

SOURCE: USGS QUADRANGLE MAP 7.5 MINUTE SERIES FRANKLIN, MA, RI DATED 2021

LOCUS MAP
SCALE: 1" = 1,000'±

SITE PLAN SET FOR PRIMROSE SCHOOL FRANCHISING COMPANY PROPOSED CHILD DAY CARE FACILITY

MAP 303, PARCELS 46 & 47
700-712 UNION STREET
TOWN OF FRANKLIN, NORFOLK COUNTY, MASSACHUSETTS



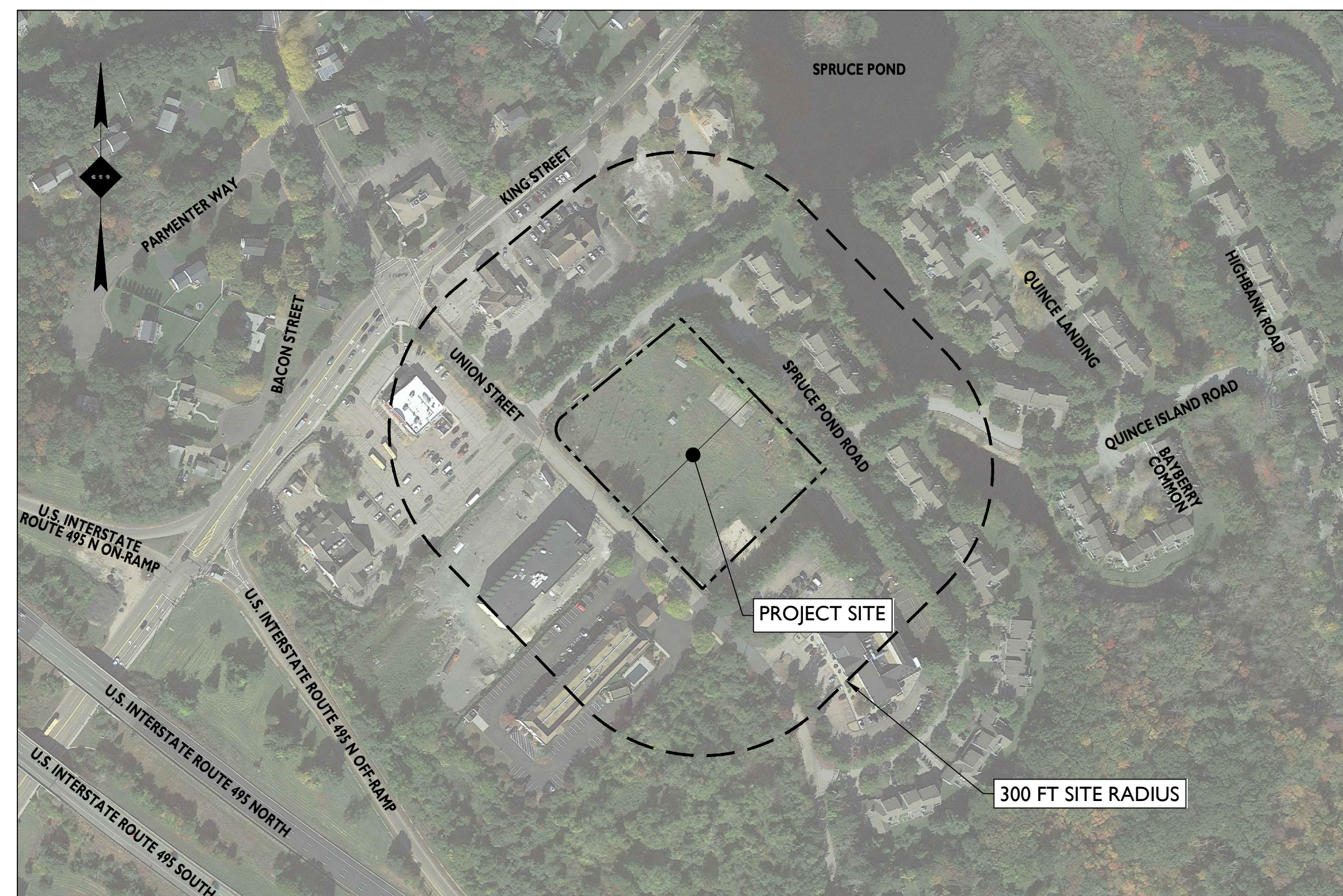
Know what's below
Call before you dig.

APPLICANT/OWNER

PRIMROSE SCHOOL FRANCHISING COMPANY
21 CONKLIN LANE
WARREN, NJ 07059
MTAYLOR@PRIMROSESCHOOLS.COM

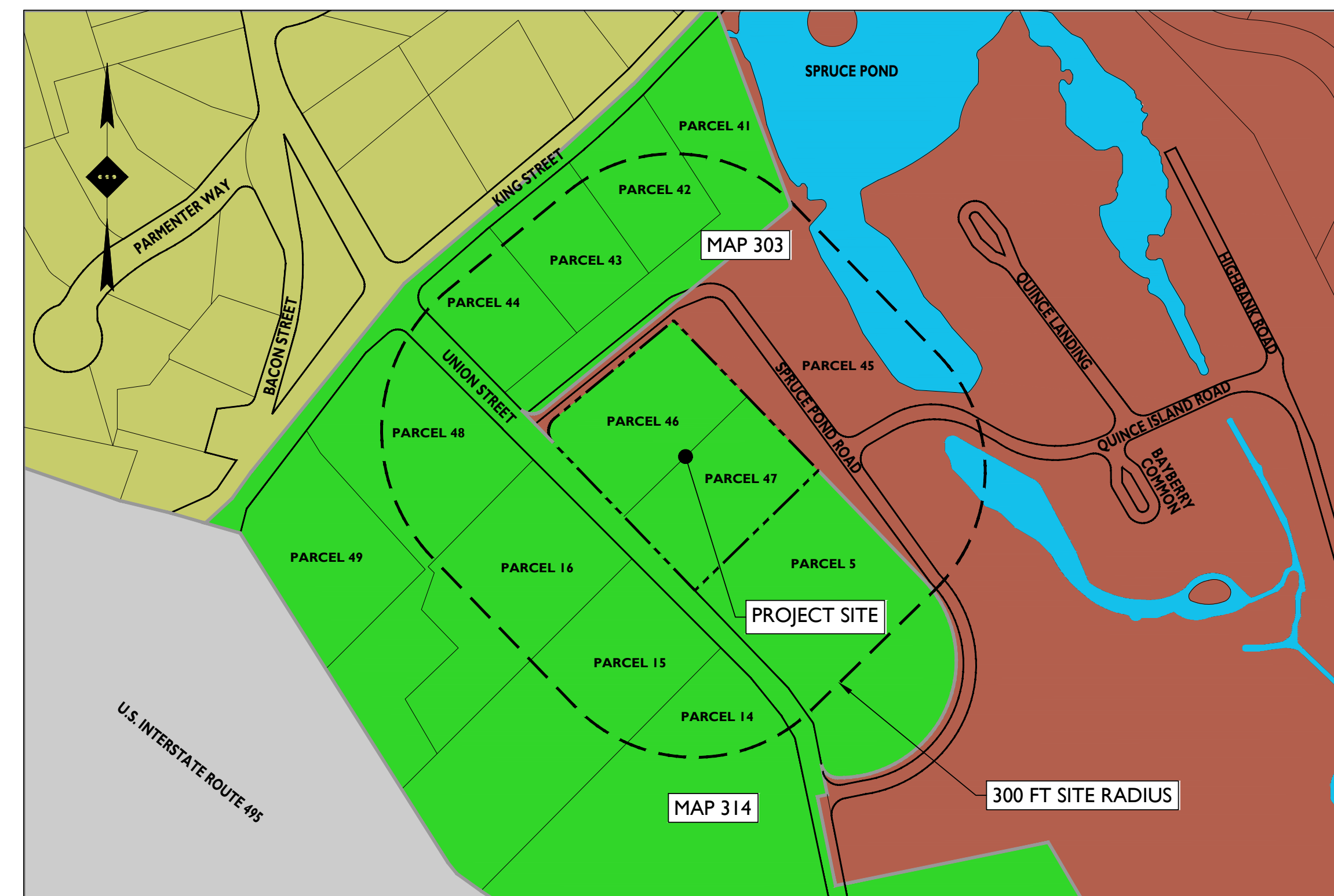
ATTORNEY

MARK BOBROWSKI
BBHS LAW, LLC
9 DAMONMILL SQUARE, SUITE 4A4
CONCORD, MA 01742
(978) 371-2226



SOURCE: GOOGLE EARTH PRO, DATED OCTOBER 12TH, 2021

AERIAL MAP
SCALE: 1" = 200'



SOURCE: TOWN OF FRANKLIN GIS MAPPING (UPDATED JANUARY 4TH, 2021) & TOWN OF FRANKLIN ZONING MAP (REVISED MARCH 3RD, 2019)

TAX & ZONING MAP
SCALE: 1" = 200'

BLOCK	LOT	OWNER	OWNER'S ADDRESS
303	41	MARGUERITE MARGARET, TR	PO BOX 1990 N FALMOUTH, MA 02556
303	42	MARGUERITE MARGARET, TR	MARGUERITE FAMILY TRUST PO BOX 1990 N FALMOUTH, MA 02038
303	43	MARGUERITE MARGARET, TR	BEAU GRASSIA-KING ST CAFE 390 KING ST FRANKLIN, MA 02038
303	44	DECOY INC	PO BOX 1990 N FALMOUTH, MA 02556
303	45	SPRUCE POND VILLAGE C/O LANGLEY PAUL G	13 SPRUCE POND RD FRANKLIN, MA 02038
303	46	ROGER KALDAWY	9 TRAILSIDE WAY NORFOLK, MA 02056
303	47	ROGER KALDAWY	9 TRAILSIDE WAY NORFOLK, MA 02056
303	48	HOTEL BUILDING CORPORATION ATTN: TAGE	PO BOX 386 WESTON, MA 02493
314	5	ROGER KALDAWY	9 TRAILSIDE WAY NORFOLK, MA 02056
314	14	MILFORD WHITINSVILLE REG HOSP DIRECTOR OF FISCAL SERVICES	14 PROSPECT ST MILFORD, MA 01757
314	15	KRISTIN TURRELL	2 LAKESHORE CENTER BRIDGEWATER, MA 02324
314	16	45Q FRANKLIN REALTY LLC	83 HARTWELL AVE LEXINGTON, MA 02421

PLAN REFERENCE MATERIALS:

- THIS PLAN SET REFERENCES THE FOLLOWING DOCUMENTS INCLUDING, BUT NOT LIMITED TO:
 - SURVEY BY LEVESQUE GEOMATICS INC, DATED APRIL 7, 2022
 - ARCHITECTURAL PLANS BY ADA ARCHITECTS, INC., DATED APRIL 14, 2022
 - AERIAL MAP OBTAINED FROM GOOGLE EARTH PRO, DATED OCTOBER 12, 2021
 - TOWN OF FRANKLIN GIS MAPPING, UPDATED JANUARY 4, 2021 AND TOWN OF FRANKLIN ZONING MAP, REVISED MARCH 3, 2019
 - KEY MAP OBTAINED FROM USGS QUADRANGLE MAP 7.5 MINUTE SERIES FRANKLIN, MA, RI, DATED 2021
- ALL REFERENCE MATERIAL LISTED ABOVE SHALL BE CONSIDERED A PART OF THIS PLAN SET AND ALL INFORMATION CONTAINED WITHIN THESE MATERIALS SHALL BE UTILIZED IN CONJUNCTION WITH THIS PLAN SET. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN A COPY OF EACH REFERENCE AND REVIEW IT THOROUGHLY PRIOR TO THE START OF CONSTRUCTION.

PLANS PREPARED BY:



Rutherford, NJ · New York, NY · Boston, MA
Princeton, NJ · Tampa, FL · Detroit, MI
www.stonefieldeng.com

120 Washington Street, #120, Salem, MA 01970
Phone 617.203.2076

ZONING LEGEND

- COMMERCIAL II DISTRICT
- RESIDENTIAL VI DISTRICT
- SINGLE-FAMILY III DISTRICT
- U.S. INTERSTATE ROUTE 495

AMERICAN DISABILITIES ACT (ADA) CERTIFICATION:
THIS SITE PLAN IS IN COMPLIANCE WITH THE PROVISIONS OF THE AMERICAN DISABILITIES ACT (ADA) AND MASSACHUSETTS ARCHITECTURAL BARRIERS BOARD

SHEET INDEX

DRAWING TITLE	SHEET #
COVER SHEET	C-1
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SITE PLAN	C-4
GRADING PLAN	C-5
STORMWATER MANAGEMENT PLAN	C-6
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CONSTRUCTION DETAILS	C-12 - C-16
TRUCK TURN EXHIBIT	C-17

NO.	DATE	ISSUE	BY	DESCRIPTION
2	09/23/2022	1	MYB	PLANNING BOARD RESUBMISSION
1	06/23/2022	1	NJK	DESIGN REVIEW COMMISSION SUBMISSION

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**PRIMROSE SCHOOL
FRANCHISING COMPANY
PROPOSED CHILD DAY
CARE FACILITY**

MAP 303, LOTS 46 & 47
700-712 UNION STREET
TOWN OF FRANKLIN
NORFOLK COUNTY, MASSACHUSETTS

JOSHUA H. KLINE, P.E.
MASSACHUSETTS LICENSE NO. 53936
LICENSED PROFESSIONAL ENGINEER



SCALE: AS SHOWN PROJECT ID: BOS-210005

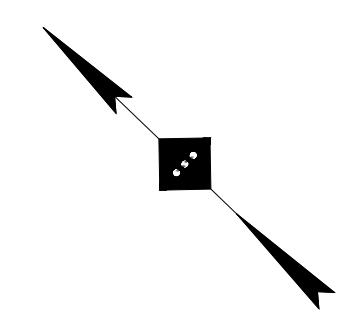
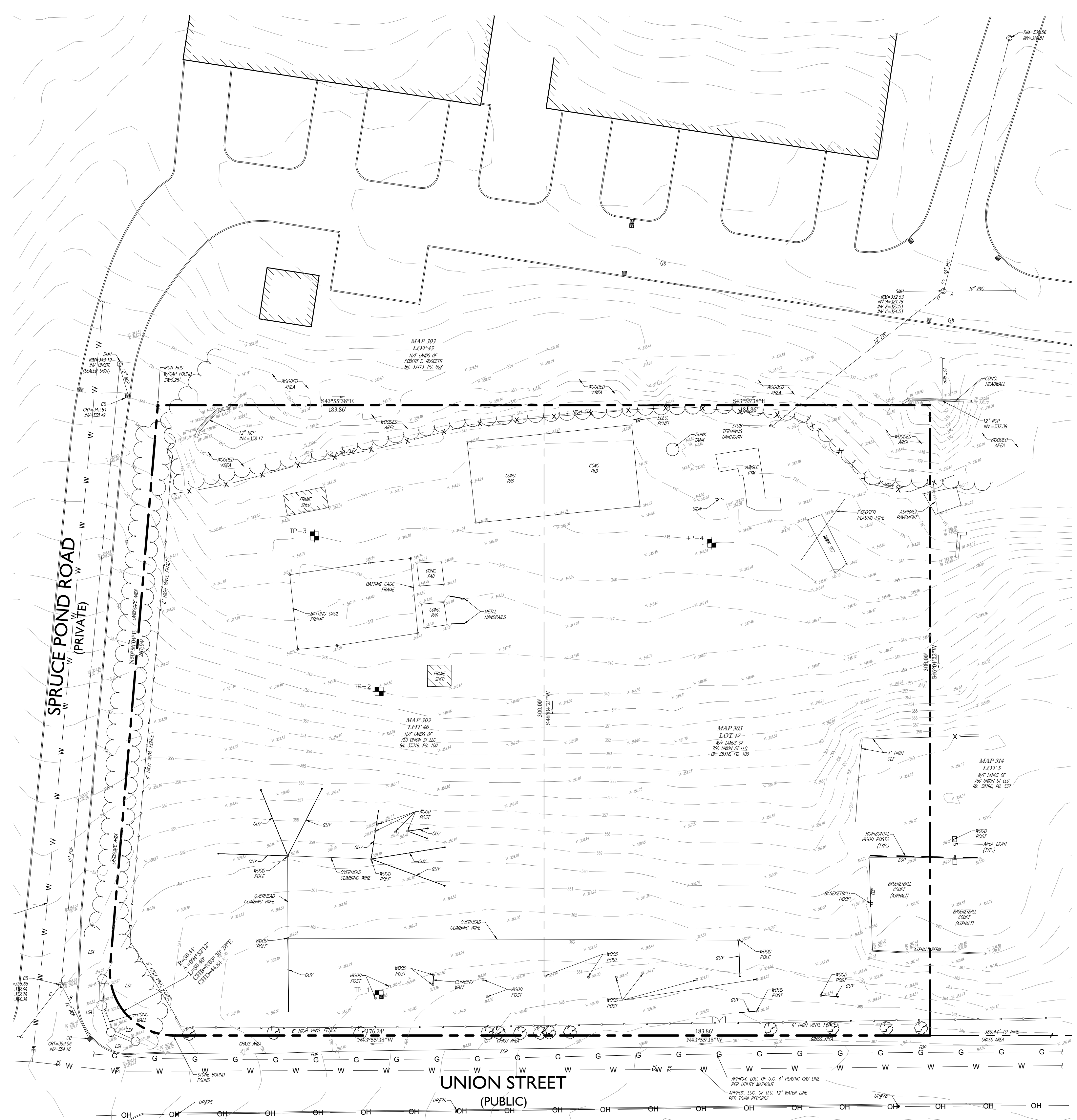
TITLE:

COVER SHEET

DRAWING:

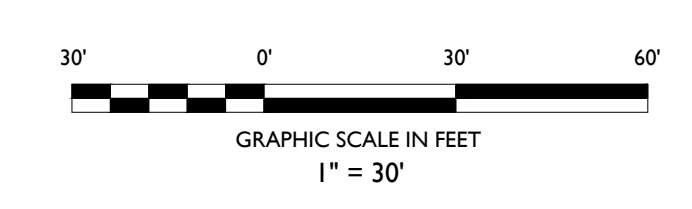
C-1

2:40(2)14(0)20(2)10(0)21(0)0000 PRMROSE EC-00015 - 700' N UNION STREET, FRANKLIN, MA CAD/DT/OT/DP/AS/ST/DWG



SYMBOL	DESCRIPTION
— 124 —	EXISTING CONTOUR
× 123.45	EXISTING SPOT ELEVATION
× TC 123.45	EXISTING TOP OF CURB ELEVATION
× G 123.45	EXISTING GUTTER ELEVATION
× TW 123.45	EXISTING TOP OF WALL ELEVATION
— OH —	OVERHEAD WIRES
— — —	APPROX. LOC. UNDERGROUND SANITARY / SEWER LINE
— G —	APPROX. LOC. UNDERGROUND GAS LINE
— W —	APPROX. LOC. UNDERGROUND WATER LINE
UP / ●	UTILITY POLE
□	AREA LIGHT
—	SIGN
○	POST
UG	UNDER GROUND
EDP	EDGE OF PAVEMENT
DMH	DRAINAGE/STORM MANHOLE
SMH	SANITARY/SEWER MANHOLE
CB	CATCH BASIN OR INLET
RCP	REINFORCED CONCRETE PIPE
CLF	CHAIN LINK FENCE
○	TREE

SURVEY NOTES:
 1. THE SURVEY LISTED WITHIN THE PLAN REFERENCES ON THE COVER SHEET SHALL BE CONSIDERED A PART OF THIS PLAN SET AND ALL INFORMATION CONTAINED WITHIN THE SURVEY AND ASSOCIATED DOCUMENTS SHALL BE UTILIZED IN CONJUNCTION WITH THIS PLAN SET. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN A COPY OF THE SURVEY AND REVIEW IT THOROUGHLY PRIOR TO THE START OF CONSTRUCTION.



DATE	ISSUE	BY	DESCRIPTION
09/23/2022	1	MYB	PLANNING BOARD RESUBMISSION
06/22/2022	2	NRK	DESIGN REVIEW COMMISSION SUBMISSION

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SITE PLAN SET

PRIMROSE SCHOOL FRANCHISING COMPANY

PROPOSED CHILD DAY CARE FACILITY

MAP 303, LOTS 46 & 47
 700-712 UNION STREET
 TOWN OF FRANKLIN
 NORFOLK COUNTY, MASSACHUSETTS

JOSHUA H. KLINE, P.E.
 MASSACHUSETTS LICENSE No. 53936
 LICENSED PROFESSIONAL ENGINEER

STONEFIELD
 engineering & design

SCALE: 1" = 30' PROJECT ID: BOS-210005

TITLE:
EXISTING CONDITIONS PLAN

DRAWING:
C-2

Z:\PROJECTS\2025\110021\110021_P01\110021_P01.dwg



SYMBOL	DESCRIPTION
---	FEATURE TO BE REMOVED / DEMOLISHED
---	LOD
---	TREE PROTECTION FENCE

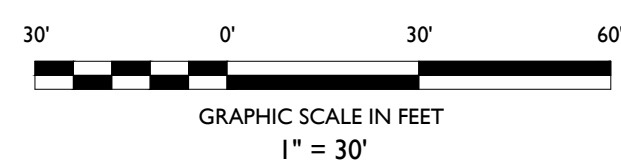
ALL SITE FEATURES WITHIN THE LIMIT OF DISTURBANCE INDICATED ON THIS PLAN ARE TO BE REMOVED / DEMOLISHED UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IF SIGNIFICANT DISCREPANCIES ARE DISCERNED BETWEEN THIS PLAN AND FIELD CONDITIONS



Know what's below
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DEMOLITION NOTES

1. THE WORK REFLECTED ON THE DEMOLITION PLAN IS TO PROVIDE GENERAL INFORMATION TOWARDS THE EXISTING ITEMS TO BE DEMOLISHED AND/OR REMOVED. THE CONTRACTOR IS RESPONSIBLE TO REVIEW THE ENTIRE PLAN SET AND ASSOCIATED REPORTS/REFERENCE DOCUMENTS INCLUDING ALL DEMOLITION ACTIVITIES AND INCIDENTAL TASKS NECESSARY TO COMPLETE THE SITE IMPROVEMENTS.
2. THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF DEMOLITION ACTIVITIES.
3. EXPLOSIVES SHALL NOT BE USED UNLESS WRITTEN CONSENT FROM BOTH THE OWNER AND ANY APPLICABLE GOVERNING AGENCY IS OBTAINED. BEFORE THE START OF ANY EXPLOSIVE PROGRAM, THE CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL LOCAL, STATE, AND FEDERAL PERMITS. ADDITIONALLY, THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL SEISMIC TESTING AS REQUIRED AND ANY DAMAGES AS THE RESULT OF SAID DEMOLITION PRACTICES.
4. ALL DEMOLITION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL CODES. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING ALL UTILITIES ARE DISCONNECTED IN ACCORDANCE WITH THE UTILITY AUTHORITY'S REQUIREMENTS PRIOR TO STARTING THE DEMOLITION OF ANY STRUCTURE. ALL EXCAVATIONS ASSOCIATED WITH DEMOLISHED STRUCTURES OR REMOVED TANKS SHALL BE BACKFILLED WITH SUITABLE MATERIAL AND COMPACTED TO SUPPORT SITE AND BUILDING IMPROVEMENTS. A GEOTECHNICAL ENGINEER SHOULD BE PRESENT DURING BACKFILLING ACTIVITIES TO OBSERVE AND CERTIFY THAT BACKFILL MATERIAL WAS COMPACTED TO A SUITABLE CONDITION.
5. DEMOLISHED DEBRIS SHALL NOT BE BURIED ON SITE. ALL WASTE/DEBRIS GENERATED FROM DEMOLITION ACTIVITIES SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN ALL RECORDS OF THE DISPOSAL TO DEMONSTRATE COMPLIANCE WITH THE ABOVE REGULATIONS.



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SITE PLAN SET

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PROPOSED CHILD DAY CARE FACILITY

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NORFOLK COUNTY, MASSACHUSETTS

JOSHUA H. KLINE, P.E.
MASSACHUSETTS LICENSE No. 53936
LICENSED PROFESSIONAL ENGINEER

STONEFIELD
engineering & design

SCALE: 1" = 30' PROJECT ID: BOS-210005

TITLE:
DEMOLITION PLAN

DRAWING:
C-3

LAND USE AND ZONING			
MAP 303, PARCELS 46 & 47			
COMMERCIAL II DISTRICT			
PROPOSED USE		PERMITTED USE	
EDUCATIONAL (DAY CARE)	PERMITTED		
OFF-STREET PARKING	PERMITTED ACCESSORY USE		
ZONING REQUIREMENT	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	40,000 SF (0.92 AC)	113,902 SF (2.61 AC)	113,902 SF (2.61 AC)
MINIMUM CONTINUOUS FRONTAGE	175 FT	176.2 FT	176.2 FT
MINIMUM LOT WIDTH	157.5 FT	300.0 FT	300.0 FT
MINIMUM LOT DEPTH	200 FT	300.0 FT	300.0 FT
MAXIMUM IMPERVIOUS COVERAGE	80% (91,122 SF)	4.3% (4,940 SF)	46.9% (53,415 SF)
MAXIMUM BUILDING COVERAGE	70% (79,731 SF)	0.3% (319 SF)	11.9% (13,525 SF)
MAXIMUM BUILDING HEIGHT*	40 FT / 3 STORIES	10 FT / 1 STORY	35.4 FT / 1 STORY
MINIMUM FRONT YARD SETBACK	40 FT	63.3 FT	40.0 FT
MINIMUM SIDE YARD SETBACK	30 FT	38.8 FT	165.8 FT

(*) MEASURED AS THE VERTICAL DISTANCE FROM THE AVERAGE FINISHED EXTERIOR GRADE ON THE STREET SIDE OF THE BUILDING (356.00) TO THE HIGHEST POINT OF THE ROOF.

GENERAL DESIGN REQUIREMENTS		
§ 185-26	CORNER LOT VIEW OBSTRUCTION: NO WALLS, FENCES, STRUCTURES OR HEDGES ABOVE 3 FT HEIGHT ARE PERMITTED WITHIN 25 FT OF INTERSECTION AND 20 FT FROM STREET LINE	COMPLIES
§ 185-28	FRONTAGE SIDEWALK REQUIREMENTS: MINIMUM WIDTH - 6 FT LOCATION - ALL STREET FRONTAGES	NOT PROVIDED (V) NOT PROVIDED (V)
§ 185-29	CURBING MATERIAL REQUIREMENTS: GRANITE OR REINFORCED CONCRETE CURBING LOCATION REQUIREMENTS: BETWEEN DRIVEWAY / PARKING AREA & LANDSCAPED AREA BETWEEN SIDEWALKS & RIGHT-OF-WAY	CONCRETE COMPLIES NOT PROVIDED (V)
§ 185-32	FOUNDATION GRADING: STREET SIDE FOUNDATION WALLS SHALL BE 1 FT ABOVE THE CROWN OF THE ROAD AT THE POINT NEAREST TO THE RIGHT-OF-WAY	±10 FT BELOW (V)

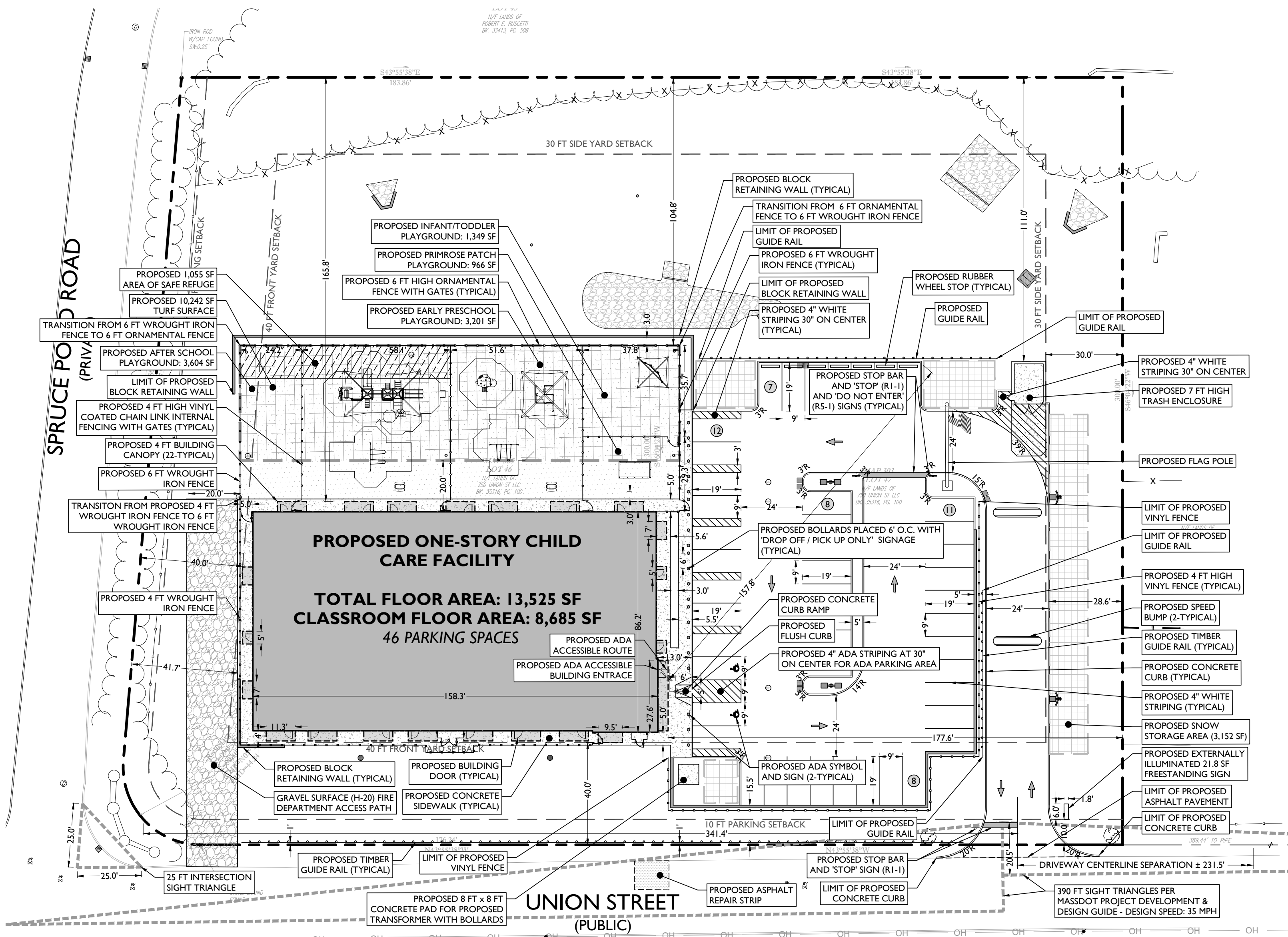
(V) VARIANCE

OFF-STREET PARKING REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 185-21.B.3.b.i.	MINIMUM REQUIRED PARKING*: DAY CARE CENTER PARKING GENERATION, PER ITE 5TH EDITION = 2.45 SPACES PER 1000 SF GFA (2.45 SPACES / 1000 SF) x (13,525 SF) = 33.1 SPACES TOTAL REQUIRED: 34 SPACES	46 SPACES**
§ 185-21.C.1.	OFF-STREET PARKING SETBACK: 10 FT FROM RIGHT-OF-WAY	15.5 FT
§ 185-21.C.6.	MAXIMUM PARKING SPACE DISTANCE: 300 FT FROM BUILDING ENTRANCE	157.8 FT
§ 185-21.C.7.a.	MINIMUM DRIVEWAY CENTERLINE SEPARATION: 50 FT FROM STREET INTERSECTIONS 150 FT FROM OTHER DRIVEWAY CENTERLINES	341.4 FT ±231.5 FT
§ 185-21.C.8.	MINIMUM DRIVE AISLE WIDTH: 24 FT	24.0 FT
§ 185-21.C.9.a.	MINIMUM PARKING SPACE DIMENSIONS: NINETY DEGREES - 9 FT x 19 FT	9 FT x 19 FT
§ 185-21.E.	MAXIMUM DRIVEWAY GRADE: 15% FOR A DISTANCE OF 40 FT FROM INTERSECTION WITH STREET	10.0%

(*) ITE UTILIZED AS THERE IS NO MUNICIPAL PARKING REQUIREMENT PROVIDED FOR CHILD-CARE FACILITIES.
(**) PER 185-21.A.4., THE NUMBER OF REQUIRED SPACES MAY BE REDUCED BY THE PLANNING BOARD OR BUILDING COMMISSIONER DUE TO THE UNUSUAL AGE OF SITE USERS.

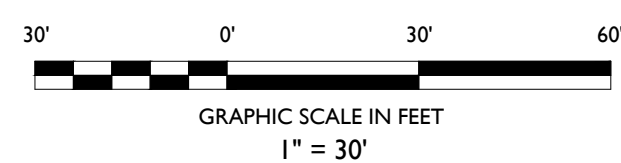
SIGNAGE REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 185 ATTACHMENT 10	MAXIMUM FREESTANDING SIGN AREA: 25 SF	21.8 SF
	MAXIMUM FREESTANDING SIGN HEIGHT: 20 FT	6 FT
§ 185-20.C.4.b.2.	FREESTANDING SIGN SETBACK: 10 FT FROM RIGHT-OF-WAY	10.0 FT
§ 185-20.C.4.b.4.	NO FREESTANDING SIGN SHALL BE WIDER THAN THE DISTANCE BETWEEN ITS UPRIGHTS	COMPLIES
§ 185-20.C.4.b.6.	FREESTANDING SIGN MAXIMUM QUANTITY: 1 SIGN	1 SIGN

(*) PER § 185-20.C.4.c.1., PROPERTIES WITHIN THE COMMERCIAL AND BUSINESS CORRIDOR DISTRICT THAT ADJACENT A RESIDENTIALLY ZONED DISTRICT SHALL HAVE ALL SIGNS REDUCED IN SIZE BY HALF.



SYMBOL	DESCRIPTION
---	PROPERTY LINE
- - - - -	SETBACK LINE
- - - - -	SAWCUT LINE
---	PROPOSED CURB
---	PROPOSED FLUSH CURB
---	PROPOSED EXTENDED CURB
○ ○ ○	PROPOSED SIGNS / BOLLARDS
■	PROPOSED BUILDING
■	PROPOSED CONCRETE
■	PROPOSED AREA LIGHT
■	PROPOSED RETAINING WALL
○ ○ ○	PROPOSED VINYL COATED CHAINLINK FENCE
□ □ □	PROPOSED ORNAMENTAL FENCE
○ ○ ○	PROPOSED BUILDING DOORS
○ ○ ○	PROPOSED SPEED BUMP

- GENERAL NOTES**
- THE CONTRACTOR SHALL VERIFY AND FAMILIARIZE THEMSELVES WITH THE EXISTING SITE CONDITIONS AND THE PROPOSED SCOPE OF WORK (INCLUDING DIMENSIONS, LAYOUT, ETC.) PRIOR TO INITIATING THE IMPROVEMENTS IDENTIFIED WITHIN THESE DOCUMENTS. SHOULD ANY DISCREPANCY BE FOUND BETWEEN THE EXISTING SITE CONDITIONS AND THE PROPOSED WORK, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC PRIOR TO THE START OF CONSTRUCTION. COPIES OF ALL REQUIRED PERMITS AND APPROVALS SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION.
 - ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS STONEFIELD ENGINEERING & DESIGN, LLC, AND ITS SUB-CONSULTANTS FROM AND AGAINST ANY DAMAGES AND LIABILITIES INCLUDING ATTORNEY'S FEES ARISING OUT OF CLAIMS BY EMPLOYEES OF THE CONTRACTOR IN ADDITION TO CLAIMS CONNECTED TO THE PROJECT AS A RESULT OF NOT CARRYING THE PROPER INSURANCE FOR WORKERS COMPENSATION, LIABILITY INSURANCE, AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE.
 - THE CONTRACTOR SHALL NOT DEVIATE FROM THE PROPOSED IMPROVEMENTS IDENTIFIED WITHIN THIS PLAN SET UNLESS APPROVAL IS PROVIDED IN WRITING BY STONEFIELD ENGINEERING & DESIGN, LLC.
 - THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF CONSTRUCTION.
 - THE CONTRACTOR SHALL NOT PERFORM ANY WORK OR CAUSE DISTURBANCE ON A PRIVATE PROPERTY NOT CONTROLLED BY THE PERSON OR ENTITY WHO HAS AUTHORIZED THE WORK WITHOUT PRIOR WRITTEN CONSENT FROM THE OWNER OF THE PRIVATE PROPERTY.
 - THE CONTRACTOR IS RESPONSIBLE TO RESTORE ANY DAMAGED OR UNDERMINED STRUCTURE OR SITE FEATURE THAT IS IDENTIFIED TO REMAIN ON THE PLAN SET. ALL REPAIRS SHALL USE NEW MATERIALS TO RESTORE THE FEATURE TO ITS EXISTING CONDITION AT THE CONTRACTOR'S EXPENSE.
 - THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE APPROPRIATE SHOP DRAWINGS, PRODUCT DATA, AND OTHER REQUIRED SUBMITTALS FOR REVIEW BY STONEFIELD ENGINEERING & DESIGN, LLC. WILL REVIEW THE SUBMITTALS IN ACCORDANCE WITH THE DESIGN INTENT AS REFLECTED WITHIN THE PLAN SET.
 - THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
 - THE CONTRACTOR IS REQUIRED TO PERFORM ALL WORK IN THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE APPROPRIATE GOVERNING AUTHORITY AND SHALL BE RESPONSIBLE FOR THE PROCUREMENT OF STREET OPENING PERMITS.
 - THE CONTRACTOR IS REQUIRED TO RETAIN AN OSHA CERTIFIED SAFETY INSPECTOR TO BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION & DEMOLITION ACTIVITIES.
 - SHOULD AN EMPLOYEE OF STONEFIELD ENGINEERING & DESIGN, LLC, BE PRESENT ON SITE AT ANY TIME DURING CONSTRUCTION, IT DOES NOT RELIEVE THE CONTRACTOR OF ANY OF THE RESPONSIBILITIES AND REQUIREMENTS LISTED IN THE NOTES WITHIN THIS PLAN SET.



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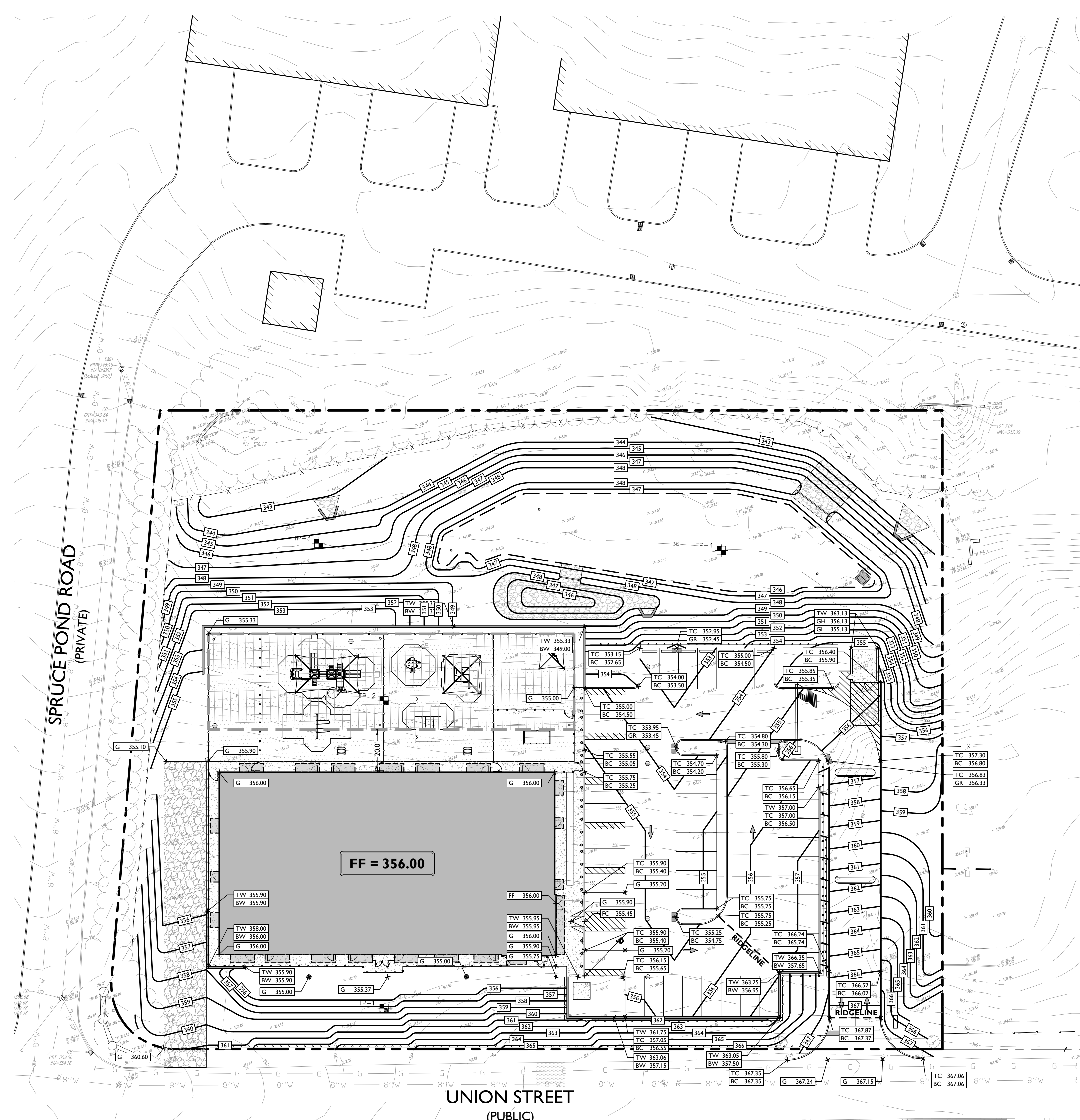
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SCALE: 1" = 30' PROJECT ID: BOS-210005

TITLE:
SITE PLAN

DRAWING:
C-4

2:40(07)M02(02)1002(1000) PRIMROSE CC-H001-1707(1) UNION STREET - FRANCHISING COMPANY/PTOP-GS-GRAD-DWG

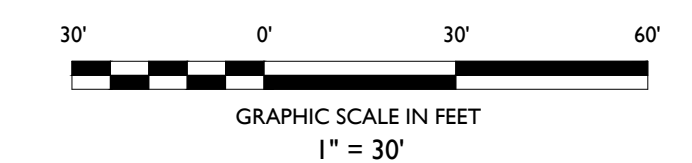


PROJECT SUMMARY	
SURFACE TO SURFACE CALC	1,383 CY FILL
DEMOLITION TAKEOFFS	2,127 CY
CONSTRUCTION MATERIALS	3,437 CY
NET OVERALL	73 CY IMPORT

SYMBOL	DESCRIPTION
---	PROPERTY LINE
100	PROPOSED GRADING CONTOUR
---	PROPOSED GRADING RIDGELINE
←	PROPOSED DIRECTION OF DRAINAGE FLOW
X G 100.00	PROPOSED GRADE SPOT SHOT
X TC 100.50 BC 100.00	PROPOSED TOP OF CURB / BOTTOM OF CURB SPOT SHOT
X FC 100.00	PROPOSED FLUSH CURB SPOT SHOT
X DC 100.13 BC 100.00	PROPOSED DEPRESSED CURB / BOTTOM OF CURB SPOT SHOT
X TW 102.00 BW 100.00	PROPOSED TOP OF WALL / BOTTOM OF WALL SPOT SHOT

- GRADING NOTES**
- ALL SOIL AND MATERIAL REMOVED FROM THE SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS. ANY GROUNDWATER DE-WATERING PRACTICES SHALL BE PERFORMED UNDER THE SUPERVISION OF A QUALIFIED PROFESSIONAL. THE CONTRACTOR IS REQUIRED TO OBTAIN ALL NECESSARY PERMITS FOR THE DISCHARGE OF DE-WATERED GROUNDWATER. ALL SOIL IMPORTED TO THE SITE SHALL BE CERTIFIED CLEAN FILL. CONTRACTOR SHALL MAINTAIN RECORDS OF ALL FILL MATERIALS BROUGHT TO THE SITE.
 - THE CONTRACTOR IS REQUIRED TO PROVIDE TEMPORARY AND/OR PERMANENT SHORING WHERE REQUIRED DURING EXCAVATION ACTIVITIES INCLUDING BUT NOT LIMITED TO UTILITY TRENCHES TO ENSURE THE STRUCTURAL INTEGRITY OF NEARBY STRUCTURES AND STABILITY OF THE SURROUNDING SOILS.
 - PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 4 INCHES TO 7 INCHES ABOVE EXISTING GRADES UNLESS OTHERWISE NOTED. THE CONTRACTOR WILL SUPPLY ALL STAKEOUT CURB GRADE SHEETS TO STONEFIELD ENGINEERING & DESIGN, LLC. FOR REVIEW AND APPROVAL PRIOR TO POURING THE CURBS.
 - THE CONTRACTOR IS RESPONSIBLE TO SET ALL PROPOSED UTILITY COVERS AND RESET ALL EXISTING UTILITY COVERS WITHIN THE PROJECT LIMITS TO PROPOSED GRADE IN ACCORDANCE WITH ANY APPLICABLE MUNICIPAL, COUNTY, STATE AND/OR UTILITY AUTHORITY REGULATIONS.
 - MINIMUM SLOPE REQUIREMENTS TO PREVENT PONDING SHALL BE AS FOLLOWS:
 - CURB GUTTER: 0.50%
 - CONCRETE SURFACES: 1.00%
 - ASPHALT SURFACES: 1.00%
 - A MINIMUM SLOPE OF 1.00% SHALL BE PROVIDED AWAY FROM ALL BUILDINGS. THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE FROM THE BUILDING IS ACHIEVED AND SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC IF THIS CONDITION CANNOT BE MET. FOR PROJECTS WHERE BASEMENTS ARE PROPOSED, THE DEVELOPER IS RESPONSIBLE TO DETERMINE THE DEPTH TO GROUNDWATER AT THE LOCATION OF THE PROPOSED STRUCTURE. IF GROUNDWATER IS ENCOUNTERED WITHIN THE BASEMENT AREA, SPECIAL CONSTRUCTION METHODS SHALL BE UTILIZED AND REVIEWED/APPROVED BY THE CONSTRUCTION CODE OFFICIAL. IF SUMP PUMPS ARE UTILIZED, DISCHARGES SHALL BE CONNECTED DIRECTLY TO THE PUBLIC STORM SEWER SYSTEM WITH APPROVAL FROM THE GOVERNING STORM SEWER AUTHORITY.

- ADA NOTES**
- THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 2.00% SLOPE IN ANY DIRECTION WITHIN THE ADA PARKING SPACES AND ACCESS AISLES.
 - THE CONTRACTOR SHALL PROVIDE COMPLIANT SIGNAGE AT ALL ADA PARKING AREAS IN ACCORDANCE WITH STATE GUIDELINES.
 - THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 5.00% RUNNING SLOPE AND A MAXIMUM OF 2.00% CROSS SLOPE ALONG WALKWAYS WITHIN THE ACCESSIBLE PATH OF TRAVEL (SEE THE SITE PLAN FOR THE LOCATION OF THE ACCESSIBLE PATH). THE CONTRACTOR IS RESPONSIBLE TO ENSURE THE ACCESSIBLE PATH OF TRAVEL IS 36 INCHES WIDE OR GREATER UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
 - THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 2.00% SLOPE IN ANY DIRECTION AT ALL LANDINGS. LANDINGS INCLUDE, BUT ARE NOT LIMITED TO, THE TOP AND BOTTOM OF AN ACCESSIBLE RAMP. AT ACCESSIBLE BUILDING ENTRANCES, AT AN AREA IN FRONT OF A WALK-UP ATM, AND AT TURNING SPACES ALONG THE ACCESSIBLE PATH OF TRAVEL, THE LANDING AREA SHALL HAVE A MINIMUM CLEAR AREA OF 60 INCHES BY 60 INCHES UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
 - THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 8.33% RUNNING SLOPE AND A MAXIMUM 2.00% CROSS SLOPE ON ANY CURB RAMPS ALONG THE ACCESSIBLE PATH OF TRAVEL. WHERE PROVIDED, CURB RAMP FLARES SHALL NOT HAVE A SLOPE GREATER THAN 10.00%. IF A LANDING AREA IS PROVIDED AT THE TOP OF THE RAMP, FOR ALTERATIONS, A CURB RAMP FLARE SHALL NOT HAVE A SLOPE GREATER THAN 8.33% IF A LANDING AREA IS NOT PROVIDED AT THE TOP OF THE RAMP. CURBS RAMPS SHALL NOT RISE MORE THAN 6 INCHES IN ELEVATION WITHOUT A HANDRAIL. THE CLEAR WIDTH OF A CURB RAMP SHALL BE NO LESS THAN 36 INCHES WIDE.
 - ACCESSIBLE RAMPS WITH A RISE GREATER THAN 6 INCHES SHALL CONTAIN COMPLIANT HANDRAILS ON BOTH SIDES OF THE RAMP AND SHALL NOT RISE MORE THAN 30" IN ELEVATION WITHOUT A LANDING AREA IN BETWEEN RAMP RUNS. LANDING AREAS SHALL ALSO BE PROVIDED AT THE TOP AND BOTTOM OF THE RAMP.
 - A SLIP RESISTANT SURFACE SHALL BE CONSTRUCTED ALONG THE ACCESSIBLE PATH AND WITHIN ADA PARKING AREAS.
 - THE CONTRACTOR SHALL ENSURE A MAXIMUM OF 1/4 INCHES VERTICAL CHANGE IN LEVEL ALONG THE ACCESSIBLE PATH. WHERE A CHANGE IN LEVEL BETWEEN 1/4 INCHES AND 1/2 INCHES EXISTS, CONTRACTOR SHALL ENSURE THAT THE TOP 1/4 INCH CHANGE IN LEVEL IS BEVELED WITH A SLOPE NOT STEEPER THAN 1 UNIT VERTICAL AND 2 UNITS HORIZONTAL (2:1 SLOPE).
 - THE CONTRACTOR SHALL ENSURE THAT ANY OPENINGS (GAPS OR HORIZONTAL SEPARATION) ALONG THE ACCESSIBLE PATH SHALL NOT ALLOW PASSAGE OF A SPHERE GREATER THAN 1/4 INCH.



DATE	ISSUE	BY	DESCRIPTION
09/23/2022	1	MYB	PLANNING BOARD RESUBMISSION
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SITE PLAN SET

PRIMROSE SCHOOL FRANCHISING COMPANY

PROPOSED CHILD DAY CARE FACILITY

CARE FACILITY
MAP 303, LOTS 44 & 47
700-717 UNION STREET
TOWN OF FRANKLIN
NORFOLK COUNTY, MASSACHUSETTS

JOSHUA H. KLINE, P.E.
MASSACHUSETTS LICENSE No. 53936
LICENSED PROFESSIONAL ENGINEER

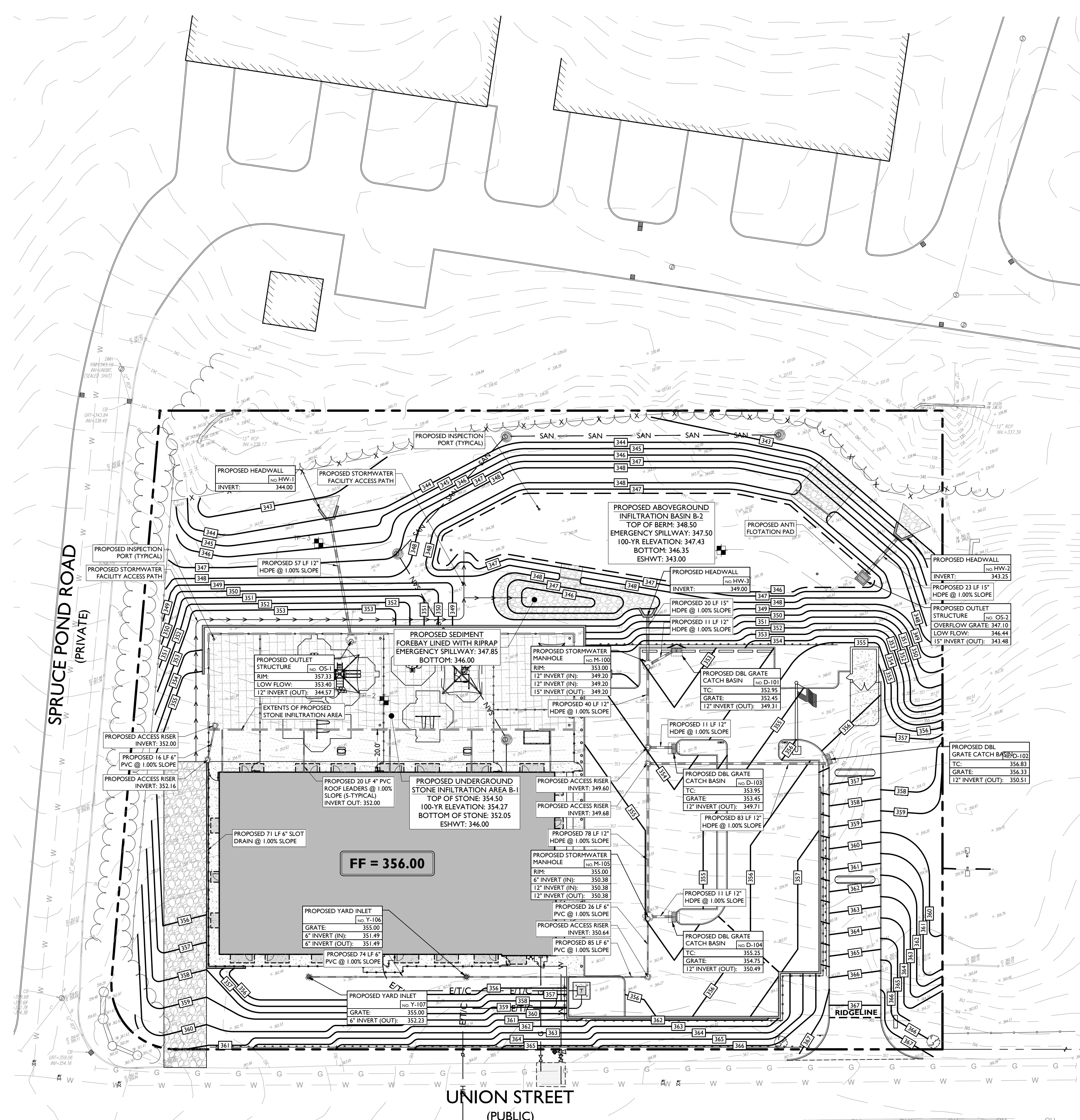
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SCALE: 1" = 30' PROJECT ID: BOS-210005

TITLE: **GRADING PLAN**

DRAWING: **C-5**

2:18(07)14(02)10(02)10000 PRMROSE EC-0001 - 700 FT UNION STREET - MANHOLE IN PLAN (CATCH BASIN) FOR 15" HDPE



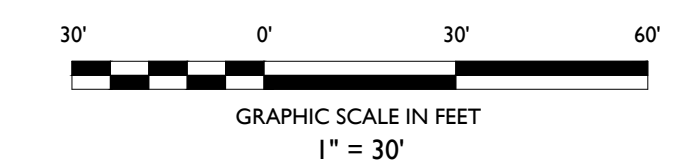
SYMBOL	DESCRIPTION
	PROPERTY LINE
	PROPOSED GRADING CONTOUR
	PROPOSED GRADING RIDGELINE
	PROPOSED STORMWATER STRUCTURES
	PROPOSED STORMWATER PIPING

- DRAINAGE AND UTILITY NOTES**
1. THE CONTRACTOR TO PERFORM A TEST PIT PRIOR TO CONSTRUCTION (RECOMMEND 30 DAYS PRIOR) AT LOCATIONS OF EXISTING UTILITY CROSSINGS FOR STORMWATER IMPROVEMENTS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC IN WRITING.
 2. CONTRACTOR SHALL START CONSTRUCTION OF STORM LINES AT THE LOWEST INVERT AND WORK UP-GRADE.
 3. THE CONTRACTOR IS REQUIRED TO CALL THE APPROPRIATE AUTHORITY FOR NOTICE OF CONSTRUCTION EXCAVATION AND UTILITY MARK OUT PRIOR TO THE START OF CONSTRUCTION IN ACCORDANCE WITH STATE LAW. CONTRACTOR IS REQUIRED TO CONFIRM THE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES IN THE FIELD. SHOULD A DISCREPANCY EXIST BETWEEN THE FIELD LOCATION OF A UTILITY AND THE LOCATION SHOWN ON THE PLAN SET OR SURVEY, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC IMMEDIATELY IN WRITING.
 4. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN A RECORD OF THE AS-BUILT LOCATIONS OF ALL PROPOSED UNDERGROUND INFRASTRUCTURE. THE CONTRACTOR SHALL NOTE ANY DISCREPANCIES BETWEEN THE AS-BUILT LOCATIONS AND THE LOCATIONS DEPICTED WITHIN THE PLAN SET. THIS RECORD SHALL BE PROVIDED TO THE OWNER FOLLOWING COMPLETION OF WORK.

- EXCAVATION, SOIL PREPARATION, AND DEWATERING NOTES**
1. THE CONTRACTOR IS REQUIRED TO REVIEW THE REFERENCED GEOTECHNICAL DOCUMENTS PRIOR TO CONSTRUCTION. THESE DOCUMENTS SHALL BE CONSIDERED A PART OF THE PLAN SET.
 2. THE CONTRACTOR IS REQUIRED TO PREPARE SUBGRADE SOILS BENEATH ALL PROPOSED IMPROVEMENTS AND BACKFILL. ALL EXCAVATIONS IN ACCORDANCE WITH RECOMMENDATIONS BY THE GEOTECHNICAL ENGINEER OF RECORD.
 3. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING SHORING FOR ALL EXCAVATIONS AS REQUIRED. CONTRACTOR SHALL HAVE THE SHORING DESIGN PREPARED BY A QUALIFIED PROFESSIONAL SHORING DESIGNER. SHORING DESIGNS SHALL BE SUBMITTED TO STONEFIELD ENGINEERING & DESIGN, LLC AND THE OWNER PRIOR TO THE START OF CONSTRUCTION.
 4. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL OPEN EXCAVATIONS ARE PERFORMED AND PROTECTED IN ACCORDANCE WITH THE LATEST OSHA REGULATIONS.
 5. THE CONTRACTOR IS RESPONSIBLE FOR ANY DEWATERING DESIGN AND OPERATIONS, AS REQUIRED, TO CONSTRUCT THE PROPOSED IMPROVEMENTS. THE CONTRACTOR SHALL OBTAIN ANY REQUIRED PERMITS FOR DEWATERING OPERATIONS AND GROUNDWATER DISPOSAL.

- STORMWATER INFILTRATION BMP CONSTRUCTION NOTES**
1. PRIOR TO THE START OF CONSTRUCTION, ANY AREA DESIGNATED TO BE USED FOR AN INFILTRATION BMP (E.G. BASIN, BIORETENTION AREA, ETC.) SHALL BE FENCED OFF AND SHALL NOT BE UTILIZED AS STORAGE FOR CONSTRUCTION EQUIPMENT OR AS A STOCKPILE AREA FOR CONSTRUCTION MATERIALS. NO ACTIVITY SHALL BE PERMITTED WITHIN THE INFILTRATION BASIN AREA UNLESS RELATED TO THE CONSTRUCTION OF THE INFILTRATION BASIN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY ALL SUBCONTRACTORS OF BASIN AREA RESTRICTIONS.
 2. THE CONTRACTOR SHALL MAKE EVERY EFFORT, WHERE PRACTICAL, TO AVOID SUBGRADE SOIL COMPACTION IN THE AREAS DESIGNATED TO BE USED FOR AN INFILTRATION BMP.
 3. ALL EXCAVATION WITHIN THE LIMITS OF ANY INFILTRATION BMP SHALL BE PERFORMED WITH THE LIGHTEST PRACTICAL EXCAVATION EQUIPMENT. ALL EXCAVATION EQUIPMENT SHALL BE PLACED OUTSIDE THE LIMITS OF THE BASIN WHERE FEASIBLE. THE USE OF LIGHT-WEIGHT, RUBBER-TIRED EQUIPMENT (LESS THAN 10 PSI APPLIED TO THE GROUND SURFACE) IS RECOMMENDED WITHIN THE BASIN LIMITS.
 4. THE SEQUENCE OF SITE CONSTRUCTION SHALL BE COORDINATED WITH BASIN CONSTRUCTION TO ADHERE TO SEQUENCING LIMITATIONS.
 5. DURING THE FINAL GRADING OF AN INFILTRATION BASIN, THE BOTTOM OF THE BASIN SHALL BE DEEPLY TILLED WITH A ROTARY TILLER OR DISC HARROW AND THEN SMOOTHED OUT WITH A LEVELING DRAW OR EQUIVALENT GRADING EQUIPMENT. ALL GRADING EQUIPMENT SHALL BE LOCATED OUTSIDE OF THE BASIN BOTTOM WHERE FEASIBLE.
 6. FOLLOWING CONSTRUCTION OF AN INFILTRATION BASIN, SOIL INFILTRATION TESTING BY A LICENSED GEOTECHNICAL ENGINEER IS REQUIRED TO CERTIFY COMPLIANCE WITH THE DESIGN INFILTRATION RATES IN ACCORDANCE WITH APPENDIX E OF THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION'S BEST MANAGEMENT PRACTICES MANUAL, LATEST EDITION. IF THE FIELD INFILTRATION RATES ARE LOWER THAN THE RATE USED DURING DESIGN, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC IN WRITING IMMEDIATELY TO DETERMINE THE APPROPRIATE COURSE OF ACTION.
 7. THE CONTRACTOR SHALL NOTIFY THE MUNICIPALITY TO DETERMINE IF WITNESS TESTING IS REQUIRED DURING INFILTRATION BASIN EXCAVATION AND/OR SOIL INFILTRATION TESTING.

- STORMWATER UNDERGROUND BMP CONSTRUCTION NOTES**
1. THE CONTRACTOR SHALL INSTALL AND BACKFILL THE UNDERGROUND BMP IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
 2. UNDERGROUND BASINS SHALL UTILIZE A STONE BACKFILL WITH A MINIMUM VOID RATIO OF 40%.
 3. NO CONSTRUCTION LOADING OVER UNDERGROUND BASINS IS PERMITTED UNTIL BACKFILL IS COMPLETE PER THE MANUFACTURER'S SPECIFICATIONS. NO VEHICLES SHALL BE STAGED OR OPERATE FROM A FIXED POSITION OVER THE BASIN.



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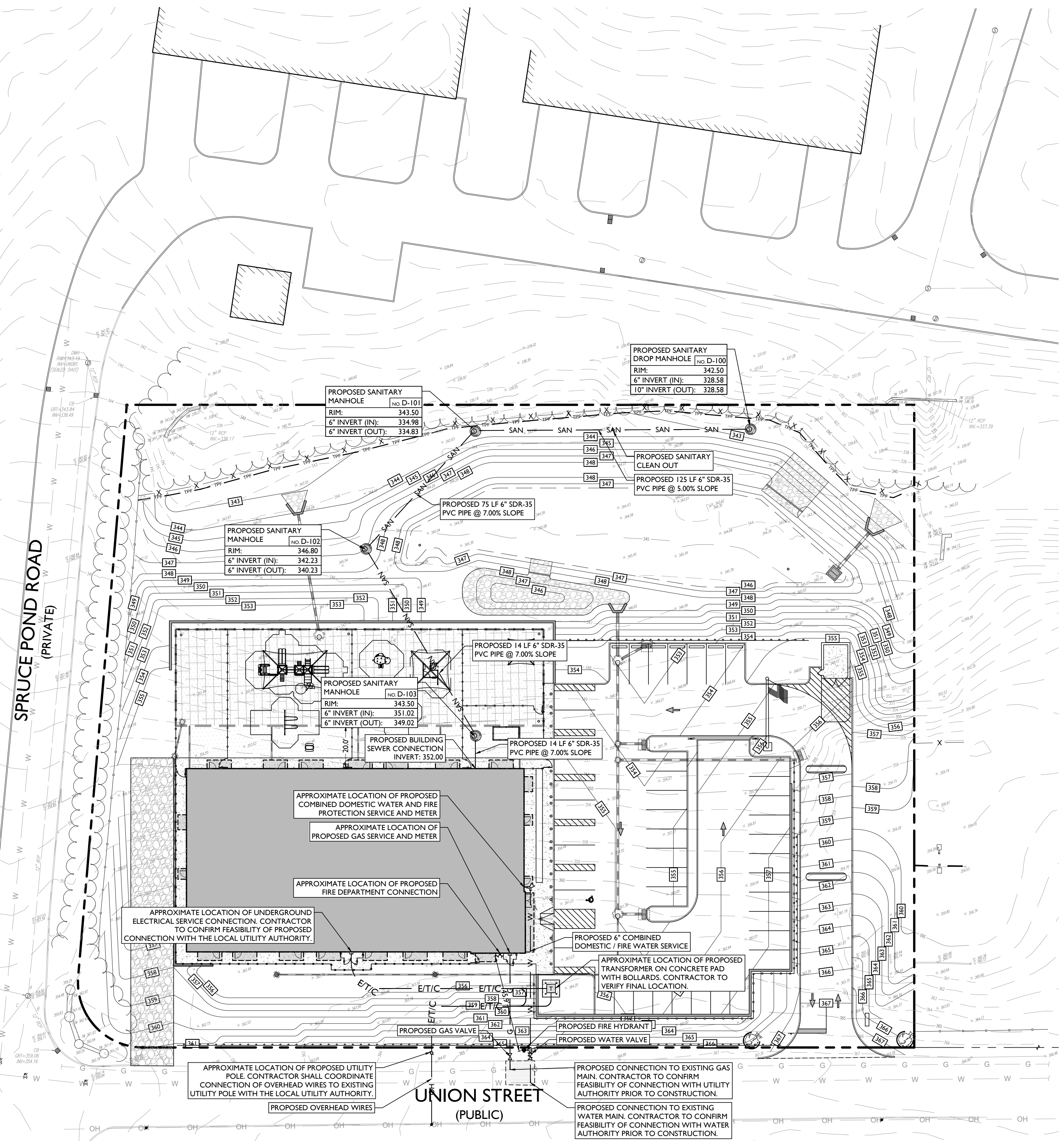
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SCALE: 1" = 30' PROJECT ID: BOS-210005

TITLE:
STORMWATER MANAGEMENT PLAN

DRAWING:
C-6

2:81070148020100210000 PERMISE EC-00451 - 200' W. UNION STREET - MANHOLE IN CATCHMENT OF SPRUCE POND ROAD



SYMBOL	DESCRIPTION
---	PROPERTY LINE
SAN	PROPOSED SANITARY LATERAL
W	PROPOSED DOMESTIC WATER SERVICE
E/T/C	PROPOSED ELECTRICAL/DATA CONDUITS
T/C	PROPOSED DATA CONDUITS
E	PROPOSED ELECTRIC CONDUITS
OH	PROPOSED OVERHEAD WIRES
G	PROPOSED GAS LINE
⊗	PROPOSED VALVE
└┐	PROPOSED WATER TEE / BEND
⊙	PROPOSED FIRE HYDRANT
⊕	PROPOSED FIRE DIRECT CONNECTION (FDC)
⊙	PROPOSED SANITARY MANHOLE / CLEANOUT
⊙	PROPOSED UTILITY POLE
T	PROPOSED TRANSFORMER ON CONCRETE PAD WITH BOLLARDS

- DRAINAGE AND UTILITY NOTES**
- THE CONTRACTOR IS REQUIRED TO CALL THE APPROPRIATE AUTHORITY FOR NOTICE OF CONSTRUCTION/EXCAVATION AND UTILITY MARK OUT PRIOR TO THE START OF CONSTRUCTION IN ACCORDANCE WITH STATE LAW. CONTRACTOR IS REQUIRED TO CONFIRM THE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES IN THE FIELD. SHOULD A DISCREPANCY EXIST BETWEEN THE FIELD LOCATION OF A UTILITY AND THE LOCATION SHOWN ON THE PLAN SET OR SURVEY, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC IMMEDIATELY IN WRITING.
 - THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN IN OPERATION ALL UTILITIES NOT DESIGNATED TO BE REMOVED.
 - THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO ANY EXISTING UTILITY IDENTIFIED TO REMAIN WITHIN THE LIMITS OF THE PROPOSED WORK DURING CONSTRUCTION.
 - A MINIMUM HORIZONTAL SEPARATION OF 10 FEET IS REQUIRED BETWEEN ANY SANITARY SEWER SERVICE AND ANY WATER LINES. IF THIS SEPARATION CANNOT BE PROVIDED, A CONCRETE ENCASMENT SHALL BE UTILIZED FOR THE SANITARY SEWER SERVICE AS APPROVED BY STONEFIELD ENGINEERING & DESIGN, LLC.
 - ALL WATER LINES SHALL BE VERTICALLY SEPARATED ABOVE SANITARY SEWER LINES BY A MINIMUM DISTANCE OF 18 INCHES. IF THIS SEPARATION CANNOT BE PROVIDED, A CONCRETE ENCASMENT SHALL BE UTILIZED FOR THE SANITARY SEWER SERVICE AS APPROVED BY STONEFIELD ENGINEERING & DESIGN, LLC.
 - THE CONTRACTOR TO PERFORM A TEST PIT PRIOR TO CONSTRUCTION (RECOMMEND 30 DAYS PRIOR) AT LOCATIONS OF EXISTING UTILITY CROSSINGS FOR WATER AND SANITARY SEWER CONNECTION IMPROVEMENTS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC IN WRITING.
 - THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING GAS, ELECTRIC AND TELECOMMUNICATION CONNECTIONS WITH THE APPROPRIATE GOVERNING AUTHORITY.
 - CONTRACTOR SHALL START CONSTRUCTION OF ANY GRAVITY SEWER AT THE LOWEST INVERT AND WORK UP-GRADEMENT.
 - THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN A RECORD SET OF PLANS REFLECTING THE LOCATION OF EXISTING UTILITIES THAT HAVE BEEN CAPPED, ABANDONED, OR RELOCATED BASED ON THE DEMOLITION/REMOVAL ACTIVITIES REQUIRED IN THIS PLAN SET. THIS DOCUMENT SHALL BE PROVIDED TO THE OWNER FOLLOWING COMPLETION OF WORK.
 - THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN A RECORD OF THE AS-BUILT LOCATIONS OF ALL PROPOSED UNDERGROUND INFRASTRUCTURE. THE CONTRACTOR SHALL NOTE ANY DISCREPANCIES BETWEEN THE AS-BUILT LOCATIONS AND THE LOCATIONS DEPICTED WITHIN THE PLAN SET. THIS RECORD SHALL BE PROVIDED TO THE OWNER FOLLOWING COMPLETION OF WORK.



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SITE PLAN SET

PRIMROSE SCHOOL FRANCHISING COMPANY

PROPOSED CHILD DAY CARE FACILITY

MAP 303, LOTS 46 & 47
700-712 UNION STREET
NORFOLK COUNTY, MASSACHUSETTS

JOSHUA H. KLINE, P.E.
MASSACHUSETTS LICENSE No. 53936
LICENSED PROFESSIONAL ENGINEER

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SCALE: 1" = 30' PROJECT ID: BOS-210005

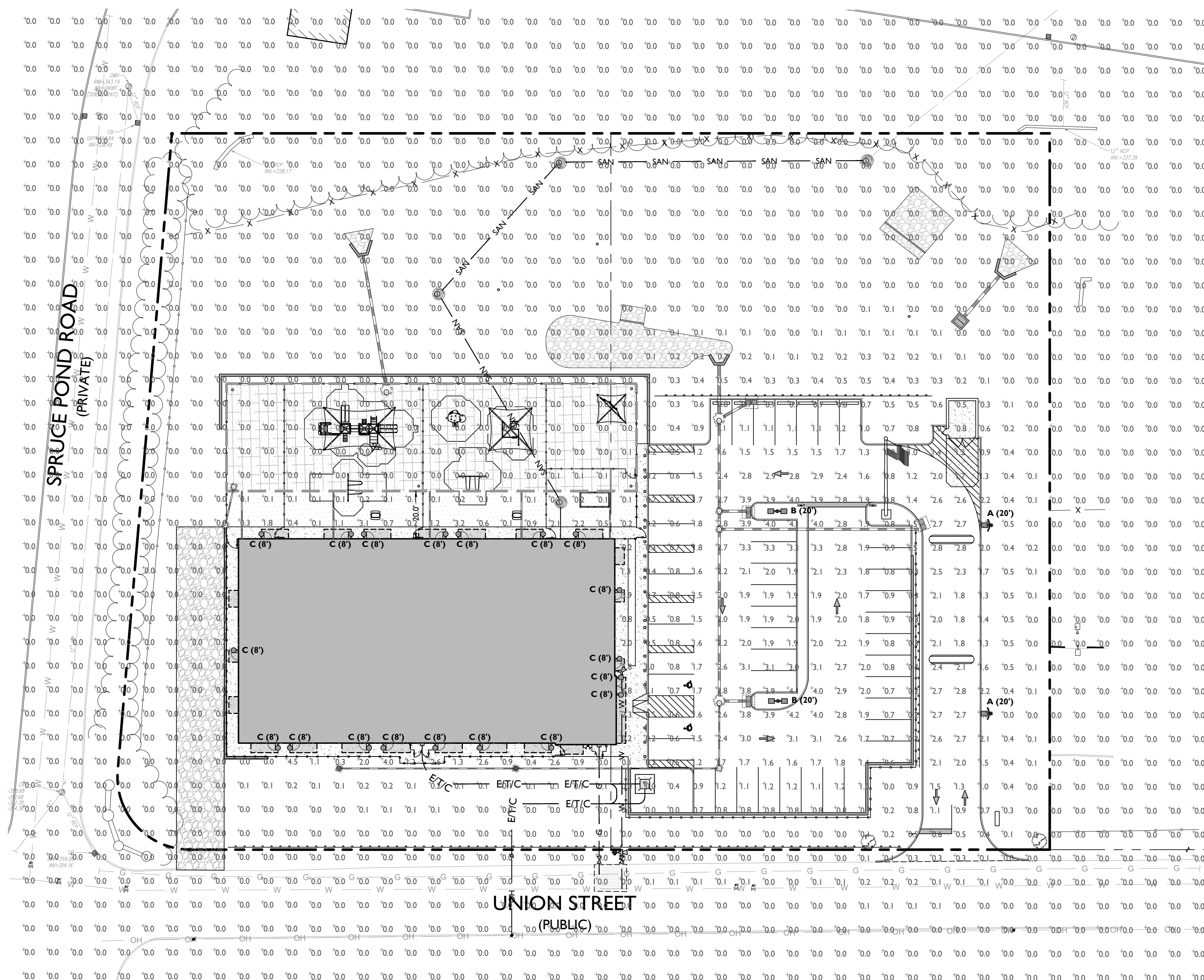
TITLE:
UTILITY PLAN

DRAWING:
C-7

PROPOSED LUMINAIRE SCHEDULE							
SYMBOL	LABEL	QUANTITY	SECURITY LIGHTING	DISTRIBUTION	LLF	MANUFACTURER	IES FILE
	A	2	MIRADA (MRM) AREA LIGHT - 9LED - 40K - BACKSHIELDED - 62 WATT	TYPE III	0.9	LSI	MRM-LED-09L-SIL-3-40-70CRI-IH.IES
	B	2	MIRADA (MRM) AREA LIGHT - DOUBLE 180° - 9LED - 40K - 62 WATT	TYPE III	0.9	LSI	MRM-LED-09L-SIL-3-40-70CRI-IH.IES
	C	19	HI-LITE WALL MOUNT LIGHT - LED - 30K - 12 WATT	TYPE V	0.9	HI-LITE MFG	NEWH-CGU-1B LED3.IES

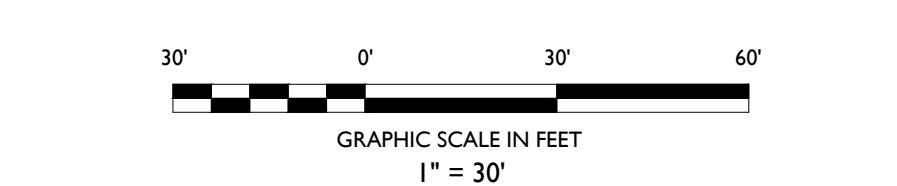
LIGHTING REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 185-31 C.4(e)	NO GLARE PERMITTED BEYOND PROPERTY LINE	0.3 FC (W)
(W)	WAIVER	

SYMBOL	DESCRIPTION
	PROPOSED CALCULATION AREA
	PROPOSED ISOMETRIC LINE
A (XX')	PROPOSED LIGHTING FIXTURE (MOUNTING HEIGHT)
	PROPOSED LIGHTING INTENSITY (FOOTCANDLES)
	PROPOSED AREA LIGHT
	PROPOSED BUILDING MOUNTED LIGHT



- GENERAL LIGHTING NOTES**
- THE LIGHTING LEVELS DEPICTED WITHIN THE PLAN SET ARE CALCULATED UTILIZING DATA OBTAINED FROM THE LISTED MANUFACTURER. ACTUAL ILLUMINATION LEVELS AND PERFORMANCE OF ANY PROPOSED LIGHTING FIXTURE MAY VARY DUE TO UNCONTROLLABLE VARIABLES SUCH AS WEATHER, VOLTAGE SUPPLY, LAMP TOLERANCE, EQUIPMENT SERVICE LIFE AND OTHER VARIABLE FIELD CONDITIONS.
 - WHERE APPLICABLE, THE EXISTING LIGHT LEVELS DEPICTED WITHIN THE PLAN SET SHALL BE CONSIDERED APPROXIMATE. THE EXISTING LIGHT LEVELS ARE BASED ON FIELD OBSERVATIONS AND THE MANUFACTURER'S DATA OF THE ASSUMED OR MOST SIMILAR LIGHTING FIXTURE MODEL.
 - UNLESS NOTED ELSEWHERE WITHIN THIS PLAN SET, THE LIGHT LOSS FACTORS USED IN THE LIGHTING ANALYSIS ARE AS FOLLOWS:
 - LIGHT EMITTING DIODES (LED): 0.90
 - HIGH PRESSURE SODIUM: 0.72
 - METAL HALIDE: 0.72
 - THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC IN WRITING, PRIOR TO THE START OF CONSTRUCTION, OF ANY PROPOSED LIGHTING LOCATIONS THAT CONFLICT WITH EXISTING PROPOSED DRAINAGE, UTILITY, OR OTHER IMPROVEMENTS.
 - THE CONTRACTOR IS RESPONSIBLE TO PREPARE A WIRING PLAN AND PROVIDE ELECTRIC SERVICE TO ALL PROPOSED LIGHTING FIXTURES. THE CONTRACTOR IS REQUIRED TO PREPARE AN AS-BUILT PLAN OF WIRING AND PROVIDE COPIES TO THE OWNER AND STONEFIELD ENGINEERING & DESIGN, LLC.

- ATM LIGHTING NOTES:**
- THE CONTRACTOR SHALL REPLACE LAMP COVERS, RE-LAMP AND RE-BALLAST EXISTING LIGHT FIXTURES AS INDICATED WITHIN THE PLAN SET. THE EXISTING FIXTURE HEIGHT SHALL BE MAINTAINED UNLESS INDICATED OTHERWISE. THE LIGHTING DESIGN IS SUBJECT TO CHANGE IF THE EXISTING LIGHT FIXTURES ARE NOT GREATER THAN OR EQUAL TO THE FOLLOWING WATTAGE:
 - FIXTURE 'X' = MINIMUM X WATTS
 - PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC IN WRITING IF THE EXISTING LIGHT FIXTURES ARE NOT THE MINIMUM WATTAGE SPECIFIED WITHIN THE PLAN SET.
 - THE CONTRACTOR IS RESPONSIBLE TO CONFIRM THAT ANY EXISTING LIGHT POLES IDENTIFIED FOR REUSE WITH A PROPOSED LIGHT FIXTURE(S) SHALL BE IN ACCEPTABLE WORKING CONDITION AND HAVE THE CAPACITY TO SUPPORT THE PROPOSED LIGHT FIXTURE(S). ANY MOUNTING EQUIPMENT REQUIRED TO ATTACH THE PROPOSED LIGHTING FIXTURE TO THE EXISTING LIGHT POLE SHALL BE PROVIDED BY THE CONTRACTOR.
 - THE CONTRACTOR SHALL CONFIRM THAT THE LOCATION OF ANY PROPOSED BUILDING MOUNTED LIGHTING FIXTURE WILL NOT CONFLICT WITH ANY EXISTING OR PROPOSED STRUCTURAL ELEMENT (E.G. CANOPY SUPPORT BEAMS). THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC IN WRITING OF ANY FIXTURE CONFLICT PRIOR TO THE START OF CONSTRUCTION.
 - ALL EXISTING TREE LIMBS WITHIN THE 60 FOOT ATM RADIUS SHOWN IN THE PLAN SET SHALL BE TRIMMED TO A MINIMUM OF 6 FEET ABOVE GRADE. ALL SHRUBS WITHIN THE 60 FOOT ATM RADIUS SHALL BE TRIMMED TO A MINIMUM OF 36 INCHES ABOVE GRADE. ALL BRUSH SHALL BE REMOVED. THE CONTRACTOR SHALL CONSIDER ALL FUTURE GROWTH AND FULL BLOOM WHEN TRIMMING LANDSCAPING. EXISTING TREE LIMBS ADJACENT TO LIGHTING FIXTURES SHALL BE TRIMMED AS REQUIRED TO PREVENT LIGHT INTERFERENCE.
 - PRIOR TO BID, CONTRACTOR SHALL VERIFY EXISTING EXTERIOR LIGHTING CONDITIONS AFTER DUSK AND NOTIFY THE DEVELOPER/OWNER AND STONEFIELD ENGINEERING & DESIGN, LLC OF DAMAGED OR INOPERABLE LIGHTS. THE CONTRACTOR SHALL REPAIR ALL INOPERABLE LIGHTS UNLESS OTHERWISE NOTED WITHIN THIS PLAN SET.
 - THE ILLUMINATION LEVELS DEPICTED WITHIN THE PLAN SET ARE BASED ON REGULATORY STATE STANDARDS FOR SAFETY LIGHTING AND ON CLIENT STANDARDS.
 - ALL LIGHTING FIXTURES, UNLESS OTHERWISE NOTED WITHIN THIS PLAN SET, HAVE THE PHOTOCELL OPTION ENABLED.
 - EXISTING LIGHTING FIXTURES CONTROLLED BY OUTSIDE ENTITIES (E.G. LANDLORD) HAVE BEEN EXCLUDED FROM THE LIGHTING ANALYSIS REFLECTED WITHIN THE PLAN SET. THE PROPOSED LIGHT LEVELS HAVE BEEN DESIGNED TO COMPLY WITH ALL APPLICABLE ATM AND SAFETY LIGHTING REQUIREMENTS INDEPENDENT OF ANY UNCONTROLLED LIGHT FIXTURES.



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2	1	09/23/2022	NRK
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SITE PLAN SET			
PRIMROSE SCHOOL			
FRANCHISING COMPANY			
PROPOSED CHILD DAY			
CARE FACILITY			
MAP 303, LOTS 46 & 47 700-712 UNION STREET TOWN OF FRANKLIN NORFOLK COUNTY, MASSACHUSETTS			
JOSHUA H. KLINE, P.E. MASSACHUSETTS LICENSE NO. 53936 LICENSED PROFESSIONAL ENGINEER			
STONEFIELD engineering & design			
SCALE:	1" = 30'	PROJECT ID:	BOS-210005
TITLE:			
LIGHTING PLAN			
DRAWING:			
C-8			

- DUST CONTROL NOTES**
- MULCHES - SEE STANDARD OF STABILIZATION WITH MULCHES ONLY, PG. 5-1
 - VEGETATIVE COVER - SEE STANDARD FOR TEMPORARY VEGETATIVE COVER, PG. 7-1
 - PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION PG. 4-1 AND PERMANENT STABILIZATION WITH SOD, PG. 6-1
 - SPRAY-ON ADHESIVES - ON MINERAL SOILS (NOT EFFECTIVE ON MUCK SOILS). KEEP TRAFFIC OFF THESE AREAS.
 - TILLAGE - TO ROUGHEN SURFACE AND BRING CLODS TO THE SURFACE. THIS IS A TEMPORARY EROSION MEASURE WHICH SHOULD BE USED BEFORE SOIL BLOWING STARTS. BEGIN PLOWING ON WINDWARD SIDE OF SITE. CHISEL-TYPE PLOWS SPACED ABOUT 12 INCHES APART AND SPRING-TOOTHED HARROWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED EFFECT.
 - SPRINKLING - SITE IS SPRINKLED UNTIL THE SURFACE IS WET.
 - BARRIERS - SOLID BOARD FENCES, SNOW FENCES, BURLAP FENCES, CRATE WALLS, BALES OF HAY AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING.
 - CALCIUM CHLORIDE - SHALL BE IN THE FORM OF LOOSE, DRY GRANULES OR FLAKES FINE ENOUGH TO FEED THROUGH COMMONLY USED SPREADERS AT A RATE THAT WILL KEEP SURFACE MOIST BUT NOT CAUSE POLLUTION OR PLANT DAMAGE IF USED ON STEEPER SLOPES. THEN USE OTHER PRACTICES TO PREVENT WASHING INTO STREAMS OR ACCUMULATION AROUND PLANTS.
 - STONE - COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL.

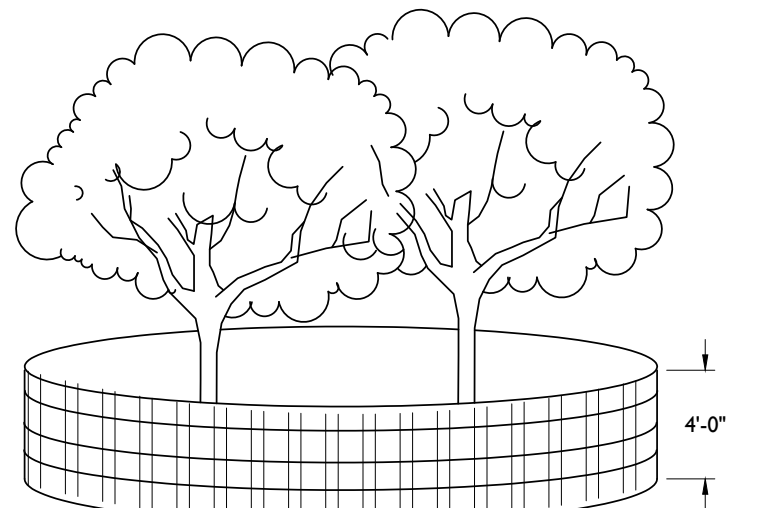
- STABILIZATION SPECIFICATIONS:**
- TEMPORARY SEEDING AND MULCHING:
GROUND LIMESTONE - APPLIED UNIFORMLY ACCORDING TO SOIL TEST RECOMMENDATIONS.
FERTILIZER - APPLY 11 LBS./1,000 SF OF 10-20-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN (UNLESS A SOIL TEST INDICATES OTHERWISE) WORKED INTO THE SOIL A MINIMUM OF 4".
SEED - PERENNIAL KYRGASS 100 LBS./ACRE (2.3 LBS./1,000 SF) OR OTHER APPROVED SEEDS; PLANT BETWEEN MARCH 1 AND MAY 15 OR BETWEEN AUGUST 15 AND OCTOBER 1.
MULCH - UNKNOTTED STRAW OR HAY AT A RATE OF 70 TO 90 LBS./1,000 SF APPLIED TO ACHIEVE 95% SOIL SURFACE COVERAGE. MULCH SHALL BE ANCHORED BY APPROVED METHODS (I.E. PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH BINDER).
 - PERMANENT SEEDING AND MULCHING:
TOPSOIL - UNIFORM APPLICATION TO A DEPTH OF 5" (UNSETTLED).
GROUND LIMESTONE - APPLIED UNIFORMLY ACCORDING TO SOIL TEST RECOMMENDATIONS.
FERTILIZER - APPLY 11 LBS./1,000 SF OF 10-10-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN (UNLESS A SOIL TEST INDICATES OTHERWISE) WORKED INTO THE SOIL A MINIMUM OF 4".
SEED - TURF TYPE TALL FESCUE (BLEND OF 3 CULTIVARS) 550 LBS./ACRE (8 LBS./1,000 SF) OR OTHER APPROVED SEEDS; PLANT BETWEEN MARCH 1 AND OCTOBER 1 (SUMMER SEEDINGS REQUIRE IRRIGATION).
MULCH - UNKNOTTED STRAW OR HAY AT A RATE OF 70 TO 90 LBS./1,000 SF APPLIED TO ACHIEVE 95% SOIL SURFACE COVERAGE. MULCH SHALL BE ANCHORED BY APPROVED METHODS (I.E. PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH BINDER).

SOIL CHARACTERISTICS CHART

TYPE OF SOIL	MONTAUK FINE SANDY LOAM (300B)	WOODBIDGE FINE SANDY LOAM (310B)
PERCENT OF SITE COVERAGE	70.4%	29.6%
HYDROLOGIC SOIL GROUP	C	C/D
DEPTH TO RESTRICTIVE LAYER	20 TO 39 INCHES	20 TO 39 INCHES
SOIL PERMEABILITY	0.00 TO 1.42 IN / HR	0.00 TO 0.14 IN / HR
DEPTH TO WATER TABLE	18 TO 37 INCHES	18 TO 30 INCHES

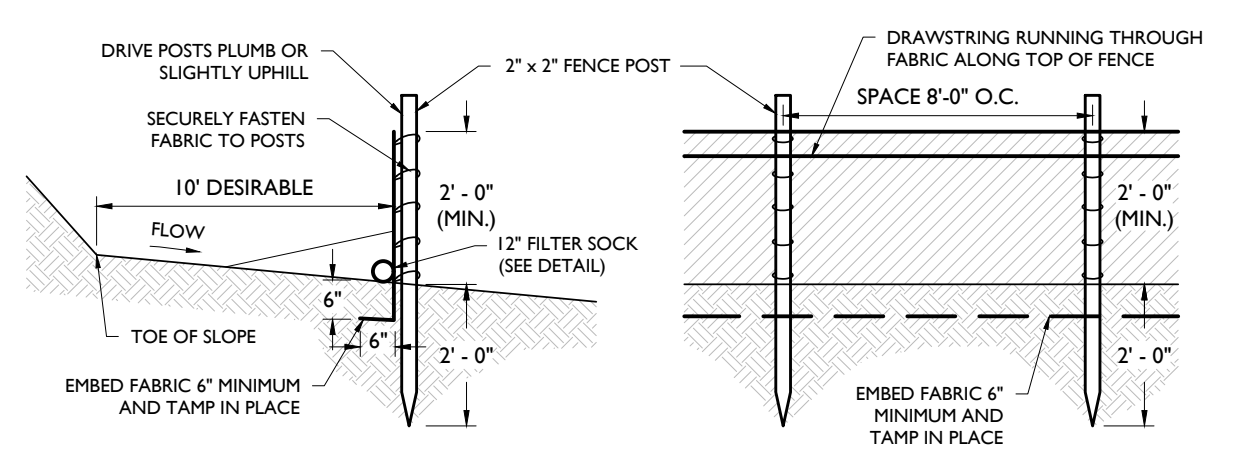
CONSTRUCTION-PHASE ACCESS NOTE
CONSTRUCTION PERIOD ACCESS SHALL BE LIMITED TO THE STABILIZED CONSTRUCTION ENTRANCE AND GRAVEL ACCESS DRIVEWAY SHALL BE PROTECTED DURING CONSTRUCTION.

EROSION CONTROL BARRIER INSTALLATION NOTE
EROSION CONTROL BARRIERS MUST BE INSTALLED, INSPECTED, AND APPROVED BY A PROFESSIONAL ENGINEER OR A LICENSED WETLANDS SCIENTIST AND THAT NO SEDIMENTATION BARRIER MAY BE REMOVED WITHOUT PRIOR APPROVAL OF THE TOWN CONSERVATION COMMISSION OR ITS STAFF.



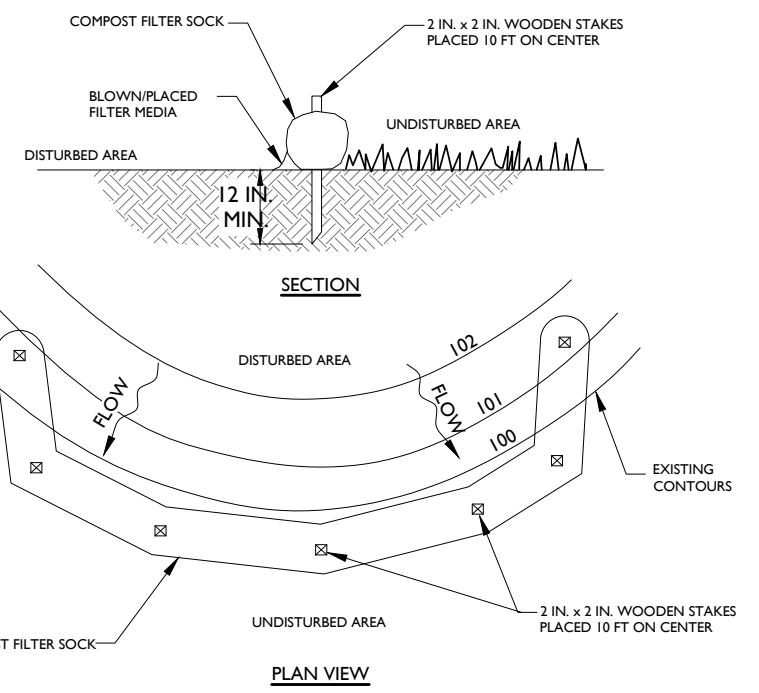
- NOTES:**
- SNOW FENCING IS TO BE 4'-0" HIGH AND SELF SUPPORTED.
 - DO NOT STOCKPILE MATERIALS OR STORE EQUIPMENT WITHIN THE TREE PROTECTION FENCING.
 - SNOW FENCE TO BE INSTALLED AT DRIP LINE OF EXISTING TREE OR TREE CLUSTER TO BE PROTECTED OR NO CLOSER THAN 6" FROM TREE TRUNK IF NECESSARY.
 - IF THE PROJECT AREA ENCOMPASSES A PORTION OF THE DRIP LINE OF THE TREE, NO MORE THAN ONE THIRD OF THE TOTAL AREA OF WITHIN THE DRIP LINE SHOULD BE DISTURBED BY CONSTRUCTION OR REGRADING AND A 3" THICK LAYER OF MULCH SHALL BE INSTALLED OVER THE AREA OF THE DRIP LINE WHICH IS NOT PROTECTED BY FENCING TO PROVIDE A CUSHION.

TREE PROTECTION DETAIL
NOT TO SCALE

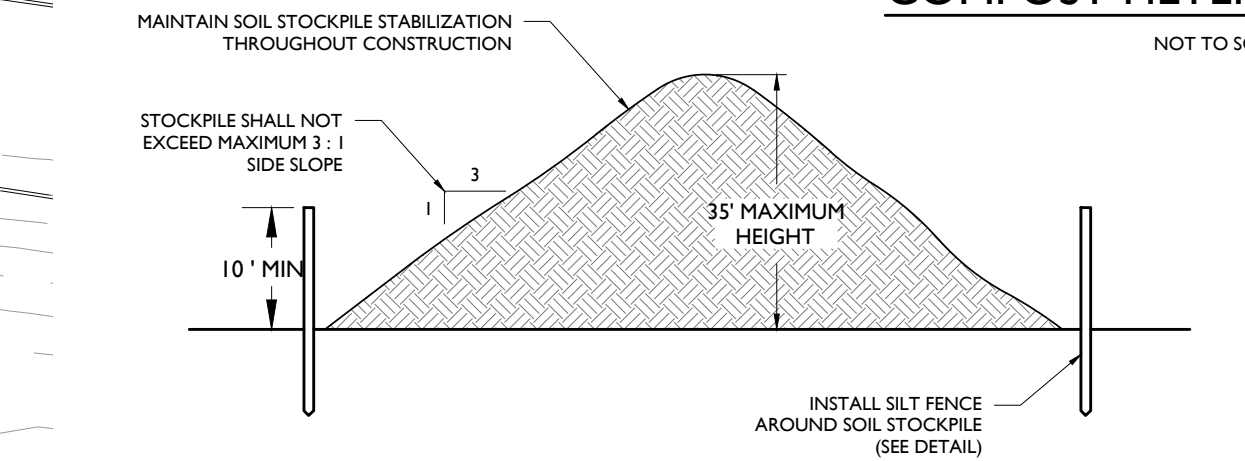


- NOTES:**
- SECURELY FASTEN GEOTEXTILE TO FENCE POST BY USE OF WIRE TIES, HOG RINGS, STAPLES OR POCKETS. FOUR TO SIX FASTENERS PER POST.
 - GEOTEXTILE FABRIC TO BE EMBEDDED 6" (MIN.) AND TAMP IN PLACE.
 - SECURELY FASTEN ENDS OF INDIVIDUAL ROLLS OF GEOTEXTILE TO A POST BY WRAPPING EACH END OF THE GEOTEXTILE AROUND THE POST TWICE AND ATTACHING AS SPECIFIED IN NOTE 1 ABOVE. SPACING OF INDIVIDUAL ROLLS SHALL NOT OCCUR AT LOW POINTS.
 - SET SILT FENCE WITHIN PROJECT LIMITS. 10'-0" IS DESIRABLE.

SILT FENCE DETAIL
NOT TO SCALE

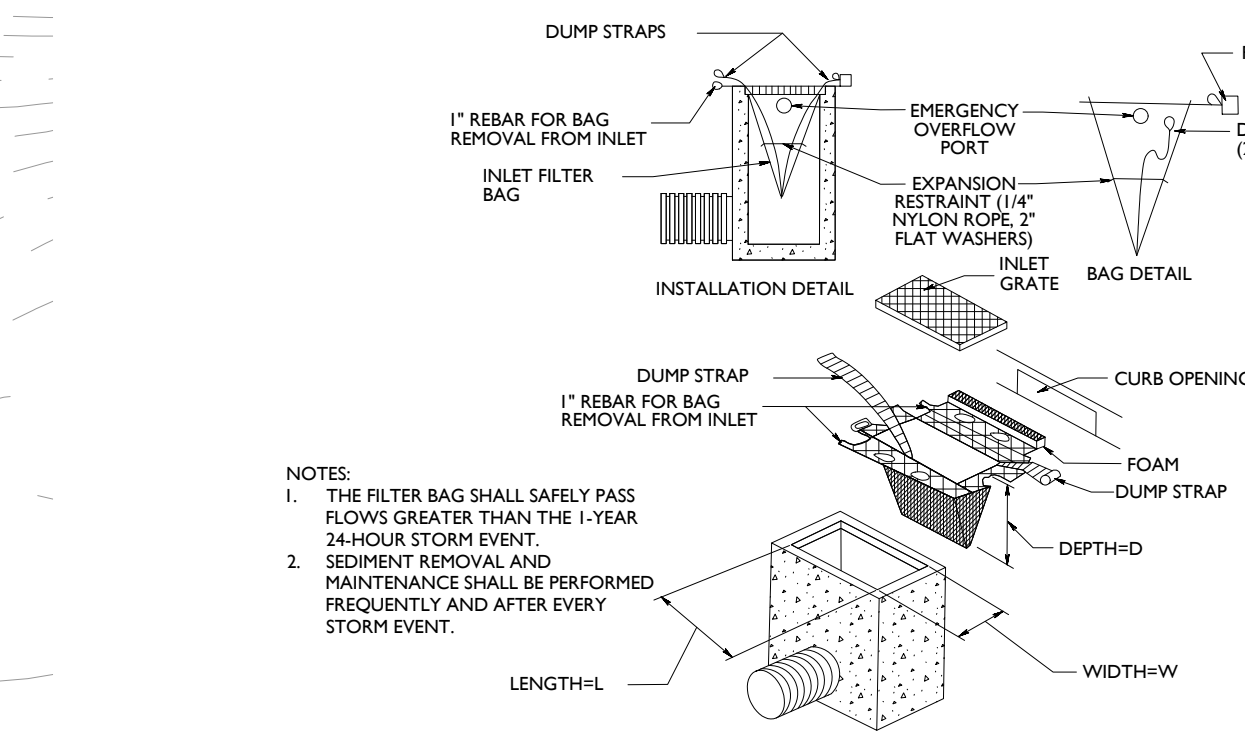


COMPOST FILTER TUBE DETAIL
NOT TO SCALE

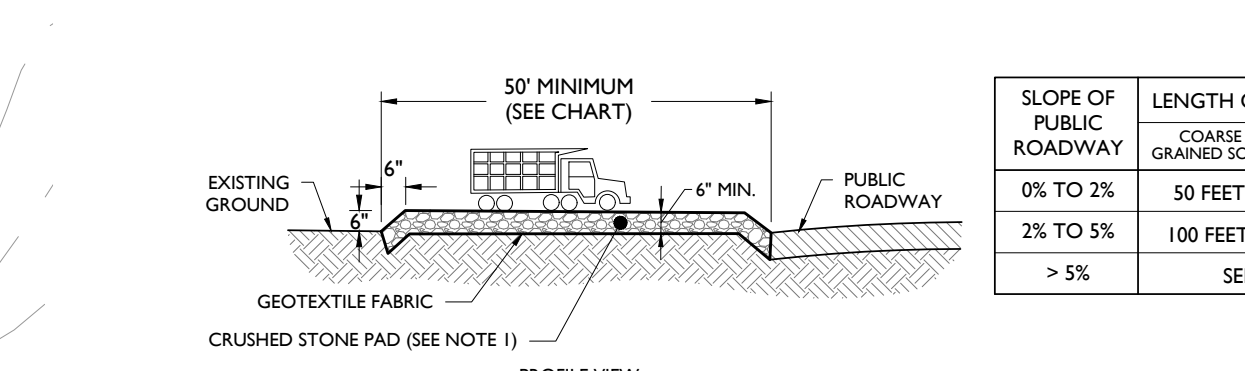


- NOTES:**
- STOCKPILES SHALL BE SITUATED SO AS NOT TO OBSTRUCT NATURAL DRAINAGE OR CAUSE OFF-SITE ENVIRONMENTAL DAMAGE.
 - STOCKPILES SHALL BE STABILIZED IN ACCORDANCE WITH THE STANDARDS FOR PERMANENT OR TEMPORARY VEGETATIVE COVER FOR SOIL STABILIZATION, AS APPROPRIATE (SEE SOIL EROSION NOTES).

SOIL STOCKPILE DETAIL
NOT TO SCALE



INLET FILTER BAG DETAIL
NOT TO SCALE



- NOTES:**
- STONE SHALL BE ASTM C-33, SIZE No. 2 (2.5" TO 1.5") OR No. 3 (2" TO 1") CLEAN CRUSHED ANGULAR STONE.
 - WIDTH SHALL BE 15' MINIMUM OR THE FULL WIDTH OF THE ACCESS POINT, WHICHEVER IS GREATER.
 - STORMWATER FROM UP-SLOPE AREAS SHALL BE DIVERTED AWAY FROM THE STABILIZED PAD, WHERE POSSIBLE, AT POORLY DRAINED LOCATIONS, SUBSURFACE DRAINAGE GRAVEL FILTER OR GEOTEXTILE SHALL BE INSTALLED BEFORE THE STABILIZED CONSTRUCTION ENTRANCE.
 - WHERE THE SLOPE OF THE ROADWAY EXCEEDS 5%, A STABILIZED BASE OF HOT MIX ASPHALT BASE COURSE SHALL BE INSTALLED. THE TYPE AND THICKNESS OF THE BASE COURSE AND USE OF DENSE GRADED AGGREGATE SUB-BASE SHALL BE AS PRESCRIBED BY LOCAL MUNICIPAL ORDINANCE OR GOVERNING AUTHORITY.
 - CONTRACTOR SHALL PROVIDE A SMOOTH TRANSITION BETWEEN THE STABILIZED CONSTRUCTION ACCESS AND THE PUBLIC ROADWAY.

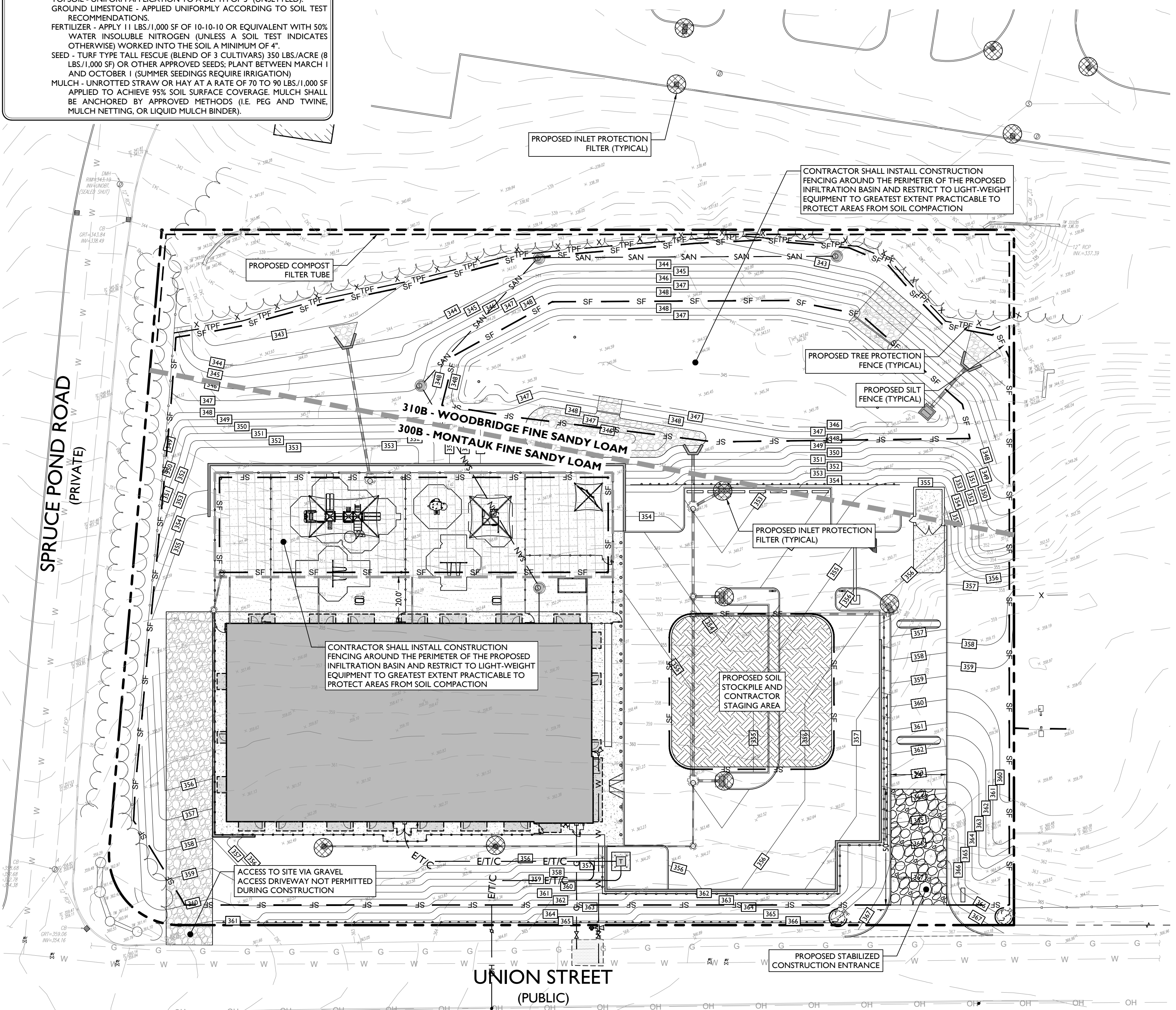
STABILIZED CONSTRUCTION ACCESS DETAIL
NOT TO SCALE

SYMBOL DESCRIPTION

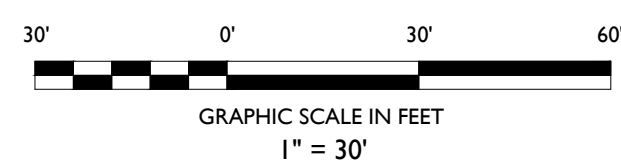
---	PROPERTY BOUNDARY
- - - -	ADJACENT PROPERTY BOUNDARY
---	LOD
---	PROPOSED LIMIT OF DISTURBANCE
SF	PROPOSED SILT FENCE
TPF	PROPOSED TREE PROTECTION FENCE
[Symbol]	PROPOSED STOCKPILE & EQUIPMENT STORAGE
[Symbol]	PROPOSED STABILIZED CONSTRUCTION ENTRANCE
[Symbol]	PROPOSED INLET PROTECTION FILTER

- SOIL EROSION AND SEDIMENT CONTROL NOTES**
- THE CONTRACTOR IS RESPONSIBLE FOR SOIL EROSION AND SEDIMENT CONTROL IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS.
 - THE CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL IN COMPLIANCE WITH LOCAL, STATE, AND FEDERAL AIR QUALITY STANDARDS.
 - THE CONTRACTOR IS RESPONSIBLE TO INSPECT ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES WEEKLY AND AFTER A PRECIPITATION EVENT GREATER THAN 1 INCH. THE CONTRACTOR SHALL MAINTAIN AN INSPECTION LOG ON SITE AND DOCUMENT CORRECTIVE ACTION TAKEN THROUGHOUT THE COURSE OF CONSTRUCTION AS REQUIRED.

- SEQUENCE OF CONSTRUCTION**
- INSTALL CONSTRUCTION ENTRANCE (2 DAYS)
 - STRIPPING AND CLEARING OF SITE (2 WEEKS)
 - INSTALL CURBSIDE SEDIMENT BARRIERS (1 DAY)
 - DEMOLISH EXISTING PAVEMENT WHERE APPLICABLE (7 DAYS)
 - ROUGH GRADING AND TEMPORARY SEEDING (31 DAYS)
 - BASE CONSTRUCTION INCLUDING STABILIZATION (14 DAYS)
 - UTILITY CONSTRUCTION (10 DAYS)
 - BUILDING CONSTRUCTION AND SITE IMPROVEMENTS (100 DAYS)
 - FINAL GRADING (3 DAYS)
 - SOIL RESTORATION MEASURES (3 DAYS)
 - LANDSCAPING IMPROVEMENTS AND FINAL SEEDING & TOP SOILING (7 DAYS)
 - REMOVE SOIL EROSION MEASURES (1 DAY)
- NOTE:** TIME DURATIONS ARE APPROXIMATE AND ARE INTENDED TO ACT AS A GENERAL GUIDE TO THE CONSTRUCTION TIMELINE. ALL DURATIONS ARE SUBJECT TO CHANGE BY CONTRACTOR. CONTRACTOR SHALL SUBMIT CONSTRUCTION SCHEDULE TO TOWNSHIP AND ENGINEER. CONTRACTOR SHALL PHASE CONSTRUCTION ACCORDINGLY.



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DATE	ISSUE	BY	DESCRIPTION
09/23/2022	1	MYB	PLANNING BOARD RESUBMISSION
06/22/2022	1	NRK	DESIGN REVIEW COMMISSION SUBMISSION

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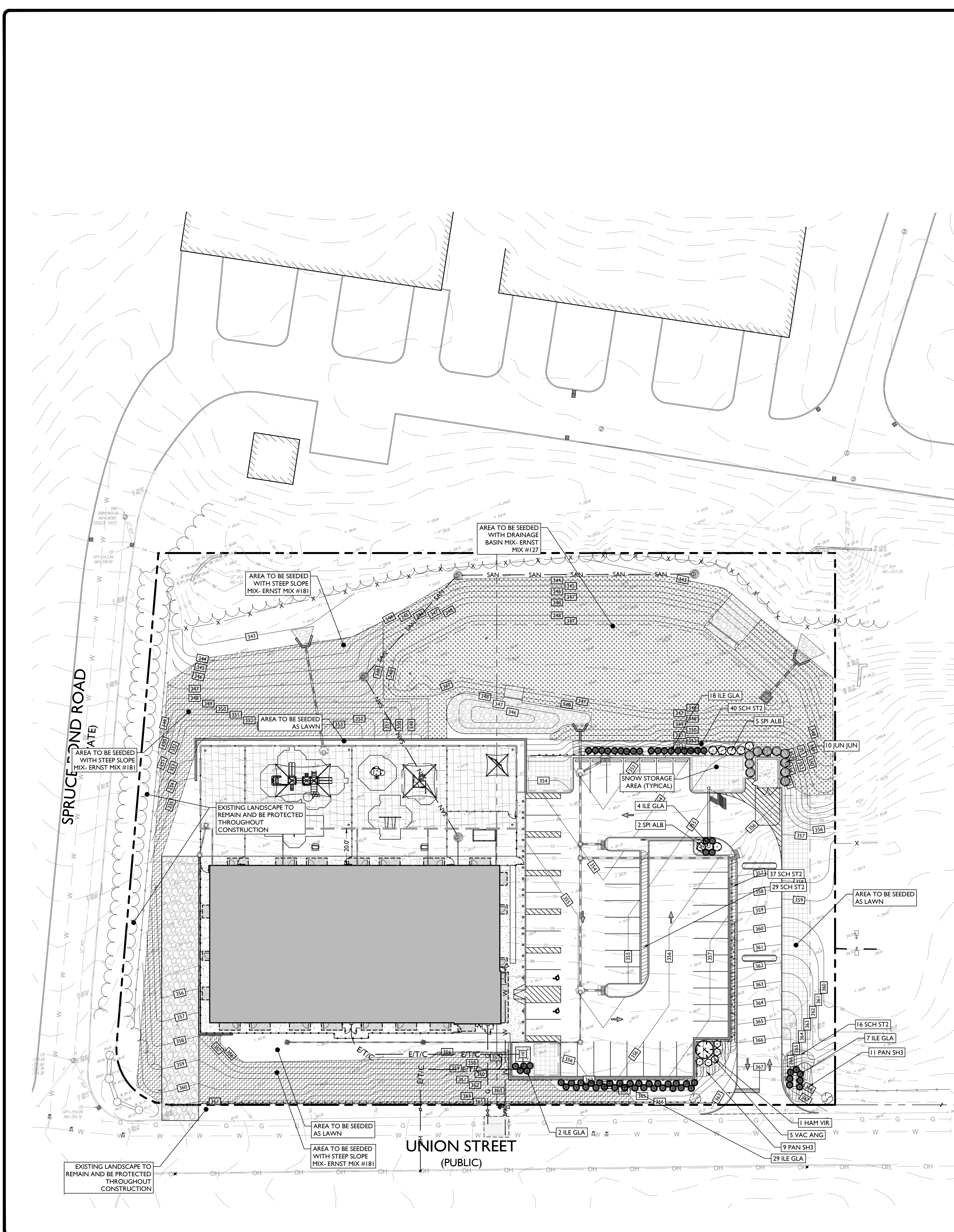
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JOSHUA H. KLINE, P.E.
MASSACHUSETTS LICENSE No. 53996
LICENSED PROFESSIONAL ENGINEER

SCALE: 1" = 30' PROJECT ID: BOS-210005

TITLE: **SOIL EROSION & SEDIMENT CONTROL PLAN**

DRAWING: **C-9**



PLANT SCHEDULE							
EVERGREEN TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
	ILE JER	1	ILEX OPACA 'JERSEY QUEEN'	AMERICAN HOLLY	6' - 7' HT	B&B	NATIVE
	JUN JUN	10	JUNIPERUS COMMUNIS	COMMON JUNIPER	6' - 7' HT	B&B	NATIVE
FLOWERING TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
	HAM VIR	1	HAMAMELIS VIRGINIANA	COMMON WITCH HAZEL	4' - 5' HT.	B&B	NATIVE
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
	SPI ALB	7	SPIRAEA ALBA	WHITE SPIRAEA	24" - 30"	POT	NATIVE
	VAC ANG	5	VACCINIUM ANGUSTIFOLIUM	LOWBUSH BLUEBERRY	24" - 30"	POT	NATIVE
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
	ILE GLA	63	ILEX GLABRA	INKBERRY HOLLY	24" - 30"	POT	NATIVE
SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	REMARKS
	PAN SH3	20	PANICUM VIRGATUM 'SHENANDOAH'	SWITCH GRASS	5 GAL	48" o.c.	NATIVE
	SCH ST2	136	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION'	STANDING OVATION LITTLE BLUESTEM GRASS	1 GAL	36" o.c.	NATIVE

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN ON THE LANDSCAPE PLAN AND WITHIN THE PLANT LIST, THE PLAN SHALL DICTATE.

PLANTING SPECIFICATION NOTE:
ALL PROPOSED PLANTINGS SHALL BE SPECIES PERMITTED WITHIN THE TOWN'S BEST DEVELOPMENT PRACTICES GUIDEBOOK

LANDSCAPING REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 185-21.C.5.	PARKING LOT LANDSCAPING: 1 TREE (2' CALIPER OR GREATER) PER 10 SPACES (1 TREE / 10 SPACES) x (46 SPACES) = 5 TREES 40 SF OF UNPAVED SOIL PER TREE	11 TREES COMPLIES
§ 185-20.C.4.b.5.	FREESTANDING SIGN LANDSCAPING: SELECT FAUNA REQUIRED AT A MAXIMUM HEIGHT OF 2 FT	COMPLIES
§ 185-35	PARKING AREA SCREENING REQUIREMENTS: 4 FT WIDE EVERGREEN BUFFER OF MINIMUM 3 FT HEIGHT OR A WALL FENCE, OR EARTH BERM MINIMUM 12" IN HEIGHT	COMPLIES

IRRIGATION NOTE:
IRRIGATION CONTRACTOR TO PROVIDE A DESIGN FOR AN IRRIGATION SYSTEM SEPARATING PLANTING BEDS FROM LAWN AREA. PRIOR TO CONSTRUCTION, DESIGN IS TO BE SUBMITTED TO THE PROJECT LANDSCAPE DESIGNER FOR REVIEW AND APPROVAL. WHERE POSSIBLE, DRIP IRRIGATION AND OTHER WATER CONSERVATION TECHNIQUES SUCH AS RAIN SENSORS SHALL BE IMPLEMENTED. CONTRACTOR TO VERIFY MAXIMUM ON-SITE DYNAMIC WATER PRESSURE AVAILABLE MEASURED IN PSI. PRESSURE REDUCING DEVICES OR BOOSTER PUMPS SHALL BE PROVIDED TO MEET SYSTEM PRESSURE REQUIREMENTS. DESIGN TO SHOW ALL VALVES, PIPING, HEADS, BACKFLOW PREVENTION, METERS, CONTROLLERS, AND SLEEVES WITHIN HARDSCAPE AREAS.

LANDSCAPING NOTES

- THE CONTRACTOR SHALL RESTORE ALL DISTURBED GRASS AND LANDSCAPED AREAS TO MATCH EXISTING CONDITIONS UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
- THE CONTRACTOR SHALL RESTORE ALL DISTURBED LAWN AREAS WITH A MINIMUM 4 INCH LAYER OF TOPSOIL AND SEED.
- THE CONTRACTOR SHALL RESTORE MULCH AREAS WITH A MINIMUM 3 INCH LAYER OF MULCH.
- THE CONTRACTOR IS ALLOWABLE IN LANDSCAPE RESTORATION AREAS SHALL BE 3 FEET HORIZONTAL TO 1 FOOT VERTICAL (3:1 SLOPE) UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
- THE CONTRACTOR IS REQUIRED TO LOCATE ALL SPRINKLER HEADS IN AREA OF LANDSCAPING DISTURBANCE PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL RELOCATE SPRINKLER HEADS AND LINES IN ACCORDANCE WITH OWNER'S DIRECTION WITHIN AREAS OF DISTURBANCE.
- THE CONTRACTOR SHALL ENSURE THAT ALL DISTURBED LANDSCAPED AREAS ARE GRADED TO MEET FLUSH AT THE ELEVATION OF WALKWAYS AND TOP OF CURB ELEVATIONS EXCEPT UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET. NO ABRUPT CHANGES IN GRADE ARE PERMITTED IN DISTURBED LANDSCAPED AREAS.



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ERNST SEED CO. RETENTION BASIN WILDLIFE MIX SEEDING SPECIFICATIONS (ERNST MIX-127):

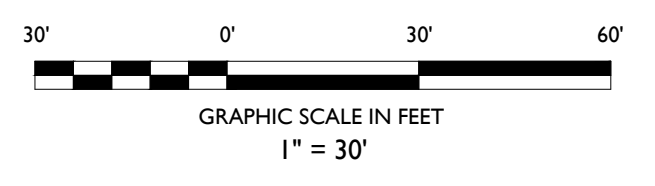
PRINCIPAL CLANDONIA	ORIENTALIS	30%
ELMUS VIRGINICA	VIRGINICA	20%
CAREX VORONKOVII	IRIDIOLIS	20%
CAREX LURIDA	LURIDA	7%
CAREX SCORPORA	SCORPORA	7%
VERBENA HASTATA	BLUE VERVAIN	3%
SORGHUM STRIPES	SOFT BUSH	3%
SCILLA CYPRICA	BELL BELL	3%
ADOLEPIS INCARNATA	SWAMP PILLWEED	3%
HELIOPSIS SCUTELLARIA	COMMON SUNFLOWER	3%
ASTER FLORIDUS	PURPLESTER ASTER	3%
ASTER NOV-ANGULAE	NEW ENGLAND ASTER	3%
ASTER UMBELLATUS	FLAT TOPPED WHITE ASTER	3%
ESTERIOBIUM PERFORLATUM	BORISSET	3%
LOBELIA SIBIRICA	GREY BLUE LOBELIA	3%

1. SOW ABOVE MIX AT A RATE OF 15 LBS./ACRE.
2. SUPPLEMENT ABOVE MIX WITH ANNUAL RYE AT A RATE OF 10 LBS./ACRE.
3. NO MOWING SHALL TAKE PLACE.

ERNST SEED CO. NATIVE STEEP SLOPE MIX SEEDING SPECIFICATIONS (ERNST MIX-181):

SORGHASTRUM NUTANS	INDIAN GRASS	31.1%
LOLIGIUM MISSOURIENSE	ANNUAL RYE GRASS	20%
ANDROPOGON GERARDII	BIG BLUE STEM "NASCAR"	14%
ELMUS VIRGINICA	ORIENTALIS	7%
ADOLEPIS INCARNATA	COMMON SUNFLOWER	7%
PANDOLIS BERGELIUM	SWITCHGRASS	4%
PRINCIPAL CLANDONIA	ORIENTALIS	4%
SCILLA CYPRICA	BELL BELL	1.5%
HELIOPSIS SCUTELLARIA	COMMON SUNFLOWER	1.5%
HELIOPSIS HELIANTHUS	COMMON SUNFLOWER	1.2%
CONOPSEUS ANGLICATA	WILD BERNARDINI	1.2%
MONARDA FISTULOSA	WILD BERNARDINI	1.2%
ACULMIS SPICATA	COMMON HELIOPSIS	1.2%
SOLIDAGO RUSCOA	WILD BERNARDINI	1.2%
ASTER LATEFOLIUS	WILLOW LEAF GOLDENROD	1.2%
ASTER FLOREUS	HEATH ASTER	1.2%

1. SOW ABOVE MIX AT A RATE OF 15 LBS./ACRE.
2. SUPPLEMENT ABOVE MIX WITH ANNUAL RYE AT A RATE OF 10 LBS./ACRE.
3. NO MOWING SHALL TAKE PLACE.



DATE	BY	DESCRIPTION
09/23/2022	MYB	PLANNING BOARD RESUBMISSION
06/22/2022	NRK	DESIGN REVIEW COMMISSION SUBMISSION
2	1	ISSUE

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MASSACHUSETTS LICENSE NO. 53936
LICENSED PROFESSIONAL ENGINEER

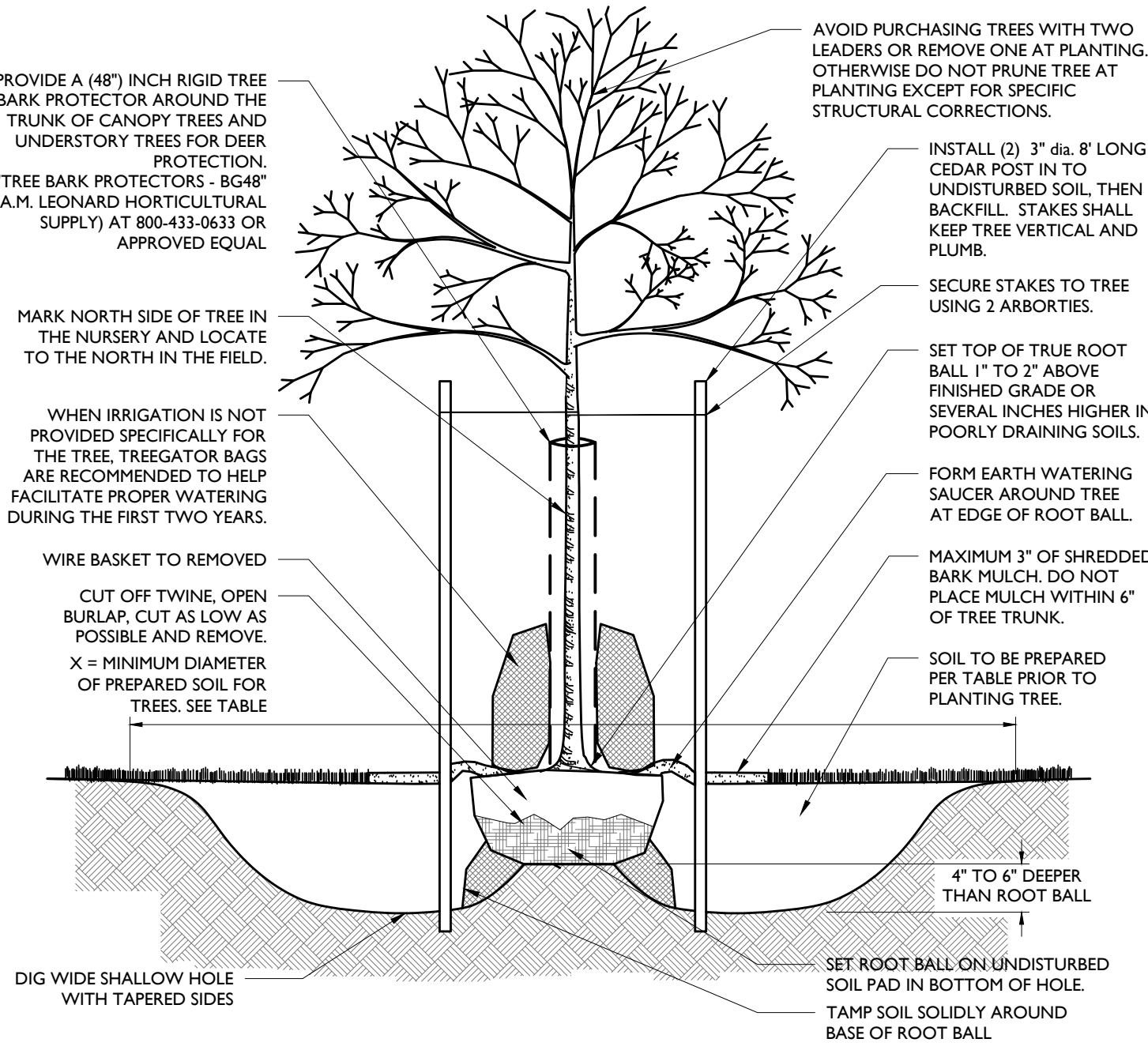
SCALE: 1" = 30' PROJECT ID: BOS-210005

TITLE:
LANDSCAPING PLAN

DRAWING:
C-10

NOTES:

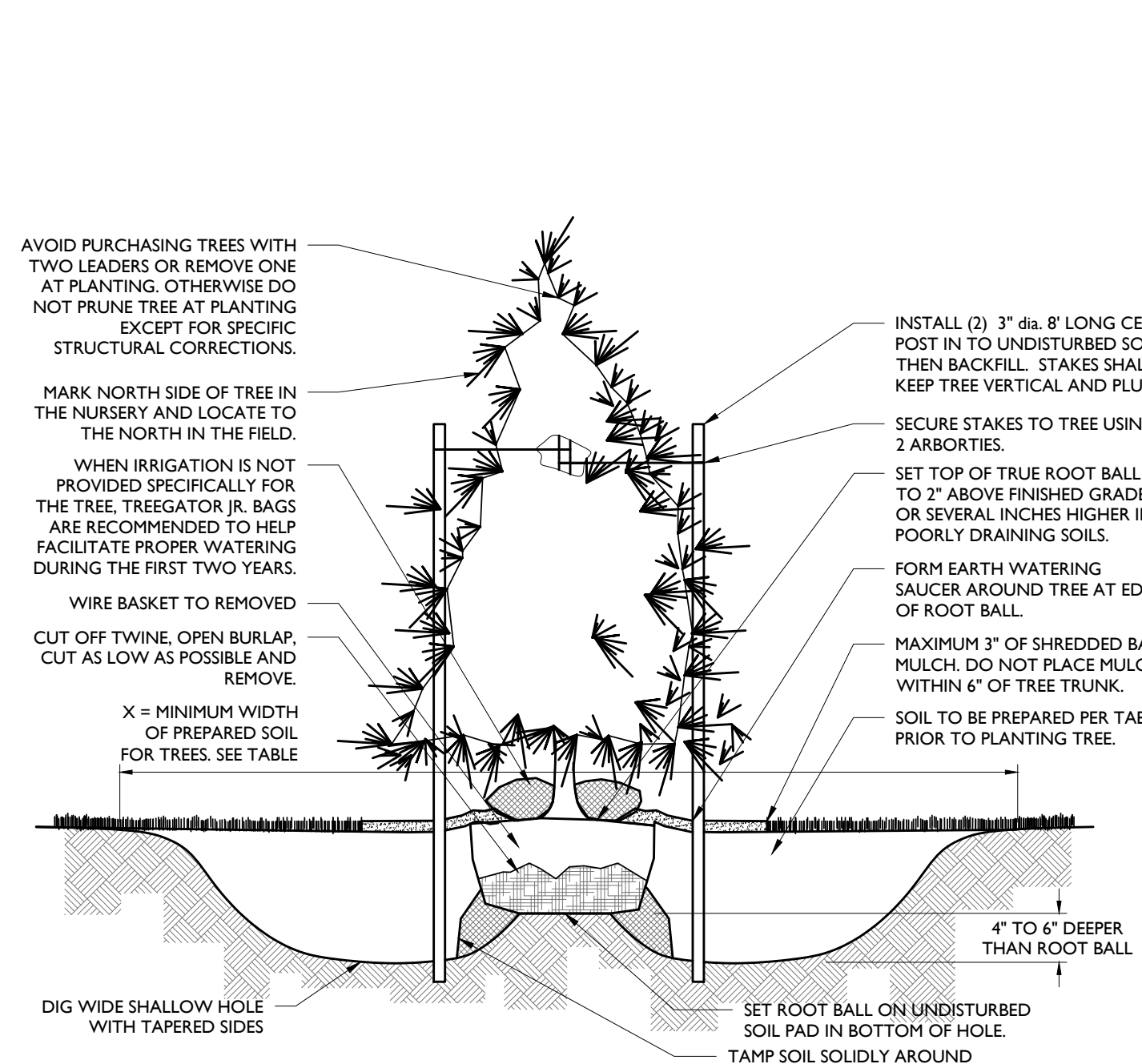
- 1. FOR CONTAINER-GROWN TREES, USE FINGERS OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL...



DECIDUOUS TREE PLANTING DETAIL

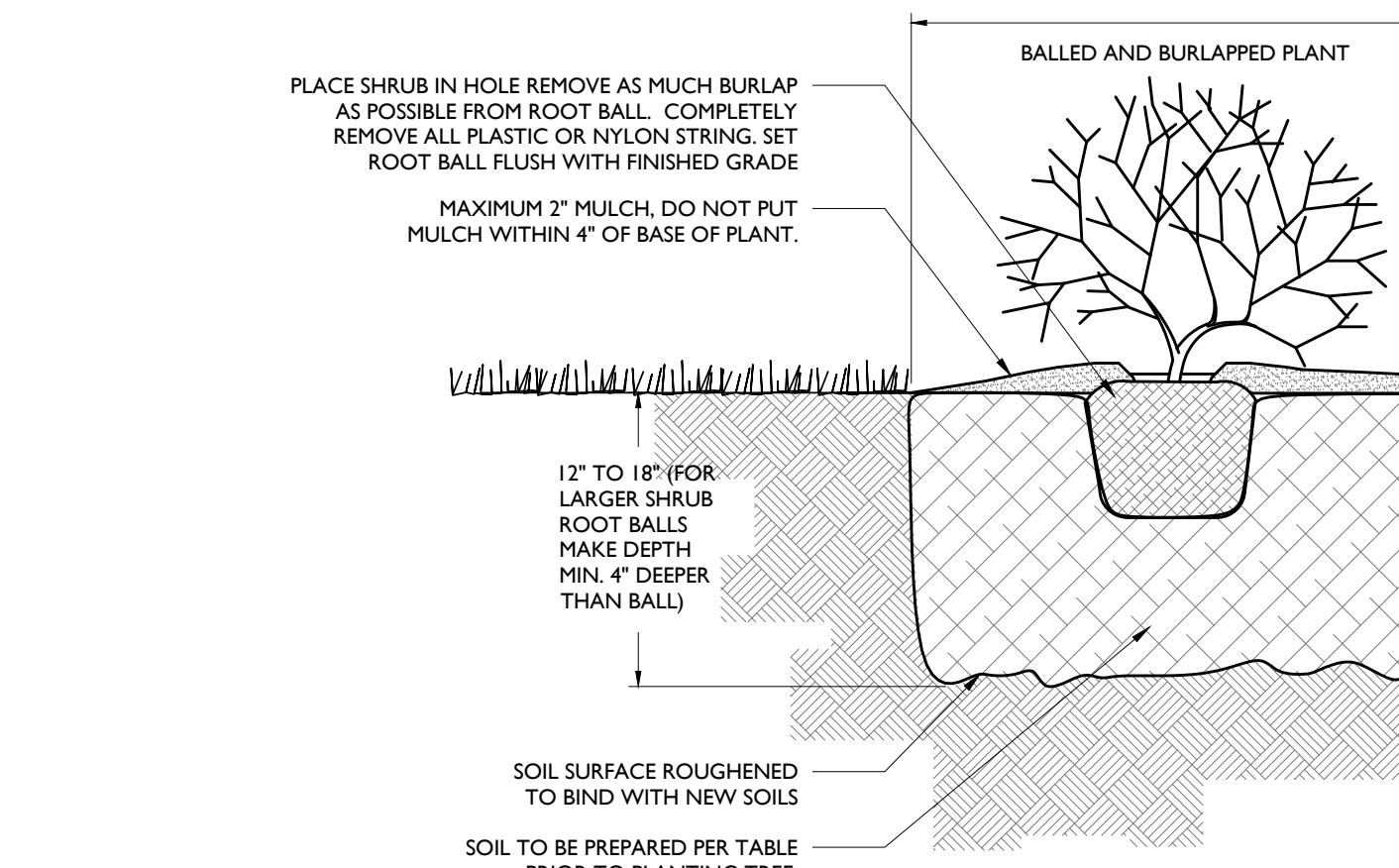
NOTES:

- 1. FOR CONTAINER-GROWN TREES, USE FINGERS OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL...



CONIFEROUS TREE PLANTING DETAIL

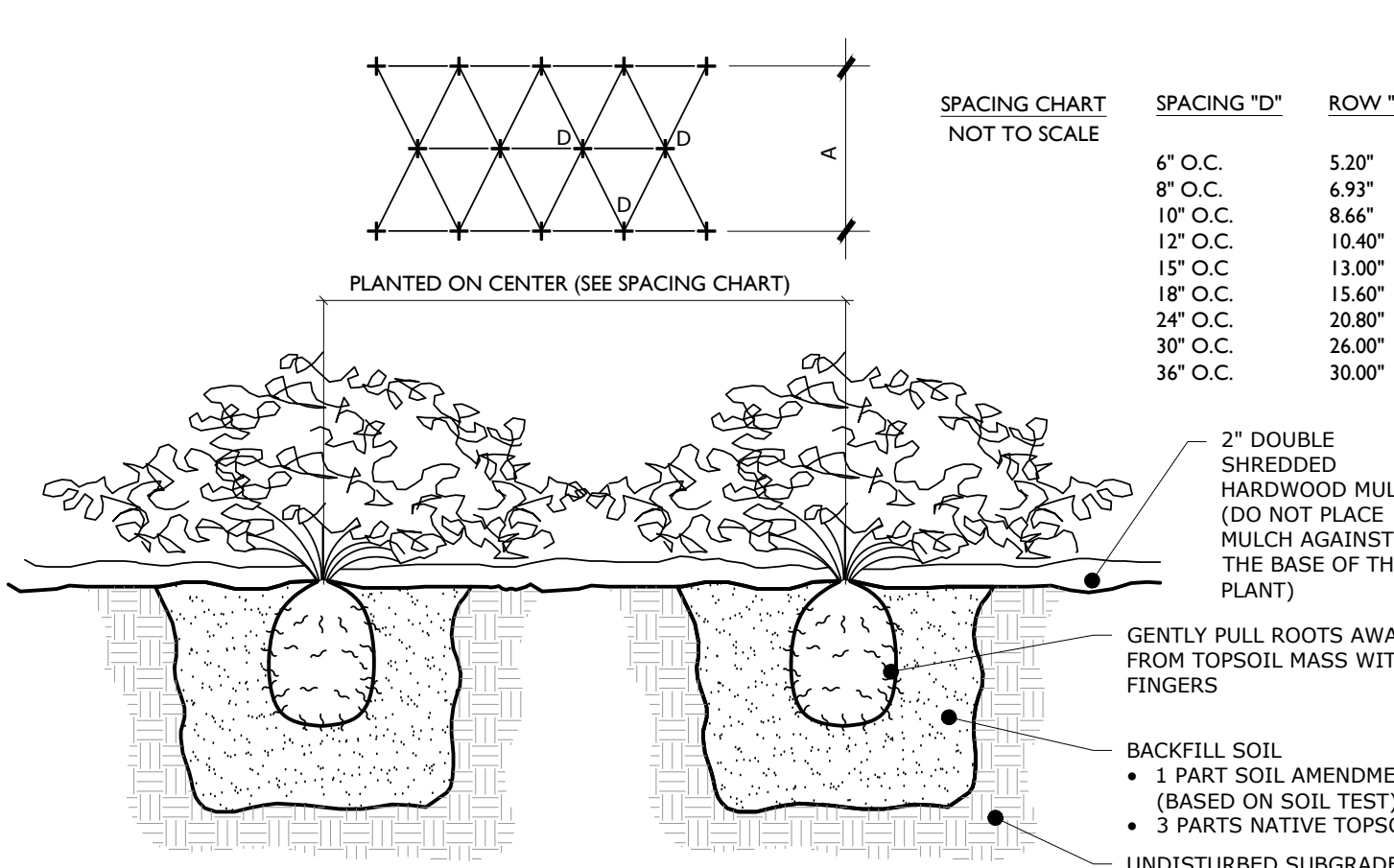
NOTES:



DECIDUOUS AND EVERGREEN SHRUB PLANTING DETAIL

NOTES:

- 1. THOROUGHLY SOAK THE GROUND COVER ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING...



GROUND COVER/PERENNIAL/ANNUAL PLANTING DETAIL

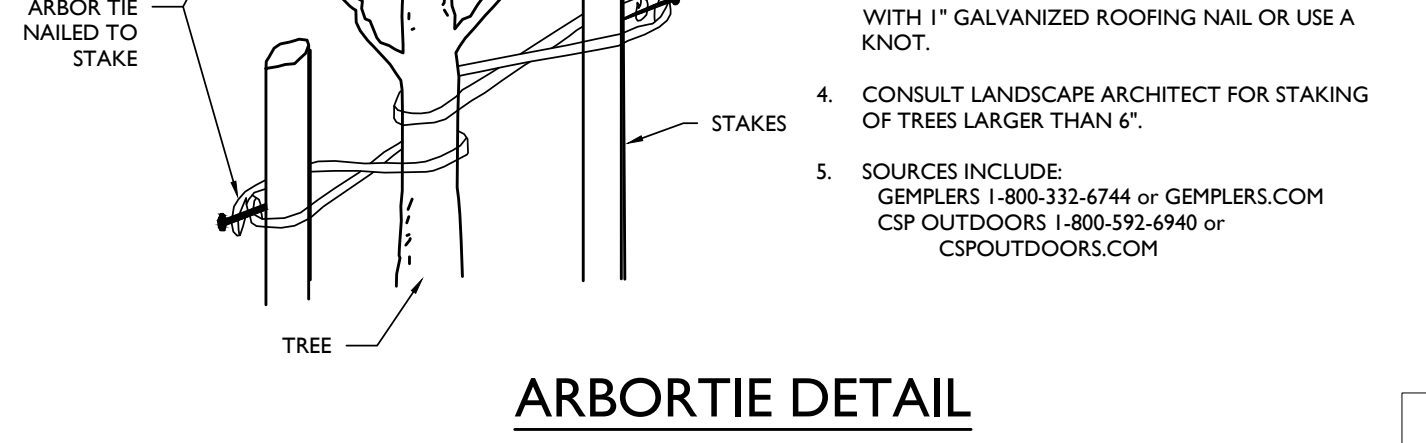
NOTES:

- 1. AT EACH IRRIGATION, APPLY TWO TO THREE GALLONS PER INCH TRUNK CALIPER TO THE ROOT BALL SURFACE...

IRRIGATION DURING ESTABLISHMENT

NOTES:

- 1. FOR THE CONTAINER-GROWN SHRUBS, USE FINGERS OR SMALL HAND TOOL TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL...



ARBORTIE DETAIL

NOTES:

- 1. LANDSCAPE CONTRACTOR SHALL OBTAIN A SOIL TEST OF THE IN-SITU TOPSOIL BY A CERTIFIED SOIL LABORATORY PRIOR TO PLANTING...

GENERAL LANDSCAPING NOTES:

- 1. THE LANDSCAPE CONTRACTOR SHALL FURNISH ALL MATERIALS AND PERFORM ALL WORK IN ACCORDANCE WITH THESE SPECIFICATIONS, APPROVED OR FINAL DRAWINGS, AND INSTRUCTIONS PROVIDED BY THE PROJECT LANDSCAPE DESIGNER...

PROTECTION OF EXISTING VEGETATION NOTES:

- 1. BEFORE COMMENCING WORK, ALL EXISTING VEGETATION WHICH COULD BE IMPACTED AS A RESULT OF THE PROPOSED CONSTRUCTION ACTIVITIES MUST BE PROTECTED FROM DAMAGE BY THE INSTALLATION OF TREE PROTECTION FENCING...

SOIL PREPARATION AND MULCH NOTES:

- 1. LANDSCAPE CONTRACTOR SHALL OBTAIN A SOIL TEST OF THE IN-SITU TOPSOIL BY A CERTIFIED SOIL LABORATORY PRIOR TO PLANTING...

PLANT QUALITY AND HANDLING NOTES:

- 1. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z601-2004) OR LATEST REVISION AS PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION...

PLANT MATERIAL GUARANTEE NOTES:

- 1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR (1 YR) FROM APPROVAL OF LANDSCAPE INSTALLATION...

LAWN (SEED OR SOD) NOTES:

- 1. SEED MIXTURE SHALL BE FRESH, CLEAN, NEW CROP SEED. SOD SHALL BE STRONGLY ROOTED, UNIFORM IN THICKNESS, AND FREE OF WEEDS, DISEASE, AND PESTS...

Table with columns: PLAN, DATE, ISSUE, BY, DESCRIPTION. Includes entries for Plan Set, Design Review, and Commission Submission.

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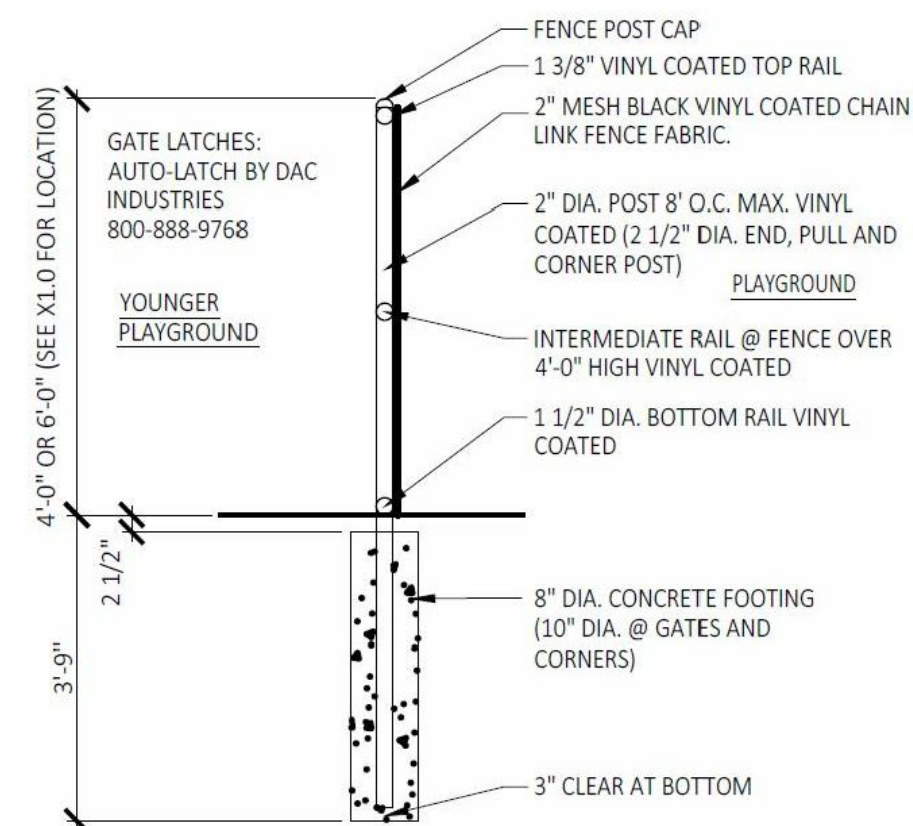
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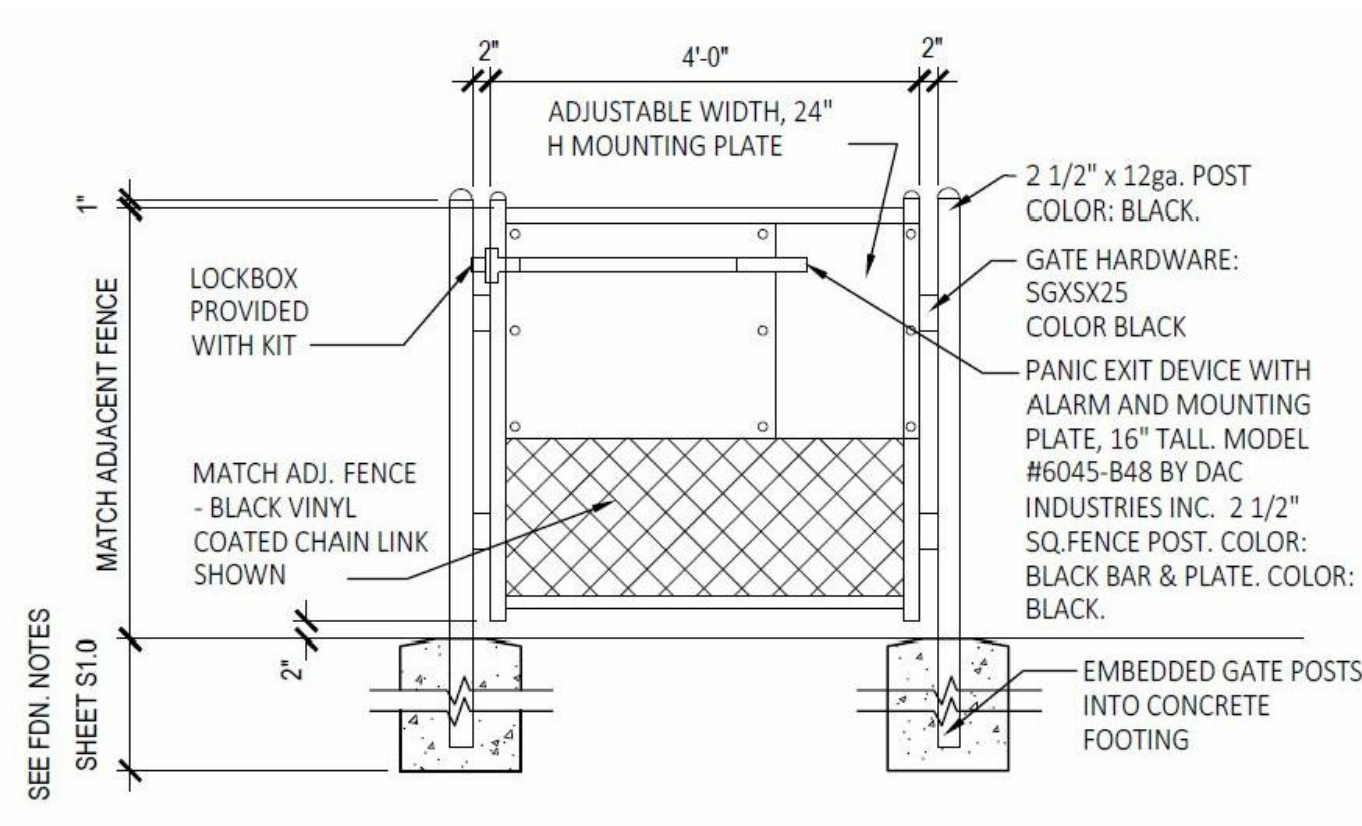
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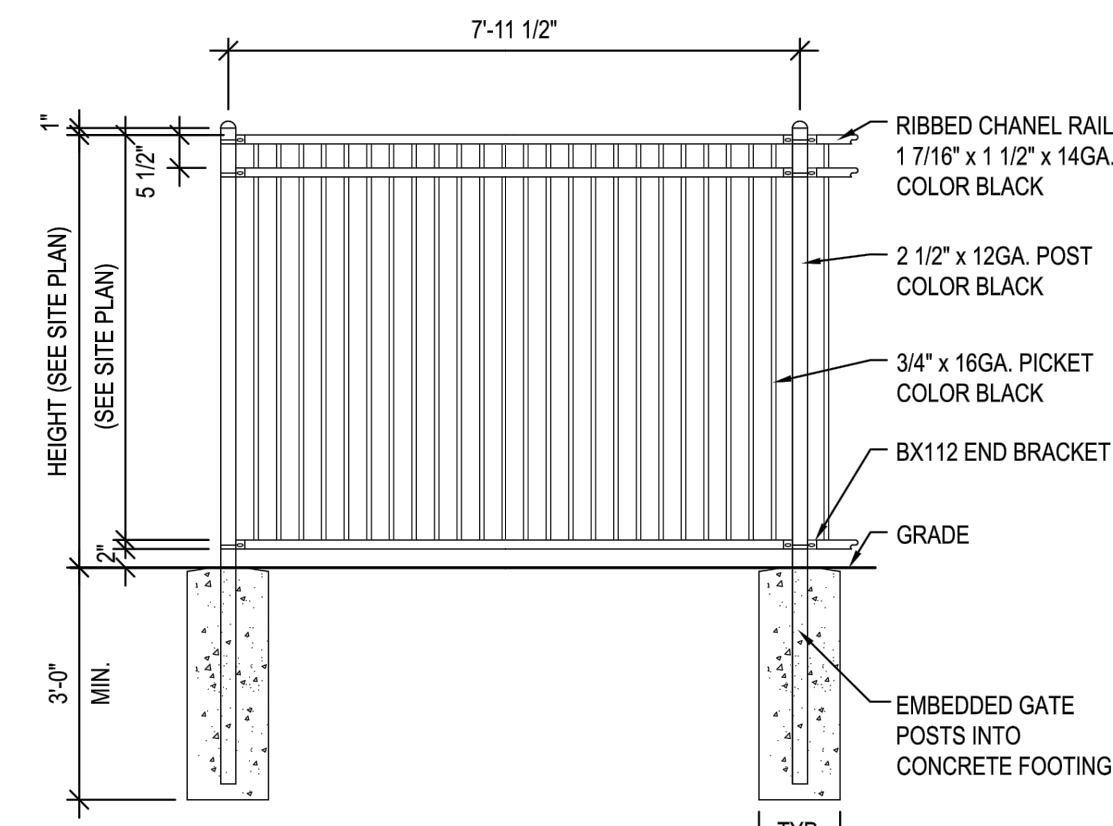
VINYL CHAIN LINK FENCE DETAIL

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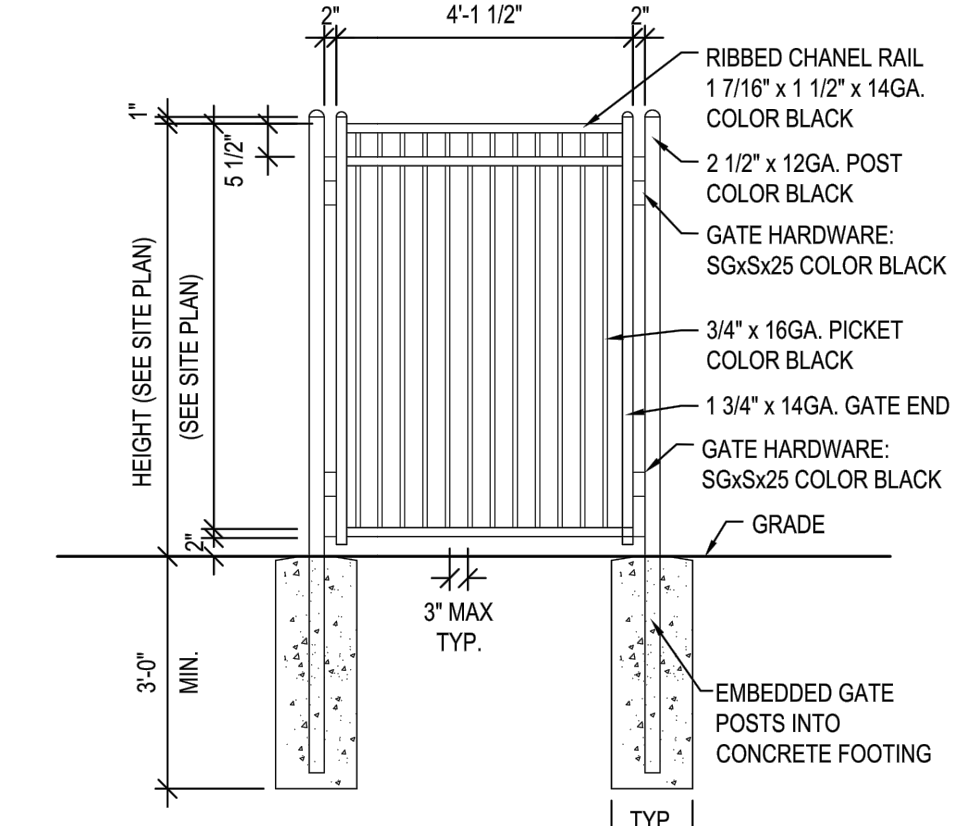
VINYL COATED CHAIN LINK FENCE GATE DETAIL

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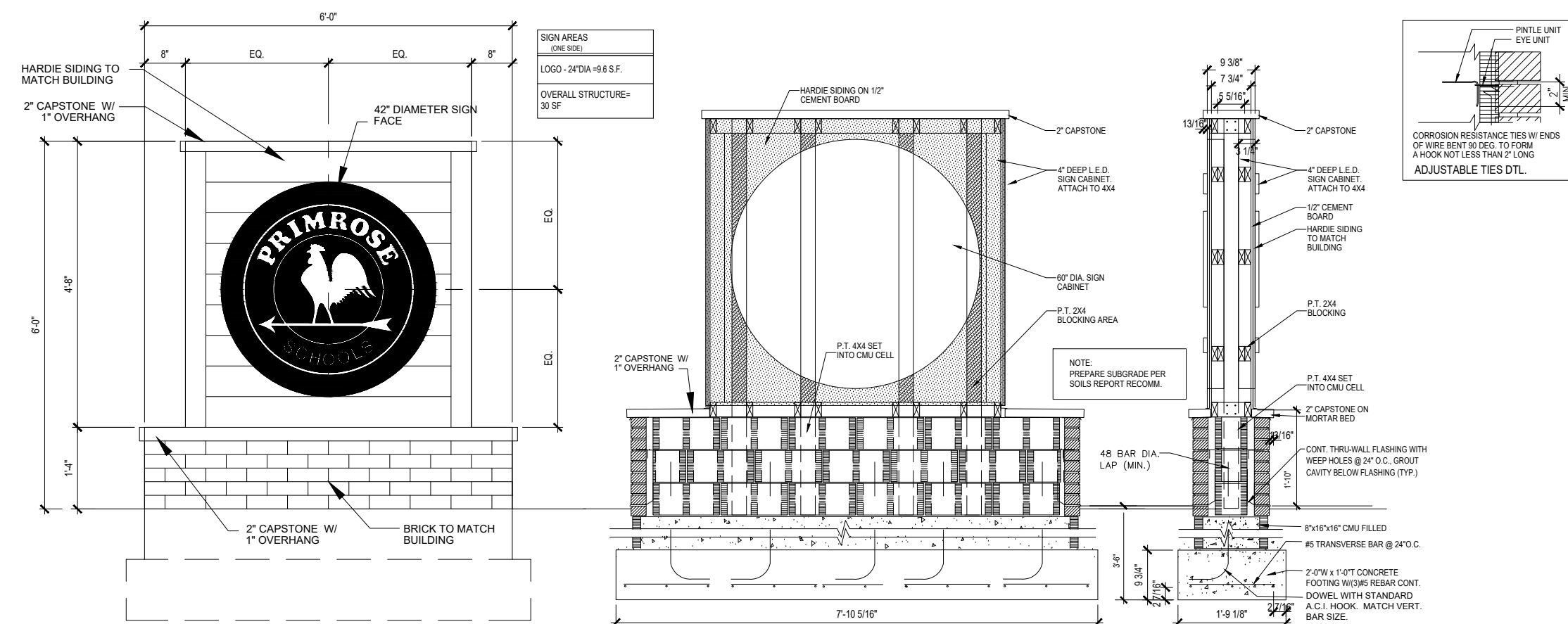
ORNAMENTAL FENCE DETAIL

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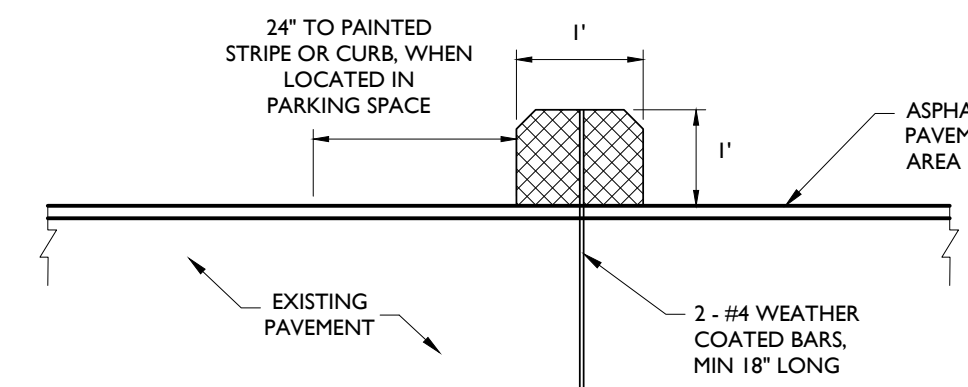
ORNAMENTAL FENCE GATE DETAIL

NOT TO SCALE



MONUMENT SIGN DETAIL

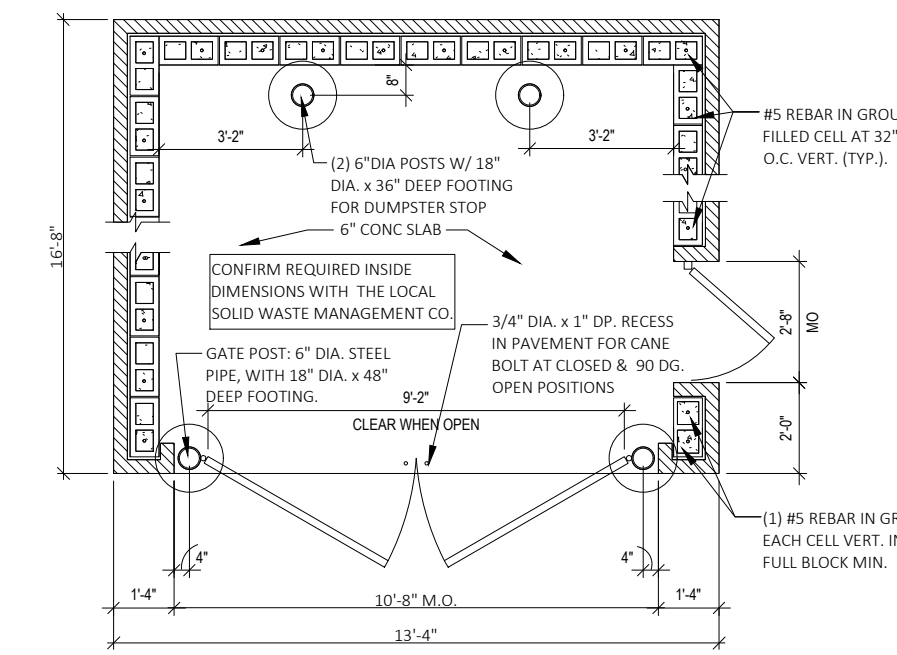
NOT TO SCALE



RUBBER WHEEL STOP DETAIL

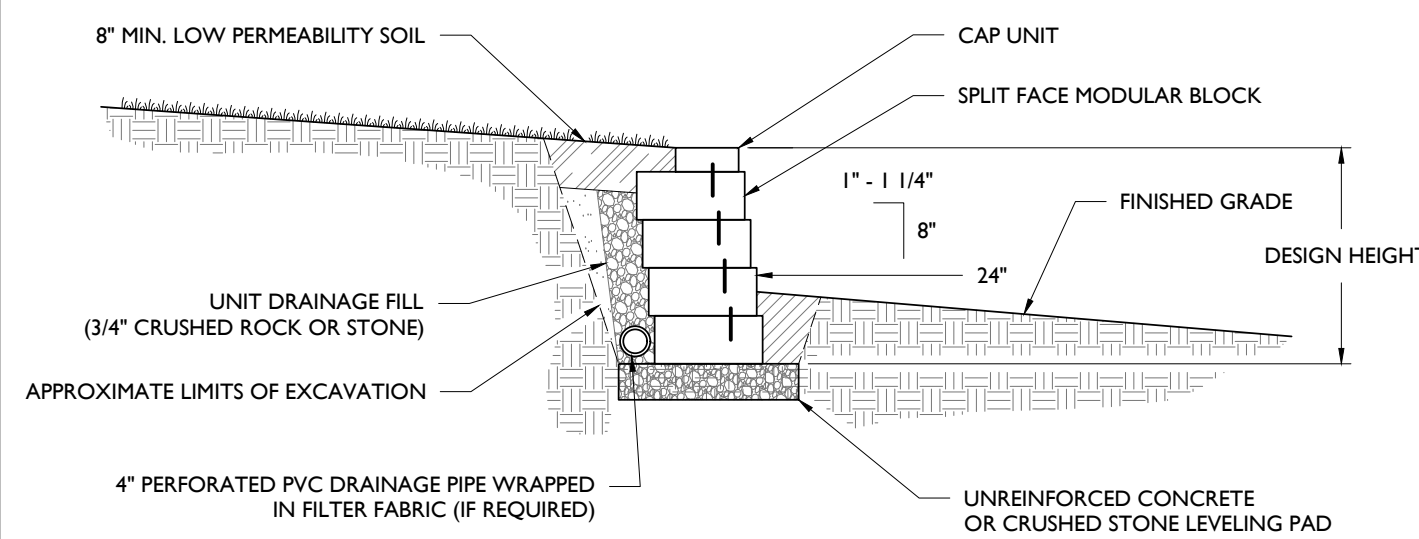
NOT TO SCALE

- NOTES:
- ON CONCRETE PAVEMENT, SECURE WHEEL STOP WITH EPOXY BONDING AGENT.
 - WHEEL STOP SHALL BE 6" LONG.
 - WHEEL STOP SHALL BE PREFABRICATED RUBBER OR EQUIVALENT.



TRASH / RECYCLE ENCLOSURE DETAIL

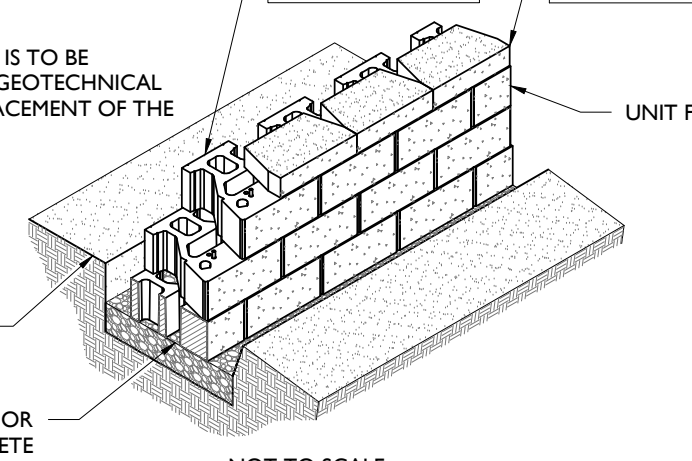
NOT TO SCALE



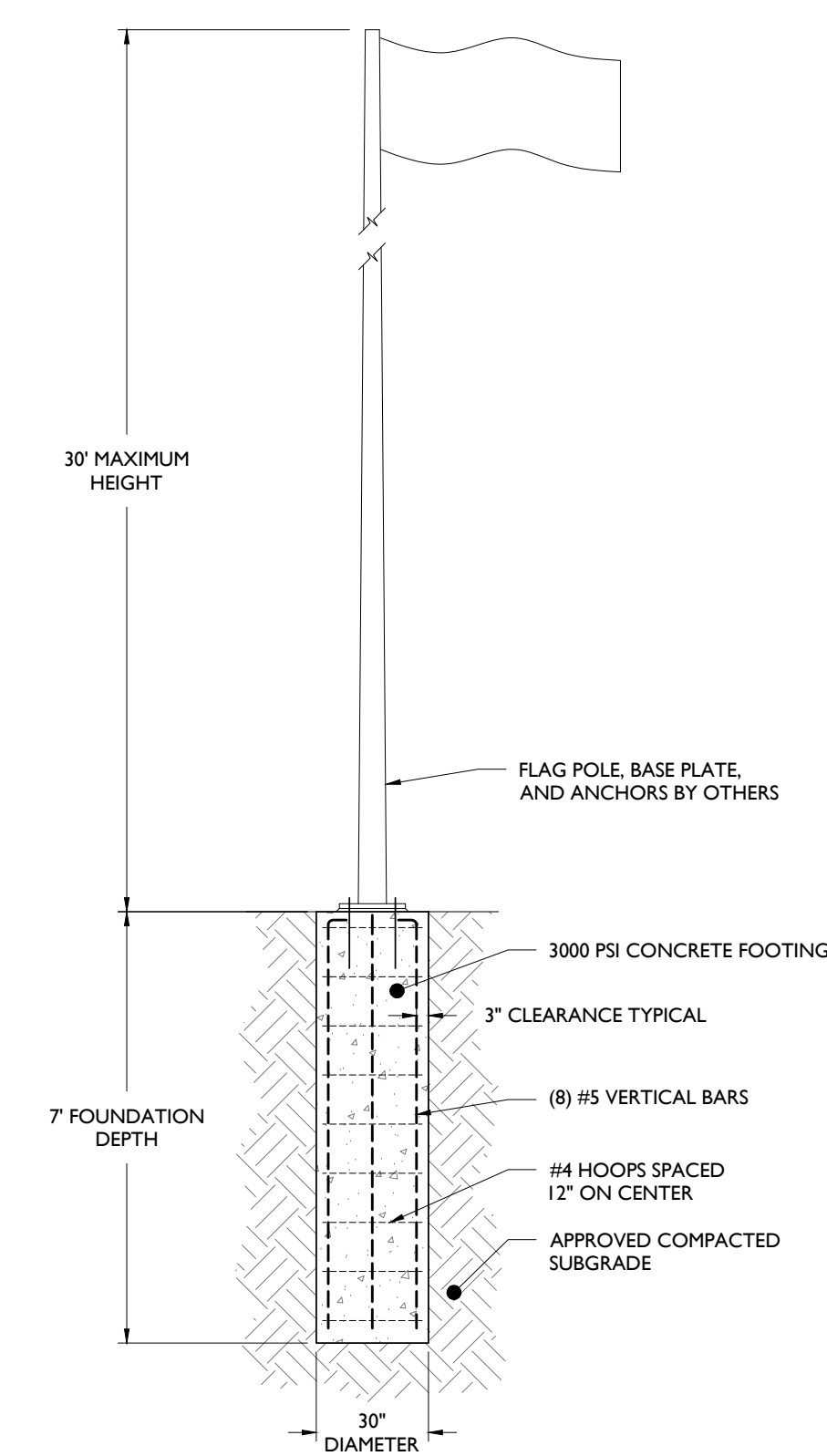
BLOCK WALL DETAIL

NOT TO SCALE

- BASE LEVELING PAD NOTES:
- THE LEVELING PAD IS TO BE CONSTRUCTED OF CRUSHED STONE OR 2,000 PSI UNREINFORCED CONCRETE.
 - THE BASE FOUNDATION IS TO BE APPROVED BY THE SITE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF THE LEVELING PAD.

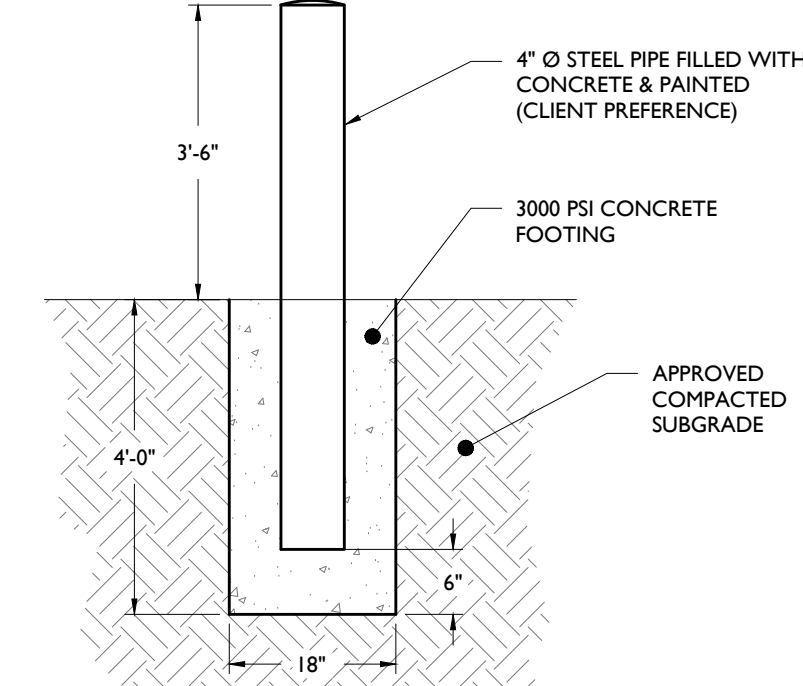


- NOTES:
- RETAINING WALL DESIGN PLANS TO BE PREPARED BY LICENSED PROFESSIONAL IN THE STATE OF NEW JERSEY.
 - KEYSTONE WALL SYSTEM, OR APPROVED EQUIVALENT, TO BE CONSTRUCTED.



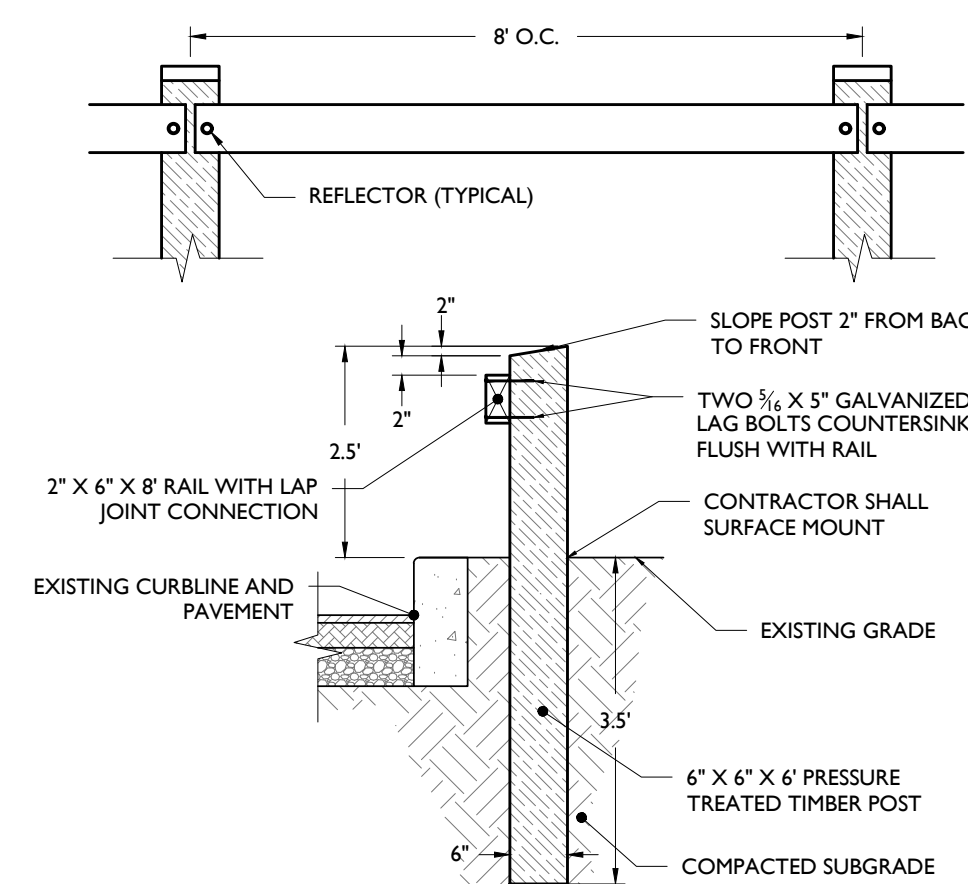
FLAG POLE FOOTING DETAIL

NOT TO SCALE



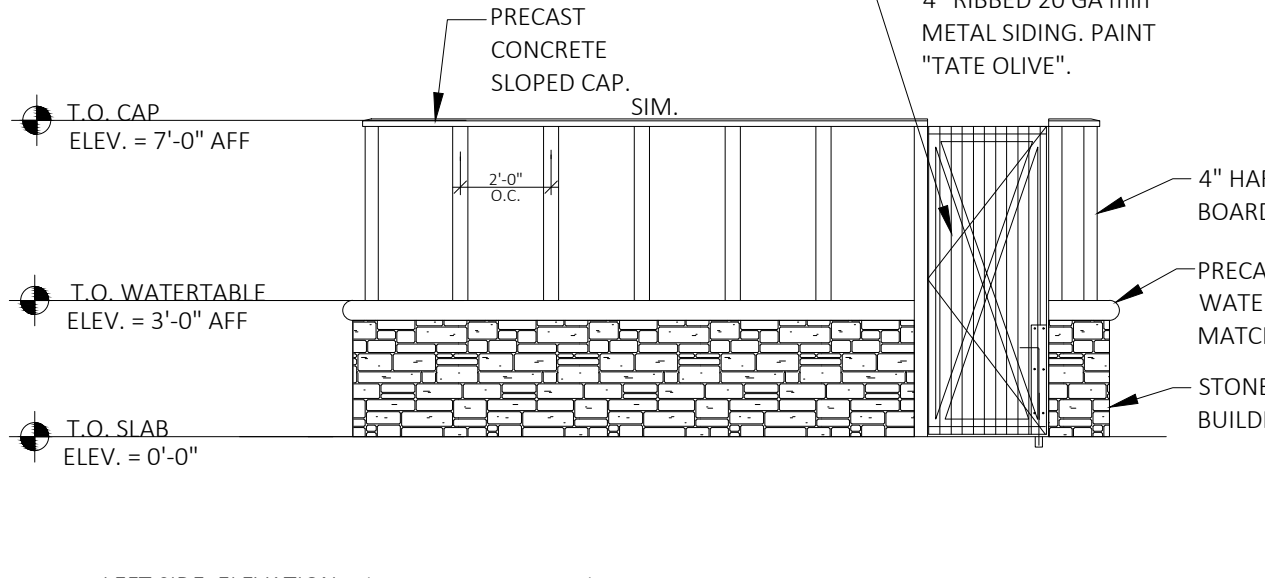
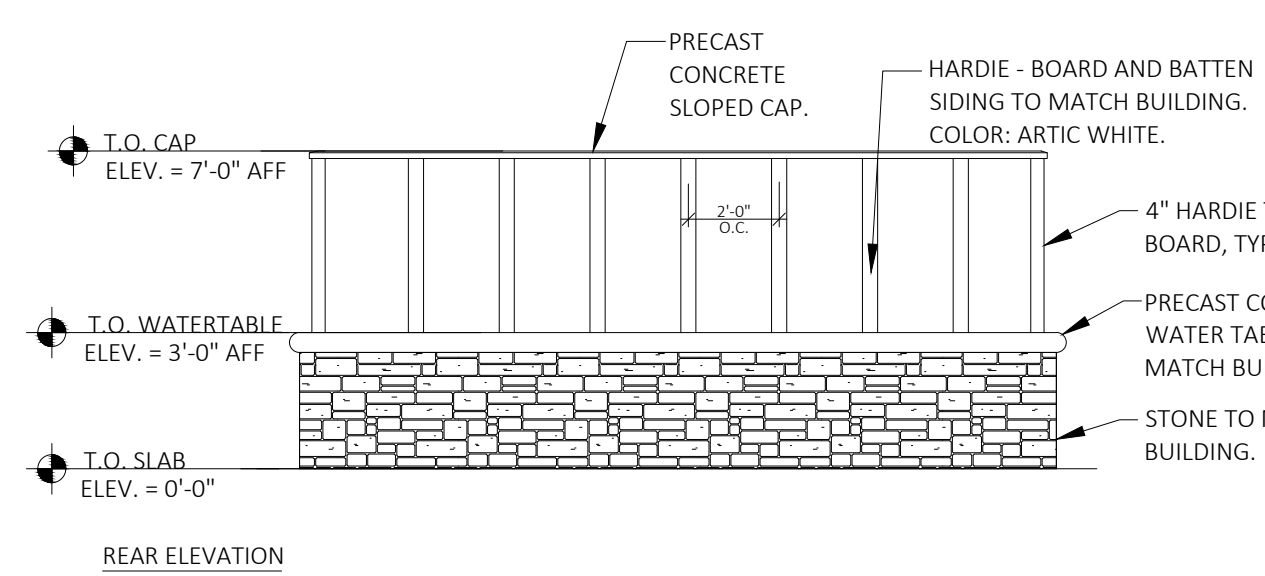
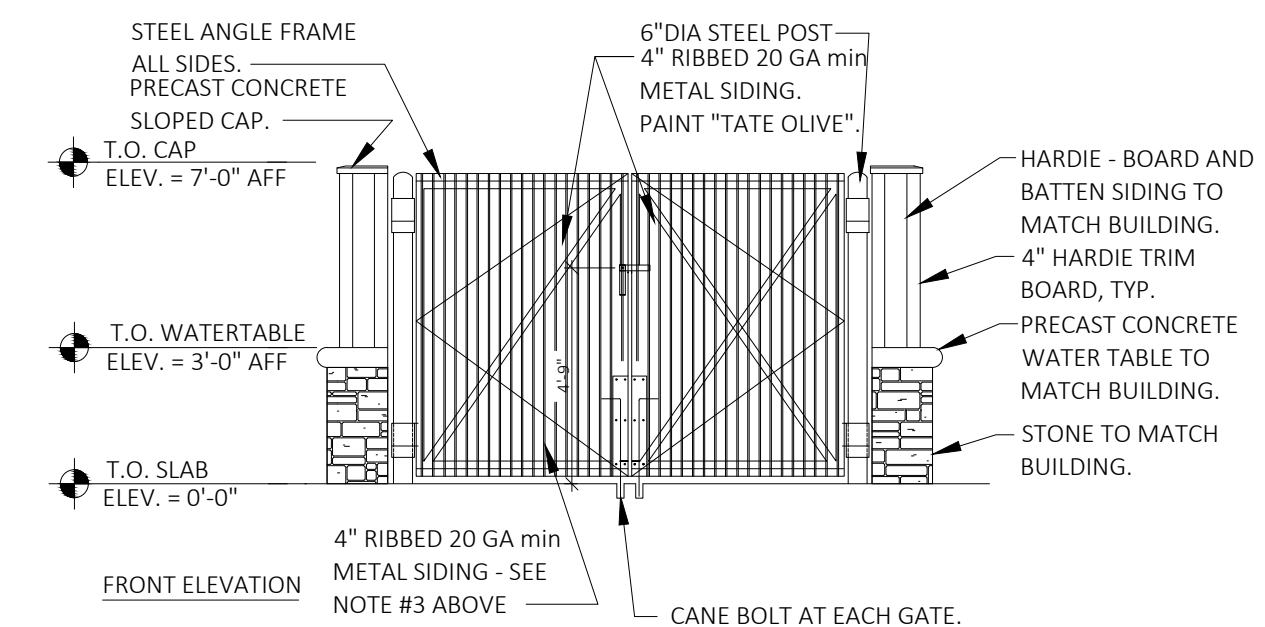
BOLLARD DETAIL

NOT TO SCALE



TIMBER POST GUIDE RAIL DETAIL

NOT TO SCALE



TRASH / RECYCLE ENCLOSURE DETAIL

NOT TO SCALE

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700-712 UNION STREET
NORFOLK COUNTY, MASSACHUSETTS

JOSHUA H. KLINE, P.E.
MASSACHUSETTS LICENSE No. 53936
LICENSED PROFESSIONAL ENGINEER

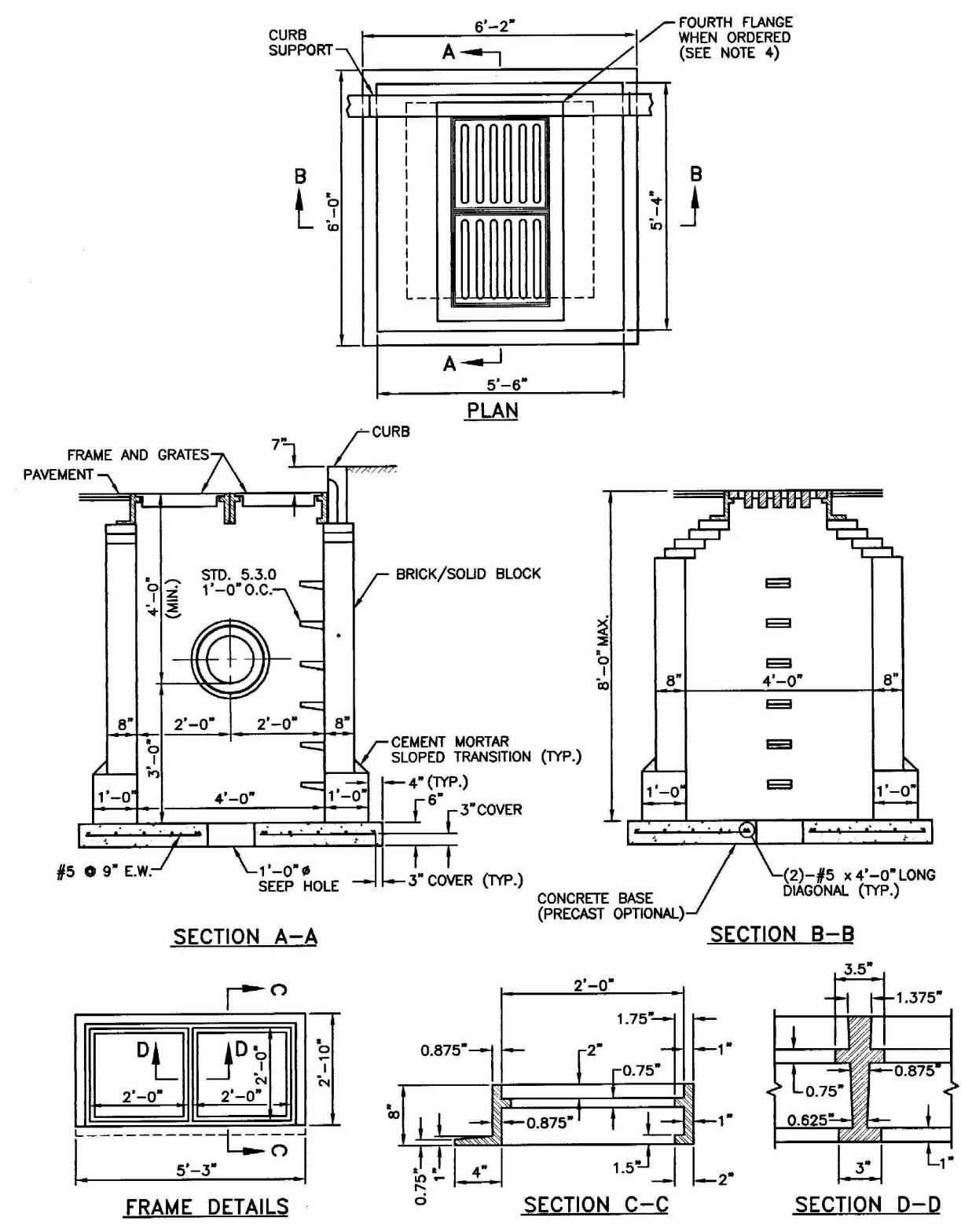
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SCALE: AS SHOWN PROJECT ID: BOS-210005

TITLE:
CONSTRUCTION
DETAILS

DRAWING:

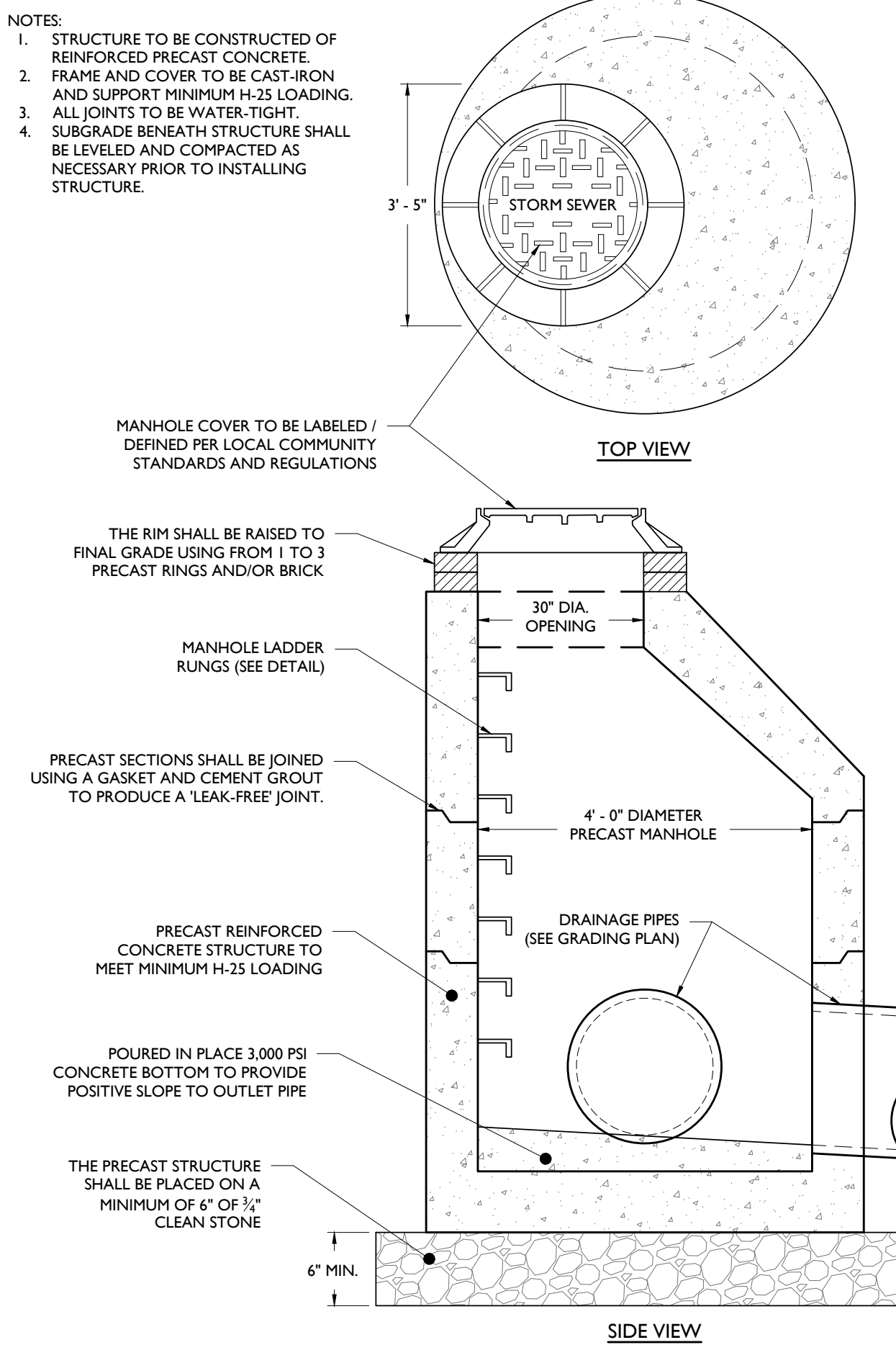
C-13



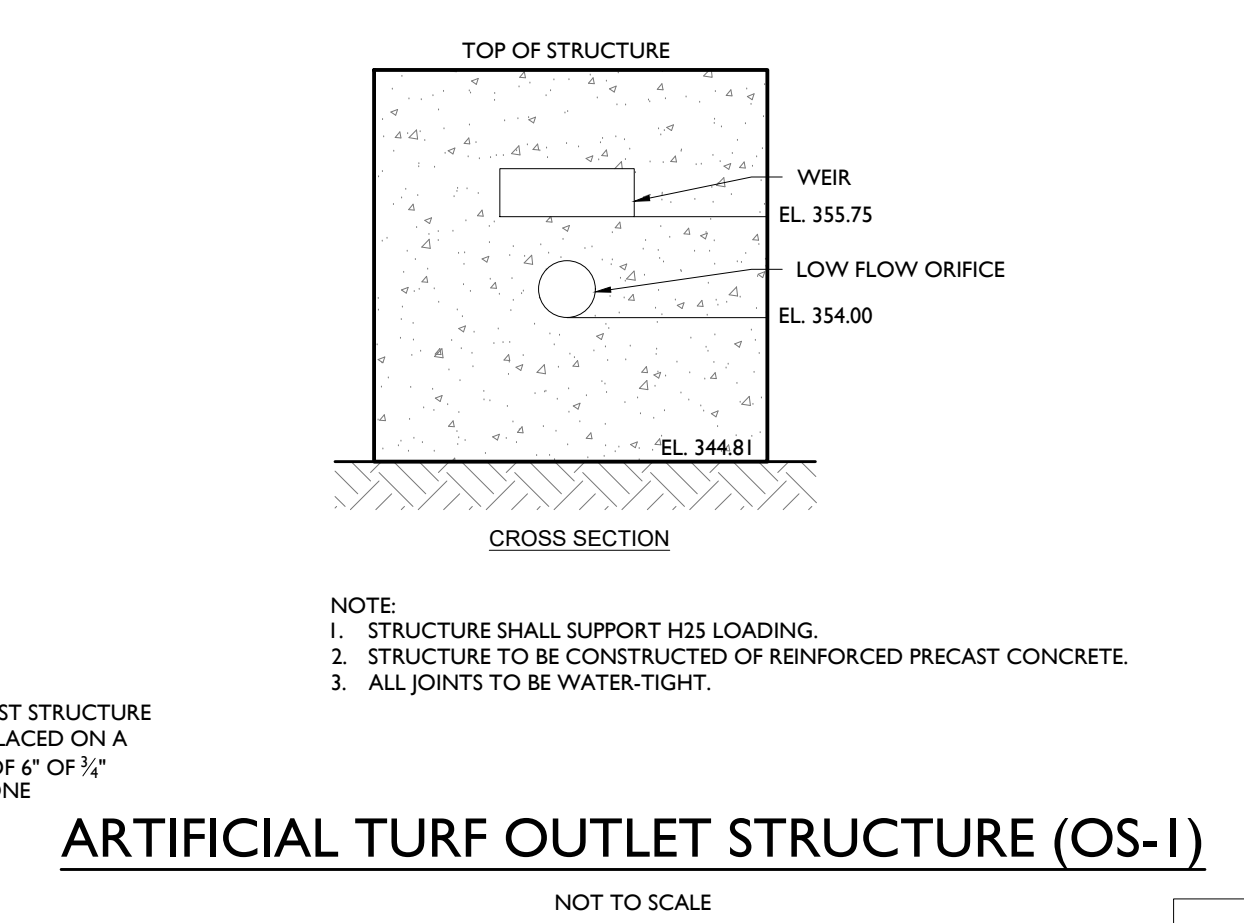
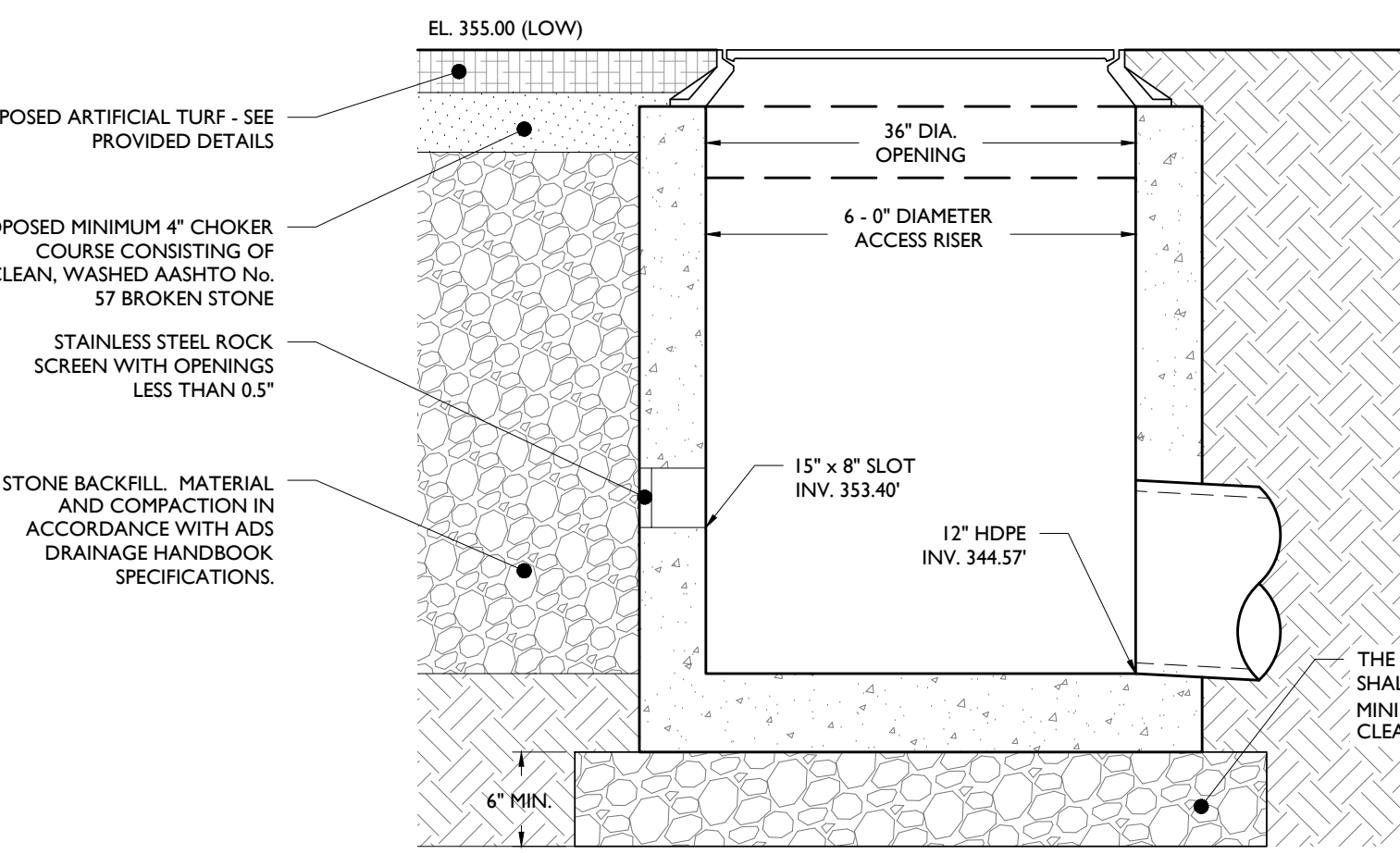
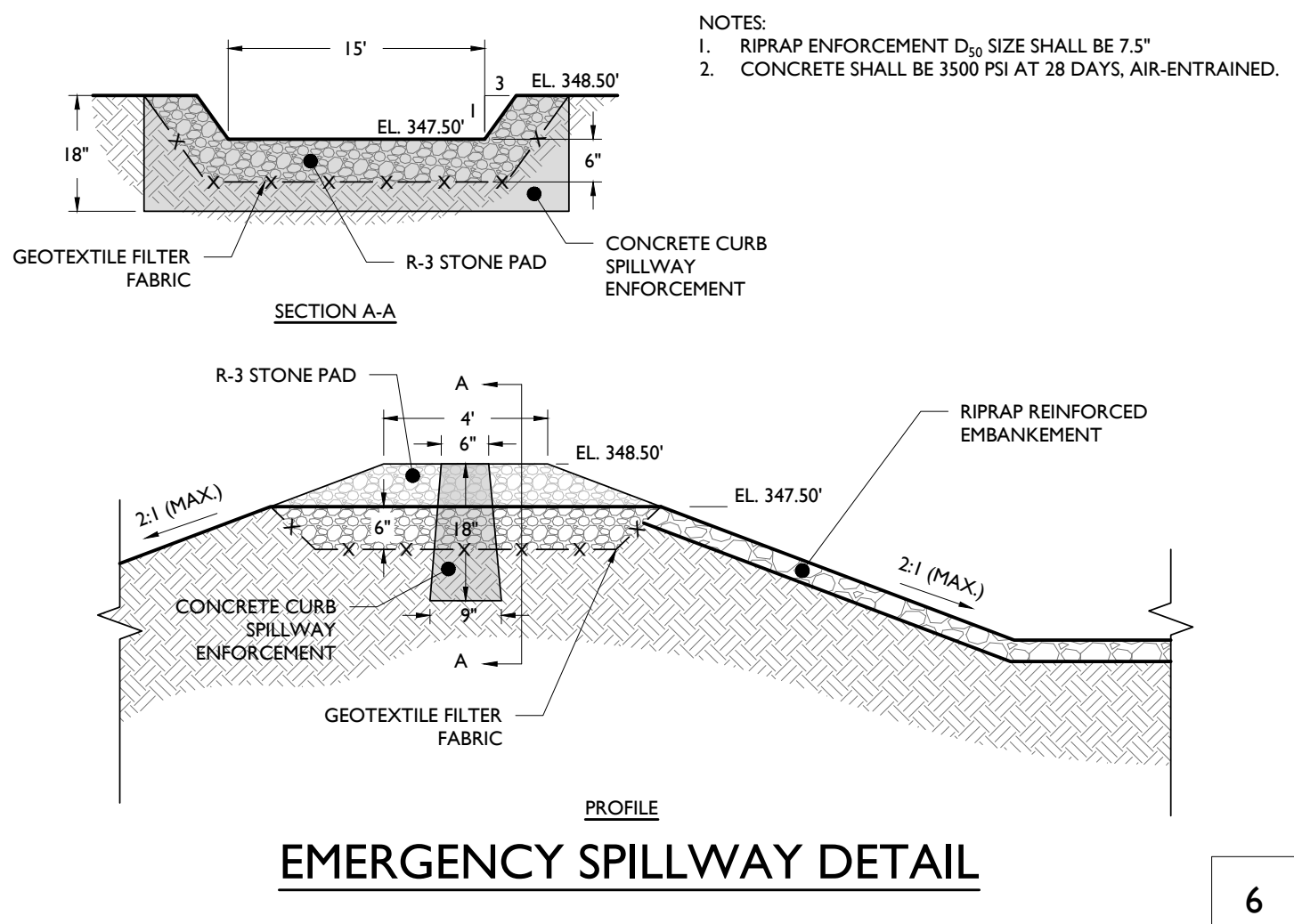
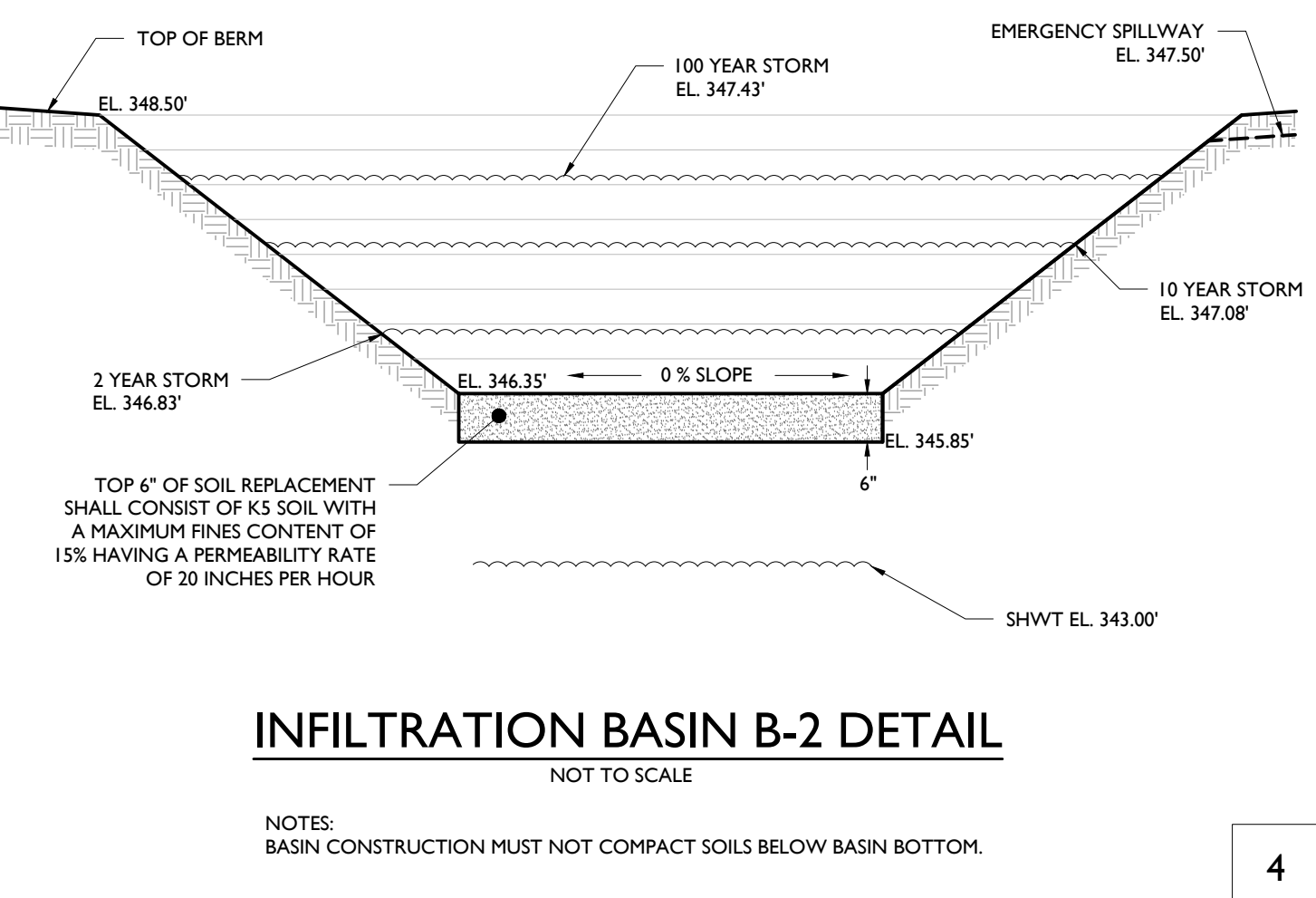
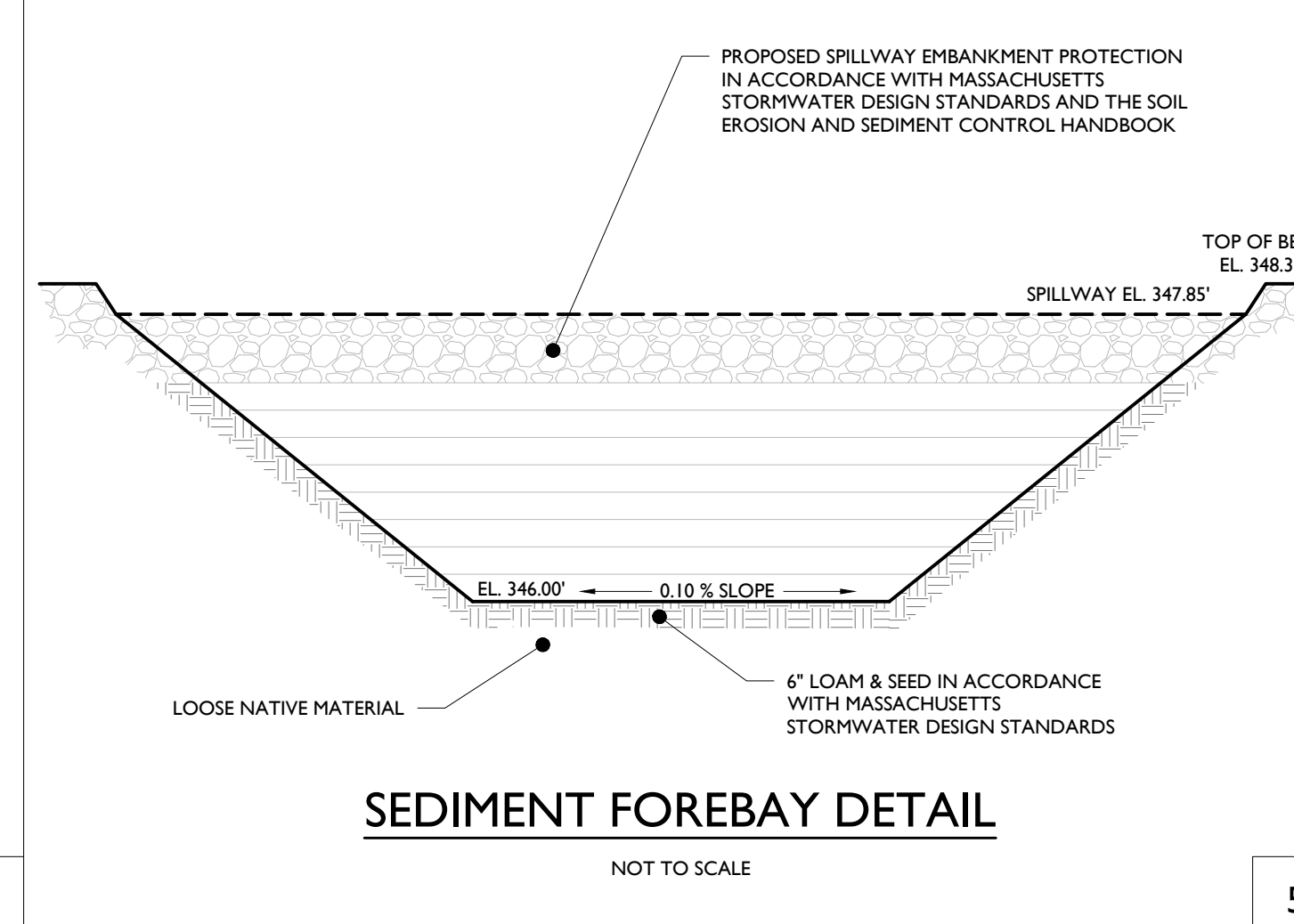
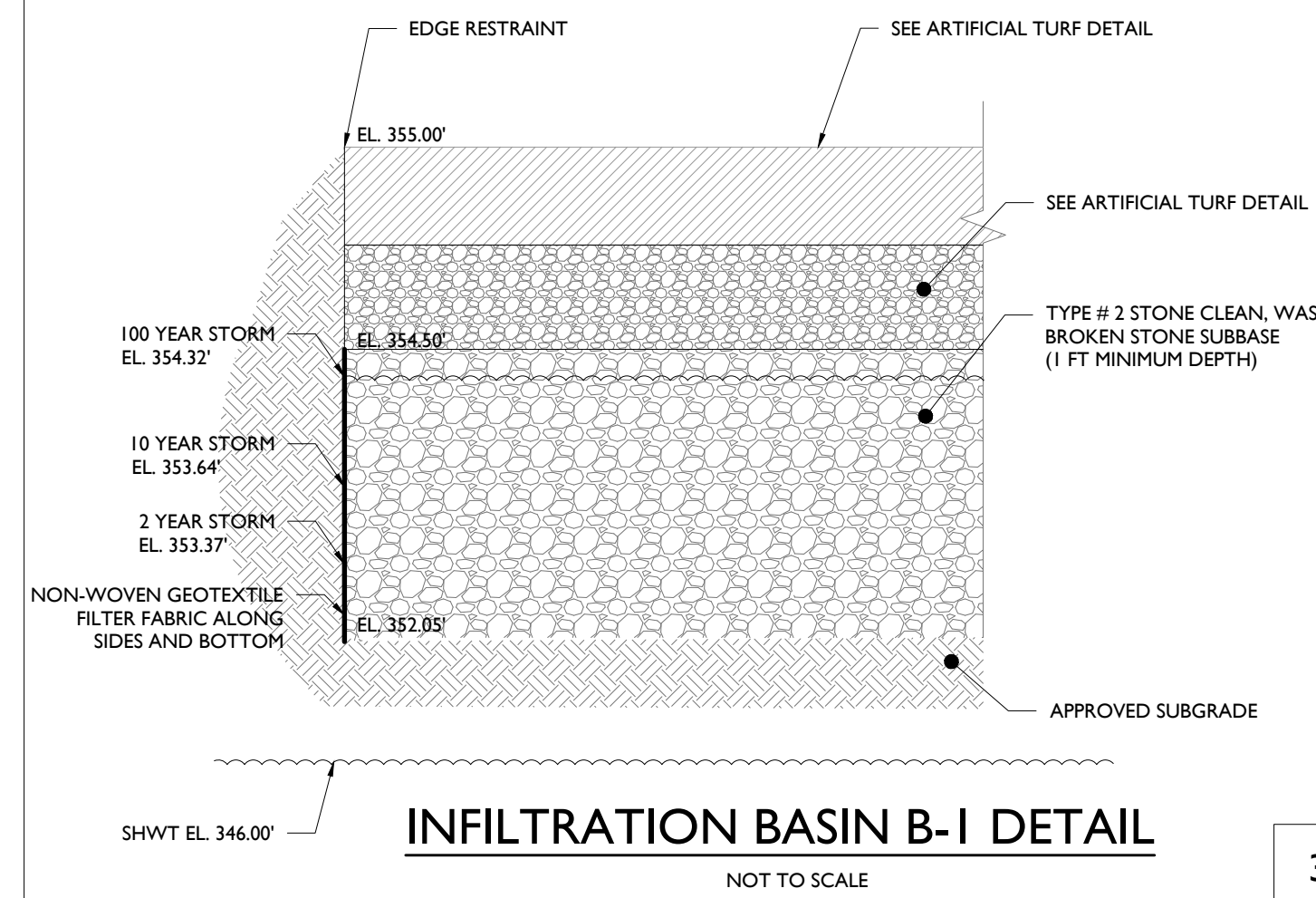
NOTES:
 1. SHALL BE IN ACCORDANCE WITH SECTION 702 OF THE R.I. STANDARD SPECIFICATIONS.
 2. 1/2" CEMENT MORTAR PLASTER COAT ON ALL INSIDE AND OUTSIDE SURFACES.
 3. USE 8" WALLS UP TO 4'-0" DEPTH, AND 1'-0" WALLS UP TO 8'-0" DEPTH.
 4. TWO SINGLE FRAMES WITH THREE FLANGES AND TWIN GRATES MAY BE SUBSTITUTED FOR THE DOUBLE FRAME WITH TWIN GRATES.

DOUBLE GRATE CATCH BASIN DETAIL
NOT TO SCALE

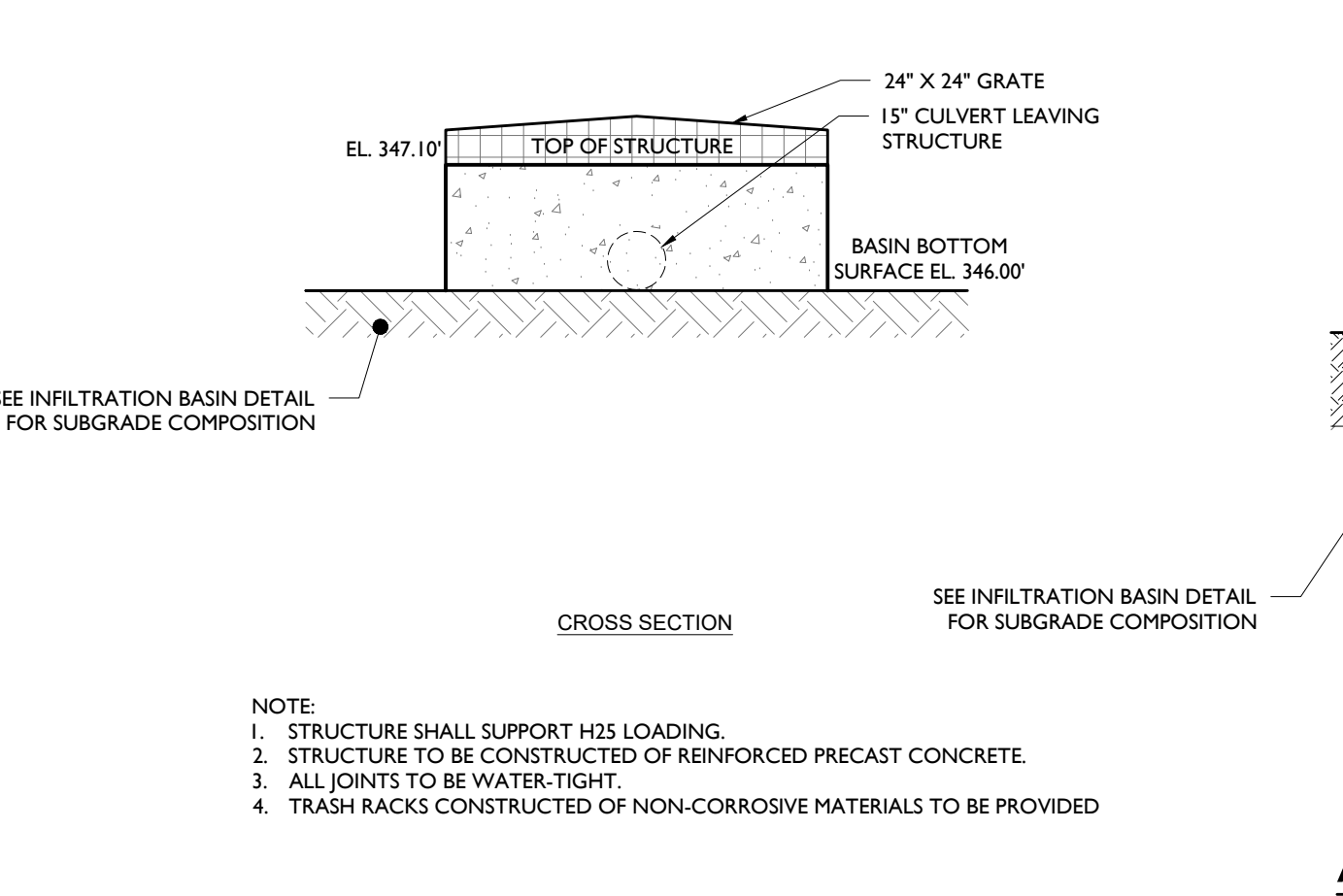
NOTES:
 1. ALL CATCH BASINS TO HAVE A HOOD AND SUMP



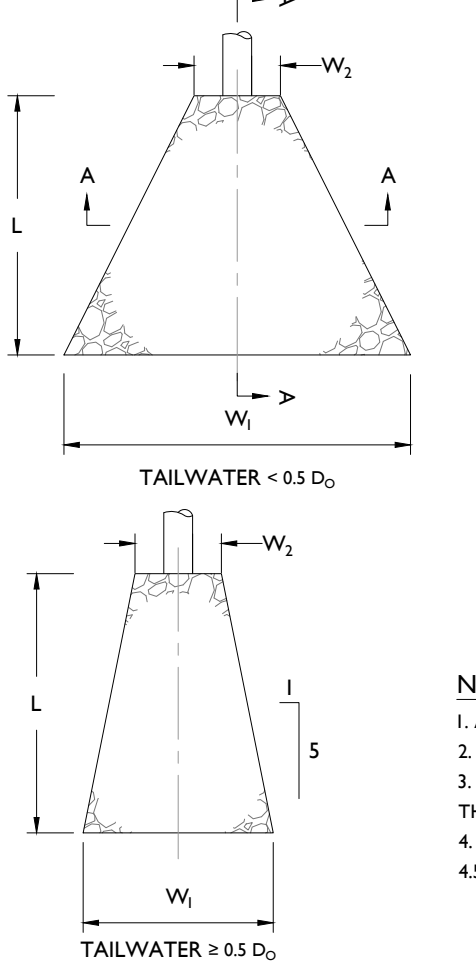
STORM MANHOLE DETAIL
NOT TO SCALE



ARTIFICIAL TURF OUTLET STRUCTURE (OS-1)
NOT TO SCALE



ABOVE-GROUND OUTLET STRUCTURE (OS-2) DETAIL
NOT TO SCALE

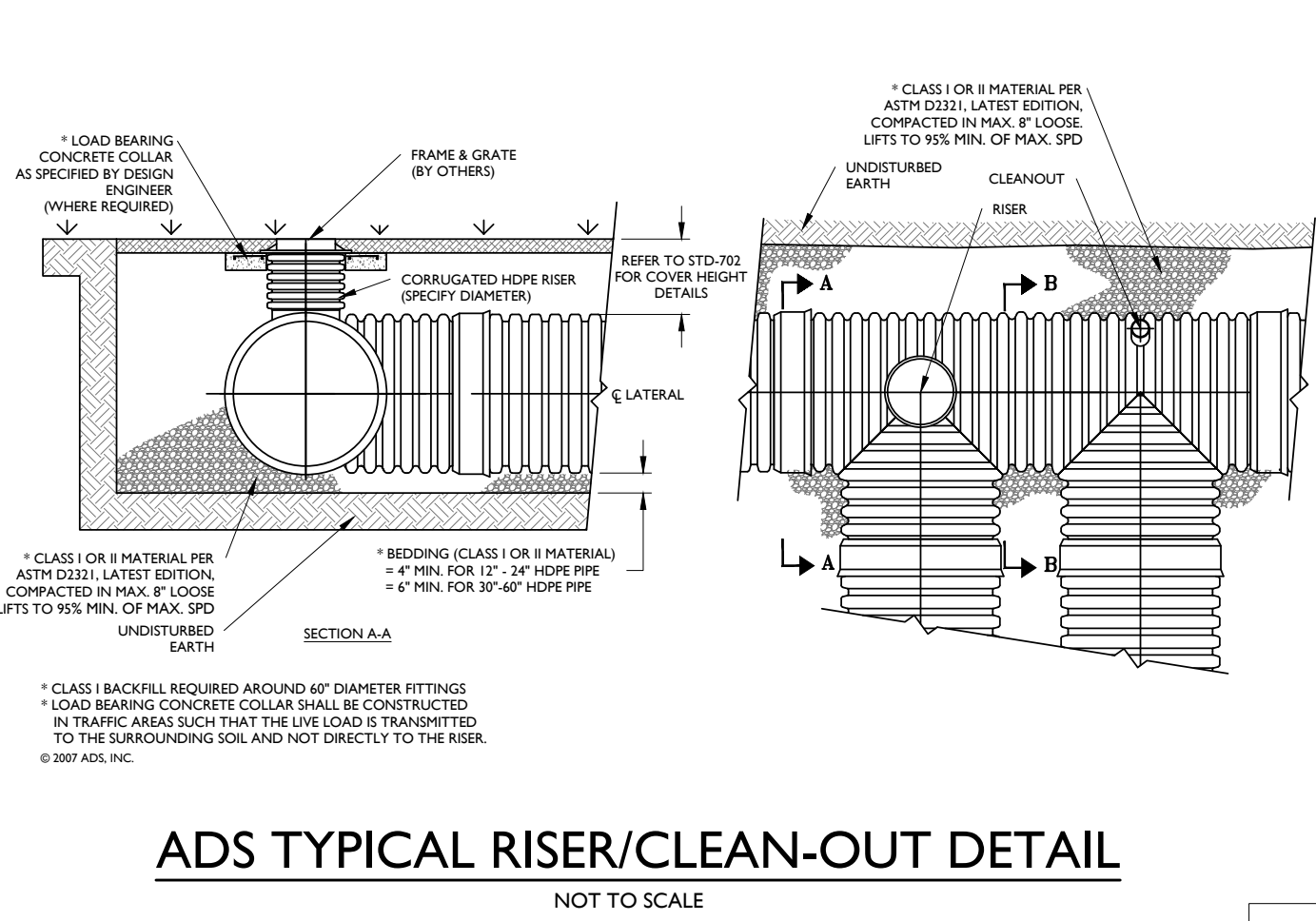


RIP-RAP SIZING CHART					
FES #	L (ft)	W ₁ (ft)	W ₂ (ft)	D ₅₀ (in)	T _H (in)
1	9.50	12.50	3.00*	6.00	6.00
2	12.96	16.71	3.75*	6.00	6.00

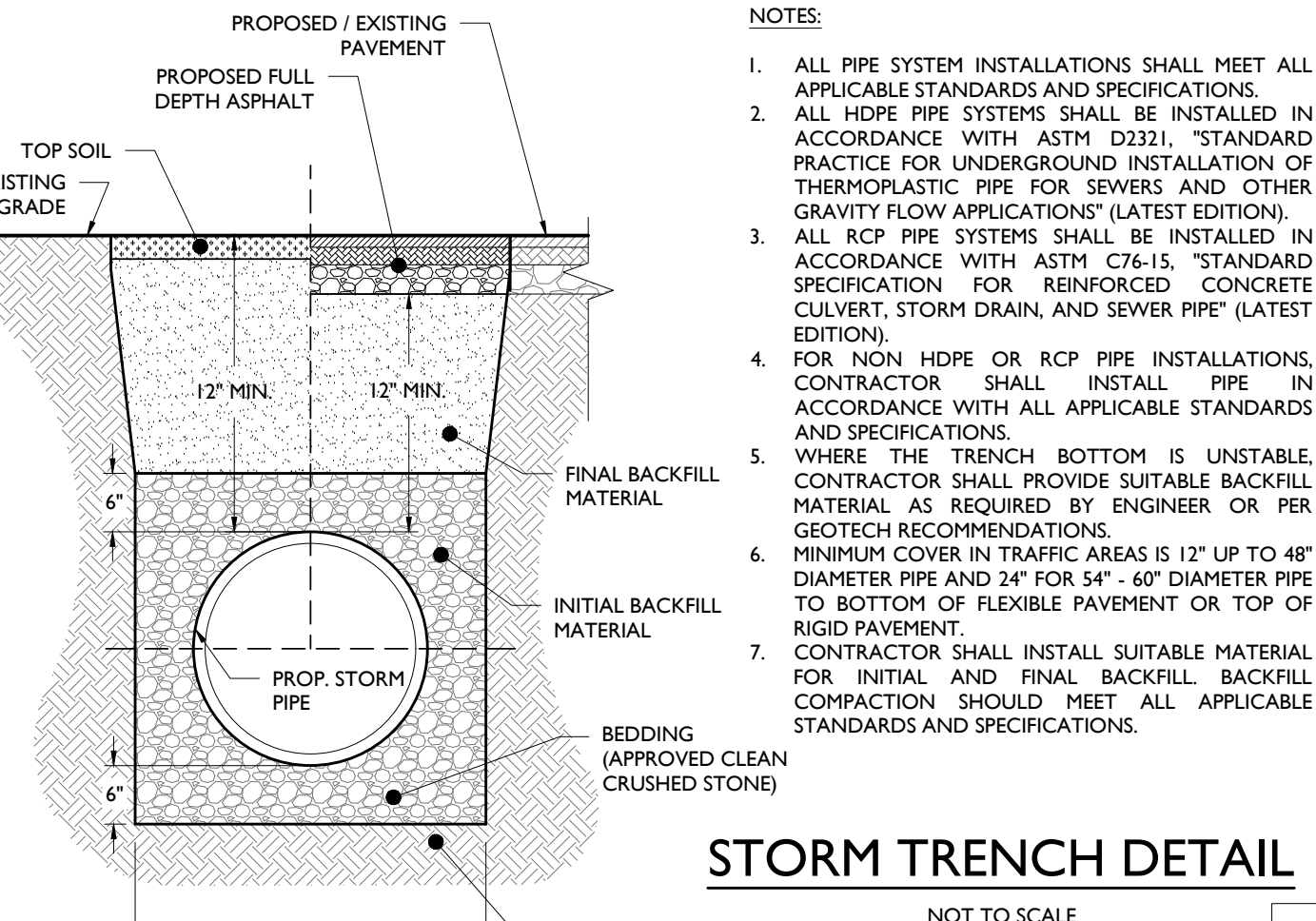
(*) = MINIMUM APRON THICKNESS SHALL BE TWO TIMES THE D₅₀ SIZE FOR THE APRON.

NOTES:
 1. APRON @ CHANNEL BOTTOM GRADE
 2. SIDE SLOPE RANGE FROM 1:1 TO 2:1
 3. RIPRAP SHALL BE COMPOSED OF A WELL-GRADED MIXTURE OF STONE SIZE SO THAT 50% OF THE PIECES, BY WEIGHT, SHALL BE LARGER THAN THE #50 SIZE.
 4. BASKET WIRE TO BE GALVANIZED STEEL, MESH OPENING SHALL NOT EXCEED 4.5" OR HAVE AN AREA GREATER THAN 10 SQ IN.

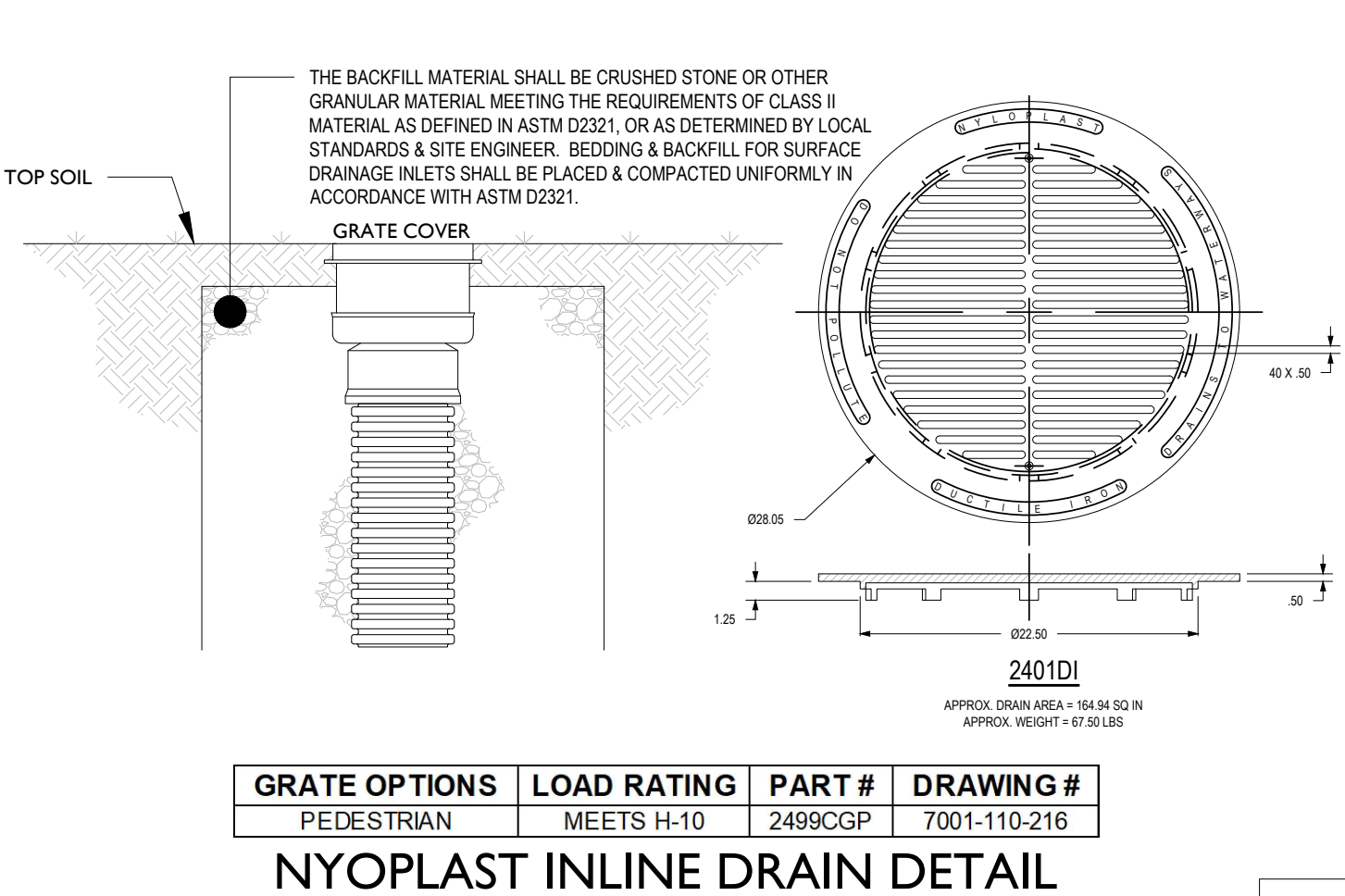
RIP-RAP PAD



ADS TYPICAL RISER/CLEAN-OUT DETAIL
NOT TO SCALE



STORM TRENCH DETAIL
NOT TO SCALE



NYOPLAST INLINE DRAIN DETAIL
NOT TO SCALE

GRATE OPTIONS	LOAD RATING	PART #	DRAWING #
PEDESTRIAN	MEETS H-10	2499CGP	7001-110-216

DATE	ISSUE	BY	DESCRIPTION
09/23/2022	2	HYB	PLANNING BOARD RESUBMISSION
06/22/2022	1	NRK	DESIGN REVIEW COMMISSION SUBMISSION

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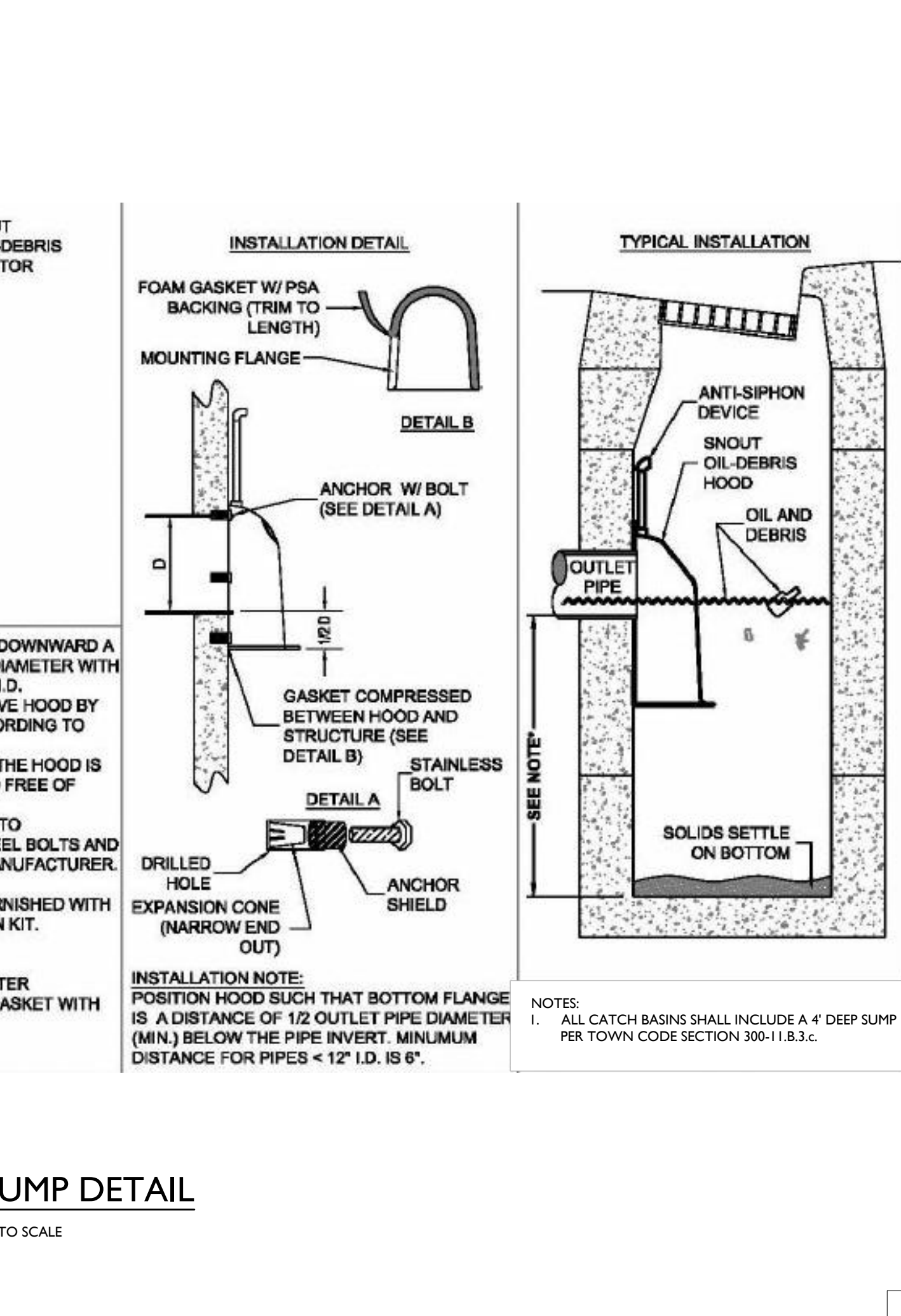
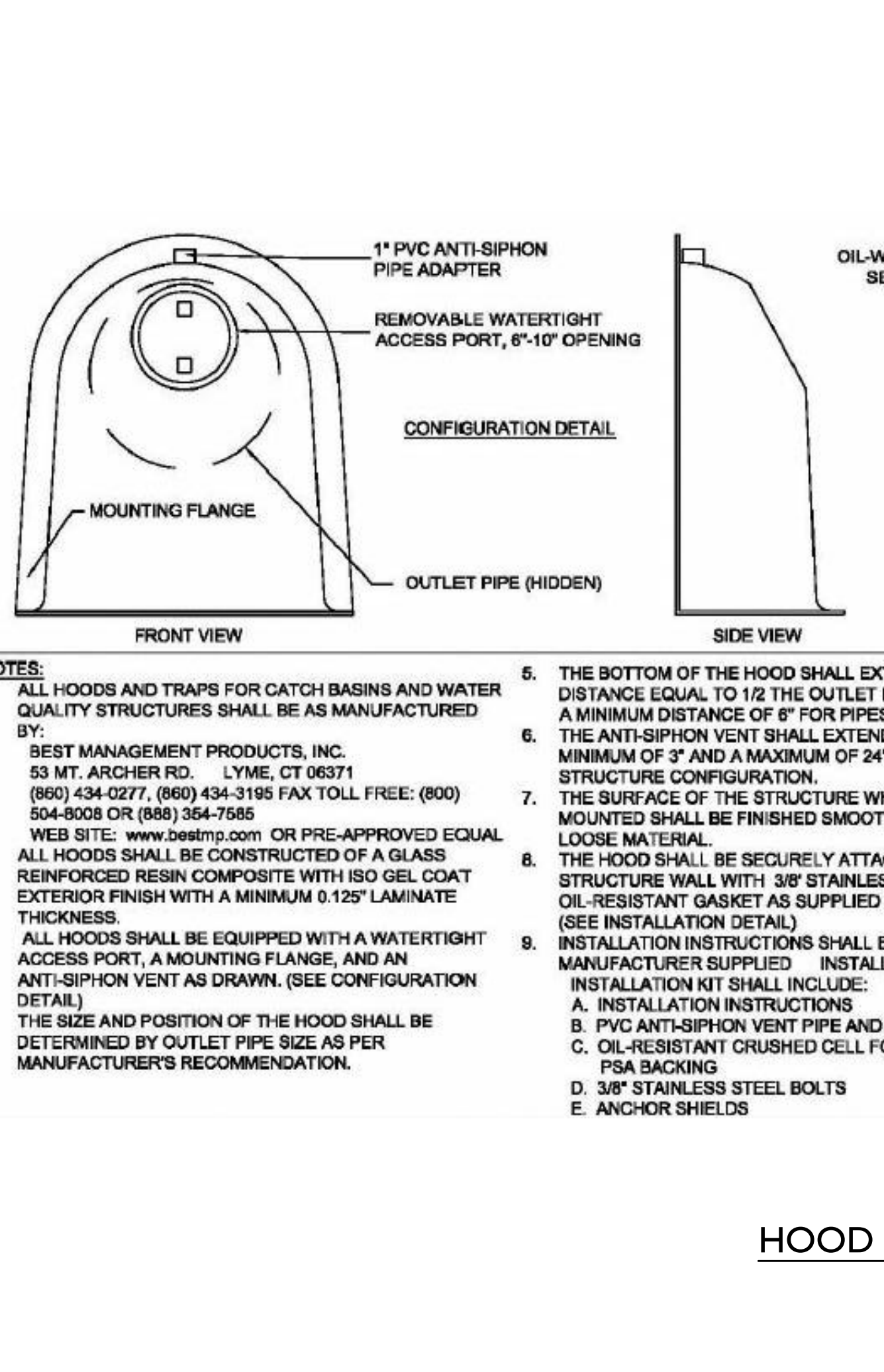
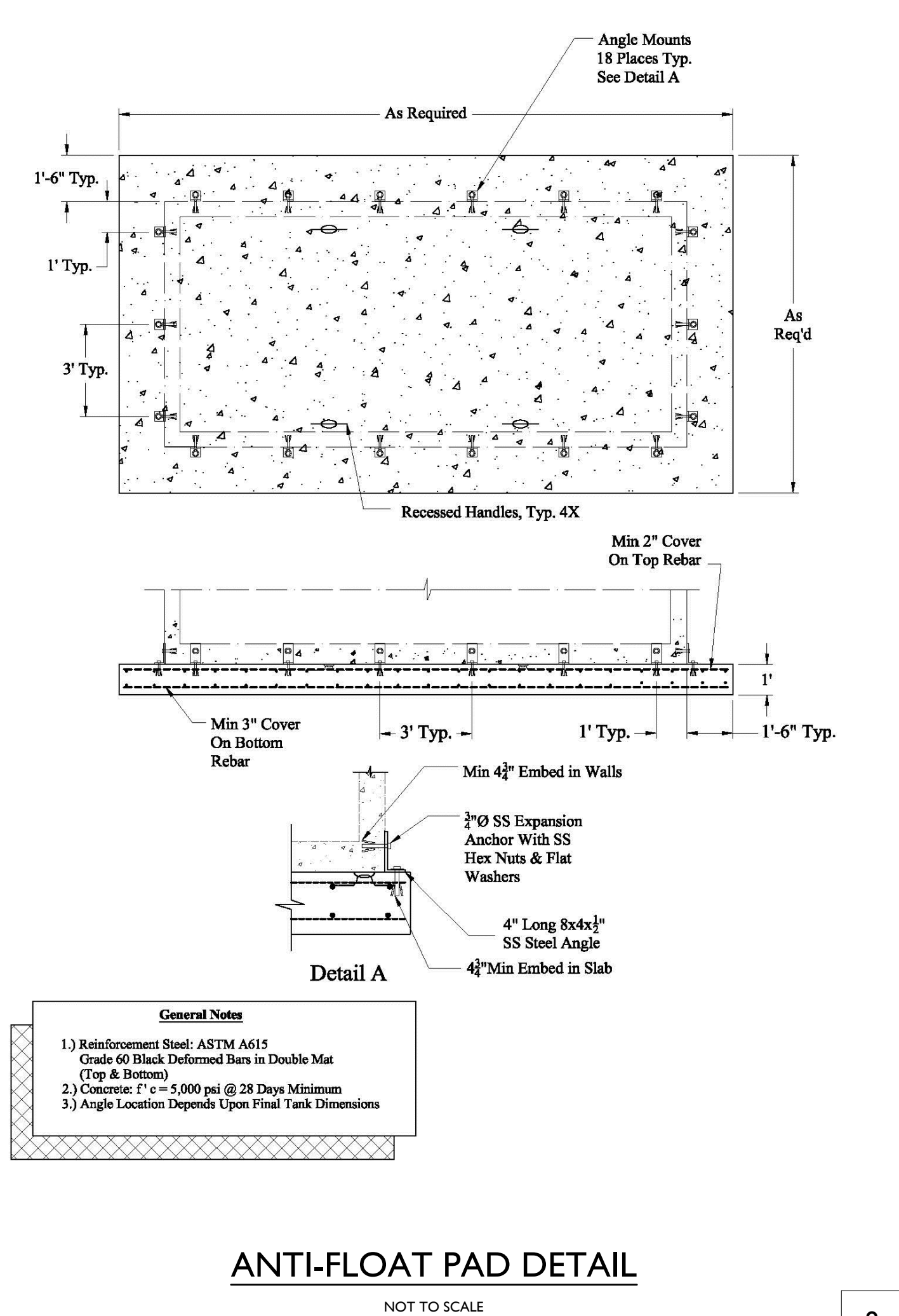
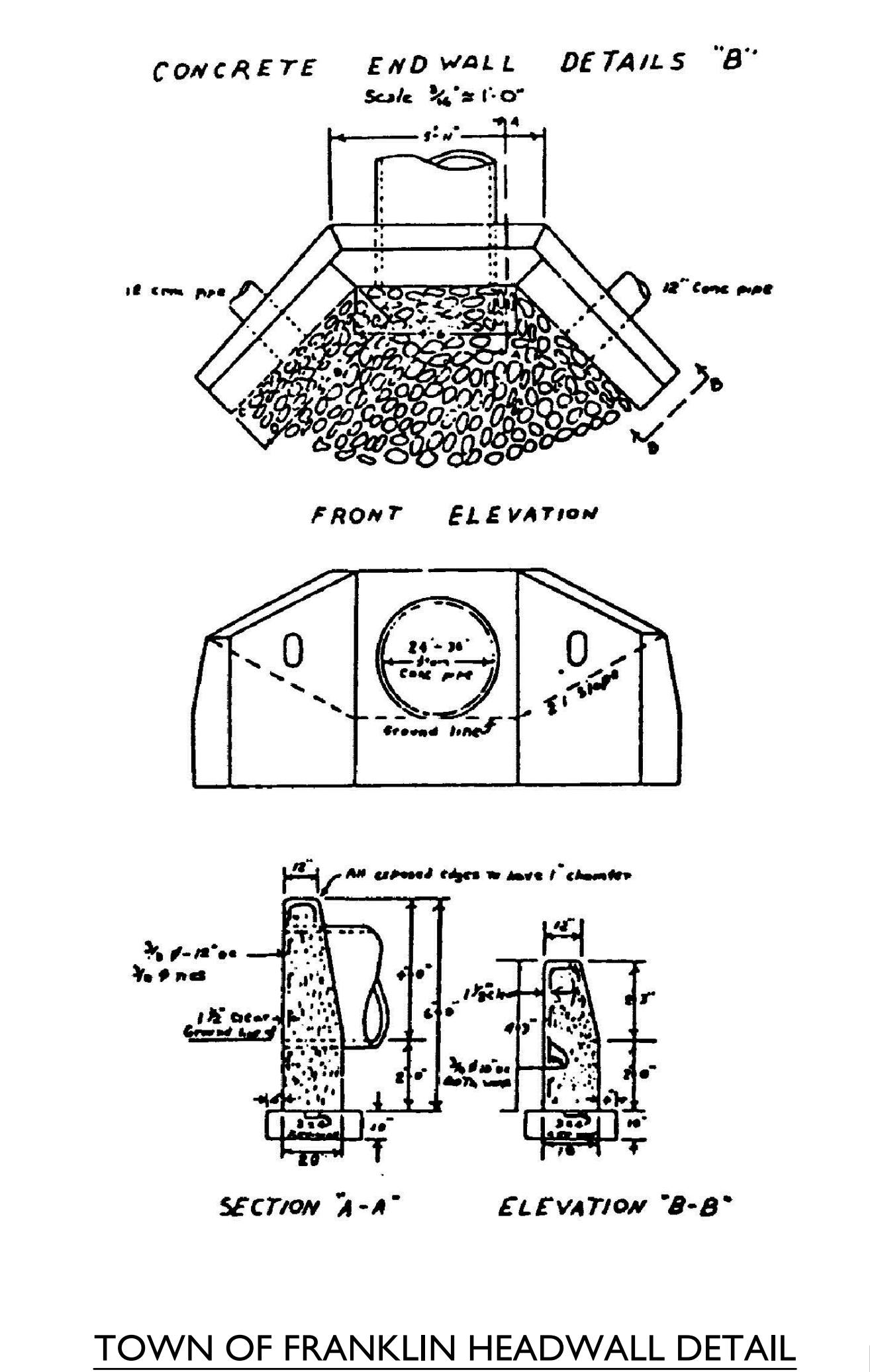
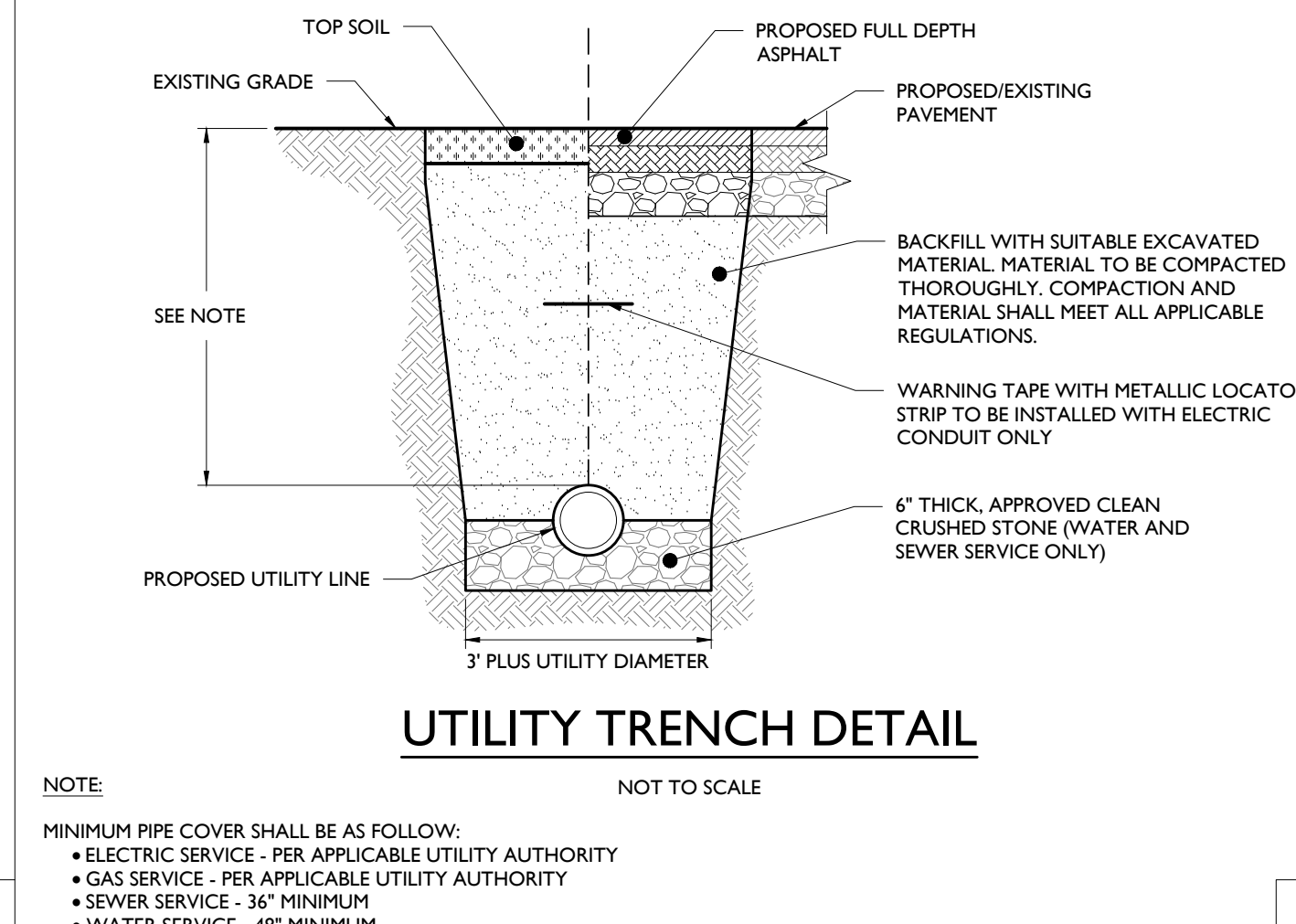
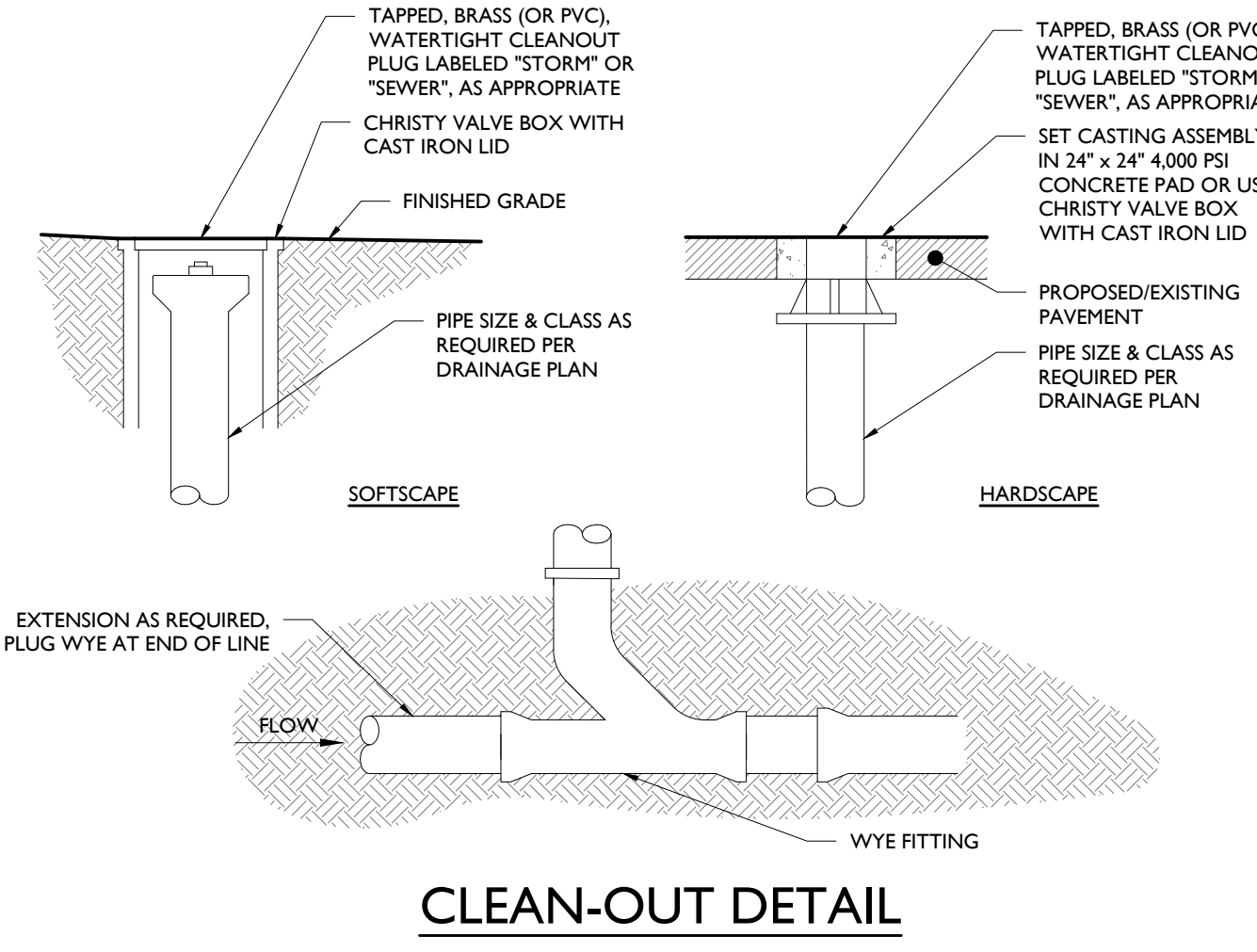
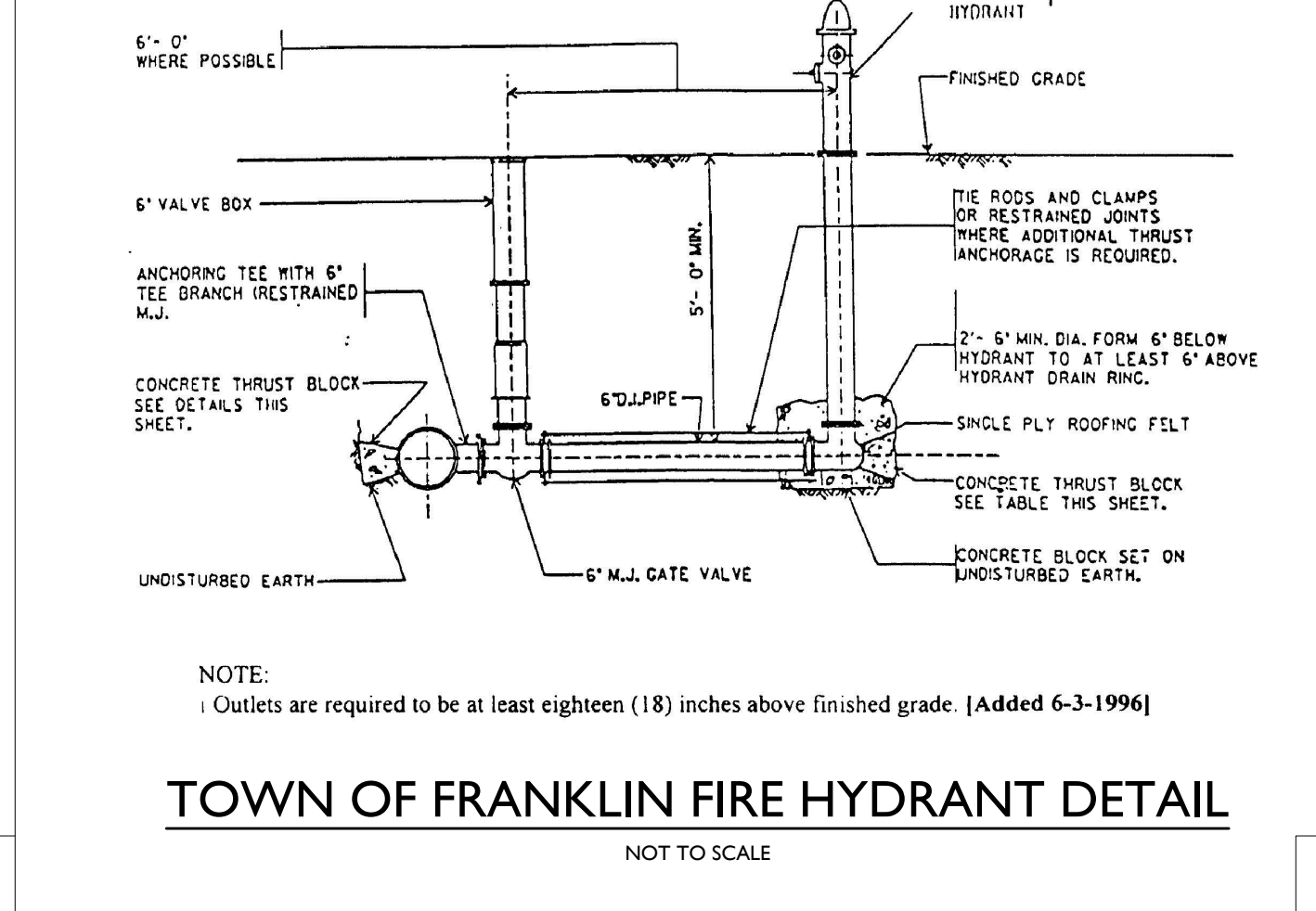
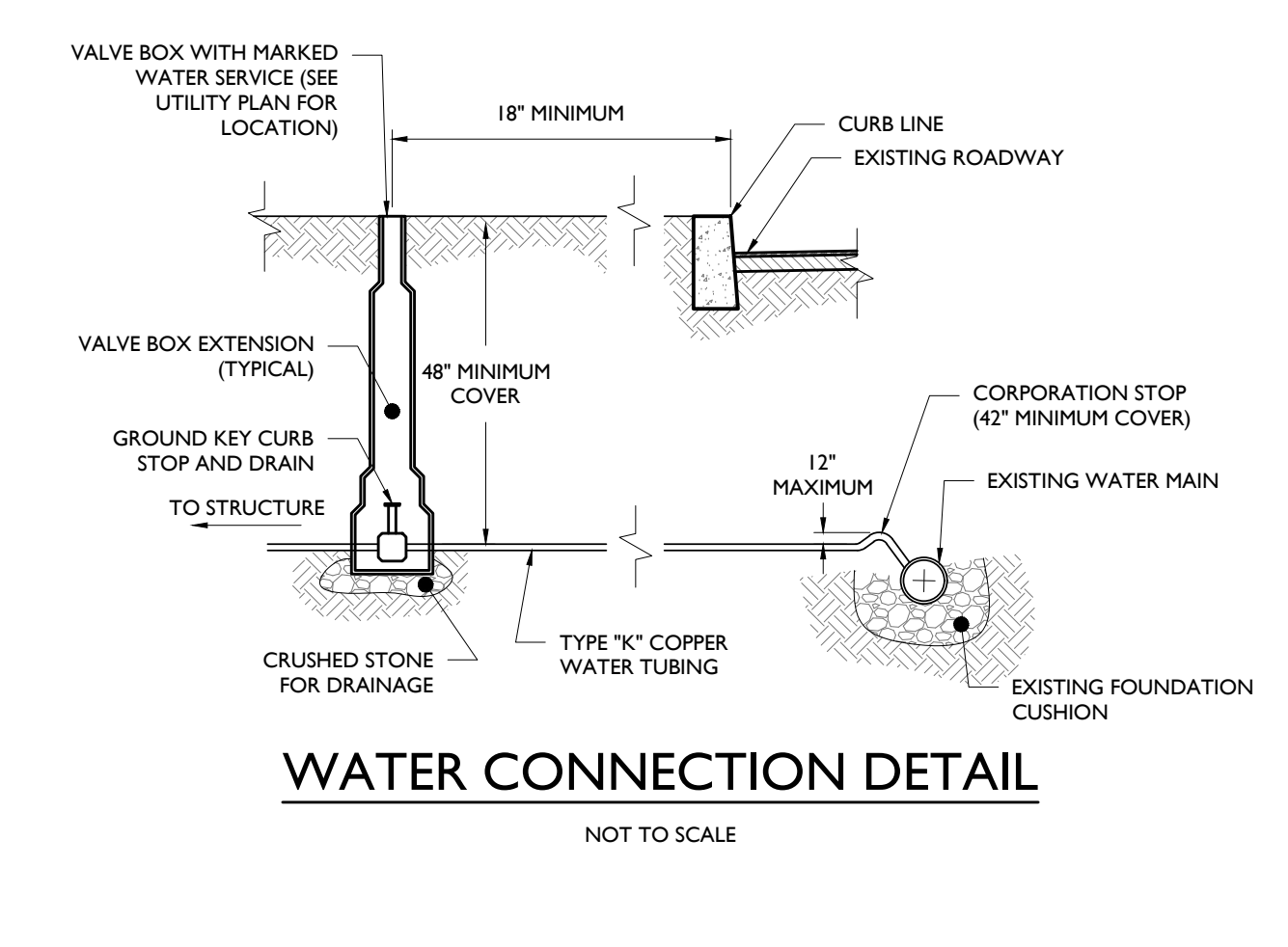
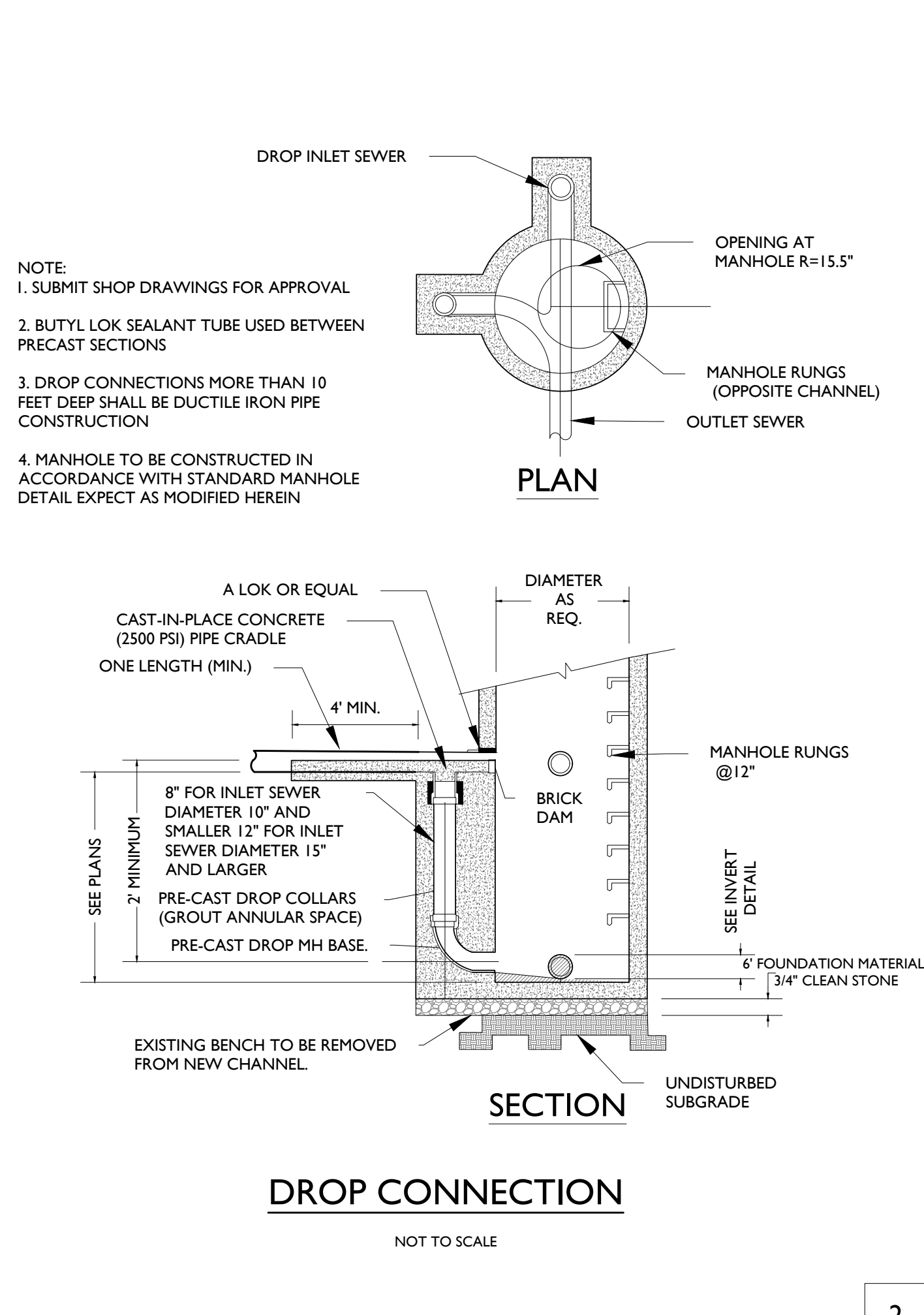
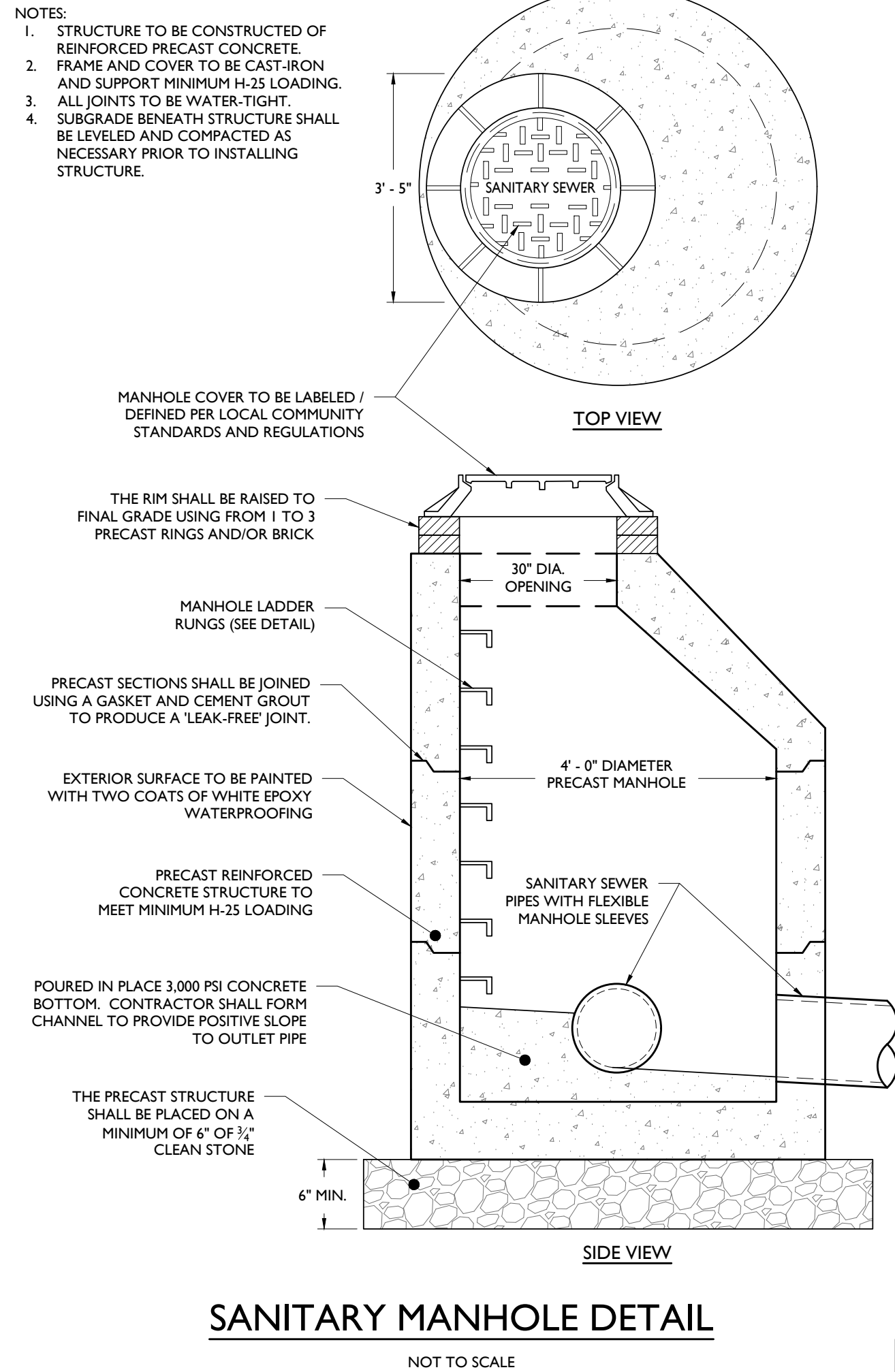
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SCALE: AS SHOWN PROJECT ID: BOS-210005

TITLE: **CONSTRUCTION DETAILS**

DRAWING: **C-14**

Z:\PROJECTS\BOS-210005\BOS-210005-PRIMROSE-SC-SCHOOL-700-712-UNION-STREET-PRIMROSE-FRANCHISING-COMPANY-CHILD-DAY-CARE-FACILITY.dwg



NO.	DATE	ISSUE	BY	DESCRIPTION
2	09/23/2022	1	HYB	PLANNING BOARD RESUBMISSION
1	06/22/2022	1	NRK	DESIGN REVIEW COMMISSION SUBMISSION

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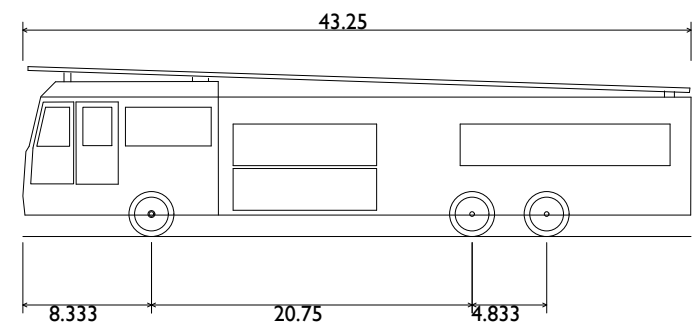
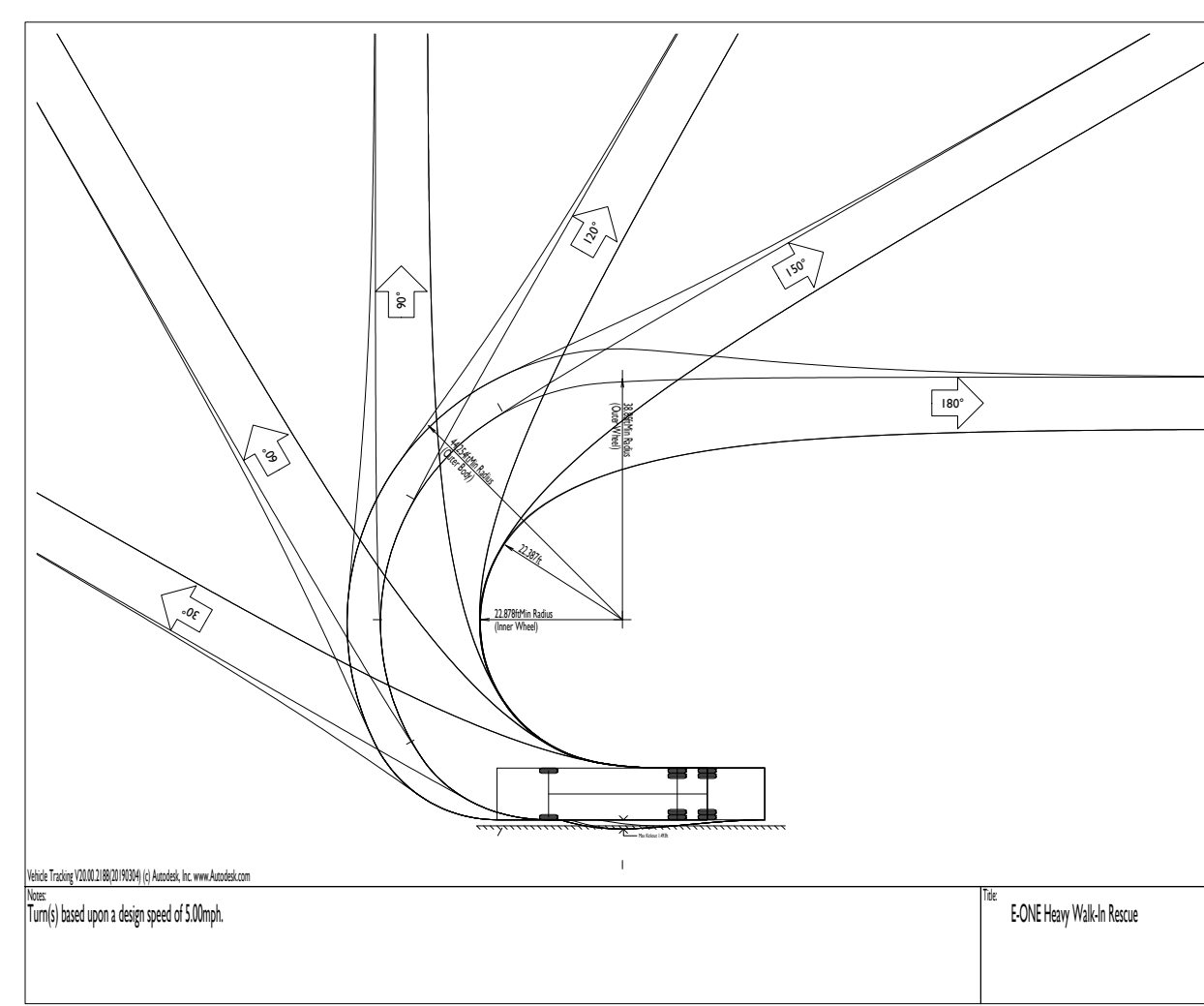
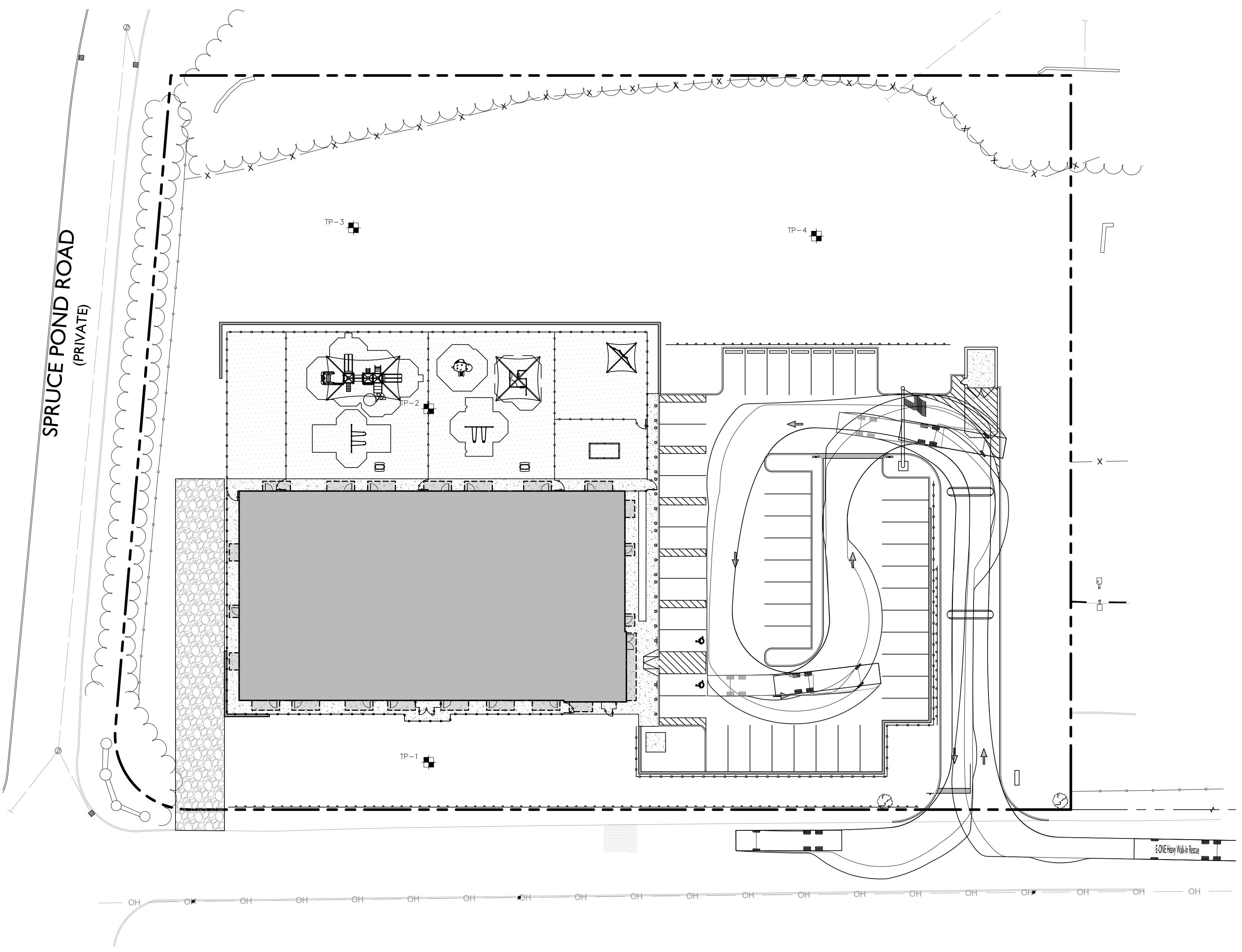
SCALE: AS SHOWN PROJECT ID: BOS-210005

TITLE: CONSTRUCTION DETAILS

DRAWING: C-15

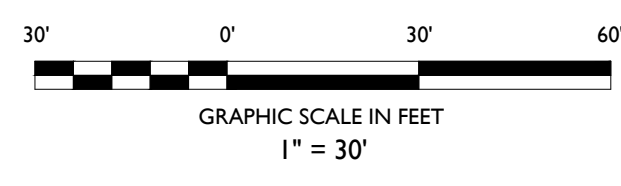
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2:10/07/14/02/01/002/1000 PRIMROSE SCH00LS - 700-712 UNION STREET, FRANKLIN, MASSACHUSETTS, 01717



E-ONE Heavy Walk-In Rescue
 Overall Length 43.250ft
 Overall Width 8.333ft
 Overall Body Height 11.000ft
 Min Body Ground Clearance 1.393ft
 Track Width 8.333ft
 Lock-to-lock time 6.00s
 Max Wheel Angle 45.00°

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 E-ONE Heavy Walk-In Rescue



ISSUE	DATE	BY	DESCRIPTION
2	09/23/2022	MYB	PLANNING BOARD RESUBMISSION
1	06/22/2022	NRK	DESIGN REVIEW COMMISSION SUBMISSION

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 NORFOLK COUNTY, MASSACHUSETTS

JOSHUA H. KLINE, P.E.
 MASSACHUSETTS LICENSE No. 53936
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SCALE: 1" = 30' PROJECT ID: BOS-210005

TITLE:
**TRUCK TURN EXHIBIT
 (FRANKLIN FIRE TRUCK)**

DRAWING:
C-17