

EXISTING

Scale: 1 in = 20 feet

LEGEND

	Deep Hole		NOT TO SCALE SIGN
	DRAIN MANHOLE		DRILL HOLE
	SEWER MANHOLE		STONE BOUND W/DH
	CATCH BASIN		EDGE OF RIGHT OF WAY
	HYDRANT		EXIST. CONTOUR
	WATER GATE		OVERHEAD WIRES
	WATER SERVICE		STONE WALL
	UTILITY POLE		EXISTING TREES AND SHRUBS
	LIGHT		TREELINE/LANDSCAPE
	YARD LIGHTING		WETLAND BUFFER ZONE
	GAS VALVE		WETLAND LINE
	POST		GAS LINE BURIED
	LND. ELEC. CONDUIT		FIBER OPTIC LINE BURIED
	Runoff Direction		

SITE DATA

Assessor's Parcel ID: 285-217
 Property Owner:
 James A. Colace/Abbruzzi Realty Trust
 55 Court Street
 Franklin, MA 02038

Deed Reference: Book 32674 Page 112

Site Elevations based on NAVD88 datum.

Deep Hole Logs
 Performed by: Stephen Dunbar, PE (SE647)
 Perc tests performed using MADEP Perc Test Form 12
 Deep Hole 1 (DH-1) Surface Elevation: 308.1

Horizon	Depth	Soil	Color	Description
Pvmt/Fill	0-8"	Gravel	N/A	
B	8-40'	SAND w/Gravel	7.5 YR 5/6	Fine-Medium SAND w/ 5-10% Gravel
C	40-114'	Gravelly SAND	2.5 Y 6/2	Med-Course SAND w/30-40% Gravel and 5-10% Cobblesones

Mottles: None
 Water: None
 Percolation Depth: 58 in.
 Percolation Rate: < 2 min/inch

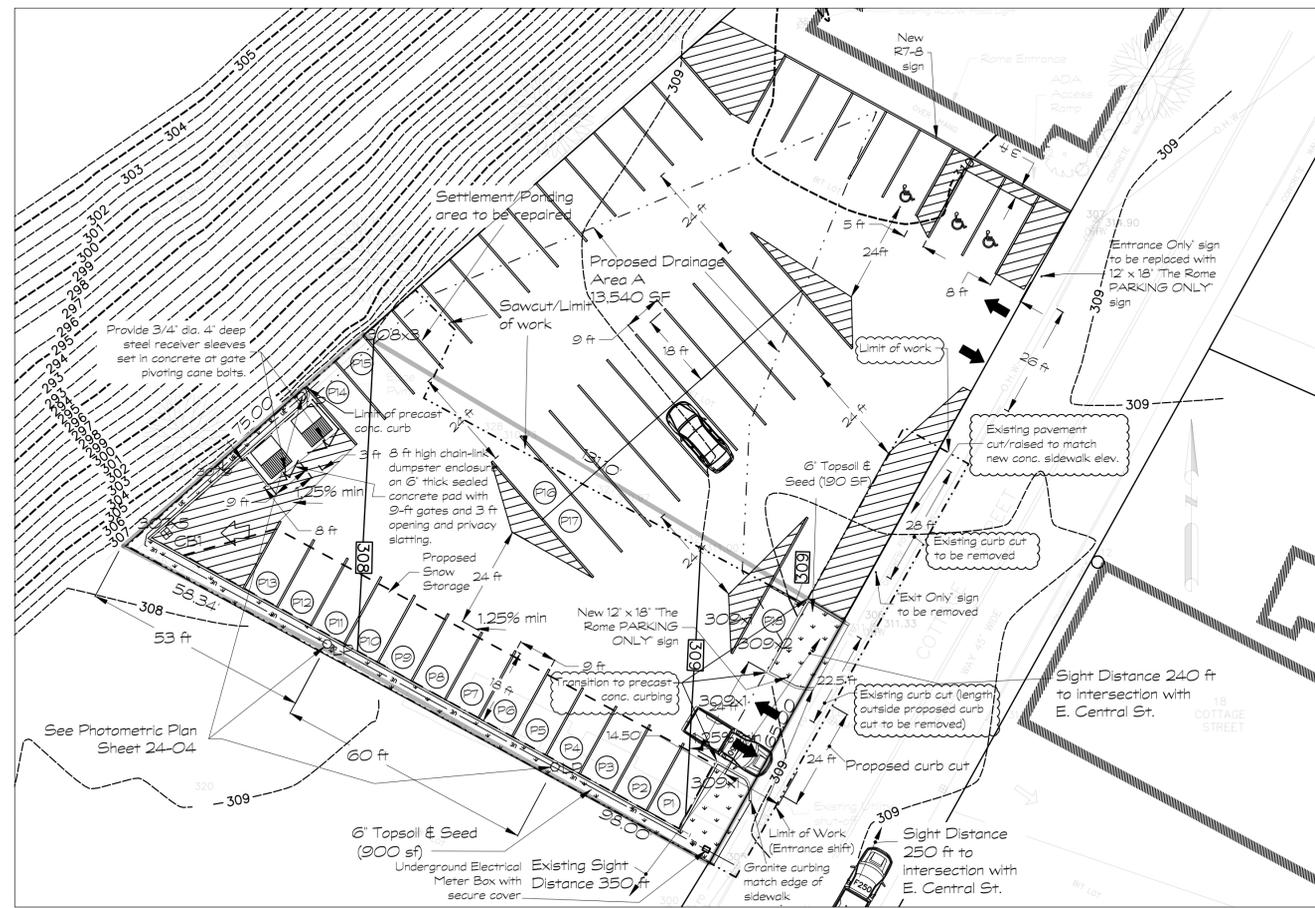
Deep Hole 2 (DH-2) Surface Elevation: 308.5

Horizon	Depth	Soil	Color	Description
Pvmt/Fill	0-8"	Gravel	N/A	
B	8-45'	SAND w/Gravel	7.5 YR 5/6	Fine-Medium SAND w/ 5-10% Gravel
C	45-108'	Gravelly SAND	2.5 Y 6/2	Med-Course SAND w/30-40% Gravel and 5-10% Cobblesones

Mottles: None
 Water: None
 Percolation Depth: 63 in.
 Percolation Rate: < 2 min/inch

NOTES

- Parcel ID 286-217-000, Quitclaim Deed recorded 8/7/2008 (Bk 25965 p572) referencing Lots 3 & 4 on "Plan of House Lots, Cottage Street, Franklin, Property of Jennie L. Greene, March 1923, D.L. Chilson, Eng.", recorded with the Norfolk County Registry of Deeds as Plan No. 370 of 1946 in Bk 2601, p423. Parcel 'A' portion of Lot 4 sold via Quitclaim Deed recorded 11/5/2014 (Bk 32674 p212) with the Norfolk County Registry of Deeds referencing Plan Bk 635 p21.
- Property is located in Zone X (area of minimal flood hazard) on Norfolk county Flood Insurance Rate Map panel 25021C0309E (i.e., not Zone II or Interim Wellhead Protection Area or public eater supply).
- Property is located in the Downtown Commercial District.
- Property survey performed by Moran Surveying Inc., 14 Willam Avenue, Pembroke, MA 02359, (781) 293-5601.
- All underground utility locations shown are based on field evidence and records provided. The locations should be considered approximate. Other utilities may exist which are not evident or for which record information was not found. The contractor must contact all utility companies and 'Dig Safe' before excavation begins. Dunbar Engineering and Management assumes no responsibility for damages incurred as a result of utilities omitted or inaccurately shown.
- It is the responsibility of the contractor to review all of the drawings and specifications associated with this project prior to the initiation of construction.
- Should the contractor identify a conflict within the documents relative to the specifications or applicable codes, it is the contractor's responsibility to notify the design engineer in writing prior to the start of construction. Failure by the contractor to notify the project engineer shall constitute acceptance of full responsibility by the contractor to complete the scope of work as defined by the drawings and in full conformance with local regulations and codes.
- All work shall conform to Town of Franklin requirements and Massachusetts Highway Department construction standards as applicable. All work shall be performed in conformance with all applicable Local and State building codes. Applications that may need to be filed with the Franklin Department of Public Works include (but are not necessarily limited to) a Right-of-Way Excavation Permit, a Public Way Access Permit, and a Trench Permit.
- All materials installed shall follow Buy American requirements. Material substitutions must be approved by the design engineer.
- All erosion mitigation measures shall be in place prior to major construction or soil disturbance commencing on the site.
- The contractor shall limit on site storage of materials to that needed to maintain construction progress and shall clean the site of any loose debris at the end of each work day. In the event that debris is carried onto any public way, the Contractor shall clean up that debris within 24 hrs of notification. Failure to meet this requirement after formal notification by the Planning Board may result in suspension of construction.
- Special Permit for this project was approved by the Franklin Planning Board with standard and special conditions documented in a Certificate of Vote dated May 21, 2024 and received by the Town Clerk on May 23, 2024. Special conditions are as follows:
 - The dumpster pad is to be put on a concrete slab with fence enclosure.
 - The construction of the new parking area is to commence within 1 year of the Special Permit decision.
 - Snow will be removed off-site as needed.



PROPOSED

Scale: 1 in = 20 feet

PARKING LEGEND

-

Existing Parking on Lot 17 (ANR Plan):
 33 parking spaces 9 ft wide x 15 ft or 16 ft long
 2 Accessible parking spaces, one non-compliant

Result of combining Lots 217 and 17 with new parking layout:
 18 new parking spaces on Lot 217
 32 re-painted spaces 9 ft wide x 18 ft long on Lot 17
 3 Accessible/ADA-compliant spaces, one van accessible.
 Total spaces: 53 Net increase: 18

AREA	REQUIRED	EXISTING	PROPOSED
FRONTAGE	5,000 sf	9,644 sf	9,644 sf
FRONT YARD	50 ft	65 ft	65 ft
SIDE YARD	0 ft	N/A	N/A
REAR YARD	15 ft	N/A	N/A
LOT WIDTH	45 ft	65 ft	65 ft
LOT DEPTH	50 ft	131.10 ft	131.10 ft
HEIGHT	40 ft	N/A	N/A
STRUCT. COV.	80%	0%	0%
STRUCT. & PAV.	90%	90%	89.8%

Notes:
 N/A - Requirement not applicable, no structures remain on this property.

SPECIAL PERMIT & SITE PLAN APPROVAL
 REQUIRED!
 FRANKLIN PLANNING BOARD

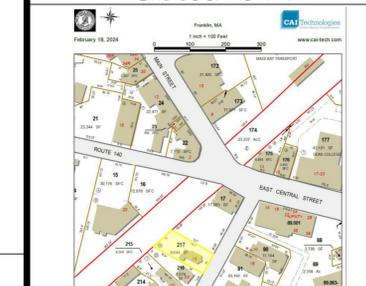
DATE _____



REVISIONS

NO.	DATE	DESCRIPTION
4	9/12/24	Precast conc. curb transition, removal of exist. curb curbs (limit of work expanded as a result), removal of bollards.
3	5/29/24	Special Permit/conditions added, conc. pad for dumpster enclosure added.
2	5/19/24	Space P19 removed, 24-foot 2-way traffic.
1	5/9/24	New pkg layout Lots 217 & 17, Changes in response to BETA/Town of Franklin on Plan Set dtd. 3/15/24.

SITE LOCATION MAP



PREPARED BY:

 stevedunbar@dunbarem.com (774) 737-4301

DEVELOPMENT PLAN
 PROPOSED PARKING LOT
 19 Cottage Street
 FOR
 James A. Colace/Abbruzzi Realty Trust
 55 Court Street
 Franklin, MA 02038

DATE: March 15, 2024
 DRAWN BY: S. Dunbar
 PLAN NO: 24-01