DESIGN REVIEW COMMISSION
AGENDA

August 3, 2021
7:00 PM.

Virtual Meeting

Due to the growing concerns regarding the COVID-19 virus, we will be conducting a remote/virtual Design Review Commission Meeting. In an effort to ensure citizen engagement and comply with open meeting law regulations, citizens will be able to dial into the meeting using the provided phone number (Cell phone or Landline Required) OR citizens can participate by copying the link (Phone, Computer, or Tablet required). Please click on https://us02web.zoom.us/j/82858995725 or **call on your phone at 1-929-205-6099, meeting ID is** 82858995725

7:00 PM **Factory Square –** 5 Fisher Street
Demolition, Site Modifications

7:05 PM **Shops at Franklin** – 340 East Central Street
Install new set of sign faces with opaque backgrounds. Only logo to be illuminated at night

7:10 PM **Zuzu's Petals & Cafe –** 19 Dean Ave
Building Sign

General Matters:

Approval of Minutes:

July 20, 2021

COMMENTS: These listing of matters are those reasonably anticipated by the Chair which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.

This agenda is subject to change. Last updated: 07-28-2021
The next meeting of the Design Review Commission is scheduled for August 17, 2021

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: Factory Square

Property Address 5 Fisher Street, Franklin MA

Assessors' Map # 278 Parcel # 16

Zoning District (select applicable zone): Mixed Business Innovation

Zoning History: Use Variance none known
Non-Conforming Use none known

B) **Applicant Information:**

Applicant Name: K Fisher Street LLC

Address: 69 Milk Street, Suite 107
Westborough MA 01581

Telephone Number: 508.541.1350

Contact Person: Rick Kaplan

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

Business Owner: Rick Kaplan
Address: 3 Stable Way
Medway MA 02053

Property Owner: K Fisher Street, LLC
69 Milk Street, Suite 107
Westborough MA 01581

All of the information is submitted according to the best of my knowledge
Executed as a sealed instrument this 30 day of June 2021

Signature of Applicant

Signature of Owner

Rick Kaplan
Print name of Applicant

Rick Kaplan
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: Signs by Cam
Contact Person: Cam Alfonso
Address cam@signsbycam.com
Telephone Number:

b. Architect/Engineer (when applicable)

Business Name: JtA | Joe the Architect
Contact Person: Joe Strommer or Chris Brown
Address 343 Medford Street, Somerville MA 02145
Telephone Number: 617.764.3593

E) Work Summary

Summary of work to be done: Demolition and site modifications to parking, drainage, landscape and utilities. Modifications to existing buildings including envelope, mechanical and electrical systems to outfit future tenant spaces.

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.)
   - size/dimensions
   - style of lettering
   - colors
   - materials
   - 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. No increase in height to existing buildings or structures is anticipated.

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. Existing windows and doorways will be replaced with fenestration of 'like-kind' to the original factory Use of facilities. Where new openings exist, infill of 'similar' character will be employed.

3. **Relations of Building Masses and Spaces –** The relationship of a structure to the open space between it and adjoining structures shall be compatible. No new structures are incorporated in scope of modifications. Through demolition of portions of existing structures, greater open space will be yielded on the site overall.

4. **Roof Shape** – The design and pitch of the roof shall be compatible with the architectural style and character of the surrounding buildings. Existing low-slope roof conditions will be maintained.

5. **Scale** – The scale of the structure shall be compatible with its architectural style and the character of the surrounding buildings. No modifications to existing buildings massing, character or architectural style is anticipated.

6. **Façade, Line, Shape & Profile –** Facades shall blend with other structures in the surrounding area with regard to the dominant vertical or horizontal context: All exterior detailing of facade elements will take cue from existing building features and style.

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. Design intent is that internal site signage for future tenant spaces will follow Zoning Ordinance signage guidelines. All architectural exterior materials & colors will be compatible with existing adjacent architectural character.

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.
Permanent signs shall not detract from the use and enjoyment of the renovated existing buildings and surrounding properties.

9. **Heritage** – Removal or disruption of historic, traditional or significant uses, structures or architectural elements shall be minimized insofar as practicable.
Historic, traditional or significant uses, structures or architectural elements shall not be removed or disrupted insofar as practicable.

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. Renovations to existing buildings shall be oriented, shaded, and employ materials and landscaping that optimizes energy efficiency and renewable resource technologies.

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.
Landscape and parking shall be crafted to diminish the visual appearance of surface parking lots.

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 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, 1st 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 2ND & 4TH TUESDAY OF THE MONTH.

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

LEVEL

July 5, 2021

Town of Franklin, Planning Board
Attn: Mr. Anthony Padula, Chair
C/O Mrs. Amy. Love, Planner
355 East Central Street
Franklin, MA 02038

Re: Factory Square
3, 5 & 7 Fisher Street
LDG Proj. No.: 1899.00

Mr. Padula and Members of the Board:

Level Design Group, LLC (LDG) on behalf of Rick Kaplan does hereby submit the application and certificate of ownership for the redevelopment of the above referenced parcel. The application includes the removal of the accessory buildings on property and replacement with on multi-story multi use structure with drive under garage space and surface parking for the property.

The redevelopment will include the removal of pavement, regrading and addition on of-site drainage system compliant with Town and DEP requirements for the use and development. LDG looks forward to presenting to the Board at the next hearing.

This application is being filed in accordance with the Franklin Zoning Bylaw **§185-31 Site Plan and Design Review** for construction of commercial with Multi-Family Housing.

PRE-DEVELOPMENT CONDITIONS

The existing site is located at 3, 5 & 7Fisher Street in Franklin, MA. The majority of the site is developed with old factory and mixed use buildings. A small area of the site to the south east is undeveloped but is landscaped with grass and existing mature trees. The Site is bounded by West Central Street to the north. Fisher Street to the east, Hayward Street to the south and an existing BVW to the west. The adjacent properties to the roadways are residential with exception toward the southwest are more commercial facilities. The development site is approximately 14.7 ± Acres with approximately 85% of the existing property being developed with various sized and use buildings, pavement and utilities. Existing ground cover of the site includes the asphalt pavement and building footprint. The existing site does contain a formal stormwater management system which ultimately drains to the Bordering Vegetated Wetlands to the West.

The majority of the site is defined as redevelopment. The existing stormwater system serves the existing building and pavement and will be utilized to the maximum extent feasible for the redevelopment project. Approximately 10,000 s.f. of pavement and roof area will be removed and replaced with green space. This reduction in impervious area will cause runoff to be reduced for the redevelopment portion of the site. Due to the complexity of the existing utility systems the applicant is proposing to re-use the current configuration where feasible. Modified piping and drainage where necessary in the redevelopment area is shown on the site plans. The redevelopment

249 SOUTH STREET UNIT 1 PLAINVILLE MA 02762
508 695 2221 508 695 2219 CONTACT@LEVELDG.COM

area has not been modeled for pre- and post- runoff due to the reduction of impervious area and the implied reduction of runoff to the same drainage point (the westerly BVW system).

The on-site soils as classified by the Soil Survey for Norfolk County Massachusetts, the redevelopment portion of the site area is classified as Urban Land. The new construction area of new parking is located in an area of Udorthents sandy, Hydrologic Soil Group A which are soils having a high infiltration rate (low runoff potential) when thoroughly wet. These soils consist mainly of deep, well drained to excessively drained sands or gravelly sands. Based on test pits done by Level Design Group, LLC parent material of the area for new construction is a Medium Gravelly Sand with a classification of HSG A. Please see the SCS soils documentation attached herein.

Based on current MAGIS Mapping the site is NOT located in any of the following environmentally sensitive areas:

- Areas of Critical Environmental Concern
- Natural Heritage and Endangered Species Program – Priority Habitats of Rare Species
- Natural Heritage and Endangered Species Program – Estimated Habitats of Rare Wildlife
- Natural Heritage and Endangered Species Program – Natural Communities
- Natural Heritage and Endangered Species Program – Certified Vernal Pools
- MADEP Wellhead Protection Areas – Zone 1 & Zone 2
- Surface Water Supply Protection Areas – Zone A, Zone B, & Zone C
- MADEP Surface Water Supply Watersheds
- MA DFW Coldwater Fisheries Resource Area.

POST-DEVELOPMENT CONDITIONS

The Applicant is proposing to redevelop the site and renovate and rehab the existing buildings for a mixed-use development. A portion of the existing buildings will be demolished and replaced with parking, patios and green space. The existing catch basins and drainage in those area will be re-used to capture the runoff from the reconfigured impervious areas. Impervious areas will be reduced for the redevelopment areas and due to the complexity of the site the existing drainage will stay in place to the maximum extent feasible and no additional calculations will be provided for the existing system. During construction, if it is determined that a portion of the existing system is failing or inadequate, the engineer shall be consulted and a replacement or redesign of those components will be considered.

A new fully compliant stormwater management system has been designed to support the area of new construction in the southeast corner of the property. The newly designed parking lot will collect the runoff, treat it, and infiltrated the runoff into a subsurface infiltration system. Deep sump catch basins will capture the runoff, then it will be routed through proprietary treatment structures, then infiltrated after pretreatment has been achieved. Runoff from the impervious areas and building rooftops will be directed to two infiltrating BMPs.

The total proposed site impervious coverage is reduced in the post development due to the demolition of buildings as detailed on the plans. With the proposed development as proposed there is a net increase in TSS removal with the installation of stormwater treatment prior to discharge.

CONCLUSION

The development as proposed meets or exceeds the requirements of the Zoning district and associated site plan regulations for this development.

Enclosed please find:

- 2 Full Size sets of plans
- 5 reduced (11x17) size sets of plans
- 7 copies of associated documentation
- $6,300 filing fee
- $50 fee for the Fire department

I look forward to meeting with the Board at the next meeting. If there are any questions prior to the hearing please do not hesitate to ask.

Truly yours,
LEVEL DESIGN GROUP, LLC

Daniel Campbell, P.E.
Principal

Attachments
Cc: Walker Development and Construction
jTa
File

FORM P

APPLICATION FOR APPROVAL OF A SITE PLAN

To the Franklin Planning Board:

The undersigned, herewith, submits the accompanying Site Plan entitled "Factory Square" for approval under the provisions of the Zoning By-Laws of the Town of Franklin covering Site Plans.

1. Name of Applicant: Rick Kaplan
   Address of Applicant: 1 Fisher Street, Franklin, MA 02038
   Phone No.: 508.561.0445 Email: rick@kcres.com

2. Name of Owner (if not the Applicant): K Fisher Street LLC
   Address of Owner: 69 Milk Street, Suite 107, Westborough, MA 01581
   Phone No.: _____ Email: _____

3. Name of Engineer: Level Design Group, LLC, Daniel Campbell, P.E.
   Address of Engineer: 249 South Street, Unit 1, Plainville, MA 02762
   Phone No.: 508.695.2221 Email: dcampbell@leveldg.com

4. Deed of Property recorded with Norfolk Registry of Deeds in Book 37538, Page 366, (or Certificate of Title No. _____)

5. Location and Description of Property:
   1, 3 & 5 Fisher Street former factory development

   Square Footage of Building(s) Existing 165,000+/- Proposed 133,000+/-
   Assessor's Map 278 Lot 16

6. Purpose of Site Plan:
   Conversion of existing buildings into adaptive reuse for commercial

7. List of Waivers Requested (if any): Attach Form R for each waiver

Signature of Applicant — Frederick (Rick) Kaplan — Print Name of Applicant

Signature of Owner — Frederick (Rick) Kaplan — Print Name of Owner

CERTIFICATE OF OWNERSHIP

I the undersigned Applicant, do hereby certify to the Town of Franklin, through its Planning Board, that all parties of interest to the below-listed plan are identified in Section B: below,

SECTION A:

Title of Plan: Factory Square

Date of Plan: June 30, 2021 Assessor's Information: 278-016-000-000

Prepared by: Level Design Group, LLC

Type of Plan: 81-P; Prelim.; Def.; Site Plan

SECTION B:

Name of Record Owner(s): K Fisher Street, LLC

Address of Record Owner(s): 69 Milk Street, Suite 107

Westborough, MA 01581

*If in the name of a Trust, Corporation or Partnership, list the names and addresses of all Trustee(s), Corporate Officer(s) or Partner(s):
N/A

*If in the name of a Trust or Corporation, list the Beneficiary(ies) of the Trust or the Shareholder(s) of the Corporation: N/A

*If in the name of a Trust or Corporation, list the date, county, book and page of recording of the Trust Instrument, or the date and State of incorporation:
N/A

Executed as a sealed instrument this 29 day of June 2021

Signature of Applicant — Frederick Kaplan — Print name of Applicant

Signature of Owner — Frederick Kaplan — Print name of Owner

COMMONWEALTH OF MASSACHUSETTS

Mary. ss. 2021

On this 29 day of June 2021, before me, the undersigned notary public, personally appeared Frederick L. Kaplan *(name of Applicant)*, proved to me through satisfactory evidence of identification, which were MA. LIC to be the person whose name is signed on the preceding document in my presence.

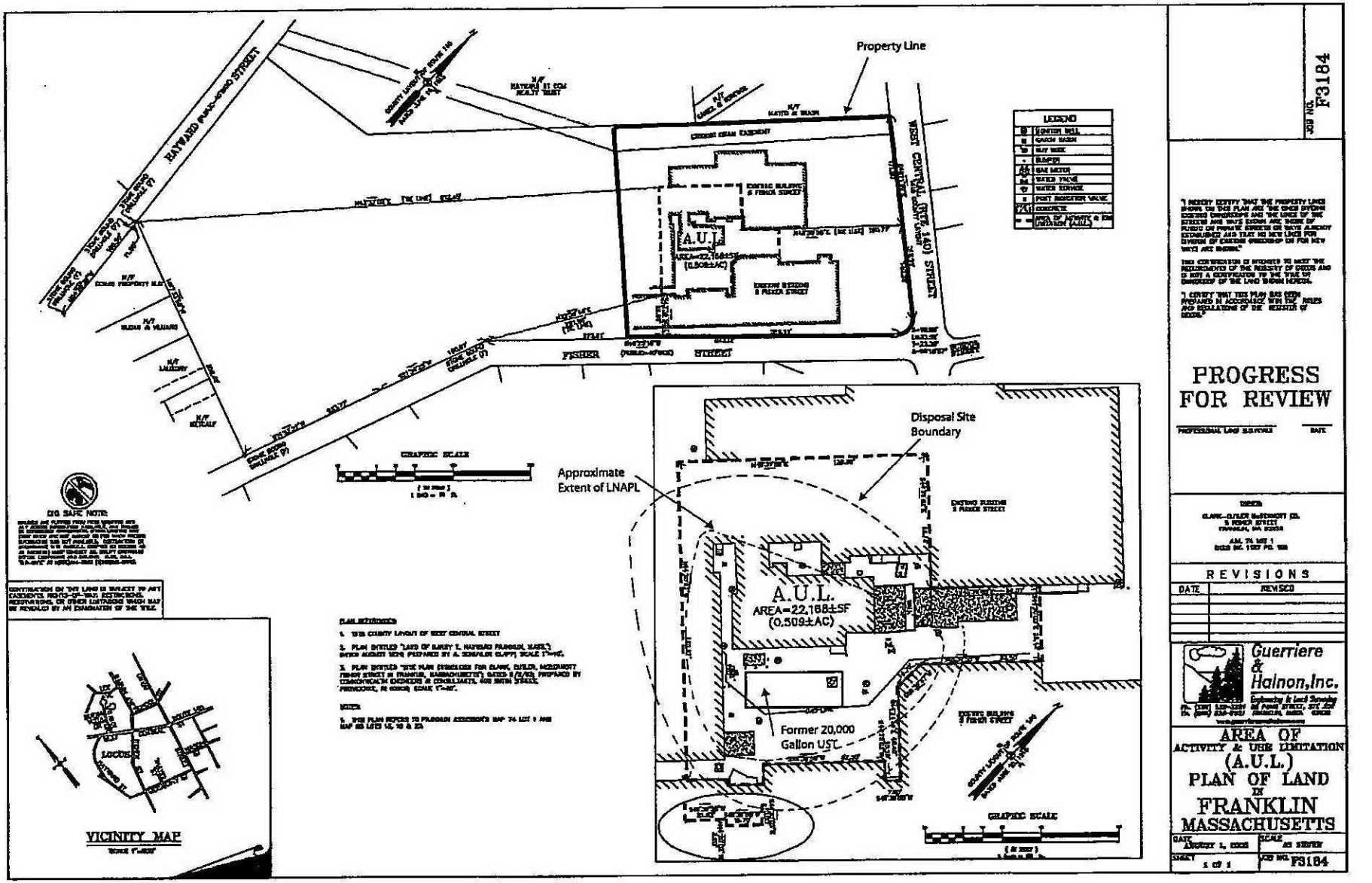
Nancy Ranello

(Official signature and seal of notary)

Notary Public:

My Commission Expires: 12/30/2022

Exhibit B – Site Sketch



K:\F3184\dwg\F3184-CLIENT_2005-08-01.dwg, 11/15/2005 02:04:38 PM, [DAB]

NO
PARKING

7'-6"
TOP
TRUCK DRIVER:
CHOCK WHEELS

B-30

NO
PARKING

J

E
D
PROPERTY OF GENERAL MOTORS
DIEMATIC

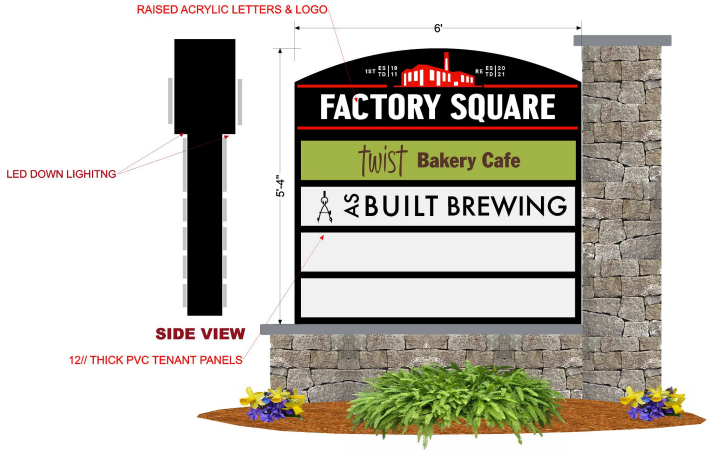
K
B-30
NO
PARKING

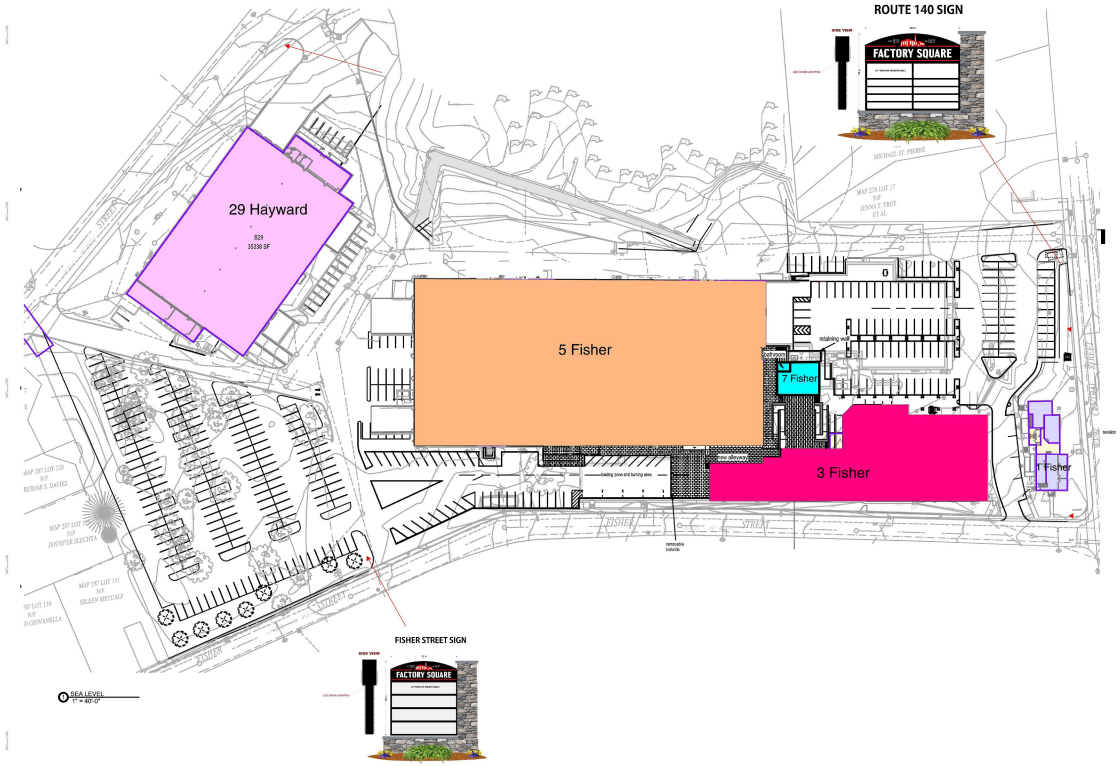
B-27
SLOW
DOWN
BLIND
CURVE

KOHLER. POWER SYSTEMS
150
FAST RESPONSE
D-14

***48 square feet**

***32 square feet**





Signs By Cam Inc

Sign & Graphic Solutions • Uncompromising Integrity

Cam Afonso
837 Upper Union St., Suite C-18
Franklin, MA 02038

Phone: 508-364-2905
Fax/Office: 508-528-0766
E-Mail: cam@signsbycam.com
Website: www.signsbycam.com

APPROVED FOR PRODUCTION:

X _____

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ALL DRAWINGS ARE PROPERTY OF SIGNS BY CAM, Inc. ANY DUPLICATION OF ANY KIND IS PROHIBITED. PERSON(S) WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.

JOB INFORMATION

JOB TITLE:
CONTACT:
PHONE:
FAX:
JOB DESCRIPTION:

SQUARE FOOTAGE:=

SIGN MATERIAL SPECS

BANNER: ☐ COROPLAST: ☐ WOOD: ☐
ACRYLIC: ☐ MAGNETIC: ☐ URETHANE: ☐
PVC: ☐ ALUMINUM: ☐ NUEDGE: ☐

SINGLE SIDED: ☐ DOUBLE SIDED: ☐

OTHER: _____

COLOR SPECS:
BACKGROUND:
COPY:

OUTLINE:
SHADOW:
BORDER:
LOGO:

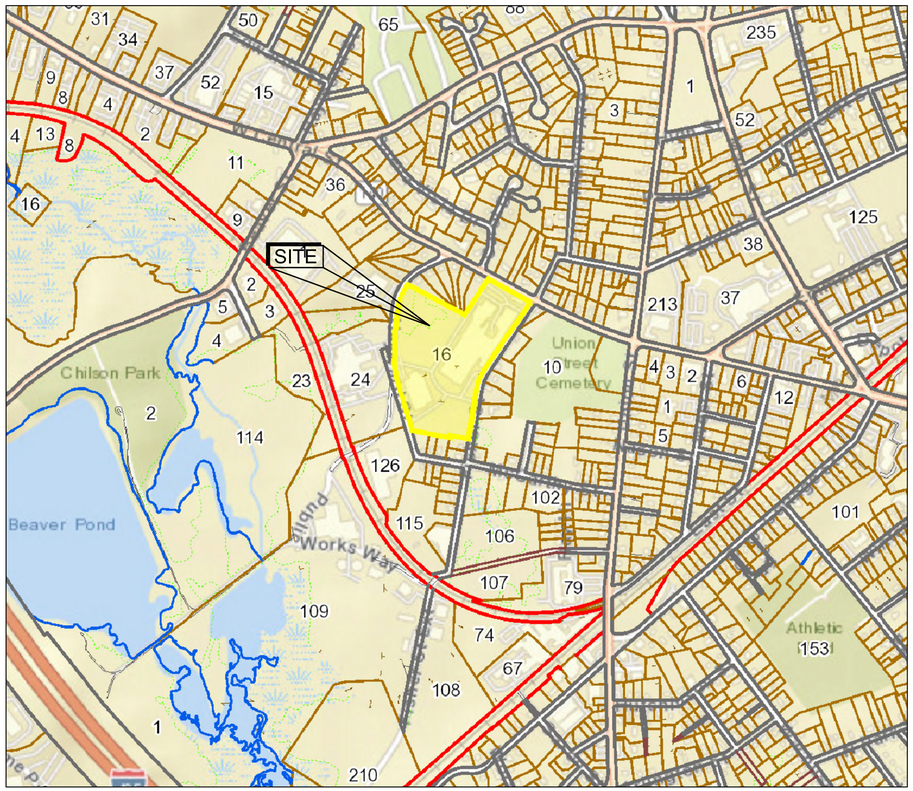
FACTORY SQUARE

PROPERTY REDEVELOPMENT

3, 5 & 7 FISHER STREET

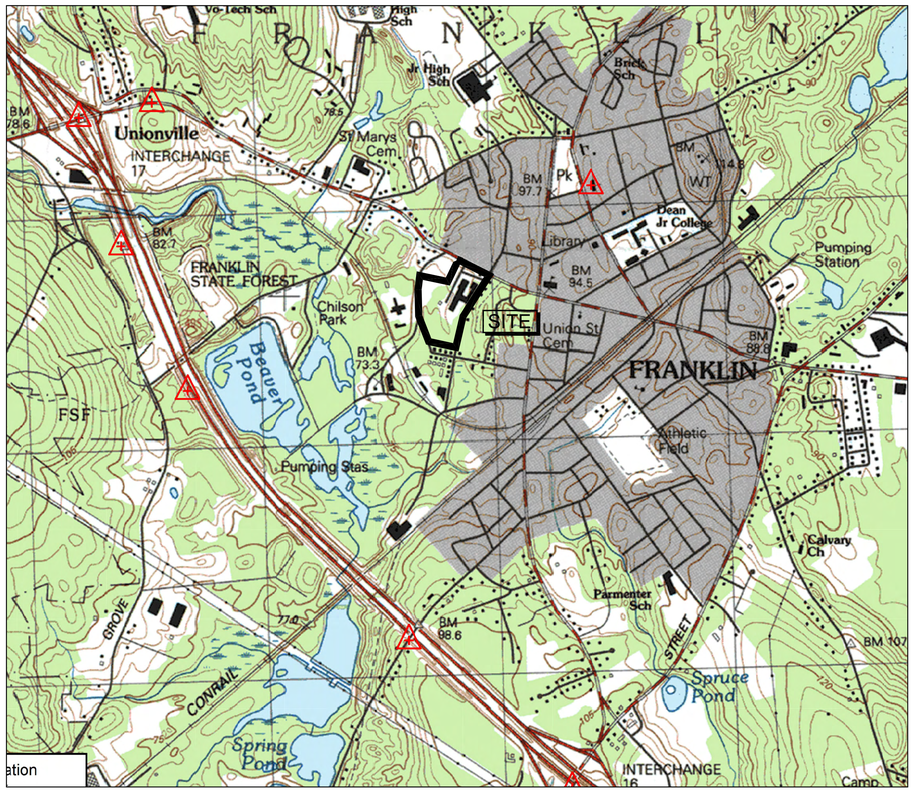
FRANKLIN, MASSACHUSETTS

NO	DATE	REVISIONS
1	07/01/2021	PERMITTING SUBMISSION



ASSESSORS MAP

SCALE: 1"= 500'±



USGS MAP

SCALE: 1"= 1,000'±

APPLICANT:

RICK KAPLAN
1 FISHER STREET
FRANKLIN, MA 02038

CIVIL ENGINEER:

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

ARCHITECT:

J t A
JOE THE ARCHITECT
343 Medford Street, Suite 4C Somerville, MA 02145
t: +1(617) 764-3593 e: askjoe@joethearchitect.com
www.joethearchitect.com

PROPERTY ADDRESS:
3, 5 & 7 FISHER STREET
FRANKLIN, MASSACHUSETTS

ASSESSORS MAP/PARCEL:
PARCEL ID: 278-016-000-000

ZONING DISTRICT:
MIXED BUSINESS INNOVATION

DRAWING LIST:

C-0.0	COVER
C-1.0	EXISTING CONDITIONS
C-2.0	LAYOUT AND MATERIALS
C-3.0	GRADING AND UTILITIES
C-3.1	EROSION CONTROL
C-4.0	TYPICAL DETAILS
C-4.1	TYPICAL DETAILS
C-4.2	TYPICAL DETAILS
L100	LANDSCAPE PLAN
C300	PHOTOMETRIC
A-SERIES	COVER
A100	ILLUSTRATIVE SITE PLAN
A210-213	BUILDING 3 ELEVATIONS
A220-223	BUILDING 5 ELEVATIONS
A230	BUILDING 7 ELEVATIONS
A300	ARCHITECTURAL RENDERINGS
G-001	ZONING & CODE ANALSYIS

LEGEND

EXISTING		PROPOSED
100	CONTOUR	100
D	STORM DRAIN	
W	WATER	
	ELECTRIC MANHOLE	
E	ELECTRICAL	
G	GAS	
S	SANITARY SEWER	
	HYDRANT	
	SEWER MANHOLE	
	DRAIN MANHOLE	
	VALVE	
D	CATCH BASIN	
	CURB	
429x5	SPOT GRADE	429.5
	HP RAMP	
	SEDIMENTATION CONTROL BARRIER	
	LIGHT POLE	
	TREE	
	UTILITY POLE	
	POST INDICATOR VALVE	PIV
	TRAFFIC DIRECTION	

NOTES:

1. EXISTING CONDITIONS WERE OBTAINED FROM FIELD SURVEY PREPARED BY COMMONWEALTH ENGINEERS & CONSULTANTS, INC. PROVIDENCE, RI ENTITLED "SITE PLAN SUBMISSION" DATED JUNE 2, 2003 AS AMENDED AUGUST, 2003.
2. THE WETLANDS WERE FLAGGED BY GODDARD CONSULTING, JUNE 2021.
3. 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.

HAYWARD STREET (40' WIDE - PUBLIC)

PRIVATE - 24' WIDE

FISHER STREET (40' WIDE - PUBLIC)

WEST CENTRAL STREET

ASSESSORS MAP 278 LOT 16 (AREA=14.74± ACRES)

MAP 278 LOT 22 N/F BRUCE J. THOMPSON ET AL

MAP 278 LOT 21 N/F CAROL A. ROBLIN

MAP 278 LOT 20 N/F KARLA KASABIAN

MAP 278 LOT 19 N/F ROBERT P. COLANTONI

MAP 278 LOT 18 N/F MICHAEL ST. PIERRE

MAP 278 LOT 17 N/F JENNA T. TROY ET AL

MAP 287 LOT 128 N/F EIDAR S. DAVIES

MAP 287 LOT 129 N/F JENNIFER SLECHTA

MAP 287 LOT 131 N/F EILEEN METCALF

PLAT 6, LOT 24 N/F

T 127

T 130

ANELLA

DOYE

GEN

Not For Construction

WARNING:
Joe The Architect, Inc., all drawings and written material herein constitute the original and unpublished work of the architect, and the same may not be duplicated, used, or disclosed without the written consent of the architect. Contractors to use Architectural drawings for set out. Contractors to check and verify all Dimensions on Site prior to Construction/Fabrication. Figured Dimensions take precedence over Scaled Dimensions. Any discrepancies should be immediately referred to the Architect. The project manager shall be notified in writing of any discrepancies prior to proceeding with the work. The scale of drawings may change when copied or faxed. All work to comply with I.B.C. Regulations and relevant American Standards.
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consultant / contractor information:

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

stamp:

COMMONWEALTH OF MASSACHUSETTS
DANIEL R. CAMPBELL
CIVIL
No. 49245
REGISTERED PROFESSIONAL ENGINEER
7/6/21

revision	revision description	date

project title:
FACTORY SQUARE FRANKLIN

5 FISHER STREET, FRANKLIN, MA 02038

client information:
K FISHER STREET LLC

1 FISHER STREET, FRANKLIN, MA 02038

J t A
JOE THE ARCHITECT
343 Medford Street, Suite 4C Somerville, MA 02145
t: +1(617) 764-3593 e: askjoe@joethearchitect.com
www.joethearchitect.com

drawing title
EXISTING CONDITIONS

project number	drawing scale	approver
1899.00	1" = 40'	

drawing number	revision
C-1.0	

LEGEND

EXISTING		PROPOSED
100	CONTOUR	100
D	STORM DRAIN	
W	WATER	
	ELECTRIC MANHOLE	
E	ELECTRICAL	
G	GAS	
S	SANITARY SEWER	
	HYDRANT	
	SEWER MANHOLE	
	DRAIN MANHOLE	
	VALVE	
D	CATCH BASIN	
	CURB	
429x5	SPOT GRADE	429.5
	HP RAMP	
	SEDIMENTATION CONTROL BARRIER	
	LIGHT POLE	
	TREE	
	UTILITY POLE	
	POST INDICATOR VALVE	PIV
	TRAFFIC DIRECTION	

NOTES:

1. PAVEMENT INTERIOR TO THE WORK AREA TO BE REMOVED WITHE REGRADING AND REPLACED AS NECESSARY, AN ADDITIONAL PLAN WILL BE PREPARED UPON APPROVAL FOR EXACT AREAS OR REPLACEMENT AND AREAS OF OVERCOAT.

HAYWARD STREET (40' WIDE - PUBLIC)

PRIVATE - 24' WIDE

EXISTING BUILDING TO F.F. EL = REMAIN VARIES

LOADING AREA TO BE REMOVED

EXISTING BUILDING TO REMAIN AND BE RENOVATED F.F. EL = VARIES (SEE ARCH FLOORPLANS)

ELECTRIC TO BE RECONFIGURED OUTSIDE OF PROPOSED PARKING AREA

TREES TO BE REMOVED

BUILDING AREA TO BE DEMOLISHED

ASSESSORS MAP 278 LOT 16 (AREA=14.74± ACRES)

BUILDING AREA TO BE DEMOLISHED

UTILITY AREA DO BE REMOVED

EXISTING BUILDING TO MODIFIED AND RENOVATED (SEE ARCH FLOORPLANS) F.F. EL = VARIES

EXISTING BUILDING TO REMAIN

WEST CENTRAL STREET

FISHER STREET (40' WIDE - PUBLIC)

MAP 278 LOT 22 N/F BRUCE J. THOMPSON ET AL

MAP 278 LOT 21 N/F CAROL A. ROBLIN

MAP 278 LOT 20 N/F KARLA KASABIAN

MAP 278 LOT 19 N/F ROBERT P. COLANTONI

MAP 278 LOT 18 N/F MICHAEL ST. PIERRE

MAP 278 LOT 17 N/F JENNA T. TROY ET AL

MAP 287 LOT 128 N/F REIDAR S. DAVIES

MAP 287 LOT 129 N/F JENNIFER SLECHTA

MAP 287 LOT 131 N/F EILEEN METCALF

7 LOT 127 N/F R NDOYE

87 LOT 130 N/F O GIOVANELLA

PLAT 6, LOT 24 N/F NATURAL RESOURCES TRUST

SMH RIM=253.95 INV=250.64

SMH RIM=255.39 INV=251.62

SMH RIM=262.40 INV=256.96

SMH RIM=235.88 INV=262.10

SMH RIM=271.26 INV=264.69

SMH RIM=264.70 INV=258.08

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COMMONWEALTH OF MASSACHUSETTS — DANIEL R. CAMPBELL — CIVIL — No. 46245 — REGISTERED PROFESSIONAL ENGINEER — 7/6/21

revision	revision description	date

project title:
FACTORY SQUARE FRANKLIN

5 FISHER STREET, FRANKLIN, MA 02038

client information:
K FISHER STREET LLC

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drawing title
DEMO PLAN

project number	drawing scale	approver
1899.00	1" = 40'	

drawing number
C-1.1

revision

LEGEND

EXISTING		PROPOSED
100	CONTOUR	100
D	STORM DRAIN	
W	WATER	
	ELECTRIC MANHOLE	
E	ELECTRICAL	
G	GAS	
S	SANITARY SEWER	
	HYDRANT	
	SEWER MANHOLE	
	DRAIN MANHOLE	
	VALVE	
D	CATCH BASIN	
	CURB	
429x5	SPOT GRADE	429.5
	HP RAMP	
	SEDIMENTATION CONTROL BARRIER	
	LIGHT POLE	
	TREE	
	UTILITY POLE	
	POST INDICATOR VALVE	PIV
	TRAFFIC DIRECTION	

ZONING BY-LAW REQUIREMENTS

ZONING DISTRICT: MIXED BUSINESS INNOVATION
USE: MULTI-USE REDEVELOPMENT

	REQUIRED	EXISTING/PROPOSED
MIN. LOT AREA	40,000	642,044
MIN. LOT FRONTAGE	175'	17.5'
FRONT YARD SETBACK	40'	17.5'
SIDE YARD SETBACK	30'	14.8'
REAR YARD SETBACK	30'	297.2'
MAX. BLDG/LOT COVERAGE BLDG	70%	26.1% / 21.8%
MAX. BLDG/LOT COVERAGE IMP.	80%	53.9% / 50.2%
MAX. BUILDING HEIGHT	40'	<40'

PARKING REQUIREMENTS*	REQUIRED	PROVIDED
USE: INDUSTRIAL (45,670± S.F.) 1 SPACE / 400 S.F.	114.11	
USE: RETAIL/MED/LEC OFFICE. (24,830± S.F.) 1 SPACE / 200 S.F.	124.15	
USE: OFFICE (OTHER) (2,570± S.F.) 1 SPACE / 250 S.F.	10.28	
USE: REST./THEATER/ASSEM (12,580± OR 245) 1 SP / 60 S.F.OR 1SP / 2.5 SEATS	98	
USE: WAREHOUSE (27,085± S.F.) 1 SPACE / 1,000 S.F.	27.08	
REGULAR SPACES	374	352
HANDICAP SPACES	8	8
TOTAL SPACES	374	360*

** PARKING PROPOSED FOR THE USES IS PROPOSED PARTIALLY AS SHARED PARKING. THERE ARE CURRENTLY TWO RESTAURANT USES SHOWN, AND WITH THESE USES, THERE WILL BE ONE PRIMARILY OPEN AT NIGHT AND ONE PRIMARILY IN THE MORNING. WITH WAREHOUSE AND OFFICE SPACE ALSO PROPOSED NEITHER OF THESE USES WILL CONFLICT IN COMMON HOURS WITH THE ONE RESTAURANT USE. THERE ARE ADEQUATE SPACES AVAILABLE FOR THE ACTUAL USE IN ACCORDANCE WITH THE ZONING BY-LAW.*

NOTES:

1. EXISTING CONDITIONS WERE OBTAINED FROM FIELD SURVEY PREPARED BY COMMONWEALTH ENGINEERS & CONSULTANTS, INC. PROVIDENCE, RI ENTITLED "SITE PLAN SUBMISSION" DATED JUNE 2, 2003 AS AMENDED AUGUST, 2003.
2. THE WETLANDS WERE FLAGGED BY GODDARD CONSULTING, JUNE 2021.
3. 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.
4. INTERNAL CURBING SHALL BE BITUMINOUS CONCRETE OR CAPE COD BERM AT THE SELECTION OF THE DEVELOPER AT A MINIMUM.
5. CURBING AT THE ENTRANCES AND CURB RETURNS AT ENTRANCES SHALL BE GRANITE COMMENSURATE WITH THE SURROUNDING ROADWAY, VERTICAL OR SLOPED, THERE SHALL BE A GRANITE TRANSITION BLOCK PRIOR TO BITUMINOUS CONCRETE CURBING.
6. CURBING WHERE THERE IS CONCRETE SIDEWALK SHALL BE INTEGRATED HAUNCHED CONCRETE CURBING.

HAYWARD STREET (40' WIDE - PUBLIC) — PRIVATE - 24' WIDE

MIXED BUSINESS INNOVATION / SINGLE FAMILY IV

EXISTING BUILDING TO REMAIN F.F.EL = VARIES

SAWCUT LIMIT OF WORK

PROP. RET. WALL TW 256.20 BW 252.50

PROPOSED WOODEN GUARDRAIL

EOP

DRIVE-IN DOOR

LOADING DOCK

EXISTING LOADING TO REMAIN

SLAB 256.72

SLAB 256.7±

SLAB 256.73

RAISED LOADING DOCK (TYP OF 3) SLAB=256.7

DUMPSTER PAD (TYP.)

SLAB 258.73

EXISTING BUILDING TO REMAIN AND BE RENOVATED F.F.EL = VARIES (SEE ARCH FLOORPLANS)

ASSESSORS MAP 278 LOT 16 (AREA=14.74± ACRES)

LOADING AREA TO BE FILLED AND REMOVED

PROPOSED ASPHALT PARKING

HDCP RAMP

SLAB 261.17

SLAB 257.65

SLAB 256.74

SLAB 256.68

SLAB 258.92

5' CONC WALK

PROPOSED PATIO AREA

SLAB 267.96

EXISTING BUILDING TO MODIFIED AND RENOVATED (SEE ARCH FLOORPLANS) F.F.EL = VARIES

PLANTERS ALONG WALL

EWALL TW 266.00 BW 256.50

EWALL TW 263.00 BW 256.50

PROP. RET. WALL TW 258.00 BW 256.50

PROP. RET. WALL TW 262.50 BW 256.50

FISHER STREET (40' WIDE - PUBLIC)

MIXED BUSINESS INNOVATION / SINGLE FAMILY IV

WEST CENTRAL STREET

MAP 278 LOT 22 N/F BRUCE J. THOMPSON ET AL

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MAP 287 LOT 130 N/F GIOVANELLA

MAP 287 LOT 127 N/F R NDOYE

PLAT 6, LOT 24 N/F NATURAL RESOURCES TRUST

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drawing title
LAYOUT & MATERIALS

project number	drawing scale	approver
1899.00	1" = 40'	

drawing number
C-2.0

revision

LEGEND

EXISTING		PROPOSED
100	CONTOUR	100
D	STORM DRAIN	
W	WATER	
E	ELECTRIC MANHOLE	
E	ELECTRICAL	
G	GAS	
S	SANITARY SEWER	
	HYDRANT	
	SEWER MANHOLE	
	DRAIN MANHOLE	
	VALVE	
D	CATCH BASIN	
	CURB	
429x5	SPOT GRADE	429.5
	HP RAMP	
	SEDIMENTATION CONTROL BARRIER	
	LIGHT POLE	
	TREE	
	UTILITY POLE	
	POST INDICATOR VALVE	PIV
	TRAFFIC DIRECTION	

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4. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES IN THE DESIGN PLANS PRIOR TO THE START OF CONSTRUCTION.
5. ALL EXISTING PAVEMENT SHALL BE SAWCUT PRIOR TO REMOVAL.
6. 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.
7. ALL DISTURBED AREAS NOT RECEIVING IMPROVEMENTS SHALL BE LOAMED AND SEEDED.
8. 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.

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10/21

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drawing title
GRADING & UTILITIES

project number	drawing scale	approver
1899.00	1" = 40'	

drawing number
C-3.0

revision

LEGEND

EXISTING		PROPOSED
100	CONTOUR	100
D	STORM DRAIN	
W	WATER	
	ELECTRIC MANHOLE	
E	ELECTRICAL	
G	GAS	
S	SANITARY SEWER	
	HYDRANT	
	SEWER MANHOLE	
	DRAIN MANHOLE	
	VALVE	
D	CATCH BASIN	
	CURB	
429x5	SPOT GRADE	429.5
	HP RAMP	
	SEDIMENTATION CONTROL BARRIER	
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	POST INDICATOR VALVE	PIV
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EROSION CONTROL NOTES

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

EROSION CONTROL LINE 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. SLOPES IN EXCESS OF 3:1 SHALL HAVE 22 MONTH EROSION CONTROL FABRIC INSTALLED OVER A SLOPE MIX SEED MIX WITH TACKIFIER UNLESS OTHERWISE SPECIFIED.

ANY DISTURBED AREAS THAT WILL NOT HAVE ACTIVE CONSTRUCTION ACTIVITY OCCURRING WITHIN 14 DAYS MUST BE STABILIZED USING THE CONTROL MEASURES DEPICTED IN SITE PLANS, IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN, AND PER MANUFACTURER PRODUCT SPECIFICATIONS.

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 CLEAR AND GRUB 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.

STORMWATER INLET PROTECTION

INLET PROTECTION – WILL BE UTILIZED TO PREVENT SOIL AND DEBRIS FROM ENTERING STORM DRAIN INLETS AND SHALL BE INSTALLED WITHIN BASINS DOWNSTREAM OF DISTURBANCE WITHIN 200' OF THE PROPOSED DISTURBANCE. THESE MEASURES ARE USUALLY TEMPORARY AND ARE IMPLEMENTED BEFORE A SITE IS DISTURBED.

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.

STORMWATER BASINS – ALL AREAS CONTAINING STORMWATER BASINS (ABOVE OR BELOW GROUND) SHALL BE PROTECTED THROUGHOUT CONSTRUCTION. THESE ARES 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

A STONE CONSTRUCTION ENTRANCE SHALL BE INSTALLED AT WHICH TIME THE EXISTING PAVEMENT IS REMOVED. THE STONE ENTRANCE IS NOT NECESSARY UNTIL SUCH TIME AS THE PAVEMENT IS REMOVED. THE ENTRANCE SHALL BE ESTABLISHED AT **ONE MAIN POINT OF ENTRY** AT THAT TIME.

CONSTRUCTION ENTRANCES SHALL 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 OFF-SITE 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 ONSITE 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.

TEMPORARY SEDIMENT BASINS

IF REQUIRED, ADDITIONAL TEMPORARY SEDIMENT BASINS SHALL BE CONSTRUCTED TO MITIGATE THE POTENTIAL SEDIMENT LOADING TO THE ADJACENT RESOURCE AREAS. TEMPORARY SEDIMENT BASINS ARE TO BE LOCATED OUTSIDE OF THE 50-FOOT BUFFER ZONE TO THE BORDERING VEGETATED WETLANDS AND SHALL NOT BE LOCATED IN AN AREA WHERE AN INFILTRATION BASIN IS PROPOSED. TEMPORARY SEDIMENT BASIN GRADING LOCATION SHALL BE DICTATED BY THE DESIGN ENGINEER. AT A MINIMUM THE THE VOLUME OF THE TEMPORARY SEDIMENT BASIN, AS MEASURED FROM THE BOTTOM OF THE BASE TO THE ELEVATION OF THE CREST OF THE PRINCIPAL SPILLWAY SHALL BE AT LEAST 3,600 CUBIC FEET PER ACRE OF DRAINAGE AREA. THIS 3,600 CUBIC FEET IS EQUIVALENT TO 1.0 INCH OF SEDIMENT PER ACRE OF DRAINAGE AREA. ADDITIONAL STORAGE IN THE FORM OF A PERMANENT WET POOL SHALL BE PROVIDED WHENEVER PRACTICABLE, BUT MAY NOT BE USED TO FULFILL THE TEMPORARY STORAGE VOLUME REQUIREMENT.

SEDIMENT BASINS SHALL BE CLEANED OUT WHEN THE VOLUME REMAINING AS DESCRIBED ABOVE IS REDUCED BY SEDIMENTATION TO 1,800 CUBIC FEET PER ACRE OF DRAINAGE AREA (50 PERCENT FULL). IN NO CASE SHALL THE SEDIMENT LEVEL BE PERMITTED TO BUILD UP HIGHER THAN ONE FOOT BELOW THE PRINCIPAL SPILLWAY CREST. AT THIS ELEVATION, CLEANOUT SHALL BE PERFORMED TO RESTORE THE ORIGINAL DESIGN VOLUME TO THE SEDIMENT BASIN. THE ELEVATION OF THE MAXIMUM ALLOWABLE SEDIMENT LEVEL SHALL BE DETERMINED AND SHALL BE STATED IN THE DESIGN DATA AS A DISTANCE BELOW THE TOP OF THE RISER AND BE CLEARLY MARKED ON THE RISER. **NO AREA OF DETENTION SHALL BE UTILIZED FOR TEMPORARY EROSION CONTROL OR DEWATERING ACTIVITIES.**

NOTES:

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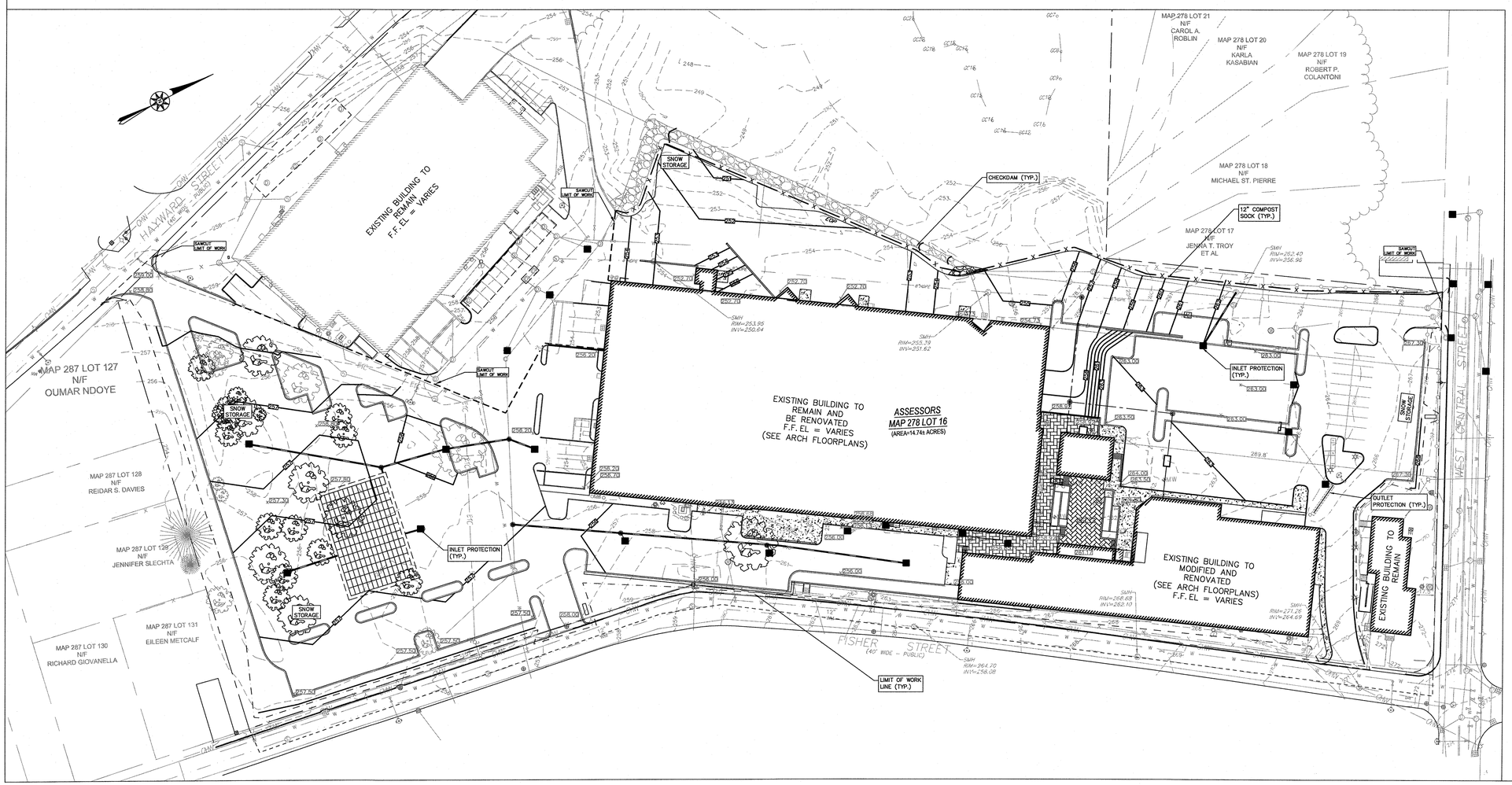

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DANIEL R. CAMPBELL
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No. 46245
REGISTERED PROFESSIONAL ENGINEER
7/6/21

revision	revision description	date

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drawing title
EROSION CONTROL PLAN

project number	drawing scale	approver
1899.00	1" = 50'	

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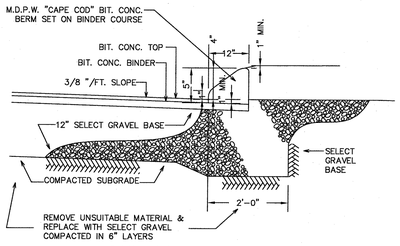
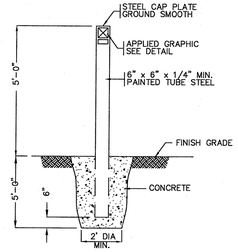
C-3.1

revision

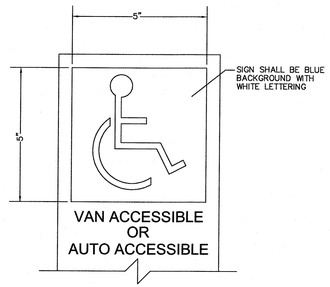


CAPE COD BERM
NOT TO SCALE

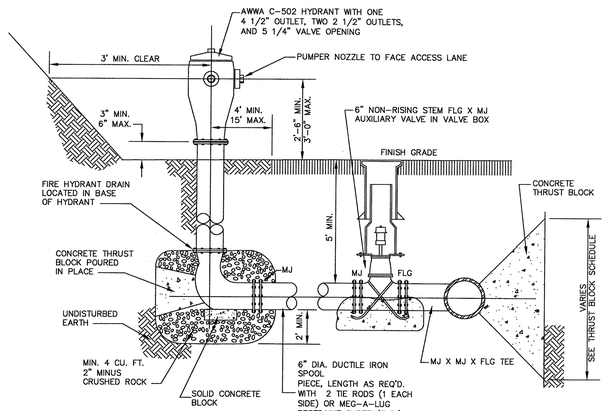


NOTES:
1. ALL CONCRETE TO BE 2500 PSI MIN.
2. SEE PLANS FOR LOCATIONS.
3. WHEN PLACED IN SERIES SIGNS SHALL BE SET AT SAME ELEVATION.

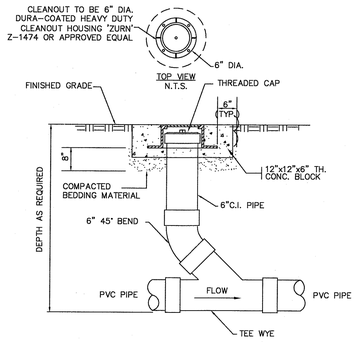
SIGNAGE BOLLARD
NOT TO SCALE



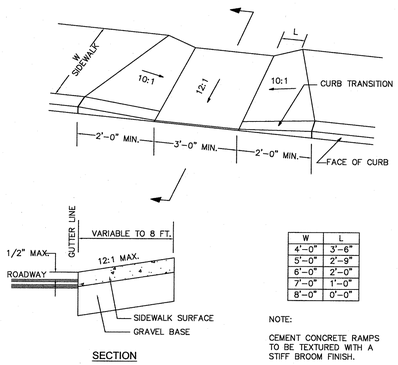
SIGNAGE GRAPHIC
NOT TO SCALE



FIRE HYDRANT ASSEMBLY
NOT TO SCALE



CLEANOUT AT GRADE
NOT TO SCALE

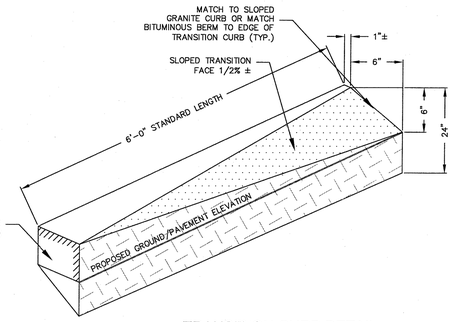


SECTION

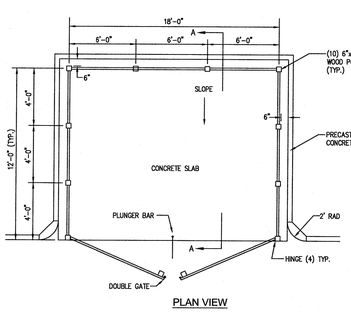
W	L
4'-0"	3'-6"
5'-0"	2'-9"
6'-0"	2'-0"
7'-0"	1'-0"
8'-0"	0'-0"

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

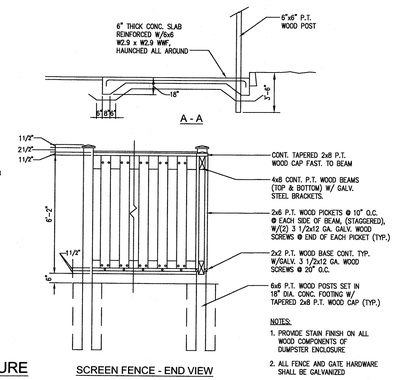
WHEEL CHAIR RAMP
NOT TO SCALE



TRANSITION CURB DETAIL
NOT TO SCALE



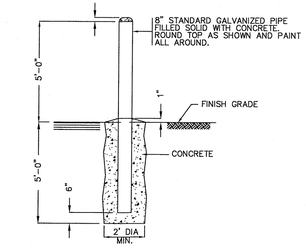
PLAN VIEW



NOTES:
1. PROVIDE STAIN FINISH ON ALL WOOD COMPONENTS OF DUMPSTER ENCLOSURE
2. ALL FENCE AND GATE HARDWARE SHALL BE GALVANIZED

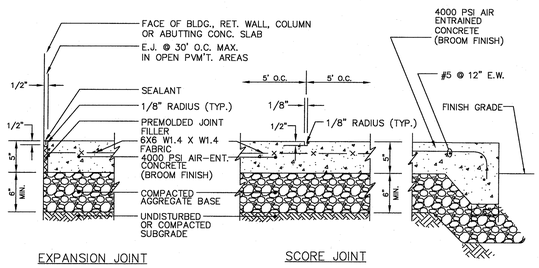
DUMPSTER PAD ENCLOSURE
NOT TO SCALE

SCREEN FENCE - END VIEW



NOTES:
1. ALL CONCRETE TO BE 2500 PSI MIN.
2. SEE PLANS FOR LOCATIONS.

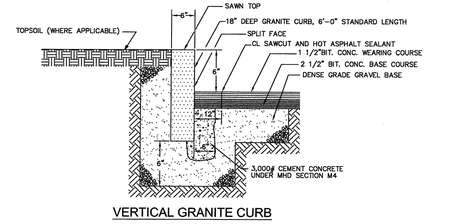
STEEL PIPE BOLLARD
NOT TO SCALE



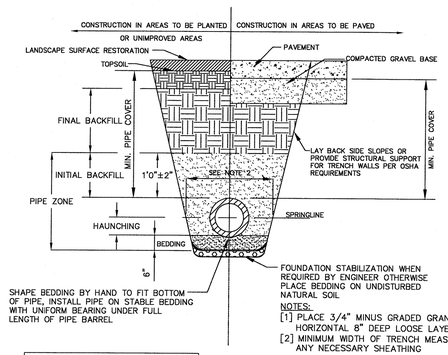
EXPANSION JOINT SCORE JOINT

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



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"

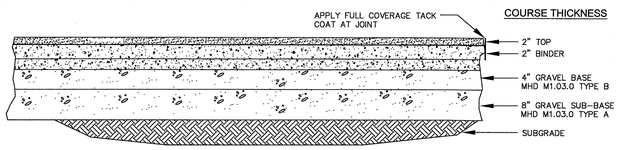
[3] INSTALL PIPE IN CENTER OF TRENCH.
[4] IN PLANTED OR UNIMPROVED AREAS, USE ON-SITE EXCAVATED MATERIAL FOR FINAL BACKFILL. COMPACT TO 95% PER ASTM D-1557. IN PAVED AREAS, OBTAIN ENGINEER APPROVAL OF ON-SITE EXCAVATED MATERIALS FOR USE AS FINAL BACKFILL.
[5] MINIMUM COVER OVER TOP OF PIPE

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

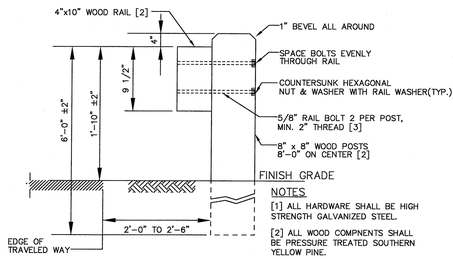
[6] FOR FOUNDATION STABILIZATION, USE 2" MINUS CRUSHED STONE

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]

UTILITY TRENCH
NOT TO SCALE



TRUCK AREAS - BITUMINOUS CONCRETE PAVEMENT
NOT TO SCALE



NOTES
[1] ALL HARDWARE SHALL BE HIGH STRENGTH GALVANIZED STEEL.
[2] ALL WOOD COMPNENTS SHALL BE PRESSURE TREATED SOUTHERN YELLOW PINE.
[3] SPLICE AT POST ONLY, 4 BOLTS EACH SPLICE POST.

WOOD GUARDRAIL
NOT TO SCALE

Not For Construction

WARNING:
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7/9/21

revision	revision description	date

project title:
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client information:
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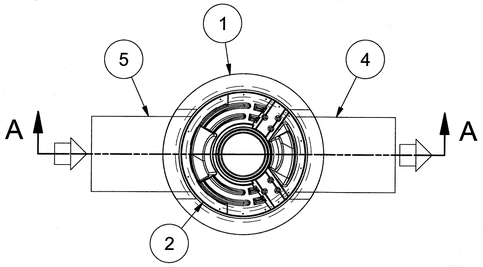
drawing title
TYPICAL DETAILS

project number	drawing scale	approver
1899.00	AS SHOWN	

drawing number
C-4.0

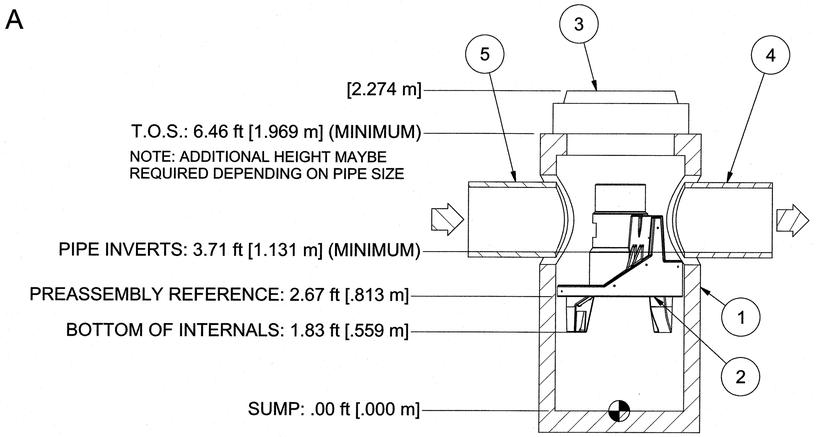
revision



PLAN VIEW

HYDRO FRAME AND COVER (INCLUDED)

GRADE RINGS BY OTHERS AS REQUIRED



SECTION A-A

1. MANHOLE WALL AND SLAB THICKNESSES ARE NOT TO SCALE.

2. CONTACT HYDRO INTERNATIONAL FOR A BOTTOM OF STRUCTURE ELEVATION PRIOR TO SETTING FIRST DEFENSE MANHOLE.

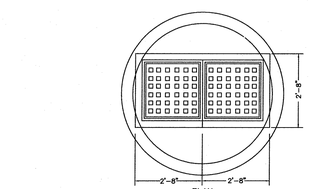
3. CONTRACTOR TO CONFIRM RIM, PIPE INVERTS, PIPE DIA. AND PIPE ORIENTATION PRIOR TO RELEASE OF UNIT TO FABRICATION.

PRODUCT SPECIFICATION:

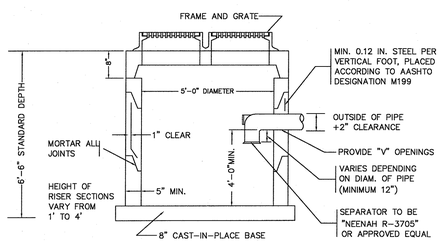
1. PEAK HYDRAULIC FLOW: 15.0 cfs (424 l/s)
2. MIN SEDIMENT STORAGE CAPACITY: 0.4 cu. yd. (0.3 cu. m.)
3. OIL STORAGE CAPACITY: 125 gal. (473 liters)
4. MAXIMUM INLET/OUTLET PIPE DIAMETERS: 18 in. (450 mm)
5. THE TREATMENT SYSTEM SHALL USE AN INDUCED VORTEX TO SEPARATE POLLUTANTS FROM STORMWATER RUNOFF.
6. FOR MORE PRODUCT INFORMATION INCLUDING REGULATORY ACCEPTANCES, PLEASE VISIT https://hydro-int.com/en/products/first-defense

GENERAL NOTES:

1. General Arrangement drawings only. Contact Hydro International for site specific drawings.
2. The diameter of the inlet and outlet pipes may be no more than 18".
3. Multiple inlet pipes possible (refer to project plan).
4. Inlet/outlet pipe angle can vary to align with drainage network (refer to project plan.s)
5. Peak flow rate and minimum height limited by available cover and pipe diameter.
6. Larger sediment storage capacity may be provided with a deeper sump depth.

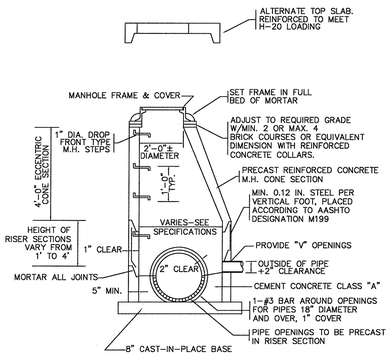


PLAN



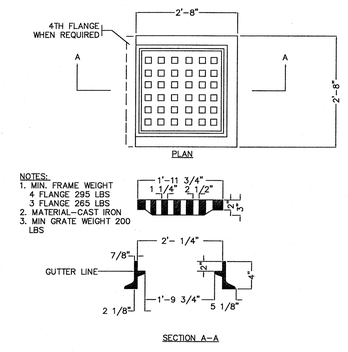
PRECAST CONCRETE DOUBLE CATCH BASIN WITH GAS AND OIL SEPARATOR

NOT TO SCALE



PRECAST CONCRETE DRAIN MANHOLE

NOT TO SCALE



NOTES:

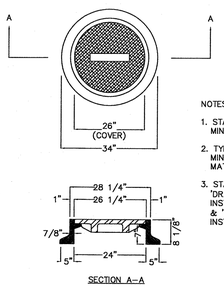
1. CONCRETE TO BE 4,000 PSI MIN. PER ASTM C-478(6.1).
2. REINFORCING TO MEET OR EXCEED H-20 LOADING REQUIREMENTS.

PRECAST CONCRETE CATCH BASIN WITH GAS AND OIL SEPARATOR

NOT TO SCALE

STANDARD CATCH BASIN FRAME & GRATE

NOT TO SCALE

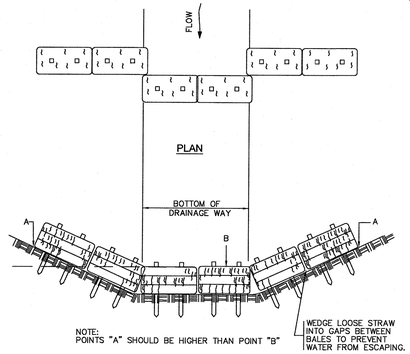


NOTES:

1. STANDARD COVER MIN. WEIGHT 200 LBS.
2. TYPE-A FRAME MIN. WEIGHT 265 LBS. MATERIAL-CAST IRON
3. STAMPED TO READ "DRAIN" FOR DRAIN MANHOLE INSTILLATION & "SEWER" FOR SEWER MANHOLE INSTALLATION

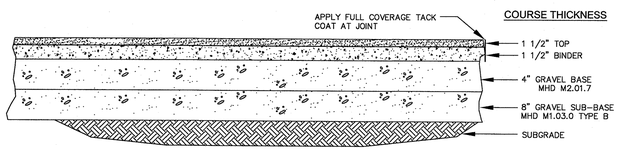
STANDARD MANHOLE FRAME & COVER

NOT TO SCALE



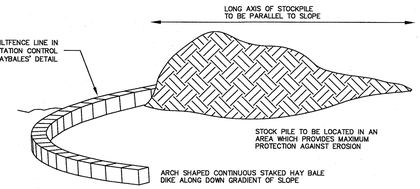
PLACEMENT OF STRAW BALE EROSION CHECK

NOT TO SCALE



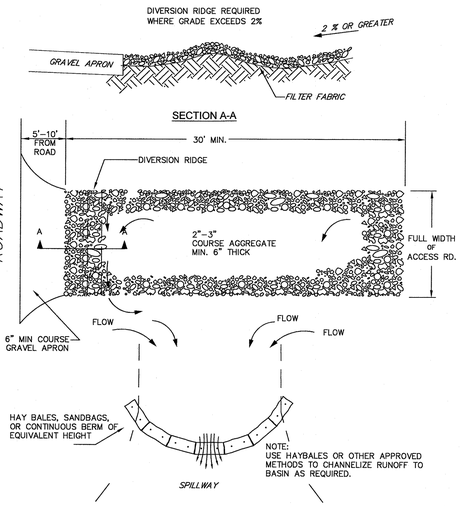
AUTOMOTIVE AREAS - BITUMINOUS CONCRETE PAVEMENT

NOT TO SCALE



TEMPORARY MATERIAL STOCKPILE

NOT TO SCALE



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

Not For Construction

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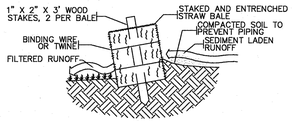
drawing title
TYPICAL DETAILS

project number	drawing scale	approver
1899.00	AS SHOWN	

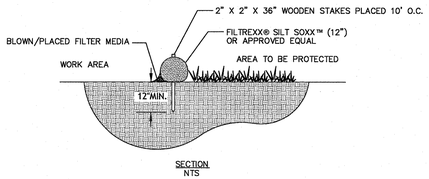
drawing number
C-4.1

revision



CROSS-SECTION OF STRAW BALE EROSION CHECK

NOT TO SCALE

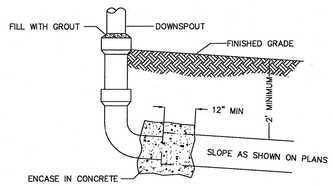


SECTION
NTS

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

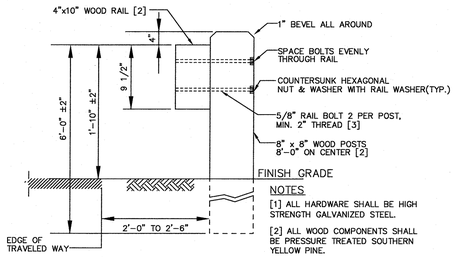
FILTREXX SILT SOXX

NOT TO SCALE



DOWNSPOUT CONNECTION TO DRAINAGE OUTLET

NOT TO SCALE



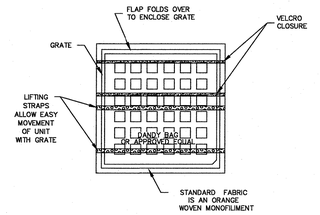
NOTES
[1] ALL HARDWARE SHALL BE HIGH STRENGTH GALVANIZED STEEL.

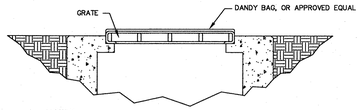
[2] ALL WOOD COMPONENTS SHALL BE PRESSURE TREATED SOUTHERN YELLOW PINE.

[3] SPLICE AT POST ONLY, 4 BOLTS EACH SPLICE POST.

WOOD GUARDRAIL

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

SC-740 STORMTECH CHAMBER SPECIFICATIONS

1. CHAMBERS SHALL BE STORMTECH SC-740.
2. CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE OR POLYETHYLENE COPOLYMERS.
3. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2922 (POLETHYLENE) OR ASTM F2418-16a (POLYPROPYLENE), "STANDARD SPECIFICATION FOR CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
4. CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
5. THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
6. CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (<1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
7. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2922 SHALL BE GREATER THAN OR EQUAL TO 400 LBS/IN/IN. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
8. ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
   - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
   - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
   - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2922 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
9. CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF THE SC-740 SYSTEM

1. STORMTECH SC-740 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
2. STORMTECH SC-310 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
3. CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS.
   STORMTECH RECOMMENDS 3 BACKFILL METHODS:
   - STONESHOOTER LOCATED OFF THE CHAMBER BED.
   - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
   - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
4. THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
5. JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
6. MAINTAIN MINIMUM - 6" (150 mm) SPACING BETWEEN THE CHAMBER ROWS.
7. EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE 3/4-2" (20-50 mm).
8. THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
9. ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

1. STORMTECH SC-740 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
2. THE USE OF CONSTRUCTION EQUIPMENT OVER SC-310 & SC-740 CHAMBERS IS LIMITED:
   - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
   - NO RUBBER TIRED LOADERS, DUMP TRUCKS, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
   - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
3. FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

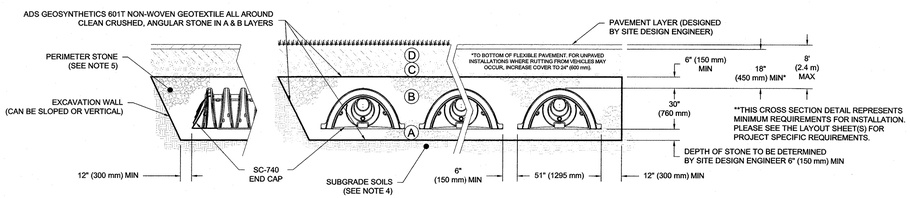
USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO THE CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT STORMTECH AT 1-888-892-2694 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 CHAMBER SYSTEMS

	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[2,3]

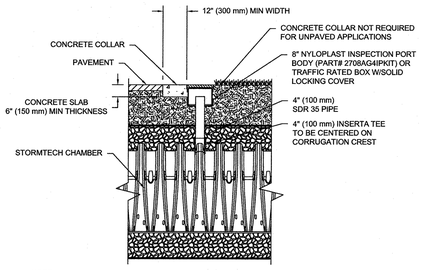
PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.



NOTES:

1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2922 (POLETHYLENE) OR ASTM F2418-16a (POLYPROPYLENE), "STANDARD SPECIFICATION FOR CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. SC-740 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2922 SHALL BE GREATER THAN OR EQUAL TO 400 LBS/IN/IN. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

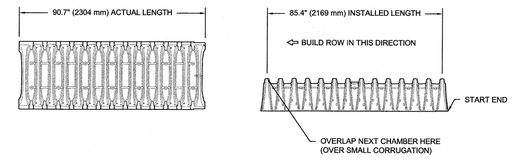
SC-740 CROSS SECTION DETAIL

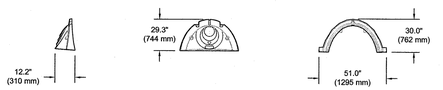


NOTE:
INSPECTION PORTS MAY BE CONNECTED THROUGH ANY CHAMBER CORRUGATION CREST.

4" PVC INSPECTION PORT DETAIL (SC SERIES CHAMBER)

NTS





NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	51.0" X 30.0" X 85.4"	(1295 mm X 762 mm X 2170 mm)
CHAMBER STORAGE	45.9 CUBIC FEET	(1.30 m³)
MINIMUM INSTALLED STORAGE*	74.90 CUBIC FEET	(2.12 m³)
WEIGHT	74.0 lbs.	(33.6 kg)

*ASSUMES 6" (152 mm) ABOVE, BELOW, AND BETWEEN CHAMBERS

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revision	revision description	date

project title:
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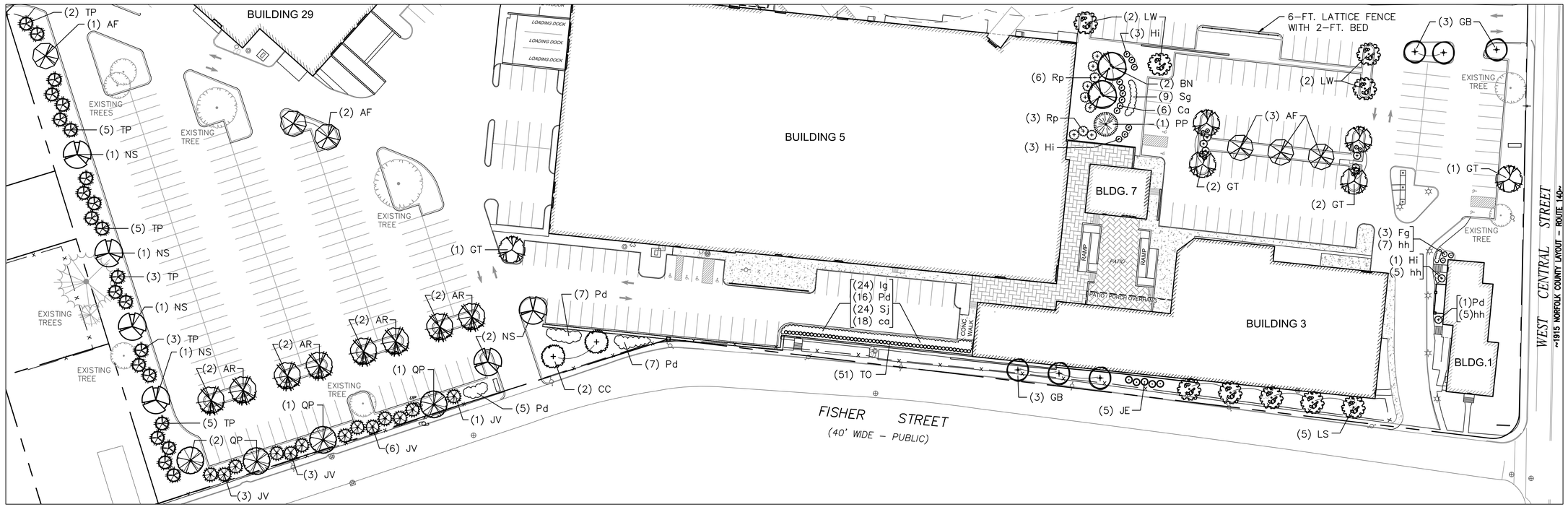
drawing title
TYPICAL DETAILS

project number	drawing scale	approver
1899.00	AS SHOWN	
drawing number		revision
C-4.2		

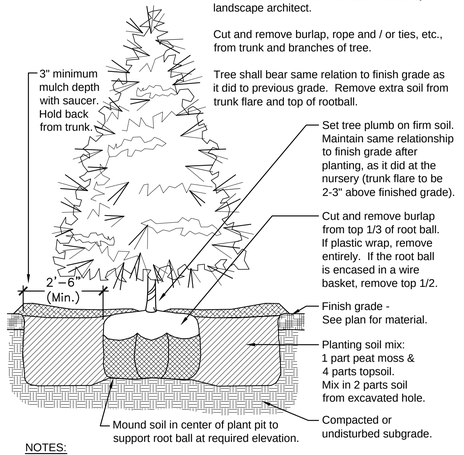


LANDSCAPE PLAN:

Scale: 1" = 40' - 0"

SCALE: 1" = 40'-0"

0 10 20 40 80 120 160'



Do not prune tree's leader. No pruning / cutting of the tree shall be done unless directed by the landscape architect.

Cut and remove burlap, rope and / or ties, etc., from trunk and branches of tree.

Tree shall bear same relation to finish grade as it did to previous grade. Remove extra soil from trunk flare and top of rootball.

Set tree plumb on firm soil. Maintain same relationship to finish grade after planting, as it did at the nursery (trunk flare to be 2-3" above finished grade).

Cut and remove burlap from top 1/3 of root ball. If plastic wrap, remove entirely. If the root ball is encased in a wire basket, remove top 1/2.

Finish grade - See plan for material.

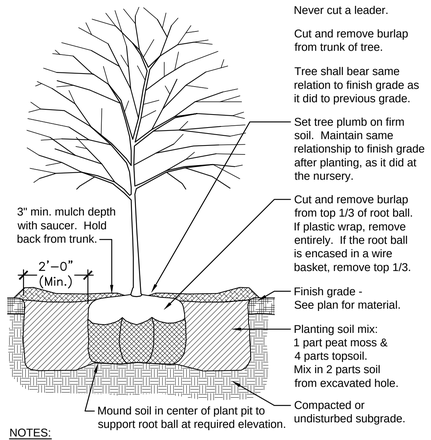
Planting soil mix: 1 part peat moss & 4 parts topsoil. Mix in 2 parts soil from excavated hole.

Compacted or undisturbed subgrade.

NOTES:
1. Flood saucer twice during the first 24-hours after planting.
2. Soak each tree twice weekly, for (3) weeks after fall planting.
3. Soak each tree twice weekly, during spring and summer planting.

1 TYP. EVERGREEN TREE PLANTING

Scale: 1/2" = 1' - 0"



Never cut a leader.

Cut and remove burlap from trunk of tree.

Tree shall bear same relation to finish grade as it did to previous grade.

Set tree plumb on firm soil. Maintain same relationship to finish grade after planting, as it did at the nursery.

Cut and remove burlap from top 1/3 of root ball. If plastic wrap, remove entirely. If the root ball is encased in a wire basket, remove top 1/3.

Finish grade - See plan for material.

Planting soil mix: 1 part peat moss & 4 parts topsoil. Mix in 2 parts soil from excavated hole.

Compacted or undisturbed subgrade.

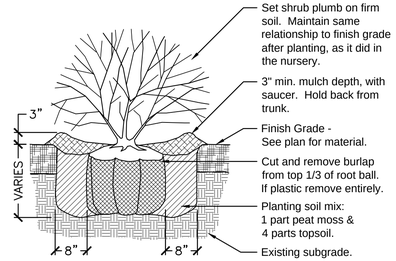
NOTES:
1. Soak each tree twice weekly, for (3) weeks after fall planting
2. Soak each tree twice weekly, during spring and summer planting.
3. Contractor to provide a price for staking of each individual tree.

2 TYP. DECIDUOUS TREE PLANTING

Scale: 1/2" = 1' - 0"

PLANT LIST (TREES):

Qty.	Sym.	Botanical Name	Common Name	Size
6	AF	Acer x freemanii 'Autumn Blaze'	'Autumn Blaze' Maple	2 1/2 - 3" cal.
8	AR	Acer rubrum 'October Glory'	'October Glory' Red Maple	2.5-3" B&B
2	BN	Betula nigra 'Heritage'	'Heritage' River Birch	12-14' ht. clmp.
2	CC	Carpinus caroliniana	American Hornbeam	2 1/2 - 3" cal.
6	GB	Ginkgo biloba 'Fastigiata'	Fastigiate Maidenhair	2 1/2 - 3" cal.
6	GT	Gleditsia triacanthos 'Halka'	'Halka' Honeylocust	2 1/2 - 3" cal.
5	JE	Juniperus virginiana 'Emerald Sentinel'	'Emerald Sentinel' Red Cedar	7 - 8' ht. / B+B
13	JV	Juniperus virginiana	Eastern Red Cedar	7 - 8' ht. / B+B
5	LS	Liquidambar styraciflua Slender Silouette	American Sweetgum	2 1/2 - 3" cal..
4	LW	Liquidambar styraciflua 'Ward'	Cherokee 'Ward' Sweetgum	2 1/2 - 3" cal.
6	NS	Nyssa sylvatica 'Wildfire'	'Wildfire' Tupelo	2 1/2 - 3" cal.
1	PP	Picea pungens glauca	Colorado Blue Spruce	10 - 12' height
51	TO	Thuja occidentalis 'Emerald' (Smaragd)	'Emerald' (Smaragd) Arborvitae	6 - 7' height
4	QP	Quercus palustris	Pin Oak	3 - 3 1/2" cal.
23	TP	Thuja plicata 'Green Giant'	'Green Giant' Arborvitae	8 - 10' ht. B&B



Set shrub plumb on firm soil. Maintain same relationship to finish grade after planting, as it did in the nursery.

3" min. mulch depth, with saucer. Hold back from trunk.

Finish Grade - See plan for material.

Cut and remove burlap from top 1/3 of root ball. If plastic remove entirely.

Planting soil mix: 1 part peat moss & 4 parts topsoil.

Existing subgrade.

NOTES:
1. New shrub beds to have a minimum of one foot planting soil.
2. Shrubs to be full and bushy.

3 TYPICAL SHRUB PLANTING

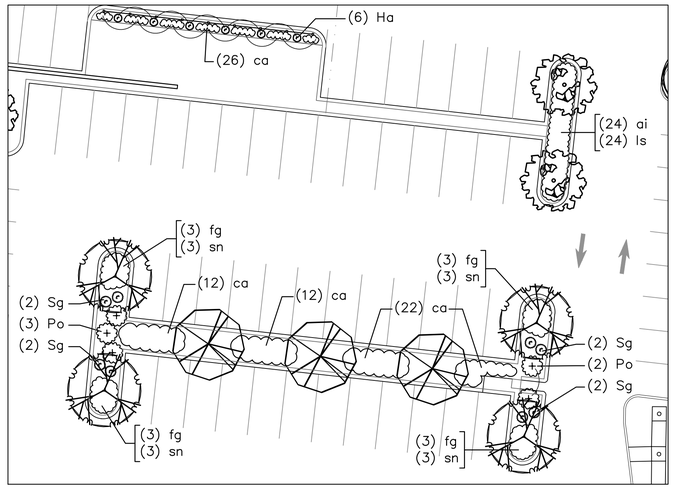
Scale: 3/4" = 1' - 0"

PLANTING NOTES:

1. Trees and shrubs shall be uniform, full and bushy, and well branched specimen plants. All plants to be approved by the Landscape Architect.
2. Plants shall be balled and burlapped or container grown.
3. Plants to conform to the requirements established in the 'American Standards For Nursery Stock', latest edition.
4. Plant beds to receive 3-inch minimum depth of shredded bark mulch. Contractor to submit bark samples for approval.
5. Plant materials shall be guaranteed for one year (1-year) after installation.
6. Plant materials shall be field located & approved by the Landscape Architect.
7. Plant beds at perennials to have a 6-in. min. depth of loam. Loam at trees, shrubs, and ornamental grass locations to be depth of root ball.
8. Loam (6" minimum depth) and seed all lawn areas and disturbed areas not noted to receive other treatment.
9. Plant substitutions will be allowed based on best availability of nursery stock, with all substitutions to be approved by the Landscape Architect.

PLANT LIST (SHRUBS):

Qty.	Sym.	Botanical Name	Common Name	Size
6	Ca	Cornus alba 'Ivory Halo'	'Ivory Halo' Dogwood	5 gallon pot
3	Fg	Fothergilla gardenii	Dwarf Fothergilla	5 gallon pot
6	Ha	Hydrangea anomala petiolaris	Climbing Hydrangea	5 gallon pot
7	Hi	Hydrangea arbor. 'Invincibelle'	'Invincibelle' Hydrangea	5 gallon pot
24	Ig	Ilex glabra 'Shamrock'	'Shamrock' Inkberry	7 gallon pot
36	Pd	Physocarpus opulifolius 'Diabolo'	'Diabolo' Purple Ninebark	30 - 36" height
5	Po	Physocarpus opulifolius 'Little Devil'	'Little Devil' Ninebark	24 - 30" height
9	Rp	Rhododendron 'PJM'	'PJM' Rhododendron	7 gallon pot
17	Sg	Spiraea japonica 'Gold Mound'	'Gold Mound' Spirea	18 - 24" height
24	Sj	Spiraea japonica 'Little Princess'	'Little Princess' Spirea	18 - 24" height



LANDSCAPE ENLARGEMENT:

Scale: 1" = 20' - 0"

SCALE: 1" = 20'-0"

0 5 10 20 40 60 80'

PLANT LIST (PERENNIALS & GRASSES):

Qty.	Sym.	Botanical Name	Common Name	Size
24	ai	Amsonia illustris	Showy Blue-Star	1 gallon pot
90	ca	Calamagrostis x acutiflora 'Karl Foerster'	'Karl Foer.' Feather Rd. Grass	3 gallon pot
12	fg	Festuca glauca 'Boulder Blue'	'Boulder Blue' Fescue	1 gallon pot
17	hh	Hemerocallis x 'Happy Returns'	'Happy Returns' Daylily	1 gallon pot
24	ls	Liatris spicata 'Kobold'	'Kobold' Blazingstar	2 gallon pot
12	sn	Salvia nemorosa 'May Night'	'May Night' Sage	1 gallon pot

Call DIGSAFE, 1-888-344-7233, for location and marking of all utilities prior to any excavation. Private utilities may require additional marking and investigation.

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consultant / contractor information:

Cosmos Associates
Landscape Architects & Site Planners
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stamp:

revision	revision description	date

project title:
FACTORY SQUARE FRANKLIN

5 FISHER STREET, FRANKLIN, MA 02038

client information:
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1 FISHER STREET, FRANKLIN, MA 02038

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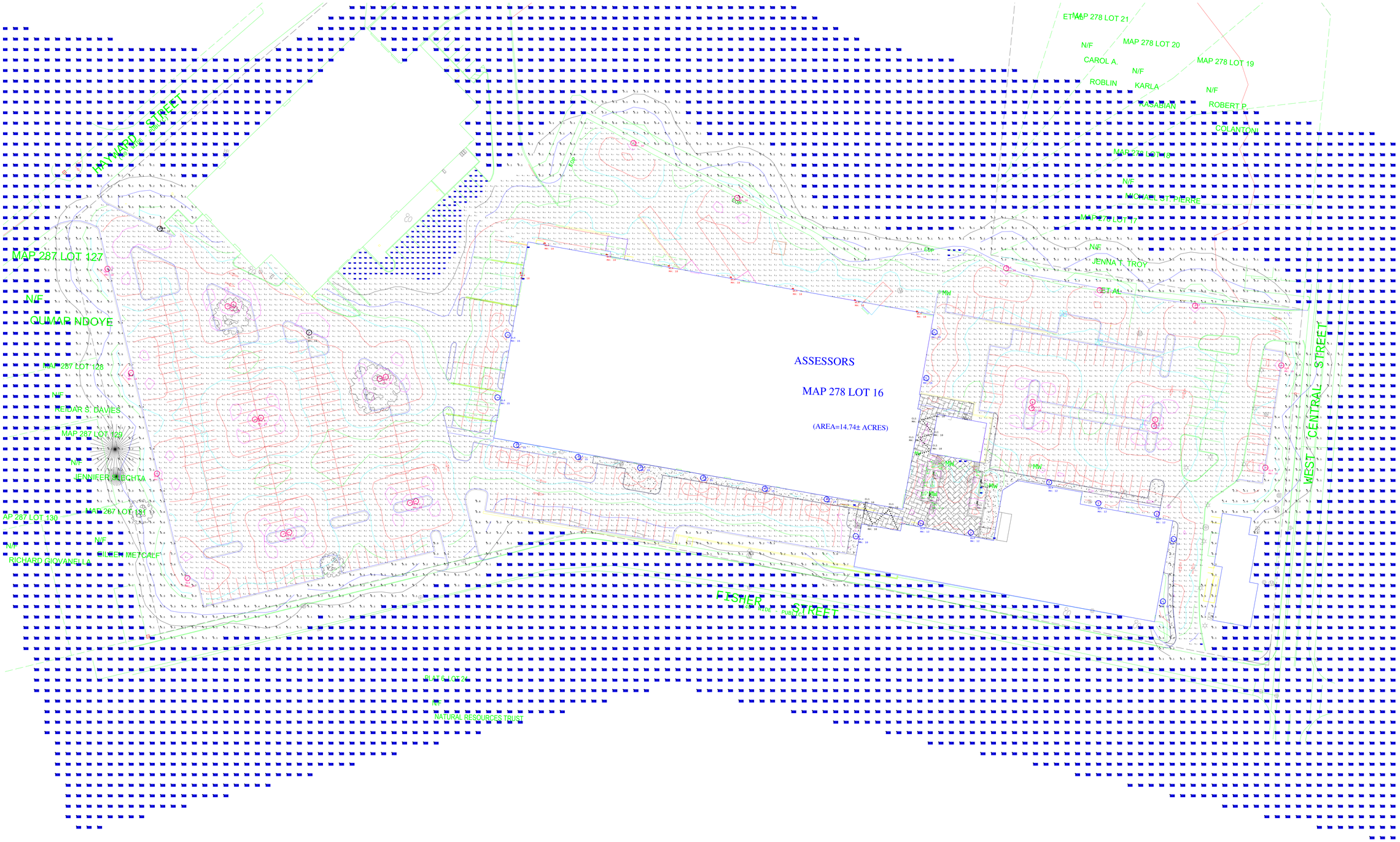
drawing title
LANDSCAPE PLAN

date	drawing scale	approver
July 3, 2021	AS SHOWN	SGC

drawing number
L100

revision

7/3/2021 10:55 PM



Luminaire Schedule						
Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Lumens
	7	SL4-2	BACK-BACK	0.900	URB-XXXX-26-60L-136-4K7-4W-U	15453
	8	WL4	SINGLE	0.900	RWL1-48L-35-4K7-4W-U	4662
	66	CL1	SINGLE	16.000	DLD-CL-MD-24-BK-TG25	20
	4	PL1	SINGLE	0.900	99075	2370
	2	SL3	SINGLE	0.900	URB-XXXX-26-60L-136-4K7-3-U	15677
	7	SP1	SINGLE	0.900	33053	231
	11	SL4	SINGLE	0.900	URB-XXXX-26-60L-136-4K7-4W-U	15453
	18	DL4	SINGLE	0.900	URB-XXXX-21-24L-55-4K7-4W-U	6206

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
COURTYARD	Illuminance	Fc	3.18	12.1	0.4	7.95	30.25
FRONT PARKING LOT	Illuminance	Fc	2.16	15.4	0.1	21.60	154.00
LOADING AREA	Illuminance	Fc	1.42	9.5	0.0	N.A.	N.A.
REAR PARKING	Illuminance	Fc	1.89	15.1	0.0	N.A.	N.A.
SIDEWALK	Illuminance	Fc	2.51	5.0	1.0	2.51	5.00
SIDEWALK_1	Illuminance	Fc	4.51	9.9	2.1	2.15	4.71
SPILL LIGHT	Illuminance	Fc	0.06	9.3	0.0	N.A.	N.A.

illuminate

SCALE
NTS

DRAWN BY: SDP
DATE: 07/05/21
NOTES:

**
***IF REFLACTANCE VALUES ARE NOT PROVIDED, STANDARD VALUES WILL BE USED (80/50/20)*

PROJECT: 1 FISHER STREET

SHEET # C300

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CLIENT ADDRESS:
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Index of Drawings

A000	COVER SHEET
A100	ARCHITECTURAL ILLUSTRATIVE SITE PLAN
G001	ZONING & CODE ANALYSIS - USE GROUP PLAN
G002	ZONING & CODE ANALYSIS - PARKING SCHEDULE
A200	BUILDING ELEVATIONS
A300	ARCHITECTURAL RENDERINGS
C101	COVER
C102	WETLANDS PLAN
C103	FLOODPLAIN DISTRICT PLAN
C200	CIVIL SITE PLAN
C300	SITE PHOTOMETRIC PLAN
C400	STORMWATER MANAGEMENT PLAN
C500	VEHICULAR PLAN
C-0.0	EXISTING SITE SURVEY
L100	LANDSCAPE PLAN

PROJECT DATA	
PROPERTY CLASS	MIXED BUSINESS INNOVATION
MAP/LOT	278/16
APPLICABLE CODES & REGULATIONS	
BUILDING	-780 CMR Massachusetts state building code (MSBC) 9th edition -international building code (ibc) 2015
ENERGY	-International energy conservation code (IECC) 2015, with MA amendments
PLUMBING	-248 CMR 10.00 Massachusetts uniform state plumbing code -Massachusetts general law (MGL) chapter 128 section 26G (auto sprinkler systems)
ACCESSIBILITY	-521 CMR Massachusetts Architectural Access Board (MAAB) 1/27/06 - 2010 American Disability Act (ADA) standards

stamp:

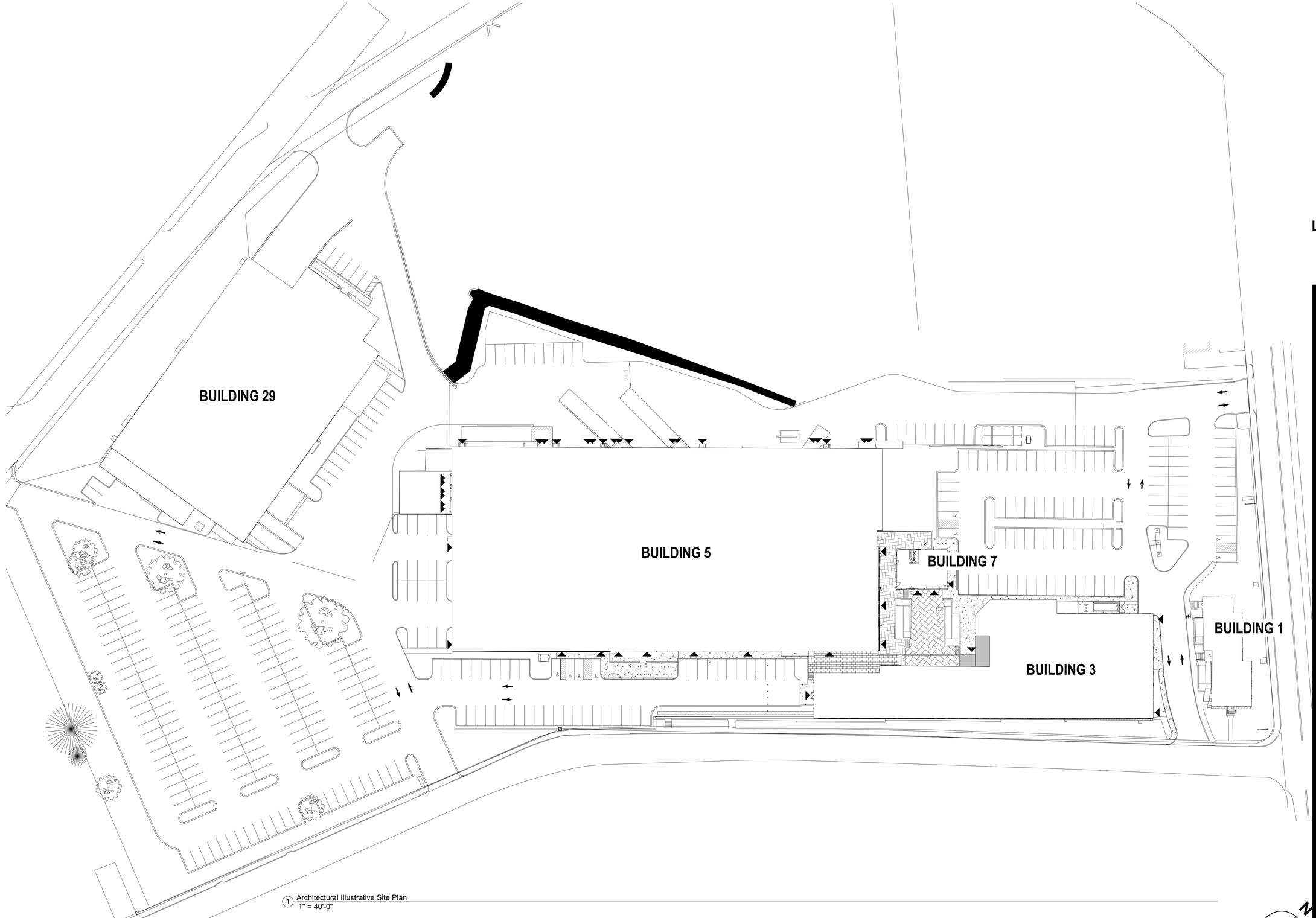
project number 261 drawing number A000 revision

For Zoning Review

PROJECT NAME:
FACTORY SQUARE FRANKLIN

PROJECT ADDRESS:
5 FISHER STREET, FRANKLIN, MA 02038

PROJECT NO: 261 ISSUE DATE: 7/2/2021 5:14:54 PM



1 Architectural Illustrative Site Plan
1" = 40'-0"

LEGEND

- Entry
- Loading dock entry point

For Zoning

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consultant / contractor information:

stamp:

REGISTERED ARCHITECT
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NO. 10708
BOSTON
MASS
COMMONWEALTH OF MASSACHUSETTS

revision	issuance description	date
	SITE / DESIGN REVIEW SUBMISSION	07/02/2021

project title:
FACTORY SQUARE FRANKLIN

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drawing title
ARCHITECTURAL ILLUSTRATIVE SITE PLAN

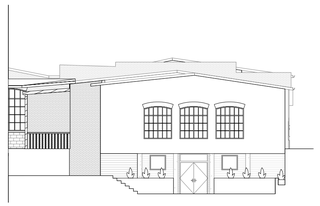
project number	drawing scale	approver
261	1" = 40'-0"	Approver

drawing number	revision
A100	

7/2/2021 12:45:52 PM

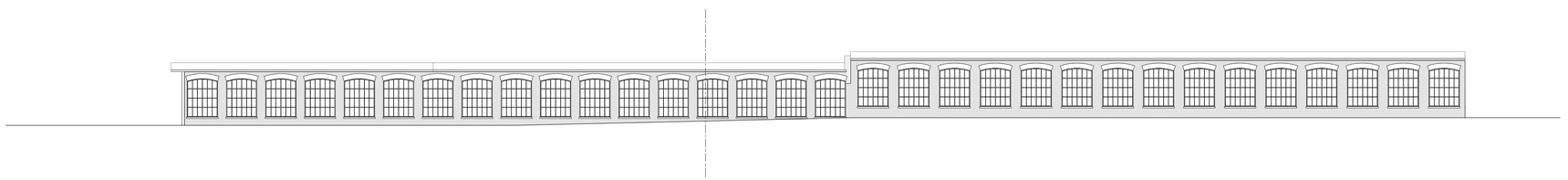
1 B3 PROPOSED NORTH ELEVATION OVERALL
1/16" = 1'-0"

2 B3 PROPOSED WEST ELEVATION MAIN ENTRANCE
1/16" = 1'-0"

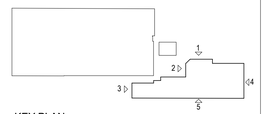


3 B3 PROPOSED WEST ELEVATION LOWER LEVEL
1/16" = 1'-0"

4 B3 PROPOSED EAST ELEVATION OVERALL
1/16" = 1'-0"



5 B3 PROPOSED SOUTH ELEVATION OVERALL
1/16" = 1'-0"



KEY PLAN

For Zoning

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5 FISHER STREET, FRANKLIN, MA 02038

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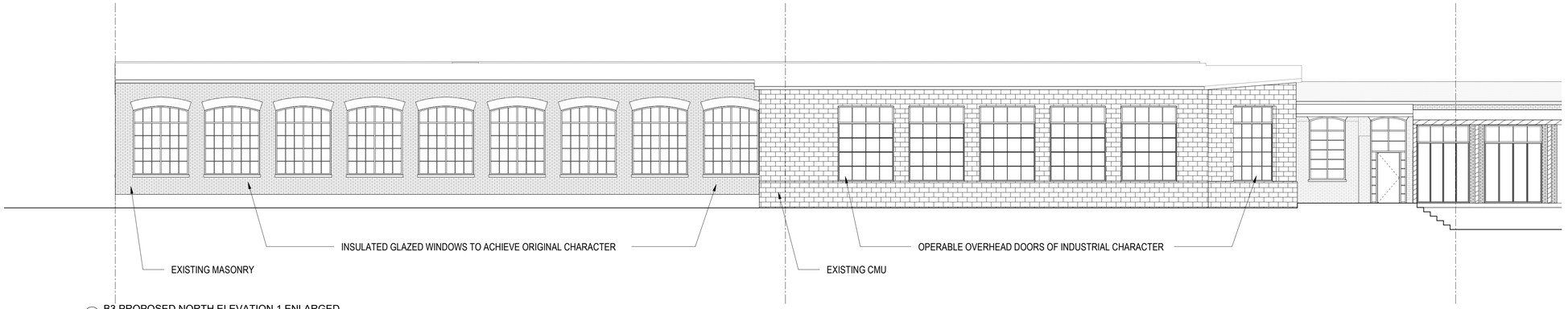
drawing title
BUILDING 3 PROPOSED ELEVATIONS

project number	drawing scale	approver
261	**As indicated**	**Approver**

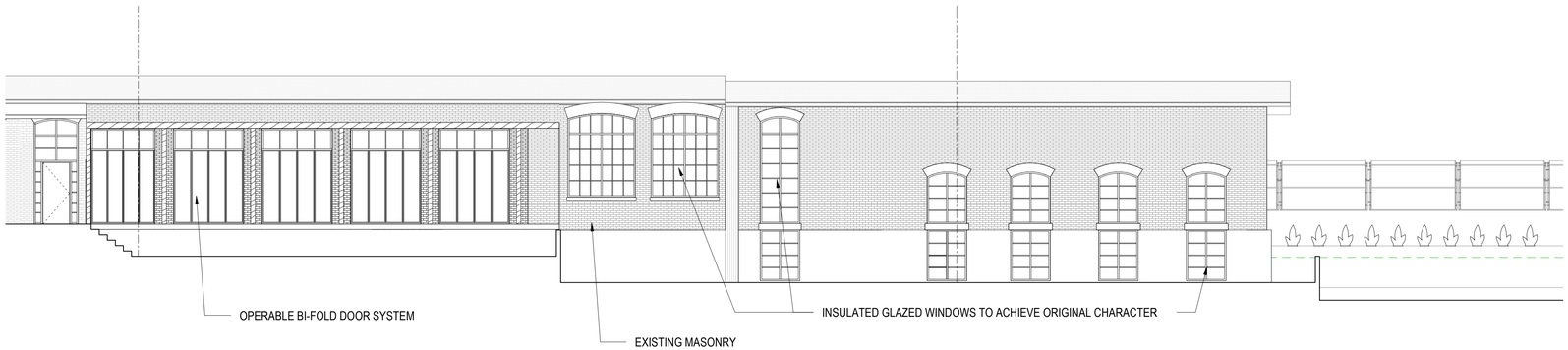
drawing number
A210

revision

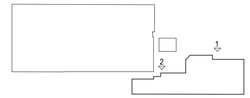
7/2/2021 2:50:47 PM



1 B3 PROPOSED NORTH ELEVATION 1 ENLARGED
1/8" = 1'-0"



2 B3 PROPOSED NORTH ELEVATION 2 ENLARGED
1/8" = 1'-0"



KEY PLAN

For Zoning

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consultant / contractor information:

stamp:

REGISTERED ARCHITECT
ALBERTO J. TOMASELLI
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MASS
COMMONWEALTH OF MASSACHUSETTS

revision	revision description	date
	SITE / DESIGN REVIEW SUBMISSION	07/02/2021

project title:
FACTORY SQUARE FRANKLIN

5 FISHER STREET, FRANKLIN, MA 02038

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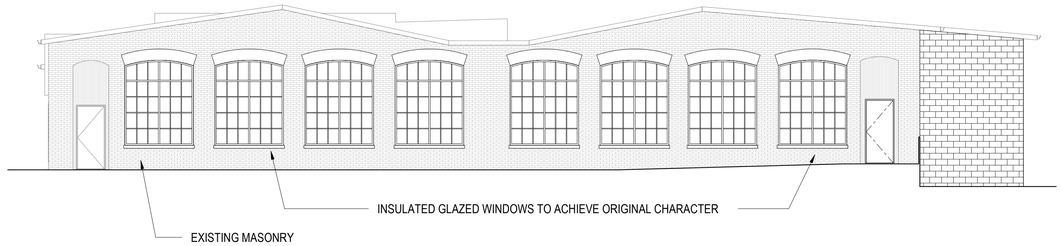
drawing title
BUILDING 3 PROPOSED NORTH ELEVATIONS ENLARGED

project number	drawing scale	approver
261	As indicated	Approver

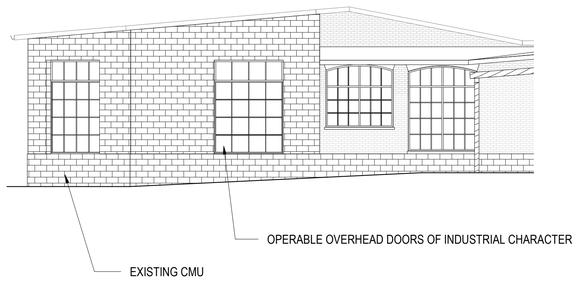
drawing number
A211

revision

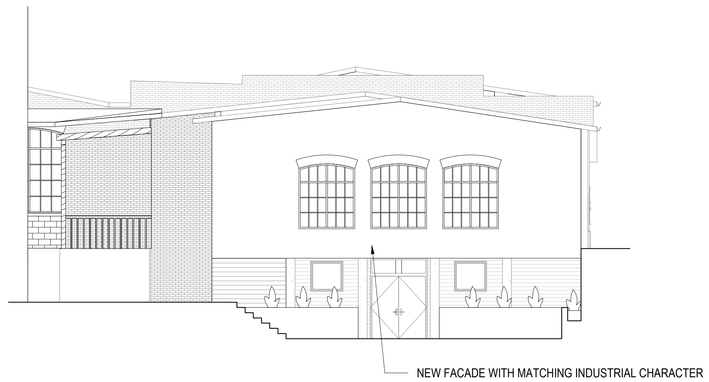
7/2/2021 2:50:48 PM



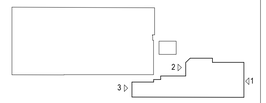
1 B3 PROPOSED EAST ELEVATION 1 ENLARGED
1/8" = 1'-0"



2 B3 PROPOSED WEST ELEVATION ENLARGED MAIN ENTRANCE
1/8" = 1'-0"



3 B3 PROPOSED WEST ELEVATION ENLARGED LOWER LEVEL
1/8" = 1'-0"



KEY PLAN

For Zoning

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5 FISHER STREET, FRANKLIN, MA 02038

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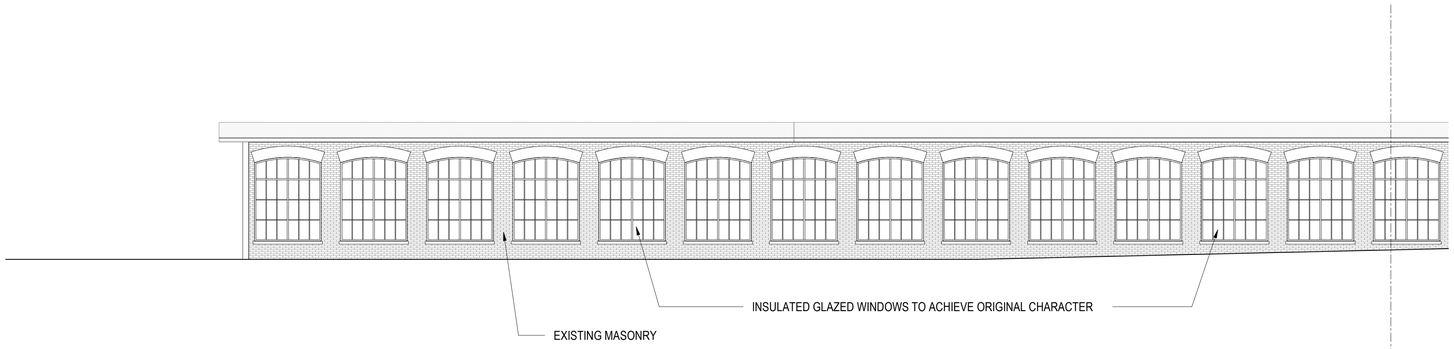
drawing title
BUILDING 3 PROPOSED EAST AND WEST ELEVATIONS ENLARGED

project number	drawing scale	approver
261	**As indicated**	**Approver**

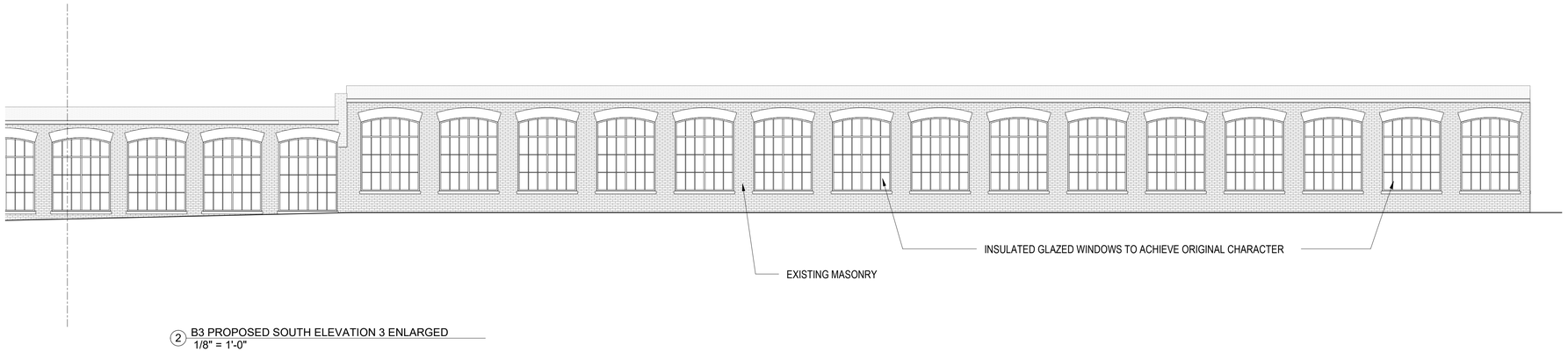
drawing number
A212

revision

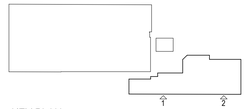
7/2/2021 2:50:49 PM



1 B3 PROPOSED SOUTH ELEVATION 2 ENLARGED
1/8" = 1'-0"



2 B3 PROPOSED SOUTH ELEVATION 3 ENLARGED
1/8" = 1'-0"



KEY PLAN

For Zoning

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drawing title
BUILDING 3 PROPOSED SOUTH ELEVATIONS ENLARGED

project number	drawing scale	approver
261	**As indicated**	**Approver**

drawing number
A213

revision

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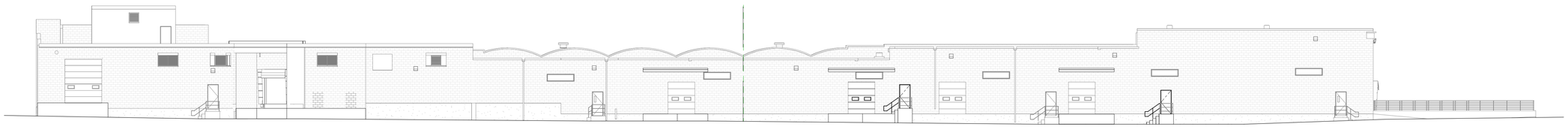
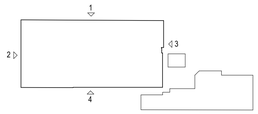


1 B5 PROPOSED NORTH ELEVATION
1/16" = 1'-0"



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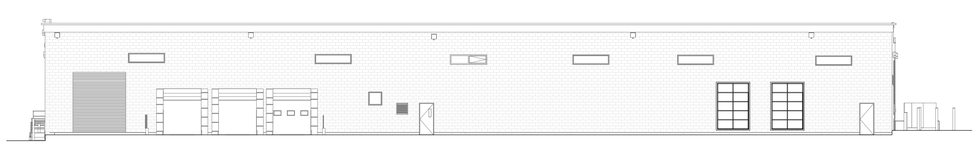

2 B5 PROPOSED WEST ELEVATION
1/16" = 1'-0"

3 B5 PROPOSED EAST ELEVATION
1/16" = 1'-0"

4 B5 PROPOSED SOUTH ELEVATION
1/16" = 1'-0"

For Zoning

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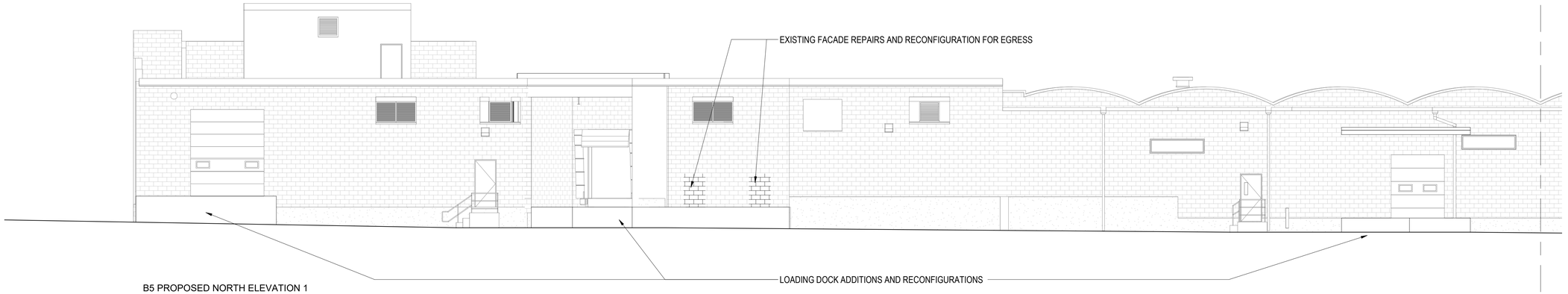
drawing title
BUILDING 5 PROPOSED ELEVATIONS

project number	drawing scale	approver
261	**As indicated**	**Approver**

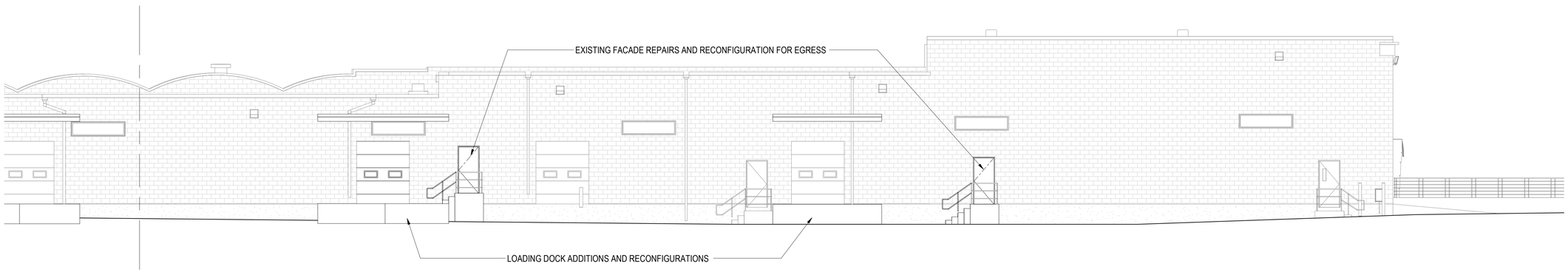
drawing number
A220

revision

7/2/2021 2:47:01 PM



B5 PROPOSED NORTH ELEVATION 1
ENLARGED
1/8" = 1'-0"



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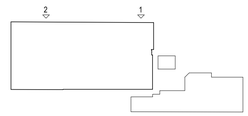
ENLARGED
1/8" = 1'-0"



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consultant / contractor information:

stamp:

REGISTERED ARCHITECT
ALBERTO
No. 10708
BOSTON
MASS
COMMONWEALTH OF MASSACHUSETTS

revision	revision description	date
	SITE / DESIGN REVIEW SUBMISSION	07/02/2021

project title:
FACTORY SQUARE FRANKLIN

5 FISHER STREET, FRANKLIN, MA 02038

client information:
K FISHER STREET LLC

1 FISHER STREET, FRANKLIN, MA 02038

J t A
JOE THE ARCHITECT
343 Medford Street, Suite 4C Somerville, MA 02145
t: +1(617) 764-3593 e: askjoe@joethearchitect.com
www.joethearchitect.com

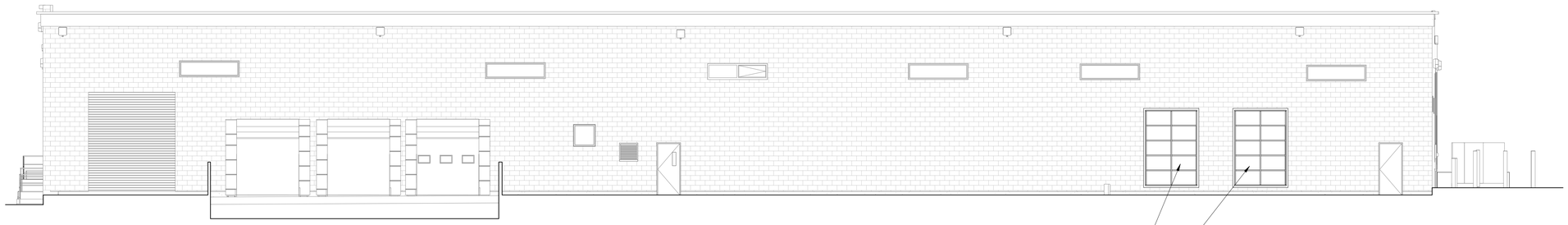
drawing title
BUILDING 5 PROPOSED NORTH ELEVATION ENLARGED

project number	drawing scale	approver
261	As indicated	Approver

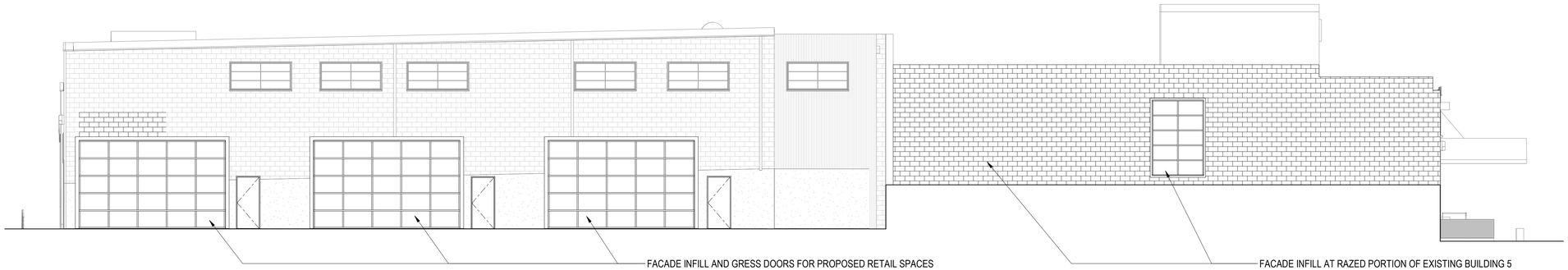
drawing number
A221

revision

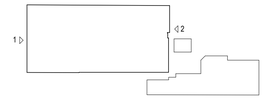
7/2/2021 2:47:02 PM



1 B5 PROPOSED WEST ELEVATION 1 ENLARGED
1/8" = 1'-0"



2 B5 PROPOSED EAST ELEVATION 1 ENLARGED
1/8" = 1'-0"



KEY PLAN

For Zoning

WARNING:
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consultant / contractor information:

stamp:

revision	revision description	date
	SITE / DESIGN REVIEW SUBMISSION	07/02/2021

project title:
FACTORY SQUARE FRANKLIN

5 FISHER STREET, FRANKLIN, MA 02038

client information:
K FISHER STREET LLC

1 FISHER STREET, FRANKLIN, MA 02038

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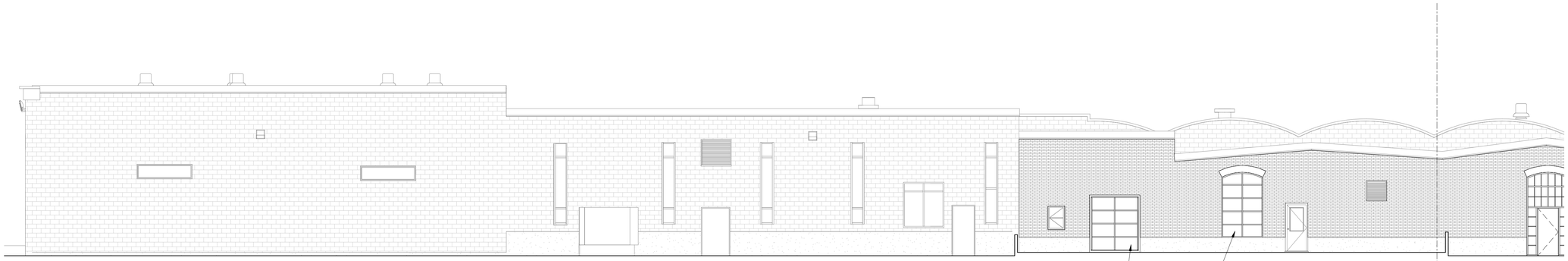
t: +1(617) 764-3593 e: askjoe@joethearchitect.com
www.joethearchitect.com

drawing title
BUILDING 5 PROPOSED EAST AND WEST ELEVATIONS ENLARGED

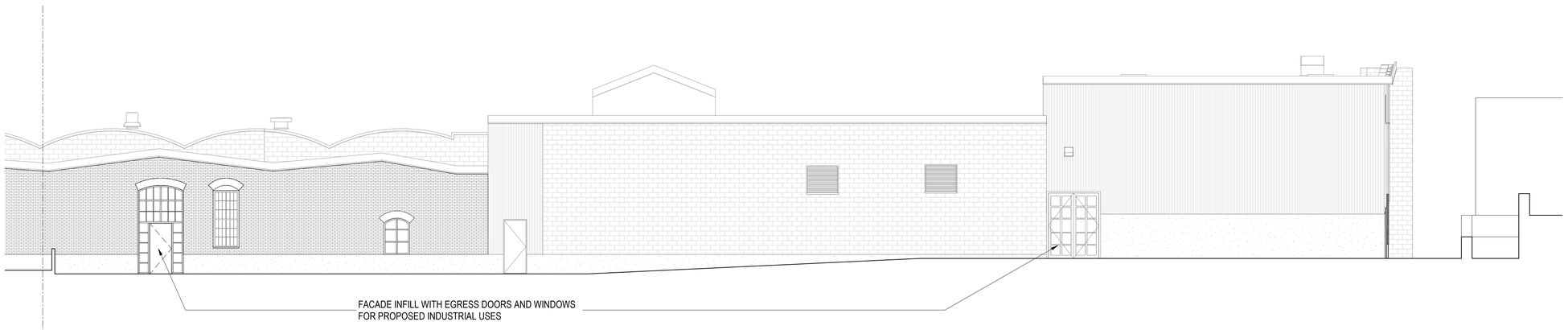
project number	drawing scale	approver
261	As indicated	Approver

drawing number	revision
A222	

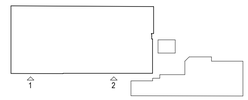
7/2/2021 2:47:03 PM



1 B5 PROPOSED SOUTH ELEVATION ENLARGED
1/8" = 1'-0"



2 B5 PROPOSED SOUTH ELEVATION ENLARGED
1/8" = 1'-0"



KEY PLAN

For Zoning

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consultant / contractor information:

stamp:

revision	revision description	date
	SITE / DESIGN REVIEW SUBMISSION	07/02/2021

project title:
FACTORY SQUARE FRANKLIN

5 FISHER STREET, FRANKLIN, MA 02038

client information:
K FISHER STREET LLC

1 FISHER STREET, FRANKLIN, MA 02038

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drawing title
BUILDING 5 PROPOSED SOUTH ELEVATION ENLARGED

project number	drawing scale	approver
261	As indicated	Approver

drawing number	revision
A223	

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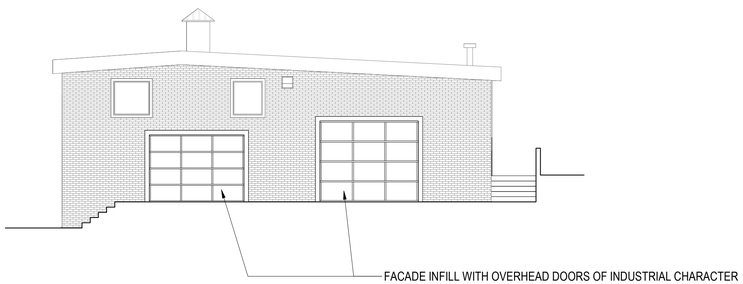
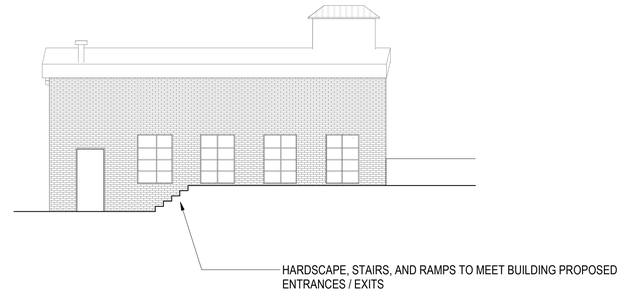
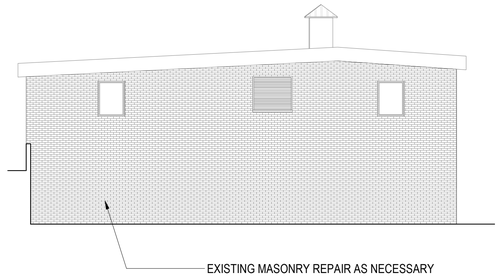


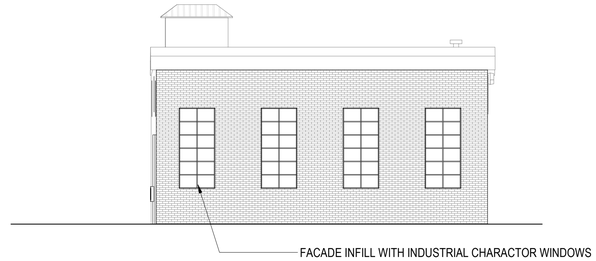
1 B7 PROPOSED NORTH ELEVATION
1/8" = 1'-0"



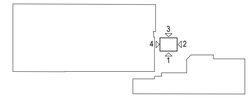
5 B7 PROPOSED EAST ELEVATION
1/8" = 1'-0"



3 B7 PROPOSED SOUTH ELEVATION
1/8" = 1'-0"



2 B7 PROPOSED WEST ELEVATION
1/8" = 1'-0"



KEY PLAN

For Zoning

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consultant / contractor information:

stamp:

revision	revision description	date
	SITE / DESIGN REVIEW SUBMISSION	07/02/2021

project title:
FACTORY SQUARE FRANKLIN

5 FISHER STREET, FRANKLIN, MA 02038

client information:
K FISHER STREET LLC

1 FISHER STREET, FRANKLIN, MA 02038

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drawing title
BUIDLING 7 PROPOSED ELEVATIONS

project number	drawing scale	approver
261	As indicated	Approver

drawing number	revision
A230	

7/2/2021 2:57:34 PM

For Zoning

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consultant / contractor information:

stamp:

REGISTERED ARCHITECT
ALBERTO CABRE
NO. 10708
BOSTON
MASS
COMMONWEALTH OF MASSACHUSETTS

revision	issuance description	date
	SITE / DESIGN REVIEW SUBMISSION	07/02/2021

project title:
FACTORY SQUARE FRANKLIN

5 FISHER STREET, FRANKLIN, MA 02038

client information:
K FISHER STREET LLC

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t: +1(617) 764-3593 e: askjoe@joethearchitect.com
www.joethearchitect.com

drawing title
ARCHITECTURAL RENDERINGS

project number	drawing scale	approver
261		Approver

drawing number	revision
A300	

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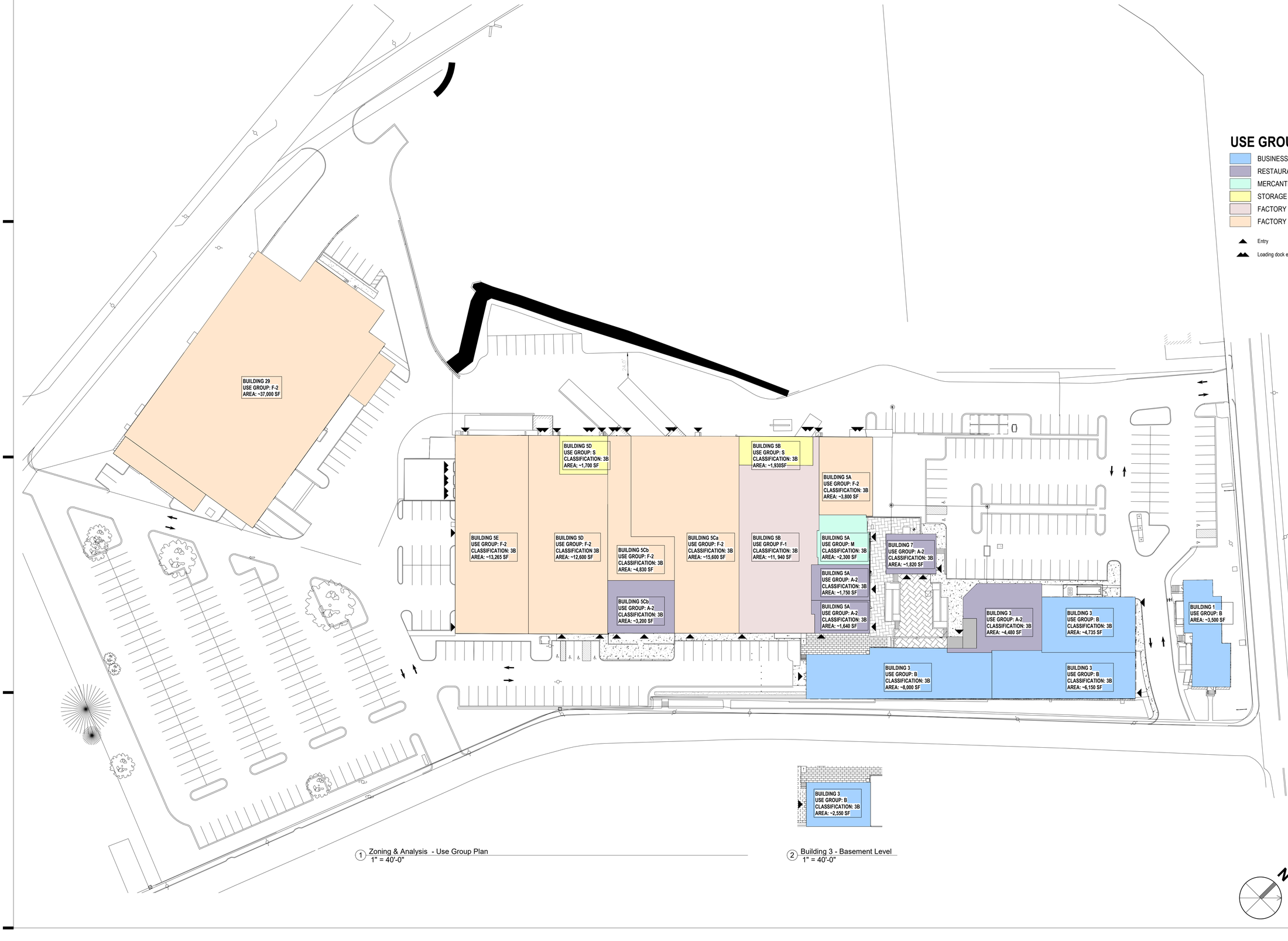

1 Zoning & Analysis - Use Group Plan
1" = 40'-0"

2 Building 3 - Basement Level
1" = 40'-0"

USE GROUP LEGEND

BUSINESS	[B]
RESTAURANT	[A-2]
MERCANTILE	[M]
STORAGE	[S]
FACTORY	[F-1]
FACTORY	[F-2]

Entry

Loading dock entry point

For Zoning

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consultant / contractor information:

stamp:

REGISTERED ARCHITECT
ALBERTO CABRE
NO. 10708
BOSTON MASS
COMMONWEALTH OF MASSACHUSETTS

revision	issuance description	date
	SITE / DESIGN REVIEW SUBMISSION	07/02/2021

project title:
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5 FISHER STREET, FRANKLIN, MA 02038

client information:
K FISHER STREET LLC

1 FISHER STREET, FRANKLIN, MA 02038

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t: +1(617) 764-3593 e: askjoe@joethearchitect.com
www.joethearchitect.com

drawing title
ZONING & CODE ANALYSIS - USE GROUP PLAN

project number	drawing scale	approver
261	1" = 40'-0"	Approver

drawing number	revision
G001	

7/1/2021 8:57:38 PM

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: Shops at Franklin

Property Address 340 East Central Street

Assessors' Map # 285 Parcel # 9

Zoning District (select applicable zone): C11/WRD/CBCD

Zoning History: Use Variance Doc: 1,466,242 Ctf#: 204286
Non-Conforming Use

B) **Applicant Information:**

Applicant Name: Poyant Signs

Address: 125 Samuel Barnet Blvd.
New Bedford, MA 02745

Telephone Number: 774-762-3413

Contact Person: Christopher Ramm

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

Business Owner: Joseph Halligan Property Owner:
Address: 340 E. Central St.
Franklin, MA

All of the information is submitted according to the best of my knowledge
Executed as a sealed instrument this 26 day of May 2021

Signature of Applicant

Signature of Owner

CHRISTOPHER RAMM
Print name of Applicant

Joseph Halligan
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: Poyant Signs

Contact Person: Christopher Ramm

Address 125 Samuel Barnet Blvd., New Bedford MA 02745

Telephone Number: 774-762-3413

b. Architect/Engineer (when applicable)

Business Name: _____

Contact Person: _____

Address _____

Telephone Number: _____

E) Work Summary

Summary of work to be done: Install a new set of sign faces with opaque backgrounds. Only the logo will be illuminated at night, as per attached drawings.

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.)
   - size/dimensions
   - style of lettering
   - colors
   - materials
   - 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)

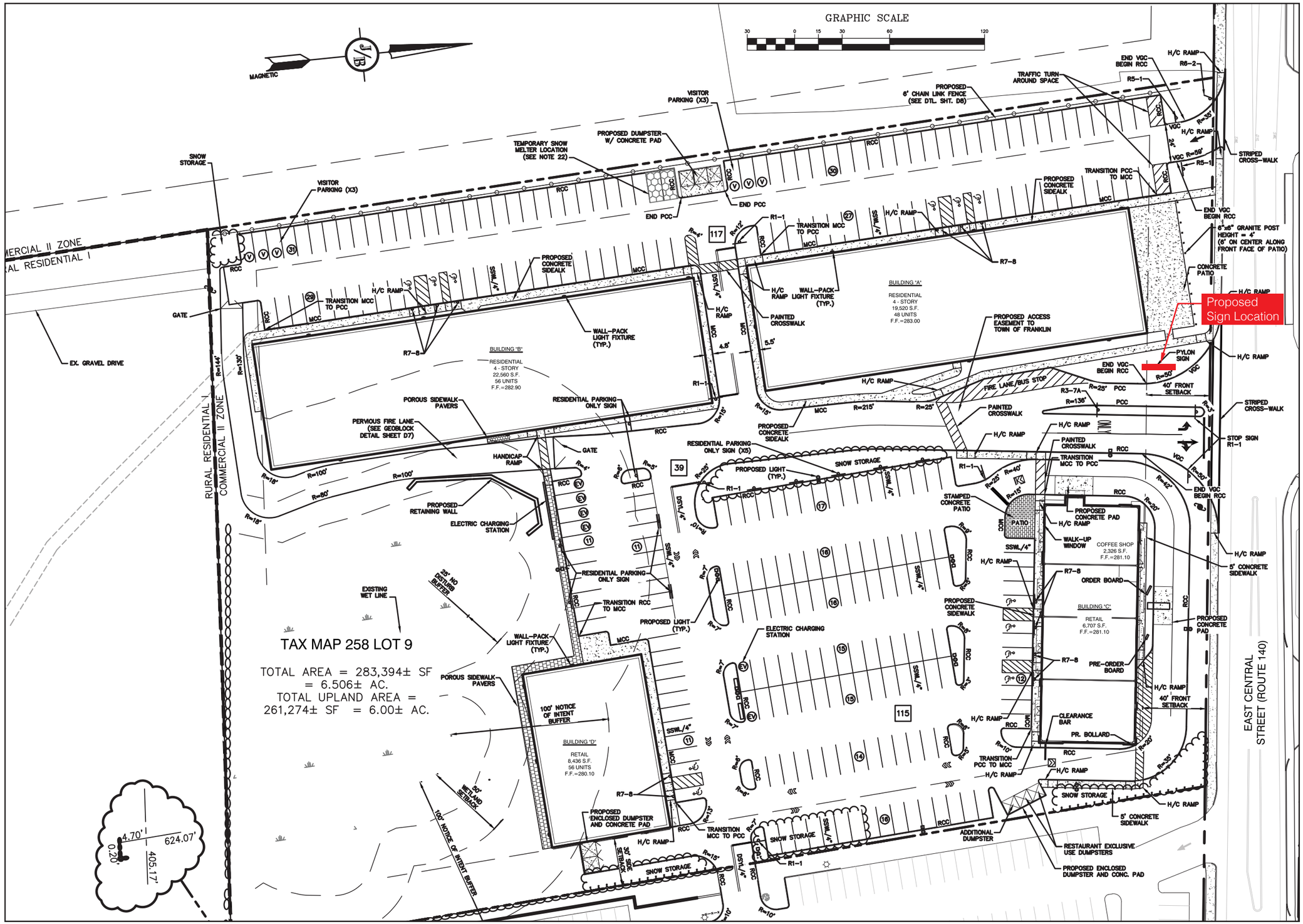
b) FOR BUILDINGS/DEVELOPMENTS OR PROJECT SUBMISSIONS:

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.

Poyant
Building Your Brand



A Sign Location Plan
Not to Scale

Poyant
Building Your Brand

125 Samuel Barnet Boulevard
New Bedford, MA 02745
800.544.0961 | poyantsigns.com

Shops at Franklin

300 E. Central St
Franklin, MA

Project: 9711
Shops at Franklin

Sales: Gary McCoy
Date: 06.02.14
Designer: ST

Note:
This is an original unpublished drawing created by Poyant Signs, Inc. It is submitted for your personal use in connection with a project being planned for you by Poyant Signs, Inc. It is not to be shown to anyone outside your organization, nor is it to be reproduced, copied or exhibited in any fashion until transferred.

Revisions:

05.14.15 NLM Added Site Plan
6.30.15 LR Added pylon location
10.20.15 ST
4/14/21 JN - R7 New Site Plan

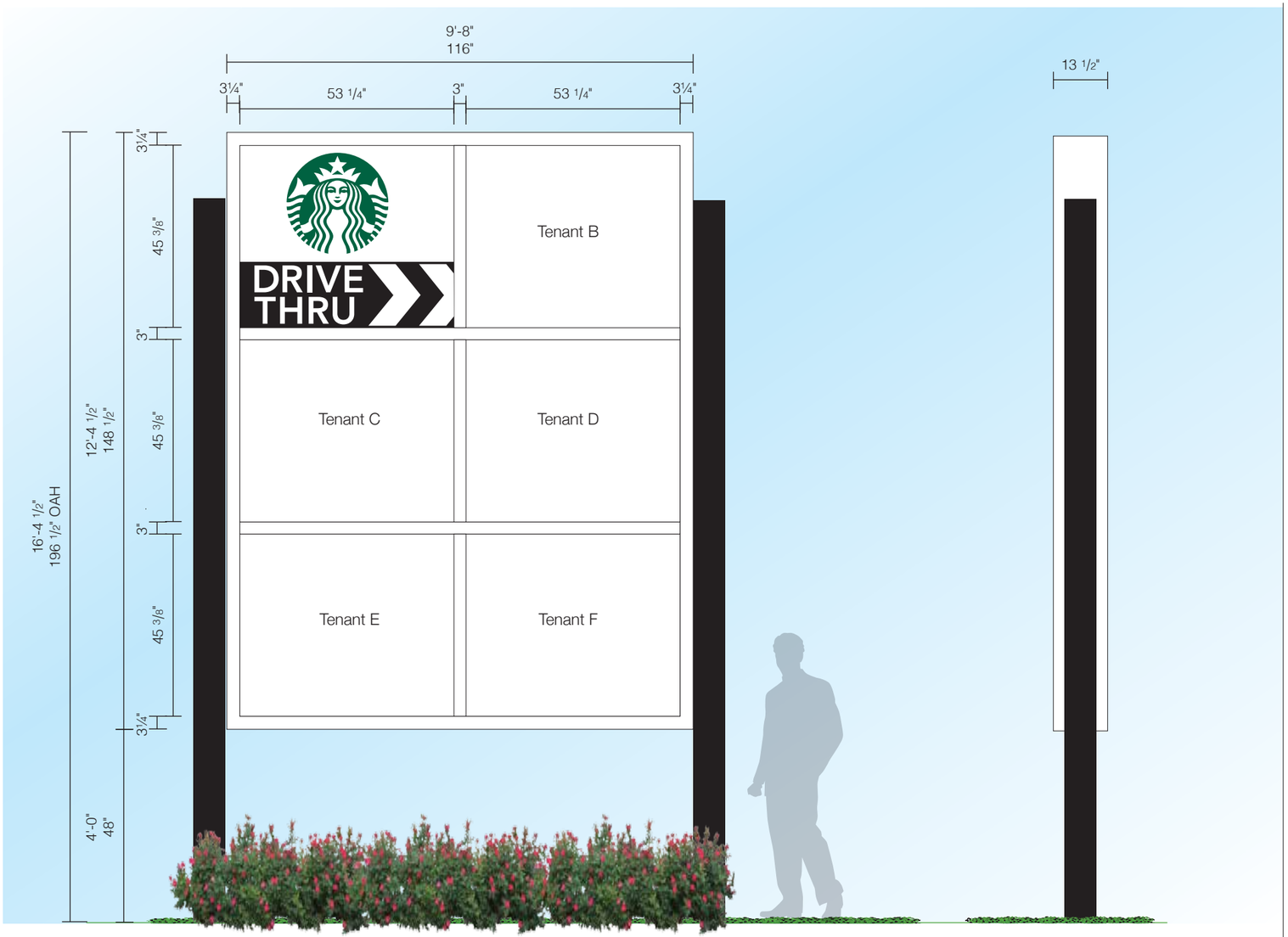
This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and / or other applicable local codes. This includes proper grounding and bonding of the sign.

Approved By:

Date:

Pylon Signs

Sign Location Plan



A Sign Elevation - Front View
Scale: 3/8"=1'-0"

B Sign Elevation - Side View
Scale: 3/8"=1'-0"

C Sign Elevation - Night View (Starbucks Panel)
Not To Scale

*All tenant panels have opaque backgrounds, only tenant graphics will be illuminated

Specifications

Qty = 1 — 119.63 Sq Ft

Double Sided Internally Illuminated Pylon Sign

Tenant Cabinet
- 13½" Deep Large A Front Load Cabinet with 3¼" retainers and 3" divider bars painted white
- 3/16" white lexan faces with translucent & opaque vinyl graphics
- Vertical white LED light bar internal Illumination with horizontal intermediate raceway
- Cabinet to be mounted between poles as required

Poles & Foundation
- (Qty: 2) 8" x 8" x 1/4" Square steel poles painted black to be in a direct burial foundation
- (Qty: 2) 4'-0" deep x 3'-0" wide x 6'-0" windload foundation with #4 rebar 12" OC each way top and bottom

*See page **I** for sign location plan on site plan

*277V brought to sign install locations by client's electrician
*Install locations to be staked prior to install

VIF
- Electrical location (if it will be coming from street side or building side)
- Confirm all tenants
- Vector art with PMS colors required prior to production for all tenants
- Confirm Starbucks location on opposite side of pylon

Colors & Materials

1 Paint
White; Satin Finish - Azko Nobel

2 Paint
Black; Satin Finish - Akzo Nobel

3 Translucent Vinyl
Holly Green 3M 3630-76 Not Stock

D Sign Elevation - Opposite Side
Not To Scale

Poyant
Building Your Brand

125 Samuel Barnet Boulevard
New Bedford, MA 02745
800.544.0961 | poyantsigns.com

Shops at Franklin

300 E. Central St
Franklin, MA

Project: 9711
Shops at Franklin

Sales: Gary McCoy
Date: 06.02.14
Designer: ST

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Revisions:
- 04.09.15 NLM Tenant Panels & Added 2nd Pylon
- 05.14.15 NLM Added Site Plan
- 06.30.15 LR Quantity
- 10.20.15 ST Shape of Header, Base, Foundation due to Base & Paint Color
- 12.2.15 ST Added Tenant Graphics
- 5.13.20 LR new scope
- 6.23.21 LR R8 Starbucks added

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and / or other applicable local codes. This includes proper grounding and bonding of the sign.

Approved By:

Date:

Pylon Sign

Option C

Sign Type 9711.1C-R8 | 1C.1

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: ZUZU'S PETALS & CAFE

Property Address 19 DEAN AVE.

Assessors' Map # _____ Parcel # 279-169

Zoning District (select applicable zone): DCD

Zoning History: Use Variance _____
Non-Conforming Use _____

B) **Applicant Information:**

Applicant Name: Jennifer Miller

Address: 4 Shady Lane
Franklin, MA 02038

Telephone Number: 617-898-8193

Contact Person: Jennifer Miller

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

Business Owner: Jennifer Miller Property Owner: Matt Kelly
Address: 19 Dean Avenue
Franklin, MA 02038

All of the information is submitted according to the best of my knowledge
Executed as a sealed instrument this 28 day of July 2021

Jennifer Miller
Signature of Applicant

Matthew Keelley
Signature of Owner

Jennifer Miller
Print name of Applicant

Matt Kelly
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: NHS Print

Contact Person: John Marino

Address 333 E Central Street Ste 1, Franklin, MA 02038

Telephone Number: 508-541-8900

b. Architect/Engineer (when applicable)

Business Name: _____

Contact Person: _____

Address _____

Telephone Number: _____

E) Work Summary

Summary of work to be done: CREATE AND INSTALL PROJECTING HANGING PANEL

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.)
   - size/dimensions
   - style of lettering
   - colors
   - materials
   - 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:

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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.

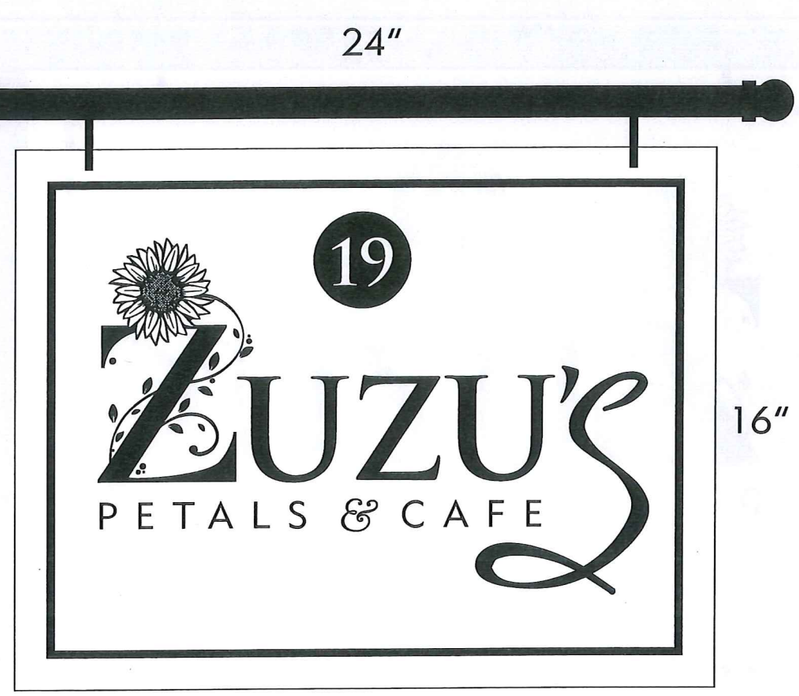
Sign Proposal For:

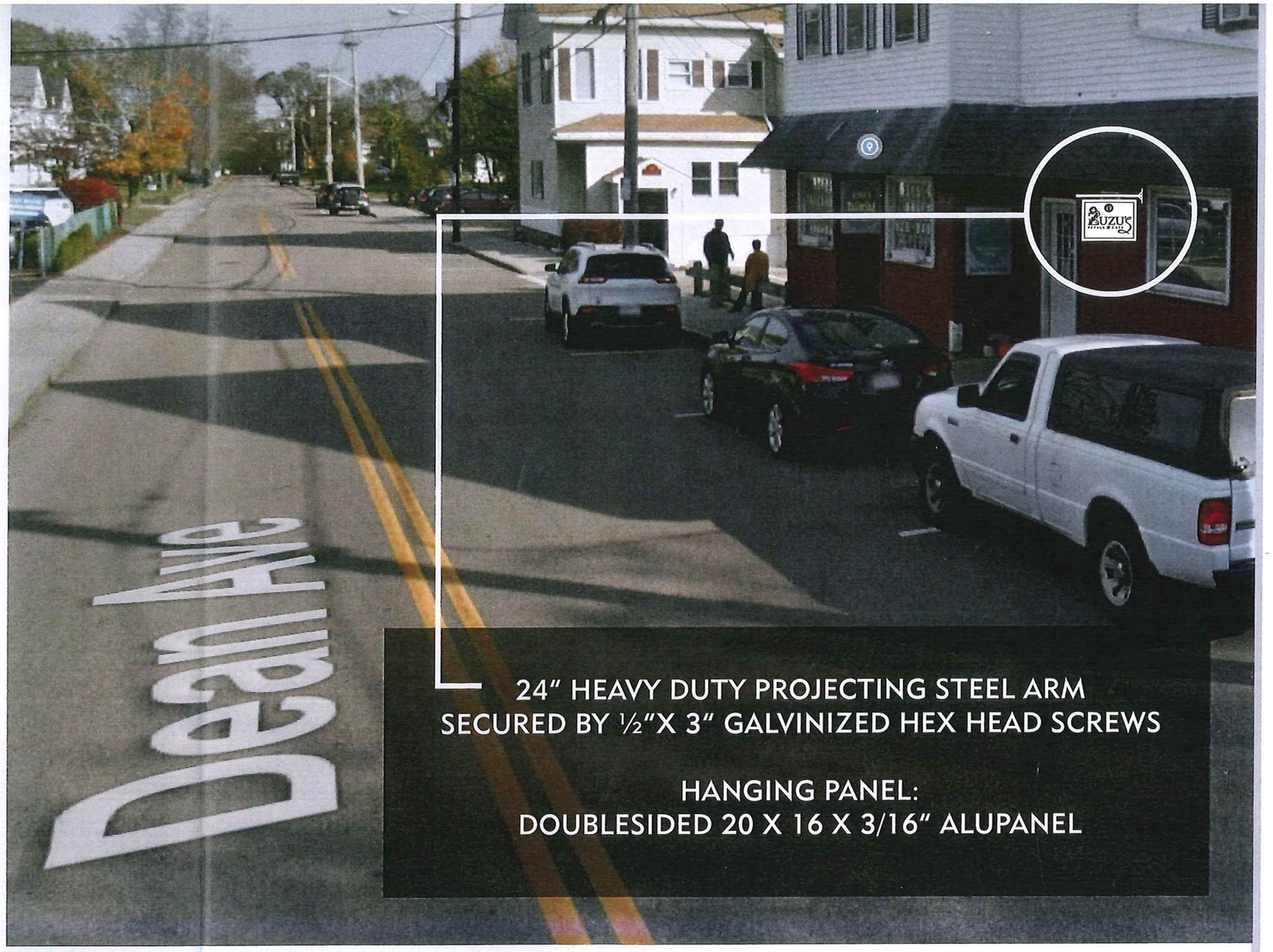
Zuzu's Petals & Café

Projecting/Hanging Sign

nhs print

333 E. Central Street | Franklin, MA | (508) 541-8900 | www.nhsprint.com





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Zuzu's Petals & Café
Projecting/Hanging Sign

19 Dean Ave.
Franklin, MA 02038

nhs print

design | print | mail | apparel | signs | marketing

NHS Print
333 E. Central Street | Franklin, MA
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#StandoutStandStrong

Town of Franklin

Design Review Commission
Tuesday, July 20, 2021
Meeting Minutes

Chair James Bartro called the above-captioned meeting to order this date at 7:00 PM, as a Remote Access Virtual Zoom Meeting. Members in attendance: Chair James Bartro, Vice Chair Sam Williams, Mark Fitzgerald, Gerald Wood, Venkata Sompally. Members absent: Associate Chris Baryluk. Also present: Maxine Kinhart, Administrative Staff.

As stated on the agenda, due to the continued concerns regarding the COVID-19 virus, this meeting will be conducted as a Remote/Virtual Design Review Commission meeting. In an effort to ensure citizen engagement and comply with open meeting law regulations, citizens will be able to dial into the meeting using the provided phone number, or citizens can participate by using the Zoom link provided on the agenda.

1. **Bamboo House – 2 Main Street-** Install sign.

   Chair Bartro reviewed that this item was discussed at the last meeting. The owners were under the impression that the sign maker had obtained a permit; however, they had not. At the last meeting, the Commission requested photos of the current building signage to review square footage; there are awning signs, window signs and now a building sign. He reviewed the revised submission. He stated that the Commission wanted to review the awning signs; he noted the current signage has been in place for quite a while. He noted that awning signs are allotted 10 sq. ft. and window signs are allotted 6 sq. ft. or not more than 10 percent, whichever is less. Ms. Yuya Chen stated that the awnings are 8" x 54"; there are four. Mr. Williams confirmed that it is not the entire awning, only the lettering on the awning. He stated that by looking at it, he guessed that the signage is not over. Chair Bartro noted that the Commission is being asked to approve the submitted signage; however, the Commission wanted to look at the totality of the signage before approving the new submission. Ms. Chen stated that the awnings were there from the previous owners. Mr. Fitzgerald stated that he calculated 12 sq. ft. on the awnings. Chair Bartro stated that there is no enforcement complaint in front of the Commission. Ms. Chen reviewed the window signage. Mr. Williams stated that it is under the 10 percent allowed. Ms. Chen confirmed that the sign is already installed. Mr. Fitzgerald stated that it looks like all the numbers add up.

   Motion: To **Accept** the sign package as submitted. Motioned by S. Williams. Seconded by G. Wood. Roll Call Vote: Bartro-YES; Williams-YES; Wood-YES; Sompally-YES; Fitzgerald-YES. Voted 5-0-0.

2. **Wicked Fitness – 425 Franklin Village Drive-** Install channel letter set.

   Mr. Cam Afonso of Signs by Cam, Inc., representing the applicant, reviewed the proposed signage. He stated that this is channel letters, LED, internal illumination, and mounted through a raceway. Mr. Fitzgerald requested an update be sent to Ms. Kinhart to be included in the submission package.

Motion: To **Accept** the sign package as submitted with the stipulation that the final design will be submitted prior to pulling the permit. Motioned by M. Fitzgerald. Seconded by G. Wood. Roll Call Vote: Bartro-YES; Williams-YES; Wood-YES; Sompally-YES; Fitzgerald-YES. Voted 5-0-0.

Mr. Afonso asked for clarification on awning signage. Chair Bartro stated that wall signs are permitted, and as a separate line item on the schedule are awnings and canopy signs. Discussion commenced on the types of signage in separate categories and signage allowed in the downtown area. Chair Bartro stated that he would review this with Building Commissioner Gus Brown and report back to the Commission at the next meeting.

General Matters

Chair Bartro stated that he had an action from the last meeting regarding revisions to the bylaws. He stated that he spoke with Ms. Kinhart; the process is long and ends with a review by Town Council. He thinks the first step is to get a draft of the amendment changes the Commission would like to discuss. He asked Commission members to write down their suggested changes to be discussed at a future meeting. Mr. Fitzgerald stated that he started a markup. He asked if this document could be created on a Google document so all members could collaborate. Ms. Kinhart stated that all discussion needs to be done in open meeting. Chair Bartro reiterated that the Commission should plan to discuss this as an agenda item at a future meeting.

Approval of Meeting Minutes: July 6, 2021

Motion: To **Approve** the July 6, 2021 Meeting Minutes as presented. Motioned by G. Wood. Seconded by V. Sompally. Roll Call Vote: Bartro-YES; Williams-ABSTAIN; Wood-YES; Sompally-YES; Fitzgerald-YES. Voted 4-0-1.

General Matters *(continued)*

Mr. Sompally noted that he would not be in attendance at the meetings for one month; he will send an email to the Commission.

Motion to **Adjourn** by S. Williams. Seconded by M. Fitzgerald. Roll Call Vote: Bartro-YES; Williams-YES; Wood-YES; Sompally-YES; Fitzgerald-YES. Voted 5-0-0.

Meeting adjourned at 7:26 PM.

Respectfully submitted,

_____

Judith Lizardi
Recording Secretary