

P20-09

CONCEPTUAL
CITY OF FRANKLIN
SITE PLAN REVIEW APPLICATION

Location of Proposed Development: 321 Prospect Street New Map #: Q8
Parcel ID (Map/Lot #): 119-402 Zoning of Parcel: RR/C

Applicant

Name: Mojalaki Holdings, LLC
Address: 70 Industrial Park Drive
City/State/Zip: Franklin, NH 03235
Phone: (508) 878-6041
Email: robp@gen-prop.com

Owner of Record

Name: Mojalaki Holdings, LLC
Address: 70 Industrial Park Drive
City/State/Zip: Franklin, NH 03235
Phone: (508) 878-6041
Email: robp@gen-prop.com

Applicant's Agent/Engineer

Name: Nobis Group- Chris Nadeau, P.E
Address: 18 Chenell Drive
City/State/Zip: Concord, New Hampshire 03301
Phone: (603) 724-6227
Email: cnadeau@nobis-group.com

Other (if Applicable)

Name: _____
Address: _____
City/State/Zip: _____
Phone: _____
Email: _____

Development Proposal, Please explain: This project includes improvements to and expansion of the existing parking area at the event venue.

Information:

Number of Proposed Buildings/Units: N/A
Frontage on What Road(s): Prospect Street

Services Available: **Sewer** Municipal ☐ Septic ☐ **Water** Municipal ☐ Well ☐

Non-Municipal Services Proposed/Available, Explain: Services not required for this development

Site in Acres 96.508 Developable Acres _____

Are waiver's requested, and if so, please fill out attached Waiver Request sheet: ☐ Yes ☒ No

Zoning Board Approvals Granted: ☐ Variance ☐ Special Exception ☐ Other ☒ None

Please Explain: _____

Dates Granted: _____

Does this submission represent an amended plan: ☐ Yes ☒ No

Date approval Granted: _____

Conditions of Approval: _____

Was a conceptual plan submitted to the Planning Board: ☐ Yes ☐ No

Date approval Granted: _____

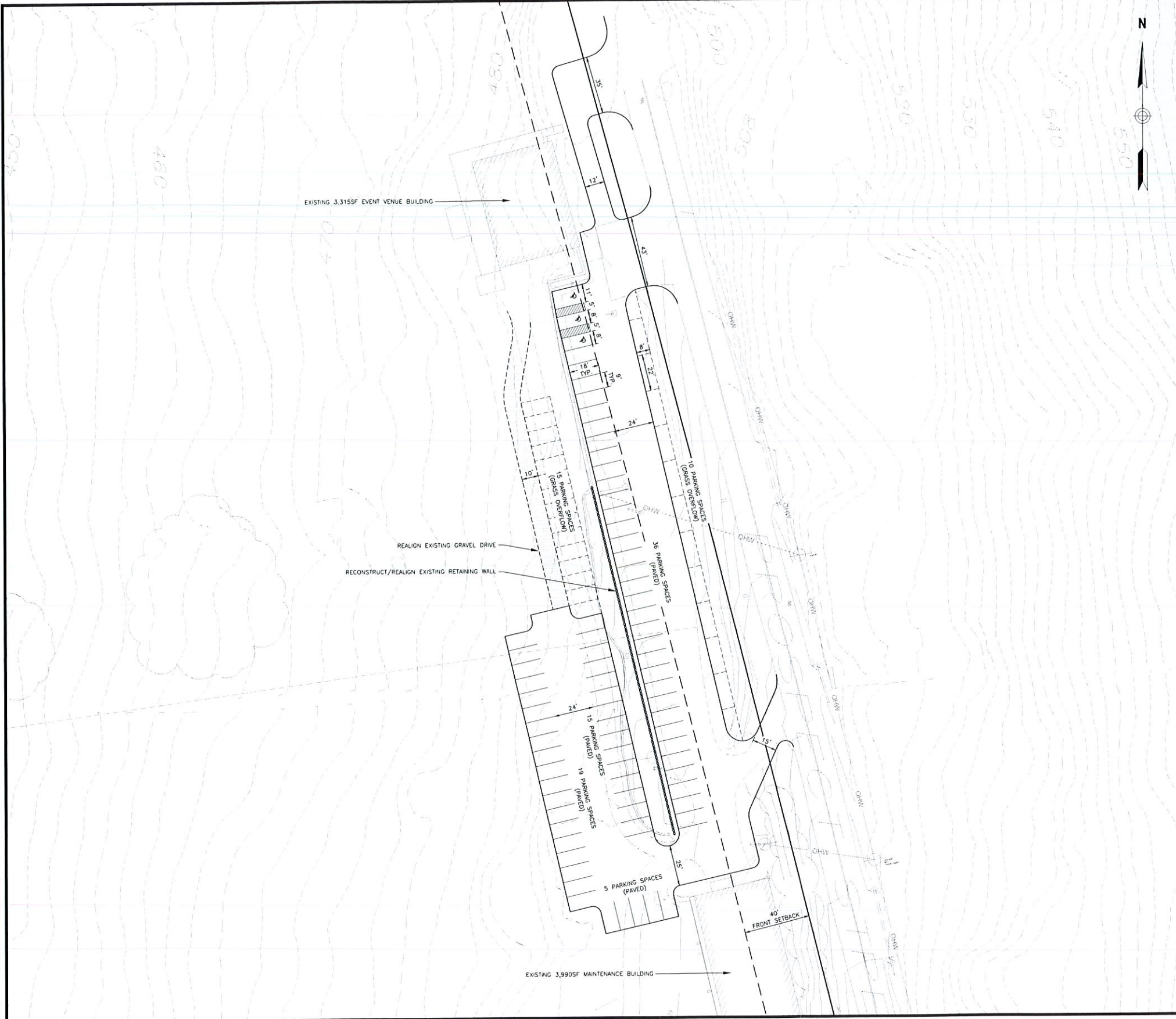
Conditions of Approval: _____

Signature of Applicant:  Managing Member Date: 11/20/2020

Application Fee: \$250.00

Abutters Notices: \$6.50 per abutter

J:\95771.00 - Mojalaki Parking\CAD\dwg\95771.00-C-200-SITE.dwg 11/24/2020 8:31 PM

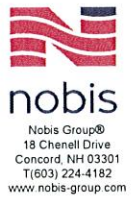


- NOTES:**
1. THE PURPOSE OF THIS PLAN IS TO SHOW A CONCEPTUAL LAYOUT FOR IMPROVEMENTS TO AND EXPANSION OF THE EXISTING PARKING AREA AT THE MOJALAKI EVENT VENUE.
 2. DIMENSIONS SHOWN TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR TO USE CAUTION WHEN SCALING REPRODUCED PLANS. IN THE EVENT OF A CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWINGS AND/OR SPECIFICATIONS, THE ENGINEER WILL BE NOTIFIED BY THE CONTRACTOR.

PLAN REFERENCE:
EXISTING CONDITIONS, TOPOGRAPHICAL INFORMATION, NORTH ORIENTATION, NORTH ARROW, AND COORDINATE VALUES DERIVED ON THESE DRAWINGS ARE BASED ON PLANS TITLED "TAX MAP 119 LOT 402 BOUNDARY SURVEY", DATED DECEMBER 03, 2001, CREATED BY LEPENE ENGINEERING & SURVEY AND PROVIDED TO NOBIS GROUP BY MOJALAKI HOLDINGS, LLC.

ZONING ANALYSIS

TAX MAP/BLOCK/LOT:	MAP 119 LOT 402
ADDRESS:	321 PROSPECT STREET FRANKLIN, NH
ZONING DISTRICT:	RURAL RESIDENTIAL 'RR' DISTRICT
MINIMUM LOT AREA	PROVIDED 65,500 SF
MINIMUM LOT FRONTAGE	PROVIDED 225'
BUILDING SETBACKS REQUIRED	REQUIRED
FRONT YARD	40'
SIDE YARD	25'
REAR YARD	25'
PARKING REQUIREMENTS	
RECREATIONAL ASSEMBLY - 1 PARKING SPACE / EVERY 4 SEATS	
EVENT VENUE CAPACITY = 299 SEATS	
299 / 4 = 75 PARKING SPACES INCLUDING 3 ADA SPACES	
PARKING PROVIDED	
75 PAVED PARKING SPACES INCLUDING 3 ADA SPACES (1 VAN ACCESSIBLE)	
25 GRASS OVERFLOW PARKING SPACES	
100 TOTAL SPACES	



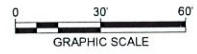
NOT ISSUED
FOR
CONSTRUCTION

MOJALAKI COUNTRY
CLUB PARKING
EXPANSION

321 PROSPECT STREET
FRANKLIN, NEW HAMPSHIRE

NO	DATE	DESCRIPTION
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REVISIONS



DATE	NOVEMBER 2020
NOBIS PROJECT NO.	95771.00
DRAWN BY:	NCP
CHECKED BY:	JCA
CAD DRAWING FILE:	95771.00-C-200-SITE.dwg

SHEET TITLE

CONCEPTUAL
LAYOUT

SHEET
C-1