

SITE PLAN WASHINGTON STREET FRANKLIN MASSACHUSETTS

ZONING:

THE WASHINGTON STREET SITE IS LOCATED WITHIN AN INDUSTRIAL ZONE.

INDUSTRIAL ZONE	REQUIREMENTS:	EXISTING	PROPOSED
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

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 1961.

DRAWING INDEX:

1. COVER SHEET
 2. EXISTING CONDITIONS PLAN
 3. SITE LAYOUT PLAN
 4. SITE GRADING AND UTILITY PLAN
 5. SITE PLANTING PLAN
 6. EROSION CONTROL PLAN
 7. CONSTRUCTION DETAILS - 1
 8. CONSTRUCTION DETAILS - 2
 9. CONSTRUCTION DETAILS - 3
 10. CONSTRUCTION DETAILS - 4
- SITE LIGHTING-LIGHTING PLAN,
PHOTOMETRICS AND SCHEDULES
BY SK & ASSOCIATES

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

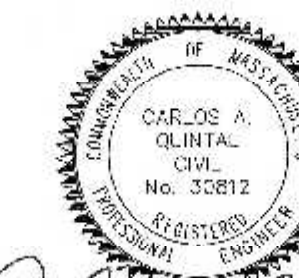
MAP 304 PARCEL 064-001
FERRARA FAMILY REALTY TRUST
PO BOX 482
FRANKLIN, MA 02038

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

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

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.

LOCUS MAP
SCALE: 1" = 100'



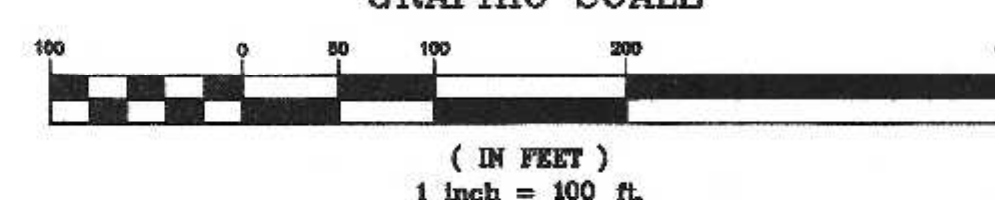
Carlos A. Quintal
CARLOS A. QUINTAL P.E. #30812

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



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

DATE	FIELD BY:	INT.
5/21	FIELD BOOK	BL
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 508-384-8586

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

JUNE 10, 2021, JUNE 16, 2021 AND NOVEMBER 23, 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

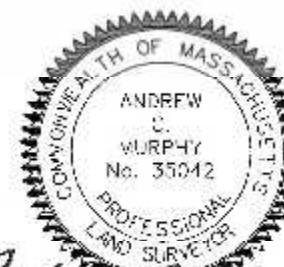
PT 10 ELEV. = 253.7
0' - 6" A - 7.5 YR 3/2 SANDY LOAM
6" - 40" B - 7.5 YR 4/6 SANDY LOAM
40" - 82" C1 - 2.5 Y 5/4 SAND & GRAVEL
82" - 124" C3 - 2.5Y 5/4 LOAMY SAND & GRAVEL
GROUNDWATER STANDING AT 124" ELEV = 243.37

LEGEND:

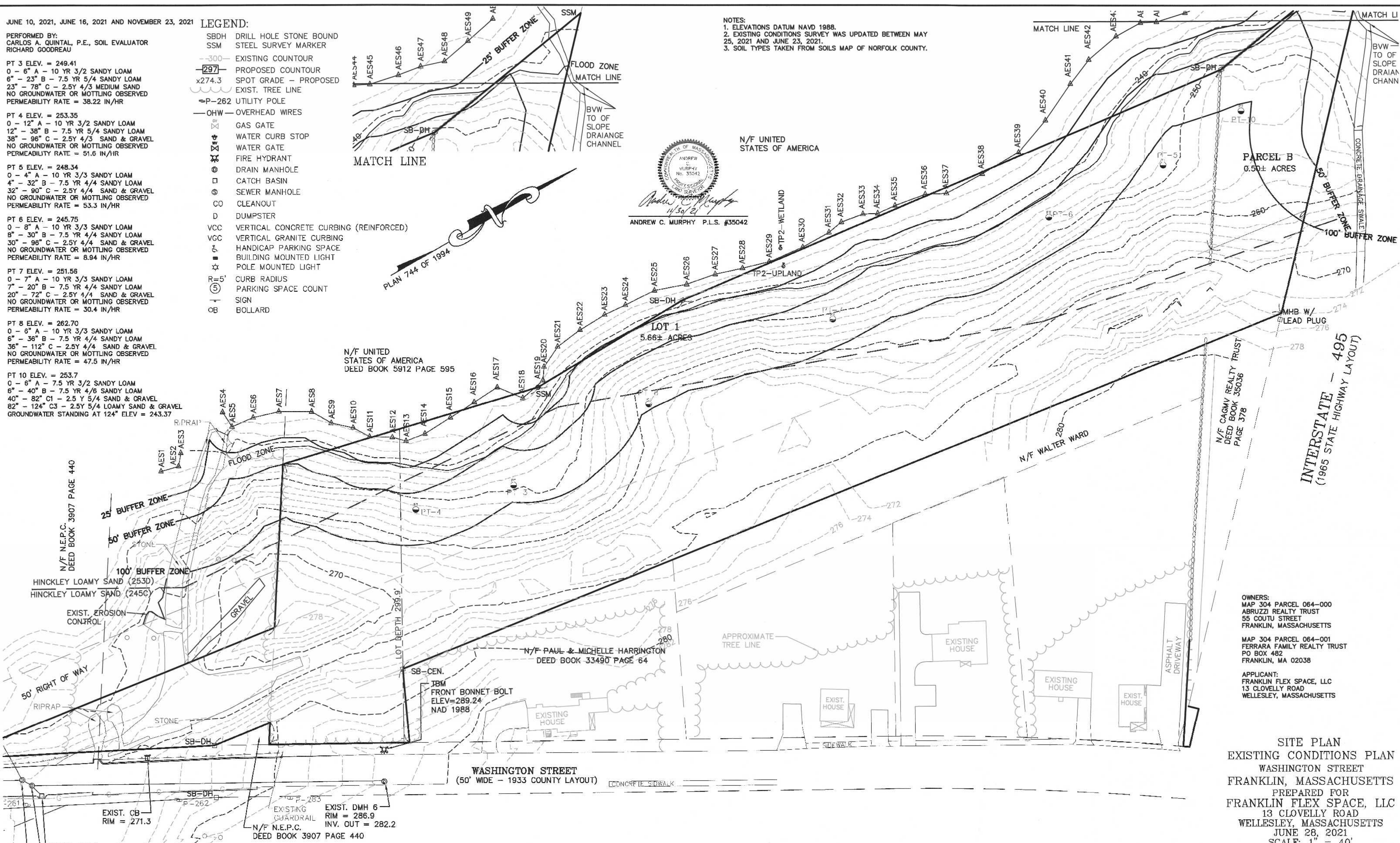
- SBDH DRILL HOLE STONE BOUND
- SSM STEEL SURVEY MARKER
- 300- EXISTING COUNTOUR
- 297- PROPOSED COUNTOUR
- x274.3 SPOT GRADE - PROPOSED
- EXIST. TREE LINE
- P-262 UTILITY POLE
- OHW OVERHEAD WIRES
- GAS GATE
- WATER CURB STOP
- WATER GATE
- FIRE HYDRANT
- DRAIN MANHOLE
- CATCH BASIN
- SEWER MANHOLE
- 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:

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



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



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

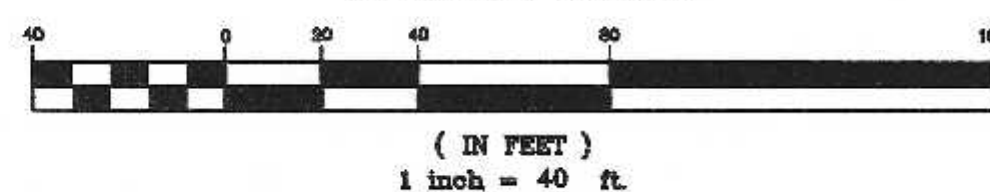
APPLICANT:
FRANKLIN FLEX SPACE, LLC
13 CLOVELLY ROAD
WELLESLEY, MASSACHUSETTS

SITE PLAN
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

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GRAPHIC SCALE



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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 PARKING SPACES ARE TO BE 9' x 19'
2. ALL ACCESS AISLES ARE TO BE A MINIMUM OF 24' WIDE.

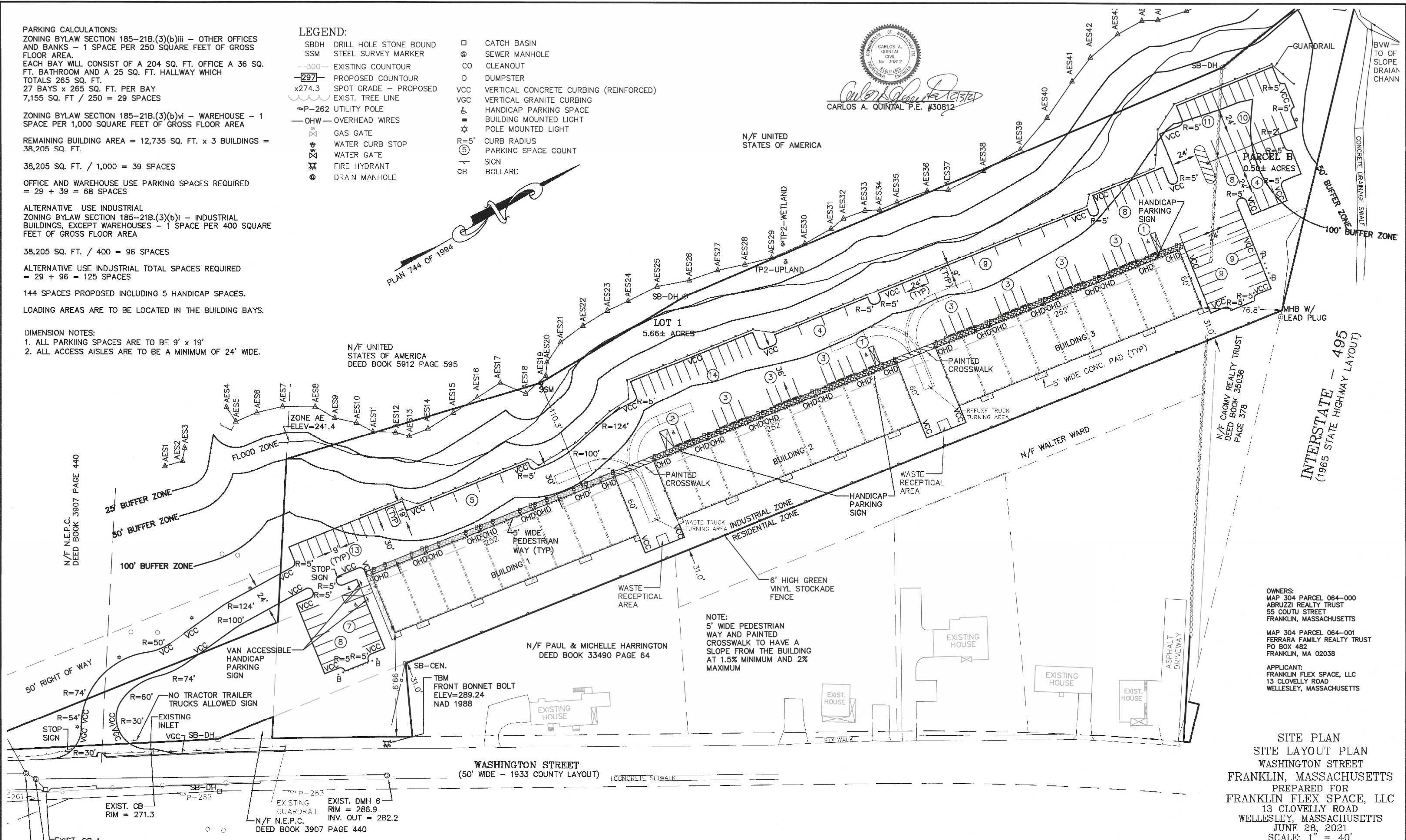
LEGEND:

SBDH	DRILL HOLE STONE BOUND	□	CATCH BASIN
SSM	STEEL SURVEY MARKER	⊙	SEWER MANHOLE
---	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
---	OVERHEAD WIRES	★	BUILDING MOUNTED LIGHT
⊙	GAS GATE	★	POLE MOUNTED LIGHT
⊙	WATER CURB STOP	R=5'	CURB RADIUS
⊙	WATER GATE	⊙	PARKING SPACE COUNT
⊙	FIRE HYDRANT	⊙	SIGN
⊙	DRAIN MANHOLE	⊙	BOLLARD



CARLOS A. QUINTAL P.E. #30812

N/F UNITED
STATES OF AMERICA



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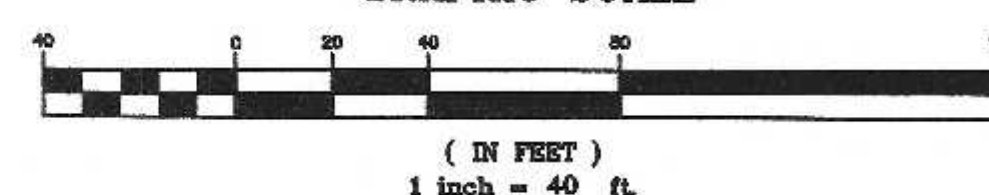
APPLICANT:
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13 CLOVELLY ROAD
WELLESLEY, MASSACHUSETTS

SITE PLAN
SITE LAYOUT PLAN
WASHINGTON STREET
FRANKLIN, MASSACHUSETTS
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INC.
850 FRANKLIN STREET SUITE 11D
WRENTHAM, MASSACHUSETTS 02093
508-384-6580 FAX 508-384-6588

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	DMH 1 RIM = 258.8 INV IN = 255.18 12" RCP INV OUT = 255.08 12" RCP	DMH 8 RIM = 257.8 INV IN = 252.4 12" RCP INV OUT = 252.3 12" RCP
CB 2 RIM = 259.4 INV = 255.66 12" RCP	DMH 3 - CDS 1515-3 RIM = 259.4 INV IN = 254.35 12" RCP INV OUT = 254.25 12" HDPE	DMH 9 RIM = 261.2 INV IN = 256.66 12" RCP INV OUT = 256.56 12" RCP
CB 3 RIM = 258.5 INV = 255.24 12" RCP	DMH 4 RIM = 261.1 INV IN = 256.56 12" RCP INV OUT = 256.46 12" RCP	DMH 10 RIM = 258.8 INV IN = 252.44 12" RCP INV OUT = 252.34 12" RCP
CB 4 RIM = 258.7 INV = 254.66 12" RCP	DMH 5 RIM = 259.5 INV IN = 254.30 12" RCP INV OUT = 254.20 12" RCP	DMH 11 RIM = 259.6 INV IN = 253.8 12" HDPE INV OUT = 247.4 12" RCP
CB 5 - STORMCEPTOR 4501 RIM = 258.1 INV = 254.96 12" RCP	DMH 6 RIM = 259.3 INV IN = 251.76 12" RCP INV OUT = 251.66 12" HDPE	DMH 12 RIM = 258.8 INV IN = 251.1 12" HDPE INV OUT = 244.8 12" RCP
CB 6 RIM = 257.6 INV = 252.46 12" RCP	DMH 7 CDS 1515-3 RIM = 258.6 INV IN = 251.7 12" RCP INV OUT = 251.6 12" HDPE	DMH 13 RIM = 259.0 INV IN = 252.15 12" HDPE INV OUT = 246.68 12" RCP
CB 7 RIM = 258.0 INV = 253.6 12" RCP		
CB 8 STORMCEPTOR 4501 RIM = 257.8 INV = 253.6 12" RCP		
CB 9 STORMCEPTOR 4501 RIM = 257.8 INV = 253.6 12" RCP		
CB 10 - STORMCEPTOR 4501 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		

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
OHV OVERHEAD WIRES	⬢ BUILDING MOUNTED LIGHT
⊙ GAS GATE	⬢ POLE MOUNTED LIGHT
⊙ WATER CURB STOP	R=5' CURB RADIUS
⊙ WATER GATE	⊙ PARKING SPACE COUNT
⊙ FIRE HYDRANT	⊙ SIGN
⊙ DRAIN MANHOLE	⊙ BOLLARD

DRAINAGE 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 FERNOCO 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 INFILTRATION POND PRIOR TO ANY FILL OR STONE BEING PLACED.
5. THREE 1,000 GALLON UNDERGROUND PROPANE TANKS HAVE BEEN SHOWN FOR LOCATION. FINAL LOCATIONS TO BE APPROVED BY THE GAS COMPANY.

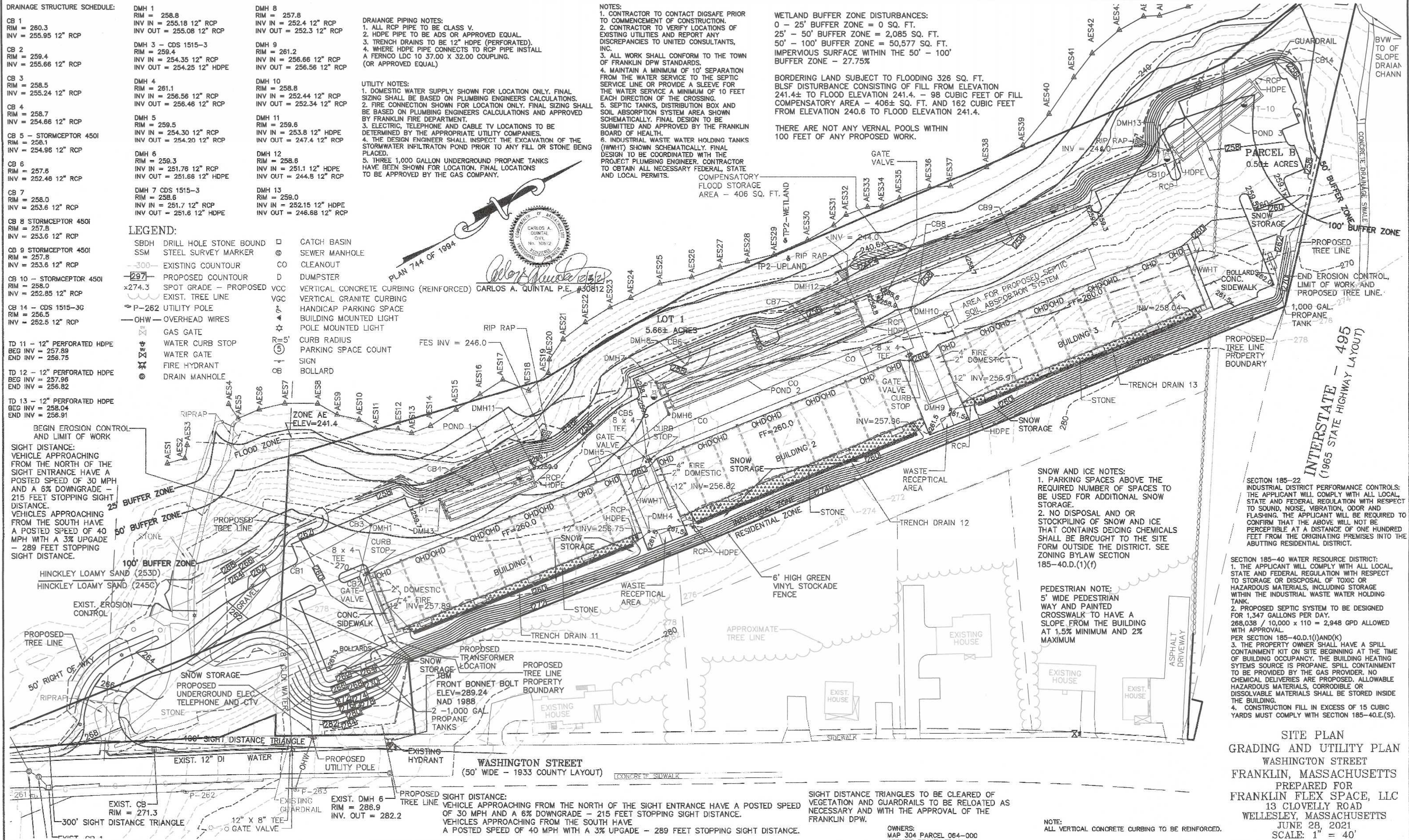
NOTES:

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 WATER 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 = 27.75%

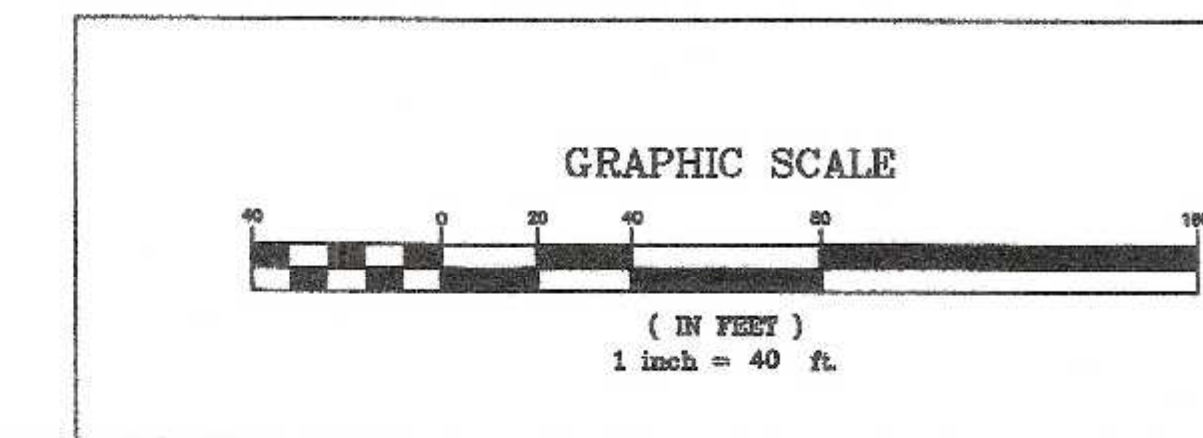
BORDERING LAND SUBJECT TO FLOODING 326 SQ. FT. BLSF DISTURBANCE CONSISTING OF FILL FROM ELEVATION 241.4± TO FLOOD ELEVATION 241.4. - 98 CUBIC FEET OF FILL COMPENSATORY AREA - 406± SQ. FT. AND 162 CUBIC FEET FROM ELEVATION 240.6 TO FLOOD ELEVATION 241.4.

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



SITE PLAN APPROVAL REQUIRED
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1	11/22/21	REVIEW COMMENTS - SITE LAYOUT	RRG

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

APPLICANT:
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13 CLOVELLY ROAD
WELLESLEY, MASSACHUSETTS

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**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
15	ARBORVITAE - A	THUJA PLICATA	4 - 6 FEET	B&B

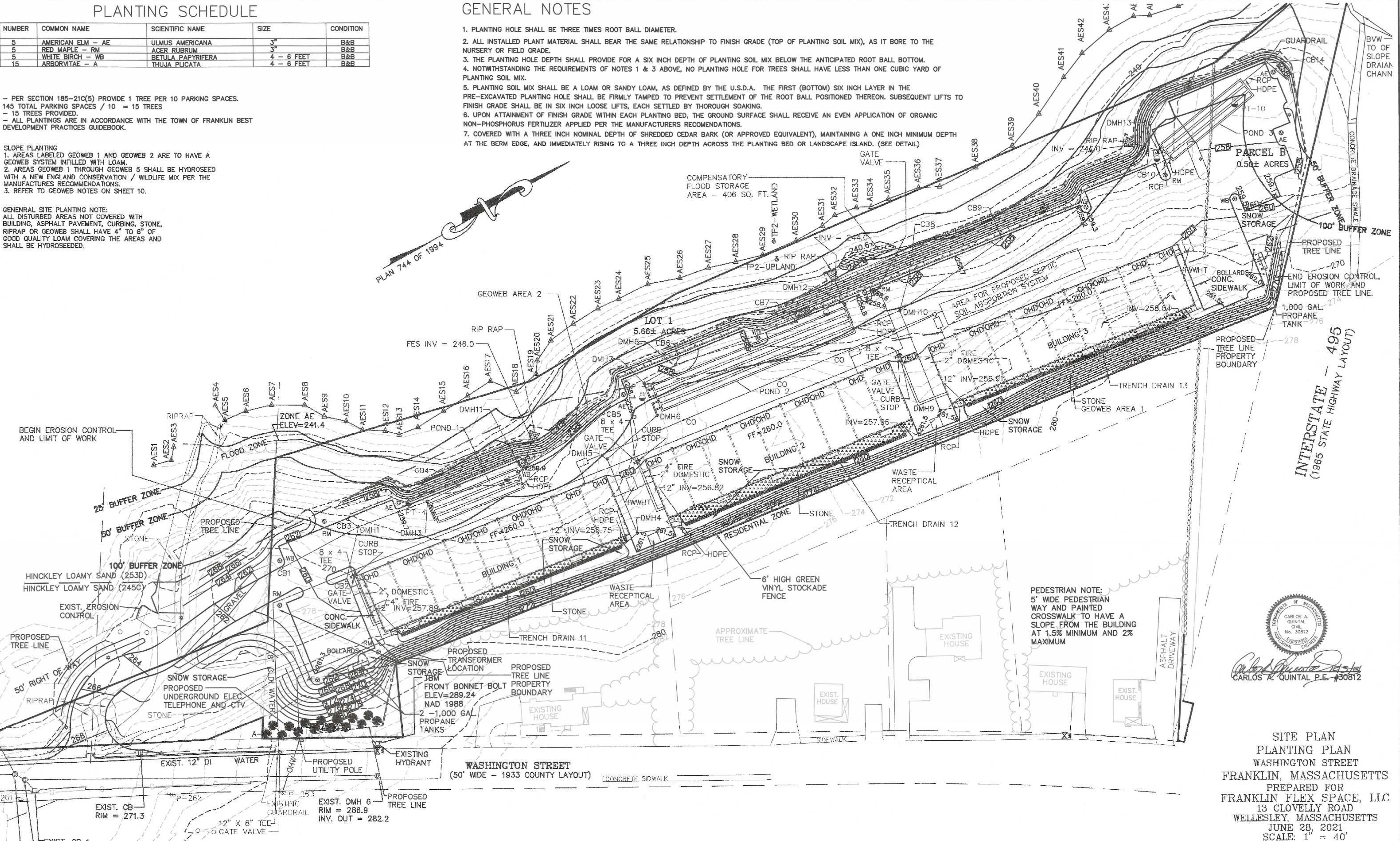
- PER SECTION 185-21C(5) PROVIDE 1 TREE PER 10 PARKING SPACES.
145 TOTAL PARKING SPACES / 10 = 15 TREES
- 15 TREES PROVIDED.
- ALL PLANTINGS ARE IN ACCORDANCE WITH THE TOWN OF FRANKLIN BEST DEVELOPMENT PRACTICES GUIDEBOOK.

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 5 SHALL BE HYDROSEED WITH A NEW ENGLAND CONSERVATION / WILDLIFE MIX PER THE MANUFACTURERS RECOMMENDATIONS.
3. REFER TO GEOWEB NOTES ON SHEET 10.

GENERAL 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 HYDROSEED.

GENERAL NOTES

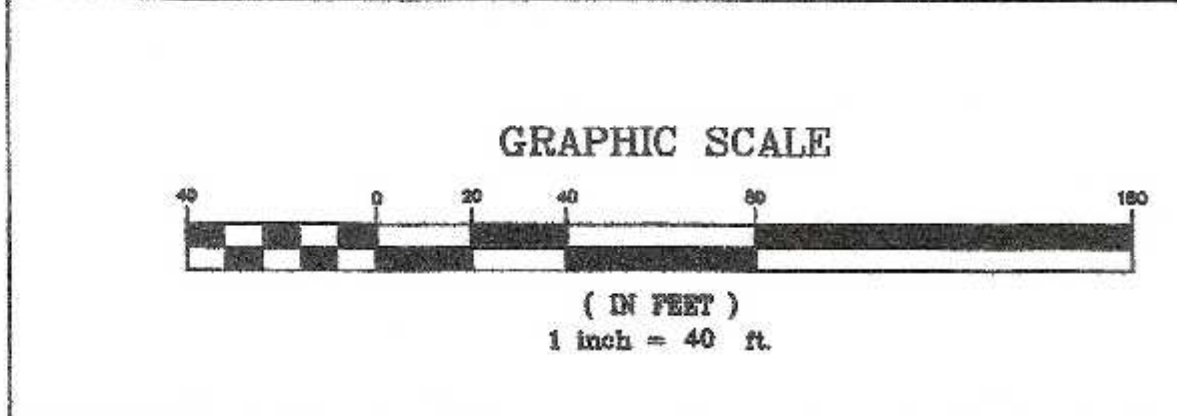
1. PLANTING HOLE SHALL BE THREE TIMES ROOT BALL DIAMETER.
2. ALL INSTALLED PLANT MATERIAL SHALL BEAR THE SAME RELATIONSHIP TO FINISH GRADE (TOP OF PLANTING SOIL MIX), AS IT BORE TO THE NURSERY OR FIELD GRADE.
3. THE PLANTING HOLE DEPTH SHALL PROVIDE FOR A SIX INCH DEPTH OF PLANTING SOIL MIX BELOW THE 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 RECOMMENDATIONS.
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
CIVIL ENGINEER
No. 30812
PROFESSIONAL SEAL
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	



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

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6/21	RRG	
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6/21	COMP	
DATE	CHECKED BY:	CAQ
6/21		

UNITED CONSULTANTS INC.
860 FRANKLIN STREET SUITE 11D
WRENTHAM, MASSACHUSETTS 02093
508-384-6500 FAX 508-384-6566

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.
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.
BEGIN EROSION CONTROL AND LIMIT OF WORK

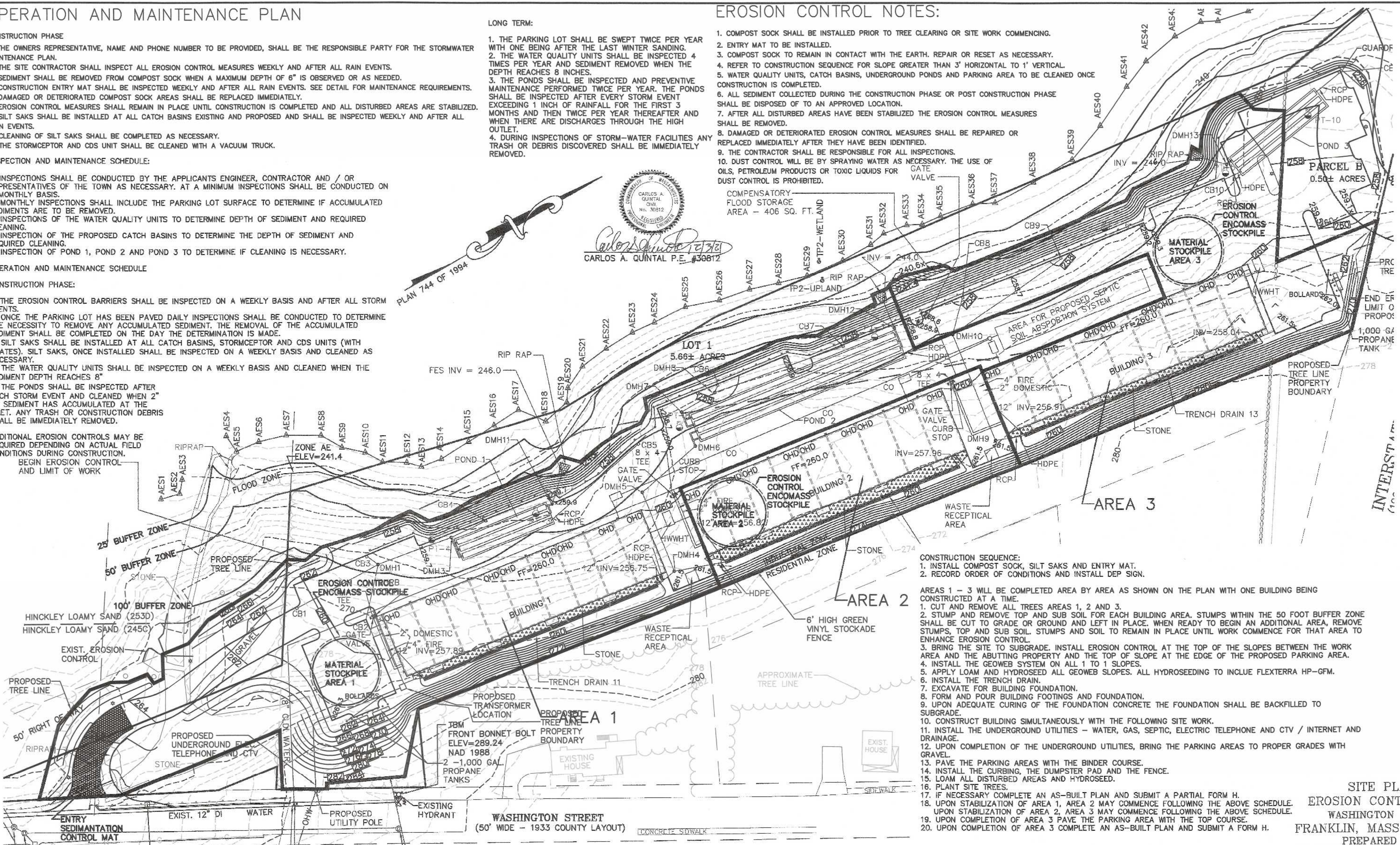
LONG TERM:

1. THE PARKING LOT SHALL BE SWEEPED 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.

COMPENSATORY FLOOD STORAGE AREA - 406 SQ. FT.



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 ADJUTING 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 INCLUDE FLEXTERA 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.
19. UPON STABILIZATION OF AREA 2, AREA 3 MAY COMMENCE FOLLOWING THE ABOVE SCHEDULE.
20. UPON COMPLETION OF AREA 3 PAVE THE PARKING AREA WITH THE TOP COURSE.
21. UPON COMPLETION OF AREA 3 COMPLETE AN AS-BUILT PLAN AND SUBMIT A FORM H.

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'

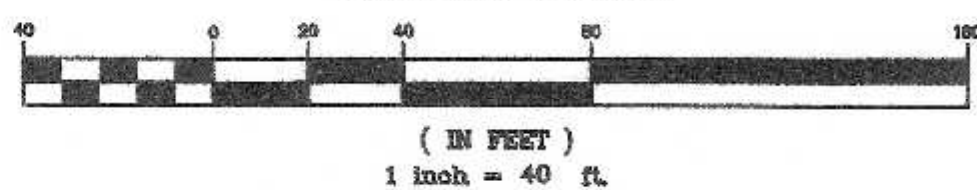
SITE PLAN APPROVAL
REQUIRED
FRANKLIN PLANNING BOARD

DATE

OWNER:
ABRUZZI REALTY TRUST
55 COUTU STREET
FRANKLIN, MASSACHUSETTS

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

GRAPHIC SCALE

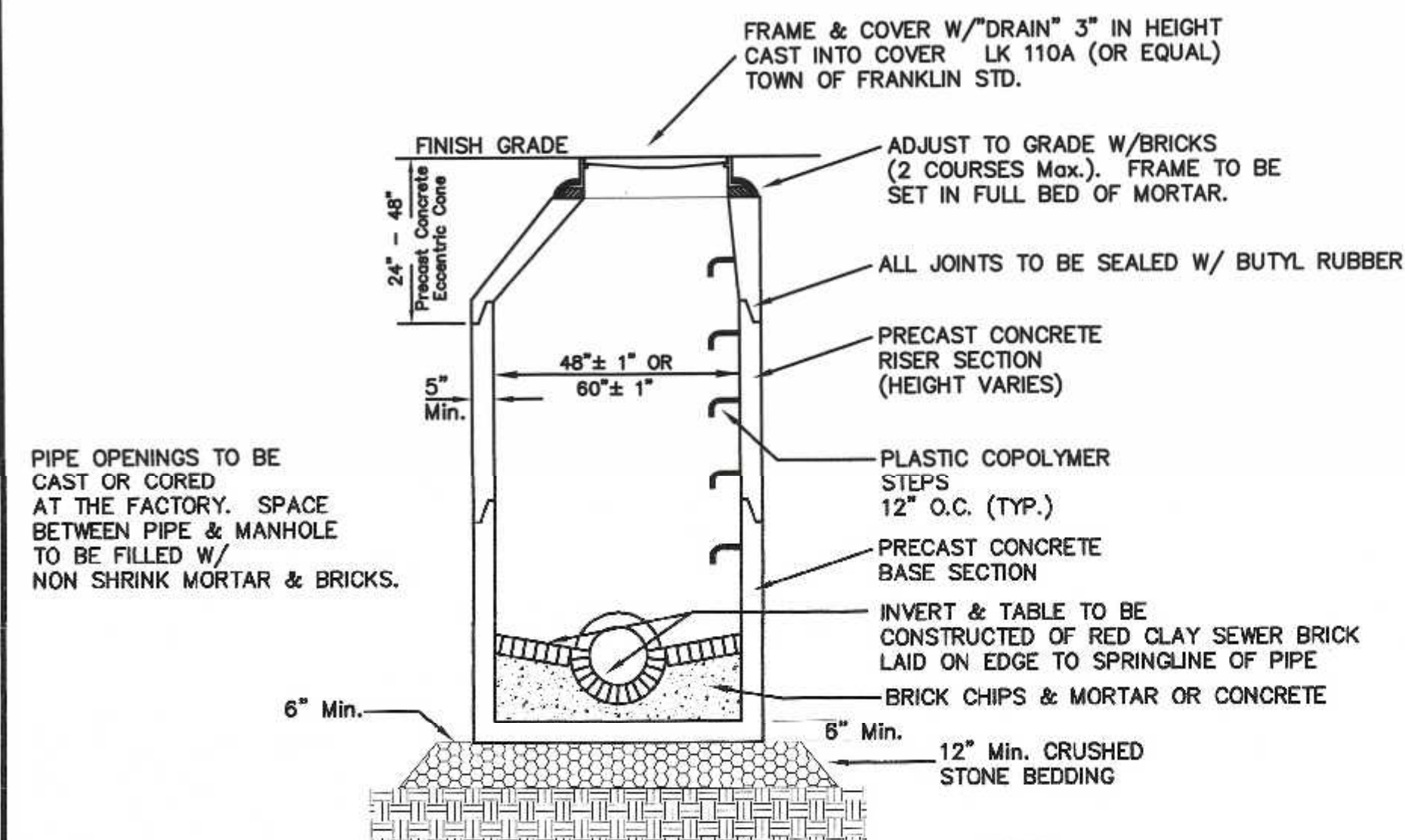


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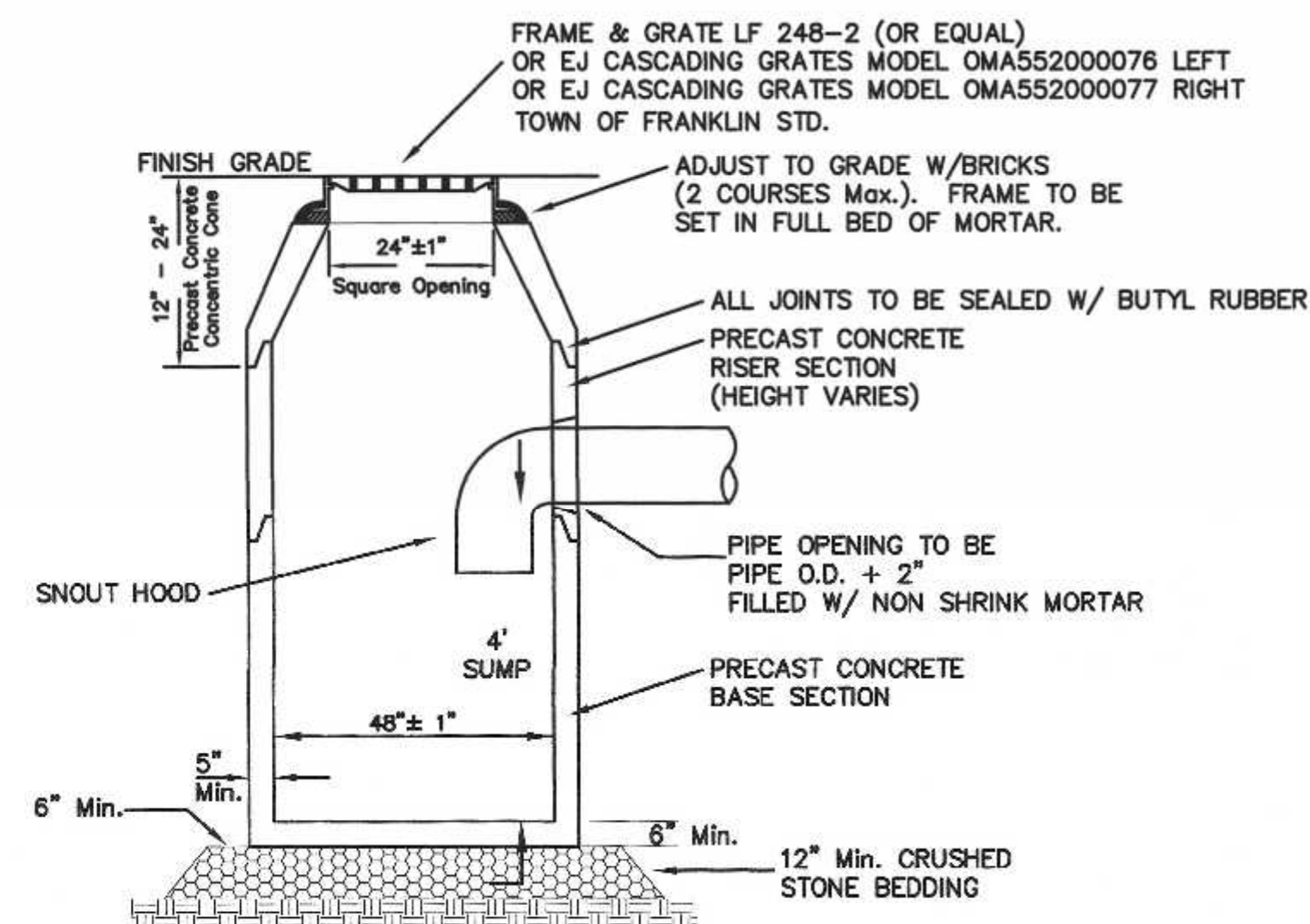
UNITED
CONSULTANTS
INC.
550 FRANKLIN STREET SUITE 11D
WRENTHAM, MASSACHUSETTS 02093
508-384-6560 FAX 508-384-6566

DATE	JUNE 28, 2021
SCALE	1" = 30'
PROJECT	UC1502
SHEET	8 of 10



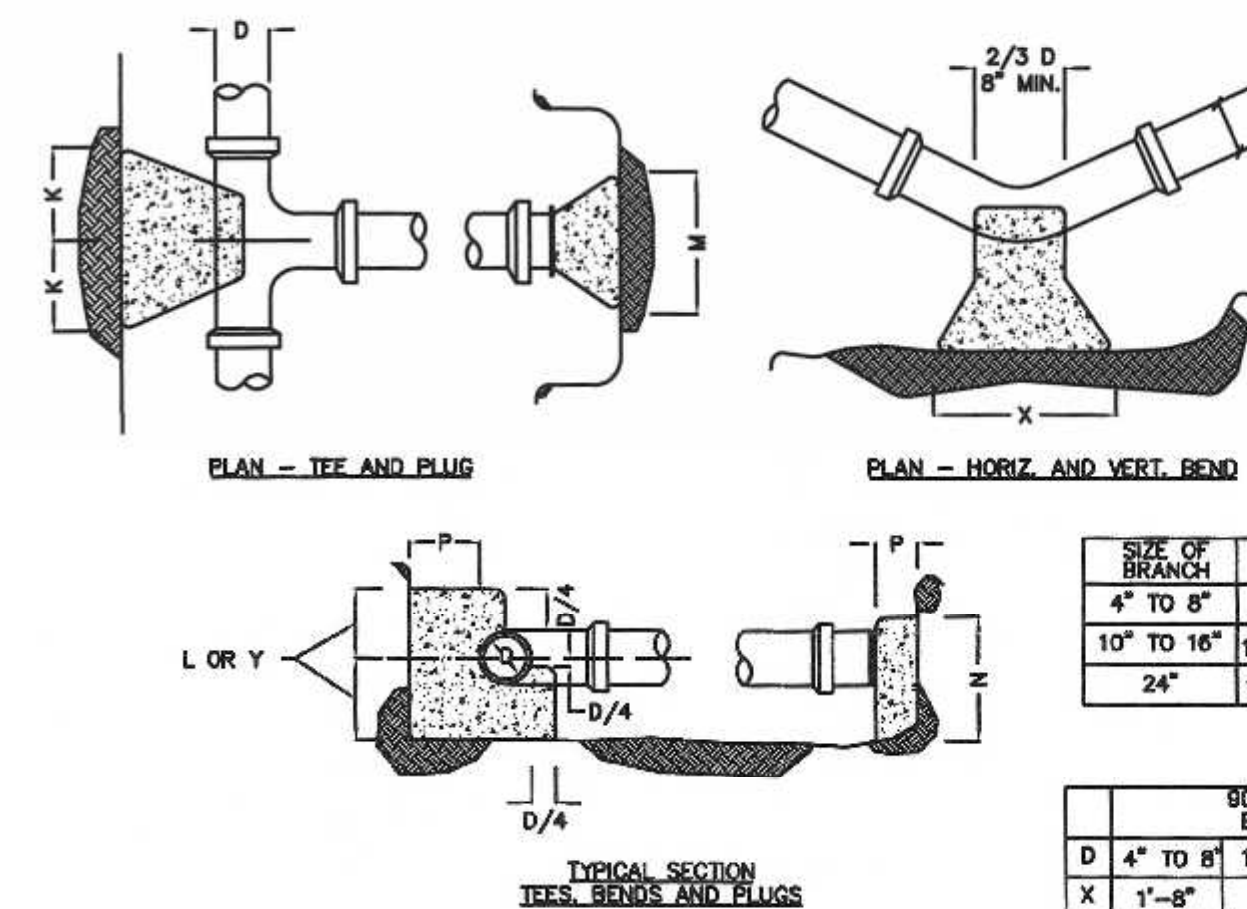
PRECAST DRAIN MANHOLE

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

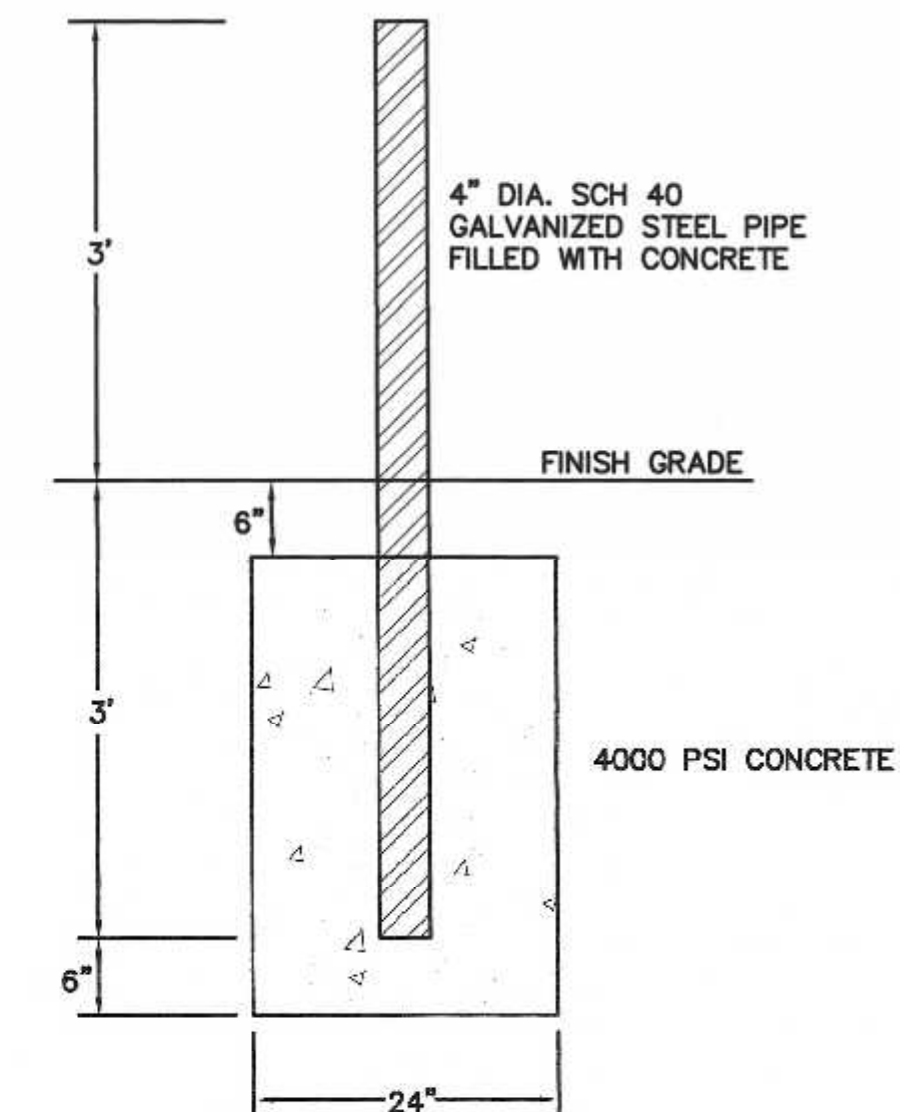


PRECAST CATCH BASIN

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

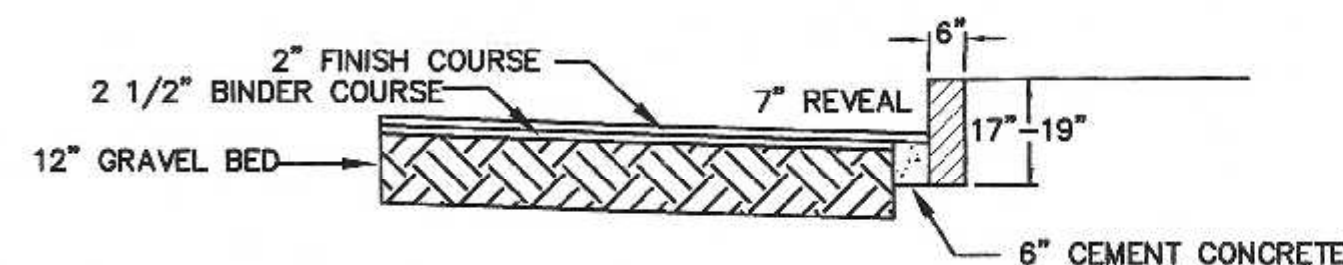


THRUST BLOCK DETAILS

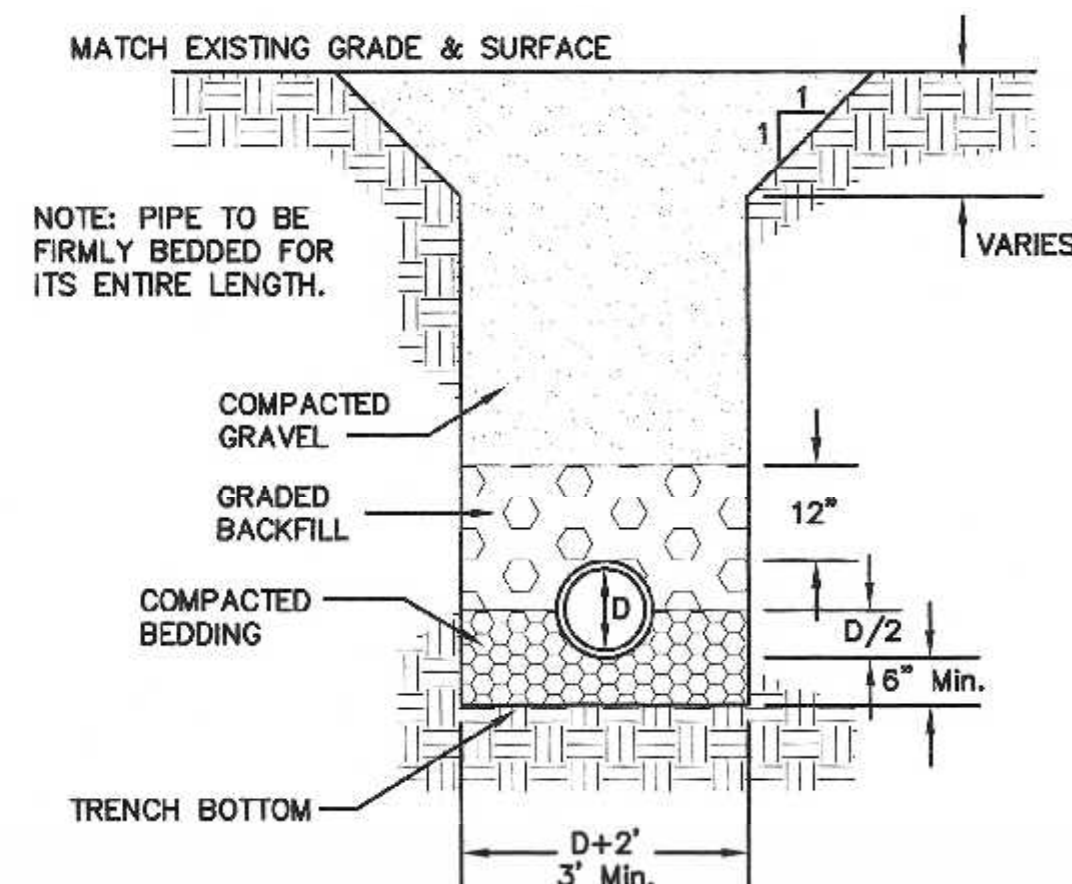


BOLLARD DETAIL

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

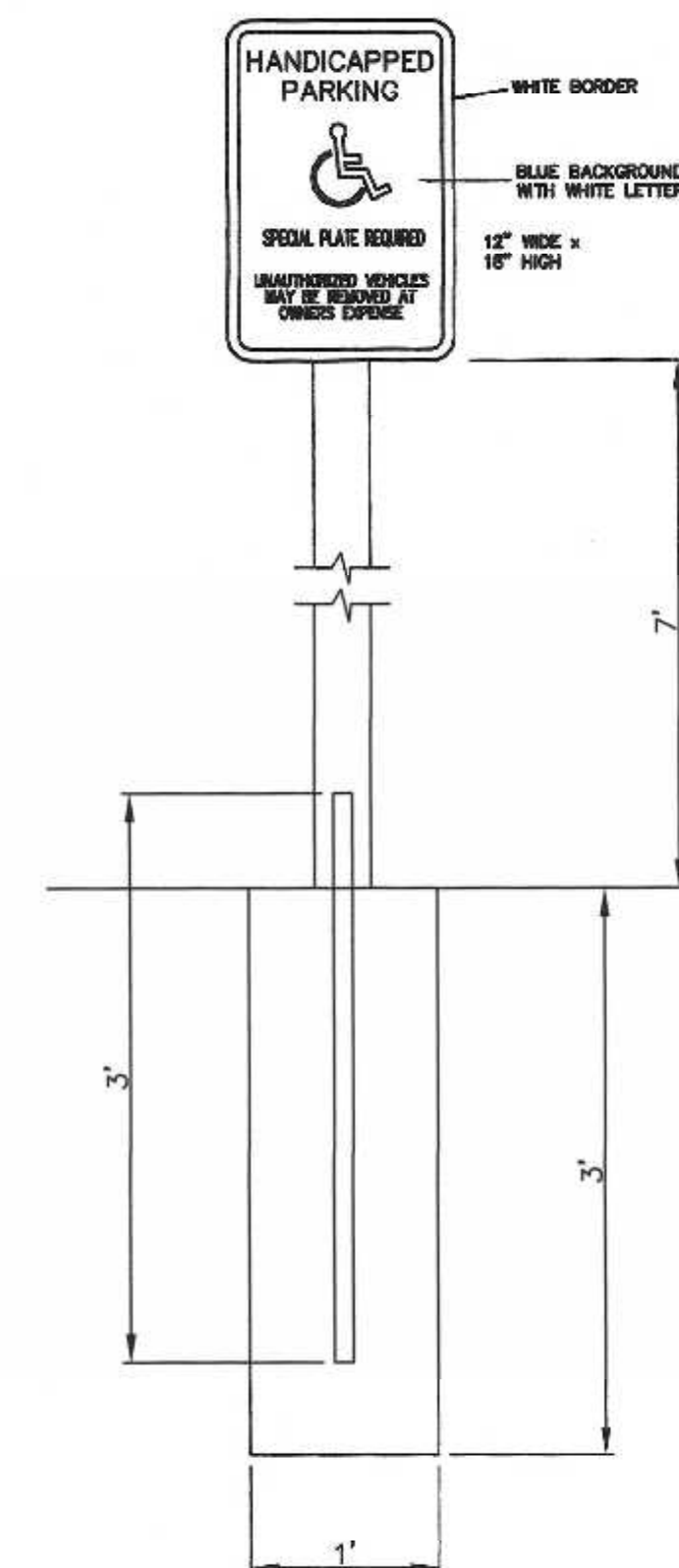


PAVEMENT AND VA-4 VERTICAL GRANITE CURBING

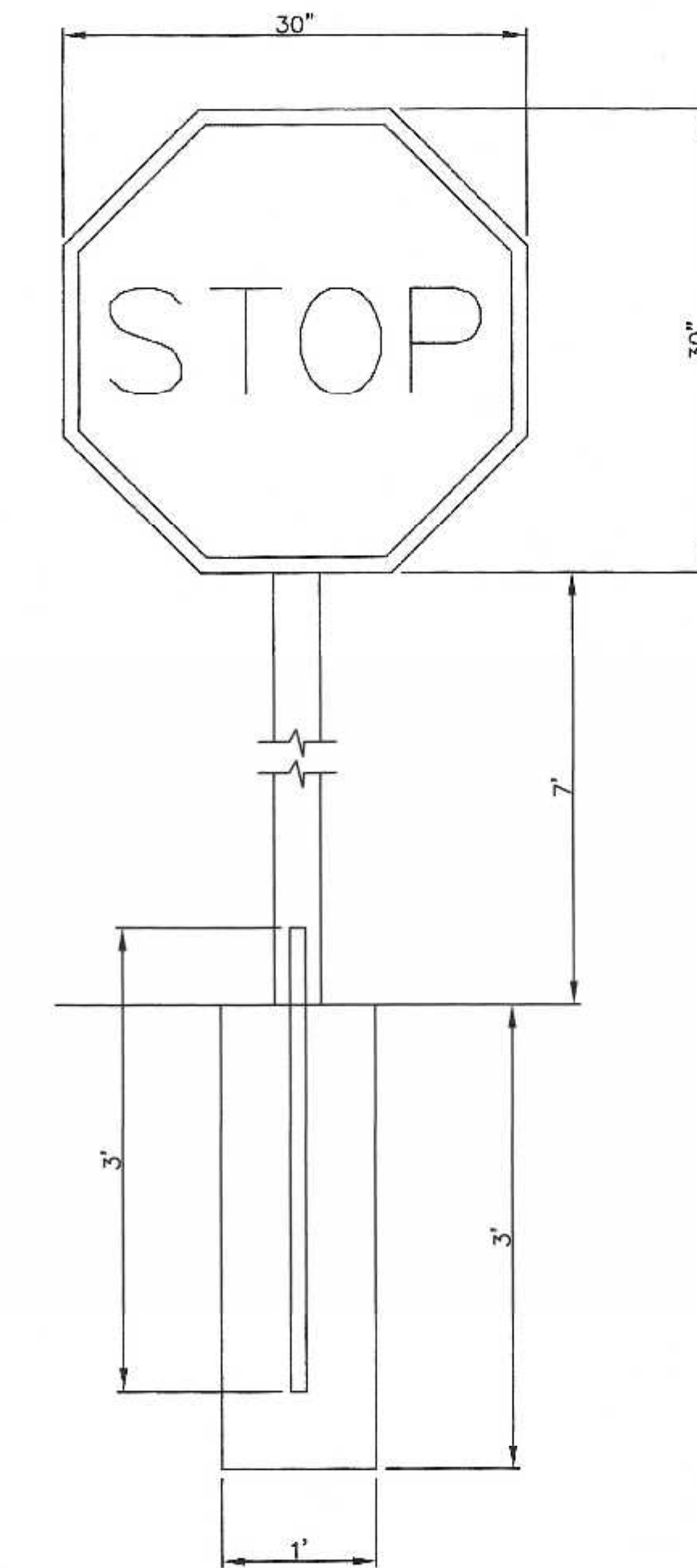


TYPE OF PIPE	RCP DRAIN	CLDI WATER	PVC SEWER	D.I. SEWER
BEDDING MATERIAL	PROC. GRAVEL	SAND	3/4" STONE	3/8" STONE
BACKFILL MATERIAL	ORD. FILL	SAND	3/4" STONE	3/8" STONE

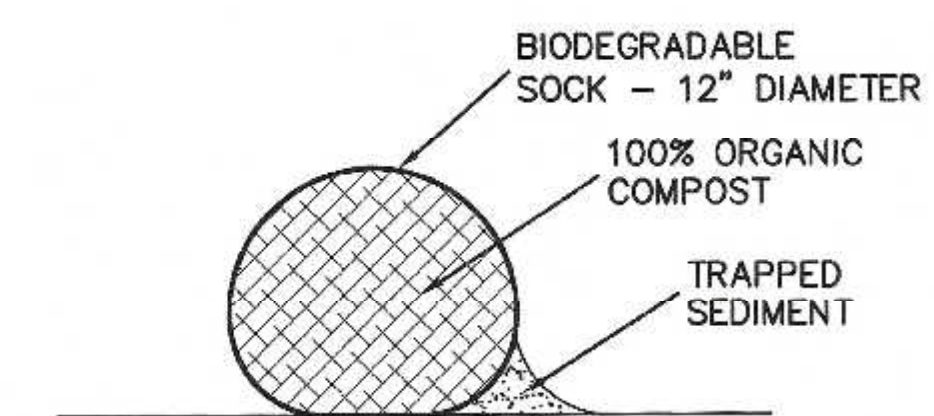
UTILITY TRENCH DETAIL



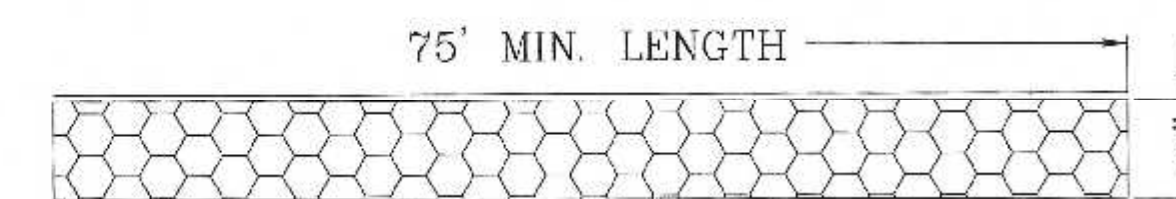
HANDICAP SIGN DETAIL



STOP SIGN DETAIL



COMPOST SOCK DETAIL



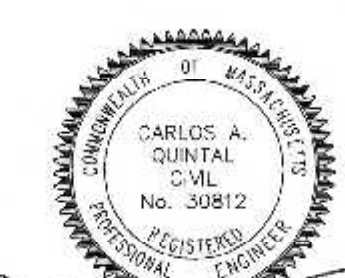
ENTRY SEDIMENTATION CONTROL MAT SECTION
N.T.S.

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

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

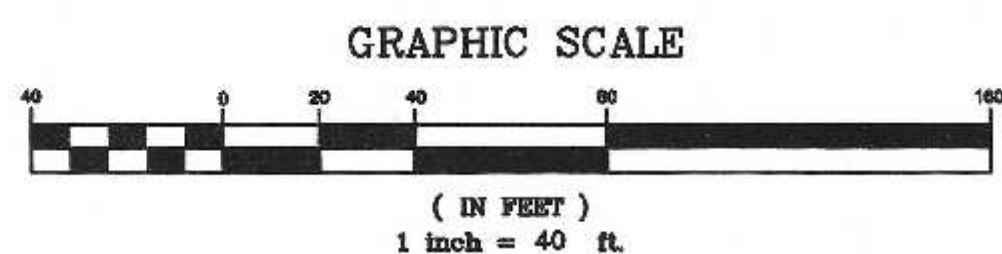


CARLOS A. QUINTAL P.E. #30812

SITE PLAN
CONSTRUCTION DETAILS - 1
WASHINGTON STREET
FRANKLIN, MASSACHUSETTS
PREPARED FOR
FRANKLIN FLEX SPACE, LLC
13 CLOVELLY ROAD
WELLESLEY, MASSACHUSETTS
JUNE 28, 2021
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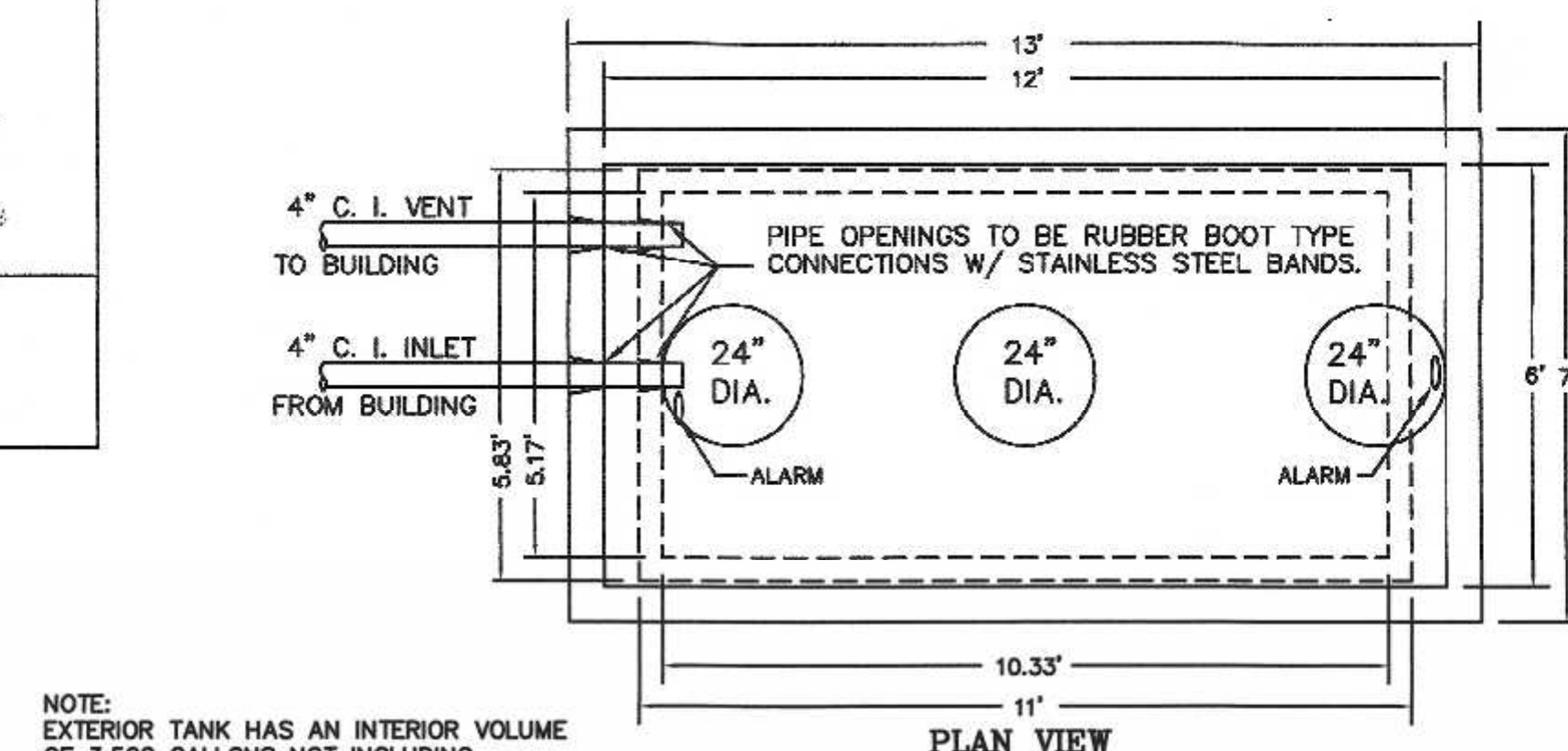
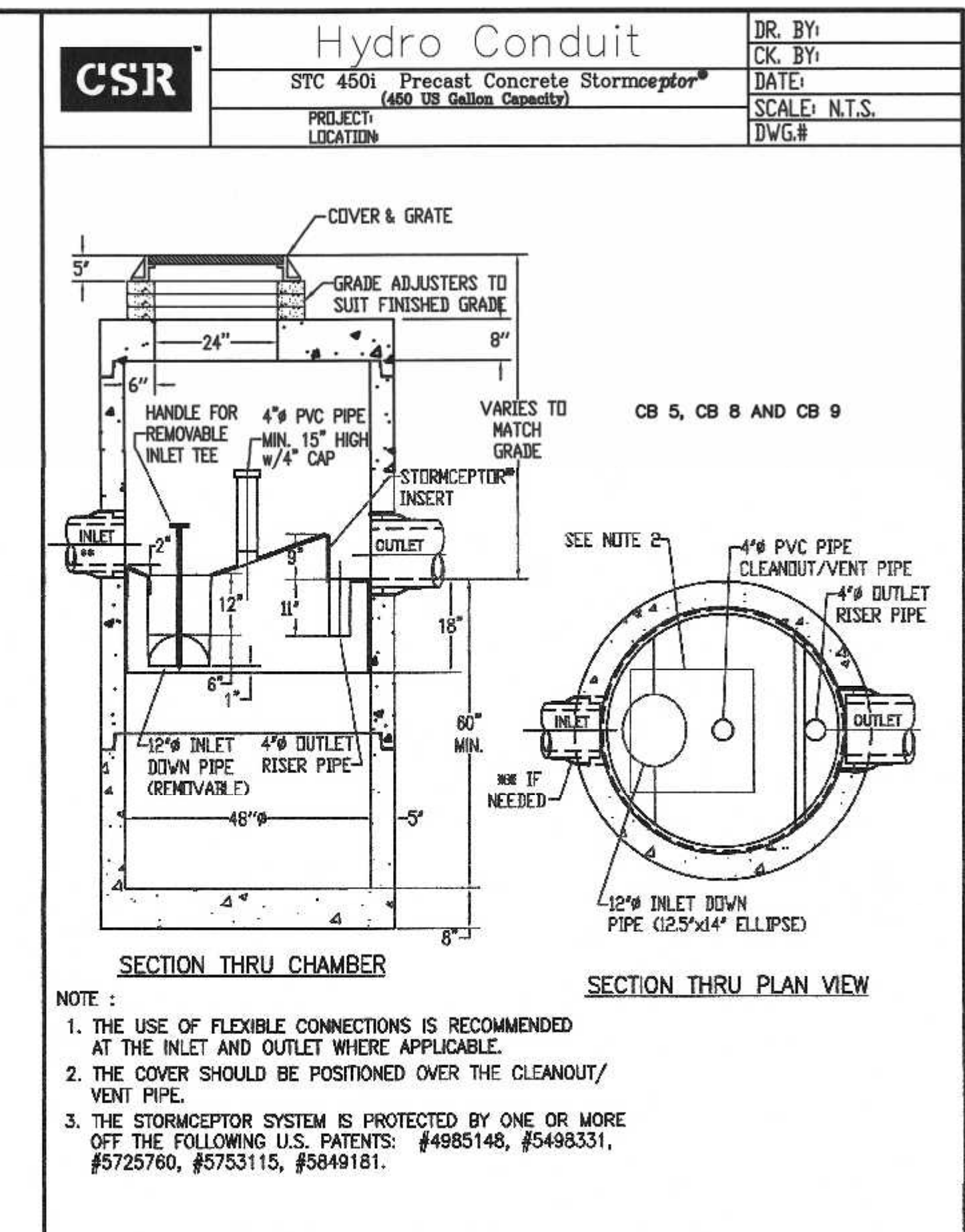
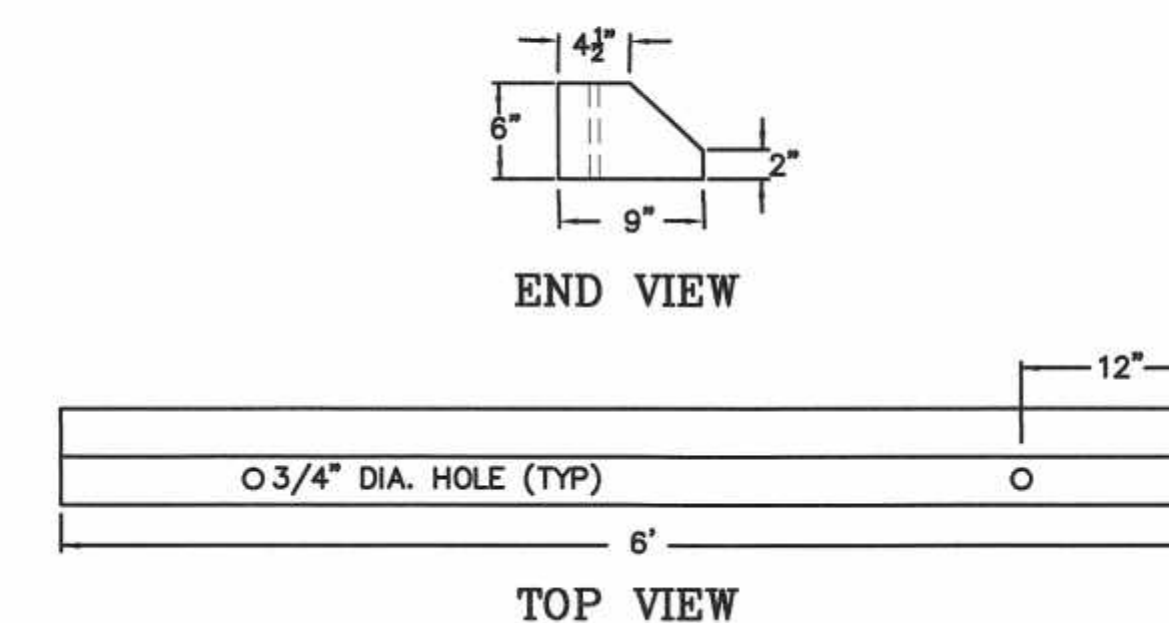
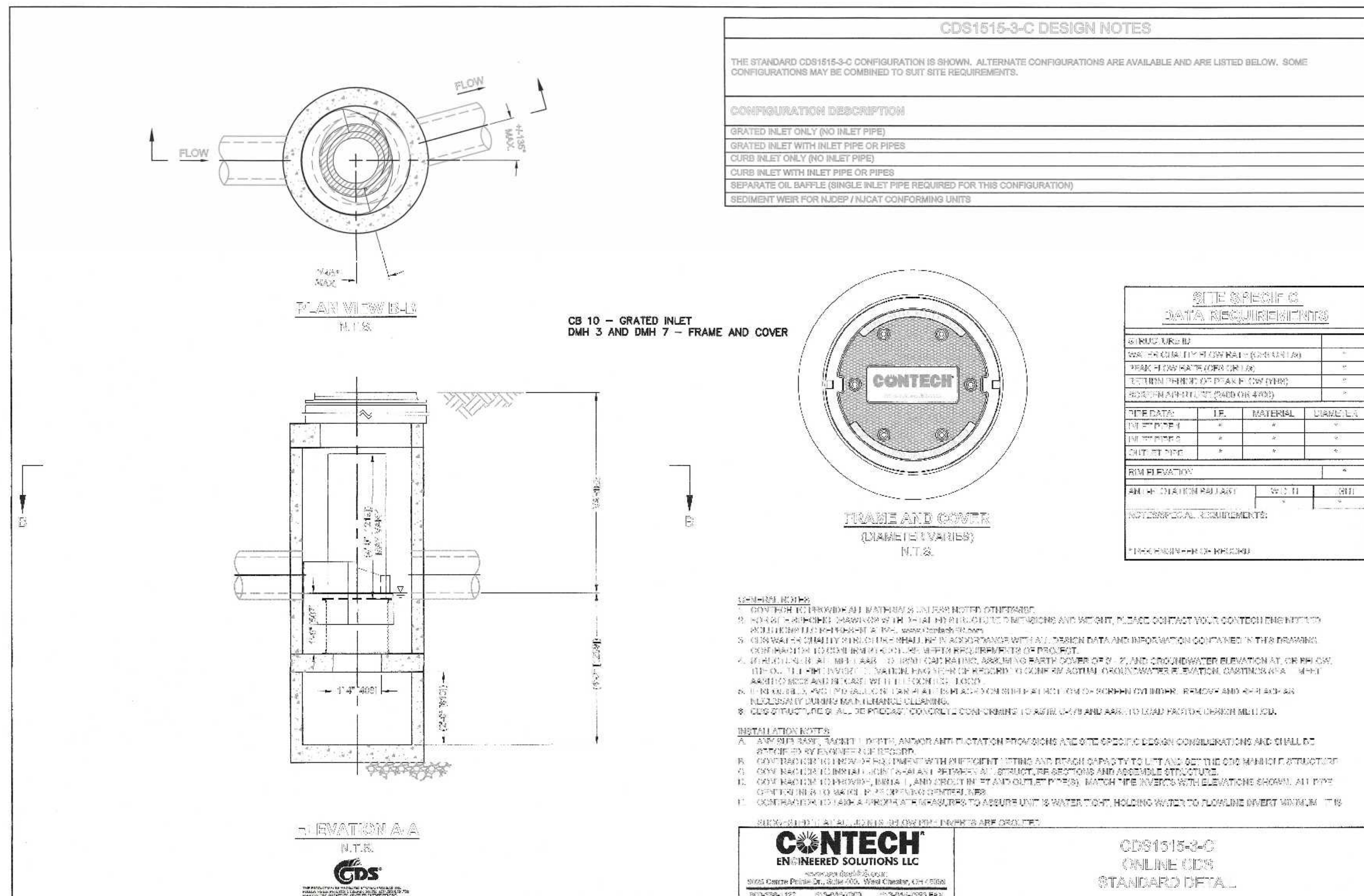


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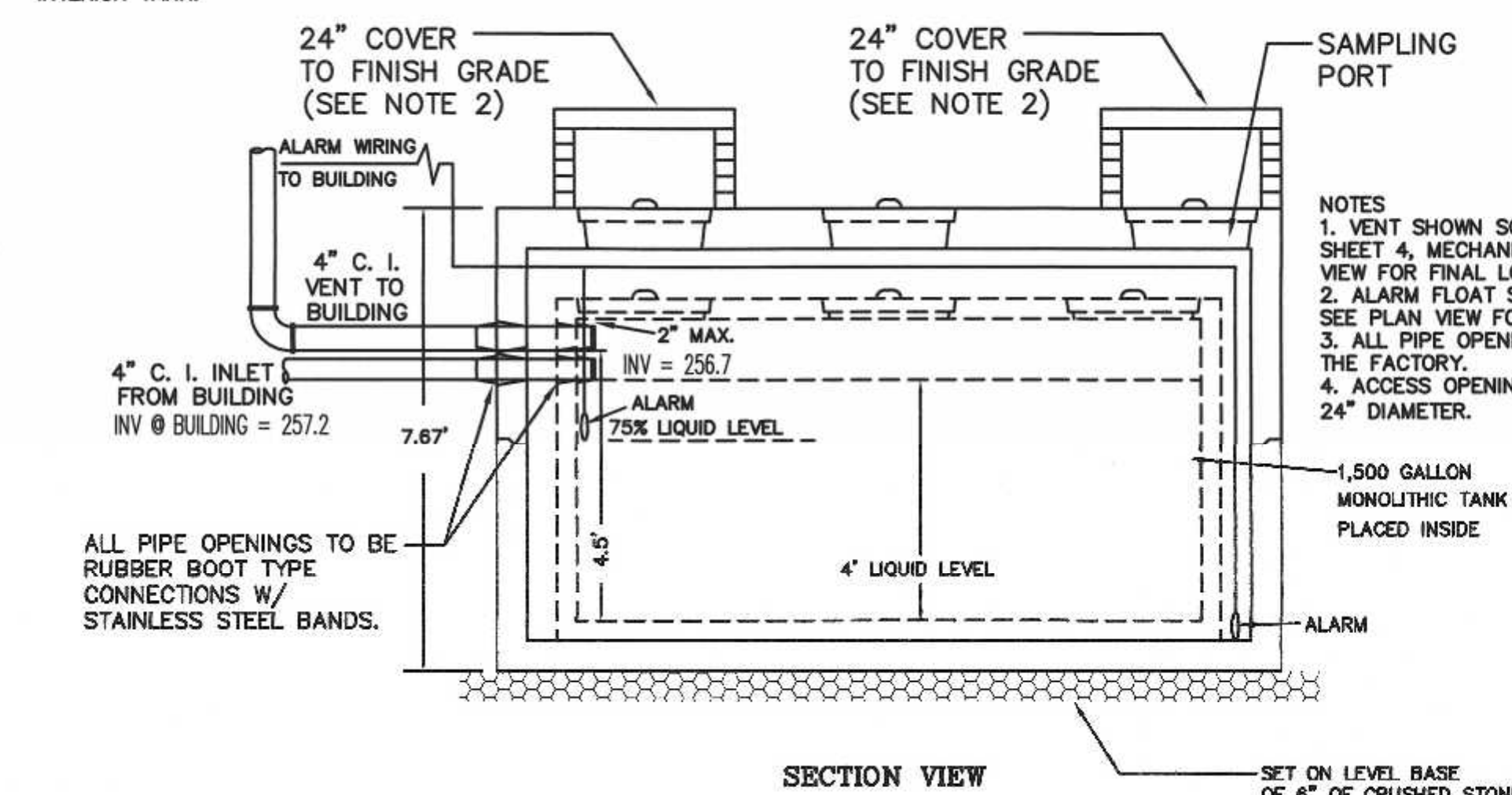
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UNITED CONSULTANTS INC.
850 FRANKLIN STREET SUITE 11D
WRENTHAM, MASSACHUSETTS 02093
508-384-6660 FAX 508-384-6668

DATE	JUNE 28, 2021
SCALE	1" = 30'
PROJECT	UC1435
SHEET	7 of 10



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



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

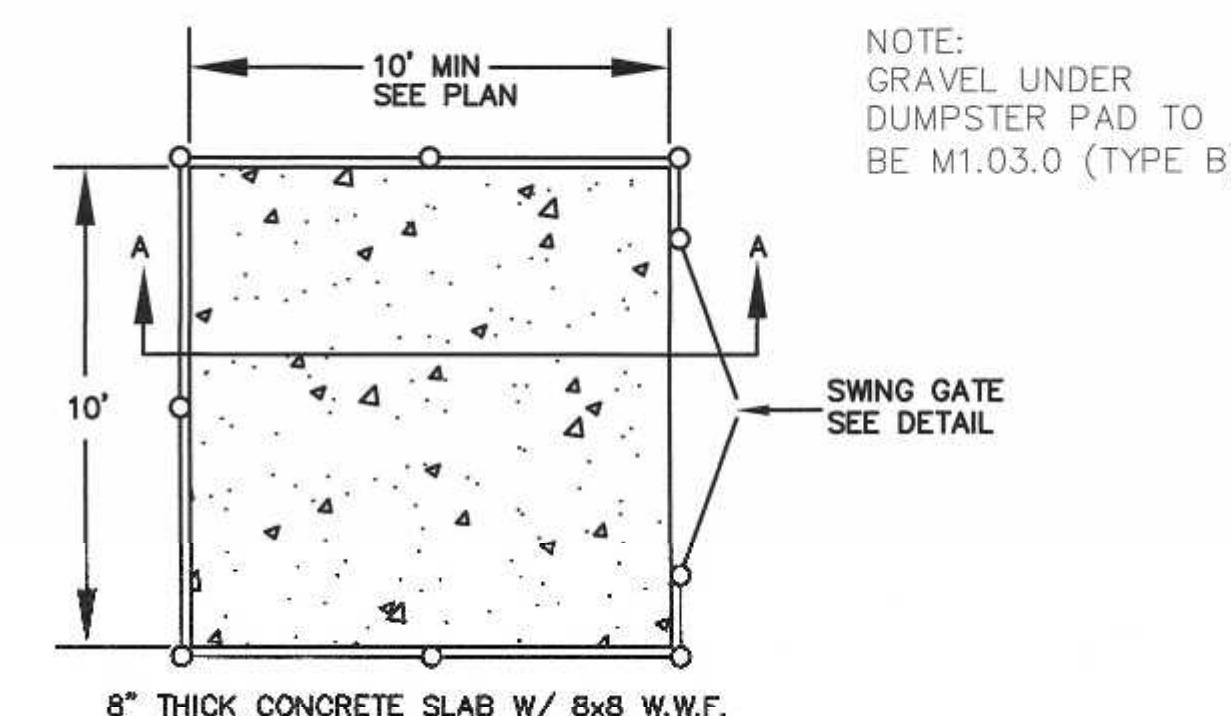
APPLICANT:

FRANKLIN FLEX SPACE, LLC
13 CLOVELLY ROAD
WELLESLEY, MASSACHUSETTS

SITE PLAN

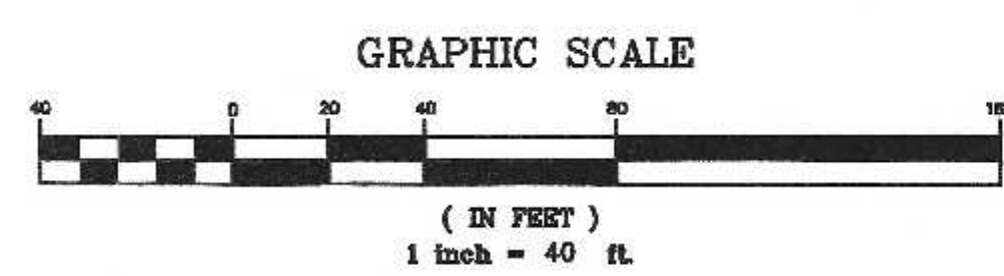
CONSTRUCTION DETAILS - 2

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



HOLDING TANK NOTES:

- HOLDING TANK TO BE H-20 LOADING.
- PROVIDE A 24" FRAME AND COVER MARKED "NON-HAZARDOUS INDUSTRIAL WASTEWATER". FRAME AND COVER TO BE SET TO FINISH GRADE.
- 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.
- HIGH LIQUID LEVEL MERCURY FLOAT SWITCH SHALL BE SET AT 3' LIQUID LEVEL.
- 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.
- SEAL ALL TANK SEAMS AND PENETRATION WITH BIT. BUTYL MASTIC SEALANT.
- TANK TO BE INSPECTED ON A WEEKLY BASIS FOR LEAKAGE.
- TANK TO BE IMMEDIATELY REPLACED IF LEAKAGE IS DISCOVERED.
- POTENTIAL AVERAGE DAILY FLOW TO GALLONS - 500K CAPACITY 50 GALLONS. PRIMARY HOLDING TANK CAPACITY = 1,500 GALLONS BELOW INLET INVERT.
- WASTE ANTICIPATED TO BE RAIN WATER AND SNOW MELT CARRIED IN ON VEHICLES AND EQUIPMENT.
- HOLDING TANK PUMPING TO BE COMPLETED BY: TO BE DETERMINED.
- EMERGENCY RESPONSE, SPILL CONTROL, AND CONTAINMENT TO BE COMPLETED BY: TO BE DETERMINED.
- TANK TO BE VENTED THROUGH ROOF FOR ODOR CONTROL.
- OWNER TO COMPLY WITH ALL PERMITS OR OTHER REQUIREMENTS MANDATED BY THE LOCAL AUTHORITIES PERTAINING TO THE HOLDING TANK.



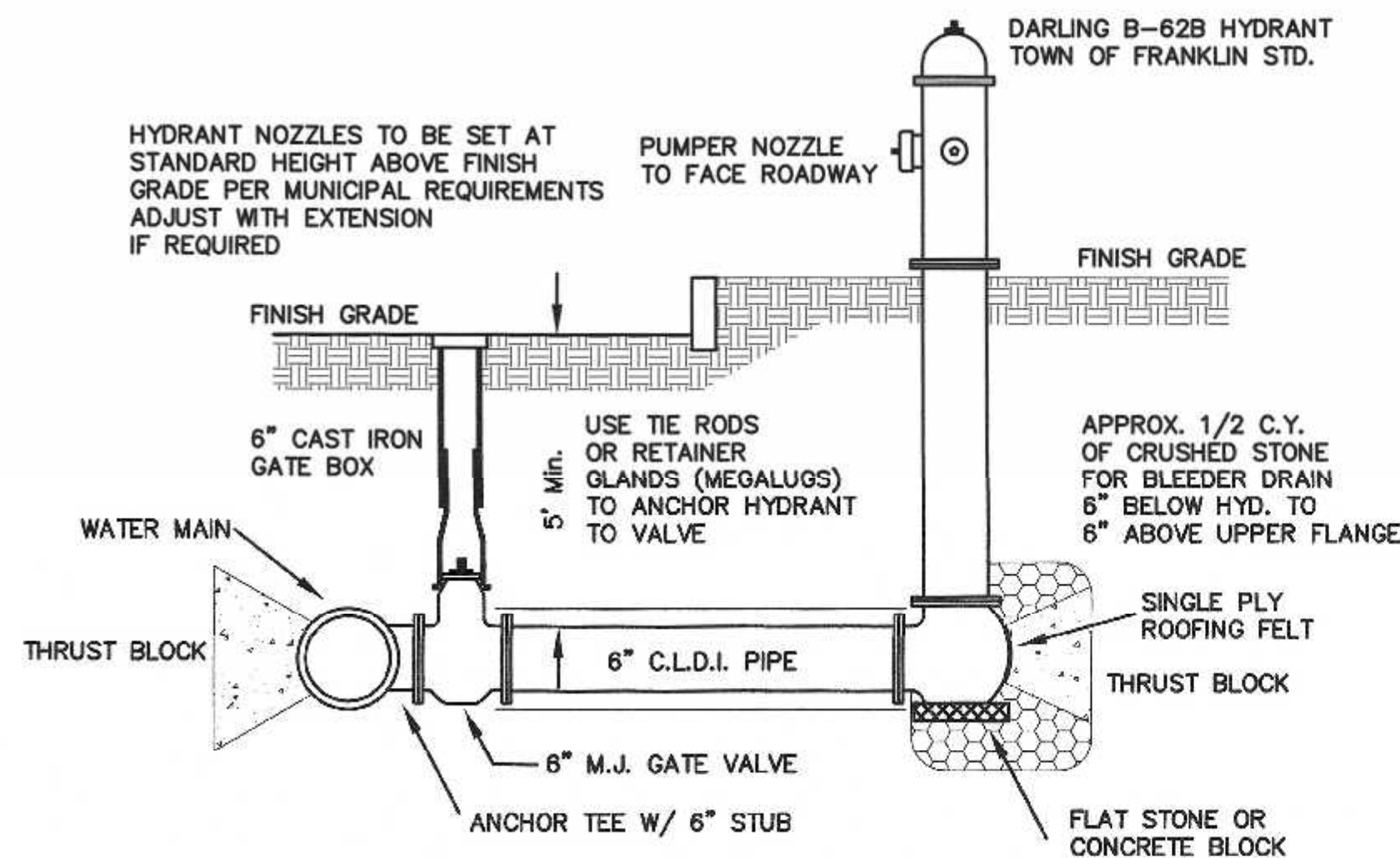
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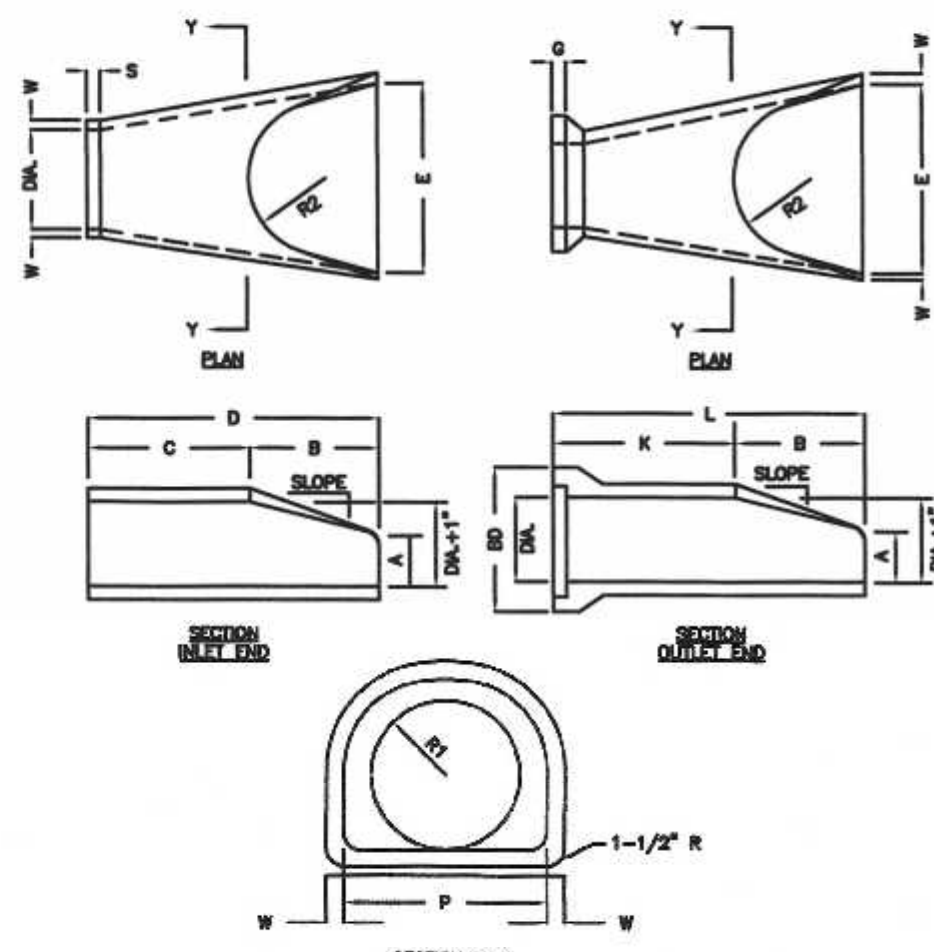
UNITED CONSULTANTS INC.

850 FRANKLIN STREET SUITE 11D
WRENTHAM, MASSACHUSETTS 02093
508-384-6580 FAX 508-384-6586

DATE	JUNE 28, 2021
SCALE	1" = 30'
PROJECT	UC1435
SHEET	8 of 10



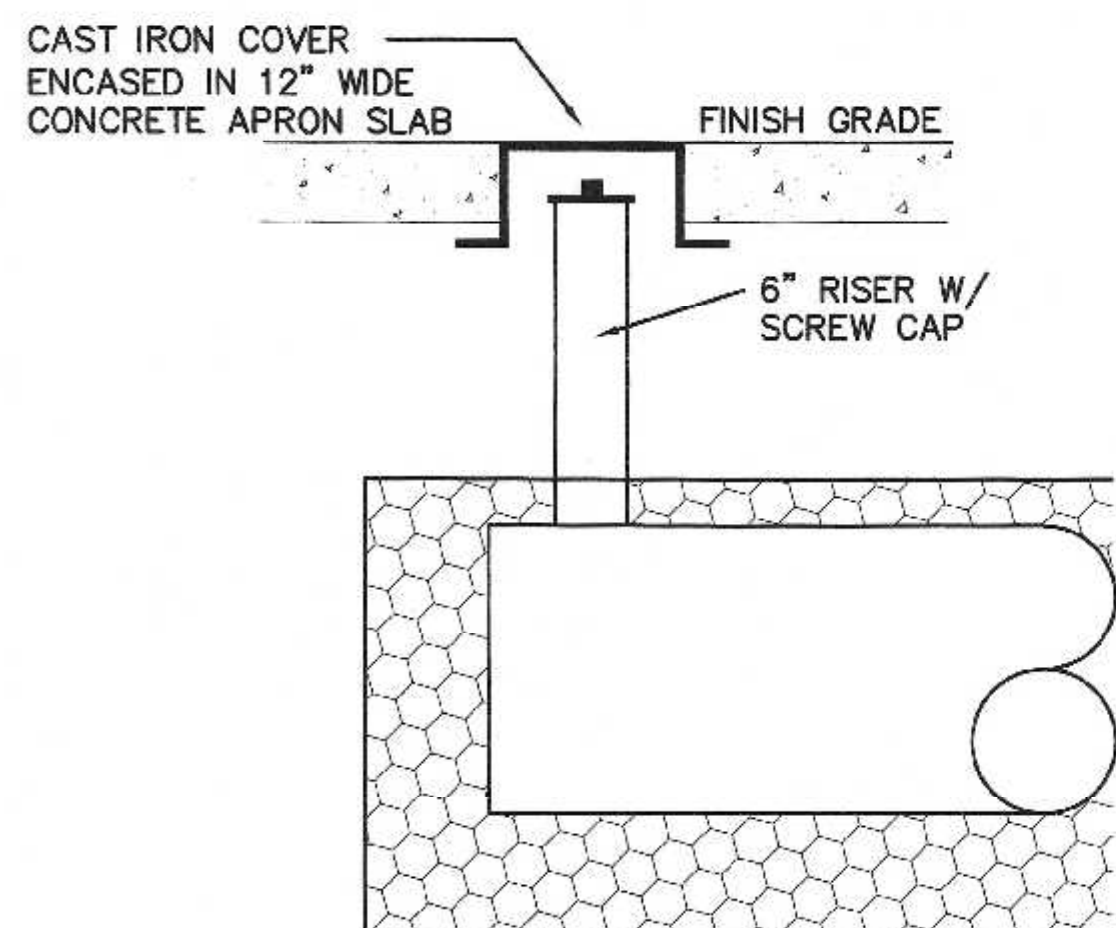
HYDRANT CONNECTION



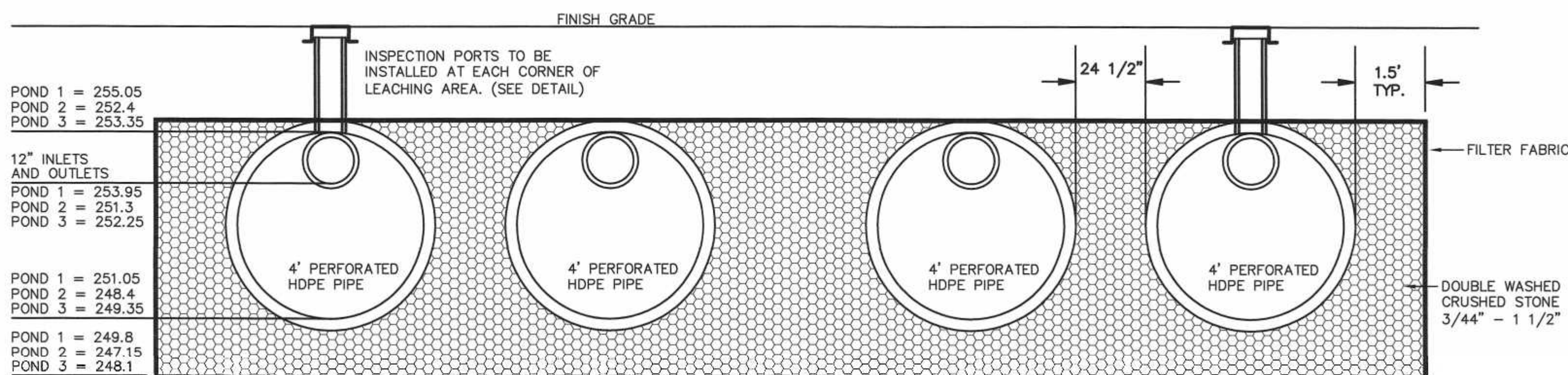
DL	W	A	B	C	D	E	BD
12"	2"	4"	2'-0"	4'-0 7/8"	6'-1 3/8"	2'-0"	20"
15"	2-1/4"	6"	2'-3"	3'-10"	6'-1 1/2"	2'-0"	24"
18"	2-1/2"	8"	2'-3"	3'-10"	6'-1"	3'-0"	28"
21"	2-3/4"	8"	2'-11"	3'-2"	6'-1"	3'-0"	32"
24"	3"	8-1/2"	3'-7 1/2"	3'-2"	6'-1"	4'-0"	36"

DL	K	L	P	DL	R1	R2	S	O	SLOPE
12"	4'-0 1/8"	6'-0 1/8"	19 8/16"	12"	10 1/8"	8"	4"	2 1/2"	3:1
15"	4'-3 11/16"	6'-0 11/16"	24 6/16"	15"	12 1/2"	11"	4"	2 1/2"	3:1
18"	4'-3 7/8"	6'-0 7/8"	28"	18"	15 1/2"	12"	4"	2 3/4"	3:1
21"	3'-0 5/16"	6'-7 5/16"	31 5/8"	21"	16 1/8"	13"	4"	2 3/4"	3:1
24"	3'-0 1/2"	6'-8"	33 3/16"	24"	16 13/16"	14"	4"	3"	3:1

REINFORCED CONCRETE PIPE FLARED END



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

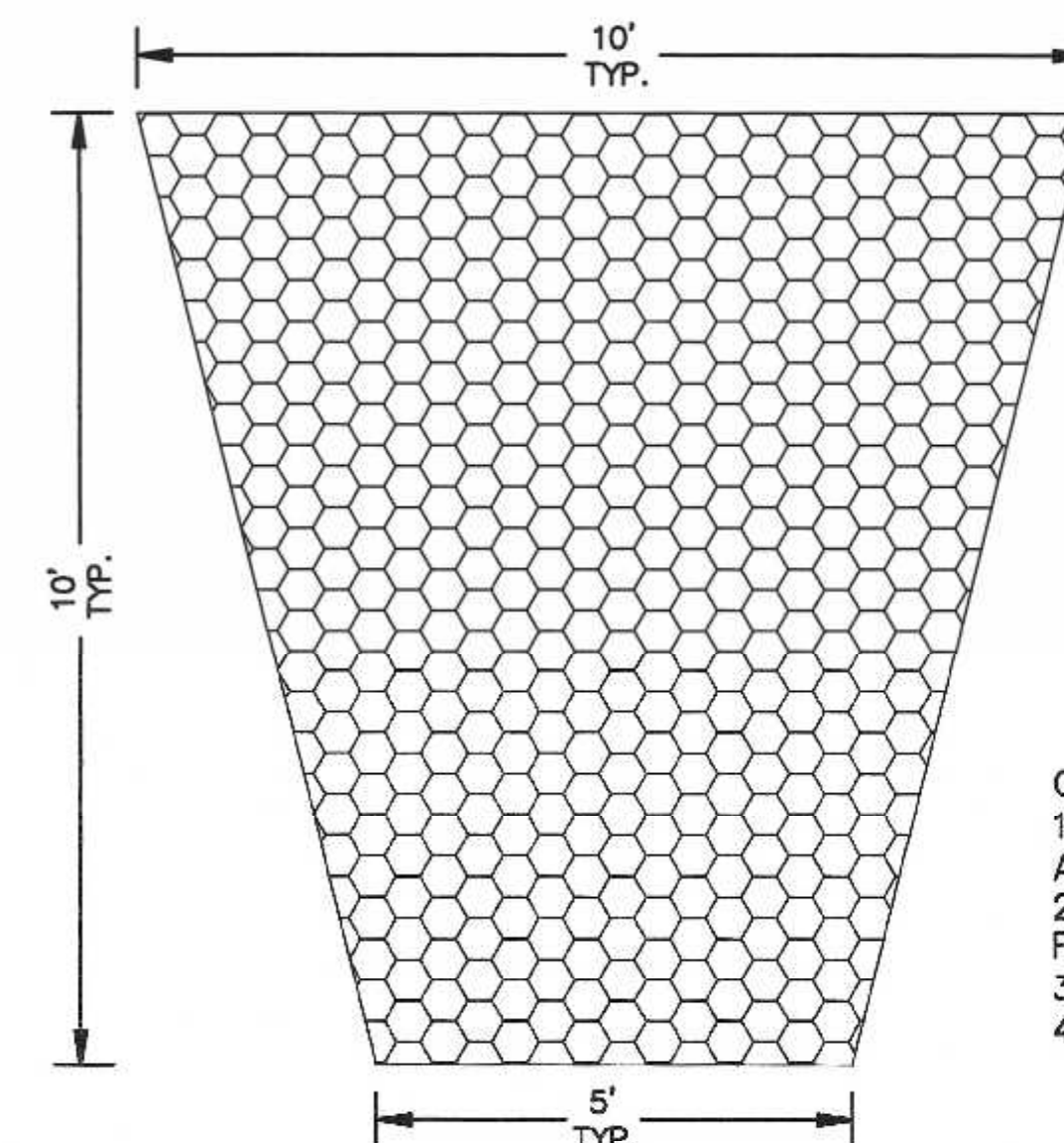


NOTES:

- INFILTRATION POND 1 CONSISTS OF 3 ROWS OF 4" DIAMETER PERFORATED HDPE PIPE 86' IN LENGTH. STONE ENVELOPE IS 20.7' x 89'
- INFILTRATION POND 2 CONSISTS OF 4 ROWS OF 4" DIAMETER PERFORATED HDPE PIPE 197' IN LENGTH. STONE ENVELOPE IS 27.3' x 200'
- 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 FT³ STORAGE REQUIRED
 POND 1 STORAGE BELOW OUTLET INVERT = 4,513 FT³
 POND 2 STORAGE BELOW OUTLET INVERT = 13,507 FT³
 POND 3 STORAGE BELOW OUTLET INVERT = 5,077 FT³
 TOTAL VOLUME = 23,097 FT³
 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



RIP RAP AT PIPE OUTLETS
N.T.S.

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

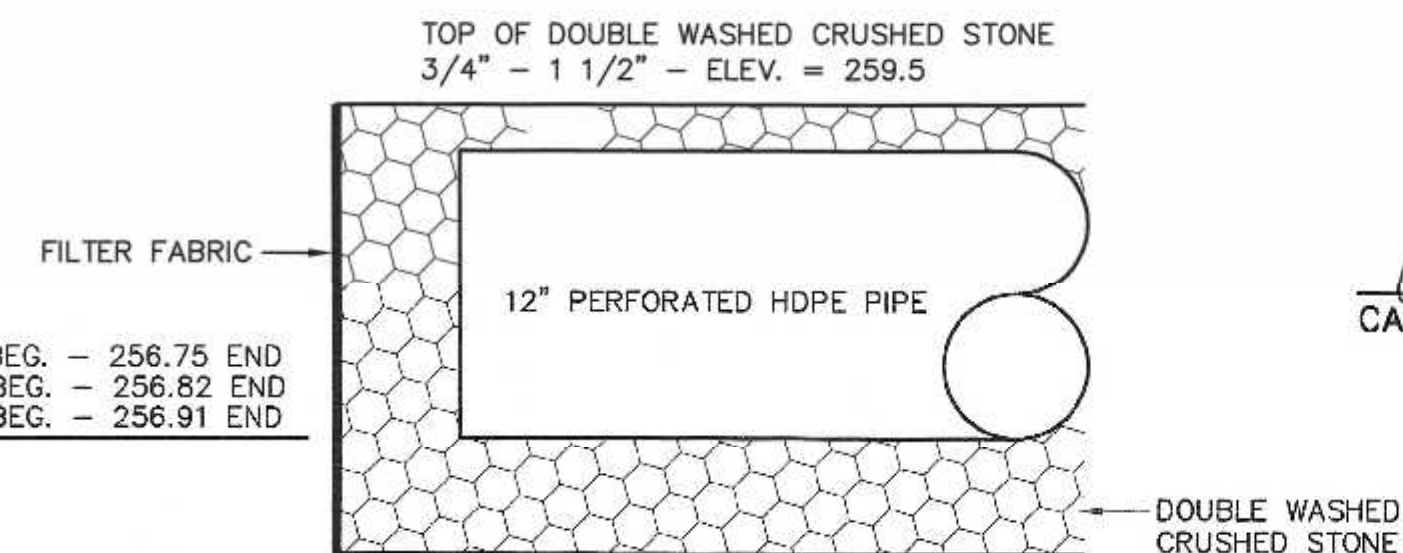
SOIL REMOVAL AT INFILTRATION SYSTEM IN FILL AREAS:
 ALL EXISTING TOP (A HORIZON) AND SUB-SOIL (B HORIZON) SOILS SHALL BE REMOVED UNDER THE INFILTRATION SYSTEMS AND FIVE FEET FROM THE OUTER EDGE OF THE STONE ENVELOPE.

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 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.

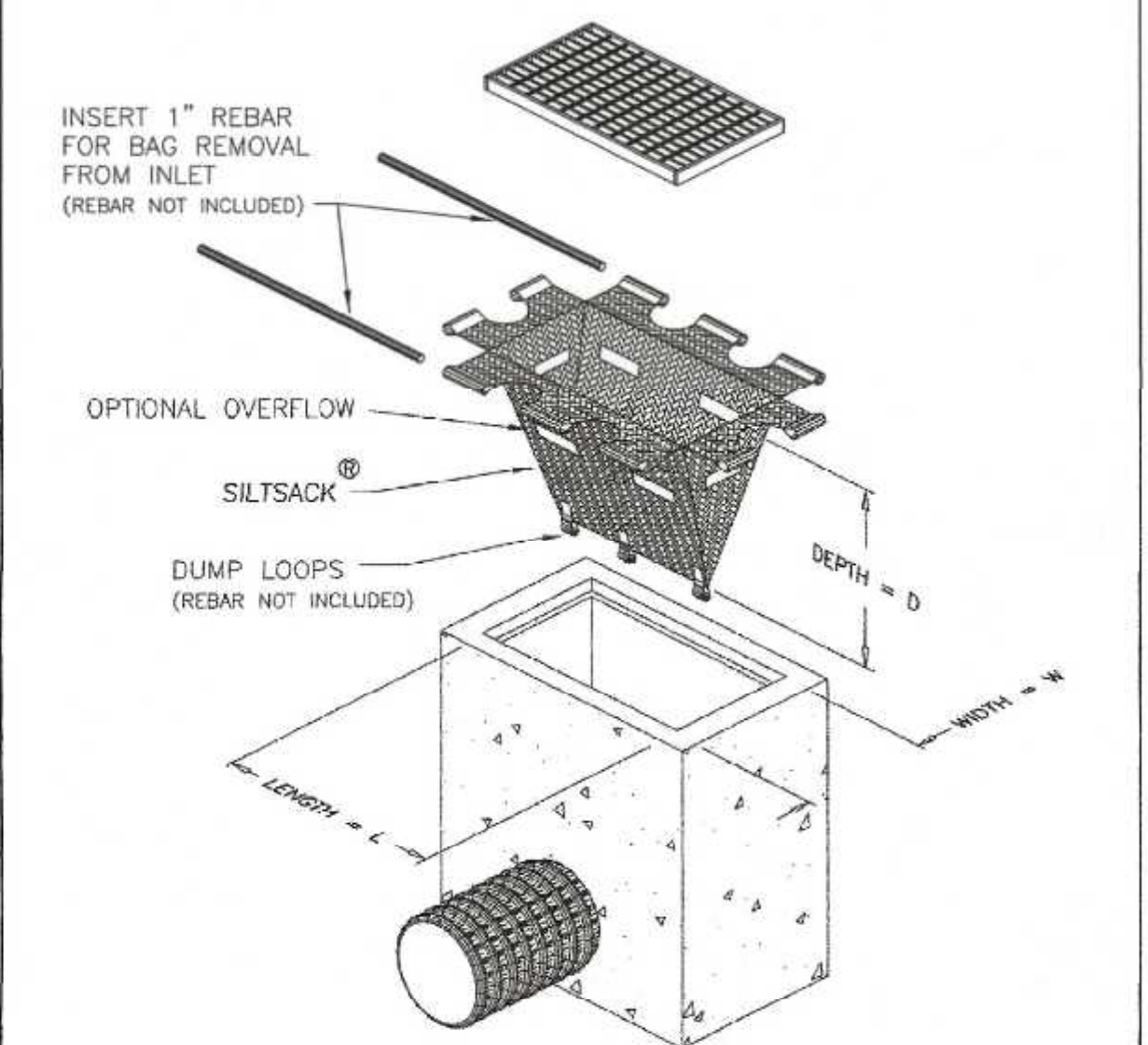
THE DESIGN ENGINEER SHALL INSPECT AND CERTIFY THE EXCAVATION OF THE SOIL INFILTRATION AREAS AND THE RAIN GARDEN AREA PRIOR TO ANY FILL BEING PLACED.



TRENCH DRAIN DETAIL

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

Typical Siltsack® Construction - Type B

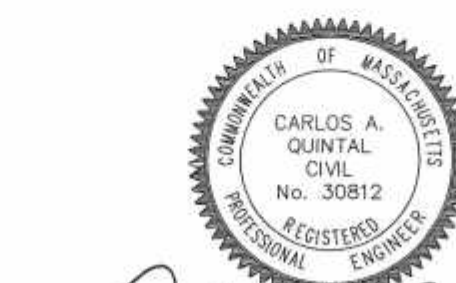


SILT SACK DETAIL
NOT TO SCALE

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

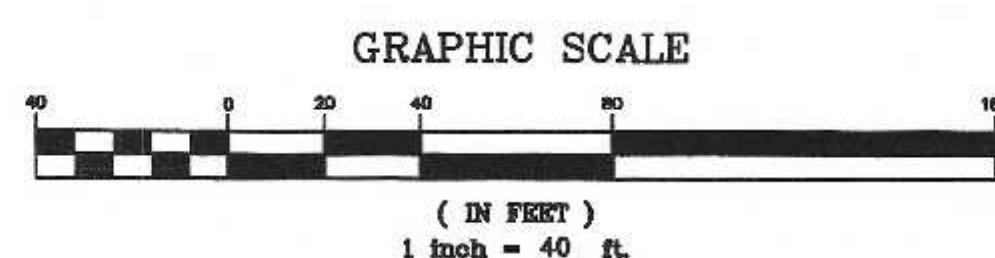


Carlos A. Quintal P.E. #30812

SITE PLAN
 CONSTRUCTION DETAILS - 3
 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

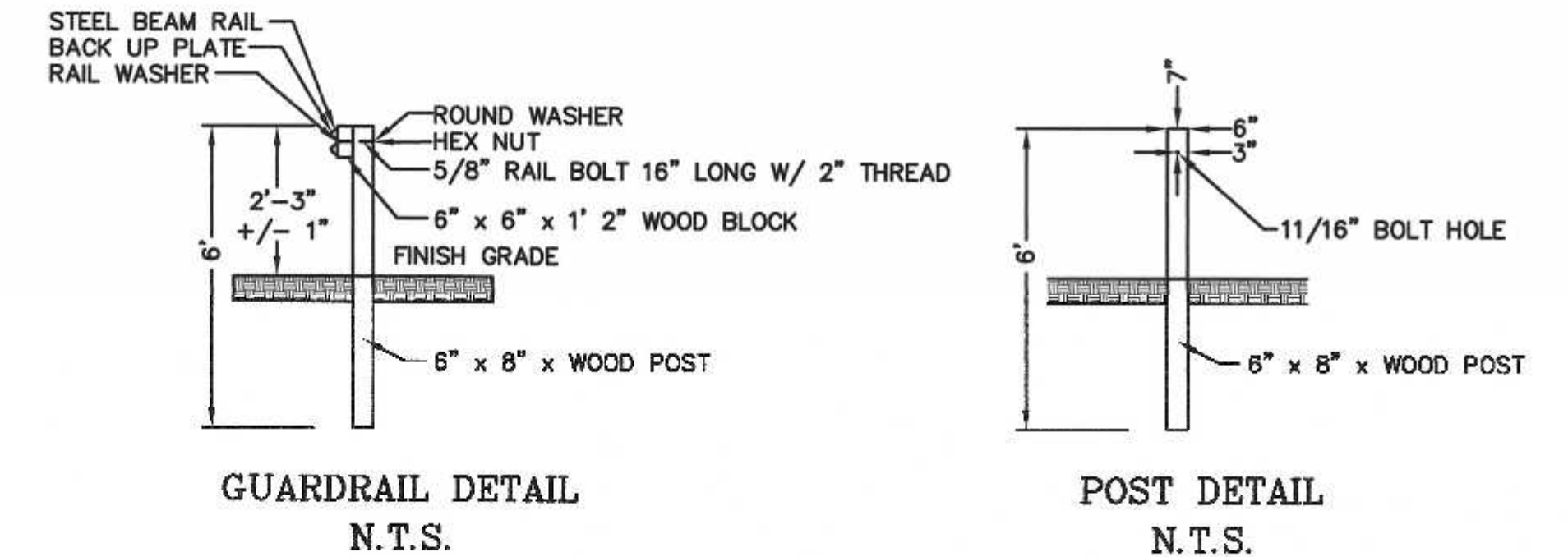
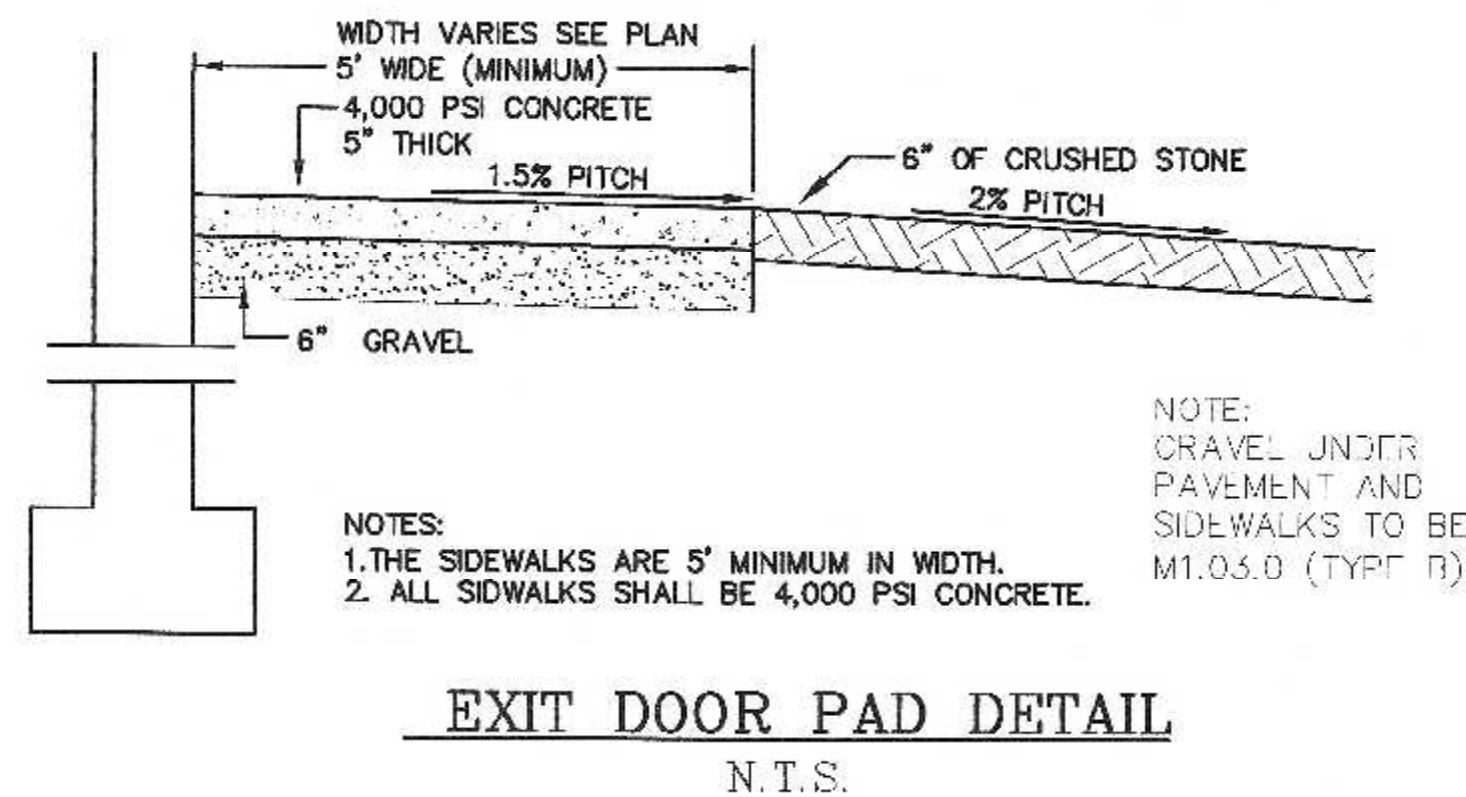
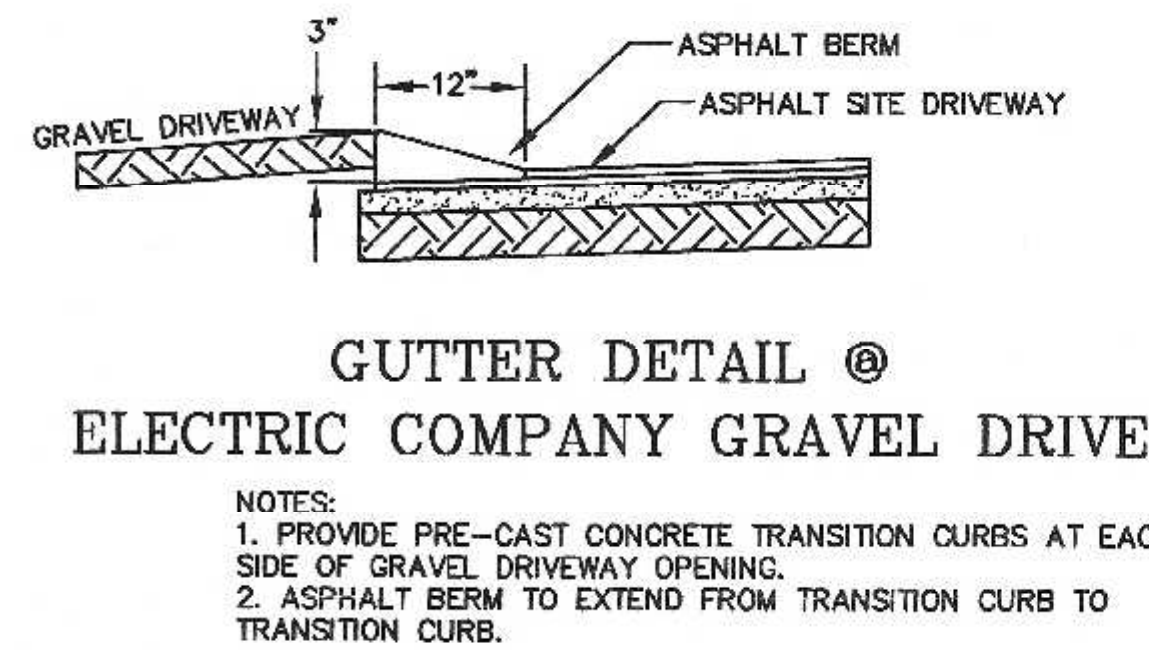
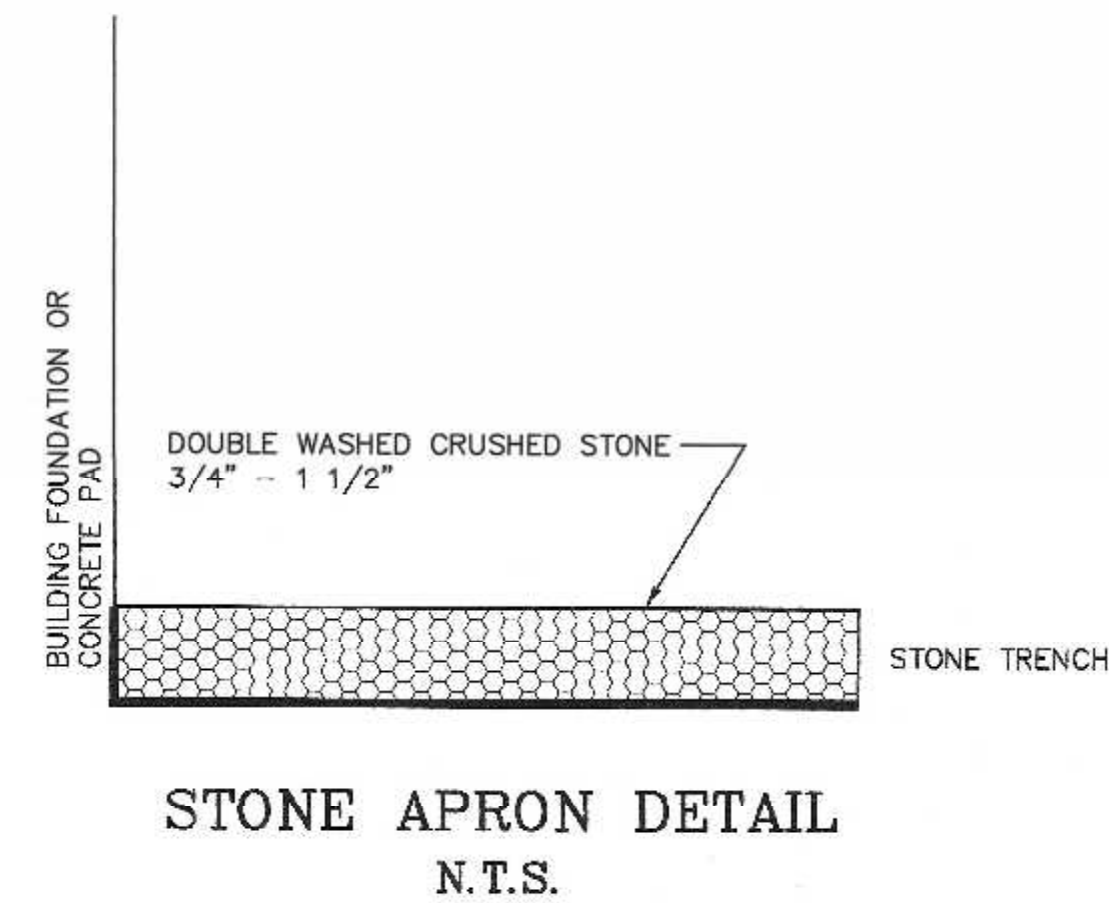
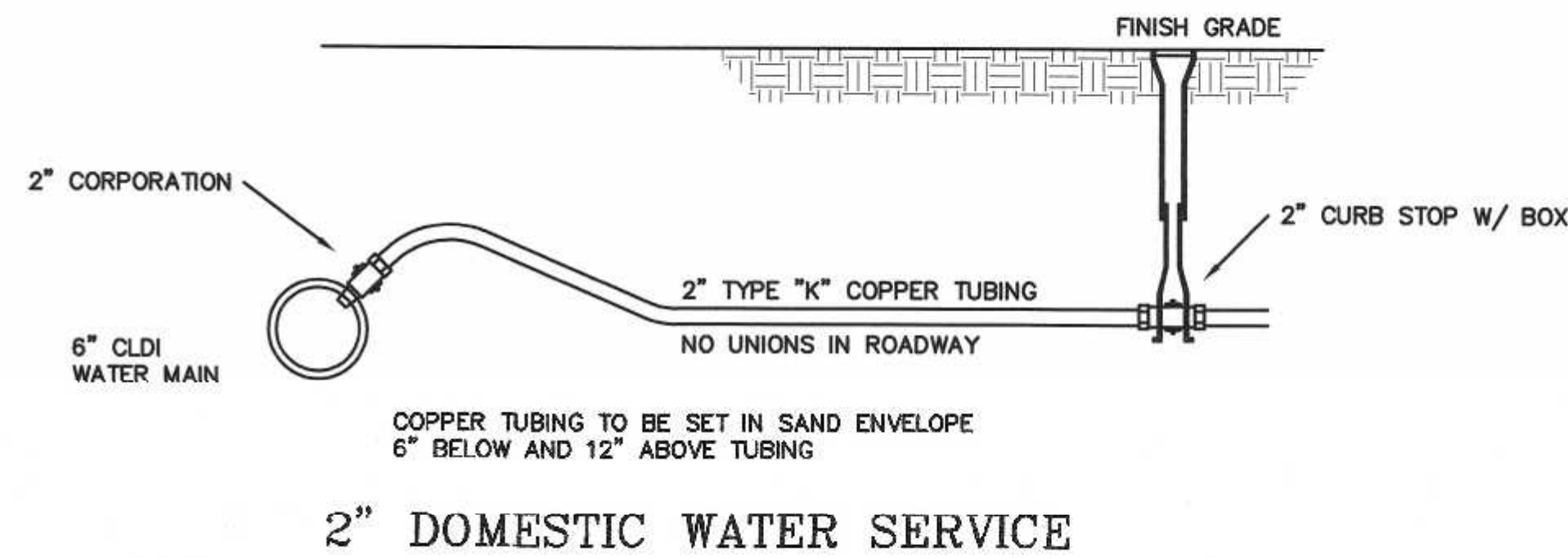


NO.	DATE	DESCRIPTION	BY
1	11/22/21	REVIEW COMMENTS - SITE LAYOUT	RRG

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

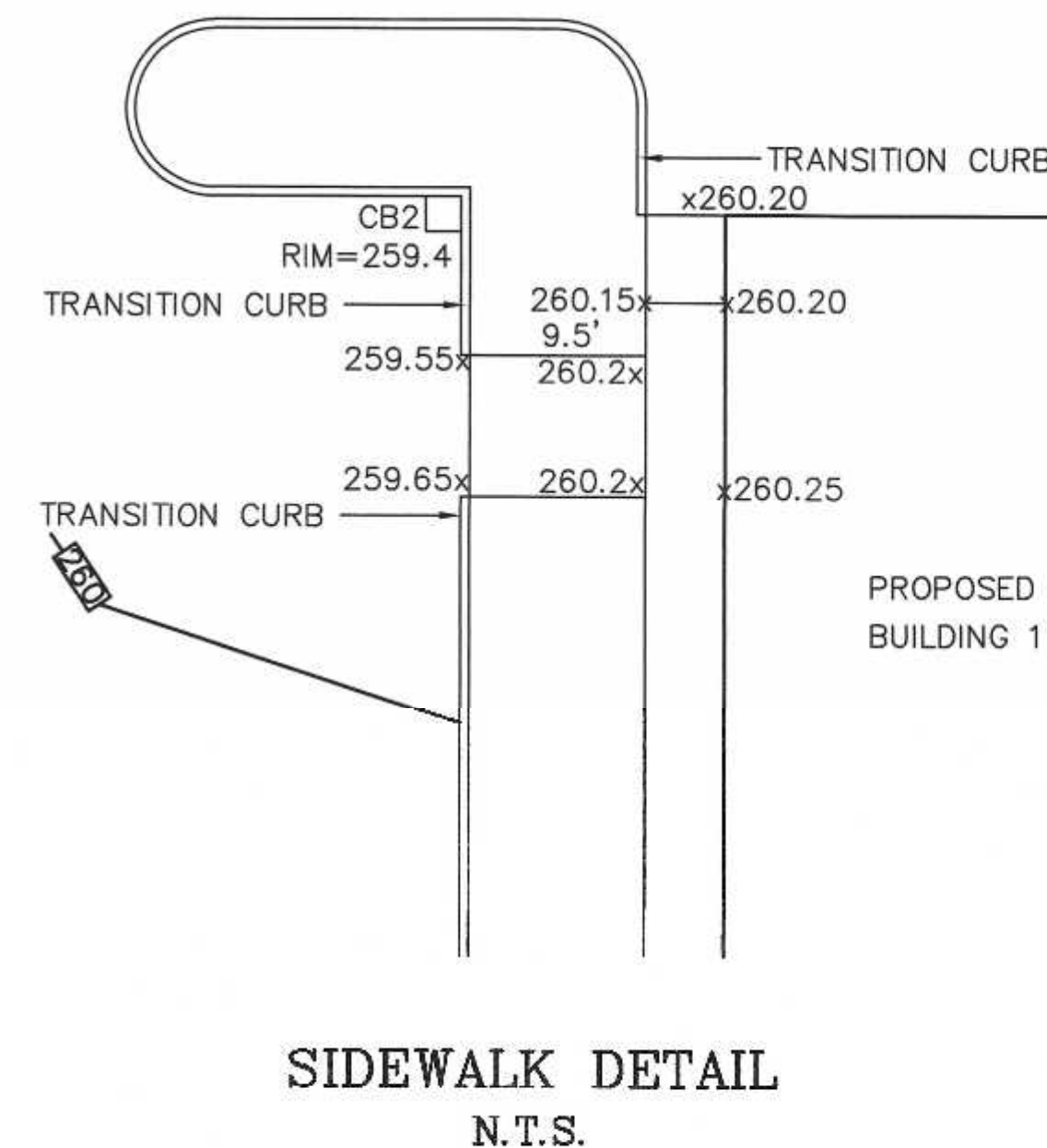
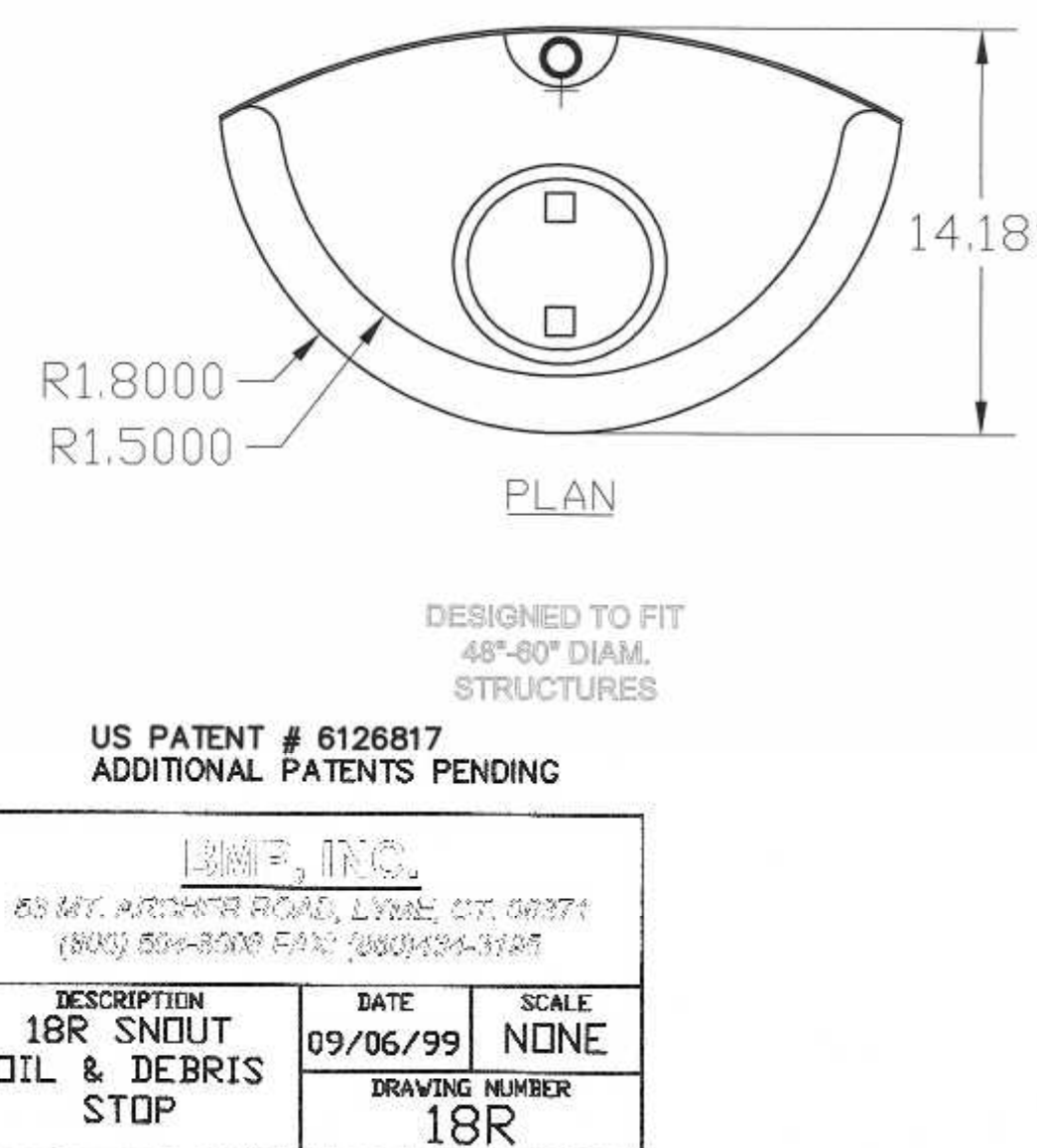
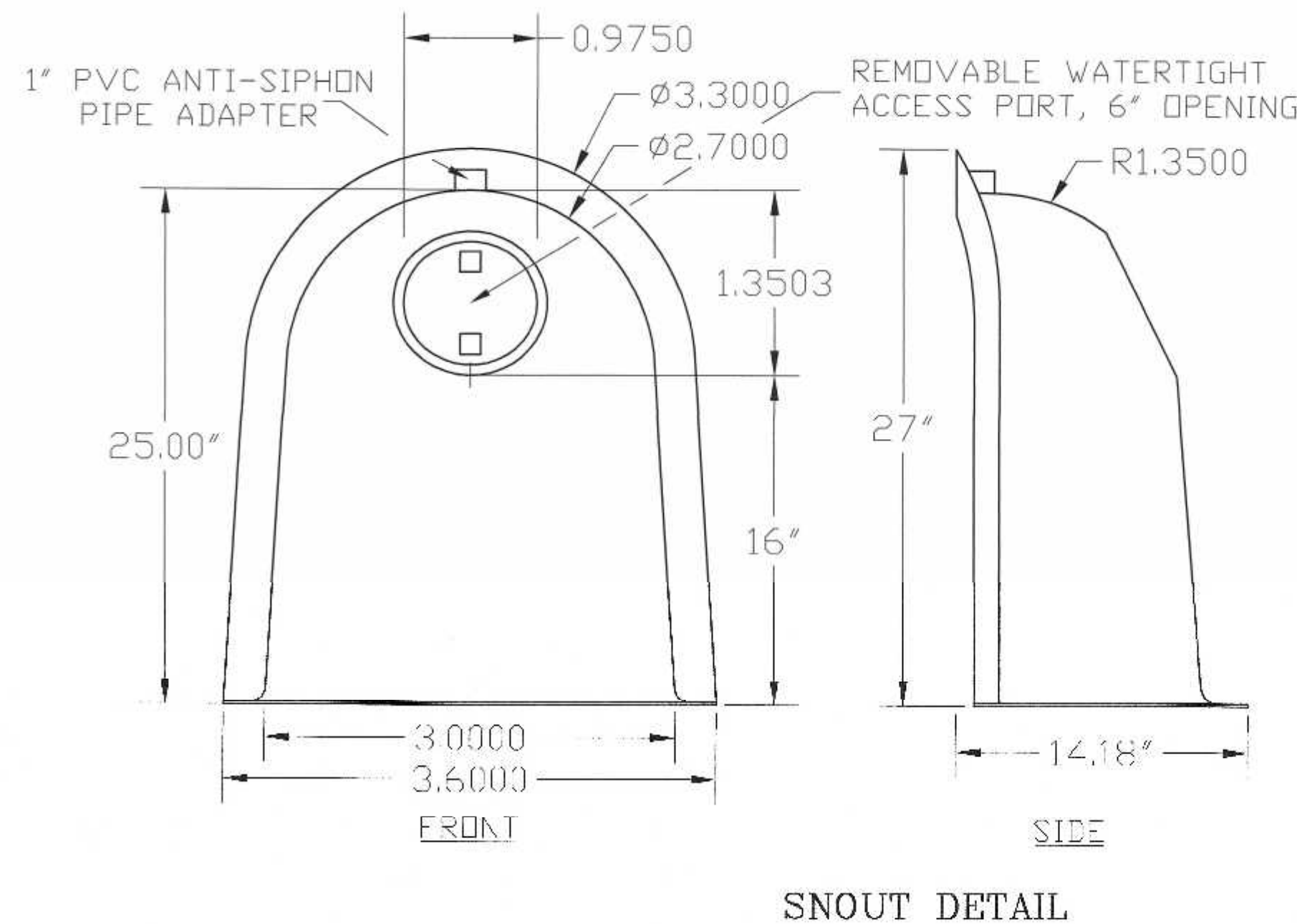
DATE	JUNE 28, 2021
SCALE	1" = 30'
PROJECT	UC1435
SHEET	9 of 10



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.

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 MANUFACTURERS 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 COUTY STREET
FRANKLIN, MASSACHUSETTS

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

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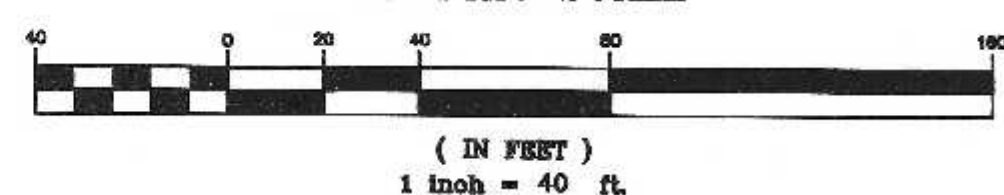
SITE PLAN
CONSTRUCTION DETAILS - 4
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FRANKLIN, MASSACHUSETTS
PREPARED FOR
FRANKLIN FLEX SPACE, LLC
13 CLOVELLY ROAD
WELLESLEY, MASSACHUSETTS
JUNE 28, 2021
SCALE: 1" = 40'

CARLOS A. QUINTAL P.E. #30812

SITE PLAN APPROVAL
REQUIRED
FRANKLIN PLANNING BOARD

DATE

GRAPHIC SCALE



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

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6/21	CALCS BY:	RRG
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DATE
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1" = 30'
PROJECT
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10 of 10