

# 70, 72, 88 AND 94 EAST CENTRAL STREET SITE PLAN MODIFICATION



LOCUS MAP  
SCALE: 1" = 100'

WAIVER REQUESTS:  
 1. TO ALLOW LESS THAN 42" OF COVER OVER THE RCP DRAIN PIPE. PROPOSED CLASS V RCP.  
 2. TO ALLOW THE USE OF HPDE PIPE FROM CATCH BASIN 92 TO THE POND, FROM THE POND TO DRAIN MANHOLE 93, FROM THE TRENCH DRAIN TO DRAIN MANHOLE 91 AND THE ROOF LEADER COLLECTION SYSTEM TO THE POND.

GRAPHIC SCALE  
( IN FEET )  
1 inch = 100 ft.

SITE PLAN APPROVAL  
 REQUIRED  
 FRANKLIN PLANNING BOARD  
 DATE \_\_\_\_\_

NO.	DATE	DESCRIPTION	BY
3	9/14/20	SITE LAYOUT AND DESIGN	RRG
2	5/29/20	REVIEW COMMENTS	RRG
1	4/23/20	REVIEW COMMENTS	RRG

*Carlos A. Quintal P.E.*  
 CARLOS A. QUINTAL P.E. - #30812



70 AND 72 EAST CENTRAL STREET PROPERTY ARE LOCATED WITHIN A DOWNTOWN COMMERCIAL ZONE.  
 88 AND 94 EAST CENTRAL STREET PROPERTY ARE LOCATED WITHIN A COMMERCIAL T ZONE.  
 THE ZONING TABLE IS FOR THE COMMERCIAL I ZONING DISTRICT FOR THE 88 AND 94 EAST CENTRAL STREET PROPERTIES AND BUILDINGS.

REQUIREMENTS:  
 AREA: 5,000 S.F.  
 DEPTH: 50'  
 HEIGHT: 3 STORIES - 40' +15'  
 WIDTH: 45'

EXISTING: 87,424± S.F.  
 345.5'  
 268'  
 #88 - 2 STORIES  
 #94 4 STORIES < 50' SEE ARCHITECTURAL PLANS >45'

PROPOSED: 87,424± S.F.  
 345.5'  
 268'  
 #88 - 2 STORIES  
 #94 4 STORIES < 50' SEE ARCHITECTURAL PLANS >45'

COVERAGE - 70, 72, 88 & 94 EAST CENTRAL STREET PROPERTIES: 23.6%  
 STRUCTURES: 13%  
 STRUC. & PAVING: 90%  
 20.7%

SETBACKS - 88 & 94 EAST CENTRAL STREET - CI ZONING DISTRICT  
 FRONT: 20' #1 51.8' #88 50.6' #88  
 SIDE: 10' #14 15' #88 41.9' #94  
 REAR: 15' 25.9' #88 23.0' #94

\*1 - BUT NO NEW STRUCTURE SHALL BE REQUIRED TO PROVIDE A DEEPER YARD THAN EXISTED ON THAT PARCEL UPON ADOPTION OF THIS AMENDMENT.  
 \*14 - THE 10-FOOT SIDE SETBACK IS ONLY REQUIRED ON ONE SIDE OF THE LOT; IF LOT ABUTS A RESIDENTIAL DISTRICT, A 20-FOOT SETBACK IS REQUIRED ON THE ADJOINING SIDE.  
 \*23 - BUILDINGS TO BE CONSIDERED IN HEIGHT, REGARDLESS OF THE NUMBER OF STORIES, MAY BE PERMITTED BY A SPECIAL PERMIT FROM THE PLANNING BOARD.

REQUIREMENTS FOR 94 EAST CENTRAL STREET ZONE COMMERCIAL 1  
 EXISTING AND PROPOSED LOT AREA, FRONTAGE, DEPTH, WIDTH AND COVERAGE BASED ON THE LOTS BEING COMBINED.  
 BUILDING HEIGHT, AND SETBACKS BASED ON EXISTING AND PROPOSED BUILDINGS LOCATED ON 88 AND 94 EAST CENTRAL STREET.  
 THE PROPERTY IS NOT LOCATED WITHIN A FRANKLIN WATER RESOURCE DISTRICT.  
 94 EAST CENTRAL STREET:  
 EXISTING BUILDING USE: RESIDENTIAL  
 PROPOSED BUILDING USE: MIXED WITH RESIDENTIAL

DRAWING INDEX:

1. COVER SHEET
  2. EXISTING CONDITIONS PLAN
  3. SITE LAYOUT PLAN
  4. SITE GRADING AND UTILITY PLAN
  5. SITE PLANTING PLAN
  6. EROSION CONTROL PLAN
  7. CONSTRUCTION DETAILS
  8. CONSTRUCTION DETAILS
  9. CONSTRUCTION DETAILS
- SITE LIGHTING-LIGHTING PLAN,  
 PHOTOMETRICS AND SCHEDULES  
 BY SK & ASSOCIATES

MAP 286 PARCELS 32 AND 34  
 ARE TO BE COMBINED.  
 MAP 286 PARCEL 33 HAS A PROPOSED  
 EASEMENT FOR ACCESS AND UTILITIES.

REFERENCES:  
 ASSESSORS MAP 286 PARCEL 32  
 DEED BOOK 36860 PAGE 516  
 DEED BOOK 35983 PAGE 116  
 DEED BOOK 24548 PAGE 492  
 PLAN 108 OF 1908  
 PLAN 576 OF 1900  
 OWNERS PLAN OF LAND BY GUERRIERE AND HALNON, INC  
 DATED OCTOBER 22, 2018  
 PLAN 3334 OF 1913  
 PLAN 853 OF 1928

OWNER:  
 MAP 286 PARCELS 32 AND 34  
 70 EAST CENTRAL STREET, LLC  
 37 EAST CENTRAL STREET  
 FRANKLIN, MASSACHUSETTS

OWNER MAP 286 PARCEL 33  
 JOHN AND CARMEL SHERRY  
 88 EAST CENTRAL STREET  
 FRANKLIN, MASSACHUSETTS

APPLICANT:  
 70 EAST CENTRAL STREET, LLC  
 37 EAST CENTRAL STREET  
 FRANKLIN, MASSACHUSETTS

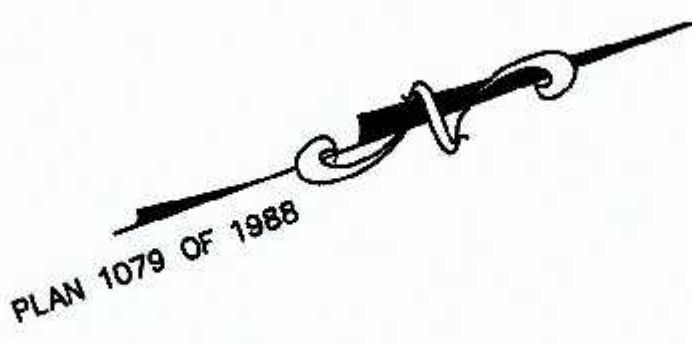
SITE PLAN MODIFICATION  
 COVER SHEET

70, 72, 88 AND 94 EAST CENTRAL STREET  
 FRANKLIN, MASSACHUSETTS  
 PREPARED FOR  
 70 EAST CENTRAL STREET, LLC  
 37 EAST CENTRAL STREET  
 FRANKLIN, MASSACHUSETTS  
 MARCH 4, 2020  
 SCALE: 1" = 100'

DATE	MAR. 4, 2020
SCALE	1" = 100'
PROJECT	UC1334
SHEET	1 of 9

DATE	FIELD BY:	INT.
6/79	BL	
3/20	RRG	
3/20	RRG	
3/20	CAQ	

UNITED CONSULTANTS INC.  
 850 FRANKLIN STREET SUITE 11D  
 WRENTHAM, MASSACHUSETTS 02093  
 508-384-6560 FAX 508-384-6568



REFERENCES:  
 MAP 286 PARCEL 42  
 54-60 SUMMER STREET  
 N/F THAYER  
 BOOK 8402 PAGE 188  
 ZONE - SINGLE FAMILY IV  
 USE - RESIDENTIAL

MAP 286 PARCEL 41  
 48 SUMMER STREET  
 N/F THAYER  
 BOOK 8402 PAGE 188  
 ZONE - SINGLE FAMILY IV  
 USE - RESIDENTIAL

MAP 286 PARCEL 40  
 39 SUMMER STREET  
 N/F RANIERI  
 BOOK 30861 PAGE 182  
 ZONE - SINGLE FAMILY IV  
 USE - RESIDENTIAL

MAP 286 PARCEL 34  
 70 EAST CENTRAL STREET  
 N/F 37 EAST CENTRAL STREET, LLC  
 BOOK 37054 PAGE 422  
 ZONE - DOWNTOWN COMMERCIAL  
 USE - MIXED

MAP 286 PARCEL 33  
 88 EAST CENTRAL STREET  
 N/F SHERRY  
 BOOK 24648 PAGE 492  
 ZONE - COMMERCIAL 1  
 USE - RESIDENTIAL

MAP 286 PARCEL 32  
 70 EAST CENTRAL STREET  
 N/F 37 EAST CENTRAL STREET, LLC  
 BOOK 37054 PAGE 422  
 ZONE - COMMERCIAL 1  
 USE - SEE SHEET 1

MAP 286 PARCEL 31  
 100 EAST CENTRAL STREET  
 N/F 100 EAST CENTRAL STREET, LLC  
 BOOK 22935 PAGE 214  
 ZONE - COMMERCIAL 1  
 USE - RESIDENTIAL

MAP 286 PARCELS 32 AND 34  
 70 EAST CENTRAL STREET, LLC  
 BOOK 37054 PAGE 422  
 DOWNTOWN COMMERCIAL  
 USE - RETAIL

MAP 286 PARCEL 33  
 88 EAST CENTRAL STREET  
 N/F JOHN AND CARMEL SHERRY  
 BOOK 24648 PAGE 492  
 DOWNTOWN COMMERCIAL  
 USE - RETAIL

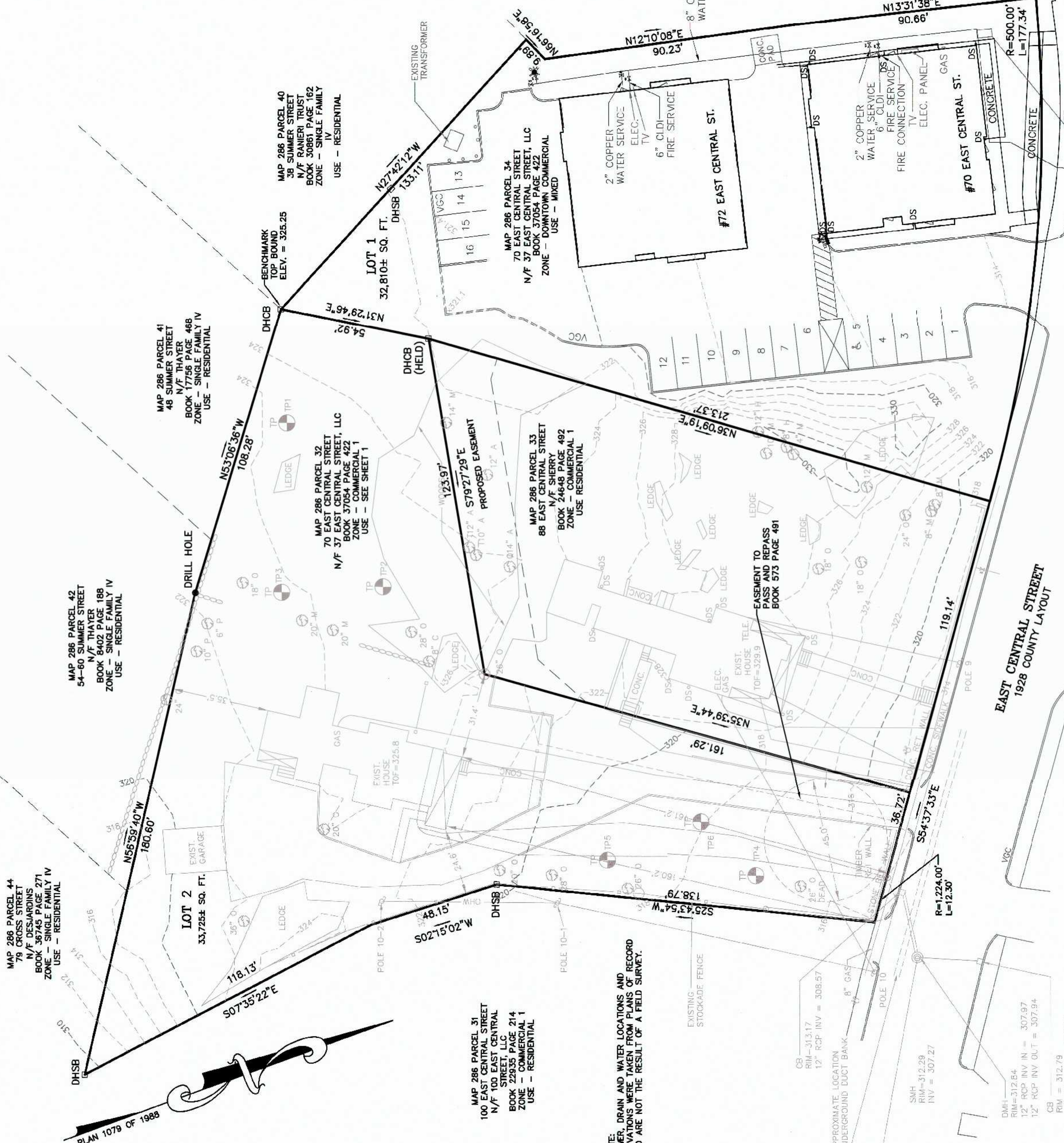
MAP 286 PARCELS 32 AND 34  
 ARE TO BE COMBINED.  
 MAP 286 PARCEL 33 HAS A PROPOSED  
 EASEMENT FOR ACCESS AND UTILITIES.

NOTES:  
 1. ELEVATIONS DATUM NGVD 1928.  
 2. EXISTING CONDITIONS SURVEY WAS COMPLETED BETWEEN JUNE 12, 2019 AND JANUARY 6, 2020.  
 3. SOIL TYPES TAKEN FROM SOILS MAP OF NORFOLK COUNTY.



ANDREW C. MURPHY P.L.S. #35042  
 6/11/2020

- LEGEND:
- DHCB DRILL HOLE STONE BOUND
  - - - - - EXISTING COUNTOUR
  - - - - - PROPOSED COUNTOUR
  - x274.3 SPOT GRADE - PROPOSED
  - x274.3EX SPOT GRADE - EXISTING
  - ⊙ 48M EXIST. TREE - DIAMETER - SPECIES
  - ⊙ UTILITY POLE
  - OHW — OVERHEAD WIRES
  - ⊕ GAS GATE
  - ⊕ WATER CURB STOP
  - ⊕ WATER GATE
  - ⊕ FIRE HYDRANT
  - ⊕ DRAIN MANHOLE
  - ⊕ CATCH BASIN
  - ⊕ SEWER MANHOLE
  - ⊕ DUMPSTER
  - VCC VERTICAL CONCRETE CURBING
  - VGC VERTICAL GRANITE CURBING
  - CCB CAPE COD BERM
  - ⊕ HANDICAP PARKING SPACE
  - ⊕ BUILDING MOUNTED LIGHT
  - ⊕ POLE MOUNTED LIGHT



DATE: MAR. 4, 2020  
 SCALE: 1" = 20'

PROJECT: UC1334  
 SHEET: 2 of 9

UNITED CONSULTANTS INC.  
 860 FRANKLIN STREET SUITE 11D  
 WRENTHAM, MASSACHUSETTS 02093  
 508-384-0500 FAX 508-384-0508

DATE	FIELD BY:	INT.
6/19	BL	
3/20	PG#	
3/20	RRG	
3/20	COMP	
3/20	CAQ	

NO.	DATE	DESCRIPTION
2	5/29/20	REVIEW COMMENTS
1	4/23/20	REVIEW COMMENTS

GRAPHIC SCALE  
 ( IN FEET )  
 1 inch = 20 ft

SITE PLAN APPROVAL  
 REQUIRED  
 FRANKLIN PLANNING BOARD

DATE \_\_\_\_\_

NOTE:  
 SEWER, DRAIN AND WATER LOCATIONS AND ELEVATIONS WERE TAKEN FROM PLANS OF RECORD AND ARE NOT THE RESULT OF A FIELD SURVEY.

APPROXIMATE LOCATION UNDERGROUND DUCT BANK

CB-31317  
 RIM-312.64  
 12" RCP INV = 307.97  
 12" RCP INV OUT = 307.94

SMH  
 RIM-312.29  
 INV = 307.27

DMH  
 RIM-312.64  
 12" RCP INV = 307.97  
 12" RCP INV OUT = 307.94

CB  
 RIM = 312.79  
 12" RCP INV = 309.09



*Carlos A. Quintal*  
 CARLOS A. QUINTAL P.E. #30812

**PARKING CALCULATIONS:**  
 #88 AND #94 EAST CENTRAL STREET  
 COMMERCIAL 1 REQUIREMENTS (SECTIONS 185-21B.(2)(c)  
 1.5 SPACES PER RESIDENTIAL DWELLING UNIT.  
 14 RESIDENTIAL UNITS PROPOSED REQUIRES 21 SPACES  
 18 GARAGE SPACES ARE PROPOSED FOR THE RESIDENTIAL  
 UNITS  
 COMMERCIAL SPACE (NON RESIDENTIAL USE) 1 SPACE PER 500  
 SQ. FT. = 4,085 SQ. FT. / 500 = 9 SPACES REQUIRED

30 TOTAL SPACES REQUIRED  
 48 SPACES PROPOSED INCLUDING 2 HANDICAP SPACES.

**PARKING CALCULATIONS 70 AND 72 EAST CENTRAL STREET**  
 SITE PLAN APPROVAL:  
 DOWNTOWN COMMERCIAL REQUIREMENTS (SECTIONS  
 185-21(3)(a) & (b))  
 1.5 SPACES PER RESIDENTIAL DWELLING UNIT.  
 12 RESIDENTIAL UNITS PROPOSED REQUIRES 18 SPACES  
 20 GARAGE SPACES ARE PROPOSED FOR THE RESIDENTIAL  
 UNITS.  
 14 SPACES PROPOSED INCLUDING 1 HANDICAP SPACE.  
 TOTAL OF 34 SPACES ORIGINALLY PROPOSED

REVISIONS PROPOSED FOR 70-72 EAST CENTRAL STREET  
 PARKING WITH THE SITE PLAN FOR 70, 72, 88 AND 94 EAST  
 CENTRAL STREET  
 ELIMINATE 4 GARAGE PARKING SPACES  
 ADDED 2 SPACES TO PARKING AREA  
 = 18 GARAGE SPACES AND 17 OUTDOOR SPACES  
 33 SPACES PROVIDED WHERE 18 SPACES ARE REQUIRED  
 AS REVISED 70 & 72 EAST CENTRAL STREET PARKING AREA  
 HAS 15 SPACES ABOVE THE ZONING BYLAW PARKING  
 REQUIREMENTS.

RESIDENTIAL DENSITY:  
 COMMERCIAL 1 REQUIREMENTS (185 ATTACHMENT 7 -  
 6.1\*3)  
 \*3 - NO MORE THAN ONE DWELLING UNIT PER 1,000  
 SQUARE FEET OF LOT AREA MAY BE PERMITTED.  
 LOT AREA - 33,307 SQ. FT. / 1,000 = 33 UNITS  
 PERMISSIBLE  
 13 UNITS PROPOSED.

OWNER:  
 MAP 286 PARCELS 32 AND 34  
 70 EAST CENTRAL STREET, LLC  
 37 EAST CENTRAL STREET  
 FRANKLIN, MASSACHUSETTS

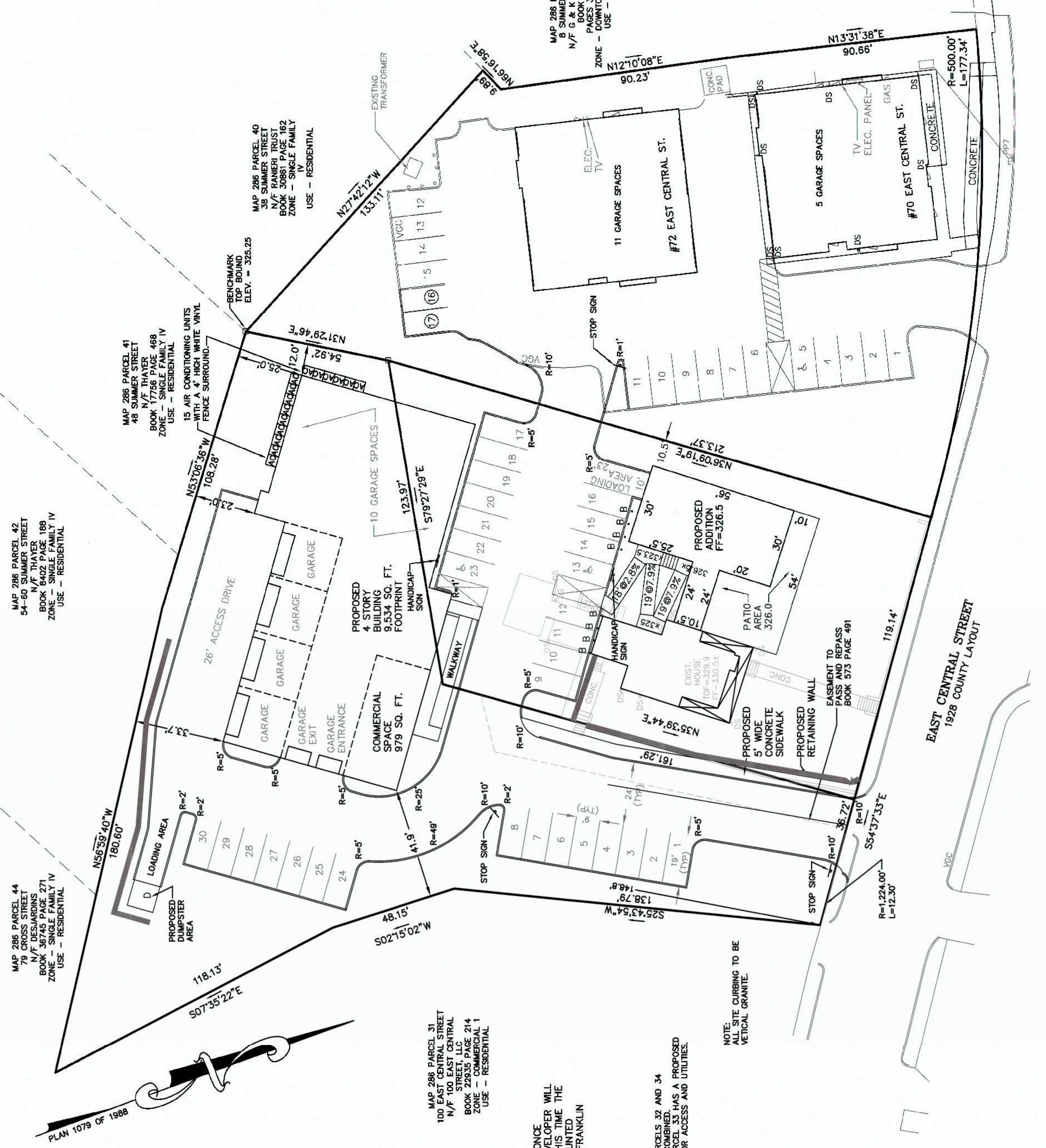
OWNER MAP 286 PARCEL 33  
 70 AND 72 EAST CENTRAL STREET  
 88 EAST CENTRAL STREET

APPLICANT:  
 70 EAST CENTRAL STREET, LLC  
 37 EAST CENTRAL STREET  
 FRANKLIN, MASSACHUSETTS

**SITE PLAN MODIFICATION**  
 SITE LAYOUT PLAN  
 70, 72, 88 AND 94 EAST CENTRAL STREET  
 FRANKLIN, MASSACHUSETTS  
 PREPARED FOR  
 70 EAST CENTRAL STREET, LLC  
 37 EAST CENTRAL STREET  
 FRANKLIN, MASSACHUSETTS  
 MARCH 4, 2020  
 SCALE: 1" = 20'

DATE: MAR 4, 2020  
 SCALE: 1" = 20'  
 PROJECT: UC1334  
 SHEET: 3 of 9

**UNITED CONSULTANTS INC.**  
 850 FRANKLIN STREET SUITE 11D  
 WRENTHAM, MASSACHUSETTS 02093  
 508-384-6660 FAX 508-384-6666



**NOTE:**  
 THE SITE USES ARE NOT ANTICIPATED TO  
 REQUIRE A LOADING AREA HOWEVER THE  
 FOLLOWING PROVISIONS HAVE BEEN LISTED.  
 A SU-30 TRUCK (LARGEST DELIVERY VEHICLE  
 TO ACCESS THE SITE) WILL BE ABLE TO  
 ACCESS THE SITE AND WOULD BE ABLE TO  
 TRAVEL THROUGH THE 70 EAST CENTRAL  
 STREET DRIVEWAY. THE TRUCK COULD  
 OFF LOAD AT THE DRIVEWAY CONNECTING THE  
 PARKING AREAS.

**NOTES:**  
 - NO SITE SIGNS ARE PROPOSED AT THIS TIME. ONCE  
 TENANTS ARE SECURED THE TENANT AND OR DEVELOPER WILL  
 SUBMIT AND OBTAIN APPROVAL FOR SIGNS. AT THIS TIME THE  
 DEVELOPER IS PLANNING TO UTILIZE BUILDING MOUNTED  
 SIGNAGE THAT WILL COMPLY WITH THE TOWN OF FRANKLIN  
 REQUIREMENTS.

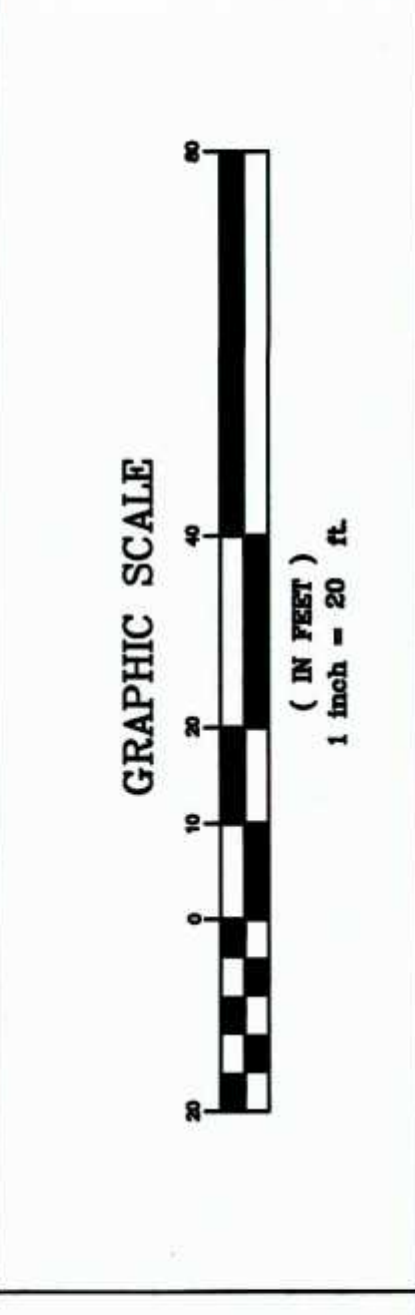
**LEGEND:**  
 □ DHSB DRILL HOLE STONE BOUND  
 -29.7- EXISTING COUNTOUR  
 -29.7- PROPOSED COUNTOUR  
 x274.3 SPOT GRADE - PROPOSED  
 x274.3EX SPOT GRADE - EXISTING  
 48M EXIST. TREE - DIAMETER - SPECIES  
 UP4-1 UTILITY POLE  
 OHW - OVERHEAD WIRES  
 GAS GATE  
 WATER CURB STOP  
 WATER GATE  
 FIRE HYDRANT  
 DRAIN MANHOLE  
 CATCH BASIN  
 SEWER MANHOLE  
 D DUMPSTER  
 VCC VERTICAL CONCRETE CURBING  
 VCC VERTICAL GRANITE CURBING  
 CCB CAPE COD BERM  
 H HANICAP PARKING SPACE  
 B BUILDING MOUNTED LIGHT  
 P POLE MOUNTED LIGHT

**NOTE:**  
 ALL SITE CURBING TO BE  
 VERTICAL GRANITE.

MAP 286 PARCELS 32 AND 34  
 ARE TO BE COMBINED.  
 MAP 286 PARCEL 33 HAS A PROPOSED  
 EASEMENT FOR ACCESS AND UTILITIES.

DATE	INT.	FIELD BY:	BL
6/19			
3/20		CALCS BY:	RRG
3/20		DESIGNED BY:	RRG
3/20		DRAWN BY:	COMP
3/20		CHECKED BY:	CAQ

NO.	DATE	DESCRIPTION	BY
3	9/14/20	SITE LAYOUT AND DESIGN	RRG
2	5/29/20	REVIEW COMMENTS	RRG
1	4/23/20	REVIEW COMMENTS	RRG



**SITE PLAN APPROVAL**  
 REQUIRED  
 FRANKLIN PLANNING BOARD

DATE: \_\_\_\_\_

- LEGEND:**
- DHSB DRILL HOLE STONE BOUND
  - 297- EXISTING COUNTOUR
  - 297- PROPOSED COUNTOUR
  - x274.3 SPOT GRADE - PROPOSED
  - x274.35x SPOT GRADE - EXISTING
  - 48M EXIST. TREE - DIAMETER - SPECIES
  - UP4-1 UTILITY POLE
  - OHW OVERHEAD WIRES
  - GA GAS GATE
  - WATER CURB STOP
  - WATER GATE
  - FI FIRE HYDRANT
  - DM DRAIN MANHOLE
  - CB CATCH BASIN
  - SE SEWER MANHOLE
  - D DUMPSTER
  - VCC VERTICAL CONCRETE CURBING
  - VGC VERTICAL GRANITE CURBING
  - CCB CAPE COD BERM
  - HANDICAP PARKING SPACE
  - BUILDING MOUNTED LIGHT
  - POLE MOUNTED LIGHT

MARCH 13, 2019  
 PERFORMED BY CARLOS A. QUINTAL, P.E., SOIL EVALUATOR

TP 1 ELEV. = 324.24 - ABANDONED

TP 2 ELEV. = 324.75  
 0 - 8" A 10YR 3/3 SANDY LOAM  
 8" - 24" B 10YR 6/6 SANDY LOAM  
 24" - 60" C 2.5Y 5/6 SANDY LOAM

TP 3 ELEV. = 323.85  
 0 - 8" A 10YR 3/3 SANDY LOAM  
 8" - 24" B 10YR 6/6 SANDY LOAM  
 24" - 64" C 2.5Y 5/6 SANDY LOAM

TP 4 ELEV. = 317.52  
 0 - 12" A 10YR 3/3 SANDY LOAM  
 12" - 36" B 10YR 6/6 SANDY LOAM  
 36" - 90" C 2.5Y 4/3 GRAVELLY SANDY LOAM  
 NO GROUNDWATER  
 NO MOTLES AT 90" ELEV. = 310.02

TP 5 ELEV. = 316.53  
 0 - 18" A 10YR 3/3 SANDY LOAM  
 18" - 42" B 10YR 6/6 SANDY LOAM  
 42" - 109" C 2.5Y 5/6 SANDY LOAM  
 GROUNDWATER AT 100" ELEV. = 310.20  
 NO MOTLES OBSERVED

TP 6 ELEV. = 318.03  
 0 - 10" A 10YR 3/3 SANDY LOAM  
 10" - 97" B 10YR 6/6 SANDY LOAM  
 NO GROUNDWATER OBSERVED  
 NO MOTLES OBSERVED AT 97" ELEV. = 309.94

ALL TEST PITS WERE DUG TO REFUSAL

SIGHT DISTANCE BASED ON POSTED SPEED OF 25 MPH AT THE INTERSECTION OF EAST CENTRAL STREET AND ALPINE PLACE.

PER MASDOT STOPPING SIGHT DISTANCE FOR 25 MPH AT 0% GRADE - 155 FEET.

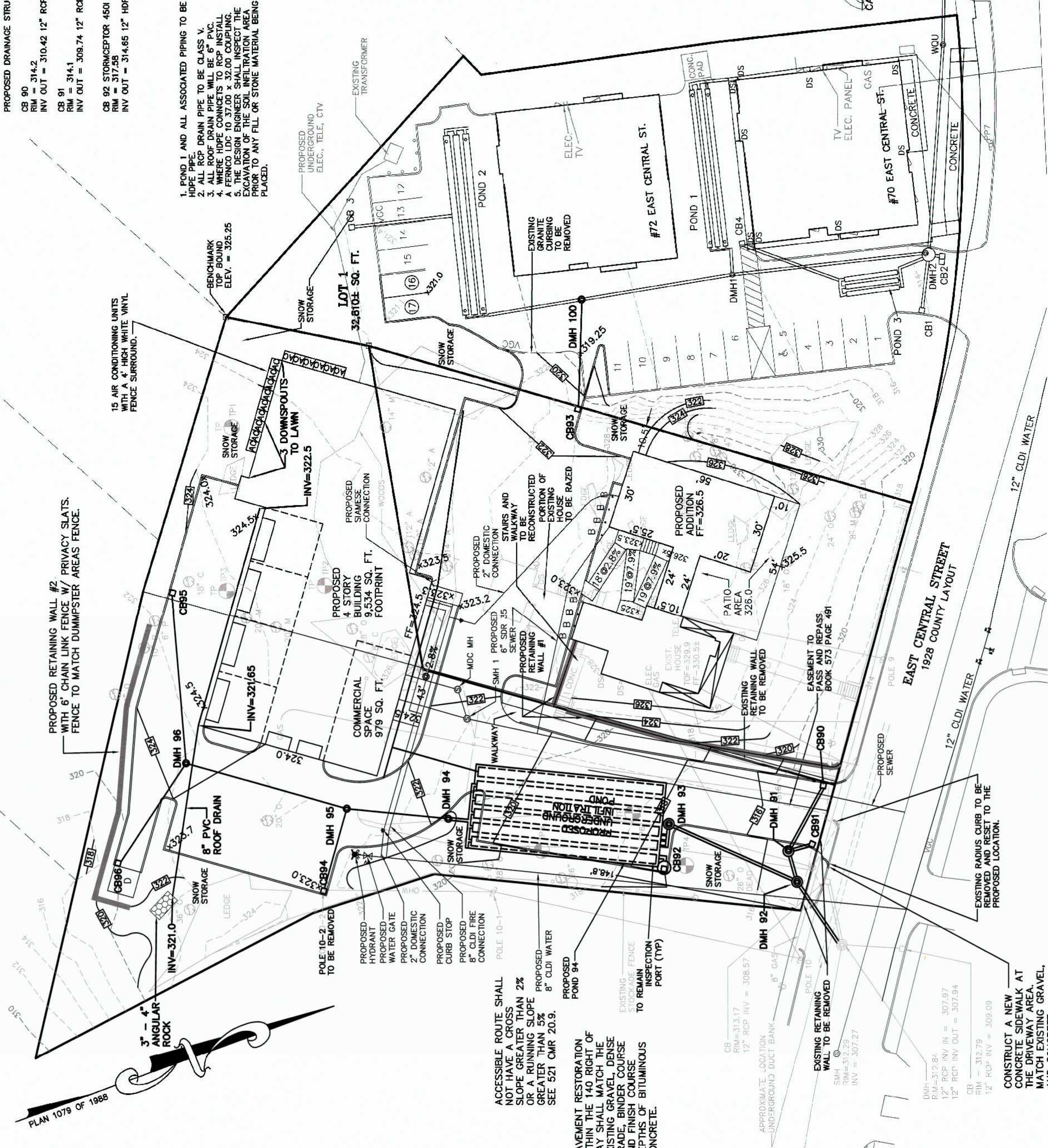
SIGHT DISTANCE WAS MEASURED 14.5 FEET FROM EDGE LINE. EXITING THE SITE, LOOKING WEST 200 + FEET, LOOKING EAST 300 + FEET.

REFERENCE MASS HIGHWAY EXHIBIT 3.8

200 FOOT SIGHT DISTANCE AT ZERO GRADE HAD A DESIGN SPEED OF 30 MPH.

SITE PLAN APPROVAL  
 REQUIRED  
 FRANKLIN PLANNING BOARD

DATE \_\_\_\_\_

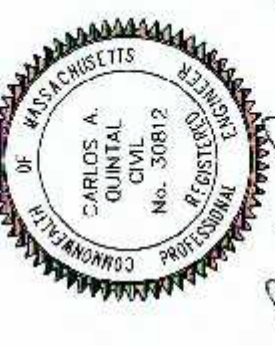


- PROPOSED DRAINAGE STRUCTURE SCHEDULE:**
- CB 90 RIM = 314.2 INV OUT = 310.42 12" RCP
  - CB 91 RIM = 314.1 INV OUT = 308.74 12" RCP
  - CB 92 STORMCEPTOR 4501 RIM = 317.55 INV OUT = 314.65 12" HDPE
  - CB 93 RIM = 320.4 INV OUT = 316.4 12" RCP
  - CB 94 RIM = 323.0 INV OUT = 318.02 12" RCP
  - CB 95 RIM = 323.0 INV OUT = 319.00 12" RCP
  - CB 96 RIM = 323.0 INV OUT = 319.00 12" RCP
  - DMH 91 - CDS WOU RIM = 315.0 INV IN = 310.18 12" RCP - CB 90 INV IN = 309.68 12" RCP - CB 91 INV OUT = 308.58 12" RCP
  - DMH 92 RIM = 314.5 INV IN = 308.5 12" RCP - DMH 91 INV IN = 310.5 12" RCP - DMH 93 INV OUT = 308.5 12" RCP
  - DMH 93 RIM = 317.9 INV IN = 315.0 12" HDPE INV OUT = 312.46 12" RCP
  - DMH 94 WOU RIM = 322.1 INV IN = 314.82 12" RCP INV OUT = 314.82 12" RCP
  - DMH 95 RIM = 323.5 INV IN = 316.62 12" RCP INV OUT = 316.52 12" RCP
  - DMH 96 324.2 INV IN = 316.39 12" RCP INV OUT = 316.29 12" RCP
  - DMH 100 - DOGHOUSE MANHOLE RIM = 319.0 INV IN = 315.73 12" RCP INV OUT = 315.63 12" RCP

1. POND 1 AND ALL ASSOCIATED PIPING TO BE PIPE PER RCP. DRAIN PIPE TO BE CLASS V.
2. ALL ROOF DRAIN PIPE WILL BE 6" PVC.
3. WHERE HOPE CONNECTS TO RCP, INSTALL A FERNCO LDC 10.37.00 x 32.00 COUPLING.
4. THE DESIGN ENGINEER SHALL INSPECT THE EXCAVATION OF THE SOIL INFILTRATION AREA PRIOR TO ANY FILL OR STONE MATERIAL BEING PLACED.

- UTILITY NOTES:**
- DOMESTIC WATER SUPPLY SHALL BE BASED ON PLUMBING ENGINEERS CALCULATIONS.
  - FIRE SUPPLY LINE TO BE CONNECTED TO EXISTING WATER MAIN IN STREET. LOCATION SHOWN APPROXIMATELY. FINAL SIZING AND LOCATION SHALL BE DETERMINED BY THE PLUMBING ENGINEER.
  - ELECTRIC, TELEPHONE AND CABLE TV LOCATIONS TO BE SERVICES ARE PROPOSED TO BE CONNECTED TO THE 70-72 EAST CENTRAL STREET SITE AND SHALL BE UNDERGROUND.
  - GAS SERVICE AND LOCATIONS TO BE DETERMINED BY THE GAS COMPANY.
  - PV AND SAMESE CONNECTIONS SHOWN APPROXIMATE. FINAL LOCATIONS TO BE DESIGNED BY PLUMBING ENGINEER AND APPROVED BY FIRE DEPARTMENT.
  - THE DRAINAGE INSTALLATION SHALL BE INSPECTED AND CERTIFIED BY THE PLUMBING ENGINEER PRIOR TO CONSTRUCTION.
  - EXISTING WATER SERVICE TO BE CUT AND CAPPED AT THE MAIN PER DPW REQUIREMENTS.
  - EXISTING SEWER SERVICE TO BE CUT AND CAPPED AT THE PROPERTY LINE.
  - EXISTING ELECTRIC, TELEPHONE AND CTV SERVICES TO BE REMOVED BY THE APPROPRIATE UTILITY COMPANIES. POLE 10-2 TO BE REMOVED AS PERMITTED BY THE APPROPRIATE UTILITY COMPANY.

- NOTES:**
- CONTRACTOR TO CONTACT DIGSAFE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
  - CONTRACTOR TO VERIFY LOCATIONS OF EXISTING UTILITIES ANY REPORT ANY DISCREPANCIES TO UNITED CONSULTANTS, INC.
  - ALL WORK SHALL CONFORM TO THE TOWN OF FRANKLIN DPW STANDARDS.
  - MAINTAIN A MINIMUM OF 10' SEPARATION FROM THE WATER SERVICE TO THE SEWER SERVICE.
- MAP 286 PARCELS 32 AND 34  
 MAP 286 PARCEL 33 HAS A PROPOSED EASEMENT FOR ACCESS AND UTILITIES.



CARLOS A. QUINTAL, P.E. #30812

**SITE PLAN MODIFICATION  
 GRADING & UTILITY PLAN**

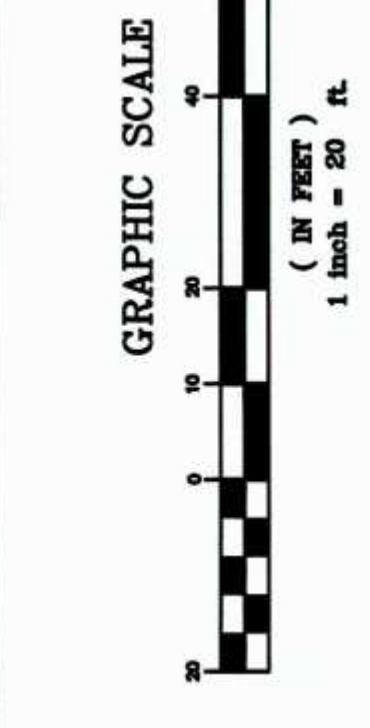
70, 72, 88 AND 94 EAST CENTRAL STREET  
 FRANKLIN, MASSACHUSETTS

PREPARED FOR  
 70 EAST CENTRAL STREET, LLC  
 37 EAST CENTRAL STREET  
 FRANKLIN, MASSACHUSETTS

MARCH 4, 2020  
 SCALE: 1" = 20'

DATE	INT.
6/19	BL
3/20	RRG
3/20	COMP
3/20	CAQ

NO.	DATE	BY	DESCRIPTION
3	9/14/20	RRG	SITE LAYOUT AND DESIGN
2	5/29/20	RRG	REVIEW COMMENTS
1	4/23/20	RRG	REVIEW COMMENTS



**UNITED CONSULTANTS INC.**

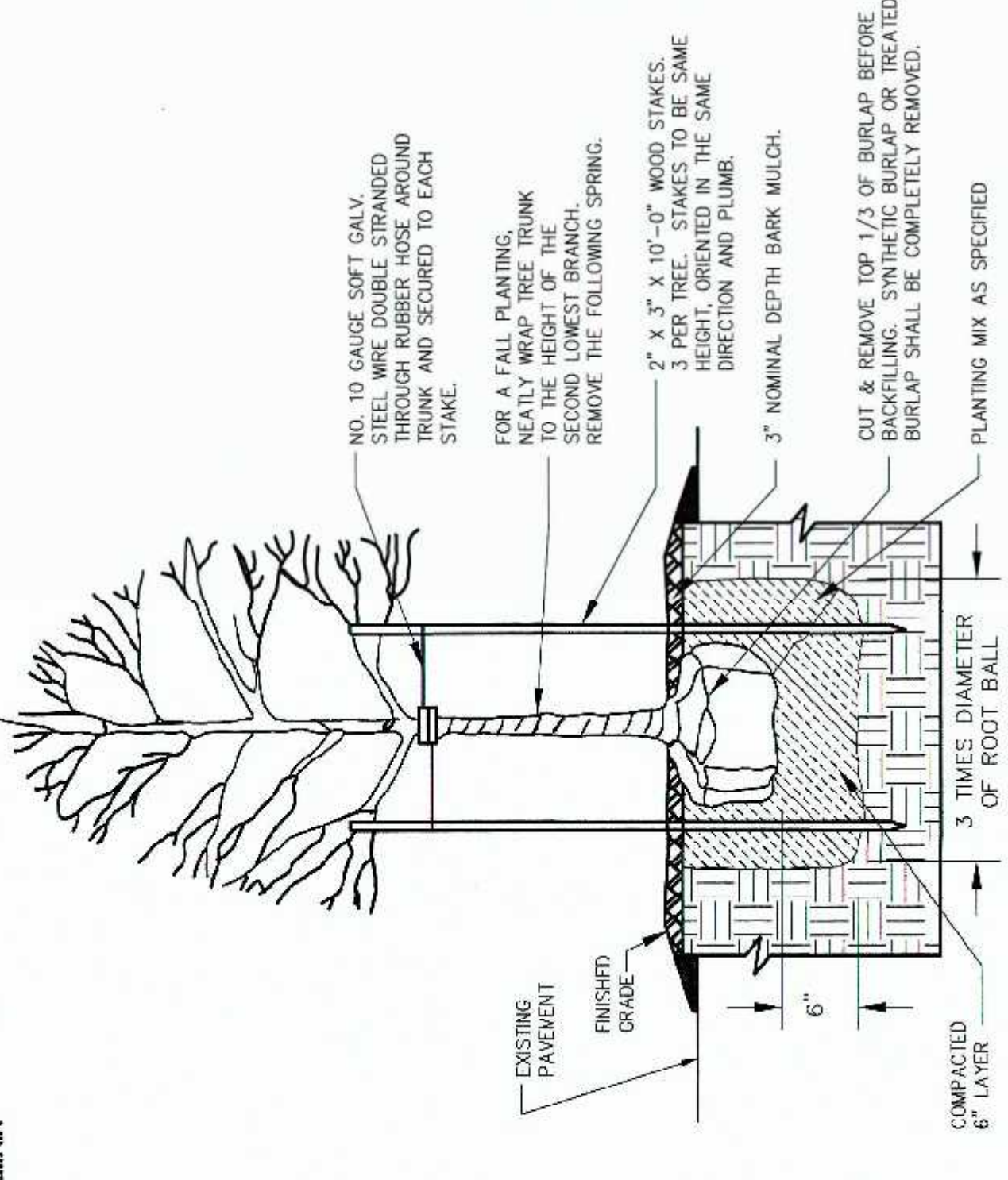
850 FRANKLIN STREET SUITE 11D  
 WRENTHAM, MASSACHUSETTS 02093  
 508-964-6660 FAX 508-964-6666

DATE: MAR. 4, 2020  
 SCALE: 1" = 20'  
 PROJECT: UC1334  
 SHEET: 4 of 9

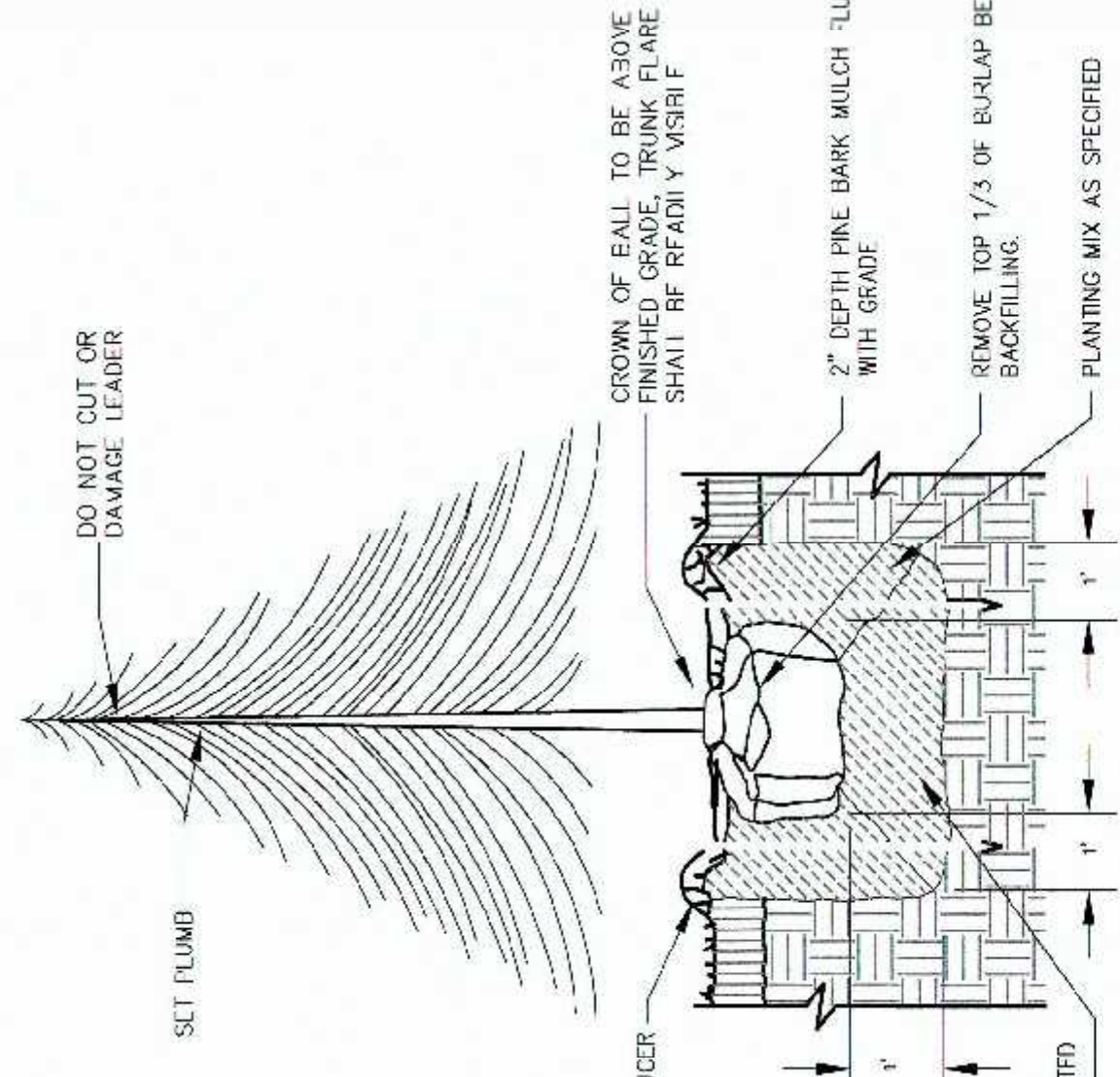
# PLANTING SCHEDULE

NUMBER	COMMON NAME	SCIENTIFIC NAME	SIZE	CONDITION
2	AMERICAN ELM - AE	ULMUS AMERICANA	3"	B&B
3	RED MAPLE - RM	ACER RUBRUM	3"	B&B
11	ARBORVITAE - A	THUJA PLICATA	4 - 6 FEET	B&B

EXISTING TREE LEGEND:  
 R - TO BE REMOVED  
 K - TO REMAIN



## DECIDUOUS TREE PLANTING



## EVERGREEN TREE PLANTING

MAP 286 PARCELS 32 AND 34  
 MAP 286 PARCEL 33 HAS A PROPOSED EASEMENT FOR ACCESS AND UTILITIES.



*Carlos A. Quintal*  
 CARLOS A. QUINTAL P.E. #30812

**SITE PLAN MODIFICATION  
 PLANTING PLAN**  
 70, 72, 88 AND 94 EAST CENTRAL STREET  
 FRANKLIN, MASSACHUSETTS  
 PREPARED FOR  
 70 EAST CENTRAL STREET, LLC  
 37 EAST CENTRAL STREET  
 FRANKLIN, MASSACHUSETTS  
 MARCH 4, 2020  
 SCALE: 1" = 20'

DATE	MAR. 4, 2020
SCALE	1" = 20'
PROJECT	UC1334
SHEET	5 of 9

**UNITED CONSULTANTS INC.**  
 850 FRANKLIN STREET SUITE 11D  
 WRENTHAM, MASSACHUSETTS 02093  
 508-384-6660 FAX 508-384-6668

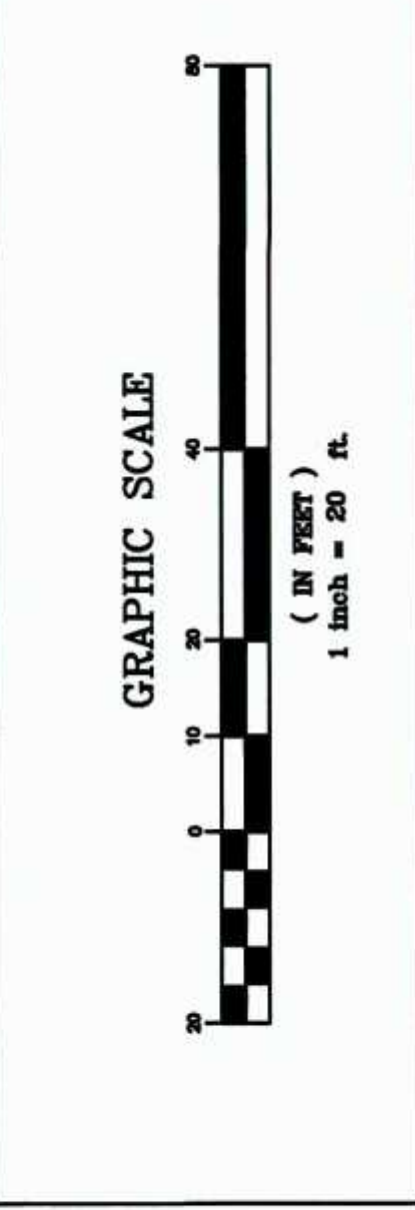
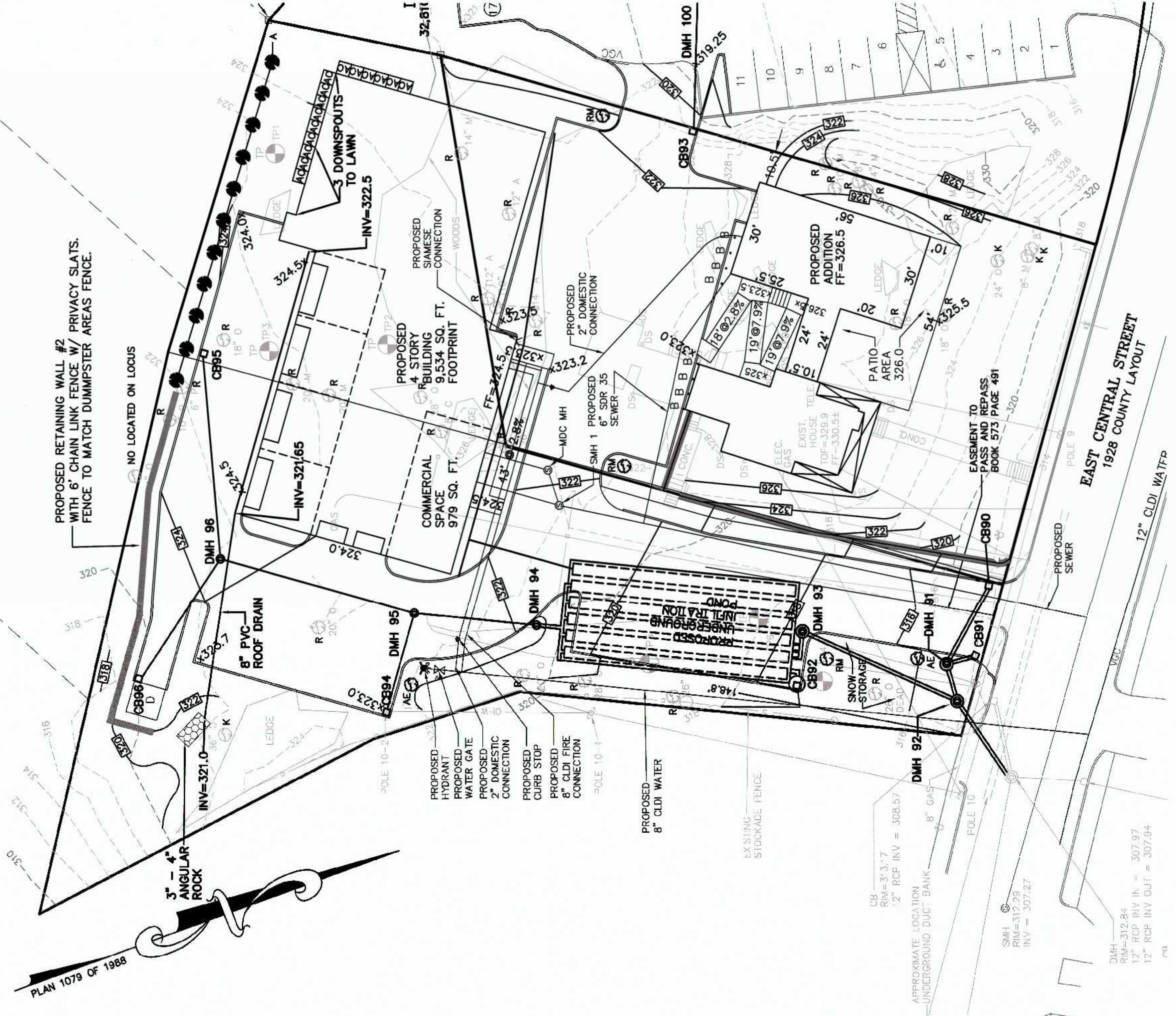
PLANTINGS FOR 88 AND 94 EAST CENTRAL STREET AREAS - PER SECTION 185-21(G) PROVIDE 1 TREE PER 10 PARKING SPACES  
 - 48 PARKING SPACES LOCATED OUTSIDE OF BUILDING AND INSIDE OF BUILDING = 48 / 10 = 5 TREES PROVIDED.  
 - ALL PLANTINGS ARE IN ACCORDANCE WITH THE TOWN OF FRANKLIN BEST DEVELOPMENT PRACTICES GUIDEBOOK.

## GENERAL NOTES

1. PLANTING HOLE SHALL BE THREE TIMES ROOT BALL DIAMETER.
2. ALL INSTALLED PLANT MATERIAL SHALL BEAR THE SAME RELATIONSHIP TO FINISH GRADE (TOP OF PLANTING SOIL MIX), AS IT BORE TO THE NURSERY OR FIELD GRADE.
3. THE PLANTING HOLE DEPTH SHALL PROVIDE FOR A SIX INCH DEPTH OF PLANTING SOIL MIX BELOW THE ANTICIPATED ROOT BALL BOTTOM.
4. NOTWITHSTANDING THE REQUIREMENTS OF NOTES 1 & 3 ABOVE, NO PLANTING HOLE FOR TREES SHALL HAVE LESS THAN ONE CUBIC YARD OF PLANTING SOIL MIX.
5. PLANTING SOIL MIX SHALL BE A LOAM OR SANDY LOAM, AS DEFINED BY THE U.S.D.A. THE FIRST (BOTTOM) SIX INCH LAYER IN THE PRE-EXCAVATED PLANTING HOLE SHALL BE FIRMLY TAMPED TO PREVENT SETTLEMENT OF THE ROOT BALL POSITIONED THEREON. SUBSEQUENT LIFTS TO FINISH GRADE SHALL BE IN SIX INCH LOOSE LIFTS, EACH SETTLED BY THOROUGH SOAKING.
6. UPON ATTAINMENT OF FINISH GRADE WITHIN EACH PLANTING BED, THE GROUND SURFACE SHALL RECEIVE AN EVEN APPLICATION OF ORGANIC NON-PHOSPHORUS FERTILIZER APPLIED PER THE MANUFACTURERS RECOMMENDATIONS.
7. COVERED WITH A THREE INCH NOMINAL DEPTH OF SHREDDED CEDAR BARK (OR APPROVED EQUIVALENT), MAINTAINING A ONE INCH MINIMUM DEPTH AT THE BERM EDGE, AND IMMEDIATELY RISING TO A THREE INCH DEPTH ACROSS THE PLANTING BED OR LANDSCAPE ISLAND. (SEE DETAIL)

## LEGEND:

- DH5B DRILL HOLE STONE BOUND
- 237- EXISTING COUNTOUR
- x274.3 SPOT GRADE - PROPOSED
- x274.3EX. SPOT GRADE - EXISTING
- 45M EXIST. TREE - DIAMETER - SPECIES
- UP4-1 UTILITY POLE
- OH1W OVERHEAD WIRES
- WATER CURB STOP
- WATER GATE
- FIRE HYDRANT
- DRAIN MANHOLE
- CATCH BASIN
- SEWER MANHOLE
- D DUMPSTER
- VCC VERTICAL CONCRETE CURBING
- VGC VERTICAL GRANITE CURBING
- CCB CAPE COD BERM
- HANDICAP PARKING SPACE
- BUILDING MOUNTED LIGHT
- POLE MOUNTED LIGHT



SITE PLAN APPROVAL  
 REQUIRED  
 FRANKLIN PLANNING BOARD  
 DATE \_\_\_\_\_

NO.	DATE	DESCRIPTION	BY
3	9/14/20	SITE LAYOUT AND DESIGN	RRG
2	5/29/20	REVIEW COMMENTS	RRG
1	4/23/20	REVIEW COMMENTS	RRG

# OPERATION AND MAINTENANCE PLAN

## CONSTRUCTION PHASE

1. THE OWNER'S REPRESENTATIVE, BRAD CHAFFEE (1-508-331-6161), SHALL BE THE RESPONSIBLE PARTY FOR THE STORMWATER MAINTENANCE PLAN.
2. THE SITE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES WEEKLY AND AFTER ALL RAIN EVENTS.
3. SEDIMENT SHALL BE REMOVED FROM COMPOST SOCK WHEN A MAXIMUM DEPTH OF 6" IS OBSERVED OR AS NEEDED.
4. CONSTRUCTION ENTRY MAT SHALL BE INSPECTED WEEKLY AND AFTER ALL RAIN EVENTS. SEE DETAIL FOR MAINTENANCE REQUIREMENTS.
5. DAMAGED OR DETERIORATED COMPOST SOCK AREAS SHALL BE REPLACED IMMEDIATELY.
6. EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETED AND ALL DISTURBED AREAS ARE STABILIZED.
7. SILT SAKS SHALL BE INSTALLED AT ALL CATCH BASINS AND SHALL BE INSPECTED WEEKLY AND AFTER ALL RAIN EVENTS.
8. CLEANING OF SILT SAKS SHALL BE COMPLETED AS NECESSARY.
9. THE STORMCATCHER UNITS SHALL BE CLEANED WITH A VACUUM TRUCK.

## INSPECTION AND MAINTENANCE SCHEDULE:

1. INSPECTIONS SHALL BE CONDUCTED BY THE APPLICANT'S ENGINEER, CONTRACTOR AND / OR REPRESENTATIVES OF THE TOWN AS NECESSARY. AT A MINIMUM INSPECTIONS SHALL BE CONDUCTED ON A MONTHLY BASIS.
2. MONTHLY INSPECTIONS SHALL INCLUDE THE PARKING LOT SURFACE TO DETERMINE IF ACCUMULATED SEDIMENT ARE TO BE REMOVED.
3. INSPECTIONS OF THE STORMCATCHER UNITS TO DETERMINE THE DEPTH OF SEDIMENT AND REQUIRED CLEANING.
4. INSPECTION OF THE EXISTING CATCH BASINS TO DETERMINE THE DEPTH OF SEDIMENT AND REQUIRED CLEANING.
5. INSPECTION OF POND 1, THE EXISTING POND AND THE RAIN GARDEN TO DETERMINE IF CLEANING IS NECESSARY.

## OPERATION AND MAINTENANCE SCHEDULE

### CONSTRUCTION PHASE:

1. THE EROSION CONTROL BARRIERS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER ALL STORM EVENTS.
2. ONCE THE PARKING LOT HAS BEEN PAVED DAILY INSPECTIONS SHALL BE CONDUCTED TO DETERMINE THE NECESSITY TO REMOVE ANY ACCUMULATED SEDIMENT. THE REMOVAL OF THE ACCUMULATED SEDIMENT SHALL BE COMPLETED ON THE DAY THE DETERMINATION IS MADE.
3. SILT SAKS SHALL BE INSTALLED AT THE STORMCATCHER UNITS, CATCH BASIN 91 AND C897 AND THE TWO CATCH BASINS ON 70 - 72 EAST CENTRAL STREET SITE.
4. THE STORMCATCHER UNITS SHALL BE INSPECTED ON A WEEKLY BASIS AND CLEANED AS NECESSARY.
5. THE POND SHALL BE INSPECTED AFTER EACH STORM EVENT AND CLEANED WHEN THE SEDIMENT DEPTH REACHES 8" ONCE INSTALLED THEY SHALL BE INSPECTED ON A WEEKLY BASIS AND CLEANED AS NECESSARY.

ADDITIONAL EROSION CONTROLS MAY BE REQUIRED DEPENDING ON ACTUAL FIELD CONDITIONS DURING CONSTRUCTION.

### LONG TERM:

1. THE PARKING LOT SHALL BE SWEEPED TWICE PER YEAR WITH ONE BEING AFTER THE LAST WINTER SANDING.
2. THE STORMCATCHERS SHALL BE INSPECTED 4 TIMES PER YEAR AND SEDIMENT REMOVED WHEN THE DEPTH REACHES 8 INCHES.
3. THE POND SHALL BE INSPECTED AND PREVENTIVE MAINTENANCE PERFORMED TWICE PER YEAR. THE PONDS SHALL BE INSPECTED AFTER EVERY STORM EVENT EXCEEDING 1 INCH OF RAINFALL FOR THE FIRST 3 MONTHS AND THEN TWICE PER YEAR THEREAFTER AND WHEN THERE ARE DISCHARGES THROUGH THE HIGH OUTLET.
4. DURING INSPECTIONS OF STORM-WATER FACILITIES ANY TRASH OR DEBRIS DISCOVERED SHALL BE IMMEDIATELY REMOVED.

### NOTES:

1. ANY AREA NOT BEING ACTIVELY WORKED FOR 14 DAYS SHALL BE TEMPORARILY STABILIZED.
2. UPON COMPLETION OF GRADING ACTIVITIES THE AREA SHALL BE STABILIZED OR PLANTED WITHIN 7 DAYS.
3. NON-PHOSPHORUS FERTILIZER SHALL BE APPLIED AS NECESSARY.
4. NON-HALOGENATED ICE MELT SHALL BE APPLIED AS NECESSARY.

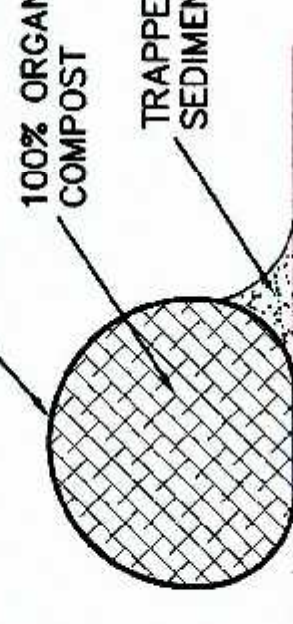
### PROJECT NARRATIVE:

THE PROJECT CONSISTS OF THE DEMOLITION OF AN EXISTING BUILDING AND IMPROVEMENTS. UPON RECEIPT OF ALL NECESSARY APPROVALS THE APPLICANT WILL FILE FOR AND OBTAIN THE NECESSARY ADDITIONAL PERMITS INCLUDING SEWER AND WATER CONNECTION PERMITS, STREET OPENING PERMITS AND BUILDING PERMIT. UPON SECURING ALL THE NECESSARY PERMITS THE PROJECT WILL MOVE TO THE CONSTRUCTION PHASE AND WILL BE COMPLETED BASED ON THE CONSTRUCTION SEQUENCE.

### EROSION CONTROL NOTES:

1. COMPOST SOCK SHALL BE INSTALLED PRIOR TO TREE CLEARING OR SITE WORK COMMENCING.
2. ENTRY MAT TO BE INSTALLED.
3. COMPOST SOCK TO REMAIN IN CONTACT WITH THE EARTH. REPAIR OR RESET AS NECESSARY.
4. SLOPES GREATER THAN 3' HORIZONTAL TO 1' VERTICAL SHALL BE STABILIZED WITH HYDROSEED, SECURED GEOTEXTILE FABRIC OR RIPRAP AS REQUIRED TO PREVENT EROSION. ALL SLOPE FLATTER THAN 3' HORIZONTAL TO 1' VERTICAL SHALL BE HYDROSEED.
5. STORMCATCHER UNITS, CATCH BASINS AND PARKING AREA TO BE CLEANED ONCE CONSTRUCTION IS COMPLETED.
6. ALL SEDIMENT COLLECTED DURING THE CONSTRUCTION PHASE OR POST CONSTRUCTION PHASE SHALL BE DISPOSED OF TO AN APPROVED LOCATION.
7. AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED THE EROSION CONTROL MEASURES SHALL BE REMOVED.
8. DAMAGED OR DETERIORATED EROSION CONTROL MEASURES SHALL BE REPAIRED OR REPLACED IMMEDIATELY AFTER THEY HAVE BEEN IDENTIFIED.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INSPECTIONS.
10. DUST CONTROL WILL BE BY SPRAYING WATER AS NECESSARY. THE USE OF OILS, PETROLEUM PRODUCTS OR TOXIC LIQUIDS FOR DUST CONTROL IS PROHIBITED.

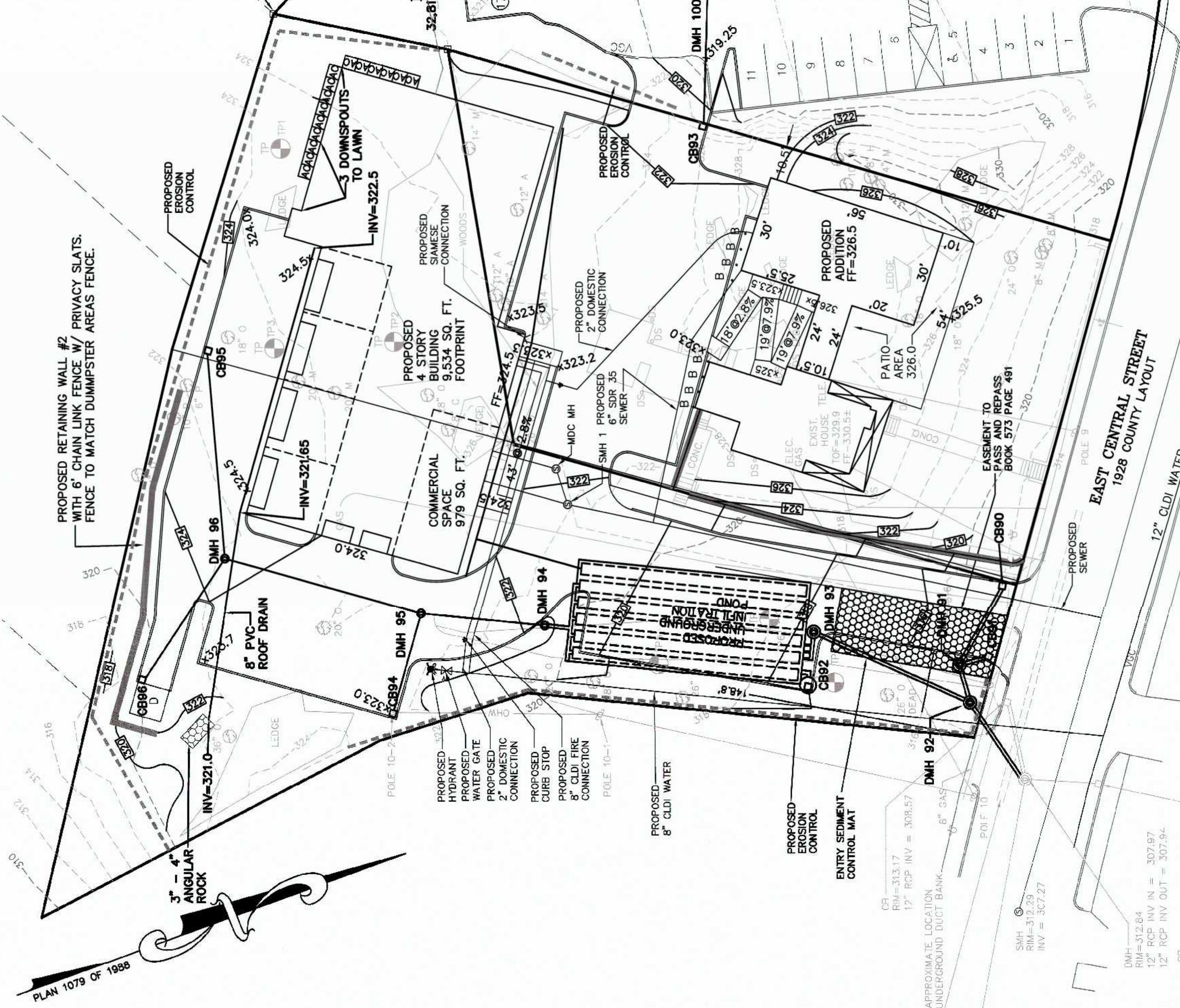
BIODEGRADABLE SOCK - 12" DIAMETER



COMPOST SOCK DETAIL

ENTRY SEDIMENTATION CONTROL MAT SECTION N.T.S.

- NOTES:
1. PAD SHALL BE A MINIMUM OF 20 FEET IN WIDTH. EXISTING ASPHALT DRIVE TO REMAIN IN PLACE UNTIL FINAL PAVEMENT IS TO BE INSTALLED.
  2. PAD SHALL CONSIST OF 4" STONE 8" MIN. DEPTH AND THEN TOP DRESSED WITH 4" OF 1" - 2" WASHED STONE.



GRAPHIC SCALE



SITE PLAN APPROVAL REQUIRED  
FRANKLIN PLANNING BOARD

DATE

DATE	FIELD BY:	INT.
6/19	BL	
BK#	FIELD BOOK	PG#
3/20	CAJCS BY:	RRG
3/20	DESIGNED BY:	RRG
3/20	DRAWN BY:	COMP
3/20	CHECKED BY:	CAQ

NO.	DATE	DESCRIPTION	BY
3	9/14/20	SITE LAYOUT AND DESIGN	RRG
2	5/29/20	REVIEW COMMENTS	RRG
1	4/23/20	REVIEW COMMENTS	RRG

UNITED CONSULTANTS INC.  
850 FRANKLIN STREET SUITE 11D  
WRENTHAM, MASSACHUSETTS 02093  
508-384-6660 FAX 508-384-6666

DATE	MAR. 4, 2020
SCALE	1" = 20'
PROJECT	UC1384
SHEET	6 of 9

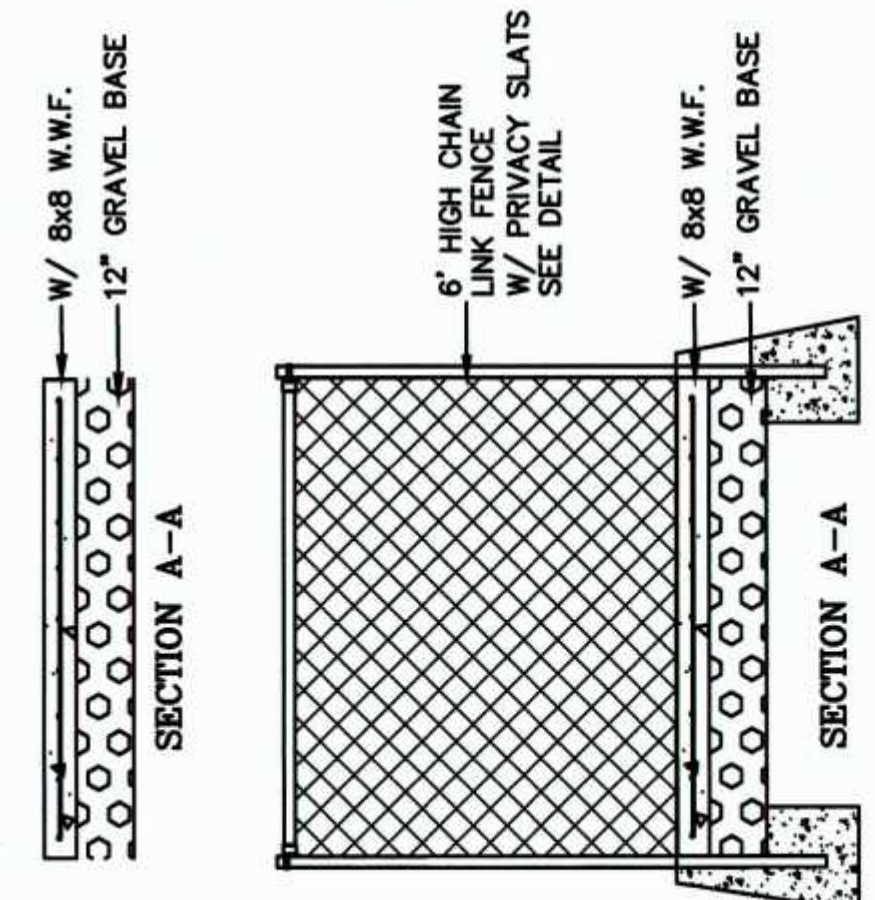


Carlos A. Quintal  
CARLOS A. QUINTAL P.E. #30812

SITE PLAN MODIFICATION  
EROSION CONTROL PLAN  
70, 72, 88 AND 94 EAST CENTRAL STREET  
FRANKLIN, MASSACHUSETTS  
PREPARED FOR  
70 EAST CENTRAL STREET, LLC  
37 EAST CENTRAL STREET  
FRANKLIN, MASSACHUSETTS  
MARCH 4, 2020  
SCALE: 1" = 20'

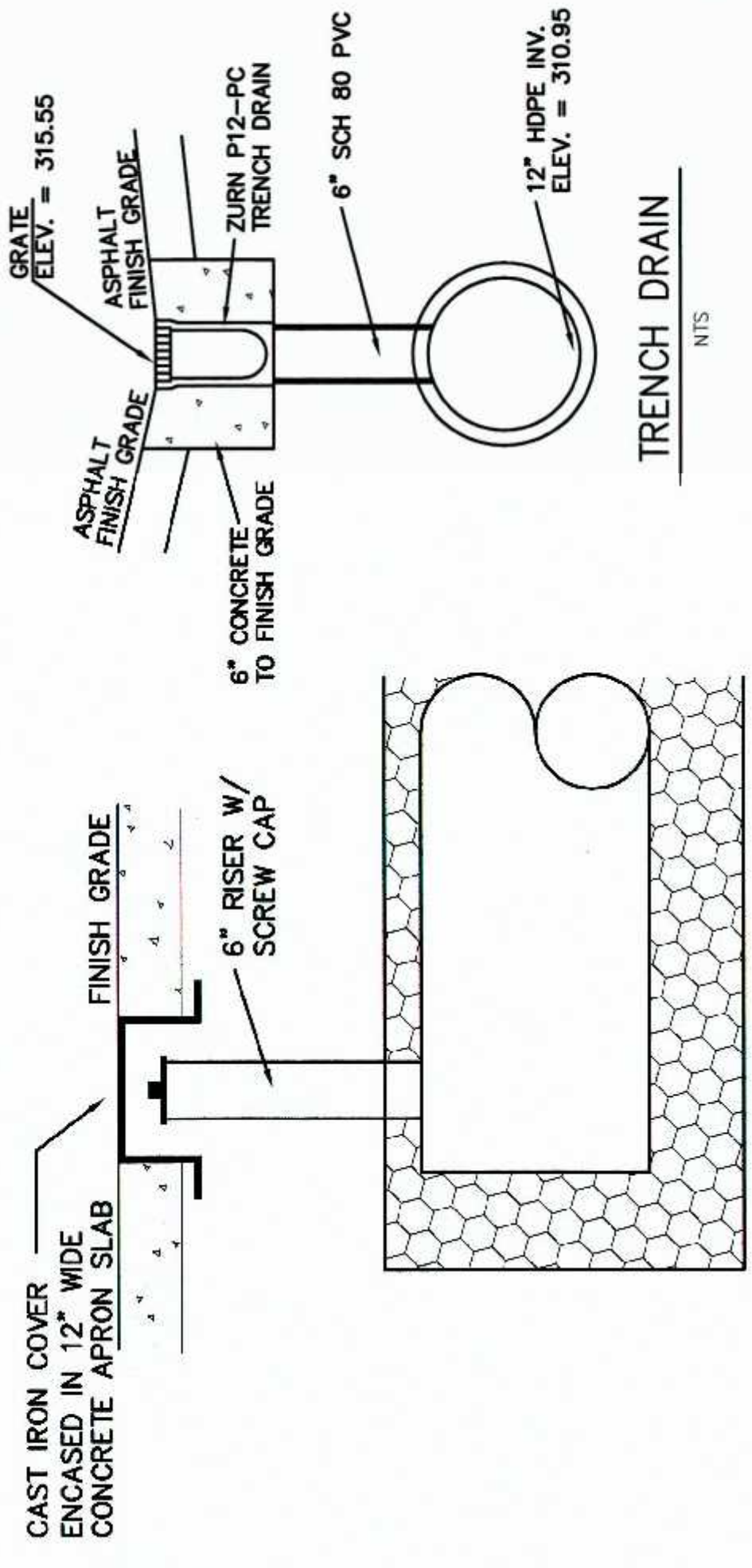
OWNER:  
MAP 288 PARCELS 32 AND 34  
70 EAST CENTRAL STREET, LLC  
37 EAST CENTRAL STREET  
FRANKLIN, MASSACHUSETTS  
OWNER MAP 288 PARCEL 33  
JOHN AND CAROL SHERRY  
88 EAST CENTRAL STREET  
APPLICANT:  
70 EAST CENTRAL STREET, LLC  
37 EAST CENTRAL STREET  
FRANKLIN, MASSACHUSETTS



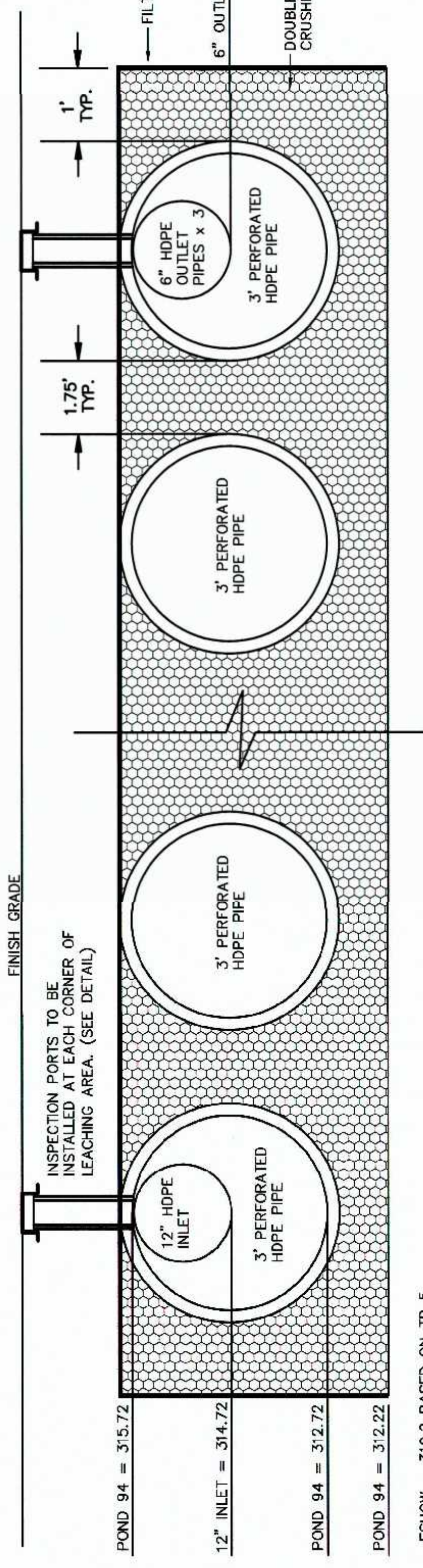


DUMPSTER AREA FENCE

CONCRETE DUMPSTER PAD

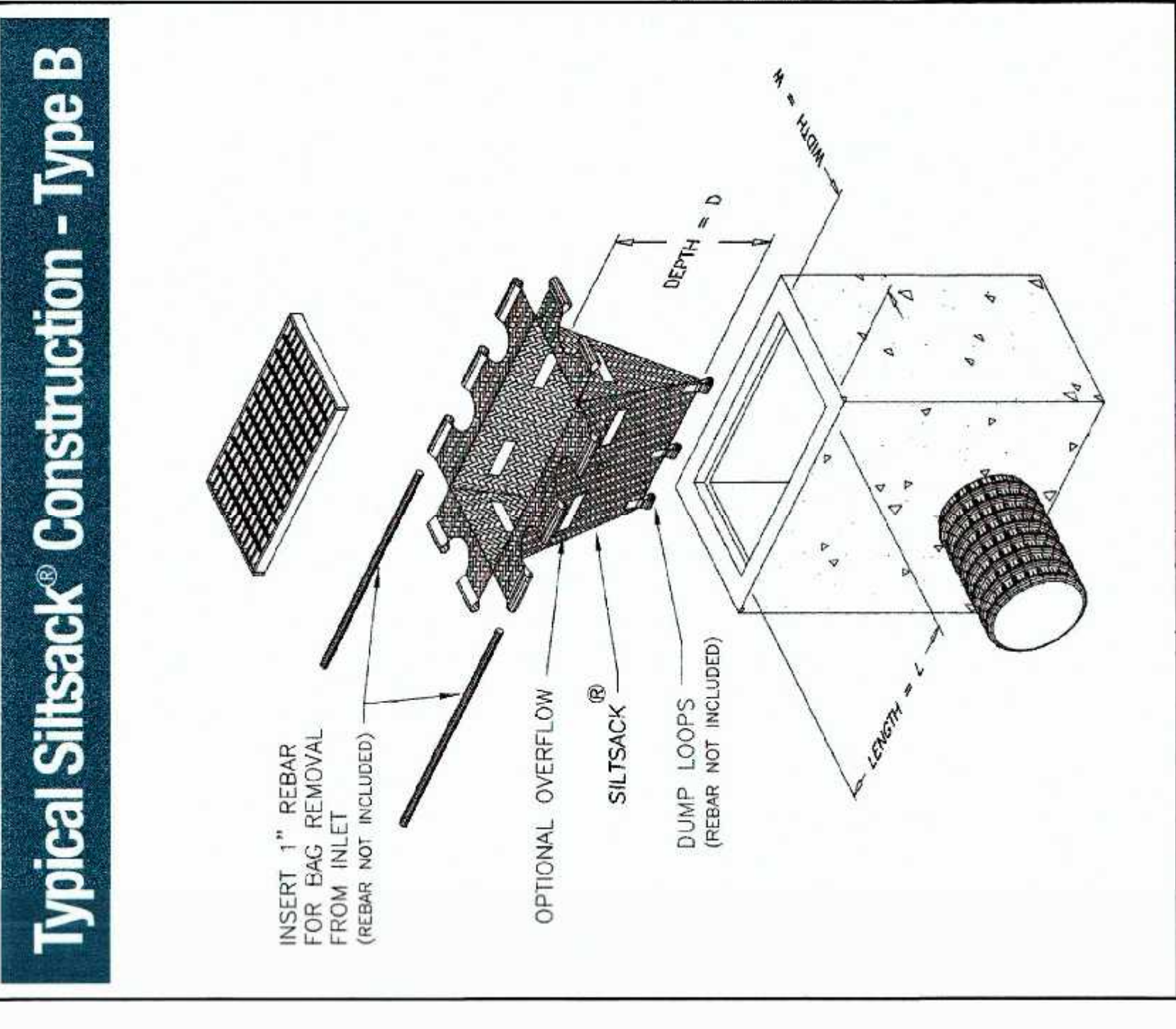


INSPECTION PORT DETAIL  
DRAINAGE INFILTRATION AREAS  
N.T.S.

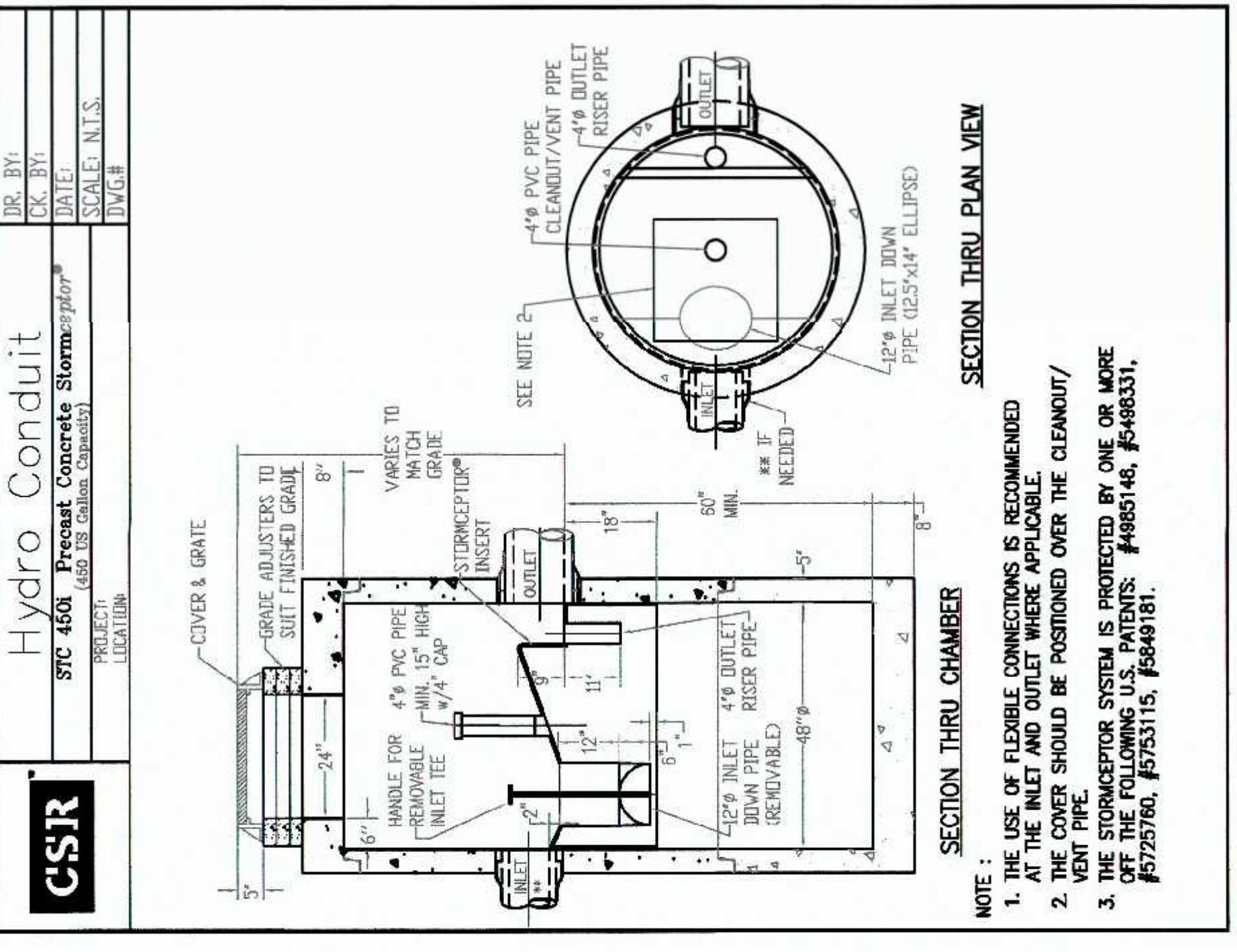


DRAINAGE INFILTRATION AREA

THE DESIGN ENGINEER SHALL INSPECT THE EXCAVATION OF THE SOIL INFILTRATION AREA PRIOR TO ANY FILL BEING PLACED.



Typical Siltsock® Construction - Type B

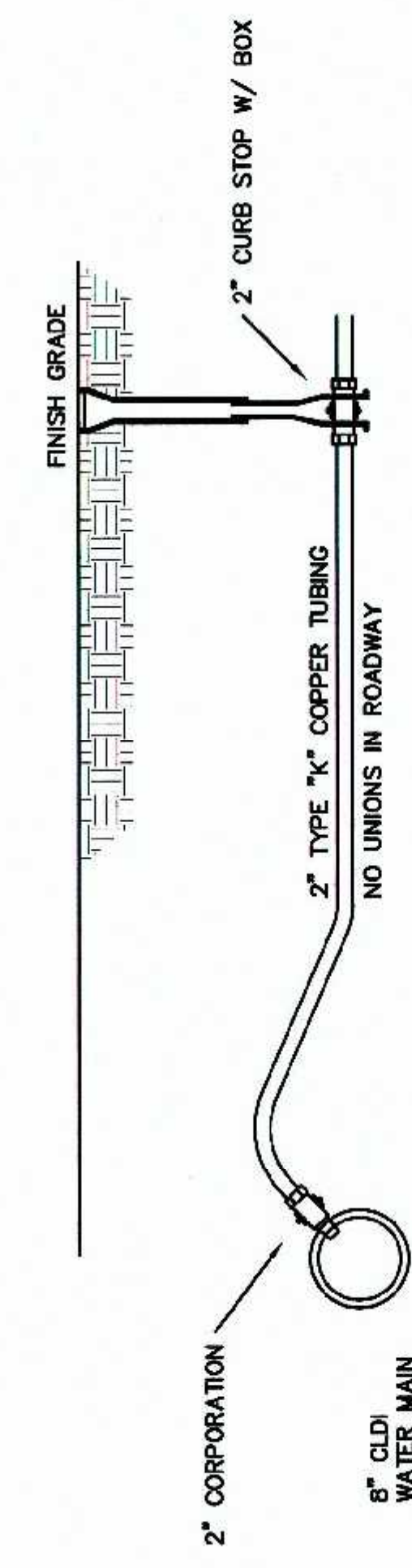


SECTION THRU CHAMBER

SECTION THRU PLAN VIEW

NOTE:  
1. THE USE OF FLEXIBLE CONNECTIONS IS RECOMMENDED AT THE INLET AND OUTLET WHERE APPLICABLE.  
2. THE COVER SHOULD BE POSITIONED OVER THE CLEANOUT/VENT PIPE.  
3. THE STORMCEPTOR SYSTEM IS PROTECTED BY ONE OR MORE OF THE FOLLOWING U.S. PATENTS: #4885148, #5488331, #5725760, #5753115, #5848181.

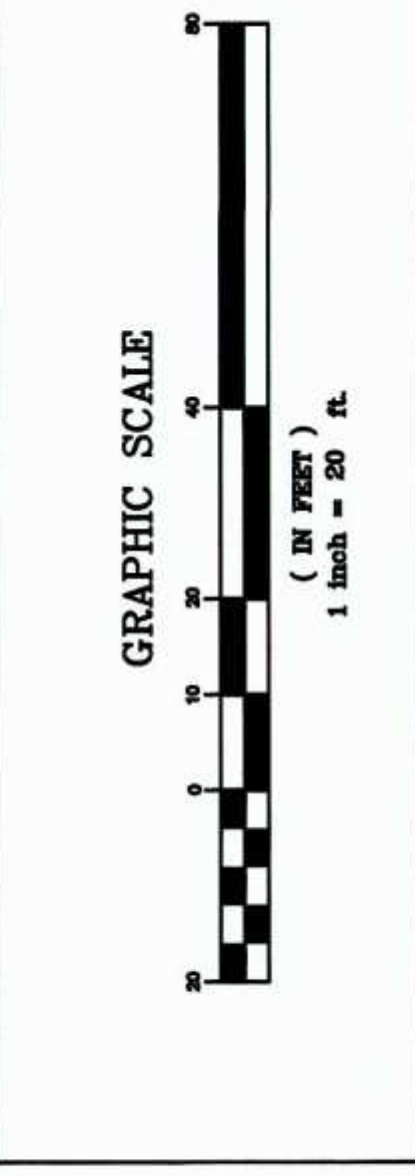
NOTES:  
1. CONTRACTOR TO CONTACT DIGSAFE PRIOR TO COMMENCEMENT OF CONSTRUCTION.  
2. CONTRACTOR TO VERIFY LOCATIONS OF EXISTING UTILITIES AND REPORT ANY DISCREPANCIES TO UNITED CONSULTANTS, INC.  
3. ALL WORK SHALL CONFORM TO THE TOWN OF FRANKLIN DPW STANDARDS.  
4. MAINTAIN A MINIMUM OF 10' SEPARATION FROM THE WATER SERVICE TO THE SEWER SERVICE.



COPPER TUBING TO BE SET IN SAND ENVELOPE  
6" BELOW AND 12" ABOVE TUBING

2" DOMESTIC WATER SERVICE

SITE PLAN APPROVAL  
REQUIRED  
FRANKLIN PLANNING BOARD  
DATE \_\_\_\_\_



NO.	DATE	DESCRIPTION	BY
3	9/14/20	SITE LAYOUT AND DESIGN	RRG
2	5/29/20	REVIEW COMMENTS	RRG
1	4/23/20	REVIEW COMMENTS	RRG

DATE	INT.
6/19	BL
BK# 74	PC# 63
3/20	RRG
3/20	RRG
3/20	RRG
3/20	CAQ

**UNITED CONSULTANTS INC.**  
860 FRANKLIN STREET SUITE 11D  
WRENTHAM, MASSACHUSETTS 02093  
508-384-6660 FAX 508-384-6666

DATE: MAR. 4, 2020  
SCALE: 1" = 20'  
PROJECT: UC1334  
SHEET: 8 of 9

CARLOS A. QUINTAL  
REGISTERED PROFESSIONAL ENGINEER  
NO. 30812  
STATE OF MASSACHUSETTS

*Carlos A. Quintal*  
CARLOS A. QUINTAL P.E. #30812

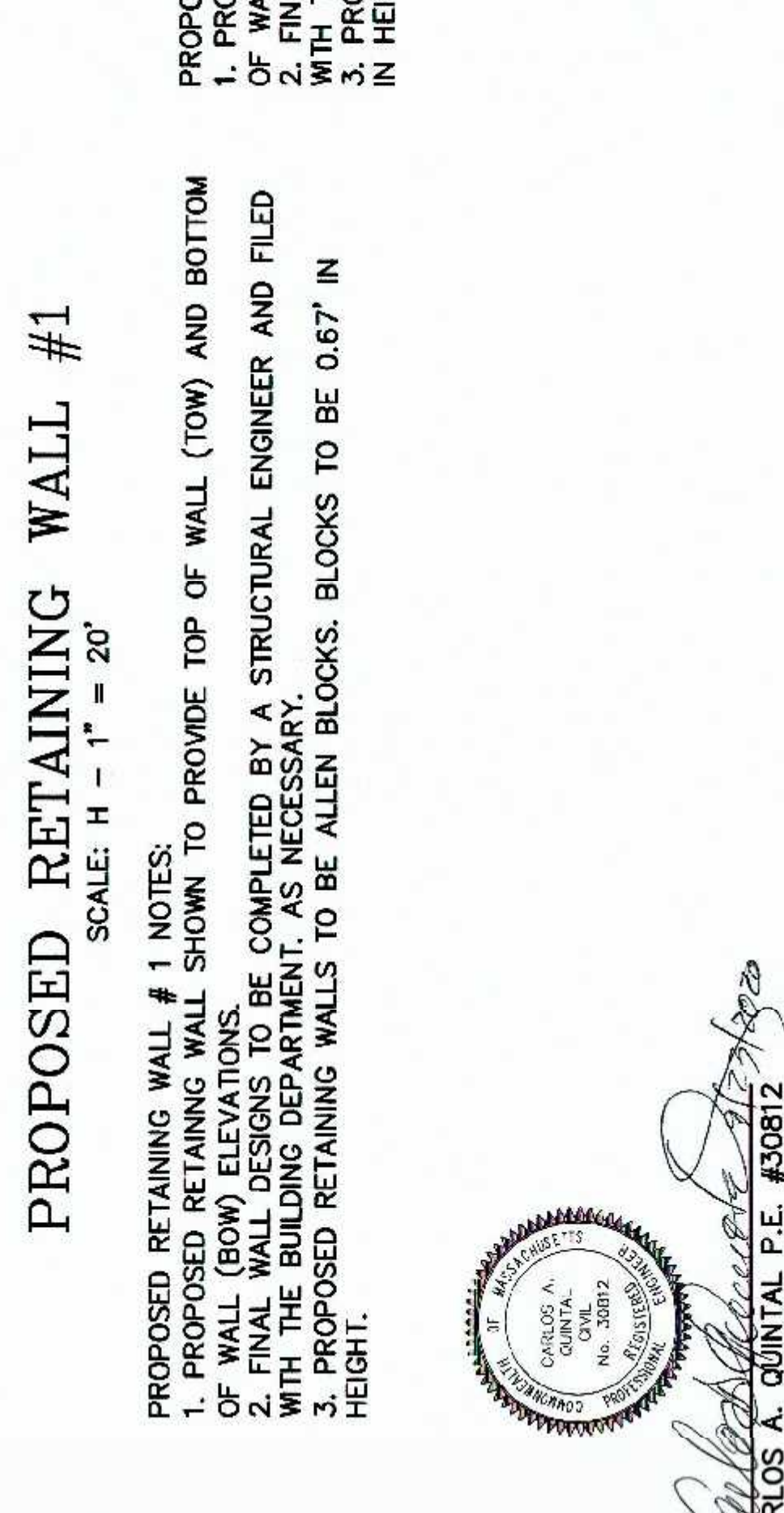
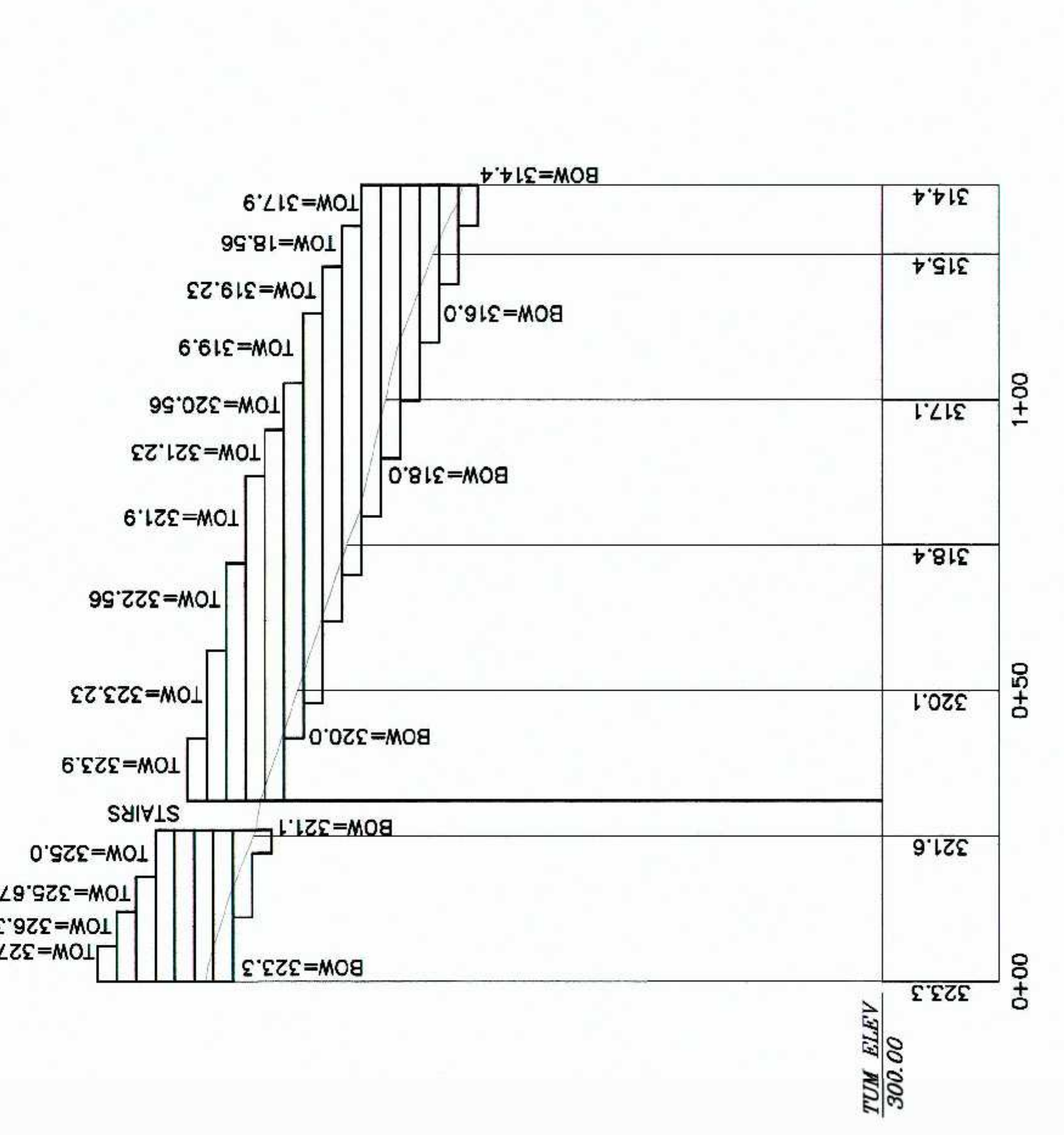
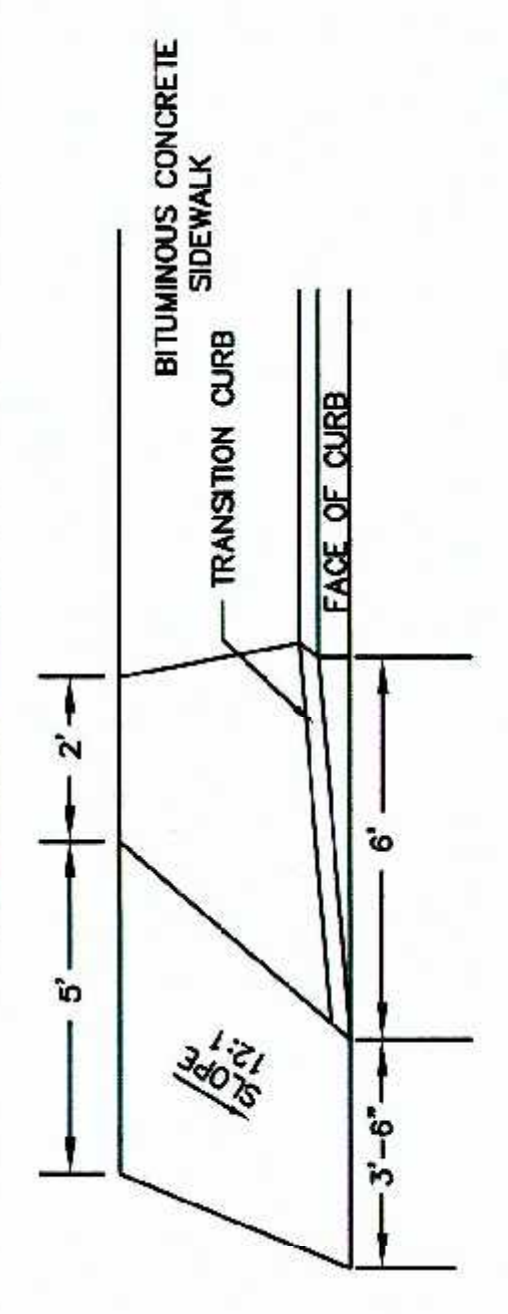
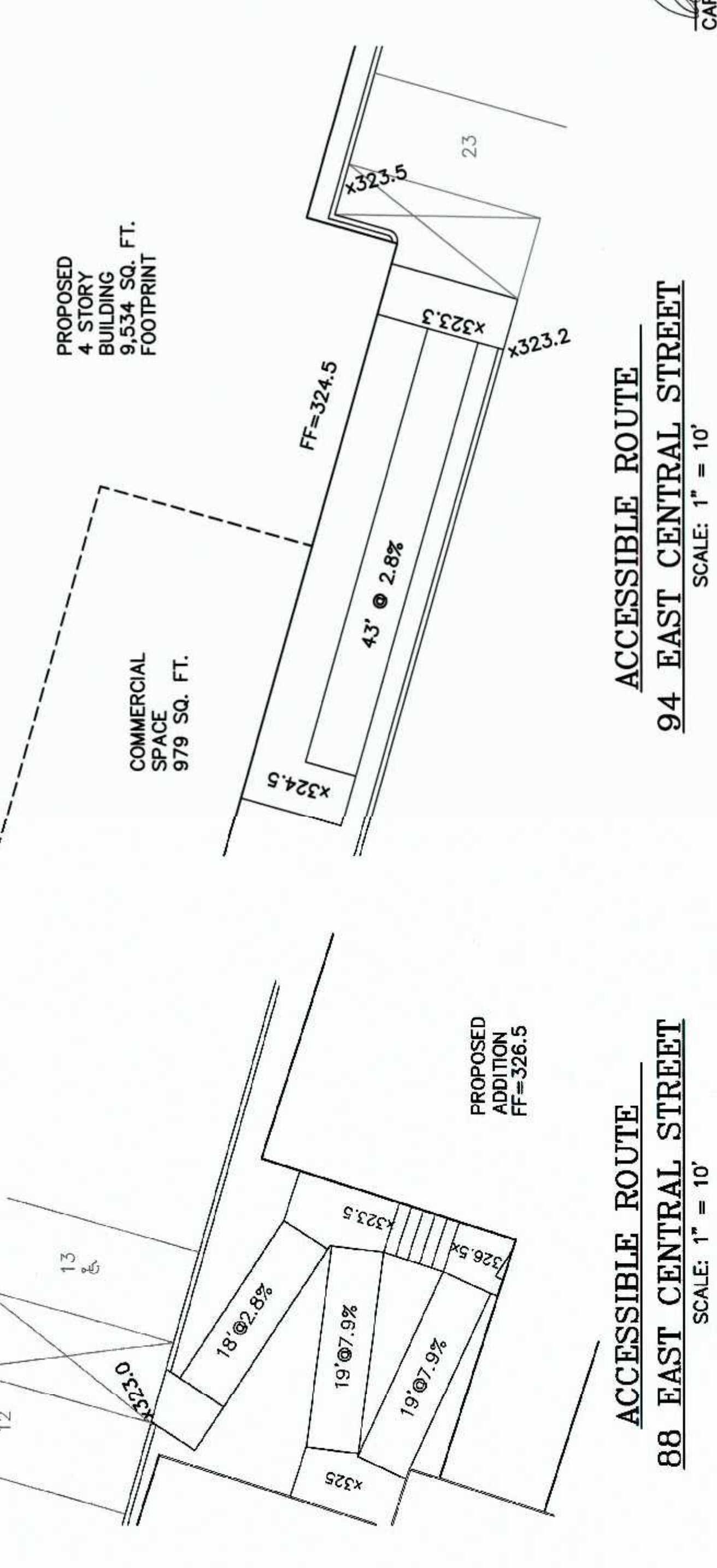
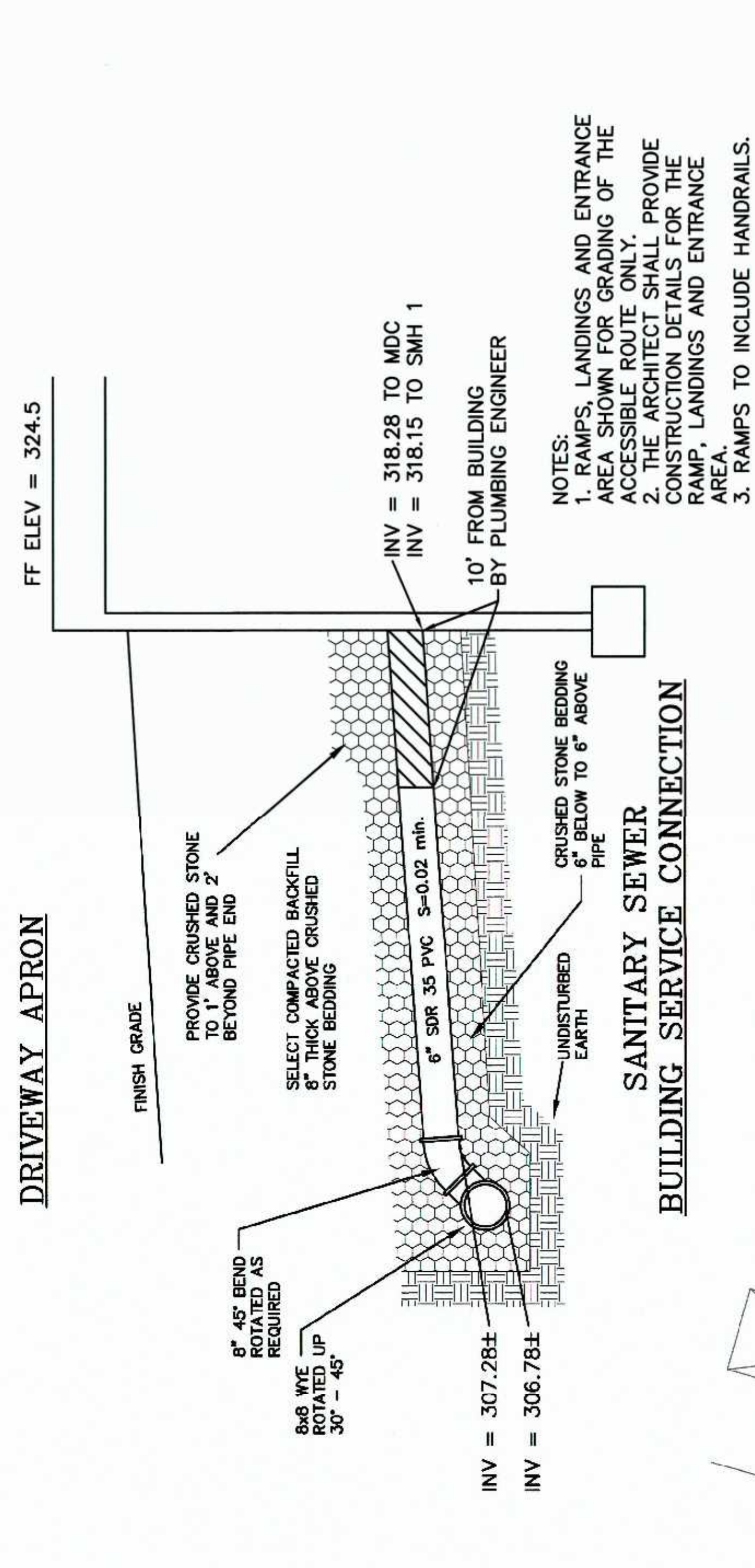
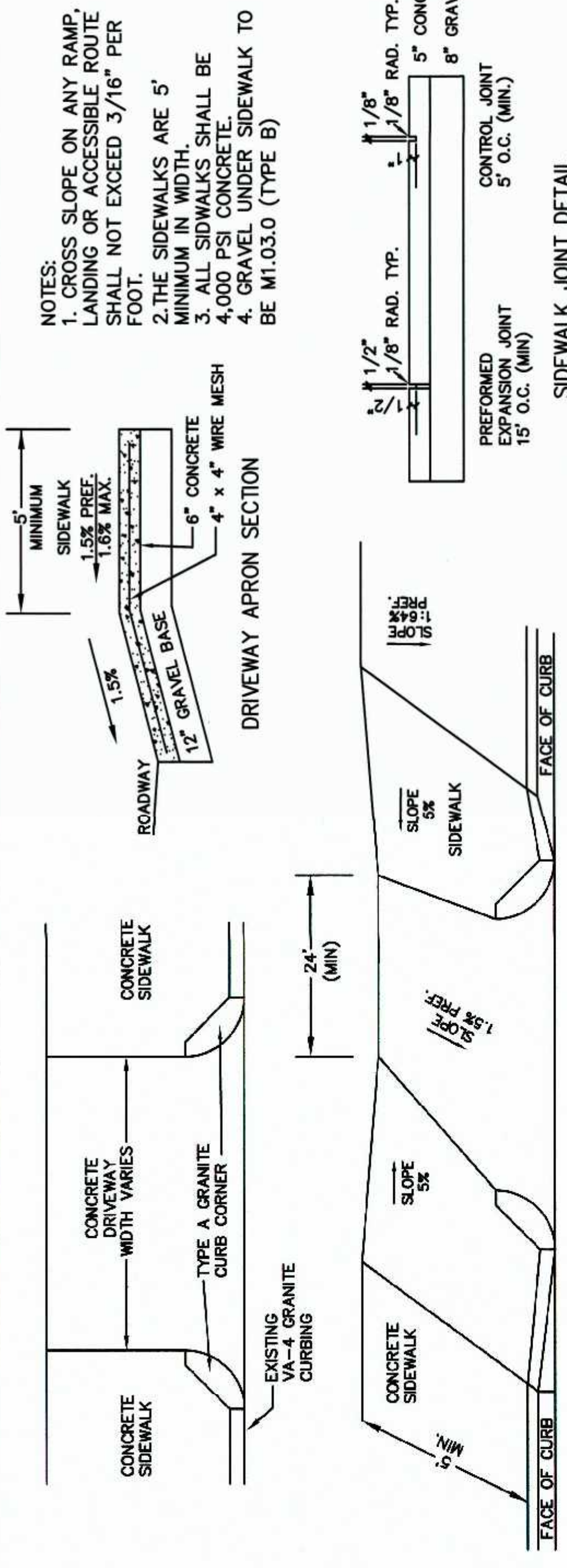
OWNER:  
MAP 286 PARCELS 32 AND 34  
70 EAST CENTRAL STREET, LLC  
37 EAST CENTRAL STREET  
FRANKLIN, MASSACHUSETTS

OWNER MAP 286 PARCEL 33  
JOHN AND CARMEL SHERRY  
86 EAST CENTRAL STREET  
FRANKLIN, MASSACHUSETTS

APPLICANT:  
70 EAST CENTRAL STREET, LLC  
37 EAST CENTRAL STREET  
FRANKLIN, MASSACHUSETTS

SITE PLAN MODIFICATION  
CONSTRUCTION DETAIL PLAN - 2  
70, 72, 88 AND 94 EAST CENTRAL STREET  
FRANKLIN, MASSACHUSETTS  
PREPARED FOR  
70 EAST CENTRAL STREET, LLC  
37 EAST CENTRAL STREET  
FRANKLIN, MASSACHUSETTS  
MARCH 4, 2020  
SCALE: 1" = 20'





**SITE PLAN APPROVAL REQUIRED**

FRANKLIN PLANNING BOARD

DATE \_\_\_\_\_

**GRAPHIC SCALE**

1 inch = 20 ft.

**UNited Consultants Inc.**

850 FRANKLIN STREET SUITE 11D  
WRENTHAM, MASSACHUSETTS 02093  
508-384-6660 FAX 508-384-6666

DATE: MAR. 4, 2020  
SCALE: 1" = 20'  
PROJECT: UCI1334  
SHEET: 9 of 9

NO.	DATE	DESCRIPTION	BY
3	9/14/20	SITE LAYOUT AND DESIGN	RRG
2	5/29/20	REVIEW COMMENTS	RRG
1	4/23/20	REVIEW COMMENTS	RRG

OWNER: MAP 286 PARCELS 32 AND 34  
370 EAST CENTRAL STREET, LLC  
FRANKLIN, MASSACHUSETTS

OWNER MAP 286 PARCEL 33  
JOHN AND CARMEL SHERRY  
88 EAST CENTRAL STREET

APPLICANT: 370 EAST CENTRAL STREET, LLC  
370 EAST CENTRAL STREET,  
FRANKLIN, MASSACHUSETTS

PREPARED FOR:  
70 EAST CENTRAL STREET, LLC  
37 EAST CENTRAL STREET  
FRANKLIN, MASSACHUSETTS  
MARCH 4, 2020.  
SCALE: 1" = 20'



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: 94/88 East Central - Mixed Use

Property Address 94/88 & 70/72 East Central Street, Franklin, MA 02038

Assessors' Map # 286 Parcel # 286-032/33-000

Zoning District (select applicable zone): Commercial One

Zoning History: Use Variance \_\_\_\_\_  
Non-Conforming Use \_\_\_\_\_

B) Applicant Information:

Applicant Name: 70 East Central Street, LLC

Address: 37 East Central st, Franklin, MA

Telephone Number: 508-507-9020

Contact Person: Brad Chaffee

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

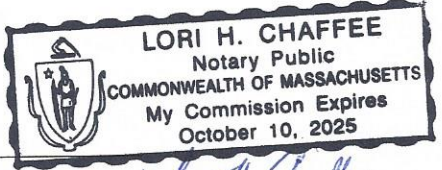
Business Owner: Same as Owner Property Owner: \_\_\_\_\_

Address: \_\_\_\_\_

All of the information is submitted according to the best of my knowledge  
Executed as a sealed instrument this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

[Signature]  
Signature of Applicant

[Signature]  
Signature of Owner



[Signature]

Brad Chaffee  
Print name of Applicant

Brad Chaffee  
Print name of Owner

**\*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: Kuth Ranieri Architects

Contact Person: \_\_\_\_\_

Address \_\_\_\_\_

Telephone Number: \_\_\_\_\_

**E) Work Summary**

Summary of work to be done: Restoration of existing house and construct new addition

**F) Information & Materials to be Submitted with Application**

**a) FOR SIGN SUBMISSIONS ONLY:**

**NINE (9) COPIES OF THE FOLLOWING MUST BE SUBMITTED WITH APPLICATION**

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:**

**NINE (9) COPIES OF THE FOLLOWING MUST BE SUBMITTED W/APPLICATION**

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

Note: Please bring a sample of the following to the meeting: materials samples (brick, siding, roofing etc.) as well as samples of paint colors.

## 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. Height of new addition will match existing house and meet height requirements in zoning bylaws

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. The proportions of doors and windows will match the architectural style of the new proposed mixed use building and existing house

3. **Relations of Building Masses and Spaces** – The relationship of a structure to the open space between it and adjoining structures shall be compatible. The new addition will meet all setbacks and match the mass of the existing house

4. **Roof Shape** – The design and pitch of the roof shall be compatible with the architectural style and character of the surrounding buildings. The roof shape of the addition is to match the existing house.

5. **Scale** – The scale of the structure shall be compatible with its architectural style and the character of the surrounding buildings. The scale of the new addition will line up with the existing house.

6. **Facade, Line, Shape & Profile** – Facades shall blend with other structures in the surrounding area with regard to the dominant vertical or horizontal context: Facade materials will be a blend of traditional wood and metal.

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. Details and materials selections are designed to match historic and modernized look of the downtown.

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. Once a business has leased the space, a sign design will be submitted

9. **Heritage** – Removal or disruption of historic, traditional or significant uses, structures or architectural elements shall be minimized insofar as practicable. We are restoring the existing house to match historical style for original design

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. The addition will be designed to meet all current 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. Frontage will be landscaped and parking is located ~~to~~ the side and rear.

**SEE ADDENDA ATTACHED FOR INSTRUCTIONS TO ASSIST IN COMPLETING APPLICATION.**

## ADDENDA

### INSTRUCTIONS FOR COMPLETION OF FORM Q-DESIGN REVIEW APPLICATION

#### A. General Information

- Please list name of Business as it will appear on sign or name of project or development, as the case may be, as well as the property address
- Assessors' Map & Parcel numbers may be obtained from tax bill, Town website @ [www.franklin.ma.us/Town/Assessors/PropertyTax](http://www.franklin.ma.us/Town/Assessors/PropertyTax) or from the computer located outside the Assessor's Office, first floor, Municipal Building, 355 East Central Street.
- Zoning District and Zoning History information may be obtained at the Building Department, 1<sup>st</sup> floor, Municipal Building

#### B. Applicant Information – complete and include name of contact person w/ phone number

#### C. Owner Information – if business owner and property owner are not the same, please include information for both. If signage is within a shopping plaza—obtain letter of approval of sign changes from plaza owner.

#### Page 2 –

#### D. Architect/Engineer or Sign Company Information:

- Signs only – Name of Sign Company and Contact Person
- Developments & Projects – Engineer and Architect Information as well

#### E. Work Summary: Include brief summation of work to be done

#### Pages 3 & 4

#### F. Information & Materials to be Submitted w/Application

##### a) SIGNS ONLY –

- Nine (9) Copies of sign drawings and photos, which include information listed on Page 2 of the application

##### b) SITE PLAN APPLICATIONS FOR BUILDINGS/DEVELOPMENTS/PROJECTS.

- Nine (9) Copies of all plans including information listed on Page 2 of application.
- Please bring samples of siding and roofing materials and paint color samples to the meeting when scheduled.

**DESIGN STANDARDS** – For Buildings/Projects and Developments, please complete Pages 3 and 4 as they apply to your project.

ALL APPLICATIONS WITH NINE (9) COPIES OF SUPPLEMENTARY INFORMATION MUST BE FILED BY CLOSE OF BUSINESS ON WEDNESDAY PRIOR TO THE FOLLOWING TUESDAY MEETING. MEETINGS ARE GENERALLY TWICE A MONTH THE 2<sup>ND</sup> & 4<sup>TH</sup> TUESDAY OF THE MONTH.

FOR SIGN APPLICATIONS ONLY, YOU NEED ONLY COMPLETE PAGES 1 & 2 OF APPLICATION.

# 88 EAST CENTRAL ST

PROPOSED DEVELOPMENT

OWNER: 70 E. CENTRAL STREET, LLC

HISTORICAL COMMISSION PRESENTATION  
SEPTEMBER 16, 2020

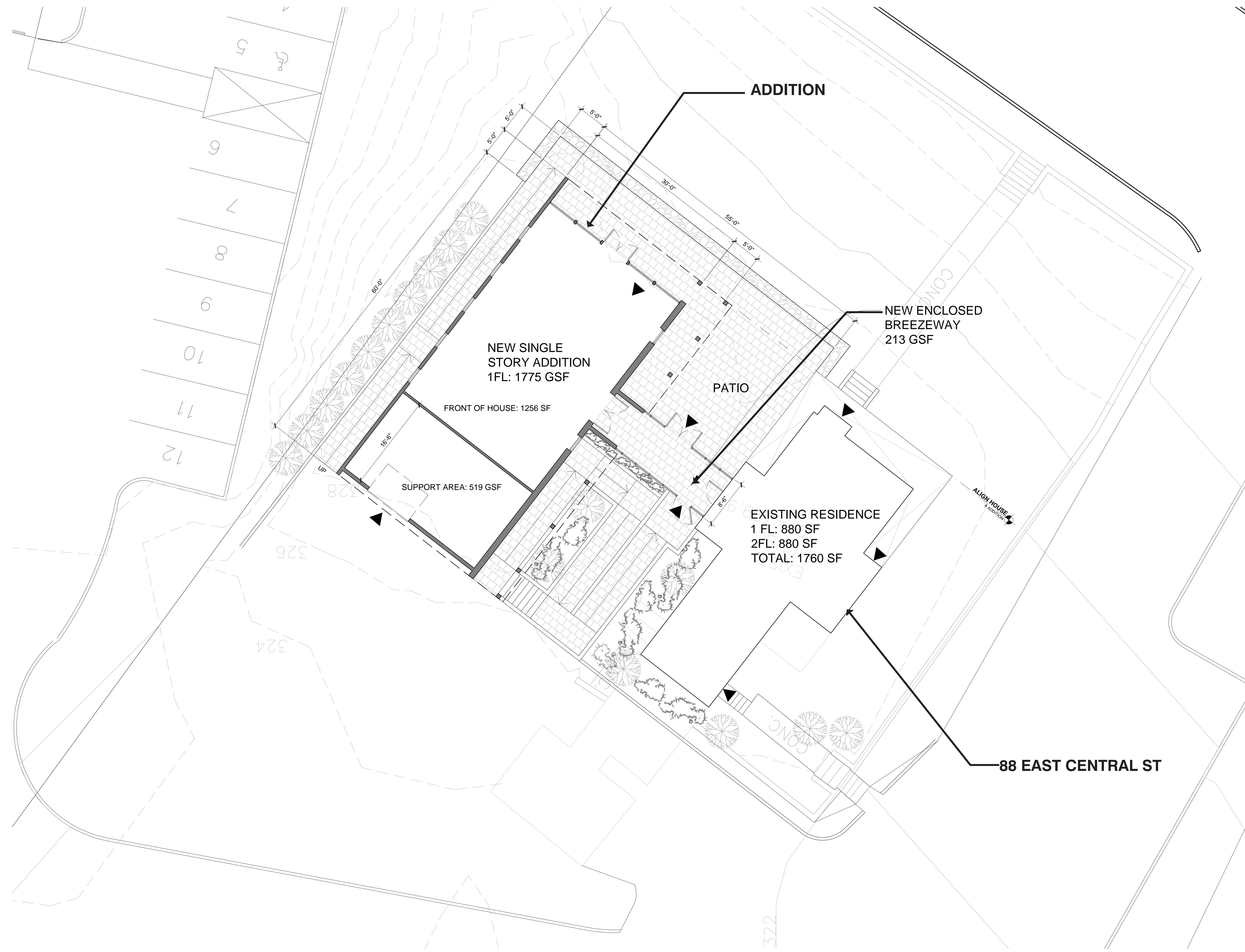


PREPARED BY  
**KUTHranieri**  
a r c h i t e c t s









PLAN  
SCALE: 1/8" = 1'-0"



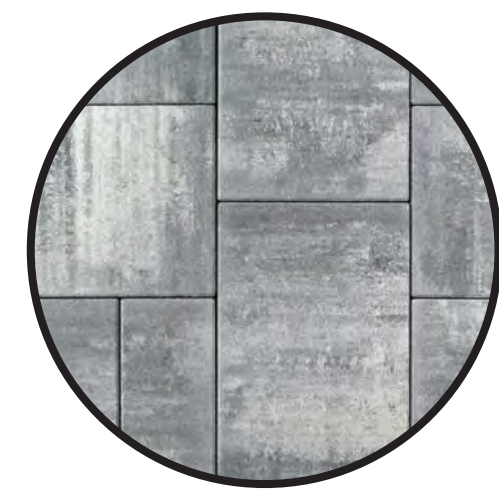




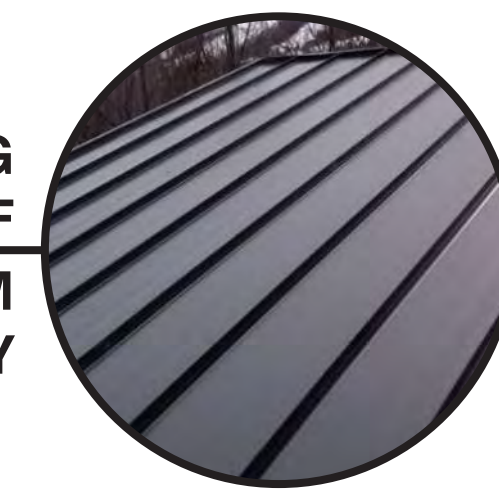




**ASPHALT SHINGLES**  
 MFR: CERTAINTEED OR EQUAL  
 MODEL: LANDMARK  
 COLOR: COLONIAL SLATE



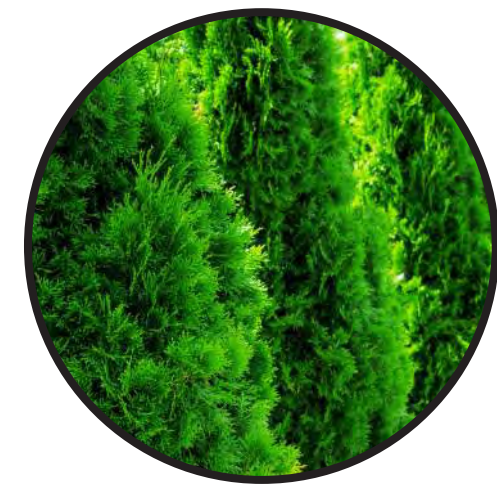
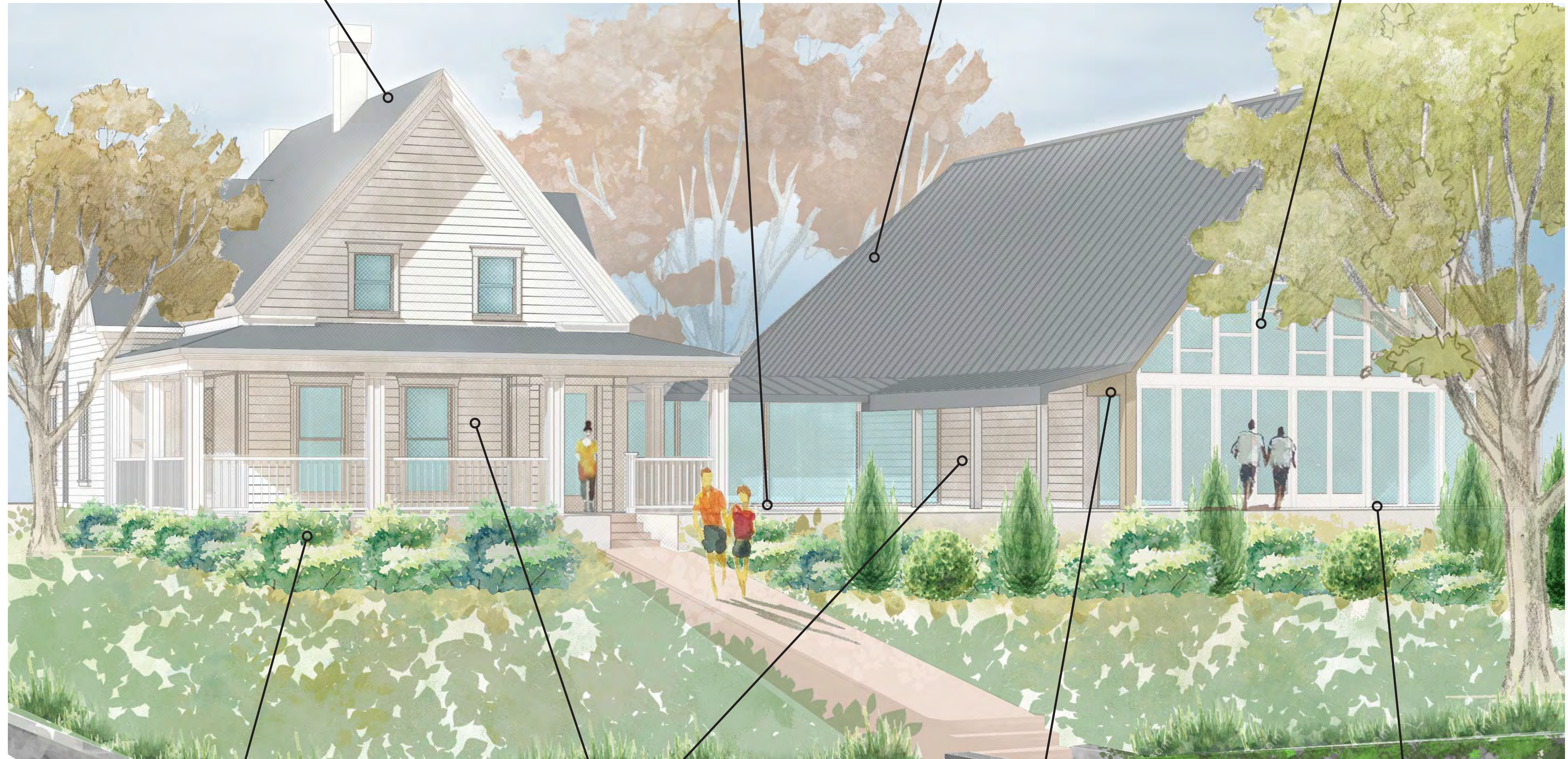
**PERMEABLE  
 STONE PAVERS**  
 MFR: UNI-PAVER OR EQUAL  
 MODEL: TREO PERMEABLE  
 COLOR: GRANITEV



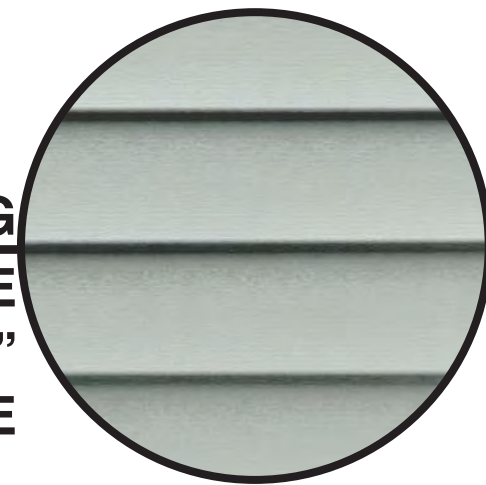
**METAL STANDING  
 SEAM ROOF**  
 PROFILE: 2" STANDING SEAM  
 COLOR: CHARCOAL GREY



**ALUMINUM CLAD GLAZING**  
 OPERATION: FIXED  
 COLOR: WHITE



**PLANTINGS**



**FIBER CEMENT SIDING**  
 MFR: JAMES HARDIE  
 MODEL: HARDIEPLANK LAP 4"  
 COLOR: ARCTIC WHITE



**FIBER CEMENT PANELS**  
 MFR: NICHHA  
 MODEL: VINTAGEWOOD  
 COLOR: CEDAR



**STONE WALL**  
 MFR: STONEYARD  
 MODEL: BOSTON  
 BLEND ROUND

RE-PAINT CHIMNEY WHITE TO MATCH HISTORIC PHOTOS

RESTORE LINTELS AT ALL WINDOWS

DEEPER V ENTABLATURE TO REPLACE COLUMNS ADDED LATER FOR STRUCTURAL SUPPORT

NEW GREEK REVIVAL APPROPRIATE COLUMNS TO REPLACE AGING VINYL REPLACEMENT COLUMNS, RESTORE ORIGINAL COMPOSITION

REPLACE ALUMINUM SIDING WITH COMPOSITE FIBER CEMENT SIDING

REPLACE ADDED VICTORIAN RAIL WITH SIMPLER GREEK REVIVAL STYLE RAIL

DARK GREY ASPHALT SHINGLES TO MATCH EARLY PHOTOS

FORMALIZED REVIVAL ENTRY

RESTORE PROPORTIONAL PILASTERS AT ALL CORNERS

STONE-CLAD PLANTERS







Luminaire Schedule						
Symbol	Label	Qty	Description	LLF	Lum. Watts	Lum. Lumens
□	WM1	2	Xtralight # VNTW-11000L-40K-DIM-4S-BZ	0.900	109.1	10678
□	WM2	9	Xtralight # VNTW-5500L-40K-DIM-4S-BZ	0.900	55.7	6017

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	
Site Points	Illuminance	Fc	1.26	6.1	0.0	N.A.	N.A.	

**XtraLight**  
LED Lighting Solutions

**VIENTO LED WALL PACK**  
VNTW 3500 - 11000L

**PROJECT INFORMATION**

Project Name	Type
Catalog #	Date

**APPLICATIONS**

- Security Lighting
- Entry Lighting
- General Exterior Lighting
- Site Lighting
- ETL Listed, Complies with UL1598 and CSA 222
- UL Listed for Wet Locations
- Selected models ETL Classified For a complete list of ETL Classified products, please visit: <http://www.designlights.com/etl> or [www.designlights.org/etl](http://www.designlights.org/etl)

**PRODUCT PERFORMANCE**

Model	Beam Spread	Beam Angle	Beam Diameter	Beam Length	Efficiency
3500L	4000K	27.8	350	106.7	106.7
5500L	4000K	38.7	607	106.9	106.9
8000L	4000K	39.8	848	106.8	106.8
11000L	4000K	106.1	1067	97.9	97.9

**FEATURES**

- Uniform light distribution, ideal for building facade, entry ways, sidewalks and general security or accent lighting.
- LED provides significant energy savings over HPS.
- Operating temperature: -40°C to 44°C (-40°F to 104°F)
- Custom colors are available (consult factory).
- Designed for ease of installation.

**OPTICS**

- Optical grade polycarbonate lens is UV stabilized and impact resistant.
- High rated LED light engine driver and module from degrading performance.
- Distribution: Type II Short, Type II Medium, Type II Long and Type IV Short.
- Beam is made of Lumileds LEDs with 3000K (min 80 CRI), 4000K, and 5000K CCT (min 70 CRI).
- Lumen Maintenance: 70% @ 24,000 hrs @ 25°C.
- Precision modulated optics for superior uniformity, minimal light trespass and maximum spacing.
- Zero-bleed (ZB) is a night sky friendly, reduces wasted light.

**WARRANTY**

- Electrolytic capacitor industry leading 5 year warranty.

**ORDER LOGIC**

**SAMPLE CATALOG NUMBER: VNTW-8000L-40K-DIM-2M-BZ**

MODEL	CCT	DRIVER	OPTICS	FINISH	CONTROLS & OPTIONS
VNTW	40K	DR-277V	28 Type II Short	W1 White	DP2 Programmable, On/Off
	40K	DR-277V	28 Type II Medium	BZ Bronze	DP2 Programmable, On/Off
	40K	DR-277V	28 Type II Long	W1 White	DP2 Programmable, On/Off
	40K	DR-277V	28 Type IV Short	W1 White	DP2 Programmable, On/Off

**VIENTO LED WALL PACK**  
VNTW 3500 - 11000L

**IES DISTRIBUTION TYPES**

Distance in Units of Mounting Height Values Based on 25 Foot Mounting Height.

Type II Short, Type II Medium, Type II Long, Type IV Short

**PHOTOMETRIC DATA**

4000K CCT				Additional CCT Information	
Model	IES Report	Lumens	Watts	Lu/W	Multiplier
3500L	SCALE D DATA	3541	27.8	127.5	0.81
5500L	ATLAL06425	5969	55.7	107.2	1.0
8000L	ATLAL06424	8420	79.5	106.0	0.96
11000L	ATLAL06353	10587	109.2	97.9	

**Additional CCT Information**

CCT	Multiplier
3000K	0.81
4000K	1.0
5000K	0.96

**CONTROL & OPTIONS**

Model	IES Report	Lumens	Watts	Lu/W
3500L	SCALE D DATA	3541	27.8	127.5
5500L	ATLAL06424	5969	55.7	107.2
8000L	ATLAL06420	8390	79.5	106.0
11000L	ATLAL06353	10588	109.2	97.9

1 Xtralight Viento

- NOTES:**
- A LIGHT LOSS FACTOR OF 0.900 HAS BEEN APPLIED TO FIXTURES UNLESS OTHERWISE NOTED. REFER TO LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTOR AND LUMEN INFORMATION.
  - SEE "MH" ON LIGHTING FIXTURE TAG LOCATED ON PLAN FOR MOUNTING HEIGHT INFORMATION.
  - CALCULATION POINTS ARE TAKEN AT GRADE.
  - CALCULATION RESULTS ARE BASED ON IES STANDARDS UNLESS OTHERWISE REQUESTED.

DATE:	REVISIONS	DESCRIPTION	DATE
September 18, 2020	1		
PROJECT NUMBER:	2		
DRAWN BY: AD	3		
CHECKED BY: HD	4		
APPROVED BY: HD	5		
SCALE: 1"=20'-0"	6		
	7		

**LEGEND:**

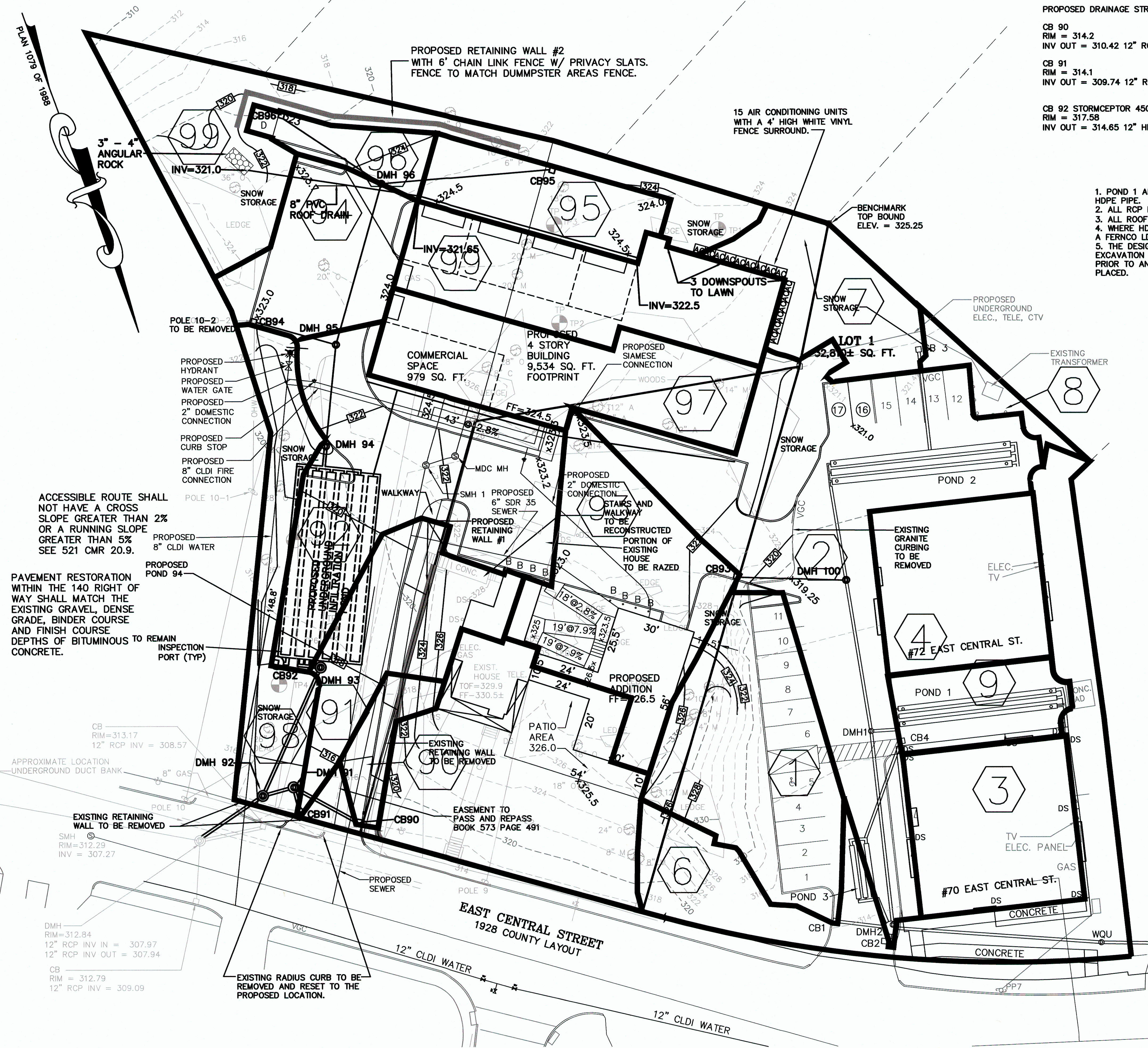
- DHSB DRILL HOLE STONE BOUND
- - 297 - - EXISTING COUNTOUR
- 297 - PROPOSED COUNTOUR
- x274.3 SPOT GRADE - PROPOSED
- x274.3EX. SPOT GRADE - EXISTING
- ⊙ 48M EXIST. TREE - DIAMETER - SPECIES
- UP4- UTILITY POLE
- OHW OVERHEAD WIRES
- ⊕ GAS GATE
- ⊕ WATER CURB STOP
- ⊕ WATER GATE
- ⊕ FIRE HYDRANT
- ⊕ DRAIN MANHOLE
- ⊕ CATCH BASIN
- ⊕ SEWER MANHOLE
- D DUMPSTER
- VCC VERTICAL CONCRETE CURBING
- VGC VERTICAL GRANITE CURBING
- CCB CAPE COD BERM
- ⊕ HANDICAP PARKING SPACE
- ⊕ BUILDING MOUNTED LIGHT
- POLE MOUNTED LIGHT

**PROPOSED DRAINAGE STRUCTURE SCHEDULE:**

- |   |  |   |
|---|--|---|
| CB 90<br>RIM = 314.2<br>INV OUT = 310.42 12" RCP                    | CB 93<br>RIM = 320.4<br>INV OUT = 316.4 12" RCP  | DMH 91 - CDS WQU<br>RIM = 315.0<br>INV IN = 310.18 12" RCP - CB 90<br>INV IN = 309.68 12" RCP - CB 91<br>INV OUT = 309.58 12" RCP |
| CB 91<br>RIM = 314.1<br>INV OUT = 309.74 12" RCP                    | CB 94<br>RIM = 323.0<br>INV OUT = 318.02 12" RCP | DMH 92<br>RIM 314.5<br>INV IN = 309.5 12" RCP - DMH 91<br>INV IN = 310.5 12" RCP - DMH 93<br>INV OUT = 308.5 12" RCP              |
| CB 92 STORMCEPTOR 450I<br>RIM = 317.58<br>INV OUT = 314.65 12" HDPE | CB 95<br>RIM = 323.0<br>INV OUT = 319.00 12" RCP | DMH 93<br>RIM=317.9<br>INV IN = 315.0 12" HDPE<br>INV OUT = 312.46 12" RCP  |
|   | CB 96<br>RIM = 323.0<br>INV OUT = 319.00 12" RCP | DMH 94 WQU<br>RIM = 322.1<br>INV IN = 314.82 12" RCP<br>INV OUT = 314.82 12" RCP  |

1. POND 1 AND ALL ASSOCIATED PIPING TO BE HDPE PIPE.
2. ALL RCP DRAIN PIPE TO BE CLASS V.
3. ALL ROOF DRAIN PIPE WILL BE 8" PVC.
4. WHERE HDPE CONNECTS TO RCP INSTALL A FERRO LDC 10 37.00 x 32.00 COUPLING.
5. THE DESIGN ENGINEER SHALL INSPECT THE EXCAVATION OF THE SOIL INFILTRATION AREA PRIOR TO ANY FILL OR STONE MATERIAL BEING PLACED.

- |  |  |  |
|--|--|--|
| DMH 95<br>RIM = 323.5<br>INV IN = 316.62 12" RCP<br>INV OUT = 316.52 12" RCP | DMH 96<br>RIM = 324.2<br>INV IN = 318.39 12" RCP<br>INV OUT = 318.29 12" RCP | DMH 100 - DOGHOUSE MANHOLE<br>RIM = 319.0<br>INV IN = 315.73 12" RCP<br>INV OUT = 315.63 12" RCP |
|--|--|--|



ACCESSIBLE ROUTE SHALL NOT HAVE A CROSS SLOPE GREATER THAN 2% OR A RUNNING SLOPE GREATER THAN 5% SEE 521 CMR 20.9.

PAVEMENT RESTORATION WITHIN THE 140 RIGHT OF WAY SHALL MATCH THE EXISTING GRAVEL, DENSE GRADE, BINDER COURSE AND FINISH COURSE DEPTHS OF BITUMINOUS TO REMAIN INSPECTION PORT (TYP)

**EXISTING UTILITY NOTES:**  
 1. EXISTING WATER SERVICE TO BE CUT AND CAPPED AT THE MAIN.  
 2. EXISTING SEWER SERVICE TO BE CUT AND CAPPED AT THE PROPERTY LINE.  
 3. EXISTING ELECTRIC, TELEPHONE, CTV AND GAS TO BE ABANDONED AND REMOVED AS DIRECTED BY THE UTILITY COMPANIES.

**NOTES:**  
 1. CONTRACTOR TO CONTACT DIGSAFE PRIOR TO COMMENCEMENT OF CONSTRUCTION.  
 2. CONTRACTOR TO VERIFY LOCATIONS OF EXISTING UTILITIES ANY REPORT ANY DISCREPANCIES TO UNITED CONSULTANTS, INC.  
 3. ALL WORK SHALL CONFORM TO THE TOWN OF FRANKLIN DPW STANDARDS.  
 4. MAINTAIN A MINIMUM OF 10' SEPARATION FROM THE WATER SERVICE TO THE SEWER SERVICE.

THE DESIGN ENGINEER SHALL INSPECT THE EXCAVATION OF THE SOIL INFILTRATION AREA PRIOR TO ANY FILL OR STONE MATERIAL BEING PLACED.

MAP 286 PARCELS 32 AND 34 ARE TO BE COMBINED. MAP 286 PARCEL 33 HAS A PROPOSED EASEMENT FOR ACCESS AND UTILITIES.

**NOTE:**  
 1. REFER TO THE DRAINAGE ANALYSIS FOR THE PIPING AND PONDS FOR 70 EAST CENTRAL STREET.

**SITE PLAN MODIFICATION  
 POST DEVELOPMENT WATERSHED PLAN  
 70, 72, 88 AND 94 EAST CENTRAL STREET  
 FRANKLIN, MASSACHUSETTS  
 PREPARED FOR  
 70 EAST CENTRAL STREET, LLC  
 37 EAST CENTRAL STREET  
 FRANKLIN, MASSACHUSETTS  
 MARCH 4, 2020  
 SCALE: 1" = 20'**

MARCH 13, 2019  
 PERFORMED BY CARLOS A. QUINTAL, P.E., SOIL EVALUATOR

TP 1 ELEV. = 324.24 - ABANDONED

TP 2 ELEV. = 324.75  
 0 - 8" A 10YR 3/3 SANDY LOAM  
 8" - 24" B 10YR 6/6 SANDY LOAM  
 24" - 60" C 2.5Y 5/6 SANDY LOAM

TP 3 ELEV. = 323.85  
 0 - 8" A 10YR 3/3 SANDY LOAM  
 8" - 24" B 10YR 6/6 SANDY LOAM  
 24" - 64" C 2.5Y 5/6 SANDY LOAM

TP 4 ELEV. = 317.52  
 0 - 12" A 10YR 3/3 SANDY LOAM  
 8" - 36" B 10YR 6/6 SANDY LOAM  
 24" - 90" C 2.5Y 4/3 GRAVELLY SANDY LOAM  
 NO GROUNDWATER  
 NO MOTTLES AT 90" ELEV. = 310.02

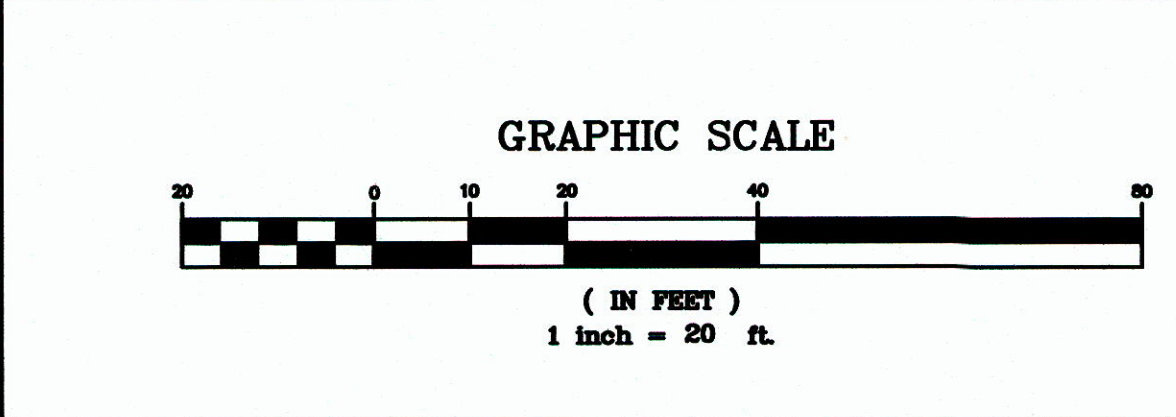
TP 5 ELEV. = 318.53  
 0 - 18" A 10YR 3/3 SANDY LOAM  
 18" - 42" B 10YR 6/6 SANDY LOAM  
 42" - 109" C 2.5Y 5/6 SANDY LOAM  
 GROUNDWATER AT 100" ELEV. = 310.20  
 NO MOTTLES OBSERVED

TP 6 ELEV. = 318.03  
 0 - 10" A 10YR 3/3 SANDY LOAM  
 10" - 42" B 10YR 6/6 SANDY LOAM  
 42" - 97" 2.5Y 5/6 SANDY LOAM  
 NO GROUNDWATER OBSERVED  
 NO MOTTLES OBSERVED AT 97" ELEV. = 309.94

ALL TEST PITS WERE DUG TO REFUSAL

**SITE PLAN APPROVAL  
 REQUIRED  
 FRANKLIN PLANNING BOARD**

DATE	



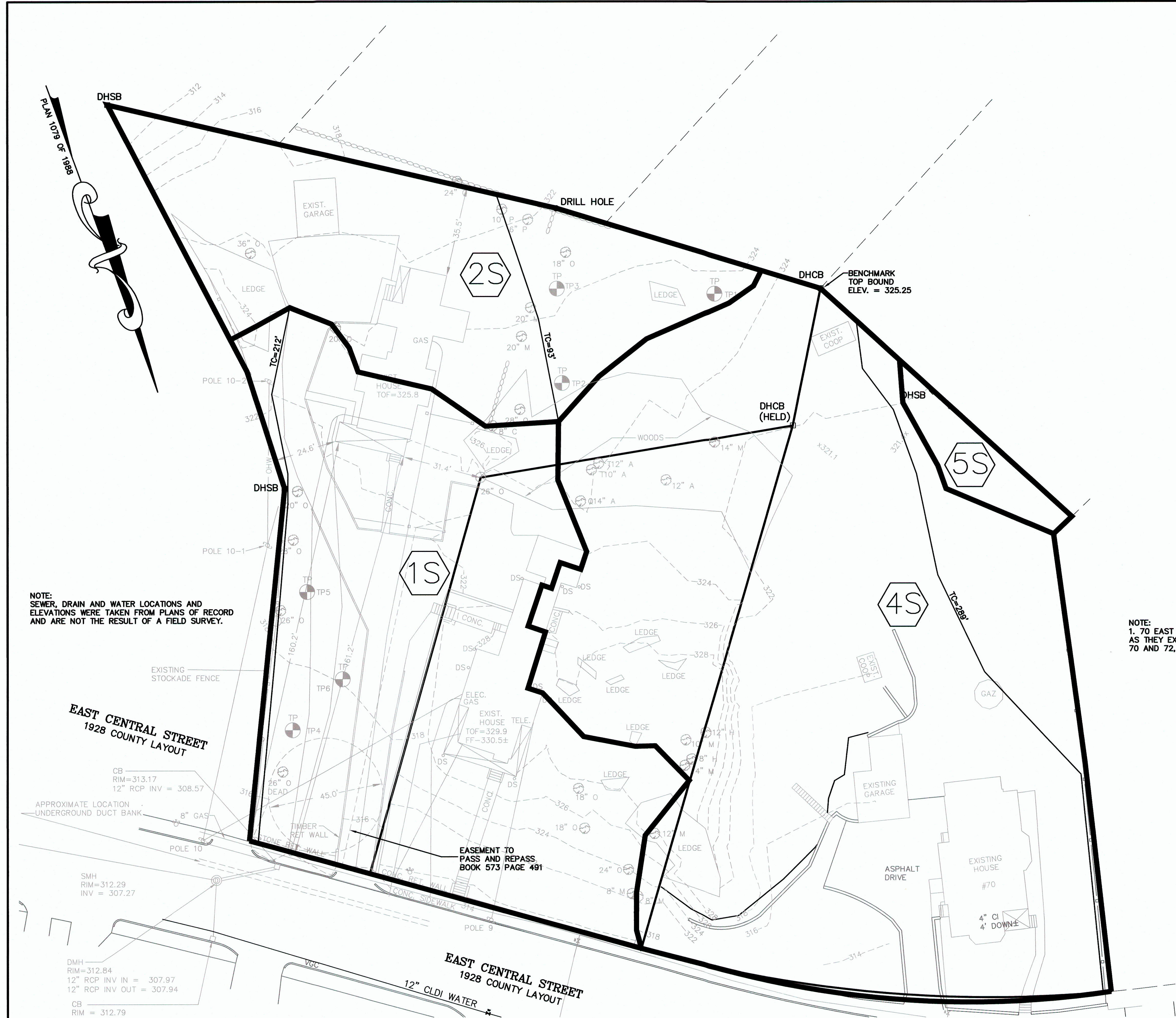
NO.	DATE	DESCRIPTION	BY
3	9/14/20	SITE LAYOUT AND DESIGN	RRG
2	5/29/20	REVIEW COMMENTS	RRG
1	4/23/20	REVIEW COMMENTS	RRG
NO.	DATE	DESCRIPTION	BY

DATE	FIELD BY:	INT.
6/19		BL
BK#	FIELD BOOK	PG# 63
3/20	CALCS BY:	RRG
3/20	DESIGNED BY:	RRG
3/20	DRAWN BY:	COMP
3/20	CHECKED BY:	CAQ

**UNITED  
 CONSULTANTS  
 INC.**

850 FRANKLIN STREET SUITE 11D  
 WRENTHAM, MASSACHUSETTS 02093  
 508-384-6560 FAX 508-384-6566

DATE	MAR. 4, 2020
SCALE	1" = 20'
PROJECT	UC1334
SHEET	1 of 1



NOTE:  
SEWER, DRAIN AND WATER LOCATIONS AND ELEVATIONS WERE TAKEN FROM PLANS OF RECORD AND ARE NOT THE RESULT OF A FIELD SURVEY.

NOTE:  
1. 70 EAST CENTRAL STREET EXISTING CONDITIONS ARE SHOWN AS THEY EXISTED PRIOR TO THE CONSTRUCTION OF BUILDINGS 70 AND 72, PAVEMENT AND LANDSCAPING.

- LEGEND:**
- DHSB DRILL HOLE STONE BOUND
  - - - EXISTING COUNTOUR
  - - - PROPOSED COUNTOUR
  - x274.3 SPOT GRADE - PROPOSED
  - x274.3EX. SPOT GRADE - EXISTING
  - ⊙ 48M EXIST. TREE - DIAMETER - SPECIES
  - ⊙ UP4-1 UTILITY POLE
  - - - OHW OVERHEAD WIRES
  - ⊕ GAS GATE
  - ⊕ WATER CURB STOP
  - ⊕ WATER GATE
  - ⊕ FIRE HYDRANT
  - ⊕ DRAIN MANHOLE
  - ⊕ CATCH BASIN
  - ⊕ SEWER MANHOLE
  - D DUMPSTER
  - VCC VERTICAL CONCRETE CURBING
  - VGC VERTICAL GRANITE CURBING
  - CCB CAPE COD BERM
  - ⊕ HANDICAP PARKING SPACE
  - ⊕ BUILDING MOUNTED LIGHT
  - POLE MOUNTED LIGHT

OWNER:  
MAP 286 PARCELS 32 AND 34  
70 EAST CENTRAL STREET, LLC  
37 EAST CENTRAL STREET  
FRANKLIN, MASSACHUSETTS

OWNER MAP 286 PARCEL 33  
JOHN AND CARMEL SHERRY  
88 EAST CENTRAL STREET

APPLICANT:  
70 EAST CENTRAL STREET, LLC  
37 EAST CENTRAL STREET  
FRANKLIN, MASSACHUSETTS

MAP 286 PARCELS 32 AND 34 ARE TO BE COMBINED.  
MAP 286 PARCEL 33 HAS A PROPOSED EASEMENT FOR ACCESS AND UTILITIES.

**SITE PLAN MODIFICATION**  
PRE-DEVELOPMENT WATERSHED PLAN  
70, 72, 88 AND 94 EAST CENTRAL STREET  
FRANKLIN, MASSACHUSETTS  
PREPARED FOR  
70 EAST CENTRAL STREET, LLC  
37 EAST CENTRAL STREET  
FRANKLIN, MASSACHUSETTS  
MARCH 4, 2020  
SCALE: 1" = 20'

**EAST CENTRAL STREET**  
1928 COUNTY LAYOUT

CB RIM=313.17  
12" RCP INV = 308.57

APPROXIMATE LOCATION UNDERGROUND DUCT BANK

POLE 10

SMH RIM=312.29  
INV = 307.27

DMH RIM=312.84  
12" RCP INV IN = 307.97  
12" RCP INV OUT = 307.94

CB RIM = 312.79

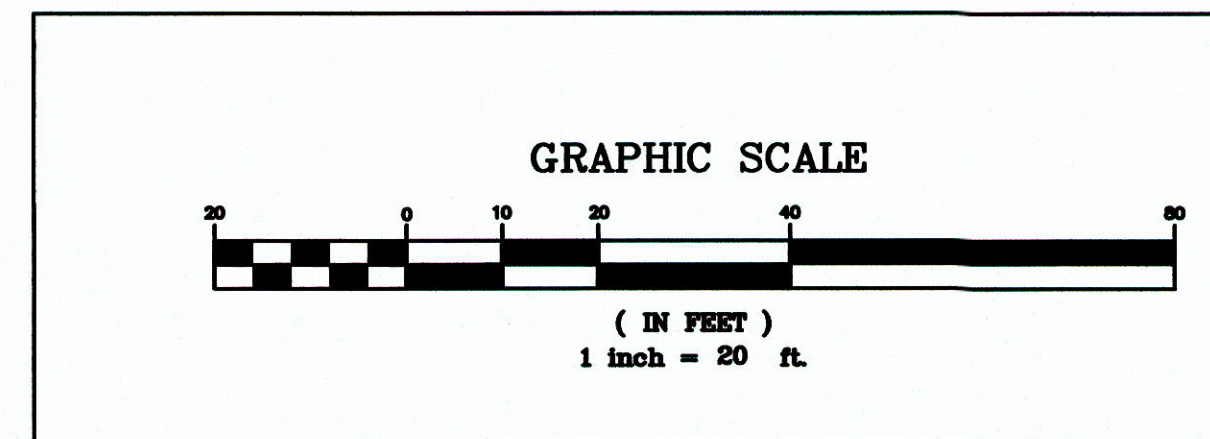
**EAST CENTRAL STREET**  
1928 COUNTY LAYOUT

12" CLDI WATER

EASEMENT TO PASS AND REPASS  
BOOK 573 PAGE 491

**SITE PLAN APPROVAL REQUIRED**  
**FRANKLIN PLANNING BOARD**

DATE



NO.	DATE	DESCRIPTION	BY
3	9/14/20	SITE LAYOUT AND DESIGN	RRG
2	5/29/20	REVIEW COMMENTS	RRG
1	4/23/20	REVIEW COMMENTS	RRG

DATE	FIELD BY:	INT.
6/19		BL
BK#	FIELD BOOK	PG#
3/20	CALCS BY:	RRG
3/20	DESIGNED BY:	RRG
3/20	DRAWN BY:	COMP
3/20	CHECKED BY:	CAQ

**UNITED CONSULTANTS INC.**

850 FRANKLIN STREET SUITE 11D  
WRENTHAM, MASSACHUSETTS 02093  
508-384-8580 FAX 508-384-8588

DATE	SCALE	PROJECT	SHEET
MAR. 4, 2020	1" = 20'	UC1334	1 of 1