

DRAINAGE STRUCTURE SCHEDULE:

CB 1 - 280.3 RCP  
INV = 255.95 12" RCP

CB 2 - 259.4 RCP  
INV = 254.35 12" RCP

CB 3 - 255.66 12" RCP  
INV = 254.25 12" RCP

CB 4 - 258.5 RCP  
INV = 255.28 12" RCP

CB 5 - 257.6 RCP  
INV = 255.15 12" RCP

CB 6 - 257.6 RCP  
INV = 254.15 12" RCP

CB 7 - 257.6 RCP  
INV = 253.6 12" RCP

CB 8 - 257.8 RCP  
INV = 254.8 12" RCP

CB 9 - 257.8 RCP  
INV = 254.8 12" RCP

CB 10 - 258.0 RCP  
INV = 252.85 12" RCP

CB 11 - 258.0 RCP  
INV = 252.85 12" RCP

CB 12 - 257.6 RCP  
INV = 252.5 12" RCP

CB 13 - 258.0 RCP  
INV = 252.15 12" RCP

CB 14 - 258.0 RCP  
INV = 252.15 12" RCP

DMH 1 - 258.8 RIM  
INV = 255.18 12" RCP

DMH 2 - 258.8 RIM  
INV = 255.06 12" RCP

DMH 3 - 259.4 RIM  
INV = 254.35 12" RCP

DMH 4 - 259.4 RIM  
INV = 254.25 12" RCP

DMH 5 - 258.5 RIM  
INV = 255.28 12" RCP

DMH 6 - 257.6 RIM  
INV = 255.15 12" RCP

DMH 7 - 257.6 RIM  
INV = 254.15 12" RCP

DMH 8 - 258.8 RIM  
INV = 255.18 12" RCP

DMH 9 - 259.4 RIM  
INV = 254.35 12" RCP

DMH 10 - 259.4 RIM  
INV = 254.25 12" RCP

DMH 11 - 258.5 RIM  
INV = 255.28 12" RCP

DMH 12 - 257.6 RIM  
INV = 255.15 12" RCP

DMH 13 - 258.0 RIM  
INV = 252.15 12" RCP

**LEGEND:**

- SBDH DRILL HOLE
- SSM STEEL SURVEY MARKER
- EXISTING COUNTOUR
- PROPOSED COUNTOUR
- VCC SPOT GRADE - PROPOSED
- EXIST. TREE LINE
- P-262 UTILITY POLE
- OHW - OVERHEAD WIRES
- GAS GATE
- WATER CURB STOP
- WATER GATE
- FIRE HYDRANT
- DRAIN MANHOLE
- OB SIGN
- BOLLARD
- ZONE AE
- CATCH BASIN
- SEWER MANHOLE
- CO CLEANOUT
- D DUMPSITER
- VCC VERTICAL CONCRETE CURBING (REINFORCED)
- VGC VERTICAL GRANITE CURBING
- HANDICAP PARKING SPACE
- BUILDING MOUNTED LIGHT
- POLE MOUNTED LIGHT
- R=5' CURB RADIUS
- PARKING SPACE COUNT
- OB SIGN
- BOLLARD

WETLAND BUFFER ZONE DISTURBANCES:  
 0 - 25' BUFFER ZONE = 0 SQ. FT.  
 25' - 50' BUFFER ZONE = 2,085 SQ. FT.  
 50' - 100' BUFFER ZONE = 50,577 SQ. FT.  
 IMPERVIOUS SURFACE WITHIN THE 50' - 100' BUFFER ZONE = 45.2%

BORDERING LAND SUBJECT TO FLOODING 326 SQ. FT.  
 BLSF DISTURBANCE CONSISTING OF FILL FROM ELEVATION 241.4E TO FLOOD ELEVATION 241.4. = 98 CUBIC FEET OF FILL  
 COMPENSATORY AREA = 406± SQ. FT. AND 162 CUBIC FEET  
 FROM ELEVATION 240.6 TO FLOOD ELEVATION 241.4.

THERE ARE NOT ANY VERNAL POOLS WITHIN 100 FEET OF ANY PROPOSED WORK.

**NOTES:**

- CONTRACTOR TO CONTACT DIGSAFE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- CONTRACTOR TO VERIFY LOCATIONS OF EXISTING UTILITIES AND REPORT ANY DISCREPANCIES TO UNITED CONSULTANTS, INC.
- ALL WORK SHALL CONFORM TO THE TOWN OF FRANKLIN DPW STANDARDS.
- MAINTAIN A MINIMUM OF 10' SEPARATION FROM THE WATER SERVICE TO THE SEPTIC SERVICE LINE OR PROVIDE A SLEEVE FOR THE WATER SERVICE A MINIMUM OF 10 FEET EACH DIRECTION OF THE CROSSING.
- SEPTIC TANKS, DISTRIBUTION BOX AND SOIL ABSORPTION SYSTEM AREA SHOWN SCHEMATICALLY. FINAL DESIGN TO BE SUBMITTED AND APPROVED BY THE FRANKLIN DPW AND APPROVED BY THE TOWN OF FRANKLIN.
- INDUSTRIAL WASTE WATER HOLDING TANKS (WWT) SHOWN SCHEMATICALLY. FINAL DESIGN TO BE COORDINATED WITH THE PROJECT PLUMBING ENGINEER, CONTRAL, STATE TO OBTAIN ALL NECESSARY FEDERAL, STATE AND LOCAL PERMITS.

**DRAINAGE PIPING NOTES:**

- ALL RCP PIPE TO BE CLASS V.
- TRENCH DRAINS TO BE 12" HDPE (PERFORATED).
- WHERE HDPE PIPE CONNECTS TO RCP PIPE INSTALL A FERROUS LDC TO 37.00 COUPLING.
- (OR APPROVED EQUAL)

**UTILITY NOTES:**

- DOMESTIC WATER SUPPLY SHOWING FOR LOCATION ONLY. FINAL SIZING SHALL BE BASED ON PLUMBING ENGINEERS CALCULATIONS.
- FIRE CONNECTION SHOWING FOR LOCATION ONLY. FINAL SIZING SHALL BE BASED ON PLUMBING ENGINEERS CALCULATIONS AND APPROVED BY FRANKLIN FIRE DEPARTMENT.
- ELECTRIC TELEPHONE AND CABLE TV LOCATIONS TO BE DETERMINED BY THE APPROPRIATE UTILITY COMPANIES.
- STORMWATER INFILTRATION POND PRIOR TO ANY FILL OR STONE BEING PLACED.
- BUILDING TO BE CONNECTED TO GAS MAIN IN WASHINGTON STREET. LOCATIONS TO BE DETERMINED BY THE GAS SUPPLIER.

**SNOW AND ICE NOTES:**

- PARKING SPACES ABOVE THE REQUIRED NUMBER OF SPACES TO BE USED FOR ADDITIONAL SNOW STORAGE.
- NO DISPOSAL AND OR STOCKPILING OF SNOW AND ICE SHALL BE BROUGHT TO THE SITE FROM OUTSIDE THE DISTRICT. SEE ZONING BYLAW SECTION 185-40.D.(1)(f)

**PEDESTRIAN NOTE:**

- 5' WIDE PEDESTRIAN WAY AND PAINTED CROSSWALK TO HAVE A SLOPE FROM THE BUILDING AT 1.5% MINIMUM AND 2% MAXIMUM

DATE	INT.	DATE	SCALE
5/21	FIELD BY: BL	DEC. 29, 2022	1" = 40'
12/22	FIELD BOOK: PG# 63		
12/22	CALCS BY: RRG		
12/22	DESIGNED BY: RRG		
12/22	DRAWN BY: COMP		
12/22	CHECKED BY: CAQ		

NOTE: ALL VERTICAL CONCRETE CURBING TO BE REINFORCED.

SIGHT DISTANCE TRIANGLES TO BE CLEARED OF VEGETATION AND GUARDRAILS TO BE RELOADED AS NECESSARY AND WITH THE APPROVAL OF THE FRANKLIN DPW.

PROPOSED SIGN W2-2R

WASHINGTON STREET (50' WIDE - 1933 COUNTY LAYOUT)

CONCRETE SIDEWALK

PROPOSED SIGN

EXIST. DMH 6 RIM = 286.9 INV. OUT = 282.2

PROPOSED SIGN DISTANCE: 333 FEET STOPPING SIGHT DISTANCE. OF 40 MPH AND A 6% DOWNGRADE - 333 FEET STOPPING SIGHT DISTANCE. VEHICLES APPROACHING FROM THE SOUTH HAVE A POSTED SPEED OF 40 MPH WITH A 3% UPGRADE - 289 FEET STOPPING SIGHT DISTANCE.

GRAPHIC SCALE (IN FEET) 1 inch = 40 ft.

OWNER & APPLICANT: FRANKLIN FLEX SPACE, LLC WELLESLEY, MASSACHUSETTS

DATE

FRANKLIN PLANNING BOARD

DATE

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5/21	FIELD BY: BL
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12/22	CHECKED BY: CAQ

CARLOS A. GONZALEZ  
 PROFESSIONAL ENGINEER  
 STATE LICENSE NO. 20812

PREPARED FOR:  
 FRANKLIN FLEX SPACE, LLC  
 13 CLOVELLY ROAD  
 WELLESLEY, MASSACHUSETTS  
 DECEMBER 29, 2022  
 SCALE: 1" = 40'

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

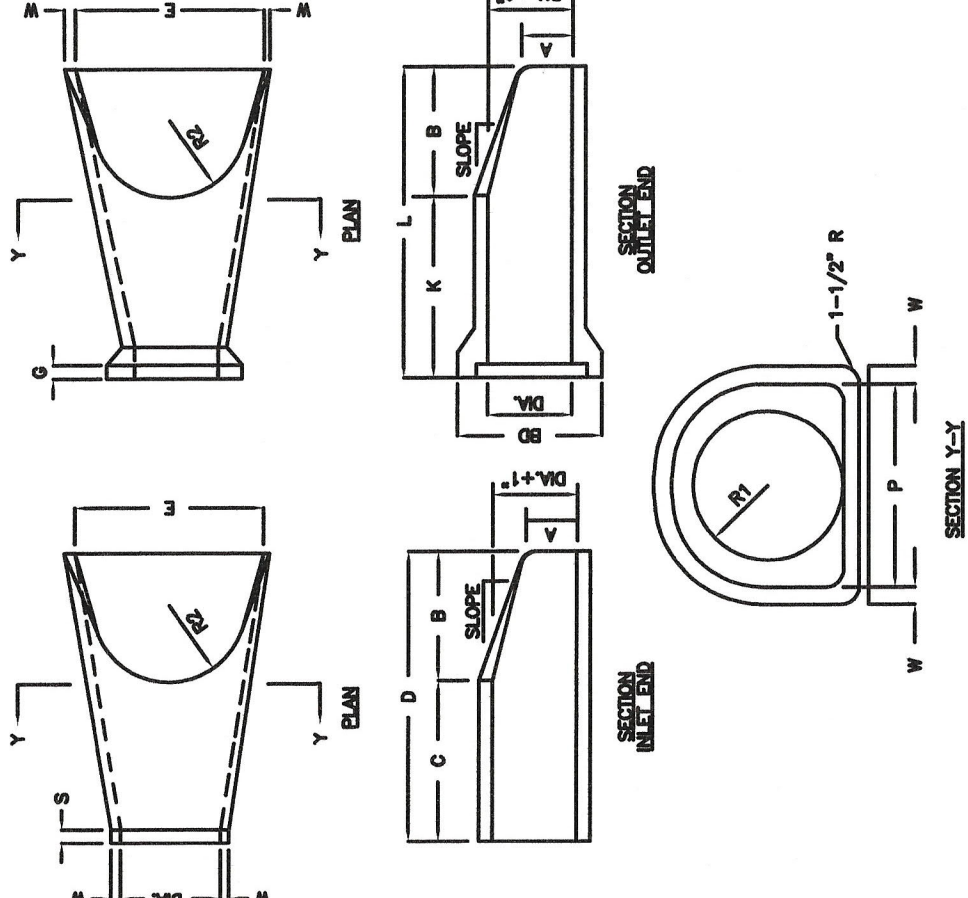
SECTION 185-22  
 INDUSTRIAL DISTRICT PERFORMANCE CONTROLS:  
 THE APPLICANT WILL COMPLY WITH ALL LOCAL STATE AND FEDERAL REGULATION WITH RESPECT TO STORAGE OR DISPOSAL OF TOXIC OR HAZARDOUS MATERIALS, INCLUDING STORAGE WITHIN THE INDUSTRIAL WASTE WATER HOLDING TANK. THE APPLICANT WILL BE REQUIRED TO OBTAIN PERMITS FROM THE DISTRICT TO PERFORM WORK THAT IS PERCEPTIBLE TO THE ADJACENT RESIDENTIAL DISTRICT.

SECTION 185-40 WATER RESOURCE DISTRICT:  
 1. THE APPLICANT WILL COMPLY WITH ALL LOCAL STATE AND FEDERAL REGULATION WITH RESPECT TO STORAGE OR DISPOSAL OF TOXIC OR HAZARDOUS MATERIALS, INCLUDING STORAGE WITHIN THE INDUSTRIAL WASTE WATER HOLDING TANK.  
 2. PROPOSED SEPTIC SYSTEM TO BE DESIGNED FOR 1,347 GALLONS PER DAY.  
 3. PER SECTION 185-40.D.(1)(AND)(K) THE PROPERTY OWNER SHALL HAVE A SPILL CONTAINMENT KIT ON SITE BEGINNING AT THE TIME OF BUILDING OCCUPANCY. THE BUILDING HEATING SYSTEM SHALL BE ENERGY EFFICIENT AND SHALL BE PROVIDED BY THE GAS PROVIDER.  
 4. CHEMICAL DELIVERIES ARE PROHIBITED OR HAZARDOUS MATERIALS, CORROSION OR DISSOLVABLE MATERIALS SHALL BE STORED INSIDE THE BUILDING.  
 5. CONSTRUCTION FILL IN EXCESS OF 15 CUBIC YARDS MUST COMPLY WITH SECTION 185-40.E(S).

**SITE PLAN APPROVAL REQUIRED**  
 FRANKLIN PLANNING BOARD

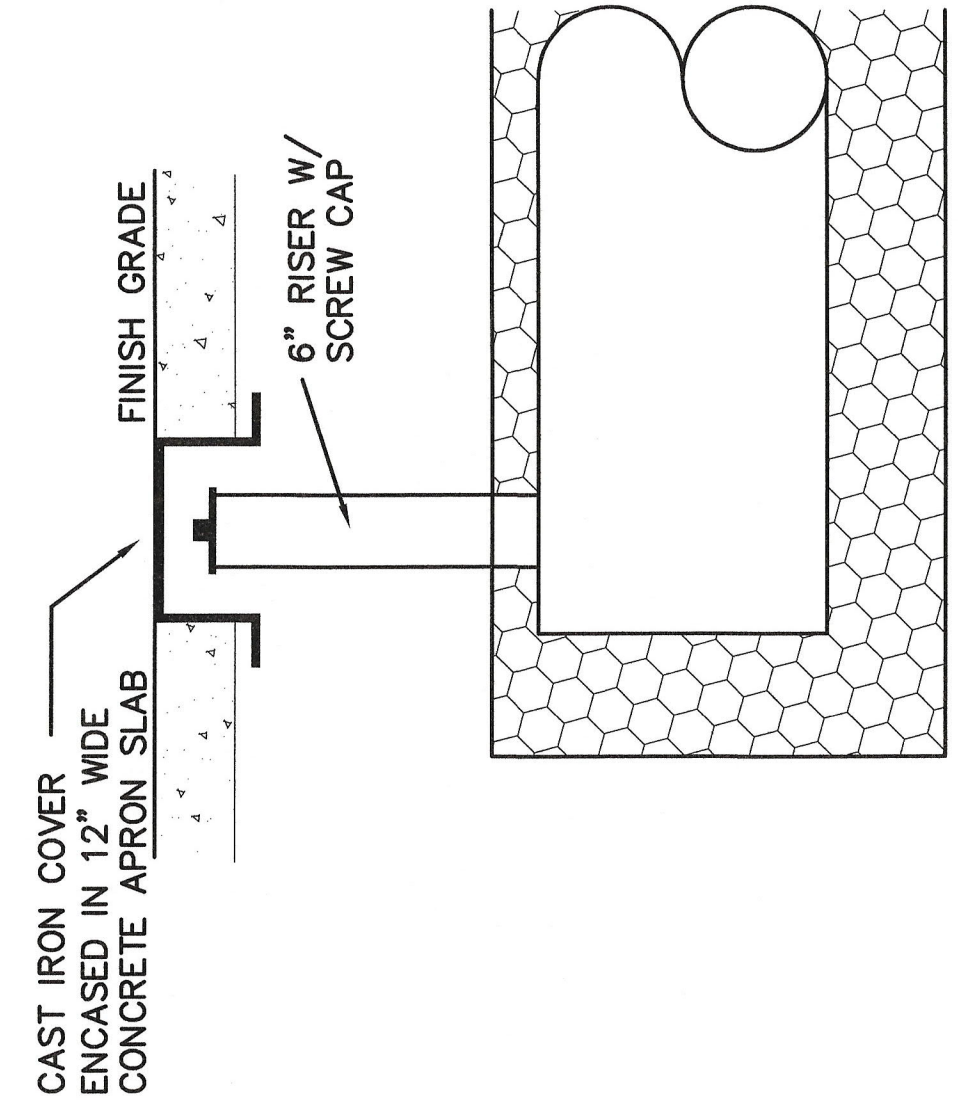
DATE

DATE



DM	W	A	B	C	D	E	BD
12"	2'	4"	2'-0"	4'-0 7/8"	8'-1 3/8"	2'-0"	20"
15"	2'-1/4"	6"	2'-3"	5'-10"	8'-1 1/2"	2'-8"	24"
18"	2'-1/2"	8"	2'-5"	5'-10"	8'-1 1/2"	3'-0"	28"
21"	2'-3/4"	10"	2'-11"	5'-8"	8'-1 1/2"	3'-4"	32"
24"	3"	12"	3'-1 1/2"	5'-7 1/2"	8'-1 1/2"	3'-8"	36"

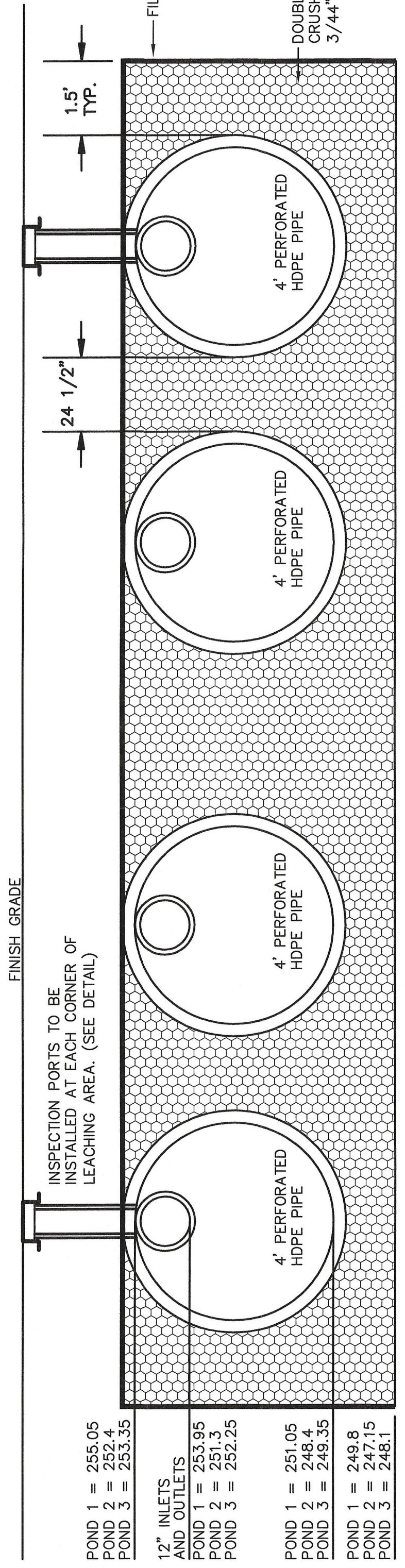
DM	K	L	P	R1	R2	S	G	SLOPE
12"	4'-8 1/8"	1'-0"	10 5/16"	13"	10 1/8"	8"	2 1/2"	3:1
15"	4'-3 1/4"	1'-1/4"	11 1/8"	14 1/8"	11 1/8"	8"	3 1/2"	3:1
18"	4'-2 7/8"	1'-7/8"	10 7/8"	13 1/2"	12"	8"	3 3/4"	3:1
21"	3'-8 9/16"	1'-5 1/8"	11 1/8"	13 1/2"	13"	8"	3 3/4"	3:1
24"	3'-5 1/2"	1'-2"	10 1/8"	12 1/2"	14"	8"	3"	3:1



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

**REINFORCED CONCRETE PIPE FLARED END**  
N.T.S.

SUB-CATCHMENT AREA REVISIONS:  
ON JULY 28, 2022, THE FRANKLIN PLANNING BOARD VOTED TO APPROVE A FIELD CHANGE TO THE PROJECT WHICH INCLUDED THE INCREASE TO THE BUILDING FOOTPRINTS.  
EACH BUILDING WAS INCREASED IN SITE BY 840 SQUARE FEET. THE TOTAL INCREASE OF THE 3 BUILDINGS WAS 2,520 SQUARE FEET. SUB-CATCHMENTS CB 3, CB 4, CB 5, CB 6, CB 7, CB 8, CB 9 AND CB 10 WERE REDUCED BY A TOTAL OF 2,521 SQUARE FEET.



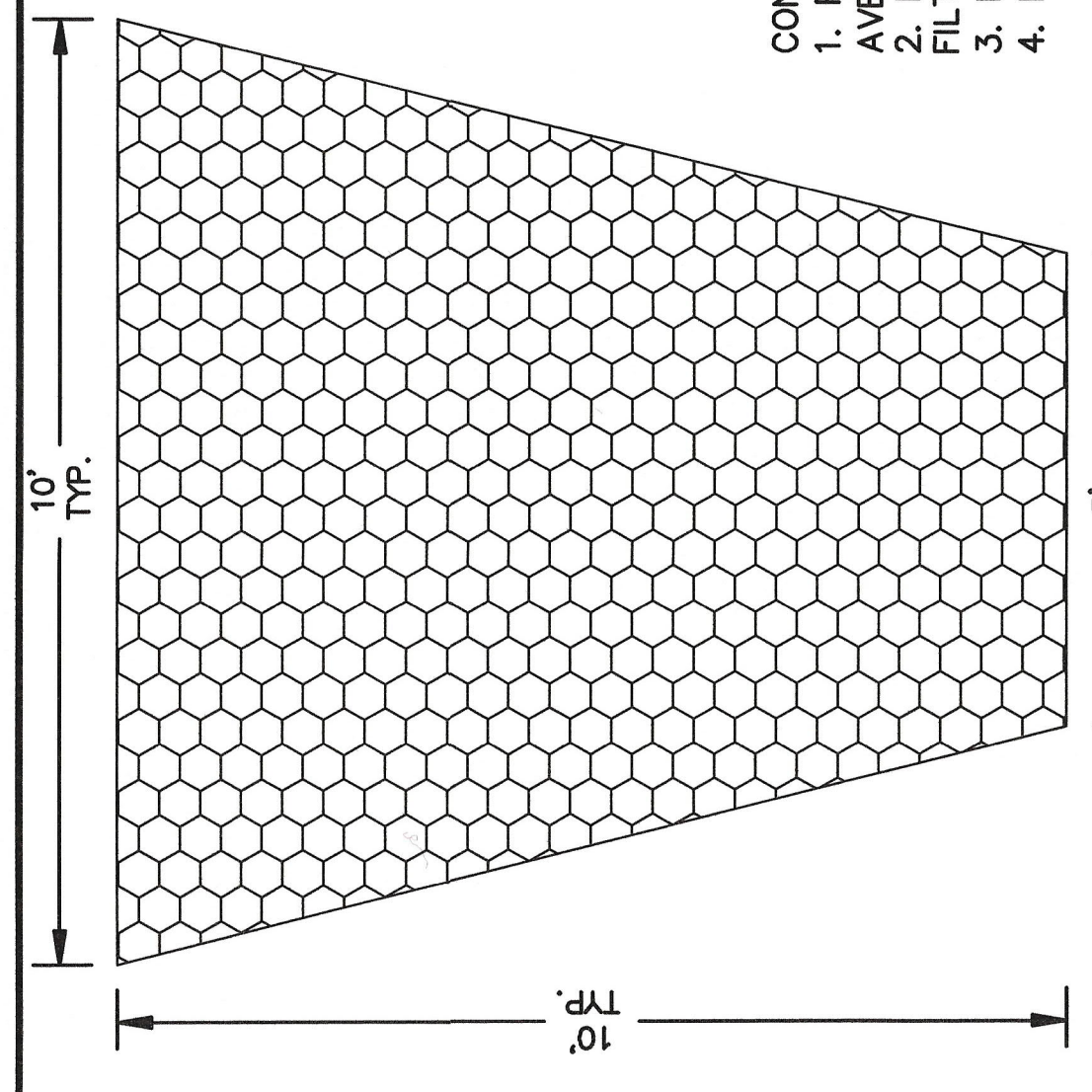
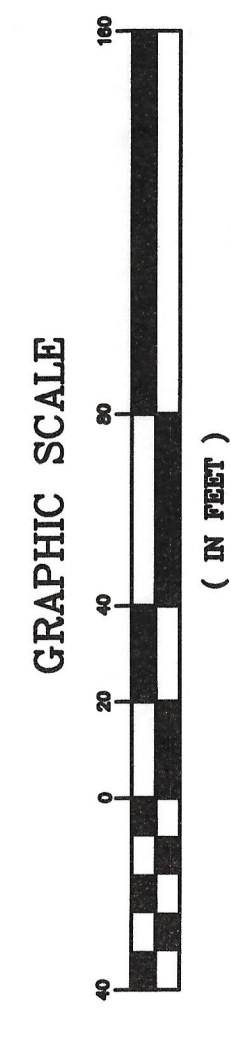
- 12" INLETS AND OUTLETS  
POND 1 = 255.05  
POND 2 = 252.4  
POND 3 = 253.35
- 4" PERFORATED HDPE PIPE  
POND 1 = 253.95  
POND 2 = 248.35  
POND 3 = 252.25
- 4" PERFORATED HDPE PIPE  
POND 1 = 249.8  
POND 2 = 247.15  
POND 3 = 248.1

**INFILTRATION PONDS 1, 2 AND 3**

- NOTES:
- INFILTRATION POND 1 CONSISTS OF TWO AREA OF 4 ROWS OF 4" DIAMETER PERFORATED HDPE PIPE 76.5' IN LENGTH. STONE ENVELOPE IS 27.3' x 79.5'.
  - INFILTRATION POND 2 CONSISTS OF 4 ROWS OF 4" DIAMETER PERFORATED HDPE PIPE 37' IN LENGTH. STONE ENVELOPE IS 27.3' x 40'.
  - INFILTRATION POND 3 CONSISTS OF 5 ROWS OF 4" DIAMETER PERFORATED HDPE PIPE 107' IN LENGTH. STONE ENVELOPE IS 34' x 110'.

**SITE PLAN APPROVAL  
REQUIRED  
FRANKLIN PLANNING BOARD**

DATE \_\_\_\_\_



- CONSTRUCTION NOTES:**
- RIP RAP TO BE MAXIMUM OF 18" AVERAGE OF 12" AND MINIMUM OF 8".
  - RIP RAP TO BE PLACED OVER A FILTER FABRIC.
  - RIP RAP MINIMUM DEPTH SHALL BE 18"
  - RIP RAP OUTLET TO BE 25' x 34'.

**RIP RAP AT PIPE OUTLETS**  
N.T.S.

**INFILTRATION PONDS 1, 2 AND 3  
EXCAVATION AND FILL NOTES:**

SOIL REMOVAL AT INFILTRATION SYSTEM IN FILL AREAS:  
ALL EXISTING TOP (A HORIZON) AND SUB-SOIL (B HORIZON) SOILS SHALL BE REMOVED UNDER THE INFILTRATION SYSTEMS AND FIVE FEET FROM THE OUTER EDGE OF THE STONE ENVELOPE.

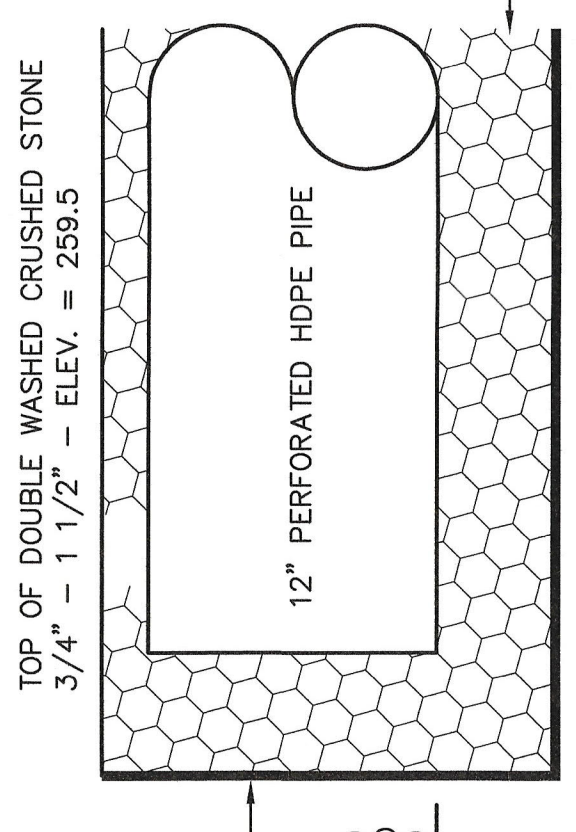
Fill material for drainage systems constructed in fill shall consist of select on-site or imported soil material. The fill shall be comprised of clean granular sand, free from organic matter and deleterious substances. Mixtures and layers of different classes of soil shall not be used. The fill shall not contain any material larger than two inches. A sieve analysis, using a #4 sieve, shall be performed on the material to be used. The material shall be placed in layers not exceeding 12 inches in thickness. The material shall be compacted to a minimum of 95% relative compaction. The material shall be tested for organic content and the fraction of the fill sample passing the #4 sieve. Such analyses must demonstrate that the material meets each of the following specifications:

SEIVE SIZE	EFFECTIVE PARTICLE SIZE	% THAT MUST PASS SIEVE
# 4	4.75 mm	100%
# 50	0.30 mm	100%
#100	0.15 mm	100%
#200	0.075 mm	100%

A minimum of two representative sample shall be taken from the in-place fill and tested for compliance with the grain size distribution specification. Where fill is required to replace unsuitable or impermeable soils, the excavation of the unsuitable material shall extend a minimum of five feet laterally in all directions beyond the outer perimeter of the soil drainage systems to the depth of naturally occurring pervious material and replaced with fill.

Prior to placement of the fill, the bottom surface of the excavation shall be scarified and relatively dry. Fill shall not be placed during rain or snow storms. If the water table elevation is above the elevation of the bottom of the excavation, the excavation shall be dewatered as necessary.

THE DESIGN ENGINEER SHALL INSPECT AND CERTIFY THE EXCAVATION OF THE SOIL INFILTRATION AREAS AND THE RAIN GARDEN AREA PRIOR TO ANY FILL BEING PLACED.



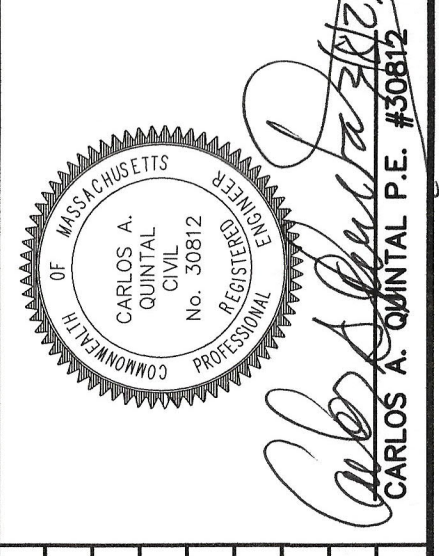
**TRENCH DRAIN DETAIL**

- TRENCH DRAIN NOTE:
- TRENCH WIDTH 3'.
  - REFER TO SHEET 4 FOR INVERT ELEVATION LOCATIONS.

**OWNER & APPLICANT:**  
FRANKLIN FLEX SPACE, LLC  
13 CLOVELLY ROAD  
WELLESLEY, MASSACHUSETTS

**SITE PLAN MODIFICATIONS  
CONSTRUCTION DETAILS**  
275 WASHINGTON STREET  
FRANKLIN, MASSACHUSETTS  
PREPARED FOR  
FRANKLIN FLEX SPACE, LLC  
13 CLOVELLY ROAD  
WELLESLEY, MASSACHUSETTS  
DEC. 29, 2022  
SCALE: NTS

DATE	INT.
5/21	BL
12/22	RRG
12/22	RRG
12/22	COMP
12/22	CAQ



BY: *Carlos A. Quintal*  
CARLOS A. QUINTAL, P.E. #30812

NO.	DATE	DESCRIPTION
2	3/6/2023	BETA REVIEW COMMENTS
1	2/6/2023	BETA REVIEW COMMENTS

DATE	SCALE	PROJECT	SHEET
DEC. 29, 2022	NTS	UC1502	2 of 4

**UNITED CONSULTANTS INC.**  
850 FRANKLIN STREET SUITE 11D  
WRENTHAM, MASSACHUSETTS 02098  
508-384-6660 FAX 508-384-6666