SPECIAL PERMIT APPLICATION Proposed Site Redevelopment Plans

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



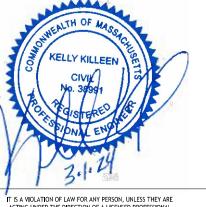
Sheet No.	Sheet Title
C-001	TITLE SHEET
C-002	EXISTING CONDITIONS PLAN
C-003	SITE DEMOLITION PLAN
C-100	SITE LAYOUT PLAN
C-101	SITE SETBACK PLAN
C-200	GRADING, DRAINAGE AND UTILITIES PLAN
C-601	SITE DETAILS
C-602	SITE DETAILS



PREPARED FOR:

TEAM Q, LLC

8 SYMMES ROAD FRANKLIN, MA 02038



PROPOSED MIXED-USE REDEVELOPMENT PROJECT

19 DEAN AVENUE, FRANKLIN, MA

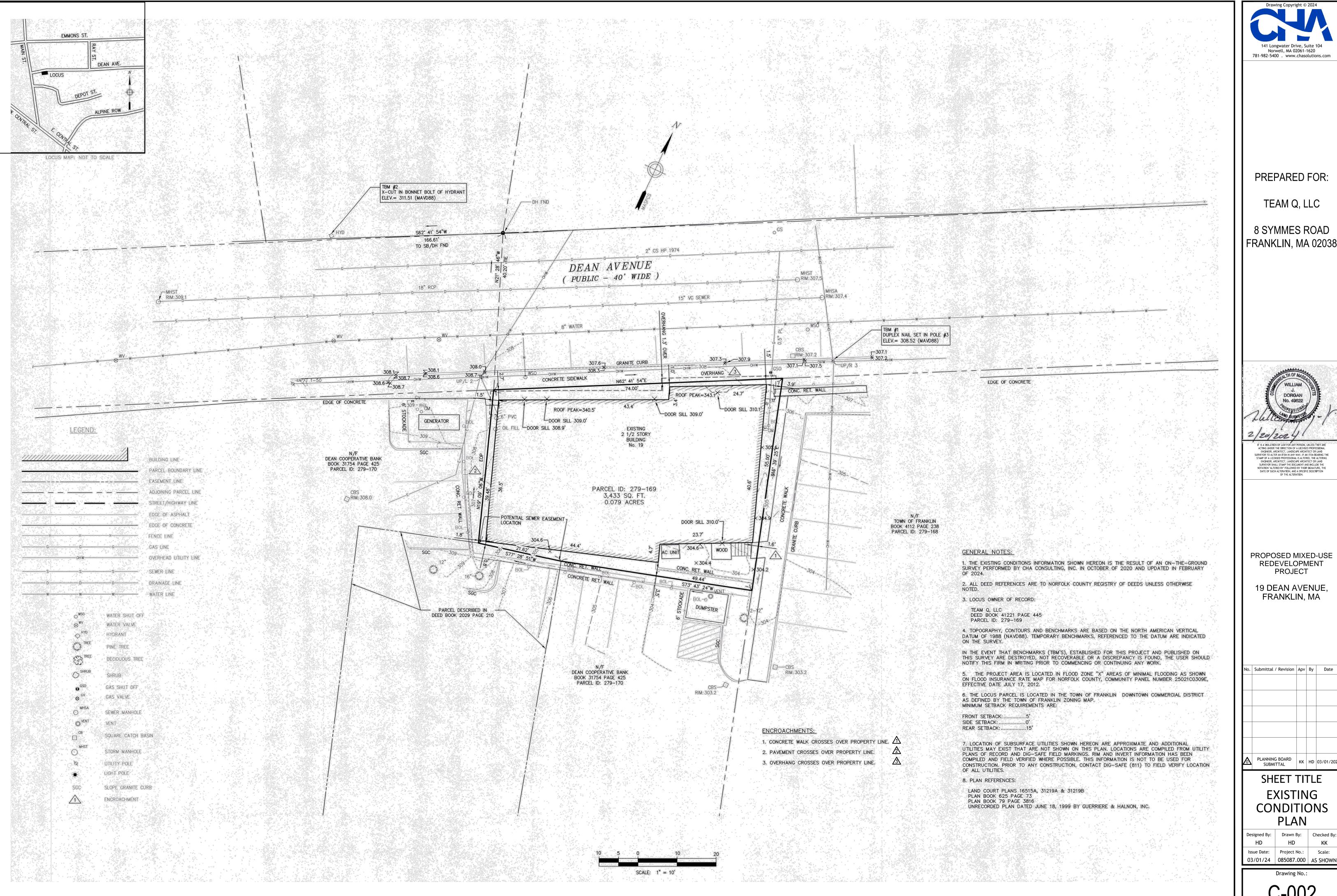
No. | Submittal / Revision | Apv | By | Date

PLANNING BOARD SUBMITTAL	KK	HD	03/01/2024

SHEET TITLE

TITLE SHEET

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



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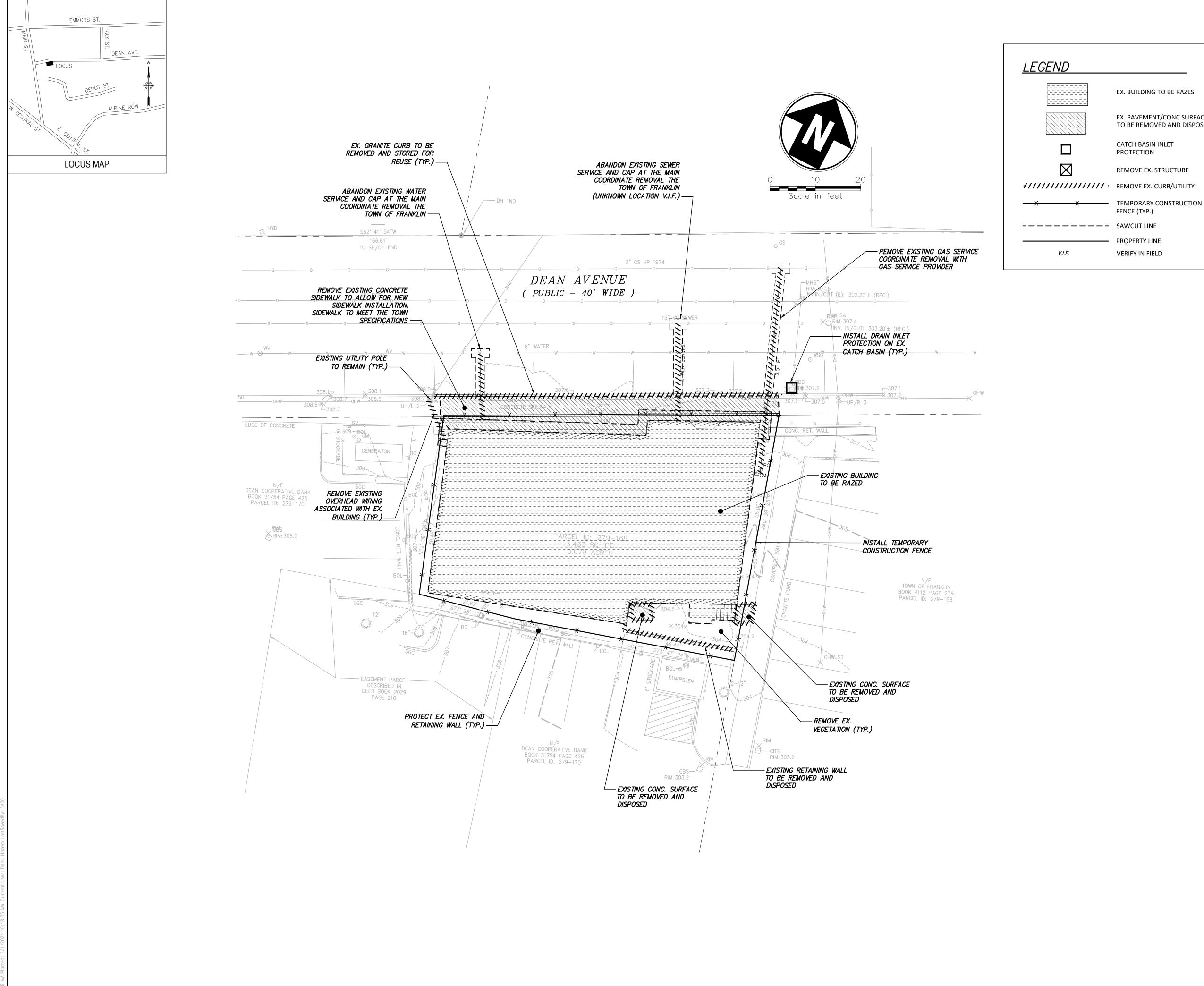
PROPOSED MIXED-USE REDEVELOPMENT

19 DEAN AVENUE, FRANKLIN, MA

No. | Submittal / Revision | Apv | By | Date

SHEET TITLE **EXISTING CONDITIONS**

Designed By: Drawn By: Checked By HD Issue Date: Project No.: Scale:



DEMOLITION & EROSION CONTROL NOTES

EX. PAVEMENT/CONC SURFACE TO BE REMOVED AND DISPOSED

REMOVE EX. STRUCTURE

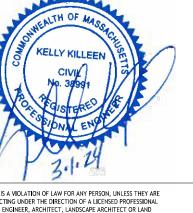
- 1. REFER TO STORMWATER REPORT FOR "SEQUENCE OF CONSTRUCTION" AND "LONG TERM POLLUTION PREVENTION PLAN AND OPERATION & MAINTENANCE DOCUMENTS".
- 2. THE CONTRACTOR SHALL TEST PIT AND VERIFY INVERTS AND LOCATIONS OF EXISTING UTILITY SERVICES TIE—INS AND REPORT BACK TO ENGINEER PRIOR TO START OF CONSTRUCTION.
- 3. ALL MATERIALS REMOVED FROM SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL STANDARDS.
- 4. THIS DEMO PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR TO REMOVE, RELOCATE, PROTECT, MAINTAIN AND/OR REPLACE ALL CONFLICTING UTILITIES, STRUCTURES & VEGÉTATION WITHIN THE LIMIT OF WORK TO BUILD THE IMPROVEMENTS AT NO ADDITIONAL COST TO THE OWNER.
- 5. 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.
- 6. THE CONTRACTOR SHALL INSTALL A SECURITY FENCE AROUND THE CONSTRUCTION AREA TO PROTECT THE PUBLIC DURING CONSTRUCTION.
- 7. 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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TEAM Q, LLC

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PROPOSED MIXED-USE REDEVELOPMENT PROJECT

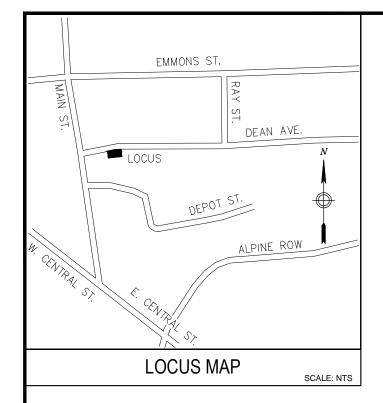
19 DEAN AVENUE, FRANKLIN, MA

No. | Submittal / Revision | Apv | By | Date

PLANNING BOARD KK HD 03/01/2024 SHEET TITLE

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

Drawing No.:



LIST OF PREVIOUSLY GRANTED ZBA VARIANCES/ SPECIAL PERMITS:

- 1. RELIEF FROM THE MINIMUM REQUIRED REAR YARD SETBACK OF (15) FEET IN THE DC ZONING DISTRICT, PER FRANKLIN ZONING BYLAW SECTION 185 ATTACHMENT 9. THE PROPOSED 3.1' REAR YARD SETBACK REQUIRES RELIEF OF 11.9'. A RELIEF OF 13.8' WAS PREVIOUSLY GRANTED TO THE SITE ON MAY 4, 2022. THE PROPOSED BUILDING FOOTPRINT IS LESS NONCONFORMING THAN THE EXISTING STRUCTURE/ PREVIOUSLY APPROVED DESIGN. THE PROPOSED BUILDING'S FOOTPRINT IS WITHIN THE EXISTING BUILDING'S FOOTPRINT, AND NO INCREASE IN THE NONCONFORMITY IS PROPOSED.
- 2. SPECIAL PERMIT GRANTED TO THE SITE ON MAY 4, 2022 FOR BUILDING UP TO 50'IN HEIGHT & A RELIEF FROM THE MINIMUM 15'SETBACK ON FRONTAGE FOR A BUILDING OF 50' IN HEIGHT.
- 3. SPECIAL PERMIT GRANTED ON MAY 4, 2022 TO ALLOW FOR THE RECONSTRUCTION OF A PREEXISTING NONCONFORMING BUILDING.
- 4. VARIANCE GRANTED TO THE SITE ON MAY 4, 2022 TO CONSTRUCT RESIDENTIAL UNITS 1/2 STORY ABOVE STREET LEVEL.
- 5. VARIANCE GRANTED TO THE SITE ON MAY 4, 2022 TO ALLOW USAGE WITHOUT OFF STREET PARKING.

<u>LIST_OF_THE_PLANNING_BOARD_SPECIAL_PERMITS_AND APPROVALS_REQUIRED:</u>

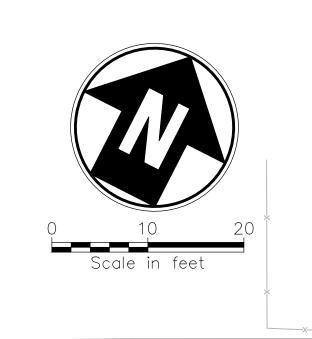
- 1. SPECIAL PERMIT WITH THE PLANING BOARD TO ALLOW FOR ADDITIONAL RESIDENTIAL UNITS BEYOND 1 UNIT, BASED ON THE LOT AREA, PER ZONING BYLAW SECTION 185 ATTACHMENT 7, USE REGULATIONS SCHEDULE, (FOOTNOTE 6).
- 2. SITE PLAN APPROVAL SHALL BE PART OF THE SPECIAL PERMIT APPROVAL WITH THE PLANNING BOARD PER ZONING BYLAW SECTION 185-31-E.
- 3. THE APPLICANT IS REQUESTING A WAIVER THROUGH THE PLANNING BOARD FROM THE PARKING AND LOADING REQUIREMENTS UNDER THE ZONING BYLAW SECTION 185–21. THE PLAN INCLUDES A TOTAL OF 3 PARKING SPACES FOR THE RESIDENTIAL UNITS. AMPLE PUBLIC PARKING FACILITIES EXIST WITHIN 300-FT OF THE SITE AND ALONG THE SITE FRONTAGE. STRICT ADHERENCE TO THE PARKING AND LOADING REQUIREMENTS IS IMPRACTICAL FOR THIS SITE (3,433 SF). THE PRE-EXISTING NONCONFORMING LOT DOES NOT SUPPORT NOR PROVIDE ANY OFF-STREET PARKING. SHOULD THE EXISTING BUILDING REMAIN, THE SITE WILL CONTINUE TO PROVIDE NO PARKING REGARDLESS OF THE BUILDING'S USE.

PROPERTY NOTES:

- 1. THE EXISTING CONDITIONS INFORMATION SHOWN HEREON IS THE RESULT OF AN ON-THE-GROUND SURVEY PERFORMED BY CHA CONSULTING, INC. IN OCTOBER OF 2020.
- ALL DEED REFERENCES ARE TO NORFOLK COUNTY REGISTRY OF DEEDS UNLESS OTHERWISE NOTED.
- 3. LOCUS OWNER OF RECORD:

TEAM Q LLC DEED BOOK 41221 PAGE 445 PARCEL ID: 279-169

- 4. TOPOGRAPHY, CONTOURS AND BENCHMARKS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). TEMPORARY BENCHMARKS, REFERENCED TO THE DATUM ARE INDICATED ON THE SURVEY.
- IN THE EVENT THAT BENCHMARKS (TBM'S), ESTABLISHED FOR THIS PROJECT AND PUBLISHED ON THIS SURVEY ARE DESTROYED, NOT RECOVERABLE OR A DISCREPANCY IS FOUND, THE USER SHOULD NOTIFY THIS FIRM IN WRITING PRIOR TO COMMENCING OR CONTINUING ANY WORK.
- THE PROJECT AREA IS LOCATED IN FLOOD ZONE "X" AREAS OF MINIMAL FLOODING AS SHOWN ON FLOOD INSURANCE RATE MAP FOR NORFOLK COUNTY, COMMUNITY PANEL NUMBER 25021C0309E, EFFECTIVE DATE JULY 17, 2012.
- 6. THE LOCUS PARCEL IS LOCATED IN THE TOWN OF FRANKLIN DOWNTOWN COMMERCIAL DISTRICT AS DEFINED BY THE TOWN OF FRANKLIN ZONING MAP.
- 7. LOCATION OF SUBSURFACE UTILITIES SHOWN HEREON ARE APPROXIMATE AND ADDITIONAL UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THIS PLAN. LOCATIONS ARE COMPILED FROM UTILITY PLANS OF RECORD AND DIG-SAFE FIELD MARKINGS. RIM AND INVERT INFORMATION HAS BEEN COMPILED AND FIELD VERIFIED WHERE POSSIBLE. THIS INFORMATION IS NOT TO BE USED FOR CONSTRUCTION. PRIOR TO ANY CONSTRUCTION, CONTACT DIG-SAFE (1-800-344-7233) TO FIELD VERIFY LOCATION OF ALL UTILITIES.

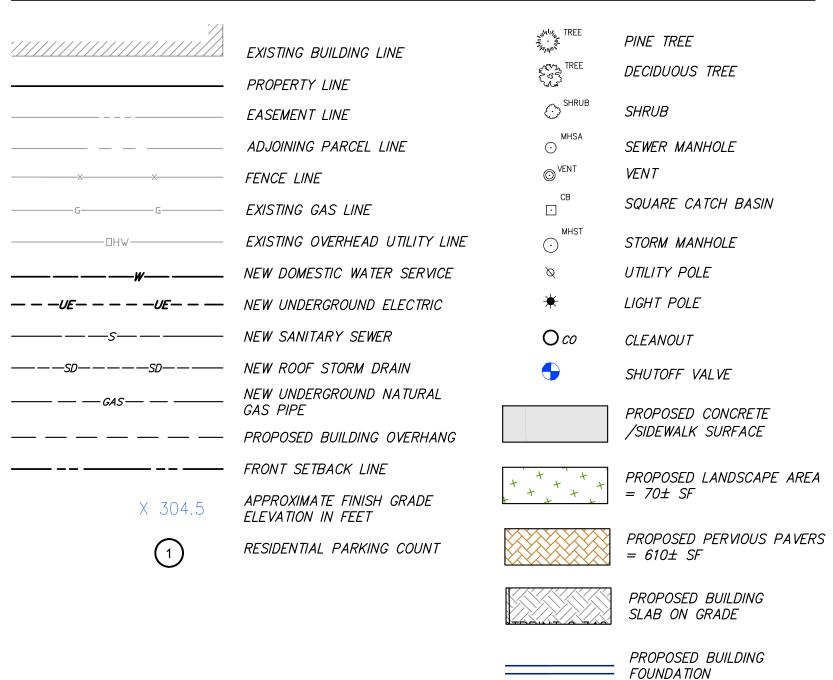


(PUBLIC - 40' WIDE) - PROPERTY LINE (TYP.) PROPOSED PUBLIC — — STRUCTURAL PARKING SPACE. MODIFY VEHICULAR ACCESS PROPOSED BUILDING PROPOSED PUBLIC PARKING POST (TYP.) OVERHANG OF 2ND STRIPING AS NEEDED SPACE. MODIFY STRIPING (UNIT C) FLOOR & ABOVE (TYP.) AS NEEDED VEHICULAR ACCESS PROPOSED BUILDING -(UNIT A & B) OVERHANG OF 2ND FLOOR & ABOVE (TYP.) -307.1 × 307.2 20.7 ⁰⁸ EX. BUILDING -307.1—/ —307.5 UP/R 3 `3**0VERHANG (TYP.)** EDGE OF CONCRETE *₽STRUCTURAL* _9.309 - BOL POST (TYP.) GENERATOR 309**STRUCTURAL** POST (TYP.) -SLAB ON GRADE DEAN COOPERATIVE BANK - PROPERTY LINE (TYP.) BOOK 31754 PAGE 425 COMMERCIAL PARCEL ID: 279-170 UNIT B - PROPOSED - Basement -MIXED-USE BUILDING PARCEL ID: 279-169 3,433 SQ. FT. N/F TOWN OF FRANKLIN 0.079 ACRES BOOK 4112 PAGE 238 PROPOSED LANDSCAPE PARCEL ID: 279-168 AREA (TYP.) 3.4 BOL-⊕ PROPOSED PERVIOUS PAVERS (TYP.) DESCRIBED IN DEED BOOK 2029 PAGE 210 DEAN COOPERATIVE BANK BOOK 31754 PAGE 425 PARCEL ID: 279-170

DEAN AVENUE

/ DH FND

LEGEND



		ZONING TABL	.E	
	ZONI	ING DISTRICT: DOWNTOWN COM	имеrcial (DC)	
REQUIREMENTS	REQUIRED	EXISTING ZBA APPROVA (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	O 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
	MAXIMUN	M IMPERVIOUS COVERAGE OF EX	(ISTING 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 185 ATTACHMENT 9, FOOTNOTE #9).
- (3) PREVIOUS PAVER 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 REGISTRY 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.

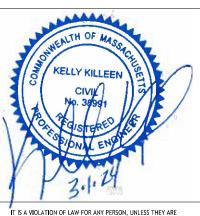
PARKING REQUIREMENTS				
ZONING DISTRICT: DOWNTOWN COMMERCIAL				
REQUIREMENTS	REQUIRED PARKING	EXISTING USE	PROPOSED USE	
RESIDENTIAL DWELLING UNITS: 1.5 PARKING SPACES PER RESIDENTIAL UNIT IN A MIXED USE DEVELOPMENT	3 RESIDENTIAL UNITS X 1.5 = 5 PARKING SPACES	NO PARKING PROVIDED	3 PARKING SPACES	
COMMERCIAL SPACE: ONE SPACE PER 500 SQUARE FEET OF GROSS FLOOR AREA	$375 \text{ 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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(1ST FLOOR FOOTPRINT =

2,250± SF)

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PROPOSED MIXED-USE REDEVELOPMENT

19 DEAN AVENUE, FRANKLIN, MA

PROJECT

No. Submittal / Revision Apv By Date

PLANNING BOARD KK HD 03/01/202

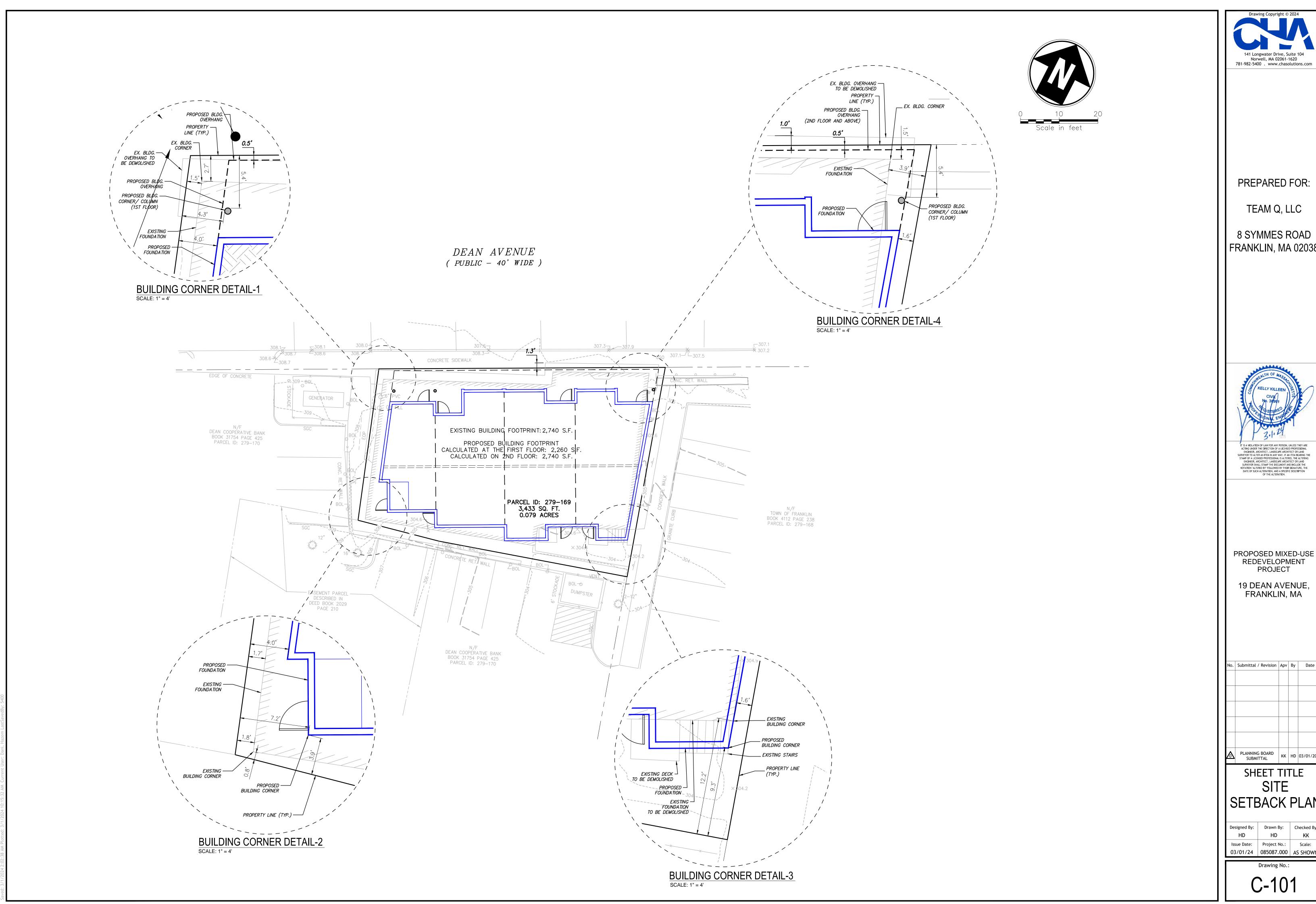
SHEET TITLE

SITE LAYOUT PLAN

Designed By: Drawn By: Checked By:
HD HD KK

Issue Date: Project No.: Scale:
03/01/24 085087.000 AS SHOWN

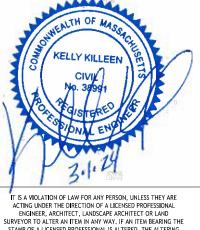
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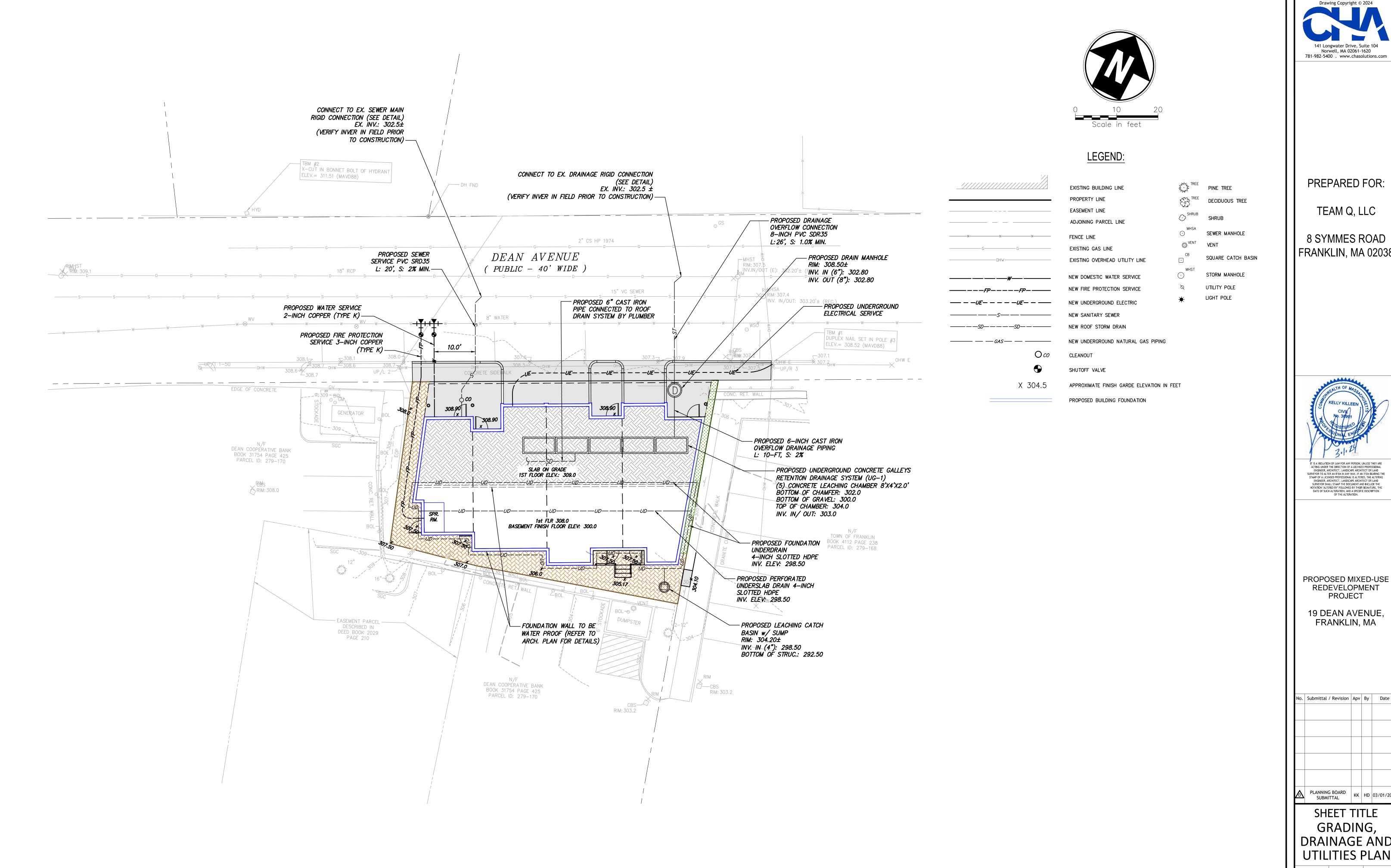
FRANKLIN, MA

PLANNING BOARD KK HD 03/01/202-

SHEET TITLE SITE SETBACK PLAN

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

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PROPOSED MIXED-USE REDEVELOPMENT PROJECT

19 DEAN AVENUE, FRANKLIN, MA

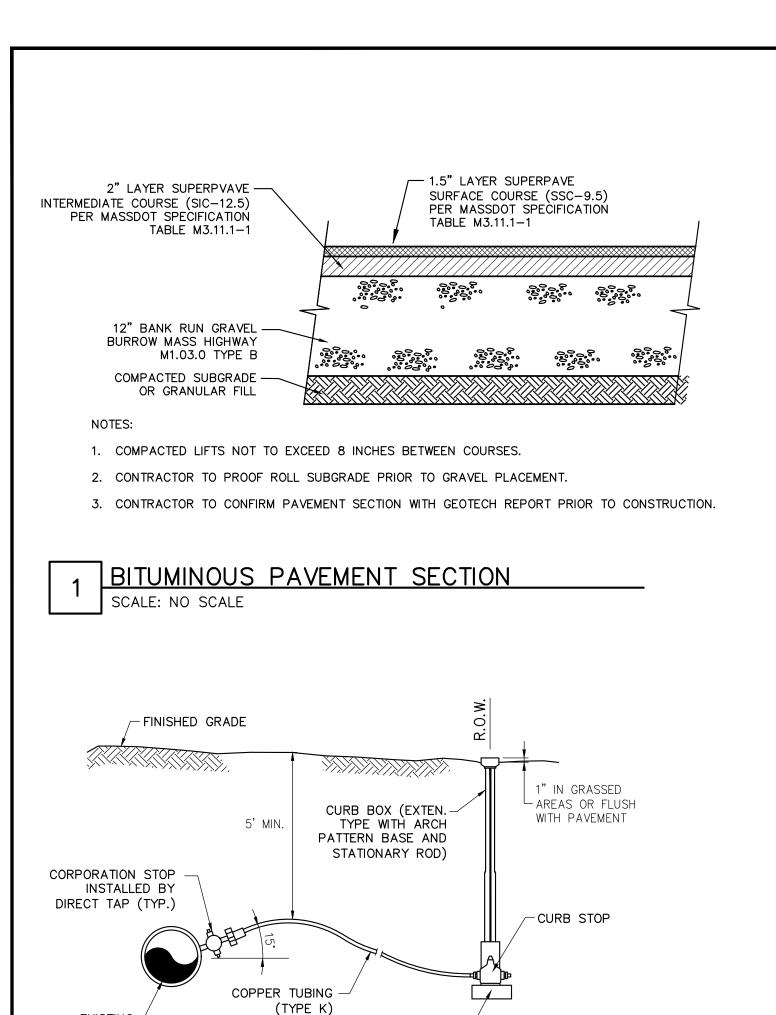
No. | Submittal / Revision | Apv | By | Date

PLANNING BOARD KK HD 03/01/2024

SHEET TITLE GRADING, DRAINAGE AND

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

Drawing No.:



SOLID CONC. BLOCK-

OR C.I. FOOT PIECE

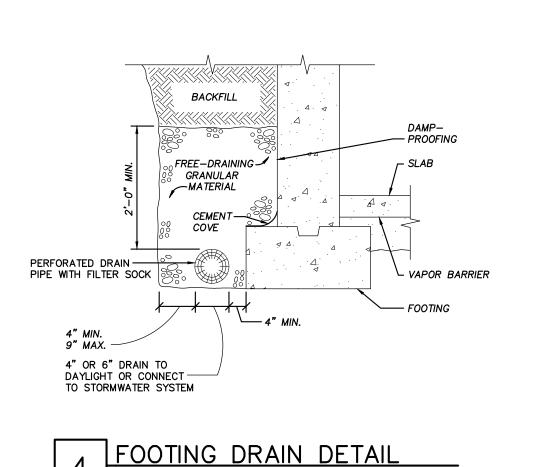
1. WATER UTILITIES SHALL BE INSTALLED IN CLEAN SAND BEDDING AND IN

COMPLIANCE WITH THE TOWN STANDARD SPECIFICATIONS.

AS REQUIRED

WATER SERVICE CONNECTION — (DIRECT TAP) DETAIL

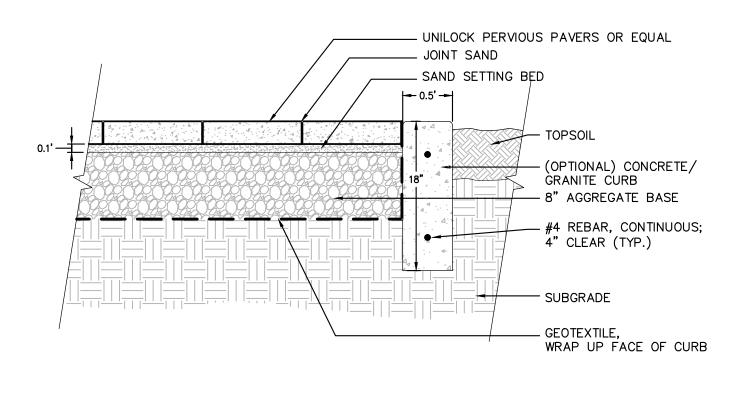
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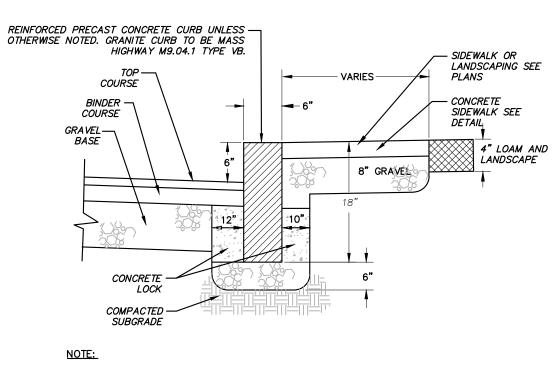
FINISH GRADE

45° BEND ——─

PAVE AS SPECIFIED

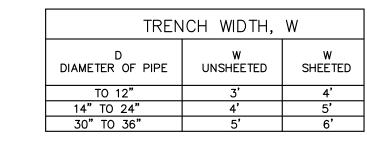


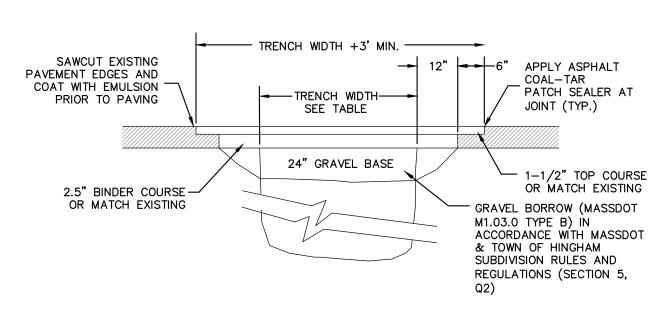
PAVER INSTALLATION DETAIL



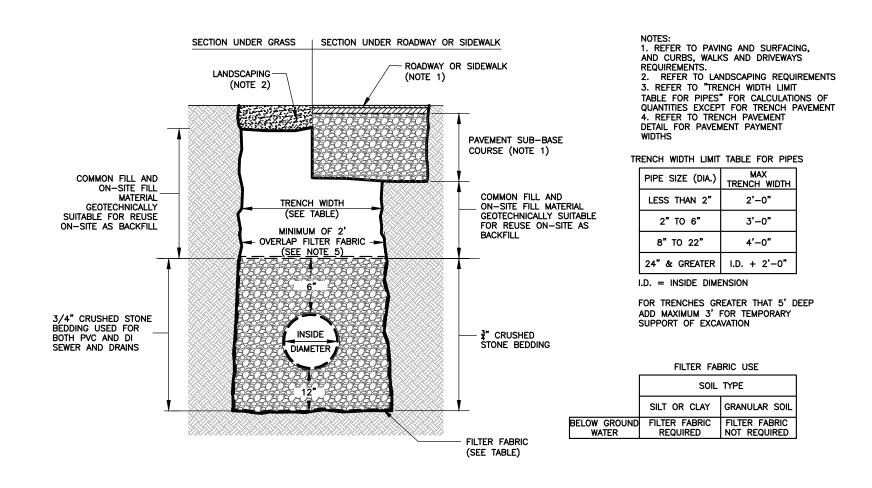
EXISTING SOIL OR ORDINARY FILL COMPACT GRAVEL AND FILL BEHIND CURB TO 95% DRY DENSITY

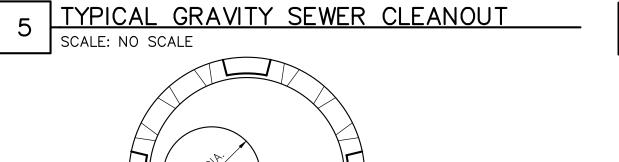






1. CONTRACTOR TO PROVIDE PAVEMENT PATCH TO MEET TOWN OF HINGHAM SUBDIVISION RULES AND PWD SPECIFICATIONS.





PLAN VIEW

 \odot

 \odot

4'-0"

4. PROVIDE RISERS AND FRAME AND GRATE ASSEMBLY AS REQUIRED.

5. ALL PROPOSED UTILITY STRUCTURES SHALL BEAR ON 12 IN. (MIN) OF

- CLEAN-OUT FRAME AND

- PVC THREADED

-BRICK (2) COURSES

MORTARED IN PLACE

COMPACT SUBGRADE

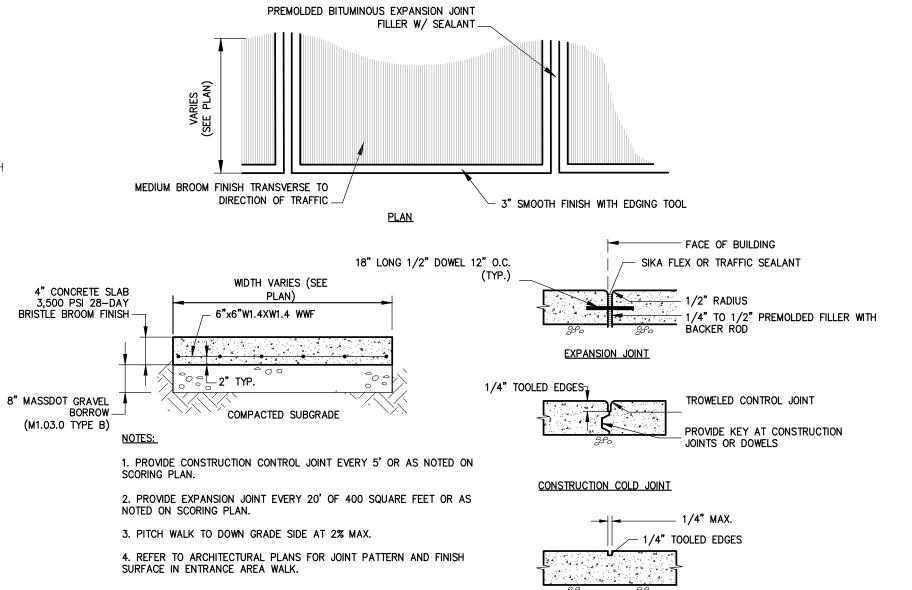
∕—45° BEND

CONCRETE COLLAR

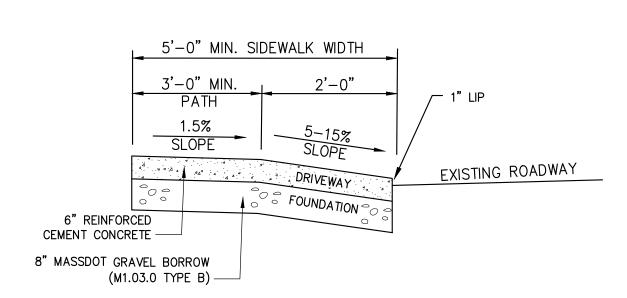
—PVC (MATCH RUN)

COVER CAST IRON

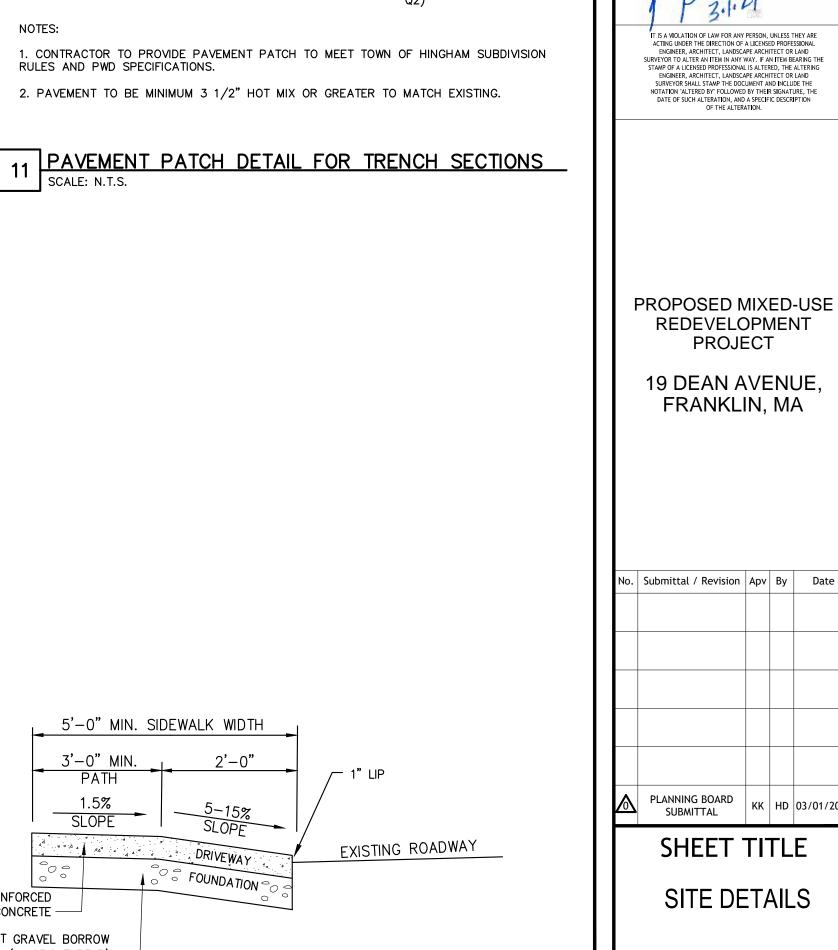




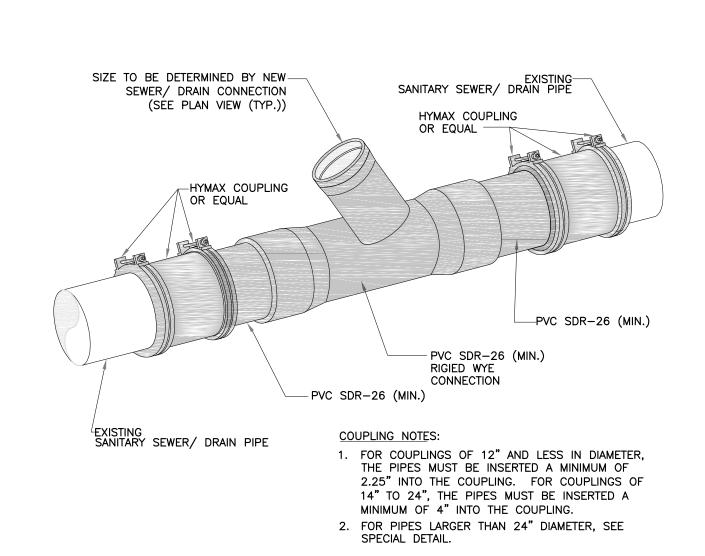
CONSTRUCTION CONTROL JOINT



TYPICAL DRIVEWAY ENTRANCE CROSS SECTION



SCALE: NO SCALE



SANITARY SEWER/ DRAIN SERVICE 3 CONNECTION TO EXISTING PIPE (RIGID CONNECTION) SCALE: N.T.S.

6 LEACHING CATCH BASIN SCALE: NO SCALE

¾" IN. (MAX) CRUSHED STONE.

SHEA

NOTES:

4444 SECTION VIEW CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS. DESIGNED FOR AASHTO HS-20 LOADING, 1 TO 5 FEET COVER. ADDITIONAL SECTIONS CAN BE ADDED TO INCREASE HEIGHT.

-INLET PIPING

COORDINATE WITH MANUFACTURE

> CONCRETE SIDEWALK DETAIL SCALE: NO SCALE

EXISTING-

WATER MAIN

Drawing No.:

03/01/24 | 085087.000 | AS SHOWN

HD

Designed By:

Issue Date:

Drawn By: Checked By

Project No.: Scale:

KK

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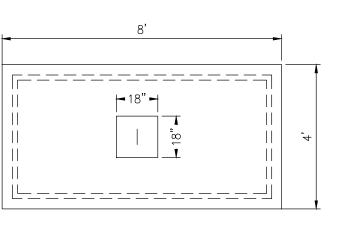
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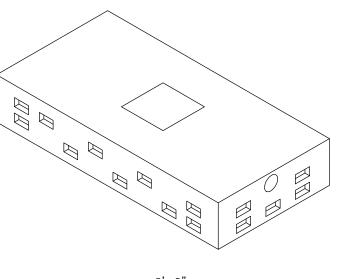
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FRANKLIN, MA 02038



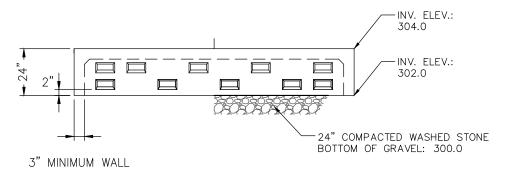


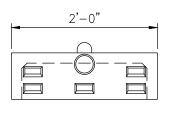
NOTES: 1. CONCRETE: 5,000 PSI MINIMUM

- AFTER 28 DAYS.

 2. DESIGNED FOR AASHTO HS-20 LOAD,
 0 TO 5FT COVER. CAN BE
 DESIGNED FOR ADDITIONAL COVER IF
- REQUIRED.

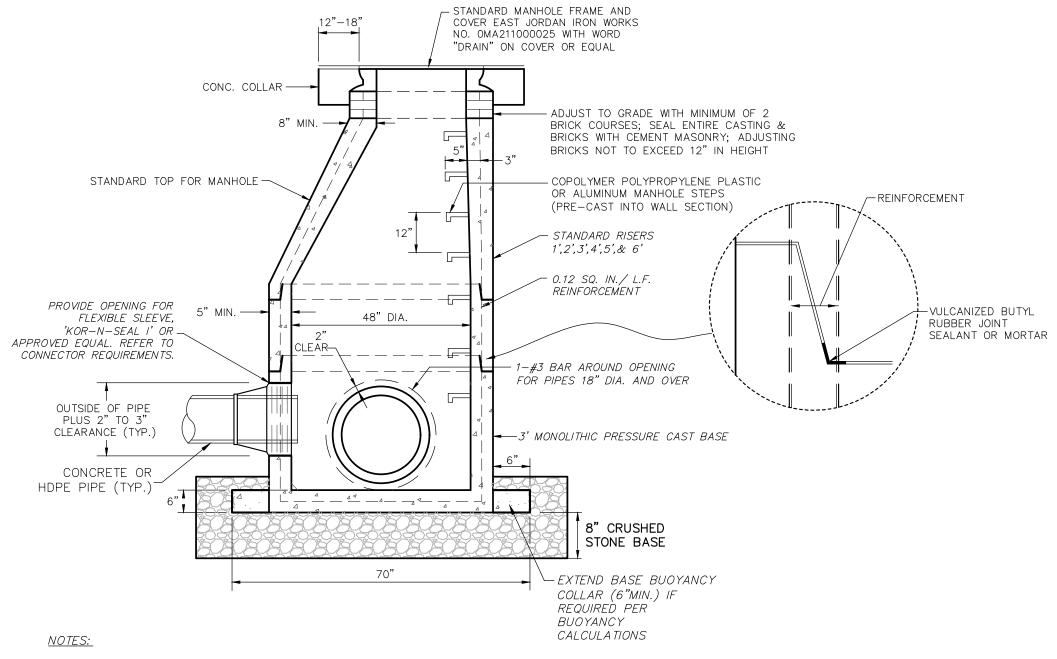
 3. COORDINATE INVERTS AND LAYOUT OF CHAMBERS WITH MANUFACTURE PRIOR TO ORDERING.





1 CONCRETE LEACHING GALLEY DETAIL

SCALE: NO SCALE



- 1. STANDARD PRECAST DRAIN MANHOLE BY SCITUATE 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.

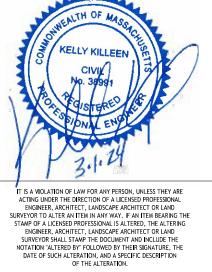
2 STANDARD PRE—CAST DRAIN MANHOLE SCALE: NO SCALE

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PREPARED FOR:

TEAM Q, LLC

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PROPOSED MIXED-USE REDEVELOPMENT PROJECT

19 DEAN AVENUE, FRANKLIN, MA

	No.	Submittal / Revision	Apv	Ву	Date
	∕₫	PLANNING BOARD SUBMITTAL	KK	HD	03/01/202
Ī	SHEET TITLE				

SITE DETAILS

Designed By: Drawn By: Checked By:
HD HD KK

Issue Date: Project No.: Scale:
03/01/24 085087.000 AS SHOWN

Drawing No.: