

TAJ ESTATES OF FRANKLIN II SITE PLAN & SPECIAL PERMIT 230 EAST CENTRAL STREET FRANKLIN, MASSACHUSETTS

F4478

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. LACKING 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 (888)DIG-SAFE(7233).

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OWNER

TAJ ESTATES OF FRANKLIN II, LLC
95 EAST MAIN STREET, SUITE 100
WESTBOROUGH, MA. 01581

DEED BOOK 40009 PAGE 445
ASSESSORS MAP 285 LOT 069

APPLICANT

TAJ ESTATES OF FRANKLIN II, LLC
MOHIUDDIN AHMED, MANAGER
95 EAST MAIN STREET, SUITE 100
WESTBOROUGH, MA. 01581

TAJ ESTATES OF FRANKLIN II
SITE PLAN & SPECIAL PERMIT
230 EAST CENTRAL STREET
FRANKLIN MASSACHUSETTS

COVER SHEET

NOVEMBER 11, 2021

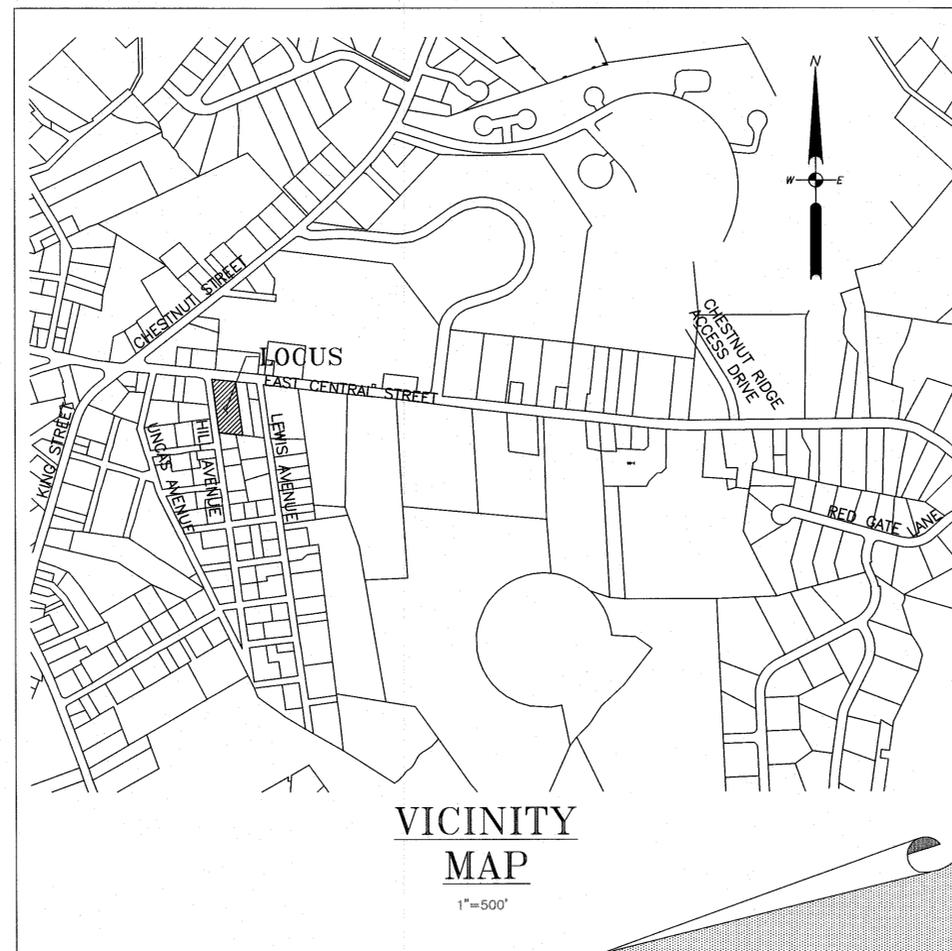
DATE	REVISION DESCRIPTION
01/17/22	TOWN COMMENTS - REV1
01/28/22	TOWN COMMENTS - REV2
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04/12/22	ADDED RET. WALL - REV4
05/31/22	TOWN COMMENTS - REV5

Guerriere & Halon, Inc.
ENGINEERING & LAND SURVEYING
55 WEST CENTRAL ST. PH. (508) 528-3221
FRANKLIN, MA 02038 FX. (508) 528-7921
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SHEET 1 OF 12 JOB NO. F4478

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PURPOSE OF PLAN

1. SITE PLAN AND SPECIAL PERMIT APPROVAL TO CONSTRUCT A MULTIFAMILY BUILDING WITH IN THE COMMERCIAL I ZONING DISTRICT.

NOTES

- THIS LAND IS ZONED COMMERCIAL I.
- THIS SITE IS NOT LOCATED FLOOD HAZARD ZONE PER FEMA FLOOD MAP 25021C0309E, EFFECTIVE DATE 7/17/2012.
- NO WETLANDS HAVE BEEN IDENTIFIED.
- 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.
- REFER TO FRANKLIN ASSESSORS MAP 285 PARCELS 69.
- THIS SITE IS LOCATED IN A WATER RESOURCE DISTRICT.
- ALL REFERENCED DEEDS ARE ON RECORD AT THE NORFOLK COUNTY REGISTRY OF DEEDS.
- THIS SITE IS NOT LOCATED WITHIN A NATURAL HERITAGE AND ENDANGERED SPECIES PROGRAM AREA.

LEGEND

	CATCH BASIN		LIGHT POLE
	DRAIN MANHOLE		UTILITY POLE
	ELECTRIC MANHOLE		GUY WIRE
	SEWER MANHOLE		SIGN
	MANHOLE		WETFLAG
	GAS VALVE		UTILITY POLE
	GAS METER		PROP. STREET LIGHTING
	GAS SHUT OFF VALVE		SPOT ELEVATION
	WATER VALVE		RIPRAP
	WATER SHUT OFF VALVE		
	FIRE HYDRANT		

	EXISTING CONTOUR
	EXISTING DRAIN LINE
	EXISTING WATER LINE
	EXISTING GAS LINE
	EXISTING SEWER LINE

COMMERCIAL I¹
 FRANKLIN ZONING BYLAW SECTION 185
 ATTACHMENT 9; LAST AMENDED
 03-13-2019 BY AMENDMENT 19-831

MINIMUM LOT AREA 5,000 SF
 MINIMUM LOT FRONTAGE 50'
 MINIMUM LOT DEPTH 50'
 MINIMUM LOT WIDTH 45'
 BLDG HEIGHT 3 STORIES/40'¹⁵

MINIMUM YARDS
 FRONT 20'¹
 SIDE 15'¹⁴
 REAR 15'

% OF LOT UPLAND COVERED BY:
 STRUCTURES 80
 STRUCTURES+PAVING 90**

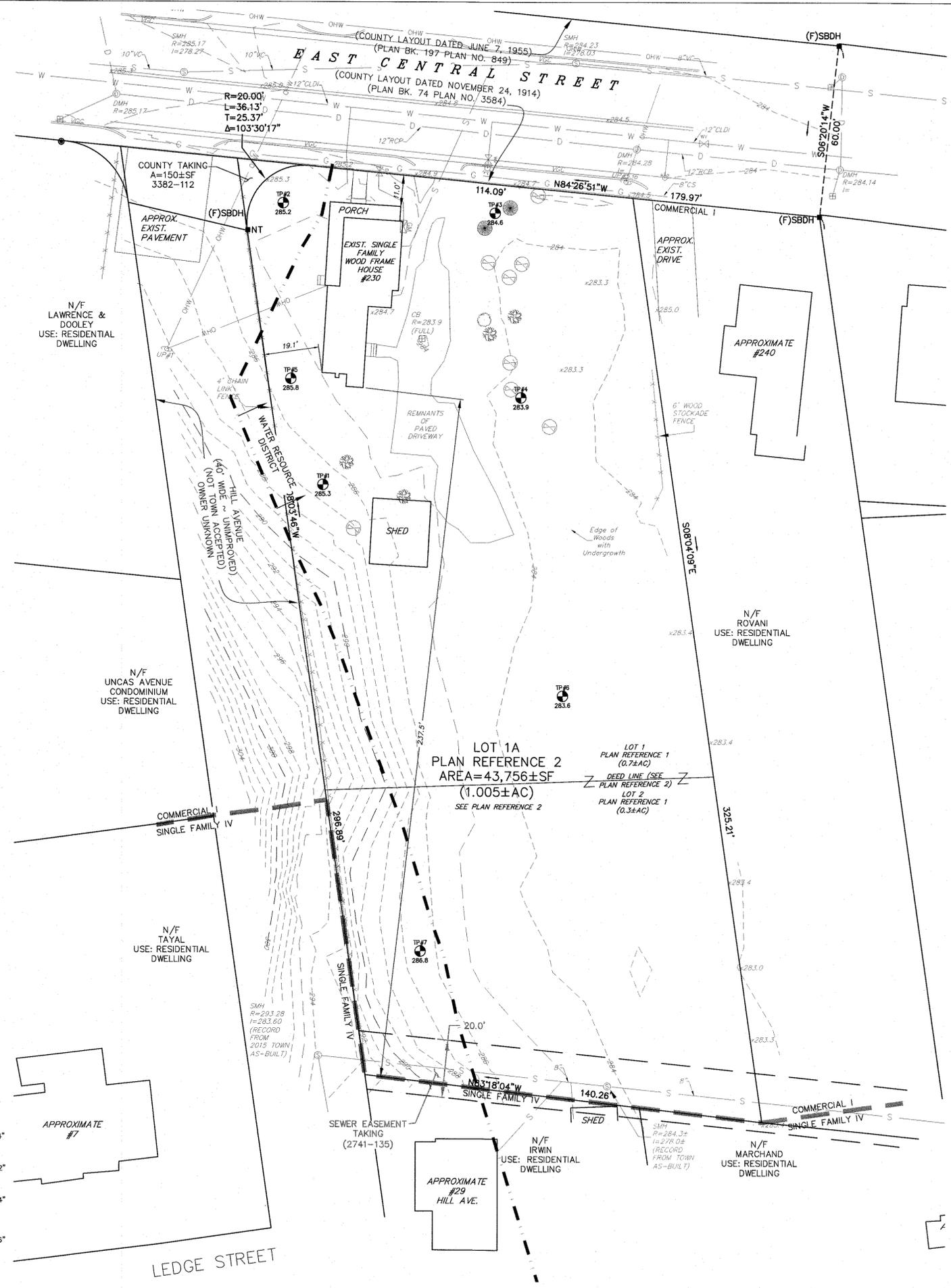
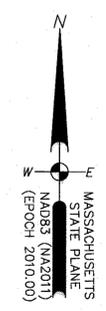
¹BUT NO NEW STRUCTURES SHALL BE REQUIRED TO PROVIDE A DEEPER YARD THAN THAT EXISTING ON THAT PARCEL UPON ADOPTION OF THIS AMENDMENT.
²PERMITTED RESIDENTIAL USES MUST OBSERVE REQUIREMENTS OF THE GENERAL RESIDENTIAL V DISTRICT FOR RESIDENTIAL USE BUILDINGS ONLY. MIXED USE BUILDINGS ARE EXEMPT FROM THIS REQUIREMENT.
⁴THE 10 FT SIDE SETBACK IS ONLY REQUIRED ON ONE SIDE OF LOT; IF LOT ABUTS A RESIDENTIAL DISTRICT A 20 FT SETBACK IS REQUIRED ON THE ABUTTING SIDE.
¹⁵BUILDINGS UP TO 50 FEET IN HEIGHT, REGARDLESS OF THE NUMBER OF STORIES, MAY BE PERMITTED BY SPECIAL PERMIT FROM THE PLANNING BOARD.
 **NON-RESIDENTIAL IMPERVIOUS COVERAGE SHALL NOT EXCEED 80% IN A WATER RESOURCE DISTRICT

PLAN REFERENCES:

- PLAN NO. 393-1997, PL. BK. 448
- SEE ANR PLAN ENTITLED "PLAN OF LAND 230 EAST CENTRAL STREET FRANKLIN MASSACHUSETTS," DATED APRIL 30, 2018, PREPARED BY GUERRIERE & HALNON, INC, PLANNING BOARD ENDORSED MAY 7, 2018 ON WHICH THE INTERIOR DEED LINE IS DEPICTED AS "TO BE REMOVED."

DEEP TESTS TAKEN 11/14/17 BY DN PERC. TESTS TAKEN 11/14/17 BY DN
 SOIL EVALUATOR DON NIELSEN SOIL EVALUATOR DON NIELSEN

285.3 DTH#1	285.2 DTH#2	284.6 DTH#3	283.9 DTH#4	285.9 DTH#5	283.6 DTH#6	286.8 DTH#7
Ap L. 0°-12"	Ap L. 0°-24"	Ap L. 0°-18"	Ap L. 0°-18"	Ap L. 0°-10"	Ap L. 0°-12"	Ap L. 0°-12"
Bw L.S. 12°-36"	Bw L.S. 24°-42"	Bw L.S. 18°-32"	Bw L.S. 18°-30"	Bw L.S. 10°-32"	Bw L.S. 12°-24"	Bw L.S. 12°-24"
C1 M.S. 36°-60"	C1 F.S. 42°-84"	C1 S.L. 32°-84"	C1 S.L. 30°-42"	C1 L.S. 32°-48"	C1 L.S. 24°-48"	C1 L.S. 32°-42"
C2 M.S. 60°-96"	C2 M./F.S. 84°-156"	C2 M./F.S. 84°-144"	C2 F.S. 42°-60"	C2 F./M.S. 48°-60"	C2 F./M.S. 48°-120"	C2 F./M.S. 42°-84"
NO G.W. NO MOTTLES	NO G.W. NO MOTTLES	NO G.W. MOTTLES 32°-54"	C3 M./C.S. 60°-136"	C3 M.S. 60°-96"	C3 M.S. 120°-132"	C3 M.S. 84°-96"
			NO G.W. NO MOTTLES			



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EXISTING CONDITIONS

NOVEMBER 11, 2021

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GRAPHIC SCALE: 1"=20'

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SHEET 2 OF 12 JOB NO. F4478

F4478

NOTES:

1. ALL SIGNAGE AND STRIPING TO CONFORM TO LATEST "MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES".
2. THE FIRE PROTECTION ENGINEER WILL PROVIDE PLANS AND CALCULATIONS FOR FIRE PROTECTION SYSTEM.
3. ALL EROSION CONTROL DEVICES SHALL BE IN PLACE PRIOR TO CONSTRUCTION.
4. 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.
5. NO UTILITY COMPONENTS SHALL BE INSTALLED ON THE BUILDING ROOF OR AROUND THE EXTERIOR OF THE BUILDING.

ZONING DISTRICT COMMERCIAL I

	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	5,000 SF	43,756±SF (1.005±AC)	43,756±SF (1.005±AC)
MIN. LOT FRONTAGE	50 FT	114.09 FT	114.09 FT
MIN. LOT DEPTH	50 FT	323.31 FT	323.31 FT
MIN. LOT WIDTH	45 FT	135.60 FT	135.60 FT
BLDG HEIGHT	3 STORIES/40 FT ¹⁵	2 STY	3 STY.
MAX. % OF LOT UPLAND COVERED BY:			
STRUCTURES	80	1,742±SF (3.5%)	13,079±SF (29.9%)
STRUCTURES & PAVING	90*	3,930±SF (7.9%)	31,570±SF (72.2%)

TOTAL AREA WITHIN THE WATER RESOURCE DISTRICT:	REQUIRED	EXISTING	PROPOSED
WATER RESOURCE DISTRICT AREA: 38,590±SF	>80	3,930±SF (7.9%)	30,183±SF (78.2%)

MIN. YARD SETBACKS

	REQUIRED	EXISTING	PROPOSED
FRONT	20 FT ¹	11.0 FT	18.9 FT
SIDE	10 FT ¹⁴	19.1 FT	10.8/55.8 FT
REAR	15 FT	237.6 FT	91.7 FT

¹BUT NO NEW STRUCTURES SHALL BE REQUIRED TO PROVIDE A DEEPER YARD THAN THAT EXISTING ON THAT PARCEL UPON ADOPTION OF THIS AMENDMENT.

⁷PERMITTED RESIDENTIAL USES MUST OBSERVE REQUIREMENTS OF THE GENERAL RESIDENTIAL V DISTRICT FOR RESIDENTIAL USE BUILDINGS ONLY. MIXED USE BUILDINGS ARE EXEMPT FROM THIS REQUIREMENT.

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*NON-RESIDENTIAL IMPERVIOUS COVERAGE SHALL NOT EXCEED 80% IN A WATER RESOURCE DISTRICT

COMMERCIAL I

185 ATTACHMENT 7-(3) - NO MORE THAN ONE DWELLING UNIT PER 1,000 SF OF LOT AREA MAY BE PERMITTED.

DWELLING/UNIT = 1 BEDROOM

43,756/1,000 SF (UNIT) = 43

ALLOWED BY SPECIAL PERMIT - 43 UNITS

PROPOSED - 33 UNITS

(31) ONE BEDROOM UNITS

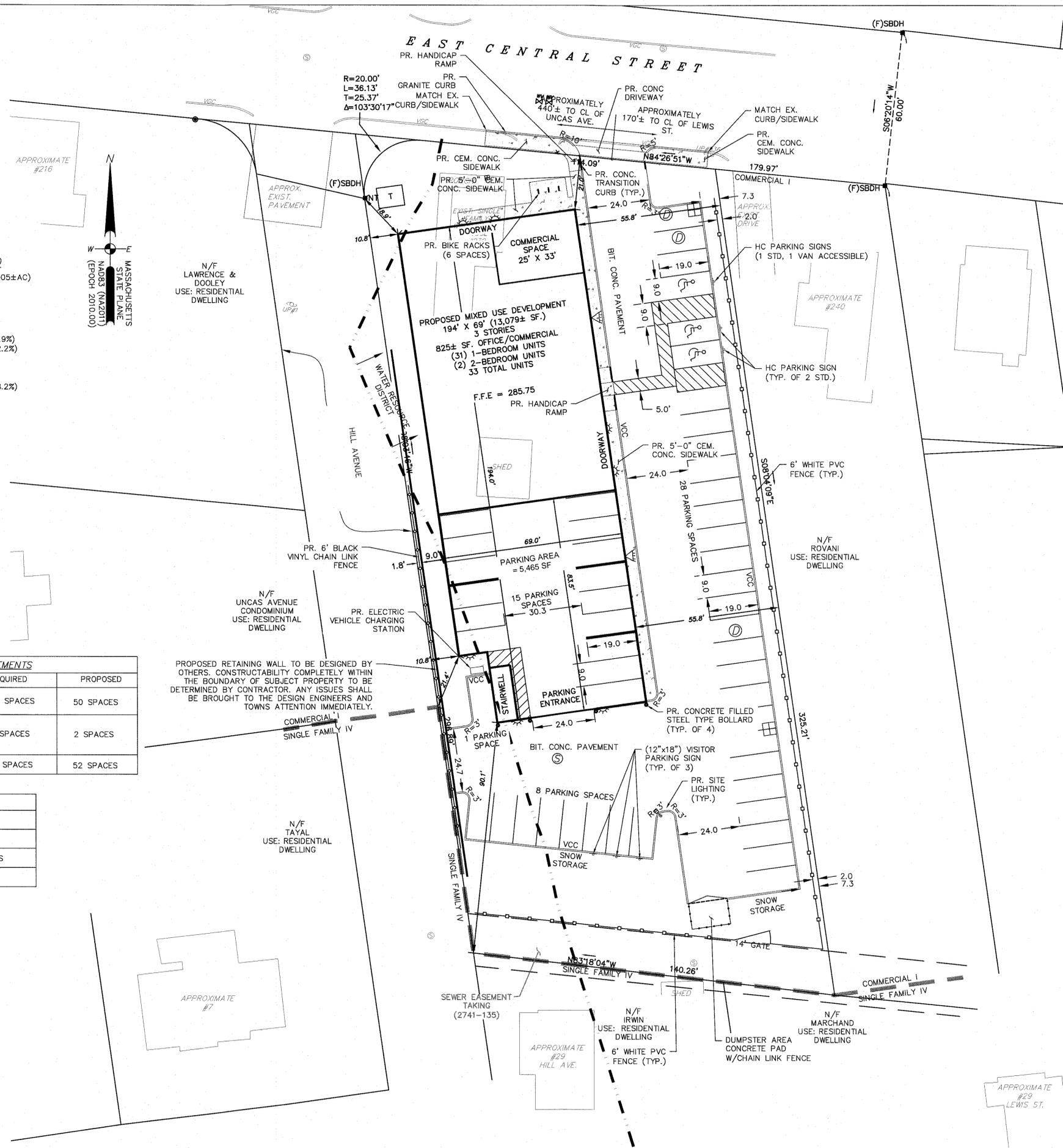
(2) TWO BEDROOM UNITS

PARKING REQUIREMENTS		
	REQUIRED	PROPOSED
RESIDENTIAL UNIT PARKING 1.5 SPACES PER UNIT (33 UNITS)	50 SPACES	50 SPACES
OFFICE PARKING 1 SPACE PER 500 SF. (TOTAL OFFICE SPACE = 825± SF.)	2 SPACES	2 SPACES
TOTAL SPACES	52 SPACES	52 SPACES

DESIGNATED PARKING	
VISITOR PARKING	3 SPACES
HANDICAP PARKING	3 SPACES
STANDARD PARKING	45 SPACES
ELECTRIC VEHICLE PARKING	1 SPACE

LEGEND

⊕	CATCH BASIN	☆	LIGHT POLE
⊙	DRAIN MANHOLE	⊕	UTILITY POLE
⊙	ELECTRIC MANHOLE	•	GUY WIRE
⊙	SEWER MANHOLE	—	SIGN
○	MANHOLE	•	WETFLAG
GV	GAS VALVE	⊕	UTILITY POLE
GM	GAS METER	☆	PROP. STREET LIGHTING
GS	GAS SHUT OFF VALVE	X 000.0	SPOT ELEVATION
WV	WATER VALVE	⊕	RIPRAP
WS	WATER SHUT OFF VALVE	—	PVC FENCE
⊕	FIRE HYDRANT	VCC	VERTICAL CONCRETE CURB
— 000 —	EXISTING CONTOUR		
— D —	EXISTING DRAIN LINE		
— W —	EXISTING WATER LINE		
— G —	EXISTING GAS LINE		
— S —	EXISTING SEWER LINE		



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DEED BOOK 40009 PAGE 445
ASSESSORS MAP 285 LOT 069

APPLICANT

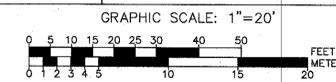
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SITE PLAN

NOVEMBER 11, 2021

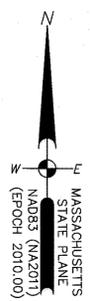
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EAST CENTRAL STREET



N/F LAWRENCE & DOOLEY
USE: RESIDENTIAL DWELLING

N/F UNCAS AVENUE
CONDOMINIUM
USE: RESIDENTIAL DWELLING

N/F TAYAL
USE: RESIDENTIAL DWELLING

PROPOSED RETAINING WALL TO BE DESIGNED BY OTHERS. CONSTRUCTABILITY COMPLETELY WITHIN THE BOUNDARY OF SUBJECT PROPERTY TO BE DETERMINED BY CONTRACTOR. ANY ISSUES SHALL BE BROUGHT TO THE DESIGN ENGINEERS AND TOWNS ATTENTION IMMEDIATELY.

PROPOSED MIXED USE DEVELOPMENT
194' X 69' (13,079± SF.)
3 STORIES
825± SF. OFFICE/COMMERCIAL
(31) 1-BEDROOM UNITS
(2) 2-BEDROOM UNITS
33 TOTAL UNITS
F.F.E = 285.75

COMMERCIAL SPACE
25' X 33'

PARKING AREA
= 5,465 SF

PARKING ENTRANCE

GAS & OIL SEPARATOR (5' DIA.)
RIM=284.65'

SEWER EASEMENT-TAKING
(2741-135)

N/F IRWIN
USE: RESIDENTIAL DWELLING

N/F MARCHAND
USE: RESIDENTIAL DWELLING

INSPECTION PORT (TYP.)
N/F ROVANI
USE: RESIDENTIAL DWELLING

DMH #3
RIM=283.85

CB #2
RIM=283.00'

CB #1
RIM=283.65'

DMH #1
RIM=283.90'

DMH #2
RIM=283.90'

LEGEND

	CATCH BASIN		LIGHT POLE
	DRAIN MANHOLE		UTILITY POLE
	ELECTRIC MANHOLE		GUY WIRE
	SEWER MANHOLE		SIGN
	MANHOLE		WEIFLAG
	GAS VALVE		UTILITY POLE
	GAS METER		PROP. STREET LIGHTING
	GAS SHUT OFF VALVE		SPOT ELEVATION
	WATER VALVE		RIPRAP
	WATER SHUT OFF VALVE		PVC FENCE
	FIRE HYDRANT		VCC - VERTICAL CONCRETE CURB
	EXISTING CONTOUR		
	EXISTING DRAIN LINE		
	EXISTING WATER LINE		
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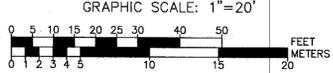
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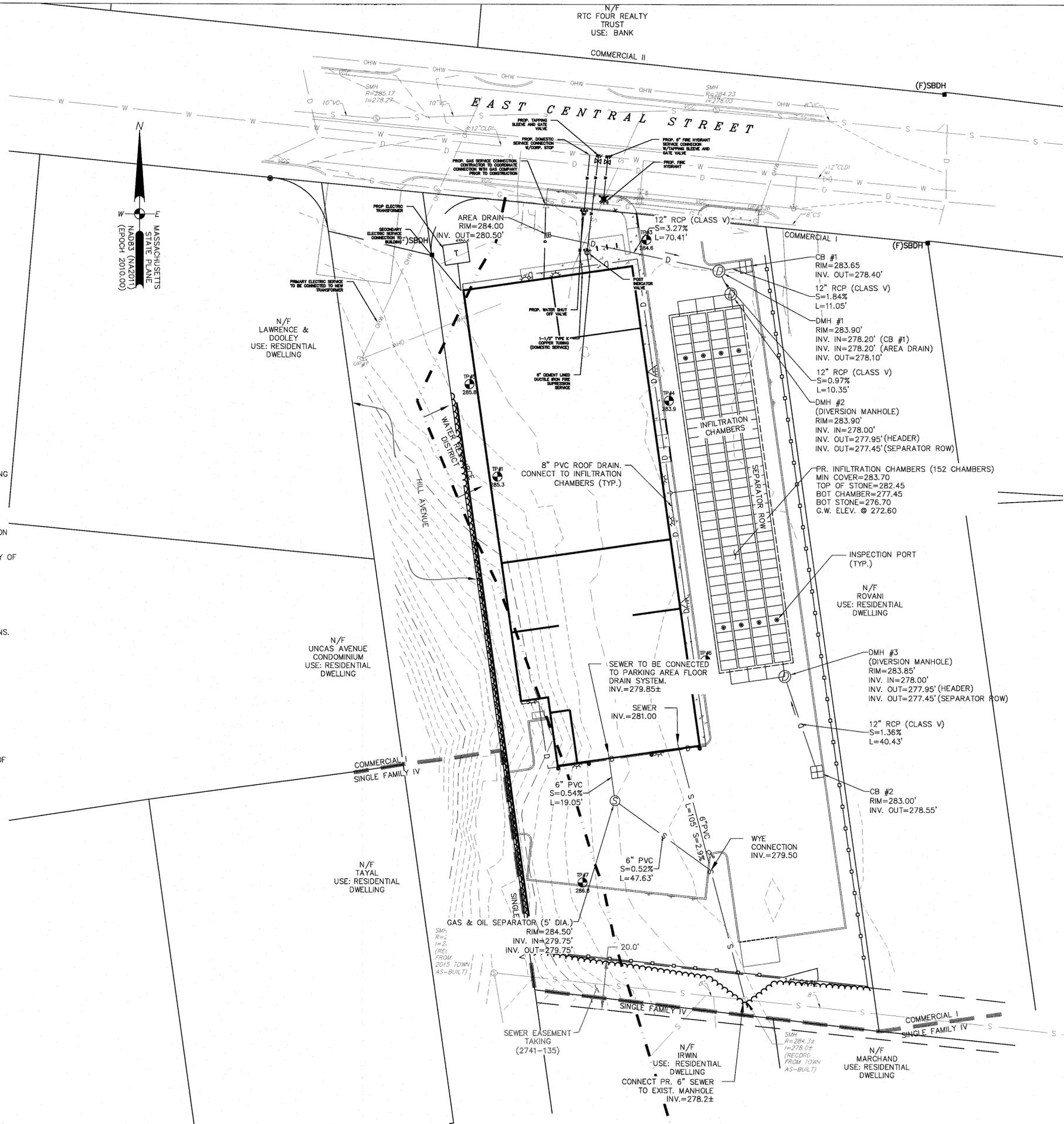
GRADING PLAN

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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 DURING CONSTRUCTION. TO BE REMOVED AFTER SITE IS STABILIZED.
 4. INSPECTIONS BEFORE AND AFTER STORM EVENTS ARE REQUIRED TO INSURE ADEQUACY OF EROSION CONTROL MEASURES.
 5. ALL PIPE GASKETS SHALL BE PRE-MOLDED NEOPRENE O-RING.

UTILITY NOTE

1. ALL UTILITIES SHALL BE CONSTRUCTED ACCORDING TO STATE AND LOCAL REGULATIONS.
2. ALL WATER AND SEWER MATERIALS AND TESTING REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE TOWN OF FRANKLIN DEPARTMENT OF PUBLIC WORKS.
3. CONTRACTOR IS TO VERIFY SITE UTILITIES PRIOR TO DESIGN & CONSTRUCTION.

SPECIAL UTILITY NOTE:

1. THE EXISTING ELECTRIC LINE AND GASLINES TO BE CAPPED AT THE PROPERTY LINE.
2. NATIONAL GRID WILL RELOCATE THE ELECTRIC SERVICE AS SHOWN AFTER APPROVAL OF THE SITE PLAN.
3. THE GAS LINE WILL BE INSTALLED BY EVERSOURCE GAS.

LEGEND

	CATCH BASIN		LIGHT POLE
	DRAIN MANHOLE		UTILITY POLE
	ELECTRIC MANHOLE		GUY WIRE
	SEWER MANHOLE		SIGN
	MANHOLE		WETFLAG
	GAS VALVE		UTILITY POLE
	GAS METER		PROP. STREET LIGHTING
	GAS SHUT OFF VALVE		SPOT ELEVATION
	WATER VALVE		RIPRAP
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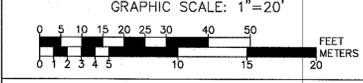
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MOHIUDDIN AHMED, MANAGER
95 EAST MAIN STREET, SUITE 100
WESTBOROUGH, MA. 01581

TAJ ESTATES OF FRANKLIN II SITE PLAN & SPECIAL PERMIT 230 EAST CENTRAL STREET FRANKLIN MASSACHUSETTS

UTILITY PLAN

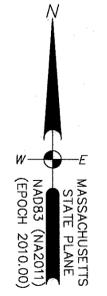
NOVEMBER 11, 2021

DATE	REVISION DESCRIPTION
01/17/22	TOWN COMMENTS - REV1
01/28/22	TOWN COMMENTS - REV2
02/17/22	TOWN COMMENTS - REV3
04/12/22	ADDED RET. WALL - REV4
05/31/22	TOWN COMMENTS - REV5



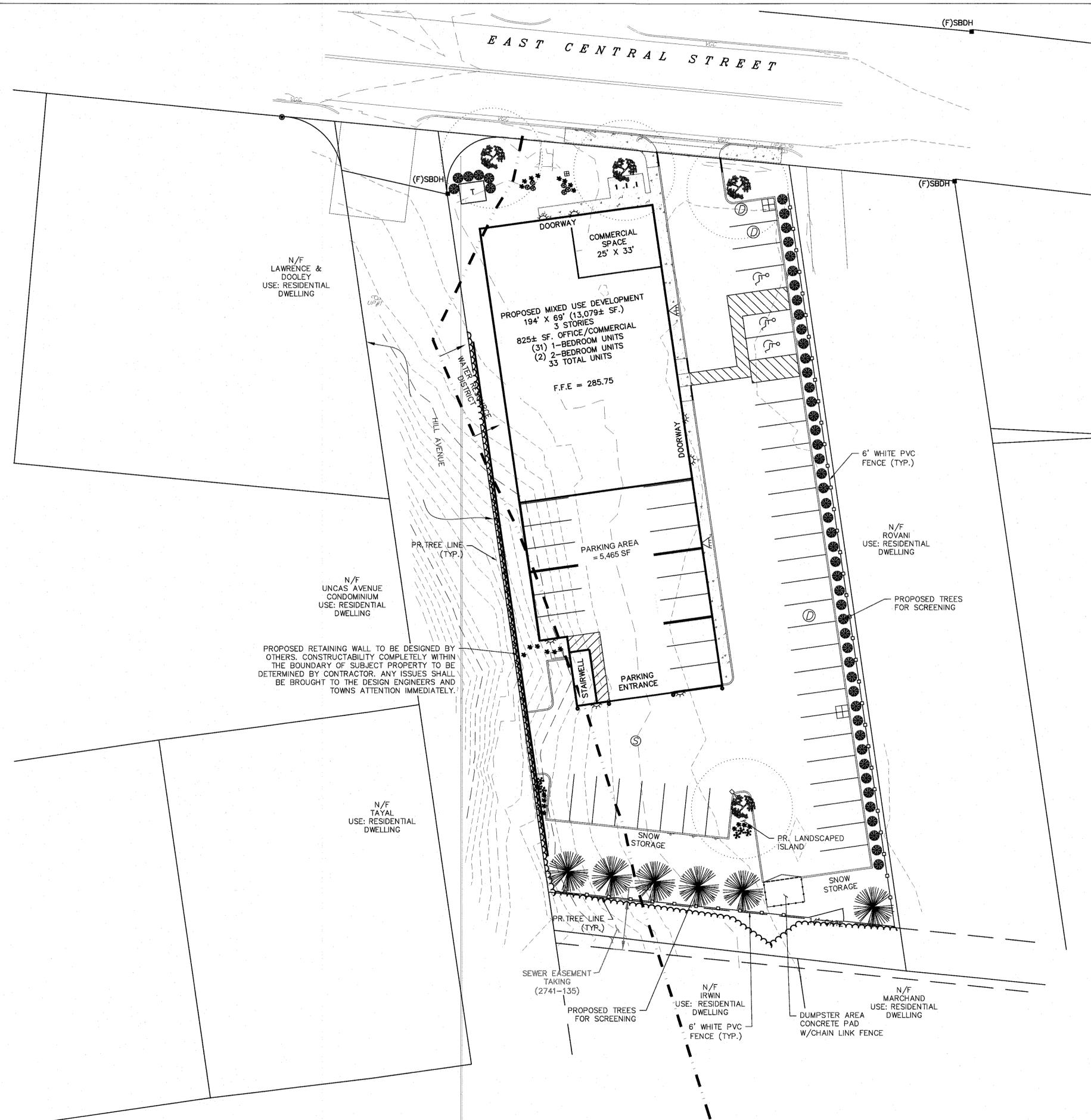
Guerriere & Halnon, Inc.
ENGINEERING & LAND SURVEYING
55 WEST CENTRAL ST. PH. (508) 528-3221
FRANKLIN, MA 02038 FX. (508) 528-7921
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PLANTING LEGEND			
SYMBOL	NAME	SIZE	QUANTITY
	RED MAPLE ACER RUBRUM MATURE HEIGHT= 40±' DIA.=40±'	4' MIN. 2.5" CAL.	4
	JUNIPER PLUMROSA COMPACTA	3 GAL.	22
	HERMOCADIS DAYLILIES	2 GAL.	6
	RHODODENDRON RHODODENDRON-KEISKEI	3 GAL.	6
	PYRAMIDAL ARBORVITAE THUJA OCCIDENTALIS PYRAMIDALIS MATURE HEIGHT TO 25±' DIA.=4±'	3 GAL.	53
	GREEN GIANT ARBORVITAE THUJA STANDISHII X Plicata MATURE HEIGHT TO 60' DIA. TO 20'	4' MIN. 2.5" CAL.	6

LEGEND			
	CATCH BASIN		LIGHT POLE
	DRAIN MANHOLE		UTILITY POLE
	ELECTRIC MANHOLE		GUY WIRE
	SEWER MANHOLE		SIGN
	MANHOLE		WETFLAG
	GAS VALVE		UTILITY POLE
	GAS METER		PROP. STREET LIGHTING
	GAS SHUT OFF VALVE		SPOT ELEVATION
	WATER VALVE		RIPRAP
	WATER SHUT OFF VALVE		PVC FENCE
	FIRE HYDRANT		VCC - VERTICAL CONCRETE CURB
	DOD		EXISTING CONTOUR
	D		EXISTING DRAIN LINE
	W		EXISTING WATER LINE
	G		EXISTING GAS LINE
	S		EXISTING SEWER LINE



PROPOSED RETAINING WALL TO BE DESIGNED BY OTHERS. CONSTRUCTABILITY COMPLETELY WITHIN THE BOUNDARY OF SUBJECT PROPERTY TO BE DETERMINED BY CONTRACTOR. ANY ISSUES SHALL BE BROUGHT TO THE DESIGN ENGINEERS AND TOWNS ATTENTION IMMEDIATELY.

APPROVED DATE: _____
 FRANKLIN PLANNING BOARD

 BEING A MAJORITY

LEGAL NOTES
 UTILITIES ARE PLOTTED AS A COMPILATION OF RECORDED DOCUMENTS, MARKINGS AND OTHER OBSERVED EVIDENCE TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES AND SHOULD BE CONSIDERED APPROXIMATE. LACKING 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(72333).

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OWNER
 TAJ ESTATES OF FRANKLIN II, LLC
 95 EAST MAIN STREET, SUITE 100
 WESTBOROUGH, MA. 01581

DEED BOOK 40009 PAGE 445
 ASSESSORS MAP 285 LOT 069

APPLICANT
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 MOHIUDDIN AHMED, MANAGER
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 WESTBOROUGH, MA. 01581

**TAJ ESTATES OF FRANKLIN II
 SITE PLAN & SPECIAL PERMIT
 230 EAST CENTRAL STREET
 FRANKLIN MASSACHUSETTS**

LANDSCAPING PLAN

NOVEMBER 11, 2021

DATE	REVISION DESCRIPTION
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GRAPHIC SCALE: 1"=20'

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THIS PHOTOMETRIC PLAN IS BASED SOLELY UPON PROPRIETARY INFORMATION SUPPLIED BY THE LUMINAIRE MANUFACTURER AND CLIENT RECOMMENDATION.

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 LUMINAIRE MANUFACTURER PRIOR TO INSTALLATION.

ACTUAL PERFORMANCE OF LIGHTING PATTERNS AND/OR ILLUMINATION 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.

LIGHT LEGEND

- PEDESTRIAN LIGHTING— LITHONIA LIGHTING MODEL OLLWD— LED WALL CYLINDER LIGHT MOUNTING HEIGHT 6.5'
- SECURITY LIGHTING—LITHONIA LIGHTING MODEL WSR LED ARCHITECTURAL WALL SCONCE MOUNTING HEIGHT 9.5'
- PARKING LIGHTING— LITHONIA LIGHTING MODEL ESX1 LED AREA LUMINAIRE MOUNTING HEIGHT 20'

LEGEND

	CATCH BASIN		LIGHT POLE
	DRAIN MANHOLE		UTILITY POLE
	ELECTRIC MANHOLE		GUY WIRE
	SEWER MANHOLE		SIGN
	MANHOLE		WETFLAG
	GAS VALVE		UTILITY POLE
	GAS METER		PROP. STREET LIGHTING
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	WATER VALVE		RIPRAP
	WATER SHUT OFF VALVE		PVC FENCE
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	000		EXISTING CONTOUR
	D		EXISTING DRAIN LINE
	W		EXISTING WATER LINE
	G		EXISTING GAS LINE
	S		EXISTING SEWER LINE



D-Series Size 1 LED Wall Luminaire



Specifications Luminaire

Width: 13-3/4" (34.9 cm) Weight: 12 lbs (5.4 kg)

Depth: 10" (25.4 cm)

Height: 6-3/8" (16.2 cm)

Back Box (BBW, E20WC)

Width: 13-3/4" (34.9 cm) Weight: 5 lbs (2.3 kg)

Depth: 4" (102 mm) Weight: 10 lbs (4.5 kg)

Height: 6-3/8" (16.2 cm)

Catalog Number _____

Notes _____

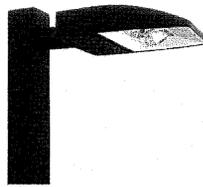
Type _____

Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

SECURITY LIGHTING



ESX1 LED Area Luminaire



Specifications

EPA 0.40 ft² (0.04 m²)

Length: 19.9" (50.5 cm)

Width: 12" (30.5 cm)

Height: 2.9" (7.4 cm)

Weight: 11.2 lbs (5.1 kg)

Catalog Number _____

Notes _____

Type _____

Introduction

The ESX LED area luminaire provides the combination of best product, best price and best delivery. ESX is ideal for one-for-one replacement of HID area lighting and provides up to 76% energy savings, long service life and fast payback.

The ESX1 delivers 8,000 to 25,000 lumens allowing it to replace 150W to 400W HID luminaires. All ESX luminaires feature adjustable light output, providing two light levels from one product, allowing greater flexibility in the field and on distributors' shelves.

All luminaires feature a reversible arm that allows for mounting on both round and square poles. Eight configurations of ESX1 luminaires are stocked in Acuity Brands distribution centers.

PARKING LIGHTING



FEATURES & SPECIFICATIONS

OUTDOOR GENERAL PURPOSE CONSTRUCTION

Use in outdoor applications with suitable weather protection (e.g. rain, snow, ice).

OPERATION

100% LED

Highly efficient LED technology

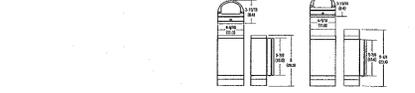
Highly durable LED technology

Highly efficient LED technology

Highly durable LED technology

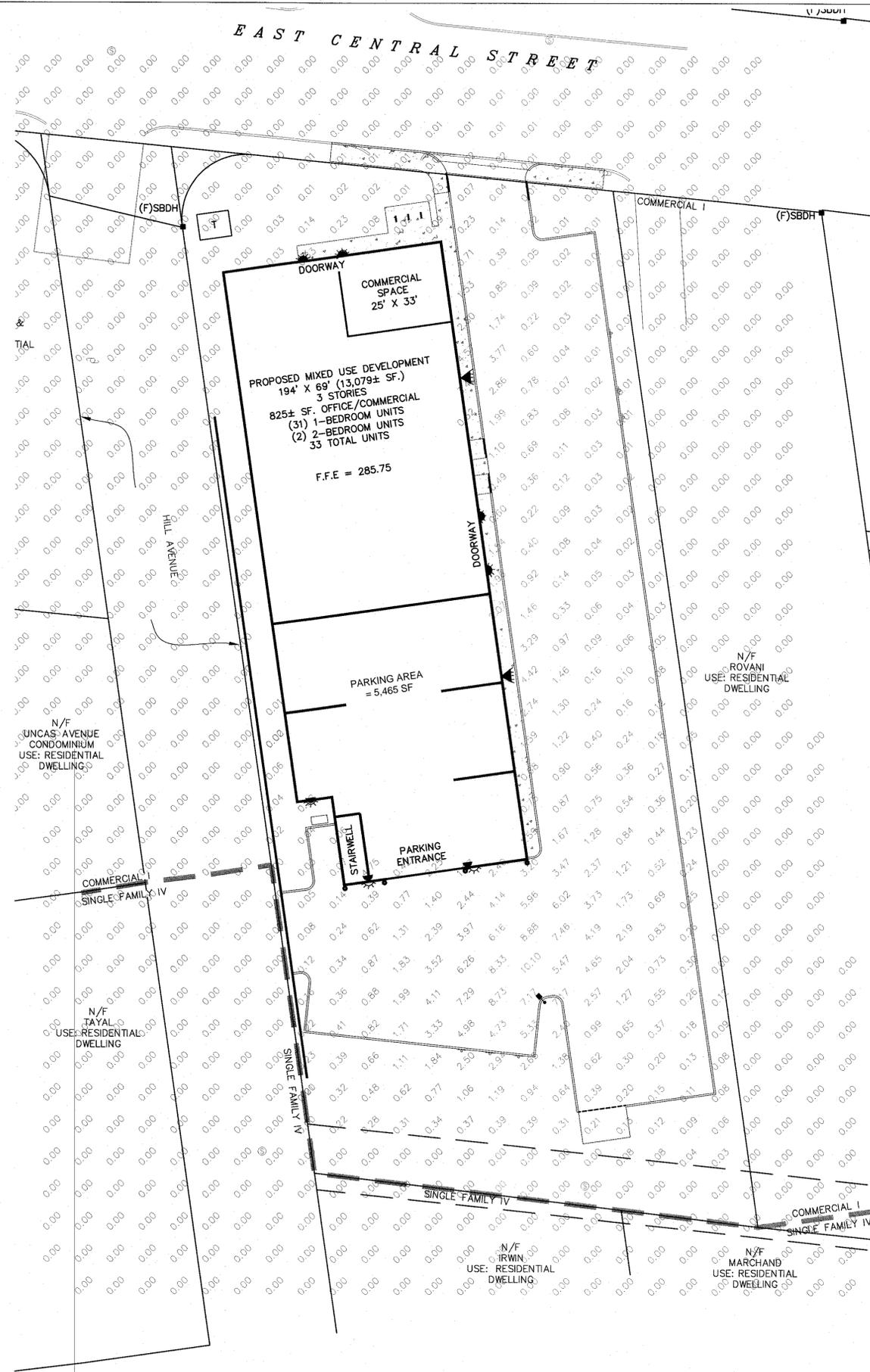
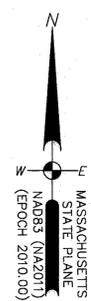
Highly efficient LED technology

Highly durable LED technology



Model	Power (W)	Beam Angle	Height (ft)	Weight (lbs)
OLLWD-100	100	120°	6.5	12
OLLWD-150	150	120°	6.5	12

PEDESTRIAN LIGHTING



F4478

APPROVED DATE: _____

FRANKLIN PLANNING BOARD

BEING A MAJORITY

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OWNER

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WESTBOROUGH, MA. 01581

DEED BOOK 40009 PAGE 445
ASSESSORS MAP 285 LOT 069

OWNER/APPLICANT

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NOVEMBER 11, 2021

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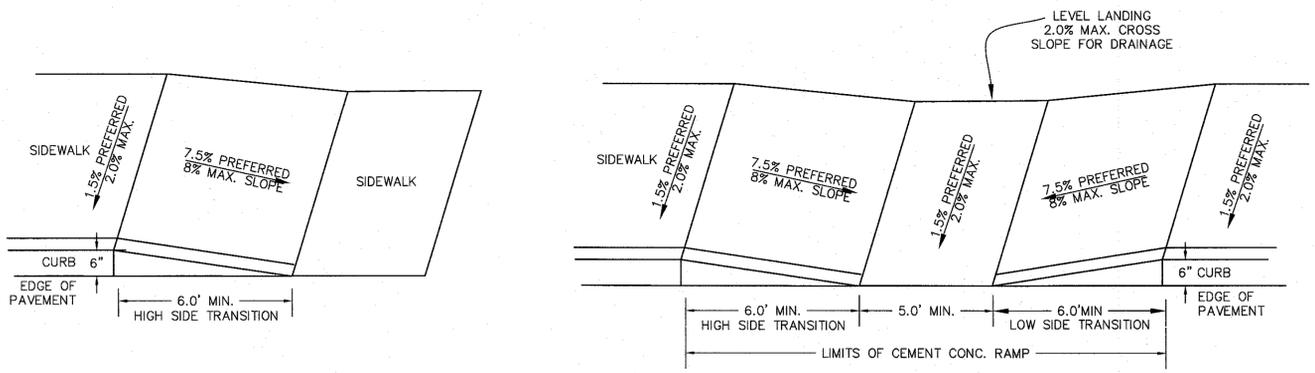
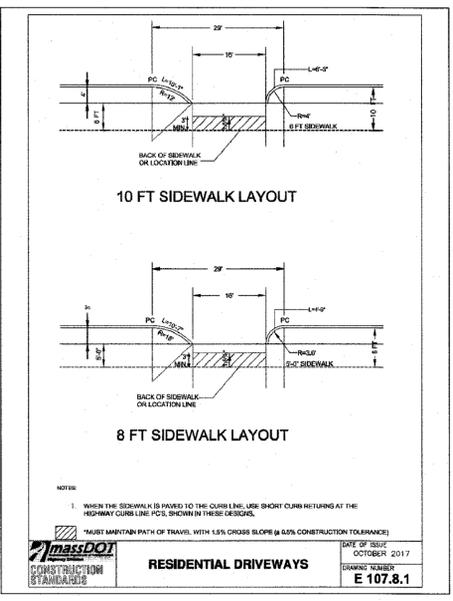
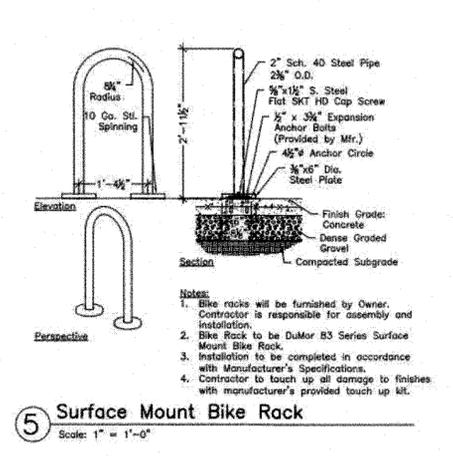
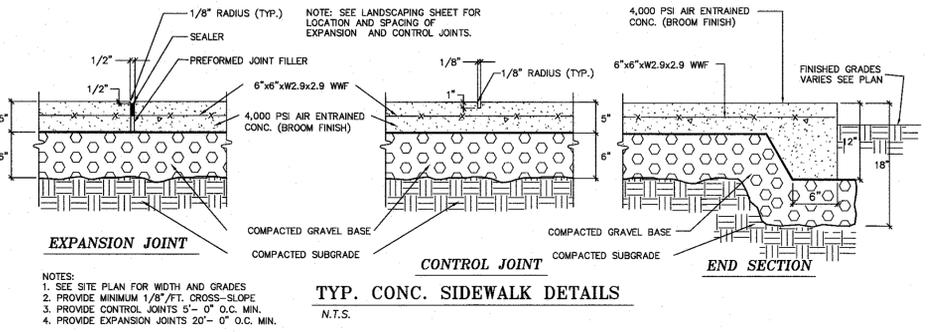
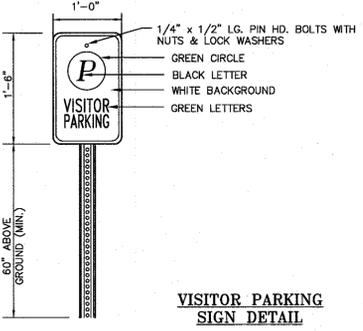
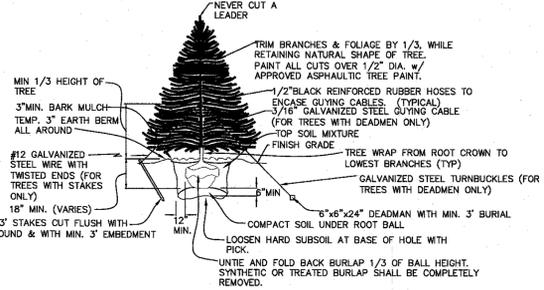
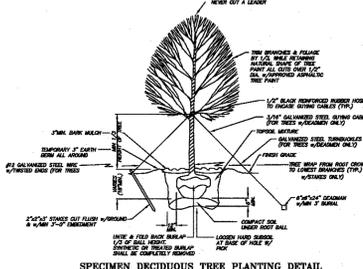
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SHEET 8 OF 12 JOB NO. F4478

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CEMENT CONCRETE WHEELCHAIR RAMPS
NOT TO SCALE

APPROVED DATE:
FRANKLIN PLANNING BOARD
BEING A MAJORITY

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WESTBOROUGH, MA. 01581
DEED BOOK 40009 PAGE 445
ASSESSOR'S MAP 285 LOT 069

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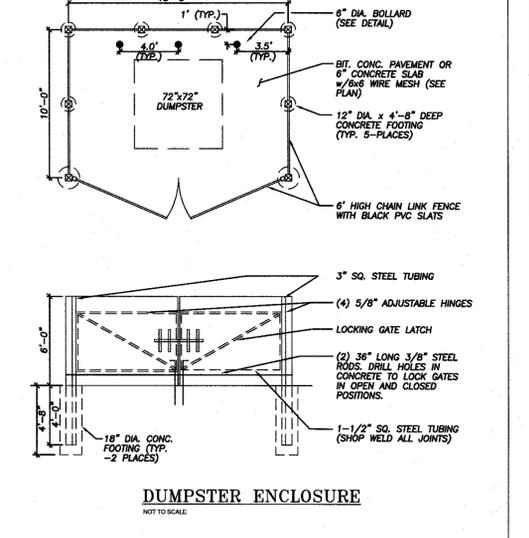
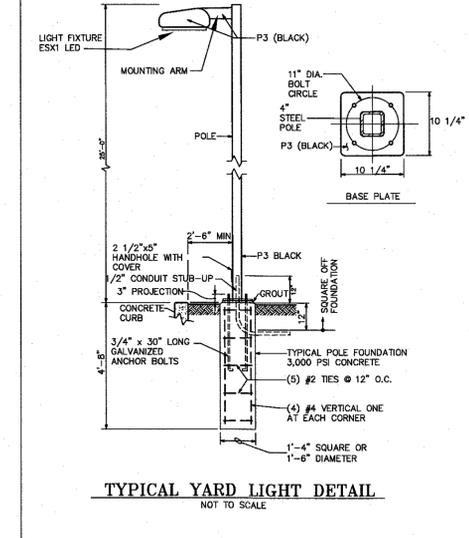
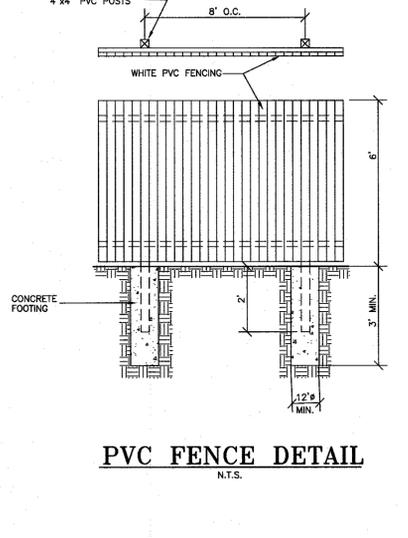
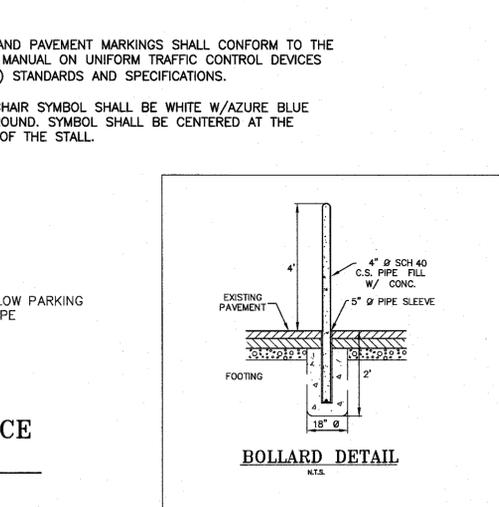
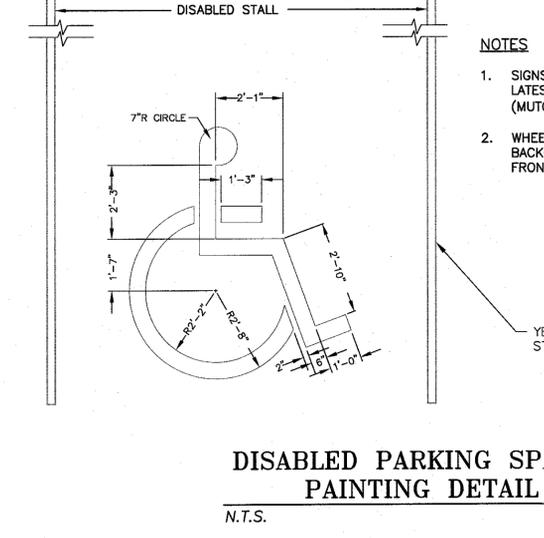
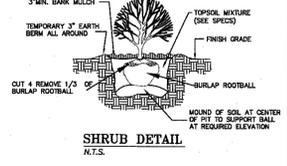
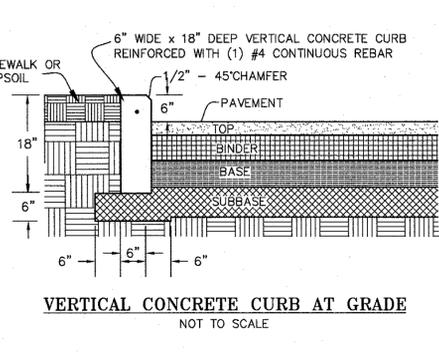
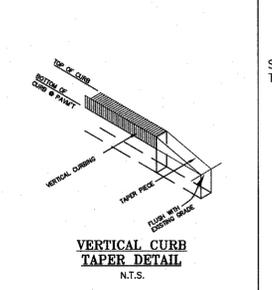
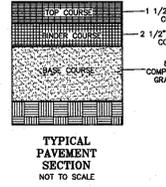
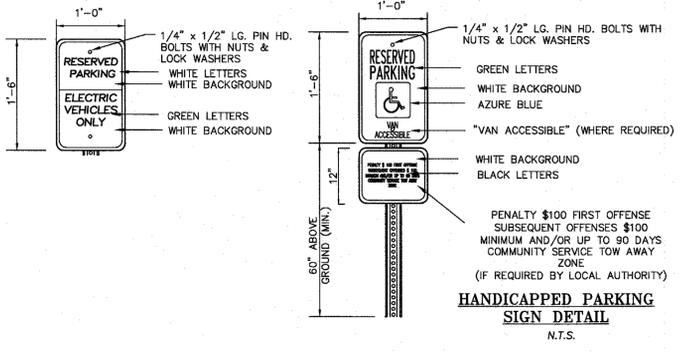
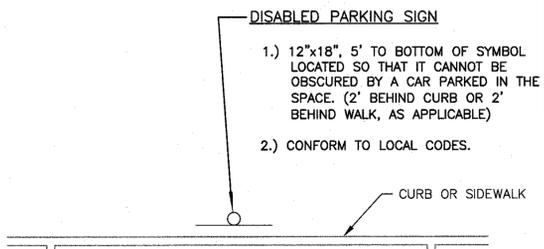
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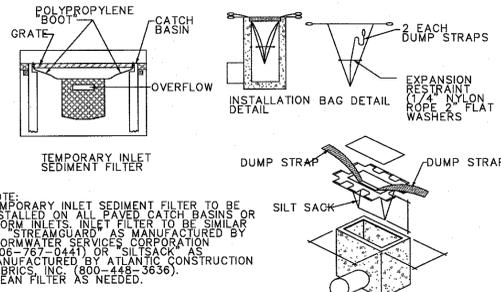
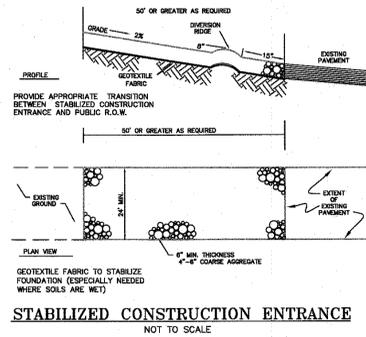
SHEET 9 OF 12 JOB NO. F4478



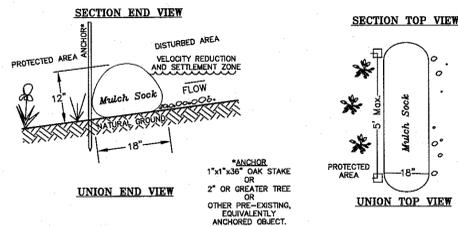
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EROSION CONTROL NOTES:

1. TAKE EVERY PRECAUTION TO MINIMIZE AND CONTROL EROSION WITHIN THE PROJECT AREA.
2. STOCKPILES OF EXCAVATED MATERIALS AND EXPOSED CUT AND FILL SLOPES SHALL BE KEPT TO MINIMUM GRADIENTS WHENEVER POSSIBLE. THESE AREAS SHALL BE PROTECTED WITH HAY, MULCH, GRASS SEED OR COMBINATION OF THE ABOVE TO SLOW DOWN THE RATE OF SURFACE RUN-OFF AND TO REDUCE THE VOLUME OF SUSPENDED SOLIDS IN THE RUN OFF WATER.
3. SILTATION BARRIERS SHALL BE STAKED IN PLACE DOWN GRADIENT FROM ALL EXPOSED AREAS OR MATERIAL STORAGE AREAS IN ORDER TO REDUCE THE AMOUNT OF SUSPENDED SOLIDS IN RUNOFF WATER. THE EXACT LOCATION OF THE SILTATION BARRIERS MAY VARY FROM THAT SHOWN ON THE PLANS AND MAY BE ADJUSTMENT IN THE FIELD AS WORK PROGRESSES. SEDIMENTATION BUILDUP OVER SIX INCHES IN DEPTH THAT ACCUMULATES BEHIND THE SILTATION BARRIERS SHALL BE REMOVED. BARRIERS SHALL BE CHECKED AFTER EVERY STORM AND AT REGULAR WEEKLY INTERVALS.
4. SILTATION BARRIER SHALL BE INSTALLED WITH WOODEN STAKES IN ACCORDANCE WITH MANUFACTURER DIRECTIONS. BOTTOM 6 INCHES OF FABRIC SHALL BE TOED IN OR BACKFILLED SO THAT TOP OF FABRIC SHALL BE 2 FEET 6 INCHES ABOVE FINISH GRADE.
5. ALL AREAS DISTURBED BY CONSTRUCTION ARE TO BE LOAMED (4" MIN.) AND SEEDED IN ORDER TO MINIMIZE DUST AND EROSION.
6. FILTER FABRIC IS TO BE PLACED UNDER ALL RIP-RAP AREAS SHOWN ON DESIGN PLANS.
7. EROSION CONTROL BARRIERS ARE TO BE PLACED PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITIES.
8. THE PROPOSED STORMWATER BASIN IS TO BE UTILIZED AS A SEDIMENTATION POND DURING CONSTRUCTION. IT IS TO BE CONSTRUCTED FIRST IN ORDER TO CONTROL/ PREVENT SILTATION FROM DISCHARGING FROM THE SITE AND/OR DISTURBING WETLAND AREAS.
9. ALL TEMPORARY SEDIMENT POND(S) AND SUMPS ARE TO BE MAINTAINED THROUGHOUT CONSTRUCTION, INSPECTED PRIOR TO AND AFTER STORM EVENTS AND CLEANED AS NEEDED.
10. TEMPORARY BERM SHALL BE PLACED ALONG THE ENTIRE EDGE OF ROADWAY WITH THE BINDER COURSE AND SHALL REMAIN IN PLACE UNTIL FINISH COURSE IS PLACED.



SILT SACK DETAIL
NO SCALE



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.³)

F4478

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FRANKLIN MASSACHUSETTS**

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04/12/22	ADDED RET. WALL - REV4
05/31/22	TOWN COMMENTS - REV5

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