

PLAN 1078 OF 1888



70, 72 AND 94 EAST CENTRAL STREET
FRANKLIN, MASSACHUSETTS
PREPARED FOR
70 EAST CENTRAL STREET, LLC
37 EAST CENTRAL STREET
FRANKLIN, MASSACHUSETTS
JANUARY 10, 2020
SCALE: 1" = 100'

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

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

NOTES:
- NO SITE SIGNS ARE PROPOSED AT THIS TIME. ONCE
TENANTS ARE SECURED THE TENANT AND OR DEVELOPER WILL
SUBMIT AND OBTAIN APPROVAL FOR SIGNS. AT THIS TIME THE
DEVELOPER IS PLANNING TO UTILIZE BUILDING MOUNTED
SIGNAGE THAT WILL COMPLY WITH THE TOWN OF FRANKLIN
REQUIREMENTS.

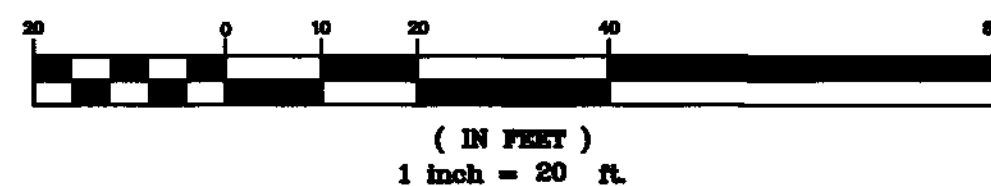
LEGEND:

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

SITE PLAN APPROVAL
REQUIRED
FRANKLIN PLANNING BOARD

DATE

GRAPHIC SCALE



NO. DATE DESCRIPTION BY

| DATE | FIELD BY: | INT. BL |
|------|--------------|---------|
| 6/19 | FIELD BOOK | PG# |
| 1/20 | CALCS BY: | RRG |
| 1/20 | DESIGNED BY: | RRG |
| 1/20 | DRAWN BY: | COMP |
| 1/20 | CHECKED BY: | CAQ |

UNITED
CONSULTANTS
INC.
850 FRANKLIN STREET SUITE 11D
WRENTHAM, MASSACHUSETTS 02093
508-384-8560 FAX 508-384-8568

| DATE | SCALE | PROJECT | SHEET |
|---------------|----------|---------|--------|
| JAN. 10, 2020 | 1" = 20' | UC1334 | 3 of 9 |

SITE LAYOUT PLAN

70, 72 AND 94 EAST CENTRAL STREET
FRANKLIN, MASSACHUSETTS
PREPARED FOR
70 EAST CENTRAL STREET, LLC
37 EAST CENTRAL STREET
FRANKLIN, MASSACHUSETTS
JANUARY 10, 2020
SCALE: 1" = 20'

ZONING:

THE 94 EAST CENTRAL STREET PROPERTY IS LOCATED
WITHIN A COMMERCIAL I ZONE.

REQUIREMENTS:

AREA: 5,000 S.F.
FRONTAGE: 50'
DEPTH: 50'
HEIGHT: 3 STORIES - 40' *15
WIDTH: 45'

COVERAGE -
STRUCTURES: 80%
STRUC. & PAVING: 90%

SETBACKS-
FRONT: 20' *1
SIDE: 10' *14
REAR: 15'

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

EXISTING BUILDING USE RESIDENTIAL
PROPOSED BUILDING USE MIXED WITH RESIDENTIAL

MAP 286 PARCEL 39
8 SUMMER STREET
N/F G & K SIMON, INC.
BOOK 8449
PAGES 33 & 34
ZONE - DOWNTOWN COMMERCIAL
USE - RETAIL

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

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

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

PARKING CALCULATIONS:

COMMERCIAL I REQUIREMENTS (SECTIONS 185-21B.(2)(a))
1.5 SPACES PER RESIDENTIAL DWELLING UNIT.
13 RESIDENTIAL UNITS PROPOSED REQUIRES 19 SPACES
20 GARAGE SPACES ARE PROPOSED FOR THE RESIDENTIAL
UNITS
COMMERCIAL SPACE (NON RESIDENTIAL USE) 1 SPACE PER 500
SQ. FT. = 690 SQ. FT. / 500 = 2 SPACES REQUIRED

21 TOTAL SPACES REQUIRED.
28 SPACES PROPOSED INCLUDING 1 HANDICAP OUTSIDE SPACE.

RESIDENTIAL DENSITY:

COMMERCIAL I REQUIREMENTS (185 ATTACHMENT 7 -
6.1*3)
*3 - NO MORE THAN ONE DWELLING UNIT PER 1,000
SQUARE FEET OF LOT AREA MAY BE PERMITTED.
LOT AREA - 33,307 SQ. FT. / 1,000 = 33 UNITS
PERMITTABLE
13 UNITS PROPOSED.

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EXISTING UTILITY NOTES:

1. EXISTING WATER SERVICE TO BE CUT AND CAPPED AT THE MAIN.
2. EXISTING SEWER SERVICE TO BE CUT AND CAPPED AT THE PROPERTY LINE.
3. EXISTING ELECTRIC, TELEPHONE, CTV AND GAS TO BE ABANDONED AND REMOVED AS DIRECTED BY THE UTILITY COMPANIES.

ACCESSIBLE ROUTE SHALL NOT HAVE A CROSS SLOPE GREATER THAN 2% OR A RUNNING SLOPE GREATER THAN 5% SEE 521 CMR 20.9.

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

MARCH 13, 2019

PERFORMED BY CARLOS A. QUINTAL, P.E., SOIL EVALUATOR

TP 1 ELEV. = 324.24 - ABANDONED

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

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

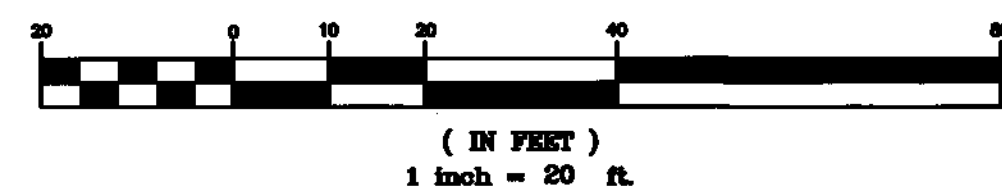
TP 4 ELEV. = 317.52
0 - 12" A 10YR 3/3 SANDY LOAM
12" - 36" B 10YR 6/6 SANDY LOAM
36" - 90" C 2.5Y 4/3 GRAVELLY SANDY LOAM
NO GROUNDWATER
NO MOTLES AT 90" ELEV. = 310.02

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

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UNITED CONSULTANTS INC.
850 FRANKLIN STREET SUITE 11D
WRENTHAM, MASSACHUSETTS 02093
508-384-6500 FAX 508-384-6506

DATE
JAN. 10, 2020
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1" = 20'
PROJECT
UC1334
SHEET
4 of 9

PROPOSED DRAINAGE STRUCTURE SCHEDULE:

- | | |
|---|--|
| TRENCH DRAIN 91 RIM = 315.55 INV OUT = 310.95 12" HDPE | DMH 91 - STORMCEPTOR 450I RIM = 314.7 INV IN = 310.7 12" HDPE - TRENCH DRAIN INV OUT = 310.7 12" RCP |
| CB 92 STORMCEPTOR 450I RIM = 316.2 INV OUT = 308.5 12" HDPE | DMH 92 RIM 314.7 INV IN = 310.5 12" RCP - DMH 91 INV IN = 310.5 12" RCP - DMH 93 INV OUT = 308.5 12" RCP |
| | DMH 93 RIM=317.9 INV IN =315.0 12" HDPE INV OUT = 312.46 12" RCP |

1. POND 1 AND ALL ASSOCIATED PIPING TO BE HDPE PIPE.
2. ALL RCP DRAIN PIPE TO BE CLASS V.
3. ALL ROOF DRAIN PIPE WILL BE 6" PVC.
4. WHERE HDPE CONNCTS TO RCP INSTALL A FERNCO LDC 10 37.00 x 32.00 COUPLING.

UTILITY NOTES:

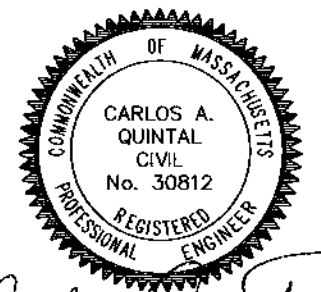
1. DOMESTIC WATER SUPPLY SHALL BE BASED ON PLUMBING ENGINEERS CALCULATIONS. USE EXISTING WATER SERVICE OR REPLACE AS MAY BE NECESSARY IN SAME LOCATION.
2. FIRE SUPPLY LINE TO BE CONNECTED TO EXISTING WATER MAIN IN STREET. LOCATION SHOWN APPROXIMATELY. FINAL SIZING AND LOCATION SHALL BE DETERMINED BY THE PLUMBING ENGINEER.
3. ELECTRIC, TELEPHONE AND CABLE TV LOCATIONS TO BE DETERMINED BY THE APPROPRIATE UTILITY COMPANIES.
4. GAS SERVICE AND LOCATIONS TO BE DETERMINED BY THE GAS COMPANY.
5. PLUMBING ENGINEER TO DETERMINE IF GREASE TRAPS ARE REQUIRED FOR THE GARAGE PARKING.
6. PIV AND SIAMESE CONNECTIONS SHOWN APPROXIMATE. FINAL LOCATIONS TO BE DESIGNED BY PLUMBING ENGINEER AND APPROVED BY FIRE DEPARTMENT.
7. THE DRAINAGE INSTALLATION SHALL BE INSPECTED AND CERTIFIED BY THE DESIGN ENGINEER PRIOR TO BACKFILLING.

NOTES:

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

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

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



CARLOS A. QUINTAL P.E. #30812

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37 EAST CENTRAL STREET
FRANKLIN, MASSACHUSETTS

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

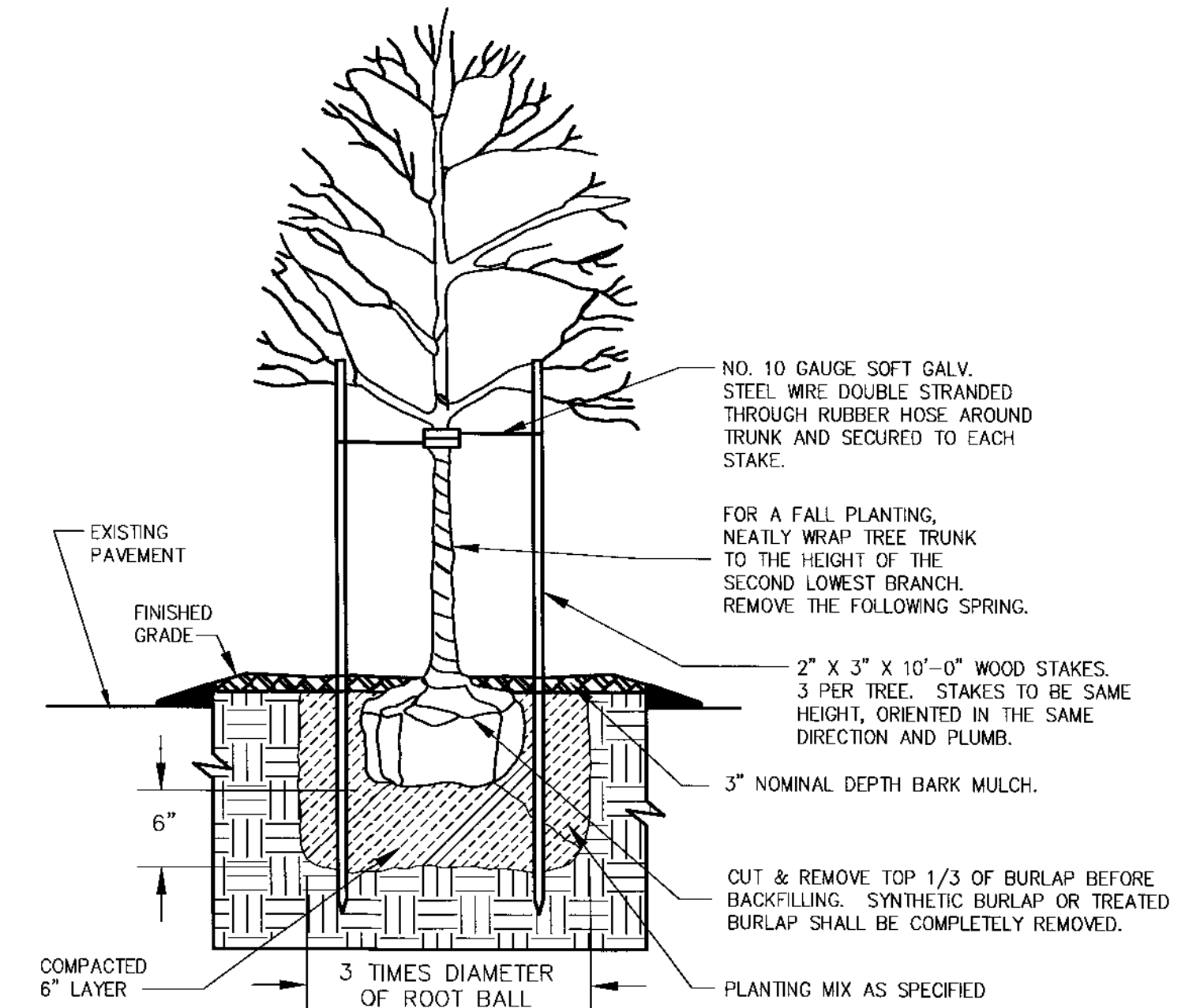
APPLICANT:
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37 EAST CENTRAL STREET
FRANKLIN, MASSACHUSETTS

GRADING & UTILITY PLAN
70, 72 AND 94 EAST CENTRAL STREET
FRANKLIN, MASSACHUSETTS
PREPARED FOR
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JANUARY 10, 2020
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| NUMBER | COMMON NAME | SCIENTIFIC NAME | SIZE | CONDITION |
|--------|-------------------|-----------------|------------|-----------|
| 2 | AMERICAN ELM - AE | ULMUS AMERICANA | 2 - 2 1/2" | B&B |
| 1 | RED MAPLE - RM | ACER RUBRUM | 2 - 2 1/2" | B&B |

- PER SECTION 185-21C(5) PROVIDE 1 TREE PER 10 PARKING SPACES. 8 PARKING SPACES OUTSIDE OF BUILDING AND 28 SPACES TOTAL = 3 TREES
- 3 TREES PROVIDED.
- ALL PLANTINGS ARE IN ACCORDANCE WITH THE TOWN OF FRANKLIN BEST DEVELOPMENT PRACTICES GUIDEBOOK.

1. PLANTING HOLE SHALL BE THREE TIMES ROOT BALL DIAMETER.
2. ALL INSTALLED PLANT MATERIAL SHALL BEAR THE SAME RELATIONSHIP TO FINISH GRADE (TOP OF PLANTING SOIL MIX), AS IT BORE TO THE NURSERY OR FIELD GRADE.
3. THE PLANTING HOLE DEPTH SHALL PROVIDE FOR A SIX INCH DEPTH OF PLANTING SOIL MIX BELOW THE ANTICIPATED ROOT BALL BOTTOM.
4. NOTWITHSTANDING THE REQUIREMENTS OF NOTES 1 & 3 ABOVE, NO PLANTING HOLE FOR TREES SHALL HAVE LESS THAN ONE CUBIC YARD OF PLANTING SOIL MIX.
5. PLANTING SOIL MIX SHALL BE A LOAM OR SANDY LOAM, AS DEFINED BY THE U.S.D.A. THE FIRST (BOTTOM) SIX INCH LAYER IN THE PRE-EXCAVATED PLANTING HOLE SHALL BE FIRMLY TAMPED TO PREVENT SETTLEMENT OF THE ROOT BALL POSITIONED THEREON. SUBSEQUENT LIFTS TO FINISH GRADE SHALL BE IN SIX INCH LOOSE LIFTS, EACH SETTLED BY THOROUGH SOAKING.
6. UPON ATTAINMENT OF FINISH GRADE WITHIN EACH PLANTING BED, THE GROUND SURFACE SHALL RECEIVE AN EVEN APPLICATION OF ORGANIC NON-PHOSPHORUS FERTILIZER APPLIED PER THE MANUFACTURERS RECOMMENDATIONS.
7. COVERED WITH A THREE INCH NOMINAL DEPTH OF SHREDDED CEDAR BARK (OR APPROVED EQUIVALENT), MAINTAINING A ONE INCH MINIMUM DEPTH AT THE BERM EDGE, AND IMMEDIATELY RISING TO A THREE INCH DEPTH ACROSS THE PLANTING BED OR LANDSCAPE ISLAND. (SEE DETAIL)



DECIDUOUS TREE PLANTING

□ DHSB DRILL HOLE STONE BOUND
 --297-- EXISTING COUNTOUR
 —297— PROPOSED COUNTOUR
 x274.3 SPOT GRADE — PROPOSED
 x274.3EX. SPOT GRADE — EXISTING
 Ⓒ 48M EXIST. TREE — DIAMETER — SPECIES
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 Ⓐ
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 ♀ WATER CURB STOP
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 D DUMPSTER
 VCC VERTICAL CONCRETE CURBING
 VGC VERTICAL GRANITE CURBING
 CCB CAPE COD BERM
 ♿ HANDICAP PARKING SPACE
 ■ BUILDING MOUNTED LIGHT
 □ ■ POLE MOUNTED LIGHT

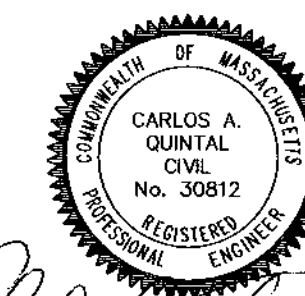
MAP 286 PARCELS 32 AND 34
ARE TO BE COMBINED.
MAP 286 PARCEL 33 HAS A PROPOSED
EASEMENT FOR ACCESS AND UTILITIES.

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FRANKLIN, MASSACHUSETTS

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

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37 EAST CENTRAL STREET
FRANKLIN, MASSACHUSETTS

70, 72 AND 94 EAST CENTRAL STREET
FRANKLIN, MASSACHUSETTS
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FRANKLIN, MASSACHUSETTS
JANUARY 10, 2020
SCALE: 1" = 20'





 CARLOS A. QUINTAL P.E. #30812

**SITE PLAN APPROVAL
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(IN FEET)
1 inch = 20 ft.

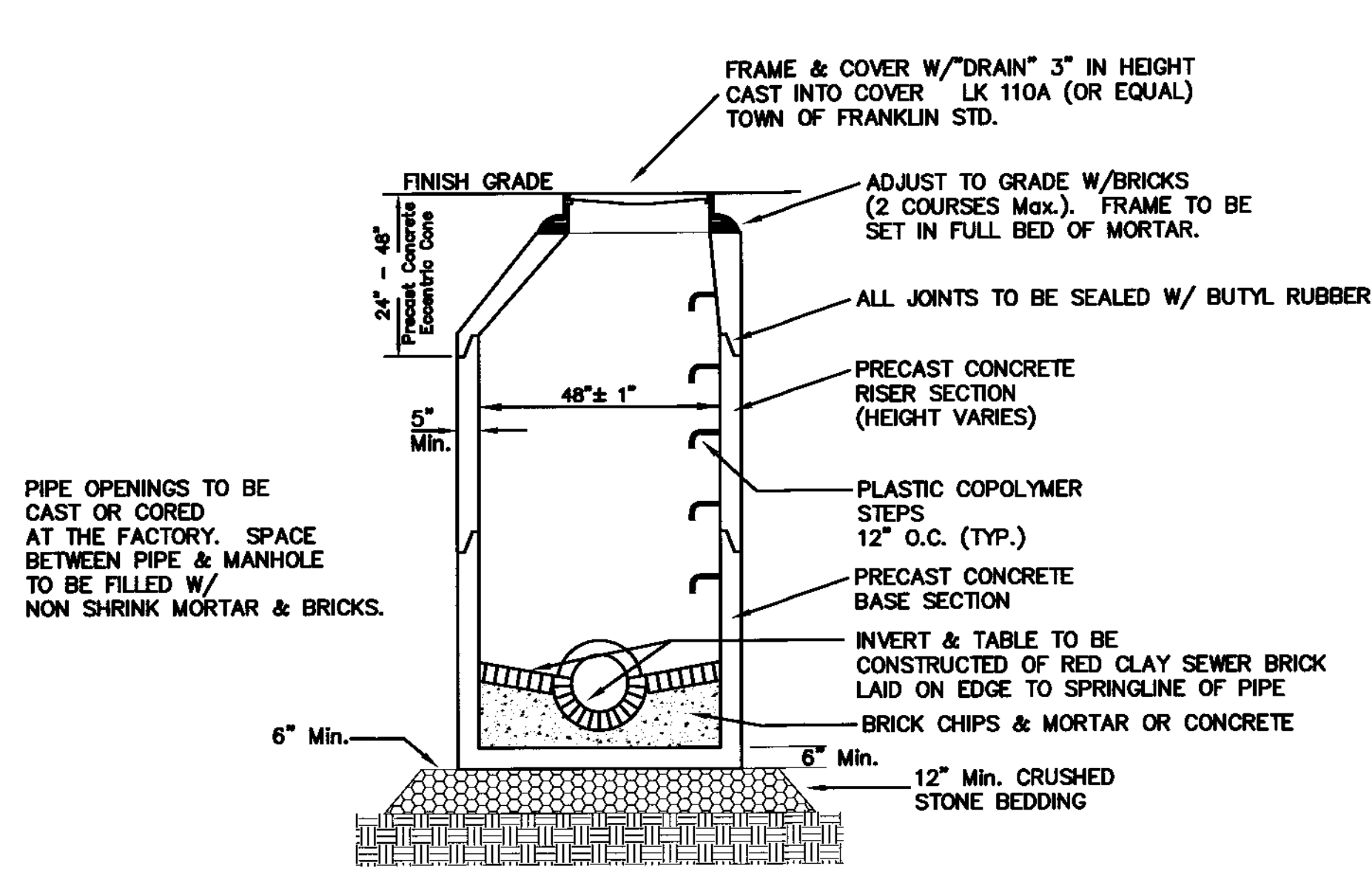
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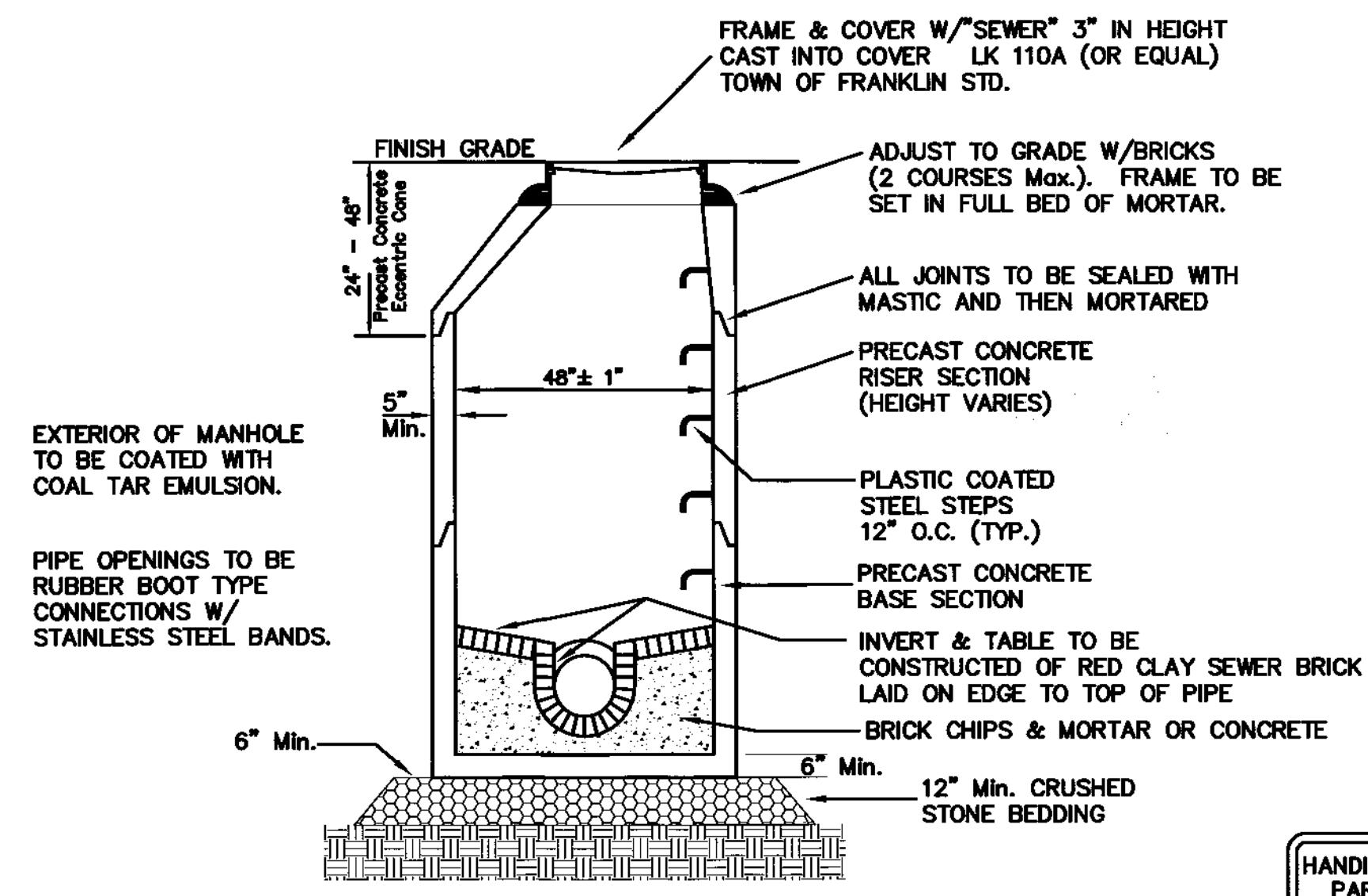
UNITED
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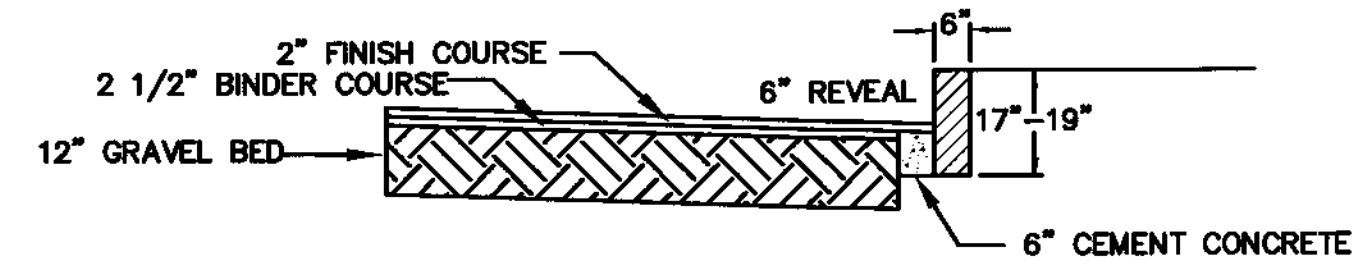
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| DATE | JAN. 10, 2020 |
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| SHEET | 5 of 9 |



PRECAST DRAIN MANHOLE

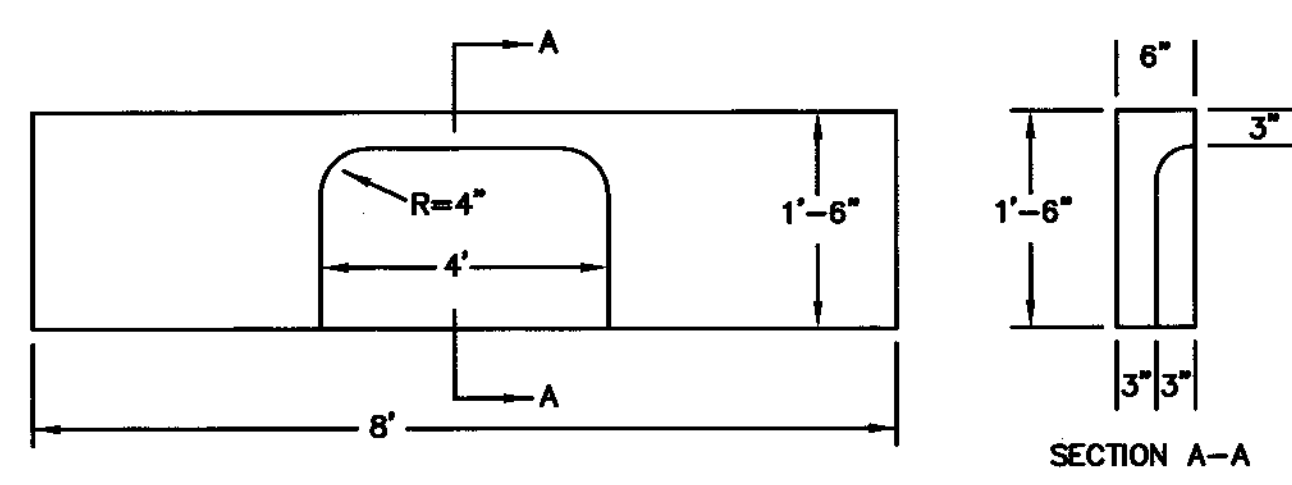


PRECAST SEWER MANHOLE

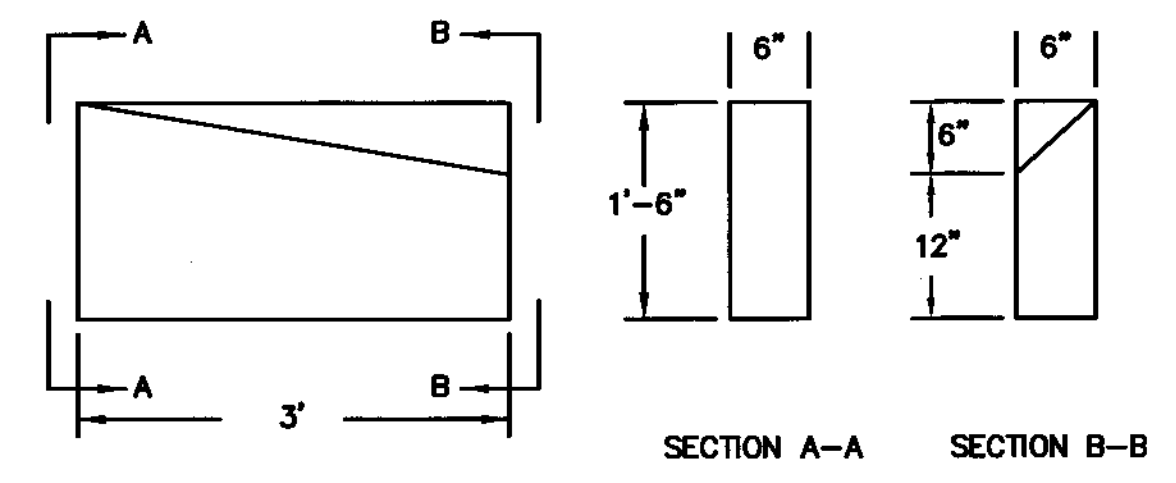


PAVEMENT AND VA-4
VERTICAL GRANITE CURBING

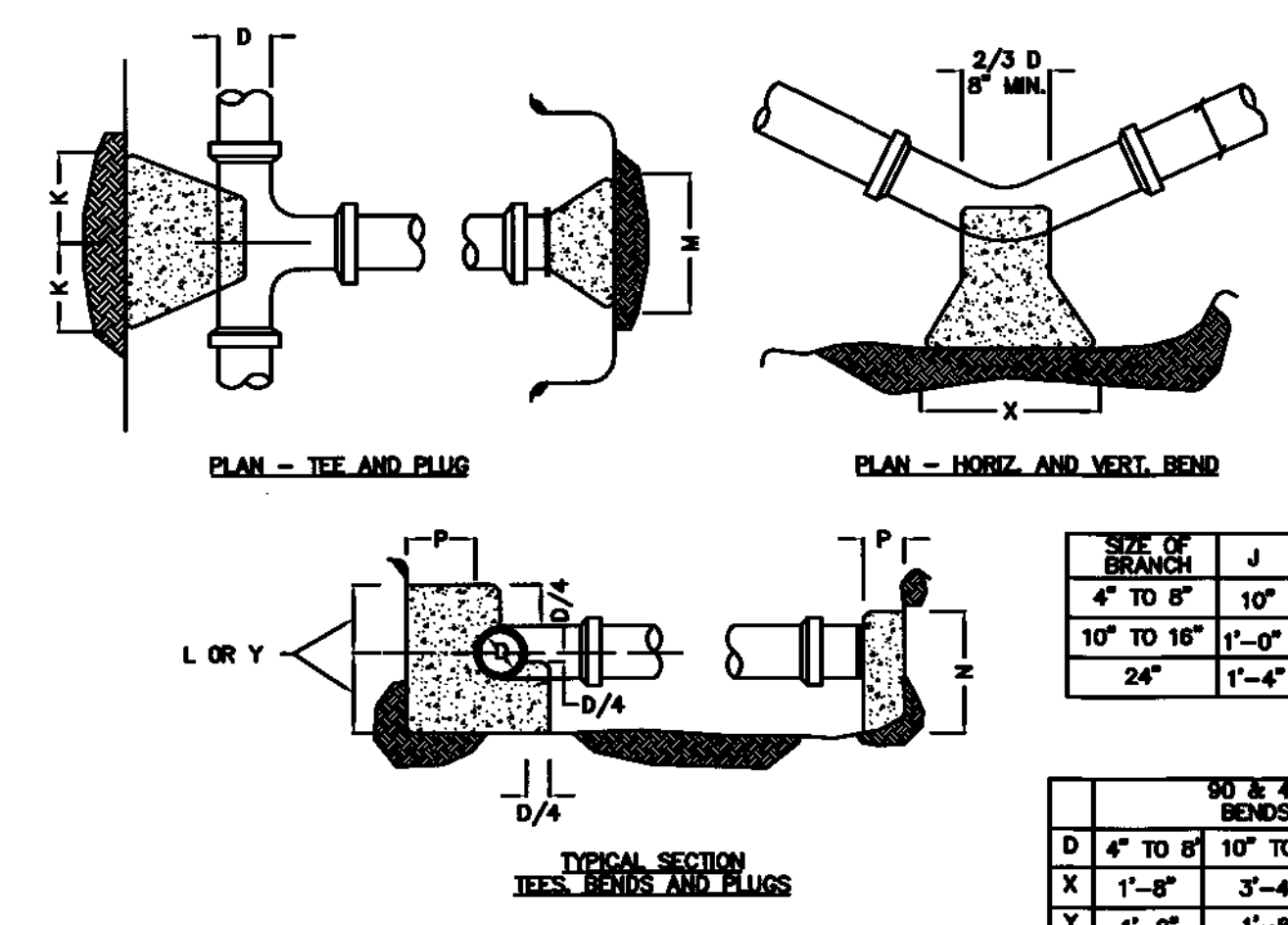
NOTE:
GRAVEL UNDER
PAVEMENT AND
SIDEWALKS TO BE
M1.03.0 (TYPE B)



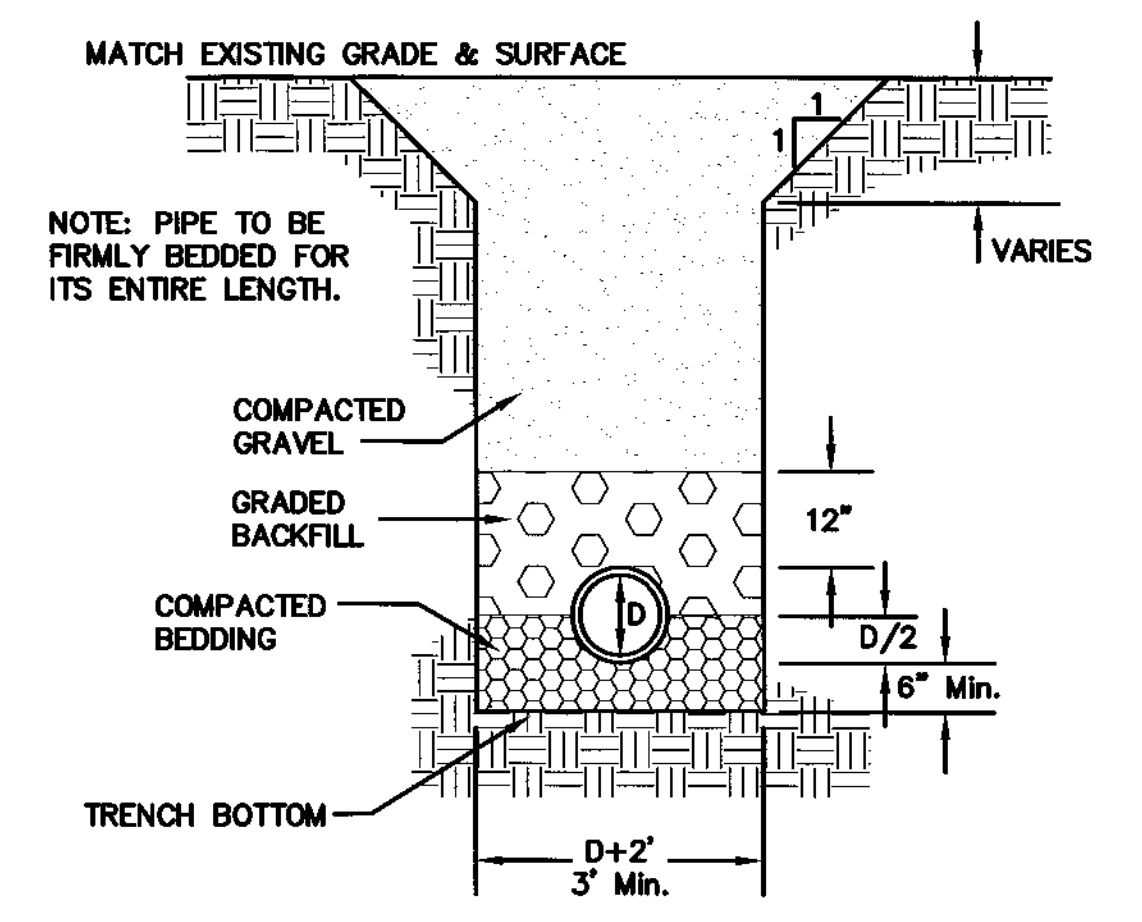
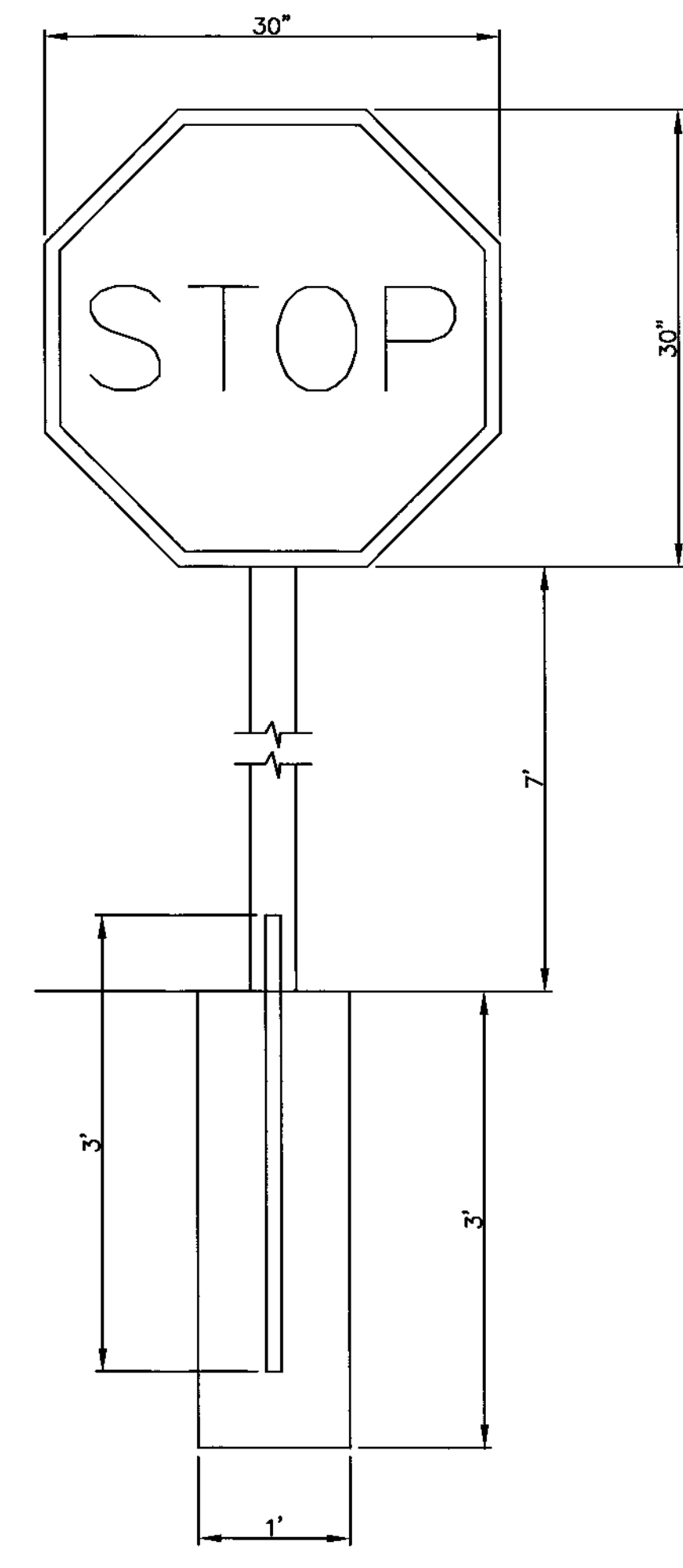
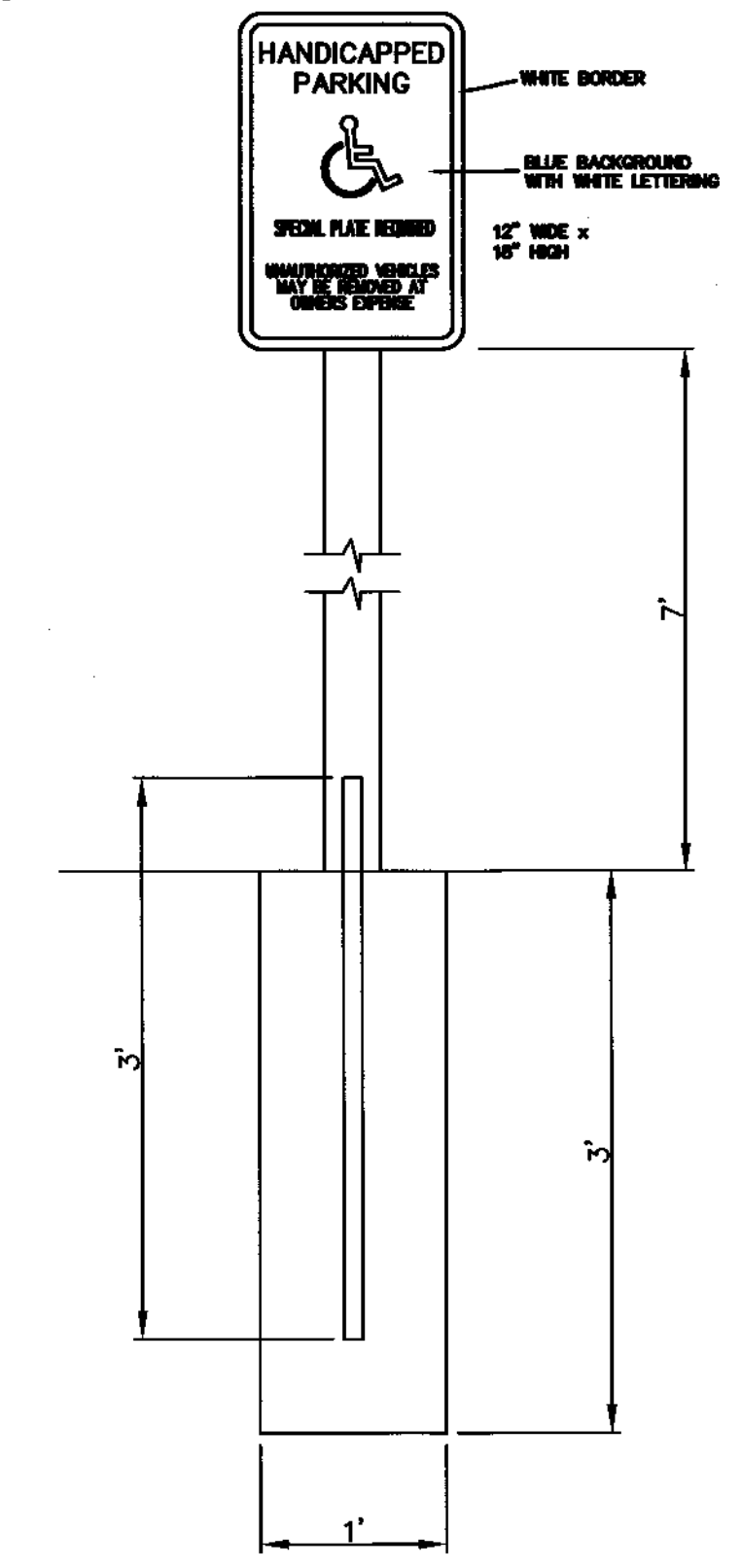
GRANITE CURB INLET DETAIL



GRANITE CURB TRANSITION DETAIL

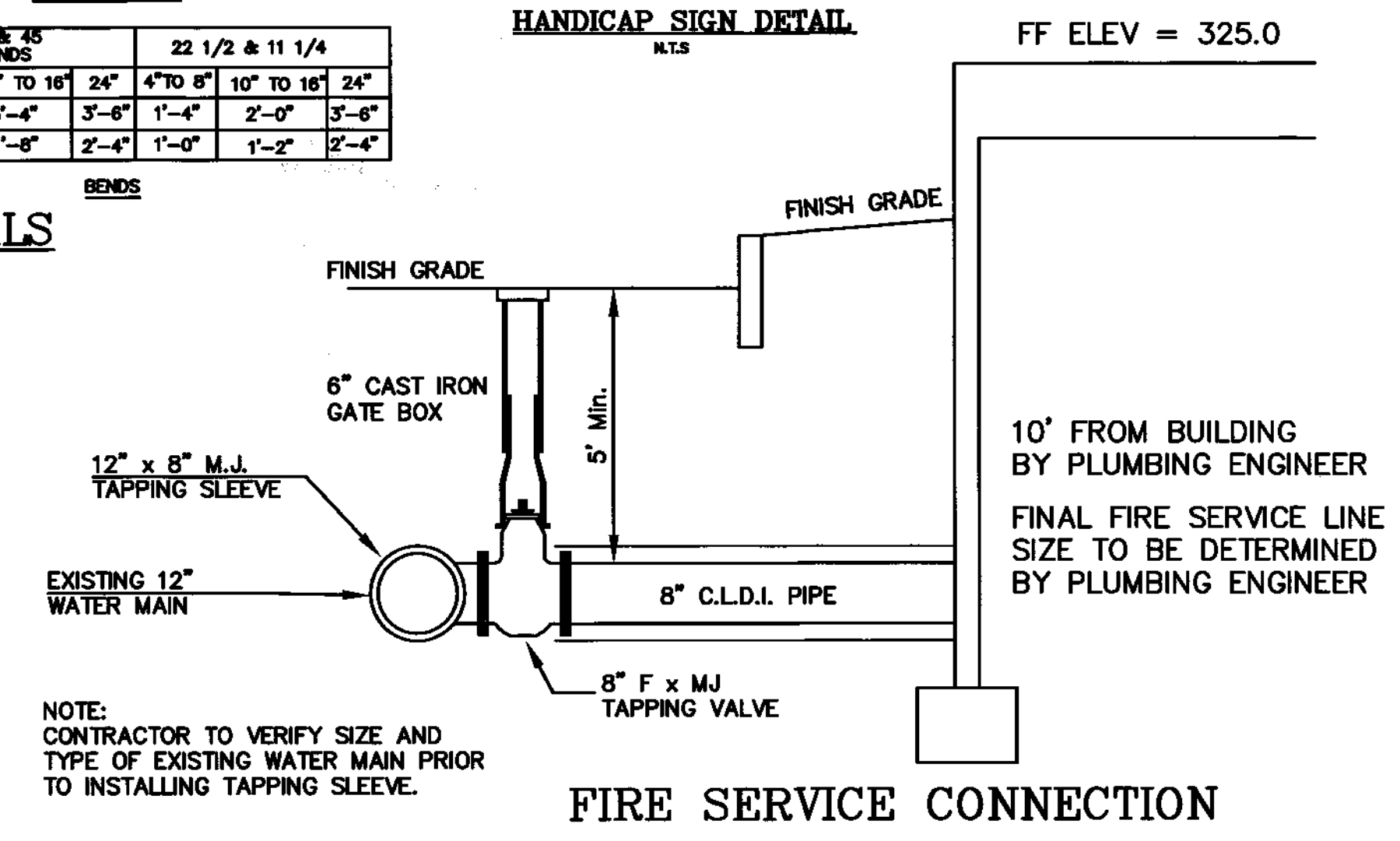
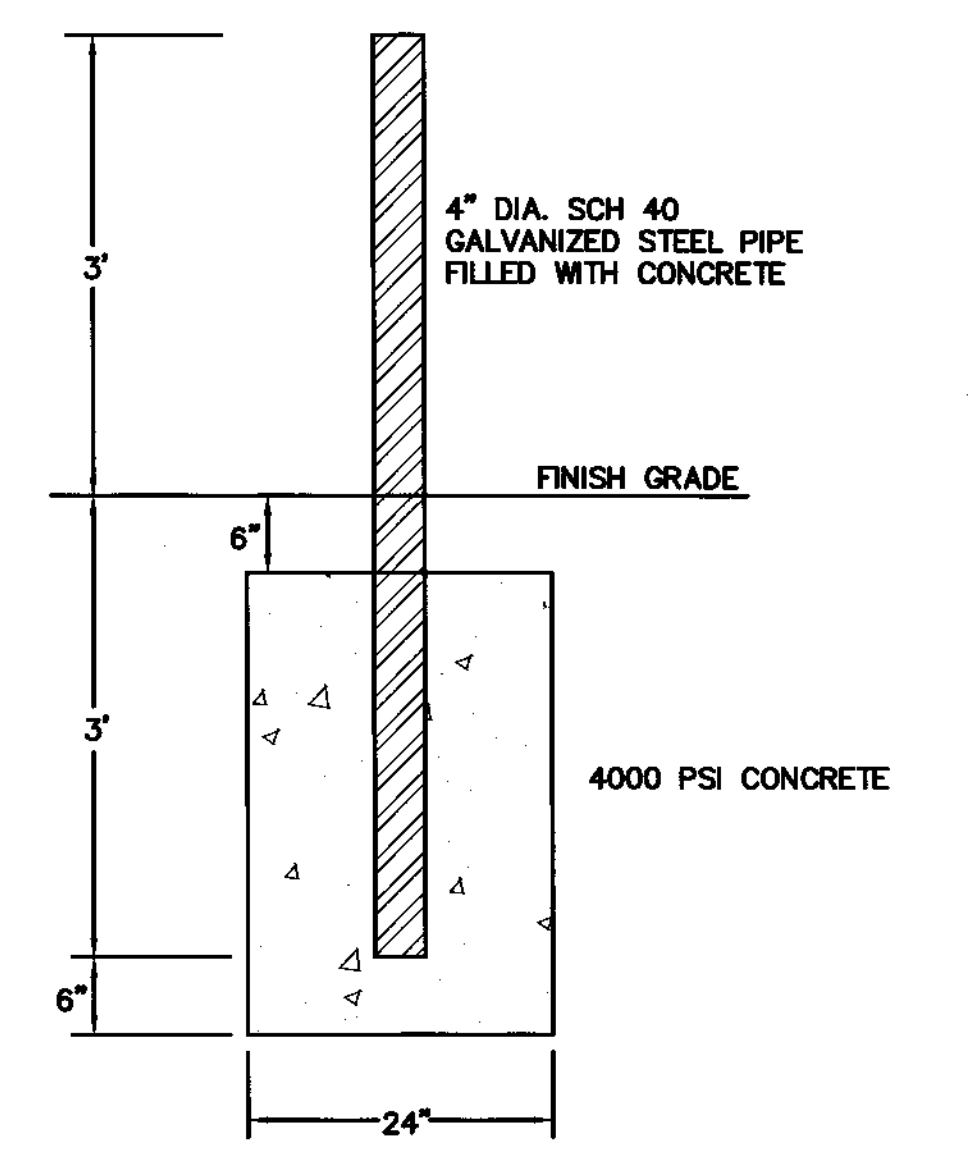


THRUST BLOCK DETAILS



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

UTILITY TRENCH DETAIL



- NOTES:
1. CONTRACTOR TO CONTACT DIGSAFE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 2. CONTRACTOR TO VERIFY LOCATIONS OF EXISTING UTILITIES ANY REPORT ANY DISCREPANCIES TO UNITED CONSULTANTS, INC.
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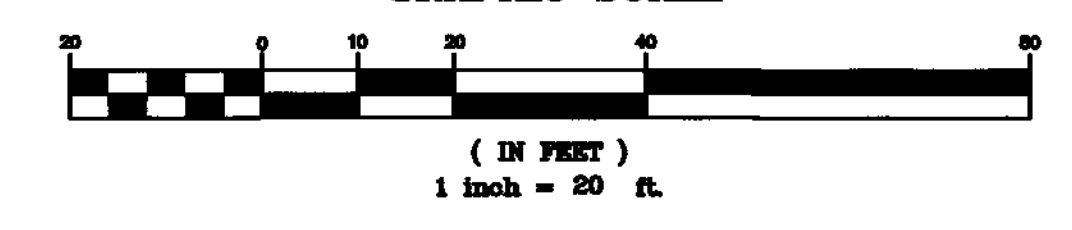
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CONSTRUCTION DETAIL PLAN - 1
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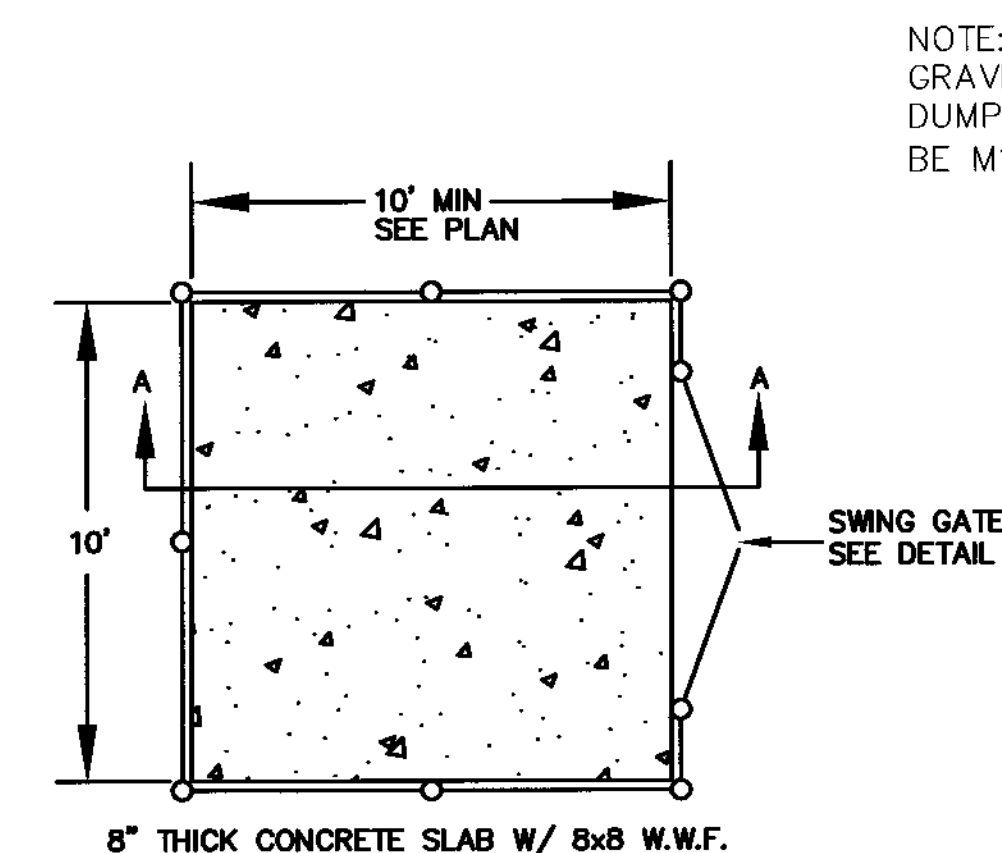


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| 10/17 | BL | |
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| 1/20 | COMP | |
| 1/20 | CAQ | |

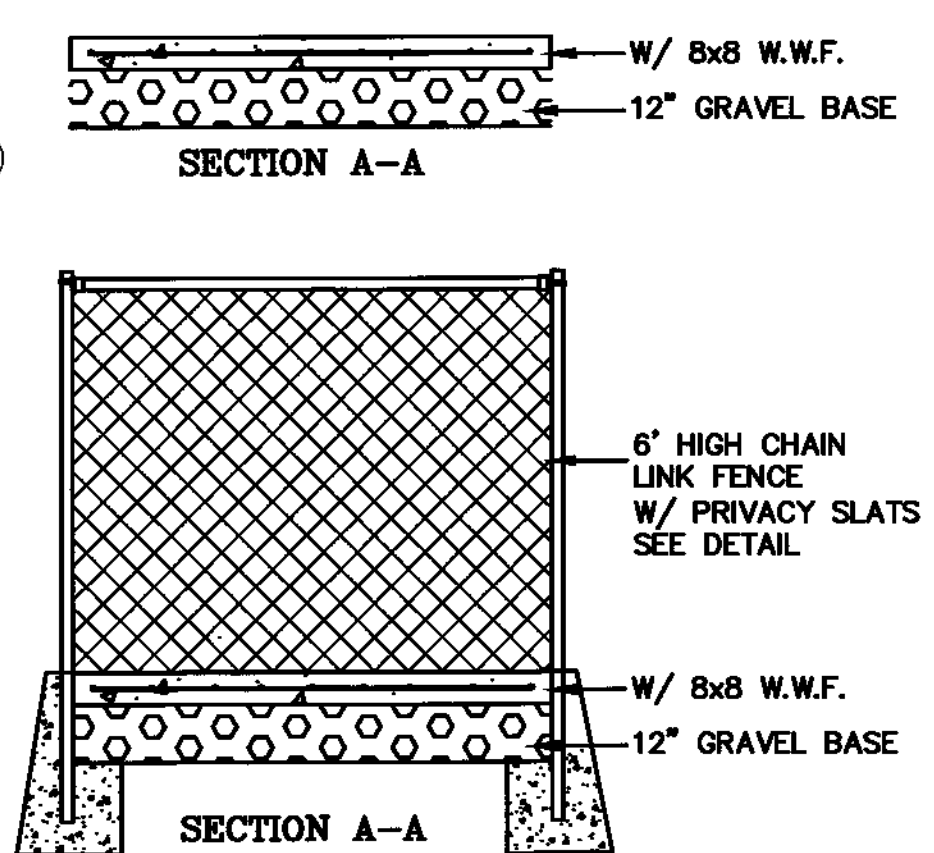
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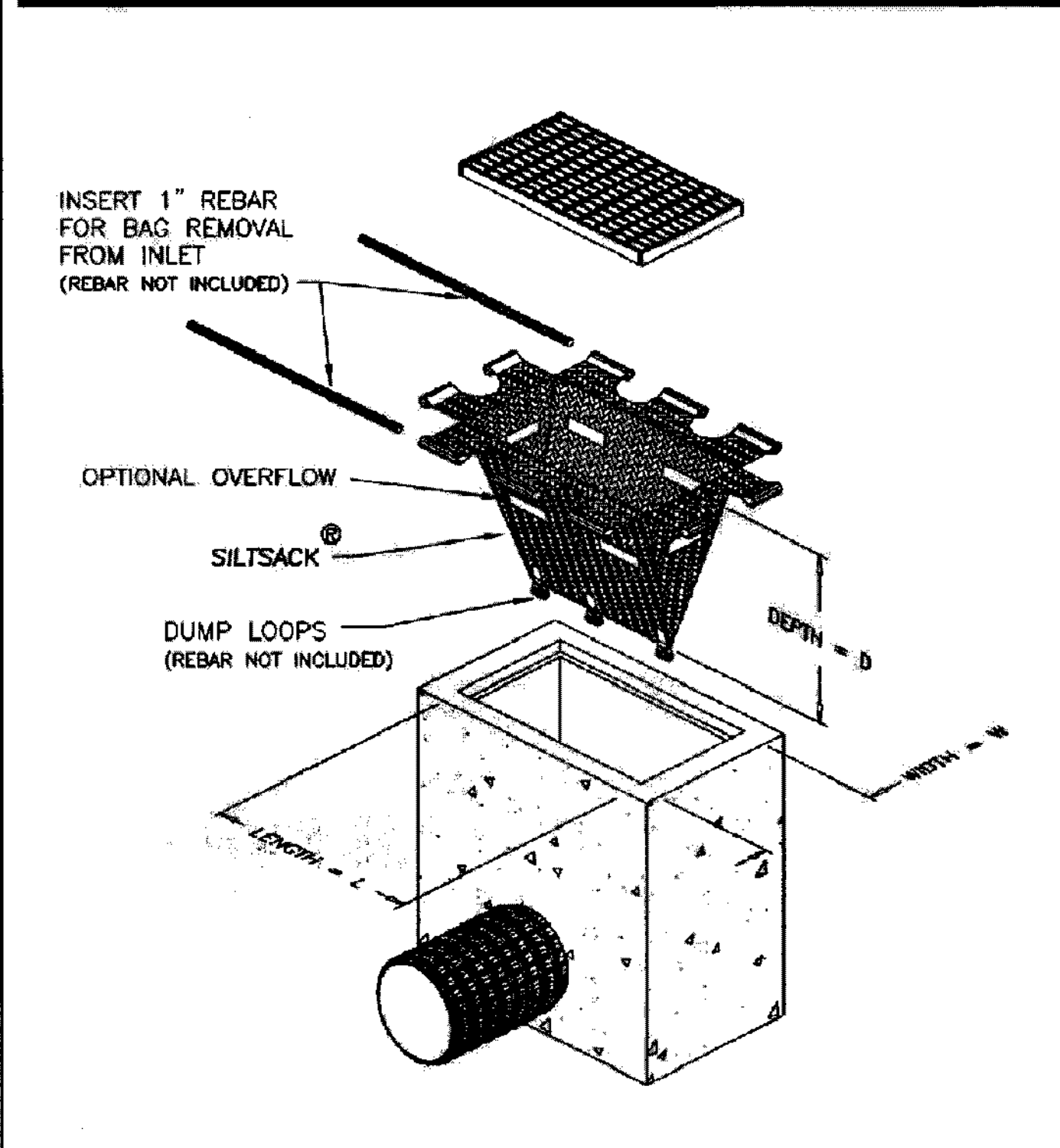
CONCRETE DUMPSTER PAD

NOTE:
GRAVEL UNDER
DUMPSTER PAD TO
BE M1.03.0 (TYPE B)

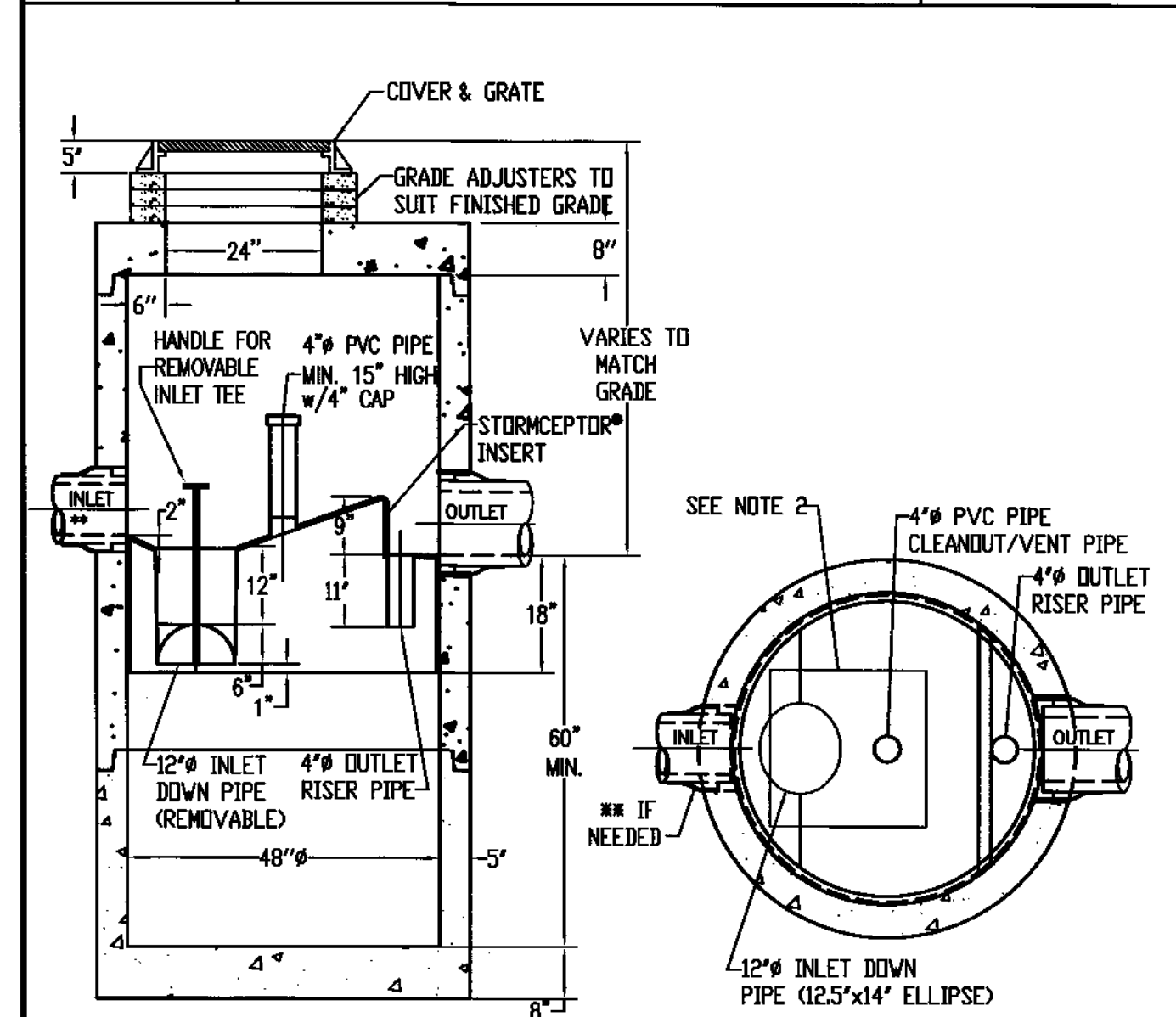


DUMPSTER AREA FENCE

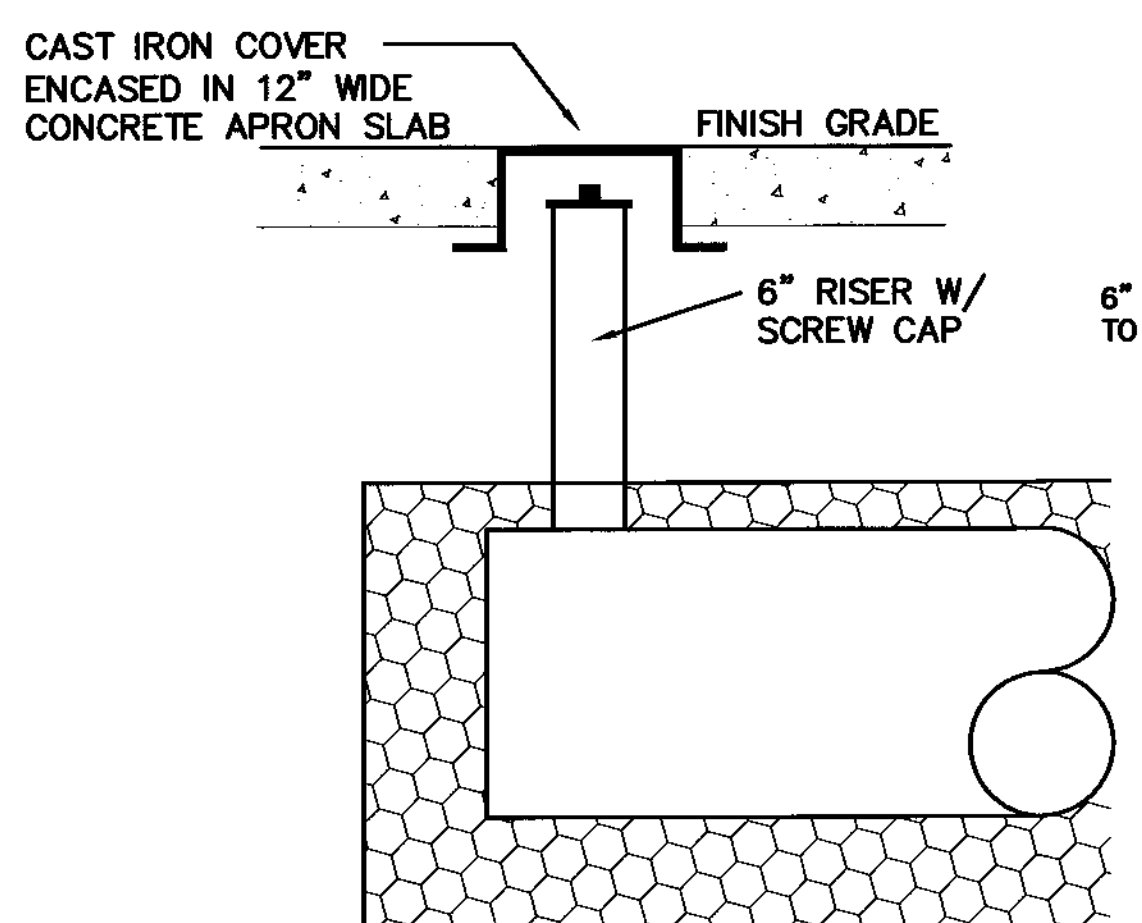
Typical Siltsack® Construction - Type B



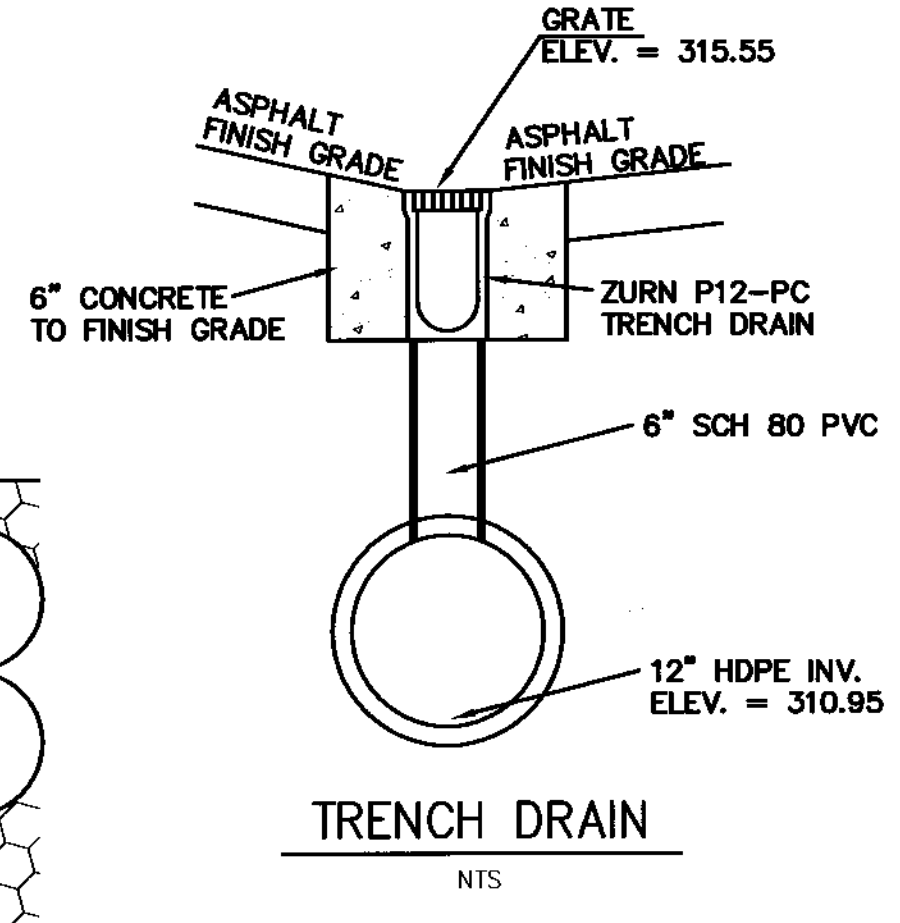
| | | |
|-----|---|---------------|
| CSR | Hydro Conduit | DR. BY: |
| | STC 4501 Precast Concrete Stormceptor® (450 US Gallon Capacity) | CK. BY: |
| | PROJECT: | DATE: |
| | LOCATION: | SCALE: N.T.S. |
| | | DWG.# |



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



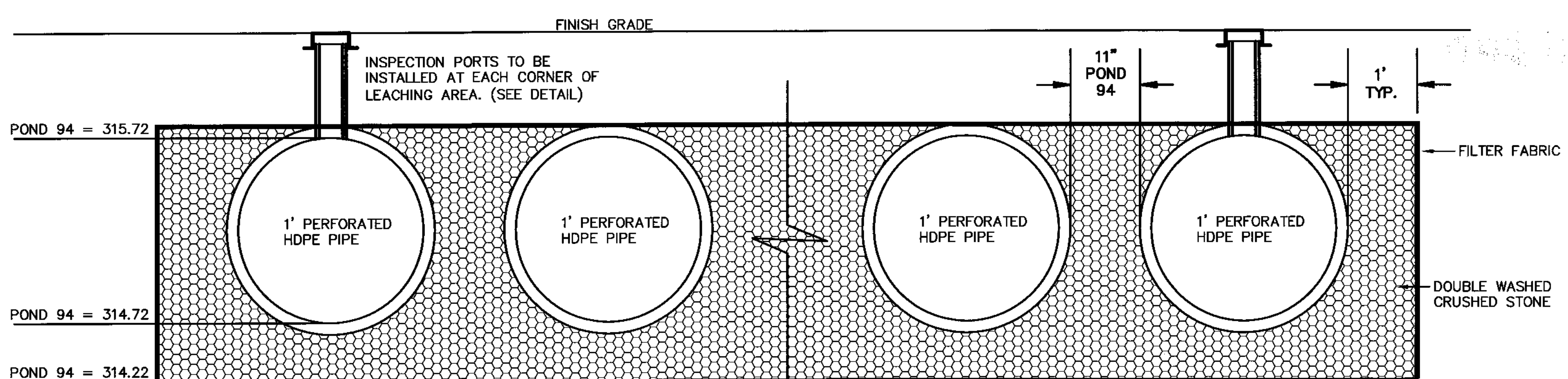
INSPECTION PORT DETAIL
DRAINAGE INFILTRATION AREAS
N.T.S.



TRENCH DRAIN
N.T.S.

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

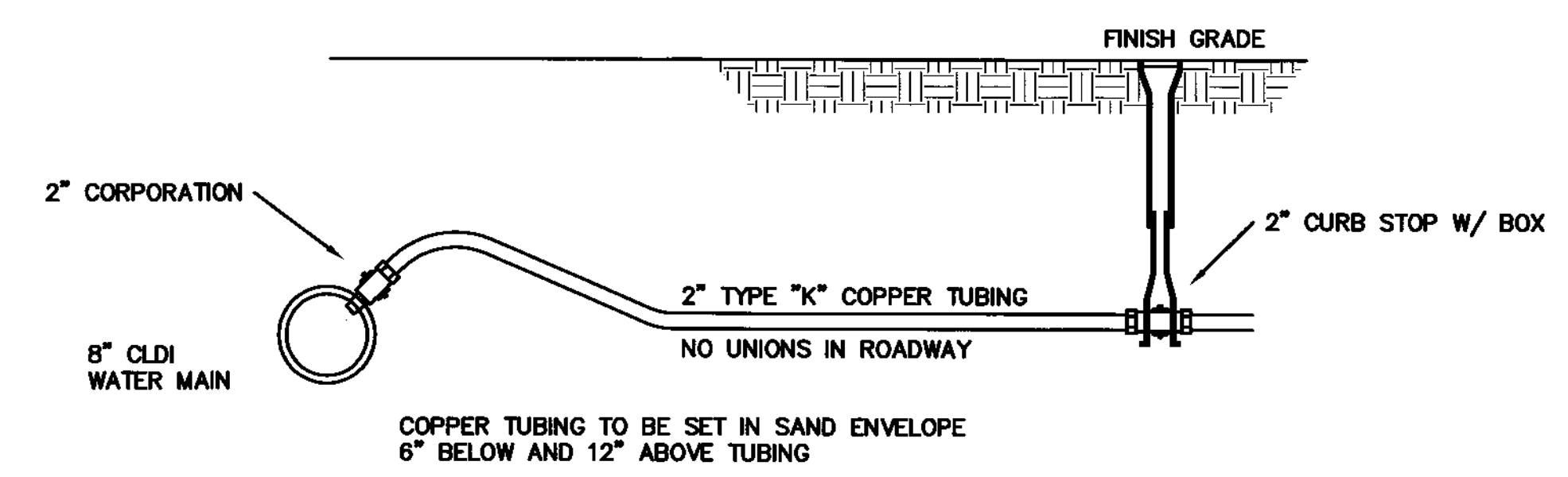
CARLOS A. QUINTAL
REGISTERED PROFESSIONAL ENGINEER
#30812



NOTE:
INFILTRATION POND 1 CONSISTS
OF 3 ROWS OF 1.5\"/>

DRAINAGE INFILTRATION AREAS

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



2" DOMESTIC WATER SERVICE

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

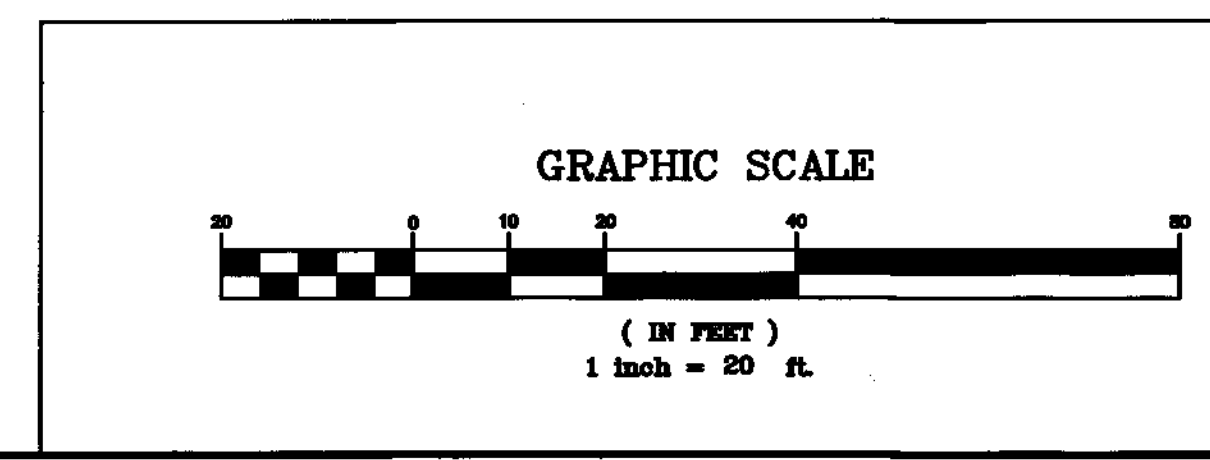
OWNER MAP 286 PARCEL 33
JOHN AND CARMEL SHERRY
88 EAST CENTRAL STREET

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

CONSTRUCTION DETAIL PLAN - 2
70, 72 AND 94 EAST CENTRAL STREET
FRANKLIN, MASSACHUSETTS
PREPARED FOR
70 EAST CENTRAL STREET, LLC
37 EAST CENTRAL STREET
FRANKLIN, MASSACHUSETTS
JANUARY 10, 2020
SCALE: 1" = 20'

SITE PLAN APPROVAL
REQUIRED
FRANKLIN PLANNING BOARD

DATE _____

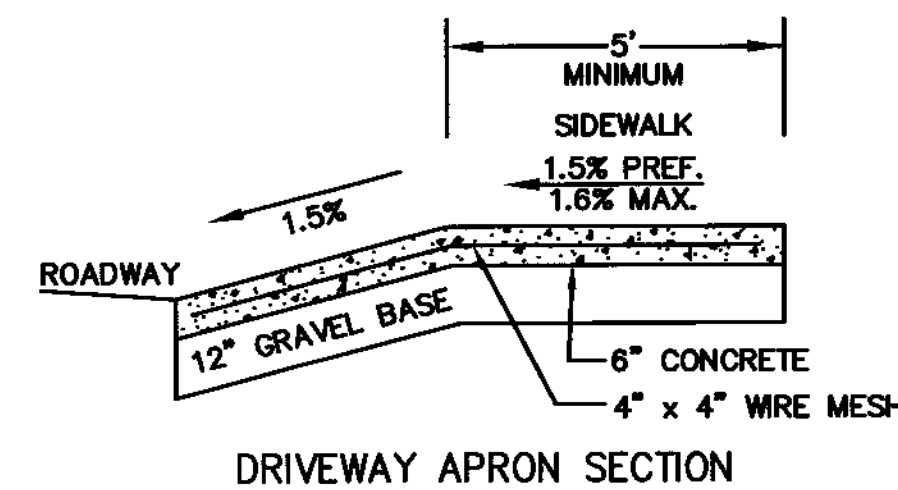
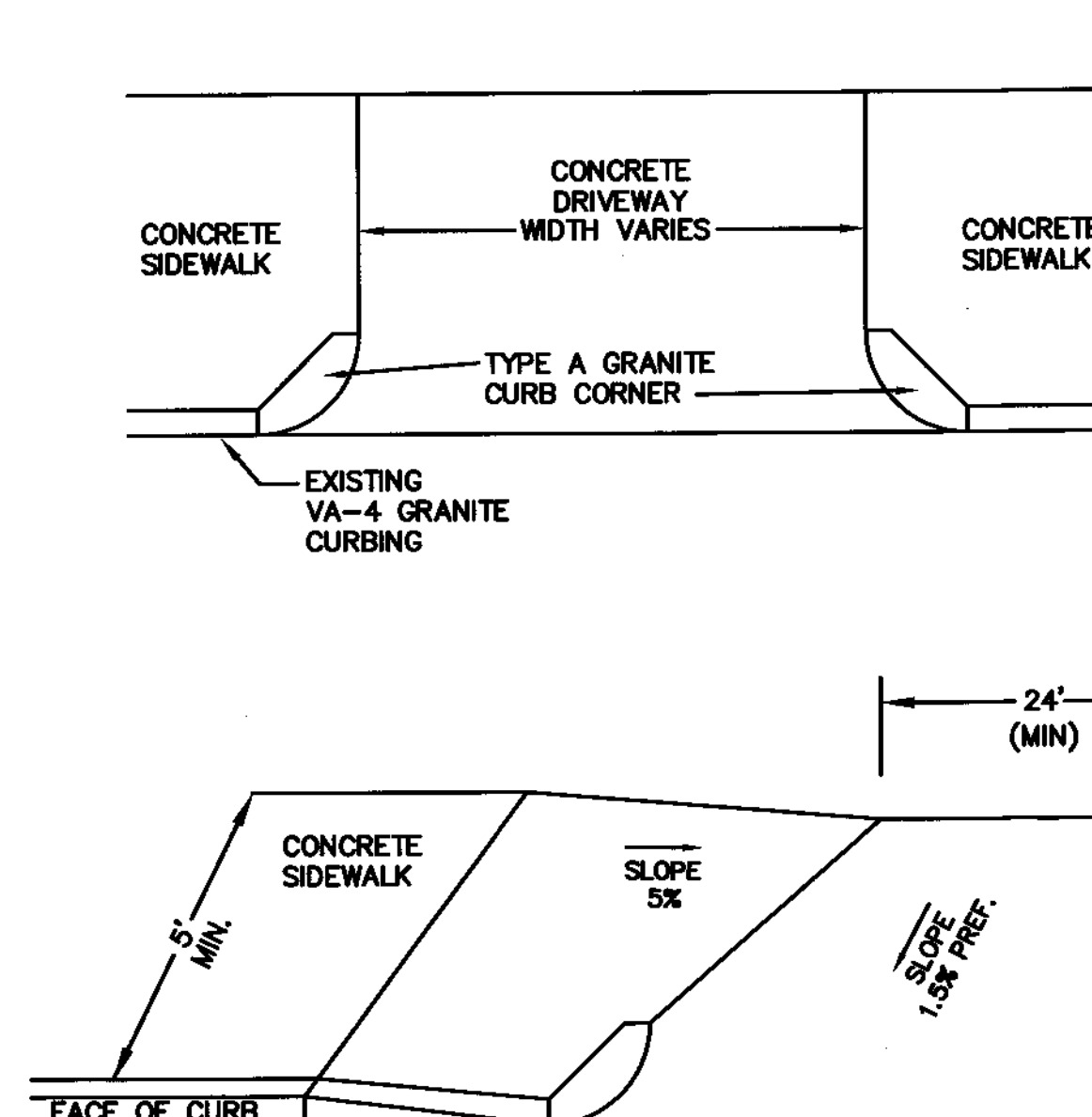


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| DATE | FIELD BY: | INT. |
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| 10/17 | FIELD BOOK | BL |
| BK# 74 | CALCS BY: | PG# 63 |
| 1/20 | DESIGNED BY: | RRG |
| 1/20 | DRAWN BY: | COMP |
| 1/20 | CHECKED BY: | CAQ |

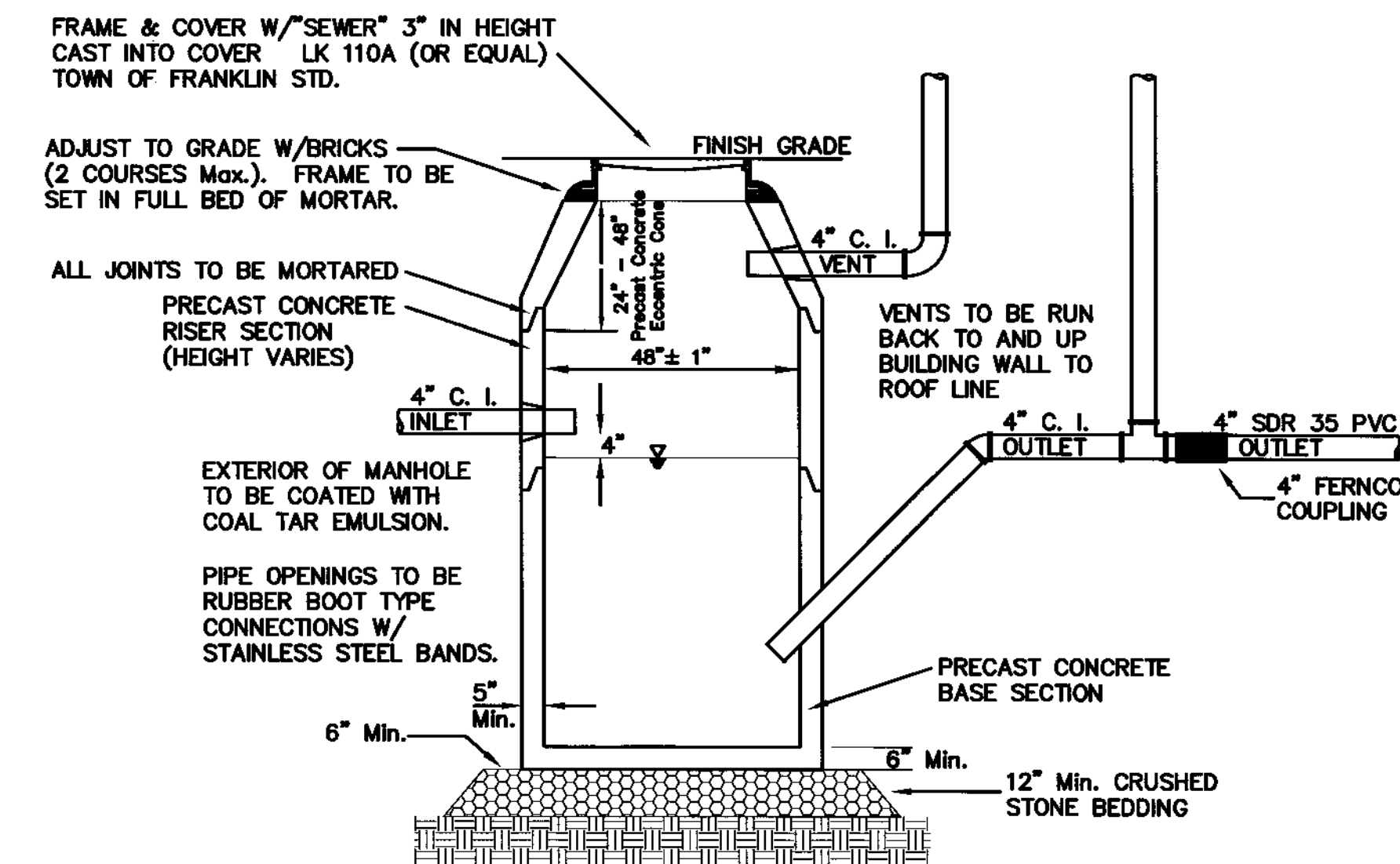
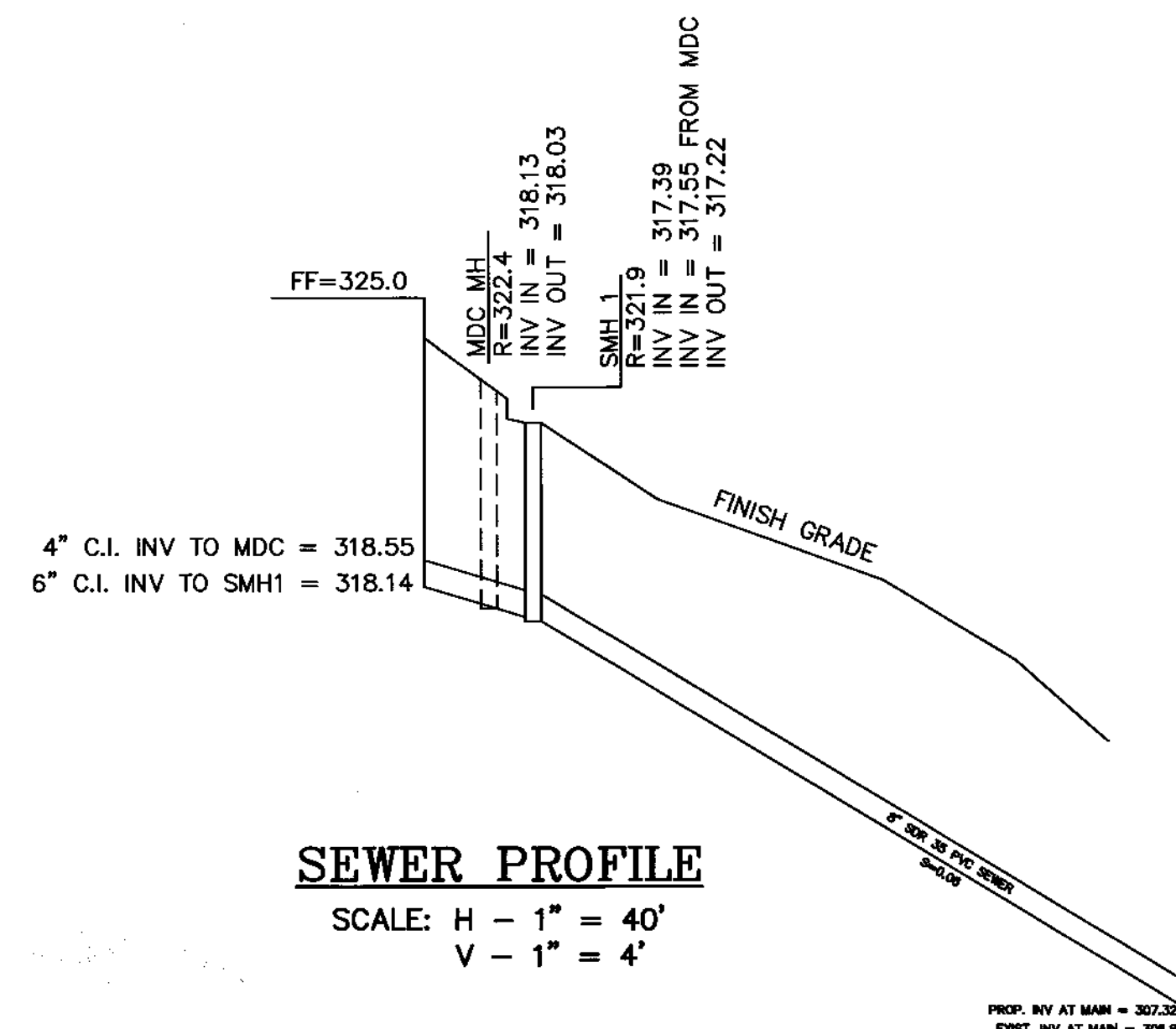
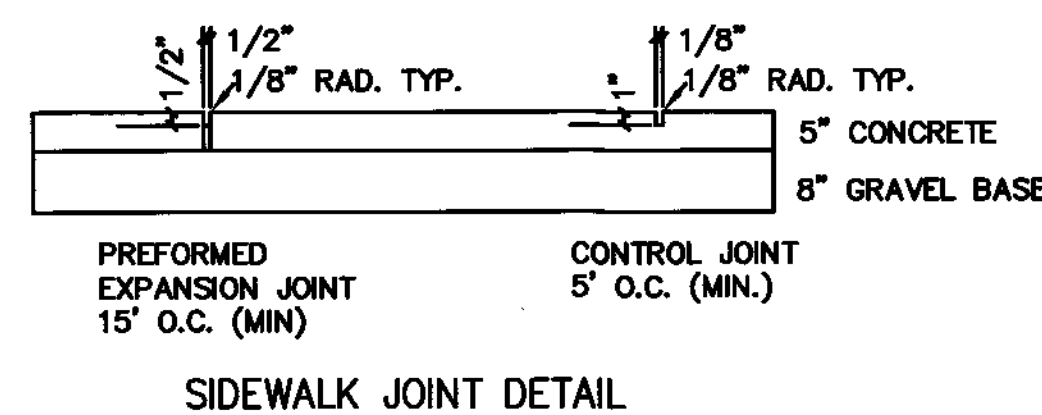
UNITED
CONSULTANTS
INC.
850 FRANKLIN STREET SUITE 11D
WRENTHAM, MASSACHUSETTS 02093
508-384-6560 FAX 508-384-6566

| | |
|---------|---------------|
| DATE | JAN. 10, 2020 |
| SCALE | 1" = 20' |
| PROJECT | UC1334 |
| SHEET | 8 of 9 |



NOTES:

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

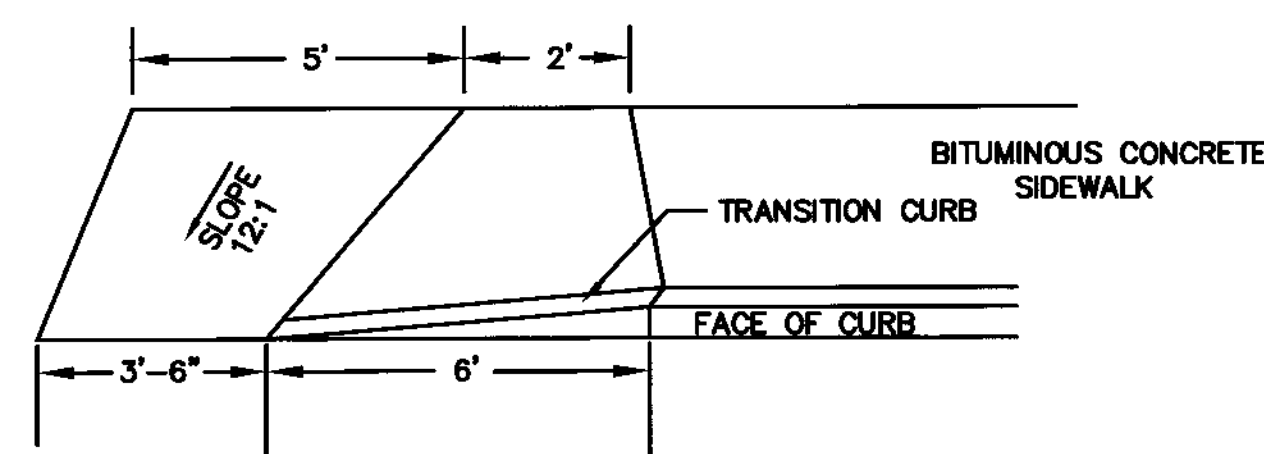


M.D.C. STYLE TRAP

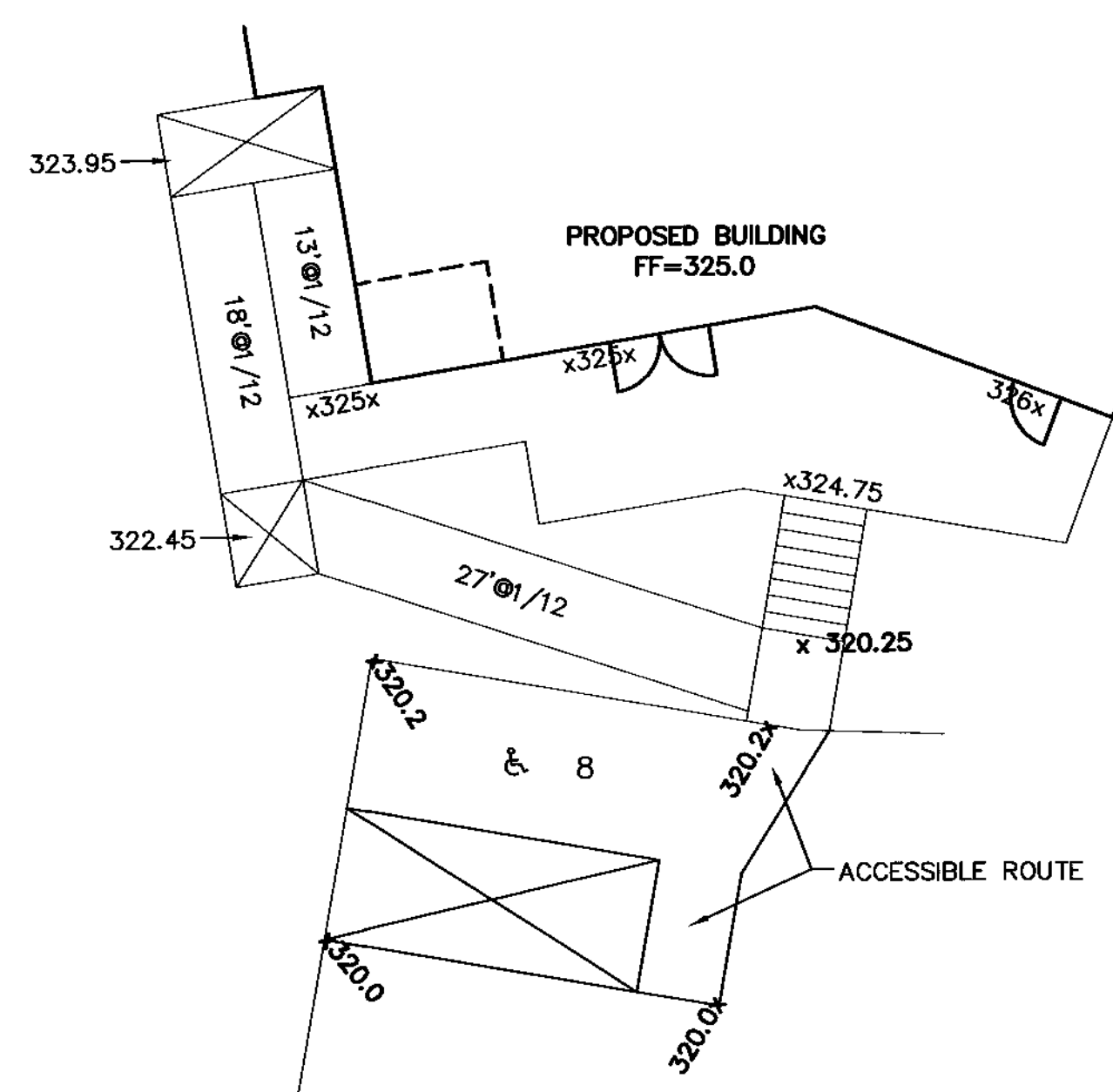
CONTRACTOR TO CONFIRM EXISTING ELEVATIONS AT CONNECTION POINT AND NOTIFY THE DESIGN ENGINEER.

SEWER PIPE TO BE 8" SDR 35. SEWER PIPE SIZE AND TYPE WITHIN 10 FEET OF THE BUILDING SHALL BE PROVIDED BY THE PLUMBING ENGINEER. SEWER PIPE TO MDC SHALL BE 4" CAST IRON INTO AND OUT OF MDC MANHOLE. REFER TO DETAIL FOR CONNECTION TO PVC.

DRIVEWAY APRON



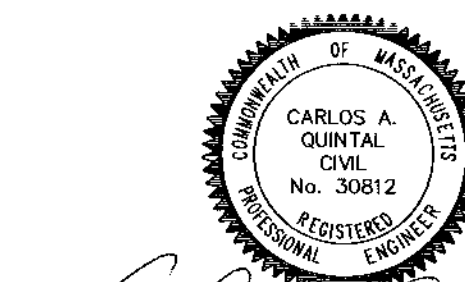
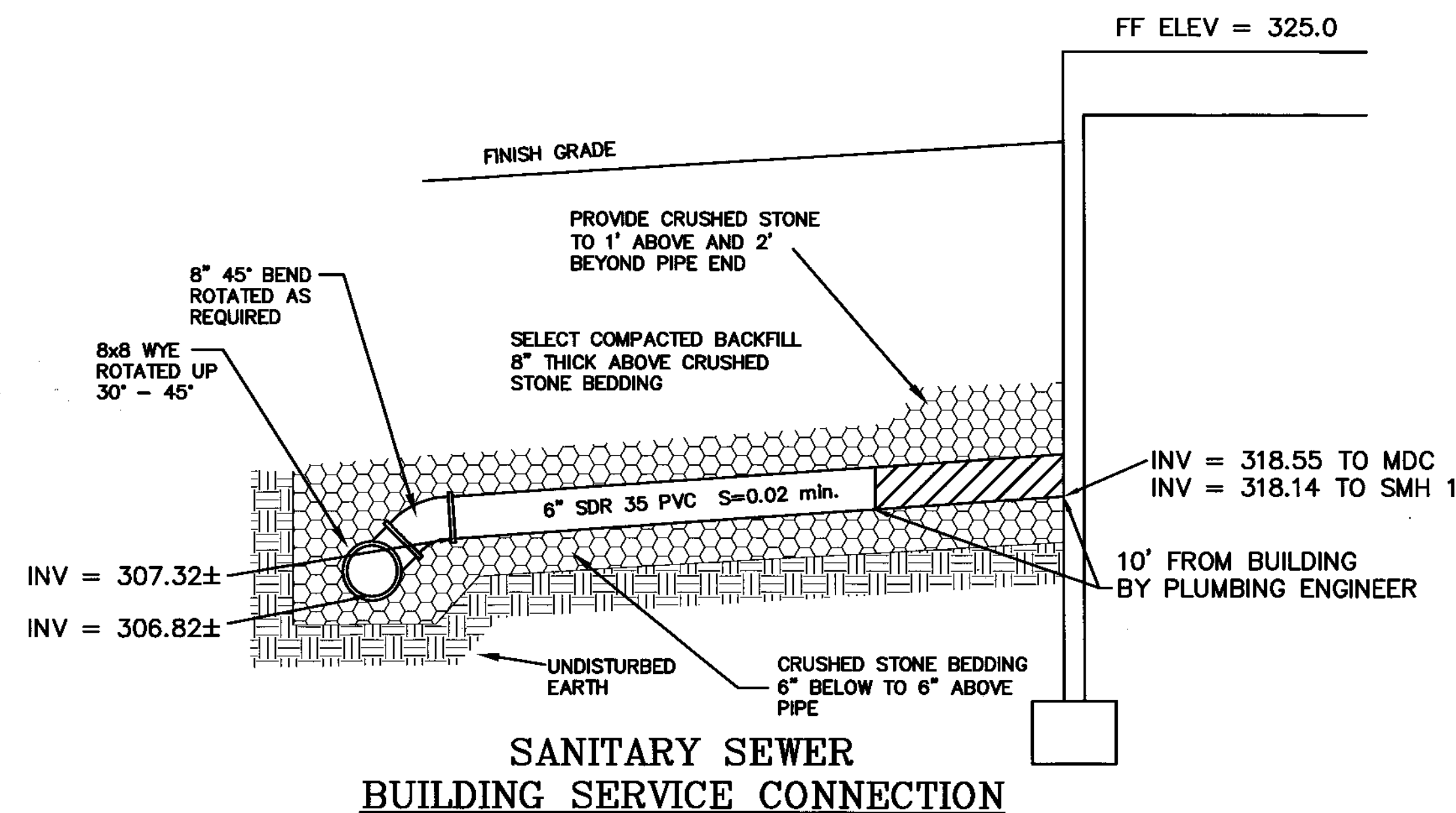
WHEELCHAIR RAMP



ACCESSIBLE ROUTE

NOTES:

- RAMP, LANDINGS AND ENTRANCE AREA SHOWN FOR GRADING OF THE ACCESSIBLE ROUTE ONLY.
- THE ARCHITECT SHALL PROVIDE CONSTRUCTION DETAILS FOR THE RAMP, LANDINGS AND ENTRANCE AREA.



CARLOS A. QUINTAL P.E. #30812

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

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

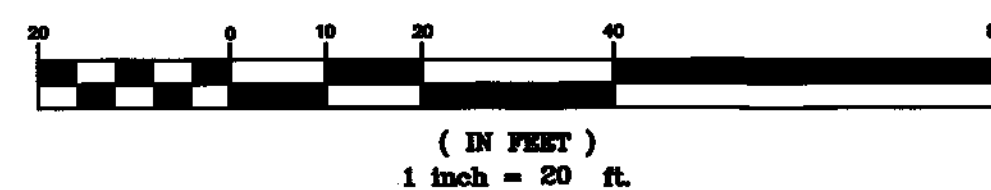
APPLICANT: 70 EAST CENTRAL STREET, LLC 37 EAST CENTRAL STREET FRANKLIN, MASSACHUSETTS

CONSTRUCTION DETAIL PLAN - 3
70, 72 AND 94 EAST CENTRAL STREET
FRANKLIN, MASSACHUSETTS
PREPARED FOR
70 EAST CENTRAL STREET, LLC
37 EAST CENTRAL STREET
FRANKLIN, MASSACHUSETTS
JANUARY 10, 2020
SCALE: 1" = 20'

SITE PLAN APPROVAL
REQUIRED
FRANKLIN PLANNING BOARD

DATE

GRAPHIC SCALE

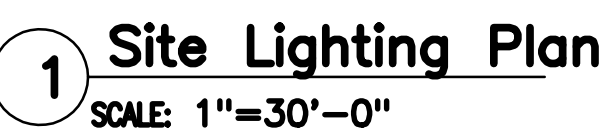


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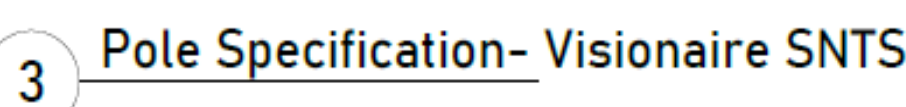
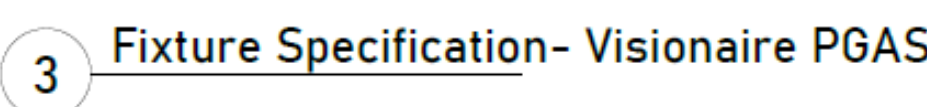
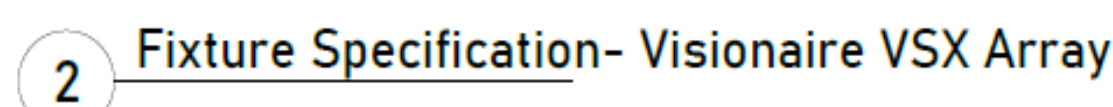
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508-384-6560 FAX 508-384-6566

| DATE | JAN. 10, 2020 |
|---------|---------------|
| SCALE | 1" = 20' |
| PROJECT | UC1334 |
| SHEET | 9 of 9 |



| Calculation Summary | | | | | | | |
|---------------------|-------------|-------|------|-----|-----|---------|---------|
| Label | CalcType | Units | Avg | Max | Min | Avg/Min | Max/Min |
| Site Points | Illuminance | Fc | 0.14 | 5.1 | 0.0 | N.A. | N.A. |



ABBREVIATIONS:
Avg= Average
AFG= Above Finished Grade
CF = Compact Fluorescent
CV= Coefficient of variation
fc = Footcandles
HPS = High Pressure Sodium
LLF= Light Loss Factor
MH = Mounting Height
NTS = Not to Scale
PSMH = Pulse Start Metal Halide
SF = Square foot
W = Watts

NOTES:

- A. CALCULATION POINTS INDICATED ARE BASED ON MAINTAINED FOOTCANDLE (FC) LEVELS AFTER A LIGHT LOSS FACTOR (LLF) IS APPLIED TO FIXTURE. REFER TO SCHEDULES FOR LLF AND LUMEN INFORMATION.
- B. REFER TO PLAN FOR FIXTURE MOUNTING HEIGHTS.
- C. CALCULATION POINTS TAKEN AT GRADE.