

SITE PLAN

138 EAST CENTRAL STREET



LOCUS MAP
SCALE: 1" = 100'

ZONING:

THE 138 EAST CENTRAL STREET PROPERTY IS LOCATED WITHIN A COMMERCIAL I ZONE.

	REQUIREMENTS:	EXISTING / PROPOSED
AREA:	5,000 S.F.	16,800± S.F.
FRONTAGE:	50'	97± EAST CENTRAL STREET
DEPTH:	50'	175±
HEIGHT:	3 STORIES - 40' #15	2 STORIES SEE ARCHITECTURAL PLANS
WIDTH:	45'	97'
COVERAGE - STRUCTURES:	80%	32.6%
STRUC. & PAVING:	90%	97.0% PROPOSED
SETBACKS- FRONT:	20' #1	6.4' TO CROSS STREET
SIDE:	10' #14	14'
REAR:	15'	N/A

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 COMMERCIAL
PROPOSED BUILDING USE FOOD PANTRY.
SEE FRANKLIN ZONING BYLAW 185 ATTACHMENT 3
2.15c OTHER RETAIL SALES, SERVICES & GENERAL

- NOTES:
- ELEVATIONS DATUM NGVD 1929.
 - EXISTING CONDITIONS SURVEY WAS COMPLETED BETWEEN AUGUST 28, 2020 AND AUGUST 31, 2020.
 - SOIL TYPES TAKEN FROM SOILS MAP OF NORFOLK COUNTY.

DRAWING INDEX:

- COVER SHEET
 - EXISTING CONDITIONS PLAN
 - SITE LAYOUT PLAN
 - SITE GRADING AND UTILITY PLAN
 - CONSTRUCTION DETAILS
- SITE LIGHTING LIGHTING PLAN,
PHOTOMETRICS AND SCHEDULES
BY SK & ASSOCIATES

- REFERENCES:**
- ASSESSORS MAP 286 PARCEL 27
 - DEED BOOK 37781 PAGE 200
 - PLAN 1175 OF 1949
 - PLAN 550 OF 1997
 - PLAN 65 OF 2006
 - PLAN 3334 OF 1913

OWNER AND APPLICANT:
FRANKLIN FOOD PANTRY, INCORPORATED
138 EAST CENTRAL STREET
FRANKLIN, MASSACHUSETTS

- WAIVER REQUESTS:**
- PARKING SPACE AND AISLE WIDTH DIMENSIONS.
 - TO ALLOW PARKING SPACES TO BE WITHIN 10 FEET OF THE CROSS STREET RIGHT OF WAY.
 - TO ALLOW THE WASTE COLLECTION VEHICLE TO BACK ON TO CROSS STREET. REFER TO DETAIL SHOWN ON SHEET 5.
 - TO NOT REQUIRE CURBING WITHIN 10 FEET OF CROSS STREET.
 - TO ALLOW SITE LIGHTING TO EXTEND PAST THE PROPERTY LINE.

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

SITE PLAN
COVER SHEET
138 EAST CENTRAL STREET
FRANKLIN, MASSACHUSETTS
PREPARED FOR
FRANKLIN FOOD PANTRY, INCORPORATED
138 EAST CENTRAL STREET
FRANKLIN, MASSACHUSETTS
NOVEMBER 10, 2020
SCALE: 1" = 100'

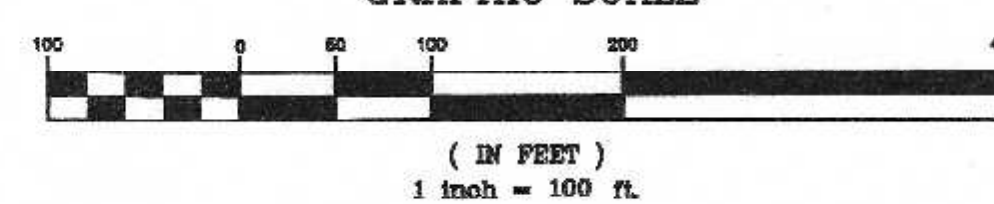


Carlos A. Quintal
CARLOS A. QUINTAL P.E. #30812

SITE PLAN APPROVAL
REQUIRED
FRANKLIN PLANNING BOARD

DATE

GRAPHIC SCALE



NO.	DATE	DESCRIPTION	BY
1	1/18/21	REVIEW COMMENTS	RRG

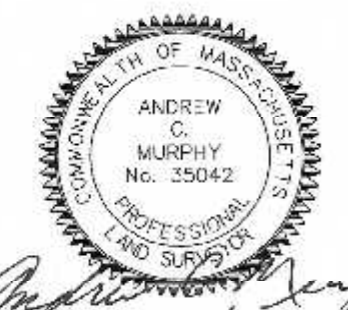
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8/20	BL	BL
BK#	FIELD BOOK	PG#
11/20	CALCS BY:	RRG
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11/20	DRAWN BY:	COMP
11/20	CHECKED BY:	CAQ

UNITED CONSULTANTS INC.
850 FRANKLIN STREET SUITE 11D
WRENTHAM, MASSACHUSETTS 02093
508-384-6580 FAX 508-384-6586

DATE	NOV. 10, 2020
SCALE	1" = 100'
PROJECT	UC1466
SHEET	1 of 5

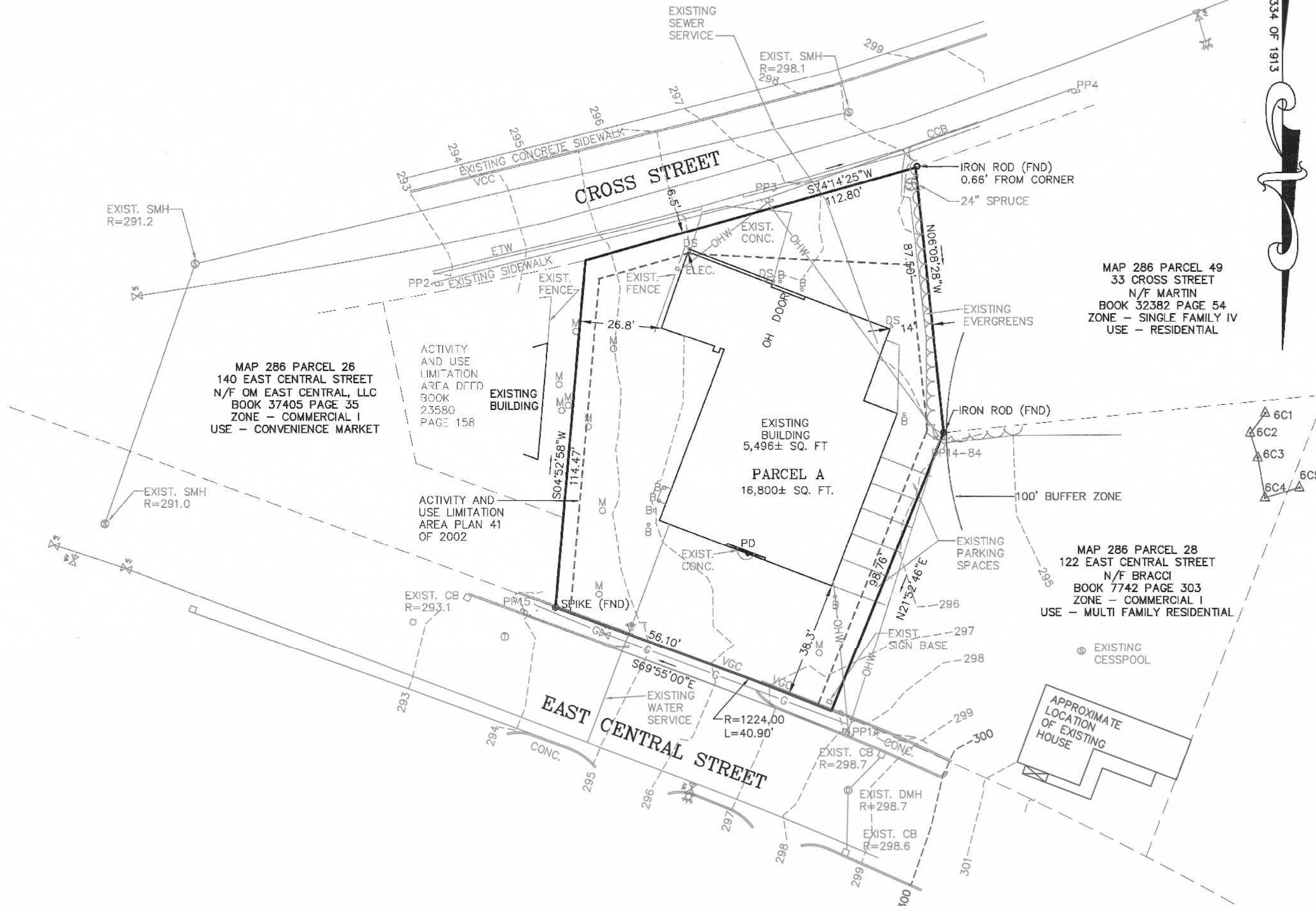
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 2. EXISTING CONDITIONS SURVEY WAS COMPLETED BETWEEN AUGUST 28, 2020 AND NOVEMBER 10, 2020.
 3. SOIL TYPES TAKEN FROM SOILS MAP OF NORFOLK COUNTY.

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.



Andrew C. Murphy
 1/25/21
 ANDREW C. MURPHY P.L.S. #35042

PL-3334 OF 1913



MAP 286 PARCEL 49
 33 CROSS STREET
 N/F MARTIN
 BOOK 32382 PAGE 54
 ZONE - SINGLE FAMILY IV
 USE - RESIDENTIAL

MAP 286 PARCEL 26
 140 EAST CENTRAL STREET
 N/F OM EAST CENTRAL, LLC
 BOOK 37405 PAGE 35
 ZONE - COMMERCIAL I
 USE - CONVENIENCE MARKET

MAP 286 PARCEL 28
 122 EAST CENTRAL STREET
 N/F BRACCI
 BOOK 7742 PAGE 303
 ZONE - COMMERCIAL I
 USE - MULTI FAMILY RESIDENTIAL

- LEGEND:
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 - 297- PROPOSED CONTOUR
 - x274.3 SPOT GRADE - PROPOSED
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 - VGC VERTICAL GRANITE CURBING
 - HANDICAP PARKING SPACE
 - BUILDING MOUNTED LIGHT
 - B BOLLARD
 - M MONITOR WELL

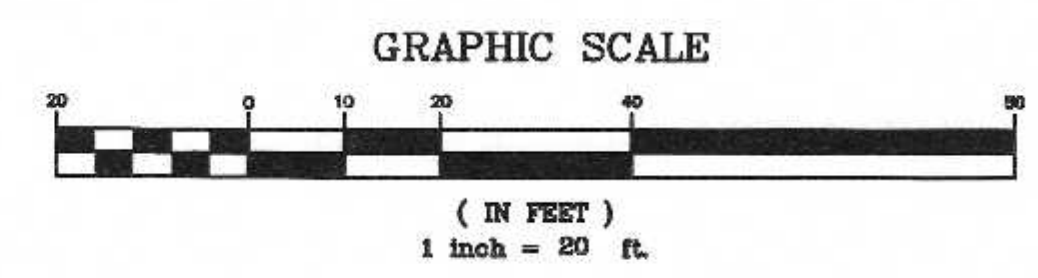
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 850 FRANKLIN STREET SUITE 11D
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SHEET	2 of 5

NOTES:
 - REFER TO ARCHITECTURAL PLANS FOR BUILDING MOUNTED SIGNS. BUILDING MOUNTED SIGNAGE WILL COMPLY WITH THE TOWN OF FRANKLIN REQUIREMENTS.

PARKING CALCULATIONS:
 COMMERCIAL I REQUIREMENTS (SECTIONS 185-21B.(2)(a))
 COMMERCIAL SPACE (NON RESIDENTIAL USE) 1 SPACE PER 500 SQ. FT. = 6,499 SQ. FT. / 500 = 13 SPACES REQUIRED

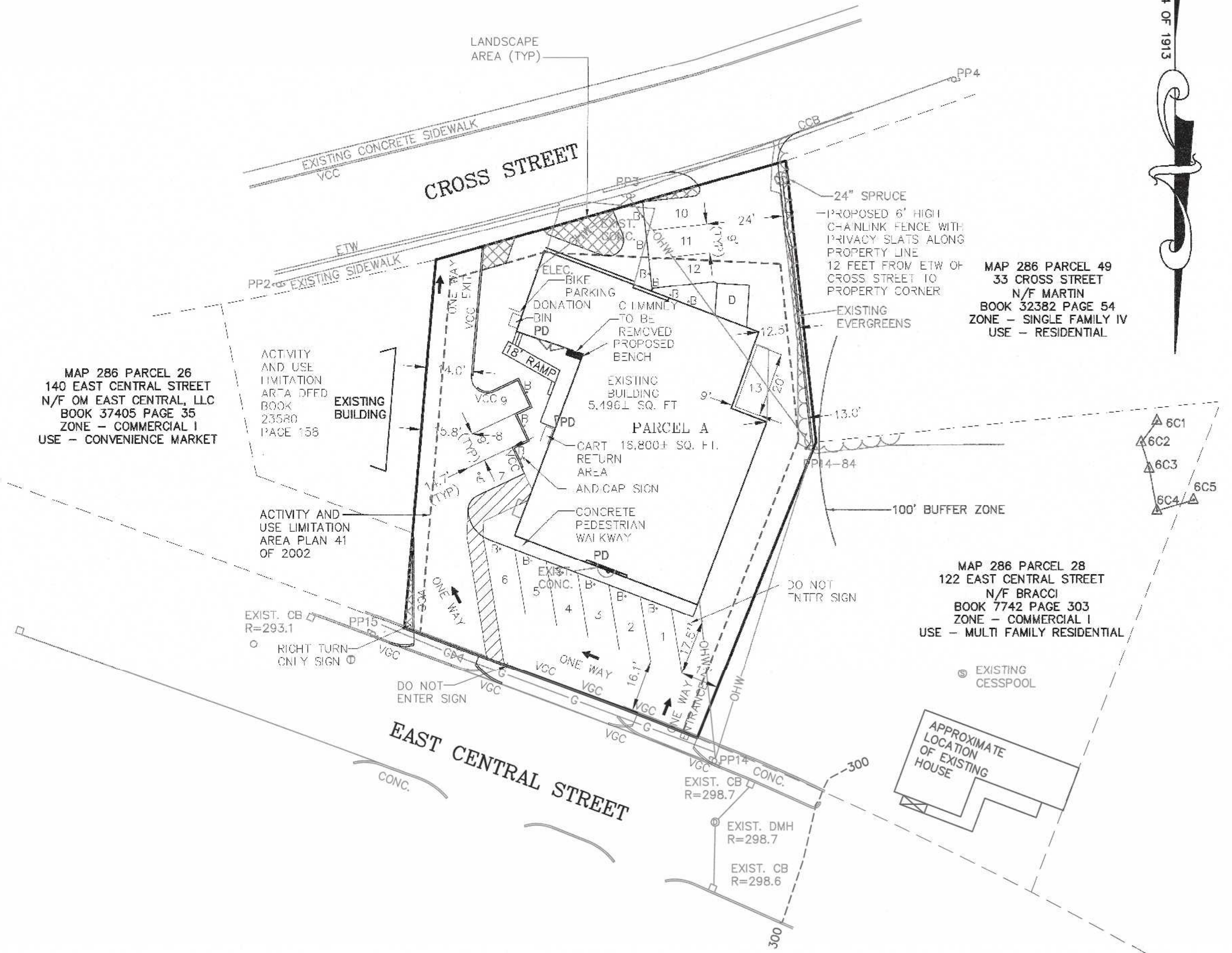
13 TOTAL SPACES PROVIDED INCLUDING 1 HANDICAP SPACE.

NOTE BUILDING CONSIST OF 5,496 SQ. FT. FIRST FLOOR AND 1,003 SQ. FT. SECOND FLOOR.



Carlos A. Quintal
 CARLOS A. QUINTAL P.E. #30812

PL-3334 OF 1913



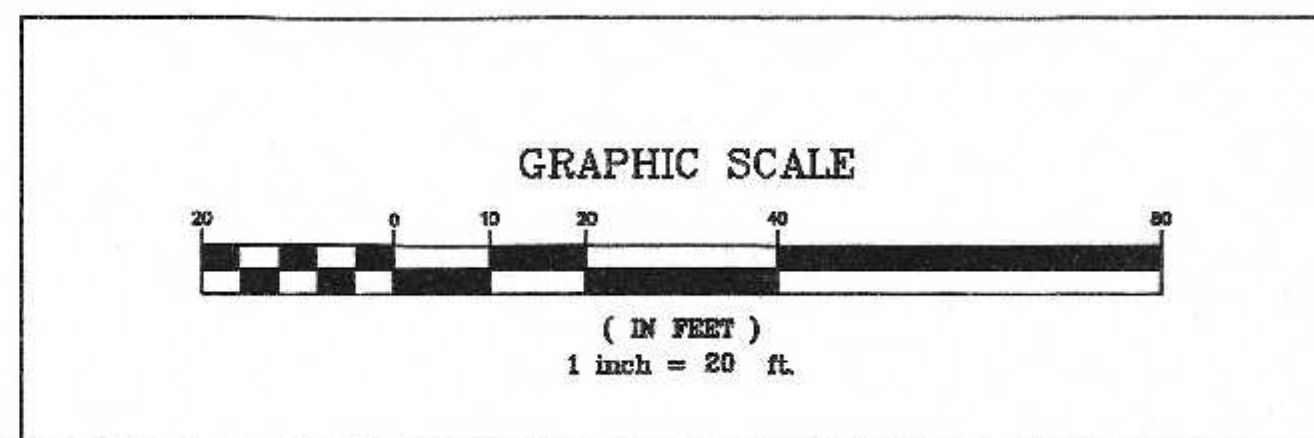
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OWNER AND APPLICANT:
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 138 EAST CENTRAL STREET
 FRANKLIN, MASSACHUSETTS

SITE PLAN
 SITE LAYOUT PLAN
 138 EAST CENTRAL STREET
 FRANKLIN, MASSACHUSETTS
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850 FRANKLIN STREET SUITE 11D
 WRENTHAM, MASSACHUSETTS 02093
 508-384-6560 FAX 508-384-6566

DATE
 NOV. 10, 2020

SCALE
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PROJECT
 UC1466

SHEET
 3 of 5

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. ASPHALT TO BE REMOVED AS NECESSARY TO MATCH EXISTING GRADES. MILL AND OVERLAY WHERE NECESSARY TO MAINTAIN ACCESSIBLE ROUTE AND WALKWAY ELEVATIONS.
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.

LANDSCAPE AND SNOW STORAGE / REMOVAL NOTES:

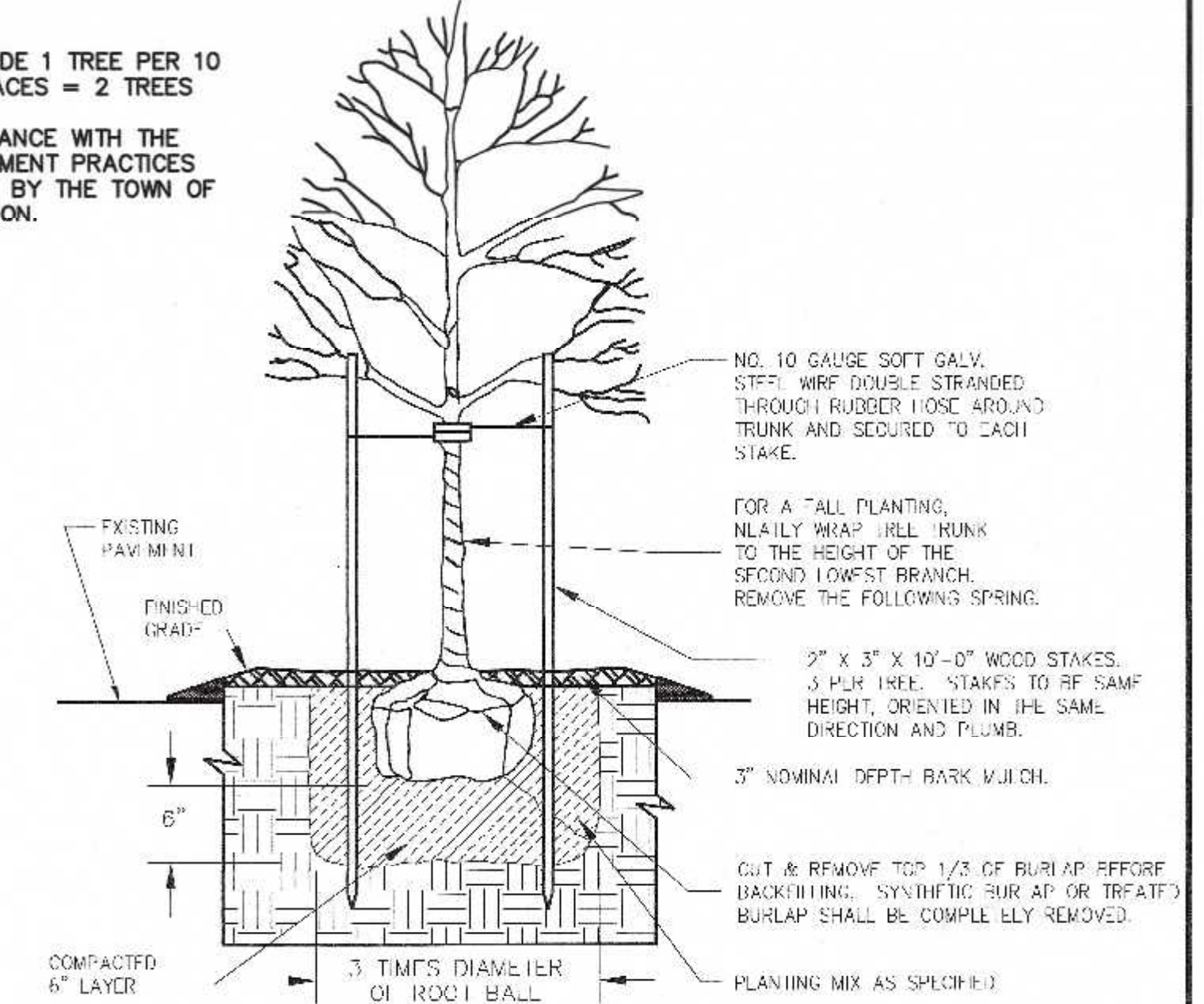
1. LANDSCAPE AREAS TO BE COVERED WITH MULCH OR DECORATIVE STONE.
2. LANDSCAPE AREAS TO BE UTILIZED AS SNOW STORAGE AREAS.
3. EXCESS SNOW TO BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH ALL TOWN AND STATE REGULATIONS.

PLANTING SCHEDULE

NUMBER	COMMON NAME	SCIENTIFIC NAME	SIZE	CONDITION
1	APPLE - A	ULMUS AMERICANA	8' - 10'	CONTAINER
1	CHERRY - C	PRUNUS AVIUM	1 1/2" - 2"	B&B
2	HIGHBUSH BLUEBERRY - B	VACCINIUM CORYMBOSUM	18" - 24"	3 - 5 GAL
4	BOG ROSEMARY - BR	ANDROMEDA POLIFOLIA	8" - 12"	CONTAINER

SITE PLANTINGS PROVIDED BY THE PROJECT ARCHITECT.

- PER SECTION 185-21C(5) PROVIDE 1 TREE PER 10 PARKING SPACES. 13 PARKING SPACES = 2 TREES
- 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.

CARLOS A. QUINTAL P.E. #30812

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. EXISTING CONCRETE SIDEWALK TO BE REMOVED AND RECONSTRUCTED AS NECESSARY AND SHALL TO MATCH EXISTING CONCRETE SIDEWALK ALONG THE FRONTAGE OF 138 EAST CENTRAL STREET.

OWNER AND APPLICANT:
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138 EAST CENTRAL STREET
FRANKLIN, MASSACHUSETTS

**SITE PLAN
GRADING & UTILITY PLAN**
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- & HANDICAP PARKING SPACE
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SIDEWALK NOTE:
CONSTRUCT NEW CONCRETE SIDEWALKS AT THE TWO DRIVEWAY AREA. MATCH EXISTING GRAVEL, AND CONCRETE THICKNESS.

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

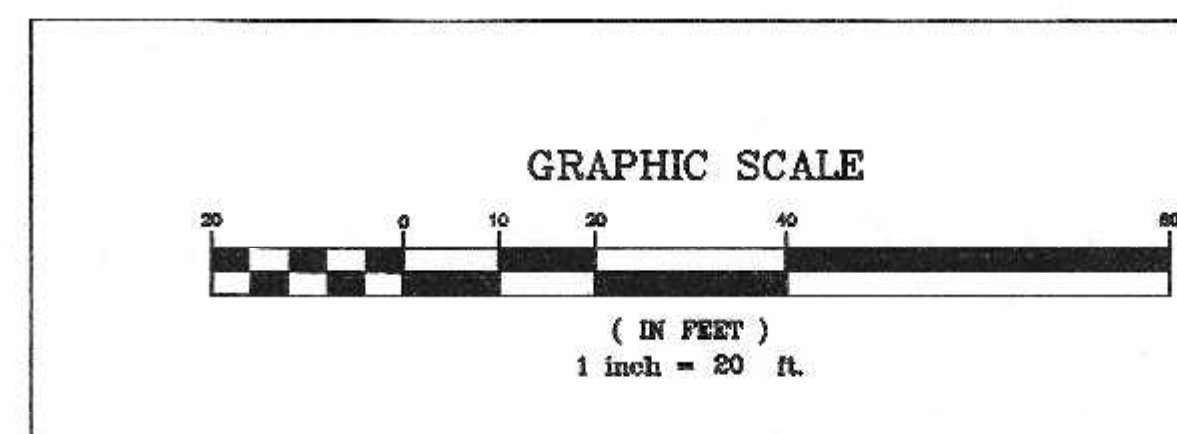
NOTE:
ANY PROPOSED PAVEMENT RESTORATION WITHIN THE 140 RIGHT OF WAY SHALL MATCH THE EXISTING GRAVEL, DENSE GRADE, BINDER COURSE AND FINISH COURSE DEPTHS OF BITUMINOUS CONCRETE.

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33 CROSS STREET
N/F MARTIN
BOOK 32382 PAGE 54
ZONE - SINGLE FAMILY IV
USE - RESIDENTIAL

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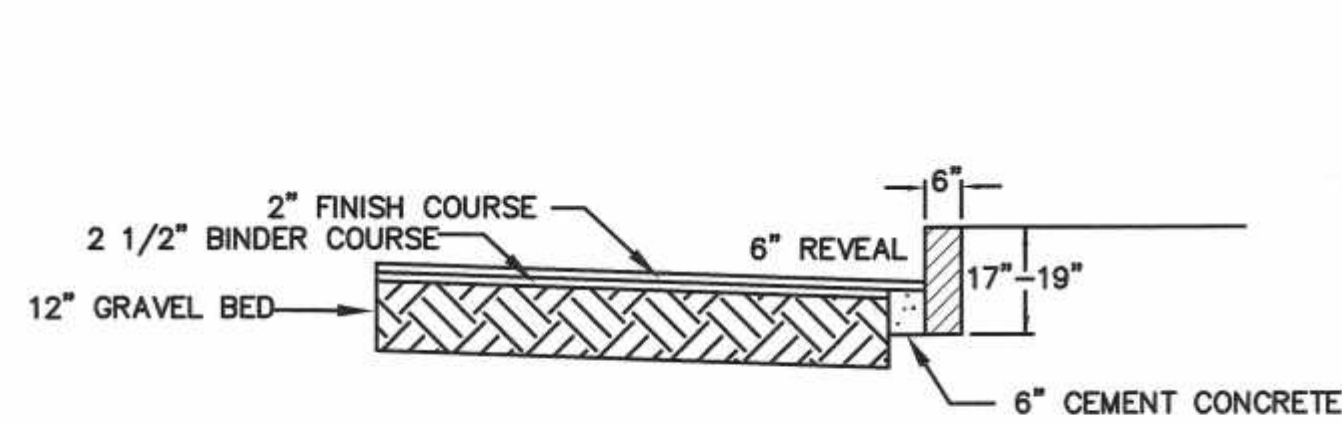
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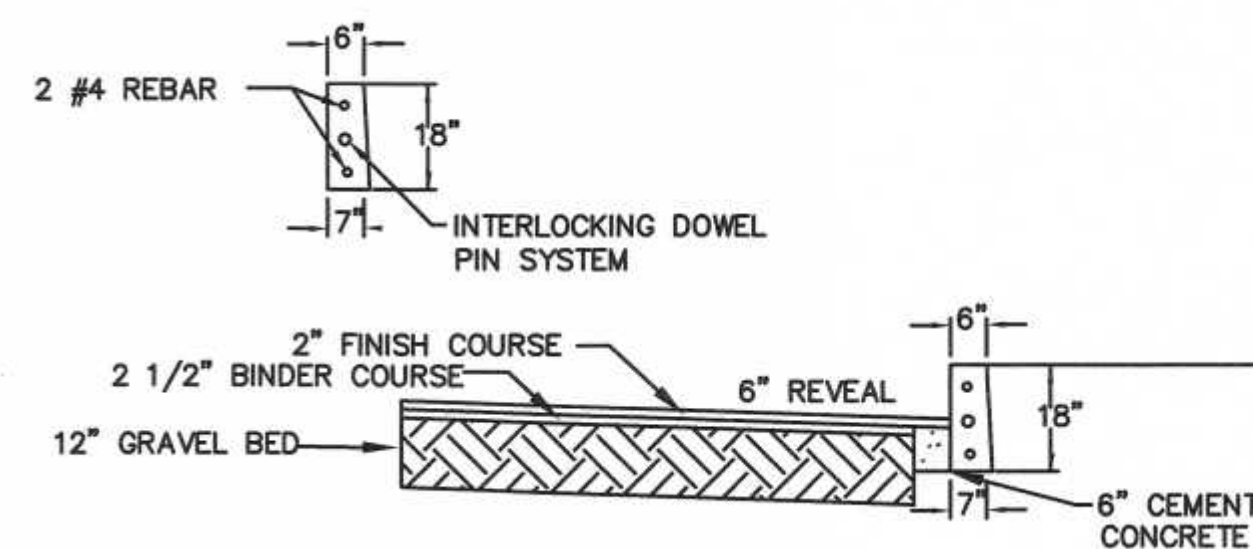
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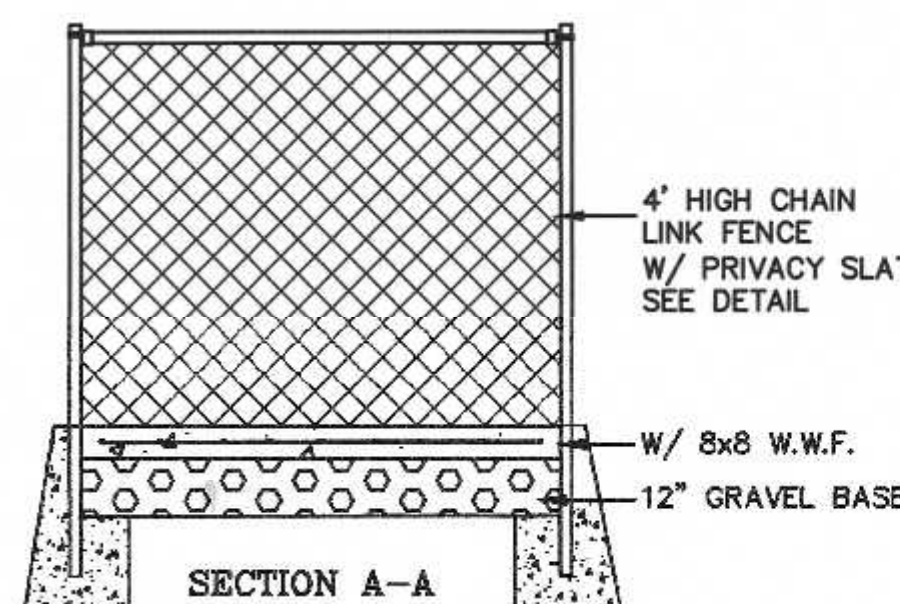
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SHEET	4 of 5



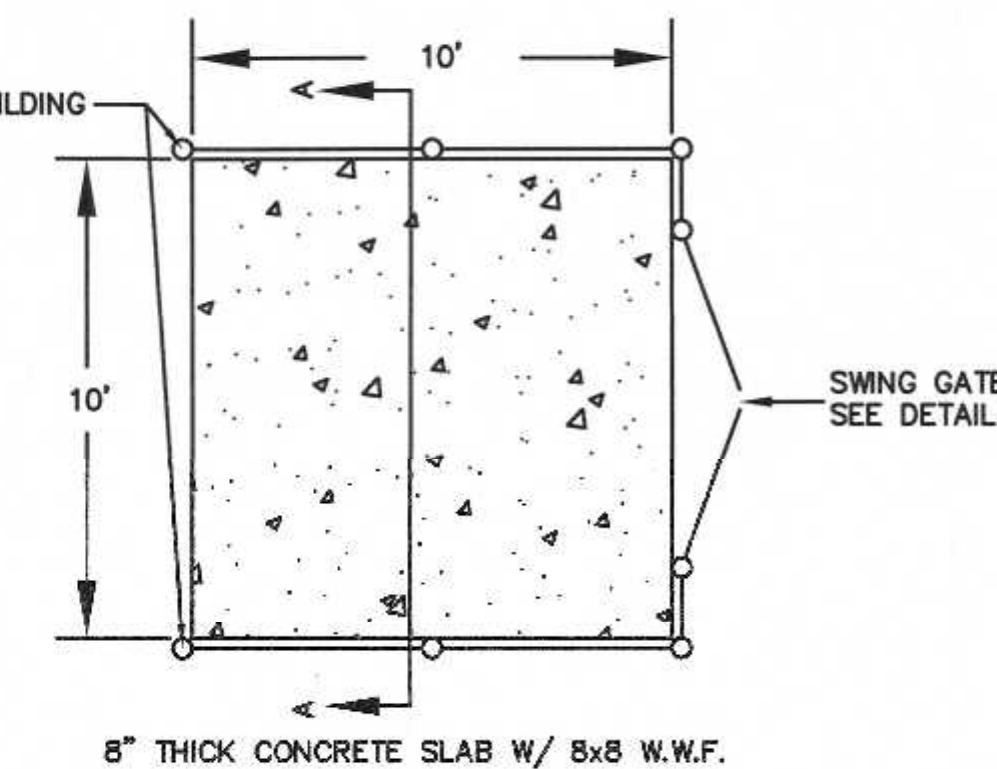
PAVEMENT AND VA-4 VERTICAL GRANITE CURBING



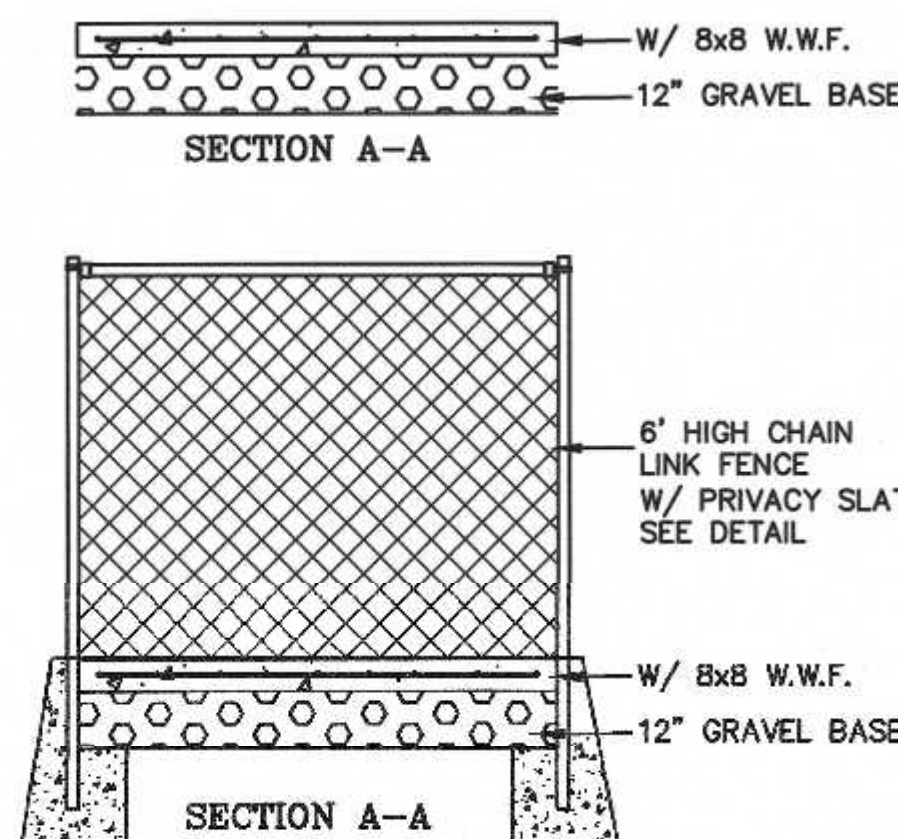
PAVEMENT AND REINFORCED VERTICAL CONCRETE CURBING



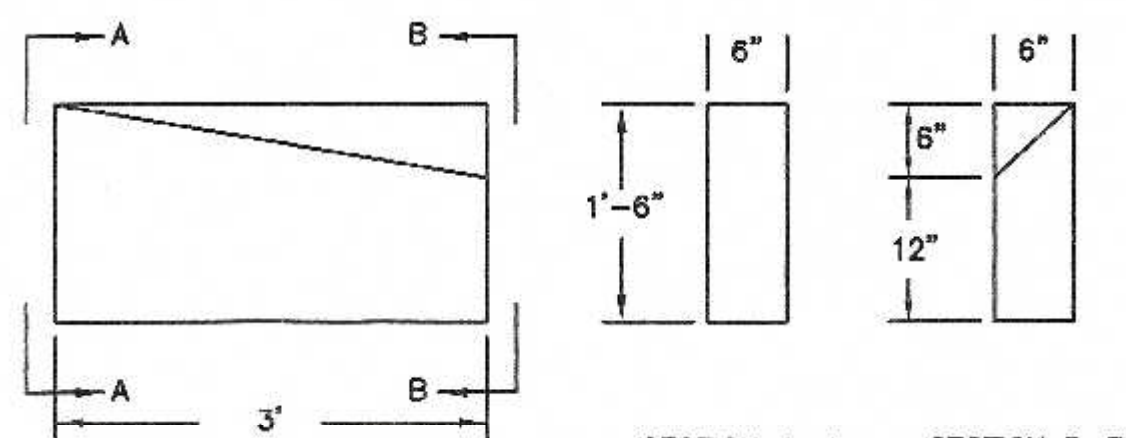
SITE FENCE



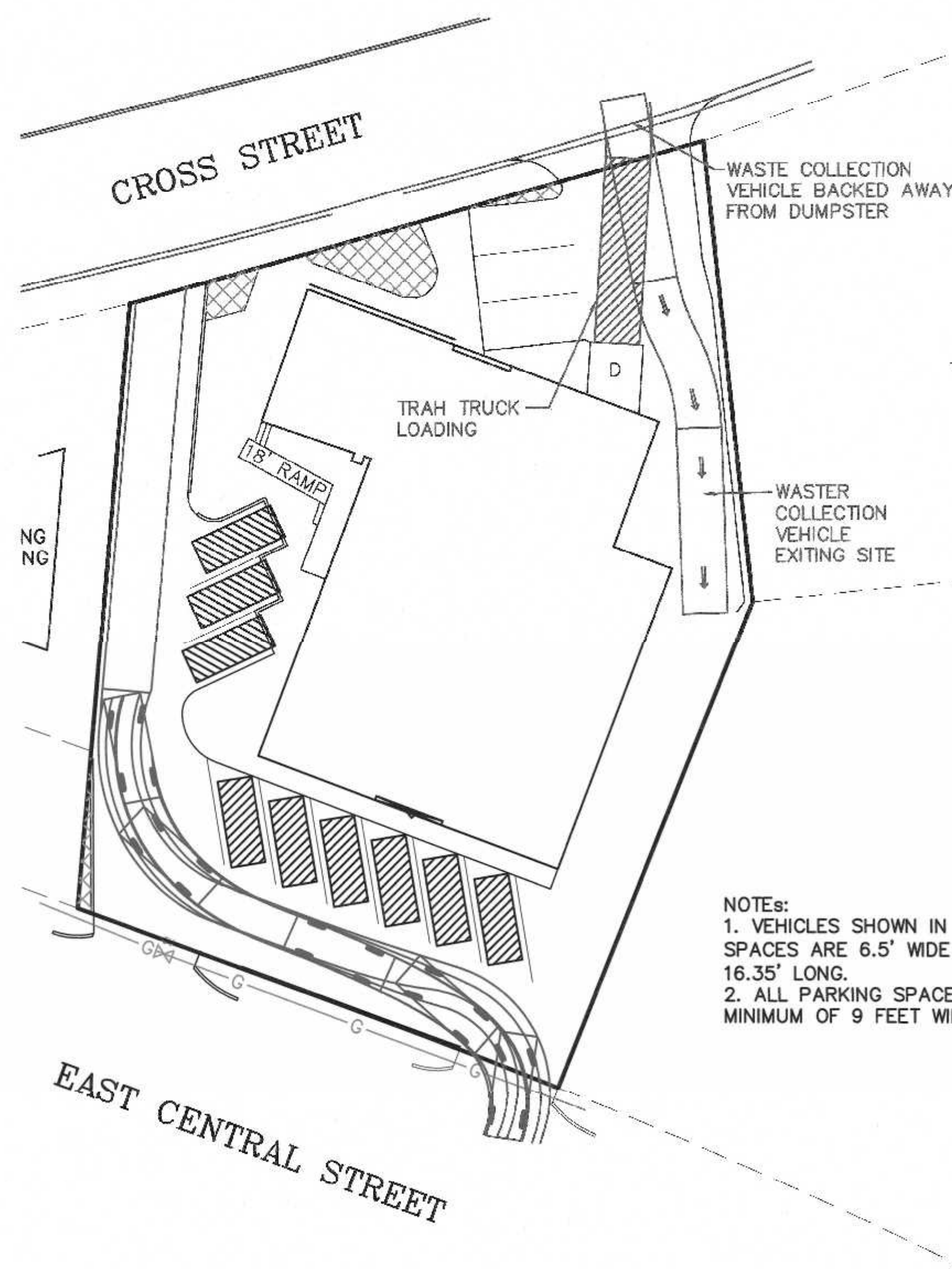
CONCRETE DUMPSTER PAD



DUMPSTER AREA FENCE

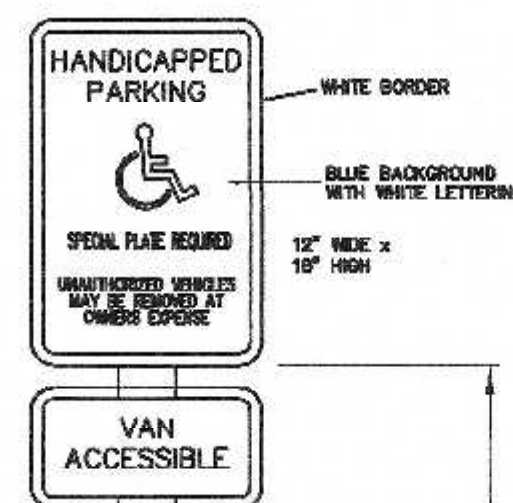


GRANITE CURB TRANSITION DETAIL



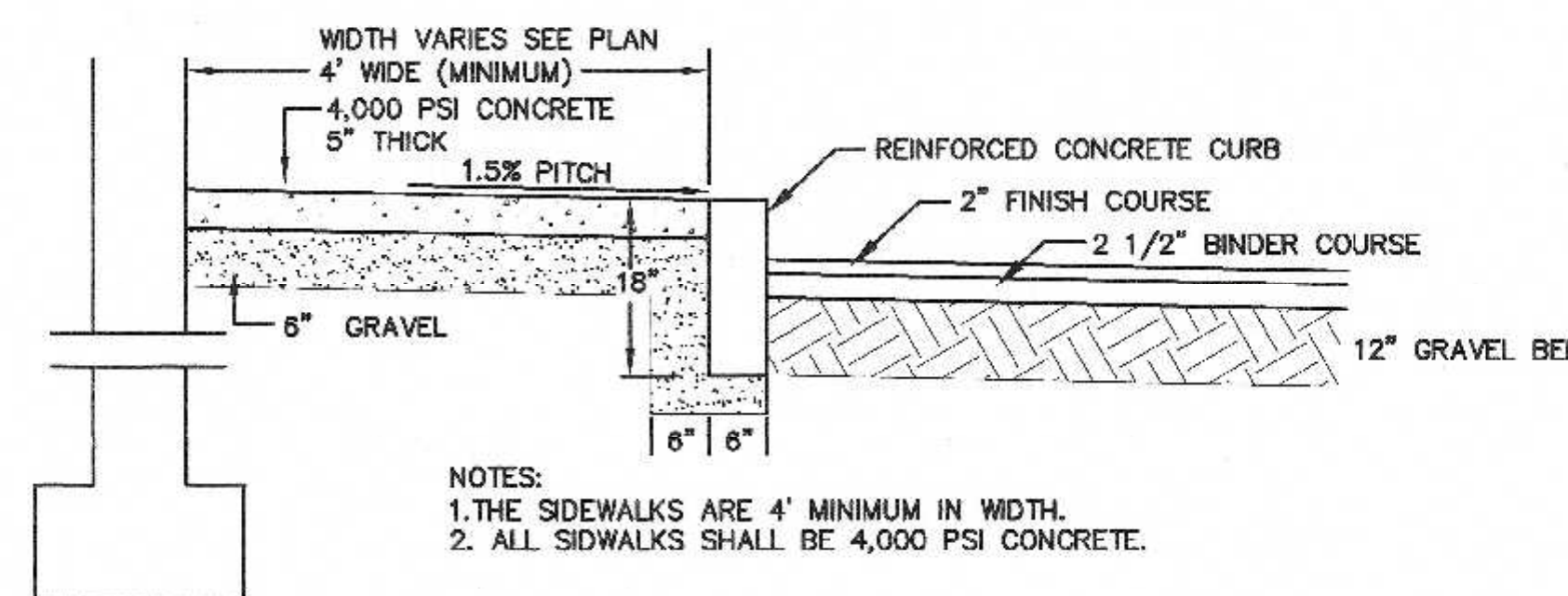
VEHICLE PARKING AND MANEUVERING SKETCH

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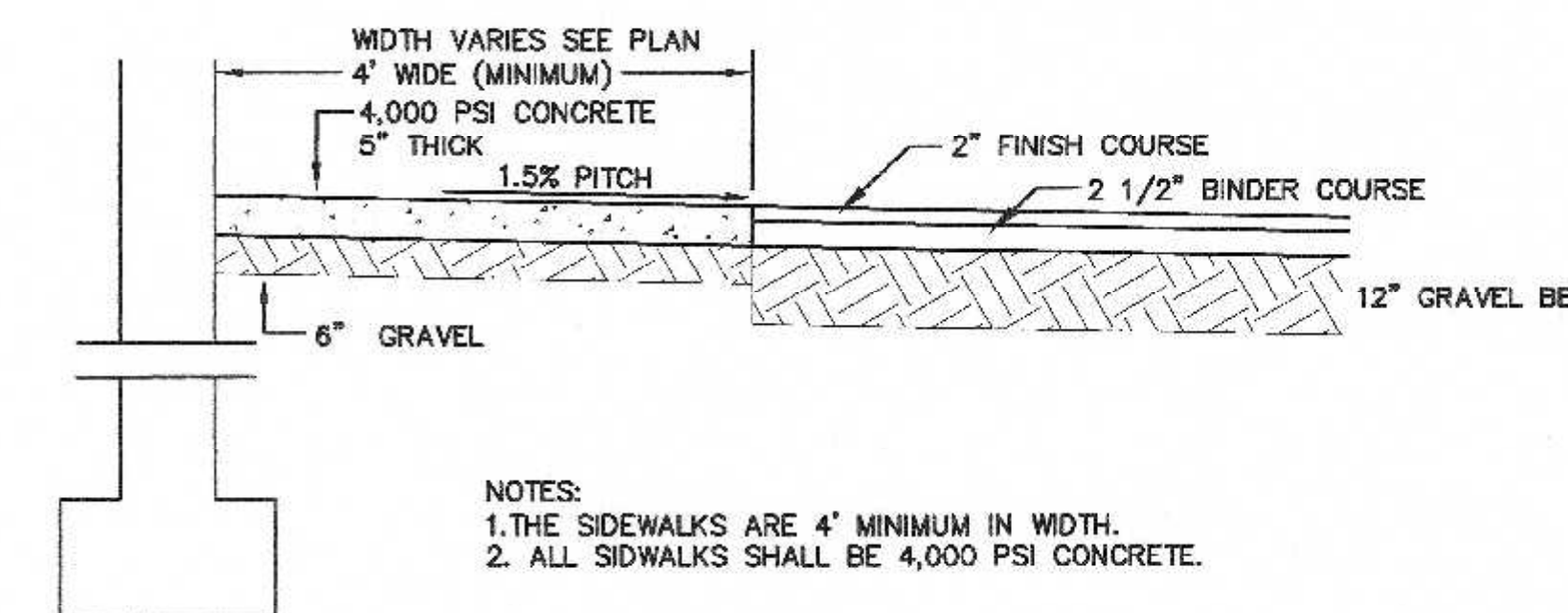
HANDICAP SIGN DETAIL

NOTE: DO NOT ENTER SIGN TO MATCH HANDICAP SIGN CONSTRUCTION WITH THE EXCEPTION OF THE SIGN.



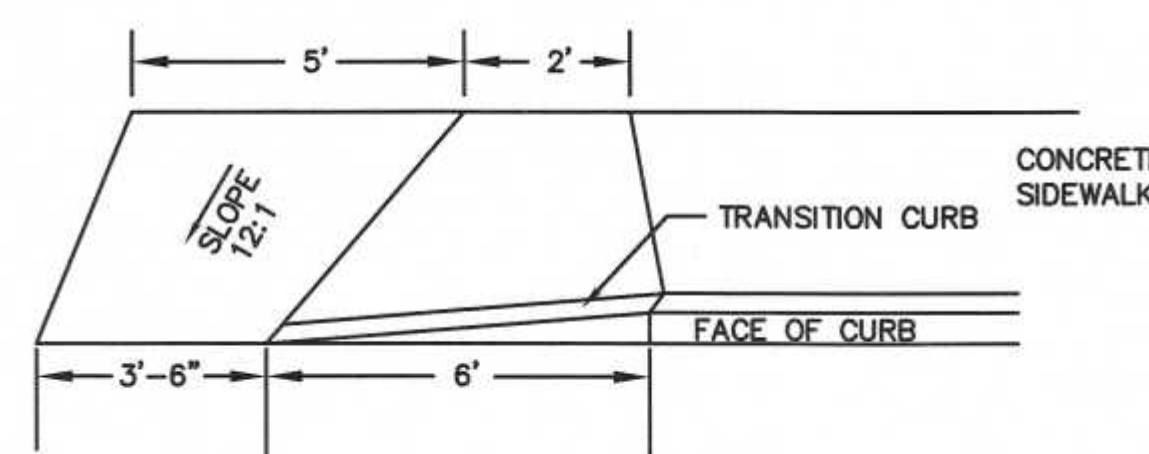
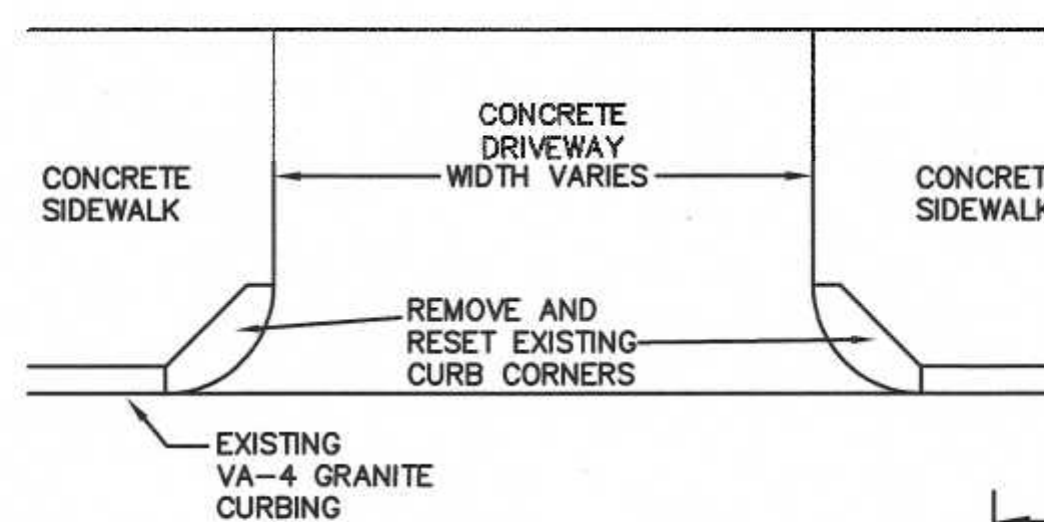
SIDEWALK DETAIL w/ CURB

N.T.S.



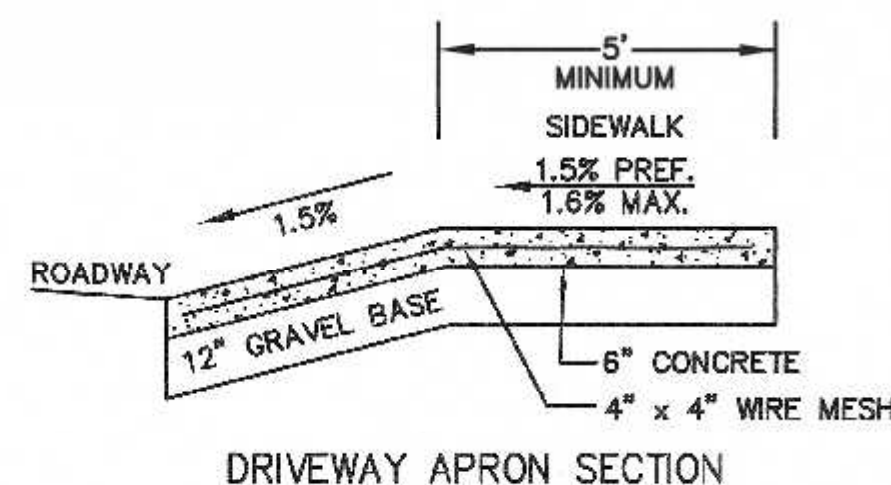
SIDEWALK DETAIL w/out CURB

N.T.S.

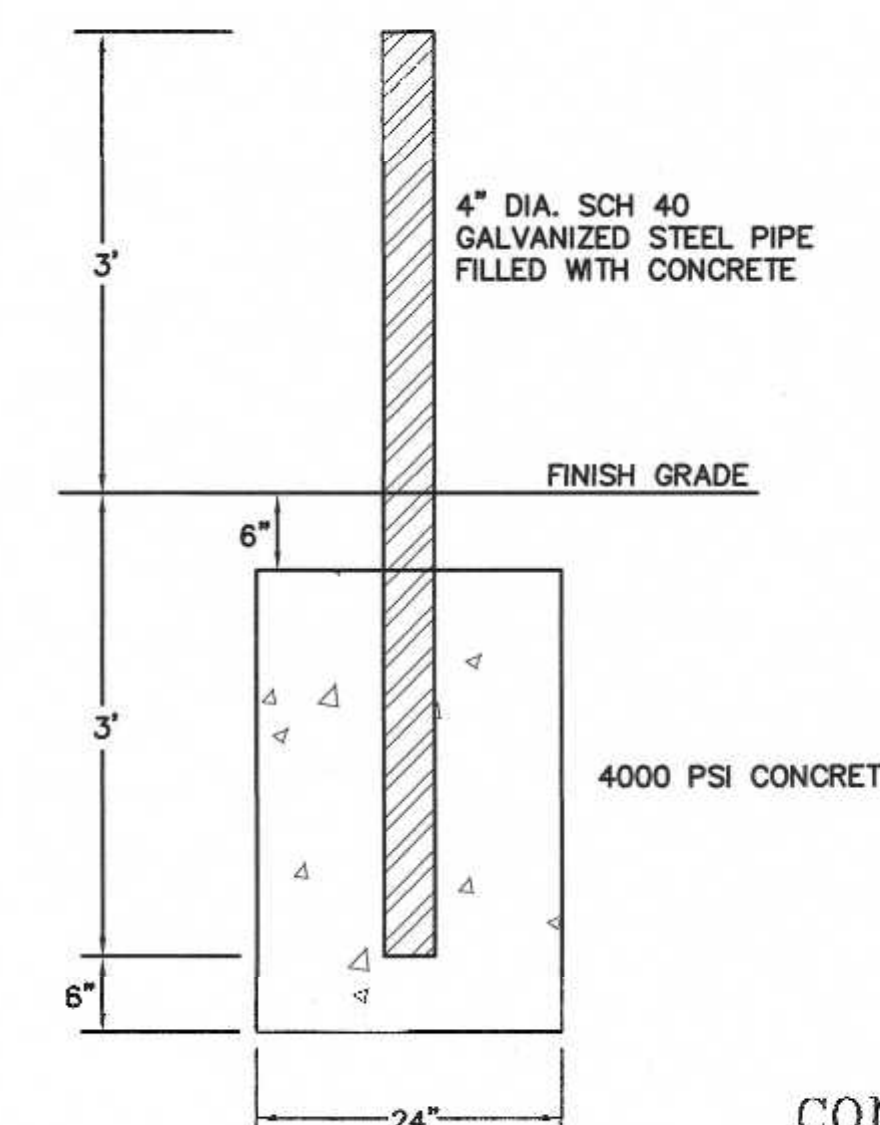


WHEELCHAIR RAMP

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)



DRIVEWAY APRON SECTION



BOLLARD DETAIL



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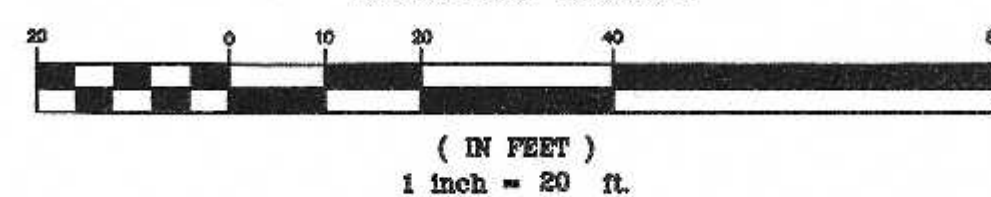
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