

SITE PLAN 100 AND 110 EAST CENTRAL STREET

THE 100 AND 110 EAST CENTRAL STREET PROPERTIES ARE LOCATED WITHIN A COMMERCIAL I ZONE.

	REQUIREMENTS: 5,000 S.F.	EXISTING 56,329± S.F.	PROPOSED 56,329± S.F.
AREA:	5,000 S.F.	56,329± S.F.	56,329± S.F.
FRONTAGE:	50'	245.1'	245.1'
DEPTH:	50'	293.7'	293.7'
HEIGHT:	3 STORIES - 40' *15	2 STORIES	3 STORIES < 40'*
WIDTH:	45'	> 45'	> 45'
SETBACKS:			
FRONT:	20' *1	31.3'	20.5'
SIDE WEST:	10' *14	15.0'	15.0'
SIDE EAST:	10' *14	14.7'	10.4'
REAR:	15'	114.5'	120.4'
COVERAGE:			
STRUCTURES:	80%	11.7%	18.2%
STRUC. & PAVING:	90%	34.1%	64.9%

LOT COVERAGE BASED ON UPLAND AREA.
**REFER TO ARCHITECTURAL PLANS FOR BUILDING HEIGHT.

*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 ABUTS A RESIDENTIAL DISTRICT, A 20-FOOT SETBACK IS REQUIRED ON THE ABUTTING 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 100 AND 110 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 100 AND 110 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.



LOCUS MAP
SCALE: 1" = 100'

DRAWING INDEX:

1. COVER SHEET
 2. EXISTING CONDITIONS PLAN
 3. SITE LAYOUT PLAN
 4. SITE GRADING AND UTILITY PLAN
 5. PLANTING PLAN
 6. EROSION CONTROL PLAN
 7. CONSTRUCTION DETAILS - 1
 8. CONSTRUCTION DETAILS - 2
 9. CONSTRUCTION DETAILS - 3
 10. CONSTRUCTION DETAILS - 4
- SITE LIGHTING-LIGHTING PLAN, PHOTOMETRICS AND SCHEDULES BY SK & ASSOCIATES

100 EAST CENTRAL STREET

	REQUIREMENTS: 5,000 S.F.	EXISTING 33,061± S.F.	PROPOSED 33,061± S.F.
AREA:	5,000 S.F.	33,061± S.F.	33,061± S.F.
FRONTAGE:	50'	109.78'	109.78'
DEPTH:	50'	278.1'	278.1'
HEIGHT:	3 STORIES - 40' *15	2 STORIES	2 STORIES < 40'*
WIDTH:	45'	> 45'	> 45'
SETBACKS:			
FRONT:	20' *1	70.6'	70.6'
SIDE WEST:	10' *14	15.0'	15.0'
SIDE EAST:	10' *14	15.2'	15.2'
REAR:	15'	127.8'	127.8'
COVERAGE:			
STRUCTURES:	80%	13.3%	13.3%
STRUC. & PAVING:	90%	66.1%	71.8%

LOT COVERAGE BASED ON UPLAND AREA.

110 EAST CENTRAL STREET

	REQUIREMENTS: 5,000 S.F.	EXISTING 22,268± S.F.	PROPOSED 22,268± S.F.
AREA:	5,000 S.F.	22,268± S.F.	22,268± S.F.
FRONTAGE:	50'	135.32'	135.32'
DEPTH:	50'	220.9'	220.9'
HEIGHT:	3 STORIES - 40' *15	2 STORIES	3 STORIES < 40'*
WIDTH:	45'	> 45'	> 45'
SETBACKS:			
FRONT:	20' *1	29.4'	20.5'
SIDE WEST:	10' *14	62.0'	14.4'
SIDE EAST:	10' *14	14.7'	10.4'
REAR:	15'	85.1'	120.4'
COVERAGE:			
STRUCTURES:	80%	9.1%	25.7%
STRUC. & PAVING:	90%	14.7%	56.0%

LOT COVERAGE BASED ON UPLAND AREA.

REFERENCES:
ASSESSORS MAP 286 PARCELS 30 AND 31
DEED BOOK 38897 PAGE 557
CERTIFICATE NUMBER 209218

PLAN 19290B
PLAN IN BOOK 1091 PAGE 108
PLAN 3334 OF 1913

OWNERS:
100 EAST CENTRAL STREET RE, LLC
110 EAST CENTRAL STREET RE, LLC
37 EAST CENTRAL STREET
FRANKLIN, MASSACHUSETTS

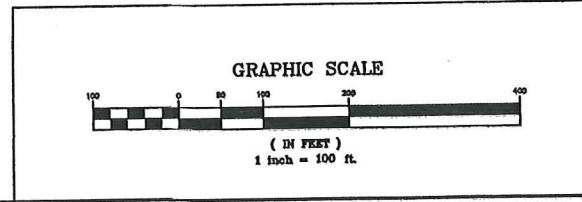
APPLICANT:
110 EAST CENTRAL STREET RE, LLC
37 EAST CENTRAL STREET
FRANKLIN, MASSACHUSETTS

SITE PLAN
COVER SHEET
100 & 110 EAST CENTRAL STREET
FRANKLIN, MASSACHUSETTS
PREPARED FOR
110 EAST CENTRAL STREET RE, LLC
37 EAST CENTRAL STREET
FRANKLIN, MASSACHUSETTS
JANUARY 5, 2024
SCALE: 1" = 100'

- WAIVER REQUESTS:
1. TO ALLOW THE USE OF PVC AND HPDE PIPE FOR THE ROOF DRAINS AND UNDERGROUND STORMWATER STORAGE AREA.
 2. 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 APPROVAL REQUIRED FRANKLIN PLANNING BOARD	
DATE	



NO.	DATE	DESCRIPTION	BY
1	2/26/24	REVIEW COMMENTS	RRG

CARLOS A. QUINTAL P.E. #30812

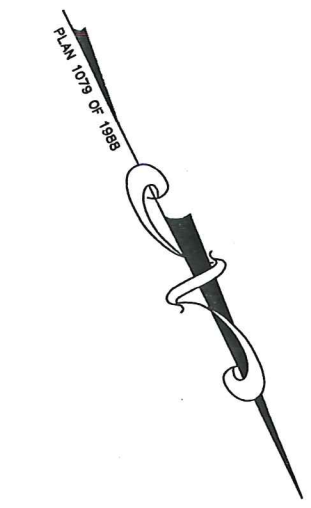
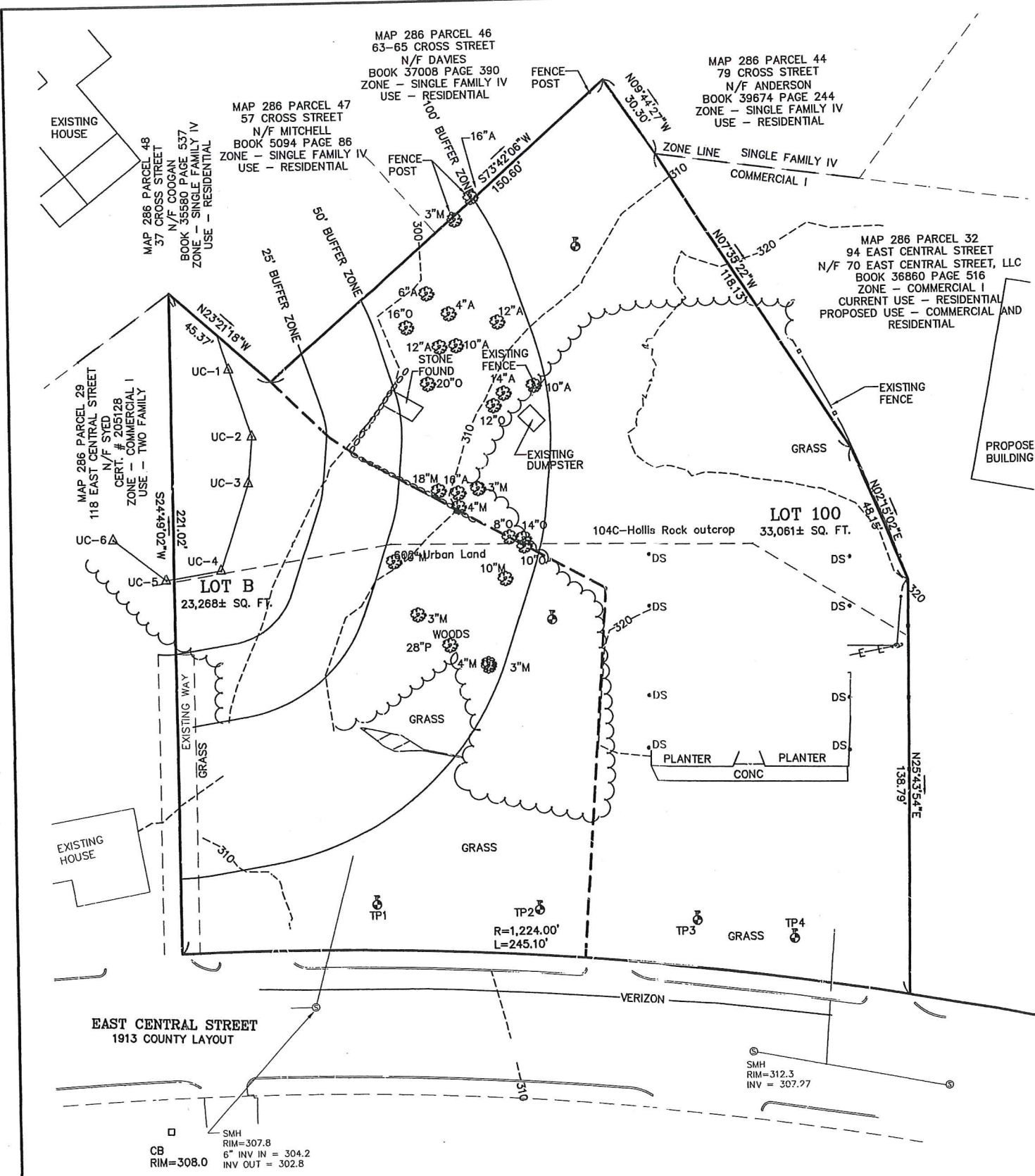
DATE	FIELD BY:	INT.
7/23	FIELD BOOK	BL
1/24	CALCS BY:	RRG
1/24	DESIGNED BY:	RRG
1/24	DRAWN BY:	COMP
1/24	CHECKED BY:	CAQ

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

DATE	JAN. 5, 2024
SCALE	1" = 100'
PROJECT	UC1587
SHEET	1 of 10

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.



EXISTING TREE NOTES:
 1. 14" - TREE DIAMETER
 2. A - ASH, O - OAK, M - MAPLE, P - PINE
 3. 22 TREES PROPOSED FOR REMOVAL

- LEGEND:
- 297- EXISTING CONTOUR
 - x274.3 PROPOSED CONTOUR
 - x274.3X SPOT GRADE - PROPOSED
 - SPOT GRADE - EXISTING
 - 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
 - BOLLARD
 - M MONITOR WELL

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PLAN 19290B
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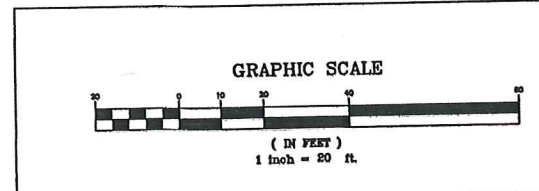
OWNERS:
 100 EAST CENTRAL STREET RE, LLC
 110 EAST CENTRAL STREET RE, LLC
 37 EAST CENTRAL STREET
 FRANKLIN, MASSACHUSETTS

APPLICANT:
 110 EAST CENTRAL STREET RE, LLC
 37 EAST CENTRAL STREET
 FRANKLIN, MASSACHUSETTS

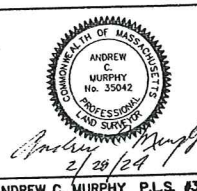
SITE PLAN
 EXISTING CONDITIONS PLAN
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 FRANKLIN, MASSACHUSETTS
 PREPARED FOR
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 37 EAST CENTRAL STREET
 FRANKLIN, MASSACHUSETTS
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SITE PLAN APPROVAL
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 FRANKLIN PLANNING BOARD

DATE _____



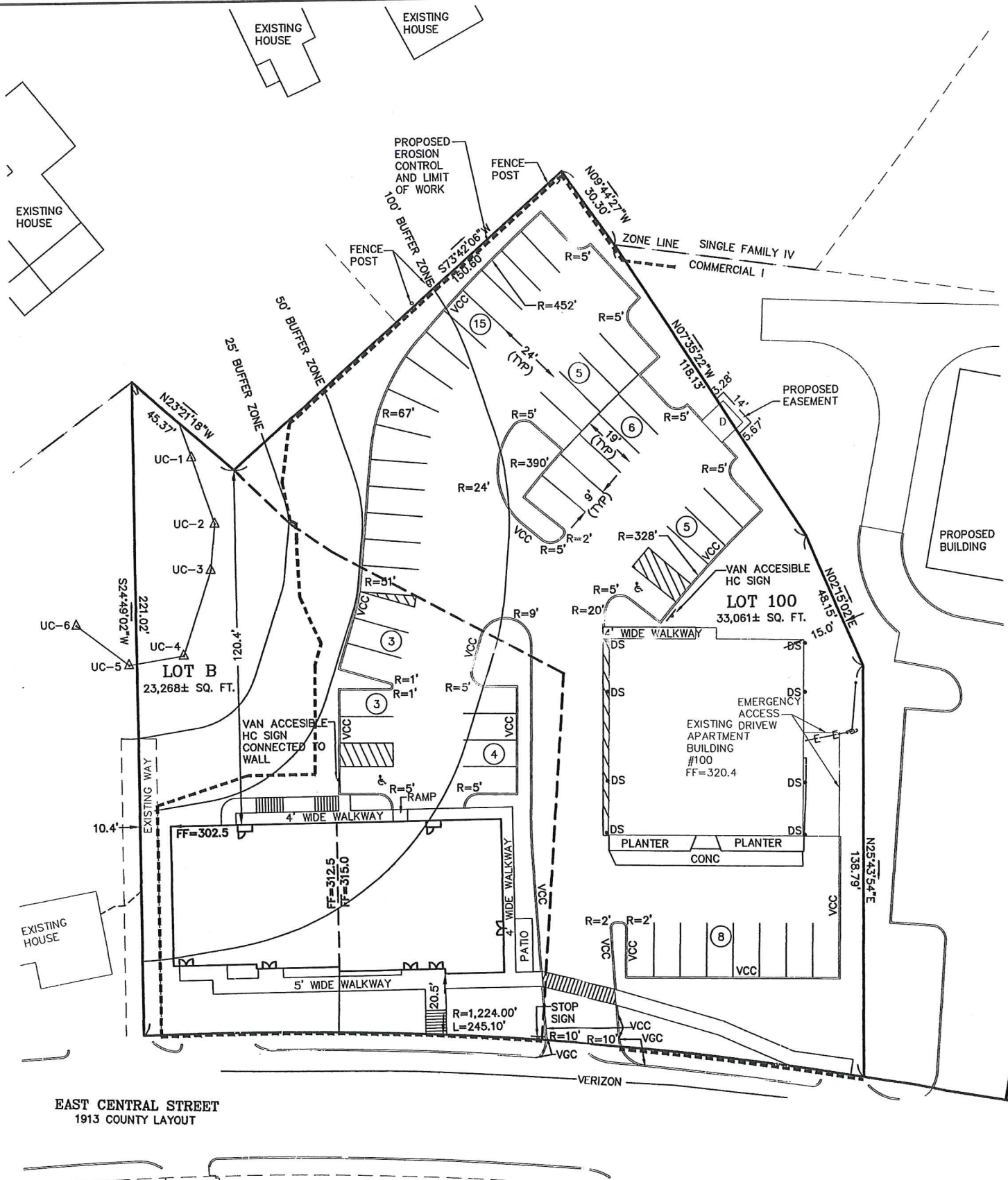
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DATE	CHECKED BY:	ACM
1/24	ACM	

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 508-384-6560 FAX 508-384-6566

DATE	JAN. 5, 2024
SCALE	1" = 20'
PROJECT	UC1587
SHEET	2 of 10



PARKING CALCULATIONS:
 #100 - #110 EAST CENTRAL STREET
 COMMERCIAL I REQUIREMENTS (SECTIONS 185-21B.(2)(a))
 1.5 SPACES PER DWELLING UNIT
 RESIDENTIAL DWELLINGS - 30 x 1.5 = 45

COMMERCIAL I REQUIREMENTS (SECTIONS 185-21B.(2)(b))
 COMMERCIAL SPACE (NON RESIDENTIAL USE) 1 SPACE PER 500
 SQ. FT. = 949 SQ. FT. / 500 = 2 SPACE REQUIRED

47 SPACES REQUIRED

49 TOTAL SPACES PROVIDED INCLUDING 2 HANDICAP SPACES.

RESIDENTIAL UNIT DENSITY:
 1 UNIT PER 2,250 SQ. FT.
 56,329 SQ. FT. / 2,250 = 25.03 UNITS
 SEE 185 ATTACHMENT 7 NOTE 3.
 30 DWELLING UNITS PROPOSED (INCLUDING 10 EXISTING UNITS)
 SPECIAL PERMIT REQUIRED.

- LEGEND:**
- EXISTING CONTOUR
 - [297]- PROPOSED CONTOUR
 - x274.3 SPOT GRADE - PROPOSED
 - x274.3EX SPOT GRADE - EXISTING
 - EXIST. TREE - DIAMETER - SPECIES
 - UTILITY POLE
 - OVERHEAD WIRES
 - GAS GATE
 - WATER CURB STOP
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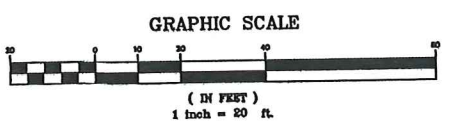
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 37 EAST CENTRAL STREET
 FRANKLIN, MASSACHUSETTS

SITE PLAN
SITE LAYOUT PLAN
 100 & 110 EAST CENTRAL STREET
 FRANKLIN, MASSACHUSETTS
 PREPARED FOR
 110 EAST CENTRAL STREET RE, LLC
 37 EAST CENTRAL STREET
 FRANKLIN, MASSACHUSETTS
 JANUARY 5, 2024
 SCALE: 1" = 100'

EAST CENTRAL STREET
 1913 COUNTY LAYOUT

SITE PLAN APPROVAL
REQUIRED
FRANKLIN PLANNING BOARD

DATE



NO.	DATE	DESCRIPTION	BY
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CARLOS A. QUINTAL P.E. #30812
 2/24/24

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7/23	BL	BL
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1/24	RRG	RRG
1/24	COMP	COMP
1/24	CAQ	CAQ

UNITED CONSULTANTS INC.
 860 FRANKLIN STREET SUITE 11D
 WRENTHAM, MASSACHUSETTS 02093
 508-384-8660 FAX 508-384-8668

DATE: JAN. 5, 2024
 SCALE: 1" = 20'
 PROJECT: UC1587
 SHEET: 3 of 10

MAY 8, 2023

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

TP 1 ELEV. = 312.89
0' - 7.5' A 10YR 3/2 - ELEV. = 312.26
7.5' - 19' B 10YR 4/4 - ELEV. = 311.31
19' - 39' C SANDY 2.5Y 5/6 - ELEV. = 309.64
REFUSAL @ 39' - ELEV. = 309.64

TP 2 ELEV. = 313.96
0' - 6' A 10YR 3/2 - ELEV. = 313.46
6' - 18' B 10YR 4/4 - ELEV. = 312.46
18' - 45' C SANDY 2.5Y 5/6 - ELEV. = 310.21
REFUSAL @ 45' - ELEV. = 310.21

TP 3 ELEV. = 314.17
0 - 12" A 10YR 3/2 - ELEV. = 313.17
12" - 62" B 10YR 4/4 - ELEV. = 308.75
62" - 96" C SANDY LOAM 2.5Y 5/6 - ELEV. = 306.17
PERMEABILITY TEST @ 62" RATE = 1.506 IN / HR
MOTTLING @ 90" - ELEV. = 306.67

TP 4 ELEV. = 314.60
0 - 50" FILL - ELEV. = 310.43
50" - 73" B 10YR 4/4 - ELEV. = 308.22
73" - 98" C1 10YR 4/4 - ELEV. = 306.6
98" - 102" C2 ELEV. = 306.10
REFUSAL @ 102" - ELEV. = 306.10

DRAINAGE STRUCTURE SCHEDULE:

CB 1
RIM = 314.5
INV OUT = 311.39 - 12" RCP

CB 2
RIM = 316.7
INV OUT = 311.2 - 12" RCP

GI 3
GRATE RIM = 314.3
MH RIM = 314.8
INV OUT = 311.98 - 12" RCP

CB 4
RIM = 314.4
INV OUT = 305.70 - 12" RCP

CB 5
RIM = 315.0
INV OUT = 310.21 - 12" HDPE

DMH 1
RIM = 315.2
INV IN = 311.63 - 8" SDR 35 PVC
INV IN = 311.30 - 12" RCP
INV OUT = 311.20 - 12" HDPE

DMH 2
RIM = 318.5
INV IN = 312.1 - 8" PVC
INV IN = 311.70 - 12" RCP
INV OUT = 311.60 - 12" RCP

DMH 3
RIM = 318.5
INV IN = 312.31
INV IN = 311.91 - 12" RCP
INV OUT = 311.81 - 12" RCP

DMH 4
RIM = 316.2
INV IN = 309.88
INV OUT = 298.75

SEWER STRUCTURE SCHEDULE:

SMH 1
RIM = 311.0
INV IN = 304.78 - 8" SDR 35
INV OUT = 304.68 - 6" PVC (EXISTING)

SMH 2
RIM = 313.8
INV IN = 307.76 - 8" SDR 35
INV OUT = 307.66 - 8" SDR 35

SMH 3
RIM = 317.0
INV IN = 309.02 - 8" SDR 35
INV OUT = 308.92 - 8" SDR 35

SEWER NOTES:

- CONTRACTOR TO CONFIRM ELEVATION OF THE EXISTING 6" PVC SEWER SERVICE AT THE RIGHT OF WAY LINE PRIOR TO INSTALLING AND SEWER LINES OR MANHOLES. CONTRACTOR TO COORDINATE WITH THE DESIGN ENGINEER AND PROVIDE 48 HOUR NOTICE (MINIMUM) PRIOR TO ANY SEWER WORK COMMENCING.
- CONTRACTOR TO CONFIRM THE LOCATION OF THE DUCT BANK AND REPORT LOCATIONS TO THE DESIGN ENGINEER A MINIMUM OF 48 HOURS PRIOR TO COMMENCING WITH ANY SEWER LINES OR MANHOLE INSTALLATION.
- ALL NEW SEWER LINES TO BE 8" SDR 35 PVC SEWER.

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 100 AND 110 EAST CENTRAL STREET.

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

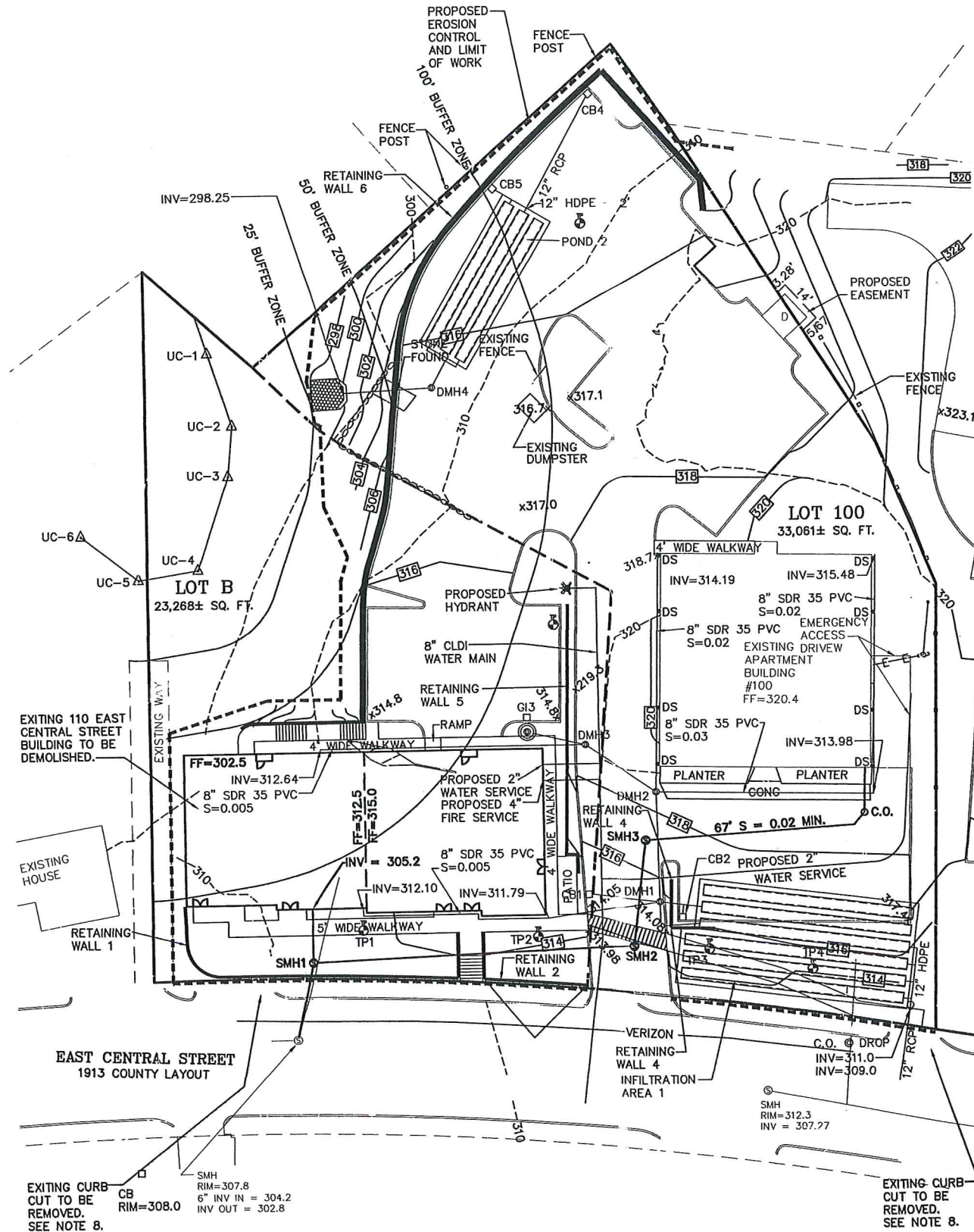
LEGEND:

- EXISTING CONTOUR
- 297- PROPOSED CONTOUR
- x274.3 SPOT GRADE - PROPOSED
- x274.3EX SPOT GRADE - EXISTING
- EXIST. TREE - DIAMETER - SPECIES
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- ⊕ HANDICAP PARKING SPACE
- ⊕ BUILDING MOUNTED LIGHT
- ⊕ B BOLLARD
- ⊕ M MONITOR WELL

BUFFER ZONE DISTURBANCES:

- 0 - 25' BUFFER ZONE
1,852 SQ. FT.
- 25' - 50' BUFFER ZONE
13,652, SQ. FT.
- 50' - 100' BUFFER ZONE
13,652, SQ. FT.

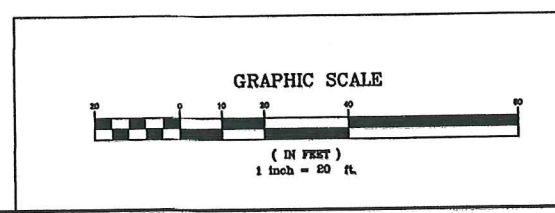
EXISTING WETLAND FLAGS WERE CONFIRMED BY UNITED CONSULTANTS, INC. AND WERE FIELD LOCATED ON JULY 17 AND 18 2023.



SITE PLAN
SITE GRADING AND UTILITY PLAN
100 & 110 EAST CENTRAL STREET
FRANKLIN, MASSACHUSETTS
PREPARED FOR
110 EAST CENTRAL STREET RE, LLC
37 EAST CENTRAL STREET
FRANKLIN, MASSACHUSETTS
JANUARY 5, 2024
SCALE: 1" = 100'

SITE PLAN APPROVAL
REQUIRED
FRANKLIN PLANNING BOARD

DATE _____



NO.	DATE	DESCRIPTION	BY
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		DESCRIPTION	BY

CARLOS A. QUINTAL, P.E. #30812

DATE	FIELD BY:	INT.
7/23	BL	
BK#	FIELD BOOK	PG#
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UNITED CONSULTANTS INC.

850 FRANKLIN STREET SUITE 11D
WRENTHAM, MASSACHUSETTS 02093
508-384-6660 FAX 508-384-6588

DATE
JAN. 5, 2024

SCALE
1" = 20'

PROJECT
UC1587

SHEET
4 of 10

NOTE:
ALL DISTURBED AREAS
WITHIN THE BUFFER ZONE
AND DOWNGRADEMENT OF
RETAINING WALL 6 SHALL
BE SEEDED WITH A NEW
CONSERVATION / WILDLIFE
SEED MIX.
OBTAIN FROM NEW
ENGLAND WETLAND
PLANTS, INC. AND APPLY
PER THEIR
RECOMMENDATIONS.

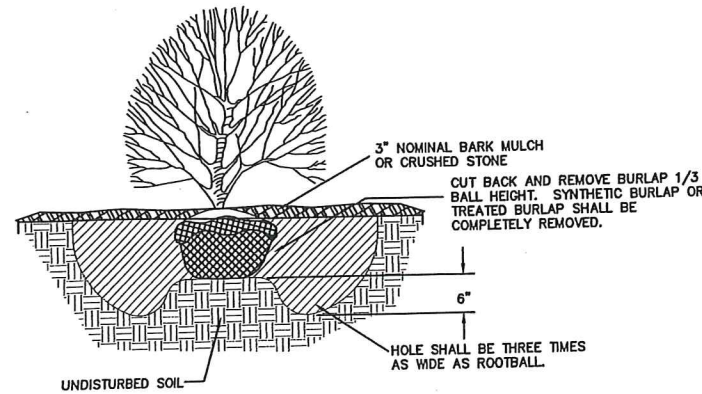
LANDSCAPE AND SNOW STORAGE / REMOVAL NOTES:
1. LANDSCAPE AREAS TO BE COVERED WITH MULCH
OR DECORATIVE STONE.
2. LANDSCAPE AREAS TO BE UTILIZED AS SNOW
STORAGE AREAS.
3. SNOW STORAGE TO BE IN EXTRA PARKING
SPACES.

PLANTING SCHEDULE

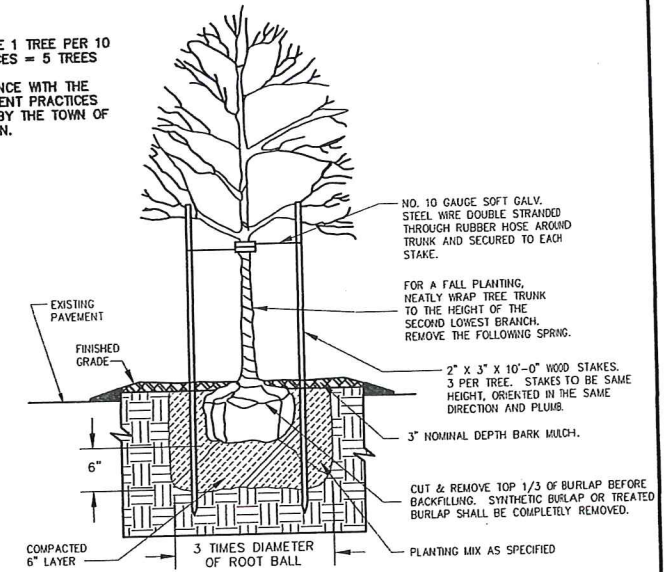
NUMBER	SCIENTIFIC NAME	SIZE	CONDITION
2	SUGAR MAPLE - SM	2 - 2 1/2"	B&B
3	RED MAPLE - RM	2 - 2 1/2"	B&B
6	BAY BERRY - BB	1 GAL	CONTAINER
9	VIRGINIA ROSE - VR	1 GAL	CONTAINER
7	HIGHBUSH BLUEBERRY - HB	1 GAL	CONTAINER

- PER SECTION 185-21C(5) PROVIDE 1 TREE PER 10
PARKING SPACES. 49 PARKING SPACES = 5 TREES
5 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.

INVASIVE SPECIES NOTE:
THE APPLICANT SHALL SCHEDULE A
PRE-CONSTRUCTION MEETING WITH THE
CONSERVATION AGENT TO DISCUSS THE INVASIVE
SPECIES REMOVAL.



SHRUB PLANTING

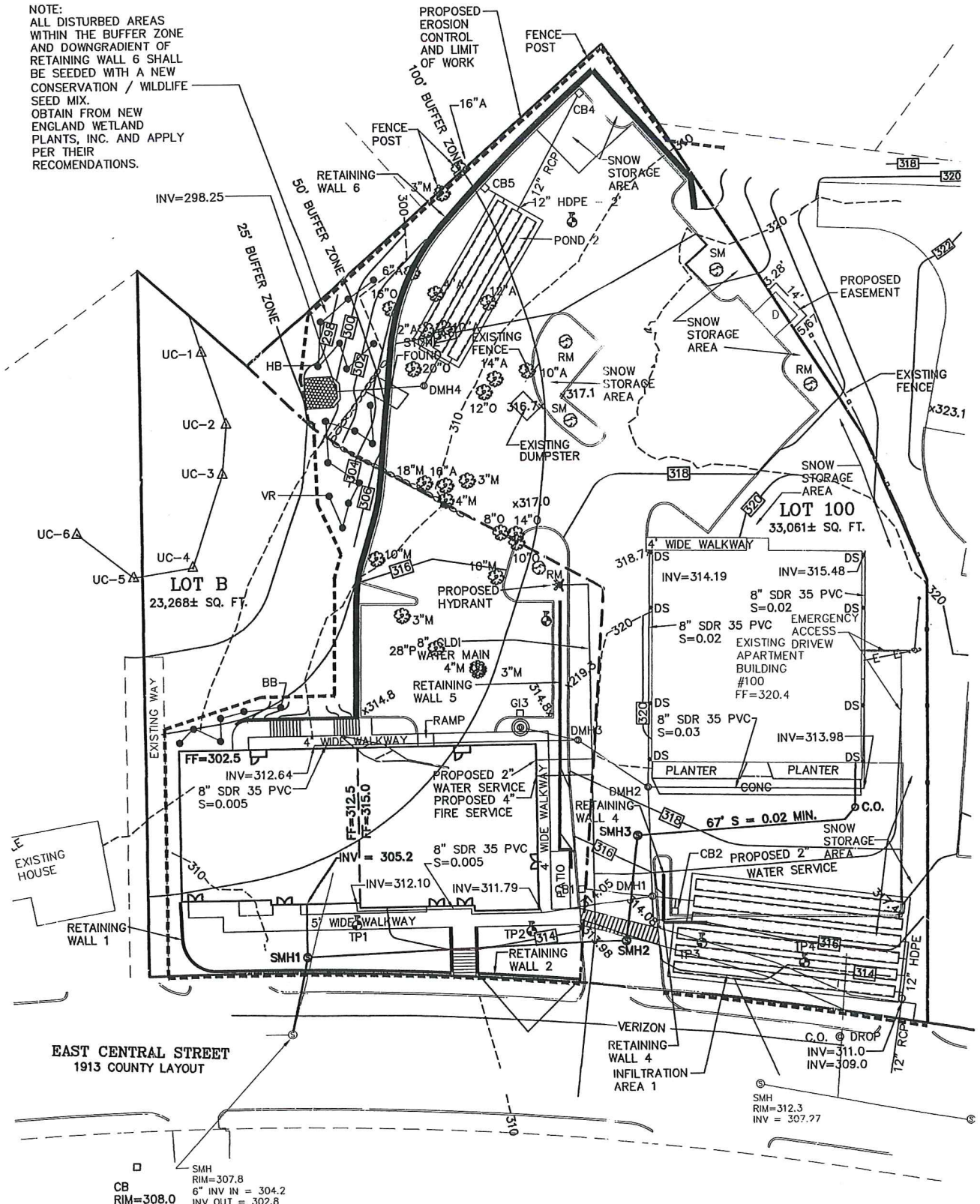


DECIDUOUS TREE PLANTING

NOTES:
1. CONTRACTOR TO CONTACT DIGSAFE PRIOR
TO COMMENCEMENT OF CONSTRUCTION.
2. CONTRACTOR TO VERIFY LOCATIONS OF
EXISTING UTILITIES AND 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.

LEGEND:

- 297- EXISTING CONTOUR
- 297- PROPOSED CONTOUR
- x274.3 SPOT GRADE - PROPOSED
- x274.3EX. SPOT GRADE - EXISTING
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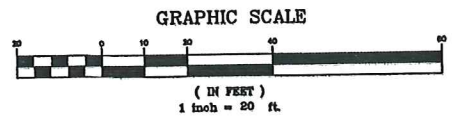


EAST CENTRAL STREET
1913 COUNTY LAYOUT

SITE PLAN
PLANTING PLAN
100 & 110 EAST CENTRAL STREET
FRANKLIN, MASSACHUSETTS
PREPARED FOR
110 EAST CENTRAL STREET RE, LLC
37 EAST CENTRAL STREET
FRANKLIN, MASSACHUSETTS
JANUARY 5, 2024
SCALE: 1" = 100'

SITE PLAN APPROVAL
REQUIRED
FRANKLIN PLANNING BOARD

DATE



DATE	FIELD BY:	INT.
7/23		BL
BK#	FIELD BOOK	PG#
1/24	CALCS BY:	RRG
1/24	DESIGNED BY:	RRG
1/24	DRAWN BY:	COMP
1/24	CHECKED BY:	CAQ

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

DATE	SCALE	PROJECT	SHEET
JAN. 5, 2024	1" = 20'	UC1587	5 of 10

NO.	DATE	REVIEW COMMENTS	BY
1	2/26/24		RRG

OPERATION AND MAINTENANCE PLAN

- CONSTRUCTION PHASE**
1. THE OWNERS REPRESENTATIVE, 110 EAST CENTRAL STREET RE, LLC 1-508-507-9020 SHALL BE THE RESPONSIBLE PARTY FOR THE STORMWATER MAINTENANCE PLAN.
 2. THE SITE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES WEEKLY AND AFTER ALL RAIN EVENTS.
 3. SEDIMENT SHALL BE REMOVED FROM COMPOST SOCK WHEN A MAXIMUM DEPTH OF 6" IS OBSERVED OR AS NEEDED.
 4. CONSTRUCTION ENTRY MAT SHALL BE INSPECTED WEEKLY AND AFTER ALL RAIN EVENTS. SEE DETAIL FOR MAINTENANCE REQUIREMENTS.
 5. DAMAGED OR DETERIORATED COMPOST SOCK AND/OR SILT FENCE AREAS SHALL BE REPLACED IMMEDIATELY.
 6. EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETED AND ALL DISTURBED AREAS ARE STABILIZED.
 7. SILT SAKS SHALL BE INSTALLED AT ALL CATCH BASINS EXISTING AND PROPOSED AND SHALL BE INSPECTED WEEKLY AND AFTER ALL RAIN EVENTS.
 8. CLEANING OF SILT SAKS SHALL BE COMPLETED AS NECESSARY.

- INSPECTION AND MAINTENANCE SCHEDULE:**
1. INSPECTIONS SHALL BE CONDUCTED BY THE APPLICANTS ENGINEER, CONTRACTOR AND / OR REPRESENTATIVES OF THE TOWN AS NECESSARY. AT A MINIMUM INSPECTIONS SHALL BE CONDUCTED ON A MONTHLY BASIS.
 2. MONTHLY INSPECTIONS SHALL INCLUDE THE PARKING LOT SURFACE TO DETERMINE IF ACCUMULATED SEDIMENTS ARE TO BE REMOVED.
 3. INSPECTION OF THE PROPOSED CATCH BASINS TO DETERMINE THE DEPTH OF SEDIMENT AND REQUIRED CLEANING.
 4. INSPECTION OF PONDS 1 AND 2 TO DETERMINE IF CLEANING IS NECESSARY.
 5. THE HEADWALL OUTLET RIPRAP SHALL BE INSPECTED WEEKLY AND ANY SEDIMENT OBSERVED SHALL BE IMMEDIATELY REMOVED.

- OPERATION AND MAINTENANCE SCHEDULE**
- CONSTRUCTION PHASE:**
1. THE EROSION CONTROL BARRIERS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER ALL STORM EVENTS.
 2. THE EXISTING PAVED PARKING AREAS AS WELL AS THE PROPOSED PARKING AREA ONCE PAVED WILL REQUIRE DAILY INSPECTIONS TO BE CONDUCTED TO DETERMINE THE NECESSITY TO REMOVE ANY ACCUMULATED SEDIMENT. THE REMOVAL OF THE ACCUMULATED SEDIMENT SHALL BE COMPLETED ON THE DAY THE DETERMINATION IS MADE.
 3. SILT SAKS SHALL BE INSTALLED AT ALL CATCH BASINS. SILT SAKS, ONCE INSTALLED SHALL BE INSPECTED ON A WEEKLY BASIS AND CLEANED AS NECESSARY.
 4. THE WATER QUALITY UNIT SHALL BE INSPECTED ON A WEEKLY BASIS AND CLEANED WHEN THE SEDIMENT DEPTH REACHES 8"
 5. THE PONDS SHALL BE INSPECTED AFTER EACH STORM EVENT AND CLEANED WHEN 2" OF SEDIMENT HAS ACCUMULATED AT THE INLET. ANY TRASH OR CONSTRUCTION DEBRIS SHALL BE IMMEDIATELY REMOVED.
 6. IMMEDIATELY UPON COMPLETION OF SITE GRADING ACTIVITIES OF PROPOSED LANDSCAPED AREA, THE AREAS SHALL HAVE LOAM APPLIED AND SHALL BE SEEDDED.
 7. ALL MATERIAL STOCKPILES THAT ARE NOT BEING ACTIVELY USED FOR A PERIOD OF 2 WEEKS SHALL BE COVERED WITH A TARP(S) OR VEGETATED.
- ADDITIONAL EROSION CONTROLS MAY BE REQUIRED DEPENDING ON ACTUAL FIELD CONDITIONS DURING CONSTRUCTION.

- LONG TERM:**
1. THE PARKING LOT SHALL BE SWEEPED FOUR TIMES PER YEAR WITH ONE BEING AFTER THE LAST WINTER SANDING.
 2. THE CATCH SHALL BE INSPECTED 4 TIMES PER YEAR AND SEDIMENT REMOVED WHEN THE DEPTH REACHES 24 INCHES.
 3. THE PONDS SHALL BE INSPECTED AND PREVENTIVE MAINTENANCE PERFORMED TWICE PER YEAR. THE PONDS SHALL BE INSPECTED AFTER EVERY STORM EVENT EXCEEDING 1 INCH OF RAINFALL FOR THE FIRST 3 MONTHS AND THEN TWICE PER YEAR THEREAFTER AND WHEN THERE ARE DISCHARGES THROUGH THE HIGH OUTLET.
 4. DURING INSPECTIONS OF STORM-WATER FACILITIES ANY TRASH OR DEBRIS DISCOVERED SHALL BE IMMEDIATELY REMOVED.

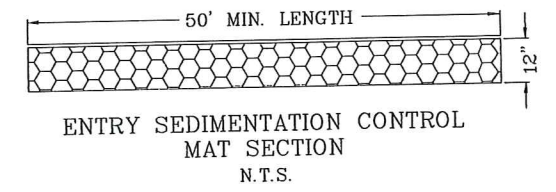
EROSION CONTROL NOTES:

1. COMPOST SOCK AND SILT FENCE SHALL BE INSTALLED PRIOR TO TREE CLEARING OR SITE WORK COMMENCING.
2. COMPOST SOCK AND SILT FENCE TO REMAIN IN CONTACT WITH THE EARTH. REPAIR OR RESET AS NECESSARY.
3. REFER TO CONSTRUCTION SEQUENCE FOR SLOPE GREATER THAN 3' HORIZONTAL TO 1' VERTICAL.
4. CATCH BASINS, UNDERGROUND POND AND PARKING AREA TO BE CLEANED ONCE CONSTRUCTION IS COMPLETED.
5. ALL SEDIMENT COLLECTED DURING THE CONSTRUCTION PHASE OR POST CONSTRUCTION PHASE SHALL BE DISPOSED OF TO AN APPROVED LOCATION.
6. AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED THE EROSION CONTROL MEASURES SHALL BE REMOVED.
7. DAMAGED OR DETERIORATED EROSION CONTROL MEASURES SHALL BE REPAIRED OR REPLACED IMMEDIATELY AFTER THEY HAVE BEEN IDENTIFIED.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INSPECTIONS.
9. DUST CONTROL WILL BE BY SPRAYING WATER AS NECESSARY. THE USE OF OILS, PETROLEUM PRODUCTS OR TOXIC LIQUIDS FOR DUST CONTROL IS PROHIBITED.
10. SILT FENCE TO BE REMOVED AT THE APPROVAL OF THE CONSERVATION AGENT, PRIOR TO THE ISSUANCE OF A CERTIFICATE OF COMPLIANCE.

- LEGEND:**
- 297- EXISTING CONTOUR
 - 274.3 PROPOSED CONTOUR
 - x274.3 SPOT GRADE - PROPOSED
 - x274.3EX. SPOT GRADE - EXISTING
 - 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

CONSTRUCTION SEQUENCE:

1. INSTALL EROSION CONTROL AND SIGN.
2. COMPLETE TREE CLEARING, STUMP REMOVAL AND REMOVE LOAM AND SUBSOIL.
3. REMOVE EXISTING UTILITIES AND RAZE EXISTING 110 EAST CENTRAL STREET BUILDING.
4. EXCAVATE THE FOUNDATION HOLE. FORM AND POUR THE FOUNDATION AND THEN BACKFILL FOUNDATION.
5. INSTALL SITE UTILITIES. THE STORMWATER SYSTEM SHALL BE INSTALLED WITH EXCESS MATERIAL BEING REMOVED FROM THE SITE AND NECESSARY CONSTRUCTION MATERIALS DELIVERED TO THE SITE. MINIMIZE THE USE OF THE MATERIAL STOCKPILE AREA.
6. CONSTRUCT RETAINING WALLS.
7. BRING THE SITE TO SUB GRADE.
8. INSTALL A BINDER COURSE OF PAVING. CONSTRUCT THE SITE WALKWAYS.
9. CURBING SHALL BE INSTALLED.
10. LANDSCAPING SHALL BE PLANTED AND ALL REMAINING DISTURBED AREAS SHALL BE LOAMED AND SEEDDED.

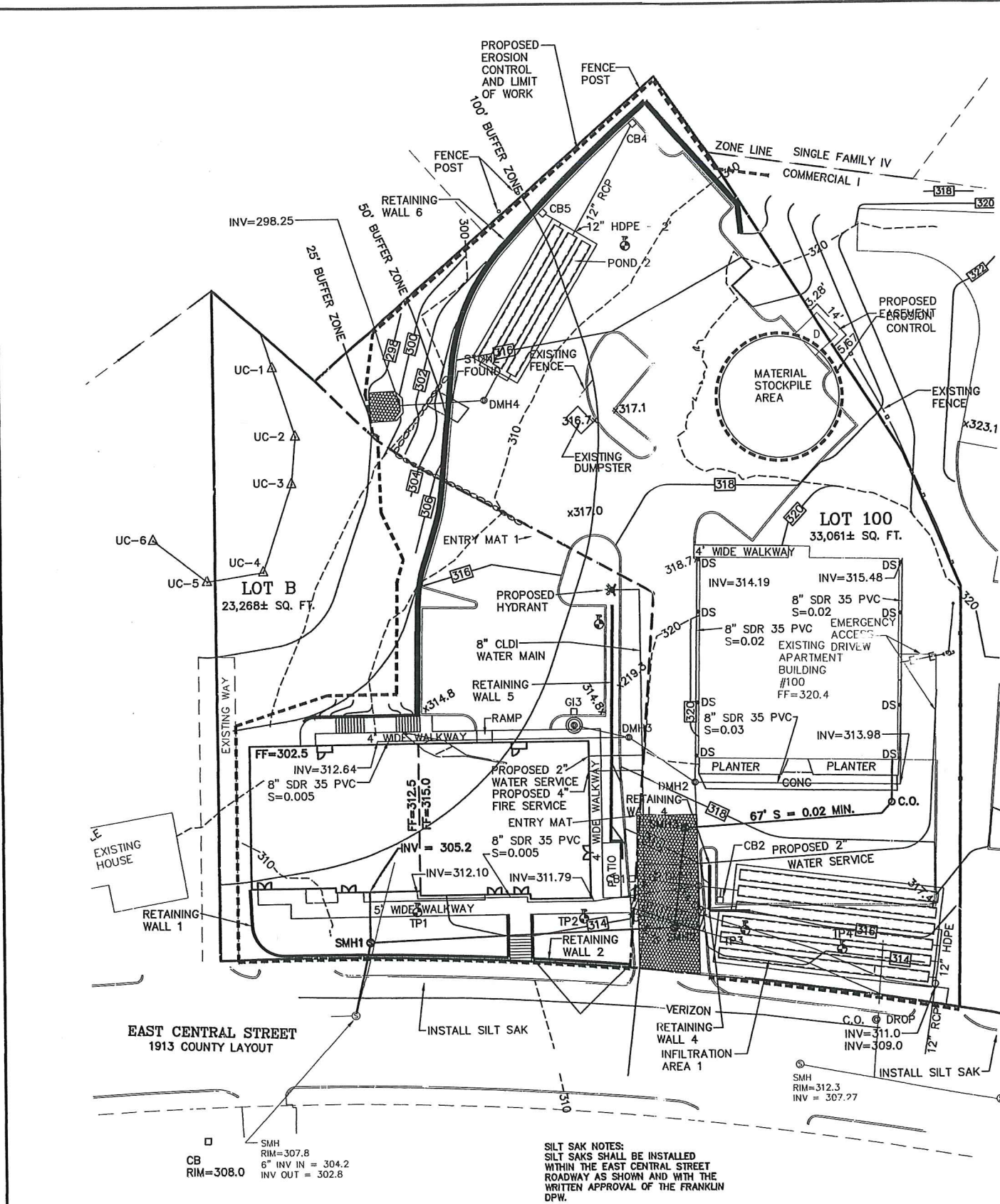


- NOTES:**
1. PAD SHALL BE A MINIMUM OF 20 FEET IN WIDTH. EXISTING ASPHALT DRIVE TO REMAIN IN PLACE UNTIL FINAL PAVEMENT IS TO BE INSTALLED.
 2. PAD SHALL CONSIST OF 4" STONE 8" MIN. DEPTH AND THEN TOP DRESSED WITH 4" OF 1" - 2" WASHED STONE.

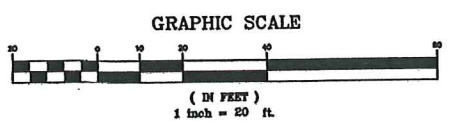
SITE PLAN
EROSION CONTROL PLAN
 100 & 110 EAST CENTRAL STREET
 FRANKLIN, MASSACHUSETTS
 PREPARED FOR
 110 EAST CENTRAL STREET RE, LLC
 37 EAST CENTRAL STREET
 FRANKLIN, MASSACHUSETTS
 JANUARY 5, 2024
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 508-384-8560 FAX 508-384-8568

DATE	JAN. 5, 2024
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PROJECT	UC1587
SHEET	6 of 10



SILT SAK NOTES:
 SILT SAKS SHALL BE INSTALLED WITHIN THE EAST CENTRAL STREET ROADWAY AS SHOWN AND WITH THE WRITTEN APPROVAL OF THE FRANKLIN DPW.



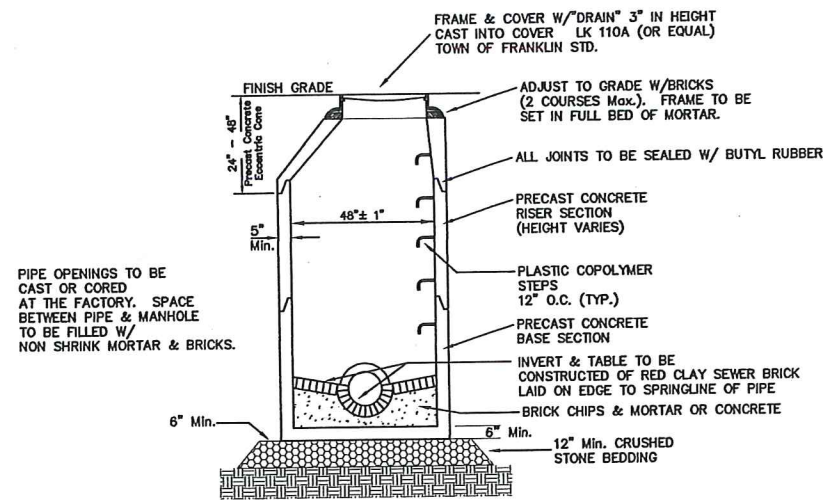
SITE PLAN APPROVAL REQUIRED
FRANKLIN PLANNING BOARD

DATE _____

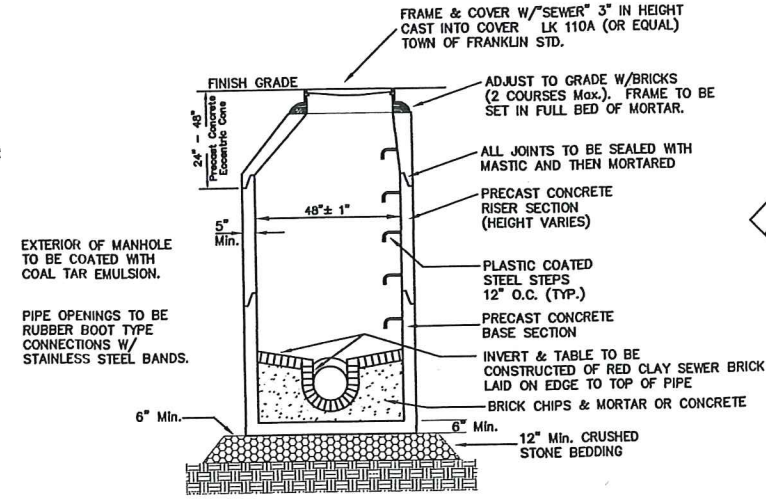
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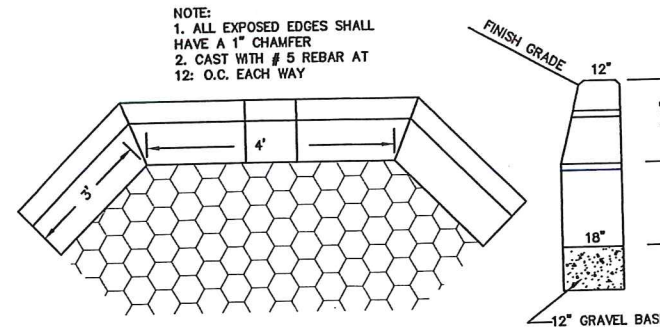
CARLOS A. QUINTAL P.E. #30812



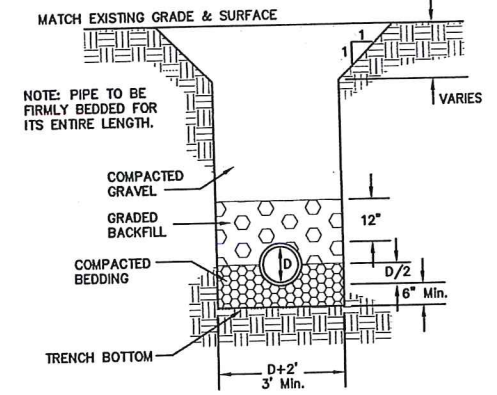
PRECAST DRAIN MANHOLE



PRECAST SEWER MANHOLE

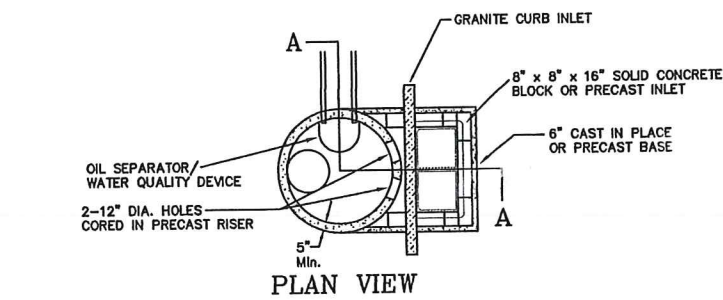


PRECAST HEADWALL
SITUATE COMPANIES OR APPROVED EQUAL



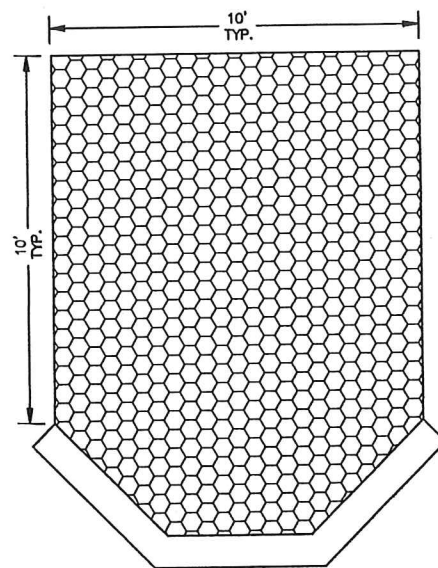
TYPE OF PIPE	RCP DRAIN	CLDI WATER	PVC SEWER	D.I. SEWER
BEDDING MATERIAL	PROC. GRAVEL	SAND	3/4\"/>	

UTILITY TRENCH DETAIL

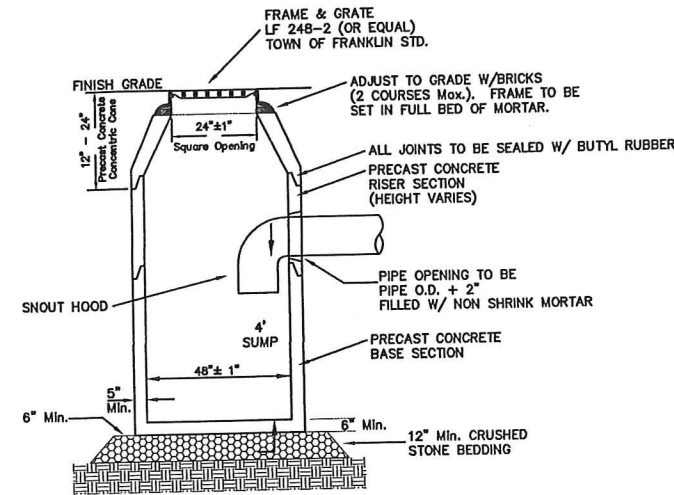


SECTION A-A
DOUBLE GRATE PRECAST GUTTER INLET W/ DEEP SUMP
CB - 3

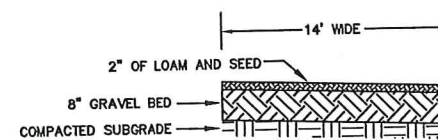
CONSTRUCTION NOTES:
 1. RIP RAP TO BE MAXIMUM OF 14\"/>



RIP RAP AT HEADWALL
N.T.S.

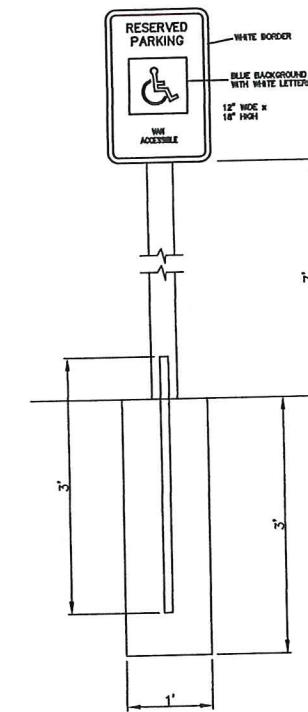


PRECAST CATCH BASIN
CB - 1, 2, 4 and 5



EMERGENCY ACCESS DRIVE

NOTES:
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 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.

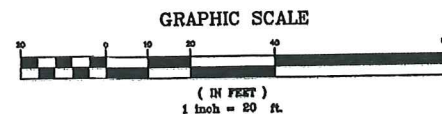


VAN ACCESSIBLE HANDICAP SIGN DETAIL
N.T.S.

SITE PLAN
CONSTRUCTION DETAILS - 1
 100 & 110 EAST CENTRAL STREET
 FRANKLIN, MASSACHUSETTS
 PREPARED FOR
 110 EAST CENTRAL STREET RE, LLC
 37 EAST CENTRAL STREET
 FRANKLIN, MASSACHUSETTS
 JANUARY 5, 2024
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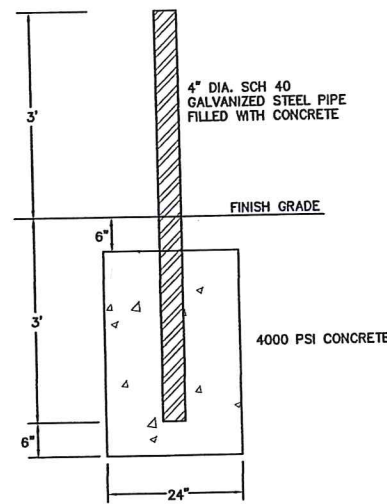


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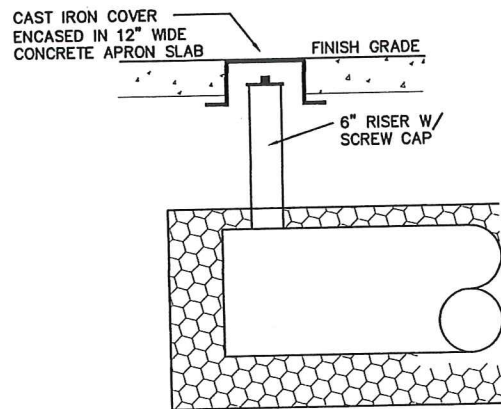
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UNITED CONSULTANTS INC.
 850 FRANKLIN STREET SUITE 11D
 WRENTHAM, MASSACHUSETTS 02093
 508-384-6560 FAX 508-384-6566

DATE	JAN. 5, 2024
SCALE	1" = 20'
PROJECT	UC1587
SHEET	7 of 10

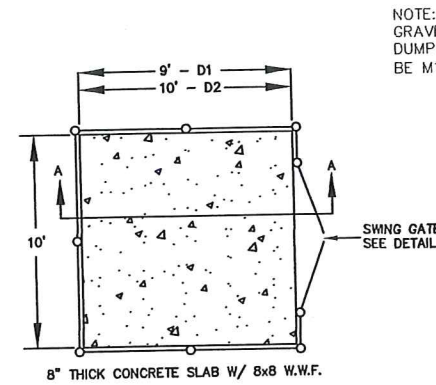


BOLLARD DETAIL



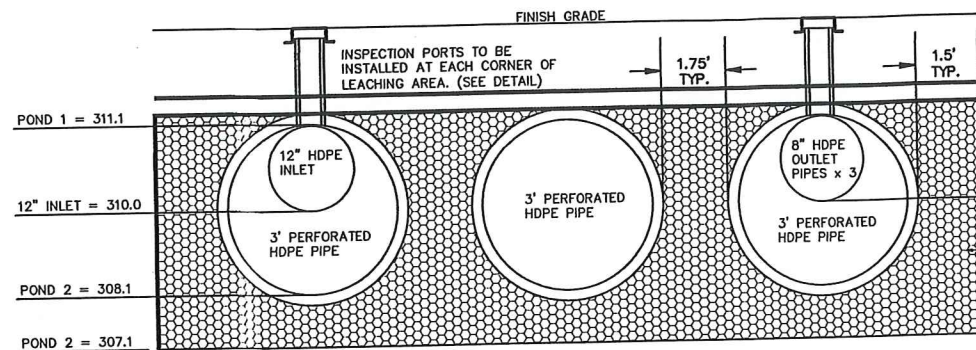
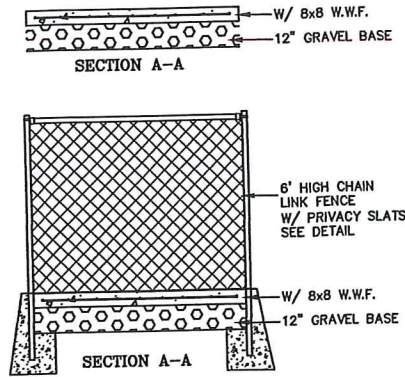
INSPECTION PORT DETAIL
DRAINAGE INFILTRATION AREAS
N.T.S.

CONCRETE DUMPSTER PAD



NOTE:
GRAVEL UNDER
DUMPSTER PAD TO
BE M1.03.0 (TYPE B)

DUMPSTER AREA FENCE



POND - 2

NOTE:
POND CONSISTS OF
3 ROWS OF 3" DIAMETER PERFORATED HDPE PIPE
AT 40' IN LENGTH.
STONE EXTENTS 17.0' x 43'

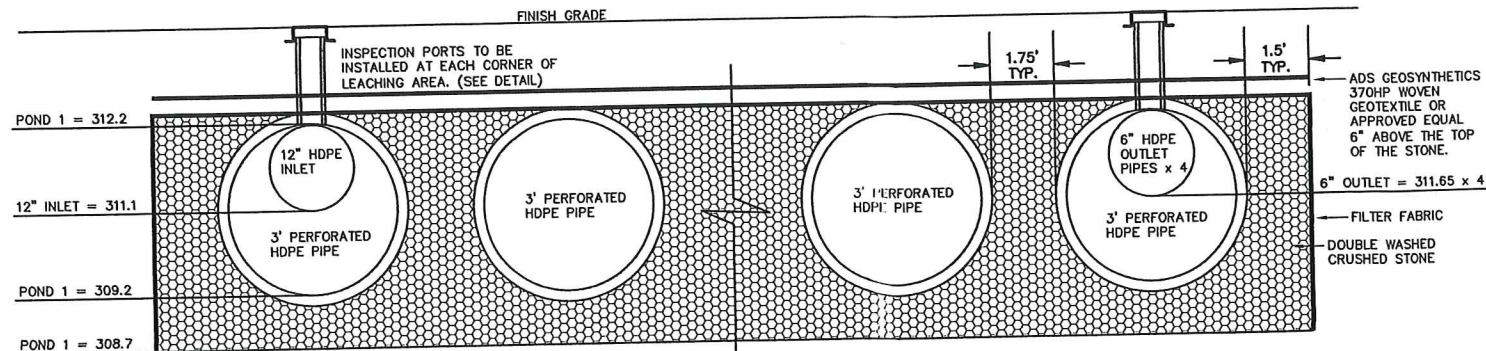
THE DESIGN ENGINEER
SHALL INSPECT THE
EXCAVATION OF THE
SOIL INFILTRATION AREA
PRIOR TO ANY FILL
BEING PLACED.

Fill material for pond 2 and if necessary infiltration pond 1 in fill shall consist of 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 soil shall not be used. The fill 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 analysis 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 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 pond to the depth of naturally occurring pervious material 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.



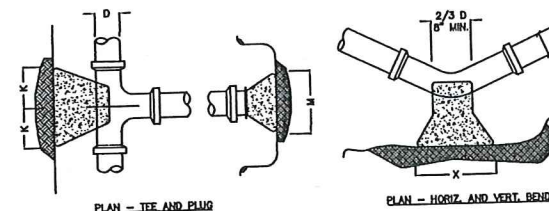
DRAINAGE INFILTRATION AREA - 1

ESHGW = 306.67 BASED ON MOTTILING TP 3

NOTE:
INFILTRATION POND 1 CONSISTS OF
6 ROWS OF 3" DIAMETER PERFORATED HDPE PIPE.
3 ROWS AT 66' IN LENGTH.
3 ROWS AT 70' IN LENGTH.
STONE EXTENTS 32.75' x 69' TO 73' (SEE PLAN)

THE DESIGN ENGINEER SHALL INSPECT THE EXCAVATION OF THE SOIL INFILTRATION AREA PRIOR TO ANY FILL BEING PLACED.

NOTES:
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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.



SIZE OF BRANCH	J	K	L	M	N	O
4" TO 6"	10"	10"	1'-0"	2'-0"	1'-0"	10"
10" TO 16"	1'-0"	1'-8"	1'-8"	3'-10"	2'-10"	1'-8"
24"	1'-4"	2'-0"	2'-8"	15'-0"	3'-8"	1'-8"

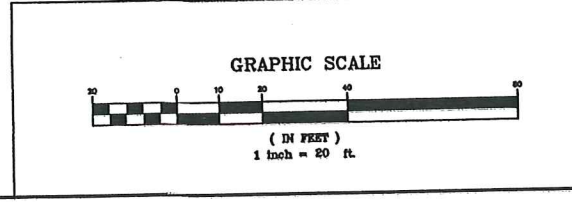
90 & 45 BENDS		22 1/2 & 11 1/4 BENDS	
D	L	D	L
4" TO 6"	10" TO 16"	24"	4" TO 6"
10" TO 16"	1'-0"	1'-8"	10" TO 16"
X	1'-8"	3'-4"	3'-8"
Y	1'-2"	1'-8"	2'-4"

THRUST BLOCK DETAILS

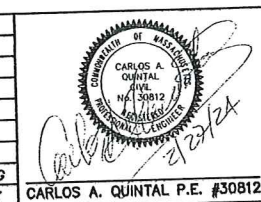
SITE PLAN
CONSTRUCTION DETAILS - 2
100 & 110 EAST CENTRAL STREET
FRANKLIN, MASSACHUSETTS
PREPARED FOR
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37 EAST CENTRAL STREET
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REQUIRED
FRANKLIN PLANNING BOARD

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		DESCRIPTION		

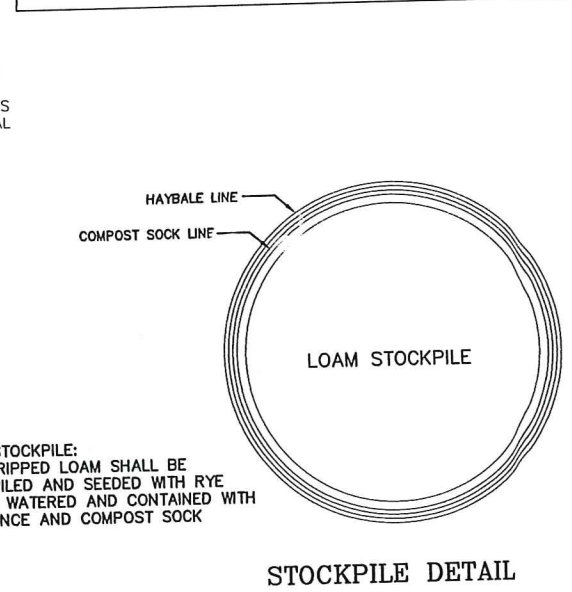
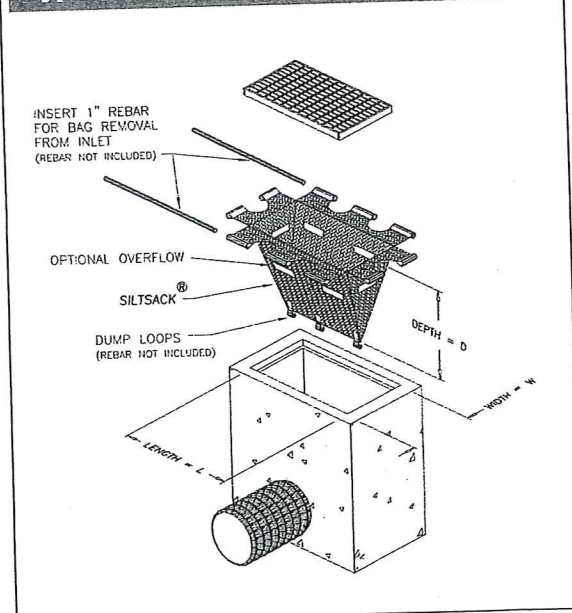


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WRENTHAM, MASSACHUSETTS 02093
508-384-8580 FAX 508-384-8586

DATE: JAN. 5, 2024
SCALE: 1" = 20'
PROJECT: UC1587
SHEET: 8 of 10

Typical Siltsack® Construction - Type B



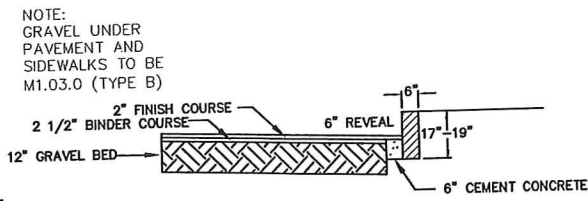
STOCKPILE DETAIL

LOAM STOCKPILE:
ALL STRIPPED LOAM SHALL BE STOCKPILED AND SEED WITH RYE GRASS, WATERED AND CONTAINED WITH SILT FENCE AND COMPOST SOCK

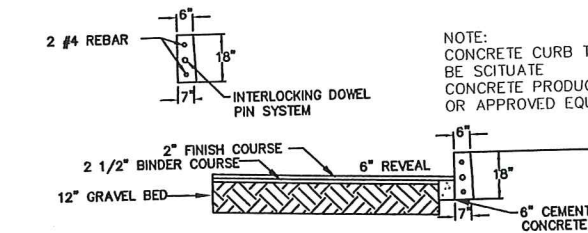
SITE PLAN
CONSTRUCTION DETAILS - 3
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FRANKLIN, MASSACHUSETTS
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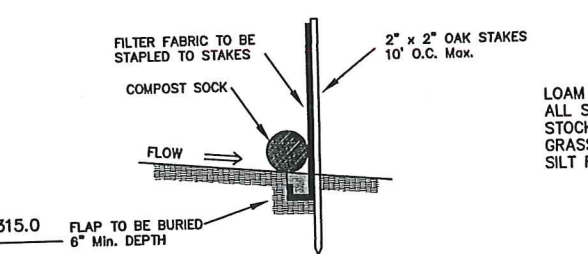
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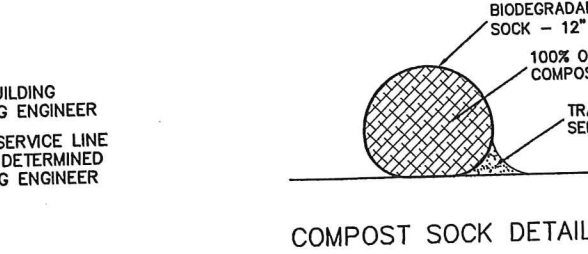
PAVEMENT AND VA-4 VERTICAL GRANITE CURBING



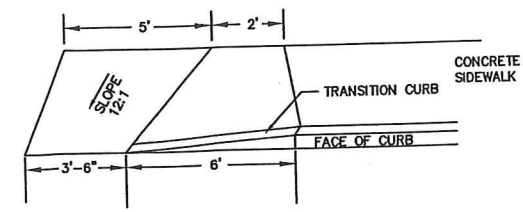
PAVEMENT AND VERTICAL CONCRETE CURBING



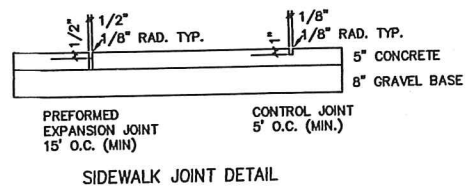
EROSION CONTROL DETAIL



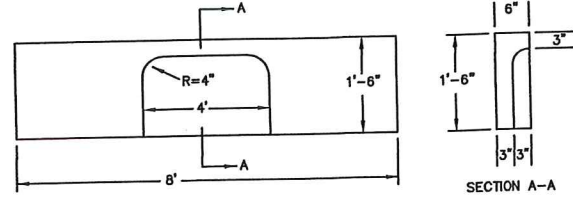
COMPOST SOCK DETAIL



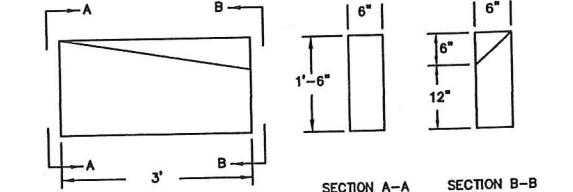
WHEELCHAIR RAMP



SIDEWALK JOINT DETAIL

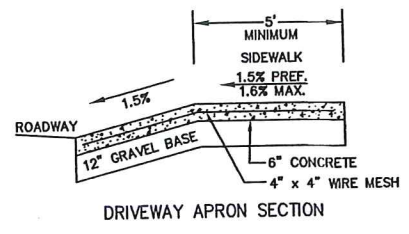


GRANITE CURB INLET DETAIL

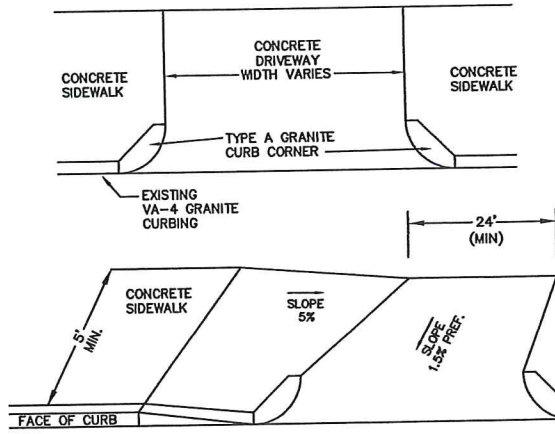


GRANITE CURB TRANSITION DETAIL

NOTES:
1. CROSS SLOPE ON ANY RAMP, LANDING OR ACCESSIBLE ROUTE SHALL NOT EXCEED 3/16" PER FOOT.
2. THE SIDEWALKS ARE 5' MINIMUM IN WIDTH.
3. ALL SIDEWALKS SHALL BE 4,000 PSI CONCRETE.
4. GRAVEL UNDER SIDEWALK TO BE M1.03.0 (TYPE B)



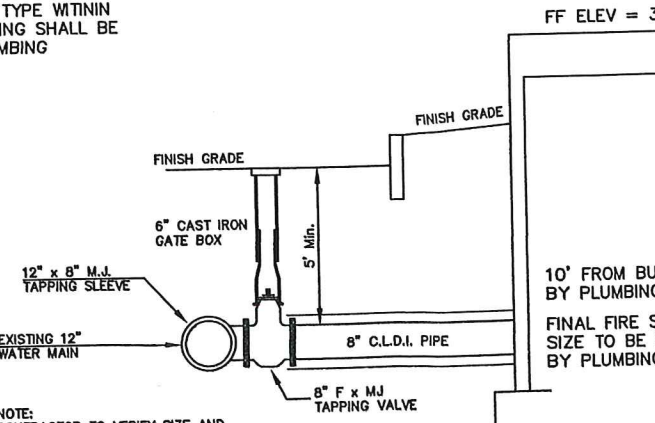
DRIVEWAY APRON SECTION



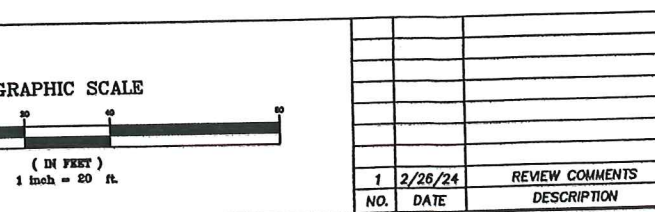
DRIVEWAY APRON

CONTRACTOR TO CONFIRM EXISTING ELEVATIONS AT CONNECTION POINT AND NOTIFY THE DESIGN ENGINEER.

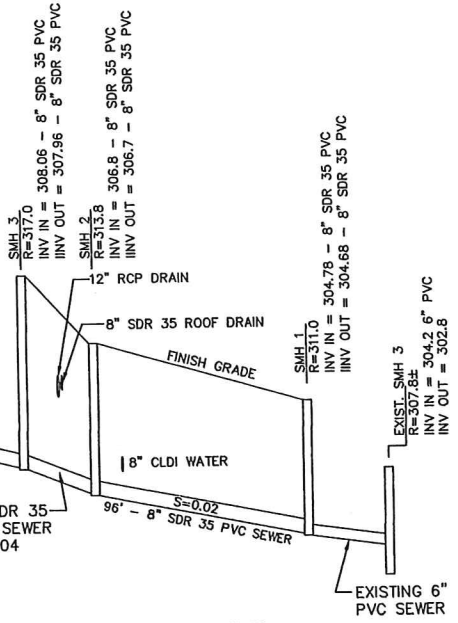
SEWER PIPE TO BE 8" SDR 35. SEWER PIPE SIZE AND TYPE WITHIN 10 FEET OF THE BUILDING SHALL BE PROVIDED BY THE PLUMBING ENGINEER.



FIRE SERVICE CONNECTION



GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.



SEWER PROFILE
SCALE: H - 1" = 40'
V - 1" = 4'

SITE PLAN APPROVAL REQUIRED
FRANKLIN PLANNING BOARD

DATE _____

NO.	DATE	REVIEW COMMENTS	RRG
1	2/26/24		

CARLOS A. QUINTAL P.E. #30812

DATE	FIELD BY:	INT.
7/23		BL
1/24	CALCS BY:	RRG
1/24	DESIGNED BY:	RRG
1/24	DRAWN BY:	COMP
1/24	CHECKED BY:	CAQ

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

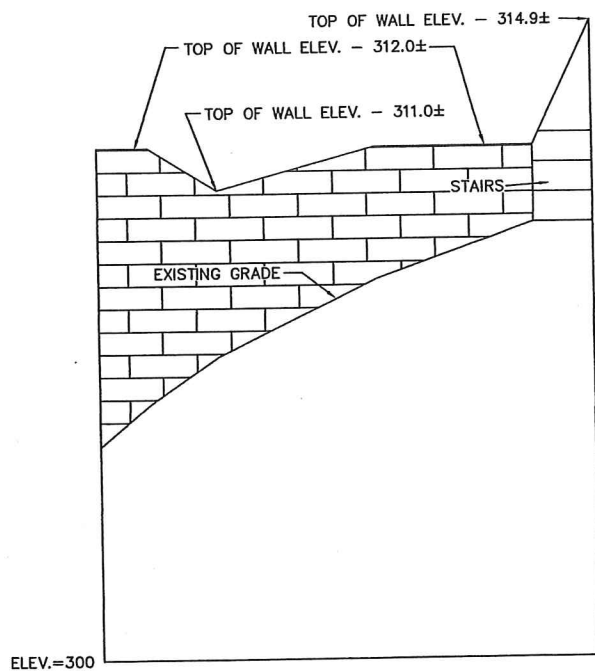
DATE
JAN. 5, 2024

SCALE
1" = 20'

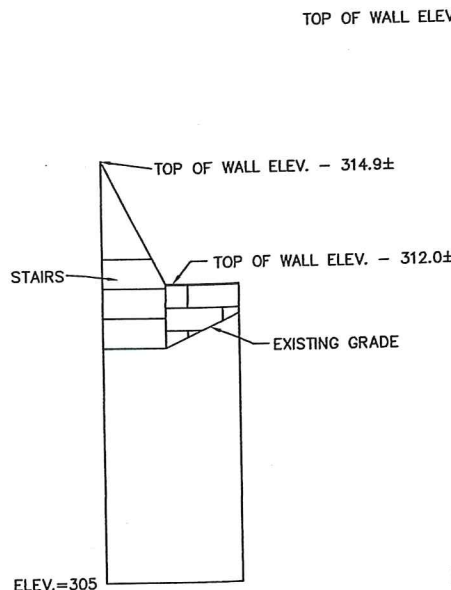
PROJECT
UC1587

SHEET
9 of 10

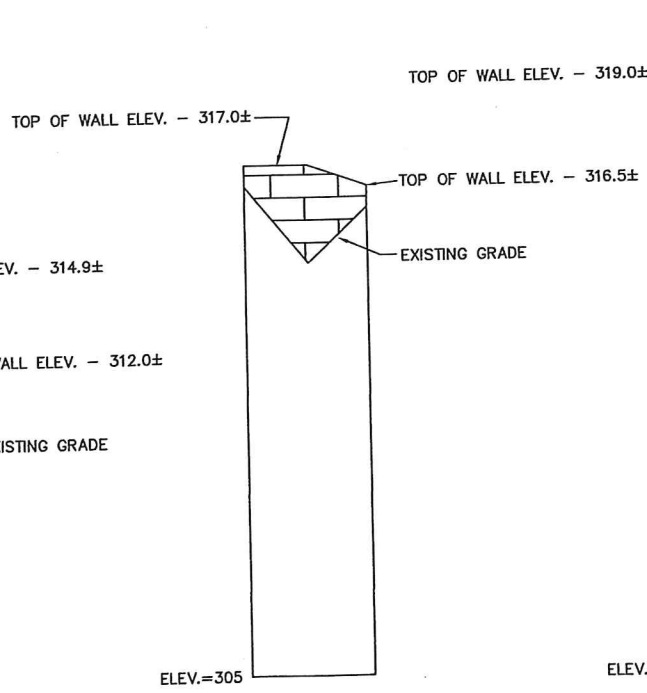
RETAINING WALL NOTES:
 1. RETAINING WALLS 1, 2, 3 AND 4 SHALL BE CONSTRUCTED OF STONE.
 2. RETAINING WALL 5 SHALL BE SEGMENTAL BLOCK.
 3. ALL WALLS REQUIRING A BUILDING PERMIT SHALL BE DESIGNED BY A STRUCTURAL ENGINEER.
 4. ALL WALLS THAT EXCEED FOUR FEET IN HEIGHT SHALL HAVE A NON-CLIMBABLE FENCE.
 5. GUARDRAILS SHALL BE PROVIDED AT RETAINING WALLS 4, 5 AND 6 AND SHALL BE DESIGNED BY THE WALL STRUCTURAL ENGINEER.



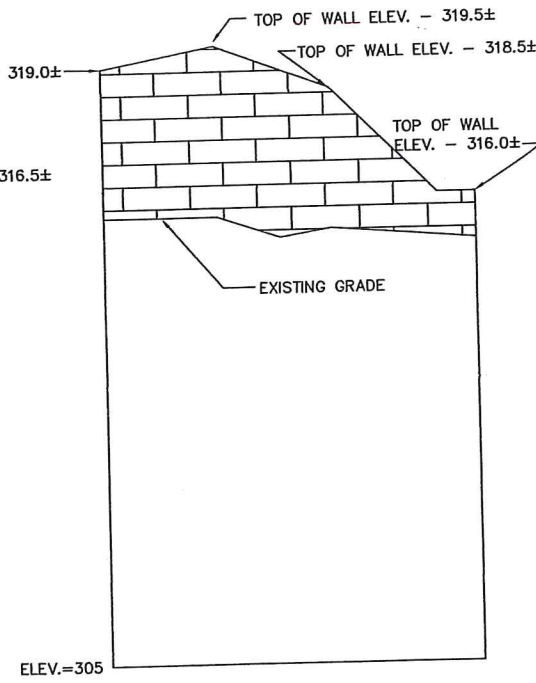
RETAINING WALL 1
 SCALE: H- 1" = 20'
 V- 1" = 2'



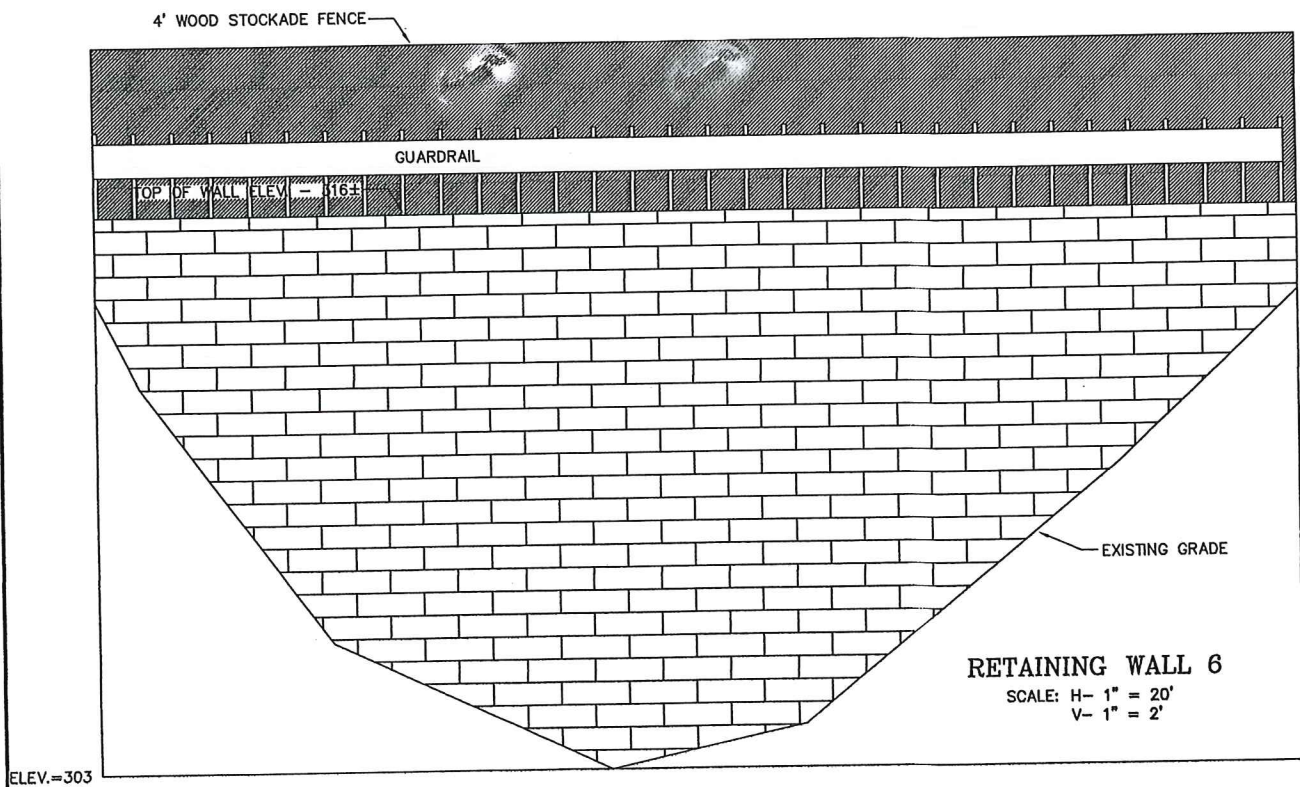
RETAINING WALL 2
 SCALE: H- 1" = 20'
 V- 1" = 2'



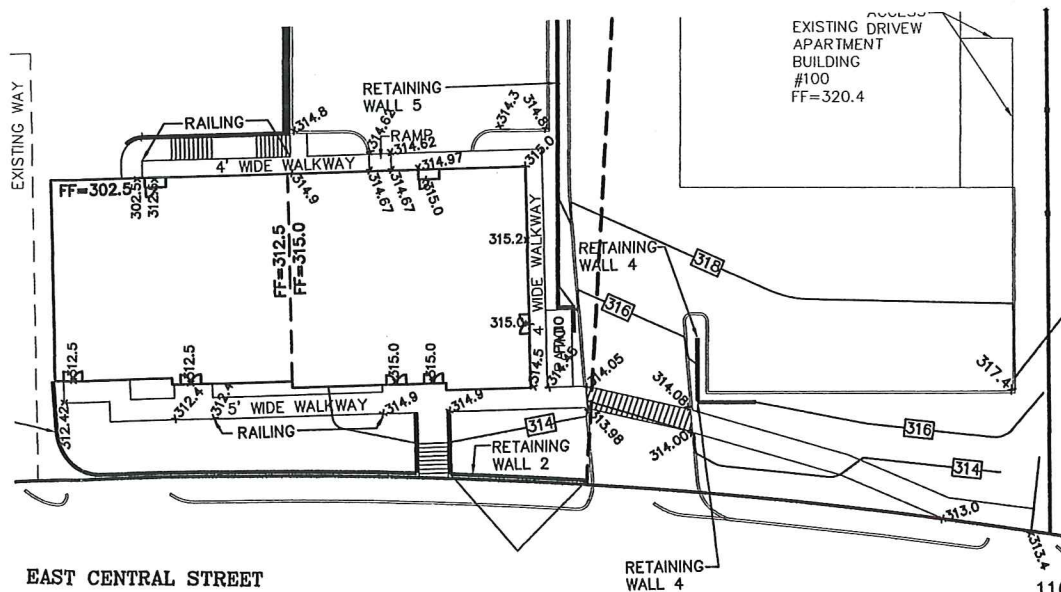
RETAINING WALL 4
 SCALE: H- 1" = 20'
 V- 1" = 2'



RETAINING WALL 5
 SCALE: H- 1" = 20'
 V- 1" = 2'



RETAINING WALL 6
 SCALE: H- 1" = 20'
 V- 1" = 2'

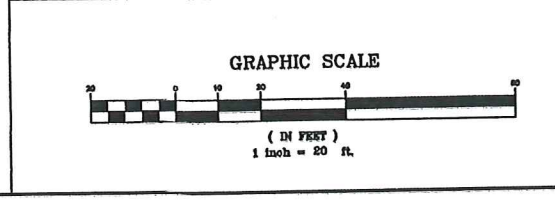


WALKWAY GRADING PLAN
 SCALE: 1" = 20'

SITE PLAN
 CONSTRUCTION DETAILS - 4
 100 & 110 EAST CENTRAL STREET
 FRANKLIN, MASSACHUSETTS
 PREPARED FOR
 110 EAST CENTRAL STREET RE, LLC
 37 EAST CENTRAL STREET
 FRANKLIN, MASSACHUSETTS
 JANUARY 5, 2024
 SCALE: 1" = 100'

SITE PLAN APPROVAL REQUIRED
FRANKLIN PLANNING BOARD

DATE _____



NO.	DATE	DESCRIPTION	BY
1	2/28/24	REVIEW COMMENTS	RRG

CARLOS A. QUINTAL P.E. #30812

DATE	FIELD BY:	INT.
7/23	BL	
1/24	FIELD BOOK	PG#
1/24	CALCS BY:	RRG
1/24	DESIGNED BY:	RRG
1/24	DRAWN BY:	COMP
1/24	CHECKED BY:	CAQ

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

DATE
JAN. 5, 2024
SCALE
1" = 20'
PROJECT
UC1587
SHEET
10 of 10