

**DESIGN REVIEW COMMISSION
AGENDA**

**January 12, 2021
7:00 PM.**

Virtual Meeting

Due to the growing concerns regarding the COVID-19 virus, we will be conducting a remote/virtual Design Review Commission Meeting. In an effort to ensure citizen engagement and comply with open meeting law regulations, citizens will be able to dial into the meeting using the provided phone number (Cell phone or Landline Required) OR citizens can participate by copying the link (Phone, Computer, or Tablet required). Please click on <https://us02web.zoom.us/j/84998469480> or call on your phone at 1-929-205-6099, meeting ID is 84998469480.

- 7:00 PM Anika – 28 Forge Parkway**
Removal of existing wall sign/replace non-illuminated cut out letters
- 7:05 PM New England Chapel – 300 East Central Street**
Install non-lit temporary faces
- 7:10 PM The Learning Experience, Franklin – 515 West Central Street**
New 2 story child day care center with building signage, monument sign, and panel on existing pylon sign

General Matters:

Approval of Minutes: December 29, 2020

COMMENTS: These listing of matters are those reasonably anticipated by the Chair which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.

This agenda is subject to change. Last updated: January 7, 2021

The next meeting of the Design Review Commission is scheduled for January 26, 2021

FORM Q

TOWN OF FRANKLIN
DESIGN REVIEW APPLICATION
FOR §185-31(2) OF THE ZONING BY-LAW

A) **General Information**

Name of Business or Project: ANIKA
28 FORGE PARKWAY

Property Address _____

Assessors' Map # 275 Parcel # 008

Zoning District (select applicable zone): I

Zoning History: Use Variance _____
Non-Conforming Use _____

B) **Applicant Information:**

Applicant Name: BARLO SIGNS
JENN ROBICHAUD

Address: 18 HAVERILL ST
HUDSON NH 03051

Telephone Number: 603 966 6078
JENN ROBICHAUD

Contact Person: _____

C) **Owner Information (Business Owner & Property Owner if different)**

Business Owner: ANIKA THERAPEUTICS Property Owner: DONOVAN HOLDINGS LLC

Address: 28 FORGE PARKWAY 28 FORGE PARKWAY
FRANKLIN MA 02038 FRANKLIN MA 02038

All of the information is submitted according to the best of my knowledge


BARLO SIGNS JENN ROBICHAUD

Signature BARLO SIGNS JENN ROBICHAUD

Print Name: _____

12 29 2020

Date Submitted

***FOR SIGNS COMPLETE PAGES 1 & 2 ONLY.**

FOR SITE PLANS, BUILDING PLANS, PROJECTS, COMPLETE PAGES 1 – 4

SEE ADDENDA ATTACHED FOR ASSISTANCE IN COMPLETION OF FORM Q

D) Architect/Engineer/Sign Company Information (if not the applicant)

a. Sign Company

Business Name: _____

Contact Person: _____

Address _____

Telephone Number: _____

b. Architect/Engineer (when applicable)

Business Name: _____

Contact Person: _____

Address _____

Telephone Number: _____

E) Work Summary

Summary of work to be done: REMOVAL OF EXISTING WALL SIGN/ REPLACE
NON ILLUMINATED CUT OUT LETTERS

F) Information & Materials to be Submitted with Application

a) FOR SIGN SUBMISSIONS ONLY:

NINE (9) COPIES OF THE FOLLOWING MUST BE SUBMITTED WITH APPLICATION

1. Drawing of Proposed Sign which must also include
type of sign (wall, pylon etc.) colors
size/dimensions materials
style of lettering lighting-illuminated, non-illuminated and style
2. Drawing and/or pictures indicating location of new sign.
3. Picture of existing location and signs (if previously existing location)

b) FOR BUILDINGS/DEVELOPMENTS OR PROJECT SUBMISSIONS:

NINE (9) COPIES OF THE FOLLOWING MUST BE SUBMITTED W/APPLICATION

1. Site Plan including Landscape Plan showing plantings. Plantings must be from Best Development Practices Guide
2. Lighting Plan indicating lighting levels & specifications of proposed lights
3. Building drawings, indicating size and height of building(s); front, rear and side elevations (when there are no adjoining buildings) and floor plans
4. Drawings or pictures of existing conditions
5. If any signage on the building or site, provide information from above Signage Checklist

Note: Please bring a sample of the following to the meeting: materials samples (brick, siding, roofing etc.) as well as samples of paint colors.

LANDLORD AUTHORIZATION

FOR PERMIT(S), VARIANCE(S), HEARING(S)

< MUST BE SIGNED BY LANDLORD OR OWNER OF THE PROPERTY
ON WHICH SIGNAGE IS BEING INSTALLED >

This document verifies that you are authorizing BARLO SIGNS to install signage on your property pursuant to the attached drawings as well as authorizing BARLO SIGNS to secure all related permits required by the local municipalities.

Barlo Signs cannot apply for permits or hearings until we receive the LANDLORD or PROPERTY OWNER'S authorization to do so.

☒ I hereby authorize an Authorized Representative of Barlo Signs of Hudson, N.H., to APPLY FOR SIGN PERMITS for this site and to APPEAR BEFORE THE PLANNING BOARD and/or SIGN REVIEW BOARD and/or the ZBA for this site.

☒ I hereby authorize BARLO SIGNS to install signage on my property exactly as shown in drawing # 1.0 Dated: 12/1/2020

Sign location address: 28 Forge Parkway Franklin, MA

Property Owner's Signature: X

Printed Name:

NANCY DONOVAN

Company Name:

DONOVAN HOLDINGS LLC

Address:

28 Forge Parkway
Franklin, MA 02038

Phone number:

508 528 6863

Date Signed:

12/9/2020

We cannot apply for permits or hearings until we receive your authorization. Thank you!

Reference JOB NAME: Anika Therapeutics, Inc.

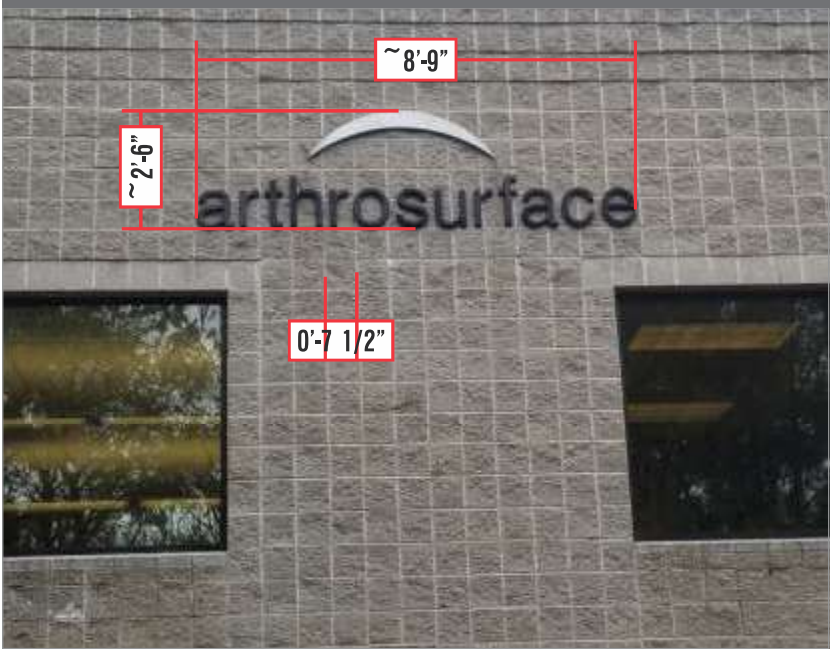
Job #: 19142



APPROVED

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EXISTING SIGN



SCOPE OF WORK

REMOVE & DISPOSE (1) SET OF FCOS ON BLOCK WALL. BARLO TO PATCH/FILL HOLES FROM PREVIOUS SIGN.

MANUFACTURE & INSTALL (1) SET OF 1/2"THICK PAINTED & ANODIZED FCO ALUMINUM LETTERS PIN MOUNTED TO EXTERIOR CONCRETE BLOCK FACADE WITH SILICONE ADHESIVE AS REQUIRED.

TOTAL SQUARE FEET: 32.08 SQ FT	
CODE ALLOWANCE: 60.00 SQ FT	VARIANCE REQUIRED: N/A

COLOR SCHEDULE - CLIENT TO VERIFY

	PTM BLUE; C95 M73 Y7 K2
---	-------------------------



158 Greedy St, Hudson, NH 03051 P: (603) 882-2638 F: (603) 882-7680
© COPYRIGHT 2019
THIS DESIGN CONCEPT IS THE PROPERTY OF BARLO SIGNS INTERNATIONAL, INC.
 PROPOSED ITEMS ARE INTENDED TO BE INSTALLED IN ACCORDANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF ALL ELECTRICAL ITEMS. ELECTRICAL ITEMS WILL HAVE UL LABELS.

PROJECT APPROVAL	
Client:	Date:
Design: LP	Date: 12/21/20
Sales:	Date:
Updating:	Date:
Production:	Date:

ANIKA THERAPEUTICS, INC.
28 FORGE PARKWAY
FRANKLIN, MA 02038
12/01/20

DESIGNER: LP
SALES REP: HARN
PW: JB

ITEM
A

SHEET 1.0

FORM Q

TOWN OF FRANKLIN
DESIGN REVIEW APPLICATION
FOR §185-31(2) OF THE ZONING BY-LAW

A) General Information

Name of Business or Project: New England Chapel

Property Address 300 East Central

Assessors' Map # _____ Parcel # 285-010-000-000

Zoning District (select applicable zone): _____

Zoning History: Use Variance _____
Non-Conforming Use _____

B) Applicant Information:

Applicant Name: _____
Signs By Cam, Inc.
837 Upper Union Street
Suite C-18

Address: _____
Franklin, MA 02038

Telephone Number: 508-361-2705

Contact Person: Cam Afonso

C) Owner Information (Business Owner & Property Owner if different)

Business Owner: New England Chapel Property Owner: Same as Owner

Address: 300 E. Central St. _____
Franklin, MA _____
of Business

All of the information is submitted according to the best of my knowledge
Executed as a sealed instrument this _____ day of _____ 20____

Cam Afonso
Signature of Applicant

X Hugh Leach
Signature of Owner

Cam Afonso
Print name of Applicant

Hugh Leach
Print name of Owner

***FOR SIGNS COMPLETE PAGES 1 & 2 ONLY.**

FOR SITE PLANS, BUILDING PLANS, PROJECTS, COMPLETE PAGES 1 - 4

SEE ADDENDA ATTACHED FOR ASSISTANCE IN COMPLETION OF FORM Q

D) Architect/Engineer/Sign Company Information (if not the applicant)

a. Sign Company

Business Name: _____ Signs By Cam, Inc.
Contact Person: _____ 837 Upper Union Street
Address _____ Suite C-18
Franklin, MA 02038
Telephone Number: _____

b. Architect/Engineer (when applicable)

Business Name: _____
Contact Person: _____
Address _____
Telephone Number: _____

E) Work Summary

Summary of work to be done: _____ Install non-lit temporary
_____ faces

F) Information & Materials to be Submitted with Application

a) FOR SIGN SUBMISSIONS ONLY:

NINE (9) COPIES OF THE FOLLOWING MUST BE SUBMITTED WITH APPLICATION

1. Drawing of Proposed Sign which must also include
type of sign (wall, pylon etc.) colors
size/dimensions materials
style of lettering lighting-illuminated, non-illuminated and style
2. Drawing and/or pictures indicating location of new sign.
3. Picture of existing location and signs (if previously existing location)

b) FOR BUILDINGS/DEVELOPMENTS OR PROJECT SUBMISSIONS:

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1. Site Plan including Landscape Plan showing plantings. Plantings must be from Best Development Practices Guide
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Note: Please bring a sample of the following to the meeting: materials samples (brick, siding, roofing etc.) as well as samples of paint colors.



*TEMPORARY SIGN FACES

Signs By Cam Inc.

Sign & Graphic Solutions • Uncompromising Integrity

Cam Afonso

837 Upper Union St., Suite C-18
Franklin, MA 02038

Phone: 508-364-2905

Fax/Office: 508-528-0766

E-Mail: cam@signsbycam.com

Website: www.signsbycam.com

APPROVED FOR PRODUCTION:

X

© COPYRIGHT

ALL DRAWINGS ARE PROPERTY OF SIGNS BY CAM, Inc.
ANY DUPLICATION OF ANY KIND IS PROHIBITED.
PERSON(S) WILL BE PROSECUTED TO THE FULL EXTENT
OF THE LAW.

JOB INFORMATION

JOB TITLE:

CONTACT:

PHONE:

FAX:

JOB DESCRIPTION:

SQUARE FOOTAGE: =

SIGN MATERIAL SPECS

BANNER: ☐ COROPLAST: ☐ WOOD: ☐

ACRYLIC: ☐ MAGNETIC: ☐ URETHANE: ☐

PVC: ☐ ALUMINUM: ☐ NUEDGE: ☐

SINGLE SIDED: ☐ DOUBLE SIDED: ☐

OTHER: _____

COLOR SPECS:

BACKGROUND:

COPY:

OUTLINE:

SHADOW:

BORDER:

LOGO:

FORM Q

TOWN OF FRANKLIN DESIGN REVIEW APPLICATION FOR §185-31(2) OF THE ZONING BY-LAW

A) General Information

Name of Business or Project: The Learning Experience, Franklin

Property Address 515 West Central Street

Assessors' Map # 270 Parcel # 029-2

Zoning District (select applicable zone): _____

Zoning History: Use Variance _____
Non-Conforming Use _____

B) Applicant Information:

Applicant Name: Franklin Learning RE LLC

Address: 21671 Bronte Pl
Ashburn, VA, 20147

Telephone Number: 703-856-5240

Contact Person: Manoj Ghandi

C) Owner Information (Business Owner & Property Owner if different)

Business Owner: Franklin Learning RE LLC Property Owner: Norfolk County Development LLC
Address: 21671 Bronte Pl 185 Quincy Shore Dr #A26
Ashburn, VA, 20147 Quincy MA 02171

All of the information is submitted according to the best of my knowledge
Executed as a sealed instrument this 21 day of October 2020

Manoj Ghandi
dotloop verified
10/20/20 6:10 PM EDT
MSC-E/3E-D918-JQSH

Signature of Applicant

Manoj Ghandi

Print name of Applicant

Signature of Owner

LEI WANG

Print name of Owner

***FOR SIGNS COMPLETE PAGES 1 & 2 ONLY.**

FOR SITE PLANS, BUILDING PLANS, PROJECTS, COMPLETE PAGES 1-4

SEE ADDENDA ATTACHED FOR ASSISTANCE IN COMPLETION OF FORM Q

D) Architect/Engineer/Sign Company Information (if not the applicant)

a. Sign Company

Business Name: Identiti Resources
Contact Person: Lauren Raiman
Address _____
Telephone Number: 847-805-6685

b. Architect/Engineer (when applicable)

Business Name: Jarmel Kizel Architects and Engineers, Inc.
Contact Person: Cheryl Schweiker
Address 42 Okner Parkway, Livingston, NJ 07039
Telephone Number: 973-994-9669

E) Work Summary

Summary of work to be done: New 2 story child day care center with building signage, monument sign and panel on existing pylon sign

F) Information & Materials to be Submitted with Application

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DESIGN STANDARDS

Explain how each of the design standards outlined below has been incorporated into the design of the proposed development. Fill in the information in the spaces provided or use a separate sheet.

1. **Height**—The height of any proposed alteration shall be compatible with the style and character of the surrounding buildings, within zoning requirements. _____

The height will be within the 40' max height allowed by zoning.

2. **Proportions of Windows and Doors** – The proportions and relationships between doors and windows shall be compatible with the architectural style and character of the surrounding area.

Building will maintain door and window styles consistent with the colonial style of the area.

3. **Relations of Building Masses and Spaces** – The relationship of a structure to the open space between it and adjoining structures shall be compatible. _____

Circulation around the building will be maintained for safety. A playground adjacent to the building will be provided for the children.

4. **Roof Shape** – The design and pitch of the roof shall be compatible with the architectural style and character of the surrounding buildings. A sloping mansard roof with asphalt shingles is proposed.

Gables are provided to break up the roofline consistent with surrounding buildings.

5. **Scale** – The scale of the structure shall be compatible with its architectural style and the character of the surrounding buildings. Height of the building will not exceed zoning and is consistent with surrounding structures.

6. **Façade, Line, Shape & Profile** – Facades shall blend with other structures in the surrounding area with regard to the dominant vertical or horizontal context: _____

Gables and a sloping mansard roof giving the appearance of a hip roof. Windows and door with a rhythmic patterns

7. **Architectural Details** – Architectural details, including signs, materials, colors and textures shall be treated so as to be compatible with the existing and adjacent architectural character, thereby preserving and enhancing the surround area. _____

Building materials consistent with nearby structures including brick, horizontal siding, white trim pieces and window styles.

8. **Advertising Features** – The size, location, design, color, texture, lighting and materials of all permanent signs and outdoor advertising structures shall not detract from the use and enjoyment of the proposed buildings and structures and the surrounding properties.

One internally lit sign on the entrance canopy and decorative columns are proposed.

A small monument sign matching materials of the building at the driveway entrance.

Existing panel on pylon sign

9. **Heritage** – Removal or disruption of historic, traditional or significant uses, structures or architectural elements shall be minimized insofar as practicable. N/A

10. **Energy Efficiency** – To the maximum extent reasonably practicable, proposals shall utilize energy-efficient technology and renewable energy resources and shall adhere to the principles of energy-conscious design with regard to orientation, building materials, shading, landscaping and other elements. Energy star appliances, low-e glazing, high SEER rated HVAC equipment and LED lighting will be specified.

11. **Landscape** - The landscape should improve the character and appearance of the surrounding area and parking areas should be located to the side or rear of buildings when reasonably possible.

SEE ADDENDA ATTACHED FOR INSTRUCTIONS TO ASSIST IN COMPLETING APPLICATION.

ADDENDA

INSTRUCTIONS FOR COMPLETION OF FORM Q-DESIGN REVIEW APPLICATION

A. General Information

- Please list name of Business as it will appear on sign or name of project or development, as the case may be, as well as the property address
- Assessors' Map & Parcel numbers may be obtained from tax bill, Town website @ www.franklin.ma.us/Town/Assessors/PropertyTax or from the computer located outside the Assessor's Office, first floor, Municipal Building, 355 East Central Street.
- Zoning District and Zoning History information may be obtained at the Building Department, 1st floor, Municipal Building

B. Applicant Information – complete and include name of contact person w/ phone number

C. Owner Information – if business owner and property owner are not the same, please include information for both. If signage is within a shopping plaza—obtain letter of approval of sign changes from plaza owner.

Page 2 –

D. Architect/Engineer or Sign Company Information:

- Signs only – Name of Sign Company and Contact Person
- Developments & Projects – Engineer and Architect Information as well

E. Work Summary: Include brief summation of work to be done

Pages 3 & 4

F. Information & Materials to be Submitted w/Application

a) SIGNS ONLY –

- Nine (9) Copies of sign drawings and photos, which include information listed on Page 2 of the application

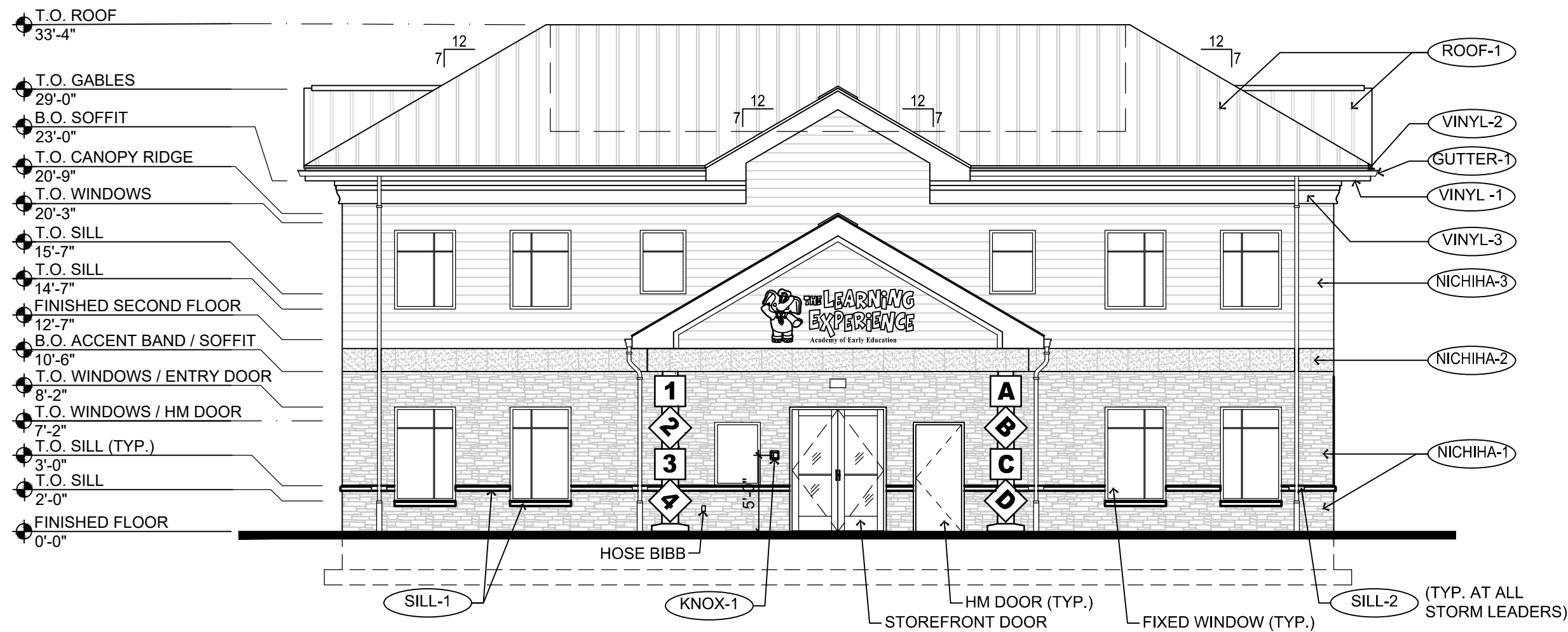
b) SITE PLAN APPLICATIONS FOR BUILDINGS/DEVELOPMENTS/PROJECTS.

- Nine (9) Copies of all plans including information listed on Page 2 of application.
- Please bring samples of siding and roofing materials and paint color samples to the meeting when scheduled.

DESIGN STANDARDS – For Buildings/Projects and Developments, please complete Pages 3 and 4 as they apply to your project.

ALL APPLICATIONS WITH NINE (9) COPIES OF SUPPLEMENTARY INFORMATION MUST BE FILED BY CLOSE OF BUSINESS ON WEDNESDAY PRIOR TO THE FOLLOWING TUESDAY MEETING. MEETINGS ARE GENERALLY TWICE A MONTH THE 2ND & 4TH TUESDAY OF THE MONTH.

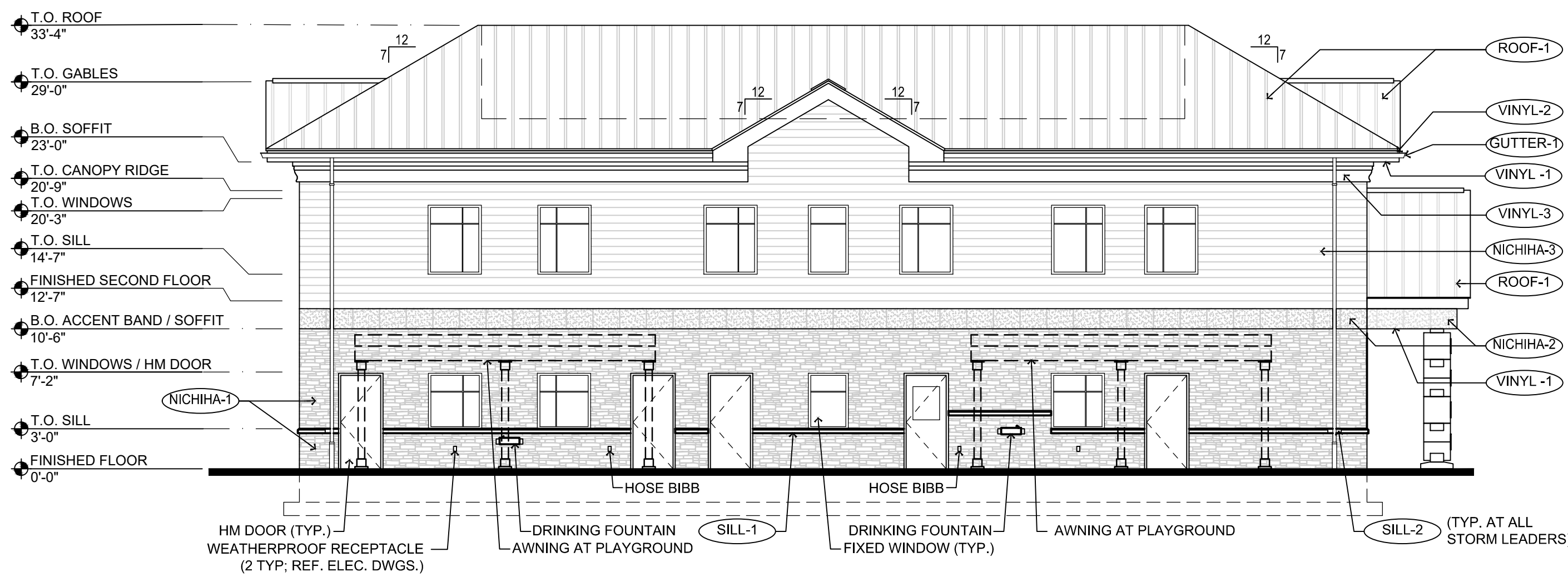
FOR SIGN APPLICATIONS ONLY, YOU NEED ONLY COMPLETE PAGES 1 & 2 OF APPLICATION.



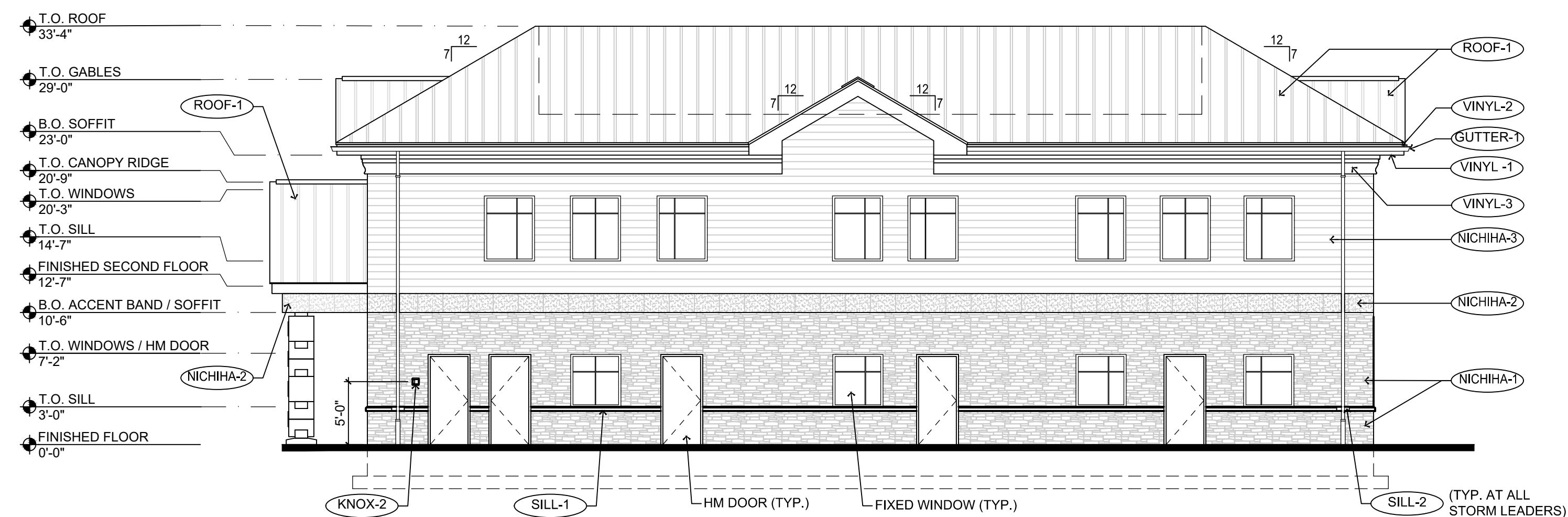
1 WEST ELEVATION
SCALE: 1/8"=1'-0"



2 EAST ELEVATION
SCALE: 1/8"=1'-0"



3 NORTH ELEVATION
SCALE: 1/8"=1'-0"



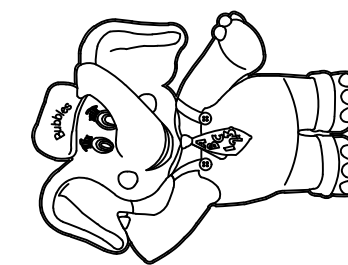
4 SOUTH ELEVATION
SCALE: 1/8"=1'-0"

EXTERIOR MATERIAL SCHEDULE			
LABEL	MANUFACTURER	SIZE / TYPE	FINISH / COLOR
STOREFRONT	KAWNEER	TRIFAB 451T / 350 PER DOOR SCHEDULE	SEA WOLF
DOOR	-	PER DOOR SCHEDULE	FACTORY PRIMED; FIELD PAINTED TO MATCH SEA WOLF
FIXED WINDOW	PLYGEM	SILVER LINE V1 SERIES PER WINDOW SCHEDULE	BEIGE
NICHHA-1	NICHHA	FIBER CEMENT PANEL RAINSCREEN	KURASTONE SERIES LEDGESTONE; BLUFF
NICHHA-2	NICHHA	FIBER CEMENT PANEL RAINSCREEN	MASONRY SERIES SANDSTONE; DESERT BEIGE
NICHHA-3	NICHHA	FIBER CEMENT PANEL RAINSCREEN	WOOD SERIES VINTAGEWOOD; REDWOOD
SILL-1	MODERN PRECAST	3 3/4"x6"W W/ 2" FLAT W/ 1/4" DRIP EDGE	REGULAR (LIGHT GREY)
SILL-2	MODERN PRECAST	CUSTOM SILL 3 3/4"x4"W W/ 2" FLAT REF. DTL. 6/A-032	REGULAR (LIGHT GREY)
VINYL-1	ROYAL BUILDING PRODUCTS	COLORSCAPES TRIPLE 4 PERFORATED SOFFIT NOM. THICKNESS 0.042"	BEIGE (REF. NOTE 2 BELOW)
VINYL-2	PLASTICLAD	VINYL FRIEZE BOARD 5/4x10" (1"x9 1/4" NET)	BEIGE (REF. NOTE 2 BELOW)
VINYL-3	FYPON	VINYL TRIM BOARD (1"x18") PROFILE TBD	BEIGE (REF. NOTE 2 BELOW)
GUTTER-1	-	6" ALUMINUM TYPE 'K' W/ LEAF SCREEN AND 6" LEADERS	MATCH FRIEZE BOARD
ROOF-1	PAC-CLAD	SNAP CLAD STANDING SEAM W/ PENCIL RIBS	CHARCOAL
RIDGE FLASHING	FABRAL (OR EQUAL)	BREAK METAL	MATCH ROOFING
AWNING	HUDSON AWNINGS	CUSTOM ALUMINUM	MIDNIGHT BLUE
KNOX-1	KNOX BOX	3200 SERIES W/ RECESSED MOUNT FLANGE, HINGE DOOR, & TAMPER SWITCH	DARK BRONZE (REF. NOTE 2 BELOW)
KNOX-2	KNOX BOX	1650 SERIES W/ RECESSED MOUNT FLANGE, HINGE DOOR, & TAMPER SWITCH	DARK BRONZE (REF. NOTE 2 BELOW)
FINISH SCHEDULE NOTES: 1. G.C. SHALL VERIFY KNOX BOX MODEL(S) AND LOCATION(S) WITH AUTHORITY HAVING JURISDICTION PRIOR TO ORDERING AND INSTALLATION. 2. G.C. SHALL ENSURE ALL EXTERIOR FINISHES ARE INSTALLED AND FINISHED IN COMPLIANCE WITH MANUFACTURERS' WARRANTY REQUIREMENTS.			

1. CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK, USING THE CONTRACTOR'S BEST SKILL AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE AND HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCE, AND JOB SITE SAFETY.
2. GC MUST PROVIDE & INSTALL ALL PRODUCTS PER PLANS. ONLY SUBSTITUTED PRODUCTS NEED TO BE SUBMITTED TO THE ARCHITECT FOR APPROVAL. UNAPPROVED SUBSTITUTIONS WILL BE REPLACED AT THE EXPENSE OF THE GC.
3. VERBAL REPRESENTATION HAS NO VALUE AND ALL REQUESTS TO CHANGE ANY PRODUCTS OR SPECIFICATIONS PER PLANS, MUST BE SUBMITTED IN WRITING TO THE ARCHITECT & TLE FOR APPROVAL.

Jarmel Kizel
ARCHITECTS AND ENGINEERS INC.
42 OKNER PARKWAY
LIVINGSTON, NEW JERSEY 07039
TEL: 973-994-9669
FAX: 973-994-4069
www.jarmelkizel.com
Architecture
Engineering
Interior Design
Implementation Services

THE LEARNING EXPERIENCE
ACADEMY OF EARLY EDUCATION
515 WEST CENTRAL STREET
FRANKLIN, MASSACHUSETTS



ISSUE

NO.	DATE	DESCRIPTION	INT.
1	11/4/20	PLANNING SUBMISSION	MBJ
2	12/4/20	PLANNING SUBMISSION	MBJ

REVISION

NO.	DATE	DESCRIPTION	INT.

PROFESSIONAL CERTIFICATION

NAME OF LICENSEE:
MATTHEW B. JARMEL
LICENSE NUMBER: **AR10286**
EXPIRATION DATE: **08/31/2021**

Project Number: TLEMA20-206	Scale: 1/8"=1'-0"
Drawn By: CS	Approved By: MBJ

Drawing Name:

PROPOSED ELEVATIONS

Drawing Number:

SA-1.2

1. CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK, USING THE CONTRACTOR'S BEST SKILL AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE AND HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCE, AND JOB SITE SAFETY.

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3. VERBAL REPRESENTATION HAS NO VALUE AND ALL REQUESTS TO CHANGE ANY PRODUCTS OR SPECIFICATIONS PER PLANS, MUST BE SUBMITTED IN WRITING TO THE ARCHITECT & TLE FOR APPROVAL.

Jarmel Kizel

ARCHITECTS AND ENGINEERS INC.

42 OKNER PARKWAY

LIVINGSTON, NEW JERSEY 07039

TEL: 973-994-9669

FAX: 973-994-4069

www.jarmelkizel.com

Architecture
Engineering
Interior Design
Implementation Services

GENERAL NOTES:

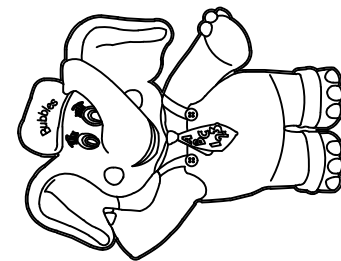
- CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS PRIOR TO PROCEEDING WITH THE WORK AND SHALL REPORT ANY AND ALL DISCREPANCIES TO THE ARCHITECT.
- SIGNAGE CONTRACTOR TO SUPPLY & INSTALL. LIGHTED, "THE LEARNING EXPERIENCE" SIGN AS INDICATED ON DRAWINGS. SIGN SHALL BE PAN CHANNEL LETTERING, RACEWAY MOUNTED WITH 120V INTERNAL FLUORESCENT LIGHTING. PROVIDE WHITE 3/8" ACRYLIC CAP WITH BLACK JEWELITE TRIM AND TRANSLUCENT VINYL FILM APPLIED AS PER SPECIFIED COLORS.
- ANCHORAGE SHALL BE COMPLIANT WITH 2018 IBC CHAPTER 16 PER THE DESIGN LOADS LISTED ON DRAWING S-100.

NOTE: SIGNAGE UNDER SEPARATE SIGN PERMIT APPLICATION.

ALL SIGNAGE TO BE PROVIDED AND INSTALLED BY THE REQUIRED VENDOR BELOW.
NO SUBSTITUTIONS ALLOWED.

IDENTITI RESOURCES, LTD.
ATTN: LAUREN RAIMAN
PH: 847-805-6685
EMAIL: thelearningexperience@identiti.net

THE LEARNING
EXPERIENCE
ACADEMY OF
EARLY EDUCATION
515 WEST CENTRAL STREET
FRANKLIN, MASSACHUSETTS



ISSUE

NO.	DATE	DESCRIPTION	INT.
1	11/10/20	PLANNING SUBMISSION	MBJ
2	12/4/20	PLANNING SUBMISSION	MBJ

REVISION

NO.	DATE	DESCRIPTION	INT.

PROFESSIONAL CERTIFICATION

NAME OF LICENSEE:
MATTHEW B. JARMEL
LICENSE NUMBER: AR10286
EXPIRATION DATE: 08/31/2021

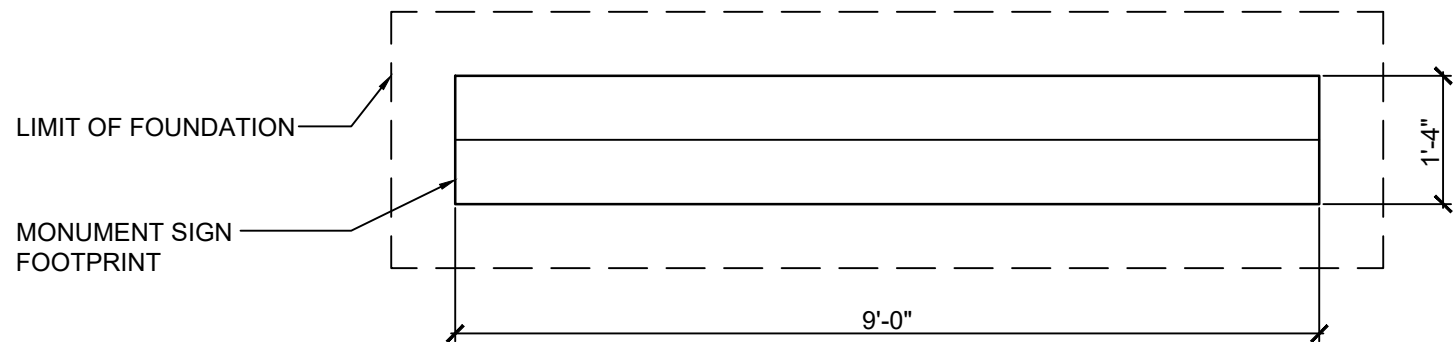
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Drawn By: CS	Approved By: MBJ

Drawing Name:

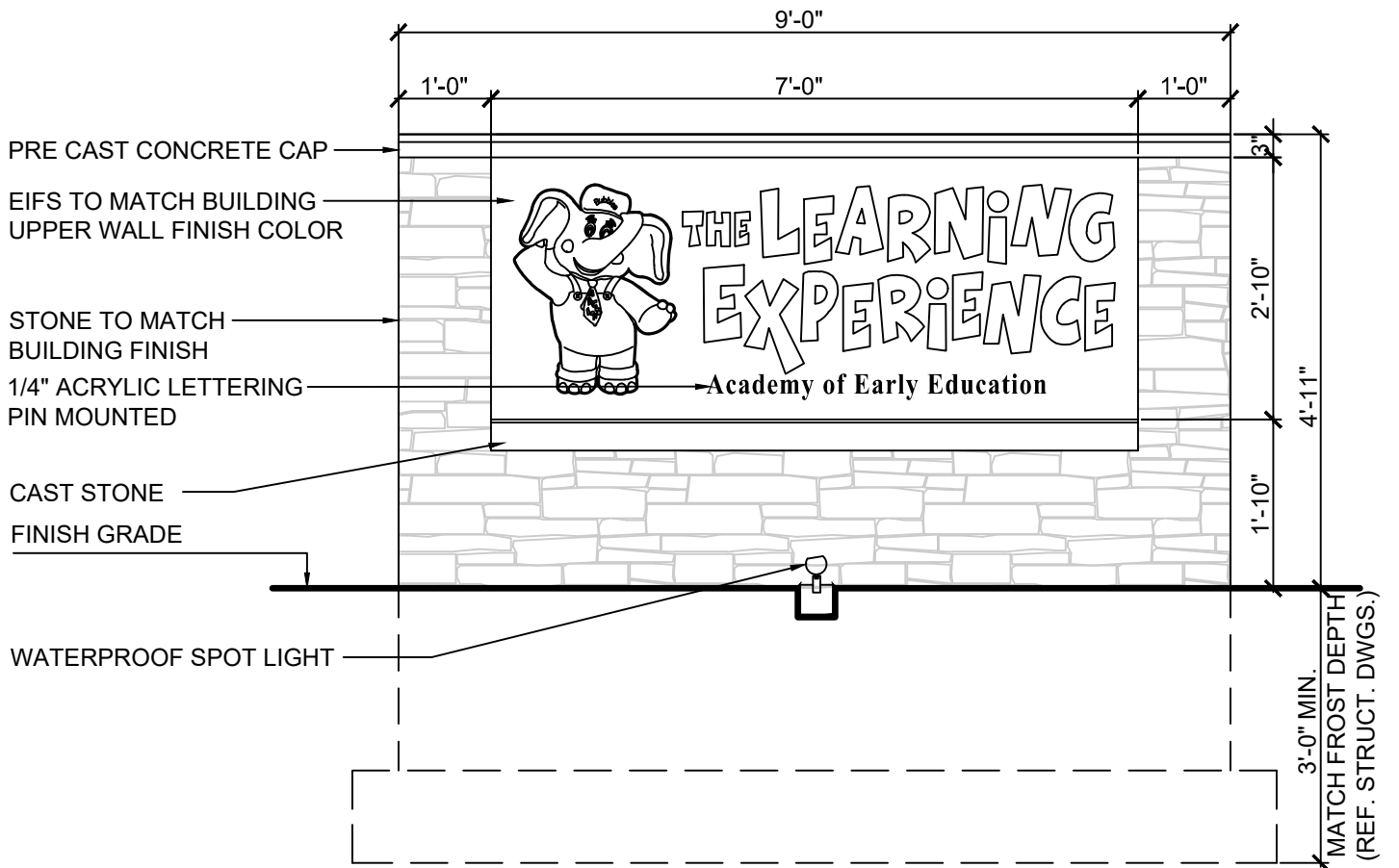
PROPOSED SIGNAGE

Drawing Number:

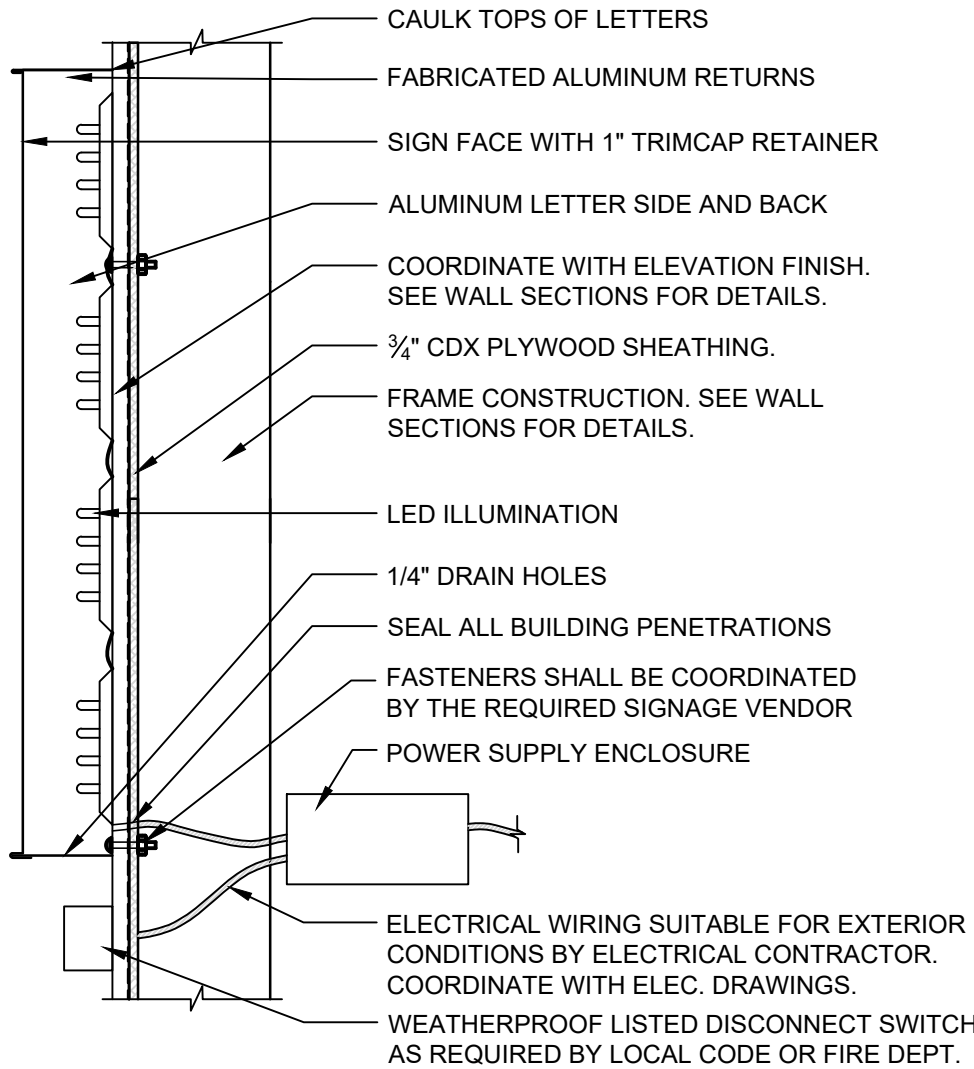
SA-1.3



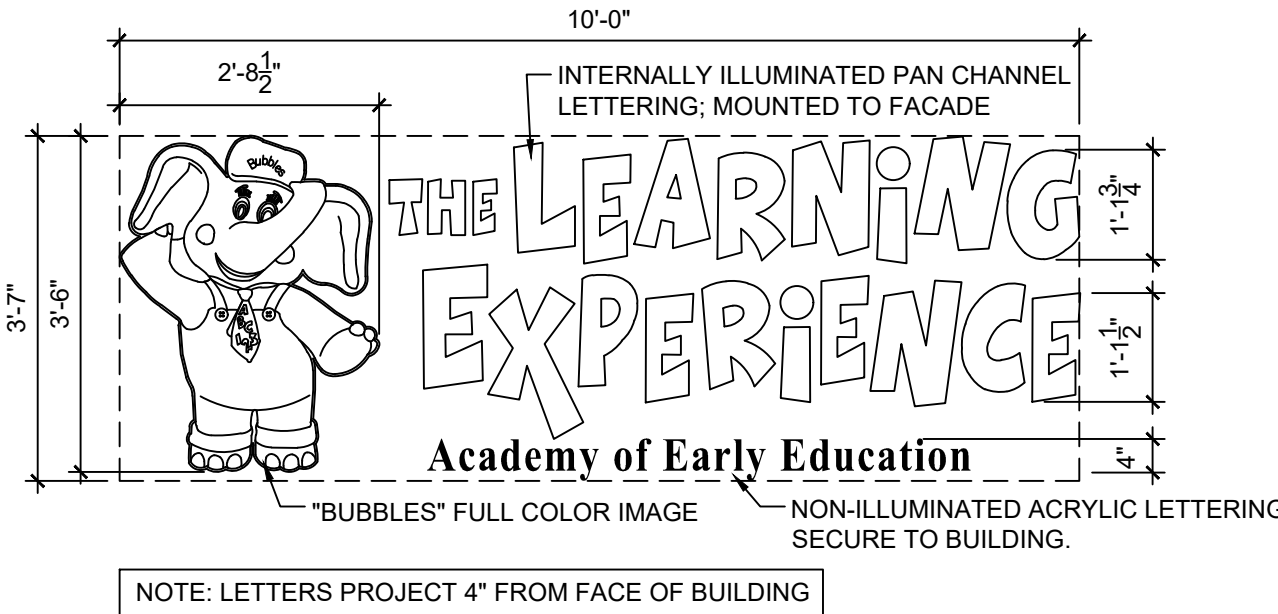
4 MONUMENT SIGNAGE PLAN
SCALE: 1/2"=1'-0"



3 MONUMENT SIGNAGE ELEVATION
SCALE: 1/2"=1'-0"



2 BUILDING SIGN MOUNTING DETAIL
SCALE: 1 1/2"=1'-0"



1 BUILDING MOUNTED SIGNAGE ELEVATION DETAIL
SCALE: 1/2"=1'-0"

Architecture
Engineering
Interior Design
Implementation Services

[illegible][illegible]

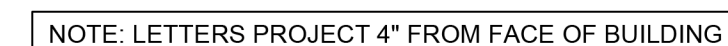
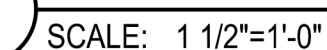
NAME OF LICENSEE:
MATTHEW B. JARMEL
LICENSE NUMBER: AR10286
EXPIRATION DATE: 08/31/2021

Approved By:

PROPOSED SIGNAGE

SA-1.3

IDENTITI RESOURCES, LTD.
ATTN: LAUREN RAIMAN
PH: 847-805-6685
EMAIL: thelearningexperience@identiti.net



1 SIGNAGE
SCALE: 1/2"=1'-0"

Drawing Number: <div style="border: 1px solid black; padding: 10px; width: 150px; margin: 10px auto;"> SA-1.3 </div>	
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1. CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK, USING THE CONTRACTOR'S BEST SKILL AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE AND HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCE, AND JOB SITE SAFETY.
2. GC MUST PROVIDE & INSTALL ALL PRODUCTS PER PLANS. ONLY SUBSTITUTED PRODUCTS NEED TO BE SUBMITTED TO THE ARCHITECT FOR APPROVAL. UNAPPROVED SUBSTITUTIONS WILL BE REPLACED AT THE EXPENSE OF THE GC.
3. VERBAL REPRESENTATION HAS NO VALUE AND ALL REQUESTS TO CHANGE ANY PRODUCTS OR SPECIFICATIONS PER PLANS, MUST BE SUBMITTED IN WRITING TO THE ARCHITECT & TLE FOR APPROVAL.

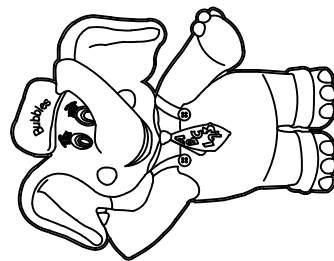


Jarmel Kizel
ARCHITECTS AND ENGINEERS INC.

42 OKNER PARKWAY
LIVINGSTON, NEW JERSEY 07039
TEL: 973-994-9669
FAX: 973-994-4069
www.jarmelkizel.com

Architecture
Engineering
Interior Design
Implementation Services

THE LEARNING
EXPERIENCE
ACADEMY OF
EARLY EDUCATION
515 WEST CENTRAL STREET
FRANKLIN, MASSACHUSETTS



ISSUE

NO.	DATE	DESCRIPTION	INT.
1	12/4/20	PLANNING SUBMISSION	MBJ

REVISION

NO.	DATE	DESCRIPTION	INT.

PROFESSIONAL CERTIFICATION

NAME OF LICENSEE:
MATTHEW B. JARMEL
LICENSE NUMBER: AR10286
EXPIRATION DATE: 08/31/2021

Project Number: TLEMA20-206	Scale: 1/8" = 1'-0"
Drawn By: CS	Approved By: MBJ

Drawing Name:

RENDERING

Drawing Number:

SA-1.4

SITE PLAN MODIFICATION OF 505 WEST CENTRAL STREET, LOT 3 (515 WEST CENTRAL STREET) FRANKLIN MASSACHUSETTS

INDEX

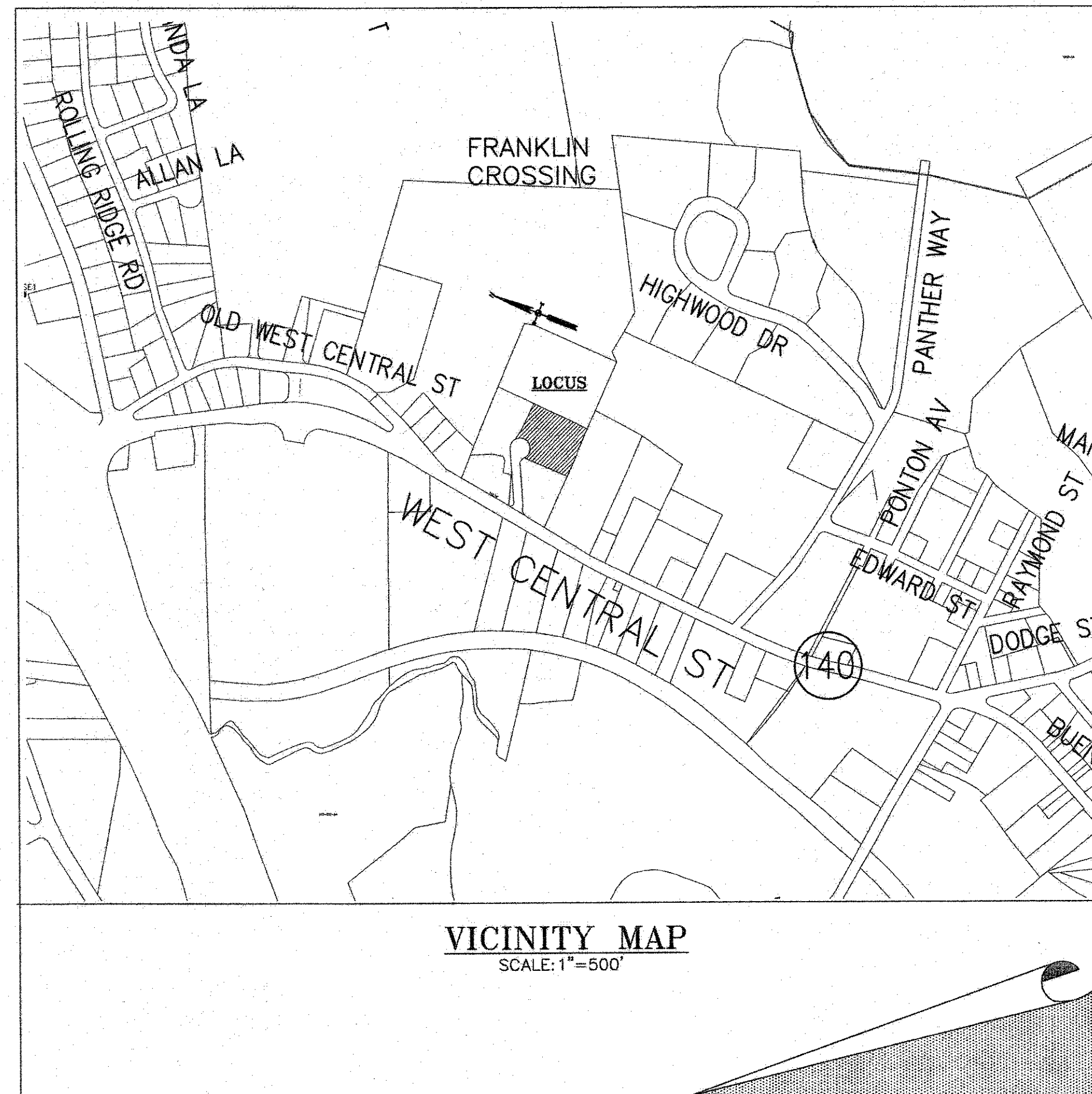
1. COVER SHEET
2. EXISTING CONDITIONS
3. EROSION CONTROL PLAN
4. SITE PLAN
- 4A. FIRE TRUCK RADIUS
5. GRADING & UTILITY PLAN
6. LANDSCAPING PLAN
7. PHOTOMETRIC PLAN
8. CONSTRUCTION DETAILS
9. CONSTRUCTION DETAILS
10. CONSTRUCTION DETAILS

ARCHITECTURAL PLANS

- 1.1 SCHEMATIC FLOOR PLANS
- 1.2 ELEVATIONS
- 1.3 SIGNAGE
- 1.4 RENDERING

SUPPLEMENTAL INFORMATION

- A. APPROVED PRIVATE DEFINITIVE SUBDIVISION
LOTING PLAN
SITE PLAN
- B. SITE PLAN FOR 505 WEST CENTRAL STREET
COVER SHEET
PROPOSED SITE CONDITIONS
- C. SITE AS-BUILT WENDY'S RESTAURANT
- D. LIMITED SITE PLAN MODIFICATION & INTERIM AS-BUILT LOT 1
529 WEST CENTRAL STREET FOR MIDAS AUTO SERVICE & TIRES

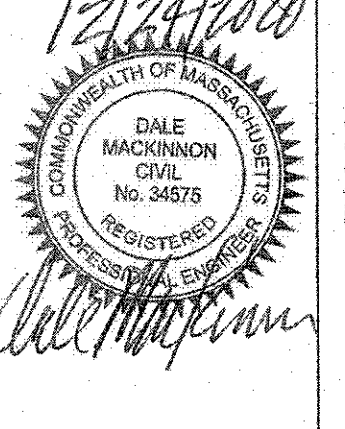
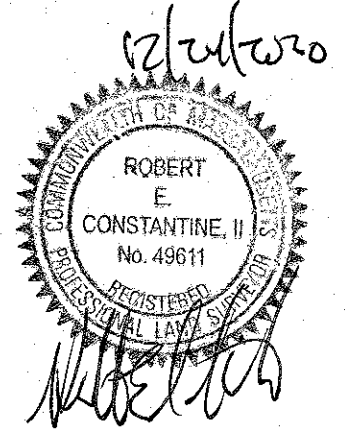


SPECIAL NOTES:

1. SEE SITE PLAN APPROVED BY THE FRANKLIN PLANNING BOARD ON APRIL 11, 2011 BY GUERRIERE AND HALNON, INC. ENTITLED 'SITE PLAN FOR 505 WEST CENTRAL STREET IN FRANKLIN MASSACHUSETTS'
2. SEE SITE PLAN APPROVED BY THE FRANKLIN PLANNING BOARD ON AUGUST 10, 2011 BY GUERRIERE AND HALNON, INC. ENTITLED 'LIMITED SITE PLAN MODIFICATION FOR 505 WEST CENTRAL STREET IN THE TOWN OF FRANKLIN, MASSACHUSETTS'
3. SEE PLAN APPROVED BY THE FRANKLIN PLANNING BOARD ON SEPTEMBER 25, 2013 BY GUERRIERE AND HALNON, INC. ENTITLED 'PRIVATE DEFINITIVE SUBDIVISION 505 WEST CENTRAL STREET FRANKLIN MASSACHUSETTS'
4. SEE PLAN ENTITLED 'SITE AS-BUILT WENDY'S RESTAURANT 505 WEST CENTRAL STREET FRANKLIN, MASSACHUSETTS' DATED OCTOBER 25, 2012 BY GUERRIERE AND HALNON, INC.
5. SEE PLAN ENTITLED 'LIMITED SITE PLAN MODIFICATION & INTERIM AS-BUILT LOT 1 529 WEST CENTRAL STREET FOR MIDAS AUTO SERVICE & TIRES IN FRANKLIN, MASSACHUSETTS' DATED JANUARY 12, 2016 REVISED TO FEBRUARY 23, 2016 BY GUERRIERE AND HALNON, INC.

PARKING NOTE:

1. REQUEST FOR DETERMINATION OF PARKING FROM THE PLANNING BOARD SECTION 185-21(A)(4) TO DETERMINE PARKING USING TEACHER AND VISITOR CAPACITY.



F4383

APPROVED DATE:

FRANKLIN PLANNING BOARD

BEING A MAJORITY

LEGAL NOTES

UTILITIES ARE PLOTTED AS A COMPILATION OF RECORD DOCUMENTS, MARKINGS AND OTHER OBSERVED EVIDENCE TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES AND SHOULD BE CONSIDERED APPROXIMATE. EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY COMPLETELY AND RELIABLY DEPICTED. ADDITIONAL UTILITIES, NOT EVIDENCED BY RECORD DOCUMENTS OR OBSERVED PHYSICAL EVIDENCE, MAY EXIST. CONTRACTORS (IN ACCORDANCE WITH MASS.G.L. CHAPTER 82 SECTION 40 AS AMENDED) MUST CONTACT ALL UTILITY COMPANIES BEFORE EXCAVATING AND DRILLING AND CALL DIGSAFE AT 1(888)DIGSAFE(7233).

CONSTRUCTION ON THIS LAND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS, OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.

OWNER

NORFOLK COUNTY DEVELOPMENT LLC
185 QUINCY SHORE DRIVE, #26
QUINCY, MA 02171

DEED BOOK 33300 PAGE 92
PLAN NO. 40 OF 2014 PLAN BK. 628
A.M. 270 LOT 29.2

APPLICANT

FRANKLIN LEARNING RE LLC.
ATTN: MANOJ GANDHI
206 GREAT ROAD
LITTLETON, MA 01460

**SITE PLAN MODIFICATION
505 WEST CENTRAL STREET
LOT 3
(515 WEST CENTRAL STREET)
FRANKLIN
MASSACHUSETTS**

COVER

OCTOBER 21, 2020

DATE	REVISION DESCRIPTION
12/22/2020	PER TOWN COMMENTS



**Guerriere &
Halnon, Inc.**

ENGINEERING & LAND SURVEYING

55 WEST CENTRAL ST. PH. (508) 528-3221
FRANKLIN, MA 02038 FX. (508) 528-7921
www.gandhengineering.com

SHEET
1 OF 10

JOB NO. **F4383**

NOTES

1. THIS LAND IS ZONED COMMERCIAL II.
2. THE WETLANDS WERE FLAGGED BY GODDARD CONSULTING LLC. AUGUST 2020 AND FIELD LOCATED BY GUERRIERE AND HALNON, INC.
3. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES IN THE FIELD. ANY DISCREPANCY WITH THE PLANS SHOULD BE REPORTED TO THE DESIGN ENGINEER UPON DISCOVERY.
4. REFER TO FRANKLIN ASSESSORS MAP 270 LOT 29.2.
5. ALL REFERENCED DEEDS ARE ON RECORD AT THE NORFOLK REGISTRY OF DEEDS.
6. THIS SITE IS NOT LOCATED WITHIN A NATURAL HERITAGE AND ENDANGERED SPECIES PROGRAM AREA.
7. ELEVATIONS ARE BASED ON HORIZONTAL DATUM: NAD83; VERTICAL DATUM: NAVD88.
8. A PRE-CONSTRUCTION MEETING WITH DPW IS REQUIRED
9. ALL SIGNAGE AND STRIPING TO CONFORM TO 'THE MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES'.
10. THE ARCHITECT WILL PROVIDE PLANS AND CALCULATIONS FOR FIRE PROTECTION IF REQUIRED.
11. ALL EROSION CONTROL DEVICES SHALL BE IN PLACE PRIOR TO CONSTRUCTION.
12. THE OWNER/APPLICANT SHALL LIMIT CONSTRUCTION DEBRIS AND MATERIALS ON THE SITE. IN THE EVENT THAT DEBRIS IS CARRIED OUT ONTO THE PUBLIC WAY, THE OWNER/APPLICANT SHALL BE RESPONSIBLE FOR ALL CLEANUP OF THE ROADWAY.

ZONING AT THE TIME OF SITE PLAN APPROVAL APRIL 11, 2011	
FRONT	40'
SIDE	20'
REAR	30'

COMMERCIAL II
FRANKLIN ZONING BYLAW SECTION 185
ATTACHMENT 9; LAST AMENDED
03-13-2019 BY AMENDMENT 19-831

MINIMUM LOT AREA	40,000 SF
MINIMUM LOT FRONTAGE	175'
MINIMUM LOT DEPTH	200'
MINIMUM LOT WIDTH	157.5'
MINIMUM YARDS	
FRONT	40'
SIDE	30'
REAR	30'
BUILDING HEIGHT	
STORIES	3 ¹⁵
FEET	40'15"

% OF LOT UPLAND COVERED BY:	
STRUCTURES	70
STRUCTURES+PAVING	80

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

LEGEND

⊞	CATCH BASIN	☆	LIGHT POLE
⊞	DRAIN MANHOLE	⊞	UTILITY POLE
⊞	ELECTRIC MANHOLE	•	GLY WIRE
⊞	SEWER MANHOLE	—	SIGN
○	MANHOLE	•	WETFLAG
⊞	GAS VALVE	⊞	UTILITY POLE
⊞	GAS SHUT OFF VALVE	⊞	PROP. PARKING LIGHTING
⊞	WATER VALVE	⊞	PROP. SECURITY LIGHTING
⊞	WATER SHUT OFF VALVE	X 000.0	SPOT ELEVATION
⊞	FIRE HYDRANT		RIPRAP
— 000 —	EXISTING CONTOUR		
— D —	EXISTING DRAIN LINE		
— W —	EXISTING WATER LINE		

TEST PITS WERE PERFORMED ON 10/4/2010
AND WERE PART OF THE ORIGINAL SITE PLAN
APPROVED ON APRIL 11, 2011

288.2	DTH #15
PAVEMENT	2"
GRAVEL	20"
LOAMY SAND SOME SILT	89"

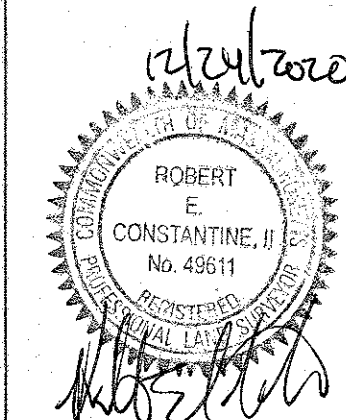
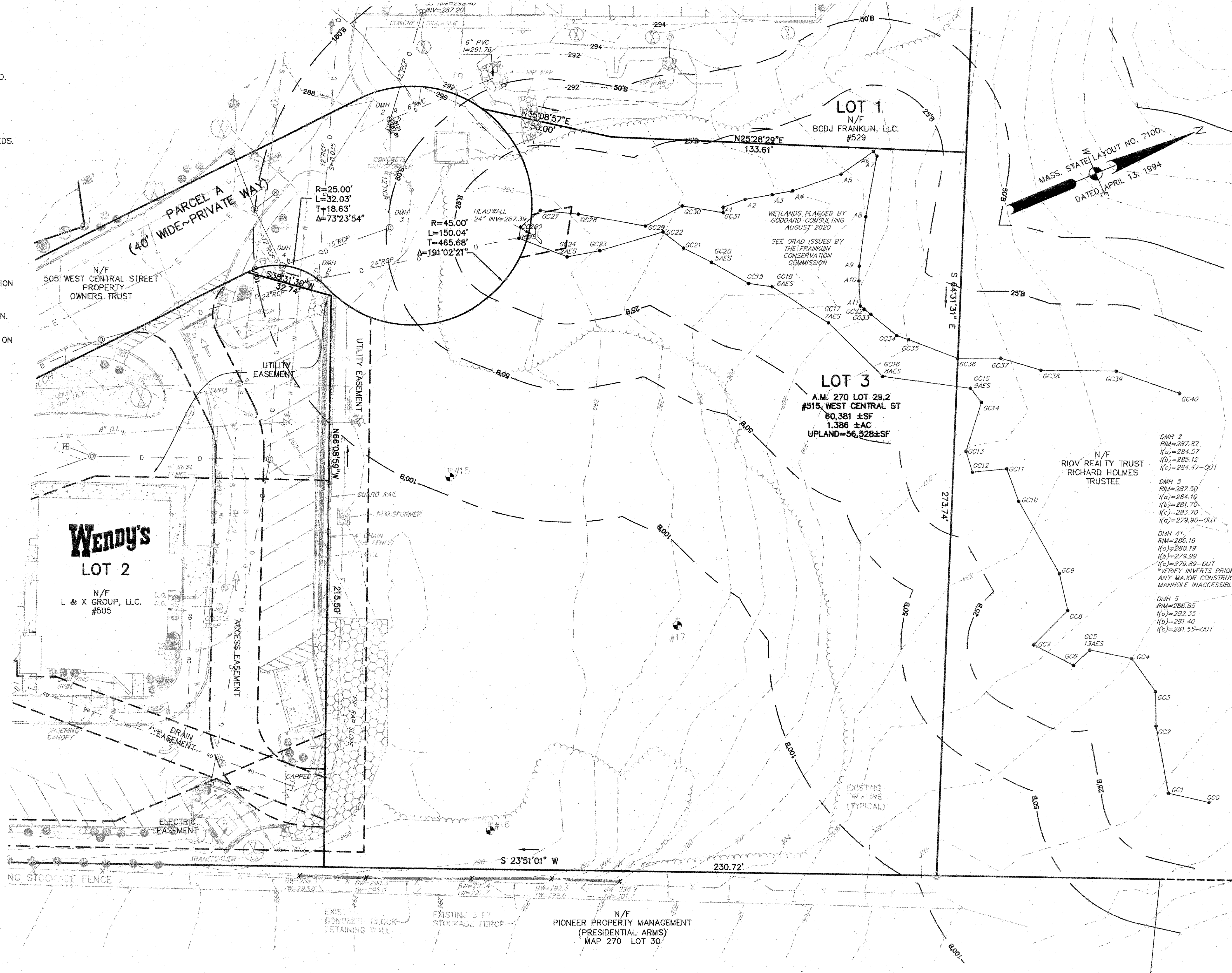
SEEPAGE @ 101" ELEV=279.78
POSSIBLE LEDGE
BOTTOM
EST. HIGH GW
@ 24" EL=286.2

287.9	DTH #16
PAVEMENT	2"
GENERAL FILL	8"
LOAM SAND W/ SOME LARGE BOULDERS	36"
SILTY LOAMY SAND W/ RUST THRU-OUT	34"

SEEPAGE @ 60" EL=282.9
MOTTLES @ 46" EL=284.07

297.5	DTH #17
HUMUS	6"
SUB SOIL	12"
GRAVEL COARSE SAND	36"
LOAMY SAND LARGE BOULDERS	47"
SANDY LOAM W/ RUST	20"

WATER FLOW
IN GRAVEL AND SAND @101"
ELEV=289.08



APPROVED DATE:

FRANKLIN PLANNING BOARD

BEING A MAJORITY

LEGAL NOTES

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185 QUINCY SHORE DRIVE, #26
QUINCY, MA 02171

DEED BOOK 33300 PAGE 92
PLAN NO. 40 OF 2014 PLAN BK. 628
A.M. 270 LOT 29.2

APPLICANT

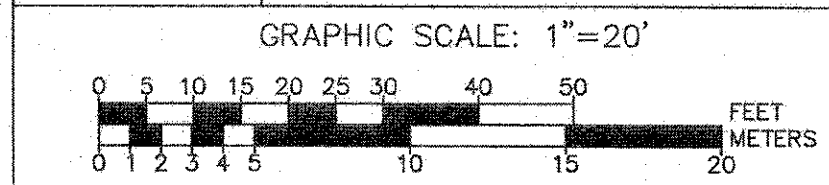
FRANKLIN LEARNING RE LLC.
ATTN: MANOJ GANDHI
206 GREAT ROAD
LITTLETON, MA. 01460

SITE PLAN MODIFICATION
505 WEST CENTRAL STREET
LOT 3
(515 WEST CENTRAL STREET)
FRANKLIN
MASSACHUSETTS

EXISTING CONDITIONS

OCTOBER 21, 2020

DATE	REVISION DESCRIPTION
12/22/2020	PER TOWN COMMENTS



Guerriere & Halnon, Inc.
ENGINEERING & LAND SURVEYING
55 WEST CENTRAL ST. PH. (508) 528-3221
FRANKLIN, MA 02038 FX. (508) 528-7921
www.gondengineering.com

GENERAL EROSION CONTROL AND CONSTRUCTION NOTES

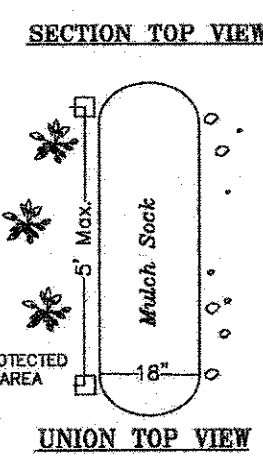
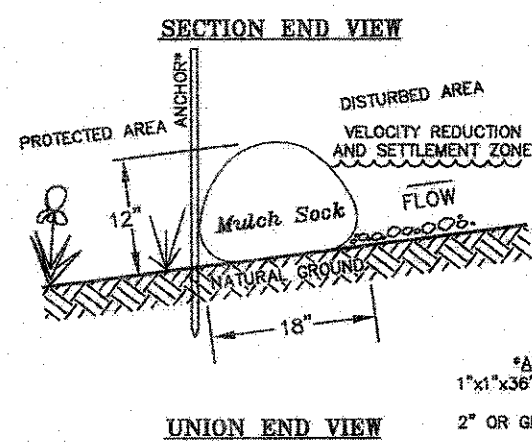
1. THE LIMITS OF ALL CLEARING, GRADING AND DISTURBANCE SHALL BE KEPT TO A MINIMUM WITHIN THE PROPOSED AREA OF CONSTRUCTION. ALL AREAS OUTSIDE THE LIMITS OF DISTURBANCE SHALL REMAIN TOTALLY UNDISTURBED.
2. INSPECT ALL SEDIMENT AND EROSION CONTROL MEASURES AT LEAST ONCE PER WEEK AND WITHIN 24 HOURS AFTER EVERY RAINFALL EVENT.
3. MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES OR REPLACE AS REQUIRED TO ASSURE PROPER FUNCTION.
4. CONTRACTOR SHALL IMMEDIATELY REPAIR ANY AND ALL EROSION AND SEDIMENT CONTROLS FOUND TO BE FAULTY.
5. ANY AND ALL DEBRIS AND LITTER WHICH ACCUMULATES IN THE BASINS SHALL BE REMOVED WEEKLY.
6. THE CONTRACTOR SHALL IMPLEMENT ALL REASONABLE EROSION AND SEDIMENT CONTROLS PRIOR TO THE ACTUAL COMMENCEMENT OF CONSTRUCTION ACTIVITIES INCLUDING THE CLEARING AND/OR GRUBBING OF ANY PORTION OF THE PROPERTY. THESE MEASURES SHALL BE MAINTAINED IN EFFECT THROUGHOUT THE ENTIRE CONSTRUCTION PHASE, OR UNTIL THE SITE HAS BECOME STABILIZED WITH AN ADEQUATE VEGETATIVE COVER.
7. SEDIMENT BUILD UP BEHIND FILTERMITS SHALL BE MONITORED AND BE REMOVED WHENEVER IT HAS ACCUMULATED TO FOUR INCHES IN DEPTH.
8. CATCH BASINS SHALL BE PROTECTED WITH SILT FILTERS (SILT SACKS). INSPECT SEDIMENT FILTERS AT LEAST ONCE PER WEEK AND WITHIN 24 HOURS AFTER RAINFALL THAT PRODUCES RUNOFF. CLEAN OR REPLACE FILTERS WITHIN 24 HOURS OF INSPECTION WHEN SEDIMENT REACHES ONE HALF OF THE FILTER SACK DEPTH. CATCH BASINS SHALL BE PROTECTED BY SEDIMENT FILTERS THROUGHOUT THE CONSTRUCTION PERIOD AND UNTIL ALL DISTURBED AREAS ARE THOROUGHLY STABILIZED. SUMPS SHALL BE CLEANED WHENEVER SEDIMENT HAS ACCUMULATED TO A DEPTH OF 24 INCHES AND IMMEDIATELY FOLLOWING INSTALLATION OF PERMANENT PAVEMENT.
10. THE CONTRACTOR SHALL MAINTAIN AN ADEQUATE STOCKPILE OF EROSION CONTROL MATERIALS ON-SITE AT ALL TIMES FOR EMERGENCY OR ROUTINE REPLACEMENT AND SHALL INCLUDE MATERIALS TO REPAIR OR REPLACE SILT FENCE, MULCH SOCK, STONE FILTER DIKES OR ANY OTHER DEVICES PLANNED FOR USE DURING CONSTRUCTION.
11. THE CONTRACTOR IS TO INSPECT ALL CONTROLS NO LESS THAN WEEKLY, AND IN ANTICIPATION OF RAINFALL EVENTS EXPECTED TO EXCEED 1/2 INCH IN DEPTH. ALL DEFICIENCIES NOTED DURING SAID INSPECTION SHALL BE REPAIRED IMMEDIATELY AND IN NO CASE SHALL A DEFICIENCY BE ALLOWED TO GO UNCORRECTED DURING A RAINFALL EVENT. THE EROSION CONTROL DEVICES SHALL BE MAINTAINED, REINFORCED, OR REPLACED IF NECESSARY. ALL ACCUMULATED SEDIMENTS AND OTHER MATERIALS COLLECTED.
12. BY THE SEDIMENTATION CONTROL SYSTEMS SHALL BE REMOVED AS NECESSARY TO INSURE PROPER FUNCTION OF SYSTEMS AND DISPOSED OF IN A MANNER THAT IS CONSISTENT WITH THE INTENT OF THIS PLAN, IN AN UPLAND AREA.
13. TEMPORARY EARTH OR STONE DIKES, DRAINAGE SWALES AND/OR TEMPORARY SLOPE DRAINS SHALL BE INSTALLED WHERE OFF-SITE OR ON-SITE RUNOFF IS SUFFICIENT ENOUGH SUCH THAT IT WILL BE NECESSARY TO DIVERT THE FLOW AROUND THE SITE OR PREVENT EROSION WITHIN THE LIMITS OF WORK.
14. STORM DRAIN INLET PROTECTION SHALL BE USED FOR ALL EXISTING AND PROPOSED CATCH BASINS IN THE PROJECT AREA. PRIOR TO COMPLETION OF THE PROJECT, ALL CATCH BASINS WITHIN THE PROJECT AREA SHALL BE CLEANED.
15. ALL DISTURBED EARTH SLOPES AREA TO BE STABILIZED WITH PERMANENT VEGETATIVE COVER, TO BE ESTABLISHED AS SOON AS POSSIBLE. DISTURBED AREAS THAT ARE NOT SUBJECT TO CONSTRUCTION TRAFFIC SHALL RECEIVE A PERMANENT OR TEMPORARY VEGETATIVE COVER AS SOON AS FINAL CONTOURS ARE ESTABLISHED. TEMPORARY VEGETATIVE COVER IS TO BE ESTABLISHED ON ALL DISTURBED AREAS WHERE CONSTRUCTION ACTIVITIES WILL NOT REQUIRE ADDITIONAL DISTURBANCE FOR PERIOD OF 30 DAYS OR MORE. IF THE SEASON PREVENTS THE ESTABLISHMENT OF VEGETATIVE COVER, DISTURBED AREAS SHALL BE MULCHED AND THEN SEEDED AS SOON AS WEATHER CONDITIONS ALLOW.
16. THERE SHALL BE NO DIRECT DISCHARGE OF DEWATERING OPERATIONS INTO ANY DRAINAGE SYSTEM UNLESS THIS DISCHARGE IS CLEAN AND FREE OF SETTLEABLE SOLIDS. ANY DEWATERING DISCHARGE CONTAINING SETTLEABLE SOLIDS (SEDIMENTS) SHALL BE PASSED THROUGH A SEDIMENTATION CONTROL DEVICE (FILTER BAG) TO REMOVE THESE SOLIDS. THE CONTRACTOR IS TO MAINTAIN SAID SEDIMENT CONTROL DEVICE THROUGHOUT THE ENTIRE DEWATERING OPERATION AND REPAIR DEFICIENCIES IMMEDIATELY.
17. SOIL STOCKPILE AREAS FOR CONSTRUCTION MATERIALS SHALL BE LOCATED OUTSIDE WETLAND AREAS AND ASSOCIATED BUFFERS.
18. ALL PLANTINGS SHALL BE ACCOMPLISHED BY THE CONTRACTOR AS EARLY AS THE POSSIBLE UPON COMPLETION OF GRADING AND CONSTRUCTION.
19. ALL PLANTINGS SHALL BE WATERED AND MAINTAINED BY THE CONTRACTOR TO ENSURE SURVIVAL.
20. EROSION CONTROL SHALL REMAIN IN PLACE UNTIL THE CERTIFICATE OF COMPLETION IS ISSUED.

INTERIM EROSION CONTROL AND CONSTRUCTION SEQUENCE

1. INSTALL EROSION CONTROL BARRIERS AND HAVE ENGINEER INSPECT AND PREPARE LETTER.
2. RAZE THE EXISTING BUILDINGS, PAVEMENT, WALKWAYS, ETC.
3. CLEAR SITE OF ALL TREES DESIGNATED TO BE REMOVED. CONSTRUCT A TEMPORARY BASIN TO COLLECT RUNOFF DURING CONSTRUCTION.
4. STOCKPILE LOAM, OR REMOVE LOAM.
5. INSTALL PIPES FOR DRAINAGE SYSTEMS. INSTALL DISCHARGE POINT ON EACH SYSTEM.
6. BRING SITE TO SUB-GRADE.
7. ALL SLOPES ALONG THE PROPERTY LINES SHALL BE MULCHED TEMPORARILY, IF DISTURBED.
8. TEMPORARY STONE (3/4" - 1 1/2") SHALL BE PLACED AT THE PROJECT ENTRANCE WHEN ACCESSING EXISTING PAVEMENT. SWEEPING IS REQUIRED IF PINES ARE OBSERVED IN THE PARKING LOT OR PUBLIC WAYS.
9. ALL DISTURBED AREAS NOT TREATED WITH PERMANENT LOAM AND SEED SHALL BE COVERED WITH MULCH, OR OTHER EROSION CONTROL DEVICE.
10. ALL CONSTRUCTION GRADES IN THE INTERIM SHALL BE SLOPED TO FLOW INTO THE TEMPORARY BASIN, WHERE POSSIBLE. THE SITE MITIGATION OF EROSION IN THOSE AREAS TO BE LANDSCAPED OR MULCHED SHALL BE TO INSTALL AS SOON AS POSSIBLE.
12. CLEAN ALL SEDIMENT OUT OF TEMPORARY BASIN AND INSTALL CLEAN FILL PER PLAN SPECIFICATIONS PRIOR TO FINAL GRADING AND SURFACE STABILIZATION.
13. THE SUBSURFACE DRAINAGE SYSTEM SHALL BE INSTALLED PRIOR TO PAVEMENT INSTALLATION PROPER FILTERFABRIC SHALL BE PLACED AT INLETS TO KEEP THE STORM DRAINAGE CLEAN OF DEBRIS.
14. ONCE THE CURB IS INSTALLED, THE PERMANENT MULCH AND LANDSCAPING SHALL BE INSTALLED.
15. SEDIMENT CONTROL SHALL REMAIN IN PLACE UNTIL THE SITE IS STABILIZED.
16. CLEAN ALL ON SITE CATCH BASINS, MANHOLES, PIPING, TEMPORARY BASIN, AND INFILTRATION CHAMBERS. INSTALL SILT BAGS AT EACH CATCH BASIN.
17. KEEP SITE SWEEPED AND MAINTAINED PER STORMWATER MANAGEMENT PLAN.

LEGEND

⊞	CATCH BASIN	☆	LIGHT POLE
⊙	DRAIN MANHOLE	⊙	UTILITY POLE
⊙	ELECTRIC MANHOLE	→	GUY WIRE
⊙	SEWER MANHOLE	—	SIGN
○	MANHOLE	•	WETFLAG
⊙	GAS VALVE	⊙	UTILITY POLE
⊙	GAS SHUT OFF VALVE	⊙	PROP. PARKING LIGHTING
⊙	WATER VALVE	⊙	PROP. SECURITY LIGHTING
⊙	WATER SHUT OFF VALVE	X 000.0	SPOT ELEVATION
⊙	FIRE HYDRANT		RIPRAP
— 000 —	EXISTING CONTOUR		
— D —	EXISTING DRAIN LINE		
— W —	EXISTING WATER LINE		

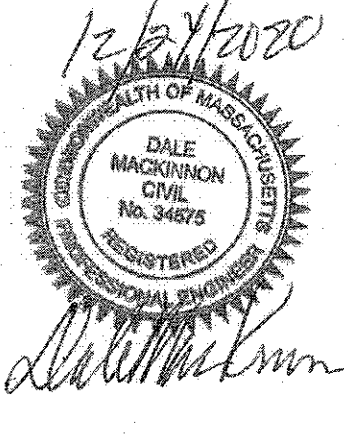
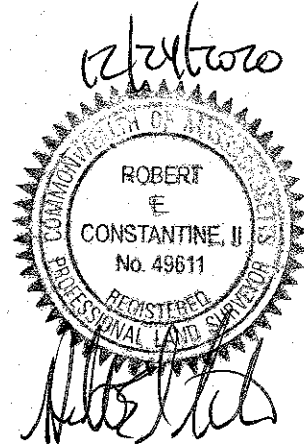
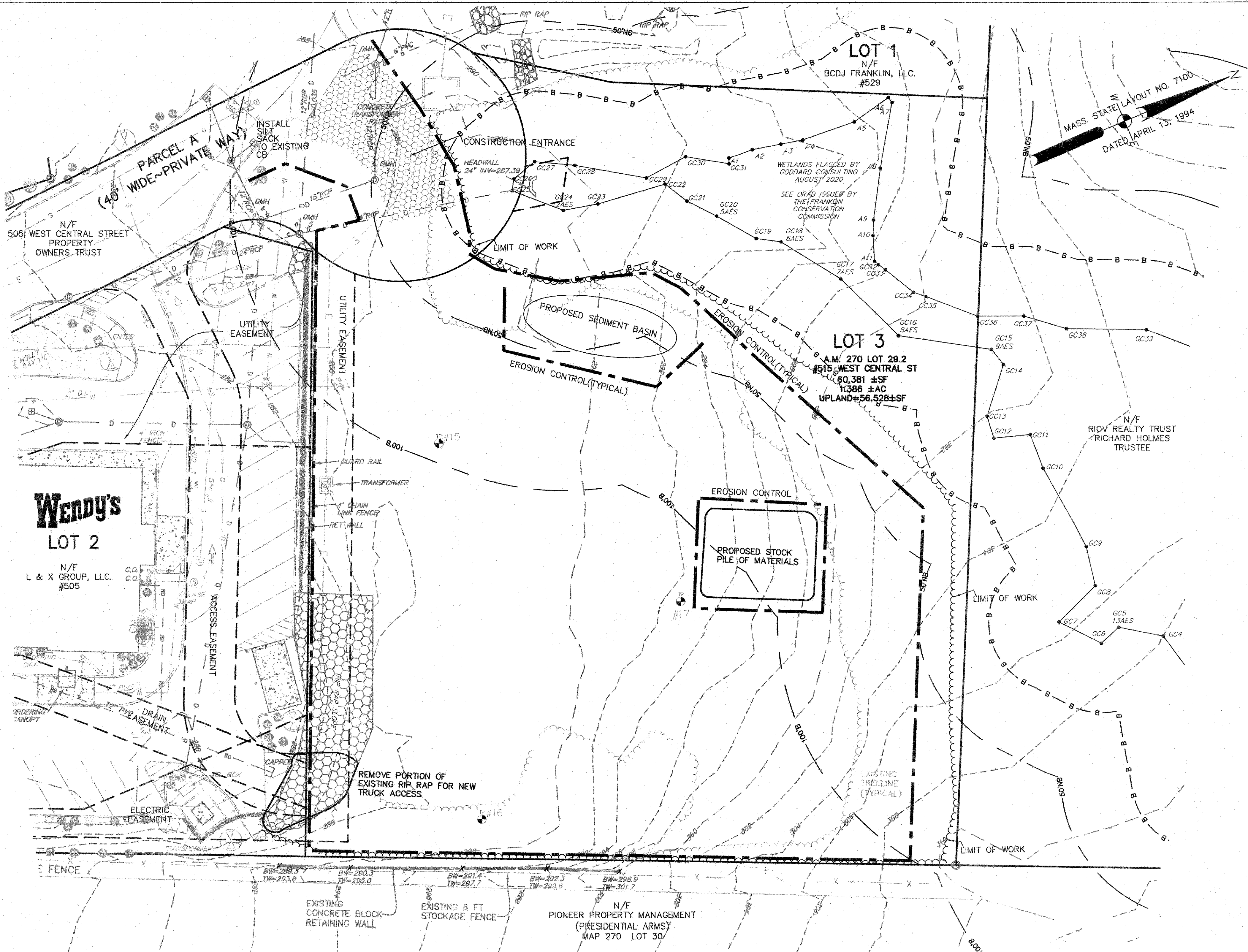


1. WHERE SECTION ENDS MEET, THERE SHALL BE AN OVERLAP OF 6" OR GREATER. BOTH SIDES SHALL BE ANCHORED (OAK STAKES, TREES, ETC.) TO STABILIZE THE UNION.
2. NO ADDITIONAL ANCHORS ARE REQUIRED ON SLOPES LESS THAN 2:1.
3. ADDITIONAL ANCHORS ARE REQUIRED AT 5' INTERVALS (MAX.) ON THE DOWNSLOPE OR PROTECTED SIDE ON SLOPES GREATER THAN 2:1 TO PREVENT MOVEMENT.

EROSION CONTROL BARRIER

NOT TO SCALE

- Mulch Sock COMPONENTS:**
- OUTSIDE CASING: 100% organic hessian.
 - FILLER INGREDIENT: **FiberRoot Mulch**
A blend of coarse and fine compost and shredded wood.
 - Particle sizes: 100% passing a 3" screen; 90-100% passing a 1" screen; 70-100% passing a 0.75" screen; 30-75% passing a 0.25" screen.
 - Weight: Approx. 850 lbs./cu.yd. (Ave. 30 lbs./ft.)



APPROVED DATE:

FRANKLIN PLANNING BOARD

BEING A MAJORITY

LEGAL NOTES

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OWNER

NORFOLK COUNTY DEVELOPMENT LLC
185 QUINCY SHORE DRIVE, #26
QUINCY, MA 02171

DEED BOOK 33300 PAGE 92
PLAN NO. 40 OF 2014 PLAN BK. 628
A.M. 270 LOT 29.2

APPLICANT

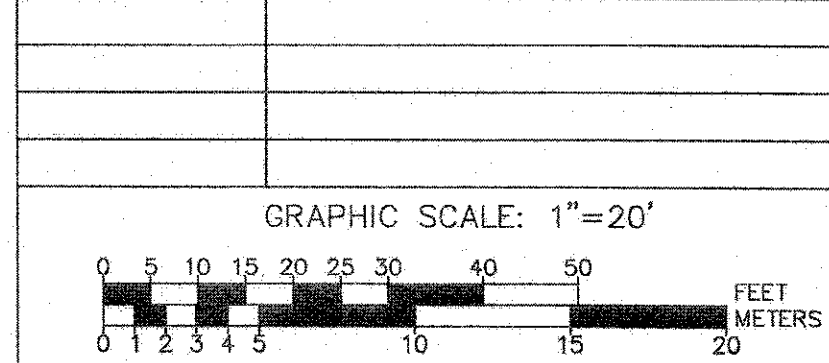
FRANKLIN LEARNING RE LLC.
ATTN: MANOJ GANDHI
206 GREAT ROAD
LITTLETON, MA. 01460

SITE PLAN MODIFICATION
505 WEST CENTRAL STREET
LOT 3
(515 WEST CENTRAL STREET)
FRANKLIN
MASSACHUSETTS

EROSION CONTROL
PLAN

OCTOBER 21, 2020

DATE	REVISION DESCRIPTION
12/22/2020	PER TOWN COMMENTS



Guerriere & Halnon, Inc.
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PARKING NOTES

PARKING REQUIREMENTS PER ZONING:
(PER TEACHER CAPACITY)

HOURS OF OPERATION:

NORMAL REGULAR HOURS 6:30AM-6:00PM

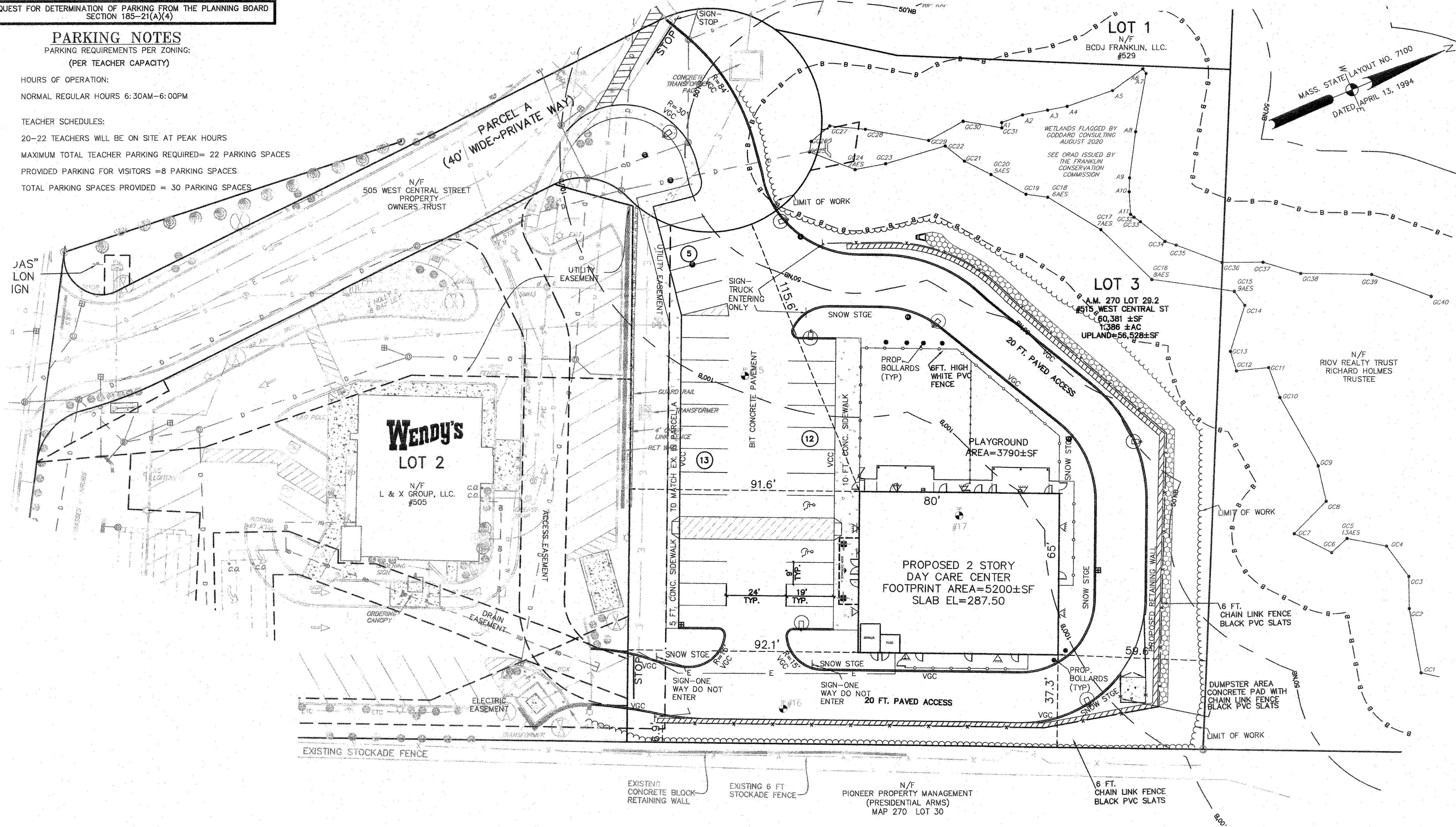
TEACHER SCHEDULES:

20-22 TEACHERS WILL BE ON SITE AT PEAK HOURS

MAXIMUM TOTAL TEACHER PARKING REQUIRED= 22 PARKING SPACES

PROVIDED PARKING FOR VISITORS = 8 PARKING SPACES

TOTAL PARKING SPACES PROVIDED = 30 PARKING SPACES



LEGEND

⊞	CATCH BASIN	☆	LIGHT POLE
⊙	DRAIN MANHOLE	⊕	UTILITY POLE
⊙	ELECTRIC MANHOLE	⊕	GUY WIRE
⊙	SEWER MANHOLE	⊕	SIGN
○	MANHOLE	•	WETFLAG
⊕	GAS VALVE	⊕	UTILITY POLE
⊕	GAS SHUT OFF VALVE	⊕	PROP. PARKING LIGHTING
⊕	WATER VALVE	⊕	PROP. SECURITY LIGHTING
⊕	WATER SHUT OFF VALVE	X 000.0	SPOT ELEVATION
⊕	FIRE HYDRANT	⊕	RIPRAP
---	EXISTING CONTOUR		
---	EXISTING DRAIN LINE		
---	EXISTING WATER LINE		

ZONING AT THE TIME OF SITE PLAN APPROVAL APRIL 11, 2011

FRONT 40'

SIDE 20'

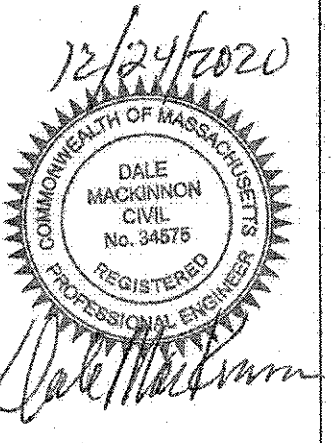
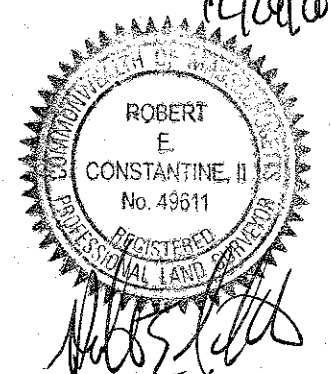
REAR 30'

COMMERCIAL II

FRANKLIN ZONING BYLAW SECTION 185
ATTACHMENT 9: LAST AMENDED
03-13-2019 BY AMENDMENT 19-831

	REQUIRED	APPROVED 2011	LOT 3 (DAY CARE) PROPOSED(2020)	PROPOSED 2020 TOTAL SITE
MINIMUM LOT AREA	40,000 SF		60,381±SF	173,585±SF
MINIMUM LOT FRONTAGE	175'		182.07'	
MINIMUM LOT DEPTH	200'		276'	
MINIMUM LOT WIDTH	157.5'		170±'	
MINIMUM YARDS				
FRONT	40'		115.6'	
SIDE	30'		59.6'	
REAR	30'		37.3'	
BUILDING HEIGHT				
STORIES	3 15		2 STORIES	
FEET	40' 15		33' 4"	
% OF LOT UPLAND COVERED BY:				
STRUCTURES	70	7%	9.2% (5200±SF.)	8.0% (13,950±SF.)
STRUCTURES+PAVING	80	52.3%	49% (27,808±SF. UPLAND)	51.0% (88,598±SF.)

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



APPROVED DATE:

FRANKLIN PLANNING BOARD

BEING A MAJORITY

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OWNER

NORFOLK COUNTY DEVELOPMENT LLC
185 QUINCY SHORE DRIVE, #26
QUINCY, MA 02171

DEED BOOK 33300 PAGE 92
PLAN NO. 40 OF 2014 PLAN BK. 628
A.M. 270 LOT 29.2

APPLICANT

FRANKLIN LEARNING RE LLC.
ATTN: MANOJ GANDHI
206 GREAT ROAD
LITTLETON, MA. 01460

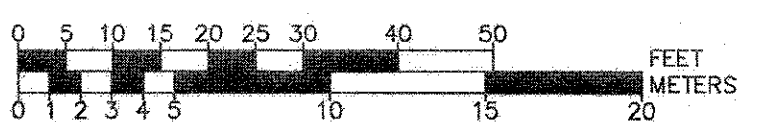
SITE PLAN MODIFICATION
505 WEST CENTRAL STREET
LOT 3
(515 WEST CENTRAL STREET)
FRANKLIN
MASSACHUSETTS

SITE PLAN

OCTOBER 21, 2020

DATE	REVISION DESCRIPTION
12/22/2020	PER TOWN COMMENTS

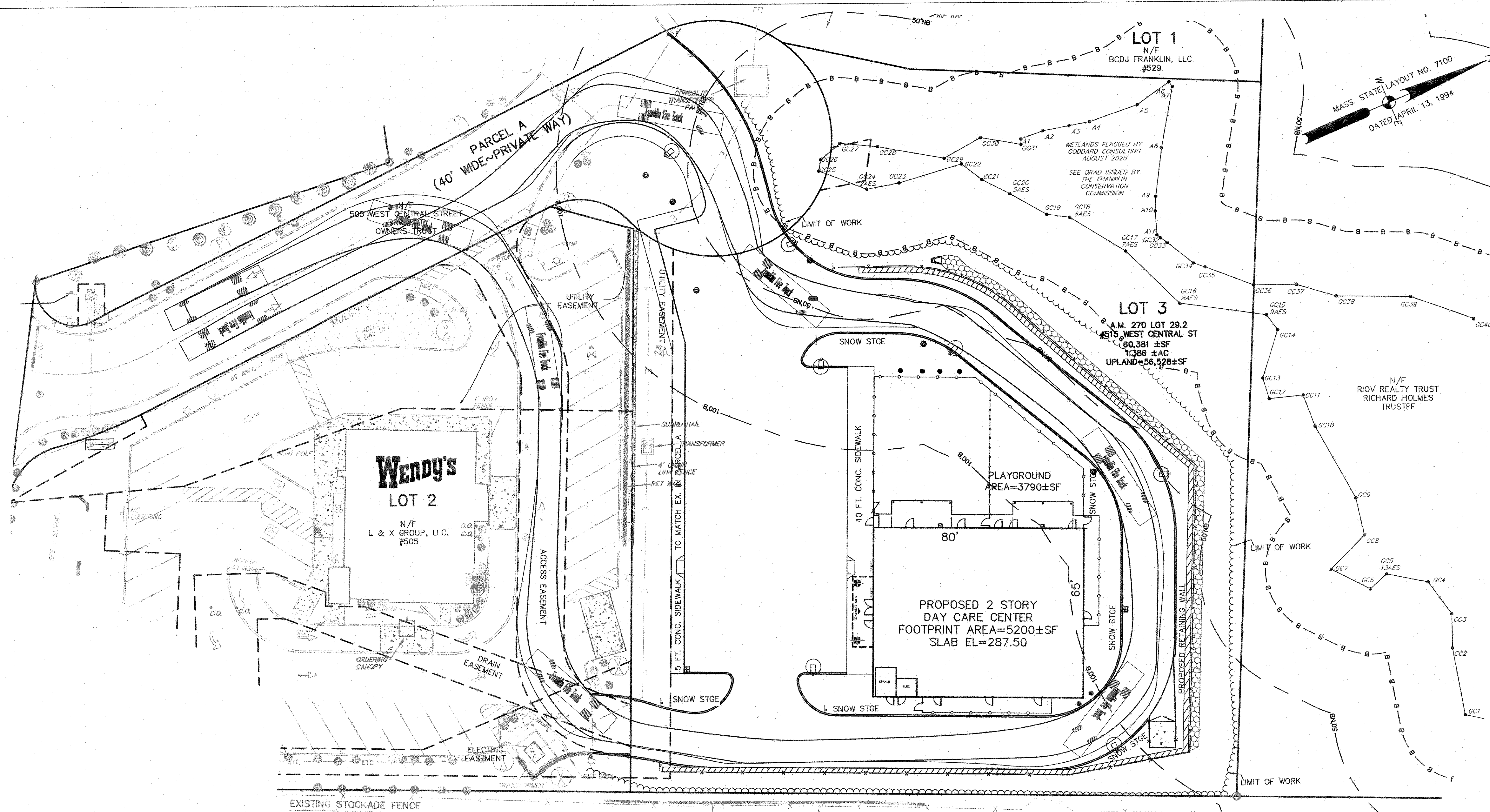
GRAPHIC SCALE: 1"=20'



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SHEET
4 OF 10

JOB NO.
F4383



12/24/2020

APPROVED DATE: _____

FRANKLIN PLANNING BOARD

BEING A MAJORITY

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QUINCY, MA 02171

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PLAN NO. 40 OF 2014 PLAN BK. 628
A.M. 270 LOT 29.2

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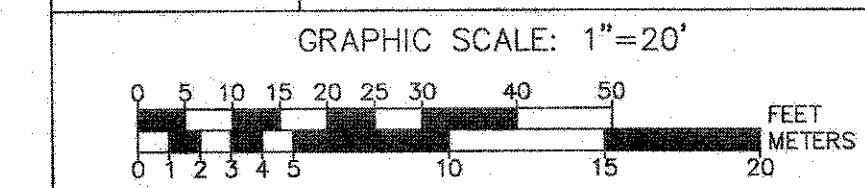
FRANKLIN LEARNING RE LLC,
ATTN: MANOJ GANDHI
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LITTLETON, MA. 01460

SITE PLAN MODIFICATION
505 WEST CENTRAL STREET
LOT 3
(515 WEST CENTRAL STREET)
FRANKLIN
MASSACHUSETTS

FIRE TRUCK RADIUS

OCTOBER 21, 2020

DATE	REVISION DESCRIPTION
12/22/2020	PER TOWN COMMENTS

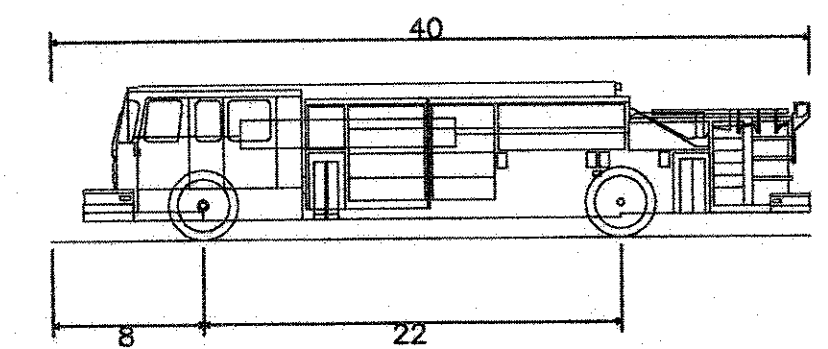
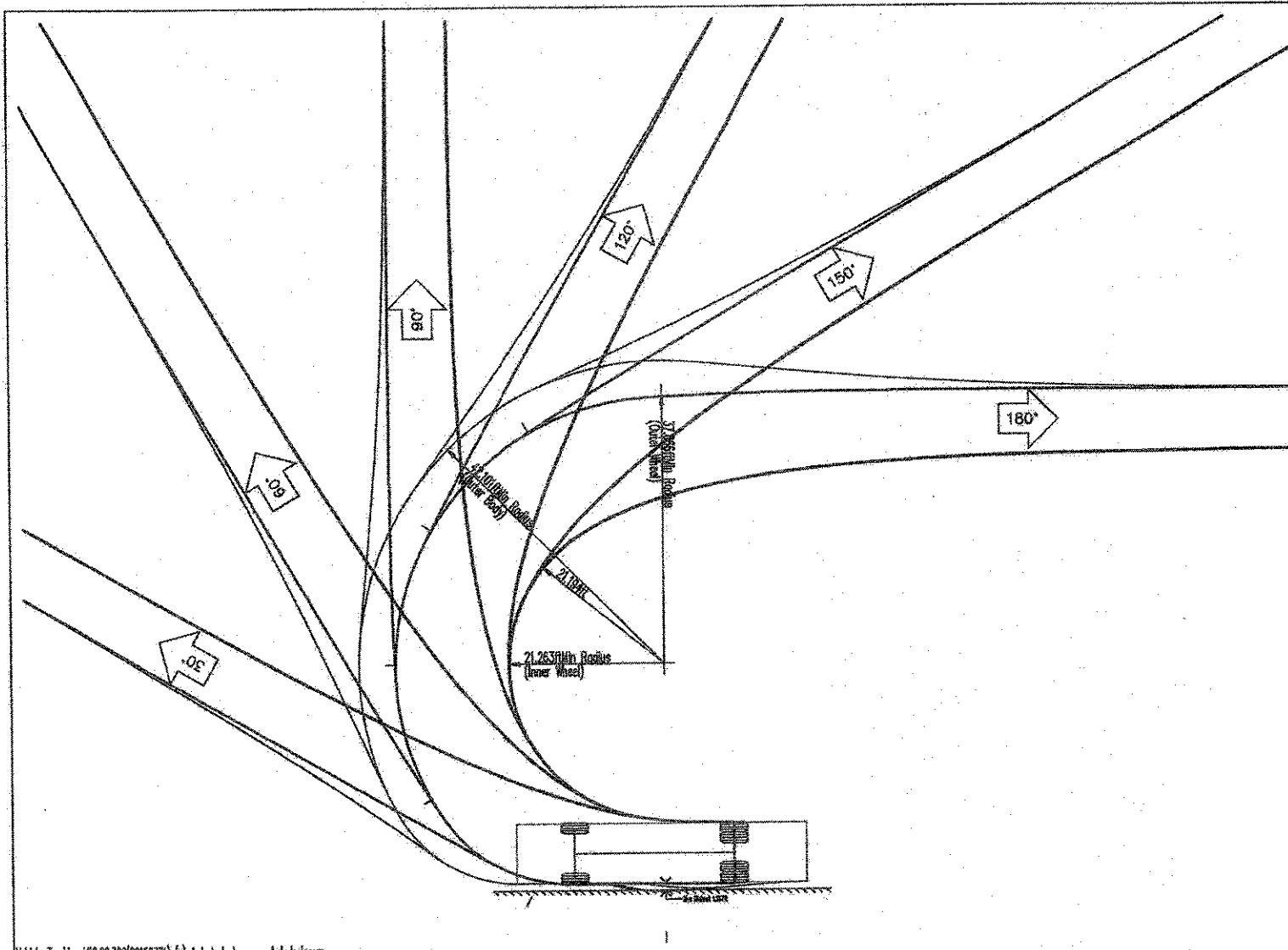


Guerriere & Halnon, Inc.

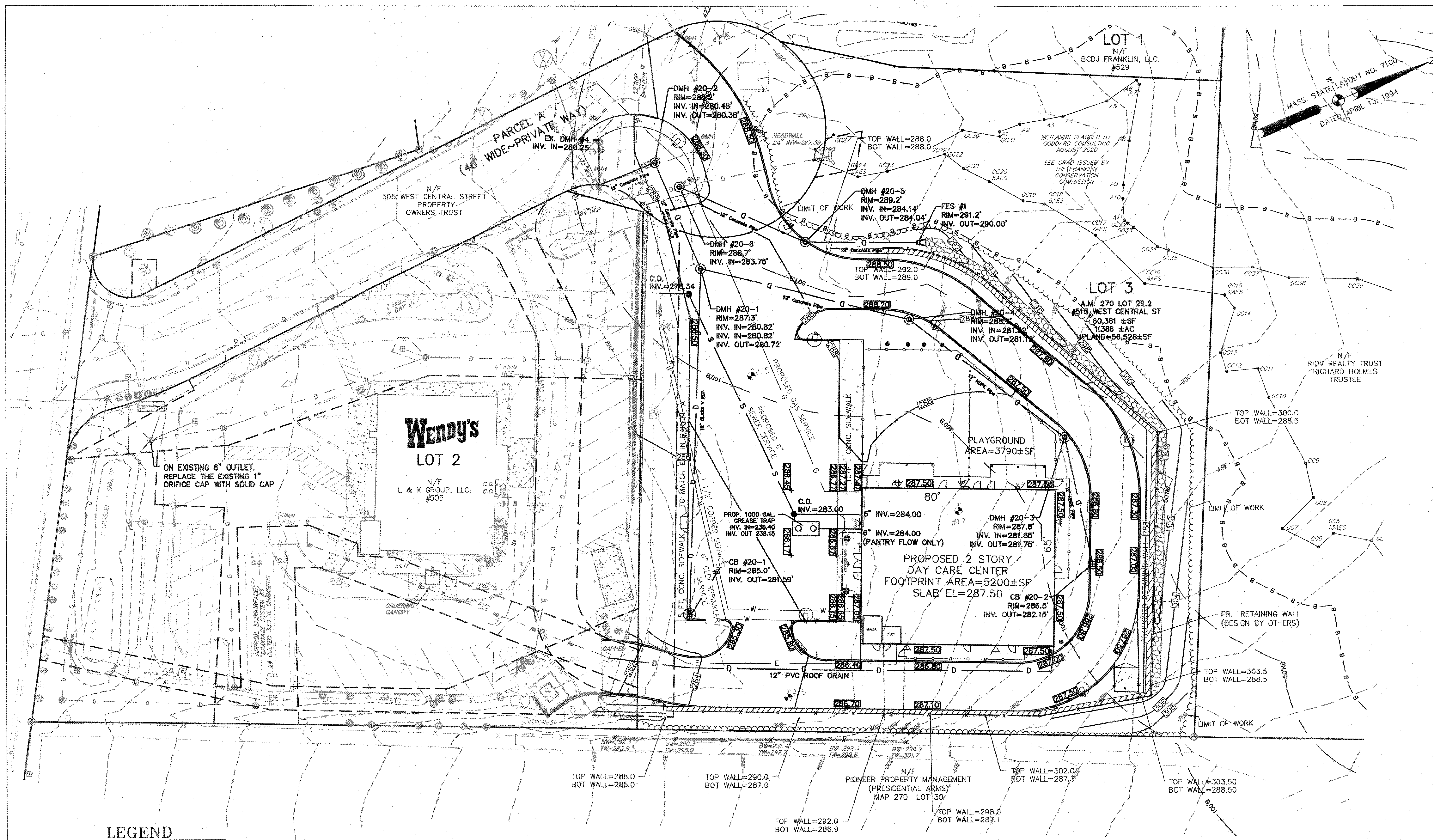
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www.gandhengineering.com

LEGEND			
	CATCH BASIN		LIGHT POLE
	DRAIN MANHOLE		UTILITY POLE
	ELECTRIC MANHOLE		GUY WIRE
	SEWER MANHOLE		SIGN
	MANHOLE		WETFLAG
	GAS VALVE		UTILITY POLE
	GAS SHUT OFF VALVE		PROP. PARKING LIGHTING
	WATER VALVE		PROP. SECURITY LIGHTING
	WATER SHUT OFF VALVE		SPOT ELEVATION
	FIRE HYDRANT		RIPRAP
	EXISTING CONTOUR		
	EXISTING DRAIN LINE		
	EXISTING WATER LINE		



Fire Truck
Overall Length 40.000ft
Overall Width 8.167ft
Overall Body Height 8.169ft
Min Body Ground Clearance 1.081ft
Track Width 8.385ft
Lock-to-lock time 5.00s
Max Wheel Angle 45.00°



LEGEND

▣	CATCH BASIN	☆	LIGHT POLE
⊙	DRAIN MANHOLE	⊙	UTILITY POLE
⊙	ELECTRIC MANHOLE	•	GUY WIRE
⊙	SEWER MANHOLE	•	SIGN
○	MANHOLE	•	WETFLAG
⊕	GAS VALVE	⊕	UTILITY POLE
⊕	GAS SHUT OFF VALVE	⊕	PROP. PARKING LIGHTING
⊕	WATER VALVE	⊕	PROP. SECURITY LIGHTING
⊕	WATER SHUT OFF VALVE	x 000.0	SPOT ELEVATION
⊕	FIRE HYDRANT		RIPRAP
---	000		EXISTING CONTOUR
---	D		EXISTING DRAIN LINE
---	W		EXISTING WATER LINE

STORM DRAINAGE NOTES

SPECIAL CONSIDERATION FOR INLET CONTROLS FOR EROSION COLLECTION BEFORE ENTERING DRAINAGE SYSTEM:

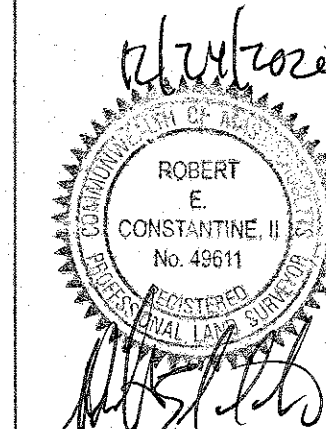
1. INSTALL SILT SACKS.
2. BARRIER AROUND CATCH BASIN, MULCH SOCK OR EQUAL
3. INSTALL FILTER FABRIC ON ALL DRAIN MANHOLE OUTLETS DISCHARGING TO INFILTRATION SYSTEM.
4. INSPECTIONS BEFORE AND AFTER STORM EVENTS ARE REQUIRED TO INSURE ADEQUACY OF EROSION CONTROL MEASURES.
5. CONTRACTOR & ARCHITECT ARE TO VERIFY SITE UTILITIES PRIOR TO DESIGN & CONSTRUCTION.
6. ALL PIPE GASKETS SHALL BE PRE-MOLDED NEOPRENE O-RING TYPE (300-11 B.(2)(A)).

SITE DRAINAGE INSTALLATIONS NOTES

1. INSTALL CONNECTIONS TO CATCH BASINS, TSS REMOVAL UNIT AND DRAIN MANHOLES.

UTILITY NOTE

ALL UTILITIES SHALL BE CONSTRUCTED ACCORDING TO STATE AND LOCAL REGULATIONS.



APPROVED DATE:

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BEING A MAJORITY

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NORFOLK COUNTY DEVELOPMENT LLC
185 QUINCY SHORE DRIVE, #26
QUINCY, MA 02171

DEED BOOK 33300 PAGE 92
PLAN NO. 40 OF 2014 PLAN BK. 628
A.M. 270 LOT 29.2

APPLICANT

FRANKLIN LEARNING RE LLC.
ATTN: MANOJ GANDHI
206 GREAT ROAD
LITTLETON, MA. 01460

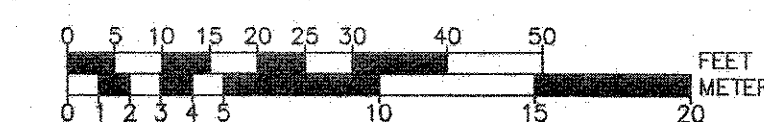
SITE PLAN MODIFICATION
505 WEST CENTRAL STREET
LOT 3
(515 WEST CENTRAL STREET)
FRANKLIN
MASSACHUSETTS

GRADING & UTILITY
PLAN

OCTOBER 21, 2020

DATE	REVISION DESCRIPTION
12/22/2020	PER TOWN COMMENTS

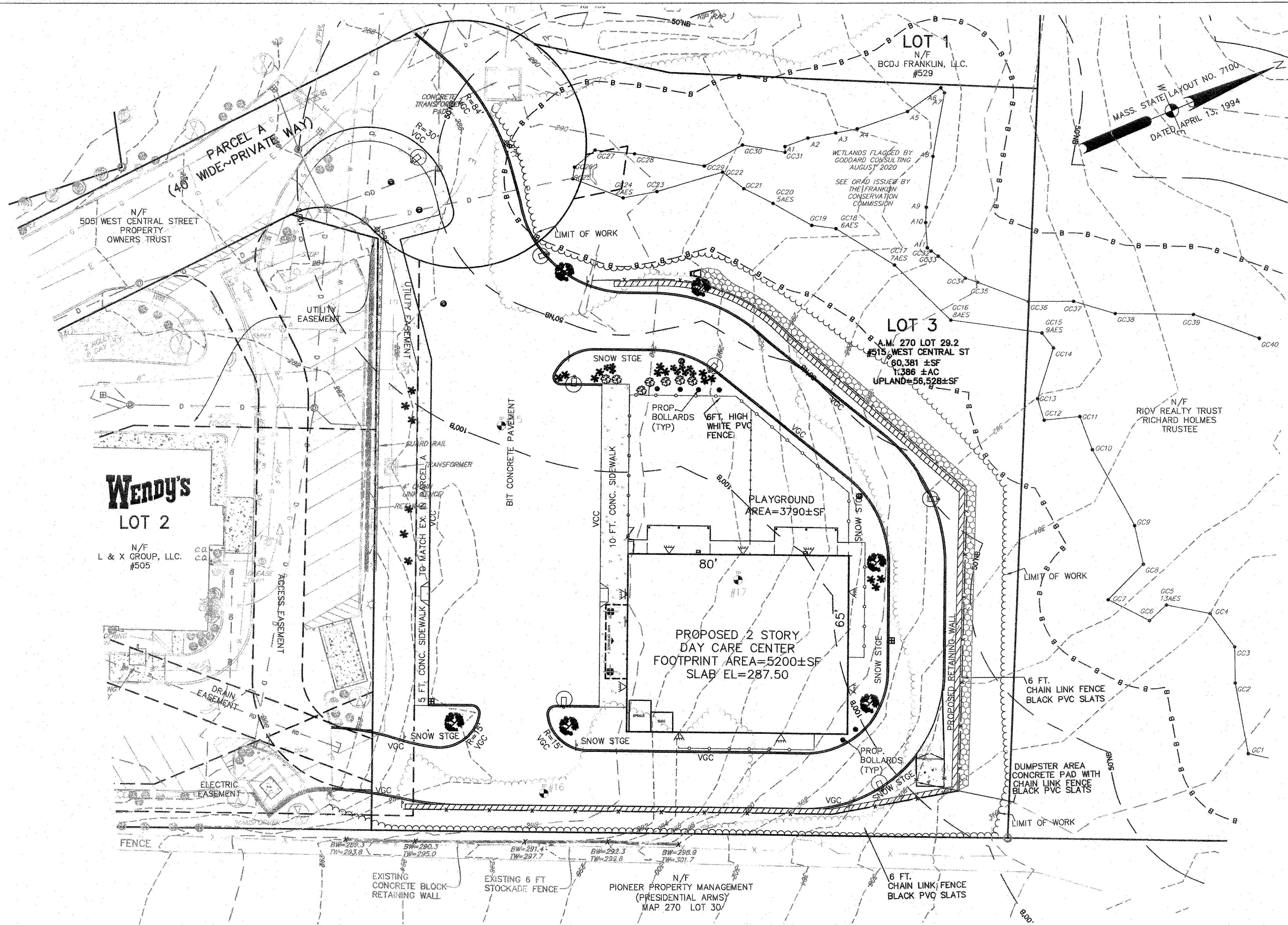
GRAPHIC SCALE: 1"=20'



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SHEET
5 OF 10

JOB NO.
F4383



LEGEND

⊞	CATCH BASIN	☆	LIGHT POLE
⊞	DRAIN MANHOLE	⊞	UTILITY POLE
⊞	ELECTRIC MANHOLE	⊞	GUY WIRE
⊞	SEWER MANHOLE	⊞	SIGN
○	MANHOLE	⊞	WETFLAG
⊞	GAS VALVE	⊞	UTILITY POLE
⊞	GAS SHUT OFF VALVE	⊞	PROP. PARKING LIGHTING
⊞	WATER VALVE	⊞	PROP. SECURITY LIGHTING
⊞	WATER SHUT OFF VALVE	⊞	SPOT ELEVATION
⊞	FIRE HYDRANT	⊞	RIPRAP
---	EXISTING CONTOUR		
---	EXISTING DRAIN LINE		
---	EXISTING WATER LINE		

PLANTING LEGEND

SYMBOL	NAME	SIZE	QUANTITY
⊞	RED MAPLE AGER RUBRUM	4" MIN. 2.5" CAL.	7
⊞	JUNIPER PLUMROSA COMPACTA	3 GAL.	19
⊞	RHODODENDRON HENRY'S RED (DARK RED)	3 GAL.	7
⊞	HERMOCADIS DAYLILIES	2 GAL.	9
⊞	PYRAMIDIS ARBORVITAE THUJA ACCIDENTALIS	5" MIN.	9

PLANTING NOTE

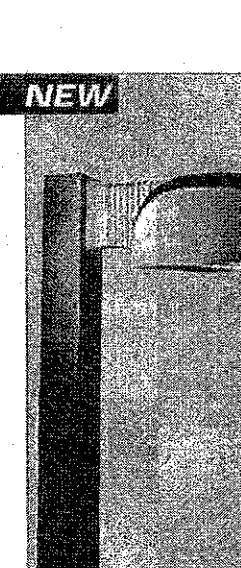
ALL PLANTINGS TO CONFORM TO THE TOWN OF FRANKLIN BEST DEVELOPMENT STANDARD PRACTICES.

APPROVED DATE: _____			
FRANKLIN PLANNING BOARD			

BEING A MAJORITY			
LEGAL NOTES			
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NORFOLK COUNTY DEVELOPMENT LLC 185 QUINCY SHORE DRIVE, #26 QUINCY, MA 02171			
DEED BOOK 33300 PAGE 92 PLAN NO. 40 OF 2014 PLAN BK. 628 A.M. 270 LOT 29.2			
APPLICANT			
FRANKLIN LEARNING RE LLC. ATTN: MANOJ GANDHI 206 GREAT ROAD LITTLETON, MA. 01460			
SITE PLAN MODIFICATION 505 WEST CENTRAL STREET LOT 3 (515 WEST CENTRAL STREET) FRANKLIN MASSACHUSETTS			
LANDSCAPING PLAN			
OCTOBER 21, 2020			
DATE	REVISION DESCRIPTION		
12/22/2020	PER TOWN COMMENTS		
GRAPHIC SCALE: 1"=20'			
ENGINEERING & LAND SURVEYING			
55 WEST CENTRAL ST. PH. (508) 528-3221 FRANKLIN, MA 02038 FX. (508) 528-7921 www.gandhengineering.com			
SHEET		JOB NO.	
6 OF 10		F4383	

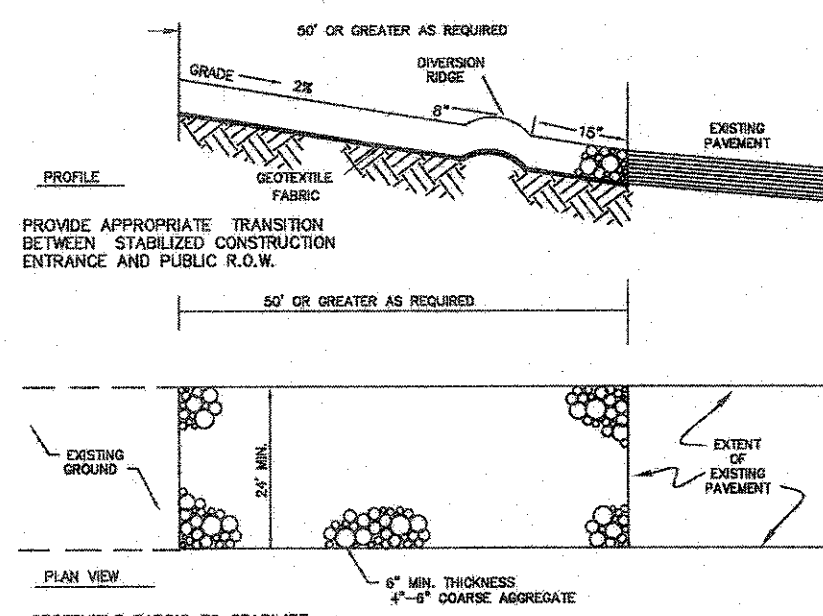
Area Lighting

Aeris™

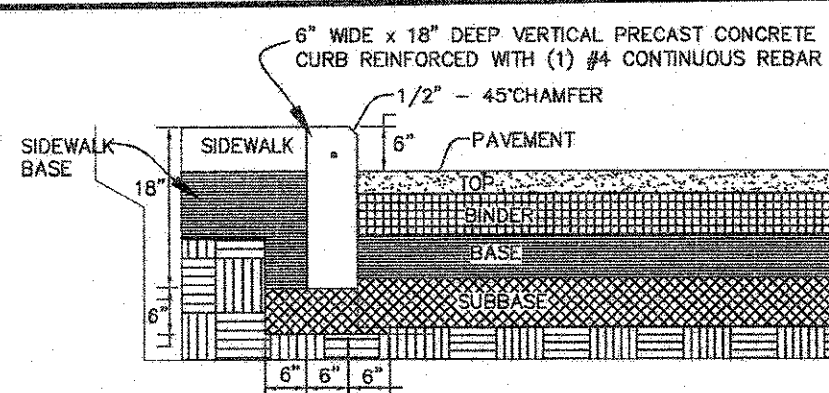


Ordering Information

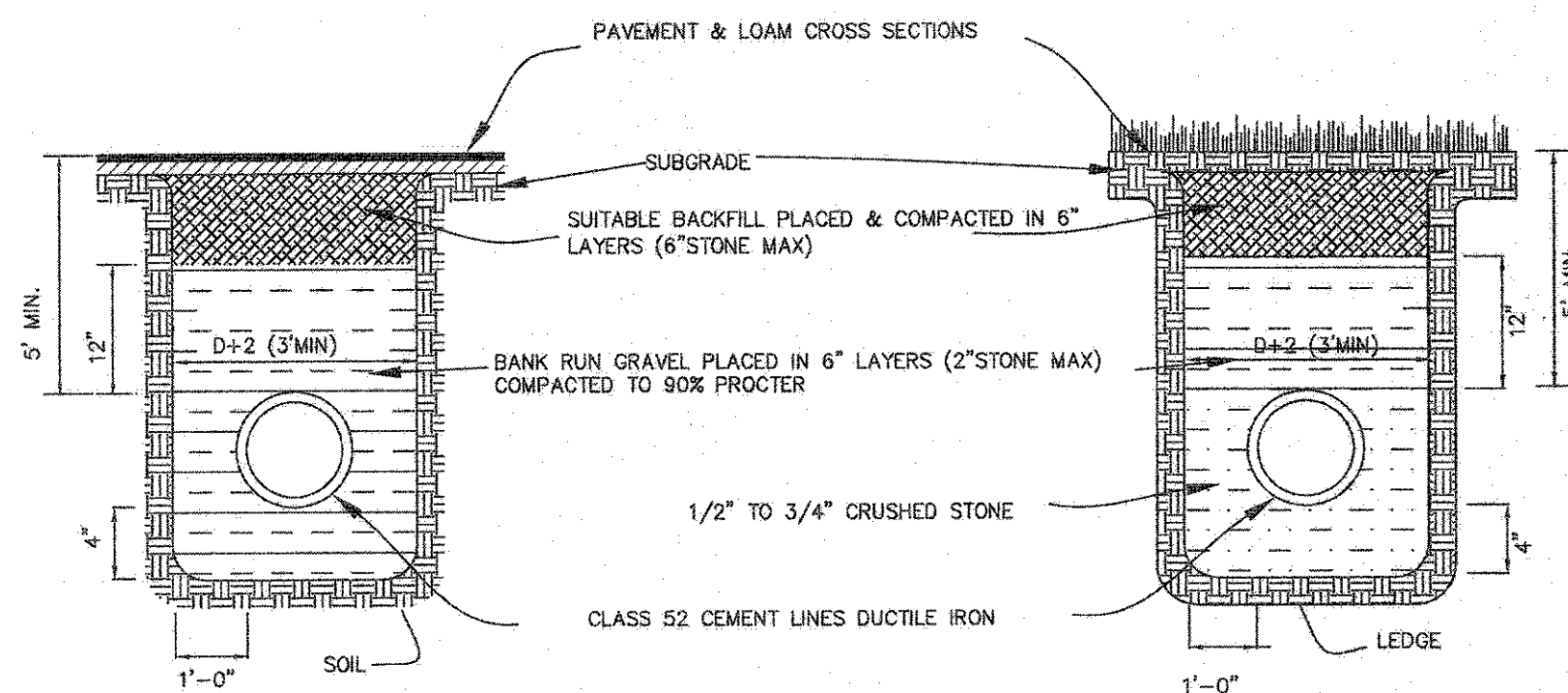
Model	Options	Notes
AS1 300	Standard	300W, 120V, 1200lm
AS1 350	Standard	350W, 120V, 1350lm
AS1 400	Standard	400W, 120V, 1500lm
AS1 450	Standard	450W, 120V, 1650lm
AS1 500	Standard	500W, 120V, 1800lm
AS1 600	Standard	600W, 120V, 2100lm
AS1 700	Standard	700W, 120V, 2400lm
AS1 800	Standard	800W, 120V, 2700lm
AS1 900	Standard	900W, 120V, 3000lm
AS1 1000	Standard	1000W, 120V, 3300lm
AS1 1200	Standard	1200W, 120V, 3900lm
AS1 1500	Standard	1500W, 120V, 4950lm
AS1 1800	Standard	1800W, 120V, 5940lm
AS1 2000	Standard	2000W, 120V, 6600lm
AS1 2500	Standard	2500W, 120V, 8250lm
AS1 3000	Standard	3000W, 120V, 9900lm
AS1 3500	Standard	3500W, 120V, 11550lm
AS1 4000	Standard	4000W, 120V, 13200lm
AS1 4500	Standard	4500W, 120V, 14850lm
AS1 5000	Standard	5000W, 120V, 16500lm
AS1 6000	Standard	6000W, 120V, 19800lm
AS1 7000	Standard	7000W, 120V, 23100lm
AS1 8000	Standard	8000W, 120V, 26400lm
AS1 9000	Standard	9000W, 120V, 29700lm
AS1 10000	Standard	10000W, 120V, 33000lm
AS1 12000	Standard	12000W, 120V, 39600lm
AS1 15000	Standard	15000W, 120V, 49500lm
AS1 18000	Standard	18000W, 120V, 59400lm
AS1 20000	Standard	20000W, 120V, 66000lm
AS1 25000	Standard	25000W, 120V, 82500lm
AS1 30000	Standard	30000W, 120V, 99000lm
AS1 35000	Standard	35000W, 120V, 115500lm
AS1 40000	Standard	40000W, 120V, 132000lm
AS1 45000	Standard	45000W, 120V, 148500lm
AS1 50000	Standard	50000W, 120V, 165000lm
AS1 60000	Standard	60000W, 120V, 198000lm
AS1 70000	Standard	70000W, 120V, 231000lm
AS1 80000	Standard	80000W, 120V, 264000lm
AS1 90000	Standard	90000W, 120V, 297000lm
AS1 100000	Standard	100000W, 120V, 330000lm
AS1 120000	Standard	120000W, 120V, 396000lm
AS1 150000	Standard	150000W, 120V, 495000lm
AS1 180000	Standard	180000W, 120V, 594000lm
AS1 200000	Standard	200000W, 120V, 660000lm
AS1 250000	Standard	250000W, 120V, 825000lm
AS1 300000	Standard	300000W, 120V, 990000lm
AS1 350000	Standard	350000W, 120V, 1155000lm
AS1 400000	Standard	400000W, 120V, 1320000lm
AS1 450000	Standard	450000W, 120V, 1485000lm
AS1 500000	Standard	500000W, 120V, 1650000lm
AS1 600000	Standard	600000W, 120V, 1980000lm
AS1 700000	Standard	700000W, 120V, 2310000lm
AS1 800000	Standard	800000W, 120V, 2640000lm
AS1 900000	Standard	900000W, 120V, 2970000lm
AS1 1000000	Standard	1000000W, 120V, 3300000lm
AS1 1200000	Standard	1200000W, 120V, 3960000lm
AS1 1500000	Standard	1500000W, 120V, 4950000lm
AS1 1800000	Standard	1800000W, 120V, 5940000lm
AS1 2000000	Standard	2000000W, 120V, 6600000lm
AS1 2500000	Standard	2500000W, 120V, 8250000lm
AS1 3000000	Standard	3000000W, 120V, 9900000lm
AS1 3500000	Standard	3500000W, 120V, 11550000lm
AS1 4000000	Standard	4000000W, 120V, 13200000lm
AS1 4500000	Standard	4500000W, 120V, 14850000lm
AS1 5000000	Standard	5000000W, 120V, 16500000lm
AS1 6000000	Standard	6000000W, 120V, 19800000lm
AS1 7000000	Standard	7000000W, 120V, 23100000lm
AS1 8000000	Standard	8000000W, 120V, 26400000lm
AS1 9000000	Standard	9000000W, 120V, 29700000lm
AS1 10000000	Standard	10000000W, 120V, 33000000lm
AS1 12000000	Standard	12000000W, 120V, 39600000lm
AS1 15000000	Standard	15000000W, 120V, 49500000lm
AS1 18000000	Standard	18000000W, 120V, 59400000lm
AS1 20000000	Standard	20000000W, 120V, 66000000lm
AS1 25000000	Standard	25000000W, 120V, 82500000lm
AS1 30000000	Standard	30000000W, 120V, 99000000lm
AS1 35000000	Standard	35000000W, 120V, 115500000lm
AS1 40000000	Standard	40000000W, 120V, 132000000lm
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AS1 90000000	Standard	90000000W, 120V, 297000000lm
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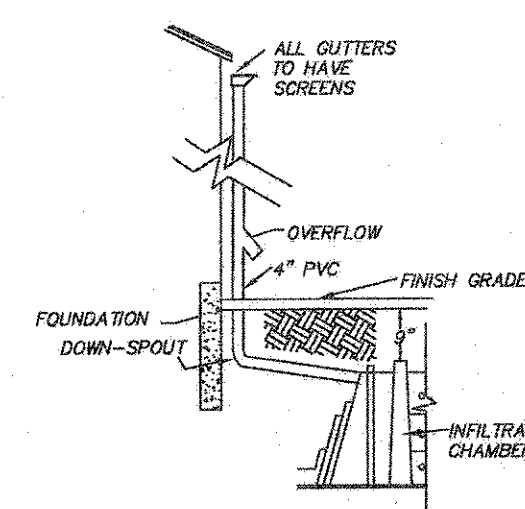
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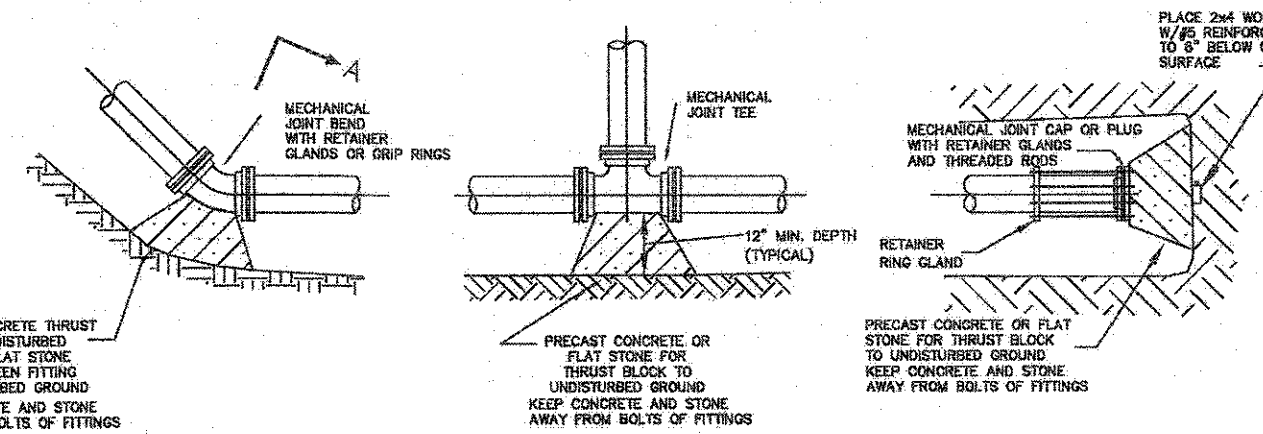
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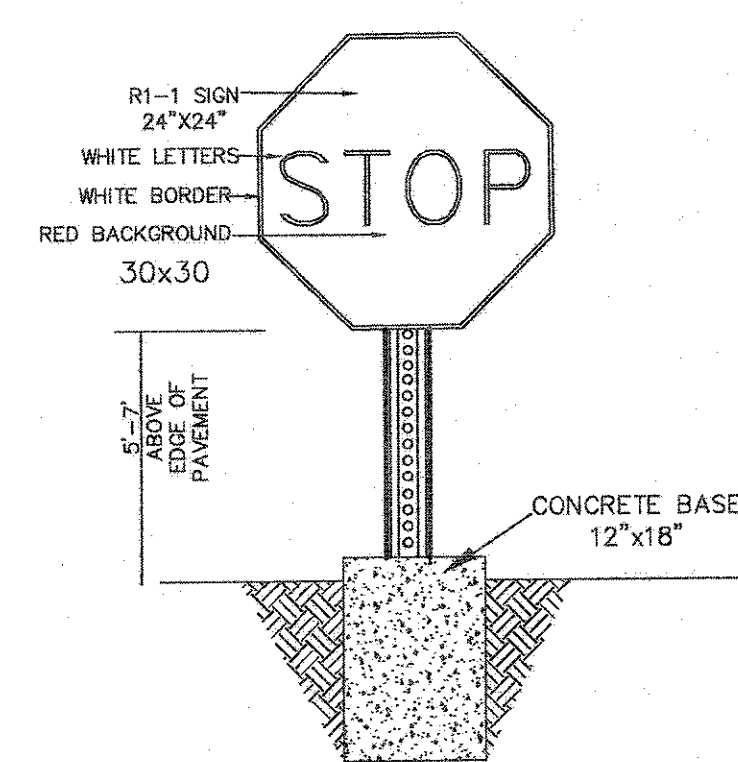
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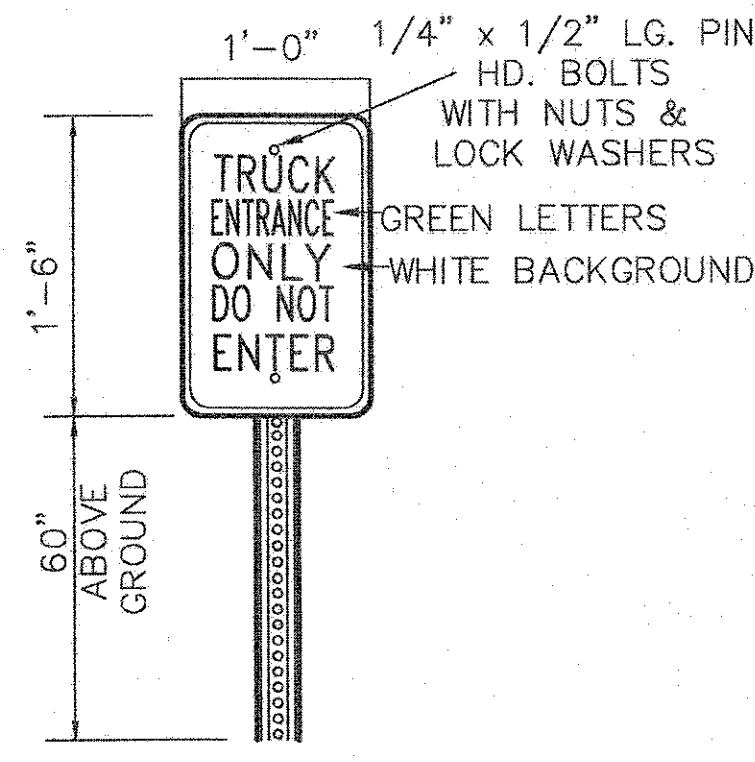
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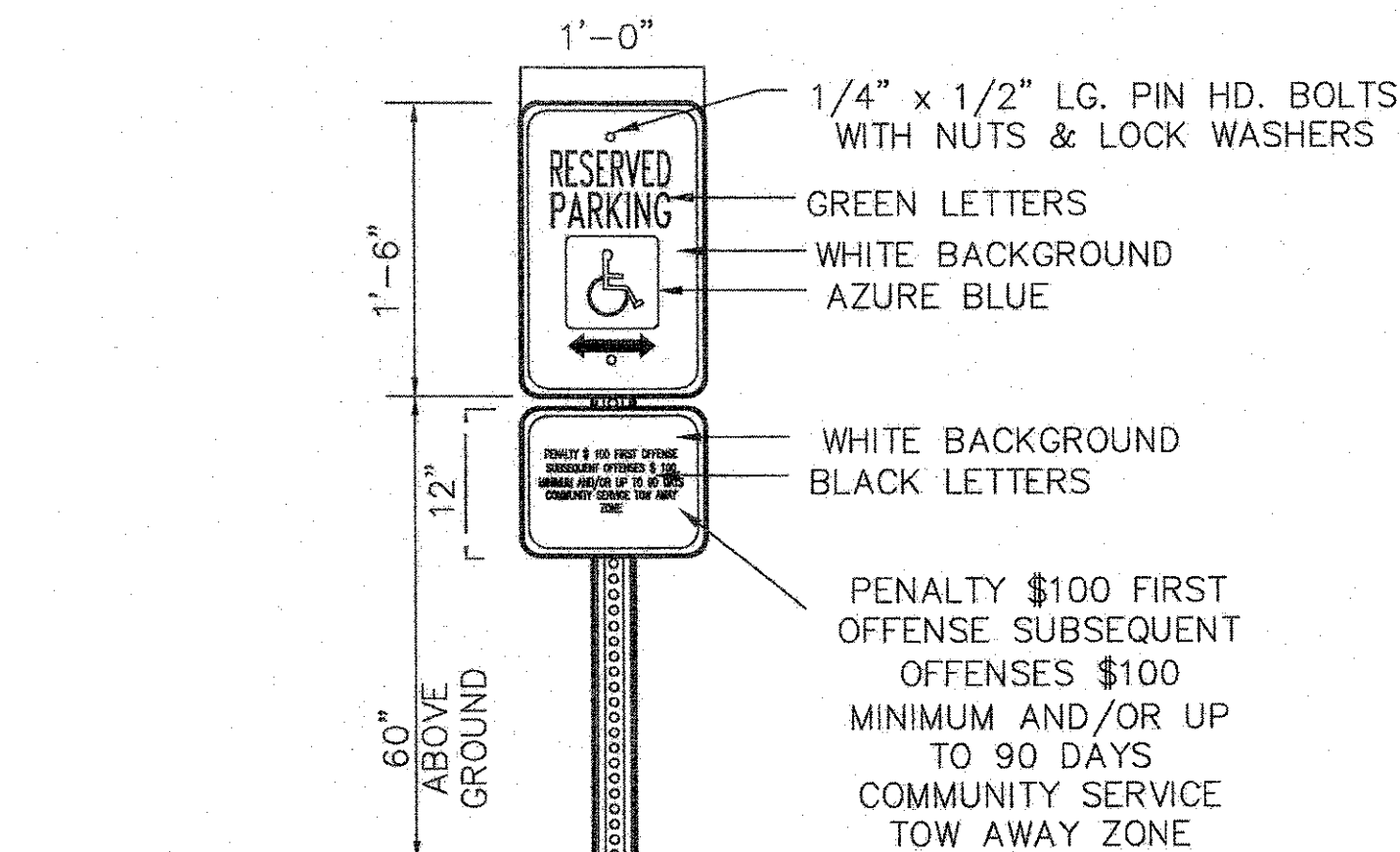
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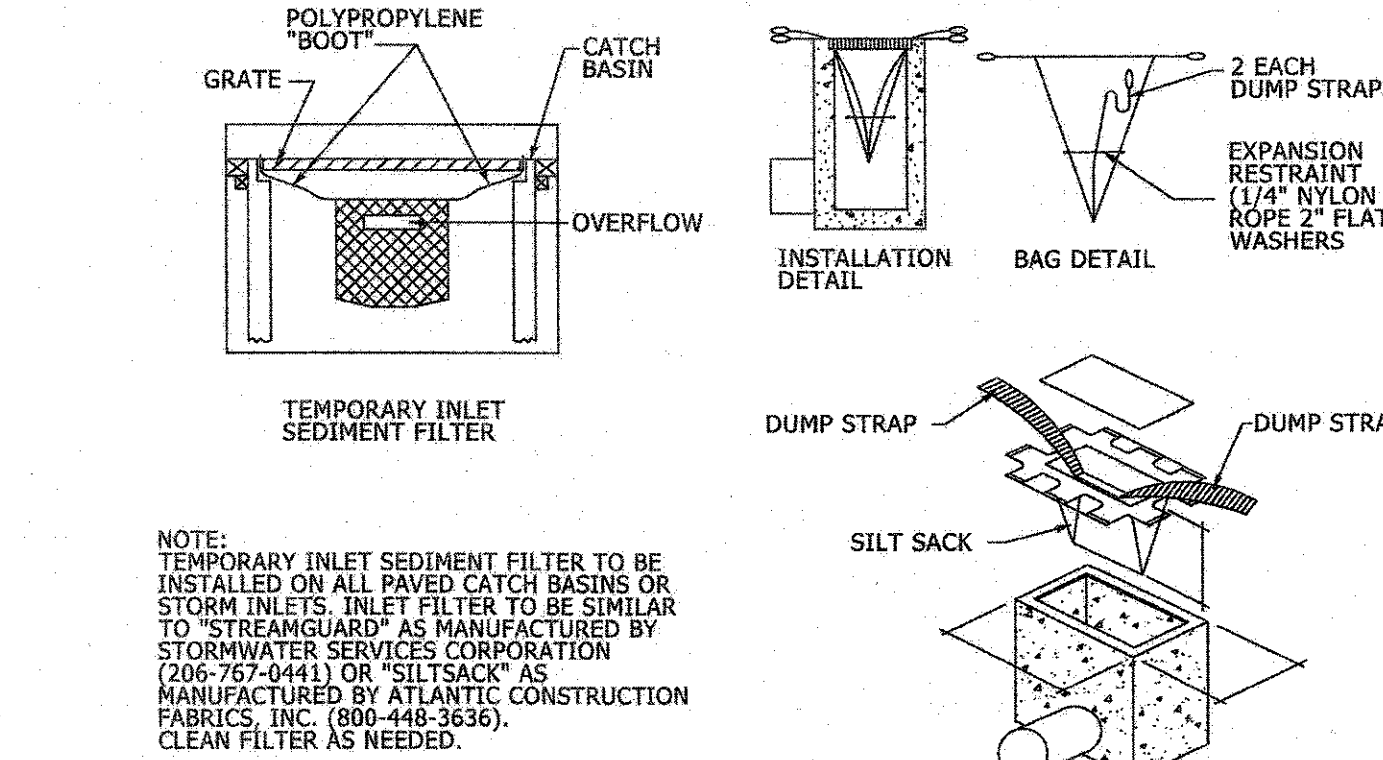
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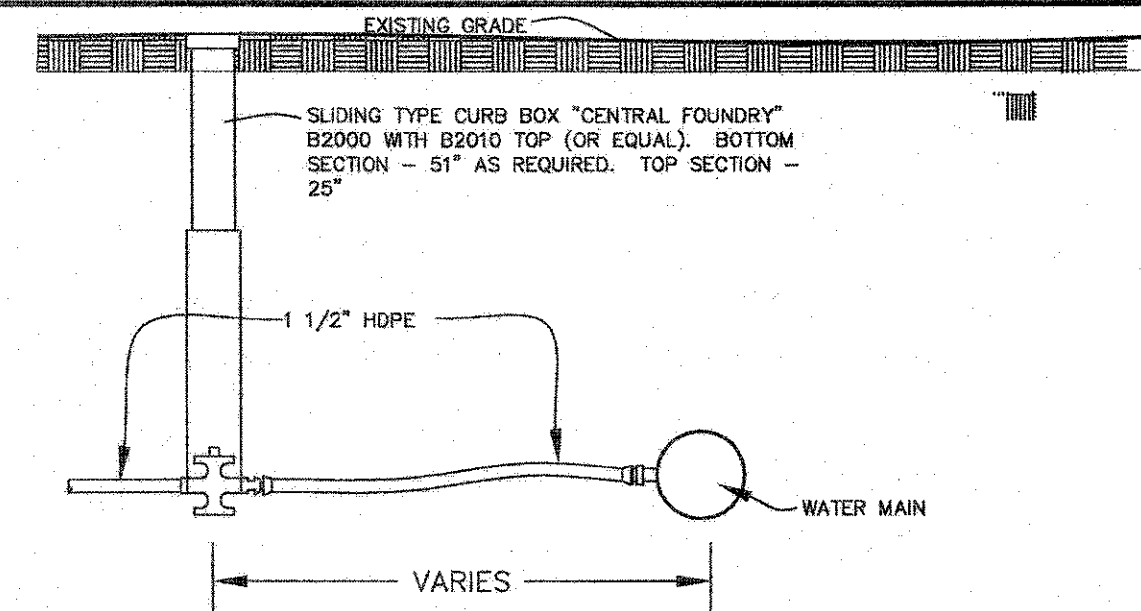
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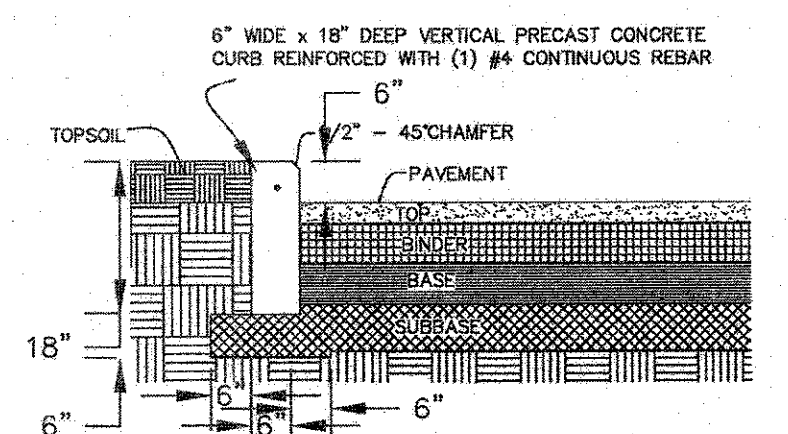
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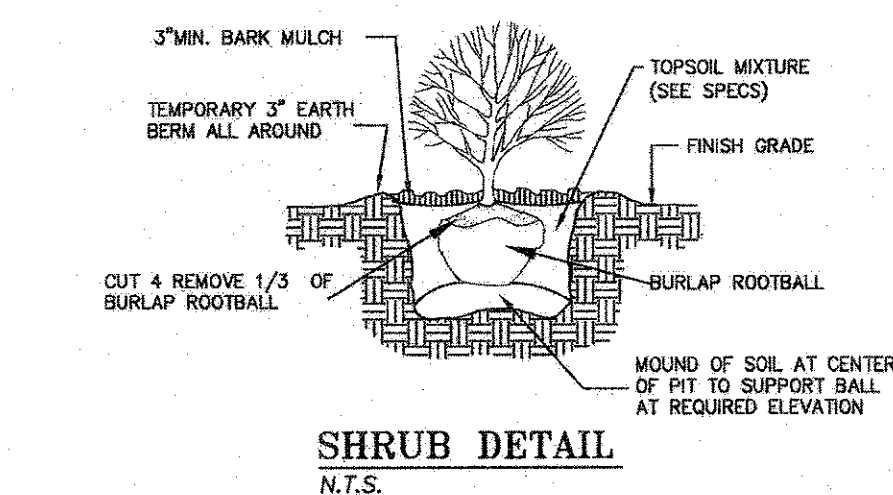
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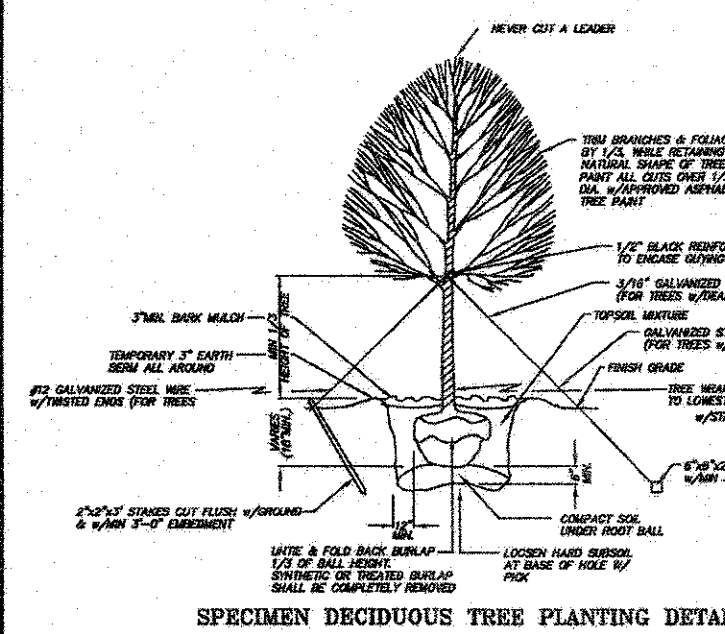
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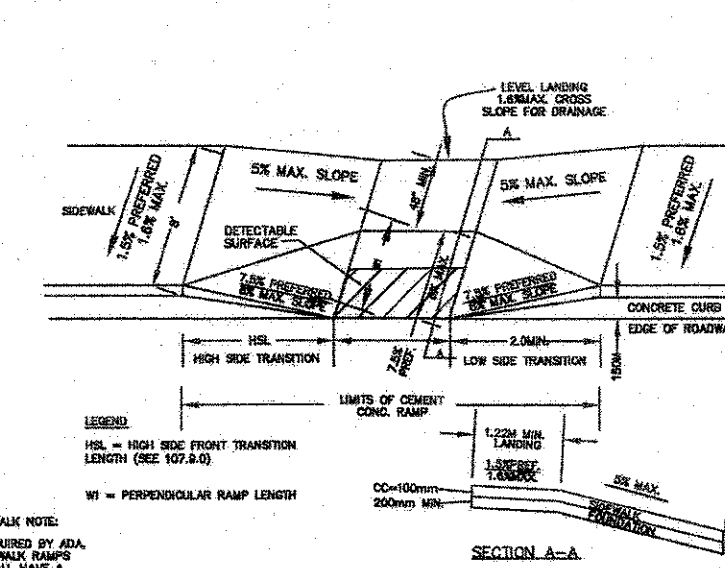
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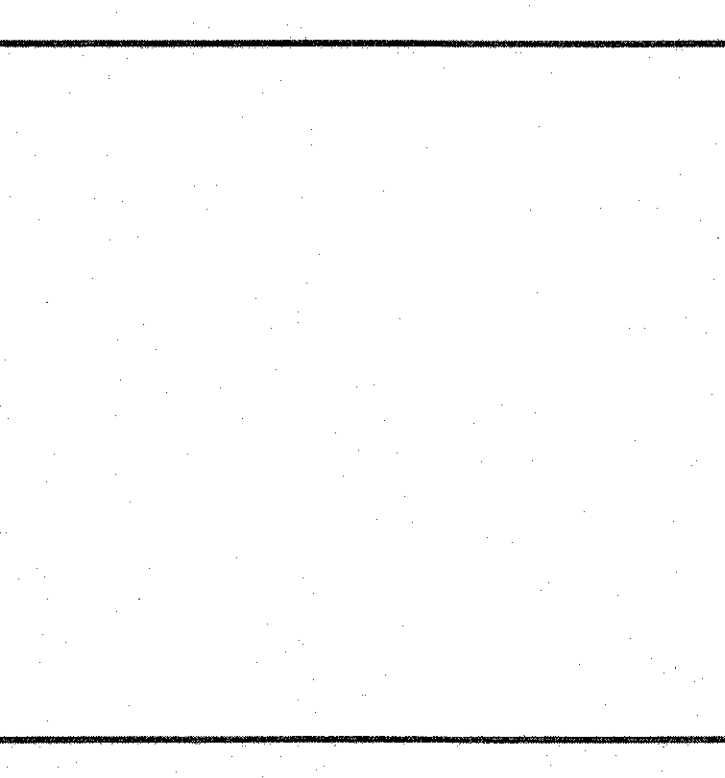
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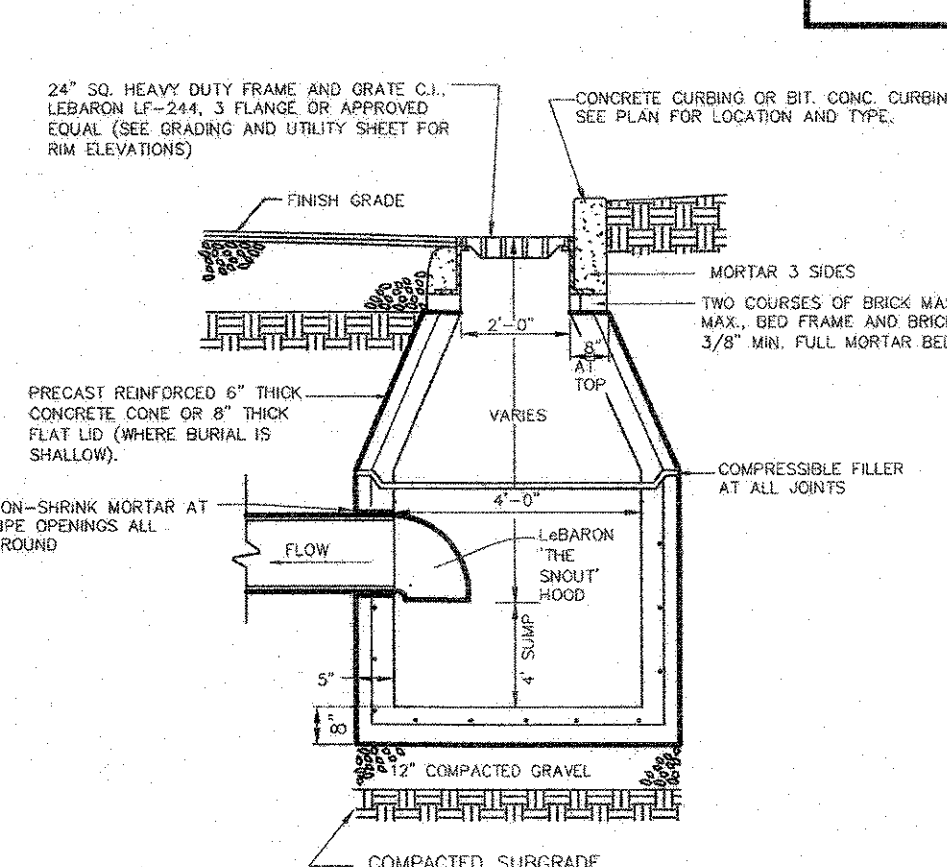
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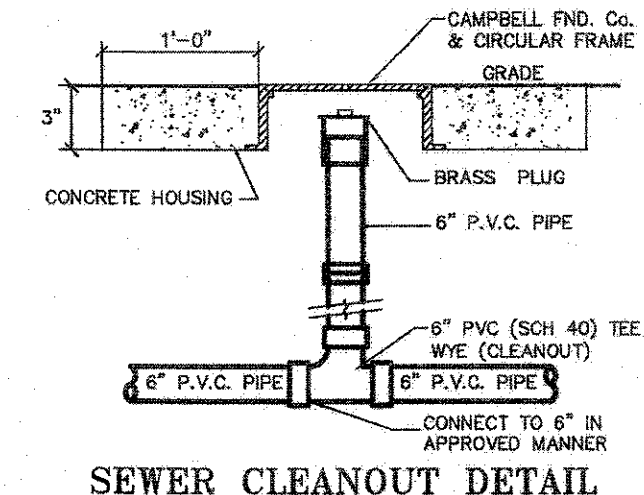
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N.T.S.



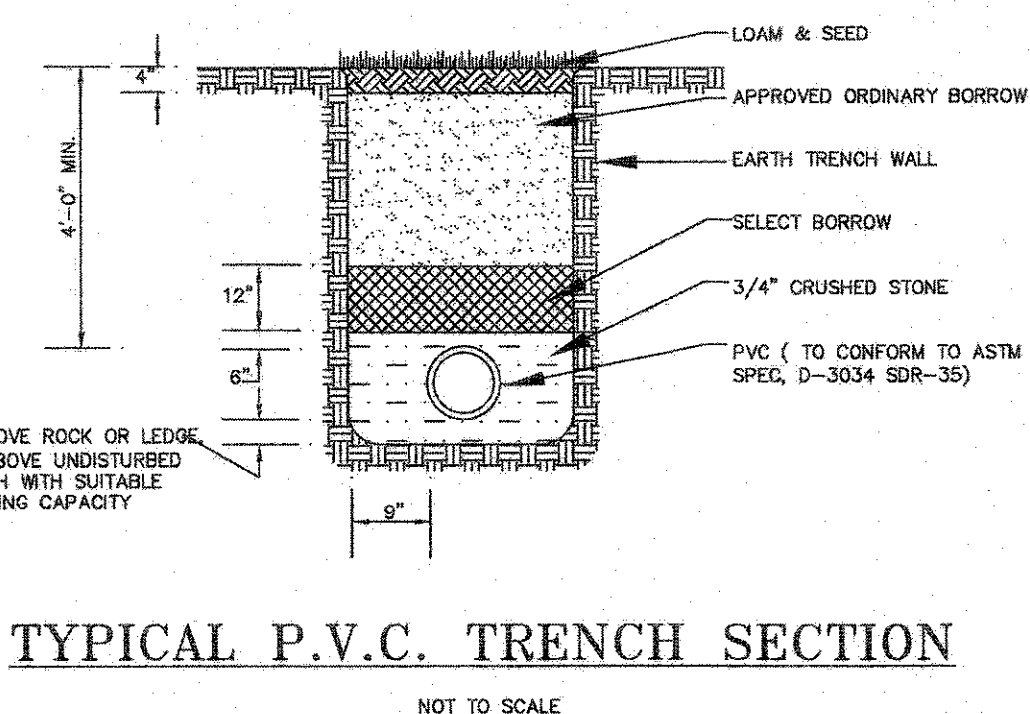
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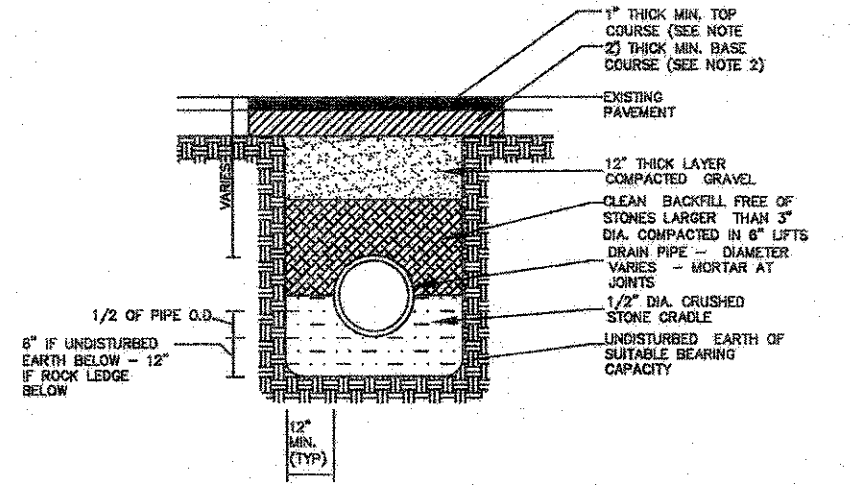
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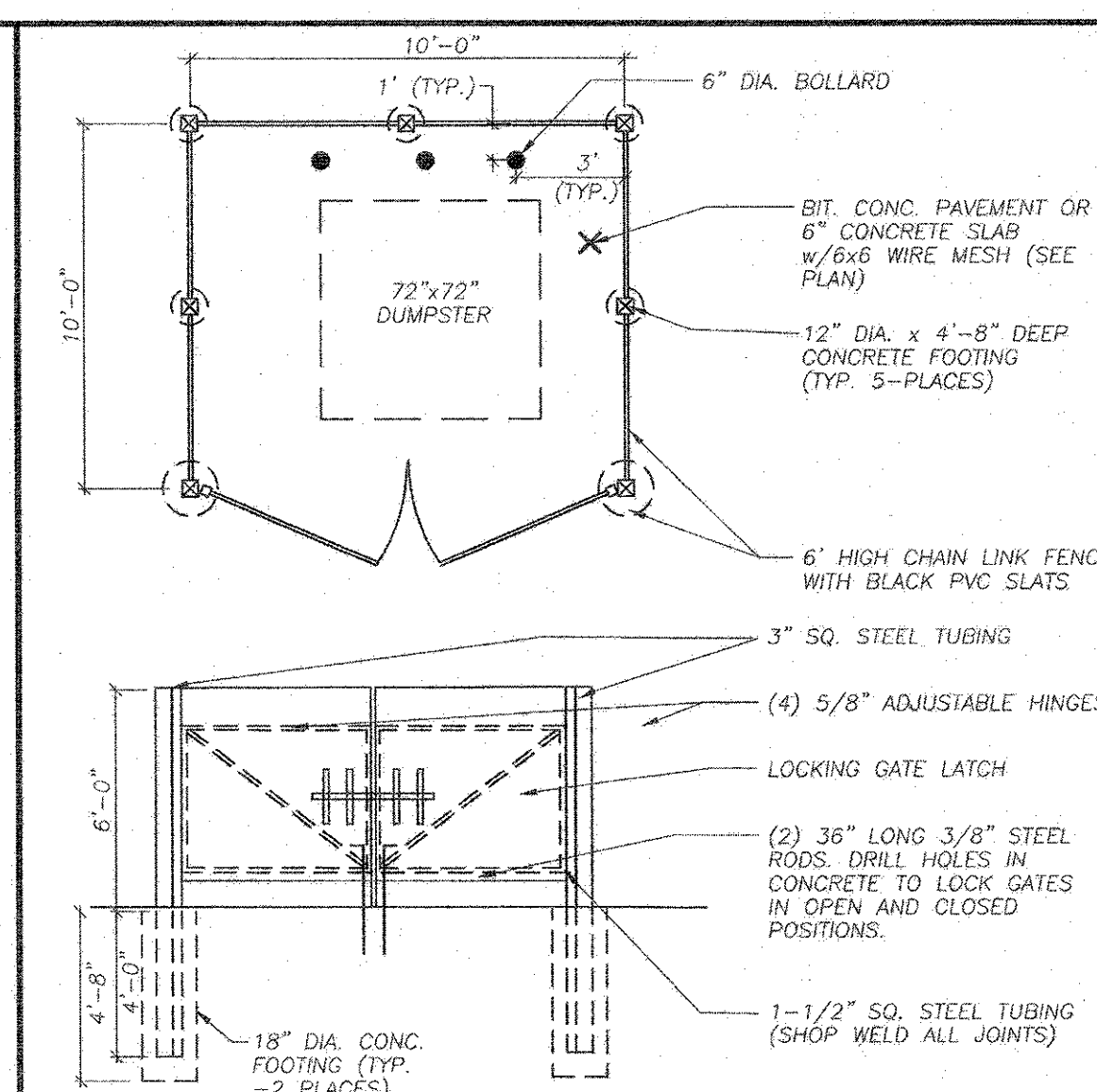
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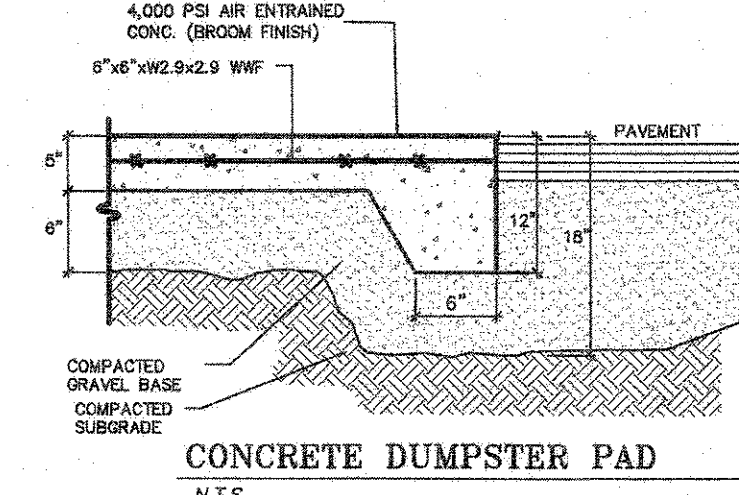
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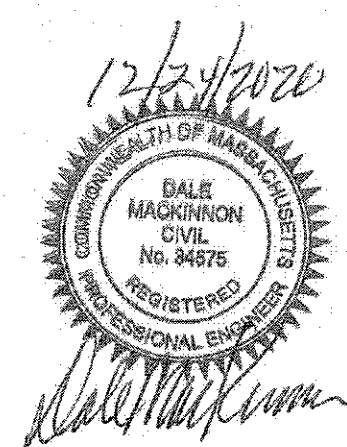
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NOT TO SCALE



DUMPSTER ENCLOSURE
NOT TO SCALE



CONCRETE DUMPSTER PAD
N.T.S.



F4383

APPROVED DATE:

FRANKLIN PLANNING BOARD

BEING A MAJORITY

LEGAL NOTES

UTILITIES ARE PLOTTED AS A COMPILATION OF RECORD DOCUMENTS, MARKINGS AND OTHER OBSERVED EVIDENCE TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES AND SHOULD BE CONSIDERED APPROXIMATE. EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. ADDITIONAL UTILITIES, NOT EVIDENCED BY RECORD DOCUMENTS OR OBSERVED PHYSICAL EVIDENCE, MAY EXIST. CONTRACTORS (IN ACCORDANCE WITH MASS.G.L. CHAPTER 82 SECTION 40 AS AMENDED) MUST CONTACT ALL UTILITY COMPANIES BEFORE EXCAVATING AND DRILLING AND CALL DIGSAFE AT 1(888)DIG-SAFE(7233).

CONSTRUCTION ON THIS LAND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS, OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.

OWNER

NORFOLK COUNTY DEVELOPMENT LLC
185 QUINCY SHORE DRIVE, #26
QUINCY, MA 02171

DEED BOOK 33300 PAGE 92
PLAN NO. 40 OF 2014 PLAN BK. 628
A.M. 270 LOT 29.2

APPLICANT

FRANKLIN LEARNING RE LLC.
ATTN: MANOJ GANDHI
206 GREAT ROAD
LITTLETON, MA. 01460

SITE PLAN MODIFICATION
505 WEST CENTRAL STREET
LOT 3
(515 WEST CENTRAL STREET)
FRANKLIN
MASSACHUSETTS

CONSTRUCTION
DETAILS

OCTOBER 21, 2020

DATE	REVISION DESCRIPTION
12/22/2020	PER TOWN COMMENTS

GRAPHIC SCALE: 1"=20'

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1 2 3 4 5 10 15 20
FEET METERS

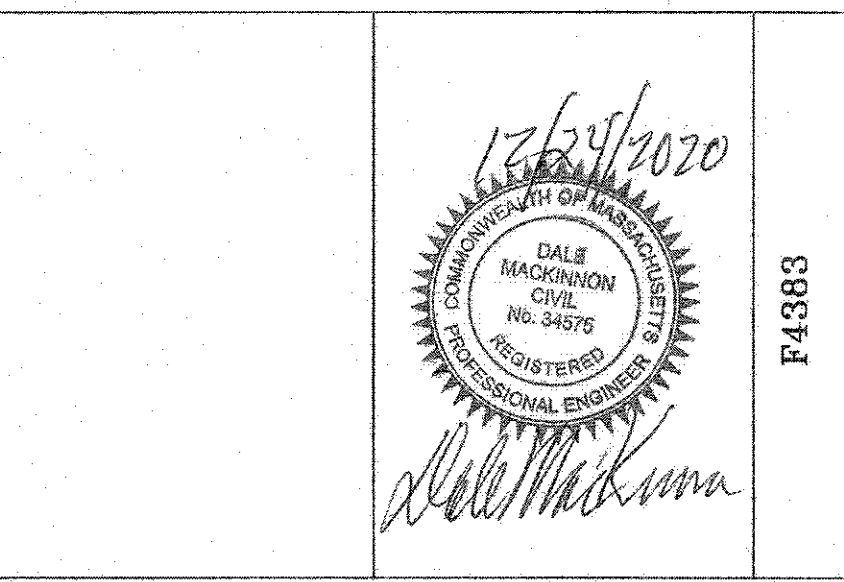
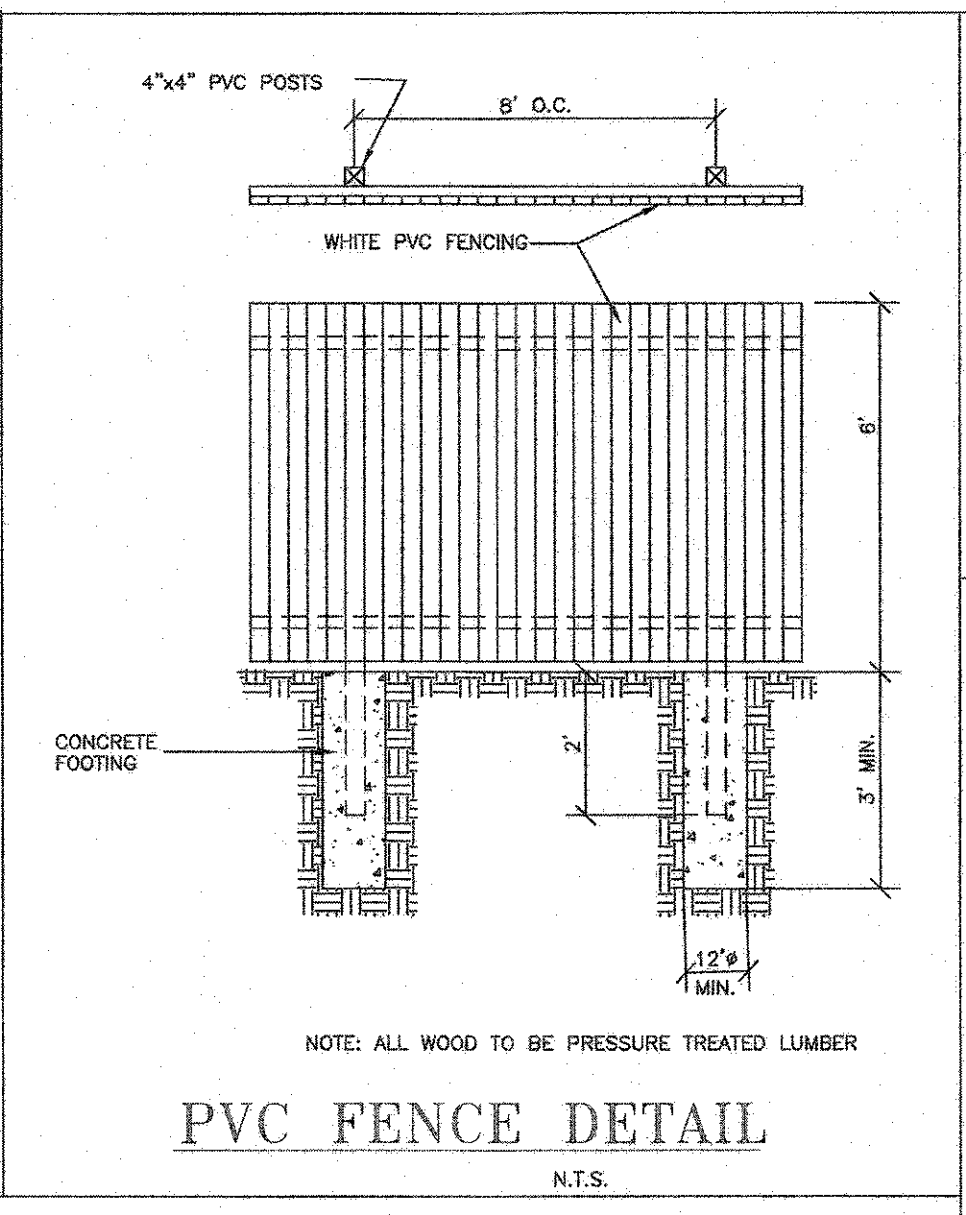
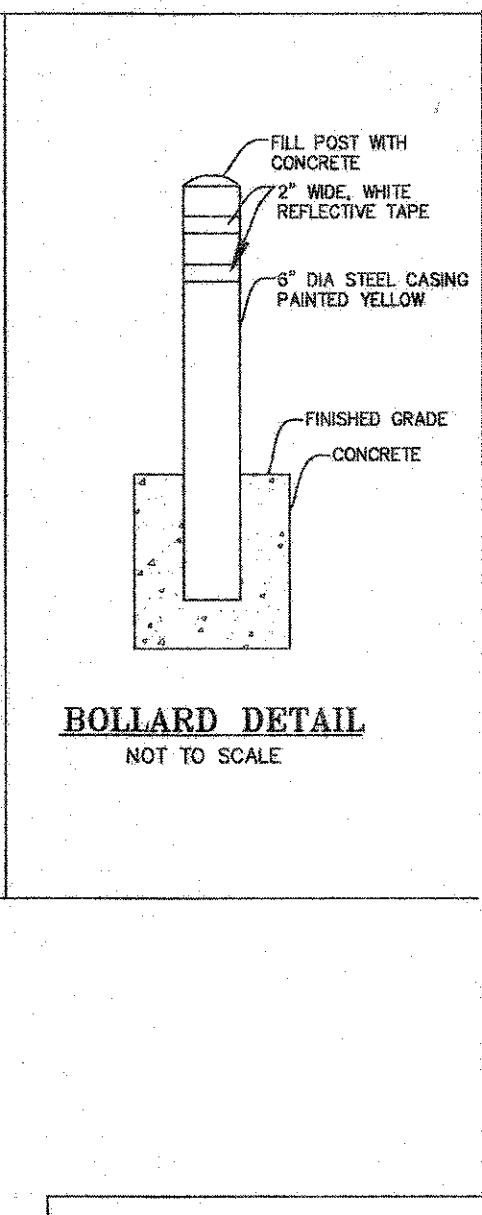
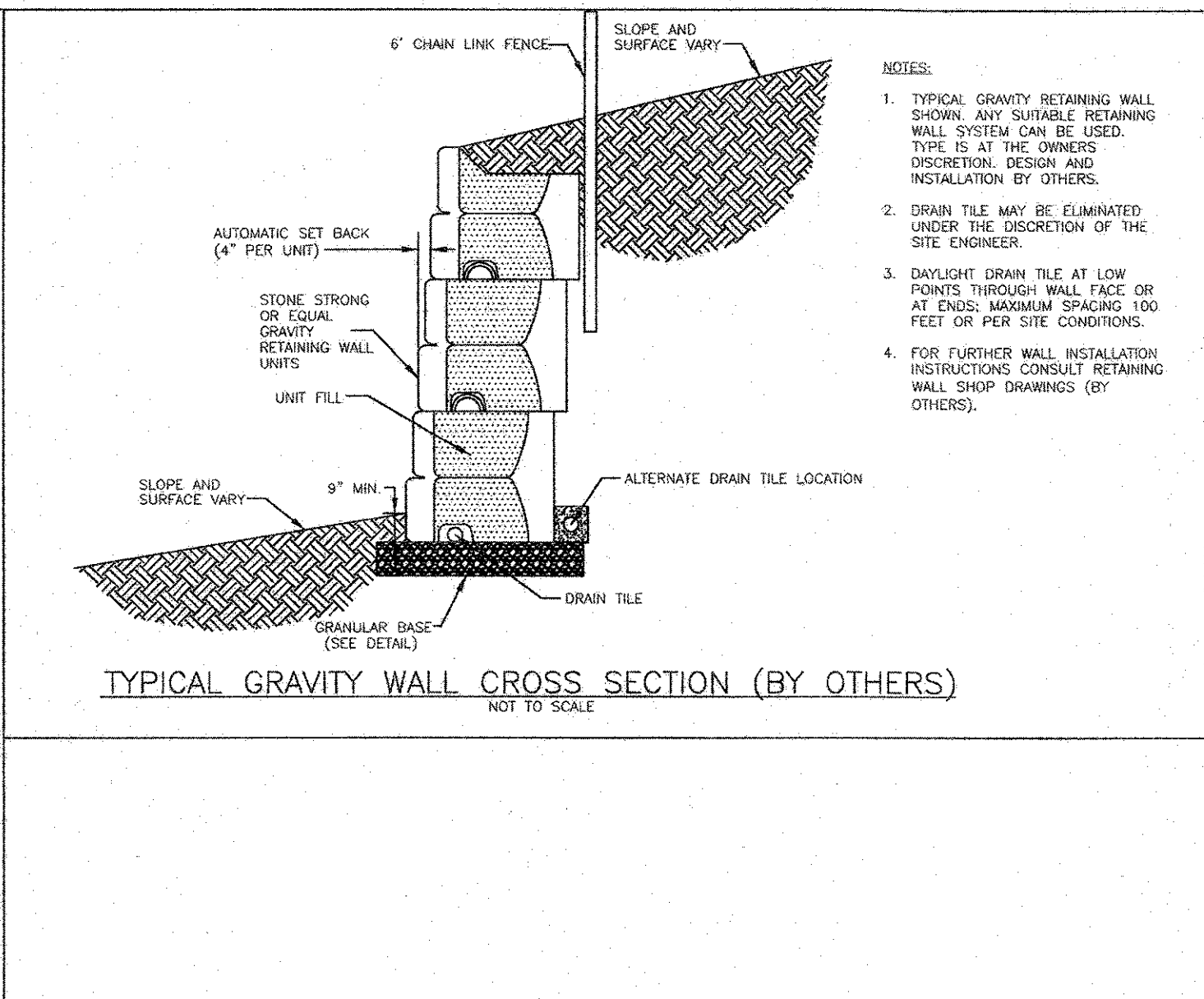
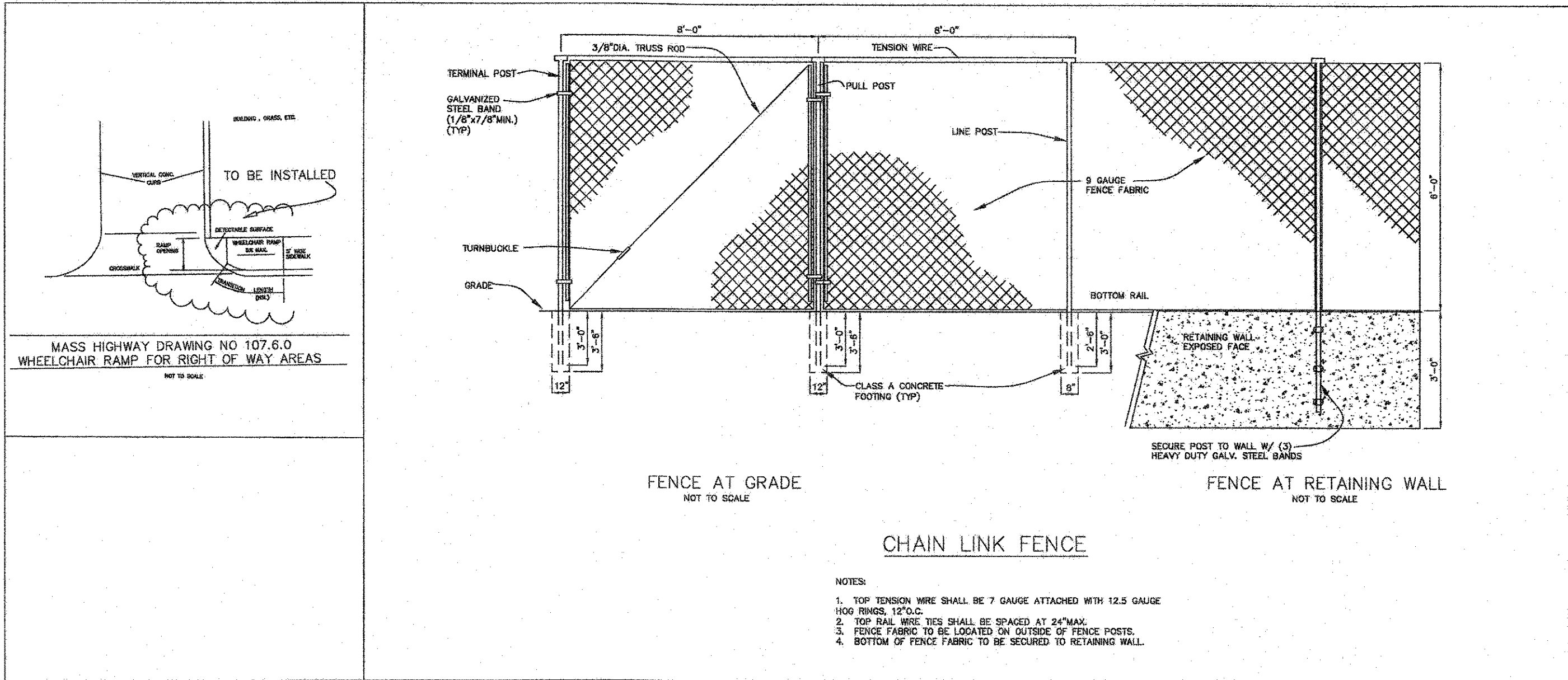
Guerriere & Hainon, Inc.
ENGINEERING & LAND SURVEYING
55 WEST CENTRAL ST. PH. (508) 528-3221
FRANKLIN, MA 02038 FX. (508) 528-7921
www.gondhengineering.com

SHEET

8 OF 10

JOB NO.

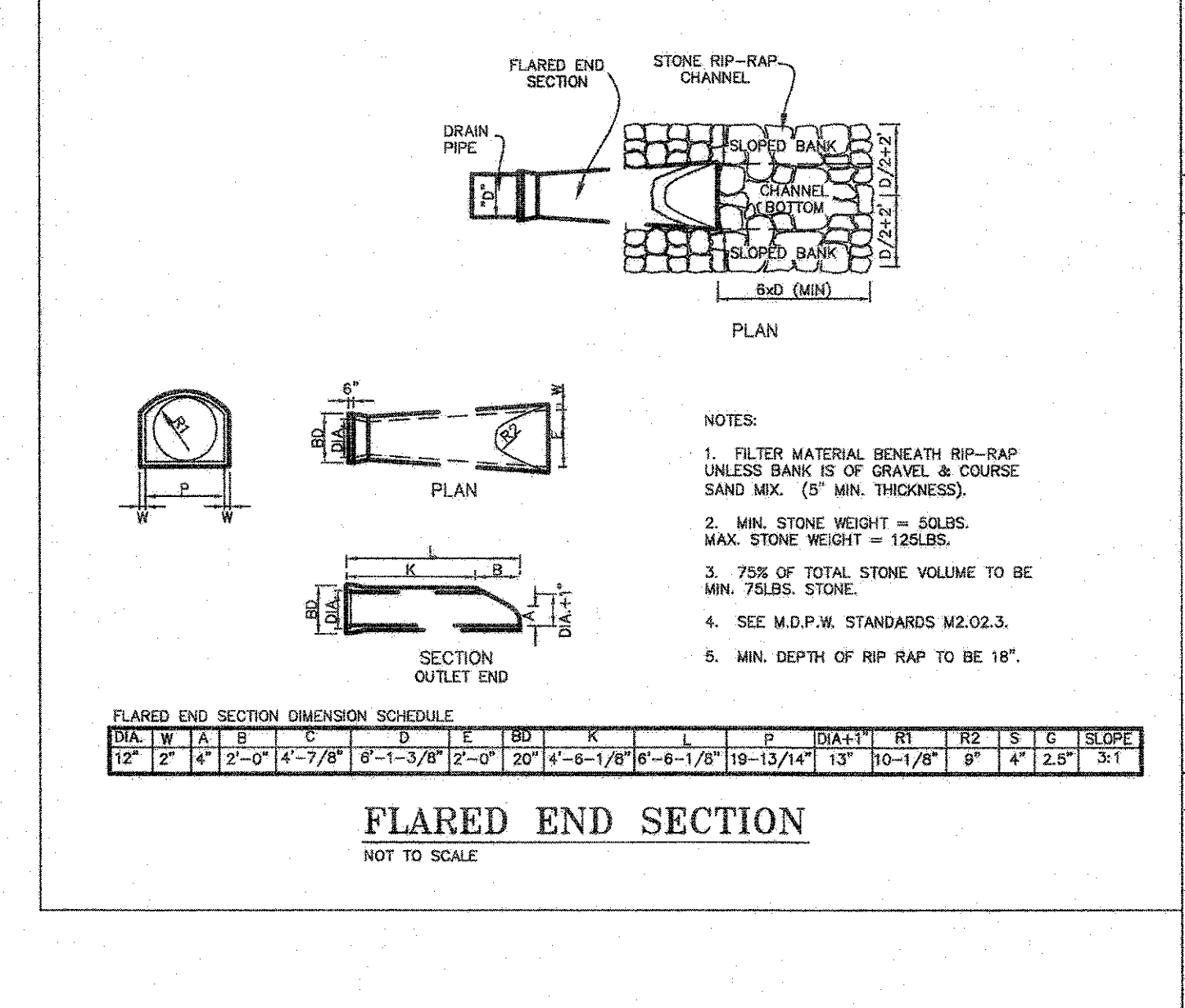
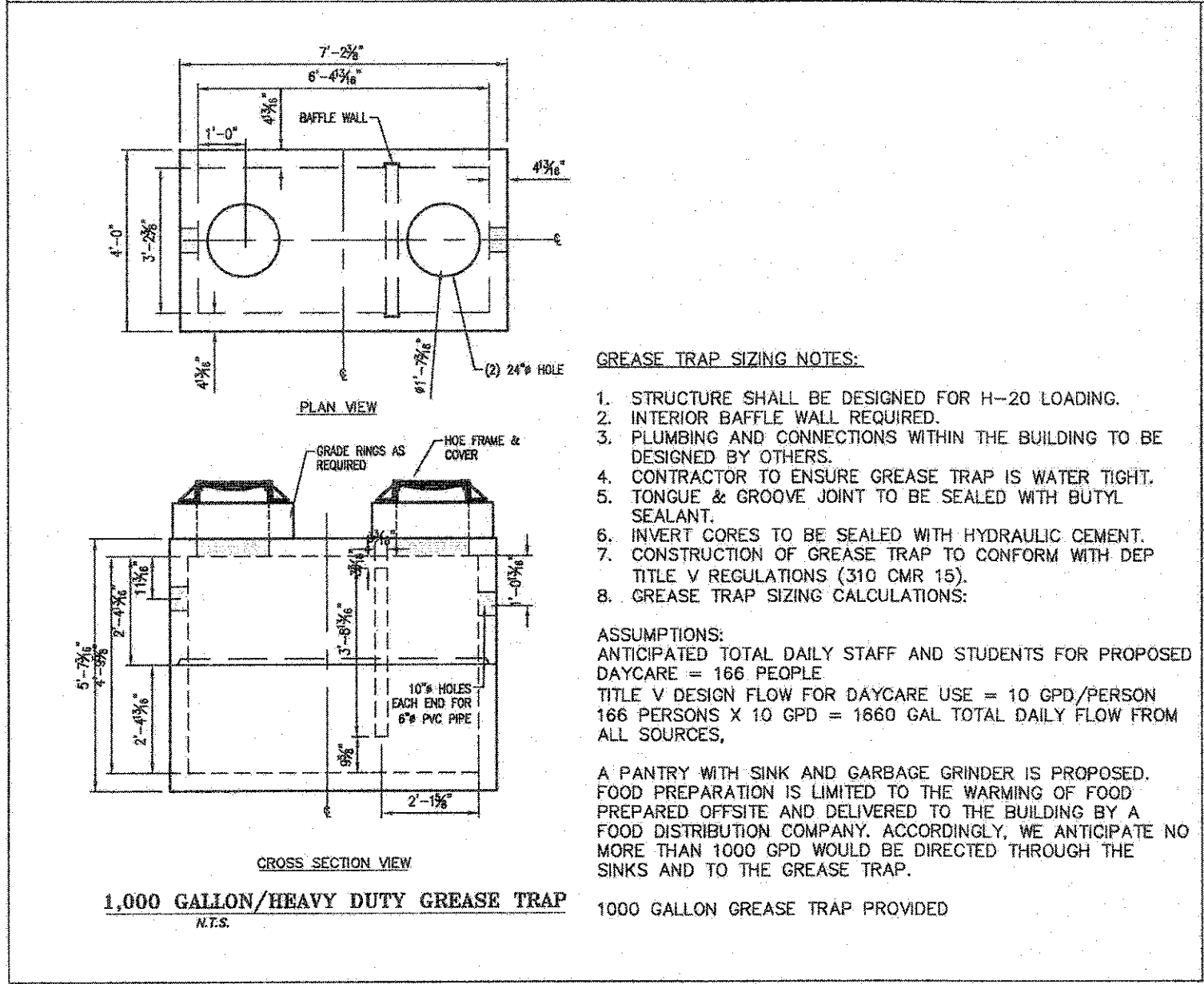
F4383



APPROVED DATE: _____

FRANKLIN PLANNING BOARD

BEING A MAJORITY



LEGAL NOTES

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CONSTRUCTION ON THIS LAND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS, OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.

OWNER

NORFOLK COUNTY DEVELOPMENT LLC
185 QUINCY SHORE DRIVE, #26
QUINCY, MA 02171

DEED BOOK 33300 PAGE 92
PLAN NO. 40 OF 2014 PLAN BK. 628
A.M. 270 LOT 29.2

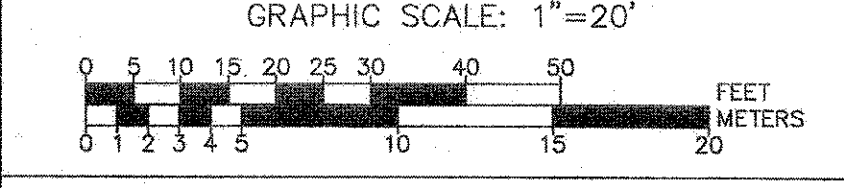
APPLICANT

FRANKLIN LEARNING RE LLC.
ATTN: MANOJ GANDHI
206 GREAT ROAD
LITTLETON, MA. 01460

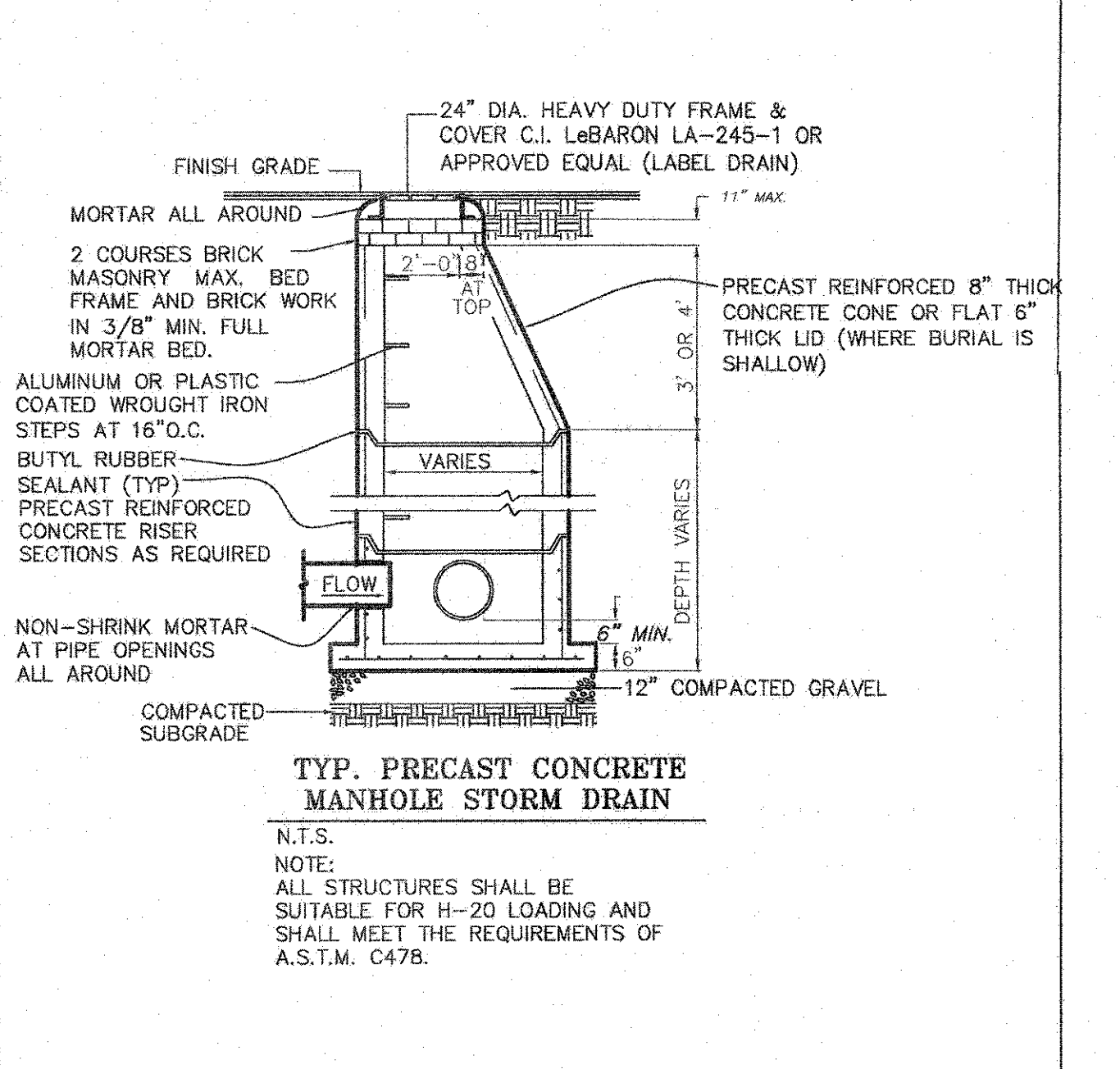
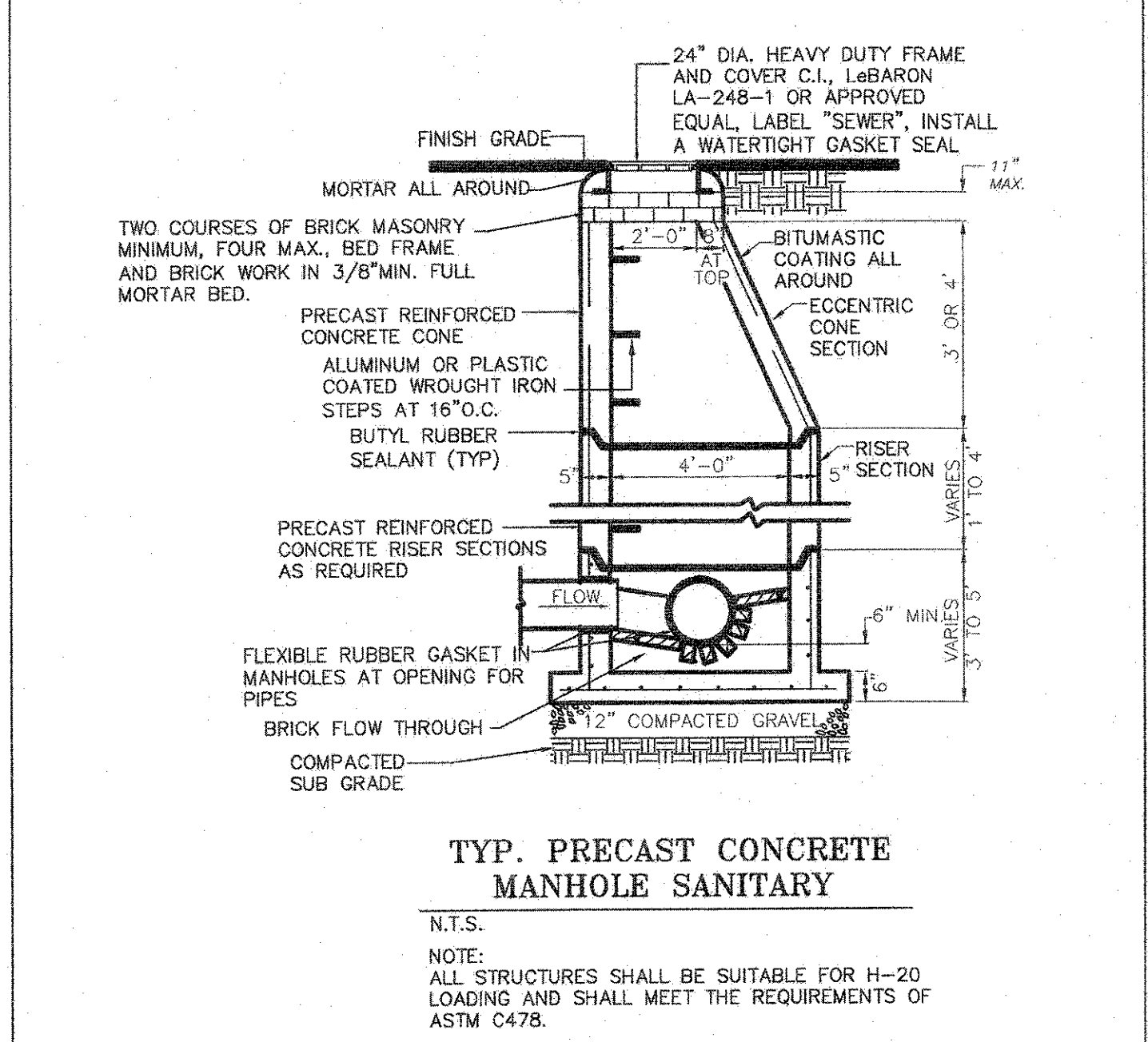
SITE PLAN MODIFICATION
505 WEST CENTRAL STREET
LOT 3
(515 WEST CENTRAL STREET)
FRANKLIN
MASSACHUSETTS
CONSTRUCTION
DETAILS

OCTOBER 21, 2020

DATE	REVISION DESCRIPTION
12/22/2020	PER TOWN COMMENTS



Guerriere & Hainon, Inc.
ENGINEERING & LAND SURVEYING
55 WEST CENTRAL ST. PH. (508) 528-3221
FRANKLIN, MA 02038 FX. (508) 528-7921
www.gandhengineering.com



STORM WATER POLLUTION PREVENTION PLAN (SWPPP)

A. NAMES OF PERSONS OR ENTITY RESPONSIBLE FOR PLAN COMPLIANCE

APPLICANT: MANOJ GANDHI
FRANKLIN LEARNING RE, LLC
206 GREAT ROAD
LITTLETON, MA. 01460

B. CONSTRUCTION PERIOD POLLUTION PREVENTION MEASURES

- INVENTORY MATERIALS TO BE PRESENT ON SITE DURING CONSTRUCTION.
- TRAIN EMPLOYEES AND SUBCONTRACTORS IN PREVENTION AND CLEAN UP PROCEDURES.
- ALL MATERIALS STORED ON SITE WILL BE STORED IN THEIR APPROPRIATE CONTAINERS AND IF POSSIBLE UNDER A ROOF OR COVERED.
- FOLLOW MANUFACTURER'S RECOMMENDATION FOR DISPOSAL OF USED CONTAINERS.
- STORE ONLY ENOUGH PRODUCT ON SITE TO DO THE JOB.
- ON SITE EQUIPMENT, FUELING AND MAINTENANCE MEASURES:
 - INSPECT ON-SITE VEHICLES AND EQUIPMENT DAILY FOR LEAKS.
 - CONDUCT ALL VEHICLE AND EQUIPMENT MAINTENANCE AND REFUELING IN FRONT OF BUILDING, AWAY FROM STORM DRAINS.
 - PERFORM MAJOR REPAIRS AND MAINTENANCE OFF SITE.
 - USE DRIP PANS, DRIP CLOTHS OR ABSORBENT PADS WHEN REPLACING SPENT FUELS.
 - COLLECT SPENT FUELS AND REMOVE FROM SITE, PER LOCAL AND STATE REGULATIONS.
 - MAINTAIN A CLEAN CONSTRUCTION ENTRANCE WHERE TRUCK TRAFFIC IS FREQUENT TO REDUCE SOIL COMPACTION CONSTANT SWEEPING IS REQUIRED AND LIMIT TRACKING OF SEDIMENT INTO STREETS, SWEEPING STREET WHEN SILT IS OBSERVED ON STREET.
- INSTALL SILT SACKS OR SILTATION BASKETS IN ALL CATCH BASINS ON SITE TO REDUCE SEDIMENT RUNOFF FROM SITE.
- A TEMPORARY CONCRETE WASHOUT STATION AND EQUIPMENT WASH STATION SHALL BE LOCATED ON THE SITE. CONCRETE WASHOUT STATION AND EQUIPMENT WASH STATION SHALL NOT BE WITHIN THE 100' WETLAND BUFFER OR THE 200' RIVERFRONT AREA. AREAS SHALL BE SURROUNDED WITH A SILT FENCE/HAY BALE COMBINATION TO CONTAIN MATERIALS AND PROVIDE EASE OF CLEANUP.
- STOCK PILE MATERIALS, AND MAINTAIN EROSION CONTROL AROUND THE MATERIALS WHERE IT CAN EASILY BE ACCESSED. MAINTAIN EASY ACCESS TO CLEAN UP MATERIALS TO INCLUDE BROOMS, MOPS, RAGS GLOVES, GOGGLES, SAND, SAWDUST, PLASTIC AND METAL TRASH CONTAINERS.
- CLEAN UP SPILLS.
 - NEVER HOSE DOWN "DIRTY" PAVEMENT OR IMPERMEABLE SURFACES WHERE FLUIDS HAVE SPILLED. USE DRY CLEAN UP METHODS (SAWDUST, CAT LITTER AND/OR RAGS AND ABSORBENT PADS).
 - SWEEP UP DRY MATERIALS IMMEDIATELY. NEVER WASH THEM AWAY OR BURY THEM.
 - CLEAN UP SPILLS ON DIRT AREAS BY DIGGING UP AND PROPERLY DISPOSING OF CONTAMINATED SOIL IN A CERTIFIED CONTAINER AND NOTIFY A CERTIFIED HAULER FOR REMOVAL.
 - REPORT SIGNIFICANT SPILLS TO THE FIRE DEPARTMENT.
- IT IS THE RESPONSIBILITY OF THE SITE SUPERINTENDENT OR EMPLOYEES DESIGNATED BY THE APPLICANT TO INSPECT EROSION CONTROL AND REPAIR AS NEEDED, ALSO TO INSPECT ALL ON SITE VEHICLES FOR LEAKS AND CHECK ALL CONTAINERS ON SITE THAT MAY CONTAIN HAZARDOUS MATERIALS DAILY.

C. SITE DEVELOPMENT PLANS

- SEE PLAN ENTITLED "SITE PLAN 515 WEST CENTRAL STREET, FRANKLIN, MA" DATED OCTOBER 21 , 2020 PREPARED BY GUERRIERE & HALNON, INC.

D. CONSTRUCTION EROSION AND SEDIMENTATION CONTROL PLAN:

- SEE GRADING AND EROSION CONTROL PLAN WITHIN ABOVE MENTIONED SITE PLANS.

E. PLANS

- CONSTRUCTION SEQUENCING PLAN - ACTUAL SEQUENCE OF CONSTRUCTION ACTIVITIES TO BE DETERMINED BY THE SITE CONTRACTOR.
 - RECORD ORDER OF CONDITIONS - THE SITE SUPERINTENDENT SHALL BE AWARE OF ALL THE CONDITIONS CONTAINED WITHIN THE ORDER INCLUDING INSPECTION SCHEDULES.
 - INSTALL DEP FILE # SIGN .
 - PRIOR TO ANY WORK ON THE SITE INCLUDING TREE/BRUSH CLEARING, THE APPROVED LIMIT OF CLEARING AS WELL AS THE LOCATION OF THE PROPOSED EROSION CONTROL DEVICES (SUCH AS SILT FENCE/STRAW BALES, ETC.) MUST BE STAKED ON THE GROUND UNDER THE DIRECTION OF A MASSACHUSETTS REGISTERED PROFESSIONAL LAND SURVEYOR.
 - INSTALL EROSION CONTROL BARRIER AT LOCATIONS DEPICTED ON THE PLANS.
 - STRIP OFF TOP AND SUBSOIL. STOCKPILE MATERIAL TO BE REUSED, REMOVE EXCESS MATERIAL FROM THE SITE. INSTALL AND MAINTAIN EROSION CONTROL BARRIER AROUND STOCKPILE.
 - ROUGH GRADE SITE, MAINTAINING A TEMPORARY LOW AREA/SEDIMENT TRAP AWAY FROM THE WETLAND (IF PRESENT).
 - CONSTRUCT TEMPORARY SEDIMENTATION BASINS IN THE LOCATION OF THE PROPOSED STORMWATER BASINS.
 - INSTALL UNDERGROUND UTILITIES; PROTECT ALL OPEN DRAINAGE STRUCTURES WITH EROSION/SILTATION CONTROL DEVICES.
 - CONSTRUCT BUILDINGS.
 - INSTALL BINDER COURSE OF BITUMINOUS ASPHALT.
 - INSTALL WEARING COURSE OF ASPHALT, AND STRIPING (WHERE REQUIRED).
 - MAINTAIN ALL EROSION CONTROL DEVICES UNTIL SITE IS STABILIZED AND A CERTIFICATE OF COMPLIANCE (IF REQUIRED) IS ISSUED BY THE CONSERVATION COMMISSION.
 - CLEAN OUT SEDIMENT BASINS AND RECONFIGURE FOR INFILTRATION BASINS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE TO SCHEDULE ANY REQUIRED INSPECTIONS OF HIS/HER WORK.

2. CONSTRUCTION WASTE MANAGEMENT PLAN

- DUMPSTER FOR TRASH AND BULK WASTE COLLECTION SHALL BE PROVIDED SEPARATELY FOR CONSTRUCTION.
- RECYCLE MATERIALS WHENEVER POSSIBLE (PAPER, PLASTER CARDBOARD, METAL CANS). SEPARATE CONTAINERS FOR MATERIAL ARE RECOMMENDED.
- SEGREGATE AND PROVIDE CONTAINERS FOR DISPOSAL OPTIONS FOR WASTE.
- DO NOT BURY WASTE AND DEBRIS ON SITE.
- CERTIFIED HAULERS WILL BE HIRED TO REMOVE THE DUMPSTER CONTAINER WASTE AS NEEDED. RECYCLING PRODUCTS WILL ALSO BE REMOVED OFF SITE WEEKLY.
- THE SEWER SYSTEM IS ONLY FOR DISPOSAL OF HUMAN WASTE, AND SUBSTANCES PERMITTED FOR DISPOSAL BY THE SEWER DEPARTMENT.

F. OPERATION AND MAINTENANCE OF EROSION AND SEDIMENTATION CONTROLS

THE OPERATION AND MAINTENANCE OF SEDIMENTATION CONTROL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE INSPECTION AND MAINTENANCE OF THE STORMWATER COMPONENT SHALL BE PERFORMED AS NOTED BELOW. THE CONTRACTOR SHALL, AT ALL TIMES HAVE EROSION CONTROL IN PLACE. THE CONTRACTOR, BASED ON FUTURE WEATHER REPORTS SHALL PREPARE AND INSPECT ALL EROSION CONTROL DEVICES; CLEANING, REPAIRING AND UPGRADING IS A PRIORITY SO THAT THE DEVICES PERFORM AS PER DESIGN. INSPECT THE SITE DURING RAIN EVENTS. DON'T STAY AWAY FROM THE SITE. AT A MINIMUM, THERE SHOULD BE INSPECTION TO ASSURE THE DEVICES ARE NOT CLOGGED OR PLUGGED, OR THAT DEVICES HAVE NOT BEEN DESTROYED OR DAMAGED DURING THE RAIN EVENT. AFTER A STORM EVENT INSPECTION IS REQUIRED TO CLEAN AND REPAIR ANY DAMAGE COMPONENTS. IMMEDIATE REPAIR IS REQUIRED.

G. INSPECTION AND MAINTENANCE SCHEDULES

- INSPECTION MUST BE CONDUCTED AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT 0.5 INCHES OR GREATER.
- INSPECTION FREQUENCY CAN BE REDUCED TO ONCE A MONTH IF:

A. THE SITE IS TEMPORARILY STABILIZED.

B. RUNOFF IS UNLIKELY DUE TO WINTER CONDITIONS, WHEN SITE IS COVERED WITH SNOW OR ICE.

- INSPECTIONS MUST BE CONDUCTED BY QUALIFIED PERSONNEL, "QUALIFIED PERSONNEL" MEANS A PERSON KNOWLEDGEABLE IN THE PRINCIPLES AND PRACTICE OF EROSION AND SEDIMENT CONTROLS AND WHO POSSESS THE SKILLS TO ASSESS THE CONDITIONS AND TAKE MEASURES TO MAINTAIN AND ENSURE PROPER OPERATION, ALSO TO CONCLUDE IF THE EROSION CONTROL METHODS SELECTED ARE EFFECTIVE.

- FOR EACH INSPECTION, THE INSPECTION REPORT MUST INCLUDE: (SEE ATTACHED INSPECTION AND MAINTENANCE LOG)
 - THE INSPECTION DATE.
 - NAMES, TITLES OF PERSONNEL MAKING THE INSPECTION.
 - WEATHER INFORMATION FOR THE PERIOD SINCE THE LAST INSPECTION.
 - WEATHER INFORMATION AT THE TIME OF THE INSPECTION.
 - LOCATIONS OF DISCHARGES OF SEDIMENT FROM THE SITE, IF ANY.
 - LOCATIONS OF BMP'S THAT NEED TO BE MAINTAINED.
 - LOCATIONS WHERE ADDITIONAL BMP'S MAY BE REQUIRED.
 - CORRECTIVE ACTION REQUIRED OR ANY CHANGES TO THE SWPPP THAT MAY BE NECESSARY.

- QUALIFIED PERSONNEL SHALL INSPECT THE FOLLOWING IN-PLACE WORK;

INSPECTION SCHEDULE:

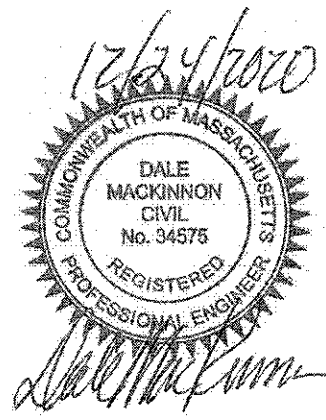
EROSION CONTROL	WEEKLY
CATCH BASINS	WEEKLY
TEMPORARY SEDIMENTATION TRAPS/BASINS	WEEKLY
PAVEMENT SWEEPING	WEEKLY

PLEASE NOTE: SPECIAL INSPECTIONS SHALL ALSO BE MADE AFTER A SIGNIFICANT RAINFALL EVENT.

MAINTENANCE SCHEDULE

EROSION CONTROL DEVICES FAILURE	IMMEDIATELY
CATCH BASINS	SUMP 1/4 FULL OF SEDIMENT
TEMPORARY SEDIMENTATION TRAPS/BASINS	AS NEEDED
PAVEMENT SWEEPING	14 DAYS MIN. AND PRIOR TO ANY SIGNIFICANT RAIN EVENT.

PLEASE NOTE: SPECIAL MAINTENANCE SHALL ALSO BE MADE AFTER A SIGNIFICANT RAINFALL EVENT.



F4383

APPROVED DATE:

FRANKLIN PLANNING BOARD

BEING A MAJORITY

LEGAL NOTES

UTILITIES ARE PLOTTED AS A COMPILATION OF RECORD DOCUMENTS, MARKINGS AND OTHER OBSERVED EVIDENCE TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES AND SHOULD BE CONSIDERED APPROXIMATE. TRACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. ADDITIONAL UTILITIES, NOT EVIDENCED BY RECORD DOCUMENTS OR OBSERVED PHYSICAL EVIDENCE, MAY EXIST. CONTRACTORS (IN ACCORDANCE WITH MASS.G.L. CHAPTER 82 SECTION 40 AS AMENDED) MUST CONTACT ALL UTILITY COMPANIES BEFORE EXCAVATING AND DRILLING AND CALL DIGSAFE AT 1(888)DIG-SAFE[7233].

CONSTRUCTION ON THIS LAND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS, OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.

OWNER

NORFOLK COUNTY DEVELOPMENT LLC
185 QUINCY SHORE DRIVE, #26
QUINCY, MA 02171

DEED BOOK 33300 PAGE 92
PLAN NO. 40 OF 2014 PLAN BK. 628
A.M. 270 LOT 29.2

APPLICANT

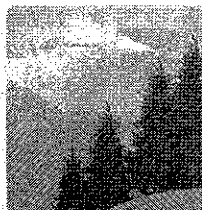
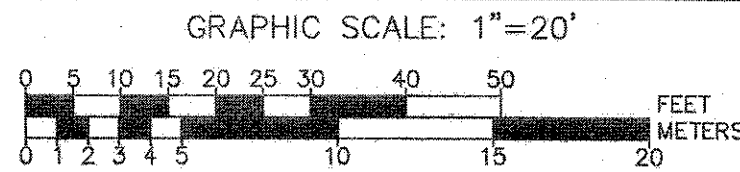
FRANKLIN LEARNING RE LLC.
ATTN: MANOJ GANDHI
206 GREAT ROAD
LITTLETON, MA. 01460

SITE PLAN MODIFICATION
505 WEST CENTRAL STREET
LOT 3
(515 WEST CENTRAL STREET)
FRANKLIN
MASSACHUSETTS

CONSTRUCTION
DETAILS

OCTOBER 21, 2020

DATE	REVISION DESCRIPTION
12/22/2020	PER TOWN COMMENTS



Guerriere &
Halnon, Inc.

ENGINEERING & LAND SURVEYING

55 WEST CENTRAL ST. PH. (508) 528-3221
FRANKLIN, MA 02038 FX. (508) 528-7921
www.gandhengineering.com

SHEET
10 OF 10

JOB NO. F4383

Town of Franklin



Design Review Commission
Tuesday, December 29, 2020
Meeting Minutes

Chair Fitzgerald called the above-captioned meeting to order this date at 7:00 PM, **as a Remote Access Virtual Zoom Meeting**. Members in attendance: Chair Mark Fitzgerald, Vice Chair Chris Baryluk, James Bartro, Sam Williams, Gerald Wood, Associate Venkata KP Sompally. Members absent: None. Also present: Maxine Kinhart, Assistant to the Director of Planning & Community Development.

As stated on the agenda, due to the growing concerns regarding the COVID-19 virus, this meeting will be conducted as a Remote/Virtual Design Review Commission meeting. In an effort to ensure citizen engagement and comply with open meeting law regulations, citizens will be able to dial into the meeting using the provided phone number, or citizens can participate by using the Zoom link provided on the agenda.

Chairman made motion to authorize KP Sompally to vote.

1. **Sierra's Pizza & Pub – 341 West Central Street-** Install building signs and new pylon sign

Chairman stated that this should be a quick meeting as this location is not entitled to a separate pylon. Mr. Cam Afonso of Signs by Cam, Inc. stated that this location is entitled to a separate pylon because Edwins is a separate lot from the Liquor World plaza and is entitled to its own pylon. Discussion about separate lot lines and entrances for the two parcels. Cam stated that Edwins has two entrances; one on Rt. 140 and one in the back on Raymond Street. Chair noted that because Edwins does not have a separate entrance on Rt. 140 then it is not entitled to its own sign. They can have one on Raymond Street. Chair stated he talked to Building Commissioner Brown whose opinion is that the applicant should go before the ZBA if they want separate pylon. Cam stated he would talk to the Commissioner on this. No vote taken.

General Matters: None

Meeting Minutes: December 8, 2020

Motion by C. Baryluk to **Approve** the December 8, 2020 Meeting Minutes as presented. **Second** by G. Wood. **Vote 4-0-0**.

Motion to Adjourn by M. Fitzgerald. **Second** by C. Baryluk. **Vote 4-0-0**. Meeting adjourned at 7:17 PM.

Respectfully submitted,

Maxine Kinhart

Assistant to the Director of
Department of Planning & Community Development