

SITE PLAN PANTHER WAY

ZONING:

THE PROPERTY IS LOCATED WITHIN A COMMERCIAL II ZONE REQUIREMENTS:		EXISTING	PROPOSED
AREA:	40,000 S.F.	800,948 ± S.F.	654,484 ± S.F.
FRONTAGE:	175'	722.58'	388.39'
DEPTH:	200'	1,150'+	1,150'+
HEIGHT:	3 STORIES - 40'	N/A	2 STORIES
WIDTH:	157.5'	714'+	356'+
COVERAGE - STRUCTURES:	70%	0%	14%
STRUC. & PAVING:	80%	0%	28.7%
SETBACKS- FRONT:	40'	0	200'
SIDE:	30'	0	30.5'
REAR:	30'	0	61'

THE PROPERTY IS NOT LOCATED WITHIN A FRANKLIN WATER RESOURCE DISTRICT.
THE PROPERTY IS NOT LOCATED WITHIN A ZONE A OR B BASED ON FEMA FIRM MAP 25021C0308E DATED JULY 17, 2012.
NO BUILDINGS EXIST ON PROPOSED LOT 2.

SENIOR HOUSING AREA CRITERIA
5 ACRES MINIMUM LOT SIZE - 15.02 ACRES PROPOSED (LOT 2)
REQUIRED OPEN SPACE 30% OF LOT AREA - 32.2 PERCENT OPEN SPACE PROPOSED (LOT 2)
WETLAND AREA WITHIN OPEN SPACE - 22,883± SQ. FT. OR 10.9%
THE ENTIRE WETLAND IS PROPOSED TO BE WITHIN THE OPEN SPACE - WAIVER REQUESTED

DRAWING INDEX:

- COVER SHEET - 1
- EXISTING CONDITIONS PLANS 2 & 3
- SITE LAYOUT PLANS 4 & 5
- SITE GRADING AND UTILITY PLANS 6 & 7
- DRIVWAY AND SEWER PLAN AND PRFILES 8 - 10
- SITE PLANTING PLAN 11
- EROSION CONTROL PLANS 12 & 13
- CONSTRUCTION DETAILS 14 - 17

REFERENCES:

- DEED BOOK 37290 PAGE 474
- DEED BOOK 37152 PAGE 343
- DEED BOOK 5602 PAGE 614
- DEED BOOK 5804 PAGE 316
- DEED BOOK 5844 PAGE 87
- DEED BOOK 5924 PAGE 180
- DEED BOOK 9471 PAGE 641
- DEED BOOK 10499 PAGE 680
- DEED BOOK 11341 PAGE 545
- PLAN 565 OF 1970
- PLAN 386 OF 1979
- PLAN 92 OF 1979
- PLAN 564 OF 1992
- PLANS 261 A - C OF 1994
- PLAN 921 OF 1980
- COUNTY ENGINEERS PLAN FOR EDWARD STREET
LAST REVISED AUG. 28, 2000
- SITE PLAN FOR "THREE" RESTAURANT LAST REVISED 10-17-06
- PLAN OF LAND BY PAUL ROBINSON DATED NOVEMBER 14, 1978
- PLAN OF KNIGHTS OF COLUMBUS LAST REVISED 3-8-2000
- PLAN 1062 OF 1972
- PLAN 901 OF 1974

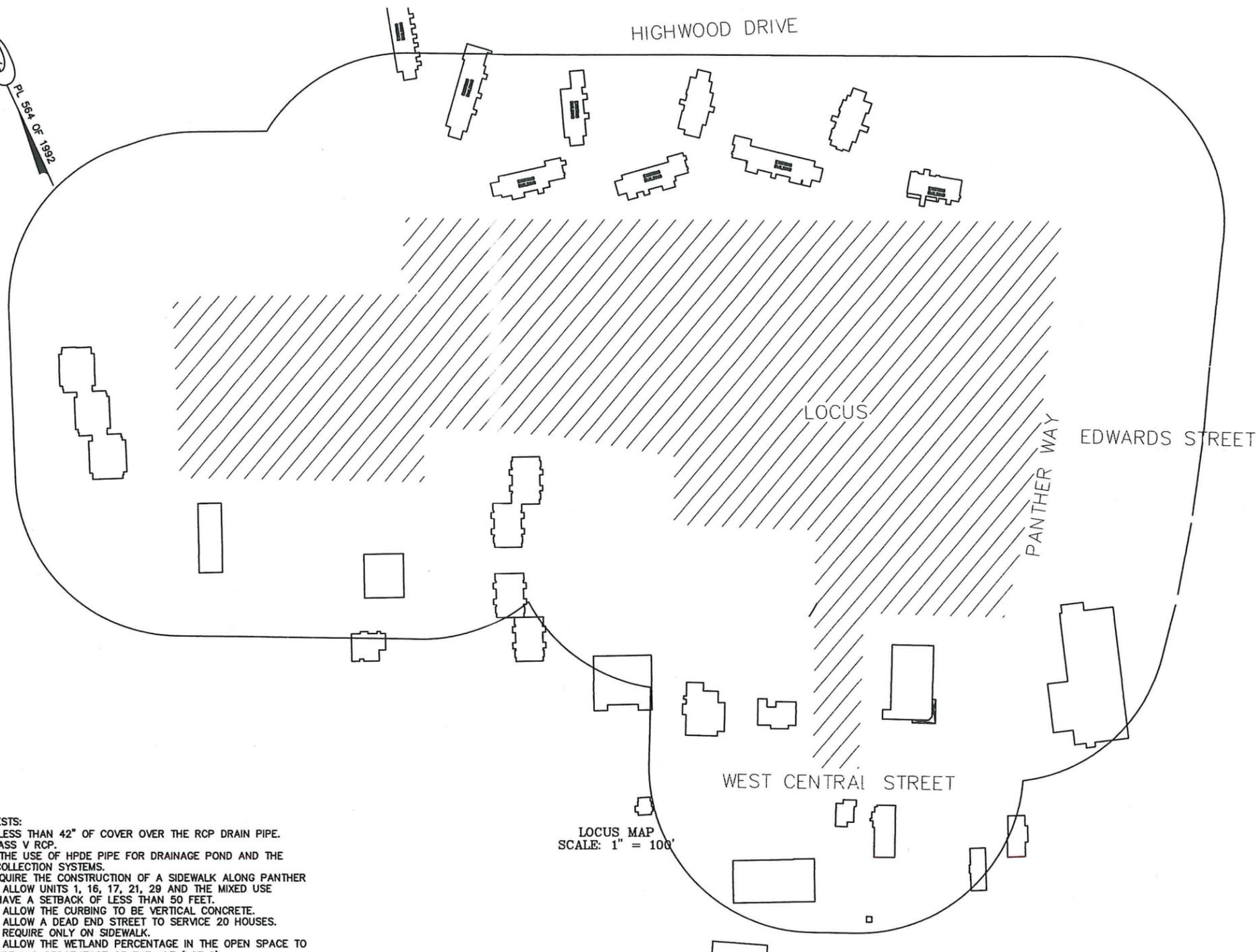
OWNERS:
MAP 270 PARCEL 38
PANTHER WAY 2019 LLC
7 MYRTLE STREET
NORFOLK, MASSACHUSETTS

MAP 270 PARCEL 39
HOLMES LAND TRUST
12 MYRTLE STREET
NORFOLK, MASSACHUSETTS

APPLICANT:
CAMFORD PROPERTY GROUP, INC.
37 EAST CENTRAL STREET
FRANKLIN, MASSACHUSETTS

COVER SHEET
PANTHER WAY
FRANKLIN, MASSACHUSETTS
PREPARED FOR
CAMFORD PROPERTY GROUP, INC.
37 EAST CENTRAL STREET
FRANKLIN, MASSACHUSETTS
NOVEMBER 8, 2024
SCALE: 1" = 100'

TOWN OF FRANKLIN
TOWN CLERK
RECEIVED
2024 DEC 19 P 3:44



WAIVER REQUESTS:

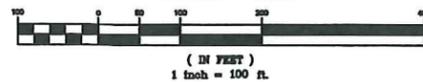
1. TO ALLOW LESS THAN 42" OF COVER OVER THE RCP DRAIN PIPE. PROPOSED CLASS V RCP.
2. TO ALLOW THE USE OF HPDE PIPE FOR DRAINAGE POND AND THE ROOF DRAIN COLLECTION SYSTEMS.
3. TO NOT REQUIRE THE CONSTRUCTION OF A SIDEWALK ALONG PANTHER WAY.
4. WAIVER TO ALLOW UNITS 1, 16, 17, 21, 29 AND THE MIXED USE BUILDING TO HAVE A SETBACK OF LESS THAN 50 FEET.
5. WAIVER TO ALLOW THE CURBING TO BE VERTICAL CONCRETE.
6. WAIVER TO ALLOW A DEAD END STREET TO SERVICE 20 HOUSES.
7. WAIVER TO REQUIRE ONLY ON SIDEWALK.
8. WAIVER TO ALLOW THE WETLAND PERCENTAGE IN THE OPEN SPACE TO EXCEED THE WETLAND PERCENTAGE OF THE LOT (LOT 2)

LOCUS MAP
SCALE: 1" = 100'

SITE PLAN APPROVAL
REQUIRED
FRANKLIN PLANNING BOARD

DATE

GRAPHIC SCALE



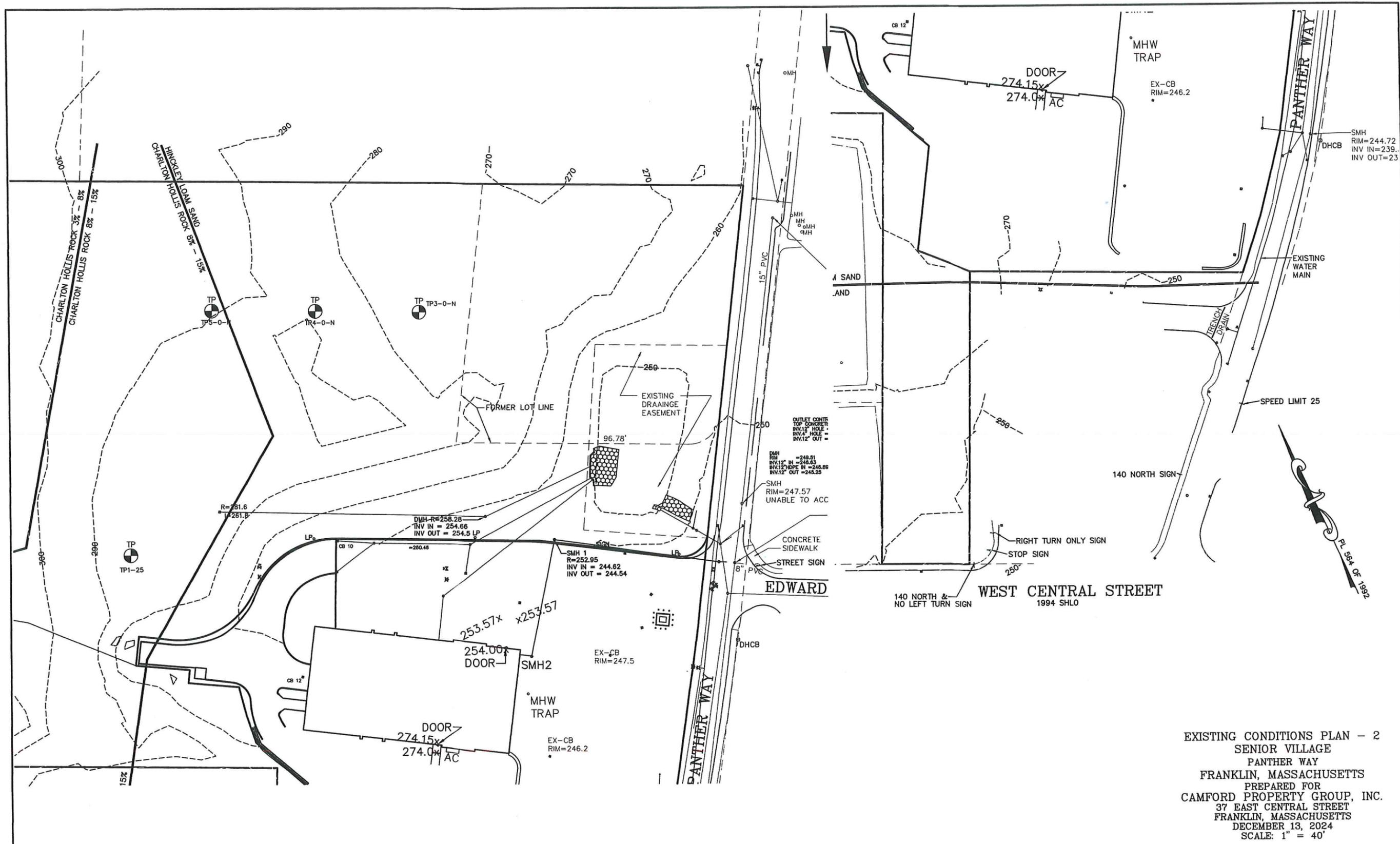
NO.	DATE	DESCRIPTION	BY



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12/24	FIELD BOOK	PG#
12/24	CALCS BY:	RRG
12/24	DESIGNED BY:	RRG
12/24	DRAWN BY:	COMP
12/24	CHECKED BY:	CAQ

UNITED CONSULTANTS INC.
 850 FRANKLIN STREET SUITE 11D
 WRENTHAM, MASSACHUSETTS 02093
 508-384-6560 FAX 508-384-6566

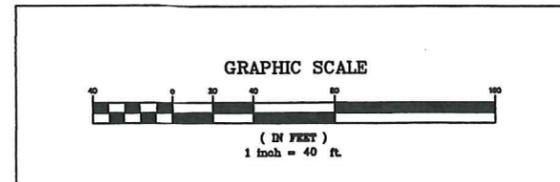
DATE
DEC. 13, 2024
SCALE
1" = 100'
PROJECT
UC1378
SHEET
1 OF 17



EXISTING CONDITIONS PLAN - 2
 SENIOR VILLAGE
 PANTHER WAY
 FRANKLIN, MASSACHUSETTS
 PREPARED FOR
 CAMFORD PROPERTY GROUP, INC.
 37 EAST CENTRAL STREET
 FRANKLIN, MASSACHUSETTS
 DECEMBER 13, 2024
 SCALE: 1" = 40'

SITE PLAN APPROVAL
 REQUIRED
 FRANKLIN PLANNING BOARD

DATE _____



NO.	DATE	DESCRIPTION	BY

Professional Seal of Andrew C. Murphy, P.L.S. #35042, dated 12/19/24.

DATE	FIELD BY:	INT.
12/24	FIELD BOOK	PG#
12/24	CALCS BY: RRG	
12/24	DESIGNED BY: RRG	
12/24	DRAWN BY: COMP	
12/24	CHECKED BY: CAQ	

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 850 FRANKLIN STREET SUITE 11D
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 508-384-6660 FAX 508-384-6666

DATE
 DEC. 13, 2024
 SCALE
 1" = 40'
 PROJECT
 UC1378
 SHEET
 3 OF 17

ZONING:

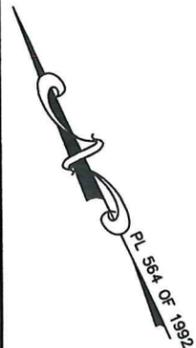
THE PROPERTY IS LOCATED WITHIN A COMMERCIAL II ZONE
REQUIREMENTS:

COMMERCIAL II REQUIREMENTS:	EXISTING	PROPOSED
AREA:	40,000 S.F.	591,830 ± S.F.
FRONTAGE:	175'	499.73'
DEPTH:	200'	1,150'+
HEIGHT:	3 STORIES - 40'	N/A
WIDTH:	157.5'	465'+
COVERAGE - STRUCTURES:	70%	0%
STRUC. & PAVING:	80%	0%
SETBACKS- FRONT:	40'	0
SIDE:	30'	0
REAR:	30'	0
		>40'
		>30'
		>30'

UNIT COUNT:
UNITS 2 THROUGH 9 AND 18 THROUGH 20 ARE DUPLEX BUILDINGS
UNITS 1 AND 10 THROUGH 17 ARE SINGLE FAMILY HOMES
MIXED USE BUILDING HAS 20 RESIDENTIAL UNITS
49 TOTAL UNITS PROPOSED

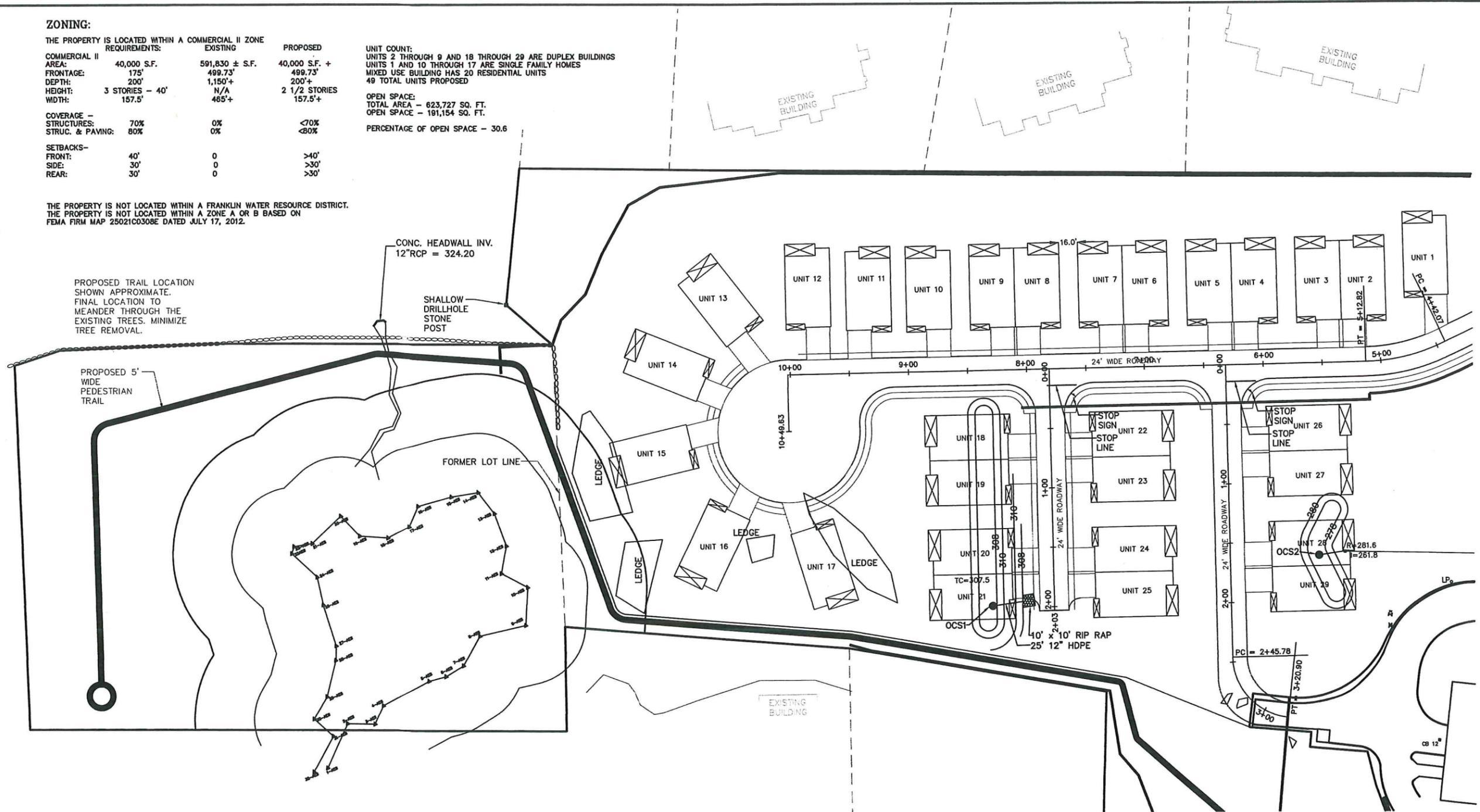
OPEN SPACE:
TOTAL AREA - 623,727 SQ. FT.
OPEN SPACE - 191,154 SQ. FT.
PERCENTAGE OF OPEN SPACE - 30.6

THE PROPERTY IS NOT LOCATED WITHIN A FRANKLIN WATER RESOURCE DISTRICT.
THE PROPERTY IS NOT LOCATED WITHIN A ZONE A OR B BASED ON
FEMA FIRM MAP 25021C0308E DATED JULY 17, 2012.



PROPOSED TRAIL LOCATION SHOWN APPROXIMATE. FINAL LOCATION TO MEANDER THROUGH THE EXISTING TREES. MINIMIZE TREE REMOVAL.

PROPOSED 5' WIDE PEDESTRIAN TRAIL



TEST PITS DECEMBER 2023

TEST PIT	GROUND ELEVATION	BOTTOM EXCAVATION
1-25	287.0±	278.0 (WATER AT 276.0)±
3-0	306.06	297.9 (WATER AT 300.96)
4-0	310.81	300.31 (WATER AT 306.81)
5-0	325.10	322.10 FRACTURED ROCK
6-0	328.60	322.60 REFUSAL
7-50	329.24	319.91 (WATER AT 321.74)
3-ON	275.92	263.92 S & G
4-ON	288.41	277.16 ROCK
5-ON	290.36	278.36 S & G
8-ON	316.50	312.50 REFUSAL
9-ON	329.29	325.29 REFUSAL
10-ON	328.43	322.43 REFUSAL

OWNERS:
MAP 270 PARCEL 38
PANTHER WAY 2019 LLC
7 MYRTLE STREET
NORFOLK, MASSACHUSETTS

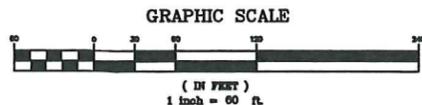
MAP 270 PARCEL 39
HOLMES LAND TRUST
12 MYRTLE STREET
NORFOLK, MASSACHUSETTS

APPLICANT:
CAMFORD PROPERTY GROUP, INC
37 EAST CENTRAL STREET
FRANKLIN, MASSACHUSETTS

**LAYOUT PLAN
SENIOR VILLAGE
PANTHER WAY
FRANKLIN, MASSACHUSETTS
PREPARED FOR
CAMFORD PROPERTY GROUP, INC.
37 EAST CENTRAL STREET
FRANKLIN, MASSACHUSETTS
DECEMBER 13, 2024
SCALE: 1" = 40'**

**SITE PLAN APPROVAL
REQUIRED
FRANKLIN PLANNING BOARD**

DATE



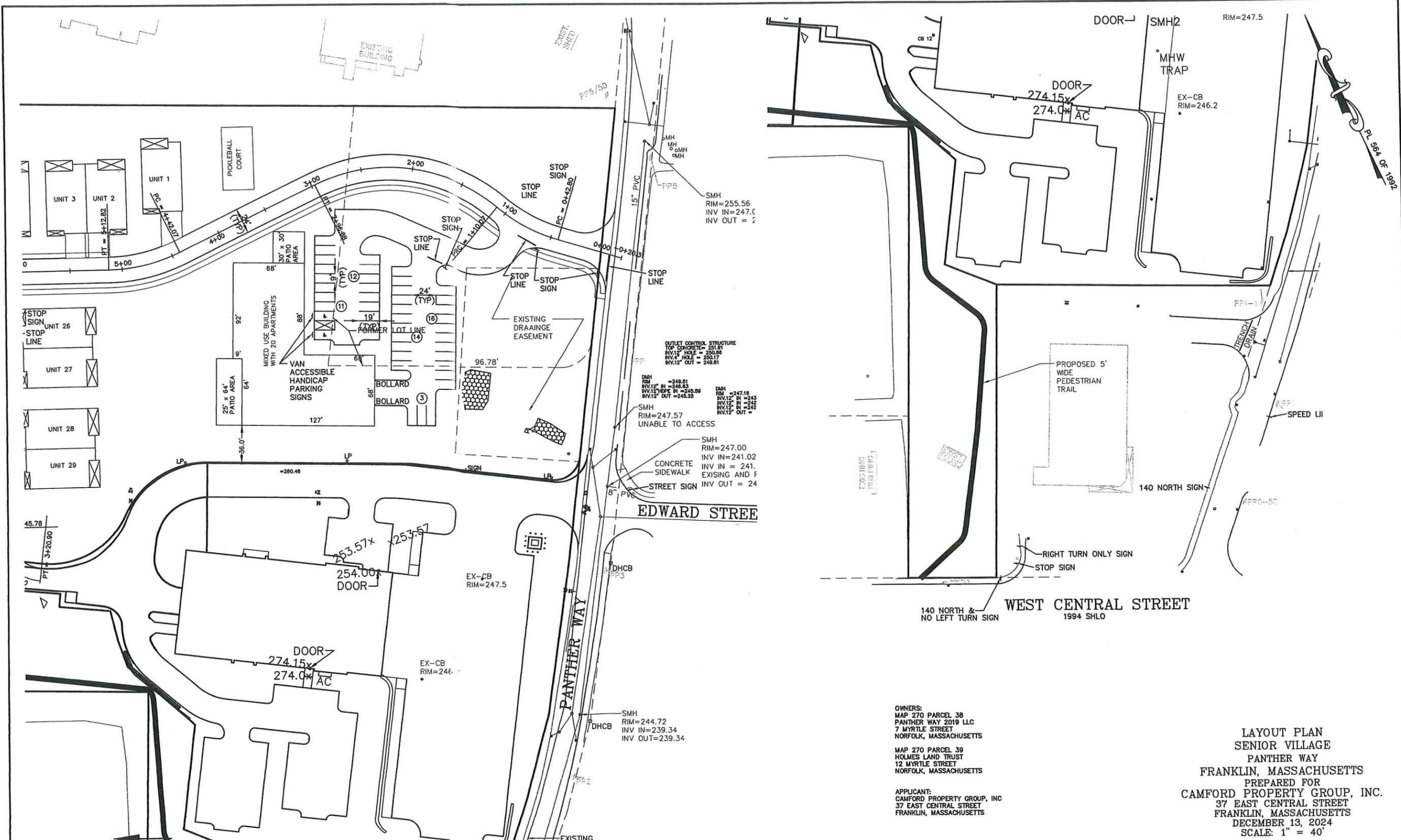
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UNITED CONSULTANTS INC.
850 FRANKLIN STREET SUITE 11D
WRENTHAM, MASSACHUSETTS 02093
508-384-6560 FAX 508-384-6566

DATE
DEC. 13, 2024
SCALE 1" = 40'
PROJECT UC1378
SHEET 4 OF 17



PL 55A OF 1992

OWNERS:
 MAP 270 PARCEL 38
 PANTHER WAY 2019 LLC
 7 MYRTLE STREET
 NORFOLK, MASSACHUSETTS

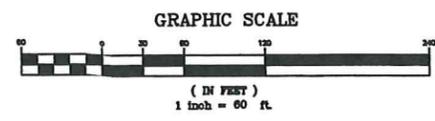
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 HOLMES LAND TRUST
 12 MYRTLE STREET
 NORFOLK, MASSACHUSETTS

APPLICANT:
 CAMFORD PROPERTY GROUP, INC
 37 EAST CENTRAL STREET
 FRANKLIN, MASSACHUSETTS

LAYOUT PLAN
 SENIOR VILLAGE
 PANTHER WAY
 FRANKLIN, MASSACHUSETTS
 PREPARED FOR
 CAMFORD PROPERTY GROUP, INC.
 37 EAST CENTRAL STREET
 FRANKLIN, MASSACHUSETTS
 DECEMBER 13, 2024
 SCALE: 1" = 40'

SITE PLAN APPROVAL
 REQUIRED
 FRANKLIN PLANNING BOARD

DATE _____



NO.	DATE	DESCRIPTION	BY

CARLOS A. QUINTAL
 CIVIL ENGINEER
 No. 30812
 REGISTERED PROFESSIONAL ENGINEER

CARLOS A. QUINTAL P.E. #30812

DATE	FIELD BY:	INT.
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DEC. 13, 2024	1" = 40'	UC1378	5 OF 17

WETLAND BUFFER ZONE DISTURBANCE

0 - 50' BUFFER ZONE - 0 SQ. FT.
50' - 100' BUFFER ZONE - 9,308 SQ. FT.

DRAINAGE STRUCTURE SCHEDULE

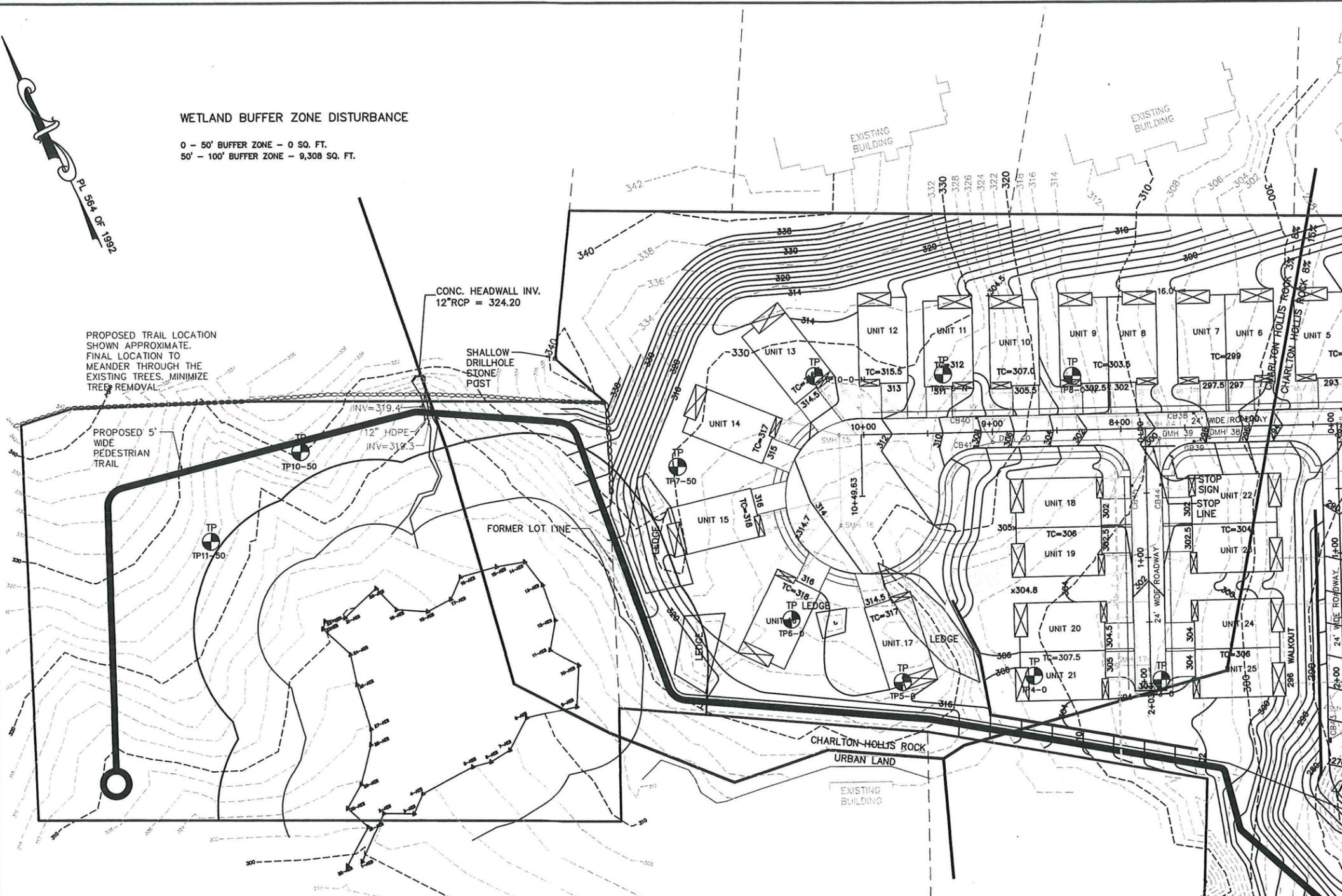
CB 30 - RIM = 253.86
12" DI INV OUT = 251.54
CB 31 - RIM = 253.86
12" RCP INV OUT = 251.26
CB 32 - RIM = 255.9
12" RCP INV OUT = 251.51
CB 33 - RIM = 255.4
12" RCP INV = 251.56
DMH 30 - RIM = 254.8
12" RCP INV IN = 251.20
12" RCP INV OUT = 251.10
DMH 31 - RIM = 255.5
12" RCP INV IN = 251.35
12" RCP INV OUT = 251.25
HW 30 INV = 251.04

DRAINAGE STRUCTURE SCHEDULE TO POND 3

CB 36 - RIM = 290.73
12" RCP INV = 288.73
CB 37 - RIM = 290.73
12" RCP INV = 288.73
CB 38 - RIM = 298.39
12" RCP INV OUT = 294.39
CB 39 - RIM = 298.39
12" RCP INV OUT = 294.08
CB 40 - RIM = 307.91
12" RCP INV OUT = 303.91
CB 41 - RIM = 307.91 DOUBLE GRATE
12" RCP INV OUT = 303.48
CB 44 - RIM = 300.16
12" RCP INV OUT = 295.16
CB 45 - RIM = 300.16
12" RCP INV OUT = 295.16
DMH 36 - RIM = 284.50
21" RCP IN = 279.20
21" HDPE INV OUT = 279.10
DMH 37 - RIM = 290.33
12" RCP INV IN = 288.33 CB 36 & CB 37
18" RCP IN = 284.33 DMH 38
21" RCP INV OUT = 281.72
DMH 38 - RIM = 297.76
12" RCP INV IN = 293.76 CB 38 & CB 39
15" RCP INV IN = 291.00 DMH 39
18" RCP INV OUT = 288.71
DMH 39 - RIM = 299.86
12" RCP INV IN = 294.40 CB 38, CB 39 & DMH 40
15" RCP INV OUT = 292.40
DMH 40 - RIM = 307.12
12" RCP INV IN = 303.12
12" RCP INV OUT = 299.44

DRAINAGE STRUCTURE SCHEDULE TO POND 4

CB 42 - RIM = 276.91
12" RCP INV = 272.41
CB 43 - RIM = 276.91
12" RCP INV = 271.96
DMH 42 - RIM = 278.7
12" RCP INV IN = 271.54 CB 43 & CB 44
12" RCP INV OUT = 271.44
DMH 43 - RIM = 274.0
12" RCP INV IN = 269.54
12" RCP INV OUT = 269.44
DMH 44 - RIM = 275.0
12" RCP INV IN = 268.43
12" HDPE INV OUT = 268.33
DMH 45 - RIM = 277.0
18" RCP INV IN = 271.69
18" HDPE INV OUT = 269.42
DMH 46 - RIM = 281.5
18" HDPE INV IN = 277.74
18" RCP INV OUT = 273.93



PROPOSED TRAIL LOCATION SHOWN APPROXIMATE. FINAL LOCATION TO MEANDER THROUGH THE EXISTING TREES. MINIMIZE TREE REMOVAL.

PROPOSED 5' WIDE PEDESTRIAN TRAIL

CONC. HEADWALL INV. 12" RCP = 324.20

SHALLOW DRILLHOLE STONE POST

FORMER LOT LINE

CHARLTON HOLLIS ROCK URBAN LAND

TEST PITS DECEMBER 2023

TEST PIT	GROUND ELEVATION	BOTTOM EXCAVATION
1-25	287.0±	276.0 (WATER AT 276.0)±
3-0	306.06	297.9 (WATER AT 300.06)
4-0	310.81	300.31 (WATER AT 308.81)
5-0	325.10	322.10 FRACTURED ROCK
6-0	328.60	322.60 REFUSAL
7-50	329.24	319.91 (WATER AT 321.74)
3-ON	275.92	263.92 S & G
4-ON	288.41	277.16 ROCK
5-ON	290.38	278.38 S & G
8-ON	316.50	312.50 REFUSAL
9-ON	329.29	325.29 REFUSAL
10-ON	328.43	322.43 REFUSAL

ROADWAY NOTES:
1. ALL CURBING TO BE REINFORCED VERTICAL CONCRETE.
2. SIDEWALKS TO BE 5' WIDE AND CAST IN PLACE CONCRETE.

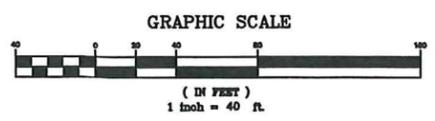
WATER NOTES:
1. WATER CONNECTIONS TO THE PROPOSED BUILDING ARE SHOWN AS 2" FOR DOMESTIC AND 4" FOR FIRE PROTECTION. FINAL WATER PIPE SIZING WILL BE COMPLETED BY THE PLUMBING AND OR FIRE PROTECTION ENGINEERS.
2. (SECTION 300-12) WHEN BUILDING FINISH FLOOR ARE BETWEEN ELEVATION 310 AND 340 BOOSTER PUMPS ARE RECOMMENDED.

GRADING AND UTILITY PLAN SENIOR VILLAGE

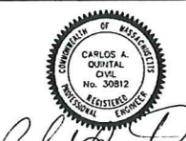
PANTHER WAY
FRANKLIN, MASSACHUSETTS
PREPARED FOR
CAMFORD PROPERTY GROUP, INC.
37 EAST CENTRAL STREET
FRANKLIN, MASSACHUSETTS
DECEMBER 13, 2024
SCALE: 1" = 40'

SITE PLAN APPROVAL REQUIRED
FRANKLIN PLANNING BOARD

DATE



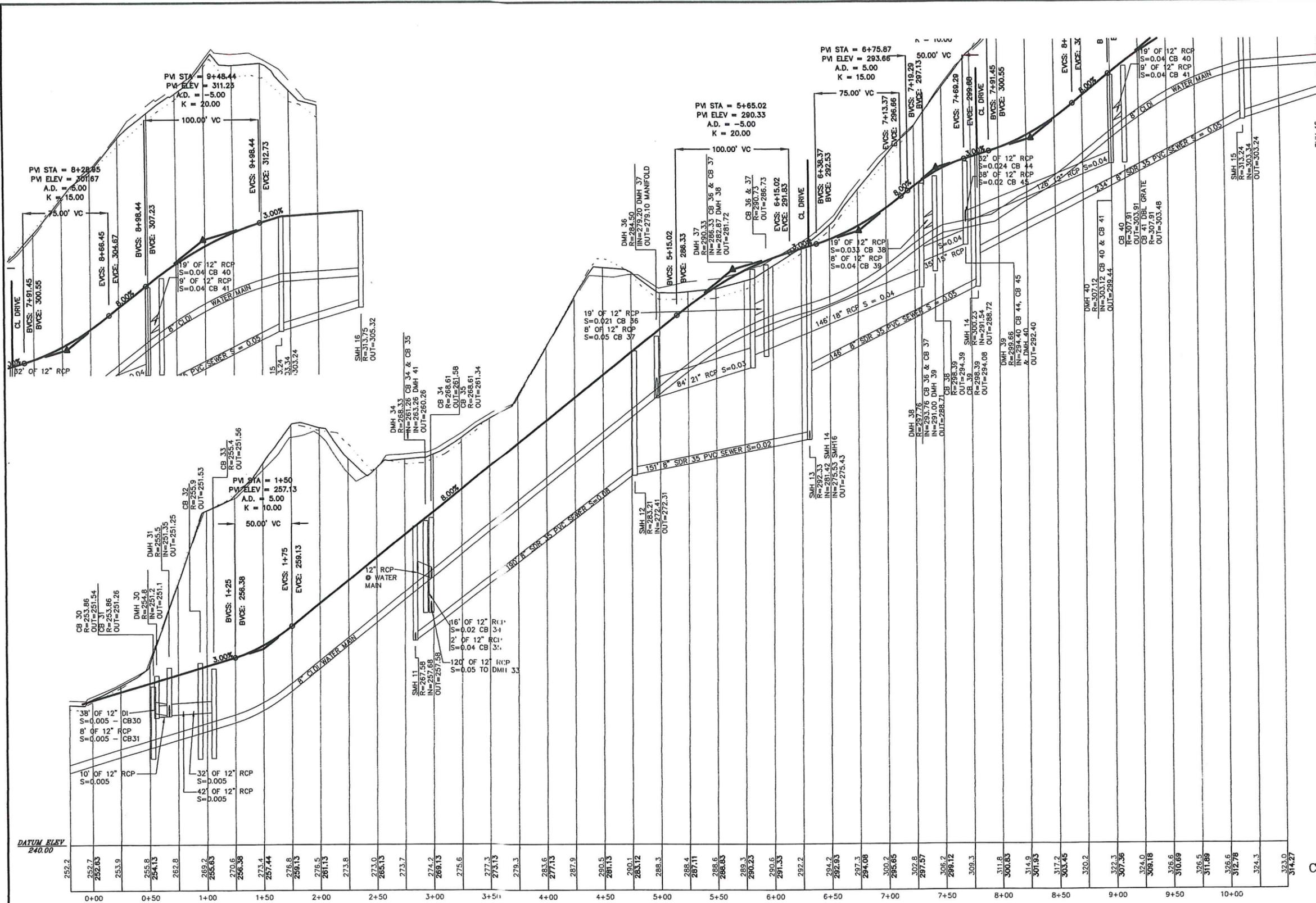
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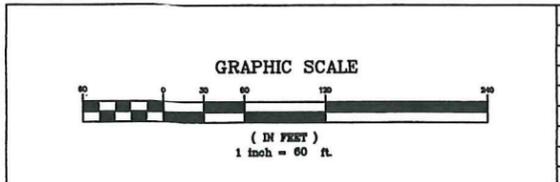
UNITED CONSULTANTS INC.
850 FRANKLIN STREET SUITE 11D
WRENTHAM, MASSACHUSETTS 02093
508-384-8680 FAX 508-384-8686

DATE	SCALE	PROJECT	SHEET
DEC. 13, 2024	1" = 40'	UC1378	6 OF 17



MAIN DRIVEWAY PROFILE PLAN
 SENIOR VILLAGE
 PANTHER WAY
 FRANKLIN, MASSACHUSETTS
 PREPARED FOR
 CAMFORD PROPERTY GROUP, INC.
 37 EAST CENTRAL STREET
 FRANKLIN, MASSACHUSETTS
 DECEMBER 13, 2024
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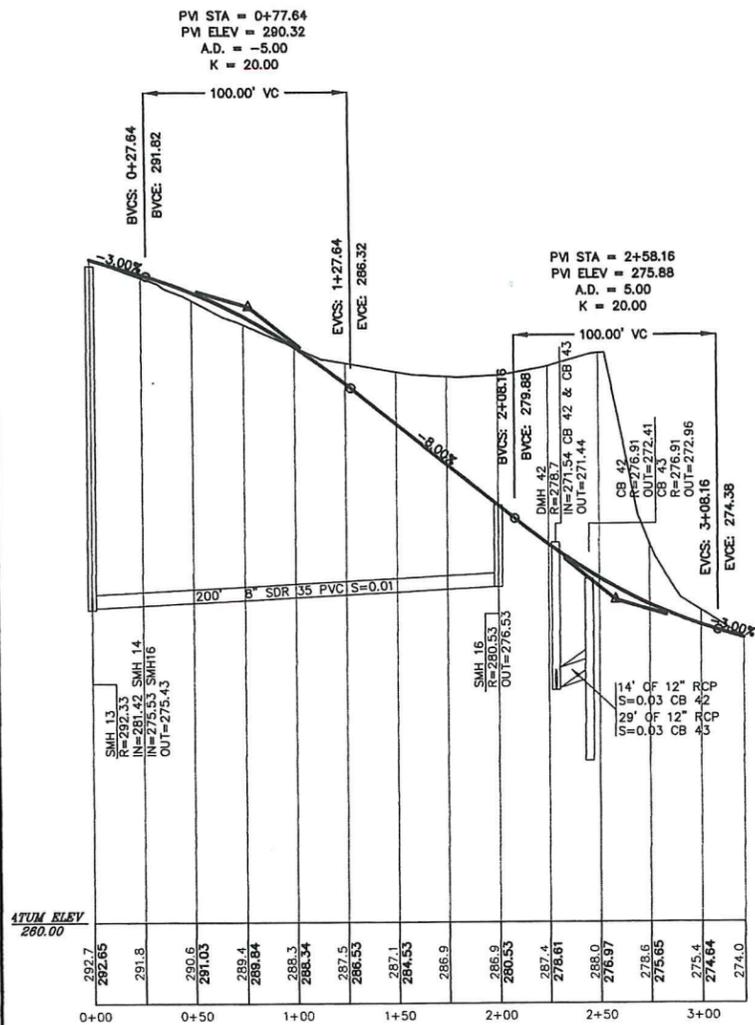
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CARLOS A. QUINTAL
 CIVIL ENGINEER
 No. 30812
 REGISTERED
 MASSACHUSETTS

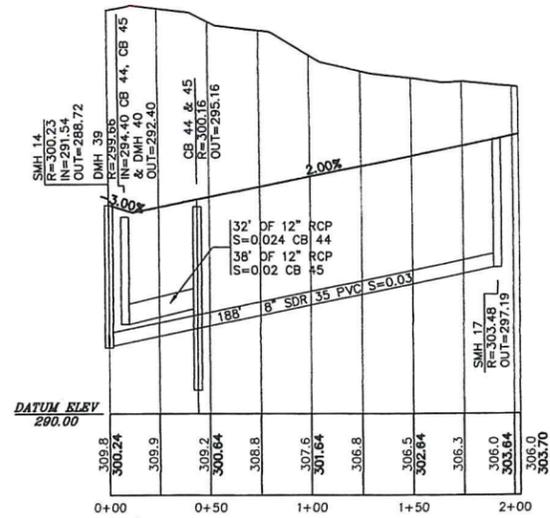
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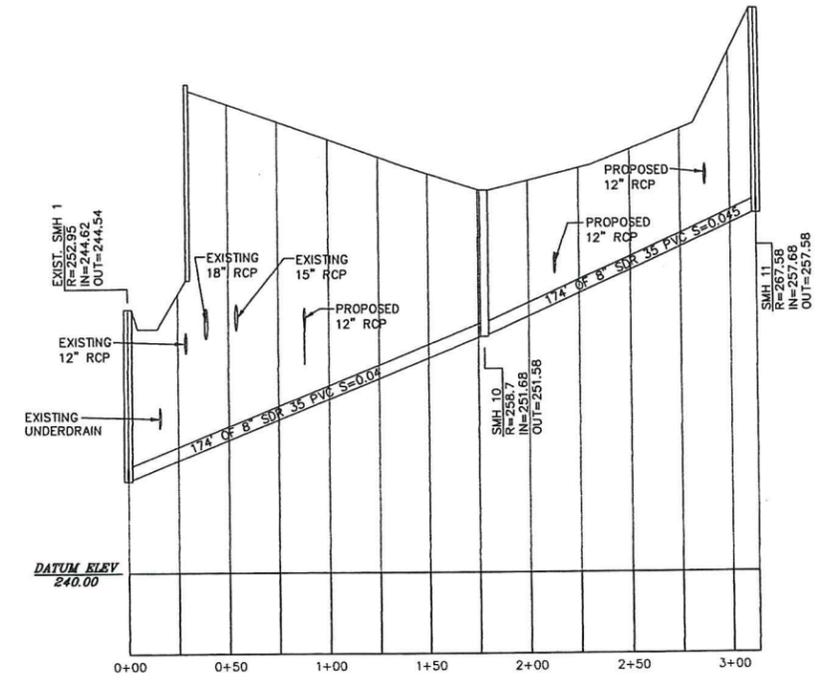
DATE	SCALE	PROJECT	SHEET
DEC. 13, 2024	1" = 40'	UC1378	8 OF 17



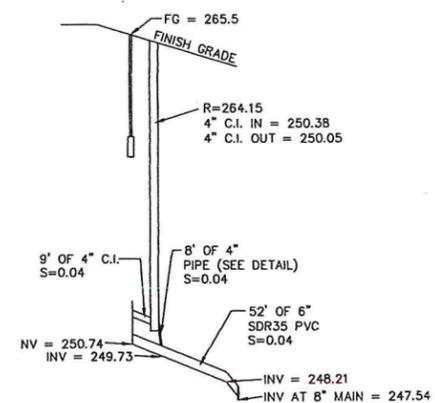
LOWER DRIVEWAY
SCALE: H - 1" = 40'
V: 1" = 4'



UPPER DRIVEWAY
SCALE: H - 1" = 40'
V: 1" = 4'



LOWER PARKING LOT
SCALE: H - 1" = 40'
V: 1" = 4'

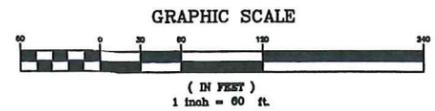


MIXED USE BUILDING
SEWER CONNECTIONS
SCALE: H - 1" = 40'
V: 1" = 4'

UPPER AND LOWER DRIVEWAY
AND SEWER PROFILE PLAN
SENIOR VILLAGE
PANTHER WAY
FRANKLIN, MASSACHUSETTS
PREPARED FOR
CAMFORD PROPERTY GROUP, INC.
37 EAST CENTRAL STREET
FRANKLIN, MASSACHUSETTS
DECEMBER 13, 2024
SCALE: 1" = 40'

SITE PLAN APPROVAL
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FRANKLIN PLANNING BOARD

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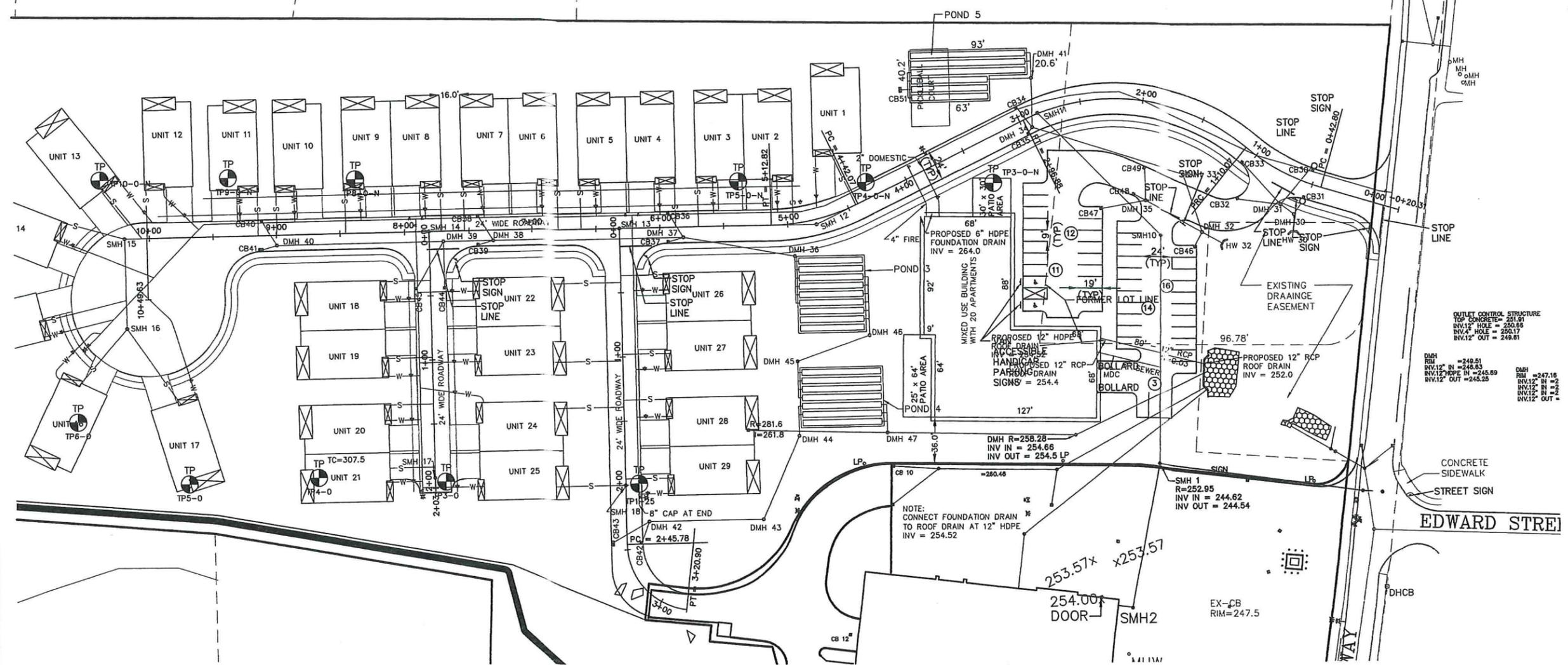


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DATE	SCALE	PROJECT	SHEET
DEC. 13, 2024	1" = 40'	UC1378	9 OF 17

NO.	DATE	DESCRIPTION	BY



OUTLET CONTROL STRUCTURE
 TOP CONCRETE = 251.51
 INV.12" HOLE = 250.89
 INV.4" HOLE = 250.17
 INV.12" OUT = 249.81

DMH RIM = 248.21
 INV.12" IN = 248.83
 INV.12" HDPE IN = 245.89
 INV.12" IN = 245.28

DMH RIM = 247.16
 INV.12" IN = 247.78
 INV.12" IN = 245.28
 INV.12" IN = 245.28

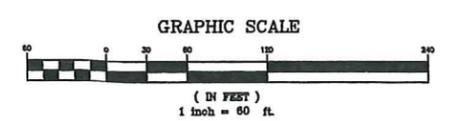
NOTE:
 CONNECT FOUNDATION DRAIN
 TO ROOF DRAIN AT 12" HDPE
 INV = 254.52

EDWARD STREET

DRIVEWAY PLANS
 SENIOR VILLAGE
 PANTHER WAY
 FRANKLIN, MASSACHUSETTS
 PREPARED FOR
 CAMFORD PROPERTY GROUP, INC.
 37 EAST CENTRAL STREET
 FRANKLIN, MASSACHUSETTS
 DECEMBER 13, 2024
 SCALE: 1" = 40'

SITE PLAN APPROVAL
 REQUIRED
 FRANKLIN PLANNING BOARD

DATE _____



NO.	DATE	DESCRIPTION	BY

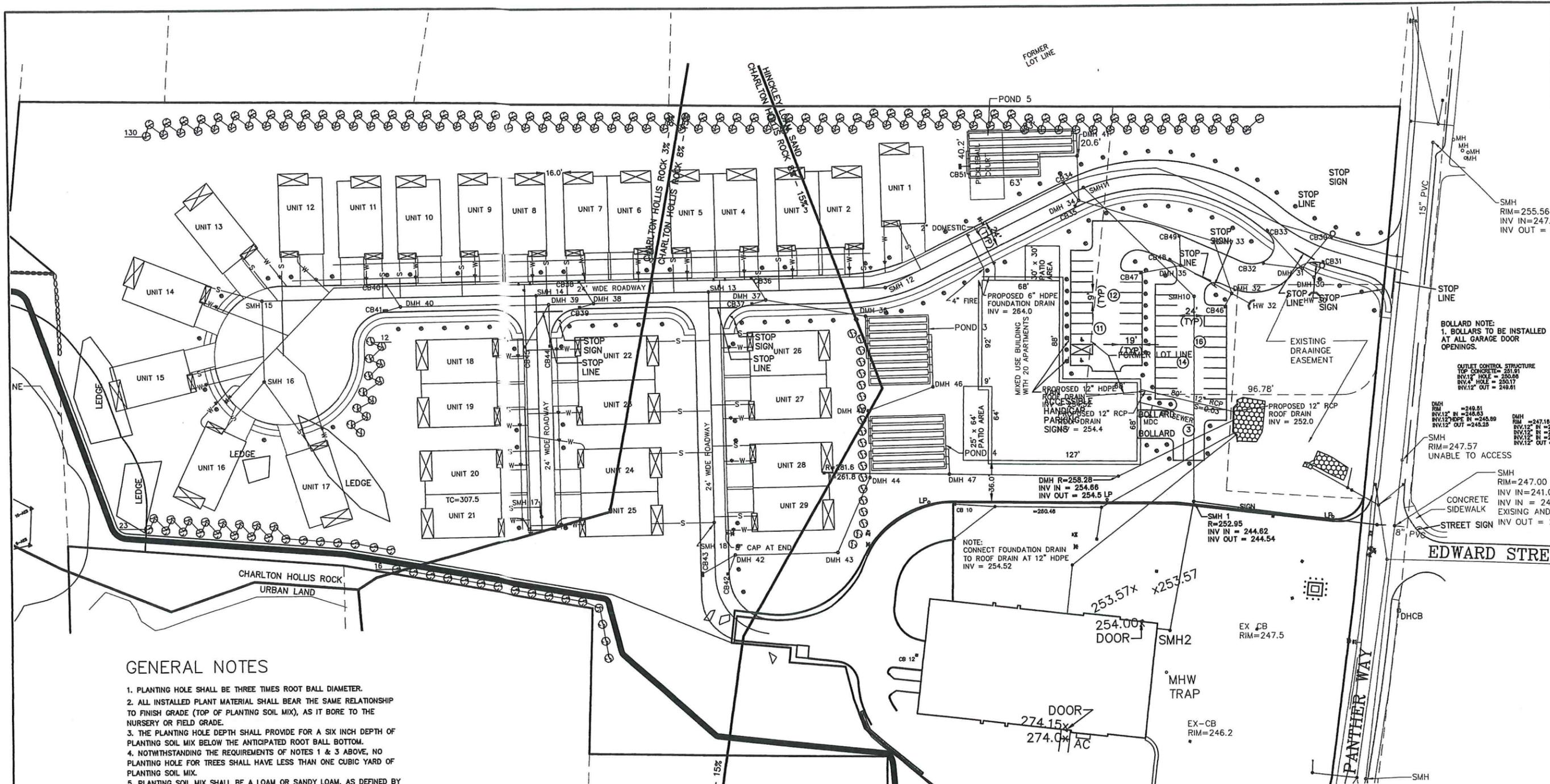
CARLOS A. QUINTAL
 CIVIL ENGINEER
 No. 30812
 REGISTERED ENGINEER

Carlos A. Quintal
 CARLOS A. QUINTAL P.E. #30812

DATE	FIELD BY:	INT.
12/24	FIELD BOOK	PC#
12/24	CALCS BY:	RRG
12/24	DESIGNED BY:	RRG
12/24	DRAWN BY:	COMP
12/24	CHECKED BY:	CAQ

UNITED CONSULTANTS INC.
 850 FRANKLIN STREET SUITE 11D
 WRENTHAM, MASSACHUSETTS 02093
 508-384-6560 FAX 508-384-6566

DATE
DEC. 13, 2024
SCALE 1" = 40'
PROJECT UC1378
SHEET 10 OF 17



GENERAL NOTES

1. PLANTING HOLE SHALL BE THREE TIMES ROOT BALL DIAMETER.
2. ALL INSTALLED PLANT MATERIAL SHALL BEAR THE SAME RELATIONSHIP TO FINISH GRADE (TOP OF PLANTING SOIL MIX), AS IT BORE TO THE NURSERY OR FIELD GRADE.
3. THE PLANTING HOLE DEPTH SHALL PROVIDE FOR A SIX INCH DEPTH OF PLANTING SOIL MIX BELOW THE ANTICIPATED ROOT BALL BOTTOM.
4. NOTWITHSTANDING THE REQUIREMENTS OF NOTES 1 & 3 ABOVE, NO PLANTING HOLE FOR TREES SHALL HAVE LESS THAN ONE CUBIC YARD OF PLANTING SOIL MIX.
5. PLANTING SOIL MIX SHALL BE A LOAM OR SANDY LOAM, AS DEFINED BY THE U.S.D.A. THE FIRST (BOTTOM) SIX INCH LAYER IN THE PRE-EXCAVATED PLANTING HOLE SHALL BE FIRMLY TAMPED TO PREVENT SETTLEMENT OF THE ROOT BALL POSITIONED THEREON. SUBSEQUENT LIFTS TO FINISH GRADE SHALL BE IN SIX INCH LOOSE LIFTS, EACH SETTLED BY THOROUGH SOAKING.
6. UPON ATTAINMENT OF FINISH GRADE WITHIN EACH PLANTING BED, THE GROUND SURFACE SHALL RECEIVE AN EVEN APPLICATION OF ORGANIC NON-PHOSPHORUS FERTILIZER APPLIED PER THE MANUFACTURERS RECOMMENDATIONS.
7. COVERED WITH A THREE INCH NOMINAL DEPTH OF SHREDDED CEDAR BARK (OR APPROVED EQUIVALENT), MAINTAINING A ONE INCH MINIMUM DEPTH AT THE BERM EDGE, AND IMMEDIATELY RISING TO A THREE INCH DEPTH ACROSS THE PLANTING BED OR LANDSCAPE ISLAND. (SEE DETAIL)

PLANTING SCHEDULE

NUMBER	COMMON NAME	SCIENTIFIC NAME	SIZE	CONDITION
31	AMERICAN ELM	ULMUS AMERICANA	2 - 2 1/2"	B&B
31	SUGAR MAPLE	ACER SACCHARUM	2 - 2 1/2"	B&B
31	WHITE ANGEL CRAB	MALUS "WHITE ANGEL"	2 - 2 1/2"	B&B
31	WHITE BIRCH	BETULA PAPERIFERA	4 - 6 FEET	B&B
201	NORWAY SPRUCE	THUJA OCCIDENTALIS PYRAMDALIS	3 - 4 FEET	B&B

- ⊙ DECIDUOUS TREES
- ⊙ EVERGREEN - SCREEN TREES

- ALL PLANTINGS ARE IN ACCORDANCE WITH THE TOWN OF FRANKLIN BEST DEVELOPMENT PRACTICES GUIDEBOOK.

OWNERS:
 MAP 270 PARCEL 38
 PANTHER WAY 2019 LLC
 7 MYRTLE STREET
 NORFOLK, MASSACHUSETTS

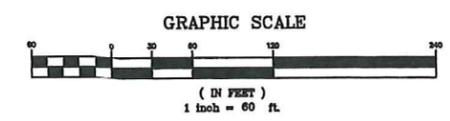
MAP 270 PARCEL 39
 HOLMES LAND TRUST
 12 MYRTLE STREET
 NORFOLK, MASSACHUSETTS

APPLICANT:
 CAMFORD PROPERTY GROUP, INC
 37 EAST CENTRAL STREET
 FRANKLIN, MASSACHUSETTS

**PLANTING PLAN
 SENIOR VILLAGE**
 PANTHER WAY
 FRANKLIN, MASSACHUSETTS
 PREPARED FOR
CAMFORD PROPERTY GROUP, INC.
 37 EAST CENTRAL STREET
 FRANKLIN, MASSACHUSETTS
 DECEMBER 13, 2024
 SCALE: 1" = 40'

SITE PLAN APPROVAL
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 FRANKLIN PLANNING BOARD

DATE _____



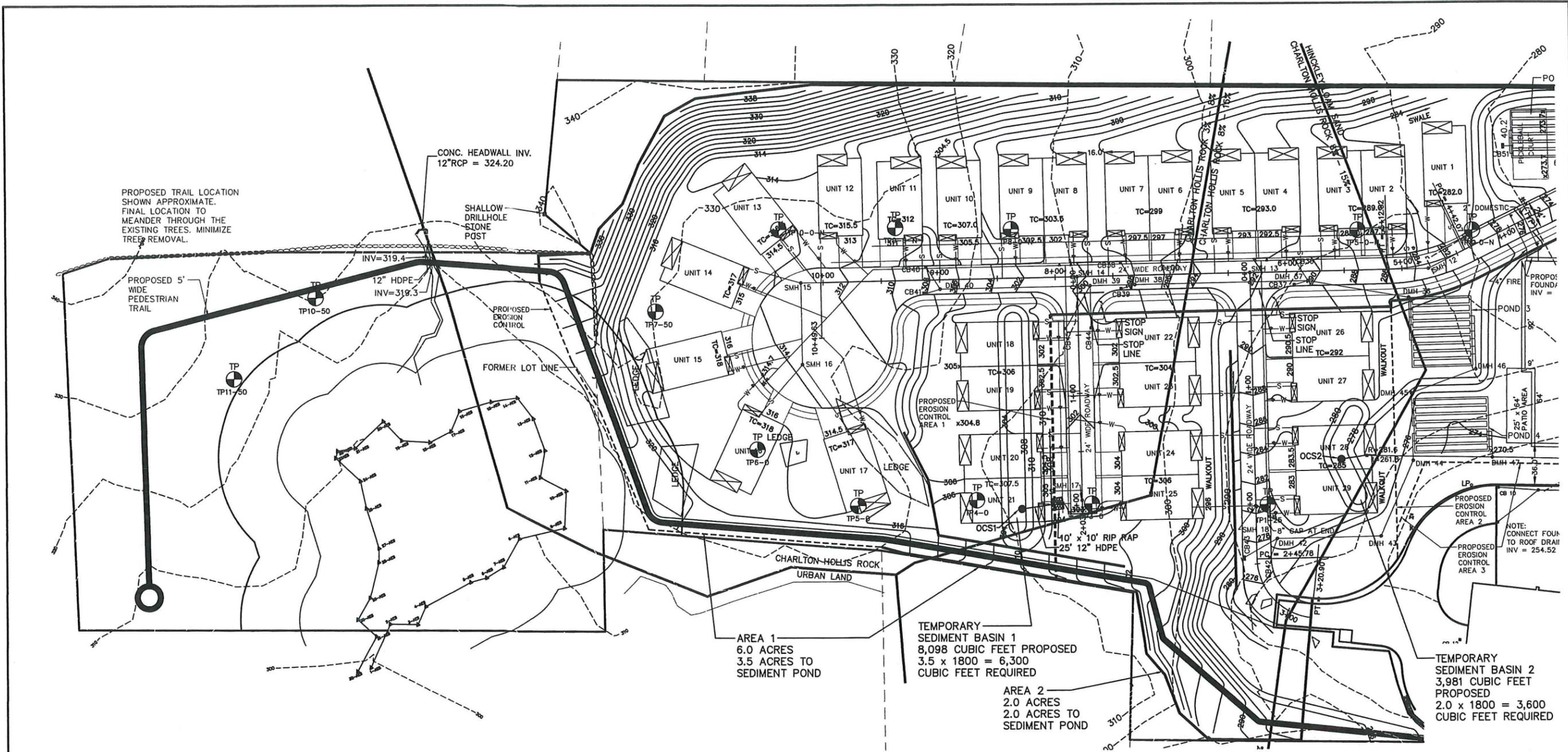
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12/24	CHECKED BY: CAQ	

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 850 FRANKLIN STREET SUITE 11D
 WRENTHAM, MASSACHUSETTS 02093
 508-384-6560 FAX 508-384-6566

DATE	SCALE	PROJECT	SHEET
DEC. 13, 2024	1" = 40'	UC1378	11 OF 17



AREA 1
6.0 ACRES
3.5 ACRES TO
SEDIMENT POND

TEMPORARY
SEDIMENT BASIN 1
8,098 CUBIC FEET PROPOSED
3.5 x 1800 = 6,300
CUBIC FEET REQUIRED

AREA 2
2.0 ACRES
2.0 ACRES TO
SEDIMENT POND

TEMPORARY
SEDIMENT BASIN 2
3,981 CUBIC FEET
PROPOSED
2.0 x 1800 = 3,600
CUBIC FEET REQUIRED

TEST PITS DECEMBER 2023

TEST PIT	GROUND ELEVATION	BOTTOM EXCAVATION
1-25	287.0±	275.0 (WATER AT 276.0)±
3-0	306.06	297.9 (WATER AT 300.06)
4-0	310.81	300.31 (WATER AT 306.81)
5-0	325.10	322.10 FRACTURED ROCK
6-0	326.60	322.60 REFUSAL
7-50	329.24	319.91 (WATER AT 321.74)
3-ON	275.92	263.92 S & G
4-ON	288.41	277.16 ROCK
5-ON	290.36	278.36 S & G
8-ON	316.50	312.50 REFUSAL
9-ON	329.29	325.29 REFUSAL
10-ON	328.43	322.43 REFUSAL

OWNERS:
MAP 270 PARCEL 38
PANTHER WAY 2019 LLC
7 MYRTLE STREET
NORFOLK, MASSACHUSETTS

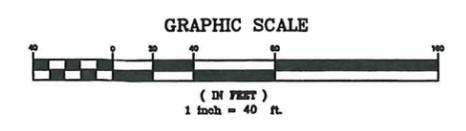
MAP 270 PARCEL 39
HOLMES LAND TRUST
12 MYRTLE STREET
NORFOLK, MASSACHUSETTS

APPLICANT:
CAMFORD PROPERTY GROUP, INC.
37 EAST CENTRAL STREET
FRANKLIN, MASSACHUSETTS

EROSION CONTROL PLAN - 1
SENIOR VILLAGE
PANTHER WAY
FRANKLIN, MASSACHUSETTS
PREPARED FOR
CAMFORD PROPERTY GROUP, INC.
37 EAST CENTRAL STREET
FRANKLIN, MASSACHUSETTS
DECEMBER 13, 2024
SCALE: 1" = 40'

SITE PLAN APPROVAL
REQUIRED
FRANKLIN PLANNING BOARD

DATE _____



NO.	DATE	DESCRIPTION	BY

CARLOS A. QUINTAL
P.E. 35081Z

DATE	FIELD BY:	INT.
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12/24	DESIGNED BY: RRG	
12/24	DRAWN BY: COMP	
12/24	CHECKED BY: CAQ	

UNITED
CONSULTANTS
INC.

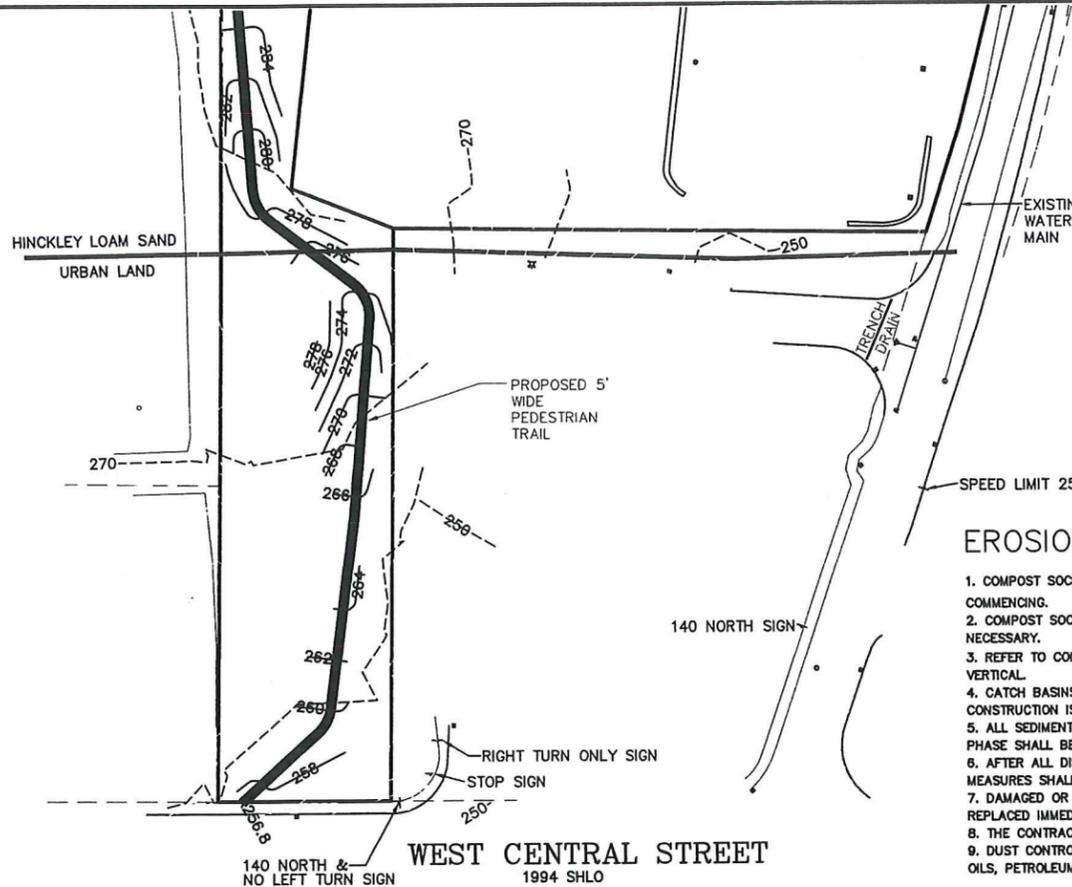
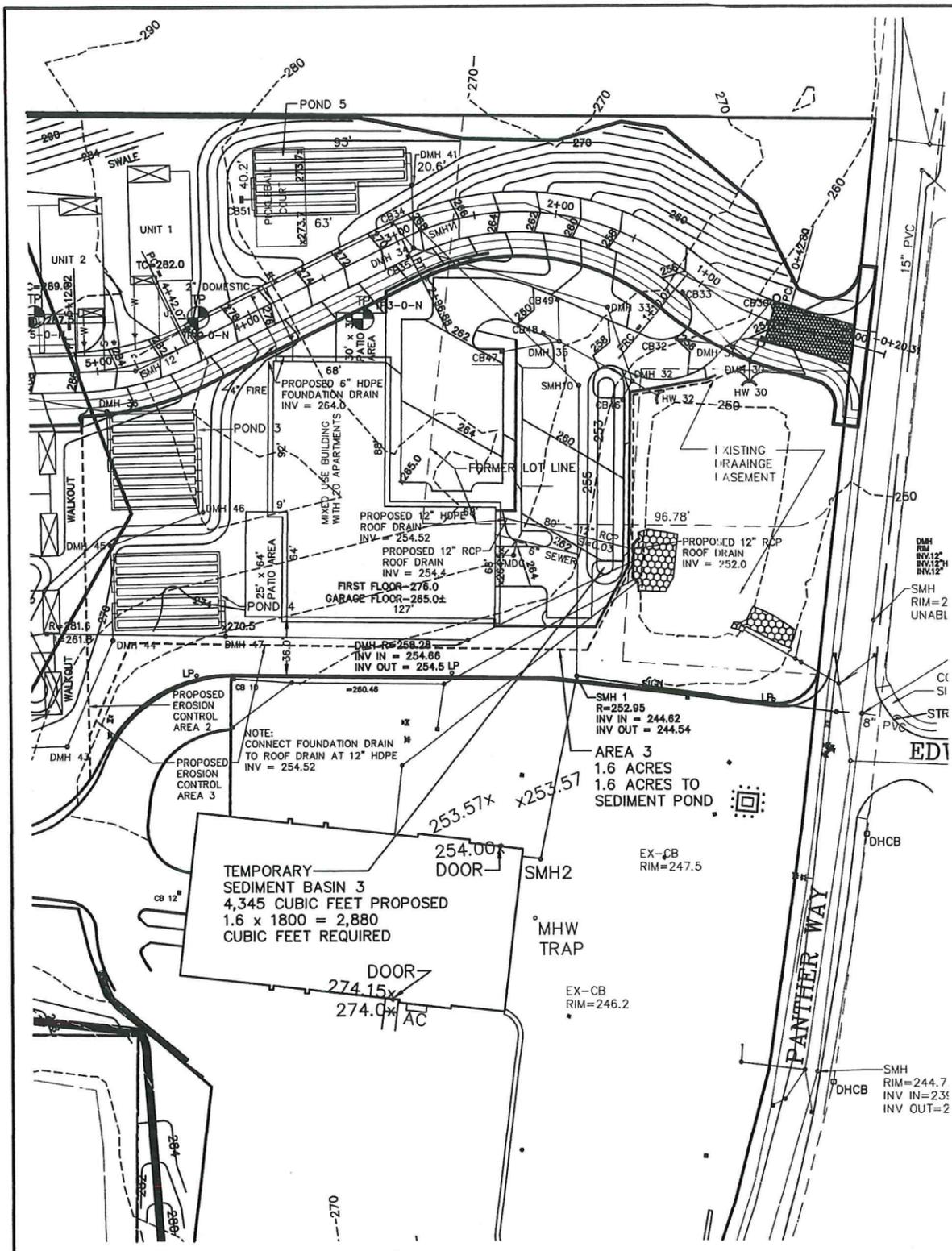
850 FRANKLIN STREET SUITE 11D
WRENTHAM, MASSACHUSETTS 02093
508-384-6560 FAX 508-384-6566

DATE
DEC. 13, 2024

SCALE
1" = 40'

PROJECT
UC1378

SHEET
12 OF 17



CONSTRUCTION SEQUENCE:

1. INSTALL EROSION CONTROL AND SIGN.
2. COMPLETE THE CLEARING, STUMP REMOVAL AND REMOVE LOAM AND SUBSOIL.
3. PERFORM HAMMERING AND OR BLASTING FOR ROCK REMOVAL.
4. INSTALL SITE UTILITIES, THE STORMWATER SYSTEM SHALL BE INSTALLED WITH EXCESS MATERIAL BEING REMOVED FROM THE SITE AND NECESSARY CONSTRUCTION MATERIALS DELIVERED TO THE SITE. MINIMIZE THE USE OF MATERIAL STOCKPILE AREA.
5. PAVE THE DRIVEWAY AND SIDEWALKS WITH A BINDER COURSE.
6. EXCAVATE THE HOUSE FOUNDATIONS, FORM AND POUR THE FOUNDATION AND THEN BACKFILL FOUNDATION FOR EACH HOUSE.
7. CONSTRUCT RETAINING WALLS.
8. CURBING SHALL BE INSTALLED. REPEAT FOR AREAS 2 AND 3.
9. PAVE THE DRIVEWAYS WITH A TOP COURSE.
10. LANDSCAPING SHALL BE PLANTED AND ALL DISTURBED AREAS SHALL BE LOAMED AND SEEDDED.

EROSION CONTROL NOTES:

1. COMPOST SOCK SHALL BE INSTALLED PRIOR TO TREE CLEARING OR SITE WORK COMMENCING.
2. COMPOST SOCK TO REMAIN IN CONTACT WITH THE EARTH. REPAIR OR RESET AS NECESSARY.
3. REFER TO CONSTRUCTION SEQUENCE FOR SLOPE GREATER THAN 3' HORIZONTAL TO 1' VERTICAL.
4. CATCH BASINS, UNDERGROUND POND AND PARKING AREA TO BE CLEANED ONCE CONSTRUCTION IS COMPLETED.
5. ALL SEDIMENT COLLECTED DURING THE CONSTRUCTION PHASE OR POST CONSTRUCTION PHASE SHALL BE DISPOSED OF TO AN APPROVED LOCATION.
6. AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED THE EROSION CONTROL MEASURES SHALL BE REMOVED.
7. DAMAGED OR DETERIORATED EROSION CONTROL MEASURES SHALL BE REPAIRED OR REPLACED IMMEDIATELY AFTER THEY HAVE BEEN IDENTIFIED.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INSPECTIONS.
9. DUST CONTROL WILL BE BY SPRAYING WATER AS NECESSARY. THE USE OF OILS, PETROLEUM PRODUCTS OR TOXIC LIQUIDS FOR DUST CONTROL IS PROHIBITED.

OPERATION AND MAINTENANCE PLAN

- CONSTRUCTION PHASE**
1. THE OWNERS REPRESENTATIVE, CAMFORD PROPERTY GROUP, INC, 1-508-507-8020 SHALL BE THE RESPONSIBLE PARTY FOR THE STORMWATER MAINTENANCE PLAN.
 2. THE SITE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES WEEKLY AND AFTER ALL RAIN EVENTS.
 3. SEDIMENT SHALL BE REMOVED FROM COMPOST SOCK WHEN A MAXIMUM DEPTH OF 6" IS OBSERVED OR AS NEEDED.
 4. CONSTRUCTION ENTRY MAT SHALL BE INSPECTED WEEKLY AND AFTER ALL RAIN EVENTS. SEE DETAIL FOR MAINTENANCE REQUIREMENTS.
 5. DAMAGED OR DETERIORATED COMPOST SOCK AND/OR SILT FENCE AREAS SHALL BE REPLACED IMMEDIATELY.
 6. EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETED AND ALL DISTURBED AREAS ARE STABILIZED.
 7. SILT SAKS SHALL BE INSTALLED AT ALL PROPOSED CATCH BASINS AND EXISTING CATCH BASINS 10 AND 12 AND SHALL BE INSPECTED WEEKLY AND AFTER ALL RAIN EVENTS.
 8. CLEANING OF SILT SAKS SHALL BE COMPLETED AS NECESSARY.

- INSPECTION AND MAINTENANCE SCHEDULE:**
1. INSPECTIONS SHALL BE CONDUCTED BY THE APPLICANTS ENGINEER, CONTRACTOR AND / OR REPRESENTATIVES OF THE TOWN AS NECESSARY. AT A MINIMUM INSPECTIONS SHALL BE CONDUCTED ON A MONTHLY BASIS.
 2. MONTHLY INSPECTIONS SHALL INCLUDE THE DRIVEWAY(S) AND PARKING LOT SURFACES TO DETERMINE IF ACCUMULATED SEDIMENTS ARE TO BE REMOVED.
 3. INSPECTION OF THE PROPOSED CATCH BASINS TO DETERMINE THE DEPTH OF SEDIMENT AND REQUIRED CLEANING.
 4. INSPECTION OF PONDS 2, 3, 4 AND 5 TO DETERMINE IF CLEANING IS NECESSARY.
 5. THE HEADWALL OUTLET RIPRAP SHALL BE INSPECTED WEEKLY AND ANY SEDIMENT OBSERVED SHALL BE IMMEDIATELY REMOVED.

- OPERATION AND MAINTENANCE SCHEDULE**
- CONSTRUCTION PHASE:**
1. THE EROSION CONTROL BARRIERS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER ALL STORM EVENTS.
 2. THE EXISTING PAVED PARKING AREAS AS WELL THE PROPOSED PARKING AREA ONCE PAVED WILL REQUIRE DAILY INSPECTIONS TO BE CONDUCTED TO DETERMINE THE NECESSITY TO REMOVE ANY ACCUMULATED SEDIMENT. THE REMOVAL OF THE ACCUMULATED SEDIMENT SHALL BE COMPLETED ON THE DAY THE DETERMINATION IS MADE.
 3. SILT SAKS SHALL BE INSTALLED AT ALL CATCH BASINS. SILT SAKS, ONCE INSTALLED SHALL BE INSPECTED ON A WEEKLY BASIS AND CLEANED AS NECESSARY.
 4. THE WATER QUALITY UNITS SHALL BE INSPECTED ON A WEEKLY BASIS AND CLEANED WHEN THE SEDIMENT DEPTH REACHES 8"

5. THE PONDS SHALL BE INSPECTED AFTER EACH STORM EVENT AND CLEANED WHEN 2" OF SEDIMENT HAS ACCUMULATED AT THE INLET. ANY TRASH OR CONSTRUCTION DEBRIS SHALL BE IMMEDIATELY REMOVED.
6. IMMEDIATELY UPON COMPLETION OF SITE GRADING ACTIVITIES OF PROPOSED LANDSCAPED AREA, THE AREAS SHALL HAVE LOAM APPLIED AND SHALL BE SEEDDED.
7. ALL MATERIAL STOCKPILES THAT ARE NOT BEING ACTIVELY USED FOR A PERIOD OF 2 WEEKS SHALL BE COVERED WITH A TARP(S) OR VEGETATED.

ADDITIONAL EROSION CONTROLS MAY BE REQUIRED DEPENDING ON ACTUAL FIELD CONDITIONS DURING CONSTRUCTION.

- LONG TERM:**
1. THE DRIVEWAY AND PARKING LOT SHALL BE SWEEPED FOUR TIMES PER YEAR WITH ONE BEING AFTER THE LAST WINTER SANDING.
 2. THE CATCH SHALL BE INSPECTED 4 TIMES PER YEAR AND SEDIMENT REMOVED WHEN THE DEPTH REACHES 24 INCHES.
 3. THE PONDS SHALL BE INSPECTED AND PREVENTIVE MAINTENANCE PERFORMED TWICE PER YEAR. THE PONDS SHALL BE INSPECTED AFTER EVERY STORM EVENT EXCEEDING 1 INCH OF RAINFALL FOR THE FIRST 3 MONTHS AND THEN TWICE PER YEAR THEREAFTER AND WHEN THERE ARE DISCHARGES THROUGH THE HIGH OUTLET.
 4. DURING INSPECTIONS OF STORM-WATER FACILITIES ANY TRASH OR DEBRIS DISCOVERED SHALL BE IMMEDIATELY REMOVED.

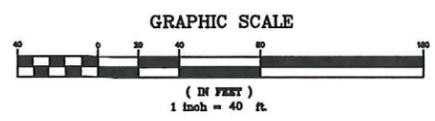
TEMPORARY SEDIMENT BASIN 3
4,345 CUBIC FEET PROPOSED
1.6 x 1800 = 2,880
CUBIC FEET REQUIRED

AREA 3
1.6 ACRES
1.6 ACRES TO
SEDIMENT POND

OWNERS:
MAP 270 PARCEL 38
PANTHER WAY 2019 LLC
7 MYRTLE STREET
NORFOLK, MASSACHUSETTS

APPLICANT:
CAMFORD PROPERTY GROUP, INC
37 EAST CENTRAL STREET
FRANKLIN, MASSACHUSETTS

SITE PLAN APPROVAL
REQUIRED
FRANKLIN PLANNING BOARD

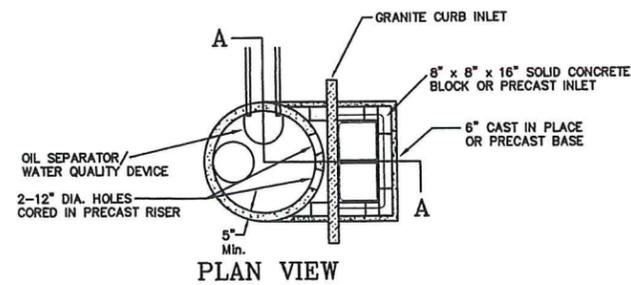


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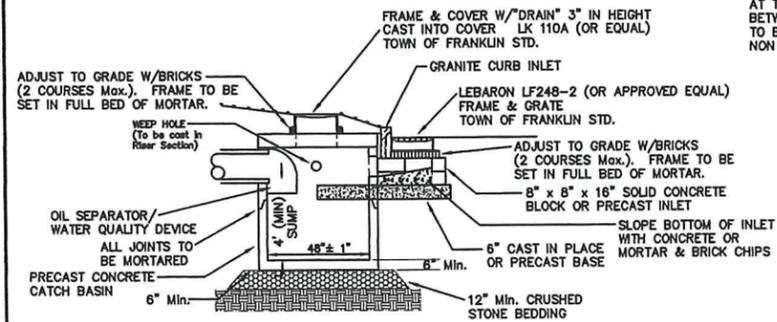
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UNITED CONSULTANTS INC.
850 FRANKLIN STREET SUITE 11D
WRENTHAM, MASSACHUSETTS 02093
608-384-8560 FAX 608-384-8566

DATE	DEC. 13, 2024
SCALE	1" = 40'
PROJECT	UC1378
SHEET	13 OF 17

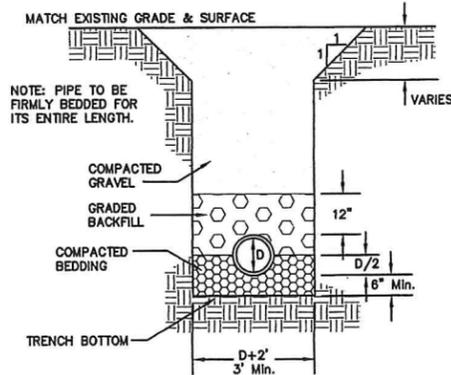


PLAN VIEW



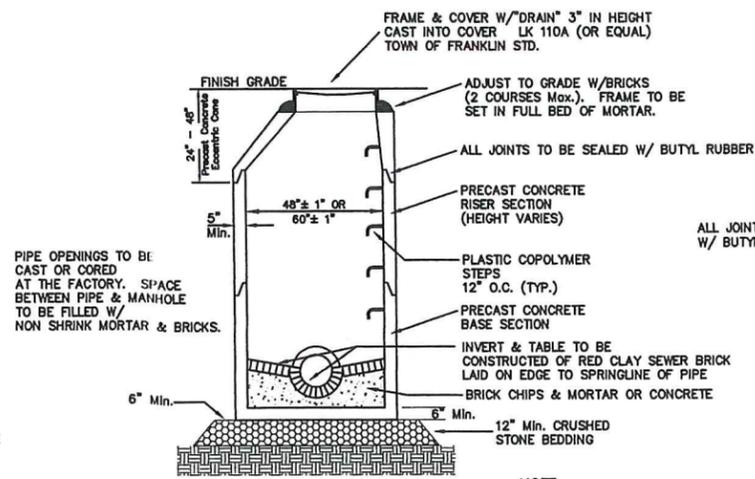
SECTION A-A

DOUBLE GRATE
PRECAST GUTTER INLET
W/ DEEP SUMP
CB - 30 AND CB - 31

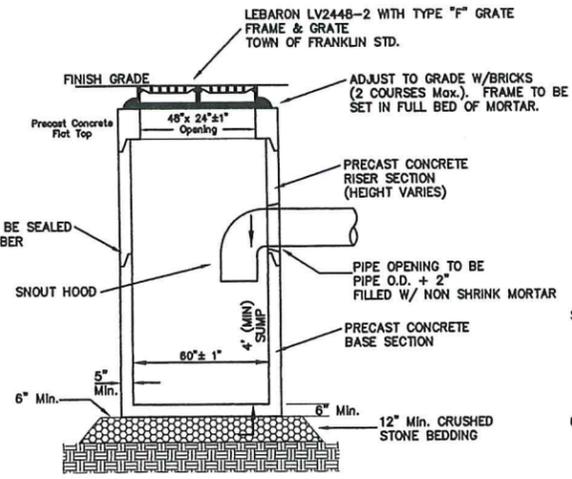


TYPE OF PIPE	RCP DRAIN	OLDI WATER	PVC SEWER	D.I. SEWER
BEDDING MATERIAL	PROC. GRAVEL	SAND	3/4" STONE	3/8" STONE
BACKFILL MATERIAL	ORD. FILL	SAND	3/4" STONE	3/8" STONE

UTILITY TRENCH DETAIL

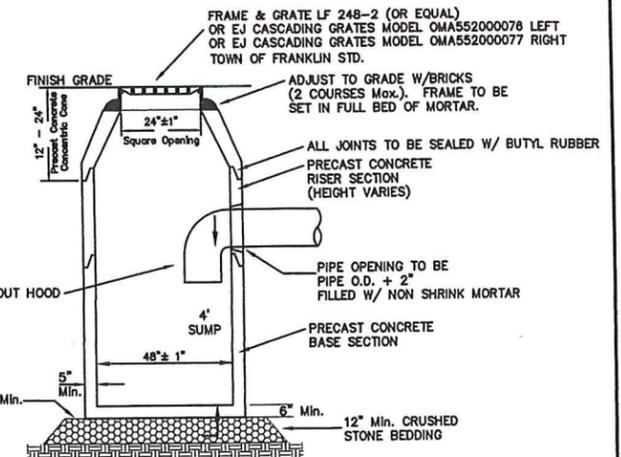


PRECAST DRAIN MANHOLE

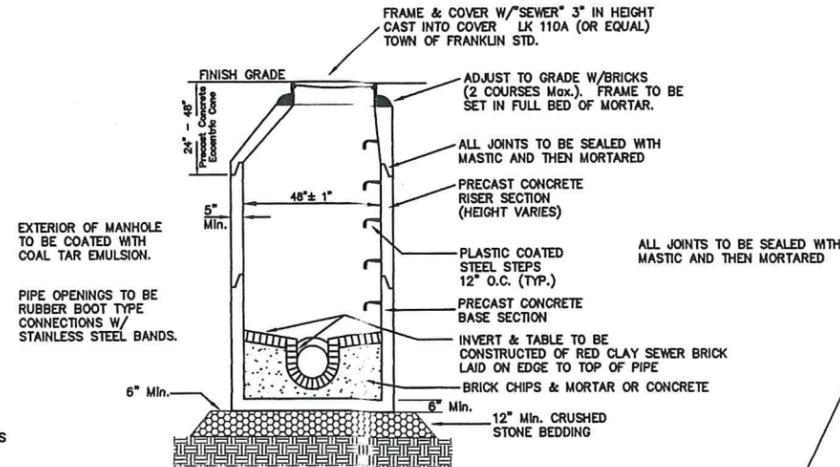


DOUBLE GRATE
PRECAST CATCH BASIN
W/ DEEP SUMP

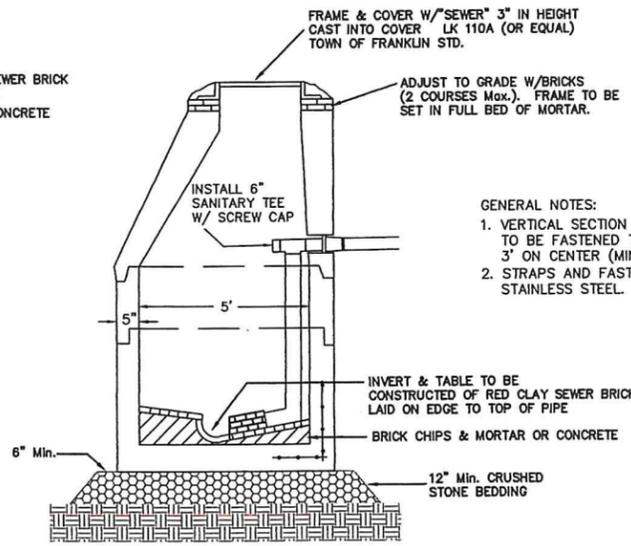
CB - 41 CB - 43 AND CB - 51



PRECAST CATCH BASIN

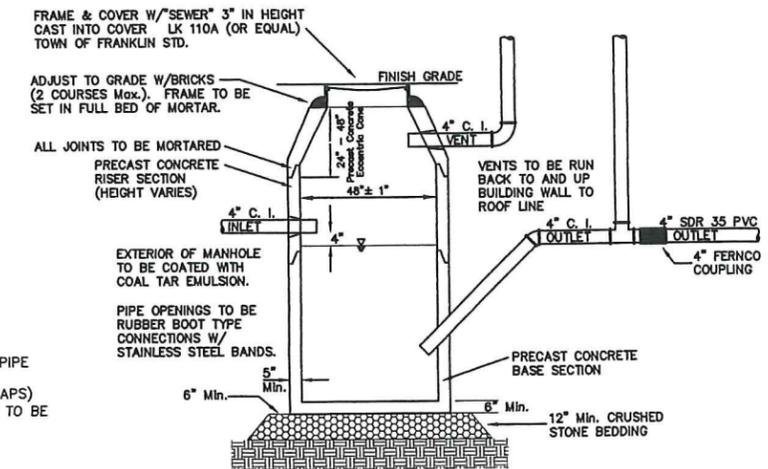


PRECAST SEWER MANHOLE



DROP SEWER MANHOLE

SMH 13 AND SMH 14



M.D.C. STYLE TRAP

CONTRACTOR TO CONFIRM EXISTING ELEVATIONS AT CONNECTION POINT AND NOTIFY THE DESIGN ENGINEER.

SEWER PIPE TO BE 8" SDR 35. SEWER PIPE SIZE AND TYPE WITHIN 10 FEET OF THE BUILDING SHALL BE PROVIDED BY THE PLUMBING ENGINEER.

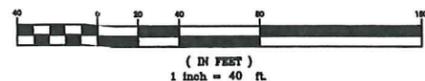
MDC MANHOLE VENTING TO BE CONNECTED TO THE BUILDING AT THE DISCRETION OF THE PLUMBING ENGINEER.

CONSTRUCTION DETAILS - 1
SENIOR VILLAGE
PANTHER WAY
FRANKLIN, MASSACHUSETTS
PREPARED FOR
CAMFORD PROPERTY GROUP, INC.
37 EAST CENTRAL STREET
FRANKLIN, MASSACHUSETTS
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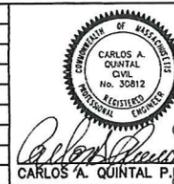
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REQUIRED
FRANKLIN PLANNING BOARD

DATE

GRAPHIC SCALE



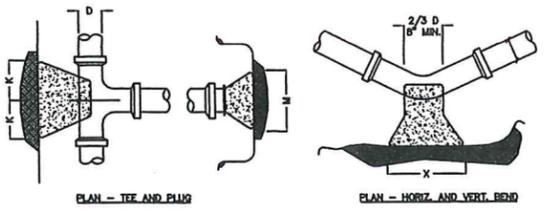
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12/24	CAQ	

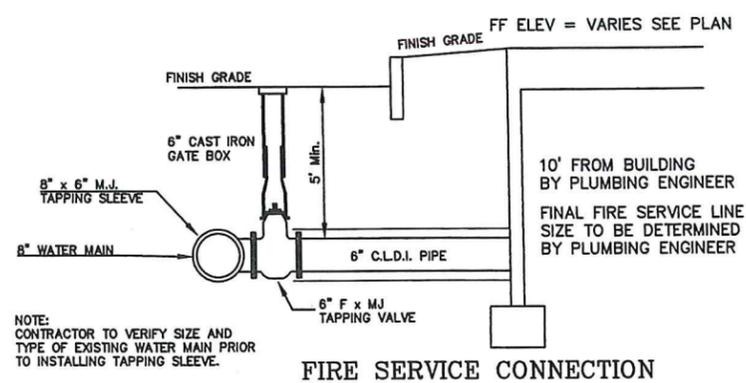
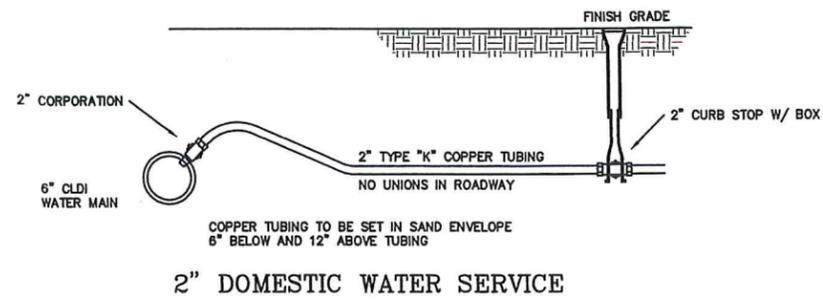
UNITED
CONSULTANTS
INC.
850 FRANKLIN STREET SUITE 11D
WRENTHAM, MASSACHUSETTS 02093
508-884-8860 FAX 508-884-8868

DATE	SCALE	PROJECT	SHEET
DEC. 13, 2024	1" = 40'	UC1378	14 OF 17



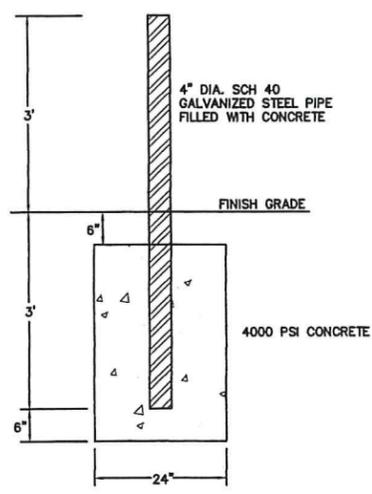
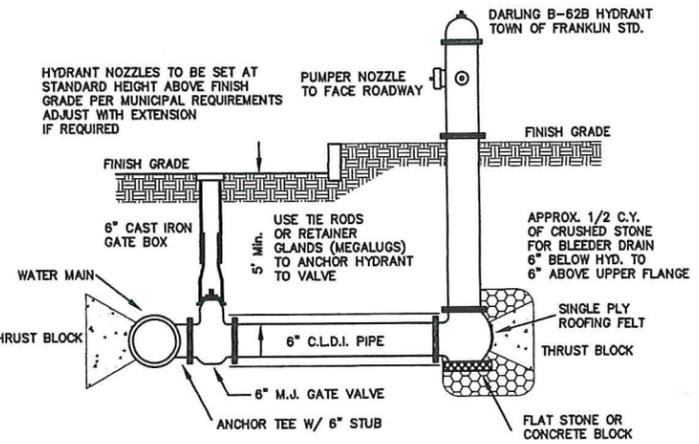
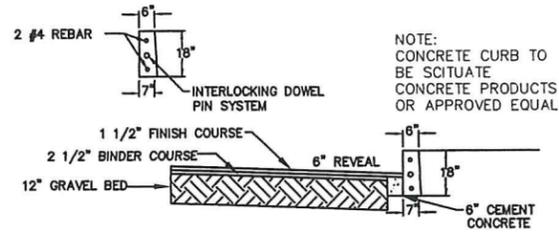
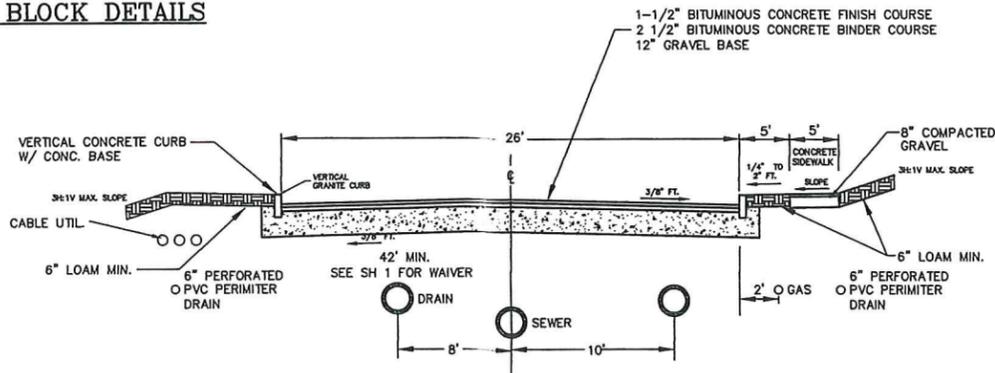
SIZE OF SERVICE	J	K	L	M	N	O
4" TO 8"	10"	10"	1'-0"	2'-0"	1'-8"	10"
10" TO 16"	1'-0"	1'-8"	1'-8"	3'-10"	2'-10"	1'-8"
24"	1'-4"	2'-0"	2'-6"	5'-0"	3'-6"	1'-8"

TEES AND PLUGS		90 & 45 BENDS	
D	4" TO 8"	10" TO 16"	24"
X	1'-8"	3'-4"	3'-8"
Y	1'-2"	1'-8"	2'-4"



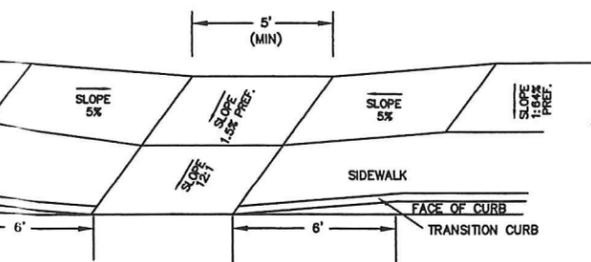
THRUST BLOCK DETAILS

- NOTES:
 1. CONTRACTOR TO CONTACT DIGSAFE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 2. CONTRACTOR TO VERIFY LOCATIONS OF EXISTING UTILITIES ANY REPORT ANY DISCREPANCIES TO UNITED CONSULTANTS, INC.
 3. ALL WORK SHALL CONFORM TO THE TOWN OF FRANKLIN DPW STANDARDS.
 4. MAINTAIN A MINIMUM OF 10' SEPARATION FROM THE WATER SERVICE TO THE SEWER SERVICE.

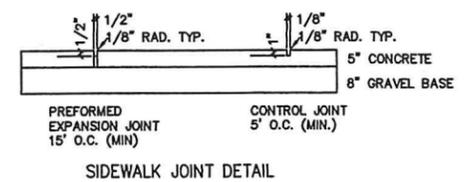
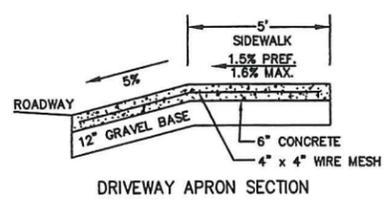
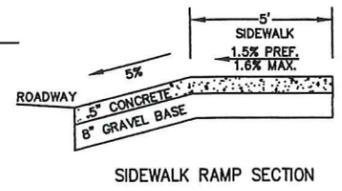


BOLLARD DETAIL

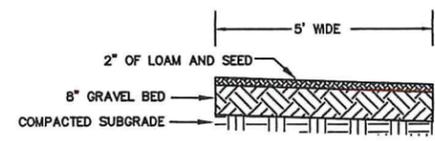
1. CROSS SLOPE ON ANY RAMP, LANDING OR ACCESSIBLE ROUTE SHALL NOT EXCEED 3/16" PER FOOT.
 2. DETECTABLE SURFACES TO BE INSTALLED AT SIDEWALK RAMP ONLY.



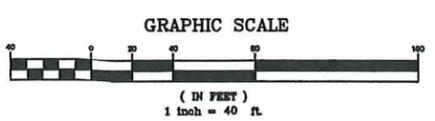
TYP. SIDEWALK RAMP



SIDEWALK JOINT DETAIL



PEDESTRIAN TRAIL DETAIL



GRAPHIC SCALE

NO.	DATE	DESCRIPTION	BY



CARLOS A. QUINTAL P.E. #30812

DATE	FIELD BY:	INT.
12/24	CALCS BY: RRG	
12/24	DESIGNED BY: RRG	
12/24	DRAWN BY: COMP	
12/24	CHECKED BY: CAQ	

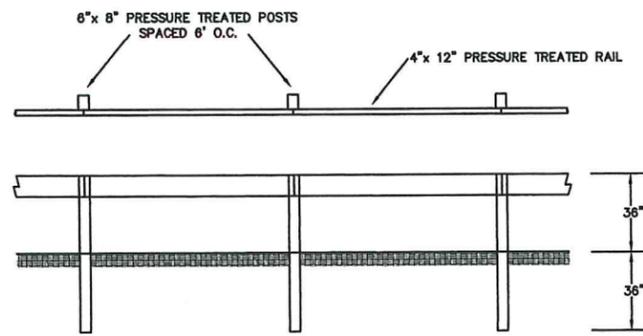
UNITED CONSULTANTS INC.
 850 FRANKLIN STREET SUITE 11D
 WRENTHAM, MASSACHUSETTS 02093
 508-384-8560 FAX 508-384-8568

DATE	SCALE	PROJECT	SHEET
DEC. 13, 2024	1" = 40'	UC1378	15 OF 17

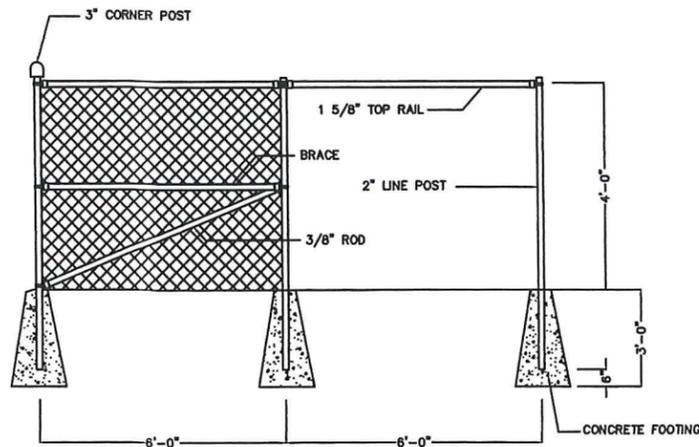
CONSTRUCTION DETAILS - 2
 SENIOR VILLAGE
 PANTHER WAY
 FRANKLIN, MASSACHUSETTS
 PREPARED FOR
 CAMFORD PROPERTY GROUP, INC.
 37 EAST CENTRAL STREET
 FRANKLIN, MASSACHUSETTS
 DECEMBER 13, 2024
 SCALE: 1" = 40'

DATE

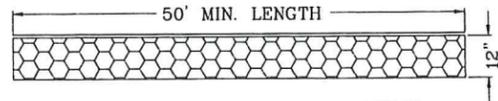
SITE PLAN APPROVAL REQUIRED
 FRANKLIN PLANNING BOARD



WOODEN GUARDRAIL DETAIL
N.T.S.

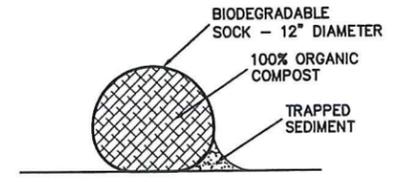


NOT TO SCALE
NOTE: CHAIN LINK FENCE TO BE INSTALLED AT
RETAINING WALLS EXCEEDING 4' IN HEIGHT.

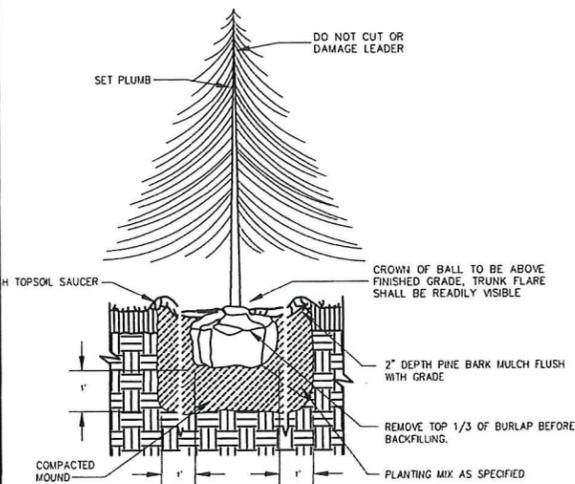


ENTRY SEDIMENTATION CONTROL
MAT SECTION
N.T.S.

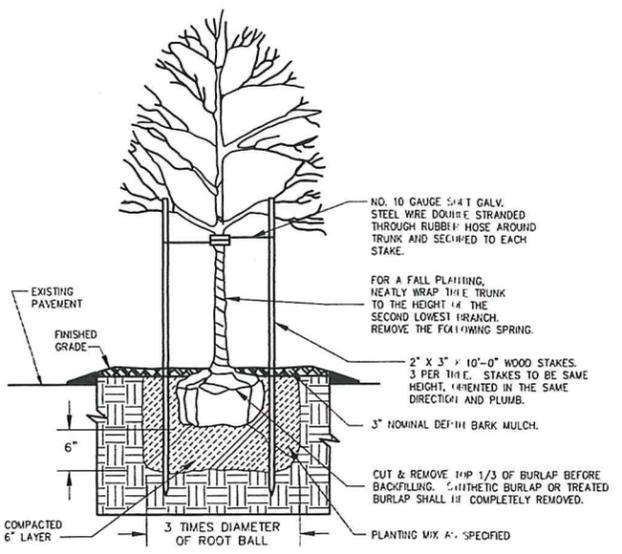
NOTES:
1. PAD SHALL BE A MINIMUM OF 20 FEET IN WIDTH. EXISTING ASPHALT DRIVE TO REMAIN IN PLACE UNTIL FINAL PAVEMENT IS TO BE INSTALLED.
2. PAD SHALL CONSIST OF 4" STONE 8" MIN. DEPTH AND THEN TOP DRESSED WITH 4" OF 1" - 2" WASHED STONE.



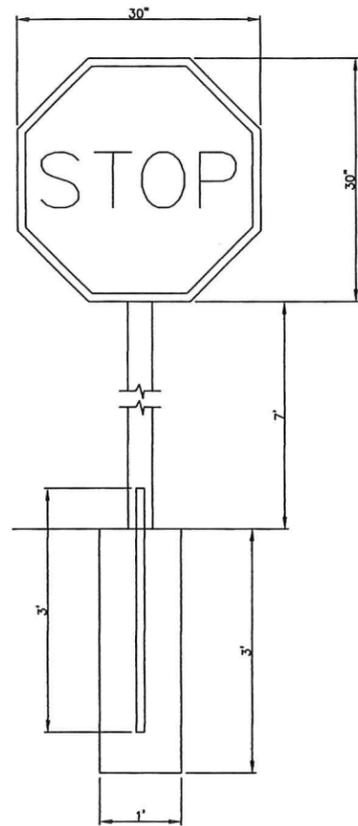
COMPOST SOCK DETAIL



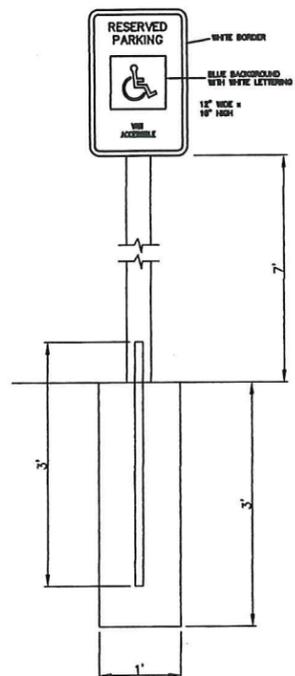
EVERGREEN TREE PLANTING
N.T.S.



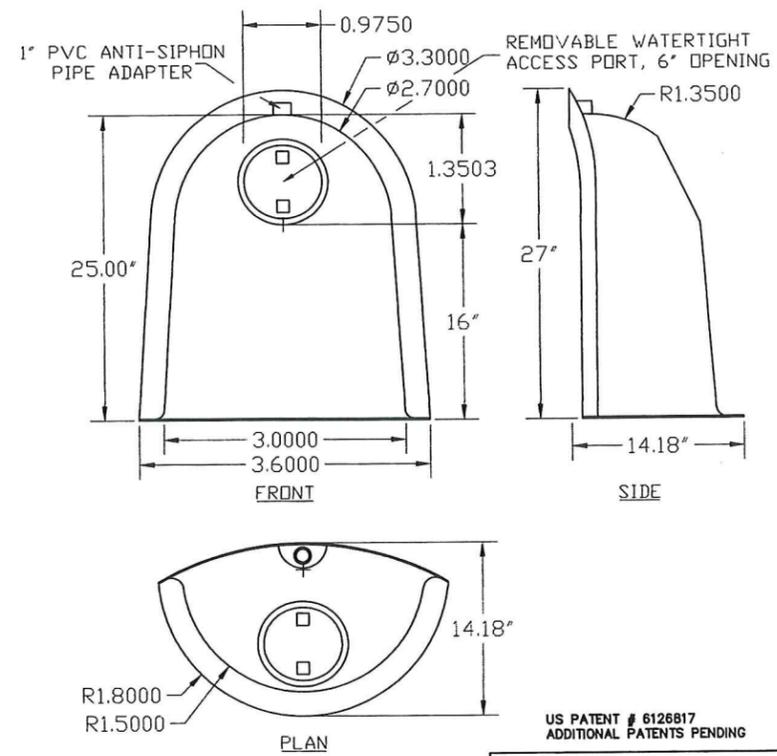
DECIDUOUS TREE PLANTING



STOP SIGN DETAIL
N.T.S.



VAN ACCESSIBLE HANDICAP SIGN DETAIL
N.T.S.



SNOUT DETAIL

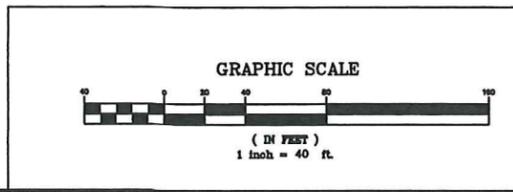
US PATENT # 6126817
ADDITIONAL PATENTS PENDING

DESCRIPTION	DATE	SCALE
18R SNOUT	09/06/99	NONE
OIL & DEBRIS STOP	DRAWING NUMBER	
	18R	

CONSTRUCTION DETAILS - 3
SENIOR VILLAGE
PANTHER WAY
FRANKLIN, MASSACHUSETTS
PREPARED FOR
CAMFORD PROPERTY GROUP, INC.
37 EAST CENTRAL STREET
FRANKLIN, MASSACHUSETTS
DECEMBER 13, 2024
SCALE: 1" = 40'

SITE PLAN APPROVAL
REQUIRED
FRANKLIN PLANNING BOARD

DATE _____



NO.	DATE	DESCRIPTION	BY

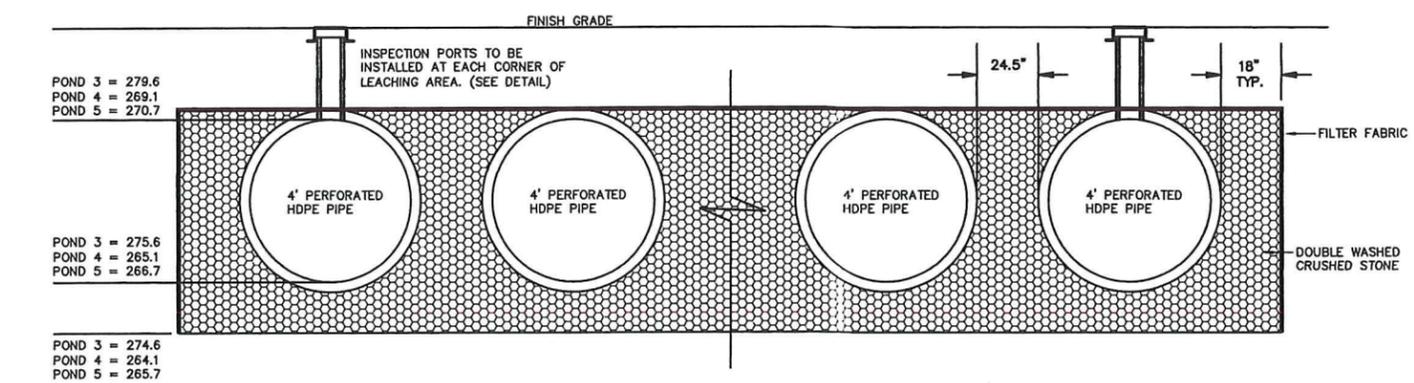
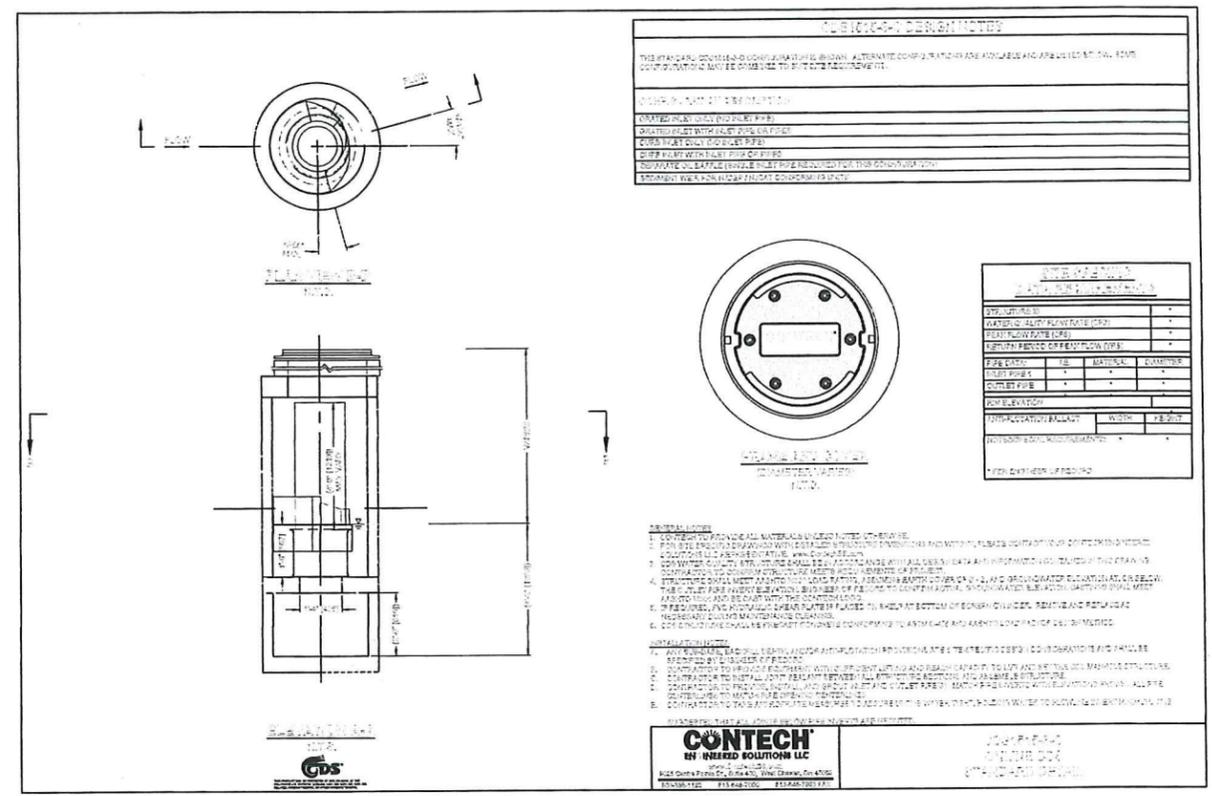
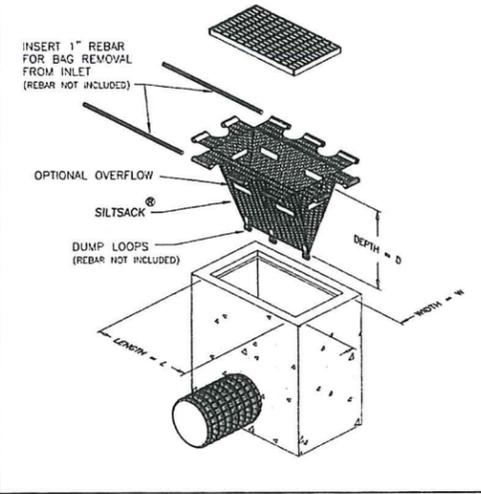
CARLOS A. QUINTAL
P.E. #30812

DATE	FIELD BY:	INT.
12/24		
12/24		
12/24		
12/24		

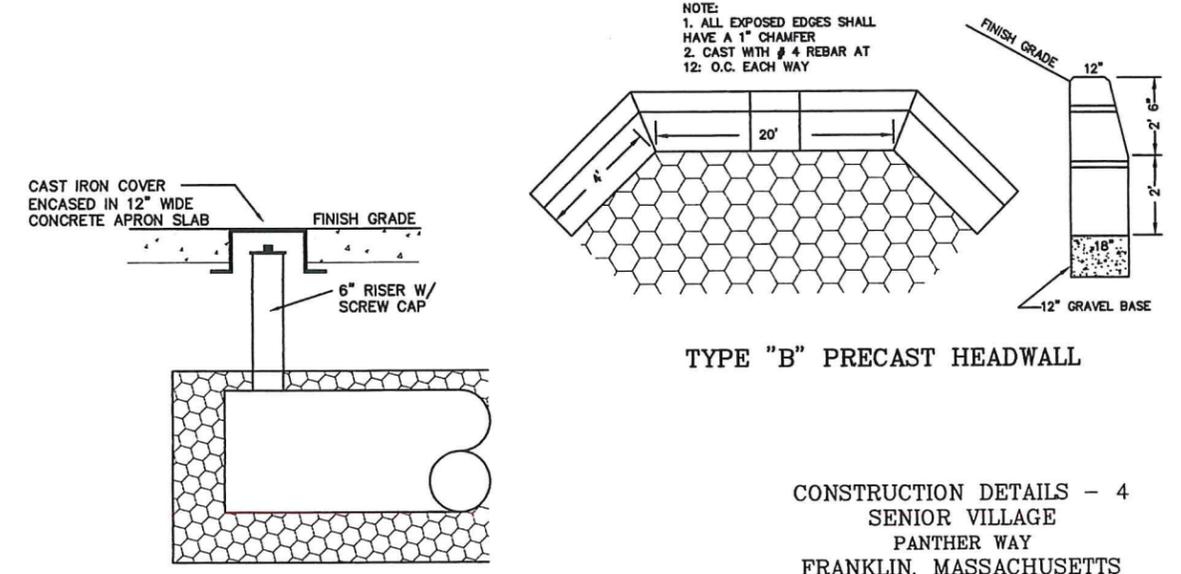
UNITED CONSULTANTS INC.
650 FRANKLIN STREET SUITE 11D
WRENTHAM, MASSACHUSETTS 02093
508-384-6660 FAX 508-384-6668

DATE	DEC. 13, 2024
SCALE	1" = 40'
PROJECT	UC1378
SHEET	16 OF 17

Typical Siltsack® Construction - Type B



NOTE:
 INFILTRATION POND 3 CONSISTS OF 9 ROWS OF 4\"/>

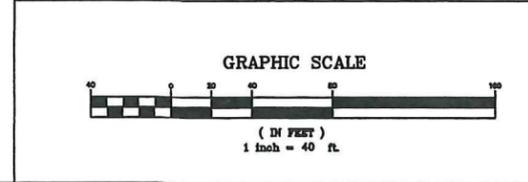


**INSPECTION PORT DETAIL
 DRAINAGE INFILTRATION AREAS**
 N.T.S.

CONSTRUCTION DETAILS - 4
 SENIOR VILLAGE
 PANTHER WAY
 FRANKLIN, MASSACHUSETTS
 PREPARED FOR
 CAMFORD PROPERTY GROUP, INC.
 37 EAST CENTRAL STREET
 FRANKLIN, MASSACHUSETTS
 DECEMBER 13, 2024
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**SITE PLAN APPROVAL
 REQUIRED
 FRANKLIN PLANNING BOARD**

DATE	_____
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NO.	DATE	DESCRIPTION	BY

CARLOS A. QUINTAL P.E. #30812

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UNITED CONSULTANTS INC.
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DATE	DEC. 13, 2024
SCALE	1" = 40'
PROJECT	UC1378
SHEET	17 OF 17