



NEI
Narragansett
Engineering Inc.
Civil - Survey Structural Environmental Design
3102 East Main Road, Portsmouth RI 02871
Tel. 401.683.6630 www.nei-cds.com

**380 KING ST - CONDOMINIUMS
PROPOSED
OVERVIEW PLAN**

Property Record:
Principal Parcel:
380 King St, Franklin, MA 02038
Plat: 303, Lot:42, Area: 0.919 Acres, Zone: C-II
N/F: Marguerite Margaret, TR, Marguerite Family Trust
Book/Page: 8145-260
Also Part of Subject Application:
370 King St, Franklin, MA 02038
Plat: 303, Lot:41, Area: 1.8 Acres, Zone: C-II
N/F: Marguerite Margaret, TR, Marguerite Family Trust
Book/Page 8145-260
390 King St, Franklin, MA 02038
Plat: 303, Lot:43, Area: 0.919 Acres, Zone: C-II
N/F: Marguerite Margaret, TR, Marguerite Family Trust
Book/Page 8145-260
400 King St, Franklin, MA 02038
Plat: 303, Lot:44, Area: 0.928 Acres, Zone: C-II
N/F: DECOY INC.

PROJECT NO.	DATE	BY
24.0168	10.10.24	NKH

DRAWING ISSUE:

<input type="checkbox"/>	CONCEPT / DISCUSSION
<input checked="" type="checkbox"/>	PERMITTING
<input type="checkbox"/>	CONSTRUCTION
<input type="checkbox"/>	AS-BUILT
<input type="checkbox"/>	OTHER

ONLY PLANS ISSUED FOR CONSTRUCTION SHALL BE USED FOR CONSTRUCTION.

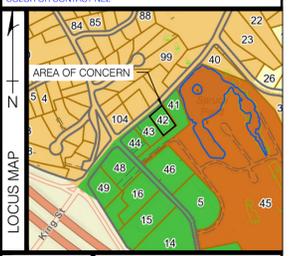
INTERNAL REVIEW

No	CHECK	CAD	DESCRIPTION/NOTES
1	BY	EB	PARKING LAYOUT
	DATE	11.26.24	
2	BY	EB	STORMWATER DESIGN
	DATE	2.28.25	UTILITY REVIEW PENDING
3	BY	EB	GENERAL PLAN REVISIONS
	DATE	3.11.25	
4	BY	EB	GENERAL AND STORMWATER
	DATE	3.19.25	PLAN REVISIONS
5	BY	EB	STORMWATER PLAN REVISIONS
	DATE	4.28.25	
6	BY	EB	COORDINATION MEETING
	DATE	5.1.25	REVISIONS: EASEMENT PLAN, APPARATUS CIRCULATION PLAN, WATER LINE DESIGN, LANDSCAPE REVISIONS
7	BY	EB	STORMWATER DIVERSION
	DATE	5.7.25	STRUCTURE REVISIONS

FORMAL PLAN REVISIONS

No	DATE	STAGE/DESCRIPTION	BY
1	7.11.25	EXPANDED COURTYARD ADDED RETAINING WALL CLOSED FRONT ENTRANCE ADDED BIKE RACK, UPDATED CIRCULATION PLAN	TB
2	7.23.25	ADDED BIKE RACK, UPDATED CIRCULATION PLAN	EB
3	8.5.25	ADDED TRAFFIC CIRCULATION TO OVERVIEW	EB
4	8.14.25	REVISED TRAFFIC CIRCULATION ON OVERVIEW	JM

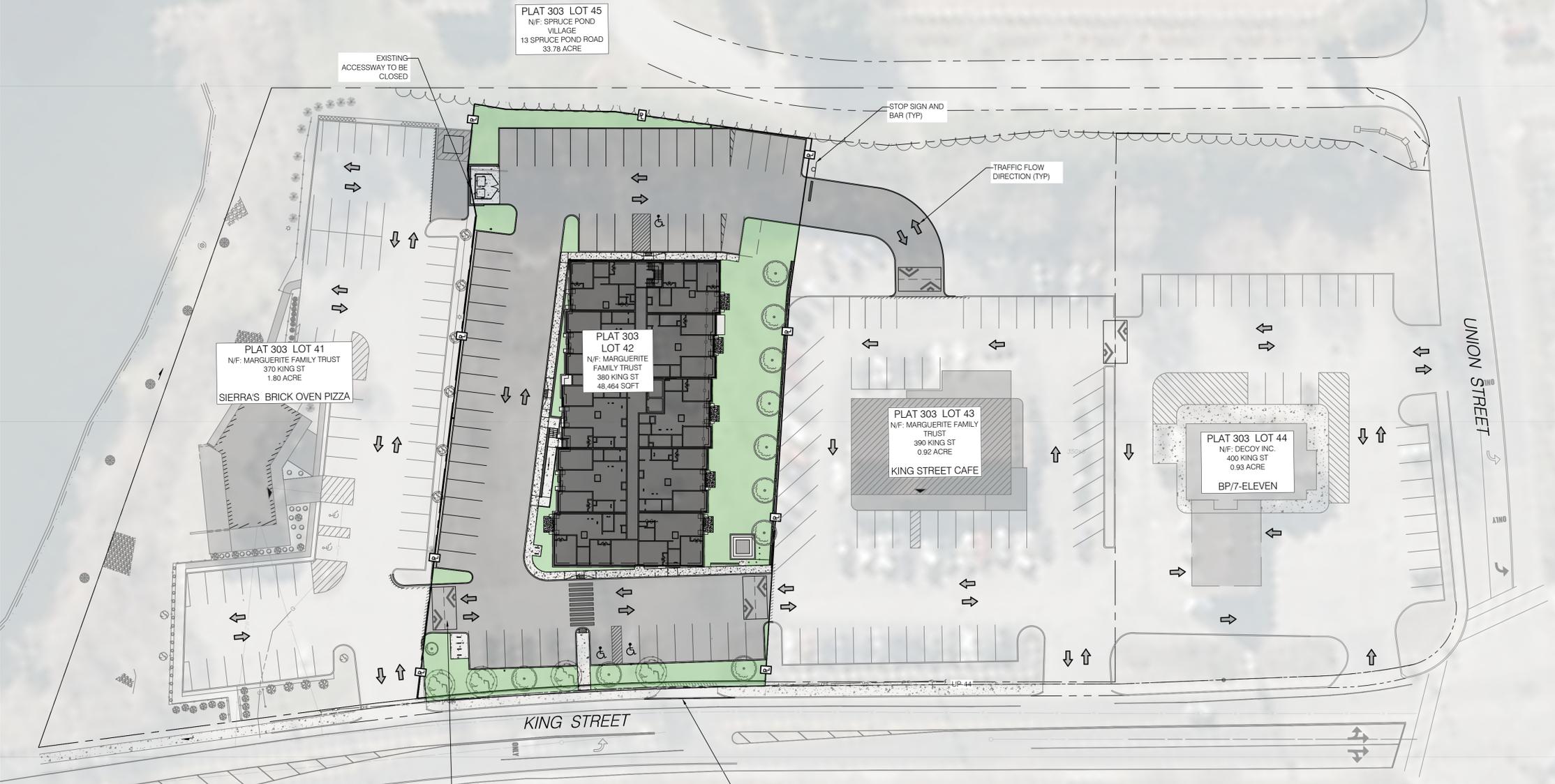
nei-cds.com
DRAWINGS MUST BE PRINTED IN COLOR TO BE VALID. THIS NOTE SHOULD BE BLUE. IF THIS NOTE IS NOT BLUE, PLEASE REPRINT IN COLOR OR CONTACT NEI.



SCALE
1"=30'

C-100

N:\PROJECTS\24.0168_MARGUERITE COMMONWEALTH (UNION CROSSING)\SITE CIVIL\24.0168 FRANKLIN CROSSING CIVIL OPT 2.DWG C-100 NEI Standard.ctb 8/14/2025 Joe Malo



PLAT 303 LOT 41
N/F: MARGUERITE FAMILY TRUST
370 KING ST
1.80 ACRE
SIERRA'S BRICK OVEN PIZZA

PLAT 303 LOT 45
N/F: SPRUCE POND VILLAGE
13 SPRUCE POND ROAD
33.78 ACRE

PLAT 303 LOT 42
N/F: MARGUERITE FAMILY TRUST
380 KING ST
48.464 SQ FT

PLAT 303 LOT 43
N/F: MARGUERITE FAMILY TRUST
390 KING ST
0.92 ACRE
KING STREET CAFE

PLAT 303 LOT 44
N/F: DECOY INC.
400 KING ST
0.93 ACRE
BP/7-ELEVEN

PLAT 303 LOT 107
N/F: LAVALLEE RAYMOND
405 KING ST
0.98 ACRE

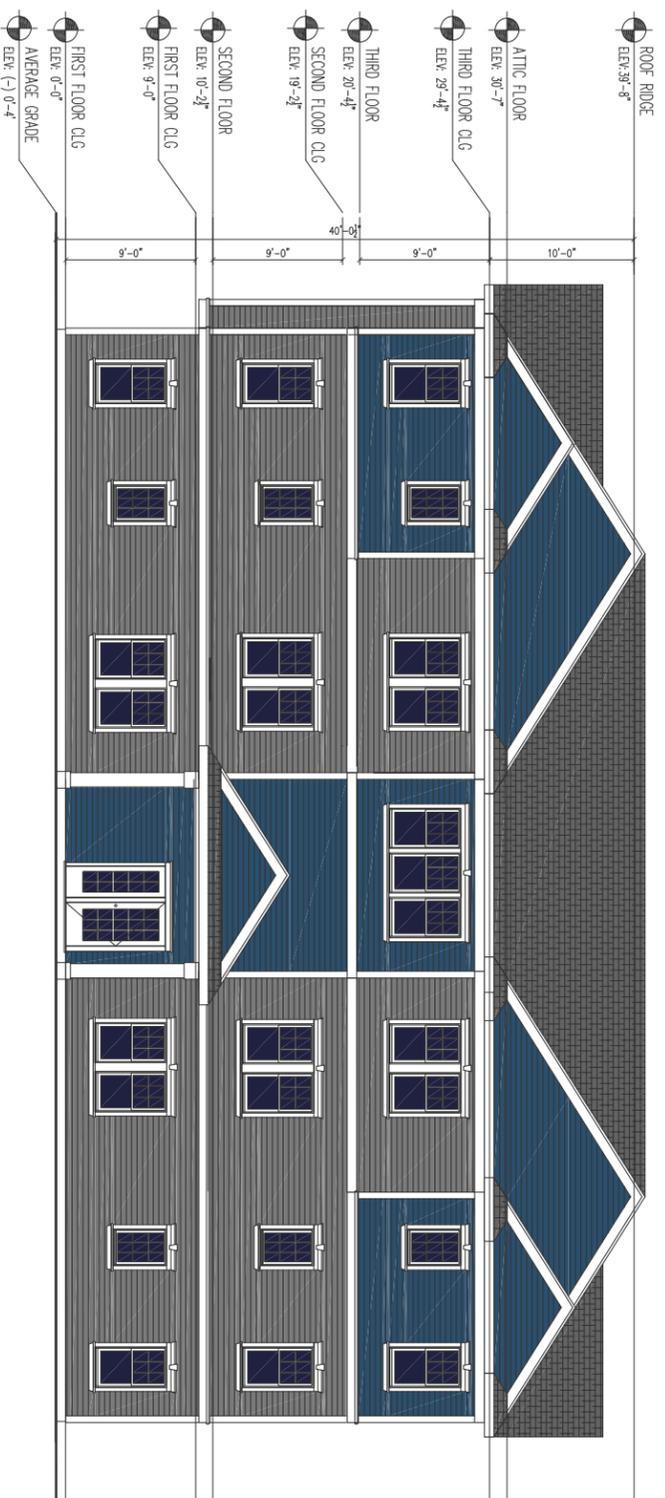
PLAT 303 LOT 106
N/F: BARTLETT FAMILY TRUST
407 KING ST
1.13 ACRE

PLAT 303 LOT 105
N/F: TODESCO FRANK
409 KING ST
0.90 ACRE



SIDE ELEVATION

SCALE: NTS



KING STREET ELEVATION

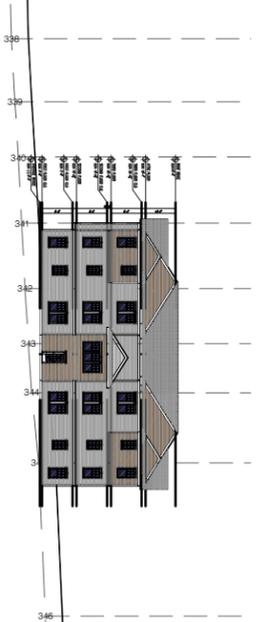
SCALE: NTS

**UNION CROSSING
CONDOS**
KING ST
FRANKLIN, MA

DRAWN: B. FRIGON
ISSUED: ELEV REVIEW
DATE: 21 JULY 2025
SCALE: NTS

EXTERIOR
ELEVATIONS

A5



STREET SCAPE STUDY

SCALE: NTS

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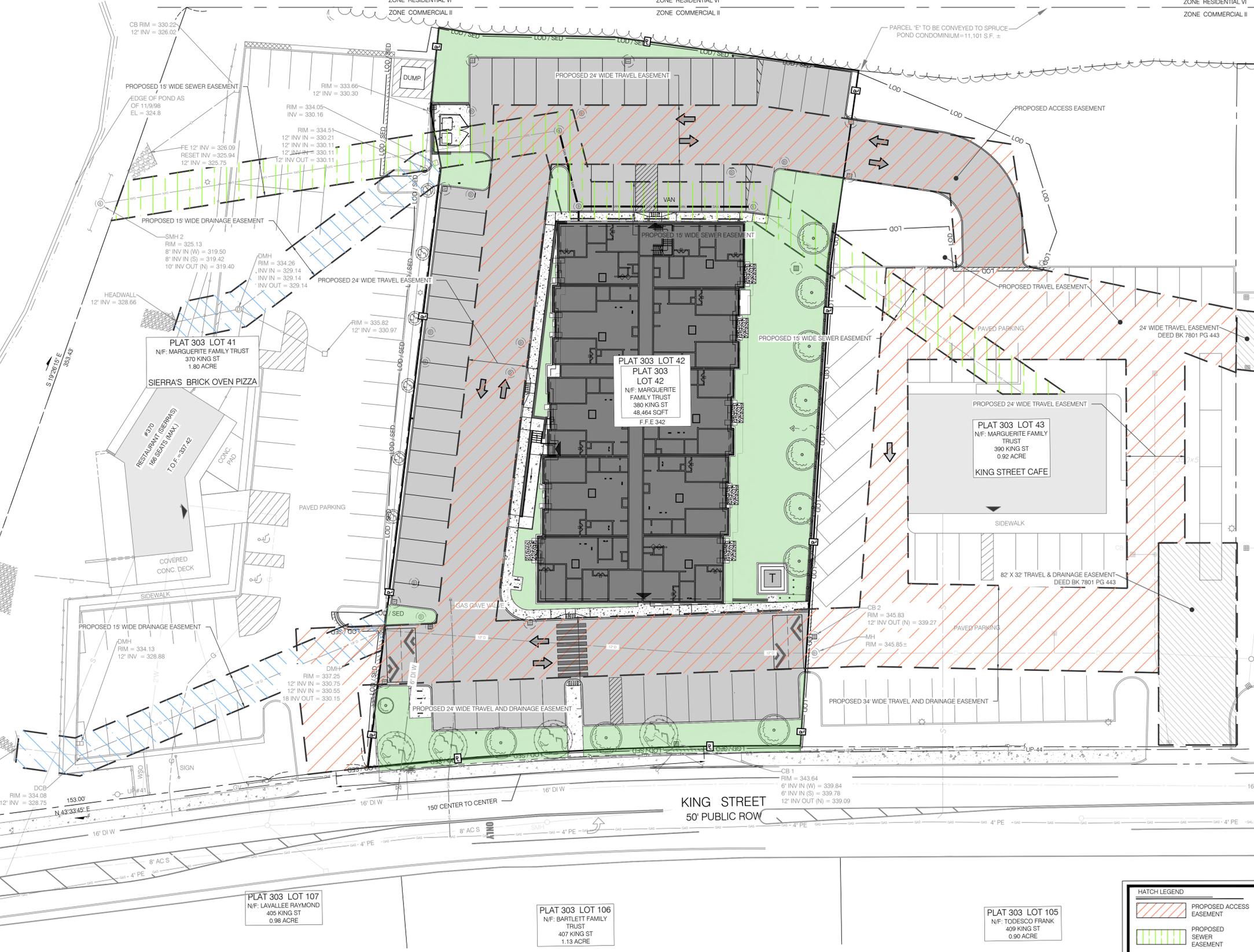
KING
STREET
ELEVATION
STUDY

A0



PLAT 303 LOT 45
N/F: SPRUCE POND VILLAGE
13 SPRUCE POND ROAD
33.78 ACRE

ZONE RESIDENTIAL VI
ZONE COMMERCIAL II



NOTES:

1. A "TRAVEL" EASEMENT SHALL BE PROVIDED FOR THE SHARED ACCESS AISLES BETWEEN PLAT 303 LOT 41, 42, AND 43 FOR TRAVEL EGRESS AND COMMON SNOW STORAGE PRIOR TO FINAL RECORDING.
2. UTILITY EASEMENTS FOR MEANS OF ACCESS AND MAINTENANCE BETWEEN PLAT 303 LOT 41, 42, AND 43 SHALL BE PROVIDED PRIOR TO FINAL RECORDING.
3. PLOTTED IN COLOR FOR PRESENTATION PURPOSES ONLY.

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EASEMENT PLAN

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5	BY DATE	EB 4.28.25	PROPERTY LINE - PROPOSED SETBACKS STORMWATER PLAN REVISIONS
6	BY DATE	EB 5.1.25	COORDINATION MEETING REVISIONS: EASEMENT PLAN, APPARATUS CIRCULATION PLAN WATER LINE DESIGN LANDSCAPE REVISIONS
7	BY DATE	EB 5.2.25	GAS (G) STORMWATER DIVERSION STRUCTURE REVISIONS

FORMAL PLAN REVISIONS

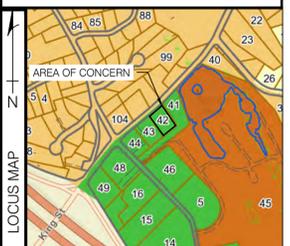
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100.00 (D)	PLAN / DEED DIMENSION	---	SPOT GRADE - EXISTING
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---	GAS (G)	---	
---	SANITARY SEWER (S)	---	
---	STORM DRAIN (SD)	---	
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---	LIMIT OF DISTURBANCE (LOD)	---	
---	SEDIMENT CONTROL (SED)	---	
---	LOD / SED	---	
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---	BRUSH LINE (APPROXIMATE)	---	
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SCALE
1"=20'
SV-300

N:\PROJECTS\24.0168 - MARGUERITE COMMONWEALTH UNION CROSSING\SITE CIVIL\24.0168 FRANKLIN CROSSING CIVIL OPT 2.DWG SV-300 NEI-Standard.cdw 7/24/2025 Eric Bluzzi



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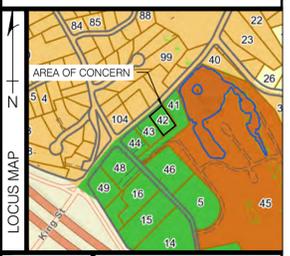
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SCALE 1"=30' **C-100**

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EXISTING ACCESSWAY TO BE CLOSED

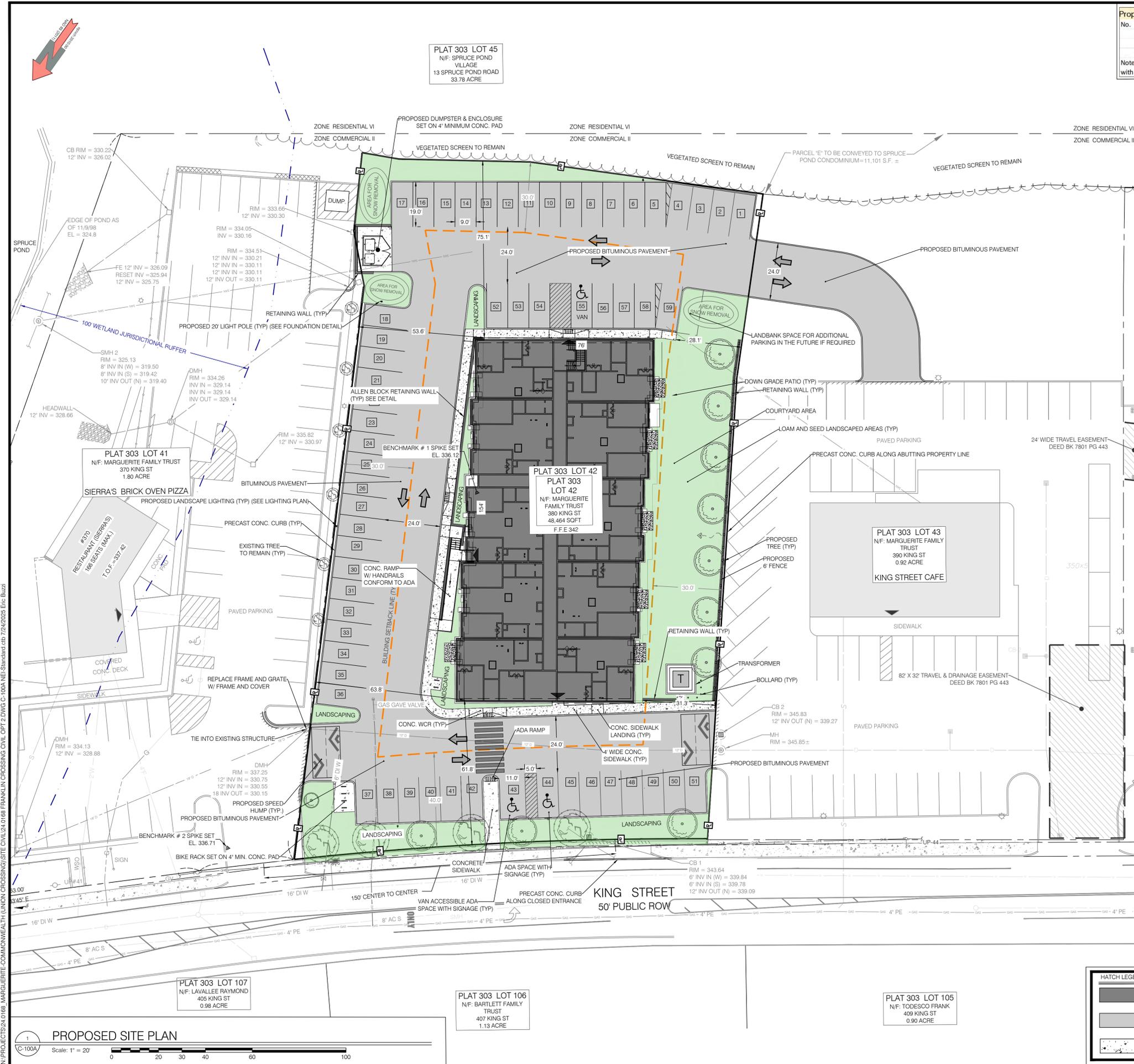
EXISTING ACCESSWAY TO BE CLOSED

SPEED TABLE (TYP)

UNION STREET

AT&T

UP 41



Proposed Parking Calculation (Franklin Zoning Code Ch 185 Sec 21 Part B(3)(a)(i))

No.	Description	Number	Notes
1	Proposed No. of Units	30	2 parking spots required per unit
2	Proposed Parking Spaces Required	60	30*2
3	Proposed Parking Spaces Provided	59	Including 3 ADA spaces (1 Van with capacity for 12 bicycles)

Note: One parking space has been removed in lieu of a bike rack

24.0168 380 King St Franklin MA PROPOSED LOT COVERAGE TABLE

Description	Area	Unit	Notes
Plat 303 Lot 42	48,464	Sq Ft	Currently Vacant
Prop. Structure	11,616	Sq Ft	Residential Complex
Lot Coverage	23.97%		
CH Zone - Max 70% structural lot coverage 80% impervious			

24.0168 380 King St Franklin MA PROPOSED PAVEMENT COVERAGE TABLE

Description	Area	Unit	Notes
Plat 303 Lot 42	48,464	Sq Ft	Currently Vacant
Proposed Structure	11,616	Sq Ft	Residential Complex
Proposed Pavement	24,393	Sq Ft	Parking lot & Access Drives
Proposed Landscaping	12,455	Sq Ft	
Pavement Coverage	74.3%		Includes structure
CH Zone - Max 70% structural lot coverage 80% impervious			

24.0168 380 King St Franklin MA A.P. 303 Lot 42 PARCEL / ZONING DATA

Zoning Requirement	Required	Provided
Minimum Lot Area (SF)	40,000	48646
Minimum Lot Frontage Width (Feet)	175	176.6
Lot Depth (Feet)	200	< 270
Lot Width (Circle Dia. In Feet)	157.5	< 160
Max Building Height (Stories)	3	3
Max Building Height (Feet)	40	> 40

District	Notes
Overlay District	Senior Village
Overlay District	Sign
Interim Wetland Protection Area	No
Zone II	No

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SHEET TITLE - CONDOMINIUMS PROPOSED SITE PLAN

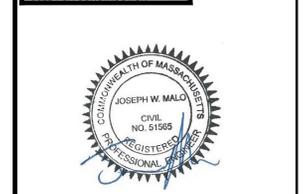
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LOCUS MAP

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C-100A

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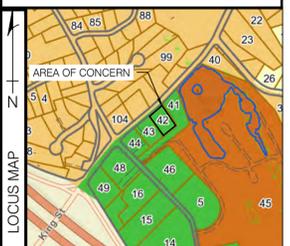
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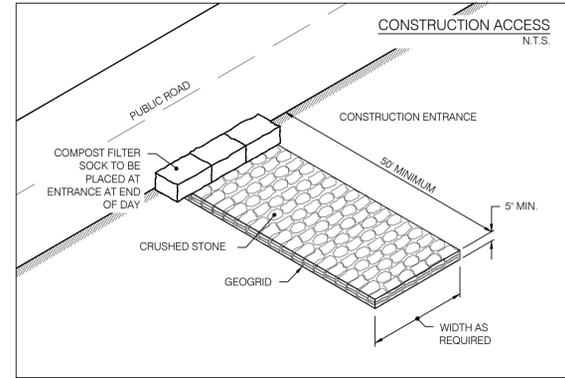
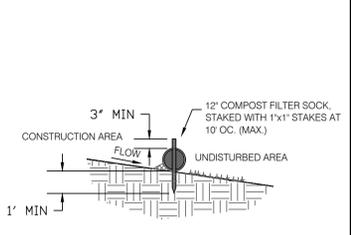
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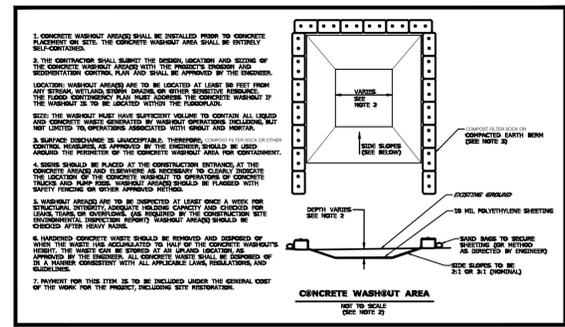
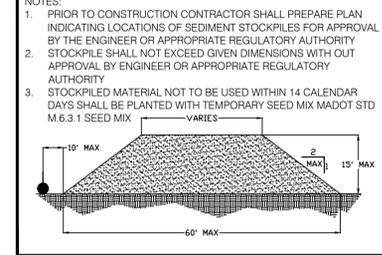
N:\PROJECTS\24.0168 - MARGUERITE COMMONWEALTH (UNION CROSSING)\SITE CIVIL\24.0168 FRANKLIN CROSSING CIVIL OPT 2.DWG C-103 NEI Standard.cdw 7/24/2025 Eric Buzzi

- A. INSTALLATION. COMPOST FILTER SOCKS SHALL BE CONSTRUCTED AT THE LOCATIONS, AND IN ACCORDANCE WITH THE DETAILS INDICATED ON THE PLANS, OR AS DIRECTED BY THE ENGINEER. THE FOLLOWING STIPULATIONS ALSO APPLY.
1. COMPOST FILTER SOCKS MAY BE EITHER FABRICATED ON SITE OR DELIVERED TO THE SITE.
 2. COMPOST MEDIA SHALL CONFORM TO AASHTO MP 9-06
 3. TRENCHING IS NOT REQUIRED. COMPOST FILTER SOCKS SHALL BE PLACED OVER THE TOP OF GROUND. WOODEN STAKES SHALL BE DRIVEN THROUGH THE CENTER OF THE FILTER SOCKS TO ANCHOR THEM TO THE GROUND. TO ENSURE OPTIMUM PERFORMANCE, HEAVY VEGETATION SHALL BE CUT DOWN OR REMOVED, AND EXTREMELY UNEVEN SURFACES SHALL BE GRADED TO ENSURE THAT THE COMPOST FILTER SOCK UNIFORMLY CONTACTS THE GROUND SURFACE.
 4. FILTER SOCKS SHALL BE PLACED IN A CONTINUOUS LINE. WHERE ENDS INTERSECT THEY SHALL BE SLEEVED TO CREATE AN INTERLOCK WITH A TWO (2) FOOT OVERLAP. AFTER ONE SECTION IS FILLED AND THE ENDS TIED OFF, THE NEXT SECTION SHALL BE PULLED OVER THE TIED OFF END OF THE PREVIOUS SECTION, TO CREATE A 2 FOOT OVERLAP. THE OVERLAP SHALL BE STAKED. THE INTERSECTING OVERLAPS SHALL BE CONSTRUCTED TO ENSURE THAT STORMWATER DOES NOT BREAK THROUGH AT THESE INTERSECTION POINTS.
 5. REMOVAL. THIS WORK, IF REQUIRED, SHALL INCLUDE THE REMOVAL OF THE COMPOST FILTER SOCK AND STAKES. UNLESS BIODEGRADABLE, THE MESH FILTER SOCK MATERIAL SHALL BE CUT OPEN AND THE MESH REMOVED. IN GENERAL, THE COMPOST FILTER MATERIAL MAY BE LEFT IN PLACE, HOWEVER THE MATERIAL WILL BE RAKED OUT LEVELED TO SURROUNDING GRADES, THEN SEEDED. PRIOR TO SUCH REMOVAL, HOWEVER, ALL SILT, MUD AND DEBRIS ENTRAPPED OUTSIDE OF THE COMPOST FILTER SOCK SHALL BE REMOVED AND THE AREA CLEANED UP.

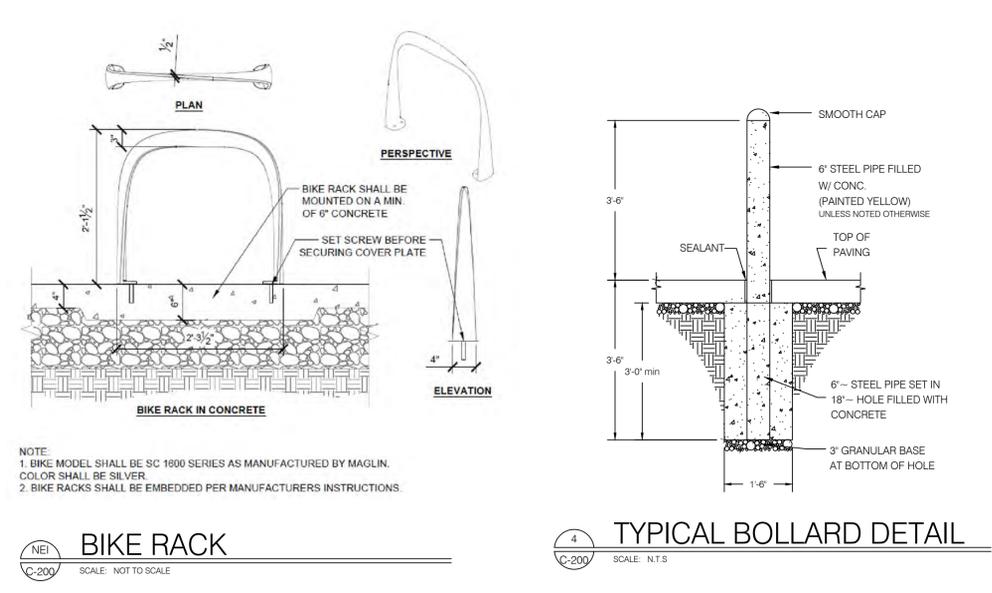
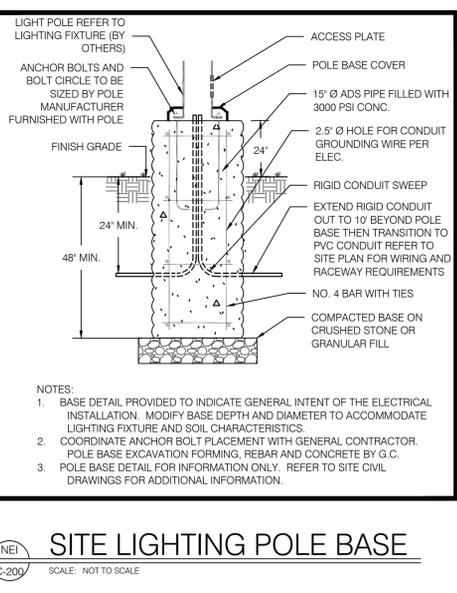
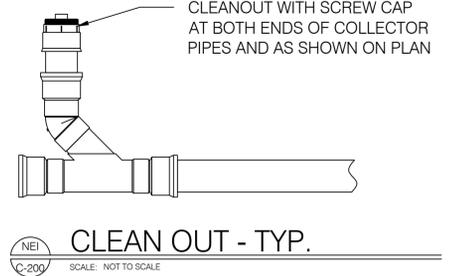
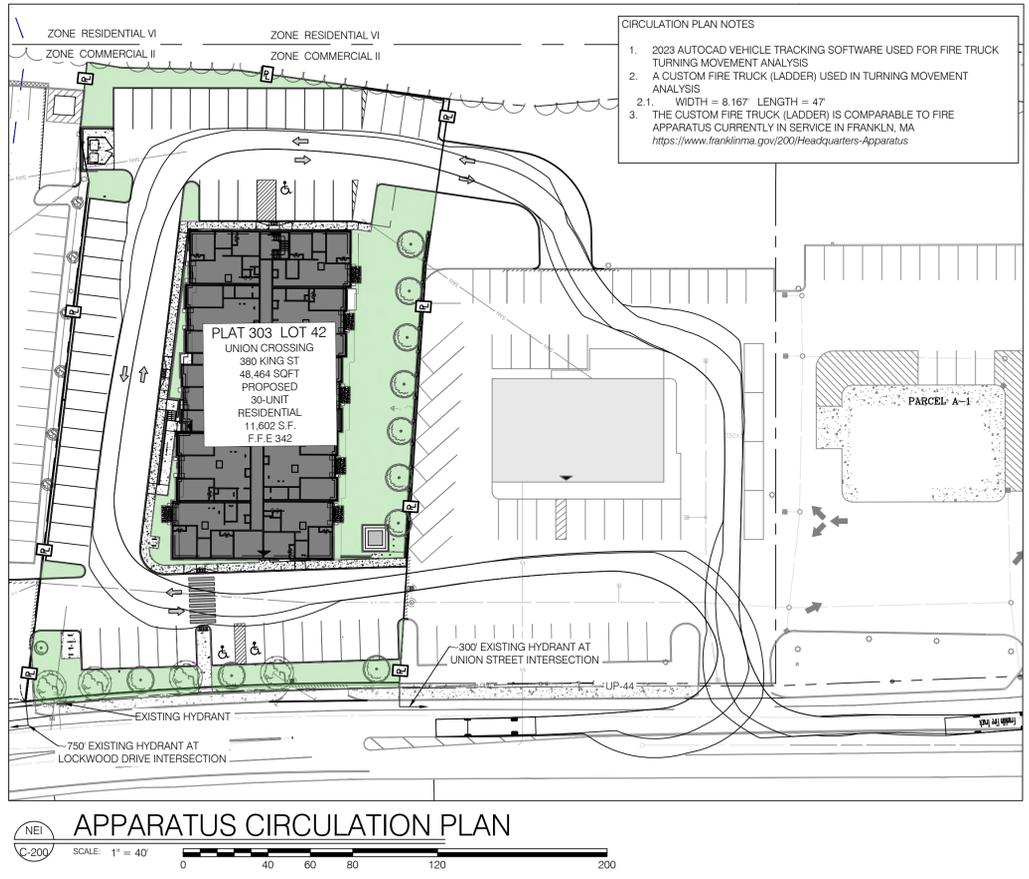
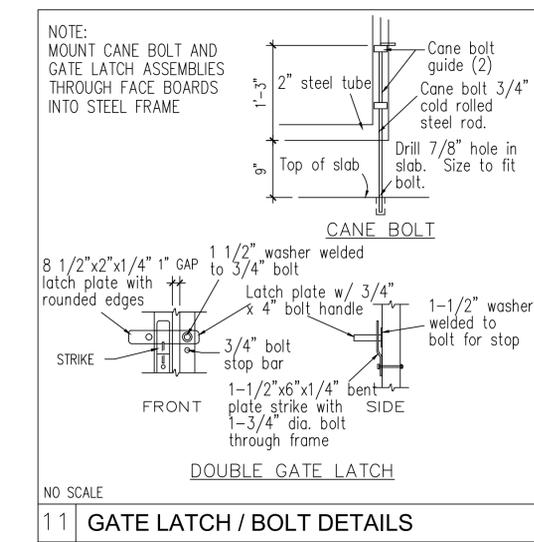
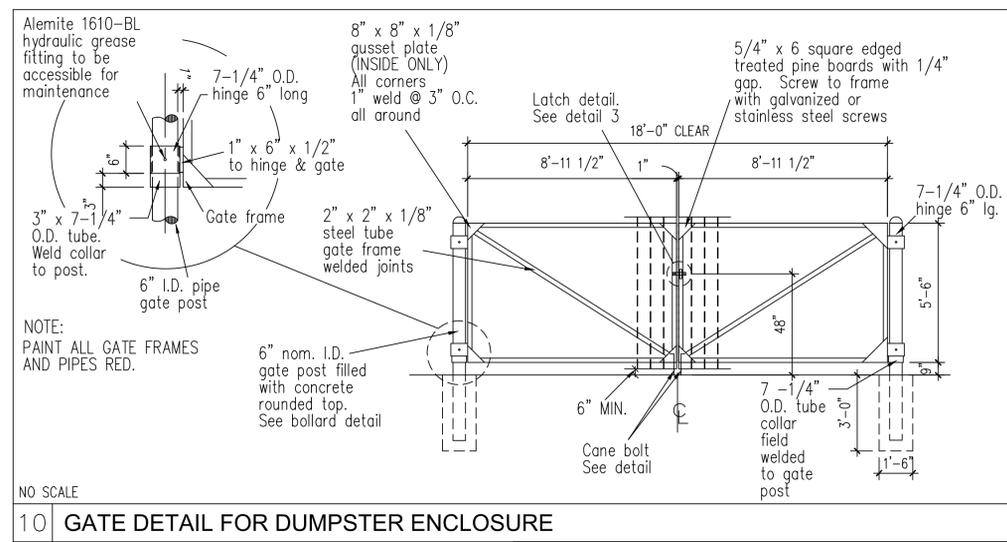
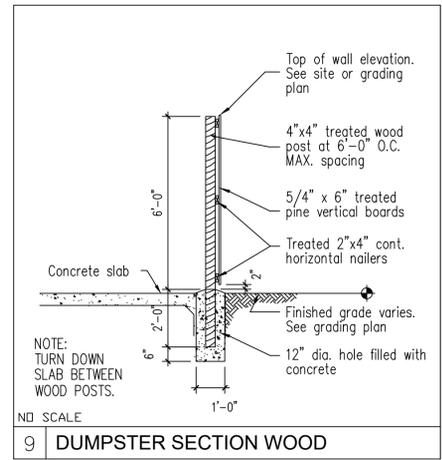
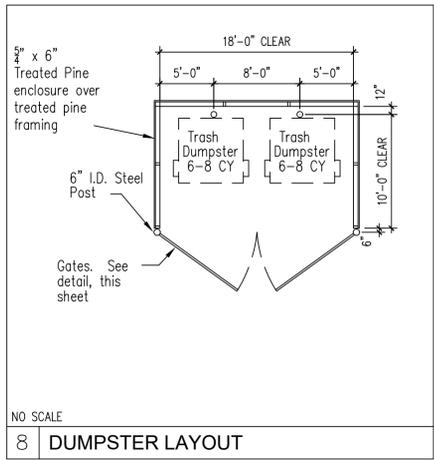
COMPOST FILTER SOCK DETAIL
N.T.S.



TEMPORARY SEDIMENT STOCKPILE
N.T.S.



1. CONCRETE WASHOUT AREAS SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE. THE CONCRETE WASHOUT AREA SHALL BE ENTIRELY SELF-CLEANING.
2. THE CONCRETE WASHOUT AREA SHALL BE LOCATED AT THE END OF THE UNDISTURBED CONSTRUCTION AREA AND SHALL BE APPROXIMATELY 10' FROM THE UNDISTURBED CONSTRUCTION AREA. THE CONCRETE WASHOUT AREA SHALL BE LOCATED AT THE END OF THE UNDISTURBED CONSTRUCTION AREA AND SHALL BE APPROXIMATELY 10' FROM THE UNDISTURBED CONSTRUCTION AREA.
3. STOCKPILED MATERIAL NOT TO BE USED WITHIN 14 CALENDAR DAYS SHALL BE PLANTED WITH TEMPORARY SEED MIX M3.1 SEED MIX.
4. WASHOUT AREAS ARE TO BE INSTALLED AT THE END OF THE UNDISTURBED CONSTRUCTION AREA AND SHALL BE APPROXIMATELY 10' FROM THE UNDISTURBED CONSTRUCTION AREA.
5. WASHOUT AREAS ARE TO BE INSTALLED AT THE END OF THE UNDISTURBED CONSTRUCTION AREA AND SHALL BE APPROXIMATELY 10' FROM THE UNDISTURBED CONSTRUCTION AREA.
6. WASHOUT AREAS ARE TO BE INSTALLED AT THE END OF THE UNDISTURBED CONSTRUCTION AREA AND SHALL BE APPROXIMATELY 10' FROM THE UNDISTURBED CONSTRUCTION AREA.
7. WASHOUT AREAS ARE TO BE INSTALLED AT THE END OF THE UNDISTURBED CONSTRUCTION AREA AND SHALL BE APPROXIMATELY 10' FROM THE UNDISTURBED CONSTRUCTION AREA.



NEI
Narragansett
Engineering Inc.
Civil - Survey Structural Environmental Design
3102 East Main Road, Portsmouth RI 02871
Tel. 401.683.6630 www.nei-cds.com

SHEET TITLE - CONDOMINIUMS DETAILS 1

Property Record:
Principal Parcel:
380 King St, Franklin, MA 02038
Plat: 303, Lot: 42, Area: 0.919 Acres, Zone: C-II
N/F: Marguerite Margaret, TR, Marguerite Family Trust
Book/Page: 8145-260

Also Part of Subject Application:
370 King St, Franklin, MA 02038
Plat: 303, Lot: 41, Area: 1.8 Acres, Zone: C-II
N/F: Marguerite Margaret, TR, Marguerite Family Trust
Book/Page 8145-260

390 King St, Franklin, MA 02038
Plat: 303, Lot: 43, Area: 0.919 Acres, Zone: C-II
N/F: Marguerite Margaret, TR, Marguerite Family Trust
Book/Page 8145-260

400 King St, Franklin, MA 02038
Plat: 303, Lot: 44, Area: 0.928 Acres, Zone: C-II
N/F: DECOY INC.

PROJECT NO.	DATE	BY
24.0168	10.10.24	NKH

DRAWING ISSUE:

- CONCEPT / DISCUSSION
- PERMITTING
- CONSTRUCTION
- AS-BUILT
- OTHER

ONLY PLANS ISSUED FOR CONSTRUCTION SHALL BE USED FOR CONSTRUCTION.

INTERNAL REVIEW

No	CHECK	CAD	DESCRIPTION/NOTES
1	BY	EB	PARKING LAYOUT
	DATE		11.26.24
2	BY	EB	STORMWATER DESIGN
	DATE		2.28.25
3	BY	EB	UTILITY REVIEW PENDING
	DATE		3.11.25
4	BY	EB	GENERAL AND STORMWATER
	DATE		3.19.25
5	BY	EB	PLAN REVISIONS
	DATE		4.28.25
6	BY	EB	COORDINATION MEETING
	DATE		5.1.25
7	BY	EB	REVISIONS: EASEMENT PLAN, APPARATUS CIRCULATION PLAN, WATER LINE DESIGN, LANDSCAPE REVISIONS
	DATE		5.7.25
	BY	EB	STORMWATER DIVERSION
	DATE		5.7.25
	DATE		STRUCTURE REVISIONS

FORMAL PLAN REVISIONS

No	DATE	STAGE/DESCRIPTION	BY
1	7.11.25	EXPANDED COURTYARD ADDED RETAINING WALL	TB
2	7.23.25	CLOSED FRONT ENTRANCE ADDED BIKE RACK	EB

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LOCUS MAP

SCALE
1"=20'

C-200