

Franklin, MA  
1 Inch = 213 Feet  
November 04, 2013



# GARAGE AND OFFICE SPACE SITE PLAN

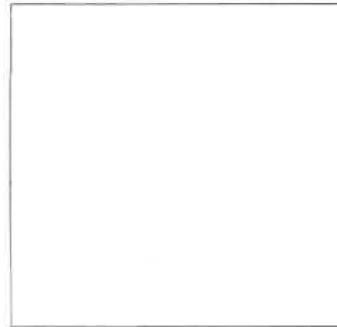
UPPER UNION STREET  
FRANKLIN, MASSACHUSETTS

NOVEMBER 7, 2008

JOB NO.  
**F3380**

## INDEX

1. COVER SHEET
2. OVERVIEW SITE PLAN
3. EXISTING CONDITIONS
4. PROPOSED SITE PLAN
5. GRADING AND UTILITIES
6. LANDSCAPING PLAN
7. PHOTOMETRIC PLAN
8. CONSTRUCTION DETAILS
9. CONSTRUCTION DETAILS



VICINITY MAP  
NO SCALE

SITE PLAN  
APPROVED DATE  
FRANKLIN PLANNING BOARD

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
DATE: \_\_\_\_\_

R E V I S I O N S	
DATE	REVISED

APPLICANT:  
J & J LAND DEVELOPMENT  
P.O.BOX 454  
FRANKLIN, MA 02038

OWNER  
J & J LAND DEVELOPMENT  
P.O.BOX 454  
FRANKLIN, MA 02038

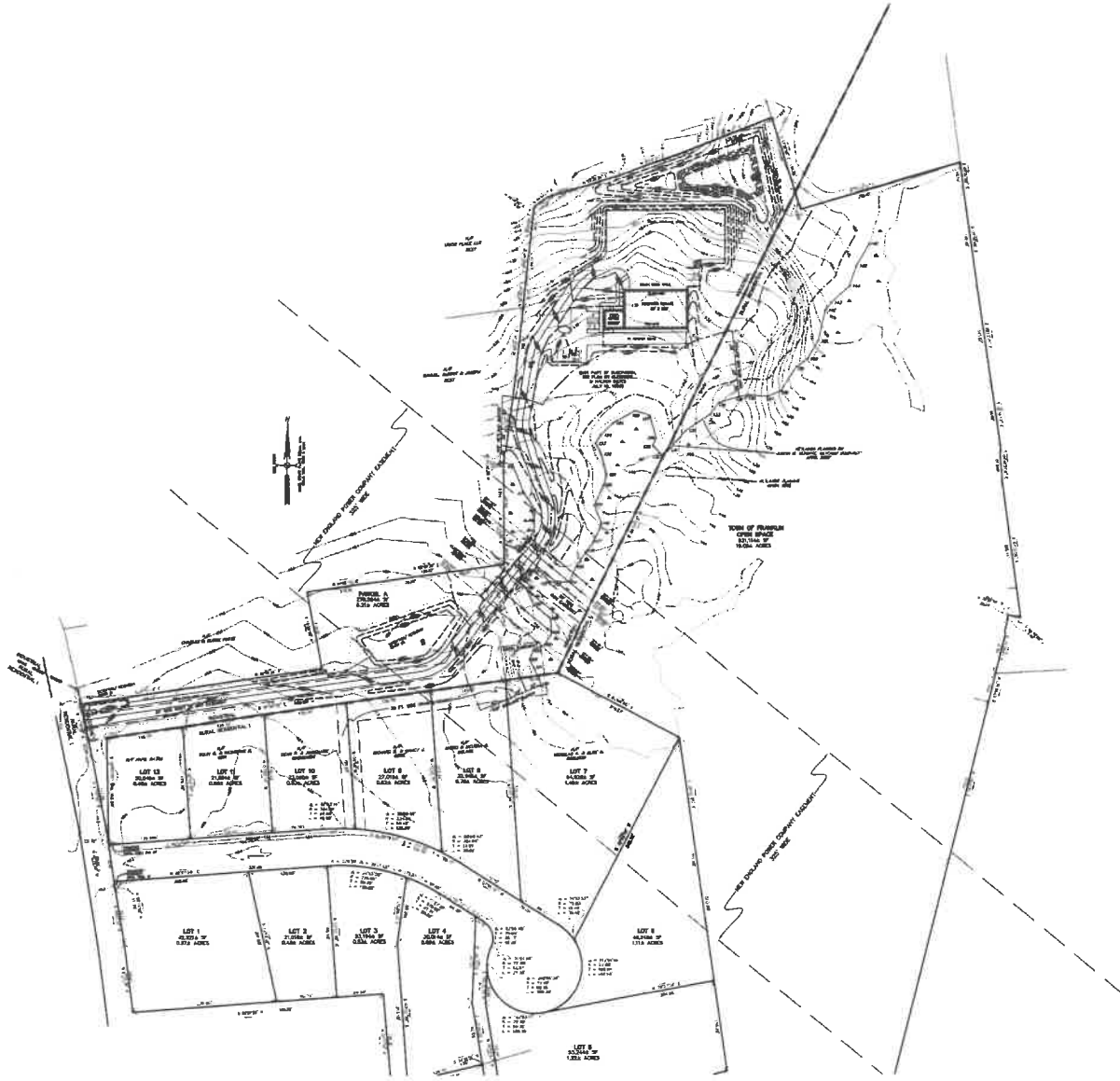
ENGINEERS AND SURVEYORS



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

**LEGEND**

- ⊖ DITCH BASIN
- ⊖ DRAIN MANHOLE
- ⊖ ELECTRIC MANHOLE
- ⊖ SEWER MANHOLE
- ⊖ MANHOLE
- ⊖ CONCRETE PAD
- ⊖ GAS VALVE
- ⊖ GAS SHUT OFF VALVE
- ⊖ GAS METER
- ⊖ WATERGATE
- ⊖ WATER SHUT OFF VALVE
- ⊖ FIRE HYDRANT
- ⊖ POST
- ⊖ VERTICAL CONG CURB
- ⊖ BEST FITS BY CURBLINE AND PAVEN.
- ⊖ LIGHT POLE
- ⊖ UTILITY POLE
- ⊖ GUY WIRE
- ⊖ SIGN
- ⊖ METFLAG
- ⊖ TREE
- TRICK LINE
- SEWER LINE
- DRAIN LINE
- WATER LINE
- GAS LINE
- EDGE OF PAVEMENT
- RETURNING ROW
- GRANITE CURB
- IN PARADE CURB
- RETAINING WALL
- COLD SPOT ELEVATION



SITE PLAN  
APPROVED DATE  
FRANKLIN PLANNING BOARD

DATE: \_\_\_\_\_

APPLICANT:  
J & J LAND DEVELOPMENT  
P.O. BOX 454  
FRANKLIN, MA 02038

**REVISIONS**

DATE	REVISED

**Guerriere & Halton, Inc.**  
Engineering & Land Surveying  
Ph. (508) 328-3221 34 POND STREET, STE 206  
Fr. (508) 328-7921 FRANKLIN, MASS., 02038  
www.guerriereandhalton.com

**SITE OVERVIEW**  
FOR  
**UPPER UNION STREET**  
**GARAGE AND OFFICE**  
**PLAN OF LAND**  
IN  
**FRANKLIN**  
**MASSACHUSETTS**

DATE: **MAY 2007** SCALE: **1"=80'**  
SHEET: **2 OF 9** JOB NO. **F3380**

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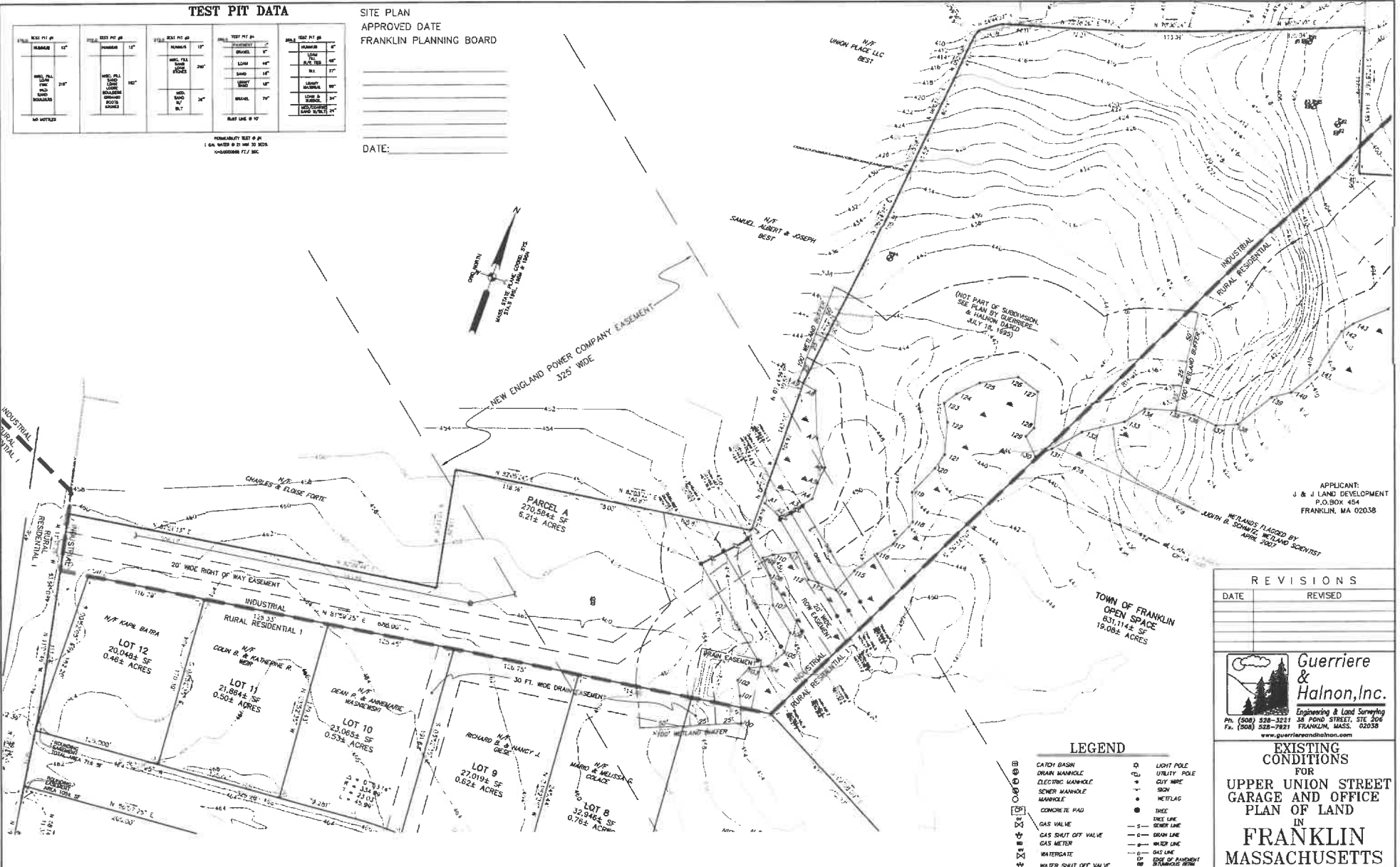
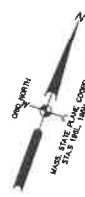
**TEST PIT DATA**

TEST PIT #	DEPTH	TEST PIT #	DEPTH	TEST PIT #	DEPTH	TEST PIT #	DEPTH	TEST PIT #	DEPTH
1	12"	2	12"	3	12"	4	12"	5	12"
6	12"	7	12"	8	12"	9	12"	10	12"
11	12"	12	12"	13	12"	14	12"	15	12"
16	12"	17	12"	18	12"	19	12"	20	12"
21	12"	22	12"	23	12"	24	12"	25	12"
26	12"	27	12"	28	12"	29	12"	30	12"
31	12"	32	12"	33	12"	34	12"	35	12"
36	12"	37	12"	38	12"	39	12"	40	12"
41	12"	42	12"	43	12"	44	12"	45	12"
46	12"	47	12"	48	12"	49	12"	50	12"
51	12"	52	12"	53	12"	54	12"	55	12"
56	12"	57	12"	58	12"	59	12"	60	12"
61	12"	62	12"	63	12"	64	12"	65	12"
66	12"	67	12"	68	12"	69	12"	70	12"
71	12"	72	12"	73	12"	74	12"	75	12"
76	12"	77	12"	78	12"	79	12"	80	12"
81	12"	82	12"	83	12"	84	12"	85	12"
86	12"	87	12"	88	12"	89	12"	90	12"
91	12"	92	12"	93	12"	94	12"	95	12"
96	12"	97	12"	98	12"	99	12"	100	12"

UNIVERSITY TEST # 1  
1 6/8" DIA. HOLE @ 10' TO 30' DEPTH  
NO. 00000000 77.1 SEC.

SITE PLAN  
APPROVED DATE  
FRANKLIN PLANNING BOARD

DATE: \_\_\_\_\_



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- LEGEND**
- CATCH BASIN
  - DRAIN MANHOLE
  - ELECTRIC MANHOLE
  - SEWER MANHOLE
  - MANHOLE
  - CONCRETE PAD
  - GAS VALVE
  - GAS SHUT OFF VALVE
  - GAS METER
  - WATERMETER
  - WATER SHUT OFF VALVE
  - FIRE HYDRANT
  - POST
  - VERTICAL CONC. CURB
  - TEST PITS BY GUERRIERE
  - LIGHT POLE
  - UTILITY POLE
  - GUY WIRE
  - SIGN
  - METFLAG
  - TREE LINE
  - TREE LINE
  - SEWER LINE
  - DRAIN LINE
  - WATER LINE
  - GAS LINE
  - EDGE OF PAVEMENT
  - IRREGULAR CURB
  - GRANITE CURB
  - RETAINING CURB
  - RETAINING WALL
  - 2" DODGE SPOT ELEVATION

**REVISIONS**

DATE	REVISED

**Guerriere & Halnon, Inc.**  
Engineering & Land Surveying  
Ph. (508) 528-3211 38 POND STREET, STE 206  
Fr. (508) 528-7821 FRANKLIN, MASS. 02035  
www.guerriereandhalnon.com

**EXISTING CONDITIONS FOR UPPER UNION STREET GARAGE AND OFFICE PLAN OF LAND IN FRANKLIN MASSACHUSETTS**

DATE	MAY 2007	SCALE	1"=30'
SHEET	3 OF 9	JOB NO.	F3380

DATE PLOTTED: 5/22/07 10:00 AM

**NOTES**

1. ALL CONSTRUCTION SHALL CONFORM TO THE TOWN OF FRANKLIN STANDARDS.
2. THE SITE SHALL CONFORM TO ALL RULES AND REGULATIONS AND APPROVALS FROM THE BOARD OF HEALTH, DESIGN REVIEW COMMISSION, DPW, POLICE, AND FIRE DEPARTMENTS.
3. ALL PARKING STRIPING SHALL BE PAINTED WITH WHITE ACRYLIC PAINT.
4. PROPERTY IS CURRENTLY ZONED BUSINESS.
5. A PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.
6. ALL EROSION CONTROL MITIGATION MEASURES SHALL BE IN PLACE PRIOR TO MAJOR CONSTRUCTION OR SOIL DISTURBANCE COMMENCING ON SITE.
7. IF ANY DEBRIS IS CARRIED ONTO ANY PUBLIC WAY, THE OWNER/APPLICANT AND HIS ASSIGNS SHALL BE RESPONSIBLE FOR ALL CLEANUP OF THE ROADWAY. ALL CLEANUPS SHALL OCCUR WITHIN 24 HOURS AFTER FIRST WRITTEN NOTIFICATION.
8. THE BUILDING OFFSETS AS SHOWN ON THIS PLAN ARE NOT TO BE USED FOR THE ESTABLISHMENT OF PROPERTY LINES OR FOR THE ESTABLISHMENT OF ANY PROPOSED CONSTRUCTION UNLESS SAID CONSTRUCTION IS SHOWN HEREON.
9. THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE AND PURPOSE OF THE PARTY STATED HEREON AND SHALL NOT BE USED BY ANY THIRD PARTY WITHOUT THE EXPRESSED WRITTEN PERMISSION OF GUERRIERE AND HALNON, INC.
10. ELEVATIONS REFER TO NGVD 1929

SITE PLAN  
APPROVED DATE  
FRANKLIN PLANNING BOARD

DATE: \_\_\_\_\_

**"ZONING BUSINESS"**

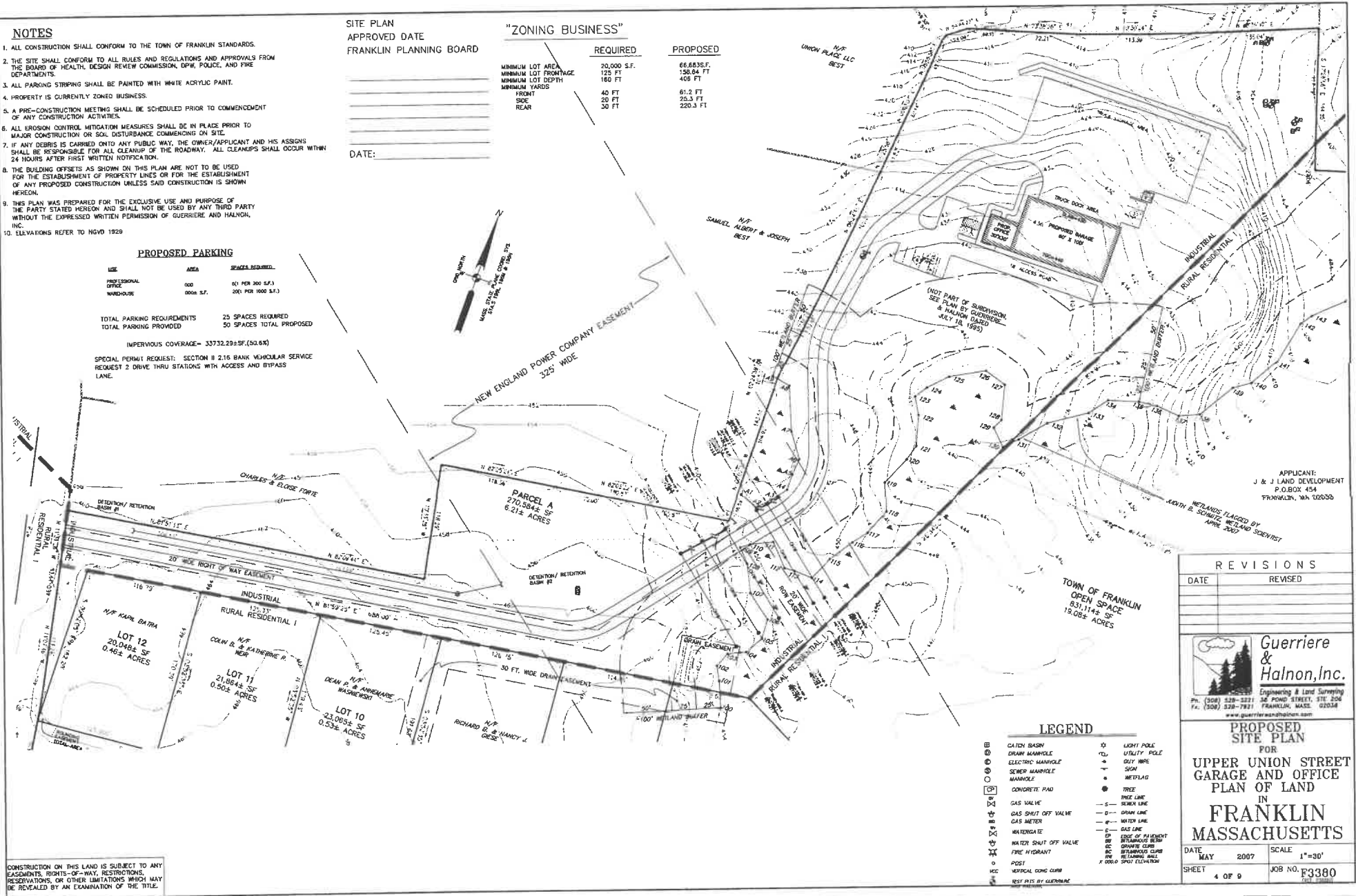
	REQUIRED	PROPOSED
MINIMUM LOT AREA	20,000 S.F.	66,883.6 F.
MINIMUM LOT FRONTAGE	125 FT	158.04 FT
MINIMUM LOT DEPTH	160 FT	408 FT
MINIMUM YARDS		
FRONT	40 FT	61.2 FT
SIDE	20 FT	25.3 FT
REAR	30 FT	220.1 FT

**PROPOSED PARKING**

USE	AREA	SPACES REQUIRED
PROFESSIONAL OFFICE	000	01 PER 200 S.F.
WAREHOUSE	0008 S.F.	201 PER 1000 S.F.
<b>TOTAL PARKING REQUIREMENTS</b>		<b>25 SPACES REQUIRED</b>
<b>TOTAL PARKING PROVIDED</b>		<b>50 SPACES TOTAL PROPOSED</b>

IMPERVIOUS COVERAGE= 33732.29±SF.(50.6%)

SPECIAL PERMIT REQUEST: SECTION II 2.16 BANK VEHICULAR SERVICE REQUEST 2 DRIVE THRU STATIONS WITH ACCESS AND BYPASS LANE.



APPLICANT:  
J & J LAND DEVELOPMENT  
P.O. BOX 454  
FRANKLIN, MA 02055

WETLANDS FLAGGED BY  
KATHY B. SCHWAB, WETLAND SCIENTIST  
APRIL 2007

**REVISIONS**

DATE	REVISED

**Guerriere & Halnon, Inc.**  
Engineering & Land Surveying  
Ph: (508) 528-2221 36 POND STREET, STE 206  
Fr: (508) 528-7881 FRANKLIN, MASS. 02054  
www.guerriereandhalnon.com

**PROPOSED SITE PLAN**  
FOR  
**UPPER UNION STREET GARAGE AND OFFICE PLAN OF LAND**  
IN  
**FRANKLIN MASSACHUSETTS**

DATE	MAY 2007	SCALE	1"=30'
SHEET	4 OF 9	JOB NO.	F3380

- LEGEND**
- ⊠ CATCH BASIN
  - ⊙ DRAIN MANHOLE
  - ⊙ ELECTRIC MANHOLE
  - ⊙ SEWER MANHOLE
  - ⊙ MANHOLE
  - ⊠ CONCRETE PAD
  - ⊙ GAS VALVE
  - ⊙ GAS SHUT OFF VALVE
  - ⊙ GAS METER
  - ⊙ WATERGATE
  - ⊙ WATER SHUT OFF VALVE
  - ⊙ FIRE HYDRANT
  - ⊙ POST
  - ⊙ SHERICAL CONIC CURB
  - ⊙ BEST FITS BY GUERRIERE
  - ⊙ LIGHT POLE
  - ⊙ UTILITY POLE
  - ⊙ DIRT WARE
  - ⊙ SIGN
  - ⊙ MET/LAG
  - ⊙ TREE
  - SEWER LINE
  - DRAIN LINE
  - WATER LINE
  - GAS LINE
  - LINE OF ADJACENT
  - ⊙ BITUMINOUS WEAR COURSE CURB
  - ⊙ BITUMINOUS CURB
  - ⊙ FIRE RETARDING WALL
  - ⊙ 0.000 SPOT ELEVATION

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K:\2007\05\F3380-04.dwg (1/17/07) 10:30:36 AM (DWM)

**NOTES**

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SITE PLAN  
APPROVED DATE \_\_\_\_\_  
FRANKLIN PLANNING BOARD

**"ZONING BUSINESS"**

	REQUIRED	PROPOSED
MINIMUM LOT AREA	20,000 S.F.	66,883.6 F.
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MINIMUM LOT DEPTH	160 FT	436 FT
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FRONT	40 FT	61.3 FT
SIDE	20 FT	25.3 FT
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DATE: \_\_\_\_\_

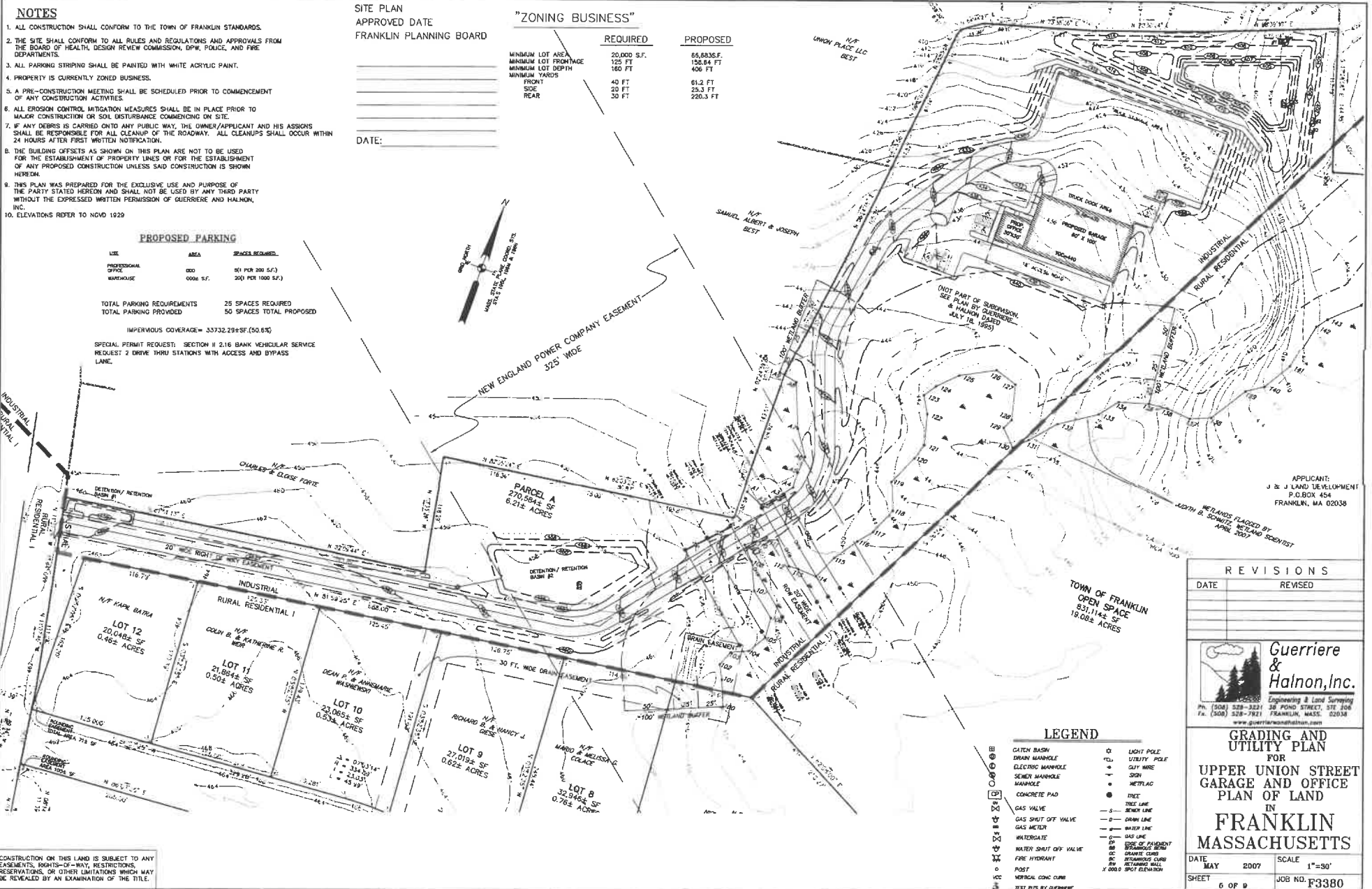
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USE	AREA	SPACES REQUIRED
PROFESSIONAL OFFICE	000	40 PER 200 S.F.
WAREHOUSE	0002 S.F.	20 PER 1000 S.F.

TOTAL PARKING REQUIREMENTS 25 SPACES REQUIRED  
TOTAL PARKING PROVIDED 50 SPACES TOTAL PROPOSED

IMPERVIOUS COVERAGE = 35732.29 SF (50.6%)

SPECIAL PERMIT REQUEST: SECTION II 2.16 BANK VEHICULAR SERVICE REQUEST 2 DRIVE THRU STATIONS WITH ACCESS AND BYPASS LANE.



REVISIONS	
DATE	REVISED

**Guerriere & Halnon, Inc.**  
Engineering & Land Surveying  
PH. (508) 328-3221 38 POND STREET, 3RD FLOOR  
FR. (508) 328-7821 FRANKLIN, MASS. 02038  
www.guerriereandhalnon.com

**GRADING AND UTILITY PLAN FOR UPPER UNION STREET GARAGE AND OFFICE PLAN OF LAND IN FRANKLIN MASSACHUSETTS**

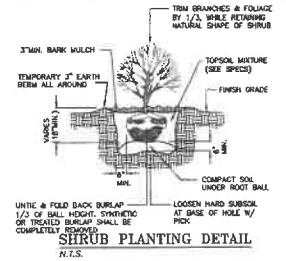
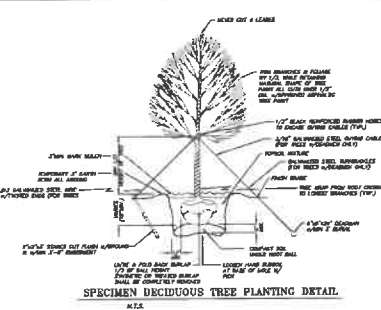
DATE MAY 2007 SCALE 1"=30'  
SHEET 6 OF 9 JOB NO. F3380

**LEGEND**

⊖	CATCH BASIN	○	LIGHT POLE
⊕	DRAIN MANHOLE	⊕	UTILITY POLE
⊗	ELECTRIC MANHOLE	⊕	GUY WIRE
⊙	SEWER MANHOLE	⊕	IRON
⊚	MANHOLE	⊕	METALIC
⊛	CONCRETE PAD	●	TREE
⊜	GAS VALVE	—	TRICE LINE
⊝	GAS SHUT OFF VALVE	—	SEWER LINE
⊞	GAS METER	—	DRAIN LINE
⊟	WATERGATE	—	WATER LINE
⊠	WATER SHUT OFF VALVE	—	GAS LINE
⊡	FIRE HYDRANT	—	EDGE OF PAVEMENT
⊢	POST	—	CHIMNEY
⊣	VERTICAL CONC CURB	—	RETAINING CURB
⊤	TEST PITS BY SUBMITTER	⊕	SPOT ELEVATION

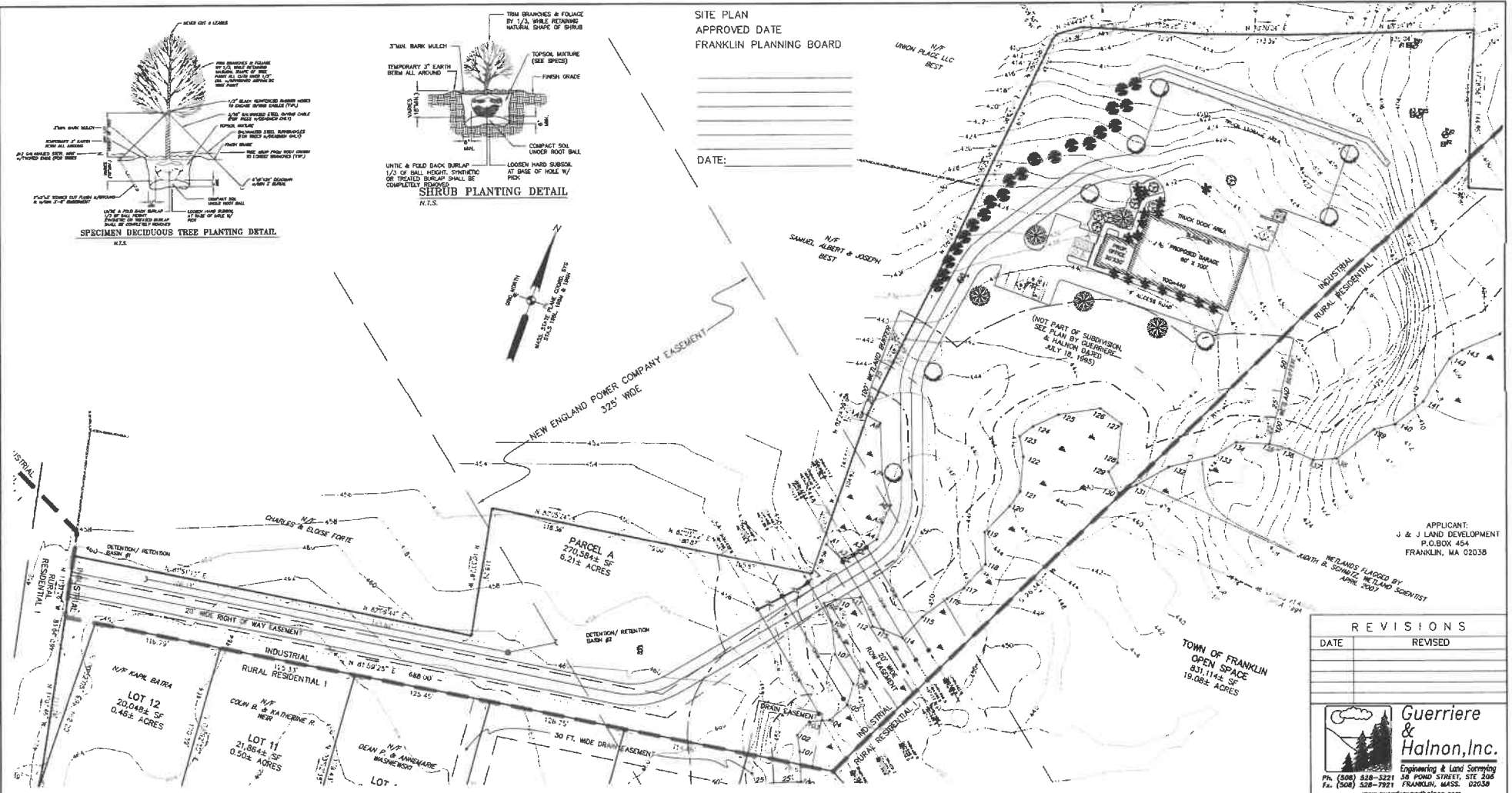
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C:\WORK\PROJECTS\F3380\F3380.DWG



SITE PLAN  
APPROVED DATE  
FRANKLIN PLANNING BOARD

DATE:



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**LEGEND**

⊗	CATCH BASIN	⊕	LIGHT POLE
⊙	DRAIN MANHOLE	⊖	UTILITY POLE
⊚	ELECTRIC MANHOLE	⊗	GUY WIRE
⊛	SEWER MANHOLE	⊘	SHOY
⊜	MANHOLE	⊙	NETFLAG
⊝	CONCRETE PAD	●	TREE
⊞	GAS VALVE	—	EDGE LINE
⊟	GAS SHUT OFF VALVE	—	SEWER LINE
⊠	GAS METER	—	DRAIN LINE
⊡	WATERGATE	—	WATER LINE
⊢	WATER SHUT OFF VALVE	—	DISC LINE
⊣	FIRE HYDRANT	—	EDGE OF PAVEMENT
⊤	POST	—	EDGED SHOULDER
⊥	VERTICAL CONC CURB	—	GRANITE CURB
⊦	RET FITS BY GUERRIERE	—	RETAINING CURB
		—	RETAINING WALL
		—	WOOD SHUT GLENN PIN

**REVISIONS**

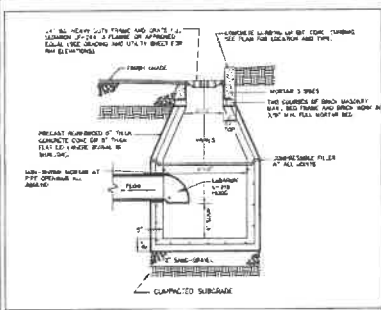
DATE	REVISED

**Guerriere & Halnon, Inc.**  
Engineering & Land Surveying  
Ph. (508) 828-3321 58 POND STREET, STE 305  
Fr. (508) 528-7871 FRANKLIN, MASS. 02038  
www.guerriereandhalnon.com

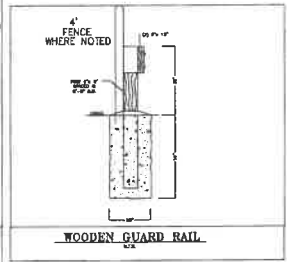
**LANDSCAPING PLAN**  
FOR  
**UPPER UNION STREET GARAGE AND OFFICE PLAN OF LAND**  
IN  
**FRANKLIN MASSACHUSETTS**

DATE: MAY 2007 SCALE: 1"=30'  
SHEET: 6 OF 9 JOB NO. F3380

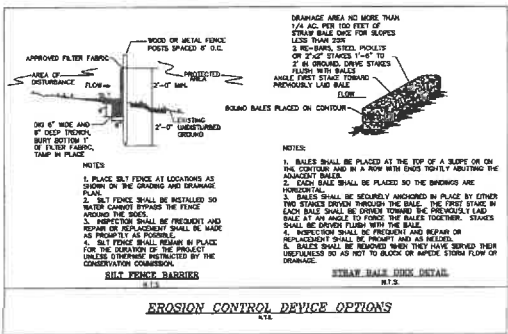
C:\P\2007\F3380.dwg 11/27/07 11:28:38 AM LHM



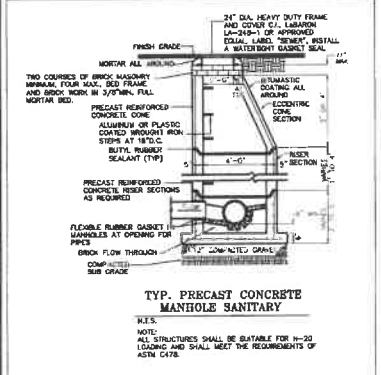
TYP PRECAST CONCRETE CATCH BASIN DETAIL  
NOT TO SCALE



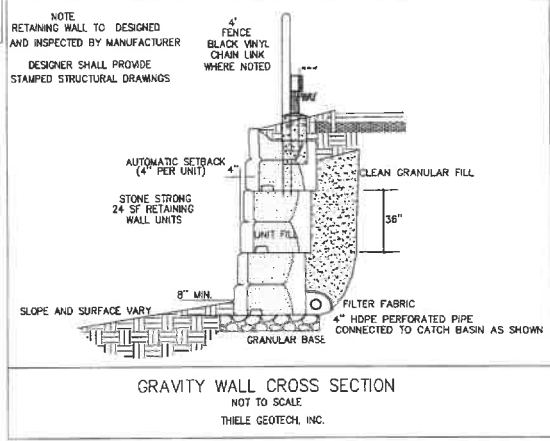
WOODEN GUARD RAIL



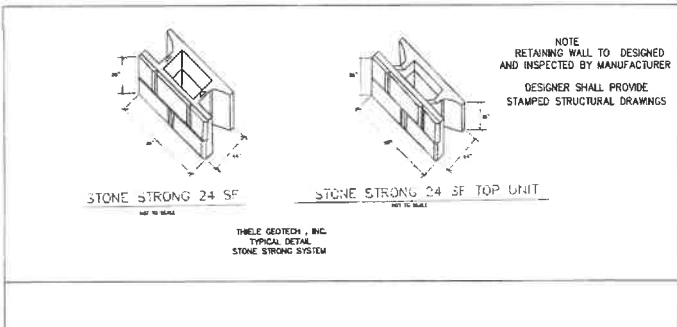
EROSION CONTROL DEVICE OPTIONS



TYP. PRECAST CONCRETE MANHOLE SANITARY

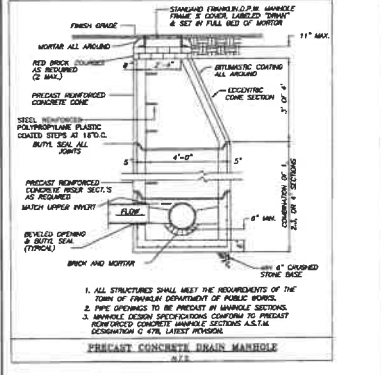


GRAVITY WALL CROSS SECTION

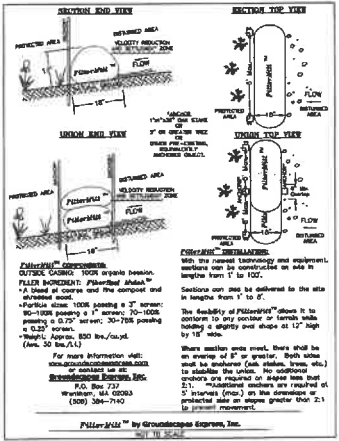


STONE STRONG 24 SF

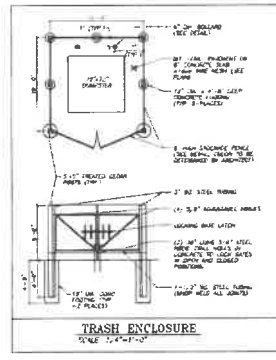
STONE STRONG 24 SF TOP UNIT



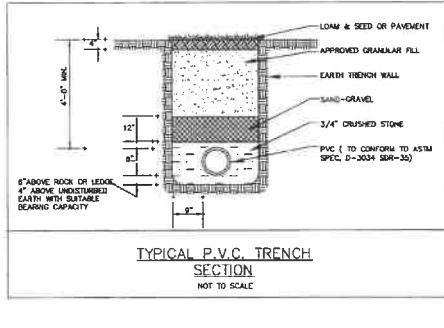
PRECAST CONCRETE DRAIN MANHOLE



Trench Enclosure by Groundspace Systems, Inc.



TRASH ENCLOSURE



TYPICAL P.V.C. TRENCH SECTION

SITE PLAN  
APPROVED DATE  
FRANKLIN PLANNING BOARD

DATE:

SIDEWALK NOTE:  
AS REQUIRED BY ADA, SIDEWALK RAMPS SHALL HAVE A DETECTABLE SURFACE AT THE BOTTOM OF THE RAMP.  
SEE SITE PLAN.

NOTE  
RETAINING WALL TO DESIGNED AND INSPECTED BY MANUFACTURER  
DESIGNER SHALL PROVIDE STAMPED STRUCTURAL DRAWINGS

APPLICANT:  
J & J LAND DEVELOPMENT  
P.O. BOX 454  
FRANKLIN, MA 02038

REVISIONS	
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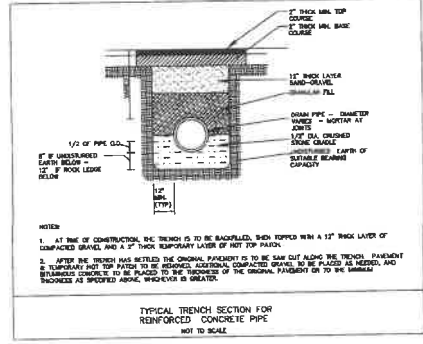
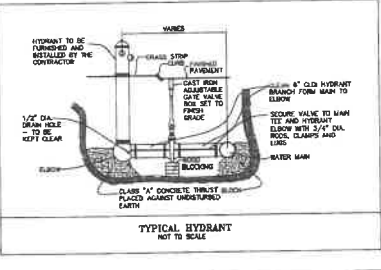
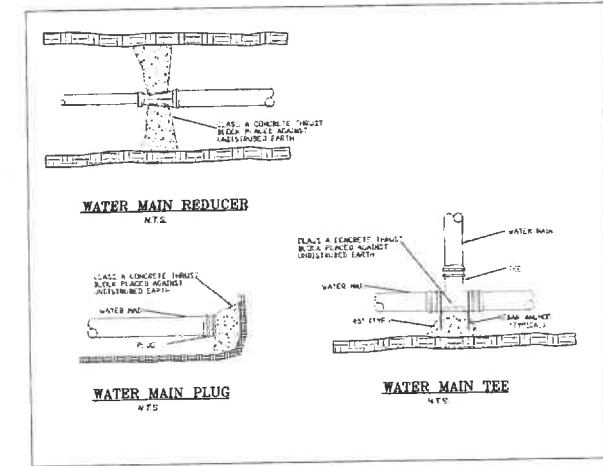
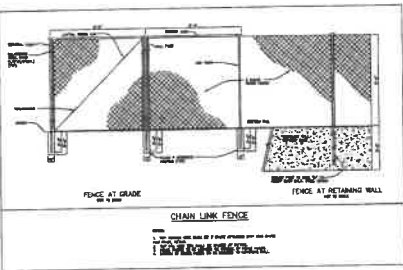
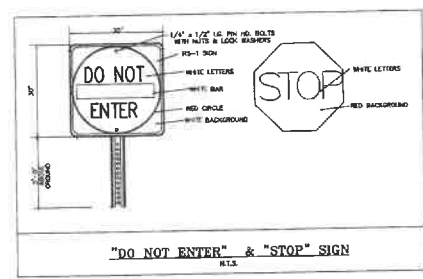
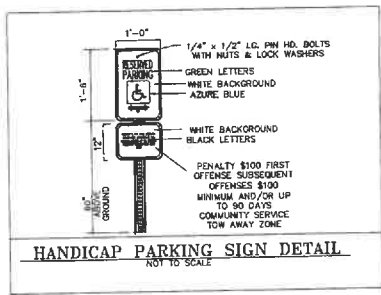
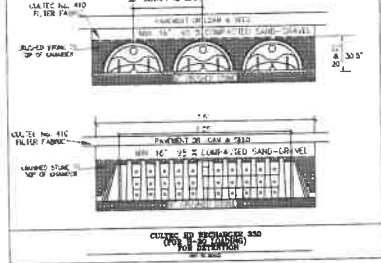
CONSTRUCTION DETAILS  
FOR  
UPPER UNION STREET  
GARAGE AND OFFICE  
PLAN OF LAND  
IN  
FRANKLIN  
MASSACHUSETTS

DATE	MAY 2007	SCALE	1"=30'
SHEET	8 OF 9	JOB NO.	F3380

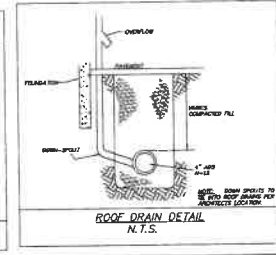
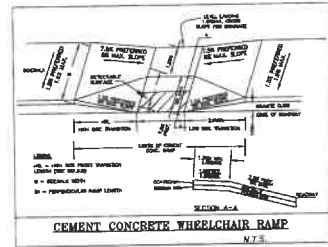
CONSTRUCTION ON THIS LAND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS, OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.



THE OWNER CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF THE SIGN. REVISIONS: 1. LINES 1-11, 1-12, 1-13, 1-14, 1-15, 1-16, 1-17, 1-18, 1-19, 1-20, 1-21, 1-22, 1-23, 1-24, 1-25, 1-26, 1-27, 1-28, 1-29, 1-30, 1-31, 1-32, 1-33, 1-34, 1-35, 1-36, 1-37, 1-38, 1-39, 1-40, 1-41, 1-42, 1-43, 1-44, 1-45, 1-46, 1-47, 1-48, 1-49, 1-50, 1-51, 1-52, 1-53, 1-54, 1-55, 1-56, 1-57, 1-58, 1-59, 1-60, 1-61, 1-62, 1-63, 1-64, 1-65, 1-66, 1-67, 1-68, 1-69, 1-70, 1-71, 1-72, 1-73, 1-74, 1-75, 1-76, 1-77, 1-78, 1-79, 1-80, 1-81, 1-82, 1-83, 1-84, 1-85, 1-86, 1-87, 1-88, 1-89, 1-90, 1-91, 1-92, 1-93, 1-94, 1-95, 1-96, 1-97, 1-98, 1-99, 1-100, 1-101, 1-102, 1-103, 1-104, 1-105, 1-106, 1-107, 1-108, 1-109, 1-110, 1-111, 1-112, 1-113, 1-114, 1-115, 1-116, 1-117, 1-118, 1-119, 1-120, 1-121, 1-122, 1-123, 1-124, 1-125, 1-126, 1-127, 1-128, 1-129, 1-130, 1-131, 1-132, 1-133, 1-134, 1-135, 1-136, 1-137, 1-138, 1-139, 1-140, 1-141, 1-142, 1-143, 1-144, 1-145, 1-146, 1-147, 1-148, 1-149, 1-150, 1-151, 1-152, 1-153, 1-154, 1-155, 1-156, 1-157, 1-158, 1-159, 1-160, 1-161, 1-162, 1-163, 1-164, 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**SIDEWALK NOTE:**  
AS REQUIRED BY ADA, SIDEWALK RAMPS SHALL HAVE A DETECTABLE SURFACE AT THE BOTTOM OF THE RAMP.  
SEE SITE PLAN



SITE PLAN  
APPROVED DATE  
FRANKLIN PLANNING BOARD

DATE:

APPLICANT:  
J & J LAND DEVELOPMENT  
P.O. BOX 454  
FRANKLIN, MA 02038

REVISIONS	
DATE	REVISED

**Guerriere & Halnon, Inc.**  
Engineering & Land Surveying  
Ph. (508) 328-3221 58 POND STREET, STE. 206  
FR. (508) 328-7921 FRANKLIN, MASS. 02038  
www.guerrierenhalnon.com

**CONSTRUCTION DETAILS**  
FOR  
**UPPER UNION STREET GARAGE AND OFFICE PLAN OF LAND IN FRANKLIN MASSACHUSETTS**

DATE: MAY 2007 SCALE: 1"=30'  
SHEET: 9 OF 9 JOB NO.: F3380

JOB NO. F3380

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1:20240427/2007-01-06 11:27:03 13/03/08 13/03/08