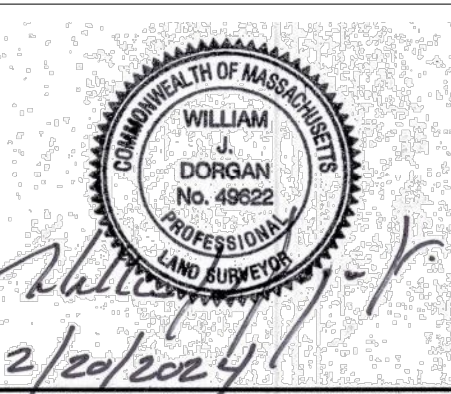


PREPARED FOR:
TEAM Q, LLC
8 SYMMES ROAD
FRANKLIN, MA 02038



PROPOSED MIXED-USE
REDEVELOPMENT
PROJECT
19 DEAN AVENUE,
FRANKLIN, MA

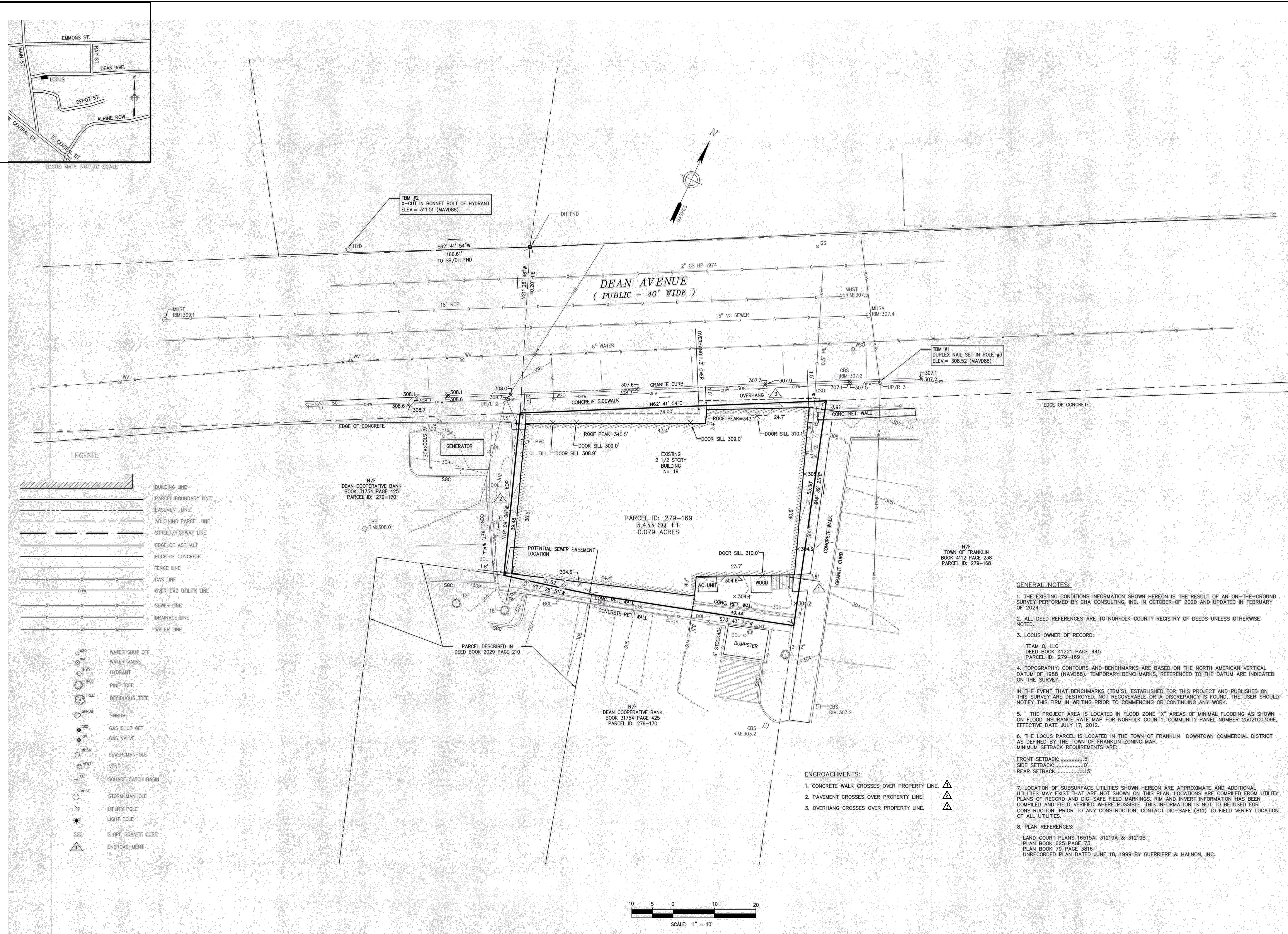
No.	Submittal / Revision	Appr	By	Date
1	PLANNING BOARD SUBMITTAL	KK	HD	03/01/2024

SHEET TITLE
EXISTING CONDITIONS
PLAN

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

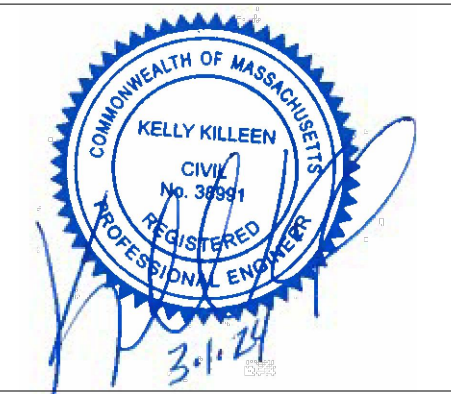
Issue Date: 03/01/24
Project No.: 085087.000
Scale: AS SHOWN

Drawing No.:
C-002



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PREPARED FOR:
 TEAM Q, LLC
 8 SYMMES ROAD
 FRANKLIN, MA 02038



IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR TO ALTER THIS DRAWING IN ANY MANNER. IF AN ALTERATION OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE REASON FOR ALTERATION. THIS SEAL IS VALID FOR THE DATE OF SUCH ALTERATION. SEE A COMPLETE DESCRIPTION OF THE ALTERATION.

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
 SITE
 DEMO. PLAN

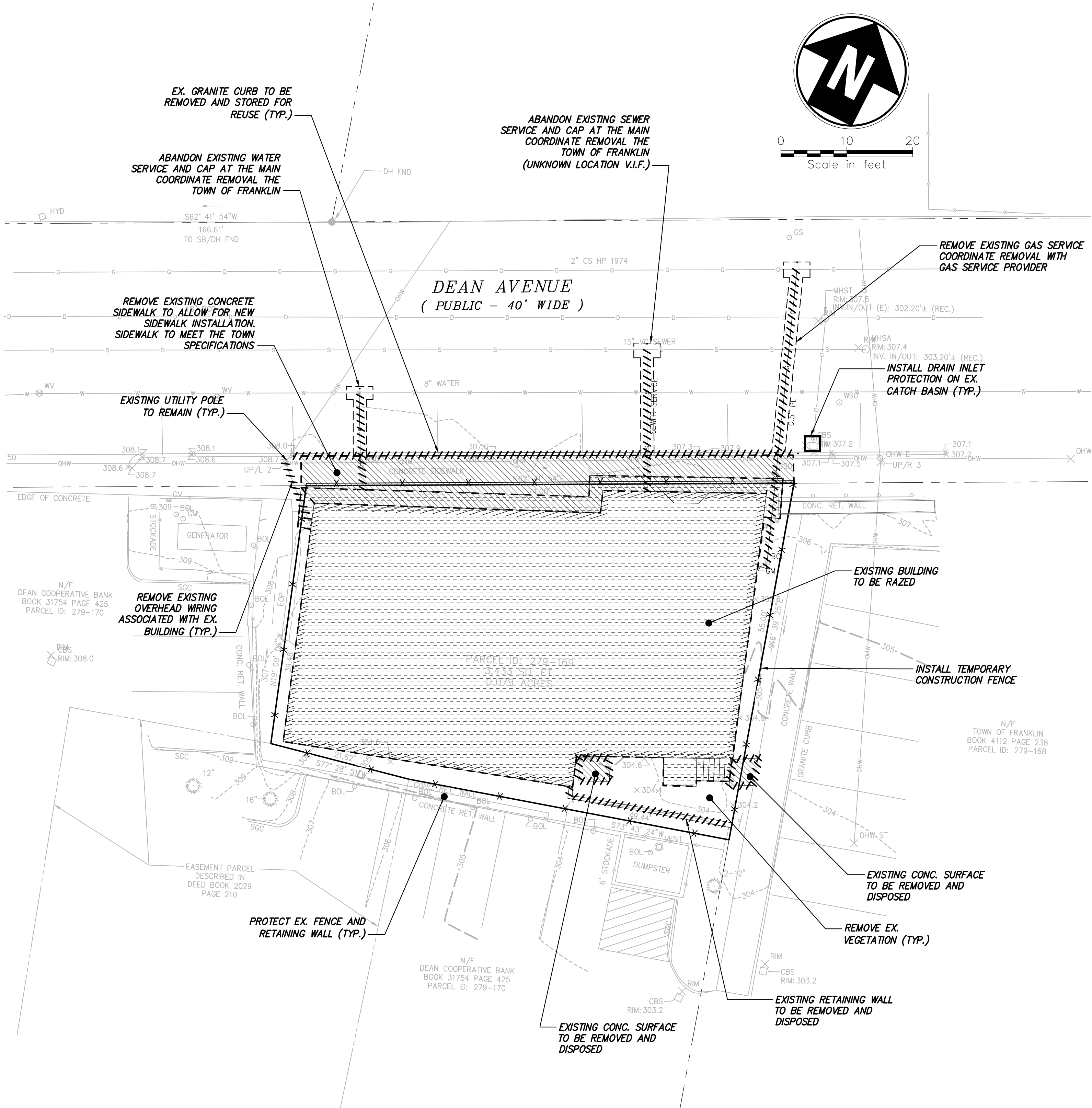
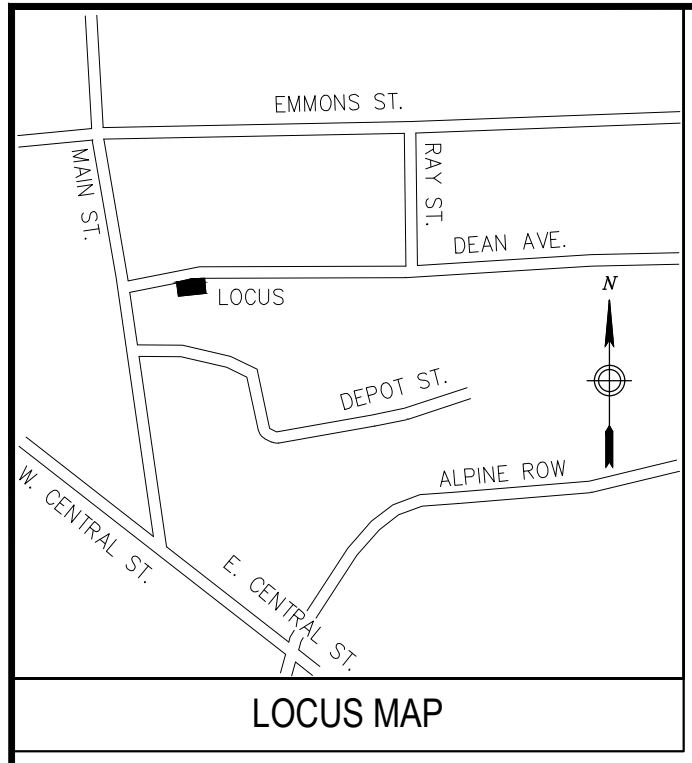
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Issue Date: 03/01/24	Project No.: 085087.000	Scale: AS SHOWN

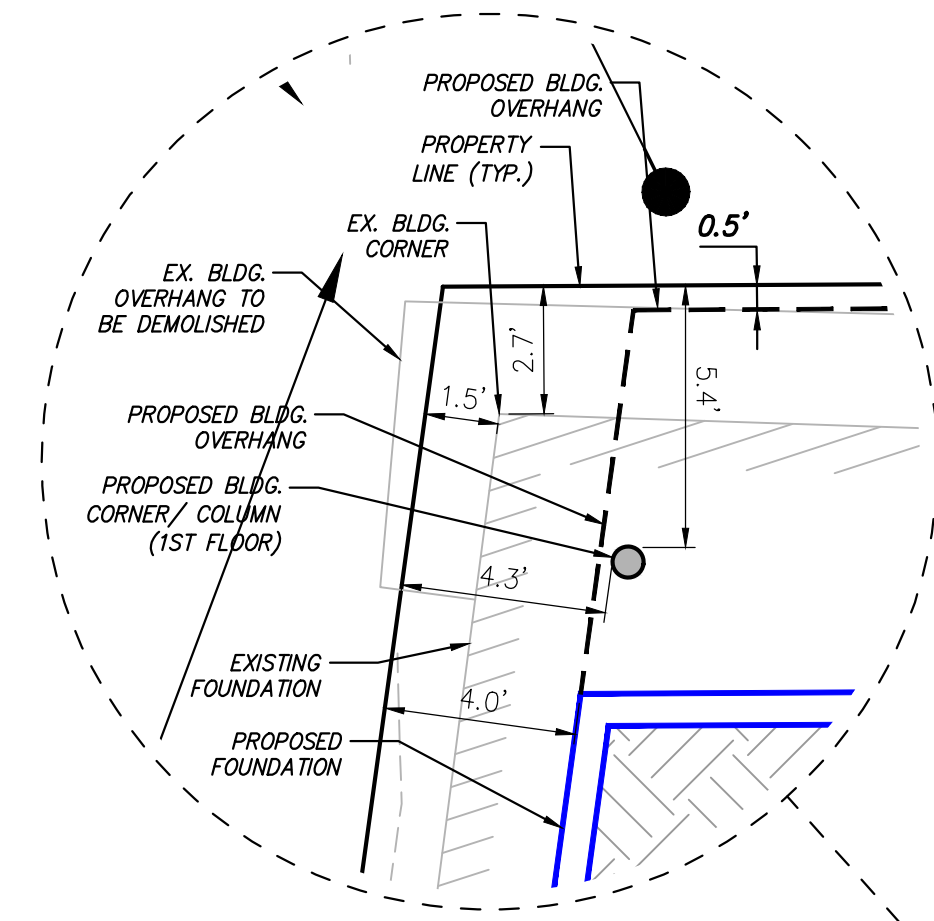
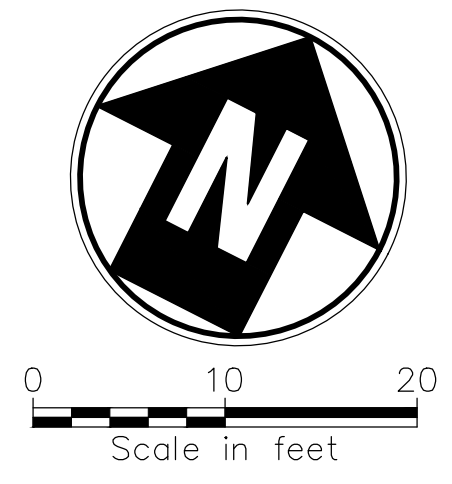
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LEGEND

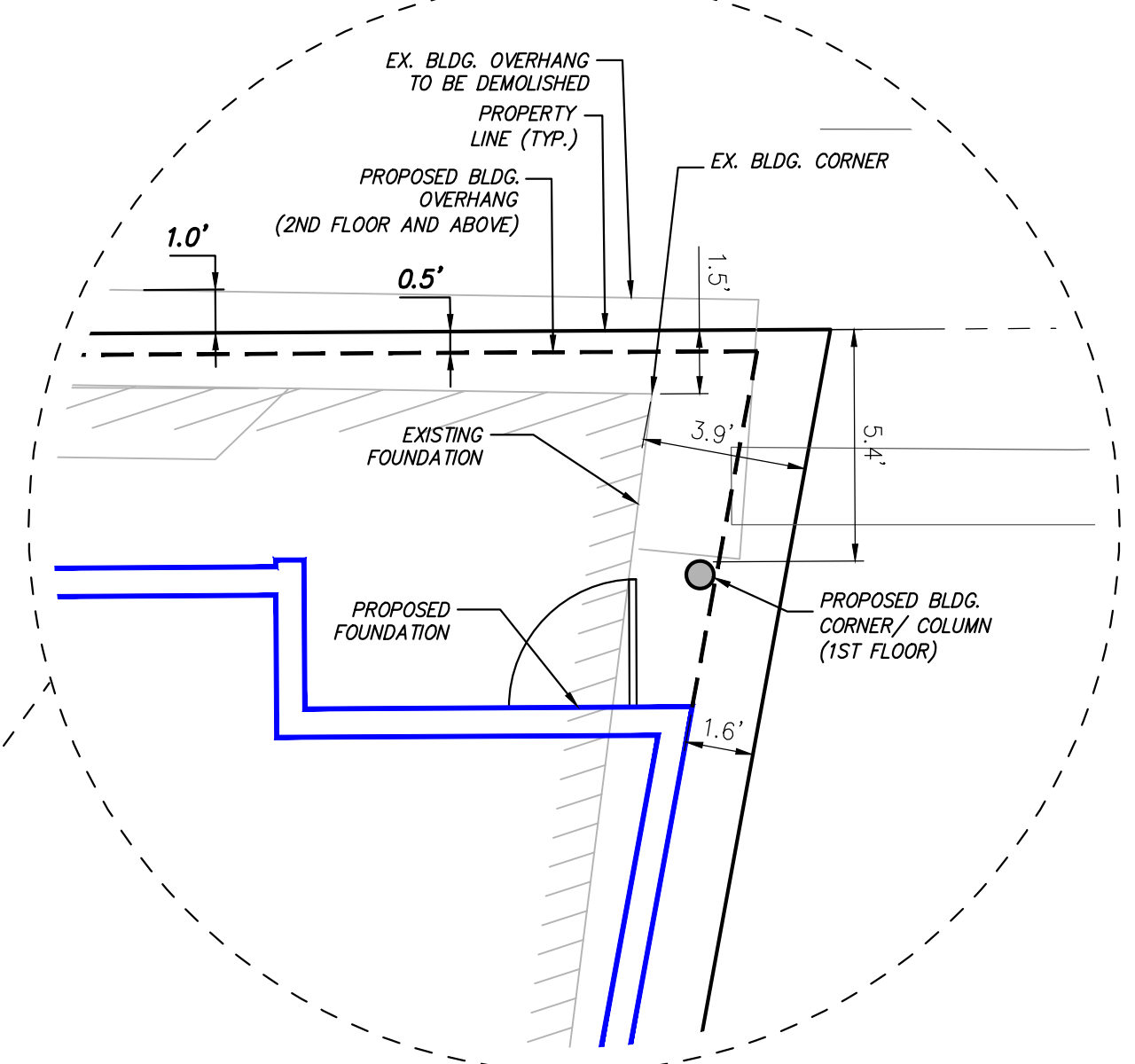
- EX. BUILDING TO BE RAZES
- EX. PAVEMENT/CONC SURFACE TO BE REMOVED AND DISPOSED
- CATCH BASIN INLET PROTECTION
- REMOVE EX. STRUCTURE
- REMOVE EX. CURB/UTILITY
- TEMPORARY CONSTRUCTION FENCE (TYP.)
- SAWCUT LINE
- PROPERTY LINE
- V.I.F. VERIFY IN FIELD

- 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.

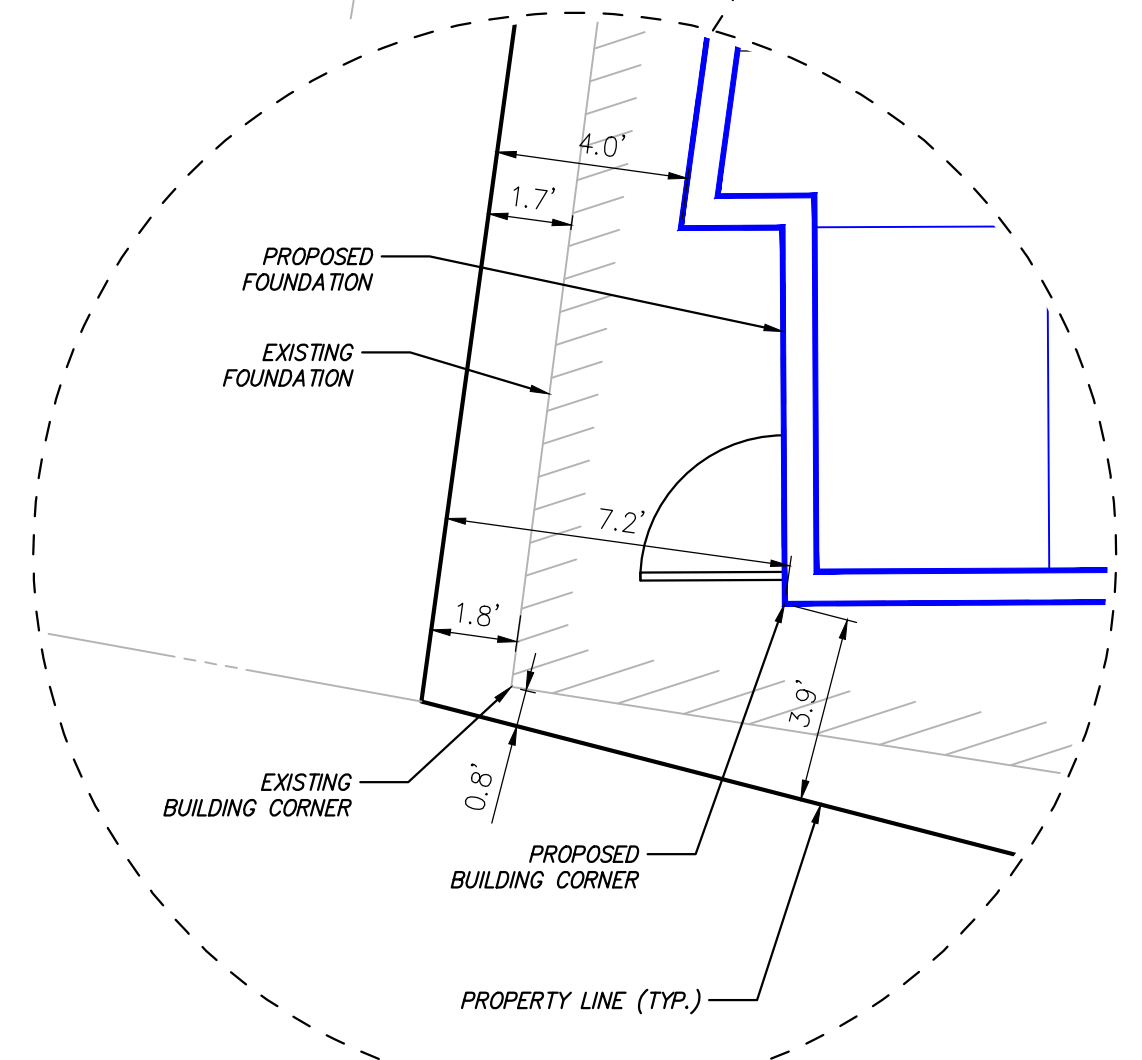
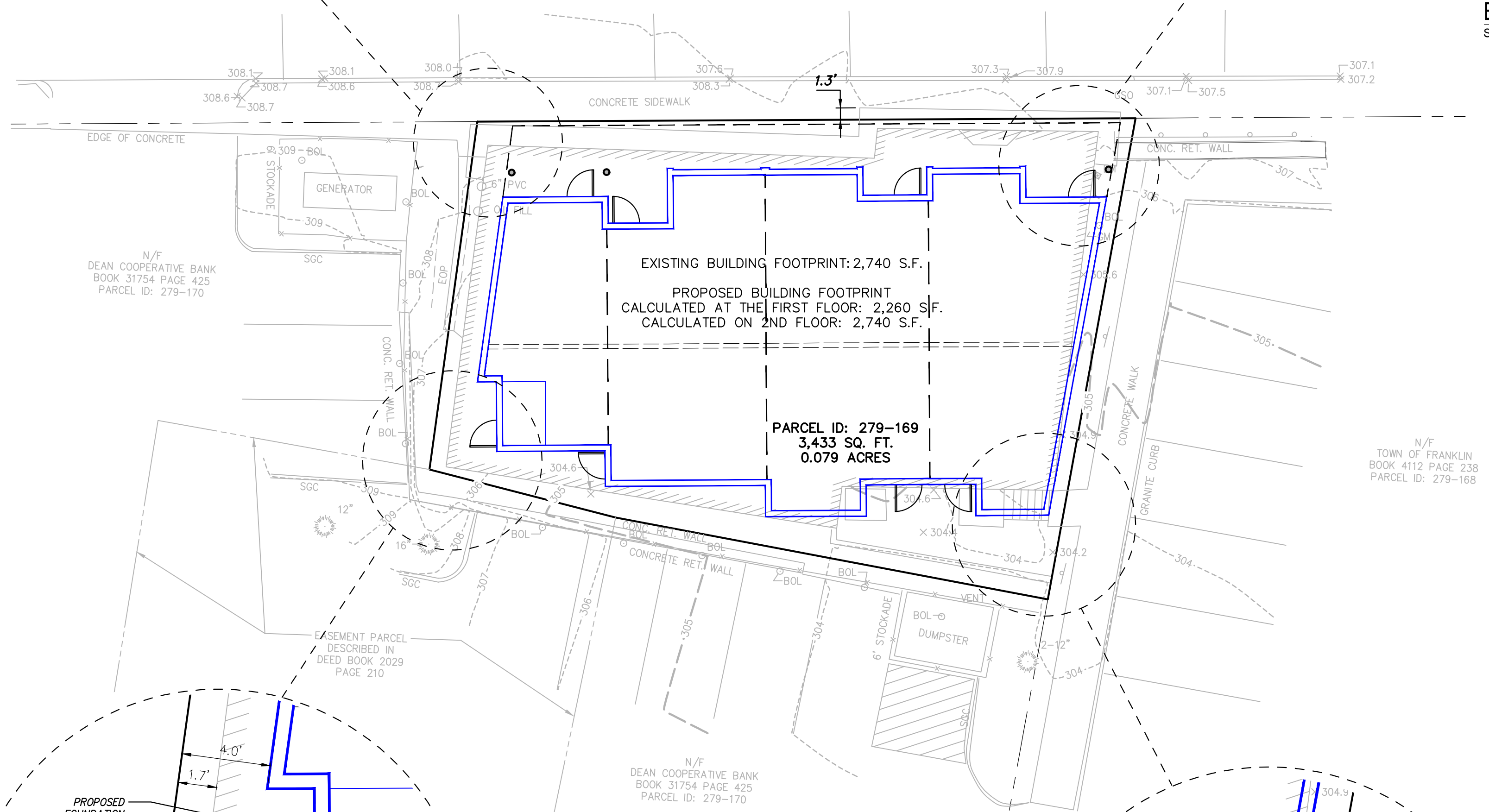




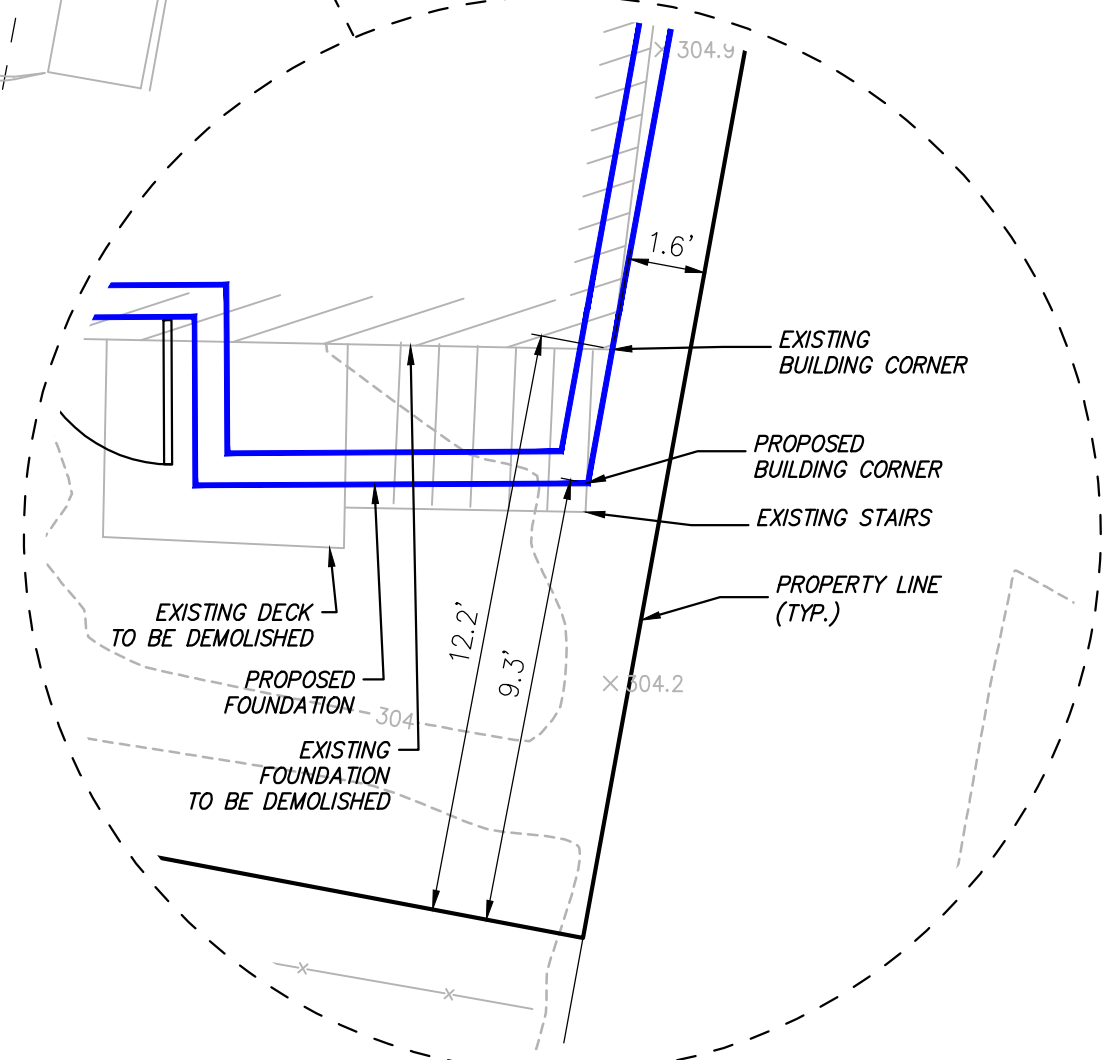
BUILDING CORNER DETAIL-1
 SCALE: 1" = 4'



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

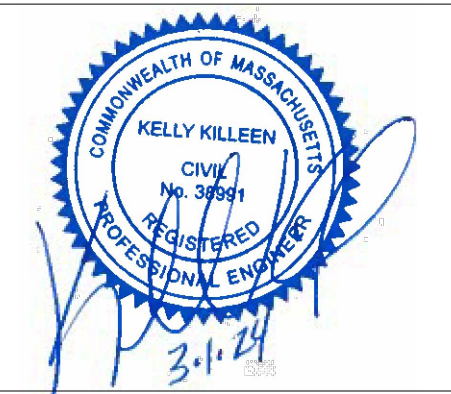


BUILDING CORNER DETAIL-2
 SCALE: 1" = 4'



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

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PROPOSED MIXED-USE REDEVELOPMENT PROJECT
 19 DEAN AVENUE, FRANKLIN, MA

No.	Submittal / Revision	App	By	Date

PLANNING BOARD SUBMITTAL KK HD 03/01/2024

SHEET TITLE SITE SETBACK PLAN

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

Drawing No.:
C-101

