

TRI-COUNTY REGIONAL VOCATIONAL TECHNICAL HIGH SCHOOL SITE PLAN REVIEW



CIVIL ENGINEER &
LAND SURVEYOR:



Samiotes Consultants Inc.
Civil Engineers + Land Surveyors
20 A STREET FRAMINGHAM, MA 01701
T 508.877.6688
F 508.877.8349
WWW.SAMIOTES.COM

ARCHITECT:



Drumme Rosane Anderson, Inc.
DRUMMEY ROSANE ANDERSON, INC.
260 CHARLES STREET
STUDIO 300
WALTHAM, MA 02453
617.864.1700
WWW.DRAWS.COM

ENVIRONMENTAL
PERMITTING:



ENVIRONMENTAL CONSULTING & RESTORATION, LLC
28 UNION STREET
PLYMOUTH, MA 02360
617.529.3792

LANDSCAPE
ARCHITECT:



WARNER LARSON LANDSCAPE ARCHITECTS
130 W BROADWAY
BOSTON, MA 02127
617.464.1140

LOGISTICS:



CONSIGLI CONSTRUCTION COMPANY
72 SUMNER ST.
MILFORD, MA 01757
508.473.2580

PHOTOMETRICS
CONSULTANT:



GRIFFITH & VARY, INC
12 KENDRICK ROAD
WAREHAM, MA 02571
508.295.0050

SOUND
CONSULTANT:



ACENTECH
33 MOULTON STREET
CAMBRIDGE, MA 02138
617.499.8000

TRAFFIC
CONSULTANT:



BRYANT ASSOCIATES
90 CANAL STREET, SUITE 301
BOSTON, MA 02114
617.248.0300

147 POND STREET
FRANKLIN, MA 02038

APPLICANT:
TRI-COUNTY REGIONAL VOCATIONAL TECHNICAL
HIGH SCHOOL FRANKLIN, MA 02038

KAREN MAGUIRE - SCHOOL SUPERINTENDENT
(OWNER'S REPRESENTATIVE)

OWNER:
SAME AS APPLICANT

APRIL, 2024
REV: JUNE, 2024

DRAWING LIST

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EXISTING CONDITIONS PLAN	T-4
EXISTING CONDITIONS PLAN	T-5
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CIVIL VEHICULAR LAYOUT PLAN-KEYSHEET	C200
CIVIL VEHICULAR LAYOUT PLAN	C201
CIVIL VEHICULAR LAYOUT PLAN	C202
CIVIL VEHICULAR LAYOUT PLAN	C203
CIVIL VEHICULAR LAYOUT PLAN	C204
CIVIL VEHICULAR LAYOUT PLAN	C205
CIVIL GRADING PLAN-KEYSHEET	C300
CIVIL GRADING PLAN	C301
CIVIL GRADING PLAN	C302
CIVIL GRADING PLAN	C303
CIVIL GRADING PLAN	C304
CIVIL GRADING PLAN	C305
CIVIL UTILITIES PLAN-KEYSHEET	C400
CIVIL UTILITIES PLAN	C401
CIVIL UTILITIES PLAN	C402
CIVIL UTILITIES PLAN	C403
CIVIL UTILITIES PLAN	C404
CIVIL UTILITIES PLAN	C405
STORMWATER MANAGEMENT PLAN-KEYSHEET	C500
STORMWATER MANAGEMENT PLAN	C501
STORMWATER MANAGEMENT PLAN	C502
STORMWATER MANAGEMENT PLAN	C503
STORMWATER MANAGEMENT PLAN	C504
STORMWATER MANAGEMENT PLAN	C505
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ELECTRICAL SITE LIGHTING PLAN	ES-0-1B
ELECTRICAL SITE LIGHTING PLAN	ES-0-1C

ZONING TABLE BASED ON ZONING BYLAWS			
ZONING DISTRICT: RURAL RESIDENTIAL II	REQUIREDC/ALLOWED	EXISTING	PROPOSED
MINIMUM SETBACK FROM STREET LINE	40 FT	314 FT	822 FT
MINIMUM SIDE YARD WIDTH	35 FT	97 FT (N)	95 FT (N)
	35 FT	104 FT (S)	113 FT (S)
MINIMUM REAR YARD WIDTH	35 FT	734.7 FT	35.3 FT
MINIMUM LOT AREA	30,000 SF	2,626,700 SF	2,626,700 SF
MAXIMUM LOT COVERAGE	25%	28.5%*	27.5%*
NUMBER OF ADA PARKING SPACES	NA	21**	15**
NUMBER OF EV PARKING SPACES	180	0	9
TOTAL GP PARKING SPACES	NA	480***	480***
LOADING DOCKS	NA	2-3	2
DRIVEWAY WIDTH	12 MN****	31 FT	32 FT
NUMBER OF PARKING AREA TREES	46	40	63
OPEN SPACE	20% MIN	60%*****	54%*****
LANDSCAPE SCREENING FROM RESIDENTIAL	4 FT EVERGREEN BUFFER	10 FT MIN EXISTING WOODED BUFFER	10 FT MIN EXISTING WOODED BUFFER

*WATER REQUIRED: EXISTING DEVELOPMENT CONTAINS A PRE-EXISTING NON-COMFORMING CONDITION; PROPOSED DEVELOPMENT REDUCES OVERALL IMPERVIOUS AREA.
**ADA PARKING SPACES INCLUDE ONE EV PARKING SPACE AND FIVE VAN ACCESSIBLE PARKING SPACES.
***INCLUDES ADA AND EV PARKING SPACES.
****RESIDENTIAL DRIVEWAY.
*****OPEN SPACE PERCENTAGE EXCLUDING WETLANDS.

DRA

Drumme Rosane Anderson, Inc.
260 Charles Street Studio 300 Waltham, MA 02453
225 Oakland Road Studio 205 South Windsor, CT 06071

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Tri-County
Regional
Vocational
Technical High
School

147 Pond St, Franklin, MA
02038

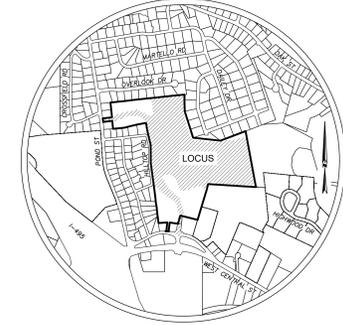
PLANNING BOARD

SITE PLAN REVIEW

PLANNING BOARD

06/13/2024

Scale: NTS
Project: S2033.00
Author:
Date: 03/18/2024

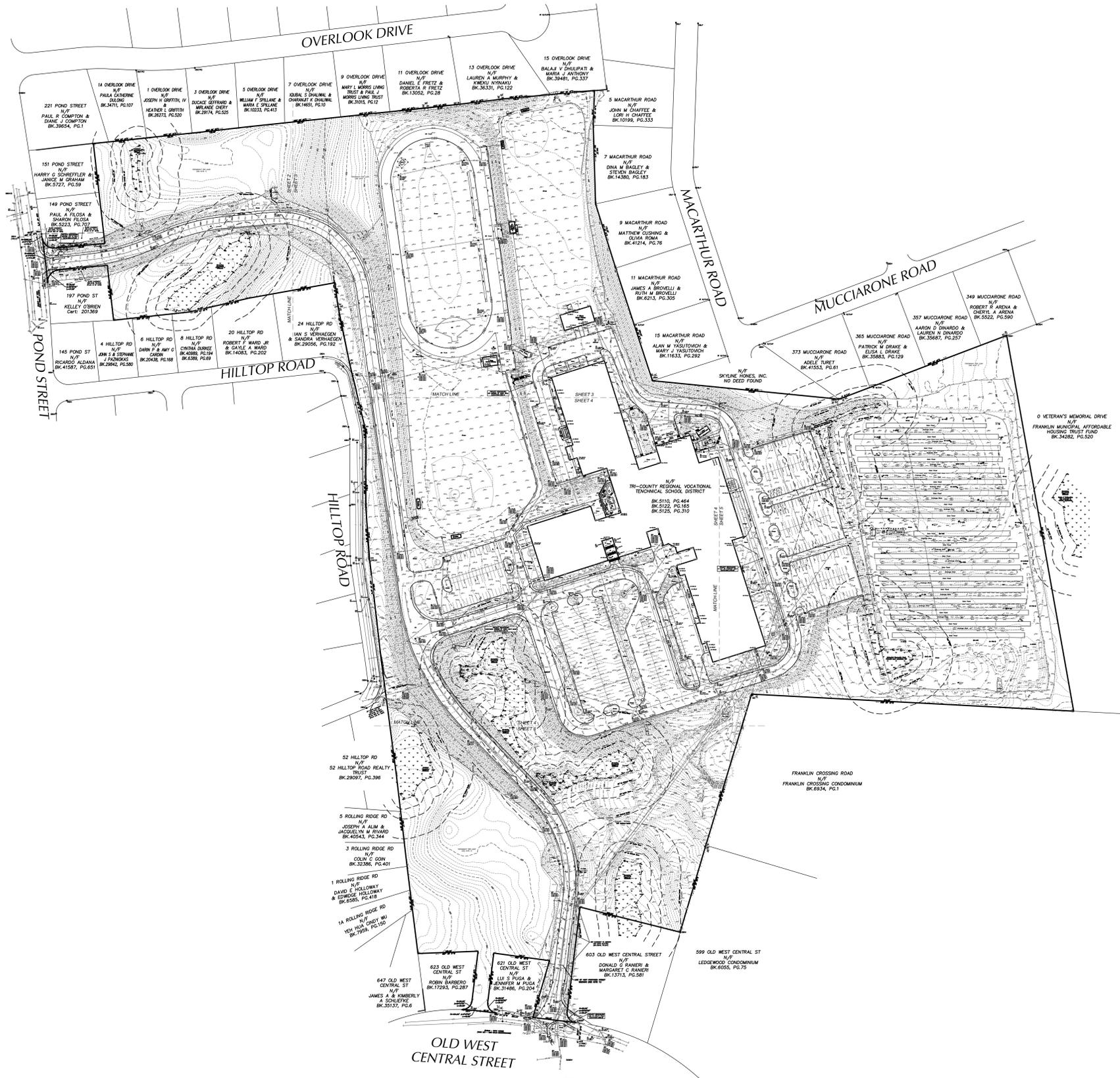


LOCUS MAP
not to scale

NOTES:

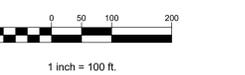
- THIS PLAN IS REFERENCED HORIZONTALLY TO THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM NORTH AMERICAN DATUM OF 1983 AND VERTICALLY TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 BY SIX GPS OBSERVATIONS TAKEN ON DECEMBER 8, 2022. SEE PLAN FOR PROJECT BENCHMARK LOCATION.
- THIS PLAN IS THE RESULT OF AN INSTRUMENT SURVEY PERFORMED IN NOVEMBER & DECEMBER OF 2022, JANUARY THROUGH APRIL OF 2023, & FEBRUARY THROUGH MAY OF 2024.
- UNDERGROUND UTILITIES ARE BASED UPON AN ACTUAL FIELD SURVEY AND INFORMATION OF RECORD. IT IS NOT WARRANTED THAT THEY ARE EXACTLY LOCATED, NOR THAT ALL UNDERGROUND CONDUITS OR OTHER STRUCTURES ARE SHOWN ON THIS PLAN. CONTACT DIGSAFE 811 PRIOR TO ANY EXCAVATION.
- THE SUBJECT LAND AS SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA, OR OTHER FLOOD AREA AS SHOWN ON FEMA NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM NUMBER 250210303SE, HAVING AN EFFECTIVE DATE OF JULY 12, 2012).
- PROPERTY LINES SHOWN HEREON WERE DETERMINED FROM THE FOLLOWING PLANS OF RECORD FILED AT THE NORFOLK COUNTY REGISTRY OF DEEDS:
 - PLAN 41 OF 1956 IN PLAN BOOK 201
 - PLANS 590 & 591 OF 1957 IN PLAN BOOK 204
 - PLAN 153 OF 1960 IN BOOK 1705, PAGE 338
 - PLANS 561-566 OF 1962 IN PLAN BOOK 212
 - FORD COUNTY LAYOUT OF POND STREET
 - PLAN 559 & 560 OF 1969 IN PLAN BOOK 278
 - PLAN 947 OF 1969 IN PLAN BOOK 282
 - PLAN 1962 OF 1972 IN PLAN BOOK 234
 - PLAN 825 OF 1974 IN PLAN BOOK 242
 - PLAN 13 OF 1975 IN PLAN BOOK 247
 - PLAN 895 OF 1976 IN PLAN BOOK 248
 - PLAN 428 OF 1982 IN BOOK 6010, PAGE 261
 - PLAN 1563 OF 1984 IN PLAN BOOK 314
 - PLAN 125 OF 1986 IN PLAN BOOK 332
 - PLAN 397 OF 1986 IN PLAN BOOK 334
 - PLAN 1564 OF 1986 IN PLAN BOOK 342
 - PLAN 232 OF 1987 IN PLAN BOOK 350
 - PLAN 1564 OF 1987 IN PLAN BOOK 353
 - PLAN 264 OF 1989 IN PLAN BOOK 379
 - PLAN 428 OF 1989 IN PLAN BOOK 448
 - PLAN 207 OF 2002 IN PLAN BOOK 684
 - PLAN 428 OF 2002 IN PLAN BOOK 684
 - LAND COURT CASE NO. 34879A
 - SULLO CIVIL CASE NO. 2008-0811-7391
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH AND MAY NOT SHOW OR REVEAL ANY FACTS THAT WOULD BE DISCLOSED BY ONE.
- APPROXIMATE LOCATION OF RECORD TEST PITS AND BORNES ARE SHOWN HEREON FROM THE FOLLOWING PLANS:
 - PLAN ENTITLED "SUBSURFACE EXPLORATION PLAN, SOLAR PANEL ARRAY, FRANKLIN, MA" PREPARED BY PAUL B. ALINGER AND ASSOCIATES, INC. AND DATED JULY 2013
 - PLAN ENTITLED "SITE PLAN, TRI-COUNTY REGIONAL VOCATIONAL TECHNICAL HIGH SCHOOL, 147 POND STREET, FRANKLIN, MASSACHUSETTS" PREPARED BY O'REILLY, TALENT & ORIN, DATED OCTOBER 24, 2022 AND REVISED ON NOVEMBER 7, 2022
 - PLAN ENTITLED "PHONE LOCATION DRAWING, TRI-COUNTY REGIONAL VOCATIONAL TECHNICAL HIGH SCHOOL, 147 POND STREET, FRANKLIN, MA" PREPARED BY MOBEI ENGINEERING SERVICES, DATED APRIL 3, 2024
- CONTOURS OUTSIDE OF THE GROUND SURVEY LIMITS (GSL) HAVE BEEN GENERATED FROM LIDAR DATA COMPILED FROM INFORMATION AT COAST.NGA.MIL.GOV. OTHER SITE FEATURES MAY EXIST. ANY USER SHOULD DETERMINE THE SUITABILITY FOR ITS INTENDED USE AND ASSUME ALL RISK AND LIABILITY IN CONNECTION THEREWITH.
- WETLANDS WERE FIELD DELINEATED BY ENVIRONMENTAL CONSULTING & RESTORATION, LLC ON MARCH 23, 2023 & FEBRUARY 1, 2024.
- THE 20' WIDE DRAIN EASEMENT IS SHOWN HEREON FROM PLAN 472 OF 1992 IN PLAN BOOK 448. AN EASEMENT DEED WAS PREVIOUSLY RECORDED IN 1979 IN BOOK 030, PAGE 267. SAID DEED DOES NOT PROVIDE A WIDTH OF THE DRAIN EASEMENT AND DESCRIBES SAID DRAIN EASEMENT AS BEING OVER AND ACROSS A WAY FORMERLY KNOWN AS ALLEN LANE, AS SHOWN ON PLAN 590 OF 1967 IN PLAN BOOK 204. THE EXTENTS OF SAID FORMERLY ALLEN LANE AS SHOWN ON SAID PLAN CONSIST OF A PORTION OF THE CURRENT HILLTOP ROAD AND A CUL DE SAC OVER PORTIONS OF THE CURRENT LOTS AT 52 & 56 HILLTOP ROAD.
- PLAN 428 OF 1997 IN PLAN BOOK 448 SHOWS SEVEN AREAS OF PROPOSED STREET WIDENINGS OF OLD WEST CENTRAL STREET AND POND STREET. SAID WIDENINGS ARE SHOWN ON SAID PLAN AS PARCELS P-E-1 THROUGH P-E-7 RESPECTIVELY. WITH PARCELS P-E-7 REPRESENTING AN AREA OF PROPOSED STREET WIDENING OVER THE SUBJECT PROPERTY. A CORRESPONDING ORDER OF TAKING BY THE TOWN OF FRANKLIN WAS RECORDED IN DEED BOOK 1184, PAGE 391. SAID ORDER OF TAKING INCLUDES THE FEE TAKING OF ONLY SIX OF THE SEVEN PARCELS. PARCELS P-E-1 THROUGH P-E-6 RESPECTIVELY. PARCEL P-E-7 WAS NOT INCLUDED IN THE TOWN'S ORDER OF TAKING, AND THE PROPOSED STREET WIDENING OVER THE SUBJECT PROPERTY APPEARS TO NOT HAVE BEEN EFFECTUATED.

MASSACHUSETTS STATE PLANE
COORDINATE SYSTEM (NAD83)



LEGEND

○	CATCHBASIN
○	DRAIN MANHOLE
○	SEWER MANHOLE
○	CLEAN OUT
○	VENT
○	HYDRANT
○	WATER GATE
○	WATER SERVICE
○	UNKNOWN MANHOLE
○	POST INDICATOR VALVE
○	GAS METER
○	GAS GATE
○	ELECTRIC METER
○	ELECTRIC BOX
○	UTILITY POLE
○	TRANSFORMER
○	GUY WIRE
○	LIGHT POLE
○	HANDHOLE
○	SIGN
○	POST
○	BOLLARD
○	CONCRETE BOUND LEAD PLUG
○	CONCRETE BOUND DRILL HOLE
○	MASS HIGHWAY BOUND (CENTER BACK)
○	STONE BOUND DRILL HOLE
○	DRILLHOLE
○	IRON REBAR
○	WETLAND FLAG
○	DECIDUOUS TREE
○	CONIFEROUS TREE
○	SHRUB
○	STUMP
○	FLAGPOLE
○	HANDICAP PARKING SPACE
○	FLARED END SECTION
○	DRAIN LINE
○	SEWER LINE
○	WATER LINE
○	GAS LINE
○	ELECTRIC LINE
○	COMMUNICATIONS LINE
○	OVERHEAD WIRE
○	INDEX CONTOUR
○	INTERMEDIATE CONTOUR
○	GROUND SURVEY LIMITS
○	DOOR SILL ELEVATION
○	FINISHED FLOOR ELEVATION
○	RECORD
○	BITUMINOUS
○	EDGE OF CONCRETE
○	EDGE OF GRAVEL
○	EDGE OF STONE
○	VERTICAL CONCRETE CURB
○	VERTICAL GRANITE CURB
○	SLOPED ASPHALT CURB
○	OVERHANG
○	HAND RAIL
○	WETTED CLAY
○	DROP INLET
○	NO VISIBLE PIPE
○	UNABLE TO OPEN
○	CORRUGATED METAL PIPE
○	REINFORCED CONCRETE PIPE
○	POLYVINYL CHLORIDE
○	TOP OF PIPE
○	CHAIN LINE FENCE
○	METAL GUARD RAIL
○	MASONRY BLOCK WALL
○	RAILROAD TIE WALL
○	SOLID WHITE LINE
○	SOLID YELLOW LINE
○	LANDSCAPED AREA



TRI-COUNTY REGIONAL VOCATIONAL
TECHNICAL HIGH SCHOOL
147 POND STREET FRANKLIN, MA



Daniel Fleming
REGISTERED PROFESSIONAL
LAND SURVEYOR FOR
SAMIOLES CONSULTANTS, INC.

REVISION

EXISTING CONDITIONS
PLAN OF LAND

KEY

13 OVERLOOK DRIVE
N/F
LAUREN A MURPHY &
KNEKU NYIRAKU
BK.36331, PG.122

11 OVERLOOK DRIVE
N/F
DANIEL E FRETZ &
ROBERTA R FRETZ
BK.13052, PG.28

9 OVERLOOK DRIVE
N/F
MARY L MORRIS LIVING TRUST &
PAUL J MORRIS LIVING TRUST
BK.31015, PG.12

7 OVERLOOK DRIVE
N/F
IOUBAL S DHALIWAL &
CHARANJIT K DHALIWAL
BK.14651, PG.10

5 OVERLOOK DRIVE
N/F
WILLIAM F SPILLANE &
MARIA F SPILLANE
BK.10233, PG.413

3 OVERLOOK DRIVE
N/F
DUJACE GEFFRARD &
MIRLANDE CHERY
BK.29174, PG.525

1 OVERLOOK DRIVE
N/F
JOSEPH M GRIFFITH IV &
HEATHER L GRIFFITH
BK.26273, PG.520

1A OVERLOOK DRIVE
N/F
PAULA CATHERINE DULONG
BK.34771, PG.107

221 POND STREET
N/F
PAUL R COMPTON &
DIANE J COMPTON
BK.39654, PG.1

151 POND STREET
N/F
HARRY G SCHREFFLER &
JANICE M GRAHAM
BK.52727, PG.59

149 POND STREET
N/F
PAUL A FLOSA &
SHARON FLOSA
BK.52223, PG.707

197 POND ST
N/F
KELLEY O'BRIEN
Cert: 201369

145 POND ST
N/F
RICARDO ALDANA
BK.41587, PG.651

4 HILLTOP RD
N/F
JOHN S & STEPHANIE J
PAZNIKOS
BK.29842, PG.560

6 HILLTOP RD
N/F
DARIN P & AMY C
GARDON
BK.20438, PG.168

8 HILLTOP RD
N/F
CYNTHIA DURKEE
BK.40889, PG.194
BK.6389, PG.69

20 HILLTOP RD
N/F
ROBERT F WARD JR
& GAYLE A WARD
BK.14083, PG.202

24 HILLTOP RD
N/F
IAN S VERHAEGEN &
SANDRA VERHAEGEN
BK.29006, PG.192

TRI-COUNTY REGIONAL
VOCATIONAL TECHNICAL
SCHOOL DISTRICT
BK.5113, PG.538
BK.5135, PG.14
BK.5138, PG.533
CERT# 108700

MASSACHUSETTS STATE PLANE
COORDINATE SYSTEM (NAD83)



TRI-COUNTY REGIONAL VOCATIONAL
TECHNICAL HIGH SCHOOL
147 POND STREET FRANKLIN, MA



D.F.
DANIEL F. FLEMING - P.L.S. No. 55476
REGISTERED PROFESSIONAL
LAND SURVEYOR FOR
SAMIOTES CONSULTANTS, INC.

REVISION

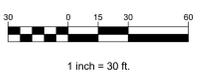
NO.	DESCRIPTION

EXISTING CONDITIONS
PLAN OF LAND

JOB # 2023.01
DATE: 5/13/2024
SCALE: 1"=30'
DRAWN BY: RAC
APPROVED BY: DFF

EX-2

FILE: 2023 TRC COUNTY SCHOOL, FRANKLIN TOPO.DWG
SHEET 2 OF 6



TRI-COUNTY REGIONAL VOCATIONAL
TECHNICAL HIGH SCHOOL
147 POND STREET FRANKLIN, MA



D.F.
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REVISION

EXISTING CONDITIONS
PLAN OF LAND

JOB # 2023.01
DATE: 5/13/2024
SCALE: 1"=30'
DRAWN BY: SAC
APPROVED BY: DFF
EX-3
SHEET 3 OF 6





MASSACHUSETTS STATE PLANE
COORDINATE SYSTEM (MADS3)

PROJECT BENCHMARK
SW CORNER OF CONC WALL
ELEVATION=358.14

TRI-COUNTY REGIONAL VOCATIONAL
TECHNICAL HIGH SCHOOL
147 POND STREET FRANKLIN, MA
MULTI STORY MASONRY BUILDING

TOTAL AREA
2,639,323± S.F.
(60.59± ACRES)

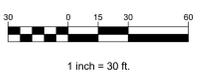
N/T
TRI-COUNTY REGIONAL
VOCATIONAL, TECHNICAL
SCHOOL DISTRICT
BK. 5101, PG. 287
BK. 5125, PG. 310

PROJECT BENCHMARK
NORTHERN CORNER OF CONC LIGHT BASE
ELEVATION=346.72

PROJECT BENCHMARK
X-CUT ON HIGHWAY 501
ELEVATION=372.83

HILLTOP ROAD

52 HILLTOP RD
N/T
52 HILLTOP ROAD
REALTY TRUST
BK. 29007, PG. 396



Samioles Consultants Inc.
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TRI-COUNTY REGIONAL VOCATIONAL
TECHNICAL HIGH SCHOOL
147 POND STREET FRANKLIN, MA



D.F.
DANIEL F. FLEMING - P.L.S. NO. 55476
REGISTERED PROFESSIONAL
LAND SURVEYOR FOR
SAMIOLES CONSULTANTS, INC.

REVISION	DATE	BY	CHKD

EXISTING CONDITIONS
PLAN OF LAND

JOB # 23033.01	EX-4
DATE: 5/13/2024	
SCALE: 1"=30'	
DRAWN BY: RAC	
APPROVED BY: DFF	

FILE: 23033 TRI COUNTY SCHOOL, FRANKLIN TPOV.DWG

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15 MACARTHUR ROAD
N/F
ALAN M YASUTOMICH &
MARY J YASUTOMICH
BK.11633, PG.292

N/F
SKYLINE HOMES, INC.
NO DEED FOUND

365 MUCCARONE ROAD
N/F
PATRICK M DRAKE &
ELISA L DRAKE
BK.35883, PG.129

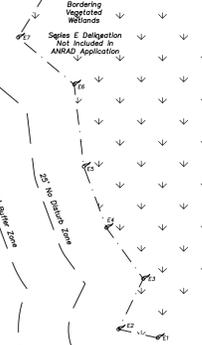
357 MUCCARONE ROAD
N/F
AARON D DINARDO &
LAUREN N DINARDO
BK.35687, PG.257

373 MUCCARONE ROAD
N/F
ADELE TURET
BK.41553, PG.61

TRI-COUNTY REGIONAL VOCATIONAL
TECHNICAL HIGH SCHOOL
147 POND STREET FRANKLIN, MA
MULTI STORY MASONRY BUILDING

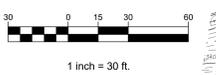
TOTAL AREA
2,639,323± S.F.
(60.59± ACRES)

O VETERAN'S MEMORIAL DRIVE
N/F
FRANKLIN MUNICIPAL AFFORDABLE
HOUSING TRUST FUND
BK.34282, PG.529



PROJECT BENCHMARK:
X-CUT ON HYDRANT BOLT
ELEVATION=372.83

FRANKLIN CROSSING ROAD
N/F
FRANKLIN CROSSING CONDOMINIUM
BK.6934, PG.1



TRI-COUNTY REGIONAL VOCATIONAL
TECHNICAL HIGH SCHOOL
147 POND STREET FRANKLIN, MA



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REVISION

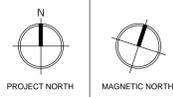
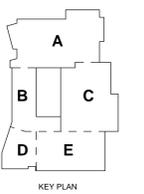
EXISTING CONDITIONS
PLAN OF LAND

JOB # 23033.01
DATE: 5/13/2024
SCALE: 1"=30'
DRAWN BY: SAC
APPROVED BY: OFF

EX-5

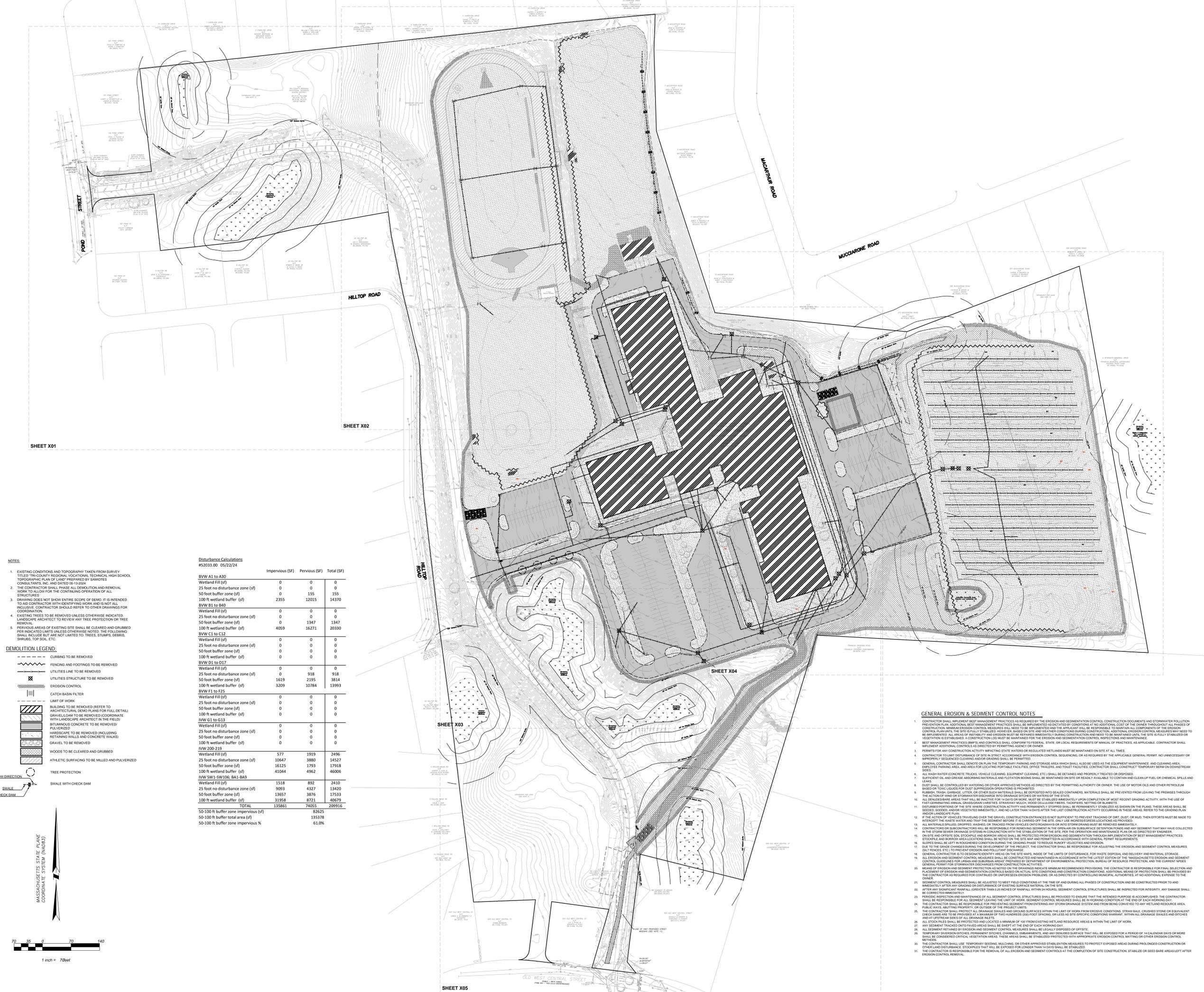


06/13/2024



SITE PREPARATION AND EROSION CONTROL KEY SHEET

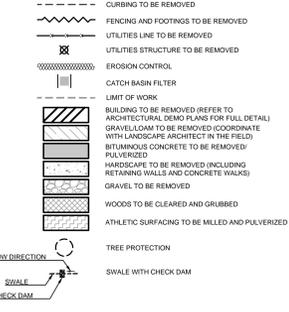
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 Project: 52033.00
 Author: GJM
 Date: 03/18/2024
C100



NOTES:

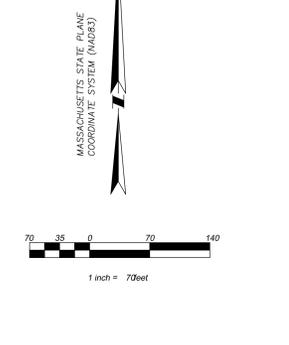
- EXISTING CONDITIONS AND TOPOGRAPHY TAKEN FROM SURVEY TITLED "TRI-COUNTY REGIONAL VOCATIONAL TECHNICAL HIGH SCHOOL TOPOGRAPHIC PLAN OF LAND" PREPARED BY SAMETES CONSULTANTS, INC. AND DATED 06/19/2024
- THE CONTRACTOR SHALL PHASE ALL DEMOLITION AND REMOVAL WORK TO ALLOW FOR THE CONTINUING OPERATION OF ALL STRUCTURES
- DRAWING DOES NOT SHOW ENTIRE SCOPE OF DEMO. IT IS INTENDED TO ADD CONTRACTOR WITH IDENTIFYING WORK AND IS NOT ALL INCLUSIVE. CONTRACTOR SHOULD REFER TO OTHER DRAWINGS FOR COORDINATION.
- EXISTING TREES TO BE REMOVED UNLESS OTHERWISE INDICATED. LANDSCAPE ARCHITECT TO REVIEW ANY TREE PROTECTION OR TREE REMOVAL.
- PREVIOUS AREAS OF EXISTING SITE SHALL BE CLEARED AND GRUBBED PER INDICATED LIMITS UNLESS OTHERWISE NOTED. THE FOLLOWING SHALL INCLUDE BUT ARE NOT LIMITED TO: TREES, STUMPS, DEBRIS, SHRUBS, TOP SOIL, ETC.

DEMOLITION LEGEND:

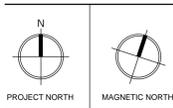
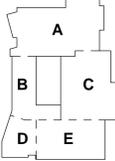


Disturbance Calculations
 #52033.00 05/22/24

	Impervious (SF)	Pervious (SF)	Total (SF)
BW A1 to A30			
Wetland Fill (sf)	0	0	0
25 foot no disturbance zone (sf)	0	0	155
50 foot buffer zone (sf)	0	155	155
100 ft wetland buffer (sf)	2355	12015	14370
BW B1 to B40			
Wetland Fill (sf)	0	0	0
25 foot no disturbance zone (sf)	0	0	0
50 foot buffer zone (sf)	0	1347	1347
100 ft wetland buffer (sf)	4059	16271	20330
BW C1 to C12			
Wetland Fill (sf)	0	0	0
25 foot no disturbance zone (sf)	0	0	0
50 foot buffer zone (sf)	0	0	0
100 ft wetland buffer (sf)	0	0	0
BW D1 to D17			
Wetland Fill (sf)	0	0	0
25 foot no disturbance zone (sf)	0	918	918
50 foot buffer zone (sf)	1619	2195	3814
100 ft wetland buffer (sf)	3209	10784	13993
BW F1 to F25			
Wetland Fill (sf)	0	0	0
25 foot no disturbance zone (sf)	0	0	0
50 foot buffer zone (sf)	0	0	0
100 ft wetland buffer (sf)	0	0	0
IWV G1 to G13			
Wetland Fill (sf)	0	0	0
25 foot no disturbance zone (sf)	0	0	0
50 foot buffer zone (sf)	0	0	0
100 ft wetland buffer (sf)	0	0	0
IWV 200-219			
Wetland Fill (sf)	577	1919	2496
25 foot no disturbance zone (sf)	10647	3880	14527
50 foot buffer zone (sf)	16125	1793	17918
100 ft wetland buffer (sf)	41044	4962	46006
IWV SW1-SW106; BA1-BA9			
Wetland Fill (sf)	1518	892	2410
25 foot no disturbance zone (sf)	9093	4327	13420
50 foot buffer zone (sf)	13657	3876	17533
100 ft wetland buffer (sf)	31958	8721	40679
TOTAL	135861	74055	209916
50-100 ft buffer zone impervious (sf)		82625	
50-100 ft buffer total area (sf)		335378	
50-100 ft buffer zone impervious %		61.0%	

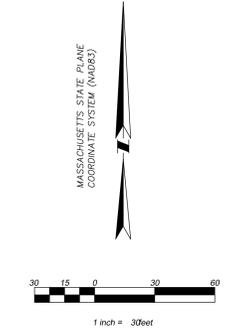


SHEET X05



- NOTES**
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- DEMOLITION LEGEND:**
- CURBING TO BE REMOVED
 - FENCING AND FOOTINGS TO BE REMOVED
 - UTILITIES LINE TO BE REMOVED
 - UTILITIES STRUCTURE TO BE REMOVED
 - EROSION CONTROL
 - CATCH BASIN FILTER
 - LIMIT OF WORK
 - BUILDING TO BE REMOVED (REFER TO ARCHITECTURAL DEMO PLANS FOR FULL DETAIL)
 - GRAVEL/DAM TO BE REMOVED (COORDINATE WITH LANDSCAPE ARCHITECT IN THE FIELD)
 - BUTYRINOUS CONCRETE TO BE REMOVED (PULVERIZED)
 - HARDSCAPE TO BE REMOVED (INCLUDING RETAINING WALLS AND CONCRETE WALKS)
 - GRAVEL TO BE REMOVED
 - WOODS TO BE CLEARED AND GRUBBED
 - ATHLETIC SURFACING TO BE MILLED AND PULVERIZED
 - TREE PROTECTION
 - SWALE WITH CHECK DAM
 - SWALE
 - CHECK DAM





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DRA

Drumme Rosane Anderson, Inc.
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 Waltham, MA 02453

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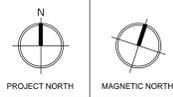
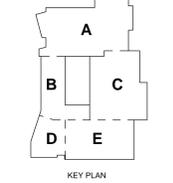
Tri-County Regional Vocational Technical High School

147 Pond St, Franklin, MA 02038



SITE PLAN REVIEW PLANNING BOARD

06/13/2024



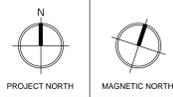
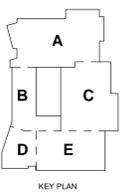
SITE PREPARATION AND EROSION CONTROL PLAN

Scale: 1"=30'
 Project: 52033.00
 Author: GJM
 Date: 03/18/2024

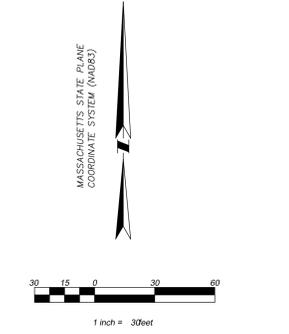
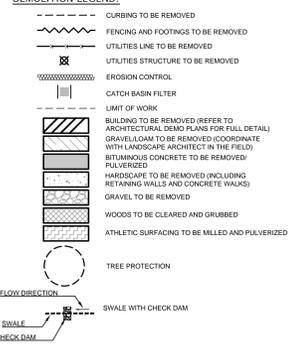
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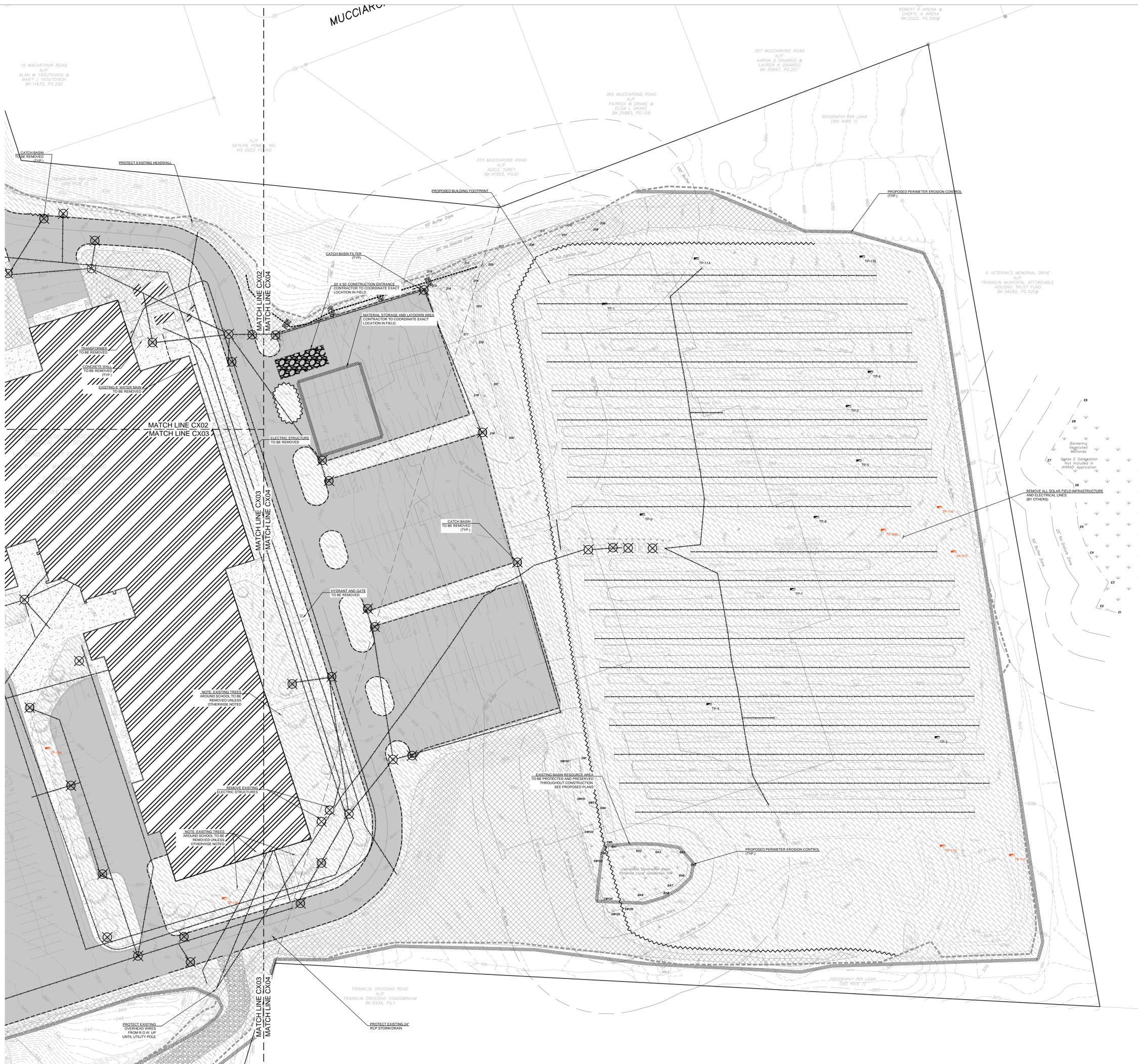
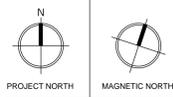
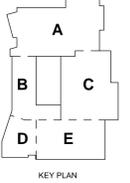


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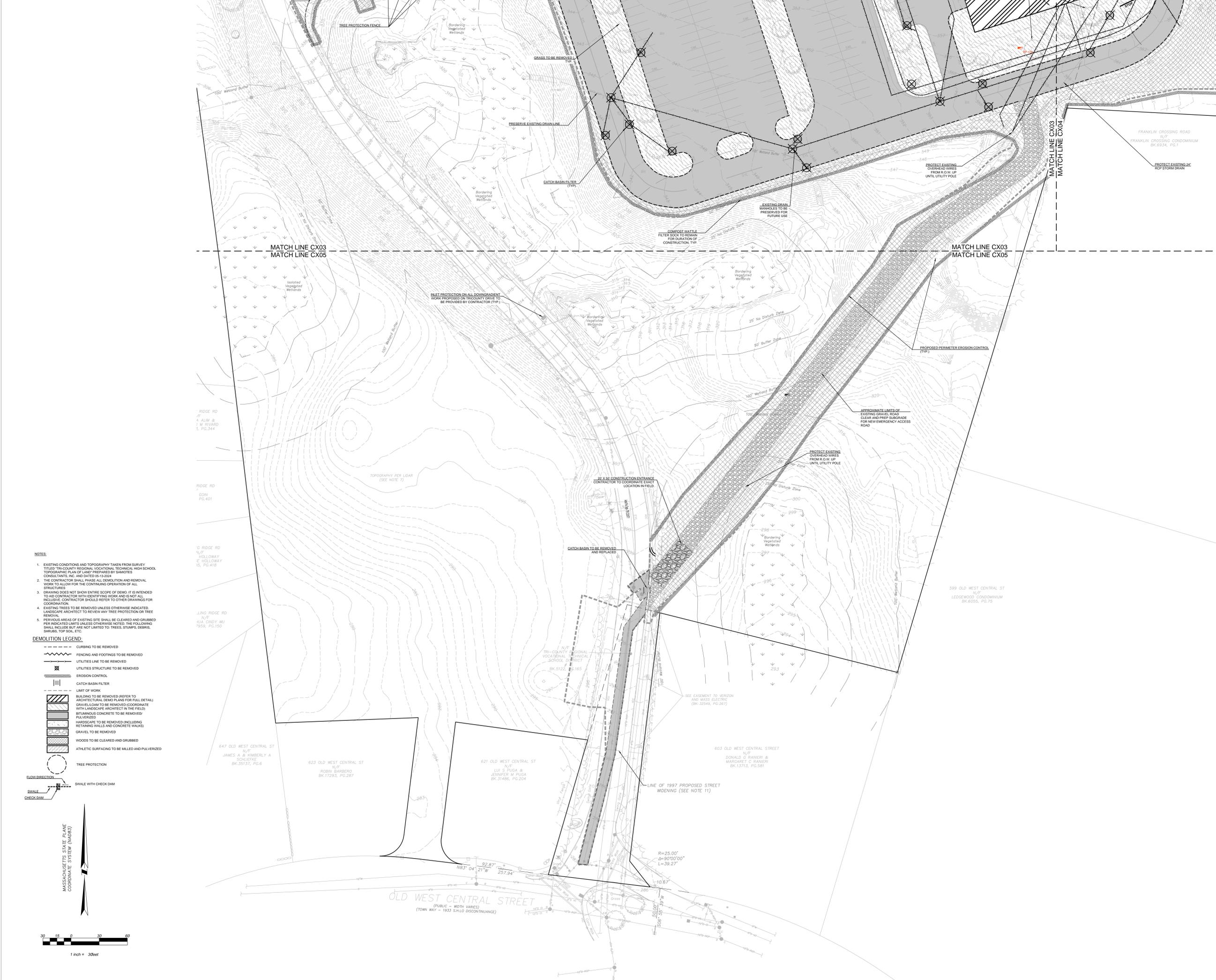
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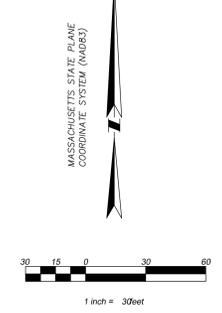
MASSACHUSETTS STATE PLANE COORDINATE SYSTEM (NAD83)

1 inch = 30feet



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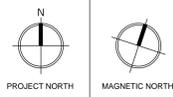
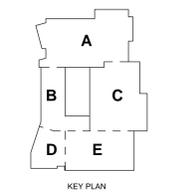
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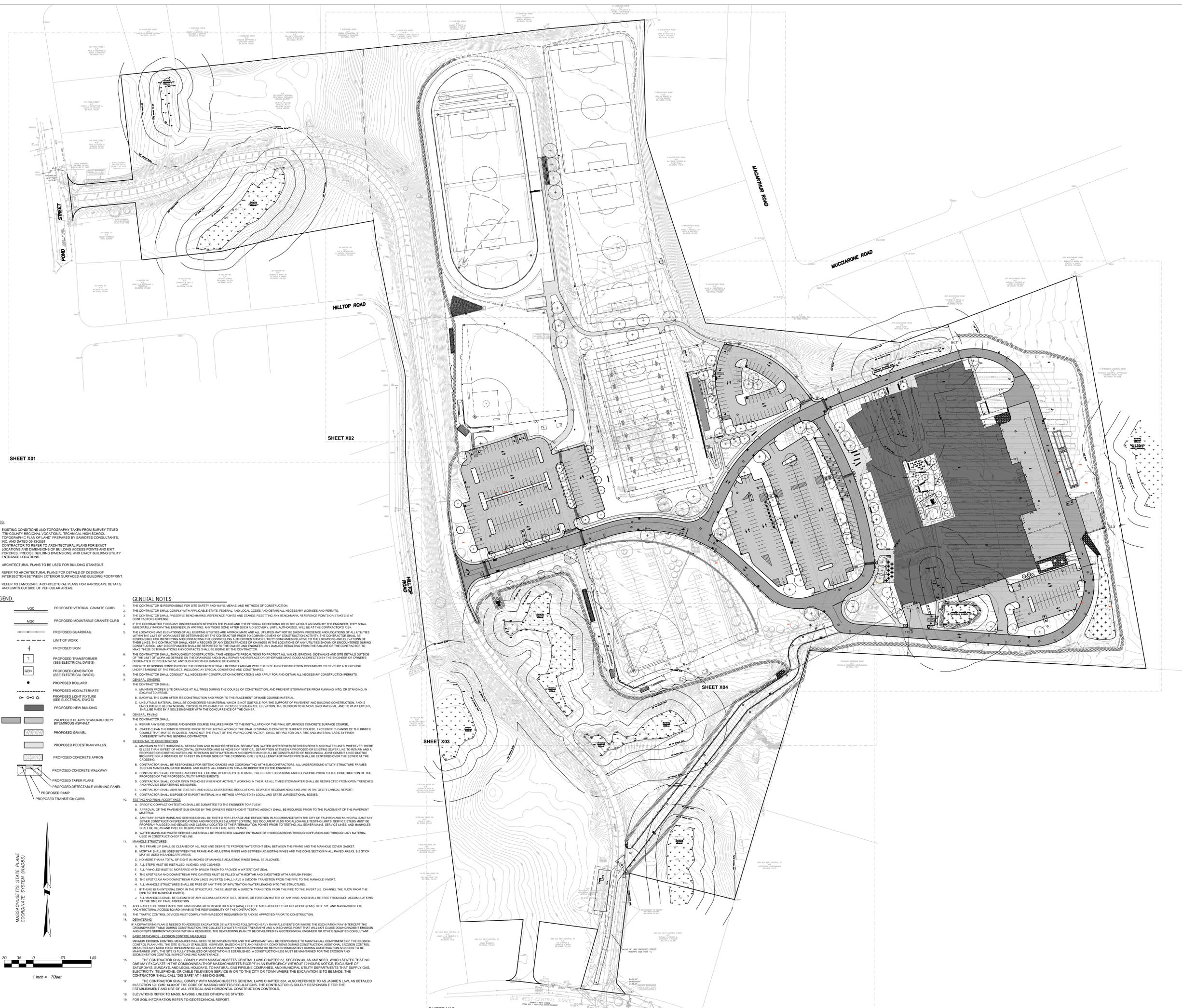
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06/13/2024



SITE PREPARATION AND EROSION CONTROL PLAN

Scale: 1"=30'
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 - CONTRACTOR TO REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSIONS OF BUILDING ACCESS PORTS AND EXIT PORCHES, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
 - ARCHITECTURAL PLANS TO BE USED FOR BUILDING STAKEOUT.
 - REFER TO ARCHITECTURAL PLANS FOR DETAILS OF DESIGN OF INTERSECTION BETWEEN EXTERIOR SURFACES AND BUILDING FOOTPRINT.
 - REFER TO LANDSCAPE ARCHITECTURAL PLANS FOR HARDSCAPE DETAILS AND LIMITS OUTSIDE OF VEHICULAR AREAS.

- LEGEND:**
- PROPOSED VERTICAL GRANITE CURB
 - PROPOSED MOUNTAIN GRANITE CURB
 - PROPOSED GRASSY AREA
 - LIMIT OF WORK
 - PROPOSED SIGN
 - PROPOSED TRANSFORMER (SEE ELECTRICAL DWG'S)
 - PROPOSED GENERATOR (SEE ELECTRICAL DWG'S)
 - PROPOSED BOLLARD
 - PROPOSED ALTERNATE (SEE ELECTRICAL DWG'S)
 - PROPOSED NEW BUILDING
 - PROPOSED HEAVY STANDARD DUTY BITUMINOUS ASPHALT
 - PROPOSED GRAVEL
 - PROPOSED PEDESTRIAN WALKS
 - PROPOSED CONCRETE APRON
 - PROPOSED CONCRETE WALKWAY
 - PROPOSED TAPER FLARE
 - PROPOSED DETECTABLE WARNING PANEL
 - PROPOSED RAMP
 - PROPOSED TRANSITION CURB

- GENERAL NOTES**
- THE CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY AND MEANS, METHODS AND METHODS OF CONSTRUCTION.
 - THE CONTRACTOR SHALL COMPLY WITH APPLICABLE STATE, FEDERAL, AND LOCAL CODES AND OBTAIN ALL NECESSARY LICENSES AND PERMITS.
 - THE CONTRACTOR SHALL PRESERVE BENCHMARKS, REFERENCE POINTS AND STAKES, INCLUDING ANY BENCHMARK, REFERENCE POINTS OR STAKES AT CONTRACTOR'S RISK.
 - IF THE CONTRACTOR FINDS ANY DISCREPANCIES BETWEEN THE PLANS AND THE PHYSICAL CONDITIONS OR IN THE LAYOUT AS GIVEN BY THE ENGINEER, THEY SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING. ANY WORK DONE AFTER SUCH A DISCOVERY, UNLESS AUTHORIZED, WILL BE AT THE CONTRACTOR'S RISK.
 - THE LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES ARE APPROXIMATE AND ALL UTILITIES MAY NOT BE SHOWN. PRESENCE AND LOCATION OF ALL UTILITIES WITHIN THE LIMIT OF WORK MUST BE DETERMINED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTROLLING AND PROTECTING ALL UTILITIES AND CONDUCTING UTILITY LOCATIONS RELATIVE TO THE LOCATION AND ELEVATION OF THESE LINES. THE CONTRACTOR SHALL KEEP A RECORD OF ANY DISCREPANCIES OR CHANGES IN THE LOCATION OF ANY UTILITIES. BROWN OR DISCOVERED DURING CONSTRUCTION, ANY DISCREPANCIES SHALL BE REPORTED TO THE OWNER AND ENGINEER. ANY DAMAGE RESULTING FROM THE FAILURE OF THE CONTRACTOR TO MAKE THESE UTILITIES AND CONDITIONS SHALL BE BORNE BY THE CONTRACTOR.
 - THE CONTRACTOR SHALL, THROUGHOUT CONSTRUCTION, TAKE ADEQUATE PRECAUTIONS TO PROTECT ALL WALKS, GRADING, SEWERLINES AND SITE DETAILS OUTSIDE OF THE WORK AREA. THE CONTRACTOR SHALL REPAIR AND REPLACE OR OTHERWISE MAKE GOOD AS DIRECTED BY THE ENGINEER OR OWNER'S DESIGNATED REPRESENTATIVE ANY SUCH OTHER DAMAGE SO CAUSED.
 - PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE SITE AND CONSTRUCTION DOCUMENTS TO DEVELOP A THOROUGH UNDERSTANDING OF THE PROJECT, INCLUDING ALL SPECIAL CONDITIONS AND CONSTRAINTS.
 - THE CONTRACTOR SHALL CONDUCT ALL NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN ALL NECESSARY CONSTRUCTION PERMITS.
- GENERAL GRADING**
- THE CONTRACTOR SHALL:
 - MAINTAIN PROPER SITE DRAINAGE AT ALL TIMES DURING THE COURSE OF CONSTRUCTION, AND PREVENT STORMWATER FROM RUNNING INTO, OR STANDING IN, EXCAVATED AREAS.
 - BACKFILL THE CURBS AFTER ITS CONSTRUCTION AND PRIOR TO THE PLACEMENT OF BASE COURSE MATERIAL.
 - UNDESIRABLE MATERIAL SHALL BE CONSIDERED AS MATERIAL WHICH IS NOT SUITABLE FOR THE SUBGRADE OF PAVEMENT AND BUILDING CONSTRUCTION, AND IS ENCOURAGED BELOW NORMAL TOPSOIL DEPTHS AND THE PROPOSED SUBGRADE ELEVATION. THE DECISION TO REMOVE SAID MATERIAL, AND TO WHAT EXTENT, SHALL BE MADE BY A REGISTERED ENGINEER WITH THE CONFORMANCE OF THE OWNER.
- GENERAL PAVING**
- THE CONTRACTOR SHALL:
 - REPAIR ANY BASE COURSE AND BINDER COURSE FAILURES PRIOR TO THE INSTALLATION OF THE FINAL BITUMINOUS CONCRETE SURFACE COURSE.
 - SWEEP CLEAN THE BINDER COURSE PRIOR TO THE INSTALLATION OF THE FINAL BITUMINOUS CONCRETE SURFACE COURSE. EXCESSIVE CLEANING OF THE BINDER COURSE THAT MAY BE REQUIRED, AND EXISTING UTILITY FAILURES, SHALL BE PAID FOR ON A TIME AND MATERIAL BASIS BY PRIOR AGREEMENT WITH THE GENERAL CONTRACTOR.
- GENERAL CONSTRUCTION**
- MAINTAIN 10 FEET HORIZONTAL SEPARATION AND 18 INCHES VERTICAL SEPARATION (WATER OVER SEWER) BETWEEN SEWER AND WATER LINES, WHEREVER THESE LINES ARE LESS THAN 10 FEET OF HORIZONTAL SEPARATION OR VERTICAL SEPARATION BETWEEN A PROPOSED OR EXISTING WATER LINE TO REMAIN AND A PROPOSED OR EXISTING WATER LINE TO REMAIN BOTH WATER MAIN AND SEWER MAIN SHALL BE CONSTRUCTED OF MECHANICAL JOINT CEMENT LINED DUCTILE IRON PIPE FOR A DISTANCE OF THE CROSSING, ONE (1) FULL LENGTH OF WATER PIPE SHALL BE CENTERED OVER THE SEWER AT THE CROSSING.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR SETTING GRADES AND COORDINATING WITH SUBCONTRACTORS, ALL UNDERGROUND UTILITY STRUCTURE FRAMES SUCH AS MANHOLES, CATCH BASINS, AND INLETS. ALL CONFLICTS SHALL BE REPORTED TO THE ENGINEER.
 - CONTRACTOR SHALL NOTIFY AND AVOID THE EXISTING UTILITIES TO DETERMINE THEIR EXACT LOCATIONS AND ELEVATIONS PRIOR TO THE CONSTRUCTION OF THE PROPOSED UTILITY IMPROVEMENTS.
 - CONTRACTOR SHALL COVER OPEN TRENCHES WHEN NOT ACTIVELY WORKING IN THEM AT ALL TIMES. STORMWATER SHALL BE REDIRECTED FROM OPEN TRENCHES AND PROVIDE DEWATERING MEASURES.
 - CONTRACTOR SHALL ADHERE TO STATE AND LOCAL DEWATERING REGULATIONS. DEWATERING RECOMMENDATIONS ARE IN THE GEOTECHNICAL REPORT.
 - CONTRACTOR SHALL DISPOSE OF EXCESS MATERIAL IN A METHOD APPROVED BY LOCAL AND STATE AGENCIES/AGENCIES.
- TESTING AND FINAL ACCEPTANCE**
- SPECIFIC CONSTRUCTION TESTING SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW.
 - APPROVAL OF THE PAVEMENT SUB-GRADE BY THE OWNER'S INDEPENDENT TESTING AGENCY SHALL BE REQUIRED PRIOR TO THE PLACEMENT OF THE PAVEMENT MATERIAL.
 - SANITARY SEWER MAINS AND SERVICES SHALL BE TESTED FOR LEAKAGE AND DEFLECTION IN ACCORDANCE WITH THE CITY OF TAUNTON AND MUNICIPAL SANITARY SEWER CONSTRUCTION SPECIFICATIONS AND PROCEDURES LATEST EDITION. SEE DOCUMENT ADD FOR ALLOWABLE TESTING LIMITS. SERVICE STUDS MUST BE PROTECTED, SUPPORTED, AND SEALED AT THEIR TERMINATION POINTS PRIOR TO TESTING. ALL SEWER MAINS, SERVICE LINES, AND MANHOLES SHALL BE CLEANED AND FREED OF OBSTRUCTION PRIOR TO THEIR ACCEPTANCE.
 - WATER MAINS AND WATER SERVICE LINES SHALL BE PROTECTED AGAINST ENTRANCE OF HYDROCARBONS THROUGH DIFFUSION AND THROUGH ANY MATERIAL USED IN CONSTRUCTION OF THE LINE.
- MANHOLE STRUCTURES**
- THE FRAME LIP SHALL BE CLEANED OF ALL MUD AND DEBRIS TO PROVIDE WATER TIGHT SEAL BETWEEN THE FRAME AND THE MANHOLE COVER GASKET.
 - NOTHING SHALL BE USED BETWEEN THE FRAME AND ADJUSTING RINGS AND BETWEEN ADJUSTING RINGS AND THE CONE SECTION IN ALL PAVED AREAS. 1/2" STICK MAY BE USED IN LANDSCAPE AREAS.
 - NO MORE THAN A TOTAL OF EIGHT (8) INCHES OF MANHOLE ADJUSTING RINGS SHALL BE ALLOWED.
 - ALL STEPS MUST BE INSTALLED, ALIGNED AND CLEANED.
 - ALL MANHOLES MUST BE MORTARED WITH BRUSH FINISH TO PROVIDE A WATER TIGHT SEAL.
 - THE UPSTREAM AND DOWNSTREAM PIPE CHAMBERS MUST BE FILLED WITH MORTAR AND SMOOTHED WITH A BRUSH FINISH.
 - THE UPSTREAM AND DOWNSTREAM FLOW LINES (INVERTS) SHALL HAVE A SMOOTH TRANSITION FROM THE PIPE TO THE MANHOLE INVERT.
 - ALL MANHOLE STRUCTURES SHALL BE FREE OF ANY TYPE OF INFILTRATION (WATER LEAKING INTO THE STRUCTURE).
 - IF THERE IS AN INTERNAL SLOPE IN THE STRUCTURE, THERE MUST BE A SMOOTH TRANSITION FROM THE PIPE TO THE NEXT (E.G. CHANNEL) THE FLOW FROM THE PIPE TO THE MANHOLE INVERT.
 - ALL MANHOLES SHALL BE CLEANED OF ANY ACCUMULATION OF SALT, DEBRIS, OR FOREIGN MATTER OF ANY KIND, AND SHALL BE FREE FROM SUCH ACCUMULATIONS AT THE TIME OF FINAL INSPECTION.
- ASSURANCES OF COMPLIANCE WITH AMERICANS WITH DISABILITIES ACT (ADA), CODE OF MASSACHUSETTS REGULATIONS (CMR) TITLE 821, AND MASSACHUSETTS ARCHITECTURAL ACCESS BOARD (MAAB) IS THE RESPONSIBILITY OF THE CONTRACTOR.**
- THE TRAFFIC CONTROL DEVICES MUST COMPLY WITH MASSDOT REQUIREMENTS AND BE APPROVED PRIOR TO CONSTRUCTION.
 - DEWATERING**
IF A DEWATERING PLAN IS NEEDED TO ADDRESS EXCAVATION DEWATERING FOLLOWING HEAVY RAINFALL EVENTS OR WHERE THE EXCAVATION WAY INTERCEPT THE GROUNDWATER TABLE DURING CONSTRUCTION, THE COLLECTED WATER MUST BE TREATED AND A DISCHARGE POINT THAT WILL NOT CAUSE DOWNSTREAM EROSION AND OFFSITE SEDIMENTATION OR WITHIN A RESOURCE. THE DEWATERING PLAN TO BE DEVELOPED BY GEOTECHNICAL ENGINEER OR OTHER QUALIFIED CONSULTANT.
 - MINIMUM EROSION CONTROL MEASURES** SHALL BE IMPLEMENTED AND THE APPLICABLE WILL BE RESPONSIBLE TO MAINTAIN ALL COMPONENTS OF THE EROSION CONTROL PLAN THROUGHOUT CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE EROSION CONTROL MEASURES DURING CONSTRUCTION. EROSION CONTROL MEASURES MAY NEED TO BE IMPLEMENTED, ALL AREAS OF INSTABILITY AND EROSION MUST BE REPAIRED IMMEDIATELY DURING CONSTRUCTION AND NEED TO BE MAINTAINED UNTIL THE SITE IS FULLY STABILIZED. A CONSTRUCTION MUST BE MAINTAINED FOR THE DURATION OF CONSTRUCTION AND MAINTENANCE.
 - THE CONTRACTOR SHALL COMPLY WITH MASSACHUSETTS GENERAL LAWS CHAPTER 26A, SECTION 40, AS AMENDED, WHICH STATES THAT NO ONE MAY EXCAVATE IN THE COMMONWEALTH OF MASSACHUSETTS EXCEPT IN AN EMERGENCY WITHOUT 72 HOURS NOTICE, EXCLUSIVE OF SATURDAYS, SUNDAYS, AND LEGAL HOLIDAYS, TO NATURAL GAS PIPELINE COMPANIES, AND MUNICIPAL UTILITY DEPARTMENTS THAT SUPPLY GAS, ELECTRICITY, TELEPHONE, OR CABLE TELEVISION SERVICE IN OR TO THE CITY OR TOWN WHERE THE EXCAVATION IS TO BE MADE. THE CONTRACTOR SHALL CALL 811 AT 48 HOURS BEFORE.
 - THE CONTRACTOR SHALL COMPLY WITH MASSACHUSETTS GENERAL LAWS CHAPTER 26A, ALSO REFERRED TO AS JACKIE'S LAW, AS DETAILED IN SECTION 20A CMR 14.00 OF THE CODE OF MASSACHUSETTS REGULATIONS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE ESTABLISHMENT AND USE OF ALL VERTICAL AND HORIZONTAL CONSTRUCTION CONTROLS.
 - ELEVATIONS REFER TO MASS. NAVD83, UNLESS OTHERWISE STATED.
 - FOR SOIL INFORMATION REFER TO GEOTECHNICAL REPORT.

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 147 Pond St, Franklin, MA 02038

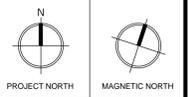
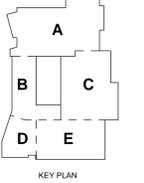


SITE PLAN REVIEW PLANNING BOARD
 06/13/2024
 KEY PLAN
 PROJECT NORTH MAGNETIC NORTH

VEHICULAR LAYOUT KEYSHEET
 Scale: 1"=70'
 Project: 20233.00
 Author: GJM
 Date: 03/18/2024
 C200

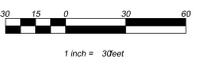


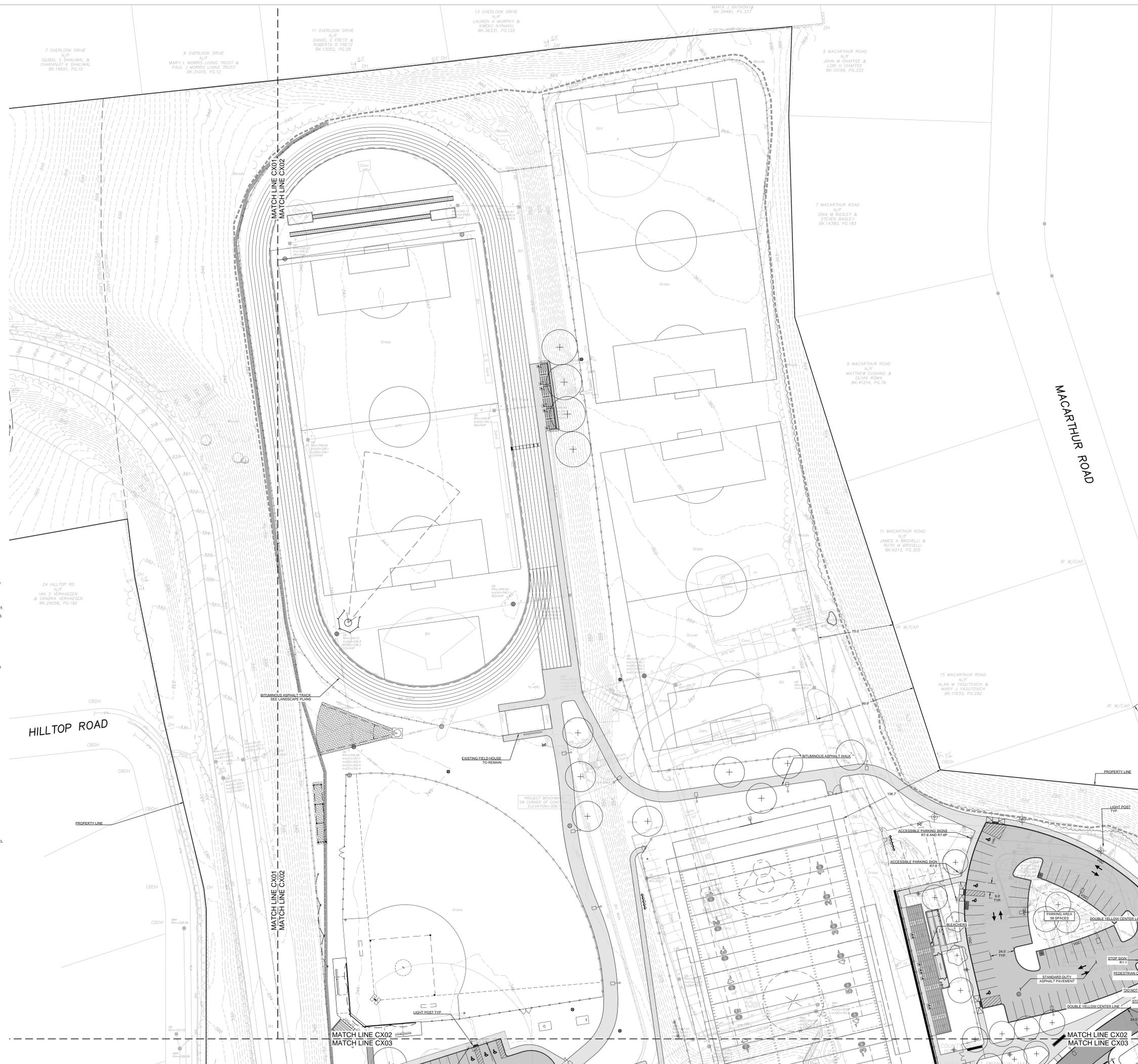
06/13/2024



- LEGEND:**
- PROPOSED VERTICAL GRANITE CURB
 - PROPOSED MOUNTABLE GRANITE CURB
 - PROPOSED GUARDRAIL
 - LIMIT OF WORK
 - PROPOSED SIGN
 - PROPOSED TRANSFORMER (SEE ELECTRICAL DWG'S)
 - PROPOSED GENERATOR (SEE ELECTRICAL DWG'S)
 - PROPOSED BOLLARD
 - PROPOSED ADJACENT/TERNATE (SEE ELECTRICAL DWG'S)
 - PROPOSED LIGHT FIXTURE (SEE ELECTRICAL DWG'S)
 - PROPOSED NEW BUILDING
 - PROPOSED HEAVY STANDARD DUTY BITUMINOUS ASPHALT
 - PROPOSED GRAVEL
 - PROPOSED PEDESTRIAN WALKS
 - PROPOSED CONCRETE APRON
 - PROPOSED CONCRETE WALKWAY
 - PROPOSED TAPER FLARE
 - PROPOSED DETECTABLE WARNING PANEL
 - PROPOSED RAMP
 - PROPOSED TRANSITION CURB

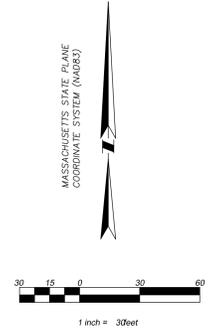
- NOTES:**
- EXISTING CONDITIONS AND TOPOGRAPHY TAKEN FROM SURVEY TITLED "TRI-COUNTY REGIONAL VOCATIONAL TECHNICAL HIGH SCHOOL, TOPOGRAPHIC PLAN OF LAND" PREPARED BY SAMOTES CONSULTANTS, INC. AND DATED 06-13-2024
 - CONTRACTOR TO REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF BUILDING ACCESS POINTS AND EXIT PORCHES, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS
 - ARCHITECTURAL PLANS TO BE USED FOR BUILDING STAKEOUT.
 - REFER TO ARCHITECTURAL PLANS FOR DETAILS OF DESIGN OF INTERSECTION BETWEEN EXTERIOR SURFACES AND BUILDING FOOTPRINT.
 - REFER TO LANDSCAPE ARCHITECTURAL PLANS FOR HARDSCAPE DETAILS AND LIMITS OUTSIDE OF VEHICULAR AREAS.





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- LEGEND:**
- SOC SALVAGED SLOPED GRANITE CURB TO BE RESET
 - VGC PROPOSED VERTICAL GRANITE CURB
 - MGC PROPOSED MOUNTABLE GRANITE CURB
 - PROPOSED GUARDRAIL
 - LIMIT OF WORK
 - PROPOSED SIGN
 - T PROPOSED TRANSFORMER (SEE ELECTRICAL DWG'S)
 - G PROPOSED GENERATOR (SEE ELECTRICAL DWG'S)
 - PROPOSED BOLLARD
 - PROPOSED ALTERNATE PROPOSED LIGHT FEATURE (SEE ELECTRICAL DWG'S)
 - PROPOSED NEW BUILDING
 - PROPOSED HEAVY SEANDARD DUTY BITUMINOUS ASPHALT
 - PROPOSED GRAVEL
 - PROPOSED PEDESTRIAN WALKS
 - PROPOSED CONCRETE APRON
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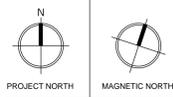
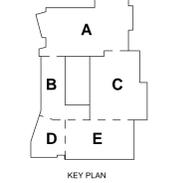
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SITE PLAN REVIEW PLANNING BOARD

06/13/2024



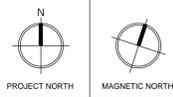
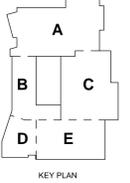
VEHICULAR LAYOUT PLAN

Scale: 1"=30'
 Project: 22033.00
 Author: GJM
 Date: 03/18/2024

C202

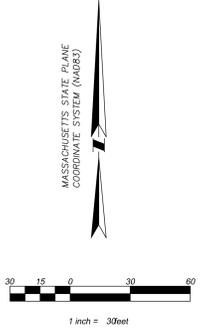


06/13/2024



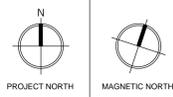
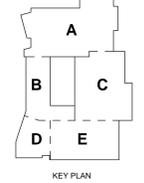
- NOTES:**
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 - ARCHITECTURAL PLANS TO BE USED FOR BUILDING STAKEOUT
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 - REFER TO LANDSCAPE ARCHITECTURAL PLANS FOR HARDSCAPE DETAILS AND LIMITS OUTSIDE OF VEHICULAR AREAS

- LEGEND:**
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 - MGC PROPOSED MOUNTABLE GRANITE CURB
 - PROPOSED GUARDRAIL
 - LIMIT OF WORK
 - PROPOSED SIGN
 - PROPOSED TRANSFORMER (SEE ELECTRICAL DWG'S)
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 - PROPOSED DETECTABLE WARNING PANEL
 - PROPOSED RAMP
 - PROPOSED TRANSITION CURB



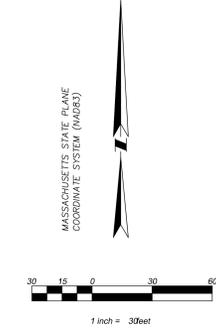


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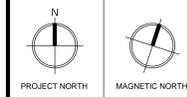
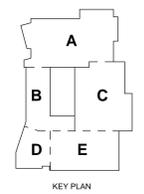
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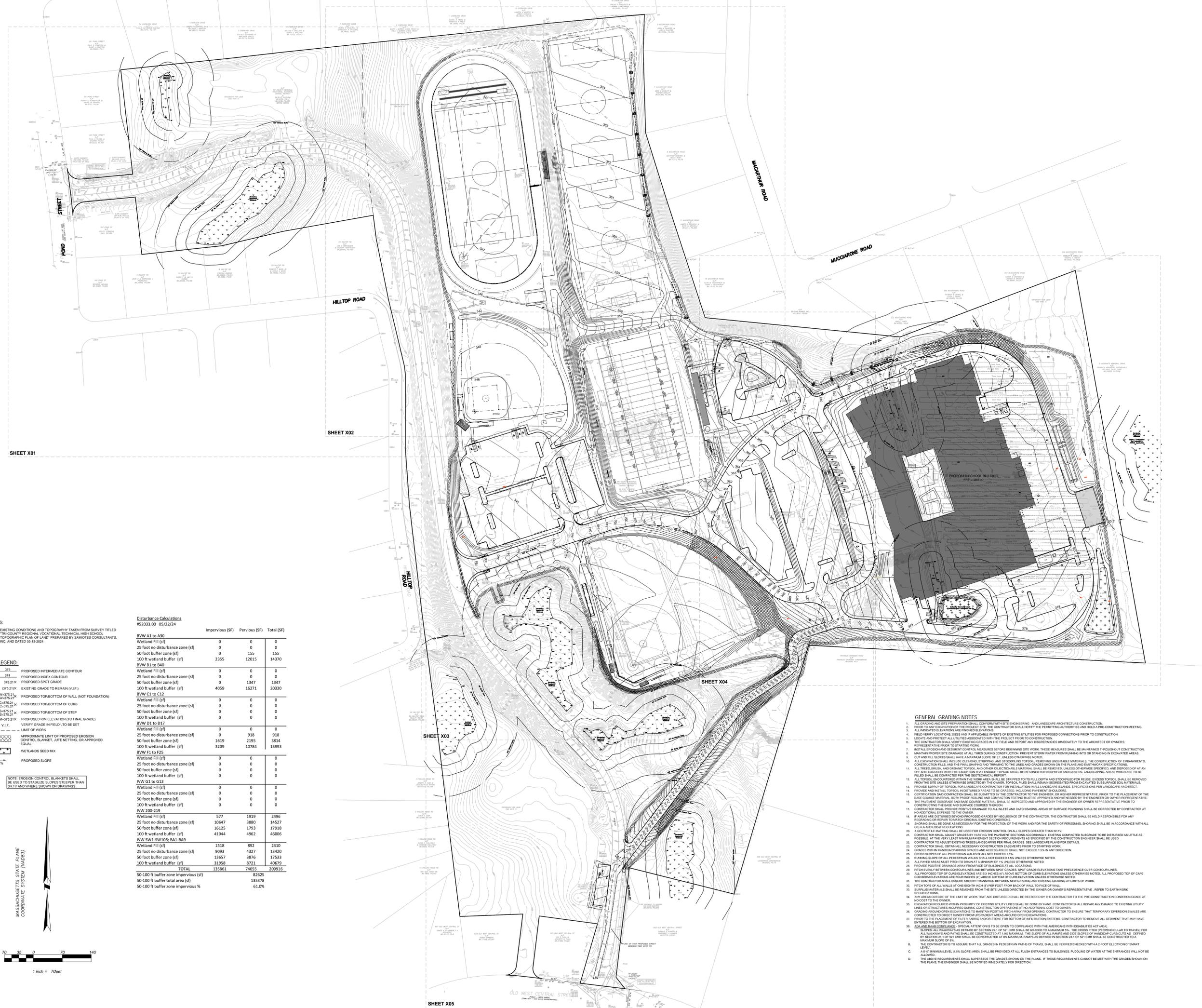


06/13/2024



CIVIL GRADING PLAN KEYSHEET

Scale: 1"=70'
 Project: 52033.00
 Author: GJM
 Date: 03/18/2024
C300



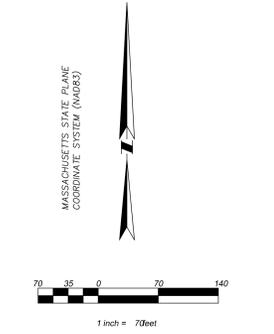
NOTES:
 1. EXISTING CONDITIONS AND TOPOGRAPHY TAKEN FROM SURVEY TITLED "TRI-COUNTY REGIONAL VOCATIONAL TECHNICAL HIGH SCHOOL TOPOGRAPHIC PLAN OF LAND" PREPARED BY SAMOTES CONSULTANTS, INC. AND DATED 05-19-2024.

LEGEND:

- 375 - PROPOSED INTERMEDIATE CONTOUR
- 375 - PROPOSED INDEX CONTOUR
- 375.21X - PROPOSED SPOT GRADE
- 075.21X - EXISTING GRADE TO REMAIN (V.I.F.)
- TS-375.21 - PROPOSED TOP/BOTTOM OF WALL (NOT FOUNDATION)
- TC-375.21 - PROPOSED TOP/BOTTOM OF CURB
- BS-375.21 - PROPOSED TOP/BOTTOM OF STEP
- RM-375.21X - PROPOSED RIM ELEVATION (TO FINAL GRADE)
- V.I.F. - VERIFY GRADE IN FIELD TO BE SET
- - LIMIT OF WORK
- - APPROXIMATE LIMIT OF PROPOSED EROSION CONTROL BLANKET, JUTE NETTING, OR APPROVED EQUAL
- - WETLANDS SEED MIX
- 2% - PROPOSED SLOPE

Disturbance Calculations
 #52033.00 05/22/24

	Impervious (SF)	Pervious (SF)	Total (SF)
BW A1 to A30			
Wetland Fill (sf)	0	0	0
25 foot no disturbance zone (sf)	0	0	0
50 foot buffer zone (sf)	0	155	155
100 ft wetland buffer (sf)	2355	12015	14370
BW B1 to B40			
Wetland Fill (sf)	0	0	0
25 foot no disturbance zone (sf)	0	0	0
50 foot buffer zone (sf)	0	1347	1347
100 ft wetland buffer (sf)	4059	16271	20330
BW C1 to C12			
Wetland Fill (sf)	0	0	0
25 foot no disturbance zone (sf)	0	0	0
50 foot buffer zone (sf)	0	0	0
100 ft wetland buffer (sf)	0	0	0
BW D1 to D17			
Wetland Fill (sf)	0	0	0
25 foot no disturbance zone (sf)	0	918	918
50 foot buffer zone (sf)	1619	2195	3814
100 ft wetland buffer (sf)	3209	10784	13993
BW E1 to E25			
Wetland Fill (sf)	0	0	0
25 foot no disturbance zone (sf)	0	0	0
50 foot buffer zone (sf)	0	0	0
100 ft wetland buffer (sf)	0	0	0
IWW G1 to G13			
Wetland Fill (sf)	0	0	0
25 foot no disturbance zone (sf)	0	0	0
50 foot buffer zone (sf)	0	0	0
100 ft wetland buffer (sf)	0	0	0
IWW 200-219			
Wetland Fill (sf)	577	1919	2496
25 foot no disturbance zone (sf)	10647	3880	14527
50 foot buffer zone (sf)	16125	1793	17918
100 ft wetland buffer (sf)	41044	4962	46006
IWW SW1-SW106; BA1-BA3			
Wetland Fill (sf)	1518	892	2410
25 foot no disturbance zone (sf)	9093	4327	13420
50 foot buffer zone (sf)	13657	3876	17533
100 ft wetland buffer (sf)	31958	8721	40679
TOTAL	135861	74065	209916
50-100 ft buffer zone impervious (sf)		82625	
50-100 ft buffer total area (sf)		135378	
50-100 ft buffer zone impervious %		61.0%	



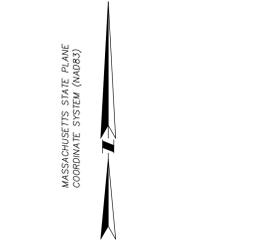
- GENERAL GRADING NOTES**
- ALL GRADING AND SITE PREPARATION SHALL CONFORM WITH SITE ENGINEERING AND LANDSCAPE ARCHITECTURE CONSTRUCTION.
 - PRIOR TO ANY EXCAVATION OF THE PROJECT SITE, THE CONTRACTOR SHALL NOTIFY THE PERMITTING AUTHORITIES AND HOLD A PRE-CONSTRUCTION MEETING.
 - ALL INDICATED ELEVATIONS ARE FINISHED ELEVATIONS.
 - FIELD VERIFY LOCAL TIES, SIZES AND IF APPLICABLE INVERTS OF EXISTING UTILITIES FOR PROPOSED CONNECTIONS PRIOR TO CONSTRUCTION.
 - LOCATE AND PROTECT ALL UTILITIES ASSOCIATED WITH THE PROJECT PRIOR TO CONSTRUCTION.
 - THE CONTRACTOR SHALL VERIFY EXISTING GRADES IN THE FIELD AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO STARTING WORK.
 - INSTALL EROSION AND SEDIMENT CONTROL MEASURES BEFORE BEGINNING SITE WORK. THESE MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
 - MAINTAIN PROPER SITE DRAINAGE AT ALL TIMES DURING CONSTRUCTION. PREVENT STORM WATER FROM RUNNING INTO OR STANDING IN EXCAVATED AREAS.
 - CUT AND FILL SLOPES SHALL HAVE A MAXIMUM SLOPE OF 3:1 UNLESS OTHERWISE NOTED.
 - ALL EXCAVATION SHALL INCLUDE CLEARING, SHORING, AND BRACING UNLESS OTHERWISE NOTED.
 - ALL EXCAVATION SHALL BE PROTECTED FROM FLOODING AND UNDESIRABLE MATERIALS. THE CONSTRUCTION OF EMBANKMENTS, CONSTRUCTION FILLS, AND THE FINAL SHAPING AND TRIMMING TO THE LINES AND GRADES SHOWN ON THE PLANS AND EARTHWORK SPECIFICATIONS.
 - ALL TREES, BRUSH AND OTHER MATERIALS SHALL BE REMOVED UNLESS OTHERWISE SPECIFIED AND DISPOSED OF AT AN OFF-SITE LOCATION. WITH THE EXCEPTION THAT ENOUGH TOPSOIL SHALL BE RETAINED FOR REUSE AND GENERAL LANDSCAPING AREAS WHICH ARE TO BE RESEED SHALL BE COMPLETED FOR THE OCCASIONAL REVIEW.
 - ALL TOPSOIL ENCOUNTERED WITHIN THE WORK AREA SHALL BE STRIPPED TO ITS FULL DEPTH AND STOCKPILED FOR REUSE. EXCESS TOPSOIL SHALL BE REMOVED FROM THE SITE UNLESS OTHERWISE DIRECTED BY THE OWNER. TOPSOIL SHALL REMAIN SEPARATED FROM EXCAVATED AREAS.
 - PROVIDE SUPPLY OF TOPSOIL FOR LANDSCAPE CONTRACTOR FOR INSTALLATION IN ALL LANDSCAPE ISLANDS. SPECIFICATIONS PER LANDSCAPE ARCHITECT.
 - PROVIDE AND INSTALL TOPSOIL IN ALL AREAS INCLUDING PAVEMENT ISLANDS.
 - CERTIFICATION S&P COMPACTION SHALL BE SUBMITTED BY THE CONTRACTOR TO THE ENGINEER OR HIS/HER REPRESENTATIVE PRIOR TO THE PLACEMENT OF THE BASE COURSE MATERIAL. BOTH PROVE AND COMPACTION TESTING MUST BE APPROVED AND WITNESSED BY THE ENGINEER OR OWNER REPRESENTATIVE PRIOR TO CONSTRUCTING THE BASE AND SURFACE COURSES THEREON.
 - THE PAVEMENT SUBGRADE AND BASE COURSE MATERIAL SHALL BE INSPECTED AND APPROVED BY THE ENGINEER OR OWNER REPRESENTATIVE PRIOR TO CONSTRUCTING THE BASE AND SURFACE COURSES THEREON.
 - CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE TO ALL INLETS AND CATCH BASINS. AREAS OF SURFACE PONDING SHALL BE CORRECTED BY CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
 - IF AREAS ARE DISTURBED BEYOND PROPOSED GRADES BY NEGLIGENCE OF THE CONTRACTOR, THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY REGRADING OR REPAIR TO MATCH ORIGINAL EXISTING CONDITIONS.
 - SHORING SHALL BE DONE AS NECESSARY FOR THE PROTECTION OF THE WORK AND FOR THE SAFETY OF PERSONNEL. SHORING SHALL BE IN ACCORDANCE WITH ALL OSHA AND LOCAL REGULATIONS.
 - CONTRACTOR SHALL ADJUST GRADES BY VARYING THE PAVEMENT SECTIONS ACCORDINGLY. EXISTING COMPACTED SUBGRADE TO BE DESTROYED AS LITTLE AS POSSIBLE AT THE RELEVANT ACT. UNLESS OTHERWISE NOTED.
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 - CONTRACTOR TO ADJUST EXISTING TREES/LANDSCAPING PER FINAL GRADES. SEE LANDSCAPE PLANS FOR DETAILS.
 - CONTRACTOR SHALL OBTAIN ALL NECESSARY CONSTRUCTION PERMITS PRIOR TO STARTING WORK.
 - GRADES WITHIN HANDICAP PARKING SPACES AND ACCESSIBLES SHALL NOT EXCEED 1.5% IN ANY DIRECTION.
 - CRS SLOPES OF ALL SIDEWALKS SHALL NOT EXCEED 1:1.
 - RUNNING SLOPE OF ALL PEDESTRIAN WALKS SHALL NOT EXCEED 4.2% UNLESS OTHERWISE NOTED.
 - ALL SIDEWALKS SHALL BE PROVIDED WITH A MINIMUM OF 1% UNLESS OTHERWISE NOTED.
 - PROVIDE POSITIVE DRAINAGE AWAY FROM FACE OF BUILDINGS AT ALL LOCATIONS.
 - CONTRACTOR SHALL OBTAIN ALL NECESSARY CONSTRUCTION PERMITS PRIOR TO STARTING WORK.
 - ALL PROPOSED TOP OF CURB ELEVATIONS ARE SIX INCHES (6") ABOVE BOTTOM OF CURB ELEVATIONS UNLESS OTHERWISE NOTED. ALL PROPOSED TOP OF CAPE CURB ELEVATIONS SHALL BE ELEVATIONS OF CURB ELEVATIONS AND NOT FINISHED GRADES.
 - THE CONTRACTOR SHALL ENSURE SMOOTH TRANSITION BETWEEN NEW GRADING AND EXISTING GRADING AT LIMITS OF WORK.
 - PITCH TOPS OF ALL WALLS AT ONE EIGHTH (1/8") PER FOOT FROM BACK OF WALL TO FACE OF WALL.
 - SUBURBAN MATERIAL SHALL BE REMOVED FROM THE SITE UNLESS DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE. REFER TO EARTHWORK SPECIFICATIONS.
 - ANY AREA OUTSIDE OF THE LIMIT OF WORK THAT ARE DISTURBED SHALL BE RESTORED TO THE PRE-CONSTRUCTION CONDITION/GRADE AT NO COST TO THE OWNER.
 - EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCLUDING SURFACE RESTORATION OPERATIONS AT NO ADDITIONAL COST TO OWNER.
 - GRADING AROUND OPEN EXCAVATIONS TO MAINTAIN POSITIVE PITCH AWAY FROM OPENING. CONTRACTOR TO ENSURE THAT TEMPORARY DRAINAGE SWALES ARE CONSTRUCTED TO DRAIN SWIFLY FROM OPENING AREAS AROUND OPEN EXCAVATIONS.
 - PRIOR TO THE PLACEMENT OF FILTER FABRIC AND/OR STONE FOR BOTTOM OF INFILTRATION SYSTEMS, CONTRACTOR TO REMOVE ALL SEDIMENT THAT MAY HAVE ENTERED THE BOTTOM OF EXCAVATION.
 - ADA AND MAINT COMPLIANCE - SPECIAL ATTENTION IS TO BE GIVEN TO COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA).
 - SLOPES IN WALKWAYS AND PATHS SHALL BE CONSTRUCTED AT A 1% MAXIMUM. THE SLOPE OF ALL BARRIS AND SIDE SLOPES OF HANDICAP CURB CUTS AS DEFINED BY SECTION 211 OF 816 SHALL BE CONSTRUCTED AT 1% MAXIMUM. BARRIS AS DEFINED IN SECTION 211 OF 816 SHALL BE CONSTRUCTED TO A MAXIMUM SLOPE OF 1%.
 - CONTRACTOR SHALL ASSURE THAT ALL GRADES IN PEDESTRIAN PATHS OF TRAVEL SHALL BE VERIFIED/CHECKED WITH A 2-FOOT ELECTRONIC "SMART LEVEL".
 - ALL OF MINIMUM LEVEL (1.5% SLOPE) AREA SHALL BE PROVIDED AT ALL FLUSH ENTRANCES TO BUILDINGS. PULDING/CANTER BE AT THE ENTRANCES WILL NOT BE ALLOWED.
 - THE ABOVE REQUIREMENTS SHALL SUPERSEDE THE GRADES SHOWN ON THE PLANS. IF THESE REQUIREMENTS CANNOT BE MET WITH THE GRADES SHOWN ON THE PLANS, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR CORRECTION.



NOTES:
 1. EXISTING CONDITIONS AND TOPOGRAPHY TAKEN FROM SURVEY TITLED TRI-COUNTY REGIONAL VOCATIONAL TECHNICAL HIGH SCHOOL TOPOGRAPHIC PLAN OF LAND PREPARED BY SAMOETS CONSULTANTS, INC. AND DATED 05-15-2024.

- LEGEND:**
- 375 --- PROPOSED INTERMEDIATE CONTOUR
 - 375 --- PROPOSED INDEX CONTOUR
 - 375.21X --- PROPOSED SPOT GRADE
 - 075.21X --- EXISTING GRADE TO REMAIN (V.I.F.)
 - TW-375.21X --- PROPOSED TOP/BOTTOM OF WALL (NOT FOUNDATION)
 - TS-375.21X --- PROPOSED TOP/BOTTOM OF CURB
 - BS-375.21X --- PROPOSED TOP/BOTTOM OF STEP
 - RM-375.21X --- PROPOSED RIM ELEVATION (TO FINAL GRADE)
 - V.I.F. --- VERIFY GRADE IN FIELD TO BE SET
 - --- LIMIT OF WORK
 - --- APPROXIMATE LIMIT OF PROPOSED EROSION CONTROL BLANKET, JUTE NETTING, OR APPROVED EQUAL
 - --- WETLANDS SEED MIX
 - --- PROPOSED SLOPE
 - --- SWALE WITH CHECK DAM
 - --- CHECK DAM

NOTE: EROSION CONTROL BLANKETS SHALL BE USED TO STABILIZE SLOPES STEEPER THAN 3:1 V AND WHERE SHOWN ON DRAWINGS.



DRA
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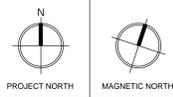
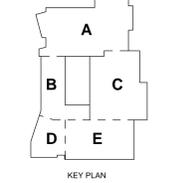
Tri-County Regional Vocational Technical High School

147 Pond St, Franklin, MA 02038



SITE PLAN REVIEW PLANNING BOARD

06/13/2024



CIVIL GRADING PLAN

Scale: 1"=30'
 Project: 52033.00
 Author: GJM
 Date: 03/18/2024
C301

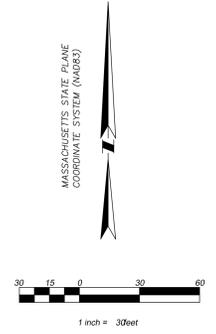


NOTES:
 1. EXISTING CONDITIONS AND TOPOGRAPHY TAKEN FROM SURVEY TITLED "TRI-COUNTY REGIONAL VOCATIONAL, TECHNICAL HIGH SCHOOL, TOPOGRAPHIC PLAN OF LAND" PREPARED BY SAMOTES CONSULTANTS, INC. AND DATED 05-19-2024.

LEGEND:

---	375	PROPOSED INTERMEDIATE CONTOUR
---	375	PROPOSED INDEX CONTOUR
---	375.21X	PROPOSED SPOT GRADE
---	075.21X	EXISTING GRADE TO REMAIN (V.F.)
---	TW-375.21X	PROPOSED TOP/BOTTOM OF WALL (NOT FOUNDATION)
---	TC-375.21X	PROPOSED TOP/BOTTOM OF CURB
---	TS-375.21X	PROPOSED TOP/BOTTOM OF STEP
---	RM-375.21X	PROPOSED RIM ELEVATION (TO FINAL GRADE)
---	V.F.F.	VERIFY GRADE IN FIELD TO BE SET
---	---	LIMIT OF WORK
---	---	APPROXIMATE LIMIT OF PROPOSED EROSION CONTROL BLANKET, JUTE NETTING, OR APPROVED EQUAL
---	---	WETLANDS SEED MIX
---	---	PROPOSED SLOPE
---	---	SWALE WITH CHECK DAM
---	---	CHECK DAM

NOTE: EROSION CONTROL BLANKETS SHALL BE USED TO STABILIZE SLOPES STEEPER THAN 1H:1V AND WHERE SHOWN ON DRAWINGS.



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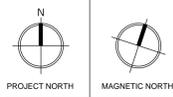
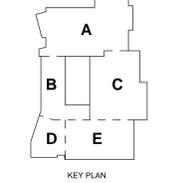
Tri-County Regional Vocational Technical High School

147 Pond St, Franklin, MA 02038



SITE PLAN REVIEW PLANNING BOARD

06/13/2024



CIVIL GRADING PLAN

Scale: 1"=30'
 Project: 52033.00
 Author: GJM
 Date: 03/18/2024
C302

- LEGEND:**
- D — PROPOSED STORM DRAINAGE LINE
 - W — PROPOSED WATER LINE
 - FP — PROPOSED FIRE PROTECTION LINE
 - S — PROPOSED SANITARY SEWER LINE
 - KW — PROPOSED KITCHEN WASTE LINE
 - G — PROPOSED GAS LINE
 - E — PROPOSED UNDERGROUND ELECTRIC LINE
 - T — PROPOSED TELEPHONE LINE
 - ⊙ DMH PROPOSED SANITARY SEWER MANHOLE
 - ⊙ DMH PROPOSED STORM DRAINAGE MANHOLE
 - ⊙ DMH PROPOSED WATER QUALITY UNIT
 - ⊙ DMH PROPOSED CATCH BASIN
 - ⊙ DMH PROPOSED DOUBLE CATCH BASIN
 - ⊙ DMH PROPOSED AREA DRAIN
 - ⊙ DMH PROPOSED HYDRANT
 - ⊙ DMH PROPOSED POST INDICATOR VALVE
 - ⊙ DMH PROPOSED GAS GATE VALVE
 - ⊙ DMH PROPOSED WATER GATE VALVE
 - ⊙ DMH PROPOSED TAP AND SLEEVE VALVE
 - ⊙ DMH PROPOSED SITE LIGHTING (SEE LA AND ELECTRICAL PLANS FOR DETAILS)
 - PROPOSED DIRECTIONAL FLOW



SOFTBALL FIELD
SEE LANDSCAPE PLANS
FOR SPOT GRADES AND
SLOPES

FOOTBALL/LACROSSE FIELD
SEE LANDSCAPE PLANS
FOR SPOT GRADES AND
SLOPES

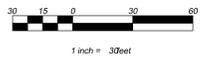
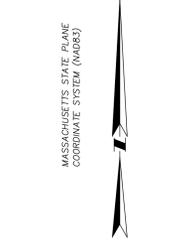
SEE LANDSCAPE PLANS
FOR SPOT GRADES AND
SLOPES

NOTES:

- EXISTING CONDITIONS AND TOPOGRAPHY TAKEN FROM SURVEY TITLED TRI-COUNTY REGIONAL VOCATIONAL TECHNICAL HIGH SCHOOL, TOPOGRAPHIC PLAN OF LAND, PREPARED BY SAMOTES CONSULTANTS, INC. AND DATED 05-19-2024.

- LEGEND:**
- 375 — PROPOSED INTERMEDIATE CONTOUR
 - 374 — PROPOSED INDEX CONTOUR
 - 375.21 — PROPOSED SPOT GRADE
 - 075.21 EXISTING GRADE TO REMAIN (V.I.F.)
 - TW-375.21 PROPOSED TOP/BOTTOM OF WALL (NOT FOUNDATION)
 - BW-375.21 PROPOSED TOP/BOTTOM OF CURB
 - TS-375.21 PROPOSED TOP/BOTTOM OF STEP
 - RS-375.21 PROPOSED RIM ELEVATION (TO FINAL GRADE)
 - RW-375.21
 - V.I.F. VERIFY GRADE IN FIELD TO BE SET
 - LIMIT OF WORK
 - APPROXIMATE LIMIT OF PROPOSED EROSION CONTROL BLANKET, JUTE NETTING, OR APPROVED EQUAL
 - WETLANDS SEED MIX
 - 2% PROPOSED SLOPE
 - SWALE WITH CHECK DAM
 - SWALE
 - CHECK DAM

NOTE: EROSION CONTROL BLANKETS SHALL BE USED TO STABILIZE SLOPES STEEPER THAN 3:1 V AND WHERE SHOWN ON DRAWINGS.



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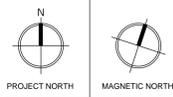
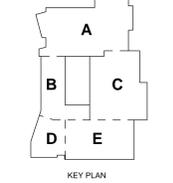
Tri-County Regional Vocational Technical High School

147 Pond St, Franklin, MA 02038



SITE PLAN REVIEW PLANNING BOARD

06/13/2024



CIVIL GRADING PLAN

Scale: 1" = 30'
Project: 52033.00
Author: GJM
Date: 03/18/2024

C303



NOTES:
 1. EXISTING CONDITIONS AND TOPOGRAPHY TAKEN FROM SURVEY TITLED 'TRI-COUNTY REGIONAL VOCATIONAL, TECHNICAL HIGH SCHOOL, TOPOGRAPHIC PLAN OF LAND' PREPARED BY SAMOTES CONSULTANTS, INC. AND DATED 05-19-2024.

- LEGEND:**
- 375 — PROPOSED INTERMEDIATE CONTOUR
 - 374 — PROPOSED INDEX CONTOUR
 - 375.21X — PROPOSED SPOT GRADE
 - 975.21X — EXISTING GRADE TO REMAIN (V.F.)
 - TW-375.21X — PROPOSED TOP/BOTTOM OF WALL (NOT FOUNDATION)
 - BU-375.21X — PROPOSED TOP/BOTTOM OF CURB
 - TS-375.21X — PROPOSED TOP/BOTTOM OF STEP
 - RM-375.21X — PROPOSED RIM ELEVATION (TO FINAL GRADE)
 - V.F. — VERIFY GRADE IN FIELD TO BE SET
 - LIMIT OF WORK
 - APPROXIMATE LIMIT OF PROPOSED EROSION CONTROL BLANKET, JUTE NETTING, OR APPROVED EQUAL
 - WETLANDS SEED MIX
 - 2% — PROPOSED SLOPE
 - SWALE WITH CHECK DAM
 - CHECK DAM

NOTE: EROSION CONTROL BLANKETS SHALL BE USED TO STABILIZE SLOPES STEEPER THAN 2:1 AND WHERE SHOWN ON DRAWINGS.



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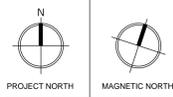
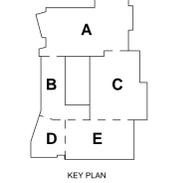
Tri-County Regional Vocational Technical High School

147 Pond St, Franklin, MA 02038



SITE PLAN REVIEW PLANNING BOARD

06/13/2024



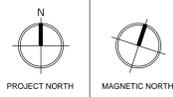
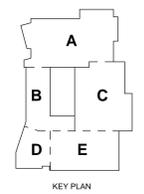
CIVIL GRADING PLAN

Scale: 1"=30'
 Project: 52033.00
 Author: GJM
 Date: 03/18/2024

C304

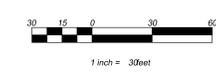
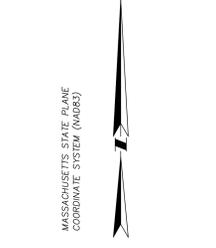


06/13/2024



NOTES:
1. EXISTING CONDITIONS AND TOPOGRAPHY TAKEN FROM SURVEY TITLED TRI-COUNTY REGIONAL VOCATIONAL TECHNICAL HIGH SCHOOL, TOPOGRAPHIC PLAN OF LAND PREPARED BY SAMOTES CONSULTANTS, INC. AND DATED 05-15-2024.

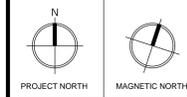
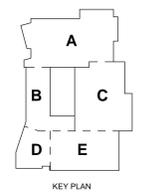
- LEGEND:
--- 375 --- PROPOSED INTERMEDIATE CONTOUR
--- 373 --- PROPOSED INDEX CONTOUR
--- 375.21X --- PROPOSED SPOT GRADE
--- 075-21X --- EXISTING GRADE TO REMAIN (V.I.F.)
--- TW-375.21X --- PROPOSED TOP/BOTTOM OF WALL (NOT FOUNDATION)
--- TO-375.21X --- PROPOSED TOP/BOTTOM OF CURB
--- TS-375.21X --- PROPOSED TOP/BOTTOM OF STEP
--- RM-375.21X --- PROPOSED RIM ELEVATION (TO FINAL GRADE)
--- V.I.F. --- VERIFY GRADE IN FIELD TO BE SET
--- --- LIMIT OF WORK
--- --- APPROXIMATE LIMIT OF PROPOSED EROSION CONTROL BLANKET, JUTE NETTING, OR APPROVED EQUAL
--- --- WETLANDS SEED MIX
--- --- PROPOSED SLOPE
--- --- SWALE WITH CHECK DAM
--- --- CHECK DAM



1 Inch = 30 Feet

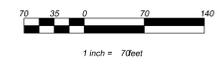


06/13/2024



- NOTES:**
- EXISTING CONDITIONS AND TOPOGRAPHY TAKEN FROM SURVEY TITLED TRI-COUNTY REGIONAL VOCATIONAL TECHNICAL HIGH SCHOOL TOPOGRAPHIC PLAN OF LAND PREPARED BY SAMOTES CONSULTANTS, INC. AND DATED 09-13-2024
- LEGEND:**
- S --- PROPOSED STORM DRAINAGE LINE
 - W --- PROPOSED WATER LINE
 - FP --- PROPOSED FIRE PROTECTION LINE
 - S --- PROPOSED SANITARY SEWER LINE
 - KW --- PROPOSED KITCHEN WASTE LINE
 - G --- PROPOSED GAS LINE
 - E --- PROPOSED UNDERGROUND ELECTRIC LINE
 - T --- PROPOSED TELEPHONE LINE
 - SMH --- PROPOSED SANITARY SEWER MANHOLE
 - SDMH --- PROPOSED STORM DRAINAGE MANHOLE
 - WQL --- PROPOSED WATER QUALITY LINT
 - CB --- PROPOSED CATCH BASIN
 - DCB --- PROPOSED DOUBLE CATCH BASIN
 - AD --- PROPOSED AREA DRAIN
 - HD --- PROPOSED HYDRANT
 - PIV --- PROPOSED POST INDICATOR VALVE
 - GGV --- PROPOSED GAS GATE VALVE
 - WGV --- PROPOSED WATER GATE VALVE
 - TSV --- PROPOSED TAP AND SLEEVE VALVE
 - SL --- PROPOSED SITE LIGHTING (SEE LA AND ELECTRICAL PLANS FOR DETAILS)
 - D --- PROPOSED DIRECTIONAL FLOW

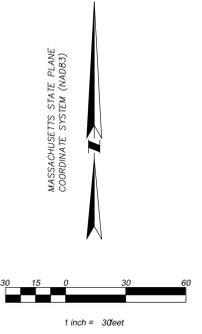
- UTILITY NOTES:**
- ALL UTILITY CONNECTIONS ARE SUBJECT TO THE APPROVAL OF, AND GRANTING OF PERMITS BY, THE LOCAL MUNICIPALITY. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL PERMITS AND APPROVALS RELATED TO UTILITY WORK PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 - THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR OBTAINING ALL PERMISSIONS FOR, AND FOR CONDUCTING ALL PREPARATIONS RELATIVE TO WORK AFFECTING ANY UTILITIES WITHIN THE JURISDICTION OF ANY UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO ELECTRIC, TELEPHONE, AND/OR GAS. THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE AGENCIES, DEPARTMENTS, AND UTILITY COMPANIES IN WRITING, PER UTILITY COMPANY REQUIREMENT AND NOT MORE THAN 30 DAYS PRIOR TO ANY CONSTRUCTION.
 - THE CONTRACTOR SHALL MAINTAIN ALL UTILITIES SERVING BUILDINGS AND FACILITIES WITHIN OR OUTSIDE THE PROJECT LIMIT THROUGHOUT THE ENTIRE DURATION OF THE PROJECT.
 - ALL WATER AND DRAIN WORK SHALL BE PERFORMED ACCORDING TO THE REQUIREMENTS AND STANDARD SPECIFICATIONS OF THE LOCAL MUNICIPALITY.
 - GAS, TELECOMMUNICATIONS, LIGHTING, AND ELECTRIC SERVICES ARE TO BE DESIGNED BY EACH UTILITY COMPANY IN COORDINATION WITH THE MECHANICAL, ELECTRIC, AND PLUMBING CONSULTANTS FOR ON-SITE UTILITIES REFER TO MEP PLANS FOR SIZES OF ELECTRIC, CABLE, GAS, TELEPHONE AND LIGHTING.
 - THE CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES OF NEW UTILITIES WITH GAS, TELECOMMUNICATION AND ELECTRICAL SERVICES.
 - INSTALL WATER LINES WITH A MINIMUM OF FIVE FEET OF COVER AND A MAXIMUM OF SEVEN FEET COVER FROM THE FINAL GRADE SURFACE. ASSURE DOUBLE BROWN PIPE UNLESS OTHERWISE NOTED.
 - MAINTAIN 10 FEET HORIZONTAL SEPARATION AND 18 INCHES VERTICAL SEPARATION (WATER OVER SEWER) BETWEEN SEWER AND WATER LINES UNLESS THERE IS AT LEAST 18 FEET OF HORIZONTAL SEPARATION AND 18 INCHES OF VERTICAL SEPARATION BETWEEN A PROPOSED OR EXISTING SEWER LINE TO REMAIN AND A PROPOSED OR EXISTING WATER LINE TO REMAIN. BOTH WATER MAIN AND SEWER MAIN SHALL BE CONSTRUCTED OF MECHANICAL JOINT COMBUSTIBLE DUCTILE IRON PIPE FOR A DISTANCE OF 10 FEET ON EITHER SIDE OF THE CROSSING. ONE (1) FULL LENGTH OF WATER PIPE SHALL BE CENTERED OVER THE SEWER AT THE CROSSING.
 - THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES EXCEPT THOSE NOTED TO BE ABANDONED AND/OR REMOVED AT THE END OF THE PROJECT.
 - THE CONTRACTOR IS RESPONSIBLE FOR TRENCHING, BACKFILLING, AND SURFACE RESTORATION FOR GAS UTILITY SYSTEMS.
 - ALL EXISTING AND PROPOSED MANHOLE FRAMES, COVERS, VALVES, CLEANOUTS, CASTINGS, ETC. SHALL BE RAISED TO FINISHED GRADE PRIOR TO FINAL GRASSING AND PAVING CONSTRUCTION.
 - STRUCTURES FOR STORM SEWERS SHALL BE IN ACCORDANCE WITH THESE IMPROVEMENT PLANS AND THE APPLICABLE STANDARD SPECIFICATIONS. WHERE GRANULAR TRENCH BACKFILL IS REQUIRED AROUND THESE STRUCTURES, THE COST SHALL BE CONSIDERED AS INCIDENTAL AND SHALL BE INCLUDED IN THE CONTRACT UNIT PRICE FOR THE STRUCTURE. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING STORM MAINS AND SANITARY SEWER MAINS BEFORE COMMENCING CONSTRUCTION.



1 inch = 70 feet



- NOTES:**
- EXISTING CONDITIONS AND TOPOGRAPHY TAKEN FROM SURVEY TITLED "TRI-COUNTY REGIONAL VOCATIONAL TECHNICAL HIGH SCHOOL TOPOGRAPHIC PLAN OF LAND" PREPARED BY SAMOTES CONSULTANTS, INC. AND DATED 09-13-2024
- LEGEND:**
- SDH --- PROPOSED STORM DRAINAGE LINE
 - W --- PROPOSED WATER LINE
 - FP --- PROPOSED FIRE PROTECTION LINE
 - S --- PROPOSED SANITARY SEWER LINE
 - KW --- PROPOSED KITCHEN WASTE LINE
 - G --- PROPOSED GAS LINE
 - E --- PROPOSED UNDERGROUND ELECTRIC LINE
 - T --- PROPOSED TELEPHONE LINE
 - SMH --- PROPOSED SANITARY SEWER MANHOLE
 - SDM --- PROPOSED STORM DRAINAGE MANHOLE
 - WQL --- PROPOSED WATER QUALITY UNIT
 - CB --- PROPOSED CATCH BASIN
 - DCB --- PROPOSED DOUBLE CATCH BASIN
 - AD --- PROPOSED AREA DRAIN
 - HYD --- PROPOSED HYDRANT
 - PIV --- PROPOSED POST INDICATOR VALVE
 - GV --- PROPOSED GAS GATE VALVE
 - WGV --- PROPOSED WATER GATE VALVE
 - TSSV --- PROPOSED TAP AND SLEEVE VALVE
 - SL --- PROPOSED SITE LIGHTING (SEE LA AND ELECTRICAL PLANS FOR DETAILS)
 - DF --- PROPOSED DIRECTIONAL FLOW



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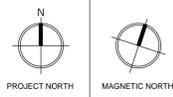
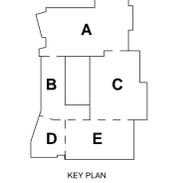
**Tri-County
Regional
Vocational
Technical High
School**

147 Pond St, Franklin, MA
02038



**SITE PLAN REVIEW
PLANNING BOARD**

06/13/2024



**CIVIL UTILITY
PLAN**

Scale: 1"=30'
 Project: 52033.00
 Author: GJM
 Date: 03/18/2024

C401