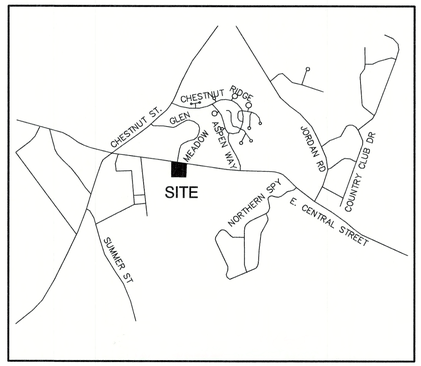
PROPOSED DEVELOPMENT
CENTRAL SQUARE
TAX MAP 285 AND LOT NUMBER 009
340 EAST CENTRAL STREET, FRANKLIN, MA

GENERAL LEGEND

EXISTING	PROPOSED	DESCRIPTION
		PROPERTY LINES
		SETBACK LINES
		CENTERLINE
		FRESHWATER WETLANDS LINE
		TIDAL WETLANDS LINE
		STREAM CHANNEL
		TREE LINE
		STONEWALL
		BARBED WIRE
		FENCE
		STOCKADE FENCE
		SOIL BOUNDARY
		AQUIFER PROTECTION LINE
		FLOOD PLAIN LINE
		ZONELINE
		EASEMENT
100	100	MAJOR CONTOUR
98	98	MINOR CONTOUR
		EDGE OF PAVEMENT
VGC	VGC	VERTICAL GRANITE CURB
SGC	SGC	SLOPE GRANITE CURB
CCB	CCB	CAPE COD BERM
PCC	PCC	POURED CONCRETE CURB
X	X	SILT FENCE
D		DRAINAGE LINE
S	S	SEWER LINE
FM	FM	SEWER FORCE MAIN
G	G	GAS LINE
W	W	WATER LINE
WS	WS	WATER SERVICE
OHE	OHE	OVERHEAD ELECTRIC
UGE	UGE	UNDERGROUND ELECTRIC
		GUARDRAIL
UD	UD	UNDERDRAIN
F	F	FIRE PROTECTION LINE
	W	THRUST BLOCK
		IRON PIPE/IRON ROD
		DRILL HOLE
		IRON ROD/DRILL HOLE
100x0	100x0	STONE/GRANITE BOUND
x 100.00	x 100.00	SPOT GRADE
x 100.00 / 99.50	x 100.00 / 99.50	PAVEMENT SPOT GRADE
		CURB SPOT GRADE
		BENCHMARK (TBM)
		DOUBLE POST SIGN
		SINGLE POST SIGN
W	W	WELL
TP1	TP1	TEST PIT
PF		FAILED TEST PIT
M	M	MONITORING WELL
		PERC TEST
1	1	PHOTO LOCATION
		TREES AND BUSHES
		UTILITY POLE
		LIGHT POLES
		DRAIN MANHOLE
		SEWER MANHOLE
		HYDRANT
		WATER GATE
		WATER SHUT OFF
		REDUCER
		SINGLE GRATE CATCH BASIN
		DOUBLE GRATE CATCH BASIN
		TRANSFORMER
		CULVERT W/WINGWALLS
		CULVERT W/FLARED END SECTION
		CULVERT W/STRAIGHT HEADWALL
		STONE CHECK DAM
		DRAINAGE FLOW DIRECTION
		PATIO AREA
		WETLAND IMPACT
		VEGETATED FILTER STRIP
		RIPRAP
		OPEN WATER
		FRESHWATER WETLANDS
		TIDAL WETLANDS
		STABILIZED CONSTRUCTION ENTRANCE
		CONCRETE
		GRAVEL
		SNOW STORAGE
		RETAINING WALL

SHEET INDEX

CS	COVER SHEET
C1	EXISTING CONDITIONS PLAN
C2	SITE PLAN
C3	GRADING AND DRAINAGE PLAN
C4	UTILITY PLAN
L-01	LANDSCAPE PLAN
L2	LIGHTING PLAN
D1-D8	DETAIL SHEETS
E1	EROSION AND SEDIMENT CONTROL DETAILS
A1-A2	COMMERCIAL BUILDING ELEVATIONS
T1 01	APARTMENT BUILDING RENDERINGS



LOCUS MAP
SCALE 1" = 2000'

PERMITS

TYPE OF PERMIT	STATUS	TYPE OF PERMIT	STATUS
MASSDOT DRIVEWAY PERMIT:	SUBMITTED:	**FRANKLIN SITE PLAN APPROVAL:**	SUBMITTED:
DISTRICT SIX		TOWN OF FRANKLIN PLANNING BOARD	
185 KNEELAND STREET	PERMIT NO.	355 EAST CENTRAL STREET	APPROVED:
BOSTON, MA 02111		FRANKLIN , MA	
(857) 368-6100	DATED:	(508) 520-4907	
RESPONSIBLE CONSULTANT-		RESPONSIBLE CONSULTANT:	
JONES & BEACH ENGINEERS, INC.	EXPIRATION:	JONES & BEACH ENGINEERS, INC.	

USEPA NPDES PHASE II CONSTRUCTION GENERAL PERMIT,
NOTICE OF INTENT (NOI), AND NOTICE OF TERMINATION
(NOT) TO BE FILED IN ACCORDANCE WITH FEDERAL AND
LOCAL REGULATIONS PRIOR TO AND FOLLOWING CONSTRUCTION:
EPA STORMWATER NOTICE PROCESSING CENTER
MAIL CODE 4203M,
US EPA
1200 PENNSYLVANIA AVENUE, NW
WASHINGTON, DC 20460
RESPONSIBLE CONSULTANT:
JONES & BEACH ENGINEERS, INC.

APPLICANT / DEVELOPER
340 EAST CENTRAL STREET LLC
7 SWAIN DRIVE
HAMPTON FALLS, NH 03844

CIVIL ENGINEER
JONES & BEACH ENGINEERS, INC.
85 PORTSMOUTH AVENUE
PO BOX 219
STRATHAM, NH 03885
(603) 772-4746
CONTACT: WAYNE MORRILL
EMAIL: WMORRILL@JONESANDBEACH.COM

LANDSCAPE ARCHITECT
TERRAIN PLANNING AND DESIGN LLC,
311 KAST HILL ROAD
HOPKINTON, NH 03229
(603)491-2322
CONTACT: ERIC BUCK

TRAFFIC ENGINEER
VANASSE & ASSOCIATES, INC.
10 N.E. BUSINESS CTR. DRIVE, SUITE 314
ANDOVER, MA 01810-1066
(978) 474-8800 X30
CONTACT : JEFFREY DIRK

SURVEYOR
GUERRIERE & HALNON, INC
55 WEST CENTRAL DRIVE
FRANKLIN, MA 02038
(508) 528-3221

ELECTRIC
NATIONAL GRID
BAY STATE NORTH
1101 TURNPIKE STREET
NORTH ANDOVER, MA 01845
(978) 725-2215
CONTACT: STEVE HALL

TOWN ENGINEER
MIKE MAGLIO, P.E.
DPW ADMINISTRATION BUILDING
257 FISHER STREET
FRANKLIN, MA 02038
(508) 520-4910

WATER & SEWER DEPARTMENT
PUBLIC WORKS GARAGE
25 PUBLIC WORKS WAY
FRANKLIN, MA 02038
(508) 520-4910
CONTACT: LAURIE RUSZALA, P.E.

POLICE DEPARTMENT
911 PANTHER WAY
FRANKLIN, MA 02038
(508) 528-1212
CONTACT: CHIEF STEPHAN H. SEMERIJAN

FIRE DEPARTMENT
FRANKLIN FIRE DEPARTMENT
40 WEST CENTRAL STREET
FRANKLIN, MA 02038
(508) 528-2323
CONTACT: CHIEF GARY B. MCCARRAHER

PROJECT PARCEL
TOWN OF FRANKLIN, MA
TAX MAP 285, LOT 009

APPLICANT
340 EAST CENTRAL STREET LLC
7 SWAIN DRIVE
HAMPTON FALLS, NH 03844

TOTAL LOT AREA
283,394± SQ. FT.
6.50± ACRES

APPROVED - FRANKLIN, MA
PLANNING BOARD

DATE:

Design: WGM	Draft: RMK	Date: 05/06/20	
Checked: WGM	Scale: AS NOTED	Project No.: 13153	
Drawing Name: 13153-PLAN.dwg			

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.

COMMONWEALTH OF MASSACHUSETTS — MICHAEL J. KERIVAN — CIVIL — No. 39464 — REGISTERED PROFESSIONAL ENGINEER

REV.	DATE	REVISION	BY
0	05/06/20	ISSUED FOR REVIEW	EMP

Designed and Produced in NH
Jones & Beach Engineers, Inc.
85 Portsmouth Ave.
PO Box 219
Stratham, NH 03885
Civil Engineering Services
603-772-4746
FAX: 603-772-0227
E-Mail: JBE@JONESANDBEACH.COM

Plan Name:	COVER SHEET
Project:	PROPOSED CENTRAL SQUARE 340 E CENTRAL STREET, FRANKLIN, MA
Owner of Record:	340 EAST CENTRAL. EPK PROPERTIES, LLC. LAND COURT CERTIFICATE 190576

DRAWING No.
CS
SHEET 1 OF 16
JBE PROJECT NO. 13153

F:\Land Projects 3\13153-FRANKLIN-300-EAST-CENTRAL-STREET-TOPSFIELD-ASSOCIATES\dwg\13153-PLAN.dwg 1/26/2017 9:04:12 AM EST

CENTRAL STREET FRANKLIN
JBE # 13153

APPROVED - FRANKLIN, MA
PLANNING BOARD

DATE:

MAP 285 LOT 10
NEW ENGLAND CHAPEL
PO BOX A
FRANKLIN, MA 02038

MAP 285 LOT 9
LC PLAN No. 11932-G
LC LOT 5
TOTAL AREA=283,394±SF
(6.506±ACRES)
2020 UPLAND AREA=261,274±SF
(6.00±AC)

MAP 298 LOT 4
TOWN OF FRANKLIN
355 EAST CENTRAL STREET
FRANKLIN, MA 02038

MAP 285 LOT 8
JOSEPH HALLIGAN TR.
C/O BIG Y FOODS INC.
2145 ROOSEVELT AVE
PO BOX 7840
SPRINGFIELD, MA 01104

TAX MAP 285 LOT 108
TOWN OF FRANKLIN
355 EAST CENTRAL STREET
FRANKLIN, MA 02038

TAX MAP 285 LOT 109
LENZI, JOSEPH
LENZI, RACHEL
860 KING ST.
FRANKLIN, MA 02038

TAX MAP 280 LOT 79
GLEN MEADOW OWNER, LLC
536 GRANITE ST SUITE 301
BRAINTREE, MA 02184

TAX MAP 285 LOT 112
MCDONALDS CORP.
C/O HOGAN COMPANY
10 OCEANA WAY SUITE #2
NORWOOD, MA 02062

TAX MAP 285 LOT 113
LEONARD S. FRENCH ET. ALS.
C/O MARC WINTERS
349 EAST CENTRAL STREET
FRANKLIN, MA 02038

340 EAST CENTRAL STREET
1 STY CONC. BLOCK W/ METAL SIDING
BLDG HGT= 17.0'±
BLDG AREA= 16,475±SF
RETAIL AREA=6,675±SF

GARAGE
SERVICE BAYS 9,800±SF
BLDG HGT= 15.9'±

EAST CENTRAL STREET (RT 140)

BIG 'Y'

"FRANKLIN CAR WASH"

TO GLEN MEADOW APARTMENTS

COMMERCIAL II ZONE / RURAL RESIDENTIAL II

RURAL RESIDENTIAL II / COMMERCIAL II ZONE

20' WIDE EASEMENT FOR ACCESS AND UTILITIES LAND COURT DOC#553522

APPROX. LOCATION OF SUBSURFACE TELEPHONE CABLE ESTIMATE ONLY. POSSIBLE EASEMENT (NO RECORD FOUND).

NON-JURISDICTIONAL DRAINAGE DITCH AREA=732±SF

NON-JURISDICTIONAL DRAINAGE BASIN AREA=2,024±SF

EXISTING INV.= 274.03 12"FLARED RCP

EXISTING PAVED AREA

GRAVEL

WETLAND FLAGGING BY GODDARD CONSULTING, LLC MARCH 4, 2020

FLAGS GC12-GC12, AND GC27, GC28 RELOCATED APRIL 22, 2020

BVW AREA=21,367±SF

100' BUFFER

50' WETLAND SETBACK

35' NO IMPERVIOUS BUFFER

25' NO DISTURB BUFFER

WOODS ROAD

BENCHMARK
RAILROAD SPIKE 1" UP 12" MAPLE
ELEVATION=275.98 (NAVD88)

MSP GRID NORTH (NAD83) (NAVD88)

IRON PIPE (FND)

12" CONCRETE BLOCK RET.WALL

METAL GUARDRAIL W/6'x9' WOOD POST

3" C.L.F.

MONITOR WELL

SMITH LANE

STOP

EXISTING STRUCTURE SCHEDULE

DMH1
R=281.57
I(a)=278.97
I(b)=277.22
I(c)=277.22

DMH6
R=281.73
I(a)=278.83
I(b)=278.53

DMH12
R=280.21
I(a)=276.91
I(b)=276.11
I(c)=276.11

DMH14
R=280.70
I(a)=276.50
I(b)=276.35

DMH15
INV=
277.81

CB2
R=281.56
(FULL)

CB4
R=280.50
DRY WELL

CB5
R=280.45
DRY WELL

CB7
R=281.37
I=279.37

CB8
R=281.19
I(a)=276.99
I(b)=276.99
I(c)=276.99

CB11
R=279.47
I=277.27

CB13
R=279.45
I(a)=276.15
I(b)=276.15

SMH3
R=282.13
I(a)=275.33
I(b)=275.33
I(c)=275.28

SMH9
R=280.78
I(a)=FM
I(b)=276.28

SMH10
R=279.46
I=274.46

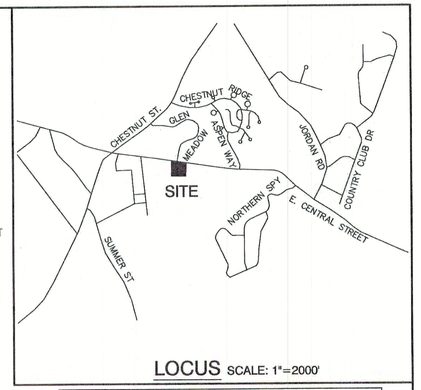
SMH16
R=280.44
I(ALL)=275.62

SMH17
R=280.27
I=274.72
18"RCP PASSES THROUGH SMH

SMH18
R=280.44

SMH19
R=280.38
I(a)=276.58
I(b)=276.38

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.



LOCUS SCALE: 1"=2000'

COMMERCIAL II
FRANKLIN ZONING BYLAW SECTION 185 ATTACHMENT 9; LAST AMENDED 03-13-2019 BY AMENDMENT 19-821

	REQUIRED	PROVIDED LOT 9
MINIMUM LOT AREA	40,000 SF	283,394 SF
MINIMUM LOT FRONTAGE	175'	448'±
MINIMUM LOT DEPTH	200'	631'±
MINIMUM LOT WIDTH	157.5'	448'±
MINIMUM YARDS		
FRONT	40'	75.1'
SIDE	30'	20.6'
REAR	30'	337.1'
MAXIMUM BUILDING HEIGHT:		
STORIES	3*	1
HEIGHT	40'*	17'
% OF LOT UPLAND COVERED BY:		
STRUCTURES	70	6.3%
STRUCTURES+PAVING	80	43.3%

*=BUILDINGS UP TO 50' IN HEIGHT, REGARDLESS OF THE NUMBER OF STORIES MAY BE PERMITTED BY A SPECIAL PERMIT FROM THE PLANNING BOARD

EXISTING CONDITIONS NOTES:

1. VERTICAL DATUM: NAVD88. HORIZONTAL DATUM: NAD83
2. BASE ELEVATION WAS ESTABLISHED THROUGH MULTIPLE GPS POST PROCESS OBSERVATIONS AND WAS REDUCED TO THE NAVD88 DATUM.
3. SUBJECT PROPERTY IS NOT LOCATED WITHIN A FEDERALLY DESIGNATED 100 YEAR FLOOD HAZARD ZONE. REFERENCE FEMA MAP 25021C0309E, EFFECTIVE DATE 7/17/2012
4. THE LIMITS OF JURISDICTIONAL WETLANDS WERE DELINEATED BY GODDARD ASSOCIATES, SPRING 2020.
5. TEST PITS PERFORMED BY GUERRIERE & HALNON, INC.
6. THE EXISTING SITE IS LOCATED WITHIN THE WATER RESOURCE DISTRICT.

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.

UTILITIES ARE PLOTTED AS A COMPILATION OF RECORD DOCUMENTS, MARKINGS AND OTHER OBSERVED EVIDENCE TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES AND SHOULD BE CONSIDERED APPROXIMATE. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. ADDITIONAL UTILITIES, NOT EVIDENCED BY RECORD DOCUMENTS OR OBSERVED PHYSICAL EVIDENCE, MAY EXIST. CONTACT DIG SAFE (IN ACCORDANCE WITH MASS.G.L. CHAPTER 82 SECTION 40 AS AMENDED) MUST CONTACT ALL UTILITY COMPANIES BEFORE EXCAVATING AND DRILLING AND CALL DIGSAFE AT 1(888)DIG-SAFE[7233].

PLAN REFERENCES:

1. SEE PLAN ENTITLED 'LAND COURT CASE NO. 11932 G, SUBDIVISION OF LOT B2 ON LAND COURT PLAN NO. 11932 D W/ CERT NO. 69849 PLAN OF LAND IN FRANKLIN , MASS. PREPARED FOR ARTHUR BENT' , DATED MARCH 4, 1996 BY GUERRIERE & HALNON ,INC.
2. SEE PLAN ENTITLED 'ALTA/ACSM PLAN OF LAND IN THE TOWN OF FRANKLIN, NORFOLK COUNTY, MASSACHUSETTS DATED DECEMBER 15, 1998.

ROBERT E. CONSTANTINE, II No. 49611 REGISTERED PROFESSIONAL LAND SURVEYOR COMMONWEALTH OF MASSACHUSETTS
5/5/2020

PROJECT PARCEL
TOWN OF FRANKLIN, MA
TAX MAP 285, LOT 009

TOTAL LOT AREA
283,394 SQ. FT.
6.5 ACRES

Design: WGM	Draft: GPC
Checked: WGM	Scale: AS-NOTED
Drawing Name: 13153-EX-CONDITIONS.dwg	Date: 03/20/2020
	Project No.: 13153

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MICHAEL J. KERIVAN CIVIL No. 39464 REGISTERED PROFESSIONAL ENGINEER COMMONWEALTH OF MASSACHUSETTS

REV.	DATE	REVISION	BY

Guerriere & Halnon, Inc.
Engineering & Land Surveying

Ph. (508) 528-3221 55 WEST CENTRAL STREET
Fx. (508) 528-7921 FRANKLIN, MASS. 02038
www.gandhengineering.com

Plan Name:	EXISTING CONDITIONS PLAN
Project:	PROPOSED CENTRAL SQUARE 340 E CENTRAL STREET, FRANKLIN, MA
Owner of Record:	340 EAST CENTRAL. EPK PROPERTIES, LLC. LAND COURT CERTIFICATE 190576

DRAWING No.
C1
SHEET 2 OF 16
JBE PROJECT NO. 13153

F:\Land Projects 3\13153-FRANKLIN-300-EAST-CENTRAL-STREET-TOPSFIELD-ASSOCIATES\DWG\13153-EX-CONDITIONS.dwg 11/6/2019 11:00:09 AM EST

APPROVED - FRANKLIN, MA
PLANNING BOARD

DATE:

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

MAGNETIC

EAST CENTRAL STREET (RT 140)

CONTRACTOR TO CONNECT TO GRAVEL ROAD WITH GATE

PROPOSED RETAINING WALL

VISITOR PARKING (X6)

PROPOSED DUMPSTER W/ CONCRETE PAD

PROPOSED RETAINING WALL

H/C RAMP

STRIPED CROSS-WALK

4' CURB BREAK

SCUPPER PLATE (SEE DETAIL D2)

TRANSITION VGC TO MCC

PROPOSED CONCRETE SIDEALK

EX. 20' WATER EASEMENT

END VGC

TRANSITION MCC TO VGC

WALL-PACK LIGHT FIXTURE (TYP.)

PAINTED CROSSWALK

BUILDING "A"
RESIDENTIAL
4 - STORY
19,520 S.F.
48 UNITS
F.F.=283.00

PATIO
2400 SF

CONCRETE PATIO

PYLON SIGN

40' FRONT SETBACK

STRIPED CROSS-WALK

STOP SIGN R1-1

1,135 SF TEMPORARY GRADING EASEMENT

GATE

BUILDING "B"
RESIDENTIAL
4 - STORY
22,560 S.F.
56 UNITS
F.F.=282.90

WOODS TRAIL

PERVIOUS FIRE LANE (SEE GEOBLOCK DETAIL SHEET D7)

PERVIOUS FIRE LANE

RURAL RESIDENTIAL I
COMMERCIAL II ZONE

PROPOSED CONCRETE SIDEALK

FIRE LANE

PROPOSED LIGHT (TYP.)

PROPOSED RETAINING WALL

ELECTRIC CHARGING STATION

EXISTING WET LINE

75' NO DISTURB BUFFER

TAX MAP 258 LOT 9

TOTAL AREA = 283,394± SF
= 6.506± AC.
TOTAL UPLAND AREA =
261,274± SF = 6.00± AC.

100' NOTICE OF INTENT BUFFER

BUILDING "D"
RETAIL
8,436 S.F.
F.F.=280.10

PROPOSED /ENCLOSED DUMPSTER AND CONCRETE PAD

30' SIDE SETBACK

PROPOSED CONCRETE SIDEWALK

PROPOSED CONCRETE PAD

PROPOSED CONCRETE PATIO

COFFEE SHOP
2,250 S.F.
F.F.=281.10

BUILDING "C"
RETAIL
6,783 S.F.
F.F.=281.10

ORDER BOARD

DRIVE-THRU

BYPASS

PRE-ORDER BOARD

40' FRONT SETBACK

TRANSITION VGC TO MCC

ADDITIONAL DUMPSTER

RESTAURANT EXCLUSIVE USE DUMPSTERS

PROPOSED ENCLOSED DUMPSTER AND CONC. PAD

4.70' | 624.07' | 0.20' | 405.17'

LOCUS SCALE: 1"=2000'

SITE

CHESTNUT ST. · CHESTNUT RIDGE · GLEN · MEADOW · ASPEN WAY · JORDAN RD · COUNTRY CLUB DR · NORTHERN SPY · E. CENTRAL STREET · SUMMER ST

SITE NOTES:

1. THE INTENT OF THIS PLAN IS TO DEPICT THE CONCEPTUAL REDEVELOPMENT OF THE CITY OF FRANKLIN, MA, TAX MAP 285 / LOT 009.

2. ZONING DISTRICT: COMMERCIAL II

	PROVIDED
LOT AREA MINIMUM = 40,000 SF	283,394 SF
LOT FRONTAGE MINIMUM = 175'	448'
BUILDING SETBACKS (MINIMUM):	
FRONT SETBACK = 40'	40'
SIDE SETBACK = 30'	31.07'
REAR SETBACK = 30'	26'*
WETLAND BUFFER = 100'	
MAX. BUILDING HEIGHT = 40'	50'*
MAX. IMPERVIOUS COVERAGE(UPLAND) = 80%	73.5%
MAX. STRUCTURE COVERAGE (UPLAND) = 70%	22.8%

*=SPECIAL PERMIT REQUIRED

3. PARKING CALCULATIONS (COMMERCIAL):
   TOTAL SQUARE FOOTAGE = 15,219 S.F. (RETAIL)

   PARKING REQUIRED = 1 SPACE / 200 S.F. (RETAIL) = 77 SPACES

   TOTAL NUMBER OF SEATS = 40 SEATS (RESTAURANT)

   PARKING REQUIRED = 1 SPACE / 2.5 SEATS (RESTAURANT) = 16 SPACES

   PARKING CALCULATIONS (RESIDENTIAL):

   PARKING REQUIRED = 2 SPACES / UNIT
   = 104 UNITS = 208 SPACES

   TOTAL REQUIRED = 301 SPACES

   TOTAL PROVIDED = 268 SPACES

4. THIS PLAN SET HAS BEEN PREPARED BY JONES & BEACH ENGINEERS, INC., FOR MUNICIPAL AND STATE APPROVALS AND FOR CONSTRUCTION BASED ON DATA OBTAINED FROM ON-SITE FIELD SURVEY AND EXISTING MUNICIPAL RECORDS. THROUGHOUT THE CONSTRUCTION PROCESS, THE CONTRACTOR SHALL INFORM THE ENGINEER IMMEDIATELY OF ANY FIELD DISCREPANCY FROM DATA AS SHOWN ON THE DESIGN PLANS, INCLUDING ANY UNFORESEEN CONDITIONS, SUBSURFACE OR OTHERWISE, FOR EVALUATION AND RECOMMENDATIONS. ANY CONTRADICTION BETWEEN ITEMS ON THIS PLAN/PLAN SET, OR BETWEEN THE PLANS AND ON-SITE CONDITIONS, MUST BE RESOLVED BEFORE RELATED CONSTRUCTION HAS BEEN INITIATED. CONTRACTOR TO ALWAYS CONTACT DIG SAFE PRIOR TO DIGGING ONSITE OR OFFSITE TO ENSURE SAFETY AND OBEY THE LAW.

5. ALL CONSTRUCTION SHALL CONFORM TO TOWN STANDARDS AND REGULATIONS, AND MASSDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, WHICHEVER IS MORE STRINGENT.

6. SUBJECT PROPERTY IS NOT LOCATED WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD ZONE. REFERENCE FEMA COMMUNITY PANEL

7. ALL CONSTRUCTION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN (S.W.P.P.P.). THIS DOCUMENT IS TO BE KEPT ONSITE AT ALL TIMES AND UPDATED AS REQUIRED.

8. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER, ARCHITECT AND/OR OWNER, IN ORDER TO OBTAIN AND/OR PAY ALL THE NECESSARY LOCAL PERMITS, FEES AND BONDS.

9. ALL PROPOSED SIGNAGE SHALL CONFORM WITH THE TOWN ZONING REGULATIONS, UNLESS A VARIANCE IS OTHERWISE REQUESTED. A SIGN PERMIT, AND APPROVAL FROM THE TOWN DESIGN REVIEW COMMISSION MUST BE OBTAINED PRIOR TO SIGN INSTALLATION.

10. ALL SIGNAGE AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.) AND MASSDOT STANDARDS AND SPECIFICATIONS (NON-REFLECTORIZED PAVEMENT MARKINGS), UNLESS OTHERWISE NOTED.

11. ALL PARKING STALLS SHALL BE SEPARATED USING 4" WDE SOLID STRIPES. STRIPING SHALL HAVE TWO COATS OF PAINT, ALKYD BASIN SYNTHETIC RESIN, FEDERAL SPECIFICATION TTP-115 TYPE 1, IN A COLOR OF WHITE.

12. ALL STOP BARS SHALL BE 18" IN WIDTH IN A COLOR OF WHITE; ALL TRAFFIC ARROWS SHALL BE PAINTED IN A COLOR OF WHITE.

13. ALL CURBING SHALL BE CONSTRUCTED WITH A MINIMUM RADIUS OF 2', UNLESS OTHERWISE NOTED.

14. ALL BUILDING DIMENSIONS SHALL BE VERIFIED WITH THE ARCHITECTURAL AND STRUCTURAL PLANS PROVIDED BY THE OWNER. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND OWNER PRIOR TO THE START OF CONSTRUCTION. BUILDING DIMENSIONS AND AREAS TO BE TO OUTSIDE OF MASONRY, UNLESS OTHERWISE NOTED.

15. SNOW TO BE STORED AT EDGE OF PAVEMENT AND IN AREAS SHOWN ON THE PLANS.

16. ROOF TOP HEATING AND AIR CONDITIONING UNITS (RTU's) SHALL BE DESIGNED TO VENT UPWARDS AND AIR INTAKES SHALL BE DIRECTED AWAY FROM ABUTTING NEIGHBORS.

17. NO OVERNIGHT TRACTOR TRAILER PARKING SHALL BE ALLOWED ON THE PREMISES. NO TRUCK HORN BLOWING SHALL BE ALLOWED ON THE PREMISES.

18. NO DELIVERIES BETWEEN THE HOURS OF 7:00 PM AND 7:00 AM

19. ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) RULES AND REGULATIONS.

20. DUMPSTERS ARE NOT TO BE PICKED UP BETWEEN 7:00 PM AND 7:00 AM.

21. PLACING MORE THAN 15 CU.YD. OF FILL WITHIN THE ZONE II WATER RESOURCE DISTRICT REQUIRED A CERTIFICATION TO BE PRESENTED TO THE BOARD OF APPEALS OR ITS DESIGNATED AGENT, THAT THE FILL DOES NOT EXCEED MCP STANDARDS.

F:\Land Projects 3\13153-FRANKLIN-300-EAST-CENTRAL-STREET-TOPSFIELD-ASSOCIATES\dwg\13153-PLAN.dwg 1/26/2017 9:04:12 AM EST

Design: WGM	Draft: RMK	Date: 05/06/20
Checked: WGM	Scale: AS-NOTED	Project No.: 13153
Drawing Name: 13153-PLAN.dwg	

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.

COMMONWEALTH OF MASSACHUSETTS
MICHAEL J. KERIVAN
CIVIL
No. 39484
REGISTERED PROFESSIONAL ENGINEER
5/4/2020

REV.	DATE	REVISION	BY
0	05/06/20	ISSUED FOR REVIEW	EMP

Designed and Produced in NH
J/B Jones & Beach Engineers, Inc.
85 Portsmouth Ave.
PO Box 219
Stratham, NH 03885
Civil Engineering Services
603-772-4746
FAX: 603-772-0227
E-Mail: JBE@JONESANDBEACH.COM

Plan Name: SITE PLAN
Project: PROPOSED CENTRAL SQUARE
340 E CENTRAL STREET, FRANKLIN, MA
Owner of Record: 340 EAST CENTRAL. EPK PROPERTIES, LLC. LAND COURT CERTIFICATE 190576

DRAWING No.
C2
SHEET 3 OF 16
JBE PROJECT NO. 13153

APPROVED - FRANKLIN, MA
PLANNING BOARD

DATE:

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

MAGNETIC

EAST CENTRAL STREET (RT 140)

BUILDING "A"
RESIDENTIAL
4 - STORY
19,520 S.F.
48 UNITS
F.F.=283.00

BUILDING "B"
RESIDENTIAL
4 - STORY
22,560 S.F.
56 UNITS
F.F.=282.90

BUILDING "C"
RETAIL
6,783 S.F.
F.F.=281.10

BUILDING "D"
RETAIL
8,436 S.F.
F.F.=280.10

PATIO
2400 SF

1,135 SF TEMPORARY GRADING EASEMENT

CHAMBER SYSTEM #1
216 CHAMBERS
(SEE DETAIL SHEET D5)

CHAMBER SYSTEM #2
247 CHAMBERS
(SEE DETAIL SHEET D5)

CHAMBER SYSTEM #3
CHAMBERS
(SEE DETAIL SHEET D5)

ISOLATION ROW #1

ISOLATION ROW #2

ISOLATION ROW #3

PROPOSED RETAINING WALL

PROPOSED COMPOST FILTER TUBE

EXISTING WET LINE

100' NOTICE OF INTENT BUFFER

50' NO BUILDING BUFFER

35' NO IMPERVIOUS BUFFER

25' NO DISTURB BUFFER

OWS #1 (SEE DETAIL SHEET D4)

OWS #2 (SEE DETAIL SHEET D5)

OWS #3 (SEE DETAIL SHEET D4)

OWS #4 (SEE DETAIL SHEET D5)

RIPRAP

FES #1 INvout=275.70 (P-213)

FES #2 INvout=274.10 (P-254)

FES #3 INvout=273.10 (P-241)

FES #4 INvout=273.10 (P-252)

TP #1-15 TP #2-15 TP #2-04 TP #3-15 TP #4-15 TP #5-15 TP #11-15 TP #14-15

254B (A) 254A (A) 602 (B)

DMH-502 RIM=281.80 INVin=277.70 (P-203) INVin=277.70 (P-214) INVout=277.60 (P-204)

DMH-503 RIM=281.65 INVin=277.45 (P-204) INVin=277.45 (P-205) INVin=277.45 (P-206) INVout=277.35 (P-210)

DMH-504* RIM=282.10 INVin=277.25 (P-210) INVin=277.15 (P-211) INVout=277.15 (P-212)

DMH 505 RIM=281.95 INVin=276.70 (HDR) INVout=276.70 (HDR)

DMH-506* RIM=282.25 INVin=276.80 (P-211) INVin=276.80 (P-256) INVout=276.70 (HDR)

DMH-509 RIM=281.90 INVin=276.70 (HDR) INVout=276.70 (HDR)

DMH-510 (OS #1)* RIM=281.35 INVin=276.70 (HDR) INVout=276.60 (P-213)

DMH-513 RIM=278.90 INVin=275.40 (P-219) INVin=275.40 (P-220) INVout=275.30 (P-221)

DMH 514 RIM=279.85 INVin=275.05 (P-221) INVin=275.05 (P-224) INVout=274.95 (P-225)

DMH 515 RIM=278.15 INVin=275.40 (P-222) INVin=275.40 (P-223) INVout=275.30 (P-224)

DMH 516 RIM=278.45 INVin=274.80 (P-225) INVin=274.80 (P-226) INVout=274.70 (P-227)

DMH-518* RIM=279.45 INVin=275.15 (P-232) INVin=275.15 (P-233) INVout=275.05 (P-231) INVout=275.05 (P-258)

DMH-519 RIM=279.00 INVin=275.55 (P-234) INVin=275.55 (P-235) INVout=275.45 (P-233)

DMH-520* RIM=279.10 INVin=274.10 (P-230) INVin=274.10 (P-229) INVout=274.00 (HDR)

DMH-522* RIM=278.80 INVin=274.55 (P-236) INVin=274.55 (P-237) INVin=274.55 (P-253) INVout=274.45 (P-238) INVout=274.45 (P-239)

DMH-523* RIM=279.05 INVin=274.10 (P-238) INVin=274.10 (P-240) INVout=274.00 (HDR)

DMH-524* RIM=279.00 INVin=274.10 (P-242) INVin=274.10 (P-243) INVout=274.00 (HDR) INVout=274.00 (HDR)

DMH 525** RIM=278.50 INVin=274.55 (P-245) INVin=274.55 (P-246) INVout=274.45 (P-242) INVout=274.45 (P-244)

DMH-526 RIM=278.35 INVin=275.00 (P-247) INVin=275.00 (P-248) INVin=275.00 (P-249) INVout=274.90 (P-246)

DMH-527 RIM=281.15 INVin=274.85 (RD) INVout=274.75 (P-255)

DMH-529 RIM=279.50 INVin=274.45 (HDR) INVout=274.45 (HDR)

DMH-531 (OS #3)** RIM=279.40 INVin=274.45 (HDR) INVin=274.45 (HDR) INVout=274.35 (P-254)

DMH-533 RIM=278.90 INVin=274.10 (P-251) INVout=274.00 (P-252)

DMH-534 (OS #2)** RIM=279.15 INVin=274.00 (HDR) INVin=274.00 (HDR) INVout=273.90 (P-241)

CB 101 RIM=281.75 INVout=278.80 (P-201)

CB 102 RIM=281.25 INVout=278.45 (P-202)

CB-103 RIM=280.80 INVout=277.60 (P-205)

CB 113 RIM=278.90 INVout=275.25 (P-232)

CB 121 RIM=277.95 INVout=275.15 (P-247)

OWS #1 5,000 GALLONS INvin=277.10 (P-212) INvout=276.85 (P-256)

OWS #2 3,000 GALLONS INvin=274.40 (P-228) INvout=274.20 (P-229)

OWS #3 3,000 GALLONS INvin=274.40 (P-239) INvout=274.20 (P-240)

OWS #4 3,000 GALLONS INvin=274.40 (P-244) INvout=274.20 (P-243)

OWS #5 3,000 GALLONS INvin=274.40 (HDR) INvout=274.20 (P-257)

P-224 34'-12" CL5 RCP S=0.007 FT/FT

P-225 31'-18" CL5 RCP S=0.005 FT/FT

P-226 17'-12" CL5 RCP S=0.006 FT/FT

P-227 18'-24" CL5 RCP S=0.006 FT/FT

P-228 16'-6" PVC S=0.006 FT/FT

P-229 16'-6" PVC S=0.006 FT/FT

P-230 30'-24" CL5 RCP S=0.013 FT/FT

P-232 16'-12" CL5 RCP S=0.006 FT/FT

P-236 14'-12" CL5 RCP S=0.007 FT/FT

P-239 10'-6" PVC S=0.005 FT/FT

P-240 20'-6" PVC S=0.005 FT/FT

P-244 11'-6" PVC S=0.005 FT/FT

P-245 13'-12" CL5 RCP S=0.008 FT/FT

P-255 33'-18" CL5 RCP S=0.006 FT/FT

P-257 13'-6" PVC S=0.008 FT/FT

P-203 92'-18" CL5 RCP S=0.005 FT/FT

P-201 131'-12" CL5 RCP S=0.005 FT/FT

P-202 23'-12" CL5 RCP S=0.007 FT/FT

P-204 65'-12" CL5 RCP S=0.005 FT/FT

P-205 69'-12" CL5 RCP S=0.005 FT/FT

P-207 59'-12" CL5 RCP S=0.005 FT/FT

P-208 84'-12" CL5 RCP S=0.005 FT/FT

P-209 151'-24" CL5 RCP S=0.005 FT/FT

P-210 12'-18" CL5 RCP S=0.008 FT/FT

P-211 27'-18" CL5 RCP S=0.013 FT/FT

P-212 8'-6" PVC S=0.006 FT/FT

P-213 134'-24" CL5 RCP S=0.007 FT/FT

P-214 65'-12" CL5 RCP S=0.005 FT/FT

P-217 68'-12" CL5 RCP S=0.005 FT/FT

P-218 19'-12" CL5 RCP S=0.005 FT/FT

P-219 53'-18" CL5 RCP S=0.006 FT/FT

P-220 9'-12" CL5 RCP S=0.006 FT/FT

P-221 47'-18" CL5 RCP S=0.005 FT/FT

P-222 44'-12" CL5 RCP S=0.006 FT/FT

P-223 11'-12" CL5 RCP S=0.009 FT/FT

P-252 170'-12" CL5 RCP S=0.005 FT/FT

P-253 84'-12" CL5 RCP S=0.005 FT/FT

P-254 27'-18" CL5 RCP 0.009 FT/FT

P-215 34'-10" CL5 RCP S=0.006 FT/FT

P-216 19'-12" CL5 RCP S=0.005 FT/FT

P-234 88'-12" CL5 RCP S=0.005 FT/FT

P-235 12'-12" CL5 RCP S=0.008 FT/FT

P-236 28'-12" CL5 RCP S=0.005 FT/FT

P-237 15'-12" CL5 RCP S=0.007 FT/FT

P-238 32'-18" CL5 RCP S=0.011 FT/FT

P-240 84'-12" CL5 RCP S=0.005 FT/FT

P-241 151'-24" CL5 RCP S=0.005 FT/FT

P-242 31'-18" CL5 RCP S=0.011 FT/FT

P-243 20'-6" PVC S=0.005 FT/FT

P-244 69'-18" CL5 RCP S=0.005 FT/FT

P-246 13'-12" CL5 RCP S=0.008 FT/FT

P-247 28'-12" CL5 RCP S=0.005 FT/FT

P-248 13'-12" CL5 RCP S=0.008 FT/FT

P-249 26'-12" CL5 RCP S=0.006 FT/FT

P-251 271'-12" CL5 RCP S=0.005 FT/FT

P-253 25' NO DISTURB BUFFER

P-254 27'-18" CL5 RCP 0.009 FT/FT

P-255 33'-18" CL5 RCP S=0.006 FT/FT

P-256 10'-6" PVC S=0.005 FT/FT

P-257 13'-6" PVC S=0.008 FT/FT

P-258 24'-6" PVC S=0.027 FT/FT

CB-101 RIM=281.75 INVout=279.00 (P-201)

CB-102 RIM=281.55 INVout=278.75 (P-209)

CB-103 RIM=282.25 281.75

CB-104 RIM=281.05 INVout=278.50 (P-208)

CB-105 RIM=281.55 INVout=278.75 (P-209)

CB-106 RIM=281.10 INVout=278.05 (P-214)

CB-107 RIM=279.10 INVin=276.45 (P-215) INVout=276.35 (P-216)

CB-108 RIM=279.10 INVout=275.90 (P-218)

CB-109 RIM=278.05 INVout=275.50 (P-223)

CB-110 RIM=278.15 INVout=275.65 (P-222)

CB-111 RIM=278.70 INVout=275.45 (P-220)

CB-112 RIM=278.15 INVout=274.90 (P-226)

CB-113 279.70

CB-114 RIM=278.70 INVout=275.65 (P-235)

CB-115 RIM=279.00 INVout=276.00 (P-234)

CB-116 RIM=278.95 INVout=274.65 (P-236)

CB-117 RIM=278.60 INVout=274.65 (P-237)

CB-118 RIM=278.30 INVout=274.65 (P-245)

CB-119 RIM=278.00 INVout=275.15 (P-249)

CB-120 RIM=277.90 INVout=275.10 (P-248)

CB-122 RIM=278.95 INVout=275.00 (P-253)

DMH-507 RIM=281.75 INVin=278.00 (P-207) INVout=277.90 (P-206)

DMH-508 RIM=281.25 INVin=278.40 (P-208) INVin=278.40 (P-209) INVout=278.30 (P-207)

DMH-528 RIM=281.60 INVin=274.55 (P-255) INVout=274.45 (HDR) INVout=274.45 (HDR)

DMH-530 RIM=280.10 INVin=274.45 (HDR) INVout=274.45 (HDR)

DMH-501 RIM=281.90 INVin=278.30 (P-201) INVin=278.30 (P-202) INVout=278.20 (P-203)

DMH-511 RIM=279.25 INVin=276.25 (P-216) INVout=276.15 (P-217)

DMH-512 RIM=279.60 INVin=275.80 (P-217) INVin=275.80 (P-218) INVout=275.70 (P-219)

DMH-513 279.80

DMH-514 279.90

DMH-515 278.45

DMH-516 278.95

DMH-517 (6' DIAM.)* RIM=278.90 INVin=274.60 (P-227) INVout=274.50 (P-230) INVout=274.50 (P-228)

DMH-518 279.70

DMH-519 279.20

DMH-520 279.40

DMH-521* RIM=279.10 INVin=274.10 (P-231) INVin=274.10 (P-257) INVin=274.00 (HDR) INVout=274.00 (HDR)

DMH-522 279.00

DMH-523 279.30

DMH-524 279.40

DMH-525 279.55

DMH-526 278.75

DMH-527 281.40

DMH-529 279.10

DMH-531 (OS #3) 279.40

DMH-532 RIM=279.75 INVin=275.60 (P-250) INVout=275.50 (P-251)

DMH-533 278.65

DMH-534 (OS #2) 279.30

YD-123 RIM=280.90 INVout=276.65 (P-215)

EX-CB-4 RIM=280.50 DRY WELL

EX-CB-5 RIM=280.45 DRY WELL

EX-CB-8 RIM=281.19 INVin=276.99 (a) INVin=276.99 (b) INVout=276.99 (c)

EX-CB-7 RIM=281.37 INVout=279.37

EX-DMH-6 RIM=281.73 INVin=278.83 (a) INVout=278.53 (b)

EX-CB-13 RIM=279.45 INVin=276.15 (a) INVout=276.15 (b)

EX-DMH-12 RIM=280.21 INVin=276.91 (a) INVin=276.11 (b) INVout=276.11 (c) INVout=276.11 (P-250)

EX-DMH-14 RIM=280.70 INVin=276.50 (a) INVout=276.35 (b)

EX-DMH-14A RIM=280.17 INVin=276.42 (a) INVout=276.42 (b)

T.O.W.=283.05 B.O.W.=278.50

T.O.W.=282.00 B.O.W.=281.40

T.O.W.=283.25 B.O.W.=277.75

T.O.W.=282.40 B.O.W.=278.90

T.O.W.=282.25 B.O.W.=280.20

T.O.W.=281.85 B.O.W.=280.10

T.O.W.=281.85 B.O.W.=280.40

T.O.W.=281.55 B.O.W.=279.60

T.O.W.=282.30 B.O.W.=279.05

T.O.W.=280.30 B.O.W.=277.20

T.O.W.=280.00 B.O.W.=279.00

T.O.W.=278.80 B.O.W.=275.90

T.O.W.=276.95 B.O.W.=275.90

T.O.W.=278.80 B.O.W.=274.10

T.O.W.=277.90 B.O.W.=273.20

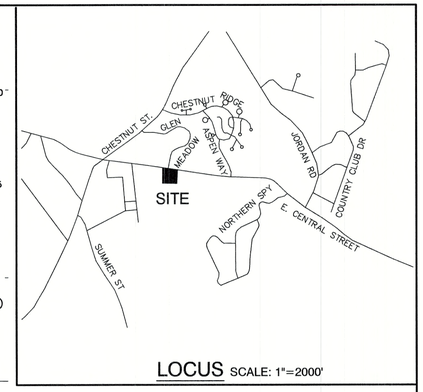
T.O.W.=273.90 B.O.W.=273.10

T.O.W.=277.90 B.O.W.=273.10

T.O.W.=276.55 B.O.W.=275.70

T.O.W.=273.90 B.O.W.=273.10

LOCUS SCALE: 1"=2000'



GRADING AND DRAINAGE NOTES:

1. UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES HAVE BEEN PLOTTED FROM FIELD OBSERVATION AND THEIR LOCATION MUST BE CONSIDERED APPROXIMATE ONLY. NEITHER JONES & BEACH ENGINEERS, INC., NOR ANY OF THEIR EMPLOYEES TAKE RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND STRUCTURES AND/OR UTILITIES NOT SHOWN THAT MAY EXIST. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UNDERGROUND STRUCTURES AND/OR UTILITIES LOCATED PRIOR TO EXCAVATION WORK BY CALLING 888-DIG-SAFE (888-344-7233).
2. ALL BENCHMARKS AND TOPOGRAPHY SHOULD BE FIELD VERIFIED BY THE CONTRACTOR.
3. SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED. SEE CONSTRUCTION SEQUENCE ON SHEET E1.
4. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR IS REQUIRED TO HAVE THE PROJECT'S LAND SURVEYOR STAKE OR FLAG CLEARING LIMITS. A MINIMUM OF 48 HOURS NOTICE IS REQUIRED.
5. ALL ROOF DRAINS FROM BUILDING SHALL END 5' OUTSIDE THE BUILDING LIMITS AS SHOWN ON PLAN AND SHALL BE PROVIDED WITH A TEMPORARY PLUG AND WITNESS AT THE END. ALL EXTERIOR ROOF DOWNSPOUTS ARE TO BE INSTALLED WITH OVERFLOW DEVICES.
6. ALL DRAINAGE STRUCTURES AND OUTFALLS ARE TO BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
7. PROPOSED RIM ELEVATIONS OF DRAINAGE STRUCTURES ARE APPROXIMATE. FINAL ELEVATIONS ARE TO BE SET FLUSH WITH FINISH GRADES.
8. ALL SWALES AND ANY SLOPES GREATER THAN 3:1 SHALL BE STABILIZED WITH NORTH AMERICAN GREEN S75 EROSION CONTROL BLANKETS (OR AN EQUIVALENT APPROVED IN WRITING BY THE ENGINEER), UNLESS OTHERWISE SPECIFIED.
9. ALL DRAINAGE AND SANITARY STRUCTURE INTERIOR DIAMETERS (4' MIN) SHALL BE DETERMINED BY THE MANUFACTURER BASED ON THE PIPE CONFIGURATIONS SHOWN ON THESE PLANS. CATCH BASINS SHALL HAVE 4' DEEP SUMPS WITH GREASE HOODS, UNLESS OTHERWISE NOTED.
10. ALL DRAINAGE STRUCTURES SHALL BE PRECAST, UNLESS OTHERWISE SPECIFIED. SEE SHEET C3 FOR DRAINAGE STRUCTURE SCHEDULE AND SHEETS D1-D3 FOR DRAINAGE DETAILS.
11. ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC H20 LOADING AND SHALL BE INSTALLED ACCORDINGLY.
12. IMMEDIATELY APPLY AND COMPACT STONE BASE FOR BUILDING PAD TO +/-½" PRIOR TO EXCAVATING INTERIOR AND PERIMETER FOOTINGS.
13. IN AREAS WHERE CONSTRUCTION IS PROPOSED ADJACENT TO ABUTTING PROPERTIES, THE CONTRACTOR SHALL INSTALL ORANGE CONSTRUCTION FENCING ALONG PROPERTY LINES IN ALL AREAS WHERE SILT FENCING IS NOT REQUIRED.
14. ALL DRAINAGE PIPE OTHER THAN ROOF DRAINS SHALL BE CLASS 3 REINFORCED CONCRETE WITH A MINIMUM COVER OF 42". CLASS 5 REINFORCED CONCRETE PIPE SHALL BE USED WHEN PIPE COVER IS LESS THAN 42".
15. STONE INLET PROTECTION SHALL BE PLACED AT ALL CATCH BASINS. SEE DETAIL WITHIN THE DETAIL SHEETS.
16. LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED BY ALL GOVERNING AUTHORITIES. THE GENERAL CONTRACTOR SHALL STRICTLY ADHERE TO THE EPA SWPPP DURING CONSTRUCTION OPERATIONS.
17. NO LAND CLEARING OR GRADING SHALL BEGIN UNTIL ALL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
18. ALL EXPOSED AREAS SHALL BE SEEDED AS SPECIFIED WITHIN 3 DAYS OF FINAL GRADING.
19. SHOULD CONSTRUCTION STOP FOR LONGER THAN 3 DAYS, THE SITE SHALL BE SEEDED AS SPECIFIED.
20. MAINTAIN EROSION CONTROL MEASURES AFTER EACH RAIN EVENT OF 0.5" OR GREATER IN A 24 HOUR PERIOD AND AT LEAST ONCE A WEEK.
21. THIS PLAN SHALL NOT BE CONSIDERED ALL INCLUSIVE, AS THE GENERAL CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT SEDIMENT FROM LEAVING THE SITE.
22. CONSTRUCTION VEHICLES SHALL UTILIZE THE STABILIZED CONSTRUCTION ENTRANCE TO THE EXTENT POSSIBLE THROUGHOUT CONSTRUCTION.
23. IF INSTALLATION OF STORM DRAINAGE SYSTEM SHOULD BE INTERRUPTED BY WEATHER OR NIGHTFALL, THE PIPE ENDS SHALL BE COVERED WITH FILTER FABRIC.
24. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION.
25. SEDIMENT SHALL BE REMOVED FROM ALL SEDIMENT BASINS BEFORE THEY ARE 25% FULL.
26. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH PROJECT SPECIFICATIONS.
27. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED, IF DEEMED NECESSARY BY ON-SITE INSPECTION BY ENGINEER AND/OR REGULATORY OFFICIALS.
28. SEE ALSO EROSION AND SEDIMENT CONTROL SPECIFICATIONS ON SHEET E1.
29. BUILDING "A" AND BUILDING "B" ROOF DRAINS TO BE CONNECTED TO CHAMBER SYSTEM #3.

DRAINAGE STRUCTURE TABLE:

*SEE DETAIL SHEET D6
**SEE DETAIL SHEET D7

Design: WGM	Draft: RMK
Checked: WGM	Scale: AS-NOTED
Drawing Name: 13153-PLAN.dwg	Project No.: 13153

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.

COMMONWEALTH OF MASSACHUSETTS
MICHAEL J. KERIVAN
CIVIL
No. 39464
REGISTERED PROFESSIONAL ENGINEER
5/14/2020

REV.	DATE	REVISION	BY
0	05/06/20	ISSUED FOR REVIEW	EMP

Designed and Produced in NH
Jones & Beach Engineers, Inc.
Civil Engineering Services
85 Portsmouth Ave.
PO Box 219
Stratham, NH 03885
603-772-4746
FAX: 603-772-0227
E-Mail: JBE@JONESANDBEACH.COM

Plan Name:	GRADING AND DRAINAGE PLAN
Project:	PROPOSED CENTRAL SQUARE 340 E CENTRAL STREET, FRANKLIN, MA
Owner of Record:	340 EAST CENTRAL. EPK PROPERTIES, LLC. LAND COURT CERTIFICATE 190576

DRAWING No.
C3
SHEET 4 OF 16
JBE PROJECT NO. 13153

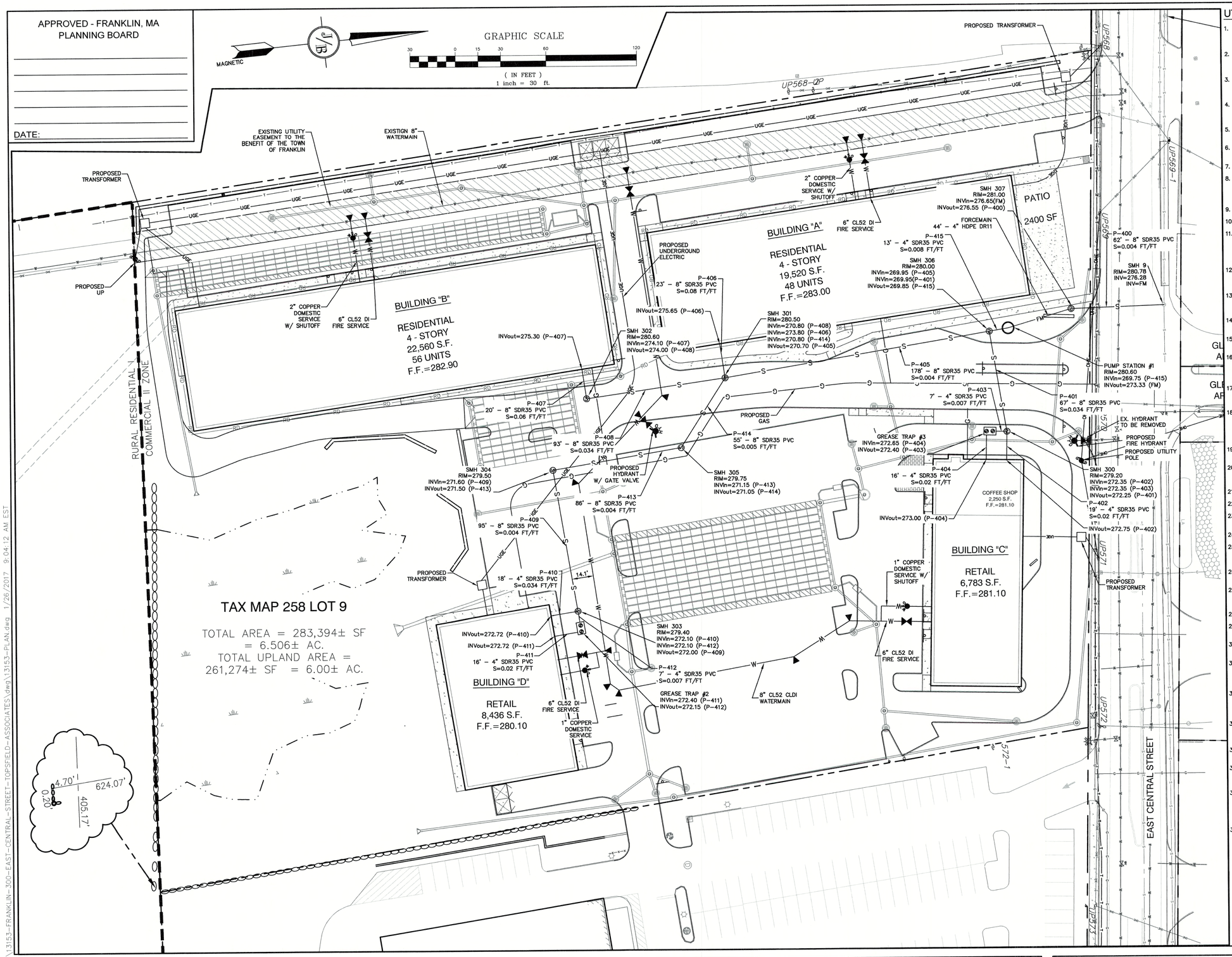
F:\Land Projects 3\13153-FRANKLIN-300-EAST-CENTRAL-STREET-TOPSFIELD-ASSOCIATES\dwg\13153-PLAN.dwg 1/26/2017 9:04:12 AM EST

APPROVED - FRANKLIN, MA
PLANNING BOARD

DATE:

MAGNETIC

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.



UTILITY NOTES:

1. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER, ARCHITECT AND/OR OWNER, IN ORDER TO OBTAIN AND/OR PAY ALL THE NECESSARY LOCAL PERMITS, CONNECTION FEES AND BONDS.
2. THE CONTRACTOR SHALL PROVIDE A MINIMUM NOTICE OF FOURTEEN (14) DAYS TO ALL CORPORATIONS, COMPANIES AND/OR LOCAL AUTHORITIES OWNING OR HAVING A JURISDICTION OVER UTILITIES RUNNING TO, THROUGH OR ACROSS PROJECT AREAS PRIOR TO DEMOLITION AND/OR CONSTRUCTION ACTIVITIES.
3. THE LOCATION, SIZE, DEPTH AND SPECIFICATIONS FOR CONSTRUCTION OF PROPOSED PRIVATE UTILITY SERVICES SHALL BE TO THE STANDARDS AND REQUIREMENTS OF THE RESPECTIVE UTILITY COMPANY (ELECTRIC, TELEPHONE, CABLE TELEVISION, FIRE ALARM, GAS, WATER, AND SEWER).
4. A PRECONSTRUCTION MEETING SHALL BE HELD WITH THE OWNER, ENGINEER, ARCHITECT, CONTRACTOR, LOCAL OFFICIALS, AND ALL PROJECT–RELATED UTILITY COMPANIES (PUBLIC AND PRIVATE) PRIOR TO START OF CONSTRUCTION.
5. ALL CONSTRUCTION SHALL CONFORM TO THE TOWN STANDARDS AND REGULATIONS, AND MASSDEP STANDARDS AND SPECIFICATIONS, WHICHEVER ARE MORE STRINGENT, UNLESS OTHERWISE SPECIFIED.
6. ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) RULES AND REGULATIONS.
7. BUILDINGS TO BE SERVICED BY UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED.
8. THE CONTRACTOR IS TO VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITY STUBS PRIOR TO CONSTRUCTION AND DISCONNECT ALL EXISTING SERVICE CONNECTIONS AT THEIR RESPECTIVE MAINS IN ACCORDANCE WITH THE RESPECTIVE UTILITY COMPANY'S STANDARDS AND SPECIFICATIONS. ENGINEER TO BE NOTIFIED.
9. AS–BUILT PLANS SHALL BE SUBMITTED TO DEPARTMENT OF PUBLIC WORKS.
10. CONTRACTOR TO PROVIDE UNDERDRAIN, AS NECESSARY, AT DISCRETION OF THE PROJECT ENGINEER.
11. INVERTS AND SHELVES: MANHOLES SHALL HAVE A BRICK PAVED SHELF AND INVERT, CONSTRUCTED TO CONFORM TO THE SIZE OF PIPE AND FLOW AT CHANGES IN DIRECTION. THE INVERTS SHALL BE LAID OUT IN CURVES OF THE LONGEST RADIUS POSSIBLE TANGENT TO THE CENTER LINE OF THE SEWER PIPES. SHELVES SHALL BE CONSTRUCTED TO THE ELEVATION OF THE THROUGH CHANNEL UNDERLAYMENT OF INVERT, AND SHELF SHALL CONSIST OF BRICK MASONRY.
12. FRAMES AND COVERS: MANHOLE FRAMES AND COVERS SHALL BE OF HEAVY DUTY DESIGN AND PROVIDE A 30 INCH DIA, CLEAR OPENING. THE WORD "SEWER" OR DRAIN" SHALL BE CAST INTO THE CENTER OF THE UPPER FACE OF EACH COVER WITH RAISED, 3" LETTERS.
13. SHALLOW MANHOLE: IN LIEU OF A CONE SECTION, WHEN MANHOLE DEPTH IS LESS THAN 6 FEET, A REINFORCED CONCRETE SLAB COVER MAY BE USED HAVING AN ECCENTRIC ENTRANCE OPENING AND CAPABLE OF SUPPORTING H20 LOADS.
14. CONTRACTOR SHALL PLACE 2" WIDE METAL WIRE IMPREGNATED RED PLASTIC WARNING TAPE OVER ENTIRE LENGTH OF ALL GRAVITY SEWERS, SERVICES, AND FORCE MAINS.
15. ALL SANITARY STRUCTURE INTERIOR DIAMETERS (4' MIN) SHALL BE DETERMINED BY THE MANUFACTURER BASED ON THE PIPE CONFIGURATIONS SHOWN ON THESE PLANS.
16. PROPOSED RIM ELEVATIONS OF DRAINAGE AND SANITARY MANHOLES ARE APPROXIMATE. FINAL ELEVATIONS ARE TO BE SET FLUSH WITH FINISH GRADES. ADJUST ALL OTHER RIM ELEVATIONS OF MANHOLES, WATER GATES, GAS GATES AND OTHER UTILITIES TO FINISH GRADE AS SHOWN ON THE GRADING AND DRAINAGE PLAN.
17. ALL WATER MAINS AND SERVICE PIPES SHALL HAVE A MINIMUM 12" VERTICAL AND 24" HORIZONTAL SEPARATION TO MANHOLES, OR CONTRACTOR SHALL INSTALL BOARD INSULATION FOR FREEZING PROTECTION.
18. WATER MAINS SHALL BE HYDROSTATICALLY PRESSURE TESTED FOR LEAKAGE PRIOR TO ACCEPTANCE. WATERMAINS SHALL BE TESTED AT 1.5 TIMES THE WORKING PRESSURE OR 150 PSI, WHICH EVER IS GREATER. TESTING SHALL BE CONDUCTED IN ACCORDANCE WITH SECTION 4 OF AWWA STANDARD C 600. WATERMAINS SHALL BE DISINFECTED AFTER THE ACCEPTANCE OF THE PRESSURE AND LEAKAGE TESTS ACCORDING TO AWWA STANDARD C 651.
19. ALL WATER AND SANITARY LEADS TO BUILDING(S) SHALL END 5' OUTSIDE THE BUILDING LIMITS AS SHOWN ON PLANS AND SHALL BE PROVIDED WITH A TEMPORARY PLUG AND WITNESS AT END.
20. IF THE BUILDING IS REQUIRED TO HAVE A SPRINKLER SYSTEM, A PRECONSTRUCTION MEETING SHALL BE HELD BETWEEN THE CONTRACTOR, OWNER, ARCHITECT AND THE LOCAL FIRE DEPARTMENT PRIOR TO THE INSTALLATION.
21. THRUST BLOCKS SHALL BE PROVIDED AT ALL BENDS, TEES, MECHANICAL JOINTS AND FIRE HYDRANTS.
22. DIMENSIONS ARE SHOWN TO CENTERLINE OF PIPE OR FITTING.
23. REFER TO FIRE PROTECTION SHEETS OF THE ARCHITECTURAL PLANS FOR LOCATION AND DETAIL OF FIRE LINE LEAD IN TO BUILDING.
24. FIRE LINE SHALL BE STUBBED UP 1' ABOVE FINISH FLOOR ELEVATION IN SPRINKLER ROOM.
25. AN APPROVED AUTOMATIC SPRINKLER SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH 101 LIFE SAFETY CODE/NFPA 1 AND LOCAL REGULATIONS. FIRE DEPARTMENT CONNECTION SHALL BE FIELD VERIFIED BY LOCAL FIRE DEPARTMENT TO ENSURE OPTIMUM PLACEMENT.
26. THE CONTRACTOR SHALL HAVE THE APPROVAL OF ALL GOVERNING AGENCIES HAVING JURISDICTION OVER FIRE PROTECTION SYSTEM PRIOR TO INSTALLATION.
27. CONTRACTOR TO FURNISH SHOP DRAWINGS FOR UTILITY RELATED ITEMS TO ENSURE CONFORMANCE WITH THE PLANS AND SPECIFICATIONS. SHOP DRAWINGS SHOULD BE SENT IN TRIPLICATE TO THE DESIGN ENGINEER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
28. EXISTING UTILITIES SHALL BE DIGSAFED BEFORE CONSTRUCTION.
29. ALL WATER LINES SHOULD HAVE TESTABLE BACKFLOW PREVENTERS AT THE ENTRANCE TO EACH BUILDING.
30. ALL GRAVITY SEWER PIPE, MANHOLES, AND FORCE MAINS SHALL BE TESTED ACCORDING TO MASSDEP SEWER SYSTEM EXTENSION AND CONNECTION PROGRAM, 314 CMR 7.00.
31. SANITARY SEWER LINES SHALL BE LOCATED AT LEAST TEN (10) FEET HORIZONTALLY FROM AN EXISTING OR PROPOSED WATER LINE. WHEN A SEWER LINE CROSSES UNDER A WATER LINE, THE SEWER PIPE JOINTS SHALL BE LOCATED AT LEAST 6 FEET HORIZONTALLY FROM THE WATERMAIN. THE SEWER LINE SHALL ALSO MAINTAIN A VERTICAL SEPARATION OF NOT LESS THAN 18 INCHES.
32. SEWERS SHALL BE BURIED TO A MINIMUM DEPTH OF 6 FEET BELOW GRADE IN ALL ROADWAY LOCATIONS, AND TO A MINIMUM DEPTH OF 4 FEET BELOW GRADE IN ALL CROSS–COUNTRY LOCATIONS. PROVIDE TWO–INCHES OF R–10 FOAM BOARD INSULATION 2–FOOT WIDE TO BE INSTALLED 6–INCHES OVER SEWER PIPE IN AREAS WHERE DEPTH IS NOT ACHIEVED.
33. SEWER AND WATER INFRASTRUCTURE ON PRIVATE PROPERTY IS TO REMAIN PRIVATE, HOWEVER, THE TOWN RESERVES THE RIGHT TO ENTER THE PROPERTY IN ORDER TO INSPECT, REPAIR AND/OR TERMINATE INDIVIDUAL SEWER OR WATER SERVICES (AT OWNER'S EXPENSE).
34. ALL FIRE HYDRANTS SHALL BE PROVIDED WITH AN APPROVED GATE VALVE A MAXIMUM OF 5'–0" FROM HYDRANT.
35. THE CONTRACTOR SHALL MINIMIZE THE DISRUPTIONS TO THE EXISTING SEWER FLOWS AND THOSE INTERRUPTIONS SHALL BE LIMITED TO FOUR (4) HOURS OR LESS AS DESIGNATED BY THE TOWN SEWER DEPARTMENT.
36. THE CONTRACTOR SHALL MAINTAIN WATER SERVICE TO USERS AT ALL TIMES. REQUIREMENTS BY THE TOWN WATER DEPARTMENT REGARDING NOTIFICATION FOR INTERRUPTION OF SERVICE SHOULD BE INCLUDED (TYPICALLY 24 HOURS) AND ALLOWABLE INTERRUPTION DURATION. WATER TESTING AND DISINFECTION REQUIREMENTS SHALL BE PERFORMED IN ACCORDANCE WITH TOWN AND MASSDEP REGULATIONS.
37. ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS.

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Drawing Name: 13153-PLAN.dwg	

Date: 05/06/20
Project No.: 13153

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.

COMMONWEALTH OF MASSACHUSETTS
MICHAEL J. KERIVAN
CIVIL
No. 39464
REGISTERED PROFESSIONAL ENGINEER
5/4/22

REV.	DATE	REVISION	BY
0	05/06/20	ISSUED FOR REVIEW	EMP

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.
Civil Engineering Services
85 Portsmouth Ave.
PO Box 219
Stratham, NH 03885
603-772-4746
FAX: 603-772-0227
E-Mail: JBE@JONESANDBEACH.COM

Plan Name:	UTILITY PLAN
Project:	PROPOSED CENTRAL SQUARE 340 E CENTRAL STREET, FRANKLIN, MA
Owner of Record:	340 EAST CENTRAL EPK PROPERTIES, LLC. LAND COURT CERTIFICATE 190576

DRAWING No.
C4
SHEET 5 OF 16
JBE PROJECT NO. 13153

GENERAL NOTES:

1. BASE PLAN DEVELOPED FROM INFORMATION PROVIDED BY JONES & BEACH ENGINEERS, INC., DRAWING TITLE, "SITE PLAN, PROPOSED CENTRAL SQUARE, 340 E CENTRAL STREET, FRANKLIN, MA" DATED 01-23-20.
2. VERIFY LOCATIONS, ELEVATIONS, AND DIMENSIONS IN THE FIELD, PRIOR TO CONSTRUCTION. VERIFY FIELD CONDITIONS RELATING TO WORK TO BE INSTALLED. NOTIFY LANDSCAPE ARCHITECT OF ANY UNUSUAL OR DIFFICULT CONDITIONS IN A TIMELY FASHION PRIOR TO CONSTRUCTION CONCERNING THE CONDITION IN QUESTION.
3. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE TOWN OF FRANKLIN AND STATE OF MASSACHUSETTS. NOTIFY APPROPRIATE AGENCIES AT LEAST 48 HOURS PRIOR TO PERFORMING THE WORK UNDER THEIR JURISDICTION.
4. CONTRACTOR IS RESPONSIBLE FOR SECURING AND PAYING FOR ALL CONSTRUCTION PERMITS AND LICENSES REQUIRED TO COMPLETE SITE WORK. CONTRACTOR IS RESPONSIBLE FOR ALL APPROPRIATE INSPECTIONS OF HIS/HER WORK.
5. ALL WORK SHALL BE OF WORKMANLIKE QUALITY AND IN CONFORMANCE WITH ALL APPLICABLE CODES. CONTRACTOR SHALL READ ALL ZONING AND ENVIRONMENTAL PERMITS WHICH PERTAIN TO THE PROJECT AND SHALL COMPLY WITH ALL THE CONDITIONS THEREIN.
6. NOTIFY LANDSCAPE ARCHITECT AT LEAST 72 HOURS PRIOR TO ANY ROUTINE REQUIRED FIELD OBSERVATION. OBTAIN LANDSCAPE ARCHITECTS APPROVAL OF THE LAYOUT OF ALL IMPROVEMENTS PRIOR TO CONSTRUCTION.
7. CONTRACTOR IS RESPONSIBLE FOR REPAIR OF DAMAGE OR DISTURBANCE TO OTHER AREAS WHICH MAY OCCUR AS THE RESULT OF HIS/HER WORK WHETHER WITHIN OR OUTSIDE OF THE CONTRACT LIMIT LINES.
8. CONSTRUCTION SHALL FOLLOW THE SEQUENCES AND CONDITIONS ESTABLISHED IN THE SPECIFICATIONS AND PERMITS.
9. IT IS INTENDED THAT THE WORK BE EXECUTED IN ACCORDANCE WITH THE BEST CUSTOMARY BUILDING PRACTICES. IF WORK IS REQUIRED IN A MANNER TO MAKE IT IMPOSSIBLE TO PRODUCE FIRST-CLASS WORK OR IF ERRORS, CONFLICTS OR DISCREPANCIES APPEAR AMONG THE CONTRACT DOCUMENTS, INFORM THE LANDSCAPE ARCHITECT IMMEDIATELY AND REQUEST INTERPRETATION BEFORE PROCEEDING WITH THE WORK.
10. IF CONTRACTOR FAILS TO MAKE SUCH A STATEMENT AND REQUEST, NO EXCUSE WILL THEREAFTER BE ENTERTAINED, NOR ADDITIONAL EXPENSE BE ACCEPTED, FOR FAILURE TO CARRY OUT WORK IN A SATISFACTORY MANNER. SHOULD CONFLICT OCCUR IN OR BETWEEN DRAWINGS AND SPECIFICATIONS, CONTRACTOR IS DEEMED TO HAVE ESTIMATED ON THE MORE EXPENSIVE WAY OF DOING WORK UNLESS HE/SHE SHALL HAVE OBTAINED A WRITTEN DECISION, BEFORE SUBMITTING HIS BID, AS TO WHICH METHOD OR MATERIALS WILL BE REQUIRED.
11. CONTRACTOR IS RESPONSIBLE FOR ALL MATERIALS AND EQUIPMENT STORED AT SITE.
12. EROSION AND SEDIMENTATION CONTROL DEVICES SHALL BE IN PLACE PRIOR TO THE COMMENCEMENT OF ANY WORK.
13. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE LANDSCAPE ARCHITECT FOR DIRECTION AND RESOLUTION PRIOR TO ANY FURTHER WORK.
14. VISIBLE EXISTING CONDITIONS WHERE FIELD LOCATED, AND UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE. SITE SUBCONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS, DIMENSIONS, AND GRADES, PRIOR TO START OF ANY FOUNDATION OR UTILITY WORK.
15. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN CASE OF CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWING AND/OR SPECIFICATION, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATIONS.
16. THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THESE PLANS, PREPARED BY TERRAIN PLANNING & DESIGN LLC, DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR THEIR EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF THE SURVEYOR,ENGINEER OR LANDSCAPE ARCHITECT HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND/OR LOCAL REGULATIONS.
17. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE HIMSELF WITH THE SITE AND ALL EXISTING CONDITIONS SURROUNDING IT AND THEREON. THE CONTRACTOR SHALL ADVISE THE APPROPRIATE AUTHORITY OF HIS INTENTIONS AT LEAST 48 HOURS IN ADVANCE.
18. THESE PLANS WERE PREPARED UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL LANDSCAPE ARCHITECT. TERRAIN PLANNING & DESIGN LLC ASSUMES NO LIABILITY AS A RESULT OF ANY CHANGES OR NON-CONFORMANCE WITH THESE PLANS EXCEPT UPON THE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT OF RECORD.
19. TERRAIN PLANNING & DESIGN LLC ASSUMES NO LIABILITY FOR WORK PERFORMED WITHOUT AN ACCEPTABLE PROGRAM OF TESTING AND INSPECTION AS APPROVED BY THE LANDSCAPE ARCHITECT OF RECORD.
20. BASE PREPARATION UNDER ALL HARD SURFACES TO BE COMPACTED TO 98% STANDARD PROCTOR DENSITY.
21. SITE CONTRACTOR IS RESPONSIBLE FOR CONTACTING DIG SAFE PRIOR TO ANY EXCAVATION, 1-888-DIG-SAFE.

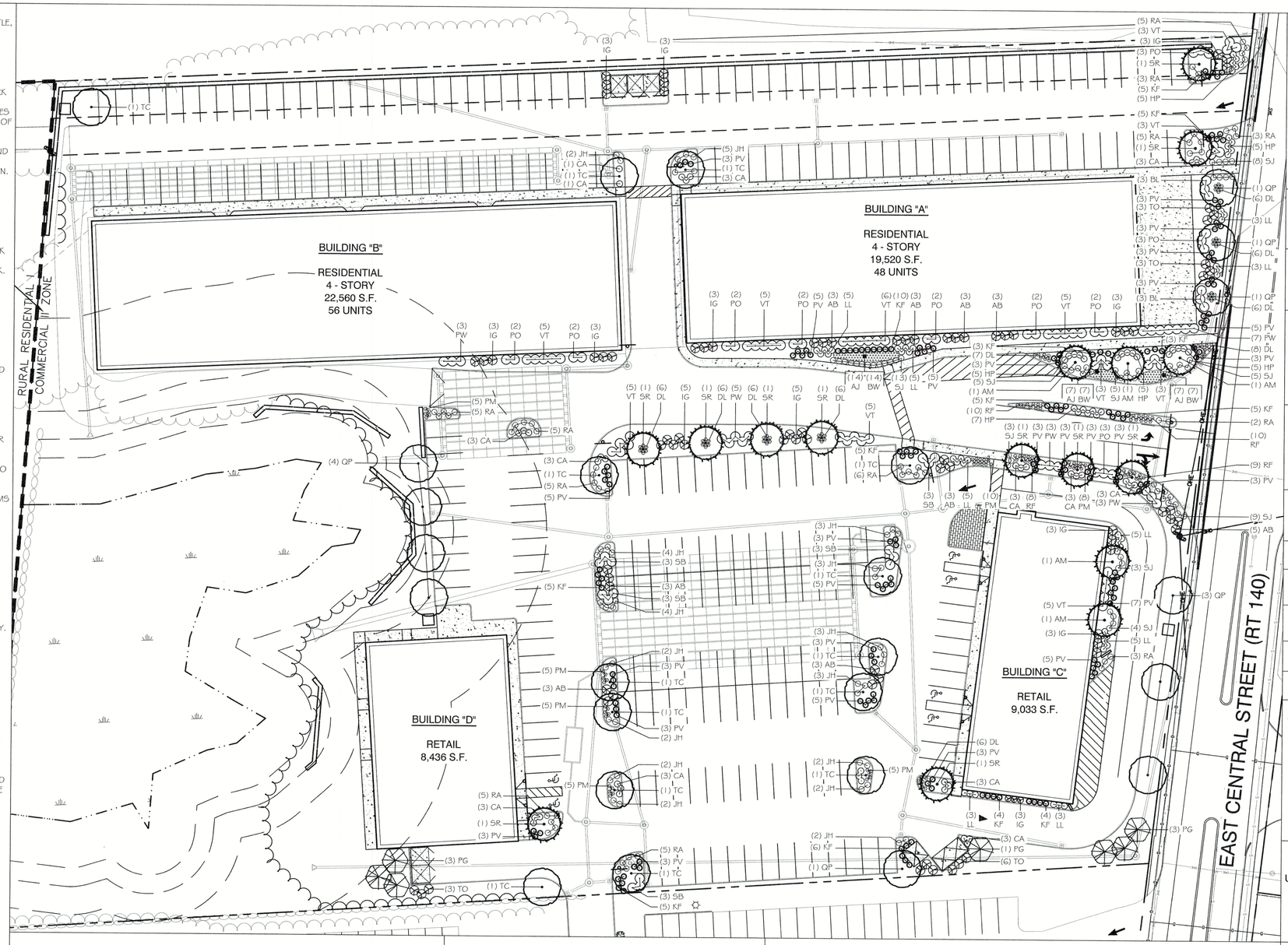
PLANTING NOTES:

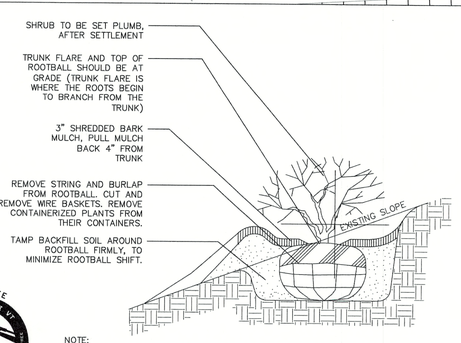
1. CONTRACTOR SHALL OBTAIN APPROVAL FROM LANDSCAPE ARCHITECT PRIOR TO PURCHASING AND/OR INSTALLING SUBSTITUTE PLANT MATERIAL PRIOR TO PURCHASE OF ANY SUBSTITUTE MATERIALS.
2. CONSTRUCTION ACCESS WILL BE AS DIRECTED BY LANDSCAPE ARCHITECT. CONTRACTOR IS RESPONSIBLE FOR RESTORATION OF ACCESS ROUTE AND ALL AREAS DISTURBED BY PLANTING OPERATIONS UPON COMPLETION OF CONSTRUCTION OPERATIONS, AT NO ADDITIONAL COST TO THE OWNER.
3. LAYOUT OF ALL PLANTING BEDS AND LOCATION OF PLANTS TO BE APPROVED BY LANDSCAPE ARCHITECT ON SITE PRIOR TO CONSTRUCTION AND INSTALLATION.
4. CONTRACTOR TO REMOVE ALL DEBRIS GENERATED BY PLANT INSTALLATION. DEBRIS TO BE DISPOSED OF IN A LEGAL MANNER.
5. ALL PLANT MATERIAL SHALL BE GUARANTEED TO BE IN GOOD, HEALTHY AND FLOURISHING CONDITION FOR ONE YEAR FROM THE DATE OF FINAL INSTALLATION APPROVAL BY LANDSCAPE ARCHITECT. CONTRACTOR SHALL REPLACE, WITHOUT COST TO OWNER, AND AS SOON AS WEATHER CONDITIONS PERMIT, ALL DEAD AND NON-FLOURISHING PLANTS AS DETERMINED BY THE LANDSCAPE ARCHITECT. REPLACEMENT PLANTS SHALL BE BE GUARANTEED IDENTICALLY TO ORIGINAL PLANTS, TIME PERIOD COMMENCING FROM DATE OF REPLACEMENT PLANTING APPROVAL BY LANDSCAPE ARCHITECT.
6. ALL BEDS TO BE MULCHED WITH 4" DEPTH SHREDDED BARK MULCH UNLESS NOTED OTHERWISE.
7. CONTRACTOR TO PROVIDE NECESSARY TEMPORARY IRRIGATION IF NEEDED BASED ON TIME OF YEAR THE PROJECT IS IMPLEMENTED.

Plant Schedule

Botanical Name/ Common Name	Size	Label	Quantity	Mature Height
Trees				
Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Serviceberry	2-2.5" CAL.	AM	5	20-30'
Picea glauca / White Spruce	5-6' B&B	PG	7	40-60'
Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden	2-2.5" CAL.	TC	14	40-60'
Thuja occidentalis 'Smaragd' / Emerald Green Arborvitae	4-5' B&B	TO	15	15-20'
Quercus palustris / Pin Oak	2-2.5" CAL.	QP	11	60'+
Syringa reticulata / Japanese Lilac Tree	2-2.5" CAL.	SR	11	20-30'
Shrubs				
Azalea 'Blaauw's Pink' / Blaauw's Pink Azalea	#3 Gal.	AB	29	4-5'
Clethra alnofolia 'Compacta' / Compact Summersweet	#3 Gal.	CA	35	3-4'
Hydrangea paniculata 'Bobo' / Bobo Panicle Hydrangea	#3 Gal.	HP	32	2-3'
Hydrangea paniculata 'Little Lime' / Little Lime Panicle Hydrangea	#3 Gal.	LL	37	3-4'
Hydrangea paniculata 'Pinky Winky' / Pinky Winky Panicle Hydrangea	#5 Gal.	PW	21	6-8'
Ilex glabra 'Compacta' / Compact Inkberry	#5 Gal.	IG	40	5-6'
Physocarpus opulifolius 'Amber Jubilee' / Amber Jubilee Ninebark	#5 Gal.	PO	23	5-6'
Spiraea bumalda 'Anthony Waterer'/ Anthony Waterer Spirea	#3 Gal.	SB	15	3-4'
Spiraea japonica 'Candy Corn' / Candy Corn Spirea	#3 Gal.	SJ	55	18-24"
Syring 'Bloomerang Dark Purple' / Dark Purple Bloomerang Lillac	#5 Gal.	BL	6	5-6'
Viburnum trilobum 'Compacta' / Compact American Cranberry Viburnum	#5 Gal.	VT	48	5-6'
Grasses				
Calamagrostis acutifolia 'Karl Foerster' / Karl Foerster Feather Reed Grass	#2 Gal.	KF	65	5'
Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass	#2 Gal.	PV	99	3-4'
Perennials				
Hemerocallis 'Happy Returns'/ Happy Returns Daylily	#1 Gal.	DL	63	18-24"
Hemerocallis 'Pardon Me'/ Pardon Me Daylily	#1 Gal.	PM	43	18-24"
Nepeta 'Blue Wonder' /Blue Wonder Catmint	#1 Gal.	BW	28	12"
Rudbeckia fulgida 'Goldsturm' / Goldsturm Black-Eyed Susan	#1 Gal.	RF	37	2'
Sedum spectablie 'Autumn Joy' / Autumn Joy Stonecrop	#1 Gal.	AJ	28	18-24"
Groundcovers				
Juniperus horizontalis 'Bar Harbor' / Bar Harbor Juniper	#1 Gal.	JH	41	6-12"
Rhus aromatica 'Grow Low' / Grow Low Fragrant Sumac	#1 Gal.	RA	52	18-24"

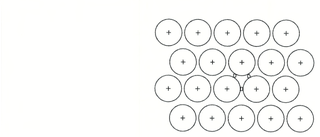
0' 30' 90'
15' 60' 150'





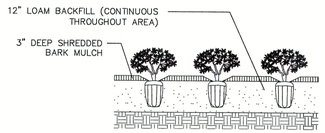
NOTE:
1. DO NOT HEAVILY PRUNE SHRUB AT PLANTING, PRUNE ONLY CROSSOVER LIMBS AND DAMAGED OR DEAD BRANCHES.
2. BACKFILL WITH LOAM, AMEND AS REQUIRED BY LANDSCAPE ARCHITECT.
3. SHRUBS & GROUNDCOVER PLANTED ADJACENT TO CITY SIDEWALKS NEED TO BE PLACED SO THE PLANTS, AT THEIR MATURE HEIGHT & WIDTH, WILL NOT ENCROACH INTO THE CITY'S SIDEWALK.

TYPICAL SHRUB PLANTING

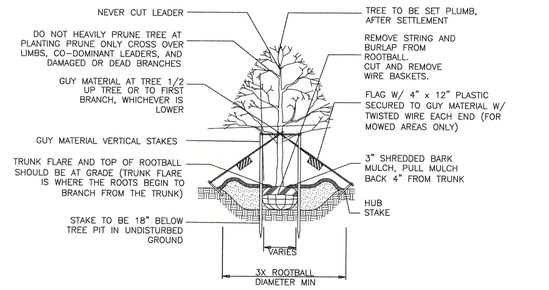


TYPICAL BED PLANT SPACING

NOTE:
D = DIMENSION OF PLANT SPACING (SHRUB OR GROUNDCOVER AS INDICATED ON PLANS)



TYPICAL PERENNIAL PLANTING



DECIDUOUS TREE PLANTING

NOTES:
1. GUYING AND STAKING TO BE DETERMINED IN THE FIELD BY THE LANDSCAPE ARCHITECT. LOCAL FIELD CONDITIONS, AS WELL AS PLANT CHARACTERISTICS, WILL DETERMINE THE NECESSITY OF GUYING AND STAKING.
2. TYPICALLY ONLY TRESS WITH A 3" OR GREATER CALIPER NEED TO BE STAKED. TRESS WITH LESS THAN A 3" CALIPER NEED TO BE STAKED ONLY AS REQUIRED BY A LANDSCAPE ARCHITECT.
3. ONLY WRAP TREE TRUNKS AS REQUIRED BY LANDSCAPE ARCHITECT.
4. TREE SHALL BE SET PLUMB AFTER SETTLEMENT.
5. LOAM FOR BACKFILLING SHALL BE AMENDED AS REQUIRED BY LANDSCAPE ARCHITECT.
6. CITY TRESS PLANTED ON PRIVATE PROPERTY, ADJACENT TO A PUBLIC RIGHT-OF-WAY NEED TO BE PLANTED A MINIMUM OF 5 FEET FROM THE EDGE OF CITY SIDEWALK.

terrain
planning & design llc
311 kast hill road
hopkinton nh 03229
603. 746. 3512
terrainplanning.com

PROPOSED
CENTRAL SQUARE

Site Location:
340 E. Central Street
Franklin, MA 02038
Tax Map: 285
Lot #: 9

Prepared For:
Jones & Beach Engineering, Inc.
85 Portsmouth Avenue
Stratham, NH 03885

LANDSCAPE PLAN

DATE: 04 - 01 - 2020

SCALE: 1" = 30'

PROJECT #: 2016

Drawn By: RNM

Checked By: ERB

REVISIONS: DATE:
Issued for Client Review

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APPROVED - FRANKLIN, MA
PLANNING BOARD

DATE:

MAGNETIC

RURAL RESIDENTIAL I

RURAL RESIDENTIAL I
COMMERCIAL II ZONE

BUILDING "A"
RESIDENTIAL
4 - STORY
19,520 S.F.
48 UNITS
F.F.=283.00

PATIO
2400 SF

BUILDING "B"
RESIDENTIAL
4 - STORY
22,560 S.F.
56 UNITS
F.F.=282.90

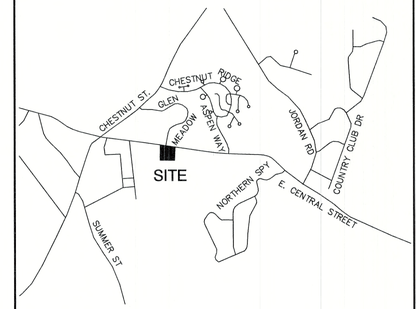
COFFEE SHOP
2,250 S.F.
F.F.=281.10

BUILDING "C"
RETAIL
6,783 S.F.
F.F.=281.10

BUILDING "D"
RETAIL
8,436 S.F.
F.F.=280.10

4.70'
624.07'
0.20'
405.17'

EAST CENTRAL ST



LOCUS SCALE: 1"=2000'

LIGHTING AND ELECTRICAL NOTES:

1. SITE ELECTRICAL CONTRACTOR SHALL COORDINATE LOCATION OF EASEMENTS, UNDERGROUND UTILITIES AND DRAINAGE BEFORE DRILLING POLE BASES.
2. CONTRACTOR SHALL INSTALL PROPOSED LIGHT POLES ACCORDING TO TOWN REGULATIONS.
3. ALL OUTDOOR LIGHTING SYSTEMS SHALL BE EQUIPPED WITH TIMERS TO REDUCE ILLUMINATION LEVELS TO NON-OPERATIONAL VALUES PER TOWN REGULATIONS.
4. LIGHTING CONDUIT SHALL BE SCHEDULE 40 PVC, AND SHALL BE INSTALLED IN CONFORMANCE WITH THE NATIONAL ELECTRICAL CODE. CONTRACTOR SHALL PROVIDE EXCAVATION AND BACKFILL.
5. ILLUMINATION READINGS SHOWN ARE BASED ON A TOTAL LLF OF 0.75 AT GRADE. ILLUMINATION READINGS SHOWN ARE IN UNITS OF FOOT-CANDLES.
6. LIGHTING CALCULATIONS SHOWN ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM AND SAFETY.
7. ALL LIGHTING FIXTURES SHALL BE FULL CUT-OFF DARK-SKY COMPLIANT, UNLESS OTHERWISE NOTED.
8. SEE DETAIL SHEETS FOR LIGHTING DETAILS.
9. THE PROPOSED LIGHTING CALCULATIONS AND DESIGN WAS PERFORMED BY CHARRON, INC., P.O. BOX 4550, MANCHESTER, NH 03108, ATTENTION KEN SWEENEY. ALL LIGHTS SHOULD BE PURCHASED FROM THIS COMPANY, OR AN EQUAL LIGHTING DESIGN SHOULD BE SUBMITTED FOR REVIEW IF EQUAL SUBSTITUTIONS ARE PROPOSED BY THE CONTRACTOR OR OWNER.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

StatArea_1
RESIDENTIAL PARKING LOTS
Illuminance (Fc)
Average = 1.54
Maximum = 4.1
Minimum = 0.3
Avg/Min Ratio = 5.13
Max/Min Ratio = 13.67

StatArea_2
RETAIL PARKING LOTS
Illuminance (Fc)
Average = 2.33
Maximum = 5.1
Minimum = 0.6
Avg/Min Ratio = 3.88
Max/Min Ratio = 8.50

StatArea_3
TRAVEL LANE OF RESIDENTIAL PARKING AREA
Illuminance (Fc)
Average = 1.43
Maximum = 2.5
Minimum = 0.8
Avg/Min Ratio = 1.79
Max/Min Ratio = 3.13

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Description
	2	S3	SINGLE	GLEON-AF-02-LED-E1-SL3/ SSS4A20SFN1 (20' AFG)
	1	S4	SINGLE	GLEON-AF-02-LED-E1-SL4/ SSS4A20SFN1 (20' AFG)
	3	S4W	SINGLE	GLEON-AF-02-LED-E1-T4W/ SSS4A20SFN1 (20' AFG)
	1	S5-1	SINGLE	GLEON-AF-02-LED-E1-5WQ/ SSS4A20SFN1 (20' AFG)
	4	S5-2	BACK-BACK	2-GLEON-AF-02-LED-E1-5WQ/ SSS4A20SFN2 (20' AFG)
	6	W2	SINGLE	XTOR1B/ WAL MTD 12' AFG
	7	W3	SINGLE	GWC-AF-02-LED-E1-SL3/ WALL MTD 20' AFG
	7	W4	SINGLE	GWC-AF-02-LED-E1-SL4/ WALL MTD 20' AFG

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Design: WGM	Draft: RMK
Checked: WGM	Scale: AS-NOTED
Drawing Name: 13153-PLAN.dwg	

Date: 05/06/20
Project No.: 13153

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COMMONWEALTH OF MASSACHUSETTS
MICHAEL J. KERRIVAN
CIVIL
No. 39464
REGISTERED PROFESSIONAL ENGINEER
5/14/2020

REV.	DATE	REVISION	BY
0	05/06/20	ISSUED FOR REVIEW	EMP

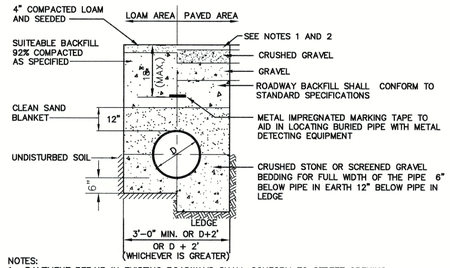
Designed and Produced in NH
Jones & Beach Engineers, Inc.
Civil Engineering Services
85 Portsmouth Ave.
PO Box 219
Stratham, NH 03885
603-772-4746
FAX: 603-772-0227
E-Mail: JBE@JONESANDBEACH.COM

Plan Name: LIGHTING PLAN

Project: PROPOSED CENTRAL SQUARE
340 E CENTRAL STREET, FRANKLIN, MA

Owner of Record: 340 EAST CENTRAL. EPK PROPERTIES, LLC. LAND COURT CERTIFICATE 190576

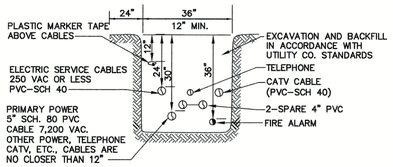
DRAWING No.
L2
SHEET 7 OF 16
JBE PROJECT NO. 13153



NOTES:
1. PAVEMENT REPAIR IN EXISTING ROADWAYS SHALL CONFORM TO STREET OPENING REGULATIONS.
2. NEW ROADWAY CONSTRUCTION SHALL CONFORM TO SUBDIVISION SPECIFICATIONS.
3. GAPS BETWEEN SECTIONS OF INSULATION TO BE COVERED WITH 2" x 2' x 2' PIECE OF INSULATION OVER GAP.
4. RIGID FOAM INSULATION TO BE PROVIDED WHERE COVER IN THE ROADWAY IS LESS THAN 5' AND CROSS COUNTRY IS LESS THAN 4'.

SEWER TRENCH

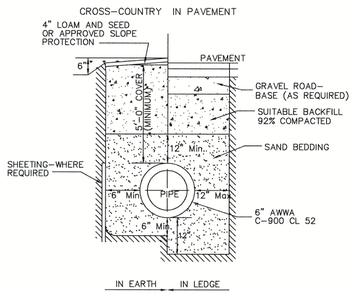
NOT TO SCALE



NOTE: ALL UTILITIES SHALL BE REVIEWED AND APPROVED BY APPROPRIATE UTILITY COMPANY.

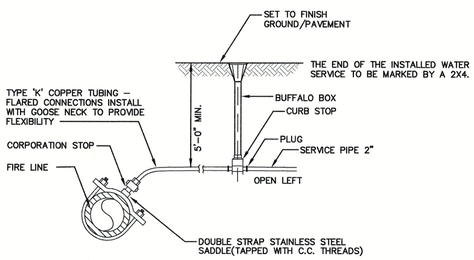
UTILITY TRENCH DETAIL

NOT TO SCALE



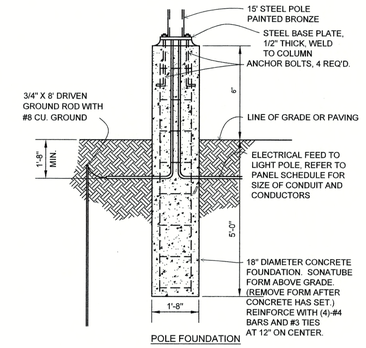
WATER LINE TRENCH DETAIL (RETAIL FIRE LINE)

NOT TO SCALE



WATER SERVICE CONNECTION (DOMESTIC)

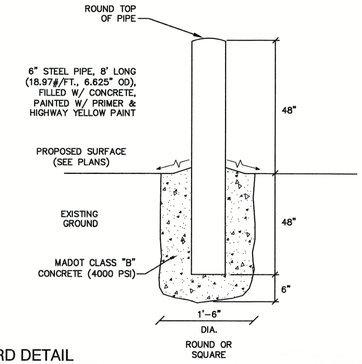
NOT TO SCALE



POLE FOUNDATION

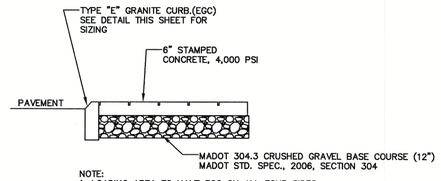
PARKING LOT LIGHTPOLE BASE

NOT TO SCALE



BOLLARD DETAIL

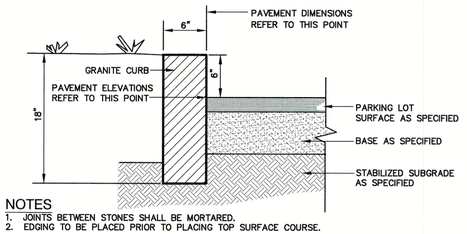
NOT TO SCALE



NOTE:
1. LOADING AREA TO HAVE EGC ON ALL FOUR SIDES.
2. EXPANSION JOINTS 20' O.C.
3. #4 12" O.C. EACH WAY

MOUNTABLE STAMPED CONCRETE DETAIL

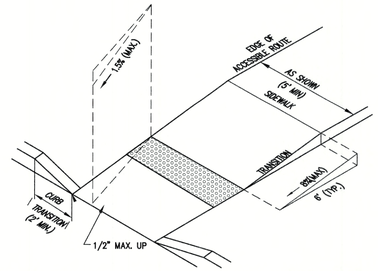
NOT TO SCALE



NOTES
1. JOINTS BETWEEN STONES SHALL BE MORTARED.
2. EDGING TO BE PLACED PRIOR TO PLACING TOP SURFACE COURSE.

VERTICAL GRANITE CURB

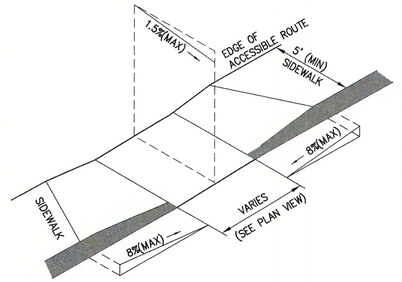
NOT TO SCALE



NOTES:
1. THE MAXIMUM ALLOWABLE CROSS SLOPE OF ACCESSIBLE ROUTE (SIDEWALK) AND CURB SHALL BE 1.5%.
2. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMPS SHALL BE 5%.
3. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE (SIDEWALK) CURB RAMPS SHALL BE 8%.
4. A MINIMUM OF 4 FEET CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (i.e., HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.).
5. CURB TREATMENT VARIES, SEE PLANS FOR CURB TYPE.
6. BASE OF RAMP SHALL BE GRADED TO PREVENT PONDING.
7. SEE TYPICAL SECTION FOR RAMP CONSTRUCTION.

ACCESSIBLE CURB RAMP (TYPE 'B')

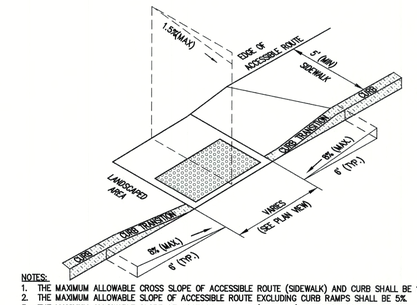
NOT TO SCALE



NOTES:
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2. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMPS SHALL BE 5%.
3. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE (SIDEWALK) CURB RAMPS SHALL BE 8%.
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5. CURB TREATMENT VARIES, SEE PLANS FOR CURB TYPE.
6. BASE OF RAMP SHALL BE GRADED TO PREVENT PONDING.
7. SEE TYPICAL SECTION FOR RAMP CONSTRUCTION.

ACCESSIBLE CURB RAMP (TYPE `A')

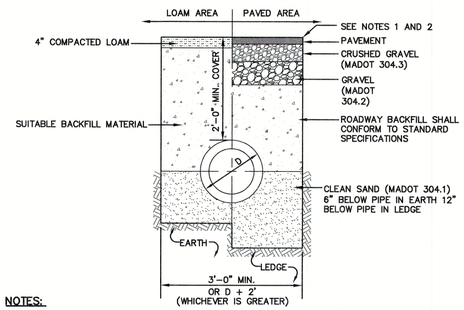
NOT TO SCALE



NOTES:
1. THE MAXIMUM ALLOWABLE CROSS SLOPE OF ACCESSIBLE ROUTE (SIDEWALK) AND CURB SHALL BE 1.5%.
2. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMPS SHALL BE 5%.
3. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE (SIDEWALK) CURB RAMPS SHALL BE 8%.
4. A MINIMUM OF 4 FEET CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (i.e., HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.).
5. CURB TREATMENT VARIES, SEE PLANS FOR CURB TYPE.
6. BASE OF RAMP SHALL BE GRADED TO PREVENT PONDING.
7. SEE TYPICAL SECTION FOR RAMP CONSTRUCTION.

ACCESSIBLE CURB RAMP (TYPE 'I')

NOT TO SCALE



NOTES:
1. PAVEMENT REPAIR IN EXISTING ROADWAYS SHALL CONFORM TO STREET OPENING REGULATIONS.
2. NEW ROADWAY CONSTRUCTION SHALL CONFORM WITH PROJECT AND TOWN SPECIFICATIONS.
3. ALL MATERIALS ARE TO BE COMPACTED TO 95% OF ASTM D-1557.

DRAINAGE TRENCH

NOT TO SCALE

APPROVED - FRANKLIN, MA
PLANNING BOARD

DATE:

0	05/06/20	ISSUED FOR REVIEW	EMP
REV.	DATE	REVISION	BY

Design: WGM	Draft: RMK	Date: 05/06/20
Checked: WGM	Scale: AS NOTED	Project No.: 13153
Drawing Name: 13153-PLAN.dwg		

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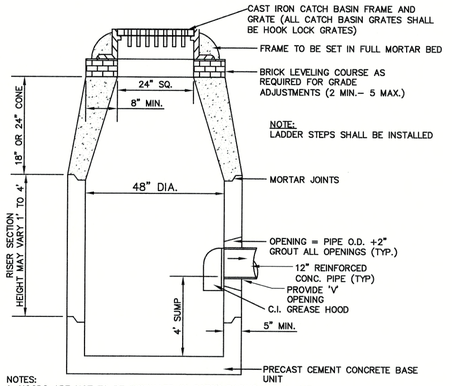
COMMONWEALTH OF MASSACHUSETTS
MICHAEL J. KERIVAN
CIVIL
No. 39464
Registered
PROFESSIONAL ENGINEER
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Designed and Produced in NH
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PO Box 219
Stratham, NH 03885
603-772-4746
FAX: 603-772-0227
E-Mail: JBE@JONESANDBEACH.COM

Plan Name:	DETAIL SHEET
Project:	PROPOSED CENTRAL SQUARE 340 E CENTRAL STREET, FRANKLIN, MA
Owner of Record:	340 EAST CENTRAL. EPK PROPERTIES, LLC. LAND COURT CERTIFICATE 190576

DRAWING No.
D1
SHEET 8 OF 16
JBE PROJECT NO. 13153

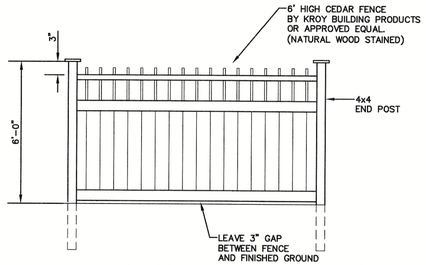
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NOTES:
1. HOODS ARE NOT TO BE INSTALLED IN CATCH BASINS WITHIN THE STATE HIGHWAY LAYOUT.
2. MIN. 0.12 SQ. IN. STEEL PER VERTICAL FOOT, PLACED ACCORDING TO AASHO DESIGNATION M–199.

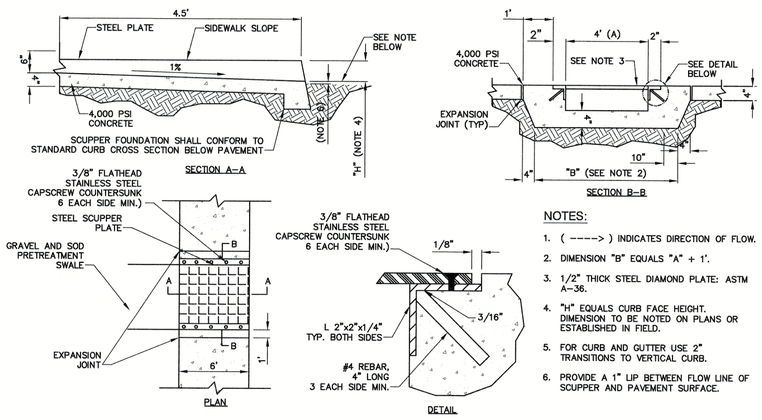
CATCH BASIN (MA)

NOT TO SCALE



RETAINING WALL FENCE (OPEN BALUSTER TOP)

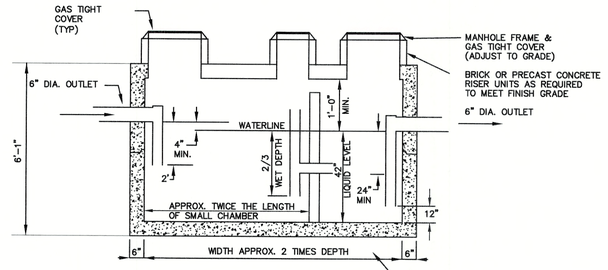
NOT TO SCALE



NOTES:
1. (---->) INDICATES DIRECTION OF FLOW.
2. DIMENSION "B" EQUALS "A" + 1'.
3. 1/2" THICK STEEL DIAMOND PLATE: ASTM A–36.
4. "H" EQUALS CURB FACE HEIGHT. DIMENSION TO BE NOTED ON PLANS OR ESTABLISHED IN FIELD.
5. FOR CURB AND GUTTER USE 2" TRANSITIONS TO VERTICAL CURB.
6. PROVIDE A 1" LIP BETWEEN FLOW LINE OF SCUPPER AND PAVEMENT SURFACE.

SIDEWALK SCUPPER PLATE DETAIL

NOT TO SCALE



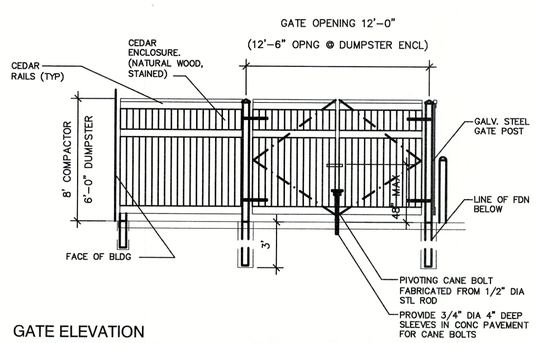
SECTION VIEW

DESIGN DATA & GENERAL NOTES:
(1) CONCRETE STRENGTH 3,000 PSI MIN. STRENGTH @ 28 DAYS
(2) STEEL REINFORCEMENT – ASTM A–615 GRADE 60
(3) COVER TO STEEL – 1" MIN.
(4) TANKS ARE DESIGNED TO MEET ASTM C858 AND ACI 318 WITH AASHTO HS–20 LOADING
(5) EARTH COVER – 0 TO 4 FEET
(6) CONSTRUCTION JOINT – SEALED WITH 1" DIA. BUTYL RUBBER OR EQUIVALENT
(7) CONSTRUCTION TO CONFORM WITH ASTM C1613

NOTE: PRECAST CONCRETE GREASE TRAP MUST CONFORM TO ALL STATE & LOCAL PLUMBING CODES

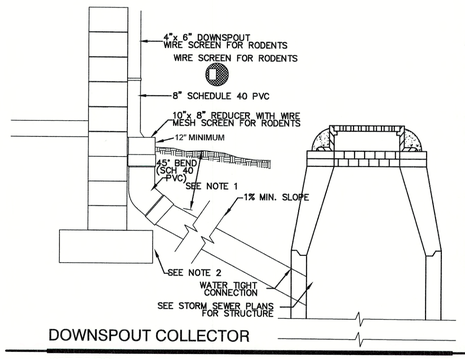
1,500 GALLON GREASE TRAP (H-20)

NOT TO SCALE



GATE ELEVATION

NOT TO SCALE



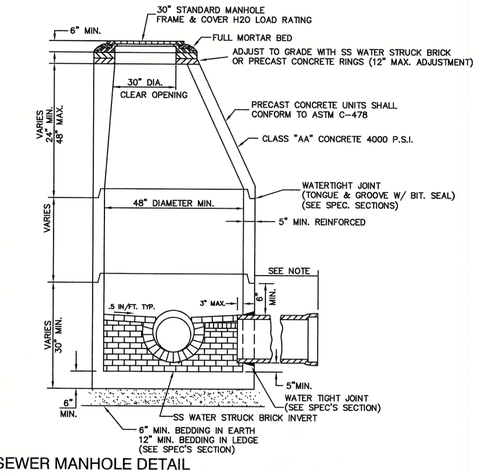
1. FOR ALL DEPTHS OF COVER LESS THAN TWO (2) FEET, PIPE MUST BE SCHEDULE 40 PVC. FOR DEPTHS OF COVER GREATER THAN TWO (2) FEET, FLEXIBLE PIPE MAY BE USED. REFER TO SPECIFICATIONS FOR ALLOWABLE PIPE TYPES.

2. A WATERTIGHT CONNECTION SHALL BE MAINTAINED WITH ANY TRANSITION FROM SCHEDULE 40 PVC PIPE TO ANY OTHER PIPE TYPE.

3. THE DOWNSPOUT COLLECTOR DRAIN SHALL BE INSTALLED BEFORE THE DOWNSPOUTS ARE INSTALLED ON THE BUILDING. SITEWORK CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK TO AND INCLUDING THE RODENT SCREEN. BUILDING CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONNECTION AT THE POINT OF THE RODENT SCREEN.

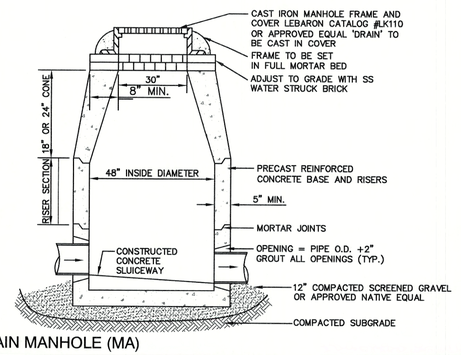
DOWNSPOUT COLLECTOR

NOT TO SCALE



SEWER MANHOLE DETAIL

NOT TO SCALE



DRAIN MANHOLE (MA)

NOT TO SCALE

APPROVED - FRANKLIN, MA
PLANNING BOARD

DATE:

Design: WGM	Draft: RMK	Date: 05/06/20
Checked: WGM	Scale: AS NOTED	Project No.: 13153
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COMMONWEALTH OF MASSACHUSETTS
MICHAEL J. KERIVAN
CIVIL
No. 39464
REGISTERED PROFESSIONAL ENGINEER
5/19/2020

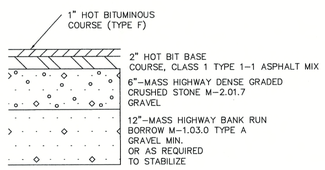
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Plan Name:	DETAIL SHEET
Project:	PROPOSED CENTRAL SQUARE 340 E CENTRAL STREET, FRANKLIN, MA
Owner of Record:	340 EAST CENTRAL. EPK PROPERTIES, LLC. LAND COURT CERTIFICATE 190576

DRAWING No.
D2
SHEET 9 OF 16
JBE PROJECT NO. 13153

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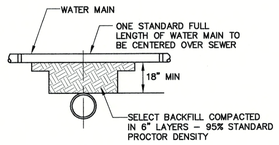
COMMON FILL

SIEVE SIZE	PERCENT PASSING BY WEIGHT
6-INCH	100
3/4-INCH	60-100
No. 4	20-85
No. 200	0-25

NOTES:
1. FOR USE AS COMMON/SUBGRADE FILL IN PARKING AREAS AND ROADWAY EMBANKMENTS.
2. FOR USE AS FOUNDATION WALL BACKFILL IF USED IN CONJUNCTION WITH A BOND BREAK AND SIZED/SCREENED TO 3-INCH MINUS.
3. PLACE IN LIFTS NOT EXCEEDING 12 INCHES.
4. MAXIMUM STONE SIZE SHOULD NOT EXCEED 1/2 THE ACTUAL LIFT THICKNESS.
5. COMPACT TO AT LEAST 92% RELATIVE COMPACTION PER ASTM D1557 WHEN PLACED AS SUBGRADE FILL IN PARKING AREAS OR ROADWAY EMBANKMENTS.
6. COMPACT TO AT LEAST 95% RELATIVE COMPACTION PER ASTM D1557 WHEN PLACED AS FOUNDATION WALL BACKFILL IN CONJUNCTION WITH A BOND BREAK.
7. COMPACTION EFFORTS SHOULD BE VERIFIED BY FIELD DENSITY TESTING.

TYPICAL PAVEMENT SECTION

NOT TO SCALE

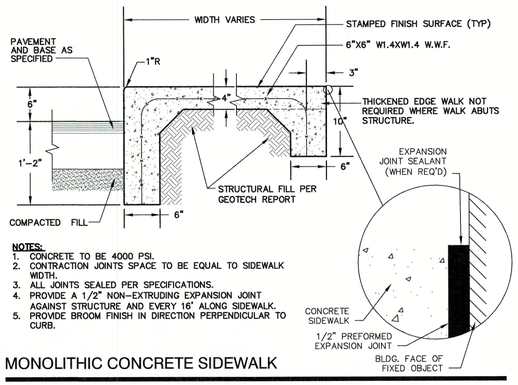


SEPARATION NOTES:

1. WATER MAINS SHALL BE LAID AT LEAST 10 FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED SEWERS. THE DISTANCE SHALL BE MEASURED EDGE TO EDGE.
2. WATER MAINS CROSSING SEWERS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN PIPES. SEWER PIPE JOINTS SHALL BE LOCATED AT LEAST 6 FEET HORIZONTALLLY FROM THE WATER MAIN.

TYPICAL WATER / SEWER SEPARATION

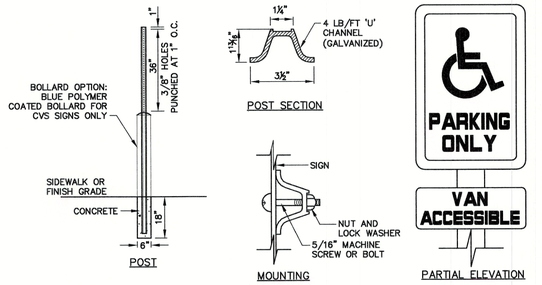
NOT TO SCALE



NOTES:
1. CONCRETE TO BE 4000 PSI.
2. CONTRACTION JOINTS SPACE TO BE EQUAL TO SIDEWALK WIDTH.
3. ALL JOINTS SEALED PER SPECIFICATIONS.
4. PROVIDE A 1/2" NON-EXTRUDING EXPANSION JOINT AGAINST STRUCTURE AND EVERY 16' ALONG SIDEWALK.
5. PROVIDE BROOM FINISH IN DIRECTION PERPENDICULAR TO CURB.

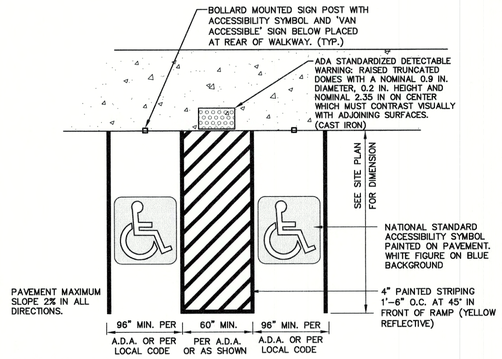
MONOLITHIC CONCRETE SIDEWALK

NOT TO SCALE



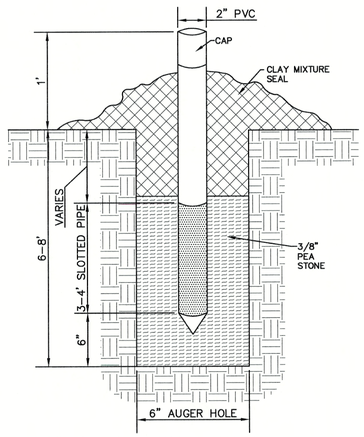
HANDICAP SIGN DETAILS

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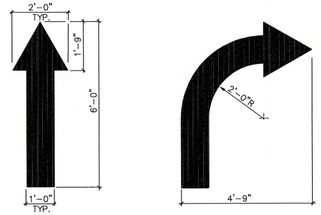
HANDICAP PARKING LAYOUT

NOT TO SCALE



SHALLOW MONITORING WELL DETAIL

NOT TO SCALE



ALL FLOW ARROWS TO BE SOLID YELLOW REFLECTIVE TRAFFIC PAINT AS PER DIMENSIONS ABOVE.

REVERSE ARROWS FOR OPPOSITE DIRECTION OF FLOW.

PAINTED TRAFFIC ARROWS

NOT TO SCALE

APPROVED - FRANKLIN, MA
PLANNING BOARD

DATE:

Design: WGM	Draft: RMK	Date: 05/06/20	
Checked: WGM	Scale: AS NOTED	Project No.: 13153	
Drawing Name: 13153-PLAN.dwg			

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MICHAEL J. KERIVAN CIVIL No. 39464 Registered PROFESSIONAL ENGINEER COMMONWEALTH OF MASSACHUSETTS 5/14/2020

REV.	DATE	REVISION	BY
0	05/06/20	ISSUED FOR REVIEW	EMP

Designed and Produced in NH
Jones & Beach Engineers, Inc.
85 Portsmouth Ave.
PO Box 219
Stratham, NH 03885
Civil Engineering Services
603-772-4746
FAX: 603-772-0227
E-Mail: JBE@JONESANDBEACH.COM

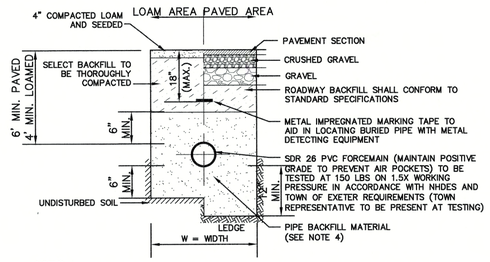
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Project:	PROPOSED CENTRAL SQUARE 340 E CENTRAL STREET, FRANKLIN, MA
Owner of Record:	340 EAST CENTRAL. EPK PROPERTIES, LLC. LAND COURT CERTIFICATE 190576

DRAWING No.

D3

SHEET 10 OF 16
JBE PROJECT NO. 13153

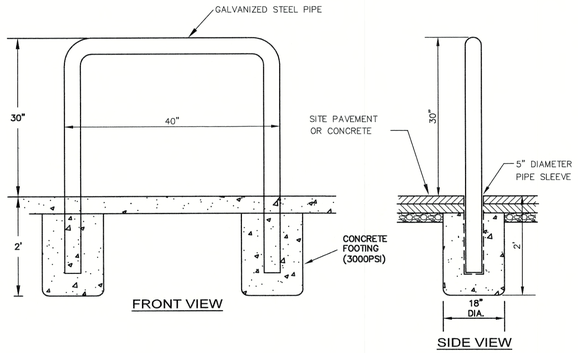
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NOTES:
1. PAVEMENT REPAIR IN EXISTING ROADWAYS SHALL CONFORM TO STREET OPENING REGULATIONS.
2. NEW ROADWAY CONSTRUCTION SHALL CONFORM TO SUBDIVISION SPECIFICATIONS.
3. W=MAXIMUM ALLOWABLE TRENCH WIDTH TO A PLANE 12" INCHES ABOVE THE PIPE. W SHALL BE NO MORE THAN 36"
4. SAND BEDDING AND BLANKET SHALL BE CLEAN SAND FREE FROM ORGANIC MATTER, SO GRADED THAT 90-100% PASSES A 1/2 INCH SIEVE AND NO MORE THAN 15% WILL PASS A #200 SIEVE.

FORCE MAIN SEWER TRENCH

NOT TO SCALE

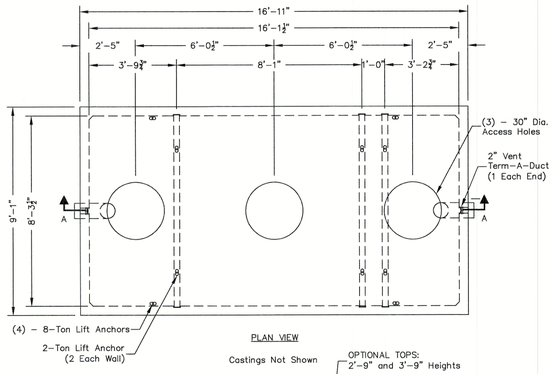


U-SHAPED BOLLARD

NOT TO SCALE

APPROVED - FRANKLIN, MA
PLANNING BOARD

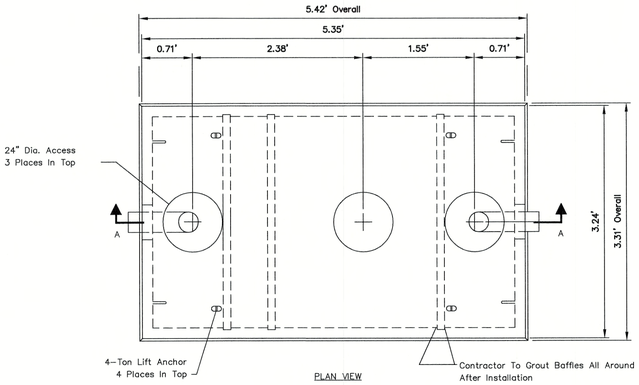
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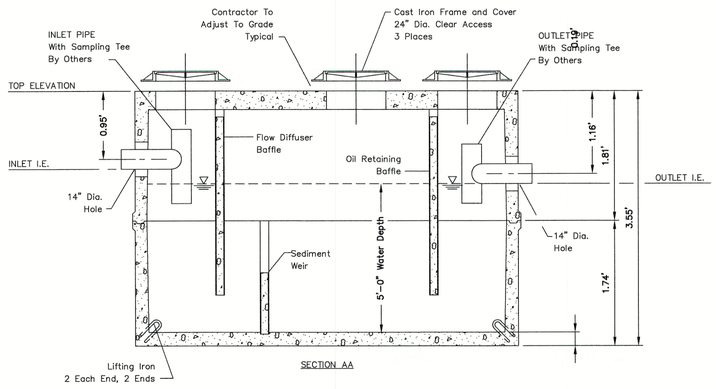


Notes:
- Designed in accordance with ASTM C 890 for AASHTO HS20-44 vehicle loading
- Flow Rate 333 GPM based on 15 min. retention time.
- Manufacturer's recommendations:
  1.) Ventilate each end to open atmosphere.
  2.) Prior to "Start Up" of System, fill with clean water to bottom of outlet pipe (approx. one foot deep). For best results, fill to flow line.
  3.) Follow Regular Inspection, Cleaning, & Maintenance Schedule (See Clean Out & Maintenance).

5,000 GAL OIL / WATER SEPARATOR

NOT TO SCALE



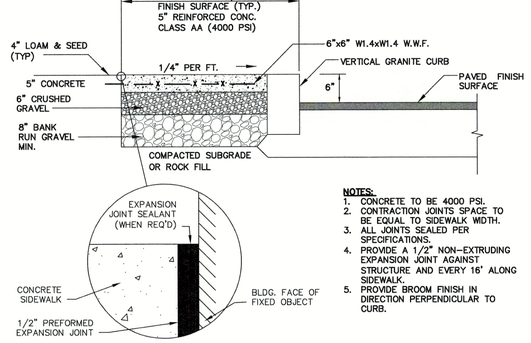


STRUCTURAL NOTES:
1. Concrete: 28 Day Compressive Strength f'c= 7000 psi
2. Rebar: ASTM A-615 Grade 60
3. Mesh: ASTM A-185 Grade 65
4. Design: ACI-318-05 Building Code
   ASTM C-890 "Minimum Structural Design Loading For Underground Precast Concrete Water and Wastewater Structures"
5. Loads: HS-20 Truck Wheel w/ 30% Impact Per AASHTO

GENERAL NOTES:
1. All Baffles and Weirs To Be Precast Concrete
2. Contractor to:
   Supply and Install All Piping & Sampling Tees
   Grout In All Pipes
   Fill With Clean Water Prior To "Start-Up" Of System
   Verify All Blockout Sizes and Locations

3,000 GAL OIL / WATER SEPARATOR

NOT TO SCALE



NOTES:
1. CONCRETE TO BE 4000 PSI.
2. CONTRACTION JOINTS SPACE TO BE EQUAL TO SIDEWALK WIDTH.
3. ALL JOINTS SEALED PER SPECIFICATIONS.
4. PROVIDE A 1/2" NON-EXTRUDING EXPANSION JOINT AGAINST STRUCTURE AND EVERY 16' ALONG SIDEWALK.
5. PROVIDE BROOM FINISH IN DIRECTION PERPENDICULAR TO CURB.

CONCRETE SIDEWALK W/ VERTICAL GRANITE CURB (ROADWAY)

NOT TO SCALE

TRAFFIC CONTROL SCHEDULE

SIGN NUMBER	SIGN	SIZE OF SIGN WIDTH	SIZE OF SIGN HEIGHT	DESCRIPTION	MOUNT TYPE	MOUNT HEIGHT	REMARKS
R1-1	STOP	30"	30"	WHITE ON RED	CHANNEL	7'-0"	REFLECTORIZED SIGN
R5-1		30"	30"	RED / SILVER	CHANNEL	7'-0"	REFLECTORIZED SIGN
R7-8	$ PENALTY	12"	24"	BLUE & GREEN ON WHITE	CHANNEL	7'-0"	REFLECTORIZED SIGN
R7-8A	VAN	12"	6"	BLUE & GREEN ON WHITE	CHANNEL	5'-0"	REFLECTORIZED SIGN
RES-1	RESIDENTIAL PARKING ONLY SIGN BETWEEN SIGNS	12"	18"	BLACK / WHITE	FENCE	5'-0"	REFLECTORIZED SIGN
R6-2	ONE WAY	24"	30"	BLACK / WHITE	CHANNEL	7'-0"	REFLECTORIZED SIGN
R5-2A	NO TRUCKS	24"	24"	BLACK / WHITE	CHANNEL	7'-0"	REFLECTORIZED SIGN

SIGN LEGEND

R1-1	STOP	R3-5R	ONLY
R3-2		R4-7	
R3-1		R5-1	DO NOT ENTER
R3-7L	LEFT LANE MUST TURN LEFT	R6-1	ONE WAY
R4-4	BEGIN RIGHT TURN LANE YIELD TO BIKES		
R3-8b			ONLY ONLY

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Drawing Name: 13153-PLAN.dwg	

Date: 05/06/20
Project No.: 13153

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COMMONWEALTH OF MASSACHUSETTS
MICHAEL J. KERIVAN
CIVIL
No. 39464
REGISTERED PROFESSIONAL ENGINEER
5/14/2020

REV.	DATE	REVISION	BY
0	05/06/20	ISSUED FOR REVIEW	EMP

Designed and Produced in NH
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Civil Engineering Services
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PO Box 219
Stratham, NH 03885
603-772-4746
FAX: 603-772-0227
E-Mail: JBE@JONESANDBEACH.COM

Plan Name: DETAIL SHEET

Project: PROPOSED CENTRAL SQUARE
340 E CENTRAL STREET, FRANKLIN, MA

Owner of Record: 340 EAST CENTRAL. EPK PROPERTIES, LLC. LAND COURT CERTIFICATE 190576

DRAWING No.
D4
SHEET 11 OF 16
JBE PROJECT NO. 13153

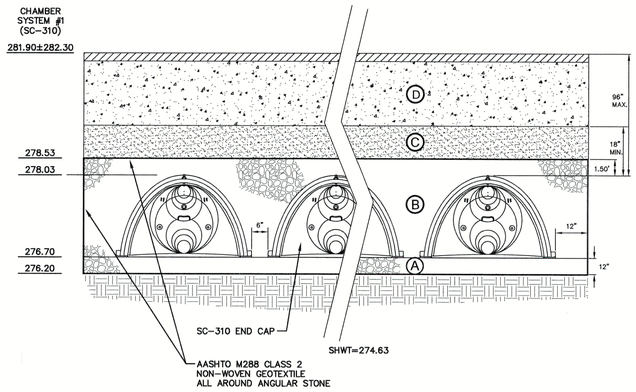
APPROVED - FRANKLIN, MA
PLANNING BOARD

DATE:

ACCEPTABLE FILL MATERIALS
STORMTECH SC-310 AND SC-740 CHAMBER SYSTEMS

	MATERIAL LOCATION	DESCRIPTION	AASHTO M43 DESIGNATION	AASHTO M145 DESIGNATION	COMPACTION/DENSITY REQUIREMENT
D	PAVEMENT SUBGRADE, DEPTH(S) PER SPECIFICATIONS	PAVEMENT SUBGRADE, MATERIALS PER SPECIFICATIONS	N/A	N/A	PREPARE PER SPECIFICATIONS AND PLANS. PAVED INSTALLATIONS HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	FILL MATERIAL FROM 1.50' ABOVE CHAMBERS TO BOTTOM OF PAVEMENT SUBGRADE	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES.	3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	A-1 A-2 A-3	COMPACT IN 6" LIFTS TO A MINIMUM 95% STANDARD PROCTOR DENSITY. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 LBS. DYNAMIC FORCE NOT TO EXCEED 20,000 LBS.
B	EMBEDMENT STONE SURROUNDING AND TO A 1.50' ELEVATION ABOVE CHAMBERS	WASHED ANGULAR STONE WITH THE MAJORITY OF PARTICLES BETWEEN ¾ - 2 INCH	3, 357, 4, 467, 5, 56, 57	N/A	NO COMPACTION REQUIRED
A	12 " FOUNDATION STONE BELOW CHAMBERS	WASHED ANGULAR STONE WITH THE MAJORITY OF PARTICLES BETWEEN ¾ - 2 INCH	3, 357, 4, 467, 5, 56, 57	N/A	PLATE COMPACT OR ROLL TO ACHIEVE A 95% STANDARD PROCTOR DENSITY

PLEASE NOTE: THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE WASHED CRUSHED ANGULAR. FOR EXAMPLE, THE STONE MUST BE SPECIFIED AS WASHED, CRUSHED, ANGULAR NO. 4 STONE.

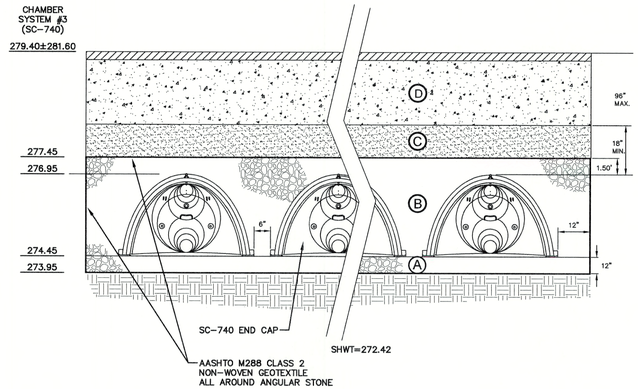


TYPICAL SC-310 CROSS-SECTION (CHAMBER SYSTEM #1)

NOT TO SCALE

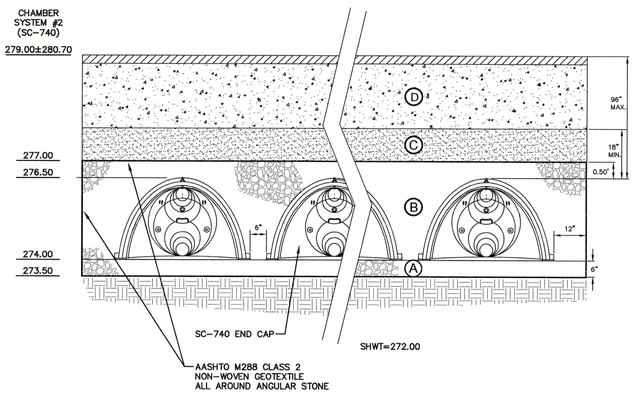
NOTES:

1. SC-310 AND SC-740 CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. SC-310 AND SC-740 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. "ACCEPTABLE FILL MATERIALS" TABLE ABOVE PROVIDES MATERIAL LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBEDMENT, AND FILL MATERIALS.
4. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
   PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.



TYPICAL SC-740 CROSS-SECTION (CHAMBER SYSTEM #3)

NOT TO SCALE

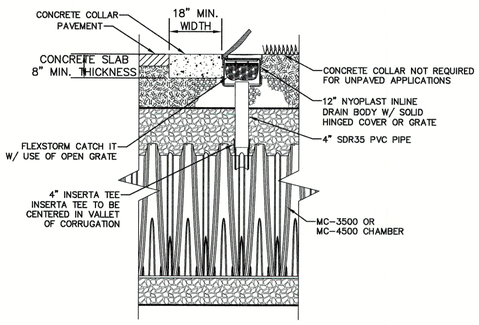


TYPICAL SC-740 CROSS-SECTION (CHAMBER SYSTEM #2)

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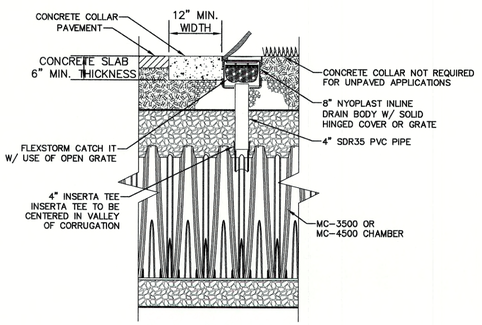
STORMTECH GENERAL NOTES

1. STORMTECH LLC ("STORMTECH") REQUIRES INSTALLING CONTRACTORS TO USE AND UNDERSTAND STORMTECH'S LATEST INSTALLATION INSTRUCTIONS PRIOR TO BEGINNING SYSTEM INSTALLATION.
2. STORMTECH OFFERS INSTALLATION CONSULTATIONS TO INSTALLING CONTRACTORS. CONTACT OUR TECHNICAL SERVICE DEPARTMENT OR LOCAL STORMTECH REPRESENTATIVE AT LEAST 30 DAYS PRIOR TO SYSTEM INSTALLATION TO ARRANGE A PRE-INSTALLATION CONSULTATION. OUR REPRESENTATIVES CAN THEN ANSWER QUESTIONS OR ADDRESS COMMENTS ON THE STORMTECH CHAMBER SYSTEM AND INFORM THE INSTALLING CONTRACTOR OF THE MINIMUM INSTALLATION REQUIREMENTS BEFORE BEGINNING THE SYSTEM'S CONSTRUCTION. CALL 860-529-8188 TO SPEAK TO A TECHNICAL SERVICE REPRESENTATIVE OR VISIT WWW.STORMTECH.COM TO RECEIVE A COPY OF OUR INSTALLATION INSTRUCTIONS.
3. STORMTECH'S REQUIREMENTS FOR SYSTEMS WITH PAVEMENT DESIGN (ASPHALT, CONCRETE PAVERS, ETC.): MINIMUM COVER IS 24 INCHES NOT INCLUDING PAVEMENT; MAXIMUM COVER IS 6.5 FEET INCLUDING PAVEMENT. FOR INSTALLATIONS THAT DO NOT INCLUDE PAVEMENT, WHERE RUTTING FROM VEHICLES MAY OCCUR, MINIMUM REQUIRED COVER IS 24 INCHES, MAXIMUM COVER IS 6.5 FEET.
4. THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE DESIGN ENGINEER.
5. AASHTO M288 CLASS 2 NON-WOVEN GEOTEXTILE (FILTER FABRIC) MUST BE USED AS INDICATED IN THE PROJECT PLANS.
6. STONE PLACEMENT BETWEEN CHAMBERS ROWS AND AROUND PERIMETER MUST FOLLOW INSTRUCTIONS AS INDICATED IN THE MOST CURRENT VERSION OF STORMTECH'S INSTALLATION INSTRUCTIONS.
7. BACKFILLING OVER THE CHAMBERS MUST FOLLOW REQUIREMENTS AS INDICATED IN THE MOST CURRENT VERSION OF STORMTECH'S INSTALLATION INSTRUCTIONS.
8. THE CONTRACTOR MUST REFER TO STORMTECH'S INSTALLATION INSTRUCTIONS FOR A TABLE OF ACCEPTABLE VEHICLE LOADS AT VARIOUS DEPTHS OF COVER. THIS INFORMATION IS ALSO AVAILABLE AT STORMTECH'S WEBSITE: WWW.STORMTECH.COM. THE CONTRACTOR IS RESPONSIBLE FOR PREVENTING VEHICLES THAT EXCEED STORMTECH'S REQUIREMENTS FROM TRAVELING ACROSS OR PARKING OVER THE STORMWATER SYSTEM. TEMPORARY FENCING, WARNING TAPE AND APPROPRIATELY LOCATED SIGNS ARE COMMONLY USED TO PREVENT UNAUTHORIZED VEHICLES FROM ENTERING SENSITIVE CONSTRUCTION AREAS.
9. THE CONTRACTOR MUST APPLY EROSION AND SEDIMENT CONTROL MEASURES TO PROTECT THE STORMWATER SYSTEM DURING ALL PHASES OF SITE CONSTRUCTION PER LOCAL CODES AND DESIGN ENGINEER'S SPECIFICATIONS.
10. STORMTECH PRODUCT WARRANTY IS LIMITED. CONTACT STORMTECH FOR WARRANTY INFORMATION.



TYPICAL SC-740 4" INSPECTION PORT

NOT TO SCALE



TYPICAL SC-310 4" INSPECTION PORT

NOT TO SCALE

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Design: WGM	Draft: RMK	Date: 05/06/20	
Checked: WGM	Scale: AS NOTED	Project No.: 13153	
Drawing Name: 13153-PLAN.dwg			

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COMMONWEALTH OF MASSACHUSETTS
MICHAEL J. KERIVAN
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5/14/2020

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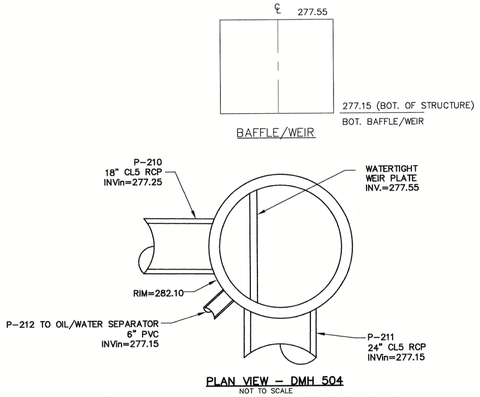
Designed and Produced in NH
J/B Jones & Beach Engineers, Inc.
Civil Engineering Services
85 Portsmouth Ave.
PO Box 219
Stratham, NH 03885
603-772-4746
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Plan Name:	DETAIL SHEET
Project:	PROPOSED CENTRAL SQUARE 340 E CENTRAL STREET, FRANKLIN, MA
Owner of Record:	340 EAST CENTRAL. EPK PROPERTIES, LLC. LAND COURT CERTIFICATE 190576

DRAWING No.
D5
SHEET 12 OF 16
JBE PROJECT NO. 13153

APPROVED - FRANKLIN, MA
PLANNING BOARD

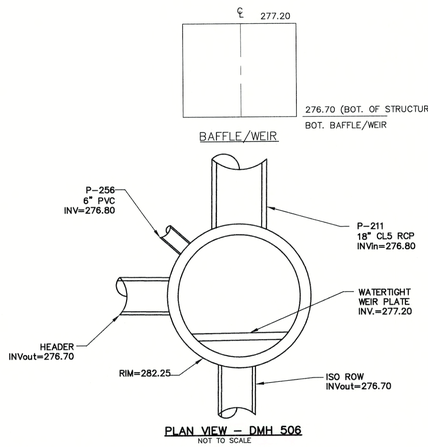
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PLAN VIEW – DMH 504
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DMH 504 DETAIL

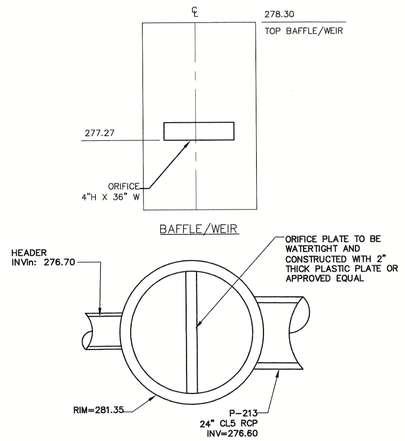
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PLAN VIEW – DMH 506
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DMH 506 DETAIL

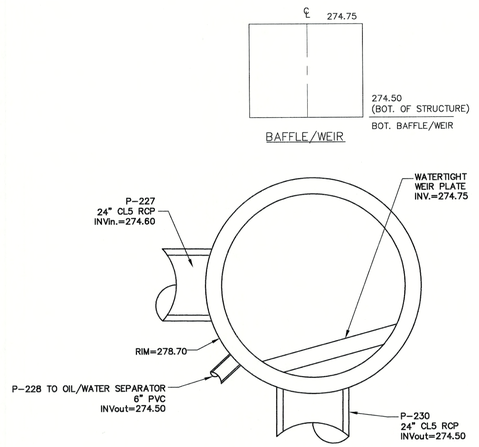
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PLAN VIEW – DMH 510
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OUTLET STRUCTURE #1 (DMH-510)

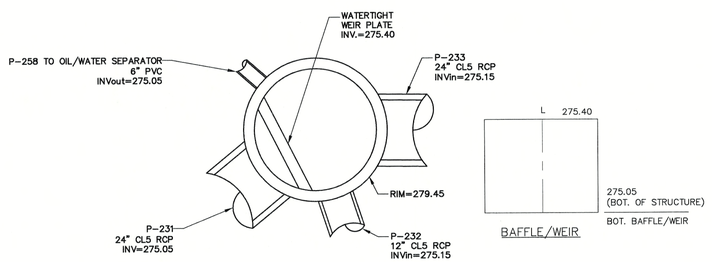
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PLAN VIEW – DMH 517
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DMH 517 DETAIL

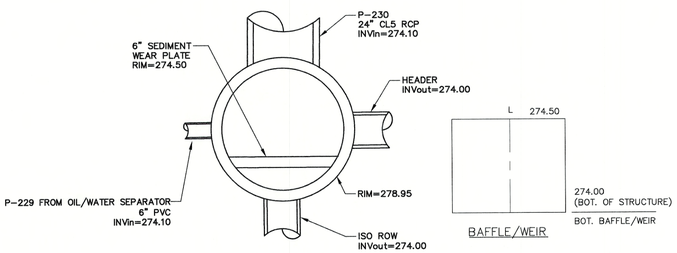
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PLAN VIEW – DMH 518
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DMH 518 DETAIL

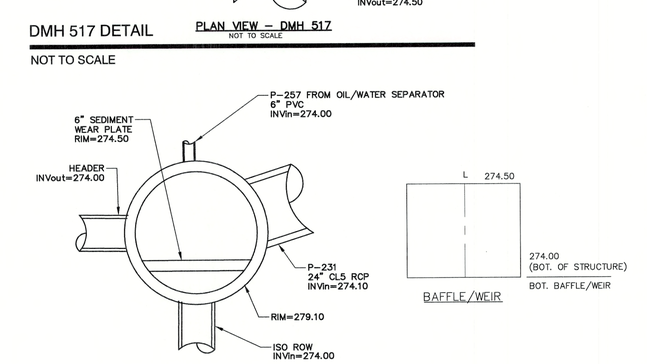
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PLAN VIEW – DMH 520
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DMH 520 DETAIL

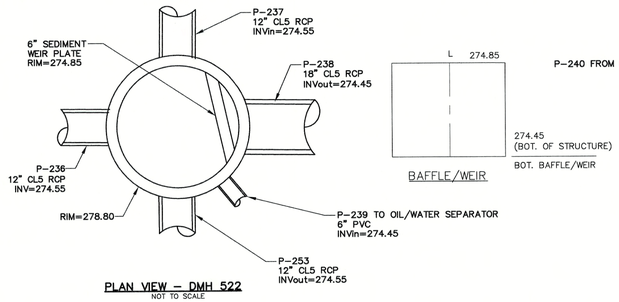
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DMH 521 DETAIL

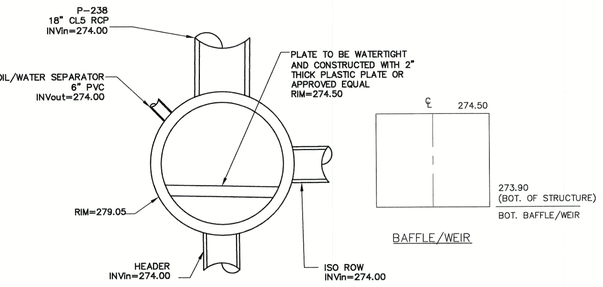
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PLAN VIEW – DMH 522
NOT TO SCALE

DMH 522 DETAIL

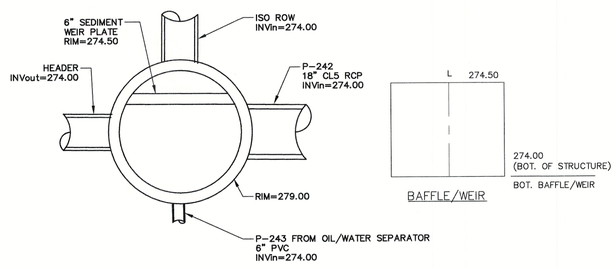
NOT TO SCALE



PLAN VIEW – DMH 523
NOT TO SCALE

DMH-523 DETAIL

NOT TO SCALE



PLAN VIEW – DMH 524
NOT TO SCALE

DMH 524 DETAIL

NOT TO SCALE

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Design: WGM	Draft: RMK
Checked: WGM	Scale: AS NOTED
Drawing Name: 13153-PLAN.dwg	

Date: 05/06/20
Project No.: 13153

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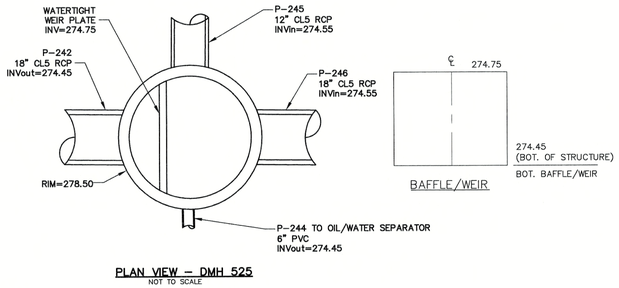
COMMONWEALTH OF MASSACHUSETTS
MICHAEL J. KERIVAN
CIVIL
No. 39464
REGISTERED PROFESSIONAL ENGINEER
5/14/2020

REV.	DATE	REVISION	BY
0	05/06/20	ISSUED FOR REVIEW	EMP

Designed and Produced in NH
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PO Box 219
Stratham, NH 03885
Civil Engineering Services
603-772-4746
FAX: 603-772-0227
E-Mail: JBE@JONESANDBEACH.COM

Plan Name:	DETAIL SHEET
Project:	PROPOSED CENTRAL SQUARE 340 E CENTRAL STREET, FRANKLIN, MA
Owner of Record:	340 EAST CENTRAL. EPK PROPERTIES, LLC. LAND COURT CERTIFICATE 190576

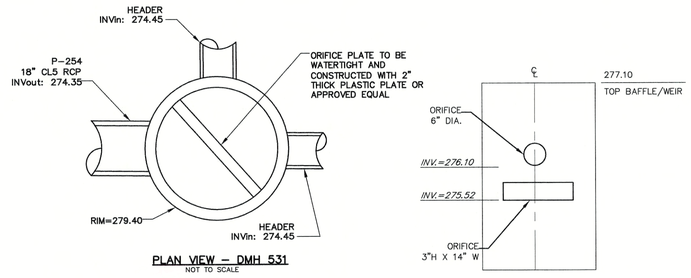
DRAWING No.
D6
SHEET 13 OF 16
JBE PROJECT NO. 13153



PLAN VIEW – DMH 525
NOT TO SCALE

DMH 525 DETAIL

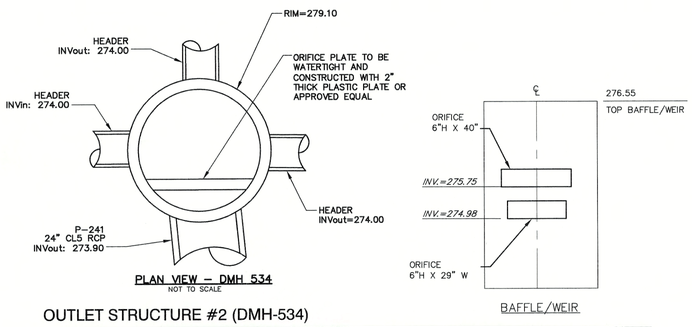
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PLAN VIEW – DMH 531
NOT TO SCALE

OUTLET STRUCTURE #3 (DMH-531)

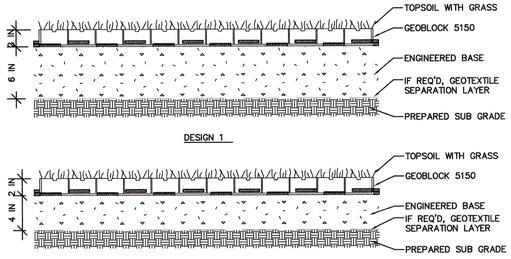
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PLAN VIEW – DMH 534
NOT TO SCALE

OUTLET STRUCTURE #2 (DMH-534)

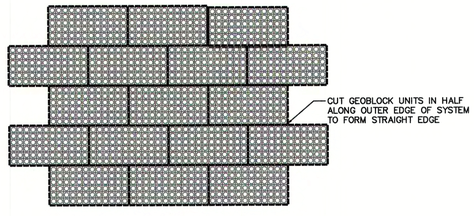
NOT TO SCALE



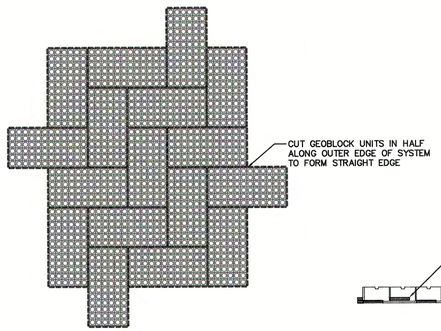
DESIGN GUIDELINES		
LOAD DESCRIPTION	CBR 2 – 4%	CBR > 4%
Heavy Fire Truck Access & H/HS–20 loading. Typical 110 psi (758 kPa) tire pressure. Single axle loadings of 32 kips (145 kN), tandem axle loadings of 48 kips (220 kN). Gross vehicle weight of 80,000 lbs) (36.3 MT). Infrequent passes.	Design 1 – 6" Base	Design 2 – 4" Base
Light Fire Truck Access & H/HS–15 loading. Typical 85 psi (586 kPa) tire pressure. Single axle loadings of 24 kips (110 kN). Gross vehicle loads of 60,000 lbs (27.2 MT). Infrequent passes.	Design 2 – 4" Base	Design 3 – 2" Base
Utility & Delivery Truck Access & H/HS–10 loading. Typical 60 psi (414 kPa) tire pressure. Single axle loadings of 16 kips (75 kN). Gross vehicle loads of 40,000 lbs (18.1 MT). Infrequent passes.	Design 3 – 2" Base	Design 3 – 2" Base
Cars & Pick-up Truck Access. Typical 45 psi (310 kPa) tire pressure. Single axle loadings of 4 kips (18 kN). Gross vehicle loads of 8,000 lbs (3.6 MT). Infrequent passes.	Design 4 – No Base	Design 4 – No Base
Trail Use. Loading for pedestrian, wheelchair, equestrian, bicycle, motorcycle and ATV traffic.	Design 4 – No Base	Design 4 – No Base

Notes:

1. This information is based on the use of Geoblock 5150 manufactured by Presto Products Co. All rights reserved. Any use of this information for any rigid porous paver product other than that manufactured by Presto is strictly prohibited and makes this information invalid.
2. Engineered base is a homogenous mixture consisting of open graded crushed aggregate having an AASHTO # 5 or similar designation blended with pulverized topsoil and a void component generally containing air and/or water. This homogenous mixture will promote vegetative growth and provide required structural support. The aggregate portion shall have a particle range from 9.5 mm to 25 mm (0.375 to 1.0 in) with a D50 of 13 mm (0.5 in). The percentage void-space of the aggregate portion when compacted shall be at least 30%. The pulverized topsoil portion shall equal 33% +/– of the total volume and be added and blended to produce a homogenous mixture prior to placement.
3. If required, provide a non–woven geotextile separation layer and install in accordance with Manufacturer recommendations including overlaps based on sub grade CBR.
4. Connect Geoblock 5150 panels with the interlocking offset tab so that adjacent sections have horizontally level profiles.
5. Refer to the Geoblock 5150 Design and Construction Overview for a complete description of the design and construction methods.

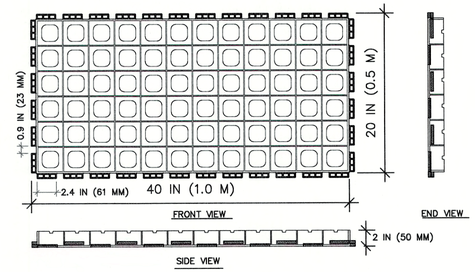


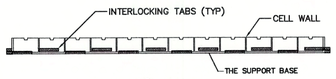
TYPICAL LAYOUT – BRICKLAYER PATTERN



TYPICAL LAYOUT – HERRINGBONE PATTERN

GEOBLOCK 5150 MATERIAL SPECIFICATION	
MATERIAL	UP TO 100% RECYCLED POLYETHYLENE
COLOR	RANGES DARK SHADES GRAY TO BLACK
CHEMICAL RESISTANCE	SUPERIOR
CARBON BLACK FOR UV STABILIZATION, %	1.5 TO 2.0%
UNIT MIN CRUSH STRENGTH – EMPTY @ 70F (21C)	420 PSI (2,900 KPa)
UNIT MIN CRUSH STRENGTH – SAND FILLED @ 70F (21C)	7,058 PSI (48,734 KPa)
FLEXURAL MODULUS @ 73F (21C)	35,000 PSI (240,000 KPa)
NOMINAL DIMENSIONS – WIDTH X LENGTH	20 X 40 IN (0.5 X 1.0 M)
NOMINAL UNIT DEPTH	2 IN (50 MM)
NOMINAL AREA	5.3 SQFT (0.5 SQMTR)
CELLS PER UNIT	72
CELL SIZE	3.1 X 3.2 IN (79 X 81 MM)
TOP OPEN AREA PER UNIT	87%
BOTTOM OPEN AREA PER UNIT	41%
INTERLOCKING OFFSET SHEAR TRANSFER PINS	12 TABS PER 40 IN (PER 1 M)
NOMINAL WEIGHT PER UNIT	8.7 LBS (4.0 KG)
RUNOFF COEFFICIENT @ 2.5 IN/HR (64 MM) RAIN	0.15
UNITS PER PALLET	50





GEOBLOCK®5150 COMPONENTS

GEOBLOCK 5150

NOT TO SCALE

APPROVED - FRANKLIN, MA
PLANNING BOARD

DATE:

0	05/06/20	ISSUED FOR REVIEW	EMP
REV.	DATE	REVISION	BY

Design: WGM	Draft: RMK	Date: 05/06/20
Checked: WGM	Scale: AS NOTED	Project No.: 13153
Drawing Name: 13153-PLAN.dwg		

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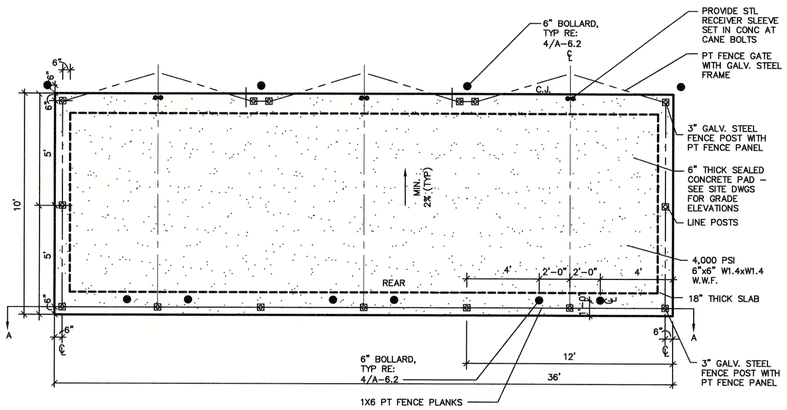
COMMONWEALTH OF MASSACHUSETTS
MICHAEL J. KERIVAN
CIVIL
No. 39464
REGISTERED PROFESSIONAL ENGINEER
5/14/20

Designed and Produced in NH
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Plan Name:	DETAIL SHEET
Project:	PROPOSED CENTRAL SQUARE 340 E CENTRAL STREET, FRANKLIN, MA
Owner of Record:	340 EAST CENTRAL. EPK PROPERTIES, LLC. LAND COURT CERTIFICATE 190576

DRAWING No.
D7
SHEET 14 OF 16
JBE PROJECT NO. 13153

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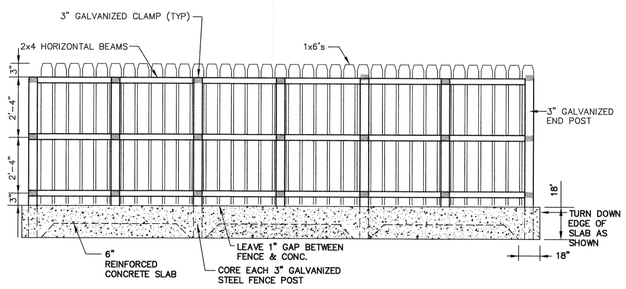


TRIPLE DUMPSTER ENCLOSURE PLAN

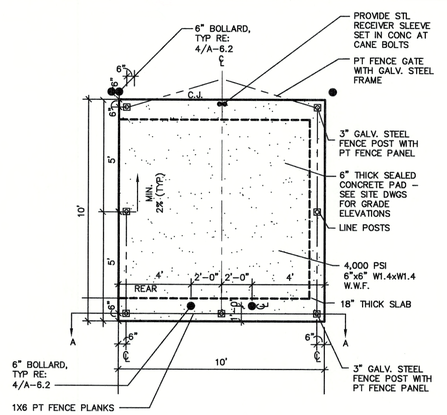
NOT TO SCALE

NOTES

1. ALL LUMBER TO BE PRESSURE TREATED.
2. WOOD FENCE TO BE PAINTED OR STAINED TO MATCH BUILDING FOUNDATION.
3. DUMPSTER SIZE VARIES, SEE SITE PLANS FOR SCREENING SIZE



SECTION A-A

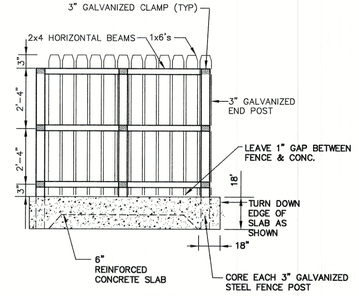


SINGLE DUMPSTER ENCLOSURE PLAN

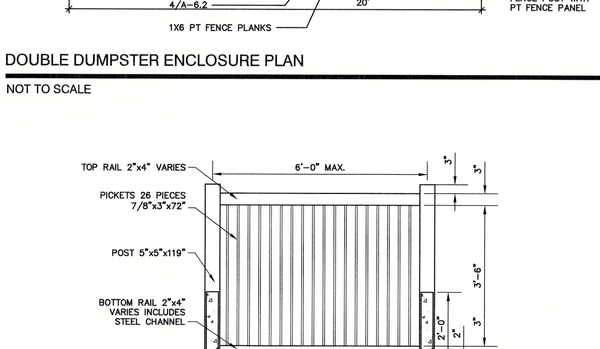
NOT TO SCALE

NOTES

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3. DUMPSTER SIZE VARIES, SEE SITE PLANS FOR SCREENING SIZE



SECTION A-A

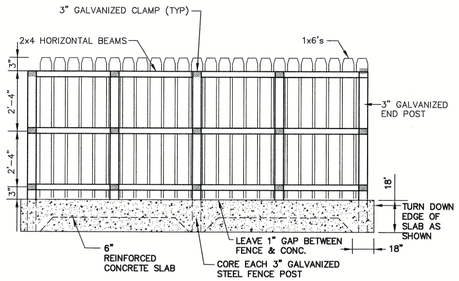


DOUBLE DUMPSTER ENCLOSURE PLAN

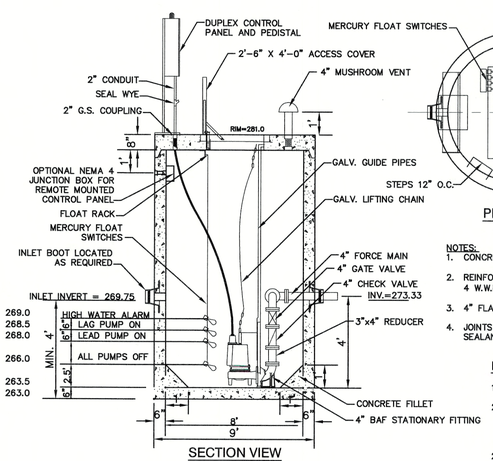
NOT TO SCALE

NOTES

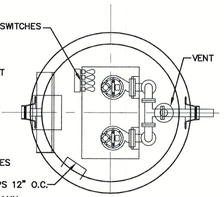
1. ALL LUMBER TO BE PRESSURE TREATED.
2. WOOD FENCE TO BE PAINTED OR STAINED TO MATCH BUILDING FOUNDATION.
3. DUMPSTER SIZE VARIES, SEE SITE PLANS FOR SCREENING SIZE



SECTION A-A



SECTION VIEW



PLAN VIEW

NOTES:
1. CONCRETE: 5,000 P.S.I AFTER 28 DAYS.
2. REINFORCING: WALLS & FLOOR 4 X 4/4 X 4 W.W.M. SLAB TOP #5'S @ 8" O.C.
3. 4" FLANGED PIPING AND VALVES.
4. JOINTS SEALED WITH BUTYL RUBBER SEALANT.

PUMP STATION DESIGN:

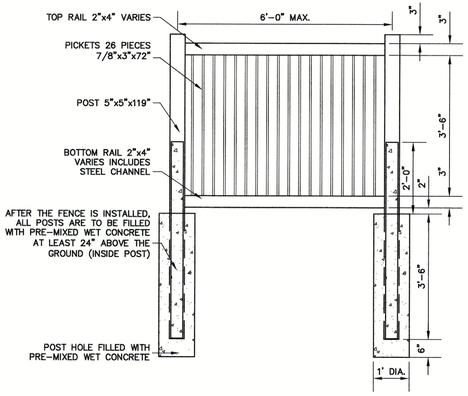
1. PUMP TO BE GORMAN-RUPP MODEL 3FV3A w/ 6.00" IMPELLER, 3 HP PUMP, 230V, 1 PH, 1750 RPM.
2. DESIGN: 168 GPM AT 23.0 TDH, VELOCITY=4.28 FT/SEC. AT BUILD-OUT, PROJECTED SEWER DEMAND= 18,978 GPD. WITH AN 8' DIA. WET WELL WITH 2' DRAW DOWN. PUMP RUN TIME IS 5.9 MINUTES WITH 752 GALLONS PER DOSE.
2, PUMP STATION DESIGN AND CONSTRUCTION SHALL COMPLY WITH MADEP 314 CMR 7.00.

SEWER PUMP STATION #1

NOT TO SCALE

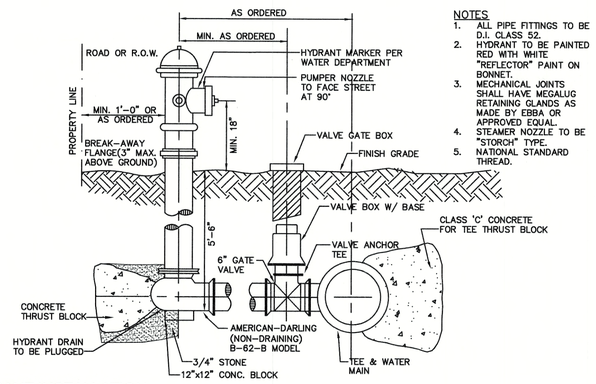
PROPOSED 6' PVC FENCE DETAIL (DAY CARE)

NOT TO SCALE



PROPOSED 4' PVC FENCE DETAIL (DAY CARE)

NOT TO SCALE



NOTES

1. ALL PIPE FITTINGS TO BE D.I. CLASS 52.
2. HYDRANT TO BE PAINTED RED WITH WHITE "REFLECTOR" PAINT ON BONNET.
3. MECHANICAL JOINTS SHALL HAVE MEGALUG RETAINING GLANDS AS MADE BY EBBA OR APPROVED EQUAL.
4. STEAMER NOZZLE TO BE "STORCH" TYPE.
5. NATIONAL STANDARD THREAD.

HYDRANT INSTALLATION

NOT TO SCALE

NOT TO SCALE

APPROVED - FRANKLIN, MA
PLANNING BOARD

DATE:

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Design: WGM	Draft: RMK
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Drawing Name: 13153-PLAN.dwg	

Date: 05/06/20
Project No.: 13153

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COMMONWEALTH OF MASSACHUSETTS
MICHAEL J. KERIVAN
CIVIL
No. 39464
REGISTERED PROFESSIONAL ENGINEER
5/18/20

REV.	DATE	REVISION	BY
0	05/06/20	ISSUED FOR REVIEW	EMP

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DRAWING No.

D8

SHEET 15 OF 16
JBE PROJECT NO. 13153

APPROVED - FRANKLIN, MA
PLANNING BOARD

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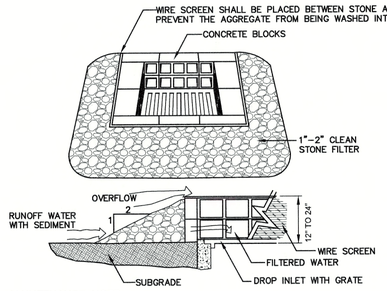
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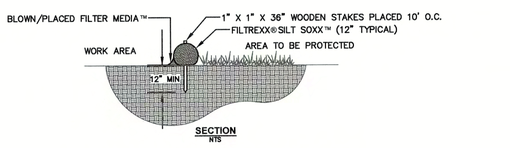


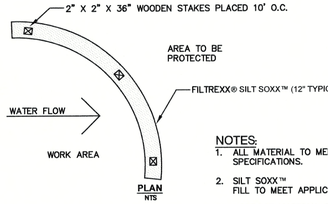
MAINTENANCE NOTE:

1. ALL STRUCTURES SHOULD BE INSPECTED AFTER EVERY RAINFALL AND REPAIRS MADE AS NECESSARY. SEDIMENT SHOULD BE REMOVED FROM TRAPPING DEVICES AFTER THE SEDIMENT HAS REACHED A MAXIMUM OF ONE HALF THE DEPTH OF THE TRAP. THE SEDIMENT SHOULD BE DISPOSED IN A SUITABLE UPLAND AREA AND PROTECTED FROM EROSION BY EITHER STRUCTURE OR VEGETATIVE MEANS. THE TEMPORARY TRAPS SHOULD BE REMOVED AND THE AREA REPAIRED AS SOON AS THE CONTRIBUTING DRAINAGE AREA TO THE INLET HAS BEEN COMPLETELY STABILIZED.

TEMPORARY CATCH BASIN INLET PROTECTION
(Block and Gravel Drop Inlet Sediment Filter)

NOT TO SCALE

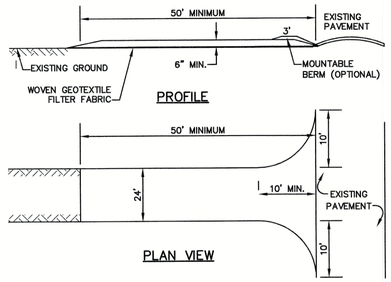




NOTES:
1. ALL MATERIAL TO MEET FILTREXX® SPECIFICATIONS.
2. SILT SOXX™ FILL TO MEET APPLICATION REQUIREMENTS.
3. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

FILTREXX® SILT SOXX™

NOT TO SCALE



NOTES:

1. STONE FOR STABILIZED CONSTRUCTION ENTRANCE SHALL BE 1 TO 2 INCH STONE, RECLAIMED STONE, OR RECYCLED CONCRETE EQUIVALENT.
2. THE LENGTH OF THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 50 FEET, EXCEPT FOR A SINGLE RESIDENTIAL LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY.
3. THICKNESS OF THE STONE FOR THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 6 INCHES.
4. THE WIDTH OF THE ENTRANCE SHALL NOT BE LESS THAN THE FULL WIDTH OF THE ENTRANCE WHERE INGRESS OR EGRESS OCCURS, OR 10 FEET, WHICHEVER IS GREATER.
5. GEOTEXTILE FILTER FABRIC SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING THE STONE. FILTER FABRIC IS NOT REQUIRED FOR A SINGLE FAMILY RESIDENTIAL LOT.
6. ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARD THE CONSTRUCTION ENTRANCE SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A STONE BERM WITH 5:1 SLOPES THAT CAN BE CROSSED BY VEHICLES MAY BE SUBSTITUTED FOR THE PIPE.
7. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO THE PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, WASHED, OR TRACKED ONTO THE PUBLIC RIGHT-OF-WAY MUST BE REMOVED PROMPTLY.

STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE

SEEDING SPECIFICATIONS

1. GRADING AND SHAPING
   - A. SLOPES SHALL NOT BE STEEPER THAN 2:1 WITHOUT APPROPRIATE EROSION CONTROL MEASURES AS SPECIFIED ON THE PLANS (3:1 SLOPES OR FLATTER ARE PREFERRED).
   - B. WHERE MOWING WILL BE DONE, 3:1 SLOPES OR FLATTER ARE RECOMMENDED.

2. SEEDBED PREPARATION
   - A. SURFACE AND SEEPAGE WATER SHOULD BE DRAINED OR DIVERTED FROM THE SITE TO PREVENT DROWNING OR WINTER KILLING OF THE PLANTS.
   - B. STONES LARGER THAN 4 INCHES AND TRASH SHOULD BE REMOVED BECAUSE THEY INTERFERE WITH SEEDING AND FUTURE MAINTENANCE OF THE AREA. WHERE FEASIBLE, THE SOIL SHOULD BE TILLED TO A DEPTH OF ABOUT 4 INCHES TO PREPARE A SEEDBED AND FERTILIZER AND LIME MIXED INTO THE SOIL. THE SEEDBED SHOULD BE LEFT IN A REASONABLY FIRM AND SMOOTH CONDITION. THE LAST TILLAGE OPERATION SHOULD BE PERFORMED ACROSS THE SLOPE WHEREVER PRACTICAL.

3. ESTABLISHING A STAND
   - A. LIME AND FERTILIZER SHOULD BE APPLIED PRIOR TO OR AT THE TIME OF SEEDING AND INCORPORATED INTO THE SOIL. TYPES AND AMOUNTS OF LIME AND FERTILIZER SHOULD BE BASED ON AN EVALUATION OF SOIL TESTS. WHEN A SOIL TEST IS NOT AVAILABLE, THE FOLLOWING MINIMUM AMOUNTS SHOULD BE APPLIED:
     AGRICULTURAL LIMESTONE, 2 TONS PER ACRE OR 100 LBS. PER 1,000 SQ.FT.
     NITROGEN(N), 50 LBS. PER ACRE OR 1.1 LBS. PER 1,000 SQ.FT.
     PHOSPHATE(P2O5), 100 LBS. PER ACRE OR 2.2 LBS. PER 1,000 SQ.FT.
     POTASH(K2O), 100 LBS. PER ACRE OR 2.2 LBS. PER 1,000 SQ.FT.
     (NOTE: THIS IS THE EQUIVALENT OF 500 LBS. PER ACRE OF 10-20-20 FERTILIZER OR 1,000 LBS. PER ACRE OF 5-10-10.)
   - B. SEED SHOULD BE SPREAD UNIFORMLY BY THE METHOD MOST APPROPRIATE FOR THE SITE. METHODS INCLUDE BROADCASTING, DRILLING AND HYDROSEEDING. WHERE BROADCASTING IS USED, COVER SEED WITH .25 INCH OF SOIL OR LESS, BY CULTIPACKING OR RAKING.
   - C. REFER TO THE 'SEEDING GUIDE' AND 'SEEDING RATES' TABLES ON THIS SHEET FOR APPROPRIATE SEED MIXTURES AND RATES OF SEEDING. ALL LEGUMES (CROWNVETCH, BIRDSFOOT, TREFOIL AND FLATPEA) MUST BE INOCULATED WITH THEIR SPECIFIC INOCULANT PRIOR TO THEIR INTRODUCTION TO THE SITE.
   - D. WHEN SEEDED AREAS ARE MULCHED, PLANTINGS MAY BE MADE FROM EARLY SPRING TO EARLY OCTOBER. WHEN SEEDED AREAS ARE NOT MULCHED, PLANTINGS SHOULD BE MADE FROM EARLY SPRING TO MAY 20th OR FROM AUGUST 10th TO SEPTEMBER 1st.

4. MULCH
   - A. HAY, STRAW, OR OTHER MULCH, WHEN NEEDED, SHOULD BE APPLIED IMMEDIATELY AFTER SEEDING.
   - B. MULCH WILL BE HELD IN PLACE USING APPROPRIATE TECHNIQUES FROM THE BEST MANAGEMENT PRACTICE FOR MULCHING. HAY OR STRAW MULCH SHALL BE PLACED AT A RATE OF 90 LBS PER 1000 S.F.

5. MAINTENANCE TO ESTABLISH A STAND
   - A. PLANTED AREAS SHOULD BE PROTECTED FROM DAMAGE BY FIRE, GRAZING, TRAFFIC, AND DENSE WEED GROWTH.
   - B. FERTILIZATION NEEDS SHOULD BE DETERMINED BY ONSITE INSPECTIONS. SUPPLEMENTAL FERTILIZER IS USUALLY THE KEY TO FULLY COMPLETE THE ESTABLISHMENT OF THE STAND BECAUSE MOST PERENNIALS TAKE 2 TO 3 YEARS TO BECOME FULLY ESTABLISHED.
   - C. IN WATERWAYS, CHANNELS, OR SWALES WHERE UNIFORM FLOW CONDITIONS ARE ANTICIPATED, ANNUAL MOWING MAY BE NECESSARY TO CONTROL GROWTH OF WOODY VEGETATION.

USE	SEEDING MIXTURE 1/	DROUGHTY	WELL DRAINED	MODERATELY WELL DRAINED	POORLY DRAINED
STEEP CUTS AND FILLS, BORROW AND DISPOSAL AREAS	A	FAIR	GOOD	GOOD	FAIR
	B	POOR	GOOD	FAIR	FAIR
	C	POOR	GOOD	EXCELLENT	GOOD
	D	FAIR	EXCELLENT	EXCELLENT	POOR
WATERWAYS, EMERGENCY SPILLWAYS, AND OTHER CHANNELS WITH FLOWING WATER.	A	GOOD	GOOD	GOOD	FAIR
	C	GOOD	EXCELLENT	EXCELLENT	FAIR
LIGHTLY USED PARKING LOTS, ODD AREAS, UNUSED LANDS, AND LOW INTENSITY USE RECREATION SITES.	A	GOOD	GOOD	GOOD	FAIR
	B	GOOD	GOOD	FAIR	POOR
	C	GOOD	EXCELLENT	EXCELLENT	FAIR
PLAY AREAS AND ATHLETIC FIELDS. (TOPSOIL IS ESSENTIAL FOR GOOD TURF.)	E	FAIR	EXCELLENT	EXCELLENT	2/
	F	FAIR	EXCELLENT	EXCELLENT	2/

GRAVEL PIT, SEE NH-PM-24 IN APPENDIX FOR RECOMMENDATION REGARDING RECLAMATION OF SAND AND GRAVEL PITS.

1/ REFER TO SEEDING MIXTURES AND RATES IN TABLE BELOW.
2/ POORLY DRAINED SOILS ARE NOT DESIRABLE FOR USE AS PLAYING AREA AND ATHLETIC FIELDS.

NOTE: TEMPORARY SEED MIX FOR STABILIZATION OF TURF SHALL BE WINTER RYE OR OATS AT A RATE OF 2.5 LBS. PER 1000 S.F. AND SHALL BE PLACED PRIOR TO OCTOBER 15th, IF PERMANENT SEEDING NOT YET COMPLETE.

SEEDING GUIDE

MIXTURE	POUNDS PER ACRE	POUNDS PER 1,000 Sq. Ft.
A. TALL FESCUE	20	0.45
CREEPING RED FESCUE	20	0.45
RED TOP	2	0.05
TOTAL	42	0.95
B. TALL FESCUE	15	0.35
CREEPING RED FESCUE	10	0.25
CROWN VETCH	15	0.35
OR		
FLAT PEA	30	0.75
TOTAL	40 OR 55	0.95 OR 1.35
C. TALL FESCUE	20	0.45
CREEPING RED FESCUE	20	0.45
BIRDS FOOT TREFOIL	8	0.20
TOTAL	48	1.10
D. TALL FESCUE	20	0.45
FLAT PEA	30	0.75
TOTAL	50	1.20
E. CREEPING RED FESCUE 1/	50	1.15
KENTUCKY BLUEGRASS 1/	50	1.15
TOTAL	100	2.30
F. TALL FESCUE 1	150	3.60

1/ FOR HEAVY USE ATHLETIC FIELDS CONSULT THE UNIVERSITY OF NEW HAMPSHIRE COOPERATIVE EXTENSION TURF SPECIALIST FOR CURRENT VARIETIES AND SEEDING RATES.

SEEDING RATES

TEMPORARY EROSION CONTROL NOTES

1. THE SMALLEST PRACTICAL AREA OF LAND SHALL BE EXPOSED AT ANY ONE TIME. AT NO TIME SHALL AN AREA IN EXCESS OF THAT REQUIRED FOR CONSTRUCTION BE EXPOSED.
2. EROSION, SEDIMENT AND DETENTION MEASURES SHALL BE INSTALLED AS SHOWN ON THE PLANS AND AT LOCATIONS AS REQUIRED OR DIRECTED BY THE ENGINEER.
3. ALL DISTURBED AREAS (INCLUDING POND AREAS BELOW THE PROPOSED WATERLINE) SHALL BE RETURNED TO PROPOSED GRADES AND ELEVATIONS. DISTURBED AREAS SHALL BE LOAMED WITH A MINIMUM OF 6" OF SCREENED ORGANIC LOAM AND SEEDED WITH SEED MIXTURE 'C' AT A RATE NOT LESS THAN 1.10 POUNDS OF SEED PER 1,000 S.F. OF AREA (48 LBS. / ACRE).
4. COMPOST FILTER TUBE AND OTHER BARRIERS SHALL BE INSPECTED EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF A RAINFALL OF 0.5" OR GREATER. ALL DAMAGED AREAS SHALL BE REPAIRED, AND SEDIMENT DEPOSITS SHALL PERIODICALLY BE REMOVED AND DISPOSED.
5. AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED, THE TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED AND THE AREA DISTURBED BY THE REMOVAL SMOOTHED AND REVEGETATED.
6. AREAS MUST BE SEEDED AND MULCHED OR OTHERWISE PERMANENTLY STABILIZED WITHIN 3 DAYS OF FINAL GRADING, OR TEMPORARILY STABILIZED WITHIN 14 DAYS OF THE INITIAL DISTURBANCE OF SOIL.
7. ALL PROPOSED VEGETATED AREAS THAT DO NOT EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED BY SEEDING AND INSTALLING NORTH AMERICAN GREEN S75 EROSION CONTROL BLANKETS (OR AN EQUIVALENT APPROVED IN WRITING BY THE ENGINEER) ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE INSTALLATION OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS.
8. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.
9. AFTER NOVEMBER 15th, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3" OF CRUSHED GRAVEL PER MASSDOT ITEM 304.3.
10. AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
    a. BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED;
    b. A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
    c. A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH STONE OR RIPRAP HAS BEEN INSTALLED; OR EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
11. IN ORDER TO ENSURE THE STABILITY OF THE SITE AND EFFECTIVE IMPLEMENTATION OF THE SEDIMENT AND EROSION CONTROL MEASURES SPECIFIED IN THE PLANS FOR THE DURATION OF CONSTRUCTION, THE CONTRACTOR SHALL BE IN STRICT COMPLIANCE WITH THE FOLLOWING INSPECTION AND MAINTENANCE REQUIREMENTS IN ADDITION TO THOSE CALLED FOR IN THE SWPPP:
    a. A CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL OR A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF MASSACHUSETTS ("MONITOR") SHALL BE EMPLOYED TO INSPECT THE SITE FROM THE START OF EARTH MOVING ACTIVITIES UNTIL THE SITE IS STABLE.
    b. DURING THIS PERIOD, THE MONITOR SHALL INSPECT THE SUBJECT SITE AT LEAST ONCE A WEEK, AND IF POSSIBLE, DURING ANY ½ INCH OR GREATER RAIN EVENT (I.E. ½ INCH OF PRECIPITATION OR MORE WITHIN A 24 HOUR PERIOD). IF UNABLE TO BE PRESENT DURING SUCH A STORM, THE MONITOR SHALL INSPECT THE SITE WITHIN 24 HOURS OF THIS EVENT.
    c. THE MONITOR SHALL PROVIDE TECHNICAL ASSISTANCE AND RECOMMENDATIONS TO THE CONTRACTOR ON THE APPROPRIATE BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENT CONTROLS REQUIRED TO MEET THE REQUIREMENTS OF ALL APPLICABLE DES PERMIT CONDITIONS.

CONSTRUCTION SEQUENCE

1. PRIOR TO THE START OF ANY ACTIVITY, IT IS THE RESPONSIBILITY OF THE SITE'S SITE DEVELOPER (OR OWNER) TO FILE A NOTICE OF INTENT (NOI) FORM WITH THE ENVIRONMENTAL PROTECTION AGENCY (EPA) IN ORDER TO GAIN COVERAGE UNDER THE NPDES GENERAL PERMIT FOR STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITIES. A PRE CONSTRUCTION MEETING IS TO BE HELD WITH ALL DEPARTMENT HEADS PRIOR TO THE START OF CONSTRUCTION.
2. WETLAND BOUNDARIES ARE TO BE CLEARLY MARKED PRIOR TO THE START OF CONSTRUCTION. AT LEAST A TEMPORARY CULVERT OR ROADBED TO BE IN PLACE PRIOR TO THE START OF CONSTRUCTION.
3. CUT AND REMOVE TREES IN CONSTRUCTION AREA AS REQUIRED OR DIRECTED.
4. INSTALL COMPOST FILTER TUBE, HAY BALES AND CONSTRUCTION ENTRANCES PRIOR TO THE START OF CONSTRUCTION. THESE ARE TO BE MAINTAINED UNTIL THE FINAL PAVEMENT SURFACING AND LANDSCAPING AREAS ARE ESTABLISHED.
5. CLEAR, CUT, GRUB AND DISPOSE OF DEBRIS IN APPROVED FACILITIES. THIS INCLUDES ANY REQUIRED DEMOLITION OF EXISTING STRUCTURES, UTILITIES, ETC.
6. CONSTRUCT AND/OR INSTALL TEMPORARY OR PERMANENT SEDIMENT AND/OR DETENTION BASIN(S) AS REQUIRED. THESE FACILITIES SHALL BE INSTALLED AND STABILIZED PRIOR TO DIRECTING RUN-OFF TO THEM.
7. STRIP LOAM AND PAVEMENT, OR RECLAIM EXISTING PAVEMENT WITHIN LIMITS OF WORK PER THE RECOMMENDATIONS OF THE PROJECT ENGINEER AND STOCKPILE EXCESS MATERIAL. STABILIZE STOCKPILE AS NECESSARY.
8. PERFORM PRELIMINARY SITE GRADING IN ACCORDANCE WITH THE PLANS, INCLUDING THE CONSTRUCTION OF ANY RETAINING WALLS AND SOUND WALLS.
9. PREPARE BUILDING PAD(S) TO ENABLE BUILDING CONSTRUCTION TO BEGIN.
10. INSTALL THE SEWER AND DRAINAGE SYSTEMS FIRST, THEN ANY OTHER UTILITIES IN ACCORDANCE WITH THE PLAN AND DETAILS. ANY CONFLICTS BETWEEN UTILITIES ARE TO BE RESOLVED WITH THE INVOLVEMENT AND APPROVAL OF THE ENGINEER.
11. INSTALL INLET PROTECTION AT ALL CATCH BASINS AS THEY ARE CONSTRUCTED IN ACCORDANCE WITH DETAILS.
12. ALL SWALES AND DRAINAGE STRUCTURES ARE TO BE CONSTRUCTED AND STABILIZED PRIOR TO HAVING RUN-OFF DIRECTED TO THEM.
13. DAILY, OR AS REQUIRED, CONSTRUCT TEMPORARY BERMS, DRAINAGE DITCHES, CHECK DAMS, SEDIMENT TRAPS, ETC., TO PREVENT EROSION ON THE SITE AND PREVENT ANY SILTATION OF ABUTTING WATERS AND/OR PROPERTY.
14. PERFORM FINAL FINE GRADING, INCLUDING PLACEMENT OF 'SELECT' SUBGRADE MATERIALS.
15. PAVE ALL PARKING LOTS AND ROADWAYS WITH INITIAL 'BASE COURSE'.
16. PERFORM ALL REMAINING SITE CONSTRUCTION (i.e. BUILDING, CURBING, UTILITY CONNECTIONS, ETC.).
17. LOAM AND SEED ALL DISTURBED AREAS AND INSTALL ANY REQUIRED SEDIMENT AND EROSION CONTROL FACILITIES (i.e. RIP RAP, EROSION CONTROL BLANKETS, ETC.).
18. FINISH PAVING ALL ROADWAYS AND PARKING AREAS WITH 'FINISH' COURSE.
19. ALL ROADWAYS AND PARKING LOTS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
20. ALL CUT AND FILL SLOPES SHALL BE SEEDED/LOAMED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
21. COMPLETE PERMANENT SEEDING AND LANDSCAPING.
22. REMOVE TEMPORARY EROSION CONTROL MEASURES AFTER SEEDING AREAS HAVE BEEN 75%-85% ESTABLISHED AND SITE IMPROVEMENTS ARE COMPLETE. SMOOTH AND RE-VEGETATE ALL DISTURBED AREAS.
23. CLEAN SITE AND ALL DRAINAGE STRUCTURES, PIPES AND SUMPS OF ALL SILT AND DEBRIS.
24. INSTALL ALL PAINTED PAVEMENT MARKINGS AND SIGNAGE PER THE PLANS AND DETAILS.
25. ALL EROSION CONTROLS SHALL BE INSPECTED WEEKLY AND AFTER EVERY HALF-INCH OF RAINFALL.
26. UPON COMPLETION OF CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY ANY RELEVANT PERMITTING AGENCIES THAT THE CONSTRUCTION HAS BEEN FINISHED IN A SATISFACTORY MANNER.

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Design: WGM | Draft: RMK | Date: 05/06/20
Checked: WGM | Scale: AS NOTED | Project No.: 13153
Drawing Name: 13153-PLAN.dwg

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.

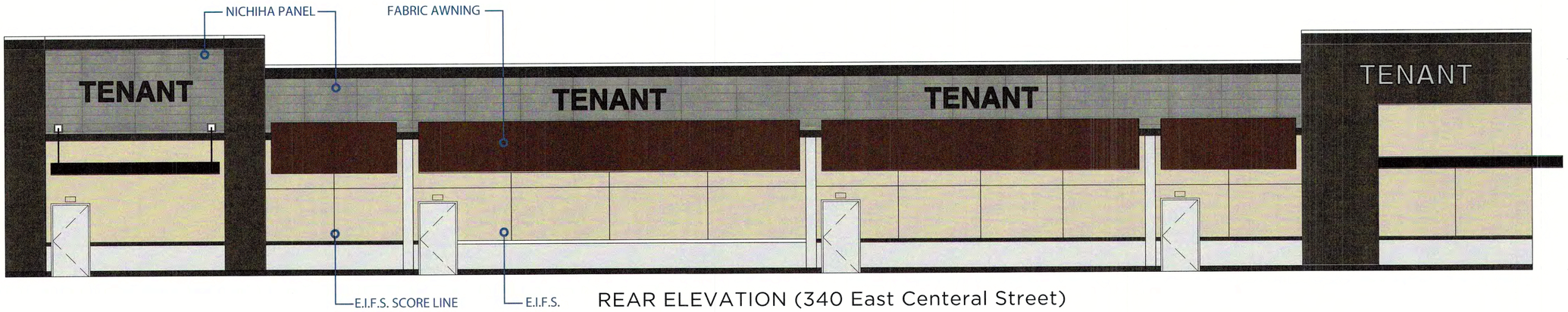
COMMONWEALTH OF MASSACHUSETTS
MICHAEL J. KERIVAN
CIVIL
No. 39464
REGISTERED PROFESSIONAL ENGINEER
5/14/2020

REV.	DATE	REVISION	BY
0	05/06/20	ISSUED FOR REVIEW	EMP

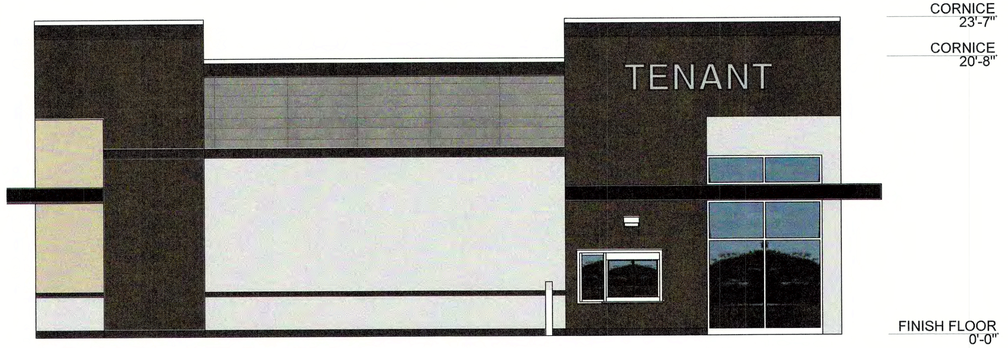
Designed and Produced in NH
J/B Jones & Beach Engineers, Inc.
85 Portsmouth Ave.
PO Box 219
Stratham, NH 03885
Civil Engineering Services
603-772-4746
FAX: 603-772-0227
E-Mail: JBE@JONESANDBEACH.COM

Plan Name: EROSION AND SEDIMENT CONTROL DETAILS
Project: PROPOSED CENTRAL SQUARE
340 E CENTRAL STREET, FRANKLIN, MA
Owner of Record: 340 EAST CENTRAL. EPK PROPERTIES, LLC. LAND COURT CERTIFICATE 190576

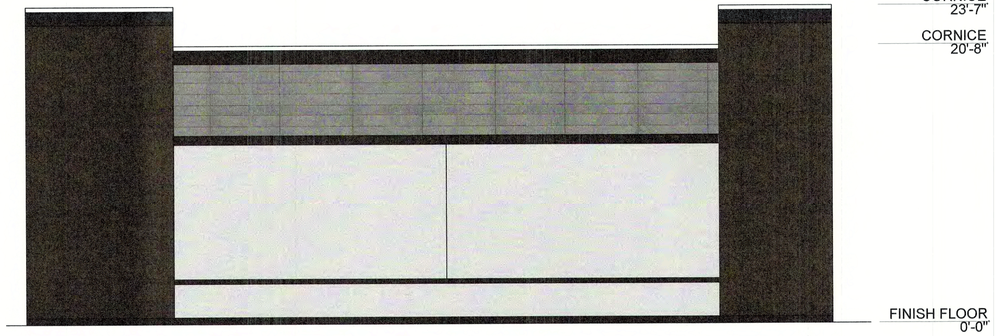
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E1
SHEET 16 OF 16
JBE PROJECT NO. 13153



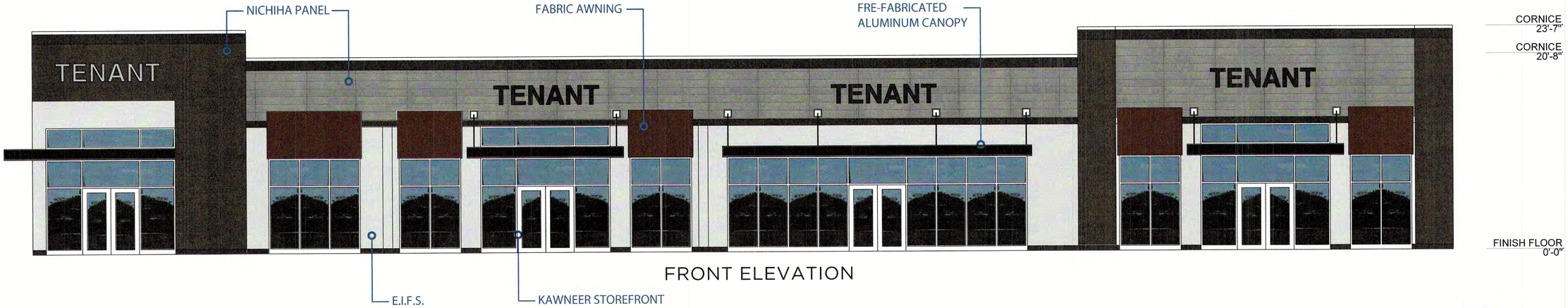
REAR ELEVATION (340 East Centeral Street)



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



FRONT ELEVATION

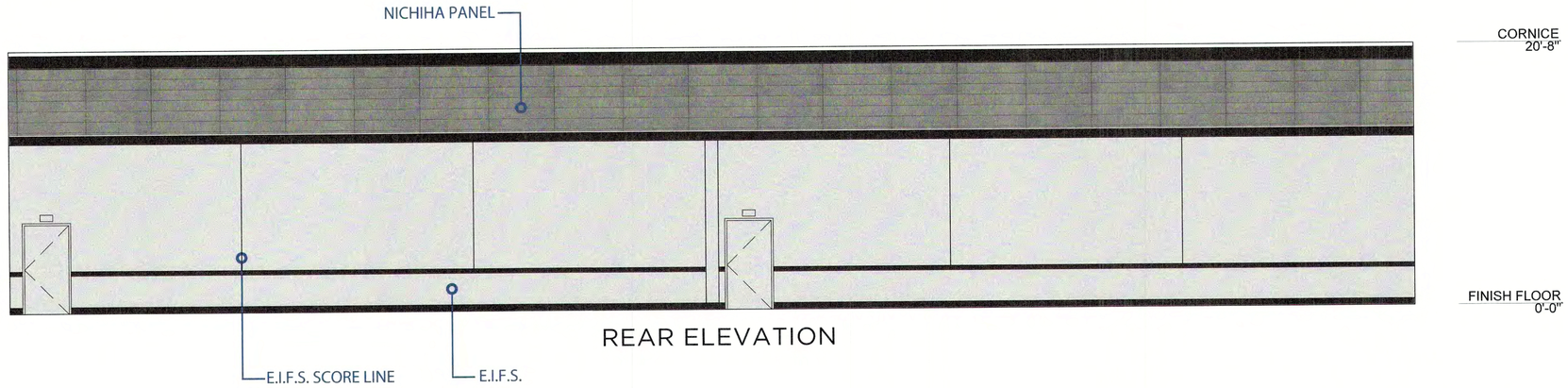
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BUILDING C

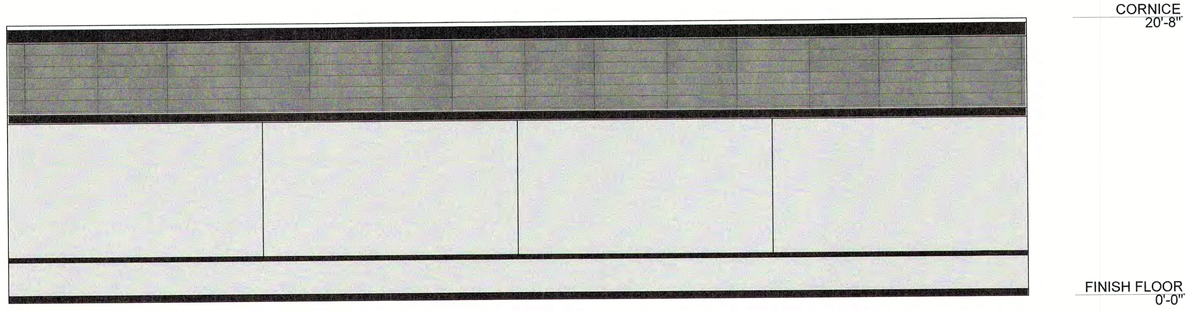
FRANKLIN, MA

MARCH 26, 2020

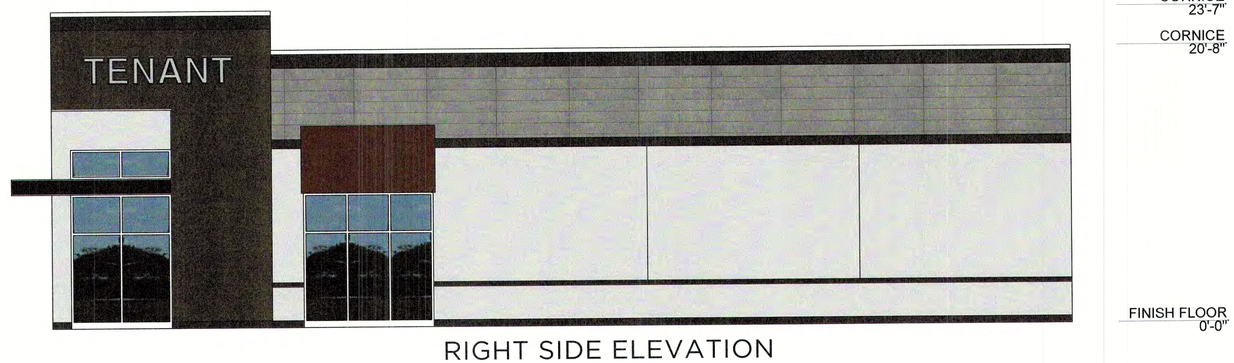
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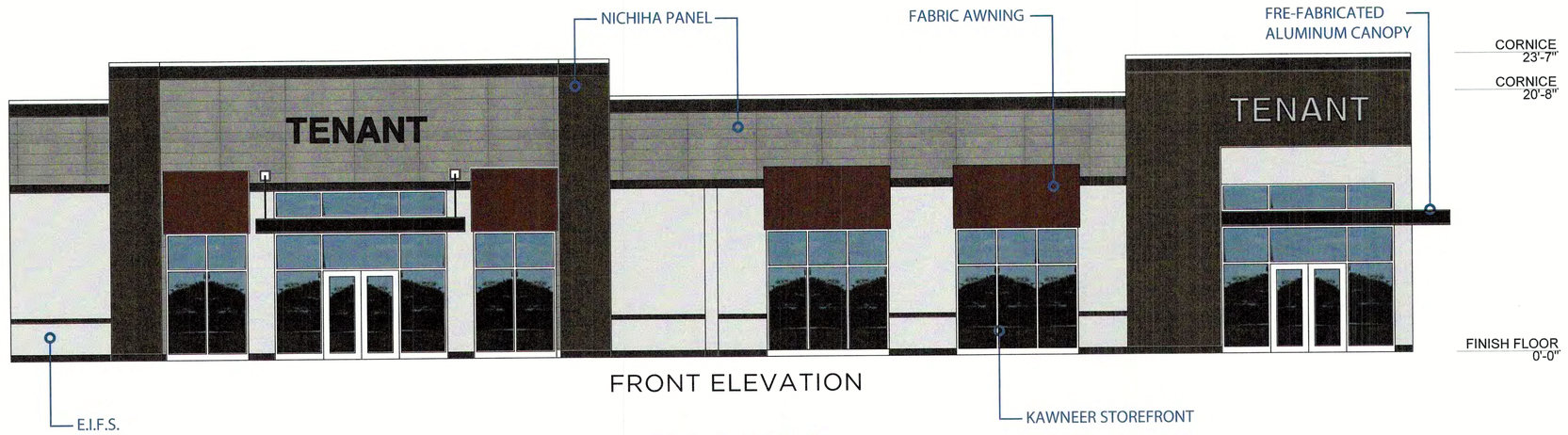
REAR ELEVATION



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



FRONT ELEVATION

340 EAST CENTRAL STREET, LLC

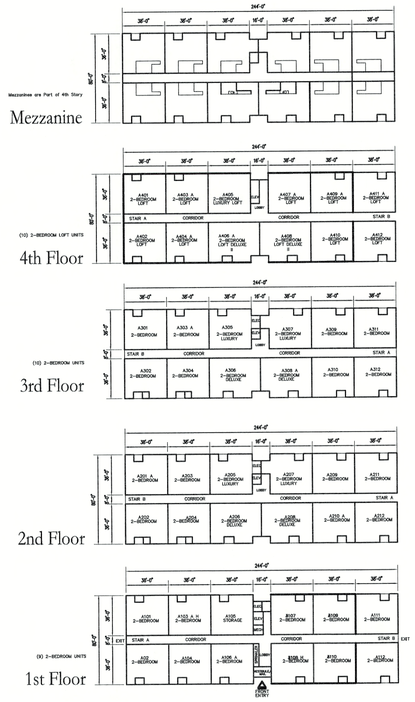
BUILDING D

FRANKLIN, MA

MARCH 26, 2020

PHASE ZERO DESIGN

TAJ ESTATES of FRANKLIN
Building A



BUILDING B

Use R-2 Multi-family Apartment Building
Building Area 19,520 SF
4 Stories above grade
1st Floor is a slab at grade
Building Height 50 feet
Construction Type VA (Protected)
NFPA 13 Sprinklers



A : AFFORDABLE
H : ACCESSIBLE

Key to Unit Types

1"=40" 1/480
0 10 20 40 80 FEET

PROJECT INFORMATION

00002 – PROJECT DIRECTORY

OWNER/ DEVELOPER/ CONTRACTOR:
TAJ ESTATES
Contact: Miraj Amed
1779 Central Street
Stoughton, MA
Phone: –
FAX: –
Cell: 508-962-1928
E-mail: mirajahmed@yahoo.com

ARCHITECT:
ARCHITECTSstudio, Incorporated
Principal Architect: Jerome R. Dixon, Architect, AIA NCARB CSI
50 Oliver Street Studio W7
North Easton, MA 02356
Phone: (508) 230-9684
FAX: (508) 219-4493
Contact: Karen S
Phone: (508) 230-9684
E-mail: TASKaren@aol.com

STRUCTURAL ENGINEER:
JOHN SPINK Structural Engineer
Contact: John Spink, PE
.
.
Phone: 774-766-0544-353-5888
E-mail:
jspink1@gmail.com

SITE SURVEY/ CIVIL ENGINEERS:
JONES & BEACH ENGINEERS, INC.
Contact: –
85 Portsmouth Ave. PO Box 219
Stratham NH 03885
Phone: 603-772-4746
FAX: 603-772-0227
E-mail:
JBESANDBEACH.COM

SOIL ENGINEER
.
Contact: –
–
–
Phone: –
Fax =
E-mail:

LUMBER SUPPLIER:
NATIONAL LUMBER
Contact: Rob Harris
71 Maple Street
Mansfield, MA 02048
Phone: 508-339-8020
Cell: 508-509-9234
E-mail:
rharris@national-lumber.com

TRUSS SUPPLIER:
RELIABLE TRUSS AND COMPONENTS INC.
Contact: –
200 Welby Road
New Bedford, MA 02745
Phone: (603) 796-2131 ext 1713
Cell: 603-552-0523
E-mail:
.

FIRE PROTECTION:
FIRE INSPECTIONAL SERVICES INC.
Contact: –
–
–
Phone: –
Fax: –
E-mail: –
–

SITE LIGHTING DESIGN
JONES & BEACH ENGINEERS, INC.
Contact: –
85 Portsmouth Ave. PO Box 219
Stratham NH 03885
Phone: 603-772-4746
FAX: 603-772-0227
E-mail:
JBESANDBEACH.COM

CODE COMPLIANCE

BASE CODE: 780 MASSACHUSETTS STATE BUILDING CODE 8th Edition
Amendments to INTERNATIONAL BUILDING CODE 2009 (IBC 2009)
521 CMR ARCHITECTURAL ACCESS BOARD
248 CMR PLUMBING AND GAS
527 CMR FIRE PREVENTION; Where items are not addressed, defer to IFC and/or IMC
INTERNATIONAL ENERGY CONSERVATION CODE 2012 (IEEC2012)
271 CMR DUCTWORK AND SHEETMETAL

		REFERENCE
OCCUPANCY CLASSIFICATION .	R-2 RESIDENTIAL (APARTMENT BULDING) C LOW-HAZARD STORAGE ENCLOSED	SECTION 310.1
SPECIAL REQUIREMENTS	GROUP R-2 SEPARATION WALLS FIRE PARTITIONS 1-Hr Min. FIRE RESISTANCE EXCEPTION: 1/2-Hr W/ SPRINKLER SYSTEM	SECTION 420 SECTION 420.2 SECTION 709 SECTION 709.3
CONSTRUCTION CLASSIFICATION	TYPE VA COMBUSTIBLE, PROTECTED	CHAPTER 6
MINIMUM FIRE RESISTANCE OF STRUCTURAL ELEMENTS EXTERIOR WALLS	 0	TABLE 601
BUILDING AREA	7,000 ALLOWED 21,000 SF ALLOWED WITH AUTOMATIC SPRINKLER SYSTEM XX,XXX SF PROPOSED GROSS AREA	TABLE 503 TABLE 506.3 SECTION 502.1
BUILDING HEIGHT NUMBER OF STORIES	2 STORIES ABOVE GRADE PLANE WITH BASEMENT, 1 STORY BELOW GRADE PLANE ALLOWED WITH SPRINKLERS	TABLE 503 (2308.2)
SPRINKLERED	YES	SECTION 903.3.1.1

LIST OF DRAWINGS

ARCHITECTURAL

NO.	DESCRIPTION	REV	DATE
T101	Key Plans		
.	Project Information, Code Compliance & Gen. Requirements		
A100	Wall, Floor, and Ceiling Assemblies		
A101	Typical 2-Bed Apartment Unit Plans		
A102	Typical 2-Bed Townhouse Unit Plans		
A103	Typical 2-Bed Townhouse Unit Plans		
A111	First Floor Plan		
A112	Second Floor Plan		
A113	Third Floor Plan		
A114	Fourth Floor Plan		
A115	Mezzanine Floor Plan		
A116	Roof Floor Plan		
A132	Stair A Plans & Sections		
A133	Stair B Plans & Sections		
A134	Loft Staircase		
A151	Interior Elevations		
A152	Interior Elevations		
A211	Exterior Elevations		
A212	Exterior Elevations		
A300	Building Section		
A301	Exterior Wall sections		
A302	Exterior Wall sections		
A810	Wall Types& Floor/ Ceiling Assembly		
A901	Exterior Openings Sections		
.	.		
S000	Building 2 General Structural Notes		
S110	Building 2 Foundation Plan		
.	. Bolt Plan		
.	. Elevations		

GENERAL REQUIREMENTS

The Contractor and all Subcontractors shall perform their Work according to the following:

01010 SUMMARY OF WORK
Included in the Work are the following:
a. Multi-Family Apartment Building
.

01035 SUBSTITUTIONS AND CHANGE ORDERS
a. DO NOT substitute materials, equipment or methods unless such substitution is first discussed with the Architect and has been approved specifically in writing by the Owner
b. Notify the Architect immediately by telephone of any hidden, unforseen conditions and any requirements Confirm all notifications and action required in writing within 24 hours of the event.
c. Milestone date changes must be made in writing by Owner.

01040 COORDINATION
a. The Contractor and each Subcontractor shall be thoroughly familiar with the Work shown on the drawings and on the other Contract Documents.
b. Each Subcontractor shall coordinate their Work with that of others and be aware of all Related Work to be performed by others, via the Contractor.

01050 EXISTING CONDITIONS
a. Prior to submitting bid proposals, the Contractor and each Subcontractor shall visit the proposed site and make themselves familiar with all existing conditions, take field measurements and record all information needed to provide a complete scope of Work.
b. Notify the Architect immediately of conditions which may contribute to unnecessary, excessive costs.
c. No additional compensation will be paid by the Owner for disputes which result from a lack of familiarity with the existing conditions.

01060 REGULATORY REQUIREMENTS
Comply with all applicable national, state and local codes.

01100 SPECIAL REQUIREMENTS AND PROCEDURES
a. Maintain a written daily journal.
b. The Owner shall provide a phone on site.
c. Designate a superintendent for the duration of the Project and submit his/her name to the Architect
d. Work shall be completed in a timely manner, consistent with the approved construction schedule.
e. The Contractor shall be responsible for receiving and maintaining in good condition all millwork, fixtures and equipment up to the Date of Substantial Completion.
f. All Owners' material delivered to the Project shall be checked against the Owners' material list by the Contractor at the time of delivery. All discrepancies shall be noted in the Receiving Report and in the Daily Journal, and the Contractor shall immediately notify the Owner of same. All Shortages occuring after the receipt of goods shall be charged back the the Contractor.
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4-Spare Parts, Materials and Stock
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7-Evidence of Payment and Release of Liens
8-List of Subcontractors, Vendors and Suppliers
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- RECESSED EXHAUST FAN
- RECESSED EXHAUST FAN WITH HEAT
- RECESSED EXHAUST FAN WITH LIGHT
- RECESSED EXHAUST FAN WITH LIGHT AND HEAT

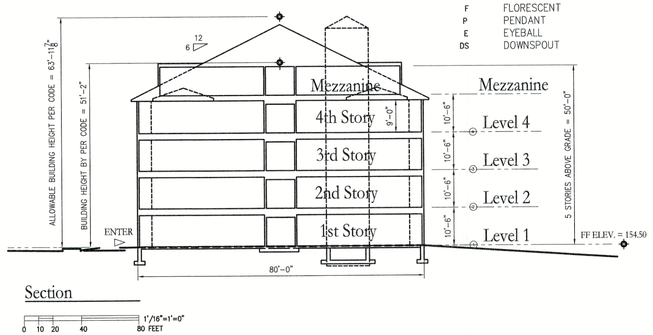
FF	FINISHED FLOOR
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- INTERIOR WALL 2x4 @ 16" O.C.
- E and F Sheet A00



Section

1'/16"=1'-0"
0 10 20 40 80 FEET

03-CONTRACT DOCUMENTS
TAJ ESTATES of FRANKLIN
32001 3

SIGNATURES
BY DATE
OWNER

REVISION HISTORY

1	09/11/2017	Issued for Permit

TAJ Estates of Franklin
340 E Central Square
FRanklin, MA

JEROME R. DIXON No. 6740 BOSTON MA REGISTERED ARCHITECT COMMONWEALTH OF MASSACHUSETTS

ARCHITECTS' STUDIO
Jerome R Dixon, Architect

ARCHITECTURE
PLANNING
INTERIOR DESIGN

50 Oliver Street
Studio W7
Easton, MA 02356

PHONE: 508.230.9684
FAX: 508.219.4693
E-Mail: ARCHITEC77@AOL.com
WWW.ARCHITECTSSTUDIO1.COM

Building A
Project Information

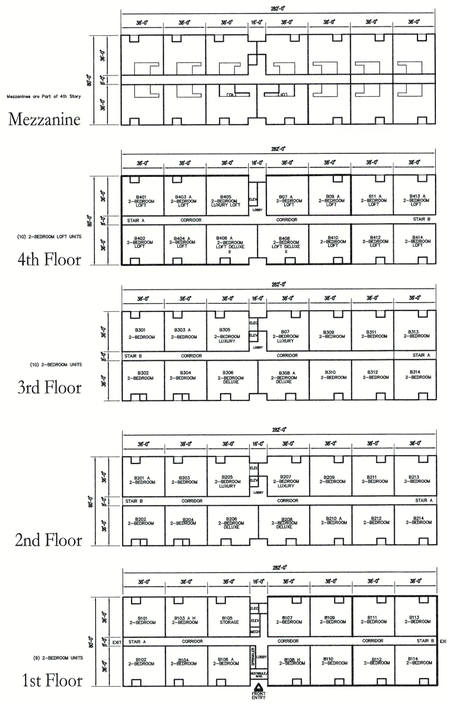
DATE : Rev 0 April 26, 2020
DRAWN BY : KS
CHECKED BY : JRD
ARCHITECT'S PROJECT NUMBER : 20013

T1 01

C:\PROJECTS\2020 PROJECTS\20013 TAJ ESTATES of Franklin\03 CONTRACT DOCUMENTS\BUILDING A\20013BIZASA_T101 Building Information.dwg 4/26/2020 11:33:27 PM Adobe PDF

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TAJ ESTATES of FRANKLIN
Building B



BUILDING B

Use R-2 Multi-family Apartment Building
Building Area 22,560 SF
4 Stories above grade
1st Floor is a slab at grade
Building Height 50 feet
Construction Type VA (Protected)
NFPA 13 Sprinklers



A: AFFORDABLE
H: ACCESSIBLE

Key to Unit Types

1"=40" 1/480
0 10 20 40 80 FEET

PROJECT INFORMATION

00002 – PROJECT DIRECTORY

OWNER/ DEVELOPER/ CONTRACTOR:
TAJ ESTATES — Phone: –
Contact: Miraj Amed — FAX: –
1779 Central Street — Cell: 508–962–1928
Stoughton, MA — E–mail: mirajahmed@yahoo.com

ARCHITECT:
ARCHITECTSstudio, Incorporated
Principal Architect: Jerome R. Dixon, Architect, AIA NCARB CSI
50 Oliver Street Studio W7 — Phone: (508) 230–9684
North Easton, MA 02356 — FAX: (508) 219–4493
Contact: Karen S — Phone: (508) 230–9684
E–mail: TASKaren@aol.com

STRUCTURAL ENGINEER:
JOHN SPINK Structural Engineer
Contact: John Spink, PE — Phone: 774–766–0544–353–5888
. — E–mail:
. — jspink1@gmail.com

SITE SURVEY/ CIVIL ENGINEERS:
JONES & BEACH ENGINEERS, INC.
Contact: – — Phone: 603–772–4746
85 Portsmouth Ave. PO Box 219 — FAX: 603–772–0227
Stratham NH 03885 — E–mail: JBESANDBEACH.COM

SOIL ENGINEER
.
Contact: – — Phone: –
– — Fax: =
– — E–mail:

LUMBER SUPPLIER:
NATIONAL LUMBER
Contact: Rob Harris — Phone: 508–339–8020
71 Maple Street — Cell: 508–509–9234
Mansfield, MA 02048 — E–mail: rharris@national–lumber.com

TRUSS SUPPLIER:
RELIABLE TRUSS AND COMPONENTS INC.
Contact: – — Phone: (603) 796–2131 ext 1713
200 Welby Road — Cell: 603–552–0523
New Bedford, MA 02745 — E–mail:
.

FIRE PROTECTION:
FIRE INSPECTIONAL SERVICES INC.
Contact: – — Phone: –
– — Fax: –
– — E–mail: –

SITE LIGHTING DESIGN
JONES & BEACH ENGINEERS, INC.
Contact: – — Phone: 603–772–4746
85 Portsmouth Ave. PO Box 219 — FAX: 603–772–0227
Stratham NH 03885 — E–mail: JBESANDBEACH.COM

CODE COMPLIANCE

BASE CODE: 780 MASSACHUSETTS STATE BUILDING CODE 8th Edition
Amendments to INTERNATIONAL BUILDING CODE 2009 (IBC 2009)
521 CMR ARCHITECTURAL ACCESS BOARD
248 CMR PLUMBING AND GAS
527 CMR FIRE PREVENTION; Where items are not addressed, defer to IFC and/or IMC
INTERNATIONAL ENERGY CONSERVATION CODE 2012 (IEEC2012)
271 CMR DUCTWORK AND SHEETMETAL

		REFERENCE
OCCUPANCY CLASSIFICATION	R–2 RESIDENTIAL (APARTMENT BULDING) C LOW–HAZARD STORAGE ENCLOSED	SECTION 310.1
SPECIAL REQUIREMENTS	GROUP R–2 SEPARATION WALLS FIRE PARTITIONS 1–Hr Min. FIRE RESISTANCE EXCEPTION: 1/2–Hr W/ SPRINKLER SYSTEM	SECTION 420 SECTION 420.2 SECTION 709 SECTION 709.3
CONSTRUCTION CLASSIFICATION	TYPE VA COMBUSTIBLE, PROTECTED	CHAPTER 6
MINIMUM FIRE RESISTANCE OF STRUCTURAL ELEMENTS EXTERIOR WALLS	 0	TABLE 601
BUILDING AREA	7,000 ALLOWED 21,000 SF ALLOWED WITH AUTOMATIC SPRINKLER SYSTEM XX,XXX SF PROPOSED GROSS AREA	TABLE 503 TABLE 506.3 SECTION 502.1
BUILDING HEIGHT NUMBER OF STORIES	2 STORIES ABOVE GRADE PLANE WITH BASEMENT, 1 STORY BELOW GRADE PLANE ALLOWED WITH SPRINKLERS	TABLE 503 (2308.2)
SPRINKLERED	YES	SECTION 903.3.1.1

LIST OF DRAWINGS

ARCHITECTURAL

NO.	DESCRIPTION	REV	DATE
T101	Key Plans		
.	Project Information, Code Compliance & Gen. Requirements		
A100	Wall, Floor, and Ceiling Assemblies		
A101	Typical 2–Bed Apartment Unit Plans		
A102	Typical 2–Bed Townhouse Unit Plans		
A103	Typical 2–Bed Townhouse Unit Plans		
A111	First Floor Plan		
A112	Second Floor Plan		
A113	Third Floor Plan		
A114	Fourth Floor Plan		
A115	Mezzanine Floor Plan		
A116	Roof Floor Plan		
A132	Stair A Plans & Sections		
A133	Stair B Plans & Sections		
A134	Loft Staircase		
A151	Interior Elevations		
A152	Interior Elevations		
A211	Exterior Elevations		
A212	Exterior Elevations		
A300	Building Section		
A301	Exterior Wall sections		
A302	Exteriror Wall sections		
A810	Wall Types& Floor/ Ceiling Assembly		
A901	Exterior Openings Sections		
.	.		
S000	Building 2 General Structural Notes		
S110	Building 2 Foundation Plan		
.	. Bolt Plan		
.	. Elevations		

GENERAL REQUIREMENTS

The Contractor and all Subcontractors shall perform their Work according to the following:

01010 SUMMARY OF WORK
Included in the Work are the following:
a. Multi–Family Apartment Building
.

01035 SUBSTITUTIONS AND CHANGE ORDERS
a. DO NOT substitute materials, equipment or methods unless such substitution is first discussed with the Architect and has been approved specifically in writing by the Owner
b. Notify the Architect immediately by telephone of any hidden, unforseen conditions and any requirements Confirm all notifications and action required in writing within 24 hours of the event.
c. Milestone date changes must be made in writing by Owner.

01040 COORDINATION
a. The Contractor and each Subcontractor shall be thoroughly familiar with the Work shown on the drawings and on the other Contract Documents.
b. Each Subcontractor shall coordinate their Work with that of others and be aware of all Related Work to be performed by others, via the Contractor.

01050 EXISTING CONDITIONS
a. Prior to submitting bid proposals, the Contractor and each Subcontractor shall visit the proposed site and make themselves familiar with all existing conditions, take field measurements and record all information needed to provide a complete scope of Work.
b. Notify the Architect immediately of conditions which may contribute to unnecessary, excessive costs.
c. No additional compensation will be paid by the Owner for disputes which result from a lack of familiarity with the existing conditions.

01060 REGULATORY REQUIREMENTS
Comply with all applicable national, state and local codes.

01100 SPECIAL REQUIREMENTS AND PROCEDURES
a. Maintain a written daily journal.
b. The Owner shall provide a phone on site.
c. Designate a superintendent for the duration of the Project and submit his/her name to the Architect
d. Work shall be completed in a timely manner, consistent with the approved construction schedule.
e. The Contractor shall be responsible for receiving and maintaining in good condition all millwork, fixtures and equipment up to the Date of Substantial Completion.
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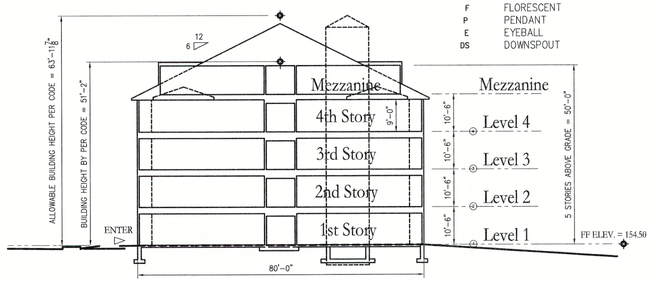
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03–CONTRACT DOCUMENTS
TAJ ESTATES of FRANKLIN
J2001 3

SIGNATURES
BY — DATE
OWNER

REVISION HISTORY

1	09/11/2017	Issued for Permit

TAJ ESTATES
340 E Central Square
Franklin, MA

JEROME R. DIXON No. 6740 BOSTON MA COMMONWEALTH OF MASSACHUSETTS

ARCHITECTS' STUDIO
Jerome R Dixon, Architect

ARCHITECTURE
PLANNING
INTERIOR DESIGN

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PHONE: 508.230.9684
FAX: 508.219.4693
E–Mail: ARCHITEC77@AOL.com
WWW.ARCHITECTSSTUDIO1.COM

Building B
Project Information

DATE: Rev 0 April 26, 2020
DRAWN BY: KS
CHECKED BY: JRD
ARCHITECT'S PROJECT NUMBER: 20013

T1 01

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C:\PROJECTS\2020 PROJECTS\J2001 3 TAJ ESTATES of Franklin\03 CONTRACT DOCUMENTS\BUILDING B\J2001 3B.DWG, T101 Building Information.dwg, 4/26/2020 11:24:42 PM, Adobe PDF











TAJ ESTATES
340 E Central Square
Franklin, MA

ARCHITECTS'
Jerome R Dixon, Architect STUDIO

ARCHITECTURE
PLANNING
INTERIOR DESIGN

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Easton, MA 02356

PHONE: 508.230.9684
FAX: 508.219.4693
E-Mail: ARCHITEC77@AOL.com
WWW.ARCHITECTSSTUDIO1.COM

3D RENDERS

DATE :	Rev 0 April 26, 2020
DRAWN BY :	KS
CHECKED BY :	JRD
ARCHITECTS PROJECT NUMBER :	20013

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R10