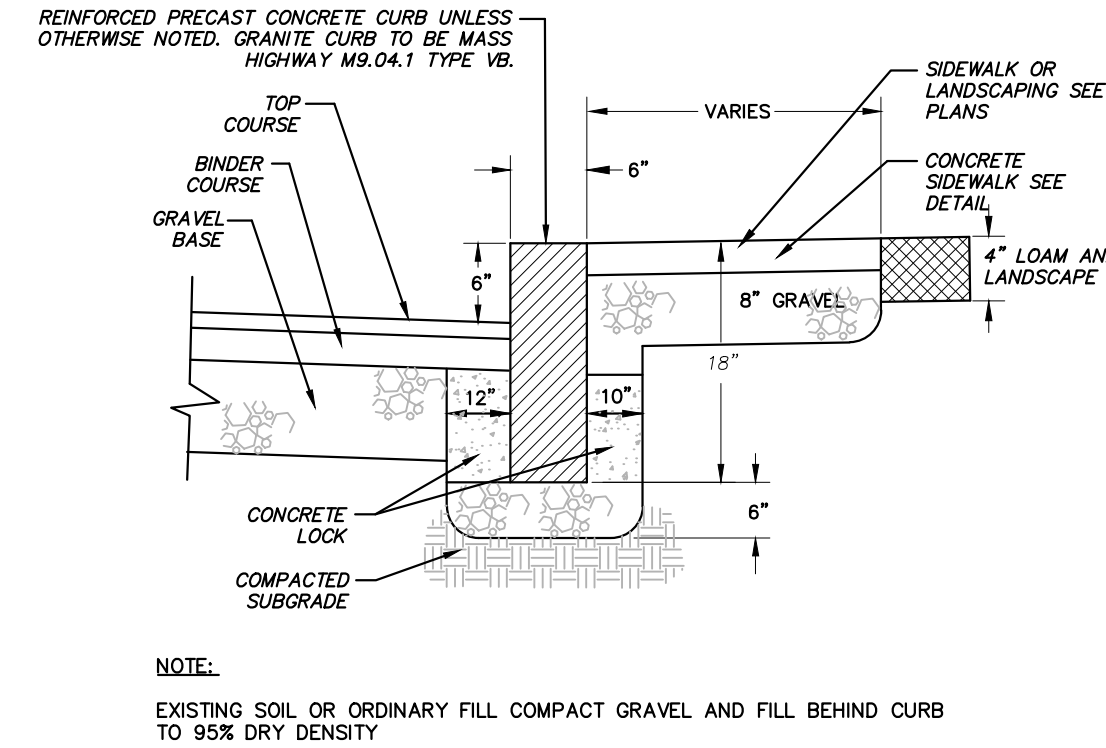
1 BITUMINOUS PAVEMENT SECTION
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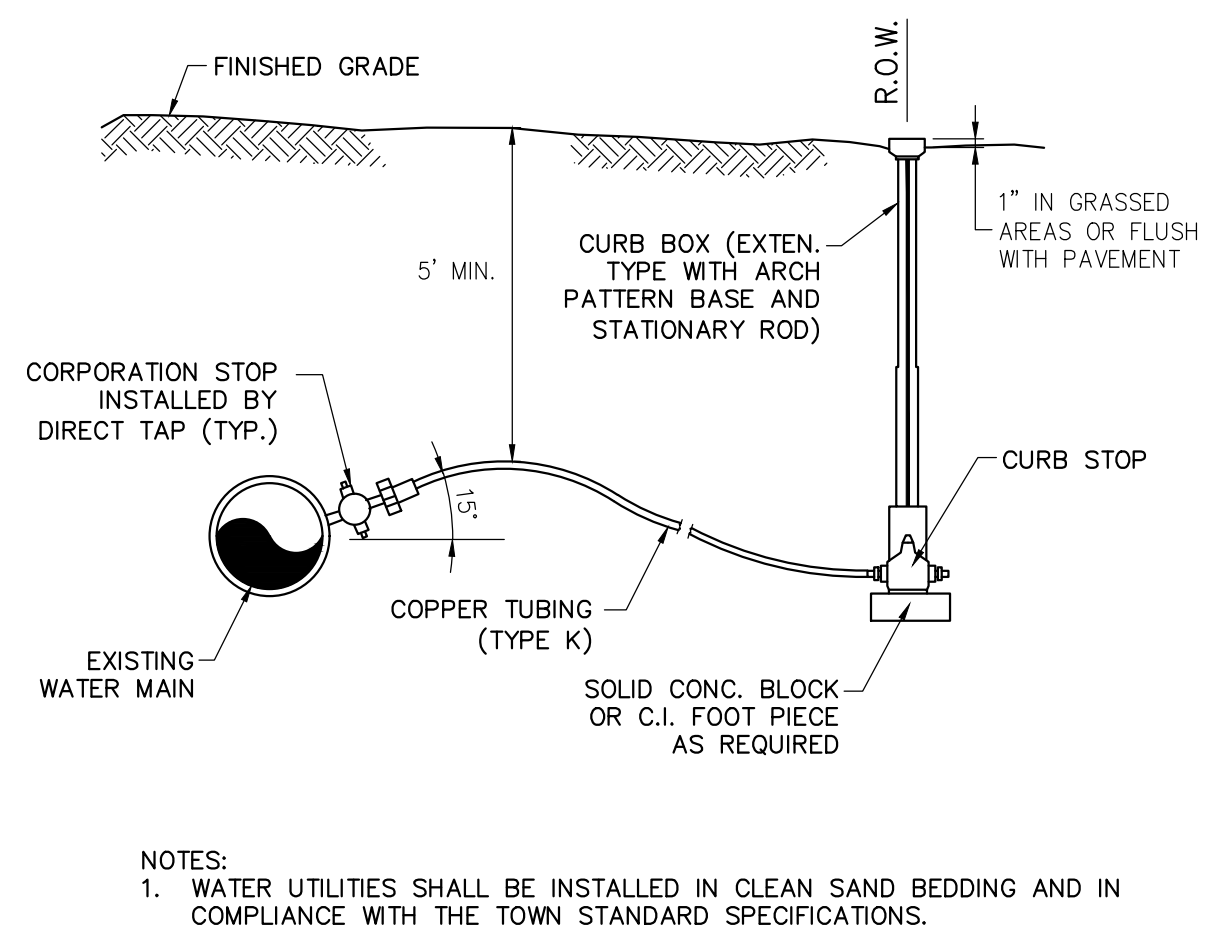
4 FOOTING DRAIN DETAIL
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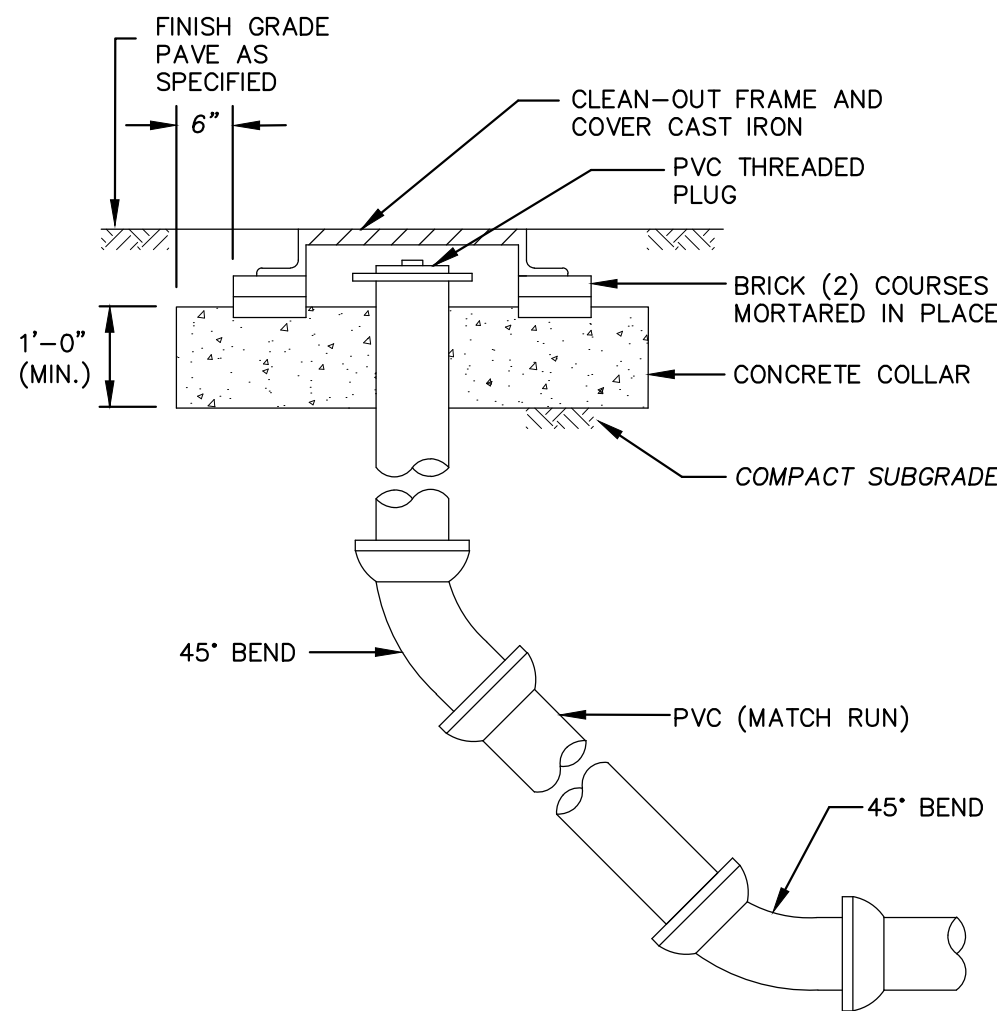
7 PAVER INSTALLATION DETAIL
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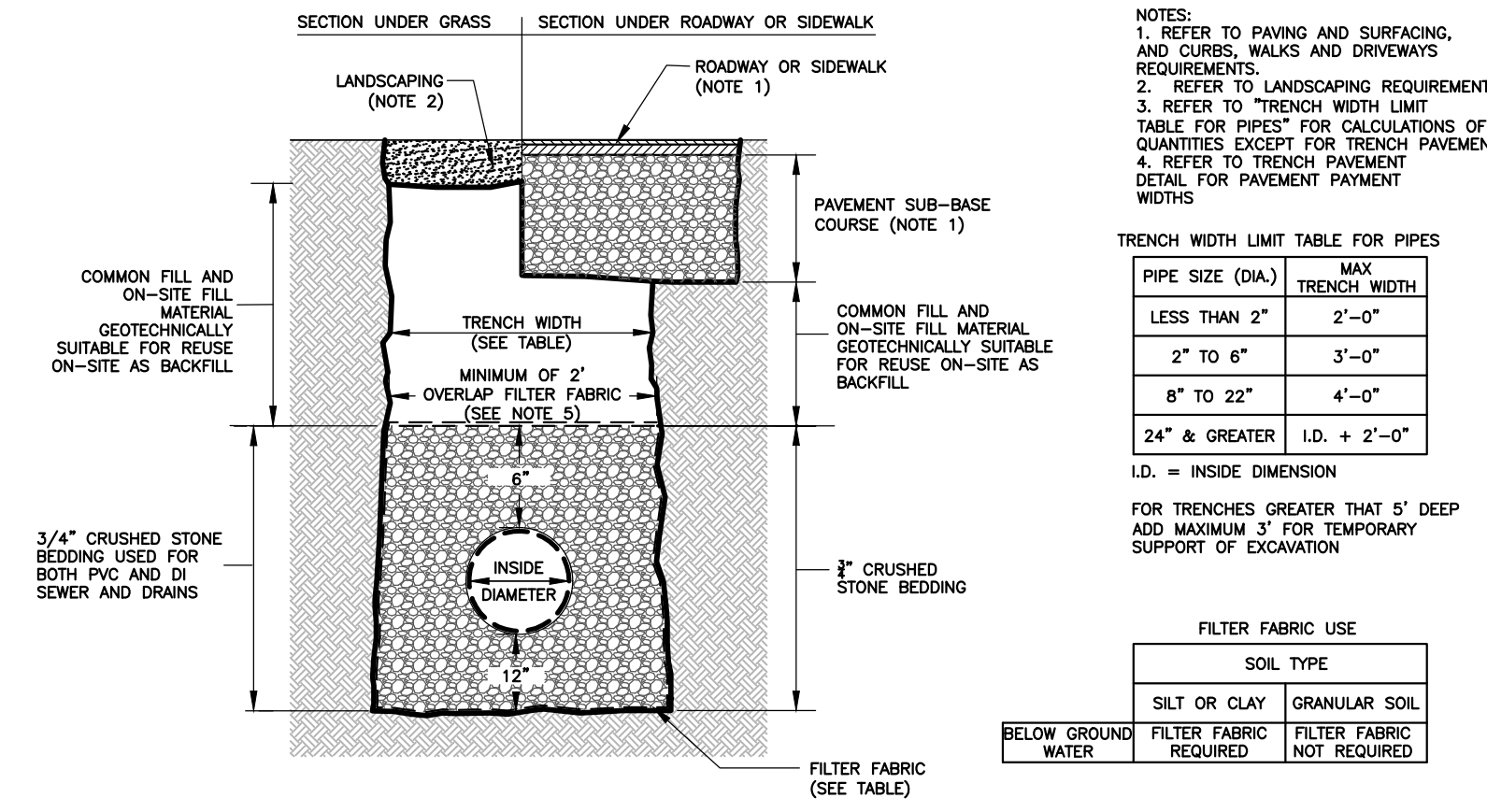
10 VERTICAL GRANITE CURB
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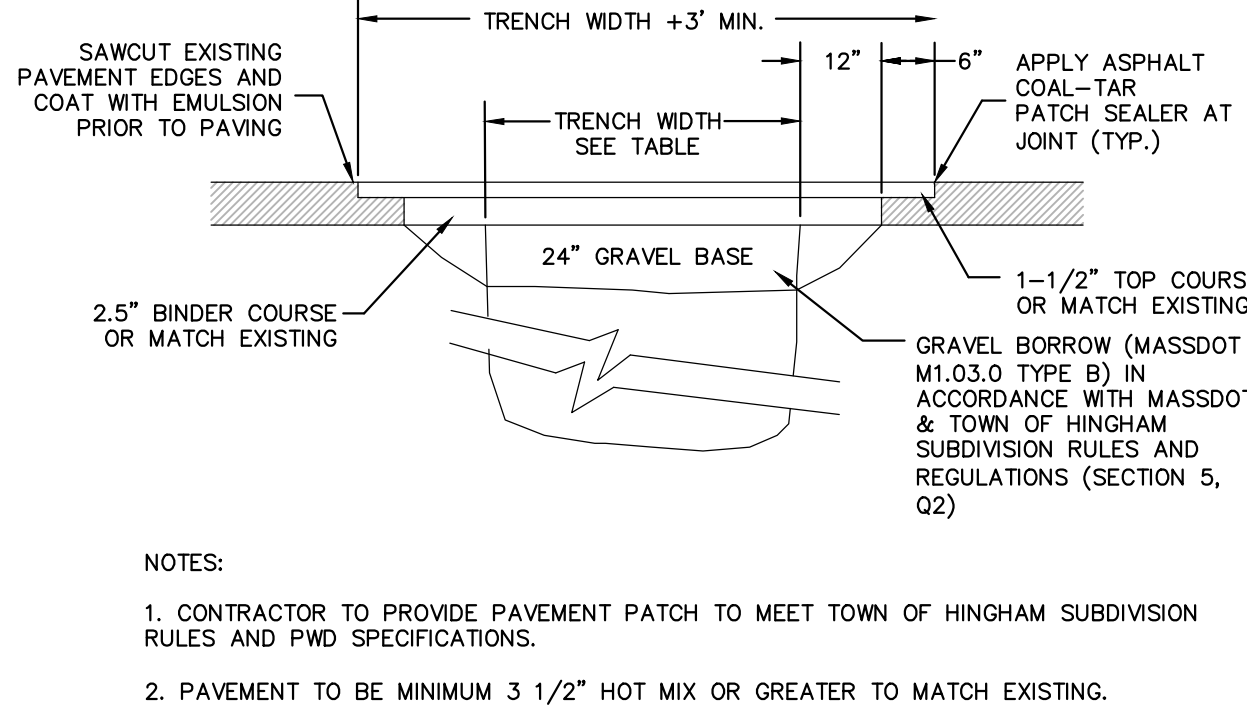
2 WATER SERVICE CONNECTION - (DIRECT TAP) DETAIL
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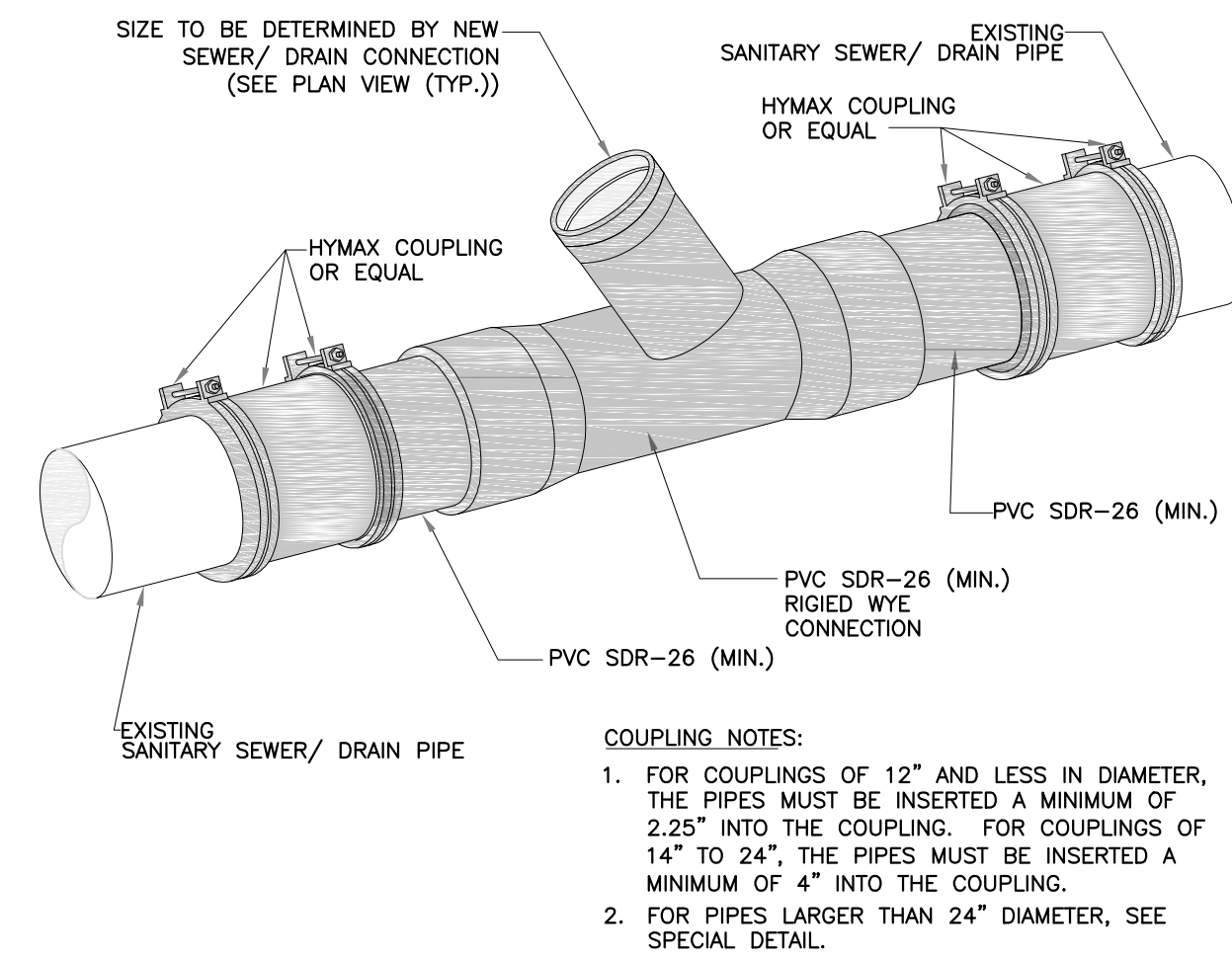
5 TYPICAL GRAVITY SEWER CLEANOUT
SCALE: NO SCALE



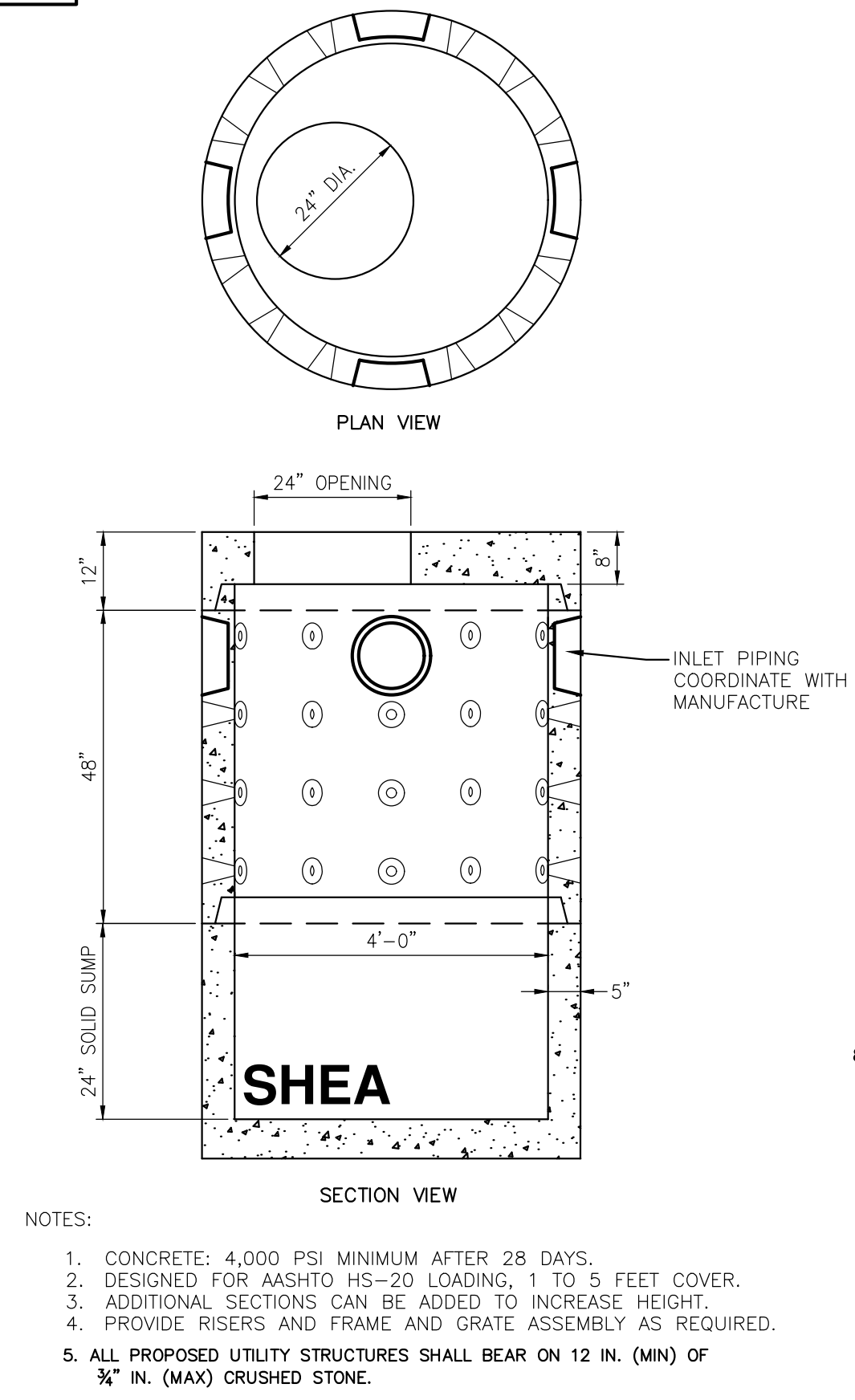
8 UTILITY TRENCH DETAIL
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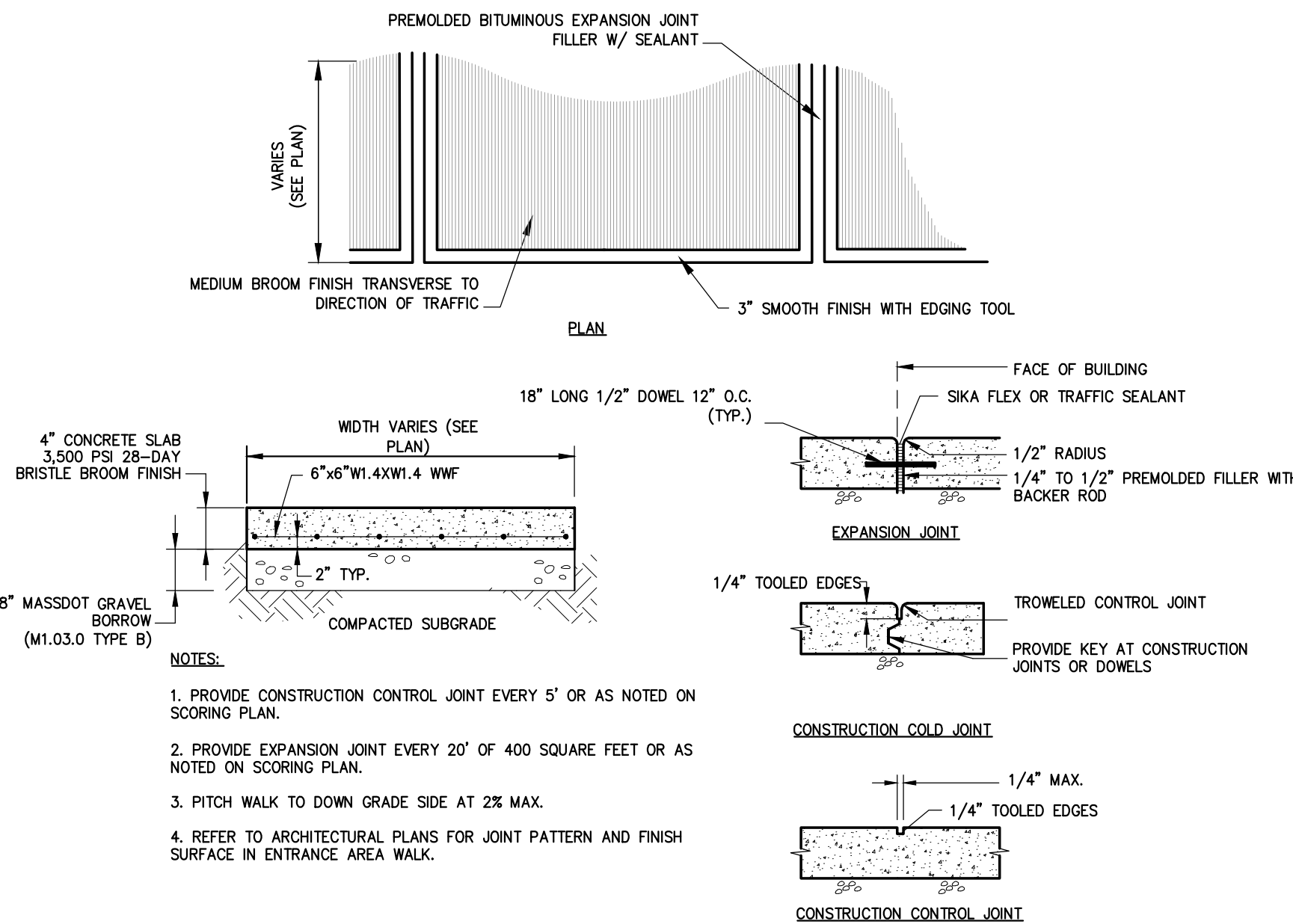
11 PAVEMENT PATCH DETAIL FOR TRENCH SECTIONS
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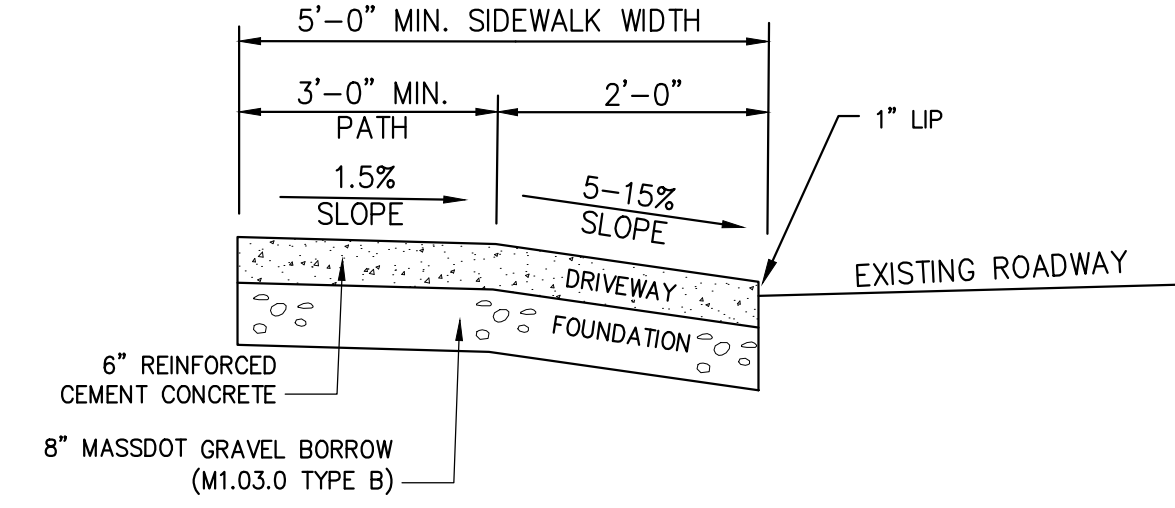
3 SANITARY SEWER/ DRAIN SERVICE CONNECTION TO EXISTING PIPE (RIGID CONNECTION)
SCALE: N.T.S.



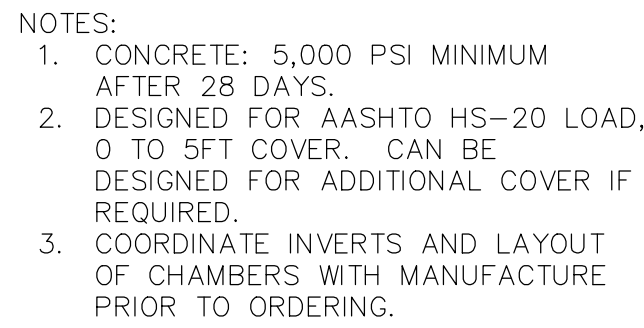
6 LEACHING CATCH BASIN
SCALE: NO SCALE



9 CONCRETE SIDEWALK DETAIL
SCALE: NO SCALE



12 TYPICAL DRIVEWAY ENTRANCE CROSS SECTION
SCALE: NO SCALE



SCALE: NO SCALE



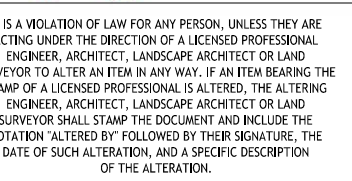
1. STANDARD PRECAST DRAIN MANHOLE BY SITUATE PRECAST OR APPROVED EQUAL. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL PROVIDE SIGNED & SEALED BUOYANCY CALCULATIONS FOR ALL PRECAST STRUCTURES WITH SHOP DRAWINGS SUBMITTED TO CHA. CALCULATIONS SHALL ASSUME THE HIGHER OF FEMA FLOODPLAIN ELEVATION OR SEASONAL HIGH GROUNDWATER ELEVATION FOR GROUNDWATER DEPTH AT EACH STRUCTURE WITH A 1.15 FACTOR OF SAFETY APPLIED TO THE UPLIFT.

SCALE: NO SCALE

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