



SIGN SUMMARY			
M.U.T.C.D. NUMBER	SPECIFICATION		TEXT
	WIDTH	HEIGHT	
R1-1	24"	24"	
R7-8*	12"	18"	
R5-1	12"	18"	

* ADD "VAN ACCESSIBLE" WHERE APPROPRIATE
 ** COLOR AND WORDING PER LOCAL REQUIREMENTS

MAP 303, PARCEL 049
 LEONARD S. FRENCH, TRUSTEE
 SILVER MAPLE TRUST
 #470-490 KING STREET

MAP 303, PARCEL 048
 HOTEL BUILDING CORPORATION
 #466 KING STREET

MAP 314, PARCEL 046
 750 UNION ST LLC
 UNION STREET

MAP 314, PARCEL 047
 750 UNION ST LLC
 UNION STREET

GENERAL NOTES :

ASSESSORS MAP : 314 PARCEL : 16

LOCUS DEED REFERENCE : BOOK 37147, PAGE 531

PLAN REFERENCE : PLAN 54 OF 2007

APPLICANT :
 4 SQ FRANKLIN REALTY LLC
 83 HARTWELL AVENUE
 LEXINGTON, MA 02421

OWNER :
 4 SQ FRANKLIN REALTY LLC
 83 HARTWELL AVENUE
 LEXINGTON, MA 02421

THE PROJECT SITE IS LOCATED OUTSIDE OF ANY FLOOD ZONES (ZONE X) AS PER FEMA - FIRM MAP COMMUNITY PANEL 25021C0309E, DATED JULY, 2012.

THE PROJECT SITE IS NOT LOCATED WITHIN AN AREA MAPPED AS PRIORITY HABITAT & ESTIMATED HABITAT FOR RARE SPECIES ACCORDING TO THE MASSACHUSETTS' NATURAL HERITAGE & ENDANGERED SPECIES PROGRAM.

THE PROJECT SITE IS NOT LOCATED WITHIN A ZONE II WELLHEAD PROTECTION ZONE.

PLAN REFERENCE: " PROPOSED HOTEL, 725 UNION STREET, FRANKLIN, NORFOLK CO, MA," DATED 2/9/2010, REV. THRU 2/11/2019 PROPOSED BY J.K. HOLMGREN ENGINEERING.

ZONING TABLE		
ZONE: CII (COMMERCIAL)		
PROPOSED USE: HOTEL		
	REQUIRED	PROVIDED
MIN. LOT AREA	40,000 S.F.	91,725 S.F.
FRONTAGE	175'	240.48'
FRONT SETBACK	40.0'	41.6'
SIDE SETBACK	30.0'	32.5'
REAR SETBACK	30.0'	57.6'
MAX. BLDG. HEIGHT (STORIES)	50'	50' (SEE ARCH.)
MAX. % BLDG. LOT COVERAGE	70%	16%
MIN. OPEN SPACE (GREEN SPACE)	20%	20.31%
PARKING SCHEDULE:		
HOTEL : 1 SPACE / 1 1/8 UNIT	100 X 1.125 = 113	
		** PARKING WAIVER
TOTAL PARKING	113 SPACES	100 SPACES **

** PARKING WAIVER (ALREADY GRANTED PARKING WAIVER)

Assessors Map: 314 Parcel: 16
 725 Union Street, Franklin, Massachusetts

PREPARED FOR

4 SQ FRANKLIN REALTY, LLC

TITLE
**MASTER PLAN
 FOR SPECIAL PERMIT**

J.K. HOLMGREN ENGINEERING, LLC

Registered Professional Engineers and Land Surveyors
 1024 Pearl Street, Brockton, MA. 02301
 Phone - (508) 583-2595
 Email - sfaria@jkholmgren.com



SCALE: 1" = 30'

NO.	BY	DATE	REMARKS

DATE: 7/17/2023

C-1
 DRAWING NUMBER

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 2017-100



MAP 303, PARCEL 049
 LEONARD S. FRENCH, TRUSTEE
 SILVER MAPLE TRUST
 #470-490 KING STREET

MAP 303, PARCEL 048
 HOTEL BUILDING CORPORATION
 #466 KING STREET

MAP 314, PARCEL 046
 750 UNION ST LLC
 UNION STREET

MAP 314, PARCEL 047
 750 UNION ST LLC
 UNION STREET

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TOTAL PARKING	113 SPACES	100 SPACES **

** PARKING WAIVER (ALREADY GRANTED PARKING WAIVER)

Assessors Map: 314 Parcel: 16
 725 Union Street, Franklin, Massachusetts

PREPARED FOR

4 SQ FRANKLIN REALTY, LLC

TITLE
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 FOR SPECIAL PERMIT**

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 1024 Pearl Street, Brockton, MA. 02301
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DATE: 7/17/2023

C-1
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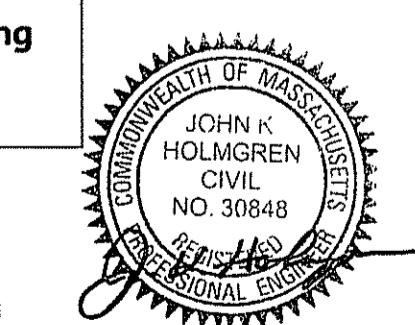
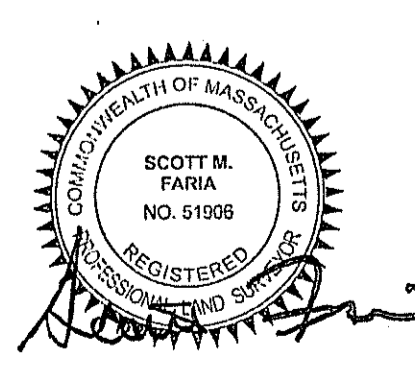
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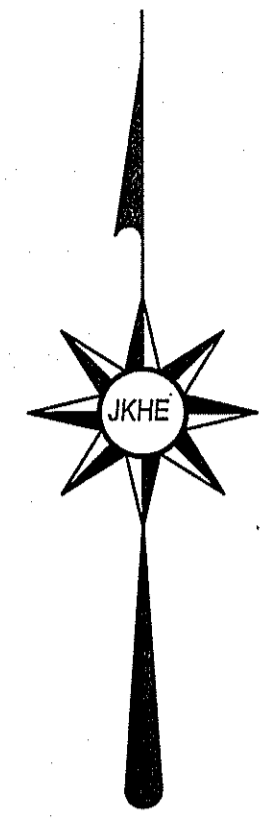
LEGEND

- = TELEPHONE MANHOLE
- = UTILITY POLE/GUY WIRE
- = WATER GATE/SHUT-OFF
- = CATCH BASIN
- = DRAIN MANHOLE
- = SEWER MANHOLE
- = HYDRANT
- = TRANSFORMER
- = CHAIN LINK FENCE
- = GAS GATE
- = CONTOURS
- = SPOT GRADE
- = LIGHT POLE
- = TREES, BUSHES
- = OVERHEAD ELECTRIC
- = SEWER LINE
- = WATER LINE
- = U/G ELECTRIC LINE

SITE LEGEND

- PRECAST CONCRETE CURB
- STOP BAR (SEE DETAILS)
- TRAFFIC FLOW ARROWS (SEE DETAILS)
- 6" WIDE LINE STRIPE
- ADA RAMP
- STOP SIGN (RS-8)
- DETECTABLE WARNING DEVICE (SEE DETAILS)
- CATCH BASIN
- DRAIN MANHOLE
- LIGHT POLE (SEE LIGHTING PLAN)
- UNUSED
- LANDSCAPED ISLAND
- 5' WIDE CONCRETE WALK
- MONOLITHIC CONCRETE SIDEWALK & CURB
- UNUSED
- UNUSED
- UNUSED
- UNUSED
- UNUSED
- UNUSED
- VERTICAL GRANITE CURB (SEE DETAILS)
- UNUSED
- UNUSED

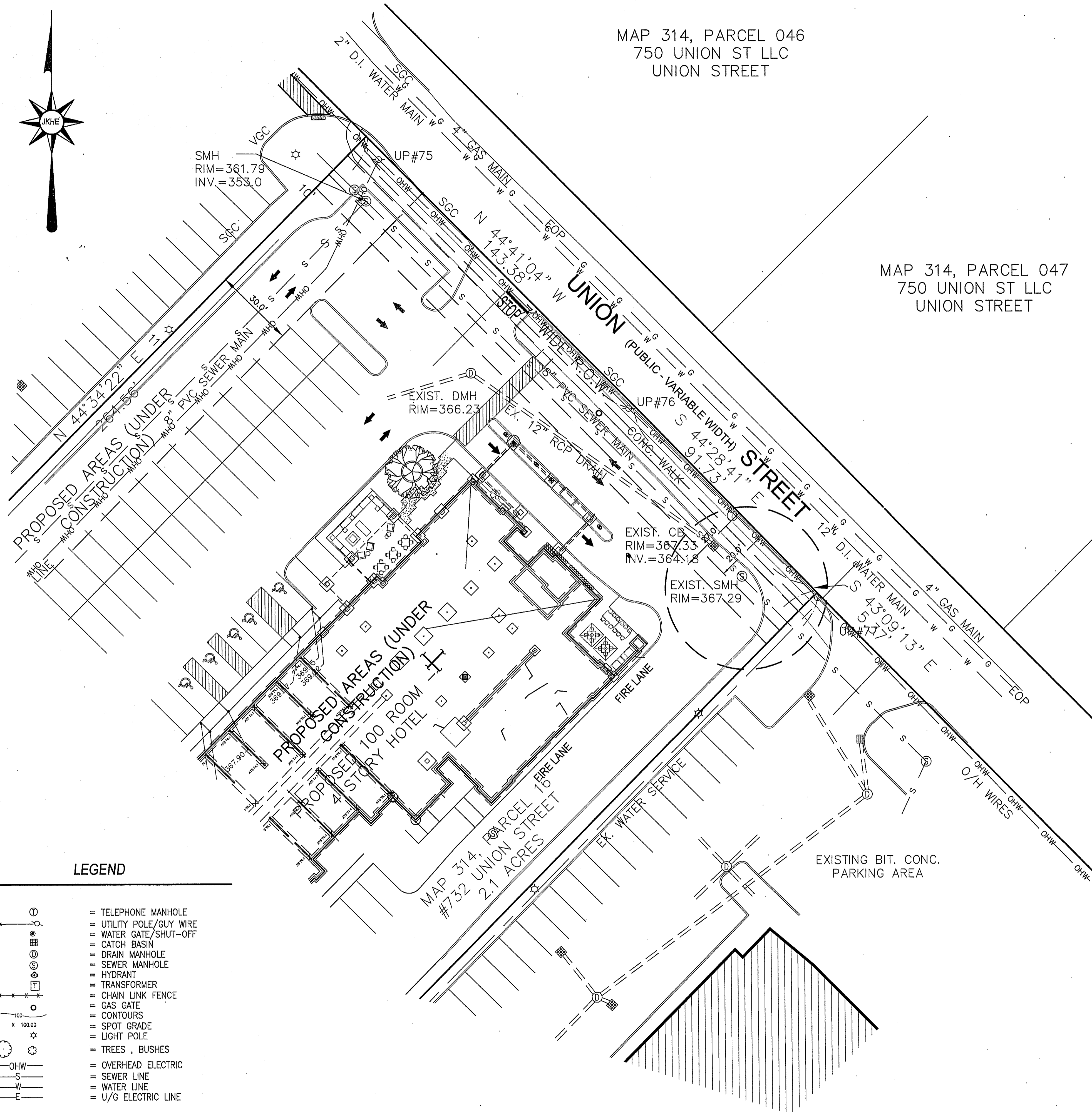




MAP 314, PARCEL 046
750 UNION ST LLC
UNION STREET

MAP 314, PARCEL 047
750 UNION ST LLC
UNION STREET

MAP 314, PARCEL 005
750 UNION ST LLC
#750 UNION STREET



LEGEND

- TELEPHONE MANHOLE
- UTILITY POLE/GUY WIRE
- WATER GATE/SHUT-OFF
- CATCH BASIN
- DRAIN MANHOLE
- SEWER MANHOLE
- HYDRANT
- TRANSFORMER
- CHAIN LINK FENCE
- GAS GATE
- CONTOURS
- SPOT GRADE
- LIGHT POLE
- TREES, BUSHES
- OHW
- S
- W
- E

GENERAL NOTES :

ASSESSORS MAP : 314 PARCEL : 16

LOCUS DEED REFERENCE : BOOK 37147, PAGE 531

PLAN REFERENCE : PLAN 54 OF 2007

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Assessors Map: 314 Parcel: 16
725 Union Street, Franklin, Massachusetts

PREPARED FOR

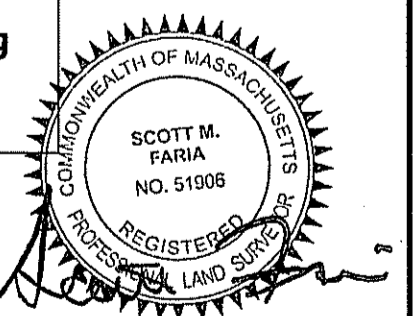
4 SQ FRANKLIN REALTY, LLC

TITLE

PARTIAL AS-BUILT PLAN

J.K. HOLMGREN ENGINEERING, LLC

Registered Professional Engineers and Land Surveyors
1024 Pearl Street, Brockton, MA. 02301
Phone - (508) 583-2595
Email : sfaria@jkholmgren.com



SCALE: 1" = 20'

DATE: 7/17/2023

		C-2 DRAWING NUMBER
NO.	BY DATE	

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2017-100



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Assessors Map: 314 Parcel: 16
725 Union Street, Franklin, Massachusetts

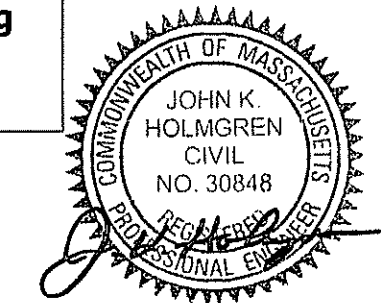
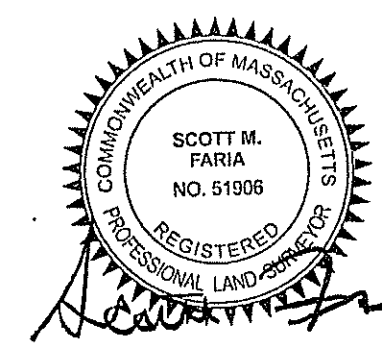
PREPARED FOR

4 SQ FRANKLIN REALTY, LLC

TITLE
**LAYOUT & MATERIALS PLAN
GRADING & DRAINAGE PLAN**

J.K. HOLMGREN ENGINEERING, LLC

Registered Professional Engineers and Land Surveyors
1024 Pearl Street, Brockton, MA. 02301
Phone - (508) 583-2595
Email : sfaria@jkholmgren.com



SCALE: 1" = 10' DATE: 7/17/2023

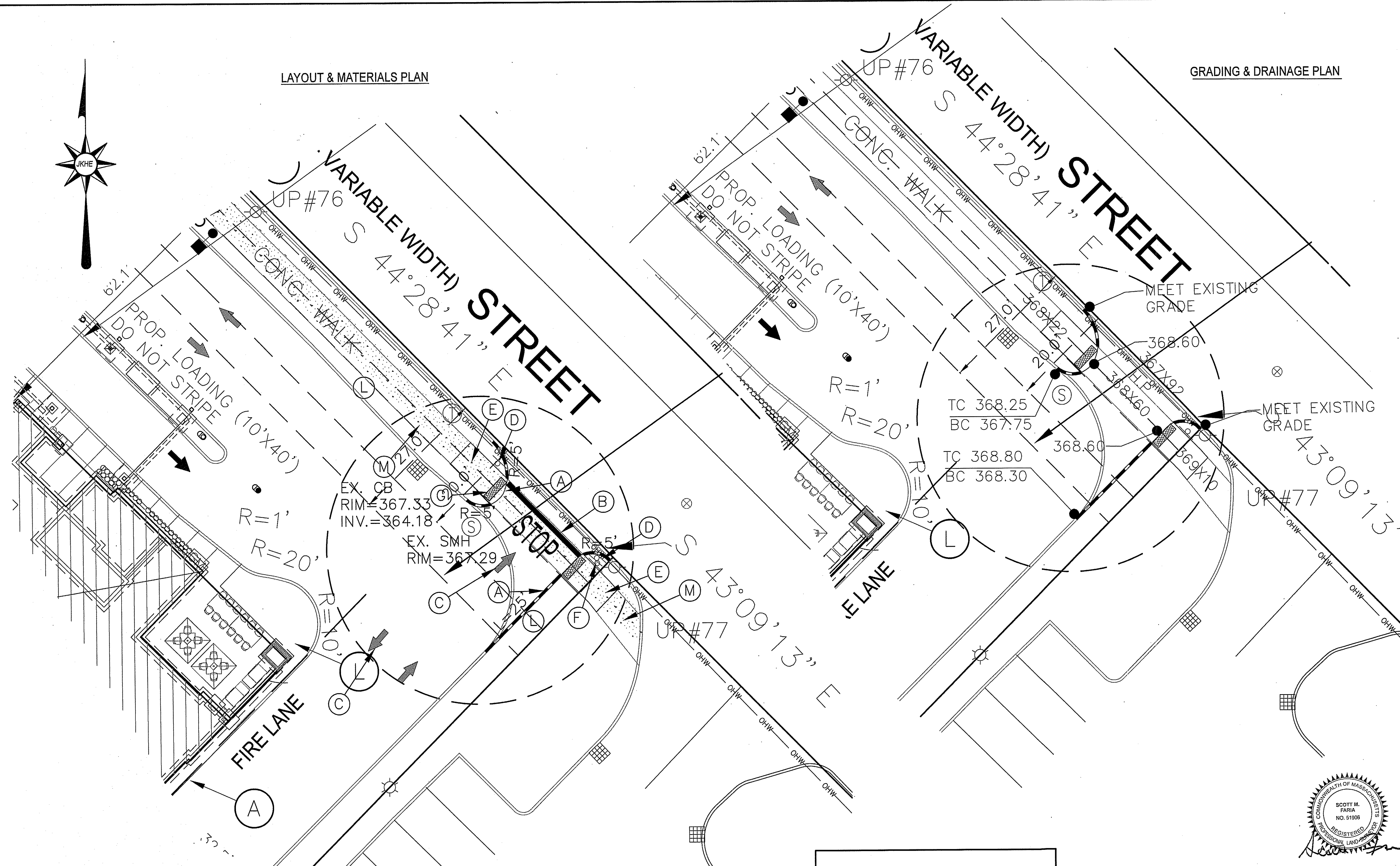
NO.	BY	DATE	REMARKS

C-3
DRAWING NUMBER

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GRADING & DRAINAGE PLAN

LAYOUT & MATERIALS PLAN



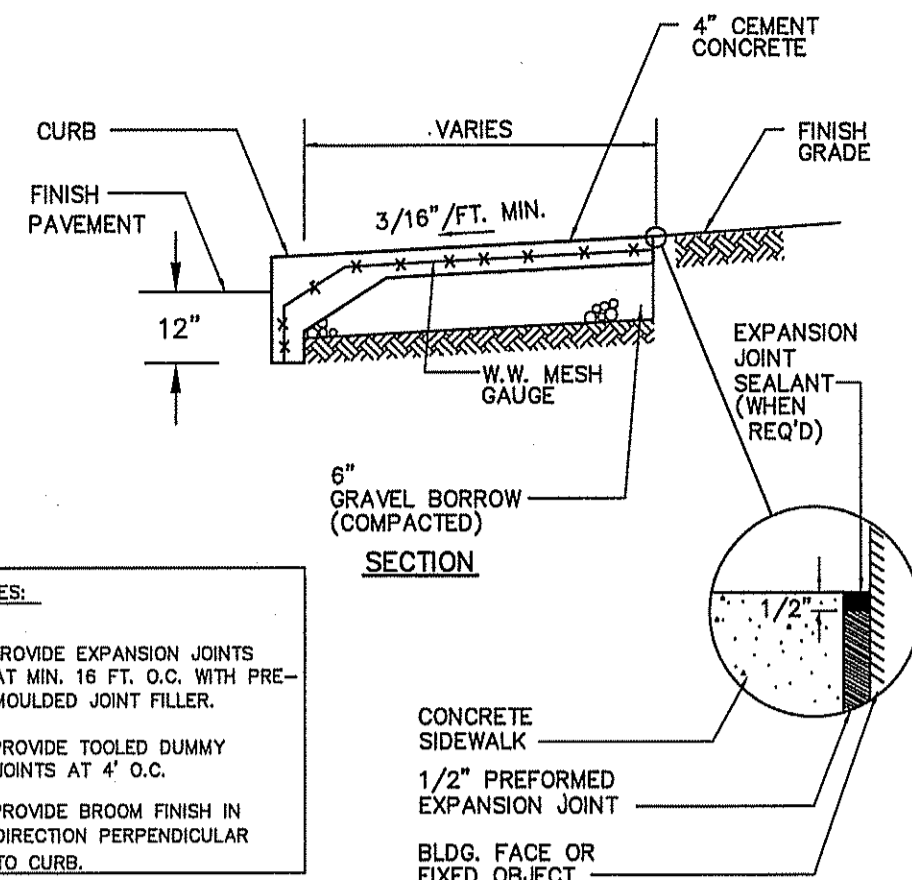
LEGEND

- ⊙ = TELEPHONE MANHOLE
- ⊕ = UTILITY POLE/GUY WIRE
- ⊖ = WATER GATE/SHUT-OFF
- ⊗ = CATCH BASIN
- ⊙ = DRAIN MANHOLE
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- OHW— = OVERHEAD ELECTRIC
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- W— = WATER LINE
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SITE LEGEND

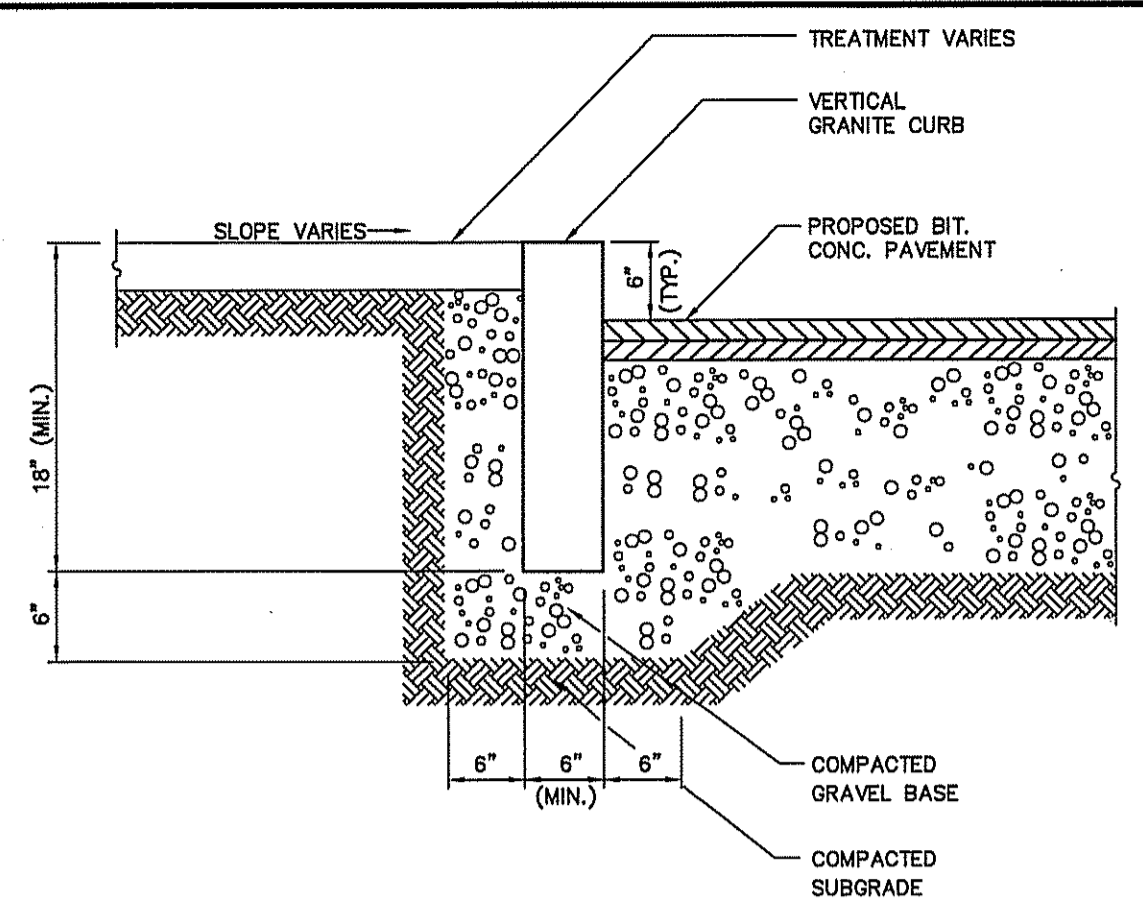
- (A) VERTICAL GRANITE CURB
- (B) STOP BAR (SEE DETAILS)
- (C) TRAFFIC FLOW ARROWS (SEE DETAILS)
- (D) DO NOT ENTER SIGN
- (E) ADA RAMP
- (F) STOP SIGN (RS-8)
- (G) DETECTIBLE WARNING DEVICE (SEE DETAILS)
- (H) UNUSED
- (I) UNUSED
- (J) UNUSED
- (K) UNUSED
- (L) LANDSCAPED ISLAND
- (M) 5' WIDE CONCRETE WALK



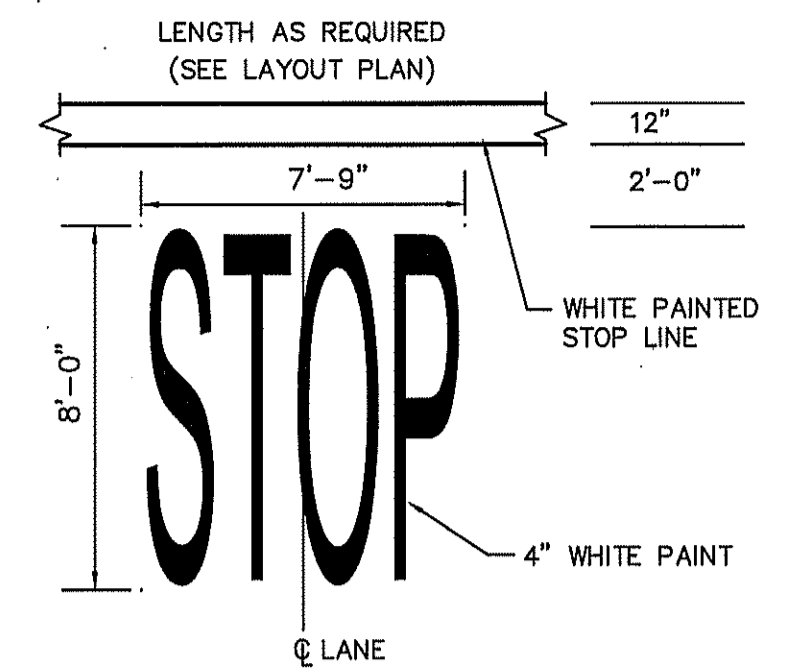


- NOTES:
1. PROVIDE EXPANSION JOINTS AT MIN. 16 FT. O.C. WITH PRE-MOULDED JOINT FILLER.
 2. PROVIDE TOOLED DUMMY JOINTS AT 4' O.C.
 3. PROVIDE BROOM FINISH IN DIRECTION PERPENDICULAR TO CURB.

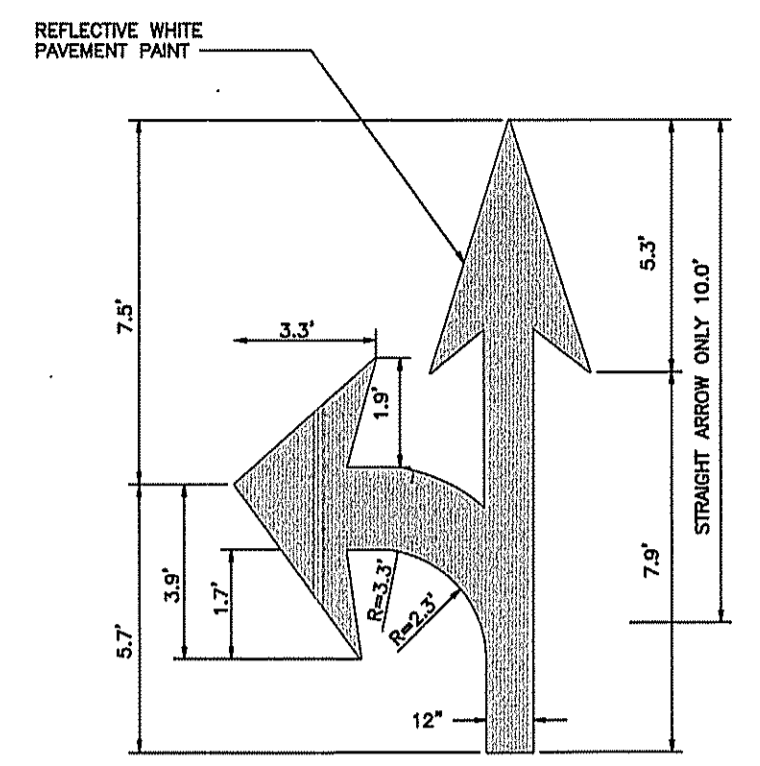
C-42 MONOLITHIC CONCRETE SIDEWALK AND CURB DETAIL N.T.S.



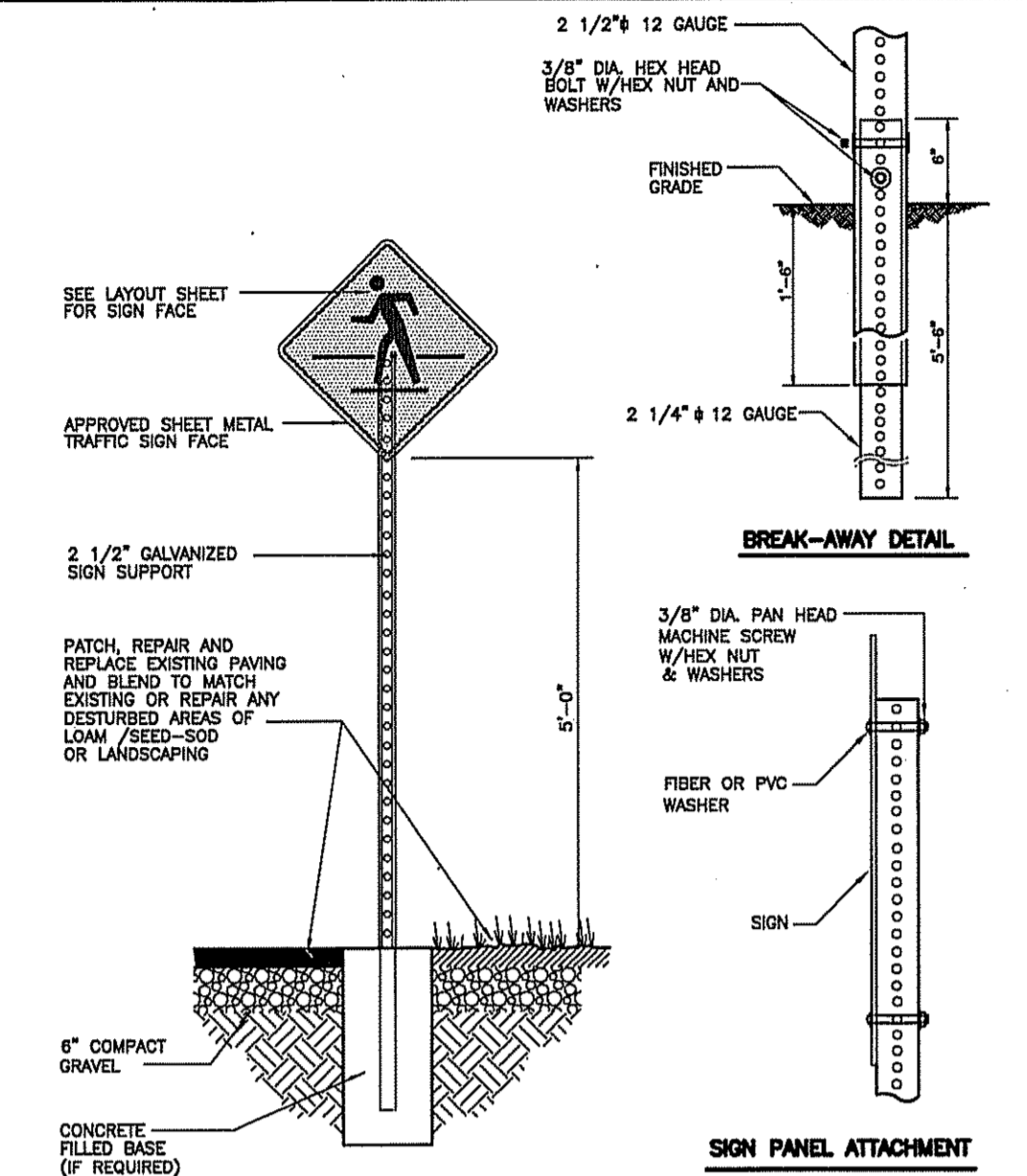
C-40B VERTICAL GRANITE CURB (VGC) DETAIL N.T.S.



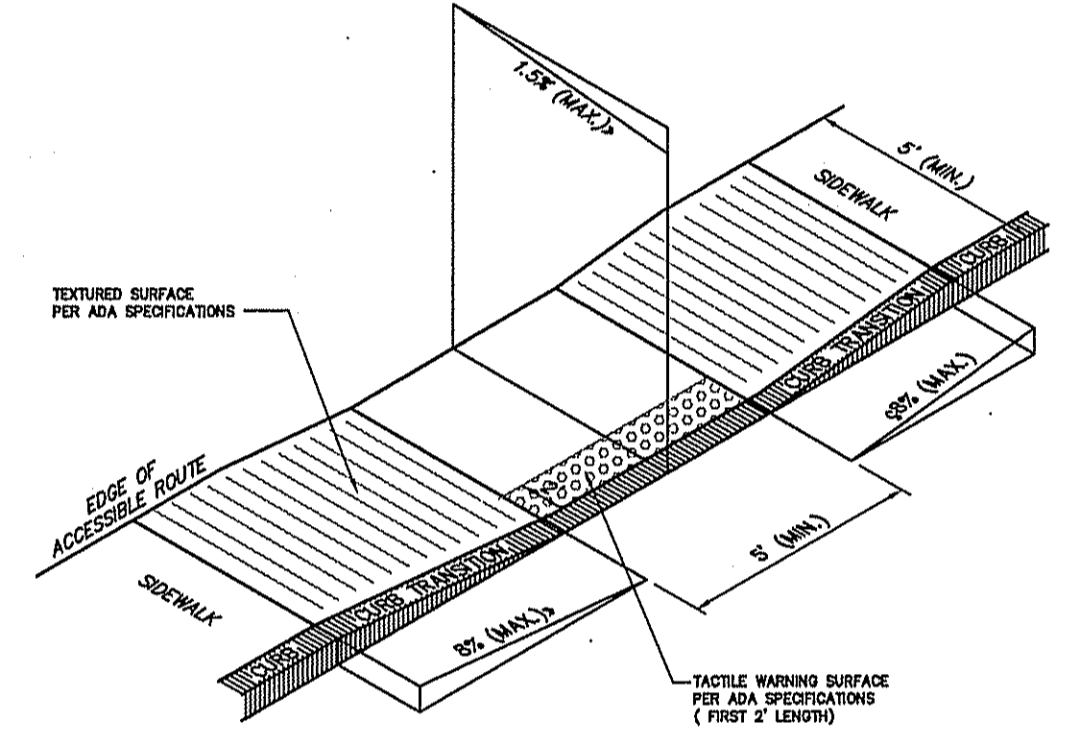
C-702 PAINTED PAVEMENT MARKING DETAIL N.T.S.



C-729 TURN AND ARROW TRAFFIC MARKING DETAIL N.T.S.

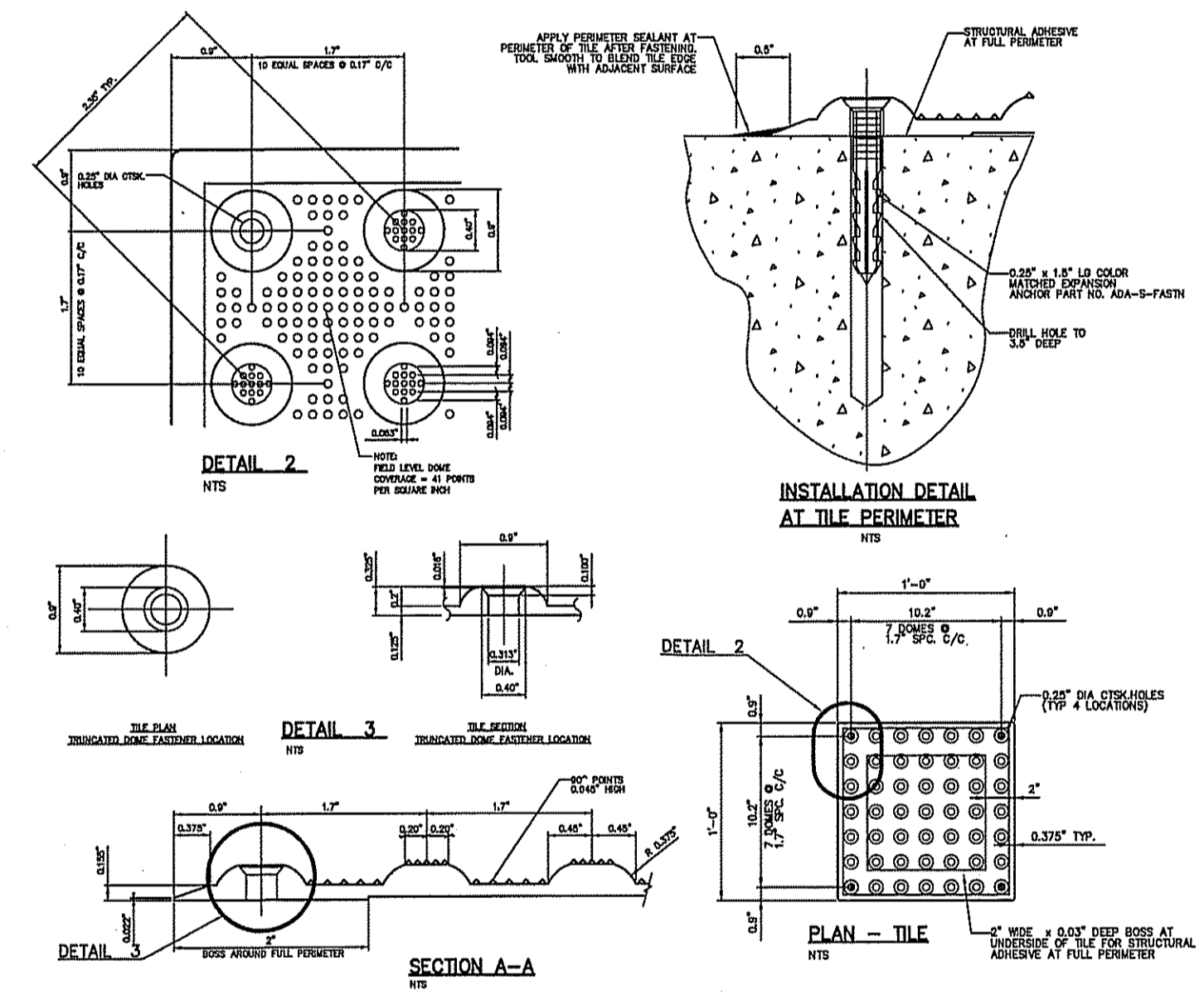


C-722 TRAFFIC SIGN POST DETAIL N.T.S.

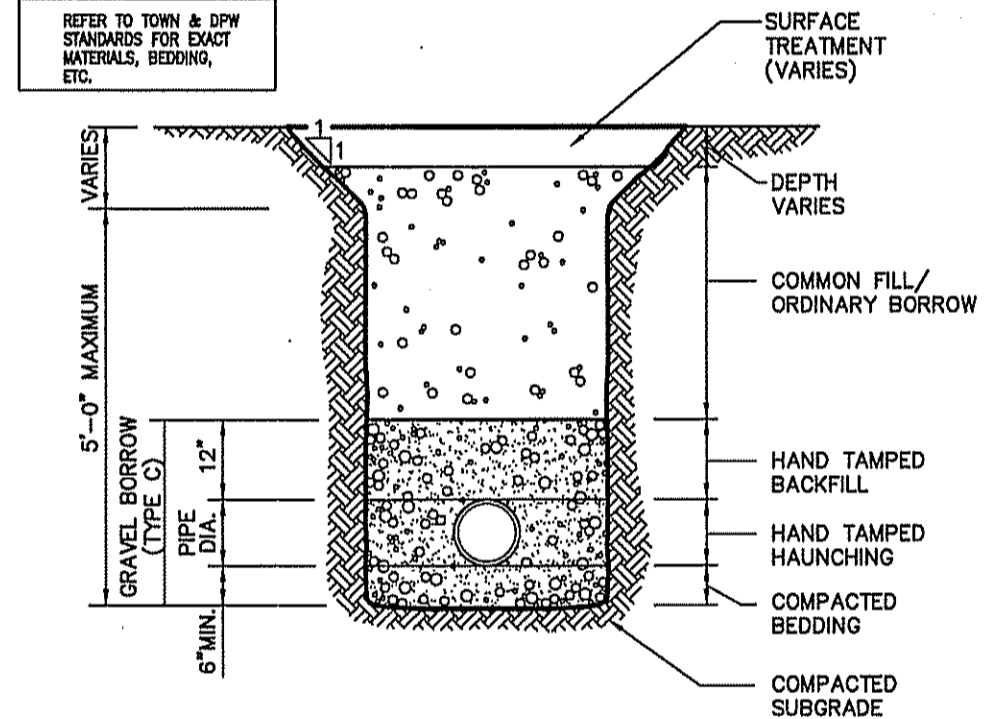


- NOTES:
1. THE MAXIMUM ALLOWABLE ROUTE (SIDEWALK) AND CURB RAMP CROSS SLOPES SHALL BE 1.5%.
 2. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMPS SHALL BE 5%.
 3. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE CURB RAMPS SHALL BE 8%.
 4. A MINIMUM OF 4 FEET CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (I.E. HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.)
 5. CURB TREATMENT VARIES; SEE PLANS FOR CURB TYPE.
 6. BASE OF RAMP SHALL BE GRADED TO PREVENT PONDING.
 7. SEE TYPICAL SIDEWALK SECTION FOR RAMP CONSTRUCTION.

C-400 ACCESSIBLE CURB RAMP - TYPE 'A' DETAIL N.T.S.



C-440 HANDICAPPED TACTILE WARNING TILE SURFACE DETAIL N.T.S.



C-118 UTILITY TRENCH DETAIL N.T.S.

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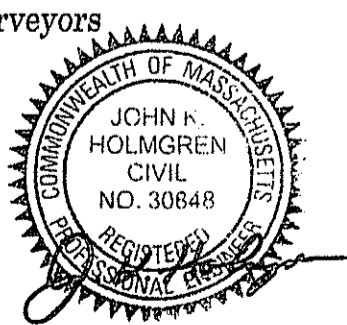


Assessors Map: 314 Parcel: 16
725 Union Street, Franklin, Massachusetts

PREPARED FOR
4 SQ FRANKLIN REALTY, LLC

TITLE
DETAIL SHEET

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C-4

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