AUTUMN HILL
SENIOR VILLAGE

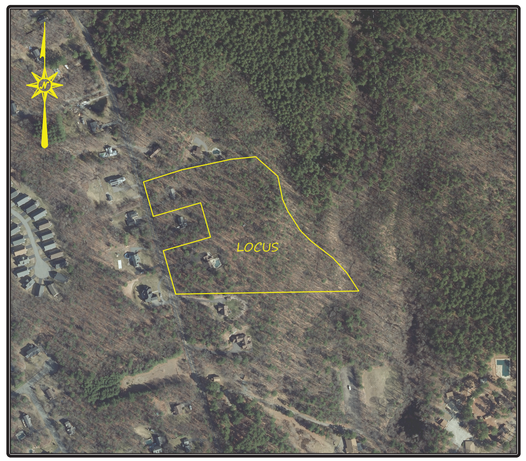
FRANKLIN, MA
SITE PLAN

JANUARY 26, 2024

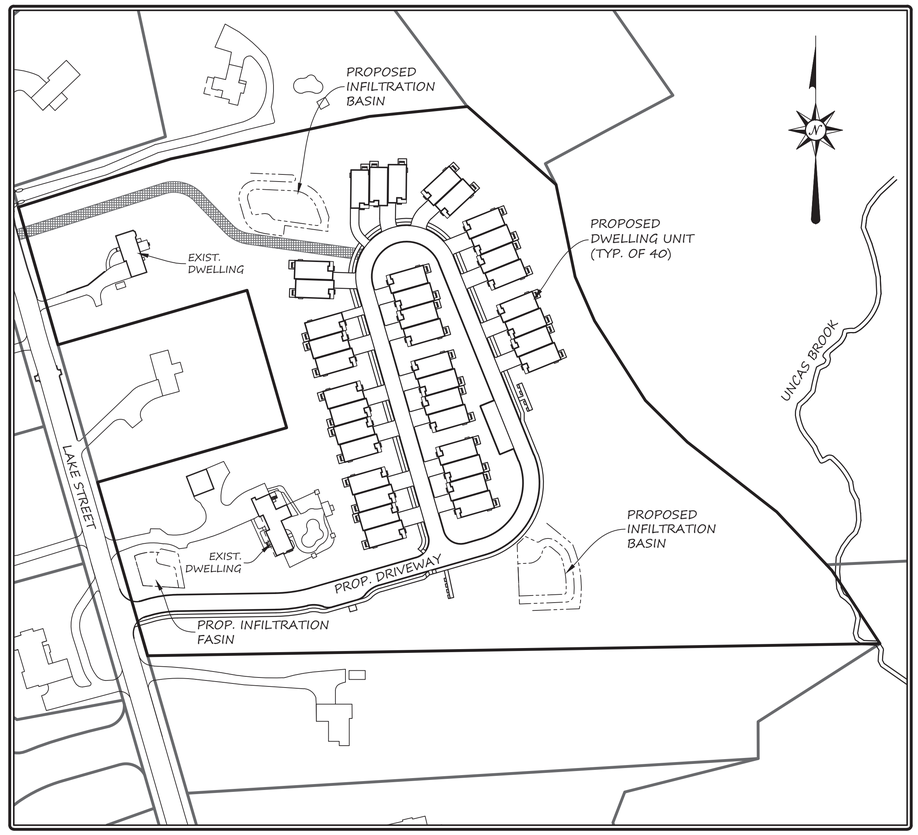
Revised July 18, 2024

PREPARED BY:

LEGACY ENGINEERING LLC
730 MAIN STREET, SUITE 2C
MILLIS, MA 02054



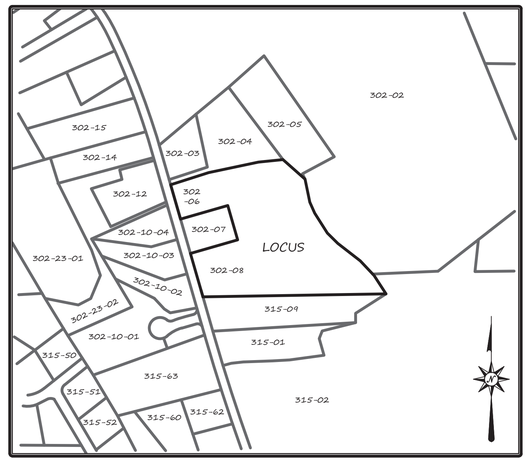
2021 MASSGIS AERIAL LOCUS
SCALE: 1" = 400'



LOCUS
SCALE: 1" = 50'

PREPARED FOR:

SUEJO CORP.
P.O. BOX 934
WRENTHAM, MA 02093



FRANKLIN ASSESSORS LOCUS
SCALE: 1" = 400'

OWNERS
BRUCE J. HUNCHARD
496 SUMMER STREET
FRANKLIN, MA 02038

TIMOTHY JONES
488 SUMMER STREET
FRANKLIN, MA 02038

APPLICANT
SUEJO CORP.
P.O. BOX 934
WRENTHAM, MA 02093

ZONING DISTRICT
RURAL RESIDENTIAL 1
SENIOR VILLAGE OVERLAY
ZONE II (PARTIAL)

ASSESSORS PARCEL
302-006-000
302-008-000

PLAN & DEED REFERENCE
CTF. NO. 209710
CTF. NO. 161598
L.C. PLAN 41284A

DATE APPROVED: _____

DATE ENDORSED: _____

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TOWN OF FRANKLIN PLANNING BOARD

SHEET LEGEND

C-0: COVER SHEET
C-1: KEY SHEET
C-2: EXISTING CONDITIONS PLAN
C-3: LAYOUT PLAN
C-4: GRADING & UTILITIES PLAN
C-5: UTILITY PLAN
C-6: PROFILE PLAN
C-7: PROFILE PLAN
C-8: PROFILE PLAN
C-9: PROFILE PLAN
C-10: LIGHTING PLAN
C-11: EROSION CONTROL PLAN
C-12: DETAILS
C-13: DETAILS
C-14: DETAILS
C-15: DETAILS

REQUESTED WAIVERS

- 185-48.E.(1).(a).(ii).d: TO NOT REQUIRE LOCATING 15"+ DIAMETER TREES.

COMMONWEALTH OF MASSACHUSETTS
DANIEL J. MERRIKIN
CIVIL
No. 43309
REGISTERED PROFESSIONAL ENGINEER

Digitally signed by Daniel J. Merrikin, P.E.
Date: 2024.07.24 14:08:31 04'00'

PLAN SCALE: AS NOTED

PLAN DATE: JANUARY 26, 2024

REVISION	DATE	BY
REVISIONS PER TOWN COMMENTS	2024-07-18	DJM

AUTUMN HILL
SENIOR VILLAGE
COVER
PLAN OF LAND IN
FRANKLIN, MA

730 MAIN STREET
SUITE 2C
MILLIS, MA 02054
508-376-8883(o)

C-0

LEGACY ENGINEERING

GENERAL NOTES:

1. SURVEY & PLAN REFERENCES:
   A. PROPERTY LINE AND TOPOGRAPHICAL SURVEY BY COLONIAL ENGINEERING AND ARE THE RESULT OF AN ON-THE-GROUND SURVEY.
   B. PLAN REFERENCES AS FOLLOWS:
      LC PLAN 41284-A
   C. DEED REFERENCES:
      CTF. NO. 209710
      CTF. NO. 161598
2. EXISTING UTILITY INFORMATION IS BASED ON BEST AVAILABLE RECORDS FROM THE TOWN OF FRANKLIN AND OTHER SOURCES AND VISIBLE SURFACE FEATURES SUCH AS MANHOLES, CATCH BASINS, UTILITY POLES, HYDRANTS, VALVE BOXES, ETC.. EXISTING UTILITY INFORMATION DEPICTED ON THESE PLANS ARE NOT WARRANTED TO BE CORRECT AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING ALL LOCATIONS PRIOR TO COMMENCEMENT OF WORK.
3. DATUM: NAVD88

CONSERVATION NOTES:

1. WETLANDS BOUNDARIES WERE DELINEATED BY APPLIED ECOLOGICAL SCIENCES IN 2022 AND 2023.
2. NO PROPOSED ACTIVITIES ARE PROPOSED TO BE DONE WITHIN CONSERVATION JURISDICTIONAL AREAS.

CONSTRUCTION NOTES:

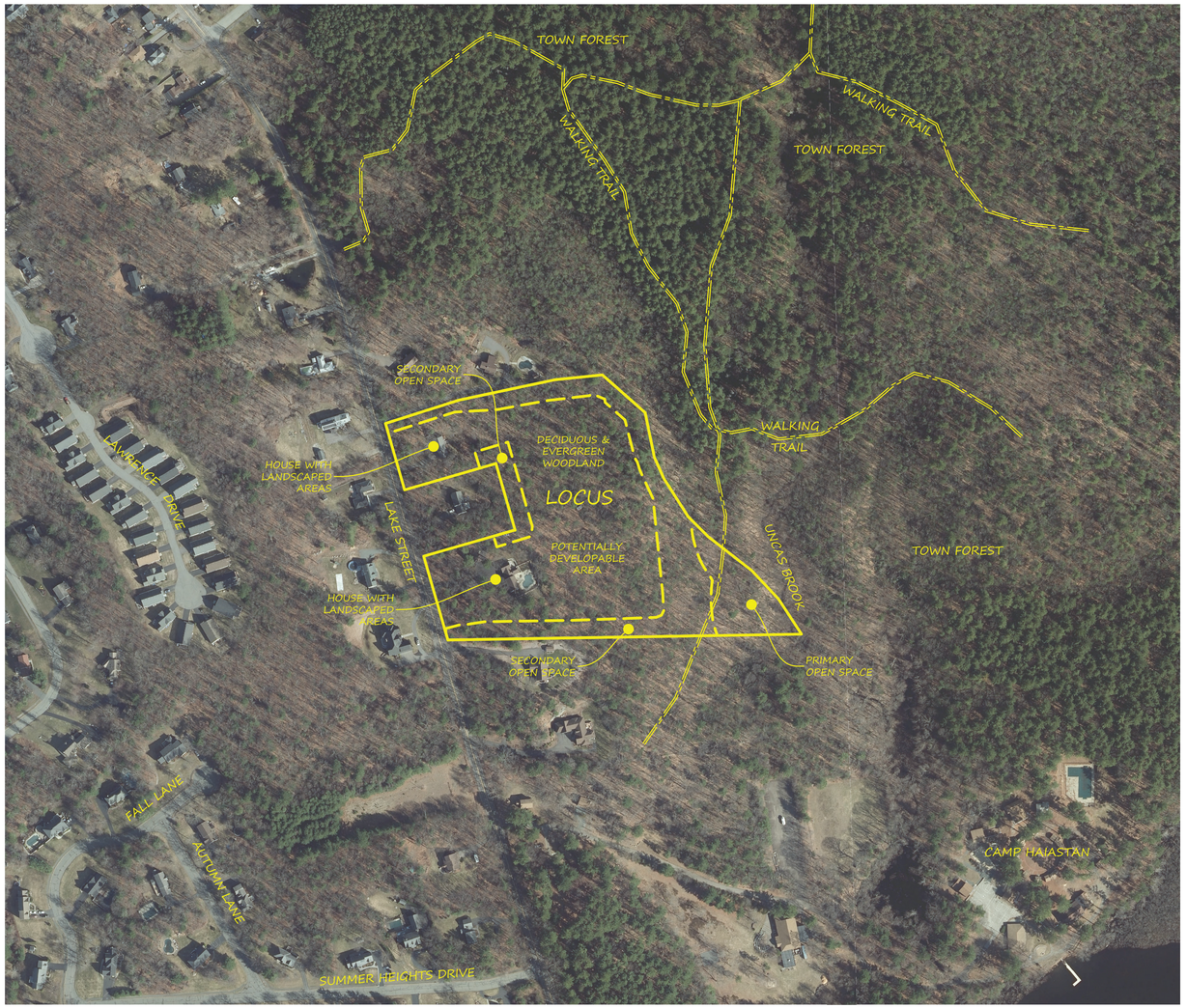
1. THE CONTRACTOR SHALL CONTACT DIGSAFE AT 811 PRIOR TO ANY EXCAVATION ACTIVITIES.
2. HOURS OF OPERATION FOR SITEWORK, CONSTRUCTION OUTSIDE OF BUILDINGS, AND DELIVERY OR PICKUP OF HEAVY CONSTRUCTION EQUIPMENT SHALL BE MONDAY THROUGH SATURDAY, 7:00 AM - 9:00 PM. SHOULD THE CONTRACTOR DESIRE TO WORK ON ANY NORFOLK COUNTY STATE-RECOGNIZED HOLIDAY, IT SHALL SUBMIT A REQUEST IN WRITING TO THE BUILDING INSPECTOR AT LEAST FIVE BUSINESS DAYS PRIOR TO THE HOLIDAY IN QUESTION. THE BUILDING INSPECTOR HAS THE DISCRETION TO ALLOW OR DENY THE REQUEST.
3. TRENCHES ARE NOT TO BE LEFT OPEN OVERNIGHT. EXCAVATED AREAS ARE TO BE PROVIDED WITH ADEQUATE FENCING AND "KEEP OUT"/"DANGER" SIGNAGE AS NECESSARY TO THE SATISFACTION OF THE BOARD OF HEALTH.

UTILITY NOTES:

1. WATER MAINS SHALL BE CLASS 52 CEMENT LINED DUCTILE IRON.
2. LOW-PRESSURE SEWER PIPE SHALL BE SDR21 EXCEPT AS NOTED.
3. DRAINAGE PIPING SHALL BE HDPE RATED FOR H20 LOADING (ADS N12 OR EQUAL)
4. THE ELECTRIC COMPANY SHALL DETERMINE THE FINAL LOCATION AND DESIGN OF THE ELECTRIC SERVICE AND TRANSFORMER (IF NEEDED). CONDUITS TO PROPOSED LIGHT POLES SHALL BE DESIGNED BY THE ARCHITECT.
5. MONITORING WELLS IN PROPOSED STORMWATER BASINS SHALL BE 10 FEET DEEP.

EROSION CONTROL NOTES:

1. EROSION CONTROLS SHALL BE INSTALLED PRIOR TO ANY EXCAVATION.
2. ALL SOIL STOCKPILES SHALL BE PROTECTED WITH COMPOST SOCK PERIMETER CONTROLS AND SEEDING/STABILIZATION PROTOCOL.
3. ALL EXISTING CATCH BASINS NEAR THE SITE AND ALL PROPOSED CATCH BASINS ARE TO BE PROTECTED WITH A SILTSAC UNTIL ALL UPSTREAM AREAS ARE STABILIZED. CLEAN AS NEEDED THROUGHOUT CONSTRUCTION.
4. AFTER ROUGH-GRADING, PROTECT INFILTRATION BASIN BOTTOM FROM COMPACTION FROM EQUIPMENT. SHOULD SUCH COMPACTION OCCUR, TILL THE UPPER 12-INCHES PRIOR TO INSTALLING LOAM.
5. PROTECT STORMWATER INFILTRATION BASIN FROM SEDIMENT WITH CHECKDAMS UNTIL THE UPSTREAM DRIVEWAY IS PAVED.
6. EROSION AND SEDIMENT CONTROL MEASURES WILL BE MAINTAINED IN GOOD CONDITION FOR THE DURATION OF THE CONSTRUCTION ACTIVITY AND UNTIL SUCH TIME AS THE UPSTREAM AREAS ACHIEVE FINAL STABILIZATION AS DESCRIBED HEREIN. SEDIMENT WILL BE REMOVED ALONG HAYBALES, SILT FENCE, OR COMPOST SOCKS WHEN THE DEPTH EXCEEDS FOUR-INCHES. ALL CONTROL MEASURES WILL BE MAINTAINED IN EFFECTIVE OPERATING CONDITION. IF SITE INSPECTIONS IDENTIFY CONTROL MEASURES THAT ARE NOT OPERATING EFFECTIVELY OR FINDS OTHER PROBLEMS, THE OPERATOR MUST:
   - INITIATE WORK TO CORRECT THE PROBLEM IMMEDIATELY UPON DISCOVERY AND COMPLETE THE WORK BY THE CLOSE OF THE NEXT WORK DAY IF THE PROBLEM CAN BE CORRECTED THROUGH ROUTINE MAINTENANCE;
   - FOR MORE SIGNIFICANT REPAIRS OR WHERE INSPECTIONS DETERMINE THAT ADDITIONAL EROSION AND SEDIMENT CONTROLS ARE NEEDED, SUCH WORK MUST BE COMPLETED AND OPERATION NO LATER THAN 7 CALENDAR DAYS AFTER DISCOVERY OF THE PROBLEM.
7. REFER TO THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) FOR MORE REQUIREMENTS AND PROVISIONS.



SITE CONTEXT/EXISTING RESOURCES OVERVIEW

SCALE: 1" = 200'

SEDIMENT & EROSION CONTROL NOTES

GENERAL

1. IF APPLICABLE (I.E. >1 ACRE OF DISTURBANCE), FOR COMPLETE EROSION CONTROL AND CONSTRUCTION ACTIVITY GUIDANCE, REFER TO THE SWPPP. OTHERWISE FOLLOW THE SITE PLAN.
2. FOR SWPPP PROJECTS, A NOTICE SHALL BE POSTED VISIBLE FROM A PUBLIC RIGHT-OF-WAY WITH CONTACT INFORMATION AND INSTRUCTIONS TO FIND A COPY OF THE SWPPP.

PHASING AND CONSTRUCTION SEQUENCE

1. PHASE 1 - INFRASTRUCTURE CONSTRUCTION SEQUENCE
   1.1. STAKEOUT AND INSTALL EROSION AND PERIMETER CONTROLS (WHICH WILL DELINEATE THE LIMIT OF WORK FOR THE PROJECT);
   1.2. DEMARCATE THE LOCATION OF EXISTING UTILITIES ON AND AROUND THE CONSTRUCTION AREA;
   1.3. CLEAR THE PROPOSED ENTRY AREAS AND INSTALL THE CONSTRUCTION ENTRANCE APRON(S);
   1.4. CLEAR AND GRUB THE REMAINING PORTIONS OF THE PHASE'S DEVELOPMENT AREA;
   1.5. STRIP AND STOCKPILE TOPSOIL;
   1.6. COMMENCE ROUGH GRADING TO SUB-GRADE ELEVATIONS;
   1.7. INSTALL NEW SITE UTILITIES, INCLUDING THE STORMWATER MANAGEMENT SYSTEM.
   1.8. PAVE THE ROAD/DRIVEWAY AND SIDEWALK (IF APPLICABLE) TO BINDER COURSE;
   1.9. LOAM, SEED, AND STABILIZE DISTURBED AREAS;
   1.10. CLEANOUT ALL CATCH BASINS AND NEW STORMWATER BMPs IN THE PORTION OF THE SITE AFFECTED BY CONSTRUCTION ACTIVITIES AFTER THE SITE IS FULLY STABILIZED.
2. PHASE 2 - BUILDING CONSTRUCTION SEQUENCE
   2.1. INSTALL CONSTRUCTION ENTRANCE AND PERIMETER EROSION CONTROLS AROUND EACH BUILDING CONSTRUCTION AREA;
   2.2. GRUB THE BUILDING DEVELOPMENT AREA
   2.3. GRADE DEVELPMENT AREA TO SUB-GRADE;
   2.4. INSTALL BUILDING FOUNDATION(S) AND BEGIN BUILDING CONSTRUCTION;
   2.5. INSTALL UTILITIES TO NEW BUILDING;
   2.6. COMPLETE CONSTRUCTION OF NEW BUILDING(S) AND COMPLETE LANDSCAPING;
   2.7. TOP COURSE PAVE THE ROAD/DRIVEWAY AND SIDEWALK (IF APPLICABLE);
   2.8. TEMPORARY EROSION CONTROLS WILL BE INSTALLED AS NEEDED AND AS REQUIRED BY THIS PLAN;
   2.9. CLEANOUT ALL CATCH BASINS AND NEW STORMWATER BMPs IN THE PORTION OF THE SITE AFFECTED BY CONSTRUCTION ACTIVITIES AFTER THE SITE IS FULLY STABILIZED.

PERIMETER EROSION CONTROL AND SEDIMENT CONTROLS

1. PERIMETER EROSION AND SEDIMENT CONTROL BARRIERS WILL BE PROVIDED, INSTALLED, AND MAINTAINED DOWNSTREAM OF ALL PROPOSED CONSTRUCTION ACTIVITIES IN ACCORDANCE WITH THE SWPPP (IF APPLICABLE), THE SITE PLAN, AND ALL PERMITS ISSUED FOR THE SITE DEVELOPMENT. SUCH CONTROLS MUST BE INSTALLED BEFORE ANY EARTH-DISTURBING ACTIVITIES OCCUR ON THE SITE IN QUESTION. EROSION AND SEDIMENT CONTROLS MAY BE INSTALLED IN PHASES SO LONG AS IT PRECEDES ANY EARTH-DISTURBING ACTIVITIES WITHIN THE CONTROLS' UPSTREAM WATERSHED.
2. SEDIMENT SHALL BE REMOVED ALONG SUCH CONTROLS ON A REGULAR BASIS. IN NO CASE, SHALL SEDIMENT BE ALLOWED TO REACH A DEPTH EQUAL TO ONE HALF OF THE ABOVE GROUND HEIGHT OF THE EROSION CONTROL DEVICE.

SITE ACCESS CONTROLS

1. CONSTRUCTION VEHICLES WILL USE DESIGNATED ENTRY POINTS FOR EACH SITE. CRUSHED STONE OR RIP-RAP ENTRY APRON(S) WILL BE INSTALLED AND PROPERLY MAINTAINED DURING CONSTRUCTION UNTIL THE SITE IS PAVED. ALL CONSTRUCTION ACCESS WILL BE VIA THE FRONTAGE PUBLIC ROAD STREET, WHICH WILL BE KEPT CLEAN AND SWEPT AS NEEDED TO MINIMIZE THE TRACKING OF SOILS AND DUST FROM THE SITE.

STOCKPILED SOILS

1. SOIL STOCKPILES TO BE LEFT IN PLACE MORE THAN 24 HOURS SHALL BE SURROUNDED WITH A LINE OF SILT FENCE OR COMPOST SOCK TO PREVENT THE PILES FROM ERODING INTO THE SITE AND TO DISCOURAGE ON-SITE RUNOFF FROM ERODING THE STOCKPILES. SOIL STOCKPILES TO BE LEFT IN PLACE MORE THAN 14 DAYS SHALL BE STABILIZED TEMPORARILY. DUST CONTROL MEASURES SHALL BE IMPLEMENTED TO PREVENT WIND EROSION OF THE STOCKPILES.

DUST CONTROL

1. DUST CONTROL MEASURES WILL BE IMPLEMENTED REGULARLY TO PREVENT THE OFF-SITE DEPOSITION OF WIND-ERODED SOILS. THE PRINCIPAL FORM OF DUST CONTROL WILL BE WATER APPLICATION.

DISTURBANCE OF STEEP SLOPES

1. CONTRACTORS MUST PAY CAREFUL ATTENTION TO STEEP SLOPES AND MUST IMPLEMENT ADDITIONAL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES DURING WORK ON STEEP SLOPES TO PREVENT EROSION. INSTALL EROSION CONTROL BLANKETS IF NEEDED.

SOIL COMPACTION

1. AREAS DESIGNATED FOR FINAL VEGETATIVE SURFACES OR CONSTRUCTION-STAGE OR FINAL STORMWATER INFILTRATION PRACTICES SHALL BE PROTECTED FROM EXCESSIVE COMPACTION BY RESTRICTING VEHICLE ACCESS AND THE TYPES OF EQUIPMENT THAT MAY BE USED IN SUCH AREAS. PRIOR TO SEEDING/PLANTING OF SUCH AREAS, EXPOSED SOIL THAT HAS BEEN COMPACTED SHALL BE LOOSENED BY TILLING OR OTHER SIMILAR METHODS. CONDITIONING SHALL CONSIST OF DEEP TILLING WITH A ROTARY TILLER, DISC HARROWING, OR MANUAL LOOSENING AND RE-GRADING WITH AN EXCAVATOR BUCKET. CONDITIONING SHALL EXTEND TO A DEPTH OF AT LEAST 12-INCHES.

PROTECTION OF STORM DRAIN INLETS

1. ALL STORM DRAIN SYSTEM INLETS INSIDE OF PERIMETER CONTROLS SHALL BE PROTECTED WITH SEDIMENT CONTROL MEASURES DESIGNED TO REMOVE SEDIMENT FROM STORMWATER PRIOR TO ENTERING THE INLET. CATCH BASINS ALONG THE STREET FRONTAGE SHALL ALSO BE PROTECTED. SUCH MEASURES SHALL BE PERIODICALLY MAINTAINED AND REPLACED AS NEEDED TO ENSURE THEIR PROPER FUNCTIONALITY. SEDIMENT SHALL BE REMOVED DAILY WHERE FOUND.

TEMPORARY STABILIZATION

1. FOR PERMANENTLY OR TEMPORARILY (14 DAYS) CEASED CONSTRUCTION ACTIVITIES, TEMPORARY SOIL STABILIZATION MEASURES WILL BE EMPLOYED AS SOON AS PRACTICABLE BUT NO LONGER THAN 14 CALENDAR DAYS AFTER STABILIZATION HAS BEEN INITIATED. WHERE APPLICABLE, SEE THE SWPPP FOR ADDITIONAL REQUIREMENTS.

MAINTENANCE OF EROSION & SEDIMENT CONTROL MEASURES

1. EROSION AND SEDIMENT CONTROL MEASURES WILL BE MAINTAINED IN GOOD CONDITION FOR THE DURATION OF THE CONSTRUCTION ACTIVITY AND UNTIL SUCH TIME AS THE UPSTREAM AREAS ACHIEVE FINAL STABILIZATION. SEDIMENT WILL BE REMOVED ALONG PERIMETER EROSION CONTROLS WHEN THE DEPTH EXCEEDS FOUR-INCHES. ALL CONTROL MEASURES WILL BE MAINTAINED IN EFFECTIVE OPERATING CONDITION. IF SITE INSPECTIONS IDENTIFY CONTROL MEASURES THAT ARE NOT OPERATING EFFECTIVELY OR FINDS OTHER PROBLEMS, THE CONTRACTOR MUST:
   1.1. INITIATE WORK TO CORRECT THE PROBLEM IMMEDIATELY UPON DISCOVERY AND COMPLETE THE WORK BY THE CLOSE OF THE NEXT WORK DAY IF THE PROBLEM CAN BE CORRECTED THROUGH ROUTINE MAINTENANCE;
   1.2. FOR MORE SIGNIFICANT REPAIRS OR WHERE INSPECTIONS DETERMINE THAT ADDITIONAL EROSION AND SEDIMENT CONTROLS ARE NEEDED, SUCH WORK MUST BE COMPLETED AND OPERATION NO LATER THAN 7 CALENDAR DAYS AFTER DISCOVERY OF THE PROBLEM.

POLLUTION PREVENTION

1. CONSTRUCTION STAGING AREAS WILL BE LIMITED IN QUANTITY AND WILL BE MAINTAINED IN A NEAT AND ORDERLY FASHION. REFER TO THE SITE PLAN FOR STAGING AREA LOCATION(S).
2. VEHICLES SHALL BE STORED IN FUELED IN DESIGNATED AREAS. MONITOR ALL EQUIPMENT FOR LEAKS. WHERE APPLICABLE, REFER TO THE SWPPP FOR ADDITIONAL VEHICLE STORAGE AREA REQUIREMENTS.
3. VEHICLE OR EQUIPMENT WASHING IS NOT ALLOWED ON-SITE.
4. MATERIALS AND EQUIPMENT SHALL BE STORED PROPERLY AND ORDERLY.
5. WHERE APPLICABLE, REFER TO THE SWPPP FOR
   5.1. FURTHER INSTRUCTIONS ON PROPER MATERIAL AND EQUIPMENT STORAGE.
   5.2. REFER TO THE SWPPP FOR DISPOSAL OF WASTE, INCLUDING HAZARDOUS WASTE.
   5.3. REFER TO THE SWPPP FOR SPILL PREVENTION AND RESPONSE PROCEDURES.

DEWATERING PRACTICES

1. THIS SITE IS NOT EXPECTED TO ENCOUNTER SIGNIFICANT QUANTITIES OF GROUNDWATER DURING CONSTRUCTION ACTIVITIES BUT IF IT DOES, THE FOLLOWING PRACTICES WILL BE IMPLEMENTED:
   1.1. DO NOT DISCHARGE ANY FLOATING SOLIDS OR FOAM;
   1.2. IF DEWATERING WATER IS FOUND TO CONTAIN OIL, GREASE, ETC.. IT MUST BE FILTERED OR PASSED THROUGH AN OIL/WATER SEPARATOR PRIOR TO DISCHARGE;
   1.3. WHEREVER POSSIBLE, DISCHARGE DEWATERING WATER TO VEGETATED UPLAND AREAS FOR INFILTRATION. WHERE THIS IS NOT POSSIBLE, DISCHARGE DEWATERING WATER INTO A FILTERING PIT CONSISTING OF A PERIMETER OF DOUBLE ROWS OF HAYBALES LINED WITH THREE LAYERS OF FILTER FABRIC. DO NOT DIRECT DEWATERING WATER INTO WETLANDS WITHOUT PRIOR TREATMENT;
   1.4. VELOCITY DISSIPATION MEASURES MUST BE INCLUDED AT ALL DISCHARGE POINTS (RIP-RAP OR CRUSHED STONE APRON).

INSPECTIONS

1. WHERE APPLICABLE, REFER TO SWPPP FOR INSPECTION & REPORTING REQUIREMENTS IN ADDITION TO THE FOLLOWING:
   1.1. THE SITE SHALL BE INSPECTED AT LEAST ONCE EVERY 14 CALENDAR DAYS AND WITHIN 24 HOURS OF THE OCCURRENCE OF A STORM EVENT OF 0.25 INCHES OR GREATER. INSPECTIONS MAY BE REDUCED DURING THE WINTER AND IN STABILIZED AREAS.
   1.2. ANY DEFICIENCIES SHALL BE REMEDIED IMMEDIATELY AND NO LATER THAN 7 DAYS AFTER DISCOVERY OF THE DEFICIENCY, AND IF POSSIBLE, PRIOR TO THE NEXT RAINFALL EVENT.

OWNERS
BRUCE J. HUNCHARD
496 SUMMER STREET
FRANKLIN, MA 02038

TIMOTHY JONES
488 SUMMER STREET
FRANKLIN, MA 02038

APPLICANT
SUEJO CORP.
P.O. BOX 934
WRENTHAM, MA 02093

ZONING DISTRICT
RURAL RESIDENTIAL 1
SENIOR VILLAGE OVERLAY
ZONE II (PARTIAL)

ASSESSORS PARCEL
302-006-000
302-008-000

PLAN & DEED REFERENCE
CTF. NO. 209710
CTF. NO. 161598
L.C. PLAN 41284A

DATE APPROVED: _____

DATE ENDORSED: _____

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_____
TOWN OF FRANKLIN PLANNING BOARD

LEGEND & ABBREVIATIONS

- CB: SINGLE-GRATE CATCH BASIN
- CB: DOUBLE-GRATE CATCH BASIN
- PTU xxx: PROPRIETARY STORMWATER UNIT
- DMH: DRAIN MANHOLE
- TR. DR.: TRENCH DRAIN
- INFIL. TR.: INFILTRATION TRENCH
- ——X" D —— DRAIN PIPELINE
- RCP: REINFORCED CONCRETE PIPE
- PVC: POLYVINYL CHLORIDE PIPE
- SMH: SEWER MANHOLE
- ——X" S —— SEWER PIPELINE
- S.C.O.: SEWER SERVICE CLEANOUT
- ——X" W —— WATER MAIN
- HYD: HYDRANT
- G.V.: WATER GATE VALVE
- C.S.: WATER SERVICE CURB STOP
- M.B.: WATER SERVICE METER BOX
- ——G —— GAS PIPELINE
- ——E —— ELECTRIC CONDUIT
- L.P.: LIGHT POLE
- U.P.: UTILITY POLE
- G.Y.: GUY WIRE
- S.P.: TRAFFIC SIGNAL POLE
- 252 —— EXISTING CONTOUR
- 252 —— PROPOSED CONTOUR
- E.O.P. EDGE OF PAVEMENT
- C.C.B. INTEGRAL SLOPED BIT. BERM
- V.B.B. VERTICAL BITUMINOUS BERM
- S.G.C. SLOPED GRANITE CURB
- V.G.C. VERTICAL GRANITE CURB
- V.C.C. VERTICAL CONCRETE CURB
- E.C.S. EDGE CONCRETE SLAB
- G.V. GATE VALVE
- C.L.F. CHAIN LINK FENCE
- W.S.F. WOOD STOCKADE FENCE
- P.P.F. PVC PICKET FENCE
- G.R. GUARD RAIL
- C.C. HANDICAP CURB CUT

COMMONWEALTH OF MASSACHUSETTS
DANIEL J. MERRIKIN
CIVIL
No. 43309
REGISTERED PROFESSIONAL ENGINEER

Digitally signed by Daniel J. Merrikin, P.E.
Date: 2024.07.24 14:07:42 -04'00'

PLAN SCALE: 1"=200'

0' 200' 400' 800'

PLAN DATE: JANUARY 26, 2024

REVISION	DATE	BY
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AUTUMN HILL
SENIOR VILLAGE
KEY SHEET
PLAN OF LAND IN FRANKLIN, MA

730 MAIN STREET
SUITE 2C
MILLIS, MA 02054
508-376-8883(o)

C-1

LEGACY ENGINEERING

w/f
STEPHEN M. FOLEY
PARCEL ID: 302-003-000
480 SUMMER ST.

w/f SALLY J. WINTERS
PARCEL ID: 302-004-000
486 SUMMER ST.

w/f
TOWN OF FRANKLIN
PARCEL ID: 302-005-000
SUMMER ST.

w/f
TOWN OF FRANKLIN
PARCEL ID: 302-002-000
SUMMER ST.

w/f BRETT & SARAH
DACKO TRS
PARCEL ID: 302-012-000
483 SUMMER STREET

w/f DELLORCO
ENTERPRISES LLC
PARCEL ID: 302-023-002
0 LAWRENCE DRIVE

w/f
RAY SAGNIK
PARCEL ID: 302-007-000
490 SUMMER ST.

w/f
ERIC R. &
KIMBERLEIGH K.
BEARCE
PARCEL ID: 302-010-003
493 SUMMER ST.

w/f SEAN C. & ANDREA M.
MCKENNA
PARCEL ID: 302-010-002
497 SUMMER ST.

w/f
LINDA M. KLAHOLZ
CHRISTOPHER C. WOOLF
PARCEL ID: 302-010-004
488 SUMMER ST.

w/f
TIMOTHY P. &
LINDA P. FICCO
PARCEL ID: 302-009-000
500 SUMMER ST.

w/f
CAMP HAIASTAN
OF THE ARMENIAN
PARCEL ID: 315-002-000
722 SUMMER ST.

N 77°58'10" E 284.03'

N 84°12'43" E 137.60'

S 48°54'56" E 165.00'

S 11°43'08" E 133.49'

S 25°46'02" E 67.32'

S 52°01'02" E 132.00'

S 45°46'02" E 82.50'

S 52°01'02" E 158.40'

S 45°46'02" E 112.60'

S 35°19'34" E 122.21'

S 89°02'54" W 1023.53'

N 72°22'57" E 223.46'

N 16°04'20" W 200.00'

S 73°55'40" W 275.00'

N 16°04'20" W 200.00'

N 73°55'40" E 275.00'

N 16°04'20" W 252.28'

449.5'

LOTS 2 & 4
539,818 S.F.±
12.39 ACRES±

OWNERS
BRUCE J. HUNCHARD
496 SUMMER STREET
FRANKLIN, MA 02038

TIMOTHY JONES
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TOWN OF FRANKLIN PLANNING BOARD

COMMONWEALTH OF MASSACHUSETTS
DANIEL J. MERRIKIN
CIVIL
No. 43309
REGISTERED PROFESSIONAL ENGINEER

Digitally signed by Daniel J. Merrikin, P.E.
Date: 2024.07.24 14:07:04 -04'00'

COMMONWEALTH OF MASSACHUSETTS
ANTHONY M. DELLORCO
No. 34303
PROFESSIONAL LAND SURVEYOR

PLAN SCALE: 1"=40'

0' 40' 80' 160'

PLAN DATE: JANUARY 26, 2024

REVISIONS PER TOWN COMMENTS	2024-07-18	DJM
REVISION	DATE	BY

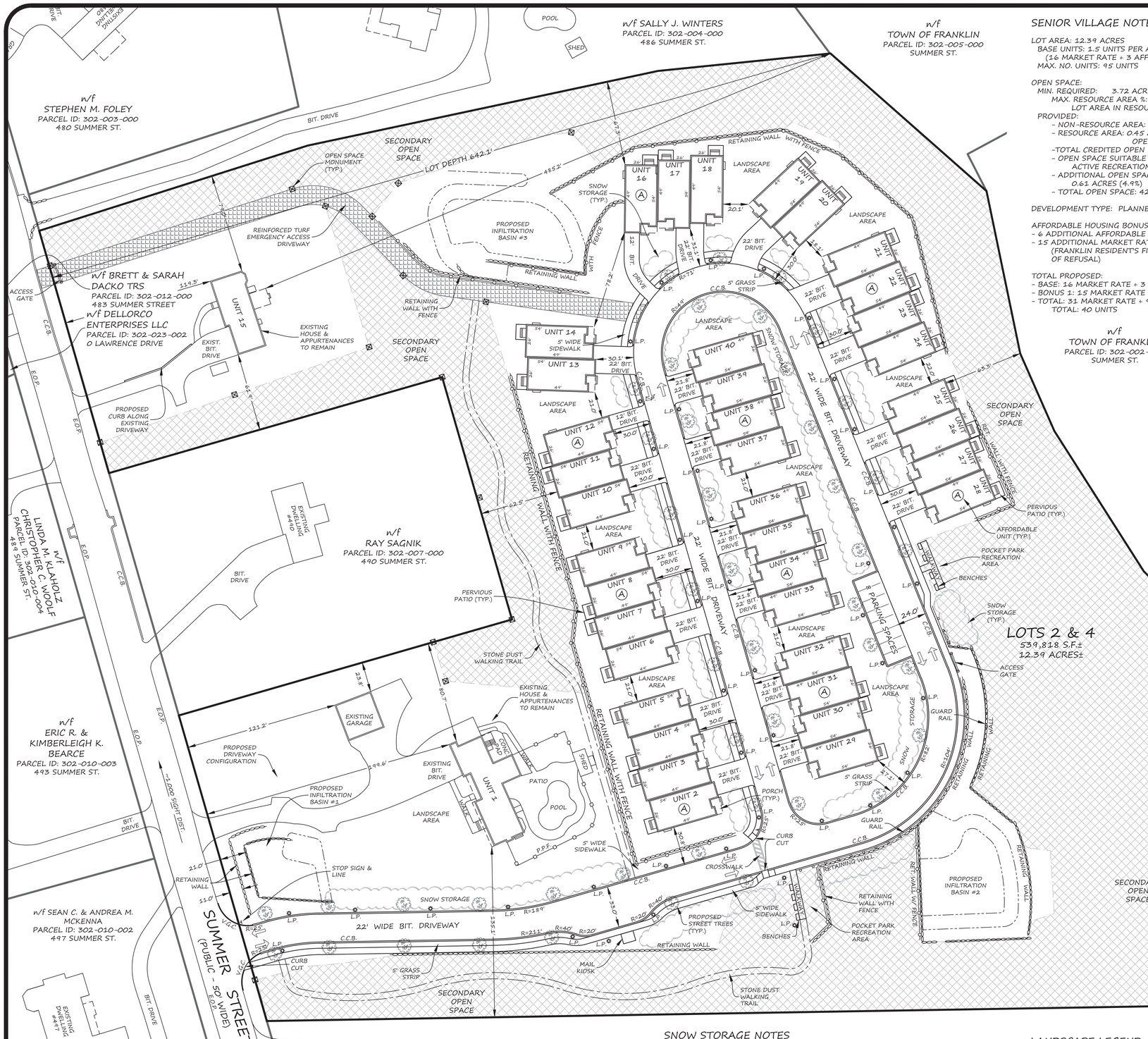
AUTUMN HILL
SENIOR VILLAGE
EXISTING CONDITIONS
PLAN OF LAND IN
FRANKLIN, MA

NOTES:
1. THERE ARE NO GEOLOGICAL FORMATION OF NOTE ON THE PROPERTY.
2. THERE ARE NO HISTORICAL SITES OR STRUCTURES ON THE PROPERTY.

730 MAIN STREET
SUITE 2C
MILLIS, MA 02054
508-376-8883(o)

C-2

LEGACY ENGINEERING



SENIOR VILLAGE NOTES:

LOT AREA: 12.39 ACRES
BASE UNITS: 1.5 UNITS PER ACRE = 19 UNITS
(16 MARKET RATE + 3 AFFORDABLE UNITS)
MAX. NO. UNITS: 95 UNITS

OPEN SPACE:
MIN. REQUIRED: 3.72 ACRES (30%)
MAX. RESOURCE AREA %: 8.6% (% OF CURRENT LOT AREA IN RESOURCE AREAS)
PROVIDED:
- NON-RESOURCE AREA: 4.22 ACRES (34.1%)
- RESOURCE AREA: 0.45 ACRES (8.6% OF TOTAL OPEN SPACE)
-TOTAL CREDITED OPEN SP: 4.67 ACRES (37.8%)
- OPEN SPACE SUITABLE FOR PASSIVE OR ACTIVE RECREATION: 100%
- ADDITIONAL OPEN SPACE (NON-CREDITED) 0.61 ACRES (4.9%)
- TOTAL OPEN SPACE: 42.7%

DEVELOPMENT TYPE: PLANNED UNIT DEVELOPMENT

AFFORDABLE HOUSING BONUS (1):
- 6 ADDITIONAL AFFORDABLE UNITS
- 15 ADDITIONAL MARKET RATE UNITS (FRANKLIN RESIDENT'S FIRST RIGHT OF REFUSAL)

TOTAL PROPOSED:
- BASE: 16 MARKET RATE + 3 AFFORDABLE
- BONUS 1: 15 MARKET RATE + 6 AFFORDABLE
- TOTAL: 31 MARKET RATE + 9 AFFORDABLE TOTAL: 40 UNITS

ZONING NOTES:

ZONE:
RURAL RESIDENTIAL 1
SENIOR VILLAGE OVERLAY
USE:
SENIOR VILLAGE
MIN. LOT AREA:
REQUIRED: 40,000 S.F. (5 ACRES FOR SENIOR VILLAGE)
PROVIDED: 539,818 S.F.±
MIN. FRONTAGE:
REQUIRED: 200'
PROVIDED: 252.28'
FITS A CIRCLE 180' DIA.:
PROVIDED: YES
MIN. LOT DEPTH:
REQUIRED: 200'
PROVIDED: 642.1'
MIN. FRONT SETBACK:
REQUIRED: 40'
PROVIDED: 119.3'±
MIN. SIDE SETBACK:
REQUIRED: 40'
PROVIDED: 61.9'±
MIN. REAR SETBACK:
REQUIRED: 40'
PROVIDED: 63.3'±
MAX. BLDG. COVERAGE:
MAXIMUM: 20%
PROVIDED: 10.9%±
MAX.IMP. COVERAGE:
MAXIMUM: 25%
PROVIDED: 23.6%±
MAX. BLDG. HEIGHT:
REQUIRED: 35', 3 STORIES
PROVIDED: <35'
PARKING:
REQUIRED: 80 SPACES (2 PER 2+ BR UNIT)
PROVIDED: 88 SPACES (1 GARAGE & 1 DRIVEWAY SPACE PER UNIT AND 8 GUEST SPACES)

OWNERS

BRUCE J. HUNCHARD
496 SUMMER STREET
FRANKLIN, MA 02038

TIMOTHY JONES
488 SUMMER STREET
FRANKLIN, MA 02038

APPLICANT

SUEJO CORP.
P.O. BOX 934
WRENTHAM, MA 02093

ZONING DISTRICT

RURAL RESIDENTIAL 1
SENIOR VILLAGE OVERLAY
ZONE II (PARTIAL)

ASSESSORS PARCEL

302-006-000
302-008-000

PLAN & DEED REFERENCE

CTF. NO. 209710
CTF. NO. 161598
L.C. PLAN 41284A

DATE APPROVED: _____

DATE ENDORSED: _____

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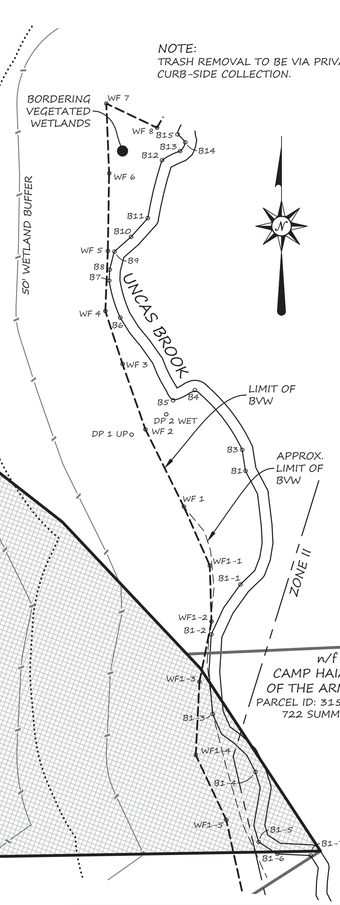
TOWN OF FRANKLIN PLANNING BOARD

NOTE:

TRASH REMOVAL TO BE VIA PRIVATE CURB-SIDE COLLECTION.



SNOW STORAGE NOTES

1. SNOW MAY BE LEFT IN REASONABLY SIZED WINDROWS ALONG THE EDGE OF DRIVEWAYS AND PARKING AREAS. SUCH WINDROWS SHALL NOT INTERFERE WITH PARKING.
2. SNOW MAY BE PILED IN THE VARIOUS SNOW STORAGE AREAS SHOWN HEREON.
3. SNOW ACCUMULATION MAY NOT INTERFERE WITH PARKING OR TURNING MOVEMENTS AT INTERSECTIONS.
4. AT SUCH TIME AS SNOW ACCUMULATIONS EXCEED THE CAPACITY OF ON-SITE STORAGE AREAS, SUCH EXCESS SNOW SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH STATE, LOCAL AND FEDERAL LAWS AND REGULATIONS.

LANDSCAPE LEGEND

2" MIN. CALIPER DECIDUOUS TREE (RED OAK OR SIMILAR)

6-8' MIN. THUJA PLICATA (GREEN GIANT ARBORVITAE OR SIMILAR

NOTES:

1. PLANT LOCATIONS MAY VARY.
2. TREE SPECIES MAY BE SUBSTITUTED BASED ON AVAILABILITY BUT SHALL BE NATIVE TO MASSACHUSETTS.
3. INVASIVE SPECIES SHALL NOT BE USED.
4. ALL LANDSCAPE AREAS THAT ARE NOT FINISHED AS MULCHED PLANTING BEDS SHALL BE SURFACED WITH A MINIMUM OF 6-INCHES OF LOAM AND SEEDED.
5. ALL PLANTING SHALL COME FROM THE BEST DEVELOPMENT PRACTICES GUIDEBOOK.

COMMONWEALTH OF MASSACHUSETTS
DANIEL J. MERRIKIN
CIVIL
No. 43309
REGISTERED PROFESSIONAL ENGINEER

Digitally signed by Daniel J. Merrikin, P.E.
Date: 2024.07.24 14:06:28 -04'00'

PLAN SCALE: 1"=40'

0' 40' 80' 160'

PLAN DATE: JANUARY 26, 2024

REVISION	DATE	BY
REVISIONS PER TOWN COMMENTS	2024-07-18	DJM

AUTUMN HILL
SENIOR VILLAGE LAYOUT
PLAN OF LAND IN FRANKLIN, MA

730 MAIN STREET
SUITE 2C
MILLIS, MA 02054
508-376-8883(o)

C-3

LEGACY ENGINEERING

GRADING NOTES:

1. IT IS ESTIMATED THAT THE TOTAL CUT VOLUME FOR THE SITE WILL BE APPROXIMATELY 25,200 CUBIC YARDS. THE ESTIMATED TOTAL FILL VOLUME FOR THE SITE WILL BE APPROXIMATELY 27,200 CUBIC YARDS. THE REQUIRED TOTAL VOLUME OF FILL IS APPROXIMATELY 2,000 CUBIC YARDS.
2. RETAINING WALLS TALLER THAN 18" SHALL HAVE A PEDESTRIAN FENCE OR DENSE PLANTING ABOVE THE TOP OF WALL.
3. SIDEWALKS, INCLUDING WHERE CROSSING A DRIVEWAY, SHALL HAVE A CROSS SLOPE OF 1.5%.

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WRENTHAM, MA 02093

ZONING DISTRICT
RURAL RESIDENTIAL 1
SENIOR VILLAGE OVERLAY
ZONE II (PARTIAL)

ASSESSORS PARCEL
302-006-000
302-008-000

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TOWN OF FRANKLIN PLANNING BOARD

COMMONWEALTH OF MASSACHUSETTS
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Digitally signed by Daniel J. Merrikin, P.E.
Date: 2024.07.24 14:05:50 -04'00'

PLAN SCALE: 1"=40'
0' 40' 80' 160'

PLAN DATE: JANUARY 26, 2024

REVISION	DATE	BY
REVISIONS PER TOWN COMMENTS	2024-07-18	DJM

AUTUMN HILL
SENIOR VILLAGE
GRADING & UTILITIES
PLAN OF LAND IN FRANKLIN, MA

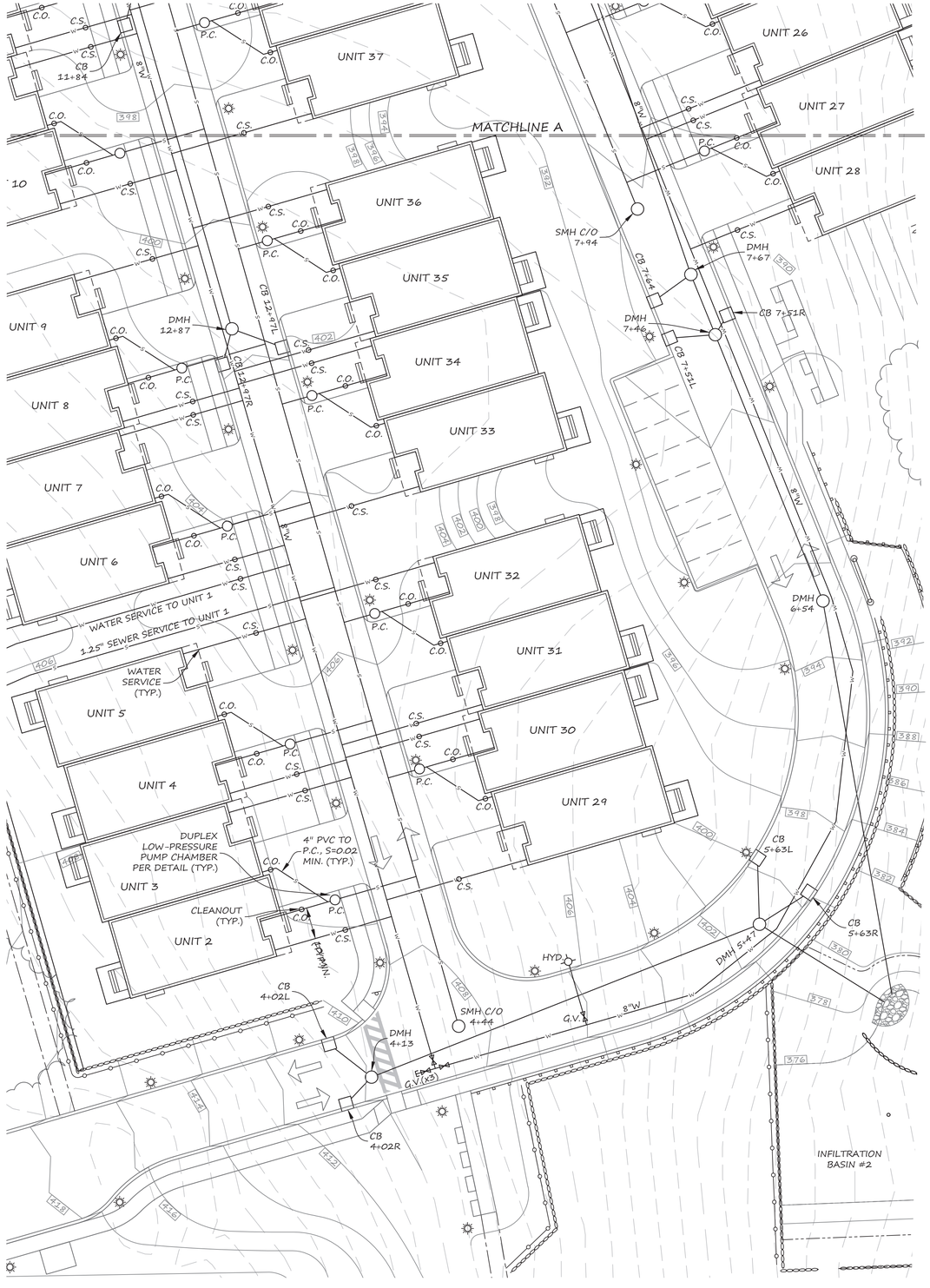
730 MAIN STREET
SUITE 2C
MILLIS, MA 02054
508-376-8883(o)

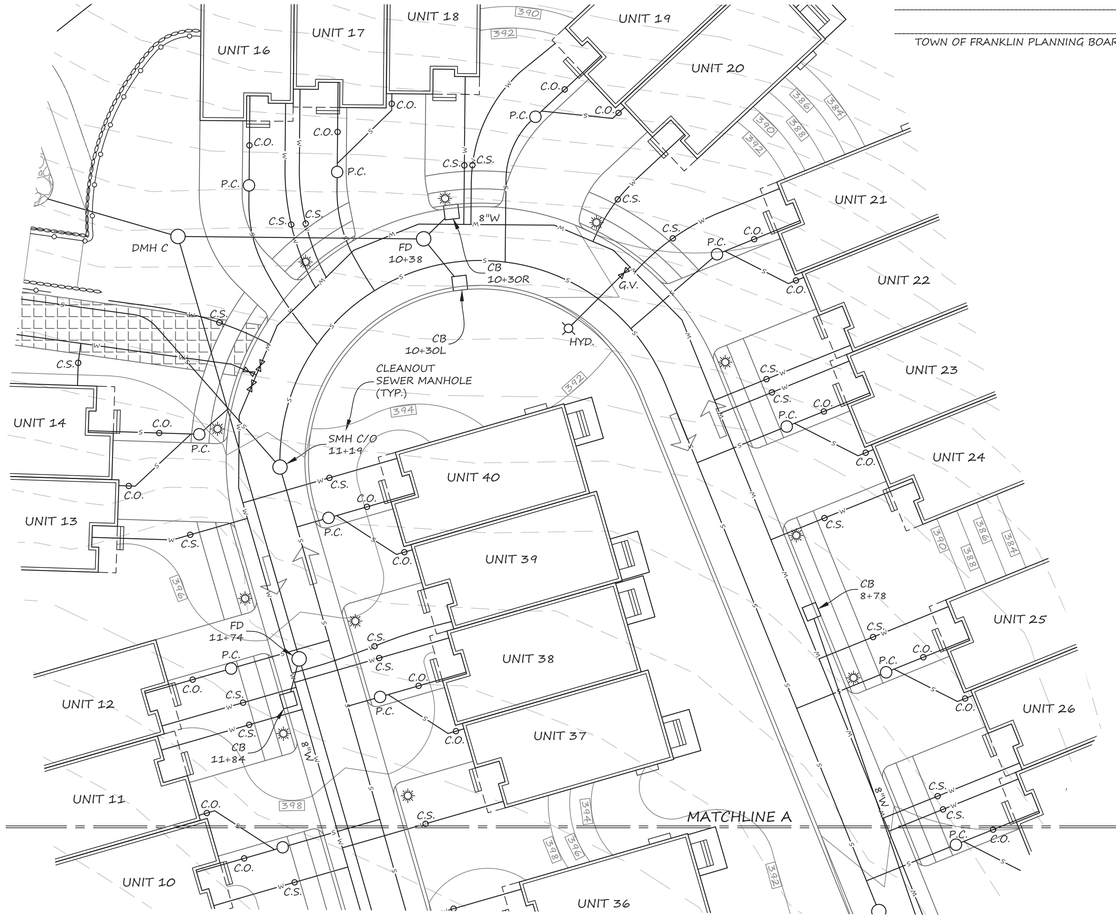
C-4

LEGACY ENGINEERING

UTILITY NOTES:

1. WATER MAINS SHALL BE THICKNESS CLASS 52 DUCTILE IRON PIPE.
2. WATER SERVICE SHALL BE HIGH DENSITY POLYURETHANE TUBING RATED FOR 200 PSI MINIMUM. THE PROJECT ARCHITECT SHALL VERIFY THE DOMESTIC AND IRRIGATION WATER SERVICE PIPE SIZE REQUIREMENTS FOR THE BUILDINGS.
3. SEWER MAINS SHALL BE 2-INCH SDR21 PIPE IN ACCORDANCE WITH THE REQUIREMENTS OF THE FRANKLIN SEWER AND WATER DEPARTMENT. CLEANOUTS SHALL BE POSITIONED IN LANDSCAPE AREAS.
4. DRAINAGE PIPING SHALL BE HDPE RATED FOR H20 LOADING. (ADS N12 OR EQUAL)
5. THE ELECTRIC COMPANY SHALL DETERMINE THE FINAL LOCATION AND DESIGN OF THE ELECTRIC SERVICE AND TRANSFORMER. CONDUITS TO PROPOSED LIGHT POLES SHALL BE DESIGNED BY THE ARCHITECT.
6. WATER DEMAND FOR THIS DEVELOPMENT WILL BE APPROXIMATELY 120 GPD PER BEDROOM FOR A TOTAL MAXIMUM FLOW OF 11,280 GPD AND A FLOW OF 5,640 GPD FOR THE AVERAGE DAY.
7. SEWER DEMAND FOR THIS DEVELOPMENT WILL BE APPROXIMATELY 110 GPD PER BEDROOM FOR A TOTAL MAXIMUM FLOW OF 10,340 GPD AND A FLOW OF 5,170 GPD FOR THE AVERAGE DAY.





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COMMONWEALTH OF MASSACHUSETTS
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Date: 2024.07.24 14:04:46 -04'00'

PLAN SCALE: 1"=40'
0' 40' 80' 160'

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AUTUMN HILL
SENIOR VILLAGE
UTILITY
PLAN OF LAND IN FRANKLIN, MA

730 MAIN STREET
SUITE 2C
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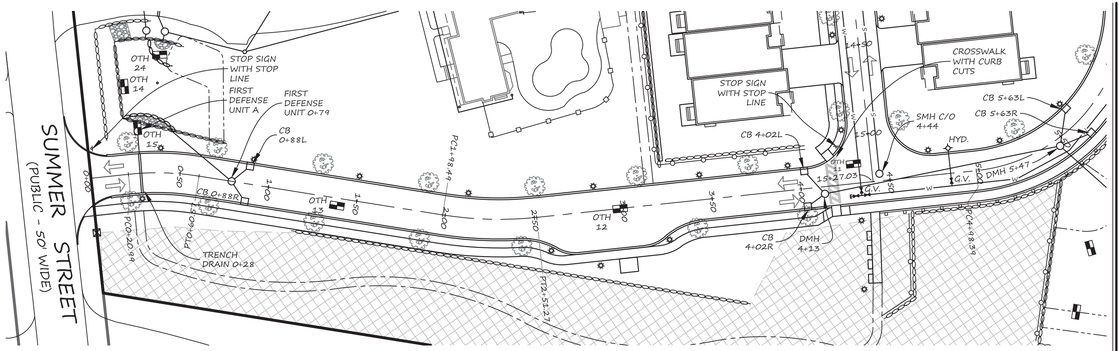
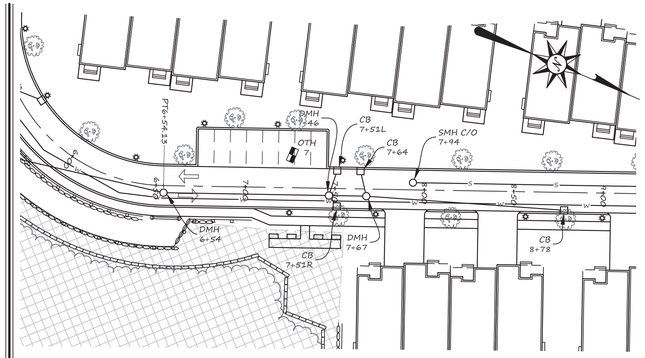
LEGACY ENGINEERING



DRIVEWAY PLAN VIEW

SCALE : 1" = 40'



DRIVEWAY PLAN VIEW

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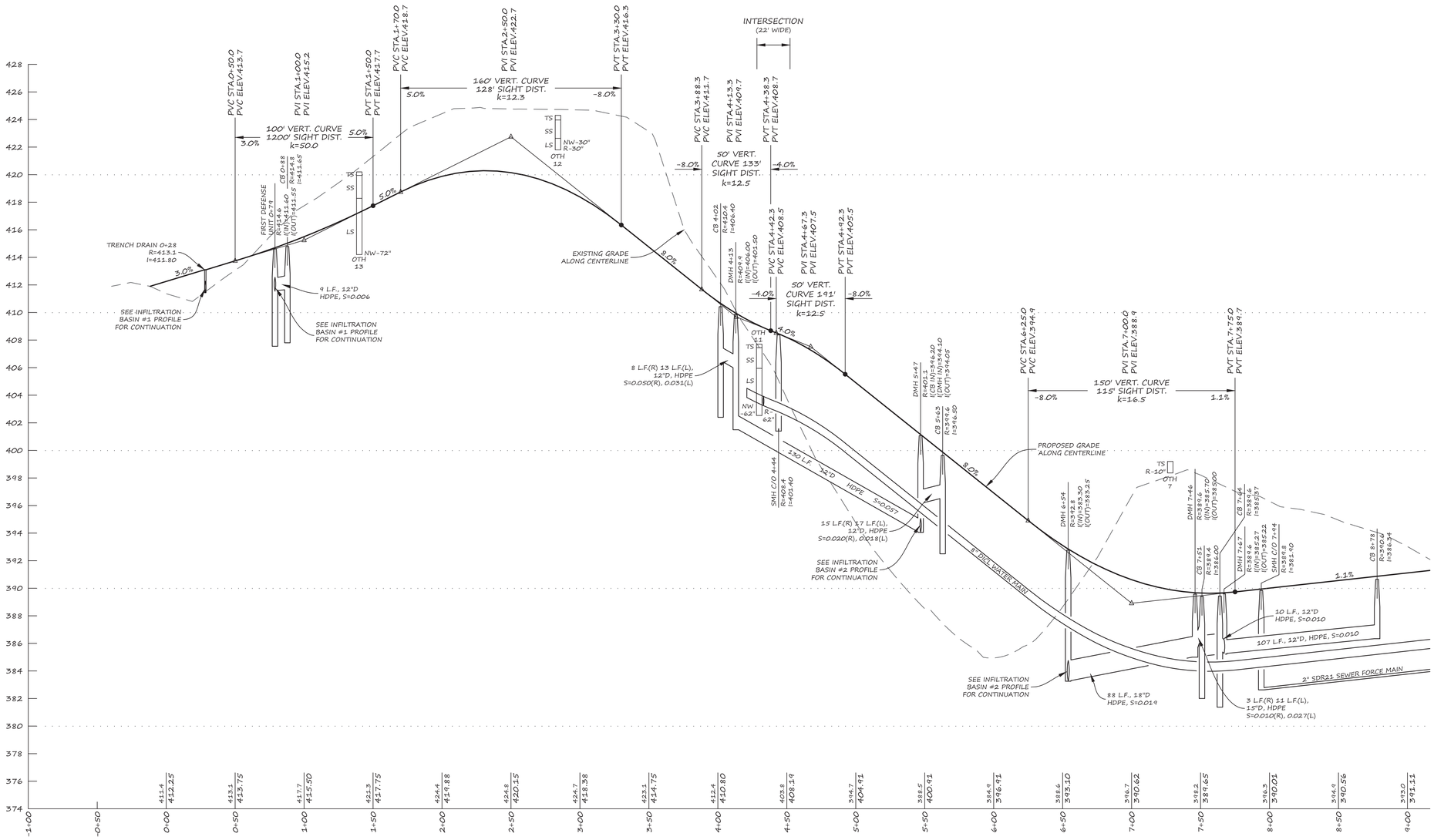

PROFILE - DRIVEWAY

SCALE : 1" = 40' HORIZONTAL
1" = 4' VERTICAL

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TOWN OF FRANKLIN PLANNING BOARD

PROFILE LEGEND

ABBREV.	DESCRIPTION
M-XX"	REDOX (MOTTLES) AT XX-INCHES
WT-XX"	STANDING WATER AT XX-INCHES
WP-XX"	WEEPING WATER AT XX-INCHES
NW-XX"	NO GROUNDWATER INDICATORS
R-XX"	REFUSAL AT XX-INCHES
TS	TOPSOIL
SS	SUBSOIL
S	SAND
LS	LOAMY SAND
SL	SANDY LOAM
MS	MEDIUM SAND

COMMONWEALTH OF MASSACHUSETTS
DANIEL J. MERRIKIN
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No. 43309
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Digitally signed by Daniel J. Merrikin, P.E.
Date: 2024.07.24 14:04:12 -04'00'

PLAN SCALE: 1"=40'

0' 40' 80' 160'

PLAN DATE: JANUARY 26, 2024

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AUTUMN HILL
SENIOR VILLAGE
PROFILE
PLAN OF LAND IN FRANKLIN, MA

730 MAIN STREET
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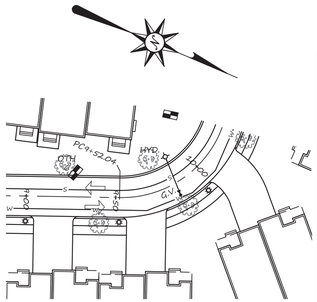
508-376-8883(o)

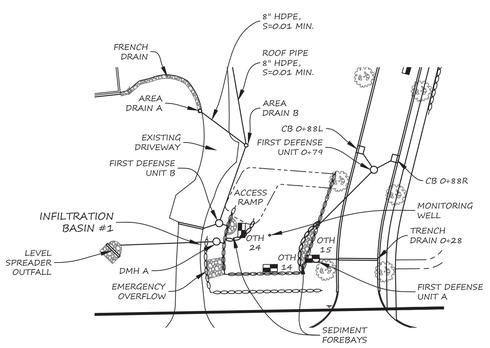
C-6

LEGACY ENGINEERING



DRIVEWAY PLAN VIEW

SCALE : 1" = 40'



INFILTRATION BASIN #1 PLAN VIEW

SCALE : 1" = 40'

OWNERS
BRUCE J. HUNCHARD
496 SUMMER STREET
FRANKLIN, MA 02038

TIMOTHY JONES
488 SUMMER STREET
FRANKLIN, MA 02038

APPLICANT
SUEJO CORP.
P.O. BOX 934
WRENTHAM, MA 02093

ZONING DISTRICT
RURAL RESIDENTIAL 1
SENIOR VILLAGE OVERLAY
ZONE II (PARTIAL)

ASSESSORS PARCEL
302-006-000
302-008-000

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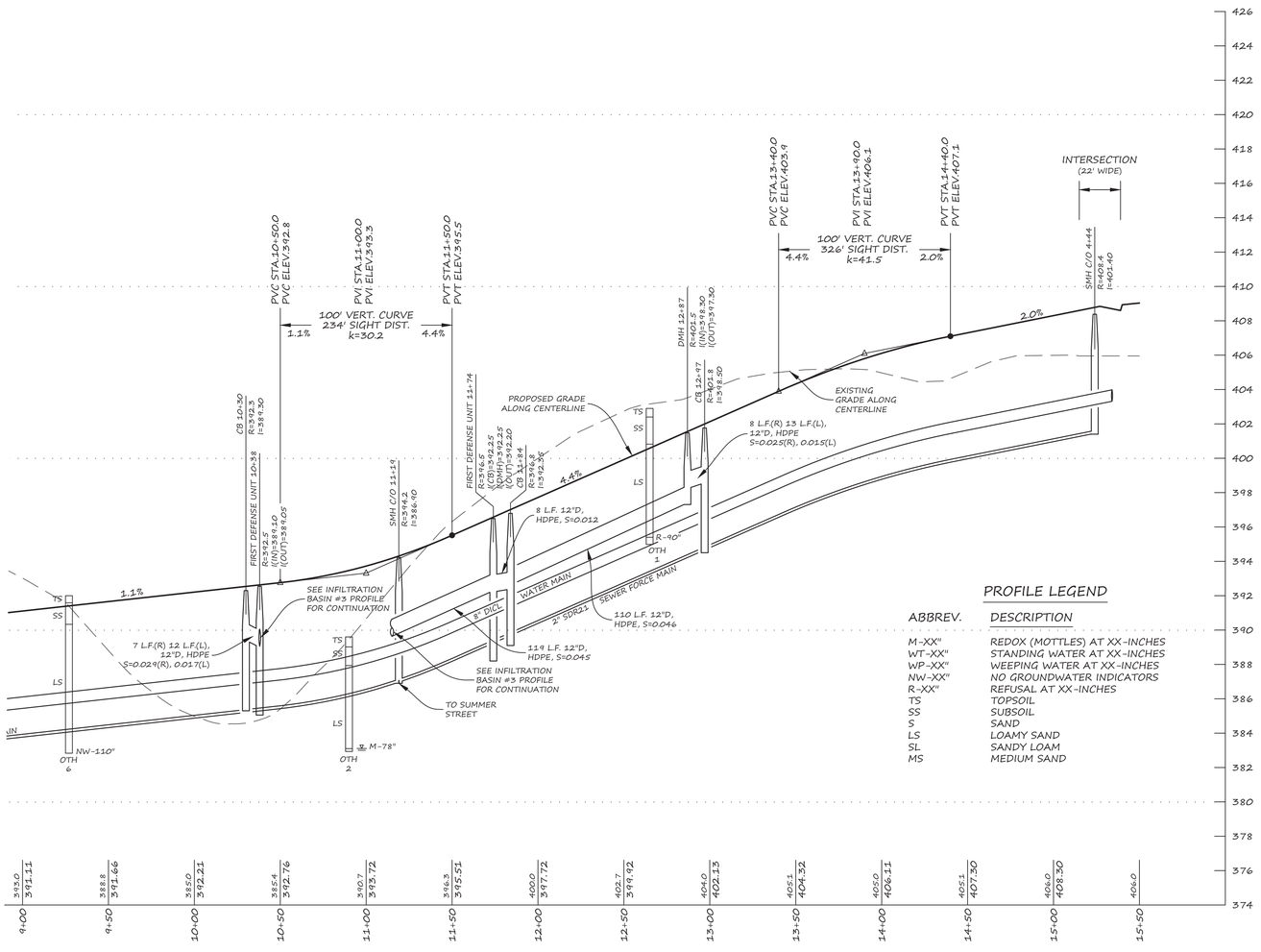
TOWN OF FRANKLIN PLANNING BOARD

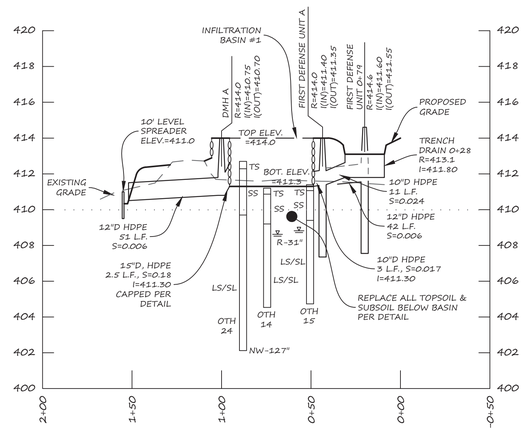


PROFILE - DRIVEWAY

SCALE : 1" = 40' HORIZONTAL
1" = 4' VERTICAL

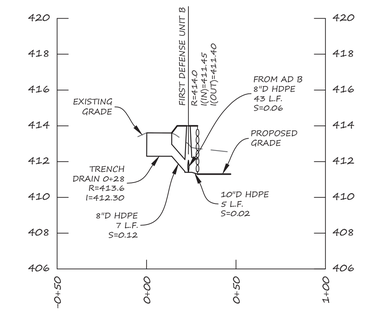
PROFILE LEGEND

ABBREV.	DESCRIPTION
M-XX"	REDOX (MOTTLES) AT XX-INCHES
WT-XX"	STANDING WATER AT XX-INCHES
WP-XX"	WEEPING WATER AT XX-INCHES
NW-XX"	NO GROUNDWATER INDICATORS
R-XX"	REFUSAL AT XX-INCHES
TS	TOPSOIL
SS	SUBSOIL
S	SAND
LS	LOAMY SAND
SL	SANDY LOAM
MS	MEDIUM SAND



PROFILE - INFILTRATION BASIN #1

SCALE : 1" = 40' HORIZONTAL
1" = 4' VERTICAL



PROFILE - EXISTING DRIVE TRENCH DRAIN

SCALE : 1" = 40' HORIZONTAL
1" = 4' VERTICAL

PROFILE LEGEND

ABBREV.	DESCRIPTION
M-XX"	REDOX (MOTTLES) AT XX-INCHES
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COMMONWEALTH OF MASSACHUSETTS
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Date: 2024.07.24 14:03:38 -04'00'

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0' 40' 80' 160'

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AUTUMN HILL
SENIOR VILLAGE
PROFILE
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730 MAIN STREET
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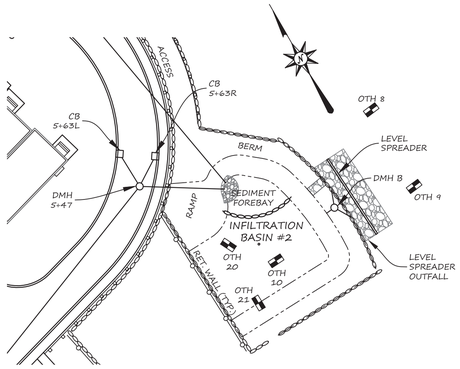
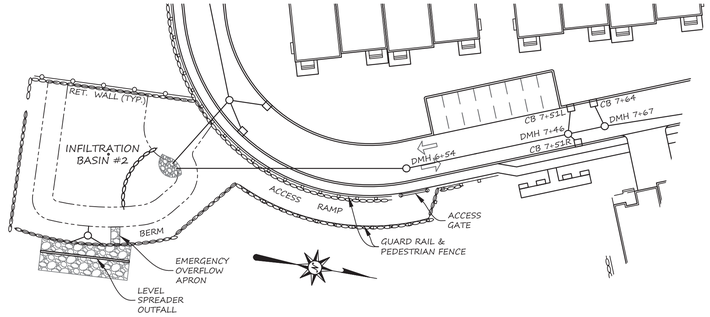
LEGACY ENGINEERING



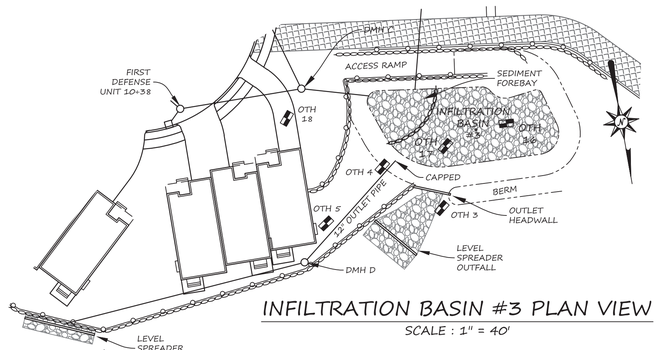
INFILTRATION BASIN #2 PLAN VIEW

SCALE : 1" = 40'



INFILTRATION BASIN #2 PLAN VIEW

SCALE : 1" = 40'



INFILTRATION BASIN #3 PLAN VIEW

SCALE : 1" = 40'

OWNERS
BRUCE J. HUNCHARD
496 SUMMER STREET
FRANKLIN, MA 02038

TIMOTHY JONES
488 SUMMER STREET
FRANKLIN, MA 02038

APPLICANT
SUEJO CORP.
P.O. BOX 934
WRENTHAM, MA 02093

ZONING DISTRICT
RURAL RESIDENTIAL 1
SENIOR VILLAGE OVERLAY
ZONE II (PARTIAL)

ASSESSORS PARCEL
302-006-000
302-008-000

PLAN & DEED REFERENCE
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DATE APPROVED: _____

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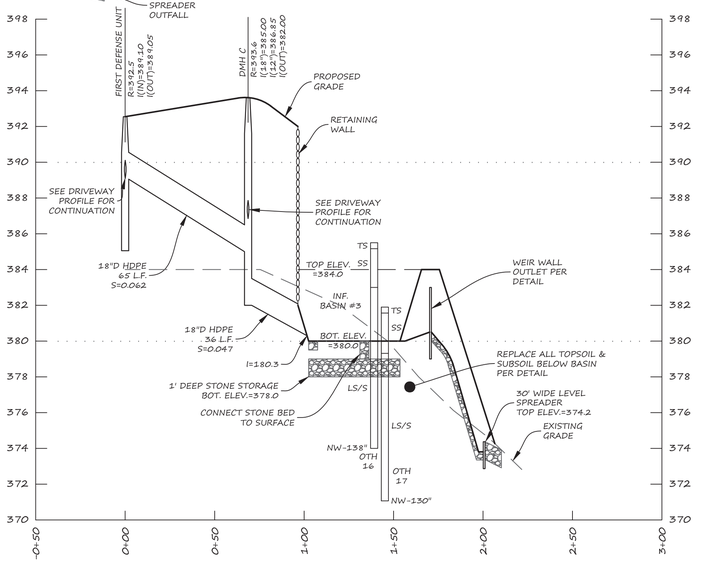
TOWN OF FRANKLIN PLANNING BOARD



PROFILE - INFILTRATION BASIN #3

SCALE : 1" = 40' HORIZONTAL
1" = 4' VERTICAL

PROFILE - INFILTRATION BASIN #2

SCALE : 1" = 40' HORIZONTAL
1" = 4' VERTICAL

PROFILE - INFILTRATION BASIN #2

SCALE : 1" = 40' HORIZONTAL
1" = 4' VERTICAL

PROFILE LEGEND

ABBREV.	DESCRIPTION
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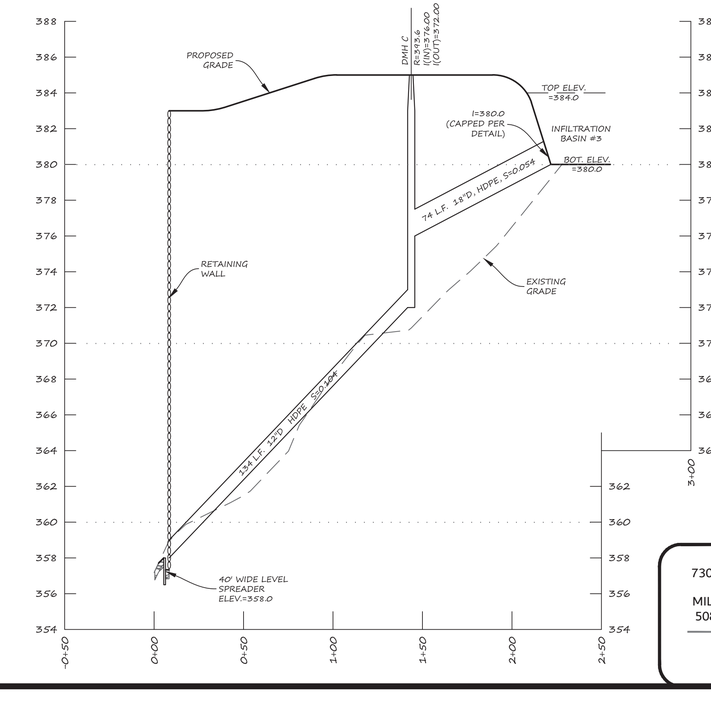

PROFILE - INFILTRATION BASIN #3 OUTLET

SCALE : 1" = 40' HORIZONTAL
1" = 4' VERTICAL

COMMONWEALTH OF MASSACHUSETTS
DANIEL J. MERRIKIN
CIVIL
No. 43309
REGISTERED PROFESSIONAL ENGINEER

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0' 40' 80' 160'

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PLAN OF LAND IN
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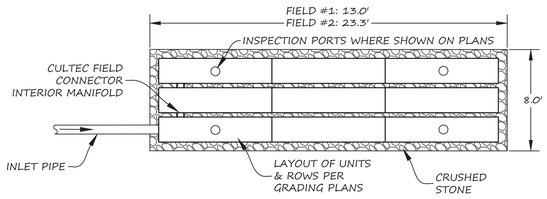
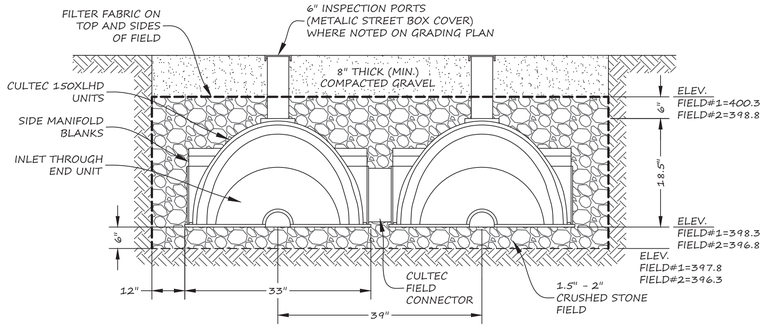
C-8

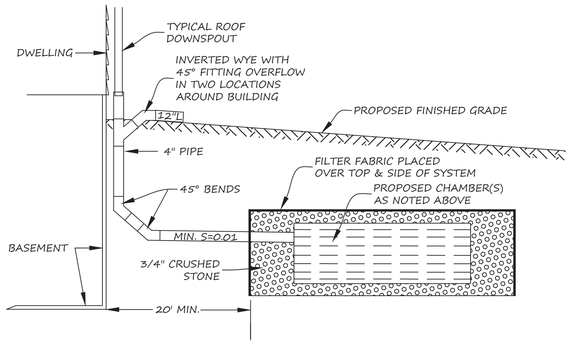
LEGACY ENGINEERING



FIELD PLAN VIEW



SECTION THROUGH TYPICAL LEACHING FIELD

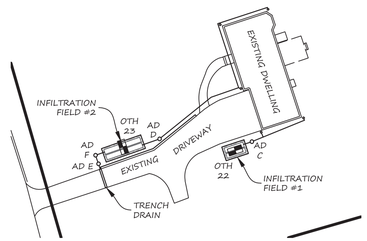


NOTES:

1. INFILTRATION TRENCH UNITS TO BE RECHARGER 150XLHD AS MANUFACTURED BY CULTEC, INC., 878 FEDERAL ROAD, BROOKFIELD, CT 06804, OR APPROVED EQUAL. APPROVED EQUALS MUST CONTAIN AT LEAST THE SAME TOTAL SYSTEM STORAGE VOLUME AND BOTTOM AREA.
2. INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS.
3. TWO-TRENCH SYSTEM CROSS-SECTION SHOWN. MULTIPLE TRENCHES WOULD USE THE SAME EXTERIOR STONE THICKNESS AND INTERIOR CHAMBER SEPARATION VALUES.
4. INFILTRATION TRENCH UNITS SHALL BE ABLE TO WITHSTAND H-20 LOADINGS.
5. PIPING FOR THE ROOF DOWNSPOUT COLLECTION SYSTEM MAY BE SCHEDULE 40 PVC OR HDPE.
6. USE OF "EQUIVALENT" SYSTEMS REQUIRE VOLUME CALCULATION VERIFICATION BY THE DESIGN ENGINEER.
7. ALL TOPSOIL, SUBSOIL, AND UNSUITABLE SOILS UNDER AND WITHIN 3 FEET OF THE SYSTEM SHALL BE REMOVED AND REPLACED WITH SEPTIC SAND MEETING DESIGN ENGINEER'S APPROVAL.

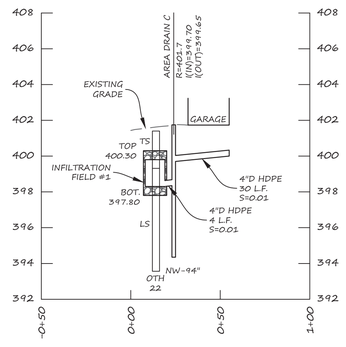
ROOF RUNOFF INFILTRATION FIELD

NOT TO SCALE



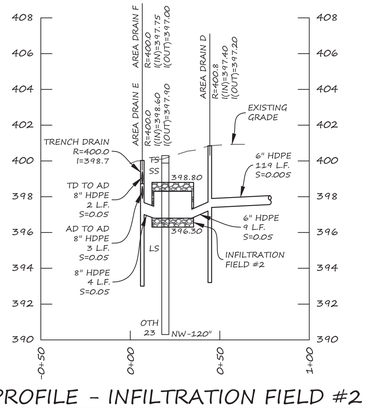
INFILTRATION BASIN #1 PLAN VIEW

SCALE : 1" = 40'



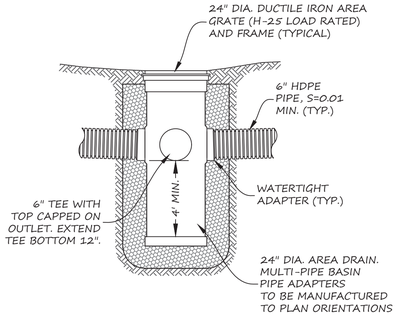
PROFILE - INFILTRATION FIELD #1

SCALE : 1" = 40' HORIZONTAL
1" = 4' VERTICAL



PROFILE - INFILTRATION FIELD #2

SCALE : 1" = 40' HORIZONTAL
1" = 4' VERTICAL



AREA DRAIN (A.D.) DETAIL

NOT TO SCALE

PROFILE LEGEND

ABBREV.	DESCRIPTION
M-XX"	REDOX (MOTTLES) AT XX-INCHES
WT-XX"	STANDING WATER AT XX-INCHES
WP-XX"	WEEPING WATER AT XX-INCHES
NW-XX"	NO GROUNDWATER INDICATORS
R-XX"	REFUSAL AT XX-INCHES
TS	TOPSOIL
SS	SUBSOIL
S	SAND
LS	LOAMY SAND
SL	SANDY LOAM
MS	MEDIUM SAND

OWNERS
BRUCE J. HUNCHARD
496 SUMMER STREET
FRANKLIN, MA 02038

TIMOTHY JONES
488 SUMMER STREET
FRANKLIN, MA 02038

APPLICANT
SUEJO CORP.
P.O. BOX 934
WRENTHAM, MA 02093

ZONING DISTRICT
RURAL RESIDENTIAL 1
SENIOR VILLAGE OVERLAY
ZONE II (PARTIAL)

ASSESSORS PARCEL
302-006-000
302-008-000

PLAN & DEED REFERENCE
CTF. NO. 209710
CTF. NO. 161598
L.C. PLAN 41284A

DATE APPROVED: _____

DATE ENDORSED: _____

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TOWN OF FRANKLIN PLANNING BOARD

COMMONWEALTH OF MASSACHUSETTS
DANIEL J. MERRIKIN
CIVIL
No. 43309
REGISTERED PROFESSIONAL ENGINEER

Digitally signed by Daniel J. Merrikin, P.E.
Date: 2024.07.24 14:02:19 -04'00'

PLAN SCALE: 1"=40'

160' 80' 40' 0'

PLAN DATE: JANUARY 26, 2024

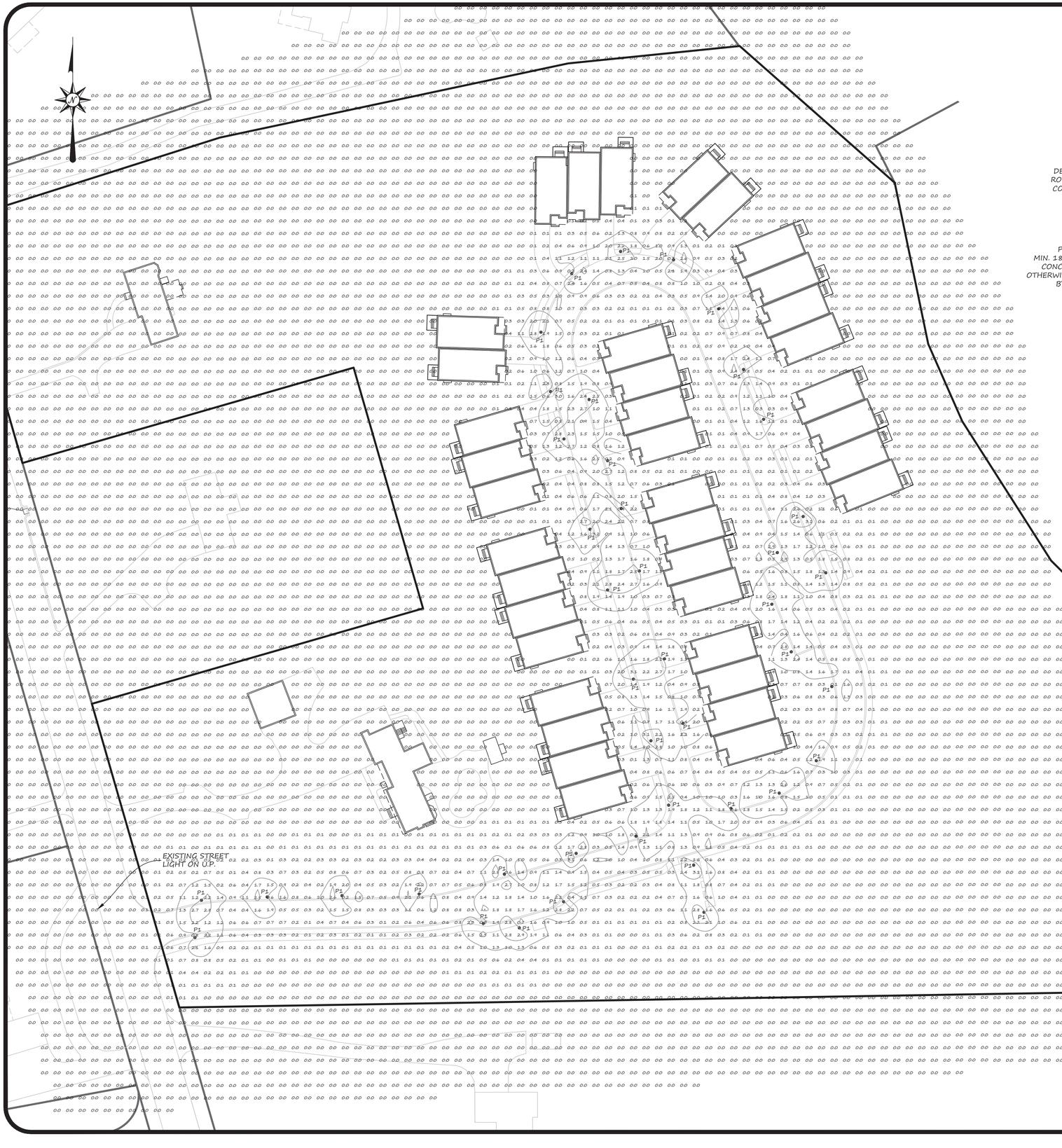
REVISION	DATE	BY
REVISIONS PER TOWN COMMENTS	2024-07-18	DJM

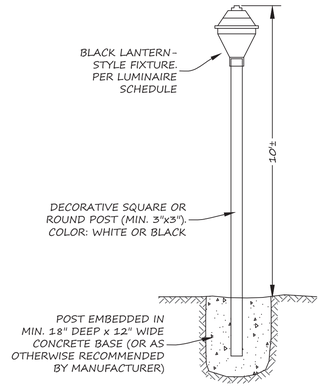
AUTUMN HILL
SENIOR VILLAGE
PROFILE
PLAN OF LAND IN
FRANKLIN, MA

730 MAIN STREET
SUITE 2C
MILLIS, MA 02054
508-376-8883(o)

C-9

LEGACY ENGINEERING





LIGHTING NOTES

1. ADDITIONAL BUILDING MOUNTED LIGHTING WILL BE PROVIDED AT BUILDING ENTRANCES. SUCH LIGHTING SHALL FACE THE GROUND AND NOT ADJACENT PROPERTIES.

LUMINAIRE SCHEDULE

CALLOUT	SYMBOL	QUANTITY	LAMP	MOUNTING	MOUNTING HEIGHT	MODEL
P1	⊗	42	LED	POST	10'	AMERILUX D623-FDR FULL-CUTOFF FIXTURE

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SUEJO CORP.
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ZONE II (PARTIAL)

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Date: 2024.07.24 14:01:27 -04'00'

PLAN SCALE: 1"=40'

160' 80' 40' 0'

PLAN DATE: JANUARY 26, 2024

REVISION	DATE	BY
REVISIONS PER TOWN COMMENTS	2024-07-18	DJM

AUTUMN HILL
SENIOR VILLAGE LIGHTING
PLAN OF LAND IN FRANKLIN, MA

730 MAIN STREET
SUITE 2C
MILLIS, MA 02054
508-376-8883(o)

C-10

LEGACY ENGINEERING

EROSION CONTROL NOTES

1. THE TOTAL EXPECTED AREA OF DISTURBANCE IS 6.2± ACRES.
   1.1. 4.3± ACRES WILL BE DISTURBED IN PHASE 1
   1.2. 1.9± ACRES WILL BE DISTURBED IN PHASE 2
2. IMPLEMENT MULCH BERMS THROUGHOUT TO CONTROL SEDIMENT AND EROSION IN SPECIFIC WORK AREAS.
3. IMPLEMENT TEMPORARY SEDIMENT BASINS WITH LEVEL SPREADER OUTFALLS WHERE NECESSARY DURING CONSTRUCTION

OWNERS
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FRANKLIN, MA 02038

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SUEJO CORP.
P.O. BOX 934
WRENTHAM, MA 02093

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TOWN OF FRANKLIN PLANNING BOARD

COMMONWEALTH OF MASSACHUSETTS
DANIEL J. MERRIKIN
CIVIL
No. 43309
REGISTERED PROFESSIONAL ENGINEER

Digitally signed by Daniel J. Merrikin, P.E.
Date: 2024.07.24 14:00:43 04'00'

PLAN SCALE: 1"=40'

0' 40' 80' 160'

PLAN DATE: JANUARY 26, 2024

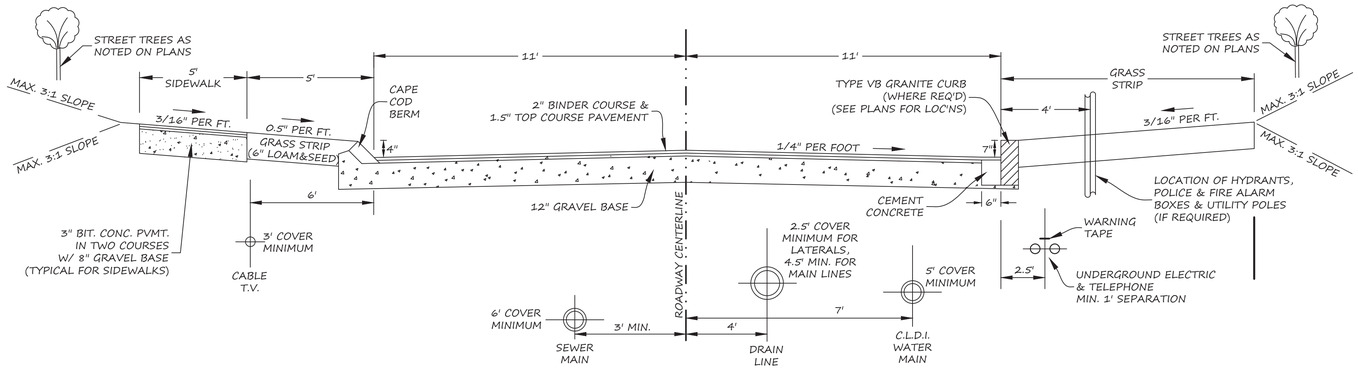
REVISION	DATE	BY
REVISIONS PER TOWN COMMENTS	2024-07-18	DJM

AUTUMN HILL
SENIOR VILLAGE
EROSION CONTROL
PLAN OF LAND IN FRANKLIN, MA

730 MAIN STREET
SUITE 2C
MILLIS, MA 02054
508-376-8883(o)

C-11

LEGACY ENGINEERING

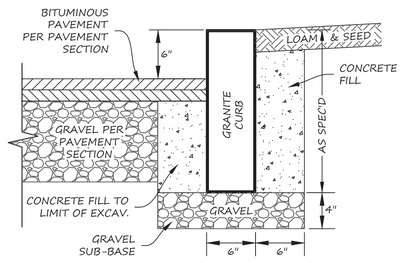


NOTES:

1. UTILITY LOCATIONS WILL VARY ACCORDING TO LAYOUT. THIS DETAIL PRESENTS STANDARD DEPTHS AND SEPARATIONS.
2. SIDESLOPE SPECIFICATIONS ARE TYPICAL AND WILL VARY IF OTHERWISE NOTED ON THESE PLANS.
3. COMPACTION REQUIREMENTS OF THE SUBDIVISION REGULATIONS MUST BE ADHERED TO.
4. NOTE: ONLY ONE SIDEWALK MAY BE PROVIDED WHERE NOTED AND IF WAIVED BY THE PLANNING BOARD.

TYPICAL MAIN DRIVEWAY CROSS SECTION

(NO SCALE)

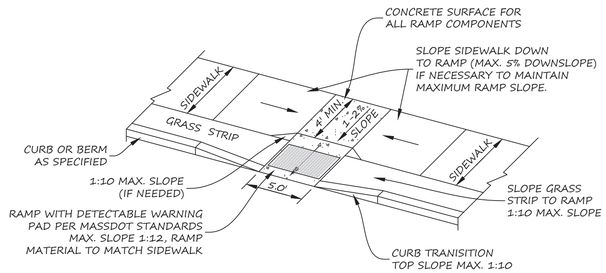


NOTES:

1. CONCRETE TO BE 4,000 PSI.
2. ALL RADII 50' AND SMALLER TO BE CONSTRUCTED USING CURVED SECTIONS.

VERTICAL GRANITE CURB DETAIL

(NO SCALE)

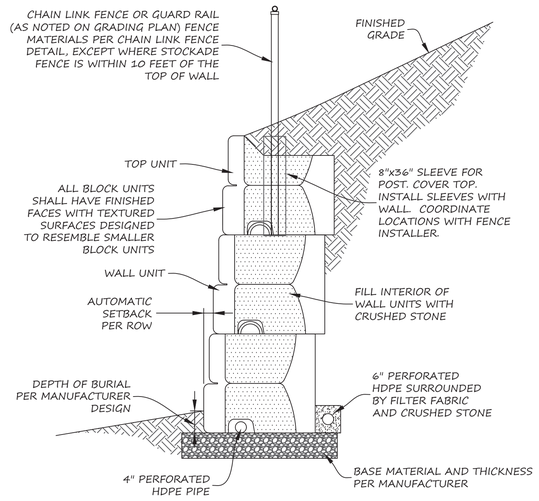


NOTES:

1. RAMP AND SIDEWALK SHALL BE CONSTRUCTED IN STRICT COMPLIANCE WITH ADA REGULATIONS.
2. THIS DETAIL DOES NOT SPECIFY CURBING OR SIDEWALK REQUIREMENTS, BUT ONLY ACCESSIBLE (HANDICAP) RAMP SPECIFICATIONS. REFER TO APPLICABLE DETAILS FOR ROADWAY, CURBING, SIDEWALK SPECIFICATIONS.

ACCESSIBLE RAMP DETAIL

NOT TO SCALE

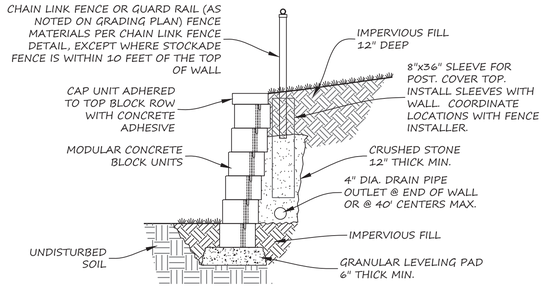


NOTES:

1. RETAINING WALL SHALL BE OF THE SO-CALLED "BIG-BLOCK" GRAVITY WALL SYSTEMS. THE SYSTEM DEPICTED ON THIS PLAN IS THE "STONE STRONG" SYSTEM MANUFACTURED BY STONE STRONG, LLC. ALTERNATIVE SYSTEMS MAY BE ALLOWED BY THE OWNER.
2. ANY SUBSTITUTIONS REQUIRE A NEW, MANUFACTURER SPECIFIC WALL DESIGN STAMPED BY A REGISTERED PROFESSIONAL ENGINEER, WITH A COPY SUBMITTED TO THE PLANNING BOARD AND BUILDING INSPECTOR.
3. DAYLIGHT DRAIN PIPES AT EITHER END OF THE WALL.

"BIG BLOCK" WALL STANDARD DETAIL

NOT TO SCALE

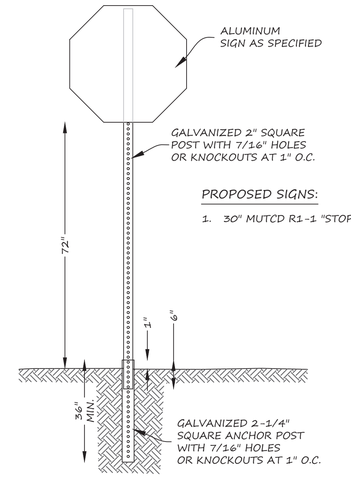


NOTES:

1. SMALL BLOCK UNITS SHALL BE THE SQUARE FOOT PRODUCT BY VERSA-LOK OR APPROVED EQUAL. WALL HEIGHT WITHOUT REINFORCEMENT SHALL BE LIMITED TO 3.5' EXPOSED FACE.
2. WALL HEIGHTS OVER FOUR FEET, INCLUDING FOOTING, MAY REQUIRE A BUILDING PERMIT AND/OR STRUCTURAL DESIGN. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY NECESSARY BUILDING PERMITS AND FOR PROVIDING STRUCTURAL WALL DESIGN MEETING THE REQUIREMENTS OF THE MASSACHUSETTS BUILDING CODE, AS DEEMED APPLICABLE BY THE BUILDING INSPECTOR.
3. INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS.

TYPICAL "SMALL BLOCK" RETAINING WALL

NOT TO SCALE



PROPOSED SIGNS:

1. 30" MUTCD R1-1 "STOP"

TYPICAL SIGN POST DETAIL

NOT TO SCALE

OWNERS
BRUCE J. HUNCHARD
496 SUMMER STREET
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TIMOTHY JONES
488 SUMMER STREET
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P.O. BOX 934
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ZONING DISTRICT
RURAL RESIDENTIAL 1
SENIOR VILLAGE OVERLAY ZONE II (PARTIAL)

ASSESSORS PARCEL
302-006-000
302-008-000

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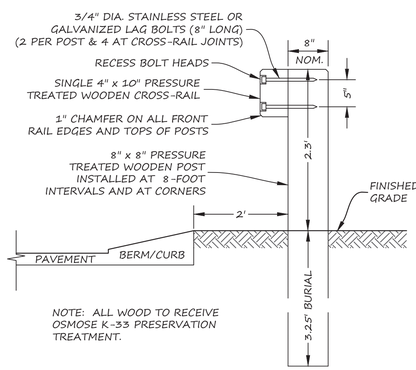
TOWN OF FRANKLIN PLANNING BOARD

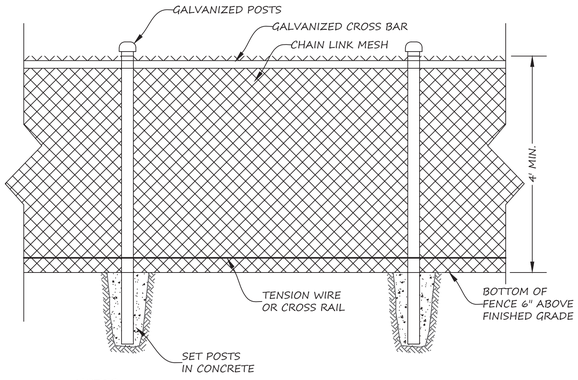


SIDE SECTIONAL VIEW

FRONT VIEW - TYPICAL END SECTION

WOOD GUARD RAIL DETAIL

NOT TO SCALE

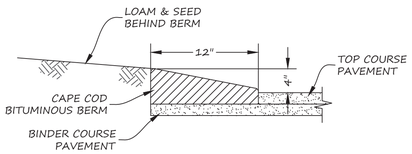


NOTES:

1. ALL METAL COMPONENTS TO BE GALVANIZED OR VINYL COATED
2. FENCE TO BE INSTALLED WITH FINISHED SIDE FACING ABUTTING PROPERTIES.

CHAIN LINK FENCE DETAIL

NOT TO SCALE



CAPE COD BERM DETAIL

(NO SCALE)

COMMONWEALTH OF MASSACHUSETTS
DANIEL J. MERRIKIN
CIVIL
No. 43309
REGISTERED PROFESSIONAL ENGINEER

Digitally signed by Daniel J. Merrikin, P.E.
Date: 2024.07.24 14:00:10 -04'00'

PLAN SCALE: NOT TO SCALE

PLAN DATE: JANUARY 26, 2024

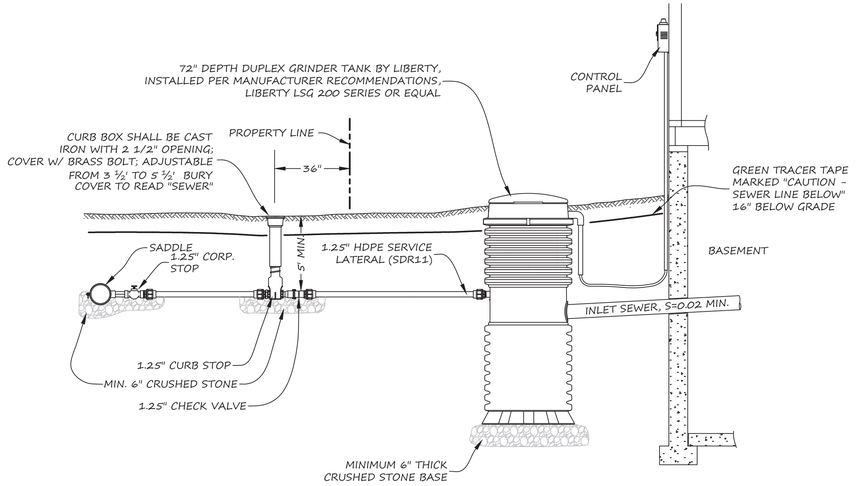
REVISION	DATE	BY
REVISIONS PER TOWN COMMENTS	2024-07-18	DJM

AUTUMN HILL
SENIOR VILLAGE
DETAILS
PLAN OF LAND IN
FRANKLIN, MA

730 MAIN STREET
SUITE 2C
MILLIS, MA 02054
508-376-8883(o)

C-12

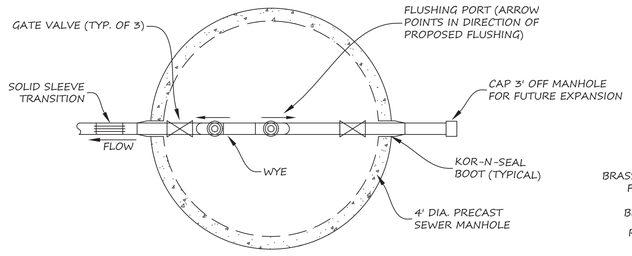
LEGACY ENGINEERING



NOTES:
1. ALL INSTALLATION IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS.
2. SLOPE THE LOW-PRESSURE SEWER LATERAL CONTINUOUSLY UPHILL TO SEWER MAIN WHERE POSSIBLE.

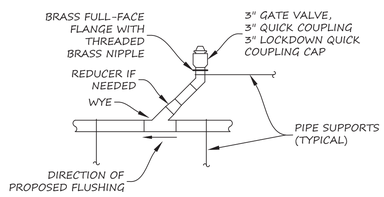
LOW-PRESSURE SEWER PUMP SYSTEM DETAIL

NOT TO SCALE



PLAN VIEW

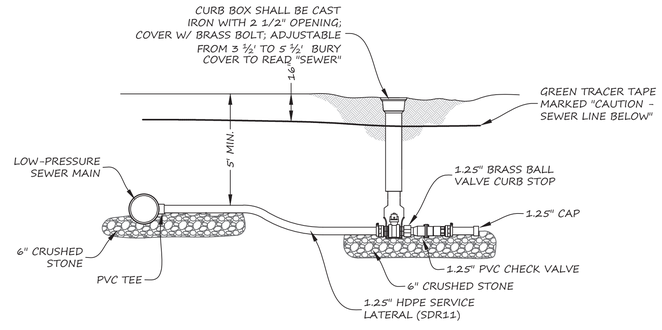
NOTES:
1. ALL PIPING AND FITTINGS INSIDE MANHOLE TO BE PVC. PIPING TO BE SDR21 PVC. FITTINGS TO MEET SDR17 250 PSI.
2. VALVES TO BE BRASS AND RATED FOR 200 PSI.
3. ALL PIPES, VALVES AND FITTINGS TO BE FULLY SUPPORTED WITH PIPE SUPPORTS, BRACKETS AND/OR HANGERS.



FLUSHING PORT PROFILE VIEW

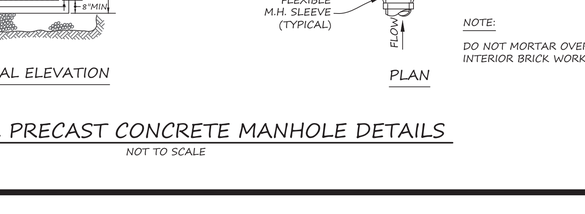
LOW-PRESSURE SEWER MANHOLE CLEANOUT

NOT TO SCALE



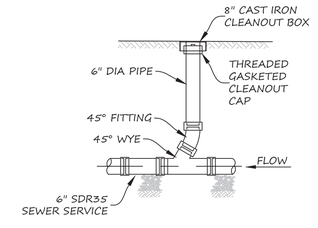
LOW PRESSURE SEWER SERVICE LATERAL DETAIL

NOT TO SCALE



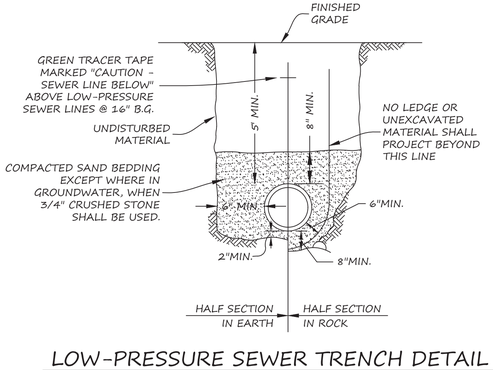
WATER MAIN CROSSING DETAIL

NOT TO SCALE



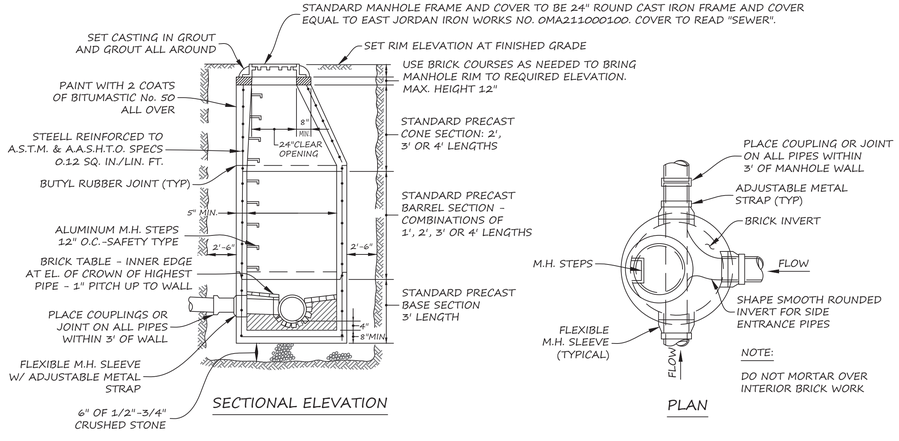
SEWER CLEANOUT DETAIL

NOT TO SCALE



LOW-PRESSURE SEWER TRENCH DETAIL

NOT TO SCALE



TYPICAL PRECAST CONCRETE MANHOLE DETAILS

NOT TO SCALE

OWNERS
BRUCE J. HUNCHARD
496 SUMMER STREET
FRANKLIN, MA 02038

TIMOTHY JONES
488 SUMMER STREET
FRANKLIN, MA 02038

APPLICANT
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ZONING DISTRICT
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TOWN OF FRANKLIN PLANNING BOARD

COMMONWEALTH OF MASSACHUSETTS
DANIEL J. MERRIKIN
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Digitally signed by Daniel J. Merrikin, P.E.
Date: 2024.07.24 13:59:32 -04'00'

PLAN SCALE: NOT TO SCALE

PLAN DATE: JANUARY 26, 2024

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SENIOR VILLAGE
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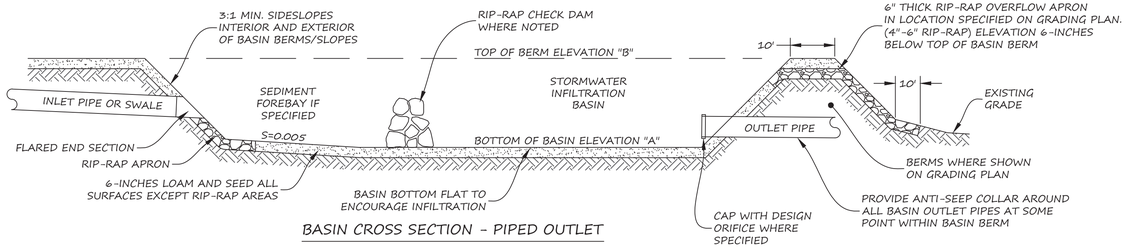
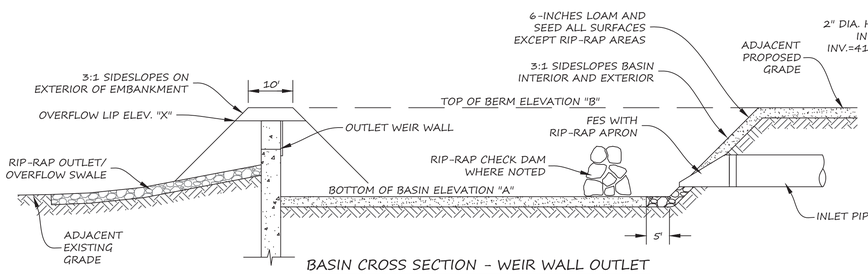
C-13

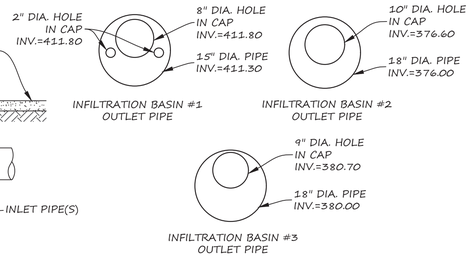
LEGACY ENGINEERING



BASIN CROSS SECTION - PIPED OUTLET

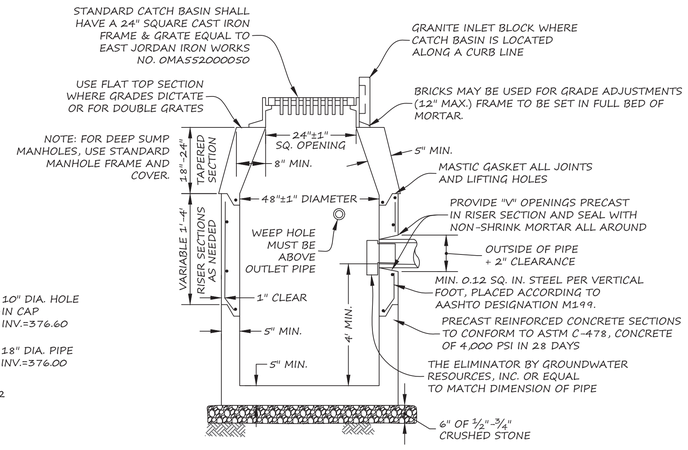


BASIN CROSS SECTION - WEIR WALL OUTLET



NOTE: JOINT AND CAP ARE TO BE WATERTIGHT.

OUTLET PIPE CAP DETAILS



NOTES:
1. NO BELL ENDS IN CATCH BASIN. CONNECTIONS TO BE TIGHTLY SEALED WITH MORTAR.
2. SUBSTITUTE FRAME AND GRATE SHALL BE MADE IN USA AND SHALL BE APPROVED BY THE ENGINEERING DEPARTMENT OR PLANNING BOARD PRIOR TO CONSTRUCTION.
3. PROVIDE 5' DIAMETER STRUCTURE WITH FLAT TOP WITH RECTANGULAR OPENING FOR DOUBLE GRATES, WHICH SHALL BE EAST JORDAN IRON WORKS NO. OMA544000002 WITH GRATES EQUAL TO ABOVE-SPECIFICATION.

PRECAST CONCRETE CATCH BASIN/DEEP SUMP MANHOLE

NOT TO SCALE

OWNERS
BRUCE J. HUNCHARD
496 SUMMER STREET
FRANKLIN, MA 02038

TIMOTHY JONES
488 SUMMER STREET
FRANKLIN, MA 02038

APPLICANT
SUEJO CORP.
P.O. BOX 934
WRENTHAM, MA 02093

ZONING DISTRICT
RURAL RESIDENTIAL 1
SENIOR VILLAGE OVERLAY ZONE II (PARTIAL)

ASSESSORS PARCEL
302-006-000
302-008-000

PLAN & DEED REFERENCE
CTF. NO. 209710
CTF. NO. 161598
L.C. PLAN 41284A

DATE APPROVED: _____

DATE ENDORSED: _____

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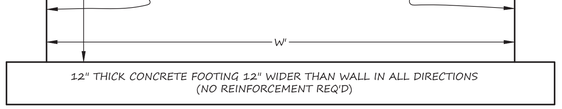
TOWN OF FRANKLIN PLANNING BOARD



BASIN #3 WEIR WALL

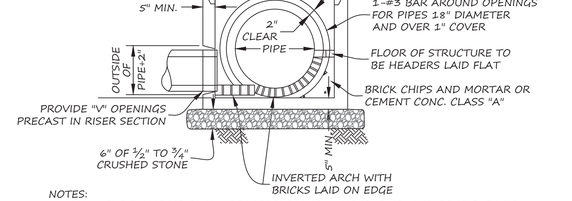
SCHEDULE OF DIMENSIONS AND ELEVATIONS

	BASIN #1	BASIN #2	BASIN #3
BOTTOM OF BASIN ELEVATION "A"	411.3	376.0	380.0
TOP OF BERM ELEVATION "B"	414.0	379.7	384.0
OUTLET WEIR WALL LENGTH "W"	N/A	N/A	26'
OVERFLOW ELEVATION "X"	413.7	379.4	383.5
OUTLET PIPE DIA.	15"(CAPPED)	18"(CAPPED)	18"(CAPPED)
OUTLET PIPE ELEV.	411.30	376.00	380.0

NOTES:
1. SEE GRADING SHEETS AND PROFILE SHEETS FOR SIZE OF INLETS AND OUTLETS, OUTLET STRUCTURE SPECIFICATIONS, ELEVATION OF BOTTOM OF BASIN, ELEVATION OF TOP OF BASIN, SLOPE OF SIDESLOPES, AND OTHER DIMENSIONAL REQUIREMENTS FOR EACH BASIN.
2. ALL TOPSOIL AND SUBSOIL BELOW THE BOTTOM OF THE BASIN SHALL BE REMOVED PRIOR TO BASIN CONSTRUCTION. FILL MATERIALS UNDER THE BASIN BOTTOM SHALL BE CLEAN GRAVEL OR SEPTIC SAND MEETING DESIGN ENGINEER'S APPROVAL. FILL FOR BERMS MAY BE SAND, LOAMY SAND OR SANDY LOAM. (TITLE V CLASSIFICATIONS).
3. BERM AREAS SHALL BE REMOVED OF ALL TOP AND SUB-SOIL AND OTHER UNSUITABLE SOILS. BERM CORE SHALL CONSIST OF ORDINARY BORROW INSTALLED IN 12-INCH LIFTS TO A MINIMUM 93% PROCTOR DENSITY.
4. MONITORING WELLS ARE TO BE INSTALLED WHERE LOCATED ON THE PLANS, AND ARE TO EXTEND DOWN TO A DEPTH OF 20 FEET OR TO THE LIMITING LAYER, WHICHEVER IS HIGHER.

TYPICAL INFILTRATION BASIN DETAILS

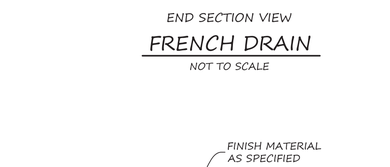
NOT TO SCALE



NOTES:
1. MANHOLE DIAMETER SHALL BE INCREASED IF NUMBER, SIZE, AND CONFIGURATION OF INLET/OUTLET PIPING NECESSITATES A LARGER MANHOLE DIAMETER.
2. SUBSTITUTE FRAME AND COVERS SHALL BE MADE IN USA AND SHALL BE APPROVED BY THE ENGINEERING DEPARTMENT OR PLANNING BOARD PRIOR TO CONSTRUCTION.

PRECAST CONCRETE MANHOLE

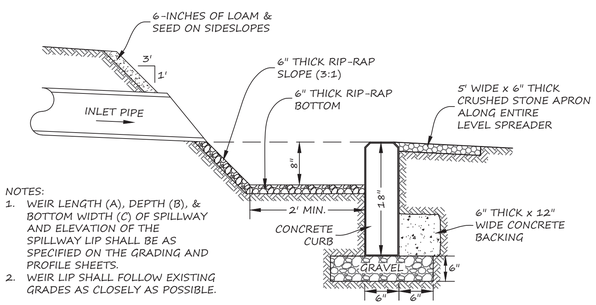
NOT TO SCALE



END SECTION VIEW

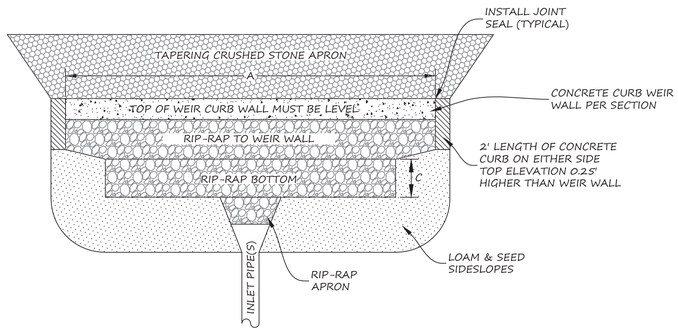
FRENCH DRAIN

NOT TO SCALE



NOTES:
1. WEIR LENGTH (A), DEPTH (B), & BOTTOM WIDTH (C) OF SPILLWAY AND ELEVATION OF THE SPILLWAY LIP SHALL BE AS SPECIFIED ON THE GRADING AND PROFILE SHEETS.
2. WEIR LIP SHALL FOLLOW EXISTING GRADES AS CLOSELY AS POSSIBLE.

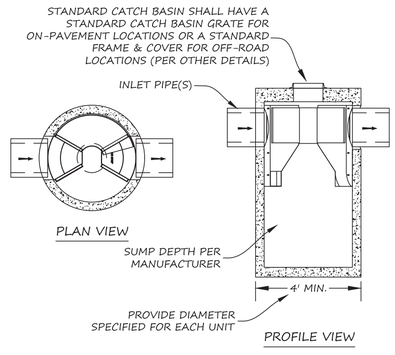
TYPICAL SECTIONAL VIEW



PLAN VIEW

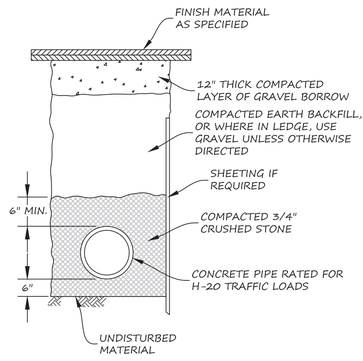
LEVEL SPREADER DETAIL

NOT TO SCALE



FIRST DEFENSE TREATMENT UNIT

NOT TO SCALE



TYPICAL DRAIN TRENCH

(NO SCALE)

DANIEL J. MERRIKIN
CIVIL
No. 43309
REGISTERED PROFESSIONAL ENGINEER
COMMONWEALTH OF MASSACHUSETTS

Digitally signed by Daniel J. Merrikin, P.E.
Date: 2024.07.24 13:58:58 -04'00'

PLAN SCALE: NOT TO SCALE

REVISIONS PER TOWN COMMENTS	2024-07-18	DJM
REVISION	DATE	BY

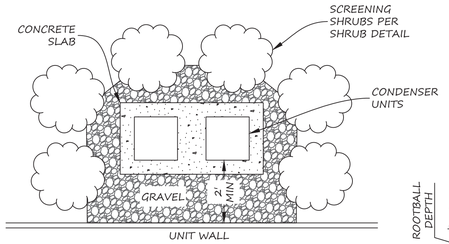
PLAN DATE: JANUARY 26, 2024

AUTUMN HILL
SENIOR VILLAGE
DETAILS
PLAN OF LAND IN
FRANKLIN, MA

730 MAIN STREET
SUITE 2C
MILLIS, MA 02054
508-376-8883(o)

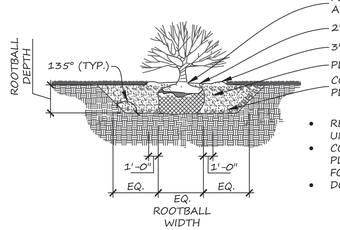
C-14

LEGACY ENGINEERING



CONDENSER SCREENING DETAIL

(NO SCALE)



- LOOSE OR CRACKED ROOT BALLS ARE UNACCEPTABLE
- PLACE ROOT BALL ON UNDISTURBED SUBGRADE
- EXCAVATE TO REQUIRED DEPTH AND BACKFILL WITH PLANTING MIX
- RAISE AND REPLANT SHRUBS THAT SETTLE AFTER PLANTING & WATERING SET SHRUBS PLUMB
- FLOOD WATERING SAUCER TWICE IN FIRST 24 HOURS AFTER PLANTING.

PLANT SHRUB WITH ROOT FLARE 1" ABOVE FINISHED GRADE AFTER SETTLEMENT

2" DEPTH MULCH (KEEP MULCH 1" AWAY FROM SHRUB BASE)

3" HIGH EARTH WATERING SAUCER 1'-0" BEYOND ROOT BALL

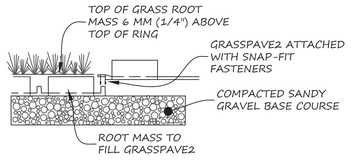
PLANTING MIXTURE

COMPACTED BACKFILL OR UNDISTURBED SUBGRADE. BEFORE PLANTING SCARIFY PIT SURFACE 4-6" DEEP.

- REMOVE 1/3 BURLAP PRIOR TO BACKFILL SYNTHETIC BURLAP UNACCEPTABLE
- CONTAINERIZED PLANTS: REMOVE CONTAINER PRIOR TO PLANTING, SCARIFY ROOT BALL BELOW EDGE 1/2" DEEP IN FOUR LOCATIONS
- DO NOT EXCAVATE BELOW ROOT BALL DEPTH

SHRUB DETAIL

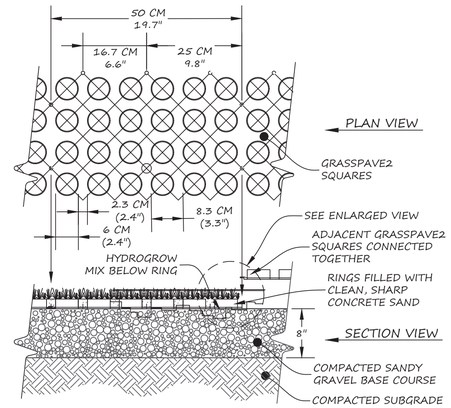
NOT TO SCALE



ENLARGED VIEW

NOTES:

1. GRASSPAVE2 BY INVISIBLE STRUCTURES, INC., 1600 JACKSON STREET, STE. 310, GOLDEN, COLORADO, OR EQUAL.
2. UNIT SIZE: 50 CM x 50 CM x 2.5 CM (20" x 20" x 1")



REINFORCED TURF DETAIL

(NOT TO SCALE)

OWNERS
BRUCE J. HUNCHARD
496 SUMMER STREET
FRANKLIN, MA 02038

TIMOTHY JONES
488 SUMMER STREET
FRANKLIN, MA 02038

APPLICANT
SUEJO CORP.
P.O. BOX 934
WRENTHAM, MA 02093

ZONING DISTRICT
RURAL RESIDENTIAL 1
SENIOR VILLAGE OVERLAY
ZONE II (PARTIAL)

ASSESSORS PARCEL
302-006-000
302-008-000

PLAN & DEED REFERENCE
CTF. NO. 209710
CTF. NO. 161598
L.C. PLAN 41284A

DATE APPROVED: _____

DATE ENDORSED: _____

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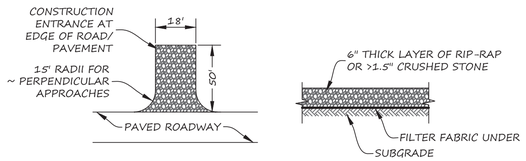
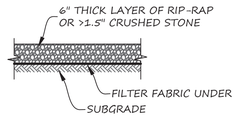
TOWN OF FRANKLIN PLANNING BOARD



PLAN VIEW



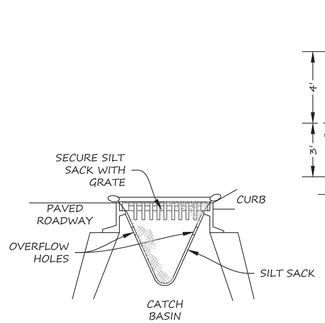
SECTIONAL VIEW

NOTES:

1. ENTRANCE SHALL BE INSTALLED BEFORE ANY EXCAVATION WORK OCCURS ON-SITE.
2. ENTRANCE SHALL BE MAINTAINED IN GOOD CONTITION UNTIL A PAVED DRIVEWAY IS INSTALLED. REPLACE ENTRANCE IF FILLED WITH SOILS OR IF SOILS ARE BEING TRACKED ONTO ADJACENT ROADWAYS.

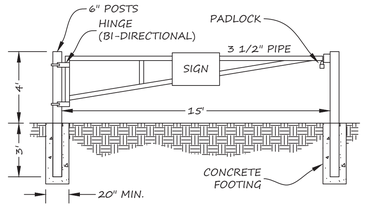
CONSTRUCTION ENTRANCE DETAIL

NOT TO SCALE



CATCH BASIN SILT SACK DETAIL

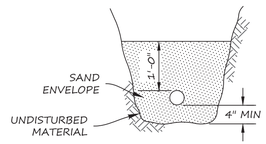
NOT TO SCALE



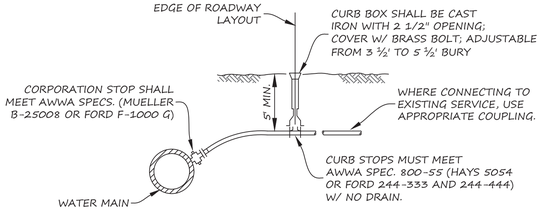
NOTES:
1. PIPES TO BE SCHEDULE 40 GALVANIZED STEEL.
2. SIGN TO READ "AUTHORIZED ACCESS ONLY"
3. PADLOCK TO MEET TOWN REQUIREMENTS.

ACCESS GATE

NOT TO SCALE



TRENCH CROSS-SECTION



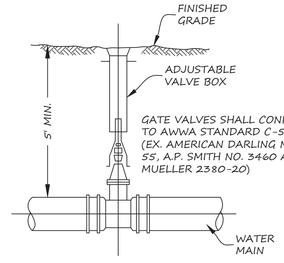
SECTION ALONG PIPE

NOTES:

1. COPPER TUBING SHALL MEET AWWA SPEC. 76-CR TYPE K OR FEDERAL SPEC. WWT-799 TYPE K.
2. 1 1/2-INCH AND LARGER SERVICES SHALL BE INSTALLED WITH A SADDLE.

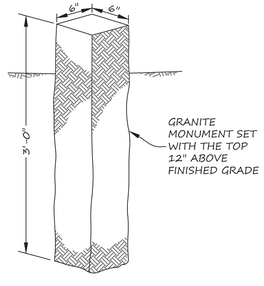
TYPICAL WATER SERVICE CONNECTION

NOT TO SCALE



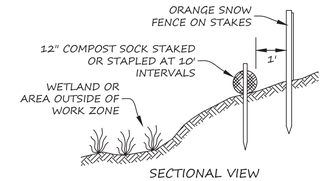
TYPICAL GATE VALVE

NOT TO SCALE



OPEN SPACE MONUMENT

NOT TO SCALE

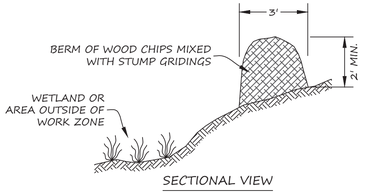


SECTIONAL VIEW

NOTE: NON-BIODEGRADABLE SOCK SHELL FILLED WITH COMPOST MEDIA. JOINTS SHALL BE OVERLAPPED BY AT LEAST TWO FEET. ORANGE SNOW FENCE IS ONLY NEEDED IF THERE IS EVIDENCE OF THE COMPOST SOCK BEING BURIED BY CONSTRUCTION ACTIVITIES.

EROSION CONTROL DETAIL (COMPOST SOCK)

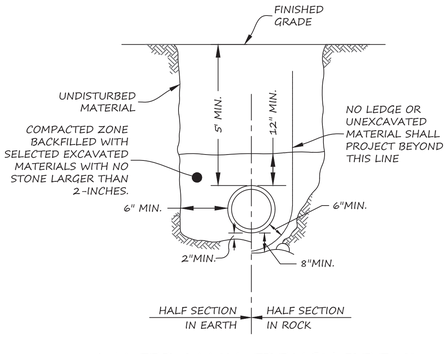
NOT TO SCALE



SECTIONAL VIEW

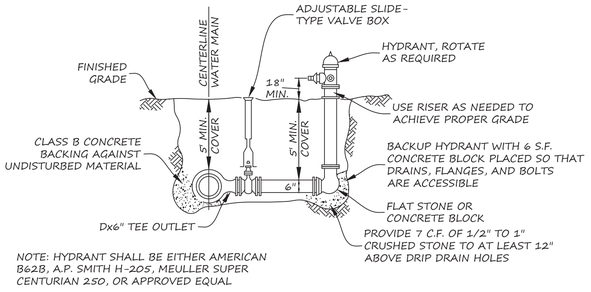
EROSION CONTROL DETAIL (MULCH BERM)

NOT TO SCALE



WATER MAIN TRENCH DETAIL

NOT TO SCALE



NOTE: HYDRANT SHALL BE EITHER AMERICAN B62B, A.P. SMITH H-205, MEULLER SUPER CENTURIAN 250, OR APPROVED EQUAL

TYPICAL HYDRANT ASSEMBLY DETAIL

NOT TO SCALE

COMMONWEALTH OF MASSACHUSETTS
DANIEL J. MERRIKIN
CIVIL
No. 43309
REGISTERED PROFESSIONAL ENGINEER

Digitally signed by Daniel J. Merrikin, P.E.
Date: 2024.07.24 13:56:44 -04'00'

PLAN SCALE: NOT TO SCALE

PLAN DATE: JANUARY 26, 2024

REVISION	DATE	BY
REVISIONS PER TOWN COMMENTS	2024-07-18	DJM

AUTUMN HILL
SENIOR VILLAGE
DETAILS
PLAN OF LAND IN
FRANKLIN, MA

730 MAIN STREET
SUITE 2C
MILLIS, MA 02054
508-376-8883(o)

C-15

LEGACY ENGINEERING