

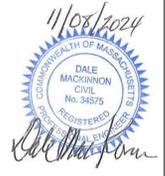
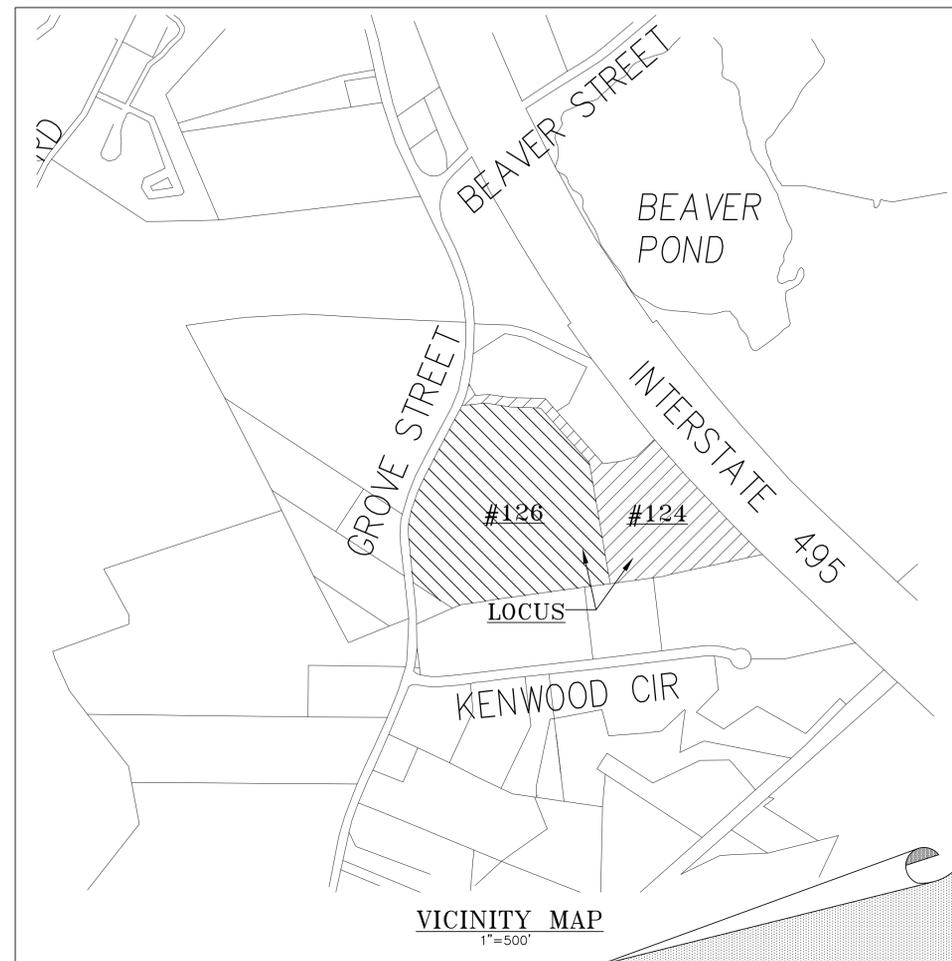
"124/ 126 GROVE STREET"

Site Plan Modification Franklin, Massachusetts

Date: NOVEMBER 5, 2024

INDEX

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 3. SITE PLAN OVERVIEW
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- DRAFT RETAINING WALL DESIGN PLAN (BY OTHERS)
(TO BE FINALIZED PRIOR TO PLAN ENDORSEMENT)



F4593

APPROVED DATE: _____
FRANKLIN PLANNING BOARD

BEING A MAJORITY

LEGAL NOTES

UTILITIES ARE PLOTTED AS A COMPILATION OF RECORD DOCUMENT MARKINGS AND OTHER OBSERVED EVIDENCE. FOR A VIEW OF THE UNDERGROUND UTILITIES AND SHOULD BE CONSIDERED APPROXIMATE. PRIOR TO EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE COMPLETELY AND RELIABLY DEPICTED. ADDITIONAL UTILITIES, NOT EVIDENCED BY RECORD DOCUMENTS OR OBSERVED PHYSICAL EVIDENCE, MAY EXIST. CONTRACTORS (IN ACCORDANCE WITH MASS. GEN. LAWS, CHAPTER 82 SECTION 40 AS AMENDED) MUST CONTACT ALL UTILITY COMPANIES BEFORE EXCAVATING AND DRILLING AND CALL DIGSAFE AT 1(888)DIG-SAFE(7233).

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.

OWNER

A.M. 295 LOT 003
NEAG REAL ESTATE LLC
126 GROVE ST
FRANKLIN, MA
DEED BOOK 41715 PAGE 121
PLAN No. 253 OF 1989 PLAN Bk. 379

APPLICANT

A.M. 295 LOT 4
KEY BOSTON, INC.
126 GROVE STREET
FRANKLIN, MA 02038
DEED BOOK 6353 PAGE 200
DEED BOOK 6876 PAGE 112
PLAN No. 238 OF 1984 PLAN Bk. 309
PLAN No. 1655 OF 1985 PLAN Bk. 330

124/ 126 GROVE STREET
BUILDING EXPANSION
SITE PLAN MODIFICATION
FRANKLIN MASSACHUSETTS

COVER

NOVEMBER 5, 2024

DATE	REVISION DESCRIPTION



LEGEND

⊠	CATCH BASIN	—OW—	OVERHEAD WIRE
⊙	DRAIN MANHOLE	—UGE—	UNDER GROUND ELEC.
⊕	ELECTRIC MANHOLE	—G—	GAS LINE
⊖	TELEPHONE MANHOLE	—T—	UNDER GROUND TELE.
⊗	SEWER MANHOLE	—W—	WATER LINE
⊘	MANHOLE	—	TRELINE
⊙	FIRE HYDRANT	—	STONEWALL
⊙	WATERGATE	—D—	DRAIN LINE
⊙	HANDHOLE/ELECTRIC PLUGS	—S—	SEWER LINE
⊙	GAS VALVE	—FM—	FORCED MAIN SEWER
⊙	GUY WIRE	—WPD—	WELLHEAD PROTECTION DISTRICT
⊙	UTILITY POLE		
⊙	LIGHT POLE		
⊙	SIGN		
⊙	BASKETBALL NET		
⊙	TREE		
⊙	HANDI-CAP PARKING		

INDUSTRIAL

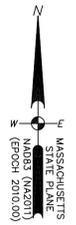
FRANKLIN ZONING BYLAW SECTION 185
ATTACHMENT 9; LAST AMENDED
09-06-2023 BY AMENDMENT 23-898

MINIMUM LOT AREA 40,000 SF
MINIMUM LOT FRONTAGE 175'
MINIMUM LOT DEPTH 200'
MINIMUM LOT WIDTH 157.5'

MINIMUM YARDS
FRONT 40'
SIDE 30.5'
REAR 30'

BUILDING HEIGHT 3 STORIES⁶
% OF LOT UPLAND COVERED BY:
STRUCTURES 70
STRUCTURES+PAVING 80

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



APPROVED DATE: _____

FRANKLIN PLANNING BOARD

BEING A MAJORITY

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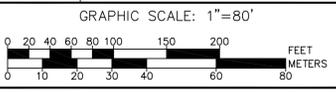
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**124/ 126 GROVE STREET
BUILDING EXPANSION
SITE PLAN MODIFICATION
FRANKLIN MASSACHUSETTS**

**EXISTING
CONDITIONS**

NOVEMBER 5, 2024

DATE	REVISION DESCRIPTION



Guerriere & Halnon, Inc.
ENGINEERING & LAND SURVEYING
55 WEST CENTRAL ST. PH. (508) 528-3221
FRANKLIN, MA 02038 FX. (508) 528-7921
www.gandhengineering.com

NOTES

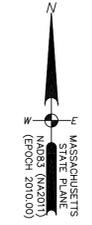
1. THIS LAND IS ZONED INDUSTRIAL.
2. THIS SITE IS NOT LOCATED FLOOD HAZARD ZONE PER FEMA FLOOD MAP 25021C0308E, EFFECTIVE DATE 7/17/2012.
3. THE WETLANDS WERE FLAGGED BY GODDARD CONSULTING IN FEBRUARY 2023, LOCATED BY GUERRIERE AND HALNON, INC.
4. REFER TO FRANKLIN ASSESSORS MAP 295 LOTS 3 AND 4.
5. A PORTION OF THIS SITE IS LOCATED IN A WELLHEAD PROTECTION AREA ZONE II DISTRICT.
6. ALL REFERENCED DEEDS ARE ON RECORD AT THE NORFOLK REGISTRY OF DEEDS.
7. THIS SITE IS NOT LOCATED WITHIN A NATURAL HERITAGE AND ENDANGERED SPECIES PROGRAM AREA.
8. ELEVATIONS ARE BASED ON HORIZONTAL DATUM:NAD83; VERTICAL DATUM: NAVD88.
9. THE EXISTING FEATURES DEPICTED HEREON ARE THE RESULT OF AN ON GROUND DATA COLLECTION SURVEY CONDUCTED BY GUERRIERE & HALNON, INC BETWEEN FEBRUARY 8, 2023 AND FEBRUARY 12, 2024 ALONG WITH RECORD DATA OBTAINED DURING PRIOR LAND TITLE SURVEYS CONDUCTED BY THIS FIRM.
10. AN ANR PLAN DEPICTING THE REMOVAL OF THE BOUNDARY LINE BETWEEN 124 AND 126 GROVE STREET AND THE ADJUSTMENT OF THE UTILITY EASEMENT AND R.O.W. FOR THE BENEFIT OF THE AMEGO, INC PROPERTY SHALL BE FILED AND ENDORSED BY THE PLANNING BOARD PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
11. TOTAL LAND AREA AFTER COMBINING 37.49±AC.

TESTING NOTE

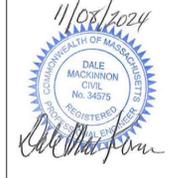
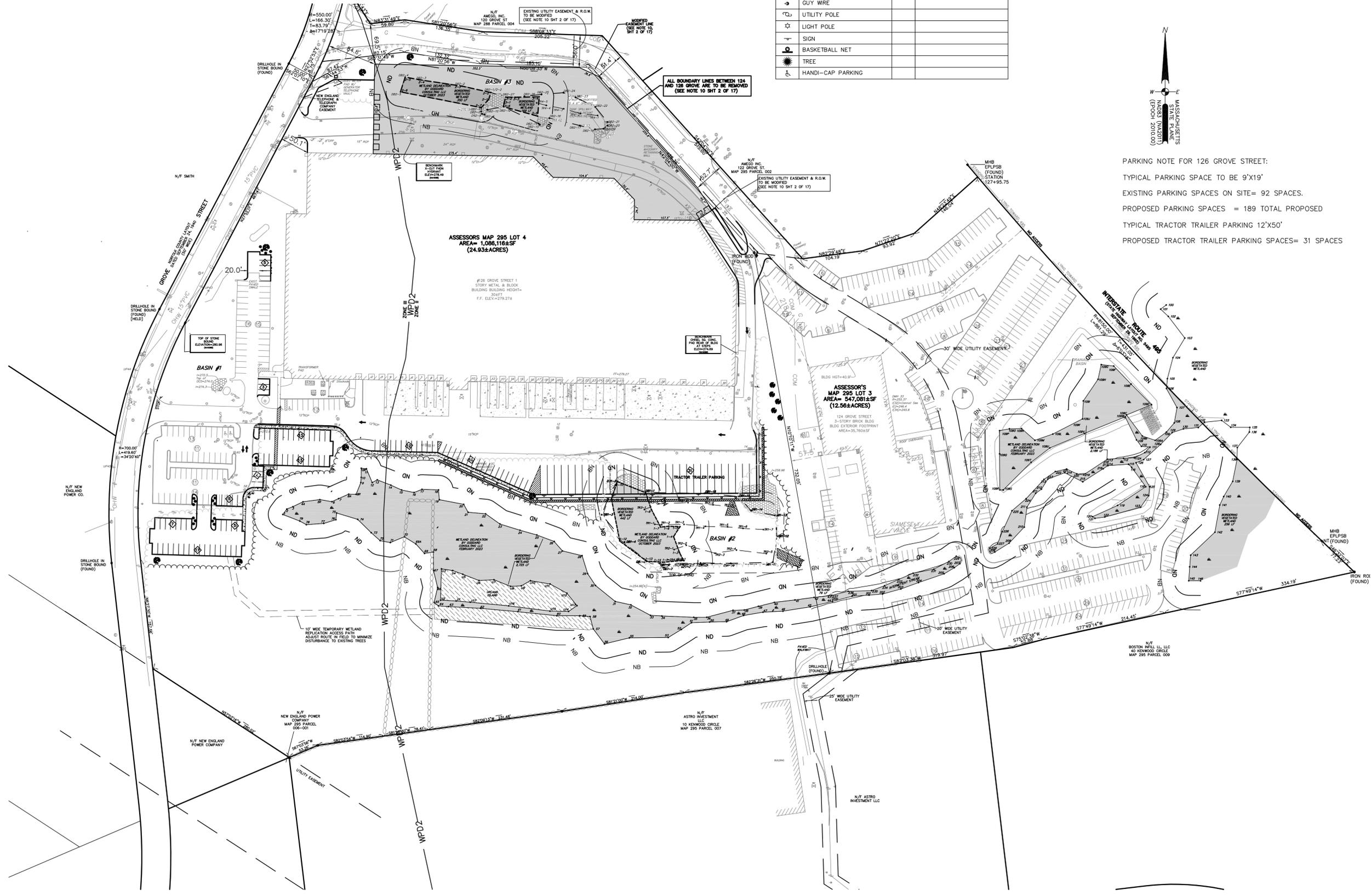
SEE REPORT ENTITLED "GEOTECHNICAL ENGINEERING REPORT PROPOSED WAREHOUSE ADDITION 126 GROVE STREET FRANKLIN, MA." BY NORTHEAST GEOTECHNICAL, INC. DATED AUGUST 22, 2022 FOR TESTING DATA AND LOCATIONS.

LEGEND

⊞	CATCH BASIN	-OW-	
⊙	DRAIN MANHOLE	-UGE-	UNDER GROUND ELEC.
⊕	ELECTRIC MANHOLE	-G-	GAS LINE
⊖	TELEPHONE MANHOLE	-T-	UNDER GROUND TELE.
⊗	SEWER MANHOLE	-W-	WATER LINE
⊘	MANHOLE	-M-	TREELINE
⊕	FIRE HYDRANT	⊞	STONEWALL
⊕	WATERGATE	-D-	DRAIN LINE
⊕	HANDHOLE/ELECTRIC PLUGS	-S-	SEWER LINE
⊕	GAS VALVE	-FM-	FORCED MAIN SEWER
⊕	GUY WIRE		
⊕	UTILITY POLE		
⊕	LIGHT POLE		
⊕	SIGN		
⊕	BASKETBALL NET		
⊕	TREE		
⊕	HANDI-CAP PARKING		



PARKING NOTE FOR 126 GROVE STREET:
 TYPICAL PARKING SPACE TO BE 9'X19'
 EXISTING PARKING SPACES ON SITE= 92 SPACES.
 PROPOSED PARKING SPACES = 189 TOTAL PROPOSED
 TYPICAL TRACTOR TRAILER PARKING 12'X50'
 PROPOSED TRACTOR TRAILER PARKING SPACES= 31 SPACES



F4593

APPROVED DATE: _____
 FRANKLIN PLANNING BOARD

 BEING A MAJORITY

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OWNER
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 NEAG REAL ESTATE LLC
 126 GROVE ST
 FRANKLIN, MA
 DEED BOOK 41715 PAGE 121
 PLAN No. 253 OF 1989 PLAN Bk. 379

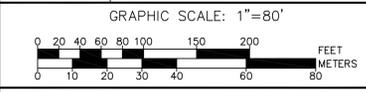
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**124/ 126 GROVE STREET
 BUILDING EXPANSION
 SITE PLAN MODIFICATION
 FRANKLIN MASSACHUSETTS**

**SITE PLAN
 OVERVIEW**

NOVEMBER 5, 2024

DATE	REVISION DESCRIPTION



Guerriere & Halnon, Inc.
 ENGINEERING & LAND SURVEYING
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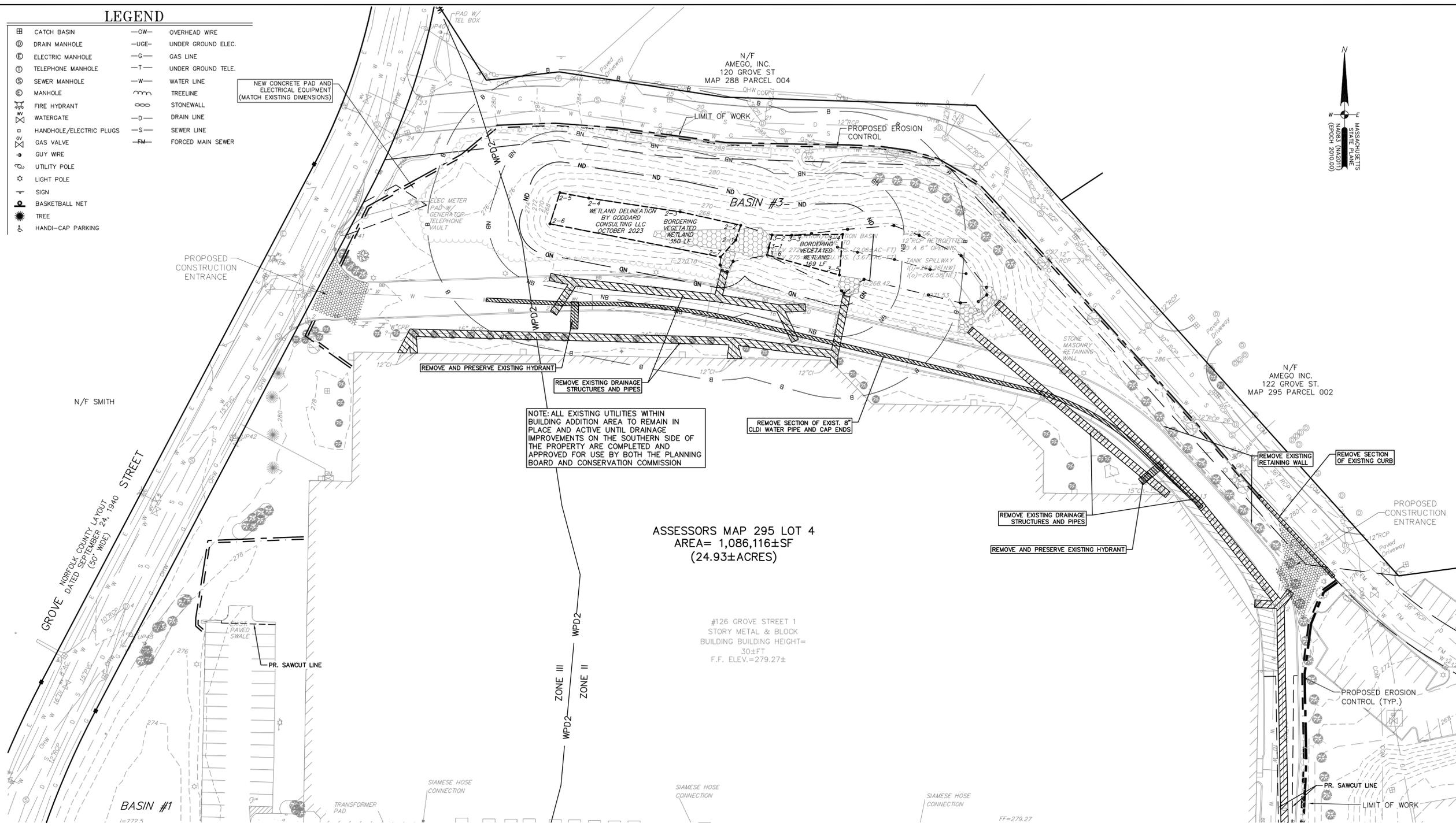
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LEGEND

- ⊠ CATCH BASIN
- ⊙ DRAIN MANHOLE
- ⊙ ELECTRIC MANHOLE
- ⊙ TELEPHONE MANHOLE
- ⊙ SEWER MANHOLE
- ⊙ MANHOLE
- ⊙ FIRE HYDRANT
- ⊙ WATERGATE
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- ⊙ SIGN
- ⊙ BASKETBALL NET
- ⊙ TREE
- ⊙ HANDI-CAP PARKING

- OW— OVERHEAD WIRE
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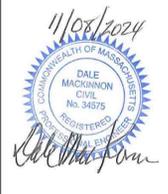
NEW CONCRETE PAD AND ELECTRICAL EQUIPMENT (MATCH EXISTING DIMENSIONS)



NOTE: ALL EXISTING UTILITIES WITHIN BUILDING ADDITION AREA TO REMAIN IN PLACE AND ACTIVE UNTIL DRAINAGE IMPROVEMENTS ON THE SOUTHERN SIDE OF THE PROPERTY ARE COMPLETED AND APPROVED FOR USE BY BOTH THE PLANNING BOARD AND CONSERVATION COMMISSION

ASSESSORS MAP 295 LOT 4
AREA= 1,086,116±SF
(24.93±ACRES)

#126 GROVE STREET 1
STORY METAL & BLOCK
BUILDING BUILDING HEIGHT= 30±FT
F.F. ELEV.=279.27±



F4593

APPROVED DATE: _____
FRANKLIN PLANNING BOARD

BEING A MAJORITY

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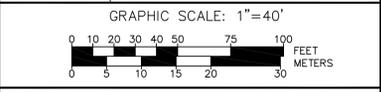
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**124/ 126 GROVE STREET
BUILDING EXPANSION
SITE PLAN MODIFICATION
FRANKLIN MASSACHUSETTS**

**EROSION CONTROL
& DEMOLITION PLAN**

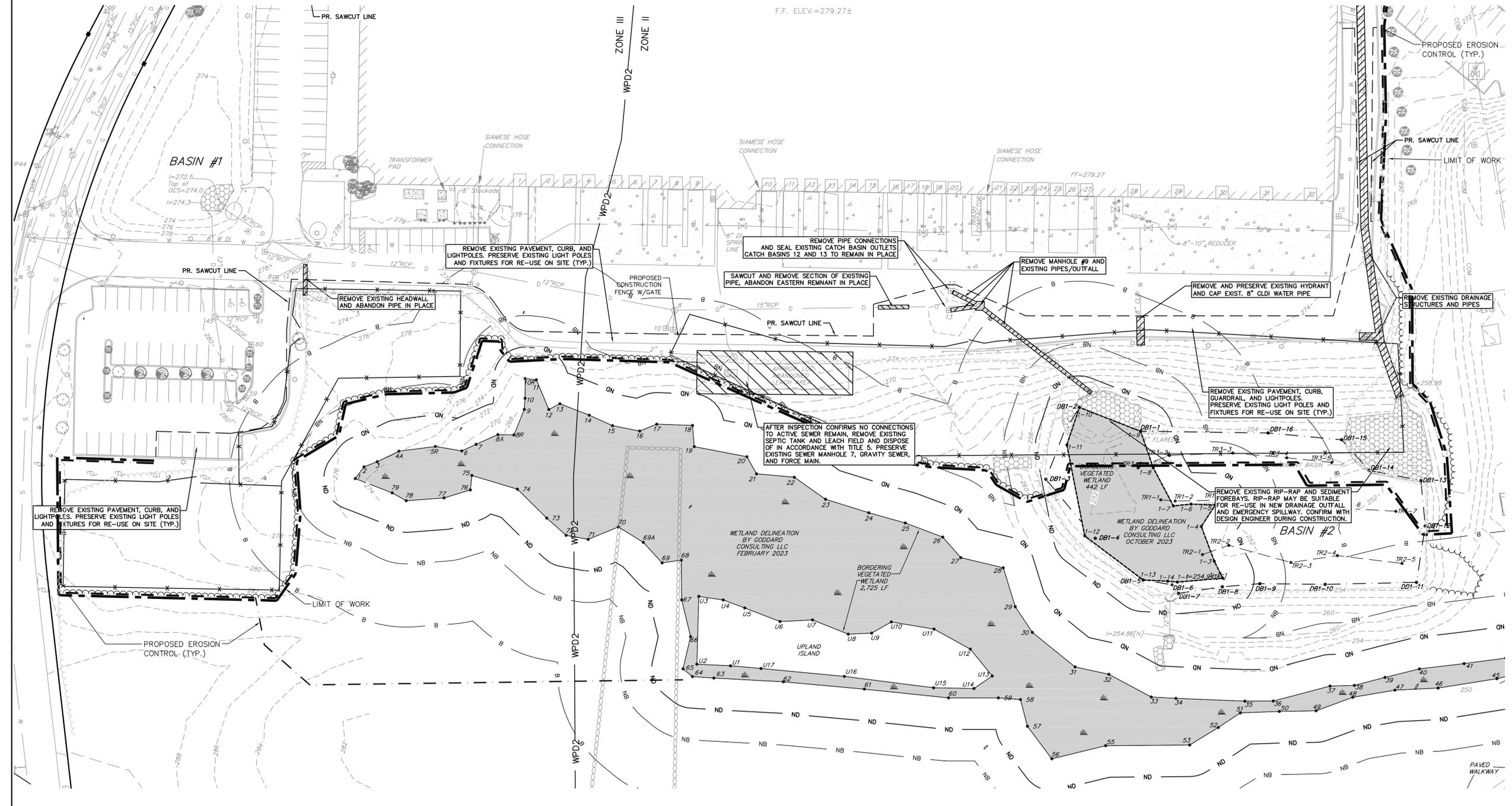
NOVEMBER 5, 2024

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Guerriere & Halnon, Inc.
ENGINEERING & LAND SURVEYING
55 WEST CENTRAL ST. FRANKLIN, MA 02038
PH. (508) 528-3221
FX. (508) 528-7921
www.gandhengineering.com

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F.F. ELEV.=279.27±

11/08/2024
 ROBERT E. CONSTANTINE, II
 No. 49611
 REGISTERED PROFESSIONAL LAND SURVEYOR

11/08/2024
 DALE MADDISON
 No. 34575
 REGISTERED PROFESSIONAL LAND SURVEYOR

F4593

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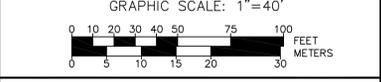
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 BUILDING EXPANSION
 SITE PLAN MODIFICATION
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EROSION CONTROL
 & DEMOLITION PLAN

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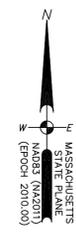
- PRIOR TO ANY WORK COMMENCING THE PROPERTY, THE OWNER WILL LIMIT CONSTRUCTION DEBRIS AND MATERIALS ON THE SITE. IN THE EVENT THAT DEBRIS IS CARRIED ONTO ANY PUBLIC WAY, THE OWNER/APPLICANT AND HIS ASSIGNS SHALL BE RESPONSIBLE FOR ALL CLEANUP OF THE ROADWAY. ALL CLEANUPS SHALL OCCUR WITHIN 24 HOURS AFTER FIRST WRITTEN NOTIFICATION TO THE OWNER/APPLICANT BY THE BOARD OR ITS DESIGNEE.

EROSION CONTROL
 AND DRAINAGE CONSTRUCTION PHASING

- A NPDES NOI SHALL BE FILED WITH THE EPA.
- RECORD ORDER OF CONDITIONS - THE SITE SUPERINTENDENT SHALL BE AWARE OF ALL THE CONDITIONS CONTAINED WITHIN THE ORDER INCLUDING INSPECTION SCHEDULES
- INSTALL DEP FILE # SIGN PRIOR TO COMMENCEMENT OF WORK.
- PRIOR TO ANY WORK ON THE SITE INCLUDING TREE/BRUSH CLEARING, THE APPROVED LIMIT OF CLEARING AS WELL AS THE LOCATION OF THE PROPOSED EROSION CONTROL DEVICES (SUCH AS MULCH SOCKS) MUST BE STAKED ON THE GROUND UNDER THE DIRECTION OF A MASSACHUSETTS REGISTERED PROFESSIONAL LAND SURVEYOR.
- INSTALL EROSION CONTROL BARRIERS AND TEMPORARY CONSTRUCTION ENTRANCES AT LOCATIONS DEPICTED ON THE PLANS.
- EROSION CONTROL TO BE INSPECTED BY EITHER THE DESIGN ENGINEER (OR AGENT) OR AN EROSION CONTROL MONITOR APPOINTED BY THE TOWN OF FRANKLIN.
- PERFORM TREE/BRUSH REMOVAL.
- STRIP OFF TOP AND SUBSOIL. STOCKPILE MATERIAL TO BE REUSED AWAY FROM THE WETLAND, REMOVE EXCESS MATERIAL FROM THE SITE. INSTALL AND MAINTAIN EROSION CONTROL BARRIER AROUND STOCKPILE.
- ROUGH GRADE SITE, MAINTAINING TEMPORARY LOW AREAS/SEDIMENT TRAPS FOR SEDIMENT ACCUMULATION AND AWAY FROM THE WETLANDS AND PREVENT SEDIMENTATION FROM MIGRATING FROM THE SITE.
- CONSTRUCT RETAINING WALL, DRAINAGE OUTFALLS, UNDERDRAINS, STORMWATER BASINS, AND CULTC CHAMBER SYSTEMS/SUBSURFACE DETENTION SYSTEM. PROTECT ALL STORMWATER INLETS, BASINS, AND CHAMBERS WITH ADDITIONAL EROSION CONTROL AS NECESSARY TO PREVENT SILTATION DURING CONSTRUCTION. STABILIZE SIDE SLOPES WITH LOAM, SEED AND MULCH.
- INSTALL UNDERGROUND UTILITIES, INCLUDING MANHOLES AND CATCH BASINS; PROTECT ALL OPEN DRAINAGE STRUCTURES WITH EROSION/SILTATION CONTROL DEVICES.
- BEGIN CONSTRUCTION OF BUILDING FOUNDATION.
- INSTALL BINDER COURSE OF BITUMINOUS ASPHALT.
- COMPLETE CONSTRUCTION OF BUILDING.
- INSTALL WEARING COURSE OF ASPHALT, AND STRIPING (WHERE REQUIRED).
- MAINTAIN ALL EROSION CONTROL DEVICES UNTIL SITE IS STABILIZED AND A CERTIFICATE OF COMPLIANCE IS ISSUED BY THE CONSERVATION COMMISSION.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO SCHEDULE ANY REQUIRED INSPECTIONS OF HIS/HER WORK.

LEGEND

[Symbol]	CATCH BASIN	-OW-	OVERHEAD WIRE
[Symbol]	DRAIN MANHOLE	-UGE-	UNDER GROUND ELEC.
[Symbol]	ELECTRIC MANHOLE	-G-	GAS LINE
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INDUSTRIAL			
FRANKLIN ZONING BYLAW SECTION 185			
ATTACHMENT 9: LAST AMENDED			
09-06-2023 BY AMENDMENT 23-898			
	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	40,000 SF	1,633,197 SF	1,633,197 SF
MINIMUM LOT FRONTAGE	175'	1249.98'	1249.98'
MINIMUM LOT DEPTH	200'	465.2'	465.2'
MINIMUM LOT WIDTH	157.5'	1218.8'	1218.8'
MINIMUM YARDS			
FRONT	40'	50.1'	50.1'
SIDE	30' ⁵	122.1'	51.4'
REAR	30' ⁵	30'	N/A
MAXIMUM BUILDING HT.			
STORIES	3 ⁶	3	3
FEET	N/A	N/A	N/A
% OF LOT UPLAND COVERED BY:			
STRUCTURES	70	18.6%	23.9%
STRUCTURES+PAVING	80 ³	44.5%	53.8%
TOTAL LOT AREA WITHIN THE WATER RESOURCE DISTRICT			1,228,359±SF
TOTAL LOT UPLAND WITHIN THE WATER RESOURCE DISTRICT			1,115,088±SF (90.8%)
TOTAL IMPERVIOUS COVERAGE WITHIN THE WATER RESOURCE			EXISTING 50.1% PROPOSED 59.1%

- ³ SEE DEFINITION OF 'UPLAND IN SECTION 185-3 & 185-36, IMPERVIOUS SURFACES, AND SECTION 185-40, WATER RESOURCE DISTRICT
- 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

LEGEND			
	CATCH BASIN	-OW-	OVERHEAD WIRE
	DRAIN MANHOLE	-UGE-	UNDER GROUND ELEC.
	ELECTRIC MANHOLE	-G-	GAS LINE
	TELEPHONE MANHOLE	-T-	UNDER GROUND TELE.
	SEWER MANHOLE	-W-	WATER LINE
	MANHOLE		TREELINE
	FIRE HYDRANT		STONEWALL
	WATERGATE	-D-	DRAIN LINE
	HANDHOLE/ELECTRIC PLUGS	-S-	SEWER LINE
	GAS VALVE	-FM-	FORCED MAIN SEWER
	GUY WIRE		
	UTILITY POLE		
	LIGHT POLE		
	SIGN		
	BASKETBALL NET		
	TREE		
	HANDI-CAP PARKING		

11/08/2024

F4593

APPROVED DATE: _____

FRANKLIN PLANNING BOARD

BEING A MAJORITY

LEGAL NOTES

UTILITIES ARE PLOTTED AS A COMPILATION OF RECORD DRAWINGS, MARKINGS AND OTHER OBSERVED EVIDENCE. DEVELOPER A VIEW OF THE UNDERGROUND UTILITIES SHOULD BE CONSIDERED APPROXIMATE. ANY EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ASSURED COMPLETELY AND RELIABLY DEPENDING ON UTILITIES, NOT EVIDENCED BY RECORD DRAWINGS OR OBSERVED PHYSICAL EVIDENCE. CONTRACTORS (IN ACCORDANCE WITH MASS. CHAPTER 82 SECTION 40 AS AMENDED) MUST CONTACT ALL UTILITY COMPANIES BEFORE EXCAVATING AND DRILLING AND CALL DIGSAFE AT 1(888)DIG-SAFE(7233).

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OWNER

A.M. 295 LOT 003
NEAC REAL ESTATE LLC
126 GROVE ST
FRANKLIN, MA
DEED BOOK 41715 PAGE 121
PLAN No. 253 OF 1989 PLAN Bk. 379

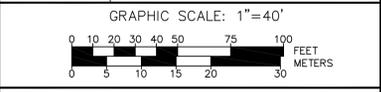
APPLICANT

A.M. 295 LOT 4
KEY BOSTON, INC.
126 GROVE STREET
FRANKLIN, MA 02038
DEED BOOK 6353 PAGE 200
DEED BOOK 6876 PAGE 112
PLAN No. 238 OF 1984 PLAN Bk. 309
PLAN No. 1655 OF 1985 PLAN Bk. 330

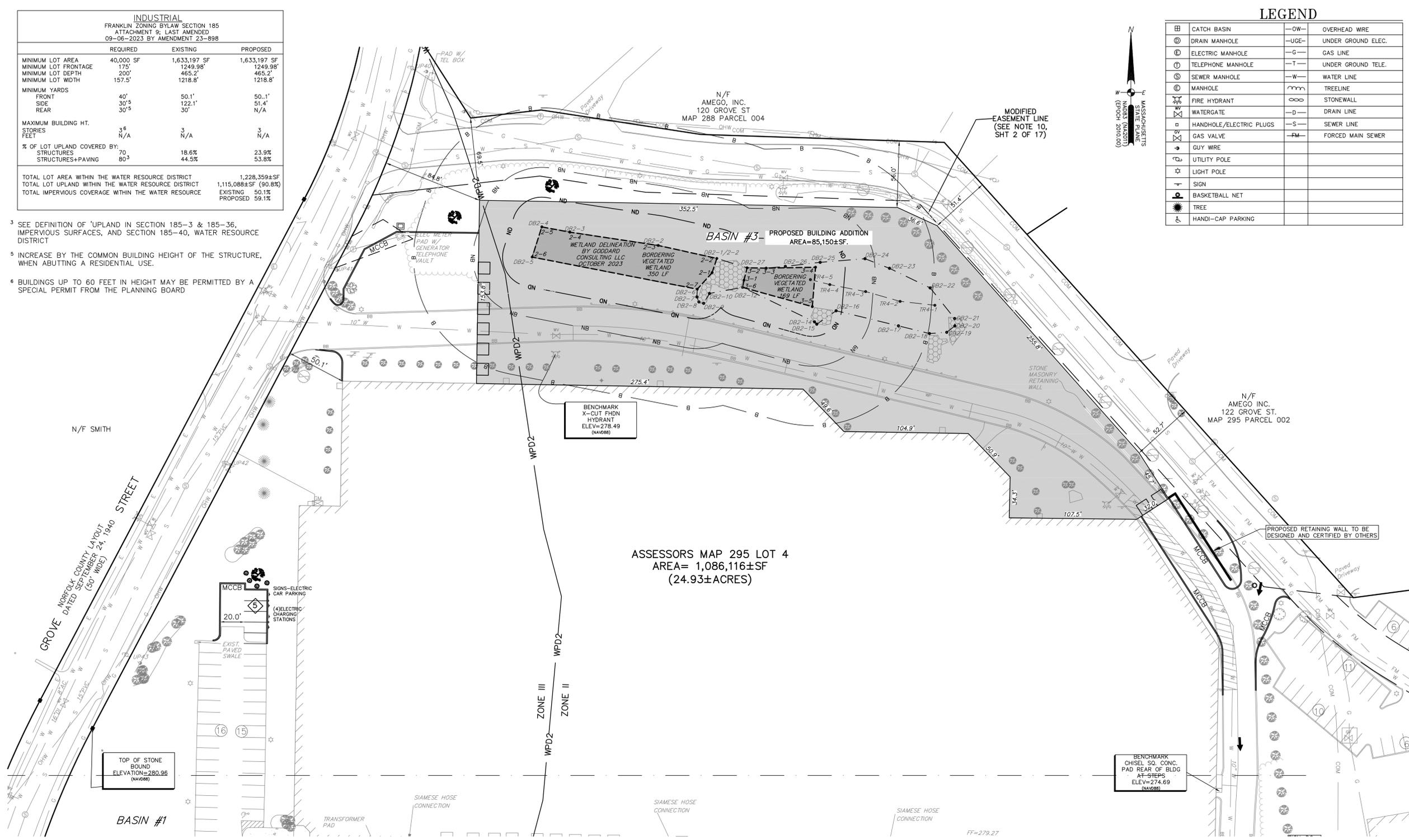
124/ 126 GROVE STREET
BUILDING EXPANSION
SITE PLAN MODIFICATION
FRANKLIN MASSACHUSETTS

PROPOSED SITE LAYOUT

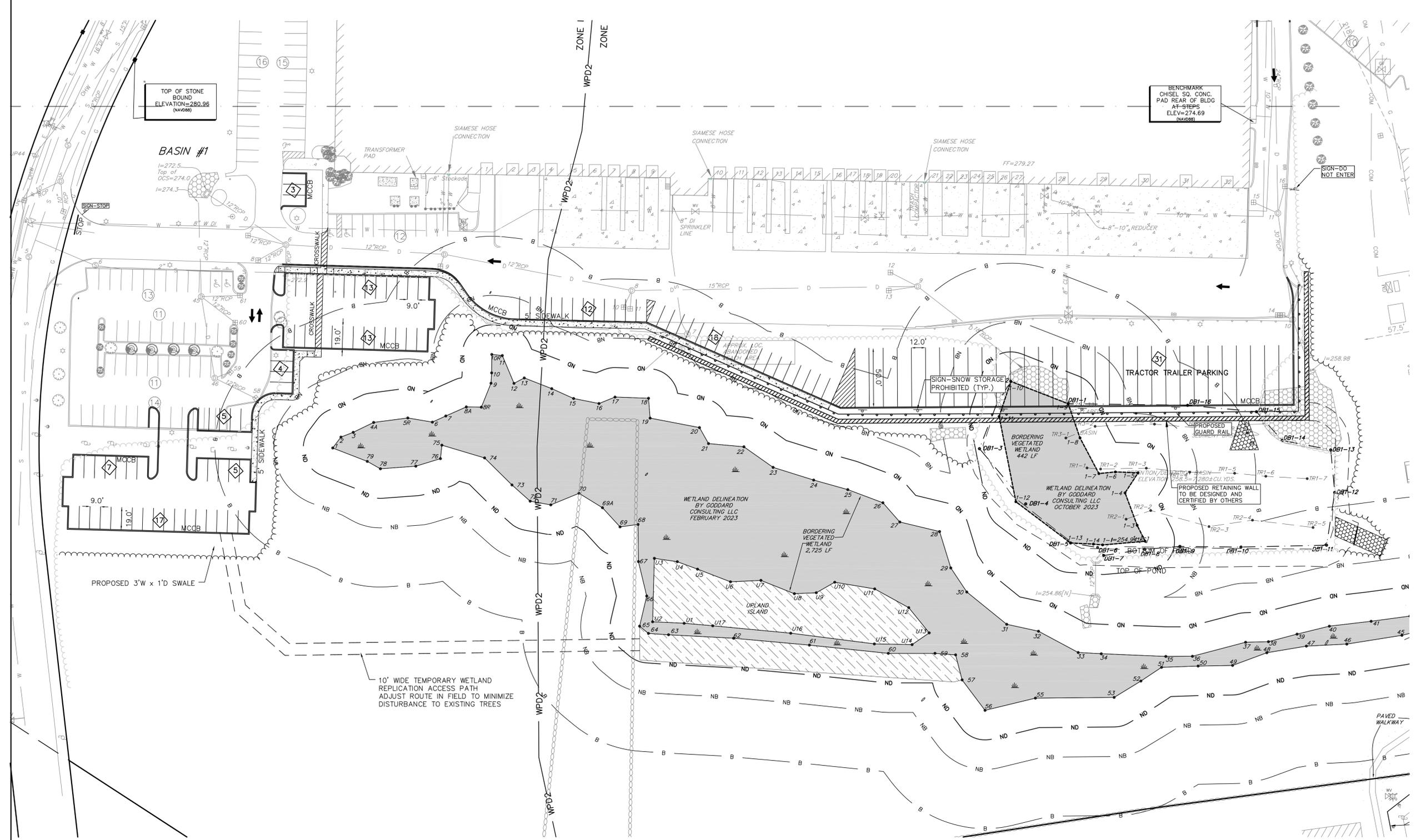
NOVEMBER 5, 2024	
DATE	REVISION DESCRIPTION



55 WEST CENTRAL ST. PH. (508) 528-3221
FRANKLIN, MA 02038 FX. (508) 528-7921
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1/08/2024

ROBERT E. CONSTANTINE, II
No. 49611
REGISTERED PROFESSIONAL ENGINEER

1/08/2024

DALE MACHINON
No. 34575
REGISTERED PROFESSIONAL SURVEYOR

F4593

APPROVED DATE:

FRANKLIN PLANNING BOARD

BEING A MAJORITY

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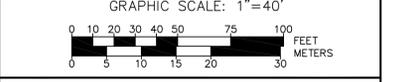
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124/ 126 GROVE STREET
BUILDING EXPANSION
SITE PLAN MODIFICATION
FRANKLIN MASSACHUSETTS

PROPOSED SITE LAYOUT

NOVEMBER 5, 2024

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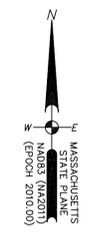
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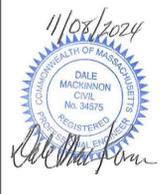
LEGEND

⊠	CATCH BASIN	—OW—	OVERHEAD WIRE
⊙	DRAIN MANHOLE	—UG—	UNDER GROUND ELEC.
⊕	ELECTRIC MANHOLE	—G—	GAS LINE
⊖	TELEPHONE MANHOLE	—T—	UNDER GROUND TELE.
⊗	SEWER MANHOLE	—W—	WATER LINE
⊘	MANHOLE	—T—	TREELINE
⊙	FIRE HYDRANT	—S—	STONEWALL
⊙	WATERGATE	—D—	DRAIN LINE
⊙	HANDHOLE/ELECTRIC PLUGS	—S—	SEWER LINE
⊙	GAS VALVE	—FM—	FORCED MAIN SEWER
⊙	GUY WIRE		
⊙	UTILITY POLE		
⊙	LIGHT POLE		
⊙	SIGN		
⊙	BASKETBALL NET		
⊙	TREE		
⊙	HAND-CAP PARKING		



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LEGEND		
⊞	CATCH BASIN	—OW— OVERHEAD WIRE
⊙	DRAIN MANHOLE	—UGE— UNDER GROUND ELEC.
⊕	ELECTRIC MANHOLE	—G— GAS LINE
⊖	TELEPHONE MANHOLE	—T— UNDER GROUND TELE.
⊙	SEWER MANHOLE	—W— WATER LINE
⊕	MANHOLE	—M— TREETLINE
⊕	FIRE HYDRANT	—S— STONEWALL
⊕	WATERGATE	—D— DRAIN LINE
⊕	HANDHOLE/ELECTRIC PLUGS	—S— SEWER LINE
⊕	GAS VALVE	—FM— FORCED MAIN SEWER
⊕	GUY WIRE	
⊕	UTILITY POLE	
⊕	LIGHT POLE	
⊕	SIGN	
⊕	BASKETBALL NET	
⊕	TREE	
⊕	HANDI-CAP PARKING	



F4593

APPROVED DATE: _____
 FRANKLIN PLANNING BOARD

 BEING A MAJORITY

LEGAL NOTES

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OWNER

A.M. 295 LOT 003
 NEAG REAL ESTATE LLC
 126 GROVE ST
 FRANKLIN, MA
 DEED BOOK 41715 PAGE 121
 PLAN No. 253 OF 1989 PLAN Bk. 379

APPLICANT

A.M. 295 LOT 4
 KEY BOSTON, INC.
 126 GROVE STREET
 FRANKLIN, MA 02038
 DEED BOOK 6353 PAGE 200
 DEED BOOK 6876 PAGE 112
 PLAN No. 238 OF 1984 PLAN Bk. 309
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124/ 126 GROVE STREET
 BUILDING EXPANSION
 SITE PLAN MODIFICATION
 FRANKLIN MASSACHUSETTS

GRADING PLAN

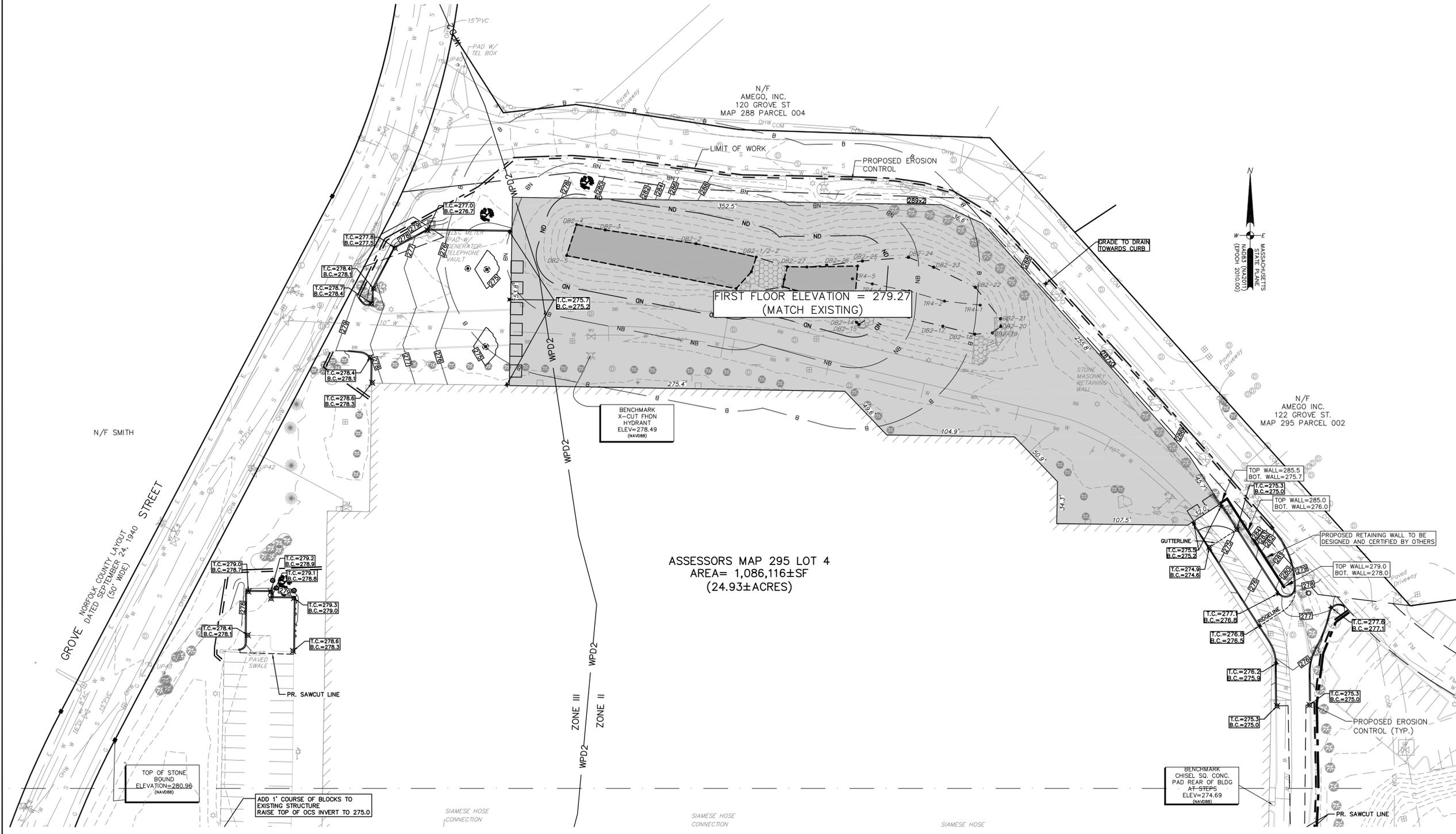
NOVEMBER 5, 2024

DATE	REVISION DESCRIPTION

GRAPHIC SCALE: 1"=40'

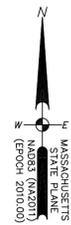


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ASSESSORS MAP 295 LOT 4
 AREA= 1,086,116±SF
 (24.93±ACRES)

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LEGEND			
☐	CATCH BASIN	-OW-	OVERHEAD WIRE
⊙	DRAIN MANHOLE	-UGE-	UNDER GROUND ELEC.
⊕	ELECTRIC MANHOLE	-G-	GAS LINE
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⊗	SEWER MANHOLE	-W-	WATER LINE
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⊕	FIRE HYDRANT	---	STONEWALL
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⊘	GAS VALVE	-FM-	FORCED MAIN SEWER
⊕	GUY WIRE	---	TREE
⊖	UTILITY POLE	---	HANDI-CAP PARKING
⊗	LIGHT POLE	---	
⊕	SIGN	---	
⊖	BASKETBALL NET	---	



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 FRANKLIN PLANNING BOARD

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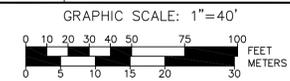
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**124/ 126 GROVE STREET
 BUILDING EXPANSION
 SITE PLAN MODIFICATION
 FRANKLIN MASSACHUSETTS**

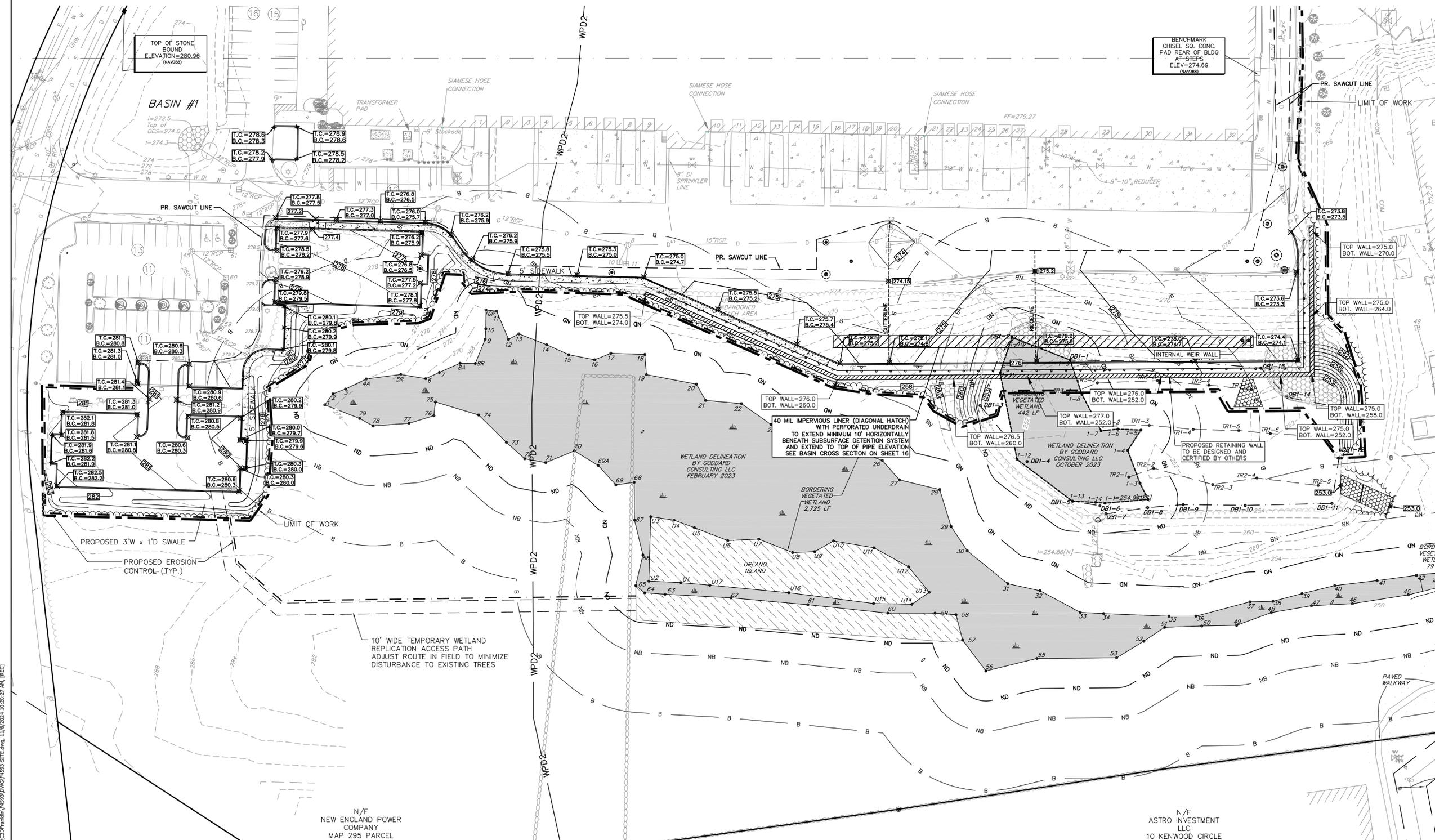
GRADING PLAN

NOVEMBER 5, 2024

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N/F
 NEW ENGLAND POWER
 COMPANY
 MAP 295 PARCEL

N/F
 ASTRO INVESTMENT
 LLC
 10 KENWOOD CIRCLE

STORM DRAINAGE NOTES

- ALL DRAINAGE PIPES TO BE 12" RCP UNLESS OTHERWISE NOTED. WHERE LESS THAN 3.5' OF COVER IS PROVIDED, CLASS V RCP SHALL BE USED.
 - SPECIAL CONSIDERATION FOR INLET CONTROLS FOR EROSION COLLECTION BEFORE CONSTRUCTING DRAINAGE SYSTEM:
- INSTALL SILT SACKS.
 - INSTALL EROSION CONTROL BARRIER AROUND CATCH BASIN, COMPOST SOCK OR EQUAL.
 - INSTALL FILTER FABRIC ON ALL DRAIN MANHOLE OUTLETS DISCHARGING TO INFILTRATION BASINS AND SUBSURFACE DETENTION SYSTEM.
 - INSPECTIONS BEFORE AND AFTER STORM EVENTS ARE REQUIRED TO INSURE ADEQUACY OF EROSION CONTROL MEASURES.
 - CONTRACTOR & ARCHITECT ARE TO VERIFY SITE UTILITIES PRIOR TO DESIGN & CONSTRUCTION.
 - ALL PIPE GASKETS SHALL BE PRE-MOLDED NEOPRENE O-RING TYPE (300-11 B.(2)(A)).

SITE DRAINAGE INSTALLATIONS NOTES

- EACH SUBSURFACE DETENTION PIPE WILL BE INSTALLED SEPARATELY TO SITE ELEVATION.
- INSTALL CONNECTIONS TO CATCH BASINS, WATER QUALITY MANHOLE (WQMH) AND DRAIN MANHOLES.

UTILITY NOTES

ALL UTILITIES SHALL BE CONSTRUCTED AND TESTED ACCORDING TO STATE AND LOCAL REGULATIONS.

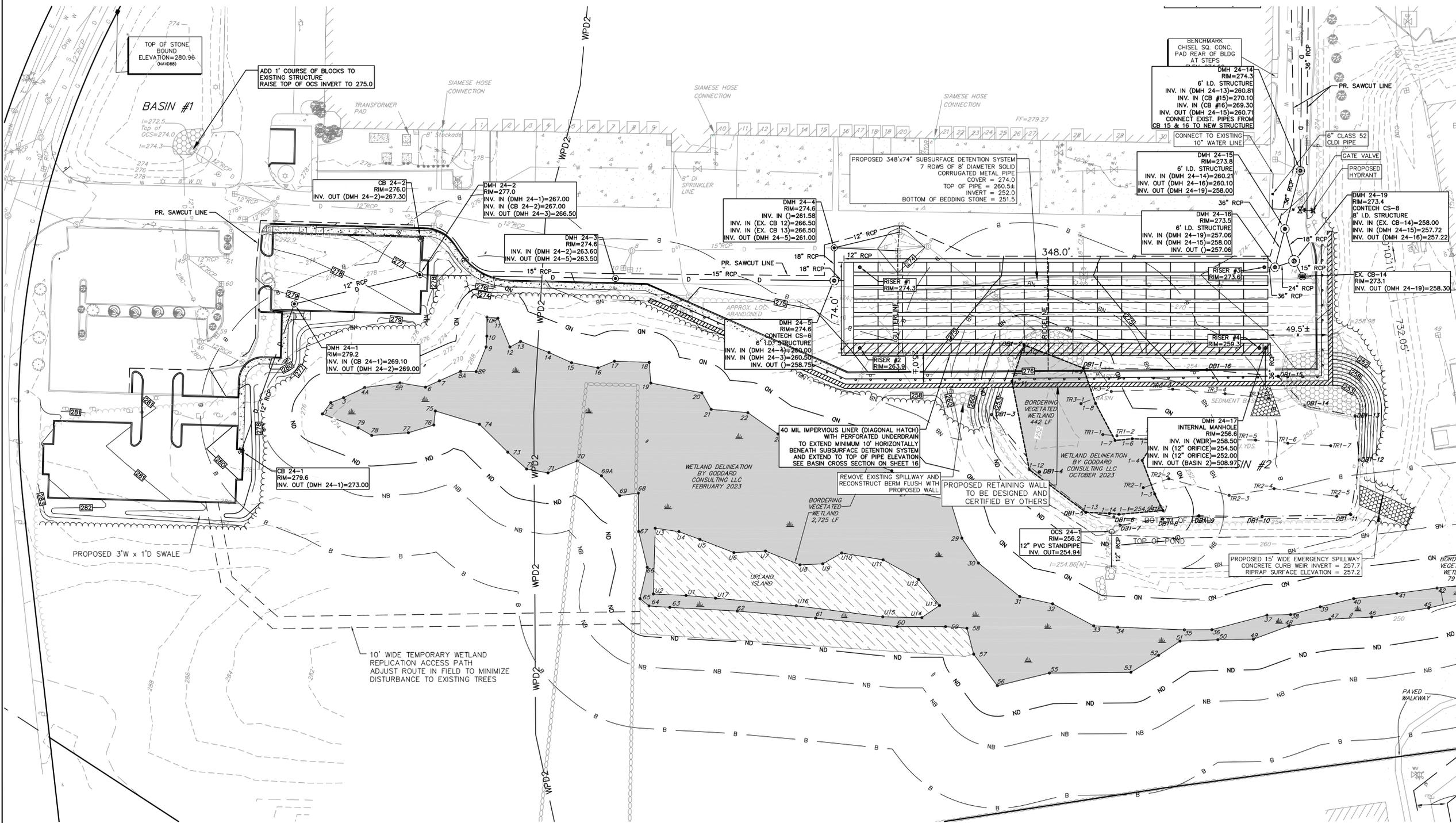
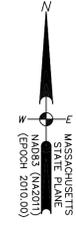
ALL WATER AND UTILITIES TO COMPLY WITH THE TOWN OF FRANKLIN DEPARTMENT OF PUBLIC WORKS STANDARD DETAILS. WHERE CONFLICTS EXIST, THE TOWNS SPECIFICATIONS SHALL CONTROL.

ALL WATER WORKS WITHIN THE STREET OR SIDEWALK MUST UTILIZE FLOWABLE FILL TO THE SATISFACTION OF THE FRANKLIN DEPARTMENT OF PUBLIC WORKS.

ALL UTILITIES SHALL BE INSTALLED UNDERGROUND UNLESS OTHERWISE SHOWN ON THIS PLAN.

LEGEND

☐	CATCH BASIN	-OW-	OVERHEAD WIRE
⊖	DRAIN MANHOLE	-UGE-	UNDER GROUND ELEC.
⊕	ELECTRIC MANHOLE	-G-	GAS LINE
⊙	TELEPHONE MANHOLE	-T-	UNDER GROUND TELE.
⊗	SEWER MANHOLE	-W-	WATER LINE
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⊞	GUY WIRE		
⊟	UTILITY POLE		
⊠	LIGHT POLE		
⊡	SIGN		
⊢	BASKETBALL NET		
⊣	TREE		
⊤	HANDI-CAP PARKING		



11/08/2024

ROBERT E. CONSTANTINE, II
No. 49611
REGISTERED PROFESSIONAL LAND SURVEYOR

DALE MACKINNON
No. 34575
REGISTERED PROFESSIONAL LAND SURVEYOR

F4593

APPROVED DATE: _____

FRANKLIN PLANNING BOARD

BEING A MAJORITY

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APPLICANT

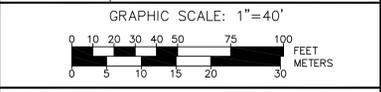
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**124/ 126 GROVE STREET
BUILDING EXPANSION
SITE PLAN MODIFICATION
FRANKLIN MASSACHUSETTS**

DRAINAGE PLAN

NOVEMBER 5, 2024

DATE	REVISION DESCRIPTION



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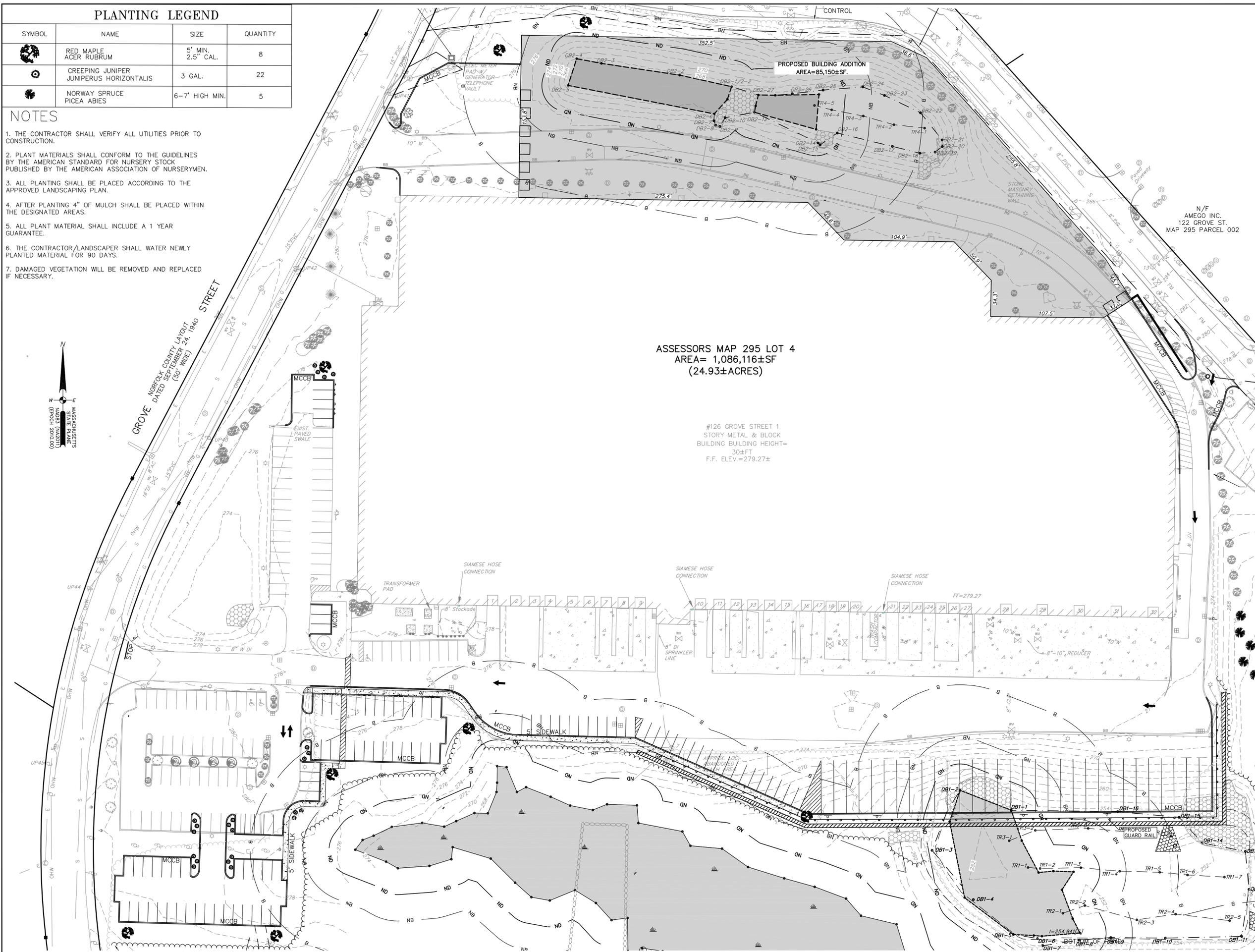
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PLANTING LEGEND

SYMBOL	NAME	SIZE	QUANTITY
	RED MAPLE ACER RUBRUM	5" MIN. 2.5" CAL.	8
	CREeping JUNIPER JUNIPERUS HORIZONTALIS	3 GAL.	22
	NORWAY SPRUCE PICEA ABIES	6-7' HIGH MIN.	5

NOTES

1. THE CONTRACTOR SHALL VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION.
2. PLANT MATERIALS SHALL CONFORM TO THE GUIDELINES BY THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
3. ALL PLANTING SHALL BE PLACED ACCORDING TO THE APPROVED LANDSCAPING PLAN.
4. AFTER PLANTING 4" OF MULCH SHALL BE PLACED WITHIN THE DESIGNATED AREAS.
5. ALL PLANT MATERIAL SHALL INCLUDE A 1 YEAR GUARANTEE.
6. THE CONTRACTOR/LANDSCAPER SHALL WATER NEWLY PLANTED MATERIAL FOR 90 DAYS.
7. DAMAGED VEGETATION WILL BE REMOVED AND REPLACED IF NECESSARY.



11/08/2024

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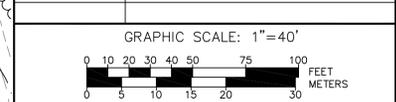
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124/ 126 GROVE STREET
BUILDING EXPANSION
SITE PLAN MODIFICATION
FRANKLIN MASSACHUSETTS

LANDSCAPING PLAN

NOVEMBER 5, 2024

DATE	REVISION DESCRIPTION



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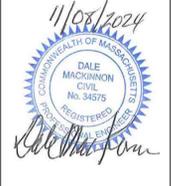
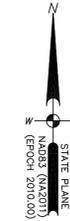
BUFFER NOTE

AREA OF WETLAND TO BE FILLED = 7,842±SF.

SEE DETAIL SHEET 17 FOR ISOLATED VEGETATED WETLAND REPLICATION PLAN DATED OCTOBER 31, 2024 AND PREPARED BY GODDARD CONSULTING, LLC.

LEGEND

⊞	CATCH BASIN	-OW-	OVERHEAD WIRE
⊕	DRAIN MANHOLE	-UGE-	UNDER GROUND ELEC.
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⊙	TELEPHONE MANHOLE	-T-	UNDER GROUND TELE.
⊗	SEWER MANHOLE	-W-	WATER LINE
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⊚	FIRE HYDRANT	---	STONEWALL
⊛	WATERGATE	-D-	DRAIN LINE
⊜	HANDHOLE/ELECTRIC PLUGS	-S-	SEWER LINE
⊝	GAS VALVE	-FM-	FORCED MAIN SEWER
⊞	GUY WIRE		
⊟	UTILITY POLE		
⊠	LIGHT POLE		
⊡	SIGN		
⊢	BASKETBALL NET		
⊣	TREE		
⊤	HANDI-CAP PARKING		



F4593

APPROVED DATE: _____

FRANKLIN PLANNING BOARD

BEING A MAJORITY

LEGAL NOTES

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OWNER

A.M. 295 LOT 003
NEAG REAL ESTATE LLC
126 GROVE ST
FRANKLIN, MA
DEED BOOK 41715 PAGE 121
PLAN No. 253 OF 1989 PLAN Bk. 379

APPLICANT

A.M. 295 LOT 4
KEY BOSTON, INC.
126 GROVE STREET
FRANKLIN, MA 02038
DEED BOOK 6353 PAGE 200
DEED BOOK 6876 PAGE 112
PLAN No. 238 OF 1984 PLAN Bk. 309
PLAN No. 1655 OF 1985 PLAN Bk. 330

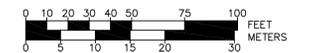
**124/ 126 GROVE STREET
BUILDING EXPANSION
SITE PLAN MODIFICATION
FRANKLIN MASSACHUSETTS**

REPLICATION PLAN

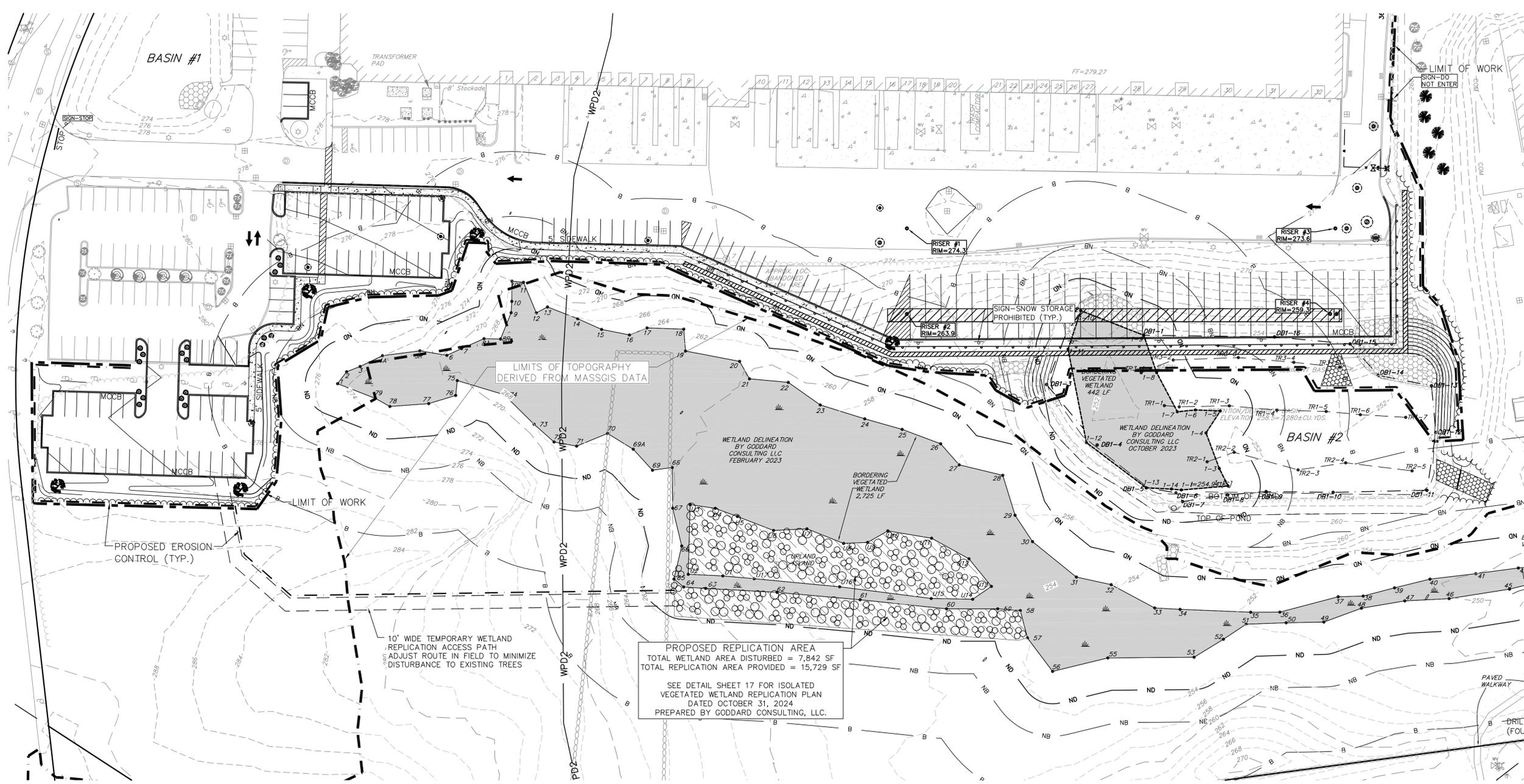
NOVEMBER 5, 2024

DATE REVISION DESCRIPTION

GRAPHIC SCALE: 1"=40'



Guerriere & Halnon, Inc.
ENGINEERING & LAND SURVEYING
55 WEST CENTRAL ST. PH. (508) 528-3221
FRANKLIN, MA 02038 FX. (508) 528-7921
www.gandhengineering.com



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F4593

GENERAL EROSION CONTROL AND CONSTRUCTION NOTES

- THE LIMITS OF ALL CLEARING, GRADING AND DISTURBANCE SHALL BE KEPT TO A MINIMUM WITHIN THE PROPOSED AREA OF CONSTRUCTION. ALL AREAS OUTSIDE THE LIMITS OF DISTURBANCE SHALL REMAIN TOTALLY UNDISTURBED.
- INSPECT ALL SEDIMENT AND EROSION CONTROL MEASURES AT LEAST ONCE PER WEEK AND WITHIN 24 HOURS AFTER EVERY RAINFALL EVENT.
- MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES OR REPLACE AS REQUIRED TO ASSURE PROPER FUNCTION.
- CONTRACTOR SHALL IMMEDIATELY REPAIR ANY AND ALL EROSION AND SEDIMENT CONTROLS FOUND TO BE FAULTY.
- ANY AND ALL DEBRIS AND LITTER WHICH ACCUMULATES IN THE BASINS SHALL BE REMOVED WEEKLY.
- THE CONTRACTOR SHALL IMPLEMENT ALL REASONABLE EROSION AND SEDIMENT CONTROLS PRIOR TO THE ACTUAL COMMENCEMENT OF CONSTRUCTION ACTIVITIES INCLUDING THE CLEARING AND/OR GRUBBING OF ANY PORTION OF THE PROPERTY. THESE MEASURES SHALL BE MAINTAINED IN EFFECT THROUGHOUT THE ENTIRE CONSTRUCTION PHASE, OR UNTIL THE SITE HAS BECOME STABILIZED WITH AN ADEQUATE VEGETATIVE COVER.
- SEDIMENT BUILD UP BEHIND FILTERMATS SHALL BE MONITORED AND BE REMOVED WHENEVER IT HAS ACCUMULATED TO FOUR INCHES IN DEPTH.
- CATCH BASINS SHALL BE PROTECTED WITH SILT FILTERS (SILT SACKS). INSPECT SEDIMENT FILTERS AT LEAST ONCE PER WEEK AND WITHIN 24 HOURS AFTER RAINFALL THAT PRODUCES RUNOFF.
- CLEAN OR REPLACE FILTERS WITHIN 24 HOURS OF INSPECTION WHEN SEDIMENT REACHES ONE HALF OF THE FILTER SACK DEPTH. CATCH BASINS SHALL BE PROTECTED BY SEDIMENT FILTERS THROUGHOUT THE CONSTRUCTION PERIOD AND UNTIL ALL DISTURBED AREAS ARE THOROUGHLY STABILIZED. SUMP SHALL BE CLEANED WHENEVER SEDIMENT HAS ACCUMULATED TO A DEPTH OF 24 INCHES AND IMMEDIATELY FOLLOWING INSTALLATION OF PERMANENT PAVEMENT.
- THE CONTRACTOR SHALL MAINTAIN AN ADEQUATE STOCKPILE OF EROSION CONTROL MATERIALS ON-SITE AT ALL TIMES FOR EMERGENCY OR ROUTINE REPLACEMENT AND SHALL INCLUDE MATERIALS TO REPAIR OR REPLACE SILT FENCE, MULCH SOCK, STONE FILTER DICES OR ANY OTHER DEVICES PLANNED FOR USE DURING CONSTRUCTION.
- THE CONTRACTOR IS TO INSPECT ALL CONTROLS NO LESS THAN WEEKLY, AND IN ANTICIPATION OF RAINFALL EVENTS EXPECTED TO EXCEED 1/2 INCH IN DEPTH. ALL DEFICIENCIES NOTED DURING SAID INSPECTION SHALL BE REPAIRED IMMEDIATELY AND IN NO CASE SHALL A DEFICIENCY BE ALLOWED TO GO UNCORRECTED DURING A RAINFALL EVENT. THE EROSION CONTROL DEVICES SHALL BE MAINTAINED, REINFORCED, OR REPLACED IF NECESSARY. ALL ACCUMULATED SEDIMENTS AND OTHER MATERIALS COLLECTED BY THE SEDIMENTATION CONTROL SYSTEMS SHALL BE REMOVED AS NECESSARY TO INSURE PROPER FUNCTION OF SYSTEMS AND DISPOSED OF IN A MANNER THAT IS CONSISTENT WITH THE INTENT OF THIS PLAN, IN AN UPLAND AREA.
- TEMPORARY EARTH OR STONE DIKES, DRAINAGE SWALES AND/OR TEMPORARY SLOPE GRANS SHALL BE INSTALLED WHERE OFF-SITE OR ON-SITE RUNOFF IS SUFFICIENT ENOUGH SUCH THAT IT WILL BE NECESSARY TO DIVERT THE FLOW AROUND THE SITE OR PREVENT EROSION WITHIN THE LIMITS OF WORK.
- STORM DRAIN INLET PROTECTION SHALL BE USED FOR ALL EXISTING AND PROPOSED CATCH BASINS IN THE PROJECT AREA. PRIOR TO COMPLETION OF THE PROJECT, ALL CATCH BASINS WITHIN THE PROJECT AREA SHALL BE CLEANED.
- ALL DISTURBED EARTH SLOPES AREA TO BE STABILIZED WITH PERMANENT VEGETATIVE COVER. TO BE ESTABLISHED AS SOON AS POSSIBLE. DISTURBED AREAS THAT ARE NOT SUBJECT TO CONSTRUCTION TRAFFIC SHALL RECEIVE A PERMANENT OR TEMPORARY VEGETATIVE COVER AS SOON AS FINAL CONTOURS ARE ESTABLISHED. TEMPORARY VEGETATIVE COVER IS TO BE ESTABLISHED ON ALL DISTURBED AREAS WHERE CONSTRUCTION ACTIVITIES WILL NOT REQUIRE ADDITIONAL DISTURBANCE FOR PERIOD OF 30 DAYS OR MORE. IF THE SEASON PREVENTS THE ESTABLISHMENT OF VEGETATIVE COVER, DISTURBED AREAS SHALL BE MULCHED AND THEN SEEDED AS SOON AS WEATHER CONDITIONS ALLOW.
- THERE SHALL BE NO DIRECT DISCHARGE OF DEWATERING OPERATIONS INTO ANY DRAINAGE SYSTEM UNLESS THIS DISCHARGE IS CLEAN AND FREE OF SETTLEABLE SOLIDS. ANY DEWATERING DISCHARGE CONTAINING SETTLEABLE SOLIDS (SEDIMENTS) SHALL BE PASSED THROUGH A SEDIMENTATION CONTROL DEVICE (FILTER BAG) TO REMOVE THESE SOLIDS. THE CONTRACTOR IS TO MAINTAIN SAID SEDIMENT CONTROL DEVICE THROUGHOUT THE ENTIRE DEWATERING OPERATION AND REPAIR DEFICIENCIES IMMEDIATELY.
- SILT STOCKPILE AREAS FOR CONSTRUCTION MATERIALS SHALL BE LOCATED OUTSIDE WETLAND AREAS AND ASSOCIATED BUFFERS.
- ALL PLANTINGS SHALL BE WATERED AND MAINTAINED BY THE CONTRACTOR TO ENSURE SURVIVAL.
- EROSION CONTROL SHALL REMAIN IN PLACE UNTIL THE CERTIFICATE OF COMPLETION IS ISSUED.

APPROVED DATE: _____

FRANKLIN PLANNING BOARD

BEING A MAJORITY

LEGAL NOTES

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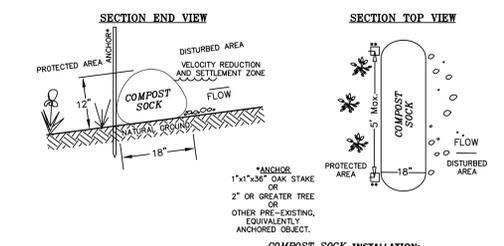
124/ 126 GROVE STREET BUILDING EXPANSION SITE PLAN MODIFICATION FRANKLIN MASSACHUSETTS

CONSTRUCTION DETAILS

OCTOBER 31, 2024

DATE	REVISION DESCRIPTION

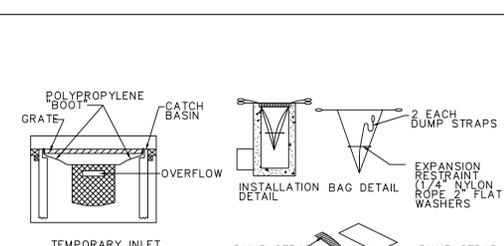
55 WEST CENTRAL ST. PH. (508) 528-3221
FRANKLIN, MA 02038 FX. (508) 528-7921
www.gandhengineering.com



COMPOST SOCK COMPONENTS:
OUTSIDE CASING: 100% organic hessian.
FILLER INGREDIENT: FiberRoot Mulch™
A blend of coarse and fine compost and shredded wood.
Particle sizes: 100% passing a 3" screen; 90-100% passing a 1" screen; 70-100% passing a 0.75" screen; 30-75% passing a 0.25" screen.
Weight: Approx. 850 lbs./cu.yd. (Ave. 30 lbs./f.t.)

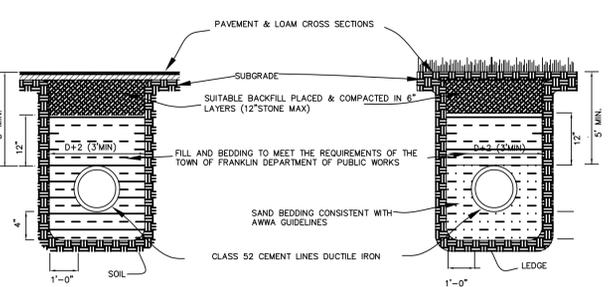
COMPOST SOCK INSTALLATION:
With the newest technology and equipment, sections can be constructed on site in lengths from 1' to 100'.
Sections can also be delivered to the site in lengths from 1' to 8'.
The flexibility of COMPOST SOCK allows it to conform to any contour or terrain while holding a slightly oval shape at 12" high by 18" wide.
Where section ends meet, there shall be an overlap of 6" or greater. Both sides shall be anchored (oak stakes, trees, etc.) to stabilize the union. No additional anchors are required on slopes less than 2:1. **Additional anchors are required at 5' intervals (max) on the downslope or protected side on slopes greater than 2:1 to prevent movement.

COMPOST SOCK DETAIL NOT TO SCALE

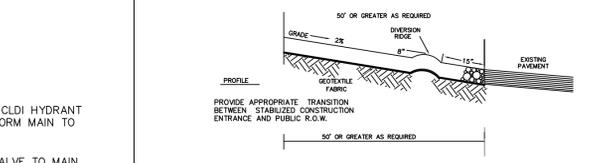


NOTE: TEMPORARY INLET SEDIMENT FILTER TO BE INSTALLED ON ALL PAVED CATCH BASINS OR STORM INLETS. INLET FILTER TO BE SIMILAR TO "STREAMGUARD" AS MANUFACTURED BY STORMWATER SERVICES CORPORATION (206-767-0441) OR "SILT SACK" AS MANUFACTURED BY ATLANTIC CONSTRUCTION FABRICS, INC. (800-448-3636). CLEAN FILTER AS NEEDED.

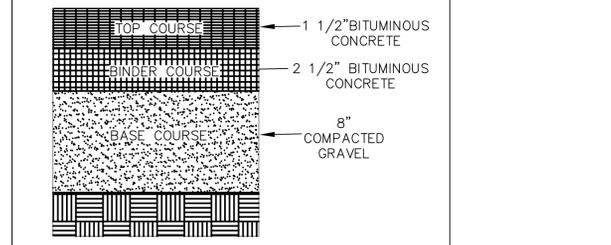
SILT SACK DETAIL NOT TO SCALE



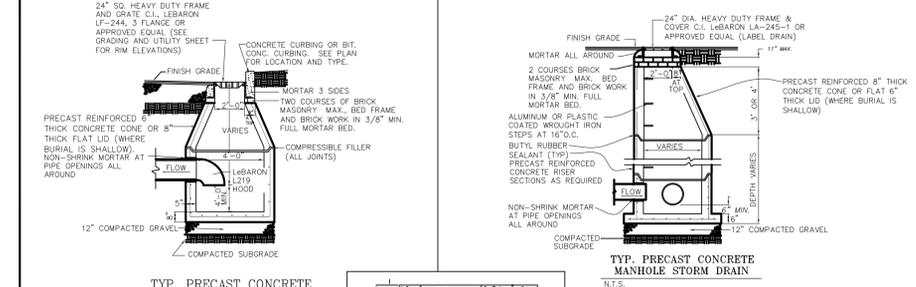
TYPICAL TRENCH SECTION FOR D.I. WATER MAIN (TYPE 5 BEDDING AWWAC-600)



STABILIZED CONSTRUCTION ENTRANCE NOT TO SCALE

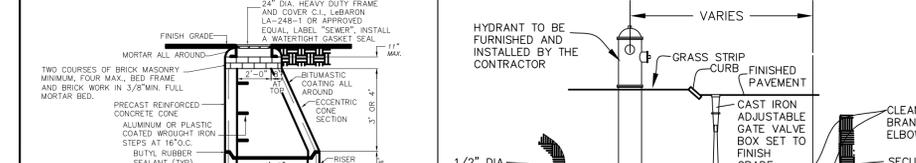


TYPICAL PAVEMENT SECTION NOT TO SCALE

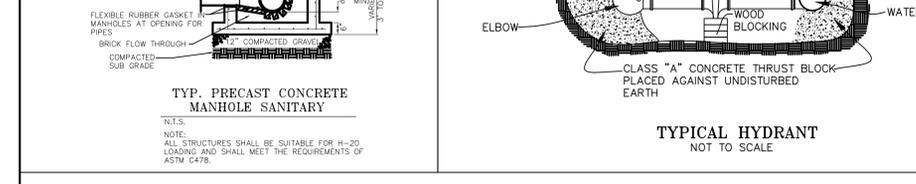


TYP. PRECAST CONCRETE CATCH BASIN DETAIL NOT TO SCALE

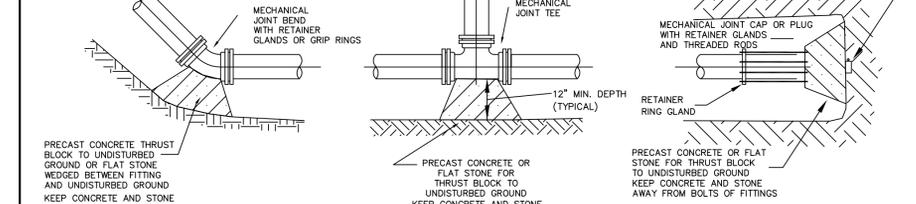
NOTE: ALL STRUCTURES SHALL BE SUITABLE FOR H-20 LOADING AND SHALL MEET THE REQUIREMENTS OF ASTM C478.



TYP. PRECAST CONCRETE MANHOLE SANITARY NOT TO SCALE

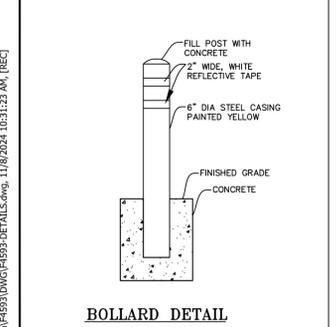


TYP. PRECAST CONCRETE MANHOLE STORM DRAIN NOT TO SCALE

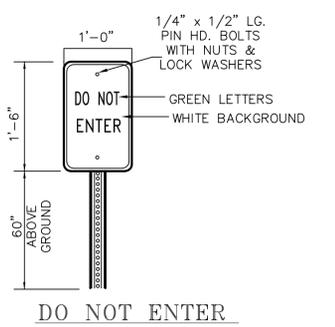


TYPICAL THRUST BLOCK DETAILS

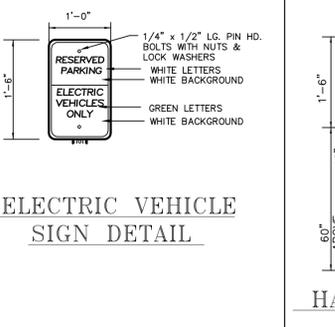
NOTE: ALL STRUCTURES SHALL BE SUITABLE FOR H-20 LOADING AND SHALL MEET THE REQUIREMENTS OF ASTM C478.



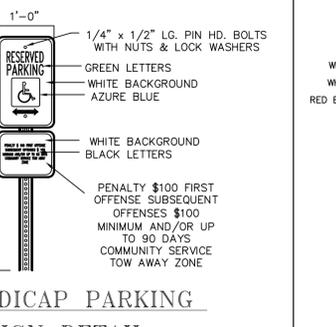
BOLLARD DETAIL NOT TO SCALE



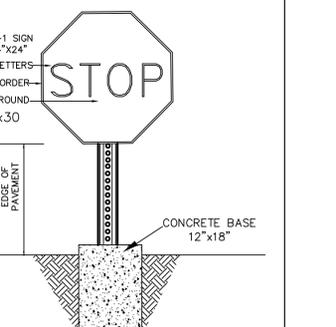
DO NOT ENTER SIGN DETAIL



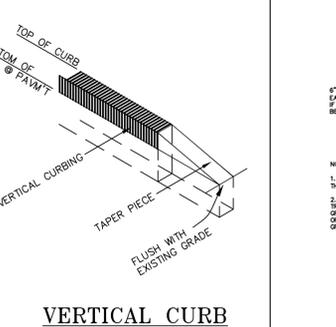
ELECTRIC VEHICLE SIGN DETAIL



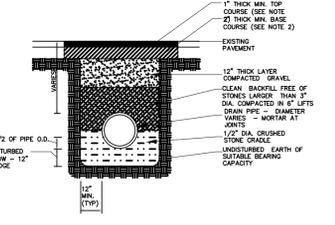
HANDICAP PARKING SIGN DETAIL



STOP SIGN DETAIL



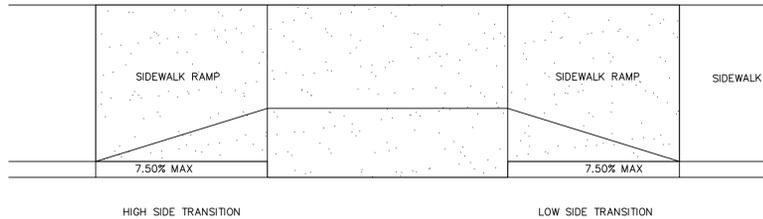
VERTICAL CURB TAPER DETAIL N.T.S.



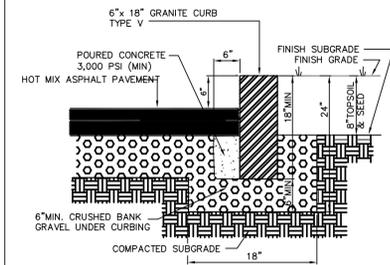
NOTE:
1. AT TIME OF CONSTRUCTION, THE TRENCH IS TO BE BACKFILLED, THEN TOPPED WITH A 12" THICK LAYER OF COMPACTED GRAVEL AND A 4" THICK TEMPORARY LAYER OF HOT TOP PAINT.
2. AFTER THE TRENCH HAS SETTLED, THE ORIGINAL PAVEMENT IS TO BE SAID OUT ALONG THE TRENCH. PAVEMENT & TEMPORARY HOT TOP PAINT TO BE REMOVED. ADDITIONAL COMPACTED GRAVEL TO BE PLACED AS NEEDED. AND BITUMINOUS CONCRETE TO BE PLACED TO THE THICKNESS OF THE ORIGINAL PAVEMENT OR TO THE MINIMUM THICKNESS AS SPECIFIED ABOVE, WHICHEVER IS GREATER.

TYPICAL TRENCH SECTION FOR REINFORCED CONCRETE PIPE

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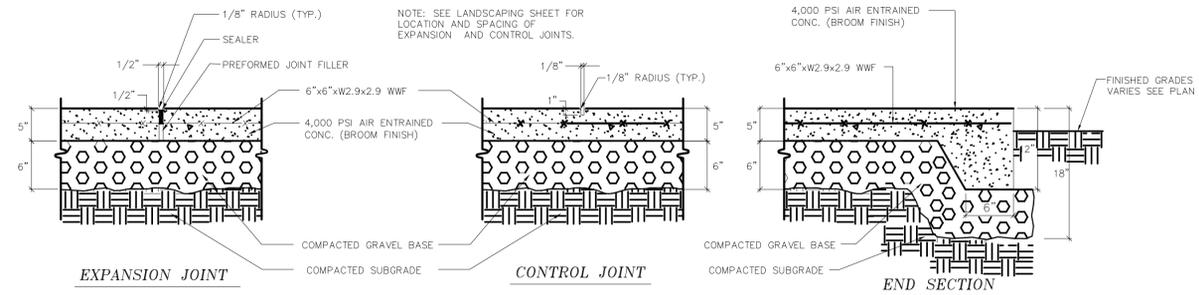


NOTE:
1. DRIVEWAYS ENTRANCES SHALL BE IN ACCORDANCE WITH MASSDOT STANDARD DRAWINGS AND SPECIFICATIONS.



NOTE:
1. INSTALL AS SHOWN ON PLANS

VERTICAL GRANITE CURB DETAIL
N.T.S.



NOTE: SEE LANDSCAPING SHEET FOR LOCATION AND SPACING OF EXPANSION AND CONTROL JOINTS.

TYP. CONC. SIDEWALK DETAILS
N.T.S.

11/08/2024
DALE MACKINNON
REGISTERED PROFESSIONAL ENGINEER
No. 54875

F4593

APPROVED DATE: _____
FRANKLIN PLANNING BOARD

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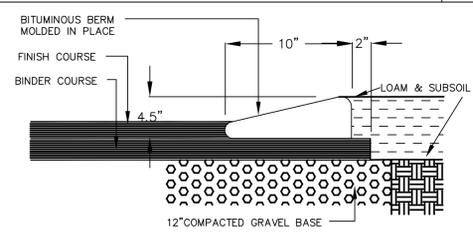
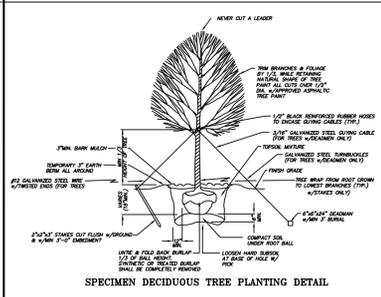
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**124/ 126 GROVE STREET
BUILDING EXPANSION
SITE PLAN MODIFICATION
FRANKLIN MASSACHUSETTS**

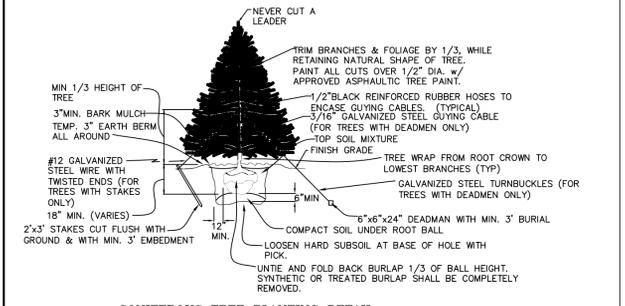
**CONSTRUCTION
DETAILS**

OCTOBER 31, 2024

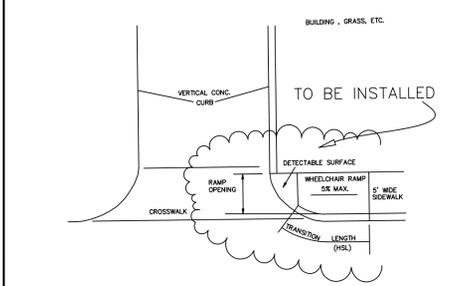
DATE	REVISION DESCRIPTION



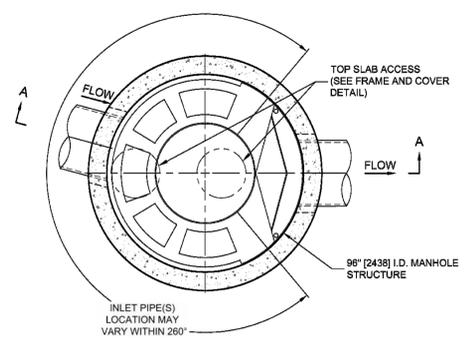
**MODIFIED BITUMINOUS CAPE COD
BERM DETAIL**
N.T.S.



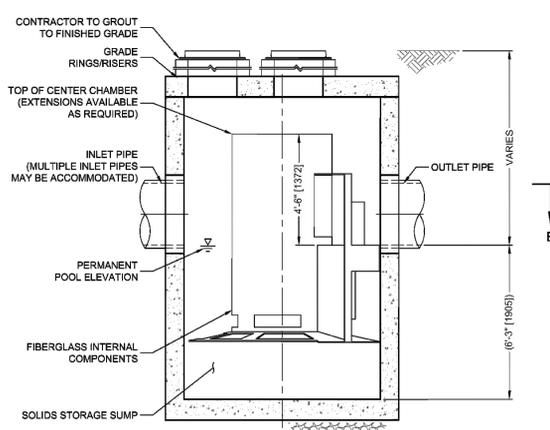
CONIFEROUS TREE PLANTING DETAIL
N.T.S.



MASS HIGHWAY DRAWING NO. 107.6.0
WHEELCHAIR RAMP FOR RIGHT OF WAY AREAS
NOT TO SCALE



PLAN VIEW B-B
NOT TO SCALE



ELEVATION A-A
NOT TO SCALE

**CASCADE
separator™**

CASCADE SEPARATOR DESIGN NOTES

CS-8 RATED TREATMENT CAPACITY IS 12.00 CFS, OR PER LOCAL REGULATIONS. THE STANDARD CS-8 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

**SITE SPECIFIC
DATA REQUIREMENTS**

STRUCTURE ID	WATER QUALITY FLOW RATE (cfs [L/s])	PEAK FLOW RATE (cfs [L/s])	RETURN PERIOD OF PEAK FLOW (yrs)	RIM ELEVATION
PIPE DATA:				
INLET PIPE 1				
INLET PIPE 2				
OUTLET PIPE				

NOTES / SPECIAL REQUIREMENTS:



**FRAME AND COVER
(DIAMETER VARIES)
NOT TO SCALE**

- GENERAL NOTES**
- CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
 - FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.contechES.com
 - CASCADE SEPARATOR WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
 - CASCADE SEPARATOR STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 6' - 2" (1810), AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.
 - CASCADE SEPARATOR STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C478 AND AASHTO LOAD FACTOR DESIGN METHOD.
 - ALTERNATE UNITS ARE SHOWN IN MILLIMETERS [mm].
- INSTALLATION NOTES**
- ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
 - CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CASCADE SEPARATOR MANHOLE STRUCTURE.
 - CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
 - CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPE(S). MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
 - CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

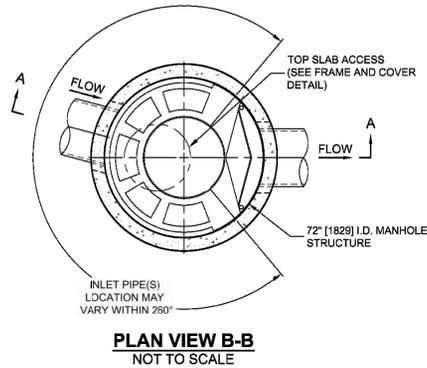


**CS-8
CASCADE SEPARATOR
STANDARD DETAIL**

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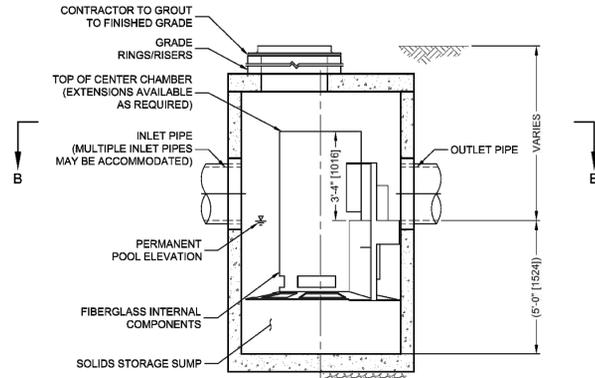
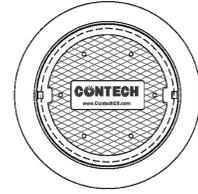
**Guerriere &
Halnon, Inc.**
ENGINEERING & LAND SURVEYING
55 WEST CENTRAL ST. PH. (508) 528-3221
FRANKLIN, MA 02038 FX. (508) 528-7921
www.gandhengineering.com

CUSTOMER JURISDICTION: US/MA/MA. SDE DESIGN TOOL: STANDARD DETAIL/CS-CASCADE/CS-6.DTL.DWG 4/10/2020 12:51



CASCADE SEPARATOR DESIGN NOTES	
CS-8 RATED TREATMENT CAPACITY IS 5.8 CFS, OR PER LOCAL REGULATIONS. THE STANDARD CS-6 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	

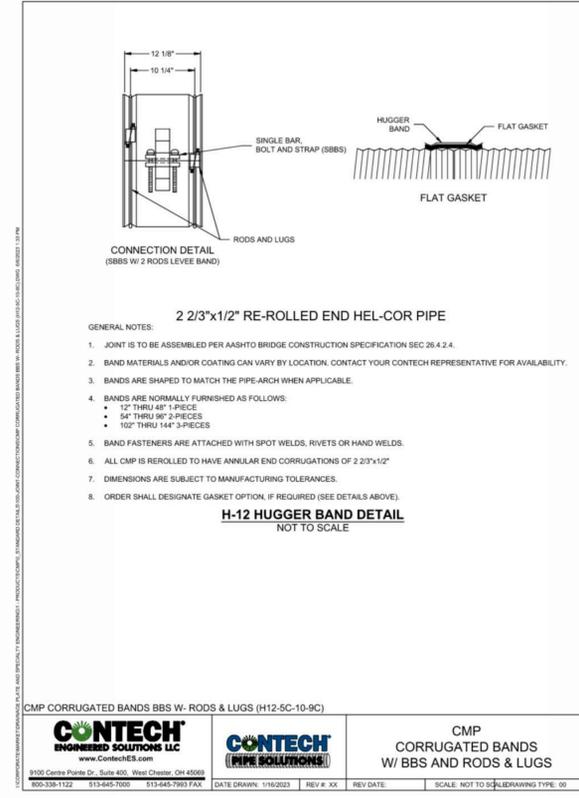
SITE SPECIFIC DATA REQUIREMENTS			
STRUCTURE ID			
WATER QUALITY FLOW RATE (cfs [L/s])			
PEAK FLOW RATE (cfs [L/s])			
RETURN PERIOD OF PEAK FLOW (yrs)			
RIM ELEVATION			
PIPE DATA:	INVERT	MATERIAL	DIAMETER
INLET PIPE 1			
INLET PIPE 2			
OUTLET PIPE			
NOTES / SPECIAL REQUIREMENTS:			



- GENERAL NOTES**
- CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
 - FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.contechES.com
 - CASCADE SEPARATOR WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
 - CASCADE SEPARATOR STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 2' [810], AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M308 AND BE CAST WITH THE CONTECH LOGO.
 - CASCADE SEPARATOR STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C478 AND AASHTO LOAD FACTOR DESIGN METHOD.
 - ALTERNATE UNITS ARE SHOWN IN MILLIMETERS [mm].
- INSTALLATION NOTES**
- ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
 - CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CASCADE SEPARATOR MANHOLE STRUCTURE.
 - CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
 - CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPE(S). MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
 - CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

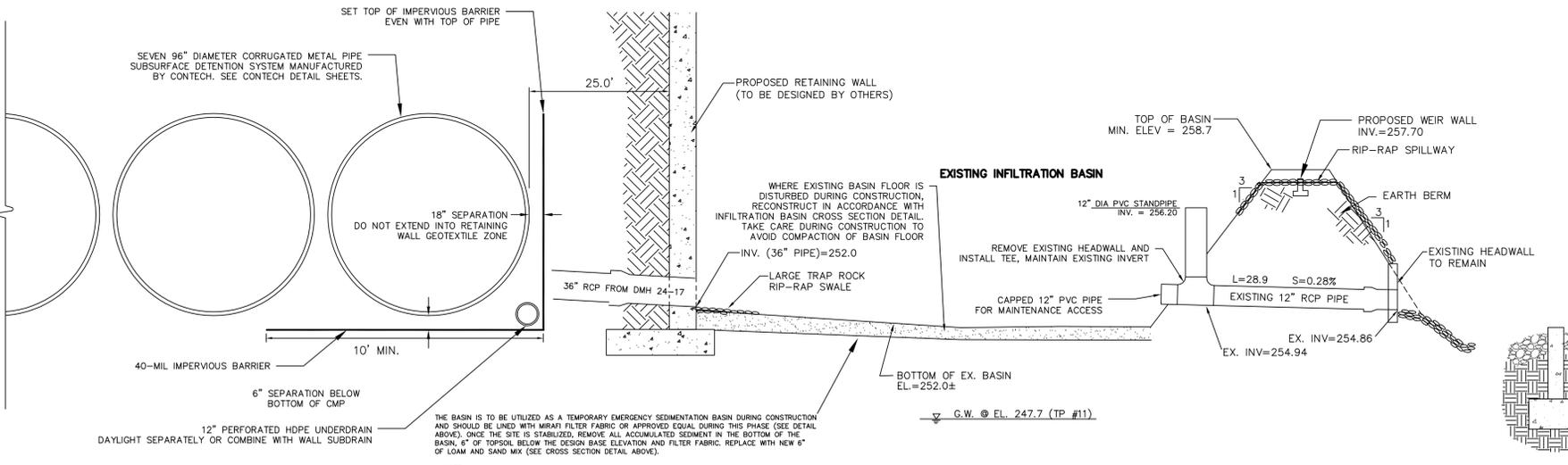
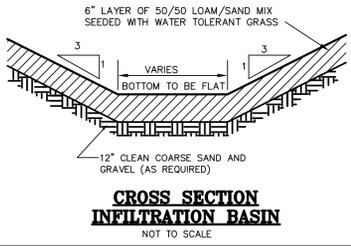
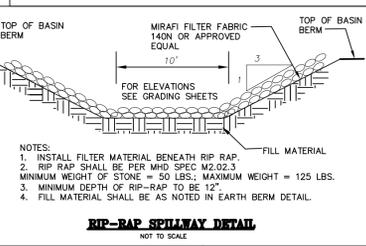
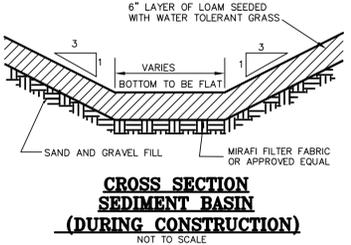
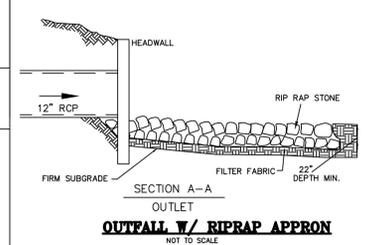
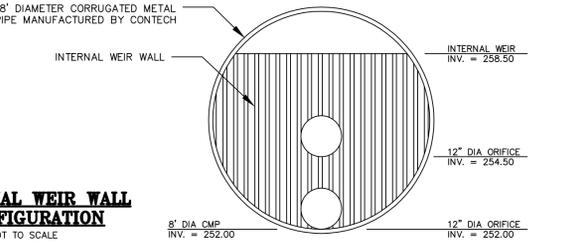
CONTECH
ENGINEERED SOLUTIONS LLC
www.contechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45389
800-338-1122 513-645-7000 513-645-7993 FAX

CS-6 CASCADE SEPARATOR STANDARD DETAIL

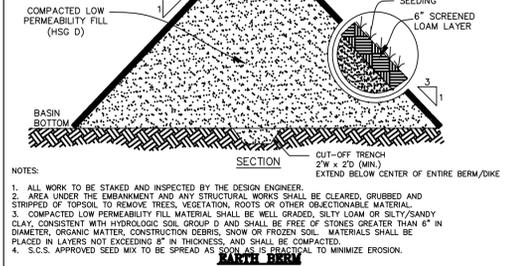


CONTECH
ENGINEERED SOLUTIONS LLC
9130 Centre Pointe Dr., Suite 400, West Chester, OH 45389
800-338-1122 513-645-7000 513-645-7993 FAX

CONTECH
PIPE SOLUTIONS LLC
CMP CORRUGATED BANDS W/ BBS AND RODS & LUGS
DATE DRAWN: 11/05/23 REV: 4 XX REV DATE: SCALE: NOT TO SCALE DRAWING TYPE: 00



INFILTRATION BASIN #2 PROFILE
NOT TO SCALE



11/08/2024
DALE MACKINNON
CIVIL ENGINEER
No. 34575
REGISTERED

F4593

APPROVED DATE: _____
FRANKLIN PLANNING BOARD

BEING A MAJORITY

LEGAL NOTES

UTILITIES ARE PLOTTED AS A COMPILATION OF RECORD DRAWING MARKINGS AND OTHER OBSERVED EVIDENCE. CONTRACTOR SHOULD BE CONSIDERED APPROXIMATELY MAKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY DETERMINED OR RELIABLY DEPICTED. CONTRACTORS (IN ACCORDANCE WITH MASS. GEN. STAT. CHAPTER 82 SECTION 40 AS AMENDED) MUST CONTACT ALL UTILITY COMPANIES BEFORE EXCAVATING AND DRILLING AND CALL DIGSAFE AT 1(888)DIG-SAFE(7233).

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.

OWNER

A.M. 295 LOT 003
NEAC REAL ESTATE LLC
126 GROVE ST
FRANKLIN, MA
DEED BOOK 41715 PAGE 121
PLAN No. 253 OF 1989 PLAN Bk. 379

APPLICANT

A.M. 295 LOT 4
KEY BOSTON, INC.
126 GROVE STREET
FRANKLIN, MA 02038
DEED BOOK 6353 PAGE 200
DEED BOOK 6876 PAGE 112
PLAN No. 238 OF 1984 PLAN Bk. 309
PLAN No. 1655 OF 1985 PLAN Bk. 330

124/ 126 GROVE STREET BUILDING EXPANSION SITE PLAN MODIFICATION FRANKLIN MASSACHUSETTS

CONSTRUCTION DETAILS

OCTOBER 31, 2024	
DATE	REVISION DESCRIPTION

Guerriere & Halnon, Inc.
ENGINEERING & LAND SURVEYING
55 WEST CENTRAL ST. PH. (508) 528-3221
FRANKLIN, MA 02038 FX. (508) 528-7921
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Isolated Vegetated Wetland Replication Plan

for
124 & 126 Grove Street
(Map: 29, Lots: 3 & 4)
Franklin, MA 02038

DATE:
October 31, 2024

ADDRESSED TO:
Franklin Conservation Commission
Franklin Municipal Building
Franklin, MA 02038

PREPARED BY:
Goddard Consulting LLC
291 Main Street, Suite 8
Northborough, MA 01532

PREPARED FOR:
Ryan Lichwell
New England Appliance Group
126 Grove Street
Franklin, MA 02038

A. EXISTING CONDITIONS

The Project Site, 124 & 126 Grove Street, Franklin, MA 02038 (Map: 295, Lots: 3 & 4) The site is comprised of two parcels and is approximately 37.49-acres. The site is primarily developed. The interior of the site is comprised of an existing 269,105sf industrial/commercial building, truck parking and turnarounds, and car parking lots. The southern portion of the site is primarily forested. The property is bordered by commercial/industrial developments to the south and east, and single-family house lots to the north and west with frontages on Grove Street.

As approved in the ORAD (DEP File #159-1290), several wetland resource areas are located on the locus site. A BVW exists in the southern portion of 126 Grove Street. An intermittent stream, originating in the southern BVW, flows east through 126 and 124 Grove Street, and eventually off the property. Additional BVW is located 124 Grove Street and directly connects to the intermittent stream. An Isolated Vegetated Wetland (IVW) exists within the northern portion of 126 Grove Street. A second IVW is located south of the existing building on 126 Grove Street. These IVWs are only jurisdictional under the Franklin Wetland Bylaw and Regulations.

According to the MassGIS data layers for NHESP, the property is not located within any Estimated Habitat of Rare Wildlife / Priority Habitat of Rare Species. No potential or certified vernal pools or Outstanding Resource Waters (ORW) are mapped within the site. The property does not fall within a jurisdictional FEMA Flood Zone. The site is not located in an Area of Critical Environmental Concern (ACEC).

B. PROPOSED CONDITIONS

The applicant proposes an 85,150sf addition to the north side of the existing commercial building on-site. South of the proposed building, additional truck parking, and turnaround space is proposed for additional access to the existing loading bays and building. A retaining wall is proposed bordering the proposed parking expansion south of the existing building. In order to construct the proposed project, portions of the 25, 50 and 100-foot Buffer Zones will inevitably be impacted. The addition to the building and the truck parking expansion will result in the filling of +/- 7,842sf of Isolated Vegetated Wetland. The project has been designed minimize impacts to BVW. Alternative designs would result in a far greater impact on BVW.

As mitigation, a greater than 2:1 (15,729sf) replication area is proposed to the south of the parking lots within a BVW system. This replication area will result in the net gain of 7,887sf of wetland. A temporary access path is proposed in the southern portion of the site to access the wetland replication areas. Due to the presence of an upland island, the access path will need to temporarily impact BVW (±185sf) to excavate the wetland replication area. This path has been designed for the least amount of tree removal and temporary BVW impacts. The wetland replication area and the temporarily impacted BVW will be seeded and planted with appropriate native species as described in Section D. Shrub and tree quantities have been selected based on DEP spacing guidelines. 90 trees and 201 shrubs will be planted within the proposed isolated vegetated wetland replication areas. The proposed tree species include Red Maple / *Acer rubrum*, Black Tupelo / *Nyssa sylvatica*, Swamp White Oak / *Quercus bicolor*, and Yellow Birch / *Betula alleghaniensis*. The proposed shrub species include Common Winterberry / *Ilex verticillata*, Highbush Blueberry / *Vaccinium corymbosum*, Northern Spicebush / *Lindera benzoin*, Silky Dogwood / *Cornus amomum*, Speckled Alder / *Alnus incana*, and Sweet Pepperbush / *Clethra alnifolia*.

C. GENERAL INSTALLATION PROCEDURES

Supervision: All work within the restoration areas shall be supervised by a qualified wetland scientist. The supervisor shall submit monitoring reports to the Franklin Conservation Commission as described below. Reports shall contain details of all work performed and photographs of completed conditions.

Timing: The installation of the plantings should be accomplished during the spring or fall growing seasons (between April 16 and May 31 or between September 16 and October 30).

Stake Limits of Work: Prior to planting, the limits of work will be staked, and wetland flags confirmed. Erosion control barriers shall be installed along the limits of work for the replication area. These will remain in place until the replication areas have stabilized, and approval is received from the Franklin Conservation Commission. The wetland scientist shall have the authority to require additional erosion control measures if deemed necessary.

Identify Plants in Replication & BVW Impact Area: The wetland scientist shall identify, and flag native species found within the replication and the BVW impact areas that may be dug up and stockpiled for use as additional plantings.

Excavation: A storage area for soil and leaf litter from the BVW impact area will be prepared prior to excavation, outside of any resource areas or buffer zone. Wetland soil from the impact zone will be excavated and transported to the replication area. The upland soils immediately surrounding the BVW impact area will be transplanted to the edges of the replication area to create a natural transition. Large trees should be avoided when excavating.

An excavator or backhoe will remove existing soils in the entirety of the soils in the replication zone, to a depth at which redoximorphic features become visible in the C-horizon at the soil's surface and at least one foot below the proposed final grade. This removal will be supervised and directed by the wetland scientist. Topsoil and subsoil shall be removed from the area to either be reused or removed from the site. Subsoil of the C-horizon will be loosened prior to final grading to ensure the soils aren't compacted before topsoil placement.

Once existing soils have been removed to the proper depth determined by the wetland scientist, the organic soils from the BVW impact areas will be placed into the replication zone. If the soil from the impact area is not sufficient, supplemental soil shall be imported and sourced from composted organic materials and shall consist of a 50:50 mix of loam and organic material with an organic content between 12% and 20%. Topsoil shall be placed within the replication area to a depth of 6-12", to be determined by the wetland scientist. Placement of the soil shall be such that no equipment drives over or compacts the placed soil. Final grading will mimic topography with areas of pooling and flooding during heavy rain events, and surface water during wetter seasons.

Planting: Plantings will be installed according to the plan. The precise siting of plants may be determined by the wetland scientist or landscaper in the field prior to installation. All plantings (reference the planting list in section D) shall be distributed randomly throughout the area with trees spaced at 12-15' on center, shrubs spaced at 8-10' on center, and herbaceous species 3' or less on center. Shrubs shall be placed in clumps of 3-4 of the same species. Same species will be placed in groupings that more closely mimic natural conditions.

All plantings will be removed from burlap sacks, wire cages, and plastic containers prior to planting. Trees will be planted on mounds, while shrubs and herbaceous species will be planted in depressions. Each plant will have its roots loosened prior to planting to encourage root growth away from the planting bulb. Plants will be adequately watered immediately following planting. Leaf litter will be spread throughout the area if it is available. Any significant disturbances shall be seeded with a wetland seed mix as specified in the Planting List tables in Section D.

Restoration Monitoring

a. **Seasonal monitoring reports** shall be prepared for the enhancement areas by a qualified wetland scientist for a period of 2 additional years after installation or every year until a COC is issued by the Franklin Conservation Commission. This monitoring program will consist of early summer and early fall inspections and will include photographs and details about the vitality of the enhancement area. Monitoring reports shall be submitted to the Commission by the end of each year. Monitoring reports shall describe, using narratives, plans, and color photographs, the physical characteristics of the enhancement area with respect to stability, survival of vegetation and plant mortality, aerial extent and distribution, species diversity and vertical stratification (i.e., herb, shrub, and tree layers).

b. **At least 75% of the surface area** of the restoration areas shall be re-established with indigenous plant species within two growing seasons. If the enhancement area does not meet the 75% re-vegetation requirement by the end of the second growing season after installation, the applicant shall submit a remediation plan to the Commission for approval that will achieve enhancement goals, under the supervision of a Wetland Scientist. This plan must include an analysis of why the areas have not successfully re-vegetated and how the applicant intends to resolve the problem.

D. PLANTING LIST

Wetland Replication Area (15,729 SF)			
Common Name	Scientific Name	Number	Size
Trees (90)*			
Red Maple (FAC)	<i>Acer rubrum</i>	21	4-5'
Yellow Birch (FAC)	<i>Betula alleghaniensis</i>	21	4-5'
Black Tupelo (FAC)	<i>Nyssa sylvatica</i>	24	4-5'
Swamp White Oak (FACW)	<i>Quercus bicolor</i>	24	4-5'

Common Name	Scientific Name	Number	Size
Shrubs (201)*			
Highbush Blueberry (FACW)	<i>Vaccinium corymbosum</i>	36	1 or 2 gal. pots
Silky Dogwood (FACW)	<i>Cornus amomum</i>	33	1 or 2 gal. pots
Northern Spicebush (FACW)	<i>Lindera benzoin</i>	33	1 or 2 gal. pots
Common Winterberry (FACW)	<i>Ilex verticillata</i>	33	1 or 2 gal. pots
Sweet Pepperbush (FAC)	<i>Clethra alnifolia</i>	33	1 or 2 gal. pots
Speckled Alder (FACW)	<i>Alnus incana</i>	33	1 or 2 gal. pots
Seed Mix			

New England Wetland Plants WETMIX or equivalent* 7 lbs.

*Species selection dependent on nursery availability.

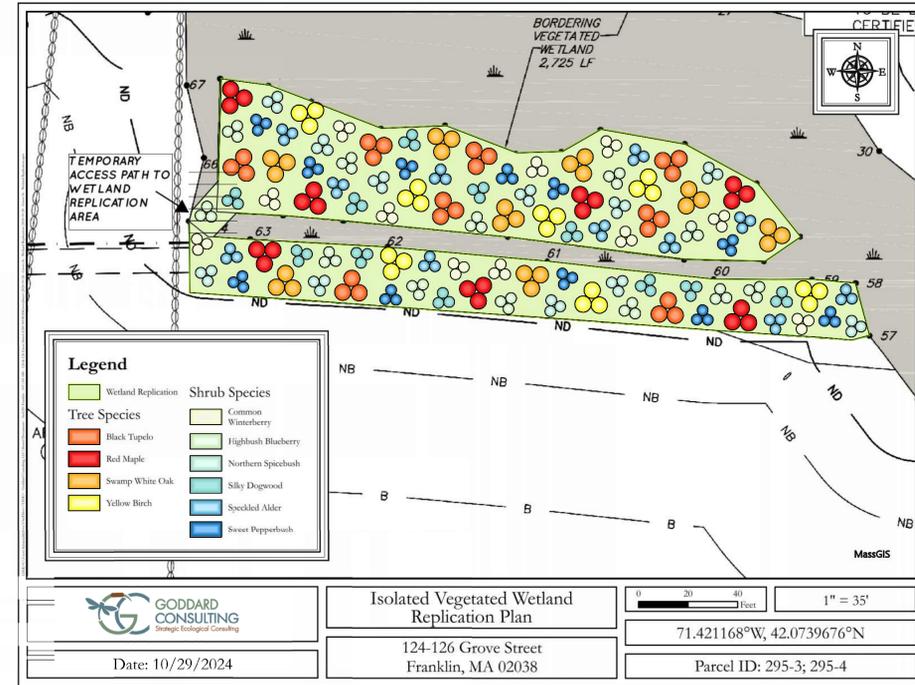
E. CONCLUSION

This mitigation will enhance the Bordering Vegetated Wetlands over current conditions and will improve the functions and values of the BVW. All local, state, and federal statutory interests and performance standards have been protected and will be met by the project, as described above.

Sincerely,
Goddard Consulting, LLC

Tom Schutz, WPIT
Wetland Scientist

Kristina McEvoy
Wetland Scientist



11/08/2024
DALE MACKINNON
CIVIL ENGINEER
No. 9875
REGISTERED

F4593

APPROVED DATE: _____
FRANKLIN PLANNING BOARD

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NEAG REAL ESTATE LLC
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FRANKLIN, MA
DEED BOOK 41715 PAGE 121
PLAN No. 253 OF 1989 PLAN Bk. 379

APPLICANT

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DEED BOOK 6353 PAGE 200
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124/ 126 GROVE STREET
BUILDING EXPANSION
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