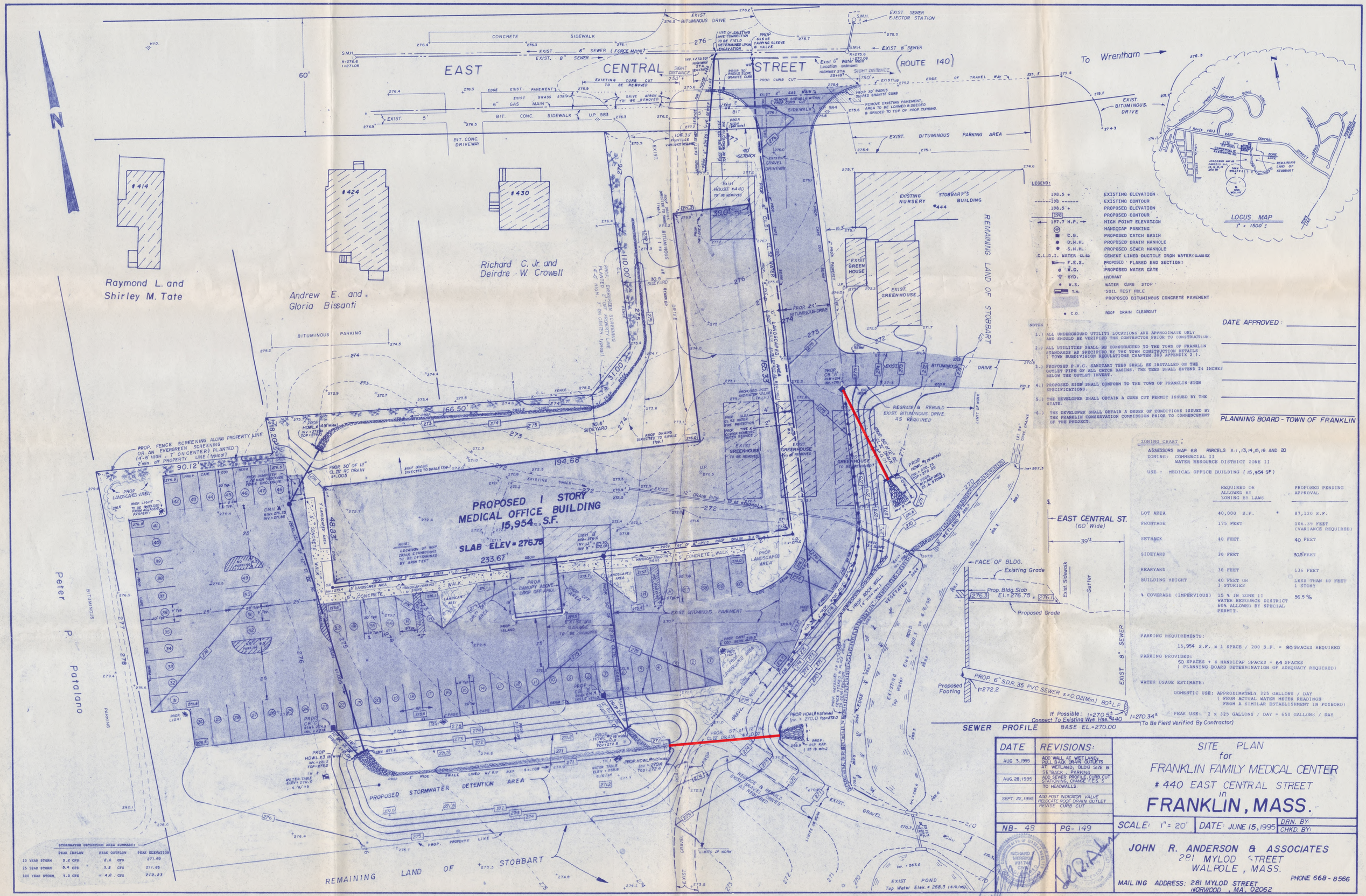
EAST CENTRAL STREET (ROUTE 140)
To Wrentham
N
Raymond L. and Shirley M. Tate
Andrew E. and Gloria Bissanti
Richard C. Jr. and Deirdre W. Crowell
Peter P. Patalano
REMAINING LAND OF STOBBART
EXISTING NURSERY
STOBBART'S BUILDING #444
PROPOSED 1 STORY MEDICAL OFFICE BUILDING 15,954 S.F.
SLAB ELEV = 276.75
PROPOSED STORMWATER DETENTION AREA
EXIST. BITUMINOUS PARKING AREA
EXIST. BITUMINOUS DRIVE
EXIST. SEWER EJECTOR STATION
EXIST. 8" SEWER
EXIST. 6" SEWER (FORCE MAIN)
EXIST. 6" GAS MAIN
EXIST. 6" Water Main
PROP. 6" SDR 35 PVC SEWER s=0.02(Min) 80±L.F.
EAST CENTRAL ST. (60' Wide)
FACE OF BLDG.
Existing Grade
Prop. Bldg. Slab El.=276.75
Proposed Grade
Proposed Footing
EXIST 8" SEWER
SEWER PROFILE
BASE EL.=270.00
LOCUS MAP
1" = 1500'±
LEGEND:
198.5 + EXISTING ELEVATION
198 EXISTING CONTOUR
198.5 + PROPOSED ELEVATION
198 PROPOSED CONTOUR
197.7 H.P. HIGH POINT ELEVATION
HANDICAP PARKING
C.B. PROPOSED CATCH BASIN
D.M.H. PROPOSED DRAIN MANHOLE
S.M.H. PROPOSED SEWER MANHOLE
C.I.D.I. WATER CL52 CEMENT LINED DUCTILE IRON WATER (CLASS 52)
F.E.S. PROPOSED FLARED END SECTION
W.G. PROPOSED WATER GATE
HYD. HYDRANT
W.S. WATER CURB STOP
T.H. SOIL TEST HOLE
PROPOSED BITUMINOUS CONCRETE PAVEMENT
C.O. ROOF DRAIN CLEANOUT
NOTES
1.) ALL UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE ONLY AND SHOULD BE VERIFIED THE CONTRACTOR PRIOR TO CONSTRUCTION.
2.) ALL UTILITIES SHALL BE CONSTRUCTED TO THE TOWN OF FRANKLIN STANDARDS AS SPECIFIED BY THE TOWN CONSTRUCTION DETAILS (TOWN SUBDIVISION REGULATIONS CHAPTER 300 APPENDIX 2 I).
3.) PROPOSED P.V.C. SANITARY TEES SHALL BE INSTALLED ON THE OUTLET PIPE OF ALL CATCH BASINS. THE TEES SHALL EXTEND 24 INCHES BELOW THE OUTLET INVERT.
4.) PROPOSED SIGN SHALL CONFORM TO THE TOWN OF FRANKLIN SIGN SPECIFICATIONS.
5.) THE DEVELOPER SHALL OBTAIN A CURB CUT PERMIT ISSUED BY THE STATE.
6.) THE DEVELOPER SHALL OBTAIN A ORDER OF CONDITIONS ISSUED BY THE FRANKLIN CONSERVATION COMMISSION PRIOR TO COMMENCEMENT OF THE PROJECT.
DATE APPROVED:
PLANNING BOARD - TOWN OF FRANKLIN
ZONING CHART:
ASSESSORS MAP 68 PARCELS 11-1, 13, 14, 15, 16 AND 20
ZONING: COMMERCIAL II
WATER RESOURCE DISTRICT ZONE II
USE: MEDICAL OFFICE BUILDING (15,954 SF)
REQUIRED OR ALLOWED BY ZONING BY LAWS
PROPOSED PENDING APPROVAL
LOT AREA 40,000 S.F. 87,120 S.F.
FRONTAGE 175 FEET 106.39 FEET (VARIANCE REQUIRED)
SETBACK 40 FEET 40 FEET
SIDEYARD 30 FEET 30.5 FEET
REARYARD 30 FEET 136 FEET
BUILDING HEIGHT 40 FEET OR 3 STORIES LESS THAN 40 FEET 1 STORY
% COVERAGE (IMPERVIOUS) 15 % IN ZONE II WATER RESOURCE DISTRICT 60% ALLOWED BY SPECIAL PERMIT. 56.5 %
PARKING REQUIREMENTS:
15,954 S.F. x 1 SPACE / 200 S.F. = 80 SPACES REQUIRED
PARKING PROVIDED:
50 SPACES + 4 HANDICAP SPACES = 64 SPACES
(PLANNING BOARD DETERMINATION OF ADEQUACY REQUIRED)
WATER USAGE ESTIMATE:
DOMESTIC USE: APPROXIMATELY 325 GALLONS / DAY
(FROM ACTUAL WATER METER READINGS FROM A SIMILAR ESTABLISHMENT IN FOXBORO)
PEAK USE: 2 x 325 GALLONS / DAY = 650 GALLONS / DAY
STORMWATER DETENTION AREA SUMMARY:
PEAK INFLOW PEAK OUTFLOW PEAK ELEVATION
10 YEAR STORM 5.2 CFS 2.6 CFS 271.60
25 YEAR STORM 5.4 CFS 3.2 CFS 271.83
100 YEAR STORM 9.0 CFS 4.0 CFS 272.23
DATE REVISIONS:
AUG 3, 1995 ADD WALL AT WETLAND, PULL BACK DRAIN OUTLETS
AUG. 28, 1995 ADD SEWER PROFILE, CURB CUT STATIONING, CHANGE F.E.S. TO HEADWALLS.
SEPT. 22, 1995 ADD POST INDICATOR VALVE RELOCATE ROOF DRAIN OUTLET REVISE CURB CUT
NB- 48
PG- 149
SITE PLAN for FRANKLIN FAMILY MEDICAL CENTER # 440 EAST CENTRAL STREET in FRANKLIN, MASS.
SCALE: 1" = 20'
DATE: JUNE 15, 1995
DRN. BY:
CHKD. BY:
JOHN R. ANDERSON & ASSOCIATES
281 MYLOD STREET
WALPOLE, MASS.
MAILING ADDRESS: 281 MYLOD STREET NORWOOD, MA. 02062
PHONE 668-8566