



July 11, 2024

Franklin Conservation Commission
355 E. Central Street
Franklin, MA 02038

Re: Notice of Intent Resubmittal
15 Liberty Way, Franklin MA (DEP File #159-1282)

Dear Franklin Conservation Commission,

Goddard Consulting, LLC, (Goddard) is pleased to provide this resubmitted Notice of Intent application on behalf of Atlantic Oliver 15 Liberty Way LLC (the Applicant) in regard to the proposed project filed for 15 Liberty Way (DEP File #159-1282). This submittal represents a significantly scaled-back scope of the project. The documents included in this submittal are as follows:

- WPA Form 3
- Regulatory Compliance Narrative, 7/11/2024
- Copy of Checks
- Affidavit of Service, Notification to Abutters, Certified Abutters List
- Orthophoto View of Site, Goddard Consulting LLC. 3/31/2023
- Orthophoto View of Site with DEP Wetlands, Goddard Consulting LLC. 3/31/2023
- Orthophoto View of Site with FEMA Flood Zones, Goddard Consulting LLC. 3/31/2023
- Orthophoto View of Site with NRCS Soil Survey, Goddard Consulting LLC. 3/31/2023
- USGS of Site, Goddard Consulting LLC, 3/31/2023
- Simple Wildlife Habitat Evaluation Form, 5/22/2023
- BVW Determination Data Form
- Local Filing Fee Calculation Worksheet
- Property Access Signature Form & Application Process Signature Form
- Resource Area Impact Summary Form
- Stormwater Memo: *RE: Liberty Parking Expansion*, prepared by Level Design Group, 6/25/2024
- Site Plan Set: *Liberty Parking Expansion*, prepared by Level Design Group, last revised 6/20/2024

Two hard copies and a digital copy have been submitted for the Commission's review and approval. If you have any questions, please feel free to contact Chris Frattaroli at (508) 557-8770.

Sincerely,
Goddard Consulting, LLC

Chris Frattaroli
Wetland Scientist

CC: Daniel Campbell, Level Design Group, 249 South Street, Unit 1, Plainville, MA 02762
Atlantic Oliver 15 Liberty Way LLC, 125 High Street, Suite 220, Boston MA, 02110
MassDEP Central Regional Office, 8 New Bond Street, Worcester, MA 01606



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40
 and the Franklin Wetlands Protection Bylaw

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Franklin
 City/Town

Important:

When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



Note: Before completing this form consult your local Conservation Commission regarding any municipal bylaw or ordinance.

A. General Information

1. Project Location (**Note:** electronic filers will click on button to locate project site):

<u>15 Liberty Way</u>	<u>Franklin</u>	<u>02038</u>
a. Street Address	b. City/Town	c. Zip Code
Latitude and Longitude:	<u>42.05651470143494</u>	<u>-71.4045326672725</u>
	d. Latitude	e. Longitude
<u>320</u>	<u>4</u>	
f. Assessors Map/Plat Number	g. Parcel /Lot Number	

2. Applicant:

<u>John</u>	<u>Adair</u>	
a. First Name	b. Last Name	
<u>Atlantic Oliver 15 Liberty Way LLC</u>		
c. Organization		
<u>125 High St. Suite 220</u>		
d. Street Address		
<u>Boston</u>	<u>MA</u>	<u>02110</u>
e. City/Town	f. State	g. Zip Code
<u>571-216-2878</u>	<u>adair@oliverst.com</u>	
h. Phone Number	i. Fax Number	j. Email Address

3. Property owner (required if different from applicant): Check if more than one owner

Same as applicant

a. First Name	b. Last Name	
c. Organization		
d. Street Address		
e. City/Town	f. State	g. Zip Code
h. Phone Number	i. Fax Number	j. Email address

4. Representative (if any):

<u>Chris</u>	<u>Frattaroli</u>	
a. First Name	b. Last Name	
<u>Goddard Consulting LLC</u>		
c. Company		
<u>291 Main St</u>		
d. Street Address		
<u>Northborough</u>	<u>MA</u>	<u>01532</u>
e. City/Town	f. State	g. Zip Code
<u>508-393-3784</u>	<u>chris@goddardconsultingllc.com</u>	
h. Phone Number	i. Fax Number	j. Email address

5. Total WPA Fee Paid (from NOI Wetland Fee Transmittal Form):

<u>\$1500 (+\$600 bylaw)</u>	<u>\$737.50</u>	<u>\$762.50 (+\$600 bylaw)</u>
a. Total Fee Paid	b. State Fee Paid	c. City/Town Fee Paid



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A. General Information (continued)

6. General Project Description:

Expansion of parking lot associated with warehouse building within buffer zones, with associated stormwater management

7a. Project Type Checklist: (Limited Project Types see Section A. 7b.)

- 1. Single Family Home
- 2. Residential Subdivision
- 3. Commercial/Industrial
- 4. Dock/Pier
- 5. Utilities
- 6. Coastal engineering Structure
- 7. Agriculture (e.g., cranberries, forestry)
- 8. Transportation
- 9. Other

7b. Is any portion of the proposed activity eligible to be treated as a limited project (including Ecological Restoration Limited Project) subject to 310 CMR 10.24 (coastal) or 310 CMR 10.53 (inland)?

- 1. Yes No If yes, describe which limited project applies to this project. (See 310 CMR 10.24 and 10.53 for a complete list and description of limited project types)

2. Limited Project Type

If the proposed activity is eligible to be treated as an Ecological Restoration Limited Project (310 CMR10.24(8), 310 CMR 10.53(4)), complete and attach Appendix A: Ecological Restoration Limited Project Checklist and Signed Certification.

8. Property recorded at the Registry of Deeds for:

Norfolk

a. County

39279

c. Book

b. Certificate # (if registered land)

278

d. Page Number

B. Buffer Zone & Resource Area Impacts (temporary & permanent)

- 1. Buffer Zone Only – Check if the project is located only in the Buffer Zone of a Bordering Vegetated Wetland, Inland Bank, or Coastal Resource Area.
- 2. Inland Resource Areas (see 310 CMR 10.54-10.58; if not applicable, go to Section B.3, Coastal Resource Areas).

Check all that apply below. Attach narrative and any supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

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Document Transaction Number
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B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

For all projects affecting other Resource Areas, please attach a narrative explaining how the resource area was delineated.

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. <input type="checkbox"/> Bank	1. linear feet	2. linear feet
b. <input type="checkbox"/> Bordering Vegetated Wetland	1. square feet	2. square feet
c. <input type="checkbox"/> Land Under Waterbodies and Waterways	1. square feet	2. square feet
	3. cubic yards dredged	

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet	2. square feet
	3. cubic feet of flood storage lost	4. cubic feet replaced
e. <input type="checkbox"/> Isolated Land Subject to Flooding	1. square feet	
	2. cubic feet of flood storage lost	3. cubic feet replaced
f. <input type="checkbox"/> Riverfront Area	1. Name of Waterway (if available) - specify coastal or inland	

2. Width of Riverfront Area (check one):

- 25 ft. - Designated Densely Developed Areas only
- 100 ft. - New agricultural projects only
- 200 ft. - All other projects

3. Total area of Riverfront Area on the site of the proposed project: _____ square feet

4. Proposed alteration of the Riverfront Area:

a. total square feet	b. square feet within 100 ft.	c. square feet between 100 ft. and 200 ft.
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5. Has an alternatives analysis been done and is it attached to this NOI? Yes No

6. Was the lot where the activity is proposed created prior to August 1, 1996? Yes No

3. Coastal Resource Areas: (See 310 CMR 10.25-10.35)

Note: for coastal riverfront areas, please complete **Section B.2.f.** above.



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Provided by MassDEP:	
MassDEP File Number	_____
Document Transaction Number	_____
Franklin	_____
City/Town	_____

B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

Check all that apply below. Attach narrative and supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.

Online Users:
Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
a. <input type="checkbox"/> Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. <input type="checkbox"/> Land Under the Ocean	_____	
	1. square feet	

	2. cubic yards dredged	
c. <input type="checkbox"/> Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. <input type="checkbox"/> Coastal Beaches	_____	_____
	1. square feet	2. cubic yards beach nourishment
e. <input type="checkbox"/> Coastal Dunes	_____	_____
	1. square feet	2. cubic yards dune nourishment
	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
f. <input type="checkbox"/> Coastal Banks	_____	
	1. linear feet	
g. <input type="checkbox"/> Rocky Intertidal Shores	_____	
	1. square feet	
h. <input type="checkbox"/> Salt Marshes	_____	_____
	1. square feet	2. sq ft restoration, rehab., creation
i. <input type="checkbox"/> Land Under Salt Ponds	_____	
	1. square feet	

	2. cubic yards dredged	
j. <input type="checkbox"/> Land Containing Shellfish	_____	
	1. square feet	
k. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above	

	1. cubic yards dredged	
l. <input type="checkbox"/> Land Subject to Coastal Storm Flowage	_____	
	1. square feet	

4. Restoration/Enhancement
If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.2.b or B.3.h above, please enter the additional amount here.

_____	_____
a. square feet of BVW	b. square feet of Salt Marsh

5. Project Involves Stream Crossings

_____	_____
a. number of new stream crossings	b. number of replacement stream crossings



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C. Other Applicable Standards and Requirements

- This is a proposal for an Ecological Restoration Limited Project. Skip Section C and complete Appendix A: Ecological Restoration Limited Project Checklists – Required Actions (310 CMR 10.11).

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

- Is any portion of the proposed project located in **Estimated Habitat of Rare Wildlife** as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage and Endangered Species Program (NHESP)? To view habitat maps, see the *Massachusetts Natural Heritage Atlas* or go to http://maps.massgis.state.ma.us/PRI_EST_HAB/viewer.htm.

- a. Yes No **If yes, include proof of mailing or hand delivery of NOI to:**

**Natural Heritage and Endangered Species Program
Division of Fisheries and Wildlife
1 Rabbit Hill Road
Westborough, MA 01581**

August 2021
b. Date of map

If yes, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18). To qualify for a streamlined, 30-day, MESA/Wetlands Protection Act review, please complete Section C.1.c, and include requested materials with this Notice of Intent (NOI); *OR* complete Section C.2.f, if applicable. *If MESA supplemental information is not included with the NOI, by completing Section 1 of this form, the NHESP will require a separate MESA filing which may take up to 90 days to review (unless noted exceptions in Section 2 apply, see below).*

- c. Submit Supplemental Information for Endangered Species Review*

- Percentage/acreage of property to be altered:
 - (a) within wetland Resource Area _____ percentage/acreage
 - (b) outside Resource Area _____ percentage/acreage

- Assessor's Map or right-of-way plan of site

- Project plans for entire project site, including wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work **
 - (a) Project description (including description of impacts outside of wetland resource area & buffer zone)
 - (b) Photographs representative of the site

* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see <https://www.mass.gov/endangered-species-act-mesa-regulatory-review>).

Priority Habitat includes habitat for state-listed plants and strictly upland species not protected by the Wetlands Protection Act.

** MESA projects may not be segmented (321 CMR 10.16). The applicant must disclose full development plans even if such plans are not required as part of the Notice of Intent process.



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Bureau of Resource Protection - Wetlands

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MassDEP File Number	
Document Transaction Number	
Franklin	
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C. Other Applicable Standards and Requirements (cont'd)

(c) MESA filing fee (fee information available at <https://www.mass.gov/how-to/how-to-file-for-a-mesa-project-review>).

Make check payable to "Commonwealth of Massachusetts - NHESP" and **mail to NHESP** at above address

Projects altering 10 or more acres of land, also submit:

(d) Vegetation cover type map of site

(e) Project plans showing Priority & Estimated Habitat boundaries

(f) OR Check One of the Following

1. Project is exempt from MESA review.
Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, <https://www.mass.gov/service-details/exemptions-from-review-for-projectsactivities-in-priority-habitat>; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)

2. Separate MESA review ongoing. a. NHESP Tracking # b. Date submitted to NHESP

3. Separate MESA review completed.
Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.

3. For coastal projects only, is any portion of the proposed project located below the mean high water line or in a fish run?

a. Not applicable – project is in inland resource area only b. Yes No

If yes, include proof of mailing, hand delivery, or electronic delivery of NOI to either:

South Shore - Cohasset to Rhode Island border, and the Cape & Islands:

North Shore - Hull to New Hampshire border:

Division of Marine Fisheries -
Southeast Marine Fisheries Station
Attn: Environmental Reviewer
836 South Rodney French Blvd.
New Bedford, MA 02744
Email: dmf.envreview-south@mass.gov

Division of Marine Fisheries -
North Shore Office
Attn: Environmental Reviewer
30 Emerson Avenue
Gloucester, MA 01930
Email: dmf.envreview-north@mass.gov

Also if yes, the project may require a Chapter 91 license. For coastal towns in the Northeast Region, please contact MassDEP's Boston Office. For coastal towns in the Southeast Region, please contact MassDEP's Southeast Regional Office.

c. Is this an aquaculture project? d. Yes No

If yes, include a copy of the Division of Marine Fisheries Certification Letter (M.G.L. c. 130, § 57).



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Bureau of Resource Protection - Wetlands

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City/Town

Online Users:
Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

C. Other Applicable Standards and Requirements (cont'd)

- 4. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?
 a. Yes No If yes, provide name of ACEC (see instructions to WPA Form 3 or MassDEP Website for ACEC locations). **Note:** electronic filers click on Website.
 b. ACEC

- 5. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?
 a. Yes No
- 6. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L. c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L. c. 130, § 105)?
 a. Yes No
- 7. Is this project subject to provisions of the MassDEP Stormwater Management Standards?
 a. Yes. Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if:
 - 1. Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook Vol. 2, Chapter 3)
 - 2. A portion of the site constitutes redevelopment
 - 3. Proprietary BMPs are included in the Stormwater Management System.
 b. No. Check why the project is exempt:
 - 1. Single-family house
 - 2. Emergency road repair
 - 3. Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

D. Additional Information

- This is a proposal for an Ecological Restoration Limited Project. Skip Section D and complete Appendix A: Ecological Restoration Notice of Intent – Minimum Required Documents (310 CMR 10.12).

Applicants must include the following with this Notice of Intent (NOI). See instructions for details.

Online Users: Attach the document transaction number (provided on your receipt page) for any of the following information you submit to the Department.

- 1. USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)
- 2. Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area.



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Bureau of Resource Protection - Wetlands

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D. Additional Information (cont'd)

3. Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s), Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology.

4. List the titles and dates for all plans and other materials submitted with this NOI.

Liberty Parking Expansion

a. Plan Title

Level Design Group

b. Prepared By

6/20/24

d. Final Revision Date

Daniel Campbell

c. Signed and Stamped by

1"=40'

e. Scale

f. Additional Plan or Document Title

g. Date

5. If there is more than one property owner, please attach a list of these property owners not listed on this form.

6. Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.

7. Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.

8. Attach NOI Wetland Fee Transmittal Form

9. Attach Stormwater Report, if needed.

E. Fees

1. Fee Exempt: No filing fee shall be assessed for projects of any city, town, county, or district of the Commonwealth, federally recognized Indian tribe housing authority, municipal housing authority, or the Massachusetts Bay Transportation Authority.

Applicants must submit the following information (in addition to pages 1 and 2 of the NOI Wetland Fee Transmittal Form) to confirm fee payment:

9530

2. Municipal Check Number

9529

4. State Check Number

Sarah

6. Payor name on check: First Name

9/25/23

3. Check date

9/25/23

5. Check date

Campbell

7. Payor name on check: Last Name



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

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City/Town	

F. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the wetlands regulations, 310 CMR 10.05(5)(a).

I further certify under penalties of perjury that all abutters were notified of this application, pursuant to the requirements of M.G.L. c. 131, § 40. Notice must be made by Certificate of Mailing or in writing by hand delivery or certified mail (return receipt requested) to all abutters within 100 feet of the property line of the project location.

DocuSigned by:	
	7/9/2024
1. Signature of Applicant (Mike Shunta, Atlantic Oliver 15 Liberty Way LLC) Same as applicant	2. Date
3. Signature of Property Owner (if different)	4. Date
	7/9/2024
5. Signature of Representative (Chris Frattaroli, Goddard Consulting LLC)	6. Date

For Conservation Commission:

Two copies of the completed Notice of Intent (Form 3), including supporting plans and documents, two copies of the NOI Wetland Fee Transmittal Form, and the city/town fee payment, to the Conservation Commission by certified mail or hand delivery.

For MassDEP:

One copy of the completed Notice of Intent (Form 3), including supporting plans and documents, one copy of the NOI Wetland Fee Transmittal Form, and a **copy** of the state fee payment to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery.

Other:

If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

The original and copies must be sent simultaneously. Failure by the applicant to send copies in a timely manner may result in dismissal of the Notice of Intent.



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
NOI Wetland Fee Transmittal Form
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40
 and the Franklin Wetlands Protection Bylaw

Important: When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



A. Applicant Information

1. Location of Project:

15 Liberty Way Franklin
 a. Street Address b. City/Town
 9529 \$737.50
 c. Check number d. Fee amount

2. Applicant Mailing Address:

John Adair
 a. First Name b. Last Name
 Atlantic Oliver 15 Liberty Way LLC
 c. Organization
 125 High Street Suite 220
 d. Mailing Address
 Boston MA 02110
 e. City/Town f. State g. Zip Code
 571-216-2878 adair@oliverst.com
 h. Phone Number i. Fax Number j. Email Address

3. Property Owner (if different):

Same as applicant
 a. First Name b. Last Name
 c. Organization
 d. Mailing Address
 e. City/Town f. State g. Zip Code
 h. Phone Number i. Fax Number j. Email Address

B. Fees

Fee should be calculated using the following process & worksheet. **Please see Instructions before filling out worksheet.**

Step 1/Type of Activity: Describe each type of activity that will occur in wetland resource area and buffer zone.

Step 2/Number of Activities: Identify the number of each type of activity.

Step 3/Individual Activity Fee: Identify each activity fee from the six project categories listed in the instructions.

Step 4/Subtotal Activity Fee: Multiply the number of activities (identified in Step 2) times the fee per category (identified in Step 3) to reach a subtotal fee amount. Note: If any of these activities are in a Riverfront Area in addition to another Resource Area or the Buffer Zone, the fee per activity should be multiplied by 1.5 and then added to the subtotal amount.

Step 5/Total Project Fee: Determine the total project fee by adding the subtotal amounts from Step 4.

Step 6/Fee Payments: To calculate the state share of the fee, divide the total fee in half and subtract \$12.50. To calculate the city/town share of the fee, divide the total fee in half and add \$12.50.

To calculate filing fees, refer to the category fee list and examples in the instructions for filling out WPA Form 3 (Notice of Intent).



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
NOI Wetland Fee Transmittal Form
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40
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B. Fees (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
Local: Commercial/industrial base fee - see local filing fee worksheet	1	\$600	\$600
2b. Construction of parking lot	1	\$500	\$500
2g. Storm drain discharge	2	\$500	\$1000

Step 5/Total Project Fee: _____

Step 6/Fee Payments:

Total Project Fee:	\$1500 (+\$600 bylaw)
State share of filing Fee:	a. Total Fee from Step 5 \$737.50
City/Town share of filing Fee:	b. 1/2 Total Fee less \$12.50 \$762.50 (+\$600 bylaw) c. 1/2 Total Fee plus \$12.50

C. Submittal Requirements

- a.) Complete pages 1 and 2 and send with a check or money order for the state share of the fee, payable to the Commonwealth of Massachusetts.

Department of Environmental Protection
 Box 4062
 Boston, MA 02211

- b.) **To the Conservation Commission:** Send the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and the city/town fee payment.

To MassDEP Regional Office (see Instructions): Send a copy of the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and a **copy** of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)

REGULATORY COMPLIANCE NARRATIVE

July 11, 2024

1.0 EXISTING CONDITIONS

The project site consists of a ±15-acre lot located at 15 Liberty Way in Franklin, MA (Map 320, Lot 4) within Franklin Industrial Park. The project site is currently in use as a commercial trucking warehouse. The northern portion of the lot consists of an area of forested upland. Approximately 58% of the parcel's ±15-acres is comprised of impervious cover including the 92,490SF warehouse building and paved surfaces.

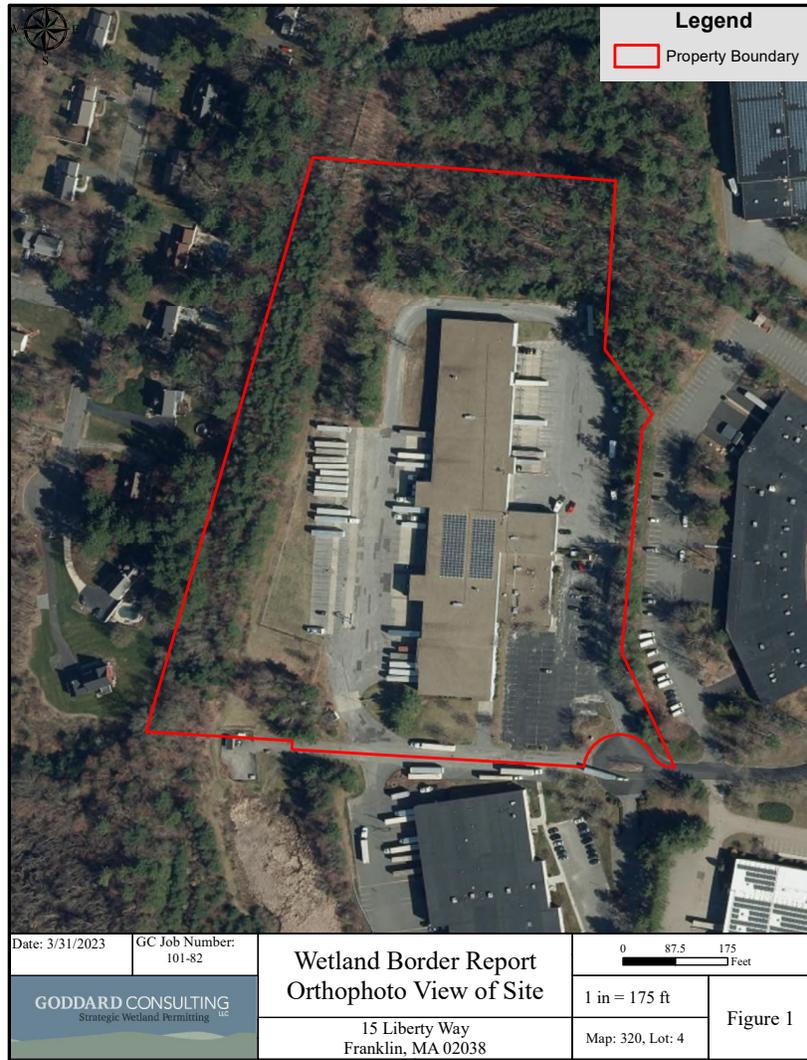


Figure 1: Orthophoto of locus site.

1.1 RESOURCE AREAS ON SITE

The resource areas in proximity to the work area are a series of stormwater management features that have developed wetland characteristics over time. Internal to the F-series wetland, a stream channel was identified by BETA in the peer review process. Therefore, this wetland was deemed a Bordering Vegetated Wetland (BVW) jurisdictional under the MA Wetlands Protection Act. This F-series wetland is located just offsite to the north.

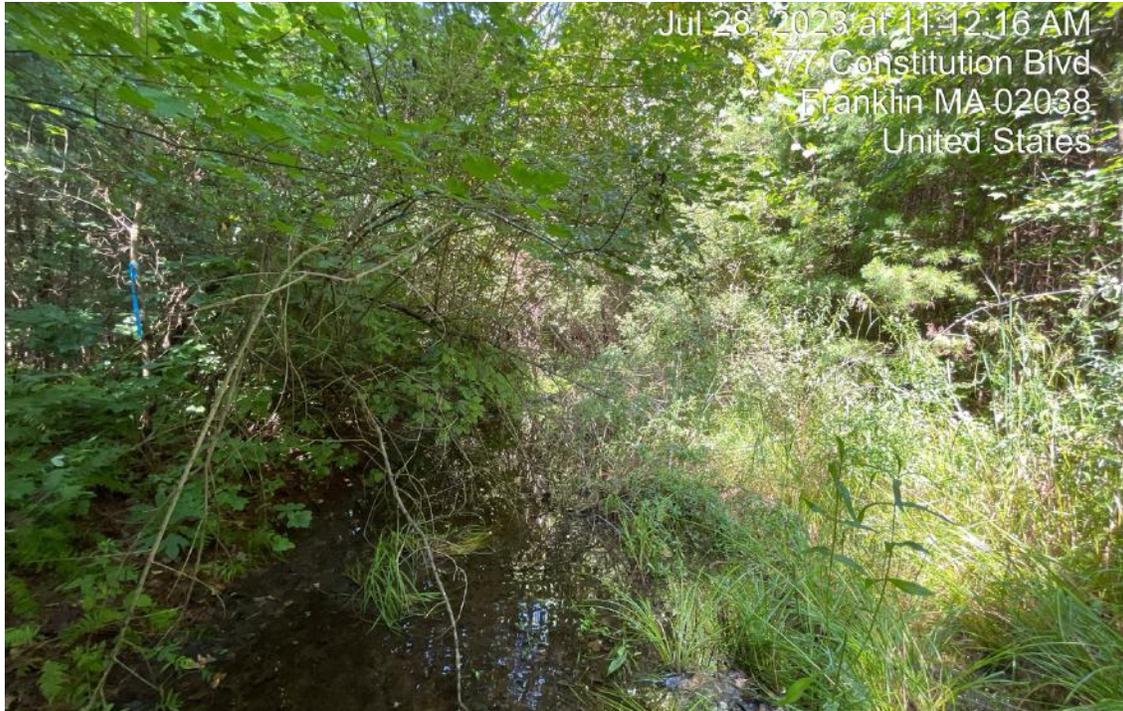


Figure 2: View of the F-series wetland.

In addition to the F-series BVW located just offsite to the north, there are a series of additional Isolated Vegetated Wetlands (IVWs) jurisdictional under the Franklin Wetlands Protection Bylaw present on the site. These IVWs are identified with A-, B-, C-, D-, E-, F-, G- and H-series flagging. The A-, B-, D-, F- and H-series IVWs are unmaintained stormwater features that are lined with riprap and have developed wetland characteristics over time.



Figure 3: View of B-series IVW from concrete pipe outlet, facing north.



Figure 4: Alternate view of B-series IVW.

See sheet C-1.0 of the site plan set (*Liberty Parking Expansion*, prepared by Level Design Group, last revised 6/20/2024) for the location of all resource areas on site.

According to the MassGIS data layers for NHESP, this site is not within Estimated and/or Priority Habitat of Rare Wildlife. There are no potential or certified vernal pools located onsite. The site is not located in an Area of Critical Environmental Concern (ACEC) or an Outstanding Resource Waters Area (ORW). There is no FEMA Flood Zone mapped onsite. There is no DEP mapped wetland onsite.



Figure 5: Side-by-side historic aerals from 1995 and 2006. Tree clearing for drainage infrastructure is absent in 1995 imagery but visible in 2006 imagery. The offsite stormwater ditch (i.e. A- and F-series wetlands) is indicated in red. The location of the B-series IVW is indicated in yellow.

1.2 NON-JURISDICTIONAL AREAS ON SITE

Two manmade drainage ditches run through the work area. These ditches show evidence of hand-dug spoils along their banks do not support a dominance of wetland vegetation. In fact, upland plant species including hay-scented fern (*Dennstaedtia punctilobula*) and Canada mayflower (*Maianthemum canadensis*) are present in these areas. Therefore, these ditches are not considered a wetland resource and are not jurisdictional. However, they were flagged in the field with J-, K- and L-series flagging.



Figure 6: Non-jurisdictional drainage ditch in upland area with hay-scented fern and Canada mayflower visible.

2.0 PROPOSED PROJECT

The applicant is proposing to expand the existing parking lot towards the parcel's northern property boundary to provide necessary parking for the building. The expanded parking lot will provide stormwater management with an engineered drainage system that includes a surface infiltration basin.

2.1 EROSION AND SEDIMENTATION CONTROLS

Erosion and Sedimentation (E&S) controls for the site will be utilized so that discharge of sediment is minimized. Implementing these practices limit the amount of storm water entering a disturbed area or trap sediment prior to stormwater leaving the site. Control methods include a 12" Siltsoxx wattle to be installed at the limits of work, and erosion control fencing to be installed around the area to be excavated for the stormwater collection chamber. These E&S controls will minimize sediment migration downslope of the construction area. In addition, Dandy Bags or equivalent will be utilized on existing catch basins to capture sediment before it enters the storm drain. Further, any stockpiled materials will be located outside all jurisdictional areas, covered and stabilized to minimize contact with rain and wind, and have a perimeter sediment barrier.

E&S controls will be maintained weekly and after significant rain events throughout the duration of the construction, including the removal of accumulated sediment once accumulation reaches half the height of the wattle. All E&S controls will remain in place until the site is stabilized. Please see attached site plans for schematic details of E&S controls. The applicant will be responsible for inspecting and maintaining E&S controls and will keep a log of inspections and maintenance.

2.2 STORMWATER MANAGEMENT

The project proposes the construction of a surface infiltration basin to manage stormwater from the proposed parking lot expansion. All runoff from this impervious area will be directed to the surface basin via deep sump catch basins and trench drains. The proposed parking area will have vertical granite curbing, which will prevent untreated surface runoff from the paved area to surrounding vegetated areas.

2.3 SUMMARY OF IMPACTS

The project proposes no impacts to wetland resource areas. Impacts are limited to only the buffer zones. Total proposed impacts are as follows:

- 0-25' Buffer Zone: 0 sf
- 25-50' Buffer Zone: +/- 700 sf
- 50-100' Buffer Zone: +/- 18,700 sf (including +/- 9,130 sf of paving)

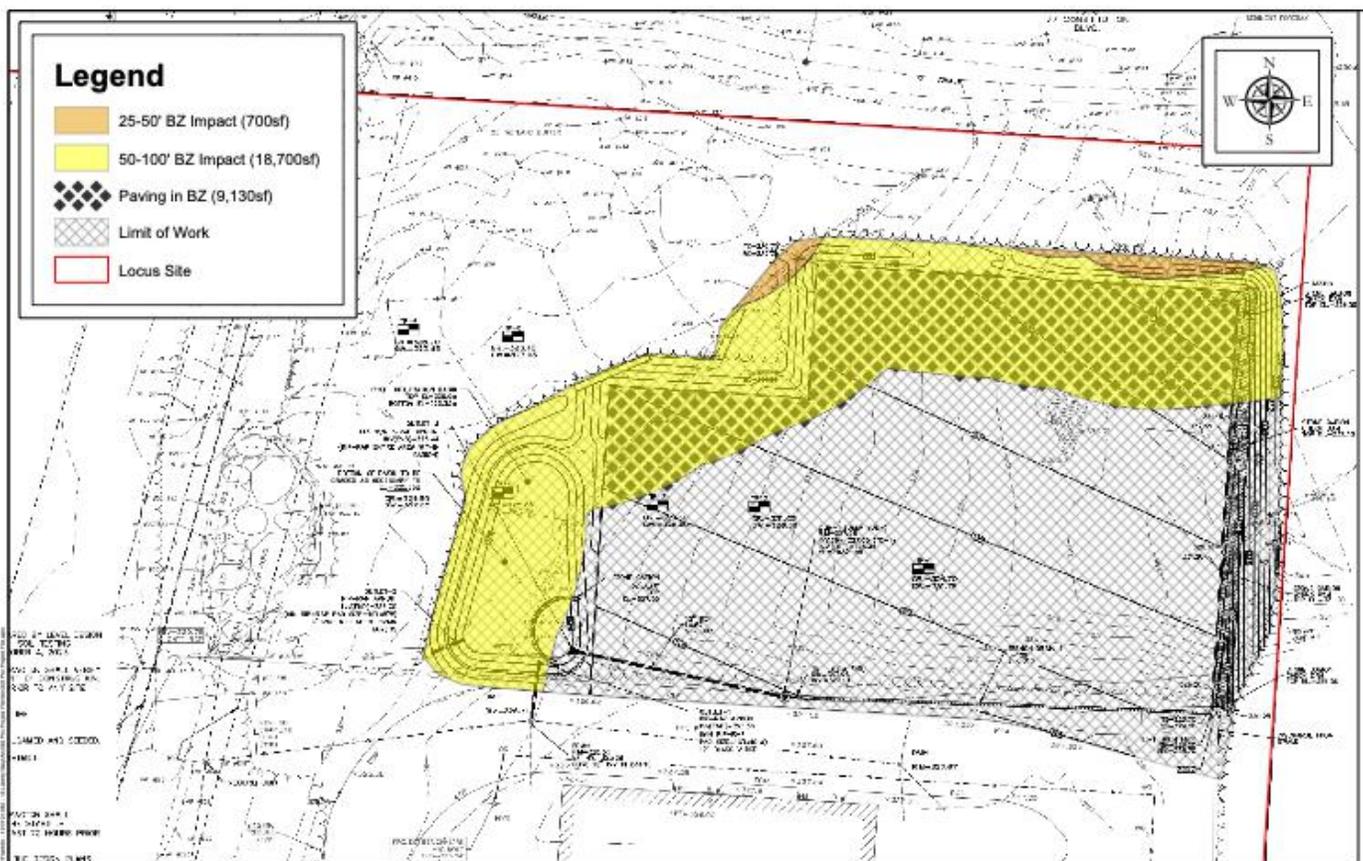


Figure 7: Summary of impacts to buffer zones.

2.4 CONSTRUCTION SEQUENCE

The anticipated sequence of construction activities will be as follows:

1. Install erosion and sediment controls.
2. Clear, grub and rough grade areas shown to be regraded.
3. Demo existing features in work area not shown to be saved and cut and cap utilities as needed.
4. Install stormwater management system and site utilities.
5. Install binder coat paving.
6. Install landscaping.
7. Fine grade site and loam and seed all disturbed areas.

8. Install topcoat pavement.
9. Project closeout.

3.0 REGULATORY COMPLIANCE WITH WETLANDS PROTECTION ACT

3.1 BUFFER ZONE (100-FOOT)

The WPA Regulations do not contain performance standards for Buffer Zone Alteration (310 CMR 10.02(2)(b)). All reasonable efforts to avoid, minimize and mitigate adverse impacts on the Buffer Zone have been considered. Work has been sited to avoid the inner portions of the 100' buffer zone to the greatest extent practicable.

4.0 REGULATORY COMPLIANCE WITH FRANKLIN WETLANDS PROTECTION BYLAW

4.1 0-25' BUFFER ZONE

No work of any kind is proposed within the 0-25' buffer zone.

4.2 25-50' BUFFER ZONE

Section 4.3.1 of the Franklin Wetlands Protection Bylaw Regulations states, "Alteration in the 25-50' buffer zone resource area is limited to grading, tree clearing. Stormwater management system components, lawns, gardens, and other low impact uses." A limited amount of tree clearing and grading, totaling approximately 700 square feet, is proposed at the outer extent of the 25-50' buffer zone. No structures, foundations, concrete, stone, or other impervious surfaces are proposed to be constructed in the 25-50' buffer zone.

4.3 50-100' BUFFER ZONE

Work proposed within the 50-100' buffer zone consists of the installation of pavement for the proposed parking lot, fencing to enclose the parking lot, and the construction of a surface infiltration basin. Total impacts in the 50-100' buffer zone amount to approximately 18,700 square feet, of which approximately 9,130 square feet will be paved.

4.4 FUNCTIONS AND CHARACTERISTICS STATEMENT

In accordance with §7.10.1 of the Town of Franklin Conservation Commission Regulations, please find below a summary of the proposed project's impacts on the functions and characteristics of floodplains and wetlands. It is Goddard's opinion that the project will have no significant individual or cumulative adverse effects on these functions and characteristics.

1. Public Water Supplies – The nearest public well (GP Well 10) is approximately 4,400 feet away from proposed construction activities, and nearly 2,000 feet from the nearest Zone II (primary aquifer recharge area).

2. Private Water Supplies – According to MassDEP's Well Drilling Database, the nearest private well that could be identified is located at 760 King Street, approximately 1,700 feet away from the work area. This distance is significantly greater than any setbacks for wells identified in MassDEP's Private Well Guidelines.

3. Groundwater – Groundwater onsite is reached at approximately 2.5 to 3 feet of depth, as determined with test pits. The stormwater management features proposed for installation were designed to provide appropriate treatment and groundwater recharge in accordance with the MassDEP Stormwater Standards.

4. Flood Control – No work of any kind is proposed in any FEMA Flood Zones. Compensatory storage is not required to be addressed.

5. Erosion and Sedimentation – Erosion and sedimentation controls including Siltsoxx wattles, silt fencing and stone construction entrance will be in place and maintained in good condition throughout construction activities. The

proposed stormwater system includes catch basins with separators, Stormceptor treatment units and sediment baffles to ensure proper treatment of stormwater that may carry sediment after construction is completed. The entire site will be stabilized by the end of construction to ensure long-term stabilization of soils.

6. Storm Damage Prevention – The proposed stormwater management system has been designed to handle the 2-, 10-, 25- and 100-year return periods for Franklin, as well as a 24-hour type III rainfall distribution. Further, nearly all sheet flow stormwater runoff presently flows towards the existing wetlands onsite, as they were designed as stormwater management features. The proposed stormwater management system will attenuate peak rates of runoff, resulting in less damaging stormwater runoff for the site and surrounding areas.

7. Water Quality – The proposed stormwater management system directs runoff to an infiltration basin and has been designed to ensure there are no detrimental water quality impacts to any surface waters in the area in accordance with MassDEP’s Stormwater Standards.

8. Water Pollution Control – During construction, erosion and sediment controls as described above will minimize any potential water pollution. The proposed stormwater management system has been designed to separate sediment and chemical pollutants such as oil and gas from the water it receives, which will ensure that such chemical pollutants are satisfactorily removed. No biological pollution (e.g. bacteria or viruses) is expected to occur as a result of construction activities or post-construction use of the site.

9. Fisheries – No work is proposed in ponds, perennial streams, or any other fishery habitat.

10. Shellfish - Not applicable in Franklin.

11. Wildlife Habitat – The natural community present on the site, as described in MassWildlife’s Classification of the Natural Communities of Massachusetts, is White Pine – Oak Forest. This type of natural community is assigned an SRank of S5, which means it is “demonstrably secure in Massachusetts” and is “common, widespread, and abundant.”

According to MassWildlife’s BioMap, the work area is not considered either Core Habitat (areas that are critical for the long-term persistence of rare species, exemplary natural communities, and resilient ecosystems) or Critical Natural Landscape (large landscape blocks that are minimally impacted by development and buffers to core habitats and coastal areas). The Index of Ecological Integrity (IEI) provided by UMass Amherst, which quantifies wildlife habitat and biodiversity value, identifies the area as having 0% ecological integrity.

Although not required for this filing, a site visit was conducted for the purpose of completing a Simplified Wildlife Habitat Evaluation as described in the MA Wildlife Habitat Protection Guidance for Inland Wetlands. The site and proposed project meet the criteria for zero (0) of the twenty-three (23) items on this evaluation (see attached).

12. Rare Species Habitat (including rare plant species) – No rare species are mapped on or near the project site. The nearest Estimated Habitat of Rare Wildlife or Priority Habitat of Rare Species is approximately 2.5 miles from the site. There are no mapped potential or certified vernal pools onsite or on any abutting parcels.

13. Agriculture – The project site is not located in proximity to any agricultural operations. In addition, the soil unit mapped on site (Woodbridge fine sandy loam, 0 to 8 percent slopes, extremely stony - 312B) is considered not prime farmland by the NRCS Soil Survey.

14. Aquaculture – There are no aquaculture operations on or near the project site.

15. **Recreation** – Neither active nor passive recreational uses will be impacted by construction activities or post-construction conditions on the site. The work area does not contain any playing fields, walking paths, swimming areas, or other recreational areas. Its position in an industrial park makes it a poor location for recreation of any kind.

5.0 CONCLUSION

In summary, Goddard Consulting believes that the proposed project will not have any adverse impacts on the interests protected by the Town of Franklin’s Wetlands Protection Bylaw. The proposed project meets all regulatory compliance standards identified therein. Goddard Consulting respectfully requests that the Franklin Conservation Commission issue an Order of Conditions approving the proposed project.

Please feel free to contact us if you have any questions about this submission.

Sincerely,

Goddard Consulting LLC



Chris Frattaroli

Wetland Scientist

LEVEL DESIGN GROUP, LLC
249 SOUTH STREET, UNIT 1
PLAINVILLE, MA 02762
508-695-2221

BRISTOL COUNTY SAVINGS BANK
96 COMMONWEALTH AVE
N. ATTLEBORO, MA 02763
53-7085/2113

9529

9/25/2023

PAY TO THE
ORDER OF

COMMONWEALTH OF MASSACHUSETTS

\$

**737.50

Seven Hundred Thirty-Seven and 50/100*****

DOLLARS

COMMONWEALTH OF MASSACHUSETTS

MEMO



Scott Campbell
AUTHORIZED SIGNATURE

HEAT SENSITIVE

⑈009529⑈ ⑆211370859⑆ 2709091 4⑈

SECURITY FEATURES INCLUDE TRUE WATERMARK PAPER, HEAT SENSITIVE ICON AND FOIL HOLOGRAM

LEVEL DESIGN GROUP, LLC
249 SOUTH STREET, UNIT 1
PLAINVILLE, MA 02762
508-695-2221

BRISTOL COUNTY SAVINGS BANK
96 COMMONWEALTH AVE
N. ATTLEBORO, MA 02763
53-7085/2113

9530

9/25/2023

PAY TO THE
ORDER OF

TOWN OF FRANKLIN

\$

**762.50

Seven Hundred Sixty-Two and 50/100*****

DOLLARS

TOWN OF FRANKLIN

MEMO



Scott Campbell
AUTHORIZED SIGNATURE

HEAT SENSITIVE

⑈009530⑈ ⑆211370859⑆ 2709091 4⑈

Security Features Included

007581

BRISTOL COUNTY SAVINGS BANK
98 COMMONWEALTH AVE
N ATTLEBORO, MA 02763
63-7086/2113

LEVEL DESIGN GROUP, LLC
249 SOUTH STREET, UNIT 1
PLAINVILLE, MA 02762
508-695-2221

5/19/2023

\$

**600.00

DOLLARS

PAY TO THE ORDER OF

TOWN OF FRANKLIN

Six Hundred and 00/100 *****

TOWN OF FRANKLIN

MEMO



Seal Angel
AUTHORIZED SIGNATURE

2709091410

00075810 1213708591

Security Features Included
VOID VOID VOID VOID
HEAT SENSITIVE

AFFIDAVIT OF SERVICE

Under the MA Wetlands Protection Act and the Franklin Wetlands Protection Bylaw:

I, Chris Frattaroli, hereby certify under the pains and penalties of perjury that on July 11, 2024, I gave notification to abutters in Compliance with the second paragraph of Massachusetts General Law Chapter 131, Section 40, the DEP Guide to Abutter Notification dating April 8, 1994, and the Franklin Wetlands Protection Bylaw in connection with the following matter:

A Notice of Intent (NOI) was filed under the MA Wetlands Protection Act and the Franklin Wetlands Protection Bylaw by Atlantic Oliver 15 Liberty Way LLC with the Franklin Conservation Commission on July 11, 2024 for the property located at 15 Liberty Way, Franklin MA (Map: 320, Parcel: 4)

The form of the notification, and the list of abutters to whom it was given, and their addresses, are attached to this Affidavit of Service.

(Name)

(Date)



7/11/24

Chris Frattaroli, Goddard Consulting LLC

Notification to Abutters

By Hand Delivery, Certified Mail (return receipt requested), or Certificates of Mailing

This is a notification required by law. You are receiving this notification because you have been identified as the owner of land abutting another parcel of land for which certain activities are proposed. Those activities require a permit under the MA Wetlands Protection Act.

In accordance with the MA Wetlands Protection Act, you are hereby notified that:

- A. A Notice of Intent was filed with the Franklin Conservation Commission on November 1, 2023, seeking permission to remove, fill, dredge, or alter an area subject to protection under the MA Wetlands Protection Act. The following is a description of the proposed activity/activities:

Expansion of an existing parking lot and stormwater management system associated with a warehouse building within the buffer zone to a Bordering Vegetated Wetland.

- B. The name of the applicant is: Atlantic Oliver 15 Liberty Way LLC
- C. The address of the land where the activity is proposed is: 15 Liberty Way, Franklin MA (Map 320, Parcel 4)
- D. Copies of the Notice of Intent may be examined or obtained at the office of the Franklin Conservation Commission, located at 355 E. Central Street, Franklin, MA. The regular business hours of the Commission are Monday-Thursday, 8am-4pm and Friday, 8am-1pm, and the Commission may be reached at (508) 520-4929.
- E. Copies of the Notice of Intent may be obtained from the applicant or their representative by calling Goddard Consulting, LLC at (508) 393-3784. An administrative fee may be applied for providing copies of the NOI and plans.
- F. Information regarding the date, time, and location of the public hearing regarding the Notice of Intent may be obtained from the Franklin Conservation Commission. Notice of the public hearing will be published at least five business days in advance, in the Franklin Observer.

133390

Abutter's List Request Form

Status: Active

Submitted On: 7/3/2024

Primary Location

15 LIBERTY WAY
FRANKLIN, MA 02038

Owner

ATLANTIC OLIVER 15
LIBERTY WAY LLC C/O
OLIVER STREET CAPITAL
LLC
125 HIGH ST - SUITE 220
BOSTON, MA 02110

Applicant

 Chris Frattaroli
 617-620-2740
 chris@goddardconsultingllc.com
 291 Main St Suite 8
Northborough, Massachusetts 01532

Abutter's List Request Form

Which Board/Commission is requiring this list?* 

Conservation Commission

What is the purpose for the request?*

Notice of Intent application to Conservation Commission

How would you like to receive this abutters list?*

Emailed

What email address should we use to send you the abutters list?*

chris@goddardconsultingllc.com

General Parcel Information

Assessor's Parcel ID* 

320-004-000-000

Property Street Address*

15 Liberty Way, Franklin MA

Property Owner Information

Property Owner*

Atlantic Oliver 15 Liberty Way LLC

Property Owner's Mailing Address*

125 High St Suite 220

Town/City*

Boston

Zip/Postal Code*

02110

State*

MA

Property Owner Telephone Number*

860-490-4899

Requestor's Information

Requestor/Applicant same as Property Owner
Information?*

No

Requestor's Name *

Chris Frattaroli

Requestor's Telephone Number

6176202740

Requestor's Address

291 Main St Suite 8 Northborough MA

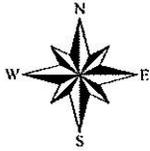
Attachments

History

Date	Activity
7/3/2024, 10:14:39 AM	approval step Assessors Department Review was assigned to Kevin Doyle on Record 133390
7/3/2024, 10:14:37 AM	completed payment step Abutters List Fee on Record 133390
7/3/2024, 8:07:42 AM	Chris Frattaroli submitted Record 133390
7/3/2024, 8:02:43 AM	Chris Frattaroli started a draft of Record 133390

Timeline

Label	Activated	Completed	Assignee	Due Date	Status
📄 Abutters List Fee	7/3/2024, 8:07:43 AM	7/3/2024, 10:14:37 AM	Chris Frattaroli	-	Completed
✓ Assessors Department Review	7/3/2024, 10:14:38 AM	-	Kevin Doyle	-	Active
📄 Abutters List- USPS Mail	-	-	-	-	Inactive
📄 Abutters List- Email	-	-	-	-	Inactive



15 LIBERTY WAY - 300' ABUTTERS

Town of Franklin, MA

1 inch = 300 Feet



www.cai-tech.com

July 3, 2024



This information is believed to be correct but is subject to change and is not warranted.



300 feet Abutters List Report

Franklin, MA
July 03, 2024

Subject Property:

Parcel Number: 320-004-000
CAMA Number: 320-004-000-000
Property Address: 15 LIBERTY WAY

Mailing Address: ATLANTIC OLIVER 15 LIBERTY WAY LLC
C/O OLIVER STREET CAPITAL LLC
125 HIGH ST - SUITE 220
BOSTON, MA 02110

Abutters:

Parcel Number: 320-001-000
CAMA Number: 320-001-000-000
Property Address: 10 LIBERTY WAY

Mailing Address: LRF2 BOS LIBERTY WAY LLC C/O
LONGPOINT REALTY PARTNERS
13218 WEST BROWARD BOULEVARD
PLANTATION, FL 33325

Parcel Number: 320-002-000
CAMA Number: 320-002-000-000
Property Address: 20 LIBERTY WAY

Mailing Address: STANNAH PROPERTY LLC C/O LINCOLN
PROPERTY COMPANY
25 MALL RD SUITE 402
BURLINGTON, MA 01803

Parcel Number: 320-003-000
CAMA Number: 320-003-000-000
Property Address: 32 LIBERTY WAY

Mailing Address: FRANKLIN TOWN OF
355 EAST CENTRAL STREET
FRANKLIN, MA 02038

Parcel Number: 320-004-000
CAMA Number: 320-004-000-000
Property Address: 15 LIBERTY WAY

Mailing Address: ATLANTIC OLIVER 15 LIBERTY WAY LLC
C/O OLIVER STREET CAPITAL LLC
125 HIGH ST - SUITE 220
BOSTON, MA 02110

Parcel Number: 320-005-000
CAMA Number: 320-005-000-000
Property Address: 101 CONSTITUTION BLVD

Mailing Address: 101 CONSTITUTION BLVD LLC C/O
KEYPOINT PARTNERS LLC
ONE VAN DE GRAAFF DRIVE - SUITE
402
BURLINGTON, MA 01803

Parcel Number: 320-006-000
CAMA Number: 320-006-000-000
Property Address: 77 CONSTITUTION BLVD

Mailing Address: IRON MOUNTAIN INFO MANAGEMENT
1101 ENTERPRISE DRIVE
ROYERSFORD, PA 19468

Parcel Number: 320-019-000
CAMA Number: 320-019-000-000
Property Address: 1 RACHAEL CIR

Mailing Address: MURPHEY ROBERT W & JANICE L TRS
MURPHEY FAMILY REALTY TRUST
1 RACHAEL CIR
FRANKLIN, MA 02038

Parcel Number: 320-020-000
CAMA Number: 320-020-000-000
Property Address: 2 RACHAEL CIR

Mailing Address: PECORA BRIAN F & INNA TRS PECORA
LIVING TRUST
2 RACHAEL CIR
FRANKLIN, MA 02038

Parcel Number: 320-021-000
CAMA Number: 320-021-000-000
Property Address: 4 RACHAEL CIR

Mailing Address: COOKE ROBERT D COOKE PATRICIA E
4 RACHAEL CIR
FRANKLIN, MA 02038

Parcel Number: 320-022-000
CAMA Number: 320-022-000-000
Property Address: 6 RACHAEL CIR

Mailing Address: HARDING GRANT E MURPHY MAURA B
6 RACHAEL CIR
FRANKLIN, MA 02038



www.cai-tech.com

This information is believed to be correct but is subject to change and is not warranted.

7/3/2024

Page 1 of 2



300 feet Abutters List Report

Franklin, MA
July 03, 2024

Parcel Number: 320-023-000
CAMA Number: 320-023-000-000
Property Address: 8 RACHAEL CIR

Mailing Address: SMITH ANDREW J JR SMITH PAULA E
8 RACHAEL CIR
FRANKLIN, MA 02038

Parcel Number: 320-024-000
CAMA Number: 320-024-000-000
Property Address: 10 RACHAEL CIR

Mailing Address: PISANI CHRISTOPHER J PISANI
ANNMARIE
10 RACHAEL CIR
FRANKLIN, MA 02038

Parcel Number: 320-025-000
CAMA Number: 320-025-000-000
Property Address: 12 RACHAEL CIR

Mailing Address: CROOK JAMES CORMIER VALERIE
12 RACHAEL CIR
FRANKLIN, MA 02038

Parcel Number: 320-026-000
CAMA Number: 320-026-000-000
Property Address: 14 RACHAEL CIR

Mailing Address: PATIL KEDAR SANJAY MEHTA JANVI
DHARMESHKUMAR
14 RACHAEL CIR
FRANKLIN, MA 02038

Parcel Number: 320-027-000
CAMA Number: 320-027-000-000
Property Address: 16 RACHAEL CIR

Mailing Address: GLYNN DEBORAH A
16 RACHAEL CIR
FRANKLIN, MA 02038

Parcel Number: 320-028-000
CAMA Number: 320-028-000-000
Property Address: 17 RACHAEL CIR

Mailing Address: LORUSSO JOSEPH A LORUSSO
JESSICA A
17 RACHAEL CIR
FRANKLIN, MA 02038

Parcel Number: 320-029-000
CAMA Number: 320-029-000-000
Property Address: 15 RACHAEL CIR

Mailing Address: DEVINE SHWETHA RAVI DEVINE
JEFFREY H
15 RACHAEL CIR
FRANKLIN, MA 02038

Parcel Number: 320-030-000
CAMA Number: 320-030-000-000
Property Address: 1 LORUSSO DR

Mailing Address: REBELLO STEPHEN & CHRISTINE TR
REBELLO REVO TR
1 LORUSSO DR
FRANKLIN, MA 02038

Parcel Number: 329-002-000
CAMA Number: 329-002-000-000
Property Address: 105 CONSTITUTION BLVD

Mailing Address: APG FRANKLIN LLC C/O AVENTINE
PROPERTY GROUP IN
111 SOUTH WACKER DR SUITE 3350
CHICAGO, IL 60606

Parcel Number: 329-008-000
CAMA Number: 329-008-000-000
Property Address: 10 JUDY CIR

Mailing Address: CROMWELL, JILL K TR FLECK, ROBERT
A TR ROBERT & JILL FLECK LIV TRUST
10 JUDY CIR
FRANKLIN, MA 02038

Kevin M. Doyle, 7-3-2024



www.cai-tech.com

This information is believed to be correct but is subject to change and is not warranted.

7/3/2024

Page 2 of 2

101 CONSTITUTION BLVD LLC
C/O KEYPOINT PARTNERS LLC
ONE VAN DE GRAAFF DRIVE -
SUITE 402
BURLINGTON, MA 01803

IRON MOUNTAIN INFO MANAGE
1101 ENTERPRISE DRIVE
ROYERSFORD, PA 19468

APG FRANKLIN LLC
C/O AVENTINE PROPERTY GRO
111 SOUTH WACKER DR SUITE
3350
CHICAGO, IL 60606

LORUSSO JOSEPH A
LORUSSO JESSICA A
17 RACHAEL CIR
FRANKLIN, MA 02038

ATLANTIC OLIVER 15 LIBERT
C/O OLIVER STREET CAPITAL
125 HIGH ST - SUITE 220
BOSTON, MA 02110

LRF2 BOS LIBERTY WAY LLC
C/O LONGPOINT REALTY PART
13218 WEST BROWARD
BOULEVARD
PLANTATION, FL 33325

COOKE ROBERT D
COOKE PATRICIA E
4 RACHAEL CIR
FRANKLIN, MA 02038

MURPHEY ROBERT W & JANICE
MURPHEY FAMILY REALTY TRU
1 RACHAEL CIR
FRANKLIN, MA 02038

CROMWELL, JILL K TR FLECK
ROBERT & JILL FLECK LIV T
10 JUDY CIR
FRANKLIN, MA 02038

PATIL KEDAR SANJAY
MEHTA JANVI DHARMESHKUMAR
14 RACHAEL CIR
FRANKLIN, MA 02038

CROOK JAMES
CORMIER VALERIE
12 RACHAEL CIR
FRANKLIN, MA 02038

PECORA BRIAN F & INNA TRS
PECORA LIVING TRUST
2 RACHAEL CIR
FRANKLIN, MA 02038

DEVINE SHWETHA RAVI
DEVINE JEFFREY H
15 RACHAEL CIR
FRANKLIN, MA 02038

PISANI CHRISTOPHER J
PISANI ANNMARIE
10 RACHAEL CIR
FRANKLIN, MA 02038

FRANKLIN TOWN OF
355 EAST CENTRAL STREET
FRANKLIN, MA 02038

REBELLO STEPHEN & CHRISTI
REBELLO REVO TR
1 LORUSSO DR
FRANKLIN, MA 02038

GLYNN DEBORAH A
16 RACHAEL CIR
FRANKLIN, MA 02038

SMITH ANDREW J JR
SMITH PAULA E
8 RACHAEL CIR
FRANKLIN, MA 02038

HARDING GRANT E
MURPHY MAURA B
6 RACHAEL CIR
FRANKLIN, MA 02038

STANNAH PROPERTY LLC
C/O LINCOLN PROPERTY COMP
25 MALL RD SUITE 402
BURLINGTON, MA 01803



Legend

 Property Boundary



Date: 3/31/2023

GC Job Number:
101-82

Wetland Border Report Orthophoto View of Site

0 87.5 175
Feet



15 Liberty Way
Franklin, MA 02038

1 in = 175 ft

Map: 320, Lot: 4

Figure 1



Date: 3/31/2023

GC Job Number:
101-82

Wetland Border Report Orthophoto View of Site

0 87.5 175
Feet



15 Liberty Way
Franklin, MA 02038

1 in = 175 ft

Map: 320, Lot: 4

Figure 1



Legend



Property Boundary

FEMA National Flood Hazard Layer



A: 1% Annual Chance of Flooding, no BFE



Date: 3/31/2023

GC Job Number:
101-82

Wetland Border Report Orthophoto View of Site With FEMA Flood Zone

15 Liberty Way
Franklin, MA 02038

0 87.5 175
Feet

1 in = 175 ft

Map: 320, Lot: 4

Figure 2

GODDARD CONSULTING
Strategic Wetland Permitting LLC



Date: 3/31/2023

GC Job Number:
101-82

**Wetland Border Report
Orthophoto View of Site
With NRCS Soil Survey**

0 87.5 175
Feet

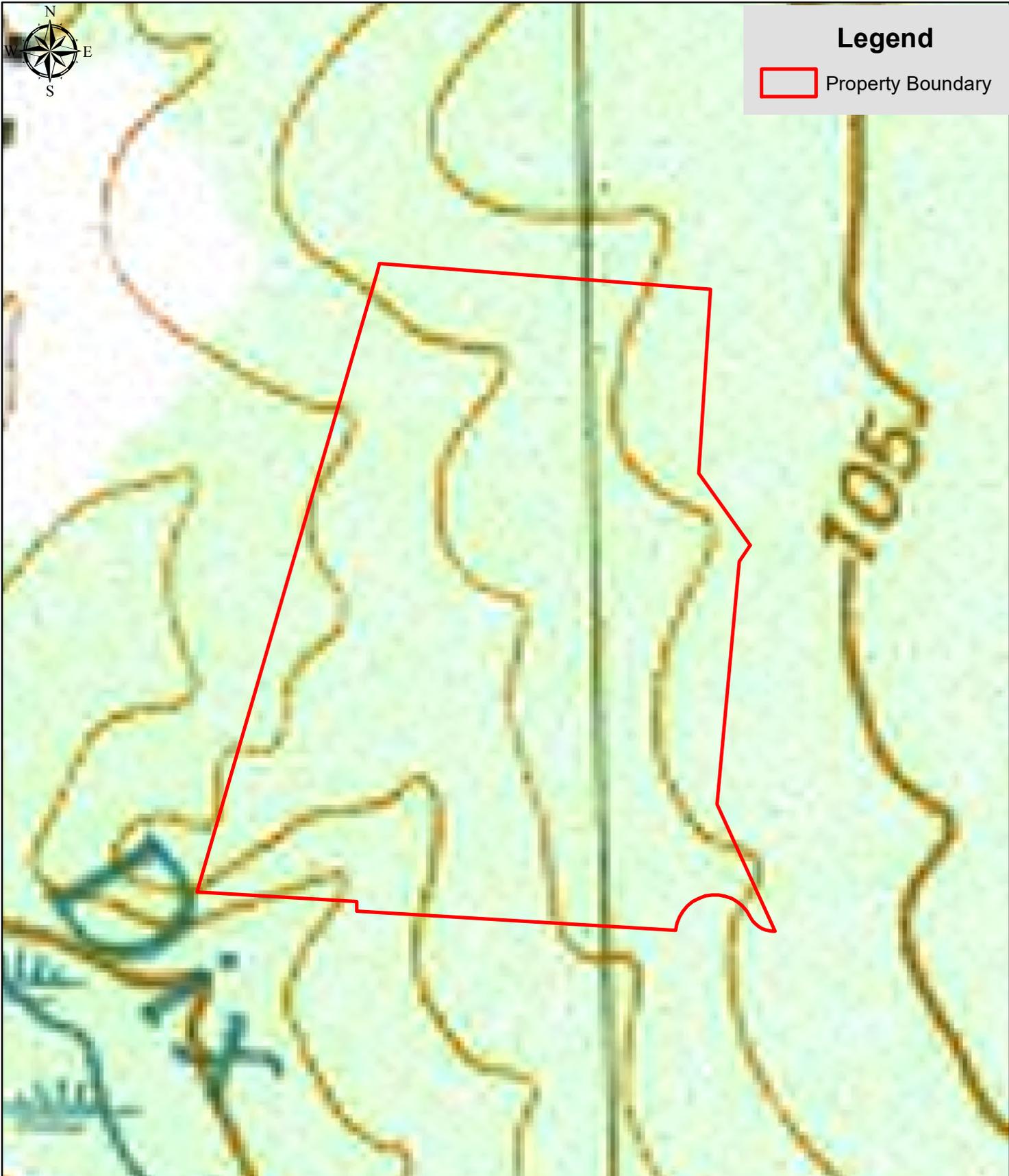


15 Liberty Way
Franklin, MA 02038

1 in = 175 ft

Map: 320, Lot: 4

Figure 3



Date: 3/31/2023

GC Job Number:
101-82

Wetland Border Report USGS of Site

0 100 200
Feet

GODDARD CONSULTING
Strategic Wetland Permitting LLC

1 in = 200 ft

15 Liberty Way
Franklin, MA 02038

Map: 320, Lot: 4

Figure 4



Wildlife Habitat Protection Guidance

Appendix A: Simplified Wildlife Habitat Evaluation

Project Information

15 Liberty Way, Franklin MA

Project Location (from NOI)

Chris Frattaroli, Ryan Roseen

5/22/2023

Name of Person Completing Form

Date

Important:
When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



Important Habitat Features

Direct alterations to the following important habitat features in resource areas may be permitted only if they will have no adverse effect (refer to Section V).

- Habitat for state-listed animal species (receipt of a positive opinion or permit from MNHESP shall be presumed to be correct. Do not refer to Section V).
- Sphagnum hummocks and pools suitable to serve as nesting habitat for four-toed salamanders
- Trees with large cavities (≥ 18 " tree diameter at cavity entrance)
- Existing beaver, mink or otter dens
- Areas within 100 feet of existing beaver, mink or otter dens (if significant disturbance)
- Existing nest trees for birds that traditionally reuse nests (bald eagle, osprey, great blue heron)
- Land containing freshwater mussel beds
- Wetlands and waterbodies known to contain open water in winter with the capacity to serve as waterfowl winter habitat
- Turtle nesting areas
- Vertical sandy banks (bank swallows, rough-winged swallows or kingfishers)

The following habitat characteristics when not commonly encountered in the surrounding area:

- Stream bed riffle zones (e.g. in eastern MA)
- Springs
- Gravel stream bottoms (trout and salmon nesting substrate)
- Plunge pools (deep holes) in rivers or streams
- Medium to large, flat rock substrates in streams



Wildlife Habitat Protection Guidance

Appendix A: Simplified Wildlife Habitat Evaluation

Activities

When any one of the following activities is proposed within resource areas, applicants should complete a Detailed Wildlife Habitat Evaluation (refer to Appendix B).

- Activities located in mapped “Habitat of Potential Regional or Statewide Importance”
- Activities affecting certified or documented vernal pool habitat, including habitat within 100’ of a certified or documented vernal pool when within a resource area
- Activities in bank, land under water, bordering land subject to flooding (presumed significant) where alterations are more than twice the size of thresholds
- Activities affecting vegetated wetlands >5000 sq. ft. occurring in resource areas other than Bordering Vegetated Wetland
- Activities affecting the sole connector between habitats >50 acres in size
- Installation of structures that prevent animal movement
- Activities for the purpose of bank stabilization using hard structure solutions that significantly affect ability of stream channel to shift and meander, or disrupt continuity in cover that would inhibit animal passage
- Dredging (greater than 5,000 sf)

DEP Bordering Vegetated Wetland (310 CMR 10.55) Delineation Field Data Form

 Applicant: Atlantic Oliver 15 Liberty

 Prepared by: Goddard Consulting LLC

 Project location: 15 Liberty Way Franklin MA

DEP File #: _____

Check all that apply:

- | | |
|-------------------------------------|---|
| <input type="checkbox"/> | Vegetation alone presumed adequate to delineate BVW boundary: fill out Section I only |
| <input checked="" type="checkbox"/> | Vegetation and other indicators of hydrology used to delineate BVW boundary: fill out Sections I and II |
| <input type="checkbox"/> | Method other than dominance test used (attach additional information) |

Section I. Vegetation	Observation Plot Number:	Transect Number: <u>Upgradient</u>	Date of Delineation:		
Sample Layer and Plant Species	Scientific name	% Cover	% Dominance	Dominant Plant (yes or no)	Wetland Indicator Category*
<u>Tree Layer</u>					
white pine	<i>Pinus strobus</i>	38%	55.1%	Yes	FACU
red maple	<i>Acer rubrum</i>	21%	29.7%	Yes	FAC*
northern white oak	<i>Quercus alba</i>	11%	15.2%	No	FACU
<u>Sapling Layer</u>					
northern white oak	<i>Quercus alba</i>	3%	50.0%	Yes	FACU
white pine	<i>Pinus strobus</i>	3%	50.0%	Yes	FACU
<u>Shrub Layer</u>					
<u>Climbing Woody Vine</u>					
<u>Ground Cover</u>					
green brier	<i>Smilax rotundifolia</i>	3%	50.0%	Yes	FAC*
late lowbush blueberry	<i>Vaccinium angustifolium</i>	3%	50.0%	Yes	FACU
Remarks: * An asterisk after common plant name indicates stunted growth; ** indicates extremely stunted growth					
Morphological Adaptations: <u>0</u>		Description: _____			
* An asterisk after indicator status denotes wetlands plants: plants listed in the Wetlands Protection Act (MGL c.131, s.40); plants in the genus Sphagnum; or plants listed as FAC, FACW, or OBL.					
Vegetation conclusion:					
Number of dominant wetland indicator plants: 2			Number of dominant non-wetland indicator plants: 4		
Is the number of dominant wetland plants equal to or greater than the number of dominant non-wetland plants? no					

If vegetation alone is presumed adequate to delineate the BVW boundary, submit this form with the Request for Determination of Applicability or Notice of Intent.

Section II. Indicators of Hydrology

Hydric Soil Interpretation

1. Soil Survey

Is there a published soil survey for this site? yes no
 title/date: Soil Survey of Norfolk and Suffolk Counties - 1989
 map number: MA616
 soil type mapped: Woodbridge FSL 312B
 hydric soil inclusions: yes

Are field observations consistent with soil survey? yes no

Remarks: _____

2. Soil Description

<u>Horizon</u>	<u>Depth (inches)</u>	<u>Matrix Color</u>	<u>Mottles Color or Texture</u>
O	0-4	10YR3/4	FSL
A	4-8	10YR3/2	FSL
B	8-24	10YR4/1	FSL

25% concentrations 10YR6/8

Remarks: _____

3. Other: _____

Conclusion: Is soil hydric? yes no

Other Indicators of Hydrology: (check all that apply and describe)

- Site inundated: _____
- Depth to free water in observation hole: _____
- Depth to soil saturation in observation hole: _____
- Water marks: _____
- Drift Lines: _____
- Sediment deposits: _____
- Drainage patterns in BVW: _____
- Oxidized rhizospheres: _____
- Water-stained leaves: _____
- Recorded data (stream, lake, or tidal gauge; aerial photo; other):

- Other: _____

Vegetation and Hydrology Conclusion for Upgradient of		
	<u>yes</u>	<u>no</u>
Number of wetland indicator plants		
>= number of non-wetland plants		X
Wetland hydrology present:		
hydric soils present	X	
other indicators of hydrology present		X
Sample location is in a BVW		X

Submit this form with the Request for Determination of Applicability or Notice of Intent

DEP Bordering Vegetated Wetland (310 CMR 10.55) Delineation Field Data Form

 Applicant: Atlantic Oliver 15 Liberty

 Prepared by: Goddard Consulting LLC

 Project location: 15 Liberty Way Franklin MA

DEP File #: _____

Check all that apply:

- | | |
|-------------------------------------|---|
| <input type="checkbox"/> | Vegetation alone presumed adequate to delineate BVW boundary: fill out Section I only |
| <input checked="" type="checkbox"/> | Vegetation and other indicators of hydrology used to delineate BVW boundary: fill out Sections I and II |
| <input type="checkbox"/> | Method other than dominance test used (attach additional information) |

Section I. Vegetation	Observation Plot Number:	Transect Number: Downgradient	Date of Delineation:		
Sample Layer and Plant Species	Scientific name	% Cover	% Dominance	Dominant Plant (yes or no)	Wetland Indicator Category*
<u>Tree Layer</u>					
red maple	<i>Acer rubrum</i>	21%	87.2%	yes	FAC*
eastern cottonwood	<i>Populus deltoides</i>	3%	12.8%	no	FAC*
<u>Sapling Layer</u>					
sitka willow	<i>Salix sitchensis</i>	21%	87.2%	yes	NI
pin oak	<i>Quercus palustris</i>	3%	12.8%	no	FACW*
<u>Shrub Layer</u>					
sweet pepperbush	<i>Clethra alnifolia</i>	11%	43.8%	yes	FAC*
rambler rose	<i>Rosa multiflora</i>	11%	43.8%	yes	FACU
white meadowsweet	<i>Spiraea alba</i>	3%	12.5%	no	FACW*
<u>Climbing Woody Vine</u>					
<u>Ground Cover</u>					
sensitive fern	<i>Onoclea sensibilis</i>	21%	38.7%	Yes	FACW*
sedge	<i>Carex sp.</i>	3%	5.7%	no	FACW*
common reed	<i>Phragmites australis</i>	21%	38.7%	yes	FACW*
jewelweed	<i>Impatiens capensis</i>	3%	5.7%	no	FACW*
purple loosestrife	<i>Lythrum salicaria</i>	3%	5.7%	no	OBL*
eastern poison ivy	<i>Toxicodendron radicans</i>	3%	5.7%	no	FAC*
Remarks: * An asterisk after common plant name indicates stunted growth; ** indicates extremely stunted growth					
Morphological Adaptations: 0		Description: _____			
* An asterisk after indicator status denotes wetlands plants: plants listed in the Wetlands Protection Act (MGL c.131, s.40); plants in the genus Sphagnum; or plants listed as FAC, FACW, or OBL.					
Vegetation conclusion:					
Number of dominant wetland indicator plants: 4			Number of dominant non-wetland indicator plants: 2		
Is the number of dominant wetland plants equal to or greater than the number of dominant non-wetland plants? yes					

If vegetation alone is presumed adequate to delineate the BVW boundary, submit this form with the Request for Determination of Applicability or Notice of Intent.

Section II. Indicators of Hydrology

Hydric Soil Interpretation

1. Soil Survey

Is there a published soil survey for this site? yes no
 title/date: Soil Survey of Norfolk and Suffolk Counties - 1989
 map number: MA616
 soil type mapped: Woodbridge FSL 312B
 hydric soil inclusions: Yes

Are field observations consistent with soil survey? yes no

Remarks: _____

2. Soil Description

<u>Horizon</u>	<u>Depth (inches)</u>	<u>Matrix Color</u>	<u>Mottles Color or Texture</u>
A	0-6	10YR6/1	FSL

Remarks: _____

3. Other: _____

Conclusion: Is soil hydric? yes no

Other Indicators of Hydrology: (check all that apply and describe)

- Site inundated: _____
- Depth to free water in observation hole: surface
- Depth to soil saturation in observation hole: surface
- Water marks: _____
- Drift Lines: _____
- Sediment deposits: _____
- Drainage patterns in BVW: _____
- Oxidized rhizospheres: _____
- Water-stained leaves: _____
- Recorded data (stream, lake, or tidal gauge; aerial photo; other):

- Other: _____

Vegetation and Hydrology Conclusion for Downgradient of		
	<u>yes</u>	<u>no</u>
Number of wetland indicator plants		
>= number of non-wetland plants	X	
Wetland hydrology present:		
hydric soils present		X
other indicators of hydrology present	X	
Sample location is in a BVW	X	

Submit this form with the Request for Determination of Applicability or Notice of Intent

Town of Franklin Conservation Commission

LOCAL FILING FEE CALCULATION WORKSHEET

1. NOTICE OF INTENT (NOI)

1.1. New Individual Single Family Home (SFH) \$200.00 _____
This includes all projects associated with a SFH

1.2. Work Associated with Existing Residential Property \$50.00 _____
Above-ground pools, fences or other incidental projects involving land disturbance that are not covered by the MBZA

1.3. Control of Nuisance Vegetation \$50.00 _____
This category shall not apply to any non-natural deposition of material e.g. vegetative debris

1.4. Subdivisions

Base Fee \$600.00 _____
Infrastructure in Buffer Zone **or** Resource Area
Roads _____ linear feet x \$2.00 = _____
*Drainage Structures _____ X \$10.00 each = _____
Wetland Resource Area Disturbed _____ square feet x \$0.50= _____

(If single family homes are proposed as part of a subdivision application, for each house in jurisdiction, individual NOI fees will apply.)

1.5. Multifamily Dwellings, including Condominium Units:
_____ MFDU x \$100.00 _____

1.6. Commercial/Industrial

Base Fee \$600.00 \$600.00
Infrastructure in Buffer Zone **or** Resource Area

Roads	___ linear feet x \$2.00	=	_____
*Drainage Structures	___ X \$10.00 each	=	_____
Wetland Resource Area Disturbed	___ square feet x \$0.50	=	_____
Buildings	___ X \$125 each	=	_____
All Accessory Improvements	\$100.00	=	_____

2. REQUEST FOR DETERMINATION (RDA) \$100.00

3. MINOR BUFFER ZONE ACTIVITY (MBZA) \$50.00

4. ABBREVIATED NOTICE OF RESOURCE AREA DETERMINATION (ANRAD)

\$0.50/foot/resource area: = _____

5. OTHER PERMITS/SERVICES

Order of Conditions Extension	\$50.00	_____
Certificate of Compliance Request	\$50.00	_____
Certificate Re-Inspection	\$50.00	_____
Status Letter for Financial Institution	\$100.00	_____
Permit Amendment	\$100.00	_____

6. FILING FEE CALCULATION

Town Share of State Fees (See NOI Wetland Fee Transmittal Form) \$ _____

Local Filing Fee Calculated Above \$ **600** _____

TOTAL Due Town of Franklin (Check No.1) \$ _____

State Share of Filing Fee (See NOI Wetland Fee Transmittal Form)

TOTAL Due DEP (Check No. 2) \$ _____

7. ADVERTISING FEE (Check No. 3) **TBD**

The fee will be the exact amount the newspaper charges for that specific advertisement. Once the advertisement is placed with the paper, by the Conservation Commission, the applicant will be notified of the cost and will be expected to submit a check for that exact amount, payable to the Town of Franklin, to the Conservation Department prior to the first hearing.

*Drainage structures: catch basins, manholes, leaching basins, gutter inlet or any other man-made structure (other than a pipe) for purposes of controlling drainage.

Town of Franklin Conservation Commission

APPLICATION PROCESS SIGNATURE FORM

There are three different applications that can be submitted to undertake work in a jurisdictional area: a Notice of Intent (NOI), a Request for Determination (RDA) and a Minor Buffer Zone Activity (MBZA). All three applications have different criteria for submission and approval and the NOI and RDA are governed by both the state law and the local bylaw. The MBZA is issued under the local bylaw only.

When a potential applicant requests advice from the Conservation Agent on which application to file, the opinion of the Agent is based on the information given by the potential applicant and any other information available to the Agent, e.g. the town's GIS system. The Agent has no legal right to go onto private property at any time until after an application is filed or permission of the property owner is given.

It is important that all applicants understand that after an application is filed, additional information may come to light e.g. via a field inspection or a review of the application, that may impact the scope of the submitted application and the approval process. **Therefore, it is the ultimate responsibility of the applicant to decide which application to file.**

In light of the above, please sign below indicating an understanding of this policy and submit it with the application.

DocuSigned by:
Mike Shunta
B3926CAEB2DE4EB

Signature of Property Owner

7/9/2024

Date

Town of Franklin Conservation Commission

PROPERTY ACCESS SIGNATURE FORM

I hereby request that the Franklin Conservation Commission review this NOI/RDA/ANRAD application. I (we) grant authority to the Franklin Conservation Commission members and agents to go onto my (our) property solely for purposes directly related to the inspection and approval of this application and for follow-up compliance with the permit conditions.

<small>DocuSigned by:</small> <i>Mike Shunta</i> <small>B3920CAF82DF4EB...</small>	7/9/2024
_____ Signature of Property Owner	_____ Date

Town of Franklin Conservation Commission

RESOURCE AREA IMPACT SUMMARY FORM

**The Franklin Wetlands Protection Bylaw
Franklin Town Code Section 181**

Resource Area	Alteration Proposed	Mitigation Proposed
Bordering Vegetated Wetland (SF)	0	0
Bank (LF)	0	0
Land Under Water Bodies (SF)	0	0
Isolated Vegetated Wetland (SF)	0	0
Vernal Pool (SF)	0	0
0-25' Buffer Zone (SF)	0	0
25-50' Buffer Zone (SF)	700sf	
50-100' Buffer Zone (SF)	18,700sf	
Riverfront (SF)	0	0
100-Year Floodplain (CF)	0	0
(SF) = Square Feet (LF) = Linear Feet (CF) = Cubic Feet Flood Storage		



June 25, 2024

Gregory Rondeau, Chairman
Franklin Planning Board
355 East Central Street
Franklin, MA 02038

RE: Liberty Parking Expansion
15 Liberty Way
Franklin, MA 02038
Project #: 2081.00

Mr. Rondeau,

Level Design Group, LLC (LDG), on behalf of Oliver Street Capital, Inc. is pleased to provide you with the attached updated proposal of the parking expansion of the above referenced Parcel. The project reduced the size of the parking expansion and changed the stormwater management system.

The proposed development will consist of a 35,450 sf parking lot expansion at the referenced property with associated stormwater management infrastructure.

The applicant intends to undertake this development this year with due expedience to complete the work. Once begun there will be no break in the work until the facility has been completed and is functional in final form.

Please find attached the detailed hydrologic calculations for the property. The calculations detail two analysis points for the project. The flows are maintained or reduced throughout the proposed development.

SUMMARY OF PEAK STORMWATER RUNOFF (CFS)

Storm	Pre-Dev. Flow DP-1	Post-Dev Flow DP-1	Pre-Dev. Flow DP-2	Post-Dev Flow DP-2
2-yr	6.66 cfs	5.99 cfs	2.75 cfs	2.41 cfs
10-yr	16.30 cfs	14.53 cfs	7.07 cfs	6.23 cfs
25-yr	22.17 cfs	21.79 cfs	9.73 cfs	8.66 cfs
100-yr	31.14 cfs	30.54 cfs	13.84 cfs	12.34 cfs



The Hydrology details a commensurate flow pre- and post- as detailed in the attached analysis. The drainage system has been designed to handle the flow from the proposed parking expansion. The main change to the proposal, besides the reduction of pavement, is proposing an above ground infiltration basin instead of an underground infiltration chamber system.

If you have any questions regarding our re-submission or the attached plans and materials, please contact our office.

Truly Yours,
Level Design Group, Inc.

A handwritten signature in blue ink, appearing to read "Daniel Campbell", is written over a large, light blue circular scribble.

Daniel Campbell, PE
Principal/Senior Civil Engineer



LOCUS MAP
not to scale

PLAN NO. 879
OF 1994



LEGEND

B	BOLLARD
BIT.	BITUMINOUS
CLF	CHAIN LINK FENCE
-D-	UNDERGROUND DRAIN LINE
DB	DEED BOOK
DMH	DRAIN MANHOLE
ELEV	ELEVATION
EOP	EDGE OF PAVEMENT
FES	FLARED END SECTION
FFE	FINISHED FLOOR ELEVATION
HYD	FIRE HYDRANT
INV	INVERT
N/F	NOW OR FORMERLY
RBF	REBAR FOUND
-S-	UNDERGROUND SEWER LINE
SMH	SEWER MANHOLE
PG	PAGE
RCP	REINFORCED CONCRETE PIPE
-W-	UNDERGROUND WATER LINE
WG	WATER GATE

ZONING DISTRICT

INDUSTRIAL

MINIMUM BUILDING SETBACKS

FRONT=40 FEET
SIDE=30 FEET*
REAR=30 FEET*

* INCREASE BY THE COMMON BUILDING HEIGHT OF THE STRUCTURE WHEN ABUTTING A RESIDENTIAL USE.

DEED REFERENCES

ATLANTIC OLIVER 15 LIBERTY WAY, LLC
DEED BOOK 39279 PAGE 278

PLAN REFERENCES

PLAN NO. 879 OF 1994
PLAN NO. 878 OF 1994
PLAN NO. 47 OF 1995

NOTES

- THIS SURVEY AND PLAN ARE BASED UPON AN ACTUAL ON THE GROUND INSTRUMENT SURVEY PERFORMED BETWEEN NOVEMBER 2, 2022 AND AUGUST 2, 2023.
- LEGAL STATUS OF THE STREETS AND/OR WAYS SHOWN HEREON, WHETHER THEY ARE PUBLIC OR PRIVATE, WERE NOT MADE PART OF THIS SURVEY.
- ALL FLOWERING PLANTS, SHRUBS, OR TREES MAY NOT BE SHOWN WITHIN LANDSCAPING AREAS. IT IS MEANT FOR ILLUSTRATIVE PURPOSES ONLY AND NOT MEANT AS A COMPLETE INVENTORY OF ALL VEGETATION THAT MAY EXIST. SIZES REFLECT APPROXIMATE TRUNK DIAMETER AT BREAST HEIGHT OR APPROXIMATE DIAMETER OF SHRUB WIDTH.
- THE LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE ONLY, AND ARE NOT WARRANTED TO BE CORRECT. UNDERGROUND UTILITIES ARE SHOWN BASED ON EITHER RECORD DATA PROVIDED BY THE OPERATING AUTHORITIES, VISUAL INSPECTION OF AVAILABLE ABOVEGROUND STRUCTURES, PHYSICAL SURFACE MARKINGS FOUND, OR DATA PROVIDED BY OTHERS. ADDITIONAL UTILITIES MAY EXIST WHICH ARE NOT INDICATED ON THESE PLANS. ALL EXISTING UTILITIES SHALL BE VERIFIED FOR SERVICE, SIZE, INVERT ELEVATION, LOCATIONS, ETC. PRIOR TO NEW CONNECTIONS TO OR RELOCATION OF SAME. CONTRACTOR MUST NOTIFY DIG-SAFE AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION. NOTIFY THIS FIRM IN WRITING OF ANY AND ALL DISCREPANCIES PRIOR TO COMMENCING ANY WORK.
- THE SUBJECT PROPERTY DOES NOT FALL IN A SPECIAL FLOOD HAZARD ZONE AS THE SUBJECT PROPERTY IS PLOTTED BY SCALE ONTO THE FLOOD INSURANCE RATE MAP FOUND AS:
COUNTY NORFOLK
COMMUNITY TOWN OF FRANKLIN
PANEL 250240 0317E
EFFECTIVE DATE JULY 17, 2012
ZONE "X"
- THE SUBJECT PROPERTY DOES NOT FALL IN THE TOWN OF FRANKLIN'S WATER RESOURCE PROTECTION DISTRICT.

DATUM NOTES

HORIZONTAL DATUM:
MASSACHUSETTS STATE PLANE - MAINLAND ZONE NAD83 (2011) EPOCH 2010.00 - US FEET

VERTICAL DATUM:
NORTH AMERICAN VERTICAL DATUM OF 1988 (GEOID 12B) - US FEET

ON-THE-GROUND OBSERVATIONS WERE PERFORMED USING A LEICA TS13 (3") ROBOTIC TOTAL STATION AND WITH A SOKKIA GCX3 GPS RECEIVER USING THE MASSACHUSETTS CONTINUOUSLY OPERATING REFERENCE STATION (MCCORS) RTK NETWORK.

I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED IN ACCORDANCE WITH THE PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS, TITLE 250 CMR 6.00.

ROBERT R. LITCHFIELD, PLS #47615

DATE

NO	DATE	REVISIONS
1	10/17/2023	RESOURCE AREA FLAGS
2	11/22/2023	REVIEW COMMENTS
3	02/07/2024	REVIEW COMMENTS
4	03/19/2024	REVISE LAYOUT
5	06/20/2024	REVISE LAYOUT

DATE:	JANUARY 13, 2023
DRAWN:	AH/DRG
SCALE:	1"=40'

LIBERTY PARKING EXPANSION

MAP SHEET 320, PARCEL 004
15 LIBERTY WAY
FRANKLIN, MASSACHUSETTS

249 SOUTH STREET, UNIT 1
PLAINVILLE, MA 02762
TEL. (508) 695-2221 FAX. (508) 695-2219

EXISTING CONDITIONS

C-1.0

SHEET 2 OF 8

0' 20' 40' 80'

2081.00

ZONING DISTRICT

ZONED: INDUSTRIAL
 USE: 3.10 WAREHOUSE, DISTRIBUTION FACILITY (EXISTING)

MINIMUM BUILDING SETBACKS

FRONT=40
 FEET SIDE=30 FEET
 REAR=30 FEET

DEED REFERENCES

ATLANTIC OLIVER 15 LIBERTY WAY, LLC
 DEED BOOK 39279 PAGE 278

PLAN REFERENCES

PLAN NO. 879 OF 1994
 PLAN NO. 878 OF 1994
 PLAN NO. 47 OF 1995



ZONING REQUIREMENTS

ZONING DISTRICT: INDUSTRIAL

	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	40,000 S.F.	653,400± S.F.	653,400± S.F.
FRONTAGE	175'	946.73'	946.73'
FRONT YARD SETBACK	40'	95.9'***	95.9'***
SIDE YARD SETBACK	30'	149.3'	149.3'
REAR YARD SETBACK	30'	259.6'	259.6'
BUILDING COVERAGE	70% MAX.	14.6%**	14.6%**
IMPERVIOUS COVERAGE	80% MAX.	46.7%***	56.9%***
MAX. BUILDING HEIGHT	3 STORIES*	1 STORY/24'	1 STORY/24'
PARKING REQUIREMENTS			
USE: EXISTING WAREHOUSE; ONE SPACE PER 1,000 SF OF GROSS FLOOR AREA.	95,475 SF /1,000 SF =96 SPACES	98	(98) EXISTING

- * BUILDINGS UP TO 60' IN HEIGHT MAY BE PERMITTED BY A SPECIAL PERMIT FROM THE PLANNING BOARD.
- ** BUILDING AREA IS BASED ON FRANKLIN ASSESSORS RECORDS
- *** TAKEN FROM THE RECORD SURVEY IN ADDITION TO AERIAL IMAGERY.

PLAN NOTES:

- EXISTING CONDITIONS WERE OBTAINED FROM FIELD SURVEY PREPARED BY LEVEL DESIGN GROUP, LLC BETWEEN NOVEMBER 2, 2022 AND AUGUST 2, 2023. SOIL TESTING COMPLETED BY ADAM P. HUNT ON NOVEMBER 16, 2022 AND OCTOBER 4, 2023.
- THE LOCATION OF EXISTING UTILITIES IS APPROXIMATE, THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. NOTIFY "DIG-SAFE" AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO ANY SITE DEMOLITION OR EXCAVATION.
- CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES IN THE DESIGN PLANS PRIOR TO THE START OF CONSTRUCTION.
- ALL DISTURBED AREAS NOT RECEIVING IMPROVEMENTS SHALL BE LOAMED AND SEEDED.
- THE SITE IS NOT LOCATED WITHIN A ZONE II WATER RESOURCE DISTRICT.
- THE SITE IS NOT LOCATED WITHIN A FLOOD PLAIN DISTRICT.

CONSTRUCTION NOTES:

- THE LOCATION OF EXISTING UTILITIES IS APPROXIMATE, THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. NOTIFY "DIG-SAFE" AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO ANY SITE DEMOLITION OR EXCAVATION.
- CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES IN THE DESIGN PLANS PRIOR TO THE START OF CONSTRUCTION.
- ALL EXISTING PAVEMENT SHALL BE SAWCUT PRIOR TO REMOVAL.
- ALL EXISTING PAVEMENT, CURB, WALKS, UTILITIES, LIGHT POLES, TREES, SHRUBS, ETC., SHALL BE REMOVED FROM THE AREAS TO BE DEVELOPED. ALL SUCH ITEMS NOT WITHIN THE WORK AREA SHALL BE PROTECTED AND UNDISTURBED.
- ALL DISTURBED AREAS NOT RECEIVING IMPROVEMENTS SHALL BE LOAMED AND SEEDED.
- ALL CONSTRUCTION AND CONSTRUCTION ACTIVITIES SHALL CONFORM TO STATE AND LOCAL REQUIREMENTS. INCLUDING BUT NOT LIMITED TO THE TOWN OF FRANKLIN, THE COMMONWEALTH OF MASSACHUSETTS AND ANY OTHER AGENCIES HAVING JURISDICTION.
- MATERIAL TO BE EXPORTED FROM THE SITE WILL BE LIMITED TO TOPSOIL IN AREAS TO BE PAVED AND ANY DELETERIOUS MATERIAL ENCOUNTERED DURING EXCAVATION. MATERIAL TO BE EXPORTED WILL BE LIMITED TO GRAVEL BASE AND SEPTIC AGGREGATE.

SITE PLAN NOTES:

- THIS PLAN SET HAS BEEN ISSUED FOR PERMITTING ONLY. A FULL CONSTRUCTION PLAN SET SHALL BE ISSUED ONCE ALL LOCAL, STATE, AND FEDERAL PERMIT APPROVALS HAVE BEEN GRANTED.



NO	DATE	REVISIONS
1	10/17/2023	RESOURCE AREA FLAGS
2	11/22/2023	REVIEW COMMENTS
3	02/01/2024	REVIEW COMMENTS
4	03/19/2024	REVISE LAYOUT
5	06/20/2024	REVISE LAYOUT

DATE:	JANUARY 13, 2023
DRAWN:	AH/DRC
SCALE:	1"=50'

LIBERTY PARKING EXPANSION
 MAP SHEET 320, PARCEL 004
 15 LIBERTY WAY
 FRANKLIN, MASSACHUSETTS

249 SOUTH STREET, UNIT 1
 PLAINVILLE, MA 02762
 TEL. (508) 695-2221 FAX. (508) 695-2219

OVERALL SITE PLAN

C-2.0
 SHEET 3 OF 9

0' 25' 50' 100'

2081.00

ZONING DISTRICT

ZONED: INDUSTRIAL
USE: 3.10 WAREHOUSE, DISTRIBUTION FACILITY (EXISTING)

MINIMUM BUILDING SETBACKS

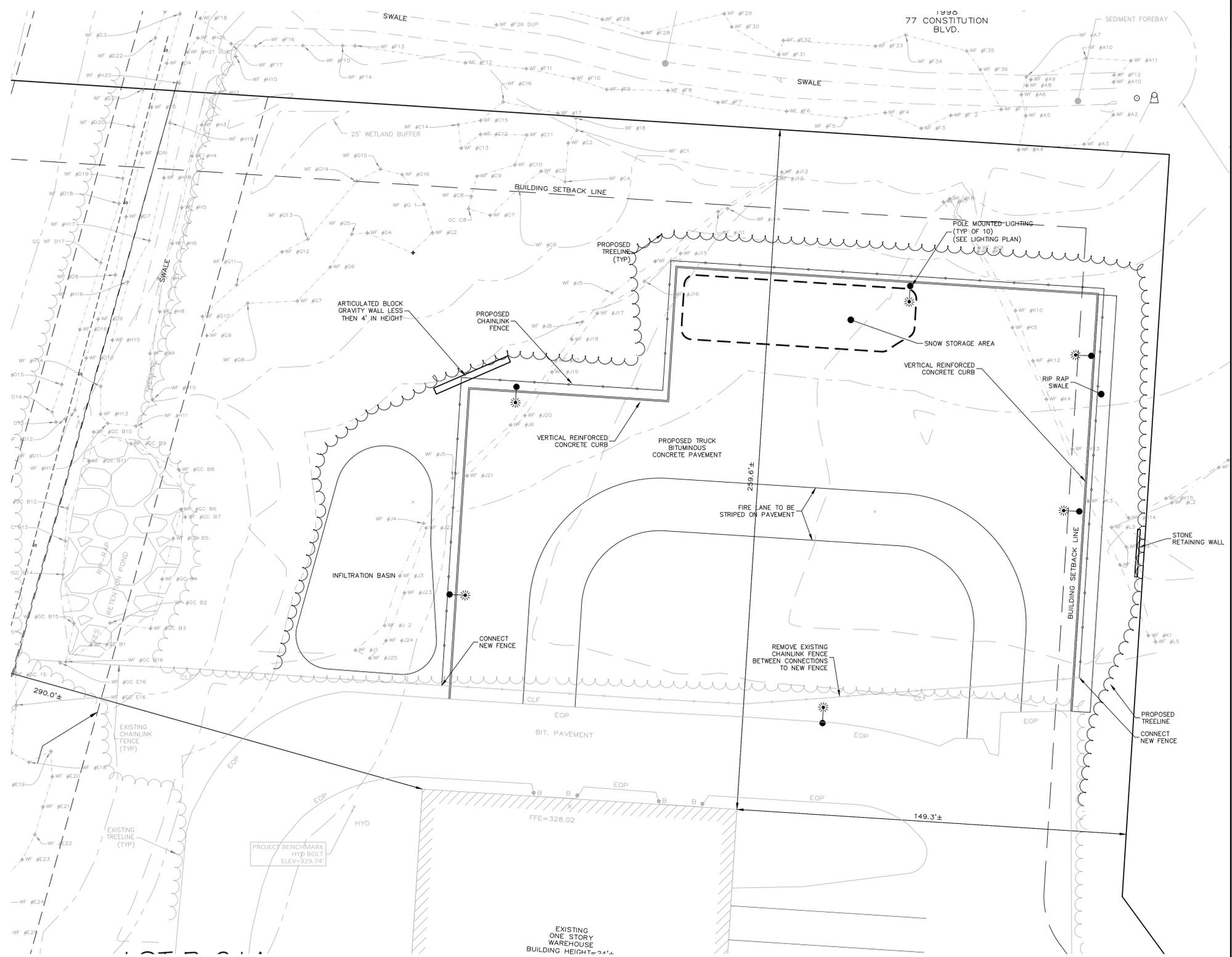
FRONT=40
FEET SIDE=30 FEET
REAR=30 FEET

DEED REFERENCES

ATLANTIC OLIVER 15 LIBERTY WAY, LLC
DEED BOOK 39279 PAGE 278

PLAN REFERENCES

PLAN NO. 879 OF 1994
PLAN NO. 878 OF 1994
PLAN NO. 47 OF 1995



PLAN NOTES:

- EXISTING CONDITIONS WERE OBTAINED FROM FIELD SURVEY PREPARED BY LEVEL DESIGN GROUP, LLC BETWEEN NOVEMBER 2, 2022 AND AUGUST 2, 2023. SOIL TESTING COMPLETED BY ADAM P. HUNT ON NOVEMBER 16, 2022 AND OCTOBER 4, 2023.
- THE LOCATION OF EXISTING UTILITIES IS APPROXIMATE, THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. NOTIFY "DIG-SAFE" AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO ANY SITE DEMOLITION OR EXCAVATION.
- CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES IN THE DESIGN PLANS PRIOR TO THE START OF CONSTRUCTION.
- ALL DISTURBED AREAS NOT RECEIVING IMPROVEMENTS SHALL BE LOAMED AND SEEDED.
- THE SITE IS NOT LOCATED WITHIN A ZONE II WATER RESOURCE DISTRICT.
- THE SITE IS NOT LOCATED WITHIN A FLOOD PLAIN DISTRICT.

CONSTRUCTION NOTES:

- THE LOCATION OF EXISTING UTILITIES IS APPROXIMATE, THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. NOTIFY "DIG-SAFE" AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO ANY SITE DEMOLITION OR EXCAVATION.
- CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES IN THE DESIGN PLANS PRIOR TO THE START OF CONSTRUCTION.
- ALL EXISTING PAVEMENT SHALL BE SAWCUT PRIOR TO REMOVAL.
- ALL EXISTING PAVEMENT, CURB, WALKS, UTILITIES, LIGHT POLES, TREES, SHRUBS, ETC., SHALL BE REMOVED FROM THE AREAS TO BE DEVELOPED. ALL SUCH ITEMS NOT WITHIN THE WORK AREA SHALL BE PROTECTED AND UNDISTURBED.
- ALL DISTURBED AREAS NOT RECEIVING IMPROVEMENTS SHALL BE LOAMED AND SEEDED.
- ALL CONSTRUCTION AND CONSTRUCTION ACTIVITIES SHALL CONFORM TO STATE AND LOCAL REQUIREMENTS. INCLUDING BUT NOT LIMITED TO THE TOWN OF FRANKLIN, THE COMMONWEALTH OF MASSACHUSETTS AND ANY OTHER AGENCIES HAVING JURISDICTION.
- MATERIAL TO BE EXPORTED FROM THE SITE WILL BE LIMITED TO TOPSOIL IN AREAS TO BE PAVED AND ANY DELETERIOUS MATERIAL ENCOUNTERED DURING EXCAVATION. MATERIAL TO BE EXPORTED WILL BE LIMITED TO GRAVEL BASE AND SEPTIC AGGREGATE.

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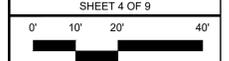
DATE: JANUARY 13, 2023
 DRAWN: AH/DRC
 SCALE: 1" = 20'

LIBERTY PARKING EXPANSION
 MAP SHEET 320, PARCEL 004
 15 LIBERTY WAY
 FRANKLIN, MASSACHUSETTS

249 SOUTH STREET, UNIT 1
 PLAINVILLE, MA 02762
 TEL. (508) 695-2221 FAX. (508) 695-2219

LAYOUT & MATERIALS

C-3.0
 SHEET 4 OF 9



2081.00

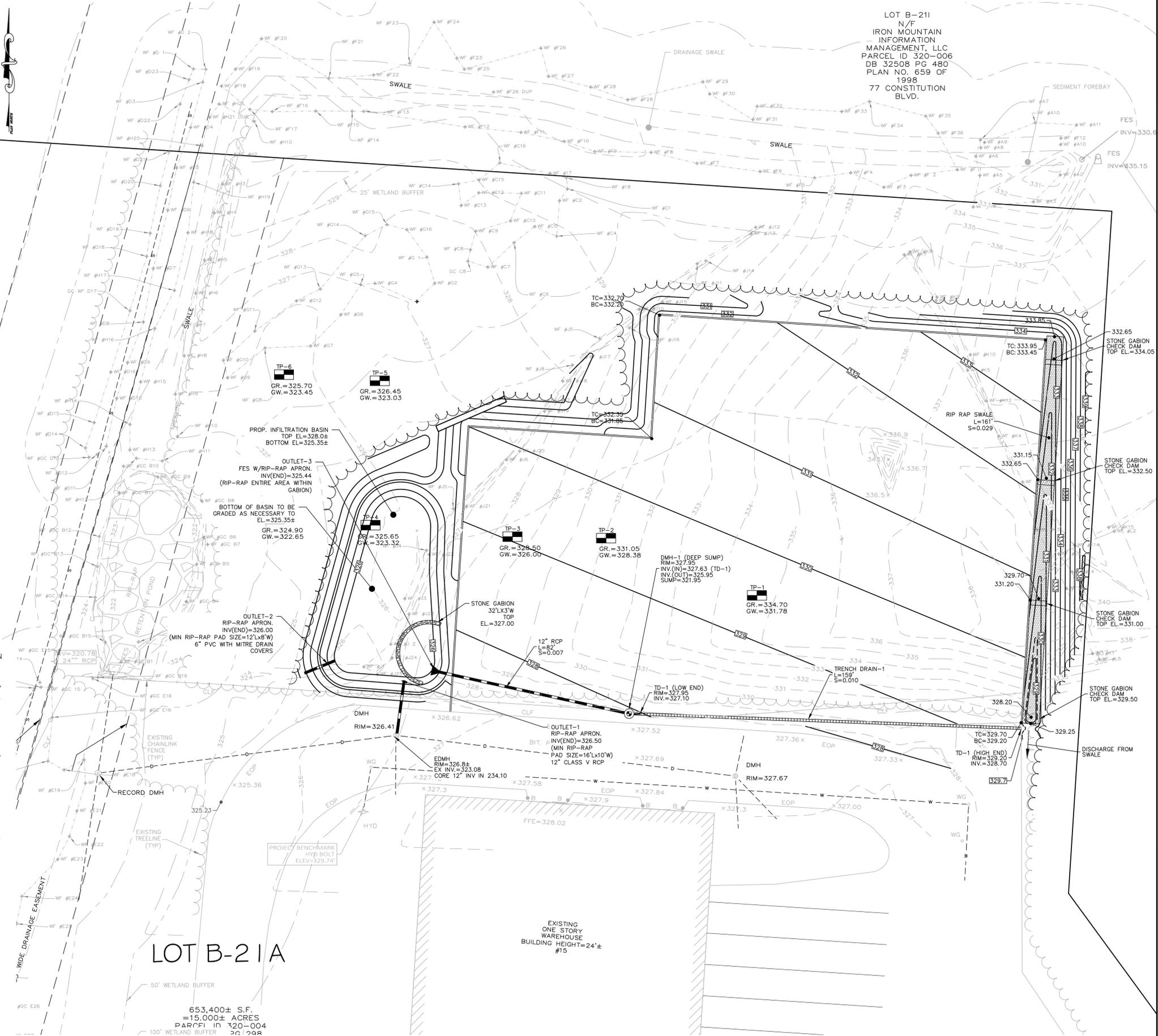
ZONING DISTRICT
 ZONED: INDUSTRIAL
 USE: 3.10 WAREHOUSE, DISTRIBUTION FACILITY (EXISTING)

MINIMUM BUILDING SETBACKS
 FRONT=40
 FEET SIDE=30 FEET
 REAR=30 FEET

DEED REFERENCES
 ATLANTIC OLIVER 15 LIBERTY WAY, LLC
 DEED BOOK 39279 PAGE 278

PLAN REFERENCES
 PLAN NO. 879 OF 1994
 PLAN NO. 878 OF 1994
 PLAN NO. 47 OF 1995

LOT B-211
 N/F
 IRON MOUNTAIN
 INFORMATION
 MANAGEMENT, LLC
 PARCEL ID 320-006
 DB 32508 PG 480
 PLAN NO. 659 OF
 1998
 77 CONSTITUTION
 BLVD.



- PLAN NOTES:**
- EXISTING CONDITIONS WERE OBTAINED FROM FIELD SURVEY PREPARED BY LEVEL DESIGN GROUP, LLC BETWEEN NOVEMBER 2, 2022 AND AUGUST 2, 2023. SOIL TESTING COMPLETED BY ADAM P. HUNT ON NOVEMBER 16, 2022 AND OCTOBER 4, 2023.
 - THE LOCATION OF EXISTING UTILITIES IS APPROXIMATE, THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. NOTIFY "DIG-SAFE" AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO ANY SITE DEMOLITION OR EXCAVATION.
 - CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES IN THE DESIGN PLANS PRIOR TO THE START OF CONSTRUCTION.
 - ALL DISTURBED AREAS NOT RECEIVING IMPROVEMENTS SHALL BE LOAMED AND SEEDED.
 - THE SITE IS NOT LOCATED WITHIN A ZONE II WATER RESOURCE DISTRICT.
 - THE SITE IS NOT LOCATED WITHIN A FLOOD PLAIN DISTRICT.

- CONSTRUCTION NOTES:**
- THE LOCATION OF EXISTING UTILITIES IS APPROXIMATE, THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. NOTIFY "DIG-SAFE" AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO ANY SITE DEMOLITION OR EXCAVATION.
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 - ALL EXISTING PAVEMENT, CURB, WALKS, UTILITIES, LIGHT POLES, TREES, SHRUBS, ETC., SHALL BE REMOVED FROM THE AREAS TO BE DEVELOPED. ALL SUCH ITEMS NOT WITHIN THE WORK AREA SHALL BE PROTECTED AND UNDISTURBED.
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 - MATERIAL TO BE EXPORTED FROM THE SITE WILL BE LIMITED TO TOPSOIL IN AREAS TO BE PAVED AND ANY DELETERIOUS MATERIAL ENCOUNTERED DURING EXCAVATION. MATERIAL TO BE EXPORTED WILL BE LIMITED TO GRAVEL BASE AND SEPTIC AGGREGATE.

- SITE PLAN NOTES:**
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LOT B-21A
 653,400± S.F.
 =15,000± ACRES
 PARCEL ID 320-004
 2023

NO	DATE	REVISIONS
1	10/17/2023	RESOURCE AREA FLAGS
2	11/22/2023	REVIEW COMMENTS
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DATE: JANUARY 13, 2023
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LIBERTY PARKING EXPANSION
 MAP SHEET 320, PARCEL 004
 15 LIBERTY WAY
 FRANKLIN, MASSACHUSETTS

249 SOUTH STREET, UNIT 1
 PLAINVILLE, MA 02762
 TEL. (508) 695-2221 FAX. (508) 695-2219

GRADING & DRAINAGE

C-4.0
 SHEET 5 OF 9

0' 10' 20' 40'
2081.00

ZONING DISTRICT
 ZONED: INDUSTRIAL
 USE: 3.10 WAREHOUSE, DISTRIBUTION FACILITY (EXISTING)

MINIMUM BUILDING SETBACKS
 FRONT=40
 FEET SIDE=30 FEET
 REAR=30 FEET

DEED REFERENCES
 ATLANTIC OLIVER 15 LIBERTY WAY, LLC
 DEED BOOK 39279 PAGE 278

PLAN REFERENCES
 PLAN NO. 879 OF 1994
 PLAN NO. 878 OF 1994
 PLAN NO. 47 OF 1995

EROSION CONTROL PLAN NOTES:

SILTATION CONTROL USING EROSION CONTROL FENCE WITH STRAW WATTLE, OR APPROVED EQUAL

SILT-SOXX IS TO BE VISUALLY INSPECTED AFTER EVERY RAIN FALL AND REPAIRS MADE AS REQUIRED TO THE MAXIMUM EXTENT FEASIBLE AND AS NECESSARY TO SUPPORT HEALTHY VEGETATION. PROMOTE SOIL STABILIZATION, AND INCREASE STORMWATER INFILTRATION RATES IN THE POST-CONSTRUCTION PHASE OF THE PROJECT.

PRESERVE TOPSOIL

SITE OWNERS AND OPERATORS MUST PRESERVE EXISTING TOPSOIL ON THE CONSTRUCTION SITE TO THE MAXIMUM EXTENT FEASIBLE AND AS NECESSARY TO SUPPORT HEALTHY VEGETATION. PROMOTE SOIL STABILIZATION, AND INCREASE STORMWATER INFILTRATION RATES IN THE POST-CONSTRUCTION PHASE OF THE PROJECT.

STABILIZATION OF SOILS

UPON COMPLETION AND ACCEPTANCE OF SITE PREPARATION AND INITIAL INSTALLATION OF EROSION, RUNOFF, AND SEDIMENT CONTROLS AND TEMPORARY POLLUTION PREVENTION MEASURES, THE OPERATOR SHALL INITIATE APPROPRIATE TEMPORARY OR PERMANENT STABILIZATION PRACTICES DURING ALL PHASES OF CONSTRUCTION ON ALL DISTURBED AREAS AS SOON AS POSSIBLE BUT NOT MORE THAN FOURTEEN (14) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT AREA HAS TEMPORARILY OR PERMANENTLY CEASED UNLESS THE ACTIVITY IS TO RESUME WITHIN TWENTY-ONE (21) DAYS.

ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED AFTER FINAL SITE STABILIZATION. DISTURBED SOIL AREAS RESULTING FROM THE REMOVAL OF TEMPORARY MEASURES SHALL BE PERMANENTLY STABILIZED WITHIN 30 DAYS OF REMOVAL.

ONLY AREAS THAT CAN BE REASONABLY EXPECTED TO HAVE ACTIVE CONSTRUCTION WORK BEING PERFORMED WITHIN 14 DAYS OF DISTURBANCE WILL BE CLEARED/GRUBBED AT ANY ONE TIME. IT IS NOT ACCEPTABLE TO GRUB AND STRIP TOP SOIL THE ENTIRE CONSTRUCTION SITE IF PORTIONS WILL NOT BE ACTIVE WITHIN THE 14-DAY TIME FRAME. PROPER PHASING OF CLEARING AND GRUBBING ACTIVITIES SHALL INCLUDE TEMPORARY STABILIZATION TECHNIQUES FOR AREAS CLEARED AND GRUBBED THAT WILL NOT BE ACTIVE WITHIN THE 14-DAY TIME FRAME.

ONLY AREAS THAT CAN BE REASONABLY EXPECTED TO HAVE ACTIVE CONSTRUCTION WORK BEING PERFORMED WITHIN 14 DAYS OF DISTURBANCE WILL BE CLEARED/GRUBBED AT ANY ONE TIME. IT IS NOT ACCEPTABLE TO GRUB AND STRIP TOP SOIL THE ENTIRE CONSTRUCTION SITE IF PORTIONS WILL NOT BE ACTIVE WITHIN THE 14-DAY TIME FRAME. PROPER PHASING OF CLEARING AND GRUBBING ACTIVITIES SHALL INCLUDE TEMPORARY STABILIZATION TECHNIQUES FOR AREAS CLEARED AND GRUBBED THAT WILL NOT BE ACTIVE WITHIN THE 14-DAY TIME FRAME.

STEEP SLOPES SHALL NOT BE LEFT UNATTENDED OR EXPOSED FOR EXCESSIVE PERIODS OF TIME SUCH AS THE INACTIVE WINTER SEASON. THE CONTRACTOR SHALL INITIATE APPROPRIATE VEGETATIVE PRACTICES ON ALL DISTURBED AREAS IN AREAS OF STEEP SLOPES AS SOON AS POSSIBLE BUT NOT MORE THAN FOURTEEN (14) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT AREA HAS TEMPORARILY OR PERMANENTLY CEASED, UNLESS THE ACTIVITY IS TO RESUME WITHIN TWENTY-ONE (21) DAYS. ONCE AN STEEP SLOPE AREA HAS BEEN TEMPORARILY AND/OR FINAL SEEDING IT SHALL BE PROTECTED WITH 4" HIGH ORANGE CONSTRUCTION TO PREVENT FURTHER DISTURBANCE OF THE AREA.

THE TEMPORARY SEEDING DESIGN MIX SHALL BE COMPRISED OF THE FOLLOWING:

TYPE	% BY WEIGHT
ANNUAL RYE GRASS	40
PERENNIAL RYE GRASS	60



STORMWATER INLET PROTECTION

INLET PROTECTION - WILL BE UTILIZED TO PREVENT SOIL AND DEBRIS FROM ENTERING STORM DRAIN INLETS. THESE MEASURES ARE USUALLY TEMPORARY AND ARE IMPLEMENTED BEFORE A SITE IS DISTURBED. ALL STORMWATER INLETS &/OR CATCH BASINS THAT ARE OPERATIONAL DURING CONSTRUCTION AND HAVE THE POTENTIAL TO RECEIVE SEDIMENT-LOADED STORMWATER FLOW FROM THE CONSTRUCTION SITE MUST BE PROTECTED USING CONTROL MEASURES OUTLINED IN THE STORMWATER POLLUTION PREVENTION PLAN. EROSION CONTROL FENCE WITH STRAW WATTLES ARE TO BE PLACED AT TO OPENING OF ALL ROUGH GRADED SEDIMENT FOREBAYS UNTIL THE FOREBAY AND BASIN HAS BEEN STABILIZED AND BROUGHT ON-LINE.

MAINTENANCE - THE OPERATOR MUST CLEAN, OR REMOVE AND REPLACE THE INLET PROTECTION MEASURES AS SEDIMENT ACCUMULATES, THE FILTER BECOMES CLOGGED, AND/OR AS PERFORMANCE IS COMPROMISED. ACCUMULATED SEDIMENT ADJACENT TO THE INLET PROTECTION MEASURES SHOULD BE REMOVED BY THE END OF THE SAME WORK DAY IN WHICH IT IS FOUND OR BY THE END OF THE FOLLOWING WORK DAY IF REMOVAL BY THE SAME WORK DAY IS NOT FEASIBLE.

INFILTRATION BASINS - ALL AREAS CONTAINING INFILTRATION BASINS (ABOVE OR BELOW GROUND) SHALL BE PROTECTED THROUGHOUT CONSTRUCTION. THESE AREAS ARE NOT TO BE USED FOR MATERIAL STOCKPILES OR FOR PARKING EQUIPMENT. SURFACE BASINS ARE TO BE ROUGH GRADED AND PROTECTED UNTIL STABILIZED AND BROUGHT ON-LINE FOR STORMWATER MANAGEMENT OF THE STABILIZED SITE.

CONSTRUCTION ENTRANCES

CONSTRUCTION ENTRANCES SHALL BE ESTABLISHED PRIOR TO REMOVAL OF EXISTING DRIVEWAY PAVEMENT TO BE USED IN CONJUNCTION WITH THE STABILIZATION OF CONSTRUCTION ROADS TO REDUCE THE AMOUNT OF SEDIMENT TRACKING OFF THE PROJECT. ANY CONSTRUCTION SITE ACCESS POINT MUST EMPLOY THE CONTROL MEASURES ON THE APPROVED SITE PLANS AND IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN. CONSTRUCTION ENTRANCES SHALL BE USED IN CONJUNCTION WITH THE STABILIZATION OF CONSTRUCTION ROADS TO REDUCE THE AMOUNT OF MUD PICKED UP BY CONSTRUCTION VEHICLES. ALL CONSTRUCTION ACCESS ROADS SHALL BE CONSTRUCTED PRIOR TO ANY ROADWAY ACCEPTING CONSTRUCTION TRAFFIC.

THE SITE OWNER AND OPERATOR MUST RESTRICT VEHICLE USE TO PROPERLY DESIGNATED EXIT POINTS, USE PROPERLY DESIGNED AND CONSTRUCTED CONSTRUCTION ENTRANCES AT ALL POINTS THAT EXIT ONTO PAVED ROADS SO THAT SEDIMENT REMOVAL OCCURS PRIOR TO VEHICLE EXIT. WHEN AND WHERE NECESSARY, USE ADDITIONAL CONTROLS TO REMOVE SEDIMENT FROM VEHICLE TIRES PRIOR TO EXIT (I.E. WHEEL WASHING RACKS, RUMBLE STRIPS, AND RATTLE PLATES). WHERE SEDIMENT HAS BEEN TRACKED OUT FROM THE CONSTRUCTION SITE ONTO THE SURFACE OF OFFSET STREETS, OTHER PAVED AREAS, AND SIDEWALKS, THE DEPOSITED SEDIMENT MUST BE REMOVED BY THE END OF THE SAME WORK DAY IN WHICH THE TRACK OUT OCCURS. TRACK-OUT MUST BE REMOVED BY SWEEPING, SHOVELING, OR VACUUMING THESE SURFACES, OR BY USING OTHER SIMILARLY EFFECTIVE MEANS OF SEDIMENT REMOVAL.

STOCKPILE CONTAINMENT

SHALL BE USED ON-SITE TO MINIMIZE OR ELIMINATE THE DISCHARGE OF SOIL, TOPSOIL, BASE MATERIAL OR RUBBLE, FROM ENTERING DRAINAGE SYSTEMS OR SURFACE WATERS. ALL STOCKPILES MUST BE LOCATED WITHIN THE LIMIT OF DISTURBANCE, PROTECTED FROM RUN-ON WITH THE USE OF TEMPORARY SEDIMENT BARRIERS AND PROVIDED WITH COVER OR STABILIZATION TO AVOID CONTACT WITH PRECIPITATION AND WIND WHERE AND WHEN PRACTICAL. STOCK PILE MANAGEMENT CONSISTS OF PROCEDURES AND PRACTICES DESIGNED TO MINIMIZE OR ELIMINATE THE DISCHARGE OF STOCKPILED MATERIAL (SOIL, TOPSOIL, BASE MATERIAL, RUBBLE) FROM ENTERING DRAINAGE SYSTEMS OR SURFACE WATERS.

FOR ANY STOCKPILES OR LAND CLEARING DEBRIS COMPOSED, IN WHOLE OR IN PART, OF SEDIMENT OR SOIL, YOU MUST COMPLY WITH THE FOLLOWING REQUIREMENTS - LOCATE PILES WITHIN THE DESIGNATED LIMITS OF DISTURBANCE OUTSIDE OF THE 100-FOOT BUFFER ZONE, PROTECT FROM CONTACT WITH STORMWATER (INCLUDING RUN-ON) USING A TEMPORARY PERIMETER SEDIMENT BARRIER; WHERE PRACTICABLE, PROVIDE COVER OR APPROPRIATE TEMPORARY VEGETATIVE OR STRUCTURAL STABILIZATION TO AVOID DIRECT CONTACT WITH PRECIPITATION OR TO MINIMIZE SEDIMENT DISCHARGE; NEVER HOSE DOWN OR SWEEP SOIL OR SEDIMENT ACCUMULATED ON PAVEMENT OR OTHER IMPERVIOUS SURFACES INTO ANY STORMWATER CONVEYANCE, STORM DRAIN INLET, OR SURFACE WATER; TO THE MAXIMUM EXTENT PRACTICABLE, CONTAIN AND SECURELY PROTECT FROM WIND.

GENERAL CONSTRUCTION SEQUENCING

1. INSTALL EROSION AND SEDIMENT CONTROLS;
2. CLEAR, GRUB AND ROUGH GRADE AREAS SHOWN TO BE REGRADED;
3. DEMO EXISTING FEATURES IN WORK AREA NOT SHOWN TO BE SAVED AND CUT AND CAP UTILITIES AS NEEDED;
4. INSTALL STORMWATER MANAGEMENT SYSTEM AND SITE UTILITIES;
5. INSTALL BINDER COAT PAVING;
6. INSTALL LANDSCAPING;
7. FINE GRADE SITE AND LOAM AND SEED ALL DISTURBED AREAS;
8. INSTALL TOP COAT PAVING;
9. PROJECT CLOSE OUT.

PLAN NOTES:

1. EXISTING CONDITIONS WERE OBTAINED FROM FIELD SURVEY PREPARED BY LEVEL DESIGN GROUP, LLC BETWEEN NOVEMBER 2, 2022 AND NOVEMBER 16, 2022. THERE ARE NO RESOURCE AREAS, IN ACCORDANCE WITH 310 CMR 10.00 WITHIN 100' OF PROPOSED SYSTEM.
2. THE LOCATION OF EXISTING UTILITIES IS APPROXIMATE. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. NOTIFY "DIG-SAFE" AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO ANY SITE DEMOLITION OR EXCAVATION.
3. SEE STORMWATER POLLUTION PREVENTION PLAN PREPARED FOR CONSTRUCTION ACTIVITIES AT 15 LIBERTY WAY FRANKLIN, MA 02038, FOR ADDITIONAL EROSION AND SEDIMENT CONTROL PRACTICES AND PROCEDURES.

NO	DATE	REVISIONS
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5	06/20/2024	REVISE LAYOUT

DATE: JANUARY 13, 2023
 DRAWN: AH/DRC
 SCALE: 1"=20'

LIBERTY PARKING EXPANSION
 MAP SHEET 320, PARCEL 004
 15 LIBERTY WAY
 FRANKLIN, MASSACHUSETTS

249 SOUTH STREET, UNIT 1
 PLAINVILLE, MA 02762
 TEL. (508) 695-2221 FAX. (508) 695-2219

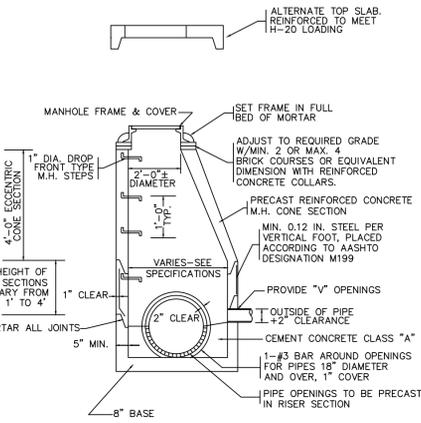
EROSION CONTROL

C-5.0

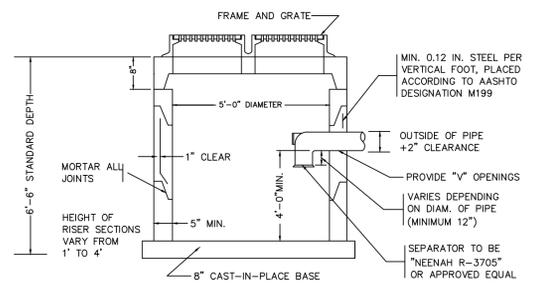
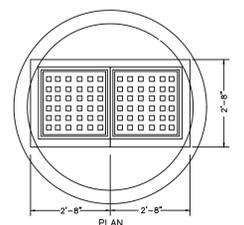
SHEET 6 OF 9

0' 10' 20' 40'

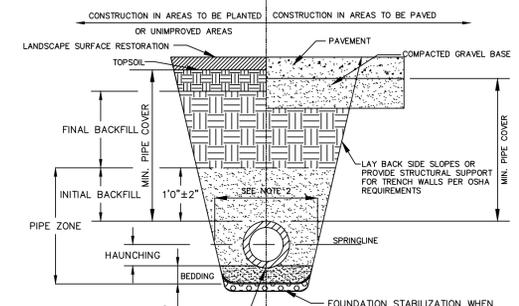
2081.00



PRECAST CONCRETE DRAIN MANHOLE
NOT TO SCALE



PRECAST CONCRETE DOUBLE CATCH BASIN WITH GAS AND OIL SEPARATOR
NOT TO SCALE



SHAPE BEDDING BY HAND TO FIT BOTTOM OF PIPE. INSTALL PIPE ON STABLE BEDDING WITH UNIFORM BEARING UNDER FULL LENGTH OF PIPE BARREL.

FOUNDATION, BEDDING AND BACKFILL MATERIALS			
PIPE MATERIAL	HDP, PVC	RC, DI	NOTE
FOUNDATION STABILIZATION	[6]	[6]	
BEDDING	[1]	[1]	
HAUNCHING	[1]	[1]	
INITIAL BACKFILL	[4]	[4]	
FINAL BACKFILL	[4]	[4]	
MIN. PIPE COVER	[5]	[5]	

NOTES:

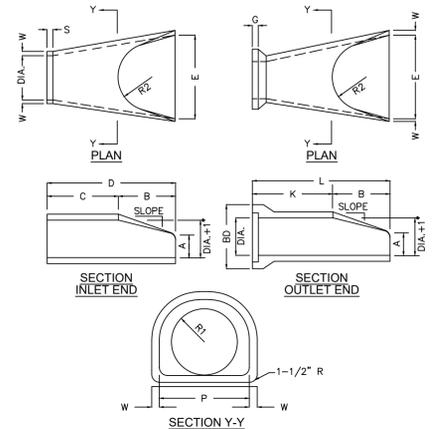
- PLACE 3/4" MINUS GRADED GRANULAR BACKFILL AT OPTIMUM MOISTURE IN HORIZONTAL 8" DEEP LOOSE LAYERS, COMPACT TO 95% PER ASTM D-1557
- MINIMUM WIDTH OF TRENCH MEASURED AT SPRINGLINE OF PIPE, INCLUDING ANY NECESSARY SHEATHING
- INSTALL PIPE IN CENTER OF TRENCH.
- IN PLANTED OR UNIMPROVED AREAS, USE ON-SITE EXCAVATED MATERIAL FOR FINAL BACKFILL. COMPACT TO 95% PER ASTM D-1557. IN PAVED AREAS, OBTAIN ENGINEER APPROVAL OF ON-SITE EXCAVATED MATERIALS FOR USE AS FINAL BACKFILL
- MINIMUM COVER OVER TOP OF PIPE
- FOR FOUNDATION STABILIZATION, USE 2" MINUS CRUSHED STONE

PIPE MATERIAL	HDP, PVC	RC, DI
WATER	3'-0"	5'-0"
SEWER	4'-0"	4'-0"
DRAIN	2'-0"	1'-6"

PIPE I.D. WIDTH

PIPE I.D.	WIDTH
LESS THAN 21"	O.D. + 12"
21" TO 42"	O.D. + 24"
GREATER THAN 42"	O.D. + 30"

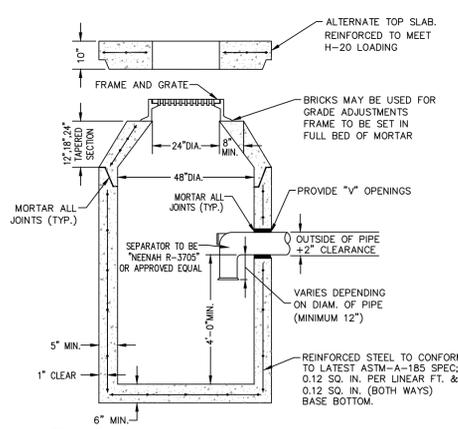
UTILITY TRENCH
NOT TO SCALE



DIA.	W	A	B	C	D	E	BD
12"	2"	4"	2'-0"	4'-0 7/8"	6'-1 3/8"	2'-0"	20"
15"	2-1/4"	6"	2'-3"	3'-10"	6'-1 1/2"	2'-6"	24"
18"	2-1/2"	9"	2'-3"	3'-10"	6'-1"	3'-0"	28"
21"	2-3/4"	9"	2'-11"	3'-2"	6'-1"	3'-6"	32"
24"	3"	9-1/2"	3'-7 1/2"	3'-2"	6'-1"	4'-0"	36"

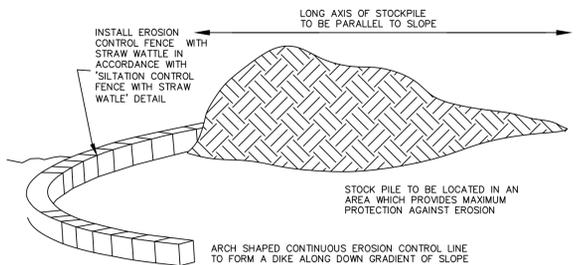
DIA.	K	L	P	R1	R2	S	G	SLOPE
12"	4'-6 1/8"	6'-6 1/8"	19 5/16"	10 1/8"	9" 4"	2 1/2"	3:1	
15"	4'-3 11/16"	6'-6 11/16"	24 5/16"	12 1/2"	11" 4"	2 1/2"	3:1	
18"	4'-3 7/8"	6'-6 7/8"	29"	19"	15 1/2"	2"	3:1	
21"	3'-8 5/16"	6'-7 5/16"	31 5/8"	22"	16 1/8"	13" 4"	2 3/4"	3:1
24"	3'-0 1/2"	6'-8"	33 3/16"	25"	16 13/16"	14" 4"	3"	3:1

REINFORCED CONCRETE PIPE FLARED END
NOT TO SCALE

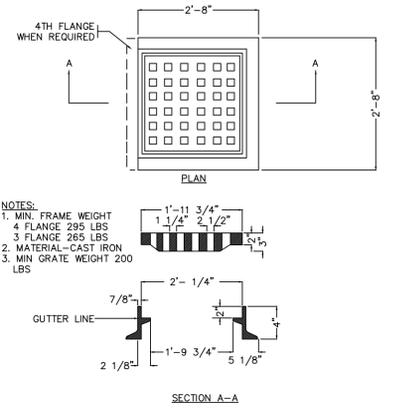
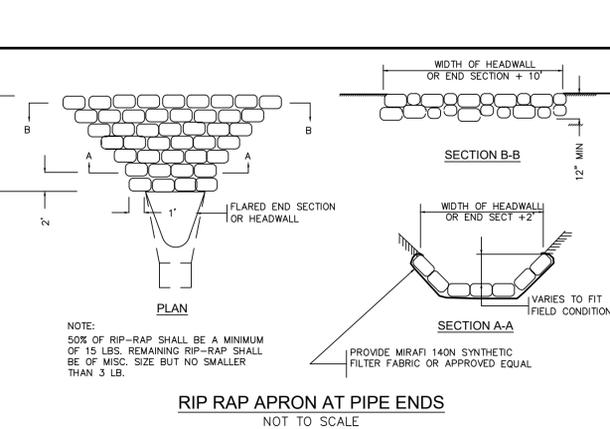
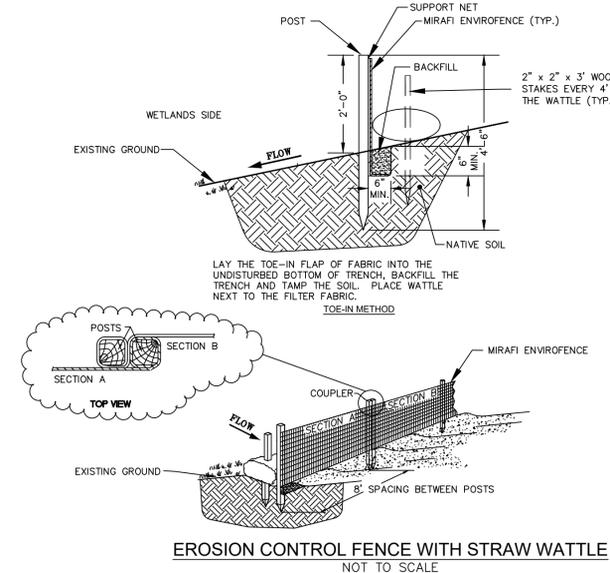
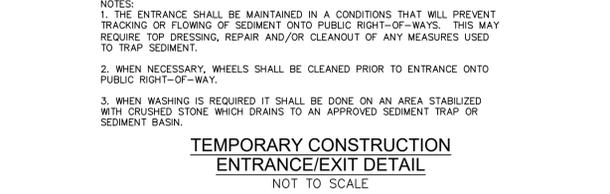
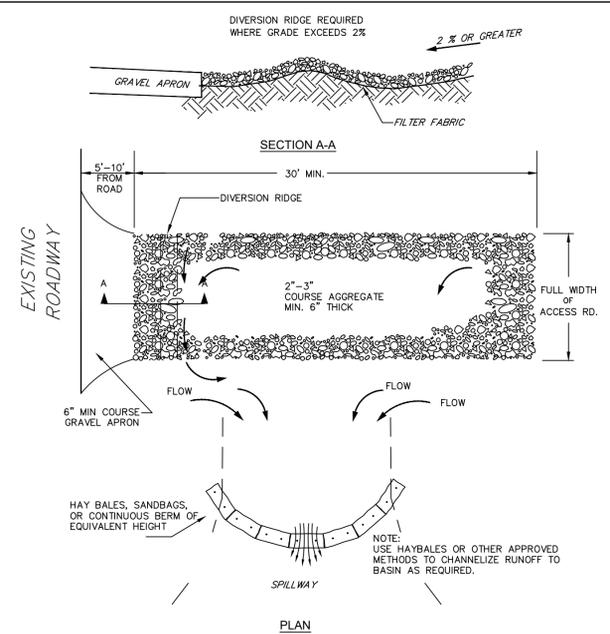


- NOTES:
- CONCRETE TO BE 4,000 PSI MIN. PER ASTM C-478(6.1).
 - REINFORCING TO MEET OR EXCEED H-20 LOADING REQUIREMENTS.

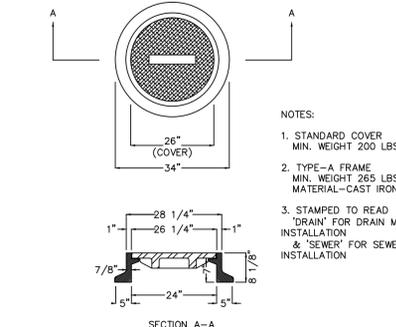
PRECAST CONCRETE CATCH BASIN WITH GAS AND OIL SEPARATOR
NOT TO SCALE



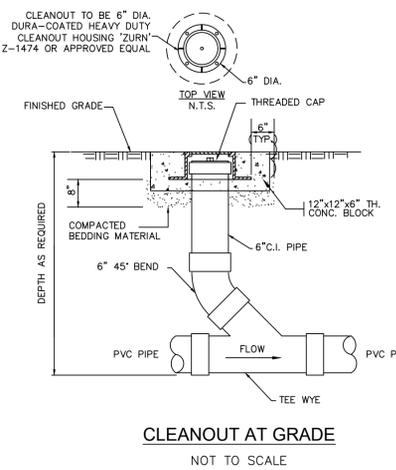
TEMPORARY MATERIAL STOCKPILE
NOT TO SCALE



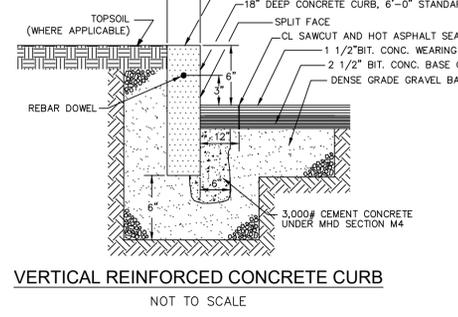
STANDARD CATCH BASIN FRAME & GRATE
NOT TO SCALE



STANDARD MANHOLE FRAME & COVER
NOT TO SCALE



CLEANOUT AT GRADE
NOT TO SCALE



VERTICAL REINFORCED CONCRETE CURB
NOT TO SCALE

NO	DATE	REVISIONS
1	10/17/2023	RESOURCE AREA FLAGS
2	11/22/2023	REVIEW COMMENTS
3	02/01/2024	REVIEW COMMENTS
4	03/19/2024	REVISE LAYOUT
5	06/20/2024	REVISE LAYOUT

DATE: JANUARY 13, 2023
DRAWN: AH/DRG
SCALE: AS NOTED

LIBERTY PARKING EXPANSION

MAP SHEET 320, PARCEL 004
15 LIBERTY WAY
FRANKLIN, MASSACHUSETTS

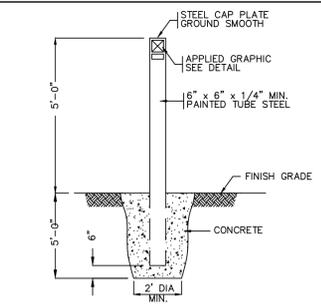
LEVEL DESIGN GROUP
Civil Engineers & Land Surveyors
249 SOUTH STREET, UNIT 1
PLAINVILLE, MA 02762
TEL. (508) 695-2221 FAX. (508) 695-2219

TYPICAL DETAILS

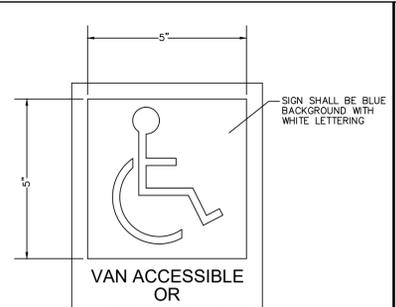
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SHEET 7 OF 9

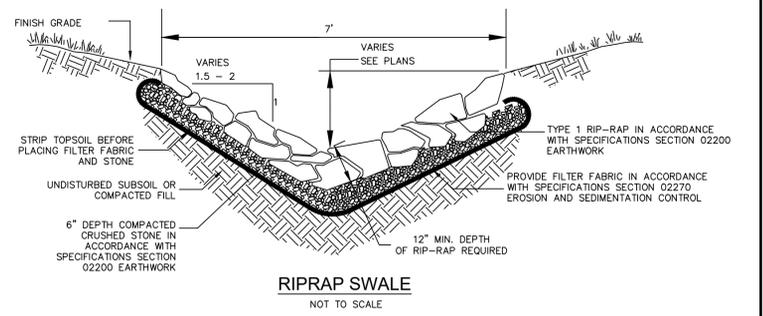
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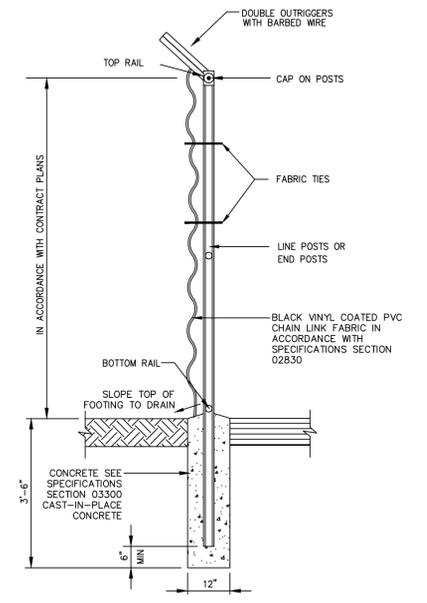
SIGNAGE BOLLARD
NOT TO SCALE



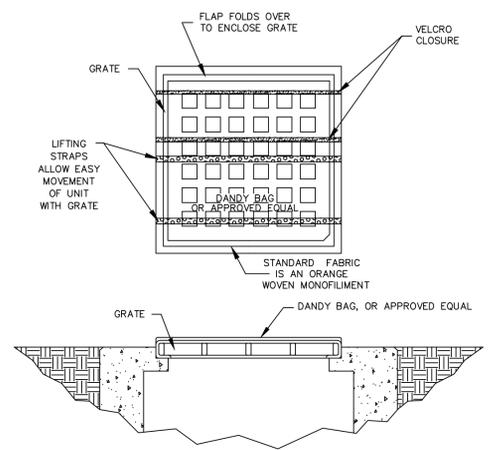
SIGNAGE GRAPHIC
NOT TO SCALE



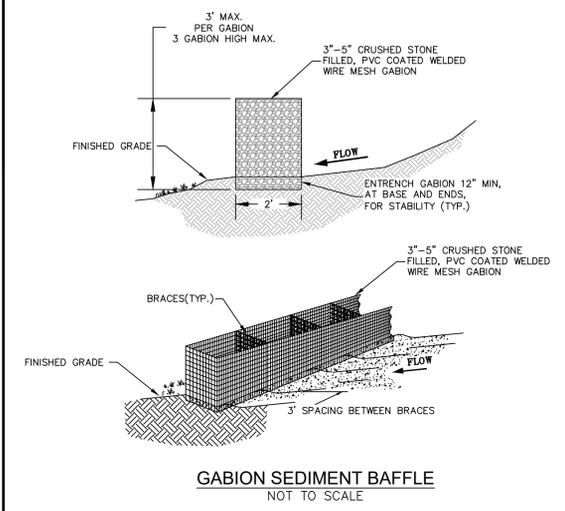
RIPRAP SWALE
NOT TO SCALE



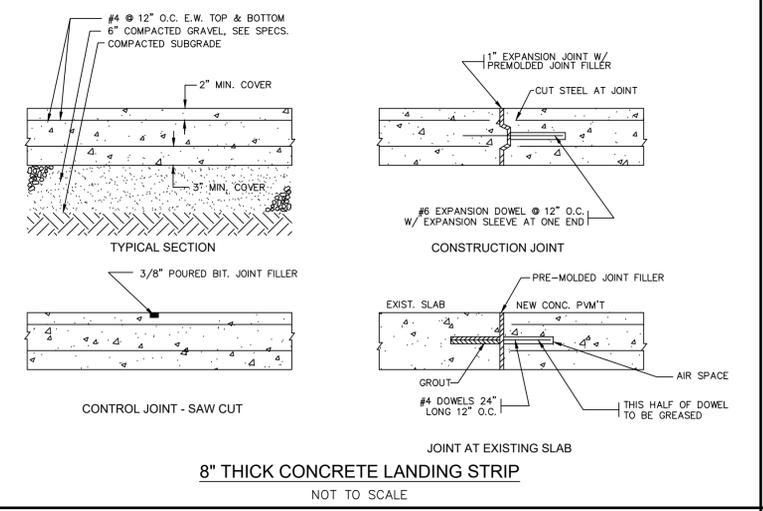
CHAIN LINK FENCE SECTION (TYPICAL)
NOT TO SCALE



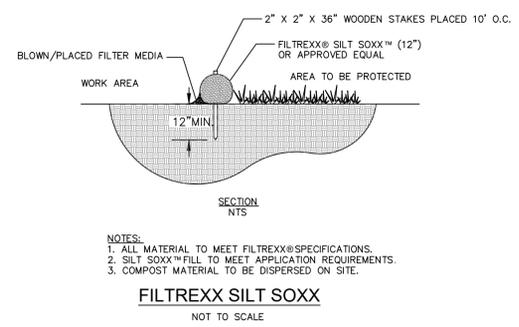
CATCH BASIN INLET PROTECTION
NOT TO SCALE



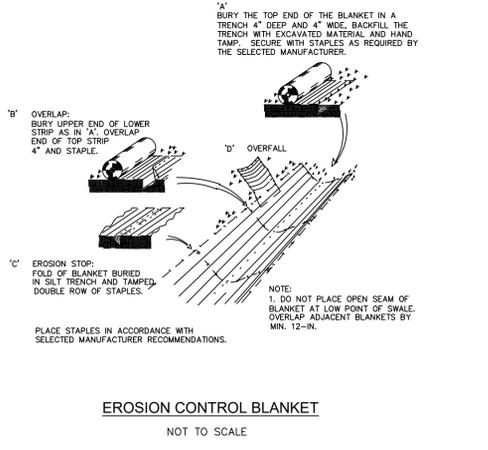
GABION SEDIMENT BAFFLE
NOT TO SCALE



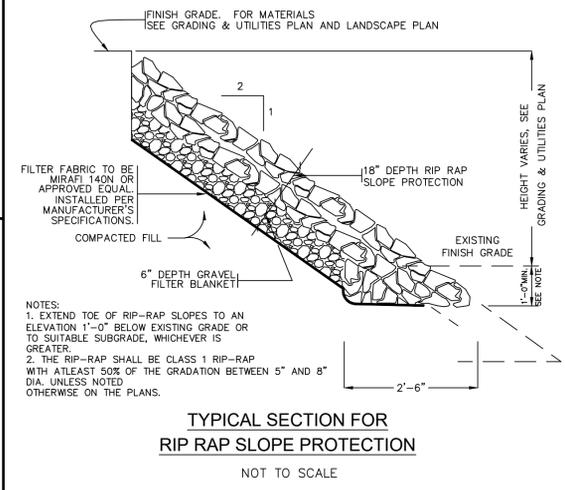
8" THICK CONCRETE LANDING STRIP
NOT TO SCALE



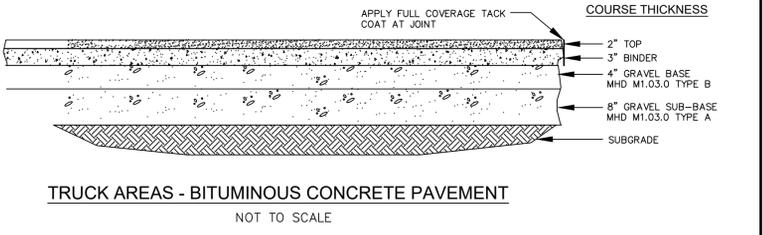
FILTREXX SILT SOXX
NOT TO SCALE



EROSION CONTROL BLANKET
NOT TO SCALE



TYPICAL SECTION FOR RIP RAP SLOPE PROTECTION
NOT TO SCALE



TRUCK AREAS - BITUMINOUS CONCRETE PAVEMENT
NOT TO SCALE

NO	DATE	REVISIONS
1	10/17/2023	RESOURCE AREA FLAGS
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TYPICAL DETAILS

C-6.1
SHEET 8 OF 9

2081.00

