

GENERAL NOTES:

- THE SITE IS LOCATED ON THE TOWN OF FRANKLIN ASSESSOR'S HAZARD 220 LOT 55.
- THE SITE IS APPROXIMATELY 26.0174 ACRES AND IS ZONED RRI.
- THE OWNER OF AP 220 LOT 55 IS: BENJAMIN KILBANOFF, 137 MASTRO DRIVE, FRANKLIN, MA 02038
- REFERENCES: MAP 220 PARCEL 55, CERTIFICATE # 1324069, LAND COURT PLAN 331086, SITE PLAN FRANKLIN MASSACHUSETTS BY FRANK O. WATERMAN AND ASSOCIATES, INC. DATED DECEMBER 20, 2015 AND REVISED 1/29/2014.
- THIS SITE IS LOCATED IN FEMA FLOOD ZONES X. REFERENCE FEMA FLOOD INSURANCE RATE MAP 25021C0143E, MAP REVISED MONTH 07, 2012. (FLOOD PLAIN DESCRIPTIONS SHOWN BELOW)
 - ZONE A - A PORTION OF THIS SITE IS LOCATED IN FEMA FLOOD ZONE A. ZONE A ARE AREAS OF 100-YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS NOT DETERMINED.
 - ZONE X (UNSHADED) - THIS SITE IS LOCATED IN FEMA FLOOD ZONE X, WHICH ARE AREAS WHERE THERE IS MINIMAL FLOODING.
- THE SITE IS NOT LOCATED WITHIN A WATER RESOURCE DISTRICT
- WETLAND DELINEATION BY APPLIED ECOLOGICAL SERVICES AND APPROVED UNDER ORDER OF CONDITIONS #159-1250
- THIS COMPILATION PLAN HAS BEEN PREPARED FROM SOURCES OF INFORMATION AND DATA WHOSE POSITIONAL ACCURACY AND RELIABILITY HAS NOT BEEN VERIFIED. THE PROPERTY LINES DEPICTED HEREIN DO NOT REPRESENT A BOUNDARY OPINION, AND OTHER INFORMATION DEPICTED IS SUBJECT TO SUCH CHANGES AS AN AUTHORITY FIELD SURVEY MADE ON THE GROUND IN ACCORDANCE WITH THE RULES AND REGULATIONS AS STATED IN CHR 250 SECTION 6.00 MAY DISCLOSE SECTION 6.00.
- THE SITE IS TO BE SERVICED BY PRIVATE WELL, PRIVATE OWTS, UNDERGROUND GAS AND UNDERGROUND ELECTRIC.
- THE LIMIT OF WORK, DRIVEWAY, CULVERT AND WETLAND CROSSING, HOUSE, BARN, SEPTIC SYSTEM, GRADING AND OTHER IMPROVEMENTS OUTSIDE OF THE PROPOSED ELECTRIC AND GAS SERVICES WERE PREVIOUSLY APPROVED UNDER ORDER OF CONDITIONS #159-1250, AND ARE CURRENTLY UNDER CONSTRUCTION. THE PURPOSE OF THIS PLAN IS TO DEPICT THE PROPOSED UNDERGROUND GAS AND ELECTRIC SERVICES WHICH HAVE BEEN ADDED TO THE PROJECT AND WERE NOT DEPICTED ON THE APPROVED SITE PLANS. THERE IS NO CHANGE IN THE LIMIT OF WORK PROPOSED BY THESE CHANGES. THERE IS NO ADDITIONAL DISTURBANCE WITHIN THE WETLANDS OR BUFFERS PROPOSED BY THE THIS WORK. THE PREVIOUSLY APPROVED WETLAND AND BUFFER AREA DISTURBANCES ARE SHOWN BELOW FOR REFERENCE:
 - WETLAND RECOURSE AREA DISTURBANCES:
 - L1W - 131 SQ. FT.
 - BLSP - 0 SQ. FT.
 - BVW - 1326 SQ. FT.
 - BANK - 39 L.F.
 - INNER RIVERFRONT AREA - 6,882 SQ. FT.
 - OUTER RIVERFRONT AREA - 8,498 SQ. FT.
 - 25' BUFFER ZONE - 1,431 SQ. FT.
 - 50' BUFFER ZONE - 1,875 SQ. FT.
 - 100' BUFFER ZONE - 4,081 SQ. FT.
 - RIVERFRONT AREA ON SITE - 623,765 SQ. FT.

GENERAL NOTES:

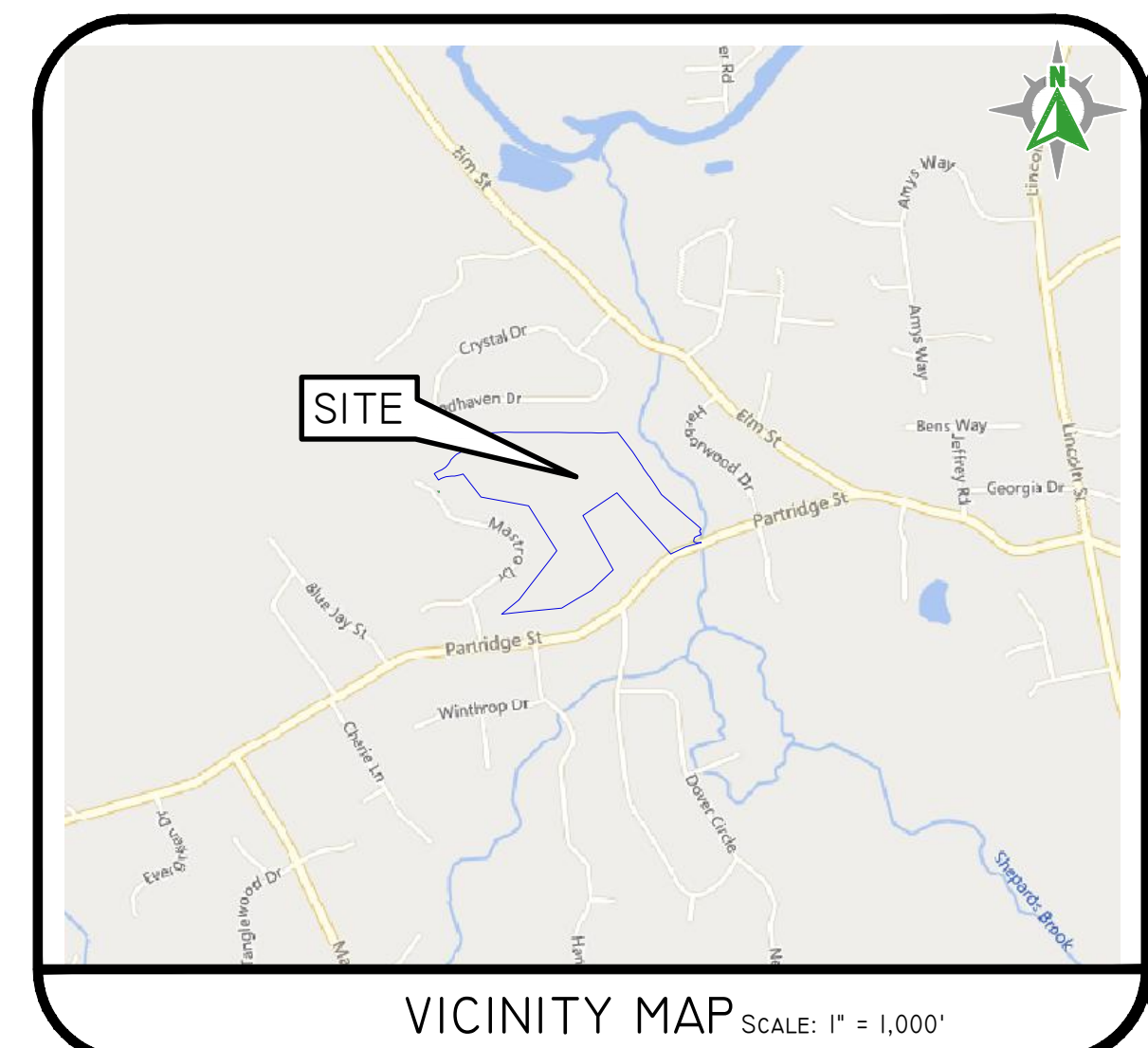
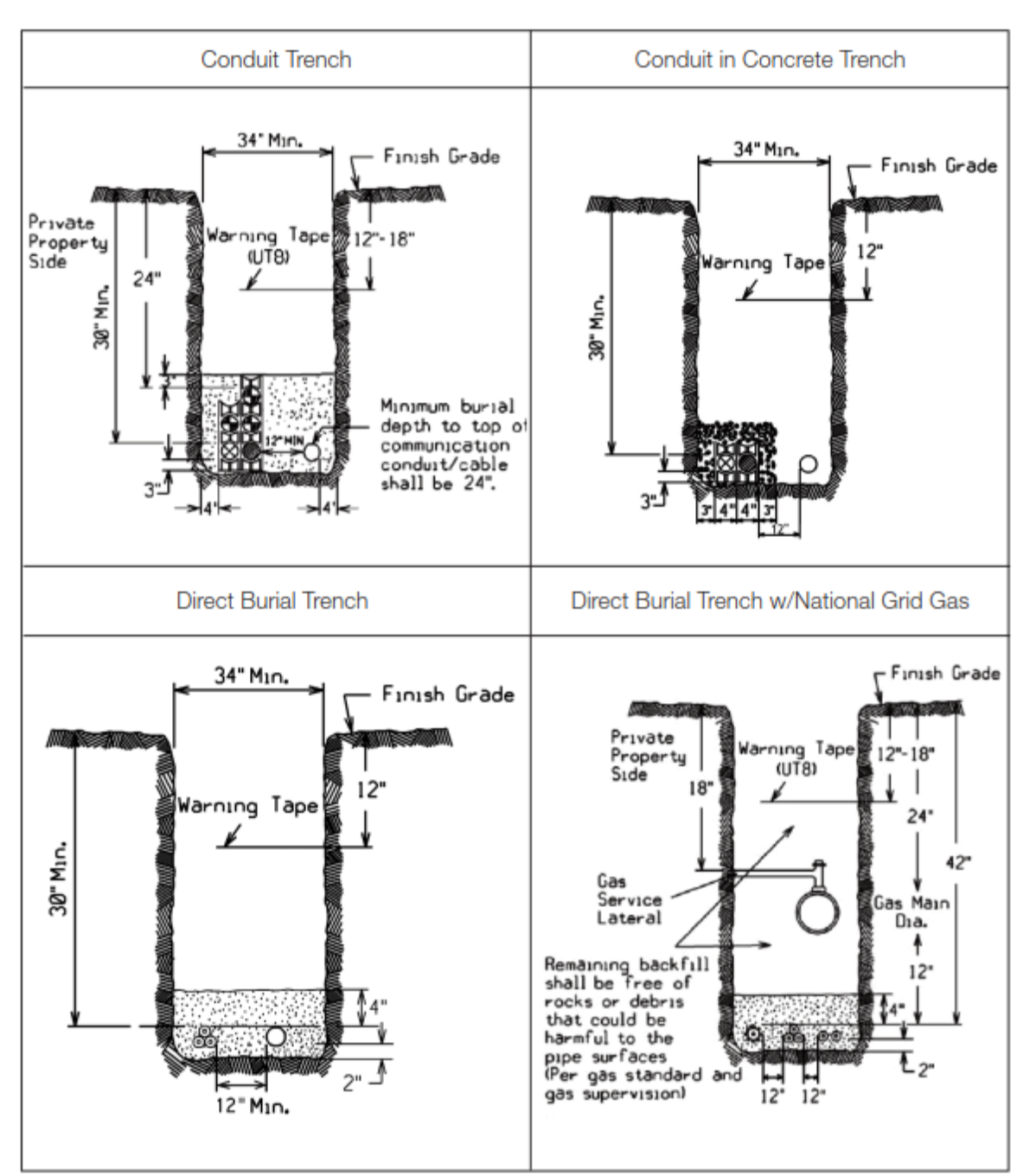
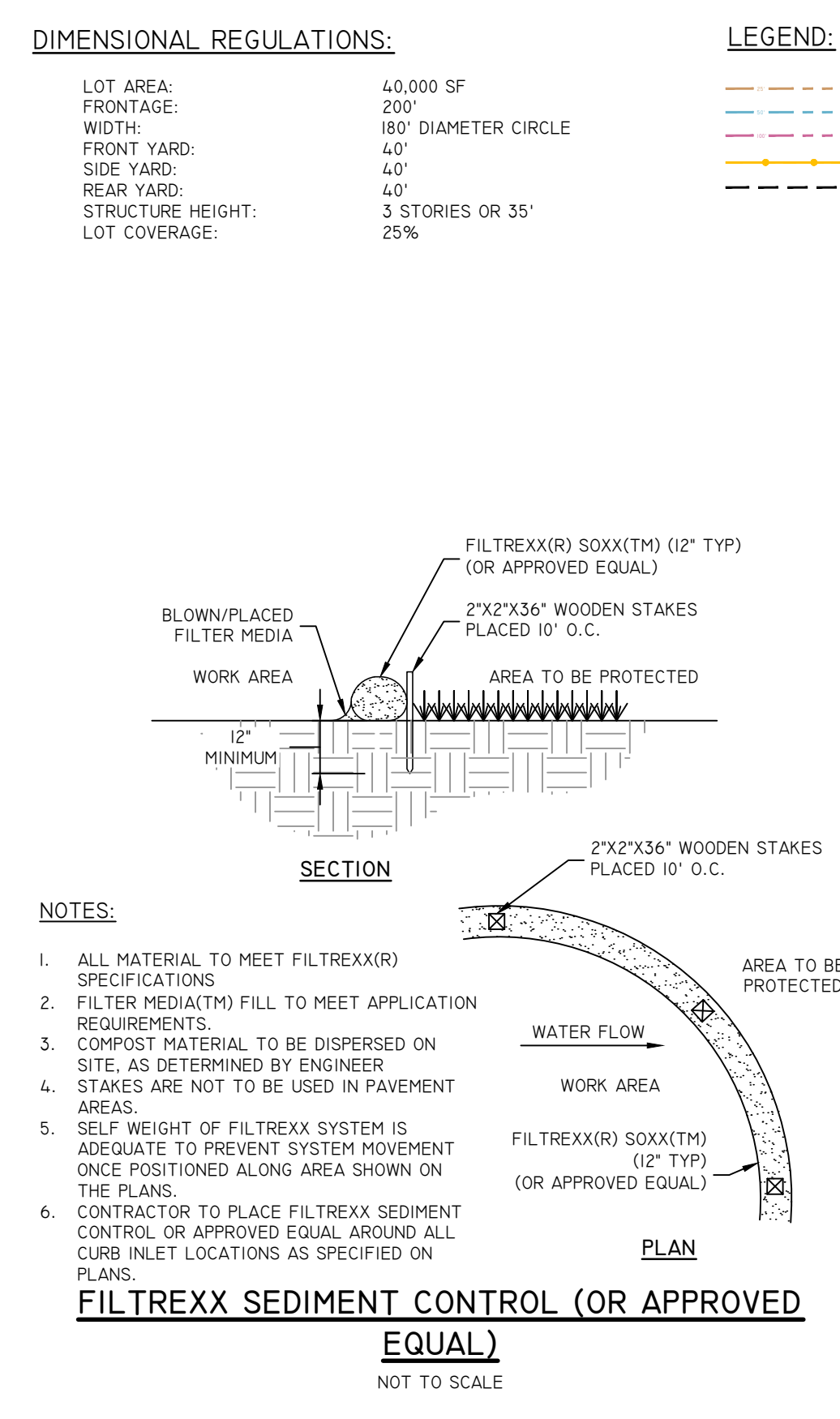
- CONTRACTOR TO CONTACT DIGSAFE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- CONTRACTOR TO VERIFY LOCATIONS OF EXISTING UTILITIES AND REPORT ANY DISCREPANCIES TO UNITED CONSULTANTS.
- ALL WORK SHALL CONFORM TO THE TOWN OF FRANKLIN DPW STANDARDS.
- EXISTING UTILITY LOCATIONS ARE BASED ON PLANS OF RECORD AND A FIELD SURVEY, AND SHALL NOT BE CONSIDERED ABSOLUTE.
- MATERIAL STOCKPILES AND EQUIPMENT REFUELING SHALL NOT OCCUR WITHIN BUFFER ZONE.

ELECTRIC/GAS:

PROPOSED GAS, ELECTRIC, CABLE AND DATA UTILITIES ARE SHOWN SCHEMATICALLY AND ARE PROPOSED TO BE UNDERGROUND. OWNER AND CONTRACTOR MUST COORDINATE FINAL DESIGN WITH APPROPRIATE UTILITY COMPANIES. ALL WORK MUST BE IN ACCORDANCE WITH EACH UTILITY COMPANY'S STANDARDS AND DETAILS, AS WELL AS LOCAL AND FEDERAL REGULATIONS. THIS INCLUDES BUT IS NOT LIMITED TO POLES, TRANSFORMERS, PULL BOXES, CONCRETE PADS, CONCRETE ENCASUREMENTS AND CONDUITS. CONNECTION POINTS FOR ELECTRIC AND TELECOM UTILITIES, AT THE EXISTING INFRASTRUCTURE, ARE CURRENTLY SHOWN AS UNDERGROUND UTILITIES. THESE UTILITIES MAY BE UNDERGROUND OR OVERHEAD AND MUST BE COORDINATED WITH NATIONAL GRID/APPROPRIATE UTILITY AUTHORITY PRIOR TO CONSTRUCTION. ALL ACCESS OPENINGS MUST BE BOLT DOWN WHERE APPLICABLE.

SOIL EROSION AND SEDIMENTATION CONTROL NOTES:

- THE CONTRACTOR IS RESPONSIBLE FOR ALL SOIL EROSION AND SEDIMENT CONTROL ON SITE WHICH MUST BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE APPLICABLE REGULATIONS AND AUTHORITY HAVING JURISDICTION. THE CONTRACTOR IS TO NOTIFY THE CEOR, THE DIRECTOR OF PUBLIC WORKS, THE TOWN ENGINEER, AND THE CONSERVATION COMMISSION AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
- ALL EROSION CONTROL INCLUDING (BUT NOT LIMITED TO) TEMPORARY SWALES, TEMPORARY SEDIMENT TRAPS, TEMPORARY SEDIMENTATION PONDS, ETC., MUST BE INSTALLED PER THE LATEST EDITION OF THE MASSACHUSETTS EROSION AND SEDIMENT CONTROL GUIDELINES FOR URBAN AND SUBURBAN AREAS (MESCG) AND THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP). NOTE THE SOIL EROSION AND SEDIMENT CONTROL SHOWN ON THESE PLANS ARE THE MINIMUM QUANTITY/TYPE OF EROSION CONTROL DEVICES AND MATERIALS DEEMED REQUIRED BY THE CEOR TO MEET THE OBJECTIVES OF THE MESCG, BUT IS CONSIDERED A GUIDE ONLY. ADDITIONAL MEASURES/ALTERNATE CONFIGURATIONS MAY BE REQUIRED IN ORDER TO MEET THE MESCG BASED ON FACTORS INCLUDING (BUT NOT LIMITED TO) SITE PARAMETERS, WEATHER, INSPECTIONS AND UNIQUE FEATURES.
- TEMPORARY SWALES MUST BE USED TO CONTROL RUNOFF DURING CONSTRUCTION OF THE PROPOSED SITE WORK. TEMPORARY SWALES MUST BE VEGETATED AFTER CONSTRUCTION. EROSION CONTROL MATS MUST BE INSTALLED, IF NECESSARY, TO PREVENT EROSION AND SUPPORT VEGETATION. AFTER CONSTRUCTION IS COMPLETE AND TRIBUTARY AREAS TO THE SWALES HAVE BEEN STABILIZED, THE TEMPORARY SWALES MUST BE CLEARED AND FINAL DESIGN, INCLUDING INSTALLATION OF THE GRASS SWALES, TO BE PER THE DESIGN PLANS.
- INLET PROTECTION MUST BE INSTALLED ON ALL CATCH BASINS ONCE CONSTRUCTED.



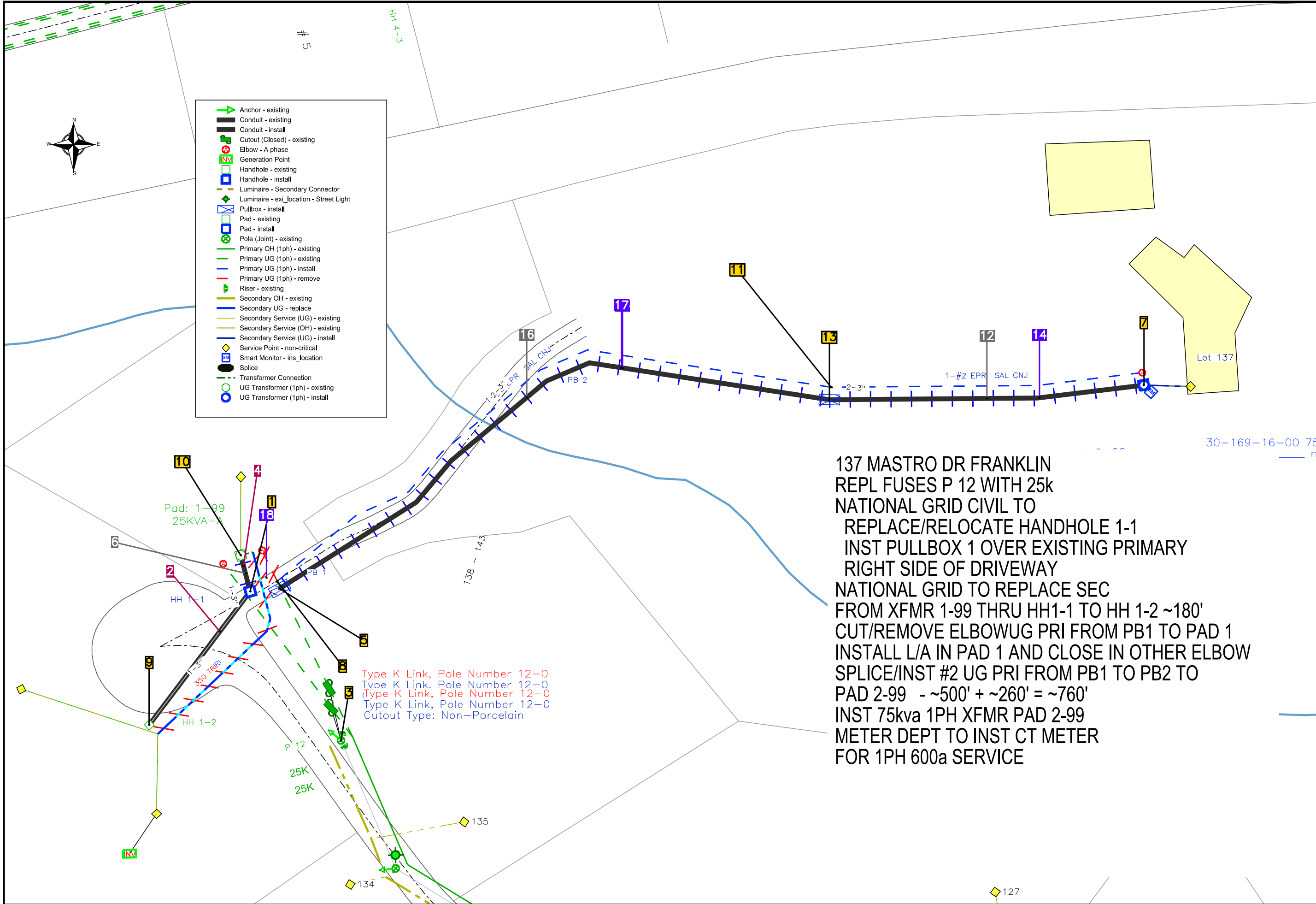
DiPrete Engineering
104 Mendon Street, Uxbridge, RI 01569
Tel: 508-276-9897
Boston • Providence • Newport

BRANDON D. CASE
CIVIL ENGINEER
No. 51472
10/10/2023

DATE: 10/10/2023
CONSERVATION COMMISSION SUBMISSION: UP
NO. DATE DESCRIPTION BY: J.P.C.
DRAWN BY: S.R.

OVERALL SITE PLAN
137 MASTRO DRIVE
ASSESSOR'S MAP 220 LOT 55
FRANKLIN, MA
PREPARED FOR:
MR. BENJAMIN KILBANOFF
28 CHESSET LANE, ATTLEBORO, MA 02703TEL

SHEET 1 OF 1



137 MASTRO DR FRANKLIN
 REPL FUSES P 12 WITH 25k
 NATIONAL GRID CIVIL TO
 REPLACE/RELOCATE HANDHOLE 1-1
 INST PULLBOX 1 OVER EXISTING PRIMARY
 RIGHT SIDE OF DRIVEWAY
 NATIONAL GRID TO REPLACE SEC
 FROM XFMR 1-99 THRU HH1-1 TO HH 1-2 ~180'
 CUT/REMOVE ELBOWUG PRI FROM PB1 TO PAD 1
 INSTALL L/A IN PAD 1 AND CLOSE IN OTHER ELBOW
 SPLICE/INST #2 UG PRI FROM PB1 TO PB2 TO
 PAD 2-99 - ~500' + ~260' = ~760'
 INST 75kva 1PH XFMR PAD 2-99
 METER DEPT TO INST CT METER
 FOR 1PH 600a SERVICE

NATIONAL GRID USA		05-23-30606651 1-10		142 FT	
WORK REQUEST: 05-23-30606651	DESCRIPTION:	<input type="checkbox"/> BUILT AS DESIGNED	T.D./T.C. 05	<input type="checkbox"/> 71	<input type="checkbox"/> 0
STORMS ORDER: 30606651	new resi serv. (UG--not URD--checked on form & no URD for Mastro on spreadsheet) 400 amps (form giv	<input type="checkbox"/> AS BUILT CHANGES	FEEDER NO.	MAINLINE MAP/VOLTAGE CONVERSIONS UPDATE REQUIRED	
DESIGNER: Parent, Michael	DATE: 09/06/2023	PHONE NUMBER:	78.19073308		
JOB TITLE: Dist Electric Serv - Complex Res	EMP ID:	DATE:	SHEET 1 OF 1		
FOREMAN SIG:		SUPV SIG:			