

SINGLE FAMILY RESIDENTIAL III

	REQUIRED	PROVIDED
LOT AREA	20,000 SF	32,685 SF
FRONTAGE	125 FT	211 FT
LOT WIDTH	112.5 FT	>112.5 FT
LOT DEPTH	160 FT	161 FT
FRONT YARD	40 FT	47.5 FT
SIDE YARD	25 FT	37.0 FT
REAR YARD	30 FT	69.7 FT
STRUCTURE COVER	25%	9.6%
IMPERVIOUS COVER	35%	31.8%

WATER RESOURCE DISTRICT

	REQUIRED	PREVIOUSLY ALLOWED	CURRENTLY REQUESTED
IMPERVIOUS COVER (MAX.)	15%	22.8%*	32.0%**

* SPECIAL PERMIT PROVIDED
** SPECIAL PERMIT REQUIRED

SITE IMPERVIOUS CALCULATION

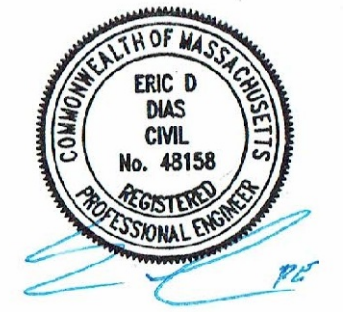
TOTAL PR. IMP. AREA = 10,380 SF (31.8%)
EX. DWELLING RECHARGE = 3,145 SF (9.6%)
PR. PATIO RECHARGE = 2,605 SF (8.0%)
PR. SHED RECHARGE = 320 SF (1.0%)
TOTAL IMP. AREA NOT PR. FOR RECHARGE = 4,310 SF (13.2%)
PREVIOUSLY ALLOWED = 4,265 SF (13.0%)

NOTES:

- PROPERTY LINE AS SHOWN ON PLAN ENTITLED "DEFINITIVE SUBDIVISION MODIFICATION MINE BROOK ESTATES FRANKLIN MASSACHUSETTS", PREPARED BY OTHERS, LAST REVISED 10/7/19, RECORDED AT THE NORFOLK REGISTRY OF DEEDS IN PLAN BOOK 688 PAGE 6.
- FOUNDATION AS SHOWN ON PLAN ENTITLED "FOUNDATION AS-BUILT PLAN LOT 73A #10 MARGARET'S COVE FRANKLIN, MA" PREPARED BY KLIM LAND SURVEYING, INC. DATED 10/05/20.
- AS-BUILT FEATURES SHOWN FROM AN ON THE GROUND SURVEY PERFORMED BY KLIM LAND SURVEYING, INC. ON JUNE 07, 2021 AND RECORDS OF THE SITE WORK CONTRACTOR WHERE APPROPRIATE.
- THE SUBJECT PARCEL IS NOT LOCATED WITHIN ANY KNOWN FLOOD AREA AS SHOWN ON FEMA FIRM MAP 25021C0306E, DATED JULY 17, 2012.
- SPECIAL PERMIT ISSUED BY THE FRANKLIN ZONING BOARD OF APPEALS, DATED 8/31/20, RECORDED IN THE NORFOLK REGISTRY OF DEEDS IN BOOK 38280, PAGE 291.



PROFESSIONAL LAND SURVEYOR FOR
KLIM LAND SURVEYING, INC



PROFESSIONAL ENGINEER FOR
STRONG POINT ENGINEERING SOLUTIONS, INC

TP 73A-1

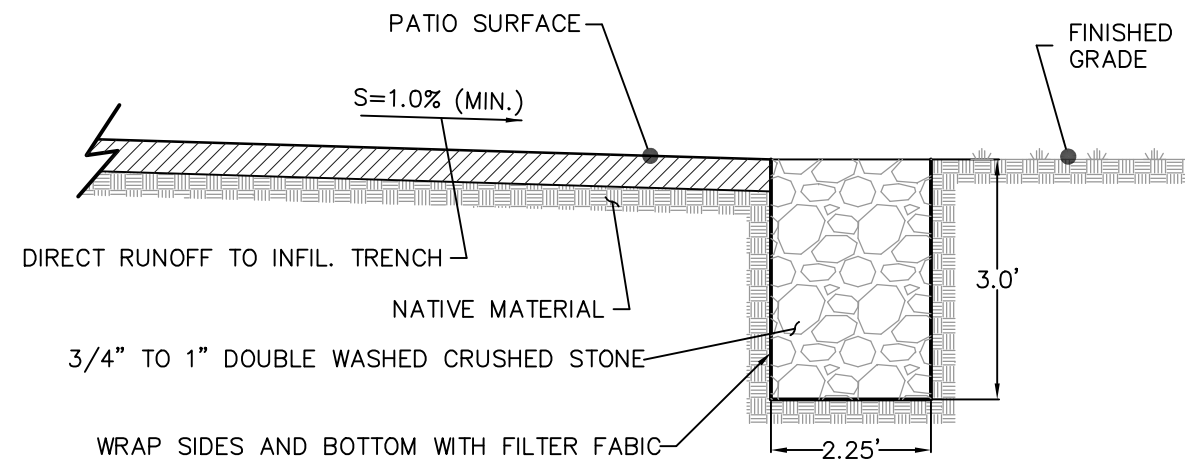
Ap	0-6"			
C1	6"-54"	SAND	10 YR 5/4	STRATIFIED
C2	54"-108"	FINE SL	2.5 Y 5/4	FIRM/PLATY
NO EVIDENCE OF E.S.H.G.W. OBSERVED				

TP 73A-2

Ap	0-6"			
C	6"-108"	SAND	10 YR 5/4	STRATIFIED
NO EVIDENCE OF E.S.H.G.W. OBSERVED				

SOIL OBSERVATIONS PERFORMED BY
TODD M. PILLING, P.E. SE#1941 ON 3/6/20

TEST PIT LOGS



INFILTRATION TRENCH DETAIL

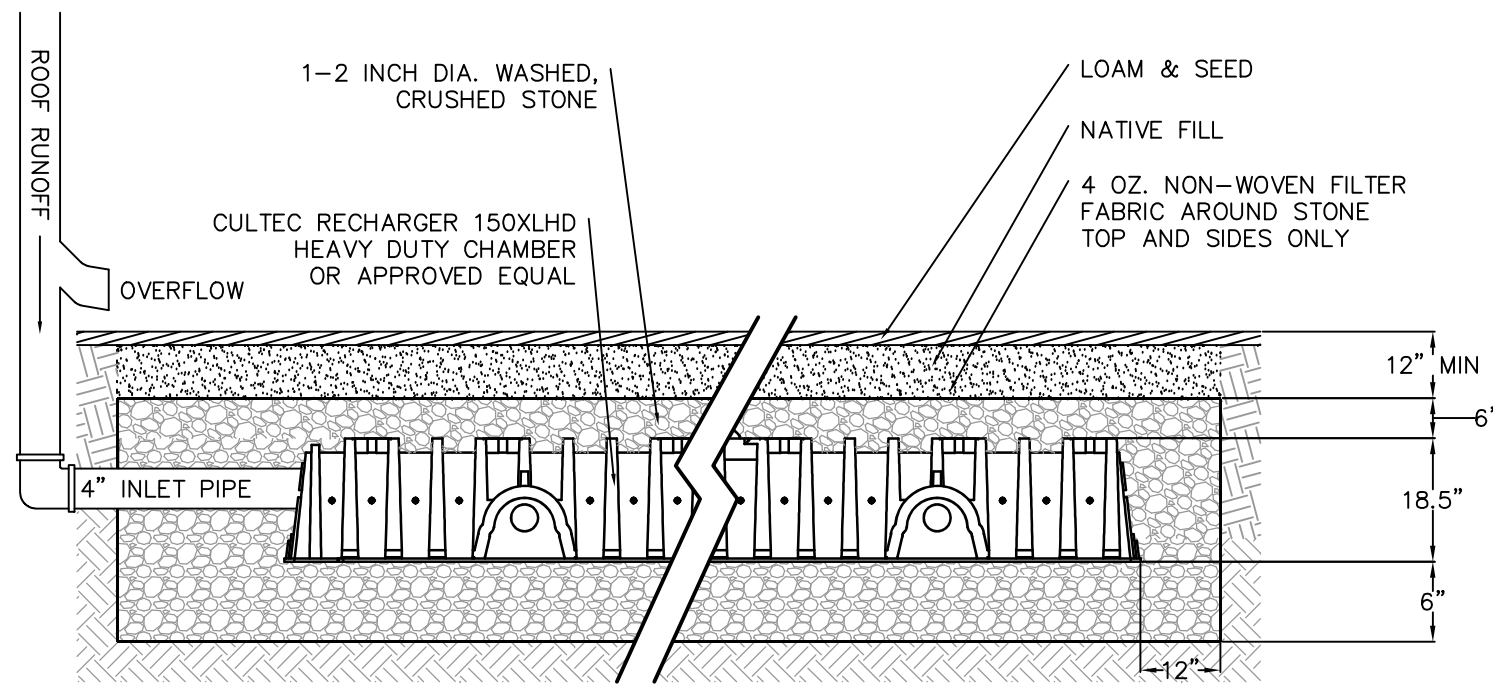
NOT TO SCALE

NOTES:

- THE INFILTRATION TRENCH IS SIZED TO HOLD THE 25-YEAR STORM RUNOFF FROM THE PROPOSED SHED ROOFTOP AREA. REFER TO STORMWATER CALCULATIONS FOR ADDITIONAL INFORMATION.
- LENGTH OF PROPOSED TRENCH IS 130 LF IN LOCATION SHOWN IN PLAN VIEW.

NOTES:

- CHAMBERS SHALL BE CULTEC BRAND RECHARGER 150XLHD MODEL.
- THE ROOFTOP INFILTRATION SYSTEM IS SIZED TO HOLD THE 25-YEAR STORM RUNOFF FROM THE PROPOSED SHED ROOFTOP AREA. REFER TO STORMWATER CALCULATIONS FOR ADDITIONAL INFORMATION.
- INFILTRATION SYSTEM 1 SHALL CONSIST OF 1 CHAMBER..
- ALL UNSUITABLE MATERIALS SHALL BE REMOVED FROM BASE OF INFILTRATION SYSTEMS BED.
- SEE MANUFACTURERS PLANS AND SPECIFICATIONS FOR DETAILS ON CUL-TEC CHAMBERS.
- ROOF DRAIN INFILTRATION SYSTEM SHALL BE EQUIPPED WITH A DOWNSPOUT OVERFLOW.
- CONTRACTOR TO ENSURE ENTIRETY OF ROOFTOP AREA IS DIRECTED TO THE PROPOSED INFILTRATION SYSTEMS. MANIFOLD CONFIGURATION SHALL BE DETERMINED IN FIELD AS APPROPRIATE.
- FINAL ELEVATION OF THE INFILTRATION SYSTEMS TO BE DETERMINED IN FIELD. CONTRACTOR TO ENSURE THAT THERE IS A MINIMUM OF 2 FT SEPARATION BETWEEN THE BOTTOM OF STONE AND ESTIMATED SEASONAL HIGH GROUNDWATER.
- THE ENGINEER OF RECORD SHALL WITNESS THE EXCAVATION OF EACH INFILTRATION SYSTEM AREA FOR SUITABILITY OF SOILS AND ADEQUATE SEPARATION TO GROUNDWATER PRIOR TO INSTALLATION.
- SYSTEM SHALL BE A MINIMUM OF 10' FROM ANY FOUNDATION WALL OR PROPERTY BOUNDARY.
- CHAMBER SYSTEM SHALL BE EQUIPPED WITH AT LEAST ONE INSPECTION PORT WITHIN 3' OF FINISHED GRADE AND MARKED WITH MAGNETIC TAPE.



ROOF DRAIN INFILTRATION DETAIL

NOT TO SCALE



PROJECT NUMBER: 2108-003

DATE OF ISSUE: 10/12/21

SCALE: 1"=40'

DESIGNED BY: SH

CHECKED BY: ED

PREPARED ON BEHALF OF:

MS. SHALA RANIERI
10 MARGARET'S COVE
FRANKLIN, MASSACHUSETTS

SPECIAL PERMIT PLAN
FOR
10 MARGARET'S COVE

SITE LAYOUT
PLAN

C-1