

Town of Franklin

355 East Central Street
Franklin, Massachusetts 02038-1352



Phone: (508) 520-4907
www.franklinma.gov

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

DATE: February 23, 2022
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: Washington St
Site Plan

The DPCD has reviewed the above referenced Site Plan application for the Monday, February 28, 2022 Planning Board meeting and offers the following commentary:

General:

Planning Board closed the Public Hearing on February 7, 2022. Below are the recommended Waivers and Special Conditions.

Waivers **Washington Street**

- To allow less than 42" of cover over the RCP drain pipe. Proposed use of Class V RCP
- To allow the use of HDPE pipe for the manifolds and Pond 1, Pond 2, Pond 3 and the Trench Drains
- Light spillage allowed only on the NE Power Co. parcel. Light is not to spill on the abutting residential properties
- To allow the plantings of the 15 foot buffer to be completed as shown on sheet 5, per section 185-35.C.

Special Conditions **Washington Street**

1. Applicant is to provide soil stabilization designs prior to the start of construction.
2. The property line along the top of the proposed slope is to be staked out at least every 100 feet to help ensure construction does not extend onto the adjacent property.
3. The retaining wall details are to be submitted and reviewed prior to the start of the construction.
4. The parking areas on the plan are to be completed with each phase of development.
5. Prior to endorsement, a note will be added to the plans to say -The builder will have a structural engineer on site during the construction phase to design a wall where needed using large boulders or concrete blocks, as stated in the attached letter from Mike Maglio, Town Engineer
6. Prior to endorsement, provide a color sketch outlining each phase with parking spaces.

7. The owner will not be allowed to lease or sell units to tenants with industrial activities that are subject to the NPDES Multi-sector permit. All industrial activities will take place within the building.
8. The Applicant/Owner shall provide source control and pollution plans to be submitted for each Industrial tenant prior to occupancy.
9. The Applicant/Owner shall provide a signed statement to include a pollution prevention plan with measures to prevent illicit discharges to the stormwater management system, including wastewater discharges and discharges of stormwater contaminated by contact with process wastes, raw materials, toxic pollutants, hazardous substances, oil, or grease.



TOWN OF FRANKLIN

DEPARTMENT OF PUBLIC WORKS

Franklin Municipal Building

257 Fisher Street

Franklin, MA 02038-3026

February 2, 2022

Mr. Greg Rondeau, Chairman
Members of the Franklin Planning Board
355 East Central Street
Franklin, MA 02038

RE: Site Plan – Washington Street Flex Space

Dear Mr. Chairman and Members:

We met with the design team to discuss the possibility of modifying the slope design at the rear of the buildings to accommodate a small retaining wall in order to provide a narrow flat area at the top of the slope. It was presented that the builder would have a structural engineer on site during the construction phase to design a wall where needed using large boulders from the site, or possibly bringing in large concrete blocks. We feel that this approach is acceptable and would recommend that it be noted on the plans prior to endorsement if the Board decides to approve the project.

As previously noted, we also recommend as a condition that the property line along the top of the proposed slope be staked out at least every 100 feet to help ensure construction activity does not extend onto the adjacent properties.

Should you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

Michael Maglio, P.E.
Town Engineer

Town of Franklin

355 East Central Street
Franklin, Massachusetts 02038-1352



Phone: (508) 520-4907
www.franklinma.gov

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

MEMORANDUM

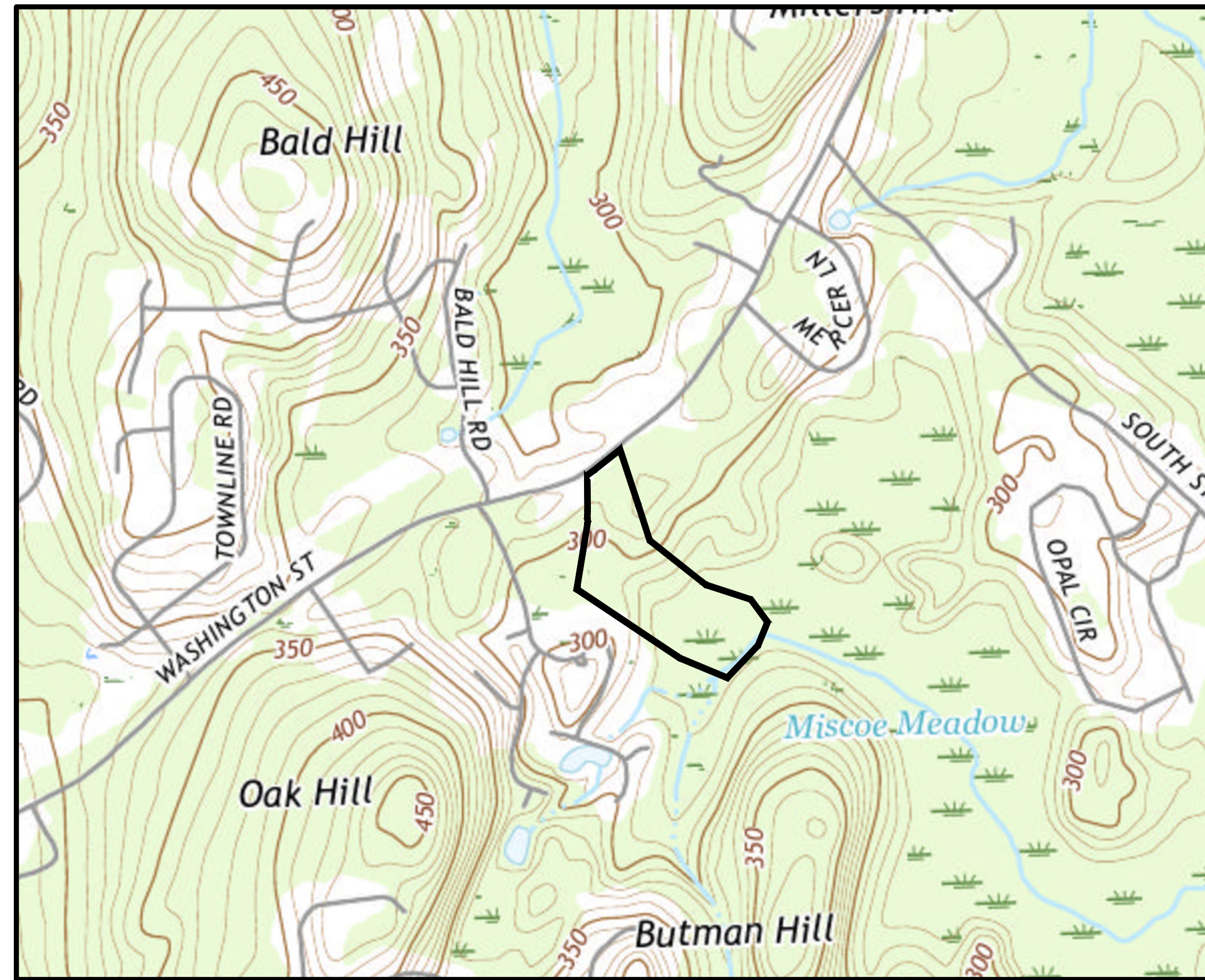
DATE: February 23, 2022
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: Olam Estates
Definitive Subdivision

-
- Applicant has submitted Definitive Subdivision for Endorsement for Olam Estates, located at 900 Washington St.
 - The 21 day appeal has ended and there were no appeals filed.

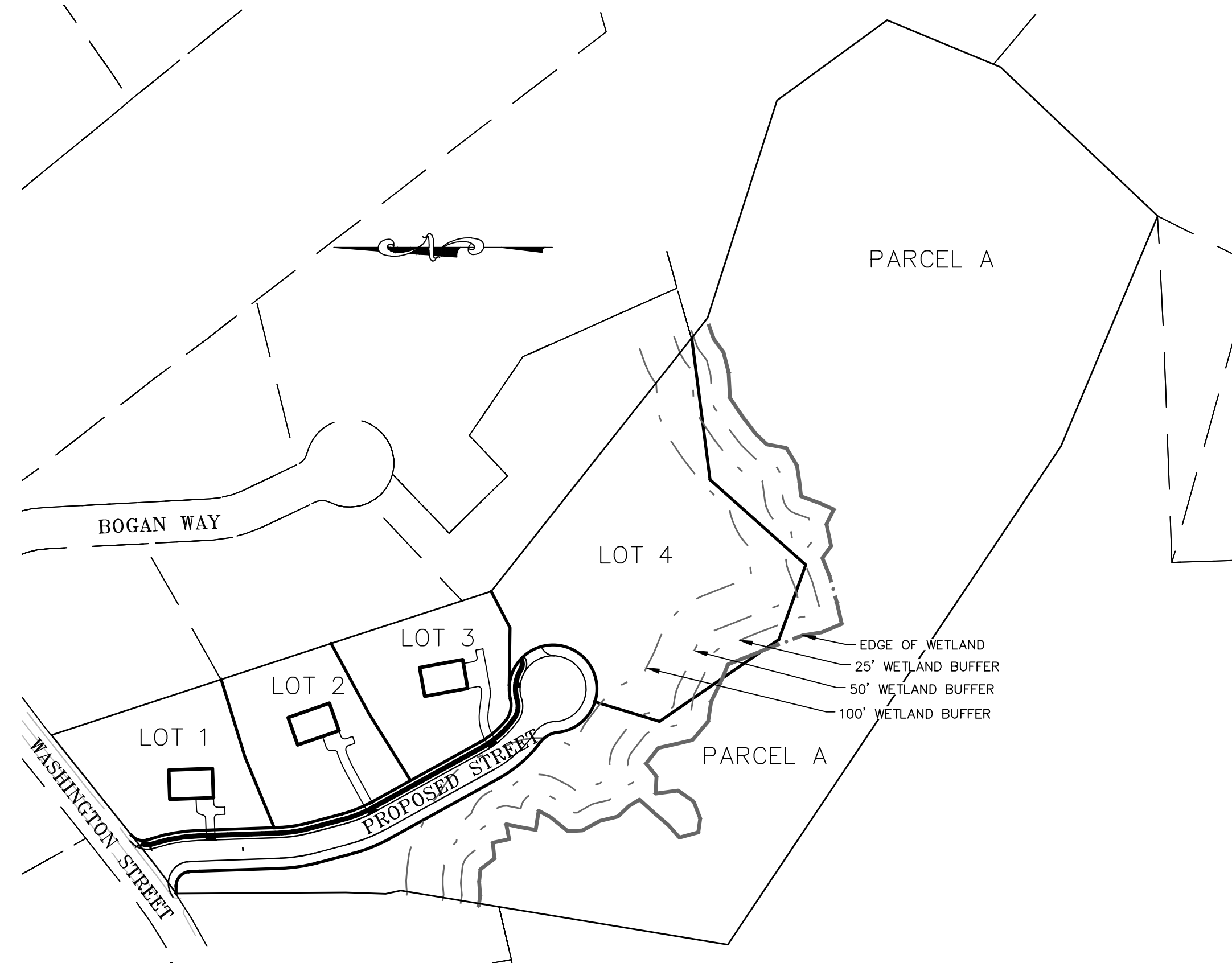
DEFINITIVE SUBDIVISION

OLAM ESTATES

FRANKLIN, MASSACHUSETTS



LOCUS MAP
SCALE: 1" = 800'



PLOT PLAN
SCALE: 1" = 150'

GENERAL NOTES:

- LOCATION OF EXISTING UNDERGROUND UTILITIES/OBSTRUCTIONS/SYSTEMS SHOWN HEREON ARE APPROXIMATE ONLY. ALL UTILITIES/OBSTRUCTIONS/SYSTEMS MAY NOT BE SHOWN. LOCATE AND PROTECT ALL UNDERGROUND UTILITIES/OBSTRUCTIONS/SYSTEMS, WHETHER OR NOT SHOWN HEREON.
- INSTALL ALL NEW UTILITIES UNDERGROUND, UNLESS SPECIFICALLY INDICATED OTHERWISE.
- BURIED UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THEIR RESPECTIVE COMPANY.
- CONSTRUCTION LAYOUT OF BUILDING AND/OR SITE IMPROVEMENTS SHALL BE PERFORMED BY A LICENSED LAND SURVEYOR. LOCATIONS OF EXISTING FEATURES OR PROPOSED IMPROVEMENTS DERIVED BY SCALING DRAWINGS MAY NOT BE ACCURATE. PROPERTY LINES SHOWN HEREON ARE APPROXIMATE. SEE PLAN REFERENCE HEREON.
- CONTRACTOR IS RESPONSIBLE FOR SAFETY MEASURES, CONSTRUCTION METHODS, AND CONTROL OF WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRS AND/OR REPLACEMENT OF ANY EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION THAT ARE NOT DESIGNATED FOR DEMOLITION AND/OR REMOVAL HEREON. DAMAGED UTILITIES OR STRUCTURES SHALL BE REPAIRED TO THE SATISFACTION OF THEIR RESPECTIVE OWNERS.
- ANY INTENDED REVISION OF HORIZONTAL AND/OR VERTICAL LOCATION OF IMPROVEMENTS TO BE CONSTRUCTED AS SHOWN HEREON SHALL BE REVIEWED AND APPROVED BY THE ENGINEER PRIOR TO IMPLEMENTATION.
- CONTRACTOR SHALL NOTIFY ENGINEER UPON COMMENCEMENT OF CONSTRUCTION IN ORDER TO ENSURE THAT REQUIRED INSPECTIONS ARE PERFORMED IN A TIMELY AND EFFICIENT MANNER.
- CONTRACTOR SHALL PROMPTLY NOTIFY ENGINEER UPON DISCOVERY OF ANY UNFORESEEN SURFACE OR SUBSURFACE CONDITIONS THAT MAY IMPACT SITE CONSTRUCTION.
- FINISH RIM ELEVATIONS SHOULD MATCH FINISH PAVEMENT, GRADING OR LANDSCAPING SURFACE, UNLESS SPECIFICALLY INDICATED OTHERWISE. CATCH BASIN RIMS TO BE SET AT BINDER ELEVATIONS.
- WHERE EXISTING UTILITY LINES/STRUCTURES ARE TO BE CUT/BROKEN DOWN/ABANDONED, LINES/STRUCTURES SHALL BE PLUGGED/CAPPED/FILLED IN ACCORDANCE WITH UTILITY OWNER REQUIREMENTS.
- EROSION CONTROL MEASURES SUCH AS SILT FENCE OR HAY BALES AS MAY BE SHOWN HEREON, SHALL BE INSTALLED BEFORE EARTH DISTURBANCE OCCURS WITHIN BUFFER ZONES, AND SHALL SERVE AS THE LIMIT OF WORK.
- WHERE THE WORD "INSTALL" IS USED HEREIN, IT IS INTENDED TO DIRECT CONTRACTOR TO FURNISH, INSTALL AND PLACE IN OPERATION THE COMPONENT REFERRED TO.
- LIMIT OF WORK SHALL BE STAKED IN THE FIELD PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- WHERE SHOWN, CONSTRUCTION NOTES ARE INTENDED TO SUMMARIZE AND CLARIFY MAJOR ITEMS OF WORK. THESE NOTES SHOULD NOT BE CONSTRUED AS AN EXHAUSTIVE LISTING OF ALL WORK REQUIRED. CONTRACTOR SHOULD CONTACT ENGINEER WHEN FURTHER CLARIFICATION OF DEPICTED WORK IS DESIRED.
- WHERE DIMENSIONS INVOLVE CURB, DIMENSIONS ARE TO FACE OF CURB. WHERE SLOPED GRANITE CURB OR CAPE COD BERM IS SPECIFIED, FACE OF CURB IS EDGE OF FINISH PAVEMENT AT TOE OF CURB.
- NO DEBRIS, JUNK RUBBISH OR OTHER NON-BIODEGRADABLE MATERIALS, FILL CONTAINING HAZARDOUS MATERIALS OR WASTES, OR STUMPS SHALL BE BURIED ON ANY LAND ON THIS SITE, OR LEFT ON ANY LOT OR ON THE STREET RIGHT OF WAY.
- ALL WATER IMPROVEMENTS MUST BE DONE IN ACCORDANCE WITH THE TOWN OF FRANKLIN DEPARTMENT OF PUBLIC WORKS STANDARDS FOR SEWER AND WATER MATERIALS AND INSTALLATION (TOWN STANDARDS). WHERE UTILITY DETAILS CONFLICT WITH TOWN STANDARDS, TOWN STANDARDS GOVERN.
- GRADE STAKES TO BE SET, PRIOR TO CONSTRUCTION, BY A MASSACHUSETTS REGISTERED PROFESSIONAL LAND SURVEYOR AT A MINIMUM OF ONE-HUNDRED-FOOT STATIONS FOR ROADWAY RIGHT-OF-WAY, CENTERLINE, SIDELINES, AND SIDEWALKS.
- EXCESS FILL MATERIALS TO BE STOCKPILED FOR FUTURE PROJECT PHASES.
- PROPOSED HOMES MAY REQUIRE INDIVIDUAL BOOSTER PUMPS. HOME BUILDER TO DETERMINE IF BOOSTER PUMPS ARE NECESSARY AT TIME OF BUILDING PERMIT.
- CONTRACTOR SHALL EITHER INSTALL CURBING PRIOR TO THE PLACEMENT OF THE ASPHALT BINDER COURSE OR ALTERNATIVELY MAY INSTALL A TEMPORARY BERM ALONG THE EDGE OF PAVEMENT DURING PLACEMENT OF THE ASPHALT BINDER COURSE.

REGULATORY NOTES:

- CONTRACTOR SHALL CONTACT DIG-SAFE FOR UNDERGROUND UTILITY MARKING AT 888-344-7233 AT LEAST 72 HOURS PRIOR TO COMMENCEMENT OF ANY WORK. CONTRACTOR SHALL GIVE 24-HOUR NOTICE TO PERTINENT TOWN DEPARTMENTS BEFORE COMMENCING ANY WORK IN THE FIELD.
- CONTRACTOR SHALL COORDINATE AND OBTAIN ALL CONSTRUCTION PERMITS REQUIRED BY REGULATORY AUTHORITIES.
- CONTRACTOR SHALL BE AWARE OF ALL CONSTRUCTION REQUIREMENTS, CONDITIONS, AND LIMITATION IMPOSED BY PERMITS AND APPROVALS ISSUED BY REGULATORY AUTHORITIES PRIOR TO COMMENCEMENT OF ANY WORK.
- COMPLETE ALL PIPING WORK THAT IS OUTSIDE OF BUILDING AND LESS THAN 10 FEET FROM THE INSIDE FACE OF BUILDING FOUNDATION IN CONFORMANCE WITH THE UNIFORM STATE PLUMBING CODE OF MASSACHUSETTS, 248 CMR 2.00.

WAIVER REQUEST

- 300-13.A.1 - SIDEWALK REQUIRED ON BOTH SIDES OF THE ROAD.
- 300-10.D.5 - CUTS GREATER THAN FIVE FEET
- 300-11.A.7.A - DISTANCE FROM MAXIMUM POND WATER SURFACE TO R AND STRUCTURE SHALL BE 20'
- 300-11.A.7.B - DISTANCE FROM TOE OF POND BERM TO R SHALL BE MIN. 10'
- 300-11.B.2.A - THE DRAINAGE PIPE SHALL BE REINFORCED CONCRETE
- 300-10.E.4 - DEAD-END STREETS SHALL BE NO LONGER THAN 600 FEET.

NO.	TITLE
C1	COVER SHEET
C2	LEGEND
C3.1-C3.2	DEFINITIVE PLAN
C4.1-C4.2	EXISTING CONDITIONS PLAN
C5	LAYOUT AND MATERIALS PLAN
C6	GRADING, DRAINAGE & UTILITIES PLAN
C7	LANDSCAPING PLAN
C8	PLAN AND PROFILE
C9.1-C9.3	CONSTRUCTION DETAILS
C10.1-C10.2	EROSION AND SEDIMENT CONTROL PLAN

OWNER OF RECORD:

TEMPLE ETZ CHAIM
900 WASHINGTON STREET
FRANKLIN, MA 02038

FRANKLIN ASSESSORS INFORMATION:

MAP 340, PARCEL 6
PARCEL AREA: 18.49± AC

DEED REFERENCES:

- LAND COURT DOC #B34093-1

PLAN REFERENCES:

- LAND COURT PLAN 34857B

- "SITE PLAN-TEMPLE ETZ CHAIM", PREPARED BY ANDREWS SURVEY & ENGINEERING, PREPARED FOR TEMPLE ETZ CHAIM, DATED OCTOBER 30, 2020

SUBDIVISION DIMENSIONAL REQUIREMENTS:

PER "TOWN OF FRANKLIN ZONING BYLAWS," ARTICLE IV, SECTION 300-10

ROAD CLASSIFICATION: MINOR STREET

	REQUIRED	PROVIDED
STREET INTERSECTION:	>70'00"	70'11"
CURB RADII @ STREET:	>30 FT	30 FT
Ø RADII:	MIN 150 FT	150 FT
Ø OFFSET FROM INTERSECTION ST:	200 FT	464 FT
DEAD END LENGTH:	600 FT	693 FT
RIGHT OF WAY WIDTH:	56 FT	56 FT
PAVEMENT WIDTH:	26 FT	28 FT
MINIMUM ROAD GRADE:	1.5%	1.5%
MAXIMUM ROAD GRADE:	8.0%	5.4%
CUL-DE-SAC ROW RADIUS:	60 FT	60 FT
CUL-DE-SAC PAVEMENT RADIUS:	45 FT	45 FT

DIMENSION REQUIREMENTS

PER "TOWN OF FRANKLIN ZONING BYLAWS," AMENDED APRIL 30, 1993
PER SECTION 185 ATTACHMENT 9

ZONE: RURAL RESIDENTIAL 1 (RR1)

	REQUIRED	LOT 1 PROVIDED	LOT 2 PROVIDED	LOT 3 PROVIDED	LOT 4 PROVIDED
MINIMUM AREA:	40,000 SF	40,079 SF	40,088 SF	40,010 SF	112,396 SF
MINIMUM FRONTAGE:	200 FT	200.0 FT	200.0 FT	206.5 FT	200.0 FT
DEPTH:	200 FT	203 FT	227 FT	204 FT	217 FT
WIDTH (CIRCLE Ø):	180 FT	180 FT	180 FT	226.5 FT	352 FT
FRONT SETBACK:	40 FT	40 FT	40 FT	40 FT	40 FT
SIDE SETBACK:	40 FT	40 FT	40 FT	40 FT	40 FT
REAR SETBACK:	40 FT	40 FT	40 FT	40 FT	40 FT



Andrews Survey & Engineering, Inc.
Land Surveying - Civil Engineering - Site Planning

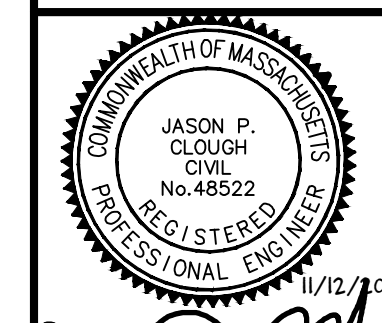
P.O. Box 312, 104 Mendon Street
Uxbridge, Massachusetts 01569
P: 508-278-3897 F: 508-278-2289

APPROVAL UNDER SUBDIVISION CONTROL LAW
REQUIRED: FRANKLIN PLANNING BOARD

BEING A MAJORITY DATE:

THIS CERTIFIES THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE FRANKLIN PLANNING BOARD HAS BEEN RECEIVED AND RECORDED ON AT AND NO APPEAL WAS RECEIVED DURING THE 20 DAYS NEXT AFTER SUCH RECEIPT OF SAID NOTICE.

FRANKLIN TOWN CLERK DATE:



DRAWING ISSUED FOR:

PERMIT
THIS PLAN IS INTENDED TO SHOW CONSTRUCTABILITY AND MAY NOT SHOW ALL CONSTRUCTION DETAILS AND SPECIFICATIONS FOR THE PROPOSED IMPROVEMENTS, AND MAY NOT IDENTIFY ALL CONSTRUCTION ITEMS/AREAS OF CONTRACTOR JURISDICTION.

REVISIONS		
NO.	DATE	DESCRIPTION
1	9/3/21	CONSERVATION COMMISSION SUBMISSION
2	9/17/21	PLANNING BOARD RESUBMISSION
3	11/12/21	PLANNING BOARD RESUBMISSION

SHEET TITLE

COVER SHEET

PROJECT:
OLAM ESTATES
DEFINITIVE SUBDIVISION
900 WASHINGTON STREET
FRANKLIN, MA 02038

OWNER/APPLICANT:
TEMPLE ETZ CHAIM
900 WASHINGTON STREET
FRANKLIN, MA 02038

DES BY: SPB DATE: NOVEMBER 12, 2021
CHK BY: JEG PROJECT NO. 3003-001

C1

GENERAL ABBREVIATIONS	
AAASHTO	AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS
ADA	AMERICANS WITH DISABILITIES ACT
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
AWWA	AMERICAN WATERWORKS ASSOCIATION
B	BOLLARD
BC	BOTTOM OF CURB
BLDG	BUILDING
BSMT	BASEMENT
BW	BOTTOM OF WALL
CB	CATCH BASIN
CIP	CAST-IN-PLACE
CLF	CHAIN LINK FENCE
CO	CLEANOUT
COMM	COMMUNICATION LINE
CONC	CONCRETE
CONF	CONIFEROUS TREE
DCB	DOUBLE GRATE CATCH BASIN
DECID	DECIDUOUS TREE
DIA.	DIAMETER
DMH	DRAIN MANHOLE
EL. ELEV	ELEVATION
ELEC	ELECTRICAL
ESC	EROSION AND SEDIMENT CONTROL
ESHW	ESTIMATED SEASONAL HIGH GROUND WATER
EX. EXIST	EXISTING
FFE	FINISH FLOOR ELEVATION
FNDN	FOUNDATION
FG	FINISH GRADE
HC	HANDICAP
HGR	HORIZONTAL
HP	HIGH POINT
HWM	HIGH WATER MARK
HYD	FIRE HYDRANT
INV	INVERT
LP	LOW POINT
MAX	MAXIMUM
MB	MAILBOX
MH	MANHOLE
MHD	MASSACHUSETTS HIGHWAY DEPARTMENT
MHW	MEAN HIGH WATER
MIN	MINIMUM
MISC	MISCELLANEOUS
MLW	MEAN LOW WATER
MUTCD	MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
NTS	NOT TO SCALE
O.C.	ON CENTER
OHW	OVER HEAD WIRE
OSHA	OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION
PROP.	PROPOSED
PSTR	POST AND RAIL FENCE
RET WALL	RETAINING WALL
RR	RAILROAD
SMH	SEWER MANHOLE
STOK	STOCKADE FENCE
TBD	TO BE DETERMINED
T	TELEPHONE
TC	TOP OF CURB
TEMP	TEMPORARY
TOC	TOP OF CONCRETE
TP/TH	TEST PIT/TEST HOLE
TW	TOP OF WALL
TYP	TYPICAL
U.P.	UTILITY POLE
VERT	VERTICAL
WF	WETLAND FLAG

SURVEY AND HIGHWAY ABBREVIATIONS	
BCC	BITUMINOUS CONCRETE CURB
BM	BENCH MARK
BVC	BEGIN VERTICAL CURVE
(C)	CALCULATED
COB	CAPE ODD BERM
CTR. BK	CENTER BACK
CW	CROSSWALK
DH	DRILL HOLE
DHDB	DRILL HOLE IN CONCRETE BOUND
DHSB	DRILL HOLE IN STONE BOUND
EDP	EDGE OF PAVEMENT
EPLP	ESCUTCHION PIN IN LEAD PLUG
EVC	END VERTICAL CURVE
FND	FOUND
H&T	HUB AND TACK
I.R.	IRON ROD
I.P.	IRON PIPE
I.PIN	IRON PIN
L	LENGTH
(M)	FIELD MEASURED
MAG	MAGNETIC
MHB	MASSACHUSETTS HIGHWAY BOUND
MON.	MONUMENT
N/F	NOW OR FORMERLY
PB	PLAN BOOK
PG	PAGE
POC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PRCC	PRECAST CONCRETE CURB
PI	POINT OF INTERSECTION
PM	PUNCHMARK
PRC	POINT OF REVERSE CURVATURE
PT	POINT OF TANGENCY
PVC	POINT OF VERTICAL CURVATURE
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENCY
R	RADIUS
(R)	RECORD
(R/H)	RECORD AND HELD
ROW	RIGHT OF WAY
SB	STONE BOUND
SCC	SLOPED GRANITE CURB
SHLL	STATE HIGHWAY LAYOUT LINE
S&S	STAKE AND STONE
STA	STATION
SW	SIDEWALK
VGC	VERTICAL GRANITE CURB
WCHB	WORCESTER COUNTY HIGHWAY BOUND
WC	WOOD CURB
X-OUT	CROSS CUT

UNIT ABBREVIATIONS	
AC	ACRES
AC-FT	ACRE-FEET
CF	CUBIC FEET
CFS	CUBIC FEET PER SECOND
CY	CUBIC YARDS
FFM	FEET PER MINUTE
FPS	FEET PER SECOND
FT	FEET
GAL	GALLONS
SPM	GALLONS PER MINUTE
HP	HORSEPOWER
HR	HOURS
IN	INCHES
KWH	KILOWATT HOUR
LB	POUNDS
LF	LINEAR FEET
MG	MILLION GALLONS
MGD	MILLION GALLONS PER DAY
MGL	MILLIGRAMS PER LITER
MI	MILES
MPH	MILES PER HOUR
PSI	POUNDS PER SQUARE INCH
SF	SQUARE FEET
T	TONS
V	VOLTS
W	WATTS

PIPE AND VALVE ABBREVIATIONS	
AC	ASBESTOS CEMENT
CI	CAST IRON
CLDI	CEMENT LINED DUCTILE IRON
CMP	CORRUGATED METAL PIPE
CS	COMBINED SEWER
CV	CHECK VALVE
D	STORM DRAIN
DI	DUCTILE IRON
FD	FOUNDATION DRAIN
FES	FLARED END SECTION
FM	FORCE MAIN
FS	FIRE SERVICE
G	GAS
GS	GAS SERVICE
GV	GAS VALVE
HDPE	HIGH DENSITY POLYETHYLENE
ID	INSIDE DIAMETER
IRR	IRRIGATION
OD	OUTSIDE DIAMETER
OIL	CRUDE OR FUEL OIL
PVC	POLYVINYL CHLORIDE
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
S	SANITARY SEWER
S-	SLOPE (FT/FT)
SS	SANITARY SEWER SERVICE
ST	STEAM
UD	UNDERDRAIN
VC	VITRIFIED CLAY
W	WATER PIPE
WS	WATER SERVICE
WSD	WATER SHUT OFF
WV	WATER VALVE

GEOPHYSICAL LEGEND

EXISTING	PROPOSED
	SPOT ELEVATION
	MAJOR ELEVATION CONTOUR
	MINOR ELEVATION CONTOUR
	SHORE LINE
	EDGE OF RIVER/BANK
	WETLAND EDGE WITH FLAG NO.
	EDGE OF WOODS OR BRUSH (DRIP LINE)
	PROMINENT DECIDUOUS TREE WITH SIZE AND SPECIES
	PROMINENT CONIFEROUS TREE WITH SIZE AND SPECIES
	ROCK OUTCROP (LEDGE)
	WETLAND FILL LIMIT
	WETLAND REPLICATION AREA LIMIT
	LIMIT OF CONSERVANCY DISTRICT OR WATERSHED PROTECTION DISTRICT
	LIMIT OF WILDLIFE HABITAT AREA
	EROSION CONTROL BARRIER
	HAYBALES
	SURFACE RUNOFF DIRECTION
	PIPE FLOW
	DEEP SOIL OBSERVATION HOLE
	PERCOLATION TEST
	SOIL PROBE
	SOIL BORING HOLE
	GROUNDWATER MONITORING WELL

UTILITIES LEGEND

EXISTING	PROPOSED
	STORM DRAIN WITH FLARED END
	STORM DRAIN WITH HEADWALL
	OVERHEAD WIRE
	ELECTRIC MANHOLE & UNDERGROUND ELECTRIC LINES
	WATER SERVICE
	FIRE SERVICE
	FORCE MAIN
	TELEPHONE MANHOLE & UNDERGROUND TELEPHONE LINES
	SEWER LINE & MANHOLE - SIZE MATERIAL & FLOW DIRECTION
	DRAINLINE W/ PIPE SIZE, MATERIAL & FLOW DIRECTION; CATCH BASIN MANHOLE & ROUND CATCH BASIN
	ROOF DRAIN AND DOWNSPOUT
	PERFORATED UNDERDRAIN
	FOUNDATION DRAIN
	WATER MAIN AND VALVE
	FUEL OR CRUDE OIL
	PROPANE LINE
	GAS LINE AND VALVE
	BURIED COMMUNICATIONS AND MANHOLE
	CATCH BASIN
	DOUBLE GRATE CATCH BASIN
	PULLBOX OR HANDHOLE
	TRANSFORMER PAD
	BOLLARD LIGHT
	STREET LIGHT OR SITE LIGHT / POLE
	UTILITY POLE WITH GUY & DESTINATION
	FIRE HYDRANT
	WATER SHUTOFF
	DOMESTIC WELL

SURVEY AND HIGHWAY LEGEND

EXISTING	PROPOSED
	PROPERTY LINE
	APPROXIMATE ABUTTER LINE
	EASEMENT LINE
	TOWN LINE
	MATCH LINE
	CONTIGUOUS OWNERSHIP ACROSS LINES
	BUILDING SETBACK
	CENTERLINE
	STATE HIGHWAY BASELINE
	BEARING & DISTANCE ALONG BOUNDARY
	STONE WALL
	DRILL HOLE (FOUND, SET OR TO BE SET)
	IRON PIPE (FOUND, SET OR TO BE SET)
	IRON ROD OR PIN (FOUND, SET OR TO BE SET)
	STONE OR CONCRETE BOUND (FOUND OR SET)
	TRAVERSE STAKE, PK NAIL, CUT SPIKE OR RAILROAD SPIKE (FOUND OR SET)
	ELEVATION BENCH MARK
	BARBED WIRE
	STONE WALL
	CHAIN LINK FENCE WITH HEIGHT
	WOOD FENCE WITH HEIGHT
	GRAVEL OR DIRT ROAD
	EDGE OF PAVEMENT
	CURB (SEE ABBREVIATIONS)
	RAILROAD
	GUARDRAIL (STEEL OR WOOD)
	STREET, TRAFFIC OR AD SIGN
	MONUMENT SIGN
	TRAFFIC FLOW

SITE IMPROVEMENTS LEGEND

EXISTING	PROPOSED
	LIMIT OF WORK OR PHASE LINE
	CONSTRUCTION KEY NOTE
	STONE RETAINING WALL
	RETAINING WALL
	BOLLARD
	HANDICAP ACCESSIBLE PARKING
	NO. OF STANDARD PARKING SPACES
	NO. OF COMPACT PARKING SPACES
	BUILDING, LIGHT, STEPS & OVERHANG

ASE
Andrews Survey & Engineering, Inc.
 Land Surveying - Civil Engineering - Site Planning
 P.O. Box 312, 104 Mendon Street
 Uxbridge, Massachusetts 01569
 P: 508-278-3897 F: 508-278-2289

APPROVAL UNDER SUBDIVISION CONTROL LAW REQUIRED. FRANKLIN PLANNING BOARD

BEING A MAJORITY DATE: _____

THIS CERTIFIES THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE FRANKLIN PLANNING BOARD HAS BEEN RECEIVED AND RECORDED ON _____ AT _____ AND NO APPEAL WAS RECEIVED DURING THE 20 DAYS NEXT AFTER SUCH RECEIPT OF SAID NOTICE.

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Jason P. Clough
 JASON P. CLOUGH
 CIVIL
 No. 48522
 REGISTERED PROFESSIONAL ENGINEER
 11/12/2021

REVISIONS		
NO.	DATE	DESCRIPTION
1	9/3/21	CONSERVATION COMMISSION SUBMISSION
2	9/17/21	PLANNING BOARD RESUBMISSION
3	11/12/21	PLANNING BOARD RESUBMISSION

SHEET TITLE

LEGEND

PROJECT:
 OLAM ESTATES
 DEFINITIVE SUBDIVISION
 900 WASHINGTON STREET
 FRANKLIN, MA 02038

OWNER/APPLICANT:
 TEMPLE ETZ CHAIM
 900 WASHINGTON STREET
 FRANKLIN, MA 02038

DES BY: SPB	DATE: NOVEMBER 12, 2021	C2
CHK BY: JEG	PROJECT NO. 3003-001	

Z:\DEMANN\PROJECTS\3003-001 ASE 2019-032 WASHINGTON ST 900\AUTOCAD DRAWINGS\2019-032_DEF_SUB_R1.DWG 11-12-21 2:12:01 PM - LAYOUT C2-LONG

2021 © COPYRIGHT ANDREWS SURVEY & ENGINEERING, INC. L-6285

NOTES:
1. PARCEL A IS NOT TO BE CONSIDERED A BUILDING LOT.

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.



Andrew J. Andrews
REGISTERED LAND SURVEYOR DATE: 11/21/21

THIS LAND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, COVENANTS, OR OTHER LIMITATIONS WHICH MAY BE DISCLOSED BY A TITLE EXAMINATION.

MAP 340, PARCEL 05-4
0 BOGANS WAY
N/F
MICHAEL P. BOGAN
BK. 32452, PG. 285

MATCH SHEET C3.2



Andrews Survey & Engineering, Inc.
Land Surveying - Civil Engineering - Site Planning

P.O. Box 312, 104 Mendon Street
Uxbridge, Massachusetts 01569
P: 508-278-3897 F: 508-278-2289

APPROVAL UNDER SUBDIVISION CONTROL LAW REQUIRED. FRANKLIN PLANNING BOARD

BEING A MAJORITY DATE:

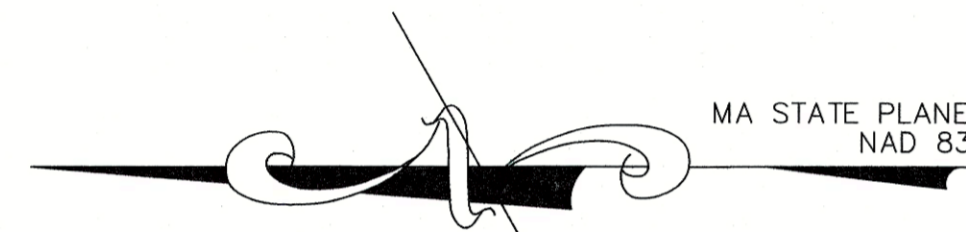
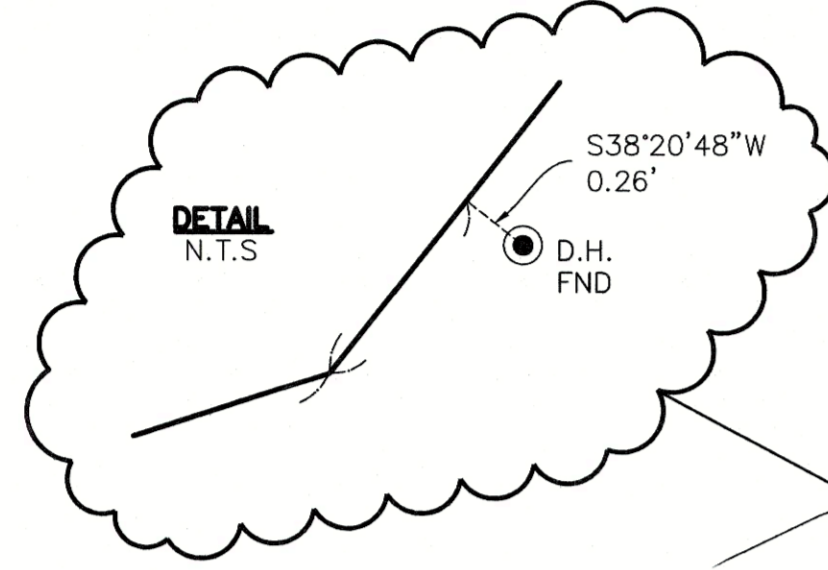
THIS CERTIFIES THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE FRANKLIN PLANNING BOARD HAS BEEN RECEIVED AND RECORDED ON AT AND NO APPEAL WAS RECEIVED DURING THE 20 DAYS NEXT AFTER SUCH RECEIPT OF SAID NOTICE.

FRANKLIN TOWN CLERK DATE:

FOR REGISTRY USE ONLY

LEGEND

- N/F NOW OR FORMERLY
- 1111/111 DEED BOOK/PAGE
- (F) FOUND
- (S) SET
- IP IRON/STEEL PIPE
- SB STONE BOUND
- CB CONCRETE BOUND
- DH DRILL HOLE
- PIPE
- ROD/REBAR
- STONE/CONCRETE BOUND
- ⊙ DRILL HOLE
- ∞ STONE WALL
- PROPOSED BOUND



MAP 340, PARCEL 05-2
7 BOGANS WAY
N/F
MICHAEL P. BOGAN
BK. 32452, PG. 285

MAP 340, PARCEL 05-4
0 BOGANS WAY
N/F
MICHAEL P. BOGAN
BK. 32452, PG. 285

LOT 4
112,396 SF
2.58± AC
FRONTAGE: 200.0 FT

LOT 3
40,010 SF
0.92± AC
FRONTAGE: 206.5 FT

MAP 340, PARCEL 05-3
1 BOGANS WAY
N/F
MICHAEL P. BOGAN
BK. 32452, PG. 285

LOT 1
40,079 SF
0.92± AC
FRONTAGE: 200.0 FT

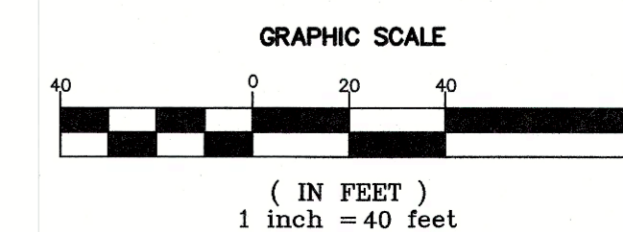
LOT 2
40,088 SF
0.92± AC
FRONTAGE: 200.0 FT

PROPOSED ROAD
(66' WIDE) AREA=43,472± SF

PARCEL A
NOT TO BE CONSIDERED A SEPARATE BUILDABLE LOT
DRAINAGE PARCEL
528,892 SF (12.14± AC)

MAP 340, PARCEL 012
1 FAITH WAY
N/F
FRANKLIN MEWS LLC
BK. 29840, PG. 332

MAP 340, PARCEL 012
1 FAITH WAY
N/F
FRANKLIN MEWS LLC
BK. 29840, PG. 332



REVISIONS	
NO.	DESCRIPTION
1	9/3/21 CONSERVATION SUBMISSION
2	11/11/21 PLANNING COMMENTS

SHEET TITLE
DEFINITIVE PLAN SHEET 1 of 2

PROJECT:
**OLAM ESTATES
DEFINITIVE SUBDIVISION
900 WASHINGTON STREET
FRANKLIN, MA 02038**

OWNER/APPLICANT:
**TEMPLE ETZ CHAIM
900 WASHINGTON STREET
FRANKLIN, MA 02038**

DES BY: KNL DATE: DECEMBER 22, 2020
CHK BY: JEG PROJECT NO. 2019-032 **C3.1**

C:\USERS\BROUD\CPRETEVA\PPDATA\LOCAL\TEMP\CPUBUSH_23272\3003-001-REC.DWG 11-12-21 3:26:46 PM - LAYOUT C3.1-DEF

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NOTES:
1. PARCEL A IS NOT TO BE CONSIDERED A BUILDING LOT.

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

Byron J. Andrews

 REGISTERED LAND SURVEYOR 11/12/21 DATE

THIS LAND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, COVENANTS, OR OTHER LIMITATIONS WHICH MAY BE DISCLOSED BY A TITLE EXAMINATION.

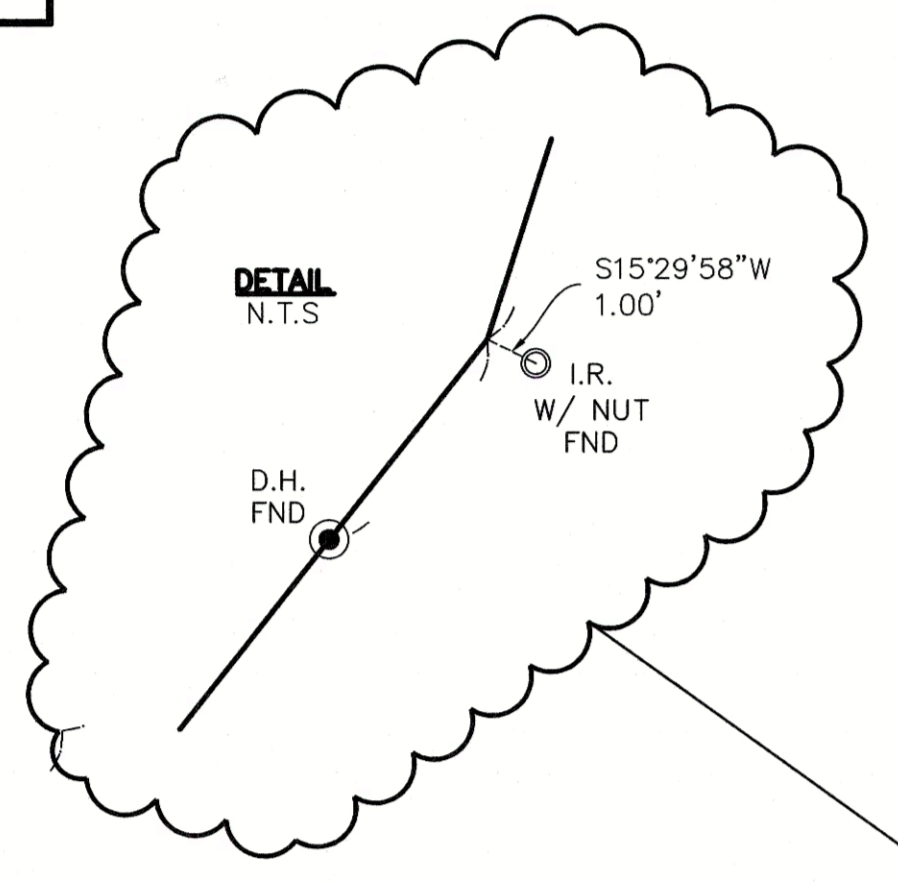


Andrews Survey & Engineering, Inc.
Land Surveying - Civil Engineering - Site Planning

P.O. Box 312, 104 Mendon Street
Uxbridge, Massachusetts 01569
P: 508-278-3897 F: 508-278-2289

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- N/F NOW OR FORMERLY
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 - (F) FOUND
 - (S) SET
 - IP IRON/STEEL PIPE
 - SB STONE BOUND
 - CB CONCRETE BOUND
 - DH DRILL HOLE
 - PIPE
 - ROD/REBAR
 - STONE/CONCRETE BOUND
 - ⊙ DRILL HOLE
 - ∞ STONE WALL
 - PROPOSED BOUND



MAP 340, PARCEL 07
WASHINGTON STREET
N/F
UNITED STATES OF AMERICA
BK. 5788, PG. 19

PARCEL A
NOT TO BE CONSIDERED A SEPERATE BUILDABLE LOT
DRAINAGE PARCEL
528,852 SF (12.14 AC)

MAP 348, PARCEL 03
SOUTH STREET
N/F
WARREN H. & MARILYN E. COOK
BK. 31764, PG. 392

MAP 340, PARCEL 08
WASHINGTON STREET
N/F
UNITED STATES OF AMERICA
BK. 5746, PG. 335

MAP 340, PARCEL 05-4
0 BOGANS WAY
N/F
MICHAEL P. BOGAN
BK. 32452, PG. 285

MAP 340, PARCEL 05-01
10 BOGANS WAY
N/F
MICHAEL P. BOGAN
BK. 32452, PG. 285

MAP 340, PARCEL 012
1 FAITH WAY
N/F
FRANKLIN MEWS LLC
BK. 29840, PG. 332

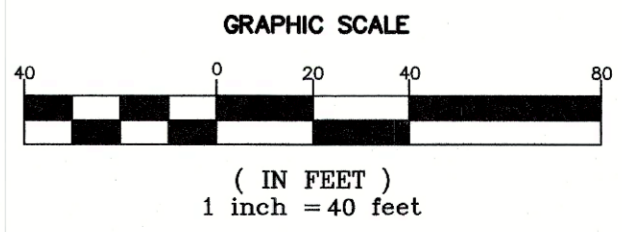
MAP 340, PARCEL 05-4
0 BOGANS WAY
N/F
MICHAEL P. BOGAN
BK. 32452, PG. 285

LOT 4
112,396 SF
2.58± AC
FRONTAGE: 200.0 FT

LOT 3
40,010 SF
0.92± AC
FRONTAGE: 206.5 FT

R=60.00'
L=200.00'
Δ=10°59'09"

USA EASEMENT TRACT NO.221E
WETLAND LIMITS

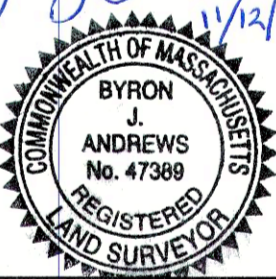


APPROVAL UNDER SUBDIVISION CONTROL LAW REQUIRED. FRANKLIN PLANNING BOARD

BEING A MAJORITY DATE:

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FRANKLIN TOWN CLERK DATE

Byron J. Andrews

 P.L.S.

DRAWING ISSUED FOR:
 PERMIT

THIS PLAN IS INTENDED TO SHOW CONSTRUCTABILITY AND MAY NOT SHOW ALL CONSTRUCTION DETAILS AND SPECIFICATIONS FOR THE PROPOSED IMPROVEMENTS, AND MAY NOT IDENTIFY ALL CONSTRUCTION ITEMS/AREAS OF CONTRACTOR JURISDICTION.

REVISIONS		
NO.	DATE	DESCRIPTION
1	9/3/21	CONSERVATION SUBMISSION
2	11/11/21	PLANNING COMMENTS

DEFINITIVE PLAN SHEET 2 of 2

PROJECT:
OLAM ESTATES
DEFINITIVE SUBDIVISION
900 WASHINGTON STREET
FRANKLIN, MA 02038

OWNER/APPLICANT:
TEMPLE ETZ CHAIM
900 WASHINGTON STREET
FRANKLIN, MA 02038

DES. BY: KNL DATE: DECEMBER 22, 2020
CHK. BY: JEG PROJECT NO. 2019-032

C3.2

C:\USERS\BOGANS\PIPER\TECH\DATA\LOCAL\TEMP\ACRUBUS\23272\3003-001-REC.DWG 11-12-21 3:26:49 PM - LAYOUT C3.2-DEF

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OBSERVATION TEST HOLE DATA
PERFORMED BY:
ANDREWS SURVEY & ENGINEERING, INC. ON (JUNE 12, 2020)

620-1 (ELEV. = 313.2)
0-6" A SANDY LOAM
6-21" B1 SANDY LOAM
21-28" B2 SANDY LOAM
28-76" C SANDY LOAM
ESHGWT > 76"
NO STANDING, NO WEEPING
REFUSAL @ 76"

620-5 (ELEV. = 311.0)
0-9" A SANDY LOAM
9-31" B SANDY LOAM
31-98" C SANDY LOAM
ESHGWT > 98"
NO STANDING, NO WEEPING
REFUSAL @ 98"

620-9 (ELEV. = 287.0)
0-8" A SANDY LOAM
8-36" B SANDY LOAM
36-98" C SANDY LOAM
ESHGWT @ 60"
NO WEEPING, NO STANDING
REFUSAL @ 98"

620-13 (ELEV. = 282.75)
0-8" A SANDY LOAM
8-34" B SANDY LOAM
34-76" C SANDY LOAM
ESHGWT @ 46"
NO WEEPING, NO STANDING
REFUSAL @ 76"

620-2 (ELEV. = 313.3)
0-9" A SANDY LOAM
9-26" B1 SANDY LOAM
26-48" B2 SANDY LOAM
48-112" C SANDY LOAM
ESHGWT > 112"
NO STANDING, NO WEEPING
NO REFUSAL

620-6 (ELEV. = 316.5)
ESHGWT > 42"
NO STANDING, NO WEEPING
REFUSAL @ 42"

620-10 (ELEV. = 286.6)
0-13" A SANDY LOAM
13-34" B SANDY LOAM
34-86" C SANDY LOAM
ESHGWT > 96"
NO WEEPING, NO STANDING
REFUSAL @ 96"

620-14 (ELEV. = 294.75)
0-9" A SANDY LOAM
9-32" B SANDY LOAM
32-96" C SANDY LOAM
ESHGWT > 96"
NO WEEPING, NO STANDING
REFUSAL @ 96"

620-3 (ELEV. = 311.2)
0-18" FILL
18-36" B1 SANDY LOAM
36-60" LEDGE
ESHGWT > 60"
NO STANDING, NO WEEPING
REFUSAL @ 60"

620-7 (ELEV. = 315.0)
0-10" A SANDY LOAM
10-40" B SANDY LOAM
40-96" C SANDY LOAM
ESHGWT > 96"
NO STANDING, NO WEEPING
REFUSAL @ 96"

620-11 (ELEV. = 282.0)
0-9" A SANDY LOAM
9-36" B SANDY LOAM
36-120" C SANDY LOAM
ESHGWT @ 46"
NO WEEPING, NO STANDING
REFUSAL @ 120"

620-15 (ELEV. = 297.3)
0-8" A SANDY LOAM
8-34" B SANDY LOAM
34-96" C SANDY LOAM
ESHGWT > 96"
NO WEEPING, NO STANDING
REFUSAL @ 96"

620-4 (ELEV. = 311.6)
0-9" A SANDY LOAM
9-26" B SANDY LOAM
26-124" C SANDY LOAM
ESHGWT > 124"
NO STANDING, NO WEEPING
REFUSAL @ 124"

620-8 (ELEV. = 312.0)
0-12" A SANDY LOAM
12-30" B SANDY LOAM
30-108" C SANDY LOAM
ESHGWT > 108"
NO STANDING, NO WEEPING
REFUSAL @ 108"

620-12 (ELEV. = 282.6)
0-9" A SANDY LOAM
9-30" B SANDY LOAM
30-88" C SANDY LOAM
ESHGWT @ 36"
NO WEEPING, NO STANDING
REFUSAL @ 88"

OBSERVATION TEST HOLE DATA
PERFORMED BY:
ANDREWS SURVEY & ENGINEERING, INC. ON (JULY 15, 2020)

720-1 (ELEV. = 301.0)
0-5" A SANDY LOAM
5-30" B SANDY LOAM
30-104" C SANDY LOAM
ESHGWT > 42"
WEEPING @ 90"
STANDING @ 94"
NO REFUSAL

720-5 (ELEV. = 299.0)
0-4" A SANDY LOAM
4-36" B SANDY LOAM
36-110" C SANDY LOAM
ESHGWT > 42"
WEEPING @ 102"
STANDING @ 108"
REFUSAL @ 110"

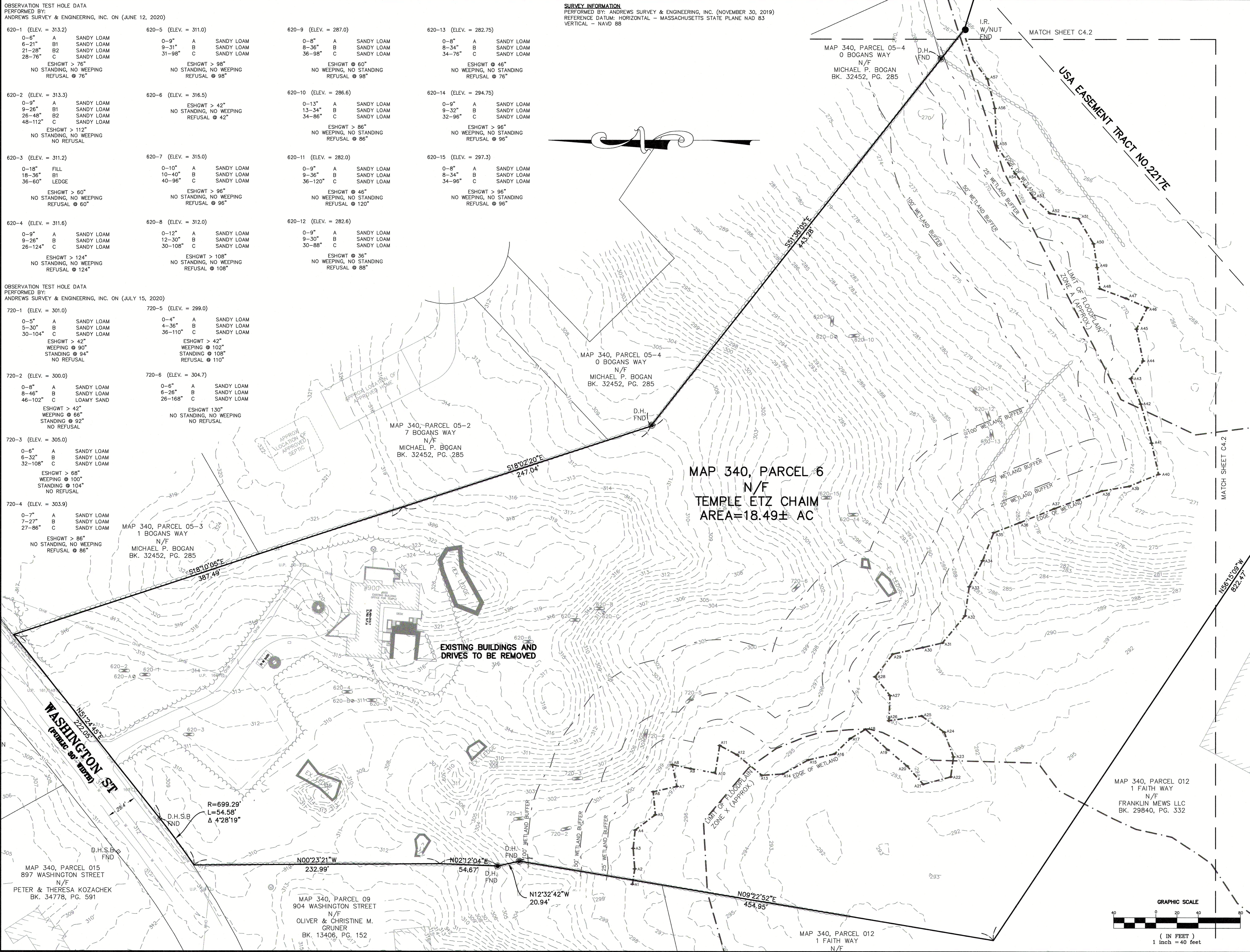
720-2 (ELEV. = 300.0)
0-8" A SANDY LOAM
8-46" B SANDY LOAM
46-102" C LOAMY SAND
ESHGWT > 42"
WEEPING @ 68"
STANDING @ 82"
NO REFUSAL

720-6 (ELEV. = 304.7)
0-6" A SANDY LOAM
6-26" B SANDY LOAM
26-168" C SANDY LOAM
ESHGWT 130"
NO STANDING, NO WEEPING
NO REFUSAL

720-3 (ELEV. = 305.0)
0-6" A SANDY LOAM
6-32" B SANDY LOAM
32-108" C SANDY LOAM
ESHGWT > 68"
WEEPING @ 100"
STANDING @ 104"
NO REFUSAL

720-4 (ELEV. = 303.9)
0-7" A SANDY LOAM
7-27" B SANDY LOAM
27-86" C SANDY LOAM
ESHGWT > 86"
NO STANDING, NO WEEPING
REFUSAL @ 86"

SURVEY INFORMATION
PERFORMED BY: ANDREWS SURVEY & ENGINEERING, INC. (NOVEMBER 30, 2019)
REFERENCE DATUM: HORIZONTAL - MASSACHUSETTS STATE PLANE NAD 83
VERTICAL - NAVD 88



ASE
Andrews Survey & Engineering, Inc.
Land Surveying - Civil Engineering - Site Planning
P.O. Box 312, 104 Mendon Street
Uxbridge, Massachusetts 01569
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APPROVAL UNDER SUBDIVISION CONTROL LAW
REQUIRED. FRANKLIN PLANNING BOARD

BEING A MAJORITY DATE:

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OF THIS PLAN BY THE FRANKLIN PLANNING
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AT

AND NO APPEAL WAS RECEIVED DURING THE 20
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NOTICE.

FRANKLIN TOWN CLERK DATE

NOTICE ISSUED FOR:
■ PERMIT

THIS PLAN IS INTENDED TO
SHOW CONSTRUCTABILITY AND
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CONSTRUCTION DETAILS AND
SPECIFICATIONS FOR THE
PROPOSED IMPROVEMENTS,
AND MAY NOT IDENTIFY ALL
CONTRACTOR ITEMS/AREAS
OF CONTRACTOR JURISDICTION.

BYRON J. ANDREWS
No. 47389
REGISTERED PROFESSIONAL
LAND SURVEYOR
9/3/21
P.L.S.

REVISIONS

NO.	DATE	DESCRIPTION
1	9/3/21	CONSERVATION SUBMISSION

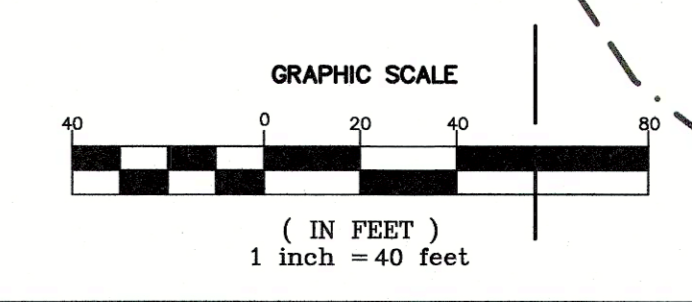
SHEET TITLE

**EXISTING CONDITIONS
SHEET 1 of 2**

PROJECT:
**OLAM ESTATES
DEFINITIVE SUBDIVISION
900 WASHINGTON STREET
FRANKLIN, MA 02038**

OWNER/APPLICANT:
**TEMPLE ETZ CHAIM
900 WASHINGTON STREET
FRANKLIN, MA 02038**

DES BY: KNL DATE: DECEMBER 22, 2020
CHK BY: JEG PROJECT NO. 2019-032



C4.1



Andrews Survey & Engineering, Inc.
Land Surveying - Civil Engineering - Site Planning

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APPROVAL UNDER SUBDIVISION CONTROL LAW
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 OF CONTRACTOR JURISDICTION.

P.L.S.
 9/3/21

REVISIONS		
NO.	DATE	DESCRIPTION
1	9/3/21	CONSERVATION SUBMISSION

SHEET TITLE

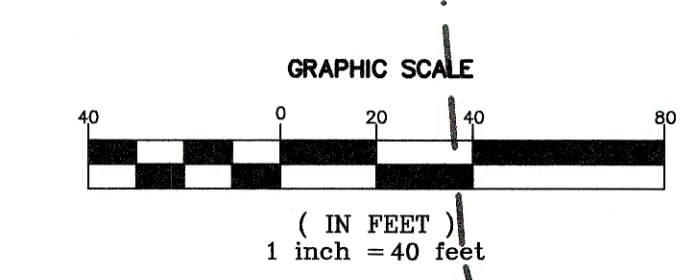
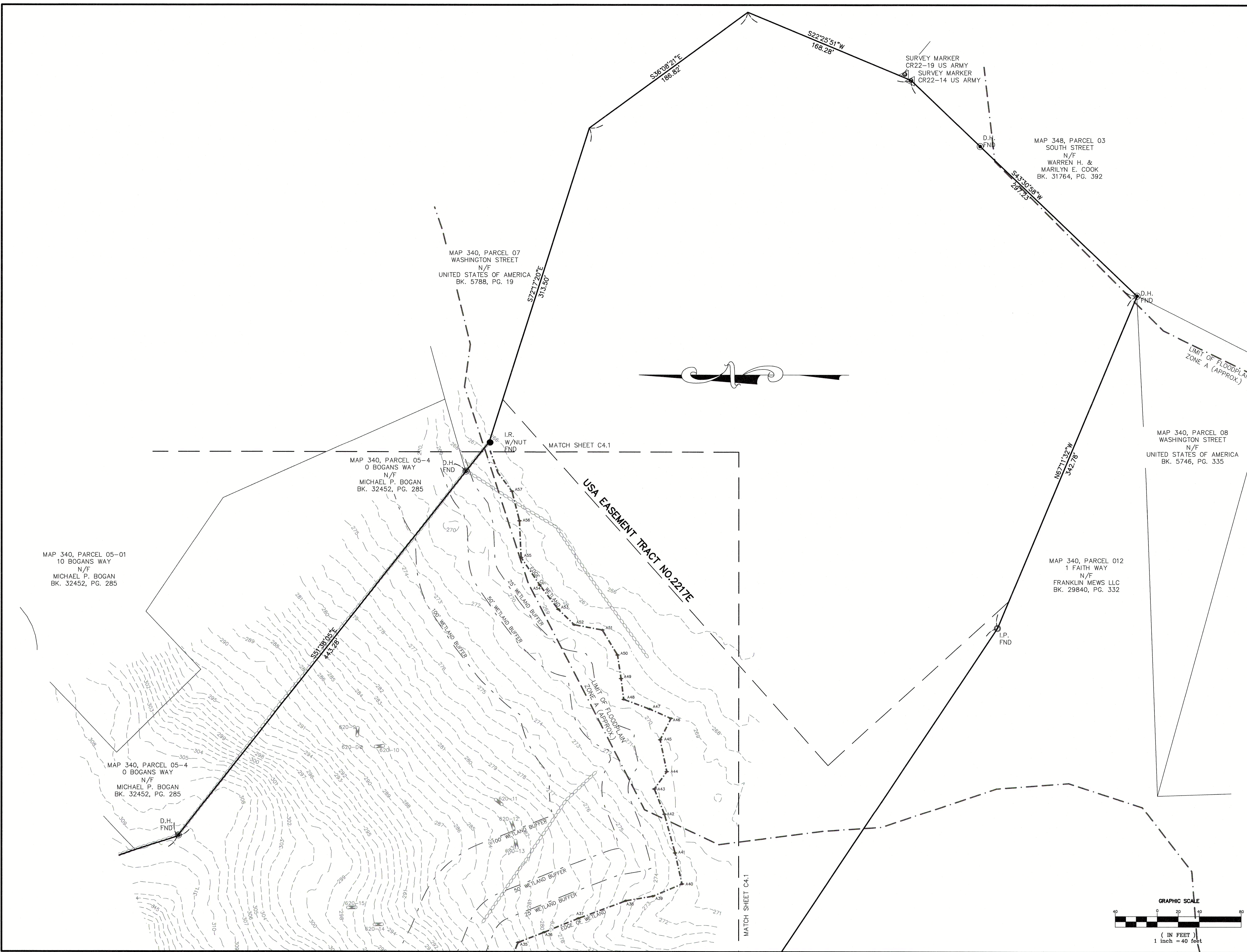
EXISTING CONDITIONS SHEET 2 of 2

PROJECT:
OLAM ESTATES
DEFINITIVE SUBDIVISION
900 WASHINGTON STREET
FRANKLIN, MA 02038

OWNER/APPLICANT:
TEMPLE ETZ CHAIM
900 WASHINGTON STREET
FRANKLIN, MA 02038

DES BY: KNL DATE: DECEMBER 22, 2020
CHK BY: JEG PROJECT NO. 2019-032

C4.2





Andrews Survey & Engineering, Inc.
Land Surveying - Civil Engineering - Site Planning

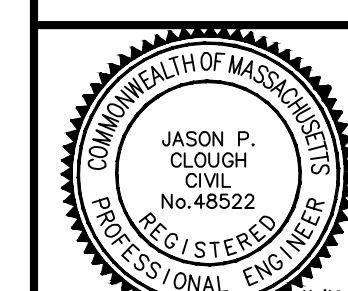
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AND MAY NOT IDENTIFY ALL
CONSTRUCTION ITEMS/AREAS
OF CONTRACTOR JURISDICTION.

Jason P. Clough
P.E.

REVISIONS		
NO.	DATE	DESCRIPTION
1	9/3/21	CONSERVATION COMMISSION SUBMISSION
2	9/17/21	PLANNING BOARD RESUBMISSION
3	11/12/21	PLANNING BOARD RESUBMISSION

SHEET TITLE

LAYOUT AND MATERIALS PLAN

PROJECT:
OLAM ESTATES
DEFINITIVE SUBDIVISION
900 WASHINGTON STREET
FRANKLIN, MA 02038

OWNER/APPLICANT:
TEMPLE ETZ CHAIM
900 WASHINGTON STREET
FRANKLIN, MA 02038

DES BY: SPB DATE: NOVEMBER 12, 2021
CHK BY: JEG PROJECT NO. 3003-001

C5

MAP 340, PARCEL 05-2
7 BOGANS WAY
N/F
MICHAEL P. BOGAN
BK. 32452, PG. 285

MAP 340, PARCEL 05-3
1 BOGANS WAY
N/F
MICHAEL P. BOGAN
BK. 32452, PG. 285

MAP 340,
PARCEL 017
893
WASHINGTON
STREET
N/F
MAKSIM XHENGO
BK. 32644, PG.
197

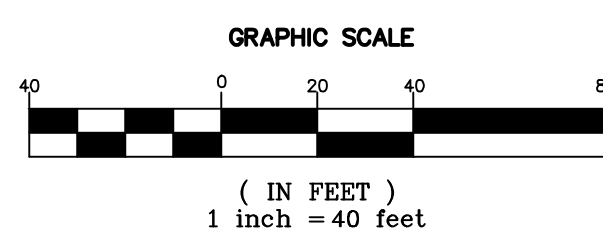
MAP 340,
PARCEL 016
895
WASHINGTON
STREET
N/F
ROSS A. &
ALICIA SCANLON
BK. 35766, PG.
209

MAP 340, PARCEL 015
897 WASHINGTON STREET
N/F
PETER & THERESA KOZACHEK
BK. 34778, PG. 591

MAP 340, PARCEL 09
904 WASHINGTON STREET
N/F
OLIVER & CHRISTINE M.
GRUNER
BK. 13406, PG. 152

MAP 340, PARCEL 10
906 WASHINGTON STREET
N/F
AURELIO & MARIAJ TADDEO
BK. 11241, PG. 420

MAP 340, PARCEL 012
1 FAITH WAY
N/F
FRANKLIN MEWS LLC
BK. 29840, PG. 332



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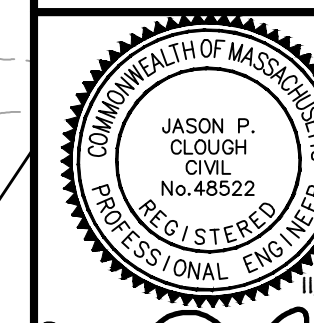
P.O. Box 312, 104 Mendon Street
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P: 508-278-3897 F: 508-278-2289

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OF CONTRACTOR JURISDICTION.

REVISIONS		
NO.	DATE	DESCRIPTION
1	9/3/21	CONSERVATION COMMISSION SUBMISSION
2	9/17/21	PLANNING BOARD RESUBMISSION
3	11/12/21	PLANNING BOARD RESUBMISSION

SHEET TITLE

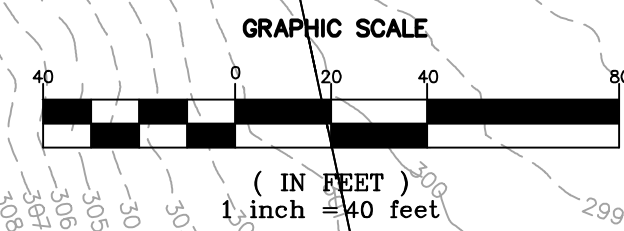
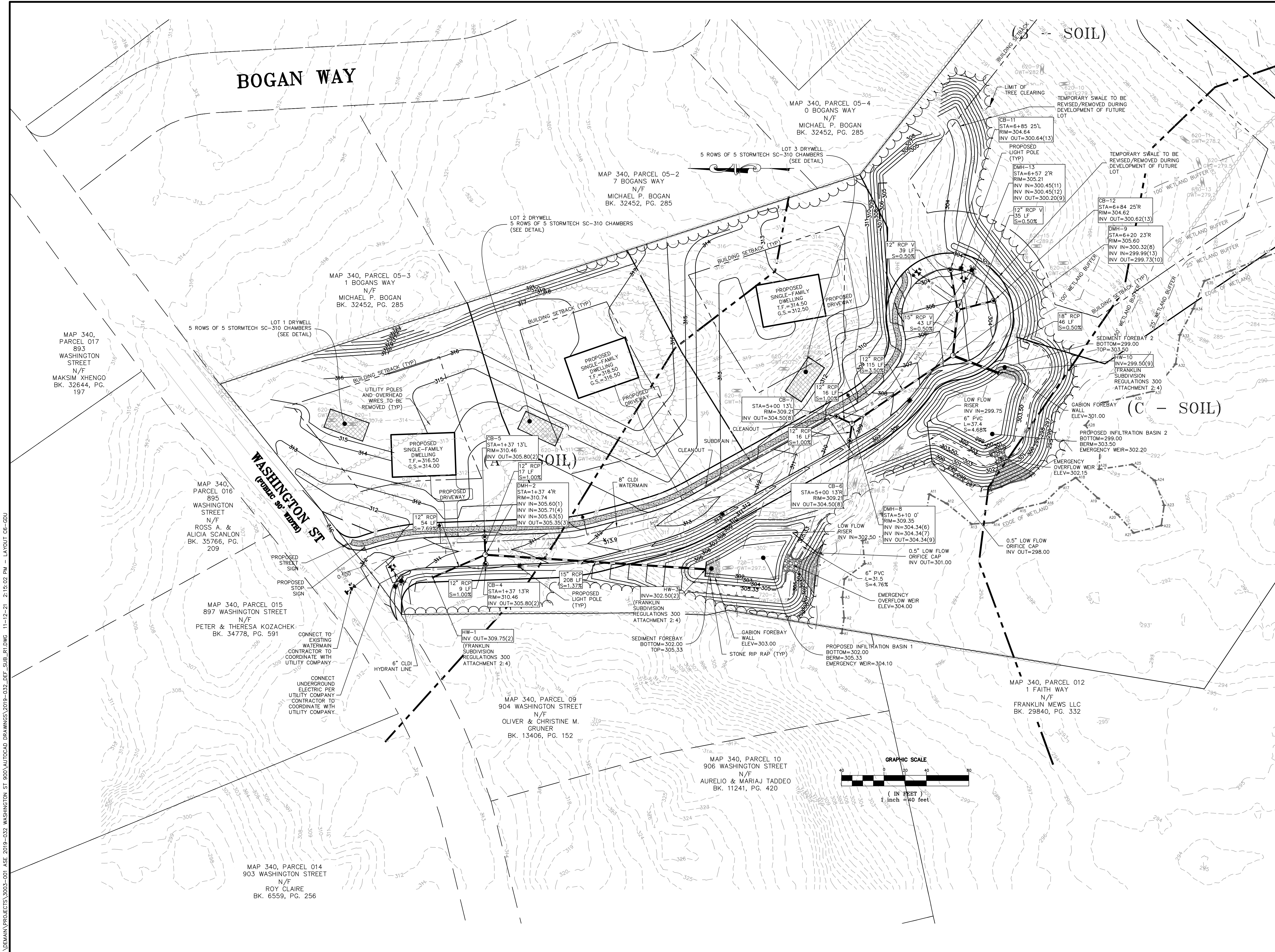
GRADING, DRAINAGE AND UTILITY PLAN

PROJECT:
**OLAM ESTATES
DEFINITIVE SUBDIVISION
900 WASHINGTON STREET
FRANKLIN, MA 02038**

OWNER/APPLICANT:
**TEMPLE ETZ CHAIM
900 WASHINGTON STREET
FRANKLIN, MA 02038**

DES BY: SPB DATE: NOVEMBER 12, 2021
CHK BY: JEG PROJECT NO. 3003-001

C6



Z:\DEMANN\PROJECTS\3003-001 ASE 2019-032 WASHINGTON ST 900\AUTOCAD DRAWINGS\2019-032_DEF_SUB_R1.DWG 11-12-21 2:15:02 PM - LAYOUT C6-00U

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Andrews Survey & Engineering, Inc.
Land Surveying - Civil Engineering - Site Planning

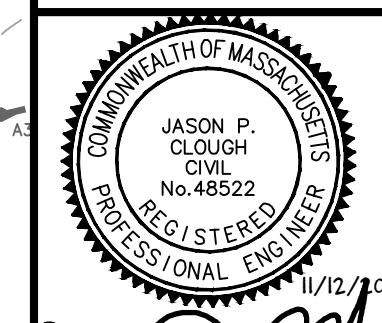
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Uxbridge, Massachusetts 01569
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APPROVAL UNDER SUBDIVISION CONTROL LAW
REQUIRED. FRANKLIN PLANNING BOARD

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REVISIONS		
NO.	DATE	DESCRIPTION
1	9/3/21	CONSERVATION COMMISSION SUBMISSION
2	9/17/21	PLANNING BOARD RESUBMISSION
3	11/12/21	PLANNING BOARD RESUBMISSION

SHEET TITLE

LANDSCAPING PLAN

PROJECT:
 OLAM ESTATES
 DEFINITIVE SUBDIVISION
 900 WASHINGTON STREET
 FRANKLIN, MA 02038

OWNER/APPLICANT:
 TEMPLE ETZ CHAIM
 900 WASHINGTON STREET
 FRANKLIN, MA 02038

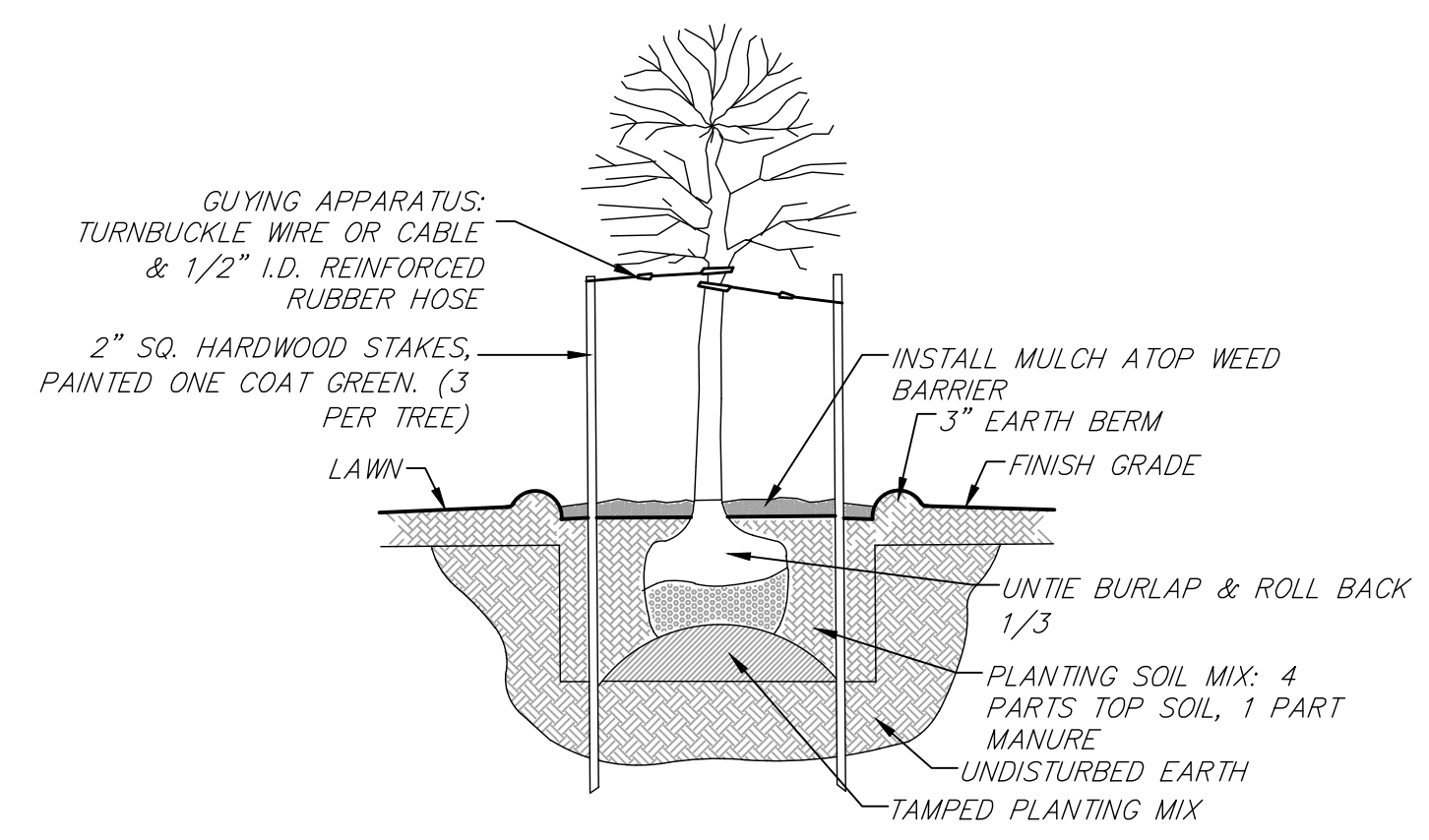
DES BY: SPB DATE: NOVEMBER 12, 2021
 CHK BY: JEG PROJECT NO. 3003-001

C7

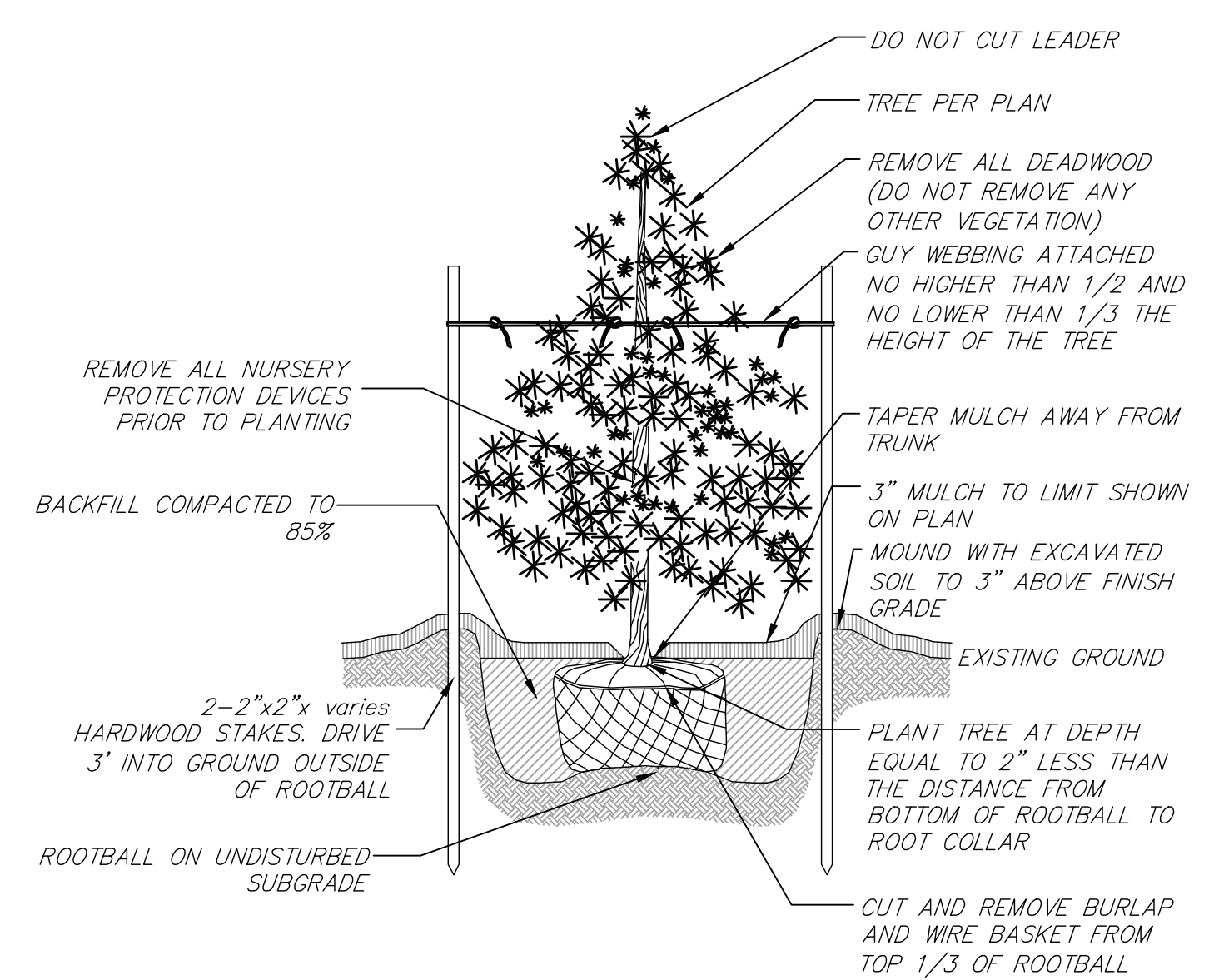
PLANT SCHEDULE

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE
TREES				
7	WO	QUERCUS ALBA	WHITE OAK	2-2.5" cal
7	SM	ACER SACCHARUM 'GREEN MOUNTAIN'	SUGAR MAPLE	2-2.5" cal
7	SG	LIQUIDAMBAR STYRACIFLUA	SWEET GUM	2-2.5" cal

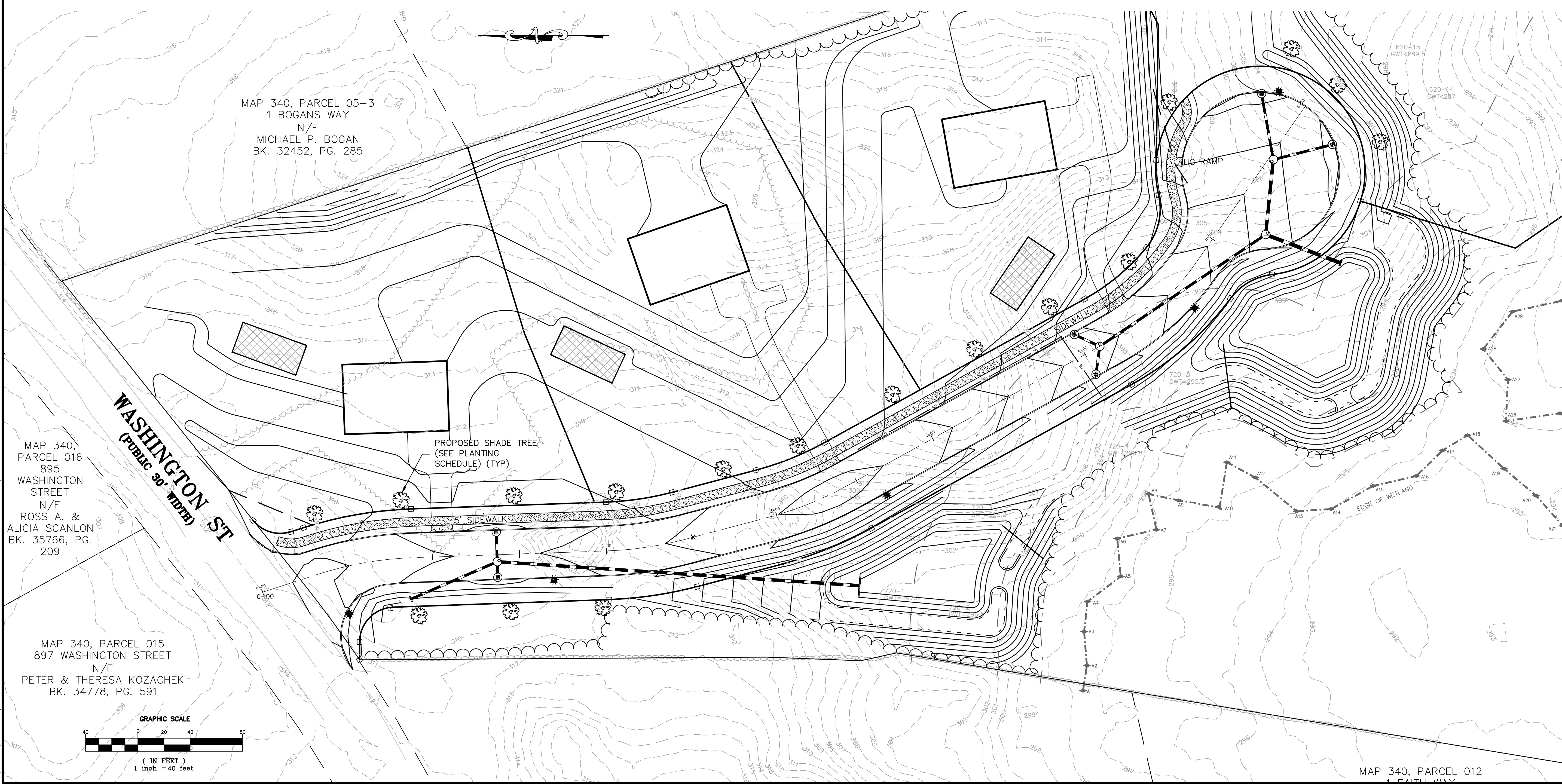
NOTES:
 1. SPECIES SHALL BE INSTALLED IN A STAGGERED MANNER, WHERE
 NO ONE SPECIES SHALL BE NEXT TO A LIKE SPECIES.



1 DECIDUOUS TREE PLANTING
SCALE: N.T.S.



2 EVERGREEN TREE PLANTING
SCALE: N.T.S.



Z:\DEMANN\PROJECTS\3003-001 ASE 2019-032 WASHINGTON ST 900\AUTOCAD DRAWINGS\2019-032_DEF_SUB_R1.DWG 11-12-21 2:19:48 PM - LAYOUT C7-LDSE

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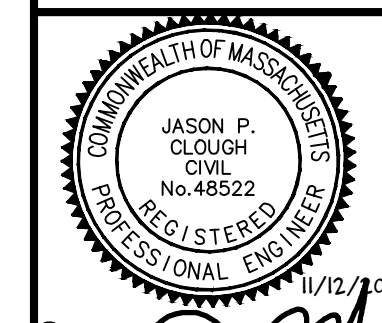
P.O. Box 312, 104 Mendon Street
Uxbridge, Massachusetts 01569
P: 508-276-3897 F: 508-278-2289

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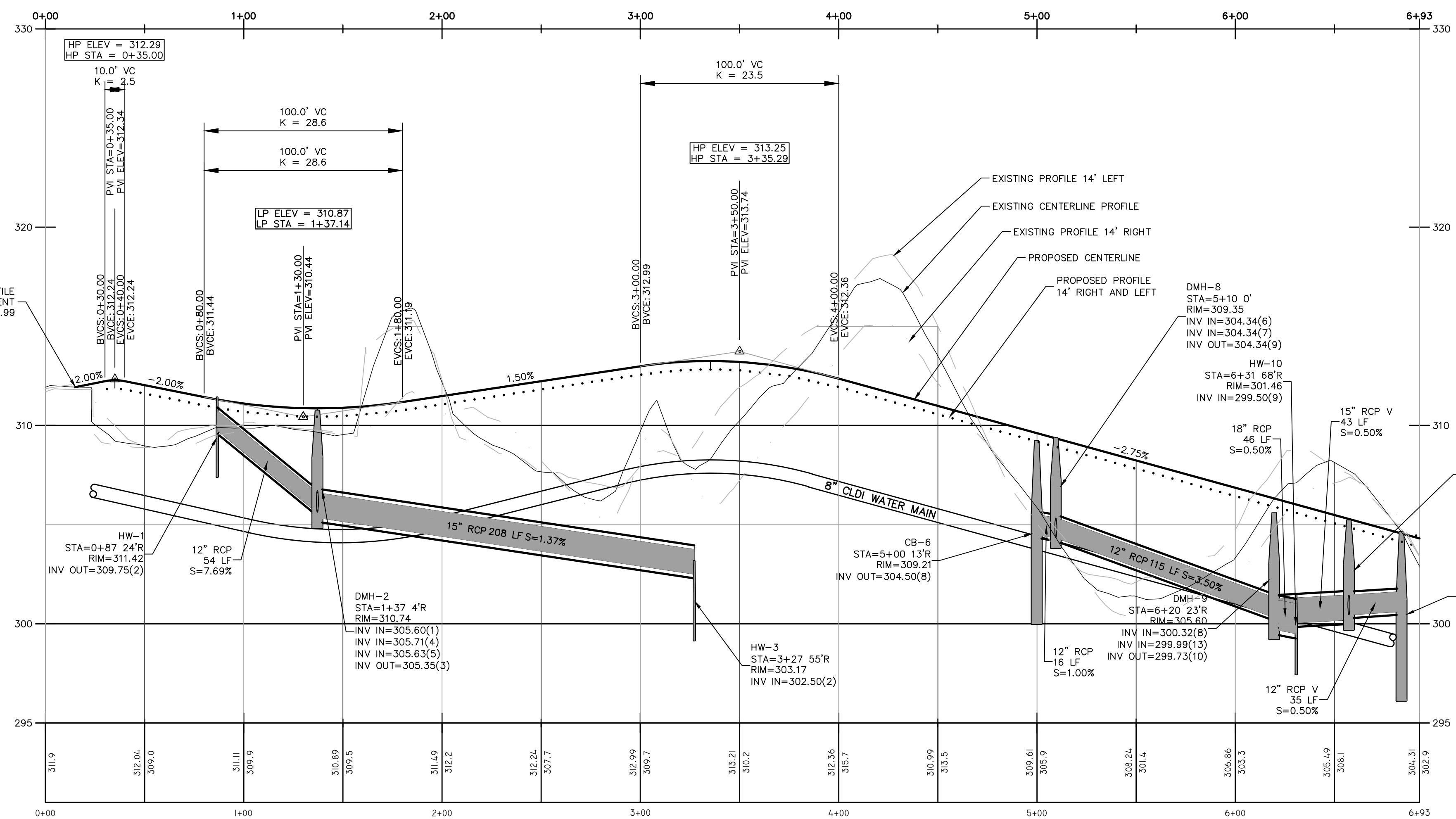
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STA 0+00 - 6+75**

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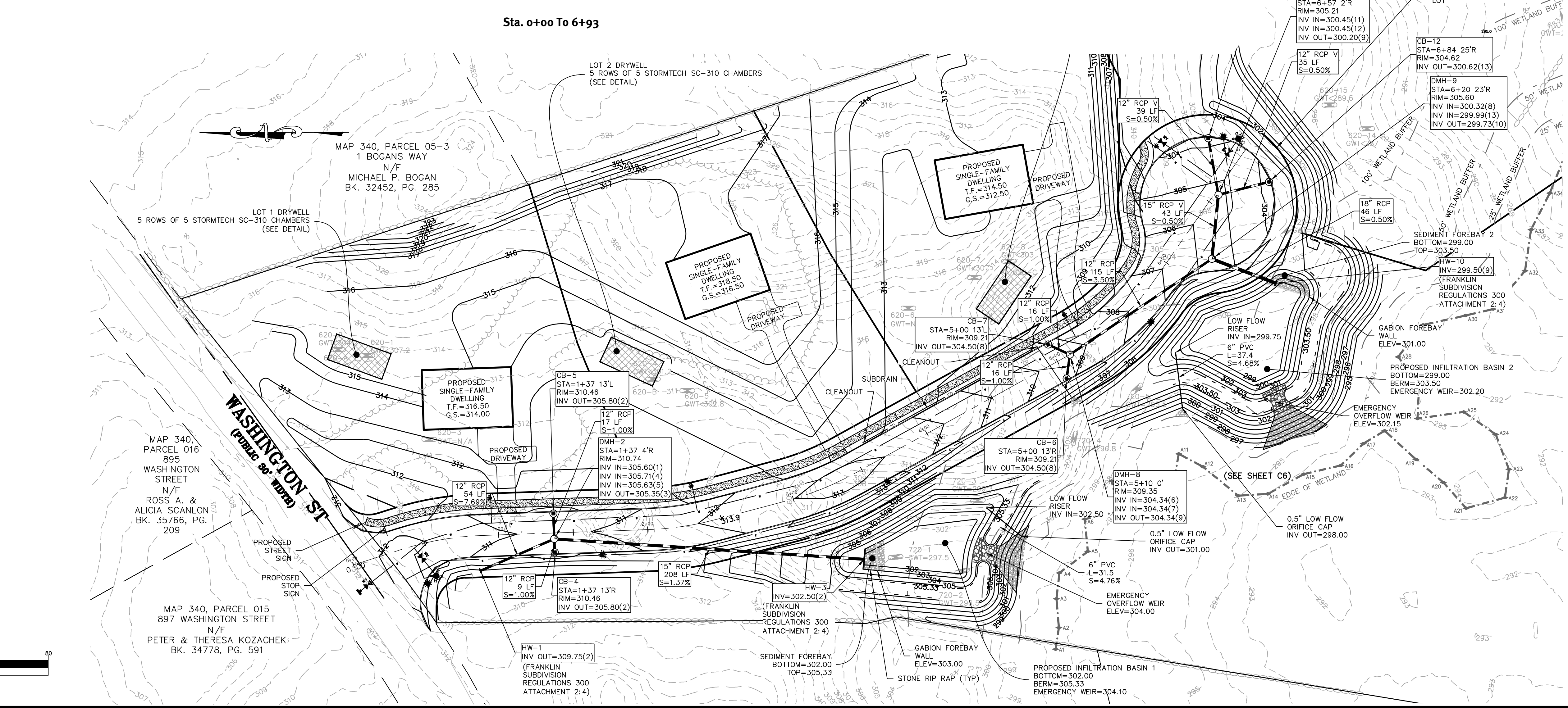
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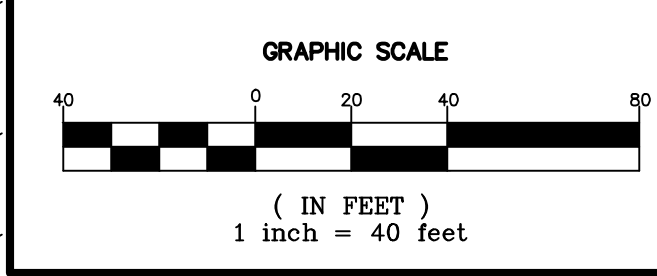
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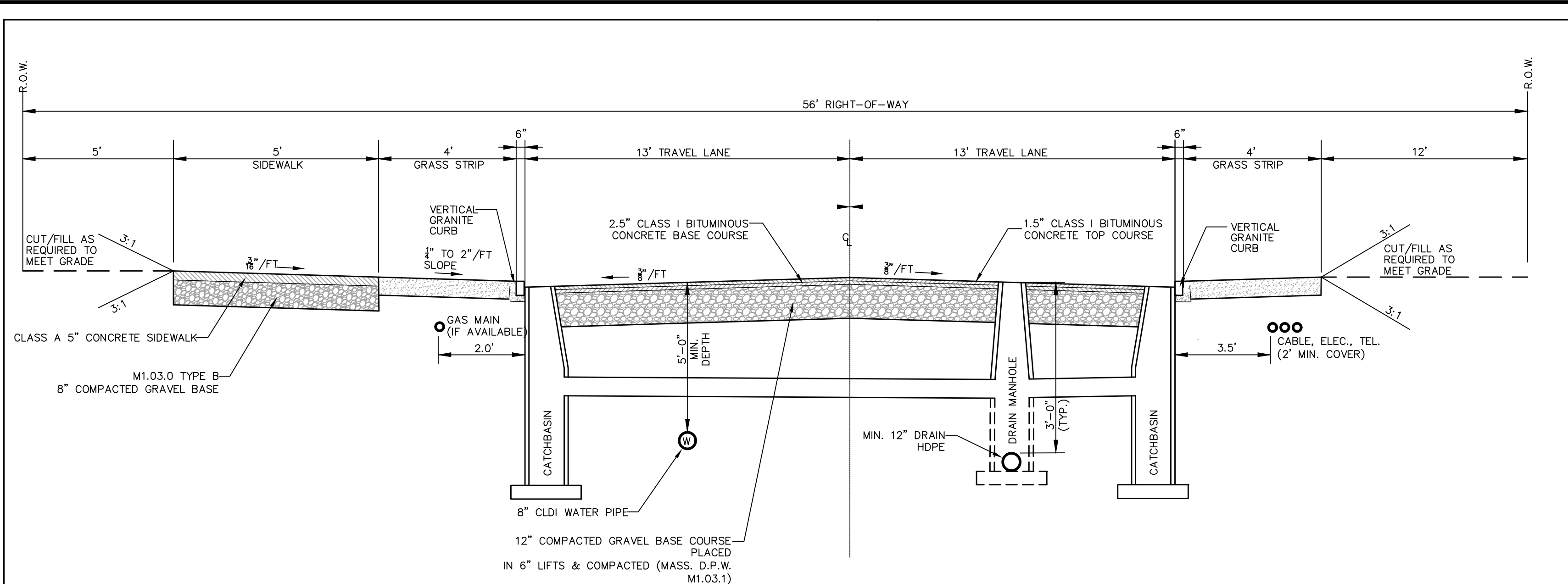
Sta. 0+00 To 6+93



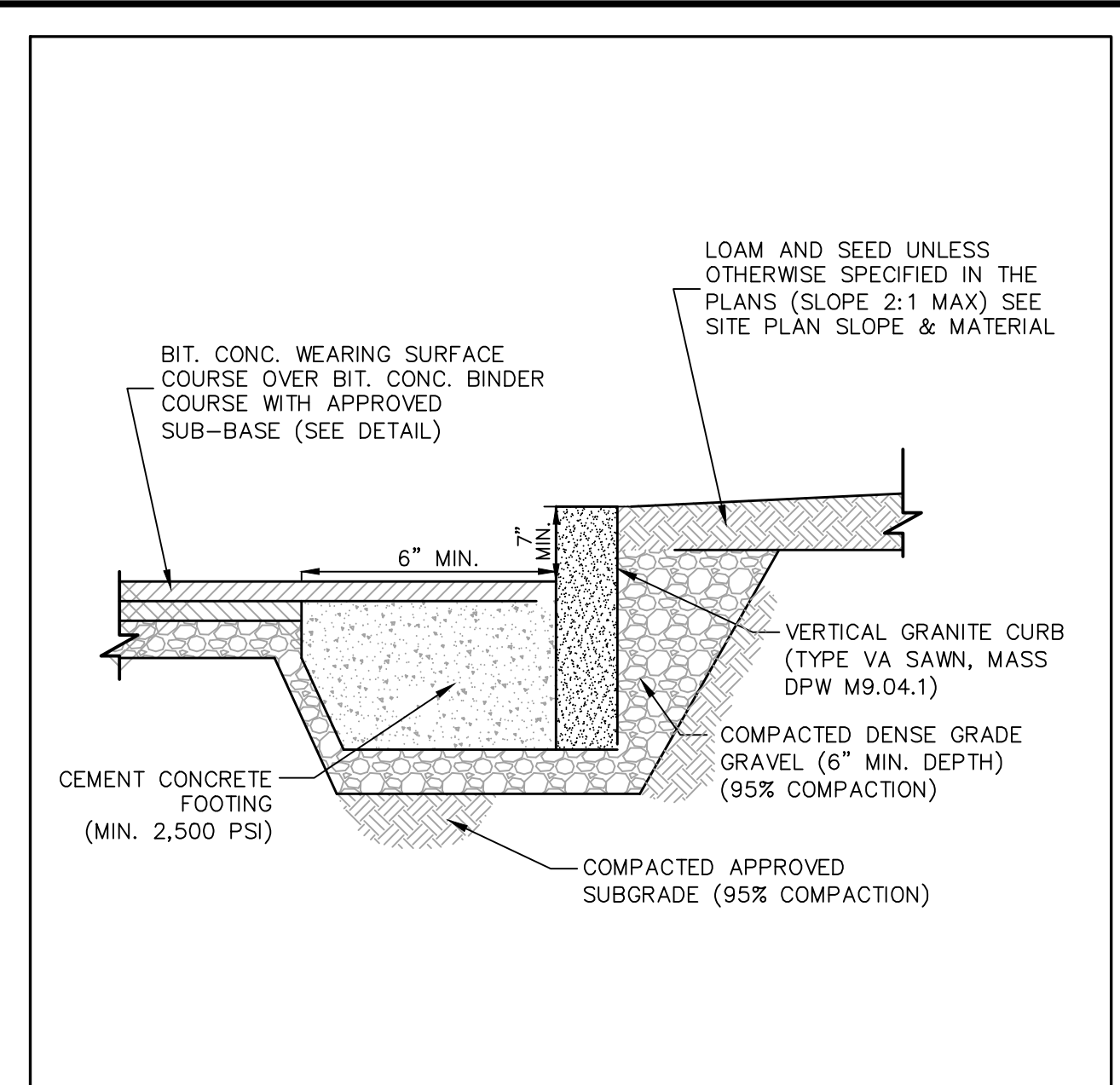
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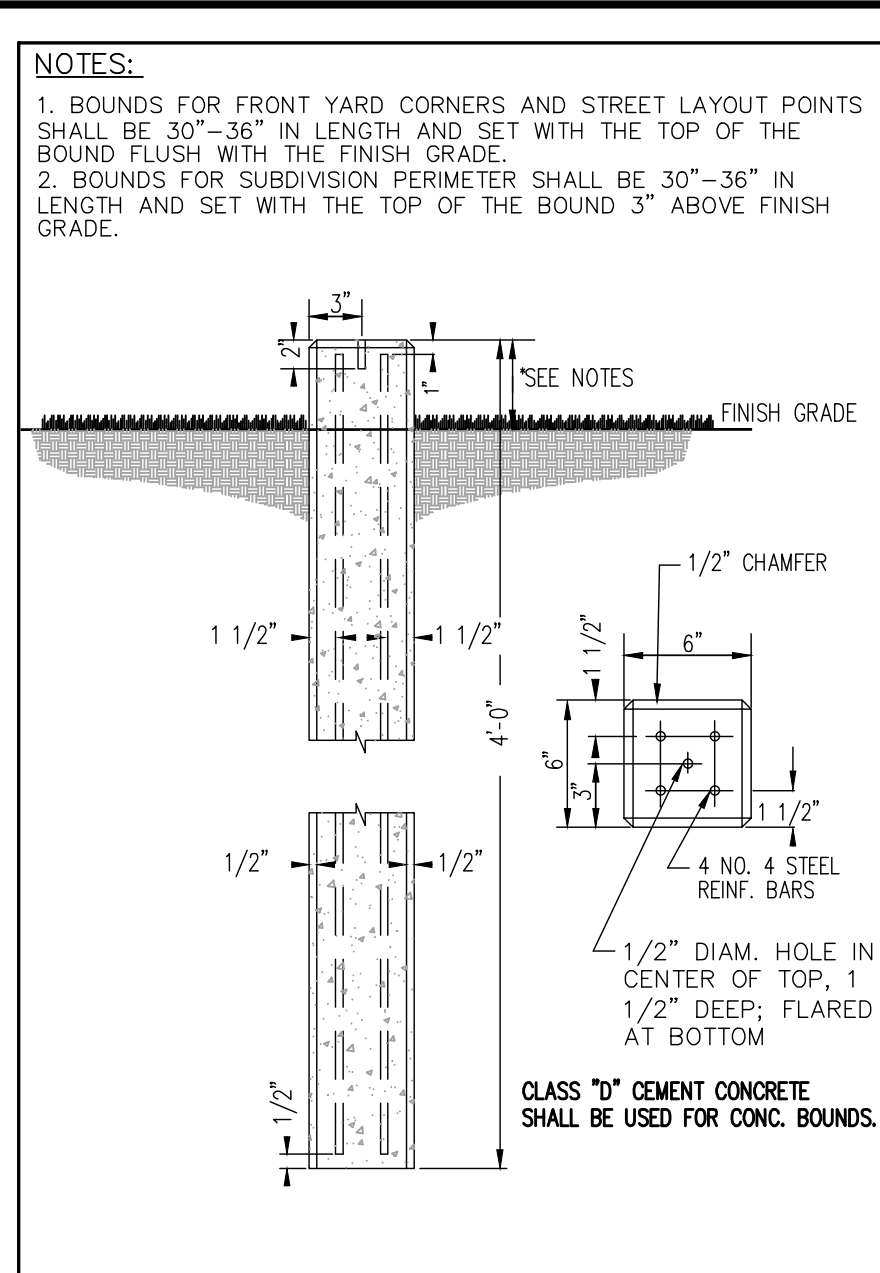
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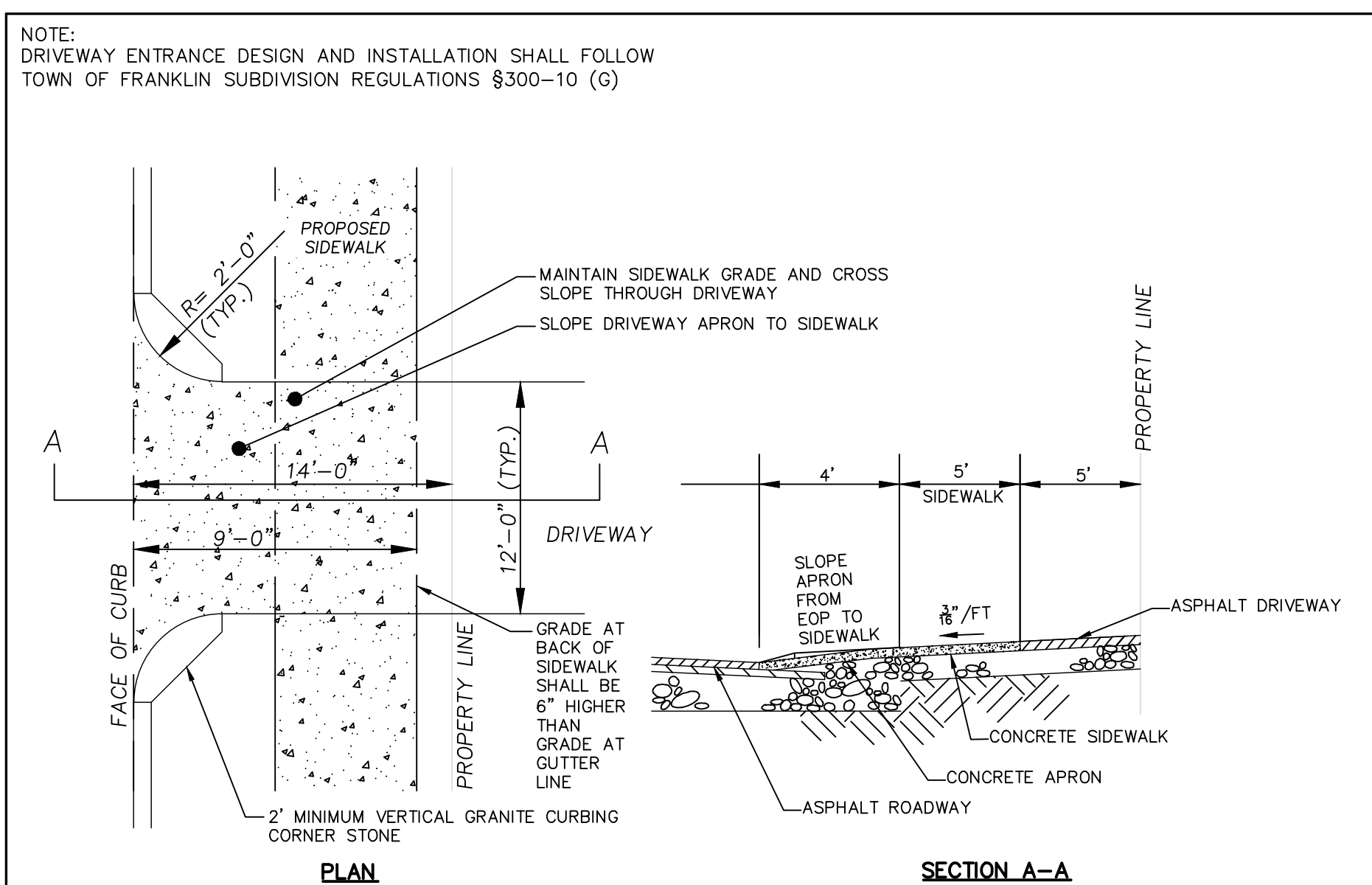
1 PROPOSED MINOR ROAD CROSS-SECTION (TYPICAL)
SCALE: N.T.S.



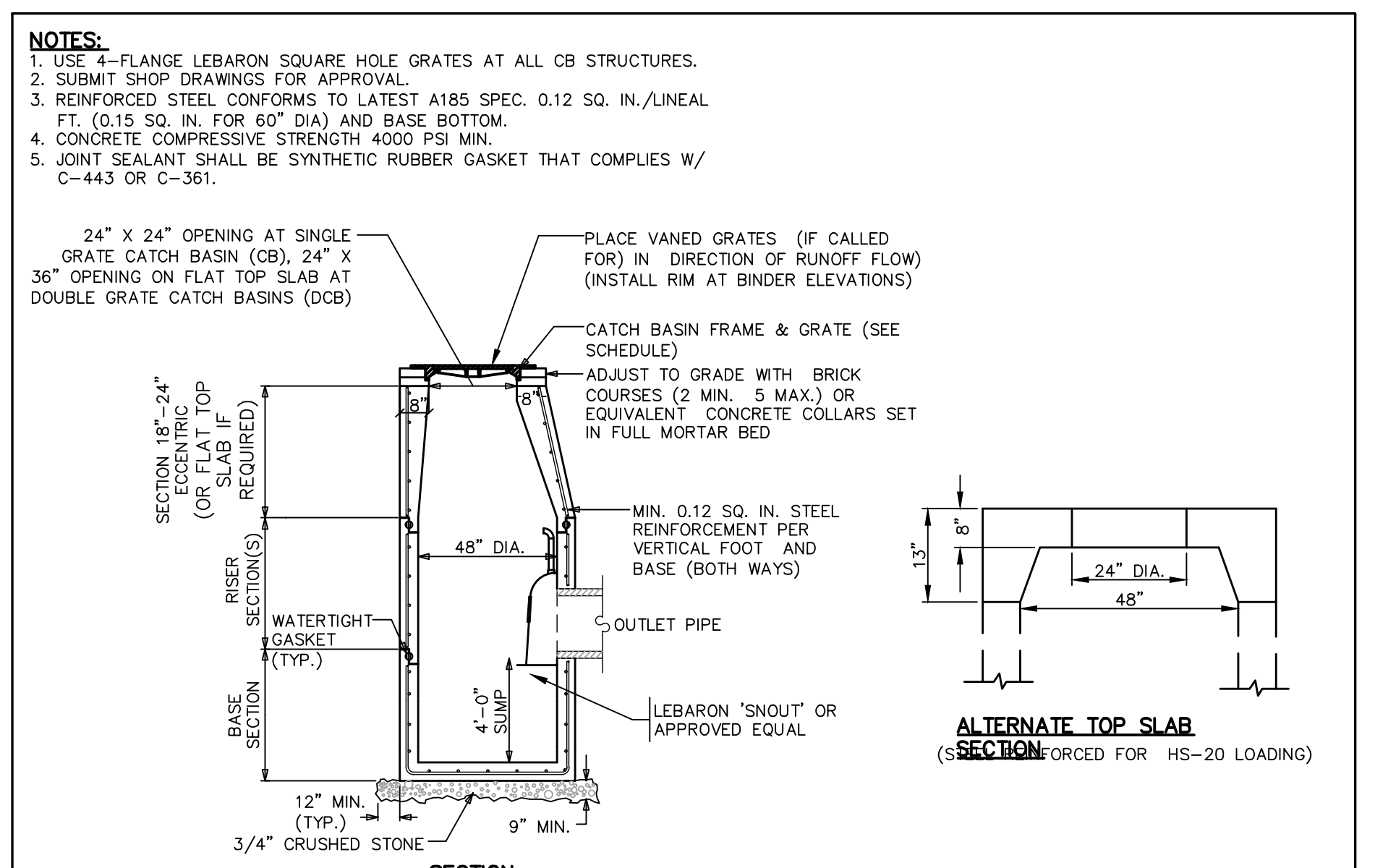
2 VERTICAL GRANITE CURB (VGC)
SCALE: N.T.S.



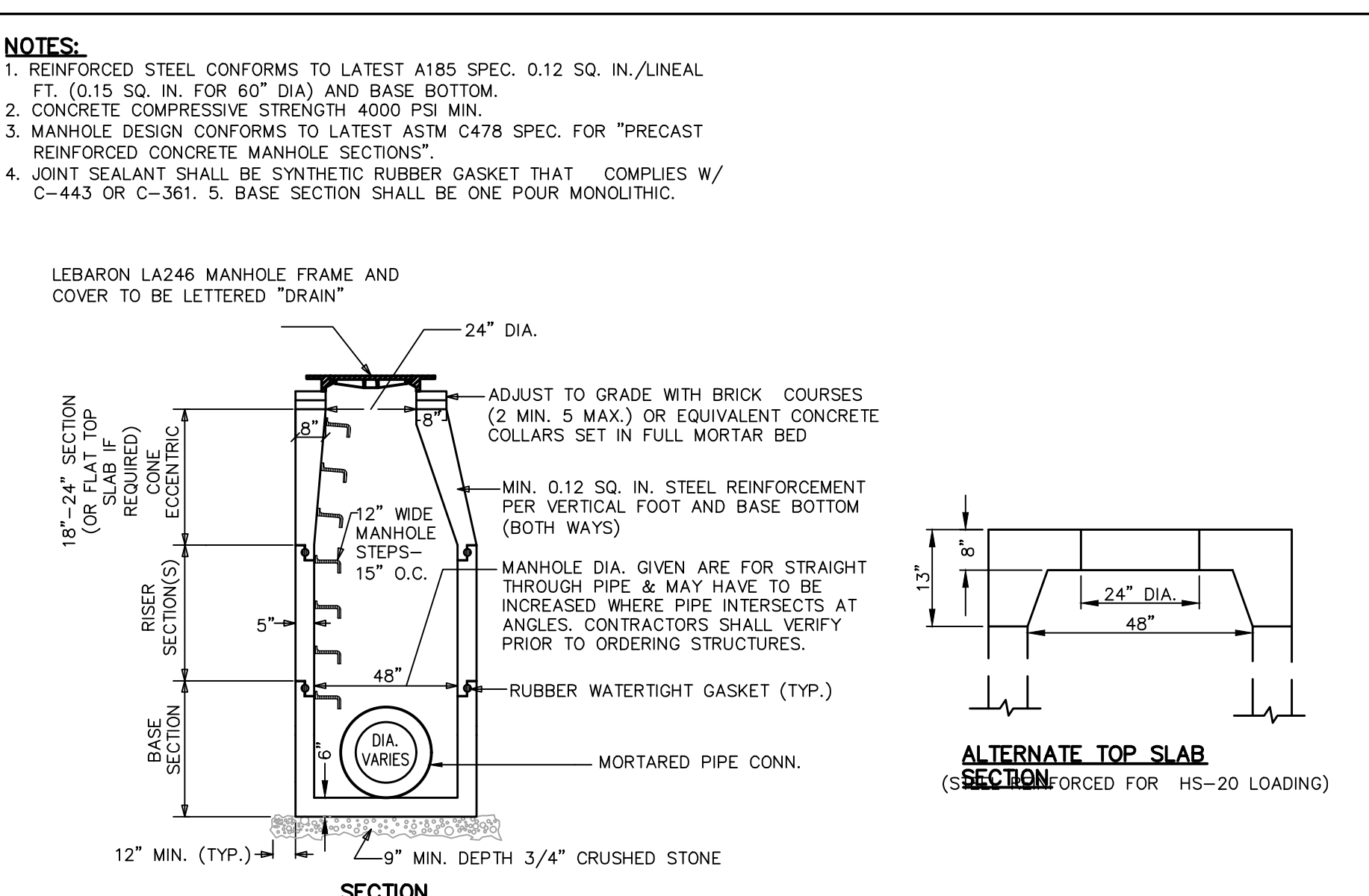
3 CONCRETE BOUND DETAIL
SCALE: N.T.S.



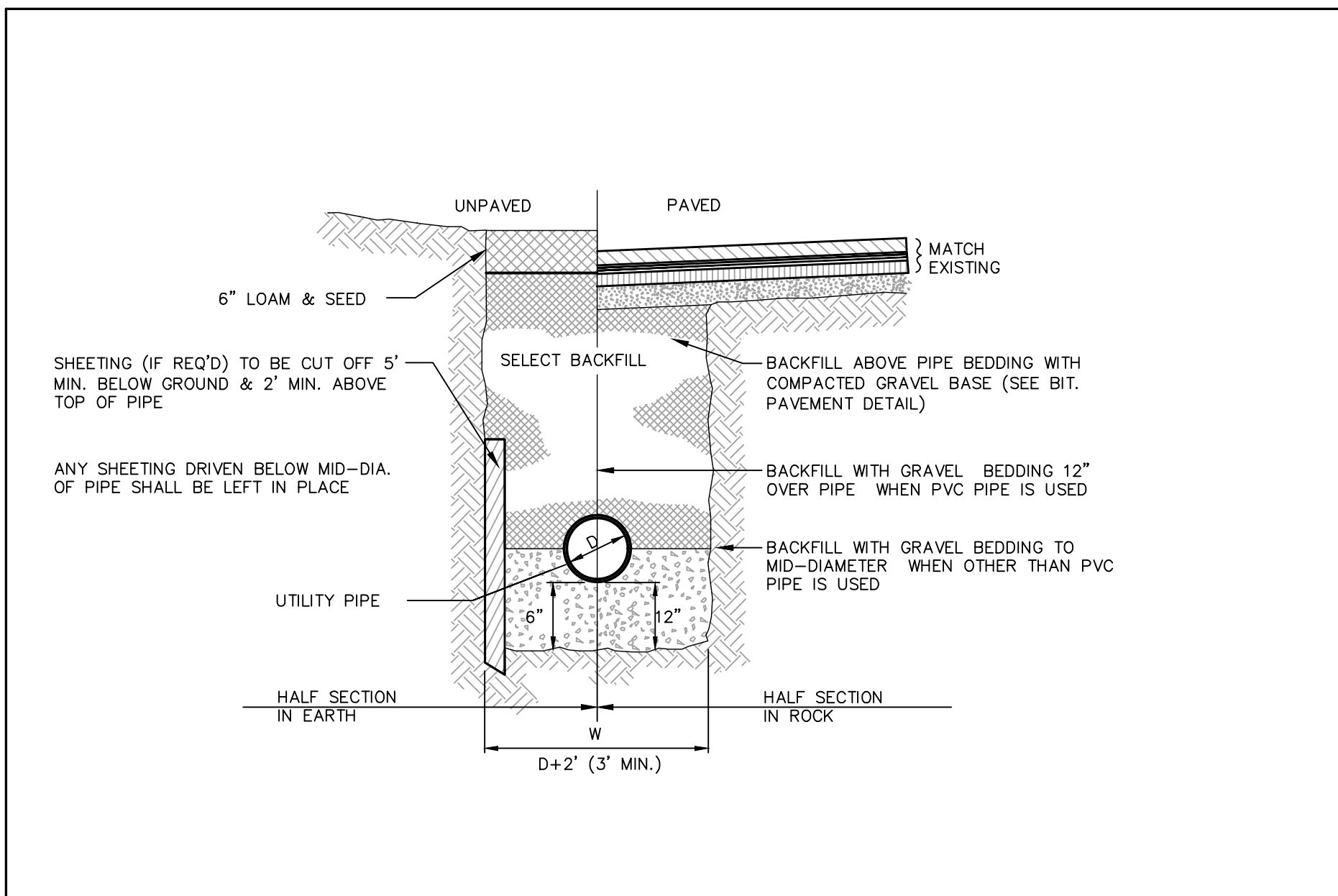
4 RESIDENTIAL DRIVEWAY ENTRANCE (TYPICAL)
SCALE: N.T.S.



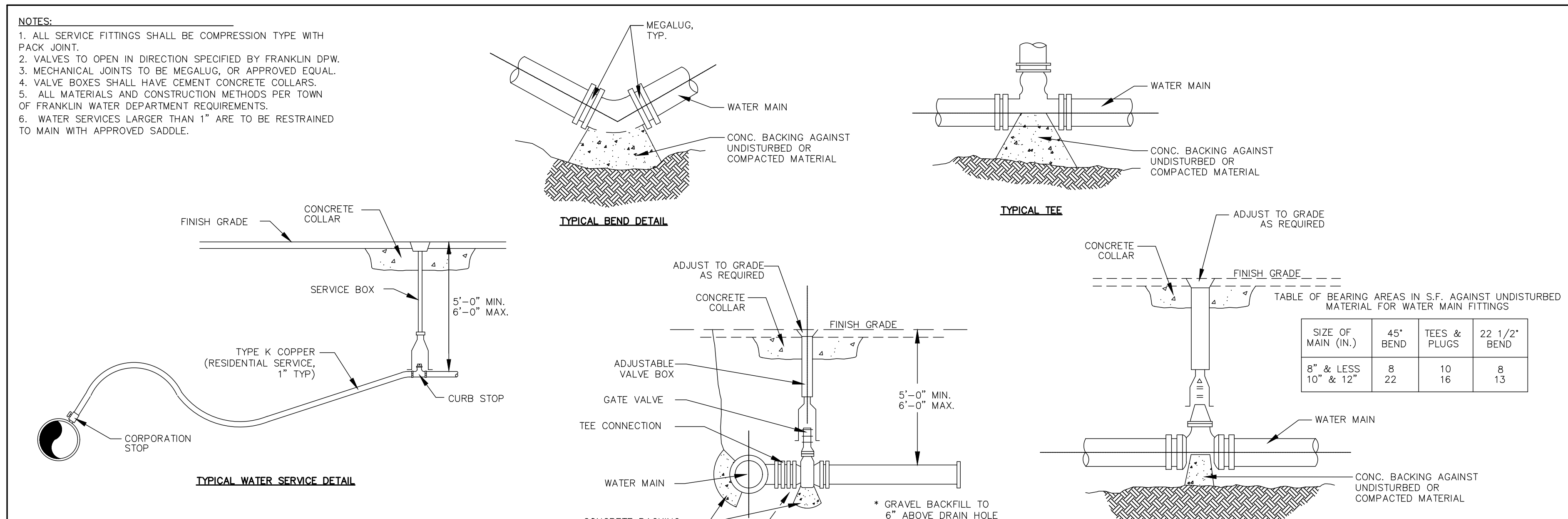
5 PRECAST CONCRETE DEEP SUMP CATCH BASIN
SCALE: N.T.S.



6 TYPICAL PRECAST CONCRETE DRAIN MANHOLE
SCALE: N.T.S.



7 TYPICAL PIPE TRENCH DETAIL
SCALE: N.T.S.



8 TYPICAL WATER SUPPLY DETAILS
SCALE: N.T.S.

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SHEET TITLE
CONSTRUCTION DETAILS
SHEET 1 of 3

PROJECT:
OLAM ESTATES
DEFINITIVE SUBDIVISION
900 WASHINGTON STREET
FRANKLIN, MA 02038

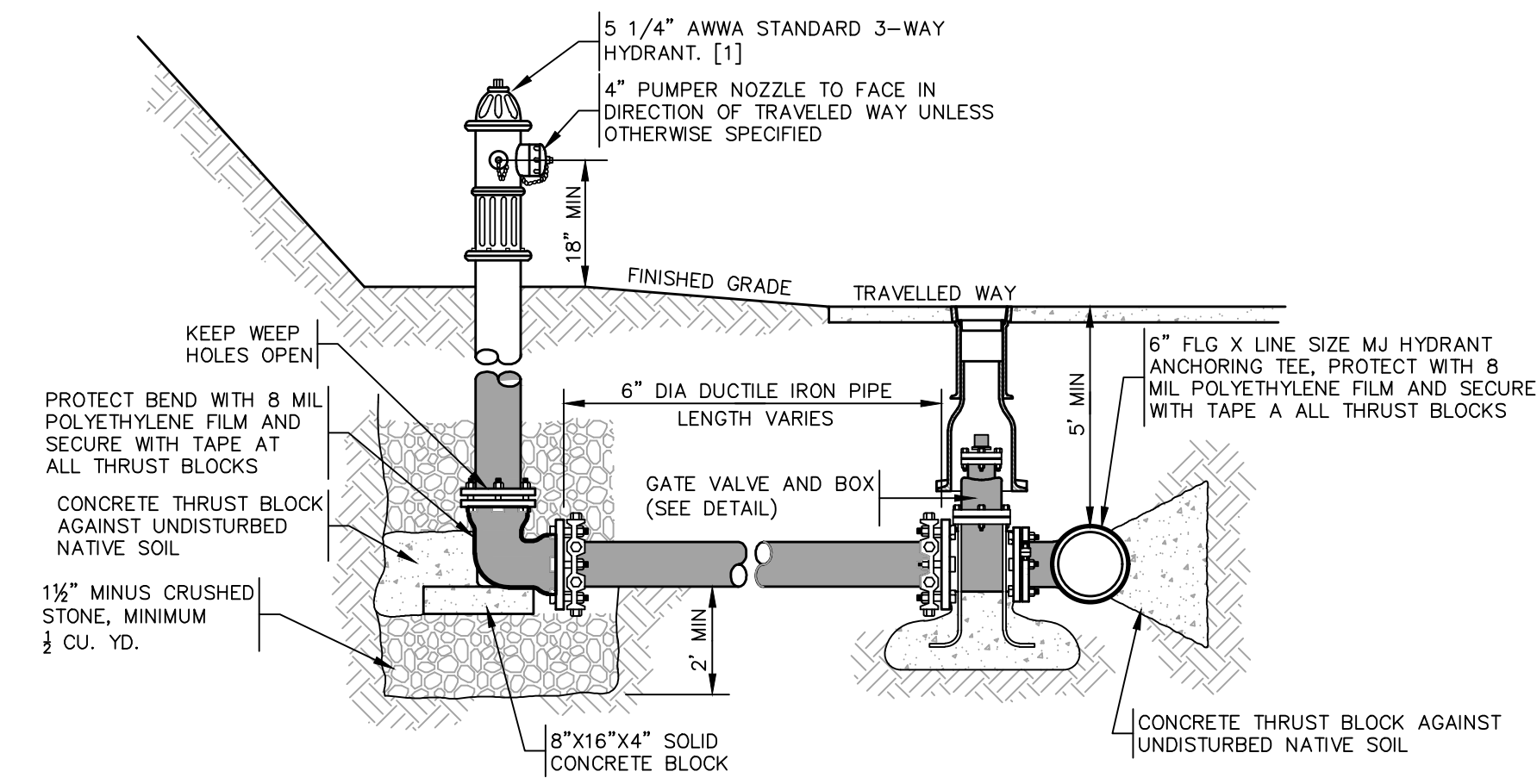
OWNER/APPLICANT:
TEMPLE ETZ CHAIM
900 WASHINGTON STREET
FRANKLIN, MA 02038

DES BY: SPB DATE: NOVEMBER 12, 2021
CHK BY: JEG PROJECT NO. 3003-001

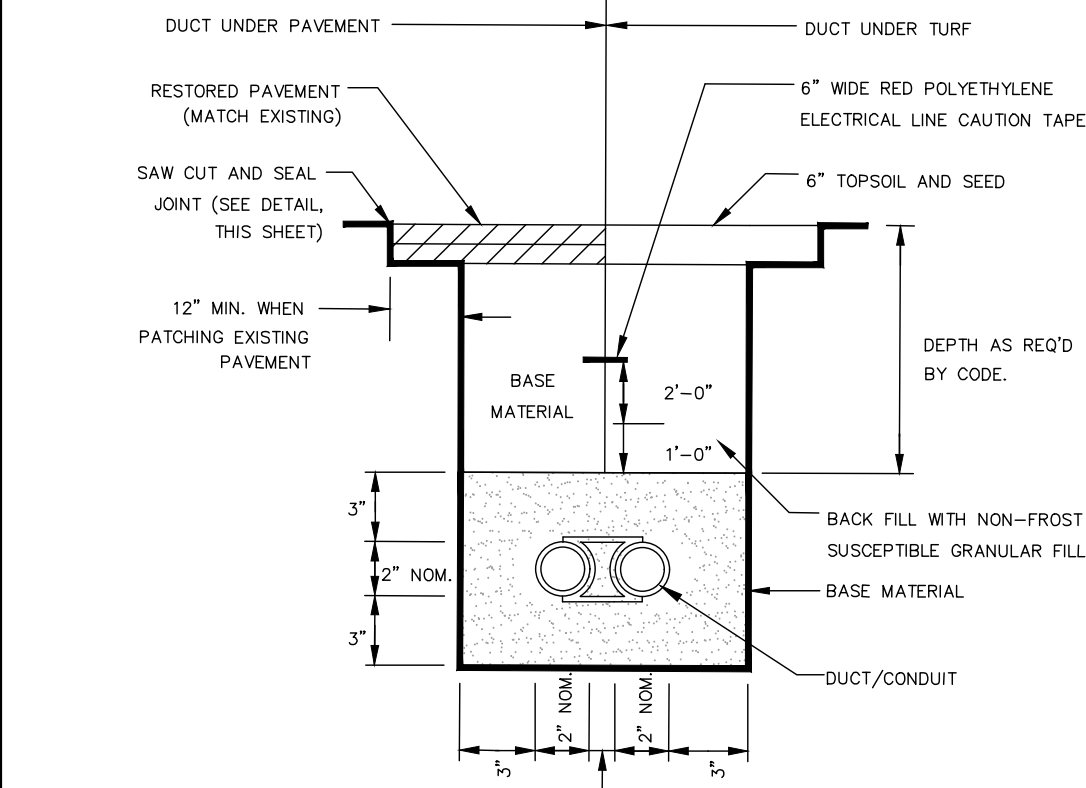
C9.1

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- NOTES:**
- HYDRANT SHALL MEET ALL TOWN AND AWWA STANDARDS AND BE UL/FM APPROVED AND EQUIPPED WITH (1) 4 1/2" PUMPER NOZZLE AND (2) 2 1/2" HOSE NOZZLES.
 - HYDRANT SHALL OPEN IN DIRECTION AS SPECIFIED BY THE LOCAL FIRE DEPARTMENT.
 - WHERE HYDRANT IS SHOWN BEHIND SIDEWALK, SET CENTER OF HYDRANT ON PROPERTY LINE.

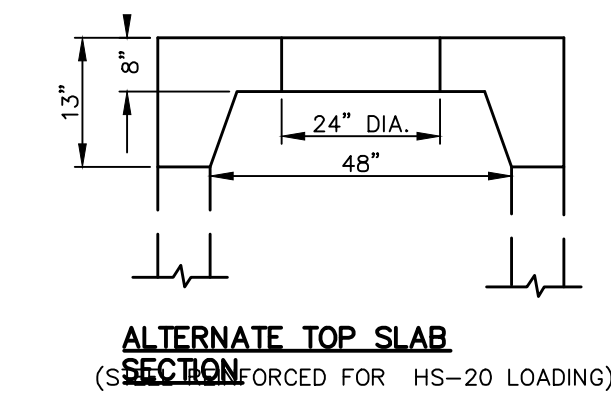
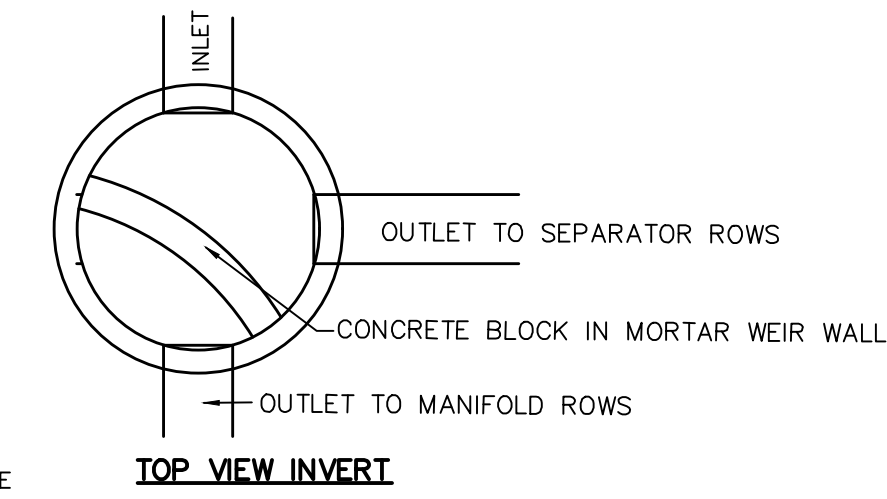
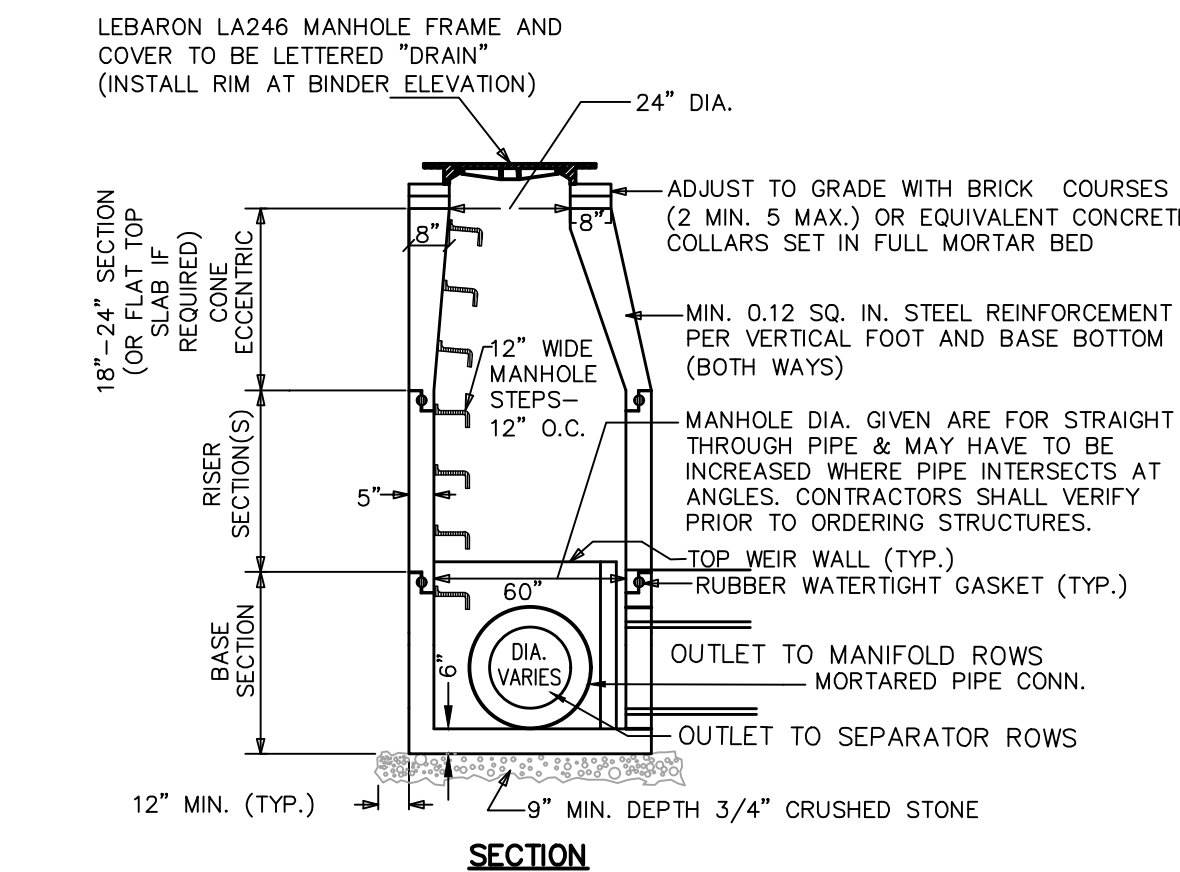


1 FIRE HYDRANT
SCALE: N.T.S.



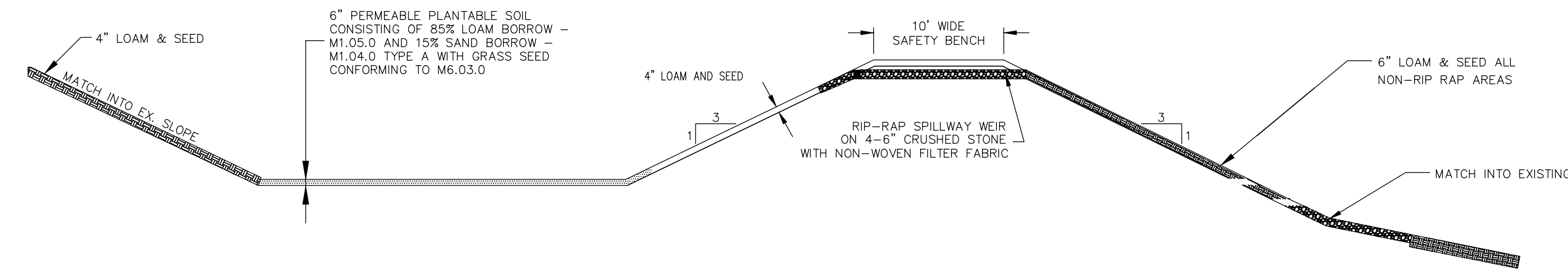
2 UNENCASED DUCT/CONDUIT DETAIL
SCALE: N.T.S.

- NOTES:**
- REINFORCED STEEL CONFORMS TO LATEST A185 SPEC. 0.12 SQ. IN./LINEAL FT. (0.15 SQ. IN. FOR 60" DIA.) AND BASE BOTTOM.
 - CONCRETE COMPRESSIVE STRENGTH 4000 PSI MIN.
 - MANHOLE DESIGN CONFORMS TO LATEST ASTM C478 SPEC. FOR "PRECAST REINFORCED CONCRETE MANHOLE SECTIONS".
 - JOINT SEALANT SHALL BE SYNTHETIC RUBBER GASKET THAT COMPLIES W/ C-443 OR C-361. 5. BASE SECTION SHALL BE ONE FOUR POLYETHYLENE.



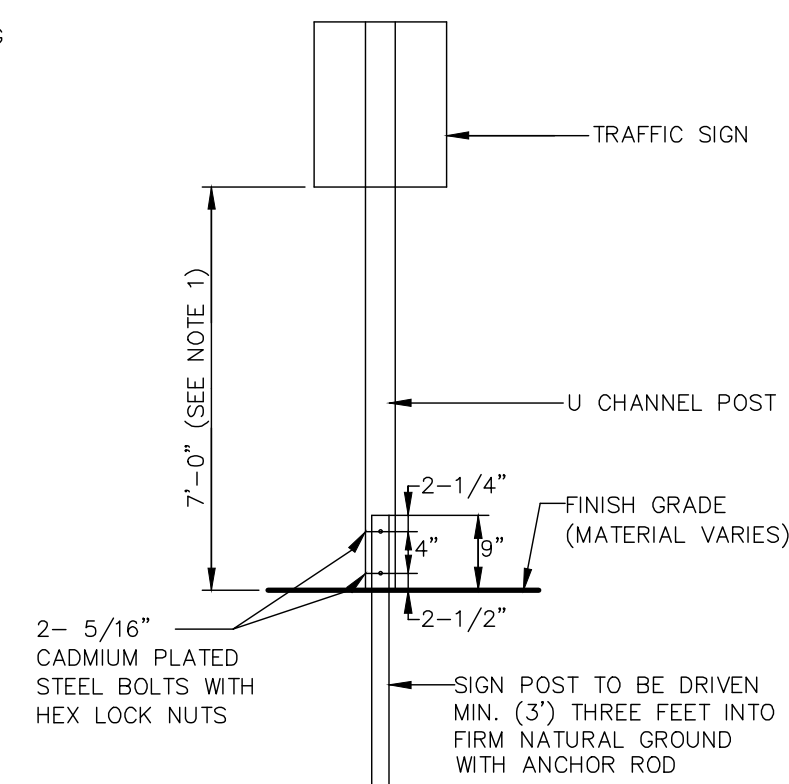
3 TYPICAL PRECAST CONCRETE DRAIN MANHOLE FOR MANIFOLD
SCALE: N.T.S.

- NOTES:**
- ALL PVC PIPE AND FITTINGS USED FOR EXTERIOR/UNDERGROUND STORM DRAINAGE SHALL BE GASKETED.
 - GLUED PVC CONNECTIONS SHALL NOT BE USED FOR EXTERIOR/UNDERGROUND STORM DRAINAGE.
 - STORMWATER BASIN SHALL NOT BE USED AS A TEMPORARY SEDIMENT BASIN DURING CONSTRUCTION.
 - EMBANKMENT TO BE CONSTRUCTED OF CLEAN FILL FREE OF ORGANIC SOILS/MATERIALS WITH NO STONES OVER 12" MAX. DIMENSION. EMBANKMENT TO BE CONSTRUCTED IN COMPACTED LIFTS NOT TO EXCEED 8".
 - BASIN BOTTOM AND SIDE SLOPES (INSIDE AND OUT) TO BE COVERED WITH 4" LOAM AND SEED.
 - RIP-RAP SPILLWAY STONE TO BE 4" MINIMUM, 6" MAXIMUM.

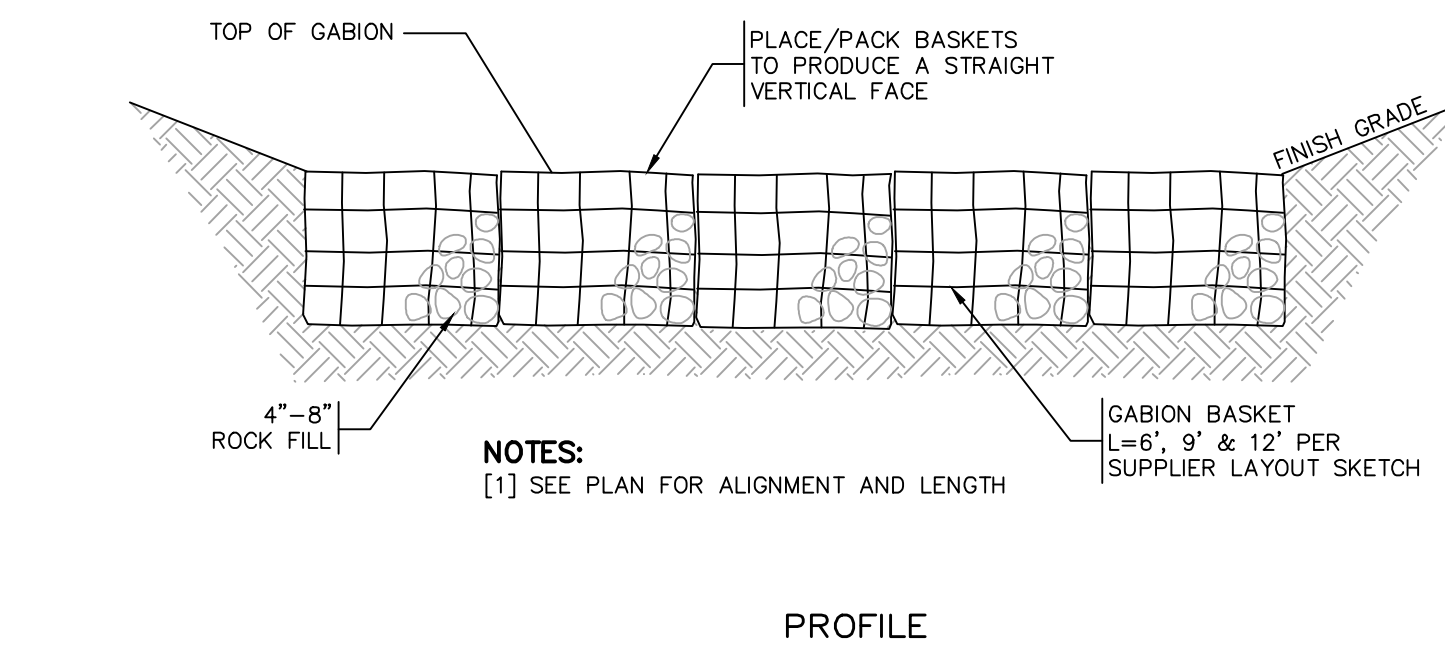
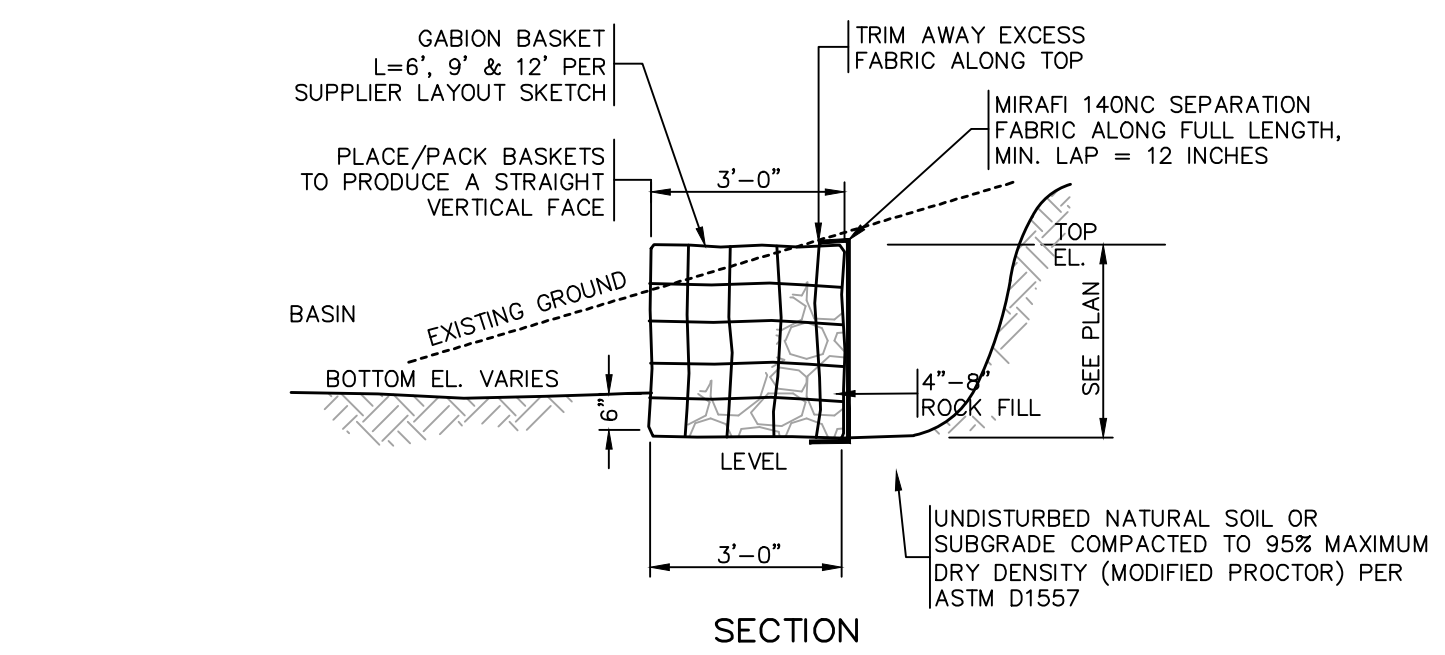


4 STORMWATER BASIN CROSS SECTION (TYP.)
SCALE: N.T.S.

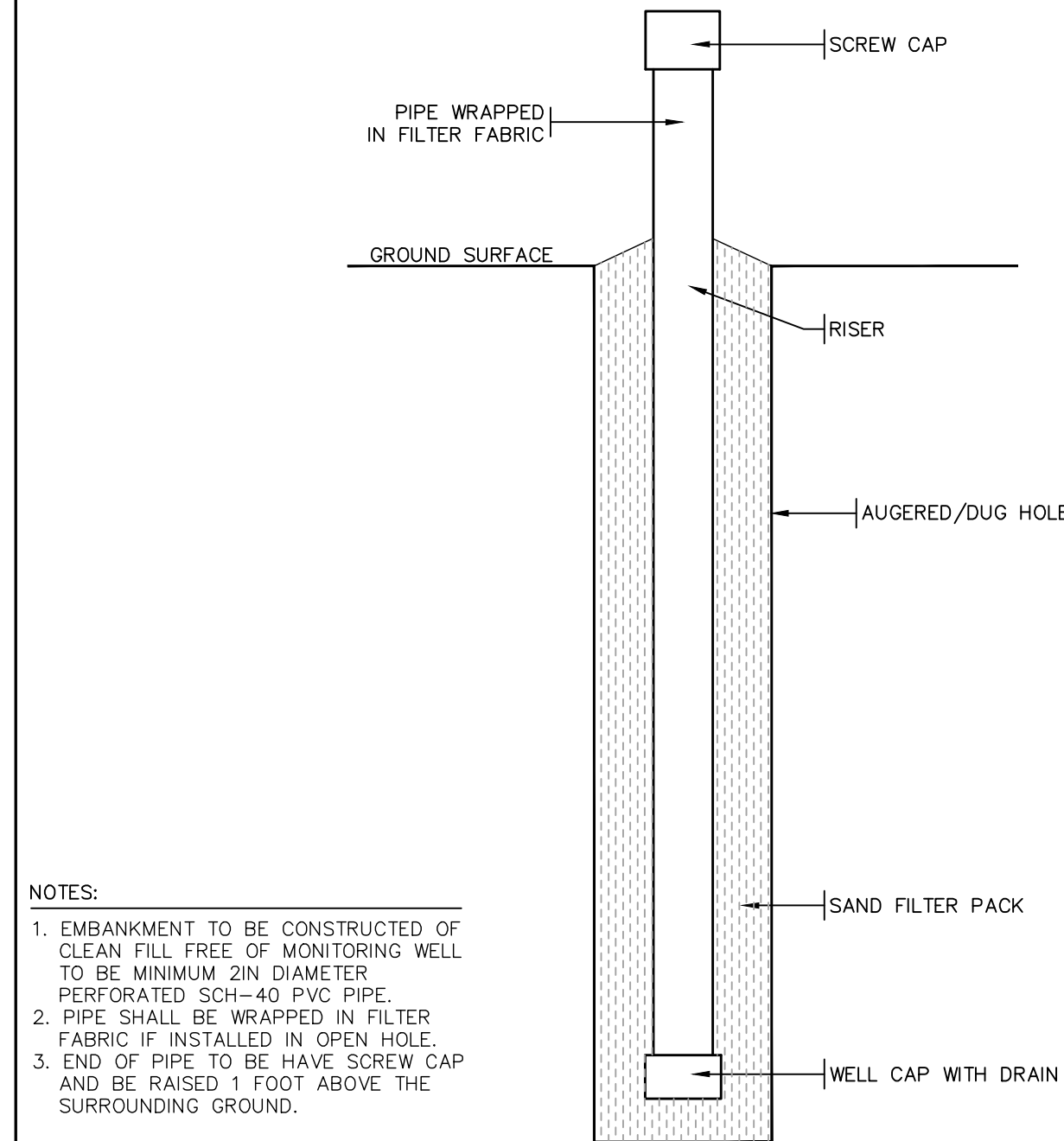
- NOTES:**
- SEE TRAFFIC CONTROL SCHEDULE FOR EXACT MOUNTING HEIGHT.
 - CHANNEL POST SECTIONS TO BE CONNECTED WITH AT LEAST TWO(2) APPROPRIATELY SIZED GALVANIZED BOLTS W/ LOCK WASHERS AND NUTS.



5 TYPICAL BREAKAWAY SIGN POST DETAIL
SCALE: N.T.S.

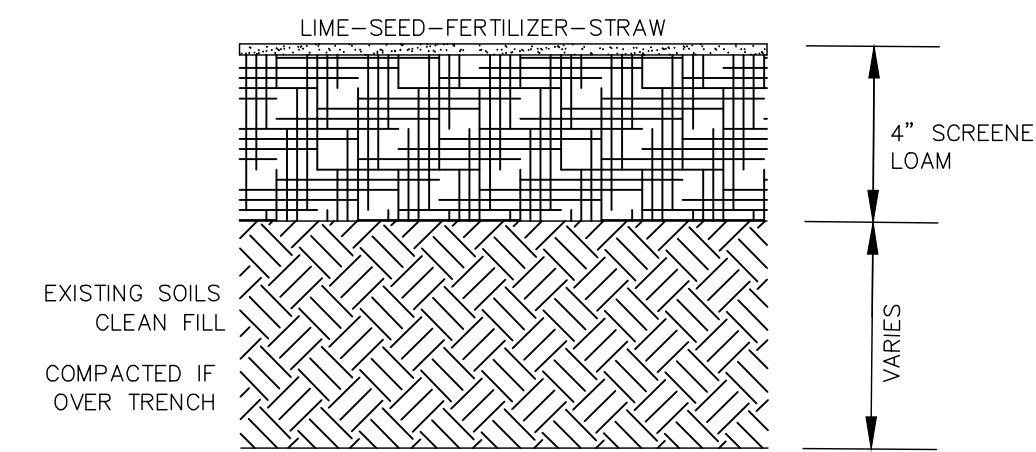


7 GABION FOREBAY DETAIL
SCALE: N.T.S.

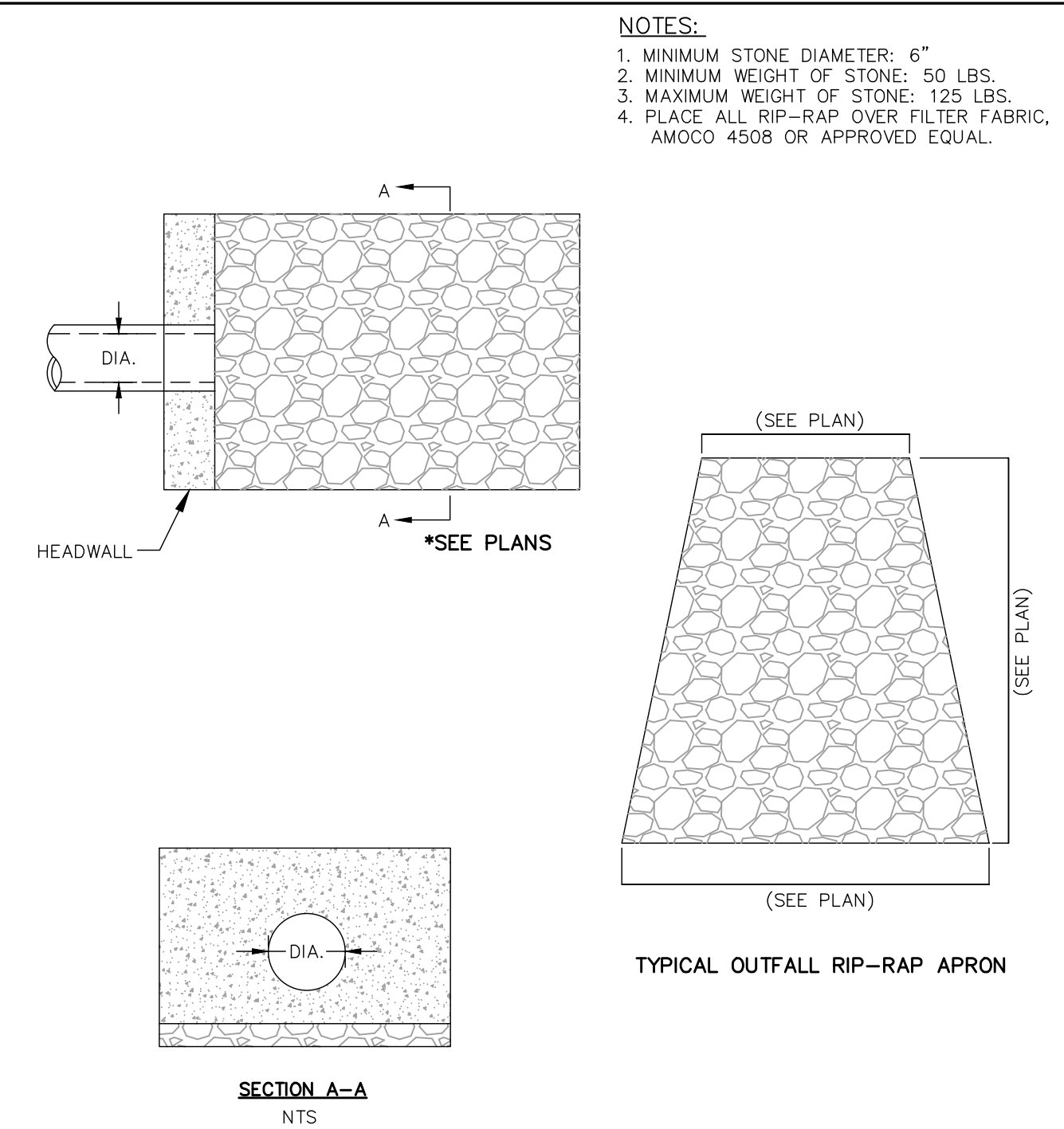


- NOTES:**
- EMBANKMENT TO BE CONSTRUCTED OF CLEAN FILL FREE OF MONITORING WELL TO BE MINIMUM ZIN DIAMETER PERFORATED SCH-40 PVC PIPE.
 - PIPE SHALL BE WRAPPED IN FILTER FABRIC IF INSTALLED IN OPEN HOLE.
 - END OF PIPE TO BE HAVE SCREW CAP AND BE RAISED 1 FOOT ABOVE THE SURROUNDING GROUND.

8 MONITORING WELL DETAIL
SCALE: N.T.S.



9 LOAM & SEED DETAIL
SCALE: N.T.S.



10 STONE RIP-RAP FOR PIPE ENDS
SCALE: N.T.S.



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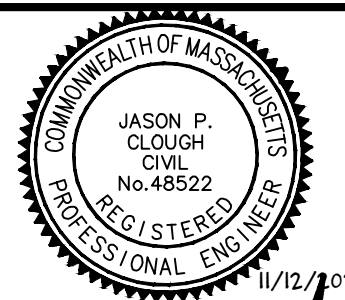
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SHEET TITLE
CONSTRUCTION DETAILS
SHEET 2 of 3

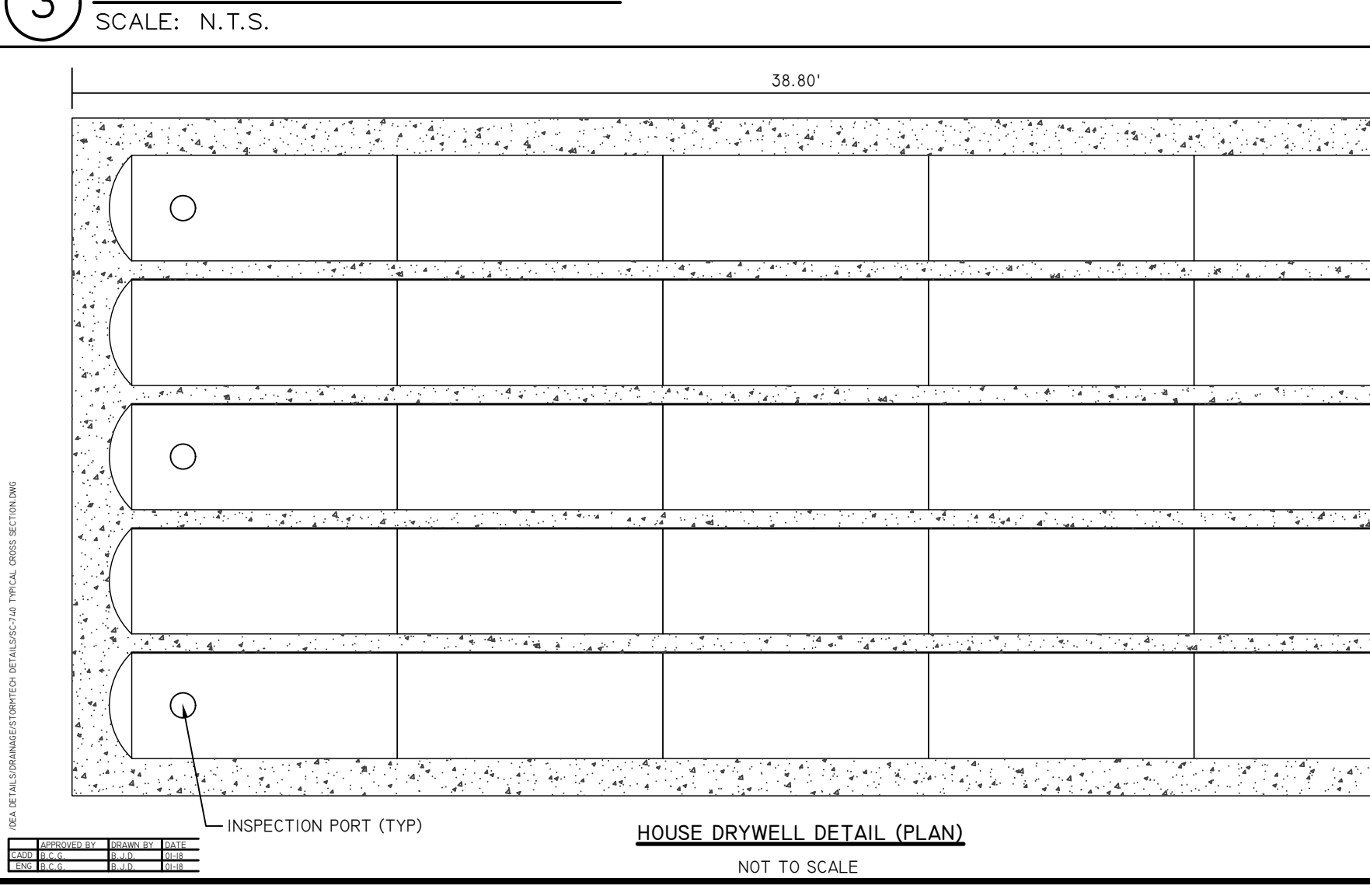
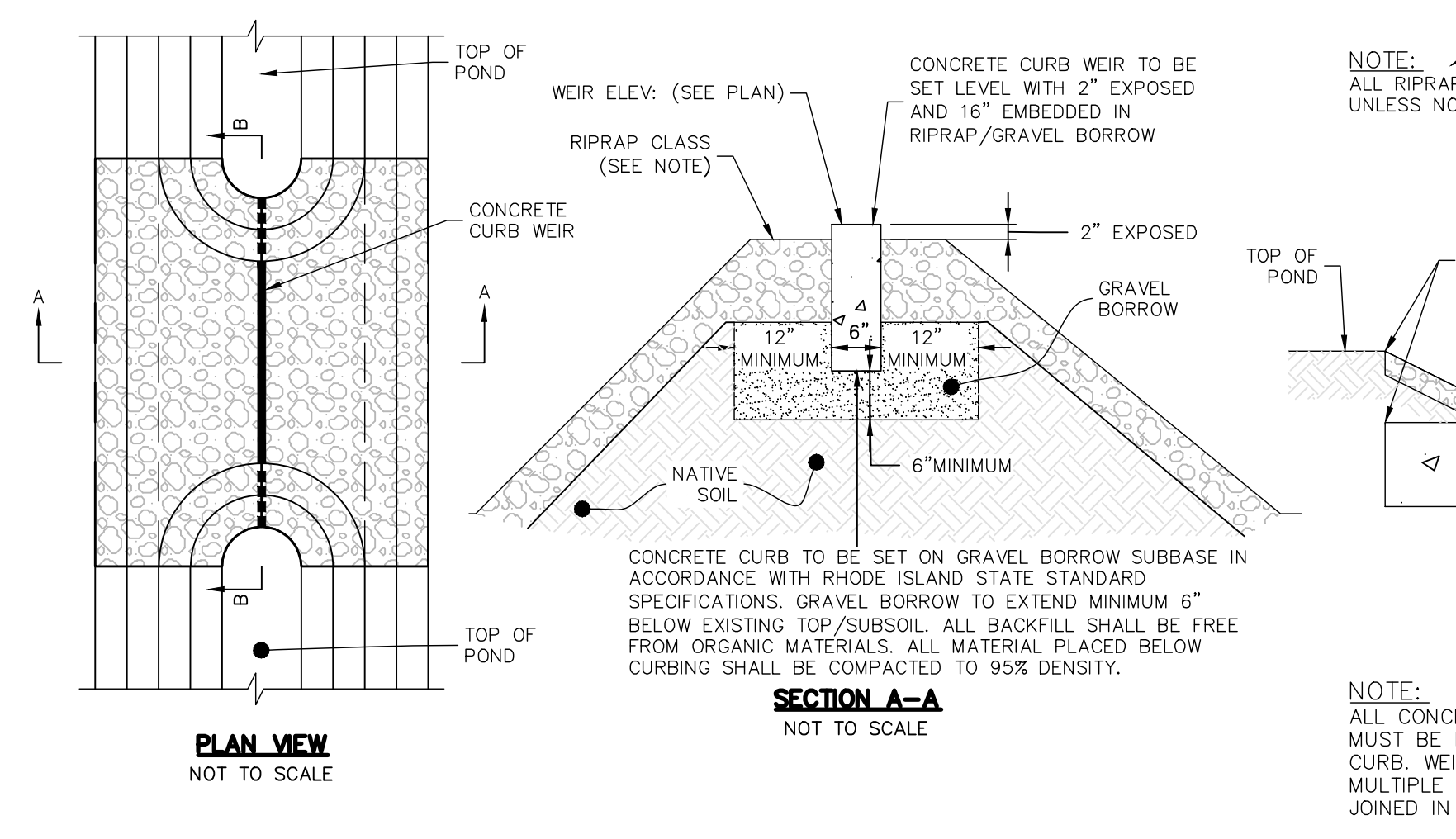
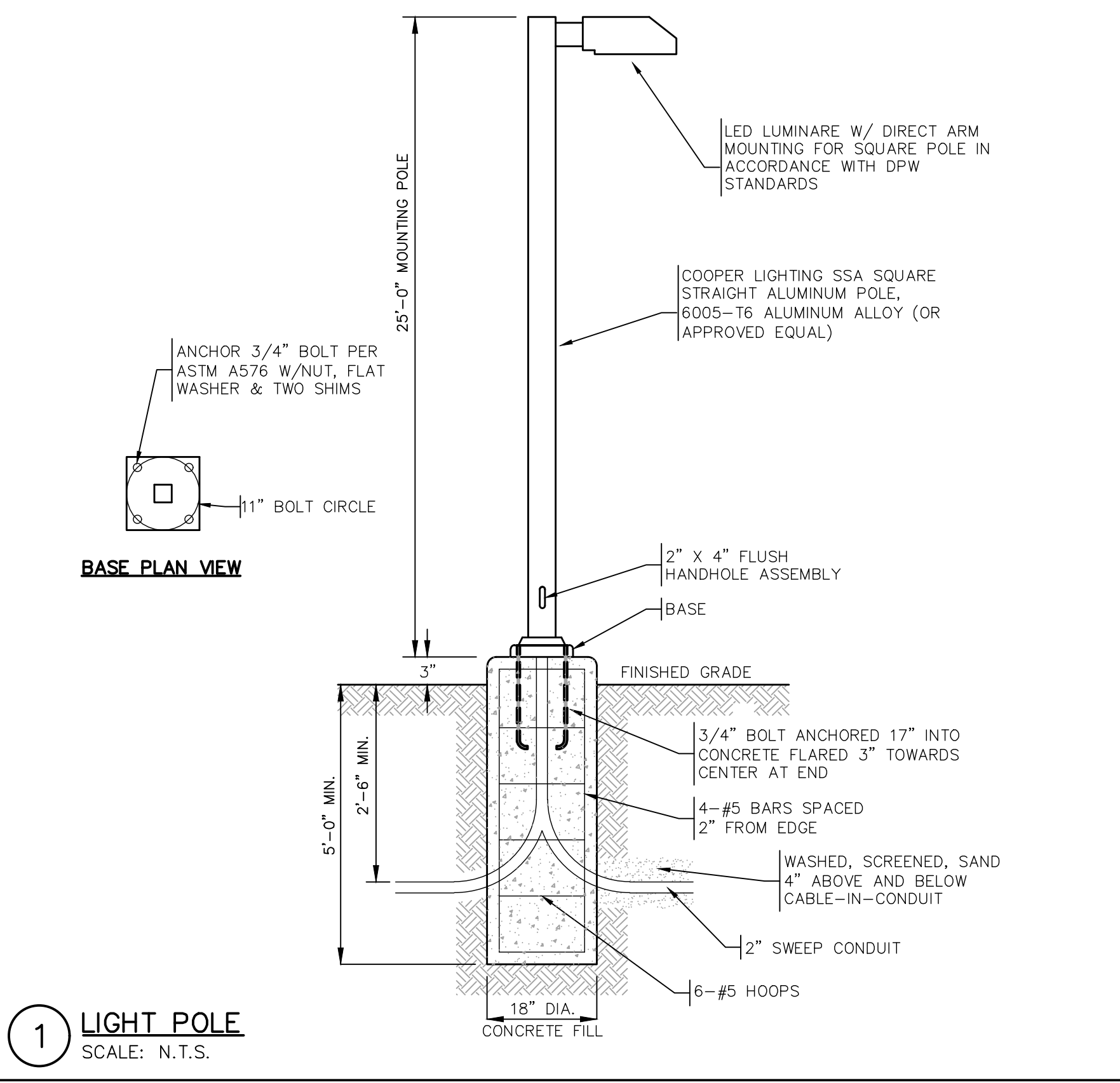
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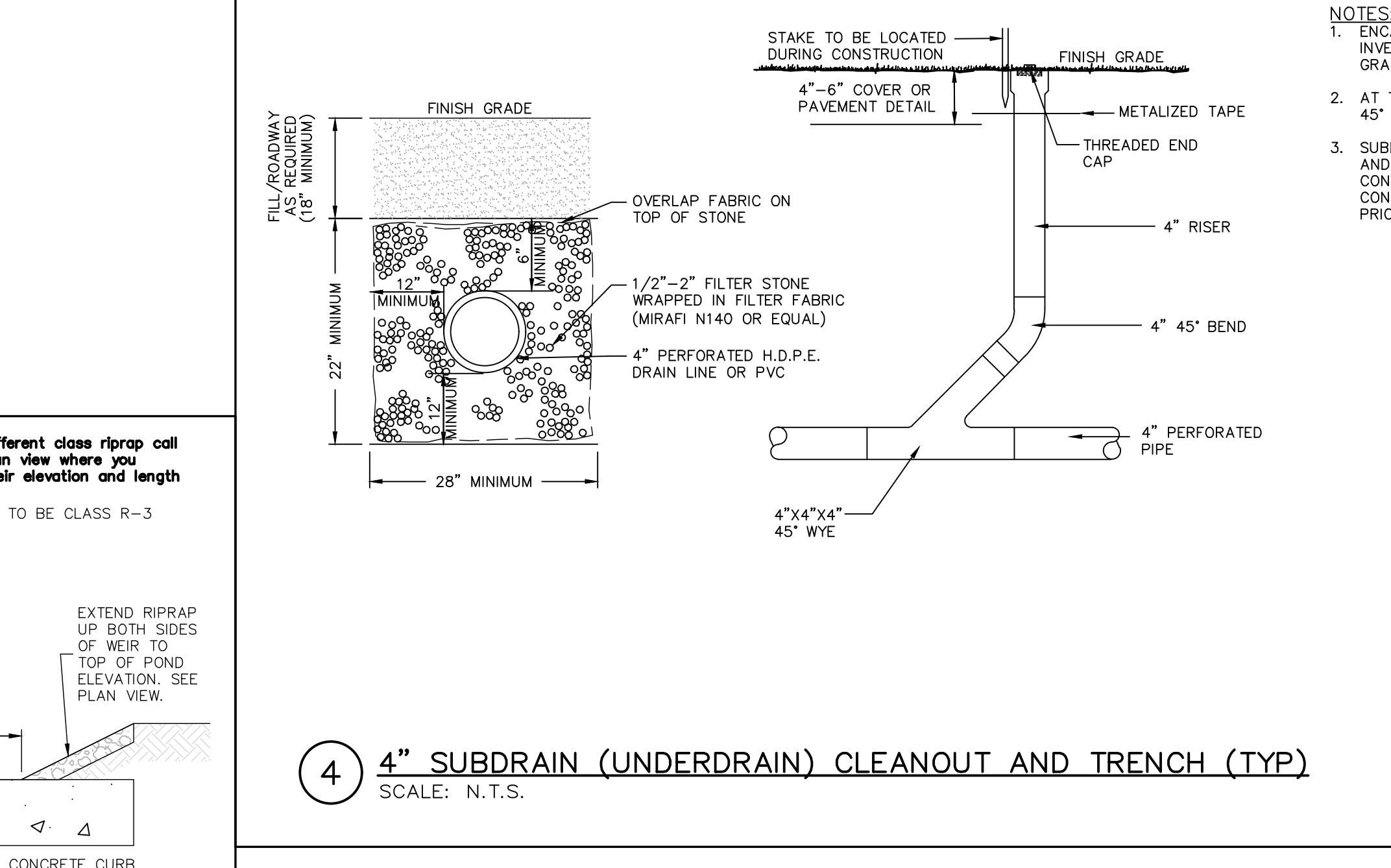
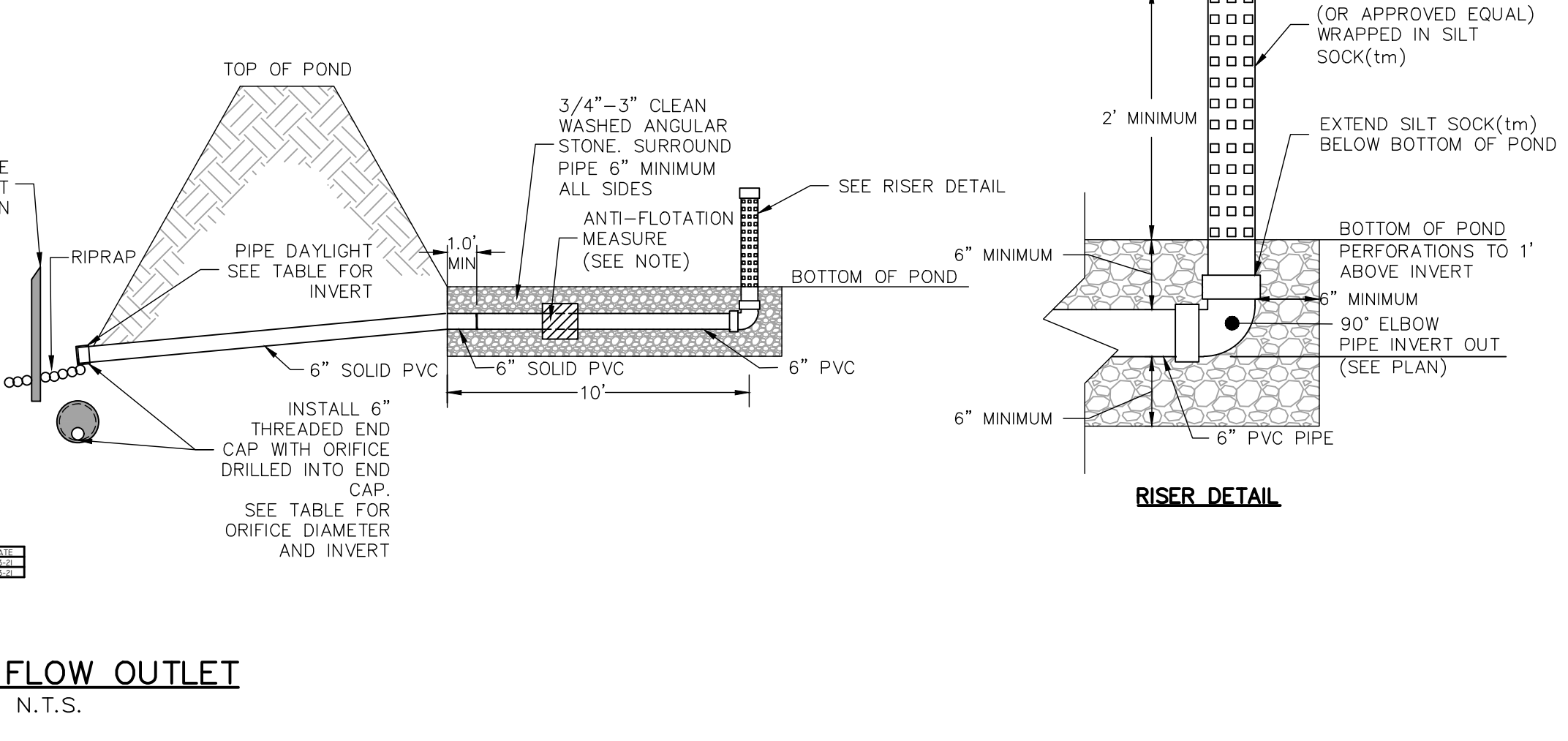
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CHK BY: JEG PROJECT NO. 3003-001

C9.2

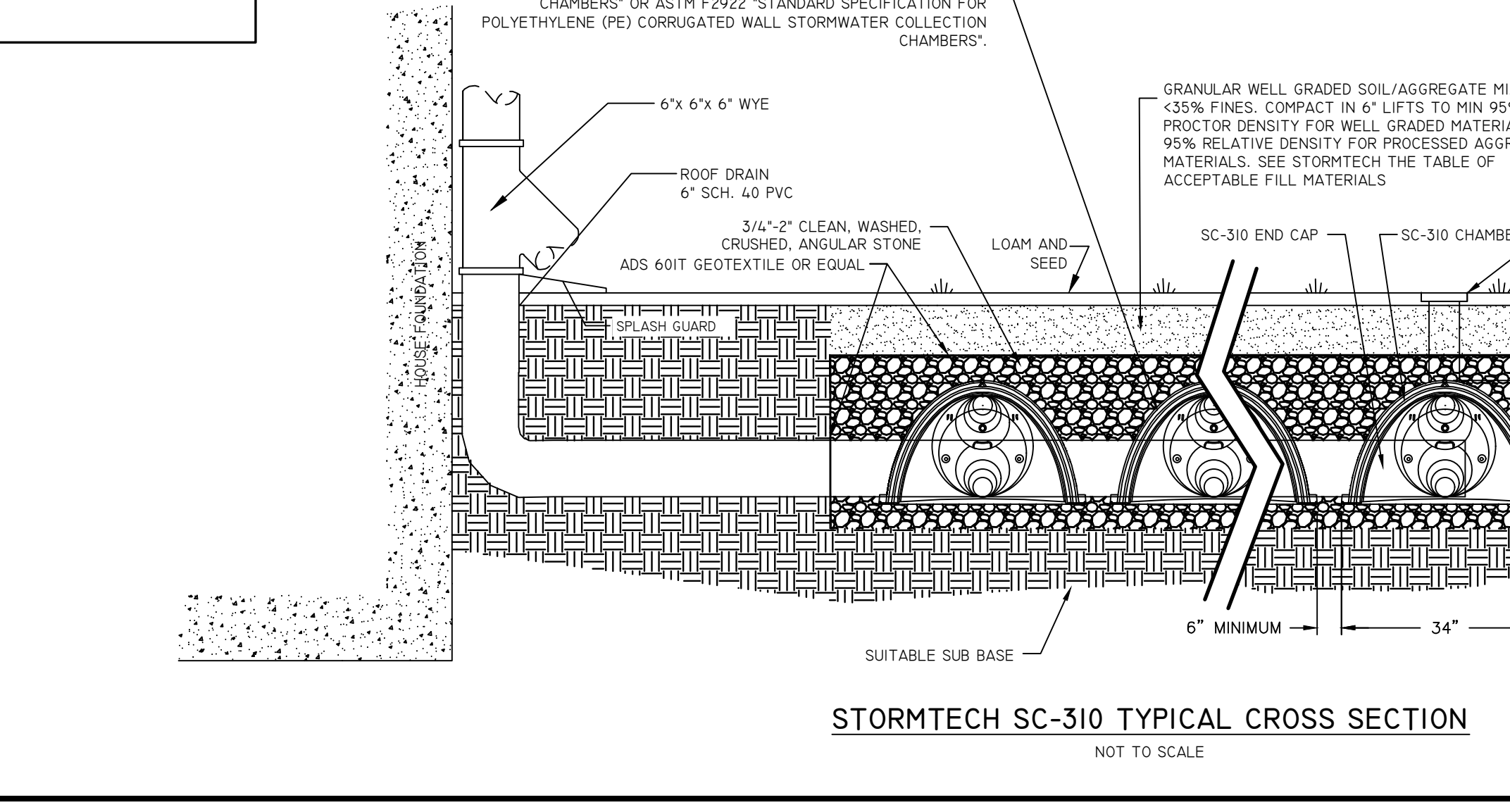
- NOTES:**
- CONTRACTOR TO CONFIRM WITH MANUFACTURER ON PROPER INSTALLATION OF BALLAST, BALLAST MOUNTING, LIGHT POLE, BASE PLATE AND ANCHORING
 - APPROVED EQUALS MAY BE USED IN LUMINAIRE ASSEMBLY PROVIDED IT MEETS MANUFACTURER'S SPECIFICATIONS.
 - STREET LIGHTING SHALL CONFORM TO TOWN OF FRANKLIN SUBDIVISION OF LAND REGULATIONS 300-12 UTILITIES, STREET LIGHTING BY-LAW REVISIONS DATED 3/9/2021.
 - NOMINAL FIXTURE LUMEN RATING SHALL BE 3,000.
 - NOMINAL STRUCTURE MOUNTING HEIGHT ABOVE STREET GRADE SHALL BE 25 FEET.
 - LED LIGHT COLOR TEMPERATURE SHALL BE WARM WHITE LIGHT (3000K).
 - COBRA HEAD ARMS SHALL BE STANDARD 6 FEET LONG STEEL GRAY ARMS.
 - MAINTAIN A DISTANCE OF 20 FEET BETWEEN LIGHT POLES AND PROPOSED TREES.



INTERNAL ORIFICE SCHEDULE		
LOCATION	DIAMETER	INVERT
POND 1	0.50"	301.00
POND 2	0.50"	298.00



DESCRIPTION	LOT 1	LOT 2	LOT 3
TOP OF UIS STONE ELEVATION	314.33	311.00	311.00
BOTTOM OF UIS STONE ELEVATION	311.20	308.67	308.67
100 YEAR STORM ELEVATION	313.41	310.88	310.88
10 YEAR STORM ELEVATION	312.12	309.59	309.59
2 YEAR STORM ELEVATION	311.80	309.27	309.27
SEASONAL HIGH GWL ELEVATION	307.20	301.27	303.00
LEDGE ELEVATION	307.20	301.27	303.00
SOIL EVALUATION	620-1	620-4	620-8



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JASON P. CLOUGH
CIVIL
No.48522
REGISTERED
PROFESSIONAL ENGINEER
11/12/2021

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CONSTRUCTION DETAILS
SHEET 3 of 3

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C9.3

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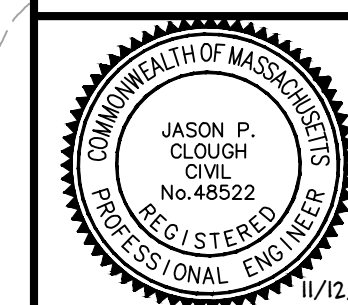
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3	11/12/21	PLANNING BOARD RESUBMISSION

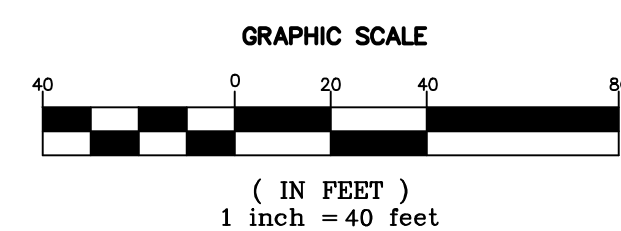
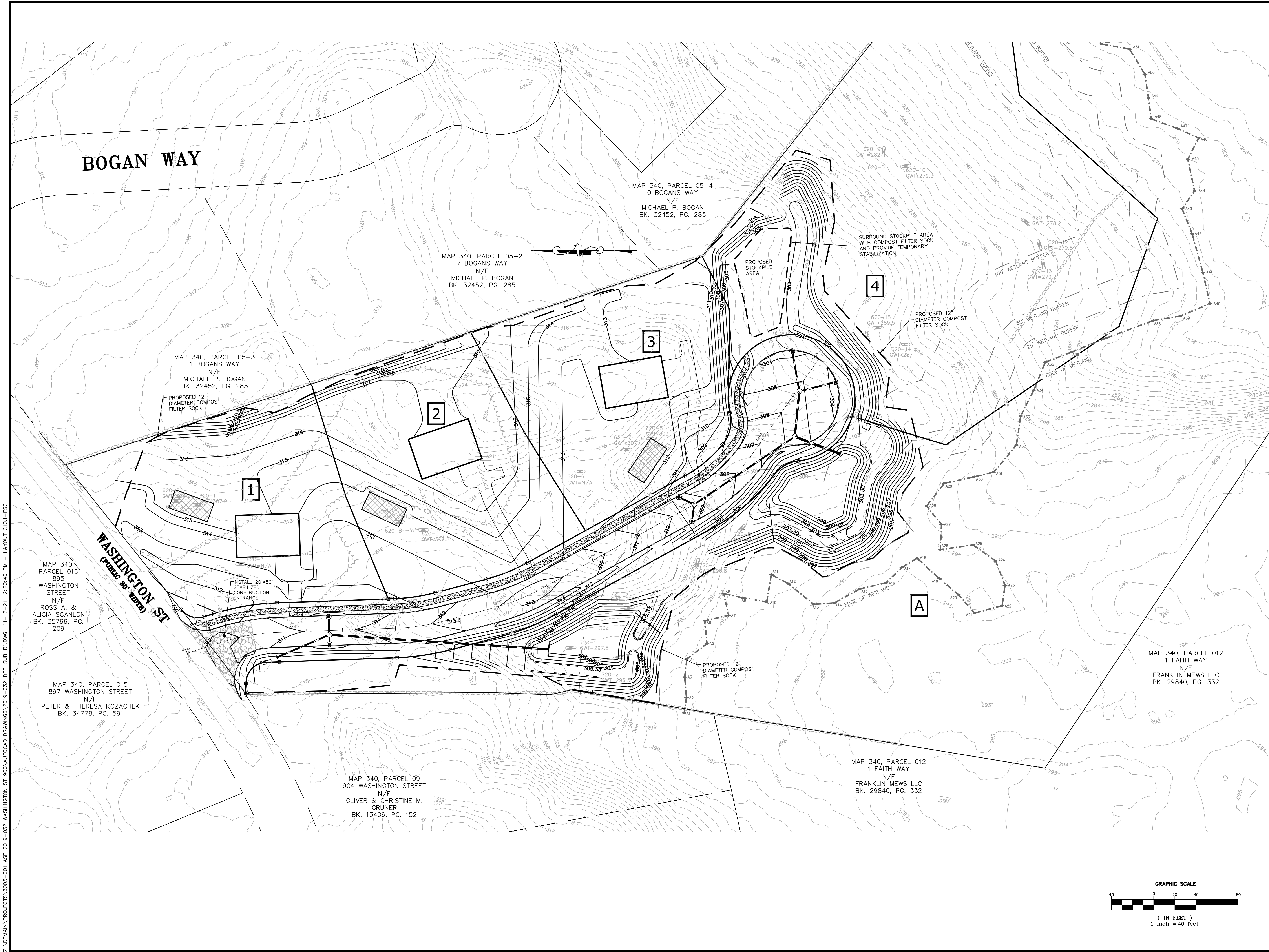
SHEET TITLE
**EROSION & SEDIMENT
CONTROL PLAN**

PROJECT:
**OLAM ESTATES
DEFINITIVE SUBDIVISION
900 WASHINGTON STREET
FRANKLIN, MA 02038**

OWNER/APPLICANT:
**TEMPLE ETZ CHAIM
900 WASHINGTON STREET
FRANKLIN, MA 02038**

DES BY: SPB DATE: NOVEMBER 12, 2021
CHK BY: JEG PROJECT NO. 3003-001

C10.1



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EROSION AND SEDIMENT CONTROL REQUIREMENTS

PART 1 - GENERAL

1.01 SUMMARY
 A. FURNISH, INSTALL, AND MAINTAIN TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL MEASURES, SUCH AS, BUT NOT NECESSARILY LIMITED TO, STRAW BALE AND SILT FENCE BARRIERS, RIPRAP, VEHICLE TRACKING PADS, DIVERSION CHANNELS AND BERMS, CHECK DAMS, STRATEGICALLY LOCATED STOCKPILES, SEDIMENT BASINS, MULCH, AND SEED MIX (HEREINAFTER "CONTROL MEASURES") ADEQUATE TO PREVENT THE CONVEYANCE OF EROSION PRODUCTS (E.G. SOIL, MULCH, SOD) OFF SITE, OR INTO ENVIRONMENTALLY SENSITIVE AREAS, OR INTO AREAS WHERE WORK WILL BE ADVERSELY IMPACTED. ENVIRONMENTALLY SENSITIVE AREAS INCLUDE, BUT ARE NOT NECESSARILY LIMITED TO, WETLANDS, TRIBUTARIES TO WETLANDS, WETLAND BUFFER ZONES, INTERMITTENT AND PERENNIAL STREAMS / RIVERS, AND THEIR ATTENDANT BUFFER ZONES.

ALL METHODS AND MATERIALS USED FOR EROSION CONTROL SHALL CONFORM TO THE REQUIREMENTS SET FORTH IN "EROSION AND SEDIMENT CONTROL GUIDELINES FOR URBAN AND SUBURBAN AREAS A GUIDE FOR PLANNERS, DESIGNERS, AND MUNICIPAL OFFICIALS" AS PUBLISHED BY THE MASSACHUSETTS DEPARTMENT OF ENVIRONMENTAL PROTECTION, BUREAU OF RESOURCE PROTECTION, UNLESS OTHERWISE APPROVED IN WRITING.

1. REFER TO DRAWINGS FOR LOCATION AND DETAILS OF LIMITS OF DISTURBANCE AND CONTROL MEASURES REQUIRED TO COMMENCE WORK. LIMITS OF DISTURBANCE SHALL BE MARKED WITH TAPE, SIGNS, OR ORANGE CONSTRUCTION FENCE PRIOR TO COMMENCING ANY LAND DISTURBANCE ACTIVITIES. CONTROL MEASURES WILL BE ADEQUATE ONLY FOR VEGETATION CLEARING. THE DRAWINGS ARE NOT INTENDED TO GRAPHICALLY DEPICT ALL CONTROL MEASURES THAT WILL BE REQUIRED TO MEET THE REQUIREMENTS DESCRIBED IN 1.01.A.

2. DEVISE AND EMPLOY CONTROL MEASURES THROUGHOUT THE DURATION OF PROJECT, OVER ALL AREAS DISTURBED OR UNDISTURBED BY CONSTRUCTION, AS NECESSARY TO MEET THE REQUIREMENTS DESCRIBED IN 1.01.A.

3. DEVISE AND EMPLOY TEMPORARY CONTROL MEASURES AS NECESSARY TO MEET THE REQUIREMENTS DESCRIBED IN 1.01.A, WHILE ALLOWING WORK TO PROCEED IN AN EFFICIENT, COST EFFECTIVE MANNER.

4. DEVISE, EMPLOY AND MAINTAIN CONTROL MEASURES UNTIL SUCH TIME AS THE ENTIRE SITE IS PERMANENTLY STABILIZED BY ESTABLISHED VEGETATION, FINISH LANDSCAPE MATERIALS, PAVED SURFACES, AND/OR ROOF AREA.

5. ONCE THE SITE IS PERMANENTLY STABILIZED AND CERTIFIED AS SUCH BY ENGINEER, REMOVE TEMPORARY CONTROL MEASURES WHILE PROTECTING STABILIZED SURFACES.

1.02 SUBMITTALS

A. SUBMIT PRODUCT DATA, WARRANTY, AND TEST REPORTS AS INDICATED ON THE DRAWINGS.

B. SUBMIT SKETCH SHOWING LOCATIONS OF PROPOSED STOCKPILE AREAS, CONSTRUCTION ENTRANCES AND EROSION CONTROLS IF NOT SHOWN ON THE SITE PLAN OR DIFFERENT FROM THOSE LOCATIONS SHOWN ON THE SITE PLAN.

C. A SITE SPECIFIC SEQUENCE OF CONSTRUCTION FOR EACH PORTION OF THE SITE. NO PORTION OF THE SITE SHALL EXCEED FIVE (5) ACRES.

1.03 QUALITY ASSURANCE

A. COMPLY WITH GOVERNING CODES AND REGULATIONS. PROVIDE PRODUCTS FROM ACCEPTABLE MANUFACTURERS. USE EXPERIENCED INSTALLERS. DELIVER, HANDLE, AND STORE MATERIALS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

B. CONFORM TO CONDITIONS OF APPROVAL ISSUED BY REGULATORY AGENCIES INCLUDING, BUT NOT NECESSARILY LIMITED TO, LOCAL PLANNING BOARD, CONSERVATION COMMISSION, CITY COUNCIL, BOARD OF HEALTH, PUBLIC WORKS / HIGHWAY DEPARTMENT, STATE ENVIRONMENTAL PROTECTION DEPARTMENT, AND U.S. GOVERNMENT, ENVIRONMENTAL PROTECTION AGENCY, WHERE CONDITIONS OF REGULATORY APPROVAL DIFFER FROM REQUIREMENTS CONTAINED HEREIN OR ON THE DRAWINGS, COMPLY WITH THE MORE STRINGENT REQUIREMENT.

PART 2 - PRODUCTS

2.01 MATERIALS

A. STRAW BALES: WEED FREE DRY GRASS OR STRAW, MACHINE BOUND WITH JUTE OR WIRE, APPROXIMATE SIZE EACH BALE 42" X 16" X 16". EACH BALE SHALL BE STAKED WITH A MINIMUM OF TWO 24" LONG HARDWOOD STAKES. NOTE: HAY SHALL NOT BE USED.

B. STRAW WATTLES: NORTH AMERICAN GREEN WOOD MODEL WS1210 OR APPROVED EQUAL.

C. SILT FENCE: NON-WOVEN, UV-RESISTANT, POLYPROPYLENE FABRIC, FLOW RATED AT 10 GPM/SF MINIMUM, GRAB TENSILE RATED AT 124 POUNDS MINIMUM, WITH INTEGRAL STAKE LOOPS, AND HARDWOOD STAKES. USE NO. 2130 BY AMOCO FABRICS & FIBERS, OR APPROVED EQUAL.

D. MULCH: ORGANICS INCLUDING STRAW, PROCESSED PINE / HEMLOCK TWIGS AND NEEDLES.

E. SEED MIXES: SHALL MEET THE REQUIREMENTS OF MASSACHUSETTS HIGHWAY DEPARTMENT STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, LATEST EDITION SECTION 6.03.0 OR 6.03.1 AS APPROPRIATE.

F. EXCELSIOR BLANKET: CURLED WOOD FIBER ON PHOTODEGRADABLE EXTRUDED PLASTIC MATRIX, 80% OF FIBERS 6-INCHES LONG OR LONGER, WEIGHT 0.975 POUNDS / SY, CONTAINING NO CHEMICAL ADDITIVES. USE CURLEX I BLANKET BY AMERICAN EXCELSIOR COMPANY, OR APPROVED EQUAL.

G. ROCK RIPRAP: SOUND, ANGULAR, 6-INCH MINUS PROCESSED ROCK, BLAST ROCK, OR TAILINGS.

H. CRUSHED STONE: SOUND, ANGULAR, 2-INCH MINUS PROCESSED CRUSHED STONE.

PART 3 - EXECUTION

3.01 THROUGHOUT CONSTRUCTION

A. DEVISE WORK SEQUENCE SO AS TO LIMIT DRAINAGE AREA THAT IS TRIBUTARY TO DISTURBED AREAS. DEVISE, EMPLOY, AND MAINTAIN CONTROL MEASURES SUCH AS DIVERSION CHANNELS AND BERMS, STRATEGICALLY LOCATED STOCKPILES, AND SEDIMENT BASINS TO SUBDIVIDE DRAINAGE AREAS INTO SMALL, MANAGEABLE SUBAREAS, THEREBY MINIMIZING RUNOFF AND THE POTENTIAL FOR EROSION.

B. MAINTAIN BARRIER AT LIMIT OF WORK AND PROTECT EXISTING VEGETATION / FACILITIES OUTSIDE OF LIMIT OF WORK.

C. MAINTAIN SPARE MATERIAL STOCKPILES FOR IMMEDIATE EMPLOYMENT / REPAIR / EXPANSION OF CONTROL MEASURES. AT A MINIMUM, SUCH MATERIALS SHALL INCLUDE HAY BALES, SILT FENCE AND STAKES, AND CRUSHED STONE.

D. INSPECT AND MAINTAIN EFFECTIVENESS OF CONTROL MEASURES BY REPAIRING AS NECESSARY TO ENSURE INTENDED FUNCTION; BY SUPPLEMENTING AS NECESSARY FOR ADEQUATE EXTENT; BY REMOVING TRAPPED PRODUCTS OF EROSION AS NECESSARY TO MAINTAIN EFFECTIVE TRAP VOLUME.

E. LIMIT EXTENT OF WORK AREA SO THAT ALL DISTURBED AREAS CAN BE STABILIZED WITH CONTROL MEASURES WITHIN A 24-HOUR PERIOD.

F. INSTALL CONTROL MEASURES AS SOON AS PRACTICABLE AFTER EACH MANAGEABLE PORTION OF EARTHWORK IS COMPLETE. EMPLOY TEMPORARY MEASURES AS NECESSARY TO STABILIZE DISTURBED AREAS, EVEN WHERE SUBSEQUENT CONSTRUCTION OPERATIONS MAY REQUIRE RE-DISTURBANCE.

PART 3 - CONTINUED

G. WHEN INTENSE RAINFALL IS EXPECTED, CONSIDER, DEVISE, AND EMPLOY REINFORCING CONTROL MEASURES PRIOR TO THE RAINFALL EVENT TO MEET THE REQUIREMENTS DESCRIBED IN 1.01.A. IF NECESSARY, EMPLOY TEMPORARY CONTROL MEASURES ON WATERSHED STOCKPILES TO COUNTERACT POTENTIAL SEDIMENT TRANSPORT DURING INTENSE RAINFALL.

H. WHEN VEHICLE REFUELING IS REQUIRED ON SITE, CONDUCT REFUELING OPERATIONS OUTSIDE OF ENVIRONMENTALLY SENSITIVE AREAS.

I. PROPERLY DISPOSE OF DEBRIS, SOLID WASTE, TRASH, AND CONSTRUCTION WASTE / BYPRODUCTS OFF SITE.

J. SWEEP ON-SITE PAVED AREAS AND OFF-SITE STREETS AS NECESSARY TO PREVENT SILT AND DEBRIS ORIGINATING ON SITE FROM ENTERING CLOSED DRAINAGE SYSTEMS AND / OR ENVIRONMENTALLY SENSITIVE AREAS. WHEN NECESSARY UTILIZE WATER SPRAYING, SURFACE ROUGHENING AND/OR APPLY POLYMERS, SPRAY-ON TACKIFIERS, CHLORIDES AND BARRIERS FOR DUST CONTROL.

K. INSPECT EROSION CONTROLS DAILY THROUGHOUT CONSTRUCTION REPAIR DAMAGED CONTROLS IMMEDIATELY.

3.02 SITE PREPARATION AND ACCESS

A. WALK SITE AND IDENTIFY LOCATIONS OF LIMIT OF WORK AND ENVIRONMENTALLY SENSITIVE AREAS. ESTABLISH CONSTRUCTION STAGING AREA, LOCATED BEYOND ENVIRONMENTALLY SENSITIVE AREAS.

B. INSTALL CONTROL MEASURES AS SHOWN ON THE DRAWINGS, INCLUDING THOSE DEFINING THE LIMIT OF WORK.

C. LIMIT VEHICULAR TRAFFIC TO AND FROM SITE TO MINIMIZE TRANSPORT OF SEDIMENT.

3.03 CLEARING, GRUBBING, AND STRIPPING

A. SCHEDULE GRUBBING AND STRIPPING TO OCCUR IMMEDIATELY PRIOR TO EARTH DISTURBANCE, DEPENDING ON SITE AREA, CONSIDER MULTIPLE GRUBBING PHASES, SEQUENCED TO TAKE ADVANTAGE OF THE EROSION PREVENTION POTENTIAL OF EXISTING VEGETATIVE COVER.

B. MINIMIZE THE AREA OF EXISTING VEGETATION REMOVED WHEREVER POSSIBLE. NO GREATER THAN FIVE (5) ACRES SHALL BE UNSTABLE AT ANY TIME.

C. LOCATE AND SIZE STOCKPILES TO MINIMIZE EROSION POTENTIAL, TAKING ADVANTAGE OF TERRAIN SLOPE AND ASPECT, WHERE APPROPRIATE.

D. PROTECT VEGETATION, INCLUDING ROOT SYSTEMS, BEYOND LIMIT OF CLEARING.

E. PROCESS TIMBER, STUMPS, SLASH, AND BRUSH SO AS TO PROTECT ENVIRONMENTALLY SENSITIVE AREAS AND INSTALLED CONTROL MEASURES. PROPERLY DISPOSE OF EXCESS OFF SITE. BURIAL OF STUMPS ON SITE IS PROHIBITED.

3.04 EXCAVATION FOR BUILDING FOUNDATIONS AND UTILITIES

A. DEVISE AND INSTALL CONTROL MEASURES ADEQUATE TO HANDLE DISCHARGES AND TRAP SEDIMENT FROM FOOTING SUMP AND WELL POINT PUMPS PRIOR TO EXCAVATION.

B. ARMOR SUMP PUMP DISCHARGE LOCATIONS TO PREVENT EROSION AT POINT OF DISCHARGE AND AREAS DOWNSTREAM.

C. IF FOUNDATION EXCAVATIONS GRADE TO DAYLIGHT ON THE LOW SIDE, DEVISE AND INSTALL CONTROL MEASURES TO HANDLE SURFACE AND GROUNDWATER FLOW FROM EXCAVATION LOW POINT.

D. STOCKPILE EXCAVATED MATERIALS TO BAFFLE OVERLAND RUNOFF, AVOIDING THE CREATION OF LENGTHY PATHS OF CONCENTRATED RUNOFF. STOCKPILE SLOPES SHALL NOT EXCEED 2:1.

E. BACKFILL UTILITY TRENCHES AS SOON AS PRACTICABLE TO PREVENT FLOODING, SLOUGHING, POTENTIAL OVERFLOW, AND REPETITIVE EARTH DISTURBANCE.

3.05 SITE GRADING

A. WHERE APPLICABLE, FOLLOW EXCAVATION AND FILL PRACTICES SHOWN ON DRAWINGS TO LOCALIZE AND MINIMIZE EROSION.

B. MONITOR SEDIMENT VOLUME IN TEMPORARY SEDIMENT BASINS AND AT DIVERSION BERMS AND CHECK DAMS. IN ALL AREAS EXCEPT THOSE THAT DO NOT PRESENT POTENTIAL PROBLEMS WITH REGARD TO FUTURE SOIL STABILITY, DRAINAGE, OR BEARING CAPACITY, REMOVE AND PROPERLY DISPOSE OF TRAPPED SEDIMENT BEFORE BRINGING SITE TO FINAL SUBGRADE.

C. EXPOSED SOILS SHALL BE PERMANENTLY STABILIZED WITHIN FIVE (5) BUSINESS DAYS OF COMPLETION OF CONSTRUCTION OF A GIVEN AREA. EXPOSED AREAS WHERE NO WORK HAS OCCURRED FOR FOURTEEN (14) DAYS SHALL BE TEMPORARILY STABILIZED WITH HYDROSEED OR OTHER APPROVED METHOD.

D. SLOPES STEEPER THAN 3:1 SHALL BE STABILIZED IMMEDIATELY AFTER COMPLETION.

3.06 LANDSCAPING

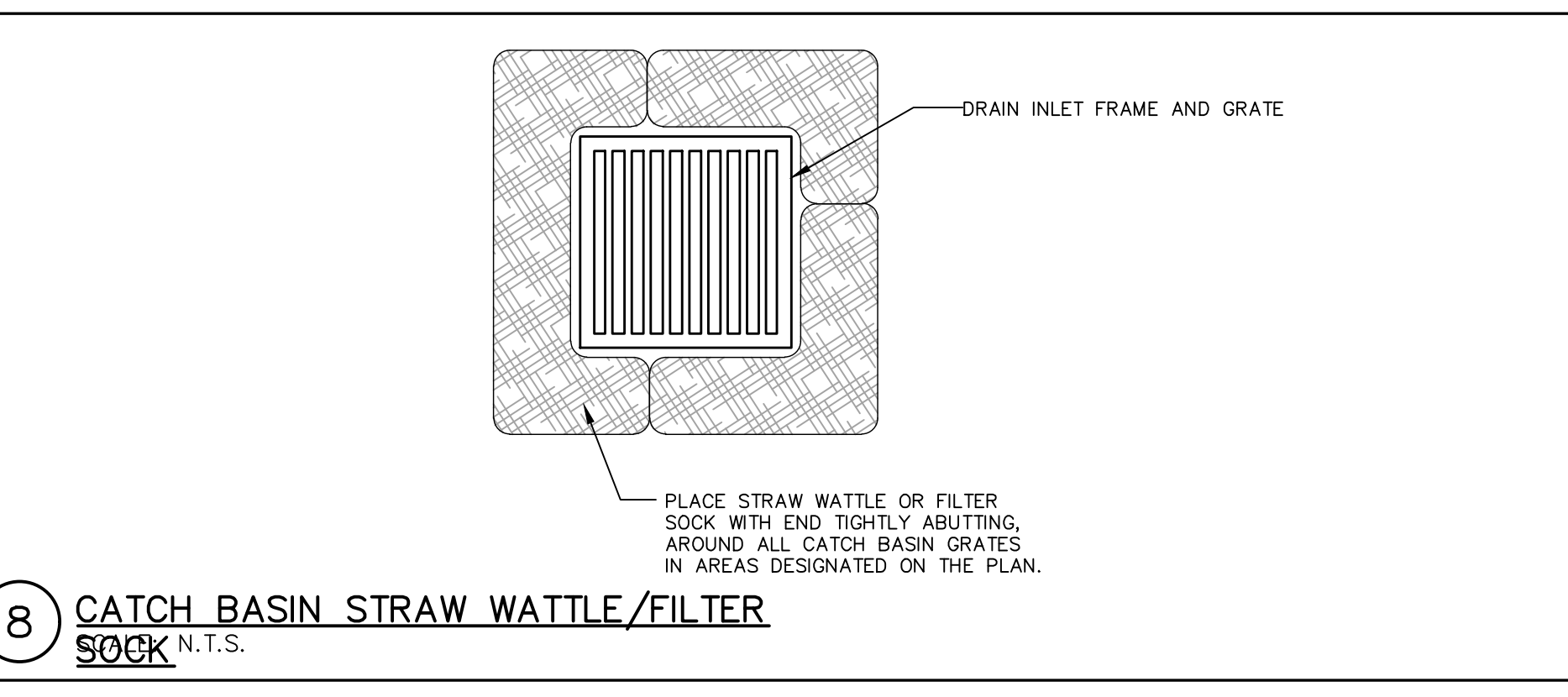
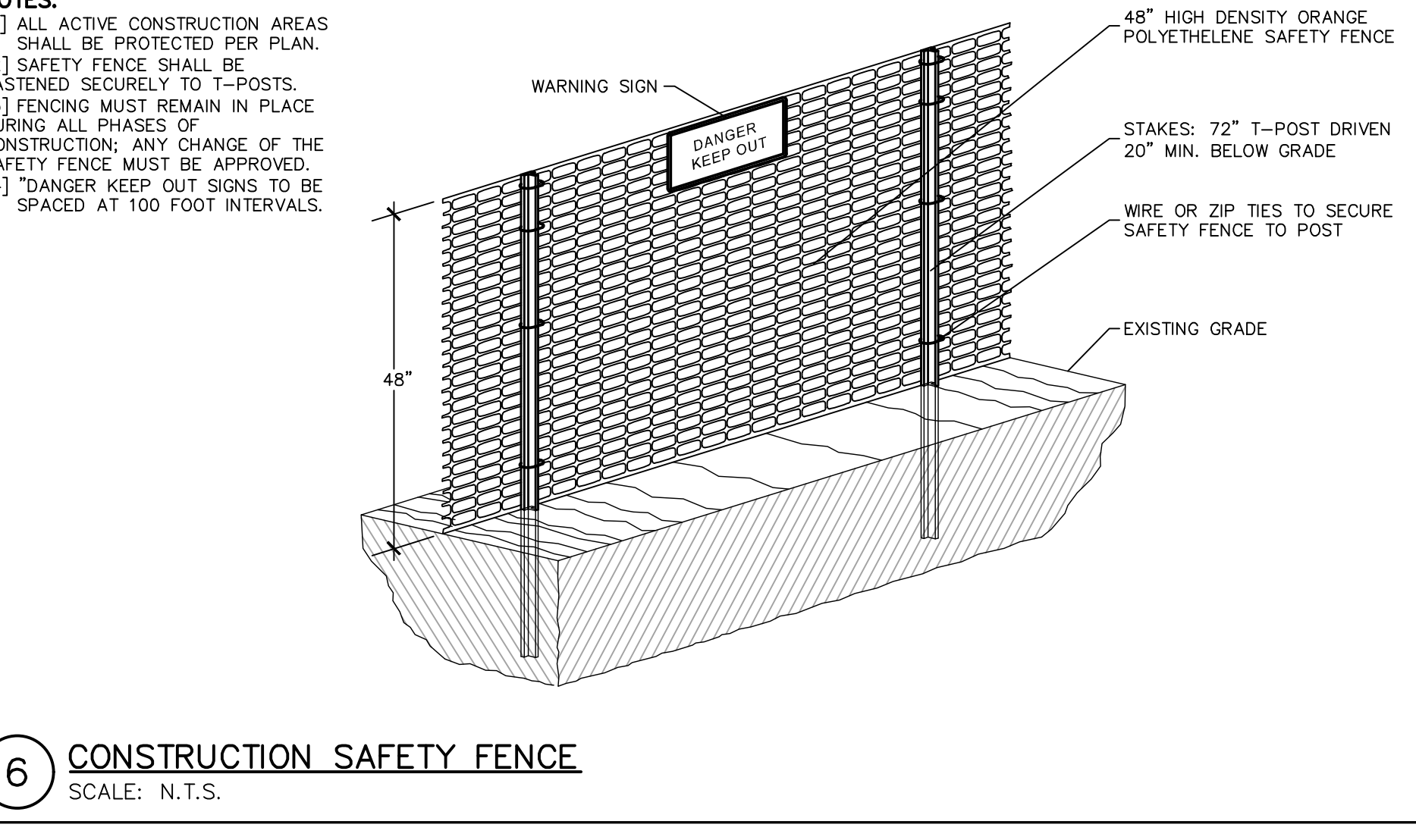
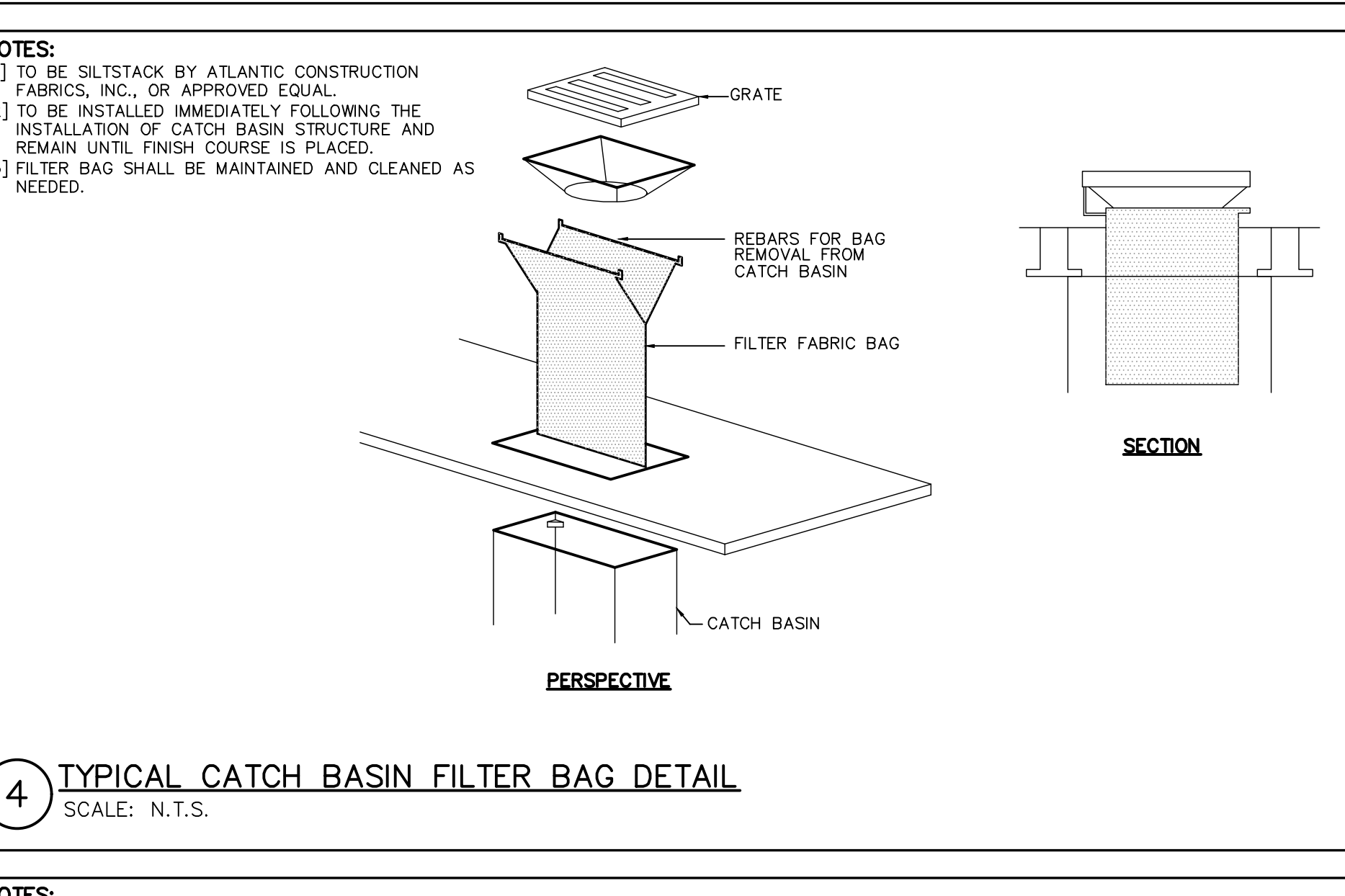
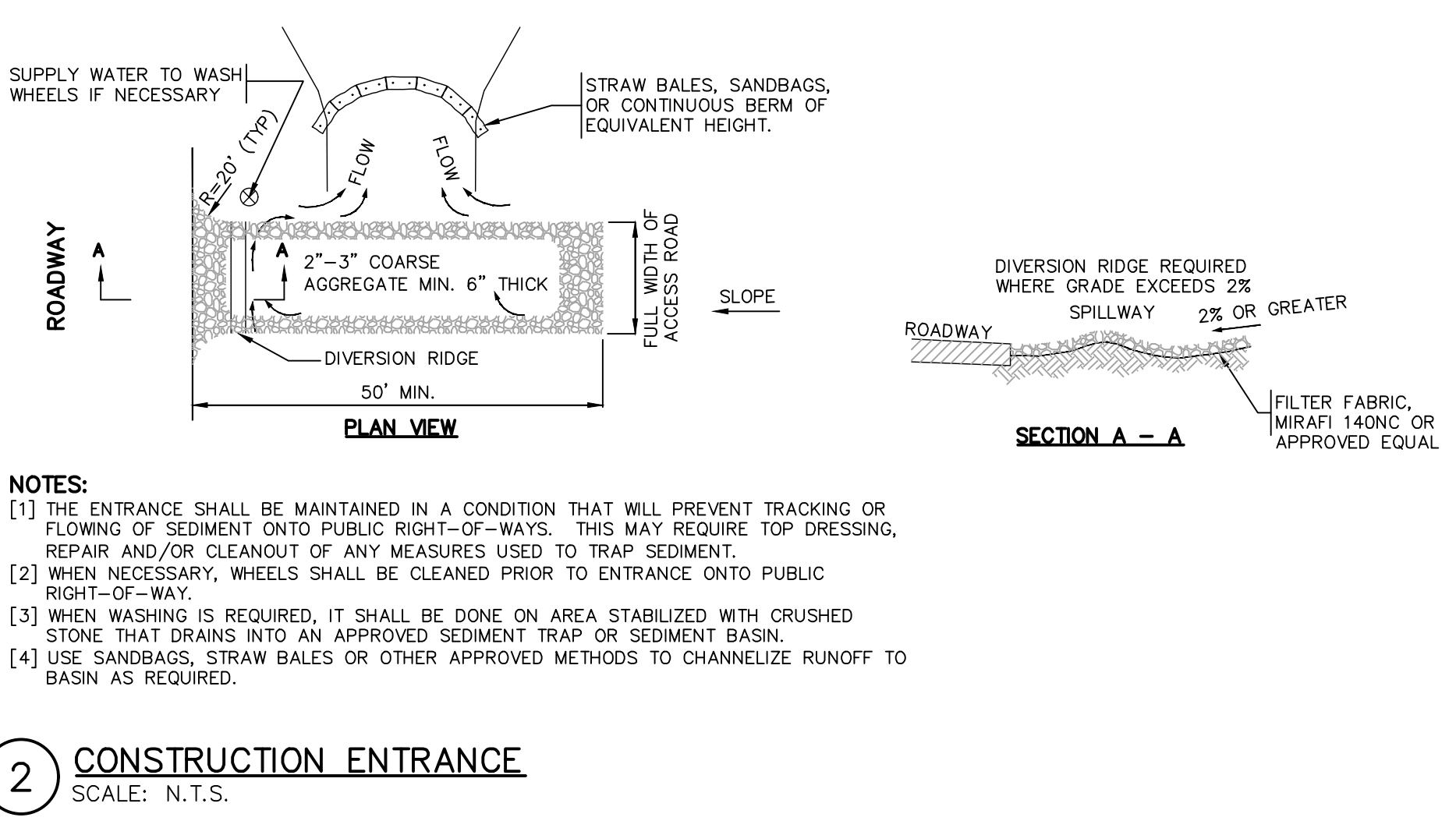
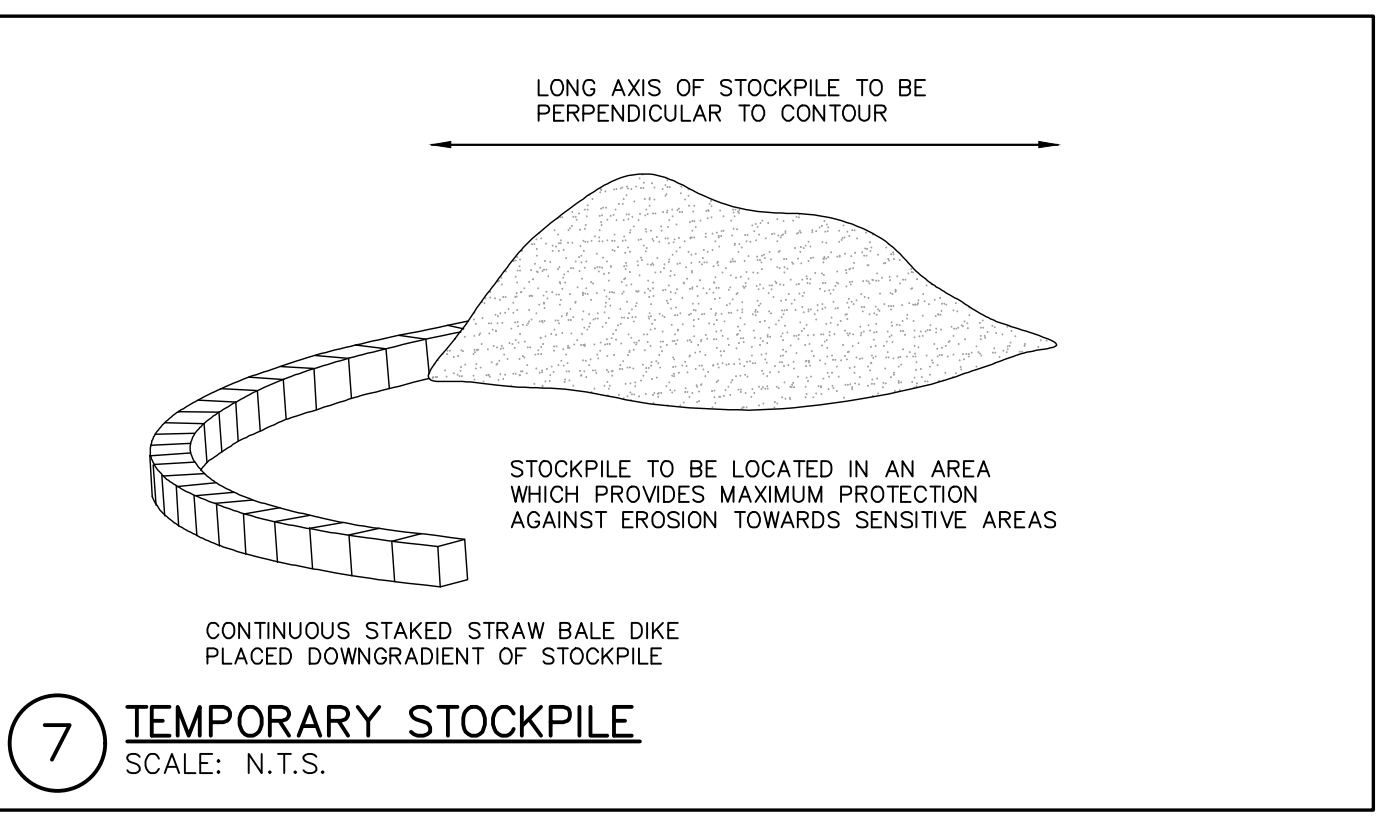
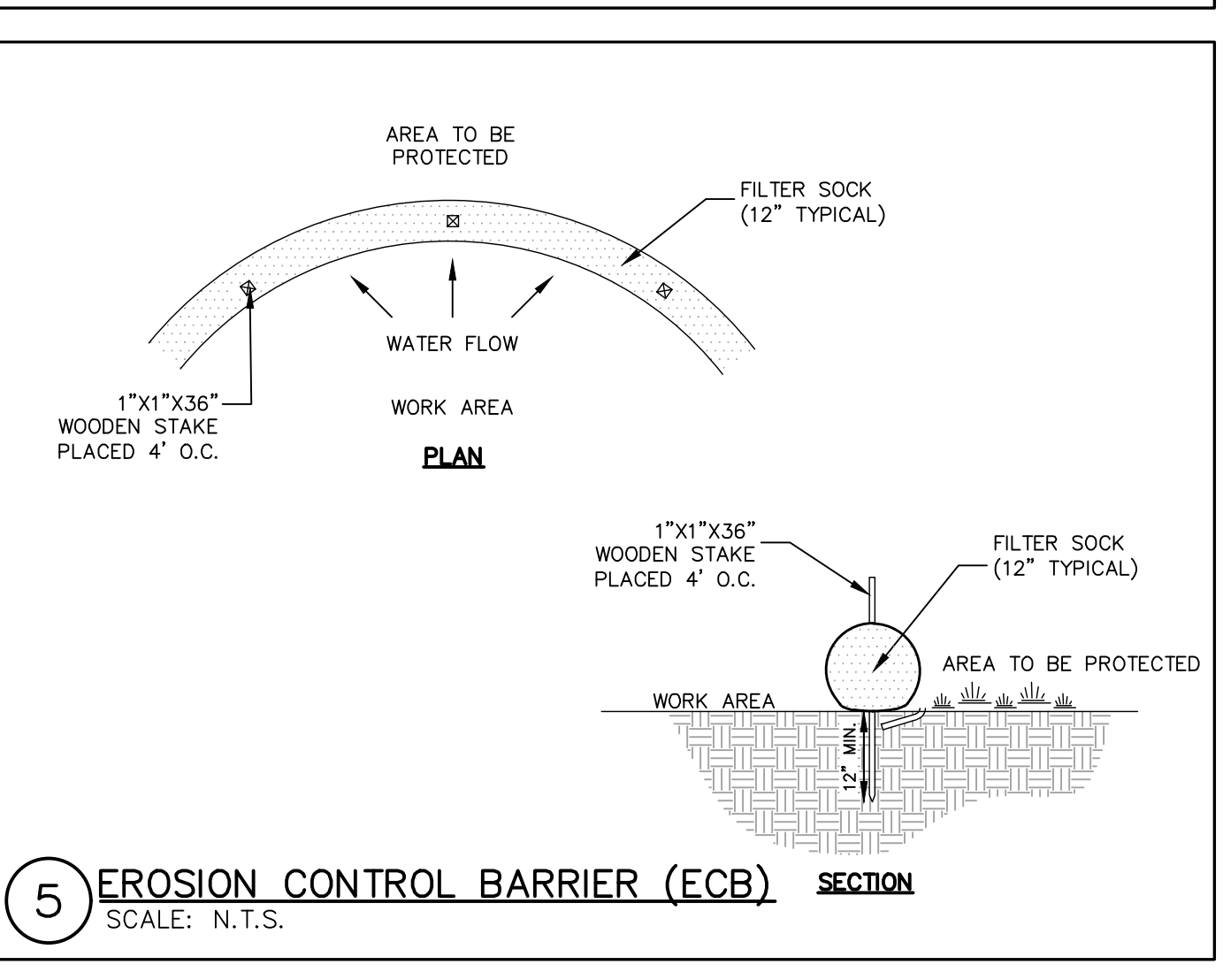
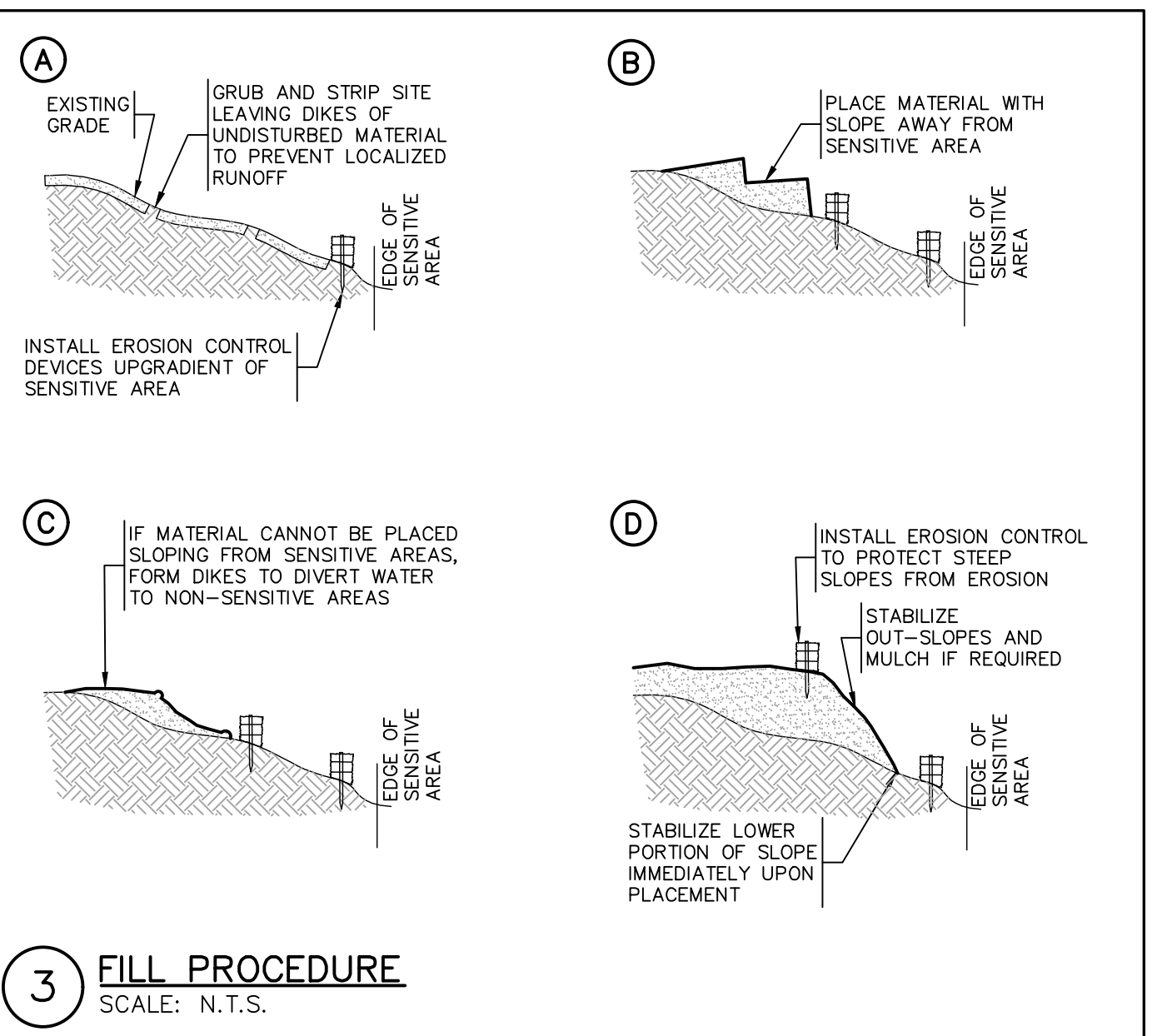
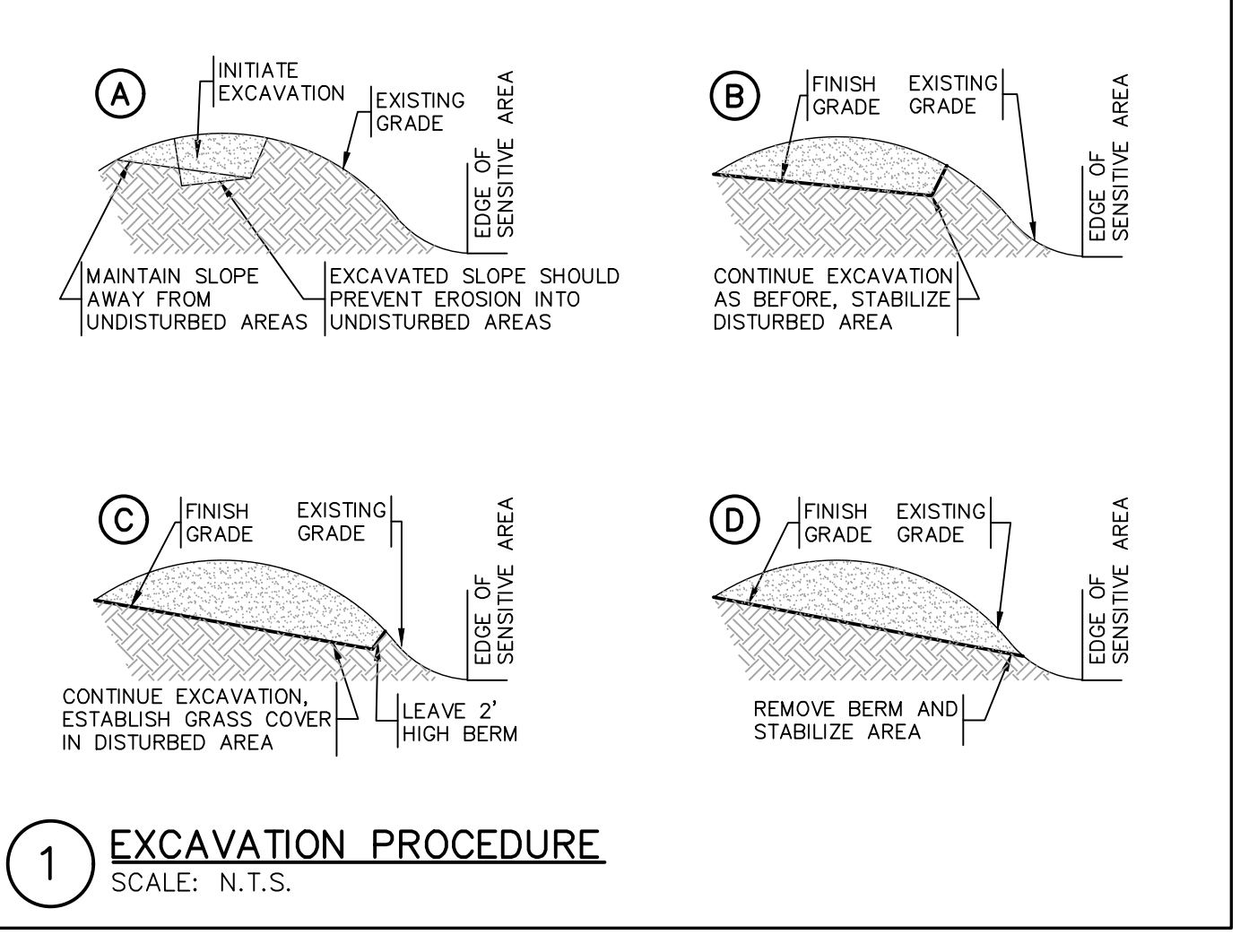
A. COMPLETE LANDSCAPING AS SOON AS POSSIBLE AFTER COMPLETION OF FINAL SUBGRADE.

B. IMMEDIATELY AFTER PLACEMENT OF TOPSOIL, STABILIZE WITH CONTROL MEASURES INCLUDING, BUT NOT NECESSARILY LIMITED TO, SEED MIX, MULCH, AND / OR BLANKET.

C. PERMANENT SEEDING MAY BE PERFORMED IN THE SPRING PRIOR TO JULY 1 AND IN BETWEEN AUGUST 1 AND OCTOBER 15. PERMANENT SEEDING AT OTHER TIMES SHALL BE APPROVED AND SHALL ONLY BE ALLOWED WITH AN APPROVED MULCHING AND IRRIGATION PROGRAM.

GENERAL SEQUENCE OF CONSTRUCTION

1. PLACE LIMIT OF WORK BARRIERS, FENCES, CONSTRUCTION ENTRANCES AND REQUIRED FENCING & SIGNS.
2. CONSTRUCT SEDIMENT TRAPS & BARRIERS AND PLACE OTHER CONTROLS, DIVERSION TRENCHES, PERIMETER DIKES, WATER BARS & OUTLET PROTECTION.
3. ESTABLISH STOCKPILE AND STAGING AREAS.
4. CUT TREES AND SHRUBS AND REMOVE FROM SITE OR STOCKPILE AND PROTECT STOCKPILE(S) BY APPROVED METHODS.
5. EXCAVATE STUMPS AND REMOVE FROM SITE OR STOCKPILE AND PROTECT STOCKPILE(S) BY APPROVED METHODS.
6. INSTALL DRAINAGE SYSTEM BEGINNING WITH INFILTRATION AREA. INSTALL, STABILIZE AND PROTECT INFILTRATION AREAS AND OTHER AREAS DISTURBED FOR COMPONENTS OF DRAINAGE SYSTEM. CLEAR, ROUGH GRADE & STABILIZE SLOPES OF ROADWAY FROM STATION 0+00 TO END BETWEEN JULY 1ST AND SEPTEMBER 15TH.
7. BEGIN EARTHWORKS, ESTABLISH, STABILIZE AND PROTECT CUT AND FILL SLOPES.
8. BEGIN INSTALLATION OF OTHER UTILITIES. ESTABLISH COVER, STABILIZE AND PROTECT AREAS DISTURBED FOR UTILITY INSTALLATION.
9. BEGIN EXCAVATION FOR STRUCTURES. STOCKPILE AND PROTECT EXCAVATED MATERIALS.
10. BACKFILL FOUNDATIONS STABILIZE ALL DISTURBED AREAS AND REMOVE EXCESS SOIL FROM SITE.
11. PERFORM SITE WORK IN ACCORDANCE WITH "EROSION AND SEDIMENT CONTROL REQUIREMENTS, PART 3 - EXECUTION".
12. VERIFY ALL AREAS HAVE BEEN STABILIZED, RE-SEED EXPOSED SOILS.
13. CLEAN INFILTRATION AREA, CLEAN CATCH BASINS AND STORM DRAINS. REMOVE ALL EROSION CONTROLS, LIMIT OF WORK BARRIERS, FENCES, CONSTRUCTION ENTRANCES, SIGNS AND SWEEP PAVED AREAS.



ASE
 Andrews Survey & Engineering, Inc.
 Land Surveying - Civil Engineering - Site Planning
 P.O. Box 312, 104 Mendon Street
 Uxbridge, Massachusetts 01569
 P: 508-278-3897 F: 508-278-2289

APPROVAL UNDER SUBDIVISION CONTROL LAW REQUIRED. FRANKLIN PLANNING BOARD

BEING A MAJORITY DATE:

THIS CERTIFIES THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE FRANKLIN PLANNING BOARD HAS BEEN RECEIVED AND RECORDED ON _____ AT _____ AND NO APPEAL WAS RECEIVED DURING THE 20 DAYS NEXT AFTER SUCH RECEIPT OF SAID NOTICE.

FRANKLIN TOWN CLERK DATE:

DRAWING ISSUED FOR:
 ■ PERMIT

THIS PLAN IS INTENDED TO SHOW CONSTRUCTION AND MAY NOT SHOW ALL CONSTRUCTION DETAILS AND SPECIFICATIONS FOR THE PROPOSED IMPROVEMENTS, AND MAY NOT IDENTIFY ALL CONSTRUCTION ITEMS/AREAS OF CONTRACTOR JURISDICTION.

REVISIONS

NO.	DATE	DESCRIPTION
1	9/3/21	CONSERVATION COMMISSION SUBMISSION
2	9/17/21	PLANNING BOARD RESUBMISSION
3	11/12/21	PLANNING BOARD RESUBMISSION

SHEET TITLE
EROSION & SEDIMENT CONTROL NOTES AND DETAILS

PROJECT:
 OLAM ESTATES
 DEFINITIVE SUBDIVISION
 900 WASHINGTON STREET
 FRANKLIN, MA 02038

OWNER/APPLICANT:
 TEMPLE ETZ CHAIM
 900 WASHINGTON STREET
 FRANKLIN, MA 02038

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Town of Franklin

355 East Central Street
Franklin, Massachusetts 02038-1352



Phone: (508) 520-4907
www.franklinma.gov

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

MEMORANDUM

DATE: February 23, 2022
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: Brandywine and Charles Drive
Road acceptance

At the February 2, 2022 Town Council meeting, the Town Council voted to the Acceptance and Taking of Brandywine Road and a Portion of Charles Drive and Drainage and Utility Easements.

Upon this vote, it was referred to the Planning Board for acceptance.

Town of Franklin



Planning Board

April 6, 2021

Nancy Danello, Acting Town Clerk
Town of Franklin
355 East Central Street
Franklin, MA 02038

RE: Street Acceptance – Brandywine and Charles Drive from Station 0+00 to Station 2+51.71

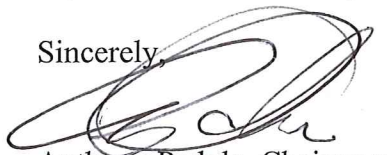
Dear Mrs. Danello:

Please be advised that at its meeting on Monday, April 5, 2021 upon motion duly made and seconded, the Planning Board voted (5-0) to not recommend street acceptance to Town Council for the following subdivision:

Brandywine and Charles Drive from Station 0+00 to Station 2+51.71

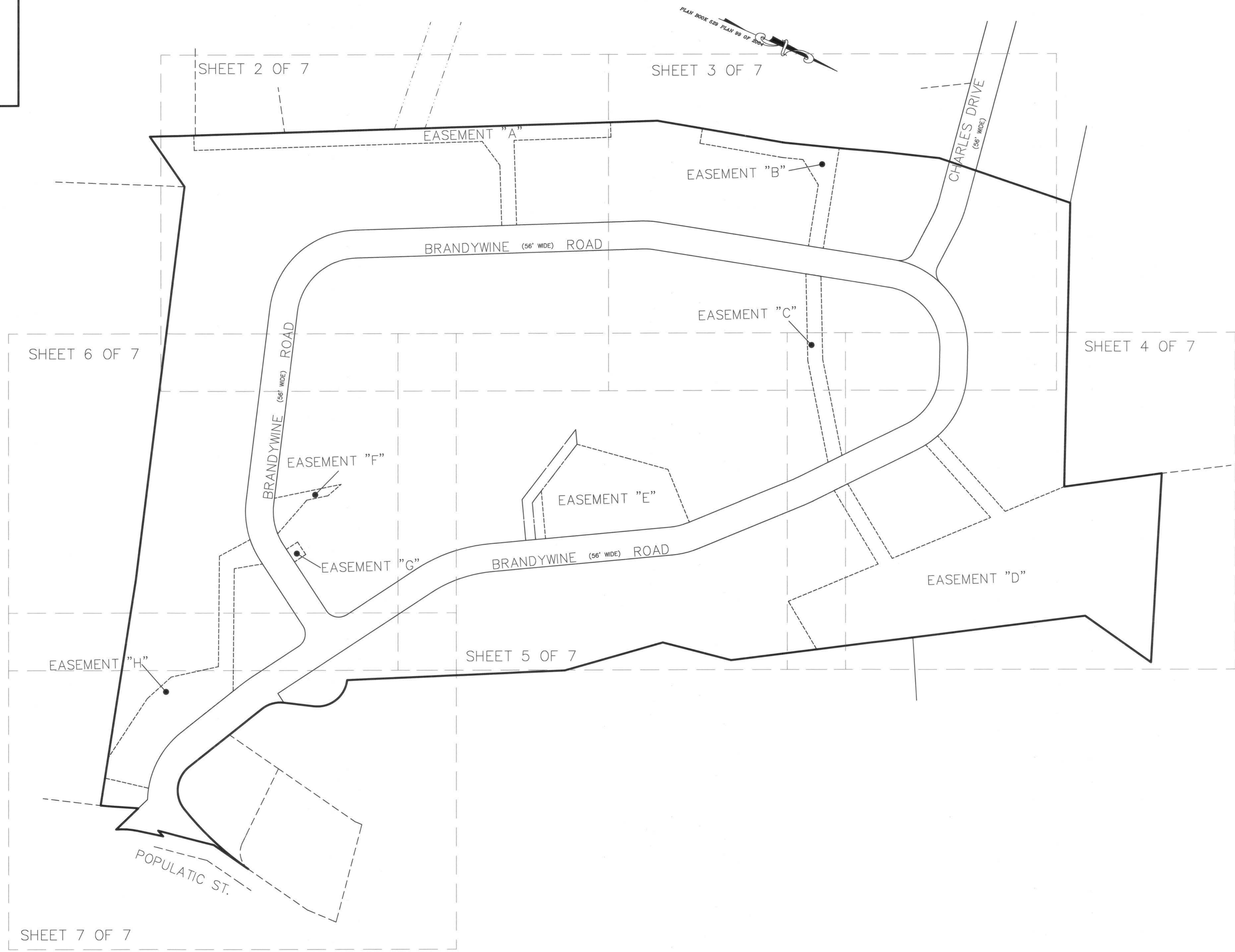
If you should have any questions concerning this matter, please contact the planning staff.

Sincerely,



Anthony Padula, Chairman
Planning Board

cc: Town Council
Administration
Building Department
DPW/Engineer

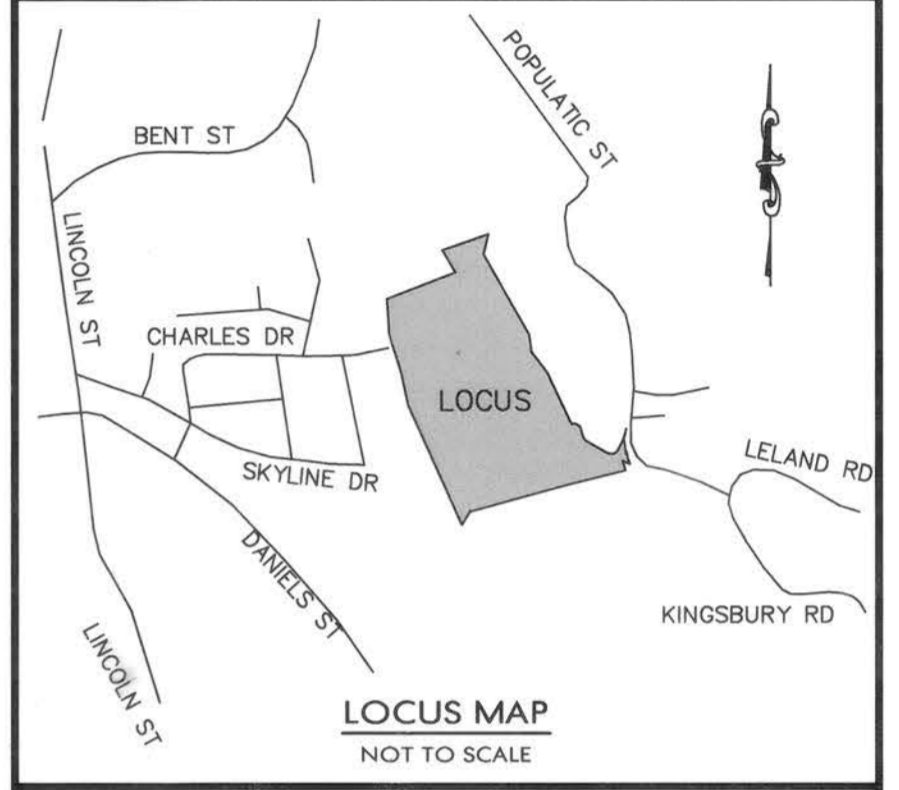


HERITAGE DESIGN GROUP
 PLANNERS • SURVEYORS • ENGINEERS
 LANDSCAPE ARCHITECTS
 ONE MAIN STREET
 WHITINSVILLE, MASSACHUSETTS 01588
 TEL 508-266-2066 - FAX 508-266-2067
 A LIMITED LIABILITY COMPANY

OWNER OF RECORD
 MARINELLA DEVELOPMENT, L.L.C.
 28 TIA PLACE
 FRANKLIN, MA 02038

APPLICANT
 MARINELLA DEVELOPMENT, L.L.C.
 28 TIA PLACE
 FRANKLIN, MA 02038

NOTE:
 REFERENCE MADE TO AGREEMENT FOR JUDGMENT, RE:
 COMPREHENSIVE PERMIT (G.L. CHAPTER 40B) FOR
 BRANDYWINE VILLAGE OFF POPULATIC STREET,
 FRANKLIN, RECORDED AT THE NORFOLK COUNTY
 REGISTRY OF DEEDS IN BOOK 20979 PAGE 238.
 PLAN NO. 99 OF 2004 IN PLAN BOOK 529



I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF THE STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTRARS OF DEEDS IN THE COMMONWEALTH OF MASSACHUSETTS AND IN COMPLIANCE WITH THE RULES AND REGULATIONS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS UNDER SECTION 250 CMR 6.00. THIS CERTIFICATION IS INTENDED TO MEET THE REQUIREMENTS OF THE REGISTRARS OF DEEDS AND IS NOT A CERTIFICATION OF THE TITLE OR OWNERSHIP OF THE LAND SHOWN HEREON.

W. Robert Knapik
 W. ROBERT KNAPIK, PLS NO. 38383
 12.12.2016
 DATE

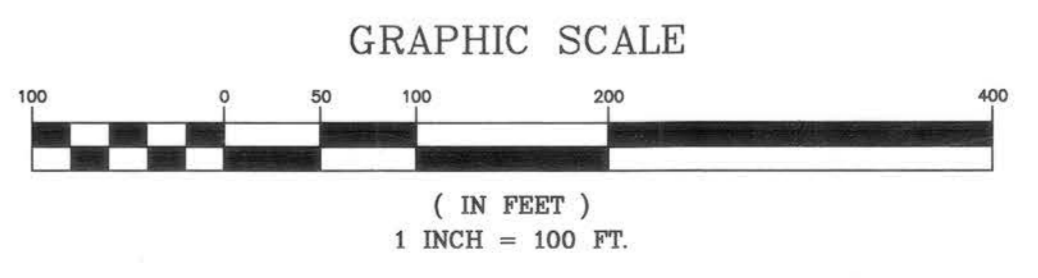


**BRANDYWINE VILLAGE,
 STREET ACCEPTANCE
 PLAN OF LAND**
 In The Town Of
 Franklin, Massachusetts
 Prepared By
 Heritage Design Group, LLC
 1 Main Street
 Whitinsville, MA 01588

SCALE: 1"=30' DATE: OCTOBER 14, 2016
 REVISED: NOVEMBER 11, 2016

JOB NUMBER: 2005-178 DRAWING FILE NAME: 2005-178.DWG
 DRAWN BY: TAB CHECKED BY: M.J.L.

STREET ACCEPTANCE PLAN
 SHEET 1 OF 7



HERITAGE DESIGN GROUP

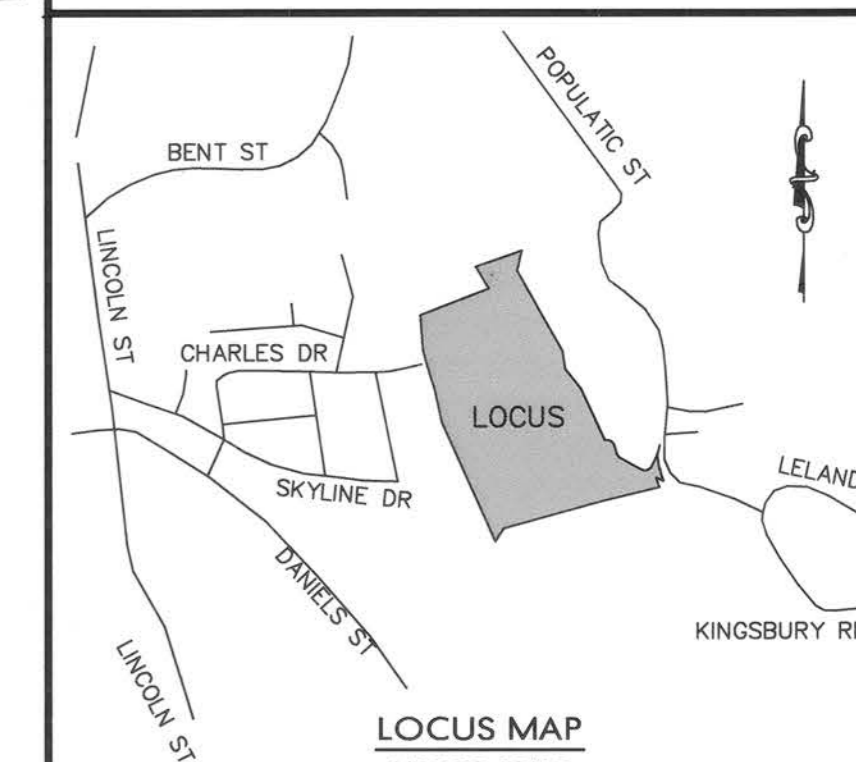
PLANNERS • SURVEYORS • ENGINEERS
LANDSCAPE ARCHITECTS

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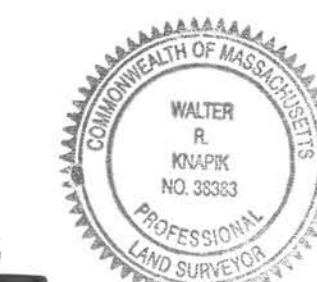
APPLICANT
MARINELLA DEVELOPMENT, L.L.C.
28 TIA PLACE
FRANKLIN, MA 02038

NOTE:
REFERENCE MADE TO AGREEMENT FOR JUDGMENT, RE:
COMPREHENSIVE PERMIT (G.L. CHAPTER 48B) FOR
BRANDYWINE VILLAGE OFF POPULATIC STREET,
FRANKLIN, RECORDED AT THE NORFOLK COUNTY
REGISTRY OF DEEDS IN BOOK 20979 PAGE 238.
PLAN NO.99 OF 2004 IN PLAN BOOK 529



I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON
THIS PLAN ARE THE LINES DIVIDING EXISTING
OWNERSHIPS, AND THE LINES OF THE STREETS AND
WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE
STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO
NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR
FOR NEW WAYS ARE SHOWN.

THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH
THE RULES AND REGULATIONS OF THE REGISTRARS OF
DEEDS IN THE COMMONWEALTH OF MASSACHUSETTS
AND IN COMPLIANCE WITH THE RULES AND
REGULATIONS FOR THE PRACTICE OF LAND SURVEYING
IN THE COMMONWEALTH OF MASSACHUSETTS UNDER
SECTION 250 CMR 6.00. THIS CERTIFICATION IS INTENDED
TO MEET THE REQUIREMENTS OF THE REGISTERS OF
DEEDS AND IS NOT A CERTIFICATION OF THE TITLE OR
OWNERSHIP OF THE LAND SHOWN HEREON.



W. Robert Knapik
W. ROBERT KNAPIK, PLS NO. 38383

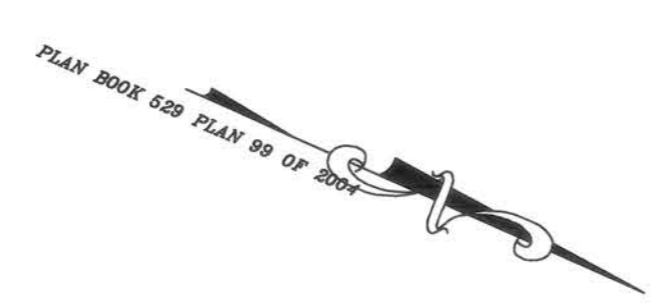
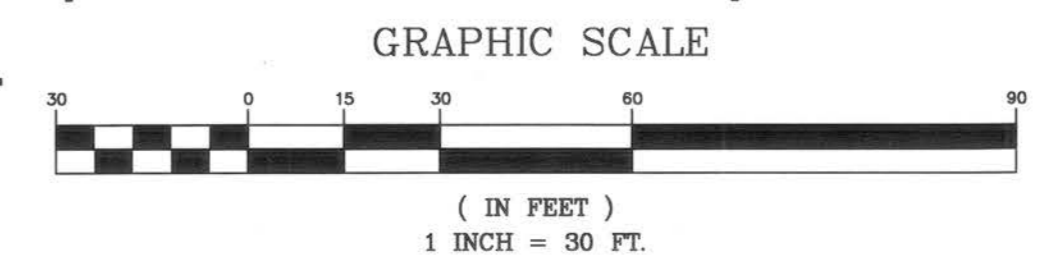
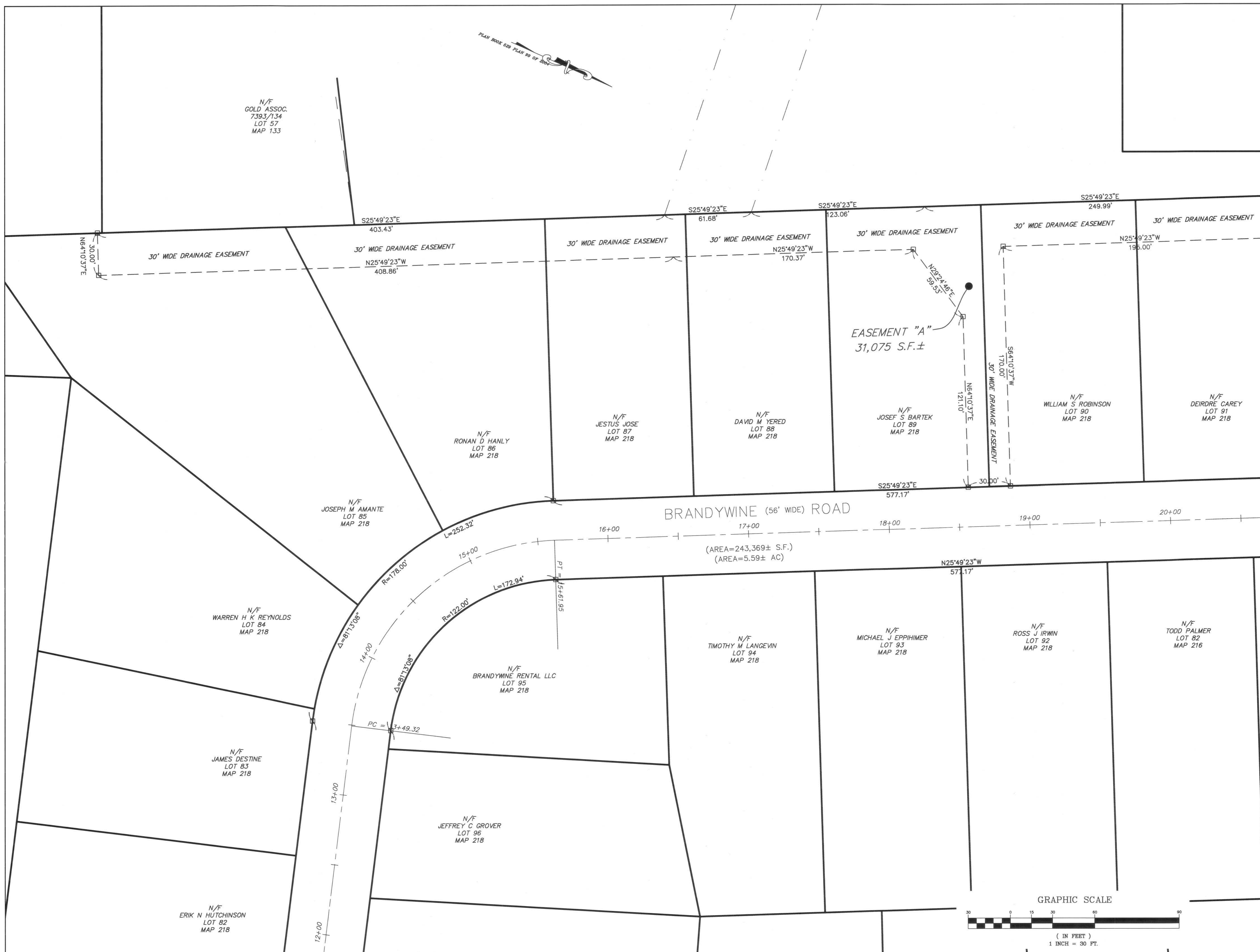
12-12-2016
DATE

**BRANDYWINE VILLAGE,
STREET ACCEPTANCE
PLAN OF LAND**
In The Town Of
Franklin, Massachusetts
Prepared By
Heritage Design Group, LLC
1 Main Street
Whitinsville, MA 01588

SCALE: 1"=30' DATE: OCTOBER 14, 2016
REVISED: NOVEMBER 11, 2016

JOB NUMBER:	2005-178	DRAWING FILE NAME:	2005-178.DWG
DRAWN BY:	TAB	CHECKED BY:	M.J.L.

STREET ACCEPTANCE PLAN
SHEET 2 OF 7





HERITAGE DESIGN GROUP

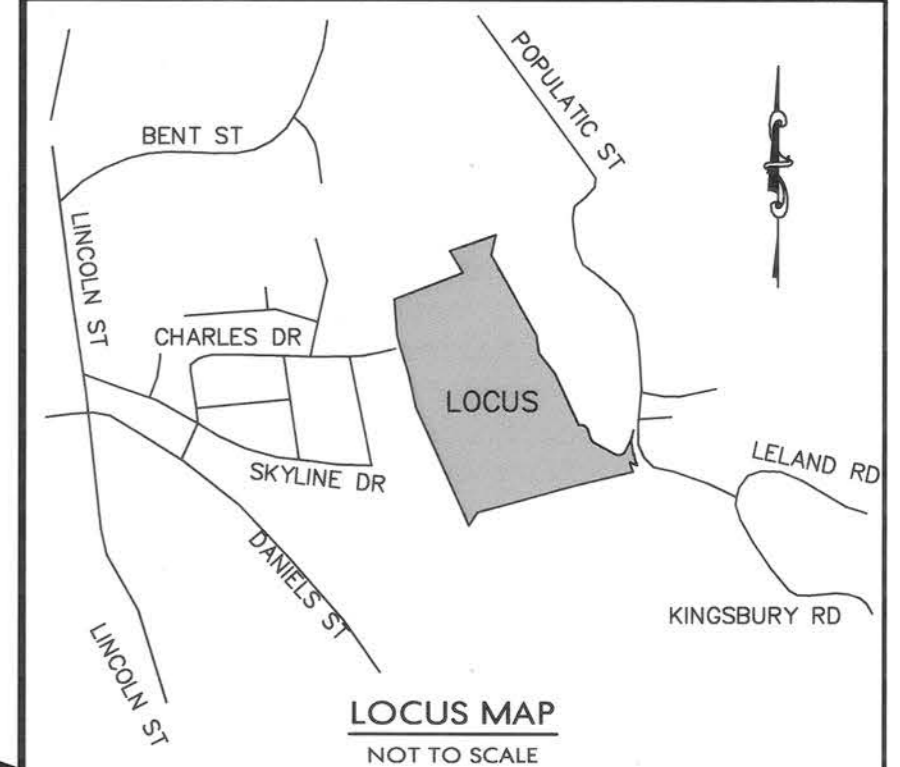
PLANNERS • SURVEYORS • ENGINEERS
LANDSCAPE ARCHITECTS

ONE MAIN STREET
WHITINSVILLE, MASSACHUSETTS 01588
TEL 508-266-2066 - FAX 508-266-2067
A LIMITED LIABILITY COMPANY

OWNER OF RECORD
MARINELLA DEVELOPMENT, L.L.C.
28 TIA PLACE
FRANKLIN, MA 02038

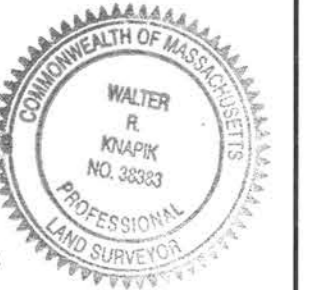
APPLICANT
MARINELLA DEVELOPMENT, L.L.C.
28 TIA PLACE
FRANKLIN, MA 02038

NOTE:
REFERENCE MADE TO AGREEMENT FOR JUDGMENT, RE:
COMPREHENSIVE PERMIT (G.L. CHAPTER 40B) FOR
BRANDYWINE VILLAGE OFF POPULATIC STREET,
FRANKLIN, RECORDED AT THE NORFOLK COUNTY
REGISTRY OF DEEDS IN BOOK 28979 PAGE 238.
PLAN NO.99 OF 2004 IN PLAN BOOK 529



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THIS PLAN ARE THE LINES DIVIDING EXISTING
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IN THE COMMONWEALTH OF MASSACHUSETTS UNDER
SECTION 25B CMR 6.00. THIS CERTIFICATION IS INTENDED
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W. Robert Knapik

W. ROBERT KNAPIK, PLS NO. 38383

12.12.2016

DATE

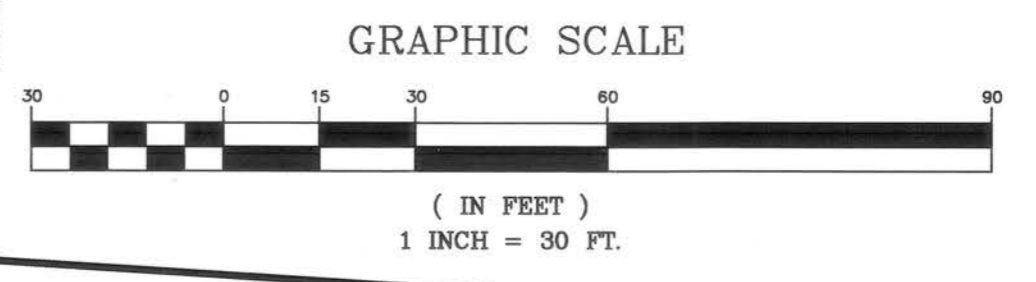
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In The Town Of
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Prepared By
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1 Main Street
Whitinsville, MA 01588

SCALE: 1"=30' DATE: OCTOBER 14, 2016
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JOB NUMBER: 2005-178 DRAWING FILE NAME: 2005-178.DWG
DRAWN BY: TAB CHECKED BY: MJL

STREET ACCEPTANCE PLAN
SHEET 3 OF 7



HERITAGE DESIGN GROUP

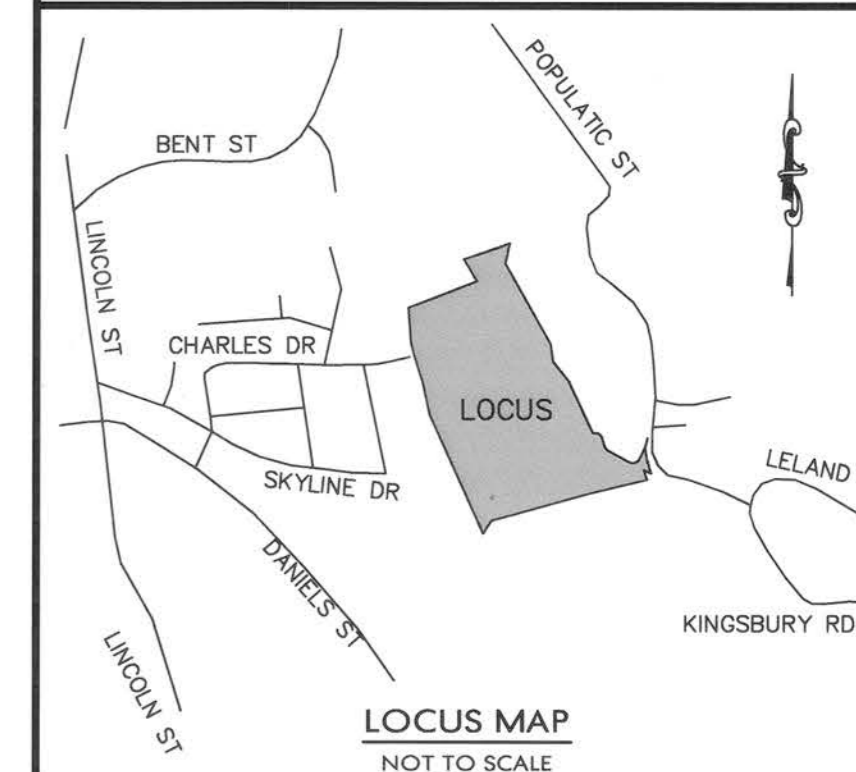
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LANDSCAPE ARCHITECTS

ONE MAIN STREET
WHITINSVILLE, MASSACHUSETTS 01588
TEL 508-266-2066 - FAX 508-266-2067
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OWNER OF RECORD
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28 TIA PLACE
FRANKLIN, MA 02038

APPLICANT
MARINELLA DEVELOPMENT, L.L.C.
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WALTER A. KNAPIK
PROFESSIONAL LAND SURVEYOR
STATE OF MASSACHUSETTS
No. 38383

W. ROBERT KNAPIK, PLS NO. 38383

12.12.2016

DATE

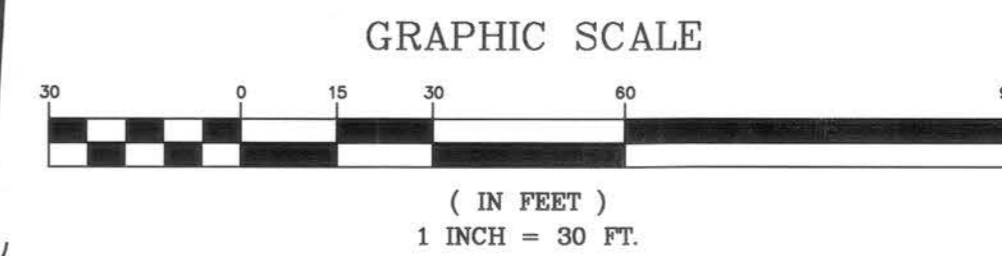
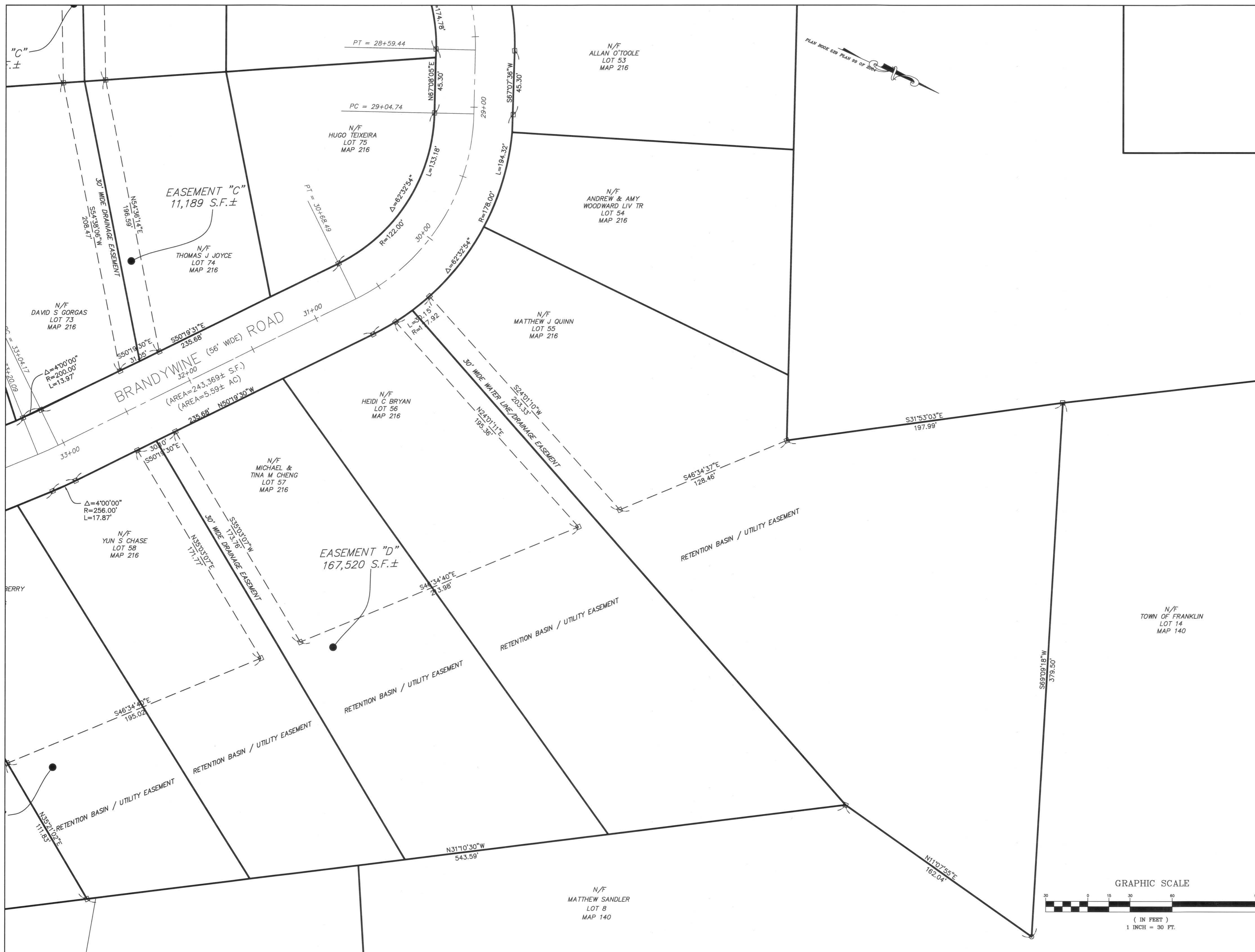
**BRANDYWINE VILLAGE,
STREET ACCEPTANCE
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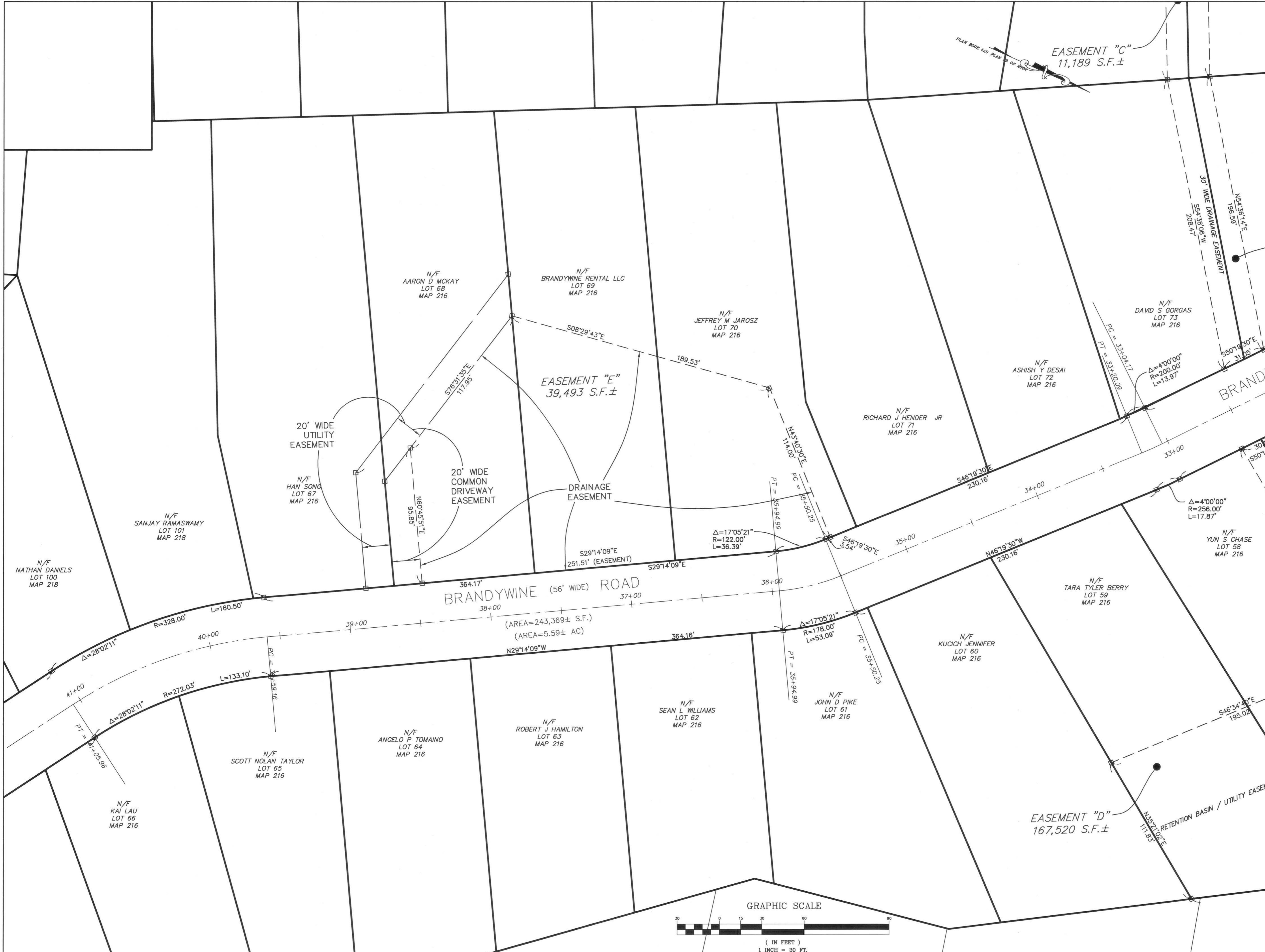
In The Town Of
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1 Main Street
Whitinsville, MA 01588

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DRAWN BY:	TAB	CHECKED BY:	MUL

STREET ACCEPTANCE PLAN
SHEET 4 OF 7



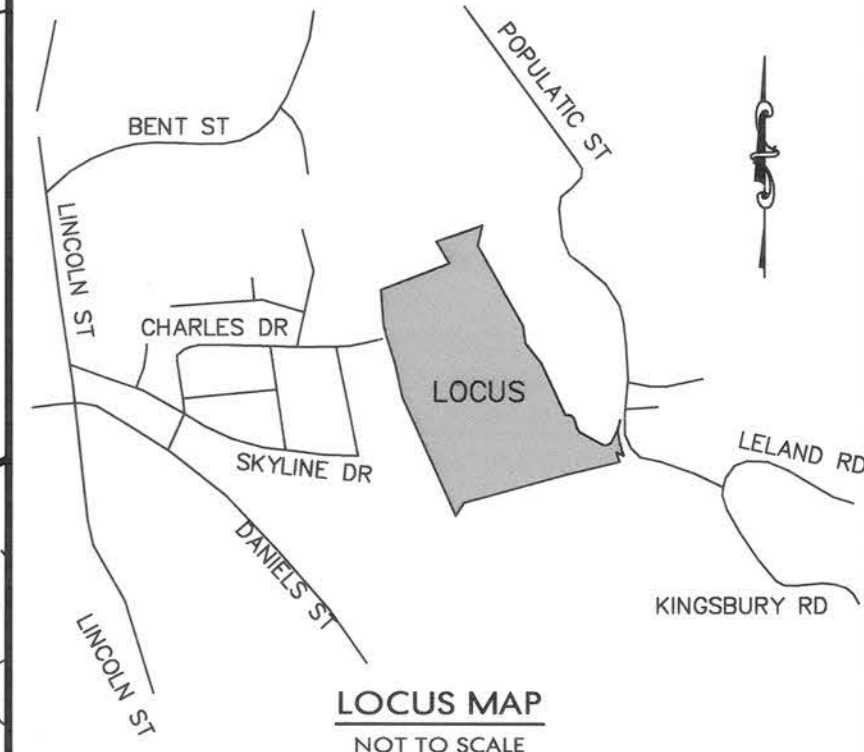


HERITAGE DESIGN GROUP
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 ONE MAIN STREET
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 A LIMITED LIABILITY COMPANY

OWNER OF RECORD
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 28 TIA PLACE
 FRANKLIN, MA 02038

APPLICANT
 MARINELLA DEVELOPMENT, L.L.C.
 28 TIA PLACE
 FRANKLIN, MA 02038

NOTE:
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 REGISTRY OF DEEDS IN BOOK 20979 PAGE 238.
 PLAN NO. 99 OF 2004 IN PLAN BOOK 529



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W. Robert Knapik
 W. ROBERT KNAPIK, PLS NO. 38383
 DATE: 12.12.2016

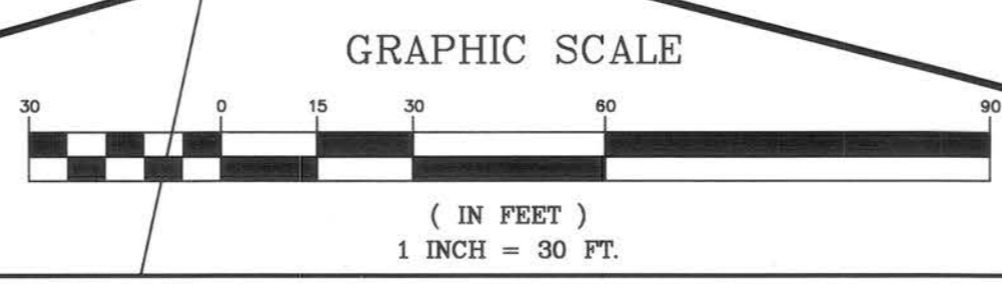


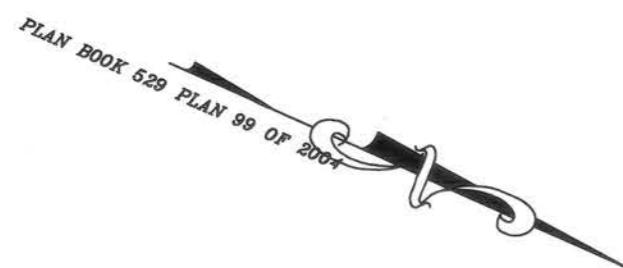
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 In The Town Of
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 1 Main Street
 Whitinsville, MA 01588

SCALE: 1"=30' DATE: OCTOBER 14, 2016
 REVISED: NOVEMBER 11, 2016

JOB NUMBER: 2005-178 DRAWING FILE NAME: 2005-178.DWG
 DRAWN BY: TAB CHECKED BY: M.J.L.

**STREET ACCEPTANCE PLAN
 SHEET 5 OF 7**





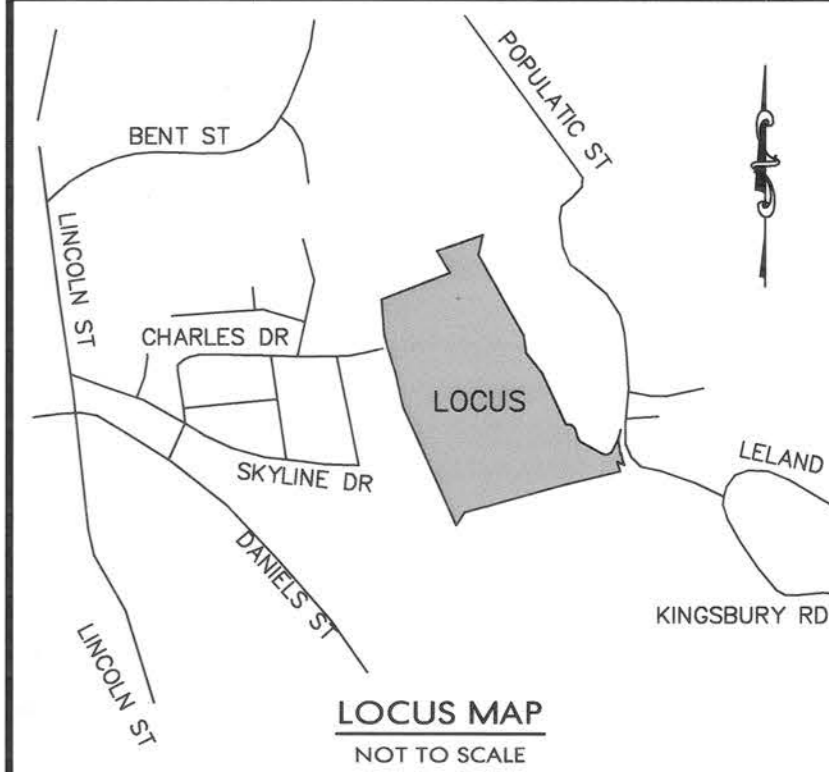
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A LIMITED LIABILITY COMPANY

OWNER OF RECORD
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28 TIA PLACE
FRANKLIN, MA 02038

APPLICANT
MARINELLA DEVELOPMENT, L.L.C.
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W. Robert Knapik
W. ROBERT KNAPIK, PLS NO. 38383
12.12.2016
DATE



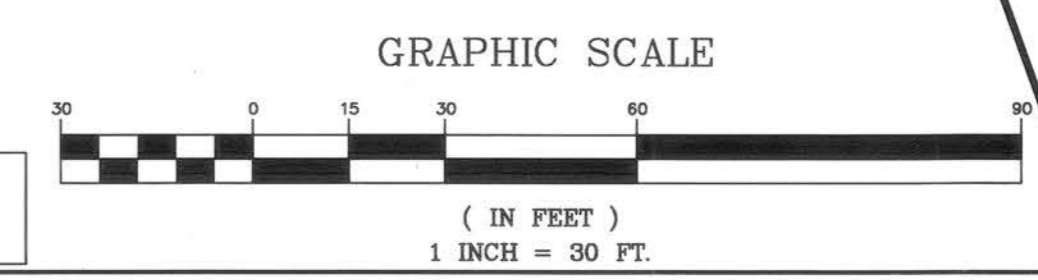
**BRANDYWINE VILLAGE,
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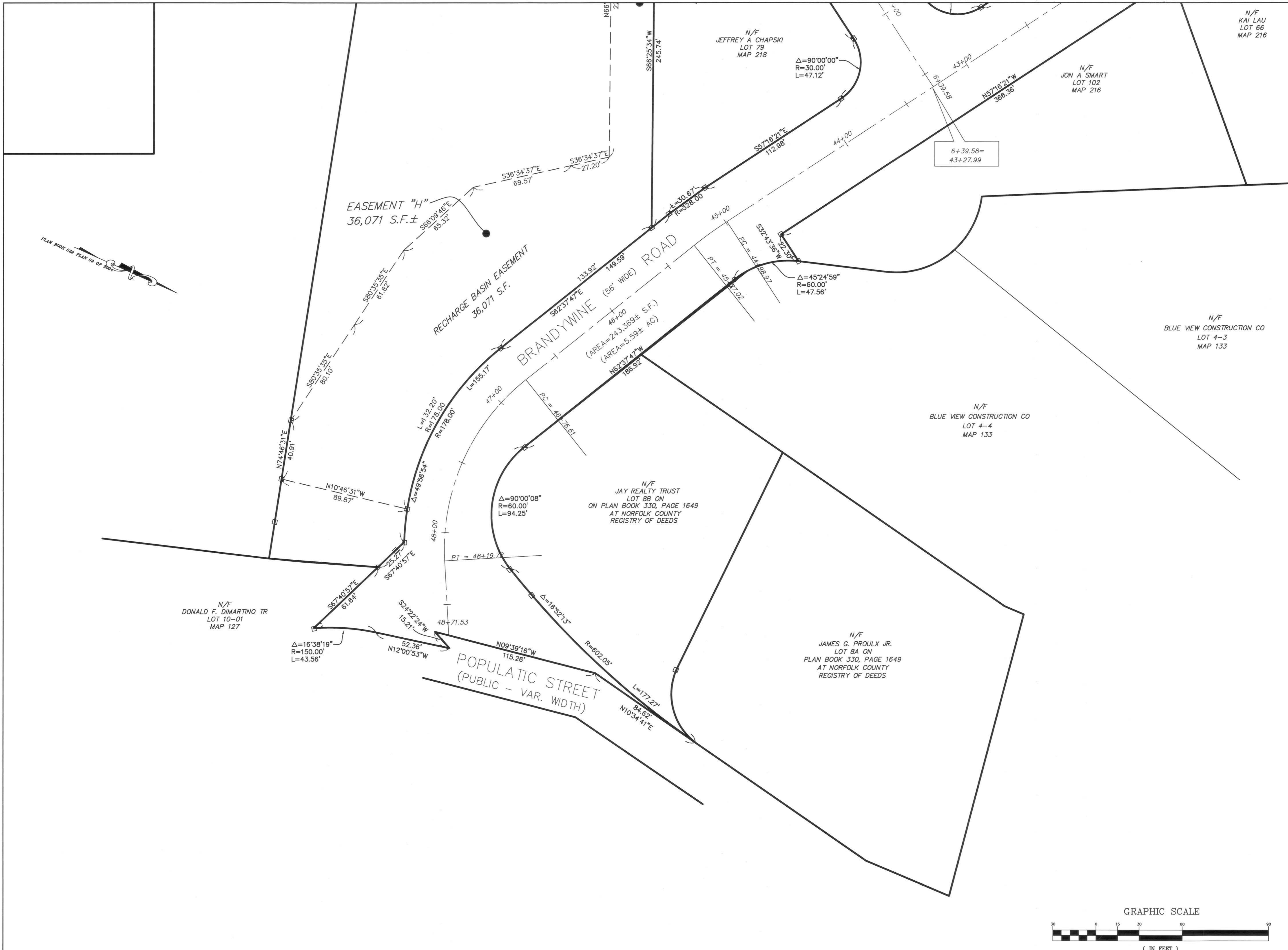
In The Town Of
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1 Main Street
Whitinsville, MA 01588

SCALE: 1"=30' DATE: OCTOBER 14, 2016
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JOB NUMBER: 2005-178 DRAWING FILE NAME: 2005-178.DWG
DRAWN BY: TAB CHECKED BY: M.J.L.

STREET ACCEPTANCE PLAN
SHEET 6 OF 7



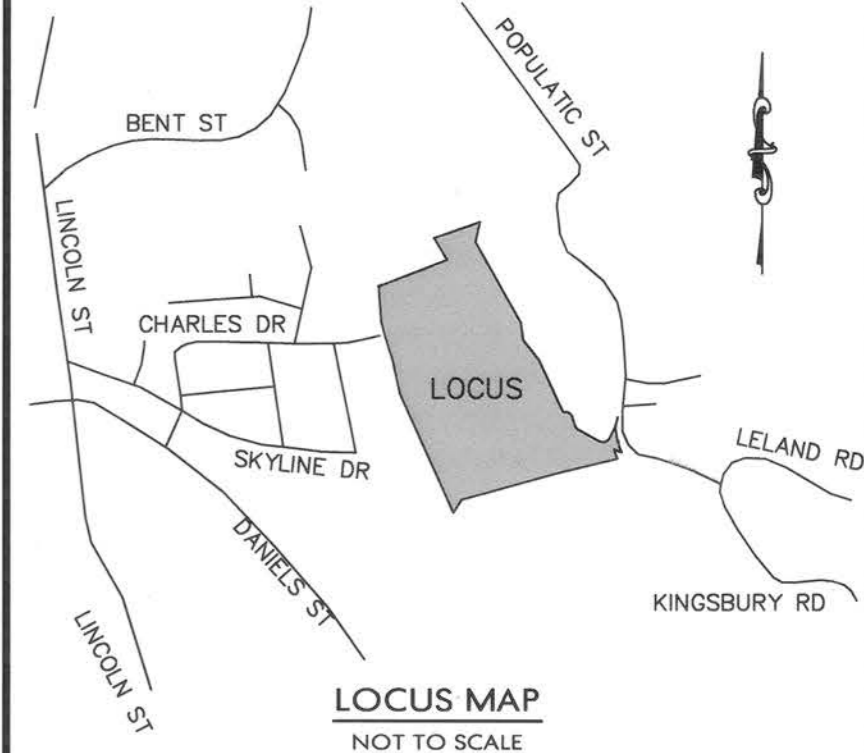


HERITAGE DESIGN GROUP
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 LANDSCAPE ARCHITECTS
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 A LIMITED LIABILITY COMPANY

OWNER OF RECORD
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 28 TIA PLACE
 FRANKLIN, MA 02038

APPLICANT
 MARINELLA DEVELOPMENT, L.L.C.
 28 TIA PLACE
 FRANKLIN, MA 02038

NOTE:
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W. Robert Knapik
 W. ROBERT KNAPIK, PLS NO. 38383
 REGISTERED PROFESSIONAL LAND SURVEYOR

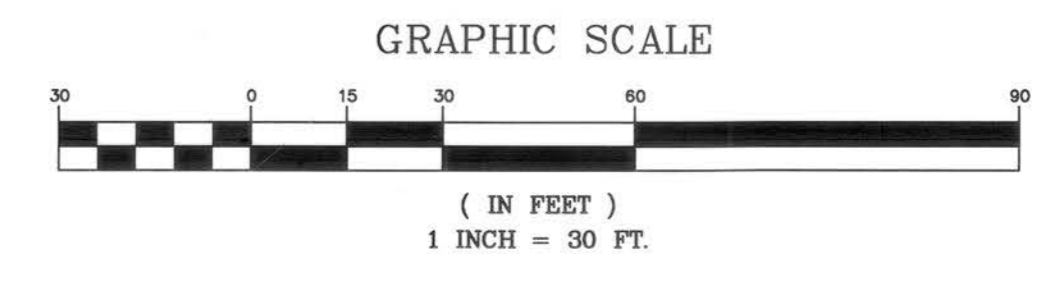
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 DRAWN BY: TAB CHECKED BY: M.J.L.

STREET ACCEPTANCE PLAN
 SHEET 7 OF 7



ZONE: COMMERCIAL II

	REQUIRED	EXISTING/PROPOSED
MINIMUM LOT AREA	40,000 SF	94,308 SF
MINIMUM LOT FRONTAGE	175 FT	141.87 FT
MINIMUM LOT DEPTH	200 FT	433 FT
MINIMUM LOT CIRCLE	157.5 FT	70 FT
MINIMUM YARDS		
FRONT	40 FT	51.3 FT
SIDE	30 FT	25.9 FT
REAR	30 FT	298.1 FT
MAXIMUM BUILDING HEIGHT	3 STY	2 STY
% COVERAGE		
STUCTURES	70%	5.3%
STUCTURES + PAVEMENT	80%	77.5%

NOTES

1. THIS LAND IS ZONED COMMERCIAL II.
2. THIS PLAN REFERS TO FRANKLIN ASSESSORS MAP 270 LOTS 34 & 35.
3. THIS SITE IS NOT IN A SPECIAL FLOOD HAZARD ZONE PER FEMA COMMUNITY PANEL NO. 25021C0308E, EFFECTIVE JULY 17, 2012.
4. THIS SITE IS NOT IN A FRANKLIN WATER RESOURCE DISTRICT PER FRANKLIN WATER RESOURCE DISTRICTS PLAN REVISED MAY 6, 2019.
5. ELEVATIONS REFER TO NAVD88. BENCHMARKS SHOWN ARE TO BE VERIFIED BEFORE USE.
6. BUILDING OFFSETS ARE NOT FOR THE REPRODUCTION OF PROPERTY LINES.

PREVIOUSLY APPROVED PARKING SCHEDULE

PARKING CALCULATED ASSUMING ALL SEATS ARE "FIXED":

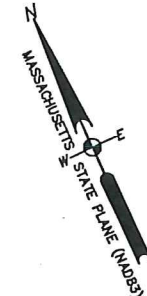
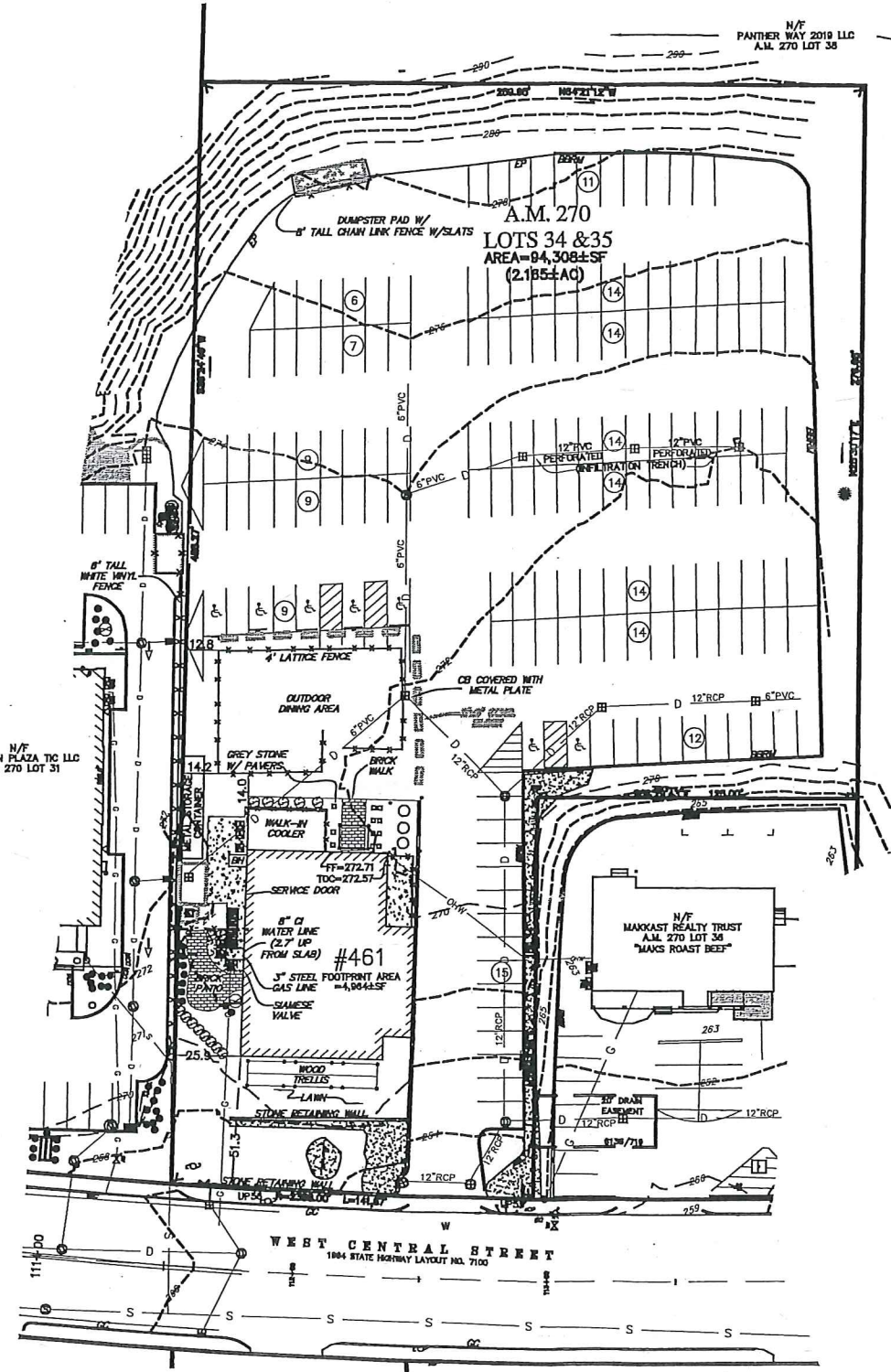
EXISTING SEATS (PIPINELLE'S):	377 SEATS	02.5 SPACES/SEAT=	151 SPACES REQ'D
APPROVED SEATS ("THREE"):	357 SEATS	02.5 SPACES/SEAT=	143 SPACES REQ'D

PARKING CALCULATED ASSUMING 1ST FLOOR SEATS ARE "FIXED" AND 2ND FLOOR SEATS ARE NOT "FIXED":

EXISTING SEATS (PIPINELLE'S):	1ST- 142 SEATS 02.5 SPACES/SEAT=	57
	2ND- 4,964 SF 01 SPACE/60SF=	83
		140 SPACES REQ'D

APPROVED SEATS ("THREE"):	1ST- 177 SEATS 02.5 SPACES/SEAT=	71
	2ND- 4,964 SF 01 SPACE/60SF=	83
		154 SPACES REQ'D

TOTAL EXISTING SPACES: 162 SPACES (INCLUDING 7 HC SPOTS)



LEGEND

A.M.	ASSESSOR'S MAP
N/F	NOW OR FORMERLY
UP#	UTILITY POLE
⊙	EXISTING SEWER MANHOLE
⊙	EXISTING WATER VALVE
⊙	EXISTING FIRE HYDRANT
⊙	EXISTING UTILITY POLE
⊙	EXISTING AIR CONDITIONER/REFRIGERATION UNIT
⊙	TRANSFORMER
●	BOLLARD
⊙	EXISTING ROUND CATCHBASIN
⊙	EXISTING CATCHBASIN
⊙	EXISTING DRAIN MANHOLE
—	EXISTING TREELINE
000.0x	EXISTING SPOT ELEVATION
—000—	EXISTING CONTOUR
—S—	EXISTING SEWERLINE
—W—	EXISTING WATERLINE
—G—	EXISTING GASLINE
—OHW—	EXISTING OVERHEAD WIRE
▨	EXISTING CONCRETE
▨	EXISTING LANDSCAPE AREA
♿	HANDICAP SPACE
(14)	EXISTING NUMBER OF SPACES
EP	EDGE OF PAVEMENT
GC	GRANITE CURB
BBRM	BITUMINOUS BERM

APPROVED DATE: _____
FRANKLIN PLANNING BOARD

BEING A MAJORITY

LEGAL NOTES

UTILITIES ARE PLOTTED AS A COMPILATION OF RECORD DOCUMENTS, DRAWINGS AND OTHER OBSERVED EVIDENCE TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES AND SHOULD BE CONSIDERED APPROXIMATE. PRIOR TO ANY EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY COMPLETELY AND RELIABLY DEPICTED. ADDITIONAL UTILITIES, NOT EVIDENCED BY RECORD DOCUMENTS OR OBSERVED PHYSICAL EVIDENCE, MAY EXIST. CONTRACTORS (IN ACCORDANCE WITH MASS.G.L. CHAPTER 82 SECTION 40 AS AMENDED) MUST CONTACT ALL UTILITY COMPANIES BEFORE EXCAVATING AND DRILLING AND CALL DIGSAFE AT 1(888)DIG-SAFE(7233).

CONSTRUCTION ON THIS LAND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS, OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.

OWNER
3 RESTAURANT
481 WEST CENTRAL STREET
FRANKLIN, MA 02038

DEED BK. 24246 PG. 201
PLAN NO. 585 OF 1970, PL. BK. 227
PLAN NO. 921 OF 1980, BK. 5804 PG. 316
1994 STATE HIGHWAY LAYOUT NO. 7100
A.M. 270 LOTS 34 & 35

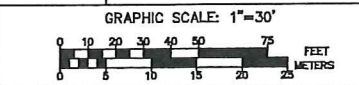
APPLICANT
3 RESTAURANT
481 WEST CENTRAL STREET
FRANKLIN, MA 02038

EXISTING CONDITIONS

LIMITED SITE PLAN
"THREE" RESTAURANT
AT
481 WEST CENTRAL STREET
FRANKLIN
MASSACHUSETTS

FEBRUARY 18, 2022

DATE	REVISION DESCRIPTION



Guerriere & Halon, Inc.
ENGINEERING & LAND SURVEYING
55 WEST CENTRAL ST. PH. (508) 528-3221
FRANKLIN, MA 02038 FX. (508) 528-7921
www.gondhengineering.com

APPROVED NOTE

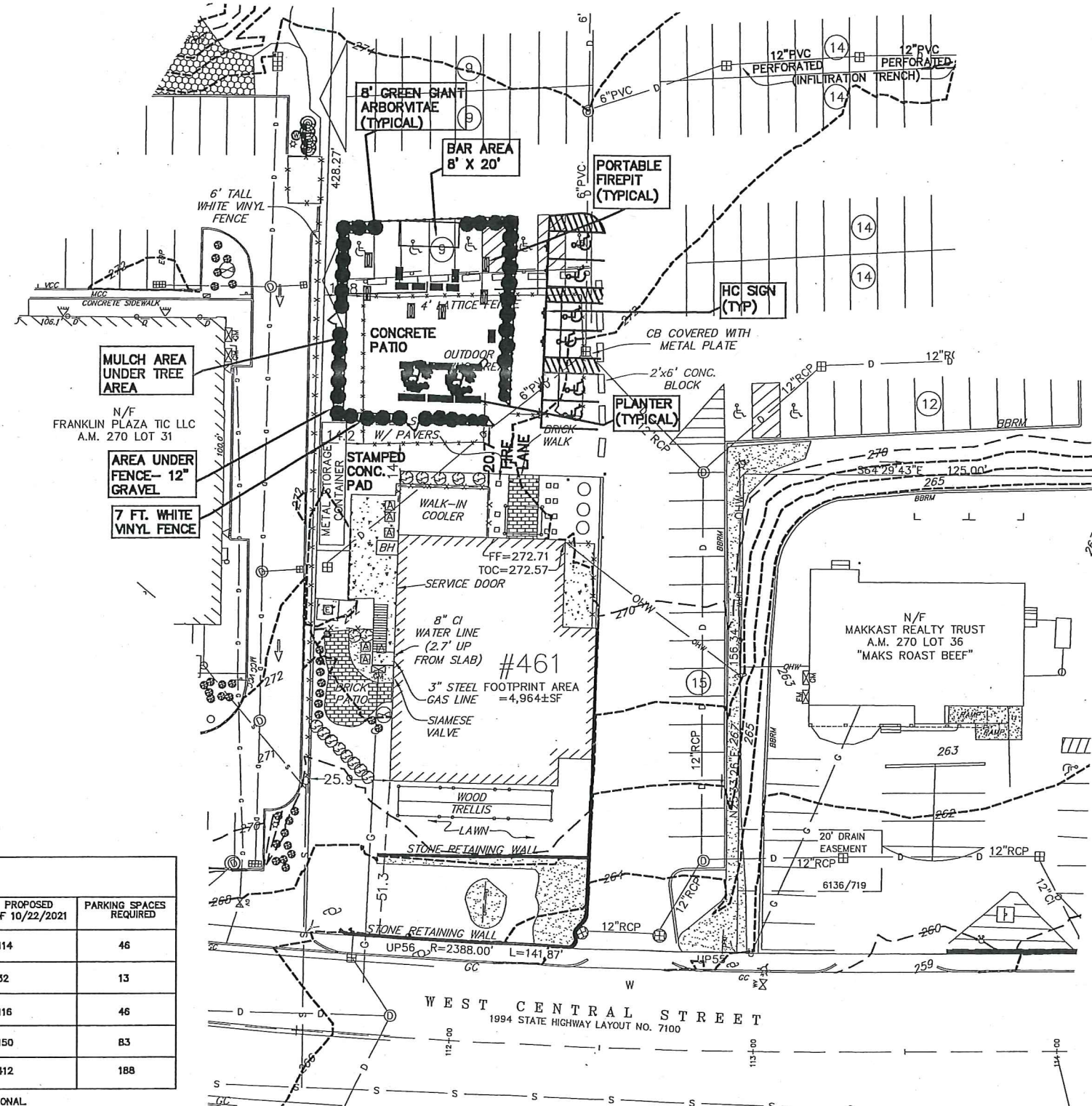
SEE SITE PLAN APPROVED 11/6/06 ENTITLED "EXISTING CONDITIONS SITE PLAN FOR "THREE" A RESTAURANT IN FRANKLIN MASSACHUSETTS, DATED OCTOBER 10, 2006, REVISED 10-17-06

G:\C3DFranklin\F4495\DWG\F4495-SITE PLAN-03.dwg, 2/18/2022 10:05:06 AM, DAB

G:\3D\Franklin\F4495\DWG\F4495-SITE PLAN-03.dwg, 2/18/2022 10:03:35 AM, DAB

ZONE: COMMERCIAL II

	REQUIRED	EXISTING/PROPOSED
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MINIMUM LOT DEPTH	200 FT	433 FT
MINIMUM LOT CIRCLE	157.5 FT	70 FT
MINIMUM YARDS		
FRONT	40 FT	51.3 FT
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REAR	30 FT	298.1 FT
MAXIMUM BUILDING HEIGHT	3 STY	2 STY
% COVERAGE		
STRUCTURES	70%	5.3%
STRUCTURES + PAVEMENT	80%	77.5%



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A.M.	ASSESSOR'S MAP
N/F	NOW OR FORMERLY
UP#	UTILITY POLE
⊗	EXISTING SEWER MANHOLE
⊕	EXISTING WATER VALVE
⊠	EXISTING FIRE HYDRANT
⊞	EXISTING UTILITY POLE
⊞	EXISTING AIR CONDITIONER/REFRIGERATION UNIT
⊞	TRANSFORMER
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⊞	EXISTING CATCHBASIN
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000.0-	EXISTING SPOT ELEVATION
—	EXISTING CONTOUR
—S—	EXISTING SEWERLINE
—W—	EXISTING WATERLINE
—G—	EXISTING GASLINE
—OHW—	EXISTING OVERHEAD WIRE
▨	EXISTING CONCRETE
▨	EXISTING LANDSCAPE AREA
♿	HANDICAP SPACE
(14)	EXISTING NUMBER OF SPACES
EP	EDGE OF PAVEMENT
GC	GRANITE CURB
BBRM	BITUMINOUS BERM

APPROVED DATE: _____
FRANKLIN PLANNING BOARD

BEING A MAJORITY

LEGAL NOTES

UTILITIES ARE PLOTTED AS A COMPILATION OF RECORD DOCUMENTS, MARKINGS AND OTHER OBSERVED EVIDENCE TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES AND SHOULD BE CONSIDERED APPROXIMATE. EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY COMPLETELY AND RELIABLY DEPICTED. ADDITIONAL UTILITIES, NOT EVIDENCED BY RECORD DOCUMENTS OR OBSERVED PHYSICAL EVIDENCE, MAY EXIST. CONTRACTORS (IN ACCORDANCE WITH MASS.G.L. CHAPTER B2 SECTION 40 AS AMENDED) MUST CONTACT ALL UTILITY COMPANIES BEFORE EXCAVATING AND DRILLING AND CALL DIGSAFE AT 1(888)DIGSAFE(72333).

CONSTRUCTION ON THIS LAND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS, OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.

OWNER

3 RESTAURANT
461 WEST CENTRAL STREET
FRANKLIN, MA 02038

DEED BK. 24246 PG. 201
PLAN NO. 565 OF 1970, PL. BK. 227
PLAN NO. 921 OF 1980, BK. 5804 PG. 316
1994 STATE HIGHWAY LAYOUT NO. 7100
A.M. 270 LOTS 34 & 35

APPLICANT

3 RESTAURANT
461 WEST CENTRAL STREET
FRANKLIN, MA 02038

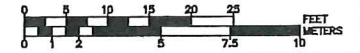
PROPOSED SITE

**LIMITED SITE PLAN
"THREE" RESTAURANT
AT
461 WEST CENTRAL STREET
FRANKLIN
MASSACHUSETTS**

FEBRUARY 18, 2022

DATE	REVISION DESCRIPTION

GRAPHIC SCALE: 1"=10'



Guerriere & Halon, Inc.
ENGINEERING & LAND SURVEYING
55 WEST CENTRAL ST. PH. (508) 528-3221
FRANKLIN, MA 02038 FX. (508) 528-7921
www.gondhallengnering.com

PARKING SCHEDULE

	SEATS PREVIOUSLY APPROVED	PARKING SPACES REQUIRED	EXISTING & PROPOSED SEATS AS OF 10/22/2021	PARKING SPACES REQUIRED
DINING ROOM (FIXED)	100	40	114	46
BAR/LOUNGE (FIXED)	68	27	32	13
OUTDOOR (FIXED)	9	4	116	46
(1) 2ND FLOOR FUNCTION ROOM (NON FIXED)	180	83	150	83
TOTAL	357	154	412	188

- PATIO SEATING SHALL BE CONSIDERED AN ALTERNATIVE DINING AREA NOT ADDITIONAL PATIO IS WEATHER DEPENDENT, ONLY UTILIZED IN GOOD WEATHER.
- PATIO LOUGE SEATING IS GROUPED IN SEATS OF 8. PATIO DINING TABLES ARE ALL 4 TOP TABLES. WHEN SMALLER PARTIES OCCUPY THESE SEATING AREA AND TABLES, THE OTHER GO UNOCCUPIED.
- THE PROPOSED OUTDOOR DINING AREA HAS BEEN UTILIZED UNDER THE TEMPORARY OUTDOOR DINING PERMIT.

A PARKING DETERMINATION IS REQUESTED FROM THE PLANNING BOARD FROM ZONING SECTION 1B5-21 PARKING, LOADING, AND DRIVEWAY REQUIREMENTS (b) (IV)
(a) ONE SPACE PER 25 FIXED SEATS
(b) ON SPACE PER 60 SF. OF GROSS FLOOR AREA, IF SEATING IS NOT FIXED

PROPOSED 9 EXISTING SPACES TO BE REMOVED AND 6 SPACES ARE PROPOSED TO ALLOW 157 PARKING SPACES WHERE 188 IS REQUIRED

PURPOSE OF PLAN:

REQUEST TO CONSTRUCT AND PERMIT A PERMANENT OUTSIDE SEATING DINING AREA AS SHOWN.

TO OBTAIN A PARKING DETERMINATION FROM THE PLANNING BOARD FROM ZONING SECTION 1B5-21 PARKING, LOADING AND DRIVEWAY REQUIREMENTS (b)(IV) TO ALLOW 157 PARKING SPACES WHERE 188 ARE REQUIRED.

NOTE:

FOR PATIO DETAILS SEE ARCHITECTURAL PLANS BY SOUSA DESIGN DATED JANUARY 17, 2022

THREE RESTAURANT

461 West Central Street
Franklin, MA 02038

ALL DRAWINGS, SPECIFICATIONS AND ARCHITECTURAL DESIGNS ARE THE PROPERTY OF SOUSA DESIGN ARCHITECTS AND SHALL NOT BE REPRODUCED OR USED ON THIS OR ANY OTHER PROJECT WITHOUT WRITTEN CONSENT FROM THE ARCHITECT.

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS ON SITE PRIOR TO BEGINNING ANY WORK. REPORT ALL DISCREPANCIES IN WRITING TO SOUSA DESIGN ARCHITECTS BEFORE PROCEEDING WITH THE WORK, AND SHALL EXCEPT FULL RESPONSIBILITY FOR SAME. DRAWINGS SHALL NOT BE SCALED. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS, AND TO THE SATISFACTION OF THE OWNER AND THE ARCHITECT.

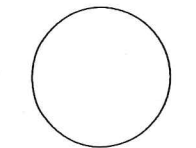
EACH CONTRACTOR SHALL SUBMIT TO SOUSA DESIGN ARCHITECTS OR THE OWNER FOR APPROVAL: SHOP DRAWINGS, SAMPLES, CUTS OF ALL THE ITEMS TO BE INCLUDED IN THE WORK, PRIOR TO CONSTRUCTION. ALL ITEMS TO BE INCLUDED SHALL BE APPROVED FOR USE IN THE TOWN OF FRANKLIN AND SHALL HAVE AN ASTM AND UL NUMBER WHEN SUCH ITEMS REQUIRE THIS DESIGNATION. EACH CONTRACTOR SHALL CO-ORDINATE HIS WORK WITH ALL OTHER CONTRACTORS.

THE QUALITY OF WORKMANSHIP AND MATERIALS USED SHALL COMPLY WITH ALL TOWN OF FRANKLIN AND MA STATE BUILDING CODES. DRAWINGS SUBJECT TO APPROVAL BY ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION. ALL NEW CONSTRUCTION TO COMPLY WITH APPLICABLE HANDICAPPED ACCESSIBILITY LAWS.

ISSUED FOR:
PERMIT
01.17.2022

SOUSA design
Architects

25 Bay Street, 2nd Floor
Franklin, MA 02038
617.879.9100



Job # 202176

Drawn by Ckd by TB

Date 01.17.2022

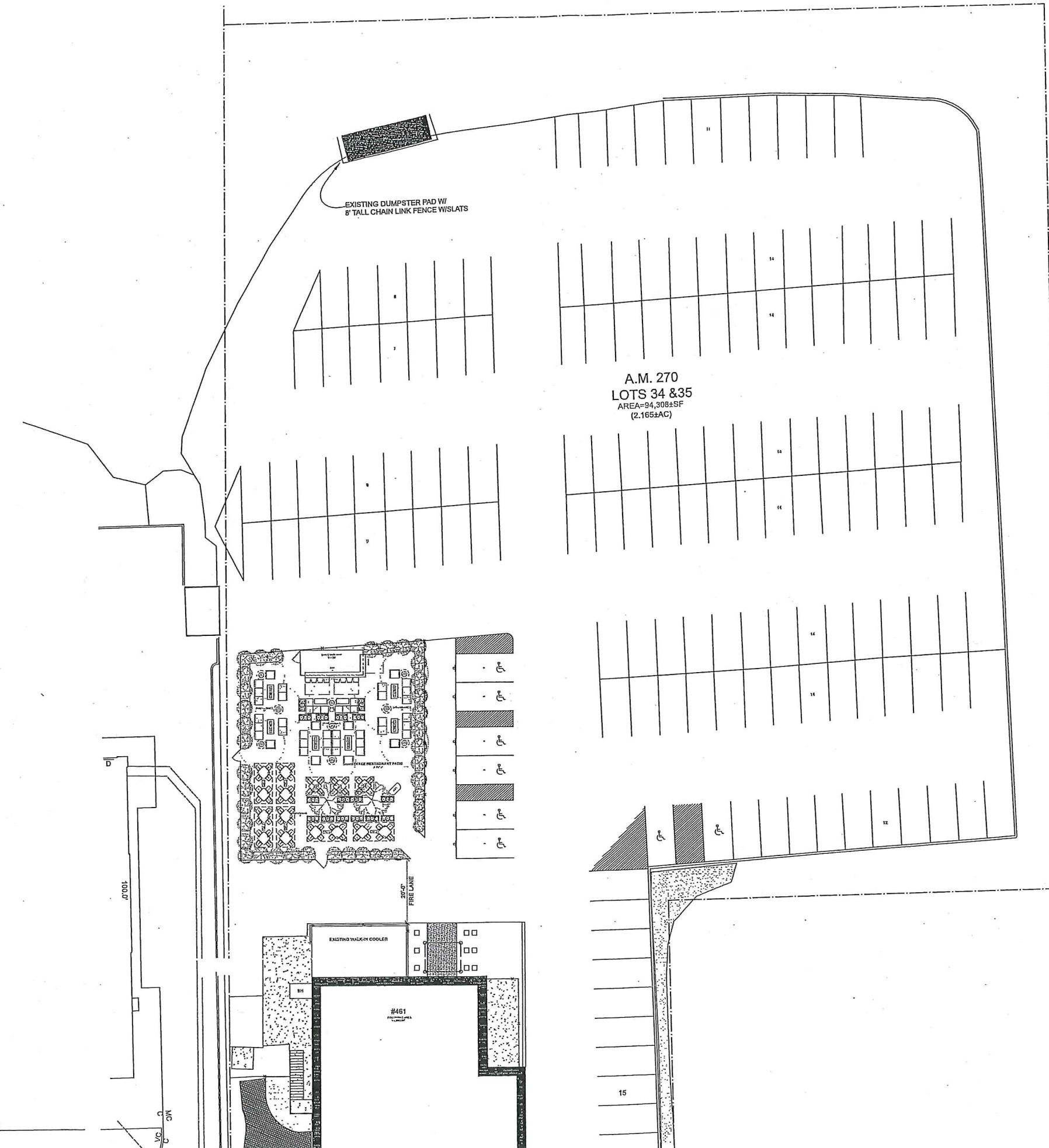
Revisions

NO.	DESCRIPTION	DATE

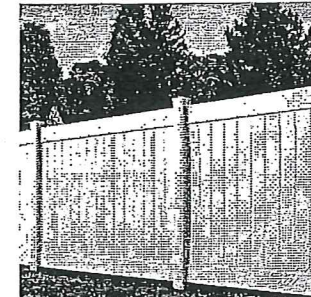
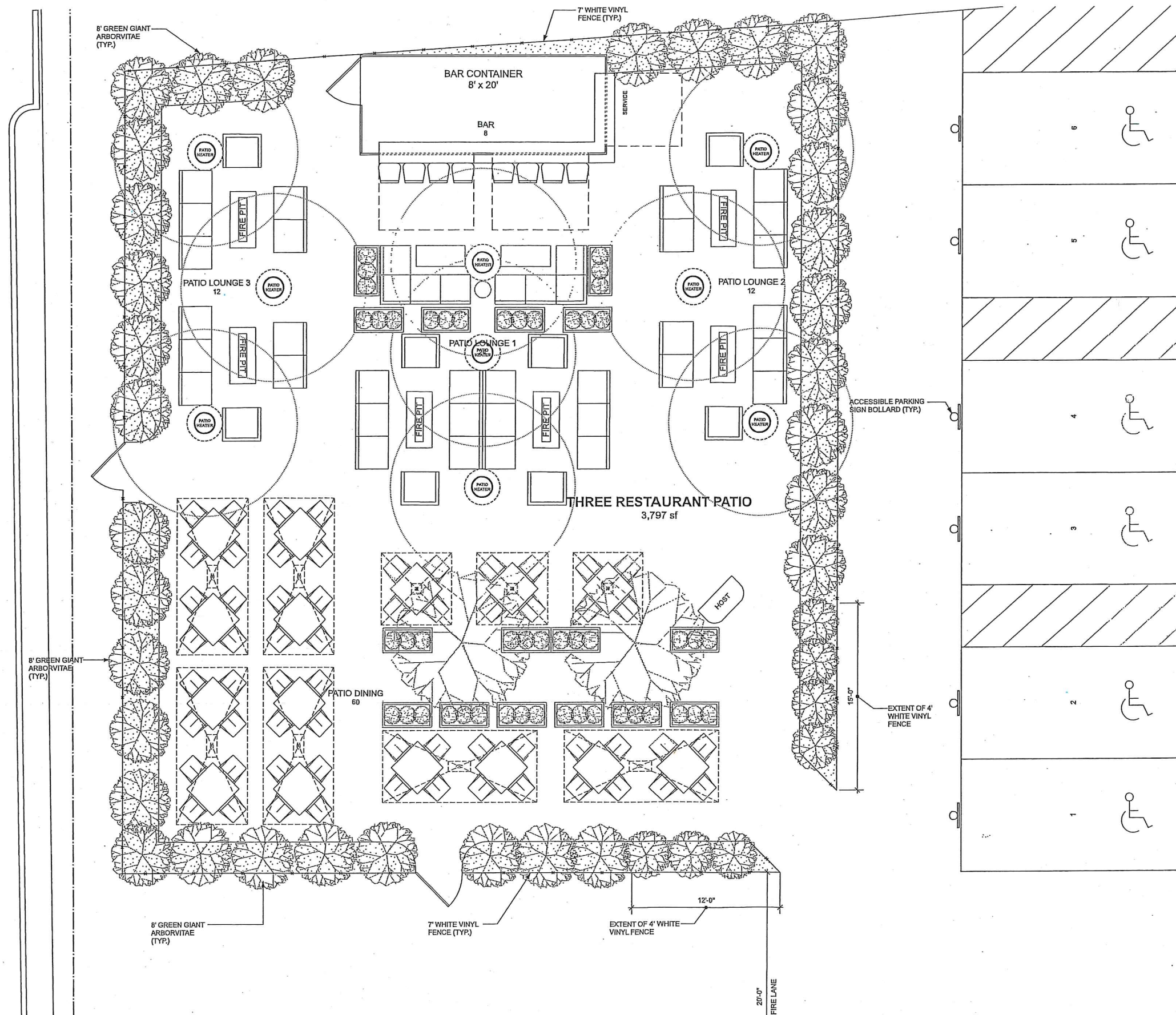
**PROPOSED
SITE PLAN**

A-101

1 PROPOSED SITE PLAN
Scale: 1/16" = 1'-0"



Contractor to verify all information and dimensions in the field prior to start of construction and is to notify SOUSA design of any discrepancies



7' WHITE VINYL FENCE

SEATING SUMMARY	
BAR	8
PATIO DINING	60
PATIO LOUNGE 1	12
PATIO LOUNGE 2	24
PATIO LOUNGE 3	12
TOTAL SEATING	116

THREE RESTAURANT
461 West Central Street
Franklin, MA 02038

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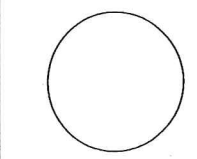
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ISSUED FOR:
PERMIT
01.17.2022

SOUSA design
Architects
81 Bayshore Avenue, 2nd Floor
Boston, MA 02248
617.878.9100



Job # 202176
Drawn by Ckd by TB
Date 01.17.2022

Revisions	

PROPOSED PATIO PLAN

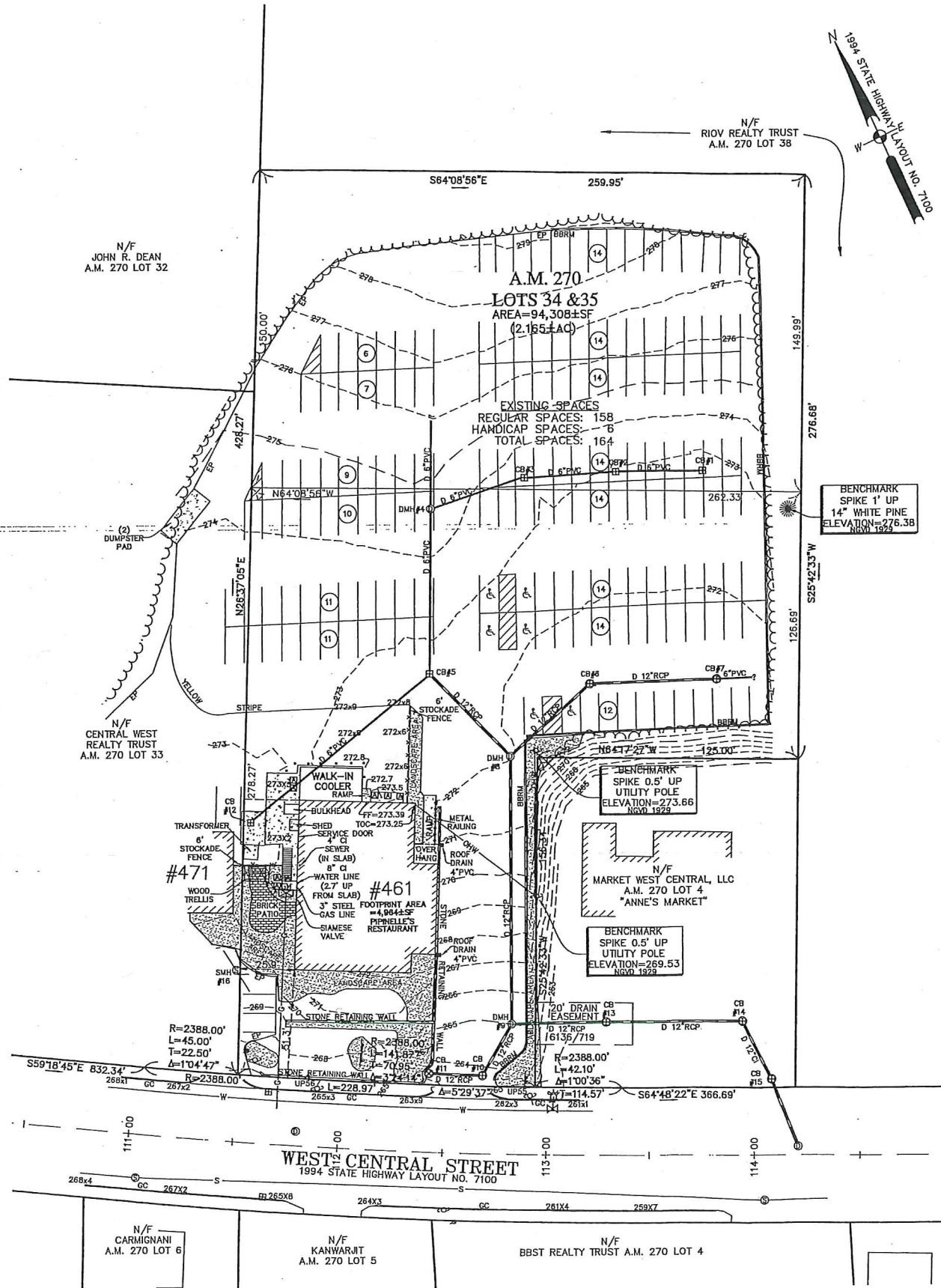
1 PROPOSED PATIO PLAN
Scale: 1/4" = 1'-0"



ZONE: COMMERCIAL II

	REQUIRED	EXISTING/PROPOSED
MINIMUM LOT AREA	40,000 SF	94,308 SF
MINIMUM LOT FRONTAGE	175 FT	141.87 FT*
MINIMUM LOT DEPTH	200 FT	433 FT
MINIMUM LOT CIRCLE	157.5 FT	70 FT*
MINIMUM YARDS		
FRONT	40 FT	51.3 FT
SIDE	30 FT	25.9 FT**
REAR	30 FT	298.1 FT
MAXIMUM BUILDING HEIGHT	3 STY	2 STY
% COVERAGE		
STRUCTURES	50%	5.3%
STRUCTURES + PAVEMENT	60%	77.5%

* PRE-EXISTING NON-CONFORMING LOT
 ** SEE VARIANCE GRANTED FOR SIDYARD REDUCTION.



STRUCTURE, RIM & INVERT SCHEDULE

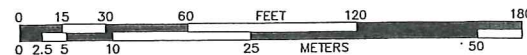
STRUCTURE	RIM	FROM	INVERT	PIPE	TO	INVERT	PIPE
CB#1	272.51				CB#2	270.76	6" PVC
CB#2	272.77	CB#1	270.72	6" PVC	CB#3	270.67	6" PVC
CB#3	273.04	CB#2	270.69	6" PVC	DMH#4	270.74	6" PVC
DMH#4	274.68	?	271.08	6" PVC			
		CB#3	271.08	6" PVC	CB#5	270.83	6" PVC
CB#12	272.08				CB#5	270.28	6" PVC
CB#5	272.52	CB#12	270.12	6" PVC			
		DMH#4	270.32	6" PVC	DMH#8	269.97	12" RCP
CB#7	270.96	?	268.41	6" PVC	CB#6	268.61	12" RCP
CB#6	270.92	CB#7	268.47	12" RCP	DMH#8	267.07	12" RCP
DMH#8	272.05	CB#5	267.65	12" RCP			
		CB#6	265.60	12" RCP	DMH#9	265.30	12" RCP
CB#11	263.77				CB#10	260.97	12" RCP
CB#10	263.79	CB#11	260.54	12" RCP	DMH#9	260.49	12" RCP
DMH#9	265.26	CB#10	260.49	12" RCP			
DMH#9	265.26	DMH#8	260.41	12" RCP	ABUTTER	260.21	12" RCP
SMH#13	270.12						

LEGEND

A.M.	ASSESSOR'S MAP
N/F	NOW OR FORMERLY
UP#	UTILITY POLE
⊙	EXISTING SEWER MANHOLE
⊗	EXISTING WATER VALVE
⊕	EXISTING FIRE HYDRANT
⊖	EXISTING UTILITY POLE
⊞	EXISTING AIR CONDITIONER/REFRIGERATION UNIT
⊚	EXISTING ROUND CATCHBASIN
⊛	EXISTING CATCHBASIN
⊜	EXISTING DRAIN MANHOLE
⊝	EXISTING TREELINE
000.0 x	EXISTING SPOT ELEVATION
---000---	EXISTING CONTOUR
---	EXISTING SEWERLINE
---	EXISTING WATERLINE
---	EXISTING GASLINE
---OHV---	EXISTING OVERHEAD WIRE
⊞	EXISTING CONCRETE
⊞	HANDICAP SPACE
(14)	EXISTING NUMBER OF SPACES
EP	EDGE OF PAVEMENT
GC	GRANITE CURB
BBRM	BITUMINOUS BERM

DIG SAFE NOTE:
 UTILITIES ARE PLOTTED FROM FIELD LOCATION AND ANY RECORD INFORMATION AVAILABLE, AND SHOULD BE CONSIDERED APPROXIMATE. OTHER UTILITIES MAY EXIST WHICH ARE NOT EVIDENT OR FOR WHICH RECORD INFORMATION WAS NOT AVAILABLE. CONTRACTORS (IN ACCORDANCE WITH MASS.G.L. CHAPTER 82 SECTION 40 AS AMENDED) MUST CONTACT ALL UTILITY COMPANIES BEFORE EXCAVATING AND DRILLING. ALSO, CALL "DIG-SAFE" AT 1(888)344-7233 [(888)DIG-SAFE].

CONSTRUCTION ON THIS LAND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS, OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.



ELAN REFERENCES:
 PLAN NO. 565 OF 1970, PL. BK. 227.
 PLAN NO. 921 OF 1980, BK. 5804 PG. 316.
 1994 STATE HIGHWAY LAYOUT NO. 7100.

JOB NO. **F3332**

SITE PLAN
 APPROVED DATE
 FRANKLIN PLANNING BOARD

James C. Chilton
Thomas G. Distefano
 Page 5 of 5

DATE: **11/6/06**

APPROVAL NOTE:

SEE CERTIFICATE OF VOTE AND ITS CONDITIONS OF APPROVAL FROM THE PLANNING BOARD MEETING OF OCTOBER 16, 2006 AND MEMOS FROM THE DEPARTMENT OF COMMUNITY PLANNING DATED OCTOBER 12, 2006 AND THE DEPARTMENT OF PUBLIC WORKS DATED OCTOBER 13, 2006.



Paul B. Atwood 10/17/06
 PROFESSIONAL LAND SURVEYOR

OWNER:

ALMERINDA REALTY TRUST
 RONALD P. BUCHANAN, TRUSTEE
 P.O. BOX 2
 FRANKLIN, MA 02038

 LOCUS:
 461 WEST CENTRAL STREET
 A.M. 270 LOTS 34 & 35
 DEED BK 5588 PG. 105
 DEED BK. 5804 PG. 316

REVISIONS

DATE	REVISED
10-17-06	PER TOWN APPROVAL

Guerriere & Halnon, Inc.
 Engineering & Land Surveying
 Ph. (508) 528-3221 38 POND STREET, STE 206
 Fx. (508) 528-7921 FRANKLIN, MASS. 02038
 www.guerriereandhalnon.com

EXISTING CONDITIONS
 SITE PLAN
 FOR "THREE"
 A RESTAURANT
 IN
 FRANKLIN
 MASSACHUSETTS

DATE OCTOBER 10, 2006	SCALE 1"=30'
SHEET 1 OF 2	JOB NO. F3332

6/15/2006 1:10 PM 10/23/2006 09:55 AM REC'D

Town of Franklin

355 East Central Street
Franklin, Massachusetts 02038-1352



Phone: (508) 520-4907
www.franklinma.gov

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

DATE: February 23, 2022
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: 461 West Central St – Outdoor Seating
Limited Site Plan Modification

The DPCD has reviewed the above referenced Limited Site Plan Modification application for the Monday, February 28, 2022 Planning Board meeting and offers the following commentary:

General:

1. The site is located on West Central Street in the Commercial II Zoning District (Assessors Map 270 Lots 034 & 035).
2. The applicant is applying for permanent outdoor seating.

Comments

1. Applicant has submitted a Limited Site Plan for permanent outdoor seating.
2. The Applicant has provided a previously approved Site Plan.
3. The Applicant has provided parking calculations on the plans.



www.gandhengineering.com

Est. 1972

F-4495

February 18, 2022

Town of Franklin Planning Board
Attn: Ms. Amy Love
355 East Central Street
Franklin, MA 02038

Whitinsville Office
1029 Providence Road
Whitinsville, MA 01588-2121
Phone: (508) 234-6834
Fax: (508) 234-6723

Milford Office
333 West Street
P.O. Box 235
Milford, MA 01757-0235
Phone: (508) 473-6630
Fax: (508) 473-8243

Franklin Office
55 West Central Street
Franklin, MA 02038-3807
Phone (508) 528-3221
Fax (508) 528-7921

Re: Limited Site Plan and Special Permit – 461 West Central Street, “3” Restaurant

Dear Planning Board Members:

As the applicant's representative, Guerriere & Halnon, Inc. (G & H) hereby submits the Limited Site Plan Application in accordance with the Town of Franklin Submittal Requirements for Limited Site Plan Approval. We have provided one original and one copy of the application and the following supporting documentation for your review and approval.

As part of the submittal G & H has included the following:

- Form P – Limited Site Plan Permit Application;
- Certificate of Ownership;
- (6) Sets of 11"x17" prints of Limited Site Plan;
- (2) Sets of 24"x36" prints of Limited Site Plan;
- (6) 11"x17" sets of previously approved Site Plan
- Limited Site Plan Filing Fee: \$500.00

We trust this meets with your requirements. Please contact us at our Franklin office at (508) 528-3221 if you have any questions or require additional information.

Sincerely,
Guerriere & Halnon, Inc.

Amanda Cavaliere
Franklin Office Manager
Enclosures

FORM P

APPLICATION FOR APPROVAL OF A LIMITED SITE PLAN

To the Franklin Planning Board:

The undersigned, herewith, submits the accompanying Limited Site Plan entitled " xxx " for approval under the provisions of the Zoning By-Laws of the Town of Franklin Section §185-31.1.D covering Limited Site Plans.

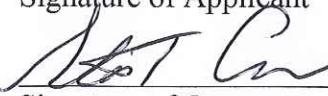
xxx Limited Site Plan Modification "Three" Restaurant at 461 West Central Street, Franklin, MA "

- 1. Name of Applicant: 3 Restaurant
Address of Applicant: 461 West Central Street Franklin, MA 02038
Phone No.: 978-852-9443 Email: stcorcoran@gmail.com
- 2. Name of Owner (if not the Applicant): 3 Restaurant
Address of Owner: 461 West Central Street Franklin, MA 02038
Phone No.: 978-852-9443 Email: stcorcoran@gmail.com
- 3. Name of Engineer: Guerriere & Halnon, Inc.
Address of Owner: 55 West Central Street, Franklin, MA 02038
Phone No.: 508-528-3221 Email: acavaliere@gandhengineering.com
- 4. Deed of Property recorded with Norfolk Registry of Deeds in Book 24246, Page 201, (or Certificate of Title No. _____)
- 5. Location and Description of Property:
The property is an existing restaurant located at 461 West Central Street.

Square Footage of Building(s) 4,964+/-SF
Assessor's Map 270 Lot 34 & 35
- 6. Purpose of Site Plan: Proposing permanent outdoor seating area.
- 7. List of Waivers Requested (if any): Attach Form R for each waiver


Signature of Applicant

Stephen T. Corcoran
Print Name of Applicant


Signature of Owner

Stephen T. Corcoran
Print Name of Owner

Executed as a sealed instrument this

18th day of February 2022

[Signature]

Signature of Applicant

Stephen T. Corcoran

Print name of Applicant

[Signature]

Signature of Owner

Stephen T Corcoran

Print name of Owner

COMMONWEALTH OF MASSACHUSETTS

NORFOLK ss.

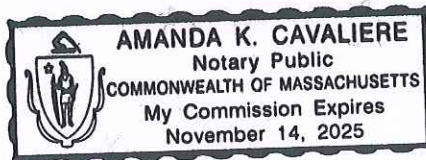
2022

On this 18th day of February 2022, before me, the undersigned notary public, personally appeared Stephen Corcoran (name of owner), proved to me through satisfactory evidence of identification, which were MA LICENSE to be the person whose name is signed on the preceding document in my presence.

Amanda K. Cavaliere
(Official signature and seal of notary)

Notary Public:

My Commission Expires: Nov. 14, 2025



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:

Limited Site Plan Modification "Three" Restaurant at
Title of Plan: 461 West Central Street, Franklin, Massachusetts

Date of Plan: February 18, 2022 Assessor's Information: AM 270 LOT 34&35

Prepared by: Guerriere & Halnon, Inc.

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

SECTION B:

Name of Record Owner(s): 3 Restaurant
461 West Central Street
Address of Record Owner(s): Franklin, MA 02038

*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):

Stephen T and Nancy L.S. Corcoran Trustees

*If in the name of a Trust or Corporation, list the Beneficiary(ies) of the Trust or the Shareholder(s) of the Corporation: Stephen T and Helen S. Corcoran Beneficiaries

*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:

Nochik's Comy Registry of Deeds, Book 24246, Page 201

Executed as a sealed instrument this

day of 20

[Signature]
Signature of Applicant

Stephen T. Corcoran
Print name of Applicant

[Signature]
Signature of Owner

Stephen T. Corcoran
Print name of Owner

Norfolk ss.

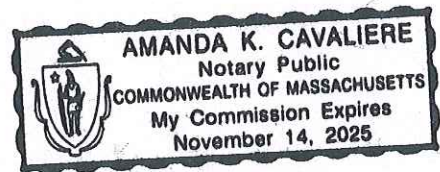
20 22

On this 18th day of February 2022, before me, the undersigned notary public, personally appeared Stephan Corcoran (name of Applicant), proved to me through satisfactory evidence of identification, which were MR LICKOR to be the person whose name is signed on the preceding document in my presence.

Amanda M. Cavaliere
(Official signature and seal of notary)

Notary Public:

My Commission Expires: Nov. 14, 2025



NOT QUITCLAIM DEED OF T
AN AN
OFFICIAL OFFICIAL

RONALD P. BUCCHIANO, TRUSTEE of the ALMERINDA REALTY TRUST u/d/t dated January 29, 1979 recorded in the Norfolk County Registry of Deeds in Book 5568 at Page 96 having a principal place of business at 461 West Central Street, Franklin, Massachusetts, for One Million Eight Hundred Fifty Thousand Dollars (\$1,850,000)] paid grants to STEPHEN T. CORCORAN and NANCY L.S. CORCORAN, TRUSTEES of the SNC (FRANKLIN) REALTY TRUST u/d/t dated September 1, 2006 recorded in the Norfolk County Registry of Deeds in Book 24156, Page 552 having a principal place of business at 1369 Providence Highway, Norfolk, Massachusetts 02062, with QUITCLAIM COVENANTS

That certain real property commonly known as 461 West Central Street, Franklin, Massachusetts as more particularly described on Exhibit A attached hereto and made a part hereof together with all buildings and improvements thereon.

Being the premises conveyed to the Trust by R.T. Holmes & Sons Leasing Co., Inc. by two (2) deeds dated January 29, 1979 and November 5, 1980, respectively, and recorded in the Norfolk Registry of Deeds in Book 5568 at Page 105 and in Book 5804 at Page 316, respectively.

[Signature page follows.]

RECEIVED AND RECORDED
NORFOLK COUNTY
REGISTRY OF DEEDS
DEDHAM, MA
CERTIFY
William P. O'Donnell
WILLIAM P. O'DONNELL, REGISTER

CANCELLED
NOV 7 2006
DEDHAM
DEEDS REG #17
NORFOLK

11/07/06 11:28AM 01
00000 #7572
FEE \$8436.00
CASH \$8436.00

Property address: 461 West Central Street, Franklin

After Recording Return to:

Louis A. Monti, Esq.
Sullivan & Worcester LLP
One Post Office Square
Boston, MA 02109

NOT A N WITNESS my hand as of the 6th day of November, 2006. NOT A N C I A L COPY COPY ALMERINDA REALTY TRUST

WITNESS: [Signature] By: [Signature] Ronald P. Bucchanio Trustee

COMMONWEALTH OF MASSACHUSETTS

County of [Signature]

On this [Signature] day of [Signature], 2006, before me, the undersigned notary public, personally appeared Ronald P. Bucchanio as Trustee for Almerinda Realty Trust, proved to me through satisfactory evidence of identification, which were [Signature], to be the person whose name is signed on the preceding document, and acknowledged to me that he signed it voluntarily for its stated purpose.

[Signature] (official signature and seal of notary)

My commission expires Feb 19, 2010

Paul A. Cataldo NOTARY PUBLIC My commission expires Feb. 19, 2010

NOT
AN
OFFICIAL Exhibit A OFFICIAL
COPY Legal Description COPY

[See attached.]

