NO	DATE	REVISIONS
1	7-11-22	COMMENT RESPONSE
2	9-6-22	REVISED LAYOUT
3	10-4-22	REVISED LAYOUT
4	11-21-22	REVIEW COMMENTS
5	12-14-22	REVIEW COMMENTS

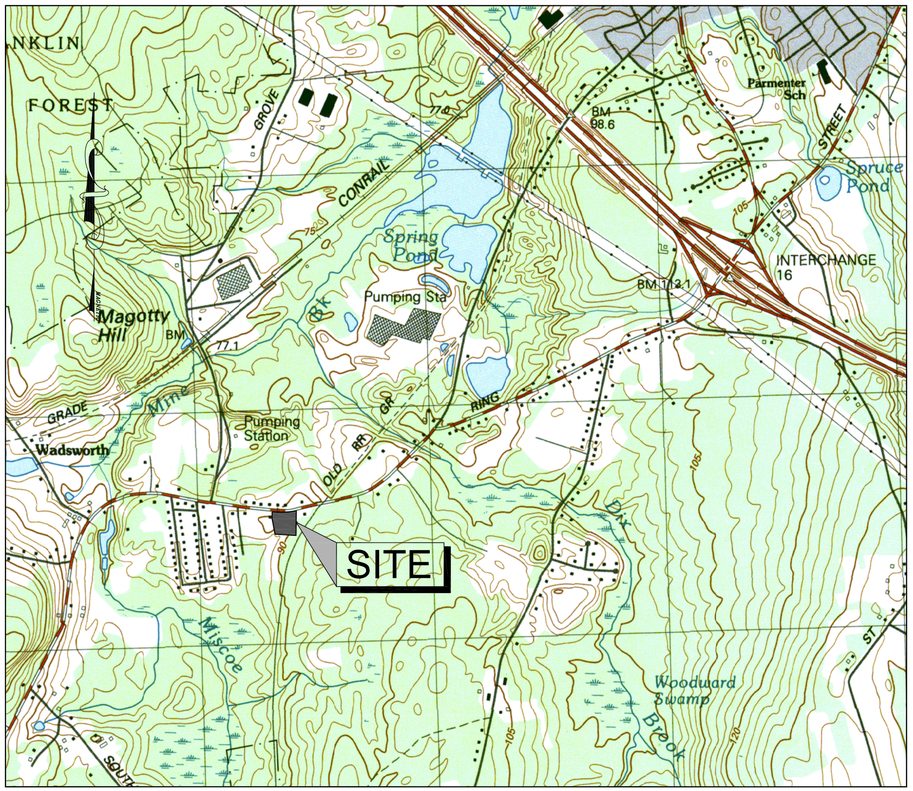
SITE PLAN

AMEGO INC.

704 WASHINGTON STREET

FRANKLIN, MASSACHUSETTS

DATE: JULY 19, 2022
REVISED: JANUARY 4, 2023



USGS MAP

SCALE: 1"= 1,000'±

APPLICANT:

AMEGO INC.
33 PERRY STREET
ATTLEBORO, MA 02703

CIVIL ENGINEER:

LEVEL DESIGN GROUP
Civil Engineers & Land Surveyors
CIVIL ENGINEERING / LAND SURVEYING
249 SOUTH STREET
UNIT 1
PLAINVILLE, MA 02762
TEL. (508) 695-2221 FAX. (508) 695-2219

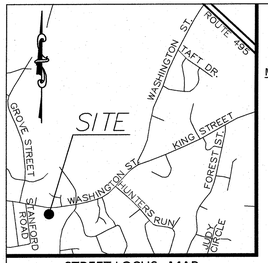
PROPERTY ADDRESS:
704 WASHINGTON STREET
FRANKLIN, MASSACHUSETTS

ASSESSORS MAP/PARCEL:
MAP 322 , PARCEL 030

ZONING DISTRICT:
RURAL RESIDENTIAL

DRAWING LIST:

C-0.0 COVER
C-1.0 EROSION CONROL PLAN
C-2.0 LAYOUT & MATERIALS
C-3.0 GRADING & DRAINAGE
C-4.0 UTILITIES
C-5.0 TYPICAL DETAILS
C-5.1 TYPICAL DETAILS
C-5.2 TYPICAL DETAILS



STREET LOCUS MAP

NOT TO SCALE

ZONING DISTRICT

ZONED: RURAL RESIDENTIAL

MINIMUM BUILDING SETBACKS

FRONT=40 FEET
SIDE=40 FEET
REAR=40 FEET

DEED REFERENCES

LAWRENCE P. BENEDETTO
DEED BOOK 39747 PAGE 107

PLAN REFERENCES

PLAN BOOK 105 PAGE 679
PLAN BOOK 342 PAGE 1309

1925 NORFOLK COUNTY LAYOUT

EROSION CONTROL PLAN NOTES:

SILTATION CONTROL USING EROSION CONTROL FENCE WITH STRAW WATTLE, OR APPROVED EQUAL

SILTSOXX IS TO BE VISUALLY INSPECTED AFTER EVERY RAIN FALL AND REPAIRS MADE AS REQUIRED TO THE SILTATION CONTROL FENCE AND STRAW WATTLE AFTER EACH RAIN FALL. CLEANOUT OF ACCUMULATED SEDIMENT BEHIND THE WATTLE IS NECESSARY IF ½ OF THE ORIGINAL HEIGHT OF THE WATTLE APPEARS TO HAVE BEEN INUNDATED WITH SEDIMENT.

PRESERVE TOPSOIL

SITE OWNERS AND OPERATORS MUST PRESERVE EXISTING TOPSOIL ON THE CONSTRUCTION SITE TO THE MAXIMUM EXTENT FEASIBLE AND AS NECESSARY TO SUPPORT HEALTHY VEGETATION, PROMOTE SOIL STABILIZATION, AND INCREASE STORMWATER INFILTRATION RATES IN THE POST-CONSTRUCTION PHASE OF THE PROJECT.

STABILIZATION OF SOILS

UPON COMPLETION AND ACCEPTANCE OF SITE PREPARATION AND INITIAL INSTALLATION OF EROSION, RUNOFF, AND SEDIMENT CONTROLS AND TEMPORARY POLLUTION PREVENTION MEASURES, THE OPERATOR SHALL INITIATE APPROPRIATE TEMPORARY OR PERMANENT STABILIZATION PRACTICES DURING ALL PHASES OF CONSTRUCTION ON ALL DISTURBED AREAS AS SOON AS POSSIBLE BUT NOT MORE THAN FOURTEEN (14) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT AREA HAS TEMPORARILY OR PERMANENTLY CEASED UNLESS THE ACTIVITY IS TO RESUME WITHIN TWENTY-ONE (21) DAYS.

ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED AFTER FINAL SITE STABILIZATION. DISTURBED SOIL AREAS RESULTING FROM THE REMOVAL OF TEMPORARY MEASURES SHALL BE PERMANENTLY STABILIZED WITHIN 30 DAYS OF REMOVAL.

ONLY AREAS THAT CAN BE REASONABLY EXPECTED TO HAVE ACTIVE CONSTRUCTION WORK BEING PERFORMED WITHIN 14 DAYS OF DISTURBANCE WILL BE CLEARED/GRUBBED AT ANY ONE TIME. IT IS NOT ACCEPTABLE TO GRUB AND STRIP TOP SOIL THE ENTIRE CONSTRUCTION SITE IF PORTIONS WILL NOT BE ACTIVE WITHIN THE 14-DAY TIME FRAME. PROPER PHASING OF CLEARING AND GRUBBING ACTIVITIES SHALL INCLUDE TEMPORARY STABILIZATION TECHNIQUES FOR AREAS CLEARED AND GRUBBED THAT WILL NOT BE ACTIVE WITHIN THE 14-DAY TIME FRAME.

ONLY AREAS THAT CAN BE REASONABLY EXPECTED TO HAVE ACTIVE CONSTRUCTION WORK BEING PERFORMED WITHIN 14 DAYS OF DISTURBANCE WILL BE CLEARED/GRUBBED AT ANY ONE TIME. IT IS NOT ACCEPTABLE TO GRUB AND STRIP TOP SOIL THE ENTIRE CONSTRUCTION SITE IF PORTIONS WILL NOT BE ACTIVE WITHIN THE 14-DAY TIME FRAME. PROPER PHASING OF CLEARING AND GRUBBING ACTIVITIES SHALL INCLUDE TEMPORARY STABILIZATION TECHNIQUES FOR AREAS CLEARED AND GRUBBED THAT WILL NOT BE ACTIVE WITHIN THE 14-DAY TIME FRAME.

STEEP SLOPES SHALL NOT BE LEFT UNATTENDED OR EXPOSED FOR EXCESSIVE PERIODS OF TIME SUCH AS THE INACTIVE WINTER SEASON. THE CONTRACTOR SHALL INITIATE APPROPRIATE VEGETATIVE PRACTICES ON ALL DISTURBED AREAS IN AREAS OF STEEP SLOPES AS SOON AS POSSIBLE BUT NOT MORE THAN FOURTEEN (14) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT AREA HAS TEMPORARILY OR PERMANENTLY CEASED, UNLESS THE ACTIVITY IS TO RESUME WITHIN TWENTY-ONE (21) DAYS. ONCE AN STEEP SLOPE AREA HAS BEEN TEMPORARY AND/OR FINAL SEEDED IT SHALL BE PROTECTED WITH 4' HIGH ORANGE CONSTRUCTION TO PREVENT FURTHER DISTURBANCE OF THE AREA.

THE TEMPORARY SEEDING DESIGN MIX SHALL BE COMPRISED OF THE FOLLOWING:

TYPE	% BY WEIGHT
ANNUAL RYE GRASS	40
PERENNIAL RYE GRASS	60

STORMWATER INLET PROTECTION

INLET PROTECTION – WILL BE UTILIZED TO PREVENT SOIL AND DEBRIS FROM ENTERING STORM DRAIN INLETS. THESE MEASURES ARE USUALLY TEMPORARY AND ARE IMPLEMENTED BEFORE A SITE IS DISTURBED. ALL STORMWATER INLETS &/OR CATCH BASINS THAT ARE OPERATIONAL DURING CONSTRUCTION AND HAVE THE POTENTIAL TO RECEIVE SEDIMENT-LADEN STORMWATER FLOW FROM THE CONSTRUCTION SITE MUST BE PROTECTED USING CONTROL MEASURES OUTLINED IN THE STORMWATER POLLUTION PREVENTION PLAN. EROSION CONTROL FENCE WITH STRAW WATTLES ARE TO BE PLACED AT TO OPENING OF ALL ROUGH GRADED SEDIMENT FOREBAYS UNTIL THE FOREBAY AND BASIN HAS BEEN STABILIZED AND BROUGHT ON-LINE.

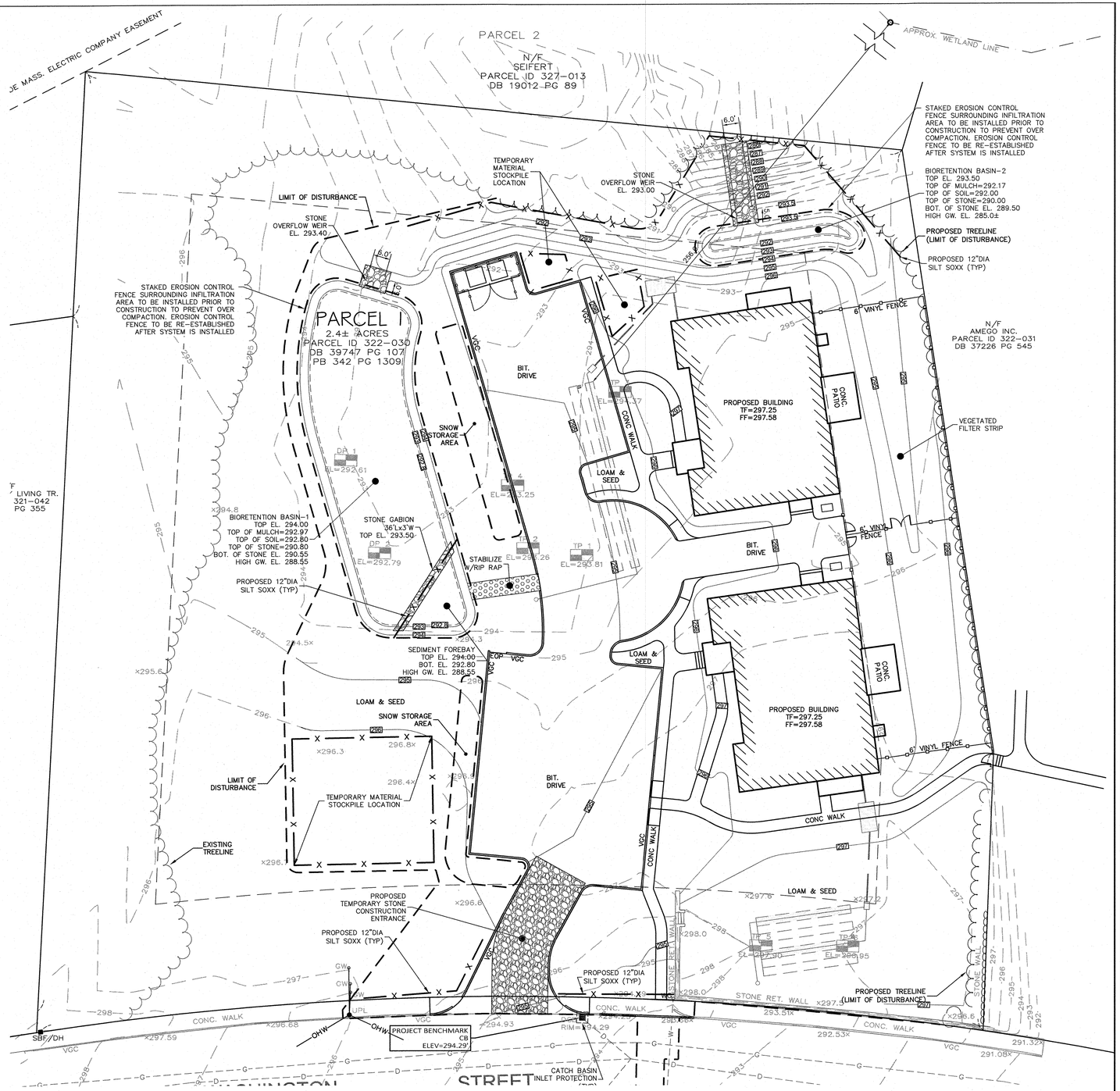
MAINTENANCE – THE OPERATOR MUST CLEAN, OR REMOVE AND REPLACE THE INLET PROTECTION MEASURES AS SEDIMENT ACCUMULATES, THE FILTER BECOMES CLOGGED, AND/OR AS PERFORMANCE IS COMPROMISED. ACCUMULATED SEDIMENT ADJACENT TO THE INLET PROTECTION MEASURES SHOULD BE REMOVED BY THE END OF THE SAME WORK DAY IN WHICH IT IS FOUND OR BY THE END OF THE FOLLOWING WORK DAY IF REMOVAL BY THE SAME WORK DAY IS NOT FEASIBLE.

INFILTRATION BASINS – ALL AREAS CONTAINING INFILTRATION BASINS (ABOVE OR BELOW GROUND) SHALL BE PROTECTED THROUGHOUT CONSTRUCTION. THESE AREAS ARE NOT BE USED FOR MATERIAL STOCKPILES OR FOR PARKING EQUIPMENT. SURFACE BASINS ARE TO BE ROUGH GRADED AND PROTECTED UNTIL STABILIZED AND BROUGHT ON-LINE FOR STORMWATER MANAGEMENT OF THE STABILIZED SITE.

CONSTRUCTION ENTRANCES

CONSTRUCTION ENTRANCES SHALL BE ESTABLISHED PRIOR TO REMOVAL OF EXISTING DRIVEWAY PAVEMENT TO BE USED IN CONJUNCTION WITH THE STABILIZATION OF CONSTRUCTION ROADS TO REDUCE THE AMOUNT OF SEDIMENT TRACKING OFF THE PROJECT. ANY CONSTRUCTION SITE ACCESS POINT MUST EMPLOY THE CONTROL MEASURES ON THE APPROVED SITE PLANS AND IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN. CONSTRUCTION ENTRANCES SHALL BE USED IN CONJUNCTION WITH THE STABILIZATION OF CONSTRUCTION ROADS TO REDUCE THE AMOUNT OF MUD PICKED UP BY CONSTRUCTION VEHICLES. ALL CONSTRUCTION ACCESS ROADS SHALL BE CONSTRUCTED PRIOR TO ANY ROADWAY ACCEPTING CONSTRUCTION TRAFFIC.

THE SITE OWNER AND OPERATOR MUST WILL RESTRICT VEHICLE USE TO PROPERLY DESIGNATED EXIT POINTS, USE PROPERLY DESIGNED AND CONSTRUCTED CONSTRUCTION ENTRANCES AT ALL POINTS THAT EXIT ONTO PAVED ROADS SO THAT SEDIMENT REMOVAL OCCURS PRIOR TO VEHICLE EXIT. WHEN AND WHERE NECESSARY, USE ADDITIONAL CONTROLS TO REMOVE SEDIMENT FROM VEHICLE TIRES PRIOR TO EXIT (I.E. WHEEL WASHING RACKS, RUMBLE STRIPS, AND RATTLE PLATES). WHERE SEDIMENT HAS BEEN TRACKED OUT FROM THE CONSTRUCTION SITE ONTO THE SURFACE OF OFFSET STREETS, OTHER PAVED AREAS, AND SIDEWALKS, THE DEPOSITED SEDIMENT MUST BE REMOVED BY THE END OF THE SAME WORK DAY IN WHICH THE TRACK OUT OCCURS. TRACK-OUT MUST BE REMOVED BY SWEEPING, SHOVELING, OR VACUUMING THESE SURFACES, OR BY USING OTHER SIMILARLY EFFECTIVE MEANS OF SEDIMENT REMOVAL.



STOCKPILE CONTAINMENT

SHALL BE USED ON-SITE TO MINIMIZE OR ELIMINATE THE DISCHARGE OF SOIL, TOPSOIL, BASE MATERIAL OR RUBBLE, FROM ENTERING DRAINAGE SYSTEMS OR SURFACE WATERS. ALL STOCKPILES MUST BE LOCATED WITHIN THE LIMIT OF DISTURBANCE, PROTECTED FROM RUN-ON WITH THE USE OF TEMPORARY SEDIMENT BARRIERS AND PROVIDED WITH COVER OR STABILIZATION TO AVOID CONTACT WITH PRECIPITATION AND WIND WHERE AND WHEN PRACTICAL. STOCK PILE MANAGEMENT CONSISTS OF PROCEDURES AND PRACTICES DESIGNED TO MINIMIZE OR ELIMINATE THE DISCHARGE OF STOCKPILED MATERIAL (SOIL, TOPSOIL, BASE MATERIAL, RUBBLE) FROM ENTERING DRAINAGE SYSTEMS OR SURFACE WATERS. FOR ANY STOCKPILES OR LAND CLEARING DEBRIS COMPOSED, IN WHOLE OR IN PART, OF SEDIMENT OR SOIL, YOU MUST COMPLY WITH THE FOLLOWING REQUIREMENTS – LOCATE PILES WITHIN THE DESIGNATED LIMITS OF DISTURBANCE OUTSIDE OF THE 100-FOOT BUFFER ZONE, PROTECT FROM CONTACT WITH STORMWATER (INCLUDING RUN-ON) USING A TEMPORARY PERIMETER SEDIMENT BARRIER; WHERE PRACTICABLE, PROVIDE COVER OR APPROPRIATE TEMPORARY VEGETATIVE OR STRUCTURAL STABILIZATION TO AVOID DIRECT CONTACT WITH PRECIPITATION OR TO MINIMIZE SEDIMENT DISCHARGE; NEVER HOSE DOWN OR SWEEP SOIL OR SEDIMENT ACCUMULATED ON PAVEMENT OR OTHER IMPERVIOUS SURFACES INTO ANY STORMWATER CONVEYANCE, STORM DRAIN INLET, OR SURFACE WATER; TO THE MAXIMUM EXTENT PRACTICABLE, CONTAIN AND SECURELY PROTECT FROM WIND.

GENERAL CONSTRUCTION SEQUENCING

1. INSTALL EROSION AND SEDIMENT CONTROLS;
2. CLEAR, GRUB AND ROUGH GRADE AREAS SHOWN TO BE REGRADED;
3. DEMO EXISTING FEATURES IN WORK AREA NOT SHOWN TO BE SAVED AND CUT AND CAP UTILITIES AS NEEDED;
4. INSTALL BUILDING FOUNDATIONS;
5. INSTALL STORMWATER MANAGEMENT SYSTEM AND SITE UTILITIES;
6. INSTALL BINDER COAT PAVING;
7. INSTALL LANDSCAPING;
8. FINE GRADE SITE AND LOAM AND SEED ALL DISTURBED AREAS;
9. INSTALL TOP COAT PAVEMENT;
10. PROJECT CLOSE OUT.

PLAN NOTES:

1. EXISTING CONDITIONS WERE OBTAINED FROM FIELD SURVEY PREPARED BY LEVEL DESIGN GROUP, LLC OR THEIR AFFILIATED COMPANIES MARCH 18, 2022. THERE ARE NO RESOURCE AREAS, IN ACCORDANCE WITH 310 CMR 10.00 WITHIN 100' OF PROPOSED SYSTEM.
2. THE LOCATION OF EXISTING UTILITIES IS APPROXIMATE, THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. NOTIFY "DIG-SAFE" AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO ANY SITE DEMOLITION OR EXCAVATION.
3. SEE STORMWATER POLLUTION PREVENTION PLAN PREPARED FOR CONSTRUCTION ACTIVITIES AT 704 WASHINGTON STREET FRANKLIN, MA 02038, FOR ADDITIONAL EROSION AND SEDIMENT CONTROL PRACTICES AND PROCEDURES.

NO	DATE	REVISIONS
1	7-11-22	COMMENT RESPONSE
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5	1-4-23	REVIEW COMMENTS

SEAL

COMMONWEALTH OF MASSACHUSETTS
DANIEL R. CAMPBELL
CIVIL
No. 46245
REGISTERED PROFESSIONAL ENGINEER
1-4-23

DATE :	JUNE 21, 2022
DRAWN :	APH / DRC
SCALE :	H - 1" = 20', V - 1"=4'

AMEGO

SITE PLAN
MAP SHEET 322, PARCEL 030
704 WASHINGTON STREET
FRANKLIN, MASSACHUSETTS

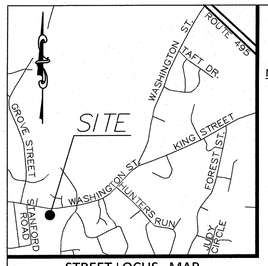
LEVEL DESIGN GROUP
CIVIL ENGINEERING / LAND SURVEYING
249 SOUTH STREET
UNIT 1
PLAINVILLE, MA 02762
TEL. (508) 695-2221 FAX. (508) 695-2219

EROSION CONTROL

C-1.0

0' 10' 20' 40'

2013.00



STREET LOCUS MAP

NOT TO SCALE

ZONING DISTRICT

ZONED: RURAL RESIDENTIAL

MINIMUM BUILDING SETBACKS

FRONT=40 FEET
SIDE=40 FEET
REAR=40 FEET

DEED REFERENCES

LAWRENCE P. BENEDETTO
DEED BOOK 39747 PAGE 107

PLAN REFERENCES

PLAN BOOK 105 PAGE 679
PLAN BOOK 342 PAGE 1309

ZONING REQUIREMENTS		
ZONING DISTRICT: RURAL RESIDENTIAL 1 (GROUNDWATER PROTECTION OVERLAY DISTRICT)		
	REQUIRED	PROVIDED
MIN. LOT AREA	40,000 S.F.	102,856 S.F.
FRONTAGE	200'	338.34'
FRONT YARD SETBACK	40'	75.59'
SIDE YARD SETBACK	40'	40.50'
REAR YARD SETBACK	40'	56.37'
BUILDING COVERAGE	15% MAX.	6.6'
IMPERVIOUS COVERAGE	80% MAX.	21.0'
MAX. BUILDING HEIGHT	3 STORY/35'	1 STORY/18'
PARKING REQUIREMENTS		
USE: GROUP HOME - GUEST HOUSES, LODGING HOUSES AND OTHER GROUP ACCOMMODATIONS: ONE SPACE PER GUEST UNIT.	20 GUESTS X (1 SPACE/ GUEST) =20 SPACES	23

PLAN NOTES:

1. EXISTING CONDITIONS WERE OBTAINED BY FIELD SURVEY BY LEVEL DESIGN GROUP, LLC, ON MARCH 18, 2022. SOIL TESTING COMPLETED BY SEAN M. BARRY ON APRIL 26, 2022 AND ADAM P. HUNT ON OCTOBER 14, 2022.
2. THE LOCATION OF EXISTING UTILITIES IS APPROXIMATE, THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. NOTIFY "DIG-SAFE" AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO ANY SITE DEMOLITION OR EXCAVATION.
3. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES IN THE DESIGN PLANS PRIOR TO THE START OF CONSTRUCTION.
4. ALL DISTURBED AREAS NOT RECEIVING IMPROVEMENTS SHALL BE LOAMED AND SEEDED.
5. THE SITE IS LOCATED WITHIN A ZONE II WATER RESOURCE DISTRICT.
6. THE SITE IS NOT LOCATED WITHIN A FLOOD PLAIN DISTRICT.

CONSTRUCTION NOTES:

1. THE LOCATION OF EXISTING UTILITIES IS APPROXIMATE, THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. NOTIFY "DIG-SAFE" AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO ANY SITE DEMOLITION OR EXCAVATION.
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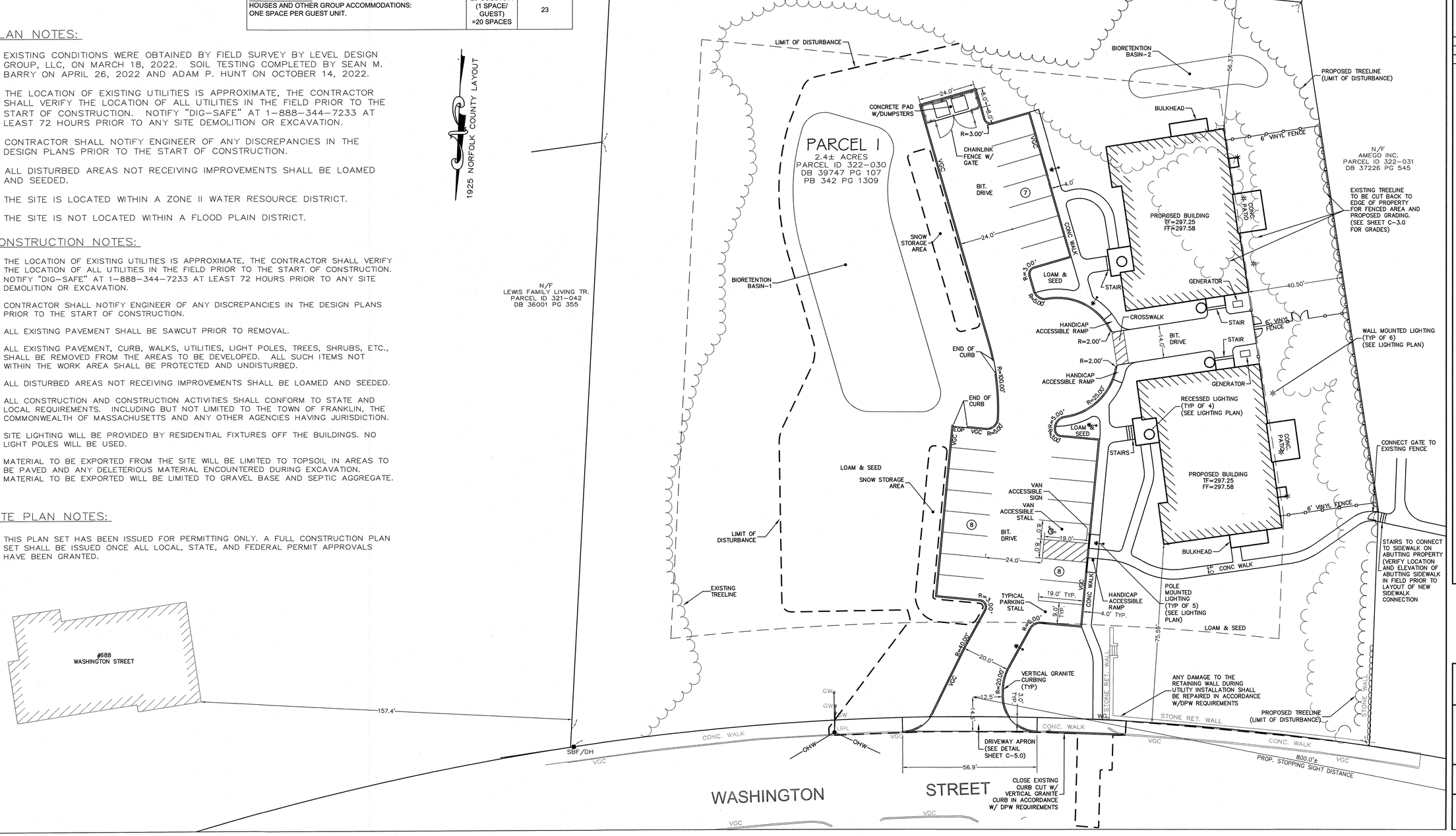
4. ALL EXISTING PAVEMENT, CURB, WALKS, UTILITIES, LIGHT POLES, TREES, SHRUBS, ETC., SHALL BE REMOVED FROM THE AREAS TO BE DEVELOPED. ALL SUCH ITEMS NOT WITHIN THE WORK AREA SHALL BE PROTECTED AND UNDISTURBED.
5. ALL DISTURBED AREAS NOT RECEIVING IMPROVEMENTS SHALL BE LOAMED AND SEEDED.
6. ALL CONSTRUCTION AND CONSTRUCTION ACTIVITIES SHALL CONFORM TO STATE AND LOCAL REQUIREMENTS. INCLUDING BUT NOT LIMITED TO THE TOWN OF FRANKLIN, THE COMMONWEALTH OF MASSACHUSETTS AND ANY OTHER AGENCIES HAVING JURISDICTION.
7. SITE LIGHTING WILL BE PROVIDED BY RESIDENTIAL FIXTURES OFF THE BUILDINGS. NO LIGHT POLES WILL BE USED.
8. MATERIAL TO BE EXPORTED FROM THE SITE WILL BE LIMITED TO TOPSOIL IN AREAS TO BE PAVED AND ANY DELETERIOUS MATERIAL ENCOUNTERED DURING EXCAVATION. MATERIAL TO BE EXPORTED WILL BE LIMITED TO GRAVEL BASE AND SEPTIC AGGREGATE.

SITE PLAN NOTES:

1. THIS PLAN SET HAS BEEN ISSUED FOR PERMITTING ONLY. A FULL CONSTRUCTION PLAN SET SHALL BE ISSUED ONCE ALL LOCAL, STATE, AND FEDERAL PERMIT APPROVALS HAVE BEEN GRANTED.



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DATE :	JUNE 21, 2022
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UNIT 1
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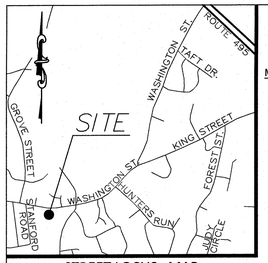
LAYOUT & MATERIALS

C-2.0

0' 10' 20' 40'

2013.00



STREET LOCUS MAP

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ZONING DISTRICT

ZONED: RURAL RESIDENTIAL

MINIMUM BUILDING SETBACKS

FRONT=40 FEET
SIDE=40 FEET
REAR=40 FEET

DEED REFERENCES

LAWRENCE P. BENEDETTO
DEED BOOK 39747 PAGE 107

PLAN REFERENCES

PLAN BOOK 105 PAGE 679
PLAN BOOK 342 PAGE 1309

DEEP OBSERVATION HOLE LOG

DEEP HOLE NO.:DP-1 DATE: APRIL 26, 2022 GRD EL.: 292.60' PERFORMED BY: SEAN M. BARRY, SE#14412

DEPTH FROM SURFACE (IN.)	SOIL HORIZON	SOIL TEXTURE (USDA)	SOIL COLOR (MUNSELL)	SOIL REDOX	OTHER (STRUCTURE, CONSISTENCY, SOIL CATEGORY)
0-32	0 / A	SANDY LOAM	-	-	-
32-43	B_W	SANDY LOAM	-	-	-
43-87	C1	LOAMY SAND	-	64"	-
87-118	C2	LOAMY SAND	2.5Y 4/3	-	5-10% COBBLES, 10-20% GRAVEL

MEAN ANNUAL HIGH GROUND WATER ESTIMATED TO BE AT EL = 287.27'

DEEP OBSERVATION HOLE LOG

DEEP HOLE NO.:DP-2 DATE: APRIL 26, 2022 GRD EL.: 292.80' PERFORMED BY: SEAN M. BARRY, SE#14412

DEPTH FROM SURFACE (IN.)	SOIL HORIZON	SOIL TEXTURE (USDA)	SOIL COLOR (MUNSELL)	SOIL REDOX	OTHER (STRUCTURE, CONSISTENCY, SOIL CATEGORY)
0-22	0 / A	SANDY LOAM	10YR 3/2	-	-
22-38	B_W	SANDY LOAM	10YR 5/4	-	-
38-58	C1	GRAVELY SAND	10YR 5/6	51"	-
58-85	C2	M-C. SAND	10YR 5/6	-	-
85-121	C3	FINE SAND	2.5Y 6/2	-	VERY FINE COMPACT SAND

MEAN ANNUAL HIGH GROUND WATER ESTIMATED TO BE AT EL = 288.55'

PLAN NOTES:

1. EXISTING CONDITIONS WERE OBTAINED BY FIELD SURVEY BY LEVEL DESIGN GROUP, LLC, ON MARCH 18, 2022. SOIL TESTING COMPLETED BY SEAN M. BARRY ON APRIL 26, 2022.
2. THE LOCATION OF EXISTING UTILITIES IS APPROXIMATE, THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. NOTIFY "DIG-SAFE" AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO ANY SITE DEMOLITION OR EXCAVATION.
3. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES IN THE DESIGN PLANS PRIOR TO THE START OF CONSTRUCTION.
4. ALL DISTURBED AREAS NOT RECEIVING IMPROVEMENTS SHALL BE LOAMED AND SEEDED.
5. THE SITE IS LOCATED WITHIN A ZONE II WATER RESOURCE DISTRICT.
6. THE SITE IS NOT LOCATED WITHIN A FLOOD PLAIN DISTRICT.

CONSTRUCTION NOTES:

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4. ALL EXISTING PAVEMENT, CURB, WALKS, UTILITIES, LIGHT POLES, TREES, SHRUBS, ETC., SHALL BE REMOVED FROM THE AREAS TO BE DEVELOPED. ALL SUCH ITEMS NOT WITHIN THE WORK AREA SHALL BE PROTECTED AND UNDISTURBED.
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7. SITE LIGHTING WILL BE PROVIDED BY RESIDENTIAL FIXTURES OFF THE BUILDINGS. NO LIGHT POLES WILL BE USED.
8. MATERIAL TO BE EXPORTED FROM THE SITE WILL BE LIMITED TO TOPSOIL IN AREAS TO BE PAVED AND ANY DELETERIOUS MATERIAL ENCOUNTERED DURING EXCAVATION. MATERIAL TO BE EXPORTED WILL BE LIMITED TO GRAVEL BASE AND SEPTIC AGGREGATE.
9. ANY DAMAGE TO THE SIDEWALK DURING CONSTRUCTION SHALL BE REPAIRED TO THE SATISFACTION OF THE FRANKLIN DPW.

SITE PLAN NOTES:

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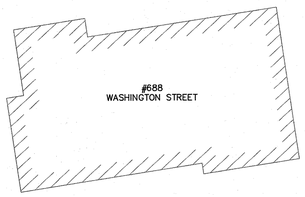
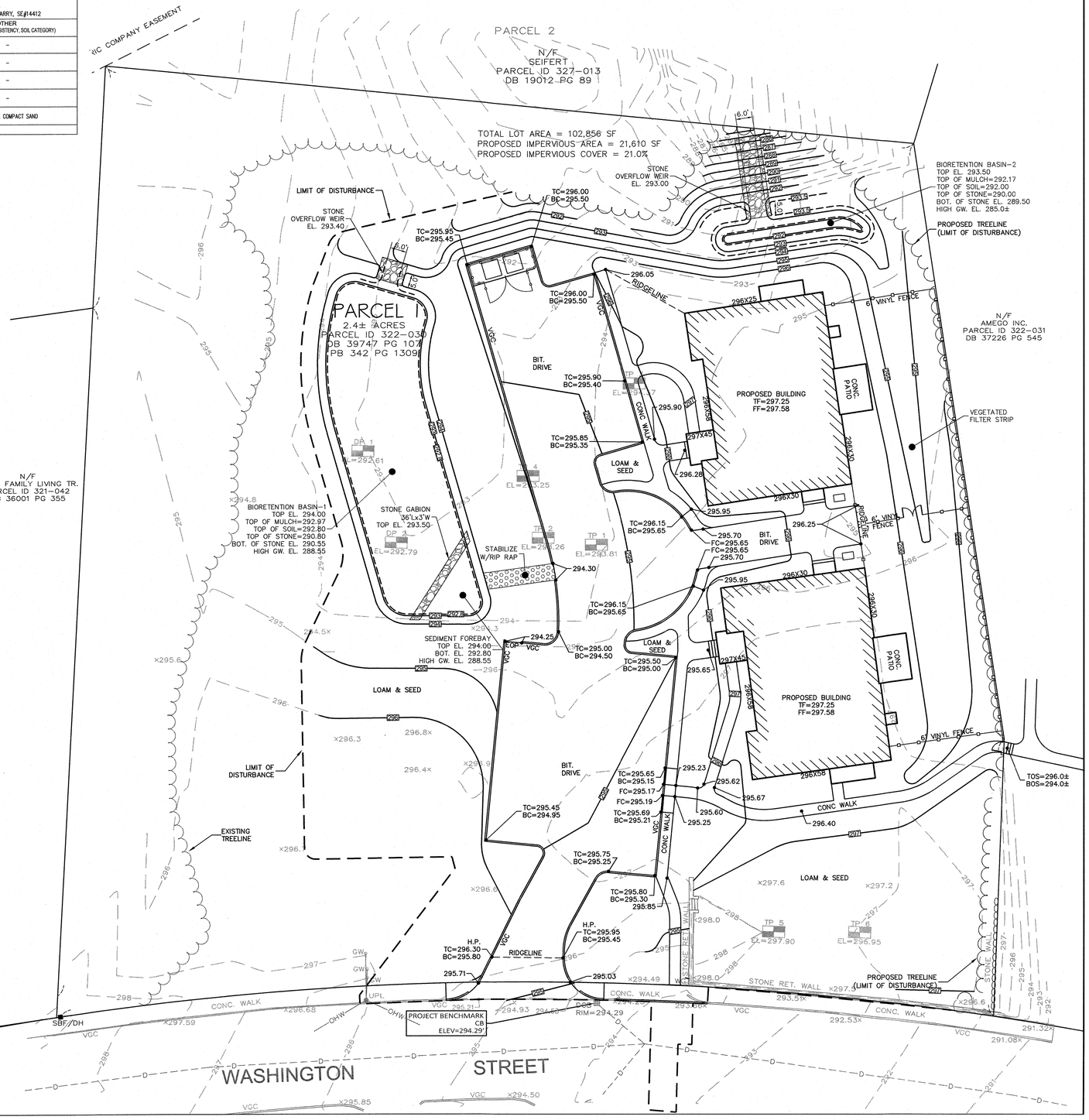


ELEVATION LEGEND

FC = FLUSH CURB
TC = TOP OF CURB
BC = BOTTOM OF CURB
TF = TOP OF FOUNDATION
FF = FINISH FLOOR
TOS = TOP OF STAIRS
BOS = BOTTOM OF STAIRS



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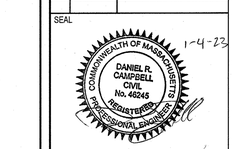
5	1-4-23	REVIEW COMMENTS

SEAL



DATE :	JUNE 21, 2022
DRAWN :	APH / DRC
SCALE :	H - 1" = 20', V - 1"=4'

AMEGO

SITE PLAN
MAP SHEET 322, PARCEL 030
704 WASHINGTON STREET
FRANKLIN, MASSACHUSETTS

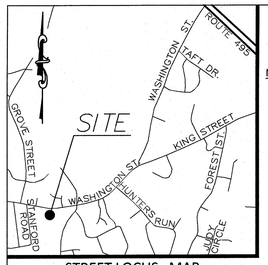
LEVEL DESIGN GROUP
CIVIL ENGINEERING / LAND SURVEYING
249 SOUTH STREET
UNIT 1
PLAINVILLE, MA 02762
TEL. (508) 695-2221 FAX. (508) 695-2219

GRADING & DRAINAGE

C-3.0

0' 10' 20' 40'

2013.00



STREET LOCUS MAP

NOT TO SCALE

ZONING DISTRICT

ZONED: RURAL RESIDENTIAL

MINIMUM BUILDING SETBACKS

FRONT=40 FEET
SIDE=40 FEET
REAR=40 FEET

DEED REFERENCES

LAWRENCE P. BENEDETTO
DEED BOOK 39747 PAGE 107

PLAN REFERENCES

PLAN BOOK 105 PAGE 679
PLAN BOOK 342 PAGE 1309

PLAN NOTES:

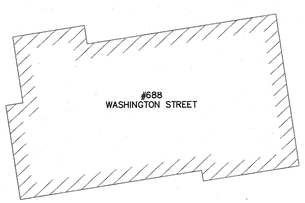
1. EXISTING CONDITIONS WERE OBTAINED BY FIELD SURVEY BY LEVEL DESIGN GROUP, LLC, ON MARCH 18, 2022. SOIL TESTING COMPLETED BY SEAN M. BARRY ON APRIL 26, 2022.
2. THE LOCATION OF EXISTING UTILITIES IS APPROXIMATE, THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. NOTIFY "DIG-SAFE" AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO ANY SITE DEMOLITION OR EXCAVATION.
3. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES IN THE DESIGN PLANS PRIOR TO THE START OF CONSTRUCTION.
4. ALL DISTURBED AREAS NOT RECEIVING IMPROVEMENTS SHALL BE LOAMED AND SEEDED.
5. THE SITE IS LOCATED WITHIN A ZONE II WATER RESOURCE DISTRICT.
6. THE SITE IS NOT LOCATED WITHIN A FLOOD PLAIN DISTRICT.

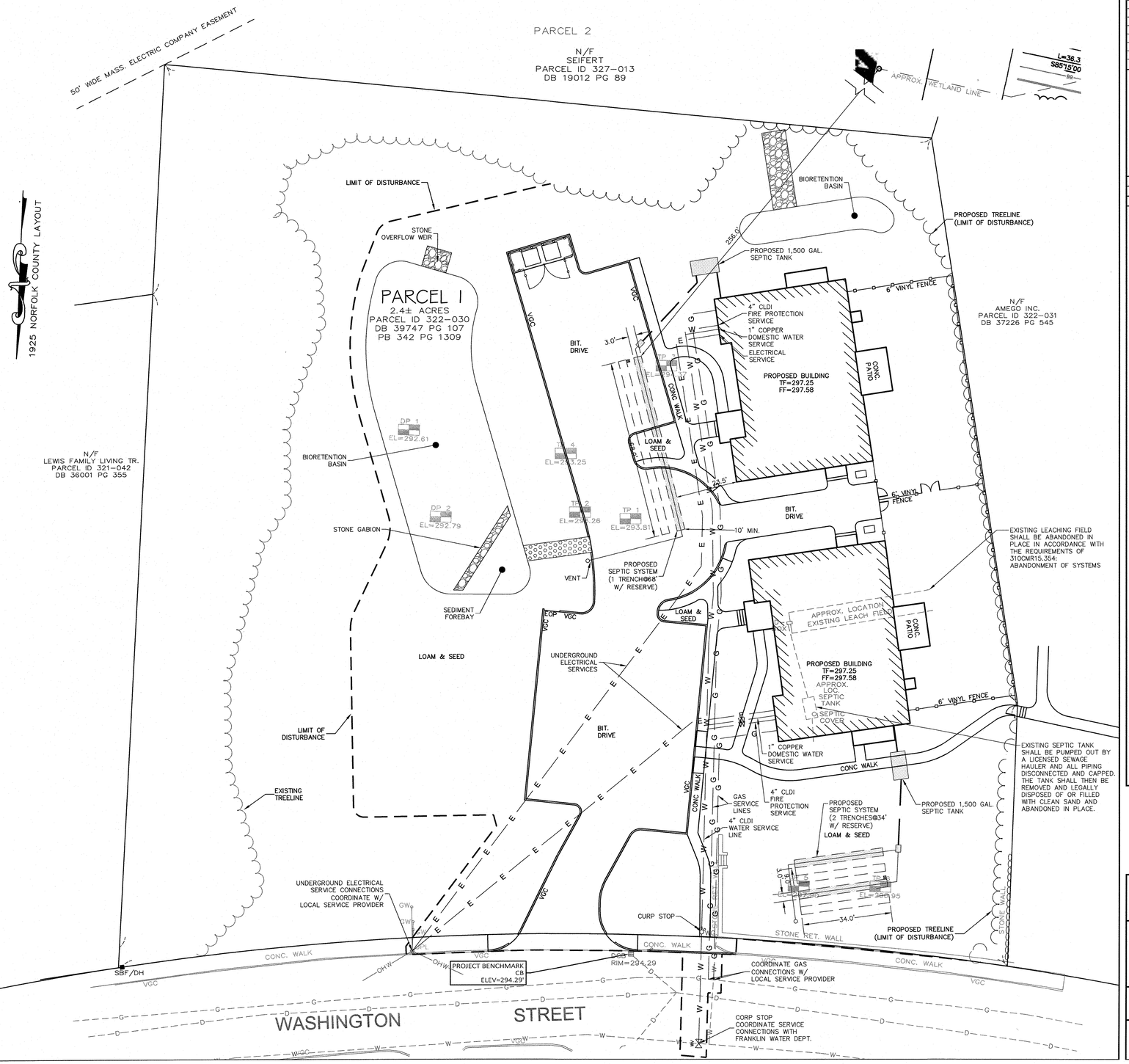
CONSTRUCTION NOTES:

1. THE LOCATION OF EXISTING UTILITIES IS APPROXIMATE, THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. NOTIFY "DIG-SAFE" AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO ANY SITE DEMOLITION OR EXCAVATION.
2. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES IN THE DESIGN PLANS PRIOR TO THE START OF CONSTRUCTION.
3. ALL EXISTING PAVEMENT SHALL BE SAWCUT PRIOR TO REMOVAL.
4. ALL EXISTING PAVEMENT, CURB, WALKS, UTILITIES, LIGHT POLES, TREES, SHRUBS, ETC., SHALL BE REMOVED FROM THE AREAS TO BE DEVELOPED. ALL SUCH ITEMS NOT WITHIN THE WORK AREA SHALL BE PROTECTED AND UNDISTURBED.
5. ALL DISTURBED AREAS NOT RECEIVING IMPROVEMENTS SHALL BE LOAMED AND SEEDED.
6. ALL CONSTRUCTION AND CONSTRUCTION ACTIVITIES SHALL CONFORM TO STATE AND LOCAL REQUIREMENTS. INCLUDING BUT NOT LIMITED TO THE TOWN OF FRANKLIN, THE COMMONWEALTH OF MASSACHUSETTS AND ANY OTHER AGENCIES HAVING JURISDICTION.
7. SITE LIGHTING WILL BE PROVIDED BY RESIDENTIAL FIXTURES OFF THE BUILDINGS. NO LIGHT POLES WILL BE USED.
8. MATERIAL TO BE EXPORTED FROM THE SITE WILL BE LIMITED TO TOPSOIL IN AREAS TO BE PAVED AND ANY DELETERIOUS MATERIAL ENCOUNTERED DURING EXCAVATION. MATERIAL TO BE EXPORTED WILL BE LIMITED TO GRAVEL BASE AND SEPTIC AGGREGATE.

SITE PLAN NOTES:

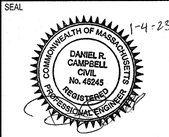
1. THIS PLAN SET HAS BEEN ISSUED FOR PERMITTING ONLY. A FULL CONSTRUCTION PLAN SET SHALL BE ISSUED ONCE ALL LOCAL, STATE, AND FEDERAL PERMIT APPROVALS HAVE BEEN GRANTED.





NO	DATE	REVISIONS
1	7-11-22	COMMENT RESPONSE
2	9-6-22	REVISED LAYOUT
3	10-31-22	REVISED LAYOUT
4	11-21-22	REVIEW COMMENTS
5	1-4-23	REVIEW COMMENTS

SEAL



DATE :	JUNE 21, 2022
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AMEGO

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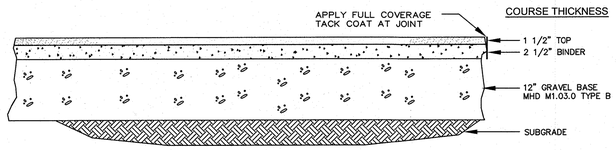
UTILITY PLAN

C-4.0

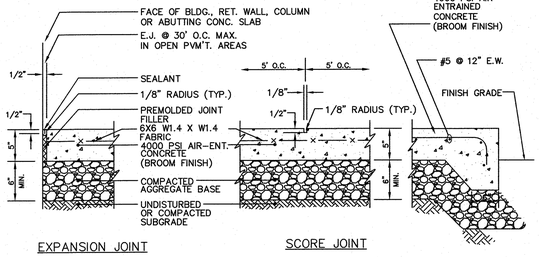
0' 10' 20' 40'

2013.00



AUTOMOTIVE AREAS - BITUMINOUS CONCRETE PAVEMENT

NOT TO SCALE



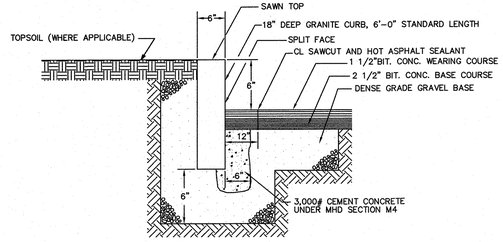
EXPANSION JOINT

SCORE JOINT

1. MAXIMUM CROSS SLOPE = 2%
2. MAXIMUM GRADIENT = 5%
3. PROVIDE EXPANSION JOINT AT FACE OF ABUTTING SLABS AND STRUCTURES.
4. PROVIDE VERTICAL GRANITE OR PRECAST CONCRETE CURBING PER SHEET C3.

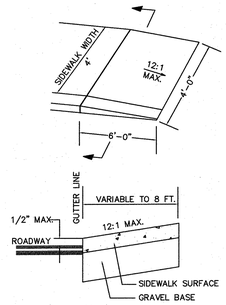
CONCRETE SIDEWALK

NOT TO SCALE



VERTICAL GRANITE CURB

NOT TO SCALE



SECTION

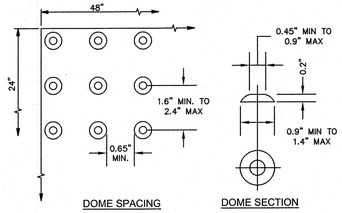
W	L
4'-0"	3'-6"
5'-0"	2'-9"
6'-0"	2'-0"
7'-0"	1'-0"
8'-0"	0'-0"

NOTE:

CEMENT CONCRETE RAMPS TO BE TEXTURED WITH A STIFF BROOM FINISH.

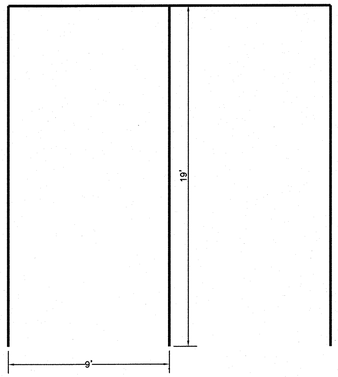
WHEEL CHAIR RAMP

NOT TO SCALE



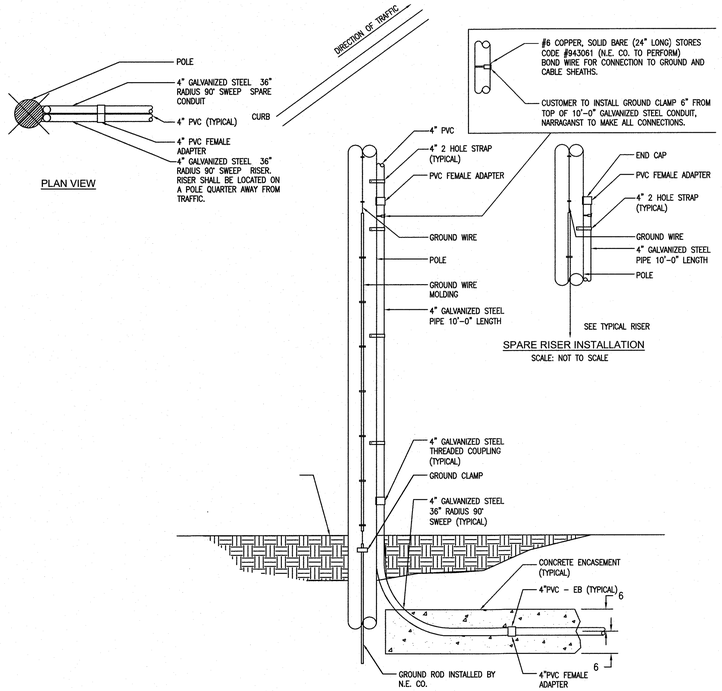
DETECTABLE WARNING STRIP

NOT TO SCALE



PARKING STALL

NOT TO SCALE



PLAN VIEW

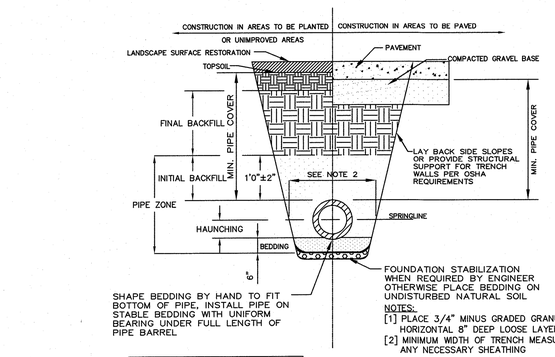
SPARE RISER INSTALLATION

SCALE: NOT TO SCALE

ELEVATION VIEW

RISER POLE DETAIL

NOT TO SCALE



FOUNDATION, BEDDING AND BACKFILL MATERIALS		
PIPE MATERIAL	HDP, PVC	RC, DI
FOUNDATION STABILIZATION	NOTE [6]	[6]
BEDDING	[1]	[1]
HAUNCHING	[1]	[1]
INITIAL BACKFILL	[4]	[4]
FINAL BACKFILL	[4]	[4]
MIN. PIPE COVER	[5]	[5]

NOTES:

[1] PLACE 3/4" MINUS GRADED GRANULAR BACKFILL AT OPTIMUM MOISTURE IN HORIZONTAL 8" DEEP LOOSE LAYERS, COMPACT TO 95% PER ASTM D-1557

[2] MINIMUM WIDTH OF TRENCH MEASURED AT SPRINGLINE OF PIPE, INCLUDING ANY NECESSARY SHEATHING

PIPE I.D.	WIDTH
LESS THAN 21"	O.D. + 12"
21" TO 42"	O.D. + 24"
GREATER THAN 42"	O.D. + 30"

[3] INSTALL PIPE IN CENTER OF TRENCH.

[4] IN PLANTED OR UNIMPROVED AREAS, USE ON-SITE EXCAVATED MATERIAL FOR FINAL BACKFILL. COMPACT TO 95% PER ASTM D-1557. IN PAVED AREAS, OBTAIN ENGINEER APPROVAL OF ON-SITE EXCAVATED MATERIALS FOR USE AS FINAL BACKFILL

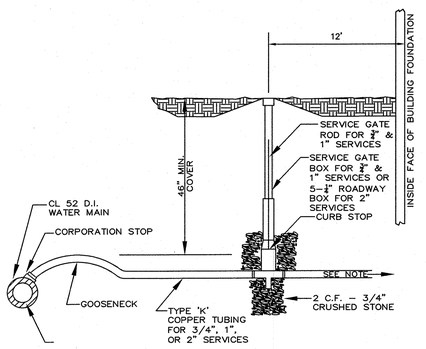
[5] MINIMUM COVER OVER TOP OF PIPE

PIPE MATERIAL	HDP, PVC	RC, DI
WATER	5' - 0"	5' - 0"
SEWER	4' - 0"	4' - 0"
DRAIN	2' - 0"	1' - 6"

[6] FOR FOUNDATION STABILIZATION, USE 2" MINUS CRUSHED STONE

UTILITY TRENCH

NOT TO SCALE

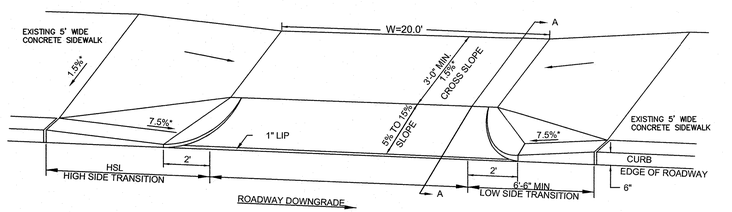


NOTE:

MATERIAL FOR HOMEOWNERS' SERVICE LINE MAY EITHER BE TYPE K COPPER OR COPPER PIPE SIZIE POLYETHYLENE TUBING TYPE 3408, 200 PSI MEETING ASTM SPECIFICATIOS FOR D3350.

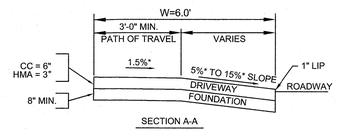
WATER SERVICE

NOT TO SCALE



LEGEND

HSL = HIGH SIDE TRANSITION LENGTH. SEE E 107.9.0
W = SIDEWALK WIDTH
* = TOLERANCE FOR CONSTRUCTION ±0.5%
CC = CEMENT CONCRETE
HMA = HOT MIX ASPHALT



SECTION A-A

SIDEWALK TRANSITION THROUGH DRIVEWAY APRON

NOT TO SCALE

NO	DATE	REVISIONS
1	7-11-22	COMMENT RESPONSE
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4	11-21-22	REVIEW COMMENTS
5	1-4-23	REVIEW COMMENTS

SEAL

COMMONWEALTH OF MASSACHUSETTS
DANIEL R. CAMPBELL
CIVIL
No. 49245
REGISTERED PROFESSIONAL ENGINEER
1-4-23

DATE :	JUNE 21, 2022
DRAWN :	APH / DRC
SCALE :	N.T.S.

AMEGO
SITE PLAN
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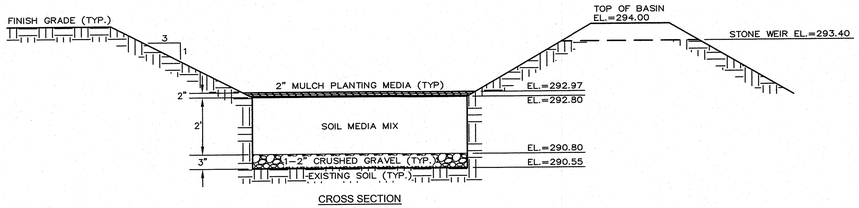
TYPICAL DETAILS

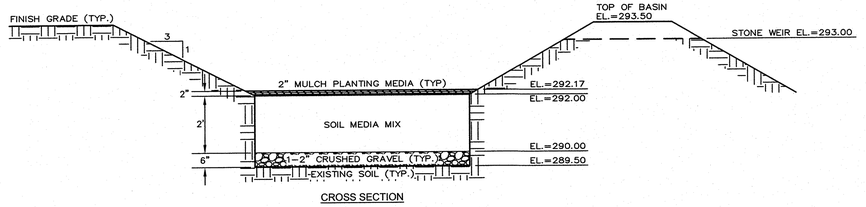
C-5.0

2013.00



BIORETENTION BASIN-1

NOT TO SCALE



BIORETENTION BASIN-2

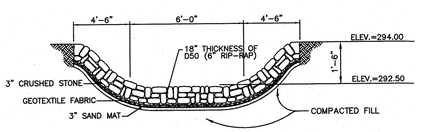
NOT TO SCALE

NOTES:

1. COVER THE BOTTOM OF THE EXCAVATION WITH COARSE GRAVEL, OVER PEA GRAVEL, OVER SAND. USE THE ENGINEERED SOIL MIX BELOW.
   - THE SOIL MIX FOR BIORETENTION AREAS SHOULD BE A MIXTURE OF SAND COMPOST AND SOIL.
     - 40 % SAND,
     - 20-30% TOPSOIL, AND
     - 30-40% COMPOST
   - THE SOIL MIX MUST BE UNIFORM, FREE OF STONES, STUMPS, ROOTS OR SIMILAR OBJECTS LARGER THAN 2 INCHES. CLAY CONTENT SHOULD NOT EXCEED 5%.
   - SOIL PH SHOULD GENERALLY BE BETWEEN 5.5-6.5, A RANGE THAT IS OPTIMAL FOR MICROBIAL ACTIVITY AND ADSORPTION OF NITROGEN, PHOSPHORUS, AND OTHER POLLUTANTS.
   - USE SOILS WITH 1.5% TO 3% ORGANIC CONTENT AND MAXIMUM 500-PPM SOLUBLE SALTS.
   - THE SAND COMPONENT SHOULD BE GRAVELLY SAND THAT MEETS ASTM D 422.

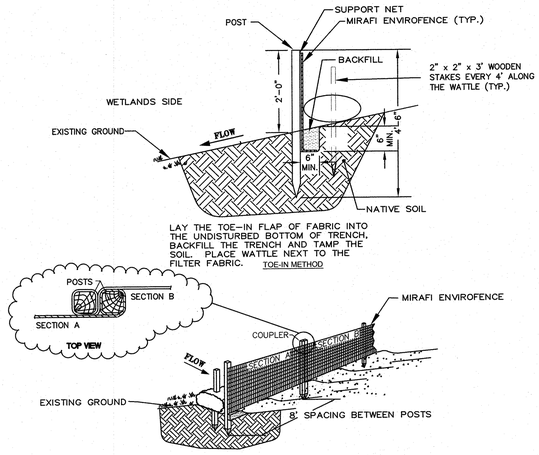
SIEVE SIZE	PERCENT PASSING
2-INCH	100
½-INCH	70-100
¾-INCH	50-80
U.S. NO. 40	15-40
U.S. NO. 200	0-3

   - THE TOPSOIL COMPONENT SHALL BE A SANDY LOAM, LOAMY SAND OR LOAM TEXTURE.
   - THE COMPOST COMPONENT MUST BE PROCESSED FROM YARD WASTE IN ACCORDANCE WITH MASSDEP GUIDELINES (SEE HTTP://WWW.MASS.GOV/DEP/RECYCLE/ REDUCE/LEAFGUID.DOC). THE COMPOST SHALL NOT CONTAIN BIOSOLIDS.



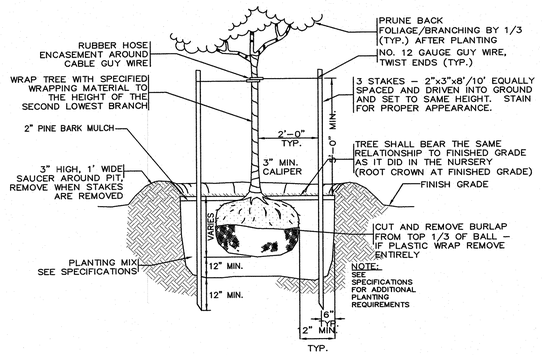
TYPICAL SECTION FOR RIP RAP EMERGENCY SPILLWAY

NOT TO SCALE



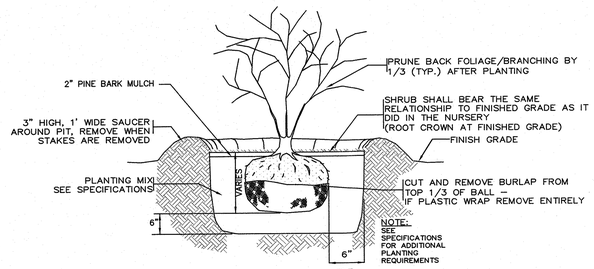
EROSION CONTROL FENCE WITH STRAW WATTLE

NOT TO SCALE



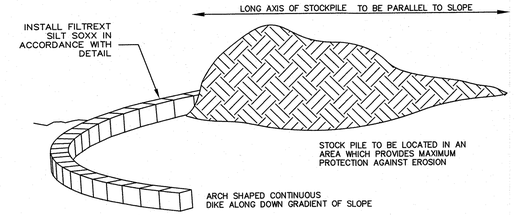
TYPICAL TREE PLANTING

NOT TO SCALE



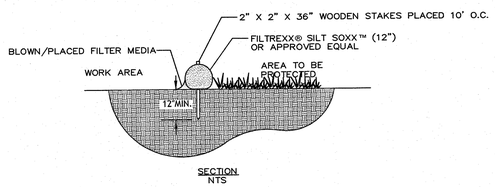
TYPICAL SHRUB PLANTING

NOT TO SCALE



TEMPORARY MATERIAL STOCKPILE

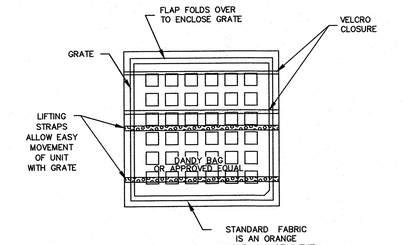
NOT TO SCALE



NOTES:
1. ALL MATERIAL TO MEET FILTREXX® SPECIFICATIONS.
2. SILT SOXX™ FILL TO MEET APPLICATION REQUIREMENTS.
3. COMPOST MATERIAL TO BE DISPERSED ON SITE.

FILTREXX SILT SOXX

NOT TO SCALE



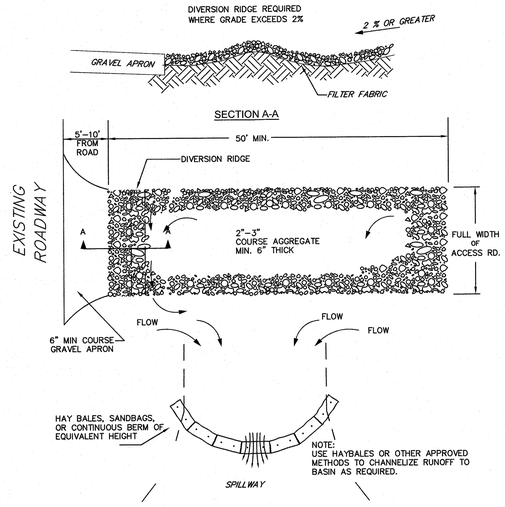
NOTES:

INSTALLATION: THE EMPTY DANDY BAG, OR APPROVED EQUAL, SHOULD BE PLACED OVER THE GRATE AS THE GRATE STANDS ON END. IF USING OPTIONAL OIL ABSORBENTS; PLACE ABSORBENT PILLOW IN POUCH, ON THE BOTTOM (BELOW-GRADE SIDE) OF THE UNIT. ATTACH ABSORBENT PILLOW TO TETHER LOOP. TUCK THE ENCLOSURE FLAP INSIDE TO COMPLETELY ENCLOSE THE GRATE. HOLDING THE LIFTING DEVICES (DO NOT RELY ON LIFTING DEVICES TO SUPPORT THE ENTIRE WEIGHT OF THE GRATE), PLACE THE GRATE INTO ITS FRAME.

MAINTENANCE: REMOVE ALL ACCUMULATED SEDIMENT AND DEBRIS FROM SURFACE AND VICINITY OF UNIT AFTER EACH STORM EVENT. REMOVE SEDIMENT THAT HAS ACCUMULATED WITHIN THE CONTAINMENT AREA OF THE DANDY BAG AS NEEDED. IF USING OPTIONAL OIL ABSORBENTS; REMOVE AND REPLACE ABSORBENT PILLOW WHEN NEAR SATURATION.

CATCH BASIN INLET PROTECTION

NOT TO SCALE



PLAN

NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITIONS THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS TO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

TEMPORARY CONSTRUCTION ENTRANCE/EXIT DETAIL

NOT TO SCALE

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3	10-31-22	REVISED LAYOUT
4	11-21-22	REVIEW COMMENTS
5	1-4-23	REVIEW COMMENTS

SEAL

1-4-23

COMMONWEALTH OF MASSACHUSETTS
DANIEL R. CAMPBELL
CIVIL
No. 46245
REGISTERED PROFESSIONAL ENGINEER

DATE : JUNE 21, 2022
DRAWN : APH / DRC
SCALE : N.T.S.

AMEGO

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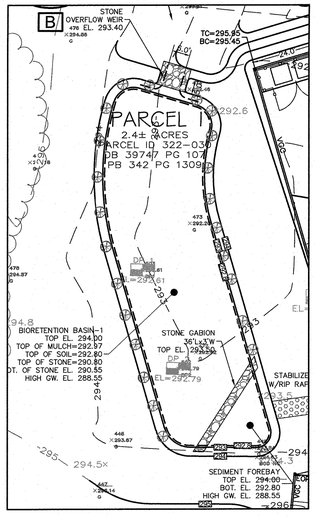
TYPICAL DETAILS

C-5.1

2013.00



BIORETENTION PLANTING DETAIL

NOT TO SCALE

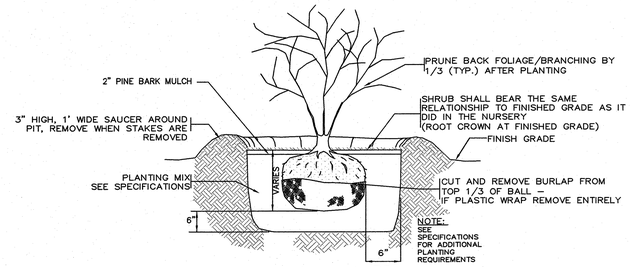
PLANTING SCHEDULE

KEY	SCIENTIFIC NAME	QUANTITY	SIZE	REMARKS/COMMENTS
HV	HAMAMELIS VIRGINIANA	23	2 GAL	2 GALLON
--	Sedum X Autumn Joy	125	--	1 GALLON
--	Hemerocallis 'Hearts Fire'	50	--	1 GALLON
--	Hemerocallis 'Catherine Woodbury'	25	--	1 GALLON
--	Heliopsis Helianthoides	25	--	1 GALLON
--	Carex Appressa	30	--	1 GALLON

MATERIAL PLANTING NOTES:

PLANTINGS SHALL BE DONE SHORTEST TO TALLEST INSIDE TO OUTSIDE UNLESS OTHERWISE DETAILED, WITH FINAL DESIGN AT THE TIME OF PLANTING

WITHIN 450 S.F. DAY LILLY GARDEN THERE SHALL BE A MINIMUM OF:
30-TALL SEDGE, CAREX APPRESSA
125-AUTUMN JOY SEDUM, SEDUM X AUTUMN JOY
50-HEARTS AFIRE DAYLILY, HEMEROCALLIS 'HEARTS AFIRE' - COLORS VARY
25-CATHERINE WOODBURY DAYLILY, HEMEROCALLIS 'CATHERINE WOODBURY'
25-OXEYE SUNFLOWER, HELIOPSIS HELIANTHOIDES
MINIMUM QUANTITIES SHALL BE ADJUSTED PROPORTIONAL TO THE SIZE OF THE RAIN GARDEN



TYPICAL SHRUB PLANTING

NOT TO SCALE

BIORETENTION CONSTRUCTION NOTES:

COVER THE BOTTOM OF THE EXCAVATION WITH COARSE GRAVEL, OVER PEA GRAVEL, OVER SAND. DO NOT USE FABRIC FILTERS OR SAND CURTAINS. USE THE ENGINEERED SOIL MIX BELOW. ENGINEERED SOIL MIX FOR BIORETENTION SYSTEMS DESIGNED TO EXFILTRATE THE SOIL MIX FOR BIORETENTION AREAS SHOULD BE A MIXTURE OF SAND COMPOST AND SOIL.

- 40 % SAND,
- 20–30% TOPSOIL, AND
- 30–40% COMPOST.

– THE SOIL MIX MUST BE UNIFORM, FREE OF STONES, STUMPS, ROOTS OR SIMILAR OBJECTS LARGER THAN 2". CLAY CONTENT SHOULD NOT EXCEED 5%.
– SOIL PH SHOULD GENERALLY BE BETWEEN 5.5–6.5, A RANGE THAT IS OPTIMAL FOR MICROBIAL ACTIVITY AND ADSORPTION OF NITROGEN, PHOSPHORUS, AND OTHER POLLUTANTS.
– USE SOILS WITH 1.5% TO 3% ORGANIC CONTENT AND MAXIMUM 500–PPM SOLUBLE SALTS.
– THE SAND COMPONENT SHOULD BE GRAVELLY SAND THAT MEETS ASTM D 422.

SIEVE SIZE	PERCENT PASSING
2–INCH	100
⅜–INCH	70–100
¼–INCH	50–80
U.S. NO. 40	15–40
U.S. NO. 200	0–3

– THE TOPSOIL COMPONENT SHALL BE A SANDY LOAM, LOAMY SAND OR LOAM TEXTURE.
– THE COMPOST COMPONENT MUST BE PROCESSED FROM YARD WASTE IN ACCORDANCE WITH MASSDEP GUIDELINES (SEE HTTP: //WWW.MASS.GOV/DEP/RECYCLE/REDUCE/LEAFGUID.DOC). THE COMPOST SHALL NOT CONTAIN BIOSOLIDS.

ON–SITE SOIL MIXING OR PLACEMENT IS NOT ALLOWED IF SOIL IS SATURATED OR SUBJECT TO WATER WITHIN 48 HOURS. COVER AND STORE SOIL TO PREVENT WETTING OR SATURATION.

TEST SOIL FOR FERTILITY AND MICRO–NUTRIENTS AND, ONLY IF NECESSARY, AMEND MIXTURE TO CREATE OPTIMUM CONDITIONS FOR PLANT ESTABLISHMENT AND EARLY GROWTH.

GRADE THE AREA TO ALLOW A PONDING DEPTH OF 6 TO 8 INCHES; DEPENDING ON SITE CONDITIONS, MORE OR LESS PONDING MAY BE APPROPRIATE.

COVER THE SOIL WITH 2 TO 3 INCHES OF FINE–SHREDDED HARDWOOD MULCH.

NOTES:

DESIGN INTENT

THESE PLANTING PLANS ARE INTENDED TO ADDRESS THE LANDSCAPING REQUIREMENTS NOTED IN THE CODE OF ORDINANCES FOR THE TOWN OF FRANKLIN, MASSACHUSETTS.

TREE AND SHRUB PLANTING BED PREPARATION:

ALL TREE AND SHRUB PLANTING BEDS ARE TO BE TREATED AS FOLLOWS:

- ALL PLANTING BEDS ARE TO BE EXCAVATED TO A DEPTH of 12" BELOW FINISHED GRADE.
- THE BOTTOM OF THE PLANTING BEDS ARE TO BE SCARIFIED TO ENCOURAGE DRAINAGE AND PREVENT COMPACTION.
- ALL PLANTING BEDS ARE TO BE BACKFILLED WITH 6" OF LOOSE, FRIABLE, ORGANIC LOAM OR COMPOST.

PLANTING:

- PROVIDE QUALITY PLANTS IN THE GENUS, SPECIES AND VARIETY INDICATED IN THE PLANT SCHEDULE, COMPLYING WITH APPLICABLE REQUIREMENTS OF "ANSI Z60.1 AMERICAN STANDARD FOR NURSERY STOCK."
- PROVIDE PLANTS IN THE SIZE AND NUMBER INDICATED IN THE PLANT SCHEDULE. PLANTS SHALL BE GROWN IN NURSERIES LOCATED IN THE NORTHEASTERN U.S.
- DELIVER FRESH DUG TREES WHICH ARE BALLED AND BURLAPPED, AND SHRUBS WHICH ARE BALLED AND BURLAPPED OR IN NURSERY CONTAINERS. ALL PLANTS ARE TO BE HEALTHY, VIGOROUS AND FREE OF INSECTS AND DISEASE.
- PLANTS ARE TO BE INSTALLED AS SPECIFIED IN THE PLANTING DETAILS WITH ADEQUATE WATER PROVIDED DURING PLANTING TO ALLOW COMPACTION OF THE PLANTING SOIL TO PREVENT ANY AIR POCKETS OR SETTLEMENT AFTER PLANTING.
- ALL PLANTING BEDS ARE TO BE COVERED WITH 2" WELL AGED PINE BARK MULCH.
- AFTER THE TREES AND SHRUBS ARE PLANTED, THE DISTURBED AREAS BETWEEN THE PLANTING BEDS SHALL BE LOAMED AND SEEDED WITH A SEED MIX AS SPECIFIED IN THE LOAMING AND SEEDING NOTES.
- ALL DECIDUOUS AND EVERGREEN TREES OVER 5' TALL ARE TO BE STAKED AS SHOWN IN THE PLANTING DETAILS. TREES ARE TO REMAIN PLUMB AND SHALL BE ADJUSTED AS NEEDED. ALL STAKES AND ARBOR TIES ARE TO BE MAINTAINED AND ADJUSTED TO PREVENT GIRDLING OF THE TRUNK AND REMOVED WHEN NO LONGER NEEDED.
- RECOMMENDED PLANTING DATES ARE MARCH 15 TO JUNE 15 AND SEPTEMBER 15 TO NOVEMBER 15.
- PLANT SUBSTITUTIONS SHALL BE ALLOWED BASED ON AVAILABILITY ONLY WITH DIRECT APPROVAL FROM THE CIVIL ENGINEER.
- ALL PLANTINGS SHALL COME FROM THE BEST DEVELOPMENT PRACTICES GUIDEBOOK. (§186-31.C.(3).(K)).

LOAMING & SEEDING:

1. AFTER ROUGH GRADING IS COMPLETED, ALL DISTURBED AREAS WHICH ARE AFTER ROUGH GRADING IS COMPLETED, ALL DISTURBED AREAS WHICH ARE LABELED AS "GRASS", ARE TO BE BROUGHT TO AN ELEVATION OF 6" BELOW THE PROPOSED FINISHED GRADE. IF COMPACTED, THE SUBGRADE IS TO BE SCARIFIED TO A DEPTH OF 12" WITH THE TEETH OF A BACKHOE TO RESULT IN AN UNCOMPACTED SUBSOIL. THEN 6" OF GOOD QUALITY TOPSOIL IS TO BE APPLIED AND RAKED TO FINISHED GRADE.
2. THE TOPSOIL IS TO BE GOOD QUALITY LOAM, FERTILE AND FREE OF WEEDS. THE TOPSOIL IS TO BE GOOD QUALITY LOAM, FERTILE AND FREE OF WEEDS, STICKS AND STONES OVER 3/4" IN SIZE AND OTHERWISE COMPLYING WITH SECTION M.18.01 OF THE RI DOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
3. PRIOR TO SEEDING, FERTILIZE WITH 10-10-10 OR EQUIVALENT ANALYSIS. AT PRIOR TO SEEDING, FERTILIZE WITH 10-10-10 OR EQUIVALENT ANALYSIS. AT LEAST 40% OF THE FERTILIZER NITROGEN SHALL BE IN SLOW RELEASE FORM. INCORPORATE THE FERTILIZER INTO THE TOP 1-2" OF THE PLANTING SOIL. APPLY AT A RATE of 12 LBS. PER 1000 SQUARE FEET.
4. LIME IS TO BE APPLIED AT A RATE OF ONE TON PER ACRE AND UNIFORMLY LIME IS TO BE APPLIED AT A RATE OF ONE TON PER ACRE AND UNIFORMLY INCORPORATED INTO THE TOP 1-2" OF TOPSOIL

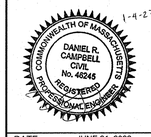
SEEDING:

THE AREAS LABELED AS "GRASS" SHALL BE SEEDED AS FOLLOWS:

- AFTER THE SEED BED IS PREPARED, SEED IS TO BE BROADCAST EVENLY OVER THE SURFACE AND WORKED INTO THE TOP 1" OF SOIL.
- SEED SHALL BE DARK AND DURABLE (AVAILABLE FROM VALLEY GREEN, 642 S. DARK AND DURABLE (AVAILABLE FROM VALLEY GREEN, 642 S. (AVAILABLE FROM VALLEY GREEN, 642 S. SUMMER STREET, HOLYOKE, MA 1-800-852-0089) OR APPROVED EQUAL. APPLY AT A RATE OF 6-10 LBS. PER ACRE.
  - 27% FURY TALL FESCUE FURY TALL FESCUE
  - 27% CORONADO TALL FESCUE CORONADO TALL FESCUE
  - 26% ENDEAVOR TALL FESCUE ENDEAVOR TALL FESCUE
  - 10% IQ PERENNIAL RYEGRASS IQ PERENNIAL RYEGRASS
  - 10% BROOKLAWN KENTUCKY BLUEGRASS BROOKLAWN KENTUCKY BLUEGRASS
- RECOMMENDED SEEDING DATES ARE MARCH 15 TO JUNE 15 AND SEPTEMBER 15 TO NOVEMBER 15.
- RATHER THAN SEEDING AS DESCRIBED ABOVE, THE CONTRACTOR MAY HYDROSEED USING AN EQUIVALENT SEED MIX.

NO	DATE	REVISIONS
1	7-11-22	COMMENT RESPONSE
2	9-6-22	REVISED LAYOUT
3	10-31-22	REVISED LAYOUT
4	11-21-22	REVIEW COMMENTS
5	1-4-23	REVIEW COMMENTS

SEAL



DATE :	JUNE 21, 2022
DRAWN :	APH / DRC
SCALE :	N.T.S.

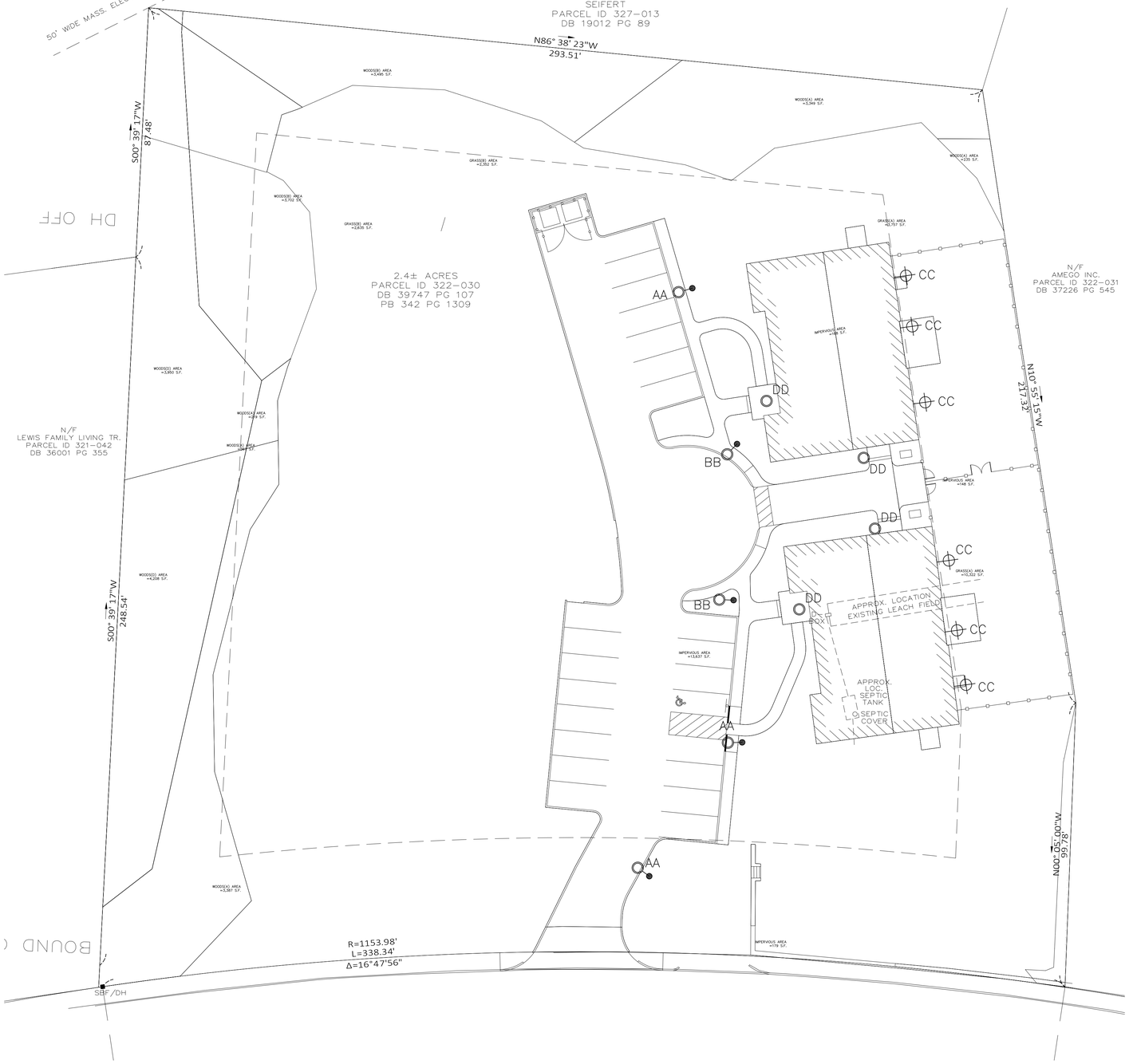
AMEGO
SITE PLAN
MAP SHEET 322, PARCEL 030
704 WASHINGTON STREET
FRANKLIN, MASSACHUSETTS

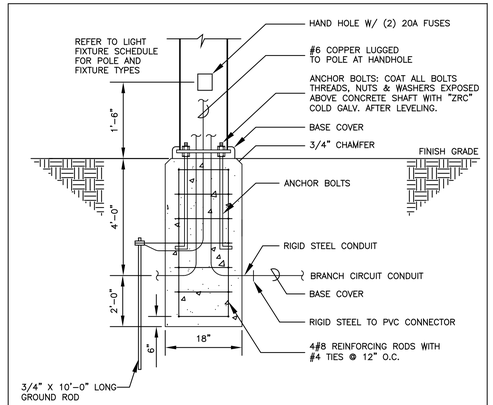
LEVEL DESIGN GROUP
CIVIL ENGINEERING / LAND SURVEYING
249 SOUTH STREET
UNIT 1
PLAINVILLE, MA 02762
TEL. (508) 695-2221 FAX. (508) 695-2219

TYPICAL DETAILS

C-5.2

2013.00





FLUSH MOUNTED CONCRETE BASE POLE DETAIL

NOT TO SCALE

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR TRENCHING, BACK FILL, PAVING, CONCRETE ENCASEMENT. ELECTRICAL CONTRACTOR TO INSTALL CONDUITS, SPACERS, ETC.

SITE PLAN- LIGHTING

Scale: 1"= 20'-0"

LIGHTING FIXTURE SCHEDULE

TYPE	MANUFACTURER	CATALOGUE #	LAMPING			MOUNTING	REMARKS
			TYPE	WATTAGE	QUANTITY		
AA	INVUE LIGHTING	ECM-E02-LED-E1-SL3-VA6154-XX-7030	LED	52W		POLE	MOUNTED ON 12'-0" POLE W/ FLUSH CONCRETE BASE
BB	INVUE LIGHTING	ECM-E02-LED-E1-SL4-VA6154-XX-7030	LED	52W		POLE	MOUNTED ON 12'-0" POLE W/ FLUSH CONCRETE BASE
CC	BARNLIGHT	WHS14-3000LM-DOME	LED	38W		WALL	WALL MOUNTED BARN LIGHT WITH ARM 9'-0" AFG
DD	HALO	HLB609930	LED	16W		RECESSED	PORCH/CANOPY DOWNLIGHT
POLE	ULS	RSA-4121					4" O.D. ROUND 12'-0" POLE MOUNTED ON FLUSH BASE

SHEPHERD ENGINEERING, INC.
ELECTRICAL CONSULTANTS
1308 GRAFTON STREET
WORCESTER, MASSACHUSETTS 01604
PHONE: (508) 757-7793 • FAX: (508) 753-2309
REFERENCE NO.: 22216

REVISIONS

DATE	DESCRIPTION

AMEGO
704 WASHINGTON STREET
FRANKLIN, MA

SITE PLAN LIGHTING

DATE: OCTOBER 25, 2022

SCALE: AS NOTED

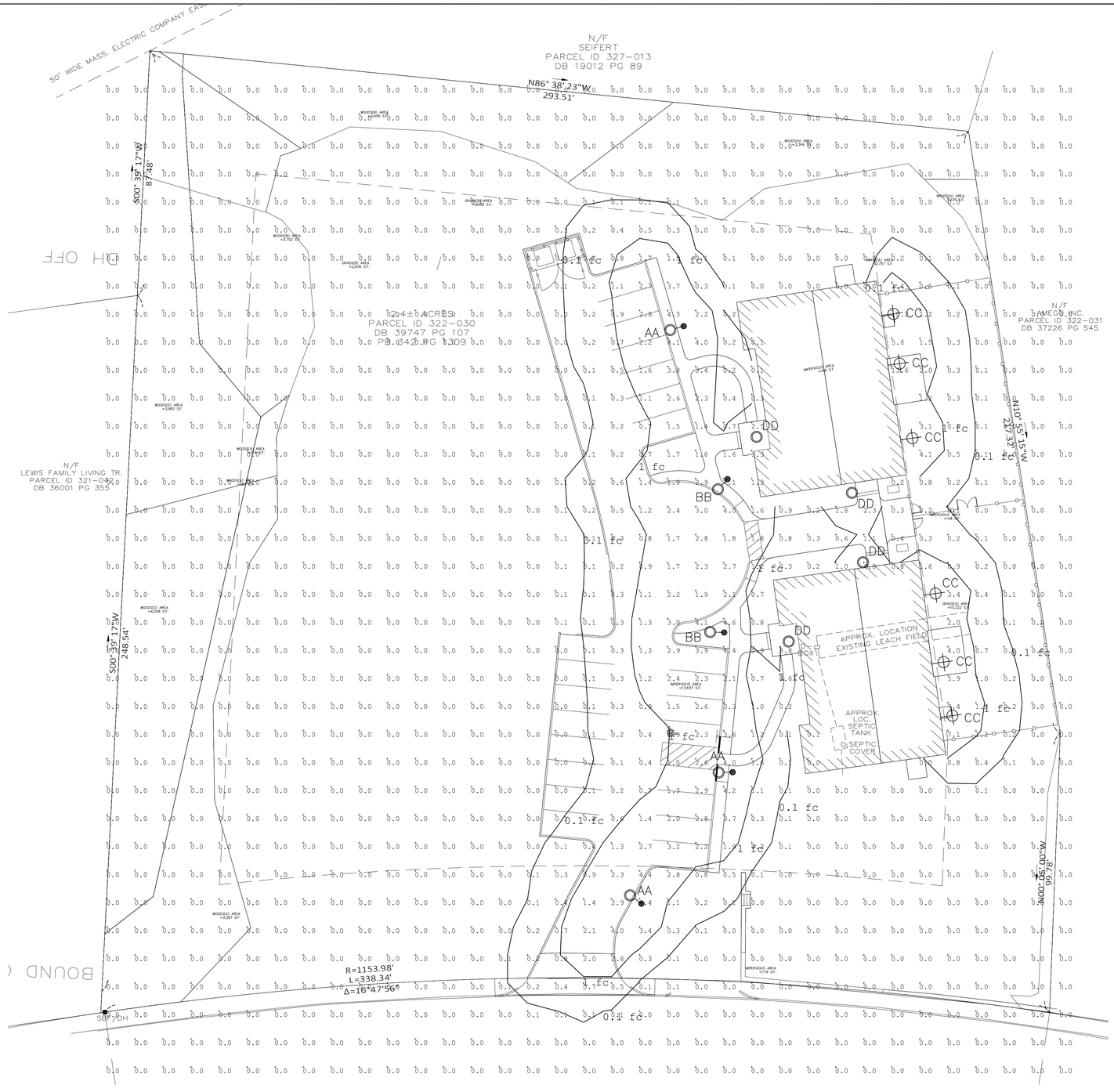
DRAWN BY: GCR

CHECKED BY: JDS

CADD FILE:

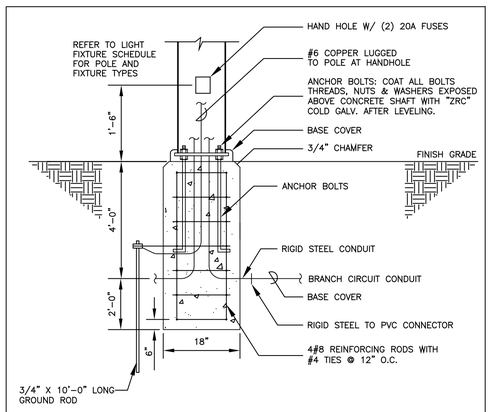
PROJECT No.

ES.1



SITE PLAN- PHOTOMETRIC LIGHTING

Scale: 1"= 20'-0"



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LIGHTING FIXTURE SCHEDULE

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CC	BARNLIGHT	WHS14-3000LM-DOME	LED	38W		WALL	WALL MOUNTED BARN LIGHT WITH ARM 9'-0" AFG
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REFERENCE NO.: 22216

REVISIONS

DESCRIPTION	DATE

AMEGO
704 WASHINGTON STREET
FRANKLIN, MA

SITE PLAN
PHOTOMETRIC LIGHTING

DATE: OCTOBER 25, 2022

SCALE: AS NOTED

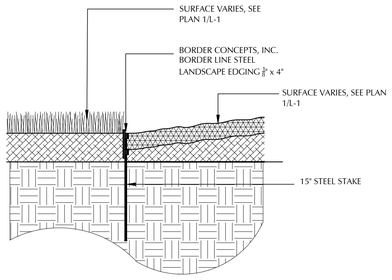
DRAWN BY: GCR

CHECKED BY: JDS

CADD FILE:

PROJECT No.

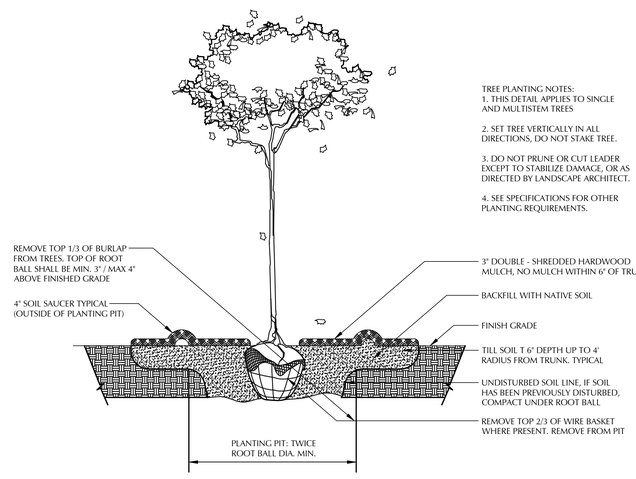
ES.2



STEEL EDGING

NOT TO SCALE

2 / L.1



TREE PLANTING NOTES:
1. THIS DETAIL APPLIES TO SINGLE AND MULTISTEM TREES

2. SET TREE VERTICALLY IN ALL DIRECTIONS, DO NOT STAKE TREE.

3. DO NOT PRUNE OR CUT LEADER EXCEPT TO STABILIZE DAMAGE, OR AS DIRECTED BY LANDSCAPE ARCHITECT.

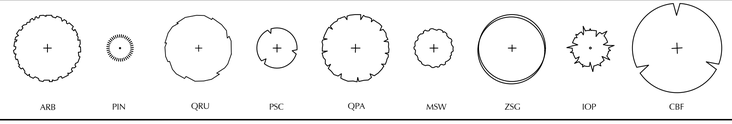
4. SEE SPECIFICATIONS FOR OTHER PLANTING REQUIREMENTS.

TREE PLANTING

NOT TO SCALE

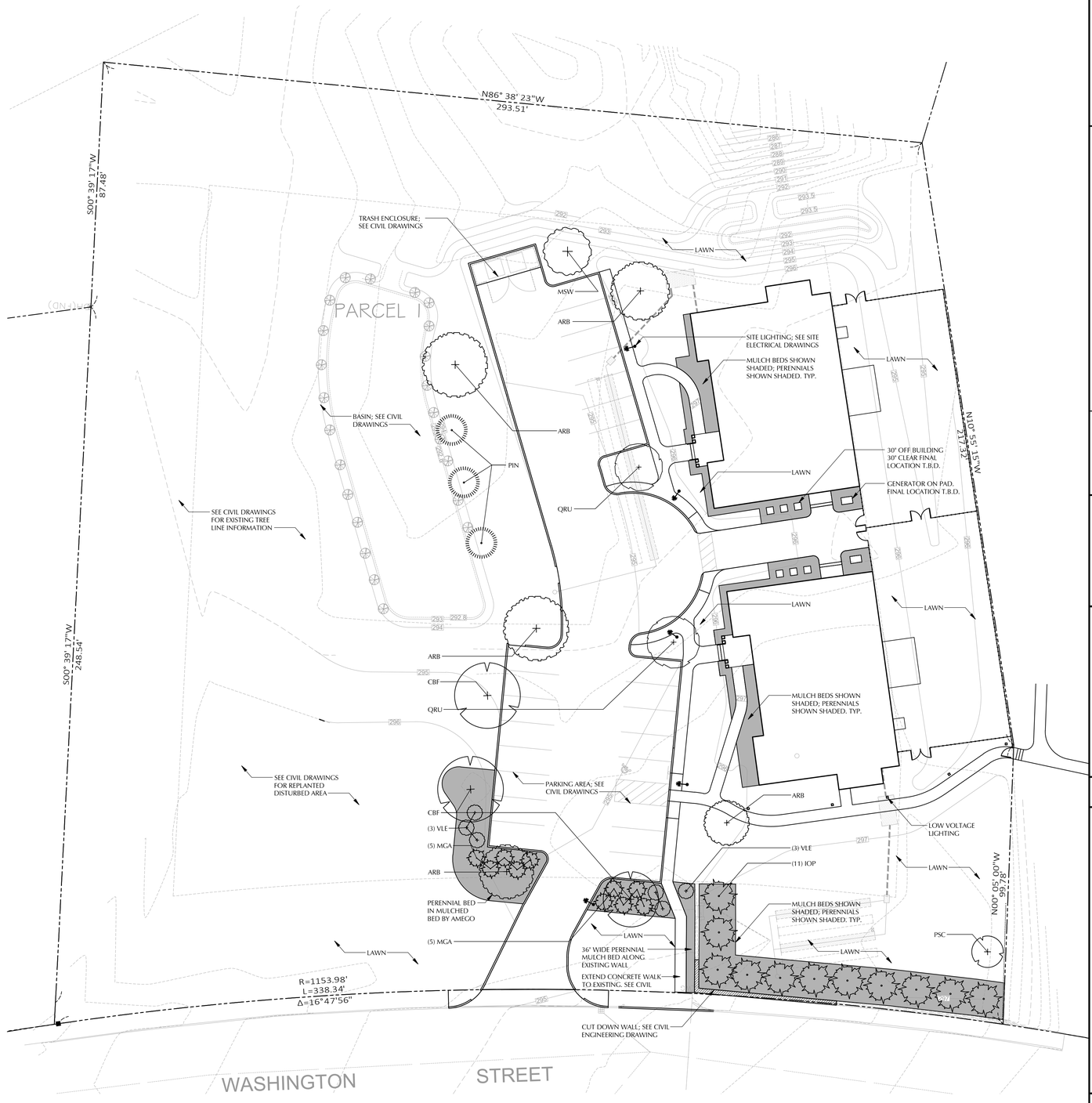
3 / L.1

PLANT SYMBOLS (NTS)



PLANTING LEGEND

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE	PLANT SPACING & NOTES
LARGE DECIDUOUS TREES & EVERGREENS FOR SCREENING:					
ARB	5	ACER RUBRUM '	RED SUNSET' RED SUNSET MAPLE	3" TO 3.5" CAL.	B&B, PLANT 25' ON CENTER WHERE IN GROUPS
CBF	1	CARPINUS BETULUS 'FASTIGIATA'	PYRAMIDAL EUROPEAN HORNBEAM	3" TO 3.5" CAL.	B&B, PLANT 25' ON CENTER
IOP	11	ILEX OPACA	AMERICAN HOLLY	8' TO 10' HEIGHT	B&B, PLANT 10' ON CENTER
PIN	3	PINUS STROBUS 'FASTIGIATA'	UPRIGHT WHITE PINE	6' TO 8' HEIGHT	B&B, PLANT 10' ON CENTER
QPA	1	QUERCUS PALUSTRIS	PIN OAK	3" TO 3.5" CAL.	B&B, PLANT WHERE SHOWN
QRU	2	QUERCUS RUBRA	RED OAK	3" TO 3.5" CAL.	B&B, PLANT WHERE SHOWN
SMALL ORNAMENTAL TREES:					
MSW	1	MAGNOLIA STELLATA 'WATERLILY'	WATERLILY STAR MAGNOLIA	2" TO 2.5" CAL.	B&B, PLANT 15' ON CENTER WHERE IN GROUPS
PSC	1	PRUNUS SARGENTII 'COLUMNARIS'	COLUMNAR SARGENT CHERRY	2" TO 2.5" CAL.	B&B, PLANT WHERE SHOWN
SMALL ORNAMENTAL SHRUBS:					
VLE	6	VIBURNAM LENTAGO	NANNYBERRY	3' TO 4'	B&B WHERE SHOWN
MGA	10	MYRICA GALE	SWEETGALE	3' TO 4'	B&B WHERE SHOWN



PLANTING PLAN

SCALE: 1'=20'-0"

1 / L.1

WILLIAM J. MASIELLO ARCHITECT INC.
508-869-0597
35 HARVARD STREET STE 215
WORCESTER MASSACHUSETTS 01609
masielloarchitect.com

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Project North

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DATE	
REVISION 1 - JANUARY 11, 2023	

PROJECT: NEW PROJECT FOR:

AMEGO ADULT HOMES

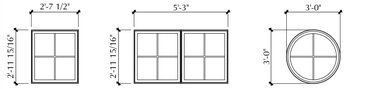
704 WASHINGTON STREET
FRANKLIN, MA.

PLANTING PLAN

L 1.0

DRAWN BY: -
CHECKED BY: -
SCALE: 1" = 20'-0"

WINDOW SCHEDULE



NOTE: ALL DIMENSIONS ARE TO UNIT FRAMES, NOT R.O.'S

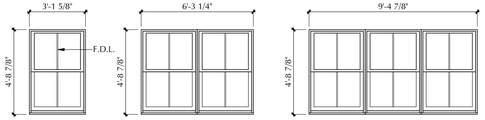
NOTE: FIRST FLOOR WINDOW FRAMES TO ALIGN WITH DOOR HEAD FRAME.

REFER TO ELEVATIONS FOR ALL WINDOW SWINGS; TYPICAL

A CASEMENT

A2 CASEMENT

B CUSTOM



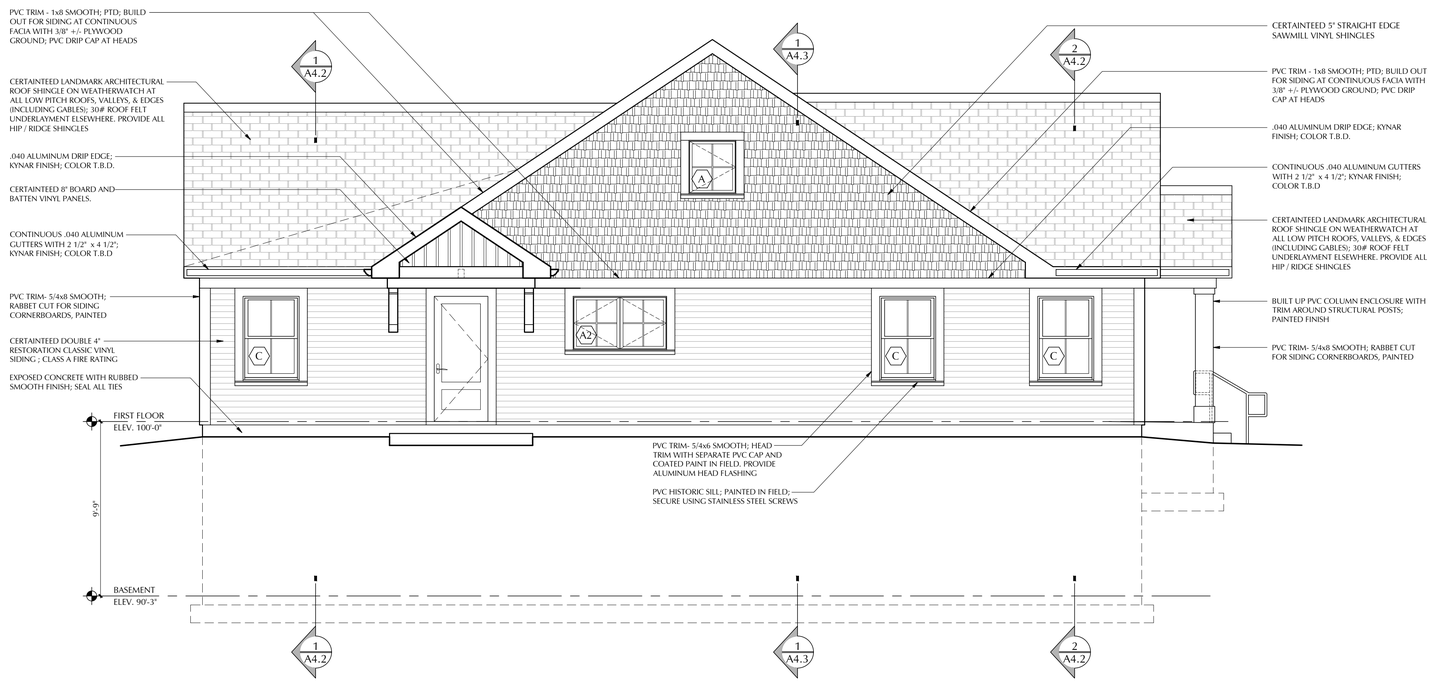
C DOUBLE HUNG TW3046 (EGRESS UNIT)

C2 DOUBLE HUNG TW3046 (EGRESS UNIT)

C3 DOUBLE HUNG TW3046 (EGRESS UNIT)

GENERAL NOTES:

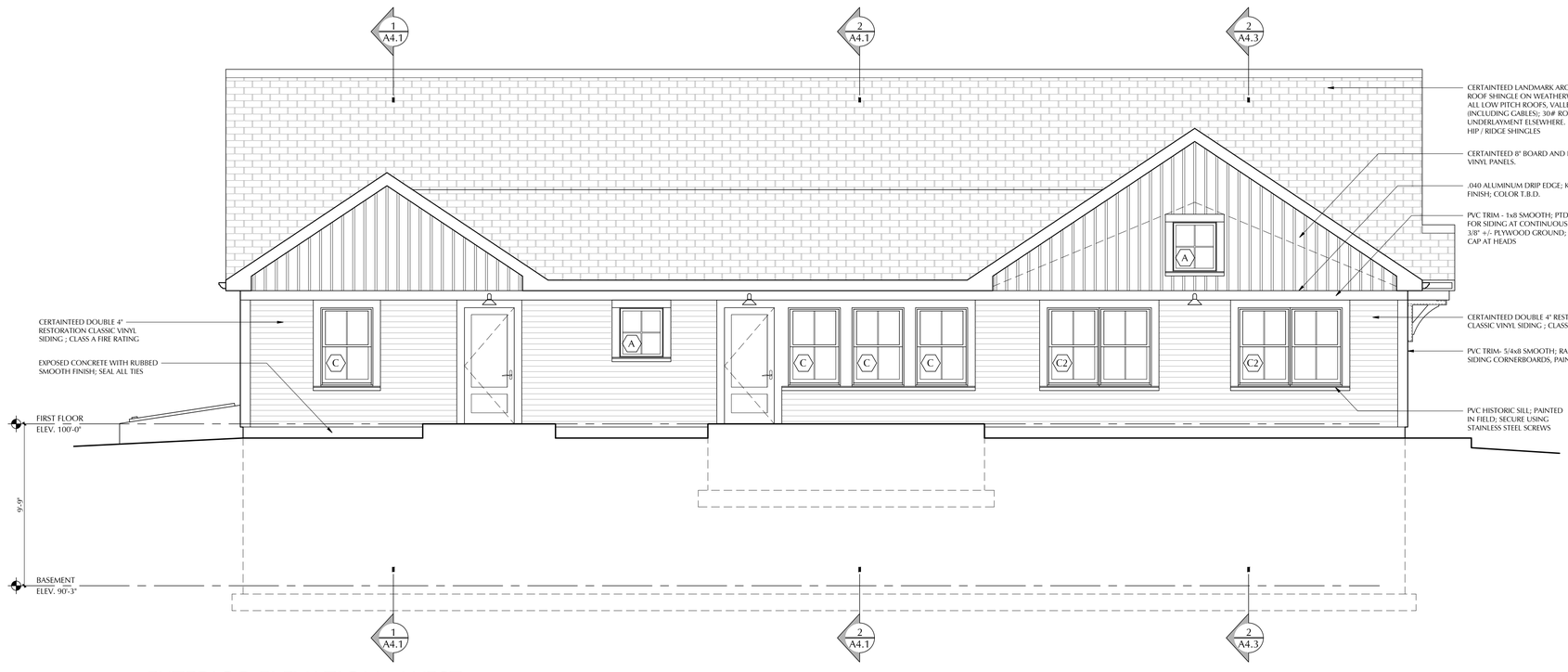
1. ALL CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH MASSACHUSETTS STATE BUILDING CODE. ALL INSTALLED UNITS SHALL COMPLY WITH THE STATE OF MASSACHUSETTS DEPT. BUILDING CODE. EGRESS UNITS BASED ON NATIONAL BUILDING CODE.
2. SUBMIT WINDOW SHOP DRAWINGS TO ARCHITECT FOR APPROVAL. ALL DIMENSIONS AND CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT AS SOON AS POSSIBLE.
3. DRAWINGS ARE PREPARED AS A GUIDE TO THE CONTRACTOR. SOME CONDITIONS MAY NOT BE REPRESENTED ON THE DRAWINGS AND MAY REQUIRE FIELD CONFIRMATION AND MODIFICATION.
4. CONTRACTOR TO PROVIDE SHOP DRAWING SUBMITTAL FOR REVIEW BY ARCHITECT PRIOR TO ORDERING ANY UNITS. G.C. RESPONSIBLE FOR MODIFYING TRIM DIMENSIONS DUE TO ANY DIMENSIONAL CHANGES OF WINDOW UNITS, AND REVIEW THOSE WITH THE ARCHITECT.
5. PROVIDE TEMPERED GLASS WHERE REQUIRED BY CODE ADJACENT TO DOOR UNITS, TRANSOMS, IN STAIRWAYS AND WITHIN 18" OF FINISHED FLOOR.
6. REFER TO DOOR SCHEDULE FOR ALL DOOR SIZES.
7. REFER TO ELEVATIONS FOR ALL CASEMENT & AWNING SWINGS AND FIXED UNITS.
8. ALL DOORS TO BE INSTALLED BY G.C. WITH STRICT ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS.
9. GENERAL CONTRACTOR (G.C.) TO ENSURE ALL OPENINGS ARE FLASHED, SEALED, & ALLOW WATER TO ESCAPE IN ORDER TO CREATE A WEATHERTIGHT OPENING AT EACH UNIT. CONDITIONS VARY.
10. ALL UNITS AND SIZES ARE BASED ON ANDERSON WINDOWS 400 SERIES, UNLESS NOTED OTHERWISE. G.C. RESPONSIBLE FOR COORDINATION OF SIZE CHANGES IF ARCHITECT APPROVES ALTERNATE BRAND SUBMISSION
11. "F.D.L." MEANS FULL DIVIDED LITE, WHICH INCLUDES APPLIED MUNTIN BARRS AT INTERIOR
12. DIMENSIONS ARE FRAME UNIT SIZES PROVIDED BY MANUFACTURER. REFER TO SHOP DRAWINGS AND INSTALLATION REQUIREMENTS FOR ROUGH OPENING DIMENSIONS
13. GANGED WINDOWS MAY REQUIRE JAMB SUPPORT, INCREASING OVERALL ROUGH OPENINGS. REFER TO MANUFACTURERS SHOP DRAWINGS AND INSTALLATION REQUIREMENTS PRIOR TO FRAMING



EXTERIOR ELEVATION - SOUTH

1 A3.2

SCALE 1/4" = 1'-0"



EXTERIOR ELEVATION - WEST

2 A3.2

SCALE 1/4" = 1'-0"

WILLIAM J. MASIELLO ARCHITECT INC.
508-869-0597
35 HARVARD STREET STE 215
WORCESTER MASSACHUSETTS 01609
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	DATE
-	

Progress Print Nov 21, 2022

PROJECT: NEW PROJECT FOR

AMEGO ADULT HOMES

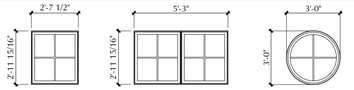
704 WASHINGTON STREET
FRANKLIN, MA.

EXTERIOR ELEVATIONS

A 3.2

DRAWN BY: -
CHECKED BY: -
SCALE: -

WINDOW SCHEDULE

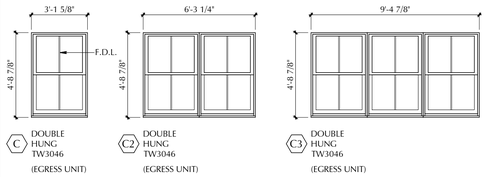


NOTE: ALL DIMENSIONS ARE TO UNIT FRAMES, NOT R.O.'S

NOTE: FIRST FLOOR WINDOW FRAMES TO ALIGN WITH DOOR HEAD FRAME.

REFER TO ELEVATIONS FOR ALL WINDOW SWINGS; TYPICAL

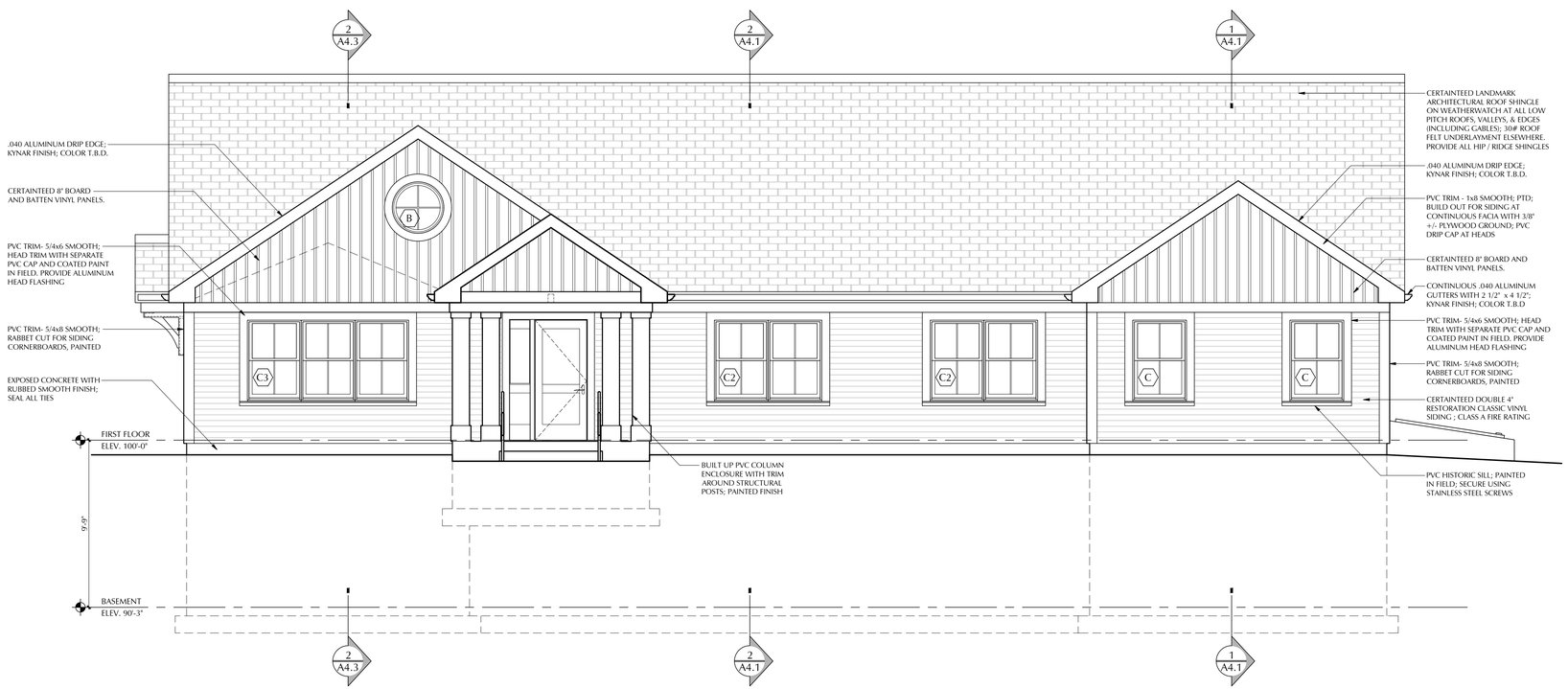
A CASEMENT	A2 CASEMENT	B CUSTOM



C DOUBLE HUNG TW3046 (EGRESS UNIT)	C2 DOUBLE HUNG TW3046 (EGRESS UNIT)	C3 DOUBLE HUNG TW3046 (EGRESS UNIT)

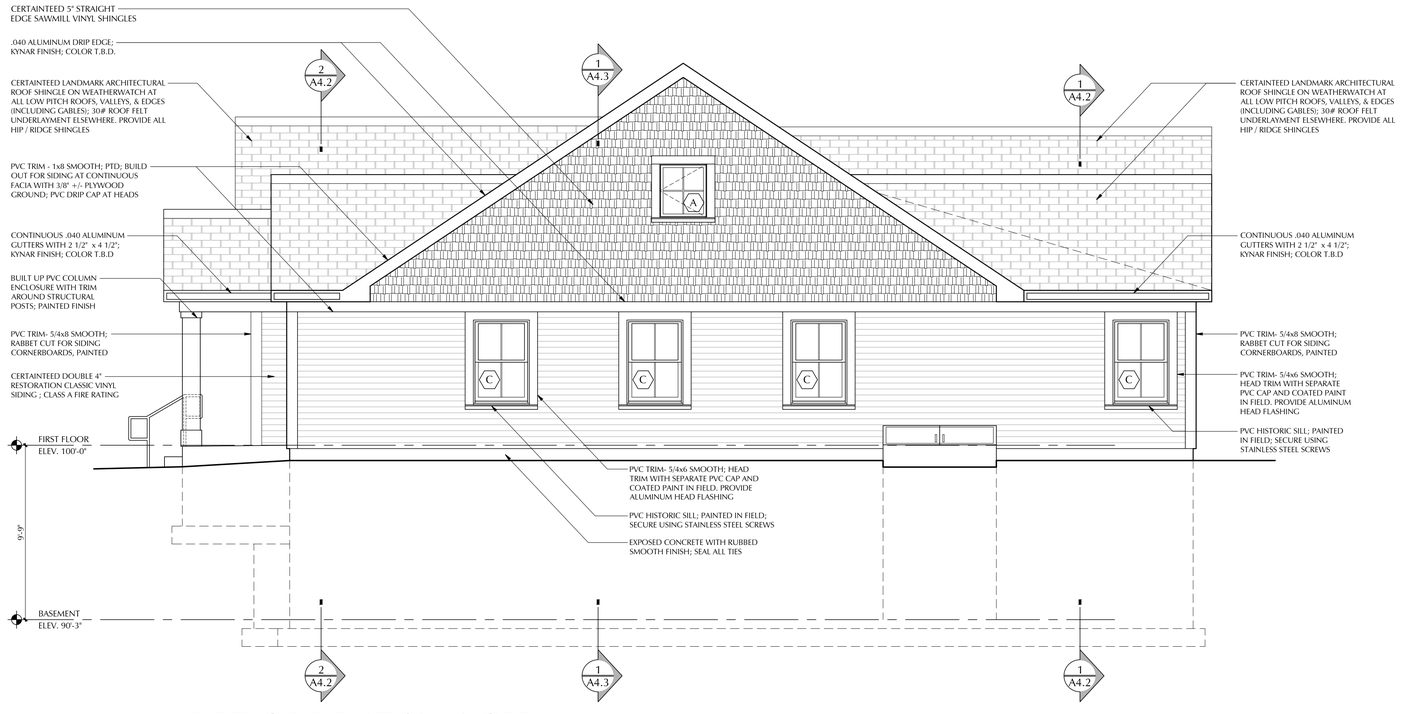
GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH MASSACHUSETTS STATE BUILDING CODE. ALL INSTALLED UNITS SHALL COMPLY WITH THE STATE OF MASSACHUSETTS DEPT. BUILDING CODE. EGRESS UNITS BASED ON NATIONAL BUILDING CODE.
2. SUBMIT WINDOW SHOP DRAWINGS TO ARCHITECT FOR APPROVAL. ALL DIMENSIONS AND CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT AS SOON AS POSSIBLE.
3. DRAWINGS ARE PREPARED AS A GUIDE TO THE CONTRACTOR. SOME CONDITIONS MAY NOT BE REPRESENTED ON THE DRAWINGS AND MAY REQUIRE FIELD CONFIRMATION AND MODIFICATION.
4. CONTRACTOR TO PROVIDE SHOP DRAWING SUBMITTAL FOR REVIEW BY ARCHITECT PRIOR TO ORDERING ANY UNITS. G.C. RESPONSIBLE FOR MODIFYING TRIM DIMENSIONS DUE TO ANY DIMENSIONAL CHANGES OF WINDOW UNITS, AND REVIEW THOSE WITH THE ARCHITECT.
5. PROVIDE TEMPERED GLASS WHERE REQUIRED BY CODE ADJACENT TO DOOR UNITS, TRANSOMS, IN STAIRWAYS AND WITHIN 18" OF FINISHED FLOOR.
6. REFER TO DOOR SCHEDULE FOR ALL DOOR SIZES.
7. REFER TO ELEVATIONS FOR ALL CASEMENT & AWNING SWINGS AND FIXED UNITS.
8. ALL DOORS TO BE INSTALLED BY G.C. WITH STRICT ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS.
9. GENERAL CONTRACTOR (G.C.) TO ENSURE ALL OPENINGS ARE FLASHED, SEALED, & ALLOW WATER TO ESCAPE IN ORDER TO CREATE A WEATHERTIGHT OPENING AT EACH UNIT. CONDITIONS VARY.
10. ALL UNITS AND SIZES ARE BASED ON ANDERSON WINDOWS 400 SERIES, UNLESS NOTED OTHERWISE. G.C. RESPONSIBLE FOR COORDINATION OF SIZE CHANGES IF ARCHITECT APPROVES ALTERNATE BRAND SUBMISSION
11. "F.D.L." MEANS FULL DIVIDED LITE, WHICH INCLUDES APPLIED MUNTIN BARRS AT INTERIOR
12. DIMENSIONS ARE FRAME UNIT SIZES PROVIDED BY MANUFACTURER. REFER TO SHOP DRAWINGS AND INSTALLATION REQUIREMENTS FOR ROUGH OPENING DIMENSIONS
13. GANGED WINDOWS MAY REQUIRE JAMB SUPPORT, INCREASING OVERALL ROUGH OPENINGS. REFER TO MANUFACTURERS SHOP DRAWINGS AND INSTALLATION REQUIREMENTS PRIOR TO FRAMING



EXTERIOR ELEVATION - EAST

SCALE 1/4" = 1'-0" (2 / A3.1)



EXTERIOR ELEVATION - NORTH

SCALE 1/4" = 1'-0" (1 / A3.1)

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THESE DOCUMENTS ARE NOT FOR SHOP DRAWINGS, CONSTRUCTION OR PERMIT, INFORMATION IS INCOMPLETE AND SHOULD NOT BE ASSUMED AS ACCURATE

Project North

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Progress Print Nov 11, 2022

DATE	-

PROJECT: NEW PROJECT FOR:

AMEGO ADULT HOMES

704 WASHINGTON STREET
FRANKLIN, MA.

EXTERIOR ELEVATIONS

DRAWN BY: -
CHECKED BY: -
SCALE: -

A 3.1