

Town of Franklin

355 East Central Street
Franklin, Massachusetts 02038-1352



Phone: (508) 520-4907
www.franklinma.gov

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

MEMORANDUM

DATE: November 15, 2023
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: 122-138 East Central St
Site Plan - Endorsement

General:

1. The Planning Board voted to approve the Site Plan for 122-138 East Central Street on October 23, 2023.
2. The Certificate of Vote has been added to the Site Plans.

DPCD has no further comment.

Town of Franklin

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Franklin, Massachusetts 02038-1352



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PLANNING BOARD

October 24, 2023

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

CERTIFICATE OF VOTE
Site Plan Modification
122-138 East Central Street

Site Plan: "Site Plan for 122 and 138 East Central Street"

Owner: 138 East Central St, LLC
37 East Central St
Franklin, MA 02038

Applicant: Same as Owner

Prepared By: United Consultants, Wrentham, MA
Surveyor/ Engineer: July 27, 2023
Dated: July 27, 2023
Property Location: Map 286 Lots 027 & 028

Dear Mrs. Danello:

Please be advised that at its meeting on Monday, October 23, 2023 the Planning Board voted (5-0), upon motion duly made and seconded to APPROVE, with conditions, the above referenced Site Plan. The Conditions of Approval are listed on page 2-3, attached hereto. Both the Certificate of Vote as well as the conditions of approval shall be referenced on the site plan.

Sincerely,

Gregory Rongeau, Chairman
Franklin Planning Board

cc: Owner/Applicant/ Applicant's Engineer

RECEIVED
TOWN OF FRANKLIN
TOWN CLERK
2023 OCT 25 PM 4:17

CERTIFICATE OF VOTE
Site Plan Modification
122-138 East 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.
- 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 F). Said inspection is further outlined in condition #1.
- No alteration of these plans shall be made or effected 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 agent(s) 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 designee. 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.
- 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.

10. 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.

CERTIFICATE OF VOTE
Waivers
122-138 East Central Street

- To allow the use of PVC and HDPE pipe for the roof drains and underground stormwater storage area and grassed area.
- To allow the site lighting to extend past the property line.
- Waive the requirement of the 4' buffer width along the rear of the property line.

CERTIFICATE OF VOTE
Special Conditions
122-138 East Central Street

- The Applicant/Owner will provide proof of a permanent easement agreement between 122 East Central St and 138 East Central Street for parking.
- Excess snow will be removed from the sight during large snow events.

SITE PLAN
CERTIFICATE OF VOTE
122 & 138 EAST CENTRAL STREET
FRANKLIN, MASSACHUSETTS
PREPARED FOR
138 EAST CENTRAL STREET, LLC
37 AND 138 EAST CENTRAL STREET
FRANKLIN, MASSACHUSETTS
JULY 27, 2023
SCALE: 1" = 100'

SITE PLAN APPROVAL
REQUIRED
FRANKLIN PLANNING BOARD

DATE

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

NO.	DATE	DESCRIPTION	BY
2	11/1/23	ADDED CERTIFICATE OF VOTE	RRG
1	9/25/23	REVIEW COMMENTS	RRG

DATE	FIELD BY:	INT.
8/20	FIELD BOOK:	BL
BK#	FIELD BOOK	PG#
7/23	CALCS BY:	RRG
7/23	DESIGNED BY:	RRG
7/23	DRAWN BY:	COMP
7/23	CHECKED BY:	CAQ

UNITED CONSULTANTS INC.
850 FRANKLIN STREET SUITE 11D
WRENTHAM, MASSACHUSETTS 02093
508-384-8560 FAX 508-384-8566

DATE	SCALE	PROJECT	SHEET
JULY 27, 2023	1" = 100'	UC1596	1 of 8

SITE PLAN

122 AND 138 EAST CENTRAL STREET



LOCUS MAP
SCALE: 1" = 100'

THE 122 AND 138 EAST CENTRAL STREET PROPERTIES ARE LOCATED WITHIN A COMMERCIAL I ZONE.

	REQUIREMENTS:	EXISTING	PROPOSED
AREA:	5,000 S.F.	31,340± S.F.	31,340± S.F.
FRONTAGE:	50'	211'	211'
DEPTH:	50'	176.5'	176.5'
HEIGHT:	3 STORIES - 40' *15	2 STORIES	2 STORIES
WIDTH:	45'	> 45'	> 45'
SETBACKS			
FRONT:	20' *1	6.5'	6.5'
SIDE WEST:	10' *14	4.6'	4.6'
SIDE EAST:	10' *14	26.8'	10.6'
REAR:	15'	85.7'	85.7'
COVERAGE			
STRUCTURES:	80%	21.5%	25.4%
STRUC. & PAVING:	90%	87.4%	78.2%

LOT COVERAGE BASED ON UPLAND AREA.

*1 - BUT NO NEW STRUCTURE SHALL BE REQUIRED TO PROVIDE A DEEPER YARD THAN EXISTED ON THAT PARCEL UPON ADOPTION OF THIS AMENDMENT.
 *14 - THE 10-FOOT SIDE SETBACK IS ONLY REQUIRED ON ONE SIDE OF THE LOT; IF LOT ADJUTS A RESIDENTIAL DISTRICT, A 20-FOOT SETBACK IS REQUIRED ON THE ADJUTING SIDE.
 *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.

REQUIREMENTS FOR 122 AND 138 EAST CENTRAL STREET ZONE COMMERCIAL I EXISTING AND PROPOSED LOT AREA, FRONTAGE, DEPTH, WIDTH AND COVERAGE BASED ON THE LOTS BEING COMBINED.
 BUILDING HEIGHT, AND SETBACKS BASED ON EXISTING AND PROPOSED BUILDINGS LOCATED ON 122 AND 138 EAST CENTRAL STREET.
 PROPERTY IS NOT LOCATED WITHIN A FRANKLIN WATER RESOURCE DISTRICT.
 THE PROPERTY IS LOCATED IN A ZONE C BASED ON FEMA FIRM MAP 25021C0309E DATED JULY 17, 2012.

NOTE:
EXISTING HOUSE DIMENSIONS AND LOCATIONS WERE TAKEN FROM THE TOWN OF FRANKLIN TAX ASSESSORS RECORDS.

DRAWING INDEX:

1. CERTIFICATE OF VOTE
2. COVER SHEET
3. EXISTING CONDITIONS PLAN
4. SITE LAYOUT PLAN
5. SITE GRADING AND UTILITY PLAN
6. PLANTING PLAN
7. CONSTRUCTION DETAILS - 1
8. CONSTRUCTION DETAILS - 2
- SITE LIGHTING LIGHTING PLAN, PHOTOMETRICS AND SCHEDULES BY SK & ACCOCIATES

REFERENCES:
ASSESSORS MAP 286 PARCELS 27 AND 28
DEED BOOK 40221 PAGE 464
DEED BOOK 40435 PAGE 87

PLAN 1175 OF 1949
PLAN 550 OF 1999
PLAN 65 OF 2006
PLAN 3334 OF 1913

OWNER AND APPLICANT:
138 EAST CENTRAL STREET, LLC
37 AND 138 EAST CENTRAL STREET
FRANKLIN, MASSACHUSETTS

CERTIFICATE OF VOTE - WAIVERS:
 1. TO ALLOW THE USE OF PVC AND HPDE PIPE FOR THE ROOF DRAINS AND UNDERGROUND STORMWATER STORAGE AREA AND GRASSED AREA.
 2. TO ALLOW SITE LIGHTING TO EXTEND PAST THE PROPERTY LINE.
 3. WAIVE THE REQUIREMENTS OF THE 4' BUFFER WIDTH ALONG THE REAR OF THE PROPERTY LINE.

CERTIFICATE OF VOTE - SPECIAL CONDITIONS:
 1. THE APPLICANT/OWNER WILL PROVIDE PROOF OF A PERMANENT EASEMENT AGREEMENT BETWEEN 122 EAST CENTRAL STREET AND 138 EAST CENTRAL STREET FOR PARKING.
 2. EXCESS SNOW WILL BE REMOVED FROM THE SITE DURING LARGE SNOW EVENTS.

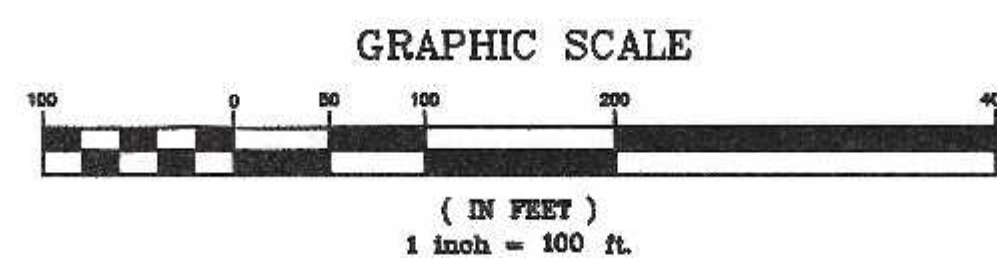
REFERENCE CERTIFICATE OF VOTE AND CONDITIONS OF APPROVAL FOR THE SITE PLAN MODIFICATION 122-138 EAST CENTRAL STREET DATED OCTOBER 24, 2023.

- ALL EROSION CONTROL MITIGATION MEASURES SHALL BE IN PLACE PRIOR TO MAJOR CONSTRUCTION OR SOIL DISTURBANCE COMMENCING ON THE SITE.

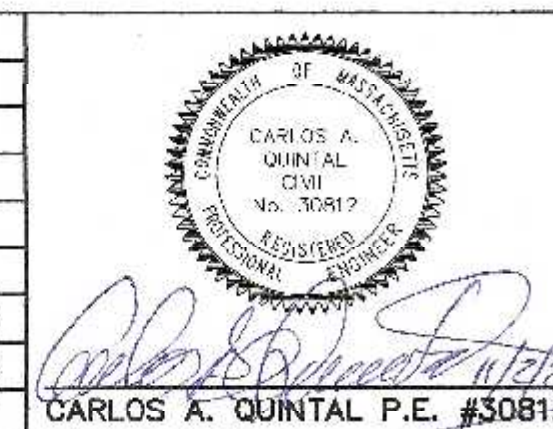
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FRANKLIN, MASSACHUSETTS
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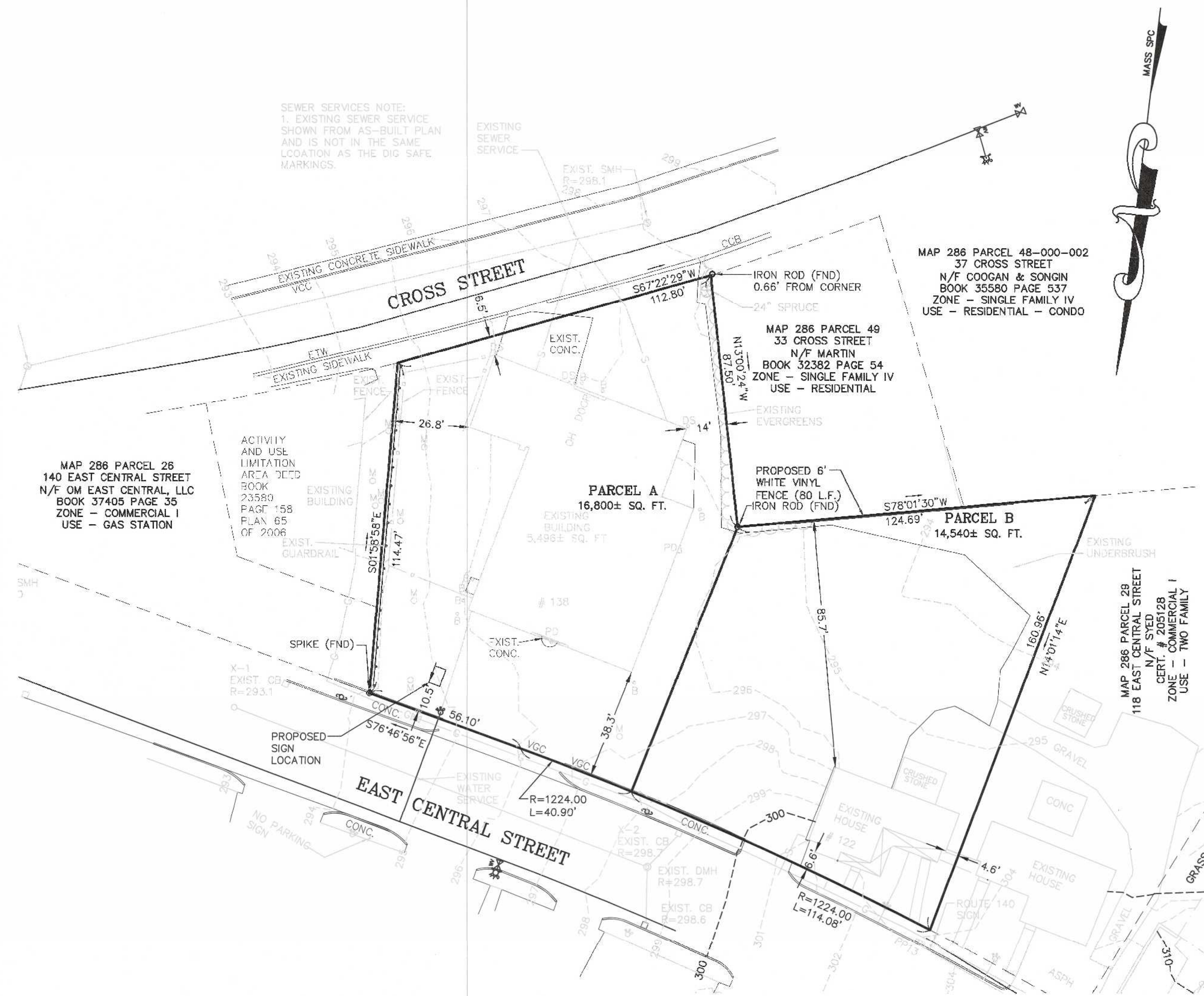
UNITED CONSULTANTS INC.
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1" = 100'
PROJECT
UC1596
SHEET
2 of 8

NOTES:
 1. ELEVATIONS DATUM NGVD 1929.
 2. EXISTING CONDITIONS SURVEY WAS COMPLETED BETWEEN AUGUST 28, 2020 AND JULY 18, 2023.
 3. SOIL TYPES TAKEN FROM SOILS MAP OF NORFOLK COUNTY.

EXISTING UTILITY NOTE:
 SEWER, DRAIN AND WATER LOCATIONS AND ELEVATIONS WERE TAKEN FROM PLANS OF RECORD AND ARE NOT THE RESULT OF A FIELD SURVEY.

SEWER SERVICES NOTE:
 1. EXISTING SEWER SERVICE SHOWN FROM AS-BUILT PLAN AND IS NOT IN THE SAME LOCATION AS THE DIG SAFE MARKINGS.



- LEGEND:
- - - EXISTING CONTOUR
 - - - PROPOSED CONTOUR
 - x274.3 SPOT GRADE - PROPOSED
 - x274.3EX SPOT GRADE - EXISTING
 - ⊙ 48M EXIST. TREE - DIAMETER - SPECIES
 - UTILITY POLE
 - OVERHEAD WIRES
 - ⊕ GAS GATE
 - ⊕ WATER CURB STOP
 - ⊕ WATER GATE
 - ⊕ FIRE HYDRANT
 - ⊕ DRAIN MANHOLE
 - ⊕ CATCH BASIN
 - ⊕ SEWER MANHOLE
 - ⊕ DUMPSTER
 - VCC VERTICAL CONCRETE CURBING (REINFORCED)
 - VGC VERTICAL GRANITE CURBING
 - ⊕ HANDICAP PARKING SPACE
 - ⊕ BUILDING MOUNTED LIGHT
 - ⊕ BOLLARD
 - ⊕ M MONITOR WELL

OWNER AND APPLICANT:
 138 EAST CENTRAL STREET, LLC
 37 AND 138 EAST CENTRAL STREET
 FRANKLIN, MASSACHUSETTS

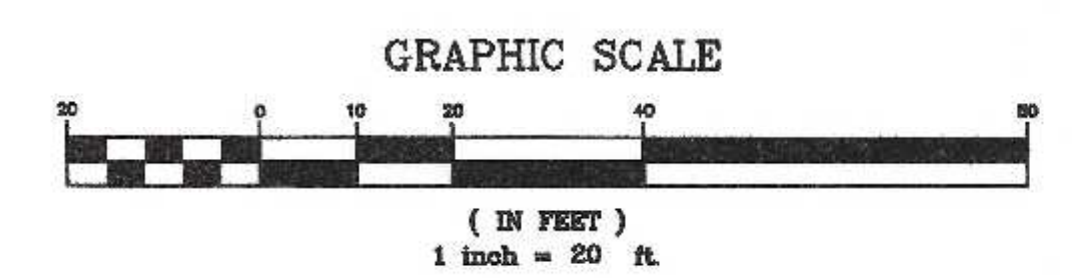
SITE PLAN
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Professional seal for Andrew C. Murphy, P.L.S. #35042, dated 11/2/23.

DATE	FIELD BY:	INT.
8/20	BL	BL
7/23	RRG	RRG
7/23	RRG	RRG
7/23	COMP	COMP
7/23	CAQ	CAQ

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 SHEET: 3 of 8

PARKING CALCULATIONS:
 #122 EAST CENTRAL STREET
 COMMERCIAL I REQUIREMENTS (SECTIONS 185-21B.(2)(a))
 1.5 SPACES PER DWELLING UNIT
 RESIDENTIAL DWELLINGS 2 x 1.5 = 3

COMMERCIAL I REQUIREMENTS (SECTIONS 185-21B.(2)(b))
 COMMERCIAL SPACE (NON RESIDENTIAL USE) 1 SPACE PER 500
 SQ. FT. = 8,446 SQ. FT. / 500 = 17 SPACES REQUIRED

20 SPACES REQUIRED

25 TOTAL SPACES PROVIDED INCLUDING 2 HANDICAP SPACES.

NOTE BUILDING CONSIST OF 6,696 SQ. FT. FIRST FLOOR AND
 1,750 SQ. FT. SECOND FLOOR.

PROPOSED USES INCLUDE RETAIL AND OFFICE

PARKING SPACES 8, 9 AND 21 SHALL BE RESERVED FOR THE
 RESIDENTIAL UNITS.

LEGEND:

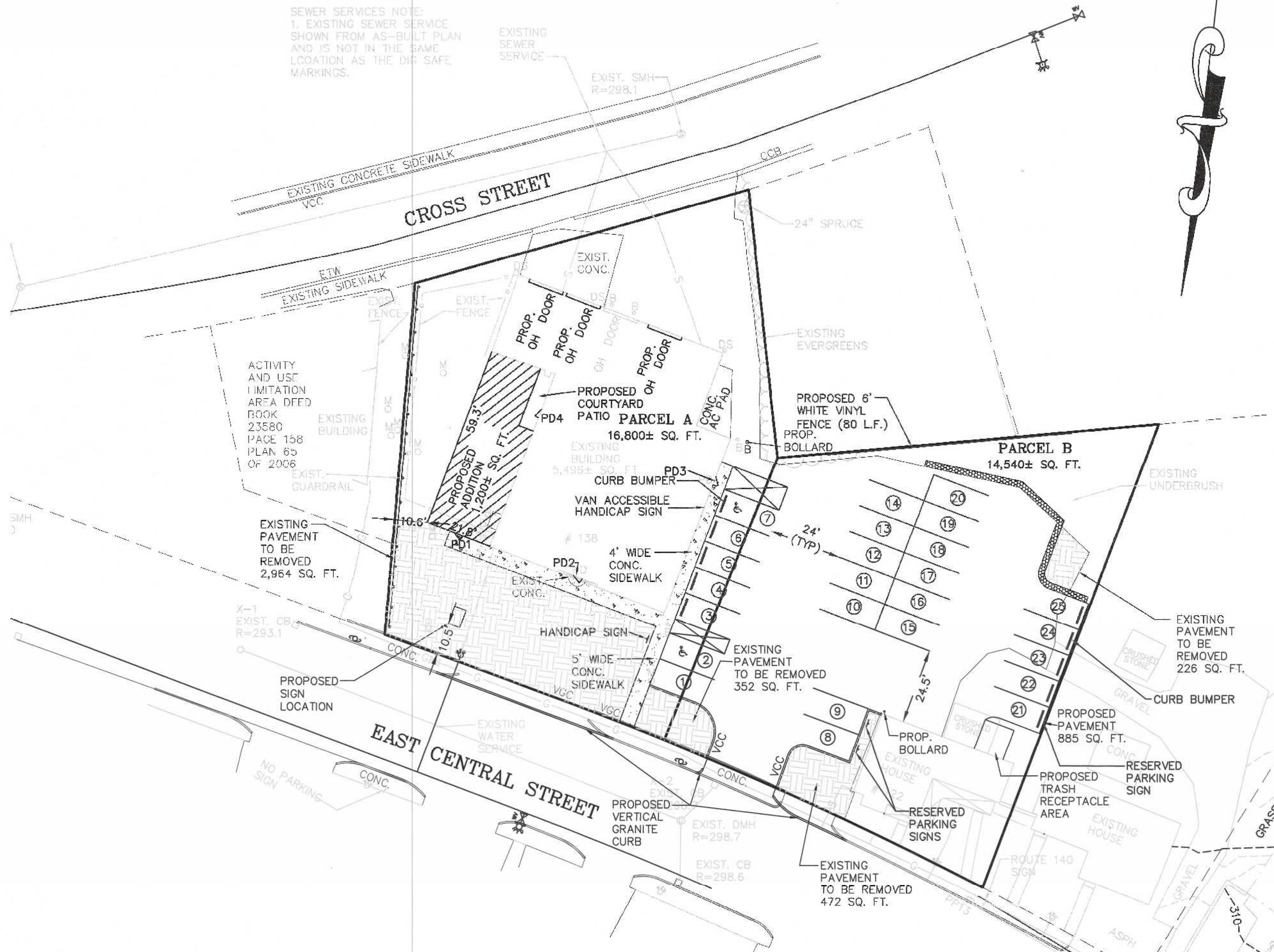
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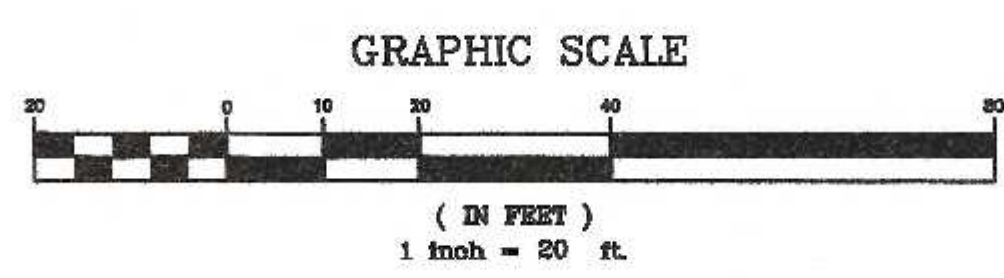
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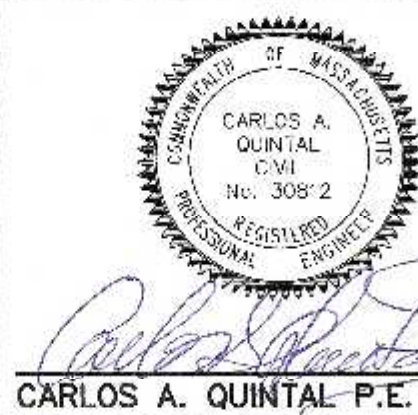
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SEWER SERVICES NOTE:
 1. EXISTING SEWER SERVICE
 SHOWN FROM AS-BUILT PLAN
 AND IS NOT IN THE SAME
 LOCATION AS THE DIS SAFE
 MARKINGS.



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SITE PLAN APPROVAL
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BUFFER ZONE DISTURBANCES:

0 - 25' BUFFER ZONE
 AREA - 457 SQ. FT.
 EXISTING IMPERVIOUS AREA - 363 SQ. FT.
 PROPOSED IMPERVIOUS AREA - 159 SQ. FT.
 204 SQ. FT. REDUCTION

25' - 50' BUFFER ZONE
 AREA - 1,692 SQ. FT.
 EXISTING IMPERVIOUS AREA - 1,481 SQ. FT.
 PROPOSED IMPERVIOUS AREA - 1,653 SQ. FT.
 172 SQ. FT. ADDITION

50' - 100' BUFFER ZONE
 AREA - 5,178 SQ. FT.
 EXISTING IMPERVIOUS AREA - 4,192 SQ. FT.
 PROPOSED IMPERVIOUS AREA - 5,032 SQ. FT.
 840 SQ. FT. ADDITION

WESTERLY BUILDING ROOF TO RECHARGE
 AREA 2,727 SQ. FT.

REDUCTION OF IMPERVIOUS AREA TO IWV - 1,919 SQ. FT.

SEWER SERVICES NOTE:
 1. EXISTING SEWER SERVICE SHOWN FROM AS-BUILT PLAN AND IS NOT IN THE SAME LOCATION AS THE DIS SAFE MARKINGS.

VERNAL POOL STATEMENT:
 THERE ARE NOT ANY CERTIFIED OR POTENTIAL VERNAL POOLS LOCATED ON THE PROJECT SITE OR WITHIN 100 FEET OF THE PROJECT SITE WORK AREA.

MAY 8, 2023

PERFORMED BY CARLOS A. QUINTAL, P.E., SOIL EVALUATOR
 RICHARD GOODREAU AND JARED LIBERTI

TP 1 ELEV. = 293.82
 0" - 24" FILL - ELEV. = 291.82
 24" - 27" A 10YR 2/2 - ELEV. = 291.57
 27" - 40" MED SAND 2.5Y 4/4 - ELEV. = 290.49
 MOTTLES @ 27" - ELEV. = 291.57

TP 2 ELEV. = 295.67
 0 - 13" ASPHALT AND DENSE GRADE - ELEV. = 294.59
 13" - 72" FILL - ELEV. = 289.67
 WATER @ 70" - ELEV. = 289.84

TP 3 ELEV. = 297.72
 0 - 2" - ELEV. = 297.55
 2" - 91" FILL - ELEV. = 290.14
 91" - 97" C SILTY - ELEV. = 289.64

TP 4 ELEV. = 293.82
 0 - 2.5" - ELEV. = 293.61
 2.5" - 65" FILL - ELEV. = 288.40
 WATER @ 60" - ELEV. = 288.82

TP 5 ELEV. = 297.24
 0 - 3" ASPHALT - ELEV. = 296.99
 3" - 11" FILL - ELEV. = 296.32
 11" - 41" C1 10YR 5/3 - ELEV. = 293.82
 41" - 51" C2 10YR 5/2 - ELEV. = 292.99
 MOTTLES @ 35" - ELEV. = 294.32

TP 6 ELEV. = 295.01
 0 - 4" ASPHALT - ELEV. = 294.68
 4" - 14" SAND AND GRAVEL - ELEV. = 293.84
 14" - 36" FILL - ELEV. = 292.01
 36" - 63" C1 10YR 4/6 - ELEV. = 289.76
 63" - 76" C2 2.5Y 5/4 - ELEV. = 288.68
 WATER WEAVING @ 89" - ELEV. = 289.26

LEGEND:

- - - 297 - EXISTING CONTOUR
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- ⊗ BUILDING MOUNTED LIGHT
- B BOLLARD
- M MONITOR WELL

DRAINAGE PIPE SCHEDULE:

WEST SIDE OF BUILDING
 1 - 3' OF 8" SDR 35 PVC - S=0.01
 2 - 15' OF 8" SDR 35 PVC - S=0.01
 3 - 63' OF 8" SDR 35 PVC - S=0.01
 4 - 12' OF 8" SDR 35 PVC - S=0.01
 5 - 23' OF 8" SDR 35 PVC - S=0.01

INVERT @ A - 293.33
 INVERT @ B - 293.48
 INVERT @ C - 294.11
 INVERT @ D - 294.23
 INVERT @ E - 294.46

EAST SIDE OF BUILDING
 11 - 10' OF 8" SDR 35 PVC - S=0.005
 12 - 26' OF 8" SDR 35 PVC - S=0.005
 13 - 86' OF 8" SDR 35 PVC - S=0.005

INVERT @ AA - 293.35
 INVERT @ BB - 293.48
 INVERT @ CC - 293.91

NOTE: FINAL DOWNSPOUT LOCATIONS TO BE DETERMINED BY THE ARCHITECT.

PROPOSED SITE IMPERVIOUS - 24,167 SQ. FT. X 1/12 X 0.80 = 1,611 CUBIC FEET STORMWATER STORAGE REQUIRED

PROPOSED TRENCH = 18" ADS PERFORATED PIPE WITH 6" BELOW THE INVERT 12" STONE BETWEEN THE PIPE AND THE EDGE OF THE STORAGE SYSTEM.
 STORAGE VOLUME = 1,657 CUBIC FEET.

EXISTING SITE FEATURES NOTES:

1. EXISTING BOLLARDS TO BE REMOVED INCLUDING BOLLARDS AT THE EXISTING GARAGE DOOR.
2. EXISTING CONCRETE PADS TO BE REMOVED.
3. EXISTING ASPHALT TO BE REMOVED AND AREAS TO BE REPAVED.
4. EXISTING WATER SERVICE TO REMAIN.
5. EXISTING SEWER SERVICE TO REMAIN.
6. EXISTING UTILITY SERVICES TO REMAIN.
7. EXISTING WATER AND SEWER SERVICE TAKEN FROM TIES PROVIDED BY THE TOWN OF FRANKLIN AND SHOULD BE FIELD VERIFIED.

STANDARD 8

- THE PROJECT CONSISTS OF THE RECONSTRUCTION OF AN EXISTING PARKING LOT WITH REMOVAL OF PAVEMENT AND AREA OF ADDED PAVEMENT. A ROOF STORAGE SYSTEM IS PROPOSED ON THE ADJUTING PROPERTY.
- THE CONTRACTOR SHALL INSPECT THE EROSION CONTROL MEASURES ON A WEEKLY BASIS AND AFTER ALL RAINFALL EVENTS OF 1" OR GREATER. ONCE THE EXISTING PAVEMENT IS REMOVED THE SITE SHALL BE GRADED AND THE AREA SHALL BE PAVED. - THE OWNER SHALL BE RESPONSIBLE FOR COMPLIANCE.
- THE CONTRACTOR SHALL REMOVE THE EXISTING PAVEMENT, RE-GRADE THE AREA AND THEN RE-PAVE THE AREA WITHIN A ONE WEEK PERIOD TO MINIMIZE SOIL EXPOSURE.
- REFER TO THE EROSION CONTROL BARRIER LOCATION AND DETAIL.
- DUE TO THE SMALL SIZE OF THE SITE THERE ARE NOT ANY EROSION CONTROL BMP'S PROPOSED.
- ALL DISTURBED AREAS WHICH ARE NOT PAVED WILL BE COVERED WITH LOAM AND WILL BE SEEDDED OR COVERED WITH MULCH.
- REFERENCE THE SITE PLANS
- THE CONTRACTOR SHALL REMOVE THE EXISTING PAVEMENT, RE-GRADE THE AREA AND THEN RE-PAVE THE AREA WITHIN A ONE WEEK PERIOD TO MINIMIZE SOIL EXPOSURE.
- THE EROSION CONTROL BARRIER SHALL BE INSTALLED PRIOR TO ANY WORK COMMENCING WITH IN THE BUFFER ZONE.
- THE EROSION CONTROL BARRIER SHALL BE INSPECTED AND IF NECESSARY REPAIRED.
- THE CONTRACTOR SHALL INSPECT THE EROSION CONTROL MEASURES ON A WEEKLY BASIS AND AFTER ALL RAINFALL EVENTS OF 1" OR GREATER.
- DUE TO THE RELATIVELY SHORT CONSTRUCTION PERIOD OF ONE WEEK, MAINTENANCE IS NOT ANTICIPATED TO BE NECESSARY.
- THE CONTRACTOR SHALL MAINTAIN A LOG OF THE INSPECTIONS AND DATED WHEN THEY WERE COMPLETED.

OWNER AND APPLICANT:
 138 EAST CENTRAL STREET, LLC
 37 AND 138 EAST CENTRAL STREET
 FRANKLIN, MASSACHUSETTS

SITE PLAN
GRADING AND UTILITY PLAN
 122 & 138 EAST CENTRAL STREET
 FRANKLIN, MASSACHUSETTS
 PREPARED FOR
 138 EAST CENTRAL STREET, LLC
 37 AND 138 EAST CENTRAL STREET
 FRANKLIN, MASSACHUSETTS
 JULY 27, 2023
 SCALE: 1" = 20'

PAVEMENT RESTORATION WITHIN THE 140 RIGHT OF WAY SHALL MATCH THE EXISTING GRAVEL, DENSE GRADE, BINDER COURSE AND FINISH COURSE DEPTHS OF BITUMINOUS CONCRETE. EXISTING CONCRETE SIDEWALK TO BE REMOVED AND RECONSTRUCTED AS NECESSARY AND SHALL MATCH EXISTING CONCRETE SIDEWALK ALONG THE FRONTAGE OF 122 AND 138 EAST CENTRAL STREET.

EXISTING RADIUS CURB TO BE REMOVED AND RESET TO THE PROPOSED LOCATION.

REFERENCES:
 ASSESSORS MAP 286 PARCELS 27 AND 28
 DEED BOOK 40221 PAGE 464
 DEED BOOK 40435 PAGE 87

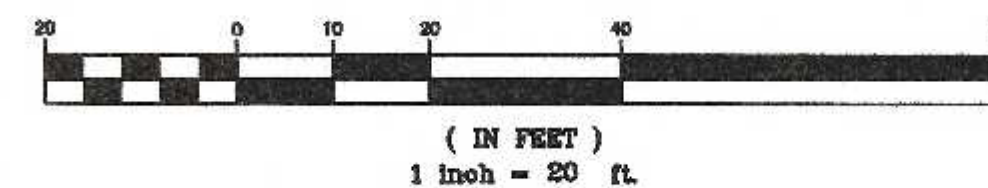
PLAN 1175 OF 1949
 PLAN 550 OF 1999
 PLAN 65 OF 2006
 PLAN 3334 OF 1913

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

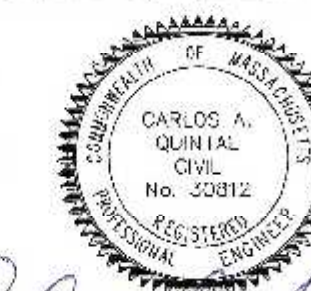
SITE PLAN APPROVAL REQUIRED
FRANKLIN PLANNING BOARD

DATE

GRAPHIC SCALE



NO.	DATE	DESCRIPTION	BY
2	11/1/23	ADDED CERTIFICATE OF VOIE	RRG
1	9/25/23	REVIEW COMMENTS	RRG



DATE	FIELD BY:	INT.
8/20	BL	
BK#	FIELD BOOK	PG#
7/23	CALCS BY:	RRG
7/23	DESIGNED BY:	RRG
7/23	DRAWN BY:	COMP
7/23	CHECKED BY:	CAQ

UNITED CONSULTANTS INC.
 850 FRANKLIN STREET SUITE 11D
 WRENTHAM, MASSACHUSETTS 02093
 508-384-8660 FAX 508-384-8666

DATE
JULY 27, 2023
SCALE
1" = 20'
PROJECT
UC1596
SHEET
5 of 8

- CONSTRUCTION SEQUENCE:**
1. RECORD PERMITS, INSTALL EROSION CONTROL MEASURES AND HAVE INSPECTION COMPLETED, INSTALL DEP SIGN.
 2. REMOVE EXISTING ASPHALT PAVEMENT.
 3. INSTALL THE UNDERGROUND PIPING AND STORMWATER SYSTEM.
 4. REMOVE AND TREAT THE INVASIVE SPECIES.
 5. REGRADE PARKING AREA.
 6. PAVE THE AREA WITH A BINDER COURSE.
 7. INSTALL THE STONE TRENCH.
 8. LOAM, SEED AND INSTALL THE PLANTINGS AND MULCH.
 9. PAVE THE AREA WITH A TOP COURSE.
 10. INSTALL THE FENCE.
 11. STRIPE THE PARING LOT.

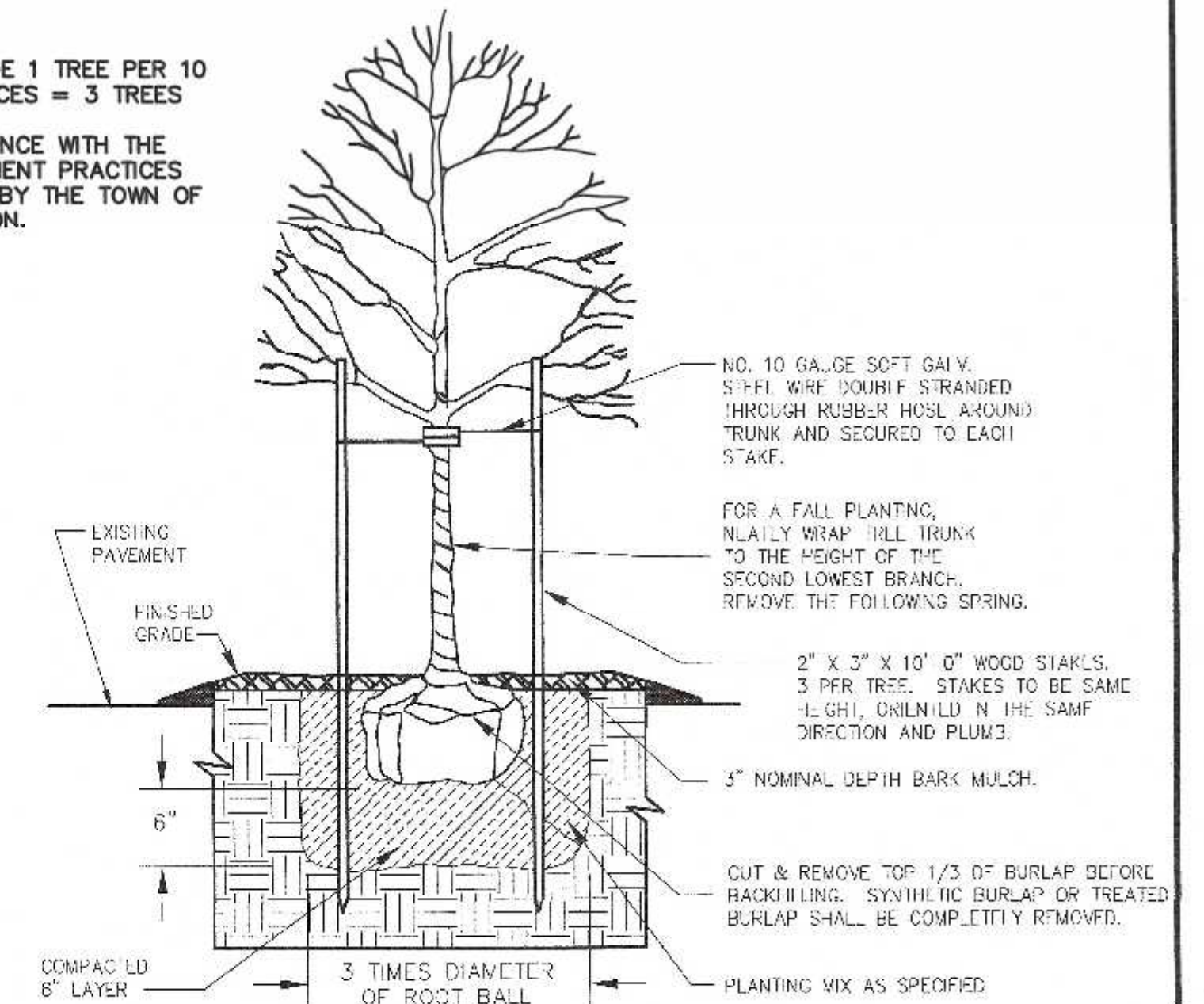
SEWER SERVICES NOTE:
 1. EXISTING SEWER SERVICE SHOWN FROM AS-BUILT PLAN AND IS NOT IN THE SAME LOCATION AS THE DIG SAFE MARKINGS.

LANDSCAPE AND SNOW STORAGE / REMOVAL NOTES:
 1. LANDSCAPE AREAS TO BE COVERED WITH MULCH OR DECORATIVE STONE.
 2. LANDSCAPE AREAS TO BE UTILIZED AS SNOW STORAGE AREAS.
 3. SNOW STORAGE TO BE IN EXTRA PARKING SPACES 21-25.

PLANTING SCHEDULE

NUMBER	COMMON NAME	SCIENTIFIC NAME	SIZE	CONDITION
3	RED MAPLE - RM	ACER RUBRUM	3"	B&B

- PER SECTION 185-21C(5) PROVIDE 1 TREE PER 10 PARKING SPACES. 25 PARKING SPACES = 3 TREES PROVIDED.
 - ALL PLANTINGS ARE IN ACCORDANCE WITH THE TOWN OF FRANKLIN BEST DEVELOPMENT PRACTICES GUIDEBOOK OR WILL BE APPROVED BY THE TOWN OF FRANKLIN CONSERVATION COMMISSION.



DECIDUOUS TREE PLANTING

- 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.

JAPANESE KNOTWEED TREATMENT
 1. JAPANESE KNOT WEED TO BE CUT AND REMOVED FROM SITE AND DISPOSED OF IN COMPLIANCE WITH ALL LOCAL, STATE AND FEDERAL LAWS.
 2. THE APPLICATION OF HERBICIDES SHALL BE COMPLETED IMMEDIATELY AFTER THE CUTTING AND SHALL BE DONE IN COMPLIANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.

LANDSCAPING REQUIREMENTS PAVEMENT REMOVAL AREAS:
 - UPON REMOVAL OF PAVEMENT IN WETLAND JURISDICTIONAL AREAS, THE SURFACE SHALL HAVE 6" OF GOOD QUALITY LOAM APPLIED AND SHALL BE SEEDDED WITH A NEW ENGLAND WILDFLOWER MIX. (NEW ENGLAND WETLAND PLANT, INC OR APPROVED EQUAL)

REFERENCES:
 ASSESSORS MAP 286 PARCELS 27 AND 28 DEED BOOK 40221 PAGE 464
 DEED BOOK 40435 PAGE 87

PLAN 1175 OF 1949
 PLAN 550 OF 1999
 PLAN 65 OF 2006
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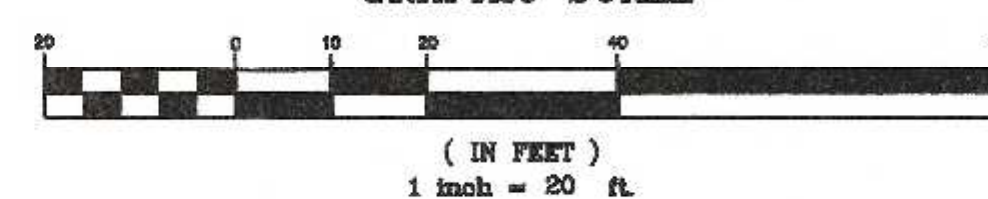
**SITE PLAN
 GRADING & UTILITY PLAN**
 122 & 138 EAST CENTRAL STREET
 FRANKLIN, MASSACHUSETTS
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 FRANKLIN, MASSACHUSETTS
 JULY 27, 2023
 SCALE: 1" = 20'

- LEGEND:**
- 297- EXISTING CONTOUR
 - - - PROPOSED CONTOUR
 - x274.3 SPOT GRADE - PROPOSED
 - x274.3EX. SPOT GRADE - EXISTING
 - 48M EXIST. TREE - DIAMETER - SPECIES
 - UTILITY POLE
 - OVERHEAD WIRES
 - GAS GATE
 - WATER CURB STOP
 - WATER GATE
 - FIRE HYDRANT
 - DRAIN MANHOLE
 - CATCH BASIN
 - SEWER MANHOLE
 - D DUMPSTER
 - VCC VERTICAL CONCRETE CURBING (REINFORCED)
 - VGC VERTICAL GRANITE CURBING
 - Handicap Parking Space
 - BUILDING MOUNTED LIGHT
 - B BOLLARD
 - M MONITOR WELL

**SITE PLAN APPROVAL
 REQUIRED
 FRANKLIN PLANNING BOARD**

DATE

GRAPHIC SCALE



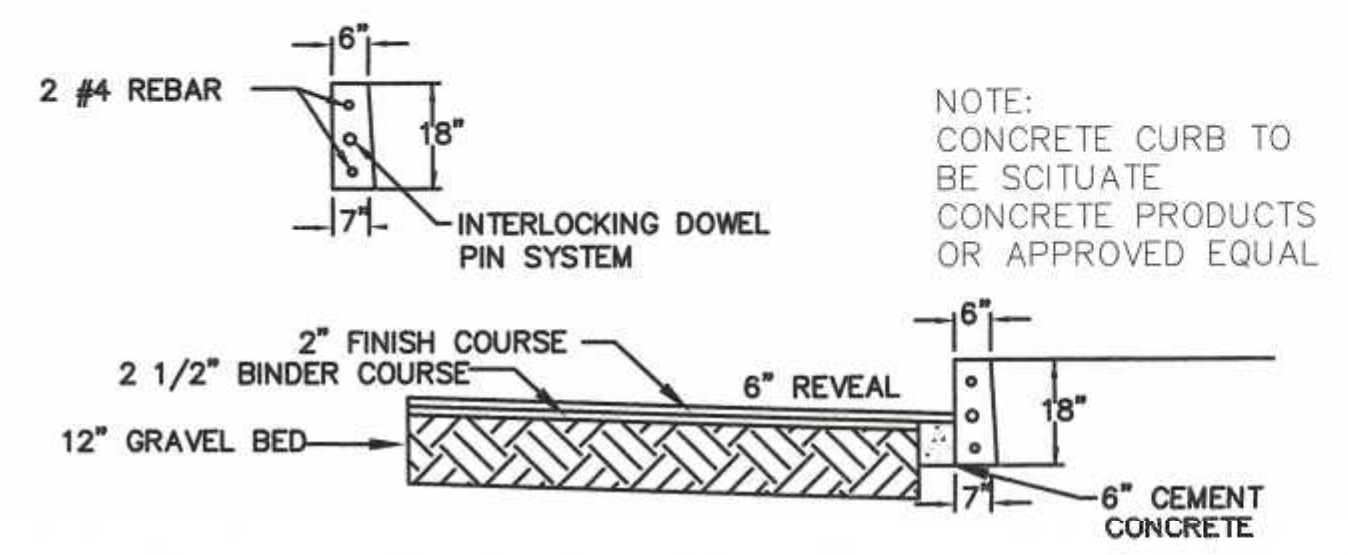
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1	9/25/23	REVIEW COMMENTS	RRG



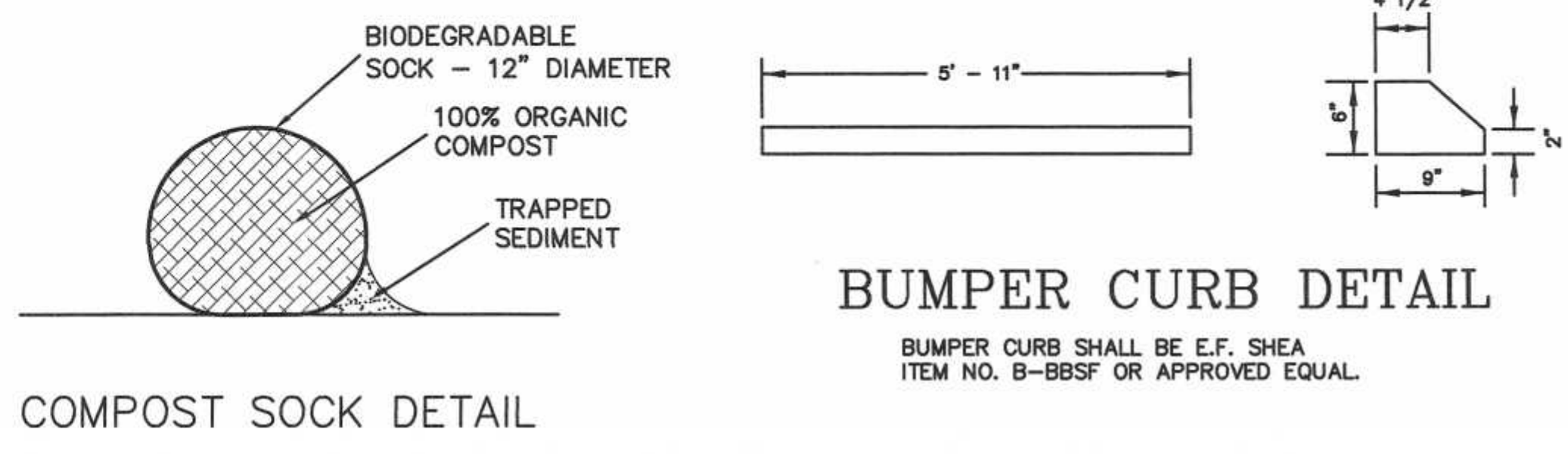
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8/20		BL
7/23	FIELD BOOK	PG#
7/23	CALCS BY:	RRG
7/23	DESIGNED BY:	RRG
7/23	DRAWN BY:	COMP
7/23	CHECKED BY:	CAQ

**UNITED
 CONSULTANTS
 INC.**
 850 FRANKLIN STREET SUITE 11D
 WRENTHAM, MASSACHUSETTS 02093
 508-384-8580 FAX 508-384-8586

DATE	SCALE	PROJECT	SHEET
JULY 27, 2023	1" = 20'	UC1596	6 of 8

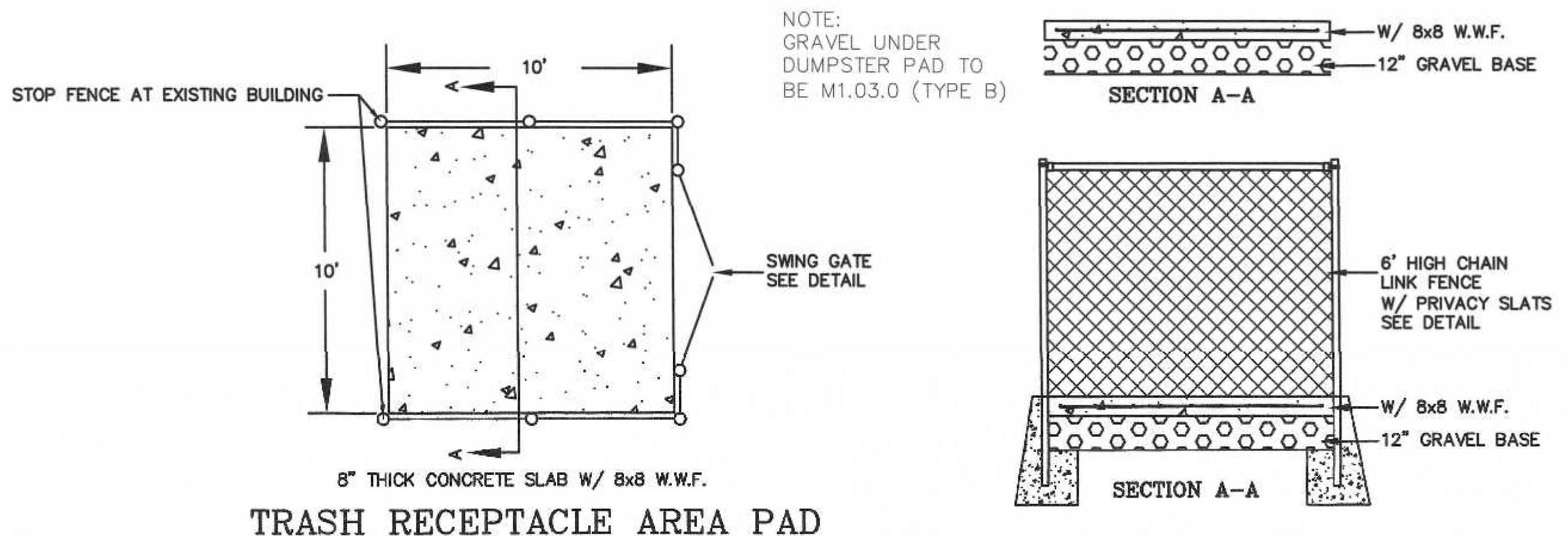


PAVEMENT AND REINFORCED VERTICAL CONCRETE CURBING



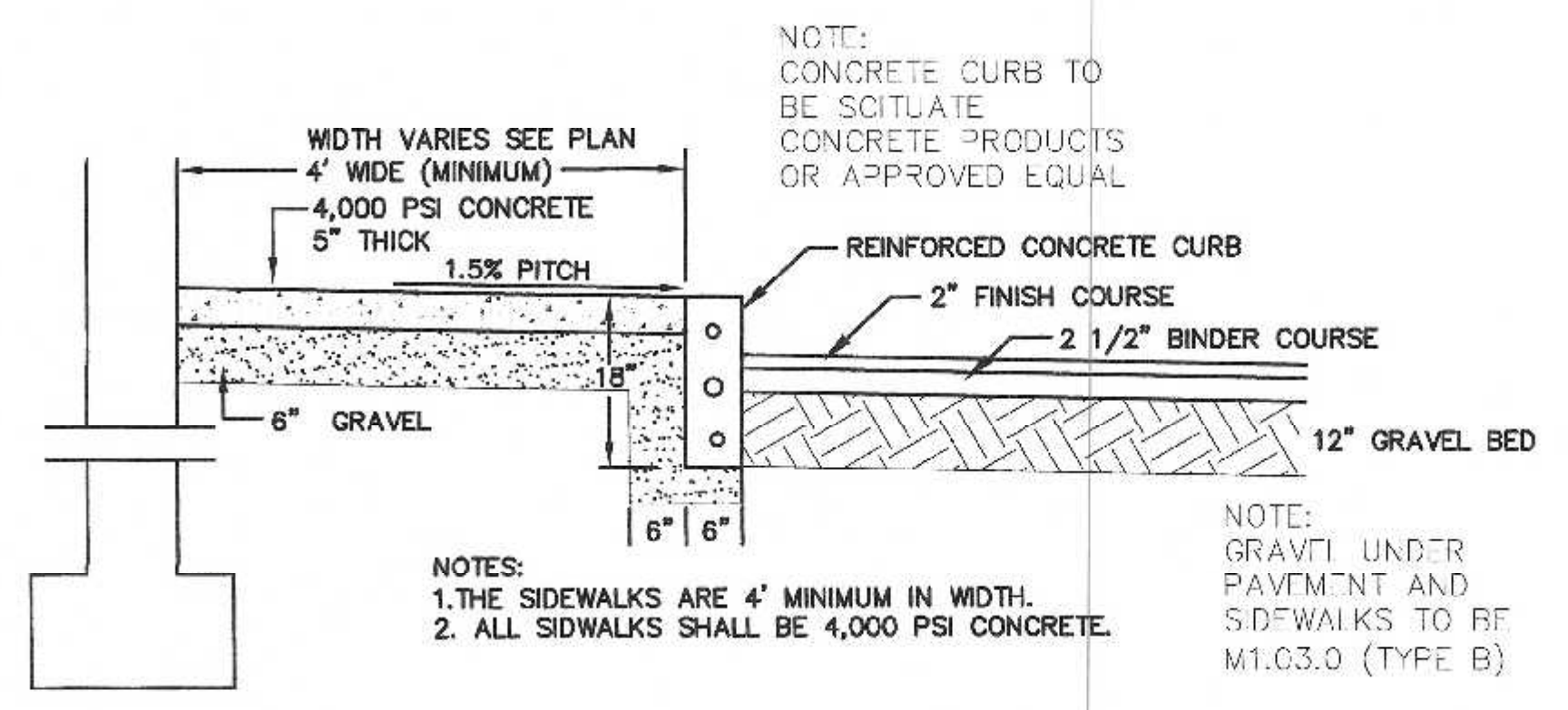
BUMPER CURB DETAIL

BUMPER CURB SHALL BE E.F. SHEA ITEM NO. B-BBSF OR APPROVED EQUAL.



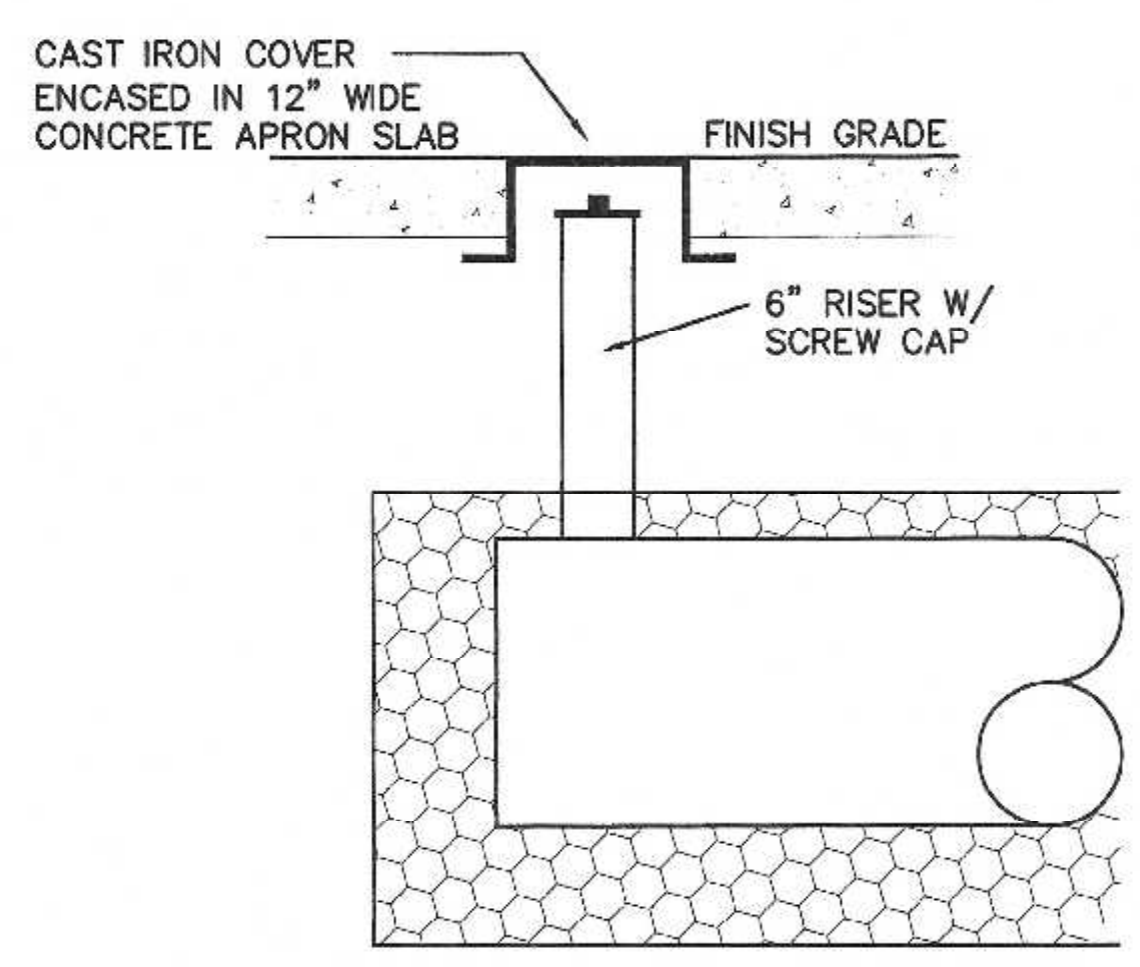
TRASH RECEPTACLE AREA PAD

TRASH RECEPTACLE AREA FENCE



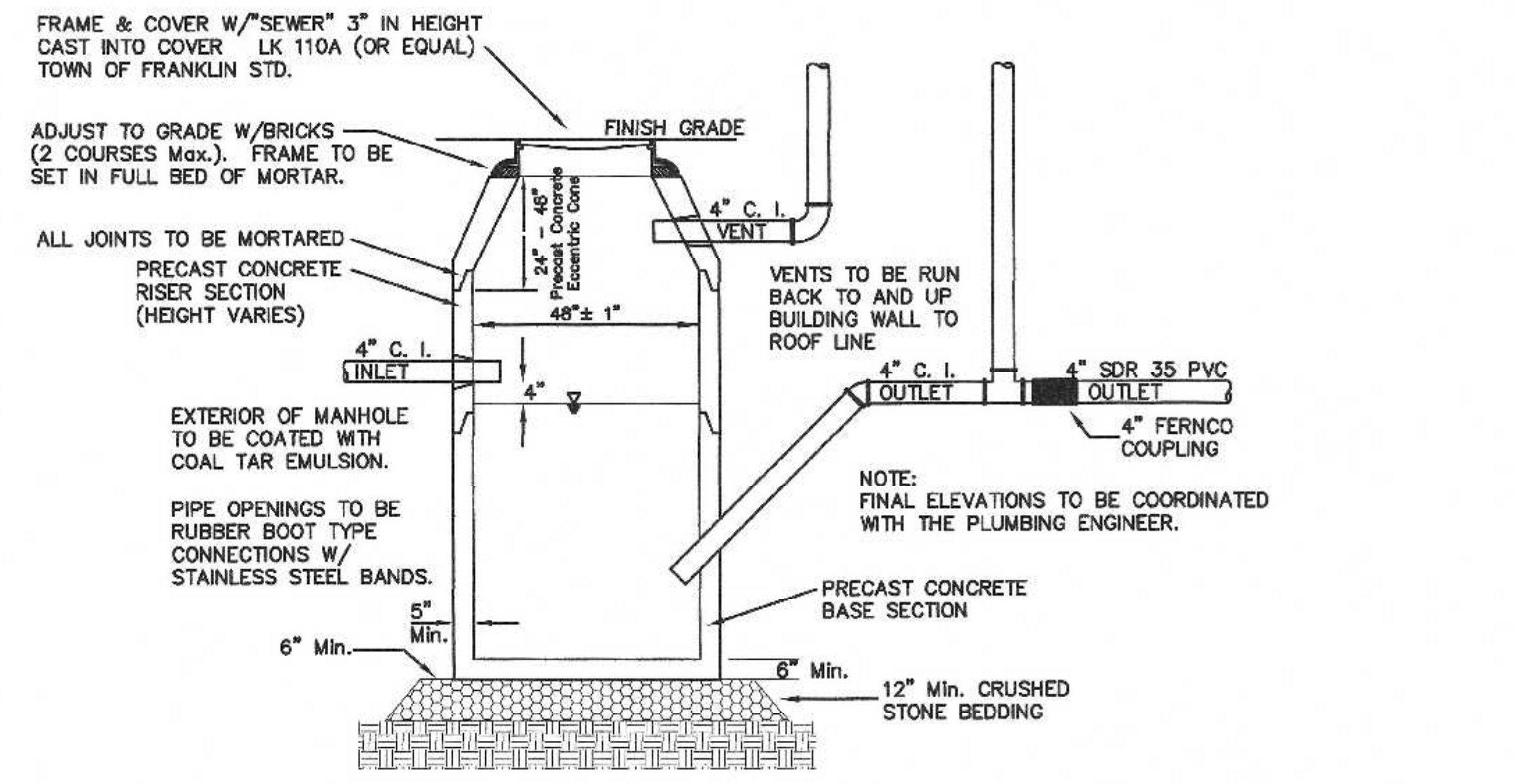
SIDEWALK DETAIL w/ REINFORCED CONCRETE CURB

N.T.S.



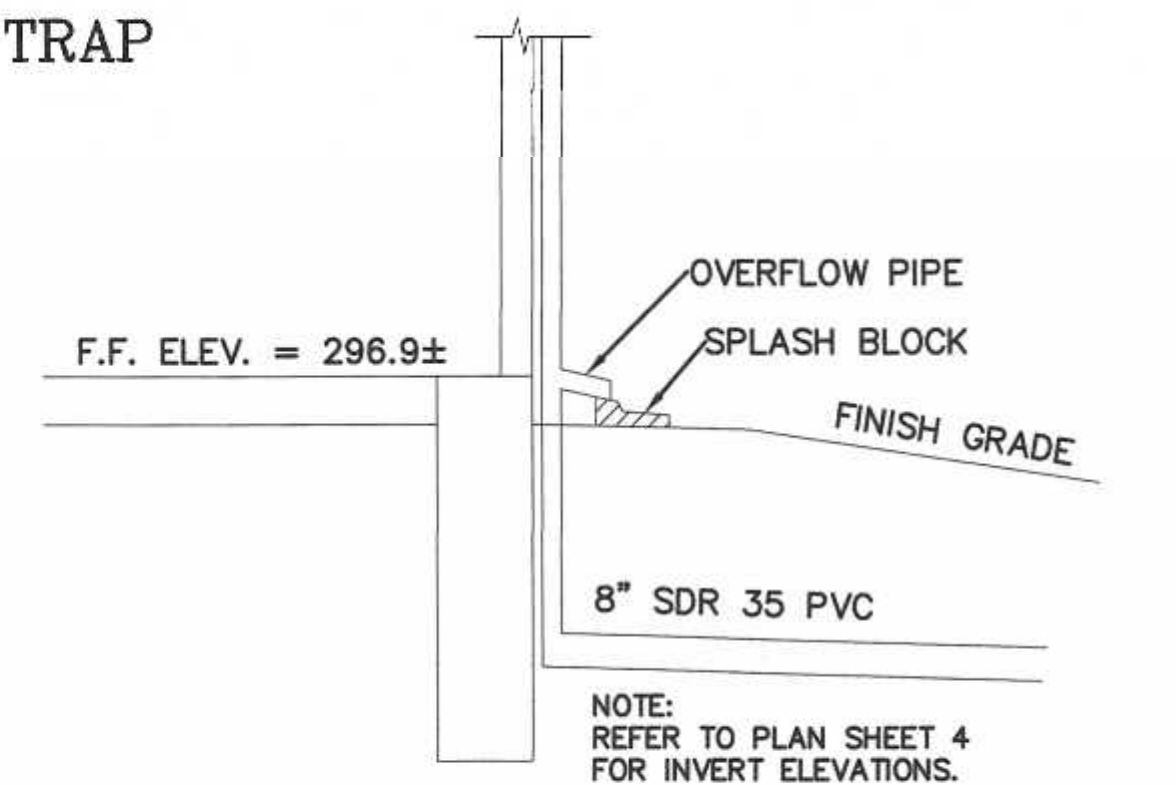
INSPECTION PORT DETAIL DRAINAGE INFILTRATION AREAS

N.T.S.



M.D.C. STYLE TRAP

NOTES:
 1. CONTRACTOR SHALL REMOVE ALL TOP SOIL, SUB SOIL, FILL AND UNSUITABLE SOILS IN THE AREA OF DRAINAGE SYSTEM AND LATERALLY FIVE FEET IN ALL DIRECTIONS THE DESIGN ENGINEER SHALL INSPECT AND APPROVE THE SOIL REMOVAL.
 2. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER WHEN THE EXCAVATION FOR THE INFILTRATION AREA HAS BEEN COMPLETED. THE DESIGN ENGINEER SHALL INSPECT THE SIDEWALL AND BOTTOM AREAS PRIOR TO THE INSTALLATION OF THE STONE OR PIPE SYSTEM.
 3. THE AREA UNDER THE DRAINAGE SYSTEM SHALL BE FILLED TO THE BOTTOM OF THE CRUSHED STONE WITH TITLE V SEPTIC SAND MEETING THE REQUIRMENTS OF 310 CMR 15.255 (3)



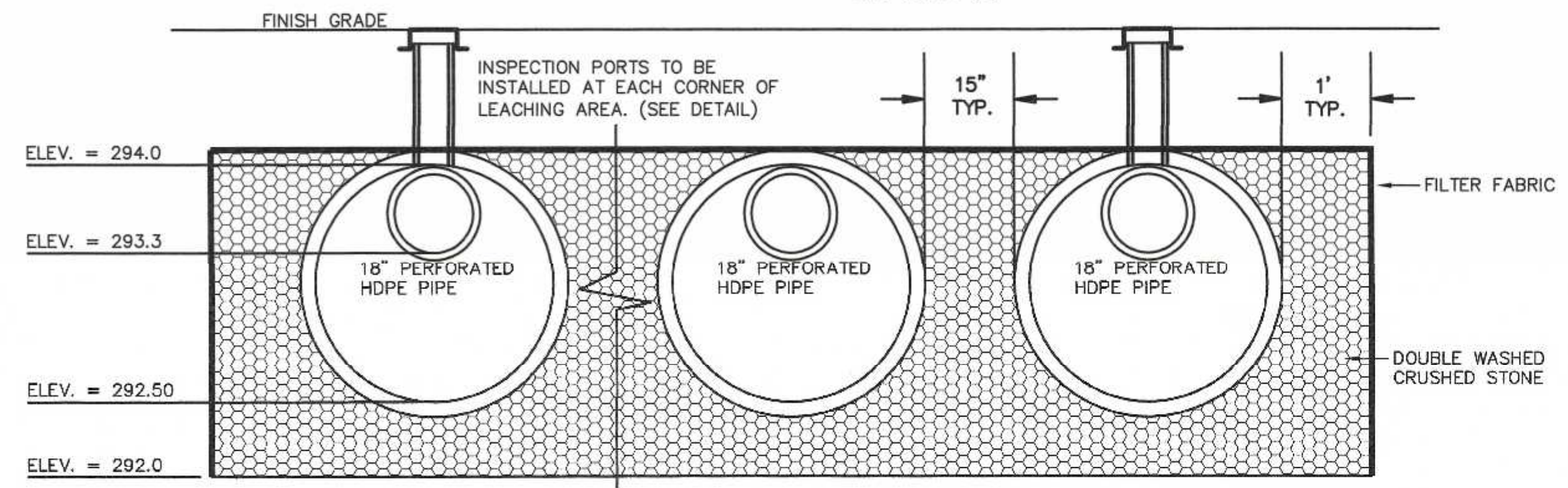
ROOF LEADER DETAIL

Fill material for systems constructed in fill shall consist of select on-site or imported soil material. The fill shall be comprised of clean granular sand, free from organic matter and deleterious substances. Mixtures and layers of different classes of soil shall not be used. The fill shall not contain any material larger than two inches. A sieve analysis, using a #4 sieve, shall be performed on a representative sample of the fill. Up to 45% by weight of the fill sample may be retained on the #4 sieve. Sieve analyses also shall be performed on the fraction of the fill sample passing the #4 sieve, such analyses must demonstrate that the material meets each of the following specifications:

SIEVE SIZE	EFFECTIVE PARTICLE SIZE	% THAT MUST PASS SIEVE
# 4	4.75 mm	100%
# 50	0.30 mm	10% - 100%
#100	0.15 mm	0% - 20%
#200	0.075 mm	0% - 5%

If required by the local approving authority, a minimum of one representative sample may be taken from the in-place fill for a system serving a single family residence and tested for compliance with the grain size distribution specification.
 Where fill is required to replace unsuitable or impermeable soils, the excavation of the unsuitable material shall extend a minimum of five feet laterally in all directions beyond the outer perimeter of the soil absorption system to the depth of naturally occurring pervious material as required by 310 CMR 15.240 (soil absorption systems) and replaced with fill material meeting the specifications of 310 CMR 15.255(3).
 Prior to placement of the fill, the bottom surface of the excavation shall be scarified and relatively dry. Fill shall not be placed during rain or snow storms. If the water table elevation is above the elevation of the bottom of the excavation, the excavation shall be dewatered as necessary.

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



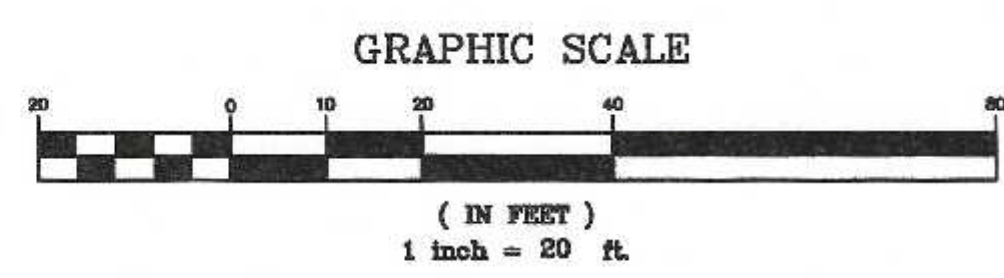
DRAINAGE SYSTEM PROFILE

NOTE: INFILTRATION POND CONSISTS OF 7 ROWS OF 18" DIAMETER PERFORATED HDPE PIPE 65' IN LENGTH. STONE ENVELOPE - 21.75' x 67'

SITE PLAN
 CONSTRUCTION DETAILS - 1
 122 & 138 EAST CENTRAL STREET
 FRANKLIN, MASSACHUSETTS
 PREPARED FOR
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 37 AND 138 EAST CENTRAL STREET
 FRANKLIN, MASSACHUSETTS
 JULY 27, 2023
 SCALE: 1" = 20'

REQUIRED FRANKLIN PLANNING BOARD

DATE



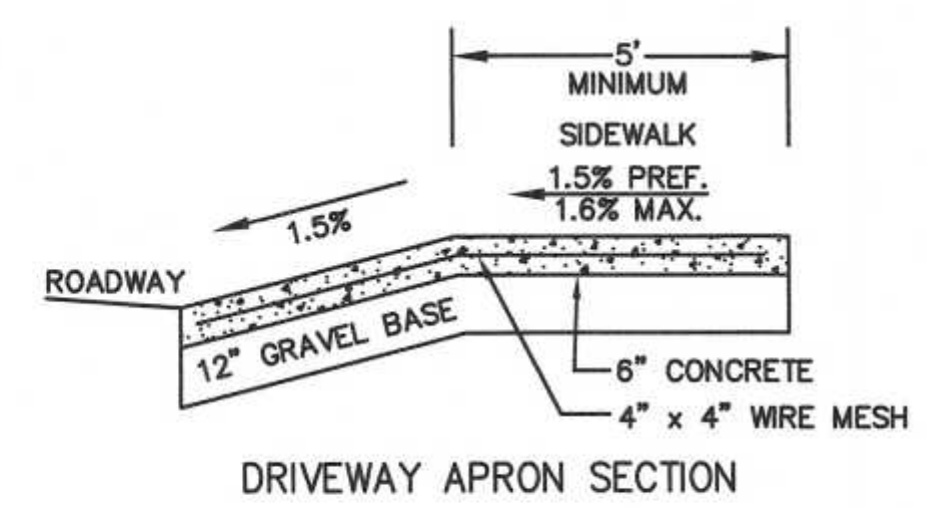
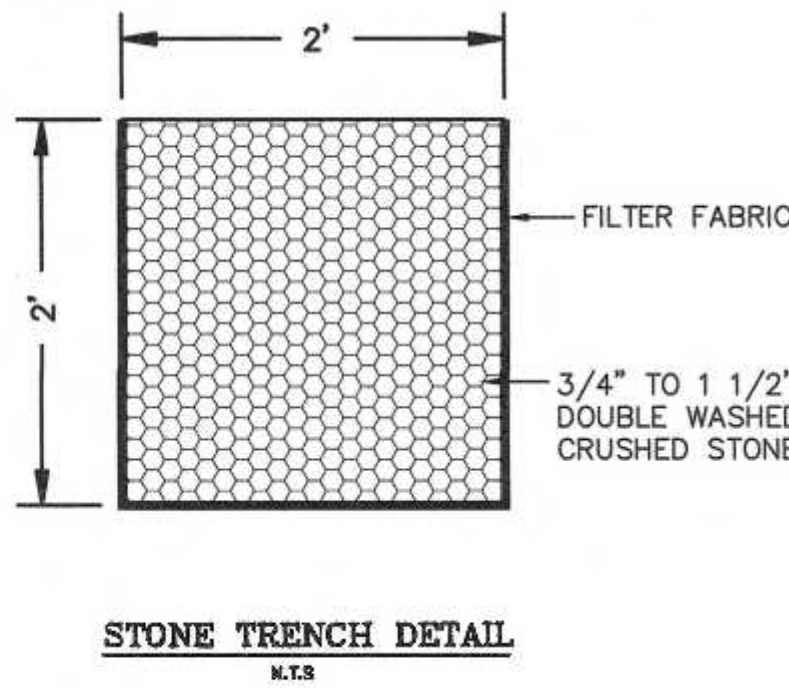
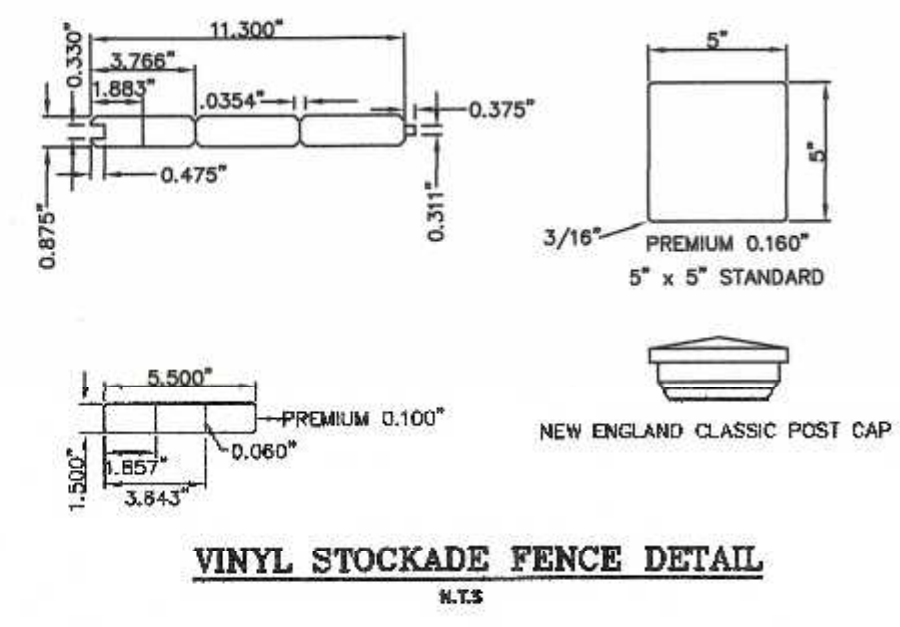
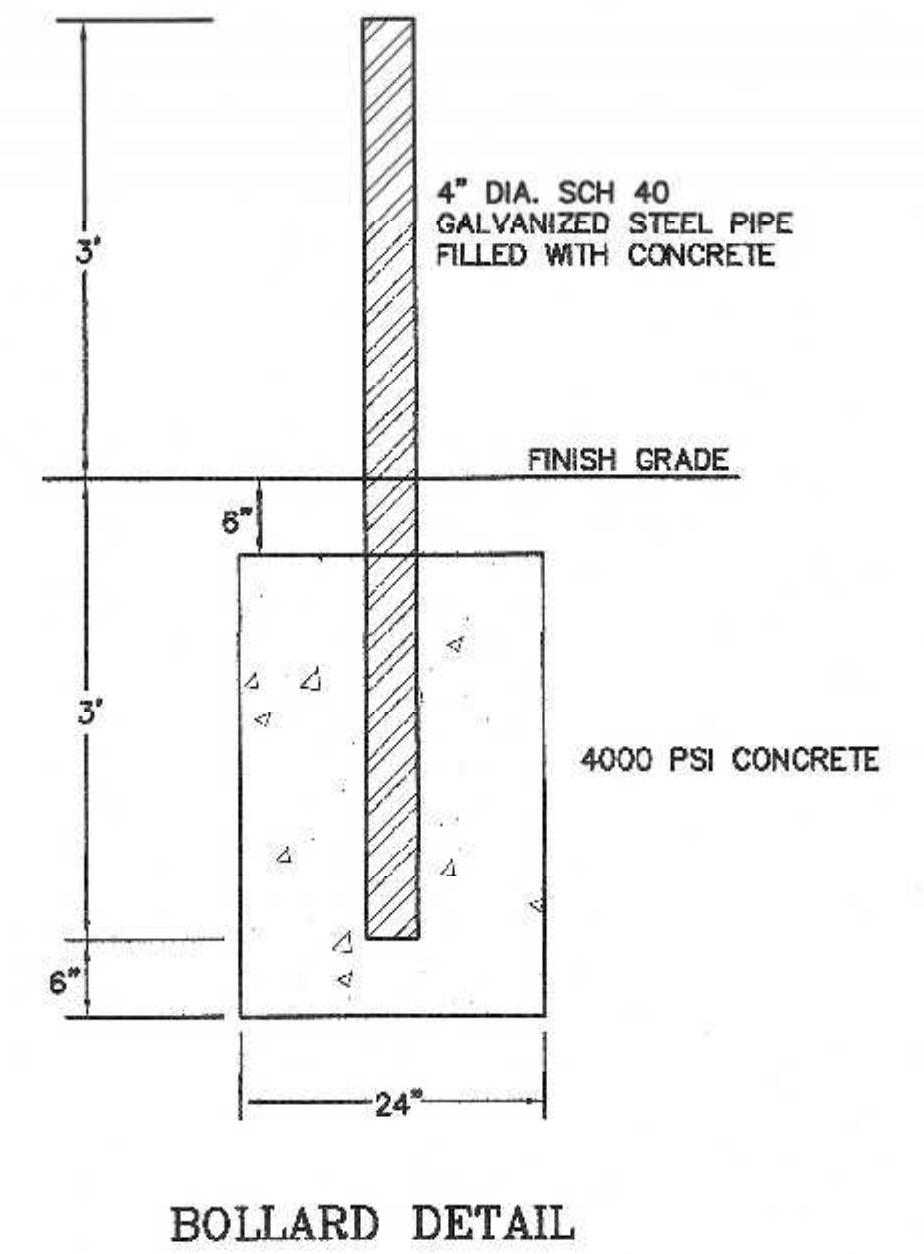
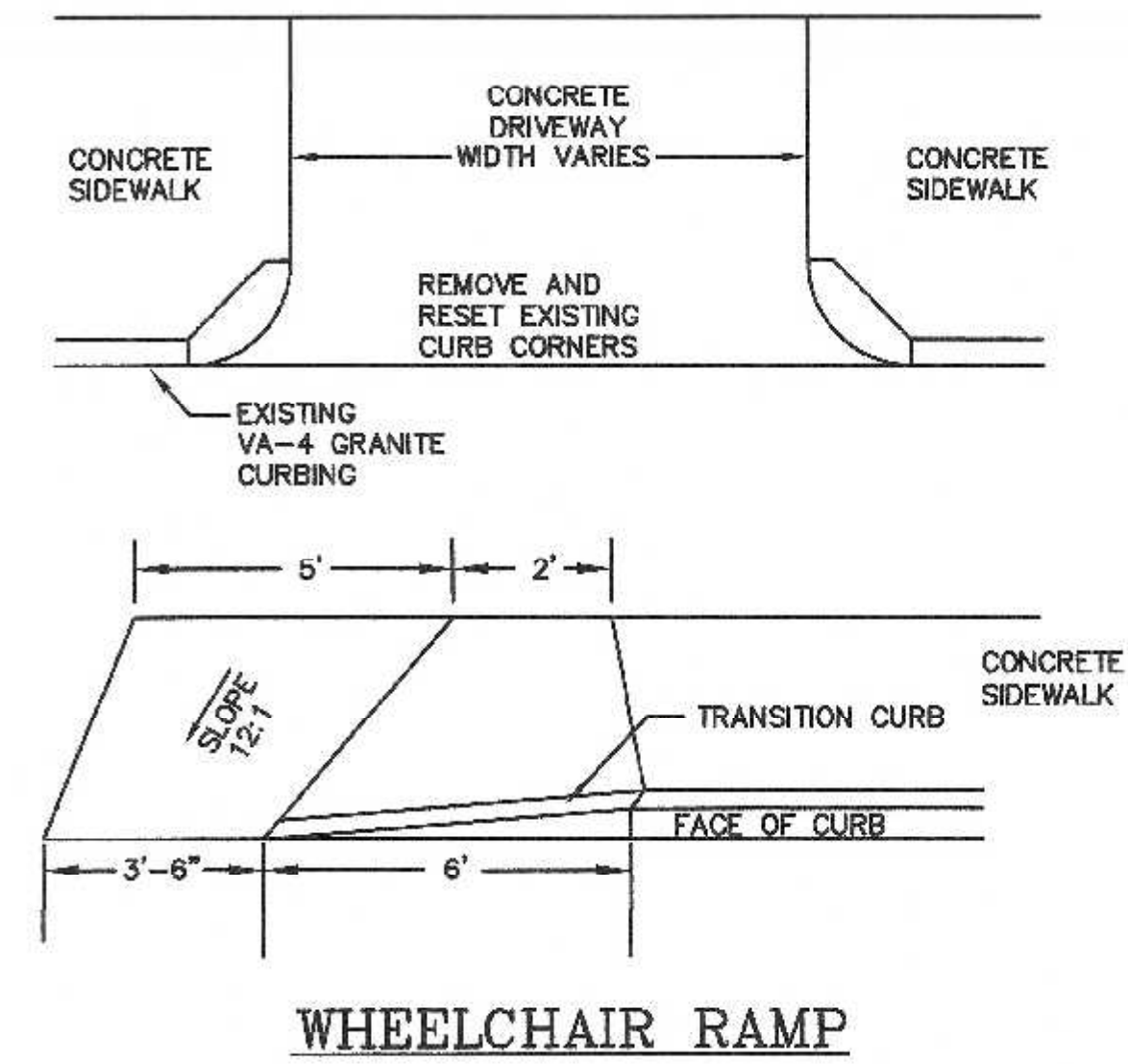
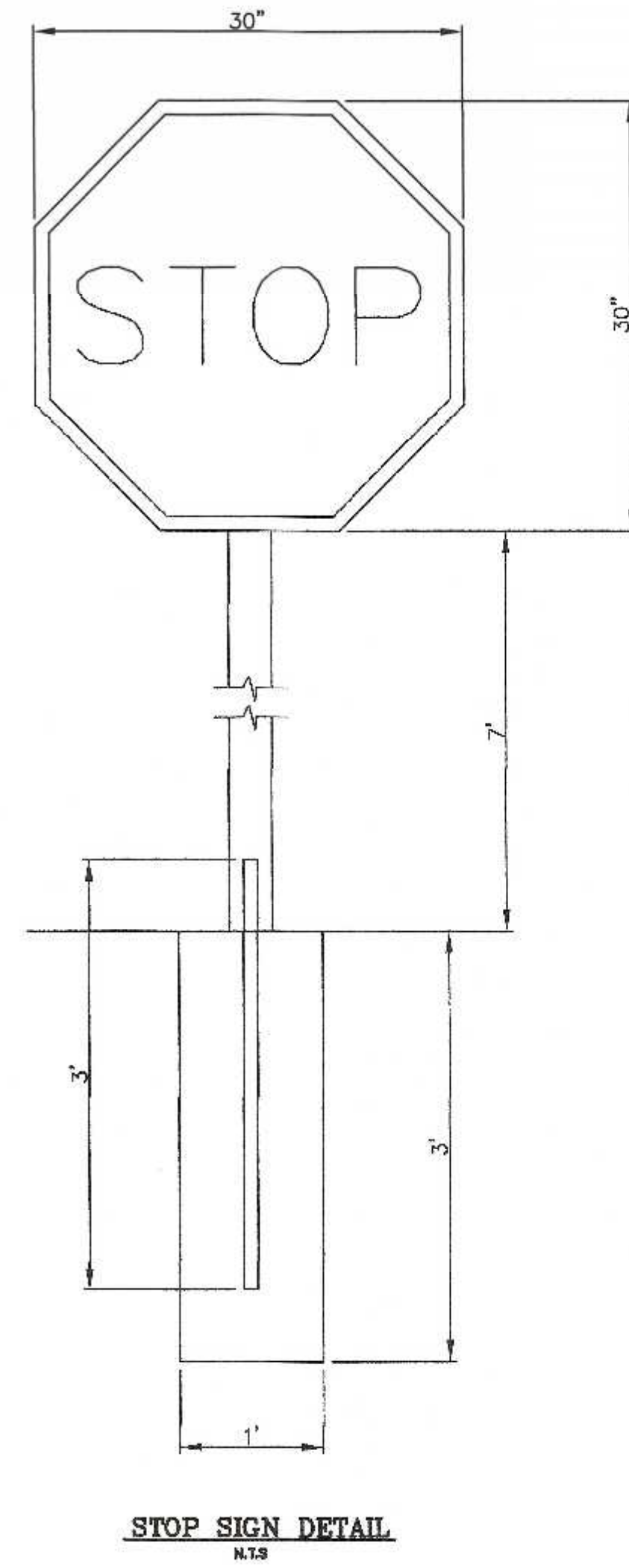
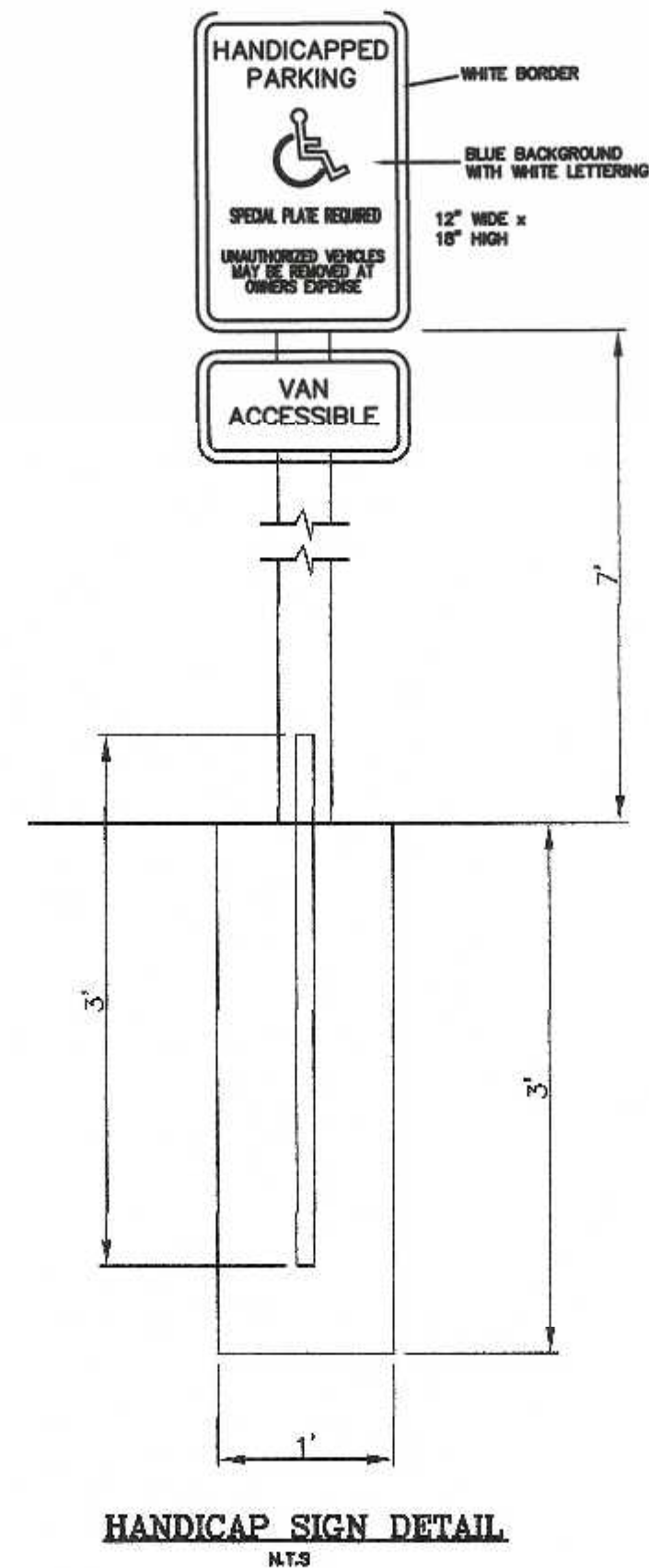
NO.	DATE	DESCRIPTION	BY
2	11/1/23	ADDED CERTIFICATE OF VOTE	RRG
1	9/25/23	REVIEW COMMENTS	RRG

CARLOS A. QUINTAL
 CIVIL ENGINEER
 No. 30812
 REGISTERED PROFESSIONAL ENGINEER

DATE	FIELD BY:	INT.
8/20	BL	
7/23	FIELD BOOK	PG#
7/23	CALCS BY:	RRG
7/23	DESIGNED BY:	RRG
7/23	DRAWN BY:	COMP
7/23	CHECKED BY:	CAQ

UNITED CONSULTANTS INC.
 850 FRANKLIN STREET SUITE 11D
 WRENTHAM, MASSACHUSETTS 02093
 508-384-6560 FAX 508-384-6568

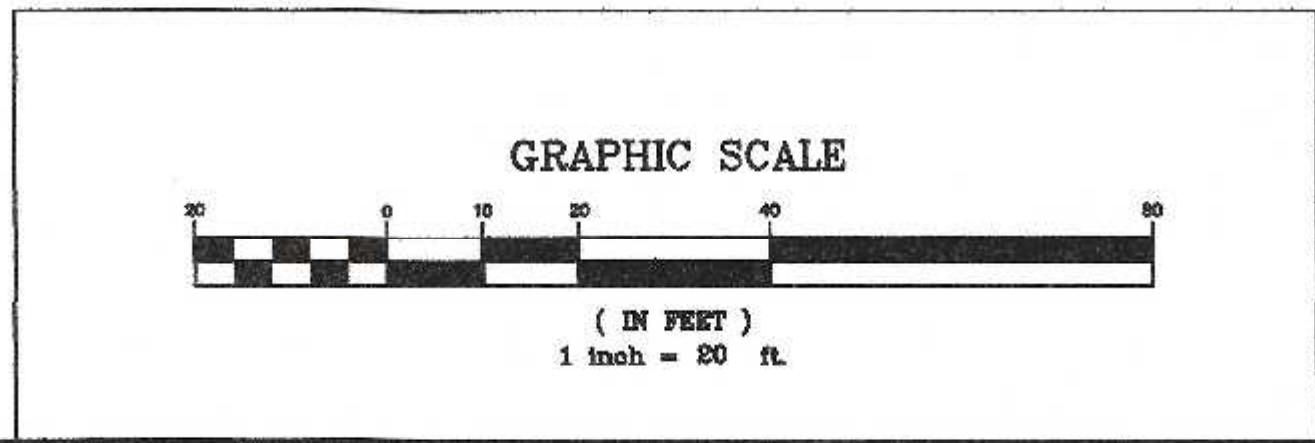
DATE	SCALE	PROJECT	SHEET
JULY 27, 2023	1" = 20'	UC1596	7 of 8



**SITE PLAN
CONSTRUCTION DETAILS - 2**
122 & 138 EAST CENTRAL STREET
FRANKLIN, MASSACHUSETTS
PREPARED FOR
138 EAST CENTRAL STREET, LLC
37 AND 138 EAST CENTRAL STREET
FRANKLIN, MASSACHUSETTS
JULY 27, 2023
SCALE: 1" = 20'

FRANKLIN PLANNING BOARD

DATE _____



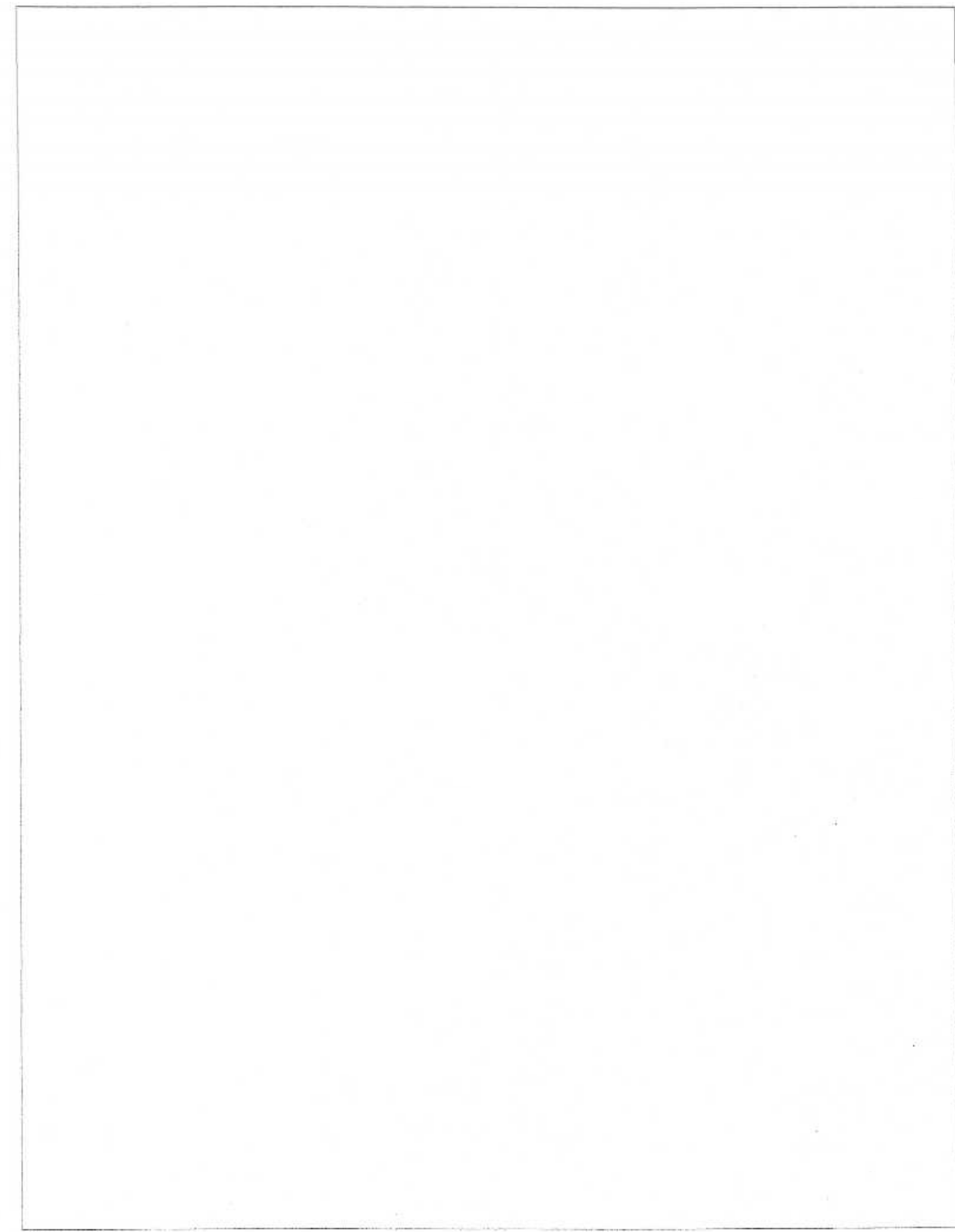
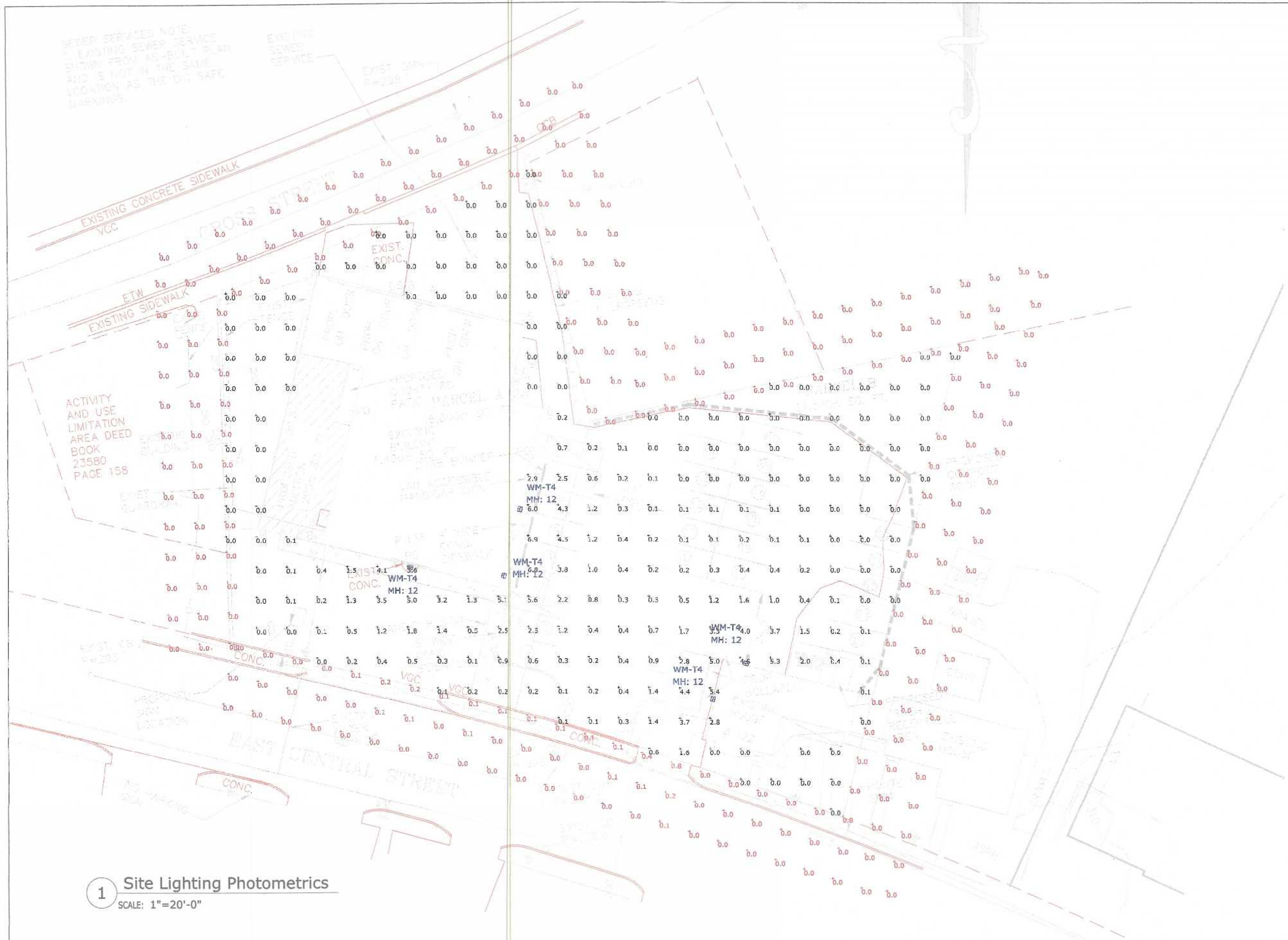
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7/23	DRAWN BY:	COMP
7/23	CHECKED BY:	CAQ

CARLOS A. QUINTAL P.E. #30612

UNITED CONSULTANTS INC.
850 FRANKLIN STREET SUITE 11D
WRENTHAM, MASSACHUSETTS 02093
508-884-8580 FAX 508-884-8586

DATE	SCALE	PROJECT	SHEET
JULY 27, 2023	1" = 20'	UC1596	8 of 8



1 Site Lighting Photometrics
SCALE: 1"=20'-0"

2 Fixture Specification - DuraGuard WPC44Q

Luminaire Schedule								
Symbol	Label	Qty	Part Number	Arrangement	LLF	Total Watts	Total Luminaire Lumens	BUG Rating
☐	WM-T4	5	DuraGuard # WPC44QD1X37U3KCZ	Single	0.950	41.6	4254	B1-U0-G1

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	
Property Line	Illuminance	Fc	0.01	0.8	0.0	N.A.	N.A.	
Site Points	Illuminance	Fc	0.71	6.9	0.0	N.A.	N.A.	

- NOTES:
- A. A LIGHT LOSS FACTOR OF 0.900 HAS BEEN APPLIED TO FIXTURES UNLESS OTHERWISE NOTED. REFER TO LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTOR AND LUMEN INFORMATION.
 - B. SEE "MH" ON LIGHTING FIXTURE TAG LOCATED ON PLAN FOR MOUNTING HEIGHT INFORMATION.
 - C. CALCULATION POINTS ARE TAKEN AT GRADE.
 - D. CALCULATION RESULTS ARE BASED ON IES STANDARDS UNLESS OTHERWISE REQUESTED.

FRANKLIN PLANNING BOARD

DATE

DATE:	REVISIONS:	DESCRIPTION:	DATE:
August 4, 2023	1		
PROJECT NUMBER: 23-0907	2		
DRAWN BY: AD	3		
CHECKED BY: HD	4		
APPROVED BY: HD	5		
SCALE: AS NOTED	6		
	7		