

# SITE PLAN MODIFICATION

## 70, 72, 88 AND 94 EAST CENTRAL STREET

70 AND 72 EAST CENTRAL STREET PROPERTY ARE LOCATED WITHIN A DOWNTOWN COMMERCIAL ZONE.  
 88 AND 94 EAST CENTRAL STREET PROPERTY ARE LOCATED WITHIN A COMMERCIAL I ZONE.  
 ZONING TABLE VALUES FOR #94 AND # 88 EAST CENTRAL STREET ARE BASED ON PARCELS "A" AND "B" BEING PART OF #94  
 EAST CENTRAL STREET AND ARE NOT REFLECTED AS PART OF # 88 EAST CENTRAL STREET.

#88 AND 94 EAST CENTRAL STREET - COMMERCIAL I ZONING DISTRICT		EXISTING	PROPOSED
AREA:	5,000 S.F.	54,614± S.F.	54,614± S.F.
FRONTAGE:	50'	159.43'	159.43'
DEPTH:	50'	271'	271'
HEIGHT:	3 STORIES - 40' *15	2 STORIES	# 94 3 STORIES < 40' SEE ARCHITECTURAL PLANS
WIDTH:	45'	163.5'	163.5'
SETBACKS			
FRONT:	20' *1	160.3'	172.5'
SIDE:	10' *14	24.6'	11.0'
REAR:	15'	35.5'	17.2'
COVERAGE			
STRUCTURES:	80%	6.9%	19.3%
STRUC. & PAVING:	90%	15.4%	46.2%

#70-72 EAST CENTRAL STREET - DOWNTOWN COMMERCIAL ZONING DISTRICT		EXISTING	PROPOSED
AREA:	5,000 S.F.	32,810 S.F.	32,810± S.F.
FRONTAGE:	50'	188.07'	188.07'
DEPTH:	50'	266'	266'
HEIGHT:	3 STORIES - 40' *9	2 STORIES	4 STORIES - 49.5'
WIDTH:	45'	>45'	>45'
COVERAGE -			
STRUCTURES:	80%	7.6%	26%
STRUC. & PAVING:	90%	19.2%	72.7%
SETBACKS-			
FRONT:	15' *10	20.7'	15.7'
SIDE:	0' *2	25.2'	15.0' & 5'
REAR:	15'	105'	23.3' & 17.5'

THE ABOVE INFORMATION WAS TAKEN FROM THE APPROVED SITE PLAN FOR 70 - 72 EAST CENTRAL STREET.

- \*1 - BUT NO NEW STRUCTURE SHALL BE REQUIRED TO PROVIDE A DEEPER YARD THAN EXISTED ON THAT PARCEL UPON ADOPTION OF THIS AMENDMENT.
- \*14 - THE 10-FOOT SIDE SETBACK IS ONLY REQUIRED ON ONE SIDE OF THE LOT; IF LOT ABUTS A RESIDENTIAL DISTRICT, A 20-FOOT SETBACK IS REQUIRED ON THE ABUTTING SIDE.
- \*15 - BUILDINGS UP TO 50 FEET IN HEIGHT, REGARDLESS OF THE NUMBER OF STORIES, MAY BE PERMITTED BY A SPECIAL PERMIT FROM THE PLANNING BOARD.

REQUIREMENTS FOR 94 EAST CENTRAL STREET ZONE COMMERCIAL 1  
 EXISTING AND PROPOSED LOT AREA, FRONTAGE, DEPTH, WIDTH AND COVERAGE BASED ON THE LOTS BEING COMBINED.  
 BUILDING HEIGHT, AND SETBACKS BASED ON EXISTING AND PROPOSED BUILDINGS LOCATED ON 88 AND 94 EAST CENTRAL STREET.

PROPERTY IS NOT LOCATED WITHIN A FRANKLIN WATER RESOURCE DISTRICT.  
 THE PROPERTY IS LOCATED IN A ZONE C BASED ON FEMA FIRM MAP 25021C0309E DATED JULY 17, 2012.

94 EAST CENTRAL STREET:  
 EXISTING BUILDING USE RESIDENTIAL.  
 PROPOSED BUILDING USE MIXED WITH RESIDENTIAL.

88 EAST CENTRAL STREET  
 EXISTING BUILDING USE RESIDENTIAL.

70-72 EAST CENTRAL STREET  
 CURRENT BUILDING USE MIXED WITH RESIDENTIAL.



LOCUS MAP  
 SCALE: 1" = 100'

**DRAWING INDEX:**

1. COVER SHEET
  2. EXISTING CONDITIONS PLAN
  3. SITE LAYOUT PLAN
  4. SITE GRADING AND UTILITY PLAN
  5. SITE PLANTING PLAN
  6. EROSION CONTROL PLAN
  7. CONSTRUCTION DETAILS
  8. CONSTRUCTION DETAILS
  9. CONSTRUCTION DETAILS
- SITE LIGHTING-LIGHTING PLAN,  
 PHOTOMETRICS AND SCHEDULES  
 BY SK & ASSOCIATES

OWNER:  
 MAP 286 PARCELS 32 AND 34  
 70 EAST CENTRAL STREET, LLC  
 37 EAST CENTRAL STREET  
 FRANKLIN, MASSACHUSETTS

OWNER MAP 286 PARCEL 33  
 JOHN AND CARMEL SHERRY  
 88 EAST CENTRAL STREET

APPLICANT:  
 70 EAST CENTRAL STREET, LLC  
 37 EAST CENTRAL STREET  
 FRANKLIN, MASSACHUSETTS

**SITE PLAN MODIFICATION**  
**COVER SHEET**  
 70, 72, 88 AND 94 EAST CENTRAL STREET  
 FRANKLIN, MASSACHUSETTS  
 PREPARED FOR  
 70 EAST CENTRAL STREET, LLC  
 37 EAST CENTRAL STREET  
 FRANKLIN, MASSACHUSETTS  
 DECEMBER 24, 2021  
 SCALE: 1" = 100'

- ALL EROSION CONTROL MITIGATION MEASURES SHALL BE IN PLACE PRIOR TO MAJOR CONSTRUCTION OR SOIL DISTURBANCE COMMENCING ON THE SITE.

- 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 FROM CATCH BASIN 92 TO THE UNDERGROUND POND, FROM THE UNDERGROUND POND TO DRAIN MANHOLE 93, THE ROOF LEADER COLLECTION SYSTEM AND FROM ROOF LEADER CONNECTION TO DMH 95.

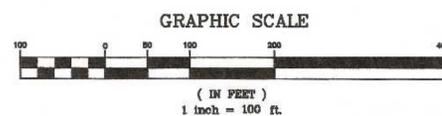
- REFERENCES:**
- ASSESSORS MAP 286 PARCELS 32, 33 AND 34
  - DEED BOOK 36860 PAGE 516
  - DEED BOOK 35983 PAGE 116
  - DEED BOOK 24648 PAGE 492
  - PLAN 108 OF 1908
  - PLAN 576 OF 1900
  - OWNERS PLAN OF LAND BY GUERRIERE AND HALNON, INC DATED OCTOBER 22, 2018
  - PLAN 3334 OF 1913
  - PLAN 853 OF 1928



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

SITE PLAN APPROVAL  
 REQUIRED  
 FRANKLIN PLANNING BOARD

DATE



NO.	DATE	DESCRIPTION	BY
2	3/29/22	REVIEW COMMENTS	RRG
1	2/28/22	REVIEW COMMENTS	RRG

DATE	FIELD BY:	INT.
6/19	BL	BL
BK#	FIELD BOOK	PG#
12/21	CALCS BY:	RRG
12/21	DESIGNED BY:	RRG
12/21	DRAWN BY:	COMP
12/21	CHECKED BY:	CAQ

**UNITED CONSULTANTS INC.**  
 850 FRANKLIN STREET SUITE 11D  
 WRENTHAM, MASSACHUSETTS 02093  
 508-984-6500 FAX 508-984-6506

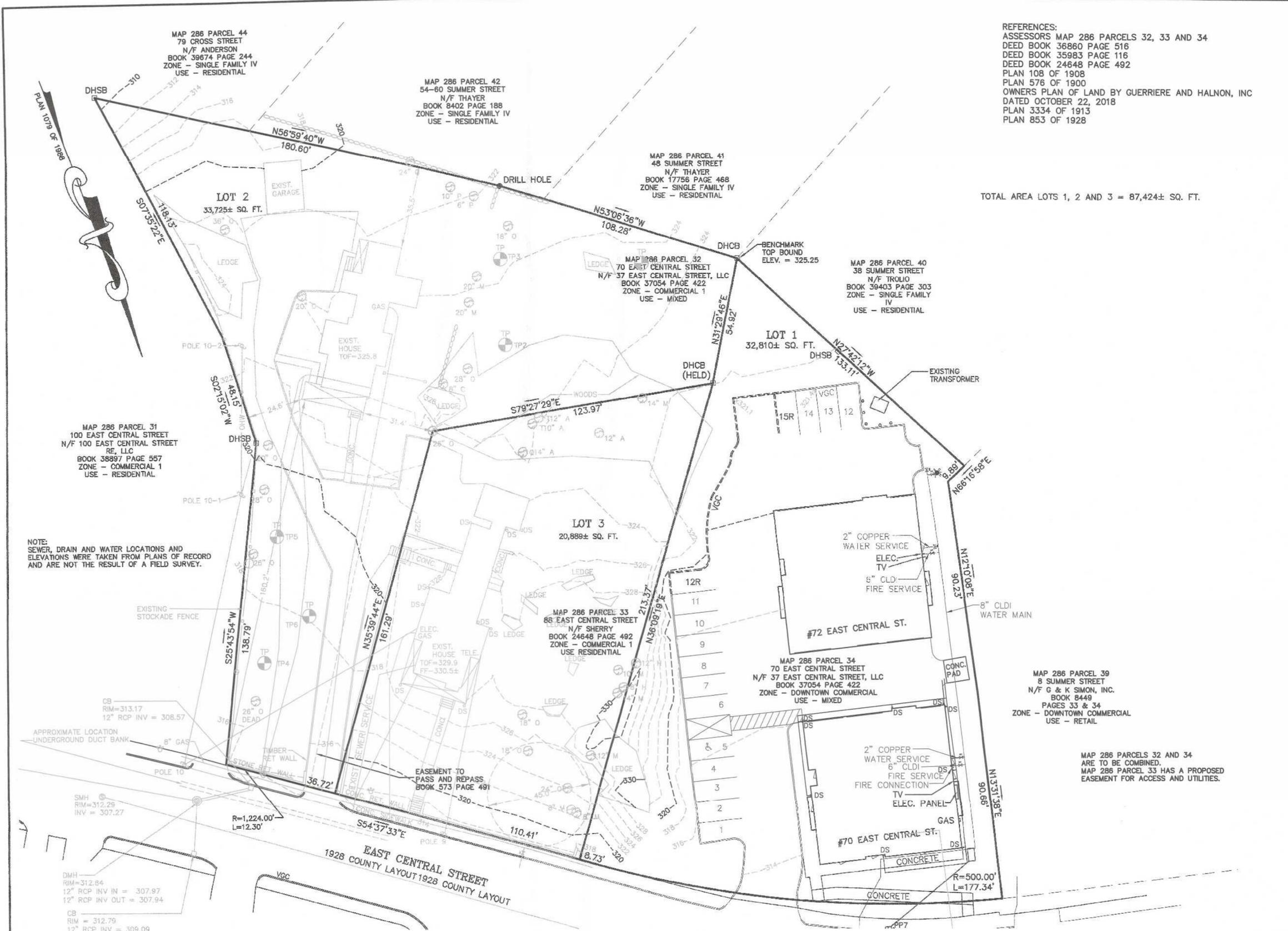
DATE
DEC. 24, 2021
SCALE
1" = 100'
PROJECT
UC1334
SHEET
1 of 9

REFERENCES:  
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 DATED OCTOBER 22, 2018  
 PLAN 3334 OF 1913  
 PLAN 853 OF 1928

NOTES:  
 1. ELEVATIONS DATUM NGVD 1929.  
 2. EXISTING CONDITIONS SURVEY WAS COMPLETED BETWEEN JUNE 12, 2019 AND JANUARY 6, 2020.  
 3. SOIL TYPES TAKEN FROM SOILS MAP OF NORFOLK COUNTY.

ANDREW C. MURPHY P.L.S. #35042  
 2/28/22

TOTAL AREA LOTS 1, 2 AND 3 = 87,424± SQ. FT.



- LEGEND:
- DHSB DRILL HOLE STONE BOUND
  - 297- EXISTING COUNTOUR
  - 297- PROPOSED COUNTOUR
  - x274.3 SPOT GRADE - PROPOSED
  - x274.3EX. SPOT GRADE - EXISTING
  - ⊙ 48M EXIST. TREE - DIAMETER - SPECIES
  - ⊙ UP4-1 UTILITY POLE
  - OHW — OVERHEAD WIRES
  - ⊙ GAS GATE
  - ⊙ WATER CURB STOP
  - ⊙ WATER GATE
  - ⊙ FIRE HYDRANT
  - ⊙ DRAIN MANHOLE
  - ⊙ CATCH BASIN
  - ⊙ SEWER MANHOLE
  - ⊙ DUMPSTER
  - VCC VERTICAL CONCRETE CURBING
  - VGC VERTICAL GRANITE CURBING
  - ⊙ HANDICAP PARKING SPACE
  - ⊙ BUILDING MOUNTED LIGHT
  - POLE MOUNTED LIGHT

OWNER:  
 MAP 286 PARCELS 32 AND 34  
 70 EAST CENTRAL STREET, LLC  
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 FRANKLIN, MASSACHUSETTS

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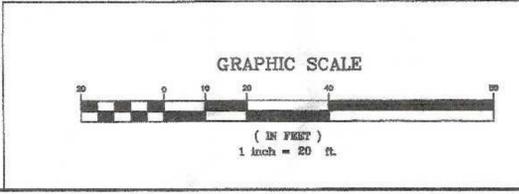
SITE PLAN MODIFICATION  
 EXISTING CONDITIONS PLAN  
 70, 72, 88 AND 94 EAST CENTRAL STREET  
 FRANKLIN, MASSACHUSETTS  
 PREPARED FOR  
 70 EAST CENTRAL STREET, LLC  
 37 EAST CENTRAL STREET  
 FRANKLIN, MASSACHUSETTS  
 DECEMBER 24, 2021  
 SCALE: 1" = 20'

NOTE:  
 SEWER, DRAIN AND WATER LOCATIONS AND  
 ELEVATIONS WERE TAKEN FROM PLANS OF RECORD  
 AND ARE NOT THE RESULT OF A FIELD SURVEY.

MAP 286 PARCELS 32 AND 34  
 ARE TO BE COMBINED.  
 MAP 286 PARCEL 33 HAS A PROPOSED  
 EASEMENT FOR ACCESS AND UTILITIES.

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. 24, 2021  
 SCALE 1" = 20'  
 PROJECT UC1334  
 SHEET 2 of 9

NOTE:  
THE SITE USES ARE NOT ANTICIPATED TO REQUIRE A LOADING AREA HOWEVER THE FOLLOWING PROVISIONS HAVE BEEN LISTED.

A SU-30 TRUCK (LARGEST DELIVERY VEHICLE TO ACCESS THE SITE) WILL BE ABLE TO ACCESS THE SITE AND WOULD BE ABLE TO TRAVEL THROUGH THE 70 EAST CENTRAL STREET SITE DRIVEWAY. THE TRUCK COULD OFF LOAD AT THE DRIVEWAY CONNECTING THE PARKING AREAS.

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70 EAST CENTRAL STREET, LLC  
37 EAST CENTRAL STREET  
FRANKLIN, MASSACHUSETTS

OWNER MAP 286 PARCEL 33  
JOHN AND CARMEL SHERRY  
88 EAST CENTRAL STREET

APPLICANT:  
70 EAST CENTRAL STREET, LLC  
37 EAST CENTRAL STREET  
FRANKLIN, MASSACHUSETTS

GARAGE PARKING NOTES:  
1. GARAGE PARKING SPACES PROVIDED FOR SITE PLAN APPROVAL.  
2. FINAL LOCATIONS AND DIMENSIONS TO BE CONFIRMED BY THE ARCHITECT.

MAP 286 PARCEL 31  
100 EAST CENTRAL STREET  
RE, LLC  
BOOK 38897 PAGE 557  
ZONE - RESIDENTIAL

MAP 286 PARCELS 32 AND 34  
ARE TO BE COMBINED.  
MAP 286 PARCEL 33 HAS A PROPOSED EASEMENT FOR ACCESS AND UTILITIES.

- LEGEND:
- DHSB DRILL HOLE STONE BOUND
  - 297- EXISTING COUNTOUR
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  - x274.3EX SPOT GRADE - EXISTING
  - 48M EXIST. TREE - DIAMETER - SPECIES
  - UP4-1 UTILITY POLE
  - OHW OVERHEAD WIRES
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  - D DUMPSTER
  - VCC VERTICAL CONCRETE CURBING
  - VGC VERTICAL GRANITE CURBING
  - ⊠ HANDICAP PARKING SPACE
  - ⊠ BUILDING MOUNTED LIGHT
  - POLE MOUNTED LIGHT

NOTE:  
ALL SITE CURBING TO BE VETICAL GRANITE.

MAP 286 PARCEL 44  
79 CROSS STREET  
N/F ANDERSON  
BOOK 39674 PAGE 244  
ZONE - SINGLE FAMILY IV  
USE - RESIDENTIAL

MAP 286 PARCEL 42  
54-60 SUMMER STREET  
N/F THAYER  
BOOK 8402 PAGE 188  
ZONE - SINGLE FAMILY IV  
USE - RESIDENTIAL

MAP 286 PARCEL 41  
48 SUMMER STREET  
N/F THAYER  
BOOK 17758 PAGE 468  
ZONE - SINGLE FAMILY IV  
USE - RESIDENTIAL

MAP 286 PARCEL 40  
38 SUMMER STREET  
N/F TROLO  
BOOK 39403 PAGE 303  
ZONE - SINGLE FAMILY IV  
USE - RESIDENTIAL

MAP 286 PARCEL 39  
8 SUMMER STREET  
N/F G & K SIMON, INC.  
BOOK 8448  
PAGES 33 & 34  
ZONE - DOWNTOWN COMMERCIAL  
USE - RETAIL

NOTE:  
PROPOSED CHAIN LINK FENCE HAS BEEN SHOWN BASED ON LIMITED SITE PLAN 70 EAST CENTRAL STREET DATED OCTOBER 29, 2019.  
THE SOUTHERLY END OF THE FENCE LOCATION HAS BEEN ELIMINATED TO ACCOMMODATE THE PROPOSED DRIVEWAY CONNECTION.

PARKING CALCULATIONS:  
#94 EAST CENTRAL STREET  
COMMERCIAL I REQUIREMENTS (SECTIONS 185-21B.(2)(a)  
#94 EAST CENTRAL STREET  
1.5 SPACES PER RESIDENTIAL DWELLING UNIT.  
17 RESIDENTIAL UNITS PROPOSED REQUIRES 27 SPACES  
19 GARAGE SPACES ARE PROPOSED FOR THE RESIDENTIAL UNITS  
COMMERCIAL SPACE (NON RESIDENTIAL USE) 1 SPACE PER 500 SQ. FT. = 972 SQ. FT. / 500 = 2 SPACES REQUIRED  
29 TOTAL SPACES REQUIRED.

42 TOTAL PARKING SPACES PROPOSED INCLUDING 2 HANDICAP SPACES.

PARKING CALCULATIONS 70 AND 72 EAST CENTRAL STREET  
SITE PLAN APPROVAL:  
DOWNTOWN COMMERCIAL REQUIREMENTS (SECTIONS 185-21(3)(a) & (b)  
1.5 SPACES PER RESIDENTIAL DWELLING UNIT.  
12 RESIDENTIAL UNITS PROPOSED REQUIRES 18 SPACES  
20 GARAGE SPACES ARE PROPOSED FOR THE RESIDENTIAL UNITS.  
14 SPACES PROPOSED INCLUDING 1 HANDICAP SPACE.  
TOTAL OF 34 SPACES ORIGINALLY PROPOSED

REVISIONS PROPOSED FOR 70-72 EAST CENTRAL STREET  
PARKING WITH THE SITE PLAN FOR 70, 72, 88 AND 94 EAST CENTRAL STREET  
ELIMINATE 4 GARAGE PARKING SPACES  
ELIMINATED FORMER SPACE 12 (12R) AND 15 (15R)  
= 16 GARAGE SPACES AND 14 OUTDOOR SPACES  
30 SPACES PROVIDED WHERE 18 SPACES ARE REQUIRED AS REVISED 70 & 72 EAST CENTRAL STREET PARKING AREA HAS 12 SPACES ABOVE THE ZONING BYLAW PARKING REQUIREMENTS.

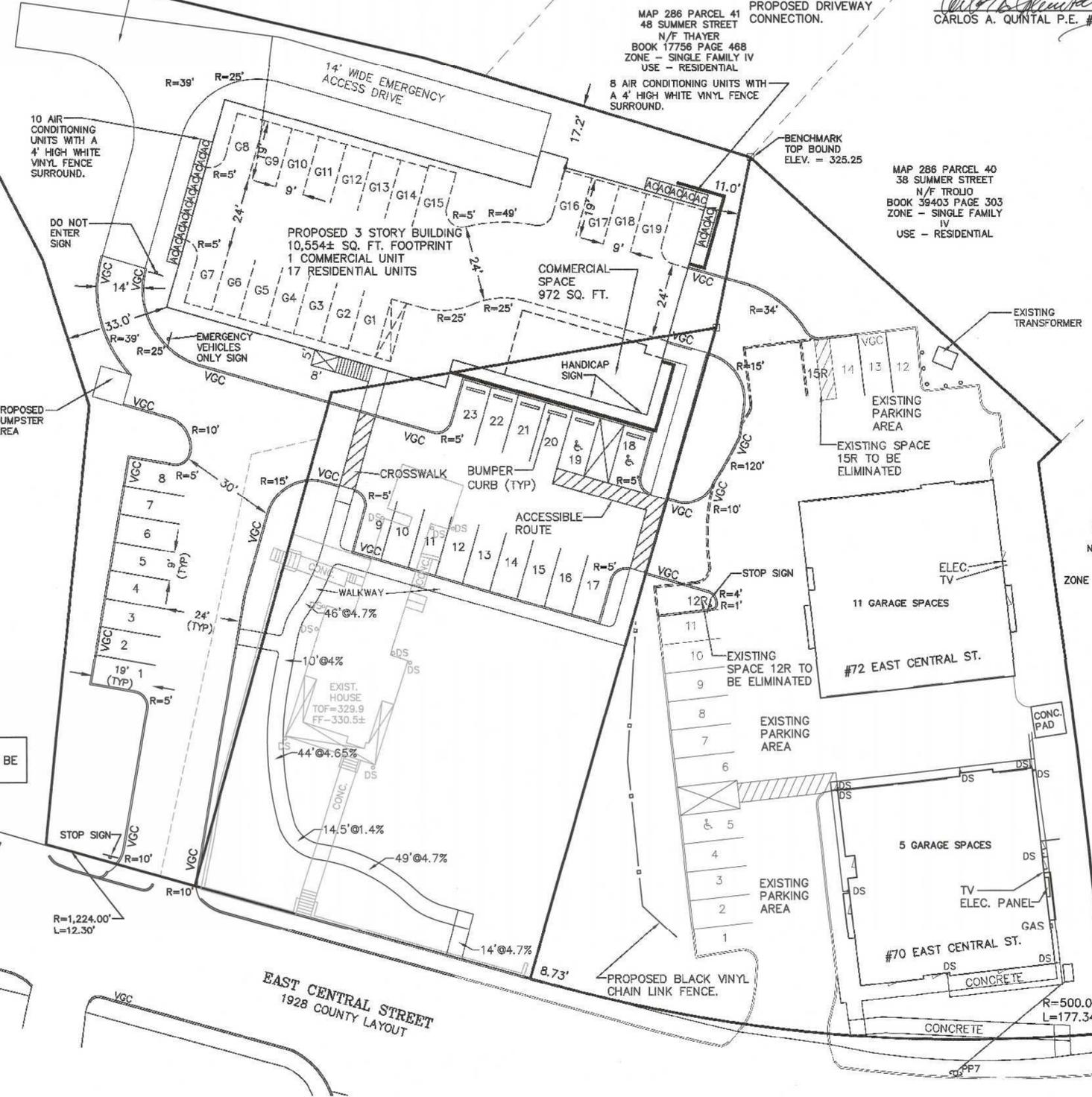
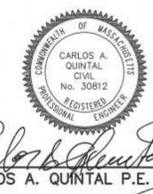
RESIDENTIAL DENSITY:  
C-1 DISTRICT: 88 AND 94 EAST CENTRAL STREET  
COMMERCIAL I REQUIREMENTS (185 ATTACHMENT 7 - 6.1\*3)  
\*3 - NO MORE THAN ONE DWELLING UNIT PER 1,000 SQUARE FEET OF LOT AREA MAY BE PERMITTED.

AREA 88 AND 94 EAST CENTRAL STREET - 54,614± SQ. FT. / 1,000 = 54 UNITS PERMISSIBLE  
17 UNITS PROPOSED.

NOTE: 88 EAST CENTRAL STREET AND 94 EAST CENTRAL STREET PROPERTIES TO BE COMBINED.

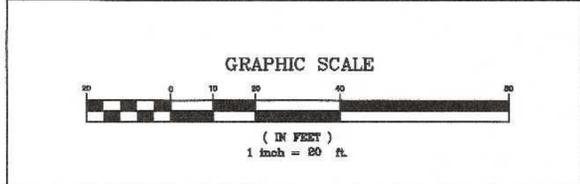
DC DISTRICT: 70 AND 72 EAST CENTRAL STREET  
DOWNTOWN COMMERCIAL REQUIREMENTS (185 ATTACHMENT 7 - 6.1\*6)  
\*6 - NO MORE THAN ONE DWELLING UNIT PER 2,000 SQUARE FEET OF LOT AREA MAY BE PERMITTED; ADDITIONAL DWELLING UNITS MAY BE ALLOWED BY SPECIAL PERMIT FROM THE PLANNING BOARD  
LOT AREA - 32,810± SQ. FT. / 1,000 = 32 UNITS PERMISSIBLE  
12 UNITS PROPOSED.

SITE PLAN MODIFICATION  
SITE LAYOUT PLAN  
70, 72, 88 AND 94 EAST CENTRAL STREET  
FRANKLIN, MASSACHUSETTS  
PREPARED FOR  
70 EAST CENTRAL STREET, LLC  
37 EAST CENTRAL STREET  
FRANKLIN, MASSACHUSETTS  
DECEMBER 24, 2021  
SCALE: 1" = 20'



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REQUIRED  
FRANKLIN PLANNING BOARD

DATE \_\_\_\_\_



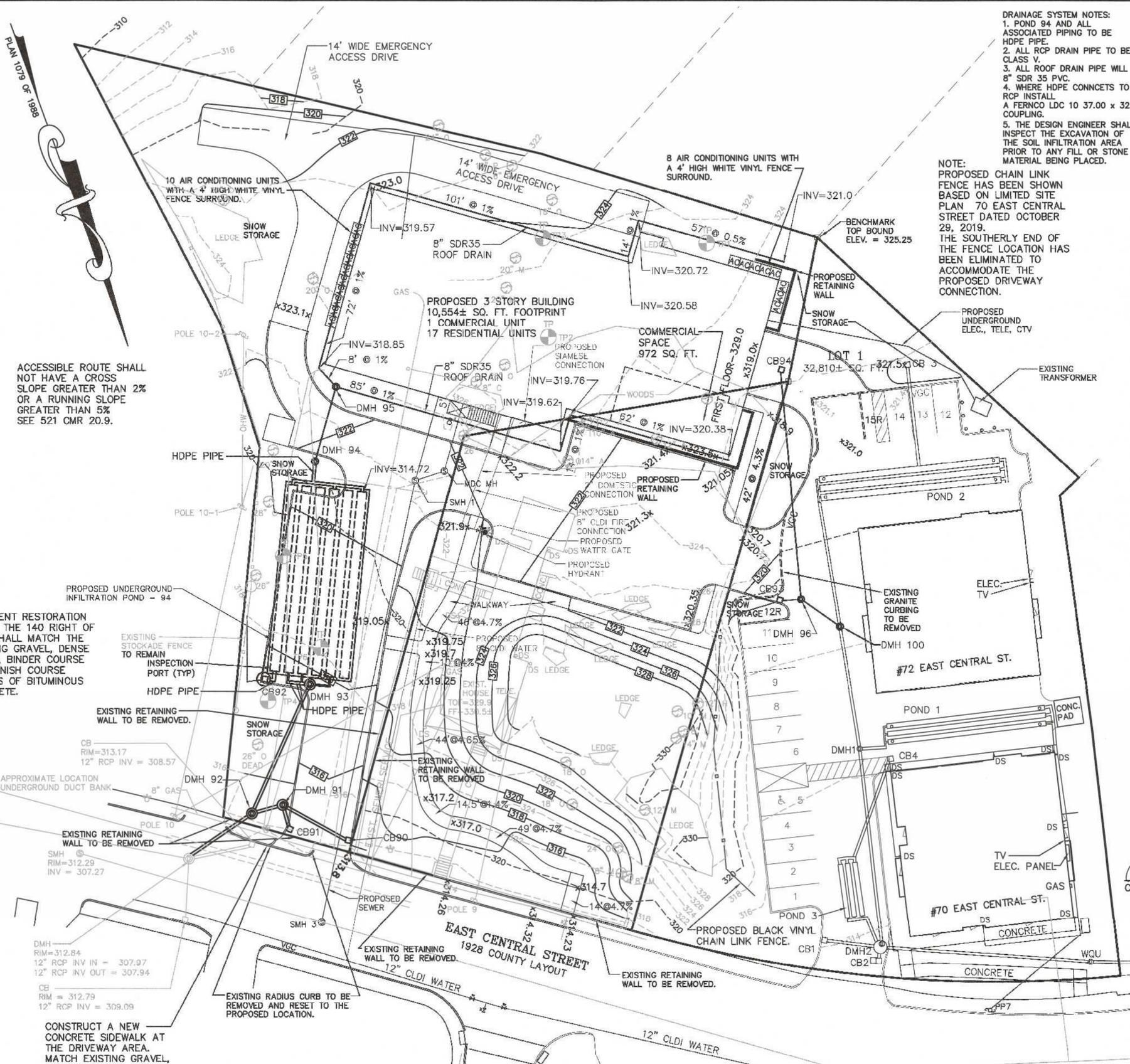
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1" = 20'  
PROJECT  
UC1334  
SHEET  
3 of 9

- LEGEND:**
- DHSB DRILL HOLE STONE BOUND
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  - 297 - PROPOSED COUNTOUR
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  - x274.3EX. SPOT GRADE - EXISTING
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  - POLE MOUNTED LIGHT



- DRAINAGE SYSTEM NOTES:**
- POND 94 AND ALL ASSOCIATED PIPING TO BE HDPE PIPE.
  - ALL RCP DRAIN PIPE TO BE CLASS V.
  - ALL ROOF DRAIN PIPE WILL BE 8" SDR 35 PVC.
  - WHERE HDPE CONNCTS TO RCP INSTALL A FERNCO LDC 10 37.00 x 32.00 COUPLING.
  - THE DESIGN ENGINEER SHALL INSPECT THE EXCAVATION OF THE SOIL INFILTRATION AREA PRIOR TO ANY FILL OR STONE MATERIAL BEING PLACED.

**PROPOSED DRAINAGE STRUCTURE SCHEDULE:**

CB 90 RIM = 314.2 INV OUT = 310.42 12" RCP	DMH 91 - STORMCEPTOR 450 RIM = 315.0 INV IN = 310.18 12" RCP - CB 90 INV IN = 309.68 12" RCP - CB 91 INV OUT = 309.58 12" RCP
CB 91 RIM = 314.1 INV OUT = 309.74 12" RCP	DMH 92 RIM 314.5 INV IN = 309.5 12" RCP - DMH 91 INV IN = 310.5 12" RCP - DMH 93 INV OUT = 308.5 12" RCP
CB 92 STORMCEPTOR 450 RIM = 317.58 INV OUT = 314.65 12" HDPE	DMH 93 RIM=317.9 INV IN =315.0 12" HDPE INV OUT = 312.46 12" RCP
CB 93 STORMCEPTOR 450 RIM = 319.25 INV OUT = 315.54 12" RCP	DMH 94 RIM = 322.3 INV IN = 314.92 12" RCP INV OUT = 314.82 12" HDPE
CB 94 STORMCEPTOR 450 RIM = 318.8 INV OUT = 315.87 12" RCP	DMH 95 RIM = 323.5 INV IN = 318.77 8" SDR 35 INV OUT = 315.92 12" RCP
	DMH 96 RIM = 319.2 INV IN = 315.46 12" RCP INV OUT = 315.36 12" RCP
	DMH 100 - DOGHOUSE MANHOLE RIM = 319.0 INV IN = 315.22 12" RCP INV OUT = 315.12 12" RCP

**NOTE:**  
PROPOSED CHAIN LINK FENCE HAS BEEN SHOWN BASED ON LIMITED SITE PLAN 70 EAST CENTRAL STREET DATED OCTOBER 29, 2019. THE SOUTHERLY END OF THE FENCE LOCATION HAS BEEN ELIMINATED TO ACCOMMODATE THE PROPOSED DRIVEWAY CONNECTION.

**NOTE:**  
PRIOR TO COMMENCING WITH THE DRAINAGE STRUCTURE OR PIPING FOR CB 93, CB 94 DMH 96, THE CONTRACTOR SHALL CONFIRM ELEVATION OF THE EXISTING DRAIN PIPE AT THE PROPOSED CONNECTION OF DMH 100. ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGN ENGINEER.

- UTILITY NOTES:**
- DOMESTIC WATER SUPPLY SHALL BE BASED ON PLUMBING ENGINEERS CALCULATIONS.
  - FIRE SUPPLY LINE TO BE CONNECTED TO EXISTING WATER MAIN IN STREET. LOCATION SHOWN APPROXIMATELY. FINAL SIZING AND LOCATION SHALL BE DETERMINED BY THE PLUMBING ENGINEER.
  - ELECTRIC, TELEPHONE AND CABLE TV LOCATIONS TO BE DETERMINED BY THE APPROPRIATE UTILITY COMPANIES. SERVICES ARE PROPOSED TO BE CONNECTED TO THE 70-72 EAST CENTRAL STREET SITE AND SHALL BE UNDERGROUND.
  - GAS SERVICE AND LOCATIONS TO BE DETERMINED BY THE GAS COMPANY.
  - PIV AND SIAMSE CONNECTIONS SHOWN APPROXIMATE. FINAL LOCATIONS TO BE DESIGNED BY PLUMBING ENGINEER AND APPROVED BY FIRE DEPARTMENT.
  - THE DRAINAGE INSTALLATION SHALL BE INSPECTED AND CERTIFIED BY THE DESIGN ENGINEER PRIOR TO BACKFILLING.
  - EXISTING WATER SERVICE TO BE CUT AND CAPPED AT THE MAIN PER DPW REQUIREMENTS.
  - EXISTING SEWER SERVICE TO BE CUT AND CAPPED AT THE PROPERTY LINE.
  - EXISTING ELECTRIC, TELEPHONE AND CTV SERVICES TO BE REMOVED BY THE APPROPRIATE UTILITY COMPANIES.

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

MAP 286 PARCELS 32 AND 34 ARE TO BE COMBINED. MAP 286 PARCEL 33 HAS A PROPOSED EASEMENT FOR ACCESS AND UTILITIES.



**OWNER:**  
MAP 286 PARCELS 32 AND 34  
70 EAST CENTRAL STREET, LLC  
37 EAST CENTRAL STREET  
FRANKLIN, MASSACHUSETTS

**OWNER MAP 286 PARCEL 33**  
JOHN AND CARMEL SHERRY  
88 EAST CENTRAL STREET

**APPLICANT:**  
70 EAST CENTRAL STREET, LLC  
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FRANKLIN, MASSACHUSETTS

**SITE PLAN MODIFICATION  
GRADING & UTILITY PLAN**  
70, 72, 88 AND 94 EAST CENTRAL STREET  
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PREPARED FOR  
70 EAST CENTRAL STREET, LLC  
37 EAST CENTRAL STREET  
FRANKLIN, MASSACHUSETTS  
DECEMBER 24, 2021  
SCALE: 1" = 20'

MARCH 13, 2019  
PERFORMED BY CARLOS A. QUINTAL, P.E., SOIL EVALUATOR

TP 1 ELEV. = 324.24 - ABANDONED

TP 2 ELEV. = 324.75  
0 - 8" A 10YR 3/3 SANDY LOAM  
8" - 24" B 10YR 6/6 SANDY LOAM  
24" - 60" C 2.5Y 5/6 SANDY LOAM

TP 3 ELEV. = 323.85  
0 - 8" A 10YR 3/3 SANDY LOAM  
8" - 24" B 10YR 6/6 SANDY LOAM  
24" - 64" C 2.5Y 5/6 SANDY LOAM

TP 4 ELEV. = 317.52  
0 - 12" A 10YR 3/3 SANDY LOAM  
12" - 36" B 10YR 6/6 SANDY LOAM  
36" - 90" C 2.5Y 4/3 GRAVELLY SANDY LOAM  
NO GROUNDWATER  
NO MOTILES AT 90" ELEV. = 310.02

TP 5 ELEV. = 318.53  
0 - 18" A 10YR 3/3 SANDY LOAM  
18" - 42" B 10YR 6/6 SANDY LOAM  
42" - 109" C 2.5Y 5/6 SANDY LOAM  
GROUNDWATER AT 100" ELEV. = 310.20  
NO MOTILES OBSERVED

TP 6 ELEV. = 318.03  
0 - 10" A 10YR 3/3 SANDY LOAM  
10" - 42" B 10YR 6/6 SANDY LOAM  
42" - 97" C 2.5Y 5/6 SANDY LOAM  
NO GROUNDWATER OBSERVED

ALL TEST PITS WERE DUG TO REFUSAL

PAVEMENT RESTORATION WITHIN THE 140 RIGHT OF WAY SHALL MATCH THE EXISTING GRAVEL, DENSE GRADE, BINDER COURSE AND FINISH COURSE DEPTHS OF BITUMINOUS CONCRETE.

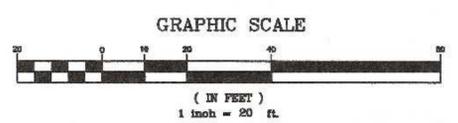
SIGHT DISTANCE BASED ON POSTED SPEED OF 25 MPH AT THE INTERSECTION OF EAST CENTRAL STREET AND ALPINE PLACE.  
PER MASDOT STOPPING SIGHT DISTANCE FOR 25 MPH AT 0% GRADE - 155 FEET.  
SIGHT DISTANCE WAS MEASURED 14.5 FEET FROM EDGE LINE, EXITING THE SITE:  
LOOKING WEST 200 + FEET.  
LOOKING EAST 300 + FEET.

REFERENCE MASS HIGHWAY EXHIBIT 3.8  
200 FOOT SIGHT DISTANCE AT ZERO GRADE HAD A DESIGN SPEED OF 30 MPH.

CONSTRUCT A NEW CONCRETE SIDEWALK AT THE DRIVEWAY AREA. MATCH EXISTING GRAVEL, AND CONCRETE THICKNESS.

**SITE PLAN APPROVAL  
REQUIRED  
FRANKLIN PLANNING BOARD**

DATE



NO.	DATE	DESCRIPTION	BY
2	3/29/22	REVIEW COMMENTS	RRG
1	2/28/22	REVIEW COMMENTS	RRG

DATE	FIELD BY:	INT.
8/19		BL
BK#	FIELD BOOK	PG# 63
12/21	CALCS BY:	RRG
12/21	DESIGNED BY:	RRG
12/21	DRAWN BY:	COMP
12/21	CHECKED BY:	CAQ

**UNITED  
CONSULTANTS  
INC.**

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

DATE	DEC. 24, 2021
SCALE	1" = 20'
PROJECT	UC1334
SHEET	4 of 9

**GENERAL NOTES**

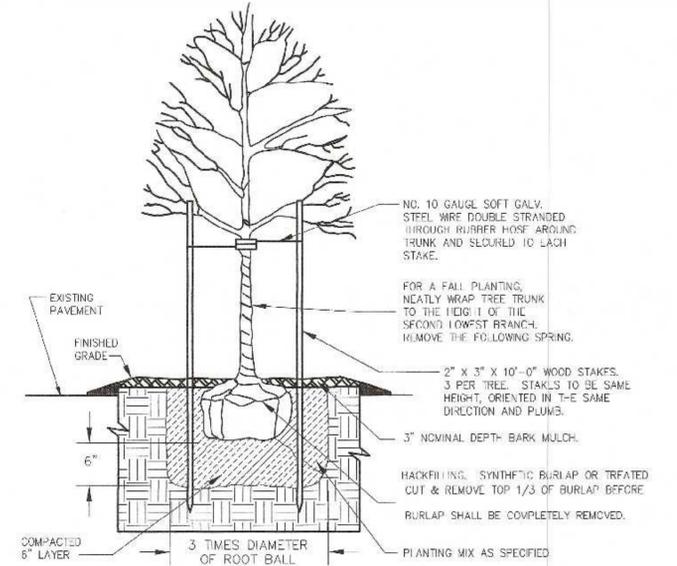
1. PLANTING HOLE SHALL BE THREE TIMES ROOT BALL DIAMETER.
2. ALL INSTALLED PLANT MATERIAL SHALL BEAR THE SAME RELATIONSHIP TO FINISH GRADE (TOP OF PLANTING SOIL MIX), AS IT BORE TO THE NURSERY OR FIELD GRADE.
3. THE PLANTING HOLE DEPTH SHALL PROVIDE FOR A SIX INCH DEPTH OF PLANTING SOIL MIX BELOW THE 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. THE 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**

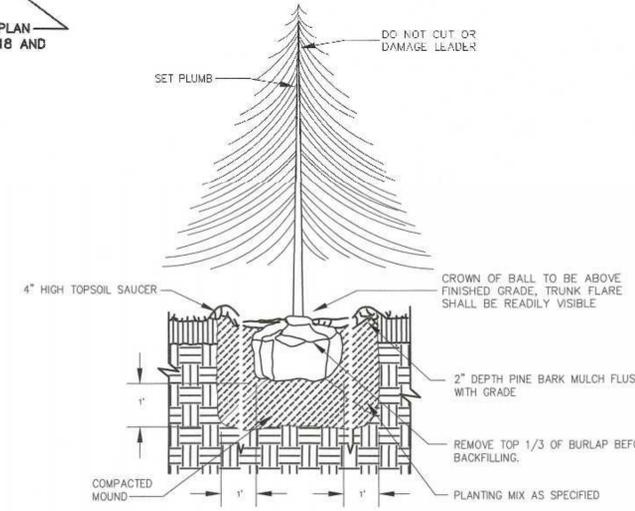
NUMBER	COMMON NAME	SCIENTIFIC NAME	SIZE	CONDITION
4	AMERICAN ELM - AE	ULMUS AMERICANA	3"	B&B
4	RED MAPLE - RM	ACER RUBRUM	3"	B&B
34	ARBORVITAE - A	THUJA PLICATA	4 - 6 FEET	B&B

EXISTING TREE LEGEND:  
 R - TO BE REMOVED  
 K - TO REMAIN

PLANTINGS FOR 88 AND 94 EAST CENTRAL STREET AREAS - PER SECTION 185-21C(5) PROVIDE 1 TREE PER 10 PARKING SPACES.  
 - 42 PARKING SPACES LOCATED OUTSIDE OF BUILDING AND INSIDE OF BUILDING = 42 / 10 = 5 TREES  
 8 TREES PROVIDED.  
 - ALL PLANTINGS ARE IN ACCORDANCE WITH THE TOWN OF FRANKLIN BEST DEVELOPMENT PRACTICES GUIDEBOOK.



**DECIDUOUS TREE PLANTING**



**EVERGREEN TREE PLANTING**

MAP 286 PARCELS 32 AND 34 ARE TO BE COMBINED.  
 MAP 286 PARCEL 33 HAS A PROPOSED EASEMENT FOR ACCESS AND UTILITIES.



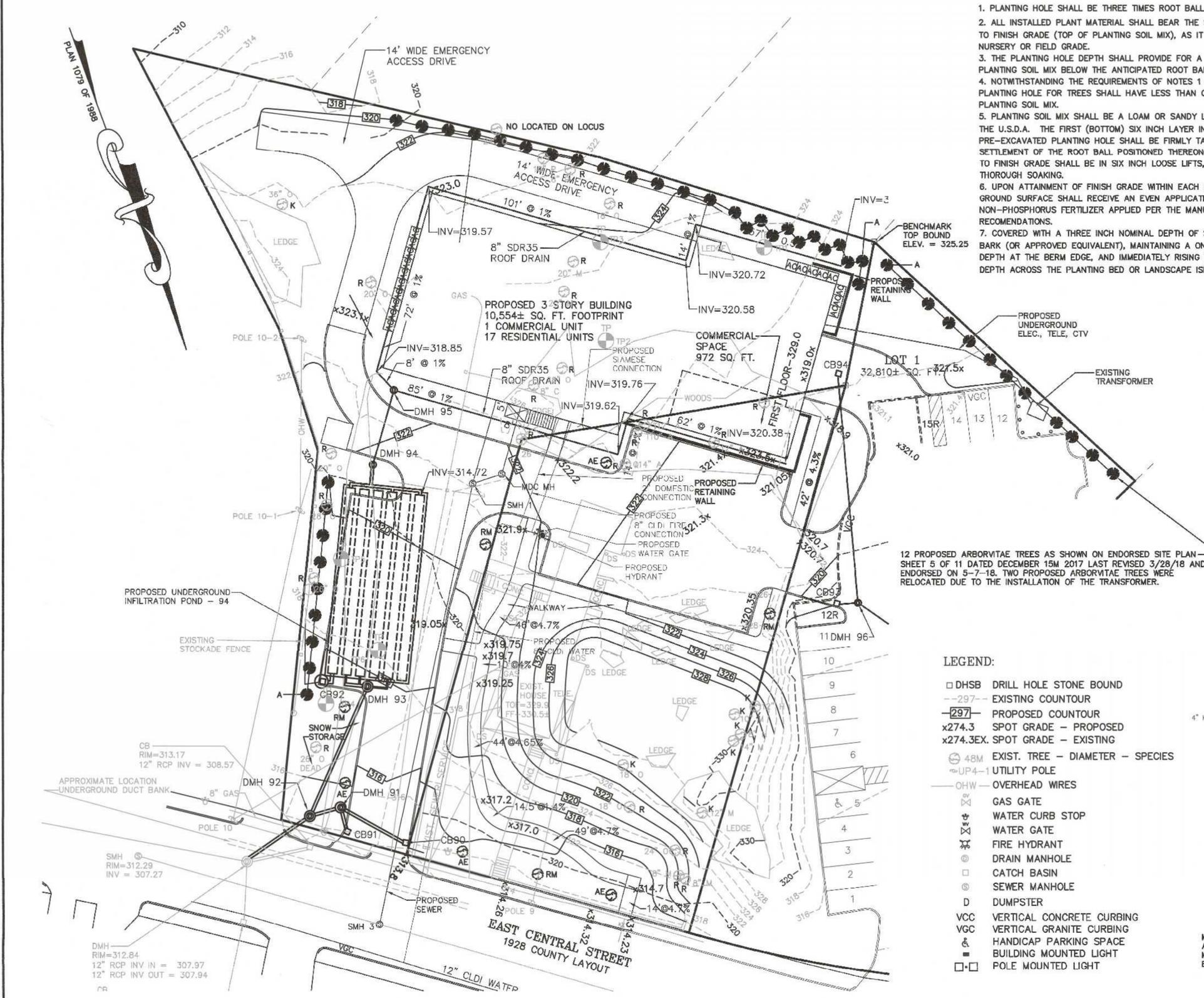
*Carlos A. Quintal*  
 CARLOS A. QUINTAL P.E. #30812

**SITE PLAN MODIFICATION  
 PLANTING PLAN**  
 70, 72, 88 AND 94 EAST CENTRAL STREET  
 FRANKLIN, MASSACHUSETTS  
 PREPARED FOR  
 70 EAST CENTRAL STREET, LLC  
 37 EAST CENTRAL STREET  
 FRANKLIN, MASSACHUSETTS  
 DECEMBER 24, 2021  
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12 PROPOSED ARBORVITAE TREES AS SHOWN ON ENDORSED SITE PLAN SHEET 5 OF 11 DATED DECEMBER 15th 2017 LAST REVISED 3/28/18 AND ENDORSED ON 5-7-18. TWO PROPOSED ARBORVITAE TREES WERE RELOCATED DUE TO THE INSTALLATION OF THE TRANSFORMER.

**LEGEND:**

- DHSB DRILL HOLE STONE BOUND
- - - 297 - - EXISTING COUNTOUR
- - - 297 - - PROPOSED COUNTOUR
- x274.3 SPOT GRADE - PROPOSED
- x274.3EX. SPOT GRADE - EXISTING
- ⊙ 48M EXIST. TREE - DIAMETER - SPECIES
- ⊙ UP4-1 UTILITY POLE
- OHW - OVERHEAD WIRES
- ⊙ GAS GATE
- ⊙ WATER CURB STOP
- ⊙ WATER GATE
- ⊙ FIRE HYDRANT
- ⊙ DRAIN MANHOLE
- ⊙ CATCH BASIN
- ⊙ SEWER MANHOLE
- D DUMPSTER
- VCC VERTICAL CONCRETE CURBING
- VGC VERTICAL GRANITE CURBING
- ⊙ HANDICAP PARKING SPACE
- ⊙ BUILDING MOUNTED LIGHT
- ⊙ POLE MOUNTED LIGHT



# OPERATION AND MAINTENANCE PLAN



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

## CONSTRUCTION PHASE

1. THE OWNERS REPRESENTATIVE, BRAD CHAFFEE (1-508-331-6161), 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 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 CATCH BASINS AND SHALL BE INSPECTED WEEKLY AND AFTER ALL RAIN EVENTS.
8. CLEANING OF SILT SAKS SHALL BE COMPLETED AS NECESSARY.
9. THE STORMCEPTOR UNITS SHALL BE CLEANED WITH A VACUUM TRUCK.

## INSPECTION AND MAINTENANCE SCHEDULE:

1. INSPECTIONS SHALL BE CONDUCTED BY THE APPLICANTS ENGINEER, CONTRACTOR AND / OR REPRESENTATIVES OF THE TOWN AS NECESSARY.
2. AT A MINIMUM INSPECTIONS SHALL BE CONDUCTED ON A MONTHLY BASIS.
3. MONTHLY INSPECTIONS SHALL INCLUDE THE PARKING LOT SURFACE TO DETERMINE IF ACCUMULATED SEDIMENT ARE TO BE REMOVED.
4. INSPECTIONS OF THE STORMCEPTOR UNITS TO DETERMINE DEPTH OF SEDIMENT AND REQUIRED CLEANING.
5. INSPECTION OF THE EXISTING CATCH BASINS TO DETERMINE THE DEPTH OF SEDIMENT AND REQUIRED CLEANING.
6. INSPECTION OF POND 94 AND THE EXISTING PONDS TO DETERMINE IF CLEANING IS NECESSARY.

## CONSTRUCTION PHASE:

1. THE EROSION CONTROL BARRIERS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER ALL STORM EVENTS.
2. ONCE THE PARKING LOT HAS BEEN PAVED DAILY INSPECTIONS SHALL 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 THE STORMCEPTOR UNITS, CATCH BASIN 91 AND CB97 AND THE TWO CATCH BASINS ON 70 - 72 EAST CENTRAL STREET SITE. ONCE INSTALLED THEY SHALL BE INSPECTED ON A WEEKLY BASIS AND CLEANED AS NECESSARY.
4. THE STORMCEPTOR UNITS SHALL BE INSPECTED ON A WEEKLY BASIS AND CLEANED WHEN THE SEDIMENT DEPTH REACHES 8"
5. THE PONDS (UNDERGROUND INFILTRATION AREAS) 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. ADDITIONAL EROSION CONTROLS MAY BE REQUIRED DEPENDING ON ACTUAL FIELD CONDITIONS DURING CONSTRUCTION.

## LONG TERM:

1. THE PARKING LOT AND CURBING SHALL BE INSPECTED 4 TIMES PER YEAR AND SHALL BE SWEEPED FOUR TIMES PER YEAR WITH ONE BEING AFTER THE LAST WINTER SANDING.
2. THE STORMCEPTORS SHALL BE INSPECTED 4 TIMES PER YEAR AND SEDIMENT REMOVED WHEN THE DEPTH REACHES 8 INCHES
3. ALL CATCH BASINS SHALL BE INSPECTED FOUR TIMES PER YEAR AND SHALL BE CLEANED WHEN THE SEDIMENT DEPTH IS 18"
4. 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. MAINTENANCE TO INCLUDE INSPECTION OF THE INLET AND OUTLET PIPES TO DETERMINE IF THEY ARE CLOGGED. REMOVAL OF ACCUMULATED SEDIMENT, TRASH, DEBRIS, LEAVES AND GRASS CLIPPINGS.
5. DURING INSPECTIONS OF STORM-WATER FACILITIES ANY TRASH OR DEBRIS DISCOVERED SHALL BE IMMEDIATELY REMOVED.

## NOTES:

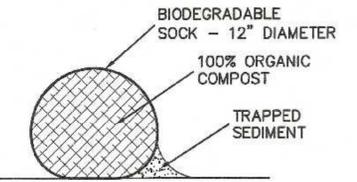
1. ANY AREA NOT BEING ACTIVELY WORKED FOR 14 DAYS SHALL BE TEMPORARILY STABILIZED.
2. UPON COMPLETION OF GRADING ACTIVITIES THE AREA SHALL BE STABILIZED OR PLANTED WITHIN 7 DAYS.
3. NON-PHOSPHORUS FERTILIZER SHALL BE APPLIED AS NECESSARY.
4. NON-HALOGENATED ICE MELT SHALL BE APPLIED AS NECESSARY.

## PROJECT NARRATIVE:

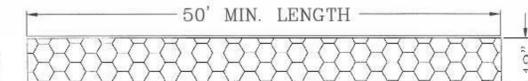
THE PROJECT CONSISTS OF THE DEMOLITION OF AN EXISTING BUILDING AND IMPROVEMENTS. UPON RECEIPT OF ALL NECESSARY APPROVALS THE APPLICANT WILL FILE FOR AND OBTAIN THE NECESSARY ADDITIONAL PERMITS INCLUDING SEWER AND WATER CONNECTION PERMITS, STREET OPENING PERMITS AND BUILDING PERMIT. UPON SECURING ALL THE NECESSARY PERMITS THE PROJECT WILL MOVE TO THE CONSTRUCTION PHASE AND WILL BE COMPLETED BASED ON THE CONSTRUCTION SEQUENCE.

## EROSION CONTROL NOTES:

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



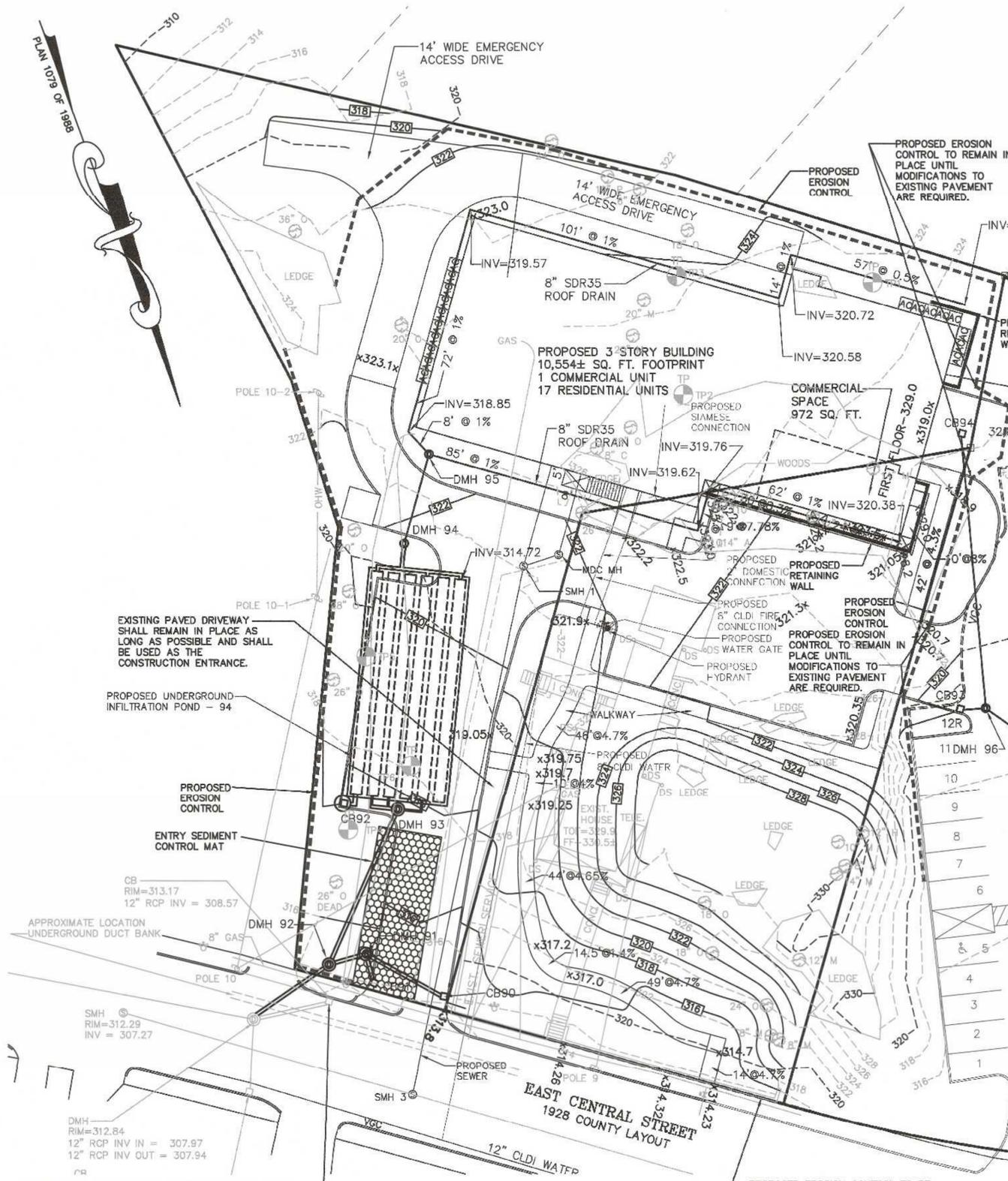
COMPOST SOCK DETAIL



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.



IF PERMITTED BY THE TOWN OF FRANKLIN DPW, INSTALL CATCH BASIN INLET PROTECTION AT EXISTING CATCH BASIN.

OWNER:  
 MAP 286 PARCELS 32 AND 34  
 70 EAST CENTRAL STREET, LLC  
 37 EAST CENTRAL STREET  
 FRANKLIN, MASSACHUSETTS

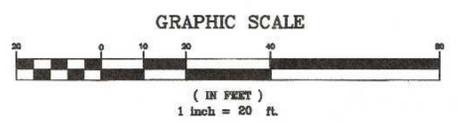
OWNER MAP 286 PARCEL 33  
 JOHN AND CARMEL SHERRY  
 88 EAST CENTRAL STREET

APPLICANT:  
 70 EAST CENTRAL STREET, LLC  
 37 EAST CENTRAL STREET  
 FRANKLIN, MASSACHUSETTS

SITE PLAN MODIFICATION  
 EROSION CONTROL PLAN  
 70, 72, 88 AND 94 EAST CENTRAL STREET  
 FRANKLIN, MASSACHUSETTS  
 PREPARED FOR  
 70 EAST CENTRAL STREET, LLC  
 37 EAST CENTRAL STREET  
 FRANKLIN, MASSACHUSETTS  
 DECEMBER 24, 2021  
 SCALE: 1" = 20'

SITE PLAN APPROVAL  
 REQUIRED  
 FRANKLIN PLANNING BOARD

DATE



NO.	DATE	DESCRIPTION	BY
2	3/29/22	REVIEW COMMENTS	RRG
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DATE	FIELD BY:	INT.
6/19	FIELD BOOK	BL
12/21	CALCS BY:	RRG
12/21	DESIGNED BY:	RRG
12/21	DRAWN BY:	COMP
12/21	CHECKED BY:	CAQ

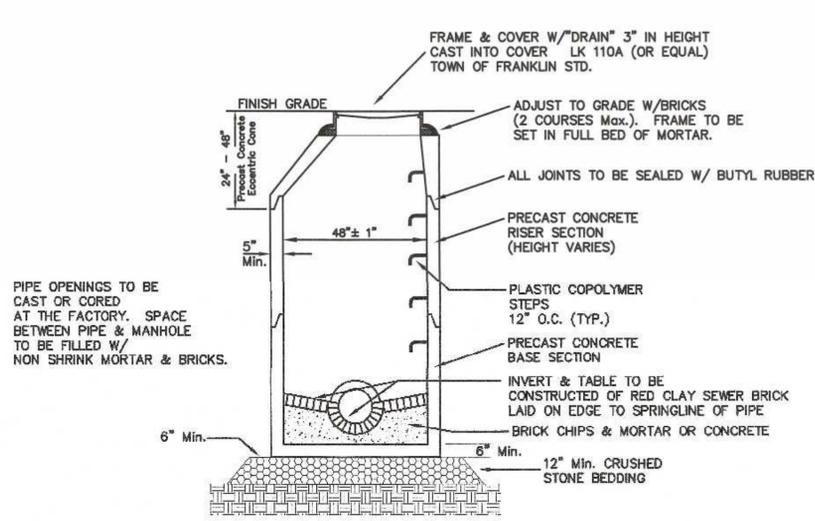
**UNITED CONSULTANTS INC.**  
 850 FRANKLIN STREET SUITE 11D  
 WRENTHAM, MASSACHUSETTS 02093  
 508-384-8580 FAX 508-384-8586

DATE  
 DEC. 24, 2021

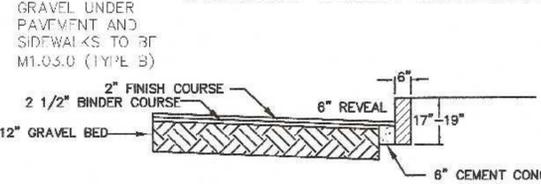
SCALE  
 1" = 20'

PROJECT  
 UC1334

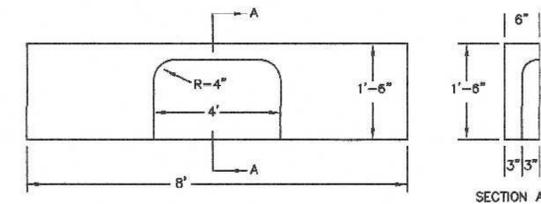
SHEET  
 6 of 9



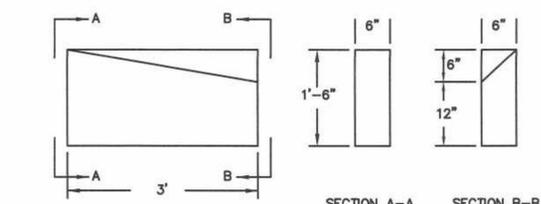
**PRECAST DRAIN MANHOLE**



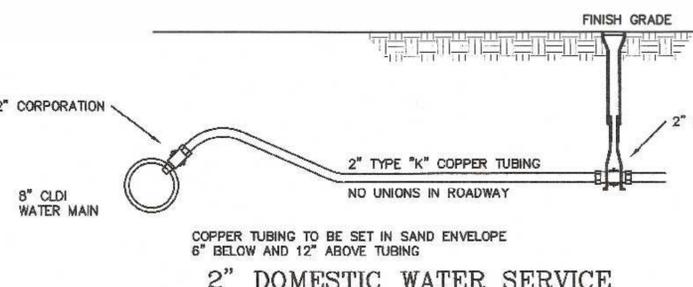
**PAVEMENT AND VA-4 VERTICAL GRANITE CURBING**



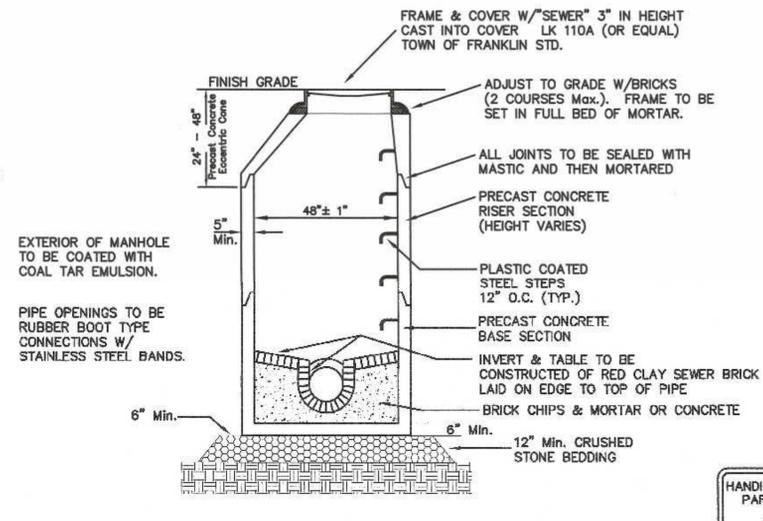
**GRANITE CURB INLET DETAIL**



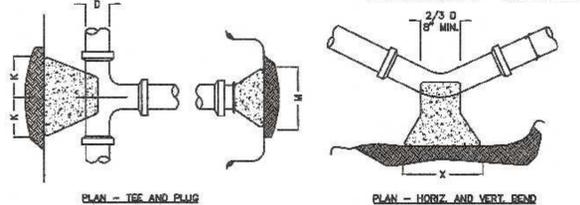
**GRANITE CURB TRANSITION DETAIL**



**2\"/>**



**PRECAST SEWER MANHOLE**



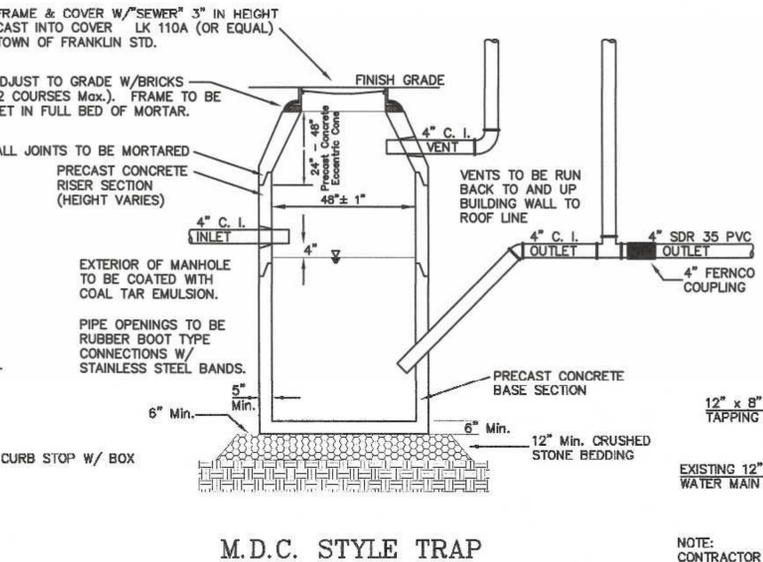
SIZE OF BRANCH	J	K	L	M	N	O
4" TO 8"	10"	10"	1'-0"	2'-0"	1'-6"	10"
10" TO 16"	1'-0"	1'-6"	1'-8"	3'-10"	2'-10"	1'-6"
24"	1'-4"	2'-0"	2'-6"	5'-0"	3'-6"	1'-8"

**TEES AND PLUGS**

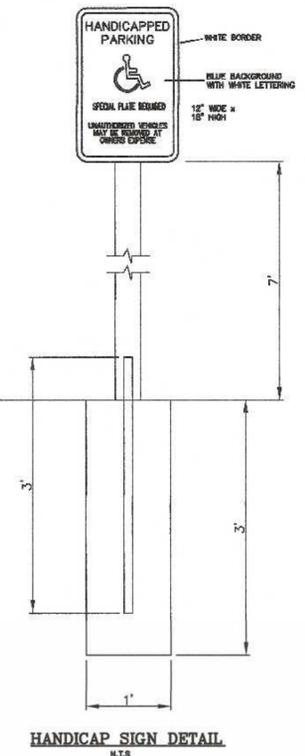
	90 & 45 BENDS	22 1/2 & 11 1/4	
D	4" TO 8"	10" TO 16"	24"
X	1'-8"	3'-4"	3'-8"
Y	1'-2"	1'-8"	2'-4"

**BENDS**

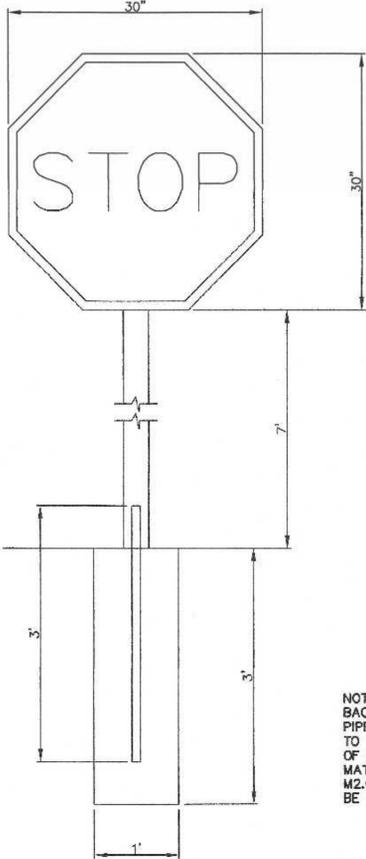
**THRUST BLOCK DETAILS**



**M.D.C. STYLE TRAP**

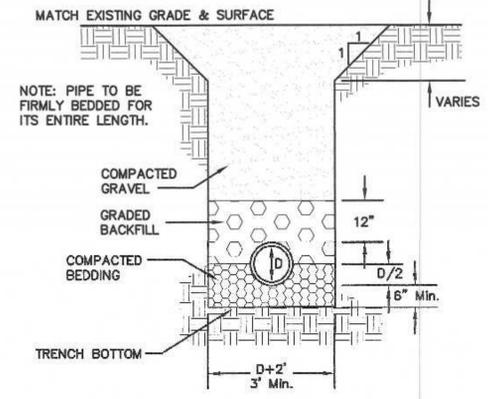


**HANDICAP SIGN DETAIL**



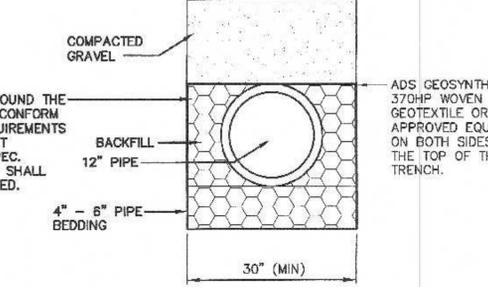
**STOP SIGN DETAIL**

- 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.

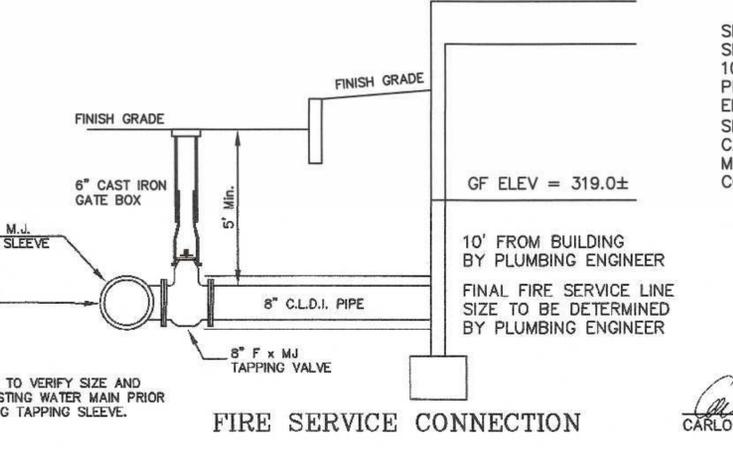


TYPE OF PIPE	RCP DRAIN	CLDI WATER	PVC SEWER	D.I. SEWER
BEDDING MATERIAL	PROC. GRAVEL	SAND	3/4" STONE	3/8" STONE
BACKFILL MATERIAL	ORD. FILL	SAND	3/4" STONE	3/8" STONE

**UTILITY TRENCH DETAIL**



**HDPE TRENCH DETAIL**



**FIRE SERVICE CONNECTION**

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.

SEWER PIPE TO MDC SHALL BE 4" CAST IRON INTO AND OUT OF MDC MANHOLE. REFER TO DETAIL FOR CONNECTION TO PVC.

OWNER: MAP 286 PARCELS 32 AND 34 70 EAST CENTRAL STREET, LLC 37 EAST CENTRAL STREET FRANKLIN, MASSACHUSETTS

OWNER MAP 286 PARCEL 33 JOHN AND CARMEL SHERRY 88 EAST CENTRAL STREET FRANKLIN, MASSACHUSETTS

APPLICANT: 70 EAST CENTRAL STREET, LLC 37 EAST CENTRAL STREET FRANKLIN, MASSACHUSETTS

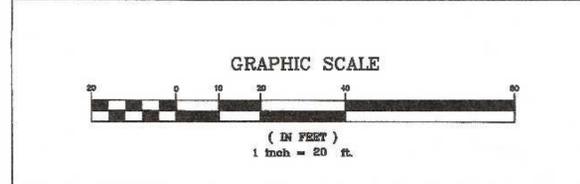
**SITE PLAN MODIFICATION CONSTRUCTION DETAIL PLAN - 1**  
70, 72, 88 AND 94 EAST CENTRAL STREET FRANKLIN, MASSACHUSETTS  
PREPARED FOR 70 EAST CENTRAL STREET, LLC 37 EAST CENTRAL STREET FRANKLIN, MASSACHUSETTS  
DECEMBER 24, 2021  
SCALE: 1" = 20'

CARLOS A. QUINTAL P.E. #30812



**SITE PLAN APPROVAL REQUIRED**  
FRANKLIN PLANNING BOARD

DATE \_\_\_\_\_



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1	2/28/22	REVIEW COMMENTS	RRG

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12/21	RRG	
12/21	COMP	
12/21	CAQ	

**UNITED CONSULTANTS INC.**  
850 FRANKLIN STREET SUITE 11D WRENTHAM, MASSACHUSETTS 02093  
508-384-8560 FAX 508-384-8566

DATE	SCALE	PROJECT	SHEET
DEC. 24, 2021	1" = 20'	UC1334	7 of 9

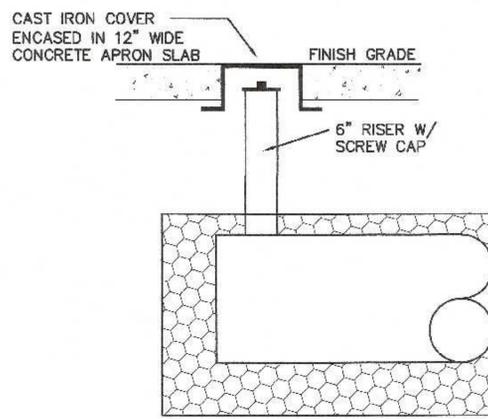
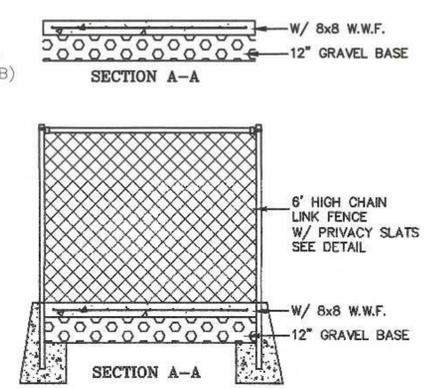
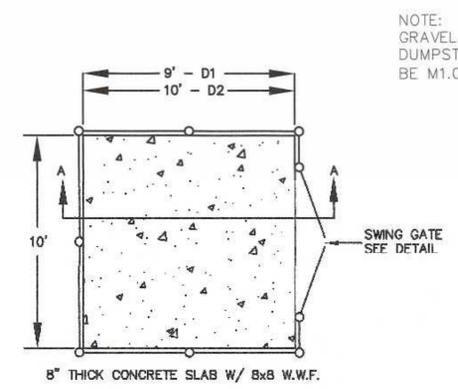
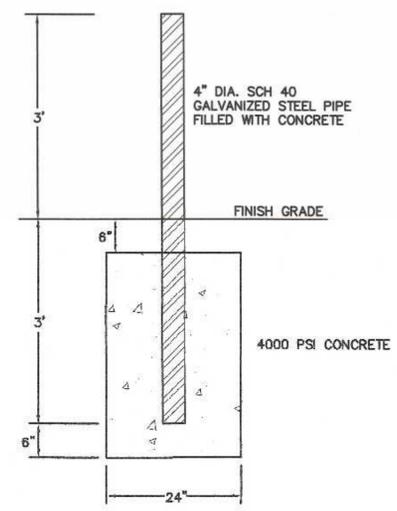
<b>CSR</b>	Hydro Conduit	DR. BY:
	STC 4501 Precast Concrete Stormceptor <sup>®</sup>	CK. BY:
	(450 US Gallon Capacity)	DATE:
	PROJECT LOCATION:	SCALE: N.T.S.
		DWG.#

**SECTION THRU CHAMBER**

**SECTION THRU PLAN VIEW**

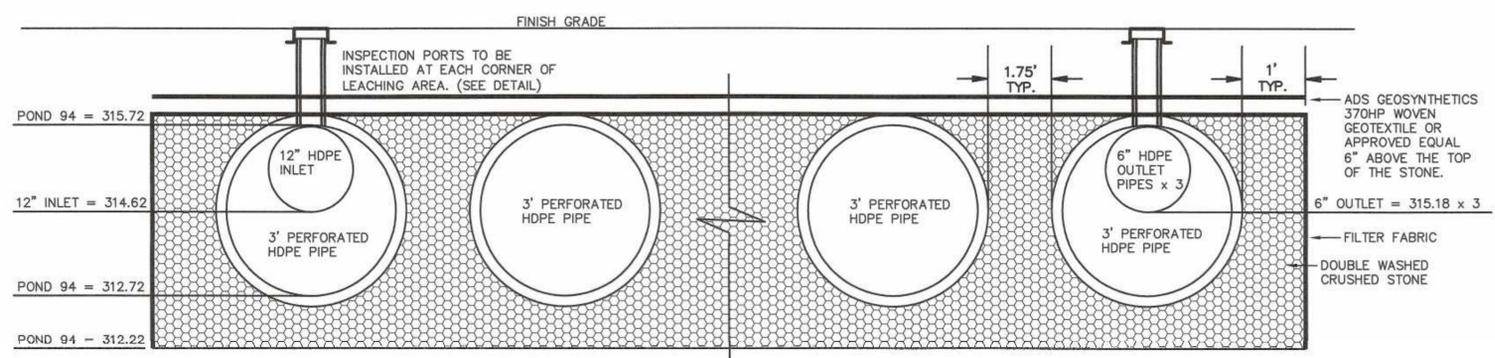
NOTE:

- THE USE OF FLEXIBLE CONNECTIONS IS RECOMMENDED AT THE INLET AND OUTLET WHERE APPLICABLE.
- THE COVER SHOULD BE POSITIONED OVER THE CLEANOUT/VENT PIPE.
- THE STORMCEPTOR SYSTEM IS PROTECTED BY ONE OR MORE OF THE FOLLOWING U.S. PATENTS: #4985148, #5498331, #5725760, #5753115, #5849181.



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

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



**DRAINAGE INFILTRATION AREA**

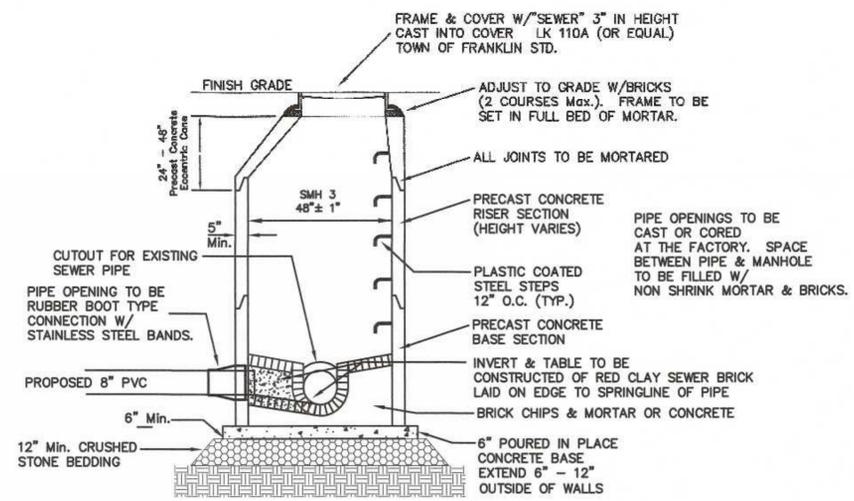
NOTE:  
INFILTRATION POND 94  
CONSISTS OF 6 ROWS OF 3'  
DIAMETER PERFORATED HDPE  
PIPE 70' IN LENGTH.  
STONE EXTENTS 31.75' X 72'

OWNER:  
MAP 286 PARCELS 32 AND 34  
70 EAST CENTRAL STREET, LLC  
37 EAST CENTRAL STREET  
FRANKLIN, MASSACHUSETTS

OWNER MAP 286 PARCEL 33  
JOHN AND CARMEL SHERRY  
88 EAST CENTRAL STREET

APPLICANT:  
70 EAST CENTRAL STREET, LLC  
37 EAST CENTRAL STREET  
FRANKLIN, MASSACHUSETTS

THE DESIGN ENGINEER SHALL INSPECT THE EXCAVATION OF THE SOIL INFILTRATION AREA PRIOR TO ANY FILL BEING PLACED.



**PRECAST DOG HOUSE SEWER MANHOLE**

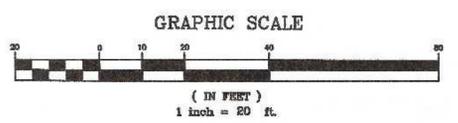
SITE PLAN MODIFICATION  
CONSTRUCTION DETAIL PLAN - 2  
70, 72, 88 AND 94 EAST CENTRAL STREET  
FRANKLIN, MASSACHUSETTS  
PREPARED FOR  
70 EAST CENTRAL STREET, LLC  
37 EAST CENTRAL STREET  
FRANKLIN, MASSACHUSETTS  
DECEMBER 24, 2021  
SCALE: 1" = 20'



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

SITE PLAN APPROVAL  
REQUIRED  
FRANKLIN PLANNING BOARD

DATE

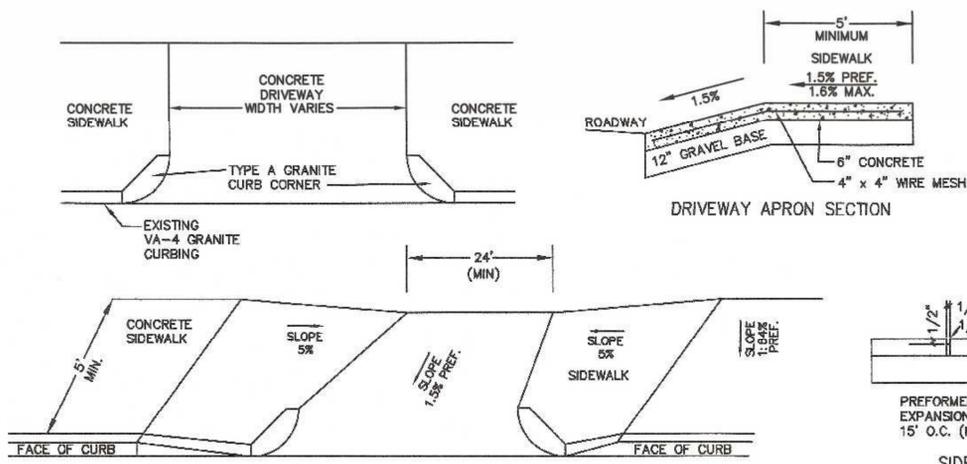


NO.	DATE	DESCRIPTION	BY
2	3/29/22	REVIEW COMMENTS	RRG
1	2/28/22	REVIEW COMMENTS	RRG

DATE	FIELD BY:	INT.
6/19	BL	
12/21	FIELD BOOK PG# 63	
12/21	CALCS BY:	RRG
12/21	DESIGNED BY:	RRG
12/21	DRAWN BY:	COMP
12/21	CHECKED BY:	CAQ

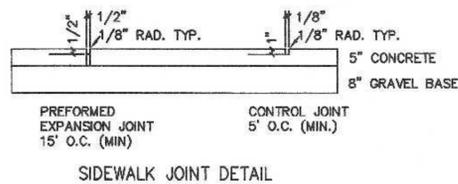
**UNITED CONSULTANTS INC.**  
850 FRANKLIN STREET SUITE 11D  
WRENTHAM, MASSACHUSETTS 02093  
508-384-6560 FAX 508-384-6566

DATE	DEC. 24, 2021
SCALE	1" = 20'
PROJECT	UC1334
SHEET	8 of 9

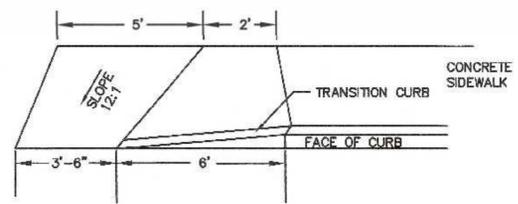


**DRIVEWAY APRON**

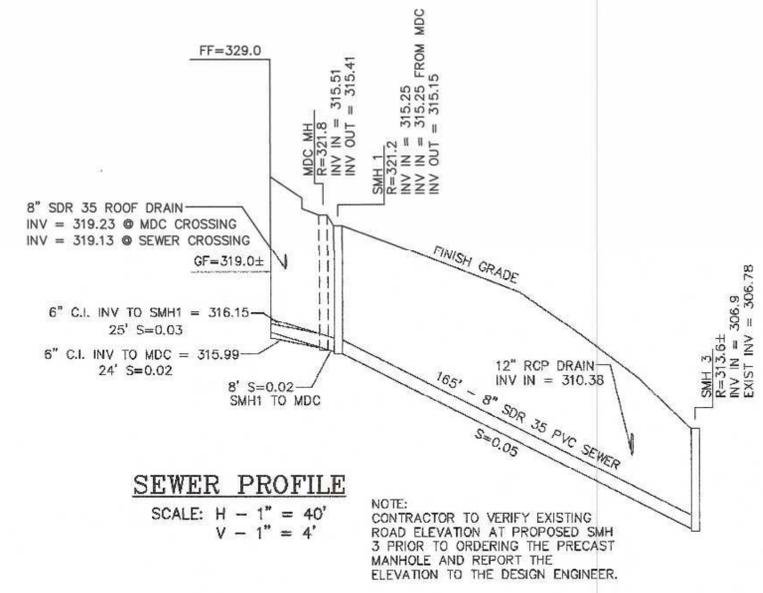
**NOTES:**  
 1. CROSS SLOPE ON ANY RAMP, LANDING OR ACCESSIBLE ROUTE SHALL NOT EXCEED 3/16" PER FOOT.  
 2. THE SIDEWALKS ARE 5' MINIMUM IN WIDTH.  
 3. ALL SIDEWALKS SHALL BE 4,000 PSI CONCRETE.  
 4. GRAVEL UNDER SIDEWALK TO BE M1.03.0 (TYPE B)



**SIDEWALK JOINT DETAIL**



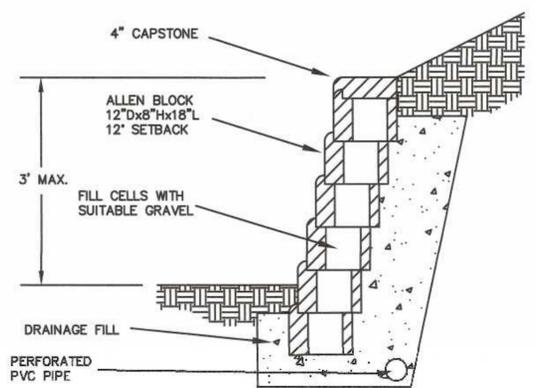
**WHEELCHAIR RAMP**



**SEWER PROFILE**

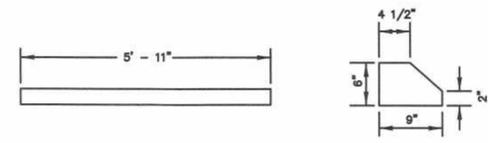
SCALE: H - 1" = 40'  
 V - 1" = 4'

**SEWER NOTE:**  
 THE PROJECT PLUMBING ENGINEER SHALL CONFIRM THE ELEVATIONS OF THE SEWER CONNECTIONS UPON COMPLETION OF THE FLOOR DRAIN DESIGN. ANY REVISIONS SHALL BE REPORTED TO THE DESIGN ENGINEER PRIOR TO COMMENCING WITH CONSTRUCTION.



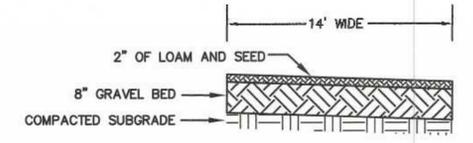
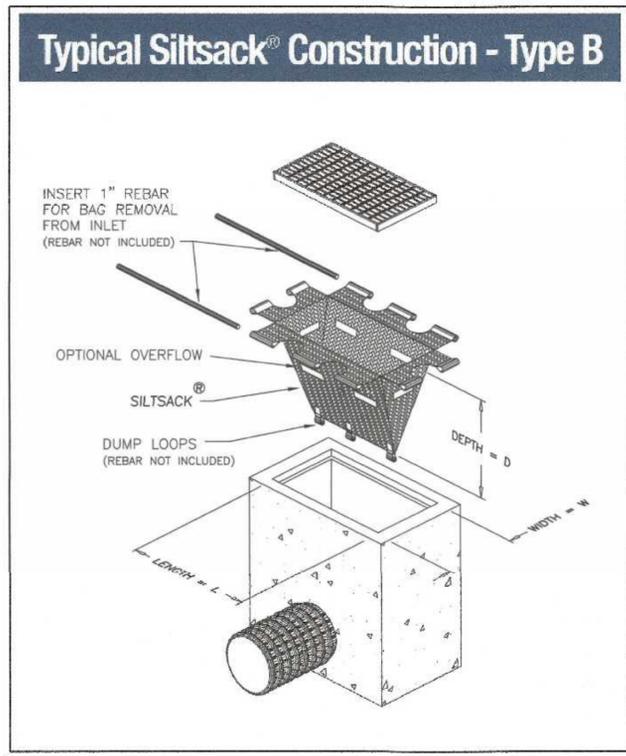
**RETAINING WALL DETAIL**

N.T.S.



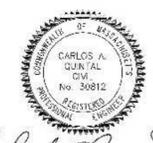
**BUMPER CURB DETAIL**

BUMPER CURB SHALL BE E.F. SHEA ITEM NO. B-BBSF OR APPROVED EQUAL.



**EMERGENCY ACCESS DRIVE**

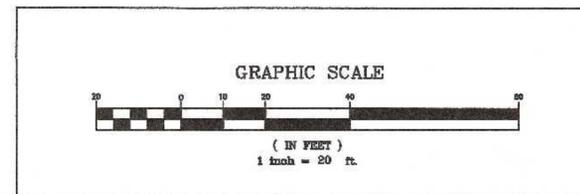
**SITE PLAN MODIFICATION  
 CONSTRUCTION DETAIL PLAN - 3**  
 70, 72, 88 AND 94 EAST CENTRAL STREET  
 FRANKLIN, MASSACHUSETTS  
 PREPARED FOR  
 70 EAST CENTRAL STREET, LLC  
 37 EAST CENTRAL STREET  
 FRANKLIN, MASSACHUSETTS  
 DECEMBER 24, 2021  
 SCALE: 1" = 20'



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

**SITE PLAN APPROVAL REQUIRED**  
**FRANKLIN PLANNING BOARD**

DATE	



NO.	DATE	DESCRIPTION	BY
2	3/29/22	REVIEW COMMENTS	RRG
1	2/28/22	REVIEW COMMENTS	RRG

**OWNER:**  
 MAP 286 PARCELS 32 AND 34  
 70 EAST CENTRAL STREET, LLC  
 37 EAST CENTRAL STREET  
 FRANKLIN, MASSACHUSETTS

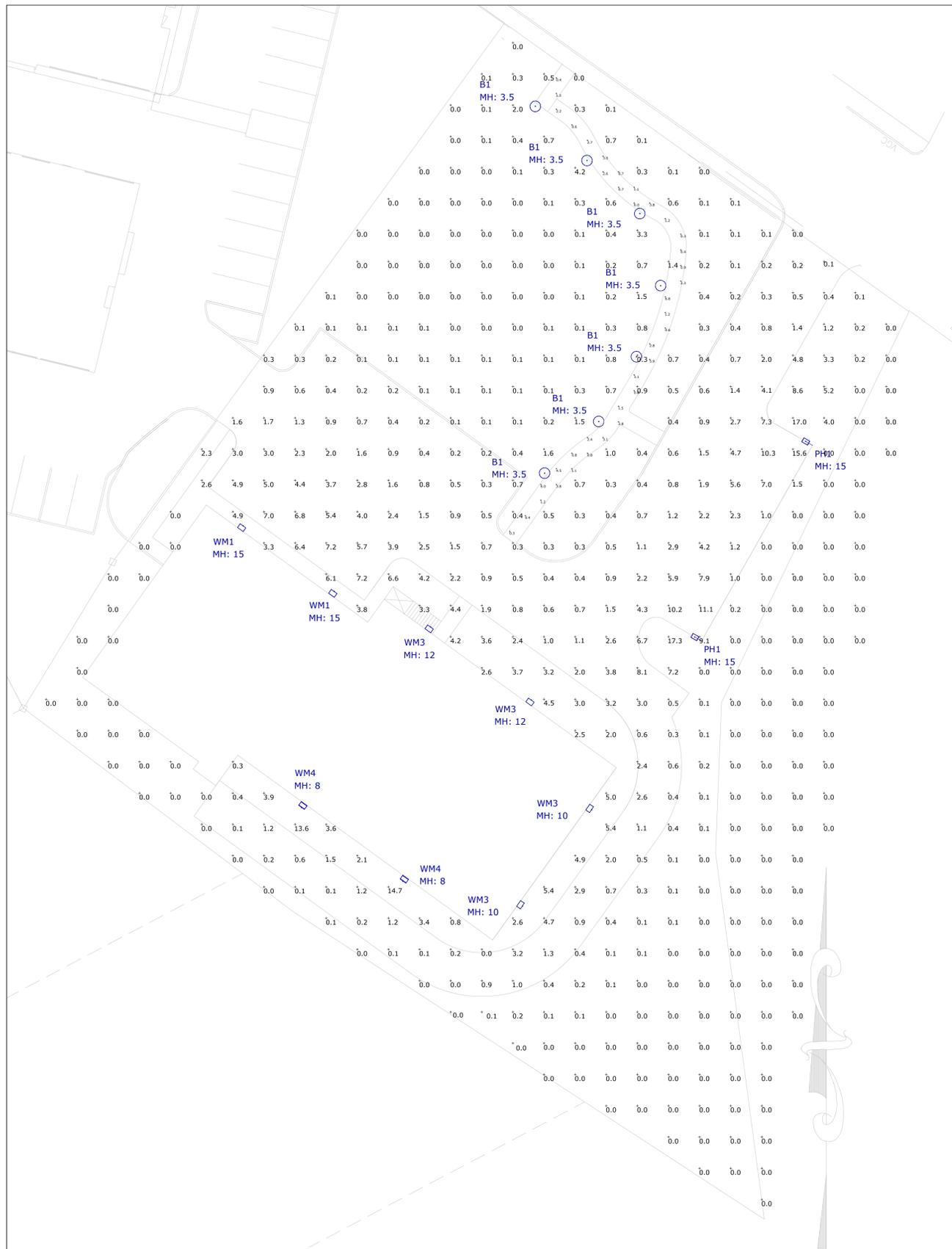
**OWNER MAP 286 PARCEL 33**  
 JOHN AND CARMEL SHERRY  
 88 EAST CENTRAL STREET

**APPLICANT:**  
 70 EAST CENTRAL STREET, LLC  
 37 EAST CENTRAL STREET  
 FRANKLIN, MASSACHUSETTS

DATE	FIELD BY:	INT.
6/19	BL	
BK# 74	FIELD BOOK	PG# 63
12/21	CALCS BY:	RRG
12/21	DESIGNED BY:	RRG
12/21	DRAWN BY:	COMP
12/21	CHECKED BY:	CAQ

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

DATE	DEC. 24, 2021
SCALE	1" = 20'
PROJECT	UC1334
SHEET	9 of 9



1 Photometric Layout and Calculations  
SCALE: 1:20

Luminaire Schedule				LLF	Lum. Watts	Lum. Lumens
Symbol	Label	Qty	Description			
⊙	B1	7	Utopia # BLD2-A-25LED	0.900	24.8	1335
→	PH1	2	Xtralight # VNTLEDS-01-100-3M-N-DIM-4-20-TBD-BZ-HO-VNT-HSS-N-SM	0.826	339	15588
□	WM1	2	Xtralight # VNTW-11000L-40K-DIM-4S-BZ	0.900	109.1	10678
□	WM3	4	Xtralight # VNTW-3500L-40K-DIM-2M-BZ	0.900	27.9	3455
□	WM4	2	Xtralight # VNTW-3500L-40K-DIM-2S-BZ	0.900	27.9	3505

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Site Points	Illuminance	Fc	1.18	17.3	0.0	N.A.	N.A.
WALKWAY	Illuminance	Fc	2.16	6.8	0.3	7.20	22.67

2 Xtralight Type Viento Specifications

3 Xtralight Type Viento Area Specifications

4 Utopia Type BLD2 Specifications

5 Xtralight Viento House Side Shield Specifications

- NOTES:
- A LIGHT LOSS FACTOR OF 0.900 HAS BEEN APPLIED TO FIXTURES UNLESS OTHERWISE NOTED. REFER TO LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTOR AND LUMEN INFORMATION.
  - SEE "MH" ON LIGHTING FIXTURE TAG LOCATED ON PLAN FOR MOUNTING HEIGHT INFORMATION.
  - CALCULATION POINTS ARE TAKEN AT GRADE.
  - CALCULATION RESULTS ARE BASED ON IES STANDARDS UNLESS OTHERWISE REQUESTED.

DATE:	2/1/2022	REVISIONS:	DESCRIPTION:	DATE:
PROJECT NUMBER:		1		
DRAWN BY:	AD	2		
CHECKED BY:	HD	3		
APPROVED BY:	HD	4		
SCALE:	1"=20'-0"	5		
		6		
		7		