

# SITE PLAN

## FRANKLIN RIDGE SENIOR HOUSING

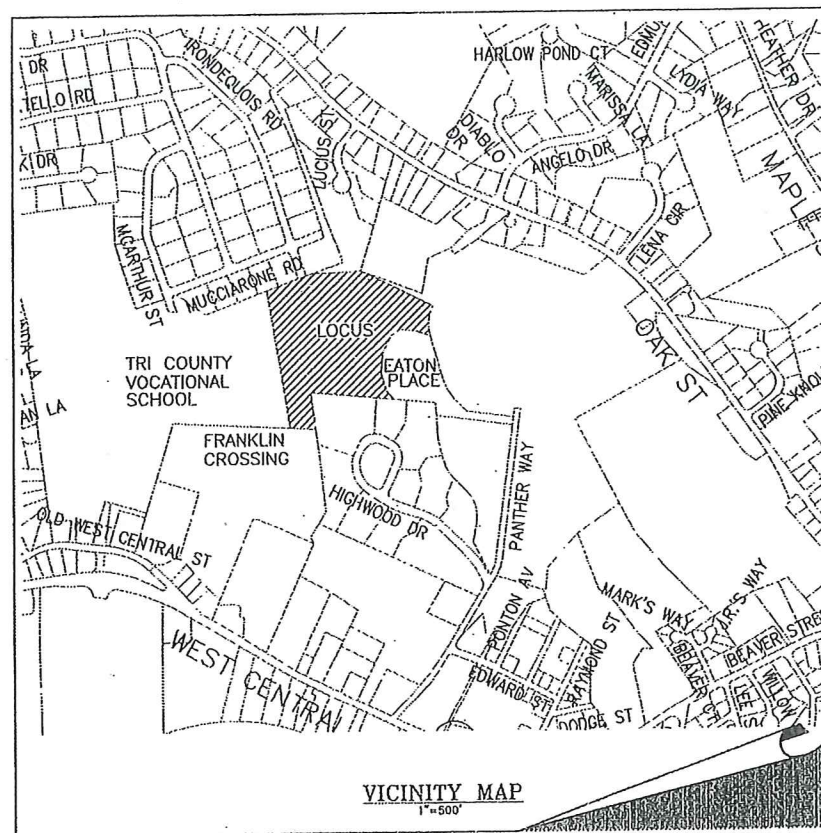
### A 40B DEVELOPMENT

## FRANKLIN, MASSACHUSETTS

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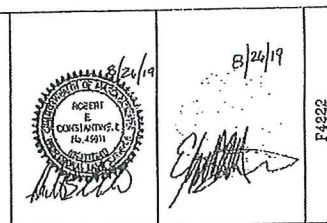


**APPLICANT**  
 JNJUHL AND ASSOC., LLC  
 222 DANIELS STREET  
 FRANKLIN, MA. 02038

**ARCHITECT**  
 LUCIO TRABUCCO  
 NUNES TRABUCCO ARCHITECTS  
 109 HIGHLAND AVENUE, B1  
 NEEDHAM, MA 02494

### GENERAL NOTES:

1. THIS SITE IS NOT LOCATED WITHIN A WATER RESOURCE DISTRICT.
2. THIS SITE IS NOT LOCATED WITHIN A FLOOD ZONE ACCORDING TO FIRM MAP NO. 25021C0308E EFFECTIVE DATE JULY 17, 2012.
3. THIS SITE REFERS TO FRANKLIN ASSESSOR MAP 259 PARCEL, 007-002.
4. THIS SITE IS NOT LOCATED WITHIN THE RHESP.
5. THIS LAND IS ZONED RURAL RESIDENTIAL II.
6. SEE SITE PLAN FOR EATON PLACE BY DEALS AND THOMAS DATED MARCH 23, 2007 SIGNED BY THE FRANKLIN ZONING BOARD OF APPEALS ON FEBRUARY 21, 2008.
7. SEE PLAN ENTITLED PLAN OF LAND IN FRANKLIN MASSACHUSETTS, RECORDED IN THE NORTON REGISTRY OF DEEDS PLAN BK 572 PAGE 85 OF 2007.



APPROVED DATE: \_\_\_\_\_  
 FRANKLIN ZONING BOARD OF APPEALS  
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### LEGAL NOTES

UTILITIES ARE PLOTTED AS A COMPILATION OF RECORD DOCUMENTS, MARKINGS AND OTHER OBSERVED EVIDENCE. DEVELOPER A VIEW OF THE UNDERGROUND UTILITIES AND SHOULD BE CONSIDERED APPROXIMATE. DURING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DETERMINED. CONTRACTORS SHOULD CONTACT ALL UTILITY COMPANIES BEFORE EXCAVATING AND DRILLING AND CALL DIGSAFE AT 1(888)DIGSAFE(7233).

CONSTRUCTION ON THIS LAND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS, OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.

### OWNER

FRANKLIN MUNICIPAL AFFORDABLE HOUSING TRUST FUND  
 355 EAST CENTRAL STREET  
 FRANKLIN, MA 02038  
 MAP 259 PARCEL 007-002  
 BOOK 34282 PAGE 520

### APPLICANT

JNJUHL AND ASSOC., LLC  
 222 DANIELS STREET  
 FRANKLIN, MA. 02038

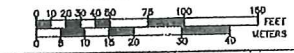
**SITE PLAN**  
**FRANKLIN RIDGE**  
**SENIOR HOUSING**  
 A 40B DEVELOPMENT  
 FRANKLIN MASSACHUSETTS

### COVER

**AUGUST 26, 2019**

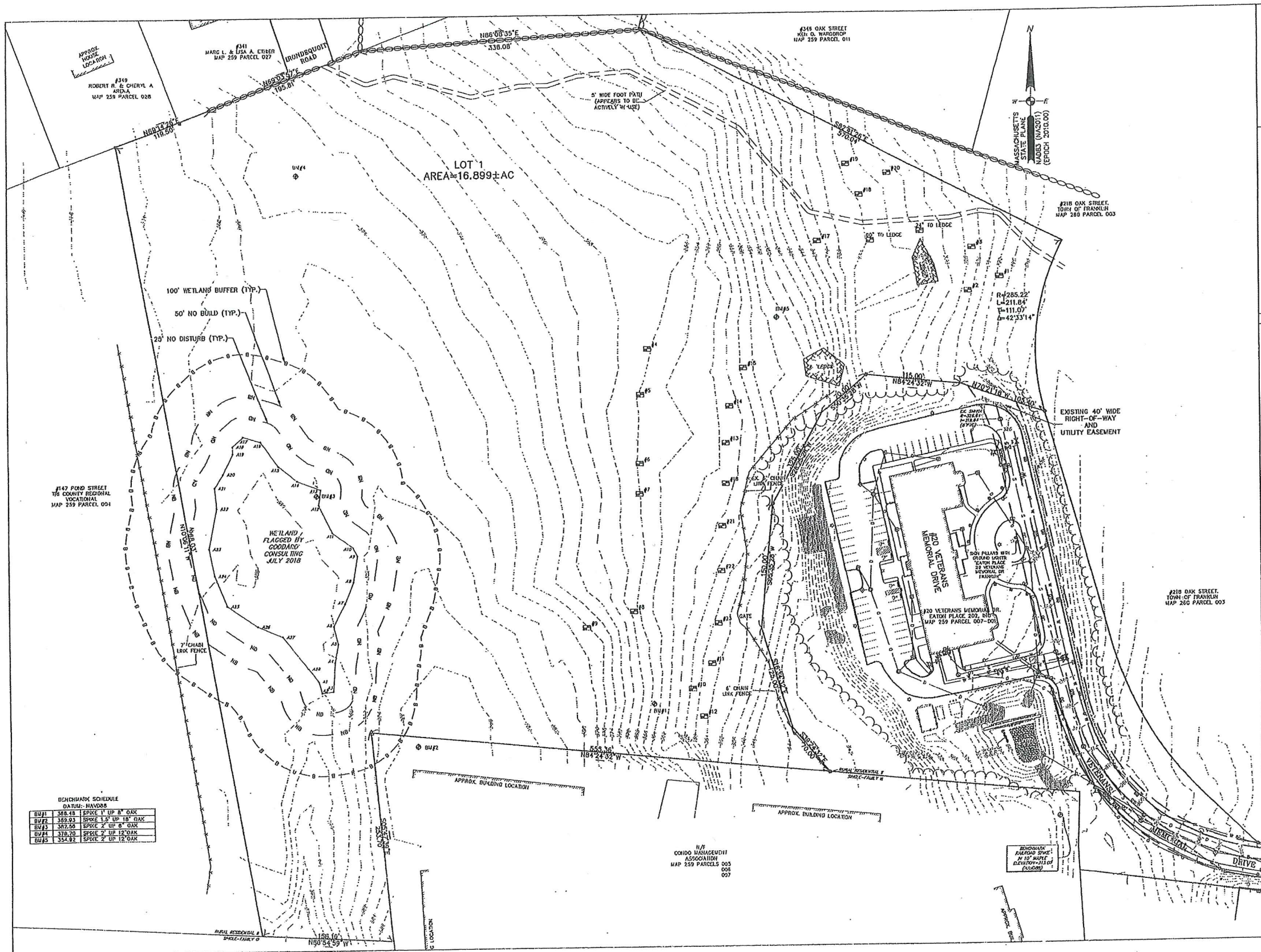
DATE	REVISION DESCRIPTION

GRAPHIC SCALE: 1"=50'



**Guerriere & Halon, Inc.**  
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 55 WEST CENTRAL ST. PH. (508) 528-3221  
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SHEET 1 OF 11 JOB NO. F4222



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 FRANKLIN ZONING BOARD OF APPEALS  
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LEGAL NOTES

UTILITIES ARE PLOTTED AS A COMPILATION OF RECORD DRAWINGS AND OTHER OBSERVED EVIDENCE. HOWEVER, A VIEW OF THE UNDERGROUND UTILITIES SHOULD BE CONSIDERED APPROXIMATE AND EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE GUARANTEED COMPLETELY AND RELIABLY. DEPENDING ON THE UTILITIES NOT EVIDENCED BY RECORD DRAWINGS OR OBSERVED PHYSICAL EVIDENCE, 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(7233).

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OWNER

FRANKLIN MUNICIPAL AFFORDABLE HOUSING TRUST FUND  
 355 EAST CENTRAL STREET  
 FRANKLIN, MA. 02038  
 MAP 259 PARCEL 007-002  
 BOOK 34282 PAGE 520

APPLICANT

SHUHL AND ASSOC., LLC  
 222 DANIELS STREET  
 FRANKLIN, MA. 02038

**SITE PLAN  
 FRANKLIN RIDGE  
 SENIOR HOUSING  
 A 40B DEVELOPMENT  
 FRANKLIN MASSACHUSETTS**

EXISTING CONDITIONS

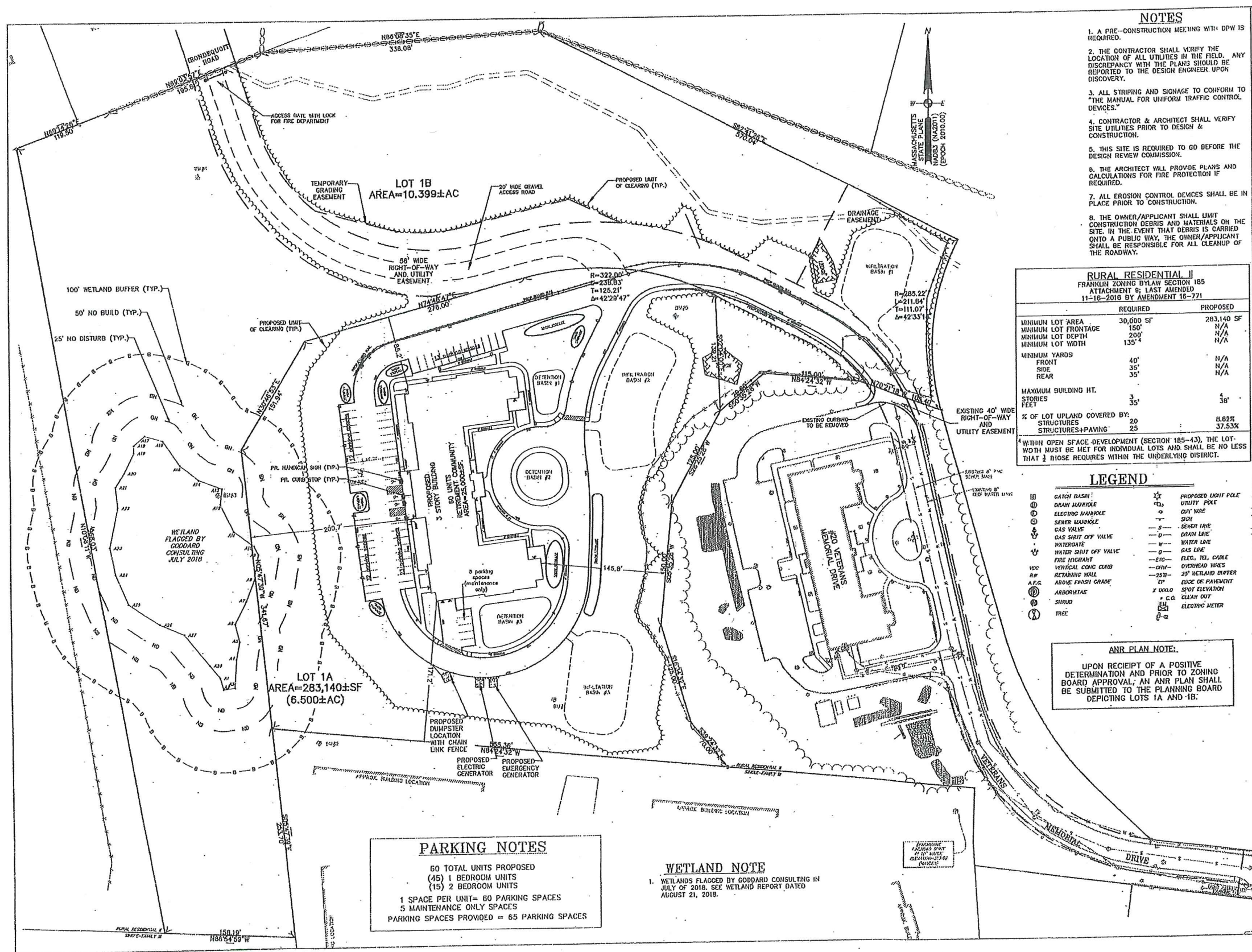
**AUGUST 28, 2019**

DATE	REVISION DESCRIPTION

GRAPHIC SCALE: 1"=50'

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**NOTES**

1. A PRE-CONSTRUCTION MEETING WITH DPW IS REQUIRED.
2. 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.
3. ALL STRIPING AND SIGNAGE TO CONFORM TO "THE MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES."
4. CONTRACTOR & ARCHITECT SHALL VERIFY SITE UTILITIES PRIOR TO DESIGN & CONSTRUCTION.
5. THIS SITE IS REQUIRED TO GO BEFORE THE DESIGN REVIEW COMMISSION.
6. THE ARCHITECT WILL PROVIDE PLANS AND CALCULATIONS FOR FIRE PROTECTION IF REQUIRED.
7. ALL EROSION CONTROL DEVICES SHALL BE IN PLACE PRIOR TO CONSTRUCTION.
8. THE OWNER/APPLICANT SHALL LIMIT CONSTRUCTION DEBRIS AND MATERIALS ON THE SITE. IN THE EVENT THAT DEBRIS IS CARRIED ONTO A PUBLIC WAY, THE OWNER/APPLICANT SHALL BE RESPONSIBLE FOR ALL CLEANUP OF THE ROADWAY.



8/24/19  
 [Signature]

APPROVED DATE: \_\_\_\_\_  
 FRANKLIN ZONING BOARD OF APPEALS  
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**RURAL RESIDENTIAL II**  
 FRANKLIN ZONING BYLAW SECTION 185  
 ATTACHMENT 9; LAST AMENDED  
 11-16-2018 BY AMENDMENT 18-771

	REQUIRED	PROPOSED
MINIMUM LOT AREA	30,000 SF	283,140 SF
MINIMUM LOT FRONTAGE	150'	N/A
MINIMUM LOT DEPTH	200'	N/A
MINIMUM LOT WIDTH	135'	N/A
MINIMUM YARDS		
FRONT	40'	N/A
SIDE	35'	N/A
REAR	35'	N/A
MAXIMUM BUILDING HT. FEET	3	4
% OF LOT UPLAND COVERED BY STRUCTURES	20	18.02%
% OF LOT UPLAND COVERED BY STRUCTURES+PAVING	25	37.53%

WITHIN OPEN SPACE DEVELOPMENT (SECTION 185-4.3), THE LOT WIDTH MUST BE MET FOR INDIVIDUAL LOTS AND SHALL BE NO LESS THAN 1/3 THOSE REQUIRES WITHIN THE UNDERLYING DISTRICT.

**LEGEND**

- |   |                      |         |                     |
|---|----------------------|---------|---------------------|
| ① | EXISTING DASH        | ✕       | PROPOSED LIGHT POLE |
| ② | DRAIN MANHOLE        | ⊕       | UTILITY POLE        |
| ③ | ELECTRIC MANHOLE     | ○       | GRV WARE            |
| ④ | SEWER MANHOLE        | ⊖       | SIGN                |
| ⑤ | GAS VALVE            | — S —   | SEWER LINE          |
| ⑥ | GAS SHUT OFF VALVE   | — D —   | DRAIN LINE          |
| ⑦ | WATER SHUT OFF VALVE | — W —   | WATER LINE          |
| ⑧ | WATER SHUT OFF VALVE | — G —   | GAS LINE            |
| ⑨ | FIRE METER           | — ETC — | ELEC. TEL. CABLE    |
| ⑩ | VERTICAL CONC CURB   | — OH —  | OVERHEAD WIRES      |
| ⑪ | RETAINING WALL       | — 25' — | 25' WETLAND BUFFER  |
| ⑫ | ARBORE FRUIT GRADE   | — EP —  | EDGE OF PAVEMENT    |
| ⑬ | ARBORE FRUIT         | ⊕       | SPOT ELEVATION      |
| ⑭ | SHRUB                | ⊕       | C.G. CLEAN OUT      |
| ⑮ | TREE                 | ⊕       | ELECTRIC METER      |

**ANR PLAN NOTE.**  
 UPON RECEIPT OF A POSITIVE DETERMINATION AND PRIOR TO ZONING BOARD APPROVAL, AN ANR PLAN SHALL BE SUBMITTED TO THE PLANNING BOARD DEPICTING LOTS 1A AND 1B.

**PARKING NOTES**  
 60 TOTAL UNITS PROPOSED  
 (45) 1 BEDROOM UNITS  
 (15) 2 BEDROOM UNITS  
 1 SPACE PER UNIT = 60 PARKING SPACES  
 5 MAINTENANCE ONLY SPACES  
 PARKING SPACES PROVIDED = 65 PARKING SPACES

**WETLAND NOTE**  
 1. WETLANDS FLAGGED BY GODDARD CONSULTING IN JULY OF 2018. SEE WETLAND REPORT DATED AUGUST 21, 2018.

**LEGAL NOTES**  
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**OWNER**  
 FRANKLIN MUNICIPAL AFFORDABLE HOUSING TRUST FUND  
 355 EAST CENTRAL STREET  
 FRANKLIN, MA 02038  
 MAP 259 PARCEL 097-002  
 BOOK 34282 PAGE 520

**APPLICANT**  
 WJHC AND ASSOC., LLC  
 222 DANIELS STREET  
 FRANKLIN, MA 02038

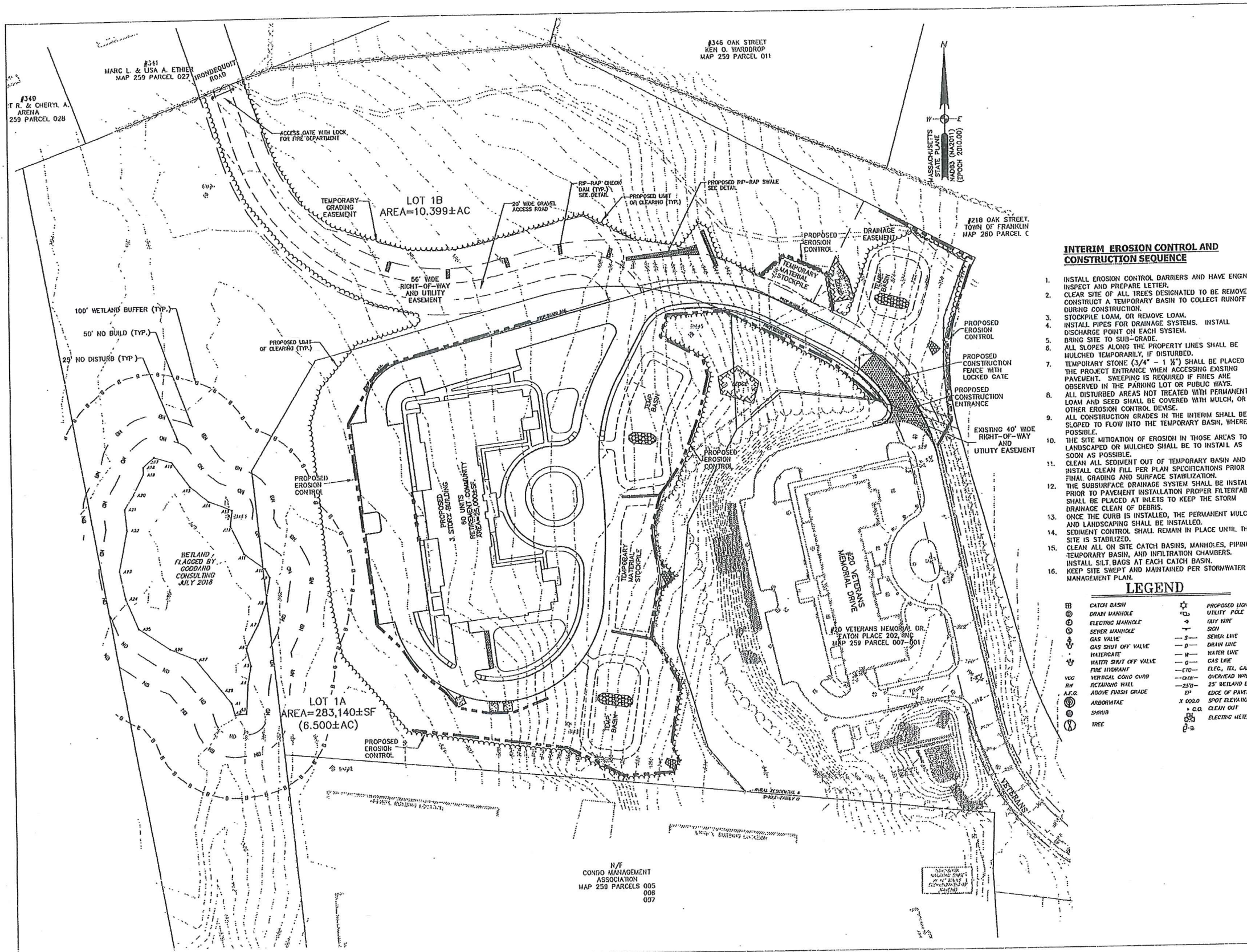
**SITE PLAN**  
**FRANKLIN RIDGE**  
**SENIOR HOUSING**  
 A 40B DEVELOPMENT  
 FRANKLIN, MASSACHUSETTS

**PROPOSED LAYOUT**  
**AUGUST 26, 2019**

DATE	REVISION DESCRIPTION

GRAPHIC SCALE: 1"=50'  
 0 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150  
 FEET  
 0 3 6 9 12 15 18 21 24 27 30 33 36 39 42 45 48 51 54 57 60  
 METERS

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**INTERIM EROSION CONTROL AND CONSTRUCTION SEQUENCE**

1. INSTALL EROSION CONTROL BARRIERS AND HAVE ENGINEER INSPECT AND PREPARE LETTER.
2. CLEAR SITE OF ALL TREES DESIGNATED TO BE REMOVED. CONSTRUCT A TEMPORARY BASIN TO COLLECT RUNOFF DURING CONSTRUCTION.
3. STOCKPILE LOAM, OR REMOVE LOAM.
4. INSTALL PIPES FOR DRAINAGE SYSTEMS. INSTALL DISCHARGE POINT ON EACH SYSTEM.
5. BRING SITE TO SUB-GRADE.
6. ALL SLOPES ALONG THE PROPERTY LINES SHALL BE MULCHED TEMPORARILY, IF DISTURBED.
7. TEMPORARY STONE (3/4" - 1 1/2") SHALL BE PLACED AT THE PROJECT ENTRANCE WHEN ACCESSING EXISTING PAVEMENT. SWEEPING IS REQUIRED IF FINES ARE OBSERVED IN THE PARKING LOT OR PUBLIC WAYS.
8. ALL DISTURBED AREAS NOT TREATED WITH PERMANENT LOAM AND SEED SHALL BE COVERED WITH MULCH, OR OTHER EROSION CONTROL DEVICE.
9. ALL CONSTRUCTION GRADES IN THE INTERIM SHALL BE SLOPED TO FLOW INTO THE TEMPORARY BASIN, WHERE POSSIBLE.
10. THE SITE MITIGATION OF EROSION IN THOSE AREAS TO BE LANDSCAPED OR MULCHED SHALL BE TO INSTALL AS SOON AS POSSIBLE.
11. CLEAN ALL SEDIMENT OUT OF TEMPORARY BASIN AND INSTALL CLEAN FILL PER PLAN SPECIFICATIONS PRIOR TO FINAL GRADING AND SURFACE STABILIZATION.
12. THE SUBSURFACE DRAINAGE SYSTEM SHALL BE INSTALLED PRIOR TO PAVEMENT INSTALLATION. PROPER FILTER FABRIC SHALL BE PLACED AT INLETS TO KEEP THE STORM DRAINAGE CLEAN OF DEBRIS.
13. ONCE THE CURB IS INSTALLED, THE PERMANENT MULCH AND LANDSCAPING SHALL BE INSTALLED.
14. SEDIMENT CONTROL SHALL REMAIN IN PLACE UNTIL THE SITE IS STABILIZED.
15. CLEAN ALL ON SITE CATCH BASINS, MANHOLES, PIPING, TEMPORARY BASIN, AND INFILTRATION CHAMBERS. INSTALL SILT BAGS AT EACH CATCH BASIN.
16. KEEP SITE SWEEP AND MAINTAINED PER STORMWATER MANAGEMENT PLAN.

**LEGEND**

BB	CATCH BASIN	☆	PROPOSED LIGHT POLE
⊙	DRAIN MANHOLE	⊙	UTILITY POLE
⊙	ELECTRIC MANHOLE	⊙	GUY WIRE
⊙	SEWER MANHOLE	—	SDH
⊙	GAS VALVE	—	SEWER LINE
⊙	GAS SHUT OFF VALVE	—	DRAIN LINE
⊙	WATERMATIC	—	WATER LINE
⊙	WATER SHUT OFF VALVE	—	GAS LINE
⊙	FIRE HYDRANT	—	ELEC. TEL. CABLE
⊙	VERTICAL CONC CURB	—	OVERHEAD WIRE
⊙	RETAINING WALL	—	25' WETLAND BUFFER
⊙	ADJACENT FRESH GRADE	—	EDGE OF PAVEMENT
⊙	ADJACENT	⊙	SPOT ELEVATION
⊙	SPRINK	⊙	CLEAN OUT
⊙	TREE	⊙	ELECTRIC METER

8/26/19  
F4222

APPROVED DATE:  
FRANKLIN ZONING BOARD OF APPEALS

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LEGAL NOTES

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OWNER

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355 EAST CENTRAL STREET  
FRANKLIN, MA 02018  
MAP 259 PARCEL 007-002  
BOOK 34282 PAGE 520

APPLICANT

JUKUHL AND ASSOC. LLC  
222 DANIELS STREET  
FRANKLIN, MA 02038

**SITE PLAN  
FRANKLIN RIDGE  
SENIOR HOUSING  
A 40B DEVELOPMENT  
FRANKLIN MASSACHUSETTS**

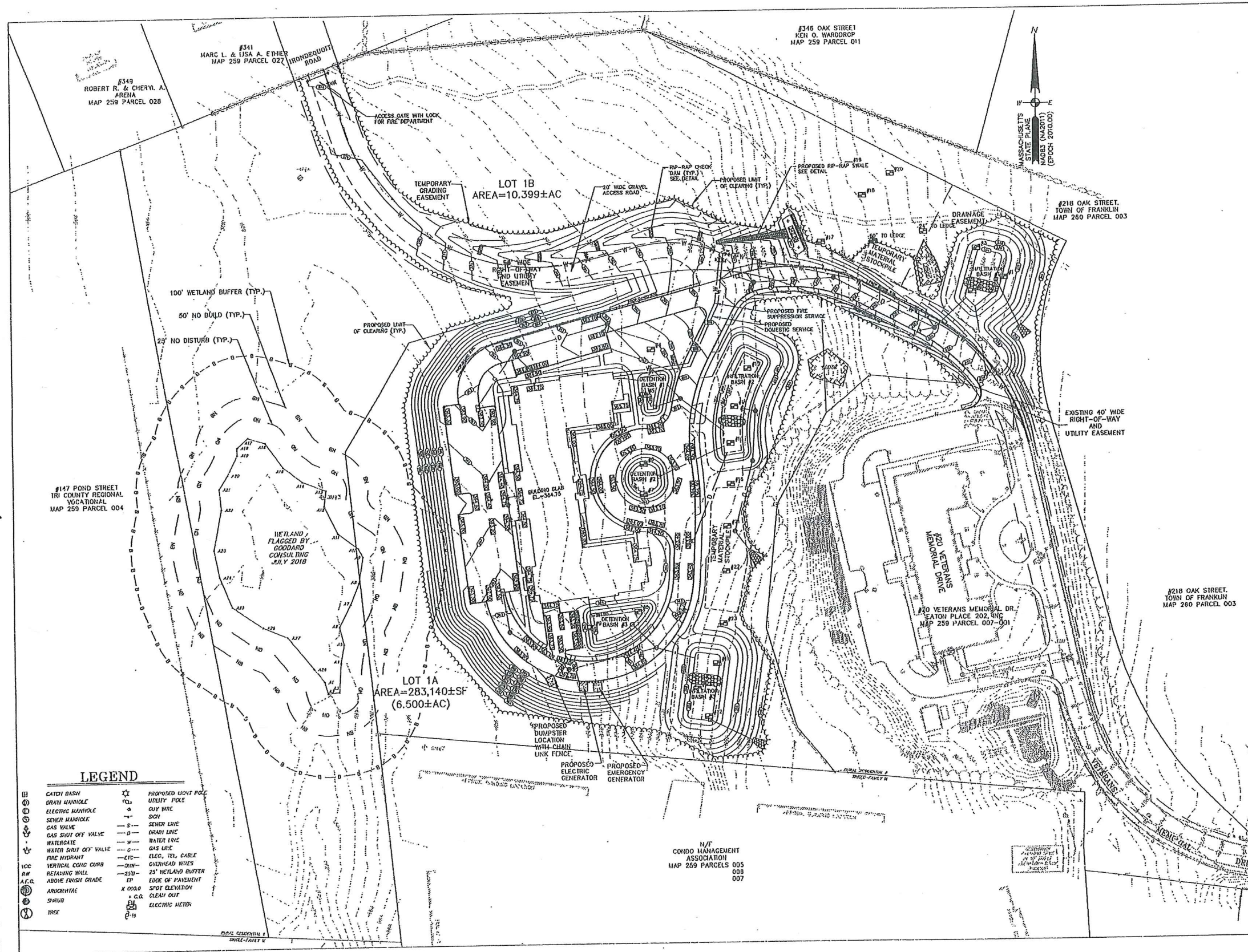
**EROSION CONTROL**

**AUGUST 26, 2019**

DATE	REVISION DESCRIPTION

GRAPHIC SCALE: 1"=50'

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LEGAL NOTES

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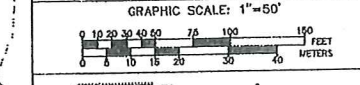
APPLICANT

JR/JH, AND ASSOC., LLC  
 222 DANIELS STREET  
 FRANKLIN, MA 02038

**SITE PLAN**  
**FRANKLIN RIDGE**  
**SENIOR HOUSING**  
**A 40B DEVELOPMENT**  
**FRANKLIN MASSACHUSETTS**

GRADING  
 AUGUST 26, 2019

DATE	REVISION DESCRIPTION



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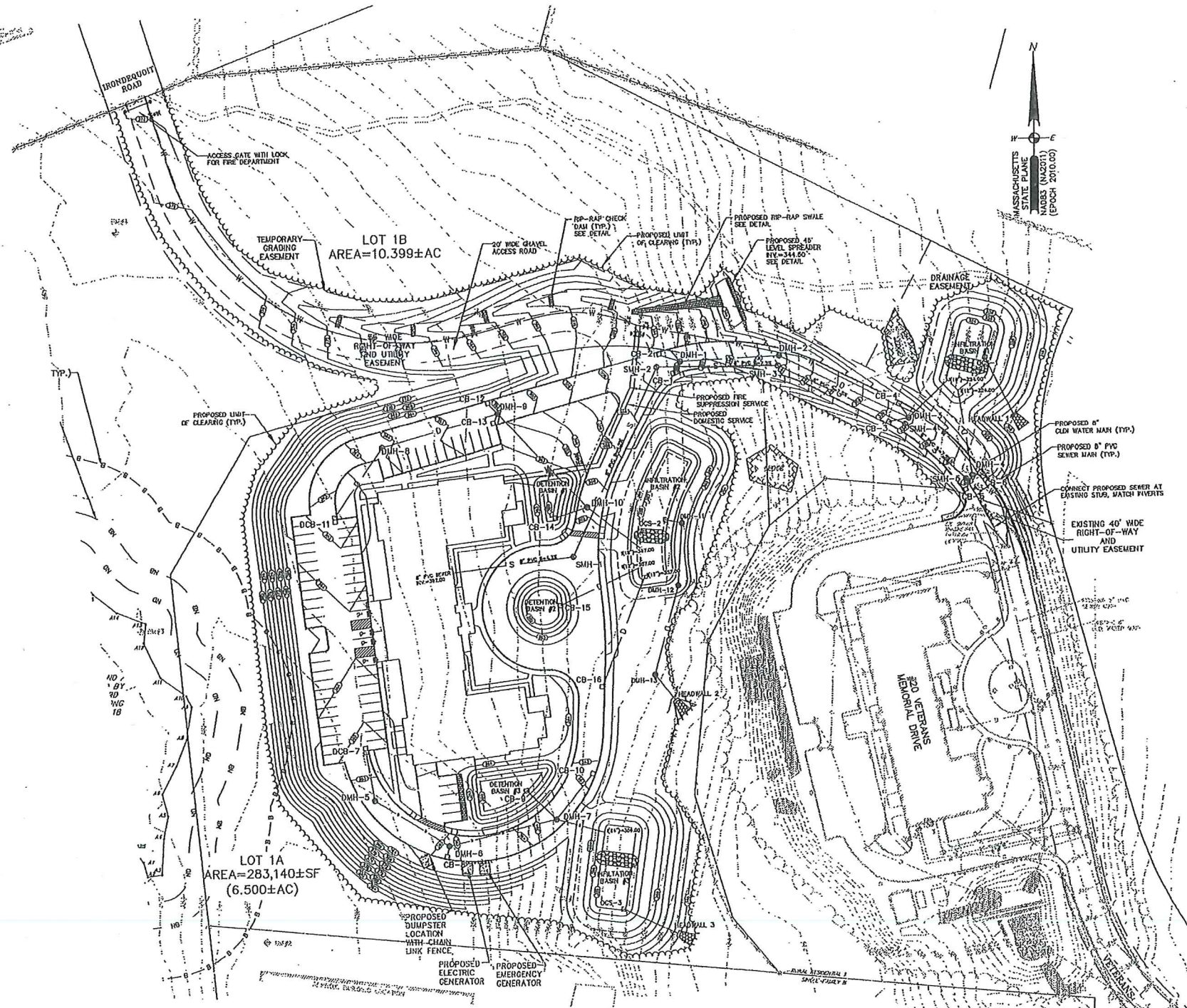
**LEGEND**

- ⊕ CAREN BASH
- ⊖ DRAIN MANHOLE
- ⊙ ELECTRIC MANHOLE
- ⊙ GAS VALVE
- ⊙ GAS SHUT OFF VALVE
- ⊙ WATERGATE
- ⊙ WATER SHUT OFF VALVE
- ⊙ FIRE HYDRANT
- ⊙ VERTICAL CONIC CURB
- ⊙ RETAINING WALL
- ⊙ A.F.C.
- ⊙ ARBORVITAE
- ⊙ SHURB
- ⊙ TREE
- ⊙ PROPOSED LIGHT POLE
- ⊙ UTILITY POLE
- ⊙ GUY WIRE
- ⊙ SOVI
- ⊙ SEWER LAKE
- ⊙ DRAIN LAKE
- ⊙ WATER LAKE
- ⊙ GAS LAKE
- ⊙ FLEC. TEL. CABLE
- ⊙ OVERHEAD WIRES
- ⊙ 25' WETLAND BUFFER
- ⊙ EDGE OF PAVEMENT
- ⊙ SPOT ELEVATION
- ⊙ CLEAN CUT
- ⊙ ELECTRIC METER

**PIPING INVERT SCHEDULE**

Structure Name	Structure Details
CD-1	RM = 352.10' RV OUT(12) = 343.33'
CD-2	RM = 352.07' RV OUT(12) = 343.41'
CD-3	RM = 353.20' RV OUT(12) = 353.64'
CD-4	RM = 353.20' RV OUT(12) = 353.83'
CD-5	RM = 353.43' RV OUT(12) = 354.97'
CD-6	RM = 353.70' RV OUT(12) = 355.83'
CD-7	RM = 353.70' RV OUT(12) = 356.83'
CD-8	RM = 353.70' RV OUT(12) = 357.83'
CD-9	RM = 353.70' RV OUT(12) = 357.84'
CD-10	RM = 353.70' RV OUT(12) = 357.72'
CD-11	RM = 353.50' RV OUT(12) = 358.84'
CD-12	RM = 353.10' RV OUT(12) = 358.72'
CD-13	RM = 353.10' RV OUT(12) = 358.70'
CD-14	RM = 352.70' RV OUT(12) = 358.06'
CD-15	RM = 352.70' RV OUT(12) = 357.43'
CD-16	RM = 353.00' RV OUT(12) = 357.67'
DWH-1	RM = 351.60' CD-2 RV OUT(12) = 343.33' CD-1 RV OUT(12) = 343.20' DWH-2 RV OUT(12) = 342.87'
DWH-2	RM = 354.60' DWH-1 RV OUT(12) = 353.97' DWH-3 RV OUT(12) = 353.20'
DWH-3	RM = 353.30' DWH-2 RV OUT(12) = 353.14' CD-3 RV OUT(12) = 353.20' CD-4 RV OUT(12) = 353.20' TO BASH RV OUT(12) = 353.04'
DWH-4	RM = 353.60' CD-5 RV OUT(12) = 354.60' CD-6 RV OUT(12) = 354.60' TO BASH RV OUT(12) = 354.40'
DWH-5	RM = 353.40' CD-7 RV OUT(12) = 353.20' DWH-6 RV OUT(12) = 353.20'
DWH-6	RM = 353.85' DWH-5 RV OUT(12) = 357.70' CD-8 RV OUT(12) = 357.70' DWH-7 RV OUT(12) = 357.20'
DWH-7	RM = 353.60' DWH-6 RV OUT(12) = 356.74' CD-9 RV OUT(12) = 357.44' CD-10 RV OUT(12) = 357.44' TO BASH RV OUT(12) = 358.24'
DWH-8	RM = 354.20' CD-11 RV OUT(12) = 358.03' DWH-9 RV OUT(12) = 357.13'
DWH-9	RM = 352.15' CD-12 RV OUT(12) = 358.03' CD-13 RV OUT(12) = 358.03' DWH-10 RV OUT(12) = 358.00'
DWH-10	RM = 351.60' CD-14 RV OUT(12) = 357.02' DWH-11 RV OUT(12) = 357.02' TO BASH RV OUT(12) = 357.22'
DWH-11	RM = 351.60' DWH-11 RV OUT(12) = 354.02' DWH-12 RV OUT(12) = 354.42'
DWH-12	RM = 350.00' DWH-12 RV OUT(12) = 353.02' HEADWALL-2 RV OUT(12) = 353.87'
DWH-13	RM = 351.00' DWH-13 RV OUT(12) = 351.00'
HEADWALL-1	OC3-1 RV (12) = 318.00'
HEADWALL-2	DWH-13 RV (12) = 353.78'
HEADWALL-3	OC3-3 RV (12) = 348.00'

Structure Name	Structure Details
DWH-1	RM = 351.60'
DWH-2	RM = 354.60'
DWH-3	RM = 353.30'
DWH-4	RM = 353.60'
DWH-5	RM = 353.40'
DWH-6	RM = 353.85'
DWH-7	RM = 353.60'
DWH-8	RM = 353.85'
DWH-9	RM = 354.20'
DWH-10	RM = 351.60'
DWH-11	RM = 351.60'
DWH-12	RM = 350.00'
DWH-13	RM = 351.00'
HEADWALL-1	OC3-1 RV (12) = 318.00'
HEADWALL-2	DWH-13 RV (12) = 353.78'
HEADWALL-3	OC3-3 RV (12) = 348.00'



8/26/19

F4222

APPROVED DATE: \_\_\_\_\_

FRANKLIN ZONING BOARD OF APPEALS

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\_\_\_\_\_

BECOME A MAJORITY

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**LEGAL NOTES**

UTILITIES ARE PLOTTED AS A COMPILATION OF RECORD DOCUMENTS, MARKINGS AND OTHER OBSERVED EVIDENCE TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. ANY SHOULD BE CONSIDERED APPROXIMATE. PRIOR TO EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY COMPLETELY AND RELIABLY DETERMINED. CONTRACTORS SHALL BE EVIDENCED BY RECORD DOCUMENTS OR OBSERVED PHYSICAL EVIDENCE. CONTRACTORS (IN ACCORDANCE WITH MASS.G.L. CHAPTER B2 SECTION 40 AS AMENDED) MUST CONTACT ALL UTILITY COMPANIES BEFORE EXCAVATING AND DRILLING AND CALL DIGSAFE AT (888)DIG-SAFE(7233).

CONSTRUCTION ON THIS LAND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS, OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.

OWNER

FRANKLIN MUNICIPAL AFFORDABLE HOUSING TRUST FUND  
355 EAST CENTRAL STREET  
FRANKLIN, MA 02038  
MAP 259 PARCEL 007-002  
BOOK 34282 PAGE 520

APPLICANT

JN, JHL AND ASSOC., LLC  
222 DANIELS STREET  
FRANKLIN, MA 02038

**SITE PLAN**  
**FRANKLIN RIDGE**  
**SENIOR HOUSING**  
**A 40B DEVELOPMENT**  
**FRANKLIN MASSACHUSETTS**

**UTILITY**

**AUGUST 26, 2019**

DATE	REVISION DESCRIPTION

GRAPHIC SCALE: 1"=50'

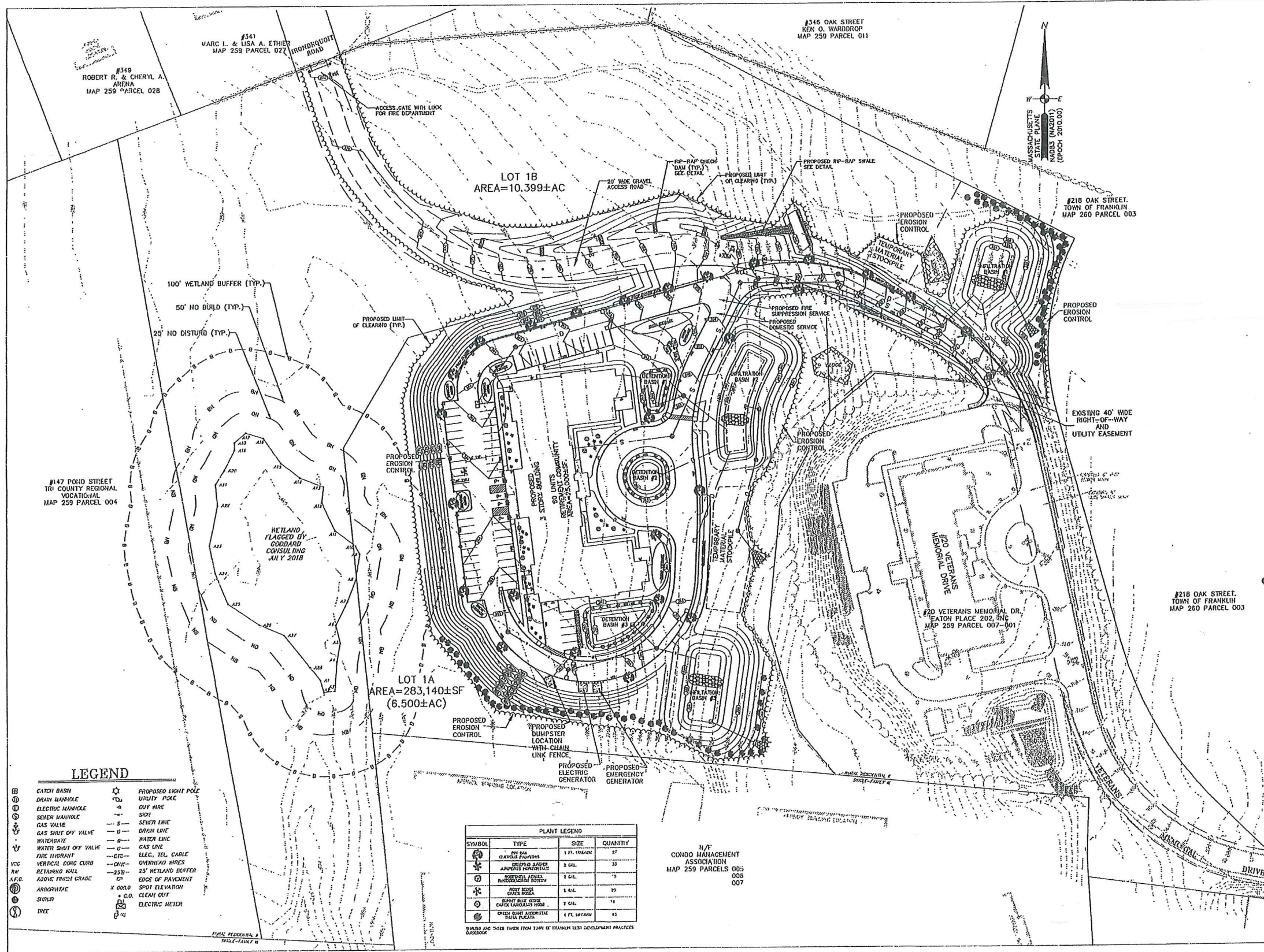
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0 5 10 15 20 30 40 METERS

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FRANKLIN, MA 02038 FX. (508) 528-7021  
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SHEET 6 OF 11 JOB NO. F4222

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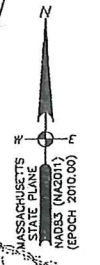
**LEGEND**

⊕	CATCH BASIN	⊙	PROPOSED LIGHT POLE
⊖	DRAIN MANHOLE	⊕	UTILITY POLE
⊙	ELECTRIC MANHOLE	⊖	OUT WARE
⊖	SEWER MANHOLE	⊕	SEWER LINE
⊖	GAS VALVE	⊖	DRAIN LINE
⊖	GAS SHUT OFF VALVE	⊖	WATER LINE
⊖	WATERMATE	⊖	WATER LINE
⊖	WATER SHUT OFF VALVE	⊖	LLC, TEL, CABLE
⊖	FIRE HYDRANT	⊖	OVERHEAD WIPES
⊖	VERTICAL CURB CURB	⊖	25' WETLAND BUFFER
⊖	RETAINING WALL	⊖	SPOT ELEVATION
⊖	ADJAC. FRONT CURB	⊖	CLEAN OUT
⊖	ARROWWAY	⊖	ELECTRIC METER
⊖	STREET		
⊖	TREE		

**PLANT LEGEND**

SYMBOL	TYPE	SIZE	QUANTITY
⊕	FRUIT TREE	1 1/2" TRUNK	27
⊕	ORNAMENTAL SHRUB	3 GAL	33
⊕	ORNAMENTAL SHRUB	1 GAL	19
⊕	ORNAMENTAL SHRUB	1 GAL	20
⊕	ORNAMENTAL SHRUB	1 GAL	19
⊕	ORNAMENTAL SHRUB	1 FL. BUSH	23

N/A  
CONDO MANAGEMENT  
ASSOCIATION  
MAP 259 PARCELS 005  
006  
007



8/26/19  
F4222

APPROVED DATE:  
FRANKLIN ZONING BOARD OF APPEALS

BEING A MAJORITY

LEGAL NOTES

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OWNER  
FRANKLIN MUNICIPAL AFFORDABLE HOUSING TRUST FUND  
355 EAST CENTRAL STREET  
FRANKLIN, MA 02038  
MAP 259 PARCEL 007-002  
BOOK 34282 PAGE 520

APPLICANT  
JNAHL AND ASSOC. LLC  
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FRANKLIN, MA 02038

**SITE PLAN  
FRANKLIN RIDGE  
SENIOR HOUSING  
A 40B DEVELOPMENT  
FRANKLIN MASSACHUSETTS**

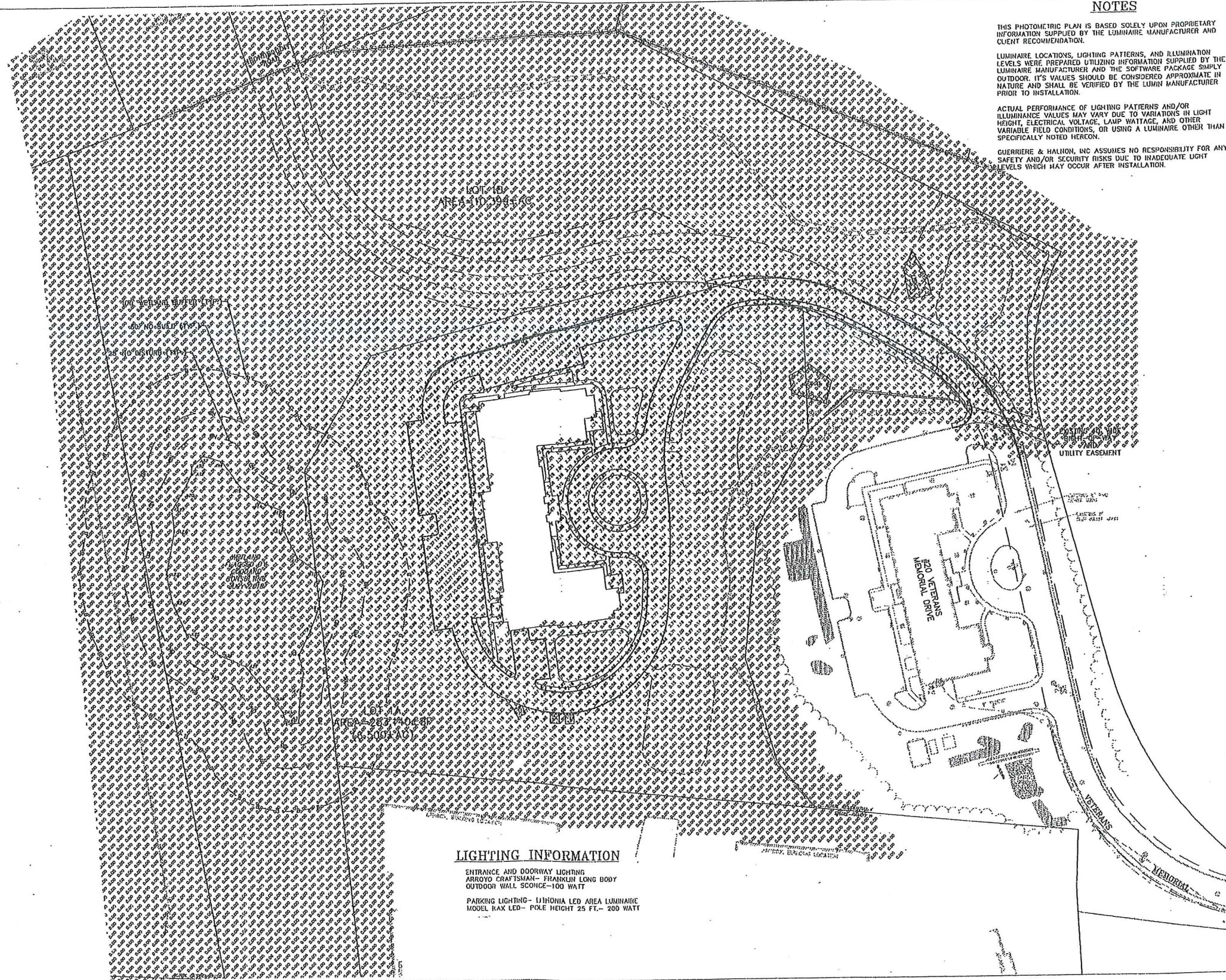
**LANDSCAPING**  
**AUGUST 26, 2019**

DATE	REVISION DESCRIPTION

GRAPHIC SCALE: 1"=50'  
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FEET METERS

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FRANKLIN, MA 02038 FX. (508) 528-7921  
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SHEET 7 OF 11 JOB NO. F4222



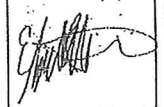
**NOTES**

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. IT'S 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.

8/24/19  
  
 F4222

APPROVED DATE: \_\_\_\_\_  
 FRANKLIN ZONING BOARD OF APPEALS  
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**LEGAL NOTES**

UTILITIES ARE PLOTTED AS A COMPILED OF RECORD DOCUMENTS, MARKINGS AND OTHER OBSERVED CHANGES. HOWEVER, A VIEW OF THE UNDERGROUND UTILITIES SHOULD BE CONSIDERED APPROXIMATE. PRIOR TO EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ASSESSED COMPLETELY AND RELIABLY DEPICTED. ADDITIONAL UTILITIES, NOT EVIDENCED BY RECORD DOCUMENTS OR OBSERVED PHYSICAL EVIDENCE, MAY BE DISCOVERED BY CONTRACTORS IN ACCORDANCE WITH MASS. GEN. LAWS, CHAPTER 92 SECTION 40 AS AMENDED. MUST CONTACT ALL UTILITY COMPANIES BEFORE EXCAVATING AND DRILLING AND CALL 800SAFE AT 1(888)DIG-SAFE(7233).

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 355 EAST CENTRAL STREET  
 FRANKLIN, MA. 02038  
 MAP 259 PARCEL 007-002  
 BOOK 34282 PAGE 520

**APPLICANT**

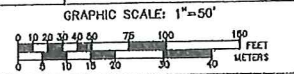
FRANKLIN AND ASSOC., LLC  
 222 DANIELS STREET  
 FRANKLIN, MA. 02038

**SITE PLAN**  
**FRANKLIN RIDGE**  
**SENIOR HOUSING**  
**A 40B DEVELOPMENT**  
**FRANKLIN MASSACHUSETTS**

**PHOTOMETRIC**

**AUGUST 26, 2019**

DATE	REVISION DESCRIPTION



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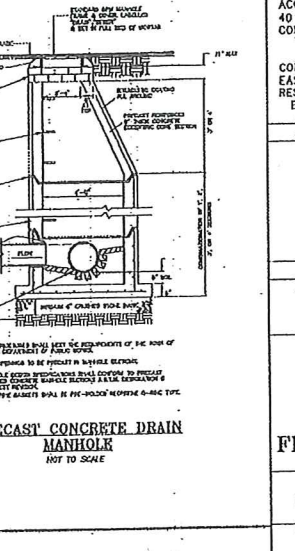
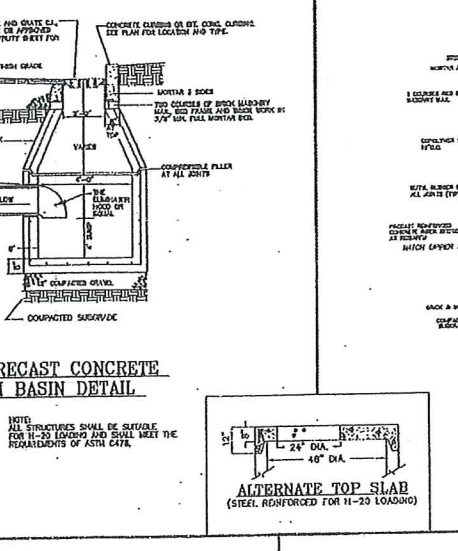
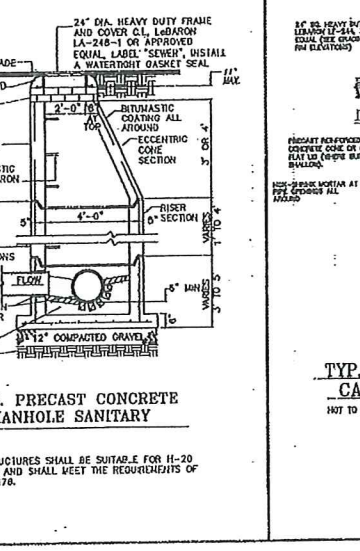
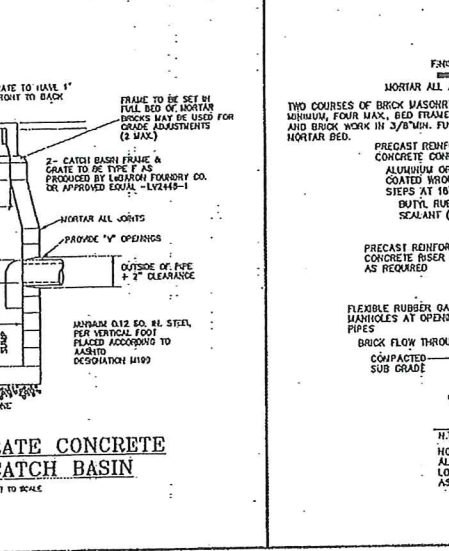
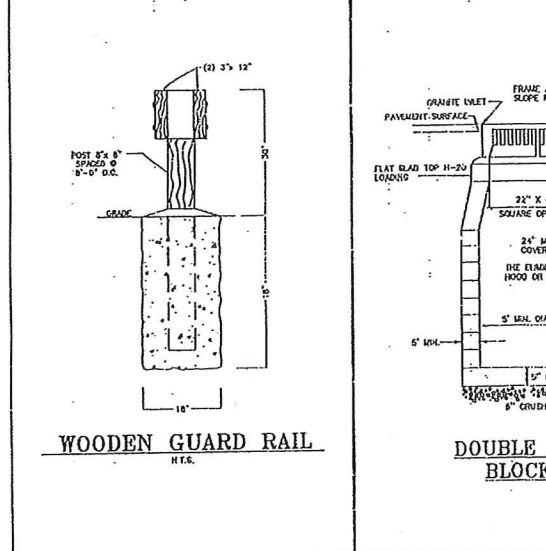
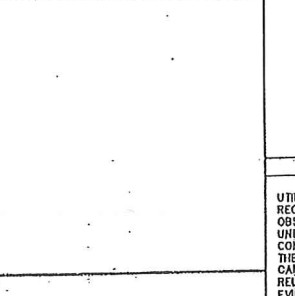
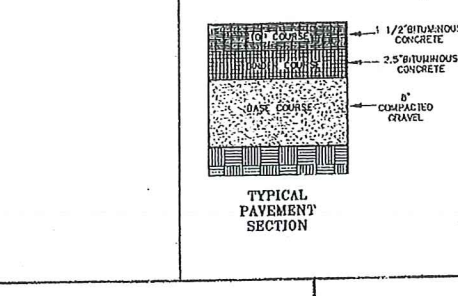
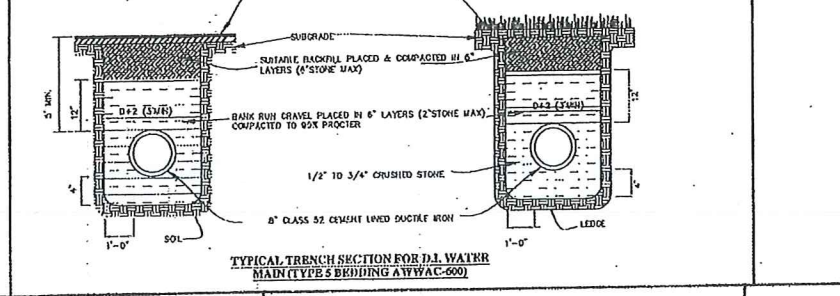
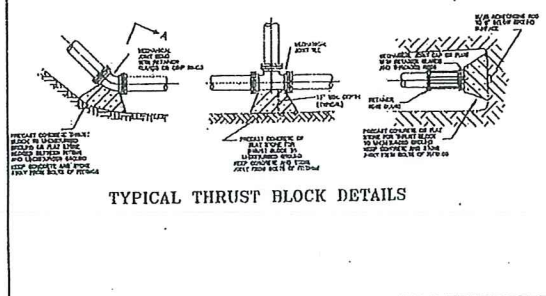
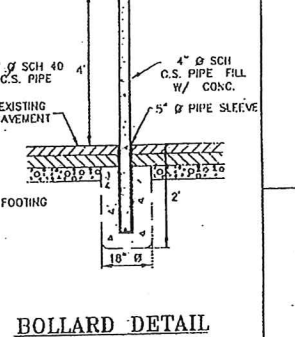
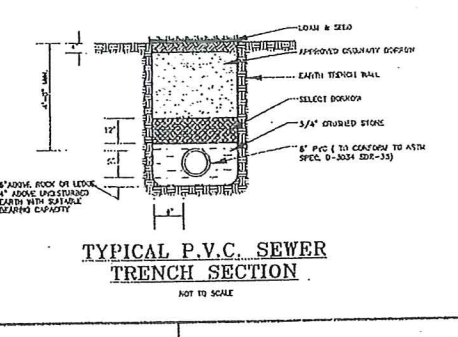
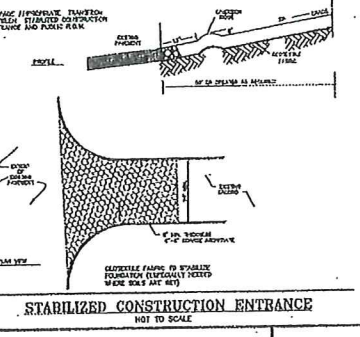
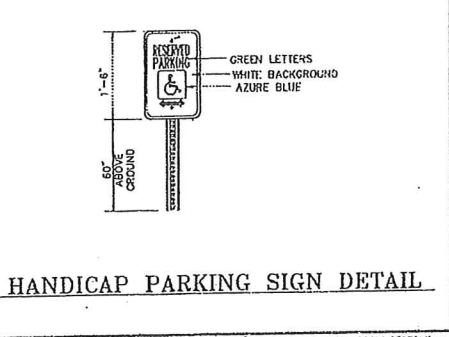
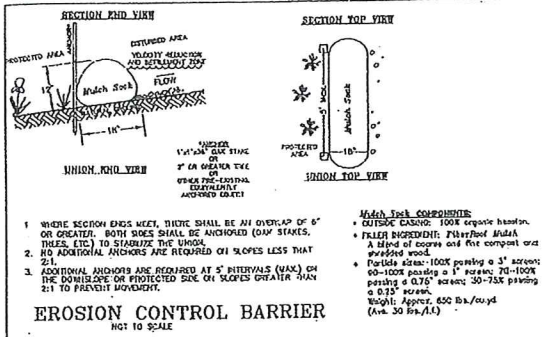
**LIGHTING INFORMATION**

ENTRANCE AND DOORWAY LIGHTING  
 ARROYO CRAFTSMAN - FRANKLIN LONG BODY  
 OUTDOOR WALL SCONCE-100 WATT

PARKING LIGHTING- UITHONIA LED AREA LUMINAIRE  
 MODEL MAX LED- POLE HEIGHT 25 FT.- 200 WATT

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APPROVED DATE:  
FRANKLIN ZONING BOARD OF APPEALS

BENIG A MAJORITY

LEGAL NOTES

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MAP 259 PARCEL 007-002  
BOOK 34282 PAGE 520

APPLICANT

JULIUS AND ASSOC., LLC  
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FRANKLIN, MA 02038

**SITE PLAN**  
**FRANKLIN RIDGE SENIOR HOUSING**  
A 40B DEVELOPMENT  
FRANKLIN MASSACHUSETTS

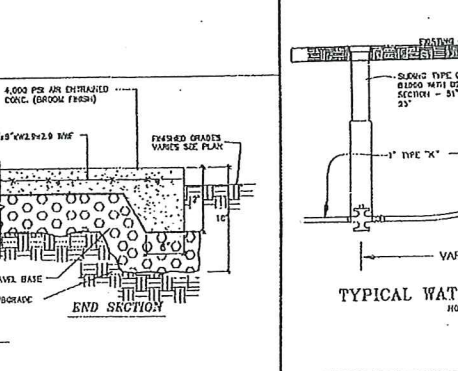
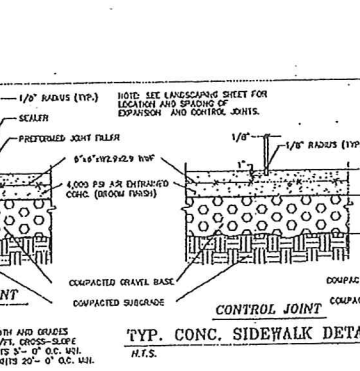
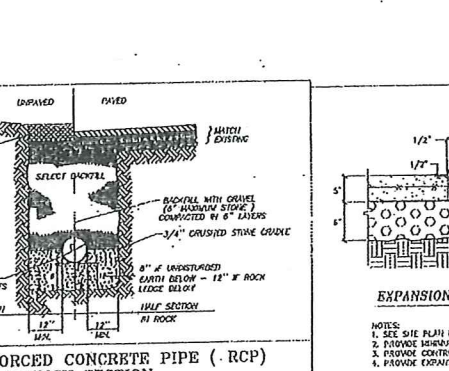
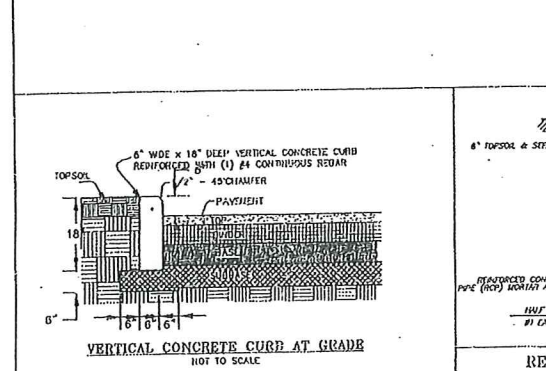
**CONSTRUCTION DETAILS**

**AUGUST 26, 2019**

DATE	REVISION DESCRIPTION

**Guerriere & Halnon, Inc.**  
ENGINEERING & LAND SURVEYING  
55 WEST CENTRAL ST. PH. (508) 528-3721  
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SHEET 9 OF 11 JOB NO. F4222



**GENERAL EROSION CONTROL AND CONSTRUCTION NOTES**

- THE LIMITS OF ALL CLEARING, GRADING AND DISTURBANCE SHALL BE KEPT TO A MINIMUM WITHIN THE PROPOSED AREA OF CONSTRUCTION. ALL AREAS OUTSIDE THE LIMITS OF DISTURBANCE SHALL REMAIN TOTALLY UNDISTURBED.
- RESPECT ALL EXISTING AND PROPOSED UTILITIES. MEASURES AT LEAST ONCE PER WEEK AND WITHIN 24 HOURS AFTER EVERY MAJOR EVENT.
- MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES OR REPLACE AS REQUIRED TO ASSURE PROPER FUNCTION.
- CONSTRUCTION SHALL IMMEDIATELY REPAIR ANY AND ALL EROSION AND SEDIMENT CONTROL MEASURES FOUND TO BE DEFECTIVE.
- ANY AND ALL DEBRIS AND LITTER WHICH ACCUMULATES AT THE BASINS SHALL BE REMOVED WEEKLY.
- THE CONTRACTOR SHALL MAINTAIN ALL REASONABLE EROSION AND SEDIMENT CONTROL MEASURES TO THE ACTUAL COMPLETION OF CONSTRUCTION ACTIVITIES INCLUDING THE CLEARING AND/OR GRADING OF ANY PORTION OF THE PROPERTY. THESE MEASURES SHALL BE MAINTAINED IN EFFECT THROUGHOUT THE ENTIRE CONSTRUCTION PHASE, OR UNTIL THE SITE HAS BECOME STABILIZED WITH AN ADEQUATE VEGETATIVE COVER.
- SEDIMENT CONTROL ON ROAD FLEETS SHALL BE MAINTAINED AND BE INSPECTED WEEKLY. HIVE CATCH BASINS SHALL BE PROVIDED WITH 5:1 RATIOS (SEE TABLES). INSPECT SEDIMENT FILTERS AT LEAST ONCE PER WEEK AND WITHIN 24 HOURS AFTER RAINFALL. OVER PRODUCE REPORTS.
- CLEAN OR REPLACE FILTERS WITHIN 24 HOURS OF INSPECTION WHEN SEDIMENT REACHES ONE HALF OF THE FILTER'S CAPACITY. CATCH BASINS SHALL BE PROVIDED BY THE CONTRACTOR THROUGHOUT THE CONSTRUCTION PERIOD AND UNTIL ALL DISTURBED AREAS ARE THOROUGHLY STABILIZED. SEDIMENT SHALL BE CLEARED THROUGH SEDIMENT TRAPS ACCUMULATED TO A DEPTH OF 24 INCHES AND IMMEDIATELY FOLLOWING RESTORATION OF PERMANENT FLOW.
- THE CONTRACTOR SHALL MAINTAIN AN ADEQUATE STOCKPILE OF EROSION CONTROL MATERIALS ON-SITE AT ALL TIMES FOR LABORATORY OR ROUTINE REPLACEMENT AND SHALL INSPECT MATERIALS TO REPAIR OR REPLACE Silt FENCE, Silt SOCK, STAKE FILTER SOCKS OR ANY OTHER DEVICES PLANNED FOR USE DURING CONSTRUCTION.
- THE CONTRACTOR IS TO RESPECT ALL CONTROLS NO LESS THAN 10 FEET, AND IN ADDITION TO ANY OTHER DEVICES SPECIFIED TO BE 1/2 INCH IN HEIGHT. ALL CASE SHALL A DEPTH OF 1/2 INCH TO BE UNCORRECTED DURING A RAINFALL EVENT. THE EROSION CONTROL DEVICES SHALL BE MAINTAINED, REPAIRED, OR REPLACED AS NECESSARY. ALL ACCUMULATED SEDIMENTS AND OTHER MATERIALS COLLECTED FROM PROXIMITY OF SYSTEMS AND EXPOSED OF A MANNER THAT IS CONSISTENT WITH THE INTENT OF THIS PLAN, IN AN OPEN AREA.
- TEMPORARY SWATH OR STONE CURBS, DRAINAGE STAKES AND/OR TEMPORARY SLOPE GRABS SHALL BE INSTALLED INSIDE OFF-SITE OR ON-SITE RAINFALL IS SUFFICIENT TO CAUSE IT TO BE NECESSARY TO DIVERT THE FLOW AROUND THE SITE OR PREVENT EROSION WITHIN THE LIMITS OF WORK.
- STORM DRAIN INLET PROTECTION SHALL BE USED FOR ALL EXISTING AND PROPOSED CATCH BASINS IN THE PROJECT AREA. PRIOR TO COMPLETION OF THE PROJECT, ALL CATCH BASINS WITHIN THE PROJECT AREA SHALL BE CLEARED.
- ALL DISTURBED EARTH SLOPES AREA TO BE STABILIZED WITH PERMANENT VEGETATIVE COVER, TO BE ESTABLISHED AS SOON AS POSSIBLE. DISTURBED AREAS THAT ARE NOT SUBJECT TO CONSTRUCTION TRAFFIC SHALL RECEIVE A PERMANENT OR TEMPORARY VEGETATIVE COVER AS SOON AS PRACTICABLE. TEMPORARY VEGETATIVE COVER IS TO BE ESTABLISHED BY ALL DISTURBED AREAS WHERE CONSTRUCTION ACTIVITIES WILL NOT REQUIRE THE EXPOSURE OF EARTH FOR PERIODS OF 30 DAYS OR MORE. IF THE EXPOSURE PREVENTS THE ESTABLISHMENT OF VEGETATIVE COVER, DISTURBED AREAS SHALL BE WEEDED AND SOIL SEEDING AS SOON AS WEATHER CONDITIONS ALLOW.
- THERE SHALL BE NO WEED GROWTH OR WEEDING OPERATIONS INTO ANY DRAINAGE SYSTEM UNLESS THIS DRAINAGE IS CLEAN AND FREE OF SETTABLE SOLIDS. ANY EXISTING OR PROPOSED DRAINAGE SYSTEMS (SEDIMENTS) SHALL BE PASSED THROUGH A SEDIMENTATION CONTROL DEVICE (FILTER #10) TO REMOVE THESE SOLIDS. THE CONTRACTOR IS TO MAINTAIN SAID SEDIMENT CONTROL DEVICE THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD AND REPAIR OR REPLACE AS NECESSARY.
- SOIL STOCKPILE AREAS FOR CONSTRUCTION MATERIALS SHALL BE LOCATED OUTSIDE WETLAND AREAS AND ASSOCIATED WATERS.
- ALL PLANTINGS SHALL BE ACCOMPLISHED BY THE CONTRACTOR AS EARLY AS THE POSSIBLE UPON COMPLETION OF GRADING AND CONSTRUCTION.
- ALL PLANTINGS SHALL BE NURTURED AND MAINTAINED BY THE CONTRACTOR TO ENSURE SURVIVAL.
- EROSION CONTROL SHALL REMAIN IN PLACE UNTIL THE CERTIFICATE OF COMPLETION IS ISSUED.

**GENERAL NOTES:**

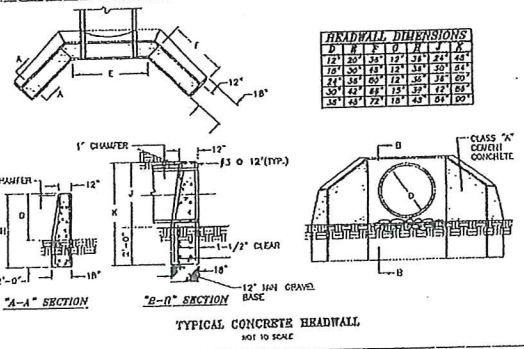
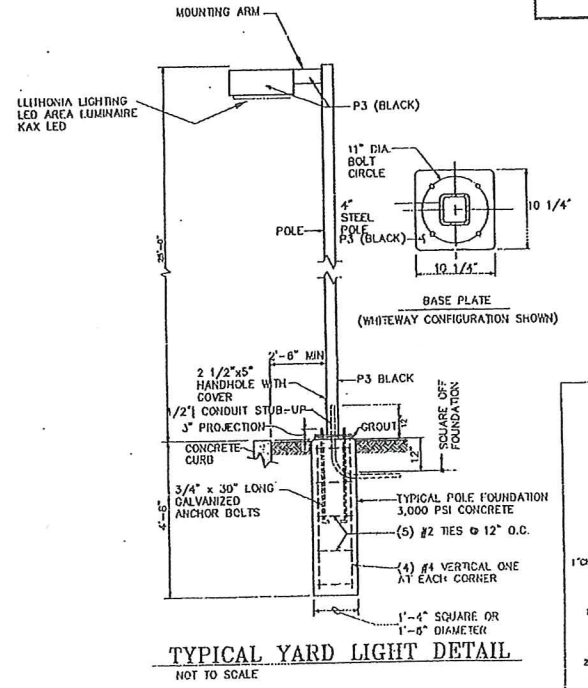
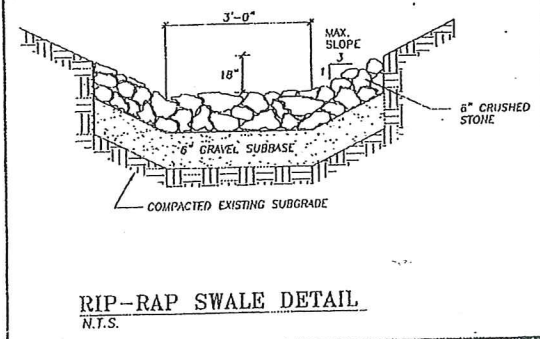
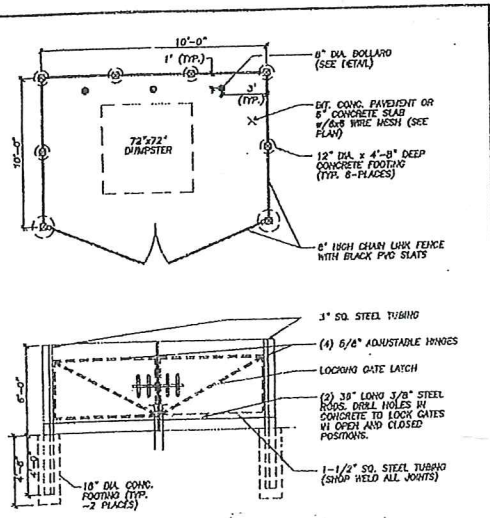
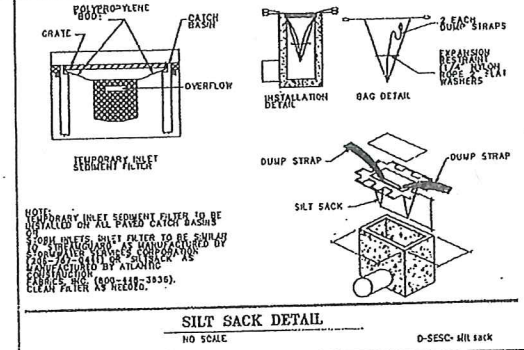
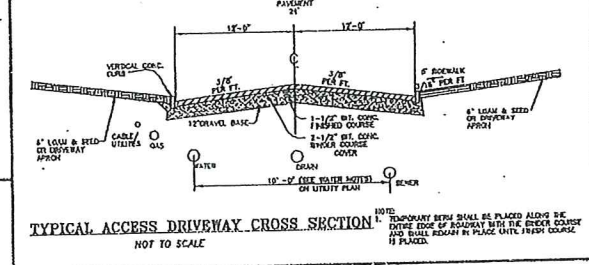
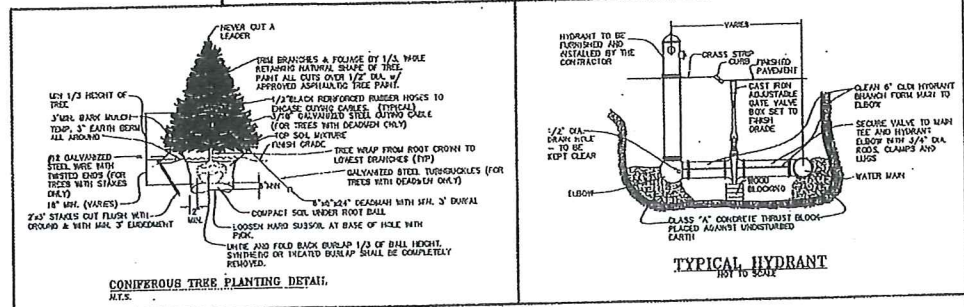
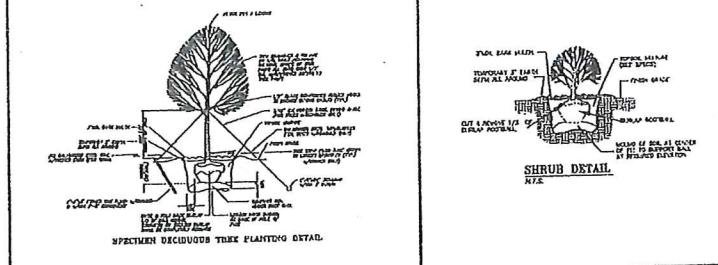
- THERE ARE NO ESTIMATED OR PRIORITY HABITAT AREAS, AS DEFINED BY THE 2008 N.H.E.S.P. MAPS, WITHIN THE PROJECT AREA.
- ALL STRUCTURES AND UTILITIES SHOWN ARE PROPOSED UNLESS OTHERWISE NOTED.
- IT IS THE CONTRACTOR'S/DEVELOPER'S RESPONSIBILITY TO MAINTAIN EROSION CONTROL MEASURES DURING CONSTRUCTION AND UNTIL ROADWAY ACCEPTANCE.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF BELLINGHAM SUBDIVISION RULES AND REGULATIONS AND MASSACHUSETTS HIGHWAY STANDARD SPECIFICATIONS.
- A MINIMUM OF 4" OF TOPSOIL IS TO BE REDISTRIBUTED ON SITE EXCEPT WITHIN ROADWAYS.

**DRAINAGE NOTES:**

- DRAINAGE PIPING TO BE CLASS III REINFORCED CONCRETE PIPE AT ALL LOCATIONS HAVING AT LEAST 3.5 FEET OF COVER. CLASS V TO BE USED WHERE COVER IS LESS THAN 3 FEET. WHERE CLASS V PIPE IS NOTED TO BE USED, CLASS V PIPE SHALL BE INSTALLED FOR THE ENTIRE PIPE REACH (MANHOLE TO MANHOLE), NOT JUST THAT PORTION OF THE REACH WHERE THE COVER IS LESS THAN 3 FEET.
- MINIMUM PIPE SLOPE SHALL BE 0.005 FT/FT (0.50%).
- MINIMUM PIPE DIAMETER SHALL BE 12 INCHES. UNLESS OTHERWISE SHOWN, ALL CATCH BASIN LATERALS SHALL BE 12 INCHES IN DIAMETER.

**EROSION CONTROL NOTES:**

- TAKE EVERY PRECAUTION TO MINIMIZE AND CONTROL EROSION WITHIN THE PROJECT AREA.
- STOCKPILES OF EXCAVATED MATERIALS AND EXPOSED CUT AND FILL SLOPES SHALL BE KEPT TO MINIMUM GRADIENTS IN ORDER TO REDUCE THE AMOUNT OF SUSPENDED SOLIDS IN RUNOFF WATER. THE EXACT LOCATION OF THE 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.
- 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 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.
- SILTATION BARRIER SHALL BE INSTALLED WITH WOODEN STAKES IN ACCORDANCE WITH MANUFACTURER DIRECTIONS. BOTTOM 3 INCHES OF FABRIC SHALL BE TOED IN OR BACKFILLED SO THAT TOP OF FABRIC SHALL BE 2 FEET 6 INCHES ABOVE FINISH GRADE.
- ALL AREAS DISTURBED BY CONSTRUCTION ARE TO BE LOAMED (4" MIN.) AND SEEDED IN ORDER TO MINIMIZE DUST AND EROSION.
- FILTER FABRIC IS TO BE PLACED UNDER ALL RIP-RAP AREAS SHOWN ON DESIGN PLANS.
- EROSION CONTROL BARRIERS ARE TO BE PLACED PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITIES.
- 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.
- ALL TEMPORARY SEDIMENT POND(S) AND SUMPS ARE TO BE MAINTAINED THROUGHOUT CONSTRUCTION, INSPECTED PRIOR TO AND AFTER STORM EVENTS AND CLEANED AS NEEDED.
- 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.



8/26/19  
F4222

APPROVED DATE: \_\_\_\_\_  
FRANKLIN ZONING BOARD OF APPEALS

BEING A MAJORITY \_\_\_\_\_

LEGAL NOTES

UTILITIES ARE PLOTTED AS A COMPILATION OF RECORD DOCUMENTS, MARKINGS AND OTHER OBSERVED EVIDENCE TO THE BEST OF THE UNDERGROUND UTILITIES DIVISION'S KNOWLEDGE. THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY DETERMINED AND RELIABLY DEPICTED. ADDITIONAL UTILITIES, NOT EVIDENCED BY RECORD DOCUMENTS OR OBSERVED PHYSICAL EVIDENCE, MAY BE ENCOUNTERED BY CONTRACTORS (IN ACCORDANCE WITH MASS. REGS. CHAPTER 92 SECTION 40 AS AMENDED) MUST CONTACT ALL UTILITY COMPANIES BEFORE EXCAVATING AND DRILLING AND CALL DIGSAFE AT (888)DIG-SAFE(7233).

CONSTRUCTION ON THIS LAND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS, OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.

OWNER  
FRANKLIN MUNICIPAL AFFORDABLE HOUSING TRUST FUND  
355 EAST CENTRAL STREET  
FRANKLIN, MA 02038  
MAP 255 PARCEL 007-002  
BOOK 34282 PAGE 520

APPLICANT  
WUHL AND ASSOC., LLC  
222 DANIELS STREET  
FRANKLIN, MA 02038

**SITE PLAN  
FRANKLIN RIDGE  
SENIOR HOUSING  
A 40B DEVELOPMENT  
FRANKLIN MASSACHUSETTS**

**CONSTRUCTION DETAILS**

**AUGUST 26, 2019**

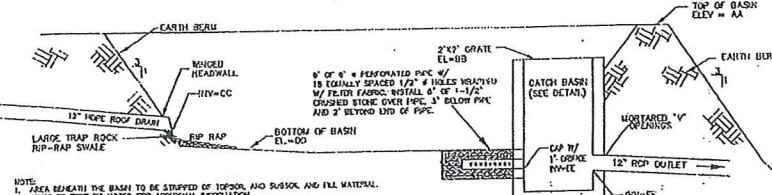
DATE	REVISION DESCRIPTION

**Guerriere & Halon, Inc.**  
ENGINEERING & LAND SURVEYING  
55 WEST CENTRAL ST. PH. (508) 528-3221  
FRANKLIN, MA 02038 FX. (508) 528-7921  
www.gandhengineering.com

SHEET 10 OF 11 JOB NO. F4222

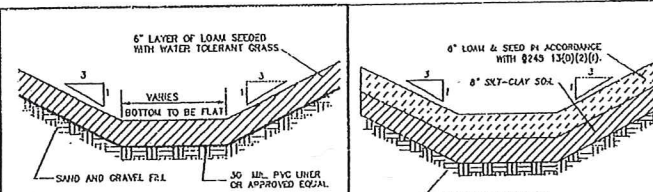
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BB	352.75	352.50	352.50
CC	351.50	N/A	351.00
DD	350.00	350.00	350.00
EE	350.00	350.00	350.00
FF	352.40	352.43	352.84

ELEVATIONS



DETENTION BASIN PROFILE  
NOT TO SCALE

- AREA BETWEEN THE BASIN TO BE STRIPPED OF TOPSOIL AND SUBSOIL AND FILL MATERIAL. REFER TO TEST PIT NOTED FOR ADDITIONAL INFORMATION.
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- BASIN TO BE REINFORCED BY ENGINEER TO ENSURE CONSTRUCTION IN COMPLIANCE WITH THE DESIGN PLANS.
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- PLANT PINE TREES, QUART BERRY BUSHES, FOUNTAIN GRASS, AND BLUE-TIED GRASS IN THE BASIN BOTTOM.

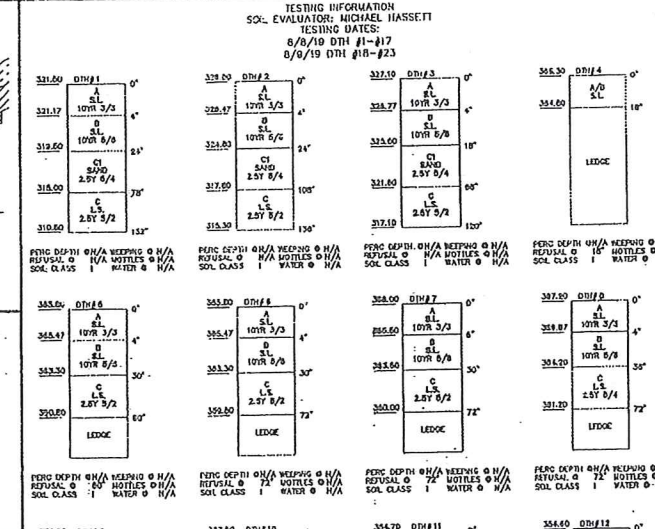


CROSS SECTION SEDIMENT BASIN (DURING CONSTRUCTION)  
NOT TO SCALE

CROSS SECTION SEDIMENT FOREBAY  
NOT TO SCALE

CROSS SECTION INFILTRATION BASIN  
NOT TO SCALE

10 FOOT WIDE ACCESS ROAD  
NOT TO SCALE



TESTING INFORMATION  
SOIL EVALUATOR: MICHAEL HASSETTI  
TESTING DATES:  
8/8/19 DTH #1-#17  
8/9/19 DTH #18-#23

APPROVED DATE: 8/20/19

FRANKLIN ZONING BOARD OF APPEALS

BEING A MAJORITY

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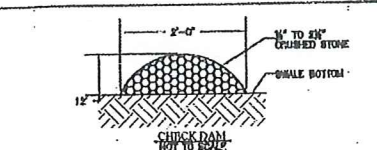
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FRANKLIN RIDGE SENIOR HOUSING  
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FRANKLIN MASSACHUSETTS

CONSTRUCTION DETAILS

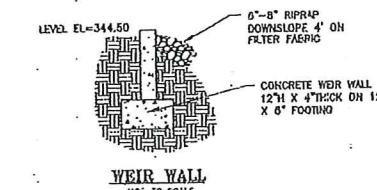
AUGUST 26, 2019

DATE	REVISION DESCRIPTION

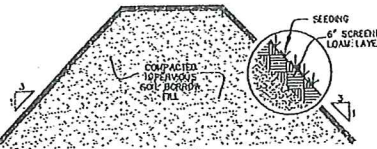
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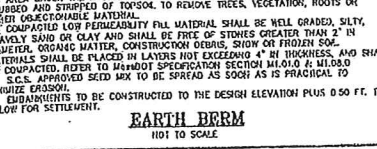
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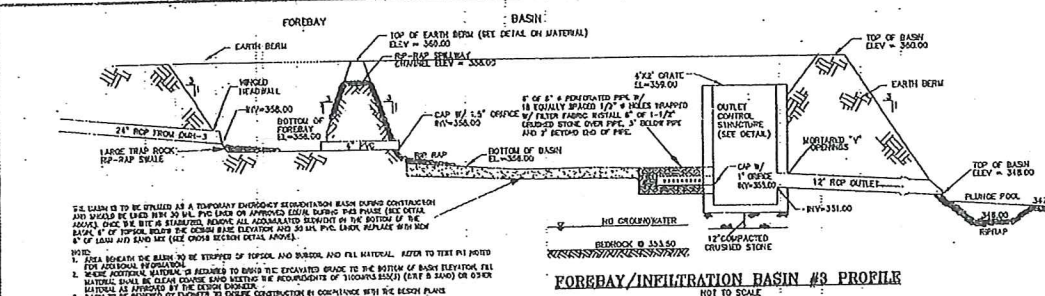
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NOT TO SCALE



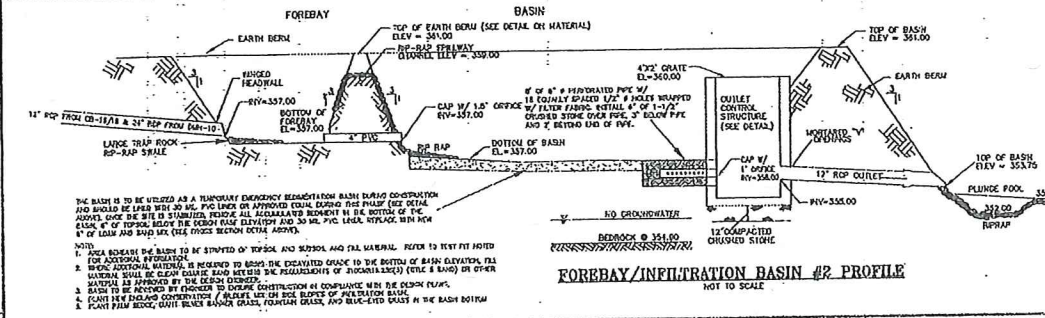
EARTH BERM  
NOT TO SCALE



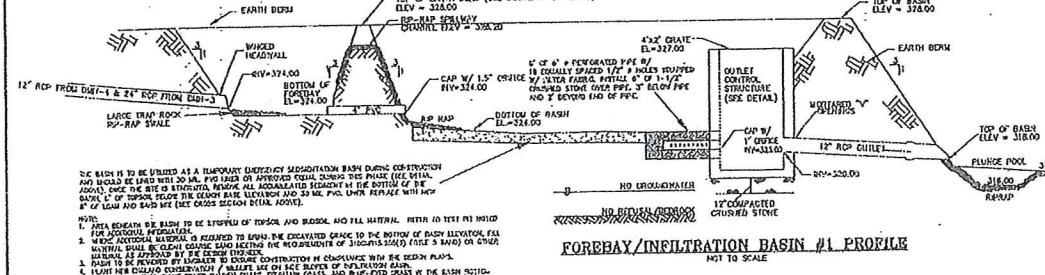
OUTLET CONTROL STRUCTURE



FOREBAY/INFILTRATION BASIN #3 PROFILE  
NOT TO SCALE



FOREBAY/INFILTRATION BASIN #2 PROFILE  
NOT TO SCALE



FOREBAY/INFILTRATION BASIN #1 PROFILE  
NOT TO SCALE

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