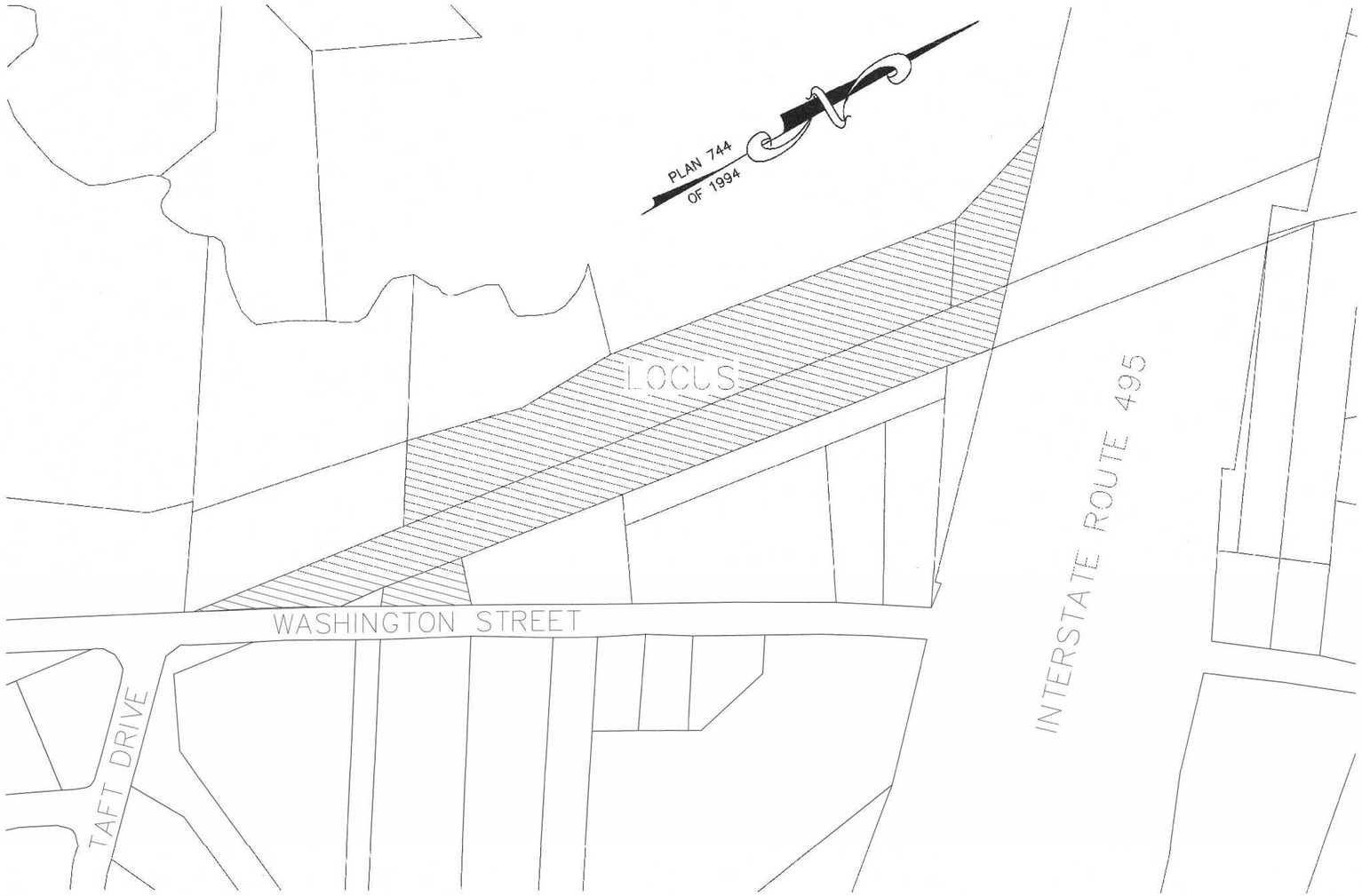
SITE PLAN
WASHINGTON STREET
FRANKLIN MASSACHUSETTS



LOCUS MAP
SCALE: 1" = 100'

WAIVER REQUESTED:
1. TO ALLOW LESS THAN 42" OF COVER OVER THE RCP DRAIN PIPE. PROPOSED CLASS V RCP.
2. TO ALLOW THE USE OF HDPE PIPE FOR THE MANIFOLDS AND POND 1, POND 2, POND 3 AND THE TRENCH DRAINS.
3. TO ALLOW MINIMAL LIGHT SPILLAGE ONTO THE WASHINGTON STREET RIGHT OF WAY.
4. TO ALLOW THE PLANTING OF THE 15 FOOT BUFFER STRIP TO BE COMPELTED AS SHOW ON SHEET 5. SECTION 185-35C

ZONING:

THE WASHINGTON STREET SITE IS LOCATED WITHIN AN INDUSTRIAL ZONE.

	REQUIREMENTS:	EXISTING	PROPOSED
INDUSTRIAL ZONE			
AREA:	40,000 S.F.	268,038± S.F.	268,038± S.F.
FRONTAGE:	175'	253.47'	253.47'
DEPTH:	200'	299.9'	299.9'
HEIGHT:	3 STORIES *6	–	22' – 1 STORY
WIDTH:	157.5'		REFER TO 185-10.B.
COVERAGE –			
STRUCTURES:	70%	–	16.9 %
STRUC. & PAVING:	80%	–	51.1%
SETBACKS–			
FRONT:	40'	–	99.9'
RIGHT SIDE:	30' *5	–	31.0'
LEFT SIDE	30' *5	–	100.4'
REAR:	30' *5	–	110.3'

*5 – INCREASE BY THE COMMON BUILDING HEIGHT OF THE STRUCTURE, WHEN ABUTTING A RESIDENTIAL USE
*6 – BUILDINGS UP TO 60 FEET IN HEIGHT MAY BE PERMITTED BY A SPECIAL PERMIT FROM THE PLANNING BOARD.

LOT COVERAGE CALCULATION AREA BASED ON UPLAND AREA

THE ENTIRE PROPERTY IS LOCATED WITHIN A FRANKLIN WATER RESOURCE DISTRICT AND A DEP ZONE II.
THE SITE AREA PROPOSED FOR DEVELOPMENT IS LOCATED IN A ZONE X BASED ON FEMA FIRM MAP 25021C0308E DATED JULY 17, 2012.

AREA WITHIN THE WATER RESOURCE DISTRICT – 268,038± SQ. FT.
UPLAND AREA WITHIN THE WATER RESOURCE DISTRICT – 243,477± SQ. FT.
IMPERVIOUS AREA WITHIN THE WATER RESOURCE DISTRICT – 136,999± SQ. FT.
COVERAGE WITHIN THE WATER RESOURCE DISTRICT – = 56.3%

WASHINGTON STREET:
PROPOSED BUILDINGS USE – OFFICE, WAREHOUSE AND LIGHT MANUFACTURING
OFFICE – SEE 185 ATTACHMENT 3 – 2.3 – ANTICIPATED WATER USAGE – 1,496 GPD
WAREHOUSE – SEE 185 ATTACHMENT 4 – 3.10
LIGHT MANUFACTURING – SEE 185 ATTACHMENT 4 – 3.5.b. ANTICIPATED WATER USAGE – 1,496 GPD

HOUSE OF OPERATION 7 AM TO 5 PM – OFFICE HOURS OF OPERATION 7 AM TO 10 PM
MONDAY THROUGH SATURDAY.

REFERENCES:
ASSESSORS MAP 304 PARCEL 064–000–000
DEED BOOK 39157 PAGE 493
ASSESSORS MAP 304 PARCEL 064–001–000
DEED BOOK 36281 PAGE 195
PLAN 160 OF 1992
PLAN 80 OF 2006
PLOT PLAN BY GUERRIERE & HALNON INC. DATED SEPTEMBER 13, 2003.
RIGHT OF WAY AND TRACK MAP STATIONS 20+98.18 TO STATION 73+80 DATED JUNE 30, 1915.
PLAN 829 OF 1951.

DRAWING INDEX:

OWNERS:
MAP 304 PARCEL 064–000
ABRUZZI REALTY TRUST
55 COUTU STREET
FRANKLIN, MASSACHUSETTS

MAP 304 PARCEL 064–001
FERRARA FAMILY REALTY TRUST
PO BOX 482
FRANKLIN, MA 02038

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

GENERAL CONTRACTOR:
A & H BUILDING PARTNERS
– DESIGN BUILD – CONSTRUCTION MANAGERS
– OWNERS REPRESENTATION – DUE DILLIGANCE ANALYSIS
MEDWAY MASSACHUSETTS

COMMONWEALTH OF MASSACHUSETTS
CARLOS A. QUINTAL
CIVIL
No. 30812
REGISTERED PROFESSIONAL ENGINEER

CARLOS A. QUINTAL P.E. #30812

SITE PLAN
COVER SHEET
WASHINGTON STREET
FRANKLIN, MASSACHUSETTS
PREPARED FOR
FRANKLIN FLEX SPACE, LLC
13 CLOVELLY ROAD
WELLESLEY, MASSACHUSETTS
JUNE 28, 2021
SCALE: 1" = 100'

SITE PLAN APPROVAL
REQUIRED
FRANKLIN PLANNING BOARD

DATE

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

NO.	DATE	DESCRIPTION	BY
3	1/28/22	REVIEW COMMENTS	RRG
2	1/11/22	REVIEW COMMENTS	RRG
1	11/22/21	REVIEW COMMENTS – SITE LAYOUT	RRG

DATE		INT.
5/21	FIELD BY:	BL
BK#	FIELD BOOK	PG#
6/21	CALCS BY:	RRG
6/21	DESIGNED BY:	RRG
6/21	DRAWN BY:	COMP
6/21	CHECKED BY:	CAQ

UNITED CONSULTANTS INC.
850 FRANKLIN STREET SUITE 11D
WRENTHAM, MASSACHUSETTS 02093
508–384–6560 FAX 508–384–6566

DATE: JUNE 28, 2021
SCALE: 1" = 100'
PROJECT: UC1502
SHEET: 1 of 10

JUNE 10, 2021 AND JUNE 16, 2021

PERFORMED BY:
CARLOS A. QUINTAL, P.E., SOIL EVALUATOR
RICHARD GOODREAU

PT 3 ELEV. = 249.41
0 – 6" A – 10 YR 3/2 SANDY LOAM
6" – 23" B – 7.5 YR 5/4 SANDY LOAM
23" – 78" C – 2.5Y 4/3 MEDIUM SAND
NO GROUNDWATER OR MOTTLING OBSERVED
PERMEABILITY RATE = 38.22 IN/HR

PT 4 ELEV. = 253.35
0 – 12" A – 10 YR 3/2 SANDY LOAM
12" – 38" B – 7.5 YR 5/4 SANDY LOAM
38" – 96" C – 2.5Y 4/3 SAND & GRAVEL
NO GROUNDWATER OR MOTTLING OBSERVED
PERMEABILITY RATE = 51.6 IN/HR

PT 5 ELEV. = 248.34
0 – 4" A – 10 YR 3/3 SANDY LOAM
4" – 32" B – 7.5 YR 4/4 SANDY LOAM
32" – 90" C – 2.5Y 4/4 SAND & GRAVEL
NO GROUNDWATER OR MOTTLING OBSERVED
PERMEABILITY RATE = 53.3 IN/HR

PT 6 ELEV. = 245.75
0 – 8" A – 10 YR 3/3 SANDY LOAM
8" – 30" B – 7.5 YR 4/4 SANDY LOAM
30" – 96" C – 2.5Y 4/4 SAND & GRAVEL
NO GROUNDWATER OR MOTTLING OBSERVED
PERMEABILITY RATE = 8.94 IN/HR

PT 7 ELEV. = 251.56
0 – 7" A – 10 YR 3/3 SANDY LOAM
7" – 20" B – 7.5 YR 4/4 SANDY LOAM
20" – 72" C – 2.5Y 4/4 SAND & GRAVEL
NO GROUNDWATER OR MOTTLING OBSERVED
PERMEABILITY RATE = 30.4 IN/HR

PT 8 ELEV. = 262.70
0 – 6" A – 10 YR 3/3 SANDY LOAM
6" – 36" B – 7.5 YR 4/4 SANDY LOAM
36" – 112" C – 2.5Y 4/4 SAND & GRAVEL
NO GROUNDWATER OR MOTTLING OBSERVED
PERMEABILITY RATE = 47.5 IN/HR

LEGEND:

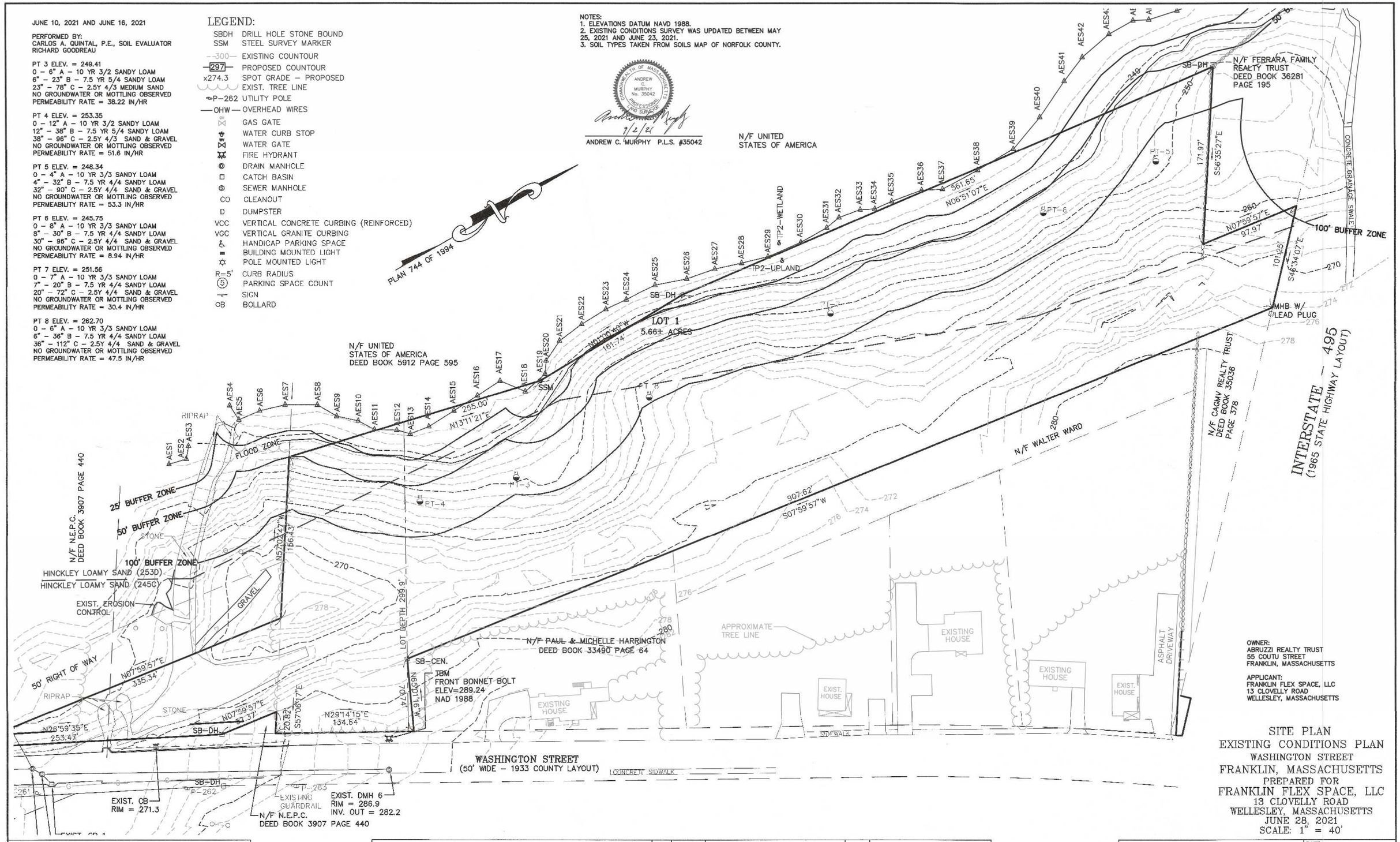
SBDH	DRILL HOLE STONE BOUND
SSM	STEEL SURVEY MARKER
300	EXISTING COUNTOUR
297	PROPOSED COUNTOUR
x274.3	SPOT GRADE – PROPOSED
	EXIST. TREE LINE
P-262	UTILITY POLE
OHW	OVERHEAD WIRES
	GAS GATE
	WATER CURB STOP
	WATER GATE
	FIRE HYDRANT
	DRAIN MANHOLE
	CATCH BASIN
	SEWER MANHOLE
CO	CLEANOUT
D	DUMPSTER
VCC	VERTICAL CONCRETE CURBING (REINFORCED)
VGC	VERTICAL GRANITE CURBING
	HANDICAP PARKING SPACE
	BUILDING MOUNTED LIGHT
	POLE MOUNTED LIGHT
R=5'	CURB RADIUS
(5)	PARKING SPACE COUNT
	SIGN
OB	BOLLARD

NOTES:
1. ELEVATIONS DATUM NAVD 1988.
2. EXISTING CONDITIONS SURVEY WAS UPDATED BETWEEN MAY 25, 2021 AND JUNE 23, 2021.
3. SOIL TYPES TAKEN FROM SOILS MAP OF NORFOLK COUNTY.

COMMONWEALTH OF MASSACHUSETTS – ANDREW C. MURPHY – No. 35042 – PROFESSIONAL LAND SURVEYOR

7/2/21

ANDREW C. MURPHY P.L.S. #35042



OWNER:
ABRUZZI REALTY TRUST
55 COUTU STREET
FRANKLIN, MASSACHUSETTS

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

SITE PLAN
EXISTING CONDITIONS PLAN
WASHINGTON STREET
FRANKLIN, MASSACHUSETTS
PREPARED FOR
FRANKLIN FLEX SPACE, LLC
13 CLOVELLY ROAD
WELLESLEY, MASSACHUSETTS
JUNE 28, 2021
SCALE: 1" = 40'

SITE PLAN APPROVAL
REQUIRED
FRANKLIN PLANNING BOARD

DATE

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

NO.	DATE	DESCRIPTION	BY

DATE		INT.
5/21	FIELD BY:	BL
BK#	FIELD BOOK	PG#
6/21	CALCS BY:	RRG
6/21	DESIGNED BY:	RRG
6/21	DRAWN BY:	COMP
6/21	CHECKED BY:	CAQ

UNITED CONSULTANTS INC.
850 FRANKLIN STREET SUITE 11D
WRENTHAM, MASSACHUSETTS 02093
508-384-6560 FAX 508-384-6566

DATE	JUNE 28, 2021
SCALE	1" = 40'
PROJECT	UC1502
SHEET	2 of 10

PARKING CALCULATIONS:
ZONING BYLAW SECTION 185-21B.(3)(b)iii - OTHER OFFICES AND BANKS - 1 SPACE PER 250 SQUARE FEET OF GROSS FLOOR AREA.
EACH BAY WILL CONSIST OF A 204 SQ. FT. OFFICE A 36 SQ. FT. BATHROOM AND A 25 SQ. FT. HALLWAY WHICH TOTALS 265 SQ. FT.
27 BAYS x 265 SQ. FT. PER BAY
7,155 SQ. FT / 250 = 29 SPACES

ZONING BYLAW SECTION 185-21B.(3)(b)vi - WAREHOUSE - 1 SPACE PER 1,000 SQUARE FEET OF GROSS FLOOR AREA

REMAINING BUILDING AREA = 12,735 SQ. FT. x 3 BUILDINGS = 38,205 SQ. FT.

38,205 SQ. FT. / 1,000 = 39 SPACES

OFFICE AND WAREHOUSE USE PARKING SPACES REQUIRED = 29 + 39 = 68 SPACES

ALTERNATIVE USE INDUSTRIAL
ZONING BYLAW SECTION 185-21B.(3)(b)i - INDUSTRIAL BUILDINGS, EXCEPT WAREHOUSES - 1 SPACE PER 400 SQUARE FEET OF GROSS FLOOR AREA

38,205 SQ. FT. / 400 = 96 SPACES

ALTERNATIVE USE INDUSTRIAL TOTAL SPACES REQUIRED = 29 + 96 = 125 SPACES

144 SPACES PROPOSED INCLUDING 5 HANDICAP SPACES.

LOADING AREAS ARE TO BE LOCATED IN THE BUILDING BAYS.

DIMENSION NOTES:
1. ALL PARKIING SPACES ARE TO BE 9' x 19'
2. ALL ACCESS AISLES ARE TO BE A MINIMUM OF 24' WIDE.

LEGEND:

SBDH	DRILL HOLE STONE BOUND	□	CATCH BASIN
SSM	STEEL SURVEY MARKER	Ⓢ	SEWER MANHOLE
--300--	EXISTING COUNTOUR	CO	CLEANOUT
297	PROPOSED COUNTOUR	D	DUMPSTER
x274.3	SPOT GRADE - PROPOSED	VCC	VERTICAL CONCRETE CURBING (REINFORCED)
	EXIST. TREE LINE	VGC	VERTICAL GRANITE CURBING
P-262	UTILITY POLE	♿	HANDICAP PARKING SPACE
OHW	OVERHEAD WIRES	■	BUILDING MOUNTED LIGHT
GV	GAS GATE	☼	POLE MOUNTED LIGHT
	WATER CURB STOP	R=5'	CURB RADIUS
WG	WATER GATE	(5)	PARKING SPACE COUNT
	FIRE HYDRANT		SIGN
	DRAIN MANHOLE	OB	BOLLARD

COMMONWEALTH OF MASSACHUSETTS
CARLOS A. QUINTAL
CIVIL
No. 30812
REGISTERED PROFESSIONAL ENGINEER

CARLOS A. QUINTAL P.E. #30812

PLAN 744 OF 1994

N/F UNITED STATES OF AMERICA

N/F UNITED STATES OF AMERICA
DEED BOOK 5912 PAGE 595

LOT 1
5.66± ACRES

PARCEL B
0.50± ACRES

ZONE AE
ELEV=241.4

FLOOD ZONE

25' BUFFER ZONE

50' BUFFER ZONE

100' BUFFER ZONE

50' BUFFER ZONE

100' BUFFER ZONE

N/F N.E.P.C.
DEED BOOK 3907 PAGE 440

N/F CAGMV REALTY TRUST
DEED BOOK 35036
PAGE 378

N/F WALTER WARD

N/F PAUL & MICHELLE HARRINGTON
DEED BOOK 33490 PAGE 64

BUILDING 1

BUILDING 2

BUILDING 3

5' WIDE CONC. PAD (TYP)

5' WIDE PEDESTRIAN WAY (TYP)

PAINTED CROSSWALK

HANDICAP PARKING SIGN

REFUSE TRUCK TURNING AREA

WASTE RECEPTICAL AREA

WASTE TRUCK TURNING AREA

INDUSTRIAL ZONE

RESIDENTIAL ZONE

4' HIGH CHAIN LINK FENCE

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

VAN ACCESSIBLE HANDICAP PARKING SIGN

NO TRACTOR TRAILER TRUCKS ALLOWED SIGN

STOP SIGN

EXISTING INLET

TBM
FRONT BONNET BOLT
ELEV=289.24
NAD 1988

SSM

SB-DH

SB-CEN.

TP2-UPLAND

TP2-WETLAND

GUARDRAIL

CONCRETE DRAINAGE SWALE

BVW - TO OF SLOPE DRAIAN CHANN

50' BUFFER ZONE

100' BUFFER ZONE

MHB W/ LEAD PLUG

EXISTING HOUSE

EXIST. HOUSE

ASPHALT DRIVEWAY

SIDEWALK

CONCRETE SIDEWALK

WASHINGTON STREET
(50' WIDE - 1933 COUNTY LAYOUT)

EXIST. CB
RIM = 271.3

EXISTING GUARDRAIL

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

N/F N.E.P.C.
DEED BOOK 3907 PAGE 440

INTERSTATE - 495
(1965 STATE HIGHWAY LAYOUT)

OWNERS:
MAP 304 PARCEL 064-000
ABRUZZI REALTY TRUST
55 COUTU STREET
FRANKLIN, MASSACHUSETTS

MAP 304 PARCEL 064-001
FERRARA FAMILY REALTY TRUST
PO BOX 482
FRANKLIN, MA 02038

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

SITE PLAN
SITE LAYOUT PLAN
WASHINGTON STREET
FRANKLIN, MASSACHUSETTS
PREPARED FOR
FRANKLIN FLEX SPACE, LLC
13 CLOVELLY ROAD
WELLESLEY, MASSACHUSETTS
JUNE 28, 2021
SCALE: 1" = 40'

SITE PLAN APPROVAL
REQUIRED
FRANKLIN PLANNING BOARD

DATE

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

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5/21	FIELD BY:	BL
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850 FRANKLIN STREET SUITE 11D
WRENTHAM, MASSACHUSETTS 02093
508-384-6560 FAX 508-384-6566

DATE	JUNE 28, 2021
SCALE	1" = 40'
PROJECT	UC1502
SHEET	3 of 10

DRAINAGE STRUCTURE SCHEDULE:

CB 1
RIM = 260.3
INV = 255.95 12" RCP

CB 2
RIM = 259.4
INV = 255.66 12" RCP

CB 3
RIM = 258.5
INV = 255.24 12" RCP

CB 4
RIM = 258.7
INV = 254.66 12" RCP

CB 5 – STORMCEPTOR 450i
RIM = 258.1
INV = 254.96 12" RCP

CB 6
RIM = 257.6
INV = 252.46 12" RCP

CB 7
RIM = 258.0
INV = 253.6 12" RCP

CB 8 STORMCEPTOR 450i
RIM = 257.8
INV = 253.6 12" RCP

CB 9 STORMCEPTOR 450i
RIM = 257.8
INV = 253.6 12" RCP

CB 10 – STORMCEPTOR 450i
RIM = 258.0
INV = 252.85 12" RCP

CB 14 – CDS 1515–3G
RIM = 256.5
INV = 252.5 12" RCP

TD 11 – 12" PERFORATED HDPE
BEG INV = 257.89
END INV = 256.75

TD 12 – 12" PERFORATED HDPE
BEG INV = 257.96
END INV = 256.82

TD 13 – 12" PERFORATED HDPE
BEG INV = 258.04
END INV = 256.91

DMH 1
RIM = 258.8
INV IN = 255.18 12" RCP
INV OUT = 255.08 12" RCP

DMH 3 – CDS 1515–3
RIM = 259.4
INV IN = 254.35 12" RCP
INV OUT = 254.25 12" HDPE

DMH 4
RIM = 261.1
INV IN = 256.56 12" RCP
INV OUT = 256.46 12" RCP

DMH 5
RIM = 259.5
INV IN = 254.30 12" RCP
INV OUT = 254.20 12" RCP

DMH 6
RIM = 259.3
INV IN = 251.76 12" RCP
INV OUT = 251.66 12" HDPE

DMH 7 CDS 1515–3
RIM = 258.6
INV IN = 251.7 12" RCP
INV OUT = 251.6 12" HDPE

DMH 8
RIM = 257.8
INV IN = 252.4 12" RCP
INV OUT = 252.3 12" RCP

DMH 9
RIM = 261.2
INV IN = 256.66 12" RCP
INV OUT = 256.56 12" RCP

DMH 10
RIM = 258.8
INV IN = 252.44 12" RCP
INV OUT = 252.34 12" RCP

DMH 11
RIM = 259.6
INV IN = 253.8 12" HDPE
INV OUT = 247.4 12" RCP

DMH 12
RIM = 258.6
INV IN = 251.1 12" HDPE
INV OUT = 244.8 12" RCP

DMH 13
RIM = 259.0
INV IN = 252.15 12" HDPE
INV OUT = 246.68 12" RCP

DRAIANGE PIPING NOTES:
1. ALL RCP PIPE TO BE CLASS V.
2. HDPE PIPE TO BE ADS OR APPROVED EQUAL.
3. TRENCH DRAINS TO BE 12" HDPE (PERFORATED).
4. WHERE HDPE PIPE CONNECTS TO RCP PIPE INSTALL A FERNCO LDC 10 37.00 X 32.00 COUPLING. (OR APPROVED EQUAL)

UTILITY NOTES:
1. DOMESTIC WATER SUPPLY SHOWN FOR LOCATION ONLY. FINAL SIZING SHALL BE BASED ON PLUMBING ENGINEERS CALCULATIONS.
2. FIRE CONNECTION SHOWN FOR LOCATION ONLY. FINAL SIZING SHALL BE BASED ON PLUMBING ENGINEERS CALCULATIONS AND APPROVED BY FRANKLIN FIRE DEPARTMENT.
3. ELECTRIC, TELEPHONE AND CABLE TV LOCATIONS TO BE DETERMINED BY THE APPROPRIATE UTILITY COMPANIES.
4. THE DESIGN ENGINEER SHALL INSPECT THE EXCAVATION OF THE STORMWATER INFILTRATON POND PRIOR TO ANY FILL OR STONE BEING PLACED.
5. BUILDING TO BE CONNECTED TO GAS MAIN IN WASHINGTON STREET. LOCATIONS TO BE DETERMINED BY THE GAS SUPPLIER.

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

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 241.4± 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.

LEGEND:

SBDH	DRILL HOLE STONE BOUND	□	CATCH BASIN
SSM	STEEL SURVEY MARKER	◎	SEWER MANHOLE
–300–	EXISTING COUNTOUR	CO	CLEANOUT
297	PROPOSED COUNTOUR	D	DUMPSTER
x274.3	SPOT GRADE – PROPOSED	VCC	VERTICAL CONCRETE CURBING (REINFORCED)
	EXIST. TREE LINE	VGC	VERTICAL GRANITE CURBING
P–262	UTILITY POLE		HANDICAP PARKING SPACE
OHW	OVERHEAD WIRES		BUILDING MOUNTED LIGHT
GG	GAS GATE		POLE MOUNTED LIGHT
	WATER CURB STOP	R=5'	CURB RADIUS
	WATER GATE	(5)	PARKING SPACE COUNT
	FIRE HYDRANT		SIGN
	DRAIN MANHOLE	OB	BOLLARD

PLAN 744 OF 1994

COMMONWEALTH OF MASSACHUSETTS CARLOS A. QUINTAL CIVIL No. 30812 REGISTERED PROFESSIONAL ENGINEER

CARLOS A. QUINTAL P.E. #30812

BEGIN EROSION CONTROL AND LIMIT OF WORK

EXISTING EROSION CONTROL

FLOOD ZONE

ZONE AE ELEV=241.4

25' BUFFER ZONE

50' BUFFER ZONE

100' BUFFER ZONE

50' RIGHT OF WAY

HINCKLEY LOAMY SAND (253D)
HINCKLEY LOAMY SAND (245C)

RIPRAP

STONE

SIGRAVEL

PROPOSED TREE LINE

PROPOSED UNDERGROUND ELEC. TELEPHONE AND CTV

SNOW STORAGE

CURB STOP

8 x 4 TEE

GATE VALVE

2" DOMESTIC

4" FIRE

12" INV=257.89

CONC. SIDEWALK

400' SIGHT DISTANCE TRIANGLE

300' SIGHT DISTANCE TRIANGLE

EXIST. 12" DI WATER

PROPOSED UTILITY POLE

EXISTING HYDRANT

EXISTING GUARDRAIL

EXIST. CB
RIM = 271.3

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

12" X 8" TEE
GATE VALVE

PROPOSED TREE LINE

PROPOSED TRANSFORMER LOCATION

PROPOSED TREE LINE PROPERTY BOUNDARY

JBM
FRONT BONNET BOLT
ELEV=289.24
NAD 1988

WASHINGTON STREET
(50' WIDE – 1933 COUNTY LAYOUT)

CONCRETE SIDEWALK

PROPOSED SIGN W2–2R

LOT 1
5.66± ACRES

PARCEL B
0.50± ACRES

COMPENSATORY FLOOD STORAGE AREA – 406 SQ. FT.

TP2–WETLAND

TP2–UPLAND

RIP RAP

FES INV = 246.0

INV = 244.0
240.6

DMH12

DMH11

DMH10

DMH9

DMH8

DMH7

DMH6

DMH5

DMH4

DMH3

DMH1

CB1

CB2

CB3

CB4

CB5
8 x 4 TEE

CB6

CB7

CB8

CB9

CB10

CB14

DMH13

POND 1

POND 2

POND 3

AREA FOR PROPOSED SEPTIC SOIL ABSORPTION SYSTEM

BUILDING 1

BUILDING 2

BUILDING 3

FF=260.0

OHD

CO

IWWHT

INV=257.96

12" INV=256.82

12" INV=256.75

INV=255.04

12" INV=256.91

4" FIRE
2" DOMESTIC

SNOW STORAGE

WASTE RECEPTICAL AREA

TRENCH DRAIN 11

TRENCH DRAIN 12

TRENCH DRAIN 13

4' HIGH CHAIN LINK FENCE

RCP

HDPE

RCP/HDPE

INDUSTRIAL ZONE

RESIDENTIAL ZONE

GUARDRAIL

BVW – TOP OF SLOPE DRAINAGE CHANNEL

CONCRETE DRAINAGE SWALE

50' BUFFER ZONE

100' BUFFER ZONE

PROPOSED TREE LINE

PROPOSED TREE LINE PROPERTY BOUNDARY

END EROSION CONTROL, LIMIT OF WORK AND PROPOSED TREE LINE.

CONC. SIDEWALK

APPROXIMATE TREE LINE

EXISTING HOUSE

EXIST. HOUSE

ASPHALT DRIVEWAY

SIDEWALK

INTERSTATE – 495
(1965 STATE HIGHWAY LAYOUT)

NOTE:
PROPOSED WARNING SIGN AND LOCATION TO BE APPROVED BY THE TOWN OF FRANKLIN DPW AND OTHER TOWN BOARDS AS NECESSARY PRIOR TO INSTALLATION.

SNOW AND ICE NOTES:
1. PARKING SPACES ABOVE THE REQUIRED NUMBER OF SPACES TO BE USED FOR ADDITIONAL SNOW STORAGE.
2. NO DISPOSAL AND OR STOCKPILING OF SNOW AND ICE THAT CONTAINS DEICING CHEMICALS SHALL BE BROUGHT TO THE SITE FORM 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

SECTION 185–22
INDUSTRIAL DISTRICT PERFORMANCE CONTROLS: THE APPLICANT WILL COMPLY WITH ALL LOCAL, STATE AND FEDERAL REGULATION WITH RESPECT TO SOUND, NOISE, VIBRATION, ODOR AND FLASHING. THE APPLICANT WILL BE REQUIRED TO CONFIRM THAT THE ABOVE WILL NOT BE PERCEPTIBLE AT A DISTANCE OF ONE HUNDRED FEET FROM THE ORIGINATING PREMISES INTO THE ABUTTING 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 DISCPOSAL 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.
268,038 / 10,000 x 110 = 2,948 GPD ALLOWED WITH APPROVAL.
PER SECTION 185–40.D.1(I)AND(K)
3. THE PROPERTY OWNER SHALL HAVE A SPILL CONTAINMENT KIT ON SITE BEGINNING AT THE TIME OF BUILDING OCCUPANCY. THE BUILDING HEATING SYTEMS SOURCE IS PROPANE. SPILL CONTAINMENT TO BE PROVIDED BY THE GAS PROVIDER. NO CHEMICAL DELIVERIES ARE PROPOSED. ALLOWABLE HAZARDOUS MATERIALS, CORRODIBLE OR DISSOLVABLE MATERIALS SHALL BE STORED INSIDE THE BUILDING.
4. CONSTRUCTION FILL IN EXCESS OF 15 CUBIC YARDS MUST COMPLY WITH SECTION 185–40.E.(S).

SIGHT DISTANCE:
VEHICLE APPROACHING FROM THE NORTH OF THE SIGHT ENTRANCE HAVE A POSTED SPEED 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% UPGADE – 289 FEET STOPPING SIGHT DISTANCE.

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

NOTE:
ALL VERTICAL CONCRETE CURBING TO BE REINFORCED.

OWNERS:
MAP 304 PARCEL 064–000
ABRUZZI REALTY TRUST
55 COUTU STREET
FRANKLIN, MASSACHUSETTS

MAP 304 PARCEL 064–001
FERRARA FAMILY REALTY TRUST
PO BOX 482
FRANKLIN, MA 02038

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

SITE PLAN APPROVAL
REQUIRED
FRANKLIN PLANNING BOARD

DATE

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

NO.	DATE	DESCRIPTION	BY
3	1/28/22	REVIEW COMMENTS	RRG
2	1/11/22	REVIEW COMMENTS	RRG
1	11/22/21	REVIEW COMMENTS – SITE LAYOUT	RRG

DATE		INT.
5/21	FIELD BY:	BL
BK#	FIELD BOOK	PG# 63
6/21	CALCS BY:	RRG
6/21	DESIGNED BY:	RRG
6/21	DRAWN BY:	COMP
6/21	CHECKED BY:	CAQ

UNITED CONSULTANTS INC.
850 FRANKLIN STREET SUITE 11D
WRENTHAM, MASSACHUSETTS 02093
508–384–6660 FAX 508–384–6566

SITE PLAN
GRADING AND UTILITY PLAN
WASHINGTON STREET
FRANKLIN, MASSACHUSETTS
PREPARED FOR
FRANKLIN FLEX SPACE, LLC
13 CLOVELLY ROAD
WELLESLEY, MASSACHUSETTS
JUNE 28, 2021
SCALE: 1" = 40'

DATE: JUNE 28, 2021
SCALE: 1" = 40'
PROJECT: UC1502
SHEET: 4 of 10

PLANTING SCHEDULE

NUMBER	COMMON NAME	SCIENTIFIC NAME	SIZE	CONDITION
5	AMERICAN ELM – AE	ULMUS AMERICANA	3"	B&B
5	RED MAPLE – RM	ACER RUBRUM	3"	B&B
5	WHITE BIRCH – WB	BETULA PAPYRIFERA	4 – 6 FEET	B&B
143	ARBORVITAE – A	THUJA PLICATA	3 – 3 1/2 FEET	B&B

– PER SECTION 185–21C(5) PROVIDE 1 TREE PER 10 PARKING SPACES.
145 TOTAL PARKING SPACES / 10 = 15 TREES
– 15 TREES PROVIDED.
– ALL PLANTINGS ARE IN ACCORDANCE WITH THE TOWN OF FRANKLIN BEST DEVELOPMENT PRACTICES GUIDEBOOK.

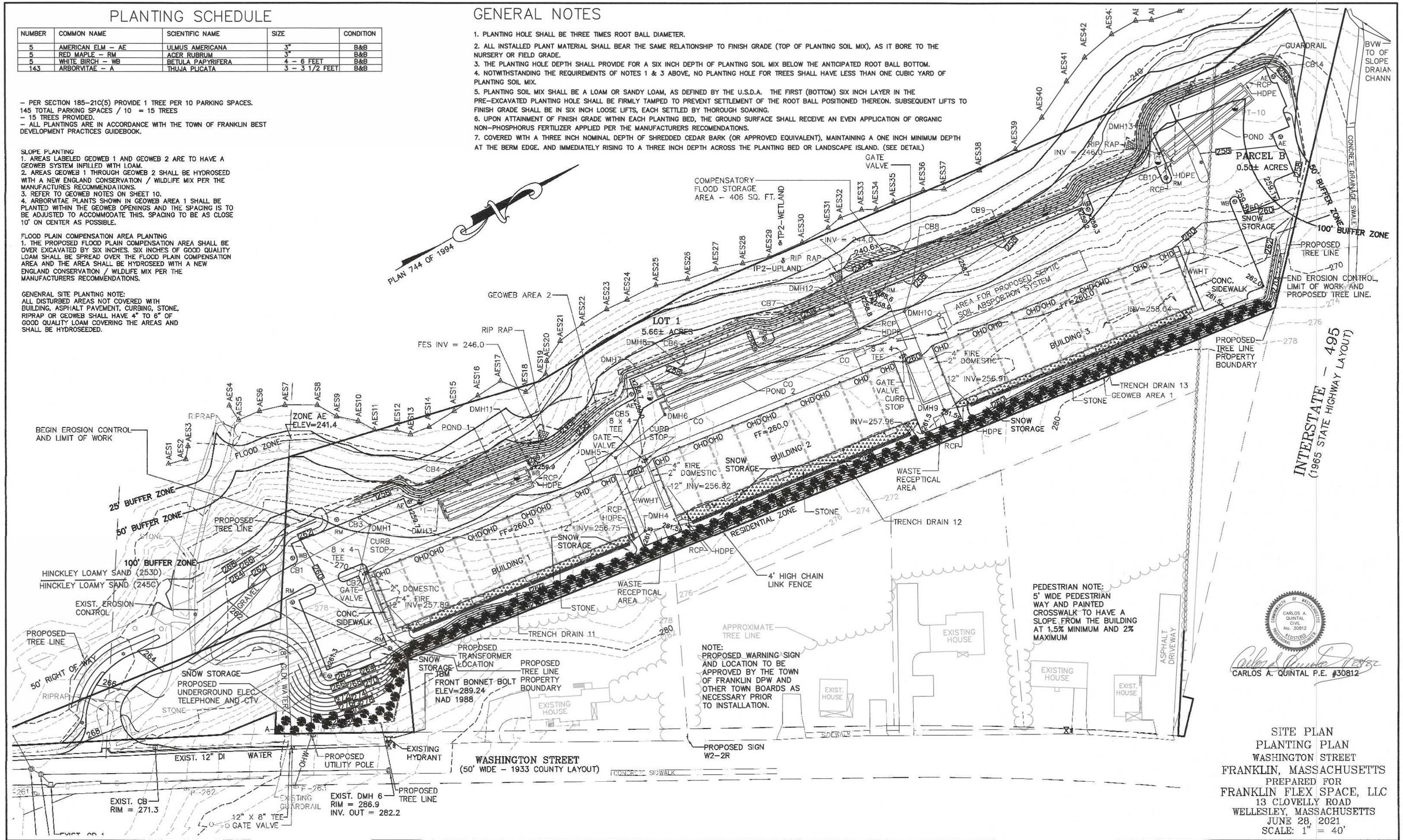
SLOPE PLANTING
1. AREAS LABELED GEOWEB 1 AND GEOWEB 2 ARE TO HAVE A GEOWEB SYSTEM INFILLED WITH LOAM.
2. AREAS GEOWEB 1 THROUGH GEOWEB 2 SHALL BE HYDROSEED WITH A NEW ENGLAND CONSERVATION / WILDLIFE MIX PER THE MANUFACTURES RECOMMENDATIONS.
3. REFER TO GEOWEB NOTES ON SHEET 10.
4. ARBORVITAE PLANTS SHOWN IN GEOWEB AREA 1 SHALL BE PLANTED WITHIN THE GEOWEB OPENINGS AND THE SPACING IS TO BE ADJUSTED TO ACCOMMODATE THIS. SPACING TO BE AS CLOSE 10' ON CENTER AS POSSIBLE.

FLOOD PLAIN COMPENSATION AREA PLANTING
1. THE PROPOSED FLOOD PLAIN COMPENSATION AREA SHALL BE OVER EXCAVATED BY SIX INCHES. SIX INCHES OF GOOD QUALITY LOAM SHALL BE SPREAD OVER THE FLOOD PLAIN COMPENSATION AREA AND THE AREA SHALL BE HYDROSEED WITH A NEW ENGLAND CONSERVATION / WILDLIFE MIX PER THE MANUFACTURERS RECOMMENDATIONS.

GENENRAL SITE PLANTING NOTE:
ALL DISTURBED AREAS NOT COVERED WITH BUILDING, ASPHALT PAVEMENT, CURBING, STONE, RIPRAP OR GEOWEB SHALL HAVE 4" TO 6" OF GOOD QUALITY LOAM COVERING THE AREAS AND SHALL BE HYDROSEEDED.

GENERAL NOTES

1. PLANTING HOLE SHALL BE THREE TIMES ROOT BALL DIAMETER.
2. ALL INSTALLED PLANT MATERIAL SHALL BEAR THE SAME RELATIONSHIP TO FINISH GRADE (TOP OF PLANTING SOIL MIX), AS IT BORE TO THE NURSERY OR FIELD GRADE.
3. THE PLANTING HOLE DEPTH SHALL PROVIDE FOR A SIX INCH DEPTH OF PLANTING SOIL MIX BELOW THE ANTICIPATED ROOT BALL BOTTOM.
4. NOTWITHSTANDING THE REQUIREMENTS OF NOTES 1 & 3 ABOVE, NO PLANTING HOLE FOR TREES SHALL HAVE LESS THAN ONE CUBIC YARD OF PLANTING SOIL MIX.
5. PLANTING SOIL MIX SHALL BE A LOAM OR SANDY LOAM, AS DEFINED BY THE U.S.D.A. THE FIRST (BOTTOM) SIX INCH LAYER IN THE PRE–EXCAVATED PLANTING HOLE SHALL BE FIRMLY TAMPED TO PREVENT SETTLEMENT OF THE ROOT BALL POSITIONED THEREON. SUBSEQUENT LIFTS TO FINISH GRADE SHALL BE IN SIX INCH LOOSE LIFTS, EACH SETTLED BY THOROUGH SOAKING.
6. UPON ATTAINMENT OF FINISH GRADE WITHIN EACH PLANTING BED, THE GROUND SURFACE SHALL RECEIVE AN EVEN APPLICATION OF ORGANIC NON–PHOSPHORUS FERTILIZER APPLIED PER THE MANUFACTURERS RECOMENDATIONS.
7. COVERED WITH A THREE INCH NOMINAL DEPTH OF SHREDDED CEDAR BARK (OR APPROVED EQUIVALENT), MAINTAINING A ONE INCH MINIMUM DEPTH AT THE BERM EDGE, AND IMMEDIATELY RISING TO A THREE INCH DEPTH ACROSS THE PLANTING BED OR LANDSCAPE ISLAND. (SEE DETAIL)



CARLOS A. QUINTAL P.E. #30812

SITE PLAN
PLANTING PLAN
WASHINGTON STREET
FRANKLIN, MASSACHUSETTS
PREPARED FOR
FRANKLIN FLEX SPACE, LLC
13 CLOVELLY ROAD
WELLESLEY, MASSACHUSETTS
JUNE 28, 2021
SCALE: 1" = 40'

SITE PLAN APPROVAL
REQUIRED
FRANKLIN PLANNING BOARD

DATE

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

NO.	DATE	DESCRIPTION	BY
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UNITED CONSULTANTS INC.
850 FRANKLIN STREET SUITE 11D
WRENTHAM, MASSACHUSETTS 02093
508–384–6580 FAX 508–384–6586

DATE	JUNE 28, 2021
SCALE	1" = 30'
PROJECT	UC1502
SHEET	5 of 10

OPERATION AND MAINTENANCE PLAN

CONSTRUCTION PHASE

1. THE OWNERS REPRESENTATIVE, NAME AND PHONE NUMBER TO BE PROVIDED, SHALL BE THE RESPONSIBLE PARTY FOR THE STORMWATER MAINTENANCE PLAN.
2. THE SITE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES WEEKLY AND AFTER ALL RAIN EVENTS.
3. SEDIMENT SHALL BE REMOVED FROM COMPOST SOCK WHEN A MAXIMUM DEPTH OF 6" IS OBSERVED OR AS NEEDED.
4. CONSTRUCTION ENTRY MAT SHALL BE INSPECTED WEEKLY AND AFTER ALL RAIN EVENTS. SEE DETAIL FOR MAINTENANCE REQUIREMENTS.
5. DAMAGED OR DETERIORATED COMPOST SOCK AREAS SHALL BE REPLACED IMMEDIATELY.
6. EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETED AND ALL DISTURBED AREAS ARE STABILIZED.
7. SILT SAKS SHALL BE INSTALLED AT ALL CATCH BASINS EXISTING AND PROPOSED AND SHALL BE INSPECTED WEEKLY AND AFTER ALL RAIN EVENTS.
8. CLEANING OF SILT SAKS SHALL BE COMPLETED AS NECESSARY.
9. THE STORMCEPTOR AND CDS UNIT SHALL BE CLEANED WITH A VACUUM TRUCK.

INSPECTION AND MAINTENANCE SCHEDULE:

1. INSPECTIONS SHALL BE CONDUCTED BY THE APPLICANTS ENGINEER, CONTRACTOR AND / OR REPRESENTATIVES OF THE TOWN AS NECESSARY. AT A MINIMUM INSPECTIONS SHALL BE CONDUCTED ON A MONTHLY BASIS. WHEN WORK WITHIN THE 50-FOOT BUFFER ZONE RESULTS IN BARE SOILS OR WHEN SOILS ARE NOT FROZEN OR OTHERWISE STABILIZED THE INPSECTION SHALL BE WEEKLY.
2. MONTHLY INSPECTIONS SHALL INCLUDE THE PARKING LOT SURFACE TO DETERMINE IF ACCUMULATED SEDIMENTS ARE TO BE REMOVED.
3. INSPECTIONS OF THE WATER QUALITY UNITS TO DETERMINE DEPTH OF SEDIMENT AND REQUIRED CLEANING.
4. INSPECTION OF THE PROPOSED CATCH BASINS TO DETERMINE THE DEPTH OF SEDIMENT AND REQUIRED CLEANING.
5. INSPECTION OF POND 1, POND 2 AND POND 3 TO DETERMINE IF CLEANING IS NECESSARY.

OPERATION AND MAINTENANCE SCHEDULE

CONSTRUCTION PHASE:

1. THE EROSION CONTROL BARRIERS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER ALL STORM EVENTS.
2. ONCE THE PARKING LOT HAS BEEN PAVED DAILY INSPECTIONS SHALL BE CONDUCTED TO DETERMINE THE NECESSITY TO REMOVE ANY ACCUMULATED SEDIMENT. THE REMOVAL OF THE ACCUMULATED SEDIMENT SHALL BE COMPLETED ON THE DAY THE DETERMINATION IS MADE.
3. SILT SAKS SHALL BE INSTALLED AT ALL CATCH BASINS, STORMCEPTOR AND CDS UNITS (WITH GRATES). SILT SAKS, ONCE INSTALLED SHALL BE INSPECTED ON A WEEKLY BASIS AND CLEANED AS NECESSARY.
4. THE WATER QUALITY UNITS SHALL BE INSPECTED ON A WEEKLY BASIS AND CLEANED WHEN THE SEDIMENT DEPTH REACHES 8"
5. THE PONDS SHALL BE INSPECTED AFTER EACH STORM EVENT AND CLEANED WHEN 2" OF SEDIMENT HAS ACCUMULATED AT THE INLET. ANY TRASH OR CONSTRUCTION DEBRIS SHALL BE IMMEDIATELY REMOVED.

ADDITIONAL EROSION CONTROLS MAY BE REQUIRED DEPENDING ON ACTUAL FIELD CONDITIONS DURING CONSTRUCTION.

LONG TERM:

1. THE PARKING LOT SHALL BE SWEPT TWICE PER YEAR WITH ONE BEING AFTER THE LAST WINTER SANDING.
2. THE WATER QUALITY UNITS SHALL BE INSPECTED 4 TIMES PER YEAR AND SEDIMENT REMOVED WHEN THE DEPTH REACHES 8 INCHES.
3. THE PONDS SHALL BE INSPECTED AND PREVENTIVE MAINTENANCE PERFORMED TWICE PER YEAR. THE PONDS SHALL BE INSPECTED AFTER EVERY STORM EVENT EXCEEDING 1 INCH OF RAINFALL FOR THE FIRST 3 MONTHS AND THEN TWICE PER YEAR THEREAFTER AND WHEN THERE ARE DISCHARGES THROUGH THE HIGH OUTLET.
4. DURING INSPECTIONS OF STORM-WATER FACILITIES ANY TRASH OR DEBRIS DISCOVERED SHALL BE IMMEDIATELY REMOVED.

EROSION CONTROL NOTES:

1. COMPOST SOCK SHALL BE INSTALLED PRIOR TO TREE CLEARING OR SITE WORK COMMENCING.
2. ENTRY MAT TO BE INSTALLED.
3. COMPOST SOCK TO REMAIN IN CONTACT WITH THE EARTH. REPAIR OR RESET AS NECESSARY.
4. REFER TO CONSTRUCTION SEQUENCE FOR SLOPE GREATER THAN 3' HORIZONTAL TO 1' VERTICAL.
5. WATER QUALITY UNITS, CATCH BASINS, UNDERGROUND PONDS AND PARKING AREA TO BE CLEANED ONCE CONSTRUCTION IS COMPLETED.
6. ALL SEDIMENT COLLECTED DURING THE CONSTRUCTION PHASE OR POST CONSTRUCTION PHASE SHALL BE DISPOSED OF TO AN APPROVED LOCATION.
7. AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED THE EROSION CONTROL MEASURES SHALL BE REMOVED.
8. DAMAGED OR DETERIORATED EROSION CONTROL MEASURES SHALL BE REPAIRED OR REPLACED IMMEDIATELY AFTER THEY HAVE BEEN IDENTIFIED.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INSPECTIONS.
10. DUST CONTROL WILL BE BY SPRAYING WATER AS NECESSARY. THE USE OF OILS, PETROLEUM PRODUCTS OR TOXIC LIQUIDS FOR DUST CONTROL IS PROHIBITED.

CONSTRUCTION SEQUENCE:

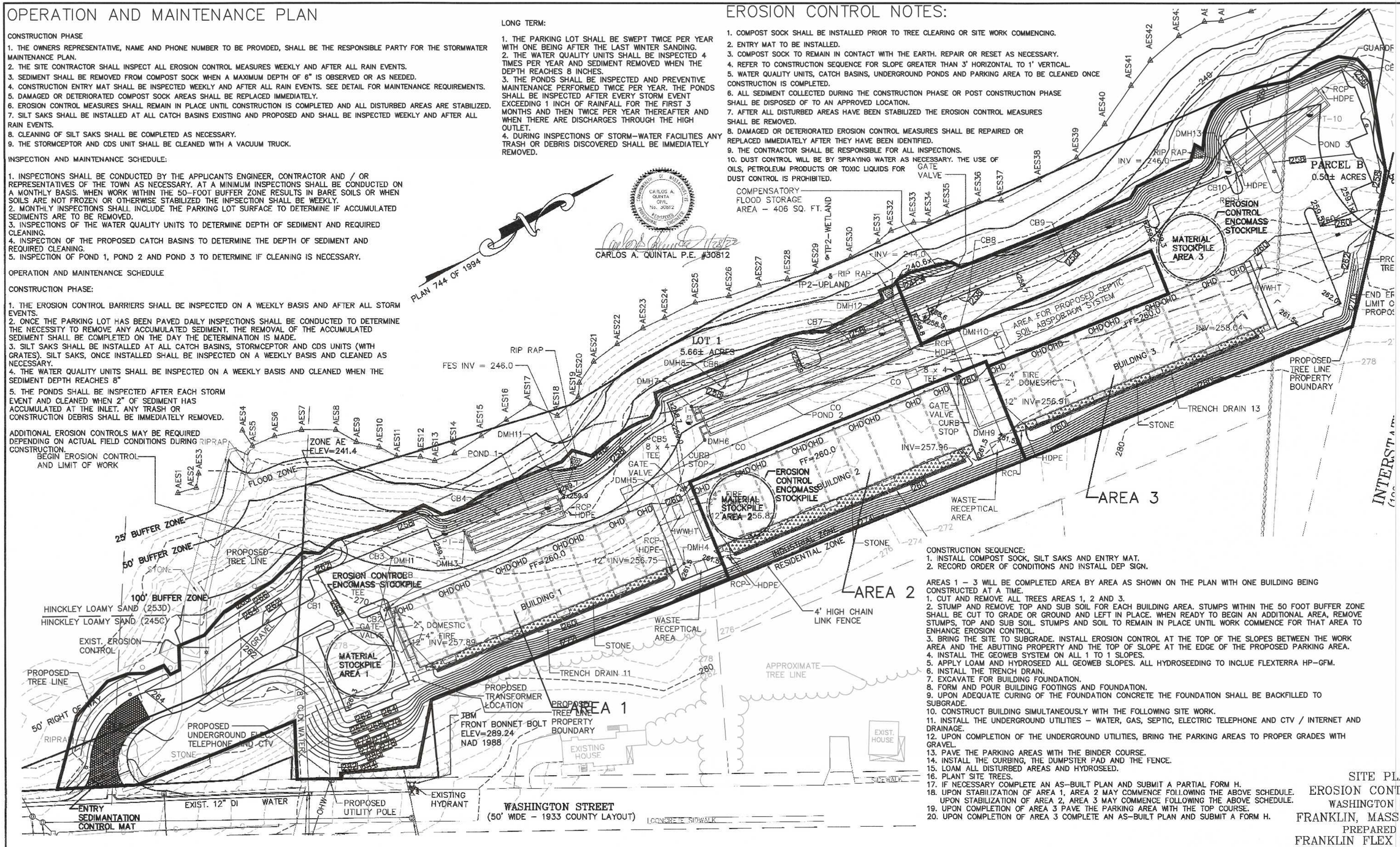
1. INSTALL COMPOST SOCK, SILT SAKS AND ENTRY MAT.
2. RECORD ORDER OF CONDITIONS AND INSTALL DEP SIGN.

AREAS 1 – 3 WILL BE COMPLETED AREA BY AREA AS SHOWN ON THE PLAN WITH ONE BUILDING BEING CONSTRUCTED AT A TIME.

1. CUT AND REMOVE ALL TREES AREAS 1, 2 AND 3.
2. STUMP AND REMOVE TOP AND SUB SOIL FOR EACH BUILDING AREA. STUMPS WITHIN THE 50 FOOT BUFFER ZONE SHALL BE CUT TO GRADE OR GROUND AND LEFT IN PLACE. WHEN READY TO BEGIN AN ADDITIONAL AREA, REMOVE STUMPS, TOP AND SUB SOIL. STUMPS AND SOIL TO REMAIN IN PLACE UNTIL WORK COMMENCE FOR THAT AREA TO ENHANCE EROSION CONTROL.
3. BRING THE SITE TO SUBGRADE. INSTALL EROSION CONTROL AT THE TOP OF THE SLOPES BETWEEN THE WORK AREA AND THE ABUTTING PROPERTY AND THE TOP OF SLOPE AT THE EDGE OF THE PROPOSED PARKING AREA.
4. INSTALL THE GEOWEB SYSTEM ON ALL 1 TO 1 SLOPES.
5. APPLY LOAM AND HYDROSEED ALL GEOWEB SLOPES. ALL HYDROSEEDING TO INCLUE FLEXTERRA HP-GFM.
6. INSTALL THE TRENCH DRAIN.
7. EXCAVATE FOR BUILDING FOUNDATION.
8. FORM AND POUR BUILDING FOOTINGS AND FOUNDATION.
9. UPON ADEQUATE CURING OF THE FOUNDATION CONCRETE THE FOUNDATION SHALL BE BACKFILLED TO SUBGRADE.
10. CONSTRUCT BUILDING SIMULTANEOUSLY WITH THE FOLLOWING SITE WORK.
11. INSTALL THE UNDERGROUND UTILITIES – WATER, GAS, SEPTIC, ELECTRIC TELEPHONE AND CTV / INTERNET AND DRAINAGE.
12. UPON COMPLETION OF THE UNDERGROUND UTILITIES, BRING THE PARKING AREAS TO PROPER GRADES WITH GRAVEL.
13. PAVE THE PARKING AREAS WITH THE BINDER COURSE.
14. INSTALL THE CURBING, THE DUMPSTER PAD AND THE FENCE.
15. LOAM ALL DISTURBED AREAS AND HYDROSEED.
16. PLANT SITE TREES.
17. IF NECESSARY COMPLETE AN AS-BUILT PLAN AND SUBMIT A PARTIAL FORM H.
18. UPON STABILIZATION OF AREA 1, AREA 2 MAY COMMENCE FOLLOWING THE ABOVE SCHEDULE. UPON STABILIZATION OF AREA 2, AREA 3 MAY COMMENCE FOLLOWING THE ABOVE SCHEDULE.
19. UPON COMPLETION OF AREA 3 PAVE THE PARKING AREA WITH THE TOP COURSE.
20. UPON COMPLETION OF AREA 3 COMPLETE AN AS-BUILT PLAN AND SUBMIT A FORM H.

PLAN 744 OF 1994

CARLOS A. QUINTAL P.E. #30812



SITE PLAN APPROVAL
REQUIRED
FRANKLIN PLANNING BOARD

DATE

OWNER:
ABRUZZI REALTY TRUST
55 COUTU STREET
FRANKLIN, MASSACHUSETTS

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

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

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SITE PLAN
EROSION CONTROL PLAN
WASHINGTON STREET
FRANKLIN, MASSACHUSETTS
PREPARED FOR
FRANKLIN FLEX SPACE, LLC
13 CLOVELLY ROAD
WELLESLEY, MASSACHUSETTS
JUNE 28, 2021
SCALE: 1" = 40'

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850 FRANKLIN STREET SUITE 11D
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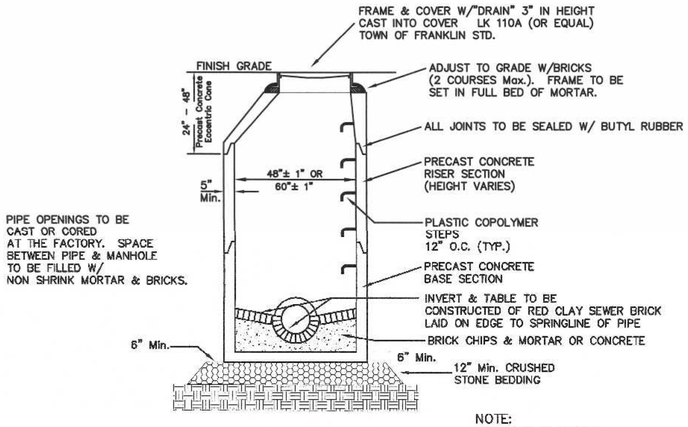
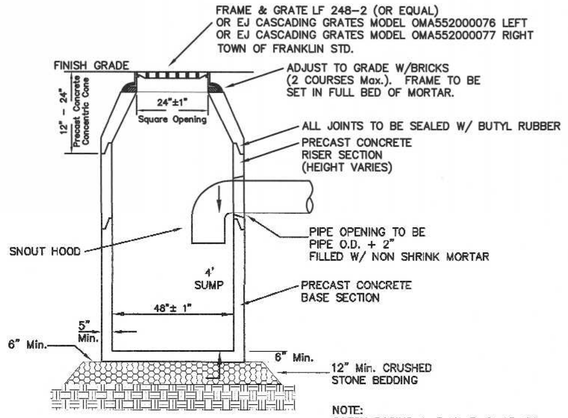
508-384-6560 FAX 508-384-6566

DATE	JUNE 28, 2021
SCALE	1" = 30'
PROJECT	UC1502
SHEET	6 of 10



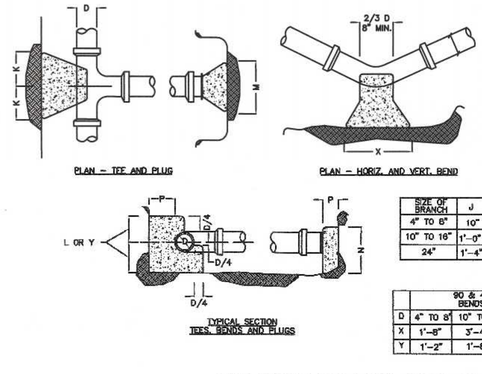
NOTE:
DMH'S 7, 8 AND 9
SHALL BE 5' DIAMETER

PRECAST DRAIN MANHOLE



NOTE:
CATCH BASINS 4, 5, 6, 7, 8, 13, 14,
15 AND 16 SHALL HAVE CASCADING
GRATES.

PRECAST CATCH BASIN



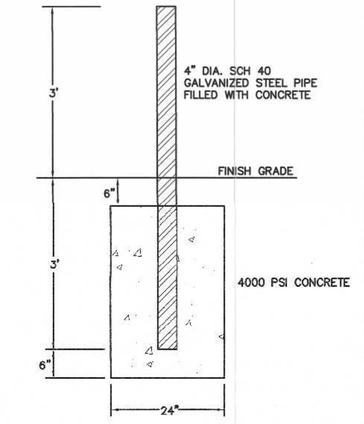
SIZE OF BRANCH	J	K	L	M	N	O
4" TO 8"	10"	10"	1'-0"	2'-0"	1'-6"	10"
10" TO 16"	1'-0"	1'-6"	1'-8"	3'-10"	2'-10"	1'-6"
24"	1'-4"	2'-0"	2'-6"	5'-0"	3'-6"	1'-8"

TEES AND PLUGS

	90 & 45 BENDS			22 1/2 & 11 1/4		
D	4" TO 8"	10" TO 16"	24"	4"TO 8"	10" TO 16"	24"
X	1'-8"	3'-4"	3'-6"	1'-4"	2'-0"	3'-6"
Y	1'-2"	1'-8"	2'-4"	1'-0"	1'-2"	2'-4"

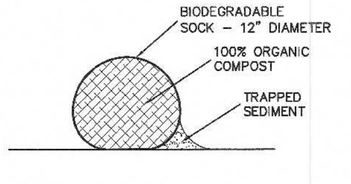
BENDS

THRUST BLOCK DETAILS

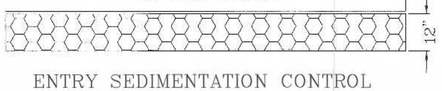


BOLLARD DETAIL

NOTE:
BOLLARDS TO BE INSTALLED ON EACH
SIDE OF THE OVERHEAD DOOR OPENINGS.



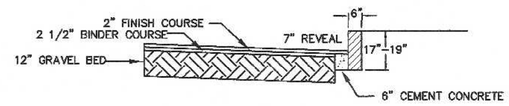
COMPOST SOCK DETAIL



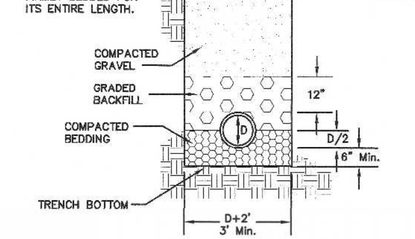
ENTRY SEDIMENTATION CONTROL MAT SECTION

N.T.S.

NOTES:
1. PAD SHALL BE A MINIMUM OF 24 FEET IN WIDTH.
2. PAD SHALL CONSIST OF 4" STONE 8" IND DEPTH AND THEN TOP DRESSED WITH 4" OF 1" - 2" WASHED STONE.

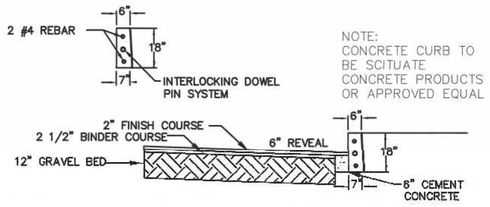


PAVEMENT AND VA-4 VERTICAL GRANITE CURBING



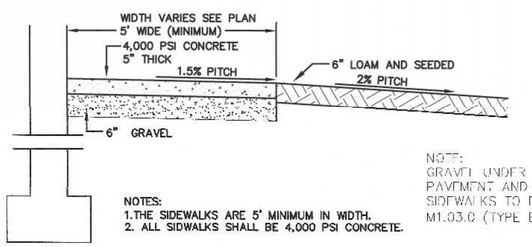
TYPE OF PIPE	RCP DRAIN	CLDI WATER	PVC SEWER	D.I. SEWER
BEDDING MATERIAL	PROC. GRAVEL	SAND	3/4" STONE	3/8" STONE
BACKFILL MATERIAL	ORD. FILL	SAND	3/4" STONE	3/8" STONE

UTILITY TRENCH DETAIL



NOTE:
CONCRETE CURB TO
BE SCITUATE
CONCRETE PRODUCTS
OR APPROVED EQUAL

PAVEMENT AND VERTICAL CONCRETE CURBING

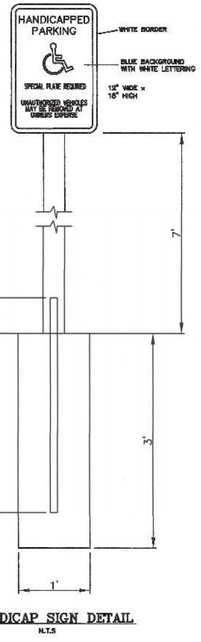


NOTES:
1.THE SIDEWALKS ARE 5' MINIMUM IN WIDTH.
2. ALL SIDWALKS SHALL BE 4,000 PSI CONCRETE.

NOTE:
GRAVEL UNDER
PAVEMENT AND
SIDEWALKS TO BE
M1.03.0 (TYPE B)

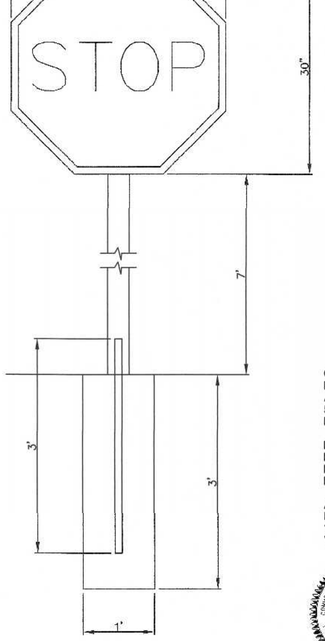
SIDEWALK DETAIL

N.T.S.



HANDICAP SIGN DETAIL

N.T.S



STOP SIGN DETAIL

N.T.S

OWNERS:
MAP 304 PARCEL 064-000
ABRUZZI REALTY TRUST
55 COUTU STREET
FRANKLIN, MASSACHUSETTS

MAP 304 PARCEL 064-001
FERRARA FAMILY REALTY TRUST
PO BOX 482
FRANKLIN, MA 02038

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

COMMONWEALTH OF MASSACHUSETTS
CARLOS A. QUINTAL
CIVIL
No. 30812
REGISTERED PROFESSIONAL ENGINEER

CARLOS A. QUINTAL P.E. #30812

SITE PLAN
CONSTRUCTION DETAILS - 1
WASHINGTON STREET
FRANKLIN, MASSACHUSETTS
PREPARED FOR
FRANKLIN FLEX SPACE, LLC
13 CLOVELLY ROAD
WELLESLEY, MASSACHUSETTS
JUNE 28, 2021
SCALE: 1" = 40'

SITE PLAN APPROVAL
REQUIRED
FRANKLIN PLANNING BOARD

DATE

GRAPHIC SCALE

40 0 20 40 80 160

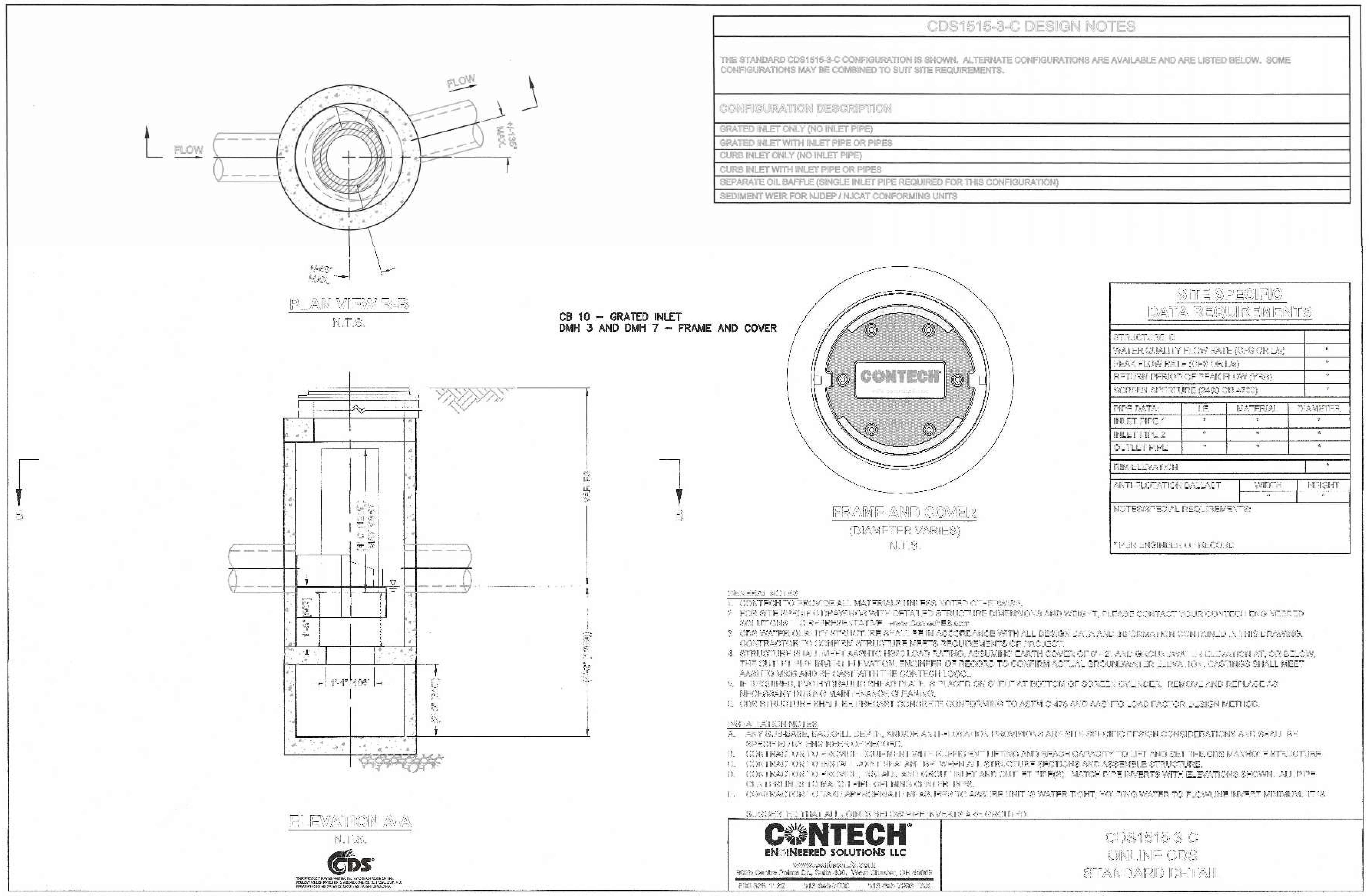
(IN FEET)
1 inch = 40 ft.

NO.	DATE	DESCRIPTION	BY
3	1/28/22	REVIEW COMMENTS	RRG
2	1/11/22	REVIEW COMMENTS	RRG
1	11/22/21	REVIEW COMMENTS - SITE LAYOUT	RRG

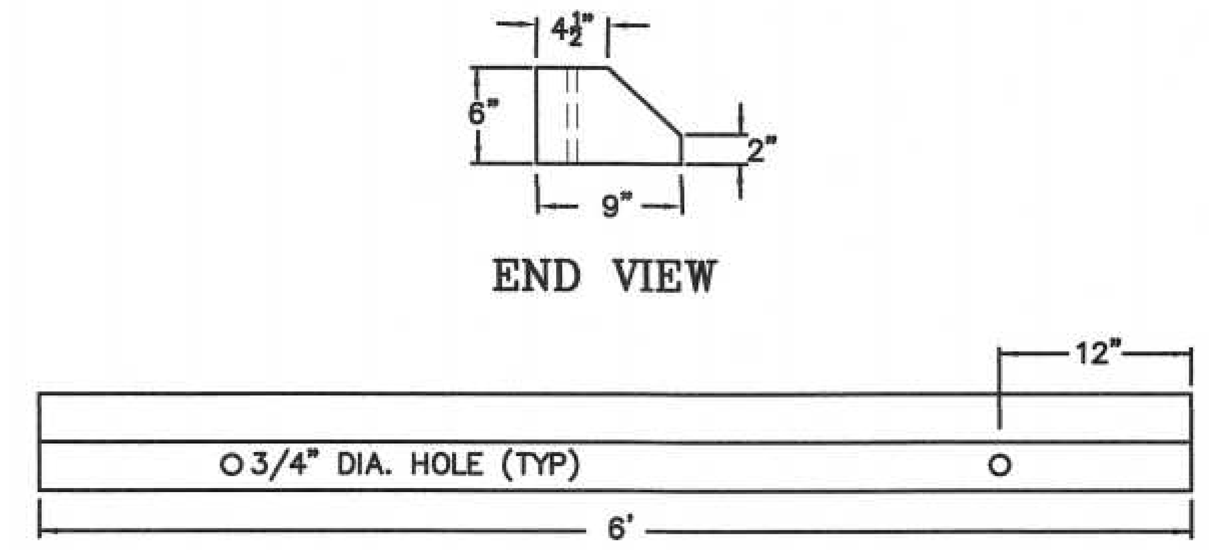
DATE		INT.
5/21	FIELD BY:	BL
BK#	FIELD BOOK	PG#
6/21	CALCS BY:	RRG
6/21	DESIGNED BY:	RRG
6/21	DRAWN BY:	COMP
6/21	CHECKED BY:	CAQ

UNITED CONSULTANTS INC.
850 FRANKLIN STREET SUITE 11D
WRENTHAM, MASSACHUSETTS 02093
508-384-6560 FAX 508-384-6566

DATE	JUNE 28, 2021
SCALE	1" = 30'
PROJECT	UC1502
SHEET	7 of 10



CDS1515-3-C DESIGN NOTES
THE STANDARD CDS1515-3-C CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.
CONFIGURATION DESCRIPTION
GRATED INLET ONLY (NO INLET PIPE)
GRATED INLET WITH INLET PIPE OR PIPES
CURB INLET ONLY (NO INLET PIPE)
CURB INLET WITH INLET PIPE OR PIPES
SEPARATE OIL BAFFLE (SINGLE INLET PIPE REQUIRED FOR THIS CONFIGURATION)
SEDIMENT WEIR FOR NJDEP / NJCAT CONFORMING UNITS
FLOW
PLAN VIEW B-B
N.T.S.
CB 10 – GRATED INLET
DMH 3 AND DMH 7 – FRAME AND COVER
CONTECH
FRAME AND COVER
(DIAMETER VARIES)
N.T.S.
SITE SPECIFIC DATA REQUIREMENTS
ELEVATION A-A
N.T.S.
CONTECH
ENGINEERED SOLUTIONS LLC
CDS1515-3-C
ONLINE CDS
STANDARD DETAIL

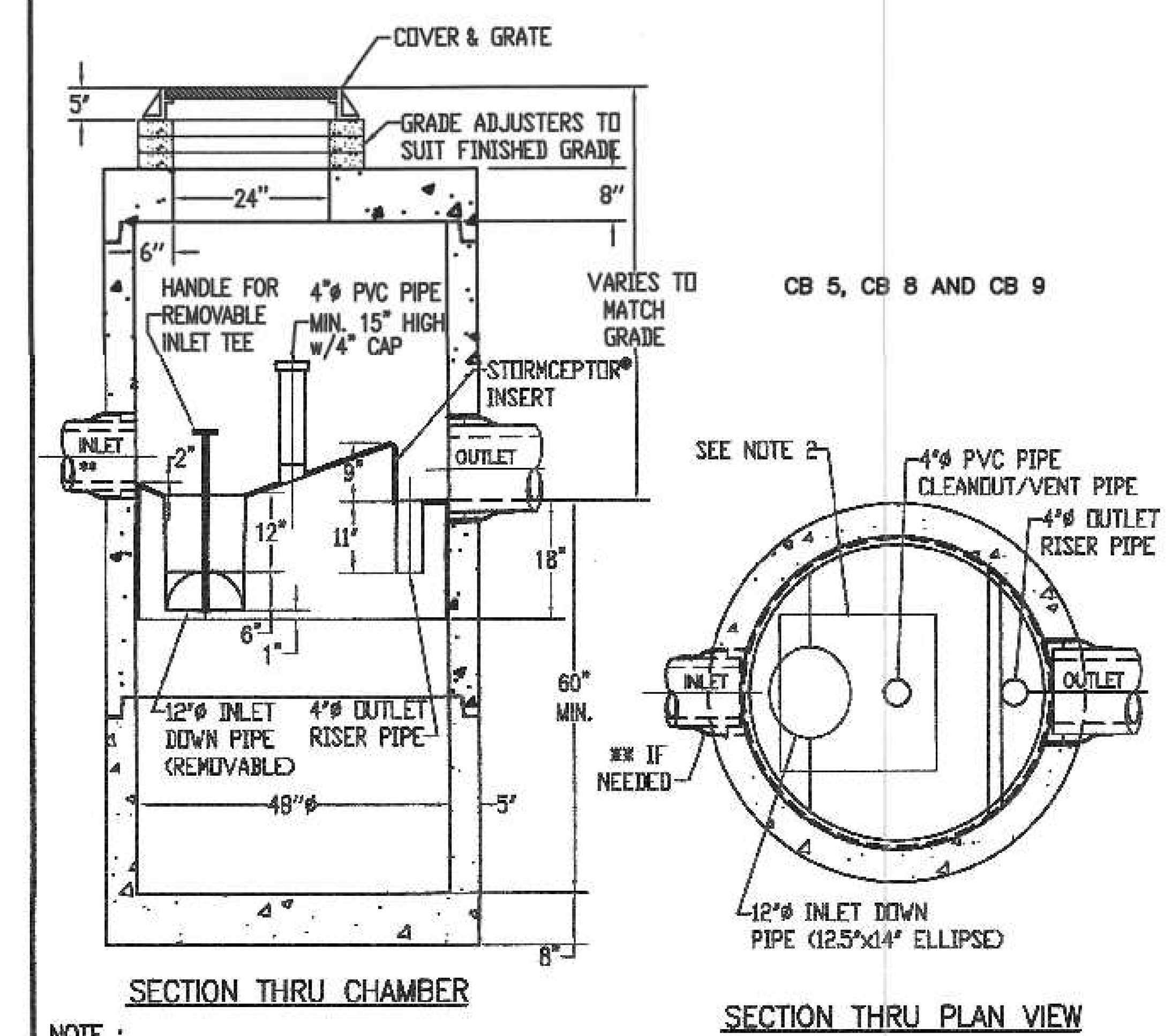


PRECAST CONCRETE CURB BUMPER

NOTES:
1. CONTRACTOR TO CONTACT DIGSAFE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. CONTRACTOR TO VERIFY LOCATIONS OF EXISTING UTILITIES AND REPORT ANY DISCREPANCIES TO UNITED CONSULTANTS, INC.
3. ALL WORK SHALL CONFORM TO THE TOWN OF FRANKLIN DPW STANDARDS.
4. MAINTAIN A MINIMUM OF 10' SEPARATION FROM THE WATER SERVICE TO THE SEWER SERVICE.

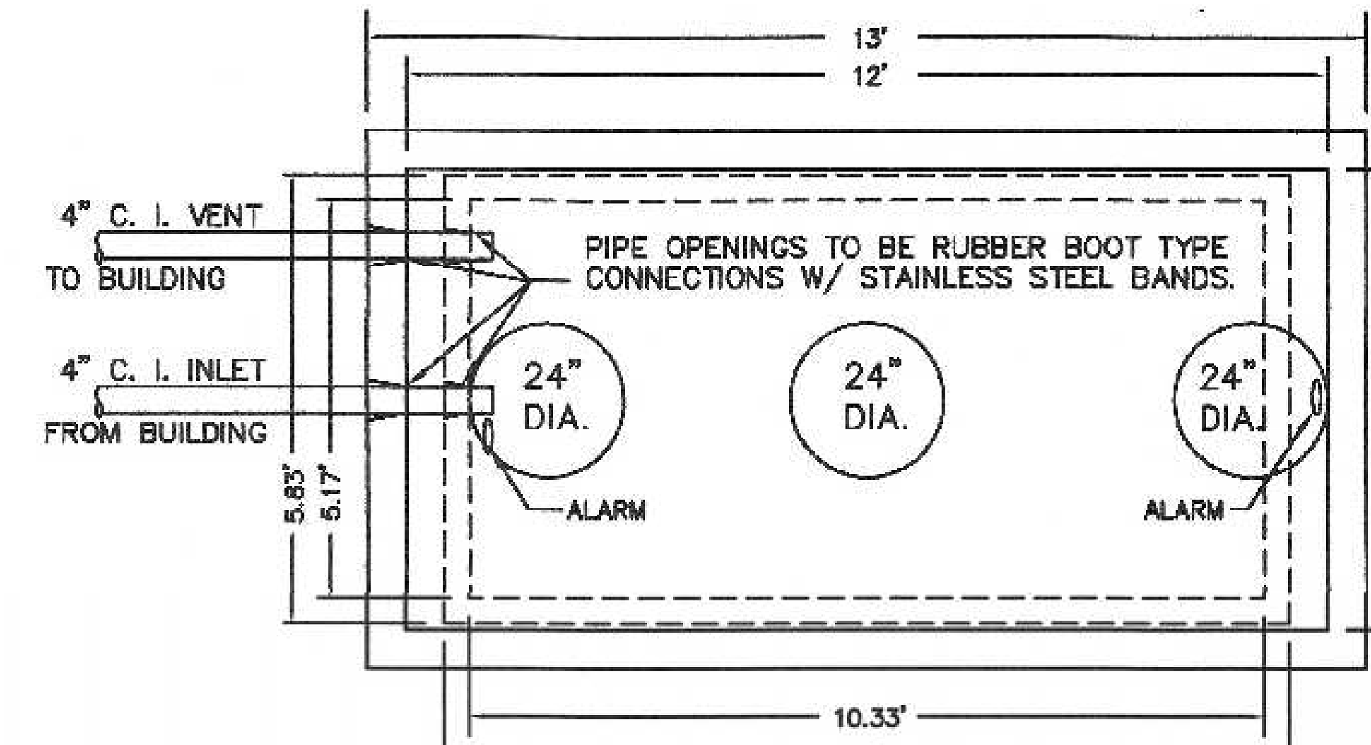
CARLOS A. QUINTAL P.E. #30812

CSR	Hydro Conduit STC 450i Precast Concrete Stormceptor® (450 US Gallon Capacity) PROJECT: LOCATION:	DR. BY: CK. BY: DATE: SCALE: N.T.S. DWG.#



COVER & GRATE
GRADE ADJUSTERS TO SUIT FINISHED GRADE
24"
8"
6"
HANDLE FOR REMOVABLE INLET TEE
4"ø PVC PIPE MIN. 15" HIGH w/4" CAP
VARIES TO MATCH GRADE
STORMCEPTOR® INSERT
INLET
OUTLET
12"ø INLET DOWN PIPE (REMOVABLE)
4"ø OUTLET RISER PIPE
60" MIN.
48"ø
SECTION THRU CHAMBER
CB 5, CB 8 AND CB 9
SEE NOTE 2
4"ø PVC PIPE CLEANOUT/VENT PIPE
4"ø OUTLET RISER PIPE
INLET
OUTLET
IF NEEDED
12"ø INLET DOWN PIPE (12.5"x14" ELLIPSE)
SECTION THRU PLAN VIEW

NOTE :
1. THE USE OF FLEXIBLE CONNECTIONS IS RECOMMENDED AT THE INLET AND OUTLET WHERE APPLICABLE.
2. THE COVER SHOULD BE POSITIONED OVER THE CLEANOUT/ VENT PIPE.
3. THE STORMCEPTOR SYSTEM IS PROTECTED BY ONE OR MORE OFF THE FOLLOWING U.S. PATENTS: #4985148, #5498331, #5725760, #5753115, #5849181.



PLAN VIEW

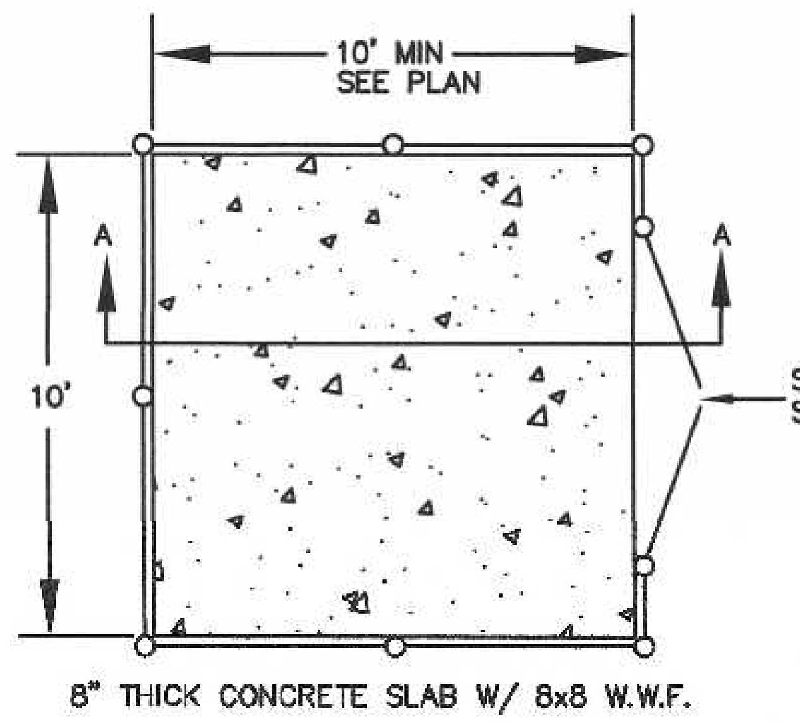
NOTE:
EXTERIOR TANK HAS AN INTERIOR VOLUME OF 3,500 GALLONS NOT INCLUDING INTERIOR TANK.

DESIGN NOTES:

1. CONCRETE 5,000 PSI. @ 28 DAYS.
2. HS-20-44 LOADING WITH 12" – 60" COVER.
3. REINFORCEMENT ASTM A-615 GRADE 60.
4. CONST. JOINT TO HAVE MIN. 1" BUTYL SEALANT.
5. EXTERIOR OF INNER AND OUTER TANKS TO BE COVERED WITH A BITUMINOUS COATING. (INCLUDING BOTTOM OF TANKS)

TANK NOTES:

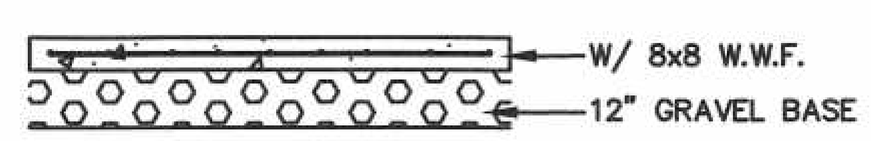
1. OUTER TANK – 6" SIDEWALLS AND BOTTOM AND 8" TOP.
2. INNER TANK – 4" SIDEWALL, BOTTOM AND TOP.
3. INNER AND OUTER TANK TO BE PRECAST CONCRETE.
4. PROVIDE MIN. 24" DIAMETER OPENING.

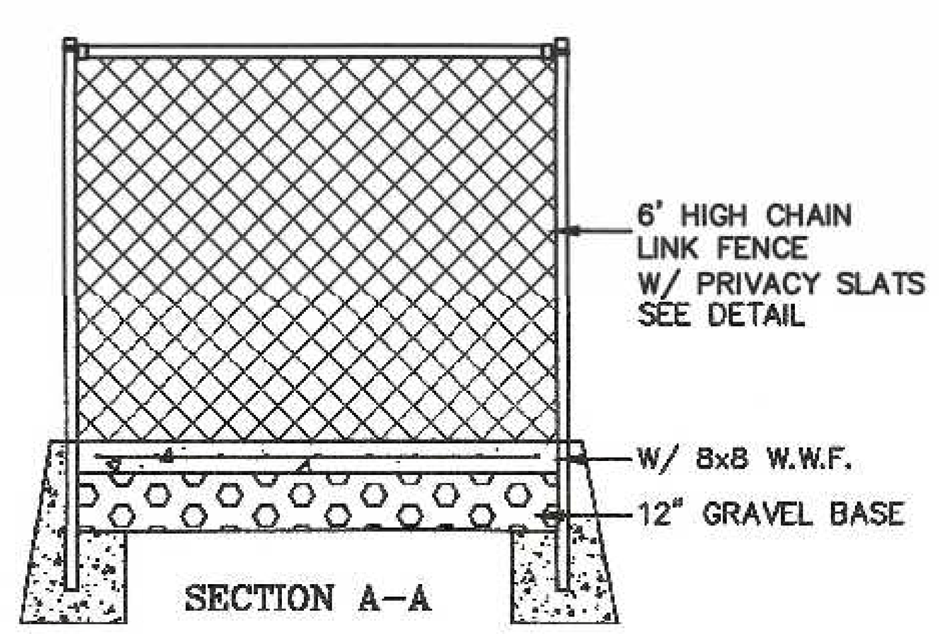


NOTE:
GRAVEL UNDER DUMPSTER PAD TO BE M1.03.0 (TYPE B)

CONCRETE DUMPSTER PAD

NOTE: DUMPSTER PAD AT BUILDING 1 WILL HAVE THE FENCE CONNECT TO THE RETAINING WALL. NO FENCE IS PROPOSED TO THE REAR OF THE DUMPSTER PAD.

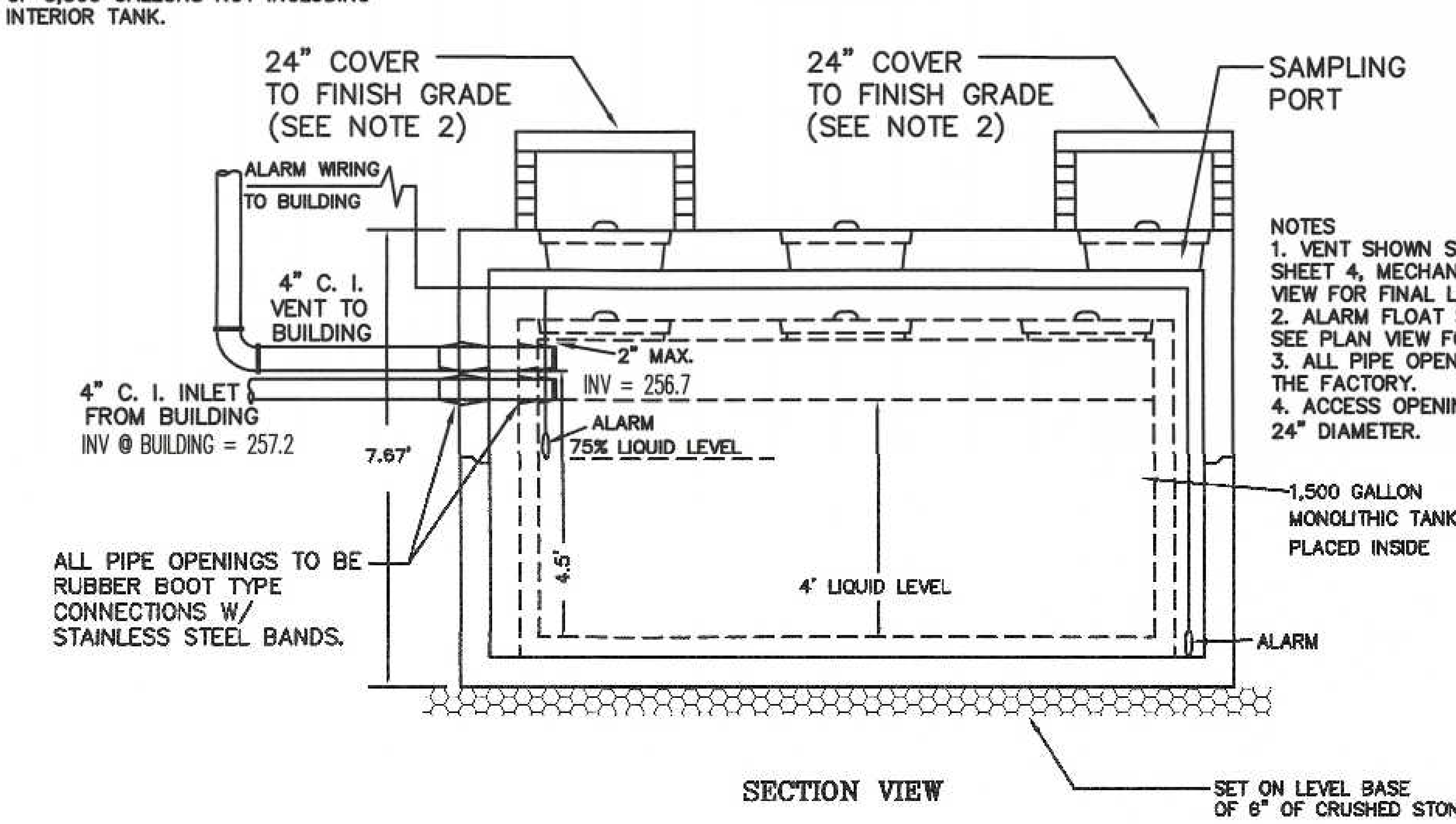




DUMPSTER AREA FENCE

HOLDING TANK NOTES:

1. HOLDING TANK TO BE H-20 LOADING.
2. PROVIDE A 24" FRAME AND COVER MARKED "NON-HAZARDOUS INDUSTRIAL WASTEWATER". FRAME AND COVER TO BE SET TO FINISH GRADE.
3. PROVIDE A HIGH LIQUID LEVEL ALARM DEVICE WHICH SHALL BE CONNECTED TO AN AUDIO AND VISUAL ALARM SYSTEM LOCATED WITHIN A STAFFED AREA OF THE BUILDING. ALARM SHALL BE ACTIVATED WHEN LIQUID LEVEL REACHES 75% OF THE TANK CAPACITY.
4. HIGH LIQUID LEVEL MERCURY FLOAT SWITCH SHALL BE SET AT 3' LIQUID LEVEL.
5. SPACE BETWEEN THE INNER TANK AND OUTER TANK SHALL BE KEPT FREE FROM DEBRIS AND MATERIALS AND SHALL PROVIDE SPACE AND ACCESS TO DETECT AND REMOVE ANY LEAKAGE FROM THE INNER TANK.
6. SEAL ALL TANK SEAMS AND PENETRATION WITH BIT. BUTYL MASTIC SEALANT.
7. TANK TO BE INSPECTED ON A WEEKLY BASIS FOR LEAKAGE.
8. TANK TO BE IMMEDIATELY REPLACED IF LEAKAGE IS DISCOVERED.
9. POTENTIAL AVERAGE DAILY FLOW 10 GALLONS – 500% CAPACITY 50 GALLONS. PRIMARY HOLDING TANK CAPACITY = 1,500 GALLONS BELOW INLET INVERT.
10. WASTE ANTICIPATED TO BE RAIN WATER AND SNOW MELT CARRIED IN ON VEHICLES AND EQUIPMENT.
11. HOLDING TANK PUMPING TO BE COMPLETED BY: TO BE DETERMINED.
12. EMERGENCY RESPONSE, SPILL CONTROL AND CONTAINMENT TO BE COMPLETED BY: TO BE DETERMINED
13. TANK TO BE VENTED THROUGH ROOF FOR ODOR CONTROL.
14. OWNER TO COMPLY WITH ALL PERMITS OR OTHER REQUIREMENTS MANDATED BY THE LOCAL AUTHORITIES PERTAINING TO THE HOLDING TANK.



24" COVER TO FINISH GRADE (SEE NOTE 2)
24" COVER TO FINISH GRADE (SEE NOTE 2)
SAMPLING PORT
ALARM WIRING TO BUILDING
4" C. I. VENT TO BUILDING
4" C. I. INLET FROM BUILDING INV @ BUILDING = 257.2
2" MAX.
INV = 256.7
ALARM
75% LIQUID LEVEL
7.67'
4.5'
4' LIQUID LEVEL
1,500 GALLON MONOLITHIC TANK PLACED INSIDE
ALARM
ALL PIPE OPENINGS TO BE RUBBER BOOT TYPE CONNECTIONS W/ STAINLESS STEEL BANDS.
SET ON LEVEL BASE OF 6" OF CRUSHED STONE

SECTION VIEW

NOTES
1. VENT SHOWN SCHEMATICALLY. SEE SHEET 4, MECHANICAL DRAWING AND PLAN VIEW FOR FINAL LOCATION.
2. ALARM FLOAT SHOWN SCHEMATICALLY, SEE PLAN VIEW FOR LOCATION.
3. ALL PIPE OPENINGS TO BE CAST AT THE FACTORY.
4. ACCESS OPENING TO BE A MINIMUM OF 24" DIAMETER.

SCITUATE COMPANIES
1,500 GALLON DOUBLE WALL TANK
N.T.S.

OWNERS:
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ABRUZZI REALTY TRUST
55 COUTU STREET
FRANKLIN, MASSACHUSETTS

MAP 304 PARCEL 064-001
FERRARA FAMILY REALTY TRUST
PO BOX 482
FRANKLIN, MA 02038

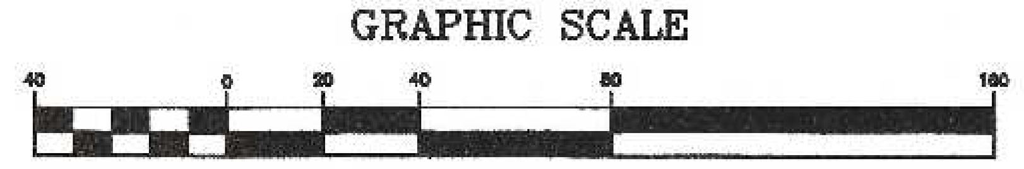
APPLICANT:
FRANKLIN FLEX SPACE, LLC
13 CLOVELLY ROAD
WELLESLEY, MASSACHUSETTS

SITE PLAN
CONSTRUCTION DETAILS – 2
WASHINGTON STREET
FRANKLIN, MASSACHUSETTS
PREPARED FOR
FRANKLIN FLEX SPACE, LLC
13 CLOVELLY ROAD
WELLESLEY, MASSACHUSETTS
JUNE 28, 2021
SCALE: 1" = 40'

SITE PLAN APPROVAL
REQUIRED
FRANKLIN PLANNING BOARD

DATE

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

NO.	DATE	DESCRIPTION	BY
3	1/28/22	REVIEW COMMENTS	RRG
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WRENTHAM, MASSACHUSETTS 02093
508-384-6560 FAX 508-384-6566

DATE	JUNE 28, 2021
SCALE	1" = 30'
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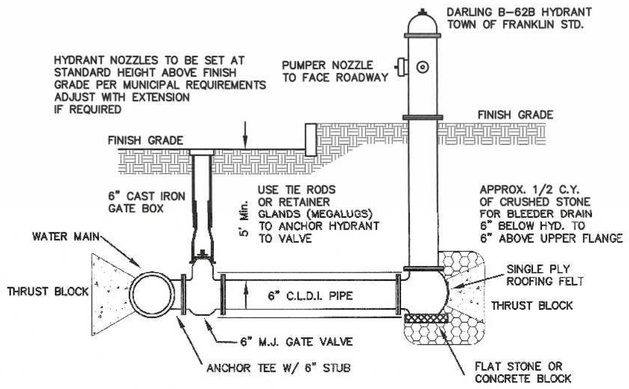
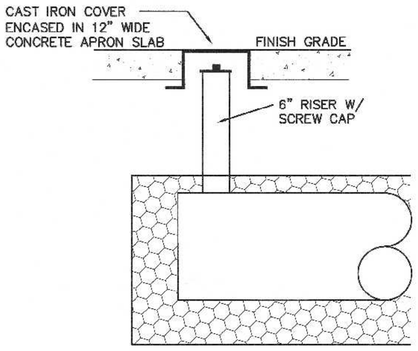
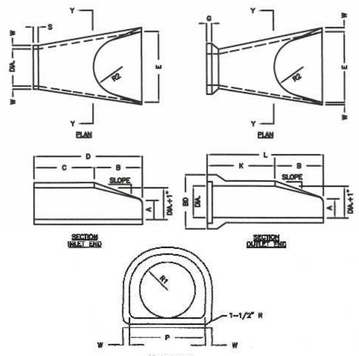
SHEET	8 of 10



HYDRANT CONNECTION



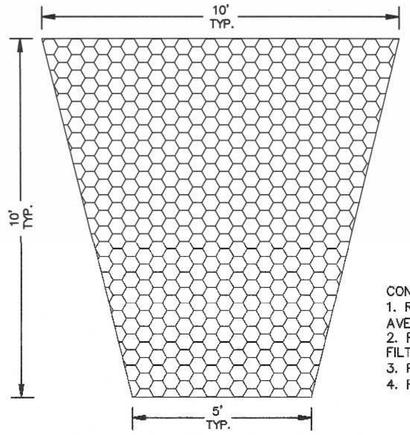
INSPECTION PORT DETAIL
DRAINAGE INFILTRATION AREAS
N.T.S.



DIA.	W	A	B	C	D	E	RD
12"	2"	4"	2'-0"	4'-0 7/8"	8'-1 3/8"	2'-0"	20°
18"	2-1/4"	6"	2'-3"	3'-10"	8'-1 1/2"	2'-6"	24°
18"	2-1/2"	9"	2'-3"	3'-10"	6'-1"	3'-0"	28°
21"	2-3/4"	9"	2'-11"	3'-2"	6'-1"	3'-6"	32°
24"	3"	0-1/2"	3'-71/2"	3'-2"	6'-1"	4'-0"	36°

DIA.	K	L	P	DIA. D1	R1	R2	S	G	SLOPE
12"	6'-8 1/8"	6'-8 1/8"	19 5/16"	13"	10 1/8"	9"	4"	2 1/2"	3:1
18"	6'-3 11/16	6'-8 11/16"	24 5/16"	18"	12 1/2"	11"	4"	2 1/2"	3:1
18"	6'-3 7/8"	6'-8 7/8"	29"	19"	15 1/2"	12"	4"	2 3/4"	3:1
21"	5'-8 5/16"	6'-7 5/16"	31 5/8"	22"	16 1/8"	13"	4"	2 3/4"	3:1
24"	5'-8 1/2"	6'-8"	33 3/16"	25"	18 13/16"	14"	4"	3"	3:1

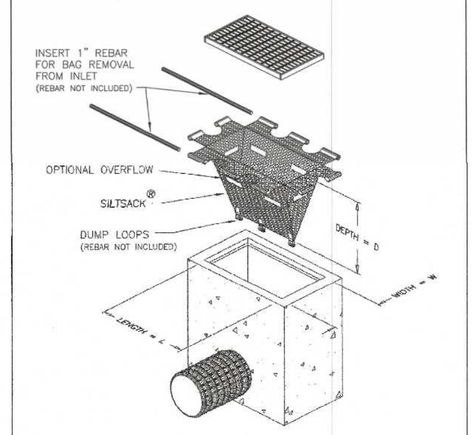
REINFORCED CONCRETE PIPE FLARED END
NOT TO SCALE



RIP RAP AT PIPE OUTLETS
N.T.S.

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

Typical Siltsack® Construction - Type B



SILT SAK DETAIL
NOT TO SCALE

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

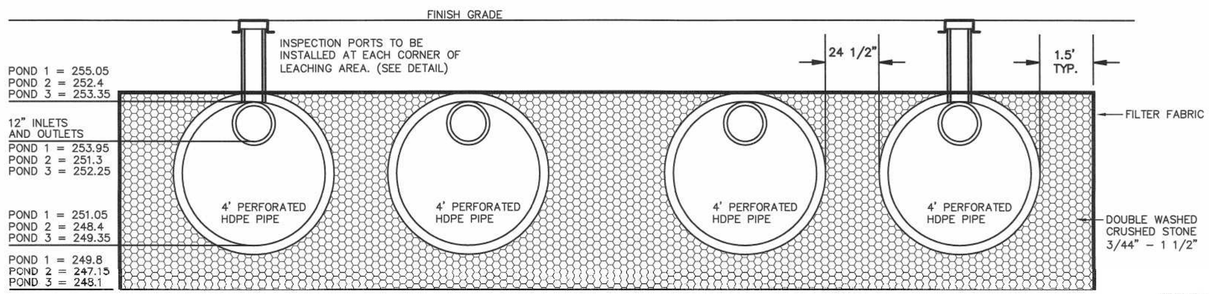
SOIL REMOVAL AT INFITRATION SYSTEM IN FILL AREAS:
ALL EXISTING TOP (A HORIZON) AND SUB-SOIL (B HORIZON SOILS SHALL BE REMOVED UNDER THE INFITRATION SYSTEMS AND FIVE FEET FROM THE OUTER EDGE OF THE STONE ENVELOPE.

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 a representative sample of the fill. Up to 45% by weight of the fill sample may be retained on the #4 sieve. Sieve analyses also shall be performed on the fraction of the fill sample passing the #4 sieve, such analyses must demonstrate that the material meets each of the following specifications:

SIEVE SIZE	EFFECTIVE PARTICLE SIZE	% THAT MUST PASS SIEVE
# 4	4.75 mm	100%
# 50	0.30 mm	10% – 100%
#100	0.15 mm	0% – 20%
#200	0.075 mm	0% – 2%

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.



NOTES:
1. INFILTRATION POND 1 CONSISTS OF 3 ROWS OF 4' DIAMETER PERFORATED HDPE PIPE 88' IN LENGTH. STONE ENVELOPE IS 20.7' x 89'

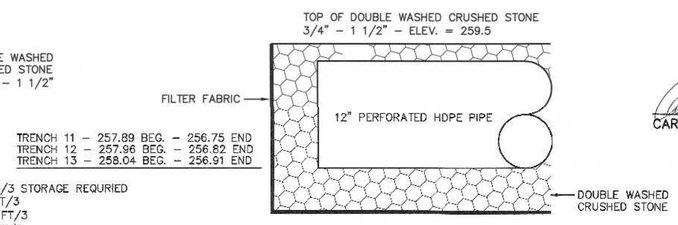
2. INFILTRATION POND 2 CONSISTS OF 4 ROWS OF 4' DIAMETER PERFORATED HDPE PIPE 197' IN LENGTH. STONE ENVELOPE IS 27.3' x 200'

3. INFILTRATION POND 3 CONSISTS OF 3 ROWS OF 4' DIAMETER PERFORATED HDPE PIPE 97' IN LENGTH. STONE ENVELOPE IS 20.7' x 100'

INFILTRATION PONDS 1, 2 AND 3

IMPERVIOUS AREA – 134,702 x 0.0833 = 11,411 FT/3 STORAGE REQURIED
POND 1 STORAGE BELOW OUTLET INVERT = 4,513 FT/3
POND 2 STORAGE BELOW OUTLET INVERT = 13,507 FT/3
POND 3 STORAGE BELOW OUTLET INVERT = 5,077 FT/3
TOTAL VOLUME = 23,097 FT/3

ESHGW – POND 1 = 242.91 BOTTOM TEST PIT (PT) 3
ESHGW – POND 2 = 242.91 BOTTOM TEST PIT (PT) 3
ESHGW – POND 3 = 243.37 STANDING WATER TEST PIT (PT) 10



TRENCH 11 – 257.89 BEG. – 256.75 END
TRENCH 12 – 257.96 BEG. – 256.82 END
TRENCH 13 – 258.04 BEG. – 256.91 END

TRENCH DRAIN DETAIL

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

COMMONWEALTH OF MASSACHUSETTS
CARLOS A. QUINTAL
CIVIL
No. 30812
REGISTERED PROFESSIONAL ENGINEER

CARLOS A. QUINTAL P.E. #30812

OWNERS:
MAP 304 PARCEL 064-000
ABRUZZI REALTY TRUST
55 COUTU STREET
FRANKLIN, MASSACHUSETTS

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FERRARA FAMILY REALTY TRUST
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APPLICANT:
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WELLESLEY, MASSACHUSETTS

SITE PLAN
CONSTRUCTION DETAILS – 3
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FRANKLIN, MASSACHUSETTS
PREPARED FOR
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13 CLOVELLY ROAD
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SCALE: 1" = 40'

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40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

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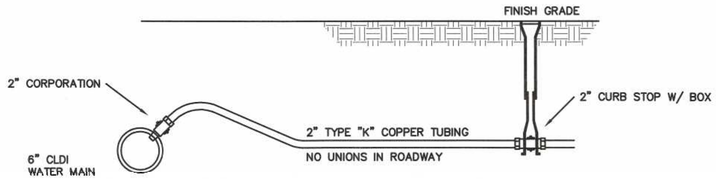
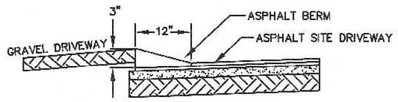
SHEET: 9 of 10



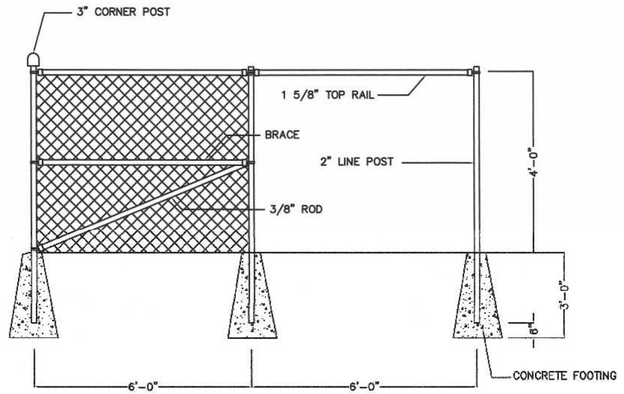
COPPER TUBING TO BE SET IN SAND ENVELOPE
6" BELOW AND 12" ABOVE TUBING

2" DOMESTIC WATER SERVICE



GUTTER DETAIL @ ELECTRIC COMPANY GRAVEL DRIVE

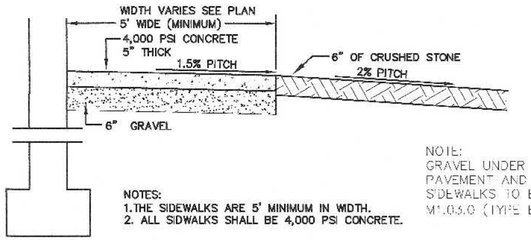
NOTES:
1. PROVIDE PRE-CAST CONCRETE TRANSITION CURBS AT EACH SIDE OF GRAVEL DRIVEWAY OPENING.
2. ASPHALT BERM TO EXTEND FROM TRANSITION CURB TO TRANSITION CURB.



CHAIN LINK FENCE - CORNER & LINE SECTION

NOT TO SCALE

NOTE: CHAIN LINK FENCE TO BE INSTALLED AT RETAINING WALLS EXCEEDING 4' IN HEIGHT.

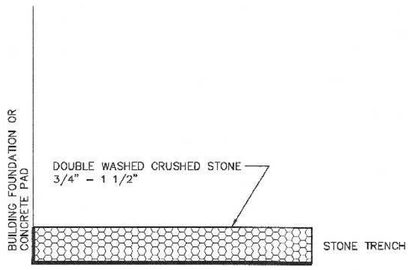


NOTE:
GRAVEL UNDER PAVEMENT AND SIDEWALKS TO BE M1.03.0 (TYPE B)

NOTES:
1. THE SIDEWALKS ARE 5' MINIMUM IN WIDTH.
2. ALL SIDWALKS SHALL BE 4,000 PSI CONCRETE.

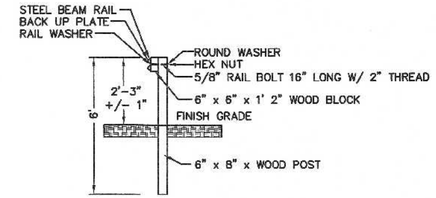
EXIT DOOR PAD DETAIL

N.T.S.



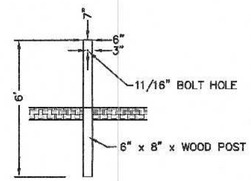
STONE APRON DETAIL

N.T.S.



GUARDRAIL DETAIL

N.T.S.

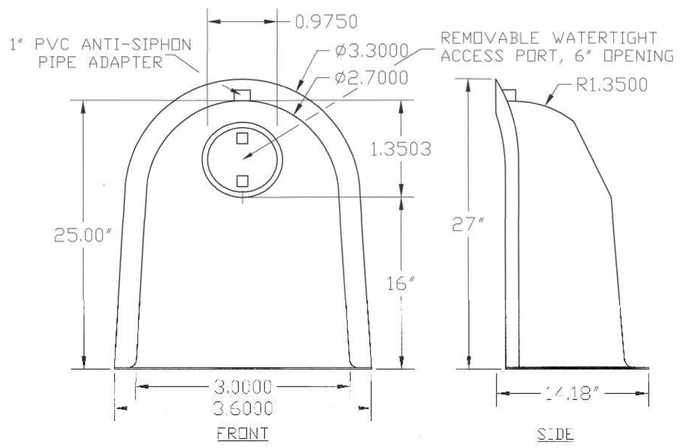


POST DETAIL

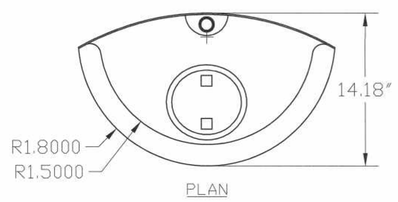
N.T.S.

GUARDRAIL NOTES:
1. POST TO BE SPACED 6' 3" ON CENTER.
2. ALL NUTS, BOLTS AND WASHERS TO BE GALVANIZED.
3. ALL SPLICES ARE TO BE MADE AT A POST.
4. BACK UP PLATE IS PLACED BEHIND RAIL ELEMENTS AT INTERMEDIATE POSTS i.e.: NON SPLICE LOCATIONS.
5. REFER TO MASSDOT STANDARDS FOR DIMENSIONS OF FITTINGS THAT ARE NOT SHOWN.

GUARDRAIL NOTES:
1. FINAL DESIGN OF THE GUARDRAILS SHALL BE COMPLETED BY THE PROJECT STRUCTURAL ENGINEER.



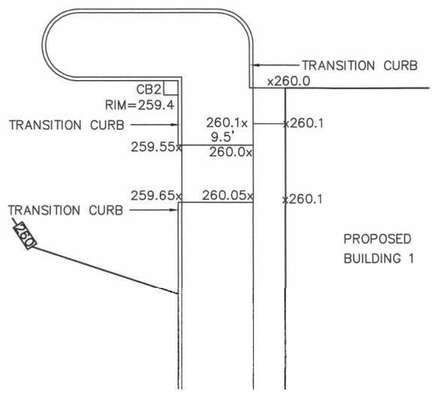
SNOUT DETAIL



DESIGNED TO FIT 48"-60" DIAM. STRUCTURES

US PATENT # 6126817
ADDITIONAL PATENTS PENDING

BMP, INC. 59 MT. ARCHER ROAD, LYME, CT. 06371 (800) 504-6909 FAX: (860)434-5595		
DESCRIPTION: 18R SNOUT OIL & DEBRIS STOP	DATE: 09/06/99	SCALE: NONE
	DRAWING NUMBER: 18R	



SIDEWALK DETAIL

N.T.S.

GEOWEB MATERIALS AND RECOMMENDATIONS:
SEE PRESTO GEOSYSTEMS LETTER DATED AUGUST 31, 2021 BY BRYAN WEDIN, P.E.
1. PROVIDE A NON-WOVEN GEOTEXTILE SEPARATION LAYER AND INSTALL PER MANUFACTURERS RECOMMENDATIONS.
2. PRESTO PRODUCTS CO. GEOWEB GW30V4 (4" PANELS)
3. CONNECT THE GEOWEB SECTIONS WITH ATRA KEYS AT EACH INTERLEAF AND END TO END CONNECTION.
4. PROVIDE FOUR, TP-93 TENDONS PER GEOWEB SECTIONS IN CELLS 1, 3, 5 & 7.
5. PROVIDE AN ATRA TENDON CLIP TIED TO EACH TENDON EVERY 4TH CELL DOWN THE SLOPE.
6. PROVIDE AN 6-INCH SOLID WALL PVC PIPE DEADMAN BURIED A MINIMUM OF 3 FEET BELOW CREST ELEVATION. IF A DEADMAN IS NOT FEASIBLE, PROVIDE EARTH ANCHORS WITH A MINIMUM TENSION OF 1,650 LBS (579 LBS/FT X 8.5 FT/PANEL / 3 TENDONS/PANEL) PLUS THE RECOMMENDED MANUFACTURES FACTOR OF SAFETY TIED TO EACH TENDON. EARTH ANCHORS PULLOUT STRENGTH SHALL BE DETERMINED BY THE ENGINEER OF RECORD BASED ON RECOMMENDED MANUFACTURERS FACTOR OF SAFETY AND SITE SOIL CONDITIONS.
7. PRE-SHAPE THE GEOWEB BEFORE INFILL PLACEMENT.
8. LIMIT THE DROP OF THE INFILL INTO THE GEOWEB PANELS TO PREVENT DISTORSION.
9. PROVIDE SURFACE PROTECTION (HYDROSEED, EROSION CONTROL BLANKET OR TURF REINFORCEMENT MAT) OVER THE GEOWEB SIZED FOR HYDRAULIC CONDITIONS TO PREVENT SOIL WASHOUT PRIOR TO ESTABLISHMENT OF VEGETATION.

OWNERS:
MAP 304 PARCEL 064-000
ABRUZZI REALTY TRUST
55 COUTU STREET
FRANKLIN, MASSACHUSETTS

MAP 304 PARCEL 064-001
FERRARA FAMILY REALTY TRUST
PO BOX 482
FRANKLIN, MA 02038

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

CARLOS A. QUINTAL CIVIL No. 30812 REGISTERED PROFESSIONAL ENGINEER

CARLOS A. QUINTAL P.E. #30812

SITE PLAN
CONSTRUCTION DETAILS - 4
WASHINGTON STREET
FRANKLIN, MASSACHUSETTS
PREPARED FOR
FRANKLIN FLEX SPACE, LLC
13 CLOVELLY ROAD
WELLESLEY, MASSACHUSETTS
JUNE 28, 2021
SCALE: 1" = 40'

SITE PLAN APPROVAL
REQUIRED
FRANKLIN PLANNING BOARD

DATE

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

NO.	DATE	DESCRIPTION	BY
3	1/28/22	REVIEW COMMENTS	RRG
2	1/11/22	REVIEW COMMENTS	RRG
1	11/22/21	REVIEW COMMENTS - SITE LAYOUT	RRG

DATE		INT.
5/21	FIELD BY:	BL
BK#	FIELD BOOK	PG#
6/21	CALCS BY:	RRG
6/21	DESIGNED BY:	RRG
6/21	DRAWN BY:	COMP
6/21	CHECKED BY:	CAQ

UNITED CONSULTANTS INC.
850 FRANKLIN STREET SUITE 11D
WRENTHAM, MASSACHUSETTS 02093
508-384-6560 FAX 508-384-6566

DATE	JUNE 28, 2021
SCALE	1" = 30'
PROJECT	UC1502
SHEET	10 of 10