

# "GUARDIAN SELF STORAGE II"

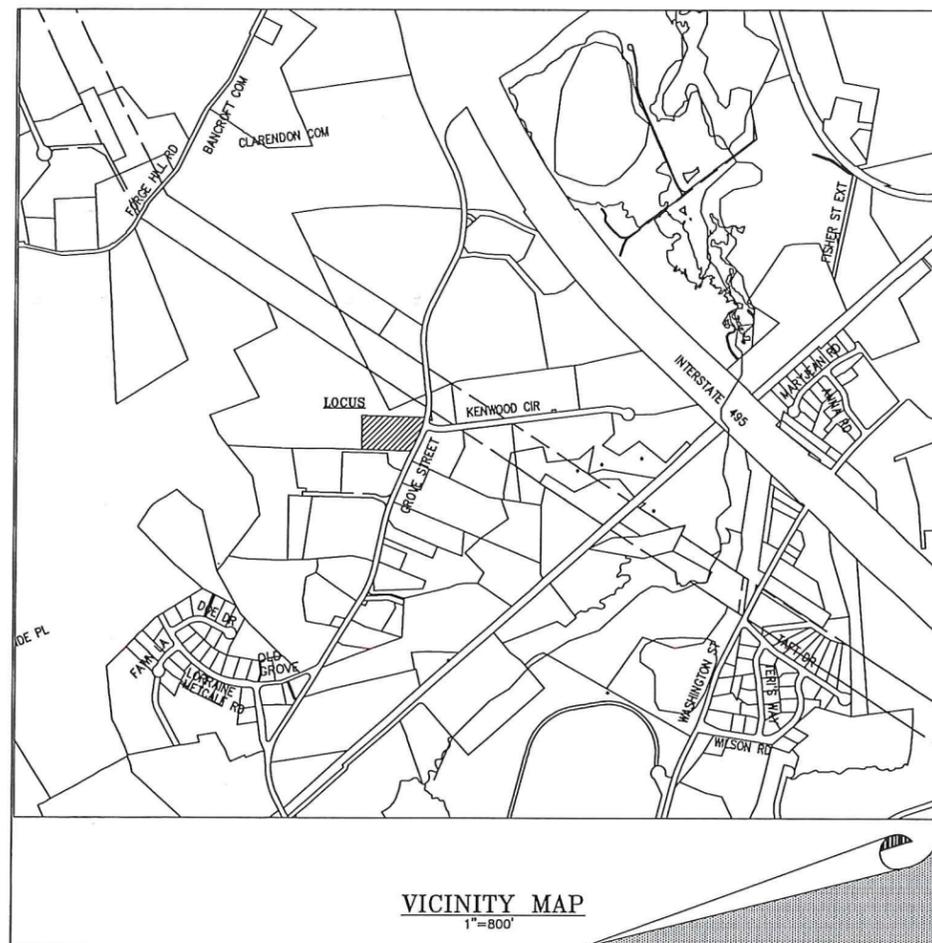
## Site Plan and Special Permit for Guardian Self Storage II 151 Grove Street Franklin, Massachusetts

Date: January 8, 2025

### INDEX

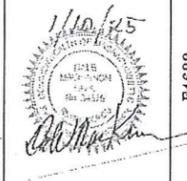
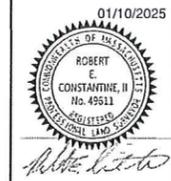
1. COVER SHEET
2. EXISTING CONDITIONS
3. EROSION CONTROL PLAN
4. SITE PLAN
5. GRADING PLAN
6. UTILITY PLAN
7. LANDSCAPE PLAN
8. CONSTRUCTION DETAILS
9. CONSTRUCTION DETAILS
10. CONSTRUCTION DETAILS

TRUCK TURNING RADIUS PLAN  
ARCHITECTURAL PLANS (BY OTHERS)



### 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 ON MAY 29, 2024 AND FIELD LOCATED BY GUERRIERE & HALNON, INC.
4. REFER TO FRANKLIN ASSESSORS MAP 294 LOT 1
5. THIS SITE IS NOT LOCATED WITHIN THE GROUNDWATER PROTECTION 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. DATUM: HORIZONTAL: NAD83; VERTICAL: NAVD88.



F4683

APPROVED DATE: \_\_\_\_\_  
FRANKLIN PLANNING BOARD  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
BEING A MAJORITY

### LEGAL NOTES

UTILITIES ARE PLOTTED AS A COMPILATION OF RECORD DOCUMENTS, MARKINGS AND OTHER OBSERVED EVIDENCE TO THE BEST OF THE SURVEYOR'S KNOWLEDGE AND SHOULD BE CONSIDERED APPROXIMATE. PRIOR TO ANY EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. ADDITIONAL UTILITIES, NOT EVIDENCED BY RECORD DOCUMENTS OR OBSERVED PHYSICAL EVIDENCE, MAY EXIST. CONTRACTORS (IN ACCORDANCE WITH MASS.G.L. CHAPTER 82 SECTION 40 AS AMENDED) MUST CONTACT ALL UTILITY COMPANIES BEFORE EXCAVATING AND DRILLING AND CALL DIGSAFE AT 1(888)DIG-SAFE(72333).

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/APPLICANT

JEM PARTNERS LLC  
599 WASHINGTON STREET  
FRANKLIN, MA. 02038  
DEED BOOK 42015 PAGE 493  
A.M. 294 LOT 1

SITE PLAN AND  
SPECIAL PERMIT  
FOR  
GUARDIAN  
SELF STORAGE II  
151 GROVE STREET  
FRANKLIN MASSACHUSETTS

### COVER

JANUARY 8, 2025

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.gondhengineering.com

RECEIVED  
2025 JAN 10 P 12:05  
TOWN OF FRANKLIN  
TOWN CLERK

**INDUSTRIAL**  
 FRANKLIN ZONING BYLAW SECTION 185  
 ATTACHMENT 9; LAST AMENDED  
 09-6-2023 BY AMENDMENT 23-898

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

FRONT 40'  
 SIDE 30'  
 REAR 30'

MAXIMUM BLDG. HT. 36 FEET

% OF LOT UPLAND COVERED BY:  
 STRUCTURES 70  
 STRUCTURES+PAVING 80

INCREASE BY THE COMMON BUILDING HEIGHT  
 OF THE STRUCTURE, WHEN ABUTTING A  
 RESIDENTIAL DISTRICT OR USE.

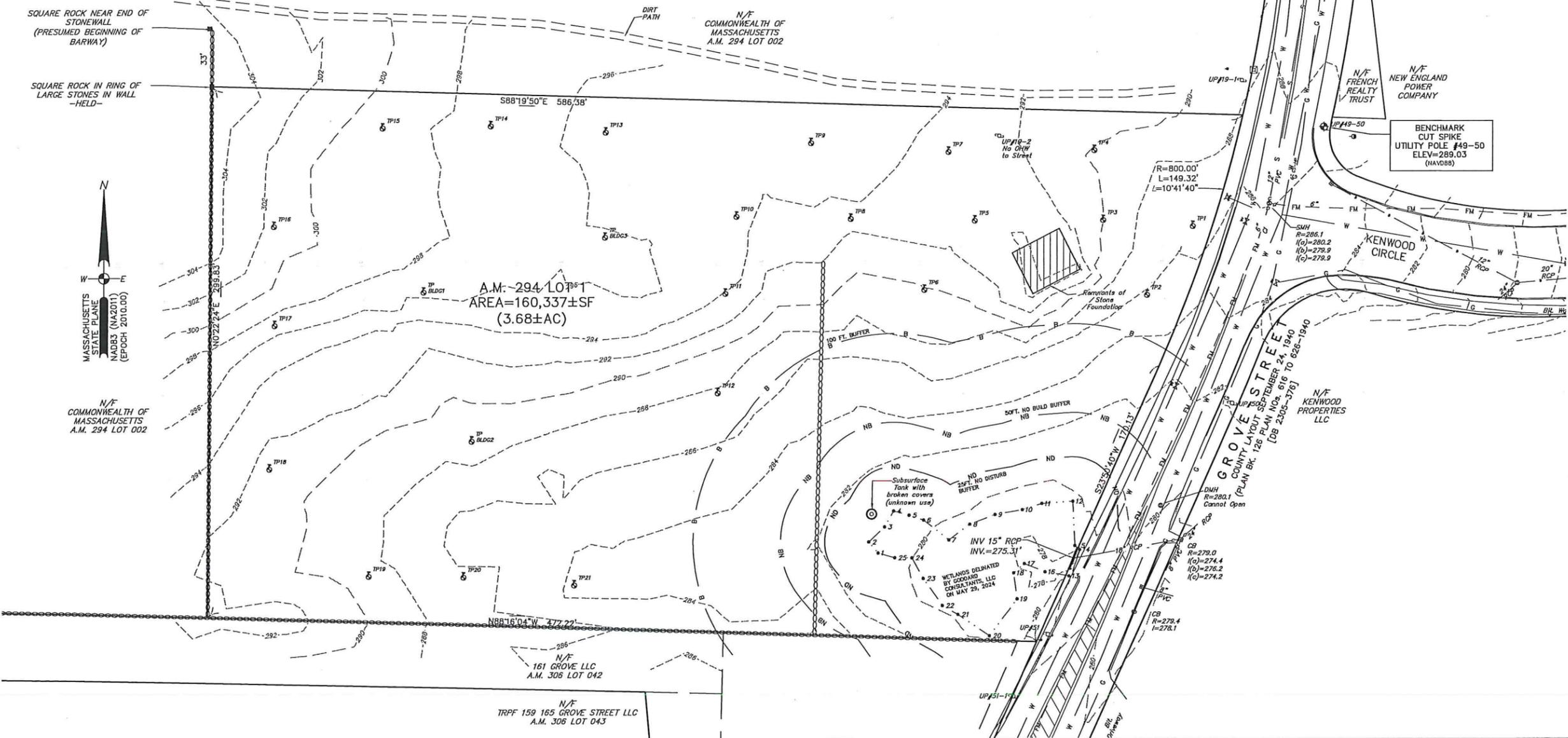
BUILDINGS UP TO 60 FEET IN HEIGHT MAY  
 BE PERMITTED BY A SPECIAL PERMIT FROM  
 THE PLANNING BOARD

LEGEND		
⊙	DRILLHOLE	bc BITUMINOUS CURB
■	BOUND	cc CONCRETE CURB
⊕	GAS VALVE	gc GRANITE CURB
⊕	GAS SHUTOFF	CB(F) CONCRETE BOUND FOUND
⊕	WATER SHUTOFF	o OAK TREE
⊕	WATER VALVE	p PINE TREE
⊕	FIRE HYDRANT	s SPRUCE TREE
⊕	GUY WIRE	t TREE UNKNOWN
⊕	UTILITY POLE	W WATERLINE
⊕	CATCH BASIN	G GASLINE
⊕	DRAIN MANHOLE	D DRAINLINE
⊕	SEWER MANHOLE	S SEWERLINE
⊕	SIGN	FM FM
⊕	MAILBOX	FM FORCED MAIN
⊕	BUMPER	FM FORCED MAIN
⊕	LAMP POST	FM FORCED MAIN
⊕	TREE	FM FORCED MAIN
⊕	SHRUB	FM FORCED MAIN
⊕	ELECTRIC METER	FM FORCED MAIN
⊕	GAS METER	FM FORCED MAIN
---		EXISTING PROPERTY LINE

**TESTING INFORMATION**

TESTING DATE: JULY 10, 2024 SOIL EVALUATOR: BRIAN HASSETT

TP 1	TP 2	TP 3	TP 4	TP 5	TP 6	TP 7	TP 8	TP 9
286.2 TP 1 SANDY LOAM A 6"	285.6 TP 2 SANDY LOAM A 6"	290.0 TP 3 SANDY LOAM A 6"	289.9 TP 4 SANDY LOAM A 6"	293.0 TP 5 SANDY LOAM A 6"	290.0 TP 6 SANDY LOAM A 6"	293.4 TP 7 SANDY LOAM A 6"	292.8 TP 8 SANDY LOAM A 6"	294.7 TP 9 SANDY LOAM A 6"
285.7 SANDY LOAM B 6-24"	285.1 SANDY LOAM B 6-24"	289.5 SANDY LOAM B 6-24"	289.4 SANDY LOAM B 6-24"	292.5 SANDY LOAM B 6-24"	285.5 SANDY LOAM B 6-24"	292.9 SANDY LOAM B 6-24"	292.3 SANDY LOAM B 6-18"	294.2 SANDY LOAM B 6-18"
284.2 SANDY LOAM C 24-90"	283.6 SANDY LOAM C 24-64"	288.0 SANDY LOAM C 24-48"	287.9 SANDY LOAM C 24-82"	291.0 SANDY LOAM C 24-60"	284.0 SANDY LOAM C 24-72"	291.4 SANDY LOAM C 24-60"	291.3 SANDY LOAM C 18-42"	293.2 SANDY LOAM C 18-40"
278.7 NO MOTILES REFUSAL @ 278.7	280.27 NO MOTILES REFUSAL @ 280.27	286.0 NO MOTILES REFUSAL @ 286.0	284.73 NO MOTILES REFUSAL @ 284.73	288.0 NO MOTILES REFUSAL @ 288.0	280.0 NO MOTILES REFUSAL @ 280.0	286.4 NO MOTILES REFUSAL @ 286.4	289.3 NO MOTILES REFUSAL @ 289.3	291.37 NO MOTILES REFUSAL @ 291.37
TP 10	TP 11	TP 12	TP 13	TP 14	TP 15	TP 16	TP 17	TP 18
294.4 TP 10 SANDY LOAM A 6"	293.9 TP 11 SANDY LOAM A 6"	287.8 TP 12 SANDY LOAM A 6"	295.5 TP 13 SANDY LOAM A 6"	297.0 TP 14 SANDY LOAM A 6"	298.9 TP 15 SANDY LOAM A 6"	301.4 TP 16 SANDY LOAM A 6"	297.0 TP 17 SANDY LOAM A 6"	291.5 TP 18 SANDY LOAM A 6"
293.9 SANDY LOAM B 6-16"	293.4 SANDY LOAM B 6-24"	287.3 SANDY LOAM B 6-24"	295.0 SANDY LOAM B 6-24"	296.5 SANDY LOAM B 6-24"	298.4 SANDY LOAM B 6-24"	300.9 SANDY LOAM B 6-24"	296.5 SANDY LOAM B 6-18"	291.0 SANDY LOAM B 6-18"
293.07 SANDY LOAM C 16-60"	291.9 SANDY LOAM C 24-40"	285.8 SANDY LOAM C 24-54"	293.5 SANDY LOAM C 24-66"	295.0 SANDY LOAM C 24-66"	298.9 SANDY LOAM C 24-48"	299.4 SANDY LOAM C 24-48"	295.5 GRAVELLY SAND W/10% ROCKS 18-36"	289.5 SANDY LOAM C 18-40"
289.41 NO MOTILES REFUSAL @ 289.41	290.57 NO MOTILES REFUSAL @ 290.57	283.3 NO MOTILES REFUSAL @ 283.3	290.0 MOTILES @ 24" REFUSAL @ 290.0	291.5 MOTILES @ 36" REFUSAL @ 291.5	294.9 NO MOTILES REFUSAL @ 294.9	297.4 NO MOTILES REFUSAL @ 297.4	294.0 NO MOTILES REFUSAL @ 294.0	287.67 NO MOTILES REFUSAL @ 287.67
TP 19	TP 20	TP 21	TP BLDG 1	TP BLDG 2	TP BLDG 3			
289.0 TP 19 SANDY LOAM A 6"	286.3 TP 20 SANDY LOAM A 6"	283.9 TP 21 SANDY LOAM A 6"	296.2 TP BLDG 1 SANDY LOAM A 6"	288.5 TP BLDG 2 SANDY LOAM A 6"	296.2 TP BLDG 3 SANDY LOAM A 6"			
288.5 SANDY LOAM B 6-24"	285.8 SANDY LOAM B 6-18"	283.4 SANDY LOAM B 6-24"	295.7 SANDY LOAM B 6-20"	288.0 SANDY LOAM B 6-24"	295.7 SANDY LOAM B 6-18"			
287.0 SANDY LOAM C 24-60"	284.8 SANDY LOAM C 18-60"	281.9 SANDY LOAM C 24-48"	294.54 SANDY LOAM C 20-48"	286.5 SANDY LOAM C 24-72"	294.7 SANDY LOAM C 18-48"			
284.0 MOTILES @ 48" REFUSAL @ 284.0	281.3 NO MOTILES REFUSAL @ 281.3	279.9 MOTILES @ 40" REFUSAL @ 279.9	292.2 NO MOTILES REFUSAL @ 292.2	282.5 NO MOTILES REFUSAL @ 282.5	292.2 NO MOTILES REFUSAL @ 292.2			



01/10/2025

ROBERT E. CONSTANTINE, II  
 No. 45611  
 REGISTERED PROFESSIONAL LAND SURVEYOR

APPROVED DATE:  
 FRANKLIN PLANNING BOARD

BEING A MAJORITY

LEGAL NOTES

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OWNER/APPLICANT

JEM PARTNERS LLC  
 599 WASHINGTON STREET  
 FRANKLIN, MA. 02038

DEED BOOK 42015 PAGE 493  
 A.M. 294 LOT 1

SITE PLAN AND SPECIAL PERMIT FOR GUARDIAN SELF STORAGE II 151 GROVE STREET FRANKLIN MASSACHUSETTS

EXISTING CONDITIONS

JANUARY 8, 2025

DATE	REVISION DESCRIPTION

GRAPHIC SCALE: 1"=30'

0 10 20 30 40 50 75 FEET  
 0 5 10 15 20 25 METERS

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

## EROSION CONTROL AND DRAINAGE CONSTRUCTION PHASING

1. INSTALL EROSION CONTROL DEVICES ALONG PERIMETER OF SITE WHERE SHOWN.
2. INSTALL CONSTRUCTION ENTRANCE.
3. SITE TO BE CLEARED AND GRUBBED.
4. INSTALL RETAINING WALLS.
5. INSTALLED SLOPE MATTING TO STABILIZE SLOPES (IF APPLICABLE)
6. INSTALL TEMPORARY SEDIMENT BASIN.
7. INSTALL DRAINAGE MANHOLES AND CATCHBASINS AND ENSURE TEMPORARY COVER IS IN PLACE.
8. INSTALL ALL DRAINAGE RISERS, GRATES AND COVERS
9. REMOVE CONSTRUCTION ENTRANCES.
10. UPON ALL CATCHMENT STRUCTURES AND MITIGATION FEATURES BECOMING OPERATIONAL, INSTALL ROAD UP TO BINDER FINISH GRADE. PAVER TO PROVIDE TEMPORARY CAPE COD BERM ON BOTH SIDES OF PROPOSED ROADWAY. STRAWBALES BACKED BY CRUSHED STONE TO BE PROVIDED ON DOWN GRADIENT SIDE OF CATCH BASINS TO DIRECT WATER TO TEMPORARY BASIN.
11. REMOVE TEMPORARY SEDIMENTATION BASIN AND FOREBAY AFTER SITE HAS BEEN STABILIZED AND PREPARED FOR BUILDING FOUNDATION INSTALLATION.

### DEBRIS NOTE:

1. 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.

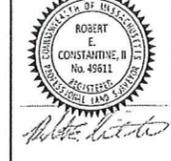
### GENERAL NOTES:

1. SPECIAL CONSIDERATION FOR INLET CONTROLS FOR EROSION COLLECTION BEFORE ENTERING DRAINAGE SYSTEM.
2. INSTALL SILT SACKS.
3. INSTALL BARRIER AROUND CATCH BASIN, MULCH SOCK OR EQUAL.
4. INSTALL FILTER FABRIC ON ALL DRAIN MANHOLE OUTLETS DISCHARGING TO INFILTRATION SYSTEM.
5. INSPECTIONS BEFORE AND AFTER STORM EVENTS ARE REQUIRED TO INSURE ADEQUACY OF EROSION CONTROL MEASURES.
6. STOCK PILE AREA TO BE CONTAINED USING EROSION CONTROL DEVICES
7. DIRT BAG SHALL BE USED TO PERIODICALLY CLEAN THE TEMPORARY SEDIMENTATION BASINS DURING CONSTRUCTION.
8. A CONSTRUCTION FENCE SHALL BE PLACED AROUND THE PERIMETER OF THE SITE.
9. LIMIT OF DISTURBANCE WILL BE REVIEWED BY PLANNING BOARD REPRESENTATIVE BEFORE ANY CUTTING OF TREES.

### LEGEND

⊙	DRILLHOLE	bc	BITUMINOUS CURB
■	BOUND	cc	CONCRETE CURB
⊠	GAS VALVE	gc	GRANITE CURB
⊞	GAS SHUTOFF	CB(F)	CONCRETE BOUND FOUND
⊚	WATER SHUTOFF	f'o	OAK TREE
⊙	WATER VALVE	f'p	PINE TREE
⊙	FIRE HYDRANT	f's	SPRUCE TREE
⊙	GUY WIRE	f't	TREE UNKNOWN
⊙	UTILITY POLE	W	WATERLINE
⊙	CATCH BASIN	G	GASLINE
⊙	DRAIN MANHOLE	D	DRAINLINE
⊙	SEWER MANHOLE	S	SEWERLINE
⊙	SIGN	FM	FORCED MAIN
⊙	MAILBOX	FM	FORCED MAIN
⊙	BUMPER	---	FENCE
⊙	LAMP POST	---	EXISTING PROPERTY LINE
⊙	TREE	---	
⊙	SHRUB	---	
⊙	ELECTRIC METER	---	
⊙	GAS METER	---	

01/10/2025



APPROVED DATE: \_\_\_\_\_  
FRANKLIN PLANNING BOARD  
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\_\_\_\_\_  
BEING A MAJORITY

### LEGAL NOTES

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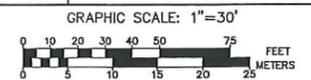
JEM PARTNERS LLC  
599 WASHINGTON STREET  
FRANKLIN, MA. 02038  
DEED BOOK 42015 PAGE 493  
A.M. 294 LOT 1

**SITE PLAN AND  
SPECIAL PERMIT  
FOR  
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SELF STORAGE II  
151 GROVE STREET  
FRANKLIN MASSACHUSETTS**

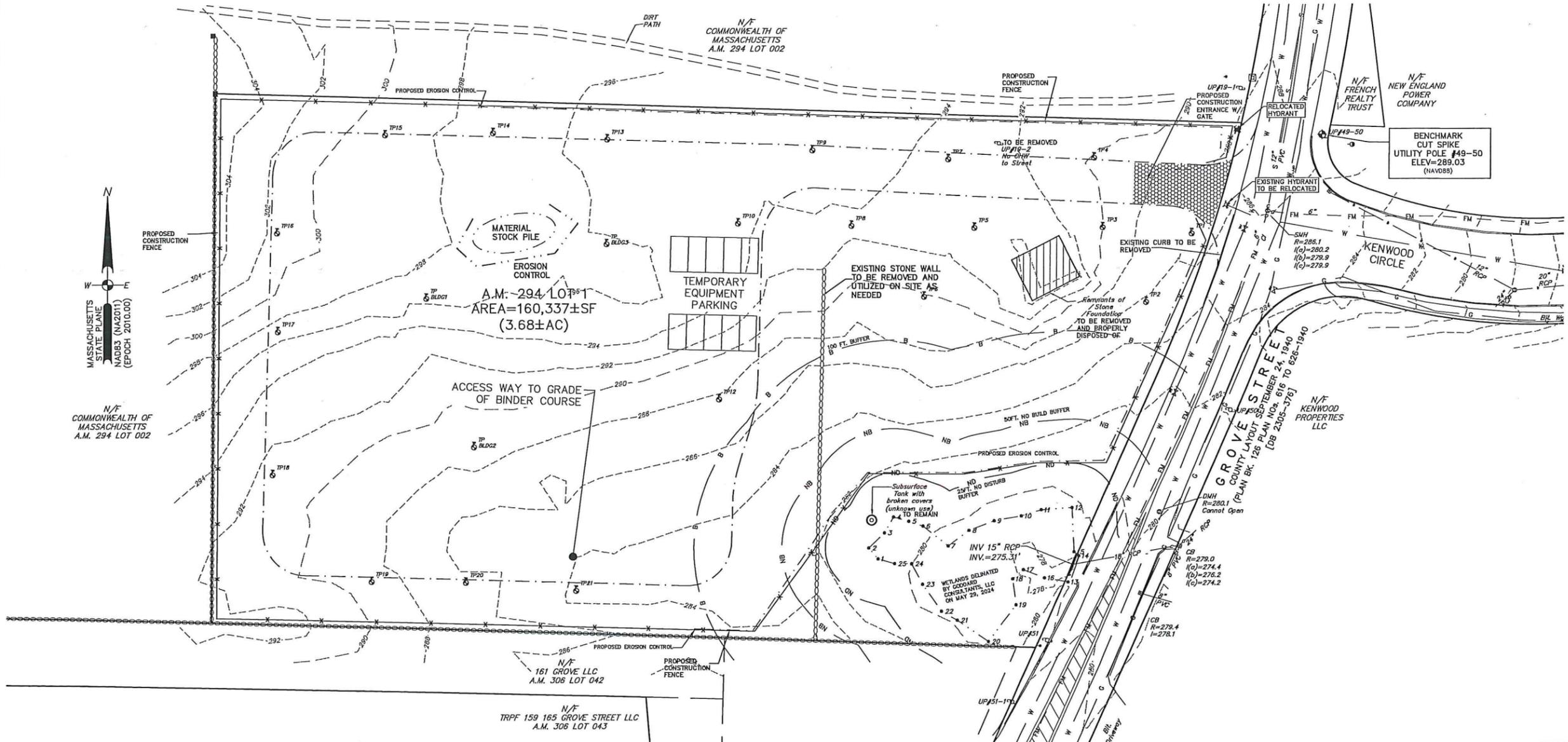
### EROSION CONTROL PLAN

**JANUARY 8, 2025**

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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**INDUSTRIAL**  
FRANKLIN ZONING BYLAW SECTION 185  
ATTACHMENT 9; LAST AMENDED  
09-6-2023 BY AMENDMENT 23-898

	REQUIRED	PROPOSED
MINIMUM LOT AREA	40,000 SF	160,337 SF
MINIMUM LOT FRONTAGE	175'	319.45'
MINIMUM LOT DEPTH	200'	472'
MINIMUM LOT WIDTH	157.5'	299'
MINIMUM YARDS		
FRONT	40' <sup>5</sup>	221.5
SIDE	30' <sup>5</sup>	50.3'
REAR	30' <sup>5</sup>	73.9'
MAXIMUM BLDG. HT. STORIES	3 <sup>6</sup>	2
FEET	-	-
% OF LOT UPLAND COVERED BY: STRUCTURES	70	22.5%
STRUCTURES+PAVING	80	45.9%

<sup>5</sup> INCREASE BY THE COMMON BUILDING HEIGHT OF THE STRUCTURE, WHEN ABUTTING A RESIDENTIAL DISTRICT OR USE.

<sup>6</sup> BUILDINGS UP TO 60 FEET IN HEIGHT MAY BE PERMITTED BY A SPECIAL PERMIT FROM THE PLANNING BOARD

NOTE:  
THE LOCATION OF THE LOCKED SLIDING GATES SHALL BE COORDINATED WITH THE FIRE DEPARTMENT PRIOR TO INSTALLATION

**PARKING INFORMATION:**  
WAREHOUSE: 1 SPACE PER 1000 SF  
OFFICE: 1 SPACE PER 250 SF.

FIRST FLOOR PARKING  
OFFICE= 1050 SF / 250SF = 4.2 (S) PARKING SPACES REQUIRED  
WAREHOUSE= 35,050 SF / 1000SF = 35 PARKING SPACES REQUIRED

SECOND FLOOR PARKING  
WAREHOUSE = 27,534 SF/1000SF=27.53 (28) PARKING REQUIRED

TOTAL REQUIRED= 68 PARKING SPACES

REQUESTING A PARKING DETERMINATION FROM SECTION 185-21 PARKING, LOADING, AND DRIVEWAY REQUIREMENTS B(3)(b)(ii)AND(v)

PROVIDED PARKING = 6 PARKING SPACES FOR OFFICE USE

**LEGEND**

⊙	DRILLHOLE	bc	BITUMINOUS CURB
■	BOUND	cc	CONCRETE CURB
⊗	GAS VALVE	gc	GRANITE CURB
⊕	GAS SHUTOFF	CB(F)	CONCRETE BOUND FOUND
⊖	WATER SHUTOFF	#o	OAK TREE
⊗	WATER VALVE	#p	PINE TREE
⊗	FIRE HYDRANT	#s	SPRUCE TREE
⊙	GUY WIRE	#t	TREE UNKNOWN
⊙	UTILITY POLE	W	WATERLINE
⊙	CATCH BASIN	G	GASLINE
⊙	DRAIN MANHOLE	D	DRAINLINE
⊙	SEWER MANHOLE	S	SEWERLINE
+	SIGN	FM	FORCED MAIN
+	MAILBOX	-x-x-x-x-x-x-x-x-x-x-	FENCE
+	BUMPER		
*	LAMP POST		
⊙	TREE		
⊙	SHRUB		
⊙	ELECTRIC METER		
⊙	GAS METER		EXISTING PROPERTY LINE



APPROVED DATE: \_\_\_\_\_  
FRANKLIN PLANNING BOARD  
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**OWNER**

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599 WASHINGTON STREET  
FRANKLIN, MA. 02038  
DEED BOOK 42015 PAGE 493  
A.M. 294 LOT 1

**SITE PLAN AND SPECIAL PERMIT FOR GUARDIAN SELF STORAGE II 151 GROVE STREET FRANKLIN MASSACHUSETTS**

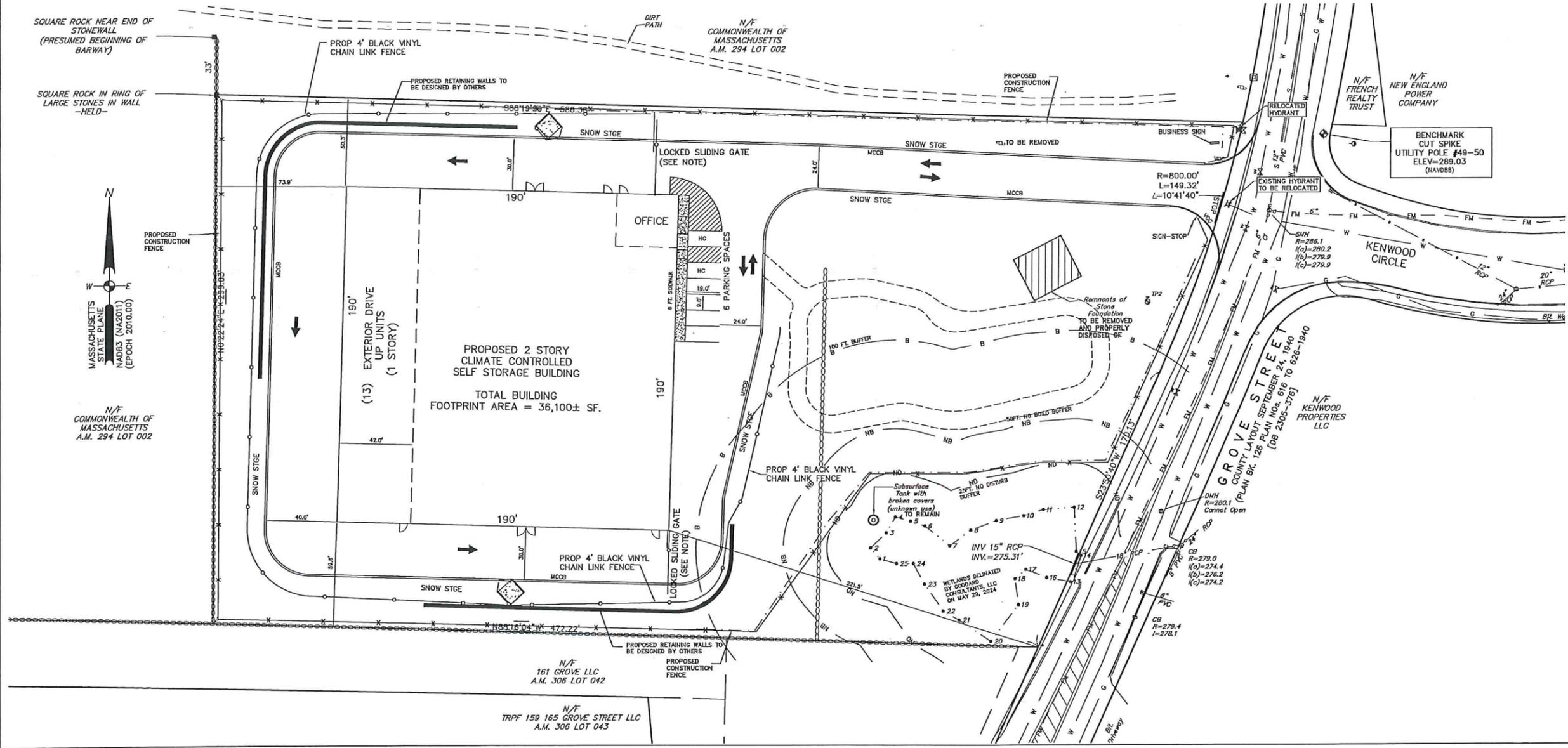
**SITE PLAN**  
**JANUARY 8, 2025**

DATE	REVISION DESCRIPTION

GRAPHIC SCALE: 1"=30'

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SHEET 4 OF 10 JOB NO. F4683



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**SITE DRAINAGE INSTALLATIONS NOTES**

1. EACH SUBSURFACE CHAMBER WILL BE INSTALLED SEPARATELY TO DESIGN ELEVATION.
2. INSTALL CONNECTIONS TO CATCH BASINS, WATER QUALITY MANHOLE (WQM) AND DRAIN MANHOLES.
3. EXCAVATE AND INSTALL SUBSURFACE UNIT, BACKFILL W/ STONE MAINTAINING 18"-24" COVER AND AS-BUILT EACH SECTION.

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

THE PROPOSED ELECTRIC UTILITY WILL BE INSTALLED UNDERGROUND FROM THE PROPOSED UTILITY POLE TO THE TRANSFORMER.

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

**STORM DRAINAGE NOTES**

1. 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.
2. FILL MATERIAL BENEATH THE PROPOSED INFILTRATION CHAMBER SYSTEMS AND RAIN GARDEN SHALL BE REMOVED TO THE DEPTH OF THE NATURALLY OCCURRING SANDY MATERIAL IDENTIFIED IN THE TEST PIT SOIL LOGS, AND THE SYSTEM BROUGHT TO GRADE WITH SAND, CRUSHED STONE, OR OTHER ACCEPTABLE MATERIAL, AS DETERMINED BY THE DESIGN ENGINEER AND THE TOWN OF FRANKLIN.

SPECIAL CONSIDERATION FOR INLET CONTROLS FOR EROSION COLLECTION BEFORE ENTERING DRAINAGE SYSTEM:

- A. INSTALL SILT SACKS.
- B. BARRIER AROUND CATCH BASIN, COMPOST SOCK OR EQUAL.
- C. INSTALL FILTER FABRIC ON ALL DRAIN MANHOLE OUTLETS DISCHARGING TO INFILTRATION SYSTEM.
- D. INSPECTIONS BEFORE AND AFTER STORM EVENTS ARE REQUIRED TO INSURE ADEQUACY OF EROSION CONTROL MEASURES.
- E. CONTRACTOR & ARCHITECT ARE TO VERIFY SITE UTILITIES PRIOR TO DESIGN & CONSTRUCTION.
- F. ALL PIPE GASKETS SHALL BE PRE-MOLDED NEOPRENE O-RING TYPE (300-11 B.2(A)).

LEGEND			
⊙	DRILLHOLE	bc	BITUMINOUS CURB
■	BOUND	cc	CONCRETE CURB
⊕	GAS VALVE	gc	GRANITE CURB
⊖	GAS SHUTOFF	CB(F)	CONCRETE BOUND FOUND
⊕	WATER SHUTOFF	f'o	OAK TREE
⊕	WATER VALVE	f'p	PINE TREE
⊕	FIRE HYDRANT	f's	SPRUCE TREE
⊖	GUY WIRE	f't	TREE UNKNOWN
⊕	UTILITY POLE	W	WATERLINE
⊕	CATCH BASIN	G	GASLINE
⊕	DRAIN MANHOLE	D	DRANLINE
⊕	SEWER MANHOLE	S	SEWERLINE
⊕	SIGN	FM	FORCED MAIN
⊕	MAILBOX	X-X-X-X-X-X-X-X-X-X	FENCE
⊕	BUMPER	---	EXISTING PROPERTY LINE
⊕	LAMP POST		
⊕	TREE		
⊕	SHRUB		
⊕	ELECTRIC METER		
⊕	GAS METER		



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**LEGAL NOTES**

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**OWNER**

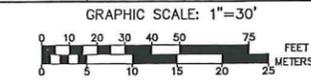
JEM PARTNERS LLC  
 599 WASHINGTON STREET  
 FRANKLIN, MA. 02038  
 DEED BOOK 42015 PAGE 493  
 A.M. 294 LOT 1

**SITE PLAN AND SPECIAL PERMIT FOR GUARDIAN SELF STORAGE II 151 GROVE STREET FRANKLIN MASSACHUSETTS**

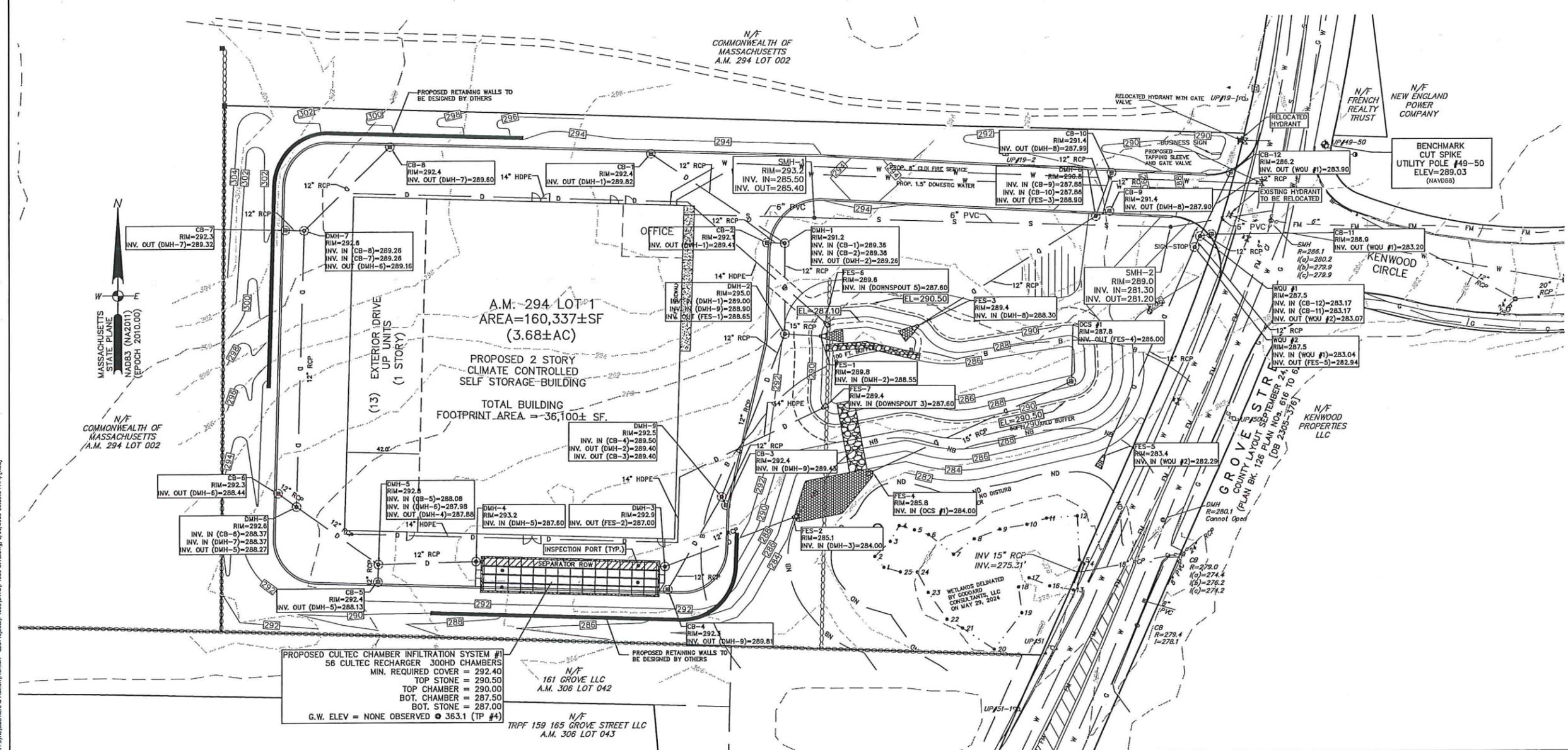
**UTILITY PLAN**

**JANUARY 8, 2025**

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.gondhengineering.com



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PLANTING LEGEND			
SYMBOL	NAME	SIZE	QUANTITY
	RED MAPLE ACER RUBRUM	5' MIN. 2.5" CAL.	9
	NORWAY SPRUCE PICEA ABIES	6' HIGH MIN.	8
	EARLY AZALEA R.ROSEUM	3 GAL.	4
	CREEPING JUNIPER JUNIPERUS HORIZONTALIS	3 GAL.	6
	DWARF MUGO PINE PINUS MUGO VAR. PUMILIO	3' GAL.	2

**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 AND THE TOWN OF FRANKLIN BEST DEVELOPMENT PRACTICES GUIDEBOOK.
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.

LEGEND			
	DRILLHOLE	bc	BITUMINOUS CURB
	BOUND	cc	CONCRETE CURB
	GAS VALVE	gc	GRANITE CURB
	GAS SHUTOFF	CB(F)	CONCRETE BOUND FOUND
	WATER SHUTOFF	f'o	OAK TREE
	WATER VALVE	f'p	PINE TREE
	FIRE HYDRANT	f's	SPRUCE TREE
	GUY WIRE	f't	TREE UNKNOWN
	UTILITY POLE	W	WATERLINE
	CATCH BASIN	G	GASLINE
	DRAIN MANHOLE	D	DRAINLINE
	SEWER MANHOLE	S	SEWERLINE
	SIGN	FM	FORCED MAIN
	MAILBOX	---	FENCE
	BUMPER	---	EXISTING PROPERTY LINE
	LAMP POST	---	
	TREE	---	
	SHRUB	---	
	ELECTRIC METER	---	
	GAS METER	---	



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 FRANKLIN, MA 02038

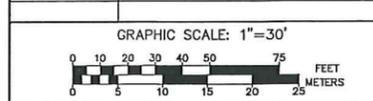
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 A.M. 294 LOT 1

**SITE PLAN AND SPECIAL PERMIT FOR GUARDIAN SELF STORAGE II 151 GROVE STREET FRANKLIN MASSACHUSETTS**

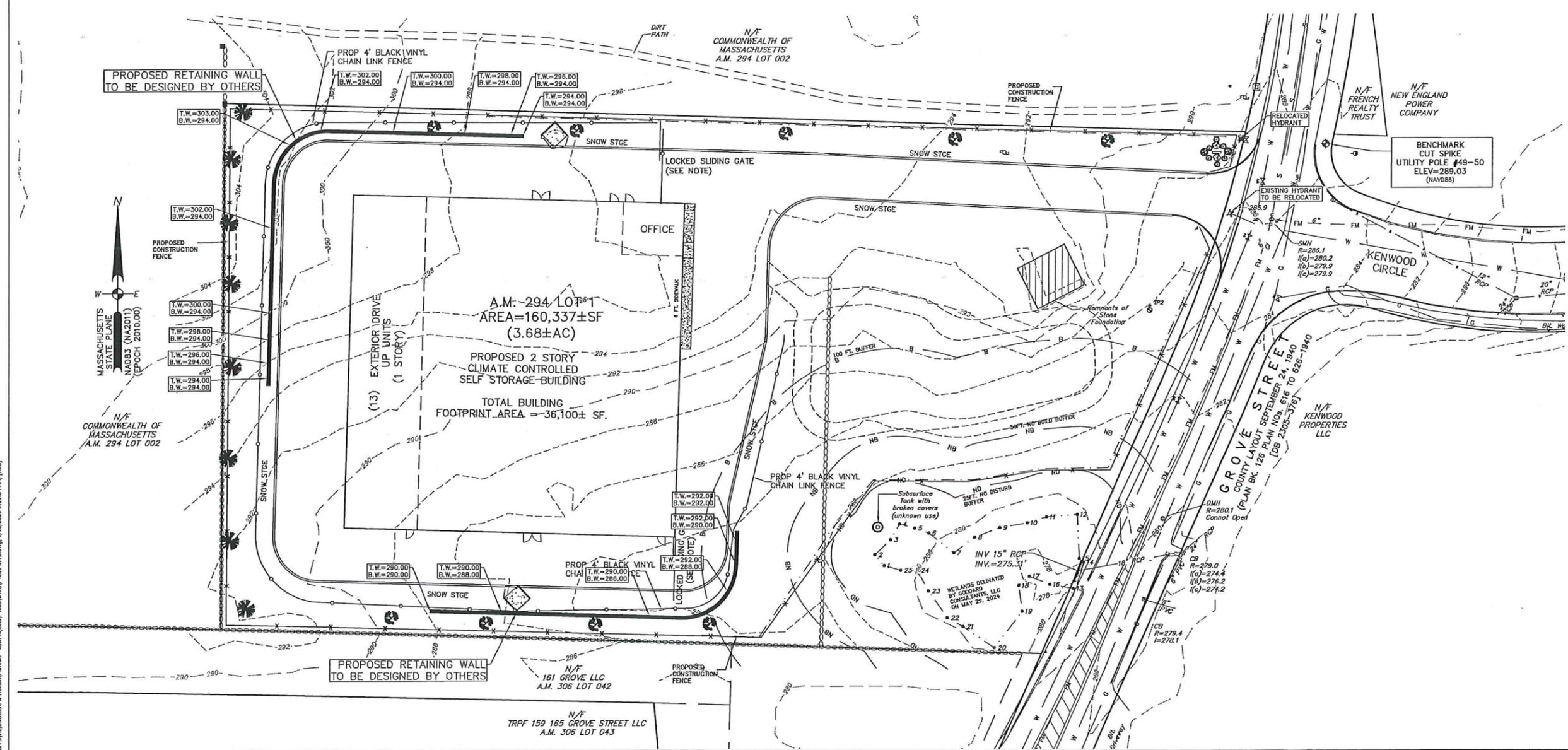
**LANDSCAPE PLAN**

**JANUARY 8, 2025**

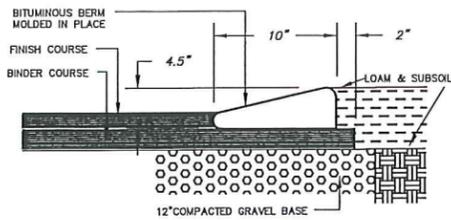
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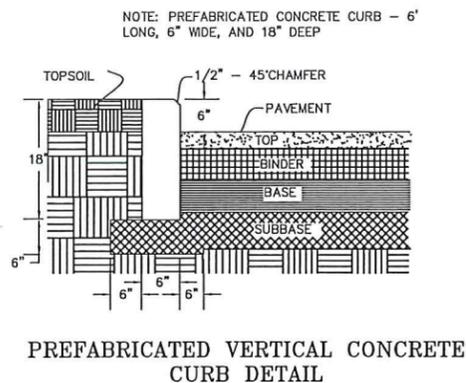
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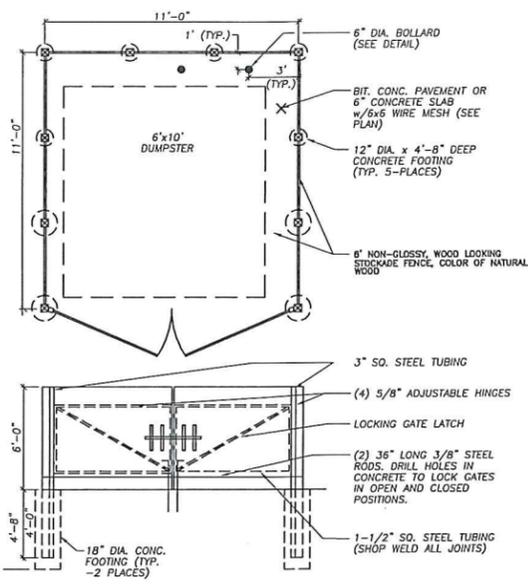
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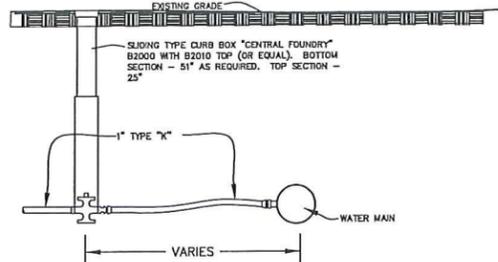
**MODIFIED BITUMINOUS CAPE COD BERM DETAIL**  
N.T.S.



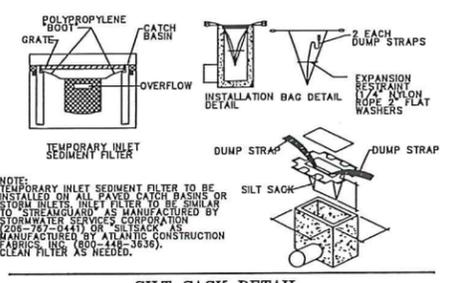
**PREFABRICATED VERTICAL CONCRETE CURB DETAIL**



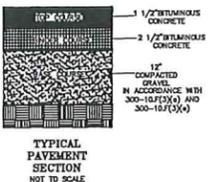
**DUMPSTER ENCLOSURE**  
NOT TO SCALE



**TYPICAL WATER SERVICE CONNECTION**  
NOT TO SCALE



**SILT SACK DETAIL**  
NOT TO SCALE



**TYPICAL PAVEMENT SECTION**  
NOT TO SCALE



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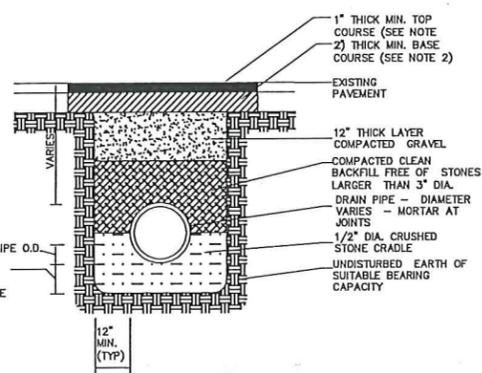
**SITE PLAN AND SPECIAL PERMIT FOR GUARDIAN SELF STORAGE II 151 GROVE STREET FRANKLIN MASSACHUSETTS**

**CONSTRUCTION DETAIL**

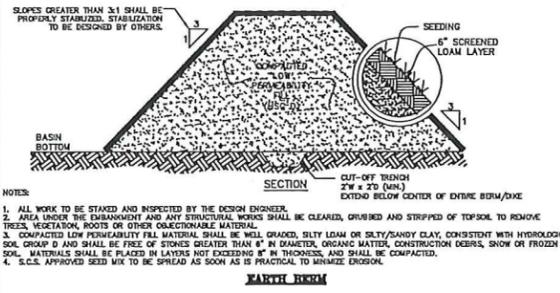
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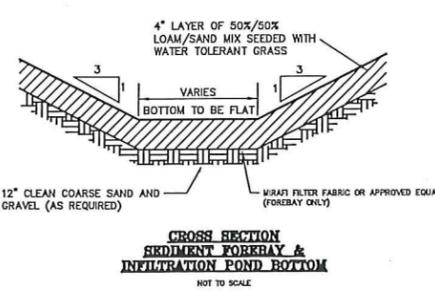
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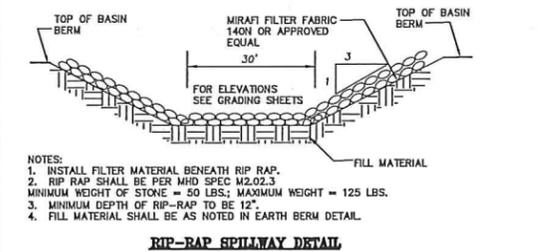
**TYPICAL TRENCH SECTION FOR REINFORCED CONCRETE PIPE**  
NOT TO SCALE



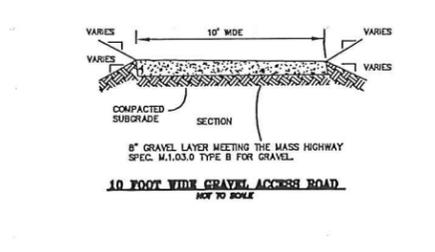
**EARTH BERM**  
NOT TO SCALE



**CROSS SECTION 10 FOOT WIDE GRAVEL ACCESS ROAD**  
NOT TO SCALE

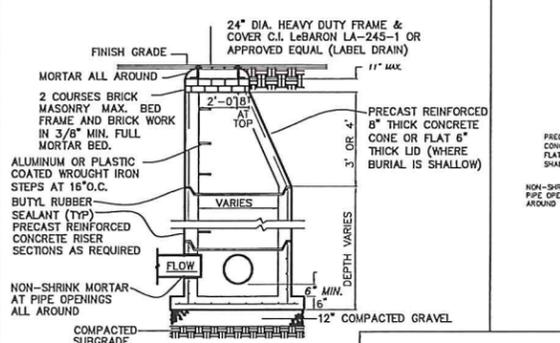


**RIP-RAP SPILLWAY DETAIL**

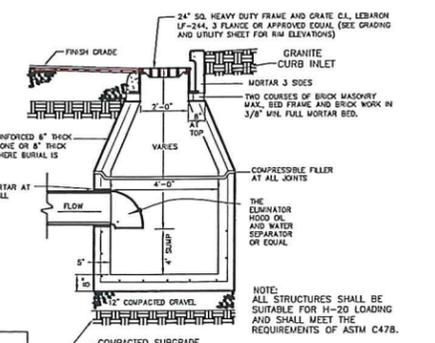


**ROOF LEADER CONNECTION**  
N.T.S.

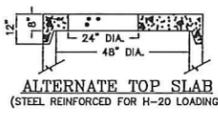
- GENERAL NOTES:**
- THERE ARE NO ESTIMATED OR PRIORITY HABITAT AREAS, AS DEFINED BY THE 2008 N.H.E.S.P. MAPS, WITHIN THE PROJECT AREA.
  - ALL STRUCTURES AND UTILITIES SHOWN ARE PROPOSED UNLESS OTHERWISE NOTED.
  - IT IS THE CONTRACTOR'S/DEVELOPER'S RESPONSIBILITY TO MAINTAIN EROSION CONTROL MEASURES DURING CONSTRUCTION AND UNTIL ROADWAY ACCEPTANCE.
  - CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF FRANKLIN RULES AND REGULATIONS AND MASSACHUSETTS HIGHWAY STANDARD SPECIFICATIONS.
  - A MINIMUM OF 4" OF TOPSOIL IS TO BE REDISTRIBUTED ON SITE EXCEPT WITHIN ROADWAYS.
  - SITE TO BE SERVICED BY TOWN WATER.
- DRAINAGE NOTES:**
- DRAINAGE PIPING TO BE CLASS III REINFORCED CONCRETE PIPE AT ALL LOCATIONS HAVING AT LEAST 3.5 FEET OF COVER. CLASS V TO BE USED WHERE COVER IS LESS THAN 3 FEET. WHERE CLASS V PIPE IS NOTED TO BE USED, CLASS V PIPE SHALL BE INSTALLED FOR THE ENTIRE PIPE REACH (MANHOLE TO MANHOLE), NOT JUST THAT PORTION OF THE REACH WHERE THE COVER IS LESS THAN 3 FEET.
  - MINIMUM PIPE SLOPE SHALL BE 0.005 FT/FT (0.50%).
  - MINIMUM PIPE DIAMETER SHALL BE 12 INCHES. UNLESS OTHERWISE SHOWN, ALL CATCH BASIN LATERALS SHALL BE 12 INCHES IN DIAMETER.
- EROSION CONTROL NOTES:**
- TAKE EVERY PRECAUTION TO MINIMIZE AND CONTROL EROSION WITHIN THE PROJECT AREA.
  - STOCKPILES OF EXCAVATED MATERIALS AND EXPOSED CUT AND FILL SLOPES SHALL BE KEPT TO MINIMUM GRADIENTS WHENEVER POSSIBLE. THESE AREAS SHALL BE PROTECTED WITH HAY, MULCH, GRASS SEED OR COMBINATION OF THE ABOVE TO SLOW DOWN THE RATE OF SURFACE RUN-OFF AND TO REDUCE THE VOLUME OF SUSPENDED SOLIDS IN THE RUN OFF WATER.
  - SILTATION BARRIERS SHALL BE STAKED IN PLACE DOWN GRADIENT FROM ALL EXPOSED AREAS OR MATERIAL STORAGE AREAS IN ORDER TO REDUCE THE AMOUNT OF SUSPENDED SOLIDS IN RUNOFF WATER. THE EXACT LOCATION OF THE SILTATION BARRIERS MAY VARY FROM THAT SHOWN ON THE PLANS AND MAY BE ADJUSTMENT IN THE FIELD AS WORK PROGRESSES. SEDIMENTATION BUILDUP OVER SIX INCHES IN DEPTH THAT ACCUMULATES BEHIND THE SILTATION BARRIERS SHALL BE REMOVED. BARRIERS SHALL BE CHECKED AFTER EVERY STORM AND AT REGULAR WEEKLY INTERVALS.
  - SILTATION BARRIER SHALL BE INSTALLED WITH WOODEN STAKES IN ACCORDANCE WITH MANUFACTURER DIRECTIONS. BOTTOM 6 INCHES OF FABRIC SHALL BE TOED IN OR BACKFILLED SO THAT TOP OF FABRIC SHALL BE 2 FEET 6 INCHES ABOVE FINISH GRADE.
  - ALL AREAS DISTURBED BY CONSTRUCTION ARE TO BE LOAMED (4" MIN.) AND SEEDED IN ORDER TO MINIMIZE DUST AND EROSION.
  - FILTER FABRIC IS TO BE PLACED UNDER ALL RIP-RAP AREAS SHOWN ON DESIGN PLANS.
  - EROSION CONTROL BARRIERS ARE TO BE PLACED PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITIES.
  - THE PROPOSED STORMWATER BASIN IS TO BE UTILIZED AS A SEDIMENTATION POND DURING CONSTRUCTION. IT IS TO BE CONSTRUCTED FIRST IN ORDER TO CONTROL/PREVENT SILTATION FROM DISCHARGING FROM THE SITE AND/OR DISTURBING WETLAND AREAS.
  - ALL TEMPORARY SEDIMENT POND(S) AND SUMPS ARE TO BE MAINTAINED THROUGHOUT CONSTRUCTION, INSPECTED PRIOR TO AND AFTER STORM EVENTS AND CLEANED AS NEEDED.
  - TEMPORARY BERM SHALL BE PLACED ALONG THE ENTIRE EDGE OF ROADWAY WITH THE BINDER COURSE AND SHALL REMAIN IN PLACE UNTIL FINISH COURSE IS PLACED.



**TYP. PRECAST CONCRETE MANHOLE STORM DRAIN**  
N.T.S.  
ALL STRUCTURES SHALL BE SUITABLE FOR H-20 LOADING AND SHALL MEET THE REQUIREMENTS OF A.S.T.M. C478.



**TYP. PRECAST CONCRETE CATCH BASIN DETAIL**  
N.T.S.  
ALL STRUCTURES SHALL BE SUITABLE FOR H-20 LOADING AND SHALL MEET THE REQUIREMENTS OF ASTM C478.



**ALTERNATE TOP SLAB**  
(STEEL REINFORCED FOR H-20 LOADING)



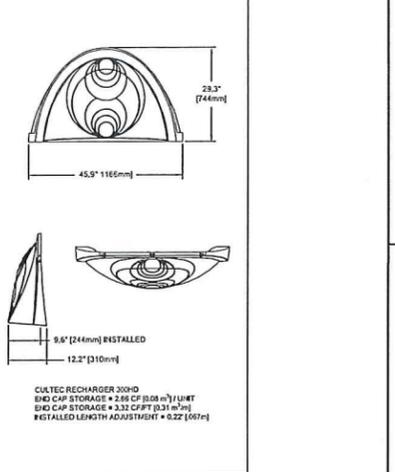
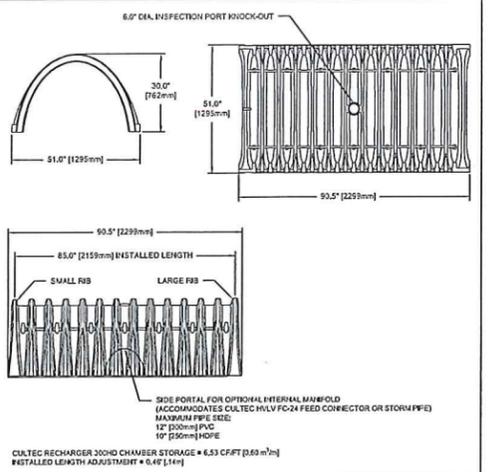
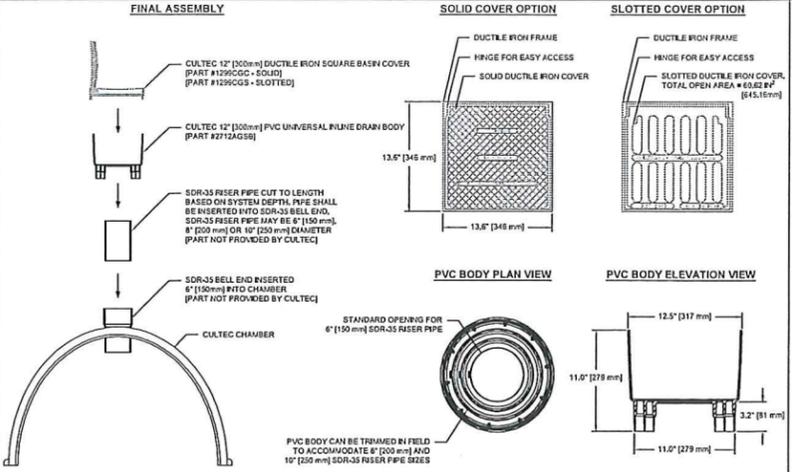
**CULTEC RECHARGER 300HD SPECIFICATIONS**  
GENERAL  
CULTEC RECHARGER 300HD CHAMBERS ARE DESIGNED FOR UNDERGROUND STORMWATER MANAGEMENT. THE CHAMBERS MAY BE USED FOR RETENTION, RECHARGING, DETENTION OR CONTROLLING THE FLOW OF ON-SITE STORMWATER RUNOFF.

**CHAMBER PARAMETERS**

- THE CHAMBERS SHALL BE MANUFACTURED IN THE U.S.A. BY CULTEC, OF BROOKFIELD, CT (CULTEC.COM, 203-775-4416).
- THE CHAMBERS SHALL BE DESIGNED AND TESTED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". THE LOAD CONFIGURATION SHALL INCLUDE:
  - INSTANTANEOUS ASHTO DESIGN TRUCK LIVE LOAD AT MINIMUM COVER
  - MAXIMUM PERMANENT (50-YEAR) COVER LOAD
  - 1-WEEK PARKED ASHTO DESIGN TRUCK LOAD
- THE CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- THE INSTALLED CHAMBER SYSTEM SHALL PROVIDE RESISTANCE TO THE LOADS AND LOAD FACTORS AS DEFINED IN THE ASHTO LFD BRIDGE DESIGN SPECIFICATIONS SECTION 12.12, WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS. THE STRUCTURAL DESIGN OF THE CHAMBERS SHALL INCLUDE THE FOLLOWING:
  - THE CREEP MODULUS SHALL BE 50-YEAR AS SPECIFIED IN ASTM F2418
  - THE MINIMUM SAFETY FACTOR FOR LIVE LOADS SHALL BE 1.75
  - THE MINIMUM SAFETY FACTOR FOR DEAD LOADS SHALL BE 1.85
- THE INSTALLED CHAMBER SYSTEM SHALL BE STRUCTURALLY DESIGNED TO PROVIDE RESISTANCE TO LIVE LOADS AS DEFINED IN THE ASHTO H-20/S16-93 SPECIFICATION WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS.
- THE CHAMBER SHALL BE INJECTION MOLDED OF BLUE VIRGIN IMPACT-MODIFIED POLYPROPYLENE.
- THE CHAMBER SHALL BE ARCHED IN SHAPE.
- THE CHAMBER SHALL BE OPEN-BOTTOMED.
- THE CHAMBER SHALL BE JOINED USING AN INTERLOCKING OVERLAPPING RIB METHOD. CONNECTIONS MUST BE FULLY SHOULDERED OVERLAPPING RIBS, HAVING NO SEPARATE COUPLINGS.
- THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC RECHARGER 300HD SHALL BE 30 INCHES (762 MM) TALL, 51 INCHES (1295 MM) WIDE AND 90.5 INCHES (2299 MM) LONG. THE INSTALLED LENGTH OF A JOINED RECHARGER 300HD SHALL BE 7.08 FEET (2.159 M).
- MULTIPLE CHAMBERS MAY BE CONNECTED TO FORM DIFFERENT LENGTH ROWS. EACH ROW SHALL BEGIN AND END WITH A SEPARATELY FORGED CULTEC RECHARGER 300HD END CAP. MAXIMUM INLET OPENING ON THE END CAP IS 24 INCHES (600 MM) HOPE.
- THE CHAMBER SHALL HAVE TWO SIDE PORTALS TO ACCEPT CULTEC HVLV FC-24 FEED CONNECTORS TO CREATE AN INTERNAL MANIFOLD. MAXIMUM ALLOWABLE PIPE SIZE IN THE SIDE PORTAL IS 10 INCHES (254 MM) HOPE AND 12 INCHES (300 MM) PVC.
- THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC HVLV FC-24 FEED CONNECTOR SHALL BE 12 INCHES (305 MM) TALL, 16 INCHES (406 MM) WIDE AND 24.2 INCHES (615 MM) LONG.
- THE NOMINAL STORAGE VOLUME OF THE RECHARGER 300HD CHAMBER SHALL BE 6.53 FT<sup>3</sup> / FT (187 M<sup>3</sup> / M) - WITHOUT STONE. THE NOMINAL STORAGE VOLUME OF A JOINED RECHARGER 300HD SHALL BE 45.27 FT<sup>3</sup> / UNIT (1,310 M<sup>3</sup> / UNIT) - WITHOUT STONE.
- THE RECHARGER 300HD CHAMBER SHALL HAVE 14 CONFIGURATIONS.
- THE CHAMBER SHALL BE CAPABLE OF ACCEPTING A 6 INCH (150 MM) INSPECTION PORT OPENING AT THE TOP CENTER OF EACH CHAMBER, CENTERED ON THE CORRUGATION CREST.
- THE CHAMBER SHALL BE MANUFACTURED IN A FACILITY EMPLOYING CULTEC'S QUALITY CONTROL AND ASSURANCE PROCEDURES.
- MAXIMUM ALLOWABLE COVER OVER THE TOP OF THE CHAMBER SHALL BE 12.0 FEET (3.66 M).

**END CAP PARAMETERS**

- THE CULTEC RECHARGER 300HD END CAP (REFERRED TO AS "END CAP") SHALL BE MANUFACTURED IN THE U.S.A. BY CULTEC, OF BROOKFIELD, CT (CULTEC.COM, 203-775-4416).
- THE END CAP SHALL BE INJECTION MOLDED OF BLUE VIRGIN IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
- THE END CAP SHALL BE ARCHED IN SHAPE.
- THE END CAP SHALL BE JOINED AT THE BEGINNING AND END OF EACH ROW OF CHAMBERS USING AN INTERLOCKING OVERLAPPING RIB METHOD. CONNECTIONS MUST BE FULLY SHOULDERED OVERLAPPING RIBS, HAVING NO SEPARATE COUPLINGS.
- THE NOMINAL DIMENSIONS OF THE END CAP SHALL BE 29.3 INCHES (744 MM) TALL, 45.9 INCHES (1166 MM) WIDE AND 12.2 INCHES (310 MM) LONG. WHEN JOINED WITH A RECHARGER 300HD CHAMBER, THE INSTALLED LENGTH OF THE END CAP SHALL BE 8.6 INCHES (214 MM). THE NOMINAL STORAGE VOLUME OF THE END CAP SHALL BE 3.32 FT<sup>3</sup> / FT (0.31 M<sup>3</sup> / M) - WITHOUT STONE. THE NOMINAL STORAGE VOLUME OF AN INTERLOCKED END CAP SHALL BE 2.66 FT<sup>3</sup> / UNIT (0.08 M<sup>3</sup> / UNIT) - WITHOUT STONE.
- MAXIMUM INLET OPENING ON THE END CAP IS 24 INCHES (600 MM) HOPE.
- THE CHAMBER SHALL BE MANUFACTURED IN A FACILITY EMPLOYING CULTEC'S QUALITY CONTROL AND ASSURANCE PROCEDURES.
- THE END CAP SHALL PROVIDE RESISTANCE TO THE LOADS AND LOAD FACTORS AS DEFINED IN THE ASHTO LFD BRIDGE DESIGN SPECIFICATIONS SECTION 12.12.



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

FRANKLIN PLANNING BOARD

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BEING A MAJORITY

LEGAL NOTES

UTILITIES ARE PLOTTED AS A COMPILATION OF RECORD DOCUMENTS, MARKINGS AND OTHER OBSERVED EVIDENCE TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES AND SHOULD BE CONSIDERED APPROXIMATE. BEFORE EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE DETERMINED COMPLETELY AND RELIABLY DEPENDING ON UTILITY RECORDS, NOT EVIDENCED BY RECORD DOCUMENTS OR OBSERVED PHYSICAL EVIDENCE. MAJOR CONTRACTORS (IN ACCORDANCE WITH MASS.G.L. CHAPTER 82 SECTION 40 AS AMENDED) MUST CONTACT ALL UTILITY COMPANIES BEFORE EXCAVATING AND DRILLING AND CALL DIGSAFE AT 1(888)DIG-SAFE(72333).

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.

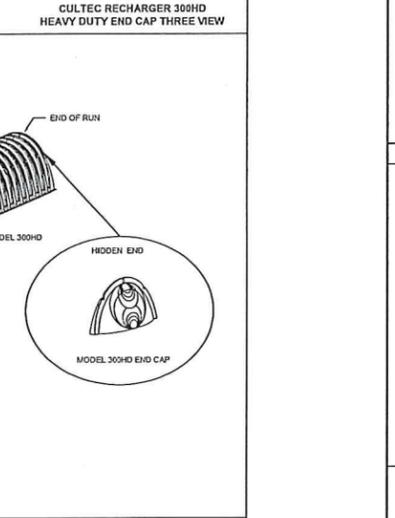
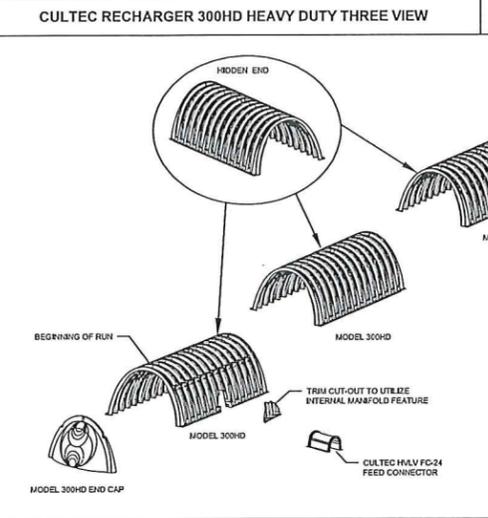
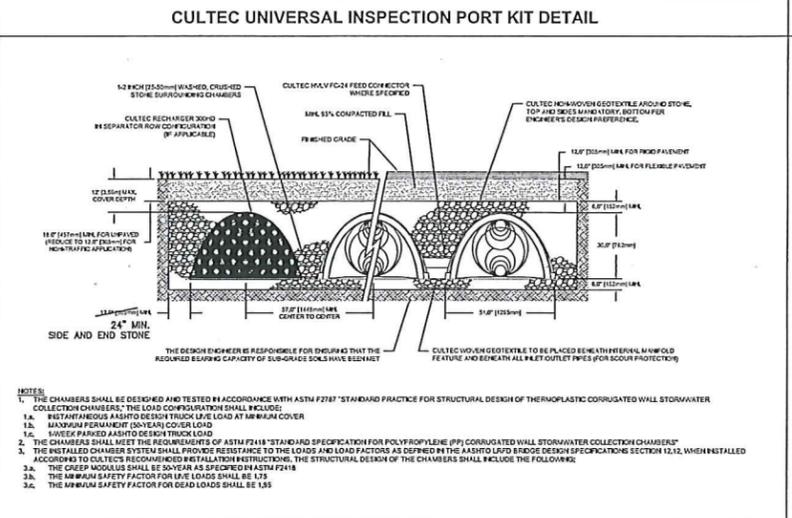
**GEOTEXTILE PARAMETERS**

- THE GEOTEXTILE SHALL BE PROVIDED BY CULTEC, OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5832)
- THE GEOTEXTILE SHALL BE BLACK IN APPEARANCE.
- THE GEOTEXTILE SHALL HAVE A TYPICAL WEIGHT OF 4.5 OZ/SY (142 G/M<sup>2</sup>).
- THE GEOTEXTILE SHALL HAVE A TENSILE STRENGTH VALUE OF 120 LBS (533 N) PER ASTM D4832 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE AN ELONGATION @ BREAK VALUE OF 50% PER ASTM D4832 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE A HULLEN BURST VALUE OF 225 PSI (1551 KPA) PER ASTM D3786 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE A PUNCTURE STRENGTH VALUE OF 65 LBS (289 N) PER ASTM D4833 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE A CBR PUNCTURE VALUE OF 340 LBS (1513 N) PER ASTM D6241 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE A TRAPEZOIDAL TEAR RESISTANCE VALUE OF 50 LBS (222 N) PER ASTM D4333 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE A TOS VALUE OF 70 U.S. SIEVE (0.212 MM) PER ASTM D4751 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE A PERMITTIVITY VALUE OF 1.7 SEC-1 PER ASTM D4491 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE A WATER FLOW RATE VALUE OF 135 GAL/HIN/SP (5500 LPH/M<sup>2</sup>) PER ASTM D4491 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE A UV STABILITY @ 500 HOURS VALUE OF 70% PER ASTM D4355 TESTING METHOD.

**CULTEC AFAB-HFF WOVEN GEOTEXTILE**  
CULTEC AFAB-HFF WOVEN GEOTEXTILE IS DESIGNED AS AN UNDERLAYMENT TO PREVENT SCOURING CAUSED BY WATER MOVEMENT WITHIN THE CULTEC CHAMBERS AND FEED CONNECTORS UTILIZING THE CULTEC MANIFOLD FEATURE. IT MAY ALSO BE USED AS A COMPONENT OF THE CULTEC SEPARATOR ROW TO ACT AS A BARRIER TO PREVENT SOIL/CONTAMINANT INTRUSION INTO THE STONE WHILE ALLOWING FOR MAINTENANCE AND TSS REMOVAL.

**GEOTEXTILE PARAMETERS**

- THE GEOTEXTILE SHALL BE PROVIDED BY CULTEC, OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5832)
- THE GEOTEXTILE SHALL BE BLACK AND WHITE IN APPEARANCE.
- THE GEOTEXTILE SHALL HAVE A TENSILE STRENGTH OF 320 X 320 LBS (1,420 X 1,420 N) PER ASTM D4832 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE AN ELONGATION @ BREAK RESISTANCE OF 15 X 15% PER ASTM D4832 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE A WIDE WEDGE TENSILE RESISTANCE OF 3,563 X 3,563 LBS/FT (52 X 52 KIN/H) PER ASTM D4595 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE A CBR PUNCTURE RESISTANCE OF 1,500 LBS (6,670 N) PER ASTM D6241 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE A TRAPEZOIDAL TEAR RESISTANCE OF 120 X 120 LBS (540 X 540 N) PER ASTM D4333 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE AN APPARENT OPENING SIZE OF 30 US STD. SIEVE (0.60 MM) PER ASTM D4751 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE A PERMITTIVITY RATING OF 0.2 SEC-1 PER ASTM D4491 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE A WATER FLOW RATING OF 22 GPH/FT<sup>2</sup> (900 LPH/M<sup>2</sup>) PER ASTM D4491 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE A UV RESISTANCE OF 70% @ 500 HRS. PER ASTM D4355 TESTING METHOD.



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

FRANKLIN PLANNING BOARD

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BEING A MAJORITY

LEGAL NOTES

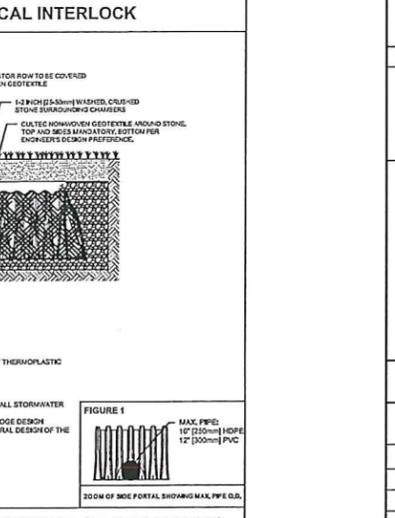
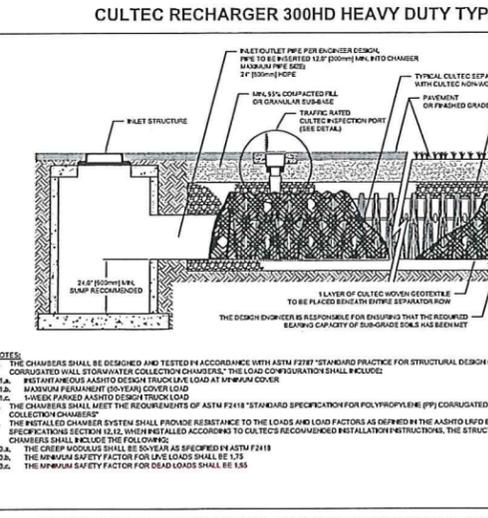
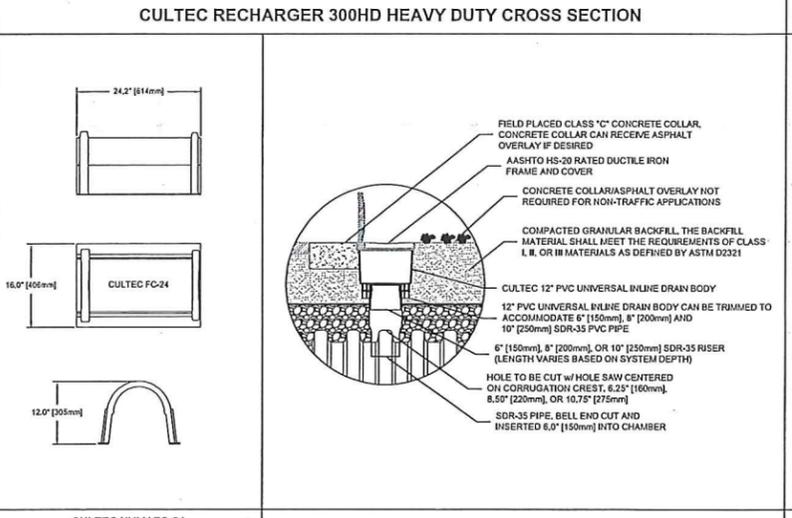
UTILITIES ARE PLOTTED AS A COMPILATION OF RECORD DOCUMENTS, MARKINGS AND OTHER OBSERVED EVIDENCE TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES AND SHOULD BE CONSIDERED APPROXIMATE. BEFORE EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE DETERMINED COMPLETELY AND RELIABLY DEPENDING ON UTILITY RECORDS, NOT EVIDENCED BY RECORD DOCUMENTS OR OBSERVED PHYSICAL EVIDENCE. MAJOR CONTRACTORS (IN ACCORDANCE WITH MASS.G.L. CHAPTER 82 SECTION 40 AS AMENDED) MUST CONTACT ALL UTILITY COMPANIES BEFORE EXCAVATING AND DRILLING AND CALL DIGSAFE AT 1(888)DIG-SAFE(72333).

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**GENERAL NOTES**

PIPE	A	B
6" [150 mm]	18.50" [470 mm]	0.50" [13 mm]
8" [200 mm]	16.50" [420 mm]	0.75" [20 mm]
10" [250 mm]	14.50" [369 mm]	1.00" [26 mm]
12" [300 mm]	12.50" [318 mm]	1.25" [32 mm]
15" [375 mm]	9.00" [229 mm]	1.50" [39 mm]
18" [450 mm]	5.00" [127 mm]	1.75" [45 mm]
24" [600 mm]	N/A	2.50" [64 mm]

THE TYPICAL INVERT "B" ABOVE IS BASED ON THE "B" DIMENSION OF "STANDARD" CORRUGATED PLASTIC PIPE. THE HEAVY DUTY END CAP HAS PRE-MARKED TRIM LINES FOR PIPE DIAMETERS 6" (150mm), 8" (200mm), 10" (250mm), 12" (300mm), 15" (375mm), 18" (450mm) AND 24" (600mm). PIPES OF ANY SIZE AND MATERIAL UP TO 18" (450mm) MAY BE PLACED AT CUSTOM LOCATIONS AND CUSTOM INVERTS. THE CROWN OF THE PIPE MUST REMAIN A MINIMUM OF 3" (75mm) FROM THE EDGE OF THE HEAVY DUTY END CAP.



OWNER/APPLICANT

JEM PARTNERS, LLC  
599 WASHINGTON STREET  
FRANKLIN, MA. 02038

DEED BOOK 42015 PAGE 493  
A.M. 294 LOT 1

**SITE PLAN AND SPECIAL PERMIT FOR GUARDIAN SELF STORAGE II**  
151 GROVE STREET  
FRANKLIN MASSACHUSETTS

**CONSTRUCTION DETAIL**

**JANUARY 8, 2025**

DATE	REVISION DESCRIPTION

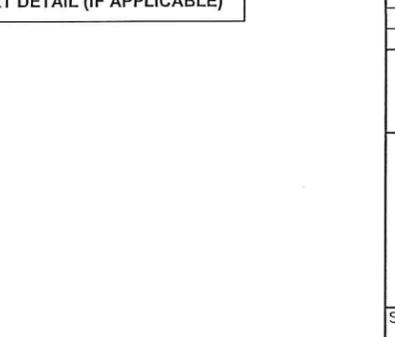
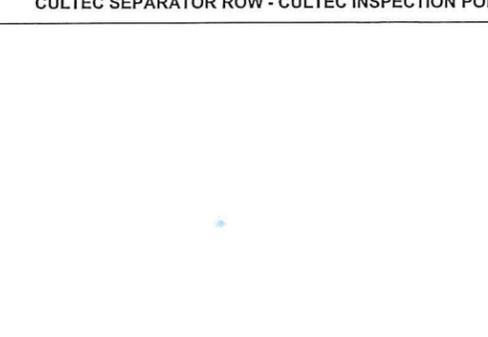
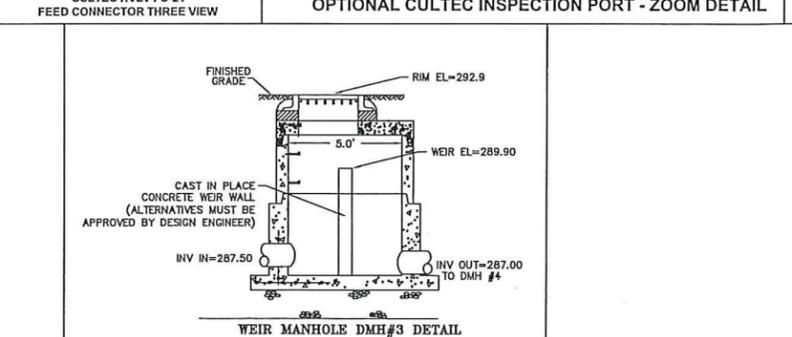
**CULTEC RECHARGER 300HD TYPICAL PIPE INVERTS**

SYSTEM #1	SYSTEM #1
AA MAXIMUM FINISHED GRADE ELEV.	300.50
BB MINIMUM COVER ELEV.	292.40
CC TOP OF STONE	280.50
DD 12" OUTLET	287.50
EE 12" INLET (SEPARATOR ROW)	287.50
EE 12" INLET (HEADER)	286.55
FF BOTTOM OF CHAMBER	287.50
GG BOTTOM OF FOUNDATION STONE	287.50
HH ESTIMATED GROUNDWATER	283.00

**CULTEC 300HD CHAMBER SYSTEM ELEVATIONS**

NOTES:

- CHAMBERS ARE TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS. SEE STORMWATER REPORT FOR INSTALLATION INSTRUCTIONS AND DETAILS.



**Guerriere & Halnon, Inc.**  
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55 WEST CENTRAL ST. FRANKLIN, MA 02038  
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www.gandhengineering.com

SHEET 10 OF 10

JOB NO. F4683