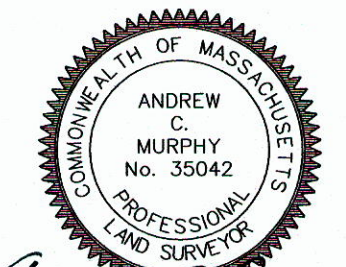




- NOTES:
- ELEVATIONS DATUM NGVD 1929.
  - EXISTING CONDITIONS SURVEY WAS COMPLETED BETWEEN AUGUST 28, 2020 AND NOVEMBER 10, 2020.
  - SOIL TYPES TAKEN FROM SOILS MAP OF NORFOLK COUNTY.

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  
11/24/2020  
ANDREW C. MURPHY P.L.S. #35042

LEGEND:

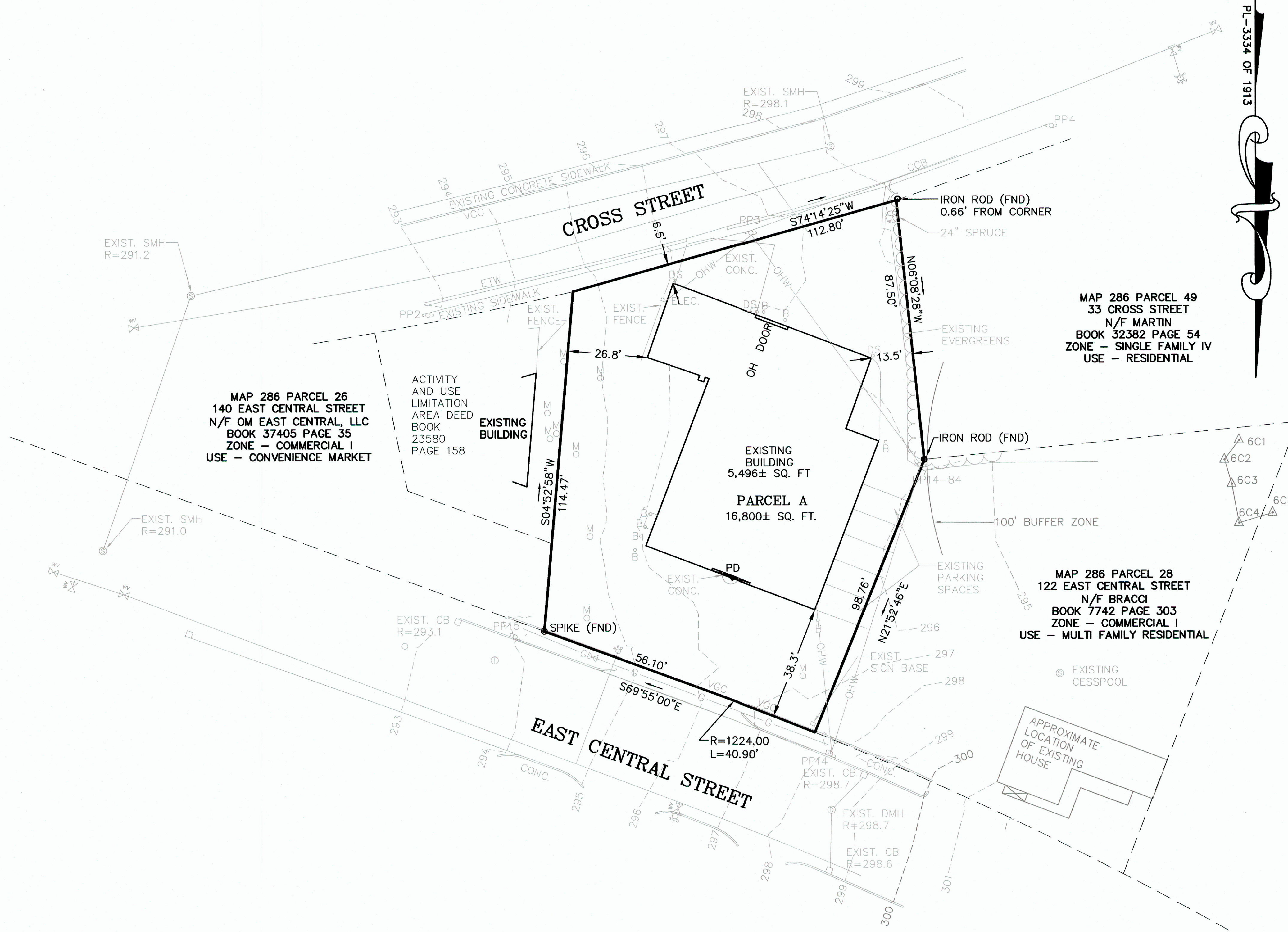
- 297-- EXISTING CONTOUR
- 297- PROPOSED CONTOUR
- x274.3 SPOT GRADE - PROPOSED
- x274.3EX. SPOT GRADE - EXISTING
- 48M EXIST. TREE - DIAMETER - SPECIES
- UP4-1 UTILITY POLE
- OHW OVERHEAD WIRES
- GAS GATE
- WATER CURB STOP
- WATER GATE
- FIRE HYDRANT
- DRAIN MANHOLE
- CATCH BASIN
- SEWER MANHOLE
- D DUMPSTER
- VCC VERTICAL CONCRETE CURBING (REINFORCED)
- VGC VERTICAL GRANITE CURBING
- Handicap symbol HANDICAP PARKING SPACE
- Building symbol BUILDING MOUNTED LIGHT
- B BOLLARD
- M MONITOR WELL

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

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

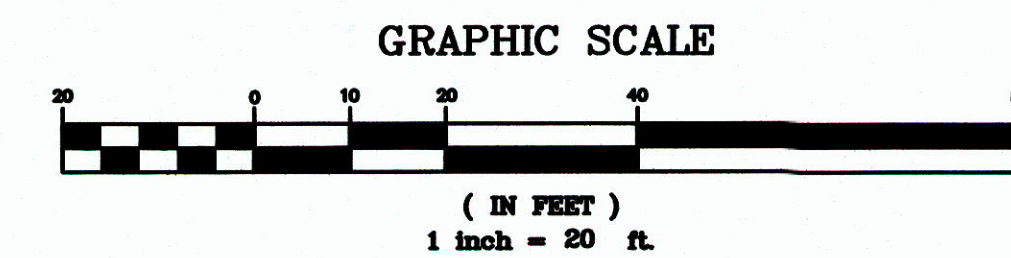
SITE PLAN  
EXISTING CONDITIONS PLAN  
138 EAST CENTRAL STREET  
FRANKLIN, MASSACHUSETTS  
PREPARED FOR  
FRANKLIN FOOD PANTRY, INCORPORATED  
138 EAST CENTRAL STREET  
FRANKLIN, MASSACHUSETTS  
NOVEMBER 10, 2020  
SCALE: 1" = 20'

PL-3334 OF 1913



SITE PLAN APPROVAL  
REQUIRED  
FRANKLIN PLANNING BOARD

DATE



NO.	DATE	DESCRIPTION	BY

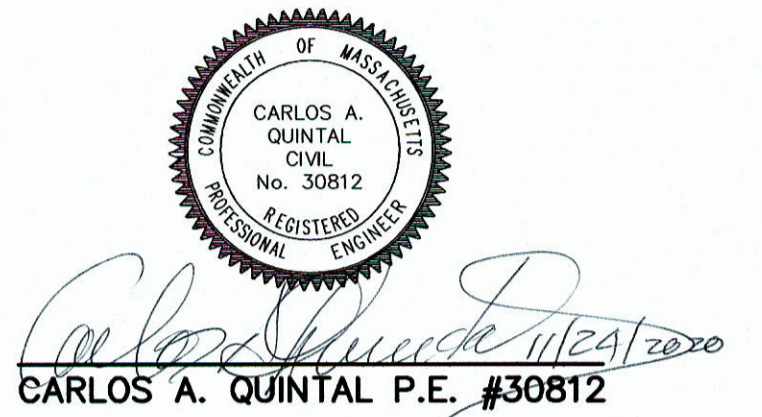
DATE	FIELD BY:	INT.
8/20		BL
BK#	FIELD BOOK	PG#
11/20	CALCS BY:	RRG
11/20	DESIGNED BY:	RRG
11/20	DRAWN BY:	COMP
11/20	CHECKED BY:	CAQ

**UNITED CONSULTANTS INC.**  
850 FRANKLIN STREET SUITE 11D  
WRENTHAM, MASSACHUSETTS 02093  
508-384-6660 FAX 508-384-6666

DATE	NOV. 10, 2020
SCALE	1" = 20'
PROJECT	UC1466
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)(g))  
 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.

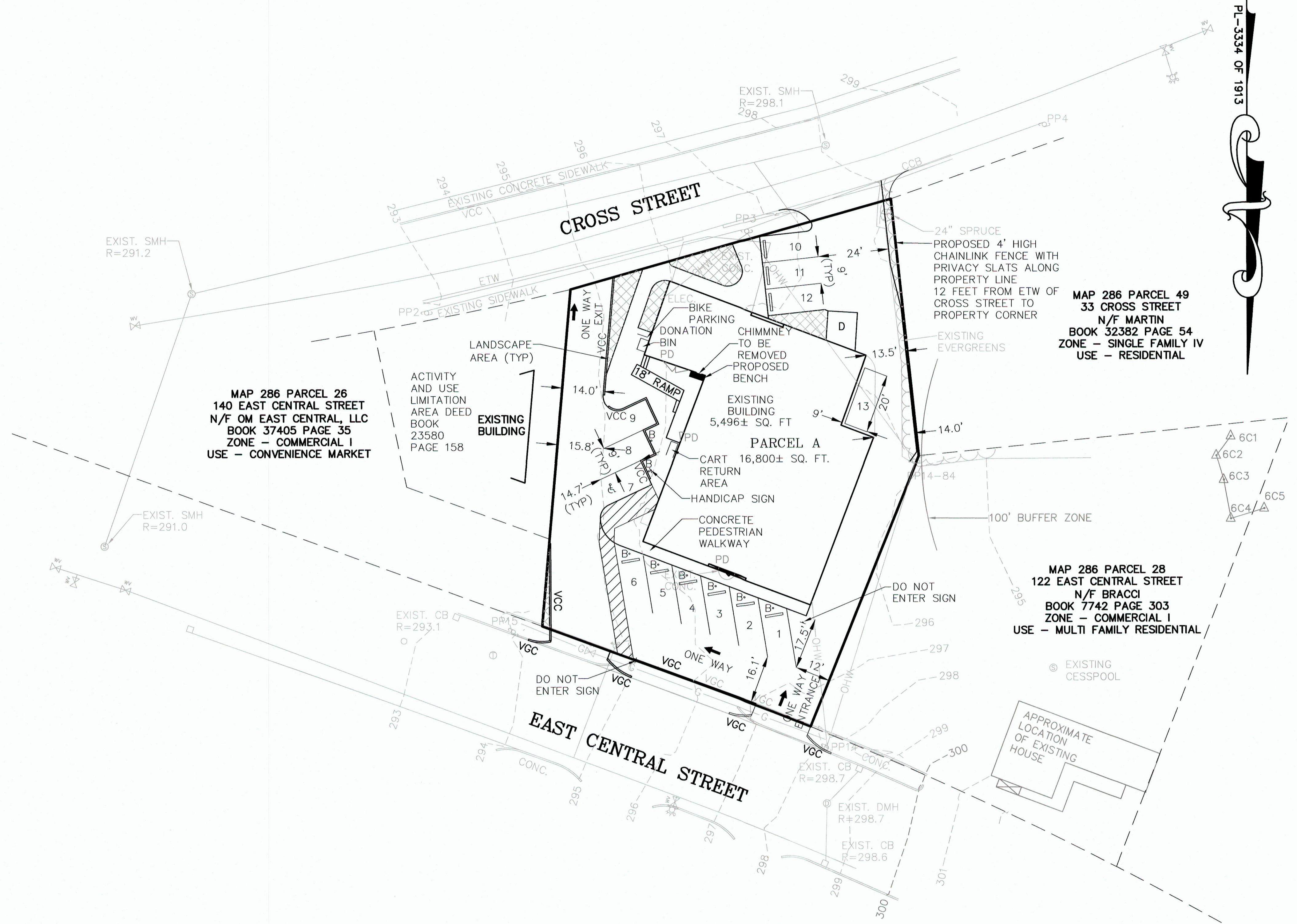


- LEGEND:
- - 297 - - EXISTING CONTOUR
  - 297 - PROPOSED CONTOUR
  - x274.3 SPOT GRADE - PROPOSED
  - x274.3EX. SPOT GRADE - EXISTING
  - 48M EXIST. TREE - DIAMETER - SPECIES
  - UP4-1 UTILITY POLE
  - OHW OVERHEAD WIRES
  - GAS GATE
  - WATER CURB STOP
  - WATER GATE
  - FIRE HYDRANT
  - DRAIN MANHOLE
  - CATCH BASIN
  - SEWER MANHOLE
  - D DUMPSTER
  - VCC VERTICAL CONCRETE CURBING (REINFORCED)
  - VGC VERTICAL GRANITE CURBING
  - & HANDICAP PARKING SPACE
  - = BUILDING MOUNTED LIGHT
  - B BOLLARD
  - M MONITOR WELL

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

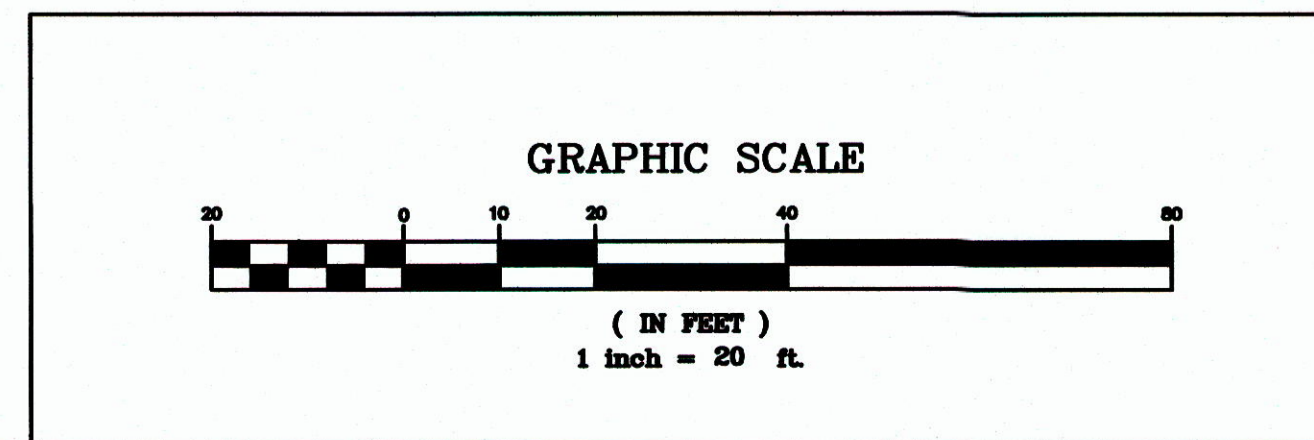
SITE PLAN  
 SITE LAYOUT PLAN  
 138 EAST CENTRAL STREET  
 FRANKLIN, MASSACHUSETTS  
 PREPARED FOR  
 FRANKLIN FOOD PANTRY, INCORPORATED  
 138 EAST CENTRAL STREET  
 FRANKLIN, MASSACHUSETTS  
 NOVEMBER 10, 2020  
 SCALE: 1" = 20'

PL-3334 OF 1913



SITE PLAN APPROVAL  
 REQUIRED  
 FRANKLIN PLANNING BOARD

DATE	



NO.	DATE	DESCRIPTION	BY

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

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

DATE	NOV. 10, 2020
SCALE	1" = 20'
PROJECT	UC1466
SHEET	3 of 5

**EXISTING SITE FEATURES NOTES:**

1. EXISTING BOLLARDS TO BE REMOVED.
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 ROUT AND WALKWAY ELEVATIONS.
4. EXISTING WATER SERVICE TO REMAIN.
5. EXISTING SEWER SERVICE TO REMAIN.
6. EXISTING UTILITY SERVICES TO REMAIN.

**LANDSCAPE AND SNOW STORAGE / REMOVAL NOTES:**

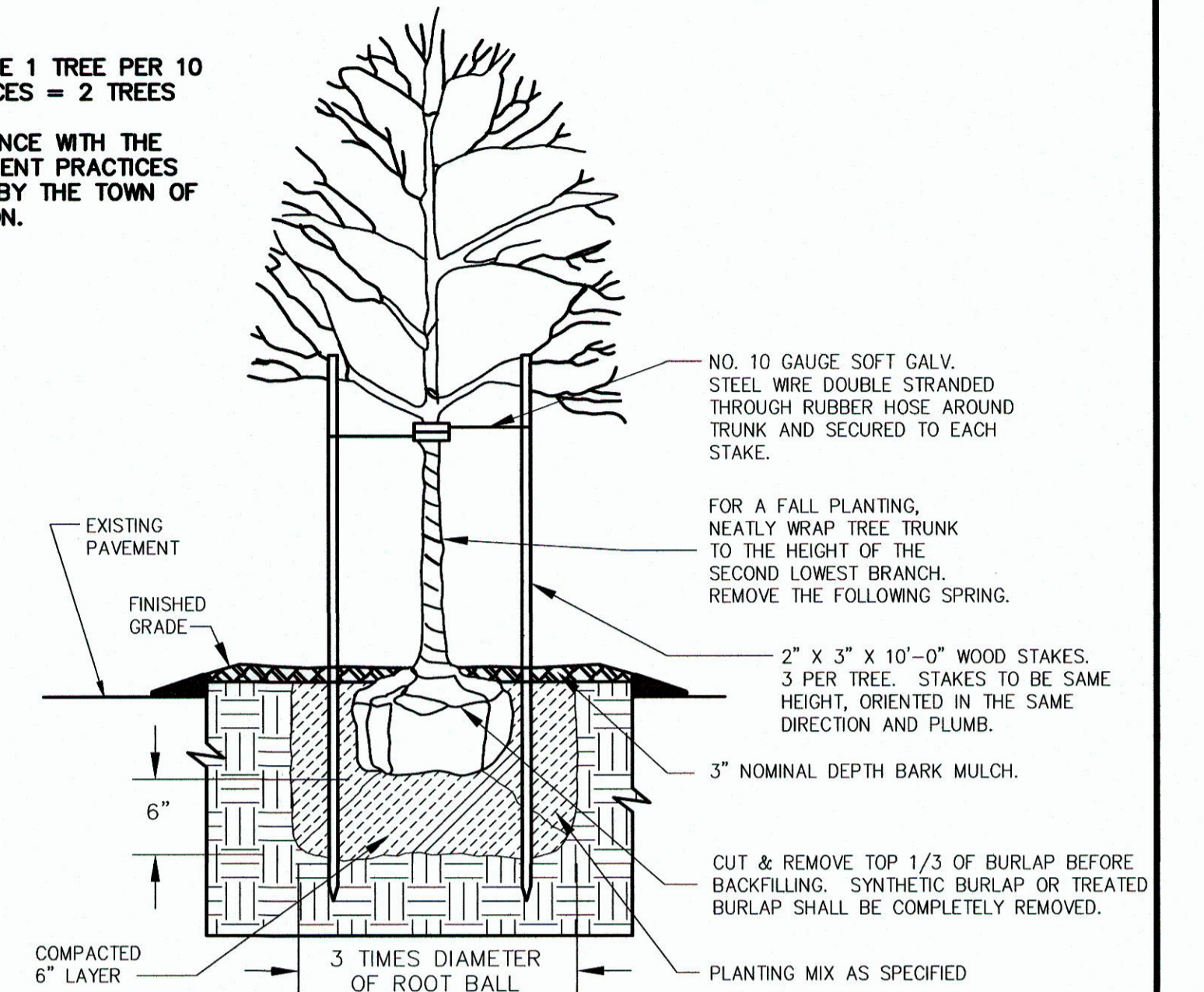
1. LANDSCAPE AREAS TO BE COVERED WITH MULCH OR DECORATIVE STONE.
2. LANDSCAPE AREAS TO BE UTILIZED AS SNOW STORAGE AREAS.
3. EXCESS SNOW TO BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH ALL TOWN AND STATE REGULATIONS.

**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
4	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**

**LEGEND:**

- 297- EXISTING CONTOUR
- 297- PROPOSED CONTOUR
- 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 (REINFORCED)
- VGC VERTICAL GRANITE CURBING
- & HANDICAP PARKING SPACE
- = BUILDING MOUNTED LIGHT
- B BOLLARD
- M MONITOR WELL

PROPOSED RADIUS CURB TO MATCH EXISTING.

**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.

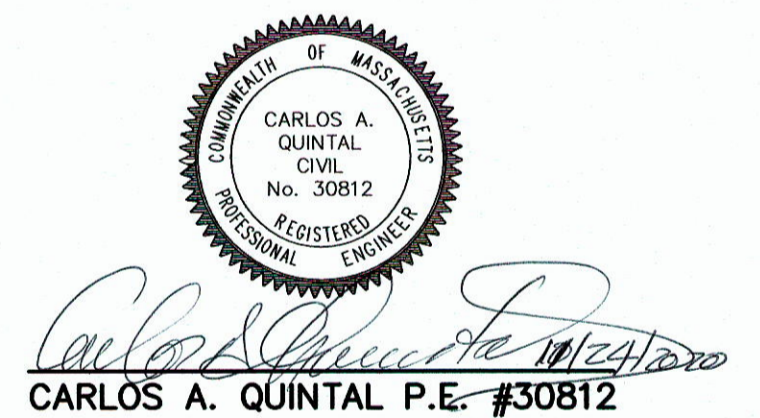
MAP 286 PARCEL 49  
33 CROSS STREET  
N/F MARTIN  
BOOK 32382 PAGE 54  
ZONE - SINGLE FAMILY IV  
USE - RESIDENTIAL

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

- 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.

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.



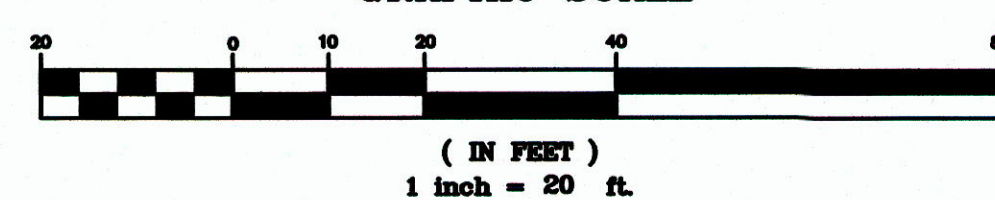
**OWNER AND APPLICANT:**  
FRANKLIN FOOD PANTRY, INCORPORATED  
138 EAST CENTRAL STREET  
FRANKLIN, MASSACHUSETTS

**SITE PLAN  
GRADING & UTILITY PLAN**  
138 EAST CENTRAL STREET  
FRANKLIN, MASSACHUSETTS  
PREPARED FOR  
FRANKLIN FOOD PANTRY, INCORPORATED  
138 EAST CENTRAL STREET  
FRANKLIN, MASSACHUSETTS  
NOVEMBER 10, 2020  
SCALE: 1" = 20'

**SITE PLAN APPROVAL  
REQUIRED  
FRANKLIN PLANNING BOARD**

DATE

**GRAPHIC SCALE**



NO.	DATE	DESCRIPTION	BY

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

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

DATE
NOV. 10, 2020
SCALE
1" = 20'
PROJECT
UC1466
SHEET
4 of 5

