

SITE DESIGN PLAN

For

Milford Regional Physicians Group Medical Building

In

Franklin, Massachusetts

DATE: February 1, 2018

Revised: March 16, 2018
March 29, 2018
April 12, 2018

OWNER/APPLICANT

KAD Holdings Corp.
31 Whitewood Road
Milford, MA 01757

ARCHITECT

DiGiorgio Associates, Inc.
225 Friend Street, Suite 300
Boston, MA 02129

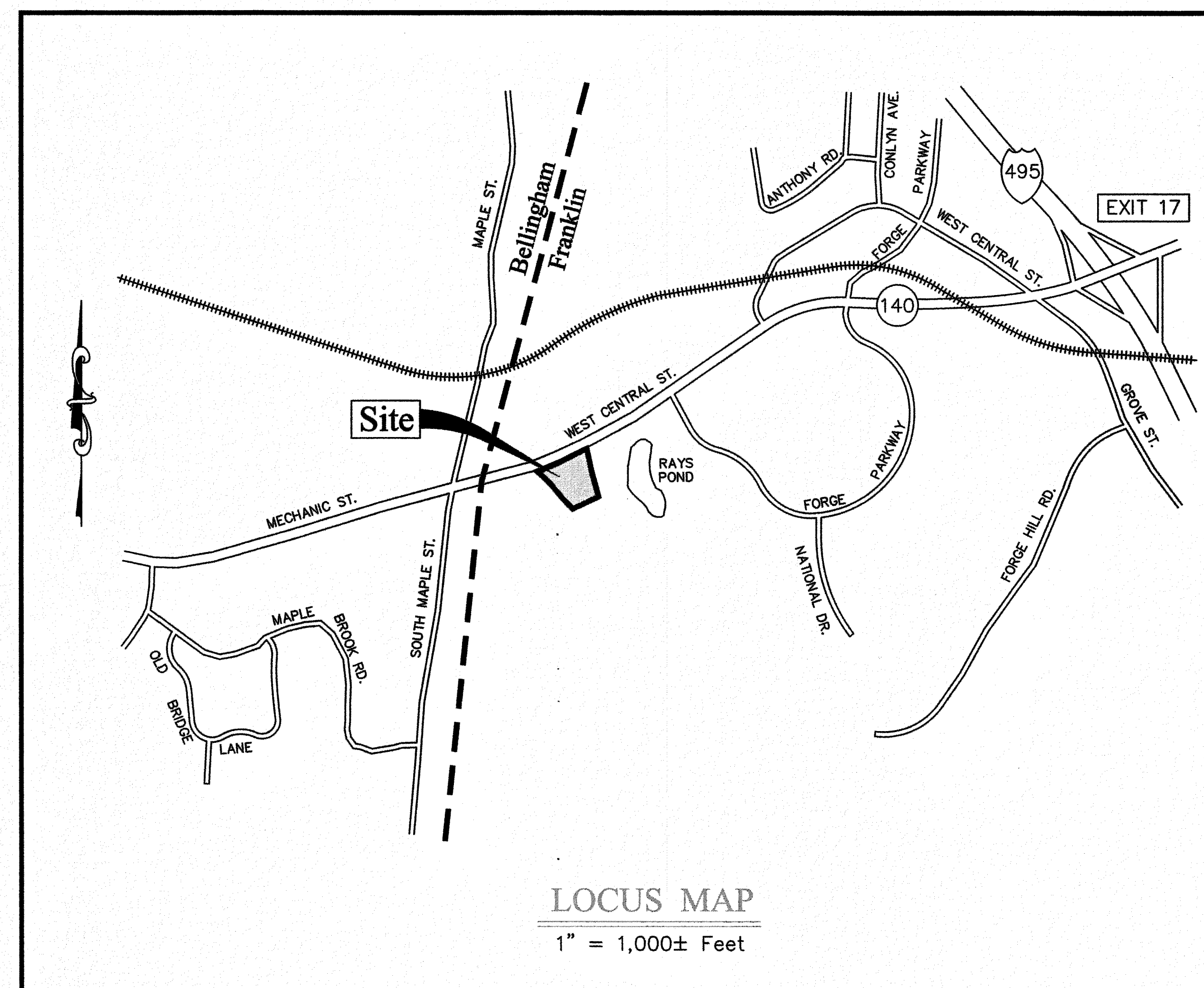
CIVIL ENGINEER & SURVEYOR

Allen Engineering & Associates, Inc.
One Charlesview Road, Suite 2
Hopedale, MA 01747

LANDSCAPE ARCHITECT

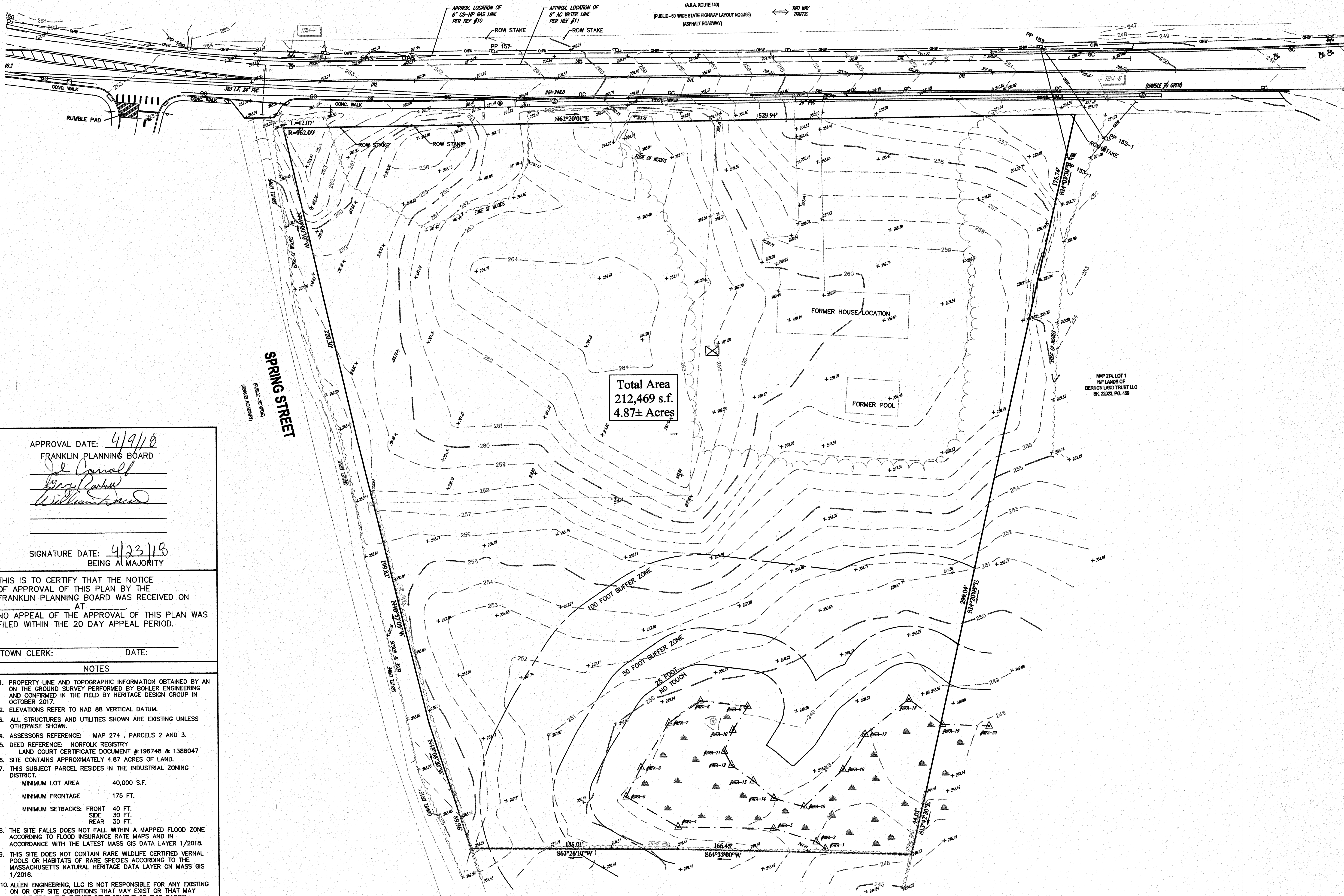
Bohler Engineering
352 Turnpike Road
Southborough, MA 01772

TITLE	SHEET
Cover Sheet	1
Existing Conditions Plan	2
Site Access & Parking Plan	3
Grading, Drainage & Erosion Control Plan	4
Site Utility Plan	5
Construction Details Plan	6
Construction Details Plan	7
Construction Details Plan	8
Franklin Planning Board Certificate of Approval	9



TBM-A: X-CUT ON BONNET BOLT OF HYDRANT ELEV.=265.82'
TBM-B: MAG NAIL SET IN PAVEMENT ELEV.=251.02

WEST CENTRAL STREET



APPROVAL DATE: 4/9/18
FRANKLIN PLANNING BOARD

[Signature]
[Signature]
[Signature]

SIGNATURE DATE: 4/23/18
BEING AT MAJORITY

THIS IS TO CERTIFY THAT THE NOTICE
OF APPROVAL OF THIS PLAN BY THE
FRANKLIN PLANNING BOARD WAS RECEIVED ON _____
AT _____
NO APPEAL OF THE APPROVAL OF THIS PLAN WAS
FILED WITHIN THE 20 DAY APPEAL PERIOD.

TOWN CLERK: _____ DATE: _____

NOTES

- PROPERTY LINE AND TOPOGRAPHIC INFORMATION OBTAINED BY AN ON THE GROUND SURVEY PERFORMED BY BOHLER ENGINEERING AND CONFIRMED IN THE FIELD BY HERITAGE DESIGN GROUP IN OCTOBER 2017.
- ELEVATIONS REFER TO NAD 88 VERTICAL DATUM.
- ALL STRUCTURES AND UTILITIES SHOWN ARE EXISTING UNLESS OTHERWISE SHOWN.
- ASSESSORS REFERENCE: MAP 274, PARCELS 2 AND 3.
- DEED REFERENCE: NORFOLK REGISTRY LAND COURT CERTIFICATE DOCUMENT #:196748 & 1388047
- SITE CONTAINS APPROXIMATELY 4.87 ACRES OF LAND.
- THIS SUBJECT PARCEL RESIDES IN THE INDUSTRIAL ZONING DISTRICT.
MINIMUM LOT AREA 40,000 S.F.
MINIMUM FRONTAGE 175 FT.
MINIMUM SETBACKS: FRONT 40 FT.
SIDE 30 FT.
REAR 30 FT.
- THE SITE FALLS DOES NOT FALL WITHIN A MAPPED FLOOD ZONE ACCORDING TO FLOOD INSURANCE RATE MAPS AND IN ACCORDANCE WITH THE LATEST MASS GIS DATA LAYER 1/2018.
- THIS SITE DOES NOT CONTAIN RARE WILDLIFE CERTIFIED VERNAL POOLS OR HABITATS OF RARE SPECIES ACCORDING TO THE MASSACHUSETTS NATURAL HERITAGE DATA LAYER ON MASS GIS 1/2018.
- ALLEN ENGINEERING, LLC IS NOT RESPONSIBLE FOR ANY EXISTING ON OR OFF SITE CONDITIONS THAT MAY EXIST OR THAT MAY RESULT FROM THE FUTURE DEVELOPMENT OF THIS PARCEL.
- THERE SHALL BE NO USE OF FILL CONTAINING HAZARDOUS MATERIALS.

LEGEND

- 256 --- EXISTING CONTOUR
- 258 --- PROPOSED CONTOUR
- x 177.5 EXIST. SPOT GRADE
- x 177.5 PROP. SPOT GRADE
- PROP. SURFACE WATER FLOW
- ⊙ DRAINAGE MANHOLE
- DRAIN LINE
- UTILITY POLE
- GUY WIRE
- OVERHEAD WIRES
- EROSION CONTROL
- ETC --- ELECTRIC, TELEPHONE & CABLE LINE
- STONE WALL
- EOP --- EDGE OF PAVEMENT
- FND --- FOUND
- N/F --- NOW OR FORMERLY
- DRILLHOLE
- IRON PIPE/IRON PIN
- A.P. --- ASSESSORS PARCEL
- BK. PG. --- DEED BOOK/PAGE
- BOLLARD
- BUILDING
- EXISTING TREE LINE
- A3 --- EDGE OF WETLAND

PREPARED FOR:

KAD Holdings Corp.
31 Whitewood Road
Milford, MA 01757

TITLE:

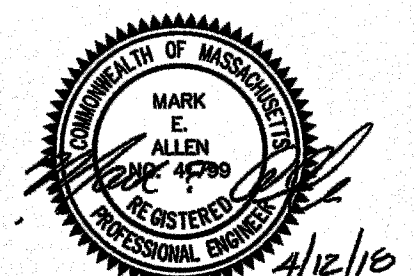
EXISTING CONDITIONS
PLAN
For
Milford Regional Physicians
Group - Medical Building
In
Franklin, MA

PREPARED BY:



Allen Engineering, LLC

Civil Engineers and
Land Development Consultants
2 Willowbrook Lane - Mendon, MA 01756
(508) 381-3212 Phone
(508) 381-3213 Fax
www.allenengineeringllc.com

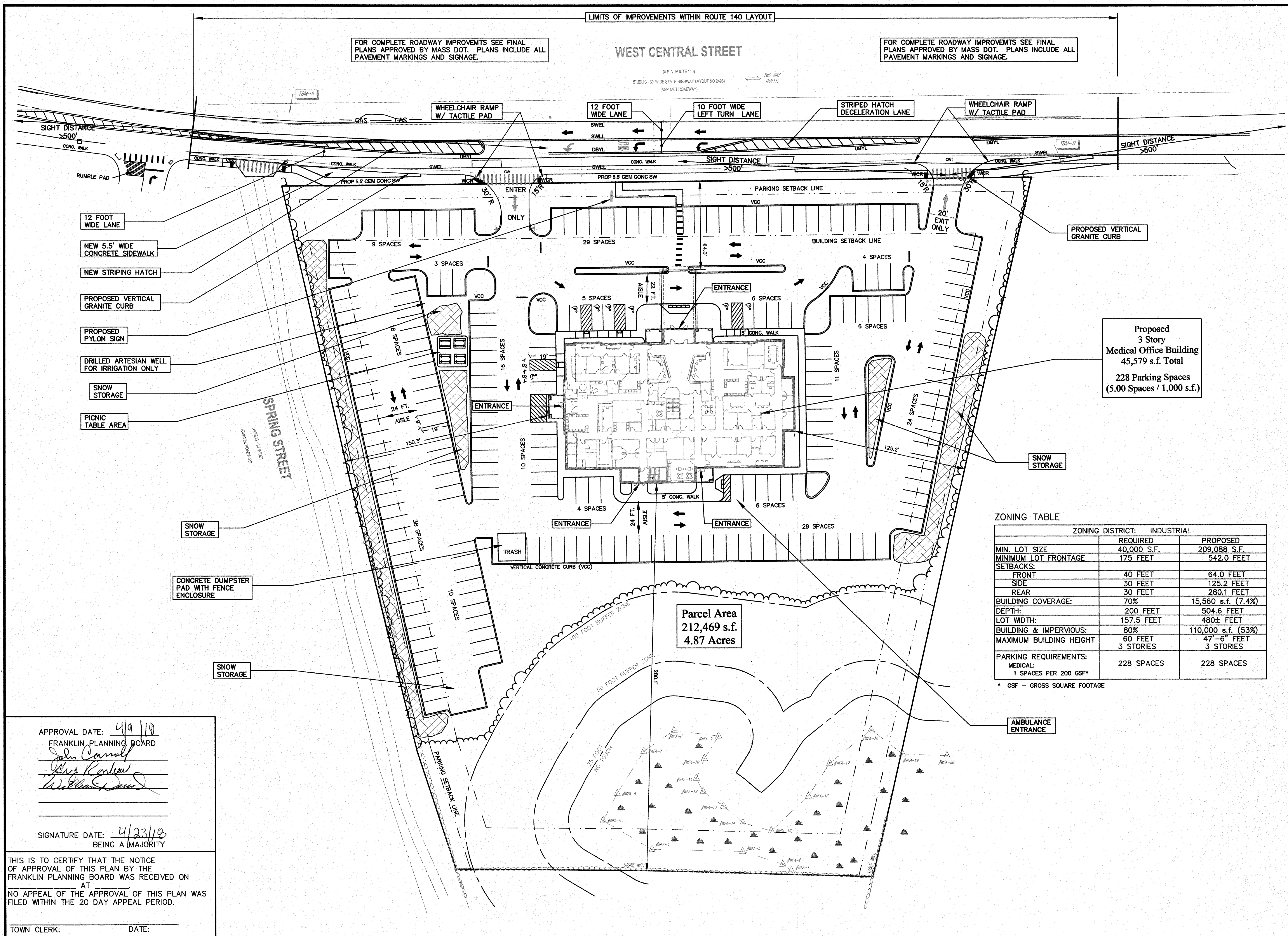


PROFESSIONAL ENGINEER

SCALE: 1"=30 FEET
0 30 60 90

DATE: February 1, 2018

REVISIONS			
#	DATE	DESCRIPTION	INIT
1	3/16/18	PER TOWN AND BETA REVIEW	MEA
2	3/29/18	PER TOWN AND BETA REVIEW	MEA
3	4/12/18	PER TOWN AND BETA REVIEW	MEA
JOB NO: 0517		SHEET: 2 of 9	



LEGEND

- 256--- EXISTING CONTOUR
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- 177.5 EXIST. SPOT GRADE
- 177.5 PROP. SPOT GRADE
- PROP. SURFACE WATER FLOW
- ⊙ DRAINAGE MANHOLE
- DRAIN LINE
- UTILITY POLE
- GUY WIRE
- OHW OVERHEAD WIRES
- EROSION CONTROL
- ETC. ELECTRIC, TELEPHONE & CABLE LINE
- STONE WALL
- EDGE OF PAVEMENT
- ⊙ LIGHT POLE
- ⊙ NOW OR FORMERLY DRILLHOLE
- ⊙ IRON PIPE/IRON PIN
- ⊙ ASSESSORS PARCEL
- ⊙ DEED BOOK/PAGE
- ⊙ BOLLARD
- BUILDING
- EXISTING TREE LINE
- A2/A3 EDGE OF WETLAND

PREPARED FOR:
KAD Holdings Corp.
31 Whitewood Road
Milford, MA 01757

TITLE:
SITE ACCESS AND PARKING PLAN
For
Milford Regional Physicians Group - Medical Building
In
Franklin, MA

PREPARED BY:
Allen Engineering, LLC
Civil Engineers and
Land Development Consultants
2 Willowbrook Lane - Mendon, MA 01756
(508) 381-3212 Phone
(508) 381-3213 Fax
www.allenengineeringllc.com

PROFESSIONAL ENGINEER
SCALE: 1"=30 FEET
DATE: February 1, 2018

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JOB NO: 0517 **SHEET:** 3 of 9

TBM-A: X-CUT ON BONNET BOLT OF HYDRANT ELEV.=265.82'
TBM-B: MAG NAIL SET IN PAVEMENT ELEV.=251.02

TEMPORARY STOCKPILE AREAS
TO BE SURROUNDED BY
EROSION CONTROL MEASURES.

SEDIMENT / EROSION
CONTROL BARRIER
PROP. C.B.
RIM=259.60
I(12")=256.40

PROP. C.B.
RIM=259.60
I(12")=256.50

RIP-RAP
CONSTRUCTION
ENTRANCE

PROP. C.B.
RIM=259.80
I(15")=257.15

PROP. DMH
RIM=257.25
I(a)12"=252.75
I(b)12"=252.50
I(c)12"ADS=252.50

PROP. C.B.
RIM=256.00
I(12")=253.00

UNDERGROUND STORMWATER INFILTRATION SYSTEM-1
18 ROWS OF 3 CULTEC RECHARGER 330 XLHD UNITS
INV.(12"ADS MANIFOLD)=249.25
BOTTOM CHAMBER=248.00
BOTTOM STONE=247.50

SEDIMENT / EROSION
CONTROL BARRIER

STORMCEPTOR 450I
MANHOLE
RIM=258.20
I(a)12"=252.25
I(b)12"ADS=252.25

PROP. C.B.
RIM=259.30
I(12")=256.20

PROP. DMH
RIM=259.24
I(a)12"=256.00
I(b)12"=256.00
I(c)8"ADS=255.50
I(d)12"ADS=255.00

STORMCEPTOR 450I MANHOLE
RIM=259.17
I(a)12"=254.90
I(b)12"ADS=254.90

UNDERGROUND STORMWATER INFILTRATION SYSTEM-4
9 ROWS OF 10 CULTEC RECHARGER 330 XLHD UNITS
INV.(12"ADS MANIFOLD)=254.00
BOTTOM CHAMBER=252.70
BOTTOM STONE=252.20
INV.(12"ADS OUTLET MANIFOLD)=254.10

PROP. C.B.
RIM=259.05
I(12")=256.00

PROP. DMH
RIM=258.50
I(a)12"ADS=254.10
I(b)12"=254.10

ALL STORM DRAIN PIPE
TO BE CLASS 5
REINFORCED CONCRETE
PIPE UNLESS
OTHERWISE NOTED

PROP. C.B.
RIM=258.65
I(12")=255.50

PROP. C.B.
RIM=257.60
I(12")=254.82

PROP. 6" DIAM. DMH
RIM=258.15
I(a)12"=253.85
I(b)12"=254.35
I(c)12"=254.35
I(d)18"=253.85

STORMCEPTOR 450I
MANHOLE
RIM=258.25
I(a)18"=253.75
I(b)18"=253.75

PROP. HEADWALL
I(18")=253.50

APPROVAL DATE: 4/9/18
FRANKLIN PLANNING BOARD

John Carroll
John Carroll
William

SIGNATURE DATE: 4/23/18
BEING A MAJORITY

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TOWN CLERK: DATE:

PROPOSED
INFILTRATION BASIN-3

PROPOSED OUTLET
CONTROL STRUCTURE

PROPOSED WOODEN
GUARD RAIL

PROP. 12" OUTFALL
EL.=253.00

SEGMENTAL CONCRETE
BLOCK RETAINING WALL

RIP RAP DISCHARGE
EL.=252.0

WEST CENTRAL STREET

(A.K.A. ROUTE 140)
(PUBLIC - 60' WIDE STATE HIGHWAY LAYOUT NO 2496)
(ASPHALT ROADWAY)

STORMCEPTOR 450I
MANHOLE
RIM=258.20
I(a)12"=252.25
I(b)12"ADS=252.25

SEDIMENT / EROSION
CONTROL BARRIER

PROP. C.B.
RIM=254.00
I(12")=250.50

STORMCEPTOR 450I MANHOLE
RIM=253.60
I(a)12"=249.75
I(b)12"=249.75
I(c)12"ADS=249.50

PROP. C.B.
RIM=254.00
I(12")=250.50

UNDERGROUND STORMWATER INFILTRATION SYSTEM-5
11 ROWS OF 12 CULTEC RECHARGER 330 XLHD UNITS
INV.(12"ADS MANIFOLD)=252.25
BOTTOM CHAMBER=251.00
BOTTOM STONE=250.50

PROPOSED TREE LINE
AND LIMIT OF WORK

TEMPORARY STOCKPILE AREAS
TO BE SURROUNDED BY
EROSION CONTROL MEASURES.

PROP. C.B.
RIM=256.85
I(12")=253.80

PROP. DMH
RIM=258.10
I(a)12"=253.00
I(b)12"=253.55
I(c)8"ADS=252.20
I(d)12"=252.70

PROP. C.B.
RIM=257.30
I(12")=254.20

STORMCEPTOR 450I MANHOLE
RIM=258.50
I(a)12"=252.50
I(b)12"ADS=252.50

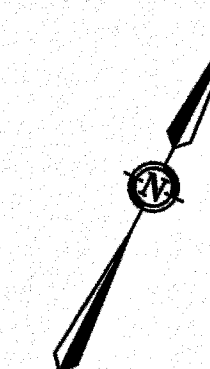
UNDERGROUND STORMWATER INFILTRATION SYSTEM-2
8 ROWS OF 11 CULTEC RECHARGER 330 XLHD UNITS
INV.(12"ADS MANIFOLD)=252.50
BOTTOM CHAMBER=251.70
BOTTOM STONE=251.20
INV.(12"ADS OUTLET MANIFOLD)=253.20

PROP. DMH
RIM=257.50
I(a)12"=252.58
I(b)12"=252.58

PROP. HEADWALL
INV.(12")=252.50

PROP. DMH
RIM=258.00
I(a)12"=253.20
I(b)12"=253.20

SEDIMENT / EROSION
CONTROL BARRIER



LEGEND

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- PROP. SURFACE WATER FLOW
- DRAINAGE MANHOLE
- DRAIN LINE
- UTILITY POLE
- GUY WIRE
- OHW --- OVERHEAD WIRES
- ETC --- EROSION CONTROL
- ETC --- ELECTRIC, TELEPHONE & CABLE LINE
- STONE WALL
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- IRON PIPE/IRON PIN
- ASSESSORS PARCEL
- DEED BOOK/PAGE
- BOLLARD
- BUILDING
- EXISTING TREE LINE
- A3 --- EDGE OF WETLAND

PREPARED FOR:

KAD Holdings Corp.
31 Whitewood Road
Milford, MA 01757

TITLE:

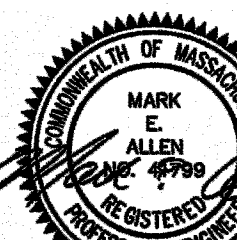
GRADING DRAINAGE &
EROSION CONTROL PLAN

For
Milford Regional Physicians
Group - Medical Building
In
Franklin, MA

PREPARED BY:



Allen Engineering, LLC
Civil Engineers and
Land Development Consultants
2 Willowbrook Lane - Mendon, MA 01756
(508) 381-3212 Phone
(508) 381-3213 Fax
www.allenengineeringllc.com

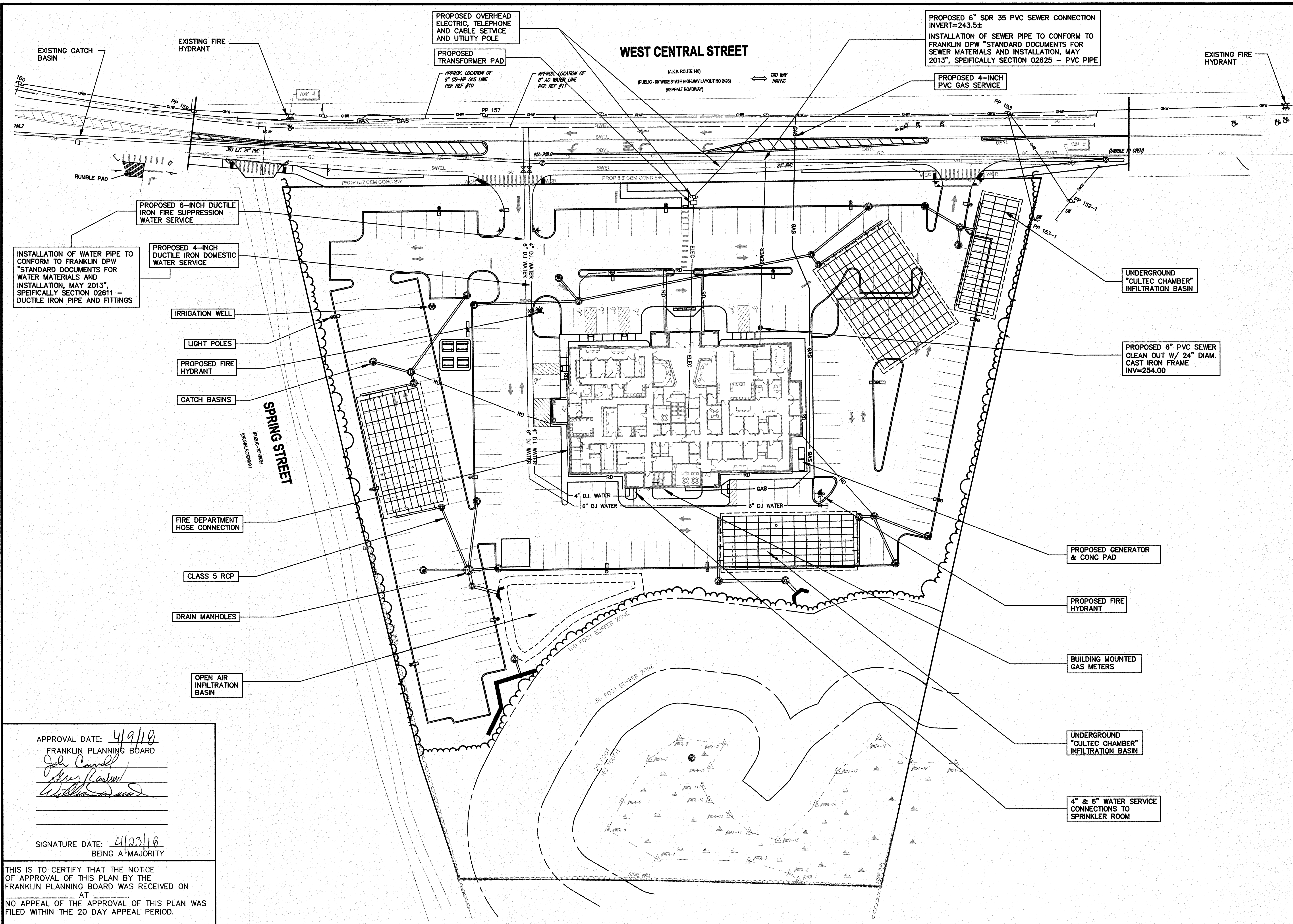


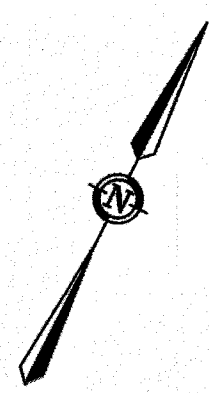
PROFESSIONAL ENGINEER

SCALE: 1"=30 FEET

DATE: February 1, 2018

REVISIONS				
#	DATE	DESCRIPTION	INIT	
1	3/16/18	PER TOWN AND BETA REVIEW	MEA	
2	3/29/18	PER TOWN AND BETA REVIEW	MEA	
3	4/12/18	PER TOWN AND BETA REVIEW	MEA	
JOB NO: 0517			SHEET: 4 of 9	





LEGEND

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- x 177.5 EXIST. SPOT GRADE
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- A.P. ASSESSORS PARCEL
- BK. PG. DEED BOOK/PAGE
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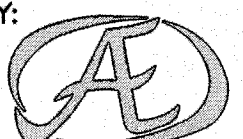
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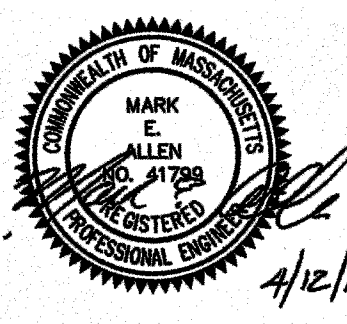
KAD Holdings Corp.
31 Whitewood Road
Milford, MA 01757

TITLE:

SITE UTILITY PLAN
For
Milford Regional Physicians Group - Medical Building
In
Franklin, MA

PREPARED BY:


Allen Engineering, LLC
Civil Engineers and
Land Development Consultants
2 Willowbrook Lane - Mendon, MA 01756
(508) 381-3212 Phone
(508) 381-3213 Fax
www.allenengineeringllc.com


4/12/16
PROFESSIONAL ENGINEER

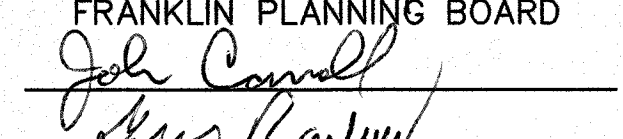
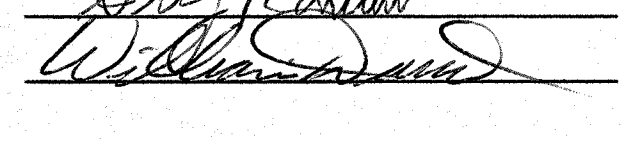

SCALE: 1"=30 FEET

DATE: February 1, 2018

REVISIONS

#	DATE	DESCRIPTION	INIT
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2	3/28/18	PER TOWN AND BETA REVIEW	MEA
3	4/12/18	PER TOWN AND BETA REVIEW	MEA

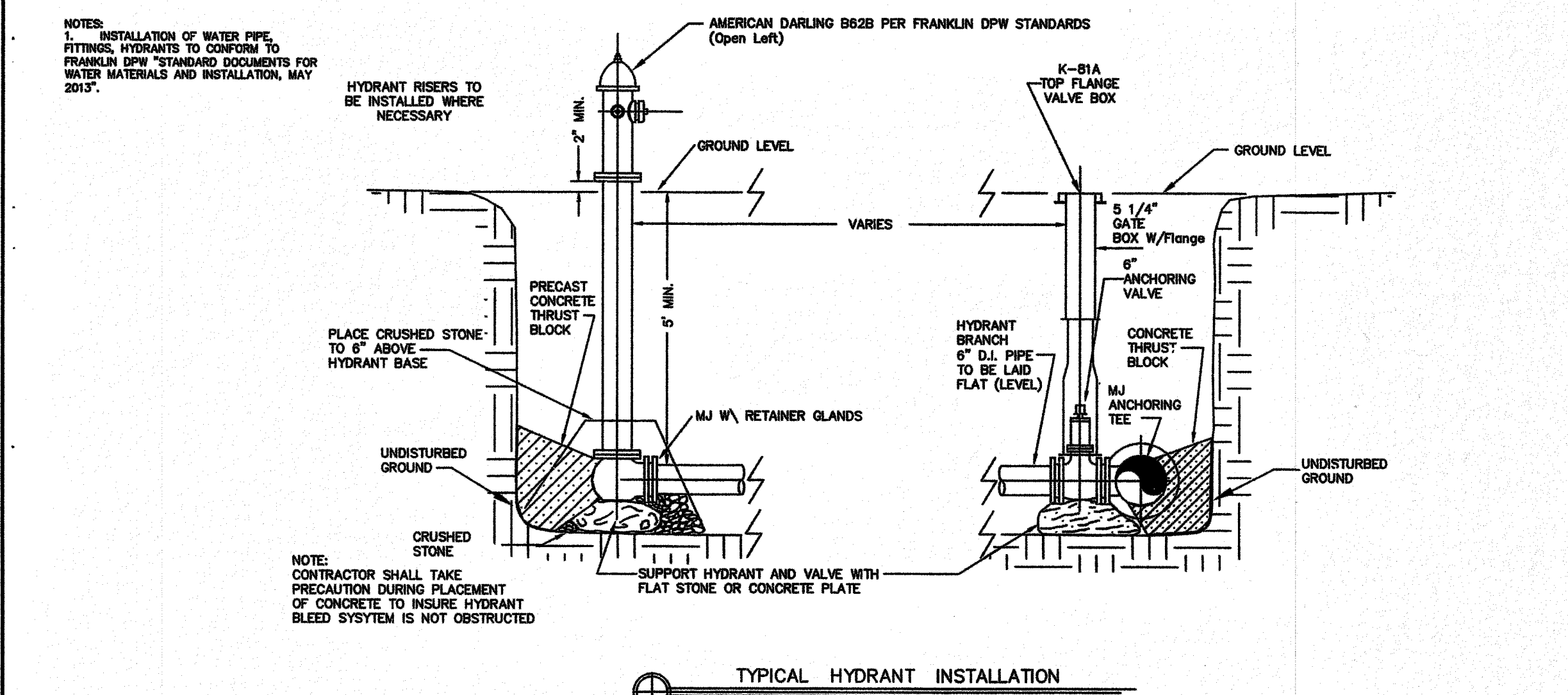
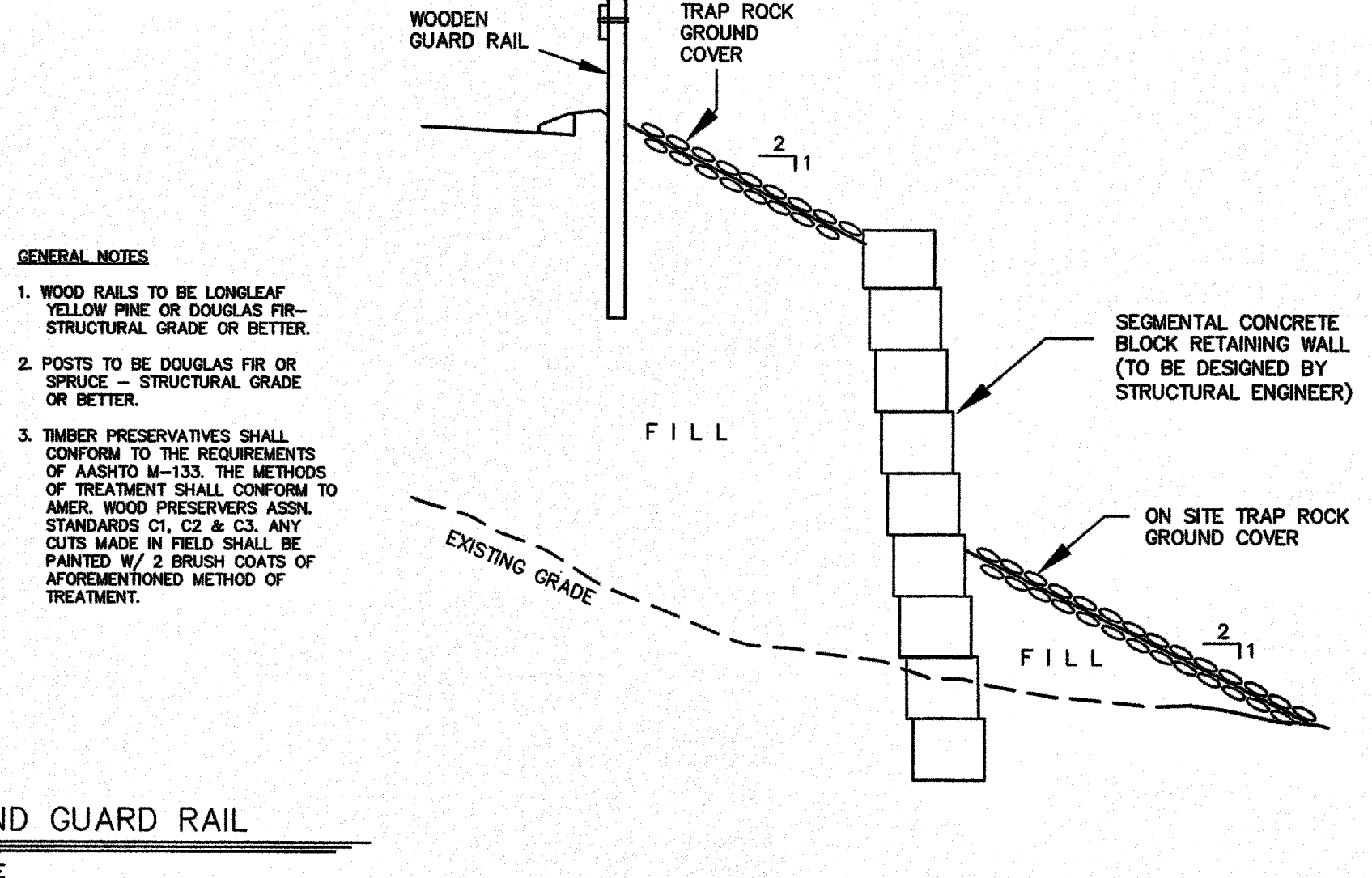
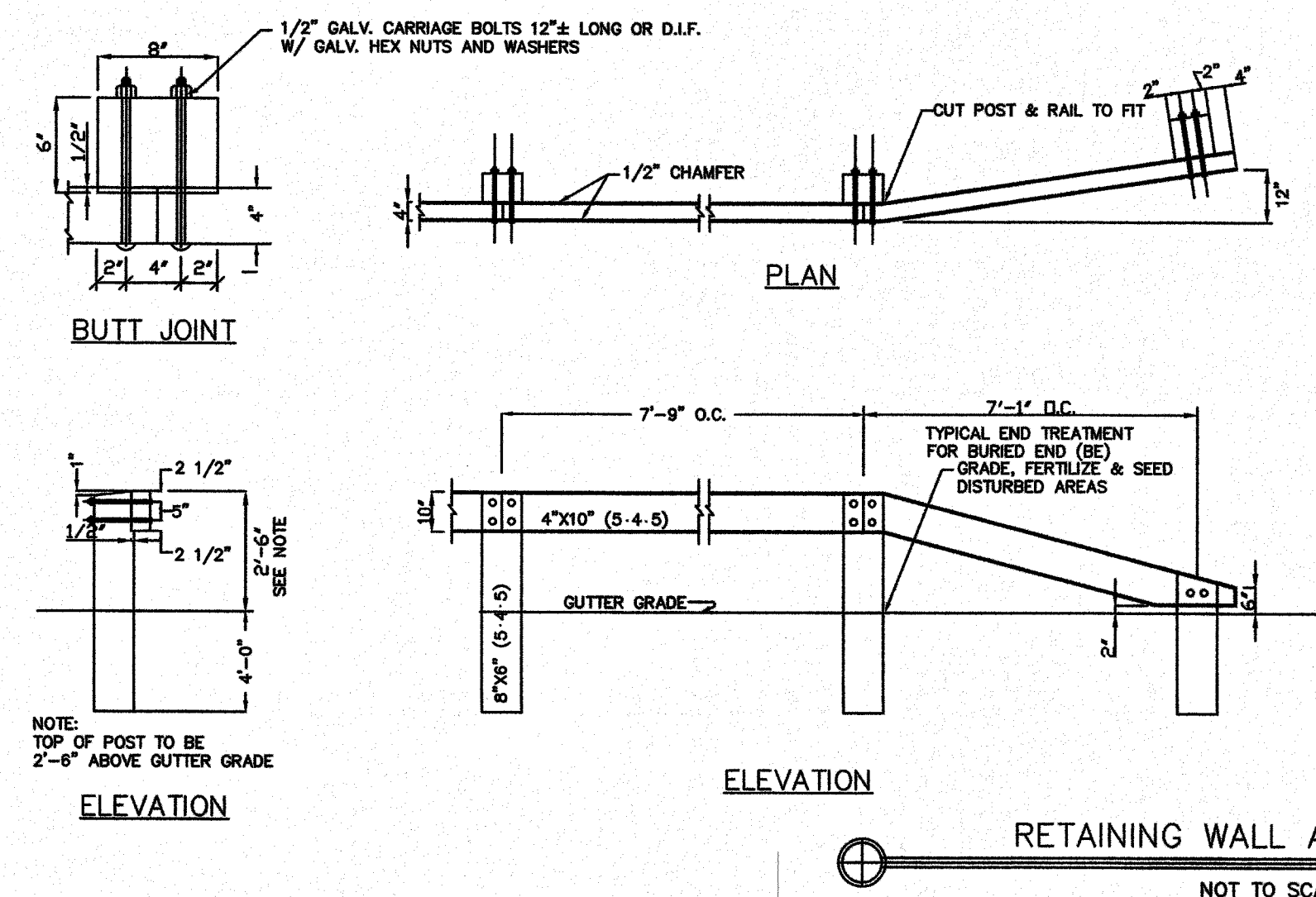
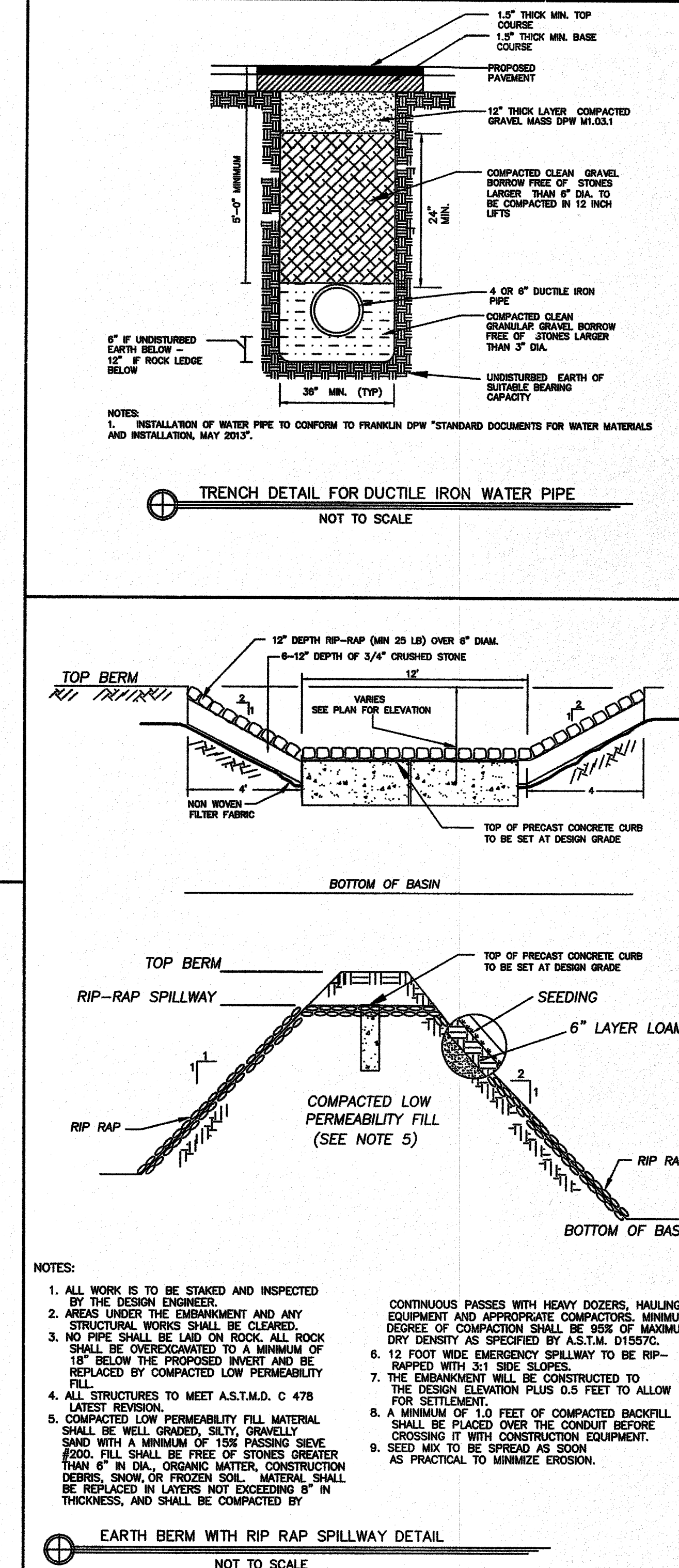
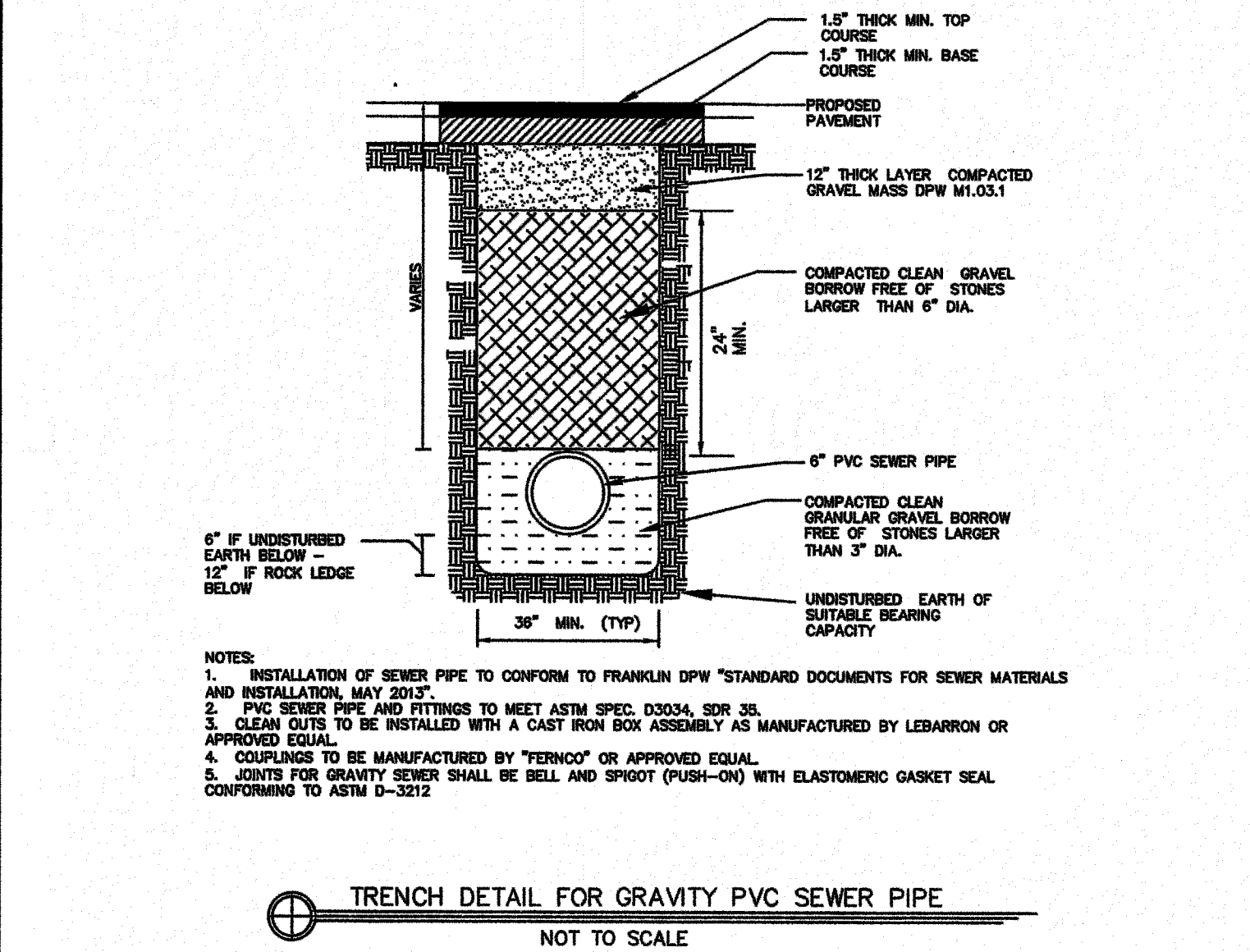
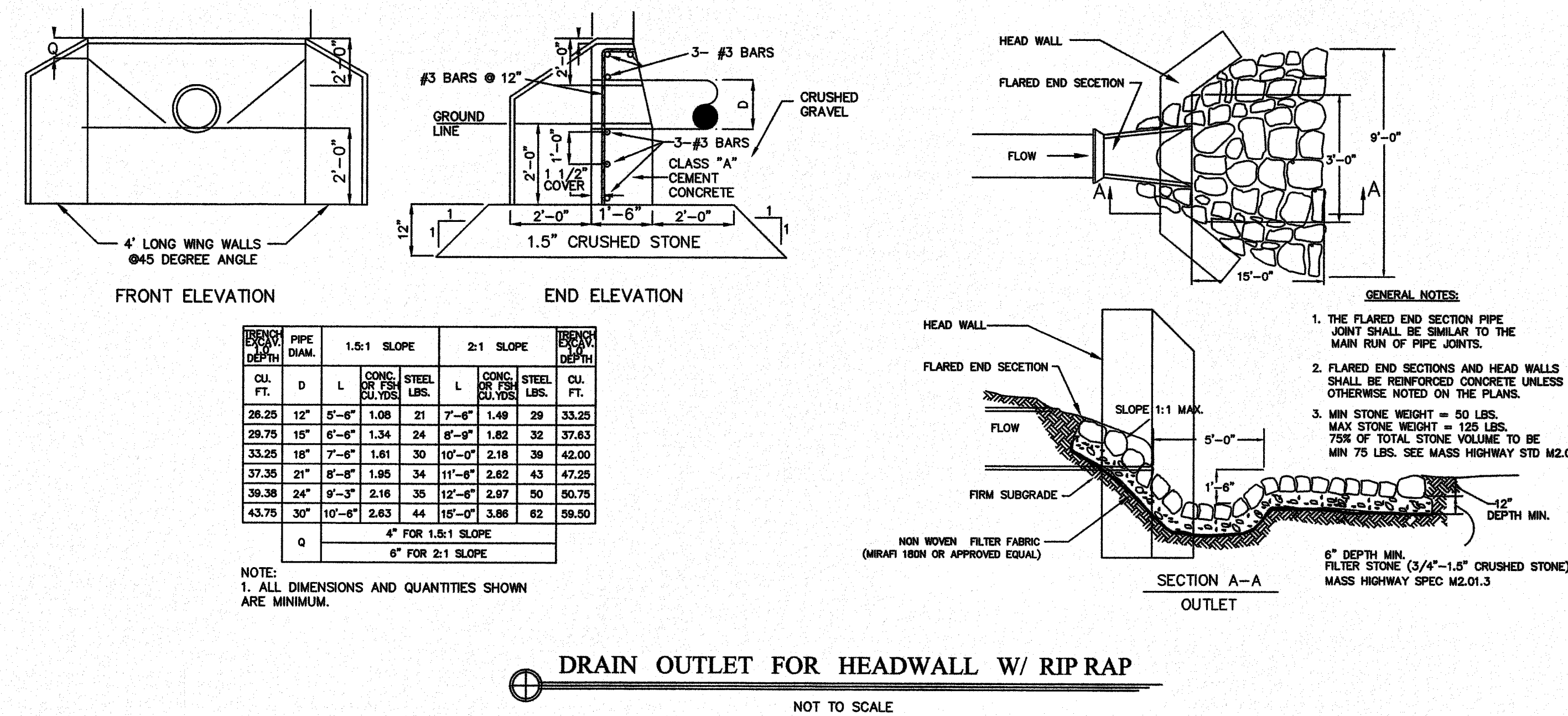
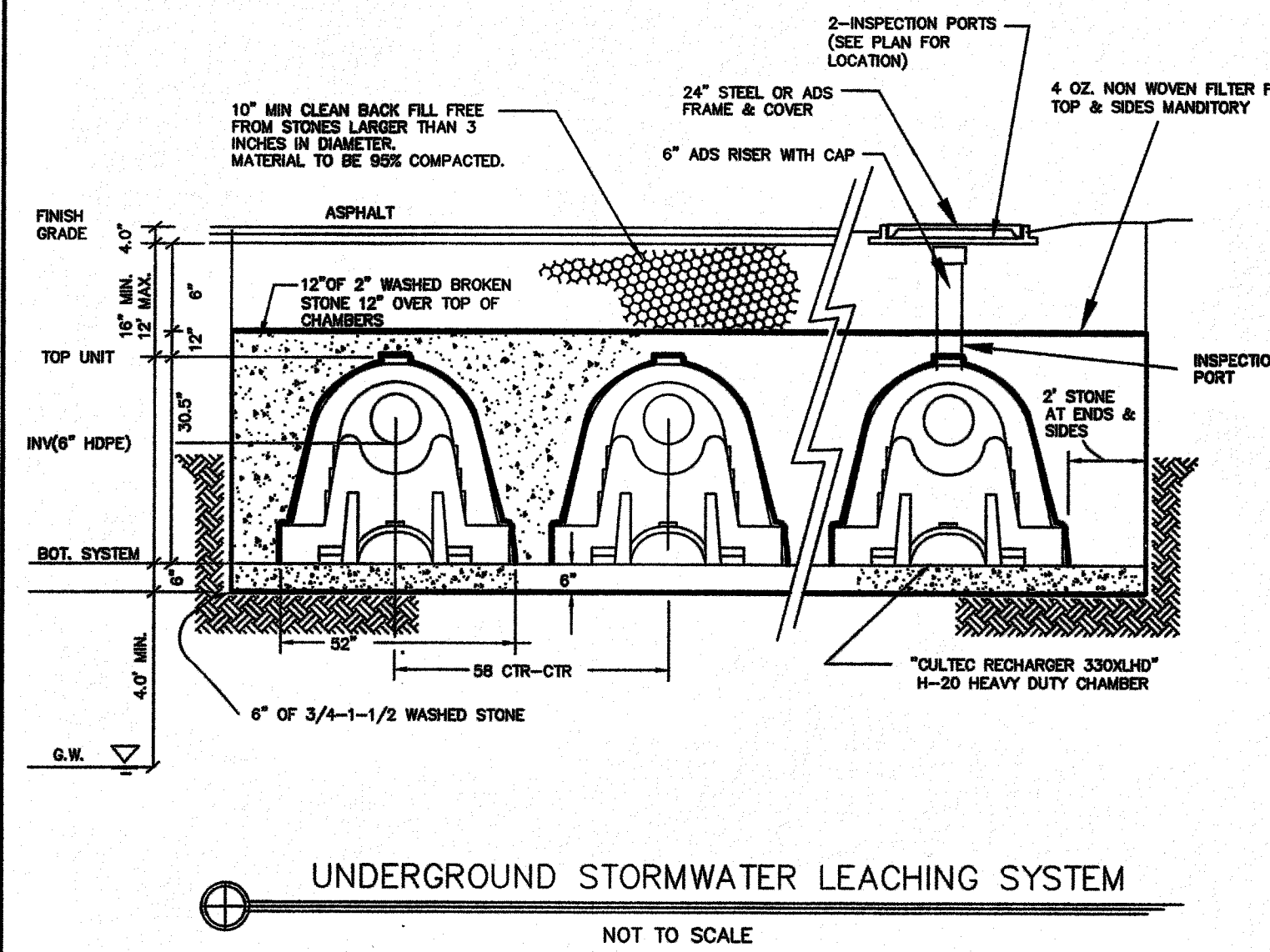
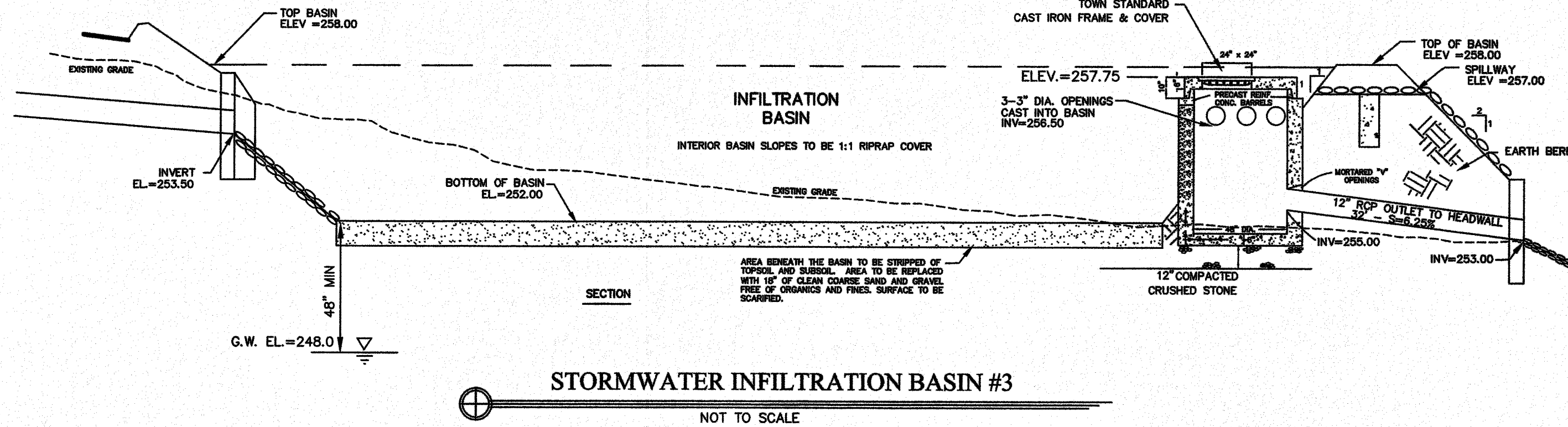
JOB NO: 0517 SHEET: 5 of 9

APPROVAL DATE: 4/9/18
FRANKLIN PLANNING BOARD




SIGNATURE DATE: 4/23/18
BEING A MAJORITY

THIS IS TO CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE FRANKLIN PLANNING BOARD WAS RECEIVED ON _____ AT _____ NO APPEAL OF THE APPROVAL OF THIS PLAN WAS FILED WITHIN THE 20 DAY APPEAL PERIOD.

TOWN CLERK: _____ DATE: _____



APPROVAL DATE: 4/9/18
FRANKLIN PLANNING BOARD
John Connolly
Greg Randal
William Davis

SIGNATURE DATE: 4/23/18
BEING A MAJORITY

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TOWN CLERK: _____

DATE: _____

PREPARED FOR:
KAD Holdings Corp.
31 Whitewood Road
Milford, MA 01757

TITLE:
CONSTRUCTION DETAIL PLAN
For
Milford Regional Physicians
Group - Medical Building
In
Franklin, MA

PREPARED BY:
Allen Engineering, LLC
Civil Engineers and
Land Development Consultants
2 Willowbrook Lane - Mendon, MA 01756
(508) 381-3212 Phone
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www.allenengineeringllc.com

PROFESSIONAL ENGINEER
SCALE: AS SHOWN
DATE: February 1, 2018

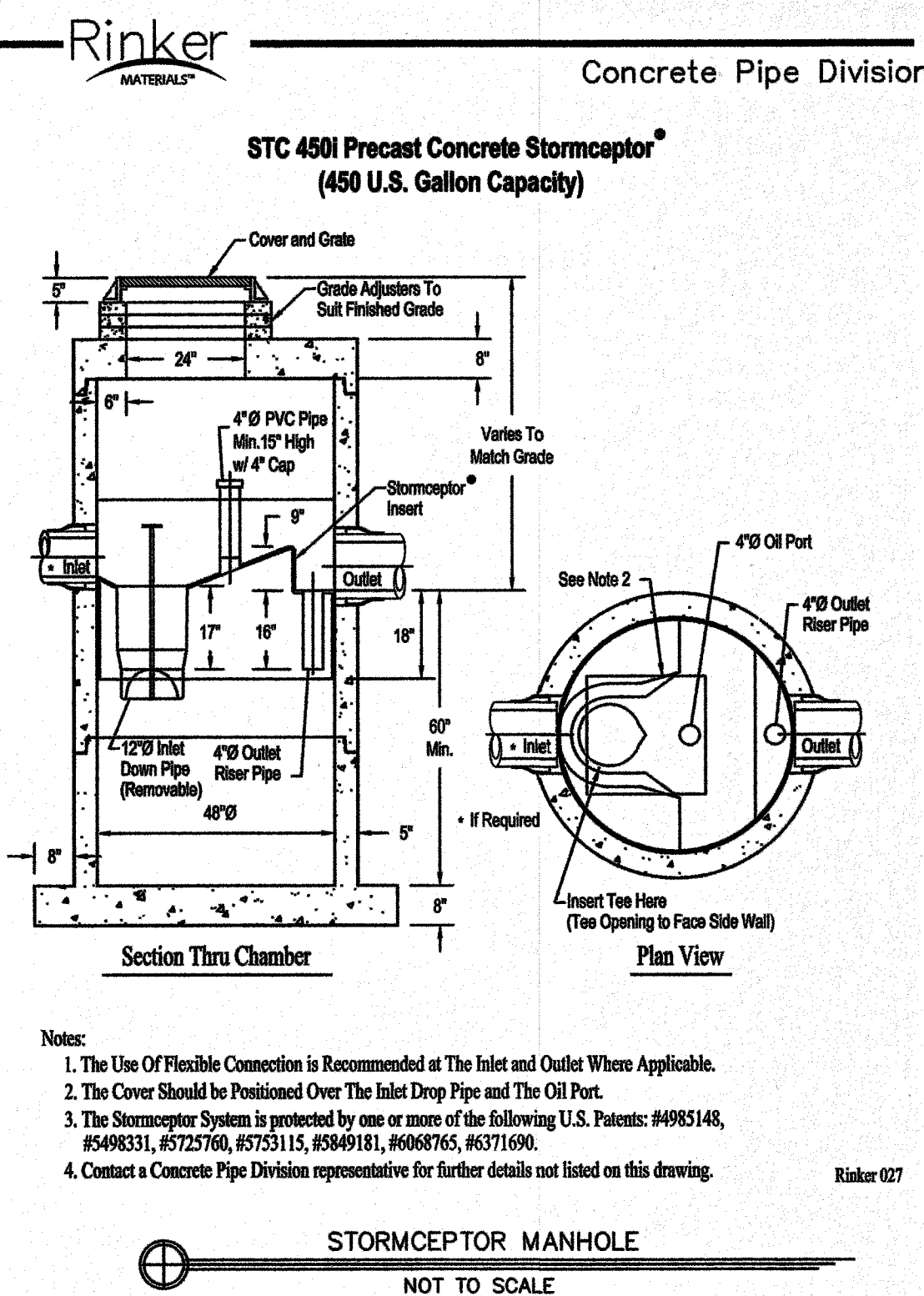
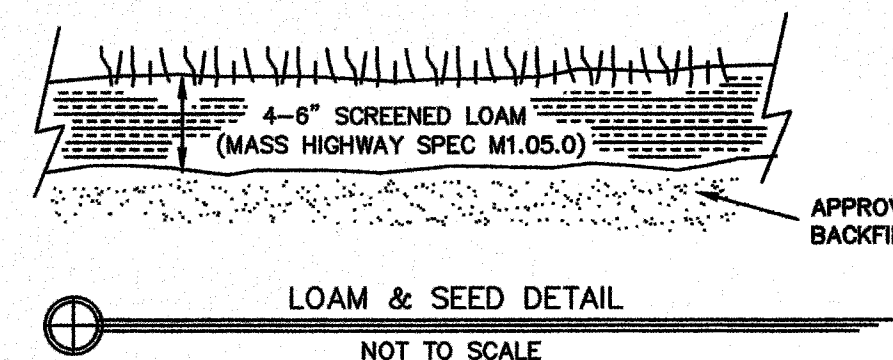
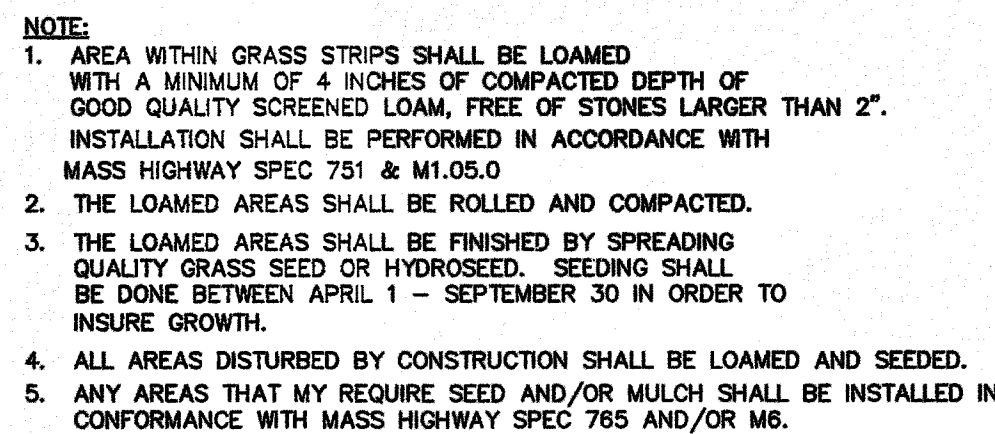
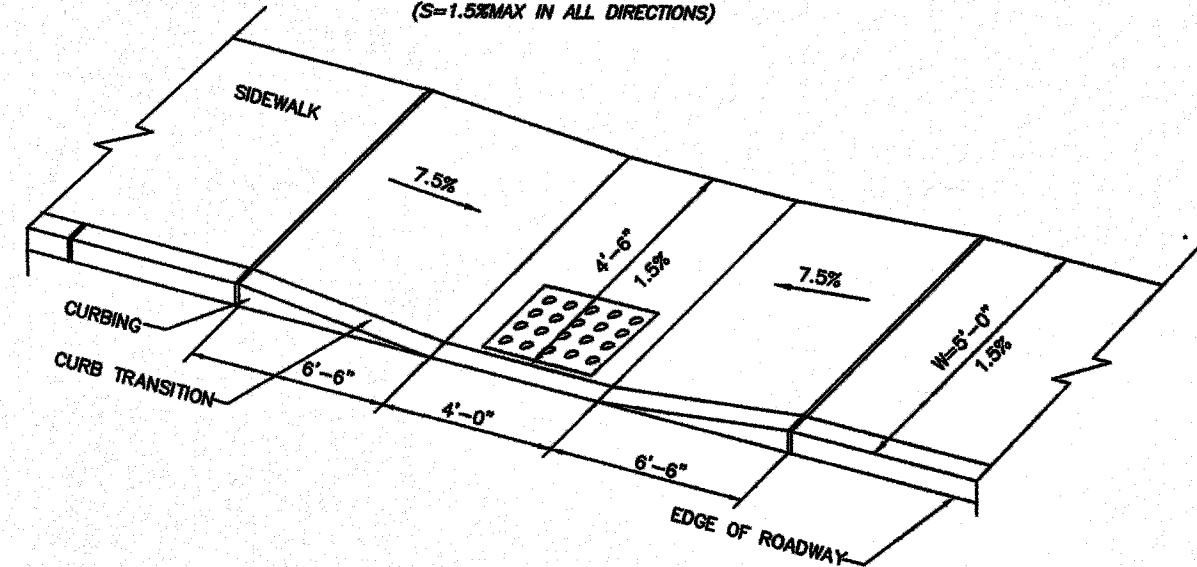
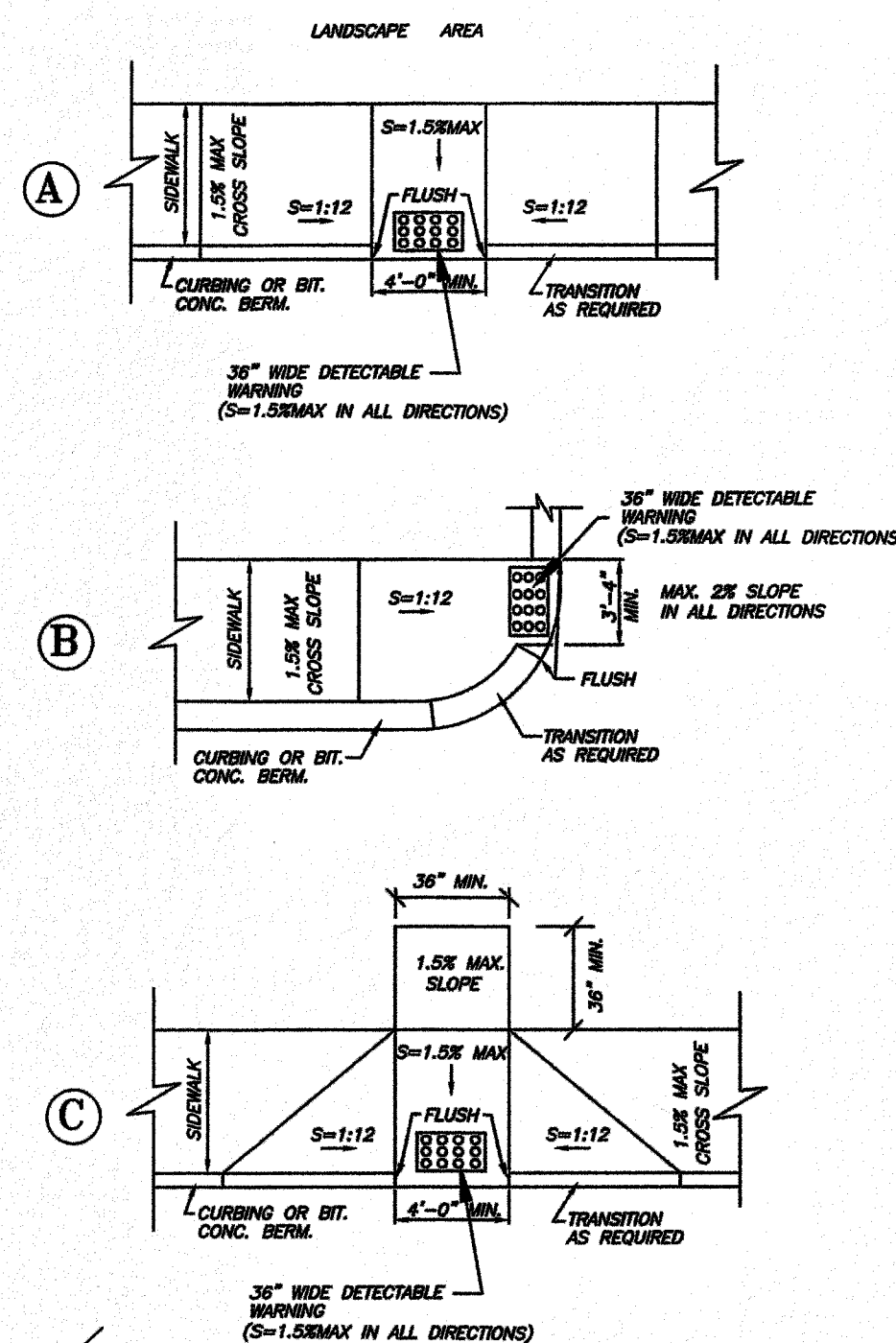
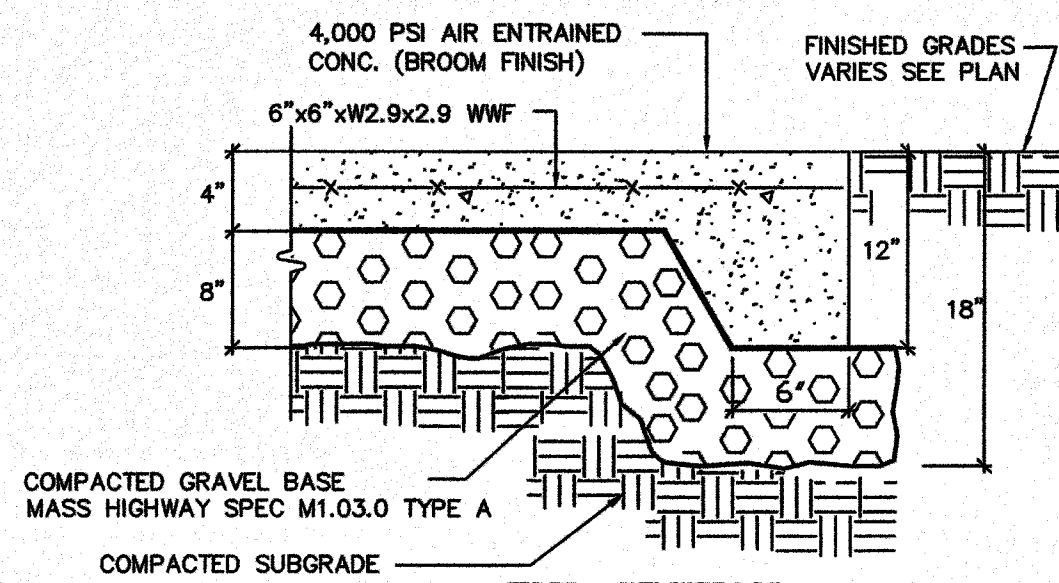
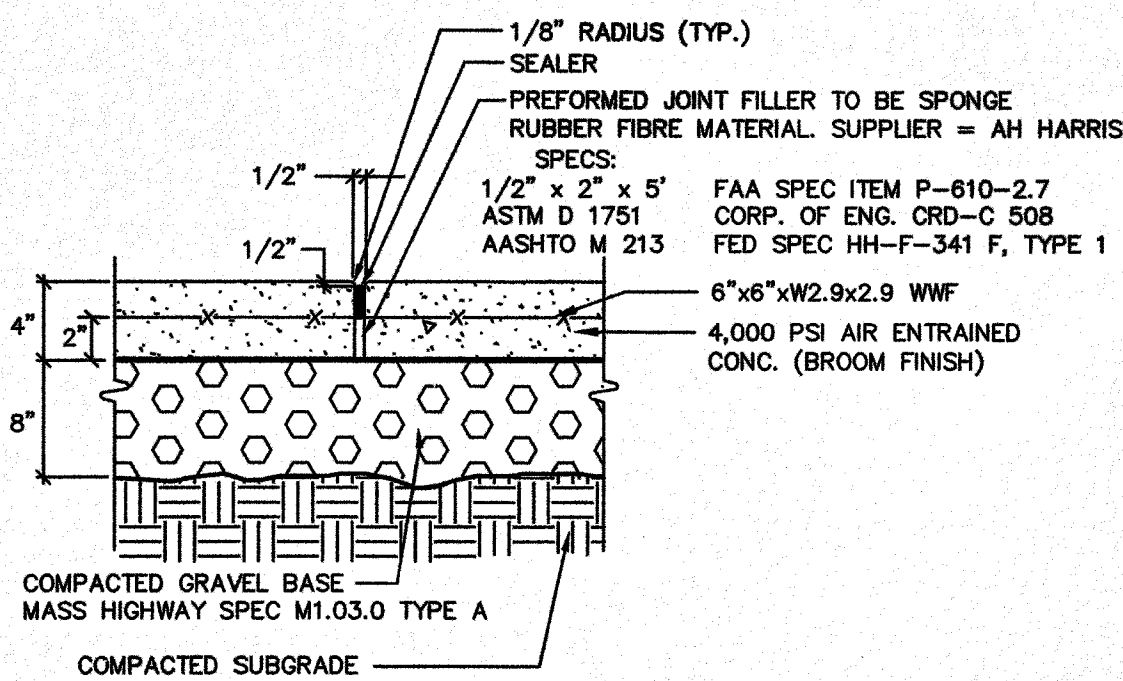
#	DATE	DESCRIPTION	INIT
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JOB NO: 0517
SHEET: 6 of 9

REVISIONS			
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JOB NO: 0517

SHEET: 7 of 9



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NOTICE
OF APPROVAL OF THIS PLAN
BY THE
FRANKLIN PLANNING BOARD
WAS RECEIVED ON
_____ AT

NO APPEAL OF THE APPROVAL
OF THIS PLAN WAS FILED
WITHIN THE 20 DAY APPEAL
PERIOD.

PREPARED FOR:
KAD Holdings Corp.
31 Whitewood Road
Milford, MA 01757

TITLE:

**CONSTRUCTION
DETAIL PLAN**

**For
Milford Regional Physicians
Group - Medical Building
In
Franklin, MA**

PREPARED BY:



Allen Engineering, LLC

Civil Engineers and
Land Development Consultants

2 Willowbrook Lane - Mendon, MA 01756

(508) 381-3212 Phone
(508) 381-3213 Fax

www.allenengineeringllc.com

COMMONWEALTH OF MASSACHUSETTS
MARK
E
ALLEN
NO. 41799
REGISTERED
PROFESSIONAL ENGINEER
4/12/10

PROFESSIONAL ENGINEER

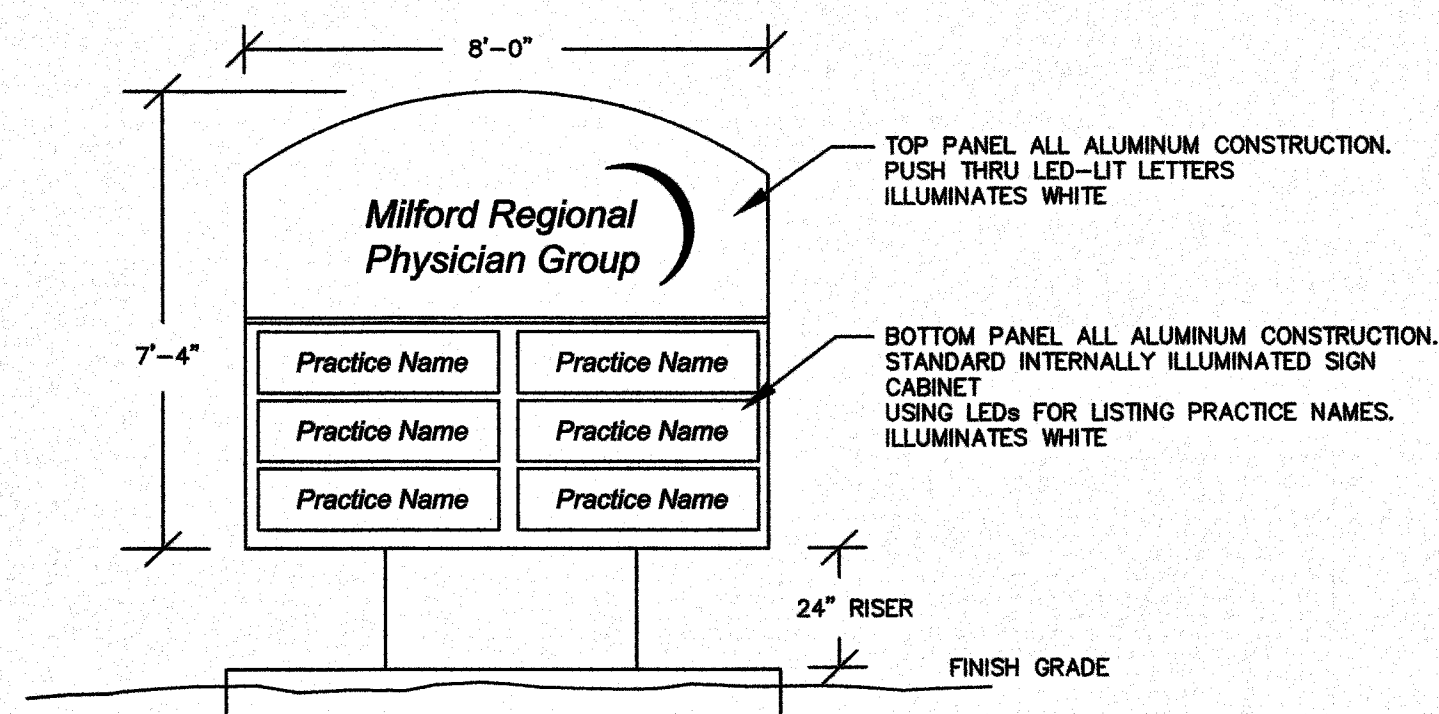
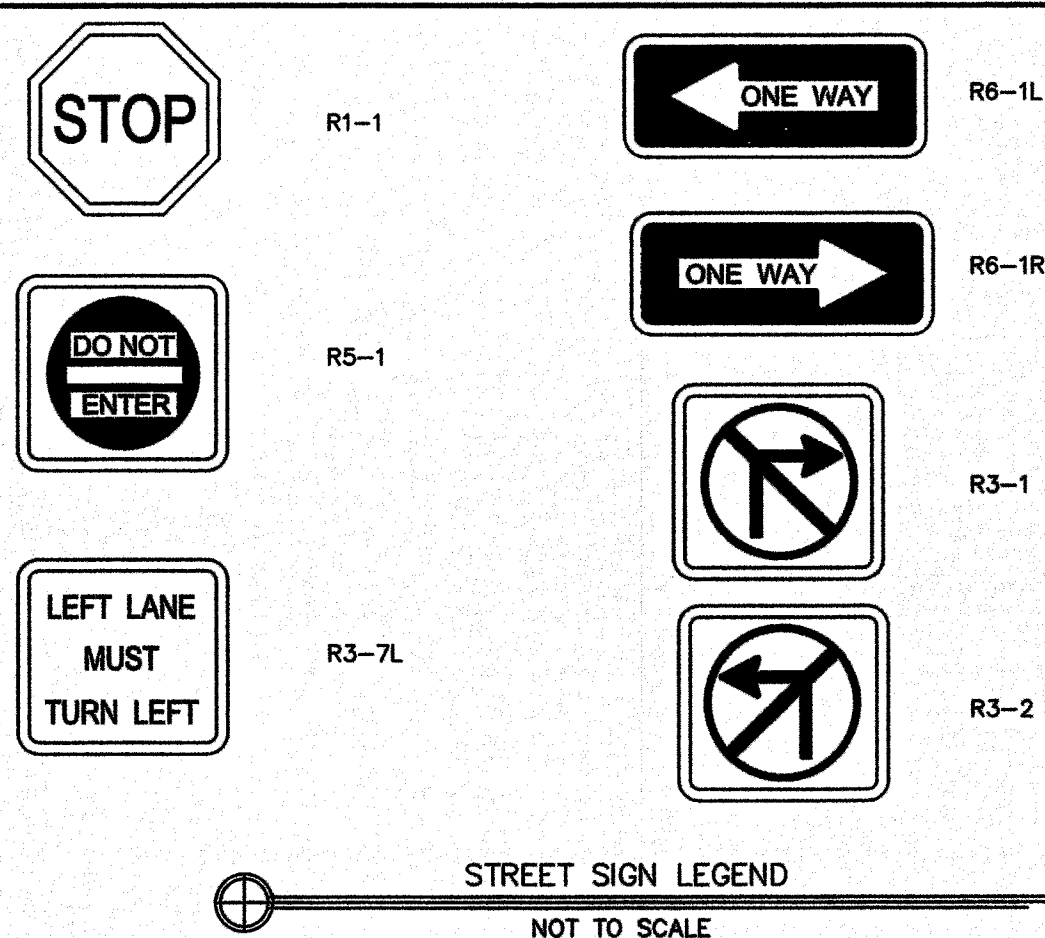
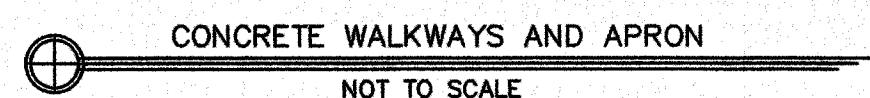
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AS SHOWN

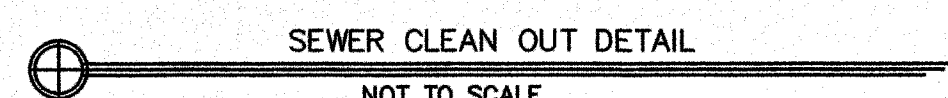
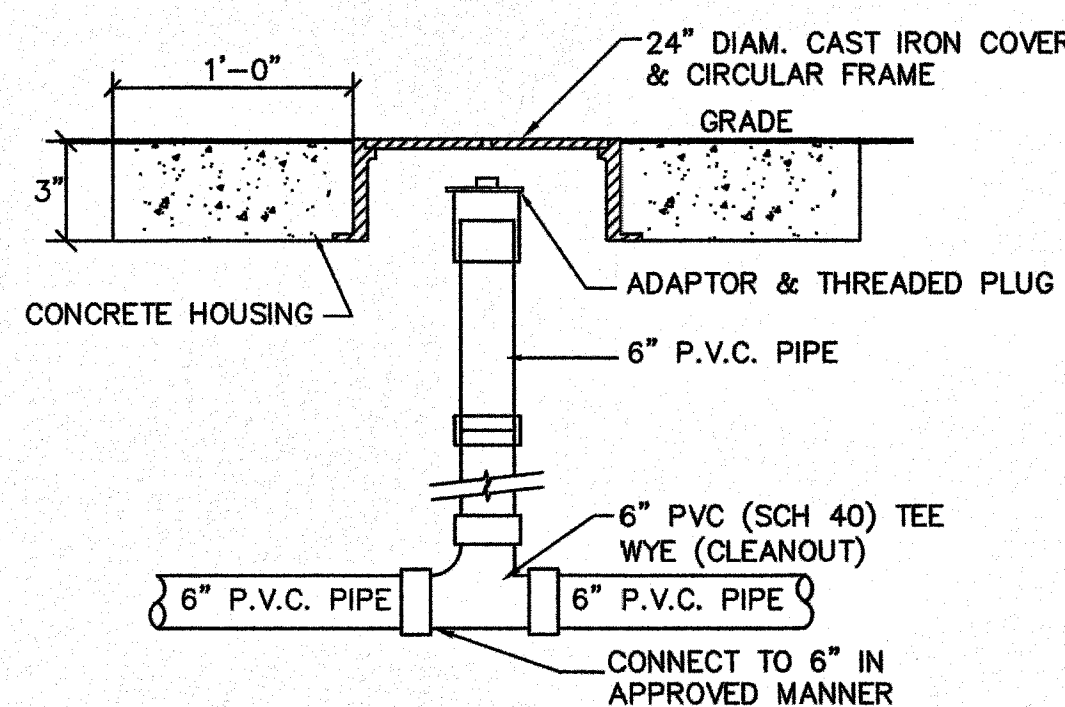
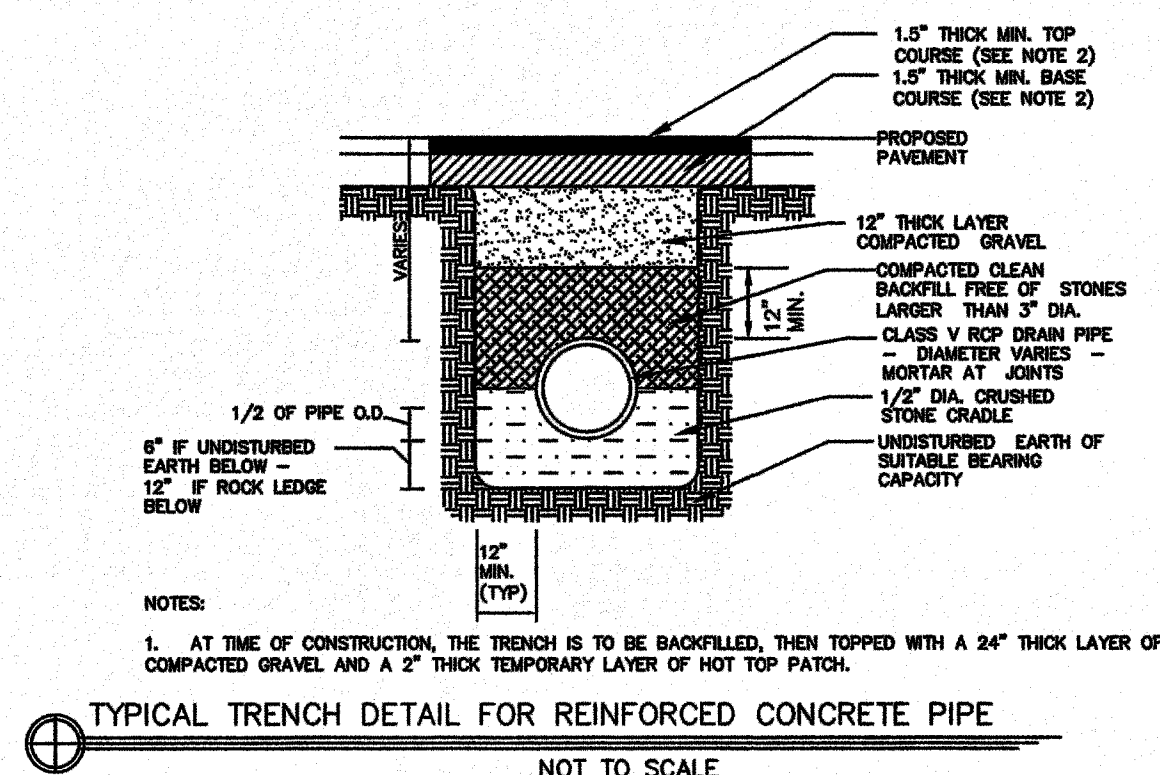
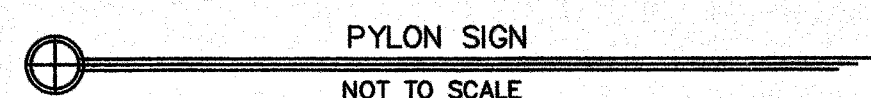
DATE: February 1, 2018				
REVISIONS				
#	DATE	DESCRIPTION	IN	
1	3/16/18	PER TOWN AND BETA REVIEW	ME	
2	3/29/18	PER TOWN AND BETA REVIEW	ME	
3	4/12/18	PER TOWN AND BETA REVIEW	ME	
JOB NO: 0517		SHEET: 8 of 9		

NOTES:

1. CROSS SLOPE TO BE 1.5% FLOWING TOWARDS THE PAVED ROADWAY.
2. PROVIDE BROOM FINISH IN DIRECTION PERPENDICULAR TO CURB.
3. PROVIDE EXPANSION JOINTS AT 16' ON CENTER. CONCRETE TO BE POURED AT 16 FOOT INTERVALS. THE CONCRETE POURS SHALL BE ALTERNATED LEAVING 16 FOOT SPACES BETWEEN POURS.
4. PROVIDE CONTROL JOINTS AT 4' ON CENTER.
5. ACCEPTABLE TOLERANCE FOR ELEVATION DIFFERENCE SHALL BE 1/4" BETWEEN 16 FOOT POURS.
6. SEE DESIGN PLANS FOR LOCATION AND GRADES.



NOTE:
- DESIGN BY "SIGNS PLUS" , 86 SOUTH
MAIN STREET, MILFORD, MA.



EROSION & SEDIMENT CONTROL NOTES

- ALL EROSION CONTROL MEASURES SHALL BE DONE AS SET FORTH IN THE MOST CURRENT STATE SEDIMENT AND EROSION CONTROL MANUAL.
- THOSE AREAS UNDERGOING ACTUAL CONSTRUCTION WILL BE LEFT IN AN UNTREATED OR UNVEGETATED CONDITION FOR A MINIMUM TIME. AREAS SHALL BE PERMANENTLY STABILIZED WITHIN 15 DAYS OF FINAL GRADING AND TEMPORARILY STABILIZED WITHIN 30 DAYS OF INITIAL DISTURBANCE OF THE SOIL. IF THE DISTURBANCE IS WITHIN 100 FEET OF A STREAM OR POND, THE AREA SHALL BE STABILIZED WITHIN 7 DAYS OR PRIOR TO ANY STORM EVENT (THIS WOULD INCLUDE WETLANDS).
- SEDIMENT BARRIERS (SILT FENCE, STRAW BARRIERS, ETC.) SHOULD BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE OF THE CONTRIBUTING DRAINAGE AREA ABOVE THEM. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 1% AFTER OCTOBER 1ST THE SAME APPLIES FOR ALL SLOPES GREATER THAN 5%.
- INSTALL SILTATION BARRIER AT TOE OF SLOPE TO FILTER SILT FROM RUNOFF. SEE SILTATION BARRIER DETAILS FOR PROPER INSTALLATION. SILTATION BARRIER WILL REMAIN IN PLACE PER NOTE #5.
- ALL EROSION CONTROL STRUCTURES WILL BE INSPECTED, REPLACED AND/OR REPAIRED EVERY 7 DAYS AND IMMEDIATELY FOLLOWING ANY SIGNIFICANT RAINFALL OR SNOW MELT OR WHEN NO LONGER SERVICEABLE DUE TO SEDIMENT ACCUMULATION OR DECOMPOSITION. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER. SEDIMENT CONTROL DEVICES SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL AREAS UPLOPE ARE STABILIZED BY TURF.
- NO SLOPES, EITHER PERMANENT OR TEMPORARY, SHALL BE STEEPER THAN TWO TO ONE (2:1).
- IF FINAL SEEDING OF THE DISTURBED AREAS IS NOT COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST, USE TEMPORARY MULCH (DOORMAN SEEDING MAY BE ATTEMPTED AS WELL) TO PROTECT THE SITE AND DELAY SEEDING UNTIL THE NEXT RECOMMENDED SEEDING PERIOD.
- TEMPORARY SEEDING OF DISTURBED AREAS THAT HAVE NOT BEEN FINAL GRADED SHALL BE COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST TO PROTECT FROM SPRING RUNOFF PROBLEMS.
- DURING THE CONSTRUCTION PHASE, INTERCEPTED SEDIMENT WILL BE RETURNED TO THE SITE AND REGRADED ONTO OPEN AREAS.
- REVEGETATION MEASURES WILL COMMENCE UPON COMPLETION OF CONSTRUCTION EXCEPT AS NOTED ABOVE. ALL DISTURBED AREAS NOT OTHERWISE STABILIZED WILL BE GRADED, SMOOTHED, AND PREPARED FOR FINAL SEEDING AS FOLLOWS:
 - SIX INCHES OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND SMOOTHED TO A UNIFORM SURFACE.
 - APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST. IF SOIL TESTING IS NOT FEASIBLE ON SMALL OR VARIABLE SITES, OR WHERE TIMING IS CRITICAL, FERTILIZER MAY BE APPLIED AT THE RATE OF 800 LB PER ACRE OR 18.4 LB PER 1,000 SF USING 10-20-20 OR EQUIVALENT. APPLY GROUND LIMESTONE (EQUIVALENT TO 50% CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF 3 TONS PER ACRE (138 LB PER 1,000 SF).
 - FOLLOWING SEED BED PREPARATION, DITCHES AND BACK SLOPES WILL BE SEED TO A MIXTURE OF 47% CHEERING RED FESCUE, 5% KENTON, AND 48% TALL FESCUE. THE LAWN AREAS WILL BE SEED TO A PREMIUM TURF MIXTURE OF 44% KENTUCKY BLUEGRASS, 44% CHEERING RED FESCUE, AND 12% PERENNIAL RYEGRASS. SEEDING RATE IS 1.80 LBS PER 1,000 SF LAWN QUALITY SOY MAY BE SUBSTITUTED FOR SEED.
 - STRAW MULCH AT THE RATE OF 70-90 LBS PER 1,000 SF. A HYDRO-APPLICATION OF WOOD OR PAPER FIBER SHALL BE APPLIED FOLLOWING SEEDING. A SUITABLE BINDER SUCH AS CURASOL OR RMB PLUS WILL BE USED ON STRAW MULCH FOR WIND CONTROL.
- ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED ONCE THE SITE IS STABILIZED.
- WETLANDS WILL BE PROTECTED WITHIN 100 FEET OF THE WETLAND OR THE BOUNDARY OF WETLAND DISTURBANCE.
- ALL AREAS WITHIN 100 FEET OF A FLAGGED WETLAND OR STREAM SHALL HAVE AN EXPOSURE WINDOW OF NOT MORE THAN 7 DAYS.
- ALL AREAS WITHIN 100 FEET OF A FLAGGED WETLAND OR STREAM SHALL FOLLOW APPROPRIATE EROSION CONTROL MEASURES PRIOR TO EACH STORM IF NOT BEING ACTIVELY WORKED,

MULCH

LOCATION	MULCH	RATE (1000 SF)
PROTECT AREA	STRAW	100 POUNDS
WINDY AREA	SHREDDED OR CHOPPED CORNSTALKS STRAW (ANCHORED)*	185-275 POUNDS 100 POUNDS
MODERATE TO HIGH VELOCITY AREAS OR STEEP SLOPES GREATER THAN 3:1	JUTE MESH OR EXPOSOR MAT	AS REQUIRED
GREATER THAN 3:1	(REFER TO GEOTECHNICAL REPORT FOR FINAL DESIGN REQUIREMENT)	

* A HYDRO-APPLICATION OF WOOD, OR PAPER FIBER MAY BE APPLIED FOLLOWING SEEDING. A SUITABLE BINDER SUCH AS CURASOL OR RMB PLUS SHALL BE USED ON straw MULCH FOR WIND CONTROL.

MULCH ANCHORING
ANCHOR MULCH WITH PEG AND TWINE (1 SQ. YD/BLOCK); MULCH NETTING (AS PER MANUFACTURER); WOOD CELLULOSE FIBER (750 LBS/ACRE); CHEMICAL TACK (AS PER MANUFACTURER'S SPECIFICATIONS); USE OF A SERRATED STRAIGHT DISK. WETTING FOR SMALL AREAS

EROSION & SEDIMENT CONTROL NOTES – WINTER CONSTRUCTION

1. WINTER CONSTRUCTION PERIOD: NOVEMBER 1 THROUGH APRIL 15.
2. WINTER EXCAVATION AND EARTHWORK SHALL BE DONE SUCH THAT NO MORE THAN 1 ACRE OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME.
3. EXPOSED AREA SHOULD BE LIMITED TO THAT WHICH CAN BE MULCHED IN ONE DAY PRIOR TO ANY SNOW EVENT.
4. CONTINUATION OF EARTHWORK OPERATION ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED SUCH THAT NO LARGER AREA OF THE SITE IS WITHOUT EROSION CONTROL PROTECTION AS LISTED IN ITEM 2 ABOVE.
5. AN AREA SHALL BE CONSIDERED TO HAVE BEEN STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH STRAW OR ≥ 100 lb. PER 1,000 SQUARE FEET (WITH OR WITHOUT SEEDING) OR DORMANT SEED, MULCHED AND ADEQUATELY ANCHORED BY AN APPROVED ANCHORING TECHNIQUE.
6. BETWEEN THE DATES OF OCTOBER 15 AND APRIL 1ST, LOAM OR SEED WILL NOT BE REQUIRED. DURING PERIODS OF ABOVE FREEZING TEMPERATURES THE SLOPES SHALL BE FINE GRADED AND EITHER PROTECTED WITH MULCH OR TEMPORARILY SEEDED AND MULCHED UNTIL SUCH TIME AS THE FINAL TREATMENT CAN BE APPLIED. IF THE DATE IS AFTER NOVEMBER 1ST AND IF THE EXPOSED AREA HAS BEEN LOAMED, FINAL GRADED AND IS SMOOTH, THEN THE AREA MAY BE DORMANT SEEDED AT A RATE OF 200 - 300% HIGHER THAN SPECIFIED FOR PERMANENT SEED AND THEN MULCHED. IF CONSTRUCTION CONTINUES DURING FREEZING WEATHER, ALL EXPOSED AREAS SHALL BE CONTINUOUSLY GRADED BEFORE THE SURFACE TEMPORARILY PROTECTED FROM EROSION BY THE APPLICATION OF MULCH. SLOPES SHALL NOT BE LEFT UNPROTECTED OVER THE WINTER OR ANY OTHER EXTENDED TIME OF WORK SUSPENSION UNLESS TREATED IN THE ABOVE MANNER. UNTIL SUCH TIME AS WEATHER CONDITIONS ALLOW DITCHES TO BE FINISHED WITH THE PERMANENT SURFACE TREATMENT, EROSION SHALL BE CONTROLLED BY THE INSTALLATION OF BALES OF straw OR STONE CHECK DAMS IN ACCORDANCE WITH THE STANDARD DETAILS.
7. MULCHING REQUIREMENTS.
 - 7.1. BETWEEN THE DATES OF NOVEMBER 1ST AND APRIL 15TH ALL MULCH SHALL BE ANCHORED BY EITHER PEG LINE, MULCH NETTING OR WOOD CELLULOSE FIBER.
 - 7.2. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINS WITH A SLOPE GREATER THAN 1% FOR SLOPES EXPOSED TO DIRECT WINDS AND FOR ALL OTHER SLOPES GREATER THAN 8%.
 - 7.3. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 1% AFTER OCTOBER 1ST THE SAME APPLIES FOR ALL SLOPES GREATER THAN 8%.
8. AFTER NOVEMBER 1ST THE CONTRACTOR SHALL APPLY DORMANT SEEDING OR MULCH AND ANCHORING ON ALL BARE EARTH AT THE END OF EACH WORKING DAY.
9. DURING THE WINTER CONSTRUCTION PERIOD ALL SNOW SHALL BE REMOVED FROM AREAS OF SEEDING AND MULCHING PRIOR TO PLACEMENT.
10. STOCKPILING OF MATERIALS (DIRT, WOOD, CONSTRUCTION MATERIALS, ETC.) MUST REMAIN COVERED AT ALL TIMES TO MINIMIZE ANY DUST PROBLEMS THAT MAY OCCUR WITH ADJACENT PROPERTIES AND TO PROVIDE MAXIMUM PROTECTION AGAINST EROSION RUNOFF.
11. EXISTING CATCH BASIN STRUCTURES SHALL BE PROTECTED UNTIL SUCH TIME AS THEY ARE REMOVED.

Town of Franklin
Tel: (508) 520-4907 Fax: (508) 520-4906
Planning Board
355 East Central Street
Franklin, Massachusetts 02038-1352
April 11, 2018
Teresa M. Burr, Town Clerk
Town of Franklin
355 East Central Street
Franklin, MA 02038
CERTIFICATE OF VOTE
Site Plan
1262-1288 West Central Street
Site Plan: "Site Design Plan for Milford Regional Physicians Group Medical Building in Franklin, MA"
Owner: KAD Holdings Corp.
31 Whitewood Road
Milford, MA 01757
Applicant: Same as Owner
Prepared By: Allen Engineering and Associates, Inc., Hopedale, MA
Surveyor/ Engineer: February 1, 2018
Dated: February 1, 2018
Property Location: 1262-1288 West Central St
Map 274, Lots 002 & 003
Dear Mrs. Burr:
Please be advised that at its meeting on Monday, April 9, 2018 the Planning Board voted (5-0-0), upon motion duly made and seconded to APPROVE, with conditions, the above referenced Site Plan. The Conditions of Approval are listed on page 2-3, attached hereto. Both the Certificate of Vote as well as the conditions of approval shall be referenced on the site plan.
Sincerely,
Anthony Padula, Chairman
Franklin Planning Board
cc: Owner/Applicant/ Applicant's Engineer
Building Commissioner/DPW- Engineering
BETA
File
Web Site: www.franklin.ma.us

CERTIFICATE OF VOTE
Site Plan
1262-1288 West Central Street
1. The Planning Board will use outside consultant services to complete construction inspections upon the commencement of construction. The Franklin Department of Public Works Director, directly and through employees of the Department of Public Works and outside consultant services shall act as the Planning Board's inspector to assist the Board with inspections necessary to ensure compliance with all relevant laws, regulations and Planning Board approved plan specifications. Such consultants shall be selected and retained upon a majority vote of the Board.
2. Actual and reasonable costs of inspection consulting services shall be paid by the owner/applicant before or at the time of the pre-construction meeting. Should additional inspections be required beyond the original scope of work, the owner/applicant shall be required to submit fees prior to the issuance of a Final Certificate of Completion by the Planning Board (Form H). Said inspection is further outlined in condition #1.
3. No alteration of these plans shall be made or affected other than by an affirmative vote of the members of the Board at a duly posted meeting and upon the issuance of a written amended decision.
4. All applicable laws, by-laws, rules, regulations, and codes shall be complied with, and all necessary licenses, permits and approvals shall be obtained by the owner/applicant.
5. Prior to the endorsement of the site plan, the following shall be done:
• The owner/applicant shall make a notation on the plan that references the conditions and dates of this Certificate of Vote.
• A notation shall be made on the plans that all erosion mitigation measures shall be in place prior to major construction or soil disturbance commencing on the site.
• All outstanding invoices for services rendered by the Town's Engineers and other reviewing Departments of the Town relative to their review of the owner/applicant's application and plans shall have been paid in full.
• The owner/applicant shall submit a minimum of six copies of the approved version of the plan.
6. All required improvements specified in this Certificate of Vote shall be constructed within a one-year period unless the Board grants an extension. No final Certificate of Occupancy shall be issued until all requirements of the approved plan have been completed to the satisfaction of the Board unless the applicant has submitted a Partial Certificate of Completion for the remainder of the required improvements. The applicant's engineer or surveyor, upon completion of all required improvements, shall submit a Certificate of Completion. The Board or its agent(s) shall complete a final inspection of the site upon filing of the Certificate of Completion by the applicant. Said inspection is further outlined in condition #1.
7. Prior to any work commencing on the subject property, the owner/applicant shall provide plans to 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 twenty-four (24) hours after first written notification to the owner/applicant by the Board or its designee. Failure to complete such cleanup may result in suspension of construction of the site until such public way is clear of debris.
8. The owner/applicant shall install erosion control devices as necessary and as directed by the Town's Construction Inspector.
9. Maintenance and repair of the parking area, water supply system, sewer pipes, electric distribution system, and stormwater system shall be the responsibility of the owner/applicant and shall never be the responsibility of the Town and the Town shall never be required to perform any service, repair or maintenance with respect to said areas, or any of the aforementioned systems within the subject property. The Town will never be required to

provide snow plowing or trash pickup, with respect to the subject property.
10. Prior to construction activities, there shall be a pre-construction meeting with the owner/applicant, and his contractor(s), the Department of Public Works and the Planning Board's Inspector.
11. Prior to endorsement, all changes necessitated by the foregoing conditions shall be made on the plan.
12. Prior to endorsement, the following changes must be made to the Site Plan:
• Widen construction entrance and additional crushed stone at entrance
• Fix detail on reinforced concrete curbing
• Fix details on Pond #5 per Town Engineer's letter dated April 5, 2018
• Revise plan to change Basin #1 to include 1' of stone over the top of the system
13. Applicant shall construct the building as recommended by the Design Review Commission, which is attached to this Order of Conditions.

APPROVAL DATE: _____
FRANKLIN PLANNING BOARD
SIGNATURE DATE: _____
BEING A MAJORITY
THIS IS TO CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE FRANKLIN PLANNING BOARD WAS RECEIVED ON _____ AT _____
NO APPEAL OF THE APPROVAL OF THIS PLAN WAS FILED WITHIN THE 20 DAY APPEAL PERIOD.
TOWN CLERK: _____
DATE: _____
PREPARED FOR:
KAD Holdings Corp.
31 Whitewood Road
Milford, MA 01757
TITLE:
PLANNING BOARD
CERTIFICATE OF
APPROVAL
For
Milford Regional
Physicians Group - Medical
Building
In
Franklin, MA
PREPARED BY:
Allen Engineering, LLC
Civil Engineers and
Land Development Consultants
2 Willowbrook Lane - Mendon, MA 01756
(508) 381-3212 Phone
(508) 381-3213 Fax
www.allenengineeringllc.com
PROFESSIONAL ENGINEER
SCALE:
AS SHOWN
DATE:
February 1, 2018
REVISIONS
DATE DESCRIPTION INIT
1 3/16/18 PER TOWN AND BETA REVIEW MEA
2 3/29/18 PER TOWN AND BETA REVIEW MEA
3 4/12/18 PER TOWN AND BETA REVIEW MEA
JOB NO: 0517 SHEET: 9 of 9