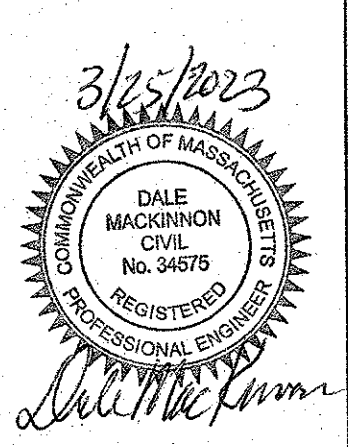
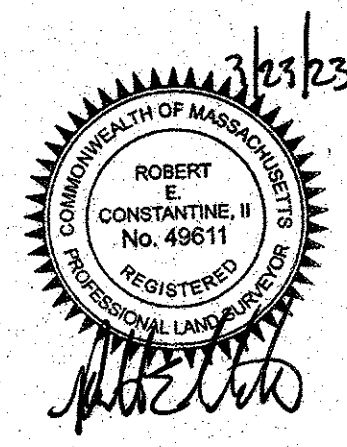


SITE PLAN MODIFICATION OF 505 WEST CENTRAL STREET, LOT 3 (515 WEST CENTRAL STREET) FRANKLIN MASSACHUSETTS



F4383

APPROVED DATE: 2/27/23

FRANKLIN PLANNING BOARD

Walter D. ...
Greg ...
...

BEING A MAJORITY

LEGAL NOTES

UTILITIES ARE PLOTTED AS A COMPILATION OF RECORD DOCUMENTS, MARKINGS AND OTHER OBSERVED EVIDENCE. THE EXACT LOCATION OF UNDERGROUND UTILITIES SHOULD BE CONSIDERED APPROXIMATE. PRIOR TO ANY 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 BE ENCOUNTERED BY CONTRACTORS (IN ACCORDANCE WITH MASS. GEN. LAWS, 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**

COVER

OCTOBER 21, 2020

DATE	REVISION DESCRIPTION
12/22/2020	PER TOWN COMMENTS
4/8/21	PER TOWN COMMENTS & REQUESTS
4/15/21	REVISED PARKING LAYOUT
2/28/23	CERTIFICATE OF VOTE

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 0 OF 10 JOB NO. F4383

Town of Franklin
355 East Central Street
Franklin, Massachusetts 02038-1325
Phone: (508) 520-4907
www.franklinma.gov
TOWN OF FRANKLIN
TOWN CLERK
PLANNING BOARD
2023 MAR 14 10:42
RECEIVED

February 28, 2023

Nancy Danello, Town Clerk
Town of Franklin
355 East Central Street
Franklin, MA 02038

CERTIFICATE OF VOTE Site Plan 515 West Central Street

Site Plan: "Site Plan Modification of 505 West Central St Lot 3"

Owner: Norfolk County Development, LLC
185 Quincy Shore Drive
Quincy, MA 02171

Applicant: Franklin Learning RE LLC
206 Great Road
Littleton, MA 01460

Prepared By: Guerriere & Halnon, Inc., 55 West Central St, Franklin, MA
Surveyor/Engineer: October 21, 2020
Date: Map 270 Lot 029.2
Property Location:

Dear Mrs. Danello:

Please be advised that at its meeting on Monday, February 27, 2023 the Planning Board voted (5-0), upon motion duly made and seconded to **APPROVE**, with conditions and Special Conditions, the above referenced Site Plan. The Conditions of Approval are listed on page 2-6, attached hereto.

Sincerely,

Greg ...
Gregory Halnon, Chairman
Franklin Planning Board

cc: Owner/Applicant/ Applicant's Engineer

1

CERTIFICATE OF VOTE Standard Conditions Site Plan 515 West Central Street

- The Planning Board will use outside consultant services to complete construction inspections upon the commencement of construction. The Franklin Department of Public Works Director, directly and through employees of the Department of Public Works and outside consultant services shall act as the Planning Board's inspector to assist the Board with inspections necessary to ensure compliance with all relevant laws, regulations and Planning Board approved plan specifications. Such consultants shall be selected and retained upon a majority vote of the Board in accordance with G.L. c. 44, § 53C.
- Actual and reasonable costs of inspection consulting services shall be paid by the owner/applicant before or at the time of the pre-construction meeting. Should additional inspections be required beyond the original scope of work, the owner/applicant shall be required to submit fees prior to the issuance of a Final Certificate of Completion by the Planning Board (Form H). Said inspection is further outlined in condition #1.
- No alteration of these plans shall be made or affected other than by an affirmative vote of the members of the Board at a duly posted meeting and upon the issuance of a written amended decision.
- All applicable laws, by-laws, rules, regulations, and codes shall be complied with, and all necessary licenses, permits and approvals shall be obtained by the owner/applicant.
- Prior to the endorsement of the site plan, the following shall be done:
 - The owner/applicant shall provide the entire list of conditions and this Certificate of Vote on the front page of the plans.
 - A notation shall be made on the plans that all erosion mitigation measures shall be in place prior to major construction or soil disturbance commencing on the site.
 - All outstanding invoices for services rendered by the Town's Engineers and other reviewing Departments of the Town relative to their review of the owner/applicant's application and plans shall have been paid in full.

- All required improvements specified in this Certificate of Vote shall be constructed within a one-year period unless the Board grants an extension. No final Certificate of Occupancy shall be issued until all requirements of the approved plan have been completed to the satisfaction of the Board unless the applicant has submitted a Partial Certificate of Completion for the remainder of the required improvements. The applicant's engineer or surveyor, upon completion of all required improvements, shall submit a Certificate of Completion. The Board or its agents shall complete a final inspection of the site upon filing of the Certificate of Completion by the applicant. Said inspection is further outlined in condition #1.
- Prior to any work commencing on the subject property, the owner/applicant shall provide plans to limit construction debris and materials on the site. In the event that debris is carried onto any public way, the owner/applicant and his assigns shall be responsible for all cleanup of the roadway. All cleanups shall occur within twenty-four (24) hours after first written notification to the owner/applicant by the Board or its designees. Failure to complete such cleanup may result in suspension of construction of the site until such public way is clear of debris.
- The owner/applicant shall install erosion control devices as necessary and as directed by the Town's Construction Inspector.

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- Maintenance and repair of the parking area, water supply system, sewer pipes, electric distribution system, and stormwater system shall be the responsibility of the owner/applicant and shall never be the responsibility of the Town and the Town shall never be required to perform any service, repair or maintenance with respect to said areas, or any of the aforementioned systems within the subject property. The Town will never be required to provide snow plowing or trash pickup, with respect to the subject property.
- Prior to construction activities, there shall be a pre-construction meeting with the owner/applicant, and his contractor(s), the Department of Public Works and the Planning Board's Observation Contractor.
- The final landscape plan shall be provided prior to the pre-construction meeting.
- The construction shall strictly comply with the Plan. The Petitioner shall submit an as-built plan following construction to the Building Department with a copy to the Board.
- This decision authorizes only this Project, in this location as described in the Plan and the submissions provided during this public hearing. Any material change to the use, size, configuration, footprint or height of the proposed structures and site improvements shall require an amendment of this decision, this approval having been based on a review of the proposed use, buildings, and site design as presented to the Board in the above referenced materials. Any material modification not identified and described in this decision shall be subject to the same minimal, review, and hearing procedures as was the original filing. This decision shall not be construed as approval from any other Board, Committee, Official, or Department. The Petitioner shall obtain all other necessary local approvals and permits before undertaking any work or alteration of the site. Conditions of approval of all permits issued by other boards or agencies of the Town shall be considered conditions of approval under this decision. Should any of those conditions conflict with any provision or condition herein, the Board reserves the right to amend this decision upon a duly noticed public hearing.

CERTIFICATE OF VOTE Special Conditions Site Plan 515 West Central Street

- The Petitioner shall develop and implement a traffic management plan (TMP) aimed at enhancing center drop-off/pick-up operations, parking activity and site circulation which shall be submitted to the Board for its approval. The plan shall include, at a minimum, the elements noted below:
 - A plan to ensure unimpeded access/egress for staff and parent/guardian vehicles;
 - Payment markings including a painted Stop bar and double yellow centerline at the Site Driveway Intersection;
 - Designated spaces closest to the building entrance for short-term child drop-off/pick-up. Staff members who do not utilize handicap accessible parking must be directed to park at the

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most remote spaces available to free up spaces that are more convenient/efficient for drop-off/pick-up activity. The drop-off/pick-up zone should comprise the side flanked by 26 spaces nearest the building entrance, with the 12 spaces adjacent to the building serving as primary designated pick-up/drop-off spaces and augmented by a portion of the opposing 14 spaces as needed.

d. Staff members should also discourage child loading/unloading beyond the designated drop-off/pick-up zone - particularly at nearby off-site spaces on adjacent properties, which is strictly prohibited.

e. Parents/guardians requiring more time for teacher meetings/in-building visits should be advised to park in more remote spaces within the "pick-up/drop-off" zone to facilitate higher turnover activity at the main building entrance.

f. Off-site parent drop-off/pick-up activity is prohibited.

2. Enrollment shall be phased in as set forth below:

a. Initial enrollment during the first phase shall be limited to no more than 90 children to measure actual parking demand and trip generation characteristics. The Petitioner shall provide enrollment data to the Board and inform the Board when enrollment reaches 90 children. The Petitioner shall not accept any additional children for a period of nine (9) months once it reaches this enrollment level.

i. During this first phase, once enrollment is at 90 children, the Petitioner's traffic expert shall monitor vehicular activity at the property during two weeks of normal operation, that is not during a holiday week or Franklin public school vacation week, and then provide to the Board a written report about the parking and on-site traffic, which shall be reviewed by the Town's traffic peer reviewer at the Petitioner's expense. Such report shall incorporate the following components: Hourly parking demand data for a weeklong period under normal operation (no holidays) between 8 AM and 6 PM, noting actual enrollment at time of counts and associated staffing levels; including any observed parking at adjacent properties to the extent related to daycare operations.

ii. Hourly traffic volumes at the driveway over a weeklong period from 8 AM to 10 AM and 3 PM to 6 PM, concurrent with parking data.

iii. Evaluate and document TMP elements in place and operational during monitoring period including designated short-term parking assignment and number for pick-up/drop-off use; staffing protocols to assist in children loading/unloading if applied; assignment of staff parking within the lot (locations), staggered/staggered drop-off/pick-up protocols if applied; traffic controls in place at time of monitoring.

iv. The parking and traffic report results should be documented summarizing results confirming adequacy of on-site parking and TMP practices to support child enrollment level.

b. Subject to paragraph 2(d) below, at the end of the nine (9) month monitoring period, to the extent no operational or parking capacity problems are identified, enrollment must be increased to 143 children and 25 staff.

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c. If, however, during the nine (9) month monitoring period, monitoring indicates insufficient on-site parking, queues that extend beyond the site boundaries or undue reliance on or use of off-site parking to support the program, enrollment shall not extend beyond 90 children, and the Petitioner shall identify additional TMP elements that may be employed to reduce peak parking demands or queue conditions including but not limited to staff assistance for drop-off/pick-up operations, staggered/staggered drop-off/pick-up periods or other similar techniques. Such modifications to the TMP shall be implemented and documented by Petitioner and subject to supplemental monitoring/reporting for three (3) additional months to ensure Petitioner's compliance with the TMP. If the Board wishes to invoke this additional monitoring, it shall only do so for cause as set forth in this subparagraph (d) above at a public hearing with notice to the Petitioner. If the Board does not notice such public hearing prior to the expiration of the nine (9) month monitoring period, the Petitioner shall be permitted to move to full capacity of 143 children and 25 staff.

d. During the additional three (3) month monitoring period the Petitioner shall provide the Board with a second parking and traffic report prepared in the same manner and reviewed by the Town's traffic peer reviewer as set forth in paragraph 2(b) above. At the end of that additional three (3) month monitoring period, to the extent no operational or parking capacity problems are identified based on monitoring results, the Petitioner shall be permitted to move to the next phase and accept its full capacity of children and staff as noted above. If the Board is not satisfied that any such documented issues have been addressed during this additional monitoring period, it shall hold a public hearing with notice to the Petitioner in the same manner as set forth in paragraph 2(d) above.

e. The Petitioner shall provide enrollment data to the Board and inform the Board when enrollment reaches approximately 143 children (the Board and the Petitioner recognize that the facility will generally operate at something less than full capacity as enrollment fluctuates). Such notice shall trigger an additional four (4) month final monitoring period. During this final monitoring period the Petitioner's traffic expert shall monitor vehicular activity as set forth in paragraph 2(b) above.

f. Subject to paragraph 2(b) below, at the end of the final monitoring period, to the extent no operational or parking capacity problems are identified Special Condition 2 of this Decision shall expire.

g. If, however, during the final monitoring period, monitoring indicates insufficient on-site parking, queues that extend beyond the site boundaries or undue reliance on or use of off-site parking to support the program, the Petitioner shall identify additional TMP elements that may be employed to reduce peak parking demands or queue conditions including but not limited to staff assistance for drop-off/pick-up operations, staggered/staggered drop-off/pick-up periods or other similar techniques. Such modifications to the TMP shall be implemented and documented by Petitioner and subject to supplemental monitoring/reporting for three (3) additional months to ensure Petitioner's compliance with the TMP. If the Board wishes to invoke this additional monitoring, it shall only do so for cause as set forth in this subparagraph (b) above at a public hearing with notice to the Petitioner. If the Board does not notice such public hearing prior to the expiration of the final monitoring period Special Condition 2 of this Decision shall expire. If the Board is not satisfied that any such documented issues

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have been addressed during this additional monitoring period, it shall hold a public hearing with notice to the Petitioner in the same manner as set forth in paragraph 2(d) above.

h. During the additional three (3) month monitoring period the Petitioner shall provide the Board with a further parking and traffic report prepared in the same manner and reviewed by the Town's traffic peer reviewer as set forth in paragraph 2(b) above. At the end of that additional three (3) month monitoring period, to the extent no operational or parking capacity problems are identified based on monitoring results Special Condition 2 of this Decision shall expire.

i. The trash truck shall use the emergency access driveway when collecting the trash. A gate will be added at the property line of the emergency access driveway and will operate electronically by the facility staff to ensure it is closed promptly after the trash truck leaves. The Applicant will monitor this activity for 3 months to ensure there are no issues with the trash pick up.

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

INDEX

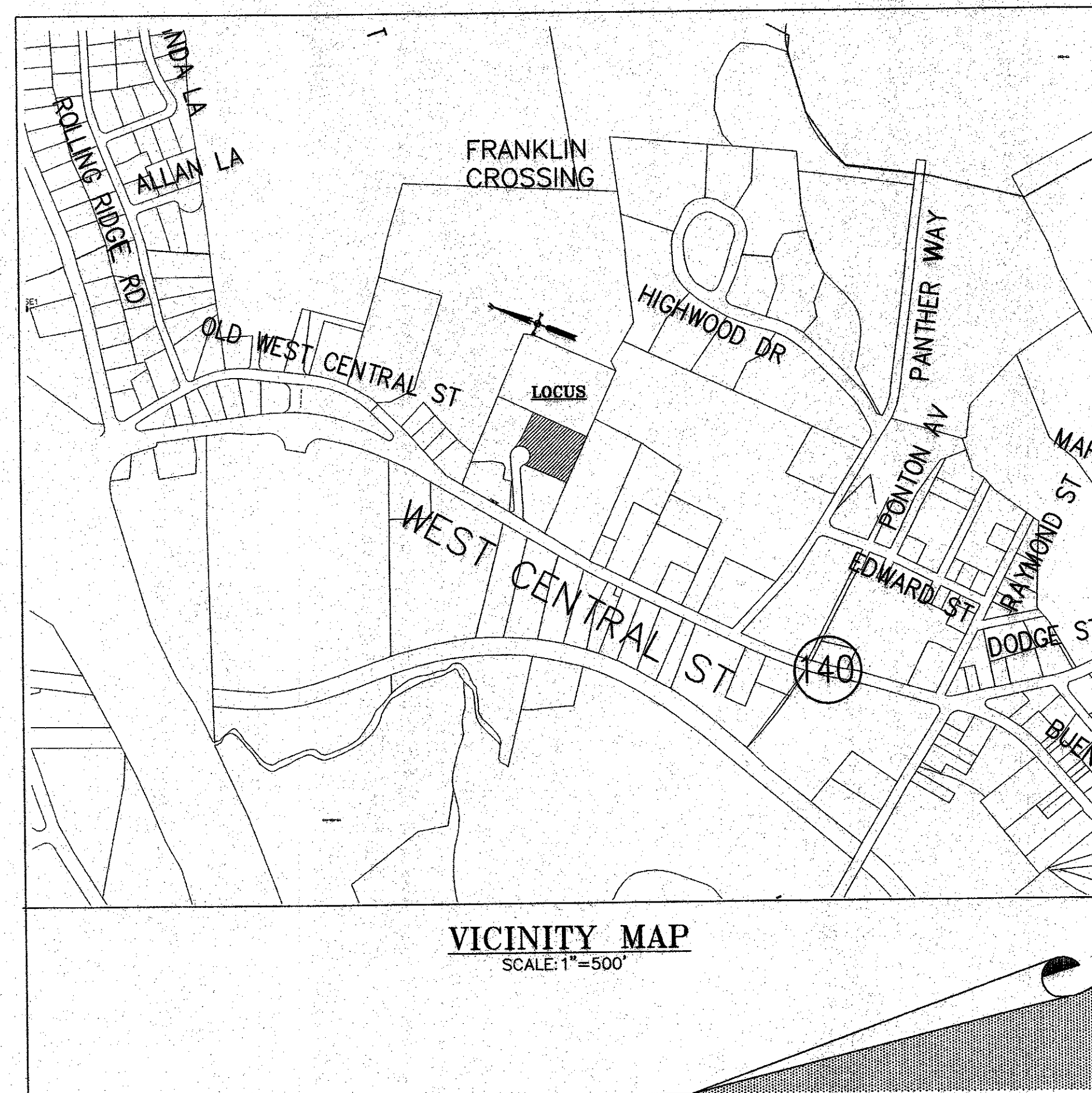
0. CERTIFICATE OF VOTE
1. COVER SHEET
2. EXISTING CONDITIONS
3. EROSION CONTROL PLAN
4. SITE PLAN
- 4A. FIRE TRUCK RADIUS
5. GRADING & UTILITY PLAN
6. LANDSCAPING PLAN
7. PHOTOMETRIC PLAN
8. CONSTRUCTION DETAILS
9. CONSTRUCTION DETAILS
10. CONSTRUCTION DETAILS

ARCHITECTURAL PLANS

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

SUPPLEMENTAL INFORMATION

- A. APPROVED PRIVATE DEFINITIVE SUBDIVISION
LOTTING 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

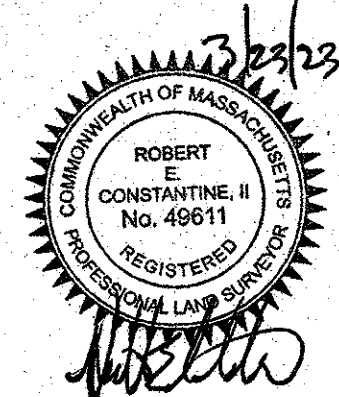


SPECIAL NOTES:

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 RESTUARANT 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: 2/27/23

FRANKLIN PLANNING BOARD

William D. ...
Franklin ...
Robert ...

BEING A MAJORITY

LEGAL NOTES

UTILITIES ARE PLOTTED AS A COMPILATION OF RECORD DOCUMENTS, MARKINGS AND OTHER OBSERVED EVIDENCE TO THE BEST OF THE UNDERSIGNED'S KNOWLEDGE AND SHOULD BE CONSIDERED APPROXIMATE. PRIOR TO ANY EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY DETERMINED. RELIABLY DEPICTED ADDITIONAL UTILITIES, NOT EVIDENCED BY RECORD DOCUMENTS OR OBSERVED PHYSICAL EVIDENCE, MUST BE LOCATED BY 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(72333).

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OWNER

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

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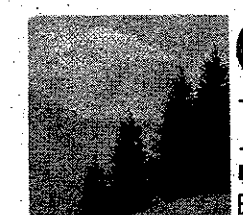
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SHEET
1 OF 10

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

REQUIRED
MINIMUM LOT AREA 40,000 SF
MINIMUM LOT FRONTAGE 175'
MINIMUM LOT DEPTH 200'
MINIMUM LOT WIDTH 157.5'

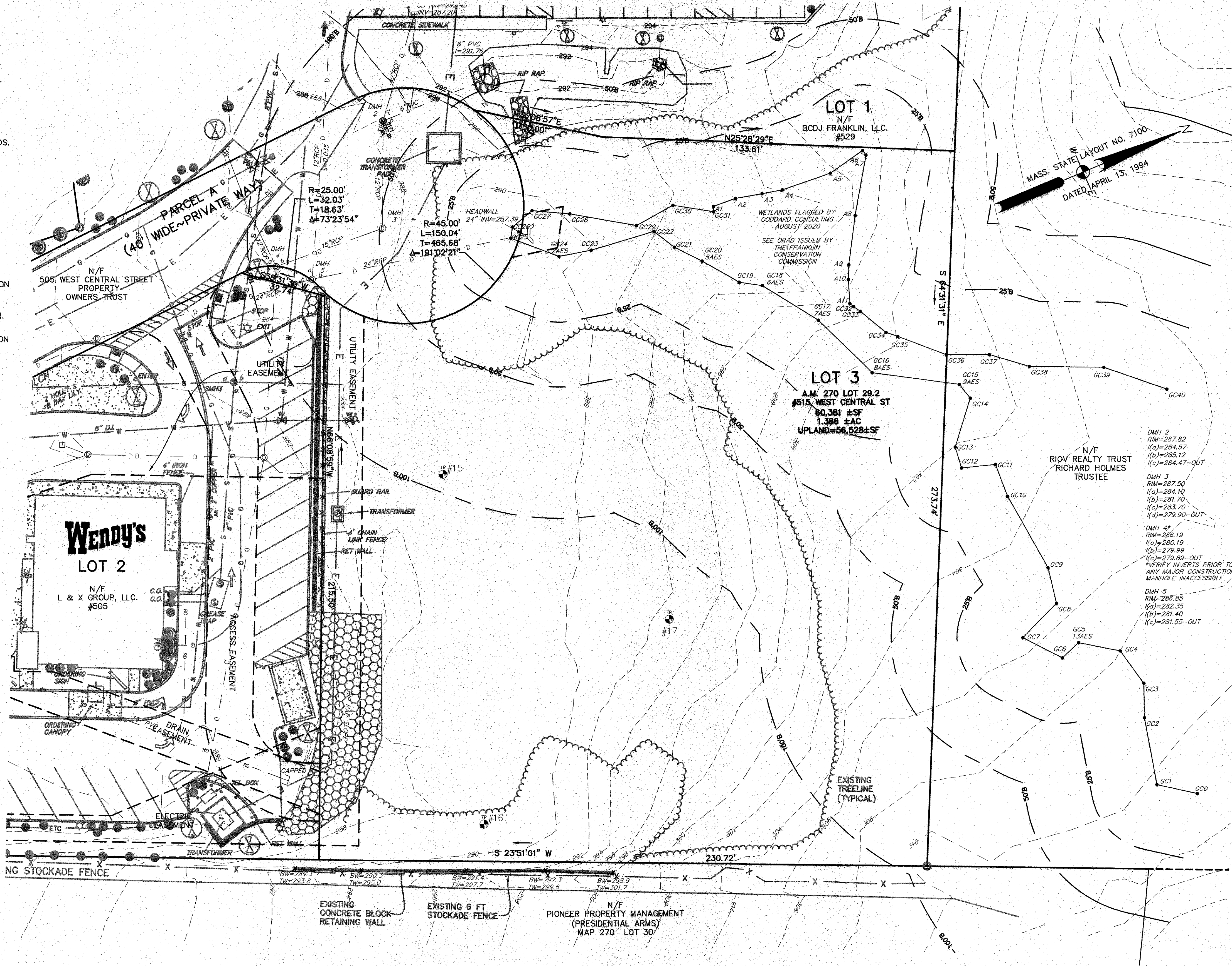
MINIMUM YARDS
FRONT 40'
SIDE 30'
REAR 30'
BUILDING HEIGHT
STORIES 3-15
FEET 40-15

% 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

田	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		

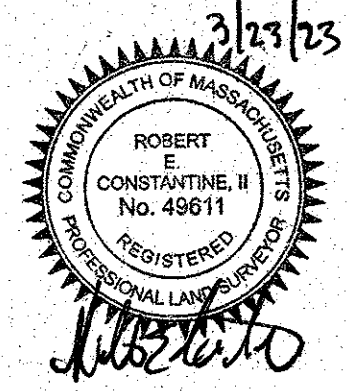


TEST PITS WERE PERFORMED ON 10/4/2010
AND WERE PART OF THE ORIGINAL SITE PLAN
APPROVED ON APRIL 11, 2011

288.2	DTH #15
PAVEMENT	2"
GRAVEL	20"
LOAMY SAND W/ 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 W/ LARGE BOULDERS	47"
SANDY LOAM W/ RUST	20"
WATER FLOW IN GRAVEL AND SAND @ 101" ELEV=289.08	



APPROVED DATE: 2/27/23

FRANKLIN PLANNING BOARD

William J. ...
...
...

BEING A MAJORITY

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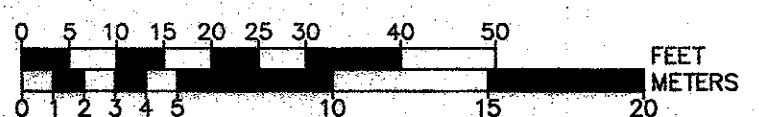
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GRAPHIC SCALE: 1"=20'



Guerriere & Halnon, Inc.
ENGINEERING & LAND SURVEYING

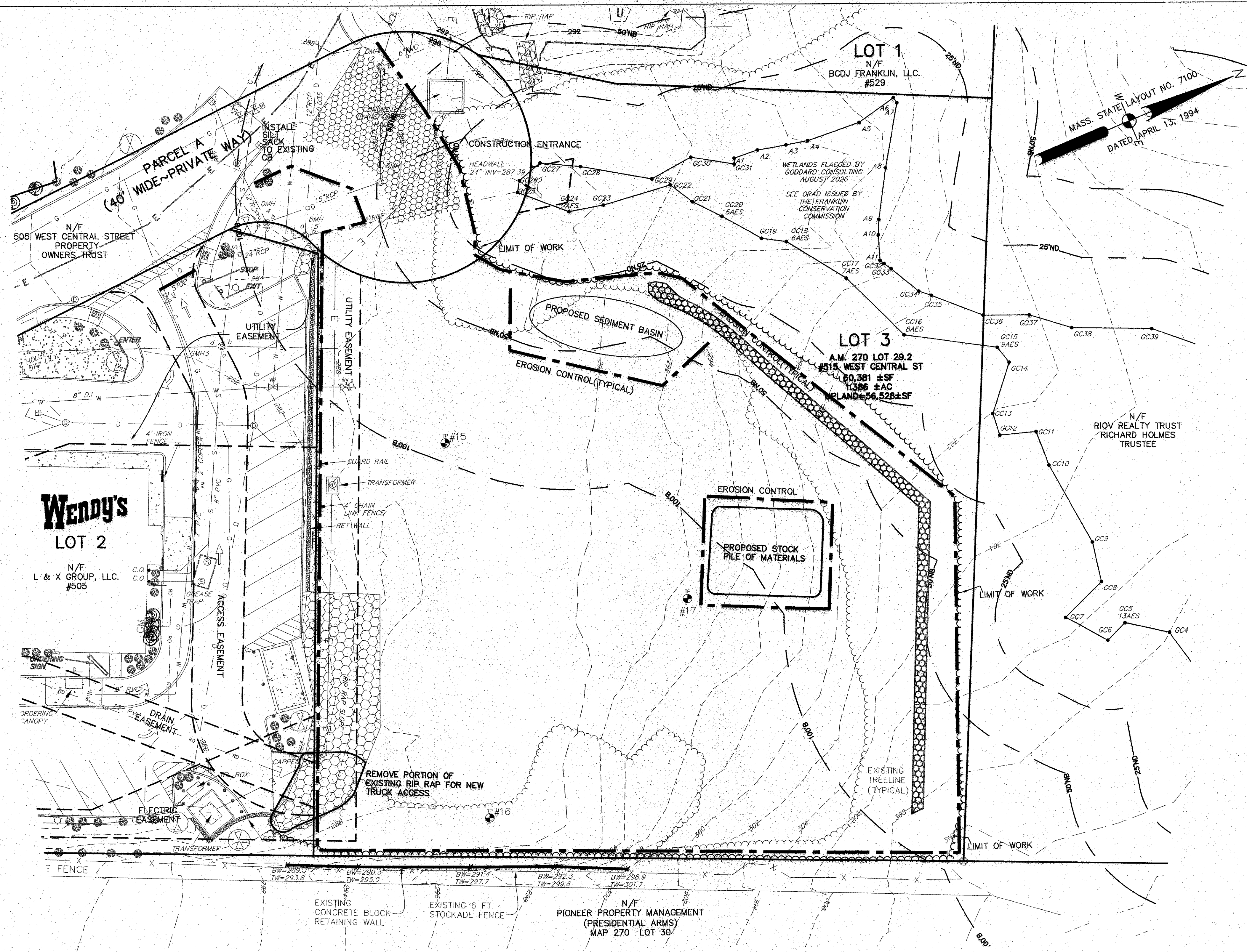
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SHEET
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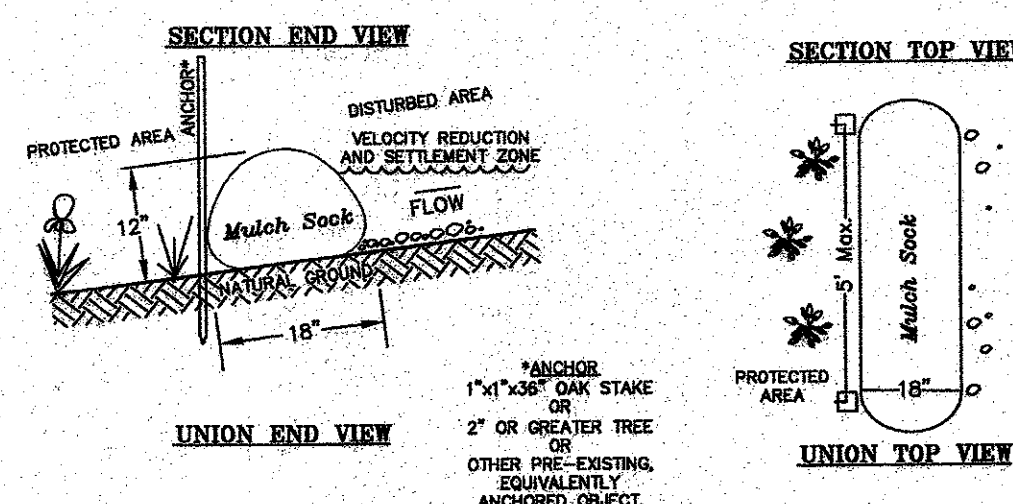
JOB NO.
F4383

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 UNDISTURBED.
2. INSPECT AND 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 STRUCTURES 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 SEDIMENT TRAP SHALL BE REMOVED IMMEDIATELY.
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. THE MEASURES OF EROSION MAINTAINED BEFORE CONSTRUCTION THROUGHOUT THE CONSTRUCTION PHASE, OR UNTIL THE SITE HAS BECOME STABILIZED WITH AN ADEQUATE VEGETATIVE COVER.
7. SEDIMENT BUILD UP BEHIND FILTERMATS SHALL BE MONITORED AND 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.
9. CLEAN AND REPLACE SEDIMENT FILTERS PRIOR TO 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. SLOPES SHALL BE CLEANED WHEN SEDIMENT ACCUMULATES 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 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 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 DEFECTED CONTROL BE USED AGAIN DURING A RAINFALL EVENT. THE EROSION CONTROL DEVICES SHALL BE MAINTAINED, REINFORCED, OR REPLACED IF NECESSARY. ALL ACCUMULATED SEDIMENTS AND OTHER MATERIALS COLLECTED.
12. 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. PERMANENT EARTH RETENTION WALLS, CURB AND GUTTER 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 AREAS SHALL BE THOROUGHLY 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 POSSIBLE. CONTROLS NOT ESTABLISHED OR 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, AN EROSION CONTROL SHALL BE MULCH AND THEN SEED AS SOON AS WEATHER CONDITIONS ALLOW.
16. THERE SHALL BE NO DIRECT DISCHARGE OF Dewatering OPERATIONS INTO ANY DRAINAGE SYSTEM UNLESS THE DISCHARGE IS CLEAR AND FREE OF ALL 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 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 ACQUIRED PRIOR TO CONSTRUCTION AND 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 MEASURES SHALL BE MAINTAINED UNTIL THE CERTIFICATE OF COMPLETION IS ISSUED.

1. INSTALL EROSION CONTROL BARRIERS AND HAVE ENGINEER INSPECT AND PREPARE LETTER.
2. RAZE THE EXISTING BUILDINGS, PAVEMENT, WALKWAYS, ETC CLEAR SITE OF ALL TREES DESIGNATED TO BE REMOVED.
3. 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 STRIPS (3/4" - 1 1/2") SHALL BE PLACED AT THE PROJECT ENTRANCE WHEN EXISTING PAVEMENT. SWEEPING IS REQUIRED IF THICKS 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.
11. 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 FIL PER PLAN SPECIFICATIONS PRIOR TO FINAL GRADING AND SURFACE STABILIZATION.
13. THE SUBSURFACE DRAINAGE SYSTEM SHALL BE INSTALLED PRIOR TO PAVEMENT. MITIGATION 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 INFLTRATION CHAMBERS. INSTALL SILT BAGS AT EACH CATCH BASIN.
17. KEEP SITE SWEEP AND MAINTAINED PER STORMWATER MANAGEMENT PLAN.



	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./l.f.)

APPROVED DATE: 2/27/23

FRANKLIN PLANNING BOARD

William D. Damm
Greg Nalun
Bob [unclear]

BEING A MAJORITY

LEGAL NOTES

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CONSTRUCTION ON THIS LAND IS SUBJECT TO ANY
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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.
ATTEN: MANOJ GANDHI
206 GREAT ROAD
LITTLETON, MA. 01460

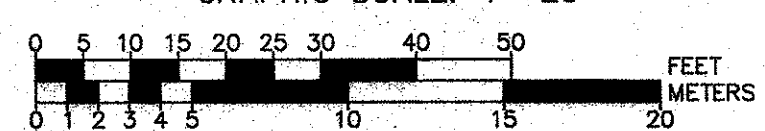
**SITE PLAN MODIFICATION
505 WEST CENTRAL STREET
LOT 3
(515 WEST CENTRAL STREET)
FRANKLIN
MASSACHUSETTS**

EROSION CONTROL PLAN

OCTOBER 21, 2020

DATE	REVISION DESCRIPTION
12/22/2020	PER TOWN COMMENTS
4/8/21	PER TOWN COMMENTS & REQUESTS
4/15/21	REVISED PARKING LAYOUT
2/28/23	CERTIFICATE OF VOTE

GRAPHIC SCALE: 1"=20'



**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 3 OF 10

JOB NO. **F4383**

REQUEST FOR DETERMINATION OF PARKING FROM THE PLANNING BOARD
SECTION 185-21(A)(4)

PARKING NOTES

PARKING REQUIREMENTS PER ZONING:
(PER TEACHER CAPACITY)

HOURS OF OPERATION:

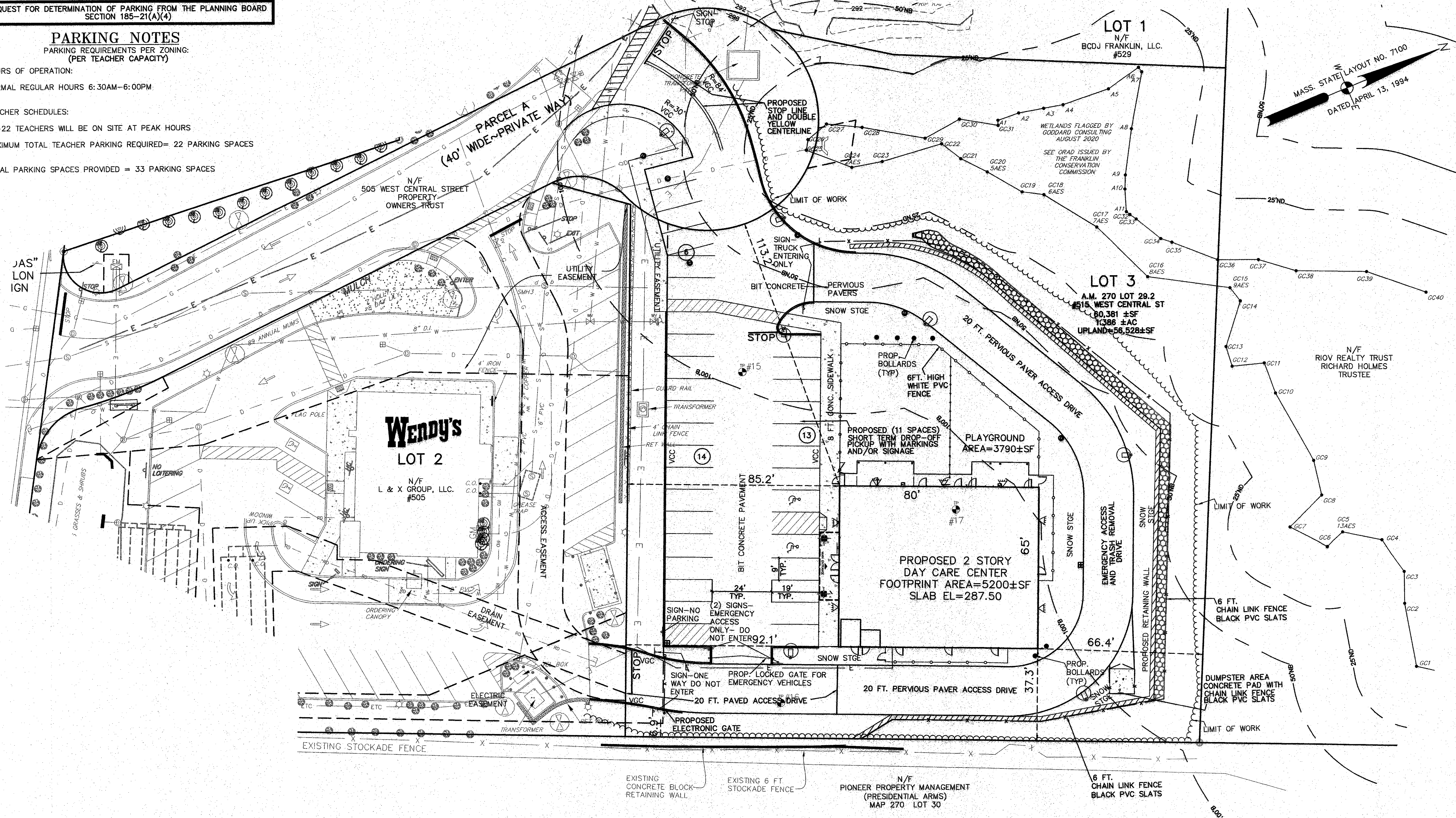
NORMAL REGULAR HOURS 6:30AM-6:00PM

TEACHER SCHEDULES:

20-22 TEACHERS WILL BE ON SITE AT PEAK HOURS

MAXIMUM TOTAL TEACHER PARKING REQUIRED= 22 PARKING SPACES

TOTAL PARKING SPACES PROVIDED = 33 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	⊕	SPOT ELEVATION
⊙	FIRE HYDRANT	⊕	RIPRAP
---	EXISTING CONTOUR		
---	EXISTING DRAIN LINE		
---	EXISTING WATER LINE		

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

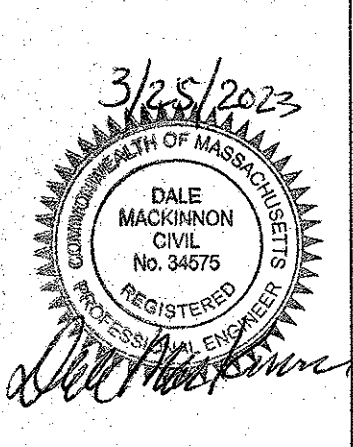
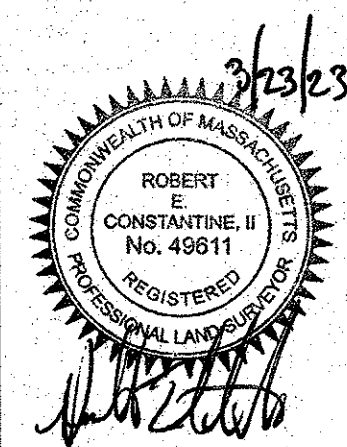
FRONT 40'
SIDE 20'
REAR 30'

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%	33.5% (20,216 ± 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: 2/27/23

FRANKLIN PLANNING BOARD
William Adams
Greg Adams
Robert Adams

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

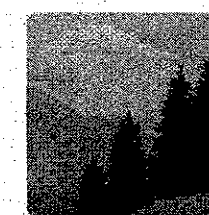
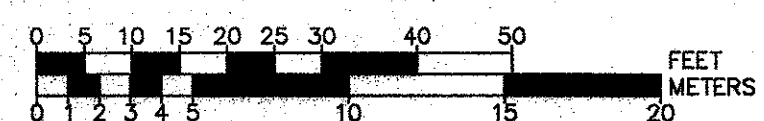
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FRANKLIN
MASSACHUSETTS

SITE PLAN

OCTOBER 21, 2020

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GRAPHIC SCALE: 1"=20'



Guerriere &
Halnon, Inc.

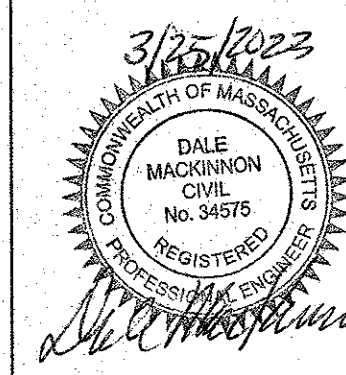
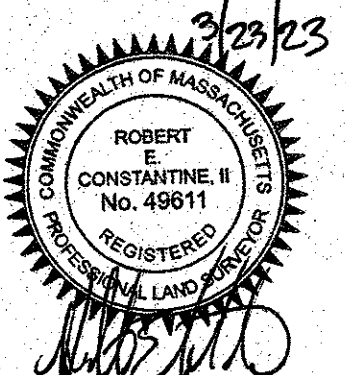
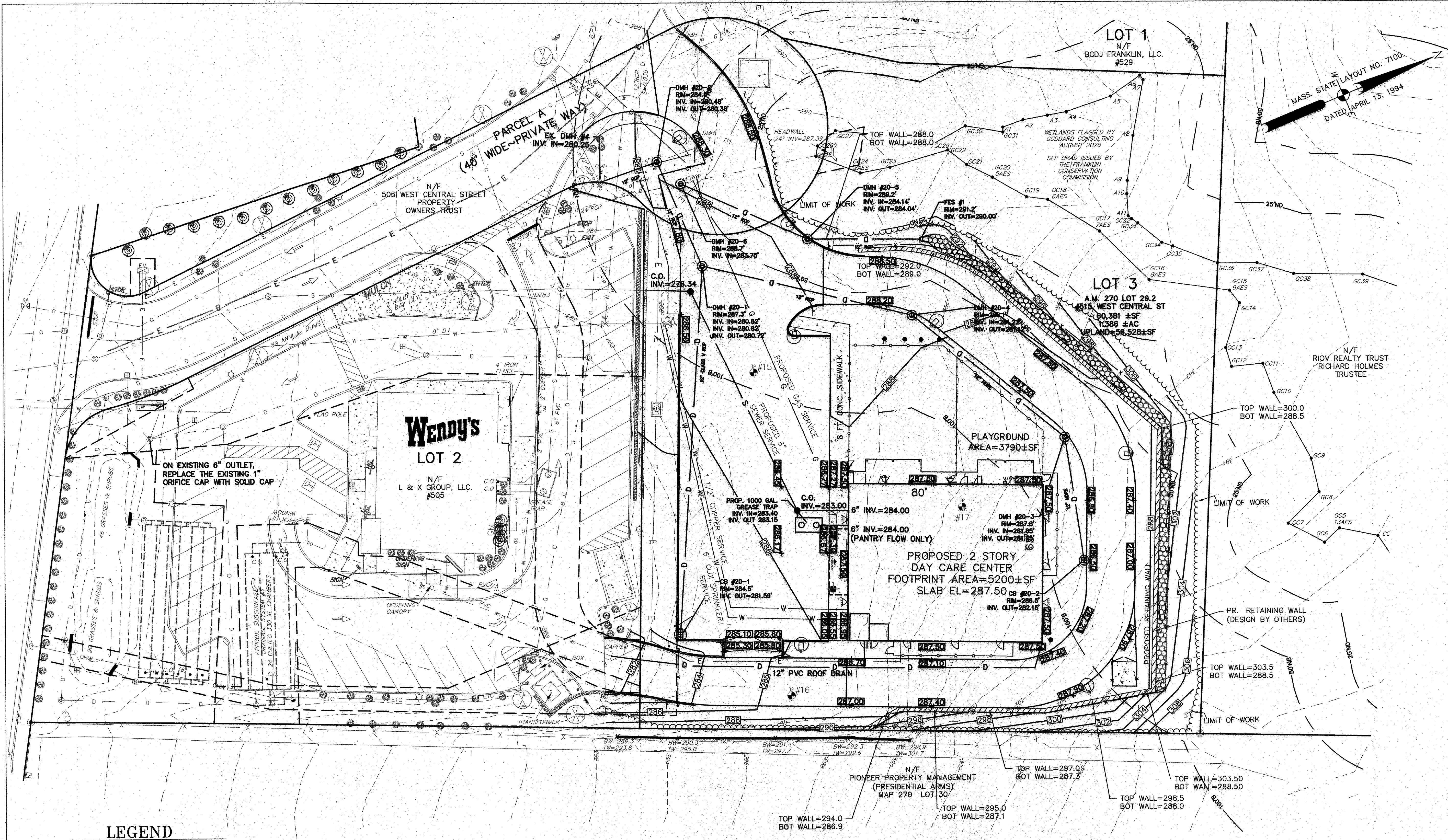
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SHEET 4 OF 10

JOB NO. F4383

F4383



APPROVED DATE: 2/27/23
FRANKLIN PLANNING BOARD
William J. Ryan
Dale MacInnon
Robert J. Constantine, II
BEING A MAJORITY

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

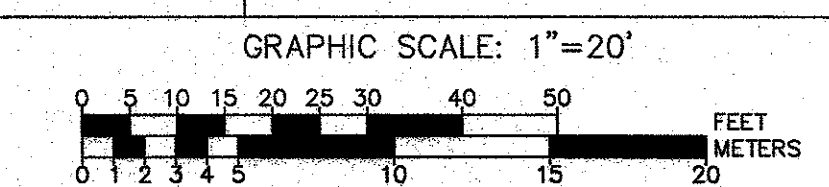
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LITTLETON, MA. 01460

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

GRADING & UTILITY
PLAN

OCTOBER 21, 2020

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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		
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STORM DRAINAGE NOTES

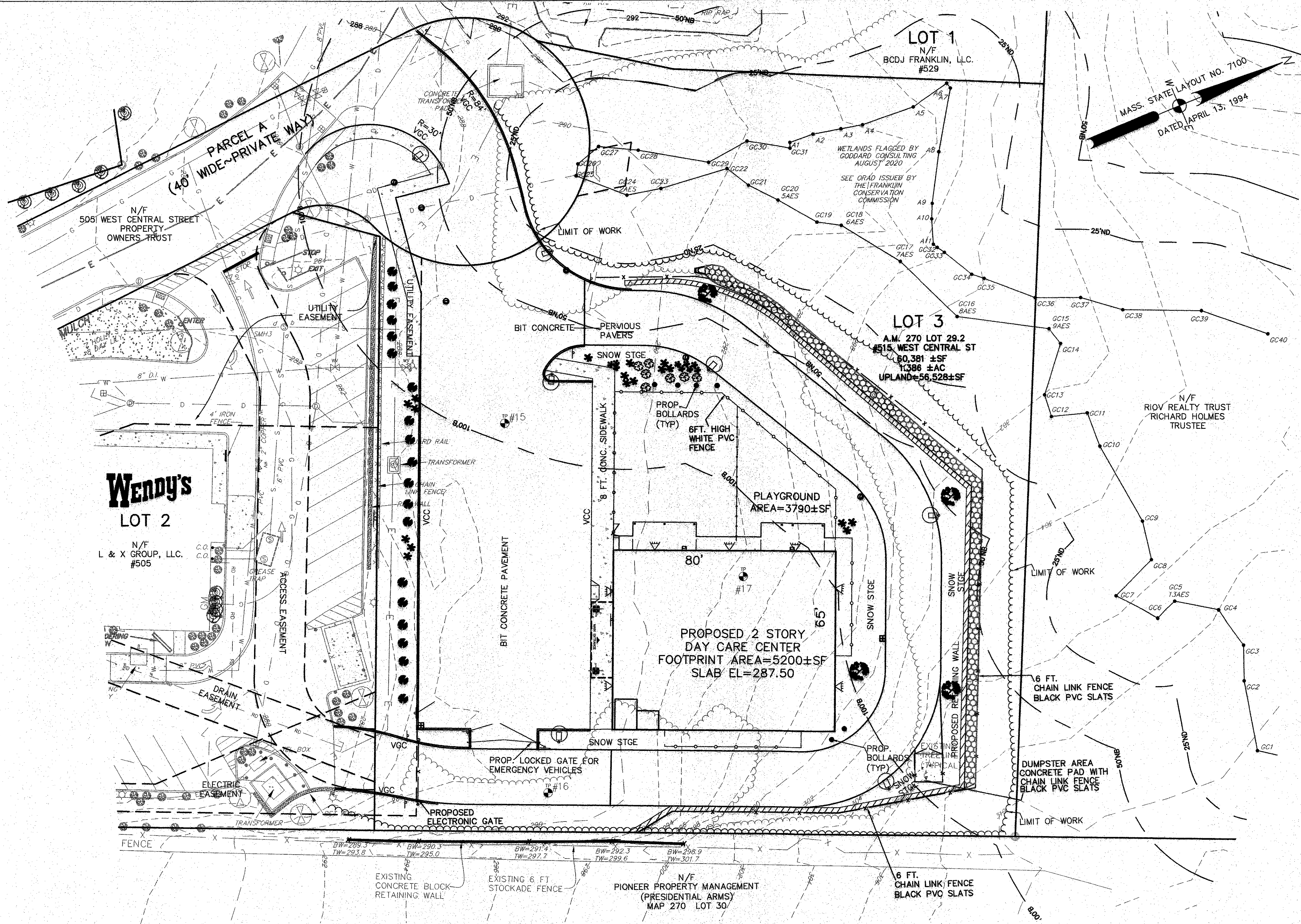
- SPECIAL CONSIDERATION FOR INLET CONTROLS FOR EROSION COLLECTION BEFORE ENTERING DRAINAGE SYSTEM:
1. INSTALL SILT SACKS.
 2. BARRIER AROUND CATCH BASIN, MULCH SOCK OR EQUAL
 3. INSTALL FILTER FABRIC ON ALL DRAIN MANHOLE OUTLETS DISCHARGING TO INFILTRATION SYSTEM.
 4. INSPECTIONS BEFORE AND AFTER STORM 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.



LEGEND

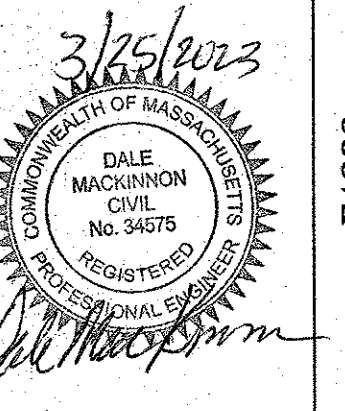
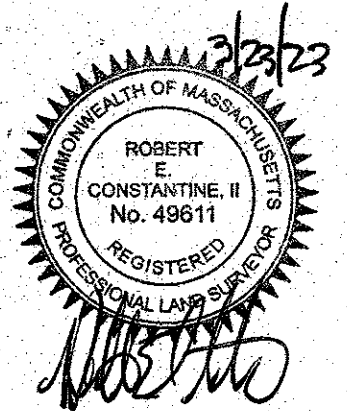
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⊗	FIRE HYDRANT		RIPRAP
— 000 —	EXISTING CONTOUR		
— D —	EXISTING DRAIN LINE		
— W —	EXISTING WATER LINE		

PLANTING LEGEND

SYMBOL	NAME	SIZE	QUANTITY
⊗	RED MAPLE ACER 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
⊗	PYRAMIDUS ARBORVITAE THUJA ACCIDENTALIS	5' MIN.	20

PLANTING NOTE

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



APPROVED DATE: 2/27/23
FRANKLIN PLANNING BOARD

William J. Brown
Greg R. Riedel
Robert J. Brown

BEING A MAJORITY

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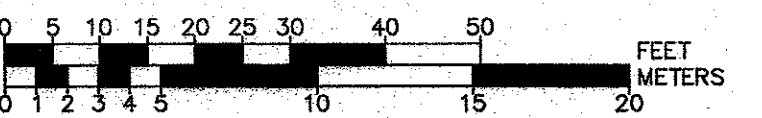
SITE PLAN MODIFICATION
505 WEST CENTRAL STREET
LOT 3
(515 WEST CENTRAL STREET)
FRANKLIN
MASSACHUSETTS

LANDSCAPING PLAN

OCTOBER 21, 2020

DATE	REVISION DESCRIPTION
12/22/2020	PER TOWN COMMENTS
4/8/21	PER TOWN COMMENTS & REQUEST
4/15/21	REVISED PARKING LAYOUT
2/28/23	CERTIFICATE OF VOTE

GRAPHIC SCALE: 1"=20'



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 6 OF 10 JOB NO. F4383

[illegible]

Introducing the
100 Series

For streets, walkways, parking lots and surrounding areas.

Features

- Housing—Die-cast single piece aluminum with nominal 1/4" wall thickness. Integral arm provides easy installation to pole wall. Housing completely sealed against moisture or environmental contaminants.
- Door Assembly—Die-cast door frame, impact-resistant tempered glass lens, 1/4" thick, fully sealed with installation to pole wall. Silicone gasket. Tool-less entry and closure via spring loaded die-cast latches.
- Optics—Anodized segmented reflectors for superior uniformity of color. Reflectivity, fully sealed with installation and are rotatable and interchangeable.
- Installation—Heavy duty easy mount block attaches to pole or wall to provide ease of installation as well as ensured alignment.

Electrical—150W and below utilizes a high resistance, high power factor, 170W and above uses a constant-wattage autotransformer ballast. 42W uses an electronic high frequency ballast. Ballasts mounted on removable pole tray with tool-less entry and have positive locking disconnect plugs. Ballasts are copper wound and 100% factory tested.- Finish—Standard finish is dark bronze (DB) polyester powder finish. Other architectural finishes available.
- Socket—Porcelain, medium-base socket for AS2, megal-base socket for AS2, with copper alloy nickel-plated screw shell and center contact. UL listed.
- Listings—UL Listed (standard), CSA certified (optional), ETL certified (optional) and Canada patents applied. UL listed for wet locations. IP65 certified. Meets IES NA full cutoff criteria.

For product details and performance data, see the 00701000A brochure or on the online catalog at www.bhvac.com.

Options/Accessories	
Installed	
SF	Single fuse, 120, 277, 347V (a/b T/B)
DF	Double fuse, 208, 240, 480V (a/b T/B)
PER	NEMA twist-lock receptacle only (no photocontrol)
QRS	Onset restrike system (100W max. AS1, 250W max. AS2, lamp not included)
CR	Corrosion-resistant finish
HS	House-side shield
EC	Emergency circuit?
TP	Tempproof
SCWA	Super CWA, Pulse Start Ballast (not available with HF5 or TR1)
LPI	Lamp included (standard)
L/LP	Lamp less
CSA	CSA Certified
NOM	NOM Certified
For detailed mechanical details, see page 245.	
Shipped separately	
PE1	NEMA twist-lock PE (120, 208, 240V)
PE3	NEMA twist-lock PE (347V)

Luminaire

Height:	8-1/2" (21.59 cm)
Width:	17" (43.18 cm)
Depth:	10-3/16" (25.9 cm)
Weight:	20 lbs (9.1 kg)

Height:	8.49" (21.56 cm)
Width:	17.01" (43.21 cm)
Depth:	1.70"

Height: 4"
(10.2 cm)

Width: 5-1/2"
(14.0 cm)

Depth: 1-1/2"

	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	

N/F
L & X GROUP, LLC.
#505

- This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.
- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL controls marked by a **Shaded** background. DTL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability!
- This luminaire is part of an A+ Certified solution for RoAM® or xPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with wireless control options marked by a **Shaded** background.

To learn more about A+,
visit www.acuitybrands.com/api

A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: [Link to Roam](#); [Link to DTL DLI](#).

LUMINAIRE LOCATIONS, LIGHTING PATTERNS, AND ILLUMINATION LEVELS WERE PREPARED UTILIZING INFORMATION SUPPLIED BY THE LUMINAIRE MANUFACTURER AND THE SOFTWARE PACKAGE SIMPLY OUTDOOR. ITS VALUES SHOULD BE CONSIDERED APPROXIMATE IN NATURE AND SHALL BE VERIFIED BY THE LUMIN MANUFACTURER PRIOR TO INSTALLATION.

ACTUAL PERFORMANCE OF LIGHTING PATTERNS AND/OR ILLUMINANCE VALUES MAY VARY DUE TO VARIATIONS IN LIGHT HEIGHT, ELECTRICAL VOLTAGE, LAMP WATTAGE, AND OTHER VARIABLE FIELD CONDITIONS, OR USING A LUMINAIRE OTHER THAN SPECIFICALLY NOTED HEREON.

GUERRIERE & HALNON, INC ASSUMES NO RESPONSIBILITY FOR ANY SAFETY AND/OR SECURITY RISKS DUE TO INADEQUATE LIGHT LEVELS WHICH MAY OCCUR AFTER INSTALLATION.

1" CHAMFER

#6 ROD (1 ea. CORNER)

ANCHOR BOLTS MUST BE SET IN BOLT CIRCLE - EXACT TYPE & LOCATION OF BOLTS MUST BE VERIFIED WITH SITE ELECTRICAL CONTRACTOR BEFORE SETTING

2'-0"

2'-0"

4 1/4"

2'-0"

#3 RODS AT 18" O.C.

ANCHOR BOLTS FURNISHED BY SITE ELECTRICAL CONTRACTOR INSTALLED BY SITE CONTRACTOR

1" CHAMFER AROUND BASE

#6 ROD (1 ea. CORNER)

2'-5"

TO TOP OF CONDUIT

CONDUITS BY SITE ELECTRICAL CONTRACTOR

#3 RODS AT 18" O.C. TOP TO BOTTOM (TYP)

4'-0" MIN.

FINISH GRADE

3" MIN

APPROVED DATE: 2/21/23

FRANKLIN PLANNING BOARD

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

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

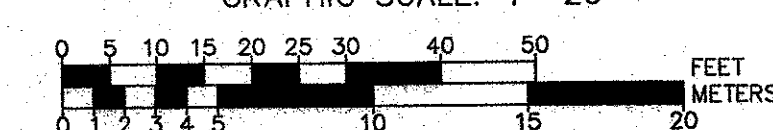
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(515 WEST CENTRAL STREET)
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MASSACHUSETTS**

PHOTOMETRIC PLAN

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SHEET	JOB NO.
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STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

VERTICAL CONCRETE CURB AT SIDEWALK
NOT TO SCALE

TYPICAL TRENCH SECTION FOR DI WATER MAIN (TYPE 5 BEDDING AWWAC-600)
NOT TO SCALE

ROOF DRAIN DETAIL
N.T.S.

TYPICAL THRUST BLOCK DETAILS
NOT TO SCALE

ONE WAY SIGN
NOT TO SCALE

HANDICAP PARKING SIGN DETAIL
NOT TO SCALE

TYPICAL PAVEMENT SECTION
NOT TO SCALE

SHRUB DETAIL
N.T.S.

SILT SACK DETAIL
NOT TO SCALE

TYPICAL WATER SERVICE CONNECTION
NOT TO SCALE

VERTICAL CONCRETE CURB AT GRADE
NOT TO SCALE

TYP. PRECAST CONCRETE CATCH BASIN DETAIL
NOT TO SCALE

SEWER CLEANOUT DETAIL
NOT TO SCALE

SPECIMEN DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

TYPICAL TRENCH SECTION FOR REINFORCED CONCRETE PIPE
NOT TO SCALE

CEMENT CONCRETE WHEELCHAIR RAMP
N.T.S.

TYPICAL P.V.C. TRENCH SECTION
NOT TO SCALE

3/25/2023
DALE MACKINNON
CIVIL
No. 34575
REGISTERED PROFESSIONAL ENGINEER
STATE OF MASSACHUSETTS

APPROVED DATE: 2/20/23

FRANKLIN PLANNING BOARD

William J. Gandhi
Shay H. Haddad
Robert J. Haddad

BEING A MAJORITY

LEGAL NOTES

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OWNER

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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

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SHEET 8 OF 10

JOB NO. F4383

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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:
 - THE SITE IS TEMPORARILY STABILIZED.
 - 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:

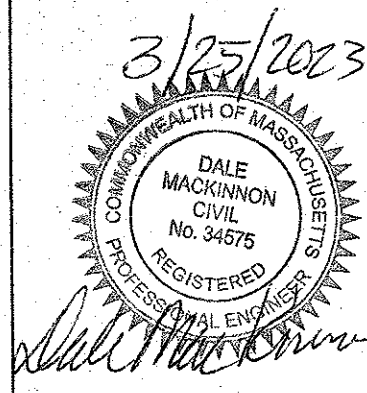
EROSION CONTROL WEEKLY
CATCH BASINS WEEKLY
TEMPORARY SEDIMENTATION TRAPS/BASINS WEEKLY
PAVEMENT SWEEPING WEEKLY

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: 2/27/23

FRANKLIN PLANNING BOARD

William D. Dwyer
Gregory R. Rourke
Robert J. Collins

BEING A MAJORITY

LEGAL NOTES

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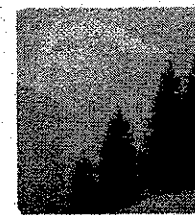
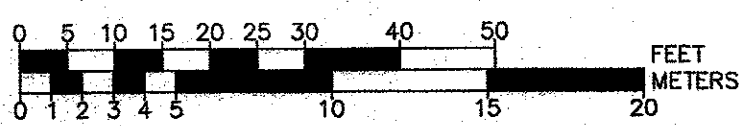
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