

TAJ ESTATES OF FRANKLIN II SITE PLAN & SPECIAL PERMIT 230 EAST CENTRAL STREET FRANKLIN, MASSACHUSETTS

F4478

APPROVED DATE: _____
FRANKLIN PLANNING BOARD

BEING A MAJORITY

LEGAL NOTES

UTILITIES ARE PLOTTED AS A COMPILATION OF RECORD DOCUMENTS, MARKINGS AND OTHER OBSERVED EVIDENCE TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES AND SHOULD BE CONSIDERED APPROXIMATE. PRIOR TO EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. ADDITIONAL UTILITIES, NOT EVIDENCED BY RECORD DOCUMENTS OR OBSERVED PHYSICAL EVIDENCE, MAY EXIST. 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).

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

TAJ ESTATES OF FRANKLIN II, LLC
95 EAST MAIN STREET, SUITE 100
WESTBOROUGH, MA. 01581

DEED BOOK 40009 PAGE 445
ASSESSORS MAP 285 LOT 069

APPLICANT

TAJ ESTATES OF FRANKLIN II, LLC
MOHIUDDIN AHMED, MANAGER
95 EAST MAIN STREET, SUITE 100
WESTBOROUGH, MA. 01581

**TAJ ESTATES OF FRANKLIN II
SITE PLAN & SPECIAL PERMIT
230 EAST CENTRAL STREET
FRANKLIN MASSACHUSETTS**

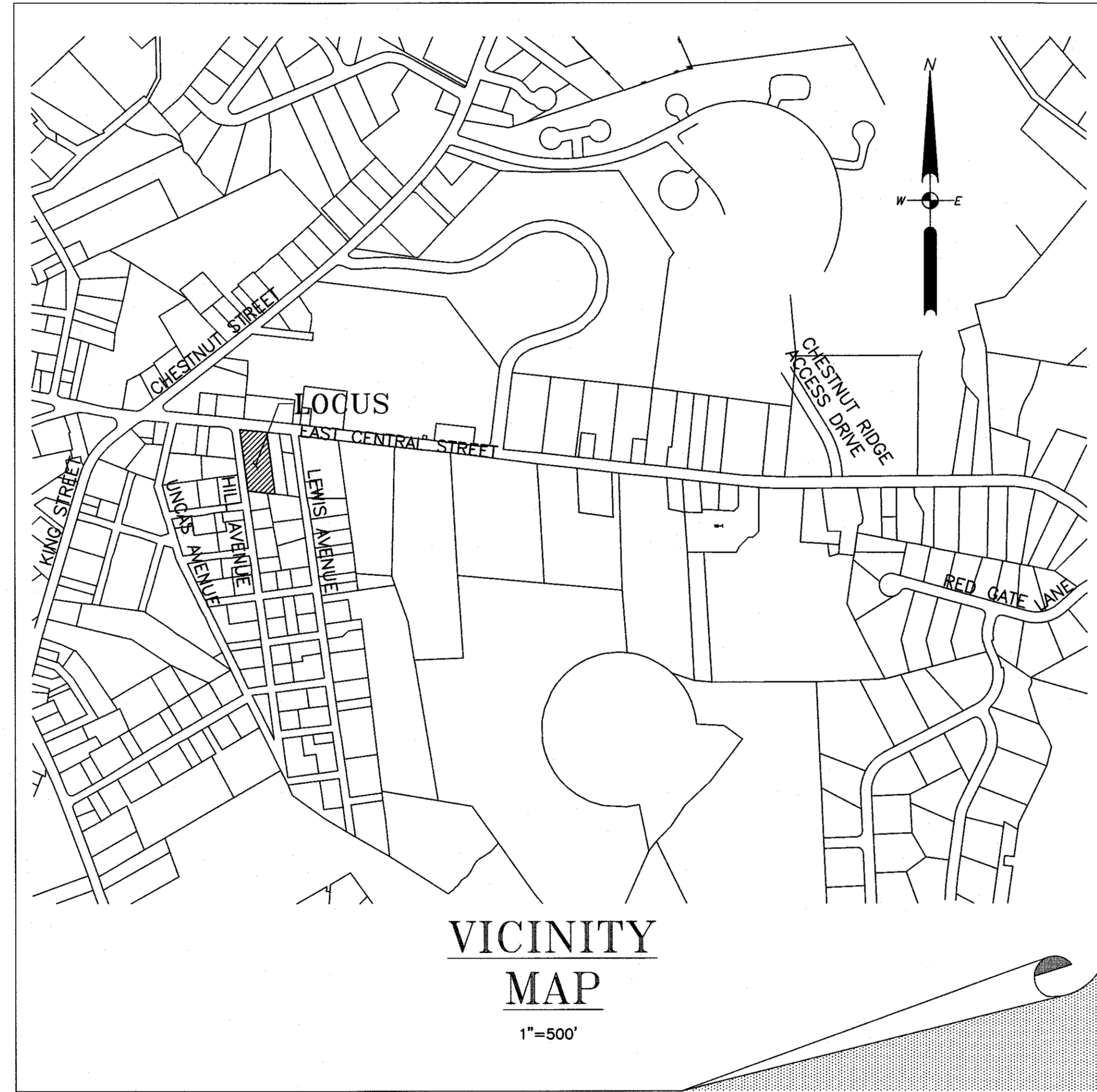
COVER SHEET

NOVEMBER 11, 2021

DATE	REVISION DESCRIPTION
01/17/22	TOWN COMMENTS - REV1
01/28/22	TOWN COMMENTS - REV2
02/17/22	TOWN COMMENTS - REV3

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8. PHOTOMETRIC PLAN
9. CONSTRUCTION DETAILS
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12. CONSTRUCTION DETAILS



WAIVER REQUEST

1. SITE PLAN AND SPECIAL PERMIT APPROVAL TO CONSTRUCT A MULTIFAMILY BUILDING WITH IN THE COMMERCIAL I ZONING DISTRICT.
2. REQUEST A WAIVER FROM SECTION 185-21C(1) TO ALLOW OFF STREET PARKING TO BE LOCATED WITHIN 10' OF STREET RIGHT-OF-WAY.
3. REQUEST A WAIVER FROM SECTION 185-21C(9)(a) TO ALLOW FOR 8.5'x19' PARKING SPACES FOR COMPACT VEHICLES WHERE THE MINIMUM REQUIRED PARKING SPACE DIMENSIONS ARE 9'x19'.

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

NOTES

- THIS LAND IS ZONED COMMERCIAL I.
- THIS SITE IS NOT LOCATED FLOOD HAZARD ZONE PER FEMA FLOOD MAP 25021C0309E, EFFECTIVE DATE 7/17/2012.
- NO WETLANDS HAVE BEEN IDENTIFIED.
- 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.
- REFER TO FRANKLIN ASSESSORS MAP 285 PARCELS 69.
- THIS SITE IS LOCATED IN A WATER RESOURCE DISTRICT.
- ALL REFERENCED DEEDS ARE ON RECORD AT THE NORFOLK COUNTY REGISTRY OF DEEDS.
- THIS SITE IS NOT LOCATED WITHIN A NATURAL HERITAGE AND ENDANGERED SPECIES PROGRAM AREA.

LEGEND

⊠	CATCH BASIN	☆	LIGHT POLE
⊙	DRAIN MANHOLE	⊕	UTILITY POLE
⊖	ELECTRIC MANHOLE	•	GUY WIRE
⊗	SEWER MANHOLE	—	SIGN
○	MANHOLE	•	WETFLAG
⊗	GAS VALVE	⊕	UTILITY POLE
⊗	GAS METER	☆	PROP. STREET LIGHTING
⊗	GAS SHUT OFF VALVE	X 000.0	SPOT ELEVATION
⊗	WATER VALVE	▨	RIPRAP
⊗	WATER SHUT OFF VALVE		
⊗	FIRE HYDRANT		
— 000 —	EXISTING CONTOUR		
— D —	EXISTING DRAIN LINE		
— W —	EXISTING WATER LINE		
— G —	EXISTING GAS LINE		
— S —	EXISTING SEWER LINE		

COMMERCIAL I⁷

FRANKLIN ZONING BYLAW SECTION 185 ATTACHMENT 9; LAST AMENDED 03-13-2019 BY AMENDMENT 19-831

MINIMUM LOT AREA 5,000 SF
 MINIMUM LOT FRONTAGE 50'
 MINIMUM LOT DEPTH 50'
 MINIMUM LOT WIDTH 45'
 BLDG HEIGHT 3 STORIES/40'¹⁵

MINIMUM YARDS
 FRONT 20'¹
 SIDE 10'¹⁴
 REAR 15'

% OF LOT UPLAND COVERED BY:
 STRUCTURES 80
 STRUCTURES+PAVING 90**

¹BUT NO NEW STRUCTURES SHALL BE REQUIRED TO PROVIDE A DEEPER YARD THAN THAT EXISTING ON THAT PARCEL UPON ADOPTION OF THIS AMENDMENT.

⁷PERMITTED RESIDENTIAL USES MUST OBSERVE REQUIREMENTS OF THE GENERAL RESIDENTIAL V DISTRICT FOR RESIDENTIAL USE BUILDINGS ONLY. MIXED USE BUILDINGS ARE EXEMPT FROM THIS REQUIREMENT.

¹⁴THE 10 FT SIDE SETBACK IS ONLY REQUIRED ON ONE SIDE OF LOT; IF LOT ABUTS A RESIDENTIAL DISTRICT A 20 FT SETBACK IS REQUIRED ON THE ADJUTING SIDE.

¹⁵BUILDINGS UP TO 50 FEET IN HEIGHT, REGARDLESS OF THE NUMBER OF STORIES, MAY BE PERMITTED BY SPECIAL PERMIT FROM THE PLANNING BOARD.

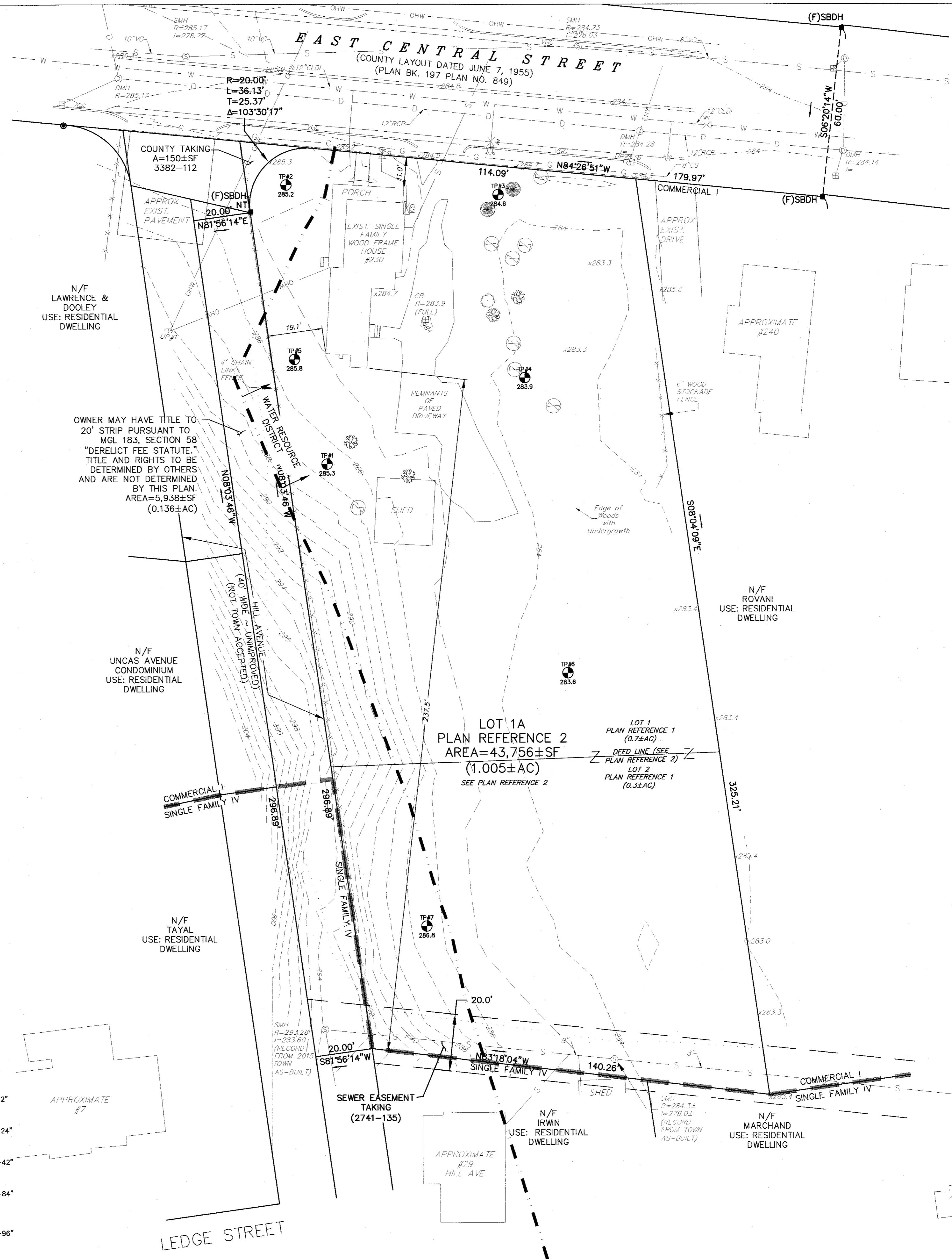
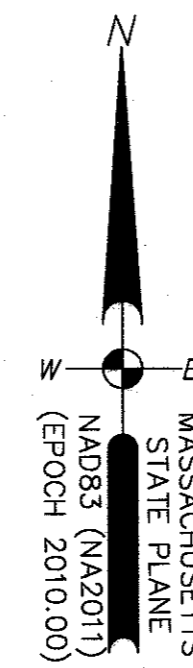
**NON-RESIDENTIAL IMPERVIOUS COVERAGE SHALL NOT EXCEED 80% IN A WATER RESOURCE DISTRICT

PLAN REFERENCES:

- PLAN NO. 393-1997, PL. BK. 448
- SEE ANR PLAN ENTITLED "PLAN OF LAND 230 EAST CENTRAL STREET FRANKLIN MASSACHUSETTS," DATED APRIL 30, 2018, PREPARED BY GUERRIERE & HALNON, INC, PLANNING BOARD ENDORSED MAY 7, 2018 ON WHICH THE INTERIOR DEED LINE IS DEPICTED AS "TO BE REMOVED."

DEEP TESTS TAKEN 11/14/17 BY DN PERC. TESTS TAKEN 11/14/17 BY DN
 SOIL EVALUATOR DON NIELSEN SOIL EVALUATOR DON NIELSEN

285.3	DTH#1	285.2	DTH#2	284.6	DTH#3	283.9	DTH#4	285.5	DTH#5	283.6	DTH#6	286.8	DTH#7
Ap L	0°-12"	Ap L	0°-24"	Ap L	0°-18"	Ap L	0°-18"	Ap L	0°-10"	Ap L	0°-12"	Ap L	0°-12"
Bw L.S.	12°-36"	Bw L.S.	24°-42"	Bw L.S.	18°-32"	Bw L.S.	18°-30"	Bw L.S.	10°-32"	Bw L.S.	12°-24"	Bw L.S.	12°-24"
C1 M.S.	36°-60"	C1 F.S.	42°-84"	C1 S.L.	32°-84"	C1 S.L.	30°-42"	C1 S.L.	32°-48"	C1 S.L.	24°-48"	C1 S.L.	32°-42"
C2 M.S.	60°-96"	C2 M.S.	84°-156"	C2 M.F.S.	84°-144"	C2 F.S.	42°-60"	C2 F./M.S.	48°-60"	C2 F./M.S.	48°-120"	C2 F./M.S.	42°-84"
NO G.W. NO MOTTLES		NO G.W. MOTTLES 32°-54"		NO G.W. MOTTLES 32°-54"		C3 M./C.S.		C3 M.S.		C3 M.S.		C3 M.S.	
						10YRS/3		10YRS/3		10YRS/3		10YRS/3	
						SOME STONES		SOME STONES		SOME STONES		SOME STONES	
						272.6		277.8		272.6		278.8	
						NO G.W. NO MOTTLES							



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GRAPHIC SCALE: 1"=20'
 0 5 10 15 20 25 30 40 50 FEET
 0 1 2 3 4 5 10 15 20 METERS

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SHEET **2 OF 12** JOB NO. **F4478**

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.
- INSPECT ALL SEDIMENT AND EROSION CONTROL MEASURES AT LEAST ONCE PER WEEK AND WITHIN 24 HOURS AFTER EVERY RAINFALL EVENT.
- MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES OR REPLACE AS REQUIRED TO ASSURE PROPER FUNCTION. CONTRACTOR SHALL IMMEDIATELY REPAIR ANY AND ALL EROSION AND SEDIMENT CONTROLS FOUND TO BE FAULTY.
- ANY AND ALL DEBRIS AND LITTER WHICH ACCUMULATES IN THE BASINS SHALL BE REMOVED WEEKLY.
- THE CONTRACTOR SHALL IMPLEMENT ALL REASONABLE EROSION AND SEDIMENT CONTROLS PRIOR TO THE ACTUAL COMMENCEMENT OF CONSTRUCTION ACTIVITIES INCLUDING THE CLEARING AND/OR GRUBBING 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 BUILD UP BEHIND FILTERMITS SHALL BE MONITORED AND BE REMOVED WHENEVER IT HAS ACCUMULATED TO FOUR INCHES IN DEPTH.
- CATCH BASINS SHALL BE PROTECTED WITH SILT FILTERS (SILT SACKS). INSPECT SEDIMENT FILTERS AT LEAST ONCE PER WEEK AND WITHIN 24 HOURS AFTER RAINFALL THAT PRODUCES RUNOFF. CLEAN OR REPLACE FILTERS WITHIN 24 HOURS OF INSPECTION WHEN SEDIMENT REACHES ONE HALF OF THE FILTER SACK DEPTH. CATCH BASINS SHALL BE PROTECTED BY SEDIMENT FILTERS THROUGHOUT THE CONSTRUCTION PERIOD AND UNTIL ALL DISTURBED AREAS ARE THOROUGHLY STABILIZED. SUMPS SHALL BE CLEANED WHENEVER SEDIMENT HAS ACCUMULATED TO A DEPTH OF 24 INCHES AND IMMEDIATELY FOLLOWING INSTALLATION OF PERMANENT PAVEMENT.
- THE CONTRACTOR SHALL MAINTAIN AN ADEQUATE STOCKPILE OF EROSION CONTROL MATERIALS ON-SITE AT ALL TIMES FOR EMERGENCY OR ROUTINE REPLACEMENT AND SHALL INCLUDE MATERIALS TO REPAIR OR REPLACE SILT FENCE, MULCH SOCK, STONE FILTER DIKES OR ANY OTHER DEVICES PLANNED FOR USE DURING CONSTRUCTION.
- THE CONTRACTOR IS TO INSPECT ALL CONTROLS NO LESS THAN WEEKLY, AND IN ANTIICIPATION OF RAINFALL EVENTS EXPECTED TO EXCEED 1/2 INCH IN DEPTH. ALL DEFICIENCIES NOTED DURING SAID INSPECTION SHALL BE REPAIRED IMMEDIATELY AND IN NO CASE SHALL A DEFICIENCY BE ALLOWED TO GO UNCORRECTED DURING A RAINFALL EVENT. THE EROSION CONTROL DEVICES SHALL BE MAINTAINED, REINFORCED, OR REPLACED IF NECESSARY. ALL ACCUMULATED SEDIMENTS AND OTHER MATERIALS COLLECTED SHALL BE DISPOSED OF.
- BY THE SEDIMENTATION CONTROL SYSTEMS SHALL BE REMOVED AS NECESSARY TO INSURE PROPER FUNCTION OF SYSTEMS AND DISPOSED OF IN A MANNER THAT IS CONSISTENT WITH THE INTENT OF THIS PLAN.
- TEMPORARY EARTH OR STONE DIKES, DRAINAGE SWALES AND/OR TEMPORARY SLOPE DRAINS SHALL BE INSTALLED WHERE OFF-SITE OR ON-SITE RUNOFF IS SUFFICIENT ENOUGH SUCH THAT IT WILL 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 CLEANED.
- ALL DISTURBED EARTH SLOPE AREAS 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 FINAL CONTOURS ARE ESTABLISHED. TEMPORARY VEGETATIVE COVER IS TO BE ESTABLISHED ON ALL DISTURBED AREAS WHERE CONSTRUCTION ACTIVITIES WILL NOT REQUIRE ADDITIONAL DISTURBANCE FOR PERIOD OF 30 DAYS OR MORE. IF THE SEASON PREVENTS THE ESTABLISHMENT OF VEGETATIVE COVER, DISTURBED AREAS SHALL BE MULCHED AND THEN SEEDED AS SOON AS WEATHER CONDITIONS ALLOW.
- THERE SHALL BE NO DIRECT DISCHARGE OF DEWATERING OPERATIONS INTO ANY DRAINAGE SYSTEM UNLESS THIS DISCHARGE IS CLEAN AND FREE OF SETTLEABLE SOLIDS. ANY DEWATERING DISCHARGE CONTAINING SETTLEABLE SOLIDS (SEDIMENTS) SHALL BE PASSED THROUGH A SEDIMENTATION CONTROL DEVICE (FILTER BAG) TO REMOVE THESE SOLIDS. THE CONTRACTOR IS TO MAINTAIN SAID SEDIMENT CONTROL DEVICE THROUGHOUT THE ENTIRE DEWATERING OPERATION AND REPAIR DEFICIENCIES IMMEDIATELY.
- ALL PLANTINGS SHALL BE ACCOMPLISHED BY THE CONTRACTOR AS EARLY AS THE POSSIBLE UPON COMPLETION OF GRADING AND CONSTRUCTION.
- ALL PLANTINGS SHALL BE WATERED AND MAINTAINED BY THE CONTRACTOR TO ENSURE SURVIVAL.
- EROSION CONTROL SHALL REMAIN IN PLACE UNTIL THE CERTIFICATE OF COMPLETION IS ISSUED.

INTERIM EROSION CONTROL AND CONSTRUCTION SEQUENCE

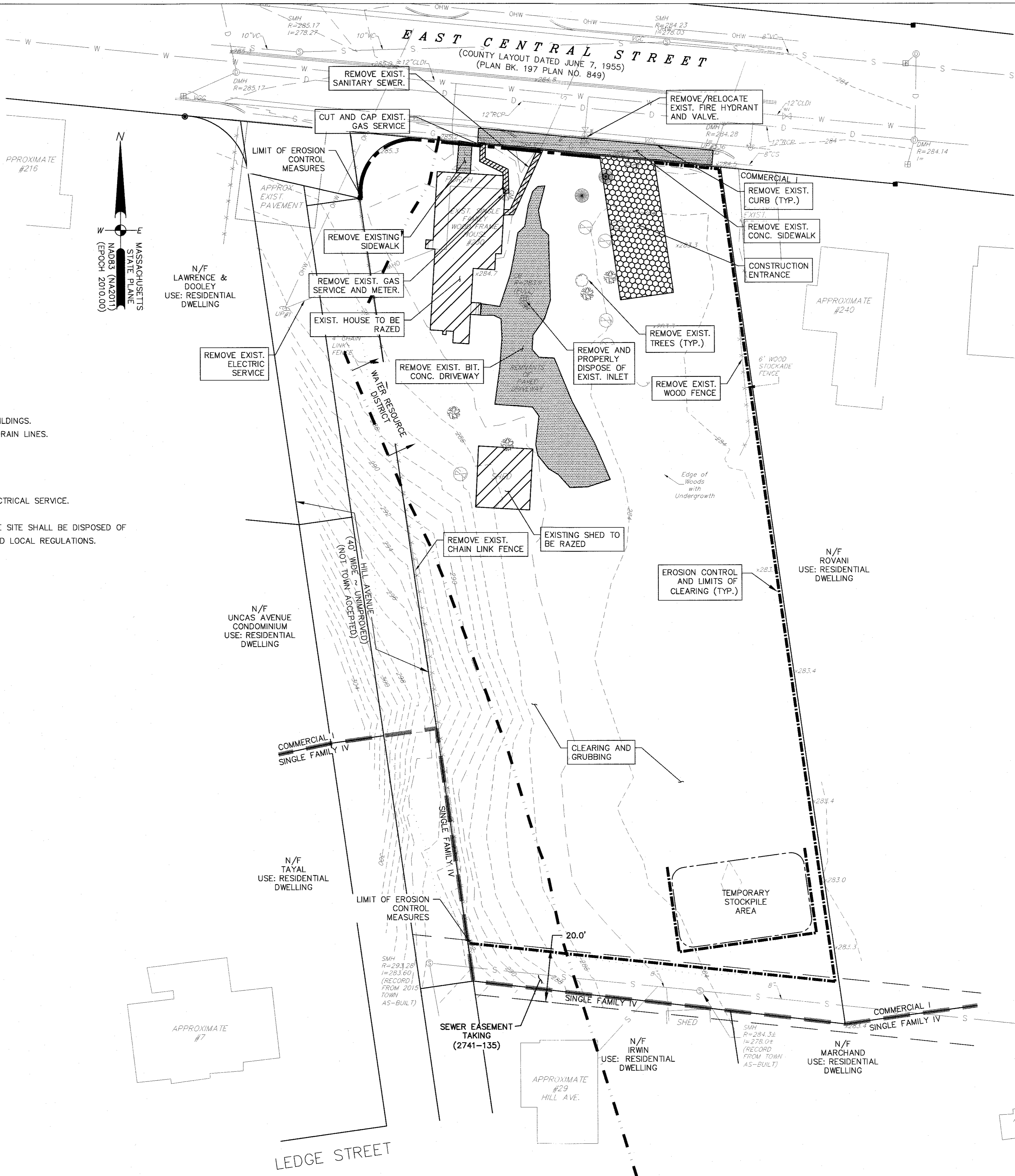
- INSTALL EROSION CONTROL BARRIERS AND HAVE ENGINEER INSPECT.
- TEMPORARY STONE (3/4" - 1 1/2") SHALL BE PLACED AT THE PROJECT ENTRANCE WHEN ACCESSING EXISTING PAVEMENT. SWEEPING IS REQUIRED IF FINES ARE OBSERVED IN THE PUBLIC WAYS.
- RAZE THE EXISTING BUILDINGS, PAVEMENT, WALKWAYS, ETC CLEAR SITE OF ALL TREES DESIGNATED TO BE REMOVED.
- STOCKPILE LOAM, OR REMOVE LOAM.
- INSTALL PIPES FOR DRAINAGE SYSTEMS. INSTALL DRAINAGE SYSTEM.
- BRING SITE TO SUB-GRADE.
- ALL SLOPES ALONG THE PROPERTY LINES SHALL BE MULCHED TEMPORARILY, IF DISTURBED.
- ALL DISTURBED AREAS NOT TREATED WITH PERMANENT LOAM AND SEED SHALL BE COVERED WITH MULCH, OR OTHER EROSION CONTROL DEVICE.
- ALL CONSTRUCTION GRADES IN THE INTERIM SHALL BE SLOPED TO FLOW INTO THE TEMPORARY BASIN, WHERE POSSIBLE.
- THE SITE MITIGATION OF EROSION IN THOSE AREAS TO BE LANDSCAPED OR MULCHED SHALL BE TO INSTALL AS SOON AS POSSIBLE.
- 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.
- ONCE THE CURB IS INSTALLED, THE PERMANENT MULCH AND LANDSCAPING SHALL BE INSTALLED.
- SEDIMENT CONTROL SHALL REMAIN IN PLACE UNTIL THE SITE IS STABILIZED.
- CLEAN ALL ON SITE CATCH BASINS, MANHOLES, PIPING, TEMPORARY BASIN, AND INFILTRATION CHAMBERS. INSTALL SILT BAGS AT EACH CATCH BASIN.
- KEEP SITE SWEEP AND MAINTAINED PER STORMWATER MANAGEMENT PLAN.

LEGEND

☐	CATCH BASIN	☆	LIGHT POLE
⊙	DRAIN MANHOLE	☉	UTILITY POLE
⊕	ELECTRIC MANHOLE	•	GUY WIRE
⊖	SEWER MANHOLE	—	SIGN
○	MANHOLE	•	WETFLAG
⊕	GAS VALVE	☉	UTILITY POLE
⊕	GAS METER	☆	PROP. STREET LIGHTING
⊕	GAS SHUT OFF VALVE	X 000.0	SPOT ELEVATION
⊕	WATER VALVE		RIPRAP
⊕	WATER SHUT OFF VALVE		
⊕	FIRE HYDRANT		
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DEMOLITION NOTE:

- RAZE AND REMOVE ALL EXISTING PAVEMENT AND BUILDINGS.
- REMOVE ALL EXISTING DRAINAGE STRUCTURES AND DRAIN LINES.
- REMOVE EXISTING GAS METER
- REMOVE AND RELOCATE EXISTING HYDRANT.
- REMOVE ALL EXISTING LIGHTING
- CAP EXISTING WATER SERVICE.
- COORDINATE WITH NATIONAL GRID TO RELOCATE ELECTRICAL SERVICE.
- CAP AND REMOVE EXISTING SEWER SERVICE.
- ALL DEMOLITION DEBRIS THAT IS REMOVED FROM THE SITE SHALL BE DISPOSED OF PROPERLY PER ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS.



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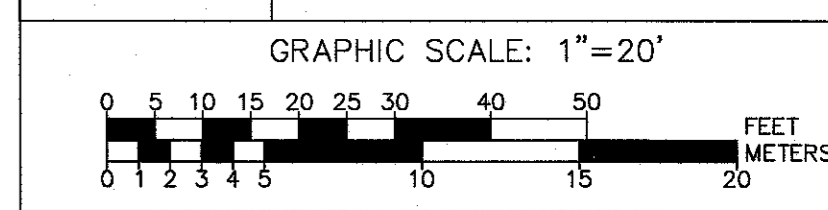
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**DEMOLITION & EROSION
 CONTROL PLAN
 NOVEMBER 11, 2021**

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NOTES:

1. ALL SIGNAGE AND STRIPING TO CONFORM TO LATEST "MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES".
2. THE FIRE PROTECTION ENGINEER WILL PROVIDE PLANS AND CALCULATIONS FOR FIRE PROTECTION SYSTEM.
3. ALL EROSION CONTROL DEVICES SHALL BE IN PLACE PRIOR TO CONSTRUCTION.
4. THE OWNER/APPLICANT SHALL LIMIT CONSTRUCTION DEBRIS AND MATERIALS ON THE SITE. IN THE EVENT THAT DEBRIS IS CARRIED OUT ONTO THE PUBLIC WAY, THE OWNER/APPLICANT SHALL BE RESPONSIBLE FOR ALL CLEANUP OF THE ROADWAY.
5. NO UTILITY COMPONENTS SHALL BE INSTALLED ON THE BUILDING ROOF OR AROUND THE EXTERIOR OF THE BUILDING.

**ZONING DISTRICT
COMMERCIAL I**

	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	5,000 SF	43,756±SF (1.005±AC)	43,756±SF (1.005±AC)
MIN. LOT FRONTAGE	50 FT	114.09 FT	114.09 FT
MIN. LOT DEPTH	50 FT	323.31 FT	323.31 FT
MIN. LOT WIDTH	45 FT	135.60 FT	135.60 FT
BLDG HEIGHT	3 STORIES/40 FT ¹⁵	2 STY	3 STY.
MAX. % OF LOT UPLAND COVERED BY:			
STRUCTURES	80	1,742±SF (3.5%)	13,784±SF (31.5%)
STRUCTURES & PAVING	90**	3,930±SF (7.9%)	32,399±SF (74.0%)
TOTAL AREA WITHIN THE WATER RESOURCE DISTRICT:			
WATER RESOURCE DISTRICT AREA: 38,590±SF	>80	3,930±SF (7.9%)	30,406±SF (78.8%)
MIN. YARD SETBACKS			
FRONT	20 FT ¹	11.0 FT	16.6 FT
SIDE	10 FT ¹⁴	19.1 FT	25.8*/55.8 FT
REAR	15 FT	237.6 FT	91.7 FT

¹BUT NO NEW STRUCTURES SHALL BE REQUIRED TO PROVIDE A DEEPER YARD THAN THAT EXISTING ON THAT PARCEL UPON ADOPTION OF THIS AMENDMENT.

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¹⁴THE 10 FT SIDE SETBACK IS ONLY REQUIRED ON ONE SIDE OF LOT; IF LOT ABUTS A RESIDENTIAL DISTRICT A 20 FT SETBACK IS REQUIRED ON THE ABUTTING SIDE.

¹⁵BUILDINGS UP TO 50 FEET IN HEIGHT, REGARDLESS OF THE NUMBER OF STORIES, MAY BE PERMITTED BY SPECIAL PERMIT FROM THE PLANNING BOARD.

*REQUIRES A DETERMINATION BY OTHERS AS TO RIGHTS, TITLE AND ALLOWED USE (PHYSICAL OR OTHERWISE) OF THE 20' STRIP OF HILL AVENUE.

**NON-RESIDENTIAL IMPERVIOUS COVERAGE SHALL NOT EXCEED 80% IN A WATER RESOURCE DISTRICT

COMMERCIAL I
185 ATTACHMENT 7-(3) - NO MORE THAN ONE DWELLING UNIT PER 1,000 SF OF LOT AREA MAY BE PERMITTED.

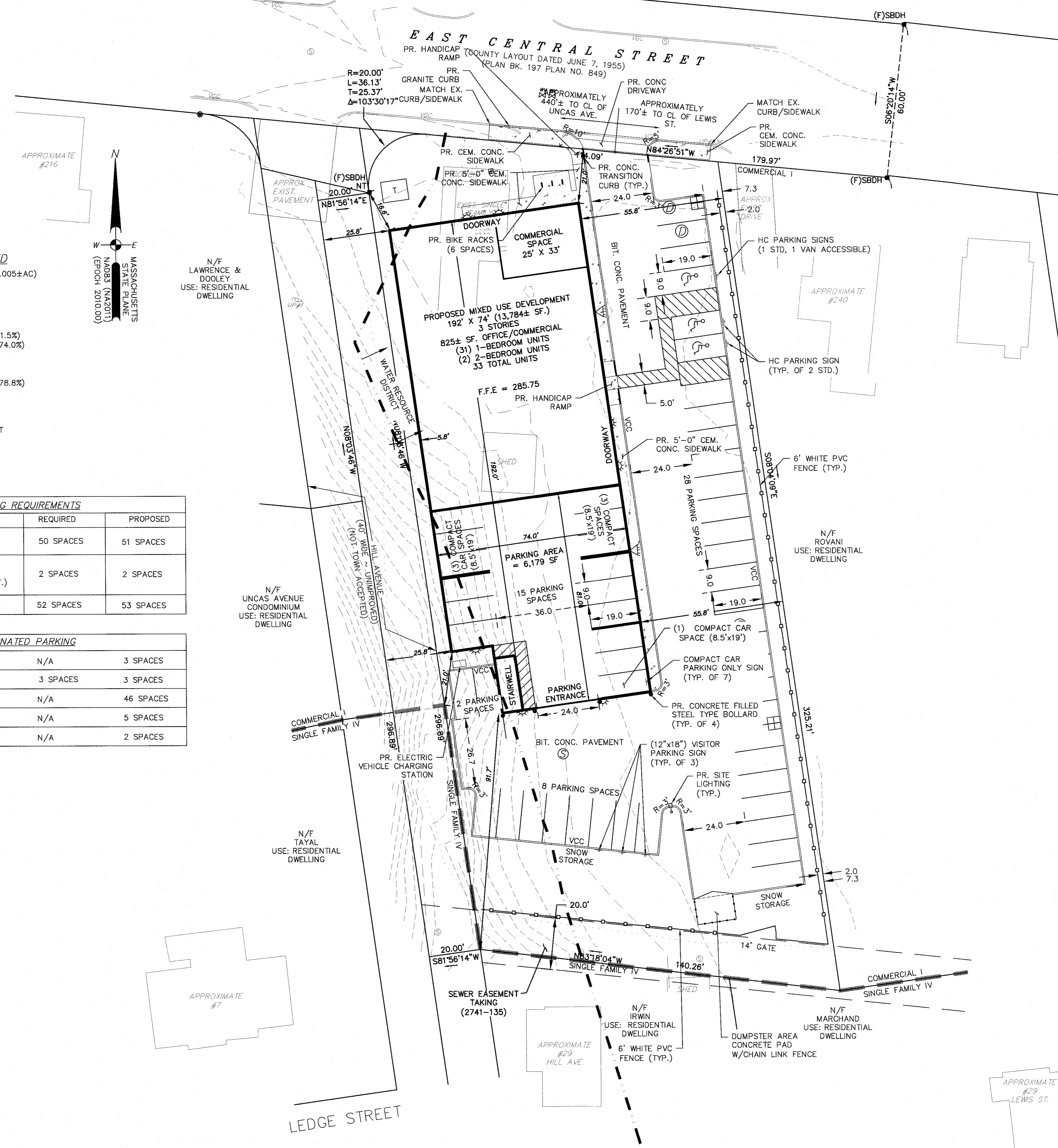
DWELLING/UNIT = 1 BEDROOM
43,756/1,000 SF (UNIT) = 43
ALLOWED BY SPECIAL PERMIT - 43 UNITS
PROPOSED - 33 UNITS
(31) ONE BEDROOM UNITS
(2) TWO BEDROOM UNITS

LEGEND

⊠	CATCH BASIN	☆	LIGHT POLE
⊙	DRAIN MANHOLE	⊕	UTILITY POLE
⊙	ELECTRIC MANHOLE	•	GUY WIRE
⊙	SEWER MANHOLE	—	SIGN
○	MANHOLE	•	WETFLAG
⊕	GAS VALVE	⊕	UTILITY POLE
⊕	GAS METER	☆	PROP. STREET LIGHTING
⊕	GAS SHUT OFF VALVE	X 000.0	SPOT ELEVATION
⊕	WATER VALVE	⊕	RIPRAP
⊕	WATER SHUT OFF VALVE	—	PVC FENCE
⊕	FIRE HYDRANT	VCC -	VERTICAL CONCRETE CURB
— 000 —	EXISTING CONTOUR		
— D —	EXISTING DRAIN LINE		
— W —	EXISTING WATER LINE		
— G —	EXISTING GAS LINE		
— S —	EXISTING SEWER LINE		

PARKING REQUIREMENTS		
	REQUIRED	PROPOSED
RESIDENTIAL UNIT PARKING 1.5 SPACES PER UNIT (33 UNITS)	50 SPACES	51 SPACES
OFFICE PARKING 1 SPACE PER 500 SF. (TOTAL OFFICE SPACE = 825± SF.)	2 SPACES	2 SPACES
TOTAL SPACES	52 SPACES	53 SPACES

DESIGNATED PARKING		
	REQUIRED	PROPOSED
VISITOR PARKING	N/A	3 SPACES
HANDICAP PARKING	3 SPACES	3 SPACES
STANDARD PARKING	N/A	46 SPACES
COMPACT CAR PARKING	N/A	5 SPACES
ELECTRIC VEHICLE PARKING	N/A	2 SPACES



APPROVED DATE:
FRANKLIN PLANNING BOARD

BEING A MAJORITY

LEGAL NOTES
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OWNER
TAJ ESTATES OF FRANKLIN II, LLC
95 EAST MAIN STREET, SUITE 100
WESTBOROUGH, MA. 01581
DEED BOOK 40009 PAGE 445
ASSESSORS MAP 285 LOT 069

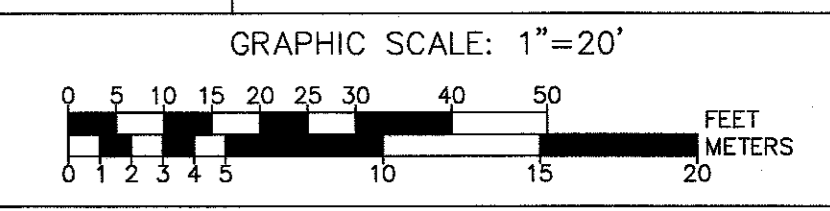
APPLICANT
TAJ ESTATES OF FRANKLIN II, LLC
MOHUDDIN AHMED, MANAGER
95 EAST MAIN STREET, SUITE 100
WESTBOROUGH, MA. 01581

**TAJ ESTATES OF FRANKLIN II
SITE PLAN & SPECIAL PERMIT
230 EAST CENTRAL STREET
FRANKLIN MASSACHUSETTS**

SITE PLAN

NOVEMBER 11, 2021

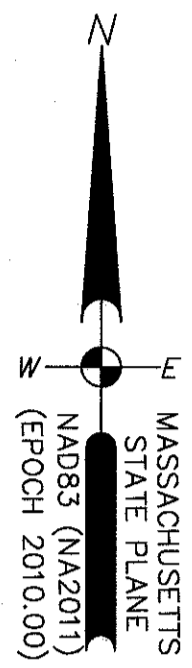
DATE	REVISION DESCRIPTION
01/17/22	TOWN COMMENTS - REV1
01/28/22	TOWN COMMENTS - REV2
02/17/22	TOWN COMMENTS - REV3



Guerriere & Halnon, Inc.
ENGINEERING & LAND SURVEYING
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FRANKLIN, MA 02038 FX. (508) 528-7921
www.gandhengineering.com

EAST CENTRAL STREET
 (COUNTY LAYOUT DATED JUNE 7, 1955)
 (PLAN BK. 197 PLAN NO. 849)

F4478



OWNER MAY HAVE RIGHTS AND/OR TITLE TO THIS 20' STRIP PURSUANT TO MGL 183, SECTION 58 "DERELICT FEE STATUTE." A DETERMINATION OF SAID RIGHTS AND/OR TITLE ARE TO BE DETERMINED BY OTHERS PRIOR TO ANY CONSTRUCTION ACTIVITY COMMENCING ON THIS ENTIRE SITE. THE RIGHTS AND/OR TITLE ARE NOT DETERMINED BY THIS PLAN OR GUERRIERE & HALNON, INC.

N/F LAWRENCE & DOOLEY
 USE: RESIDENTIAL DWELLING

N/F UNCAS AVENUE CONDOMINIUM
 USE: RESIDENTIAL DWELLING

PROPOSED 1:1 ARMORED SLOPE. SLOPE STABILIZATION TO BE DESIGNED BY OTHERS (SEE GEOTECHNICAL NOTE)

GEOTECHNICAL NOTE:
 SLOPE STABILIZATION SUBJECT TO BEING DESIGNED AND APPROVED BY A GEOTECHNICAL ENGINEER AND STRUCTURAL ENGINEER (IF NEEDED). GEOTECHNICAL ENGINEER IS RESPONSIBLE FOR THE DESIGN, DETAIL ON HOW TO CONSTRUCT, APPROPRIATE FIELD OVERSIGHT AND TESTING DURING CONSTRUCTION AND SIGN OFF ON THE COMPLETED AS BUILT. APPROPRIATE FIELD OVERSIGHT AND TESTING TO BE DETERMINED BY THE GEOTECHNICAL ENGINEER.

END PROPOSED 1:1 SLOPE. BEGIN TRANSITION TO PROPOSED 1.50:1 SLOPE

N/F TAYAL
 USE: RESIDENTIAL DWELLING

PROPOSED 1:1 TO 1.50:1 SLOPE TRANSITION AREA. SLOPE STABILIZATION TO BE DESIGNED BY OTHERS (SEE GEOTECHNICAL NOTE)

SEWER EASEMENT TAKING (2741-135)

N/F IRWIN
 USE: RESIDENTIAL DWELLING

N/F MARCHAND
 USE: RESIDENTIAL DWELLING

LEDGE STREET

LEGEND			
	CATCH BASIN		LIGHT POLE
	DRAIN MANHOLE		UTILITY POLE
	ELECTRIC MANHOLE		GUY WIRE
	SEWER MANHOLE		SIGN
	MANHOLE		WETFLAG
	GAS VALVE		UTILITY POLE
	GAS METER		PROP. STREET LIGHTING
	GAS SHUT OFF VALVE		SPOT ELEVATION
	WATER VALVE		RIPRAP
	WATER SHUT OFF VALVE		PVC FENCE
	FIRE HYDRANT		VCC - VERTICAL CONCRETE CURB
	EXISTING CONTOUR		
	EXISTING DRAIN LINE		
	EXISTING WATER LINE		
	EXISTING GAS LINE		
	EXISTING SEWER LINE		

APPROVED DATE: _____
 FRANKLIN PLANNING BOARD

 BEING A MAJORITY

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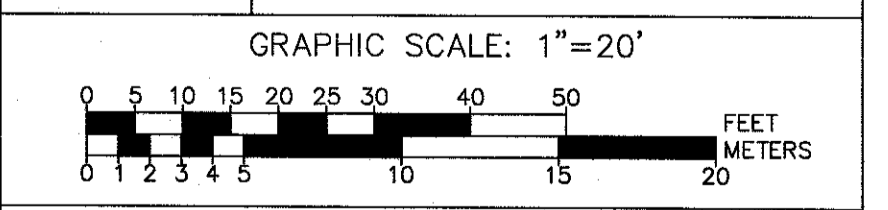
OWNER
 TAJ ESTATES OF FRANKLIN II, LLC
 95 EAST MAIN STREET, SUITE 100
 WESTBOROUGH, MA. 01581
 DEED BOOK 40009 PAGE 445
 ASSESSORS MAP 285 LOT 069

APPLICANT
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 MOHUDDIN AHMED, MANAGER
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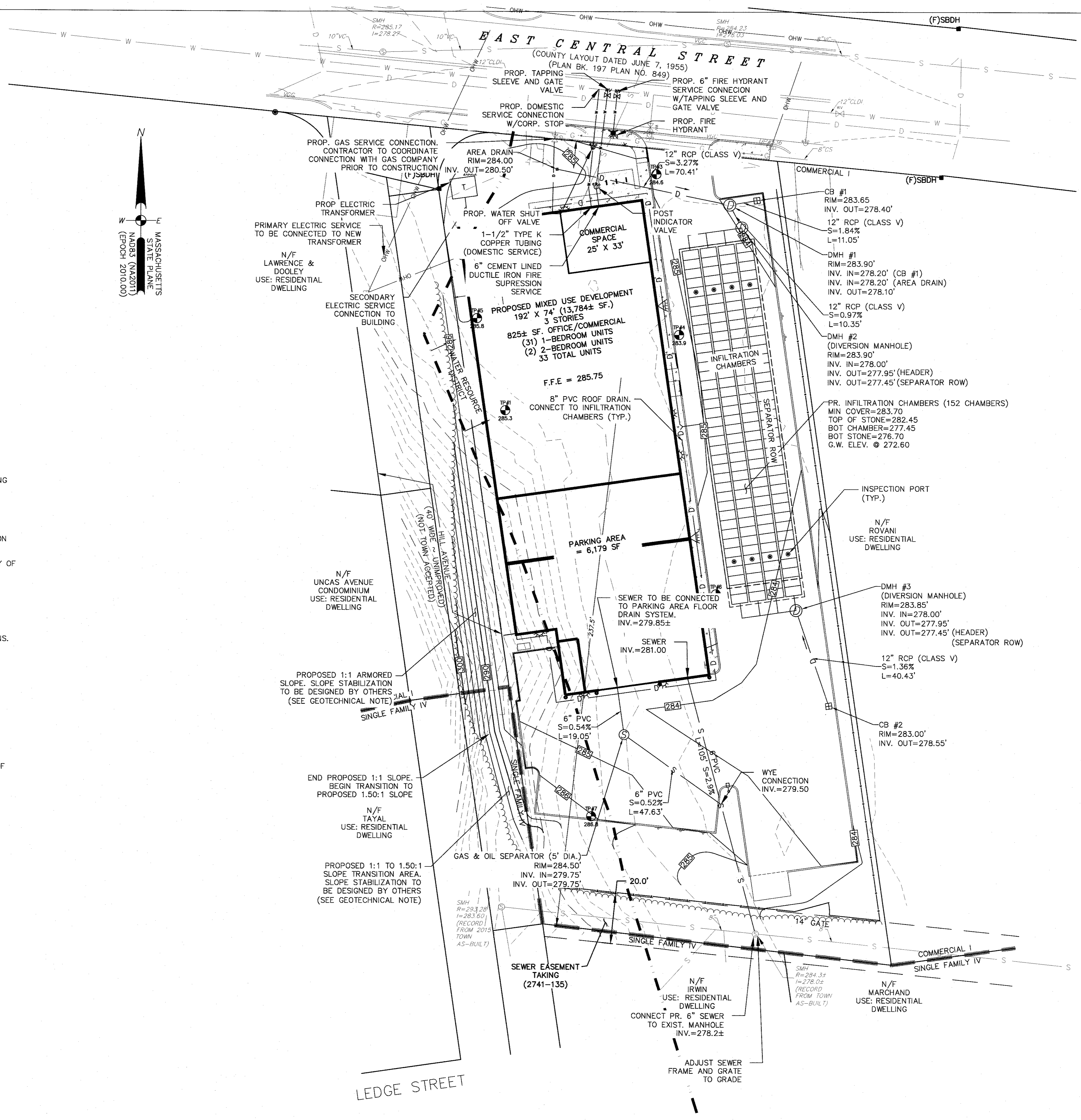
**TAJ ESTATES OF FRANKLIN II
 SITE PLAN & SPECIAL PERMIT
 230 EAST CENTRAL STREET
 FRANKLIN MASSACHUSETTS**

GRADING PLAN
NOVEMBER 11, 2021

DATE	REVISION DESCRIPTION
01/17/22	TOWN COMMENTS - REV1
01/28/22	TOWN COMMENTS - REV2
02/17/22	TOWN COMMENTS - REV3



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STORM DRAINAGE NOTES

SPECIAL CONSIDERATION FOR INLET CONTROLS FOR EROSION COLLECTION BEFORE ENTERING DRAINAGE SYSTEM:

1. INSTALL SILT SACKS.
2. BARRIER AROUND CATCH BASIN, MULCH SOCK OR EQUAL
3. INSTALL FILTER FABRIC ON ALL DRAIN MANHOLE OUTLETS DISCHARGING TO INFILTRATION SYSTEM DURING CONSTRUCTION. TO BE REMOVED AFTER SITE IS STABILIZED.
4. INSPECTIONS BEFORE AND AFTER STORM EVENTS ARE REQUIRED TO INSURE ADEQUACY OF EROSION CONTROL MEASURES.
5. ALL PIPE GASKETS SHALL BE PRE-MOLDED NEOPRENE O-RING.

UTILITY NOTE

1. ALL UTILITIES SHALL BE CONSTRUCTED ACCORDING TO STATE AND LOCAL REGULATIONS.
2. ALL WATER AND SEWER MATERIALS AND TESTING REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE TOWN OF FRANKLIN DEPARTMENT OF PUBLIC WORKS.
3. CONTRACTOR IS TO VERIFY SITE UTILITIES PRIOR TO DESIGN & CONSTRUCTION.

SPECIAL UTILITY NOTE:

1. THE EXISTING ELECTRIC LINE AND GASLINES TO BE CAPPED AT THE PROPERTY LINE.
2. NATIONAL GRID WILL RELOCATE THE ELECTRIC SERVICE AS SHOWN AFTER APPROVAL OF THE SITE PLAN.
3. THE GAS LINE WILL BE INSTALLED BY EVERSOURCE GAS.

LEGEND

⊞	CATCH BASIN	☆	LIGHT POLE
⊙	DRAIN MANHOLE	⊙	UTILITY POLE
⊕	ELECTRIC MANHOLE	→	GUY WIRE
⊙	SEWER MANHOLE	—	SIGN
○	MANHOLE	•	WETFLAG
⊕	GAS VALVE	⊙	UTILITY POLE
⊕	GAS METER	☆	PROP. STREET LIGHTING
⊕	GAS SHUT OFF VALVE	x 000.0	SPOT ELEVATION
⊕	WATER VALVE	▨	RIPRAP
⊕	WATER SHUT OFF VALVE	—	PVC FENCE
⊕	FIRE HYDRANT	VCC	VERTICAL CONCRETE CURB
—	000	—	EXISTING CONTOUR
—	D	—	EXISTING DRAIN LINE
—	W	—	EXISTING WATER LINE
—	G	—	EXISTING GAS LINE
—	S	—	EXISTING SEWER LINE

APPROVED DATE: _____
 FRANKLIN PLANNING BOARD

 BEING A MAJORITY

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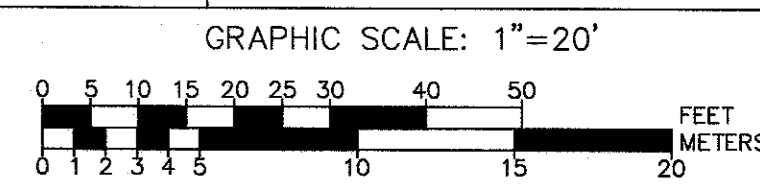
OWNER
 TAJ ESTATES OF FRANKLIN II, LLC
 95 EAST MAIN STREET, SUITE 100
 WESTBOROUGH, MA. 01581
 DEED BOOK 40009 PAGE 445
 ASSESSORS MAP 285 LOT 069
 APPLICANT
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**TAJ ESTATES OF FRANKLIN II
 SITE PLAN & SPECIAL PERMIT
 230 EAST CENTRAL STREET
 FRANKLIN MASSACHUSETTS**

UTILITY PLAN

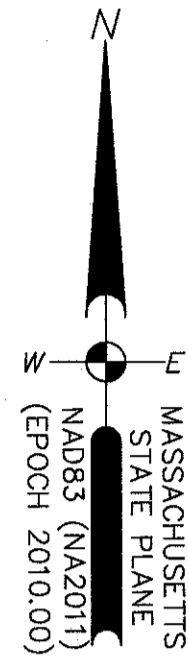
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DATE	REVISION DESCRIPTION
01/17/22	TOWN COMMENTS - REV1
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EAST CENTRAL STREET
 (COUNTY LAYOUT DATED JUNE 7, 1955)
 (PLAN BK. 197 PLAN NO. 849)



N/F LAWRENCE & DOOLEY
 USE: RESIDENTIAL DWELLING

N/F UNCAS AVENUE
 CONDOMINIUM
 USE: RESIDENTIAL DWELLING

PROPOSED 1:1 ARMORED
 SLOPE. SLOPE STABILIZATION
 TO BE DESIGNED BY OTHERS
 (SEE GEOTECHNICAL NOTE)

END PROPOSED 1:1 SLOPE.
 BEGIN TRANSITION TO
 PROPOSED 1.50:1 SLOPE

N/F TAYAL
 USE: RESIDENTIAL DWELLING

PROPOSED 1:1 TO 1.50:1
 SLOPE TRANSITION AREA.
 SLOPE STABILIZATION TO
 BE DESIGNED BY OTHERS
 (SEE GEOTECHNICAL NOTE)

PROPOSED MIXED USE DEVELOPMENT
 192' X 74' (13,784± SF.)
 3 STORIES
 825± SF. OFFICE/COMMERCIAL
 (31) 1-BEDROOM UNITS
 (2) 2-BEDROOM UNITS
 33 TOTAL UNITS
 F.F.E. = 285.75

PARKING AREA
 = 6,179 SF

6' WHITE PVC
 FENCE (TYP.)

N/F ROVANI
 USE: RESIDENTIAL DWELLING

PROPOSED TREES
 FOR SCREENING

SEWER EASEMENT
 TAKING
 (2741-135)

PROPOSED TREES
 FOR SCREENING

N/F IRWIN
 USE: RESIDENTIAL DWELLING
 6' WHITE PVC
 FENCE (TYP.)

N/F MARCHAND
 USE: RESIDENTIAL DWELLING

LEDGE STREET

APPROVED DATE:
 FRANKLIN PLANNING BOARD

BEING A MAJORITY

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DEED BOOK 40009 PAGE 445
 ASSESSORS MAP 285 LOT 069

APPLICANT

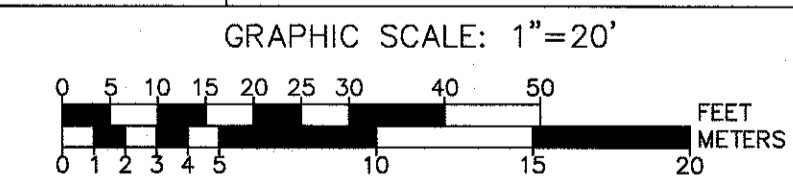
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 WESTBOROUGH, MA. 01581

**TAJ ESTATES OF FRANKLIN II
 SITE PLAN & SPECIAL PERMIT
 230 EAST CENTRAL STREET
 FRANKLIN MASSACHUSETTS**

LANDSCAPING PLAN

NOVEMBER 11, 2021

DATE	REVISION DESCRIPTION
01/17/22	TOWN COMMENTS - REV1
01/28/22	TOWN COMMENTS - REV2
02/17/22	TOWN COMMENTS - REV3



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SYMBOL	NAME	SIZE	QUANTITY
	RED MAPLE ACER RUBRUM MATURE HEIGHT= 40±' DIA.=40±'	4' MIN. 2.5" CAL.	4
	JUNIPER PLUMROSA COMPACTA	3 GAL.	22
	HERMOCADIS DAYLILIES	2 GAL.	6
	RHODODENDRON RHODODENDRON-KEISKEI	3 GAL.	6
	PYRAMIDAL ARBORVITAE THUJA OCCIDENTALIS PYRAMIDALIS MATURE HEIGHT TO 25±' DIA.=4±'	3 GAL.	53
	GREEN GIANT ARBORVITAE THUJA STANDISHII X PLICATA MATURE HEIGHT TO 60' DIA. TO 20'	4' MIN. 2.5" CAL.	6

	CATCH BASIN		LIGHT POLE
	DRAIN MANHOLE		UTILITY POLE
	ELECTRIC MANHOLE		GUY WIRE
	SEWER MANHOLE		SIGN
	MANHOLE		WETFLAG
	GAS VALVE		UTILITY POLE
	GAS METER		PROP. STREET LIGHTING
	GAS SHUT OFF VALVE		SPOT ELEVATION
	WATER VALVE		RIPRAP
	WATER SHUT OFF VALVE		PVC FENCE
	FIRE HYDRANT		VCC - VERTICAL CONCRETE CURB
	EXISTING CONTOUR		
	EXISTING DRAIN LINE		
	EXISTING WATER LINE		
	EXISTING GAS LINE		
	EXISTING SEWER LINE		

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 LUMIN 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.

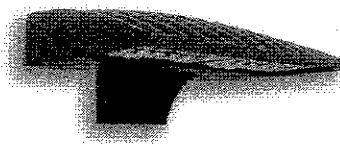
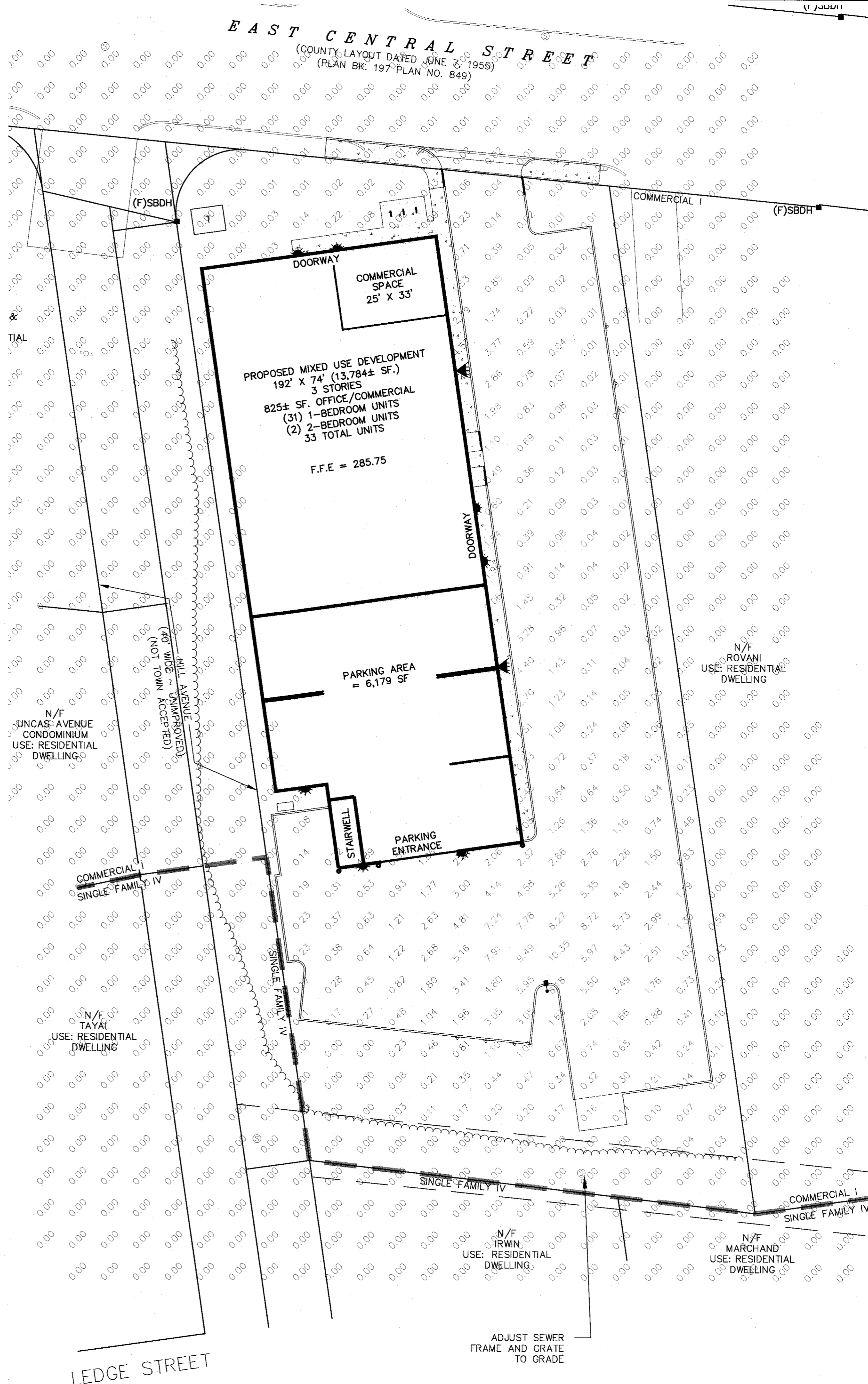
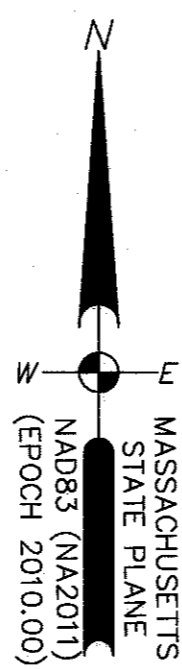
GUERRIERE & HALNON, INC ASSUMES NO RESPONSIBILITY FOR ANY SAFETY AND/OR SECURITY RISKS DUE TO INADEQUATE LIGHT LEVELS WHICH MAY OCCUR AFTER INSTALLATION.

LIGHT LEGEND

- PEDESTRIAN LIGHTING— LITHONIA LIGHTING MODEL OLLWD— LED WALL CYLINDER LIGHT MOUNTING HEIGHT 6.5'
- SECURITY LIGHTING—LITHONIA LIGHTING MODEL WSR LED ARCHITECTURAL WALL SCONCE MOUNTING HEIGHT 9.5'
- PARKING LIGHTING— LITHONIA LIGHTING MODEL ESX1 LED AREA LUMINAIRE MOUNTING HEIGHT 20'

LEGEND

	CATCH BASIN		LIGHT POLE
	DRAIN MANHOLE		UTILITY POLE
	ELECTRIC MANHOLE		GUY WIRE
	SEWER MANHOLE		SIGN
	MANHOLE		WETFLAG
	GAS VALVE		UTILITY POLE
	GAS METER		PROP. STREET LIGHTING
	GAS SHUT OFF VALVE		SPOT ELEVATION
	WATER VALVE		RIPRAP
	WATER SHUT OFF VALVE		PVC FENCE
	FIRE HYDRANT		VCC — VERTICAL CONCRETE CURB
	000		EXISTING CONTOUR
	D		EXISTING DRAIN LINE
	W		EXISTING WATER LINE
	G		EXISTING GAS LINE
	S		EXISTING SEWER LINE



D-Series Size 1 LED Wall Luminaire

Specifications Luminaire

Width: 13-3/4" (34.9 cm) **Weight:** 12 lbs (5.4 kg)

Depth: 10" (25.4 cm)

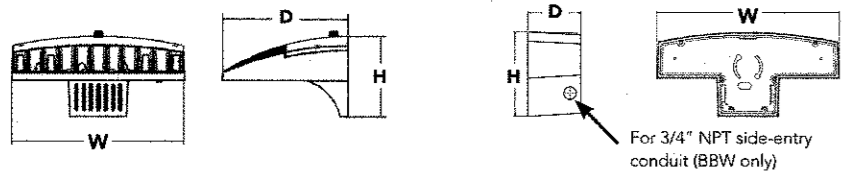
Height: 6-3/8" (16.2 cm)

Back Box (BBW, E20WC)

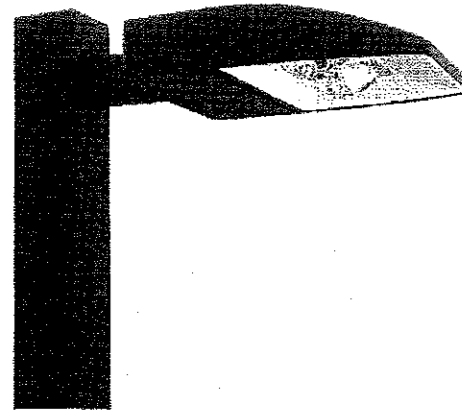
Width: 13-3/4" (34.9 cm) **BBW Weight:** 5 lbs (2.3 kg)

Depth: 4" (10.2 cm) **E20WC Weight:** 10 lbs (4.5 kg)

Height: 6-3/8" (16.2 cm)



SECURITY LIGHTING



ESX1 LED Area Luminaire

Specifications

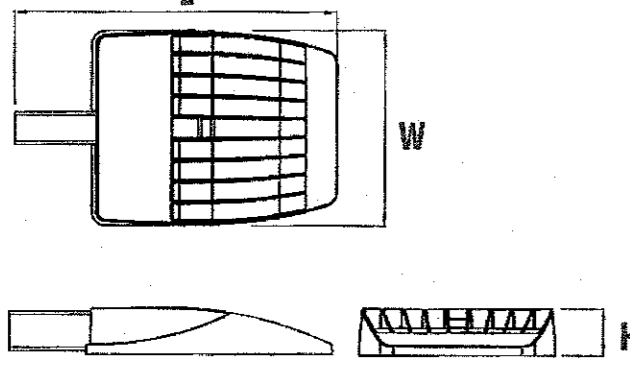
EPA: 0.40 ft² (0.04 m²)

Length: 19.9" (50.5 cm)

Width: 12" (30.5 cm)

Height: 2.9" (7.4 cm)

Weight: 11.2 lbs (5.1 kg)



PARKING LIGHTING



FEATURES & SPECIFICATIONS

REVISIONS: Review: (date of submission) by: (Reviewer) for: (purpose) to: (revision) & (comment) (date)

CONSTRUCTION: (date of construction) by: (contractor) for: (project) to: (location) (date)

INSTALLATION: (date of installation) by: (contractor) for: (project) to: (location) (date)

OPERATION: (date of operation) by: (contractor) for: (project) to: (location) (date)

MAINTENANCE: (date of maintenance) by: (contractor) for: (project) to: (location) (date)

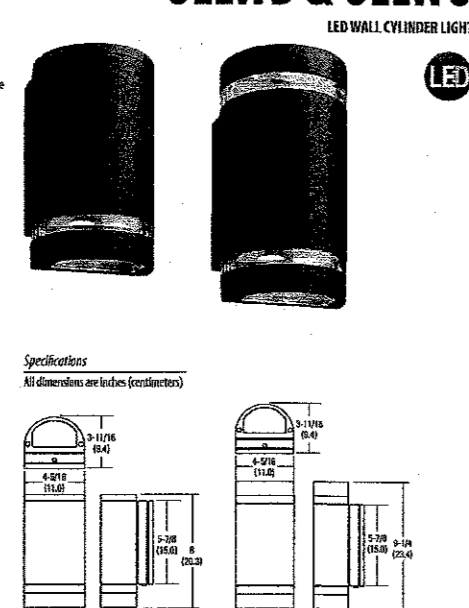
REPAIRS: (date of repairs) by: (contractor) for: (project) to: (location) (date)

REPLACEMENT: (date of replacement) by: (contractor) for: (project) to: (location) (date)

REMOVAL: (date of removal) by: (contractor) for: (project) to: (location) (date)

DISPOSAL: (date of disposal) by: (contractor) for: (project) to: (location) (date)

OLLWD & OLLWU LED WALL CYLINDER LIGHT



PEDESTRIAN LIGHTING

APPROVED DATE: _____

FRANKLIN PLANNING BOARD

BEING A MAJORITY

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95 EAST MAIN STREET, SUITE 100
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DEED BOOK 40009 PAGE 445
ASSESSORS MAP 285 LOT 069

OWNER/APPLICANT

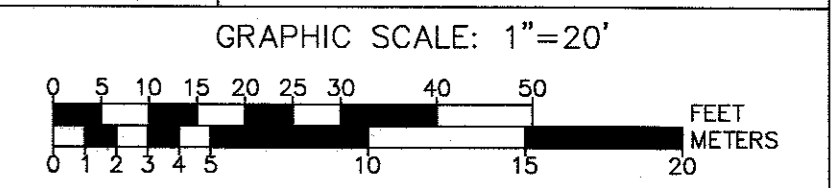
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230 EAST CENTRAL STREET
FRANKLIN MASSACHUSETTS

PHOTOMETRIC PLAN

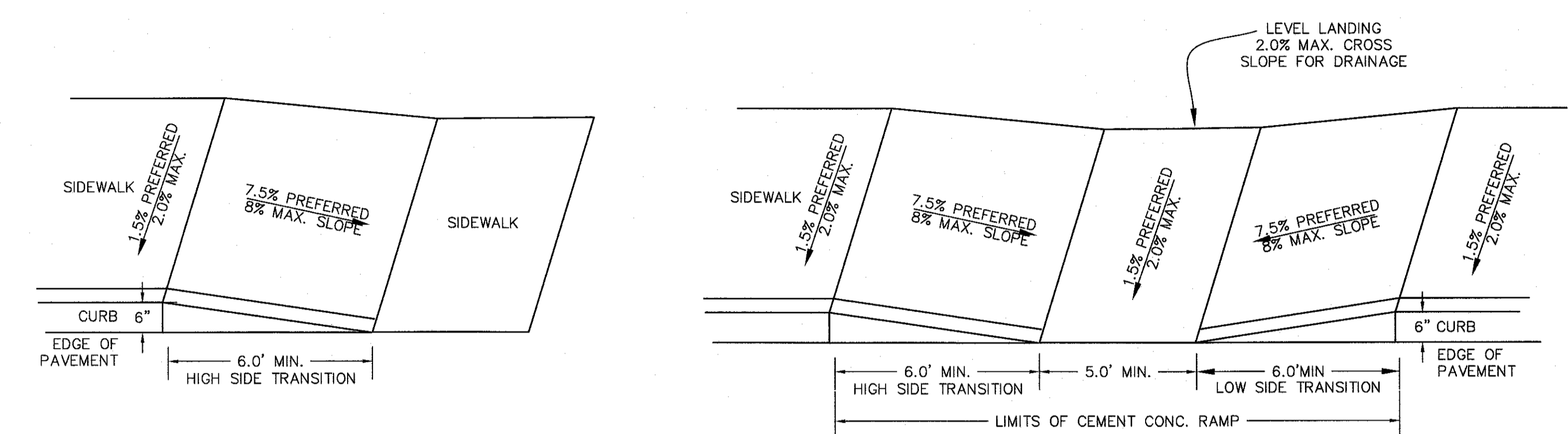
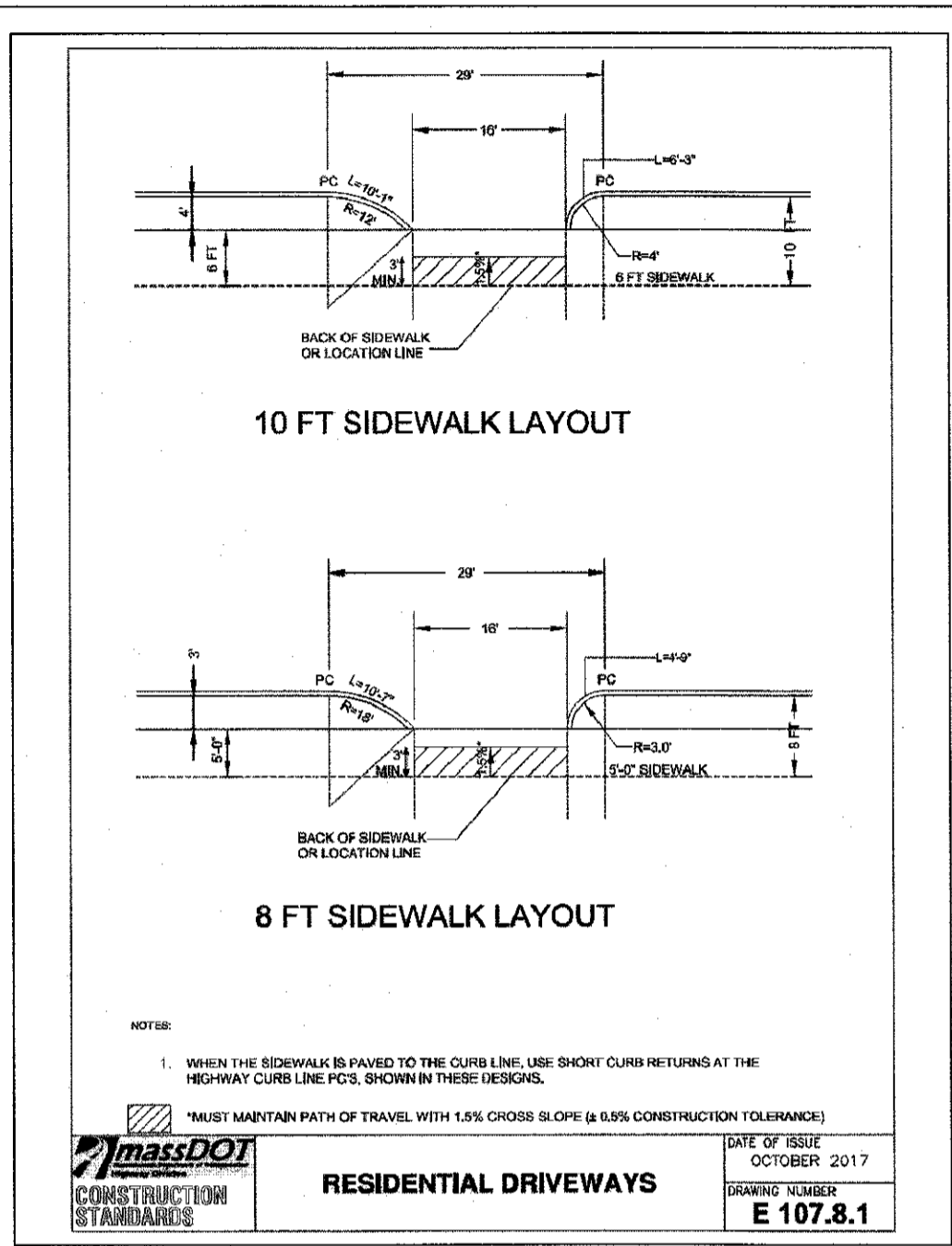
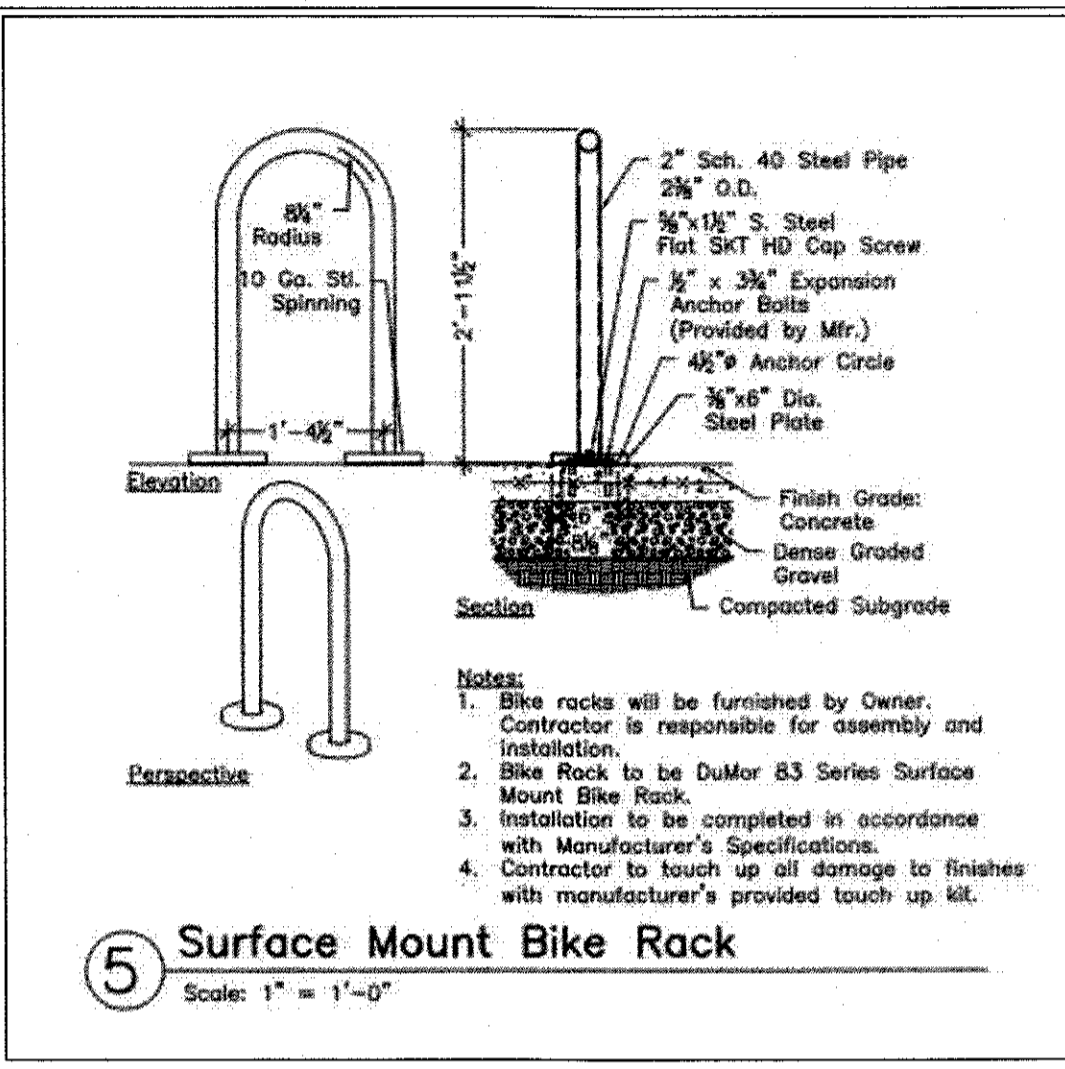
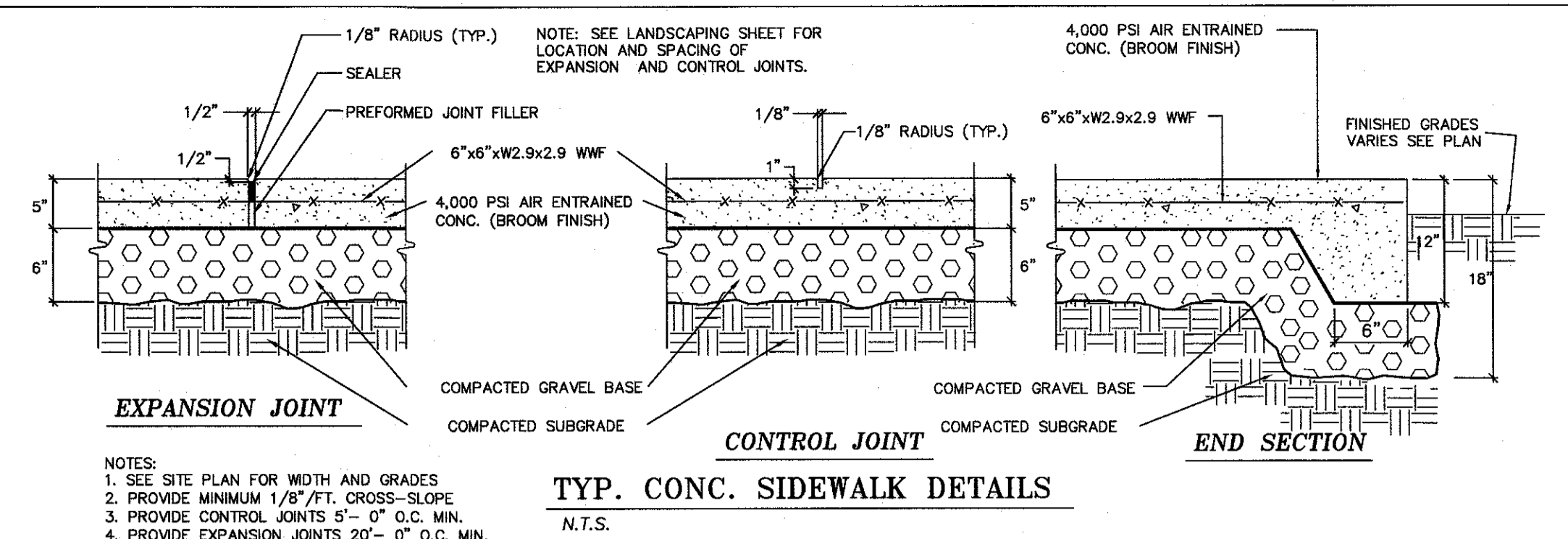
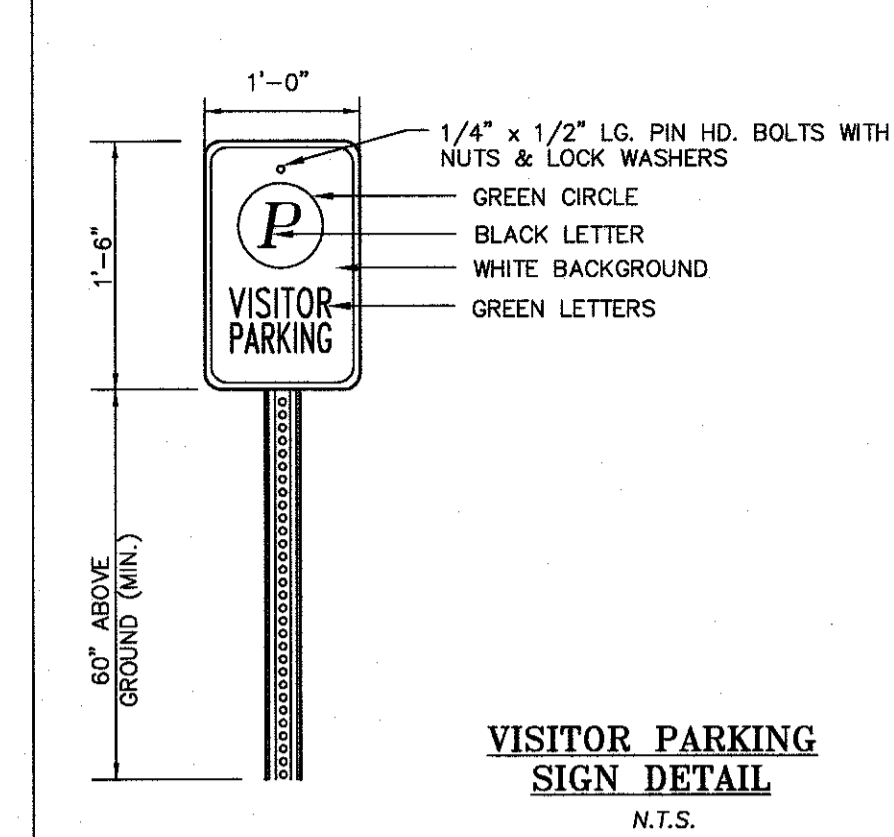
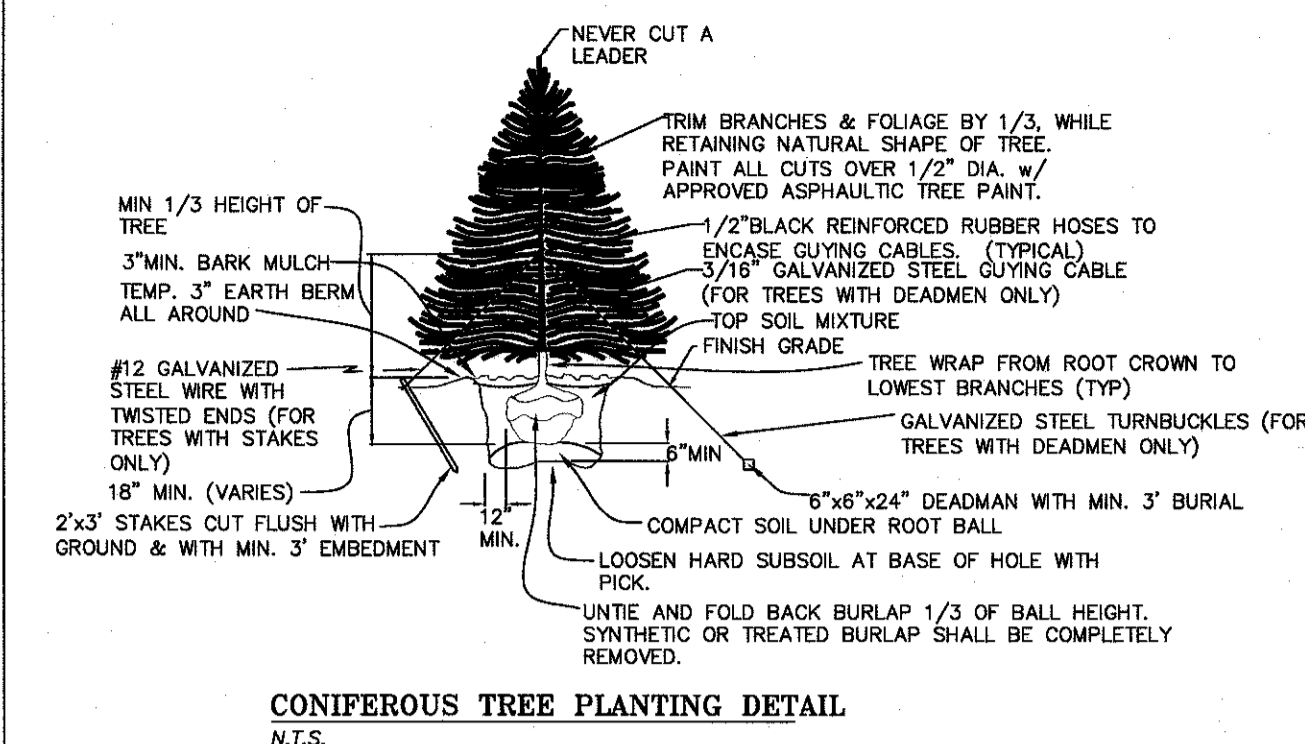
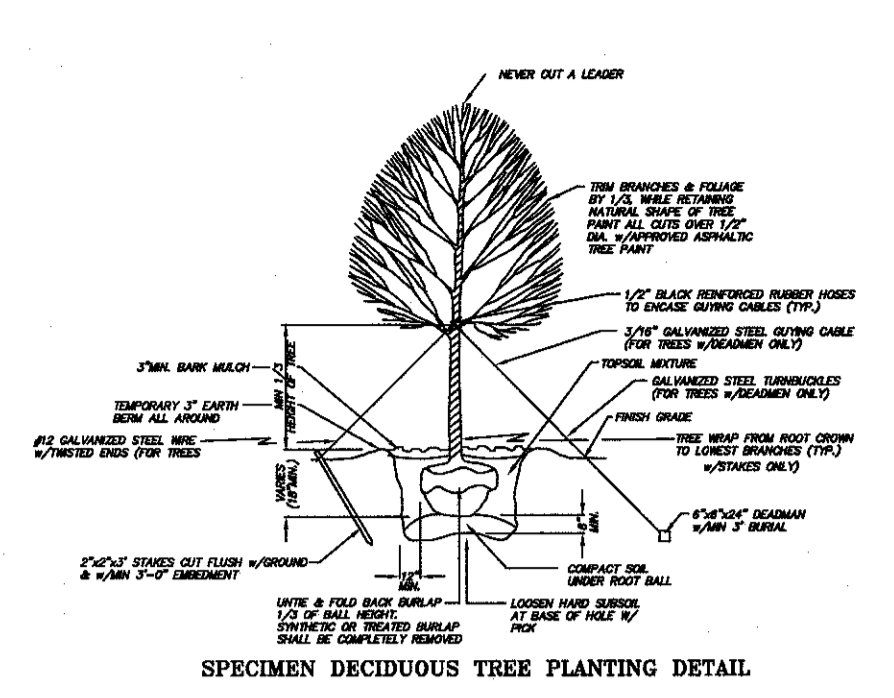
NOVEMBER 11, 2021

DATE	REVISION DESCRIPTION
01/17/22	TOWN COMMENTS - REV1
01/28/22	TOWN COMMENTS - REV2
02/17/22	TOWN COMMENTS - REV3



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LEGAL NOTES

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OWNER

TAJ ESTATES OF FRANKLIN II, LLC
95 EAST MAIN STREET, SUITE 100
WESTBOROUGH, MA. 01581
DEED BOOK 40009 PAGE 445
ASSESSORS MAP 285 LOT 069

OWNER/APPLICANT

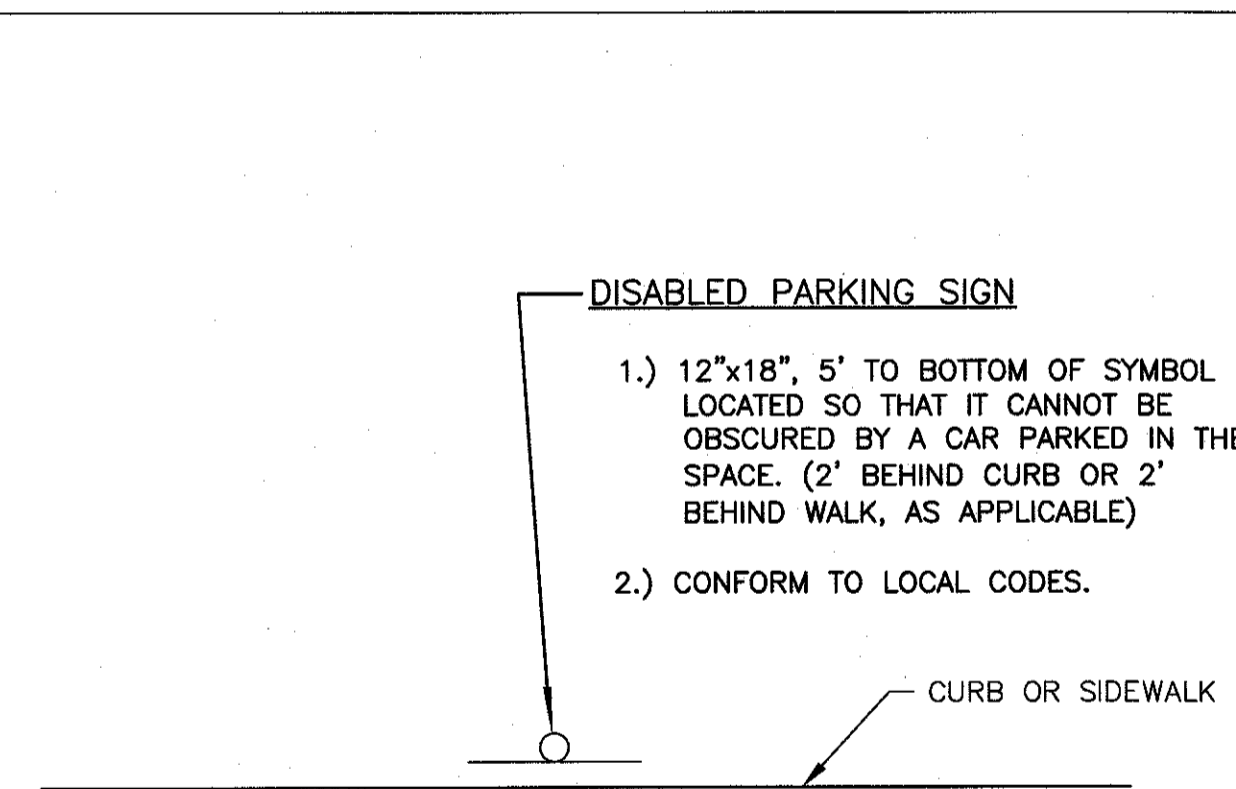
MOHUDDIN AHMED
95 MAIN STREET, SUITE 100
WESTBOROUGH, MA. 01581

**TAJ ESTATES OF FRANKLIN II
SITE PLAN & SPECIAL PERMIT
230 EAST CENTRAL STREET
FRANKLIN MASSACHUSETTS**

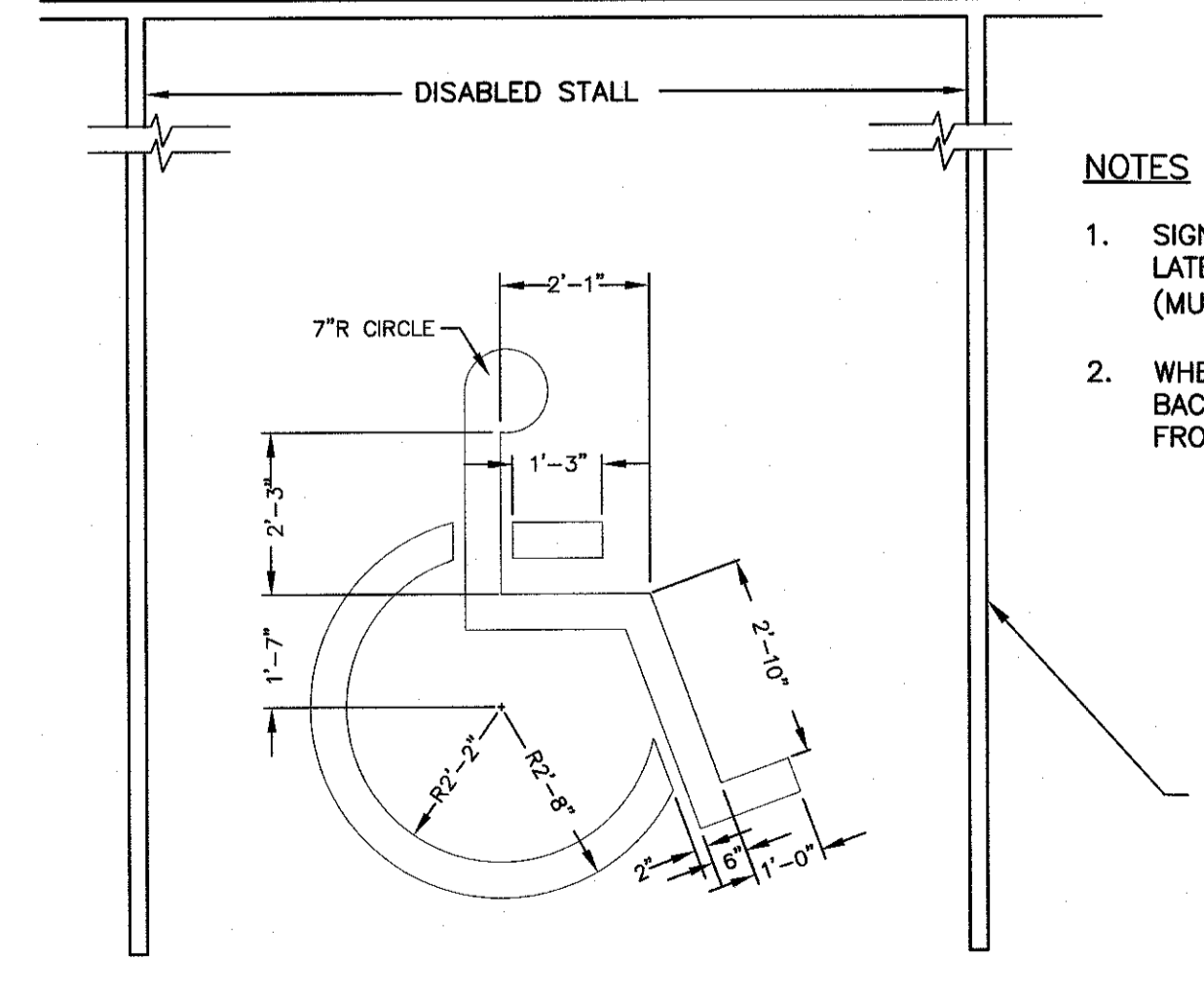
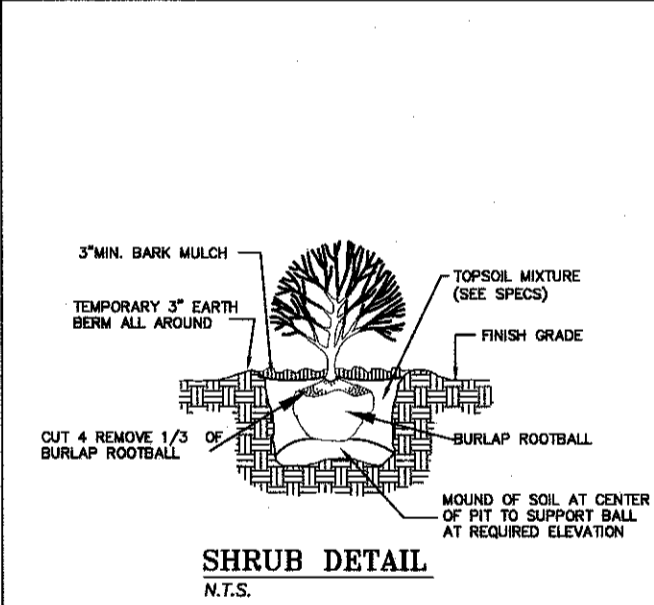
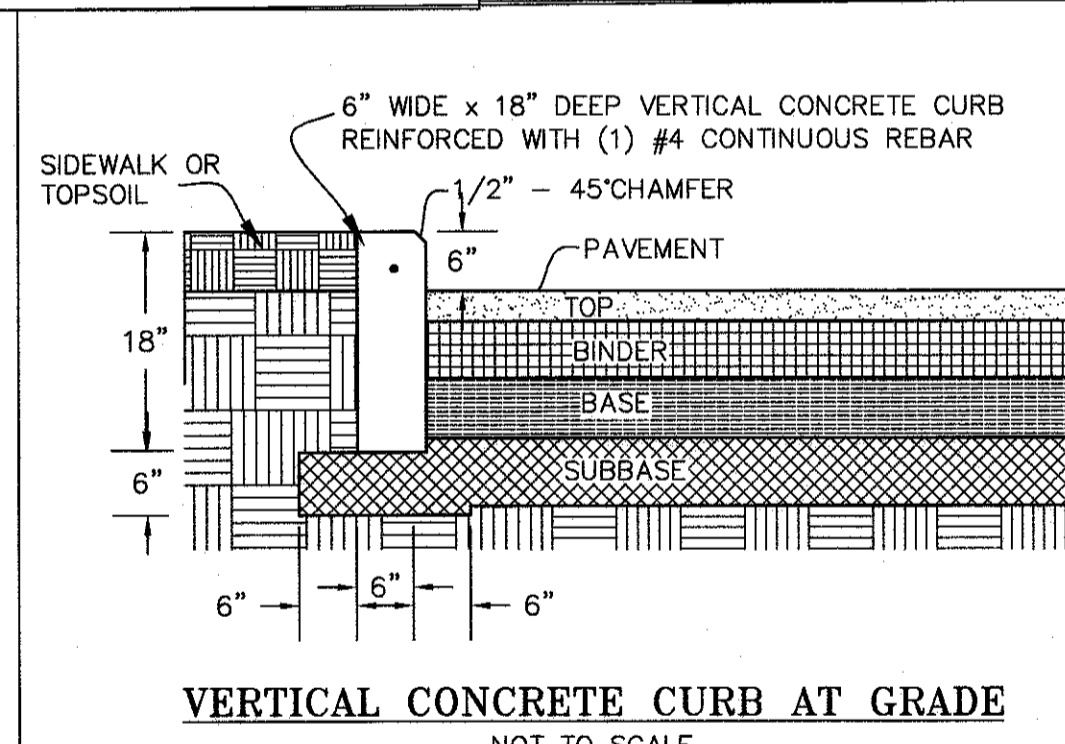
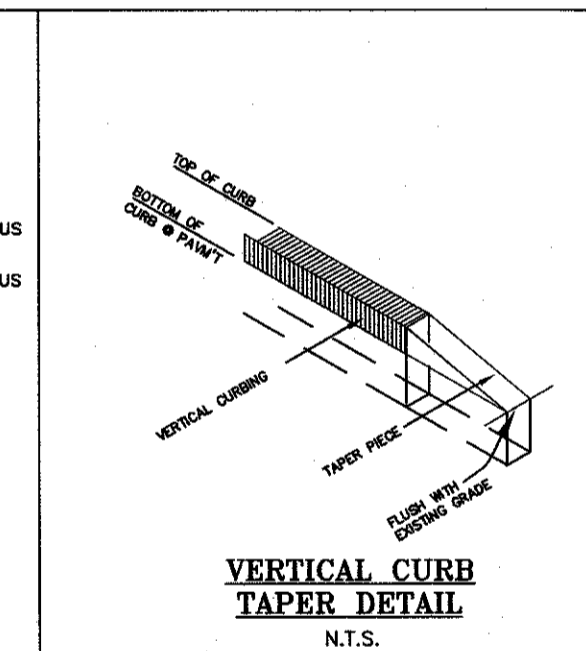
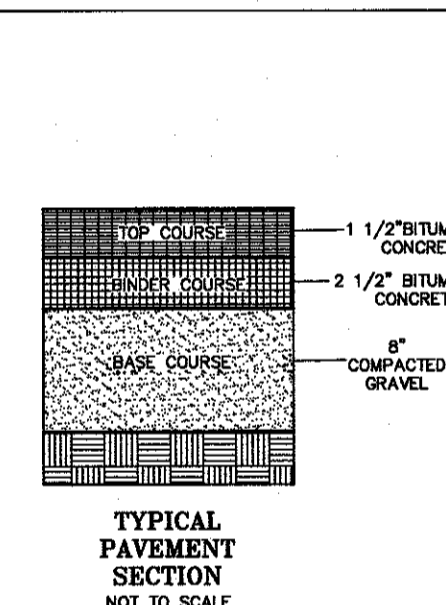
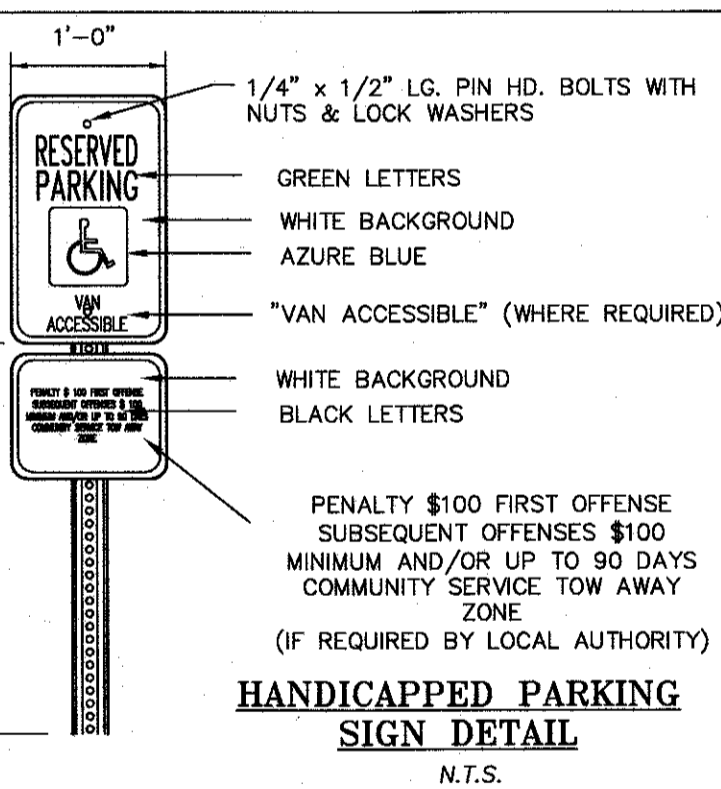
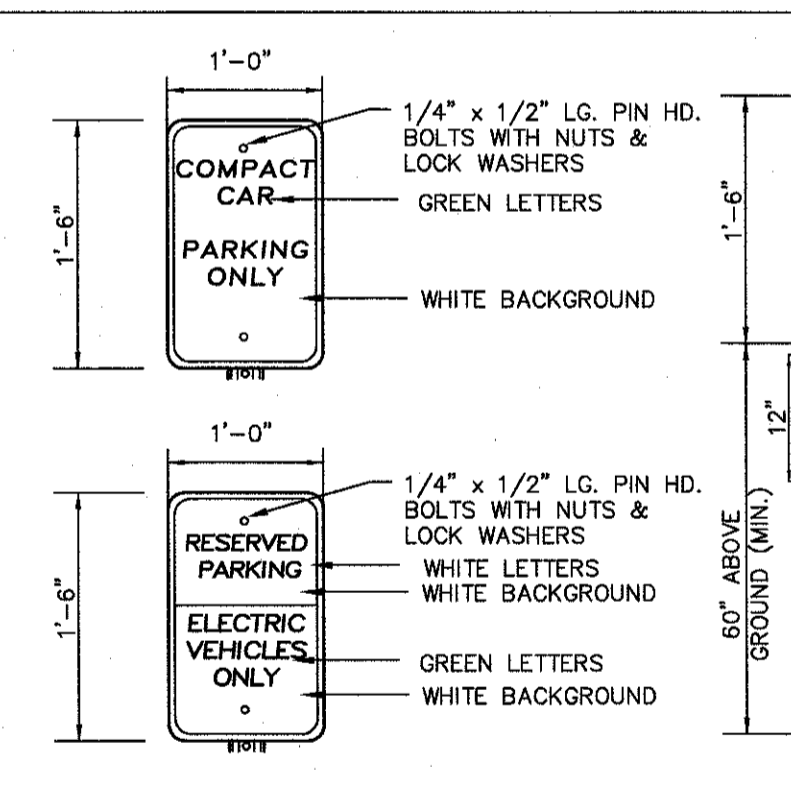
CONSTRUCTION DETAILS

NOVEMBER 11, 2021

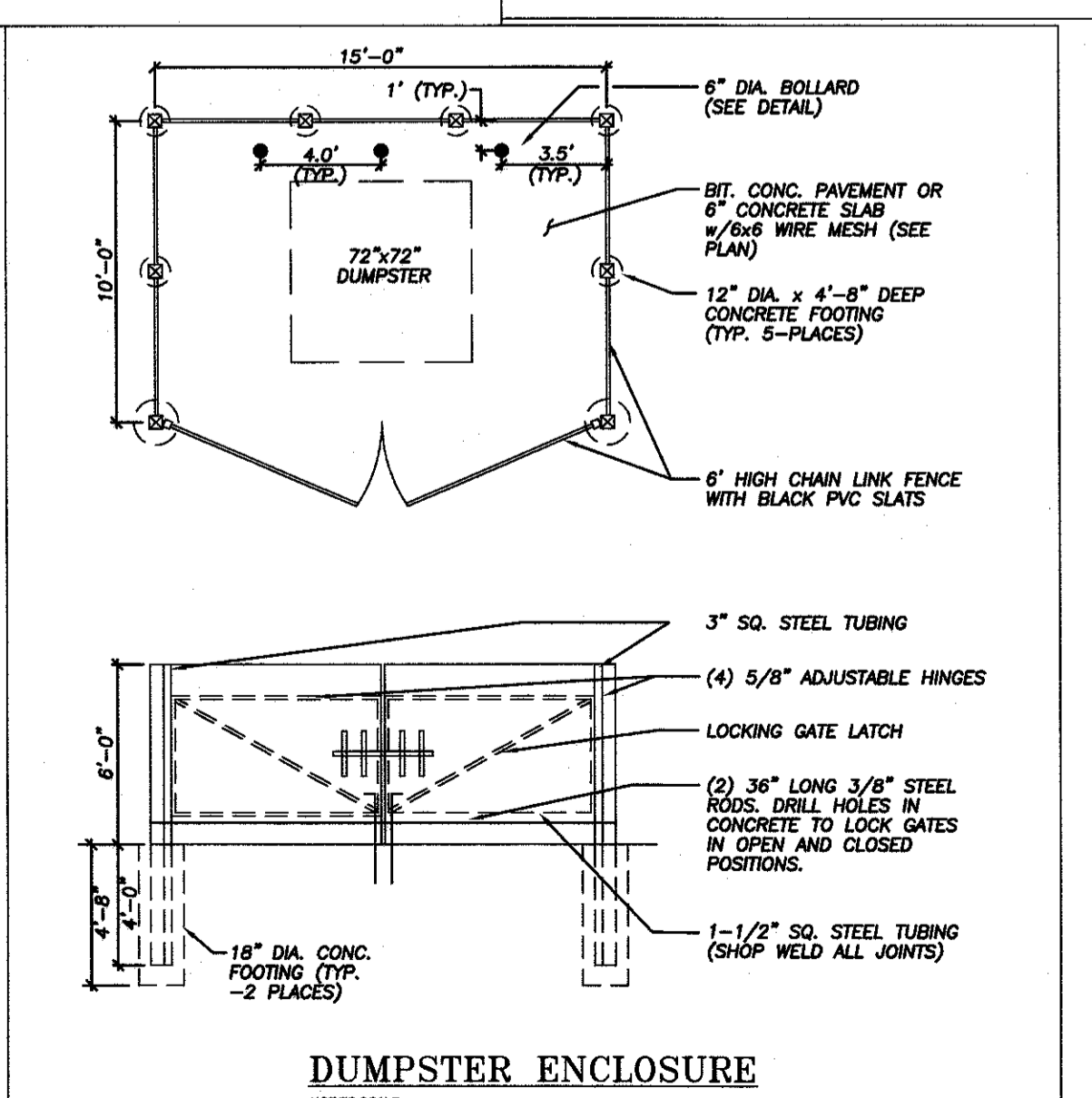
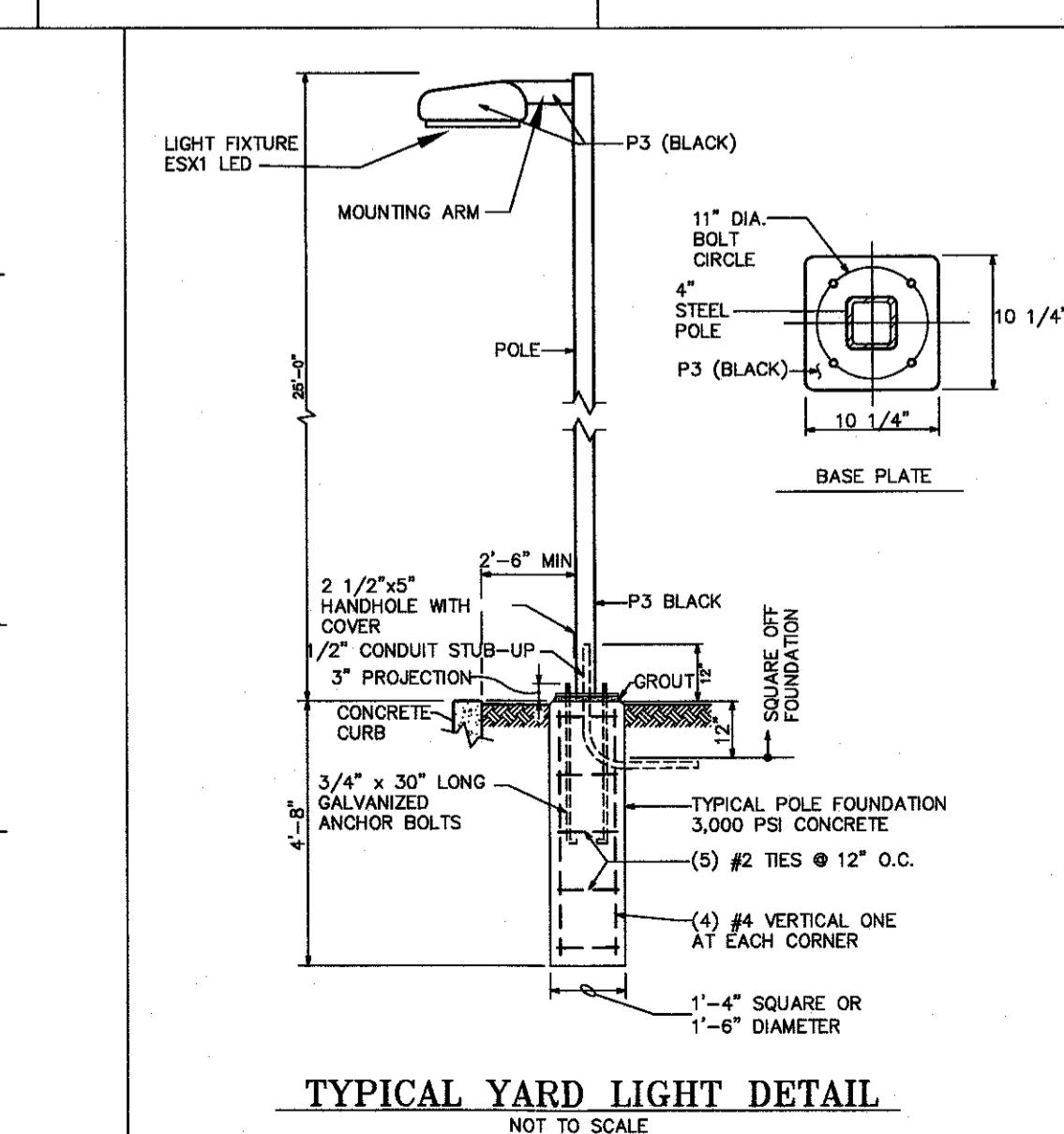
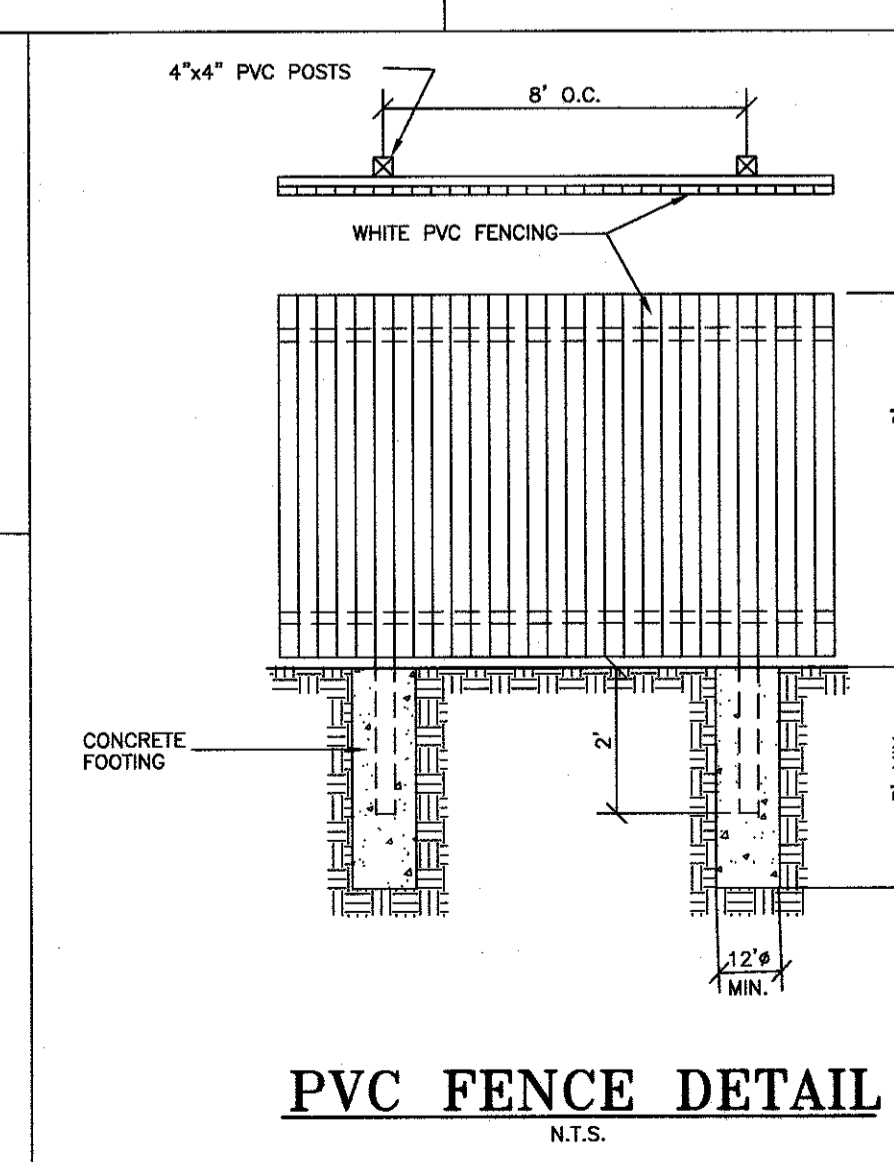
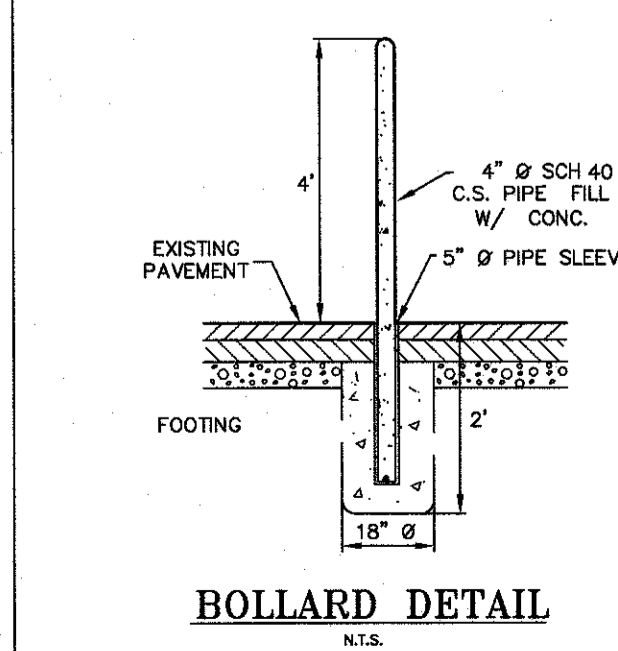
DATE	REVISION DESCRIPTION
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01/28/22	TOWN COMMENTS - REV2
02/17/22	TOWN COMMENTS - REV3



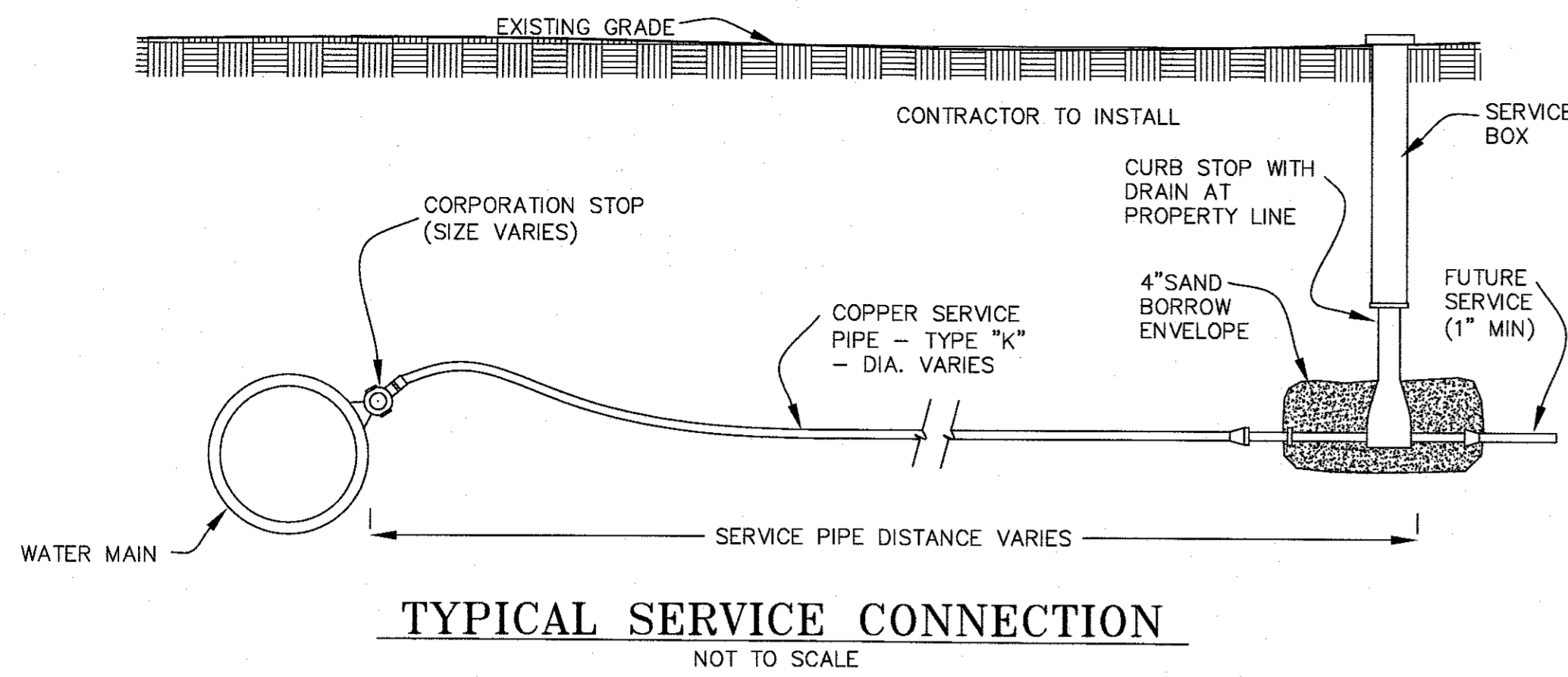
- 1.) 12"x18", 5' TO BOTTOM OF SYMBOL LOCATED SO THAT IT CANNOT BE OBTURED BY A CAR PARKED IN THE SPACE. (2' BEHIND CURB OR 2' BEHIND WALK, AS APPLICABLE)
- 2.) CONFORM TO LOCAL CODES.



- NOTES**
1. SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS AND SPECIFICATIONS.
 2. WHEELCHAIR SYMBOL SHALL BE WHITE W/AZURE BLUE BACKGROUND. SYMBOL SHALL BE CENTERED AT THE FRONT OF THE STALL.

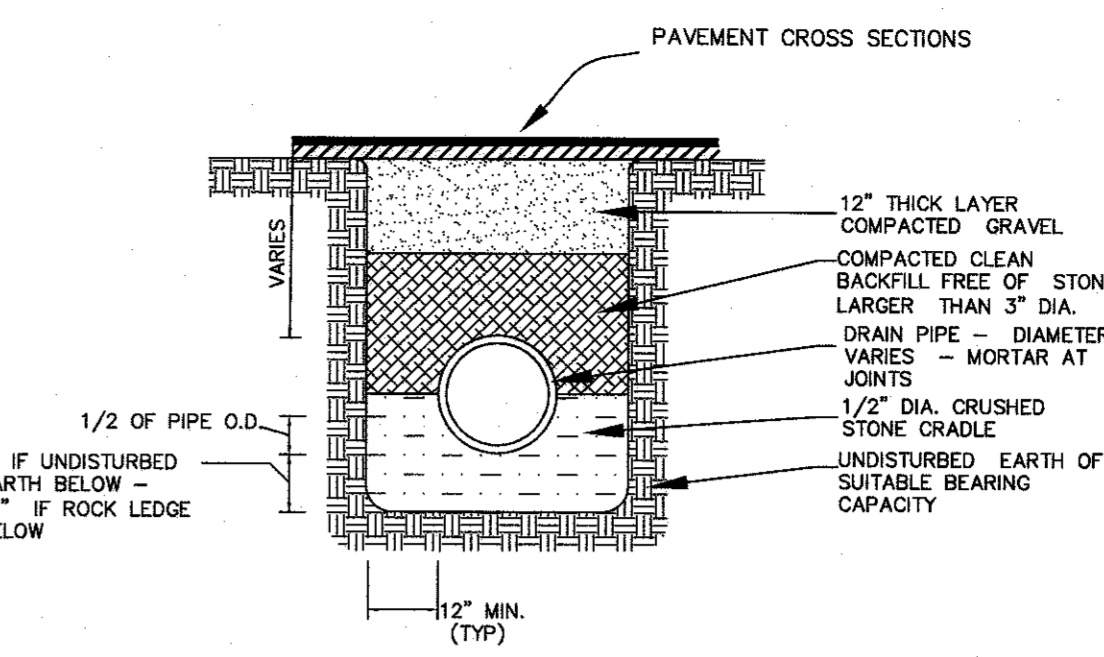
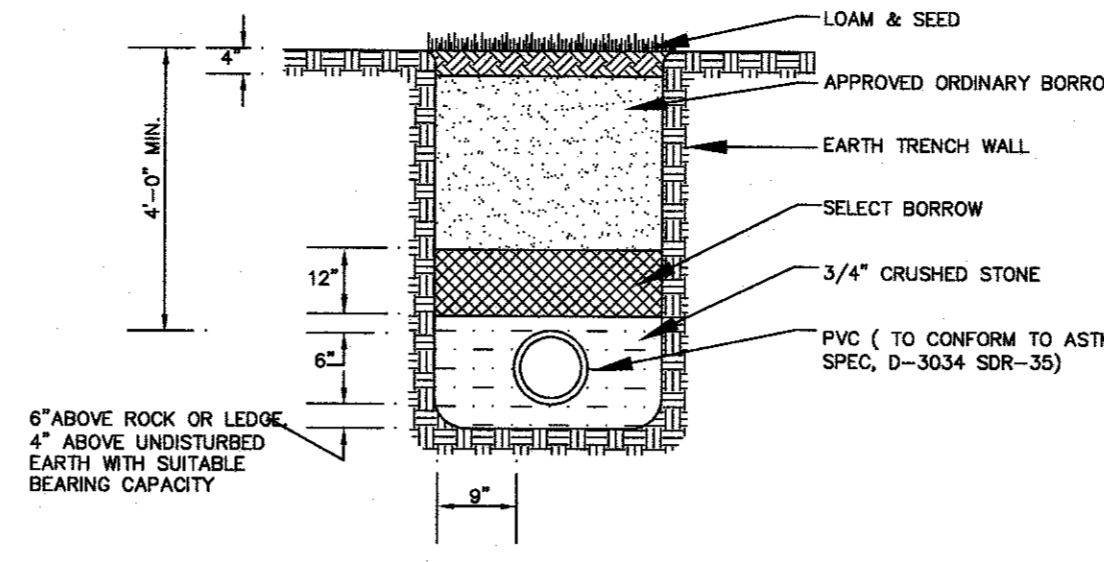


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NOTE:

- CORPORATION COCKS SHALL BE BRONZE AND SHALL BE THE APPROVED EQUAL OF MUELLER VALVE CO., DECATUR, ILL. OR FORD METER BOX CO., WABASH, IND., FOR COPPER SERVICE TUBE. END JOINTS SHALL BE COMPRESSION FITTINGS.
- CURB STOPS SHALL BE BRONZE WITH A LAPPED GROUND KEY, AND SHALL BE THE APPROVED EQUAL OF MUELLER VALVE CO., DECATUR, ILL. OR FORD METER BOX CO., WABASH, IND. FOR COPPER TUBE SERVICE, COMPRESSION JOINT.



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OWNER
TAJ ESTATES OF FRANKLIN II, LLC
95 EAST MAIN STREET, SUITE 100
WESTBOROUGH, MA. 01581
DEED BOOK 4009 PAGE 445
ASSESSORS MAP 285 LOT 069

OWNER/APPLICANT
MOHIUDDIN AHMED
95 MAIN STREET, SUITE 100
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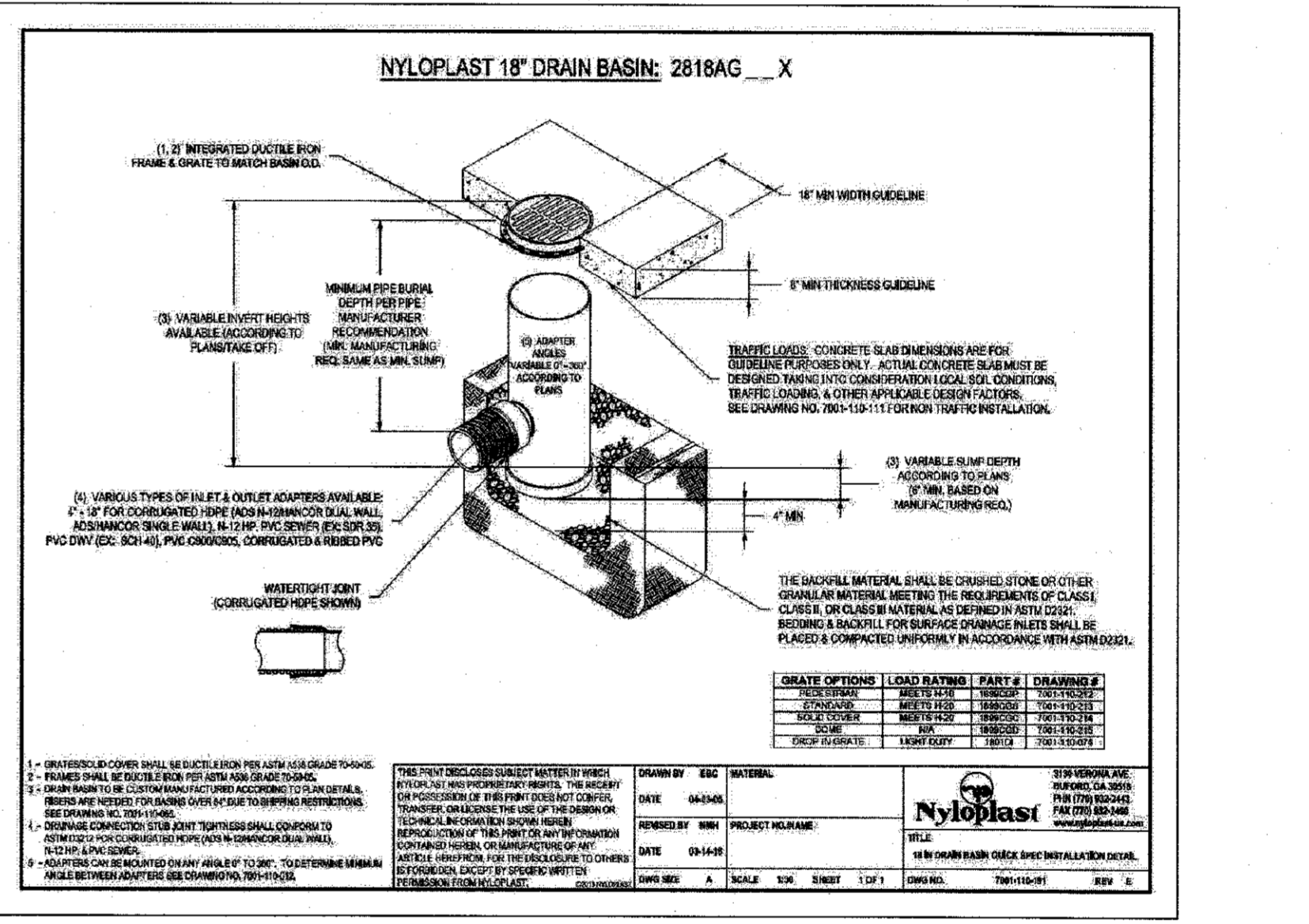
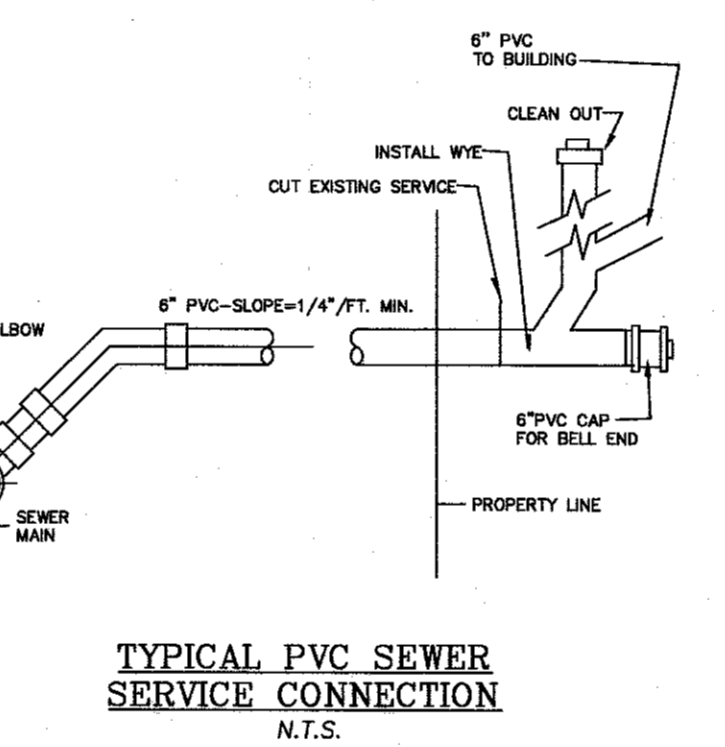
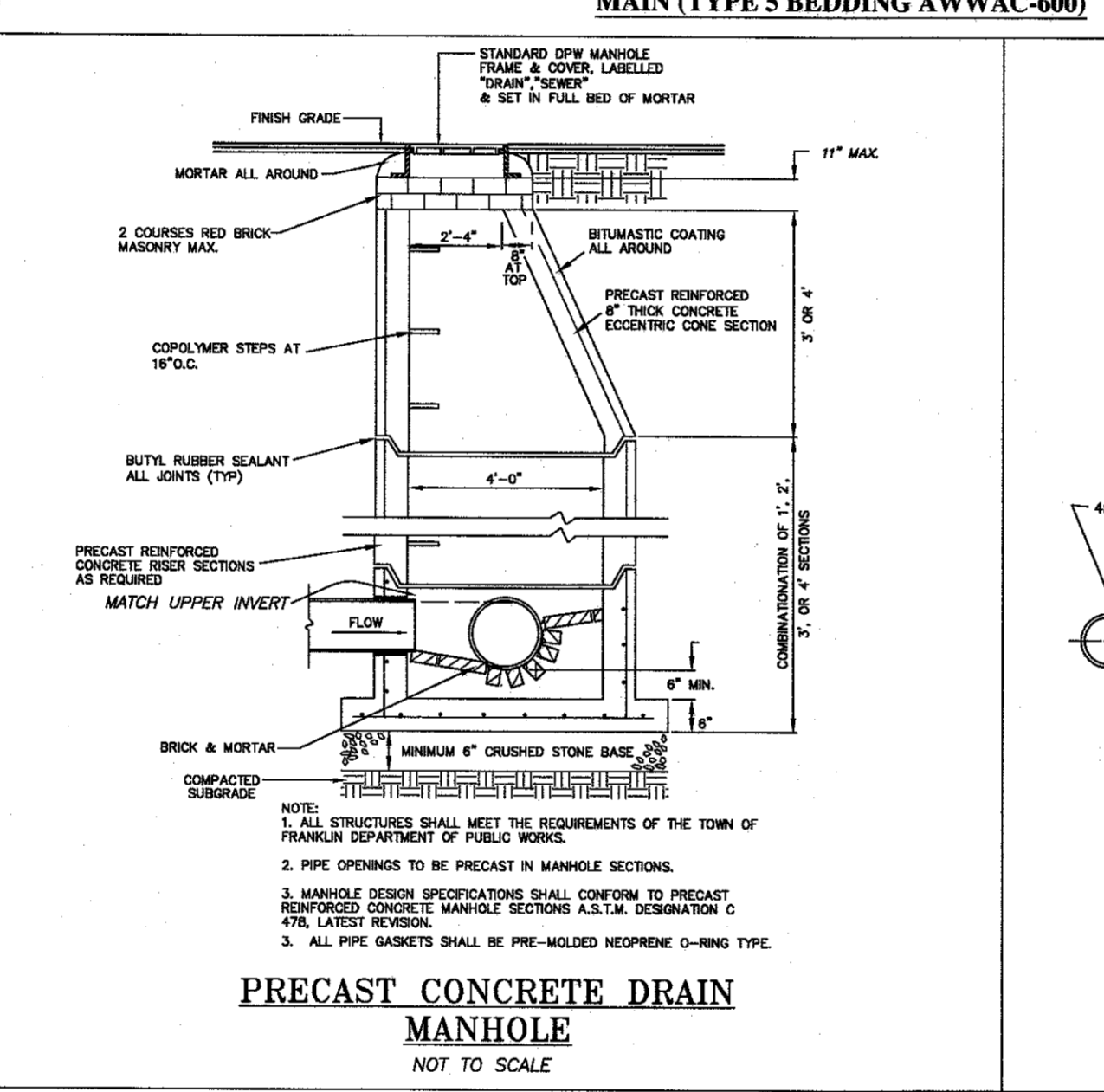
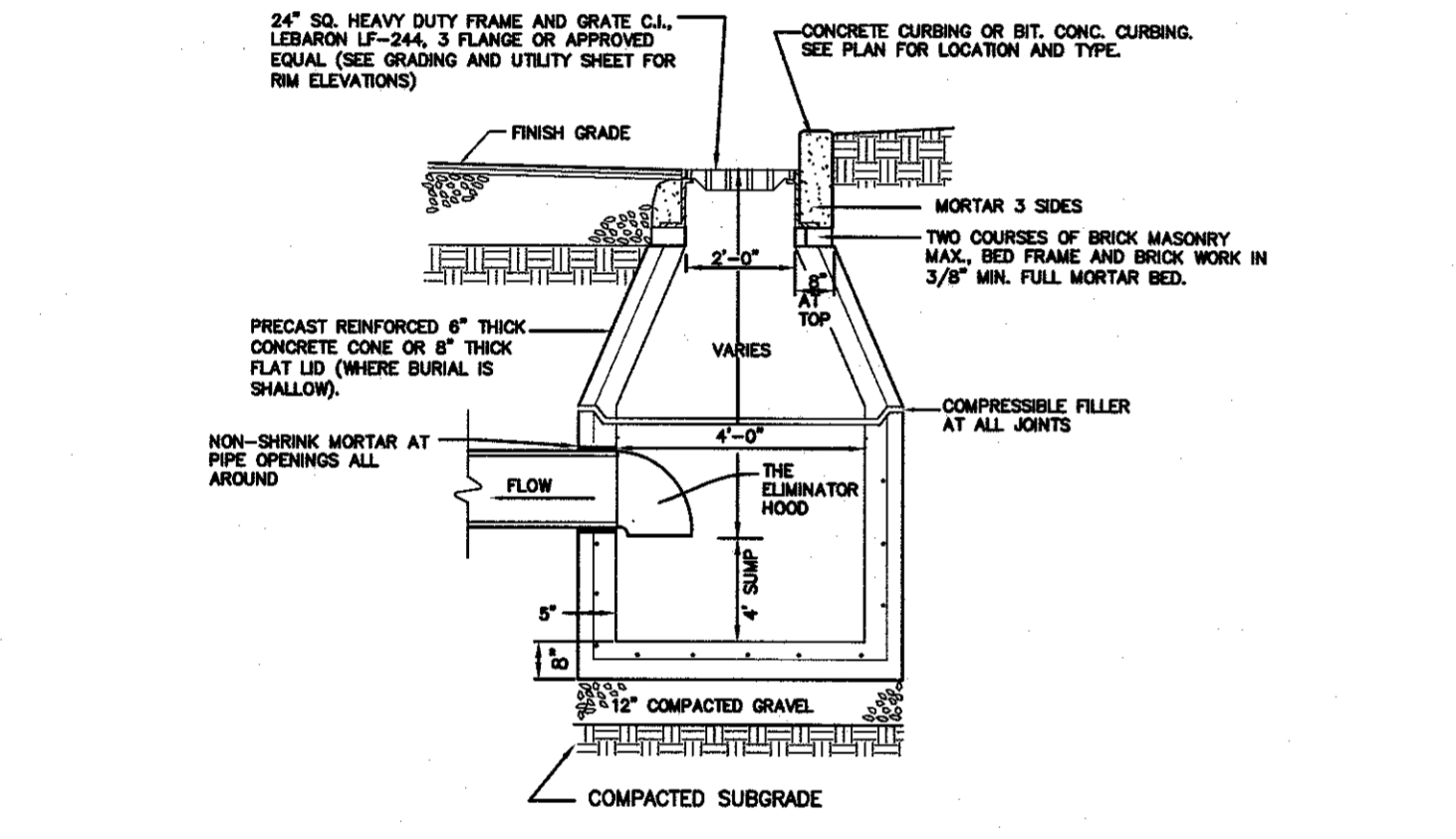
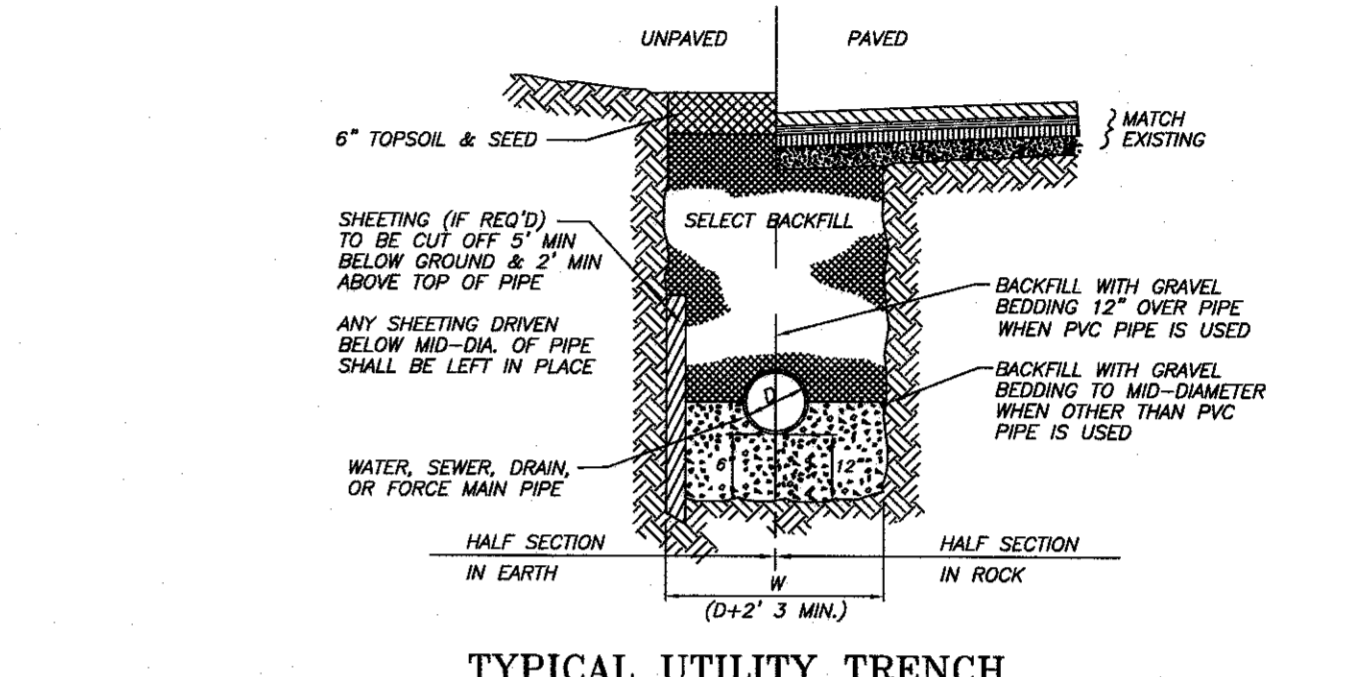
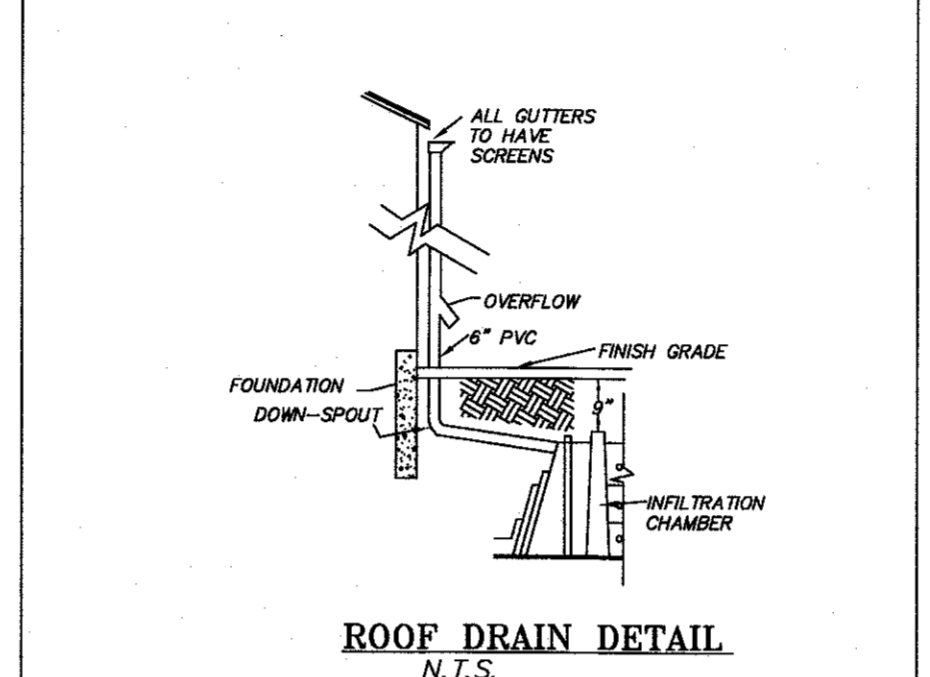
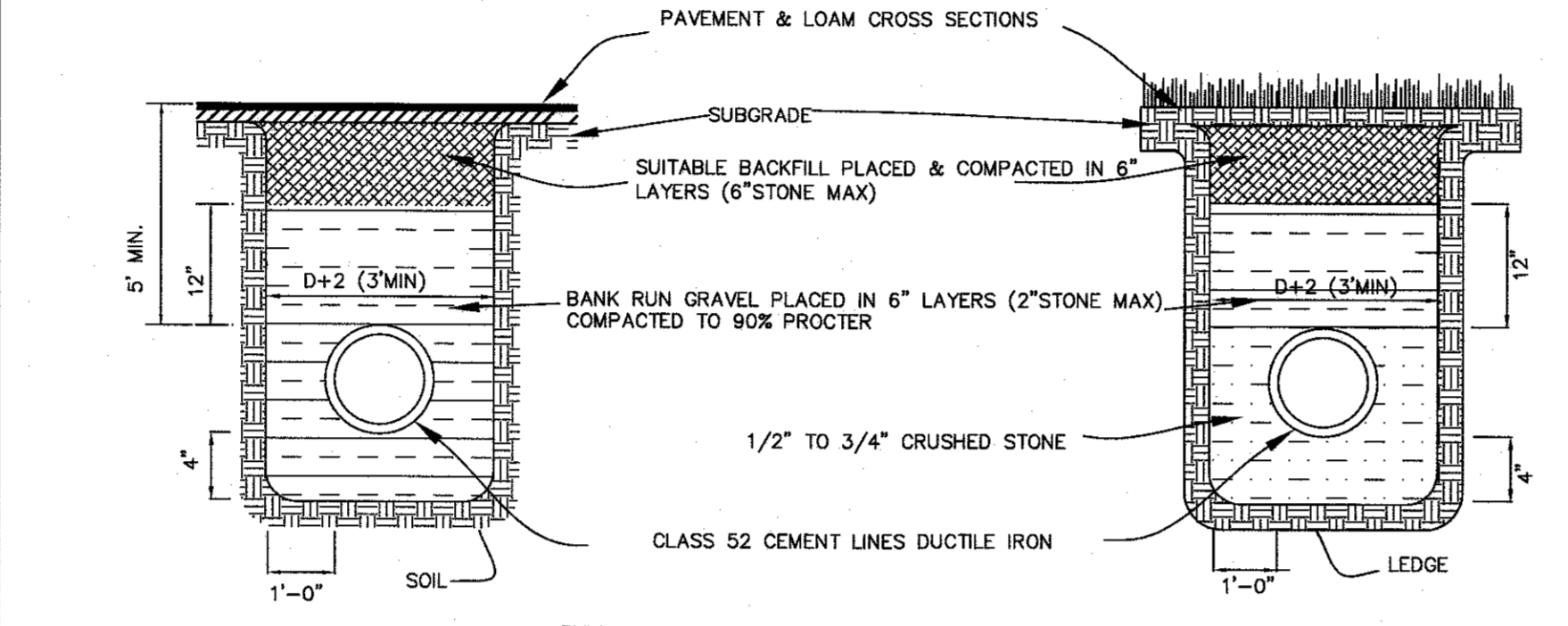
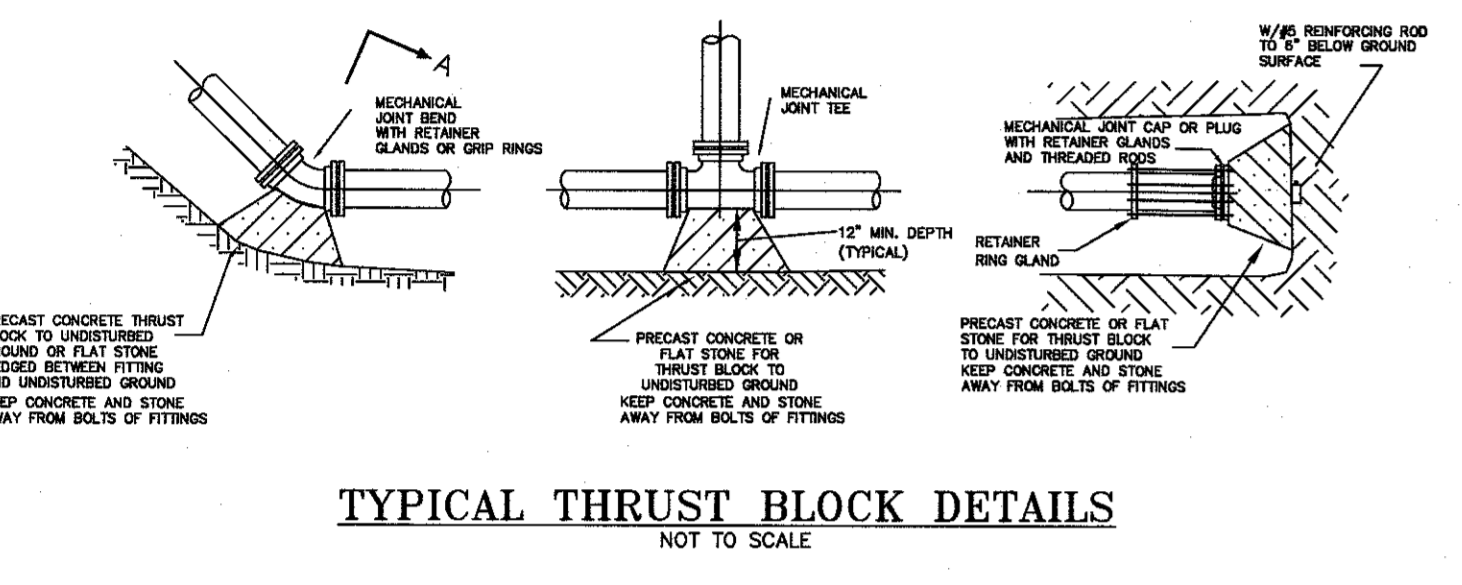
**TAJ ESTATES OF FRANKLIN II
SITE PLAN & SPECIAL PERMIT
230 EAST CENTRAL STREET
FRANKLIN MASSACHUSETTS**

CONSTRUCTION DETAILS

NOVEMBER 11, 2021

DATE	REVISION DESCRIPTION
01/17/22	TOWN COMMENTS - REV1
01/28/22	TOWN COMMENTS - REV2
02/17/22	TOWN COMMENTS - REV3

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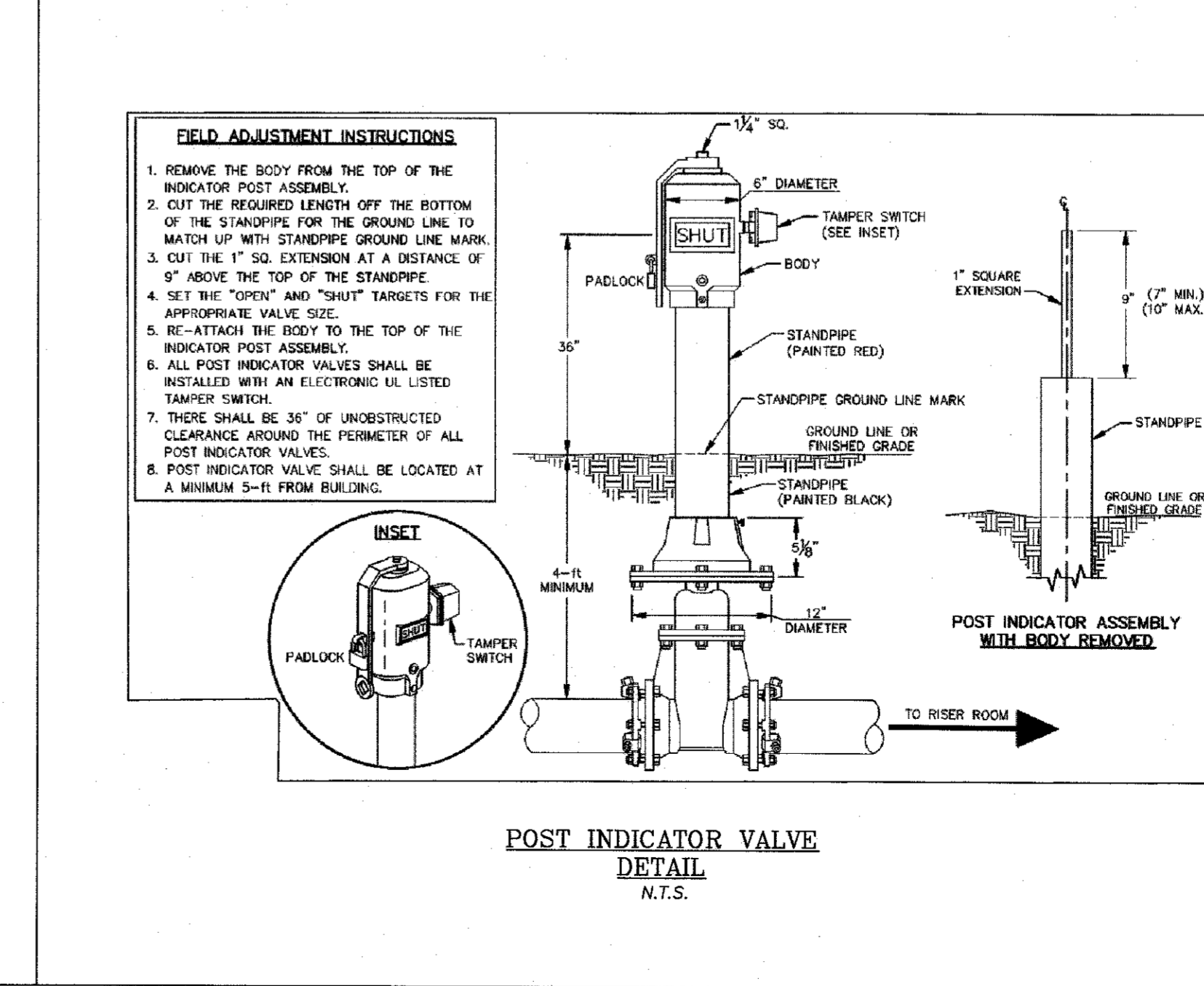
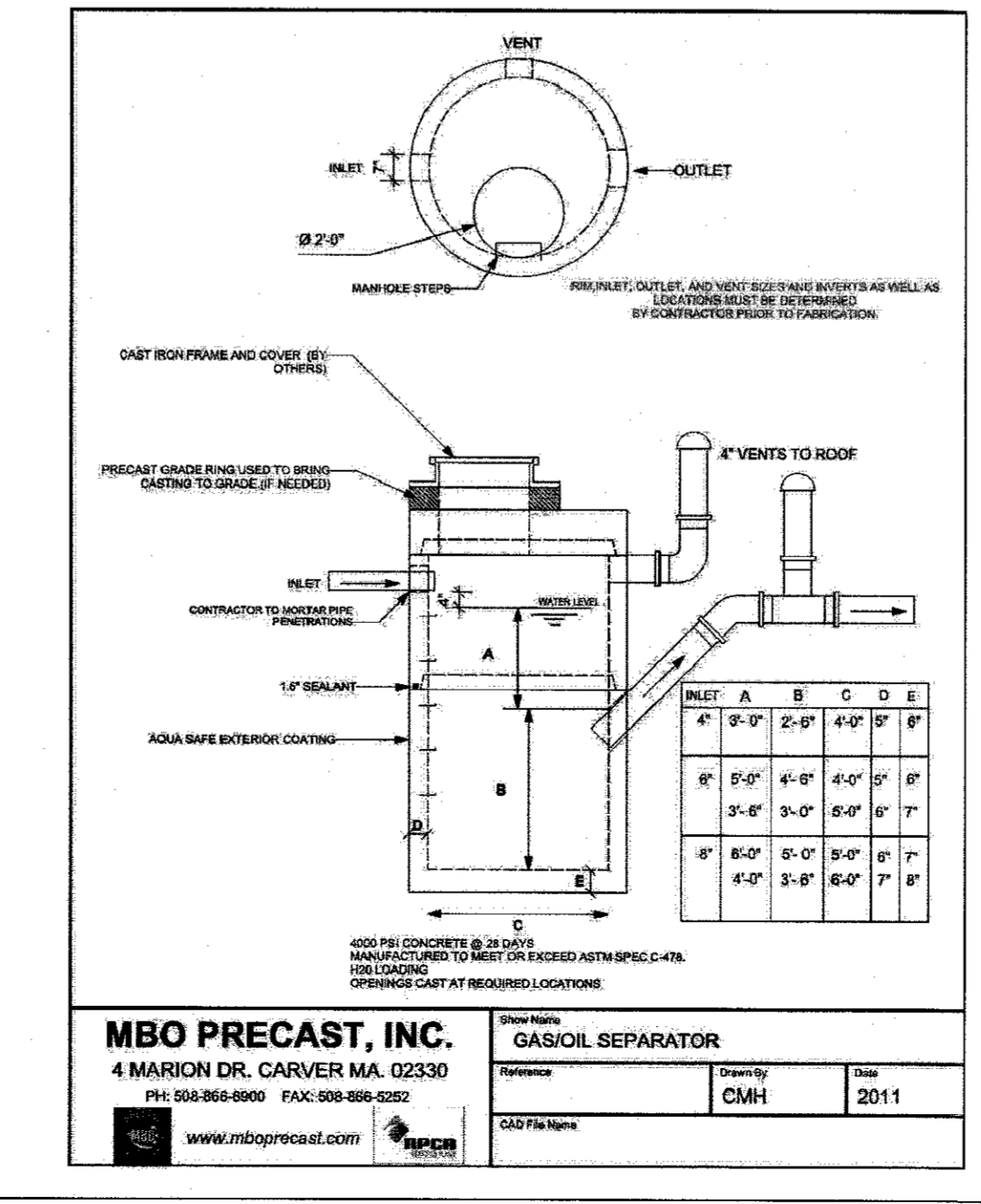
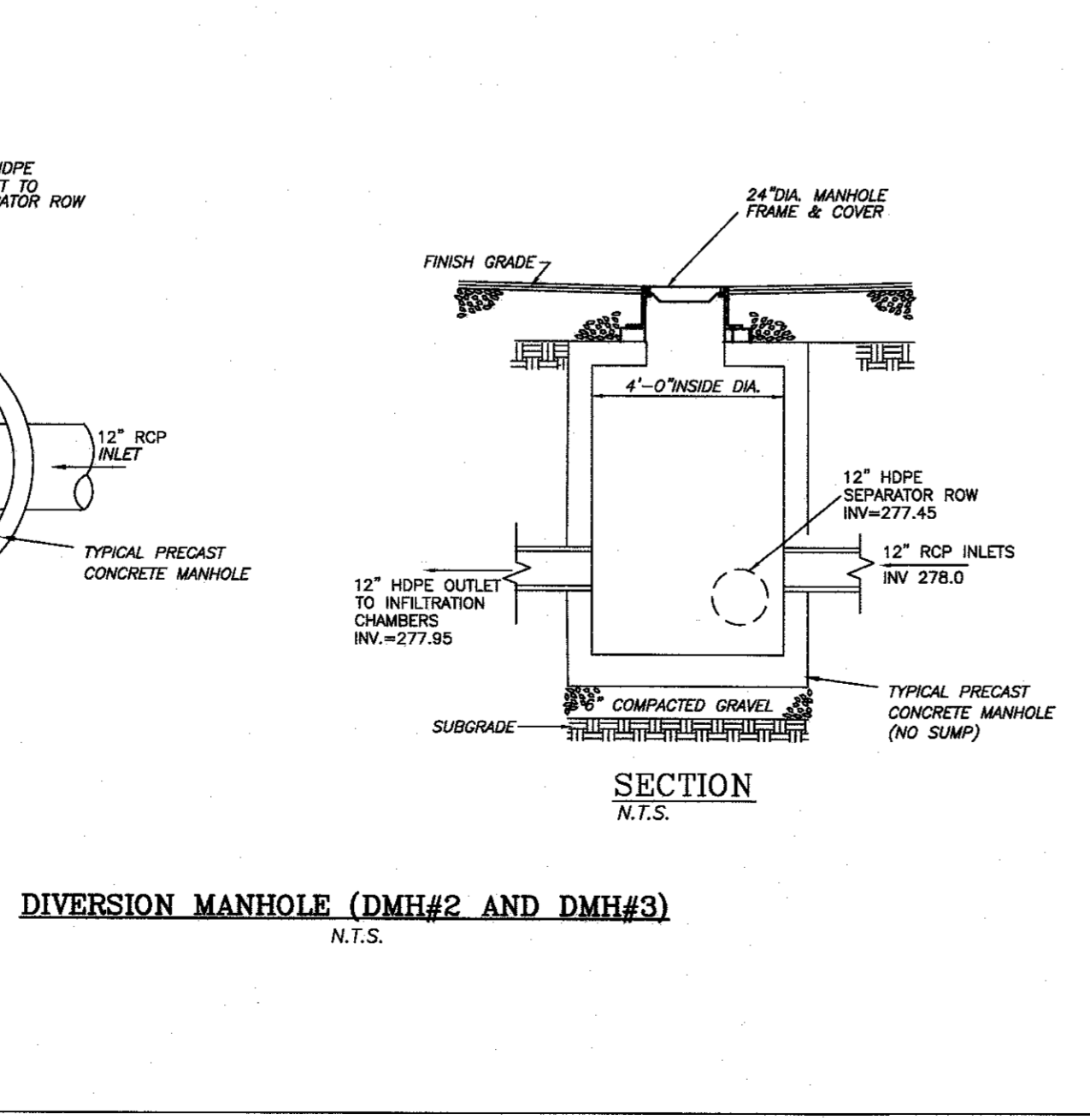


Label	Description	Elevation
AA	MAXIMUM FINISHED GRADE ELEV.	285.05
BB	MINIMUM COVER ELEV. REQUIRED PAVED - 10.6" (266 mm)	283.70
CC	TOP OF STONE	282.45
DD	12" OUTLET	277.95
EE	12" INLET	277.95
FF	BOTTOM OF CHAMBER	277.45
GG	BOTTOM OF FOUNDATION STONE	276.70
HH	ESTIMATED GROUNDWATER	N/A

CULTEC 902HD CHAMBER SYSTEM ELEVATIONS
NOT TO SCALE

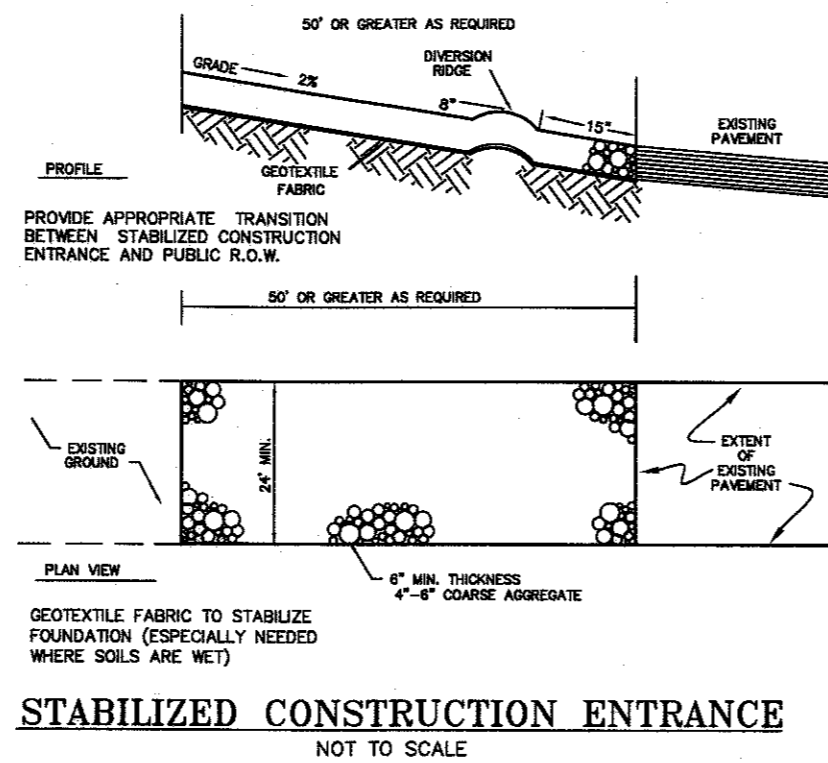
NOTES:

- CHAMBERS ARE TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS. SEE STORMWATER REPORT FOR INSTALLATION INSTRUCTIONS AND DETAILS.
- ISOLATOR ROW TO BE PROVIDED IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS.



EROSION CONTROL NOTES:

1. TAKE EVERY PRECAUTION TO MINIMIZE AND CONTROL EROSION WITHIN THE PROJECT AREA.
2. STOCKPILES OF EXCAVATED MATERIALS AND EXPOSED CUT AND FILL SLOPES SHALL BE KEPT TO MINIMUM GRADIENTS 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.
3. 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 SILTATION 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.
4. SILTATION BARRIER SHALL BE INSTALLED WITH WOODEN STAKES IN ACCORDANCE WITH MANUFACTURER DIRECTIONS. BOTTOM 6 INCHES OF FABRIC SHALL BE TOED IN OR BACKFILLED SO THAT TOP OF FABRIC SHALL BE 2 FEET 6 INCHES ABOVE FINISH GRADE.
5. ALL AREAS DISTURBED BY CONSTRUCTION ARE TO BE LOAMED (4" MIN.) AND SEEDED IN ORDER TO MINIMIZE DUST AND EROSION.
6. FILTER FABRIC IS TO BE PLACED UNDER ALL RIP-RAP AREAS SHOWN ON DESIGN PLANS.
7. EROSION CONTROL BARRIERS ARE TO BE PLACED PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITIES.
8. 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.
9. ALL TEMPORARY SEDIMENT POND(S) AND SUMPS ARE TO BE MAINTAINED THROUGHOUT CONSTRUCTION, INSPECTED PRIOR TO AND AFTER STORM EVENTS AND CLEANED AS NEEDED.
10. 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.



F4478

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WESTBOROUGH, MA. 01581
DEED BOOK 40009 PAGE 445
ASSESSORS MAP 285 LOT 069

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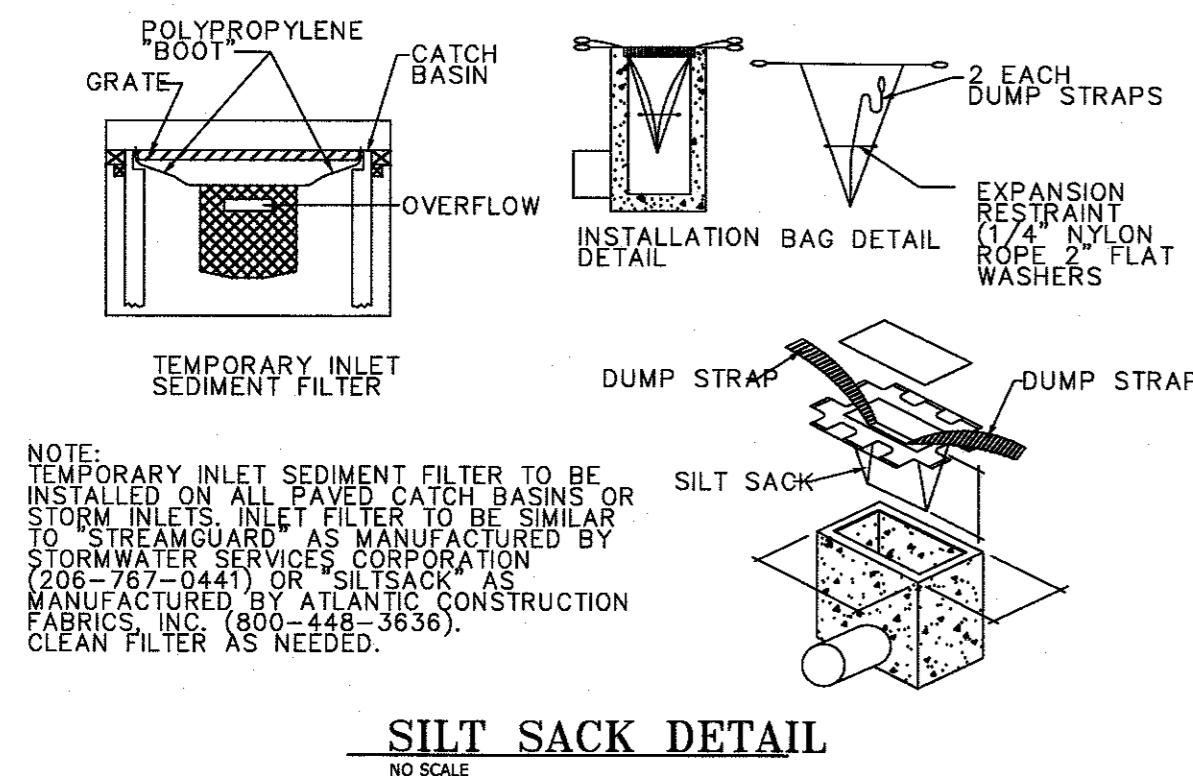
**TAJ ESTATES OF FRANKLIN II
SITE PLAN & SPECIAL PERMIT
230 EAST CENTRAL STREET
FRANKLIN MASSACHUSETTS**

CONSTRUCTION DETAILS

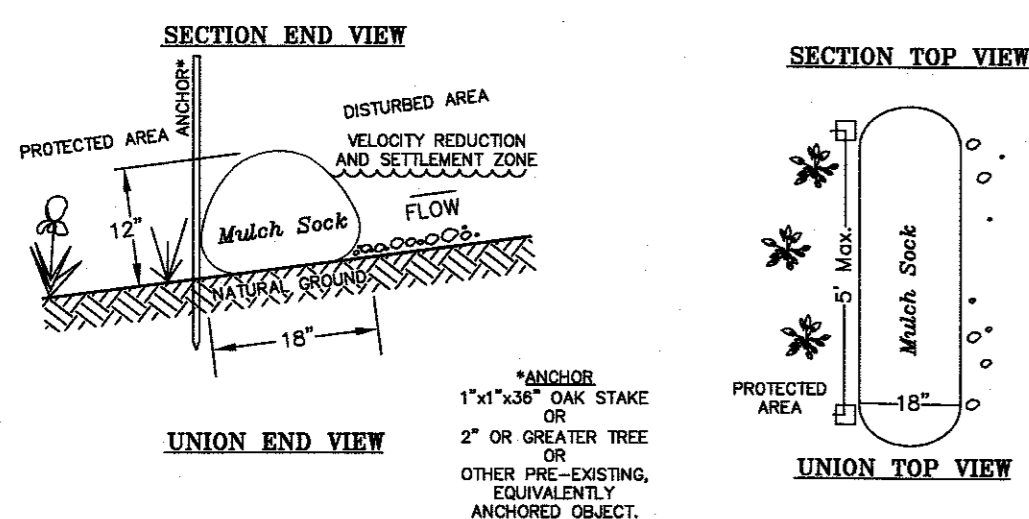
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NOTE: TEMPORARY INLET SEDIMENT FILTER TO BE INSTALLED ON ALL PAVED CATCH BASINS OR STORM INLETS. INLET FILTER TO BE SIMILAR TO "STREAMGUARD" AS MANUFACTURED BY STORMWATER SERVICES CORPORATION (206-767-0441) OR SILT SACK AS MANUFACTURED BY ATLANTIC CONSTRUCTION FABRICS, INC. (800-448-3636). CLEAN FILTER AS NEEDED.

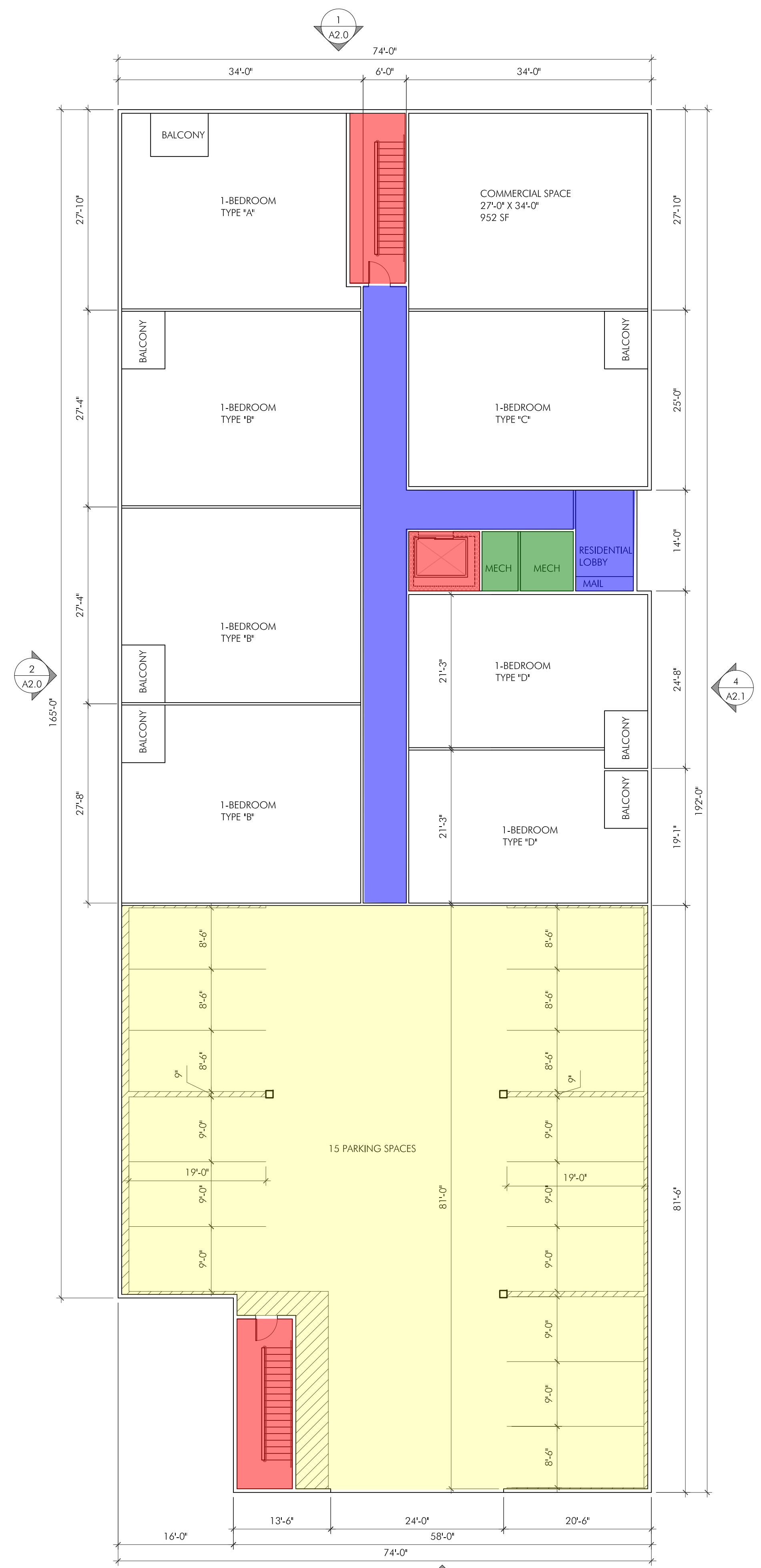


1. WHERE SECTION ENDS MEET, THERE SHALL BE AN OVERLAP OF 6" OR GREATER. BOTH SIDES SHALL BE ANCHORED (OAK STAKES, TREES, ETC.) TO STABILIZE THE UNION.
 2. NO ADDITIONAL ANCHORS ARE REQUIRED ON SLOPES LESS THAN 2:1.
 3. ADDITIONAL ANCHORS ARE REQUIRED AT 5' INTERVALS (MAX.) ON THE DOWNSLOPE OR PROTECTED SIDE ON SLOPES GREATER THAN 2:1 TO PREVENT MOVEMENT.
- Mulch Sock COMPONENTS:**
- OUTSIDE CASING: 100% organic hessian.
 - FILLER INGREDIENT: **FiberRoot Mulch**
A blend of coarse and fine compost and shredded wood.
 - Particle sizes: 100% passing a 3" screen; 90-100% passing a 1" screen; 70-100% passing a 0.75" screen; 30-75% passing a 0.25" screen.
 - Weight: Approx. 850 lbs./cu.yd. (Ave. 30 lbs./l.f.)

TAJ ESTATES OF FRANKLIN II

230 EAST CENTRAL STREET, FRANKLIN, MA 02038

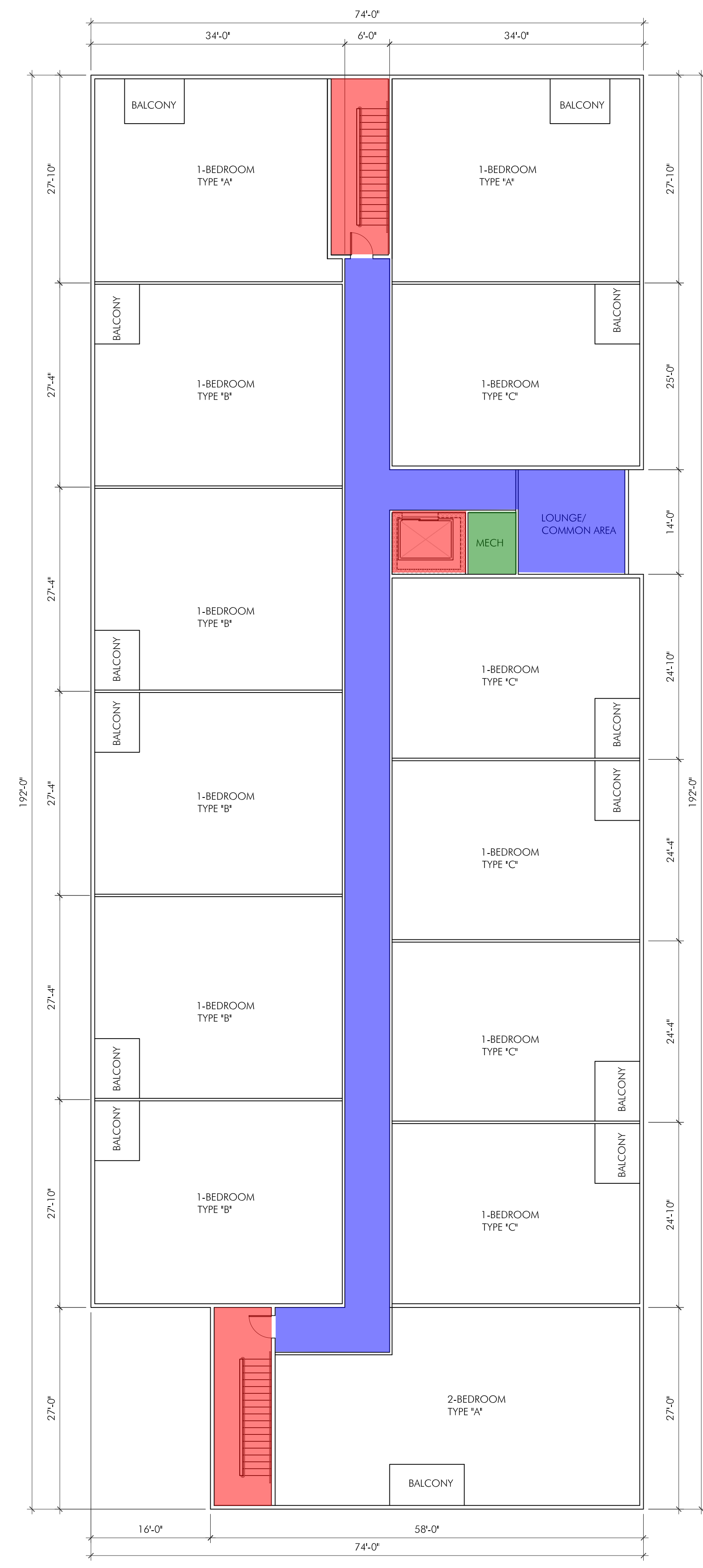




FIRST FLOOR CONCEPT PLAN
 SCALE: 3/32" = 1'-0"



SECOND FLOOR CONCEPT PLAN
 SCALE: 3/32" = 1'-0"



THIRD FLOOR CONCEPT PLAN
 SCALE: 3/32" = 1'-0"

VERTICAL CIRCULATION
 UTILITY / MECHANICAL
 COMMON SPACE
 PARKING GARAGE AREA

STAMP:

ISSUE:	DATE:
CONCEPT PLANS	01.28.2022

DRAWING SCALE: 1/4" = 1'-0"

DRAWN BY: DES CHECKED BY: DMC

DRAWING TITLE:
 CONCEPT PLANS

DRAWING NUMBER:

A1.0



1 **230 EAST CENTRAL STREET ELEVATION**
SCALE: 1/16" = 1'-0"



2 **WEST ELEVATION**
SCALE: 1/16" = 1'-0"

PROJECT:
TAJ ESTATES OF FRANKLIN 2
TAJ ESTATES
230 EAST CENTRAL STREET
FRANKLIN, MA 02038

PROJECT NUMBER: 22002

DENNIS COLWELL
ARCHITECTS
132 CENTRAL STREET, SUITE 203, FOXBOROUGH, MA 02035
P. 508-241-2122 F. 508-455-4466 WWW.DC-ARCHITECT.COM

STAMP:

ISSUE:	DATE:
PRELIMINARY ELEVATIONS	02.15.2022

DRAWING SCALE: 1/4" = 1'-0"

DRAWN BY: DES CHECKED BY: DMC

DRAWING TITLE:
BUILDING ELEVATIONS

DRAWING NUMBER:

A2.0



3 REAR ELEVATION
SCALE: 1/16" = 1'-0"



4 EAST ELEVATION
SCALE: 1/16" = 1'-0"

PROJECT:
TAJ ESTATES OF FRANKLIN 2
TAJ ESTATES
230 EAST CENTRAL STREET
FRANKLIN, MA 02038

PROJECT NUMBER: 22002

DENNIS COLWELL
ARCHITECTS
132 CENTRAL STREET, SUITE 203, FOXBOROUGH, MA 02035
P. 508-241-1222 F. 508-455-4466 WWW.DC-ARCHITECT.COM

STAMP:

ISSUE:	DATE:
PRELIMINARY ELEVATIONS	02.15.2022

DRAWING SCALE: 1/4" = 1'-0"

DRAWN BY: DES CHECKED BY: DMC

DRAWING TITLE:
BUILDING ELEVATIONS

DRAWING NUMBER:

A2.1









