

STORMWATER INFILTRATION CALCULATIONS:

SOIL NAME: 245C HINCKLEY LOAMY SAND
HYDROLOGIC SOIL GROUP: A
INFILTRATION REQUIRED: 0.6 INCHES
INFILTRATION PROVIDED: 0.84 INCHES

HOUSE INFILTRATION:

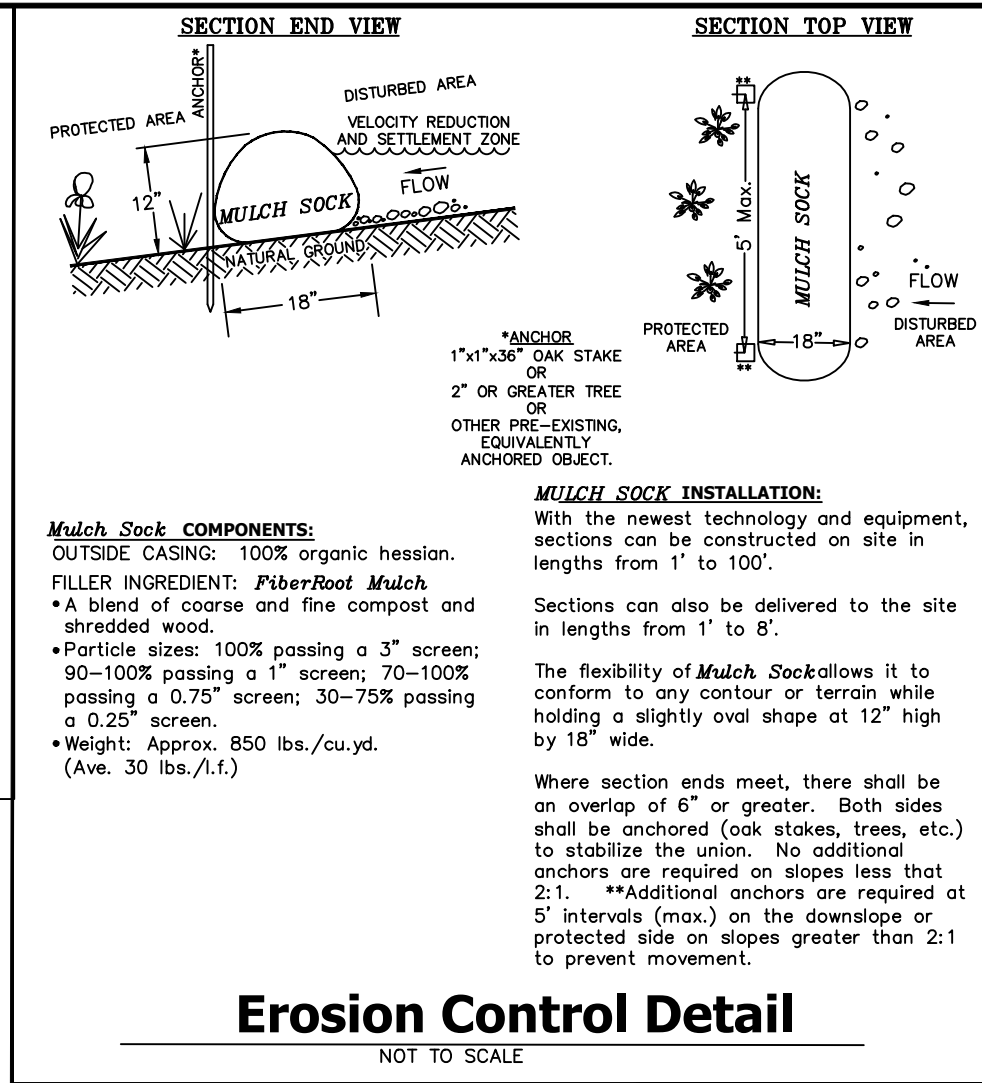
2116 SF OF CONTRIBUTING EXISTING AND PROPOSED ROOF AREA

$2,116\text{SF} \times (0.6"/12") \text{ PER FOOT} = 105.8 \text{ CUBIC FEET OF STORAGE REQUIRED}$

PROVIDE 2 CULTEC C-100HD STORMWATER CHAMBERS WITH 12" OF PERIMETER STONE AND 12" BASE STONE
TOTAL STORAGE PROVIDED = 106.3 CF

IMPERVIOUS AREA MITIGATION

TOTAL PROPOSED IMPERVIOUS AREA = 5,685 SF / 21.0% LOT COVERAGE
MITIGATED IMPERVIOUS ROOF AREA = 2,116 SF / 7.8% LOT COVERAGE
TOTAL UNMITIGATED IMPERVIOUS LOT COVERAGE = 13.2%



09/06/2023

COMMONWEALTH OF MASSACHUSETTS
REGISTERED PROFESSIONAL LAND SURVYOR
ROBERT E. CONSTANTINE, II
No. 49611

COMMONWEALTH OF MASSACHUSETTS
REGISTERED PROFESSIONAL ENGINEER
ROBERT J. DUFF
No. 40707

9-6-2023

F4611

LEGAL NOTE

CONSTRUCTION ON THIS LAND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS, OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.

NOTES:

- THIS LAND IS ZONED SINGLE RESIDENCE III.
- THIS PROPERTY REFERS TO FRANKLIN ASSESSOR MAP 312 LOT 6.
- THIS IS PRE-EXISTING, NON-CONFORMING LOT (SEE LETTER DATED JULY 13, 1995 FROM THE FRANKLIN BUILDING INSPECTOR)
- SEE PLAN BY WILSON ASSOCIATES ENTITLED 'SITE PLAN LOT 9 WASHINGTON STREET FRANKLIN, MASSACHUSETTS' DATED OCTOBER 19, 1995.
- SEE PLAN ENTITLED 'PLAN OF LAND IN FRANKLIN, MASS.' DATED APRIL 14, 1979. BY WILLIAM ROSETTI R.L.S.
- SEE PLAN ENTITLED 'VARIANCE PLOT PLAN 394 WASHINGTON STREET FRANKLIN, MA.' BY GUERRIERE AND HALNON, INC. DATED MAY 5, 2009
- SEE DEED FILED WITH THE NORFOLK REGISTRY OF DEEDS IN BOOK 31636 PAGE 270.
- PROPERTY IS NOT WITHIN A FLOOD HAZARD ZONE MAP 2521C0308E DATED 7/17/2012.
- THIS PROPERTY IS NOT LOCATED WITHIN NATURAL HERITAGE ENDANGERED SPECIES PROGRAM.

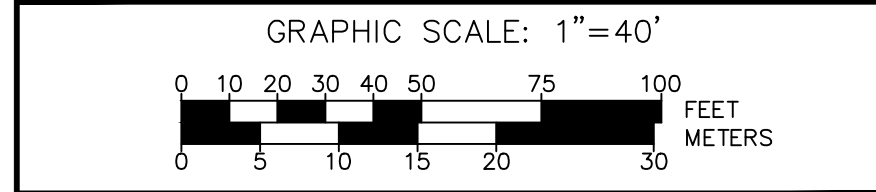
OWNER/APPLICANT

HALLIE WETZELL
NICHOLAS PAONE
394 WASHINGTON STREET
FRANKLIN, MA 02038

DEED BOOK 31636 PAGE 270
PLAN No. 590 OF 1979 PLAN Bk. 419
A.M. 312 LOT 06

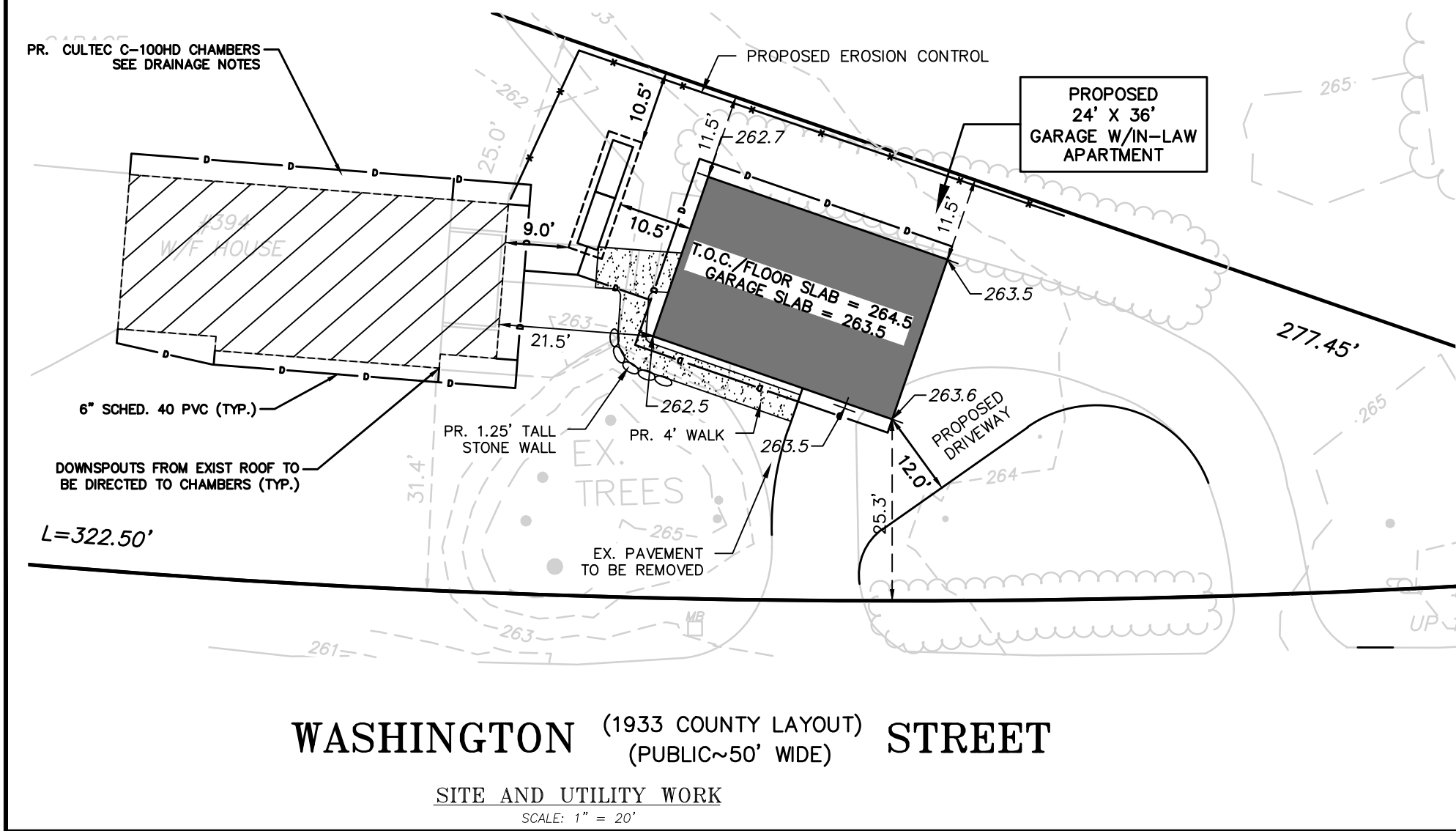
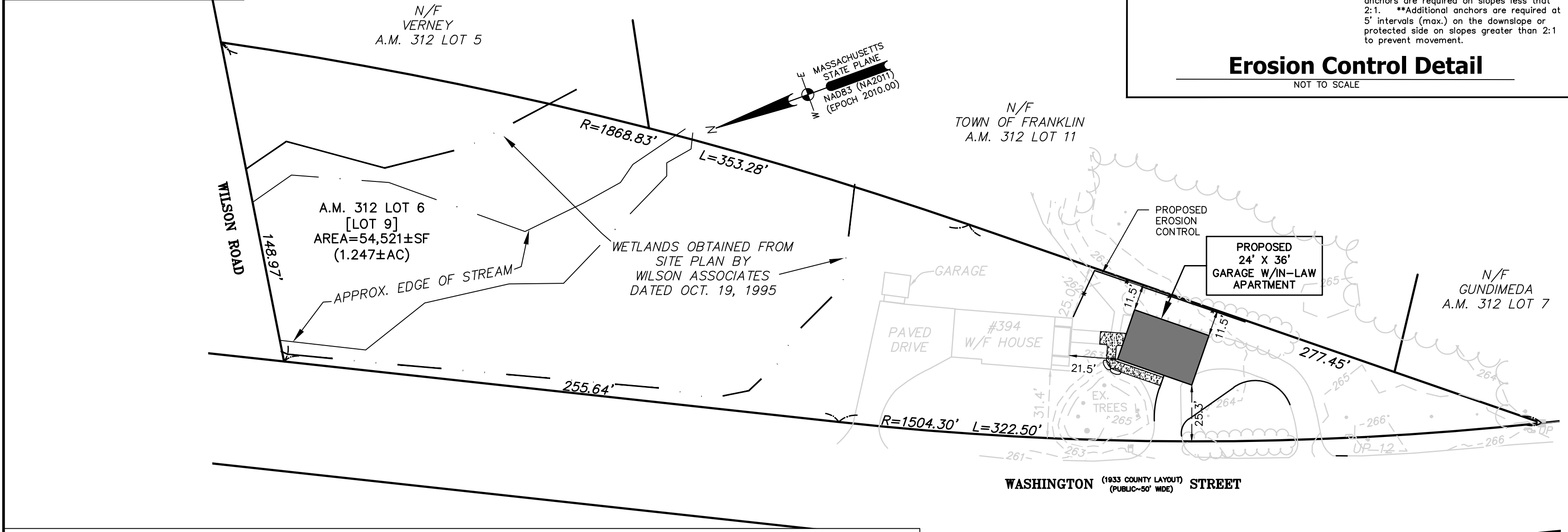
**SPECIAL PERMIT
PLOT PLAN
394 WASHINGTON STREET
FRANKLIN, MA**

AUGUST 11, 2023	
DATE	REVISION DESCRIPTION
9/6/2023	REVISE LAYOUT



 **Guerriere & Halnon, Inc.**
ENGINEERING & LAND SURVEYING
55 WEST CENTRAL ST. PH. (508) 528-3221
FRANKLIN, MA 02038 FX. (508) 528-7921
www.gandhengineering.com

SHEET 1 OF 1 JOB NO. F4611



DRAINAGE NOTES:

- TWO CULTEC C-100HD CHAMBERS ARE PROPOSED
- CONNECT TO DOWNSPOUTS AS SHOWN USING 6" HDPE PIPE,
- INSTALL CHAMBERS PER MANUFACTURER SPECIFICATIONS.
- MAINTAIN 1' MIN COVER OVER PIPES,
- MINIMUM SLOPE = 1.0%
- CONTRACTOR TO VERIFY NO CONFLICTS WITH EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- GUTTERS AND DOWNSPOUTS TO BE INSTALLED ON EXISTING HOUSE AS PART OF THIS PROJECT

EXISTING UPLAND AREA=27134±SF.

SINGLE-FAMILY RESIDENTIAL III			
FRANKLIN ZONING BYLAW SECTION 185 ATTACHMENT 9; LAST AMENDED 03-13-2019 BY AMENDMENT 19-831			
	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	20,000 SF	54,521 SF	54,521 SF
MINIMUM LOT FRONTAGE	125'	578.14'	578.14'
MINIMUM LOT DEPTH	160'	136±'	136±'
MINIMUM LOT WIDTH	112.5'	587'	587'
MINIMUM YARDS			
FRONT	40'	31.4'	25.3'
SIDE	25'	305'	N/A
REAR	30'	25'	11.5'
MAXIMUM IMPERVIOUS COVERAGE			
% OF LOT UPLAND COVERED BY:			
STRUCTURES	25	5.1%	8.3%
STRUCTURES+PAVING	35	19.2%	21.0%*

*THIS PROPERTY IS WITHIN THE WATER RESOURCE AREA, ZONE II, AND REQUIRES A SPECIAL PERMIT FROM THE ZONING BOARD OF APPEALS TO RENDER MORE THAN 15% OF THE UPLAND AREA IMPERVIOUS. SEE MITIGATION CALCULATIONS.

SPECIAL PERMIT REQUEST:

ARTICLE 185 SECTION SCHEDULE 8 PART VII:
TO ALLOW AN ADU UNIT WITHIN THE SINGLE FAMILY RESIDENTIAL III ZONE

ARTICLE 185 SECTION 14:
TO ALLOW MORE THAN ONE BUILDING ON A LOT.

ARTICLE 185 SECTION 40(D)(1)(L)(i)
TO RENDER IMPERVIOUS COVERAGE MORE THAN 15% OF THE UPLAND AREA.

VARIANCE REQUEST:

ARTICLE 185 SECTION 19(B)(1) TO ALLOW AN ACCESSORY STRUCTURE WITHIN THE REQUIRED FRONT YARD SETBACK

THE APPLICANT REQUESTS A RELIEF OF 14.7' FROM THE 40 FOOT SETBACK REQUIREMENT TO 25.3'.