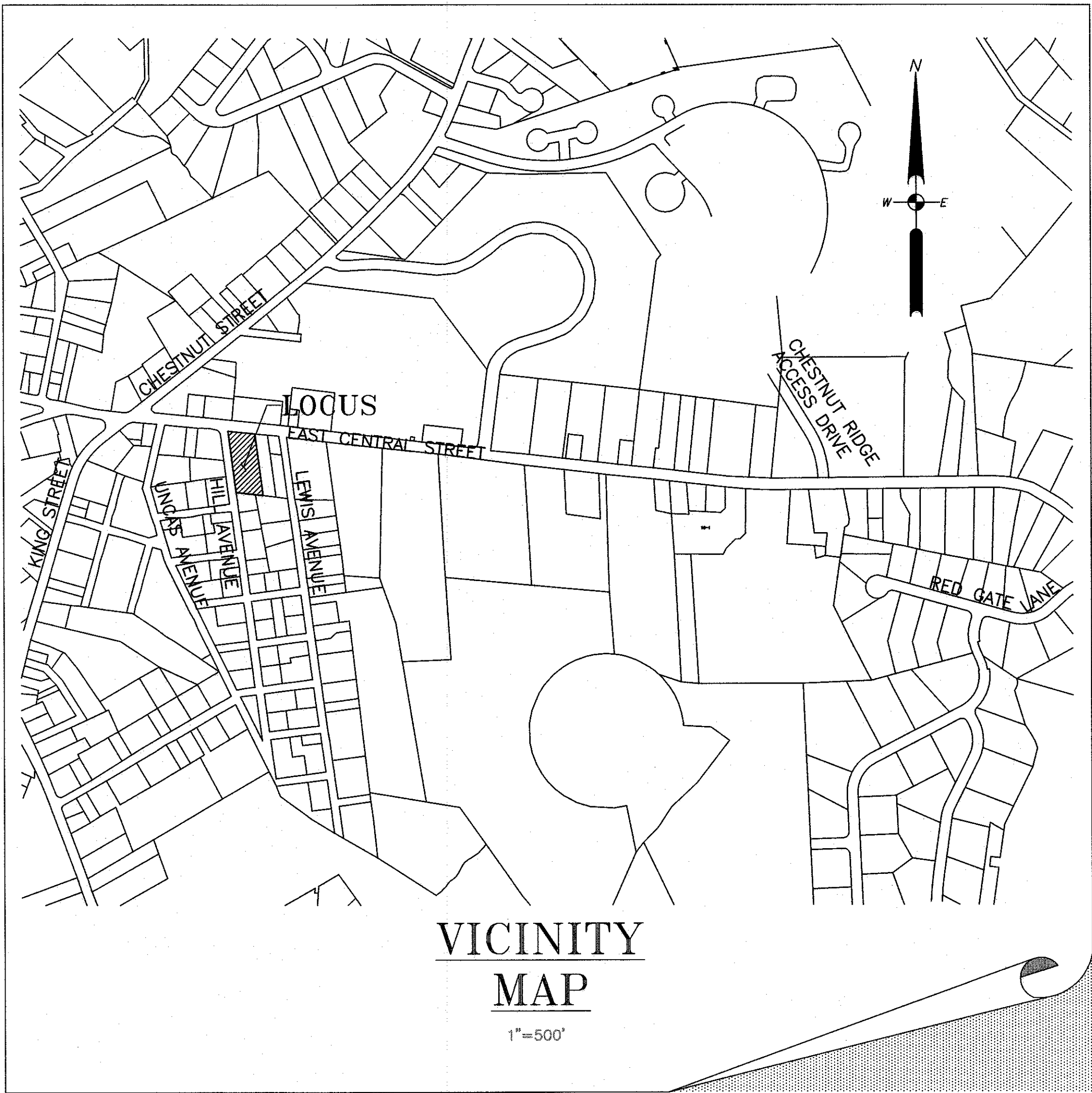


TAJ ESTATES OF FRANKLIN II
SITE PLAN & SPECIAL PERMIT
230 EAST CENTRAL STREET
FRANKLIN, MASSACHUSETTS

INDEX

- 1. COVER SHEET
- 2. EXISTING CONDITIONS PLAN
- 3. DEMOLITION & EROSION CONTROL PLAN
- 4. SITE PLAN
- 5. GRADING PLAN
- 6. UTILITY PLAN
- 7. LANDSCAPING PLAN
- 8. PHOTOMETRIC PLAN
- 9. CONSTRUCTION DETAILS
- 10. CONSTRUCTION DETAILS
- 11. CONSTRUCTION DETAILS
- 12. CONSTRUCTION DETAILS



PURPOSE OF PLAN

- 1. SITE PLAN AND SPECIAL PERMIT APPROVAL TO CONSTRUCT A MULTIFAMILY BUILDING WITH IN THE COMMERCIAL I ZONING DISTRICT.

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. LACKING 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).

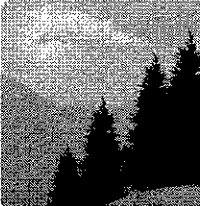
CONSTRUCTION ON THIS LAND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS, OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.

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
04/12/22	ADDED RET. WALL - REV4
05/31/22	TOWN COMMENTS - REV5



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

SHEET 1 OF 12

JOB NO. F4478

NOTES

1. THIS LAND IS ZONED COMMERCIAL I.
2. THIS SITE IS NOT LOCATED FLOOD HAZARD ZONE PER FEMA FLOOD MAP 25021C0309E, EFFECTIVE DATE 7/17/2012.
3. NO WETLANDS HAVE BEEN IDENTIFIED.
4. 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.
5. REFER TO FRANKLIN ASSESSORS MAP 285 PARCELS 69.
6. THIS SITE IS LOCATED IN A WATER RESOURCE DISTRICT.
7. ALL REFERENCED DEEDS ARE ON RECORD AT THE NORFOLK COUNTY REGISTRY OF DEEDS.
8. THIS SITE IS NOT LOCATED WITHIN A NATURAL HERITAGE AND ENDANGERED SPECIES PROGRAM AREA.

COMMERCIAL I

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
	STRUCTURES+PAVING
1	0%
2	0%
3	0%
4	0%
5	0%
6	0%
7	0%
8	0%
9	0%
10	0%
11	0%
12	0%
13	0%
14	0%
15	0%
16	0%
17	0%
18	0%
19	0%
20	0%
21	0%
22	0%
23	0%
24	0%
25	0%
26	0%
27	0%
28	0%
29	0%
30	0%
31	0%
32	0%
33	0%
34	0%
35	0%
36	0%
37	0%
38	0%
39	0%
40	0%
41	0%
42	0%
43	0%
44	0%
45	0%
46	0%
47	0%
48	0%
49	0%
50	0%
51	0%
52	0%
53	0%
54	0%
55	0%
56	0%
57	0%
58	0%
59	0%
60	0%
61	0%
62	0%
63	0%
64	0%
65	0%
66	0%
67	0%
68	0%
69	0%
70	0%
71	0%
72	0%
73	0%
74	0%
75	0%
76	0%
77	0%
78	0%
79	0%
80	0%
81	0%
82	0%
83	0%
84	0%
85	0%
86	0%
87	0%
88	0%
89	0%
90	0%
91	0%
92	0%
93	0%
94	0%
95	0%
96	0%
97	0%
98	0%
99	0%
100	0%

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

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

14 THE 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.





















15. BUILDINGS 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

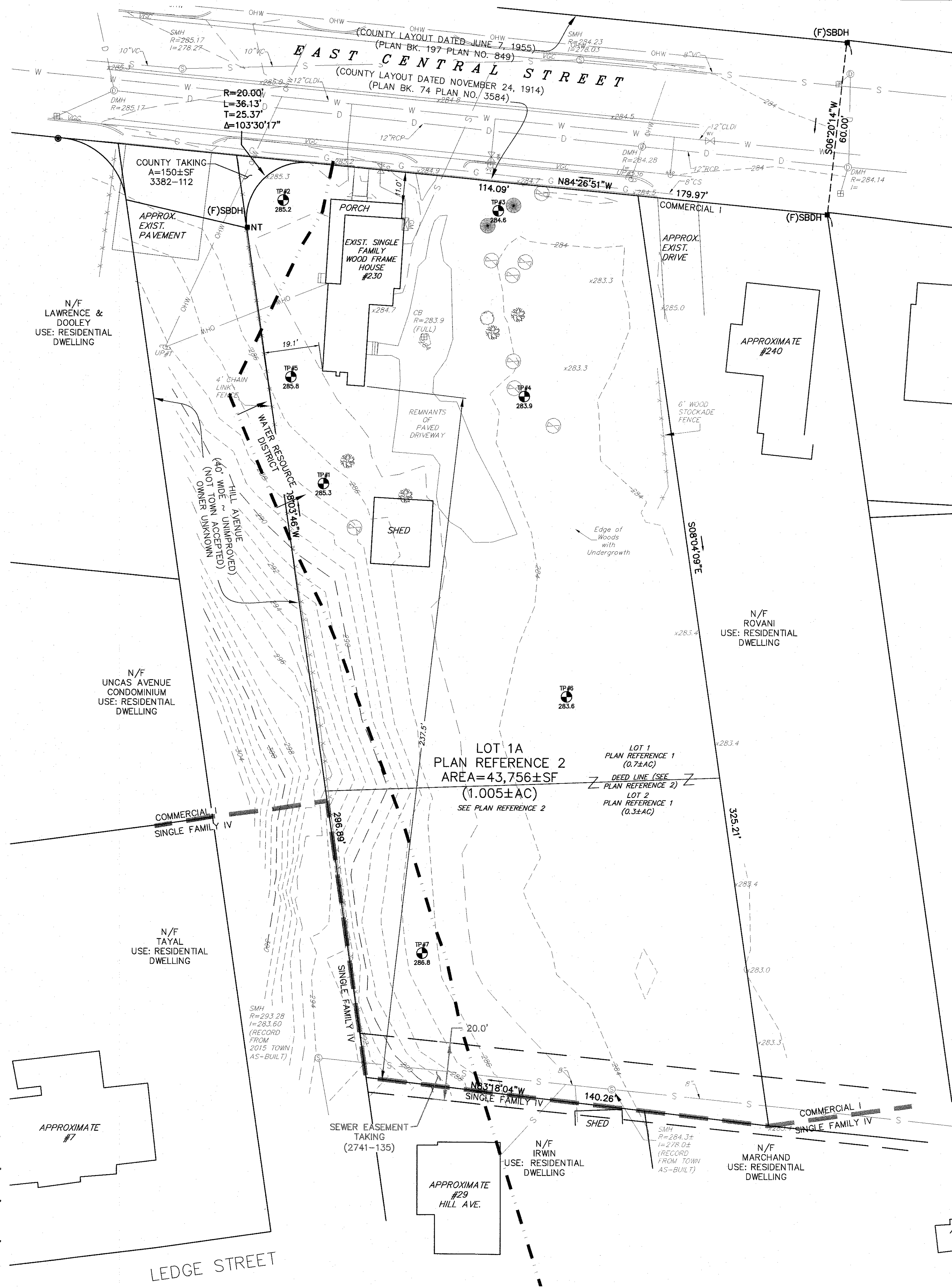
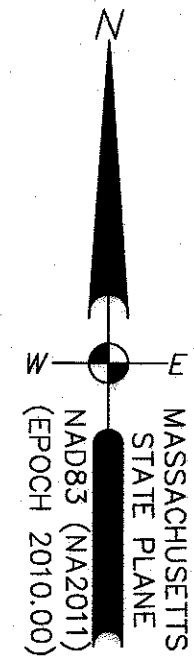
PLAN REFERENCES:

1. PLAN NO. 393-1997, PL. BK. 448
2. 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."

LEGEND

	CATCH BASIN		LIGHT POLE
	DRAIN MANHOLE		UTILITY POLE
	ELECTRIC MANHOLE		GUY WIRE
	SEWER MANHOLE		SIGN
	MANHOLE		WET FLAG
	GAS VALVE		UTILITY POLE
	GAS METER		PROP. STREET LIGHTING
	GAS SHUT OFF VALVE		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	

285.3 DTH#1		285.2 DTH#2		284.6 DTH#3		283.9 DTH#4		285.8 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"-10"	Ap L.	0"-12"	Ap L.	0"-12"
284.3	Bw L.S. 7.5Y5/4	12"-36"	283.2	Bw L.S. 7.5Y5/4	24"-42"	283.1	Bw L.S. 18"-32"	285.0	Bw L.S. 10"-32"	282.6	Bw L.S. 12"-24"	286.0	Bw L.S. 12"-24"
282.3	C1 M.S. 10YR	36"-60"	281.7	C1 F.S. 10YR5/6	42"-84"	281.9	C1 S.L. 32"-84"	283.2	C1 L.S. 32"-48"	281.6	C1 L.S. 24"-48"	284.6	C1 L.S. 32"-42"
280.3	C2 M.S. 10YR4/4	60"-96"	278.2	C2 M.S. 10YR5/3	84"-156"	277.6	C2 F.S. 10YR5/6	281.8	C2 F./M.S. 10YR5/6	279.6	C2 F./M.S. 10YR5/6	283.3	C2 F./M.S. 10YR5/6
277.3			272.2			272.6		280.8		273.6		279.8	
		MOIST BOT HOLE NO G.W. NO MOTTLES				NO G.W. MOTTLES 32"-54"							
						C3 M./C.S. 10YR5/3 F.S. 10YR5/6		C3 M.S. 10YR5/3 SOME STONES				C3 M.S. 10YR5/3 SOME STONES	
						272.6		277.8		272.6		278.8	
						NO G.W. NO MOTTLES							



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. LACKING 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/723533.

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

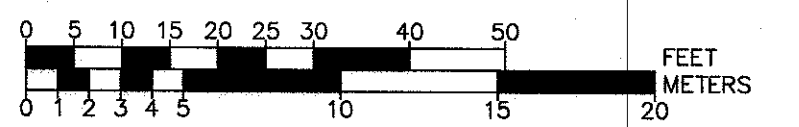
TAJ ESTATES OF FRANKLIN II
SITE PLAN & SPECIAL PERMIT
230 EAST CENTRAL STREET
FRANKLIN MASSACHUSETTS

EXISTING CONDITIONS

NOVEMBER 11, 2021

DATE	REVISION DESCRIPTION
01/17/22	TOWN COMMENTS – REV1
01/28/22	TOWN COMMENTS – REV2
02/17/22	TOWN COMMENTS – REV3
04/12/22	ADDED RET. WALL – REV4
05/31/22	TOWN COMMENTS – REV5

GRAPHIC SCALE: 1"=20'



55 WEST CENTRAL ST. PH. (508) 528-3221
FRANKLIN, MA 02038 FX. (508) 528-7921
www.gandhengineering.com

SHEET
2 OF 12

JOB NO. F4478

GENERAL EROSION CONTROL AND CONSTRUCTION NOTES

1. 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.
2. INSPECT ALL SEDIMENT AND EROSION CONTROL MEASURES AT LEAST ONCE PER WEEK AND WITHIN 24 HOURS AFTER EVERY RAINFALL EVENT.
3. MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES OR REPLACE AS REQUIRED TO ASSURE PROPER FUNCTION.
4. CONTRACTOR SHALL IMMEDIATELY REPAIR ANY AND ALL EROSION AND SEDIMENT CONTROLS FOUND TO BE FAULTY.
5. ANY AND ALL DEBRIS AND LITTER WHICH ACCUMULATES IN THE BASINS SHALL BE REMOVED WEEKLY.
6. 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.
7. SEDIMENT BUILD UP BEHIND FILTERMITT SHALL BE MONITORED AND BE REMOVED WHENEVER IT HAS ACCUMULATED TO FOUR INCHES IN DEPTH.
8. 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.
10. 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.
11. THE CONTRACTOR IS TO INSPECT ALL CONTROLS NO LESS THAN WEEKLY, AND IN ANTICIPATION 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 WHEN NECESSARY. ALL ACCUMULATED SEDIMENTS AND OTHER MATERIALS COLLECTED SHALL BE DISPOSED OF.
12. 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.
13. 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.
14. 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.
15. ALL DISTURBED EARTH SLOPES AREA TO BE STABILIZED WITH PERMANENT VEGETATIVE COVER, TO BE ESTABLISHED AS SOON AS POSSIBLE. DISTURBED AREAS THAT ARE NOT SUBJECT TO CONSTRUCTION TRAFFIC SHALL RECEIVE A PERMANENT OR TEMPORARY VEGETATIVE COVER AS SOON AS 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.
16. 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.
17. ALL PLANTINGS SHALL BE ACCOMPLISHED BY THE CONTRACTOR AS EARLY AS THE POSSIBLE UPON COMPLETION OF GRADING AND CONSTRUCTION.
18. ALL PLANTINGS SHALL BE WATERED AND MAINTAINED BY THE CONTRACTOR TO ENSURE SURVIVAL.
19. EROSION CONTROL SHALL REMAIN IN PLACE UNTIL THE CERTIFICATE OF COMPLETION IS ISSUED.

INTERIM EROSION CONTROL AND CONSTRUCTION SEQUENCE

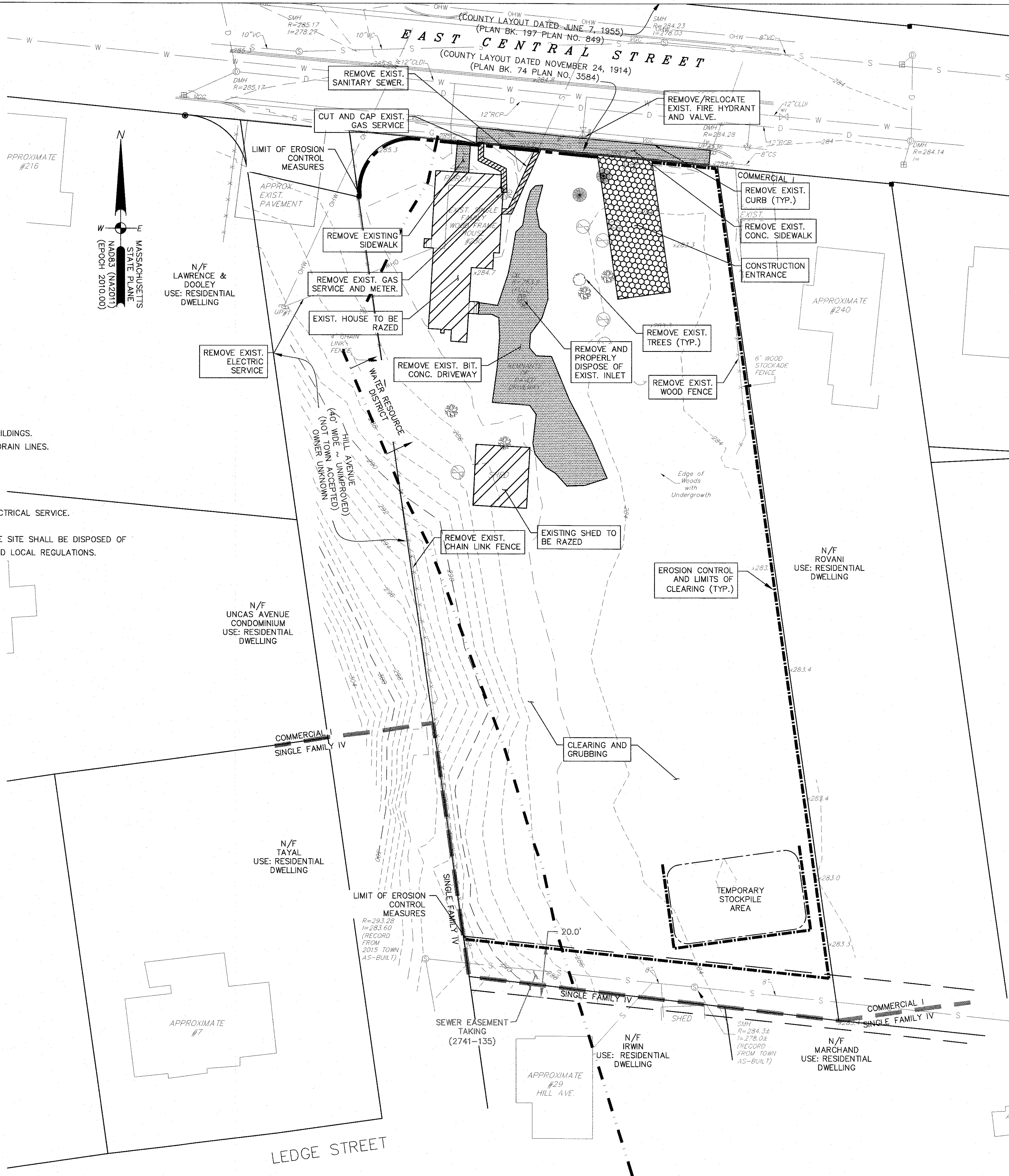
1. INSTALL EROSION CONTROL BARRIERS AND HAVE ENGINEER INSPECT.
2. TEMPORARY STONE (3/4" - 1 1/2") SHALL BE PLACED AT THE PROJECT ENTRANCE WHEN ACCESSING EXISTING PAVEMENT. SWEEPING IS REQUIRED IF FINES ARE OBSERVED IN THE PUBLIC WAYS.
3. RAZE THE EXISTING BUILDINGS, PAVEMENT, WALKWAYS, ETC.
4. CLEAR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

LEGEND

	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		
	FIRE HYDRANT		
	EXISTING CONTOUR		
	EXISTING DRAIN LINE		
	EXISTING WATER LINE		
	EXISTING GAS LINE		
	EXISTING SEWER LINE		

DEMOLITION NOTE:

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



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

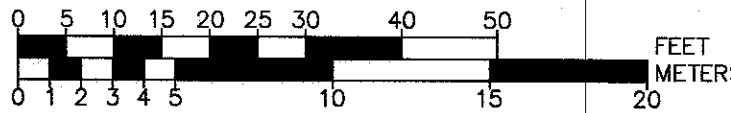
TAJ ESTATES OF FRANKLIN II
SITE PLAN & SPECIAL PERMIT
230 EAST CENTRAL STREET
FRANKLIN MASSACHUSETTS

DEMOLITION & EROSION
CONTROL 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
04/12/22	ADDED RET. WALL - REV4
05/31/22	TOWN COMMENTS - REV5

GRAPHIC SCALE: 1"=20'



Guerriere & Halnon, Inc.
ENGINEERING & LAND SURVEYING

55 WEST CENTRAL ST. PH. (508) 528-3221
FRANKLIN, MA 02038 FX. (508) 528-7921
www.gandhengineering.com

SHEET 3 OF 12

JOB NO. F4478

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 I¹

	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%)	13,079±SF (29.9%)
STRUCTURES & PAVING	90*	3,930±SF (7.9%)	31,570±SF (72.2%)
TOTAL AREA WITHIN THE WATER RESOURCE DISTRICT:			
WATER RESOURCE DISTRICT AREA: 38,590±SF	>80	3,930±SF (7.9%)	30,183±SF. (78.2%)

MIN. YARD SETBACKS

FRONT	20 FT ¹	11.0 FT	18.9 FT
SIDE	10 FT ¹⁴	19.1 FT	10.8/55.8 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.

²PERMITTED 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 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.

*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

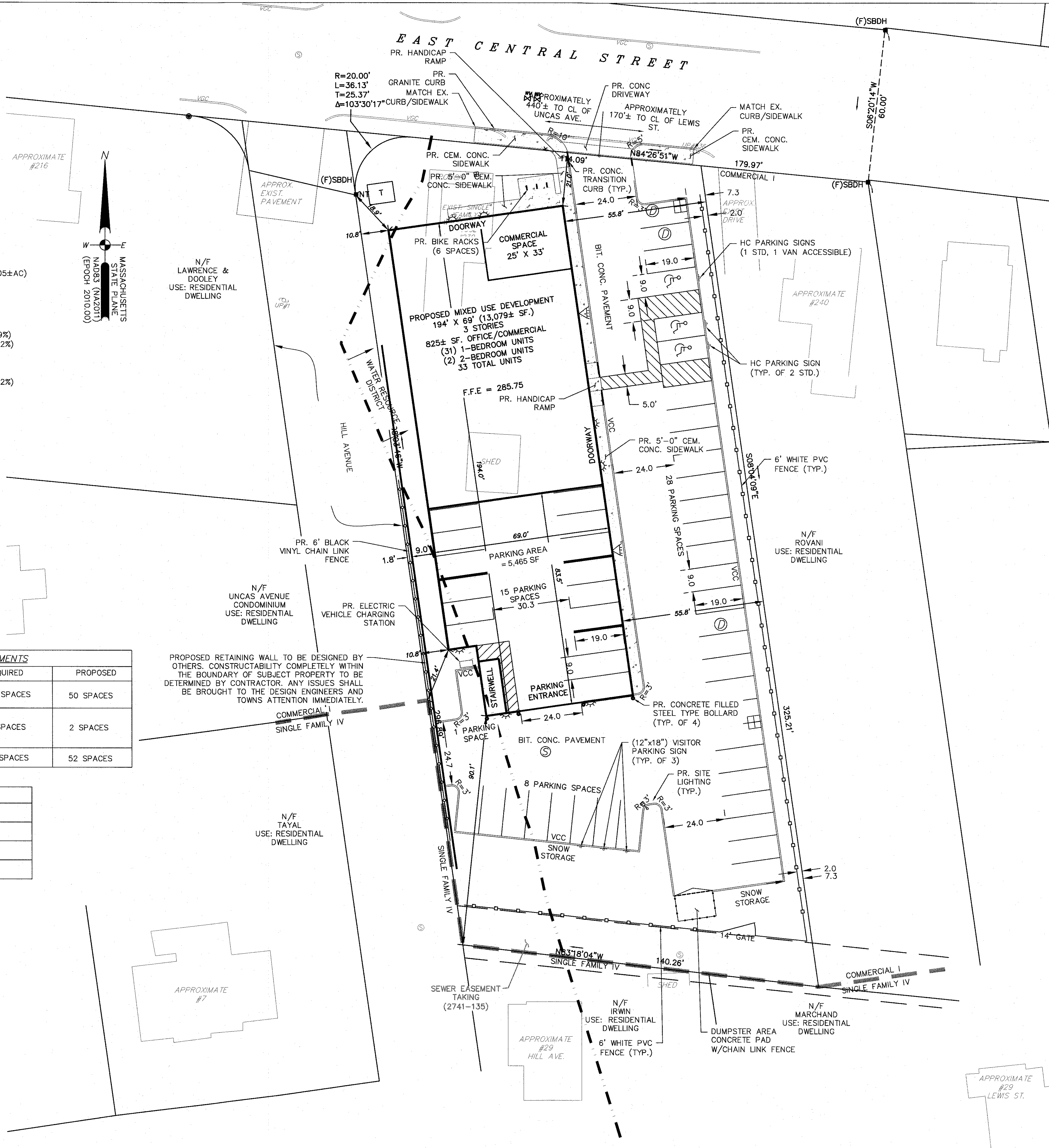
⊞	CATCH BASIN	☆	LIGHT POLE
⊙	DRAIN MANHOLE	⊙	UTILITY POLE
⊙	ELECTRIC MANHOLE	•	GUY WIRE
⊙	SEWER MANHOLE	—	SIGN
○	MANHOLE	•	WETFLAG
GV	GAS VALVE	⊙	UTILITY POLE
GM	GAS METER	☆	PROP. STREET LIGHTING
⊙	GAS SHUT OFF VALVE	X 000.0	SPOT ELEVATION
WV	WATER VALVE		RIPRAP
⊙	WATER SHUT OFF VALVE		PVC FENCE
⊙	FIRE 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	50 SPACES
OFFICE PARKING 1 SPACE PER 500 SF. (TOTAL OFFICE SPACE = 825± SF.)	2 SPACES	2 SPACES
TOTAL SPACES	52 SPACES	52 SPACES

DESIGNATED PARKING

VISITOR PARKING	3 SPACES
HANDICAP PARKING	3 SPACES
STANDARD PARKING	45 SPACES
ELECTRIC VEHICLE PARKING	1 SPACE



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. 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

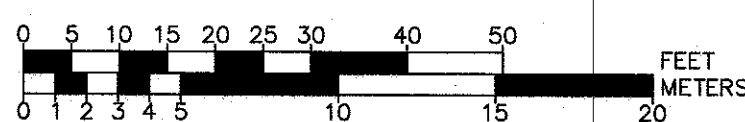
TAJ ESTATES OF FRANKLIN II SITE PLAN & SPECIAL PERMIT 230 EAST CENTRAL STREET FRANKLIN MASSACHUSETTS

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
04/12/22	ADDED RET. WALL - REV4
05/31/22	TOWN COMMENTS - REV5

GRAPHIC SCALE: 1"=20'



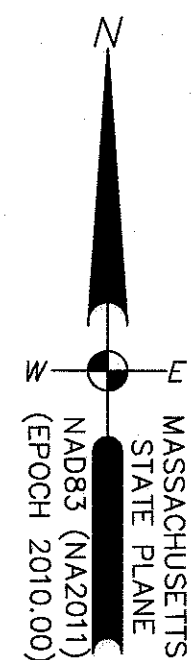
Guerriere & Halnon, Inc.
ENGINEERING & LAND SURVEYING
55 WEST CENTRAL ST. PH. (508) 528-3221
FRANKLIN, MA 02038 FX. (508) 528-7921
www.gandhengineering.com

SHEET 4 OF 12

JOB NO. F4478

F4478

EAST CENTRAL STREET



N/F
LAWRENCE &
DOOLEY
USE: RESIDENTIAL
DWELLING

N/F
UNCAS AVENUE
CONDOMINIUM
USE: RESIDENTIAL
DWELLING

PROPOSED RETAINING WALL TO BE DESIGNED BY
OTHERS. CONSTRUCTABILITY COMPLETELY WITHIN
THE BOUNDARY OF SUBJECT PROPERTY TO BE
DETERMINED BY CONTRACTOR. ANY ISSUES SHALL
BE BROUGHT TO THE DESIGN ENGINEERS AND
TOWNS ATTENTION IMMEDIATELY.

N/F
TAYAL
USE: RESIDENTIAL
DWELLING

N/F
MARCHAND
USE: RESIDENTIAL
DWELLING

N/F
IRWIN
USE: RESIDENTIAL
DWELLING

SEWER EASEMENT
TAKING
(2741-135)

GAS & OIL SEPARATOR (5' DIA.)
RIM=284.65'

PARKING
ENTRANCE
285.35

PARKING
AREA
= 5,465 SF

PARKING
AREA
= 5,465 SF

PARKING
AREA
= 5,465 SF

PARKING
AREA
= 5,465 SF

PARKING
AREA
= 5,465 SF

PARKING
AREA
= 5,465 SF

PARKING
AREA
= 5,465 SF

PARKING
AREA
= 5,465 SF

PARKING
AREA
= 5,465 SF

PARKING
AREA
= 5,465 SF

PARKING
AREA
= 5,465 SF

PARKING
AREA
= 5,465 SF

PARKING
AREA
= 5,465 SF

PARKING
AREA
= 5,465 SF

PARKING
AREA
= 5,465 SF

PARKING
AREA
= 5,465 SF

PARKING
AREA
= 5,465 SF

PARKING
AREA
= 5,465 SF

PARKING
AREA
= 5,465 SF

PARKING
AREA
= 5,465 SF

PARKING
AREA
= 5,465 SF

PARKING
AREA
= 5,465 SF

PARKING
AREA
= 5,465 SF

PARKING
AREA
= 5,465 SF

PARKING
AREA
= 5,465 SF

PARKING
AREA
= 5,465 SF

PARKING
AREA
= 5,465 SF

PARKING
AREA
= 5,465 SF

PARKING
AREA
= 5,465 SF

PARKING
AREA
= 5,465 SF

PARKING
AREA
= 5,465 SF

PARKING
AREA
= 5,465 SF

PARKING
AREA
= 5,465 SF

PARKING
AREA
= 5,465 SF

PARKING
AREA
= 5,465 SF

PARKING
AREA
= 5,465 SF

PARKING
AREA
= 5,465 SF

PARKING
AREA
= 5,465 SF

PARKING
AREA
= 5,465 SF

PARKING
AREA
= 5,465 SF

PARKING
AREA
= 5,465 SF

PARKING
AREA
= 5,465 SF

PARKING
AREA
= 5,465 SF

PARKING
AREA
= 5,465 SF

PARKING
AREA
= 5,465 SF

PARKING
AREA
= 5,465 SF

PARKING
AREA
= 5,465 SF

PARKING
AREA
= 5,465 SF

PARKING
AREA
= 5,465 SF

PARKING
AREA
= 5,465 SF

PARKING
AREA
= 5,465 SF

PARKING
AREA
= 5,465 SF

PARKING
AREA
= 5,465 SF

PARKING
AREA
= 5,465 SF

PARKING
AREA
= 5,465 SF

PARKING
AREA
= 5,465 SF

PARKING
AREA
= 5,465 SF

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

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

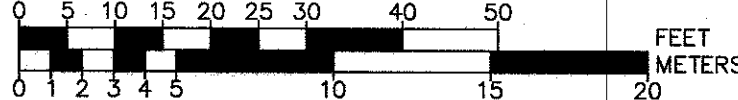
TAJ ESTATES OF FRANKLIN II
SITE PLAN & SPECIAL PERMIT
230 EAST CENTRAL STREET
FRANKLIN MASSACHUSETTS

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
04/12/22	ADDED RET. WALL - REV4
05/31/22	TOWN COMMENTS - REV5

GRAPHIC SCALE: 1"=20'



55 WEST CENTRAL ST. PH. (508) 528-3221
FRANKLIN, MA 02038 FX. (508) 528-7921
www.gandhengineering.com

SHEET

5 OF 12

JOB NO.

F4478

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

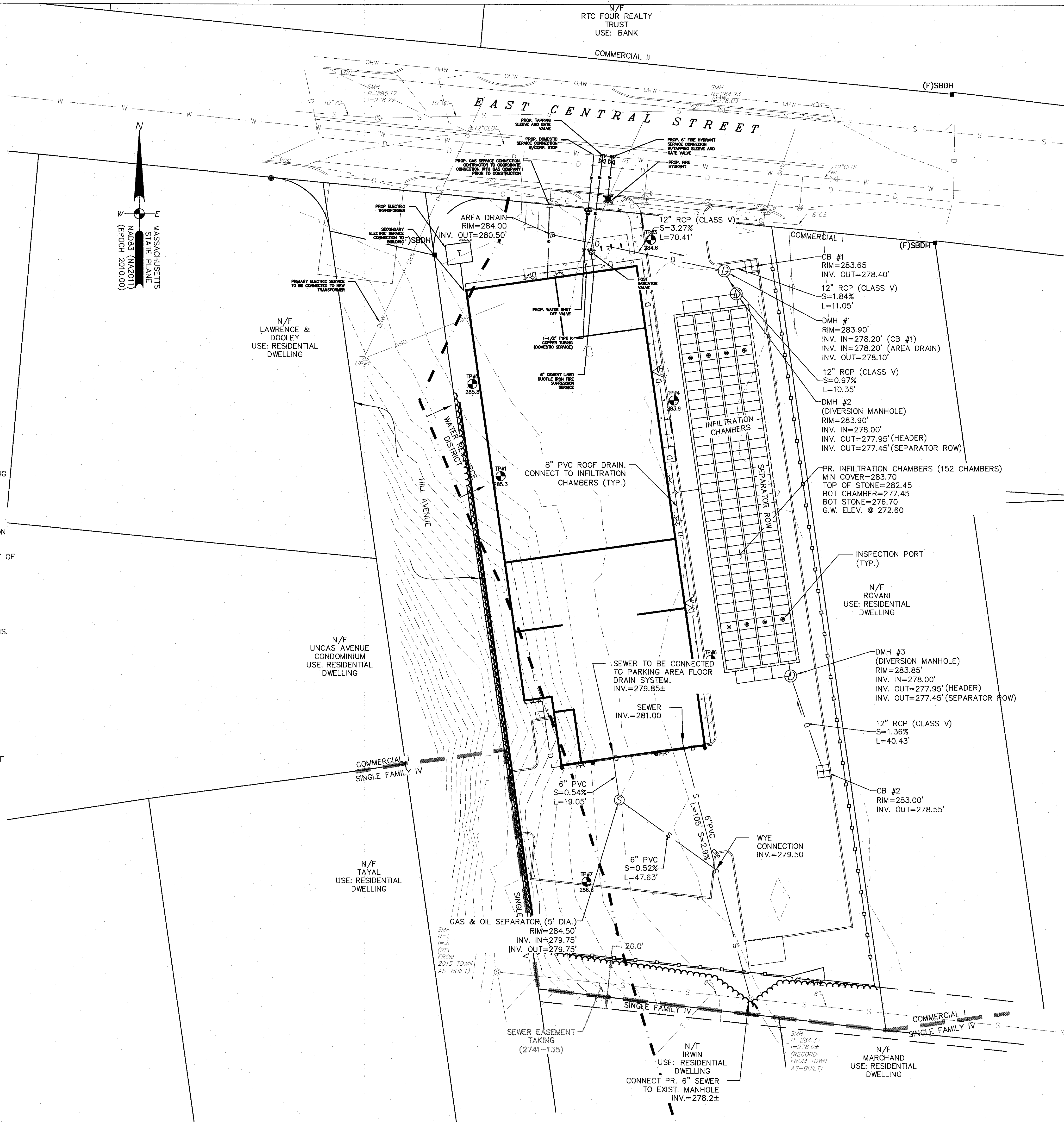
1. ALL UTILITIES SHALL BE CONSTRUCTED ACCORDING TO STATE AND LOCAL REGULATIONS.
2. ALL WATER AND SEWER MATERIALS AND TESTING REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE TOWN OF FRANKLIN DEPARTMENT OF PUBLIC WORKS.
3. CONTRACTOR IS TO VERIFY SITE UTILITIES PRIOR TO DESIGN & CONSTRUCTION.

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		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

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

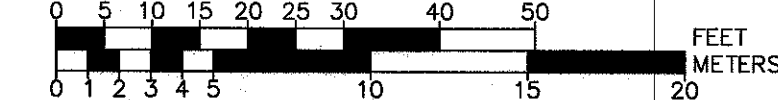
TAJ ESTATES OF FRANKLIN II SITE PLAN & SPECIAL PERMIT 230 EAST CENTRAL STREET FRANKLIN MASSACHUSETTS

UTILITY 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
04/12/22	ADDED RET. WALL - REV4
05/31/22	TOWN COMMENTS - REV5

GRAPHIC SCALE: 1"=20'



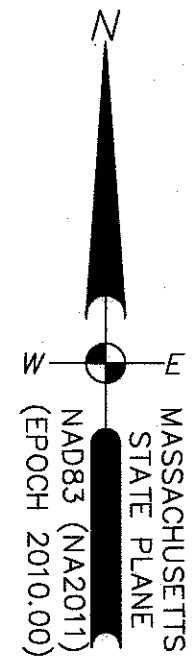
Guerriere & Halnon, Inc.
ENGINEERING & LAND SURVEYING
55 WEST CENTRAL ST. PH. (508) 528-3221
FRANKLIN, MA 02038 FX. (508) 528-7921
www.gandhengineering.com

SHEET

6 OF 12

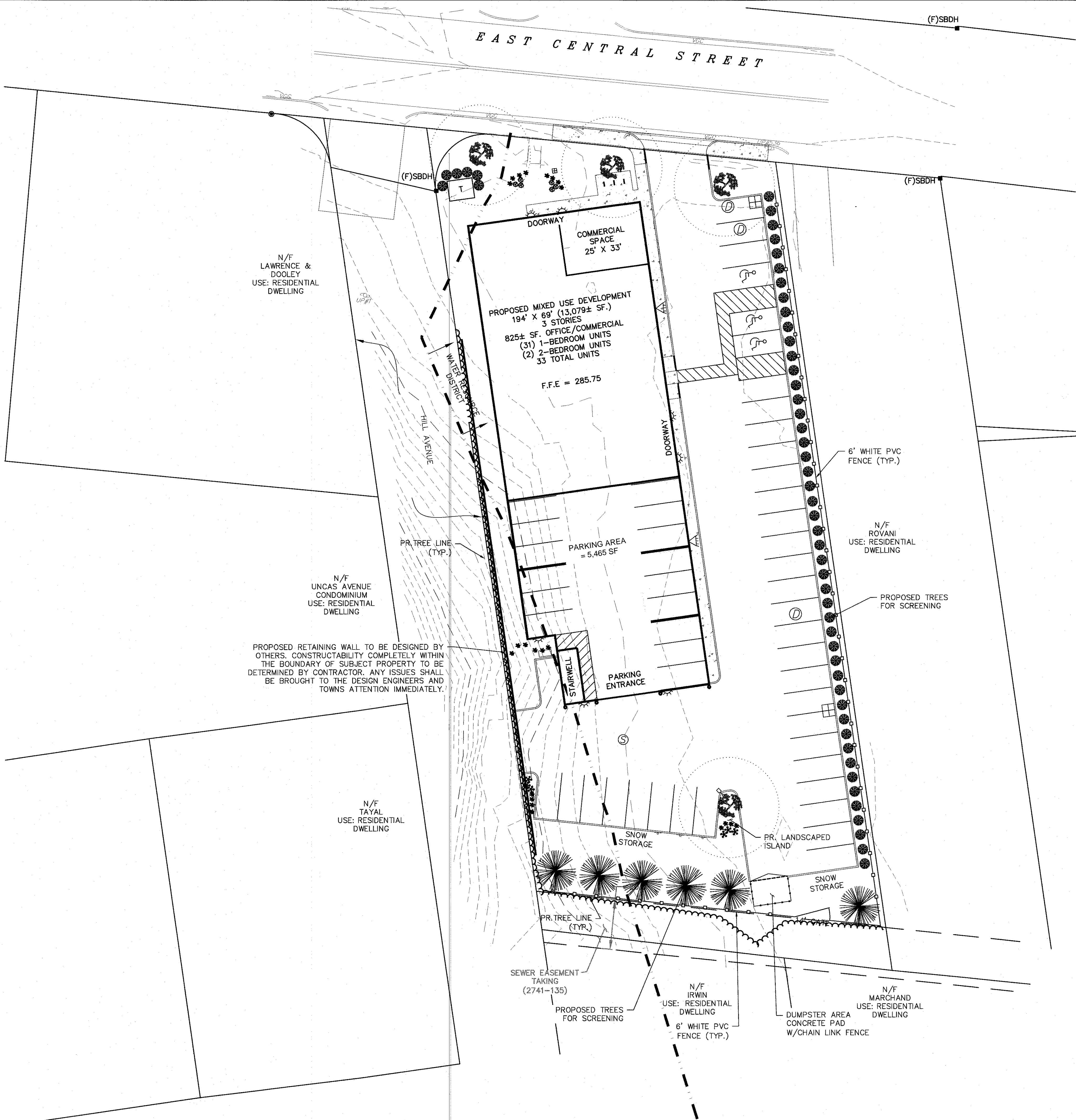
JOB NO.

F4478



PLANTING LEGEND			
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

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

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. LACKING 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

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
04/12/22	ADDED RET. WALL - REV4
05/31/22	TOWN COMMENTS - REV5

GRAPHIC SCALE: 1"=20'

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

SHEET 7 OF 12

JOB NO. F4478

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. ITS VALUES SHOULD BE CONSIDERED APPROXIMATE IN NATURE AND SHALL BE VERIFIED BY THE LUMINAIRE MANUFACTURER PRIOR TO INSTALLATION.

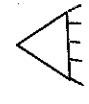
ACTUAL PERFORMANCE OF LIGHTING PATTERNS AND/OR ILLUMINATION VALUES MAY VARY DUE TO VARIATIONS IN LIGHT HEIGHT, ELECTRICAL VOLTAGE, LAMP WATTAGE, AND OTHER VARIABLE FIELD CONDITIONS, OR USING A LUMINAIRE OTHER THAN SPECIFICALLY NOTED HEREON.

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

LIGHT LEGEND



PEDESTRIAN LIGHTING— LITHONIA LIGHTING MODEL OLLWD— LED WALL CYLINDER LIGHT MOUNTING HEIGHT 6.5'



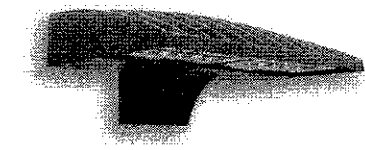
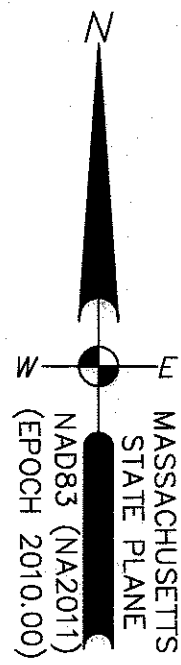
SECURITY LIGHTING—LITHONIA LIGHTING MODEL WSR LED ARCHITECTURAL WALL SCONCE MOUNTING HEIGHT 9.5'



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
	EXISTING CONTOUR		
	EXISTING DRAIN LINE		
	EXISTING WATER LINE		
	EXISTING GAS LINE		
	EXISTING SEWER LINE		



D-Series Size 1 LED Wall Luminaire

Buy American

d'series

Specifications Luminaire

Width: 13-3/4" (34.9 cm)
Depth: 10" (25.4 cm)
Height: 6-3/8" (16.2 cm)

Back Box (BBW, E20WC)

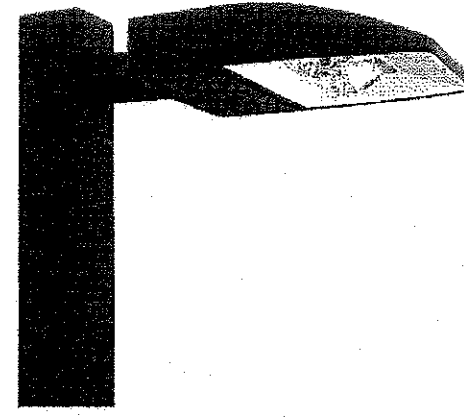
Width: 13-3/4" (34.9 cm)
Depth: 4" (10.2 cm)
Height: 6-3/8" (16.2 cm)

Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

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)

Introduction

The ESX LED area luminaire provides the combination of best product, best price and best delivery. ESX is ideal for one-for-one replacement of HID area lighting and provides up to 76% energy savings, long service life and fast payback.

The ESX1 delivers 8,000 to 25,000 lumens allowing it to replace 150W to 400W HID luminaires. All ESX luminaires feature adjustable light output, providing two light levels from one product, allowing greater flexibility in the field and on distributors' shelves.

All luminaires feature a reversible arm that allows for mounting on both round and square poles. Eight configurations of ESX1 luminaires are stocked in Acuity Brands distribution centers.

PARKING LIGHTING



FEATURES & SPECIFICATIONS

RECESSED LED
Available in 1000 or 2000 lumens. For use in recessed or surface mount applications.
Available in 1000 or 2000 lumens. For use in recessed or surface mount applications.

CONSTRUCTION
Cast aluminum housing with powder coat finish. Available in black or white finish.

LED LUMENS
1000 lumens
2000 lumens

WATTAGE
100W
200W

OPERATING TEMPERATURE
-40°F to 140°F (-40°C to 60°C)

WARRANTY
5 years

WARRANTY
5 years

WARRANTY
5 years

WARRANTY
5 years

WARRANTY
5 years

WARRANTY
5 years

WARRANTY
5 years

WARRANTY
5 years

WARRANTY
5 years

WARRANTY
5 years

WARRANTY
5 years

WARRANTY
5 years

WARRANTY
5 years

WARRANTY
5 years

WARRANTY
5 years

WARRANTY
5 years

WARRANTY
5 years

WARRANTY
5 years

WARRANTY
5 years

WARRANTY
5 years

WARRANTY
5 years

WARRANTY
5 years

WARRANTY
5 years

WARRANTY
5 years

WARRANTY
5 years

WARRANTY
5 years

WARRANTY
5 years

WARRANTY
5 years

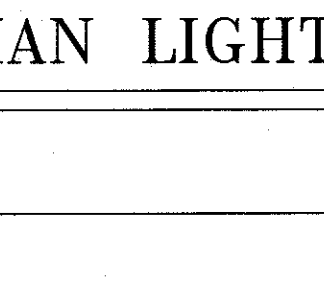
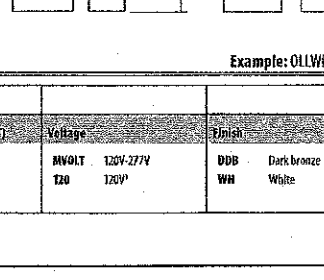
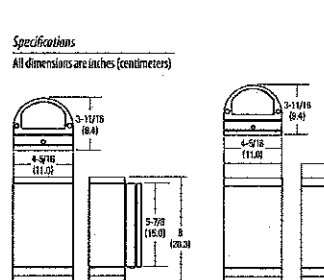
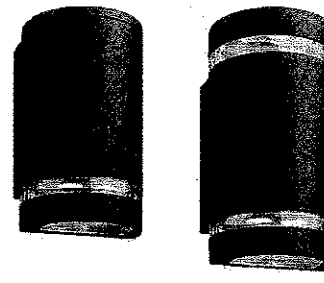
WARRANTY
5 years

WARRANTY
5 years

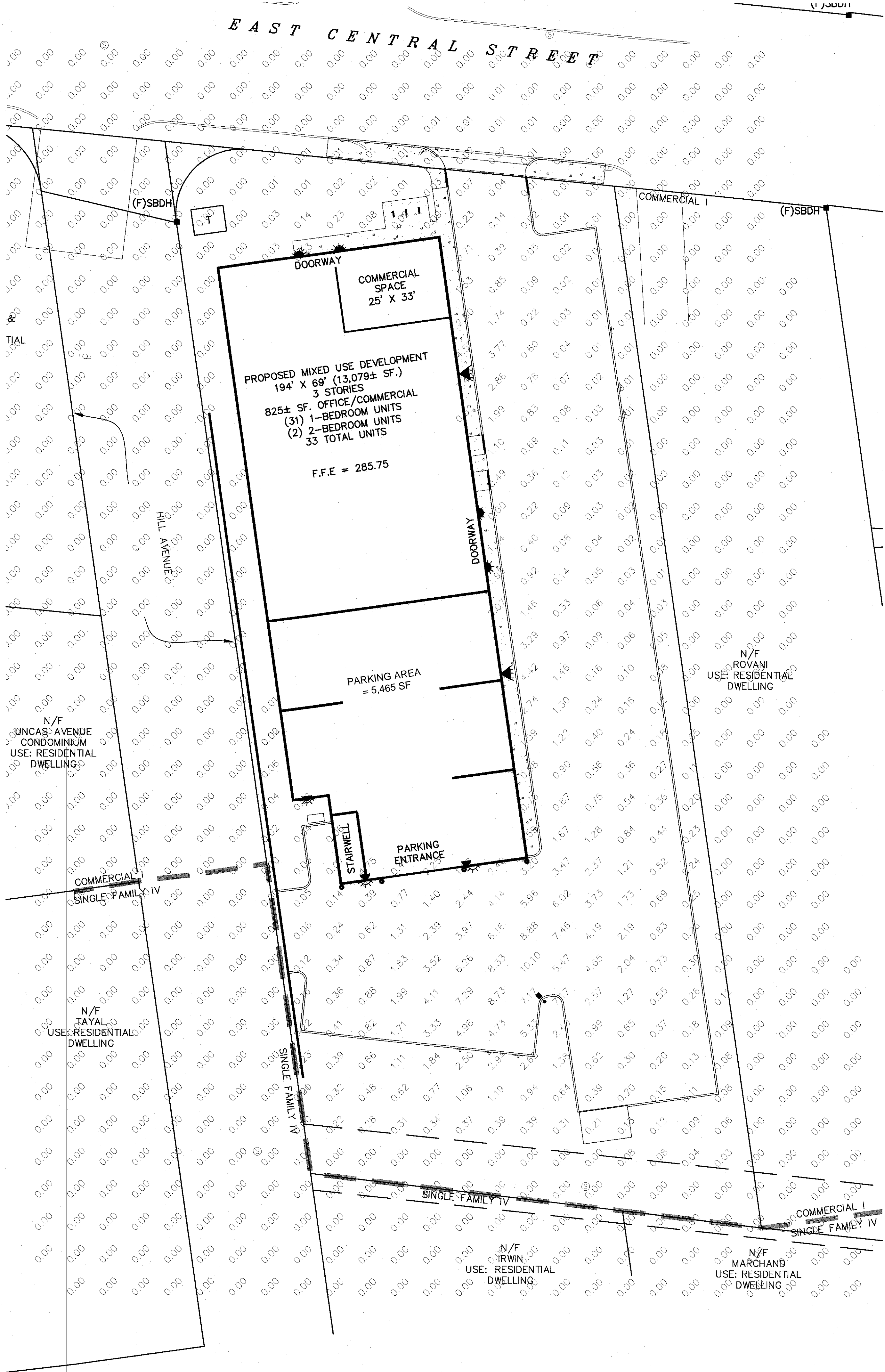
WARRANTY
5 years

WARRANTY
5 years

OLLWD & OLLWU LED WALL CYLINDER LIGHT



PEDESTRIAN LIGHTING



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. LACKING 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

OWNER/APPLICANT

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

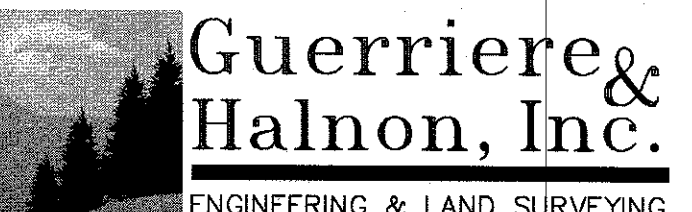
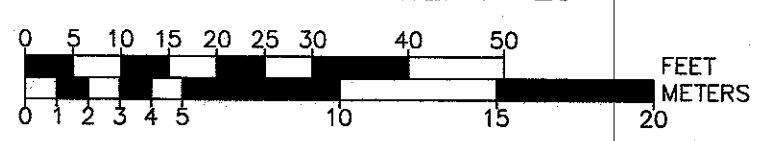
TAJ ESTATES OF FRANKLIN II SITE PLAN & SPECIAL PERMIT 230 EAST CENTRAL STREET FRANKLIN MASSACHUSETTS

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
04/12/22	ADDED RET. WALL - REV4
05/31/22	TOWN COMMENTS - REV5

GRAPHIC SCALE: 1"=20'



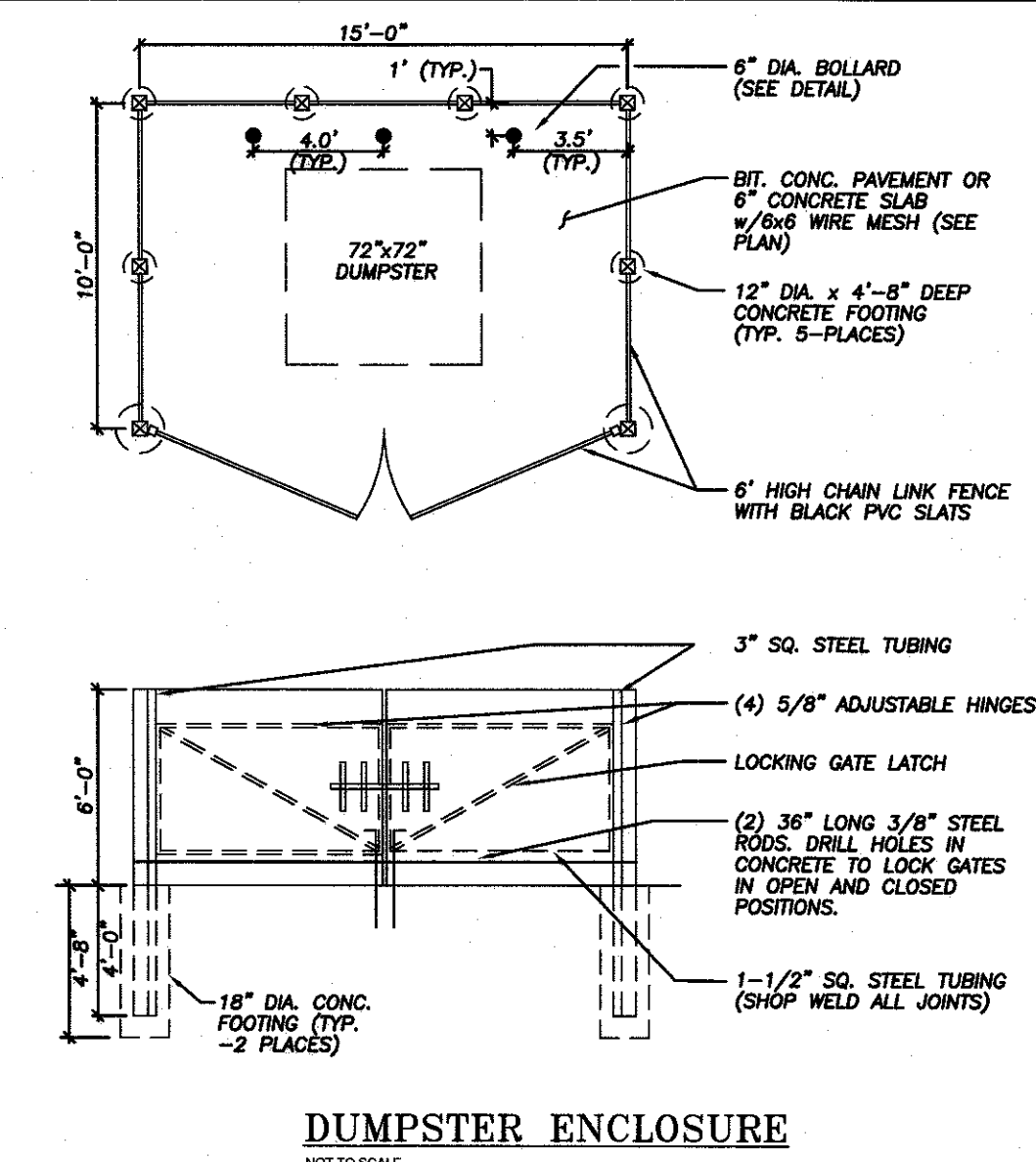
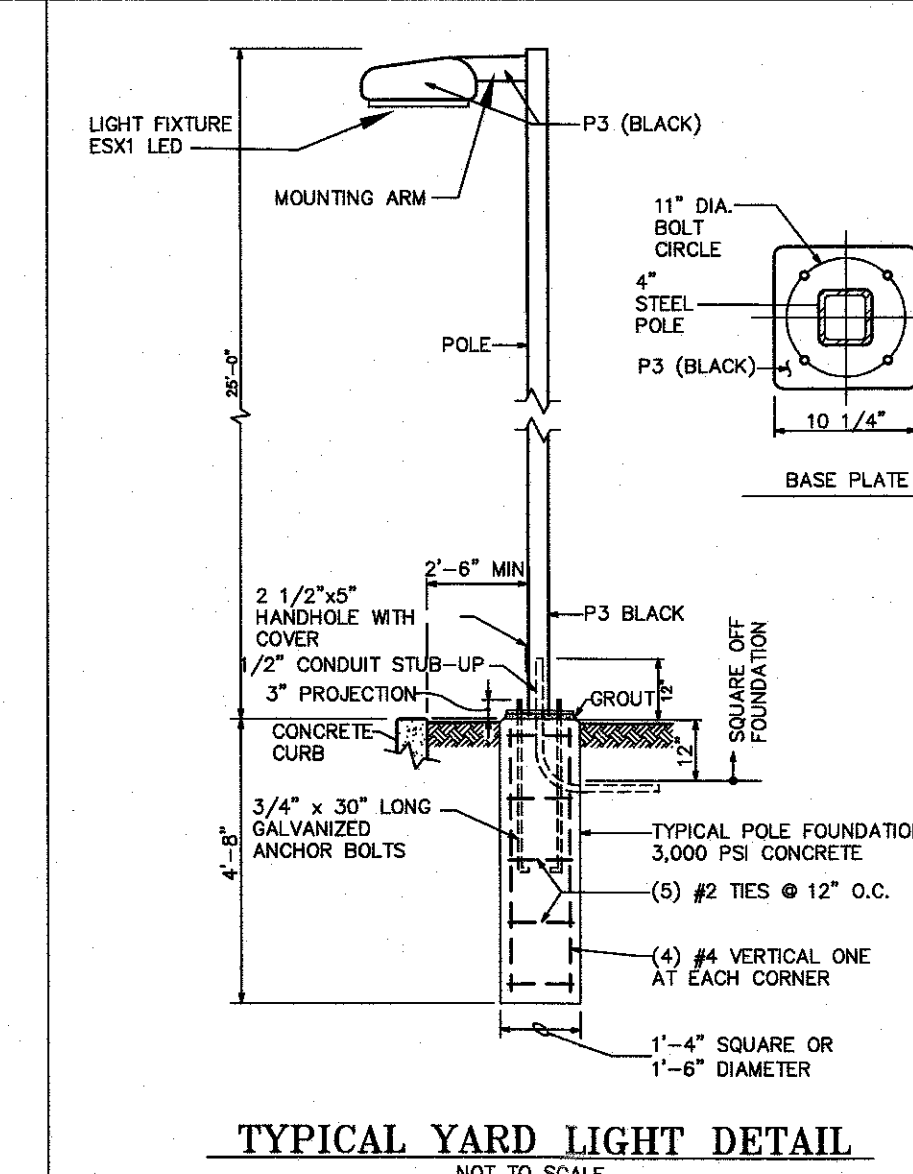
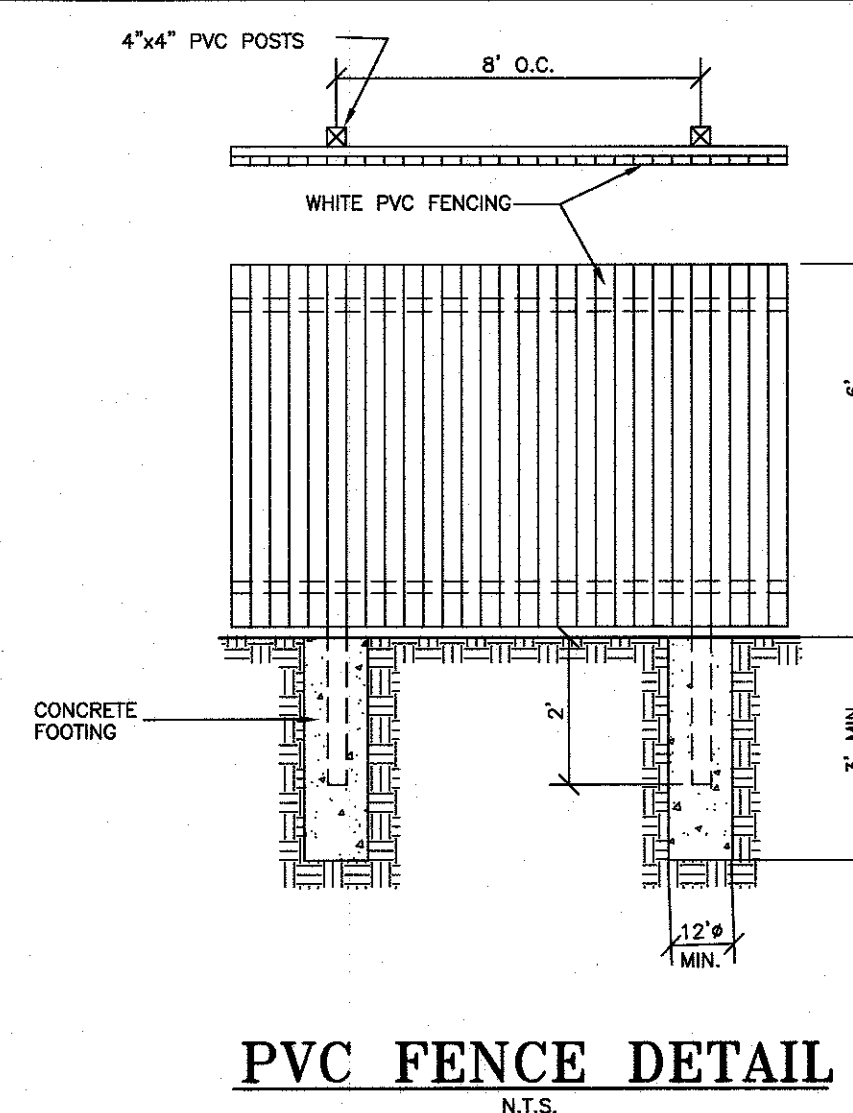
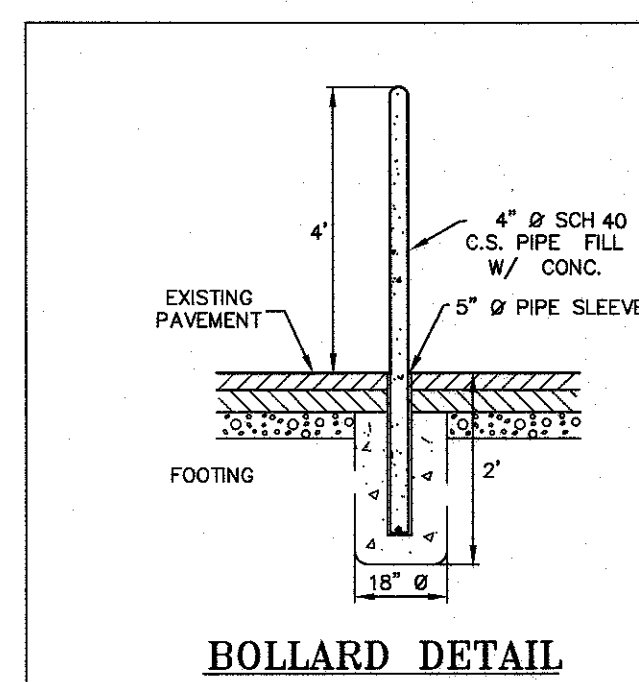
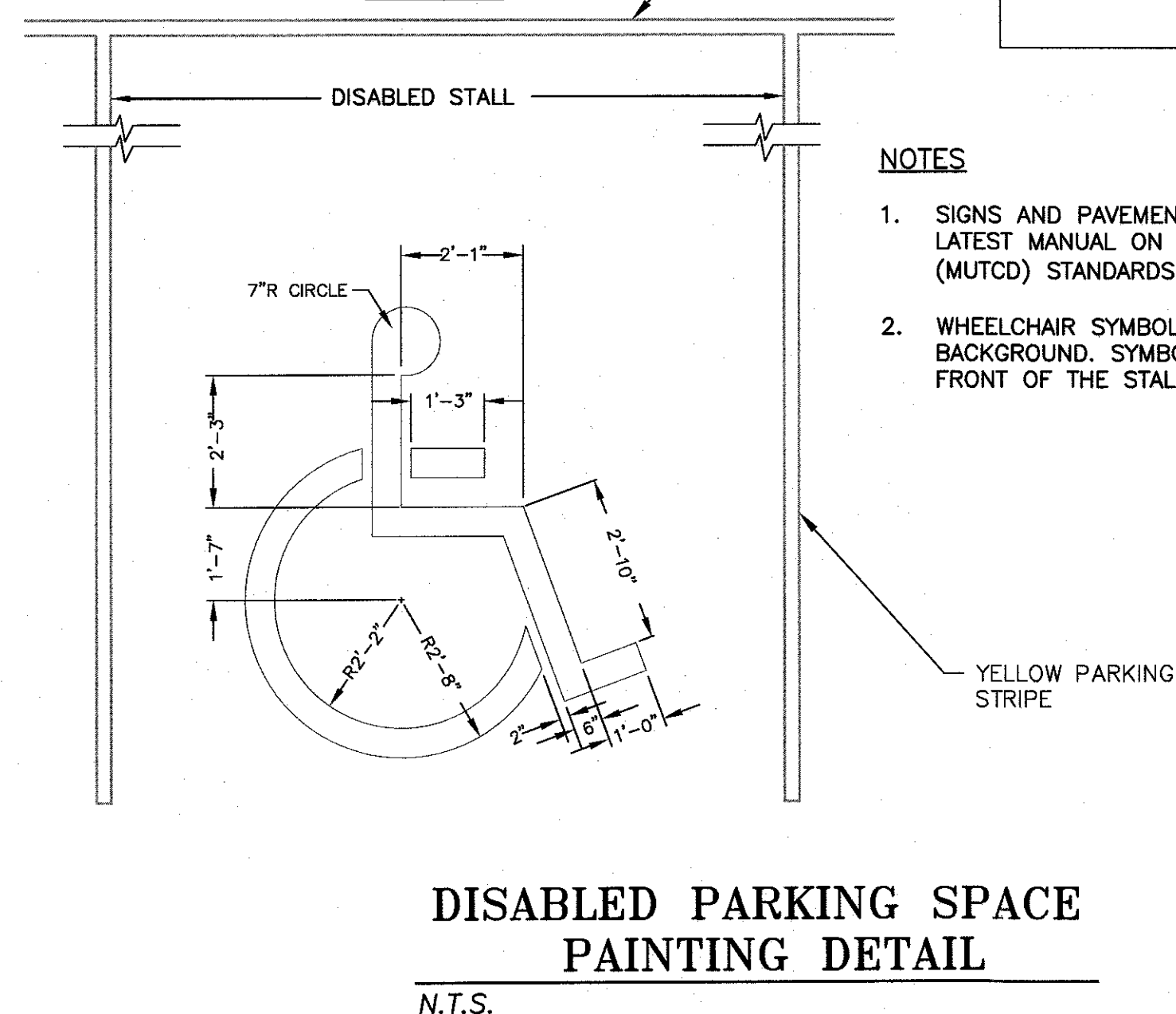
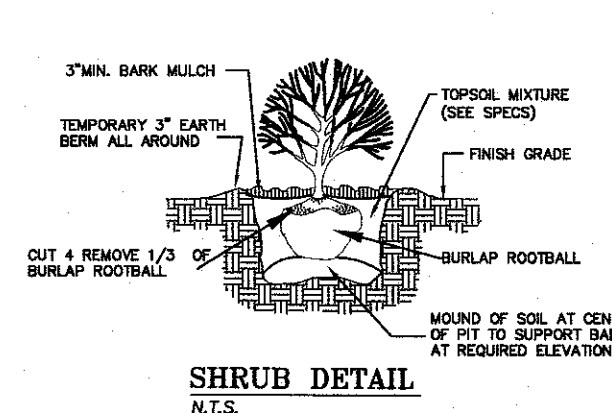
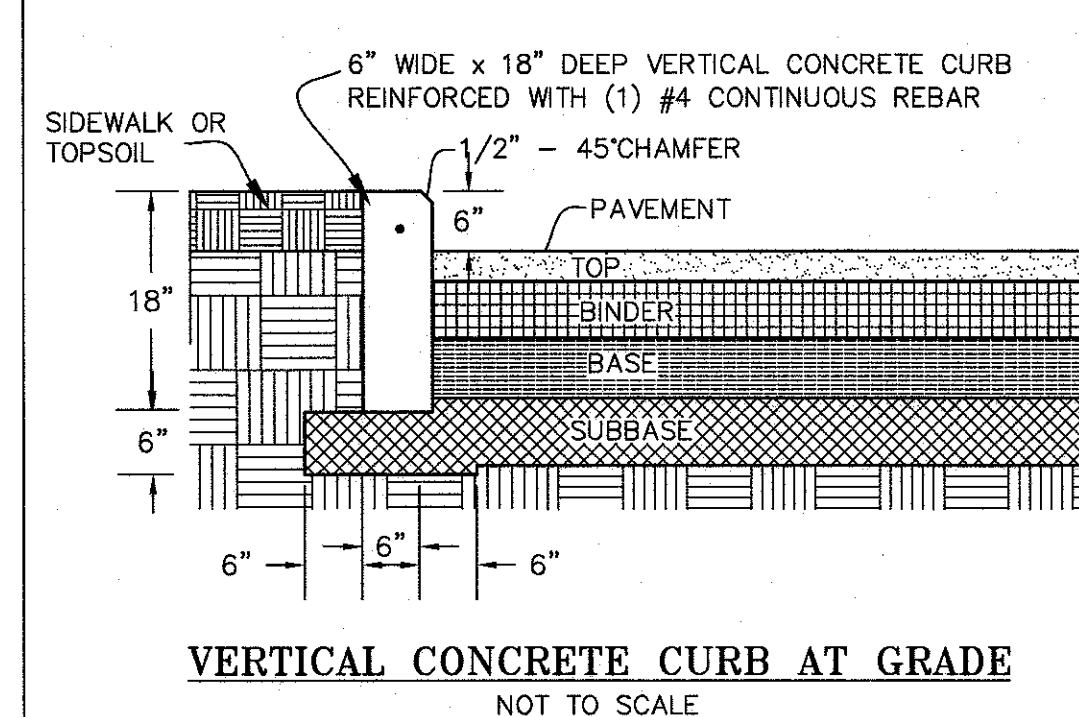
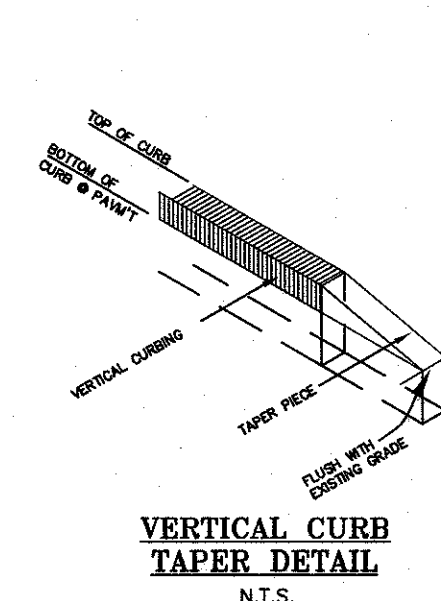
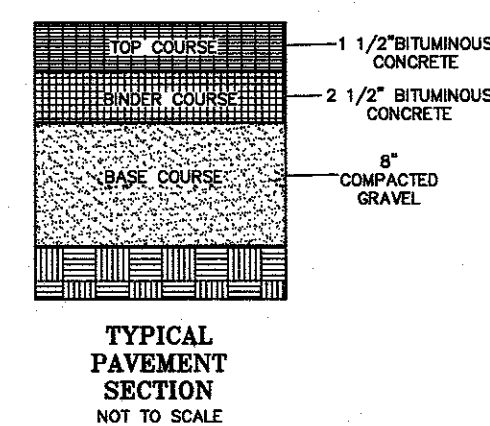
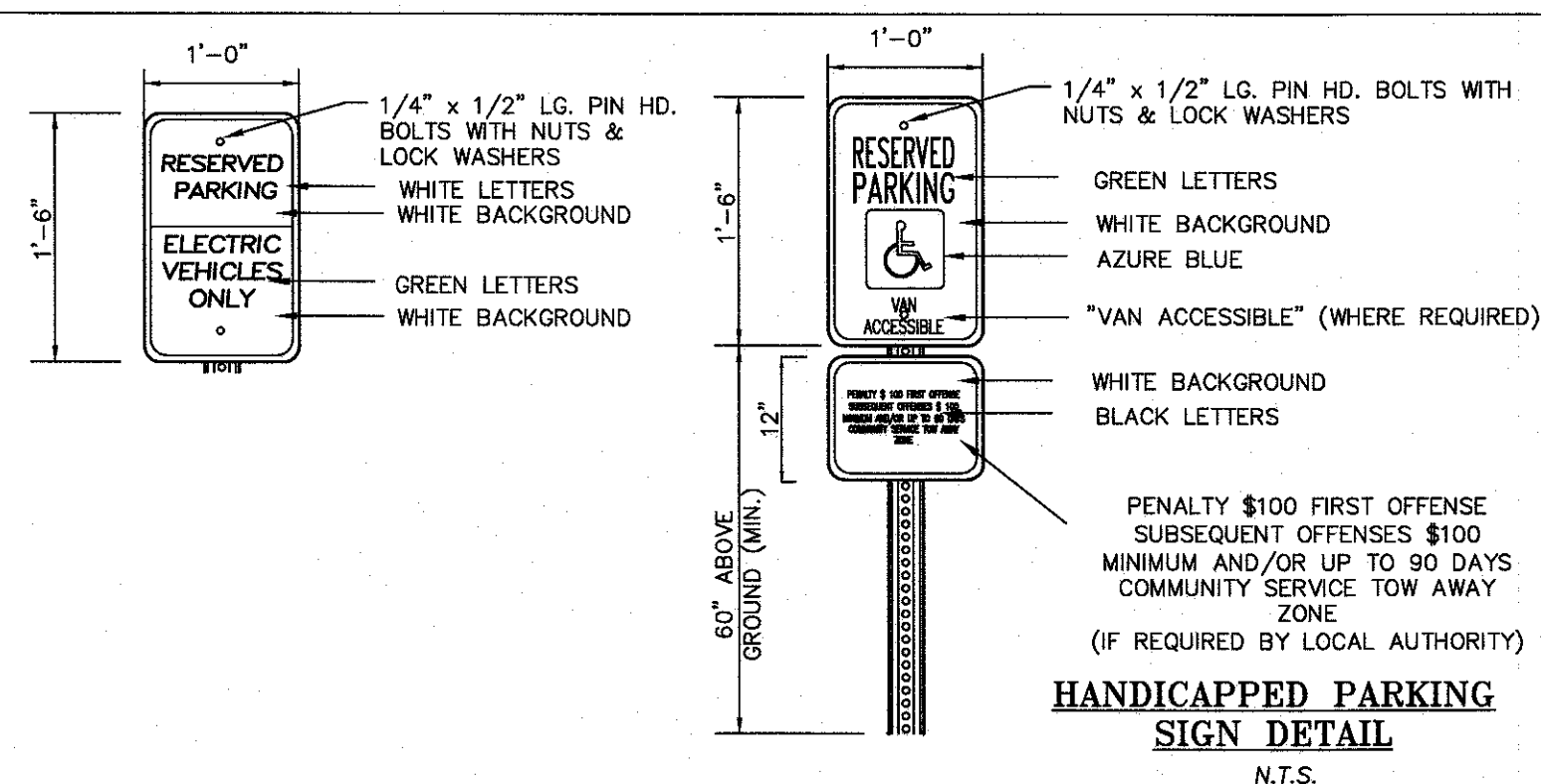
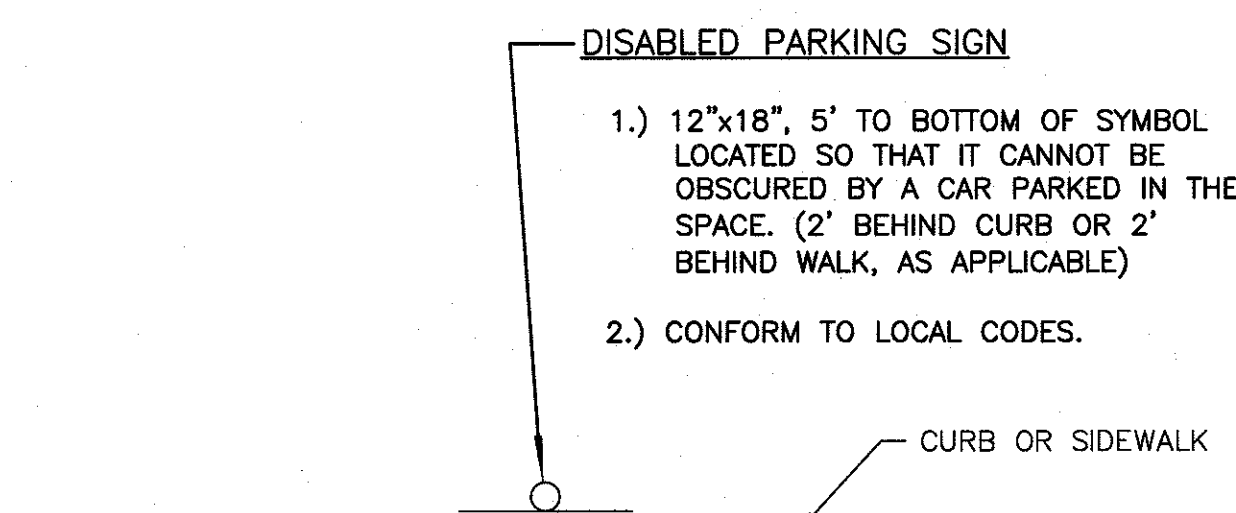
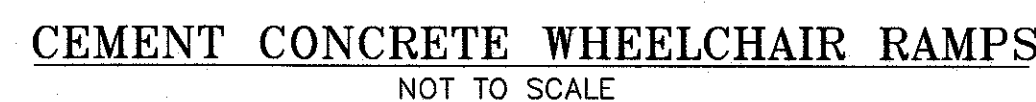
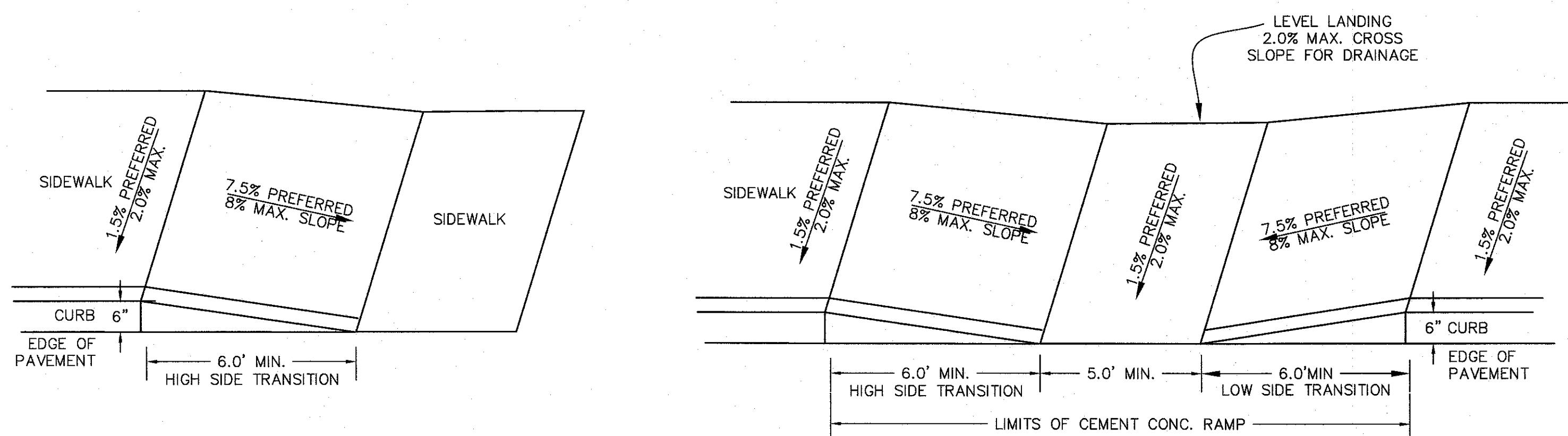
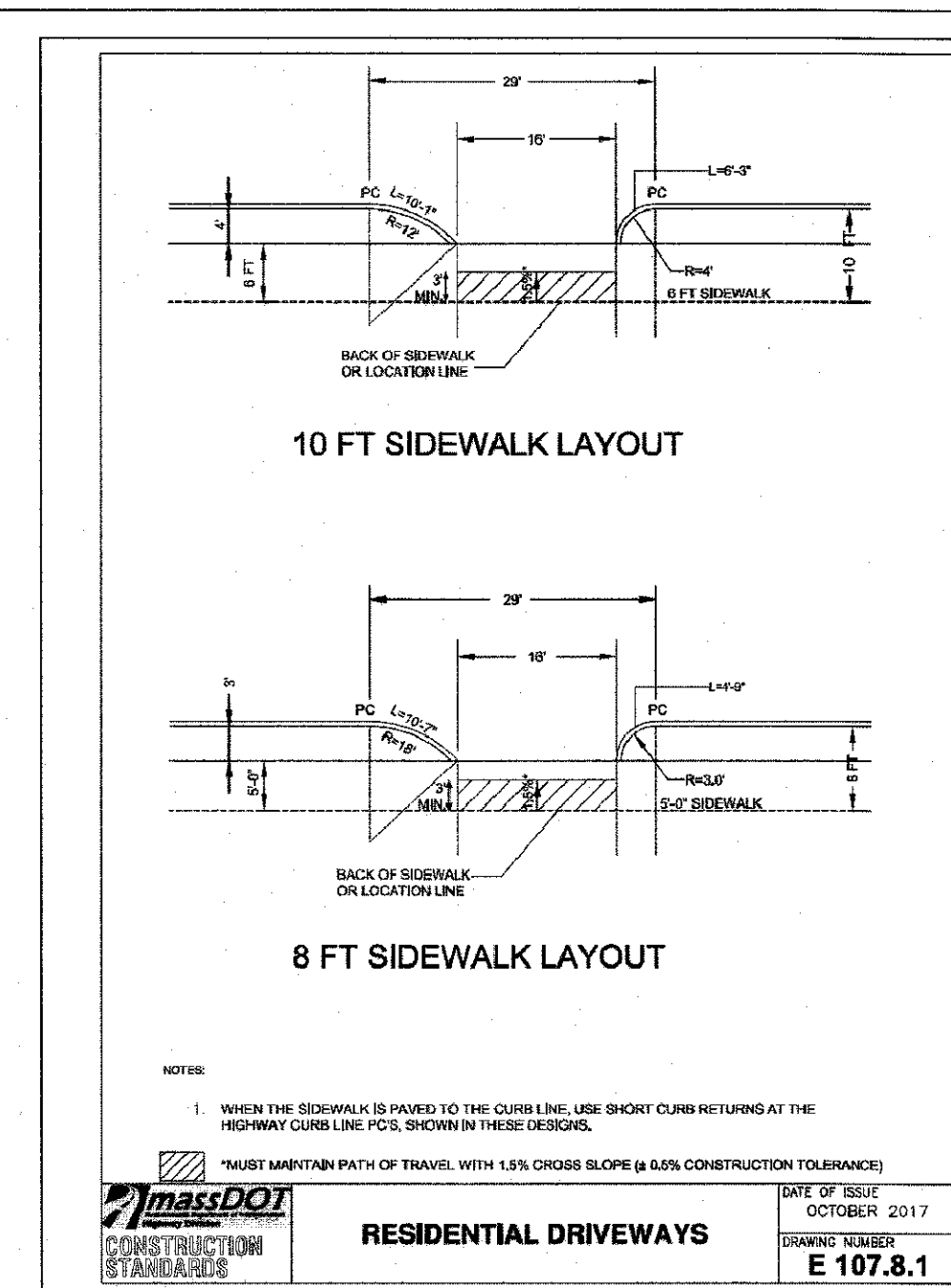
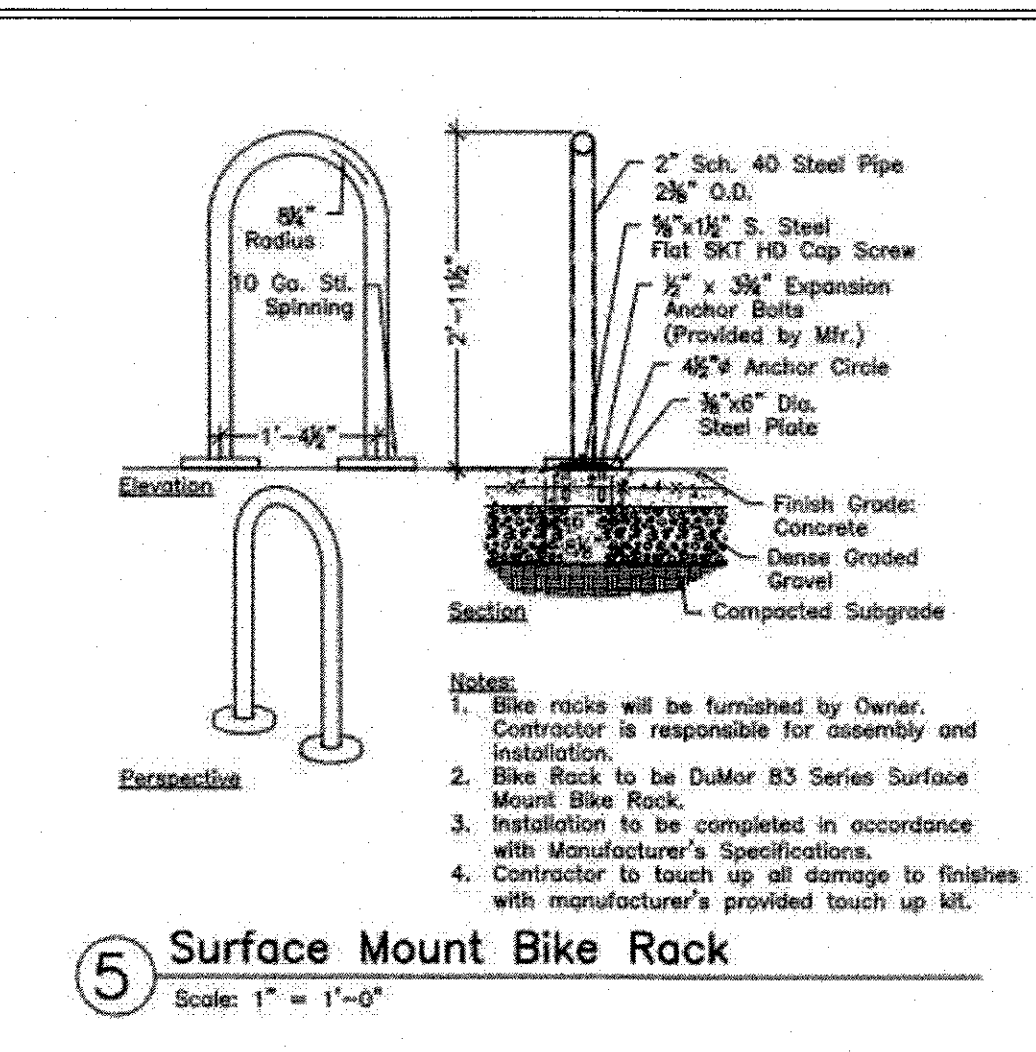
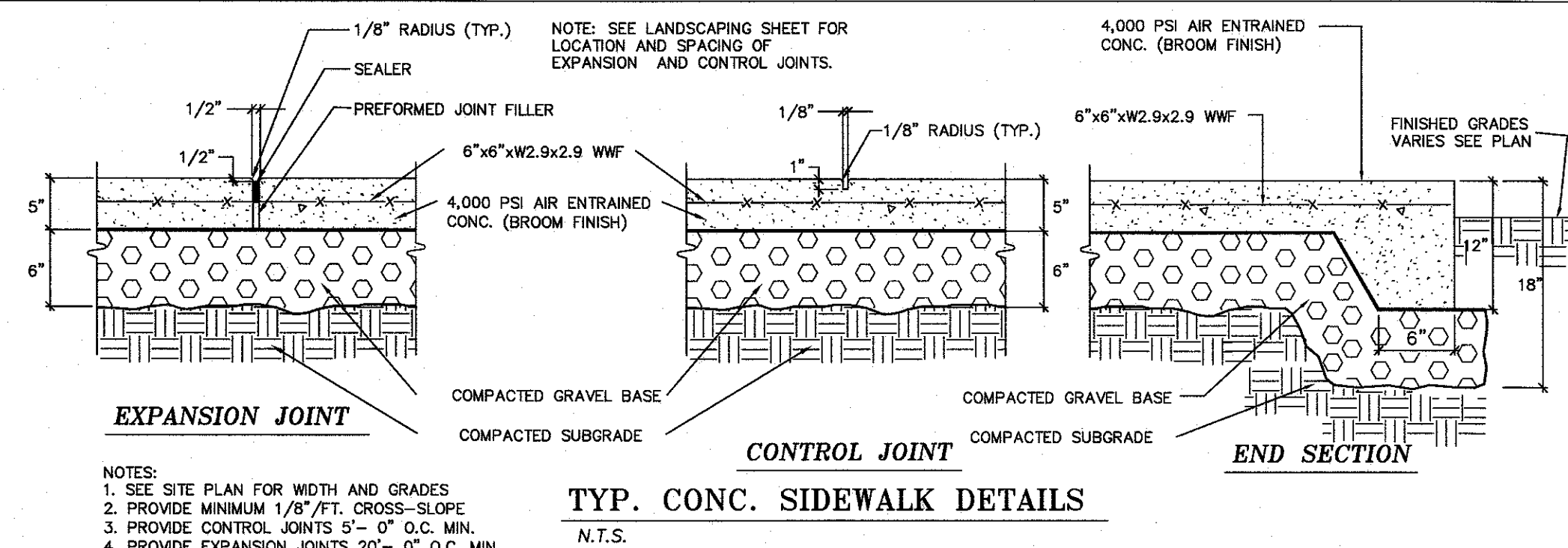
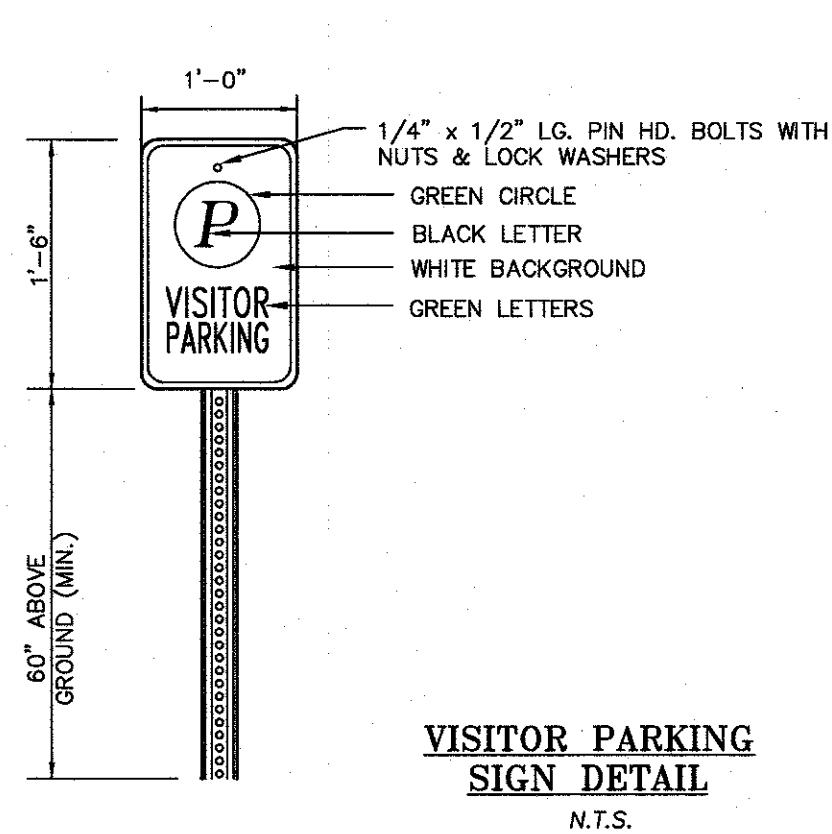
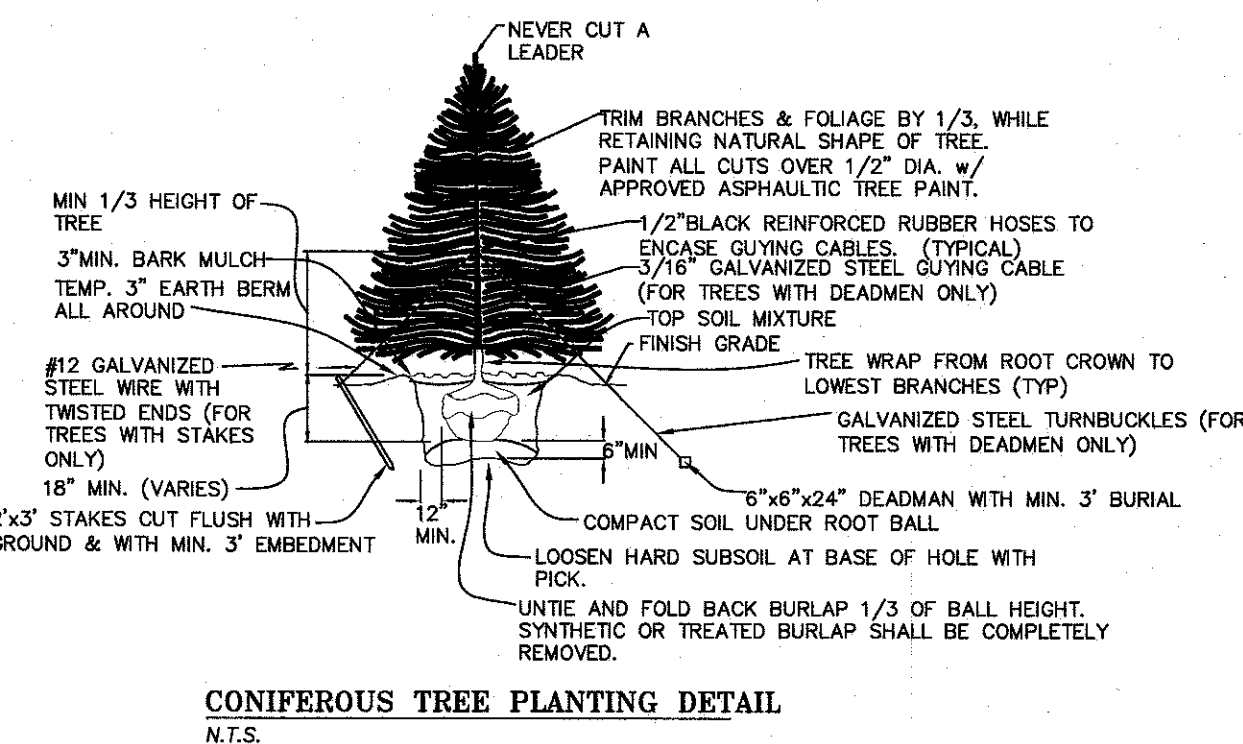
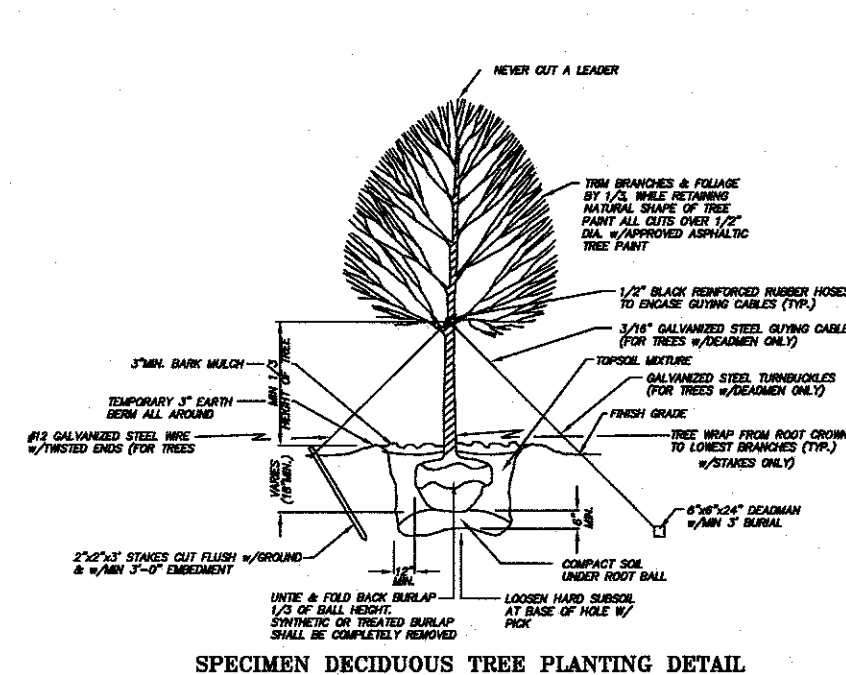
ENGINEERING & LAND SURVEYING
55 WEST CENTRAL ST. PH. (508) 528-3221
FRANKLIN, MA 02038 FX. (508) 528-7921
www.gandhengineering.com

SHEET

8 OF 12

JOB NO.

F4478

[illegible]

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. EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE COMPLETELY DETERMINED, 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	
OWNER/APPLICANT	
MOHIUDDIN 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
01/17/22	TOWN COMMENTS -	REV1
01/28/22	TOWN COMMENTS -	REV2
02/17/22	TOWN COMMENTS -	REV3
04/12/22	ADDED RET. WALL -	REV4
05/31/22	TOWN COMMENTS -	REV5

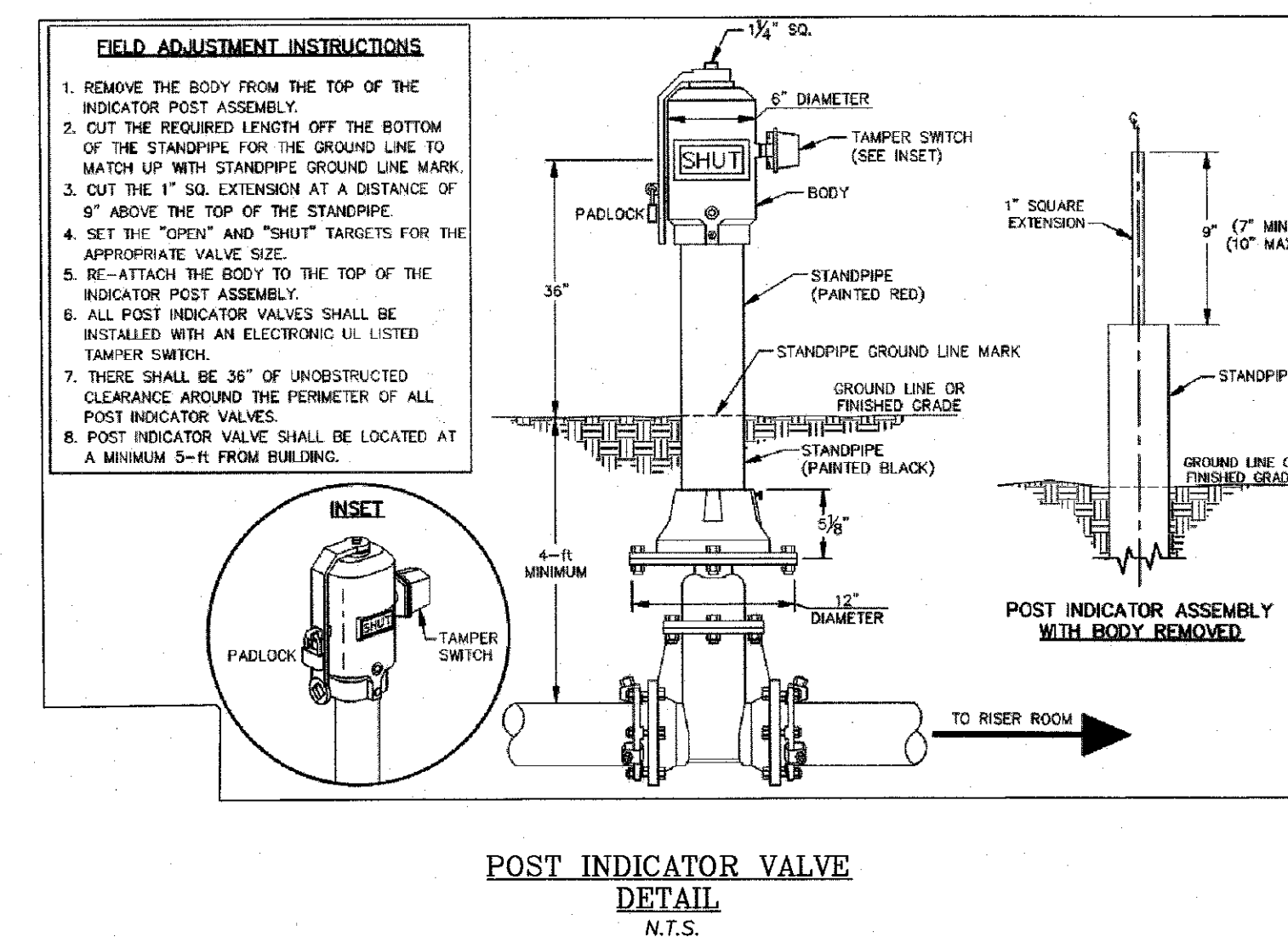
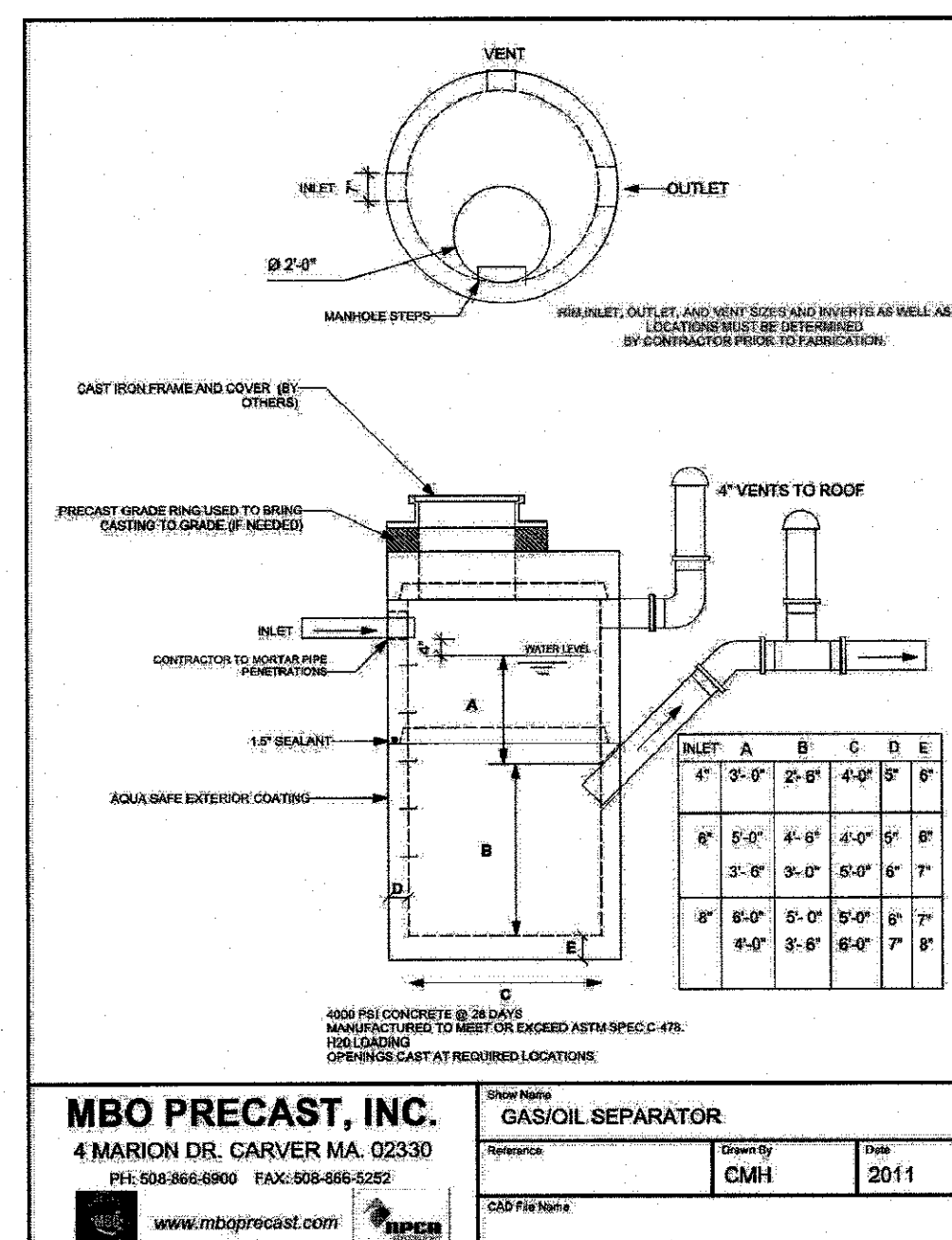
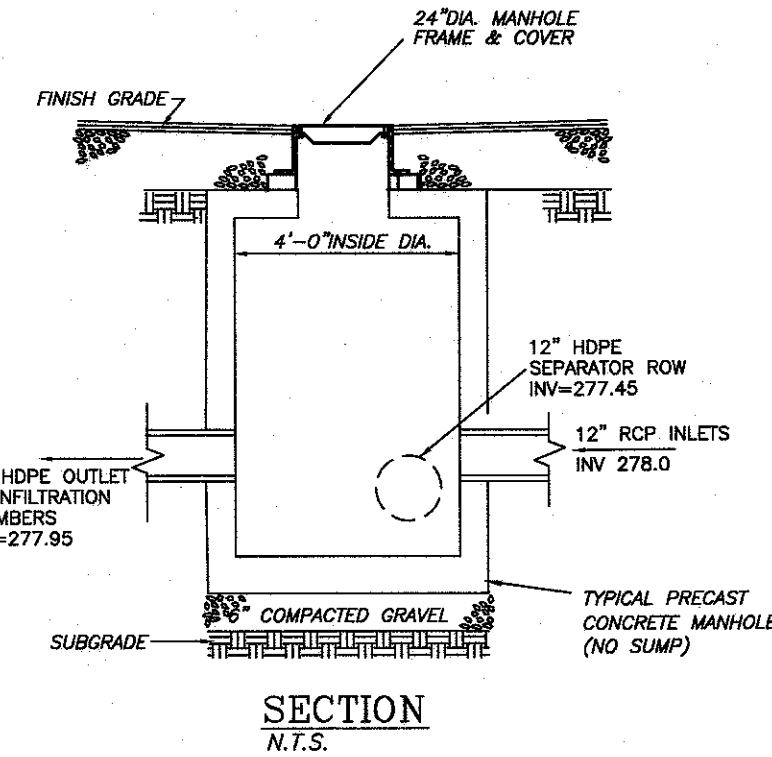
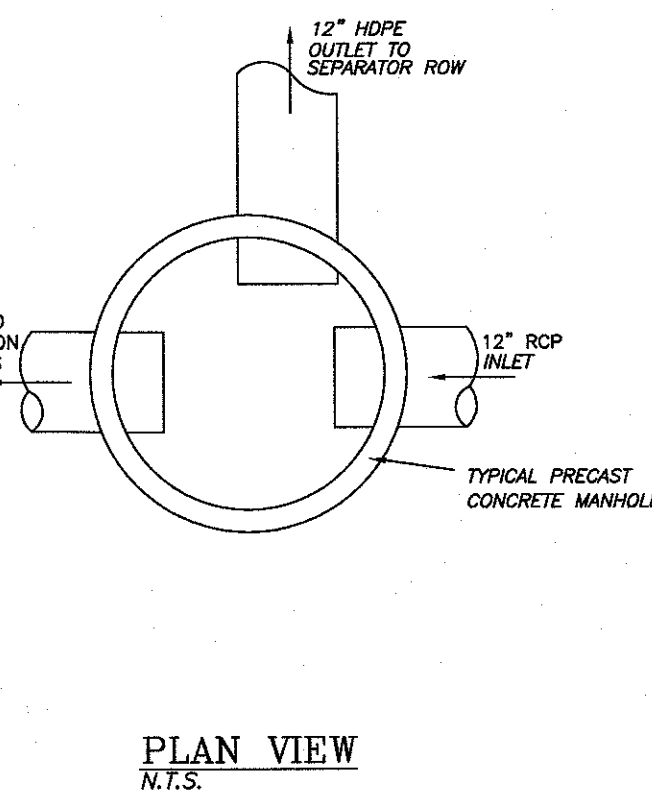
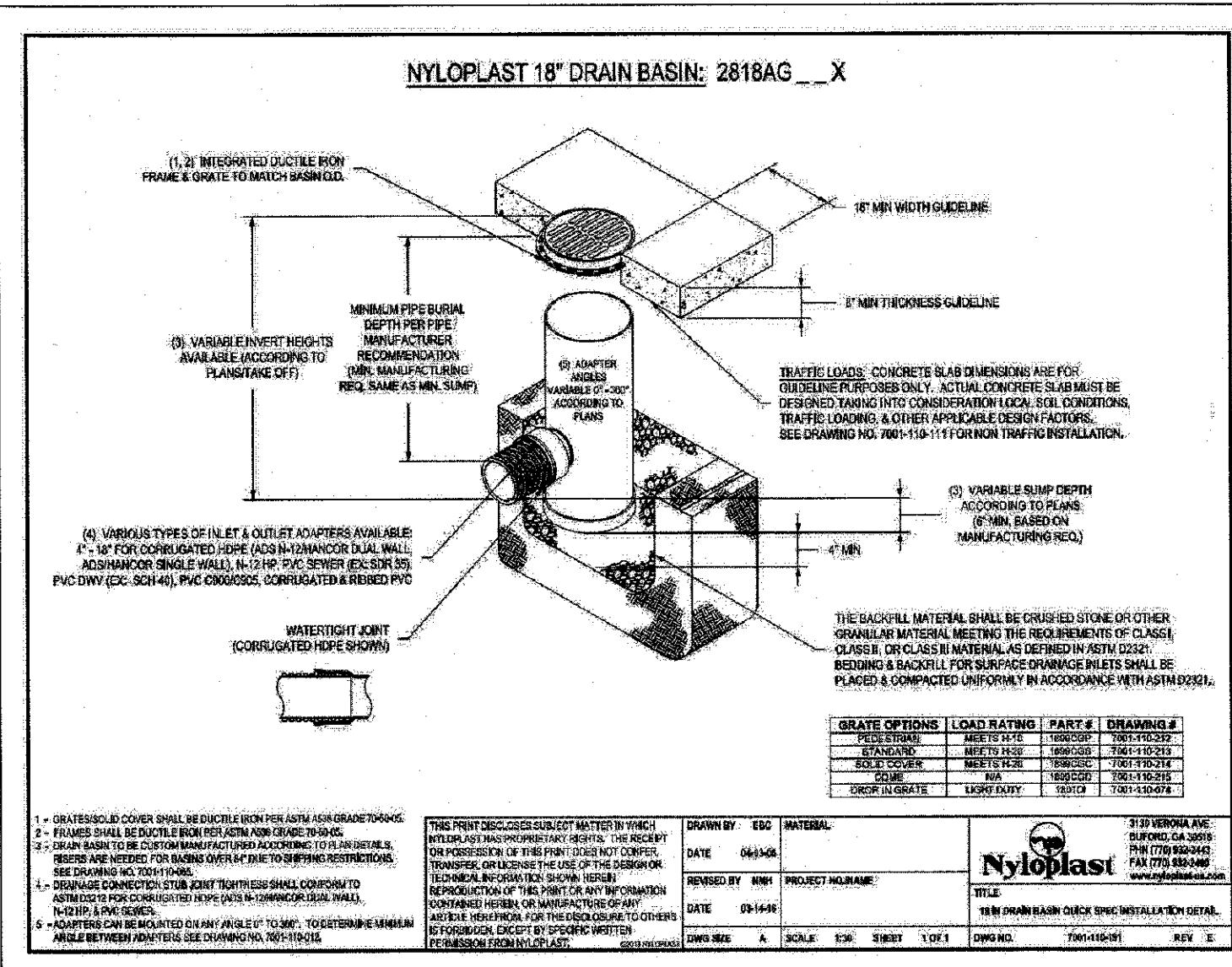
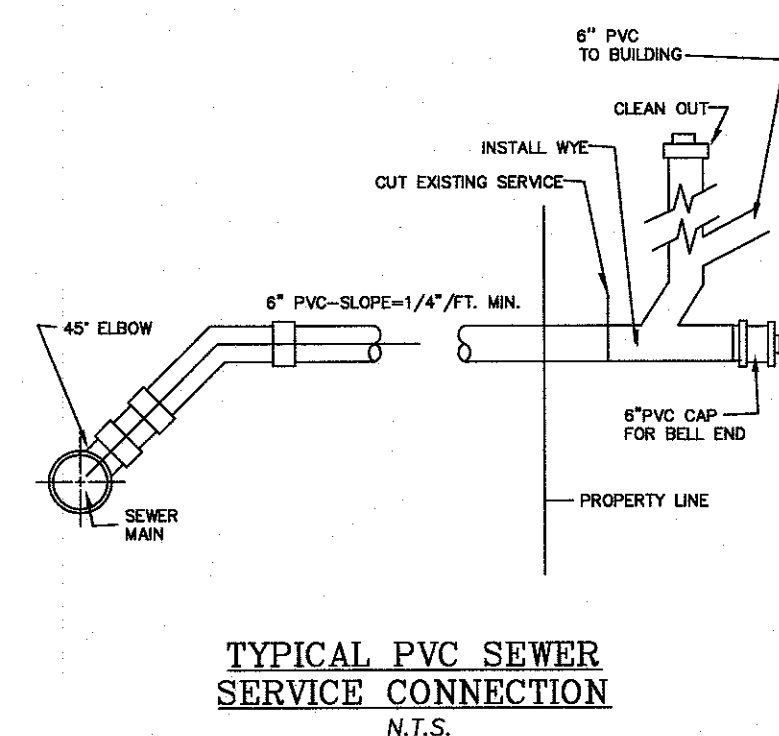
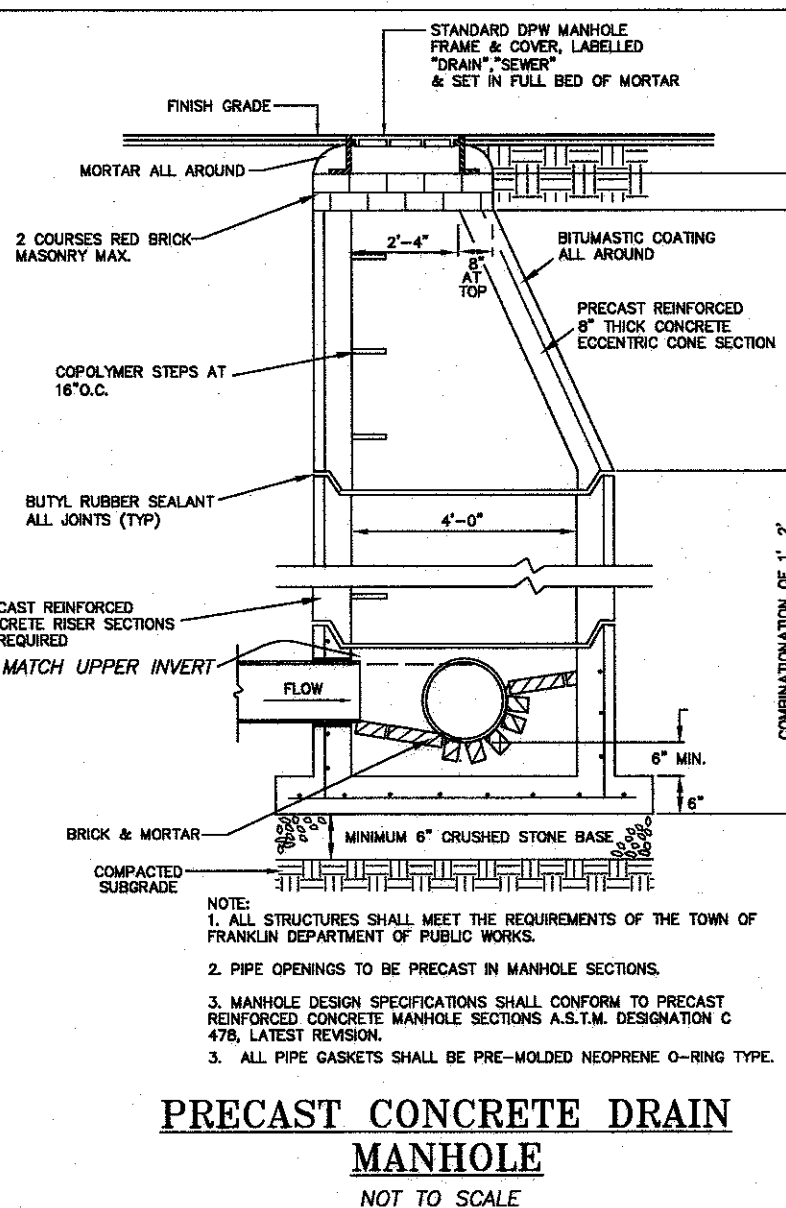
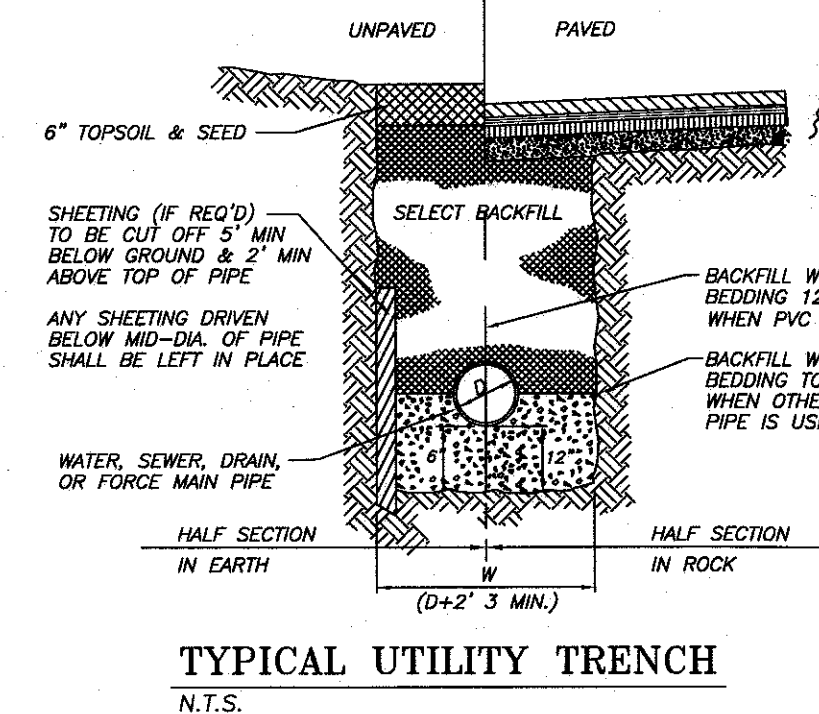
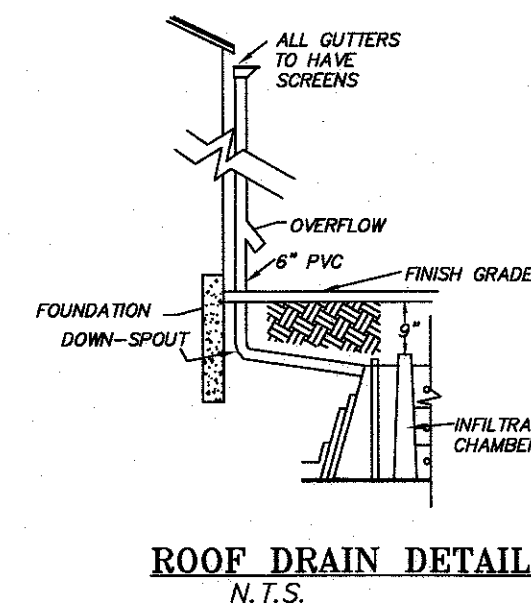
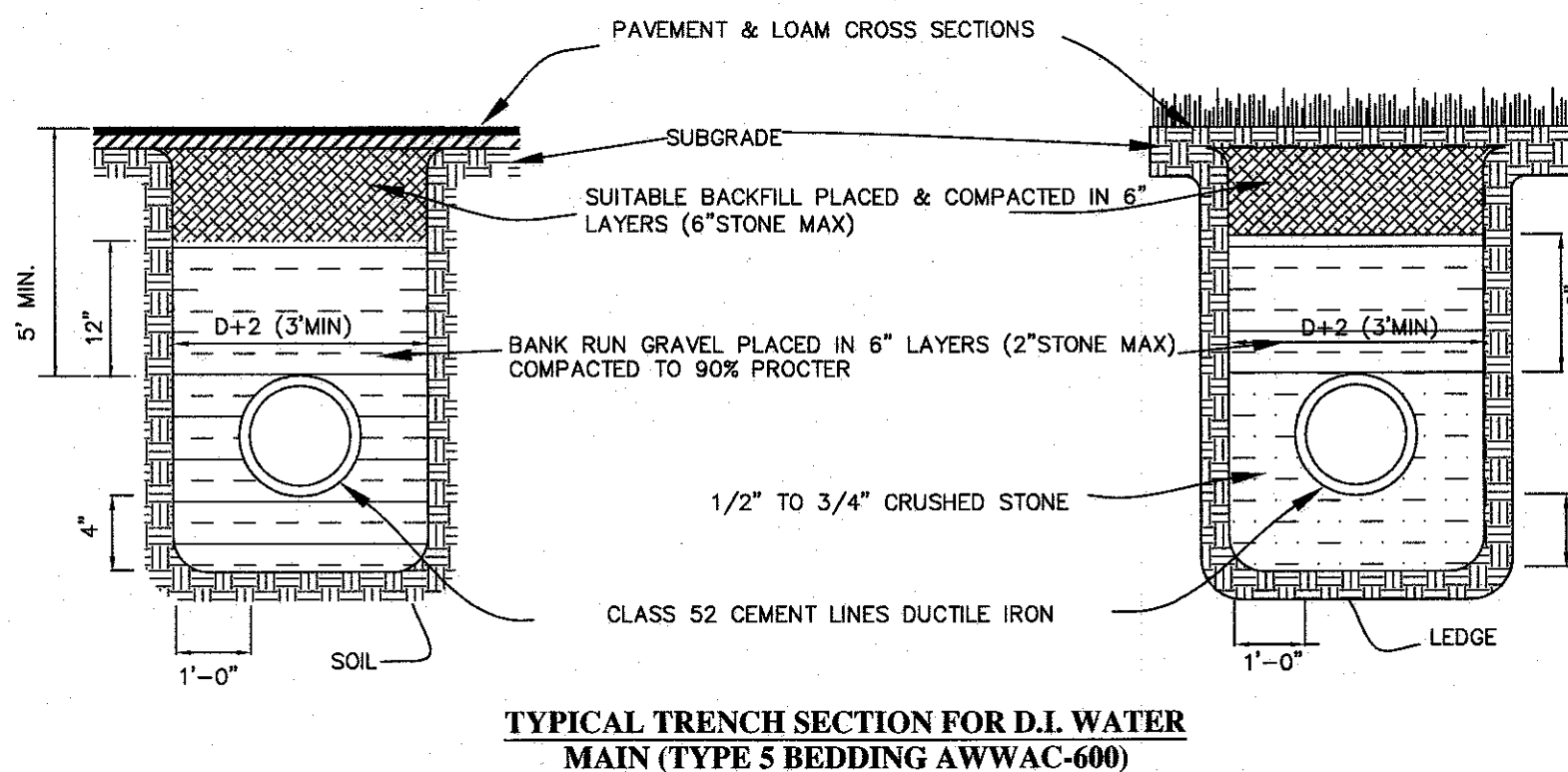
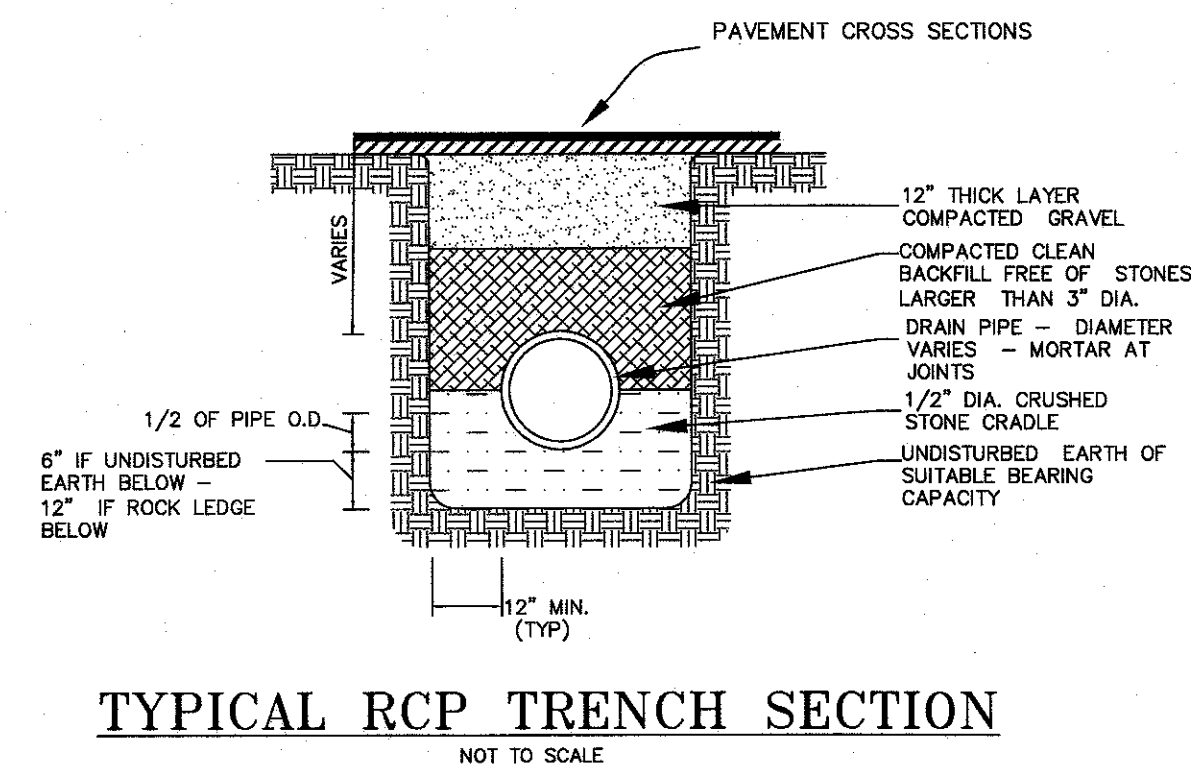
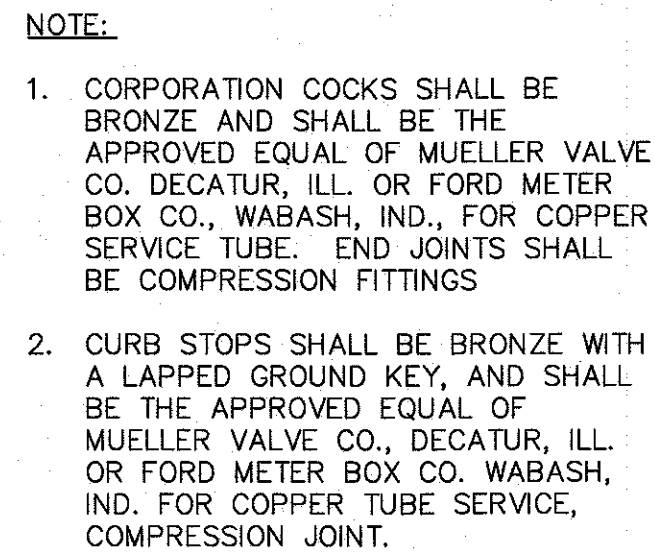


**Guerriere &
Halnon, Inc.**

ENGINEERING & LAND SURVEYING

55 WEST CENTRAL ST. PH. (508) 528-3221
FRANKLIN, MA 02038 FX. (508) 528-7921

www.qandhengineering.com



AA	MAXIMUM FINISHED GRADE ELEV.	285.05
BB	MINIMUM COVER ELEV.	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

NOTES:

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

CULTEC 902HD CHAMBER SYSTEM ELEVATIONS
NOT TO SCALE

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. DRINKING 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 (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

OWNER/APPLICANT

MOHIUDDIN 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
01/17/22	TOWN COMMENTS – REV1
01/28/22	TOWN COMMENTS – REV2
02/17/22	TOWN COMMENTS – REV3
04/12/22	ADDED RET. WALL – REV4
05/31/22	TOWN COMMENTS – REV5

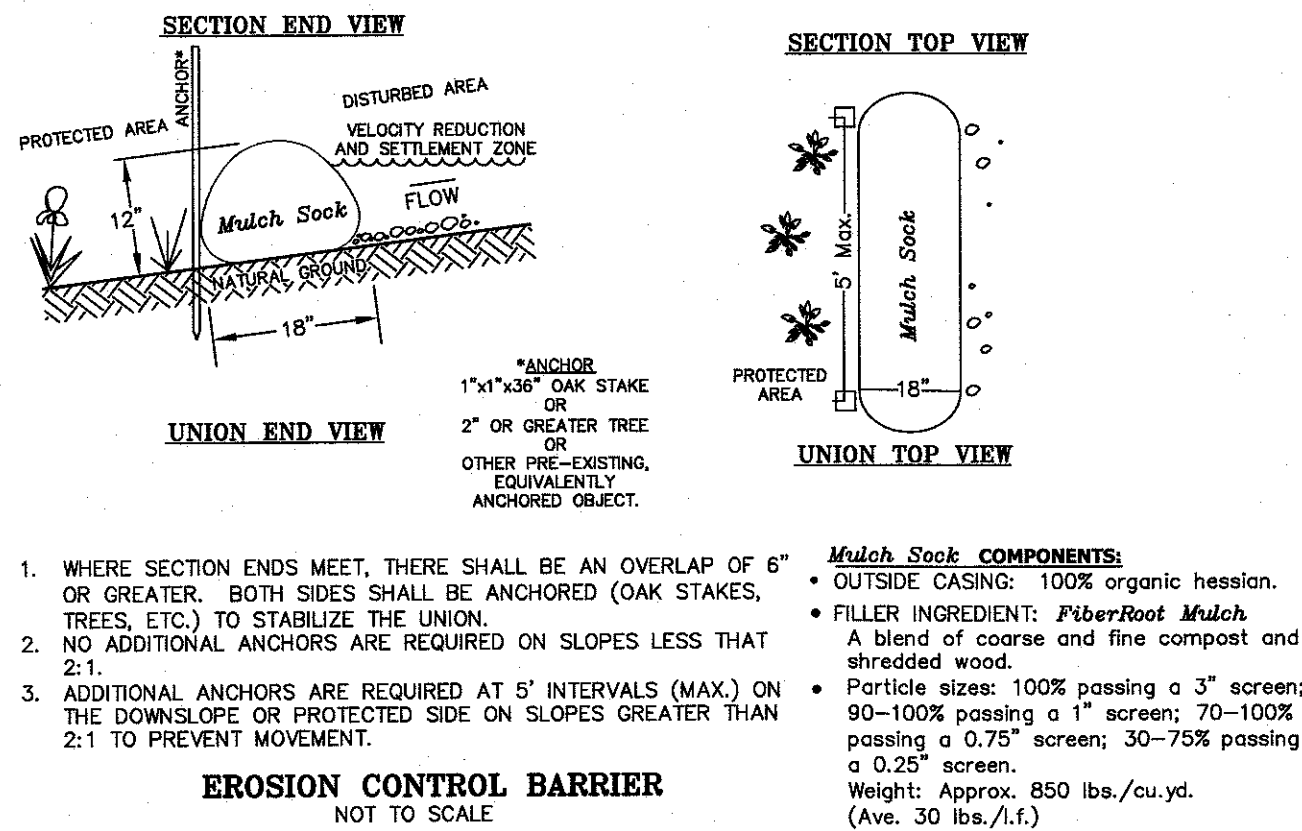
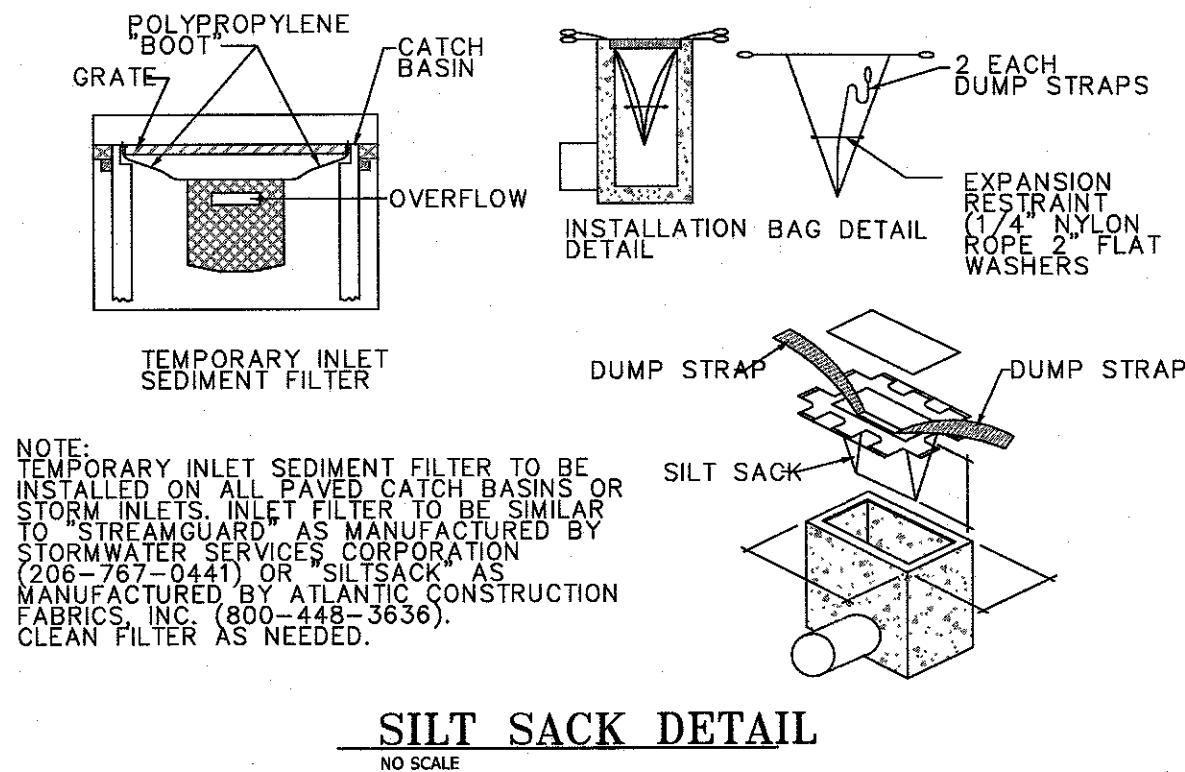
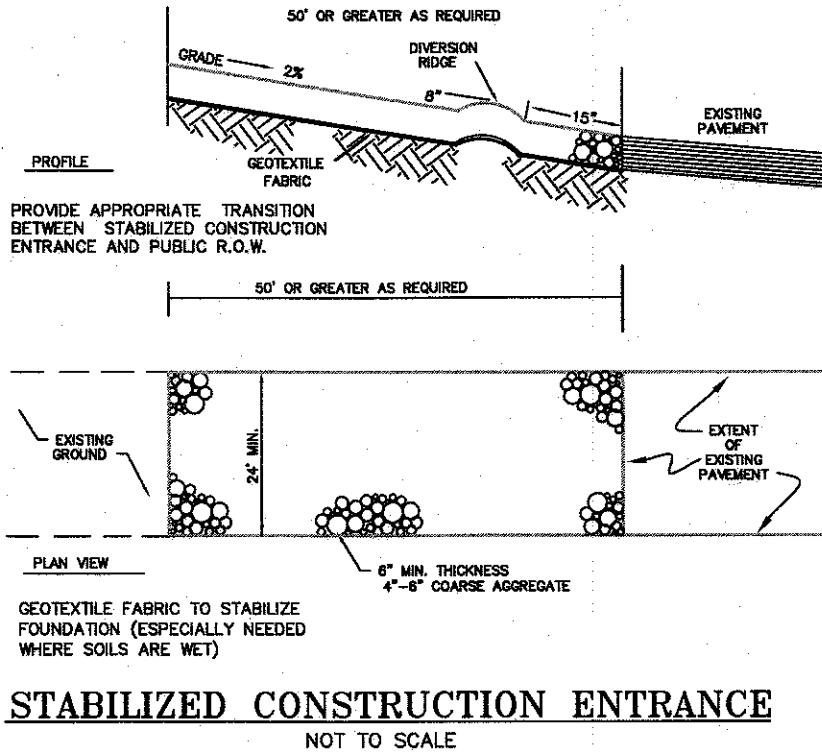


SHEET 10 OF 12

JOB NO.	F4478
---------	-------

G:\CDP\franklin\F4478 (F4478)\DWG\F4478-DETAIL.dwg, 5/31/2022 9:22:32 AM, [R]

- 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

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. LACKING 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

OWNER/APPLICANT

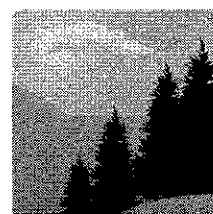
MOHIUDDIN AHMED
95 MAIN STREET, SUITE 100
WESTBOROUGH, MA. 01581

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

CONSTRUCTION DETAILS

NOVEMBER 11, 2021

DATE	REVISION DESCRIPTION
01/17/22	TOWN COMMENTS - REV1
01/28/22	TOWN COMMENTS - REV2
02/17/22	TOWN COMMENTS - REV3
04/12/22	ADDED RET. WALL - REV4
05/31/22	TOWN COMMENTS - REV5



**Guerriere &
Halnon, Inc.**

ENGINEERING & LAND SURVEYING

55 WEST CENTRAL ST. PH. (508) 528-3221
FRANKLIN, MA 02038 FX. (508) 528-7921
www.gandhengineering.com

SHEET
12 OF 12

JOB NO. **F4478**