

FORM Q

TOWN OF FRANKLIN
DESIGN REVIEW APPLICATION
FOR §185-31(2) OF THE ZONING BY-LAW

A) General Information

Name of Business or Project: Autumn Hill ~~Condominiums~~ Senior Village

Property Address 496 & 488 Summer Street

Assessors' Map # 302 Parcel # 6 & 8

Zoning District (select applicable zone): Rural Residential 1

Zoning History: Use Variance N/A
Non-Conforming Use N/A

B) Applicant Information:

Applicant Name: Suejo Corp.

Address: PO Box 934
Wrentham, MA 02093

Telephone Number: 774-571-1972

Contact Person: Timothy Jones

C) Owner Information (Business Owner & Property Owner if different)

Property Business Owner: <u>Timothy Jones</u>	Property Owner: <u>Bruce Hunchard</u>
Address: <u>488 Summer Street</u>	<u>496 Summer Street</u>
<u>Franklin, MA 02038</u>	<u>Franklin, MA 02038</u>

All of the information is submitted according to the best of my knowledge

Executed as a sealed instrument this 31st day of Jan. 2024

[Signature]
Signature of Applicant

[Signature]
Signature of Owner 1

[Signature]
Signature of Owner 2

Suejo Corp. - Timothy Jones
Print name of Applicant

Timothy Jones & Bruce Hunchard
Print names of Owners

***FOR SIGNS COMPLETE PAGES 1 & 2 ONLY.**

FOR SITE PLANS, BUILDING PLANS, PROJECTS, COMPLETE PAGES 1 - 4

SEE ADDENDA ATTACHED FOR ASSISTANCE IN COMPLETION OF FORM Q

D) Architect/Engineer/Sign Company Information (if not the applicant)

a. Sign Company

Business Name: _____

Contact Person: _____

Address _____

Telephone Number: _____

b. Architect/Engineer (when applicable)

Business Name: Brian J. Frigon

Contact Person: Brian Frigon

Address 221 Peck Street Franklin, MA 02038

Telephone Number: (617) 839-2749

E) Work Summary

Summary of work to be done: _____

Work consist of newly constructed attached condominiums consisting of buildings of 2 units, 3 units, and 4 units. Total development consist of 42 units.

F) Information & Materials to be Submitted with Application

a) FOR SIGN SUBMISSIONS ONLY:

**THE FOLLOWING MUST BE SUBMITTED ELECTRONICALLY TO
Mkinhart@franklinma.gov**

1. Drawing of Proposed Sign which must also include
type of sign (wall, pylon etc.) colors
size/dimensions materials
style of lettering lighting-illuminated, non-illuminated and style
2. Drawing and/or pictures indicating location of new sign.
3. Picture of existing location and signs (if previously existing location)

b) FOR BUILDINGS/DEVELOPMENTS OR PROJECT SUBMISSIONS:

THE FOLLOWING MUST BE SUBMITTED W/APPLICATION to Mkinhart@franklinma.gov

1. Site Plan including Landscape Plan showing plantings. Plantings must be from Best Development Practices Guide
2. Lighting Plan indicating lighting levels & specifications of proposed lights
3. Building drawings, indicating size and height of building(s); front, rear and side elevations (when there are no adjoining buildings) and floor plans
4. Drawings or pictures of existing conditions
5. If any signage on the building or site, provide information from above Signage Checklist

DESIGN STANDARDS

Explain how each of the design standards outlined below has been incorporated into the design of the proposed development. Fill in the information in the spaces provided or use a separate sheet.

1. **Height**—The height of any proposed alteration shall be compatible with the style and character of the surrounding buildings, within zoning requirements. _____

All proposed units and unit buildings have been designed as 2 floors with attic space and basement level. Proposed heights for all buildings and units is an average of 30'-0" above average grade.

2. **Proportions of Windows and Doors** – The proportions and relationships between doors and windows shall be compatible with the architectural style and character of the surrounding area.

All proposed doors will be in the architectural style depicted in the attached plans & exterior elevations.
All proposed windows will be required size double hung, casement, and awning to match the surrounding architectural styles.

3. **Relations of Building Masses and Spaces** – The relationship of a structure to the open space between it and adjoining structures shall be compatible. _____

All Building Architectural Masses will be sized appropriately to be compatible with their surrounding structures and open spaces. Building Masses are comprised in a contemporary colonial style with varying depths as to not create a box-like appearance.

4. **Roof Shape** – The design and pitch of the roof shall be compatible with the architectural style and character of the surrounding buildings. _____

All of the buildings roofs will be a variation of gable, hip, and gable or shed dormers in a contemporary colonial style with varying depths as to not create a box-like appearance and to minimize the roof lines.

5. **Scale** – The scale of the structure shall be compatible with its architectural style and the character of the surrounding buildings. _____

All proposed units and unit buildings proportions have been designed in a contemporary colonial style to blend and enhance the adjacent architectural context.

6. **Facade, Line, Shape & Profile** – Facades shall blend with other structures in the surrounding area with regard to the dominant vertical or horizontal context: _____

The building facades have been designed with multiple architectural aspects to minimize a box-like appearance and have been proportioned to fit into the surrounding architectural landscape.

7. **Architectural Details** – Architectural details, including signs, materials, colors and textures shall be treated so as to be compatible with the existing and adjacent architectural character, thereby preserving and enhancing the surround area. _____

All of the building details will be designed in a sensitive manner as to blend with their local community.
Materials and colors will be chosen from a colonial pallet with a mixture of vinyl shaker shingle, clapboard siding, and a accent of traditional vertical board and batten siding. Colors will range in the grey, blue, & white scales.

8. **Advertising Features** – The size, location, design, color, texture, lighting and materials of all permanent signs and outdoor advertising structures shall not detract from the use and enjoyment of the proposed buildings and structures and the surrounding properties. None

9. **Heritage** – Removal or disruption of historic, traditional or significant uses, structures or architectural elements shall be minimized insofar as practicable. There will be no disruption of historical, traditional or significant structures or architectural elements.

10. **Energy Efficiency** – To the maximum extent reasonably practicable, proposals shall utilize energy-efficient technology and renewable energy resources and shall adhere to the principles of energy-conscious design with regard to orientation, building materials, shading, landscaping and other elements. All architectural designs will meet the latest Energy Codes.

11. **Landscape** - The landscape should improve the character and appearance of the surrounding area and parking areas should be located to the side or rear of buildings when reasonably possible.

SEE ADDENDA ATTACHED FOR INSTRUCTIONS TO ASSIST IN COMPLETING APPLICATION.

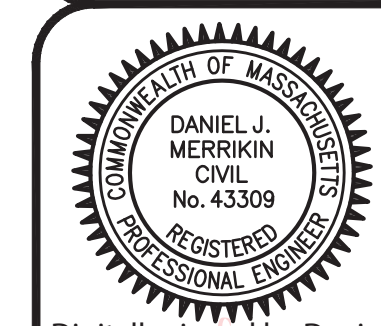
AUTUMN HILL SENIOR VILLAGE

PREPARED BY:
LEGACY ENGINEERING LLC
730 MAIN STREET, SUITE 2C
MILLIS, MA 02054

FRANKLIN, MA SITE PLAN

JANUARY 26, 2024

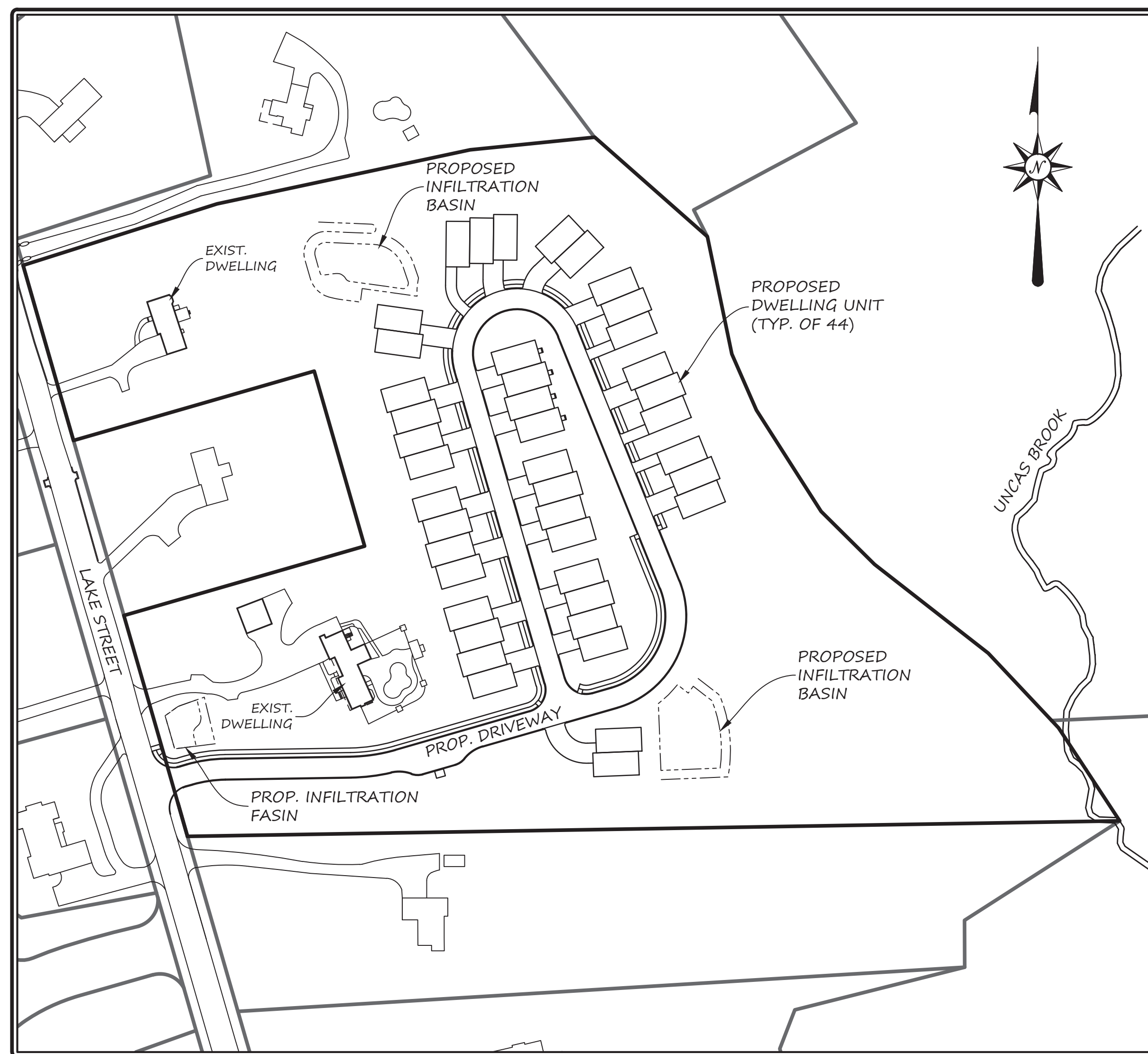
PREPARED FOR:
SUEJO CORP.
P.O. BOX 934
WRENTHAM, MA 02093



Digitally signed by Daniel J. Merrikin, P.E.
Date: 2024.01.30 14:29:34 -05'00'



2021 MASSGIS AERIAL LOCUS
SCALE: 1" = 500'



LOCUS
SCALE: 1" = 50'



FRANKLIN ASSESSORS LOCUS
SCALE: 1" = 400'

OWNERS
BRUCE J. HUNCHARD
496 SUMMER STREET
FRANKLIN, MA 02038

TIMOTHY JONES
488 SUMMER STREET
FRANKLIN, MA 02038

APPLICANT
SUEJO CORP.
P.O. BOX 934
WRENTHAM, MA 02093

ZONING DISTRICT
RURAL RESIDENTIAL 1
SENIOR VILLAGE OVERLAY
ZONE II (PARTIAL)

ASSESSORS PARCEL
302-006-000
302-008-000

PLAN & DEED REFERENCE
CTF. NO. 209710
CTF. NO. 161598
L.C. PLAN 41284A

DATE APPROVED: _____
DATE ENDORSED: _____

TOWN OF FRANKLIN PLANNING BOARD

- SHEET LEGEND**
- C-0: COVER SHEET
 - C-1: KEY SHEET
 - C-2: EXISTING CONDITIONS PLAN
 - C-3: LAYOUT PLAN
 - C-4: GRADING & UTILITIES PLAN
 - C-5: UTILITY PLAN
 - C-6: PROFILE PLAN
 - C-7: PROFILE PLAN
 - C-8: PROFILE PLAN
 - C-9: LIGHTING PLAN
 - C-10: EROSION CONTROL PLAN
 - C-11: DETAILS
 - C-12: DETAILS
 - C-13: DETAILS
 - C-14: DETAILS

PLAN SCALE: AS NOTED

REVISION	DATE	BY

PLAN DATE: JANUARY 26, 2024

AUTUMN HILL
SENIOR VILLAGE
COVER
PLAN OF LAND IN
FRANKLIN, MA

730 MAIN STREET
SUITE 2C
MILLIS, MA 02054
508-376-8883(o)

C-0



GENERAL NOTES:

- 1. SURVEY & PLAN REFERENCES:
A. PROPERTY LINE AND TOPOGRAPHICAL SURVEY BY COLONIAL ENGINEERING AND ARE THE RESULT OF AN ON-THE-GROUND SURVEY.
B. PLAN REFERENCES AS FOLLOWS:
LC PLAN 41284-A
C. DEED REFERENCES:
CTF. NO. 209710
CTF. NO. 161598
2. EXISTING UTILITY INFORMATION IS BASED ON BEST AVAILABLE RECORDS FROM THE TOWN OF FRANKLIN AND OTHER SOURCES AND VISIBLE SURFACE FEATURES SUCH AS MANHOLES, CATCH BASINS, UTILITY POLES, HYDRANTS, VALVE BOXES, ETC... EXISTING UTILITY INFORMATION DEPICTED ON THESE PLANS ARE NOT WARRANTED TO BE CORRECT AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING ALL LOCATIONS PRIOR TO COMMENCEMENT OF WORK.
3. DATUM: NAVD88

CONSERVATION NOTES:

- 1. WETLANDS BOUNDARIES WERE DELINEATED BY APPLIED ECOLOGICAL SCIENCES IN 2022 AND 2023.
2. NO PROPOSED ACTIVITIES ARE PROPOSED TO BE DONE WITHIN CONSERVATION JURISDICTIONAL AREAS.

CONSTRUCTION NOTES:

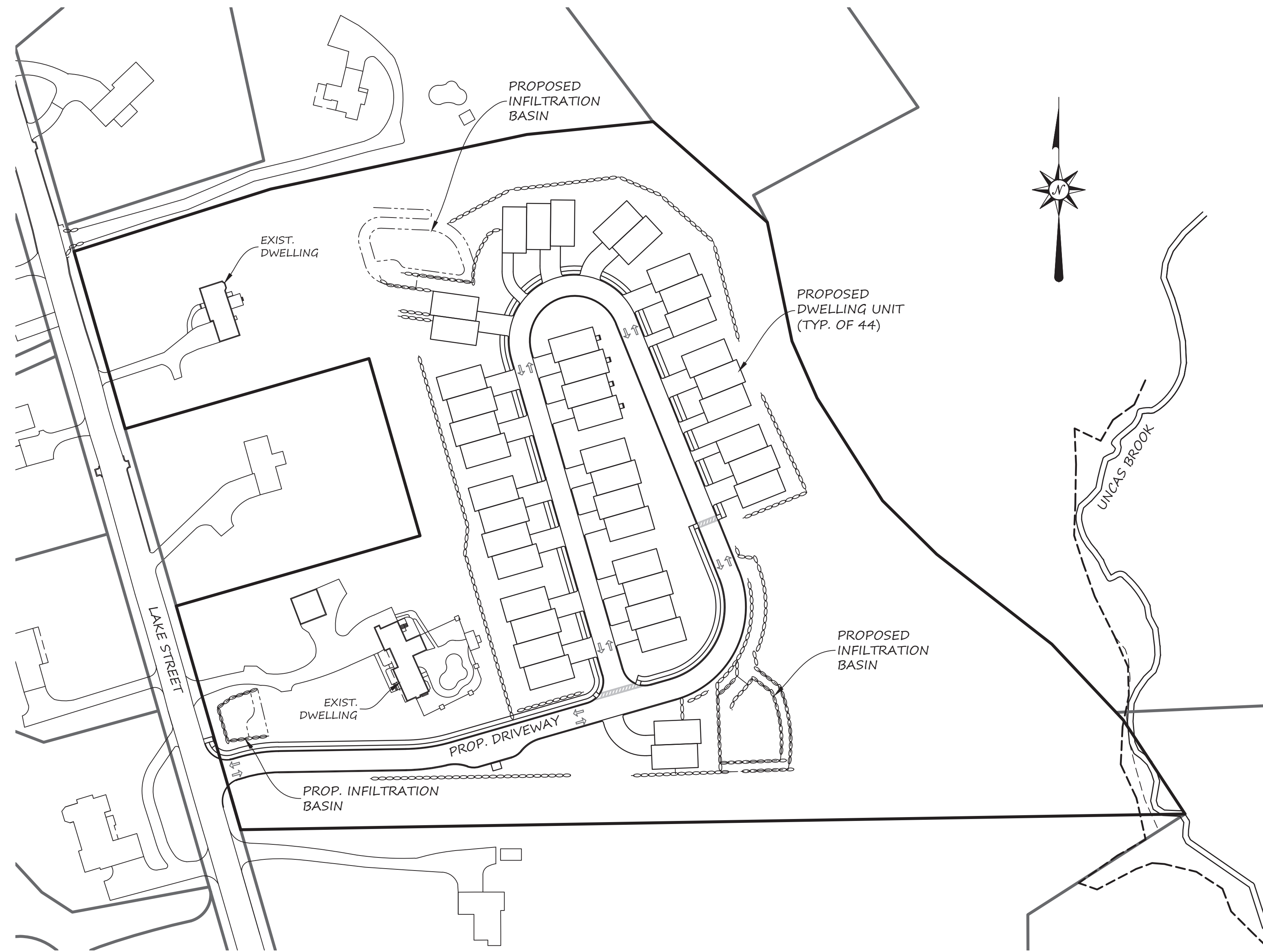
- 1. THE CONTRACTOR SHALL CONTACT DIGSAFE AT 811 PRIOR TO ANY EXCAVATION ACTIVITIES.
2. HOURS OF OPERATION FOR SITEWORK, CONSTRUCTION OUTSIDE OF BUILDINGS, AND DELIVERY OR PICKUP OF HEAVY CONSTRUCTION EQUIPMENT SHALL BE MONDAY THROUGH SATURDAY, 7:00 AM - 4:00 PM. SHOULD THE CONTRACTOR DESIRE TO WORK ON ANY NORFOLK COUNTY STATE-RECOGNIZED HOLIDAY, IT SHALL SUBMIT A REQUEST IN WRITING TO THE BUILDING INSPECTOR AT LEAST FIVE BUSINESS DAYS PRIOR TO THE HOLIDAY IN QUESTION. THE BUILDING INSPECTOR HAS THE DISCRETION TO ALLOW OR DENY THE REQUEST.
3. TRENCHES ARE NOT TO BE LEFT OPEN OVERNIGHT. EXCAVATED AREAS ARE TO BE PROVIDED WITH ADEQUATE FENCING AND "KEEP OUT"/"DANGER" SIGNAGE AS NECESSARY TO THE SATISFACTION OF THE BOARD OF HEALTH.

UTILITY NOTES:

- 1. WATER MAINS SHALL BE CLASS 52 CEMENT LINED DUCTILE IRON.
2. LOW-PRESSURE SEWER PIPE SHALL BE SDR21 EXCEPT AS NOTED.
3. DRAINAGE PIPING SHALL BE HDPE RATED FOR H2O LOADING, (ADS N12 OR EQUAL)
4. THE ELECTRIC COMPANY SHALL DETERMINE THE FINAL LOCATION AND DESIGN OF THE ELECTRIC SERVICE AND TRANSFORMER (IF NEEDED). CONDUITS TO PROPOSED LIGHT POLES SHALL BE DESIGNED BY THE ARCHITECT.
5. MONITORING WELLS IN PROPOSED STORMWATER BASINS SHALL BE 10 FEET DEEP.

EROSION CONTROL NOTES:

- 1. EROSION CONTROLS SHALL BE INSTALLED PRIOR TO ANY EXCAVATION.
2. ALL SOIL STOCKPILES SHALL BE PROTECTED WITH COMPOST SOCK PERIMETER CONTROLS AND SEEDING/STABILIZATION PROTOCOL.
3. ALL EXISTING CATCH BASINS NEAR THE SITE AND ALL PROPOSED CATCH BASINS ARE TO BE PROTECTED WITH A SILT/SACK UNTIL ALL UPSTREAM AREAS ARE STABILIZED. CLEAN AS NEEDED THROUGHOUT CONSTRUCTION.
4. AFTER ROUGH-GRADING, PROTECT INFILTRATION BASIN BOTTOM FROM COMPACTION FROM EQUIPMENT. SHOULD SUCH COMPACTION OCCUR, TILL THE UPPER 12-INCHES PRIOR TO INSTALLING LOAM.
5. PROTECT STORMWATER INFILTRATION BASIN FROM SEDIMENT WITH CHECKDAMS UNTIL THE UPSTREAM DRIVEWAY IS PAVED.
6. EROSION AND SEDIMENT CONTROL MEASURES WILL BE MAINTAINED IN GOOD CONDITION FOR THE DURATION OF THE CONSTRUCTION ACTIVITY AND UNTIL SUCH TIME AS THE UPSTREAM AREAS ACHIEVE FINAL STABILIZATION AS DESCRIBED HEREIN. SEDIMENT WILL BE REMOVED ALONG HAYBALES, SILT FENCE, OR COMPOST SOCKS WHEN THE DEPTH EXCEEDS FOUR-INCHES. ALL CONTROL MEASURES WILL BE MAINTAINED IN EFFECTIVE OPERATING CONDITION. IF SITE INSPECTIONS IDENTIFY CONTROL MEASURES THAT ARE NOT OPERATING EFFECTIVELY OR FINDS OTHER PROBLEMS, THE OPERATOR MUST:
- INITIATE WORK TO CORRECT THE PROBLEM IMMEDIATELY UPON DISCOVERY AND COMPLETE THE WORK BY THE CLOSE OF THE NEXT WORK DAY IF THE PROBLEM CAN BE CORRECTED THROUGH ROUTINE MAINTENANCE;
- FOR MORE SIGNIFICANT REPAIRS OR WHERE INSPECTIONS DETERMINE THAT ADDITIONAL EROSION AND SEDIMENT CONTROLS ARE NEEDED, SUCH WORK MUST BE COMPLETED AND OPERATION NO LATER THAN 7 CALENDAR DAYS AFTER DISCOVERY OF THE PROBLEM.
7. REFER TO THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) FOR MORE REQUIREMENTS AND PROVISIONS.



OWNERS
BRUCE J. HUNCHARD
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FRANKLIN, MA 02038
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LEGEND & ABBREVIATIONS

- Legend and abbreviations list including: CB: SINGLE-GRATE CATCH BASIN, CB: DOUBLE-GRATE CATCH BASIN, CPTU: PROPRIETARY STORMWATER UNIT, ODMH: DRAIN MANHOLE, TR. DR.: TRENCH DRAIN, INFIL. TR.: INFILTRATION TRENCH, etc.

SEDIMENT & EROSION CONTROL NOTES

GENERAL

- 1. IF APPLICABLE (I.E. >1 ACRE OF DISTURBANCE), FOR COMPLETE EROSION CONTROL AND CONSTRUCTION ACTIVITY GUIDANCE, REFER TO THE SWPPP. OTHERWISE FOLLOW THE SITE PLAN.
2. FOR SWPPP PROJECTS, A NOTICE SHALL BE POSTED VISIBLE FROM A PUBLIC RIGHT-OF-WAY WITH CONTACT INFORMATION AND INSTRUCTIONS TO FIND A COPY OF THE SWPPP.

PHASING AND CONSTRUCTION SEQUENCE

- 1. PHASE 1 - INFRASTRUCTURE CONSTRUCTION SEQUENCE
1.1. STAKEOUT AND INSTALL EROSION AND PERIMETER CONTROLS (WHICH WILL DELINEATE THE LIMIT OF WORK FOR THE PROJECT);
1.2. DEMARCATe THE LOCATION OF EXISTING UTILITIES ON AND AROUND THE CONSTRUCTION AREA;
1.3. CLEAR THE PROPOSED ENTRY AREAS AND INSTALL THE CONSTRUCTION ENTRANCE APRON(S);
1.4. CLEAR AND GRUB THE REMAINING PORTIONS OF THE PHASE'S DEVELOPMENT AREA;
1.5. STRIP AND STOCKPILE TOPSOIL;
1.6. COMMENCE ROUGH GRADING TO SUB-GRADE ELEVATIONS;
1.7. INSTALL NEW SITE UTILITIES, INCLUDING THE STORMWATER MANAGEMENT SYSTEM.
1.8. PAVE THE ROAD/DRIVEWAY AND SIDEWALK (IF APPLICABLE) TO BINDER COURSE;
1.9. LOAM, SEED, AND STABILIZE DISTURBED AREAS;
1.10. CLEANOUT ALL CATCH BASINS AND NEW STORMWATER BMPs IN THE PORTION OF THE SITE AFFECTED BY CONSTRUCTION ACTIVITIES AFTER THE SITE IS FULLY STABILIZED.
2. PHASE 2 - BUILDING CONSTRUCTION SEQUENCE
2.1. INSTALL CONSTRUCTION ENTRANCE AND PERIMETER EROSION CONTROLS AROUND EACH BUILDING CONSTRUCTION AREA;
2.2. GRUB THE BUILDING DEVELOPMENT AREA;
2.3. GRADE DEVELOPMENT AREA TO SUB-GRADE;
2.4. INSTALL BUILDING FOUNDATION(S) AND BEGIN BUILDING CONSTRUCTION;
2.5. INSTALL UTILITIES TO NEW BUILDING;
2.6. COMPLETE CONSTRUCTION OF NEW BUILDING(S) AND COMPLETE LANDSCAPING;
2.7. TOP COURSE PAVE THE ROAD/DRIVEWAY AND SIDEWALK (IF APPLICABLE);
2.8. TEMPORARY EROSION CONTROLS WILL BE INSTALLED AS NEEDED AND AS REQUIRED BY THIS PLAN;
2.9. CLEANOUT ALL CATCH BASINS AND NEW STORMWATER BMPs IN THE PORTION OF THE SITE AFFECTED BY CONSTRUCTION ACTIVITIES AFTER THE SITE IS FULLY STABILIZED.

PERIMETER EROSION CONTROL AND SEDIMENT CONTROLS

- 1. PERIMETER EROSION AND SEDIMENT CONTROL BARRIERS WILL BE PROVIDED, INSTALLED, AND MAINTAINED DOWNSTREAM OF ALL PROPOSED CONSTRUCTION ACTIVITIES IN ACCORDANCE WITH THE SWPPP (IF APPLICABLE), THE SITE PLAN, AND ALL PERMITS ISSUED FOR THE SITE DEVELOPMENT. SUCH CONTROLS MUST BE INSTALLED BEFORE ANY EARTH-DISTURBING ACTIVITIES OCCUR ON THE SITE IN QUESTION. EROSION AND SEDIMENT CONTROLS MAY BE INSTALLED IN PHASES SO LONG AS IT PRECEDES ANY EARTH-DISTURBING ACTIVITIES WITHIN THE CONTROLS' UPSTREAM WATERSHED.
2. SEDIMENT SHALL BE REMOVED ALONG SUCH CONTROLS ON A REGULAR BASIS. IN NO CASE, SHALL SEDIMENT BE ALLOWED TO REACH A DEPTH EQUAL TO ONE HALF OF THE ABOVE GROUND HEIGHT OF THE EROSION CONTROL DEVICE.

SITE ACCESS CONTROLS

- 1. CONSTRUCTION VEHICLES WILL USE DESIGNATED ENTRY POINTS FOR EACH SITE. CRUSHED STONE OR RIP-RAP ENTRY APRON(S) WILL BE INSTALLED AND PROPERLY MAINTAINED DURING CONSTRUCTION UNTIL THE SITE IS PAVED. ALL CONSTRUCTION ACCESS WILL BE VIA THE FRONTAGE PUBLIC ROAD STREET, WHICH WILL BE KEPT CLEAN AND SWEEP AS NEEDED TO MINIMIZE THE TRACKING OF SOILS AND DUST FROM THE SITE.

STOCKPILED SOILS

- 1. SOIL STOCKPILES TO BE LEFT IN PLACE MORE THAN 24 HOURS SHALL BE SURROUNDED WITH A LINE OF SILT FENCE OR COMPOST SOCK TO PREVENT THE PILES FROM ERODING INTO THE SITE AND TO DISCOURAGE ON-SITE RUNOFF FROM ERODING THE STOCKPILES. SOIL STOCKPILES TO BE LEFT IN PLACE MORE THAN 14 DAYS SHALL BE STABILIZED TEMPORARILY. DUST CONTROL MEASURES SHALL BE IMPLEMENTED TO PREVENT WIND EROSION OF THE STOCKPILES.

DUST CONTROL

- 1. DUST CONTROL MEASURES WILL BE IMPLEMENTED REGULARLY TO PREVENT THE OFF-SITE DEPOSITION OF WIND-ERODED SOILS. THE PRINCIPAL FORM OF DUST CONTROL WILL BE WATER APPLICATION.

DISTURBANCE OF STEEP SLOPES

- 1. CONTRACTORS MUST PAY CAREFUL ATTENTION TO STEEP SLOPES AND MUST IMPLEMENT ADDITIONAL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES DURING WORK ON STEEP SLOPES TO PREVENT EROSION. INSTALL EROSION CONTROL BLANKETS IF NEEDED.

SOIL COMPACTION

- 1. AREAS DESIGNATED FOR FINAL VEGETATIVE SURFACES OR CONSTRUCTION-STAGE OR FINAL STORMWATER INFILTRATION PRACTICES SHALL BE PROTECTED FROM EXCESSIVE COMPACTION BY RESTRICTING VEHICLE ACCESS AND THE TYPES OF EQUIPMENT THAT MAY BE USED IN SUCH AREAS. PRIOR TO SEEDING/PLANTING OF SUCH AREAS, EXPOSED SOIL THAT HAS BEEN COMPACTED SHALL BE LOOSENED BY TILLING OR OTHER SIMILAR METHODS. CONDITIONING SHALL CONSIST OF DEEP TILLING WITH A ROTARY TILLER, DISC HARROWING, OR MANUAL LOOSENING AND RE-GRADING WITH AN EXCAVATOR BUCKET. CONDITIONING SHALL EXTEND TO A DEPTH OF AT LEAST 12-INCHES.

PROTECTION OF STORM DRAIN INLETS

- 1. ALL STORM DRAIN SYSTEM INLETS INSIDE OF PERIMETER CONTROLS SHALL BE PROTECTED WITH SEDIMENT CONTROL MEASURES DESIGNED TO REMOVE SEDIMENT FROM STORMWATER PRIOR TO ENTERING THE INLET. CATCH BASINS ALONG THE STREET FRONTAGE SHALL ALSO BE PROTECTED. SUCH MEASURES SHALL BE PERIODICALLY MAINTAINED AND REPLACED AS NEEDED TO ENSURE THEIR PROPER FUNCTIONALITY. SEDIMENT SHALL BE REMOVED DAILY WHERE FOUND.

TEMPORARY STABILIZATION

- 1. FOR PERMANENTLY OR TEMPORARILY (14 DAYS) CEASED CONSTRUCTION ACTIVITIES, TEMPORARY SOIL STABILIZATION MEASURES WILL BE EMPLOYED AS SOON AS PRACTICABLE BUT NO LONGER THAN 14 CALENDAR DAYS AFTER STABILIZATION HAS BEEN INITIATED. WHERE APPLICABLE, SEE THE SWPPP FOR ADDITIONAL REQUIREMENTS.

MAINTENANCE OF EROSION & SEDIMENT CONTROL MEASURES

- 1. EROSION AND SEDIMENT CONTROL MEASURES WILL BE MAINTAINED IN GOOD CONDITION FOR THE DURATION OF THE CONSTRUCTION ACTIVITY AND UNTIL SUCH TIME AS THE UPSTREAM AREAS ACHIEVE FINAL STABILIZATION. SEDIMENT WILL BE REMOVED ALONG PERIMETER EROSION CONTROLS WHEN THE DEPTH EXCEEDS FOUR-INCHES. ALL CONTROL MEASURES WILL BE MAINTAINED IN EFFECTIVE OPERATING CONDITION. IF SITE INSPECTIONS IDENTIFY CONTROL MEASURES THAT ARE NOT OPERATING EFFECTIVELY OR FINDS OTHER PROBLEMS, THE CONTRACTOR MUST:
1.1. INITIATE WORK TO CORRECT THE PROBLEM IMMEDIATELY UPON DISCOVERY AND COMPLETE THE WORK BY THE CLOSE OF THE NEXT WORK DAY IF THE PROBLEM CAN BE CORRECTED THROUGH ROUTINE MAINTENANCE.
1.2. FOR MORE SIGNIFICANT REPAIRS OR WHERE INSPECTIONS DETERMINE THAT ADDITIONAL EROSION AND SEDIMENT CONTROLS ARE NEEDED, SUCH WORK MUST BE COMPLETED AND OPERATION NO LATER THAN 7 CALENDAR DAYS AFTER DISCOVERY OF THE PROBLEM.

POLLUTION PREVENTION

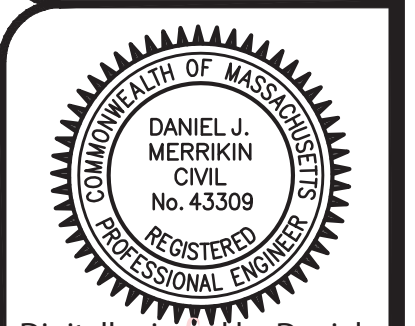
- 1. CONSTRUCTION STAGING AREAS WILL BE LIMITED IN QUANTITY AND WILL BE MAINTAINED IN A NEAT AND ORDERLY FASHION. REFER TO THE SITE PLAN FOR STAGING AREA LOCATION(S).
2. VEHICLES SHALL BE STORED IN FUELED IN DESIGNATED AREAS. MONITOR ALL EQUIPMENT FOR LEAKS. WHERE APPLICABLE, REFER TO THE SWPPP FOR ADDITIONAL VEHICLE STORAGE AREA REQUIREMENTS.
3. VEHICLE OR EQUIPMENT WASHING IS NOT ALLOWED ON-SITE.
4. MATERIALS AND EQUIPMENT SHALL BE STORED PROPERLY AND ORDERLY.
5. WHERE APPLICABLE, REFER TO THE SWPPP FOR:
5.1. FURTHER INSTRUCTIONS ON PROPER MATERIAL AND EQUIPMENT STORAGE.
5.2. REFER TO THE SWPPP FOR DISPOSAL OF WASTE, INCLUDING HAZARDOUS WASTE.
5.3. REFER TO THE SWPPP FOR SPILL PREVENTION AND RESPONSE PROCEDURES.

DEWATERING PRACTICES

- 1. THIS SITE IS NOT EXPECTED TO ENCOUNTER SIGNIFICANT QUANTITIES OF GROUNDWATER DURING CONSTRUCTION ACTIVITIES BUT IF IT DOES, THE FOLLOWING PRACTICES WILL BE IMPLEMENTED:
1.1. DO NOT DISCHARGE ANY FLOATING SOLIDS OR FOAM;
1.2. IF DEWATERING WATER IS FOUND TO CONTAIN OIL, GREASE, ETC... IT MUST BE FILTERED OR PASSED THROUGH AN OIL/WATER SEPARATOR PRIOR TO DISCHARGE;
1.3. WHEREVER POSSIBLE, DISCHARGE DEWATERING WATER TO VEGETATED UPLAND AREAS FOR INFILTRATION. WHERE THIS IS NOT POSSIBLE, DISCHARGE DEWATERING WATER INTO A FILTERING PIT CONSISTING OF A PERIMETER OF DOUBLE ROWS OF HAYBALES LINED WITH THREE LAYERS OF FILTER FABRIC. DO NOT DIRECT DEWATERING WATER INTO WETLANDS WITHOUT PRIOR TREATMENT;
1.4. VELOCITY DISSIPATION MEASURES MUST BE INCLUDED AT ALL DISCHARGE POINTS (RIP-RAP OR CRUSHED STONE APRON).

INSPECTIONS

- 1. WHERE APPLICABLE, REFER TO SWPPP FOR INSPECTION & REPORTING REQUIREMENTS IN ADDITION TO THE FOLLOWING:
1.1. THE SITE SHALL BE INSPECTED AT LEAST ONCE EVERY 14 CALENDAR DAYS AND WITHIN 24 HOURS OF THE OCCURRENCE OF A STORM EVENT OF 0.25 INCHES OR GREATER. INSPECTIONS MAY BE REDUCED DURING THE WINTER AND IN STABILIZED AREAS.
1.2. ANY DEFICIENCIES SHALL BE REMEDIATED IMMEDIATELY AND NO LATER THAN 7 DAYS AFTER DISCOVERY OF THE DEFICIENCY, AND IF POSSIBLE, PRIOR TO THE NEXT RAINFALL EVENT.



Digitally signed by Daniel J. Merrikin, P.E.
Date: 2024.01.30 14:29:11 -05'00'

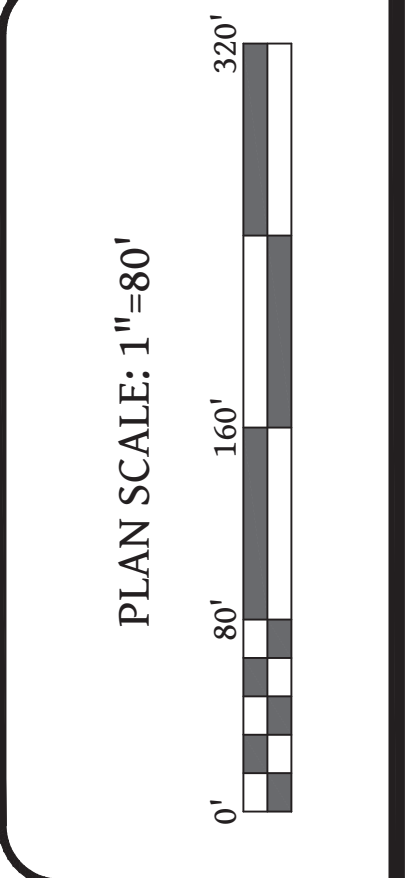
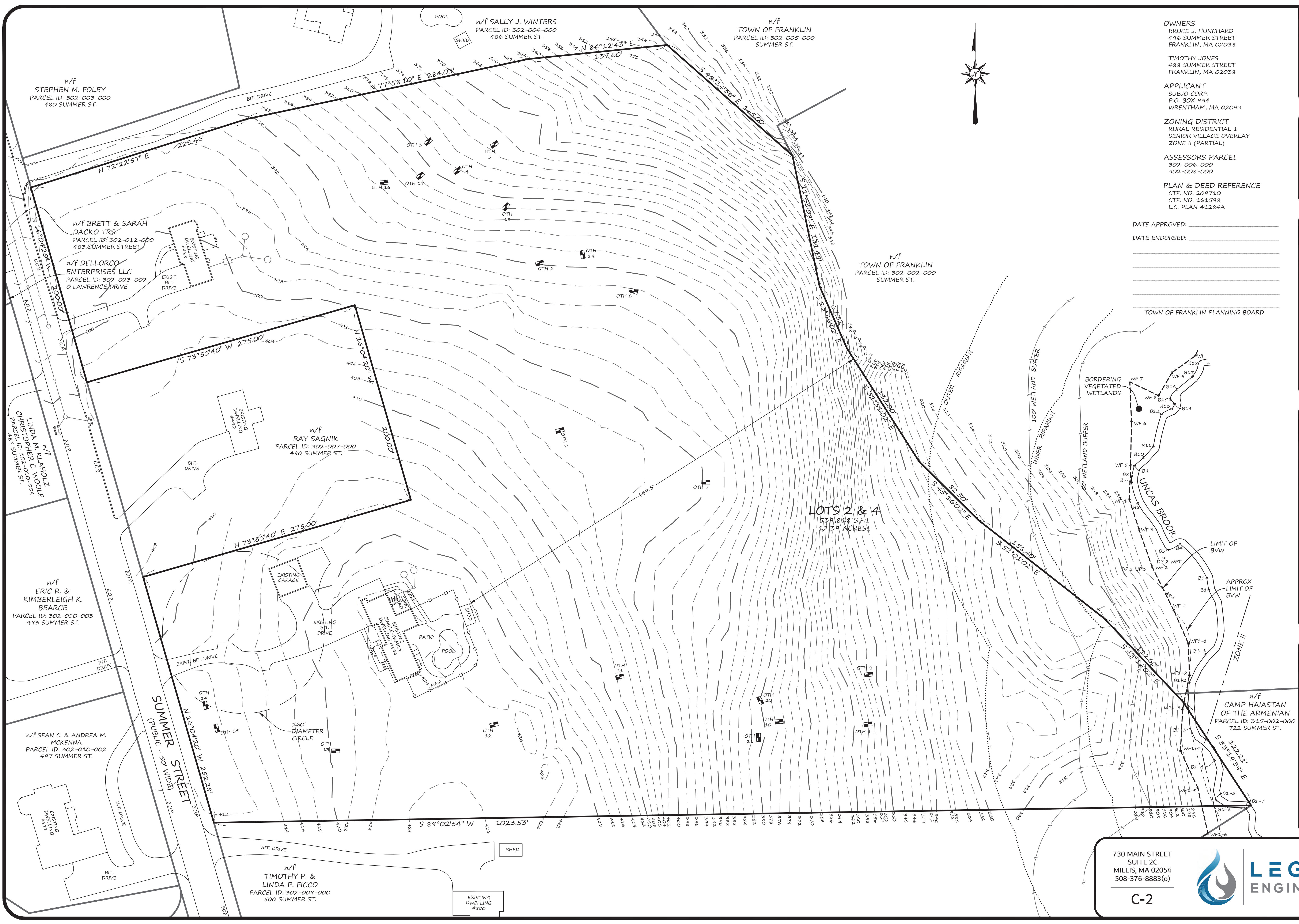


Table with columns: REVISION, DATE, BY. Includes PLAN DATE: JANUARY 26, 2024.

AUTUMN HILL
SENIOR VILLAGE
KEY SHEET
PLAN OF LAND IN
FRANKLIN, MA

730 MAIN STREET
SUITE 2C
MILLIS, MA 02054
508-376-8883(o)





OWNERS
 BRUCE J. HUNCHARD
 496 SUMMER STREET
 FRANKLIN, MA 02038

TIMOTHY JONES
 488 SUMMER STREET
 FRANKLIN, MA 02038

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 P.O. BOX 934
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ZONING DISTRICT
 RURAL RESIDENTIAL 1
 SENIOR VILLAGE OVERLAY
 ZONE II (PARTIAL)

ASSESSORS PARCEL
 302-006-000
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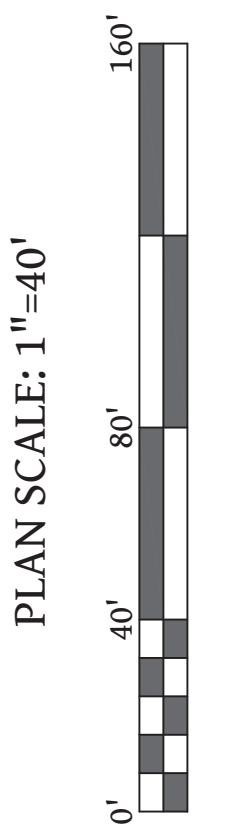
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Digitally signed by Daniel J. Merrikin, P.E.
 Date: 2024.01.30 14:28:47 -05'00'

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 TOWN OF FRANKLIN PLANNING BOARD



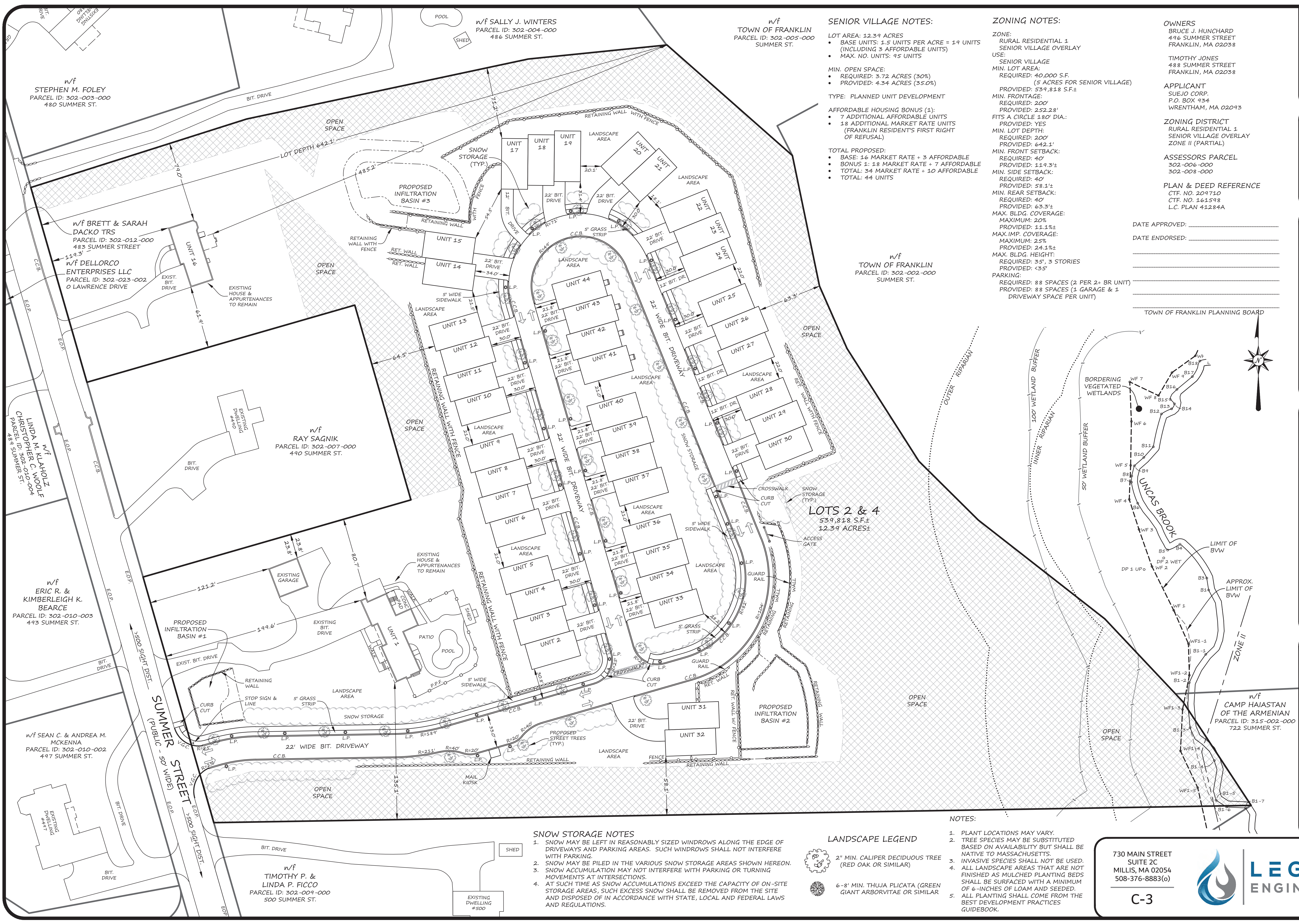
REVISION	DATE	BY

PLAN DATE: JANUARY 26, 2024

**AUTUMN HILL
 SENIOR VILLAGE
 EXISTING CONDITIONS
 PLAN OF LAND IN
 FRANKLIN, MA**

730 MAIN STREET
 SUITE 2C
 MILLIS, MA 02054
 508-376-8883(o)





SENIOR VILLAGE NOTES:

- LOT AREA: 12.39 ACRES
- BASE UNITS: 1.5 UNITS PER ACRE = 19 UNITS (INCLUDING 3 AFFORDABLE UNITS)
- MAX. NO. UNITS: 95 UNITS
- MIN. OPEN SPACE:
 - REQUIRED: 3.72 ACRES (30%)
 - PROVIDED: 4.34 ACRES (35.0%)
- TYPE: PLANNED UNIT DEVELOPMENT
- AFFORDABLE HOUSING BONUS (1):
 - 7 ADDITIONAL AFFORDABLE UNITS
 - 18 ADDITIONAL MARKET RATE UNITS (FRANKLIN RESIDENTS FIRST RIGHT OF REFUSAL)
- TOTAL PROPOSED:
 - BASE: 16 MARKET RATE + 3 AFFORDABLE
 - BONUS 1: 18 MARKET RATE + 7 AFFORDABLE
 - TOTAL: 34 MARKET RATE + 10 AFFORDABLE
 - TOTAL: 44 UNITS

ZONING NOTES:

- ZONE: RURAL RESIDENTIAL 1 SENIOR VILLAGE OVERLAY
- USE: SENIOR VILLAGE
- MIN. LOT AREA:
 - REQUIRED: 40,000 S.F. (5 ACRES FOR SENIOR VILLAGE)
 - PROVIDED: 539,818 S.F.±
- MIN. FRONTAGE:
 - REQUIRED: 200'
 - PROVIDED: 252.28'
- FITS A CIRCLE 180' DIA.:
 - PROVIDED: YES
- MIN. LOT DEPTH:
 - REQUIRED: 200'
 - PROVIDED: 642.1'
- MIN. FRONT SETBACK:
 - REQUIRED: 40'
 - PROVIDED: 119.3'±
- MIN. SIDE SETBACK:
 - REQUIRED: 40'
 - PROVIDED: 58.1'±
- MIN. REAR SETBACK:
 - REQUIRED: 40'
 - PROVIDED: 63.3'±
- MAX. BLDG. COVERAGE:
 - MAXIMUM: 20%
 - PROVIDED: 11.1%±
- MAX IMP. COVERAGE:
 - MAXIMUM: 25%
 - PROVIDED: 24.1%±
- MAX. BLDG. HEIGHT:
 - REQUIRED: 35', 3 STORIES
 - PROVIDED: <35'
- PARKING:
 - REQUIRED: 88 SPACES (2 PER 2+ BR UNIT)
 - PROVIDED: 88 SPACES (1 GARAGE & 1 DRIVEWAY SPACE PER UNIT)

OWNERS
 BRUCE J. HUNCHARD
 496 SUMMER STREET
 FRANKLIN, MA 02038

TIMOTHY JONES
 488 SUMMER STREET
 FRANKLIN, MA 02038

APPLICANT
 SUEJO CORP.
 P.O. BOX 934
 WRENTHAM, MA 02093

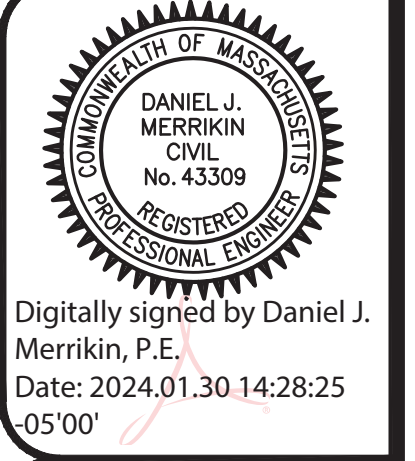
ZONING DISTRICT
 RURAL RESIDENTIAL 1
 SENIOR VILLAGE OVERLAY
 ZONE II (PARTIAL)

ASSESSORS PARCEL
 302-006-000
 302-008-000

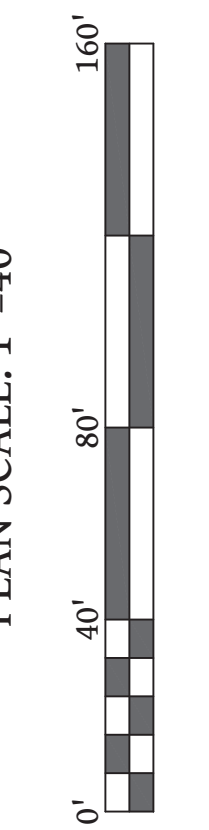
PLAN & DEED REFERENCE
 CTF. NO. 209710
 CTF. NO. 161598
 L.C. PLAN 41284A

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 TOWN OF FRANKLIN PLANNING BOARD



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PLAN SCALE: 1"=40'

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AUTUMN HILL SENIOR VILLAGE LAYOUT PLAN OF LAND IN FRANKLIN, MA

PLAN DATE: JANUARY 26, 2024

SNOW STORAGE NOTES

- SNOW MAY BE LEFT IN REASONABLY SIZED WINDROWS ALONG THE EDGE OF DRIVEWAYS AND PARKING AREAS. SUCH WINDROWS SHALL NOT INTERFERE WITH PARKING.
- SNOW MAY BE PILED IN THE VARIOUS SNOW STORAGE AREAS SHOWN HEREON.
- SNOW ACCUMULATION MAY NOT INTERFERE WITH PARKING OR TURNING MOVEMENTS AT INTERSECTIONS.
- AT SUCH TIME AS SNOW ACCUMULATIONS EXCEED THE CAPACITY OF ON-SITE STORAGE AREAS, SUCH EXCESS SNOW SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH STATE, LOCAL AND FEDERAL LAWS AND REGULATIONS.

LANDSCAPE LEGEND

- 2" MIN. CALIPER DECIDUOUS TREE (RED OAK OR SIMILAR)
- 6-8" MIN. THUJA PLICATA (GREEN GIANT ARBORVITAE OR SIMILAR)

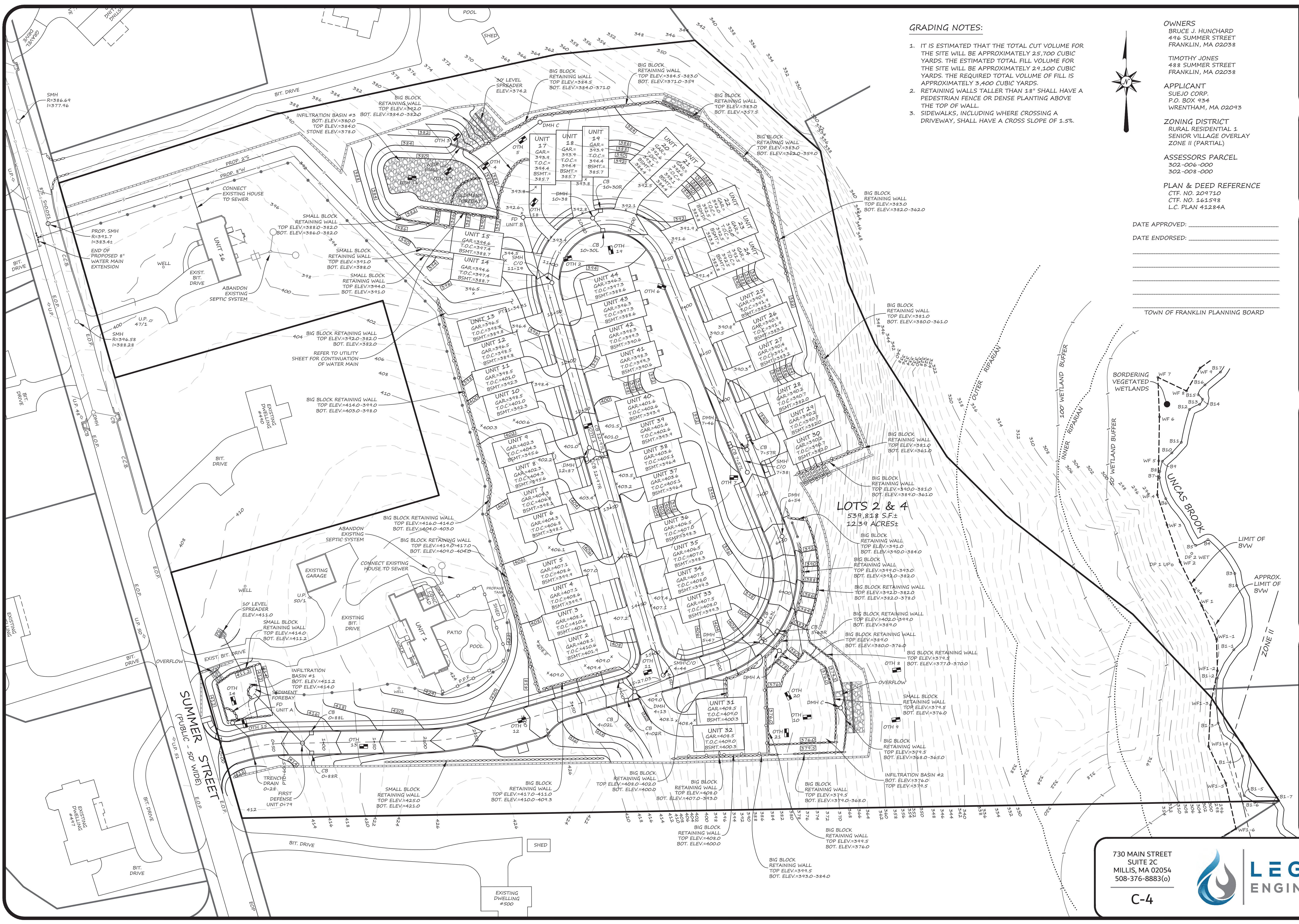
NOTES:

- PLANT LOCATIONS MAY VARY.
- TREE SPECIES MAY BE SUBSTITUTED BASED ON AVAILABILITY BUT SHALL BE NATIVE TO MASSACHUSETTS.
- INVASIVE SPECIES SHALL NOT BE USED.
- ALL LANDSCAPE AREAS THAT ARE NOT FINISHED AS MULCHED PLANTING BEDS SHALL BE SURFACED WITH A MINIMUM OF 6-INCHES OF LOAM AND SEEDED.
- ALL PLANTING SHALL COME FROM THE BEST DEVELOPMENT PRACTICES GUIDEBOOK.

730 MAIN STREET
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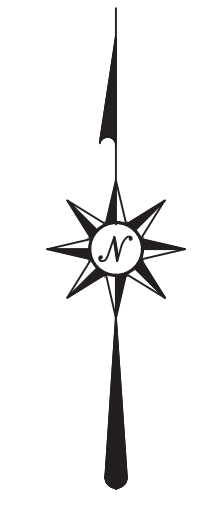
C-3





GRADING NOTES:

1. IT IS ESTIMATED THAT THE TOTAL CUT VOLUME FOR THE SITE WILL BE APPROXIMATELY 25,700 CUBIC YARDS. THE ESTIMATED TOTAL FILL VOLUME FOR THE SITE WILL BE APPROXIMATELY 29,100 CUBIC YARDS. THE REQUIRED TOTAL VOLUME OF FILL IS APPROXIMATELY 3,400 CUBIC YARDS.
2. RETAINING WALLS TALLER THAN 18" SHALL HAVE A PEDESTRIAN FENCE OR DENSE PLANTING ABOVE THE TOP OF WALL.
3. SIDEWALKS, INCLUDING WHERE CROSSING A DRIVEWAY, SHALL HAVE A CROSS SLOPE OF 1.5%.



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 SUEJO CORP.
 P.O. BOX 934
 WRENTHAM, MA 02093

ZONING DISTRICT
 RURAL RESIDENTIAL 1
 SENIOR VILLAGE OVERLAY
 ZONE II (PARTIAL)

ASSESSORS PARCEL
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 302-008-000

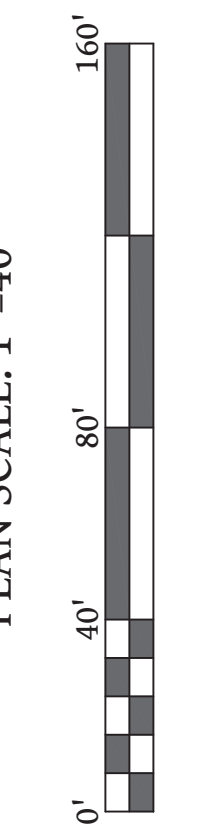
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 TOWN OF FRANKLIN PLANNING BOARD



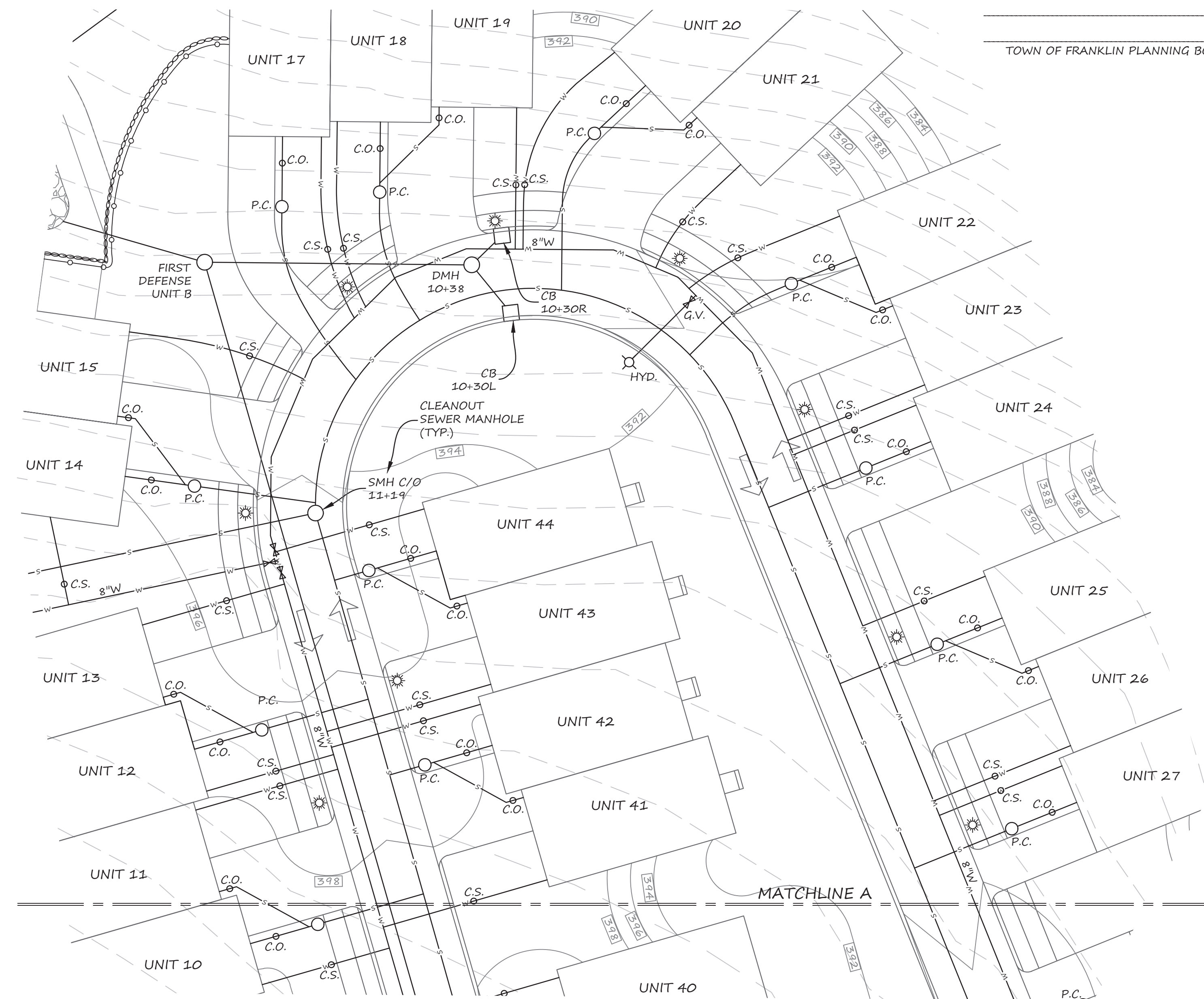
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PLAN DATE: JANUARY 26, 2024

**AUTUMN HILL
 SENIOR VILLAGE
 GRADING & UTILITIES
 PLAN OF LAND IN
 FRANKLIN, MA**

730 MAIN STREET
 SUITE 2C
 MILLIS, MA 02054
 508-376-8883(o)





UTILITY NOTES:

1. WATER MAINS SHALL BE THICKNESS CLASS 52 DUCTILE IRON PIPE.
2. WATER SERVICE SHALL BE HIGH DENSITY POLYURETHANE TUBING RATED FOR 200 PSI MINIMUM. THE PROJECT ARCHITECT SHALL VERIFY THE DOMESTIC AND IRRIGATION WATER SERVICE PIPE SIZE REQUIREMENTS FOR THE BUILDINGS.
3. SEWER MAINS SHALL BE 2-INCH SDR21 PIPE IN ACCORDANCE WITH THE REQUIREMENTS OF THE FRANKLIN SEWER AND WATER DEPARTMENT. CLEANOUTS SHALL BE POSITIONED IN LANDSCAPE AREAS.
4. DRAINAGE PIPING SHALL BE HDPE RATED FOR H2O LOADING. (ADS N12 OR EQUAL)
5. THE ELECTRIC COMPANY SHALL DETERMINE THE FINAL LOCATION AND DESIGN OF THE ELECTRIC SERVICE AND TRANSFORMER. CONDUITS TO PROPOSED LIGHT POLES SHALL BE DESIGNED BY THE ARCHITECT.
6. WATER DEMAND FOR THIS DEVELOPMENT WILL BE APPROXIMATELY 120 GPD PER BEDROOM FOR A TOTAL MAXIMUM FLOW OF 11,280 GPD AND A FLOW OF 5,640 GPD FOR THE AVERAGE DAY.
7. SEWER DEMAND FOR THIS DEVELOPMENT WILL BE APPROXIMATELY 110 GPD PER BEDROOM FOR A TOTAL MAXIMUM FLOW OF 10,340 GPD AND A FLOW OF 5,170 GPD FOR THE AVERAGE DAY.



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ZONING DISTRICT
 RURAL RESIDENTIAL 1
 SENIOR VILLAGE OVERLAY
 ZONE II (PARTIAL)

ASSESSORS PARCEL
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 302-008-000

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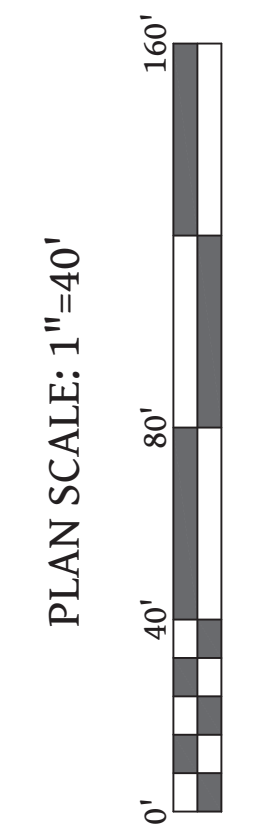
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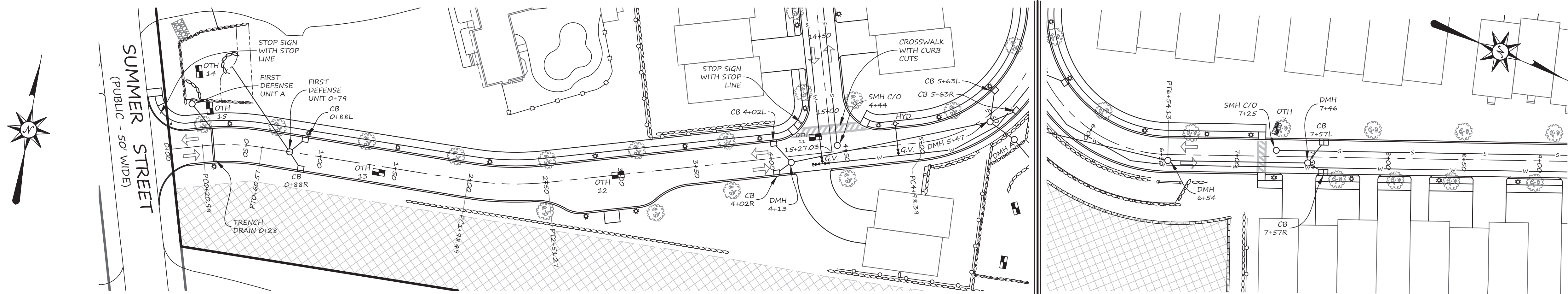
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**AUTUMN HILL
 SENIOR VILLAGE
 UTILITY
 PLAN OF LAND IN
 FRANKLIN, MA**

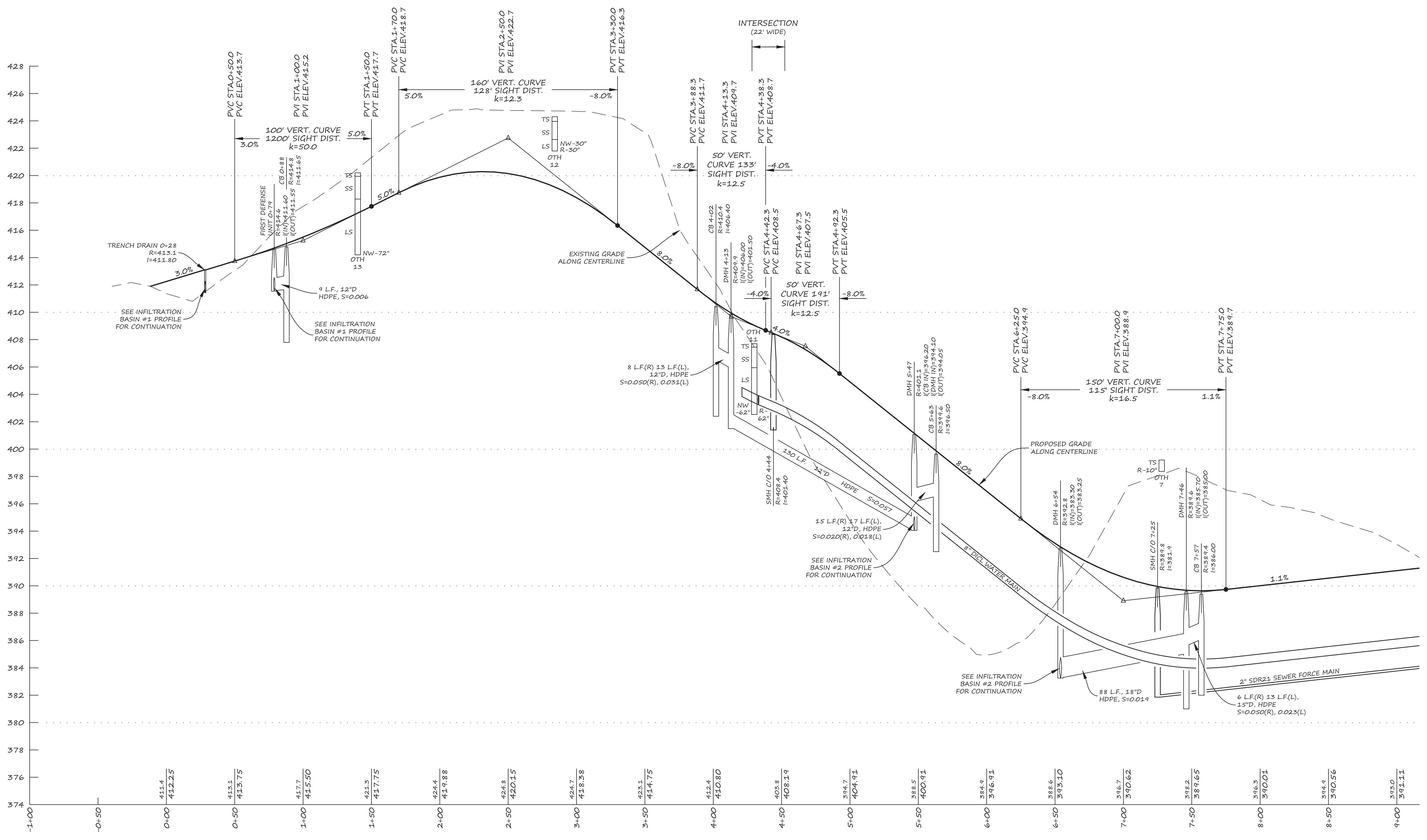
730 MAIN STREET
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 MILLIS, MA 02054
 508-376-8883(o)





DRIVEWAY PLAN VIEW
SCALE : 1" = 40'

DRIVEWAY PLAN VIEW
SCALE : 1" = 40'



PROFILE - DRIVEWAY
SCALE : 1" = 40' HORIZONTAL
1" = 4' VERTICAL

OWNERS
BRUCE J. HUNCHARD
496 SUMMER STREET
FRANKLIN, MA 02038

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WRENTHAM, MA 02093

ZONING DISTRICT
RURAL RESIDENTIAL 1
SENIOR VILLAGE OVERLAY
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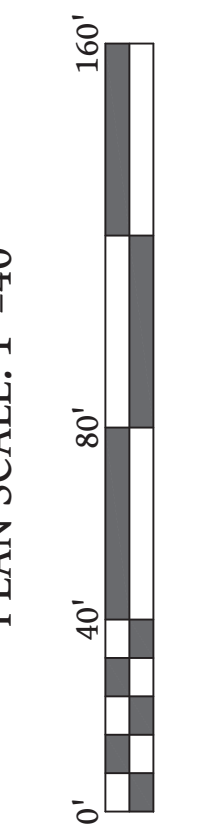
TOWN OF FRANKLIN PLANNING BOARD

PROFILE LEGEND

ABBREV.	DESCRIPTION
M-XX"	REDOX (MOTTLES) AT XX-INCHES
WT-XX"	STANDING WATER AT XX-INCHES
WP-XX"	WEEPING WATER AT XX-INCHES
NW-XX"	NO GROUNDWATER INDICATORS
R-XX"	REFUSAL AT XX-INCHES
TS	TOPSOIL
SS	SUBSOIL
S	SAND
LS	LOAMY SAND
SL	SANDY LOAM
MS	MEDIUM SAND



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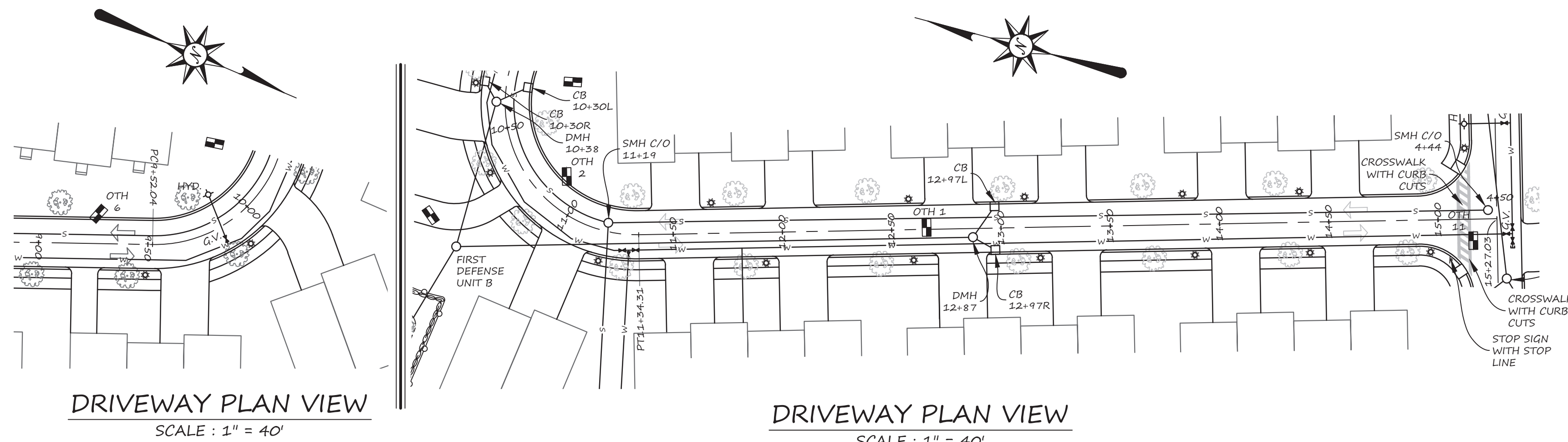
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SENIOR VILLAGE
PROFILE
PLAN OF LAND IN
FRANKLIN, MA**

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508-376-8883(o)





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 ZONE II (PARTIAL)

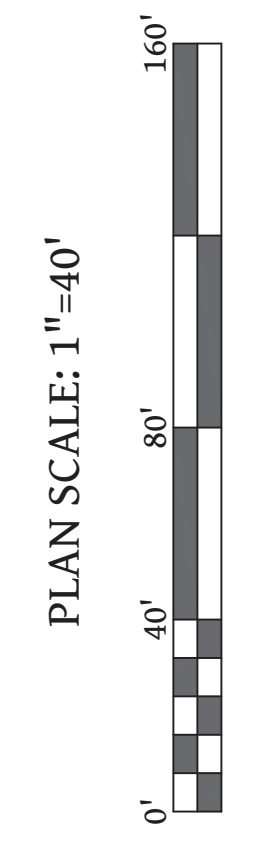
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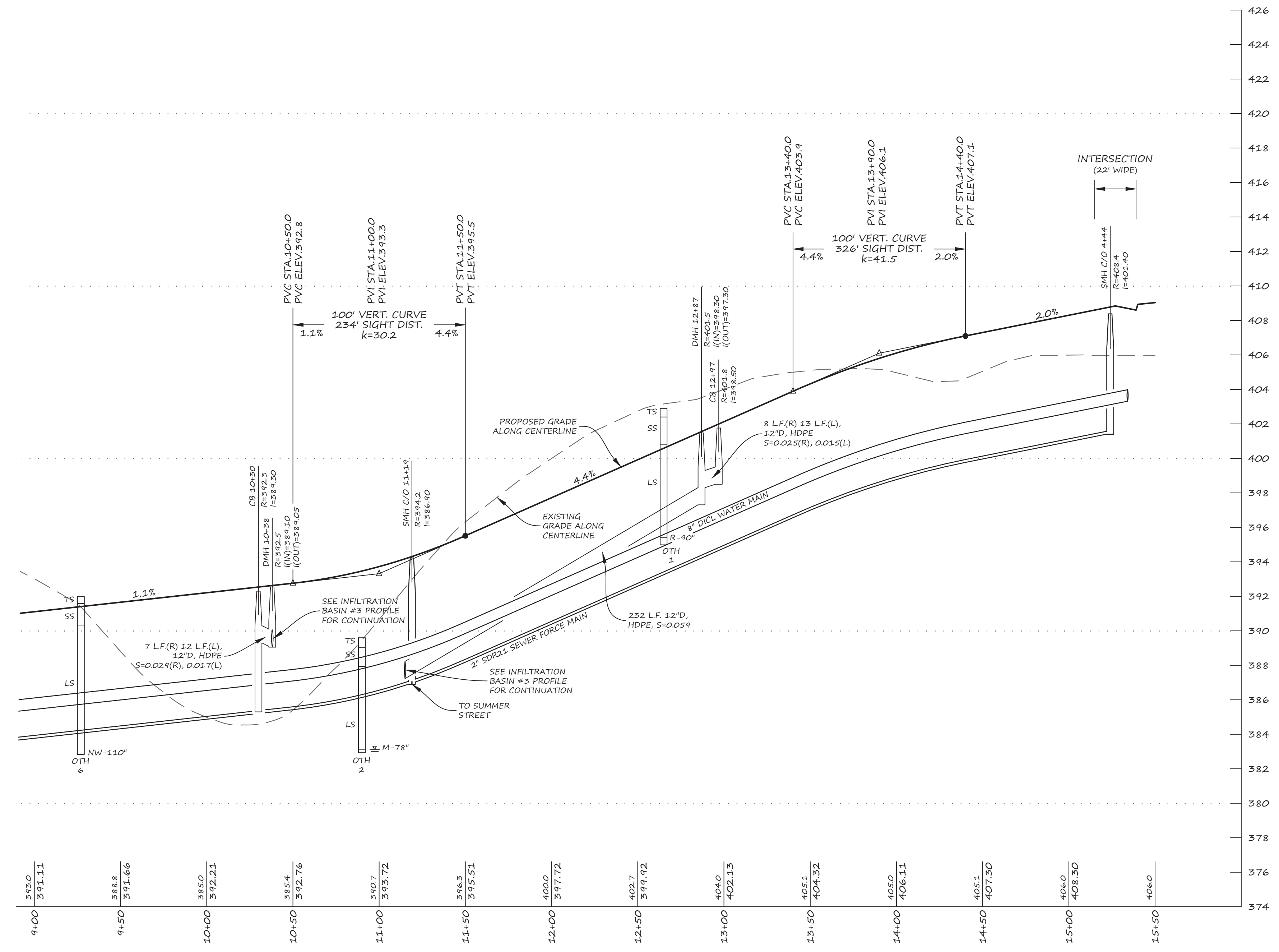
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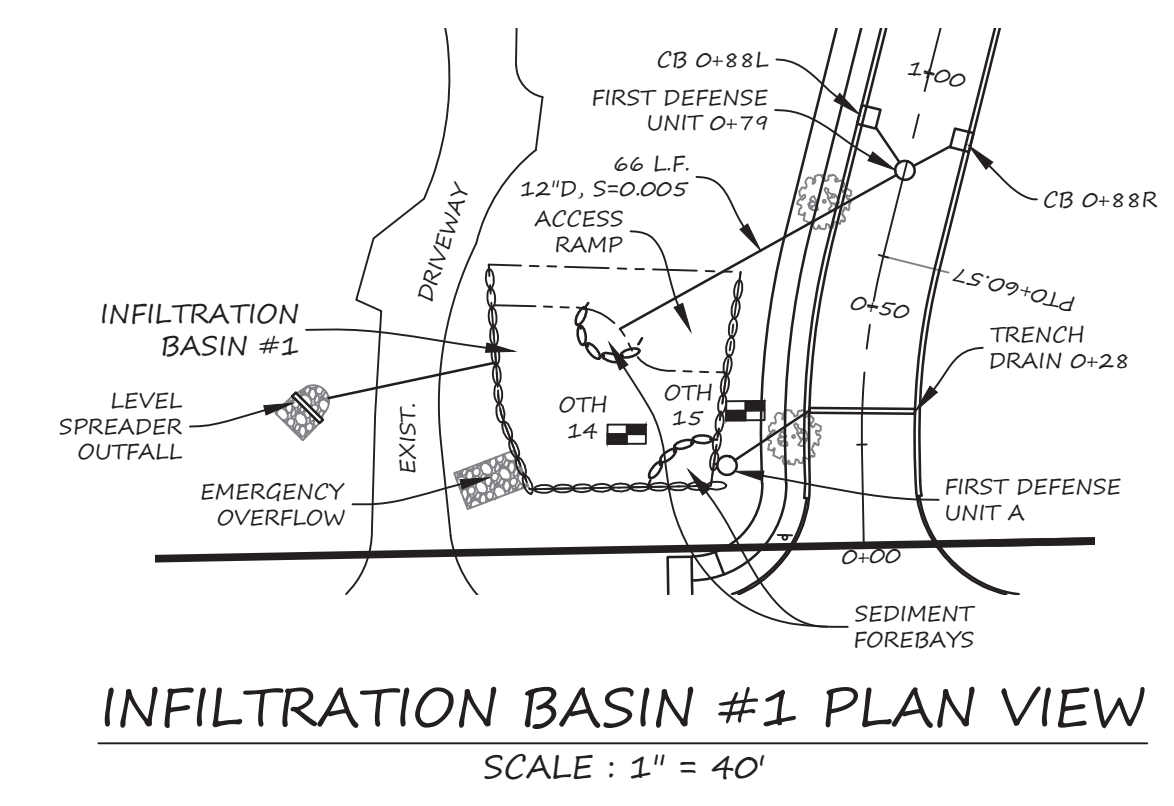


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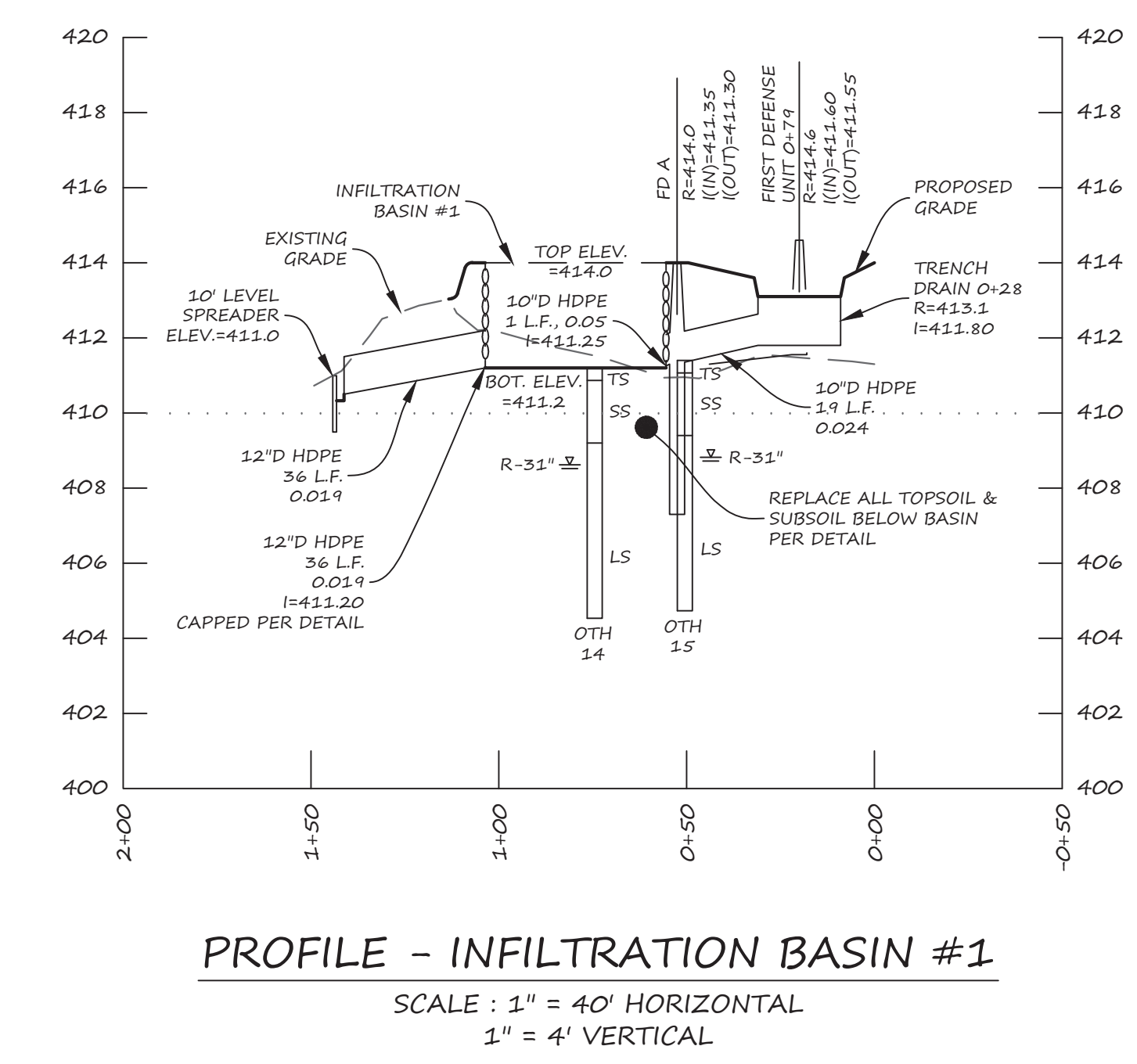
PLAN DATE: JANUARY 26, 2024



PROFILE - DRIVEWAY
 SCALE: 1" = 40' HORIZONTAL
 1" = 4' VERTICAL



INFILTRATION BASIN #1 PLAN VIEW
 SCALE: 1" = 40'

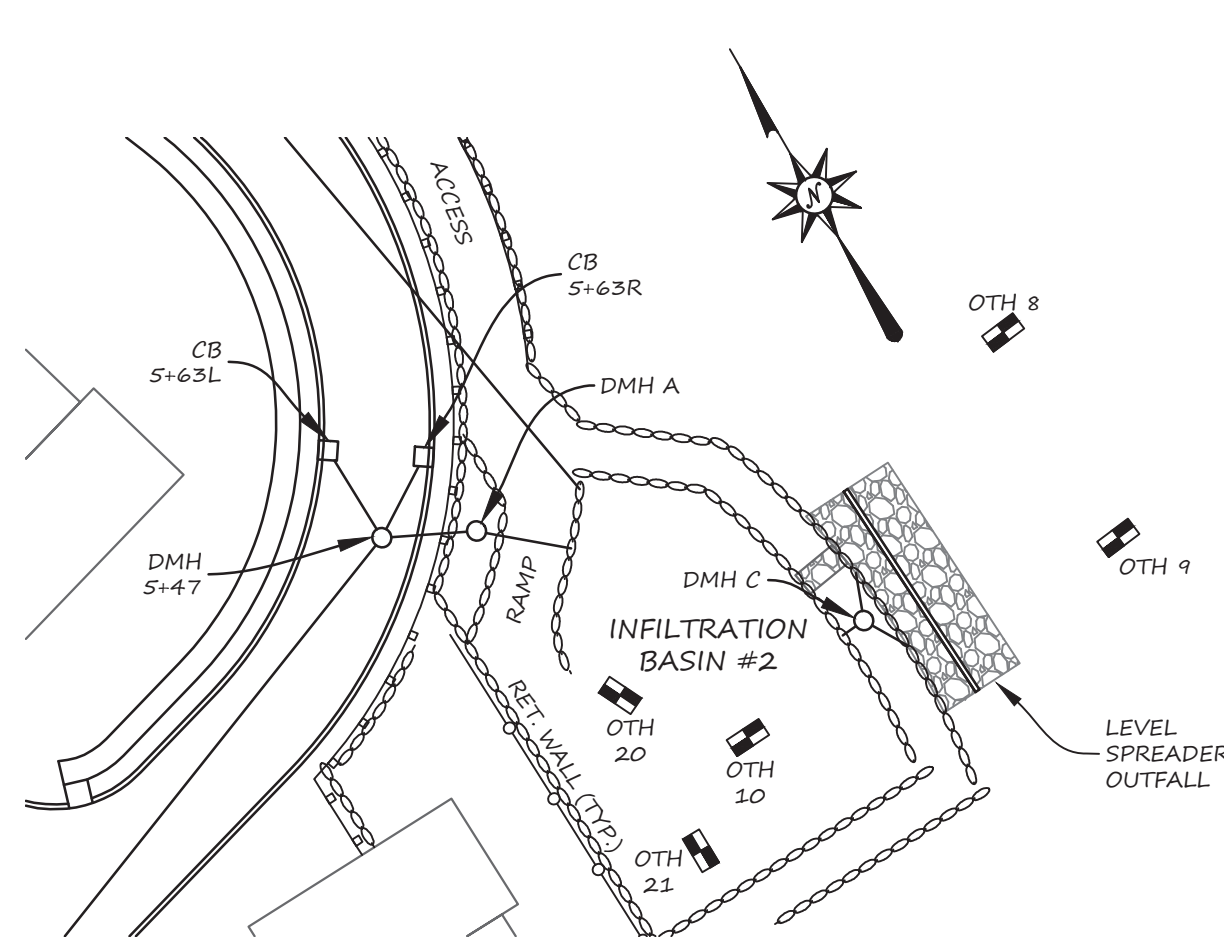


PROFILE - INFILTRATION BASIN #1
 SCALE: 1" = 40' HORIZONTAL
 1" = 4' VERTICAL

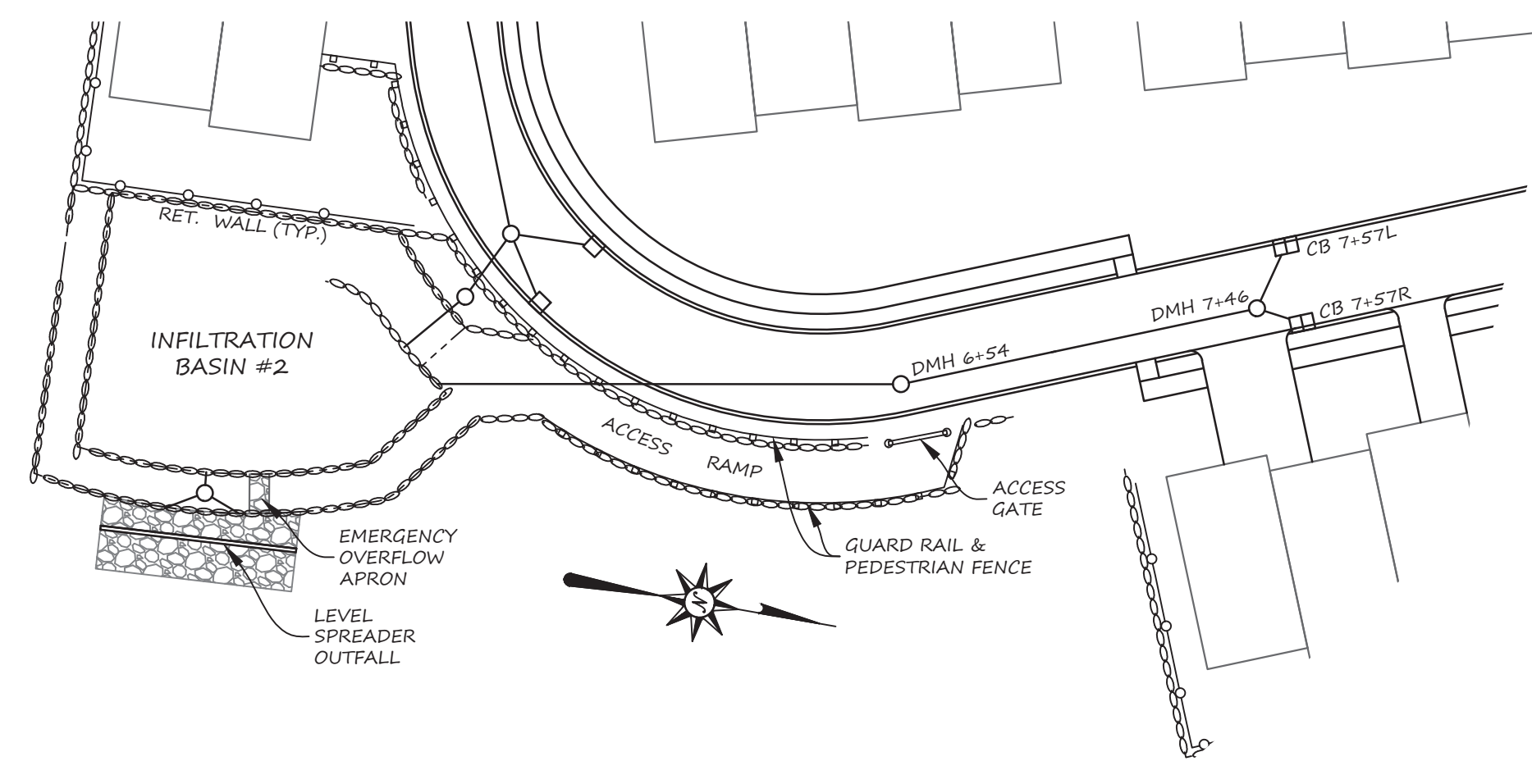
730 MAIN STREET
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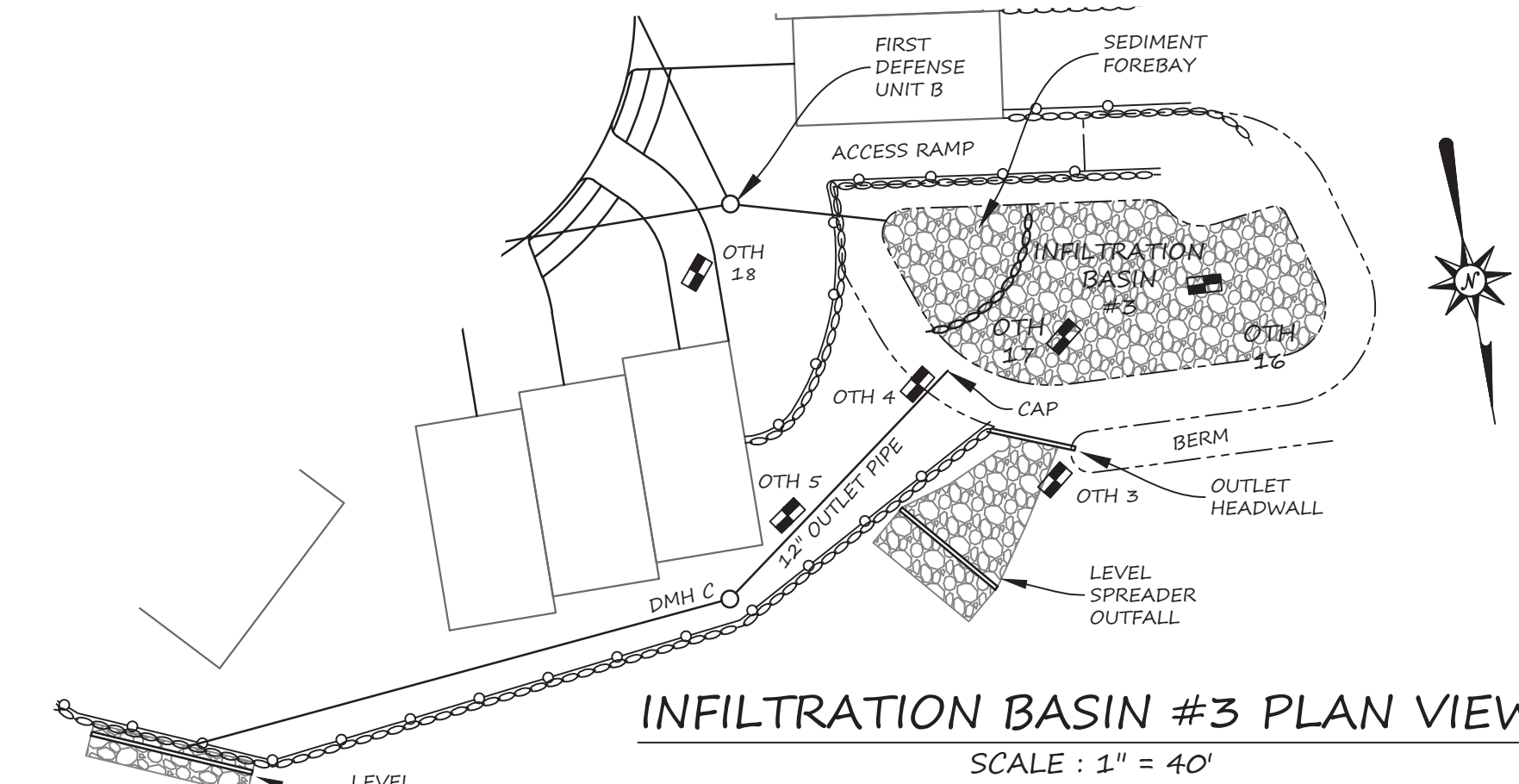
AUTUMN HILL
 SENIOR VILLAGE
 PROFILE
 PLAN OF LAND IN
 FRANKLIN, MA



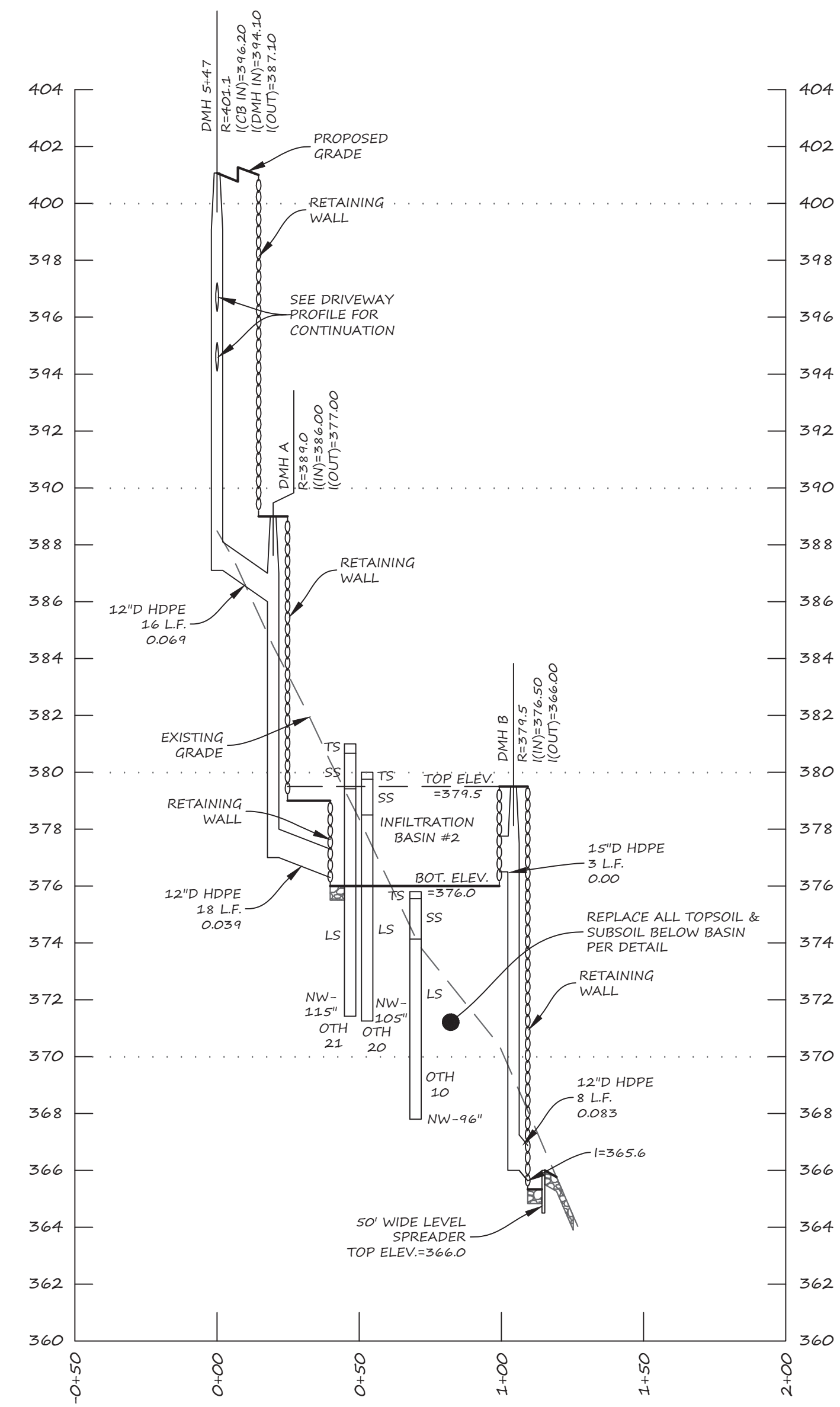
INFILTRATION BASIN #2 PLAN VIEW
SCALE: 1" = 40'



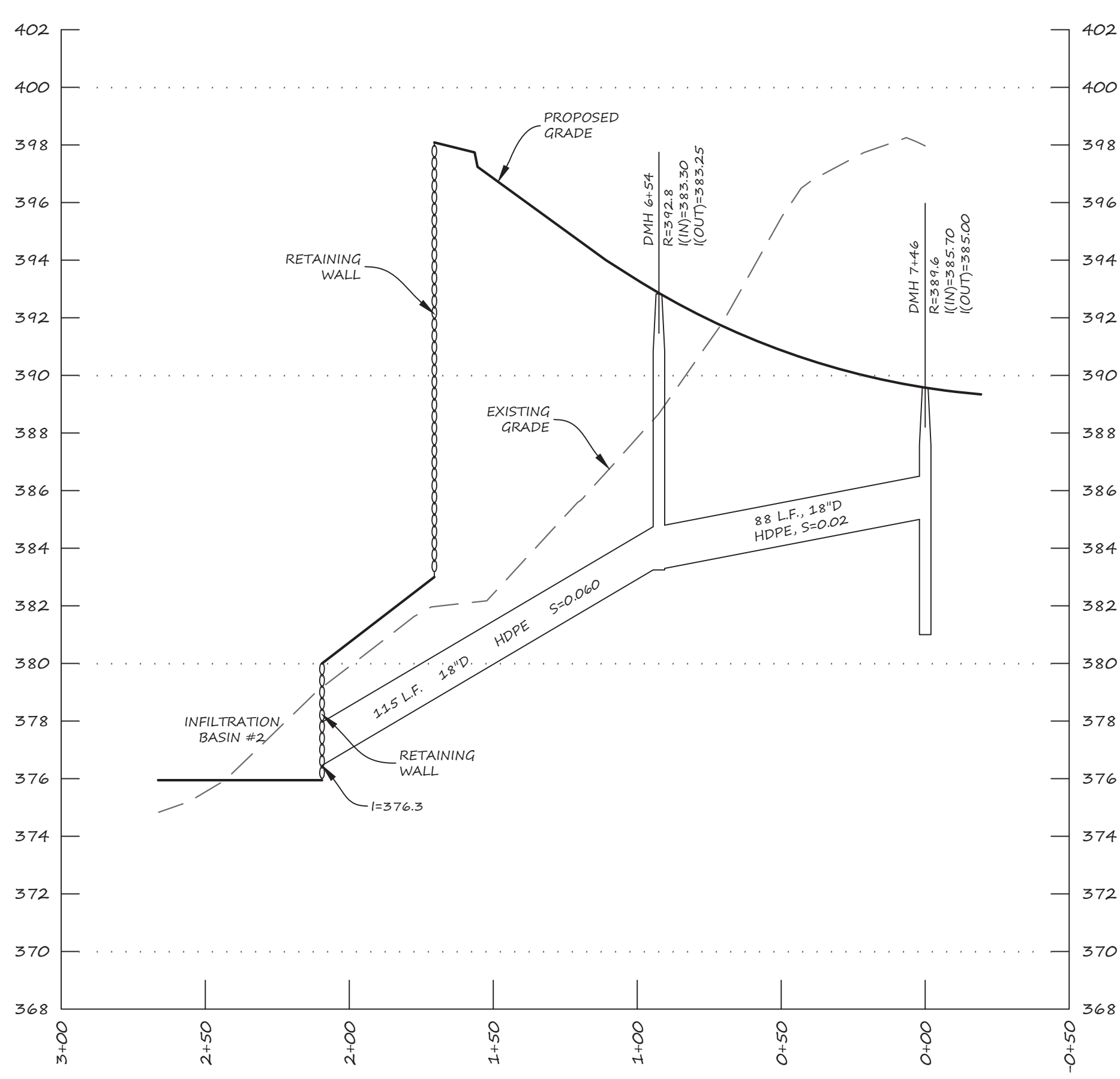
INFILTRATION BASIN #2 PLAN VIEW
SCALE: 1" = 40'



INFILTRATION BASIN #3 PLAN VIEW
SCALE: 1" = 40'



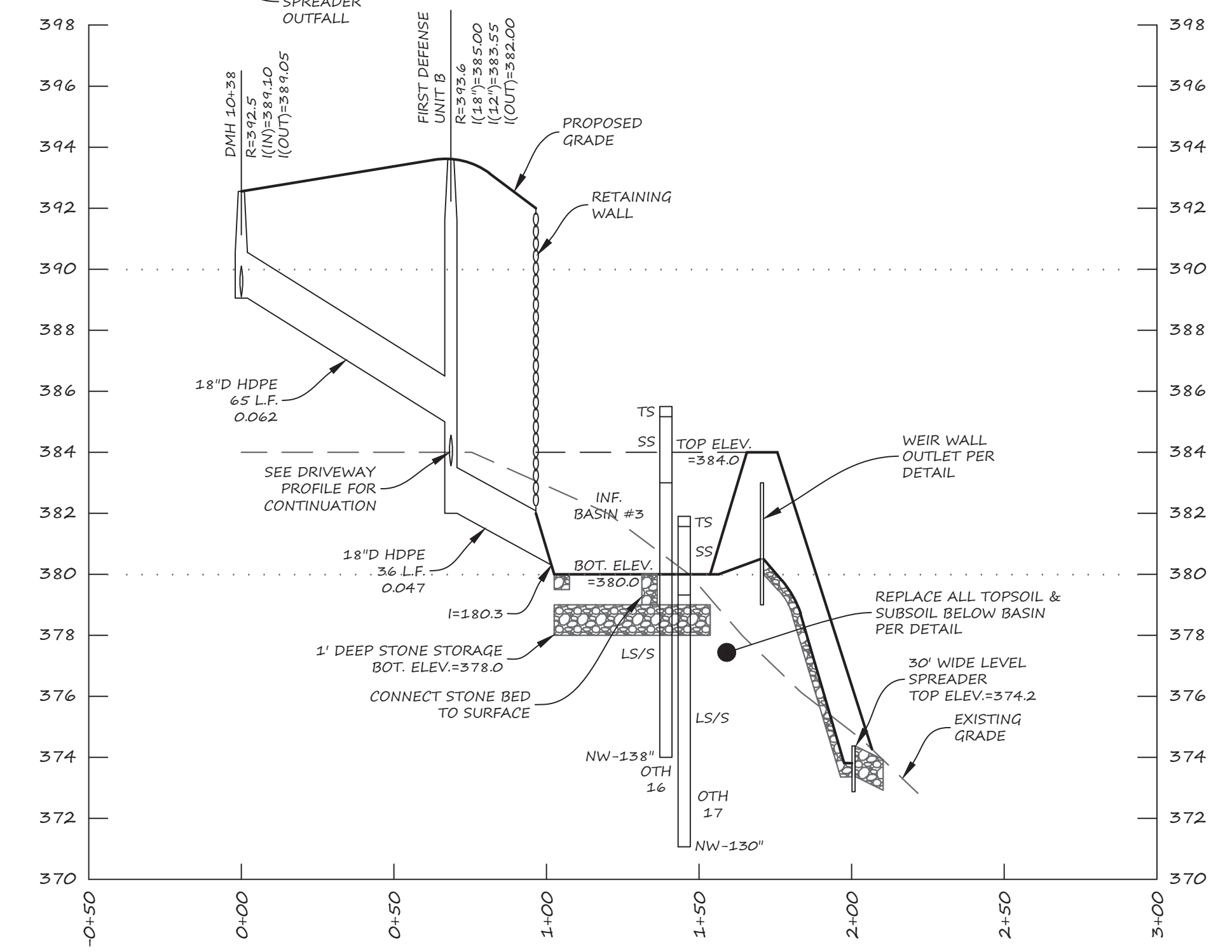
PROFILE - INFILTRATION BASIN #2
SCALE: 1" = 40' HORIZONTAL
1" = 4' VERTICAL



PROFILE - INFILTRATION BASIN #2
SCALE: 1" = 40' HORIZONTAL
1" = 4' VERTICAL

PROFILE LEGEND

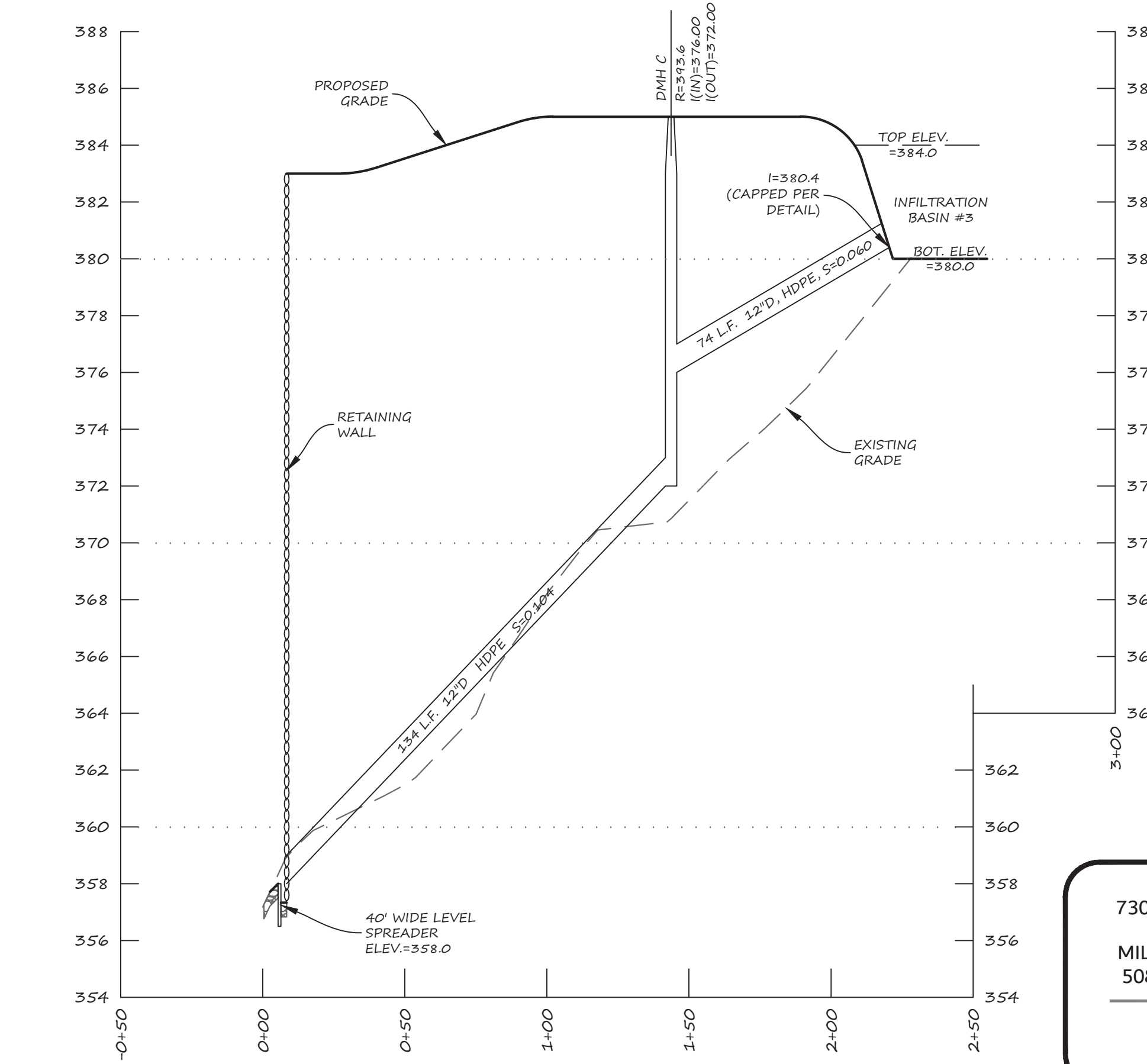
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TS	TOPSOIL
SS	SUBSOIL
S	SAND
LS	LOAMY SAND
SL	SANDY LOAM
MS	MEDIUM SAND



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TOWN OF FRANKLIN PLANNING BOARD

PROFILE - INFILTRATION BASIN #3
SCALE: 1" = 40' HORIZONTAL
1" = 4' VERTICAL



PROFILE - INFILTRATION BASIN #3 OUTLET
SCALE: 1" = 40' HORIZONTAL
1" = 4' VERTICAL

OWNERS
BRUCE J. HUNCHARD
496 SUMMER STREET
FRANKLIN, MA 02038

TIMOTHY JONES
488 SUMMER STREET
FRANKLIN, MA 02038

APPLICANT
SUEJO CORP.
P.O. BOX 934
WRENTHAM, MA 02093

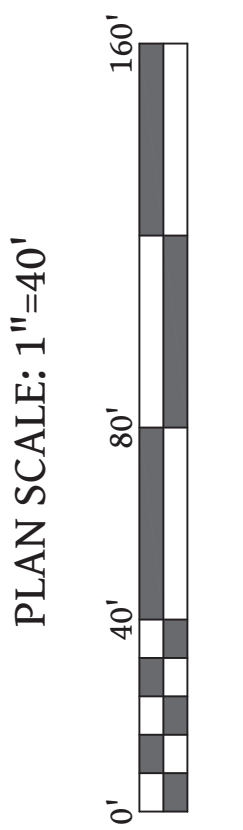
ZONING DISTRICT
RURAL RESIDENTIAL 1
SENIOR VILLAGE OVERLAY
ZONE II (PARTIAL)

ASSESSORS PARCEL
302-006-000
302-008-000

PLAN & DEED REFERENCE
CTF. NO. 209710
CTF. NO. 161598
L.C. PLAN 41284A



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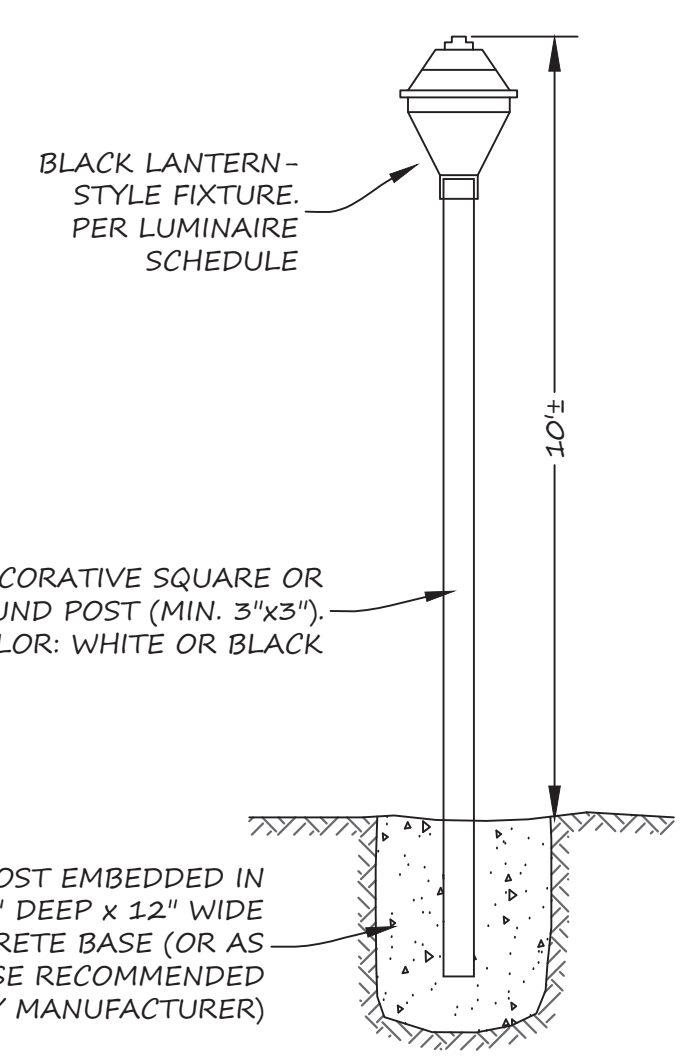
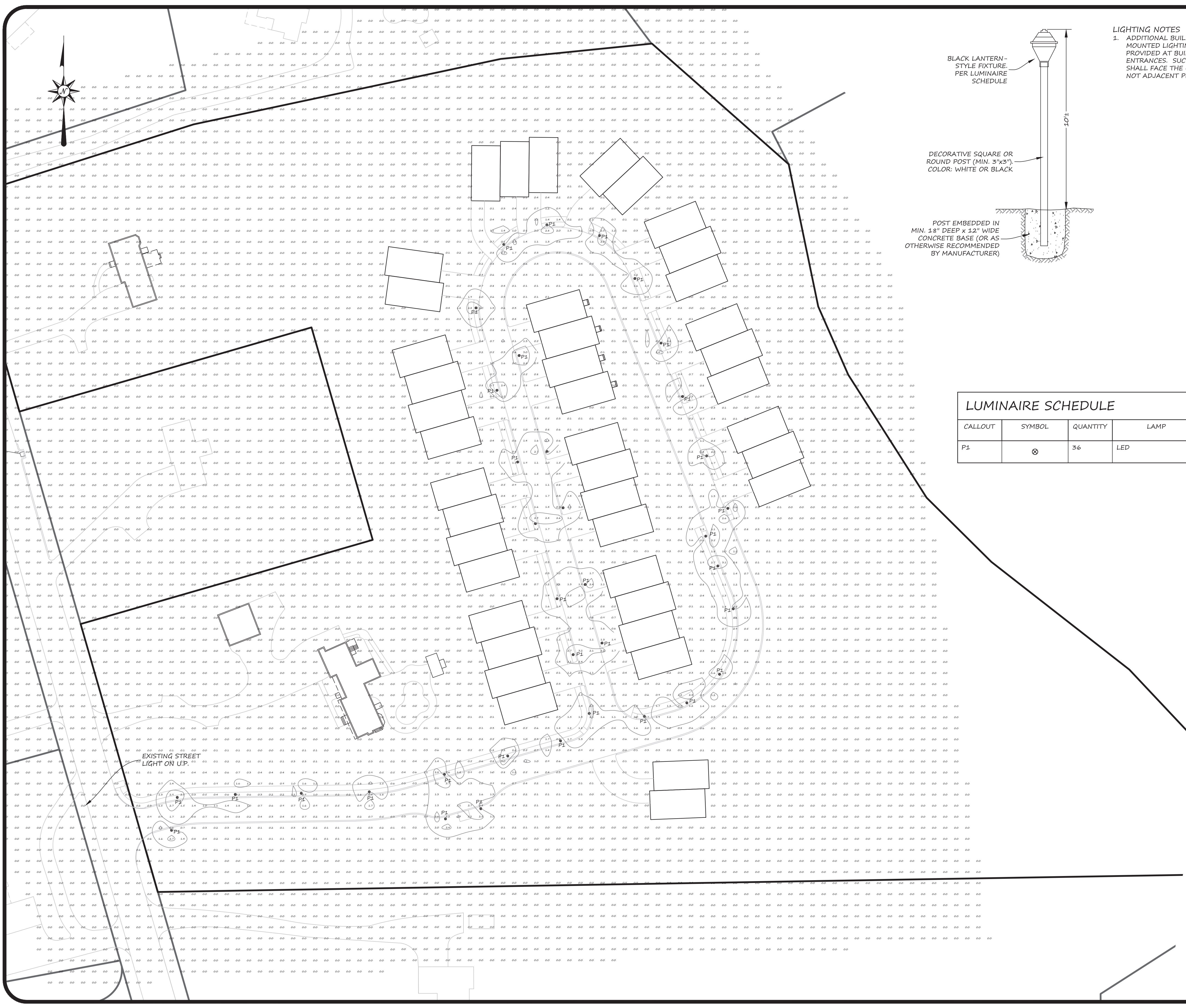
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PLAN DATE: JANUARY 26, 2024

**AUTUMN HILL
SENIOR VILLAGE
PROFILE
PLAN OF LAND IN
FRANKLIN, MA**

730 MAIN STREET
SUITE 2C
MILLIS, MA 02054
508-376-8883(o)





LIGHTING NOTES
 1. ADDITIONAL BUILDING MOUNTED LIGHTING WILL BE PROVIDED AT BUILDING ENTRANCES. SUCH LIGHTING SHALL FACE THE GROUND AND NOT ADJACENT PROPERTIES.

OWNERS
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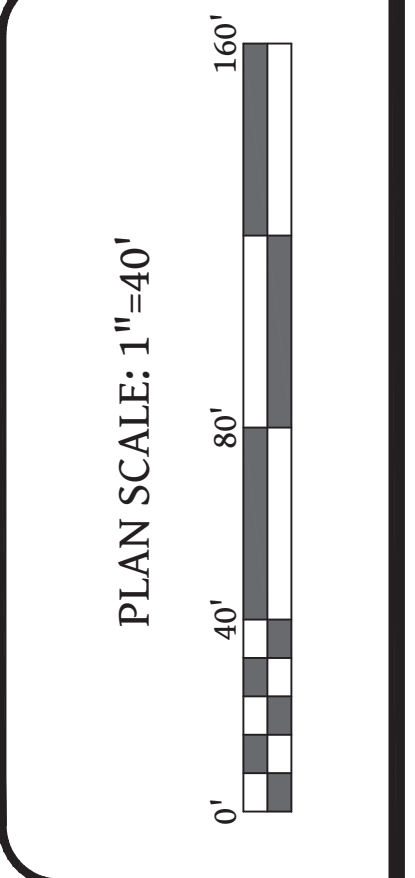
 TOWN OF FRANKLIN PLANNING BOARD

LUMINAIRE SCHEDULE

CALLOUT	SYMBOL	QUANTITY	LAMP	MOUNTING	MOUNTING HEIGHT	MODEL
P1	⊗	36	LED	POST	10'	AMERILUX D623-FDR FULL-CUTOFF FIXTURE



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REVISION	DATE	BY

AUTUMN HILL SENIOR VILLAGE LIGHTING PLAN OF LAND IN FRANKLIN, MA

730 MAIN STREET
 SUITE 2C
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EROSION CONTROL NOTES

1. THE TOTAL EXPECTED AREA OF DISTURBANCE IS 6.2± ACRES.
 - 1.1. 4.3± ACRES WILL BE DISTURBED IN PHASE 1
 - 1.2. 1.9± ACRES WILL BE DISTURBED IN PHASE 2
2. IMPLEMENT MULCH BERMS THROUGHOUT TO CONTROL SEDIMENT AND EROSION IN SPECIFIC WORK AREAS.
3. IMPLEMENT TEMPORARY SEDIMENT BASINS WITH LEVEL SPREADER OUTFALLS WHERE NECESSARY DURING CONSTRUCTION

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ZONING DISTRICT
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 SENIOR VILLAGE OVERLAY
 ZONE II (PARTIAL)

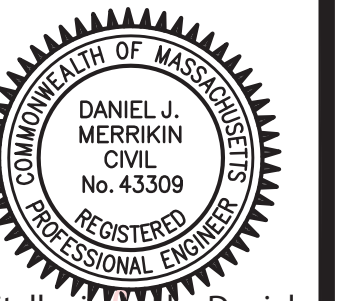
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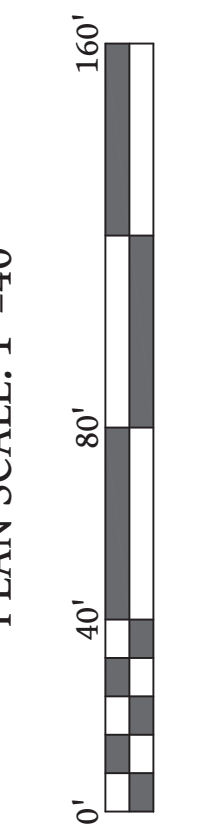
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TOWN OF FRANKLIN PLANNING BOARD



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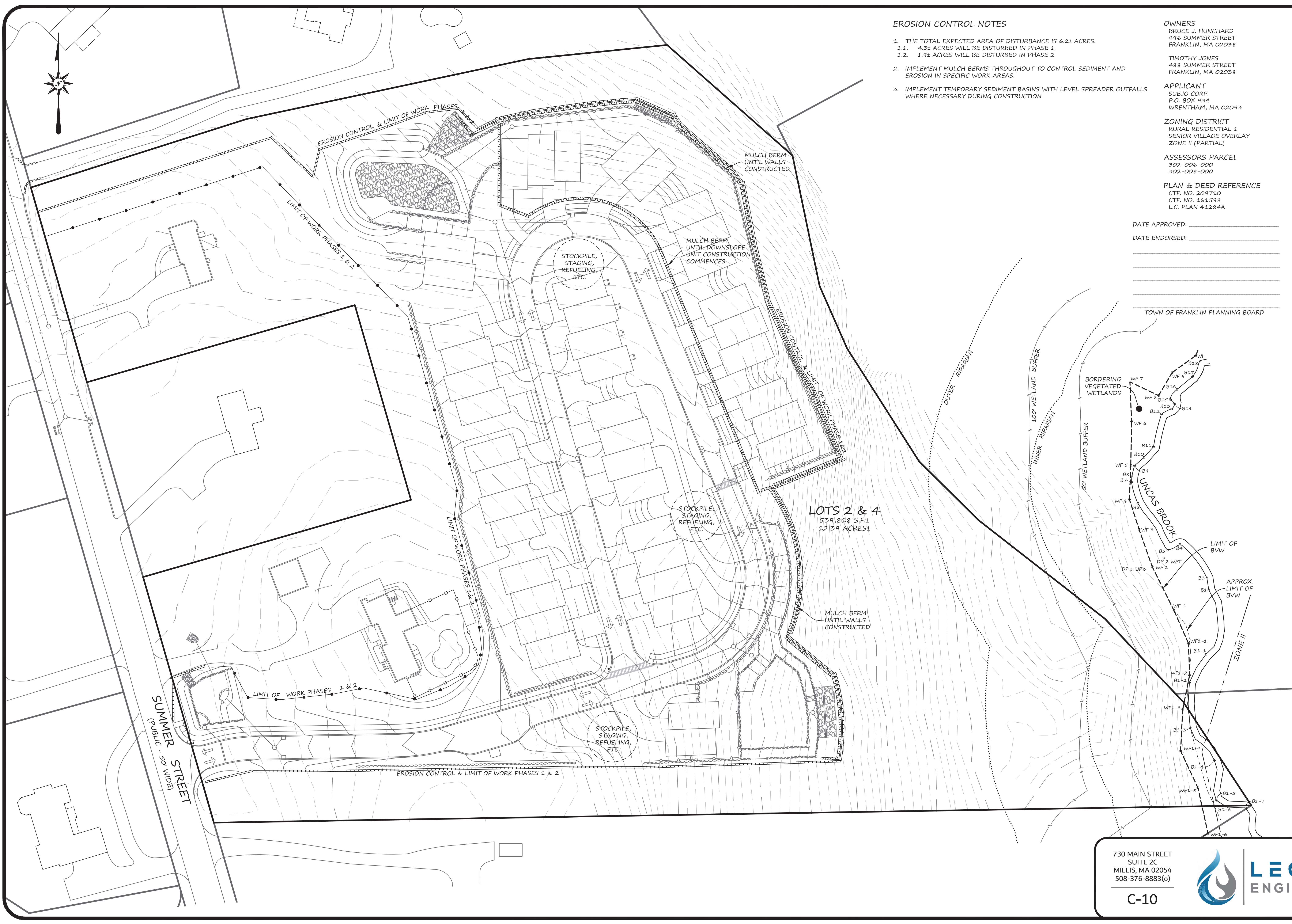


PLAN SCALE: 1"=40'

REVISION	DATE	BY

PLAN DATE: JANUARY 26, 2024

**AUTUMN HILL
 SENIOR VILLAGE
 EROSION CONTROL
 PLAN OF LAND IN
 FRANKLIN, MA**



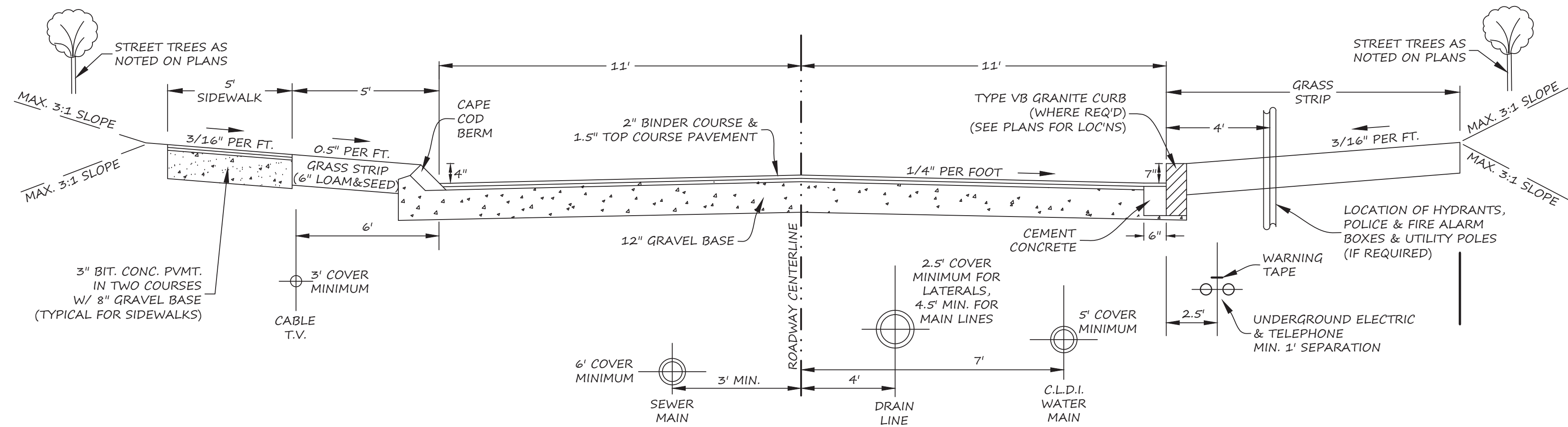
LOTS 2 & 4
 539,818 S.F.±
 12.39 ACRES±

SUMMER STREET
 (PUBLIC - 50' WIDE)

730 MAIN STREET
 SUITE 2C
 MILLIS, MA 02054
 508-376-8883(o)



C-10

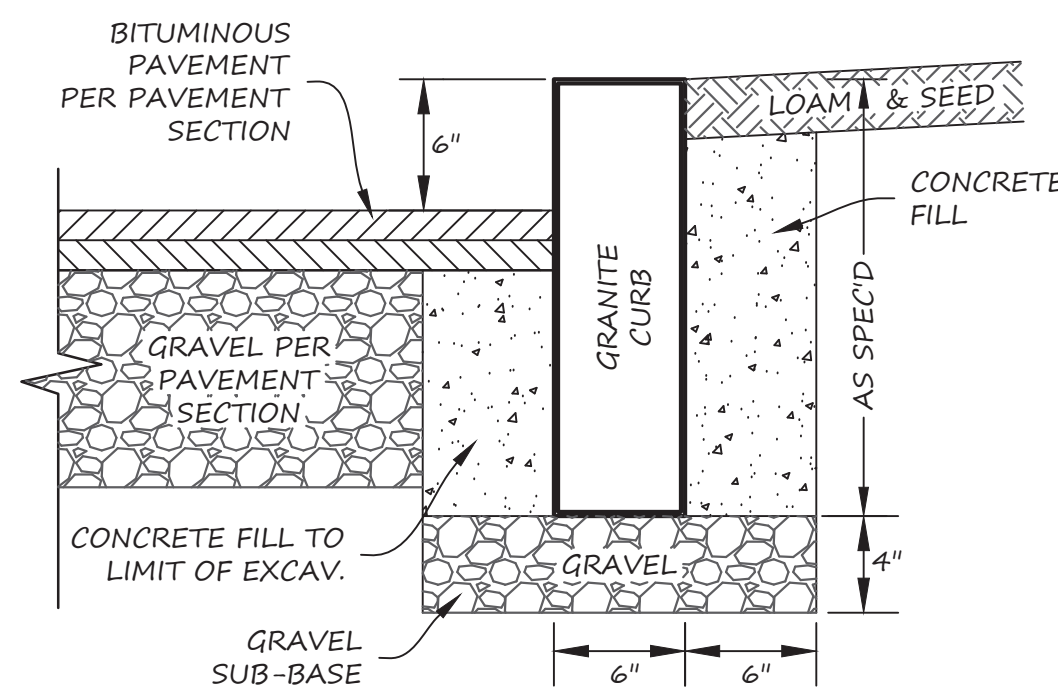


NOTES:

1. UTILITY LOCATIONS WILL VARY ACCORDING TO LAYOUT. THIS DETAIL PRESENTS STANDARD DEPTHS AND SEPARATIONS.
2. SIDESLOPE SPECIFICATIONS ARE TYPICAL AND WILL VARY IF OTHERWISE NOTED ON THESE PLANS.
3. COMPACTION REQUIREMENTS OF THE SUBDIVISION REGULATIONS MUST BE ADHERED TO.
4. NOTE: ONLY ONE SIDEWALK MAY BE PROVIDED WHERE NOTED AND IF WAIVED BY THE PLANNING BOARD.

TYPICAL MAIN DRIVEWAY CROSS SECTION

(NO SCALE)

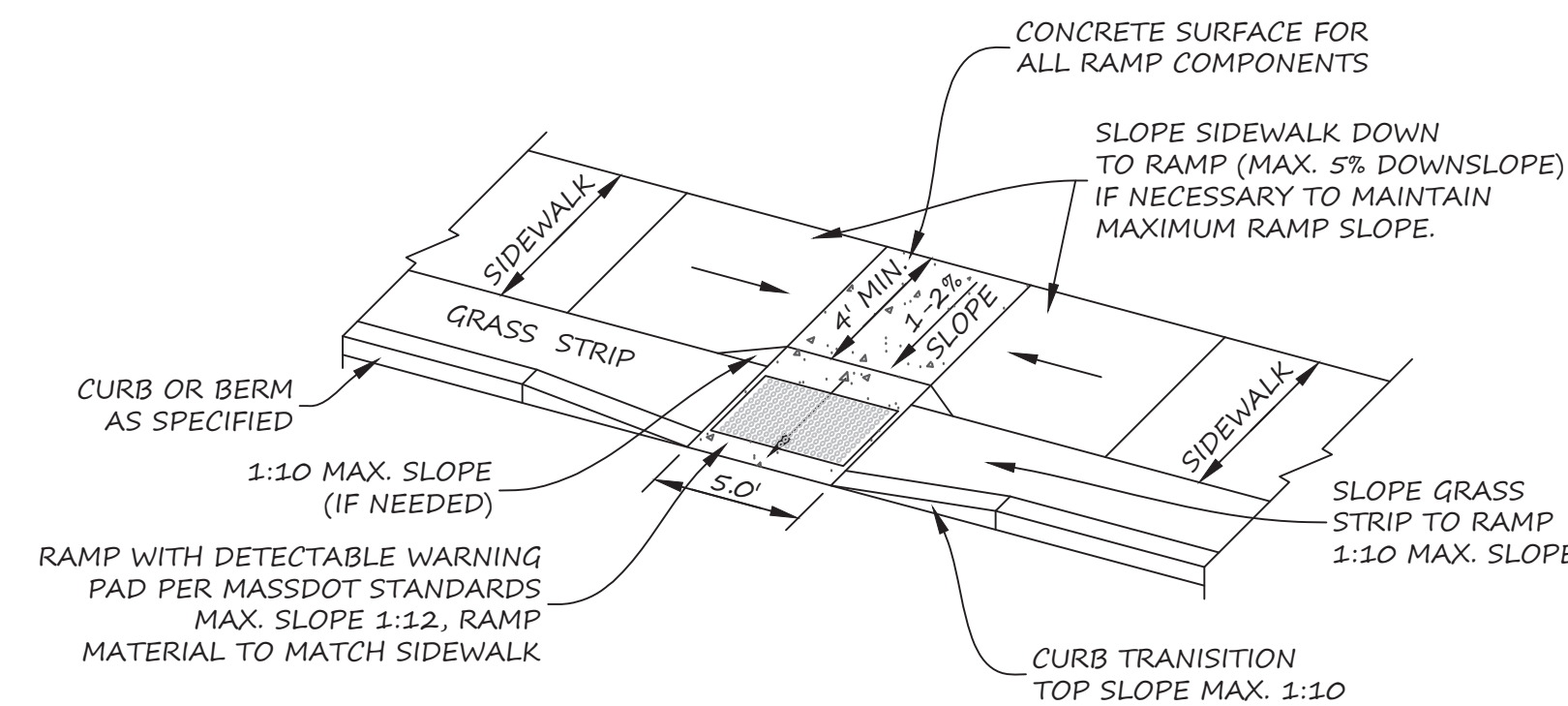


NOTES:

1. CONCRETE TO BE 4,000 PSI.
2. ALL RADII 50' AND SMALLER TO BE CONSTRUCTED USING CURVED SECTIONS.

VERTICAL GRANITE CURB DETAIL

(NO SCALE)

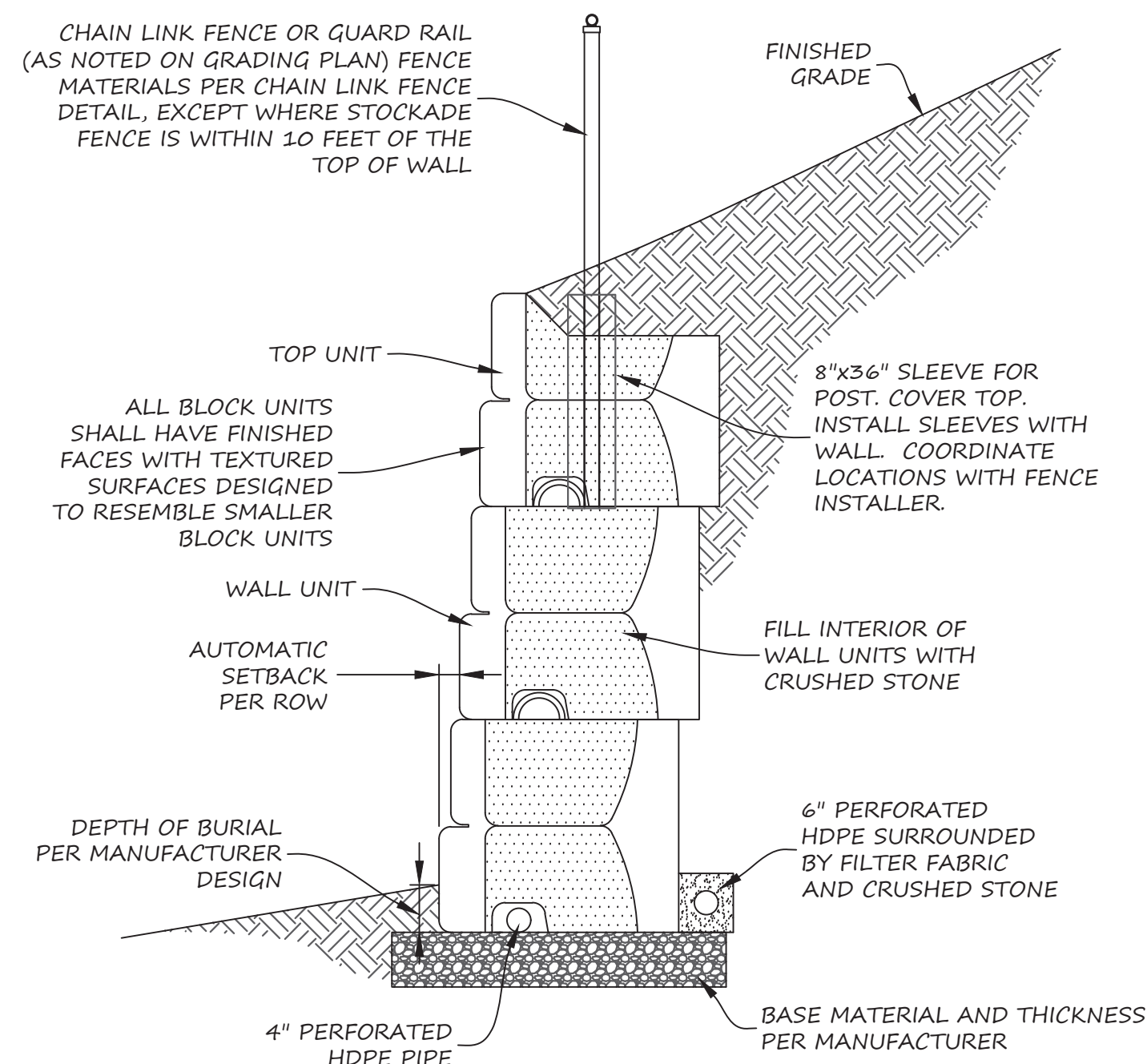


NOTES:

1. RAMP AND SIDEWALK SHALL BE CONSTRUCTED IN STRICT COMPLIANCE WITH ADA REGULATIONS.
2. THIS DETAIL DOES NOT SPECIFY CURBING OR SIDEWALK REQUIREMENTS, BUT ONLY ACCESSIBLE (HANDICAP) RAMP SPECIFICATIONS. REFER TO APPLICABLE DETAILS FOR ROADWAY, CURBING, SIDEWALK SPECIFICATIONS.

ACCESSIBLE RAMP DETAIL

(NOT TO SCALE)

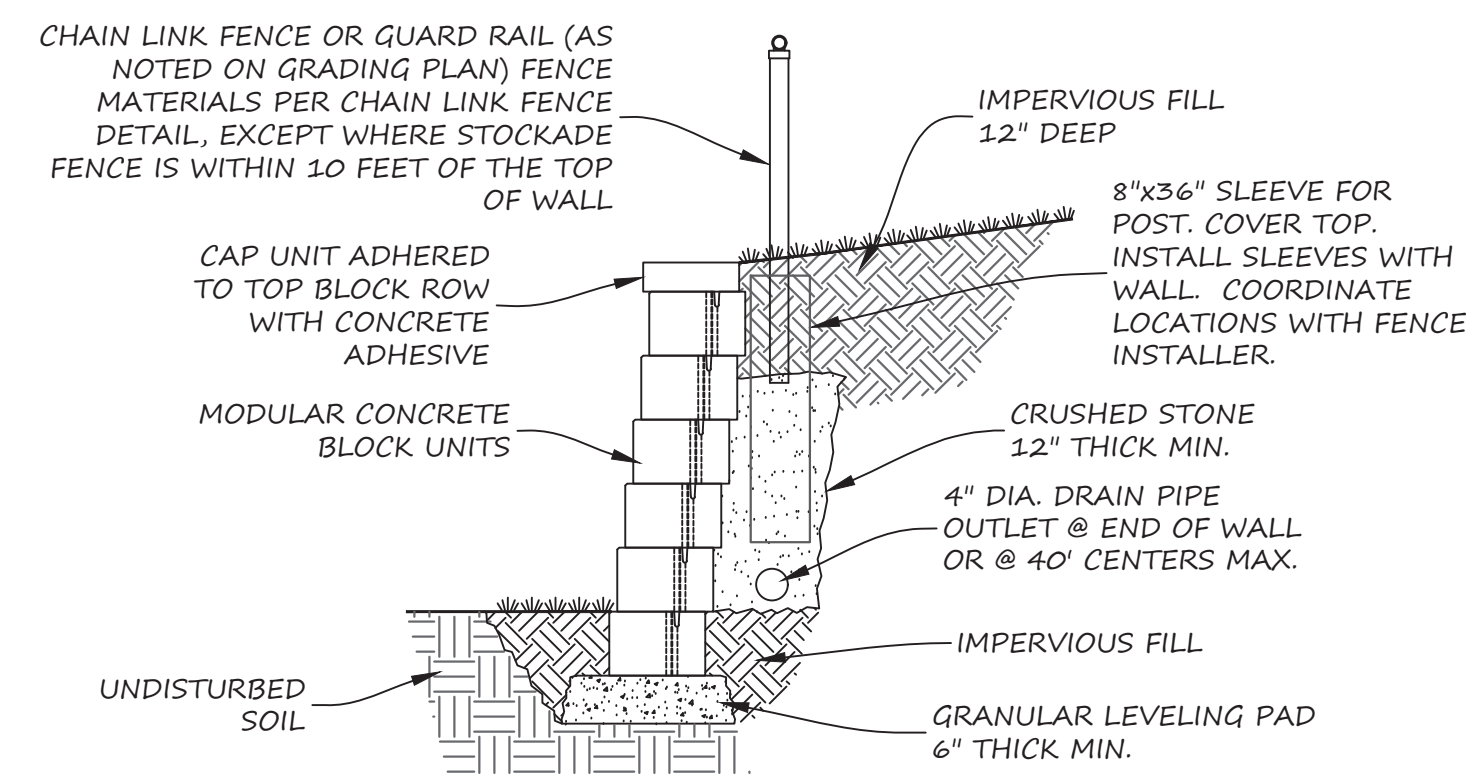


NOTES:

1. RETAINING WALL SHALL BE OF THE SO-CALLED \"BIG-BLOCK\" GRAVITY WALL SYSTEMS. THE SYSTEM DEPICTED ON THIS PLAN IS THE \"STONE STRONG\" SYSTEM MANUFACTURED BY STONE STRONG, LLC. ALTERNATIVE SYSTEMS MAY BE ALLOWED BY THE OWNER.
2. ANY SUBSTITUTIONS REQUIRE A NEW, MANUFACTURER SPECIFIC WALL DESIGN STAMPED BY A REGISTERED PROFESSIONAL ENGINEER, WITH A COPY SUBMITTED TO THE PLANNING BOARD AND BUILDING INSPECTOR.
3. DAYLIGHT DRAIN PIPES AT EITHER END OF THE WALL.

\"BIG BLOCK\" WALL STANDARD DETAIL

(NOT TO SCALE)

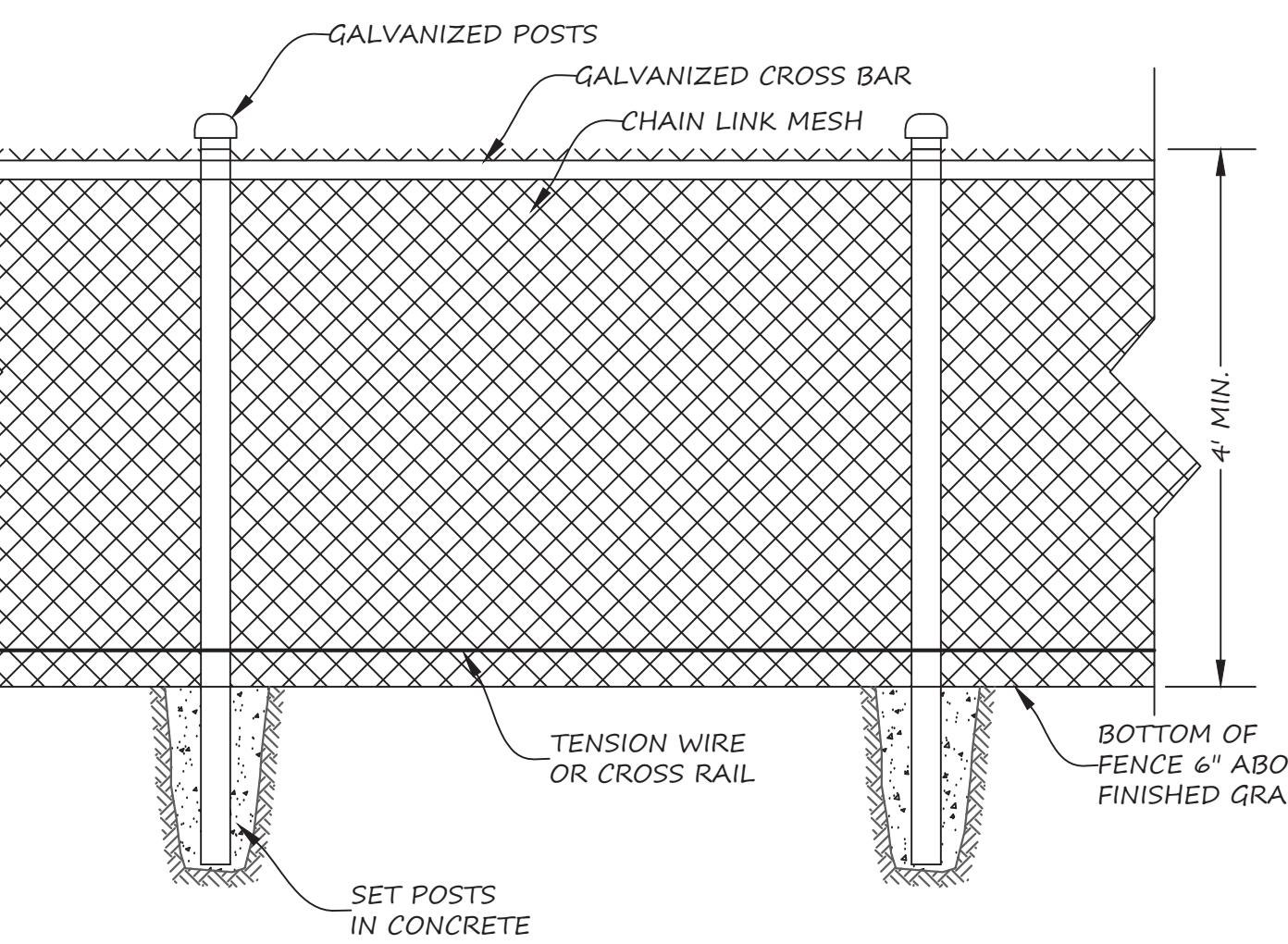


NOTES:

1. SMALL BLOCK UNITS SHALL BE THE SQUARE FOOT PRODUCT BY VERSA-LOK OR APPROVED EQUAL. WALL HEIGHT WITHOUT REINFORCEMENT SHALL BE LIMITED TO 3.5' EXPOSED FACE.
2. WALL HEIGHTS OVER FOUR FEET, INCLUDING FOOTING, MAY REQUIRE A BUILDING PERMIT AND/OR STRUCTURAL DESIGN. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY NECESSARY BUILDING PERMITS AND FOR PROVIDING STRUCTURAL WALL DESIGN MEETING THE REQUIREMENTS OF THE MASSACHUSETTS BUILDING CODE, AS DEEMED APPLICABLE BY THE BUILDING INSPECTOR.
3. INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS.

TYPICAL \"SMALL BLOCK\" RETAINING WALL

(NOT TO SCALE)



NOTES:

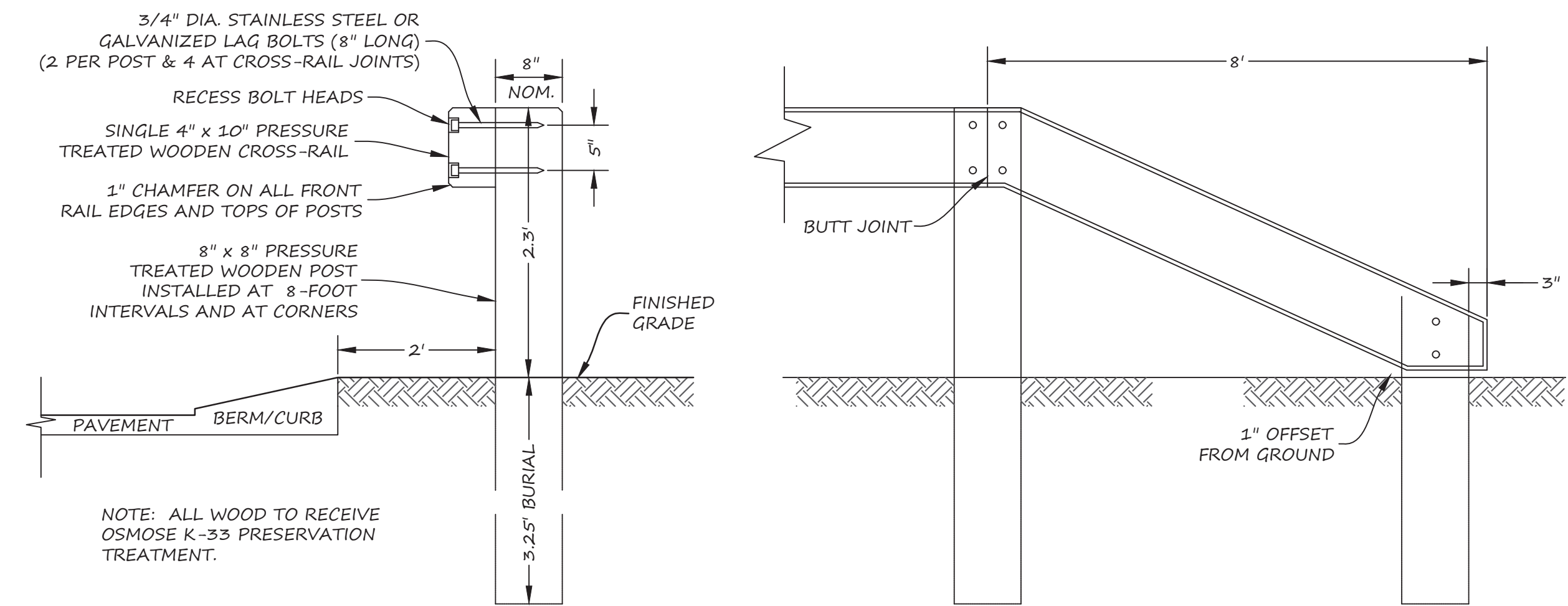
1. ALL METAL COMPONENTS TO BE GALVANIZED OR VINYL COATED
2. FENCE TO BE INSTALLED WITH FINISHED SIDE FACING ABUTTING PROPERTIES.

CHAIN LINK FENCE DETAIL

(NOT TO SCALE)

TYPICAL SIGN POST DETAIL

(NOT TO SCALE)

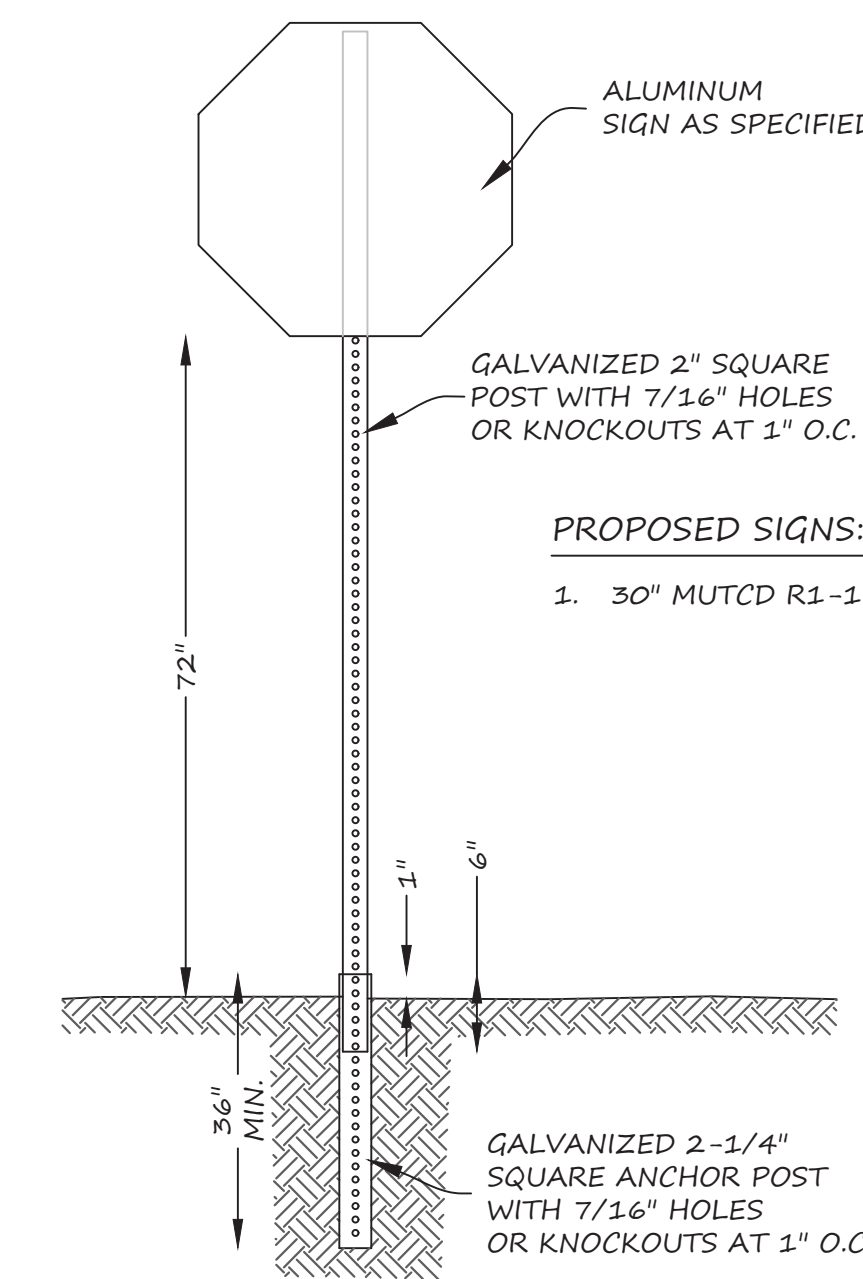


SIDE SECTIONAL VIEW

FRONT VIEW - TYPICAL END SECTION

WOOD GUARD RAIL DETAIL

(NOT TO SCALE)



PROPOSED SIGNS:

1. 30\"/>

DATE APPROVED: _____

DATE ENDORSED: _____

TOWN OF FRANKLIN PLANNING BOARD

OWNERS
BRUCE J. HUNCHARD
496 SUMMER STREET
FRANKLIN, MA 02038

TIMOTHY JONES
488 SUMMER STREET
FRANKLIN, MA 02038

APPLICANT
SUEJO CORP.
P.O. BOX 934
WRENTHAM, MA 02093

ZONING DISTRICT
RURAL RESIDENTIAL 1
SENIOR VILLAGE OVERLAY
ZONE II (PARTIAL)

ASSESSORS PARCEL
302-006-000
302-008-000

PLAN & DEED REFERENCE
CTF. NO. 209710
CTF. NO. 161598
L.C. PLAN 41284A



Digitally signed by Daniel J. Merrikin, P.E.
Date: 2024.01.30 14:21:33 -05'00'

PLAN SCALE: NOT TO SCALE

PLAN DATE: JANUARY 26, 2024

REVISION

DATE

BY

BY

BY

BY

BY

BY

BY

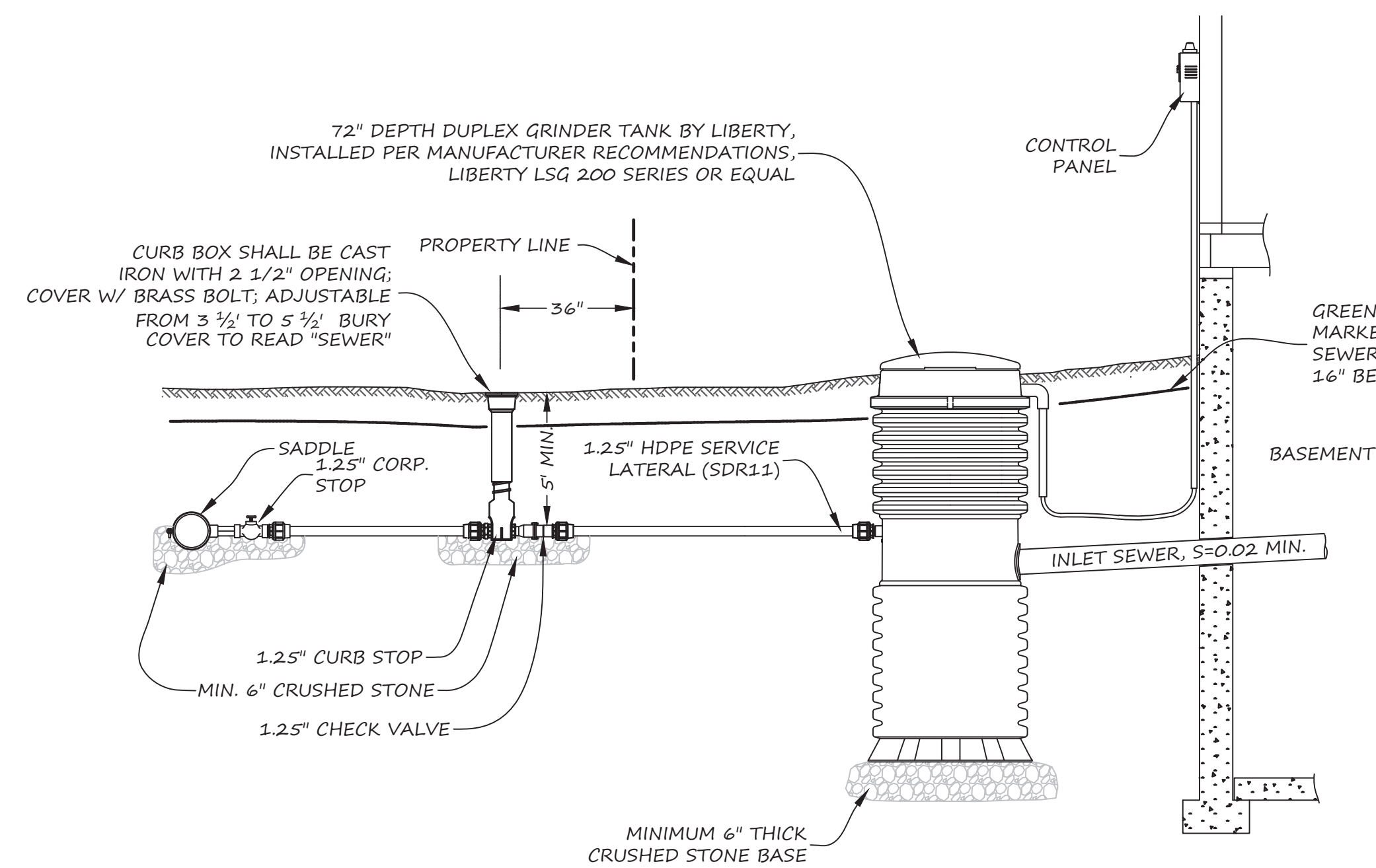
BY

730 MAIN STREET
SUITE 2C
MILLIS, MA 02054
508-376-8883(o)



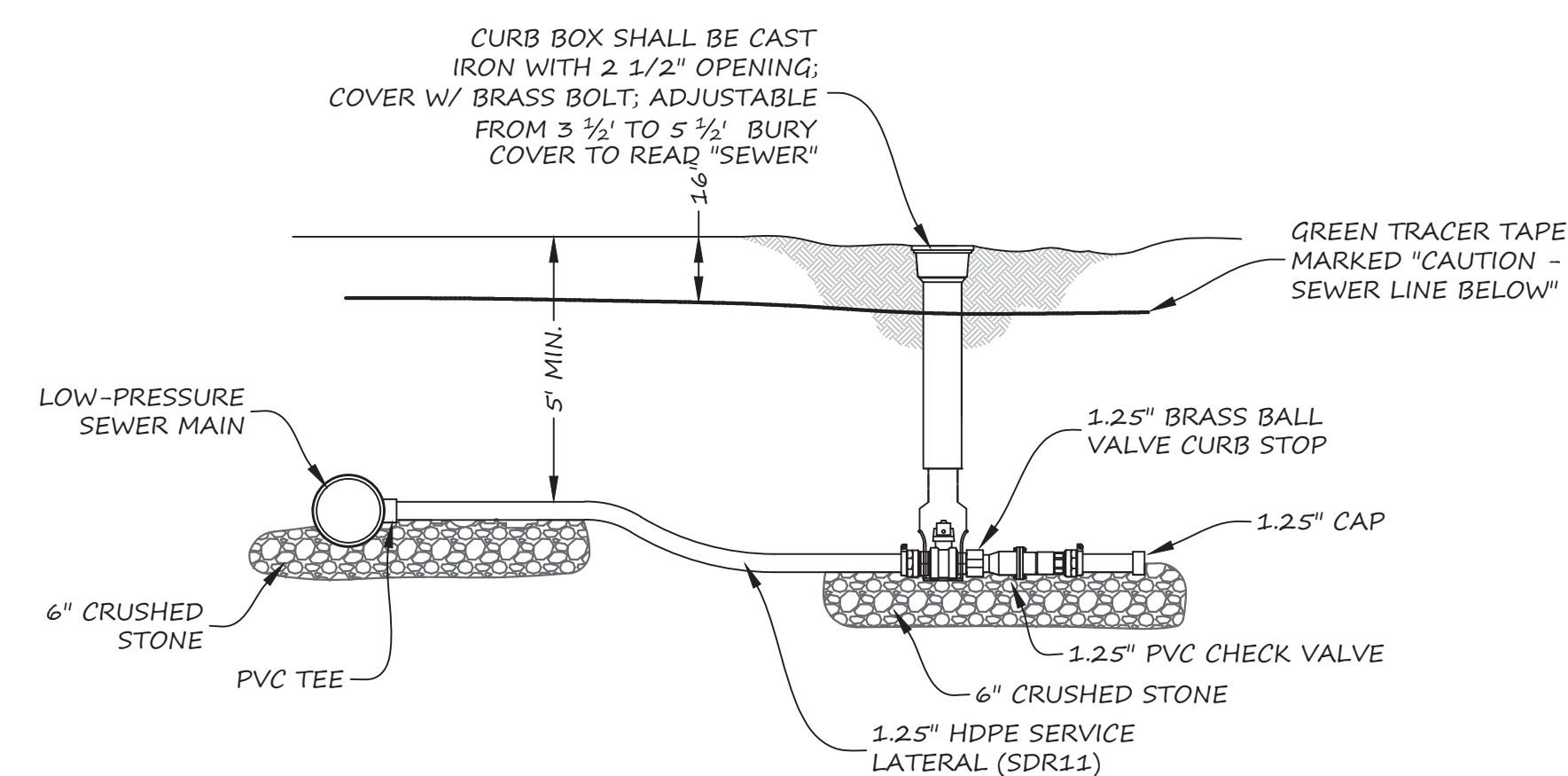
C-11

AUTUMN HILL
SENIOR VILLAGE
DETAILS
PLAN OF LAND IN
FRANKLIN, MA

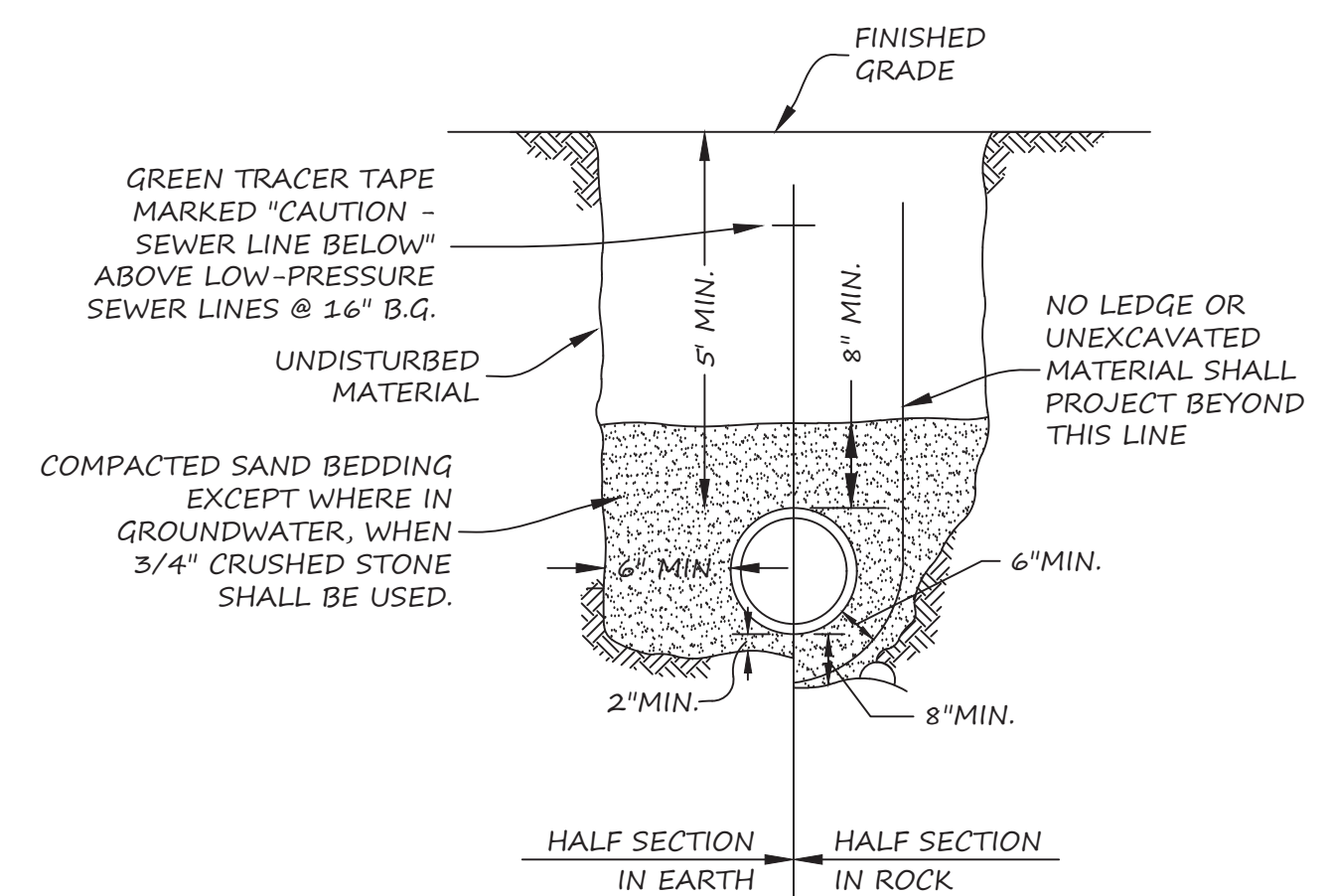


- NOTES:
1. ALL INSTALLATION IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS.
 2. SLOPE THE LOW-PRESSURE SEWER LATERAL CONTINUOUSLY UPHILL TO SEWER MAIN WHERE POSSIBLE.

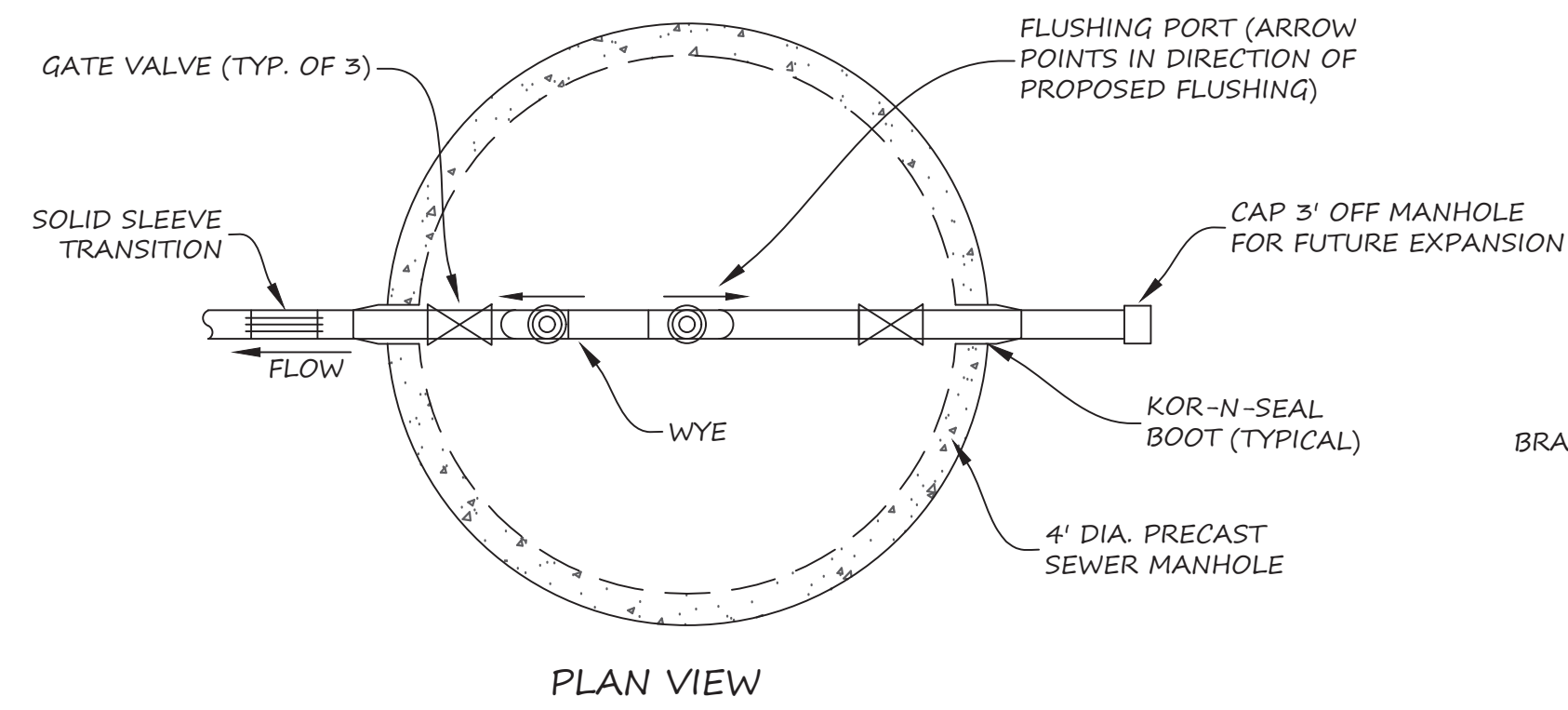
LOW-PRESSURE SEWER PUMP SYSTEM DETAIL
NOT TO SCALE



LOW PRESSURE SEWER SERVICE LATERAL DETAIL
NOT TO SCALE

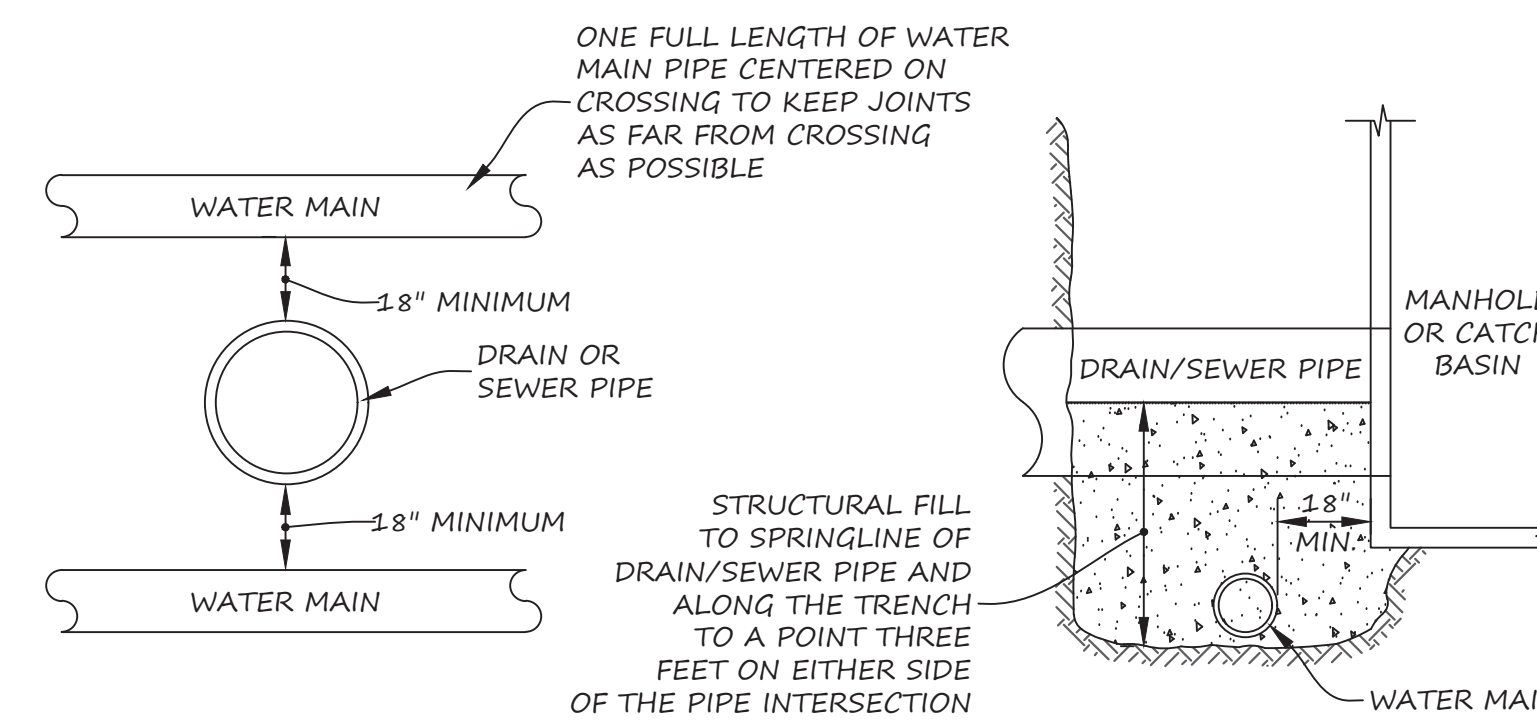
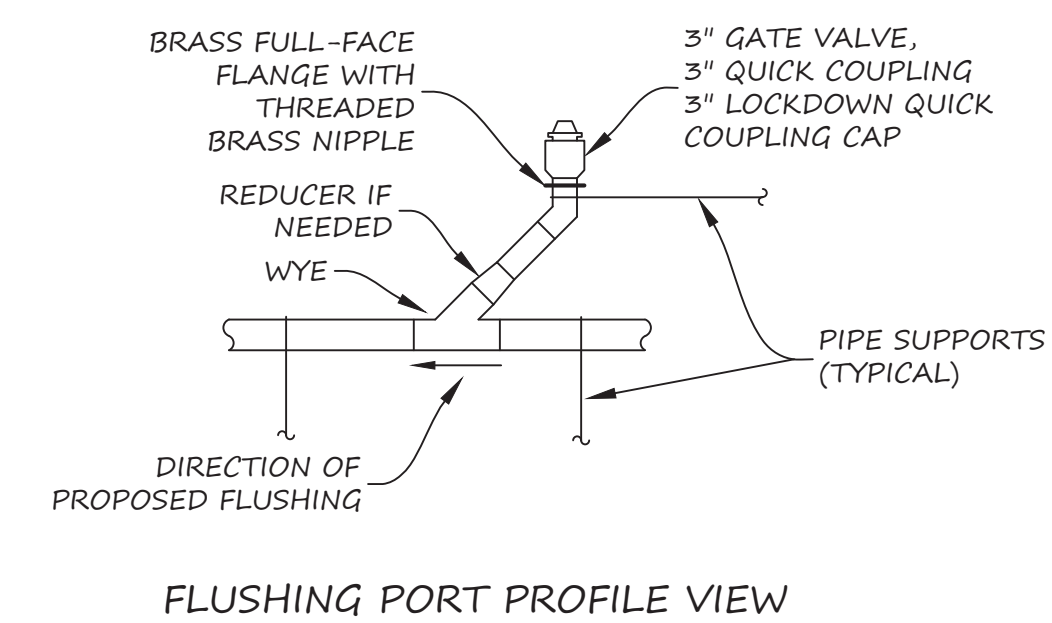


LOW-PRESSURE SEWER TRENCH DETAIL
NOT TO SCALE

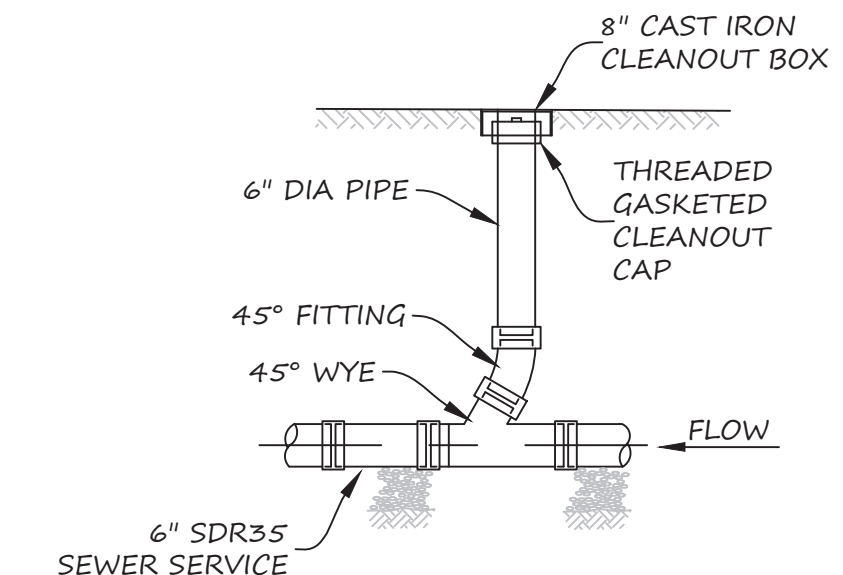


- NOTES:
1. ALL PIPING AND FITTINGS INSIDE MANHOLE TO BE PVC. PIPING TO BE SDR21 PVC. FITTINGS TO MEET SDR17 2.50 PSI.
 2. VALVES TO BE BRASS AND RATED FOR 200 PSI.
 3. ALL PIPES, VALVES AND FITTINGS TO BE FULLY SUPPORTED WITH PIPE SUPPORTS, BRACKETS AND/OR HANGERS.

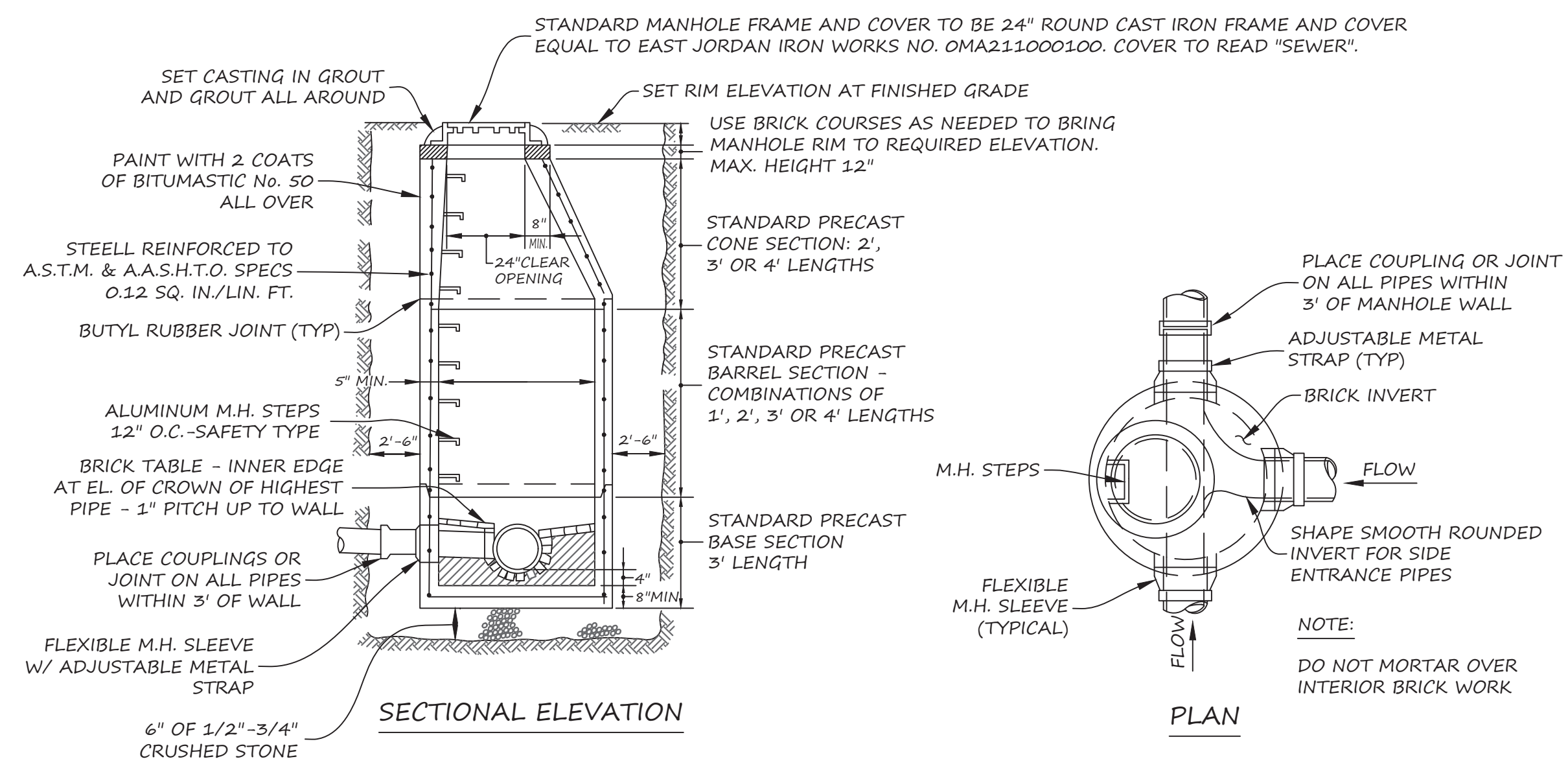
LOW-PRESSURE SEWER MANHOLE CLEANOUT
NOT TO SCALE



WATER MAIN CROSSING DETAIL
NOT TO SCALE



SEWER CLEANOUT DETAIL
NOT TO SCALE



TYPICAL PRECAST CONCRETE MANHOLE DETAILS
NOT TO SCALE

OWNERS
BRUCE J. HUNCHARD
496 SUMMER STREET
FRANKLIN, MA 02038

TIMOTHY JONES
488 SUMMER STREET
FRANKLIN, MA 02038

APPLICANT
SUEJO CORP.
P.O. BOX 934
WRENTHAM, MA 02093

ZONING DISTRICT
RURAL RESIDENTIAL 1
SENIOR VILLAGE OVERLAY
ZONE II (PARTIAL)

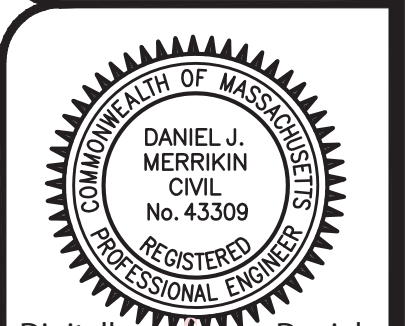
ASSESSORS PARCEL
302-006-000
302-008-000

PLAN & DEED REFERENCE
CTF. NO. 209710
CTF. NO. 161598
L.C. PLAN 41284A

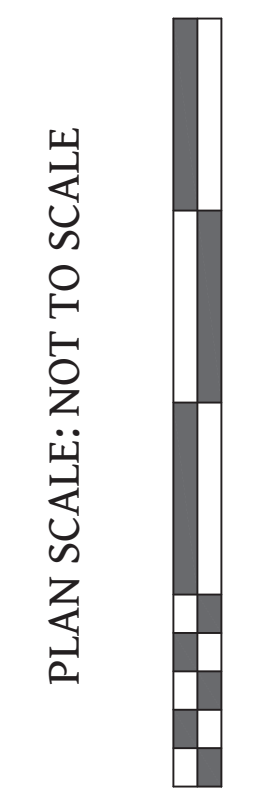
DATE APPROVED: _____

DATE ENDORSED: _____

TOWN OF FRANKLIN PLANNING BOARD



Digitally signed by Daniel J. Merrikin, P.E.
Date: 2024.01.30 14:21:11 -05'00'



REVISION	DATE	BY

PLAN DATE: JANUARY 26, 2024

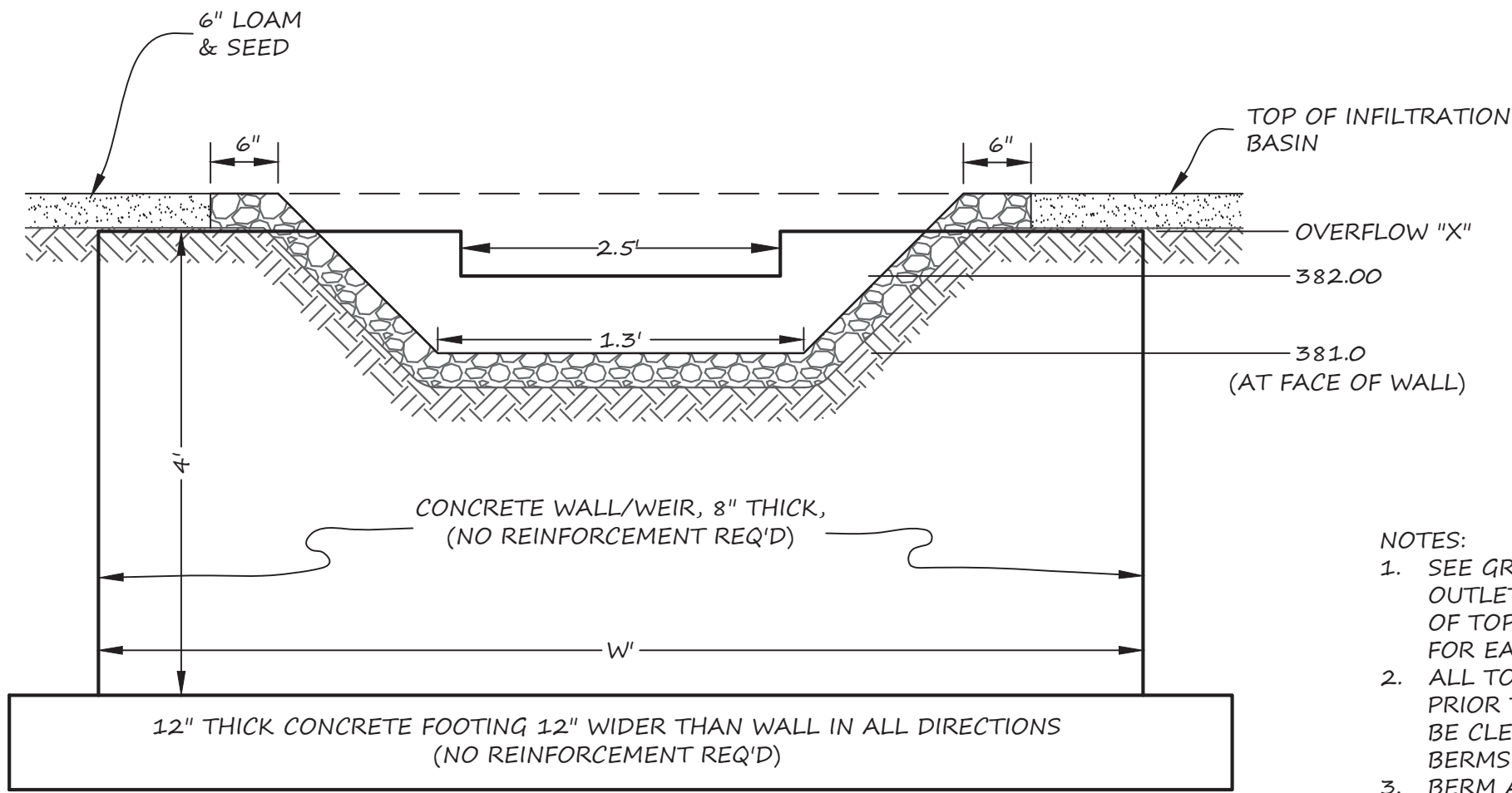
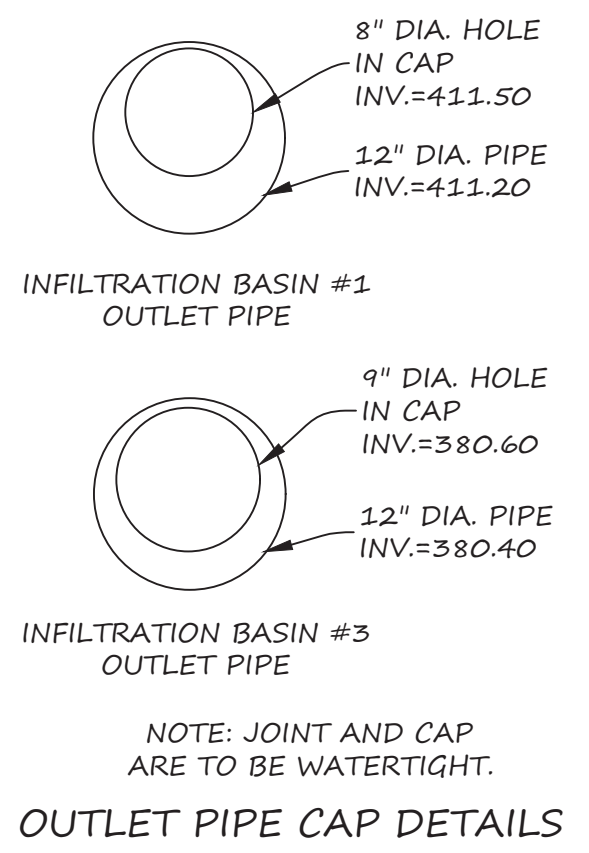
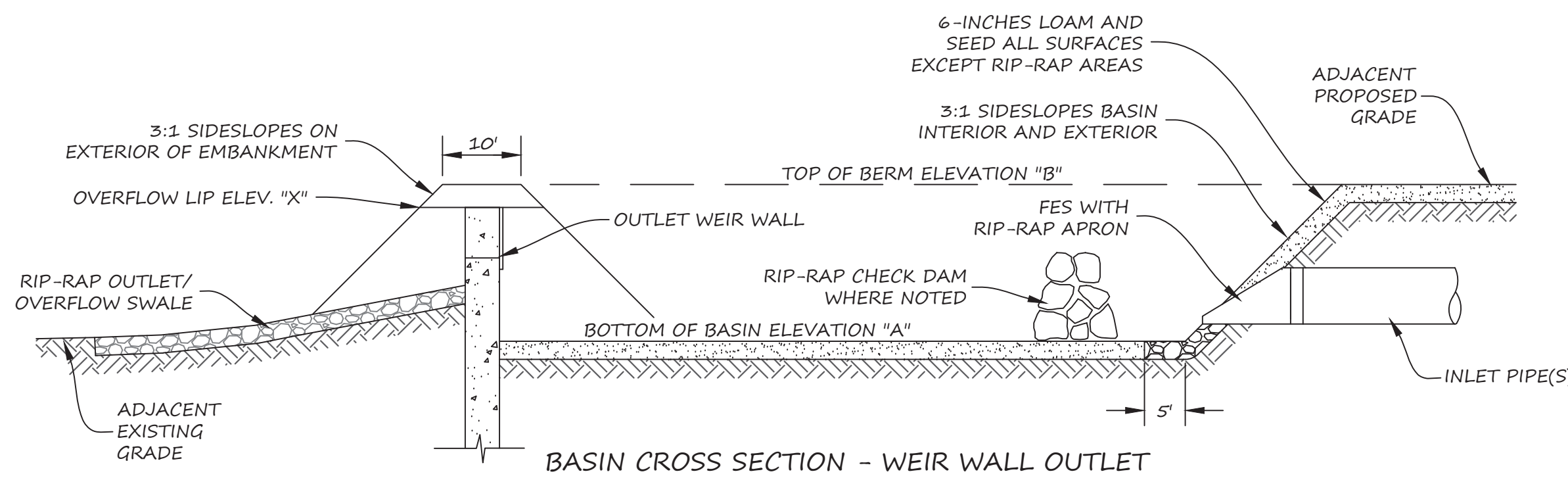
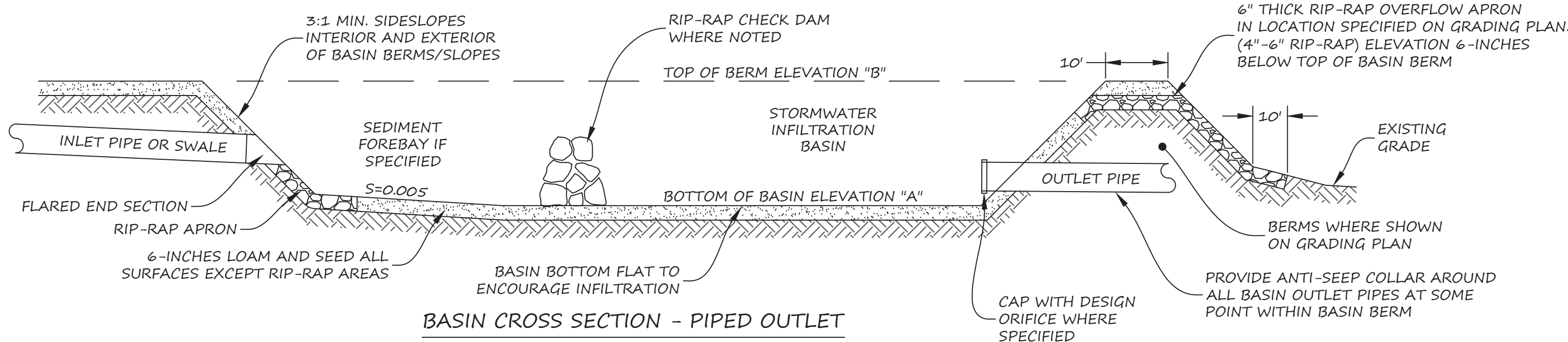
AUTUMN HILL SENIOR VILLAGE DETAILS

PLAN OF LAND IN FRANKLIN, MA

730 MAIN STREET
SUITE 2C
MILLIS, MA 02054
508-376-8883(o)

C-12





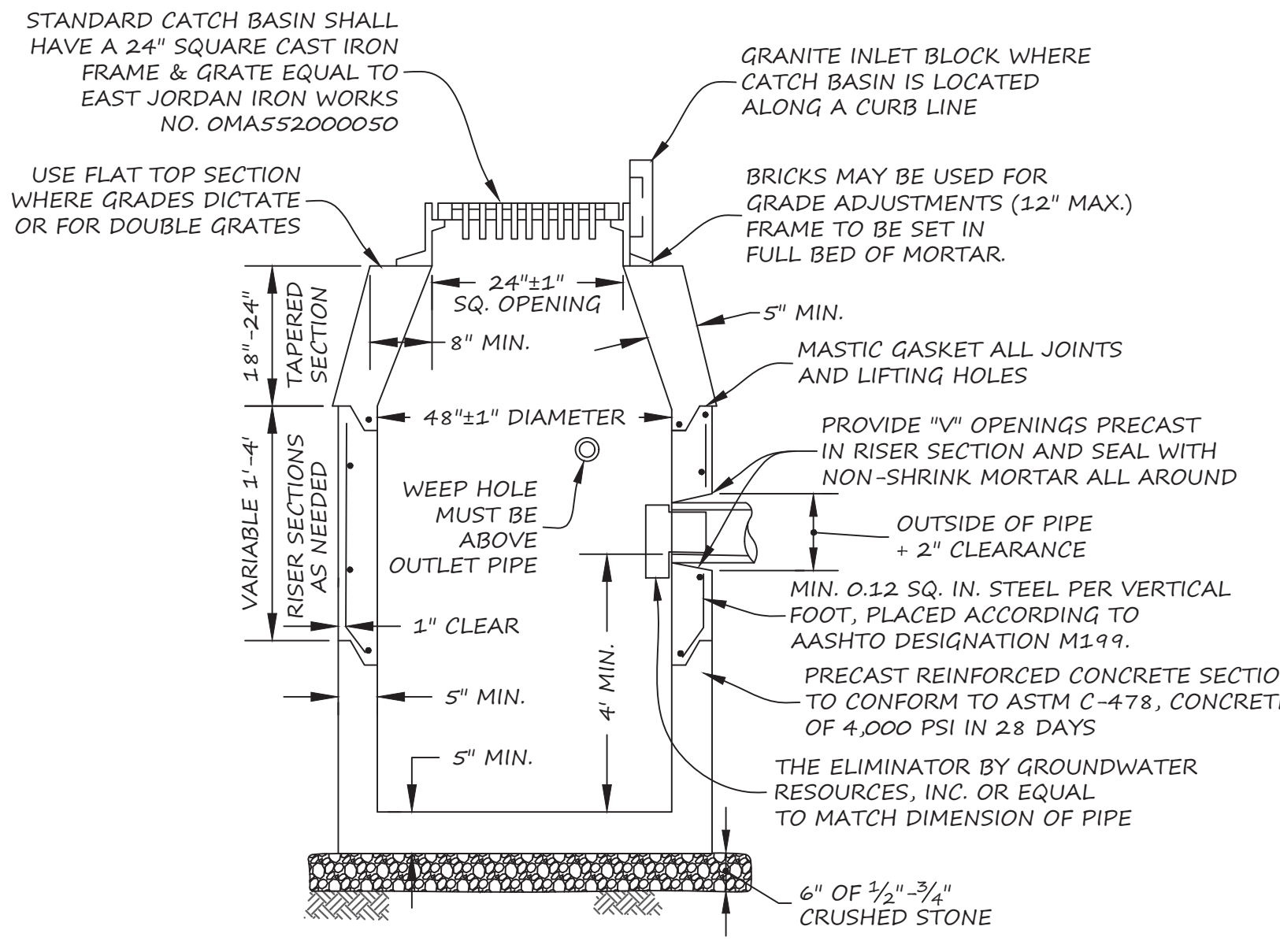
BASIN #3 WEIR WALL

TYPICAL INFILTRATION BASIN DETAILS NOT TO SCALE

SCHEDULE OF DIMENSIONS AND ELEVATIONS

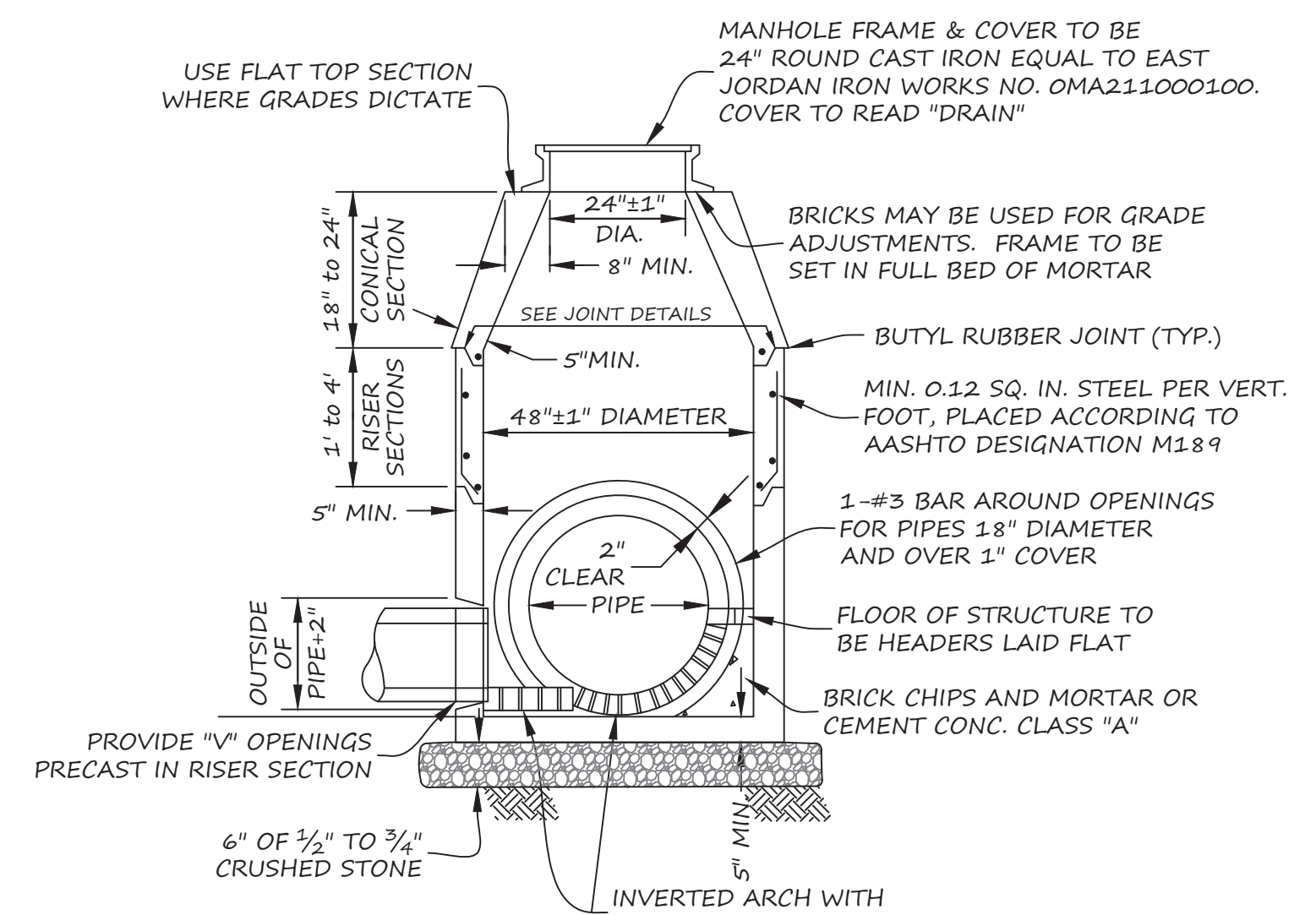
	BASIN #1	BASIN #2	BASIN #3
BOTTOM OF BASIN ELEVATION "A"	411.2	376.0	380.0
TOP OF BERM ELEVATION "B"	414.0	379.5	384.0
OUTLET WEIR WALL LENGTH "W"	N/A	N/A	26'
OVERFLOW ELEVATION "X"	413.7	379.2	383.5
OUTLET PIPE DIA.	12"(CAPPED)	15"	12"(CAPPED)
OUTLET PIPE ELEV.	411.20	376.50	380.4

- NOTES:
- SEE GRADING SHEETS AND PROFILE SHEETS FOR SIZE OF INLETS AND OUTLETS, OUTLET STRUCTURE SPECIFICATIONS, ELEVATION OF BOTTOM OF BASIN, ELEVATION OF TOP OF BASIN, SLOPE OF SIDESLOPES, AND OTHER DIMENSIONAL REQUIREMENTS FOR EACH BASIN.
 - ALL TOPSOIL AND SUBSOIL BELOW THE BOTTOM OF THE BASIN SHALL BE REMOVED PRIOR TO BASIN CONSTRUCTION. FILL MATERIALS UNDER THE BASIN BOTTOM SHALL BE CLEAN GRAVEL OR SEPTIC SAND MEETING DESIGN ENGINEER'S APPROVAL. FILL FOR BERMS MAY BE SAND, LOAMY SAND OR SANDY LOAM. (TITLE V CLASSIFICATIONS).
 - BERM AREAS SHALL BE REMOVED OF ALL TOP AND SUB-SOIL AND OTHER UNSUITABLE SOILS. BERM CORE SHALL CONSIST OF ORDINARY BORROW INSTALLED IN 12-INCH LIFTS TO A MINIMUM 93% PROCTOR DENSITY.



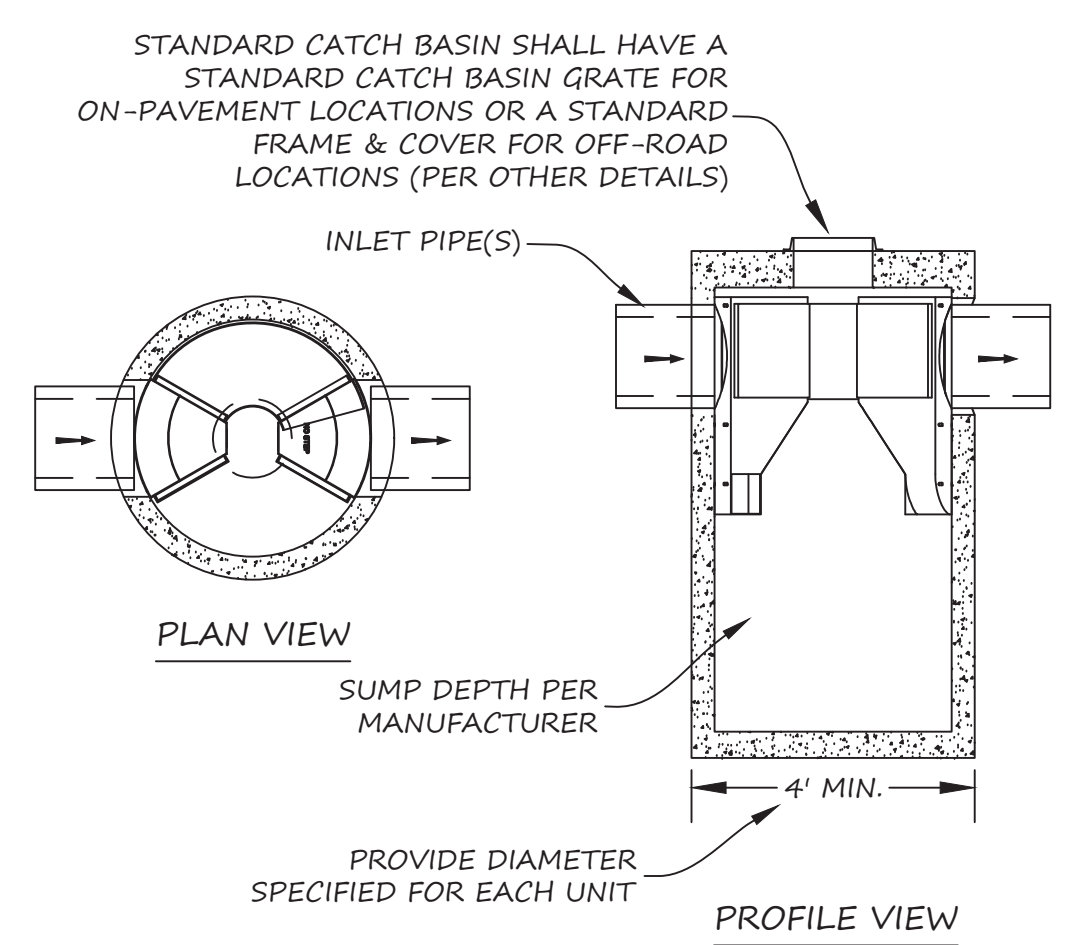
- NOTES:
- NO BELL ENDS IN CATCH BASIN. CONNECTIONS TO BE TIGHTLY SEALED WITH MORTAR.
 - SUBSTITUTE FRAME AND GRATE SHALL BE MADE IN USA AND SHALL BE APPROVED BY THE ENGINEERING DEPARTMENT OR PLANNING BOARD PRIOR TO CONSTRUCTION.
 - PROVIDE 5" DIAMETER STRUCTURE WITH FLAT TOP WITH RECTANGULAR OPENING FOR DOUBLE GRATES, WHICH SHALL BE EAST JORDAN IRON WORKS NO. OMA544000002 WITH GRATES EQUAL TO ABOVE-SPECIFICATION.

PRECAST CONCRETE CATCH BASIN NOT TO SCALE

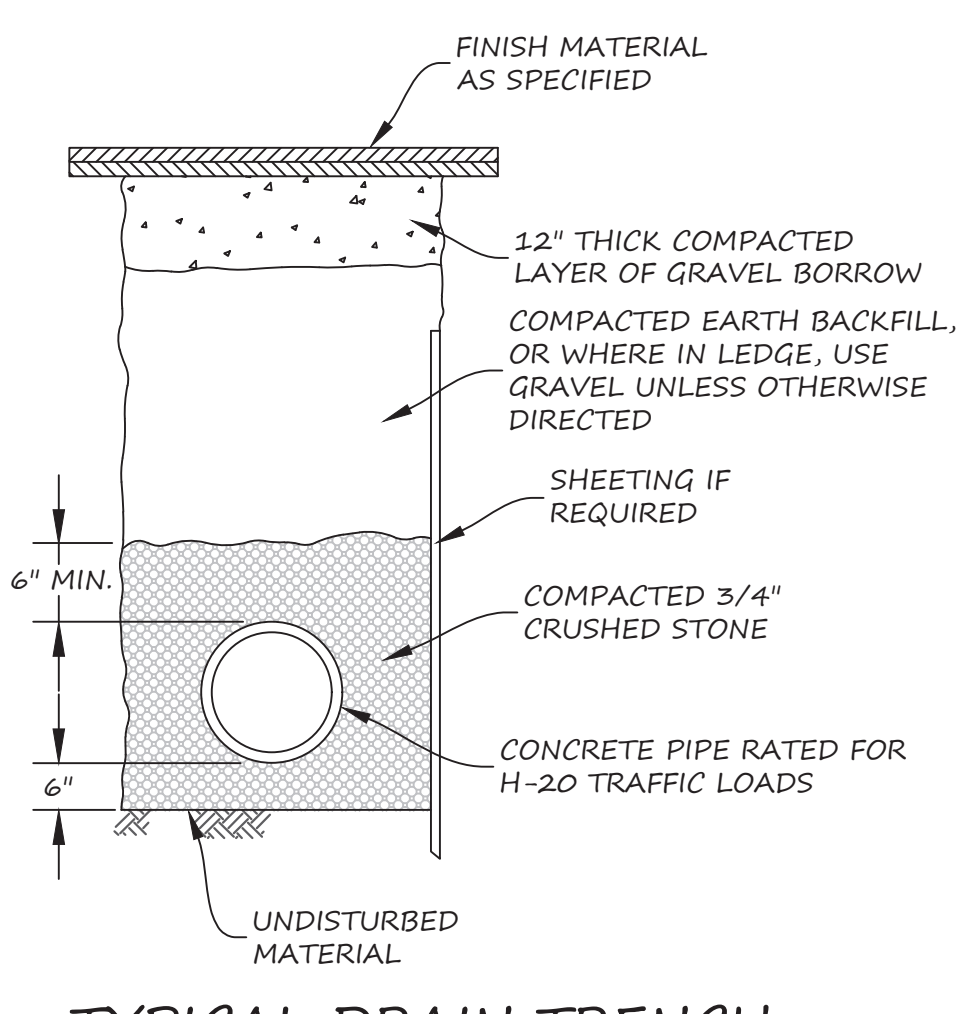


- NOTES:
- MANHOLE DIAMETER SHALL BE INCREASED IF NUMBER, SIZE, AND CONFIGURATION OF INLET/OUTLET PIPING NECESSITATES A LARGER MANHOLE DIAMETER.
 - SUBSTITUTE FRAME AND COVERS SHALL BE MADE IN USA AND SHALL BE APPROVED BY THE ENGINEERING DEPARTMENT OR PLANNING BOARD PRIOR TO CONSTRUCTION.

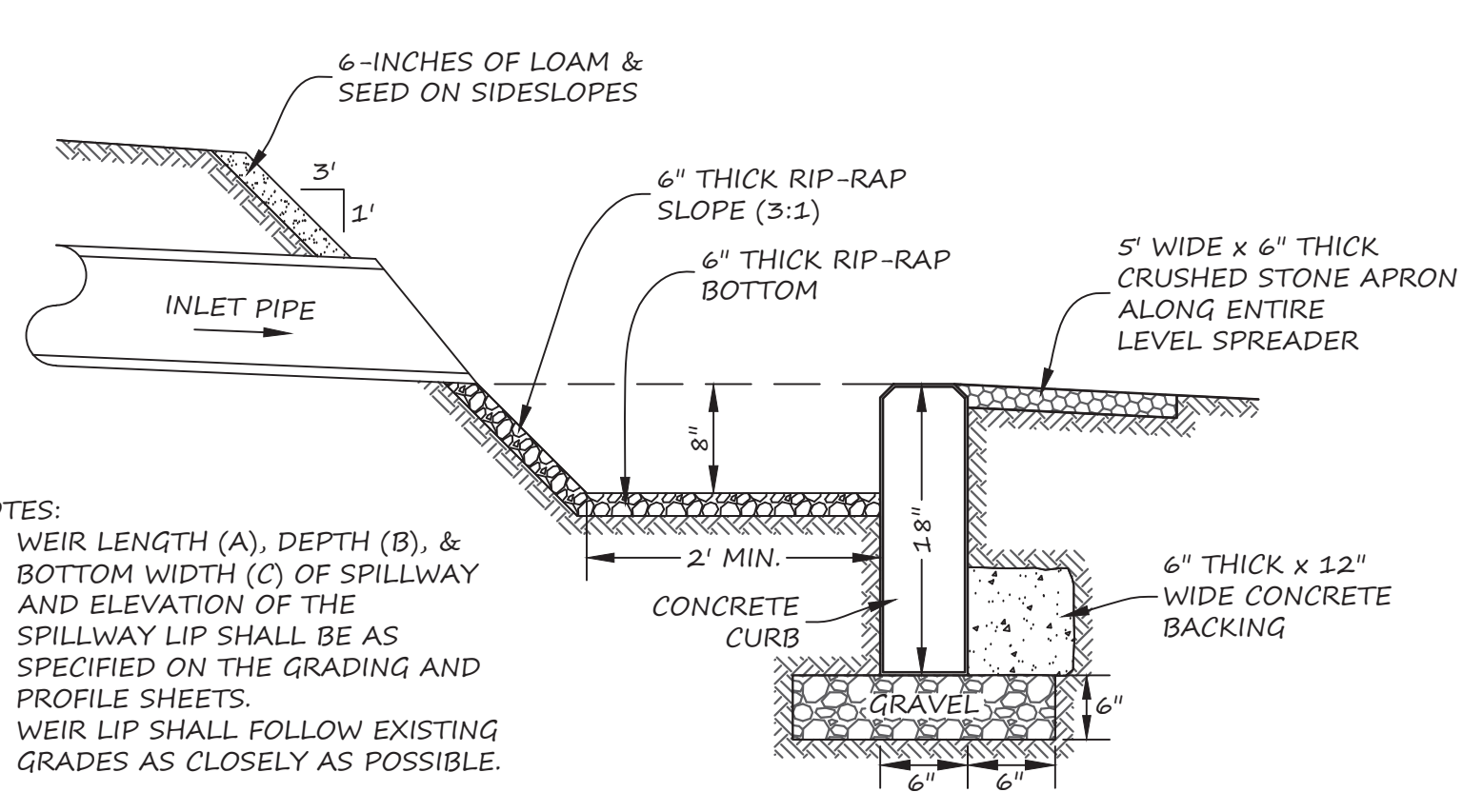
PRECAST CONCRETE MANHOLE NOT TO SCALE



FIRST DEFENSE TREATMENT UNIT NOT TO SCALE



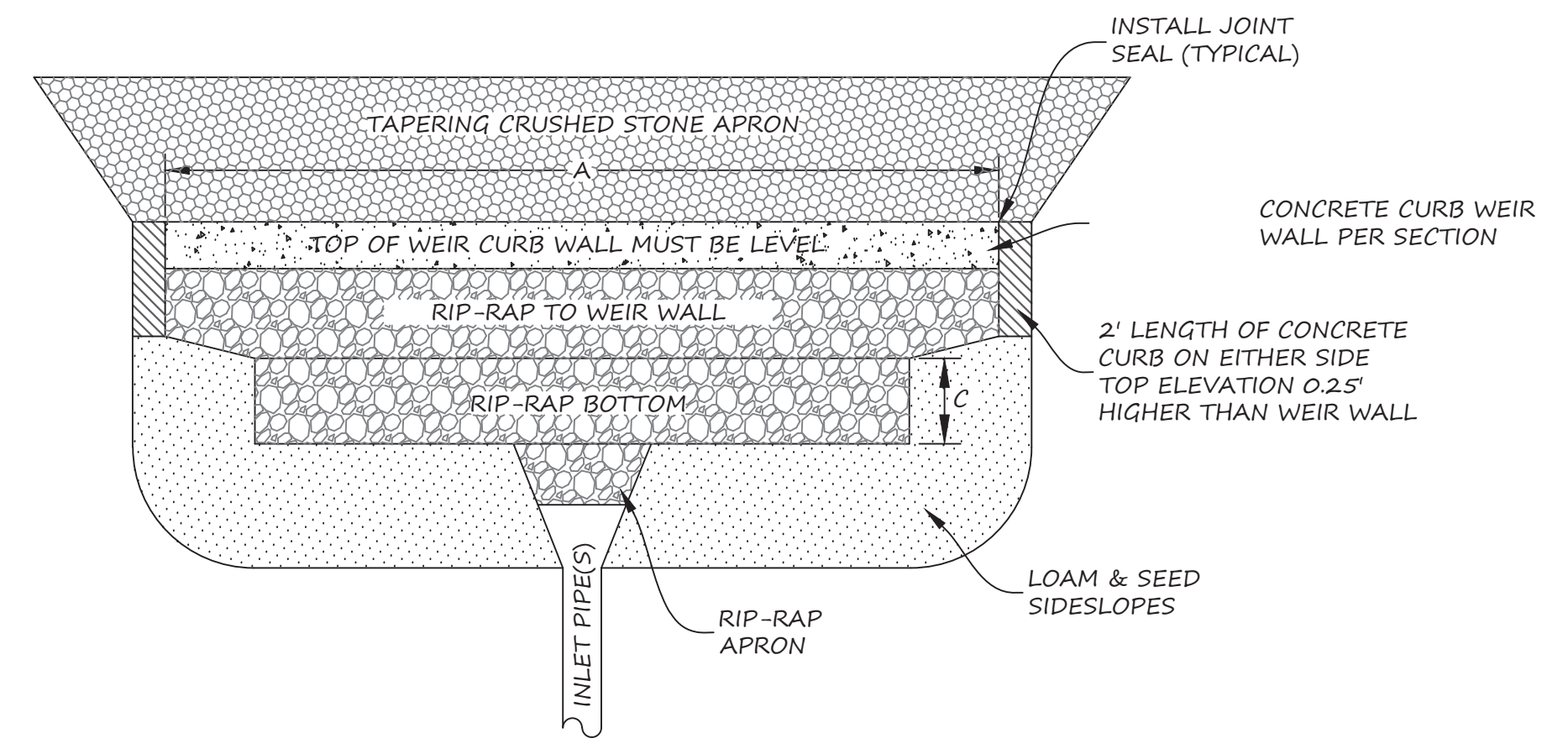
TYPICAL DRAIN TRENCH (NO SCALE)



- NOTES:
- WEIR LENGTH (A), DEPTH (B), & BOTTOM WIDTH (C) OF SPILLWAY AND ELEVATION OF THE SPILLWAY LIP SHALL BE AS SPECIFIED ON THE GRADING AND PROFILE SHEETS.
 - WEIR LIP SHALL FOLLOW EXISTING GRADES AS CLOSELY AS POSSIBLE.

TYPICAL SECTIONAL VIEW

LEVEL SPREADER DETAIL NOT TO SCALE



PLAN VIEW

OWNERS
BRUCE J. HUNCHARD
496 SUMMER STREET
FRANKLIN, MA 02038

TIMOTHY JONES
488 SUMMER STREET
FRANKLIN, MA 02038

APPLICANT
SUEJO CORP.
P.O. BOX 934
WRENTHAM, MA 02093

ZONING DISTRICT
RURAL RESIDENTIAL 1
SENIOR VILLAGE OVERLAY
ZONE II (PARTIAL)

ASSESSORS PARCEL
302-006-000
302-008-000

PLAN & DEED REFERENCE
CTF. NO. 209710
CTF. NO. 161598
L.C. PLAN 41284A

DATE APPROVED: _____

DATE ENDORSED: _____

TOWN OF FRANKLIN PLANNING BOARD

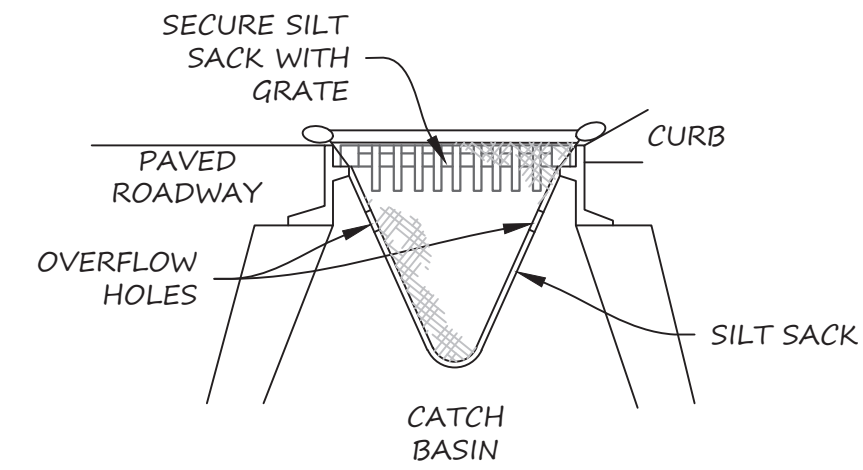
DANIEL J. MERRIKIN
CIVIL
No. 43309
REGISTERED
PROFESSIONAL ENGINEER

Digitally signed by
Daniel J. Merrikin, P.E.
Date: 2024.01.30
14:20:44 -05'00'

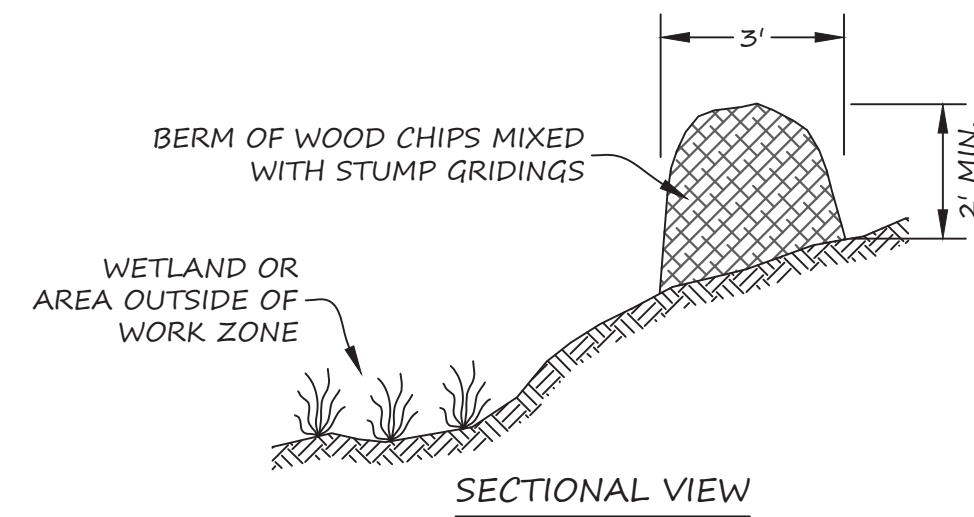
PLAN DATE: JANUARY 26, 2024

REVISION	DATE	BY

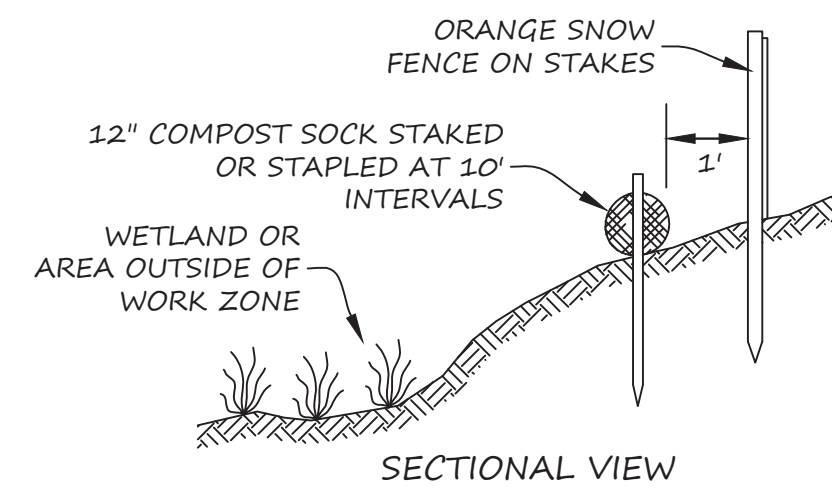
AUTUMN HILL
SENIOR VILLAGE
DETAILS
PLAN OF LAND IN
FRANKLIN, MA



CATCH BASIN SILT SACK DETAIL
NOT TO SCALE

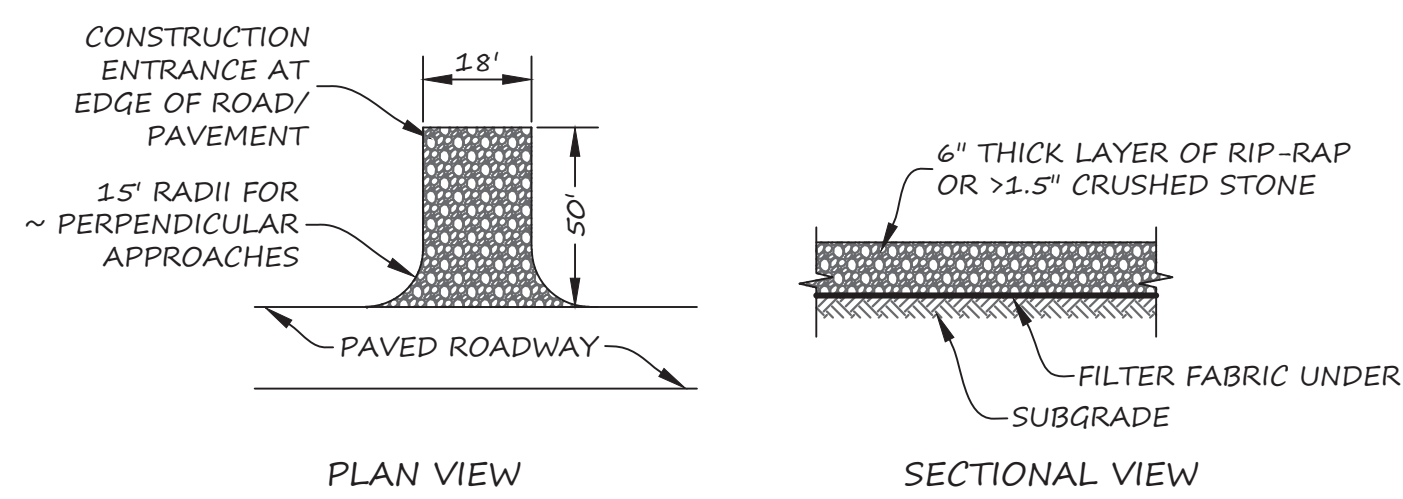


EROSION CONTROL DETAIL (MULCH BERM)
NOT TO SCALE



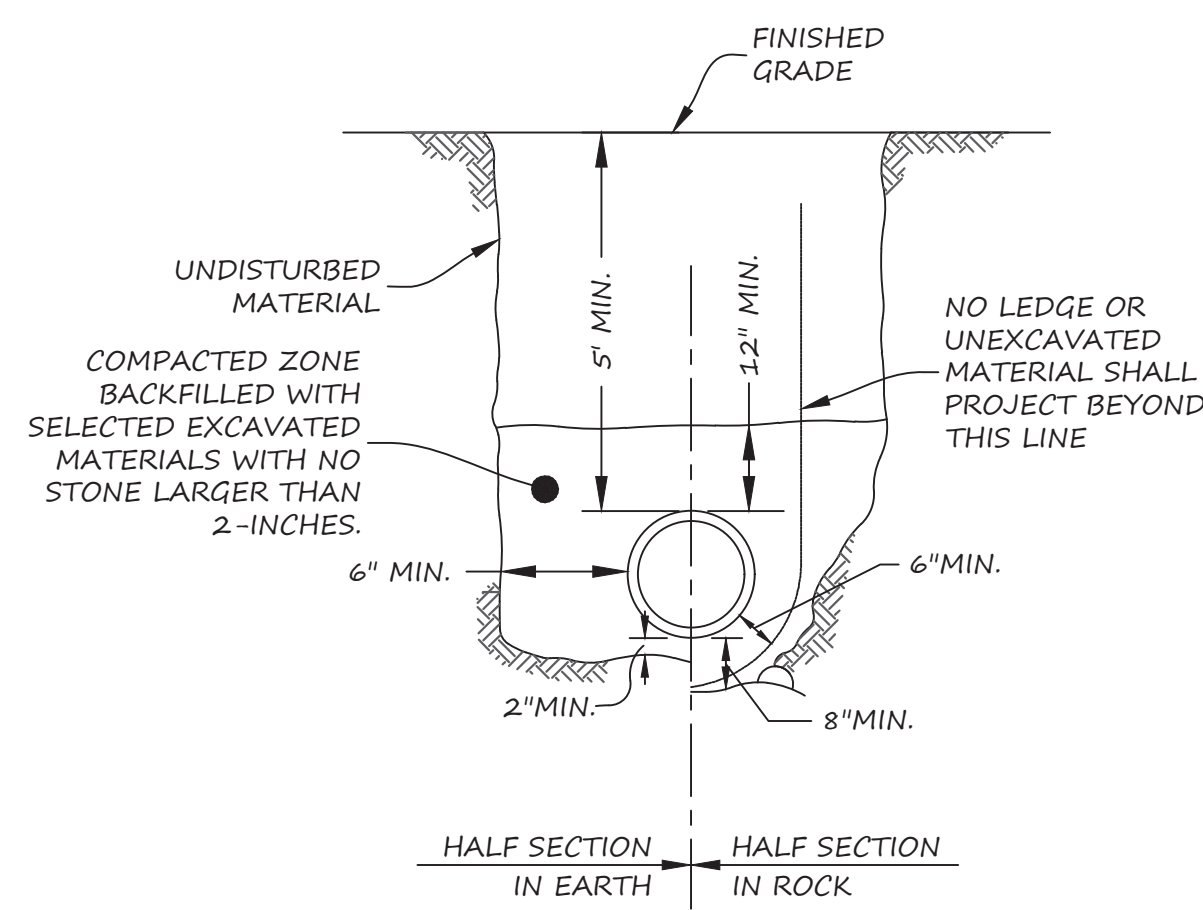
NOTE: NON-BIODEGRADABLE SOCK SHELL FILLED WITH COMPOST MEDIA. JOINTS SHALL BE OVERLAPPED BY AT LEAST TWO FEET. ORANGE SNOW FENCE IS ONLY NEEDED IF THERE IS EVIDENCE OF THE COMPOST SOCK BEING BURIED BY CONSTRUCTION ACTIVITIES.

EROSION CONTROL DETAIL (COMPOST SOCK)
NOT TO SCALE

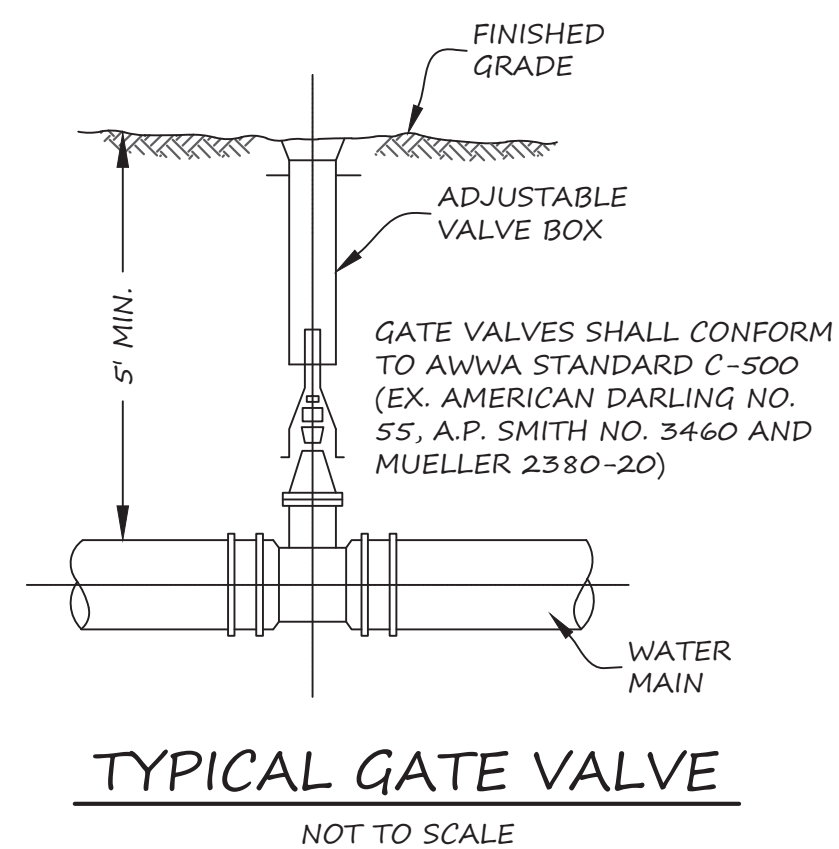


- NOTES:
- ENTRANCE SHALL BE INSTALLED BEFORE ANY EXCAVATION WORK OCCURS ON-SITE.
 - ENTRANCE SHALL BE MAINTAINED IN GOOD CONTITION UNTIL A PAVED DRIVEWAY IS INSTALLED. REPLACE ENTRANCE IF FILLED WITH SOILS OR IF SOILS ARE BEING TRACKED ONTO ADJACENT ROADWAYS.

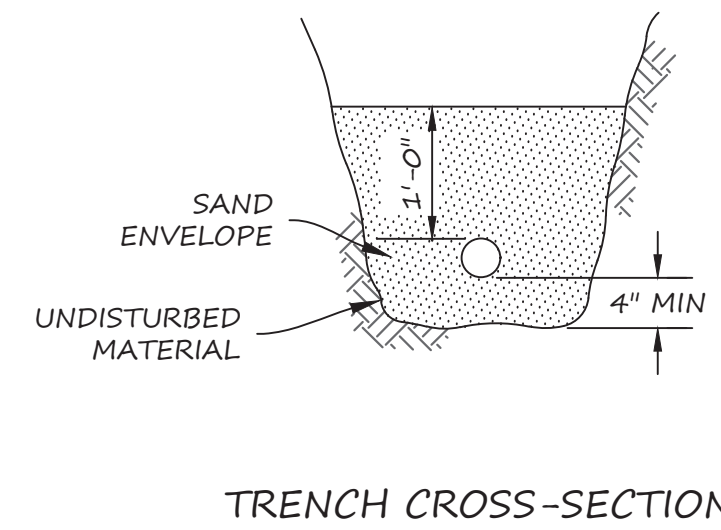
CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE



WATER MAIN TRENCH DETAIL
NOT TO SCALE



TYPICAL GATE VALVE
NOT TO SCALE

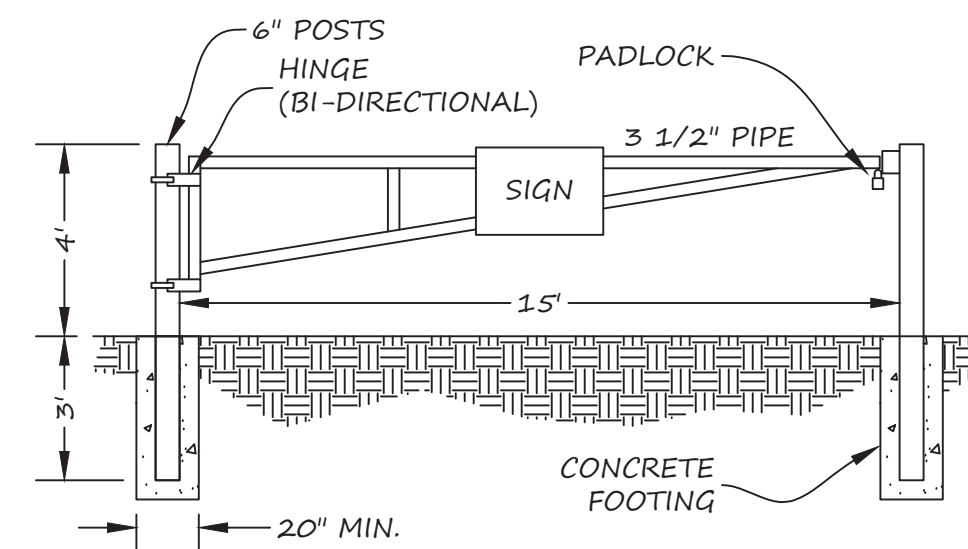


TRENCH CROSS-SECTION

NOTES:

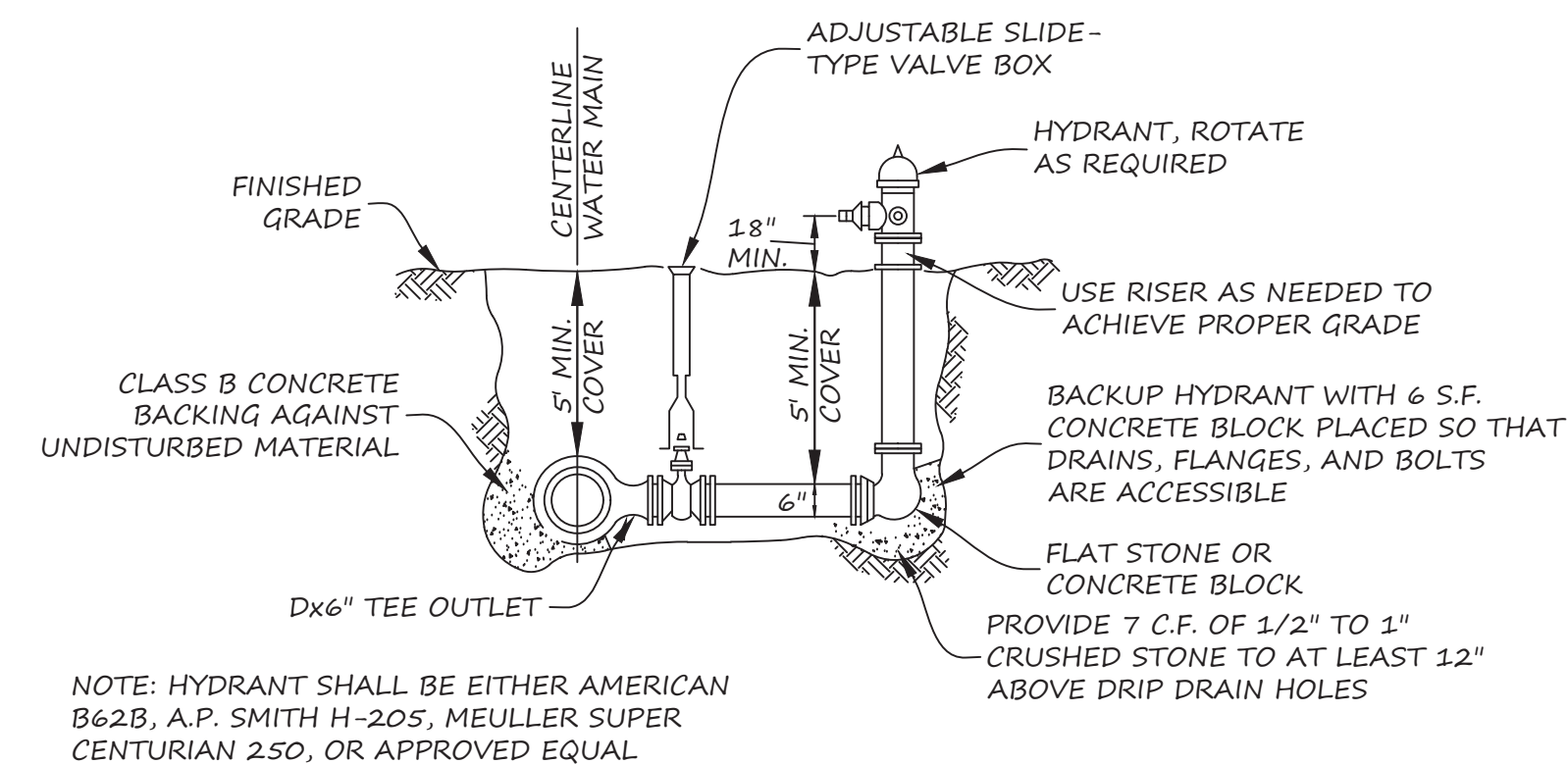
- COPPER TUBING SHALL MEET AWWA SPEC. 76-CR TYPE K OR FEDERAL SPEC. WW7-799 TYPE K.
- 1 1/2-INCH AND LARGER SERVICES SHALL BE INSTALLED WITH A SADDLE.

TYPICAL WATER SERVICE CONNECTION
NOT TO SCALE



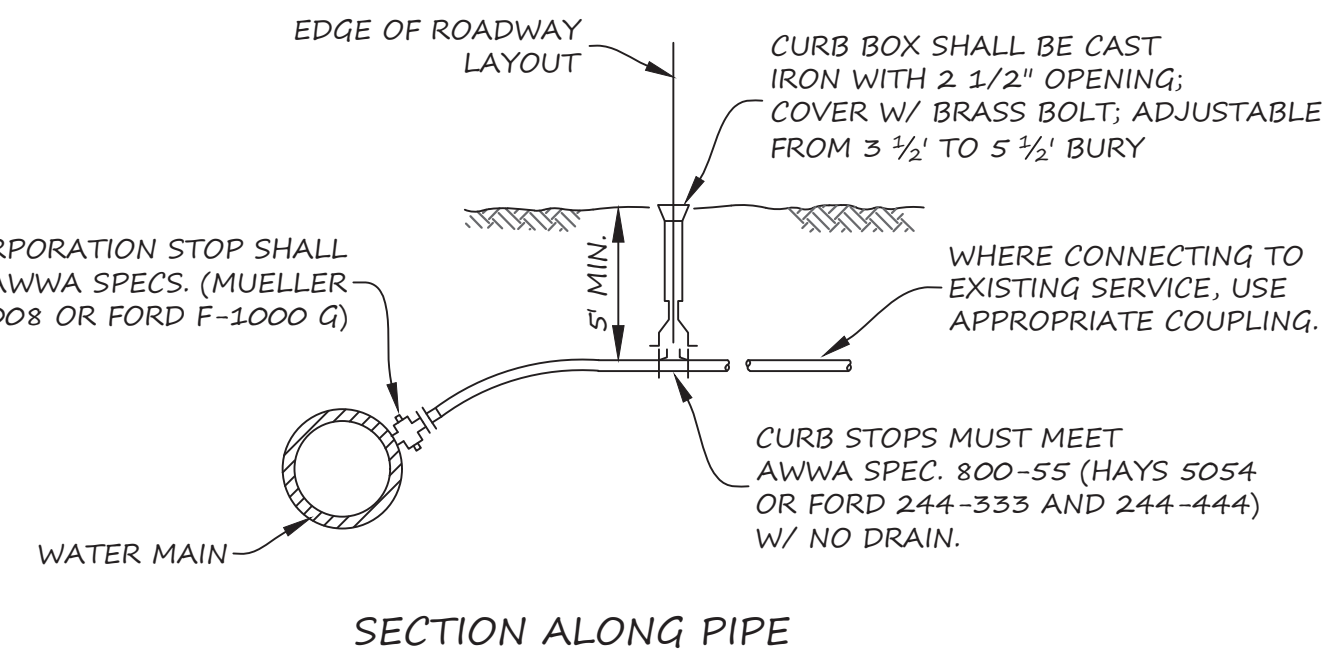
- NOTES:
- PIPES TO BE SCHEDULE 40 GALVANIZED STEEL.
 - SIGN TO READ "AUTHORIZED ACCESS ONLY"
 - PADLOCK TO MEET TOWN REQUIREMENTS.

ACCESS GATE
NOT TO SCALE



NOTE: HYDRANT SHALL BE EITHER AMERICAN B62B, A.P. SMITH H-205, MUELLER SUPER CENTURIAN 250, OR APPROVED EQUAL

TYPICAL HYDRANT ASSEMBLY DETAIL
NOT TO SCALE



SECTION ALONG PIPE

OWNERS
BRUCE J. HUNCHARD
496 SUMMER STREET
FRANKLIN, MA 02038

TIMOTHY JONES
488 SUMMER STREET
FRANKLIN, MA 02038

APPLICANT
SUEJO CORP.
P.O. BOX 934
WRENTHAM, MA 02093

ZONING DISTRICT
RURAL RESIDENTIAL 1
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302-006-000
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CTF. NO. 209710
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DATE APPROVED: _____

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TOWN OF FRANKLIN PLANNING BOARD



Digitally signed by Daniel J. Merrikin, P.E.
Date: 2024.01.30 14:20:26 -05'00'

PLAN SCALE: NOT TO SCALE

PLAN DATE: JANUARY 26, 2024

REVISION	DATE	BY

AUTUMN HILL
SENIOR VILLAGE
DETAILS
PLAN OF LAND IN
FRANKLIN, MA

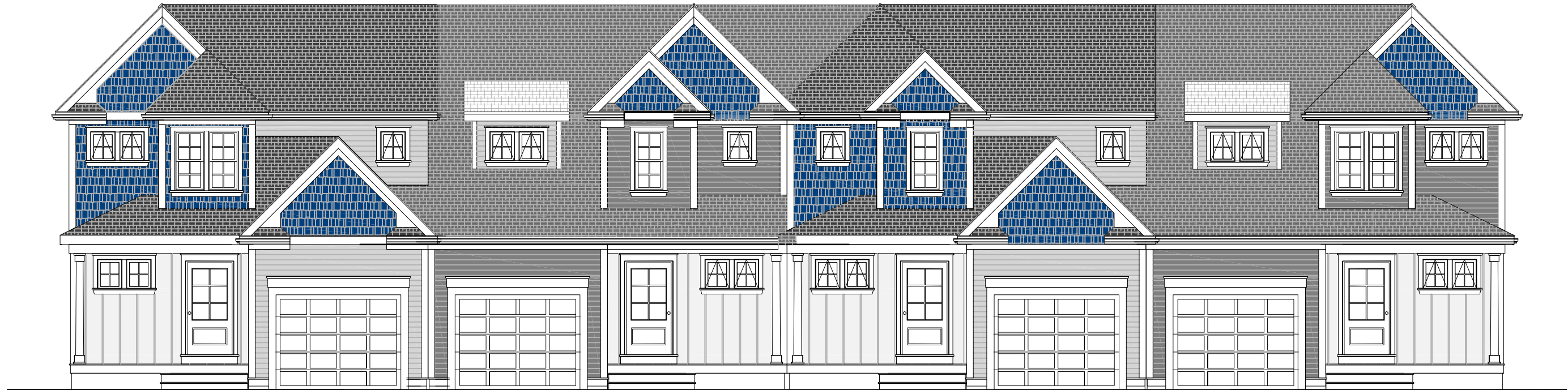
730 MAIN STREET
SUITE 2C
MILLIS, MA 02054
508-376-8883(o)



AUTUMN HILL CONDOS

FRANKLIN, MA

4 UNIT FRONT ELEVATION



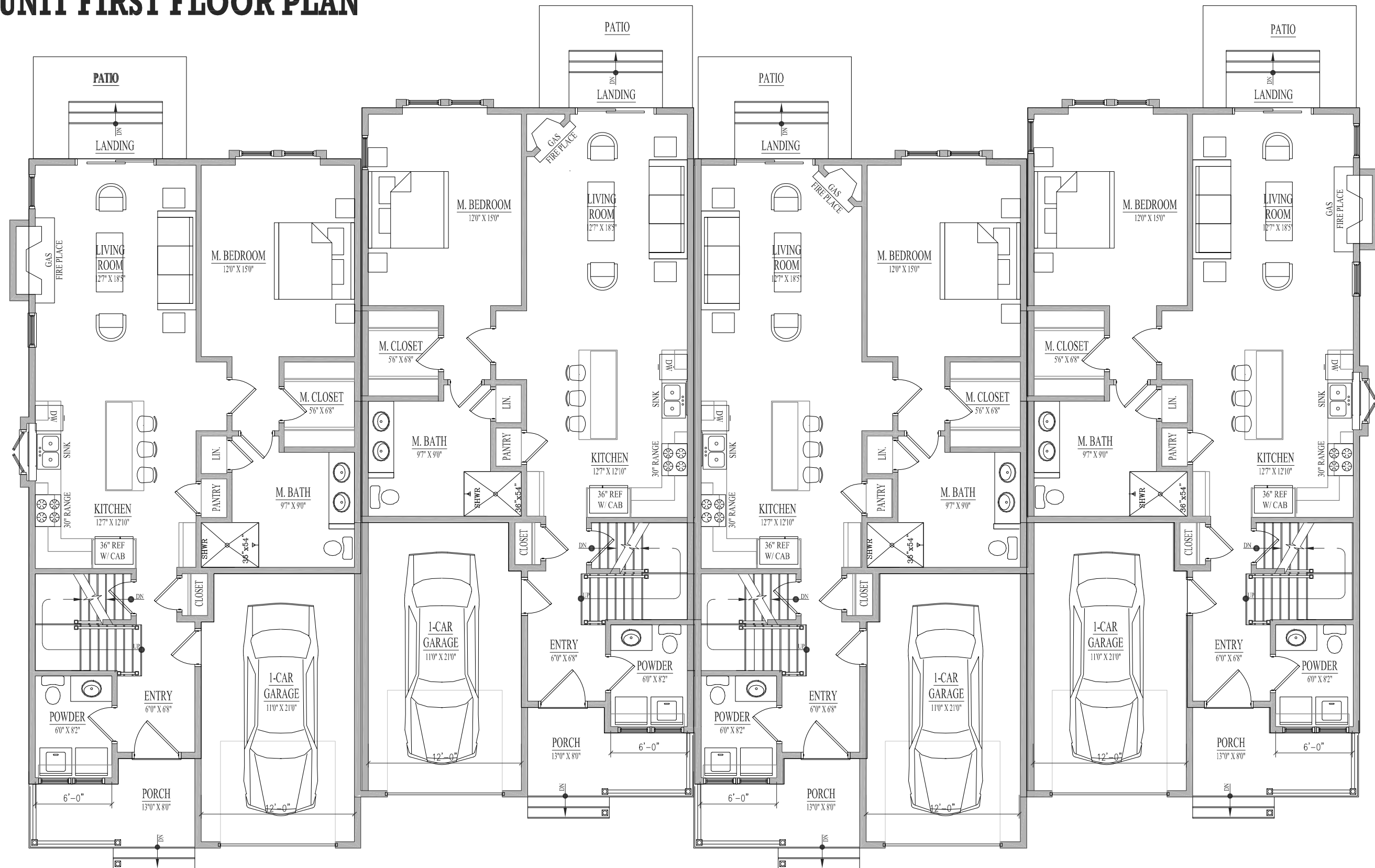
TYPICAL SIDE ELEVATION



AUTUMN HILL CONDOS

FRANKLIN, MA

4 UNIT FIRST FLOOR PLAN



AUTUMN HILL CONDOS

FRANKLIN, MA

4 UNIT SECOND FLOOR PLAN

