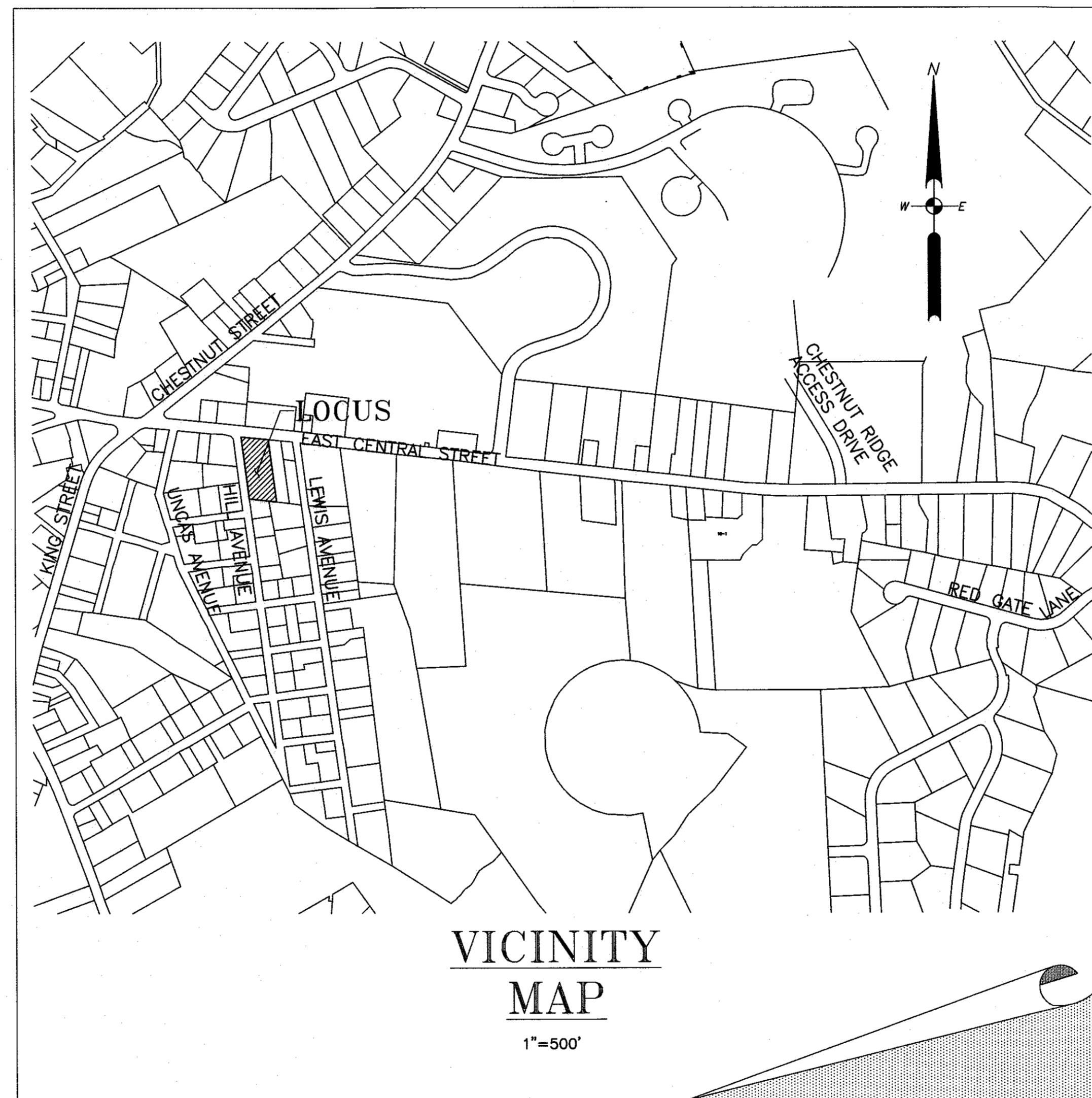


TAJ ESTATES OF FRANKLIN II SITE PLAN & SPECIAL PERMIT 230 EAST CENTRAL STREET FRANKLIN, MASSACHUSETTS

INDEX

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



PURPOSE OF PLAN

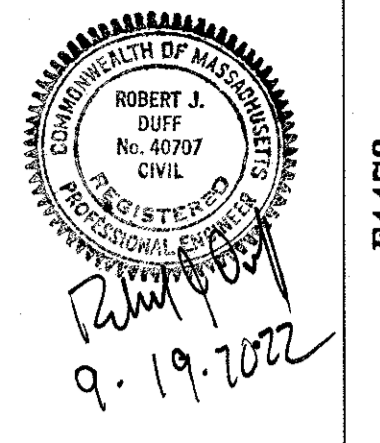
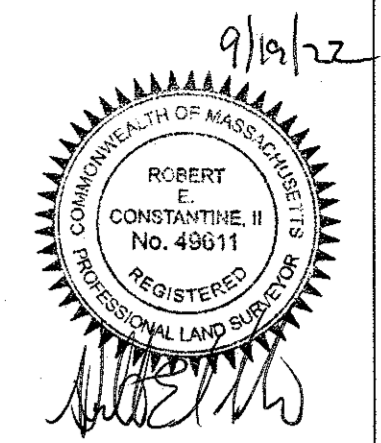
1. SITE PLAN AND SPECIAL PERMIT APPROVAL TO CONSTRUCT A MULTIFAMILY BUILDING WITH IN THE COMMERCIAL I ZONING DISTRICT.

CERTIFICATE OF VOTE NOTE

SEE CERTIFICATE OF VOTE FROM THE FRANKLIN PLANNING BOARD VOTING TO APPROVE WITH CONDITIONS ON MONDAY AUGUST 8, 2022 FOR A PLAN ENTITLED "TAJ ESTATES OF FRANKLIN, SITE PLAN AND SPECIAL PERMIT, 230 EAST CENTRAL STREET FRANKLIN, MA", PLAN DATED NOVEMBER 11, 2021 BY GUERRIERE & HALNON, INC., SEE SHEET 1A.

NOTE:

- ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO MAJOR CONSTRUCTION OR SOIL DISTURBANCE ON SITE.



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. DURING 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
7/14/22	TOWN COMMENTS - REV6
9/12/22	ENDORSEMENT PLAN SET

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 1 OF 12

JOB NO. F4478

Town of Franklin
355 East Central Street
Franklin, Massachusetts 01863-1323
Phone: (508) 329-0907
TOWN OF FRANKLIN
TOWN CLERK
PLANNING BOARD
NOV 18 A 8 22
RECEIVED
August 17, 2021
Nancy Daoull, Town Clerk
Towns of Franklin
355 East Central Street
Franklin, MA 02038
CERTIFICATE OF VOTE
SPECIAL PERMIT/SITE PLAN
230 East Central Street
Applicant: Mohiuddin Ahmed
95 Main Street #100
Westborough, MA 01581
Owner: TAJ Estates of Franklin II, LLC
95 Main Street #100
Westborough, MA 01581
Prepared By: Guerriere & Halnon, Inc., Franklin, MA
November 11, 2021
I, Nancy Daoull, Town Clerk Franklin, Mass. do hereby certify that the above has been received since the decision of the Planning Board Board of duty by the Mayor and Town Clerk. Date: Sept. 7, 2021
A True Copy of the Record
ATTEST: Town Clerk, Franklin, MA
Gregory Roudsuev, Chairman
Franklin Planning Board
cc: Owner/Applicant/Applicant's Engineer/
Building Commissioner/DPW/Engineering/BETA Group, Inc.

PROJECT DESCRIPTION
SPECIAL PERMIT/SITE PLAN
230 East Central Street
The existing site consists of a single parcel of land within the Commercial I Zoning District and with the Water Resources District. The parcel currently contains a single family residential structure built in 1950. The applicant proposed to construct a 14,212 sq. ft. three (3) story building, with forty-one (41) single bedroom residential units, a site driveway and parking area for tenants. The Site Plans include landscaping, municipal utilities and stormwater management. After several public hearings, the final Site Plan included 33 residential units and 2 commercial spaces.
PUBLIC HEARING
SPECIAL PERMIT/SITE PLAN
230 East Central Street
A proper and complete notice of the December 6, 2021 public hearing was posted in the Franklin Municipal Building and in the appropriate local newspaper in accordance with the Franklin Zoning Code and Massachusetts General Laws. A proper and complete notice was also sent to all persons and parties required by law to receive such notice. The Planning Board consented to hold public hearings on January 18, 2022, January 24, 2022, February 7, 2022, February 24, 2022, March 24, 2022, April 25, 2022, May 23, 2022, June 6, 2022, June 27, 2022, and July 25, 2022.
Incorporated as part of the record is the following:
The Planning Board reviewed (1) the applicant's detailed written application including answers to Special Permit Findings (A) through (G), and (2) comments and review letters from various Town Departments, including but not limited to, Department of Planning & Community Development, Department of Public Works/Engineering and Franklin Fire Department. The Planning Board also reviewed engineering reports from their peer review Consultant.
The Planning Board upon motion duly made and seconded, voted (5-0) to close the public hearing on July 25, 2022 for the Site Plan and Special Permit for 3185 Attachment 7, 6.1: Multifamily in Commercial I Zoning District.

PRESENTATION
SPECIAL PERMIT/SITE PLAN
230 East Central Street
Mr. Richard Conetta, attorney on behalf of the applicant TAJ Estates of Franklin II LLC, and Ms. Amanda Cavaliere of Guerriere & Halnon, Inc. addressed the Planning Board. Mr. Conetta acted as a principal of TAJ Estates was in the audience. He stated the property is about one (1) acre located within the Commercial I zoning district. Currently, the property has a single-family residence on it that is occupied. The plans are to remove the structure with redevelopment of the site. The proposed redevelopment is the construction of a three-story, 14,200 sq. ft. commercial mixed-use residential building containing 41 single-bedroom apartment style residential units with 900 sq. ft. commercial space located on the first floor. Prior to the hearing, he stated that in order to do this, they need to seek approval including a Special Permit to allow multi-family housing in the commercial district. They would also need an associated site plan approval. They have identified no wetlands in the project. Ms. Cavaliere presented that as this property is located in the Commercial I zoning district, a Special Permit is needed. They are requesting a waiver for one parking space per unit as opposed to 1.3 spaces as required in zoning. They have three visitor spaces in the back. The project will be serviced by Town water and sewer. There is an infiltration system in the parking lot.
Ms. Crowley stated that BETA anticipates submitting their final review tomorrow. Mr. Gray Jones of BETA stated that Ms. Love and Mr. Maglio covered the major items. He has the same issues with the infiltration system as noted by Mr. Maglio. He discussed the possible impact on the sewer line and recommended Mr. Maglio comment on that. He stated that they are making a 18 ft. cut on Hill Avenue which is a shallow bedrock area which may require blasting to get to the foundation. He recommended the applicant do test pits to determine if blasting will be needed. He commented that there are no trees proposed around the parking lot. He agreed with Ms. Love that there is not enough parking.
Planning Board members made comments. In response, Ms. Cavaliere reviewed the provided parking schedule. She stated that she would include the number of spaces required if the waiver were not granted. She reviewed the landscape plan and stated that she will show signage on the plan. She stated renderings would be provided with the submittal. Ms. Wierling suggested a traffic study be provided as there is a lot going on in that area already, and this is proposed for 41 units. Ms. Crowley stated that BETA could look at that. Ms. Williams noted that the development would be more than 2 miles from the main station. She agreed that there is not enough parking, and this is an extremely dense project. Chair Roudsuev asked about the underground retention system and the proximity to the Town easement. He noted his concern about traffic. He agreed it is a fairly dense project. He suggested the applicant look at the parking spaces, screening, lighting, and fire department access around the site.
Ms. Cavaliere reviewed the revised site plan. She stated that the most significant change is the reduction in building size. Originally, it was proposed to be approximately 14,000 sq. ft.; that has been reduced by approximately 2,000 sq. ft. As well, the number of units has been reduced from 41 to 35 one-bedroom units. She reviewed the updated parking. She stated that they are proposing 36 parking spaces for the units, two office spaces, three visitor spaces, and three handicapped spaces. She stated that the total number of spaces required is 55; they are proposing 41. She stated that all work has been removed from the sewer easement. She reviewed the revised landscaping plan. Ms. Williams stated that she agreed Franklin needs one-bedroom units, however, she thinks that the number of parking spaces is insufficient even if it were 12 spaces per unit. With 44 spaces there is not enough parking. Ms. Wierling stated that she does not disagree that it should be given a good look; however, the density may be a little too dense. It is a wedge between some single-family homes, and there is a lot of impervious. She recommended looking at a few less units. She noted the location of the dumpster as it affects residential.
Planner, Amy Love stated that at the rear of the building there are two parking spaces on the right of way, the applicant will require a waiver for those parking spaces. She stated that the applicant has provided 51 parking spaces; however, only 44 meet the zoning requirements. The applicant will require a waiver for parking spaces 7 spaces do not meet the required width. The building and parking area is at 78.8 percent impervious so 80 percent is permitted. The applicant is to provide documentation on the ownership of Hill Avenue. She stated that the question is who owns the street and the applicant allowed to work in the right of way.
The Planning Board held several additional Public Hearings to discuss the density of the project, the issue with the wall being constructed and how it will impact the abutting property. The applicant provided explanation and responses, but to the satisfaction of the Board. The Board continued to discuss the lowering of the amount of the units, additional parking spaces and concerns about encroachment onto the abutting properties. Many members of the public attended and discussed their concerns with the project, being traffic, safety and the size of the project.

ENDINGS OF FACTS
SPECIAL PERMIT/SITE PLAN
230 East Central Street
Special Permit: (1) 3185 Attachment 7, 6.1: Multifamily in Commercial I Zoning District.
(a) Proposed project address or is consistent with neighborhood or Town need.
Gregory Roudsuev YES Jennifer Williams YES
Rick Power YES Beth Wierling NO
William David YES
(b) Vehicular traffic flow, access and parking and pedestrian safety are properly addressed.
Gregory Roudsuev YES Jennifer Williams NO
Rick Power YES Beth Wierling YES
William David YES
Jennifer Williams said no, because she does not believe that, with the density on the site and the challenges on the site that already exist, that the increasing number of vehicles coming in and out of the site, and the increase in the number of pedestrians coming in and out of the site, are properly addressing the very concerning safety challenges in this area of town.
(c) Public roads, drainage, utilities and other infrastructure are adequate or will be upgraded to accommodate development.
Gregory Roudsuev YES Jennifer Williams NO
Rick Power YES Beth Wierling YES
William David YES

DECISION
SPECIAL PERMIT/SITE PLAN
230 East Central Street
The applicant submitted their proposed findings with the original application on November 12, 2021 and revised findings on May 16, 2022 and both are on record.
(d) Neighborhood character and social structure will not be negatively impacted.
Gregory Roudsuev YES Jennifer Williams YES
Rick Power YES Beth Wierling NO
William David YES
Beth Wierling said no, because directly abutting neighborhood consists mainly of single-family homes, with two-family and three-family homes mixed in. The few two-family and three-family homes that exist in the area have an appearance and site features such as lighting, trash removal, and impervious coverage that is consistent with that of a primarily single-family home neighborhood. In addition, the mix of single-family, two-family, and three-family homes in the neighborhood creates a density that is non-impactive to the neighborhood character. In addition, existing residences are one to two stories tall, with loading docks that are well below the thirty-three unit structures that are being proposed with this project. The mean height of the main gable at TAJ Estates is forty feet, much greater than the average height of the surrounding existing residential buildings whose average rooftop height is twenty-six feet. TAJ Estates, as it is currently designed, will introduce site features—many of which are a few feet away from abutting residential homes—such as 24-hour site lighting, solar related to front parcel service for on-site dumpster, backup backup during winter months due to snow removal, fifty-five parking spaces as well as other features that are inconsistent with the existing neighborhood character. The neighborhood character will be negatively impacted by a building that does not fit in as any aspect of its character with the abutting neighborhood.
(e) Project will not destroy or cause substantial damage to any environmentally-significant natural resource, habitat, or feature or, if it will, proposed mitigation, remediation, replication or compensatory measures are adequate.
Gregory Roudsuev YES Jennifer Williams YES
Rick Power YES Beth Wierling YES
William David YES

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)DIGSAFE(7233).
CONSTRUCTION ON THIS LAND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS, OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.
OWNER
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
APPLICANT
TAJ ESTATES OF FRANKLIN II, LLC
MOHUDDIN AHMED, MANAGER
95 EAST MAIN STREET, SUITE 100
WESTBOROUGH, MA. 01581
A True Copy of the Record
ATTEST: Town Clerk, Franklin, MA

(f) Number, height, bulk, location and siting of building(s) and structure(s) will not result in abutting properties being deprived of light or fresh air circulation or being exposed to flooding or subjected to excessive noise, odor, light, vibrations, or airborne particulates.
Gregory Roudsuev YES Jennifer Williams NO
Rick Power YES Beth Wierling NO
William David YES
Jennifer Williams voted no, because she believes that a significant bulk of the proposed project will deprive neighbors of light as well as contribute to noise in the area.
Beth Wierling voted no, because it is unclear if the constructibility of the retaining wall structures shown on the western side of the plan could be completed without excessive noise or vibrations which will impact the abutting. There are outstanding peer review comments including the request for soil logs to test at locations to verify MF Engineering and Design results that remain outstanding that would contribute to understanding constructibility of the retaining wall and any noise or vibrations that might impact the neighbors.
(g) Water consumption and sewer, taking into consideration current and projected future local water supply and demand and wastewater treatment capacity, will not be excessive.
Gregory Roudsuev YES Jennifer Williams YES
Rick Power YES Beth Wierling YES
William David YES

Based upon the information submitted during the public hearings, Planning Board's specific findings, the Planning Board specifically determined that allowing Site Plan and Special Permit 3185 Attachment 7, 6.1: Multifamily in Commercial I Zoning District, will not have adverse effects which overbalance its beneficial effects on either the neighborhood or the Town, in view of the particular characteristics of the site and of the proposal in relation to that site.
Accordingly, at the Planning Board meeting on August 8, 2022 the Planning Board, upon motion duly made and seconded, voted (3-2) to Approve the applicant's request to allow the Site Plan and Special Permit at 230 East Central Street, under CM40A, Section 9 of the MGL. The Project Description, Public Hearing Presentation, Findings of Fact, Conditions and the Decision, are listed on pages 2 - 10, attached hereto.
The following members of the Planning Board were present at the hearing and voted as follows:
Gregory Roudsuev YES Jennifer Williams NO
Rick Power YES Beth Wierling NO
William David YES
At the Planning Board meeting on August 16, 2022 upon motion duly made and seconded, voted (5-0) to Approve Special Conditions, Waiver and Standard Conditions, which are all listed below. Also, at the Planning Board meeting on August 16, 2022 the Planning Board, upon motion duly made and seconded, voted (5-0) that the conditions be attached to the original decision and recorded at the Registry of Deeds.
Any person aggrieved by the above decision of the Franklin Planning Board may file an appeal pursuant to Massachusetts General Laws Chapter 40A, Section 17. Such appeal must be filed within twenty (20) days after the filing of the notice of the Board's decision with the Town Clerk.
This Certificate of Vote shall become effective only upon the recording of a copy certified by the Town Clerk with the Norfolk County Registry of Deeds. A copy of the recorded Certificate of Vote shall be submitted to the Board within thirty (30) days of recording.

STANDARD CONDITIONS OF APPROVAL
230 East Central Street
1. This Special Permit shall not be construed to run with the land and shall run with the Site Plan as endorsed by the Planning Board. A new Special Permit shall be required from the Planning Board if any major change of use or major change to the site plan is proposed.
2. This Special Permit shall lapse if substantial use or construction has not begun, except for good cause, within twenty-four (24) months of approval, unless the Board grants an extension. No Final Certificate of Occupancy shall be issued until all requirements of the Special Permit have been completed to the satisfaction of the Board unless the applicant has submitted a Partial Certificate of Completion for the remainder of the required improvements and received approval by the Planning Board. The applicant's engineer or surveyor, upon completion of all required improvements, shall submit a Certificate of Completion. The Board or its agent(s) shall complete a final inspection of the site upon filing of the Certificate of Completion by the applicant. Said inspection is further outlined in condition #4.
3. Construction or operations under this Special Permit shall conform to any subsequent amendment of the Town of Franklin Zoning Bylaw (185) unless the use or construction is commenced within a period of six (6) months after the issuance of this Special Permit and, in cases involving operation, unless such construction is continued through to completion as continuously and expeditiously as is reasonable.
4. The Planning Board will provide consultant services to complete construction inspections upon the commencement of construction. The Franklin Department of Public Works Director, directly and through employees of the Department of Public Works and outside consultant services shall act as the Planning Board's inspector to assist the Board with inspections necessary to ensure compliance with all relevant laws, regulations and Planning Board approved plan specifications. Such consultants shall be selected and retained upon a majority vote of the Board.
5. Actual and reasonable costs of inspection consulting services shall be paid by the owner/applicant before or at the time of the pre-construction meeting. Should additional inspections be required beyond the original scope of work, the owner/applicant shall be required to submit fees prior to the issuance of a Final Certificate of Completion by the Planning Board (Form 11). Said inspection is further outlined in condition #4.
6. No alteration of the Special Permit and the plans associated with it shall be made or affected other than by an affirmative vote of the members of the Board at a duly posted meeting and upon the issuance of a written amended decision.
7. All applicable laws, bylaws, rules, regulations, and codes shall be complied with, and all necessary licenses, permits and approvals shall be obtained by the owner/applicant.
8. Prior to the endorsement of the site plan, the following shall be done:
• The owner/applicant shall make a notation on the site plan that references the Special Permit and the conditions and date of this Certificate of Vote.
• A notation shall be made on the plans that all erosion mitigation measures shall be in place prior to major construction or all disturbance commencing on the site.
• All outstanding invoices for services rendered by the Town's Engineers and other reviewing Departments of the Town relative to their review of the owner/applicant's application and plans shall have been paid in full.
• The owner/applicant shall submit a minimum of six copies of the approved version of the plan.

9. Prior to any work commencing on the subject property, the owner/applicant shall provide plans to limit construction debris and materials on the site. In the event that debris is carried onto any public way, the owner/applicant and its agents shall be responsible for all cleanup of the roadway. All cleanup shall occur within twenty-four (24) hours after first written notification to the owner/applicant by the Board or its designee. Failure to complete such cleanup may result in suspension of construction of the site until such public way is clear of debris.
10. The owner/applicant shall install erosion control devices as necessary and as directed by the Town's Construction Inspector.
11. Prior to construction activities, there shall be a pre-construction meeting with the owner/applicant and his contractor(s), the Department of Public Works and the Planning Board's Inspector.
12. Any signage requires the Applicant to file with the Design Review Commission.
13. The Certificate of Vote is to be added to the plan.
14. Prior to the endorsement, the following is required:
• Soil logs and test pit locations be shown on the revised plans from M.F. Engineering & Design to verify results, for the missing wall.
• The Appendix is not specifically noted in the O&M plan. The long term Operation and Maintenance plan should be a stand-alone document. Therefore, Appendix 11 should be directly incorporated into the plan and reference. Along with the sample inspection for and a plan of the BMPs.
• The finished level be raised to Elevation 278.95. This would provide an additional 12" of sediment storage in the separator row and further protect the long-term viability of the system. If any disturbance is shown on Hill Ave, then the Applicant is to submit an alternative plan to the Planning Board that shows no disturbance on Hill Ave.
SPECIAL CONDITIONS OF APPROVAL
230 East Central Street
1. 3185-21-C(4) - No screening will be provided along the Hill Ave right-of-way

9
10

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
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FRANKLIN, MA 02038 FX. (508) 528-7921
www.gandhengineering.com

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.

LEGEND

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 45'
 MINIMUM LOT WIDTH 3 STORIES/40'¹⁵
 BLDG HEIGHT

MINIMUM YARDS
 FRONT 20'¹⁴
 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

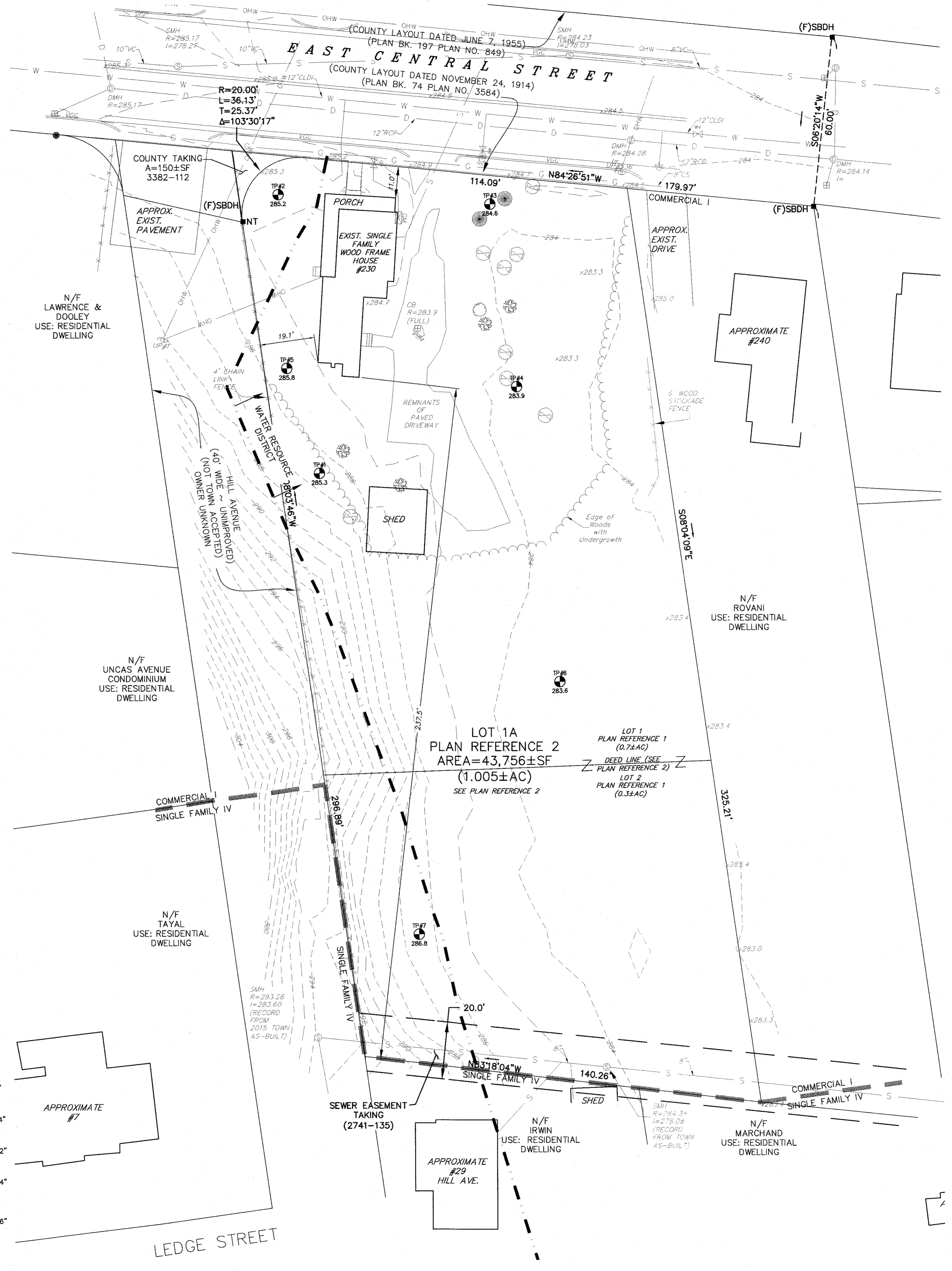
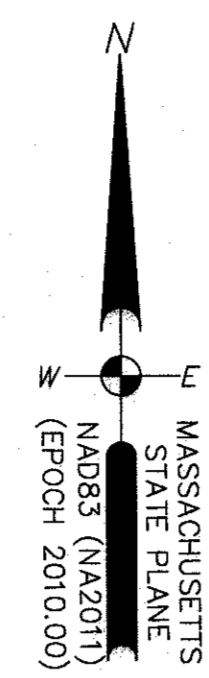
⊠	CATCH BASIN	☆	LIGHT POLE
⊙	DRAIN MANHOLE	⊙	UTILITY POLE
⊕	ELECTRIC MANHOLE	⊙	GUY WIRE
⊖	SEWER MANHOLE	⊙	SIGN
○	MANHOLE	•	WETFLAG
⊗	GAS VALVE	⊙	UTILITY POLE
⊗	GAS METER	☆	PROP. STREET LIGHTING
⊗	GAS SHUT OFF VALVE	X 000.0	SPOT ELEVATION
⊗	WATER VALVE		RIPRAP
⊗	WATER SHUT OFF VALVE		
⊗	FIRE HYDRANT	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

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."

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	285.8 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"-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 L.S. 32"-48"	C1 L.S. 24"-48"	C1 L.S. 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"
C3 M./G.S. 60"-136"	C3 M./G.S. 10YRS/3	C3 F.S. 10YRS/6	C3 M.S. 60"-96"	C3 M.S. 60"-96"	C3 M.S. 120"-132"	C3 M.S. 84"-96"
NO G.W. NO MOTTLES	NO G.W. MOTTLES 32"-54"	NO G.W. MOTTLES 32"-54"	NO G.W. MOTTLES 32"-54"	NO G.W. MOTTLES 32"-54"	NO G.W. MOTTLES 32"-54"	NO G.W. MOTTLES 32"-54"



Professional Engineer Seal for Robert J. Duff, No. 49611, State of Massachusetts, dated 9.19.2022.

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
 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
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04/12/22	ADDED RET. WALL - REV4
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7/14/22	TOWN COMMENTS - REV6
9/12/22	ENDORSEMENT PLAN SET

GRAPHIC SCALE: 1"=20'

Guerriere & Halnon, Inc.
 ENGINEERING & LAND SURVEYING
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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 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 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 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 SEED 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 SWEEPED AND MAINTAINED PER STORMWATER MANAGEMENT PLAN.

LEGEND

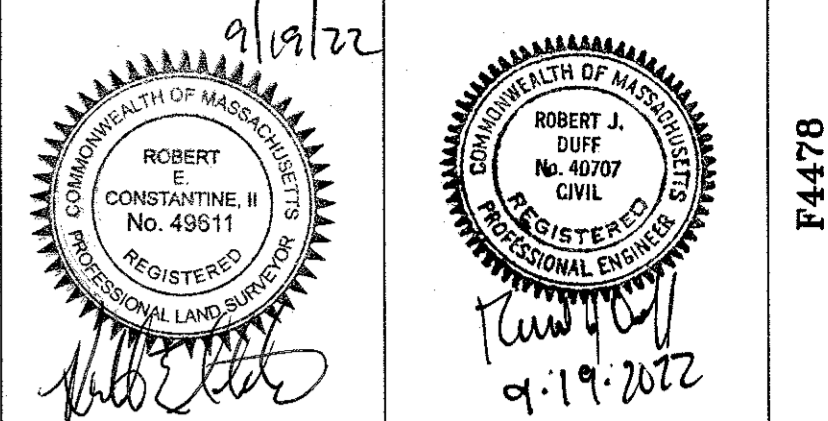
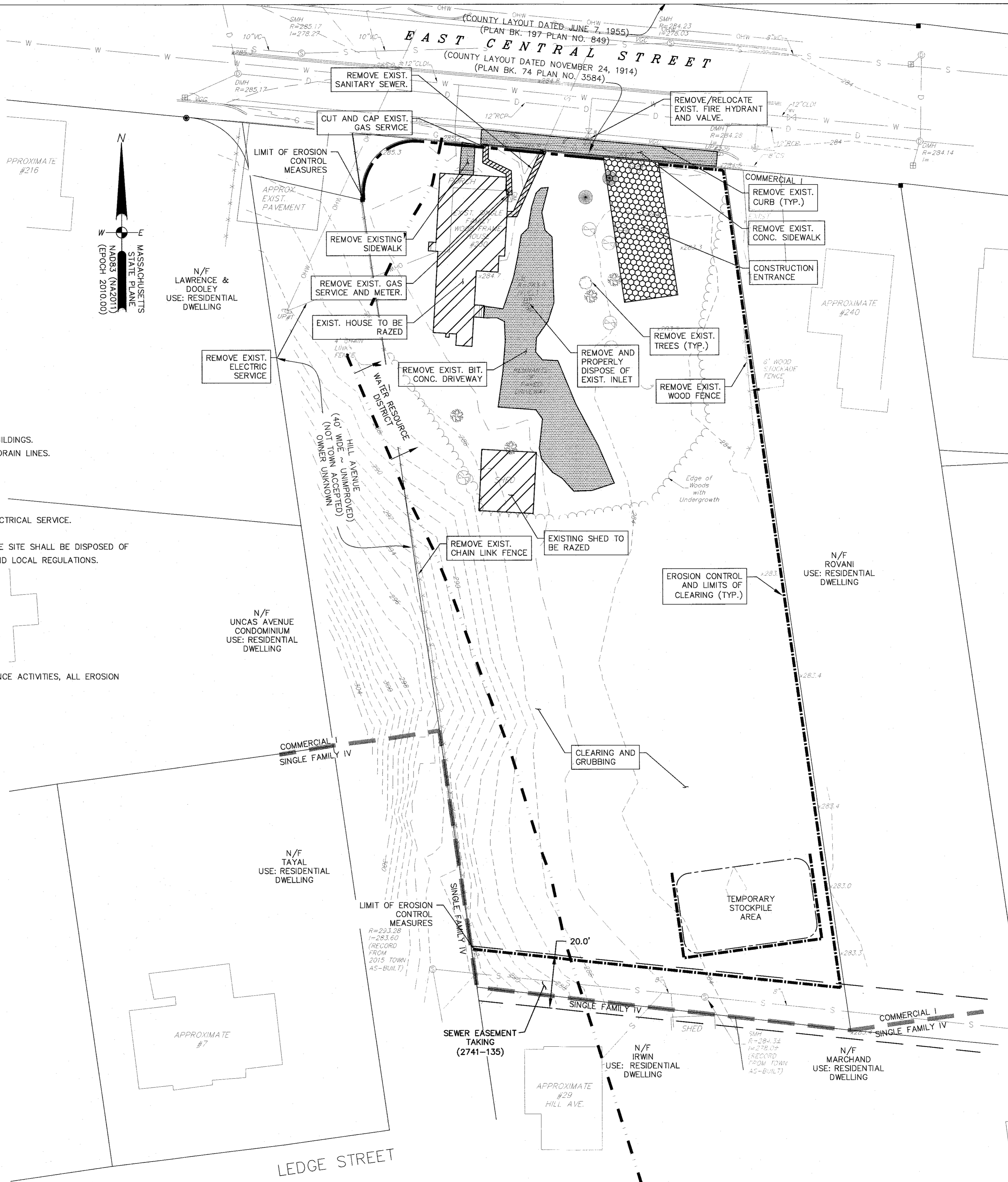
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⊙	SEWER MANHOLE	⊙	SIGN
○	MANHOLE	•	WETFLAG
⊕	GAS VALVE	⊕	UTILITY POLE
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⊕	WATER VALVE	⊕	RIPRAP
⊕	WATER SHUT OFF VALVE		
⊕	FIRE HYDRANT		
---	000	---	EXISTING CONTOUR
---	D	---	EXISTING DRAIN LINE
---	W	---	EXISTING WATER LINE
---	G	---	EXISTING GAS LINE
---	S	---	EXISTING SEWER LINE

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.

NOTE:

- PRIOR TO CONSTRUCTION AND ANY LAND DISTURBANCE ACTIVITIES, ALL EROSION CONTROL DEVICES SHALL BE INSTALLED.



APPROVED DATE:
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95 EAST MAIN STREET, SUITE 100
WESTBOROUGH, MA. 01581

**DEED BOOK 40009 PAGE 445
ASSESSORS MAP 285 LOT 069**

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MOHUDDIN AHMED, MANAGER
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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
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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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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. 40FT.
MAX. % OF LOT UPDAND 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

	20 FT ¹	11.0 FT	18.9 FT
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	90.0 FT

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 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

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 = 913± 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

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		
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9/19/22

ROBERT J. DUFF
No. 4881P
REGISTERED PROFESSIONAL ENGINEER
9.19.2022

APPROVED DATE: _____

FRANKLIN PLANNING BOARD

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DEED BOOK 40009 PAGE 445
ASSESSORS MAP 285 LOT 069

APPLICANT

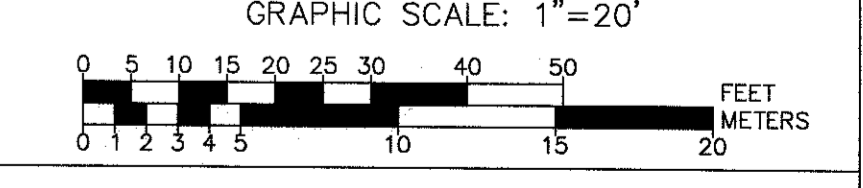
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**TAJ ESTATES OF FRANKLIN II
SITE PLAN & SPECIAL PERMIT
230 EAST CENTRAL STREET
FRANKLIN MASSACHUSETTS**

SITE PLAN

NOVEMBER 11, 2021

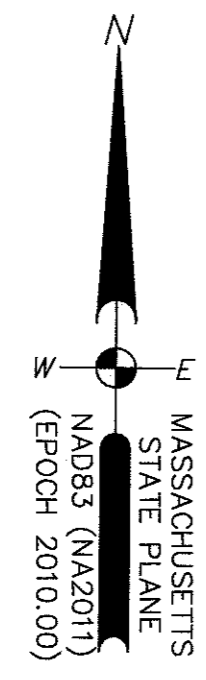
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EAST CENTRAL STREET



N/F LAWRENCE & DOOLEY
USE: RESIDENTIAL DWELLING

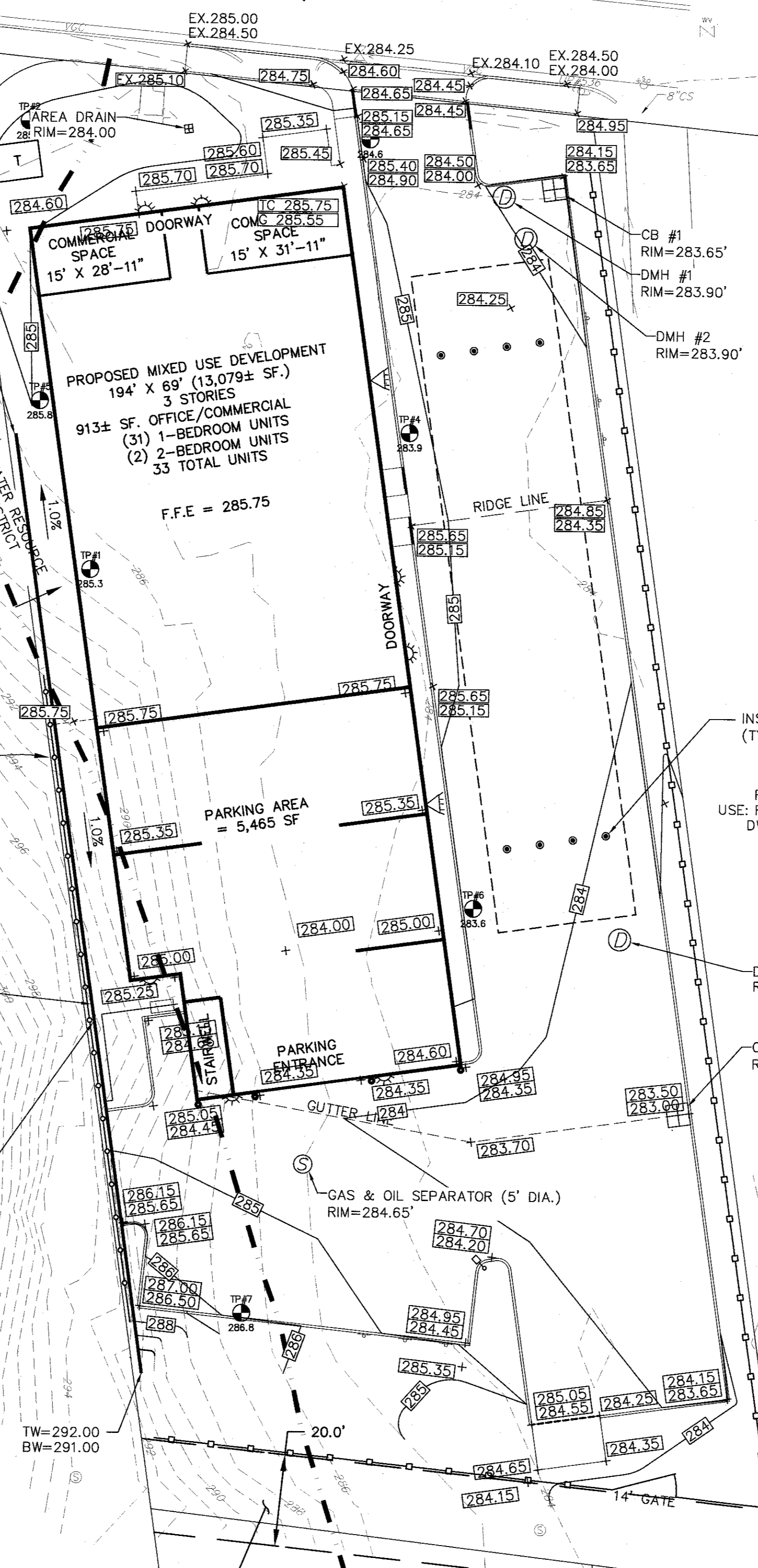
N/F UNCAS AVENUE CONDOMINIUM
USE: RESIDENTIAL DWELLING

PROPOSED RETAINING WALL DESIGNED BY M.F. ENGINEERING & DESIGNS. CONSTRUCTIBILITY 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

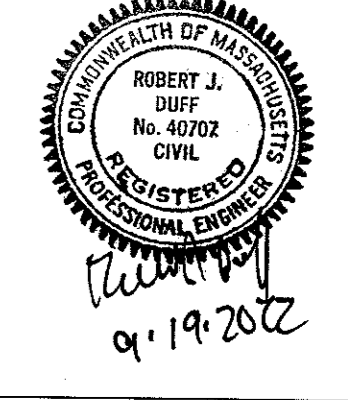
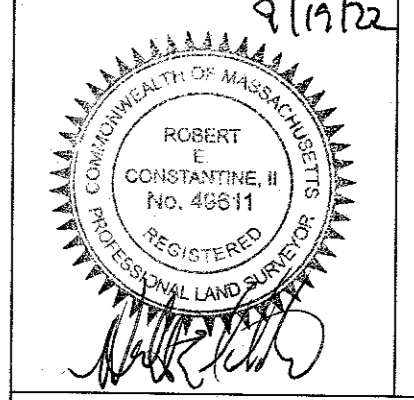
N/F IRWIN
USE: RESIDENTIAL DWELLING

N/F MARCHAND
USE: RESIDENTIAL DWELLING



LEGEND

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	DRAIN MANHOLE		UTILITY POLE
	ELECTRIC MANHOLE		GUY WIRE
	SEWER MANHOLE		SIGN
	MANHOLE		WETFLAG
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	GAS SHUT OFF VALVE		SPOT ELEVATION
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P4478

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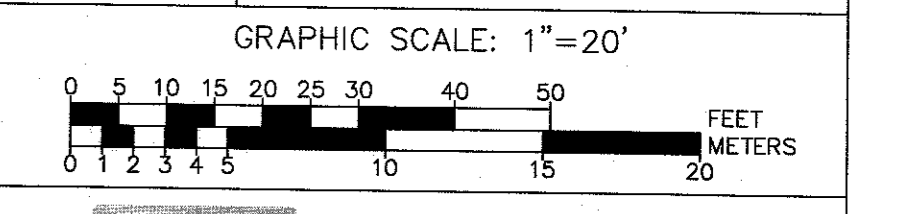
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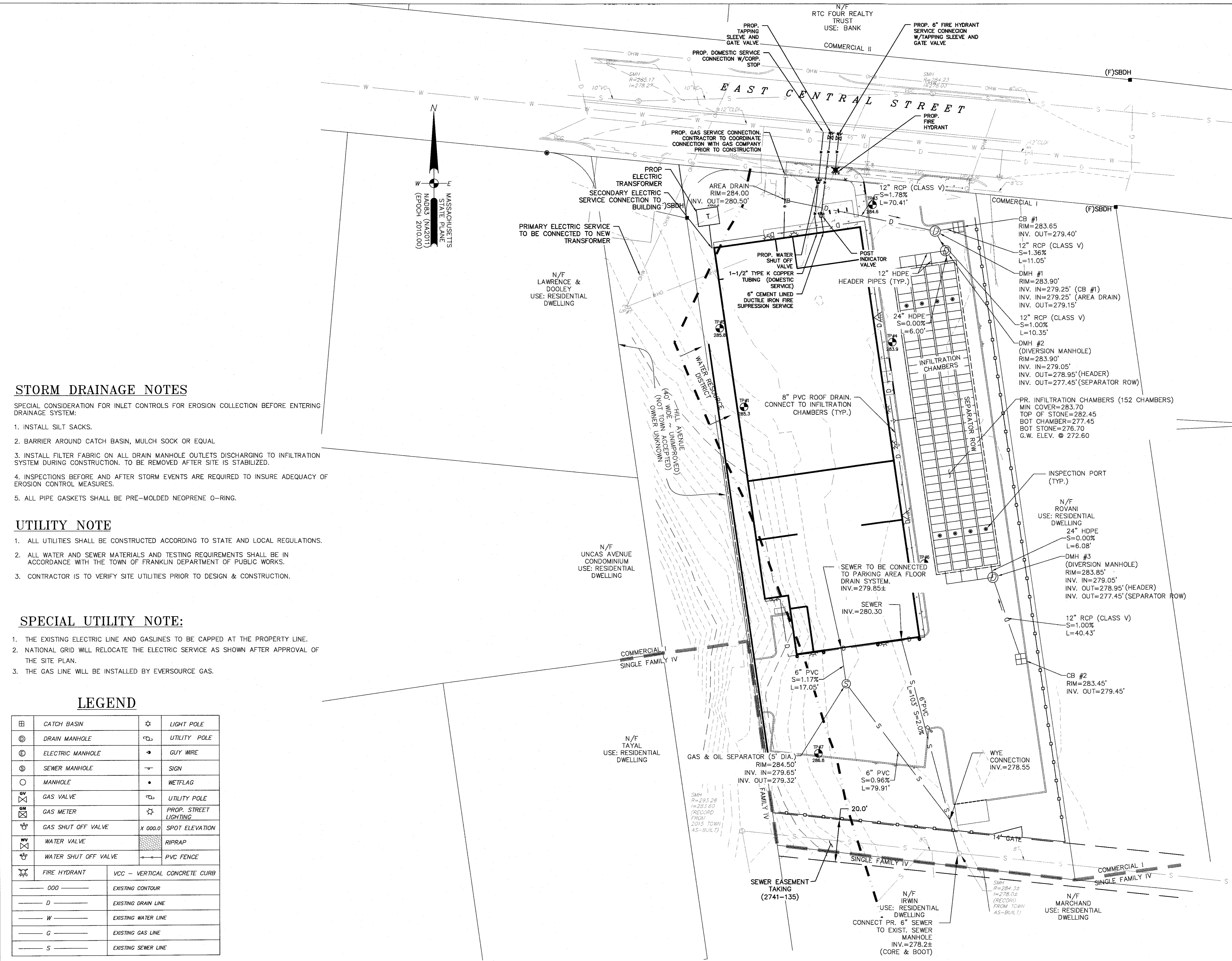
GRADING PLAN

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
7/14/22	TOWN COMMENTS - REV6
9/12/22	ENDORSEMENT PLAN SET



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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		

ROBERT J. DUFF
No. 40707
REGISTERED PROFESSIONAL ENGINEER
STATE OF 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. DURING 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).

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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
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

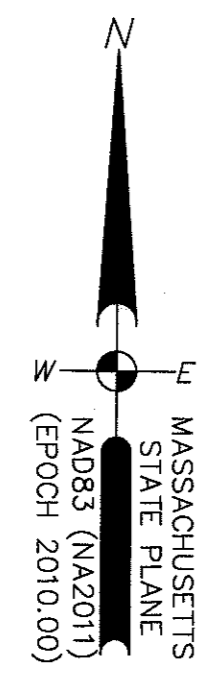
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7/14/22	TOWN COMMENTS - REV6
9/12/22	ENDORSEMENT PLAN SET

GRAPHIC SCALE: 1"=20'

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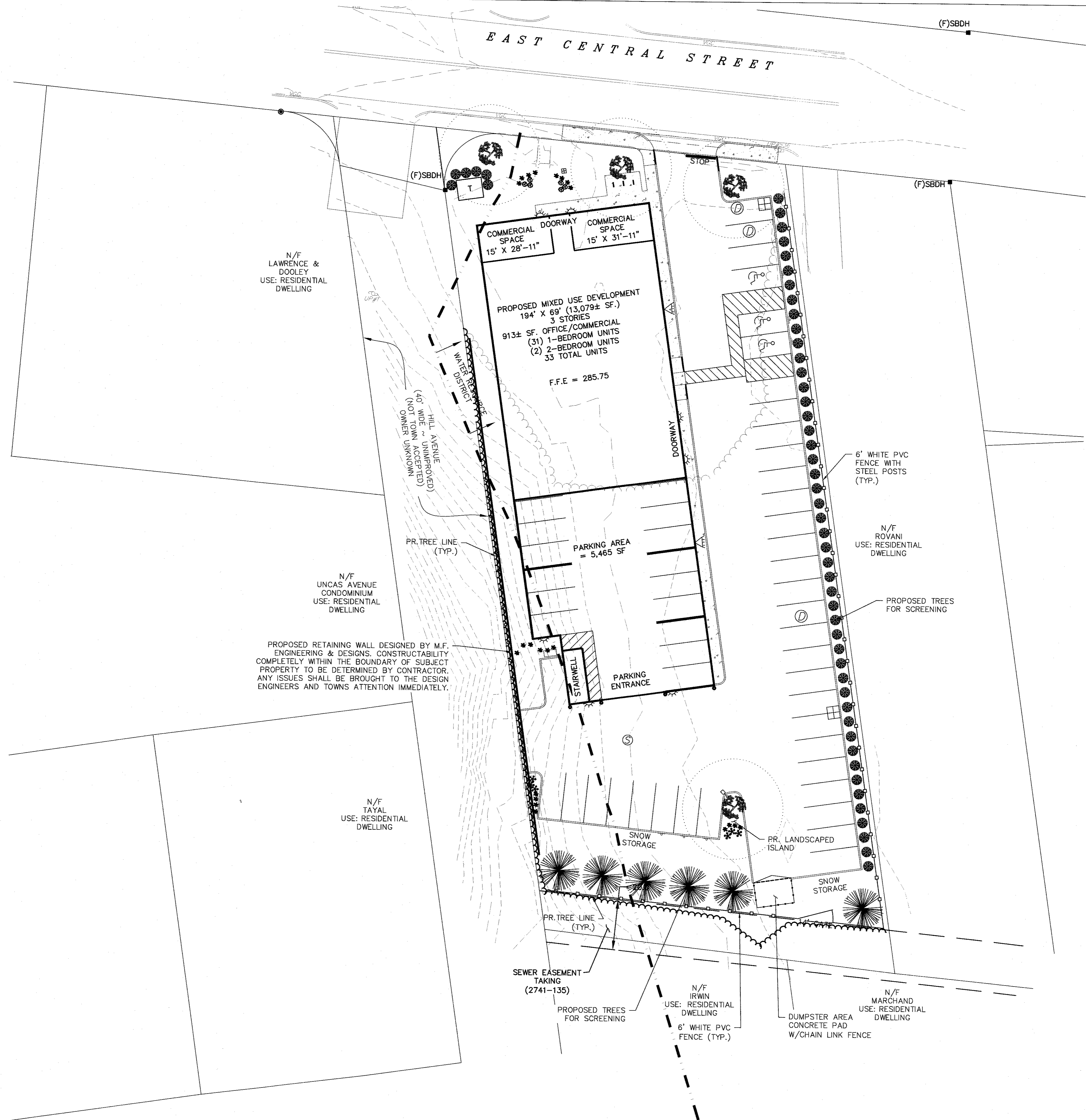
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SHEET **6 OF 12** JOB NO. **F4478**



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		



9/19/22

ROBERT J. DUFF
No. 49611
REGISTERED PROFESSIONAL ENGINEER

9-19-2022

F4478

APPROVED DATE: _____
FRANKLIN PLANNING BOARD

BEING A MAJORITY

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DEED BOOK 40009 PAGE 445
ASSESSORS MAP 285 LOT 069

APPLICANT

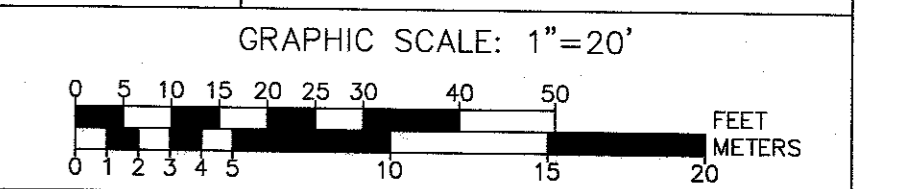
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LANDSCAPING PLAN

NOVEMBER 11, 2021

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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 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.

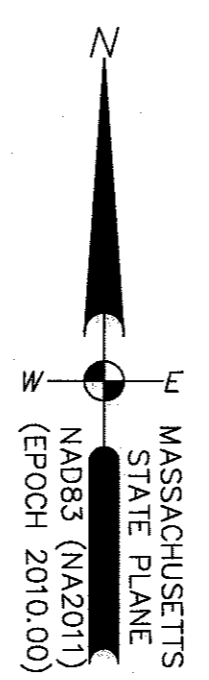
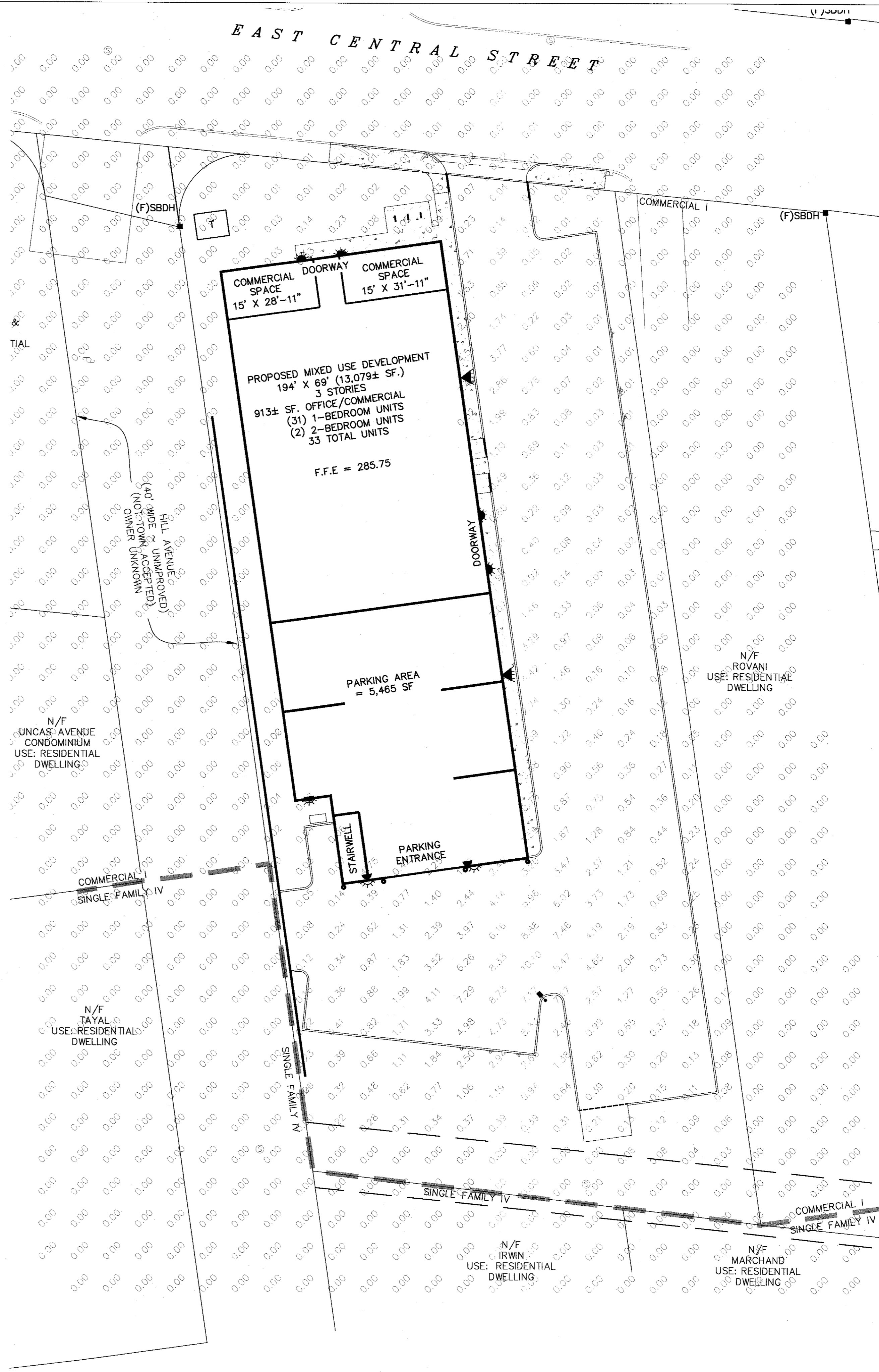
GUERRIERE & HALNON, INC ASSUMES NO RESPONSIBILITY FOR ANY SAFETY AND/OR SECURITY RISKS DUE TO INADEQUATE LIGHT LEVELS WHICH MAY OCCUR AFTER INSTALLATION.

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 SCIENCE 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
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	EXISTING CONTOUR		
	EXISTING DRAIN LINE		
	EXISTING WATER LINE		
	EXISTING GAS LINE		
	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)	Weight:	5 lbs (2.3 kg)
Depth:	4" (102 mm)	Weight:	10 lbs (4.5 kg)
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.

ESX1 LED Area Luminaire

Specifications

EPA	0.40 ft ² (0.04 m ²)
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.

PEDESTRIAN LIGHTING

FEATURES & SPECIFICATIONS

OLLWD & OLLWU LED WALL CYLINDER LIGHT

Introduction

The OLLWD and OLLWU LED wall cylinder lights are designed for use in a variety of applications. They feature a sleek, modern design and are 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 OLLWD and OLLWU LED wall cylinder lights are a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

9/19/22

9/19/2022

F4478

APPROVED DATE: _____

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DEED BOOK 40009 PAGE 445
ASSESSORS MAP 285 LOT 069

OWNER/APPLICANT

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

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SITE PLAN & SPECIAL PERMIT
230 EAST CENTRAL STREET
FRANKLIN MASSACHUSETTS**

PHOTOMETRIC PLAN

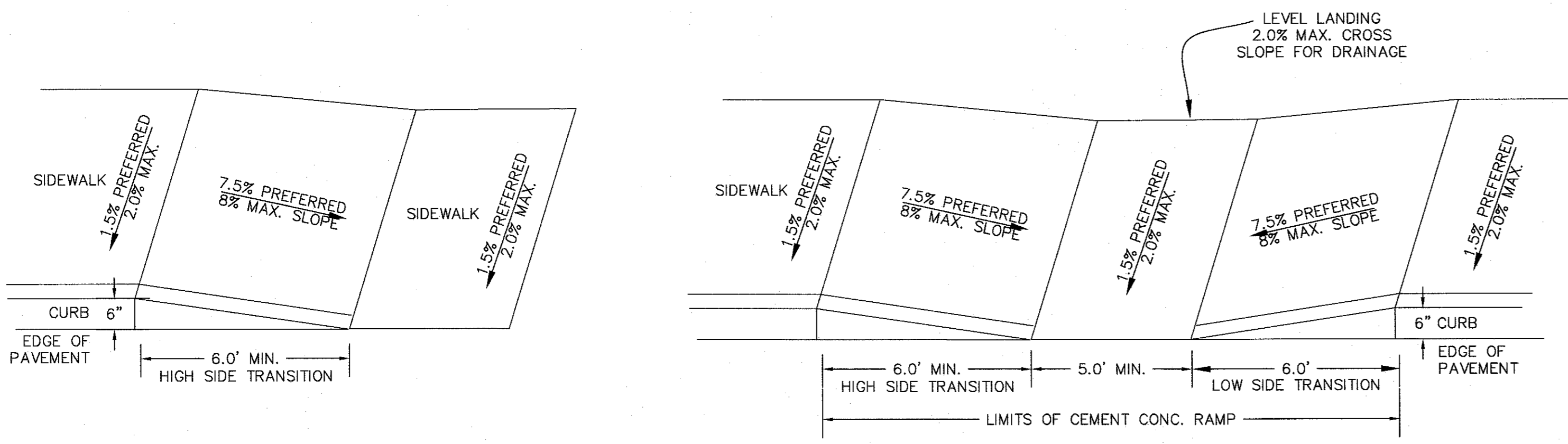
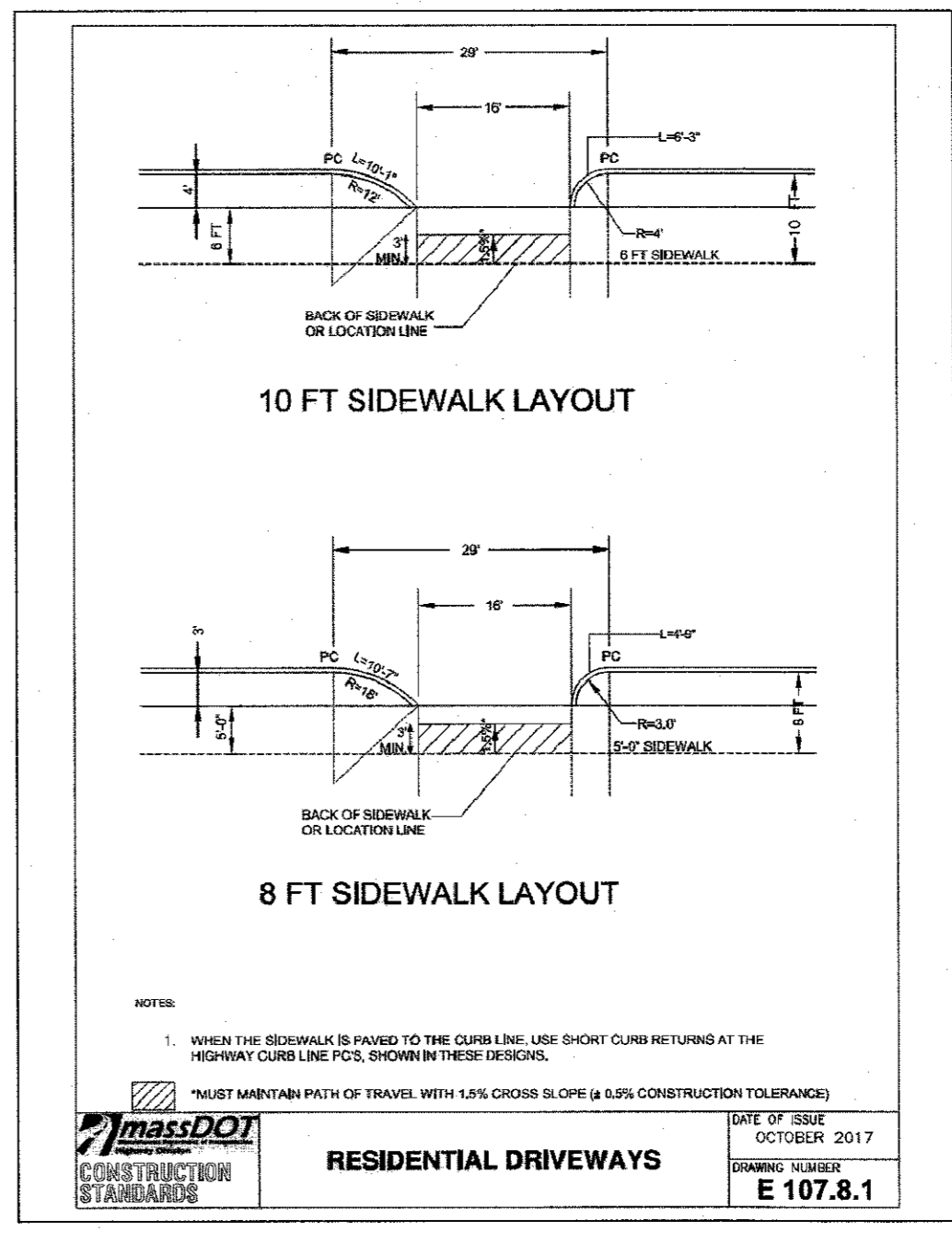
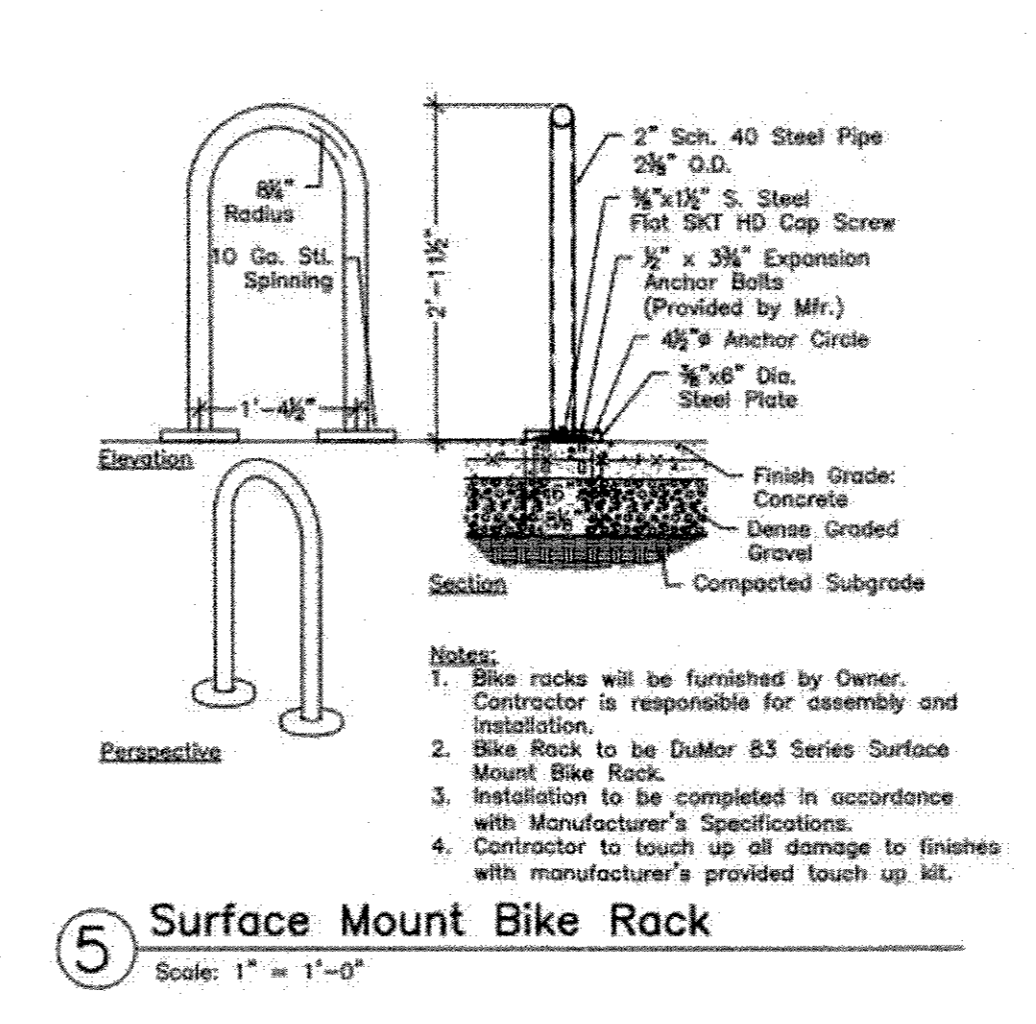
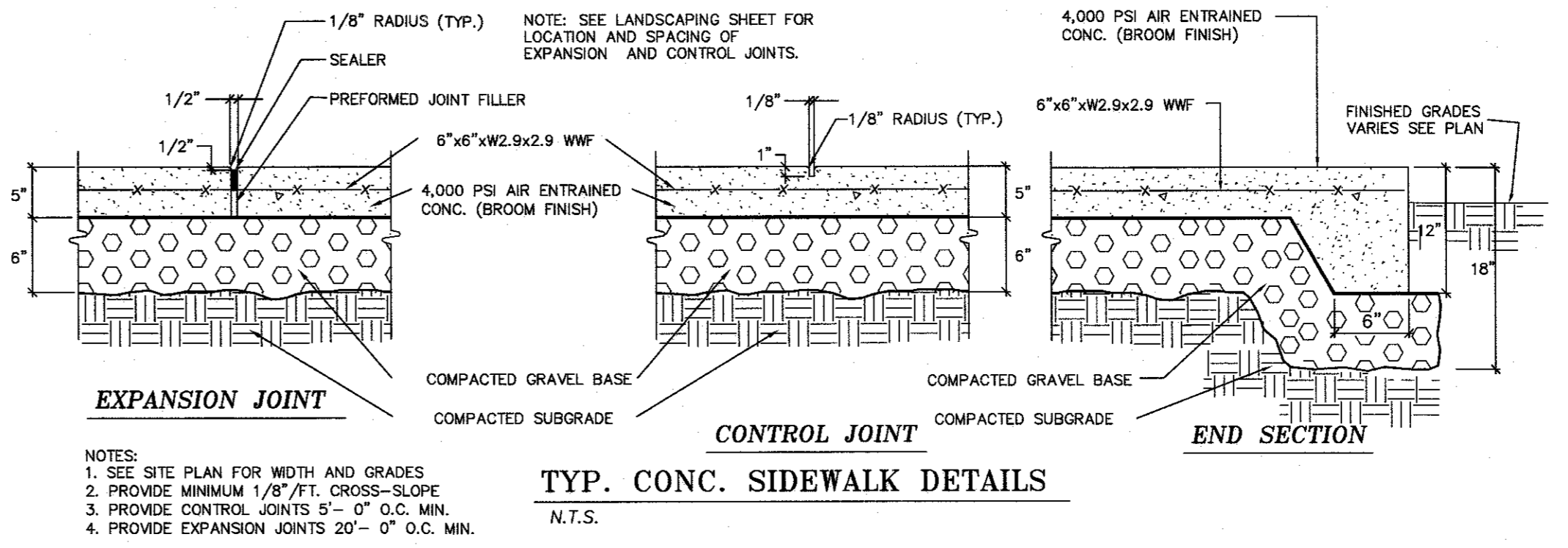
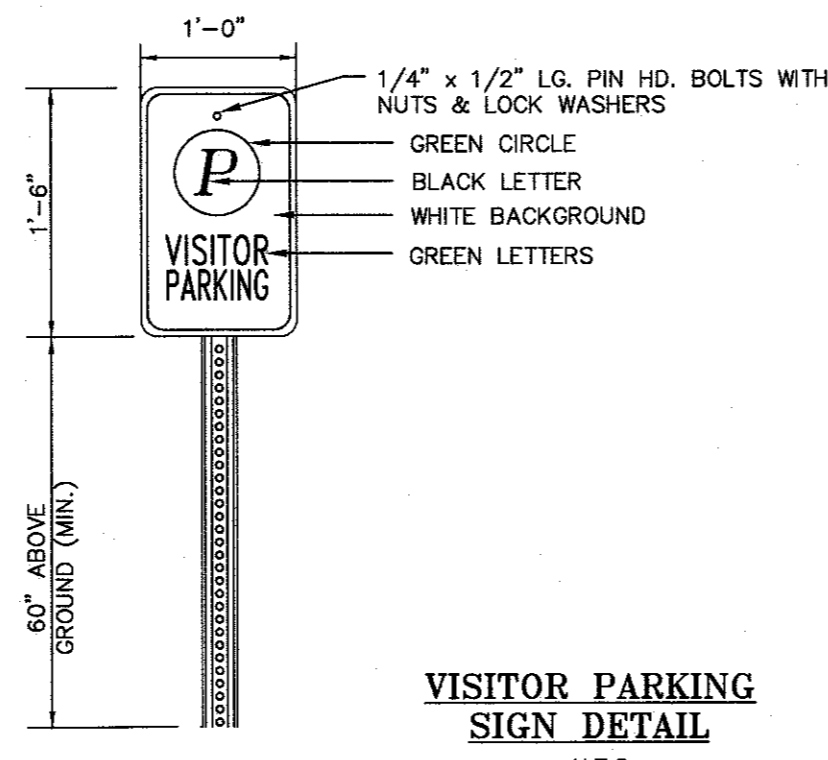
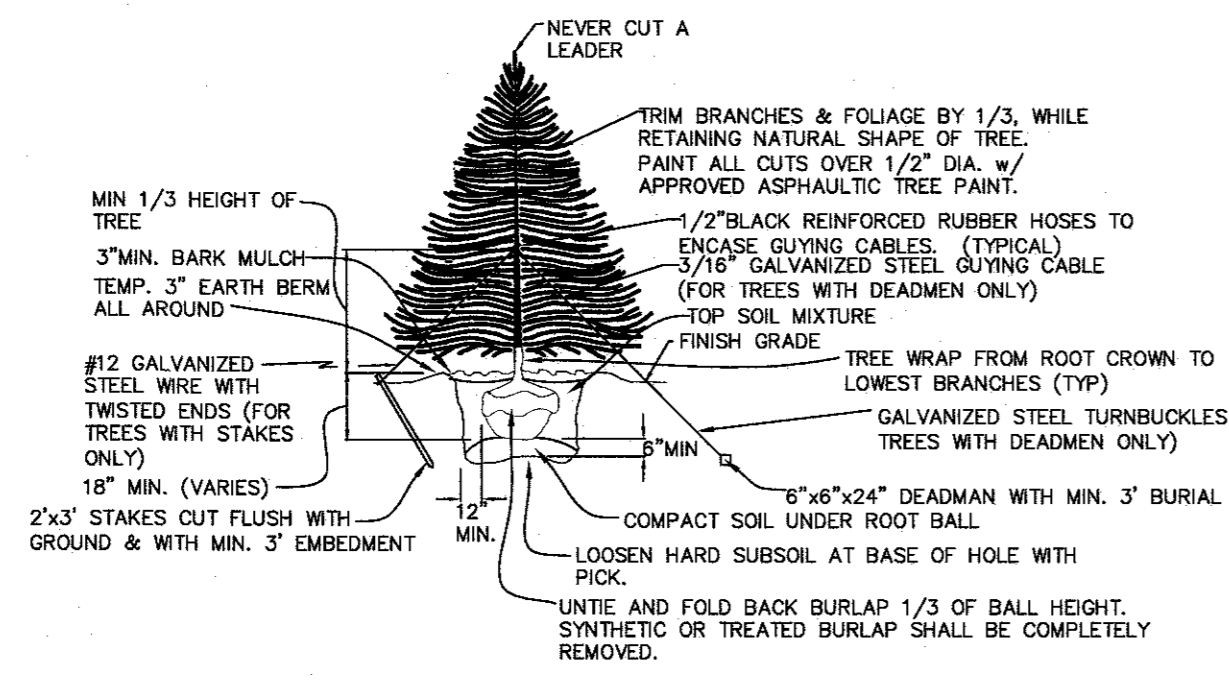
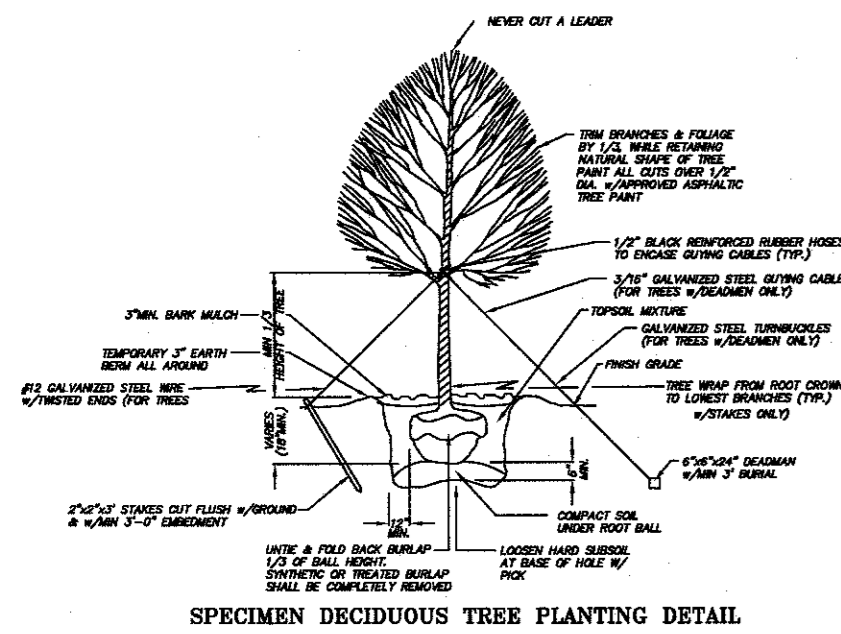
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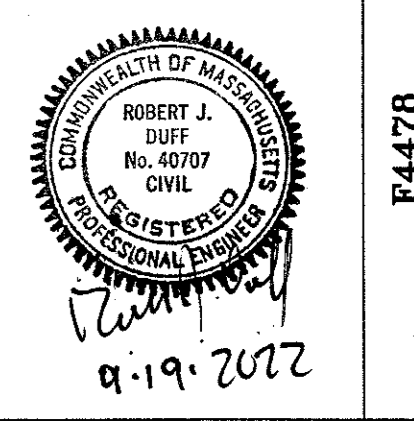
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SHEET **8 OF 12** JOB NO. **F4478**



CEMENT CONCRETE WHEELCHAIR RAMPS
NOT TO SCALE



F4478

APPROVED DATE:
FRANKLIN PLANNING BOARD
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LEGAL NOTES
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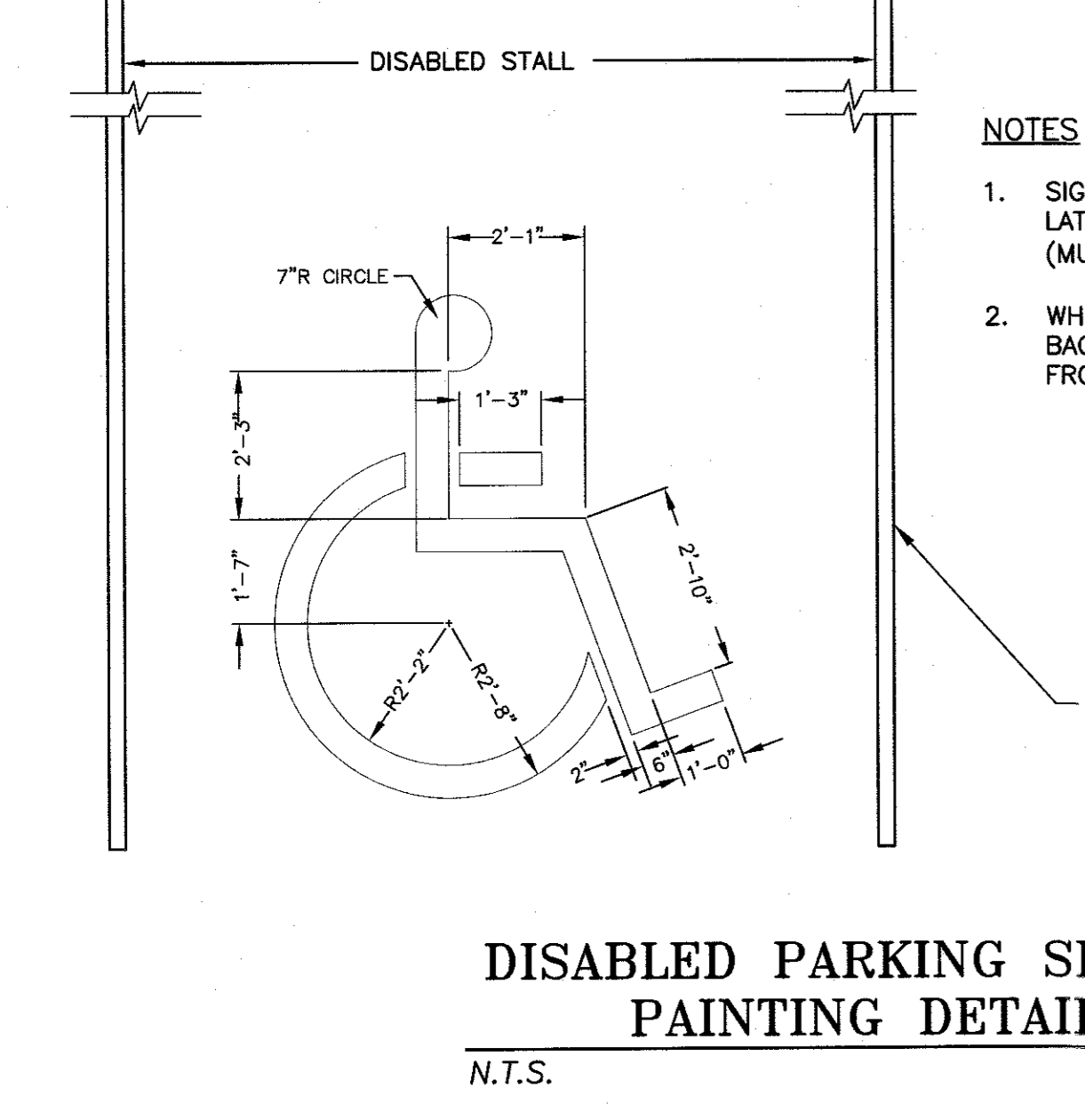
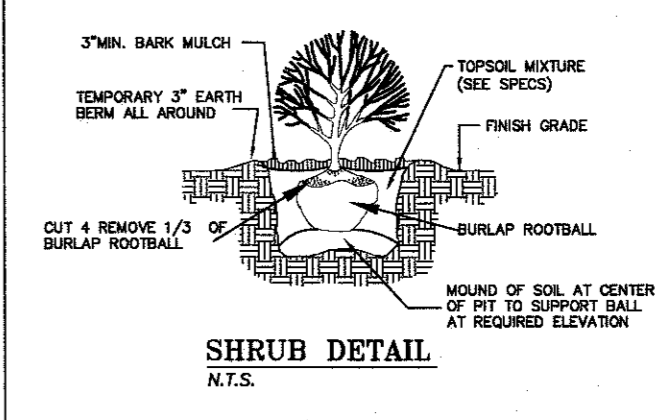
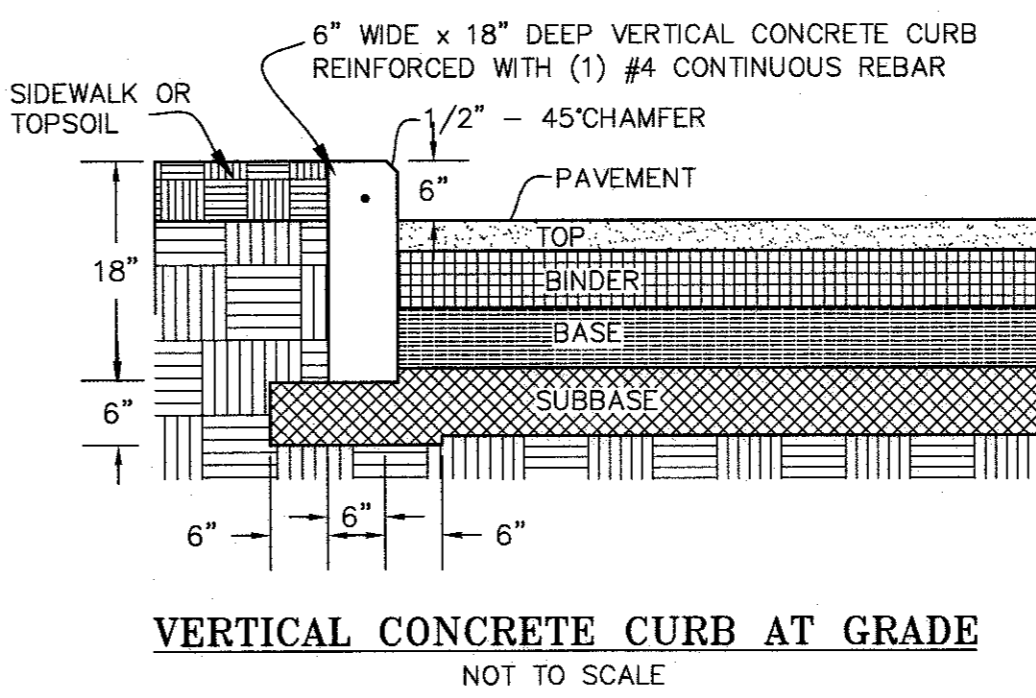
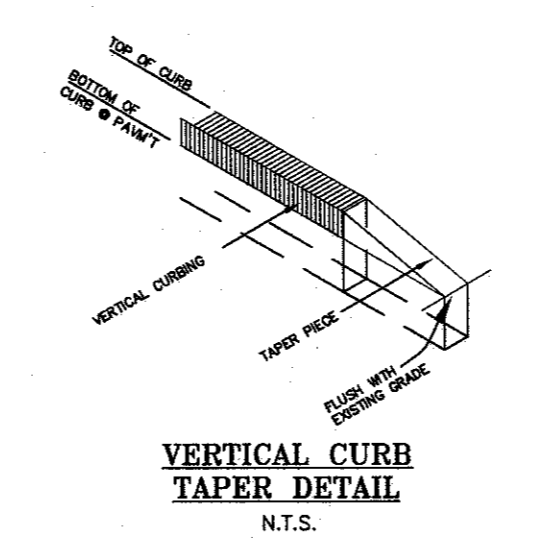
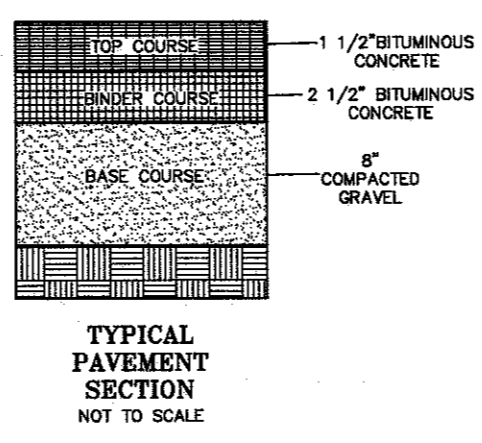
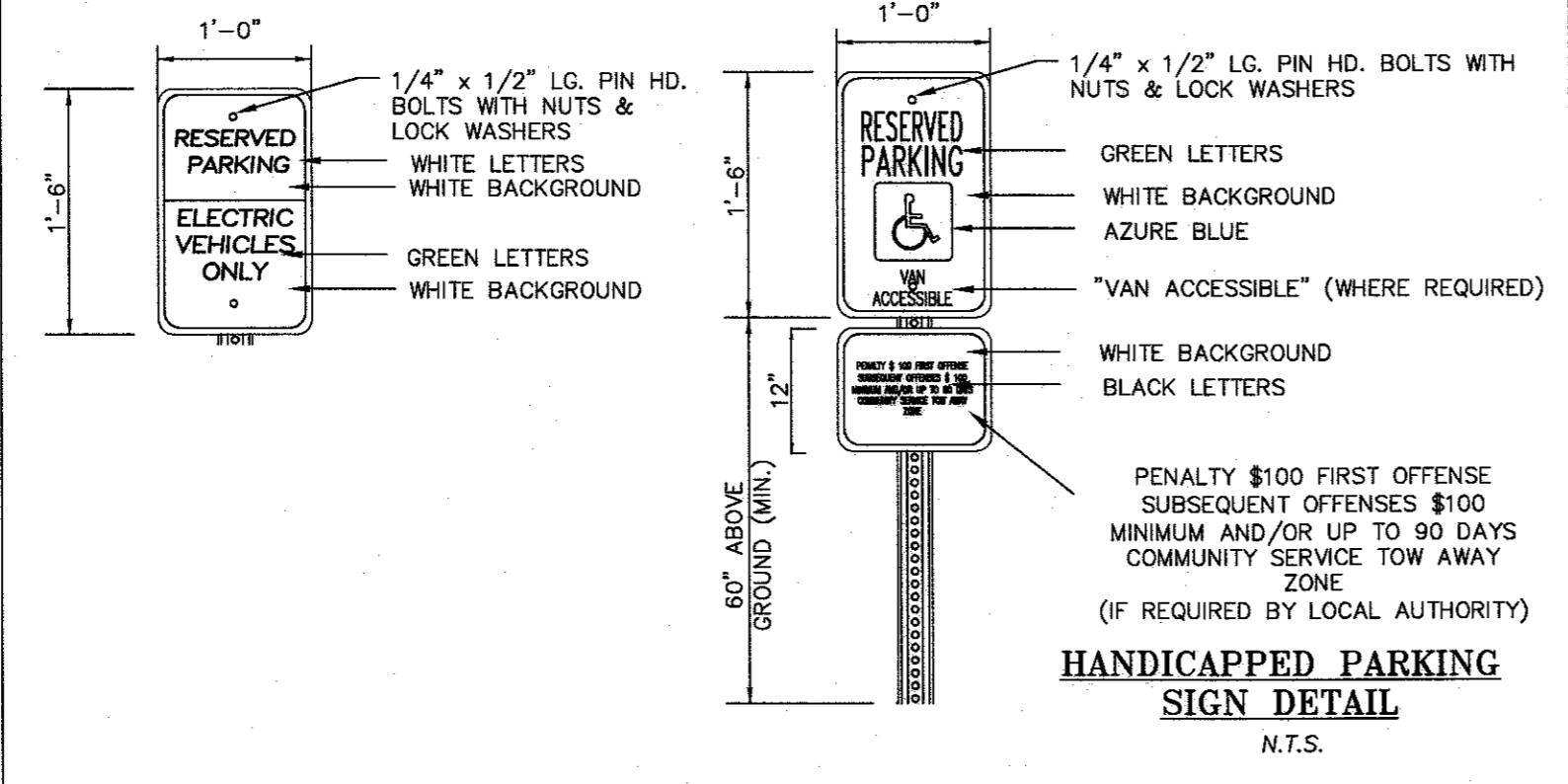
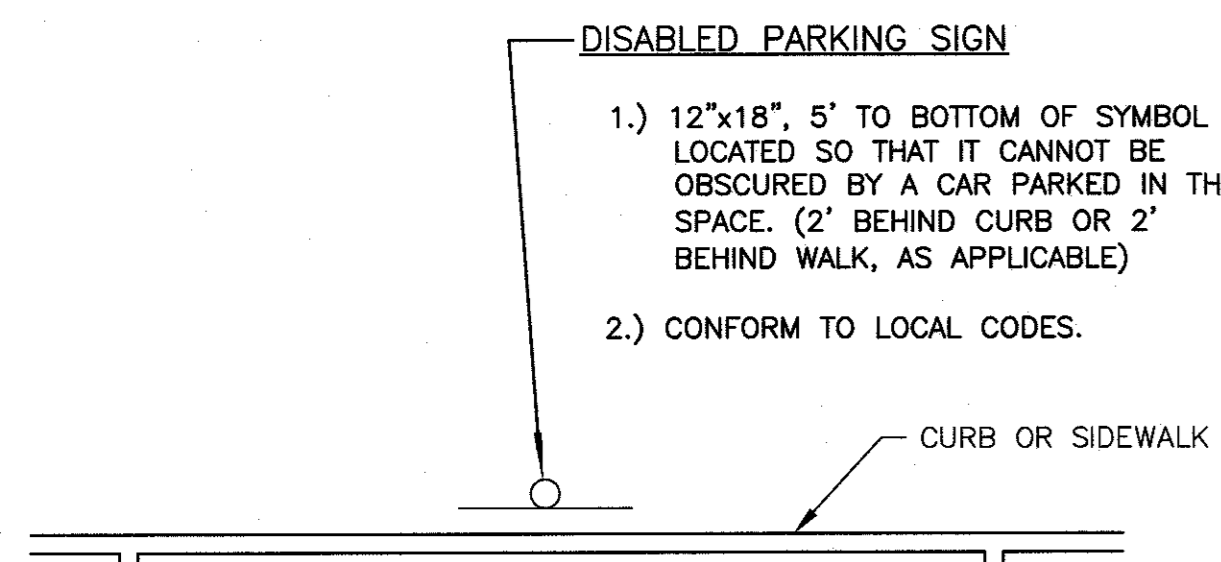
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CONSTRUCTION DETAILS

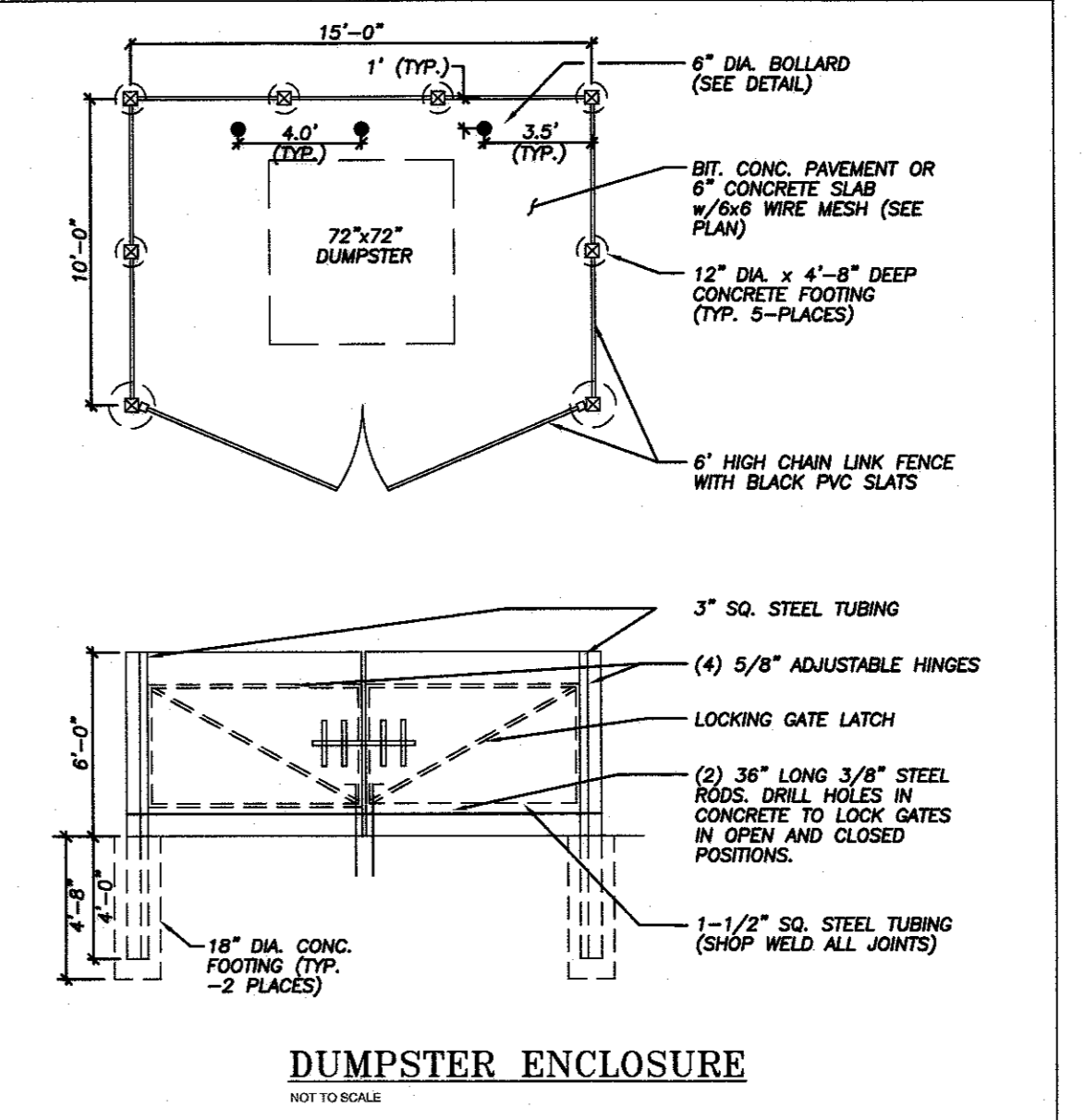
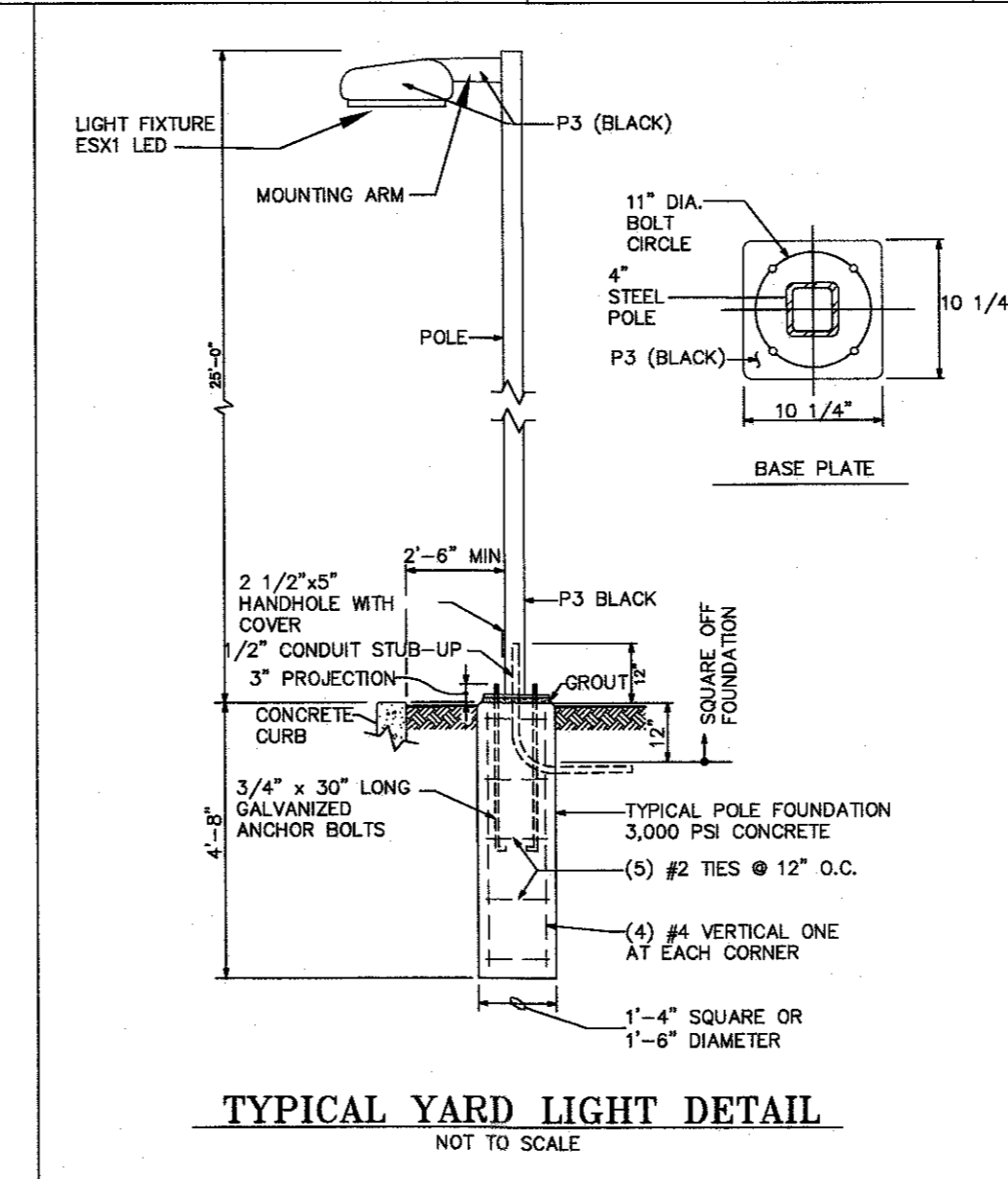
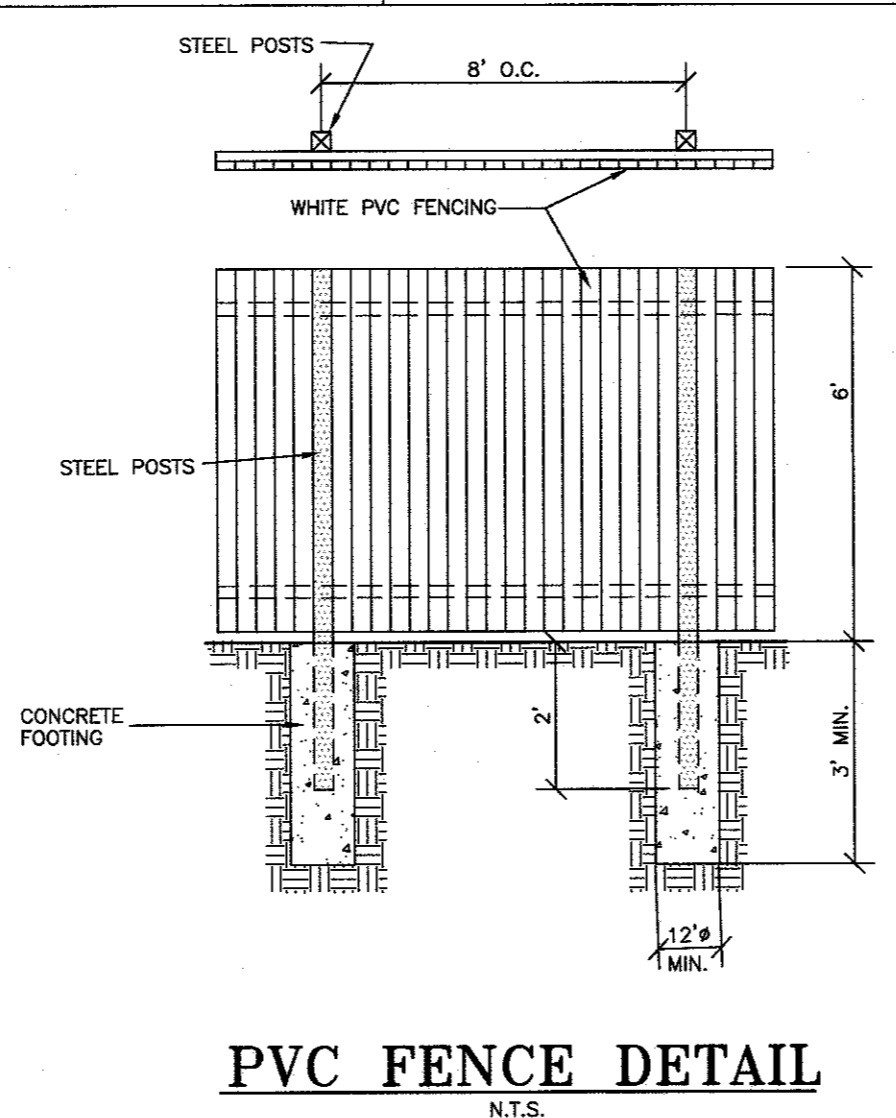
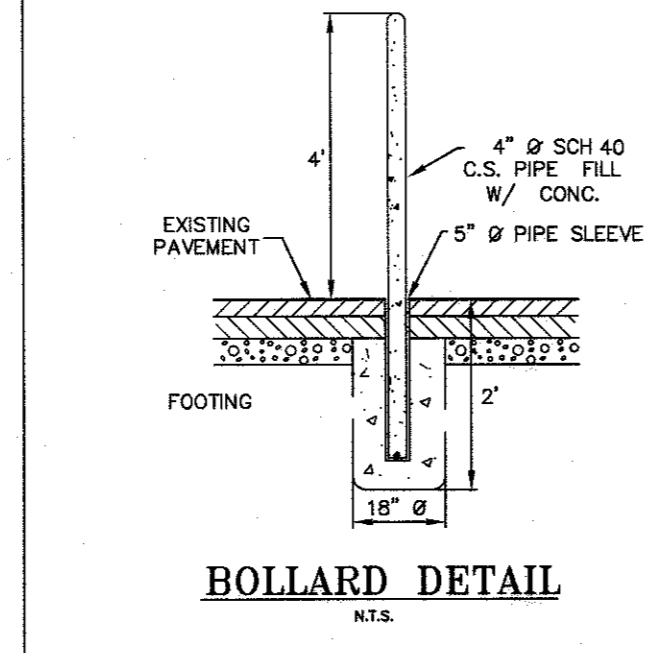
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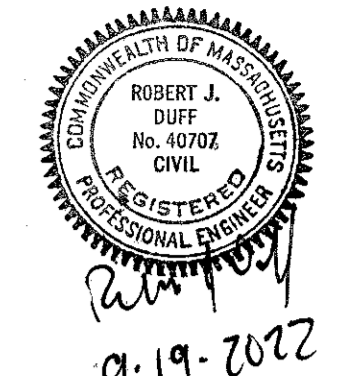
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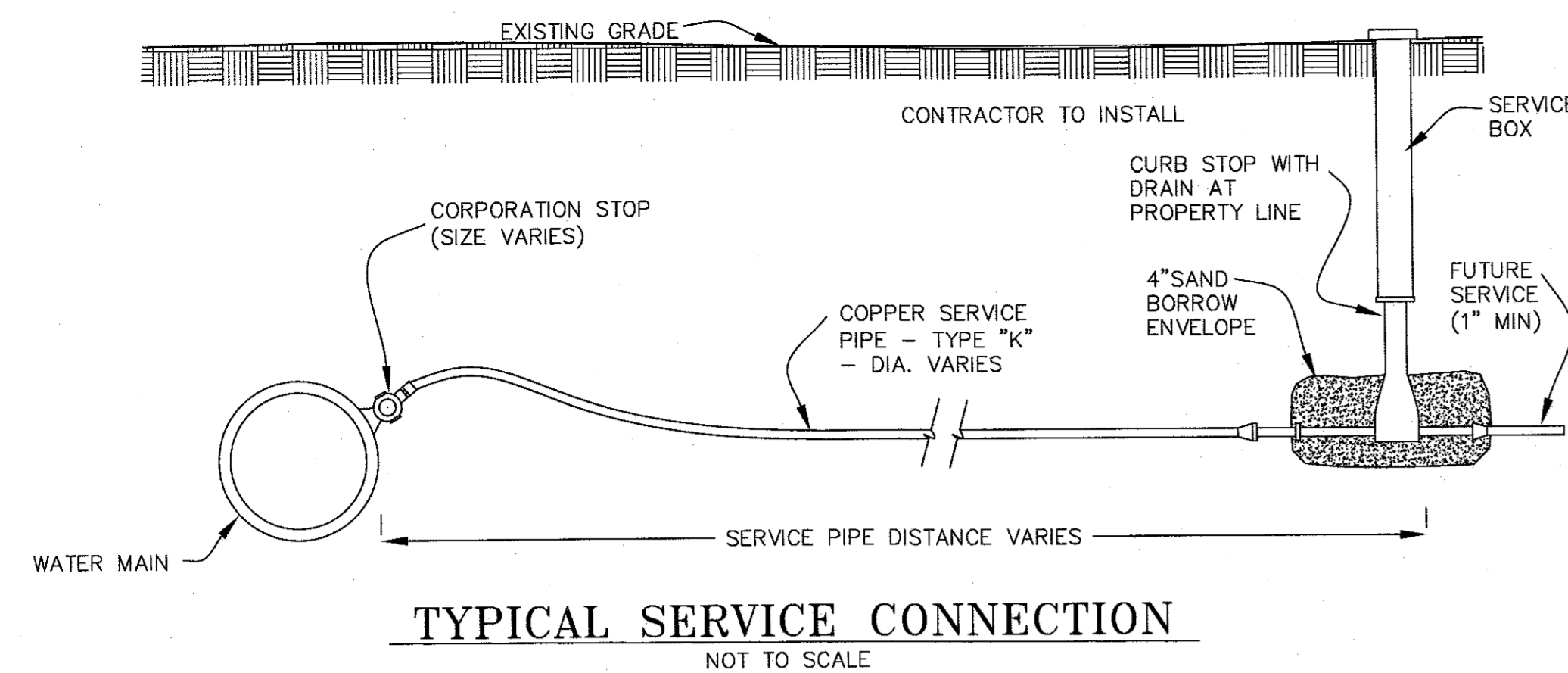


- NOTES
- SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS AND SPECIFICATIONS.
 - WHEELCHAIR SYMBOL SHALL BE WHITE W/AZURE BLUE BACKGROUND. SYMBOL SHALL BE CENTERED AT THE FRONT OF THE STALL.



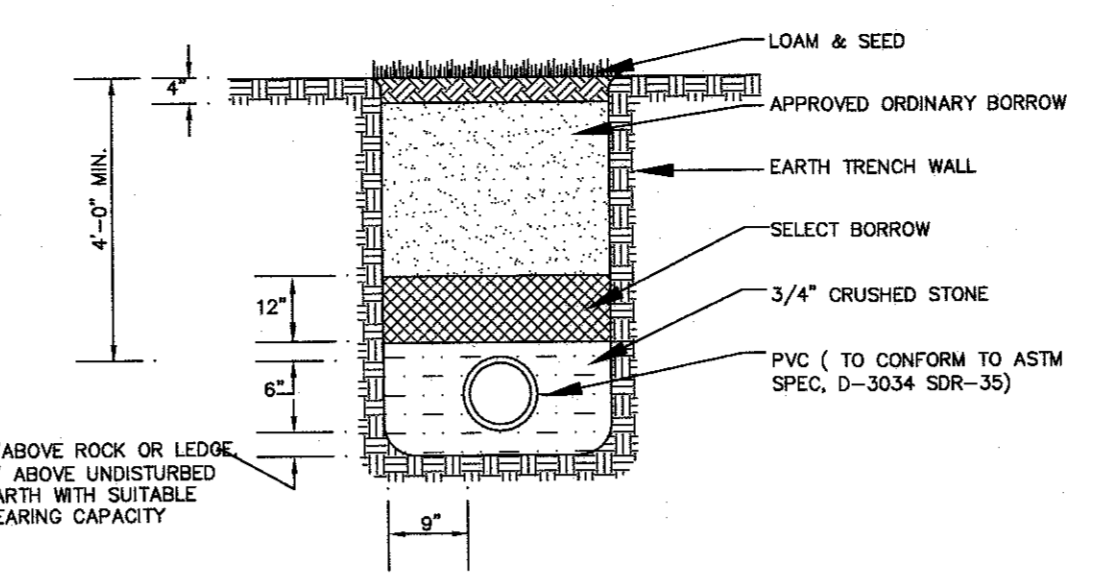


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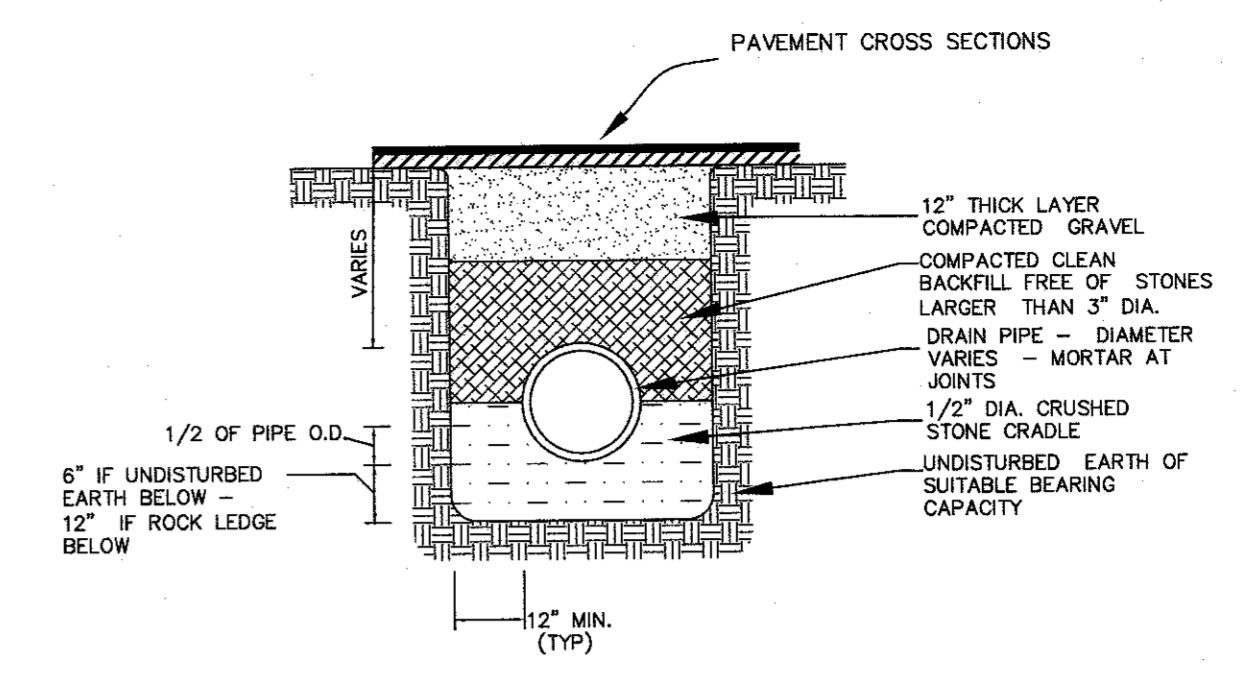


TYPICAL SERVICE CONNECTION
NOT TO SCALE

- 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.



TYPICAL P.V.C. TRENCH SECTION
NOT TO SCALE



TYPICAL RCP TRENCH SECTION
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. 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)DIGSAFE{7233}.

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

OWNER

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

DEED BOOK 40099 PAGE 445
ASSESSORS MAP 285 LOT 069

OWNER/APPLICANT

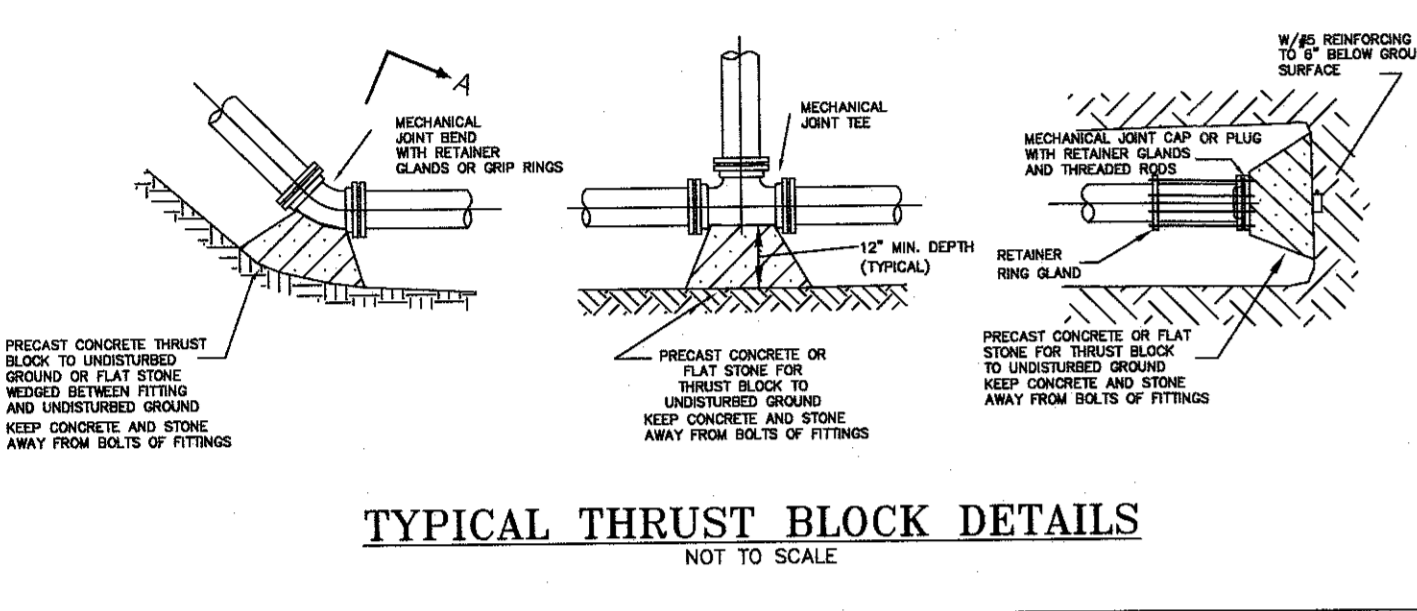
MOHIUDDIN AHMED
95 MAIN STREET, SUITE 100
WESTBOROUGH, MA. 01581

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

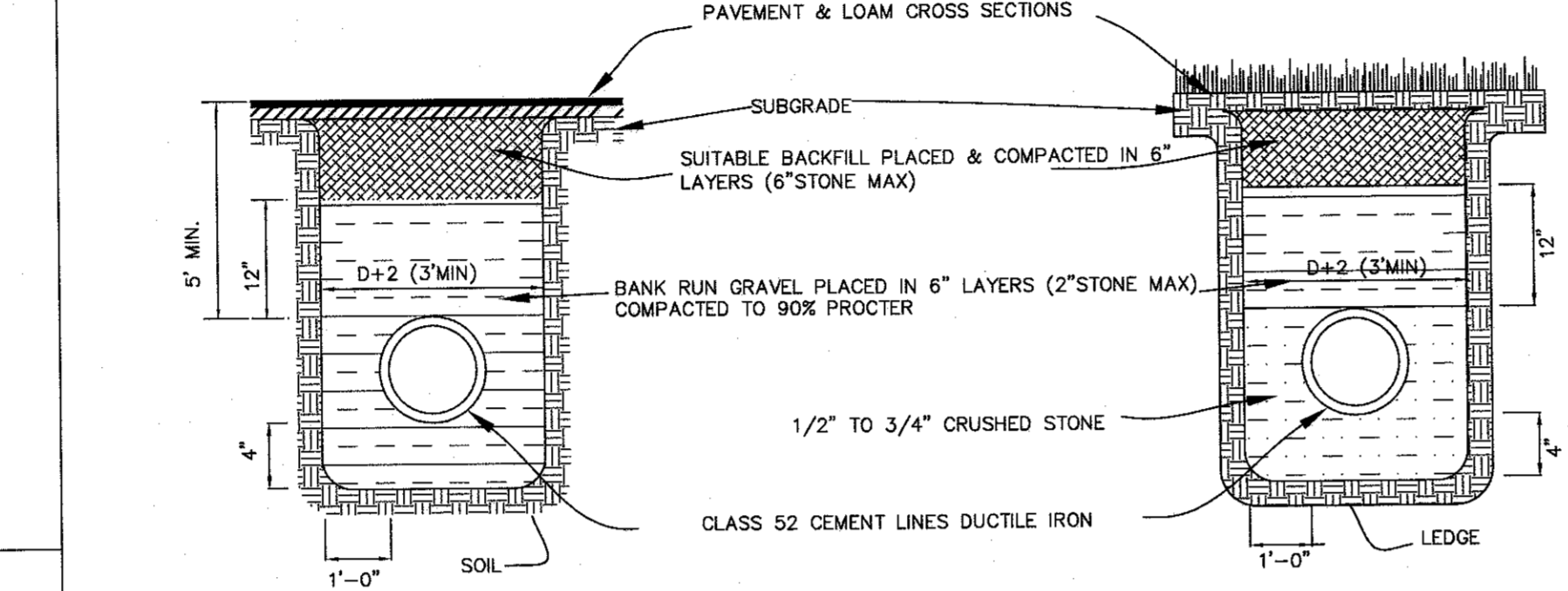
CONSTRUCTION DETAILS

NOVEMBER 11, 2021

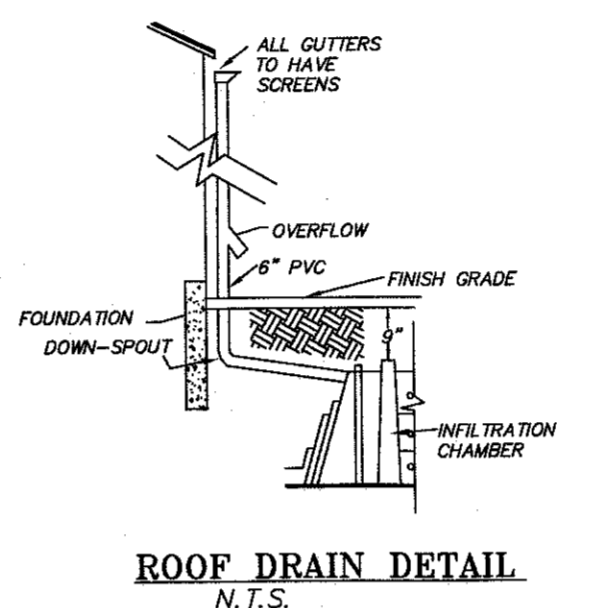
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01/17/22	TOWN COMMENTS - REV1
01/28/22	TOWN COMMENTS - REV2
02/17/22	TOWN COMMENTS - REV3
04/12/22	ADDED RET. WALL - REV4
05/31/22	TOWN COMMENTS - REV5
7/14/22	TOWN COMMENTS - REV6
9/12/22	ENDORSEMENT PLAN SET



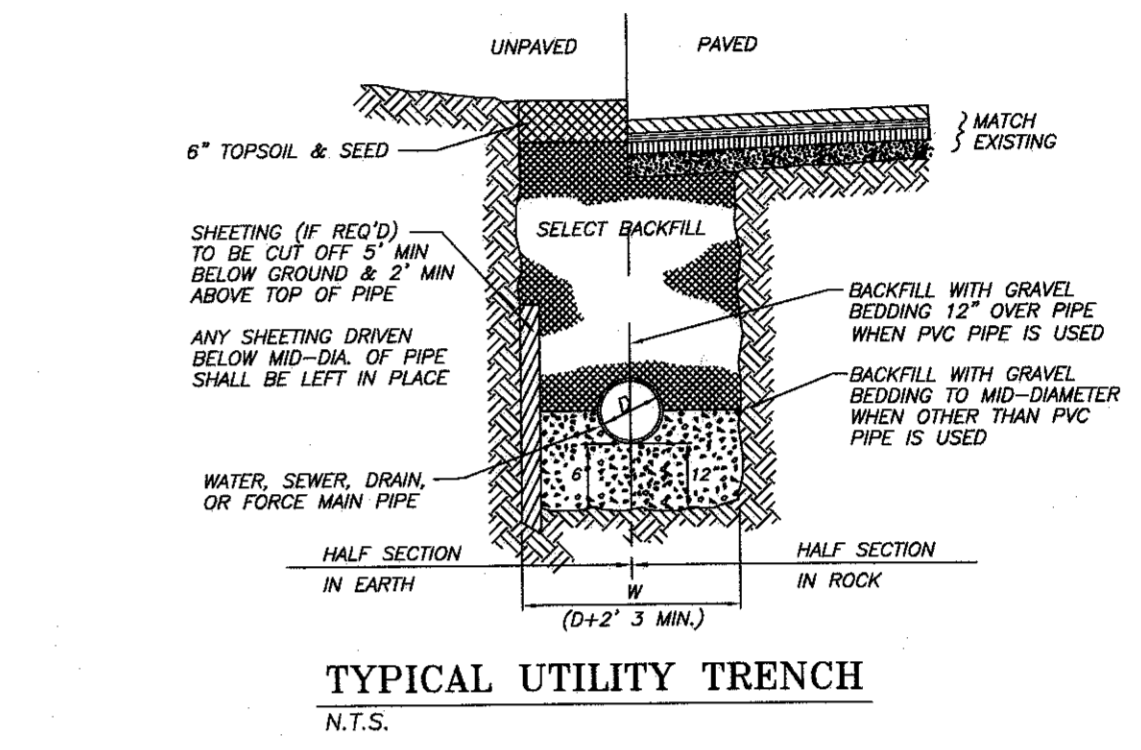
TYPICAL THRUST BLOCK DETAILS
NOT TO SCALE



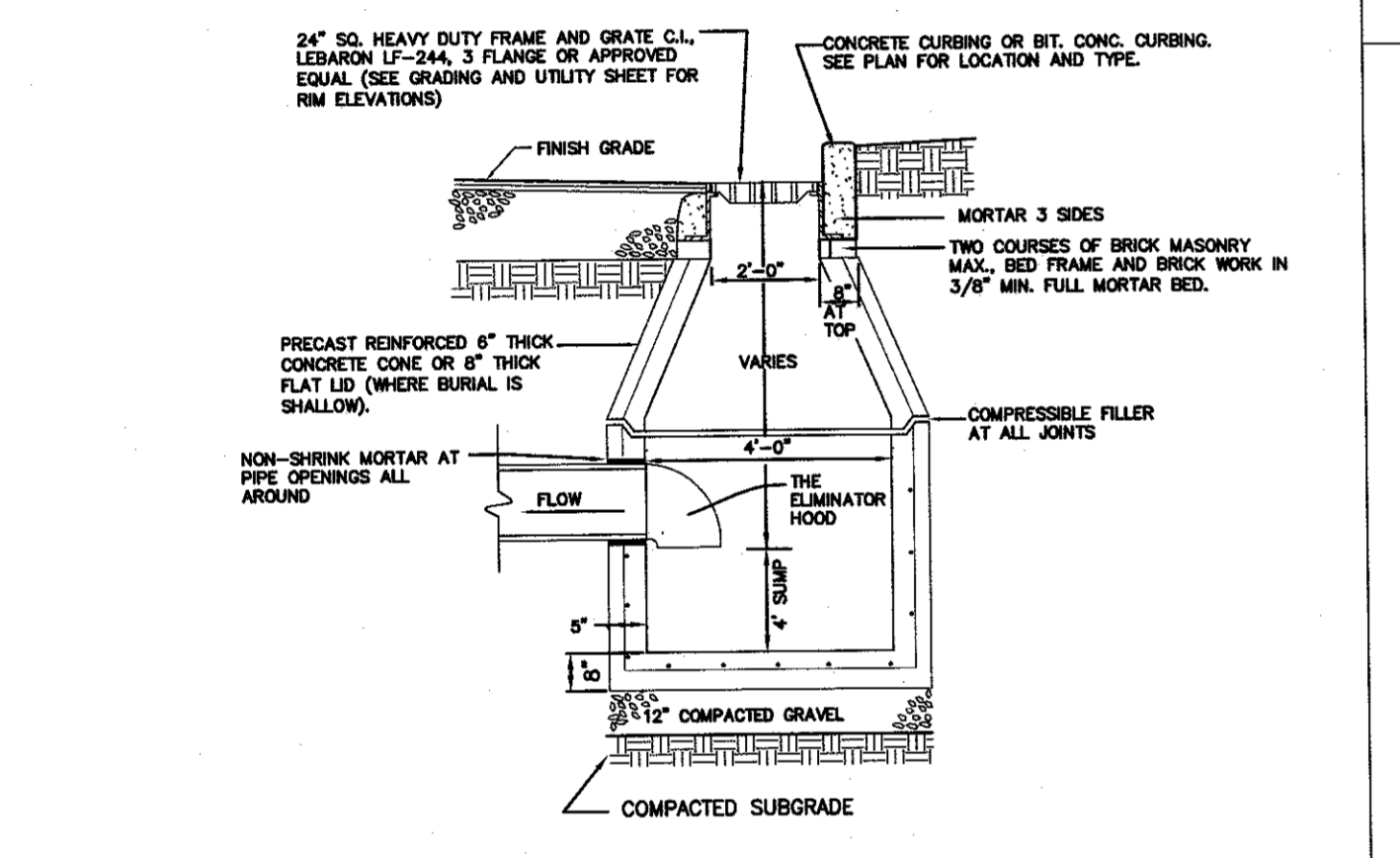
TYPICAL TRENCH SECTION FOR D.I. WATER MAIN (TYPE 5 BEDDING AWWAC-600)



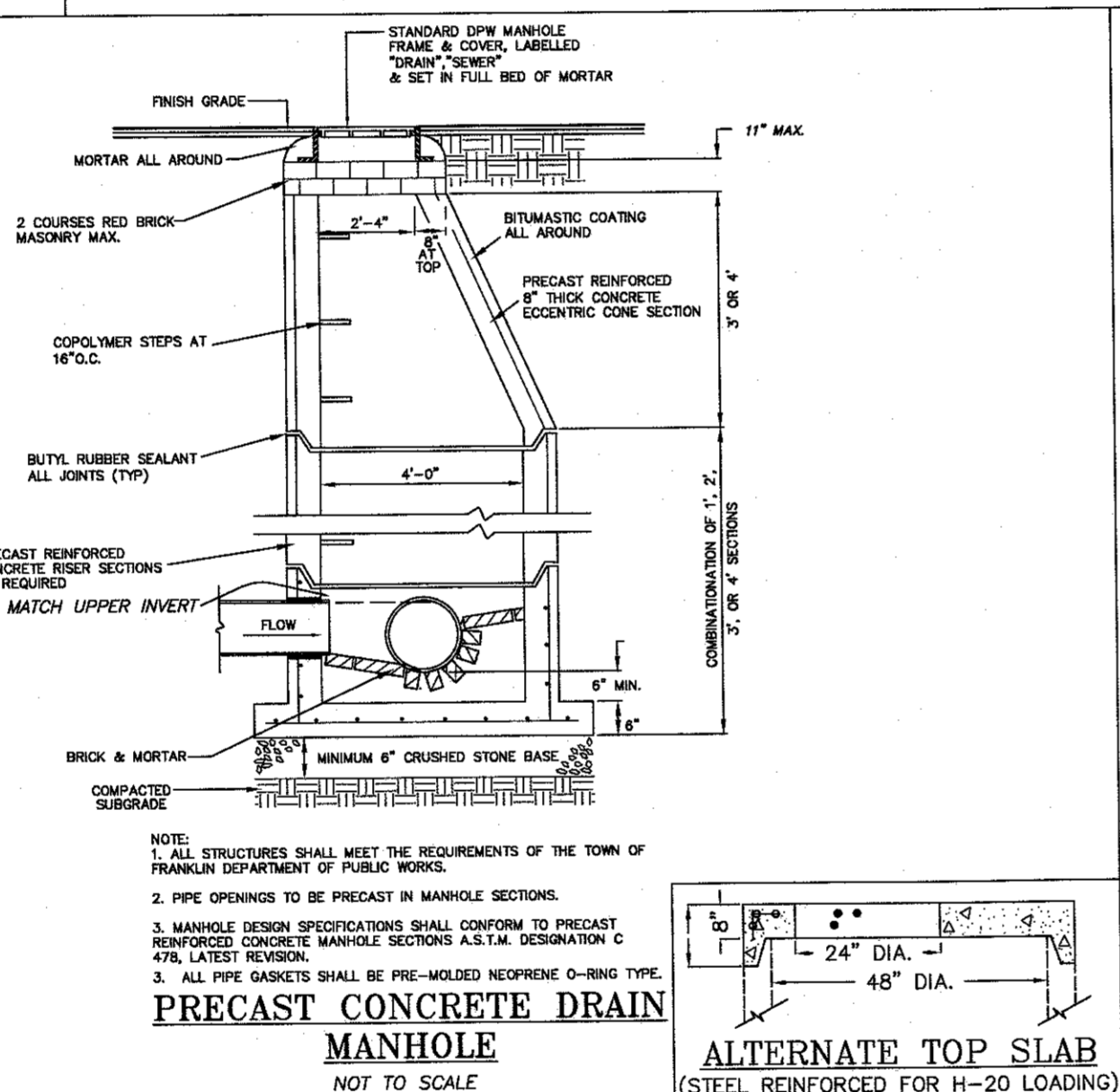
ROOF DRAIN DETAIL
N.T.S.



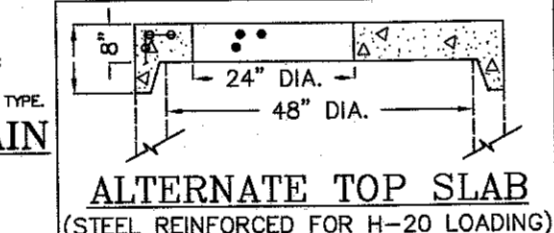
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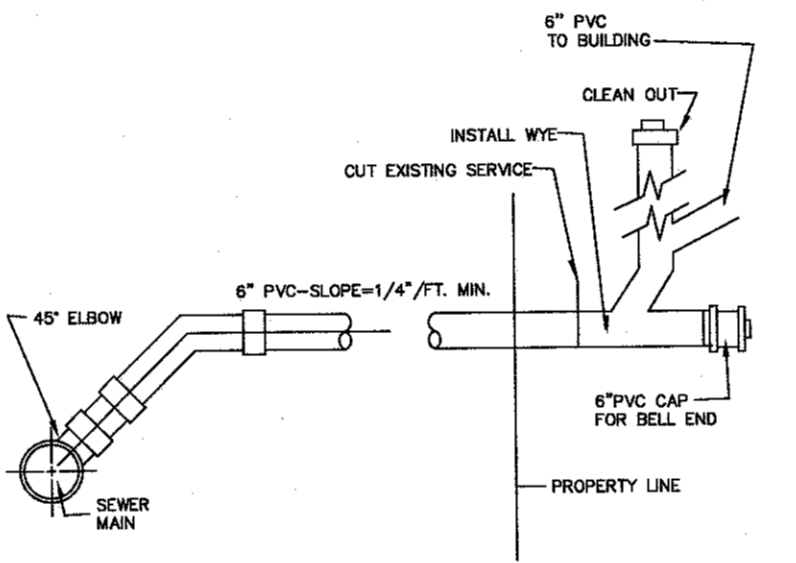
TYP. PRECAST CONCRETE CATCH BASIN DETAIL
NOT TO SCALE



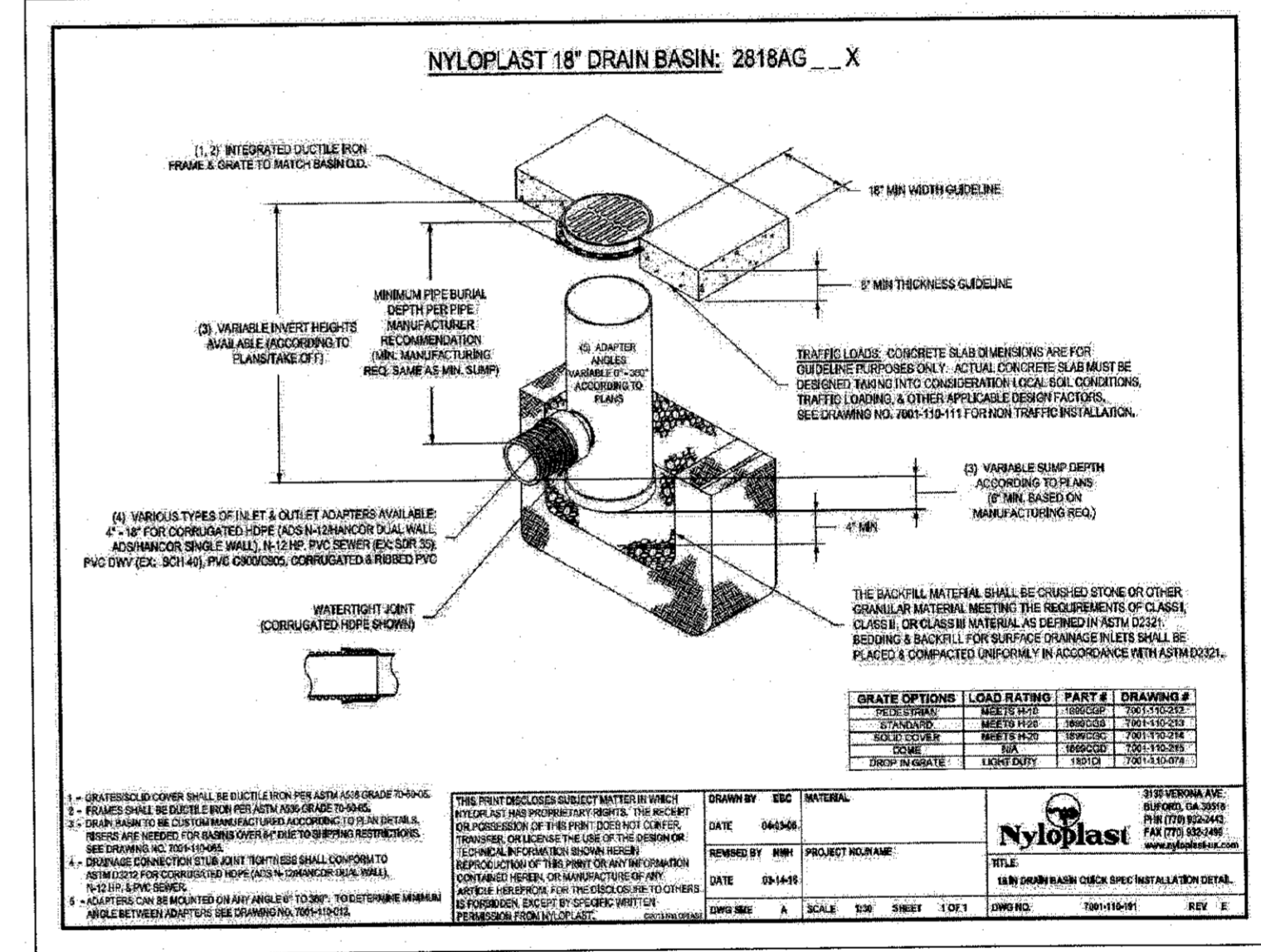
PRECAST CONCRETE DRAIN MANHOLE
NOT TO SCALE



ALTERNATE TOP SLAB
(STEEL REINFORCED FOR H-20 LOADING)



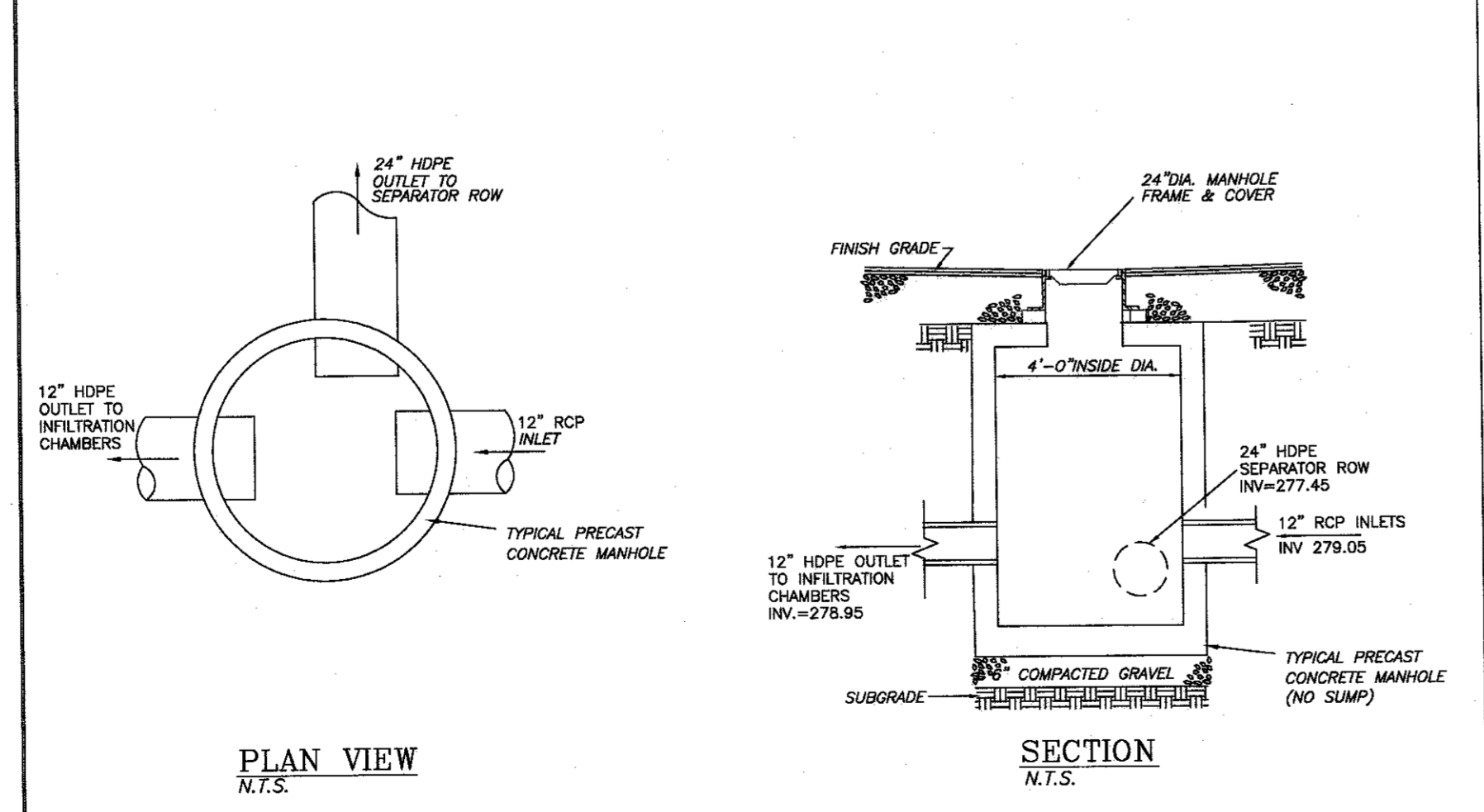
TYPICAL PVC SEWER SERVICE CONNECTION
N.T.S.



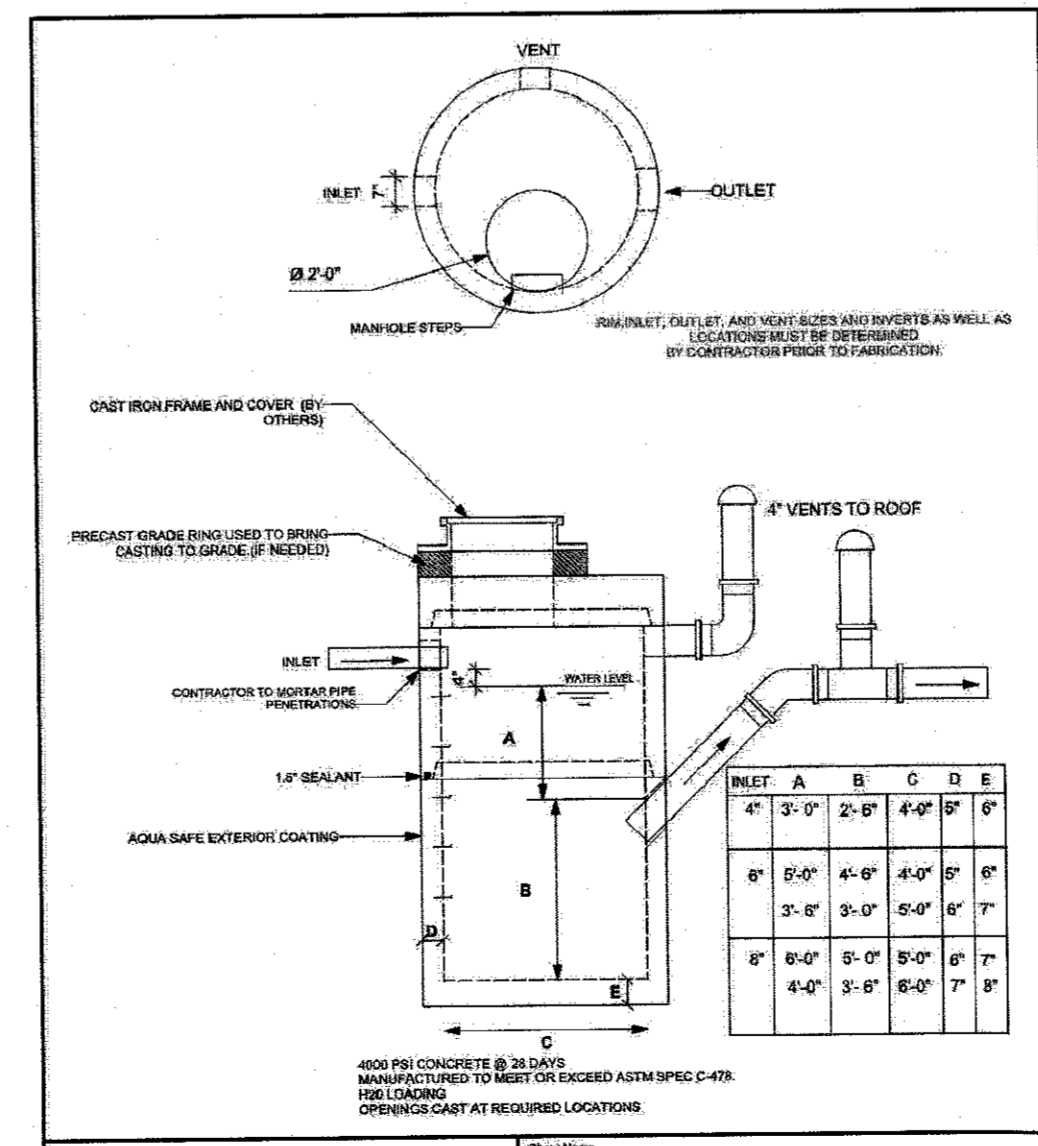
CULTEC 902HD CHAMBER SYSTEM ELEVATIONS
NOT TO SCALE

AA	MAXIMUM FINISHED GRADE ELEV.	285.05
BB	MINIMUM COVER ELEV. REQUIRED "PAVED" - 10.6" (268 mm)	283.70
CC	TOP OF STONE	282.45
DD	12" OUTLET	278.95
EE	12" INLET	278.95
FF	BOTTOM OF CHAMBER	277.45
GG	BOTTOM OF FOUNDATION STONE	276.70
HH	ESTIMATED GROUNDWATER	N/A

- 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.

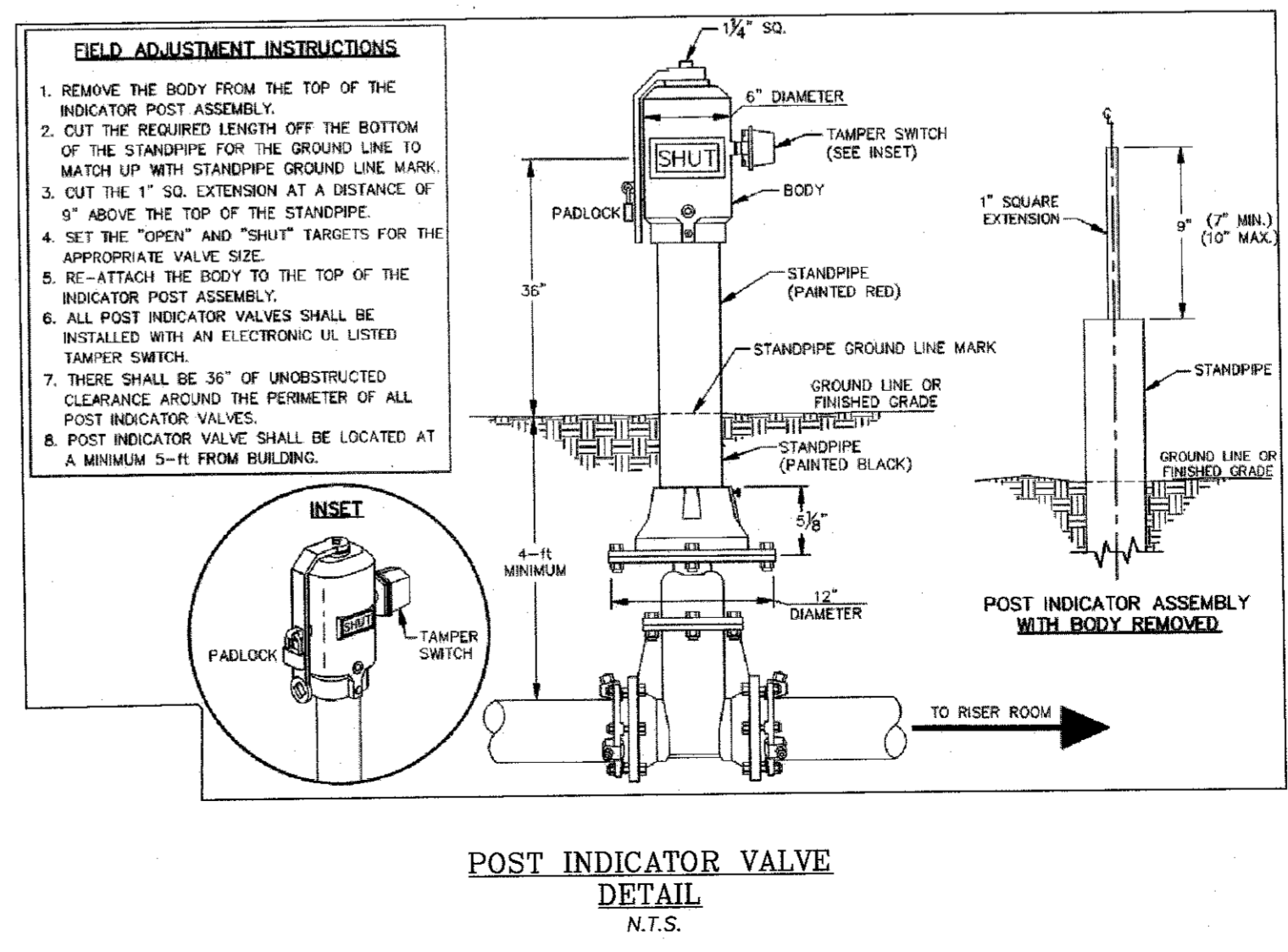


DIVERSION MANHOLE (DMH#2 AND DMH#3)
N.T.S.



MBO PRECAST, INC.
4 MARION DR. CARVER MA. 02330
PH: 508-866-6900 FAX: 508-866-5252
www.mbprecast.com

GAS/OIL SEPARATOR
Model: CMH
Year: 2011



POST INDICATOR VALVE DETAIL
N.T.S.

Guerriere & Halnon, Inc.
ENGINEERING & LAND SURVEYING

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

CULTEC RECHARGER 902HD SPECIFICATIONS

GENERAL
 CULTEC RECHARGER® 902HD CHAMBERS ARE DESIGNED FOR UNDERGROUND STORMWATER MANAGEMENT. THE CHAMBERS MAY BE USED FOR RETENTION, RECHARGING, DETENTION OR CONTROLLING THE FLOW OF ON-SITE STORMWATER RUNOFF.

CHAMBER PARAMETERS

- THE CHAMBERS SHALL BE MANUFACTURED IN THE U.S.A. OR CANADA BY CULTEC, INC. OF BROOKFIELD, CT (CULTEC.COM, 203-775-4416).
- THE CHAMBERS SHALL BE DESIGNED AND TESTED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". THE LOAD CONFIGURATION SHALL INCLUDE:
 - INSTANTANEOUS ASHTO DESIGN TRUCK LIVE LOAD AT MINIMUM COVER
 - MAXIMUM PERMANENT (50-YEAR) COVER LOAD
 - 1-WEEK PARKED ASHTO DESIGN TRUCK LOAD
- THE CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F3430-20 "STANDARD SPECIFICATION FOR CELLULAR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- THE INSTALLED CHAMBER SYSTEM SHALL PROVIDE RESISTANCE TO THE LOADS AND LOAD FACTORS AS DEFINED IN THE ASHTO LRFD BRIDGE DESIGN SPECIFICATIONS SECTION 12.12, WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS. THE STRUCTURAL DESIGN OF THE CHAMBERS SHALL INCLUDE THE FOLLOWING:
 - THE CREEP MODULUS SHALL BE 50-YEAR AS SPECIFIED IN ASTM F3430
 - THE MINIMUM SAFETY FACTOR FOR LIVE LOADS SHALL BE 1.75
 - THE MINIMUM SAFETY FACTOR FOR DEAD LOADS SHALL BE 1.55
- THE CHAMBER SHALL BE STRUCTURAL FOAM INJECTION MOLDED OF BLUE VIRGIN HIGH MOLECULAR WEIGHT IMPACT-MODIFIED POLYPROPYLENE.
- THE CHAMBER SHALL BE ARCHED IN SHAPE.
- THE CHAMBER SHALL BE OPEN-BOTTOMED.
- THE CHAMBER SHALL BE JOINED USING AN INTERLOCKING OVERLAPPING RIB METHOD. CONNECTIONS MUST BE FULLY SHOULDERED OVERLAPPING RIBS, HAVING NO SEPARATE COUPLINGS.
- THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC RECHARGER® 902HD SHALL BE 48 INCHES (1219 MM) TALL, 78 INCHES (1981 MM) WIDE AND 4.25 FEET (1.30 M) LONG. THE INSTALLED LENGTH OF A JOINED RECHARGER 902HD SHALL BE 3.67 FEET (1.12 M).
- MULTIPLE CHAMBERS MAY BE CONNECTED TO FORM DIFFERENT LENGTH ROWS. EACH ROW SHALL BEGIN AND END WITH A SEPARATELY FORMED CULTEC RECHARGER® 902HD END CAP. MAXIMUM INLET OPENING ON THE END CAP IS 30 INCHES (762 MM) HDPE OR 36 INCHES (914 MM) PVC.
- THE CHAMBER SHALL HAVE TWO SIDE PORTALS TO ACCEPT CULTEC HVLV™ FC-48 FEED CONNECTORS TO CREATE AN INTERNAL MANIFOLD. MAXIMUM ALLOWABLE PIPE SIZE IN THE SIDE PORTAL IS 10 INCHES (254 MM) HDPE AND 12 INCHES (305 MM) PVC.
- THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC HVLV™ FC-48 FEED CONNECTOR SHALL BE 12 INCHES (305 MM) TALL, 16 INCHES (406 MM) WIDE AND 49 INCHES (1245 MM) LONG.
- THE NOMINAL STORAGE VOLUME OF THE RECHARGER 902HD CHAMBER SHALL BE 17.31 FT³ (0.49 M³) WITHOUT STONE. THE NOMINAL STORAGE VOLUME OF A JOINED RECHARGER 902HD SHALL BE 63.47 FT³ (1.80 M³) WITHOUT STONE.
- THE NOMINAL STORAGE VOLUME OF THE HVLV™ FC-48 FEED CONNECTOR SHALL BE 0.913 FT³ (0.026 M³) WITHOUT STONE.
- THE RECHARGER 902HD CHAMBER SHALL HAVE 4 CORRUGATIONS.
- THE CHAMBER SHALL BE CAPABLE OF ACCEPTING A 6 INCH (152 MM) INSPECTION PORT OPENING AT THE TOP CENTER OF EACH CHAMBER, CENTERED ON THE CORRUGATION CREST.
- THE CHAMBER SHALL BE MANUFACTURED IN A FACILITY EMPLOYING CULTEC'S QUALITY CONTROL AND ASSURANCE PROCEDURES.
- MAXIMUM ALLOWABLE COVER OVER THE TOP OF THE CHAMBER SHALL BE 8.3 FEET (2.53 M).

END CAP PARAMETERS

- THE CULTEC RECHARGER® 902HD END CAP (REFERRED TO AS END CAP) SHALL BE MANUFACTURED IN THE U.S.A. BY CULTEC, INC. OF BROOKFIELD, CT (CULTEC.COM, 203-775-4416).
- THE END CAP SHALL BE TWIN-SHEET THERMOFORMED OF VIRGIN HIGH MOLECULAR WEIGHT POLYETHYLENE.
- THE END CAP SHALL BE JOINED AT THE BEGINNING AND END OF EACH ROW OF CHAMBERS USING AN INTERLOCKING OVERLAPPING RIB METHOD. CONNECTIONS MUST BE FULLY SHOULDERED OVERLAPPING RIBS, HAVING NO SEPARATE COUPLINGS.
- THE NOMINAL DIMENSIONS OF THE END CAP SHALL BE 48.5 INCHES (1231 MM) TALL, 78 INCHES (1981 MM) WIDE AND 4.7 INCHES (119 MM) LONG. WHEN JOINED WITH A RECHARGER 902HD CHAMBER, THE INSTALLED LENGTH OF THE END CAP SHALL BE 6.2 INCHES (157 MM).
- THE NOMINAL STORAGE VOLUME OF THE END CAP SHALL BE 6.34 FT³ (0.18 M³) WITHOUT STONE. THE NOMINAL STORAGE VOLUME OF AN INTERLOCKED END CAP SHALL BE 2.16 FT³ (0.06 M³) WITHOUT STONE.
- MAXIMUM INLET OPENING ON THE END CAP IS 30 INCHES (762 MM) HDPE OR 36 INCHES (914 MM) PVC.
- THE END CAP SHALL PROVIDE RESISTANCE TO THE LOADS AND LOAD FACTORS AS DEFINED IN THE ASHTO LRFD BRIDGE DESIGN SPECIFICATIONS SECTION 12.12.

CULTEC HVLV FC-48 FEED CONNECTOR PRODUCT SPECIFICATIONS

GENERAL
 CULTEC HVLV FC-48 FEED CONNECTORS ARE DESIGNED TO CREATE AN INTERNAL MANIFOLD FOR CULTEC RECHARGER MODEL 902HD STORMWATER CHAMBERS.

FEED CONNECTOR PARAMETERS

- THE FEED CONNECTOR SHALL BE MANUFACTURED BY CULTEC, INC. OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-8832)
- THE FEED CONNECTOR SHALL BE VACUUM THERMOFORMED OF BLACK HIGH MOLECULAR WEIGHT HIGH DENSITY POLYETHYLENE (HMWHDPE).
- THE FEED CONNECTOR SHALL BE ARCHED IN SHAPE.
- THE FEED CONNECTOR SHALL BE OPEN-BOTTOMED.
- THE NOMINAL DIMENSIONS OF THE CULTEC HVLV FC-48 FEED CONNECTOR SHALL BE 12 INCHES (305 mm) TALL, 16 INCHES (406 mm) WIDE AND 49 INCHES (1245 mm) LONG.
- THE NOMINAL STORAGE VOLUME OF THE HVLV FC-48 FEED CONNECTOR SHALL BE 0.913 FT³ (0.026 m³) WITHOUT STONE.
- THE HVLV FC-48 FEED CONNECTOR SHALL HAVE 4 CORRUGATIONS.
- THE HVLV FC-48 FEED CONNECTOR MUST BE FORMED AS A WHOLE UNIT HAVING TWO OPEN END WALLS AND HAVING NO SEPARATE END PLATES OR SEPARATE END WALLS. THE UNIT SHALL FIT INTO THE SIDE PORTALS OF THE CULTEC RECHARGER STORMWATER CHAMBER AND ACT AS CROSS FEED CONNECTIONS CREATING AN INTERNAL MANIFOLD.
- THE FEED CONNECTOR SHALL BE DESIGNED TO WITHSTAND ASHTO HS-25 DEFINED LOADS WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS.
- THE FEED CONNECTOR SHALL BE MANUFACTURED IN AN ISO 9001:2008 CERTIFIED FACILITY

CULTEC NO. 410™ NON-WOVEN GEOTEXTILE
 CULTEC NO. 410™ NON-WOVEN GEOTEXTILE MAY BE USED WITH CULTEC CONTACTORS AND RECHARGER STORMWATER INSTALLATIONS TO PROVIDE A BARRIER THAT PREVENTS SOIL INTRUSION INTO THE STONE.

CULTEC NO. 4800™ WOVEN GEOTEXTILE
 CULTEC NO. 4800™ WOVEN GEOTEXTILE IS DESIGNED AS AN UNDERLAYMENT TO PREVENT SCOURING CAUSED BY WATER MOVEMENT WITHIN THE CULTEC CHAMBERS AND FEED CONNECTORS UTILIZING THE CULTEC MANIFOLD FEATURE. IT MAY ALSO BE USED AS A COMPONENT OF THE CULTEC SEPARATOR ROW TO ACT AS A BARRIER TO PREVENT SOIL CONTAMINANT INTRUSION INTO THE STONE WHILE ALLOWING FOR MAINTENANCE.

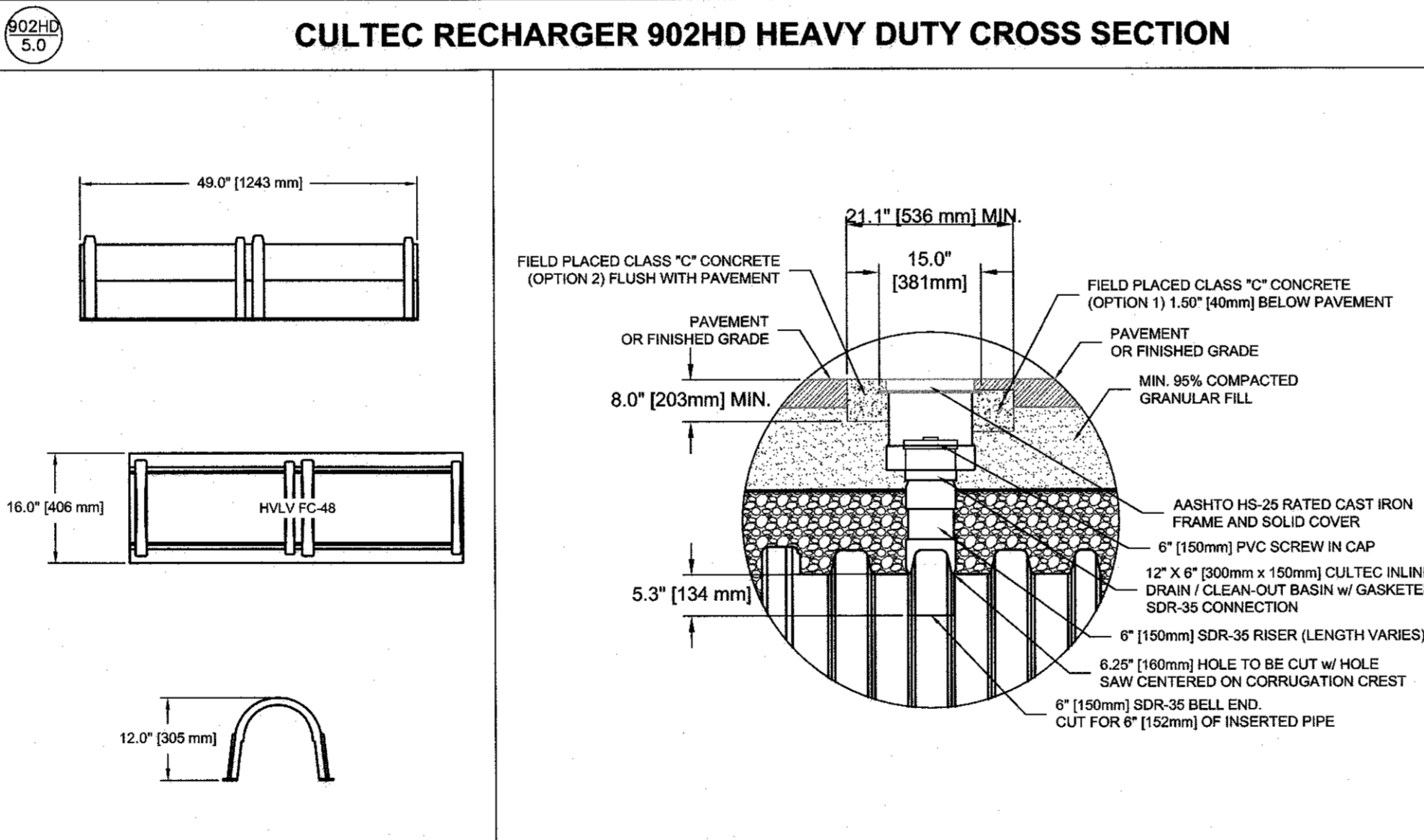
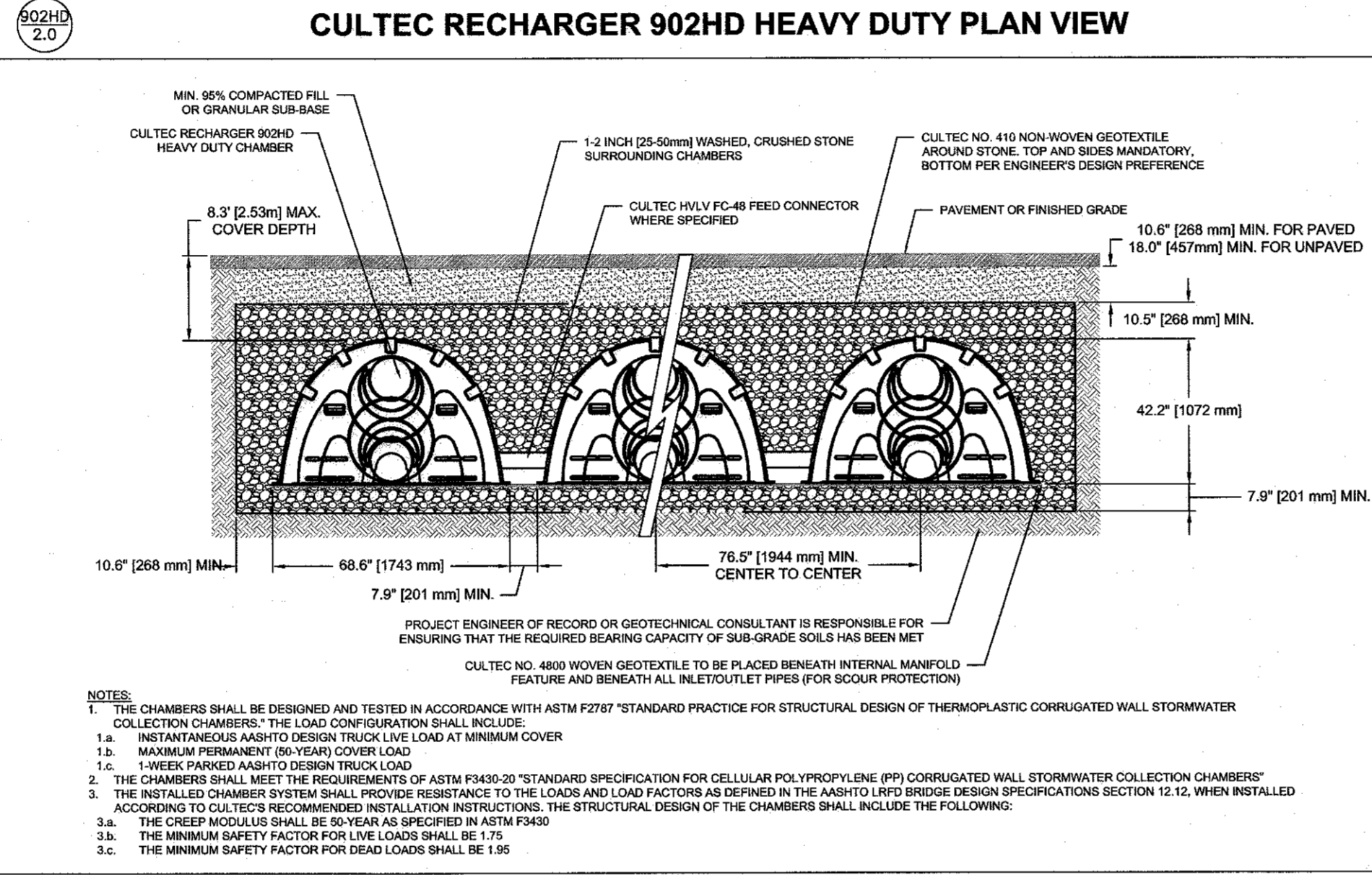
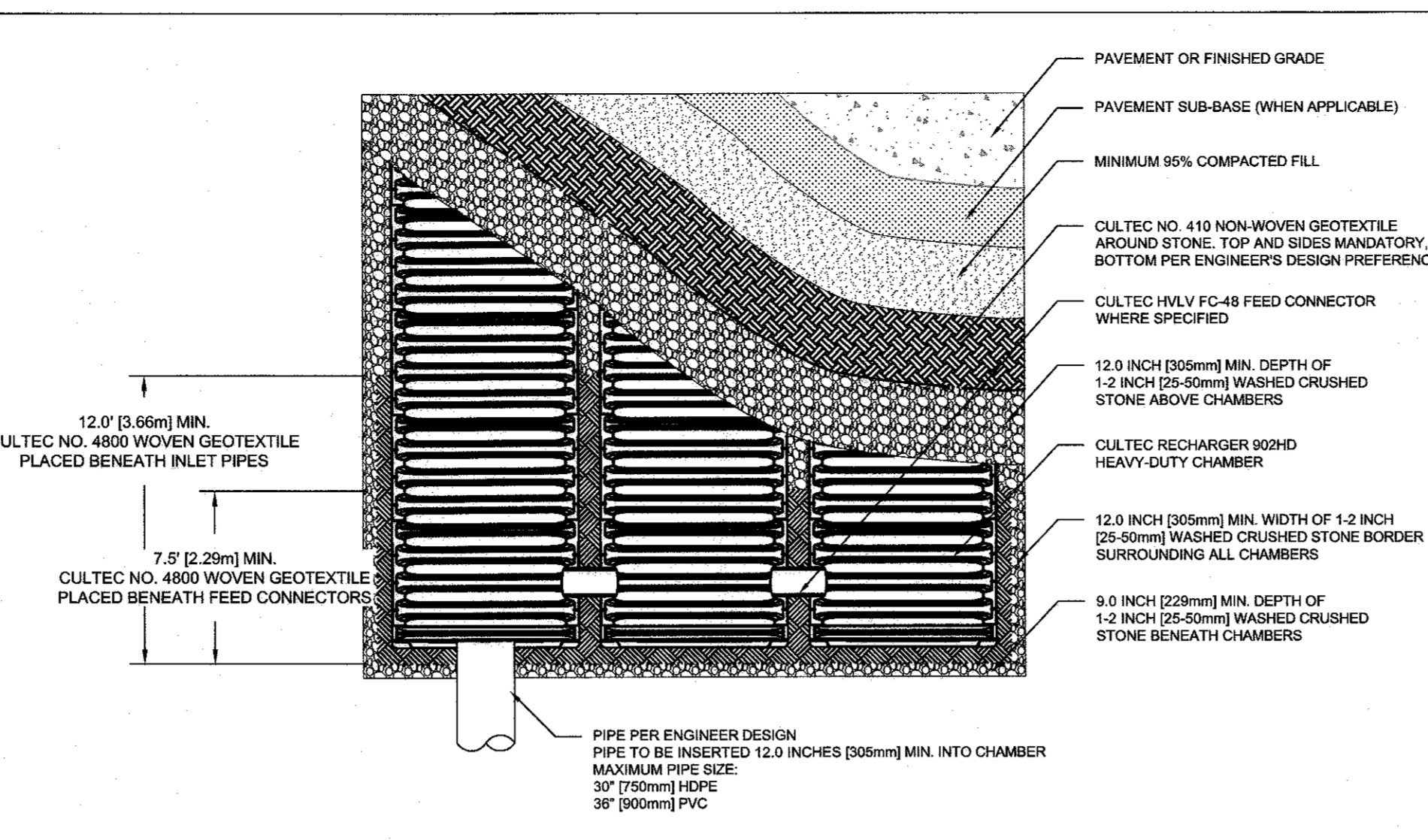
GEOTEXTILE PARAMETERS

- THE GEOTEXTILE SHALL BE PROVIDED BY CULTEC, INC. OF BROOKFIELD, CT (203-775-4416 OR 1-800-428-8832)
- THE GEOTEXTILE SHALL BE BLACK IN APPEARANCE.
- THE GEOTEXTILE SHALL HAVE A TYPICAL WEIGHT OF 4.5 OZS/Y² (142 GM).
- THE GEOTEXTILE SHALL HAVE A TENSILE STRENGTH VALUE OF 120 LBS (53 N) PER ASTM D4832 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE AN ELONGATION @ BREAK VALUE OF 50% PER ASTM D4832 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE A MULLEN BURST VALUE OF 225 PSI (1551 KPA) PER ASTM D3786 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE A PUNCTURE STRENGTH VALUE OF 65 LBS (289 N) PER ASTM D4832 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE A CBR PUNCTURE VALUE OF 50 LBS (222 N) PER ASTM D6241 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE A TRAPEZOIDAL TEAR VALUE OF 0.5 LBS (222 N) PER ASTM D4832 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE A AOS VALUE OF 70 U .8. SIEVE (0.212 MM) PER ASTM D4751 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE A PERMITTIVITY VALUE OF 1.7 SEC-1 PER ASTM D4911 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE A WATER FLOW RATE VALUE OF 135 GAL/MIN/SF (5500 LPM/M²) PER ASTM D6411 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE A UV STABILITY @ 500 HOURS VALUE OF 70% PER ASTM D4355 TESTING METHOD.

CULTEC NO. 4800™ WOVEN GEOTEXTILE
 CULTEC NO. 4800™ WOVEN GEOTEXTILE IS DESIGNED AS AN UNDERLAYMENT TO PREVENT SCOURING CAUSED BY WATER MOVEMENT WITHIN THE CULTEC CHAMBERS AND FEED CONNECTORS UTILIZING THE CULTEC MANIFOLD FEATURE. IT MAY ALSO BE USED AS A COMPONENT OF THE CULTEC SEPARATOR ROW TO ACT AS A BARRIER TO PREVENT SOIL CONTAMINANT INTRUSION INTO THE STONE WHILE ALLOWING FOR MAINTENANCE.

GEOTEXTILE PARAMETERS

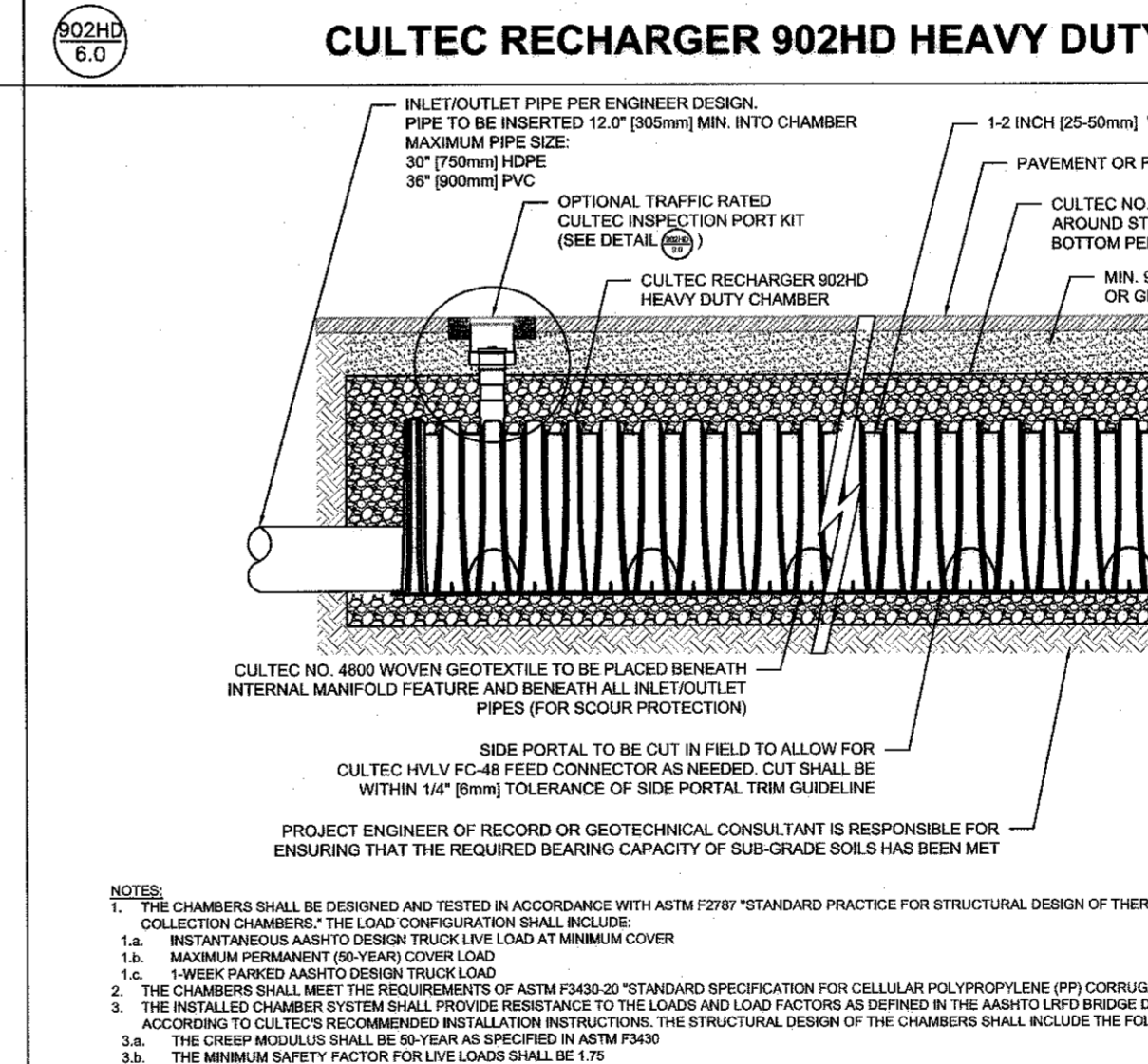
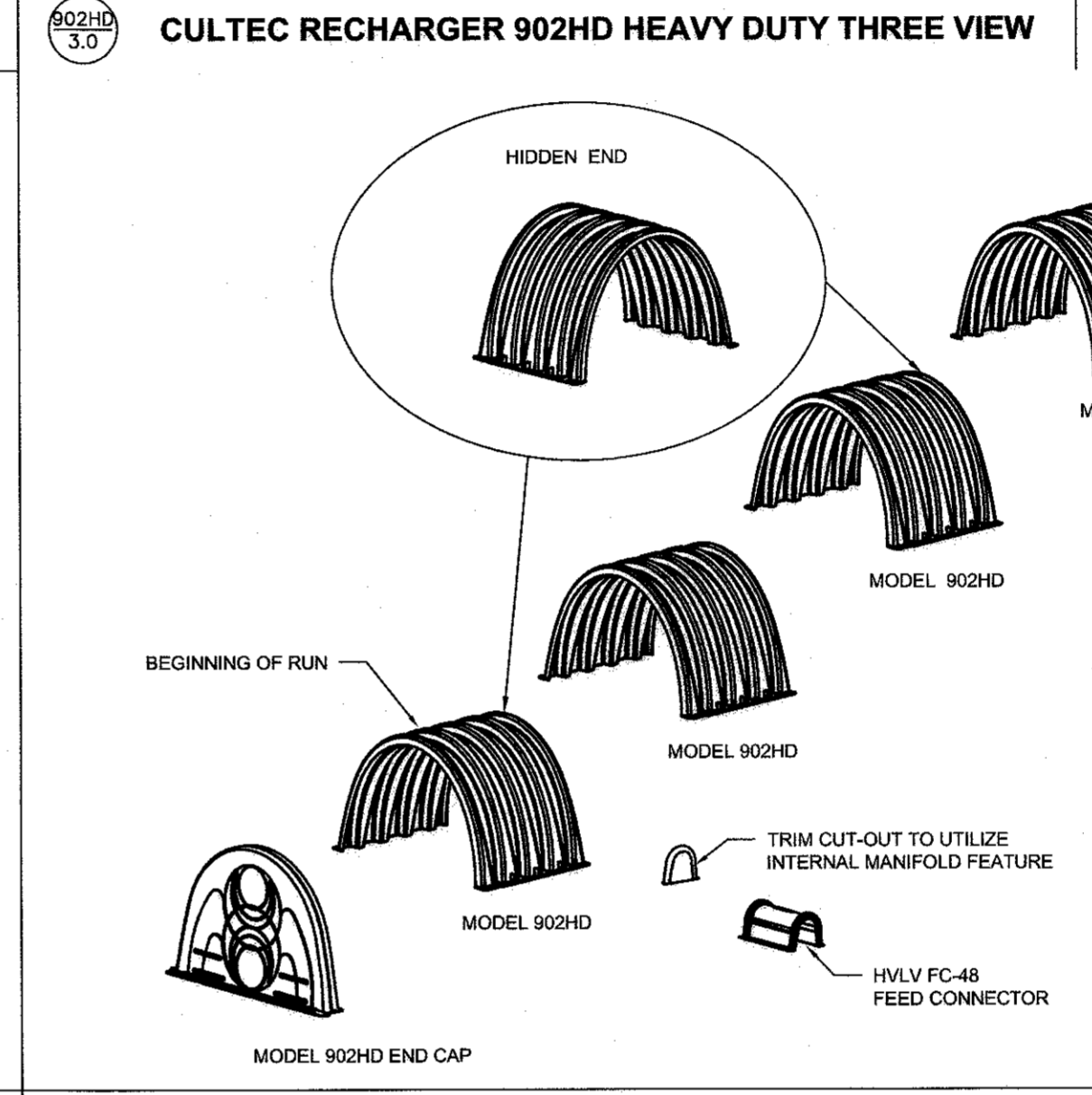
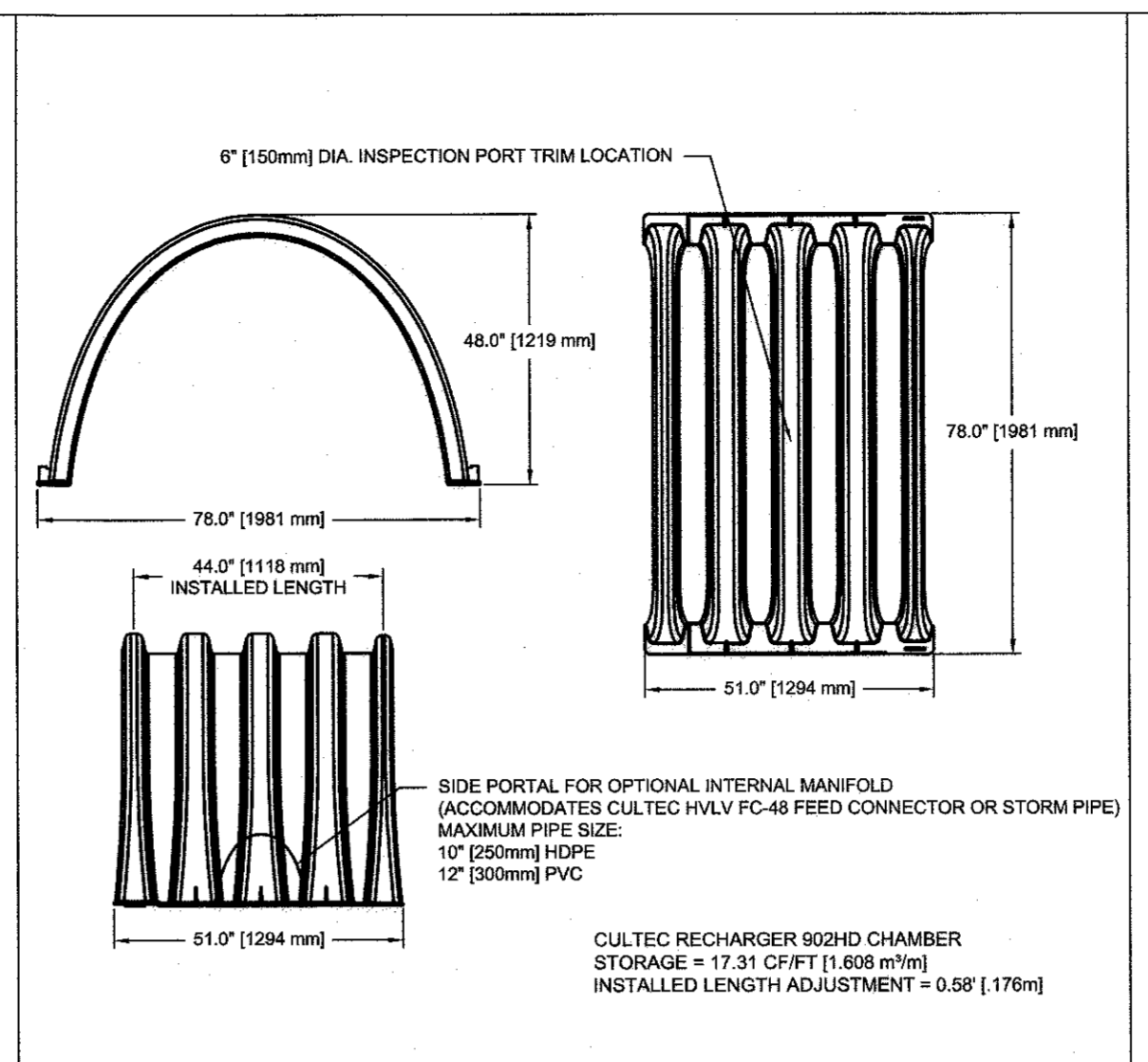
- THE GEOTEXTILE SHALL BE PROVIDED BY CULTEC, INC. OF BROOKFIELD, CT (203-775-4416 OR 1-800-428-8832)
- THE GEOTEXTILE SHALL BE BLACK IN APPEARANCE.
- THE GEOTEXTILE SHALL HAVE A TENSILE STRENGTH OF 550 X 550 LBS (2,448 X 2,448 N) PER ASTM D4832 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE A ELONGATION @ BREAK RESISTANCE OF 20 X 20% PER ASTM D4832 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE A WIDE WIDTH TENSILE RESISTANCE OF 5,070 X 5,070 LB/FT (74 X 74 KN/M) PER ASTM D4595 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE A WIDE WIDTH TENSILE RESISTANCE @ 2% STRAIN OF 900 X 1,096 LB/FT (14 X 16 KN/M) PER ASTM D4595 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE A WIDE WIDTH TENSILE RESISTANCE @ 5% STRAIN OF 2,740 X 2,740 LB/FT (40 X 40 KN/M) PER ASTM D4595 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE A WIDE WIDTH TENSILE RESISTANCE @ 10% STRAIN OF 4,800 X 4,800 LB/FT (70 X 70 KN/M) PER ASTM D4595 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE A CBR PUNCTURE RESISTANCE OF 1,700 LBS (7,560 N) PER ASTM D6241 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE A TRAPEZOIDAL TEAR RESISTANCE OF 180 X 180 LBS (801 X 801 N) PER ASTM D4533 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE AN APPARENT OPENING SIZE OF 40 US STD. SIEVE (0.425 MM) PER ASTM D4751 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE A PERMITTIVITY RATING OF 0.15 SEC-1 PER ASTM D4911 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE A WATER FLOW RATING OF 11.5 GPM/FT² (470 LPM/M²) PER ASTM D4911 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE A UV RESISTANCE OF 80% @ 500 HRS. PER ASTM D4355 TESTING METHOD.



902HD 7.0 CULTEC RECHARGER 902HD TYPICAL PIPE INVERTS

PIPE	A	B
6" [150 mm]	N/A	N/A
8" [200 mm]	N/A	N/A
10" [250 mm]	N/A	N/A
12" [300 mm]	29.50" [749 mm]	2.25" [57 mm]
15" [375 mm]	26.50" [673 mm]	2.25" [57 mm]
18" [450 mm]	23.50" [597 mm]	2.50" [64 mm]
24" [600 mm]	16.50" [420 mm]	3.00" [76 mm]

*THE TYPICAL INVERT TABLE ABOVE IS BASED ON THE INSIDE DIAMETER OF STANDARD CORRUGATED PLASTIC PIPE. THE HEAVY DUTY END CAP HAS PRE-MARKED TRIM LINES FOR PIPE DIAMETERS 12" (300mm), 15" (375mm) AND 24" (600mm). PIPES OF ANY SIZE AND MATERIAL UP TO 24" MAY BE PLACED AT CUSTOM LOCATIONS AND CUSTOM INVERTS. THE CROWN OF THE PIPE MUST REMAIN A MINIMUM OF 4" (100mm) FROM THE EDGE OF THE HEAVY DUTY END CAP.



902HD 8.0 CULTEC RECHARGER 902HD HEAVY DUTY TYPICAL INTERLOCK

APPROVED DATE: _____
 FRANKLIN PLANNING BOARD
 BEING A MAJORITY

UTILITIES ARE PLOTTED AS A COMPILATION OF RECORD DOCUMENTS, MARKINGS AND OTHER OBSERVED EVIDENCE TO REVEAL 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 (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

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

LEGAL NOTES

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
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
7/14/22	TOWN COMMENTS - REV6
9/12/22	ENDORSEMENT PLAN SET

902HD 7.0 CULTEC RECHARGER 902HD TYPICAL PIPE INVERTS

PIPE	A	B
6" [150 mm]	N/A	N/A
8" [200 mm]	N/A	N/A
10" [250 mm]	N/A	N/A
12" [300 mm]	29.50" [749 mm]	2.25" [57 mm]
15" [375 mm]	26.50" [673 mm]	2.25" [57 mm]
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902HD 8.0 CULTEC HVLV FC-48 FEED CONNECTOR THREE VIEW



902HD 9.0 CULTEC INSPECTION PORT - ZOOM DETAIL

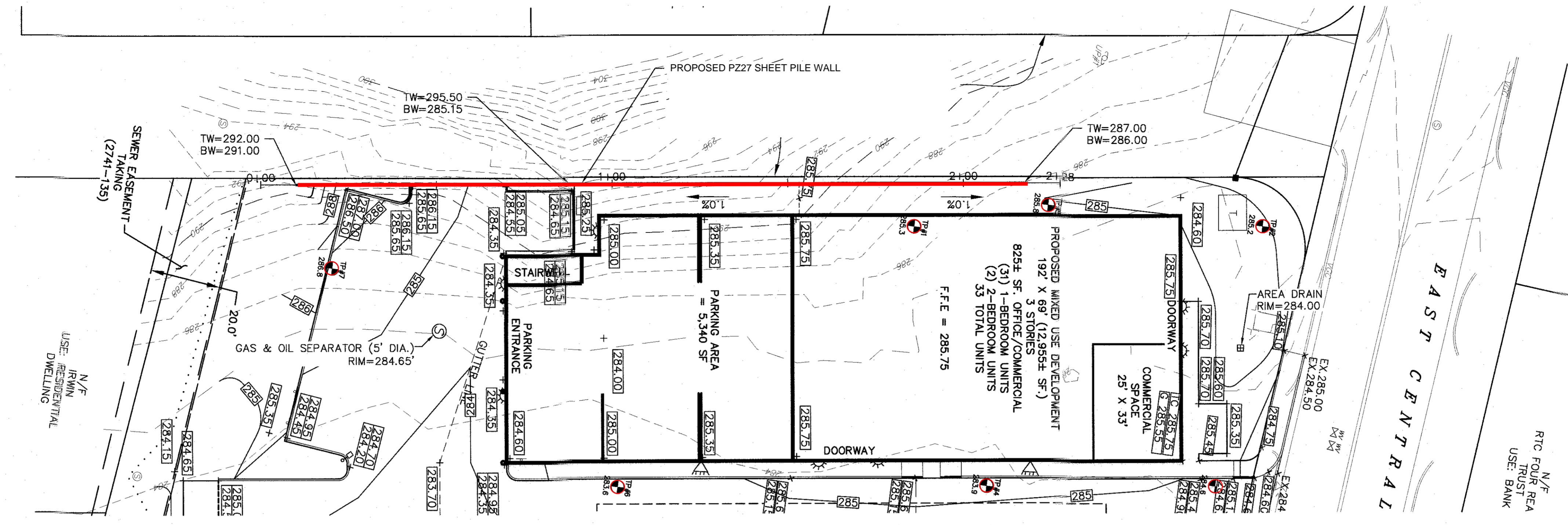


902HD 10.0 CULTEC INTERNAL MANIFOLD - OPTIONAL INSPECTION PORT DETAIL

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

SHEET
11 OF 12

JOB NO.
F4478



PLAN REFERENCES:

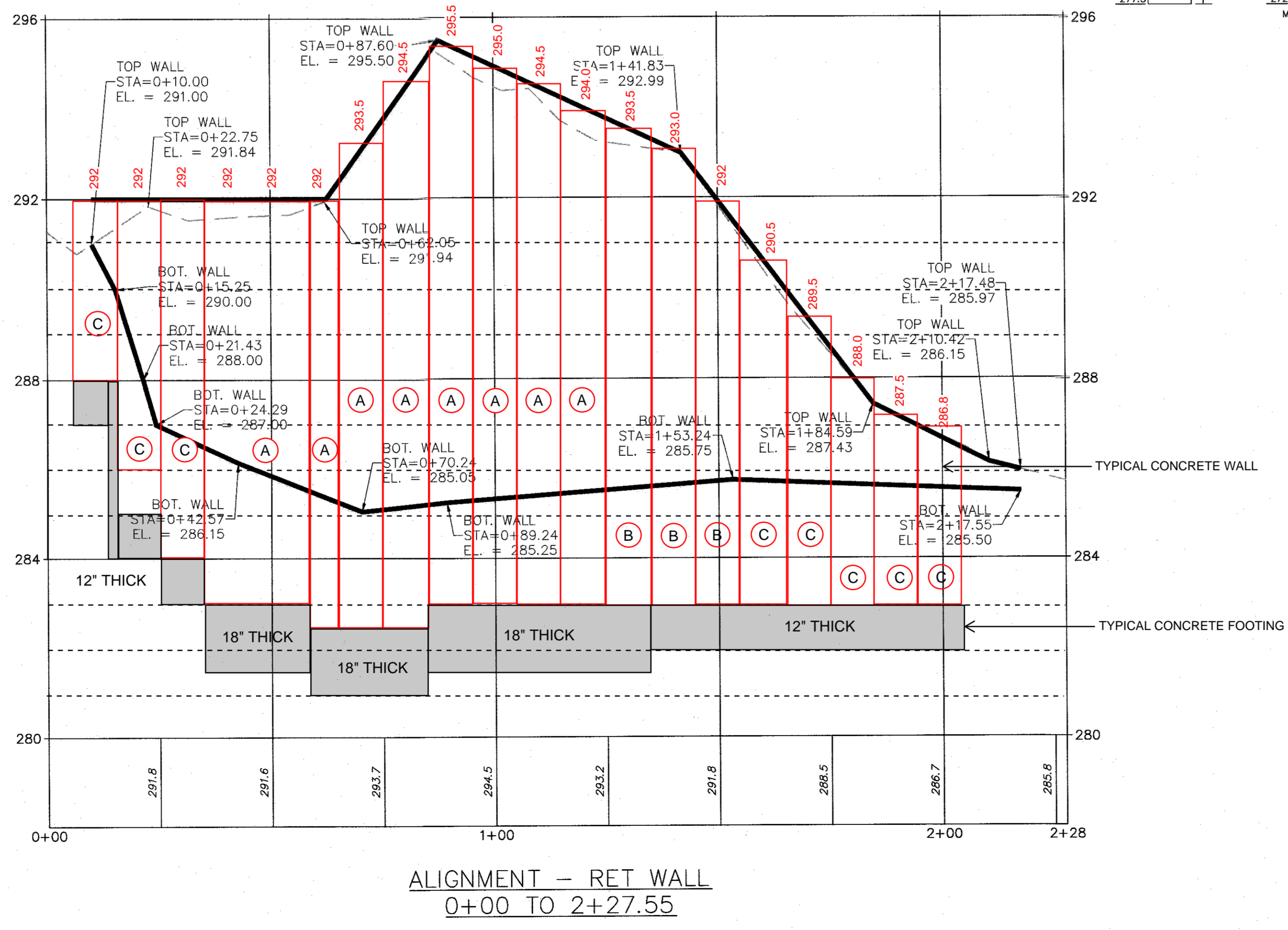
- PLAN NO. 393-1997, PL. BK. 448
- SEE ANR PLAN ENTITLED "PLAN OF LAND 230 EAST CENTRAL STREET FRANKLIN MASSACHUSETTS," DATED APRIL 30, 2018, PREPARED BY GUERRIERE & HALNOR, INC. PLANNING BOARD ENDORSED MAY 7, 2018 ON WHICH THE INTERIOR DEED LINE IS DEPICTED AS "TO BE REMOVED."
- TAJ ESTATES OF FRANKLIN II, SITE PLAN & SPECIAL PERMIT 230 EAST CENTRAL STREET, FRANKLIN MA. PREPARED BY GUERRIERE & HALNOR, INC. LAST REVISED 4/12/22

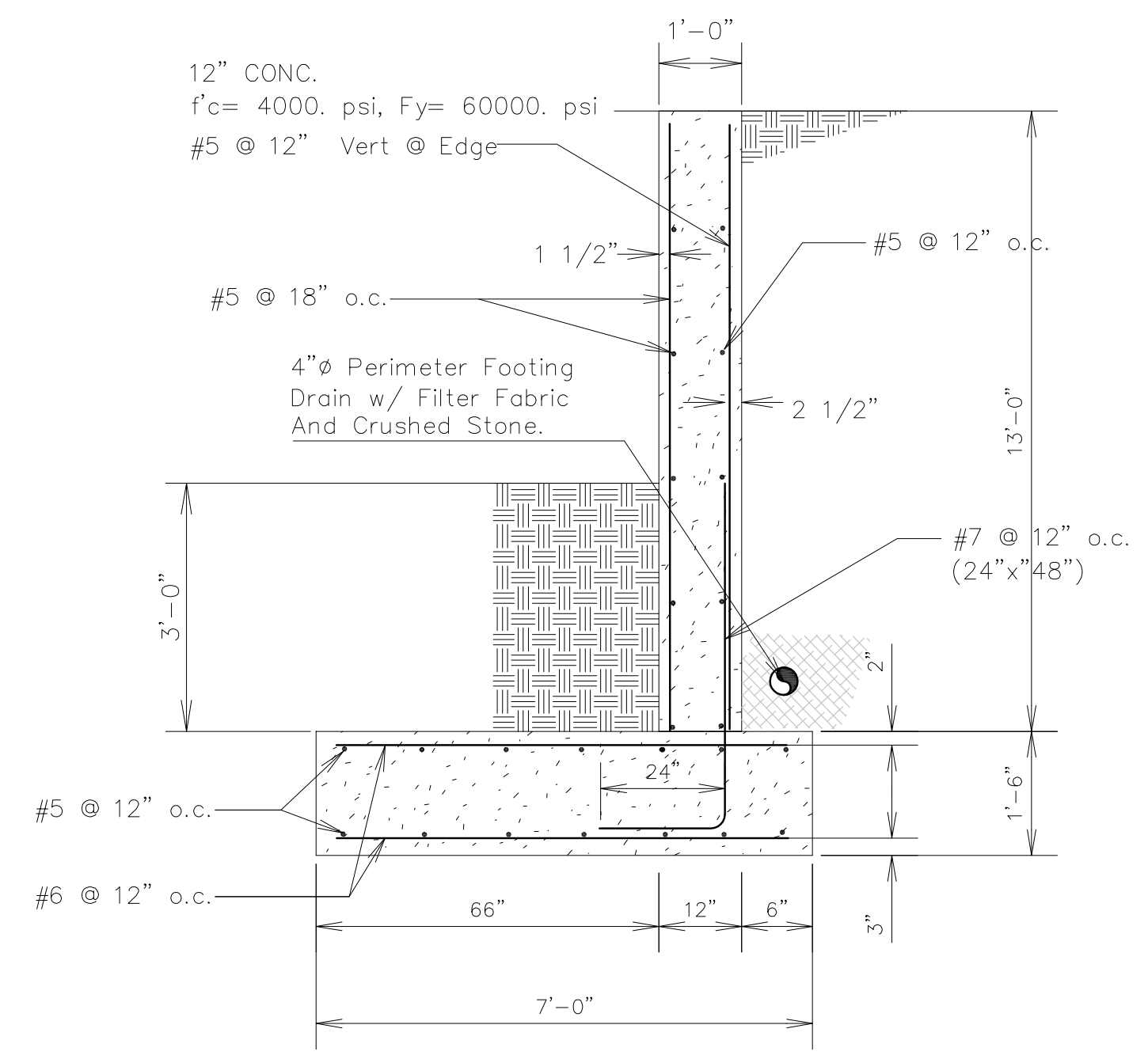
DEEP TESTS TAKEN 11/14/17 BY DN PERC. TESTS TAKEN 11/14/17 BY DN
SOIL EVALUATOR DON NIELSEN SOIL EVALUATOR DON NIELSEN

285.3 DTH#1	285.2 DTH#2	284.6 DTH#3	283.9 DTH#4	285.6 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. 10YR 36"-60"	C1 F.S. 10YR5/6 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. 10YR4/4 60"-96"	C2 M.S. 10YR5/3 84"-156"	C2 M./F.S. 10YR5/3 84"-144"	C2 F.S. 10YR5/6 42"-60"	C2 F./M.S. 10YR5/6 48"-60"	C2 F./M.S. 10YR5/6 48"-120"	C2 F./M.S. 10YR5/6 42"-84"
NO G.W. NO MOTTLINGS	NO G.W. MOTTLINGS 32"-54"	C3 M./C.S. 10YR5/3 F.S. 10YR5/6 60"-136"	C3 M.S. 10YR5/3 SOME STONES 60"-96"	C3 M.S. 10YR5/3 SOME STONES 60"-96"	C3 M.S. 10YR5/3 SOME STONES 120"-132"	C3 M.S. 10YR5/3 SOME STONES 84"-96"

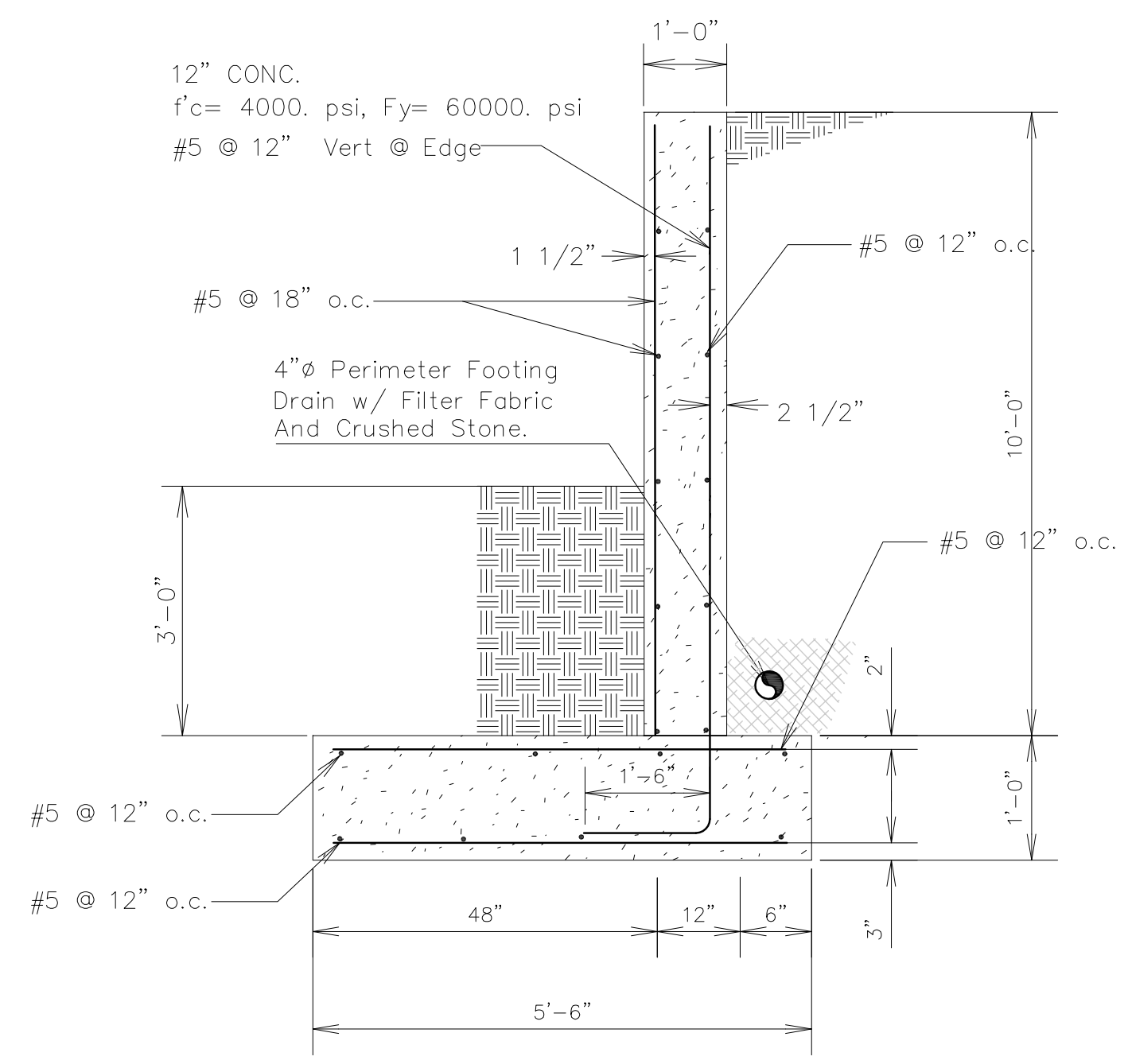
LEGEND

▣	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
---	EXISTING CONTOUR		
D	EXISTING DRAIN LINE		
W	EXISTING WATER LINE		
G	EXISTING GAS LINE		
S	EXISTING SEWER LINE		

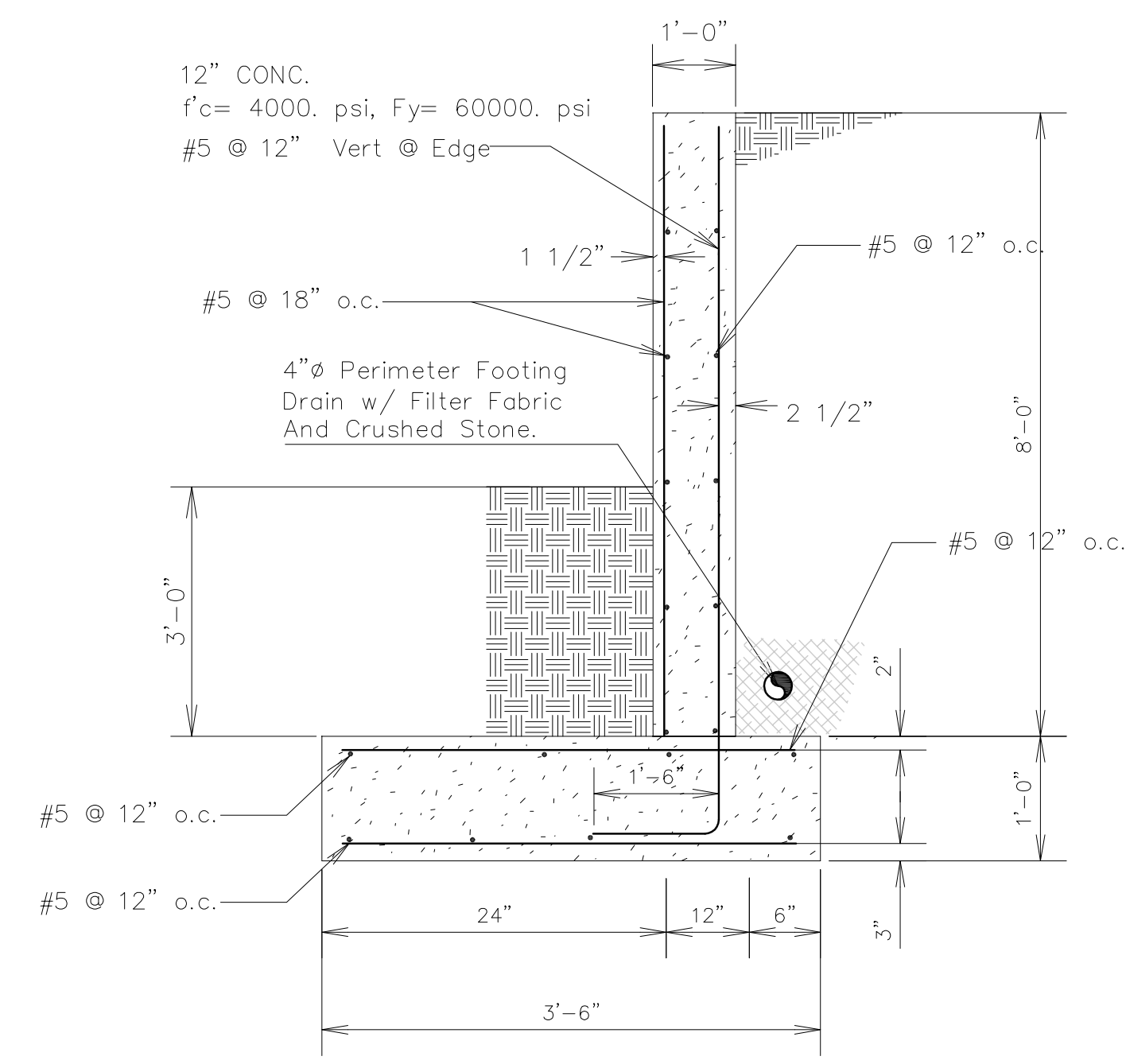




RETAINING WALL
SECTION A
Scale: not to scale



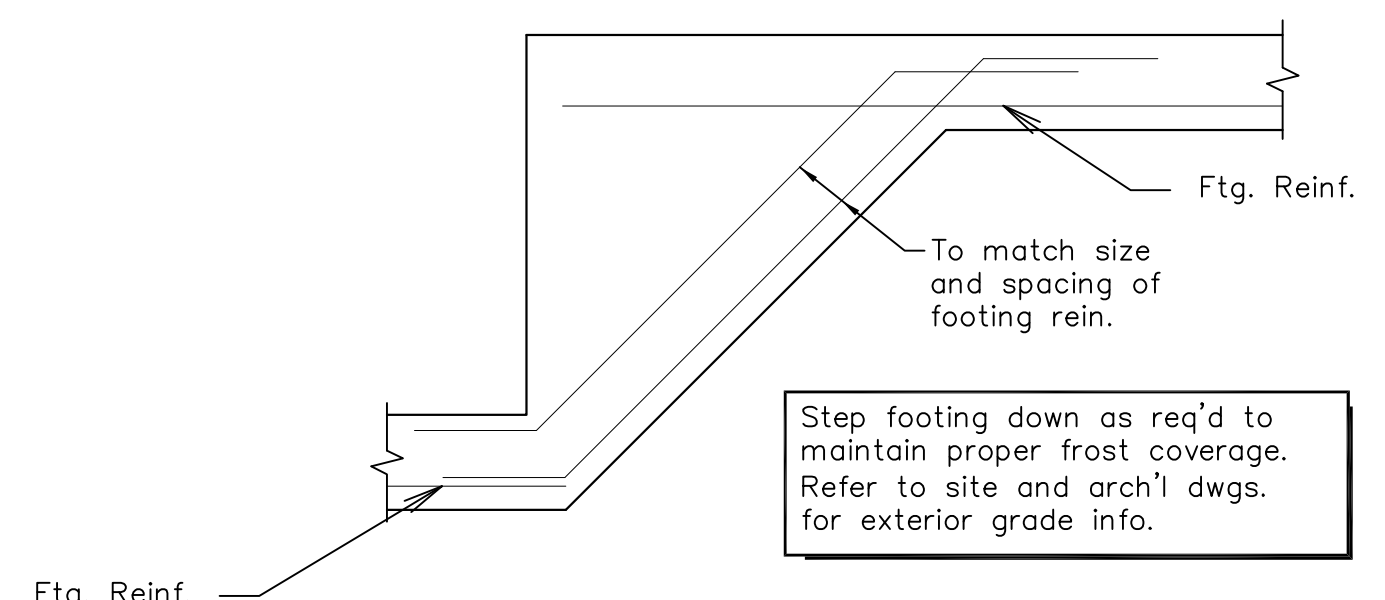
RETAINING WALL
SECTION B
Scale: not to scale



RETAINING WALL
SECTION C
Scale: not to scale

REINFORCED CONCRETE:

- All structural concrete shall be normal weight, stone aggregate concrete, and shall be proportioned, mixed and placed under the supervision of a control engineer in accordance with ACI 315, 318 and 301 standards, latest editions. Concrete shall develop the following 28 day strengths:
 - Concrete Flatwork exposed to weather: 4000 psi (6% air entrained)
 - Exterior: walls, footings, piers and slabs: 4000 psi (6% air entrained)
 - Slab on deck: 3500 psi (6% air entrained)
 - All other concrete: 3000 psi
- Reinforcing bars including stirrups shall conform to ASTM A615 with 60,000 psi yield strength with minimum anchorage and splice requirements for reinforcing in accordance with ACI 318, latest edition. Welded wire fabric shall conform to ASTM A185.
- Concrete walls shall be cast in alternate panels not exceeding 100 ft. in length. The use of pour strips at splices in horizontal reinforcing may be used to extend the length of pours.
- Slabs on grade shall be placed in accordance with the latest ACI recommendations.
- Slabs on grade shall be placed on a layer of well graded granular material compacted to 95% of maximum dry density.
- Provide concrete pads for mechanical equipment according to the requirements of the manufacturer and in accordance with the typical details, and mechanical drawings.
- Detailing of reinforcement shall be according to the latest edition of ACI 315 "Details and Detailing of Concrete Structures".
- Not all openings through concrete slabs and walls are shown on structural drawings. Openings indicated on the drawings or any additional openings or inserts required must be verified with respective trades before placement of concrete.
- See architectural drawings for finishes, depressions, reglets, notches, and other architectural features.
- Concrete exposed to the exterior shall be air entrained.
- Unless noted otherwise, provide the following clear cover for reinforcing steel:
 - Footings: 3"
 - Foundation Walls: 2"
 - Interior Slabs: 1"
 - Exterior Slabs: 2"
 - Columns, Piers or Pilasters: 1 1/2" to ties.
- All exposed concrete to be rubbed to a smooth finish.
- All Anchor Bolts shall be dryset (Set prior to placement) (wet setting is unacceptable).



DETAIL - TYP. STEP FOOTING
Scale: 1/2" = 1'-0"

INSTALLATION NOTES

- STRIP VEGETATION AND ORGANIC SOIL FROM WALL AND GEOSYNTHETIC ALIGNMENT.
- BENCH CUT ALL EXCAVATED SLOPES.
- CONTRACTOR SHALL ENSURE TEMPORARY EXCAVATIONS ARE STABLE AND PROVIDE EXCAVATION SUPPORT IF NEEDED.
- DESIGN ENGINEER SHALL VERIFY FOUNDATION SOILS AS BEING COMPETENT PER THE DESIGN PARAMETERS.
- LEVELING PAD SHALL CONSIST OF WELL GRADED ROAD BASE AGGREGATE, 3/4" CRUSHED, ANGULAR GRAVEL WITH SOME FINES
- DRAINAGE AGGREGATE SHALL CONSIST OF CLEAN ANGULAR GRAVEL, 3/4" DIAMETER WITH LESS THAN 5% FINES.
- DRAINAGE PIPE SHALL BE PERFORATED OR SLOTTED PVC OR CORRUGATED HDPE PIPE. REINFORCED BACKFILL SHALL BE FREE OF DEBRIS, ORGANIC SOIL, AND EXPANSIVE SOILS.
- COMPACTION SHALL BE TO 95% OF MAXIMUM STANDARD PROCTOR DENSITY. (ASTM D-698) COMPACTION TESTS SHALL BE TAKEN AS THE WALL IS INSTALLED. THE MINIMUM NUMBER OF TESTS SHALL BE DETERMINED BY THE SITE SOILS ENGINEER.
- COMPACTION WITHIN 3FT. OF WALL SHALL BE LIMITED TO HAND OPERATED EQUIPMENT.
- CONTRACTOR SHALL SLOPE SITE GRADES TO DIRECT SURFACE RUNOFF AWAY FROM WALL AT END OF EACH DAY TO AVOID WATER DAMAGING THE WALL WHILE UNDER CONSTRUCTION.
- ANY SURFACE DRAINAGE FEATURES, FINISH GRADING, PAVEMENT, OR TURF SHALL BE INSTALLED IMMEDIATELY AFTER WALL IS COMPLETED.
- IF SITE AND SOIL CONDITIONS, WALL GEOMETRY, OR WALL LOADINGS ARE DIFFERENT THAN IN THE DRAWINGS AND THE DESIGN PARAMETERS, THE CONTRACTOR MUST CONTACT DESIGN ENGINEER PRIOR TO PROCEEDING WITH THE CONSTRUCTION OF THE WALL.

DESIGN PARAMETERS AND PROVISIONS

- THE DESIGN OF THE WALL SYSTEM ASSUMES THE FOLLOWING PARAMETERS:

SOIL CONDITIONS	FRICITION ANGLE	UNIT WEIGHT
REINFORCED BACKFILL	30	125 LBS/CU.FT.
RETAINED BACKFILL	32	125 LBS/CU.FT.
FOUNDATION SOIL	34	130 LBS/CU.FT.
- HYDROSTATIC LOADING = NONE
SURCHARGE LOAD AT TOP OF WALL = 0 LBS/SQ.FT.
ALLOWABLE BEARING CAPACITY = 4,000 LBS/SQ.FT.
- THE WALL DESIGN ENGINEER ASSUMES NO LIABILITY FOR INTERPRETATION OF SUBSURFACE CONDITIONS, SUITABILITY OF SOIL DESIGN PARAMETERS AND INTERPRETATIONS OF SUBSURFACE GROUNDWATER CONDITIONS.
- THE OWNER OR OWNER'S REPRESENTATIVE IS RESPONSIBLE FOR ENSURING THE CONDITIONS STATED ABOVE ARE ACCURATE PRIOR TO AND DURING CONSTRUCTION.
- THE OWNER OR OWNER'S REPRESENTATIVE IS RESPONSIBLE FOR ENSURING THE WALL DESIGN ENGINEER IS CONTACTED IF CONDITIONS VARY.