

# Site Development Plan

# Hennep Cultivation & Production Facility

**HENNEP CULTIVATION & PRODUCTION FACILITY**

located at  
**160 Grove Street  
Franklin, MA**

Owned By  
**279 Grove St Nominee Trust  
P.O. Box 369  
Southborough, MA 01772**

Prepared for  
**HENNEP CULTIVATION LLC  
1330 Boylston St Unit 202  
Boston, MA 02215**

Scale: 1" = 100'  
November 21, 2019

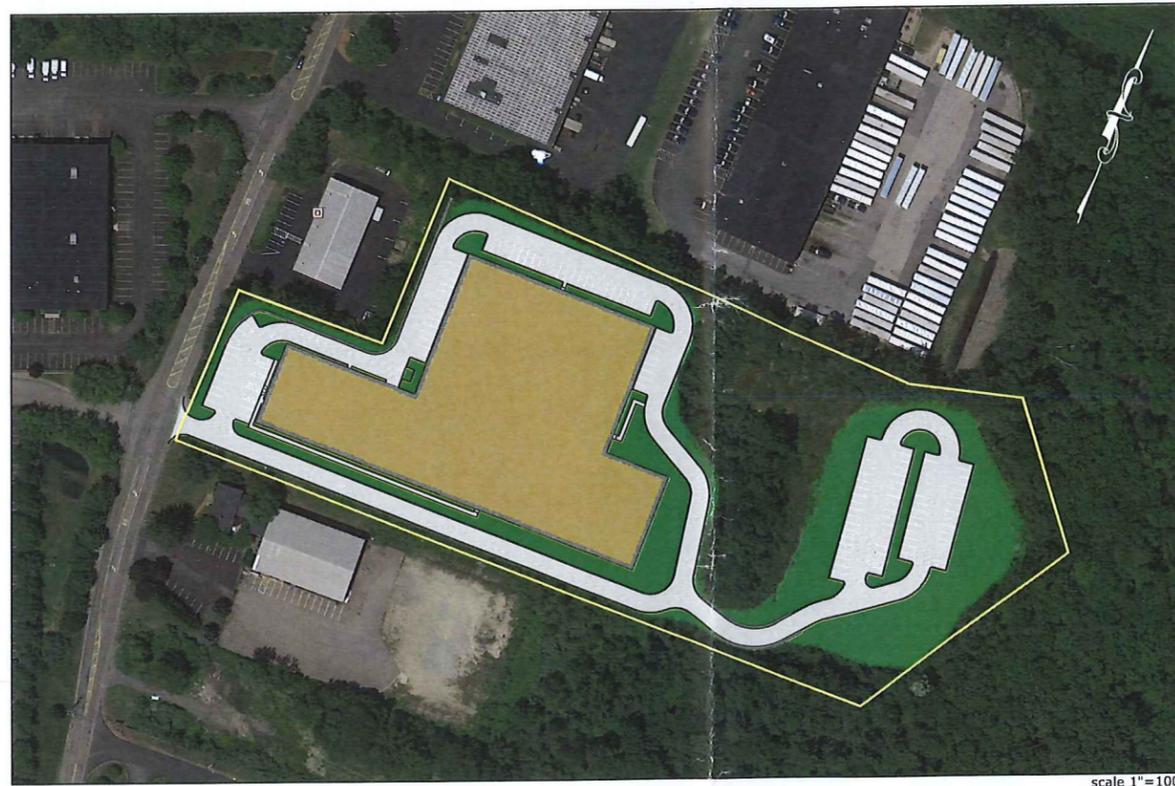
INDEX OF SHEETS	
SHEET NO.	TITLE
C-1	COVER SHEET
C-2	EXISTING CONDITIONS PLAN
C-3	SITE INDEX PLAN
C-4	UTILITY & GRADING PLAN
C-5	UTILITY & GRADING PLAN

**LEGAL REFERENCES**  
ASSESSORS: PARCEL 306-002-000  
DEED: DEED BOOK 10775 PAGE 270

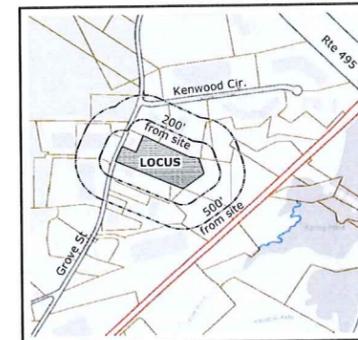
**ZONING SUMMARY**  
Zone: Industrial

	Required	Proposed
Frontage:	175 ft	200.21 ft
Area:	40,000 ft <sup>2</sup>	372,249 ft <sup>2</sup>
Front Yard:	40 ft	80.8 ft
Side Yard:	30 ft	55.6 ft
Rear Yard:	30 ft	328.6 ft
Bldg. Coverage:	70%	26.9%
Lot Coverage:	80%	52.2%
Height:	3 Stories	3 Stories

Note: Portions of the locus is located within the Water Resource District.



scale 1"=100'



Locus Map  
scale 1"=1000'

**LEGEND**

—●—●—●—	SW STONE WALL
○	IPF IRON PIN FOUND
⊙	DHF DRILL HOLE FOUND
□	BOUND TO BE SET
⊖	BOUND FOUND
⊕	DRAIN MANHOLE
⊙	CATCH BASIN
⊙	UTILITY POLE
—100—	EXISTING CONTOUR
—380—	PROPOSED CONTOUR
58x5	PROPOSED SPOT GRADE
⊕	LIGHT - WALL MOUNTED
⊕	LIGHT - POLE MOUNTED
—	SIGN
—ECA—	ELECT., TEL. & CABLE
—W—	WATER LINE
—S—	SEWER LINE
x WF-#	WETLAND FLAG

Date: 11/21/19  
Norman G. Hill, PE #31887



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Civil Engineers • Land Surveyors  
Environmental Consultants

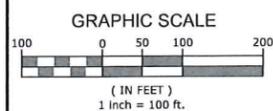
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Bellingham, MA 02019  
508-966-4130

**North Grafton**  
214 Worcester St.  
N. Grafton, MA 01536  
508-839-9526

**Hanson**  
1115 Main Street  
Hanson, MA 02341  
781-294-4144

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Scale 1" = 100'	Date November 21, 2019	Sheet No. C-1
	Job No. B2521	



Located at  
160 Grove Street  
Franklin, MA

**General Notes**  
 1. All elevations refer to NAVD 1988 datum.  
 2. No portion of the site is located within the limits of the 100 yr flood zone as shown on the FIRM Map # 25021C0308E dated 07/17/12

**Existing Conditions Plan**

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Scale: 1" = 40'  
 November 21, 2019

**LEGEND**

- SW STONE WALL
- IPF IRON PIN FOUND
- DHF DRILL HOLE FOUND
- BOUND TO BE SET
- BOUND FOUND
- DRAIN MANHOLE
- CATCH BASIN
- UTILITY POLE
- 100--- EXISTING CONTOUR
- 250--- PROPOSED CONTOUR
- 58x5 PROPOSED SPOT GRADE
- LIGHT - WALL MOUNTED
- LIGHT - POLE MOUNTED
- SIGN
- ELECT., TEL. & CABLE
- WATER LINE
- SEWER LINE
- x WF-# WETLAND FLAG

Date: 11/21/19  
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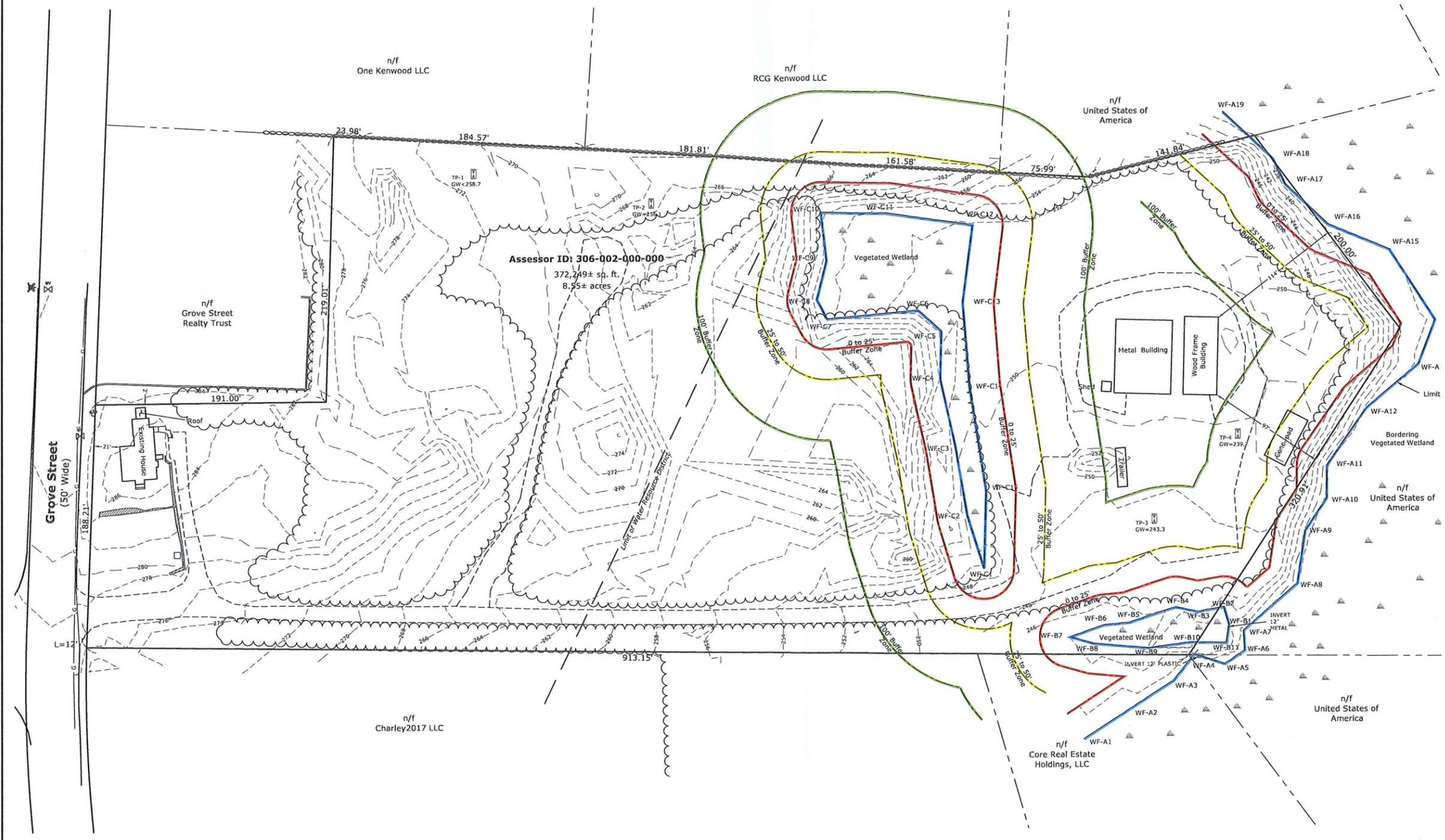
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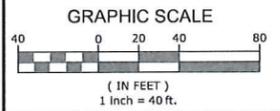
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 781-294-4144

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Scale 1" = 40'  
 Date November 21, 2019  
 Job No. B2521  
 Sheet No. C-2



Assessor ID: 306-002-000-000  
 372,249± sq. ft.  
 8.55± acres



**Zoning Summary**

	Zone: Industrial	
	Required	Proposed
Frontage:	175 ft	200.21 ft
Area:	40,000 ft <sup>2</sup>	372,249 ft <sup>2</sup>
Front Yard:	40 ft	80.8 ft
Side Yard:	30 ft	55.6 ft
Rear Yard:	30 ft	328.6 ft
Bldg. Coverage:	70%	26.9%
Lot Coverage:	80%	52.2%
Height:	3 Stories	3 Stories

Note: Portions of the locus is located within the Water Resource District.

**Parking Summary**

Use	Regulation	Area	Required Spaces
Industrial	1 per 400 ft <sup>2</sup>	16145 ft <sup>2</sup>	41 spaces
Warehouse	1 per 1000 ft <sup>2</sup>	100841 ft <sup>2</sup>	101 spaces
Office	1 per 250 ft <sup>2</sup>	4211 ft <sup>2</sup>	17 spaces
Total Parking Required =			159 spaces
Total proposed parking =			138 spaces

**Utility Notes**

- Place 4" Loam and seed all disturbed areas of the project not otherwise improved.
- All underground utility locations shown are based on field evidence and records provided to Land Planning, Inc.. These locations should be considered approximate. Other utilities may exist which are not evident or for which record information was not found. The contractor must contact all utility companies and "Dig Safe" before excavation begins. We assume no responsibility for damages incurred as a result of utilities omitted or inaccurately shown.
- It is the responsibility of the contractor to review all of the drawings and specifications associated with this project work and project scope prior to the initiation of construction. Should the contractor find a conflict with the documents, relative to the specifications or applicable codes, it is the contractor's responsibility to notify the project engineer of record in writing prior to the start of construction. Failure by the contractor to notify the project engineer shall constitute acceptance of full responsibility by the contractor to complete the scope of work as defined by the drawings and in full conformance with local regulations and codes.
- All work shall conform to Town of Franklin requirements and Massachusetts Highway Department construction standards as applicable.

**General Notes**

- All elevations refer to NAVD 1988 datum.
- No portion of the site is located within the limits of the 100 yr flood zone as shown on the FIRM Map #25021C0308E dated 07/17/12

**Site Index Plan**

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November 21, 2019

**LEGEND**

- SW STONE WALL
- 1PF IRON PIN FOUND
- DHF DRILL HOLE FOUND
- BOUND TO BE SET
- BOUND FOUND
- DRAIN MANHOLE
- CATCH BASIN
- UTILITY POLE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- 581x5 PROPOSED SPOT GRADE
- ⊕ LIGHT - WALL MOUNTED
- ⊕ LIGHT - POLE MOUNTED
- ⊕ SIGN
- ELEC., TEL. & CABLE
- WATER LINE
- SEWER LINE
- x WF-# WETLAND FLAG

Date: 11/21/19

Norman G. Hill, PE #31887



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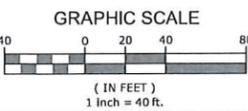
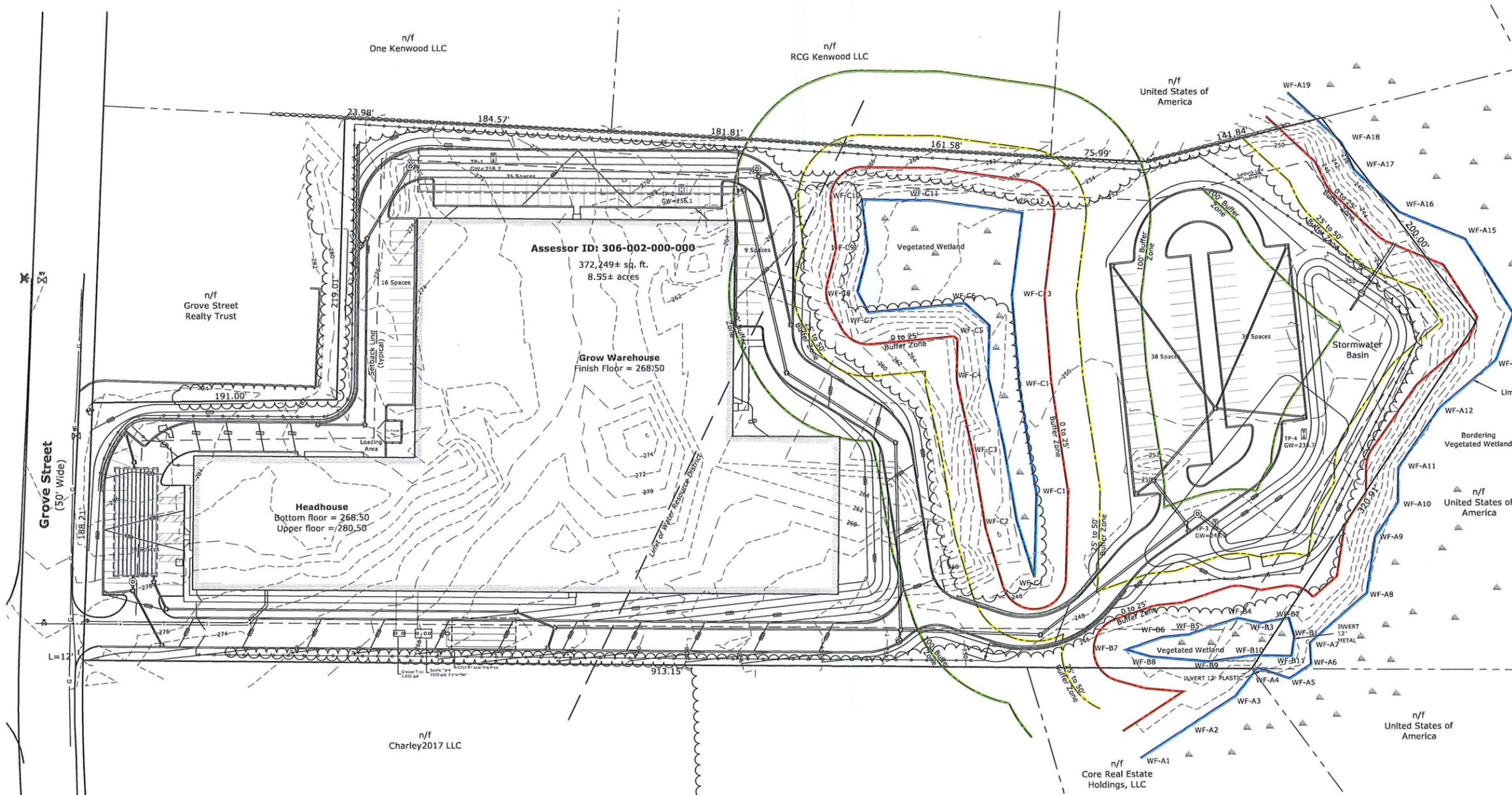
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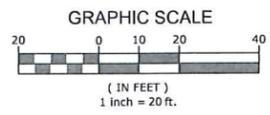
Scale  
1" = 40'

Date Sheet No.

Job No. **C-3**

**B2521**





Zoning Summary

	Required	Proposed
Zone: Industrial		
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Area:	40,000 ft <sup>2</sup>	372,249 ft <sup>2</sup>
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# Utility & Grading Plan

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Scale: 1" = 20'  
 November 21, 2019

LEGEND

	SW STONE WALL
	1PF IRON PIN FOUND
	DHF DRILL HOLE FOUND
	BOUND TO BE SET
	BOUND FOUND
	DRAIN MANHOLE
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	LIGHT - WALL MOUNTED
	LIGHT - POLE MOUNTED
	SIGN
	ELECT., TEL. & CABLE
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Date: 11/21/19  
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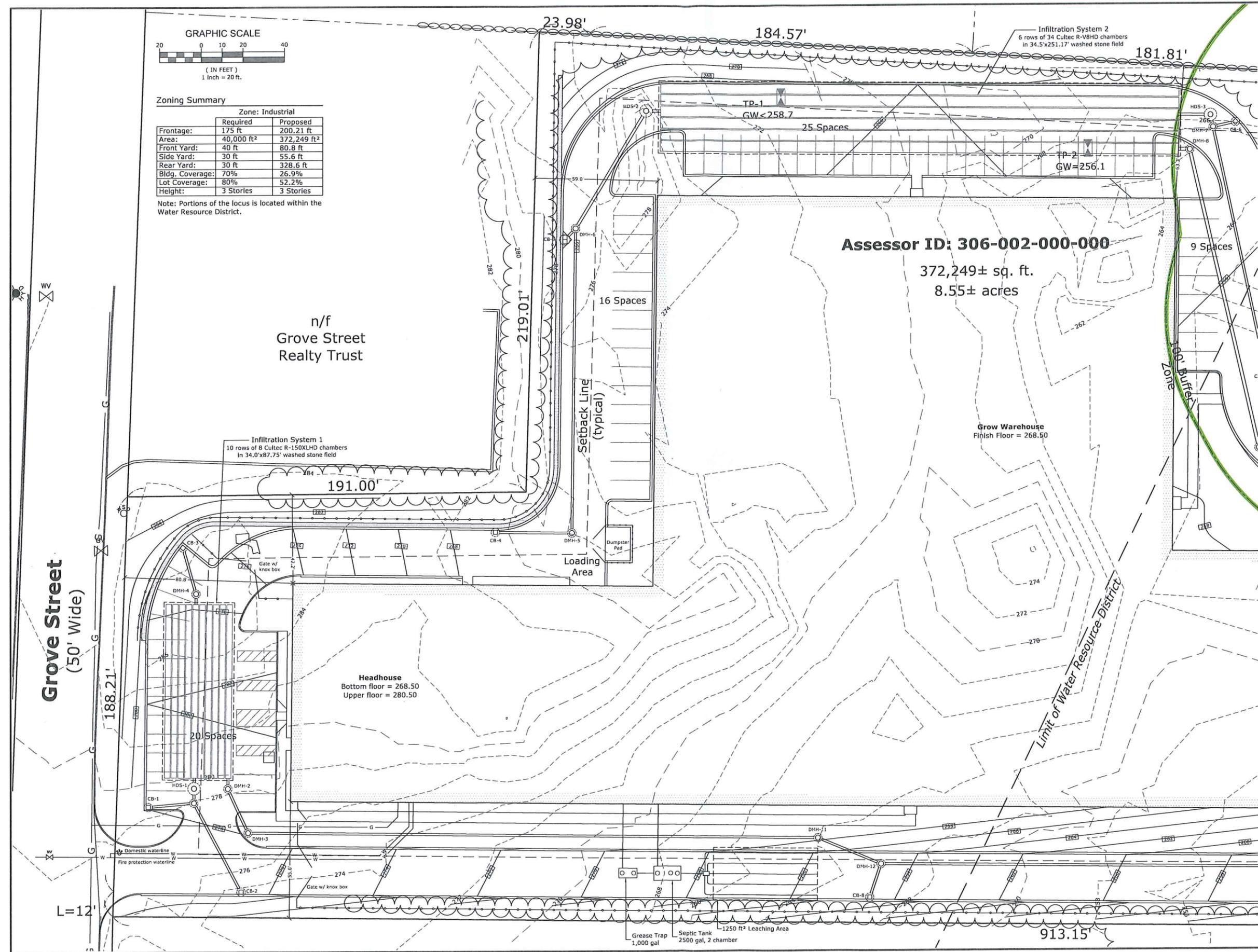
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Scale 1" = 20'	Sheet No. <b>C-4</b>
Date	
Job No. B2521	





**Utility & Grading Plan**

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November 21, 2019

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  - DRAIN MANHOLE
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  - UTILITY POLE
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  - PROPOSED CONTOUR
  - 580x5 PROPOSED SPOT GRADE
  - ← LIGHT - WALL MOUNTED
  - ☆ LIGHT - POLE MOUNTED
  - ▽ SIGN
  - ELEC., TEL. & CABLE
  - W WATER LINE
  - S SEWER LINE
  - x WF-# WETLAND FLAG

Date: 11/21/19  
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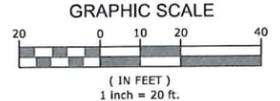
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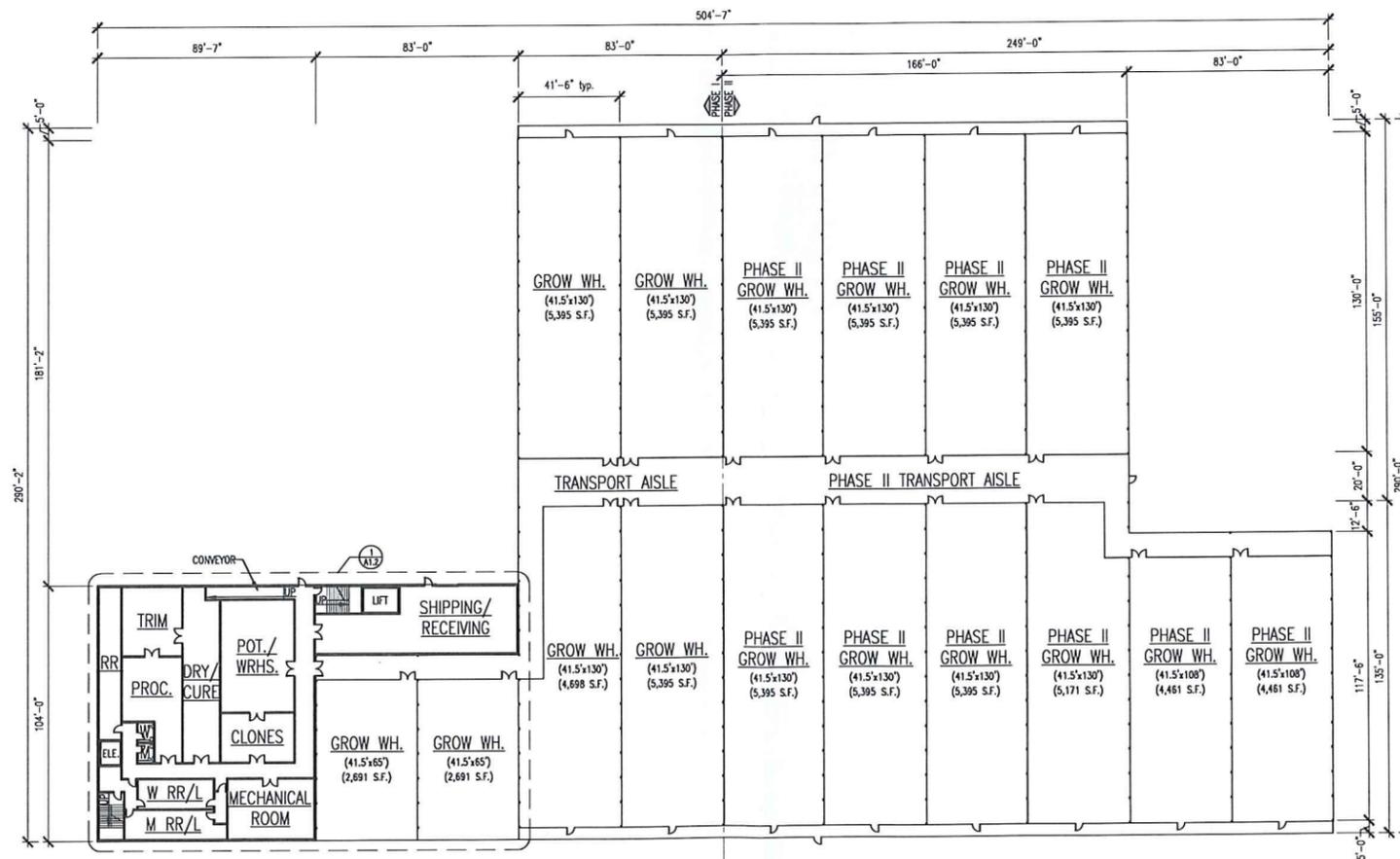
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Date: \_\_\_\_\_ Sheet No. **C-5**  
Job No. **B2521**

**Zoning Summary**

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Note: Portions of the locus is located within the Water Resource District.





1 GREENHOUSE LEVEL PLAN  
 A1.1 SCALE: 1/32" = 1'-0"

**Engel Architects, LLC**  
 1854 Lincoln Highway East  
 Lancaster, PA 17602  
 (717) 992-8021, fax 992-7140

Growing Facility  
 for  
**HENNEP**

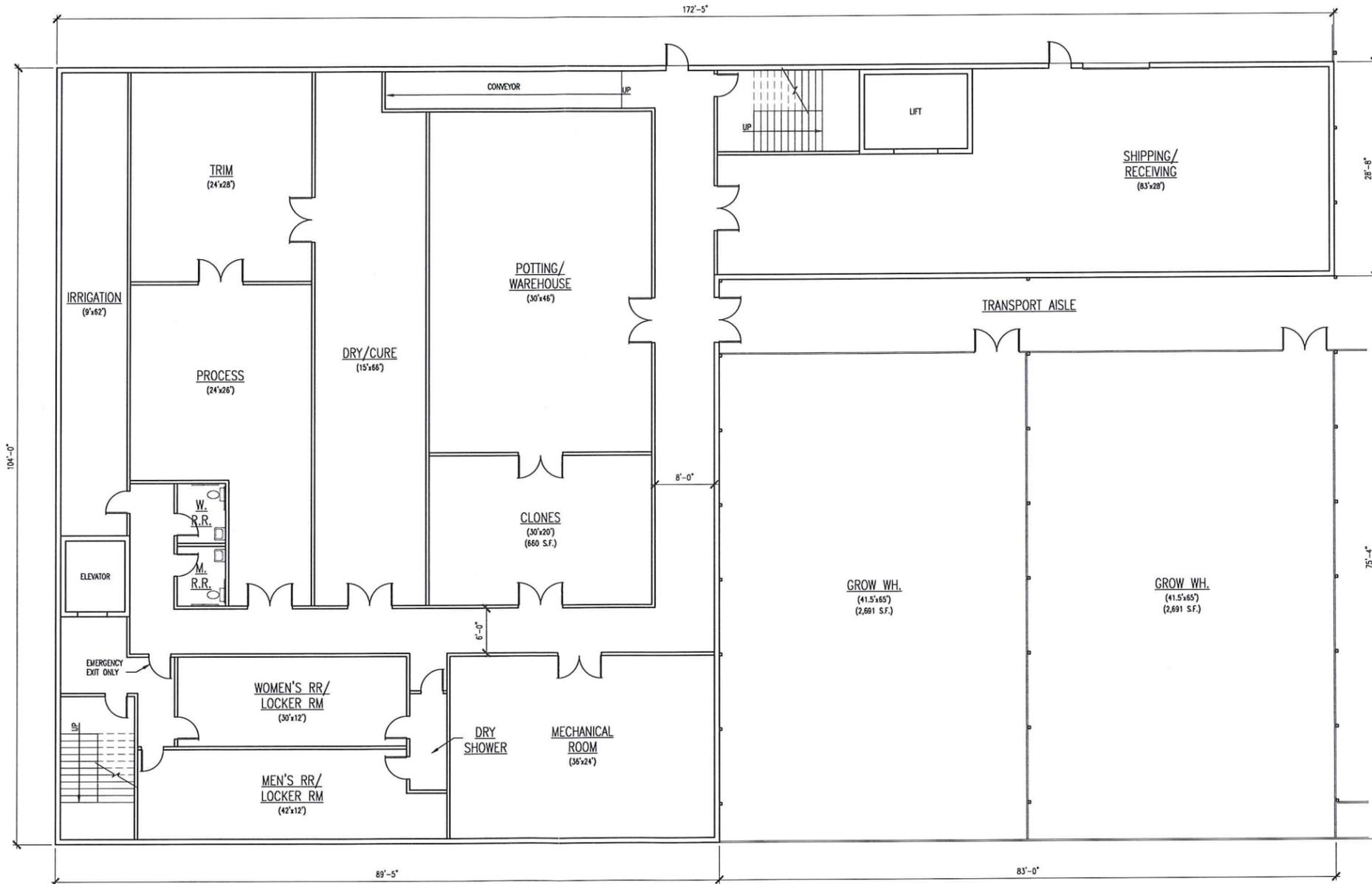
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PROJECT NO.  
18161  
 MANAGED BY  
E. ENGEL  
 DRAWN BY  
D. ENGEL  
 REVISIONS

DATE  
November 22, 2019  
 DRAWING TITLE  
FLOOR PLAN

SHEET NO.  
**A1.1**



1 GREENHOUSE LEVEL H.H. PLAN  
 A1.2 SCALE: 1/8" = 1'-0"



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Growing Facility  
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**HENNEP**

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MANAGED BY  
E. ENGEL

DRAWN BY  
D. ENGEL

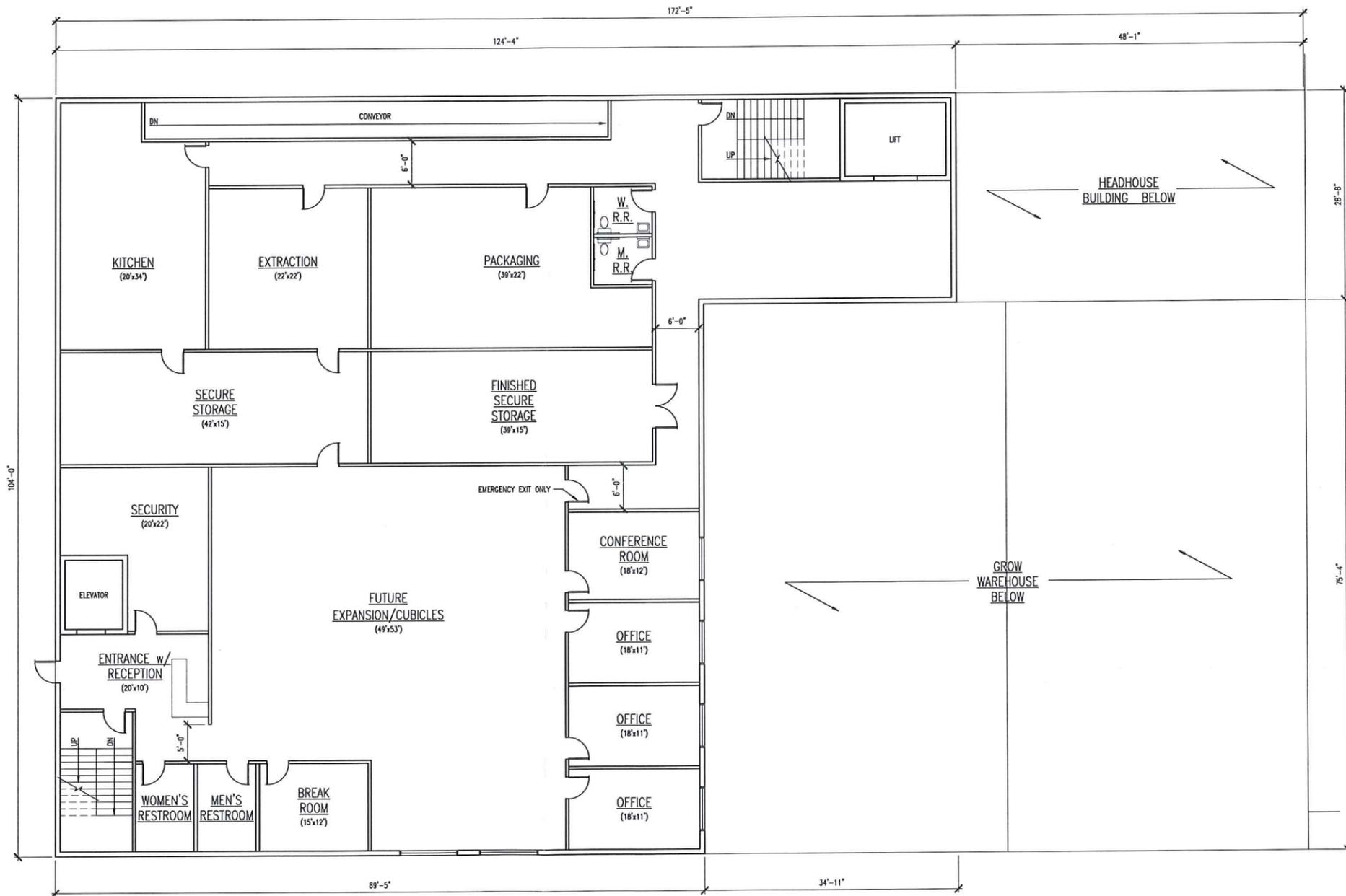
REVISIONS

DATE  
November 22, 2019

DRAWING TITLE  
HEADHOUSE  
FLOOR PLAN

SHEET NO.

**A1.2**



1 ENTRANCE LEVEL H.H. PLAN  
 A1.3 SCALE: 1/8" = 1'-0"



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Growing Facility  
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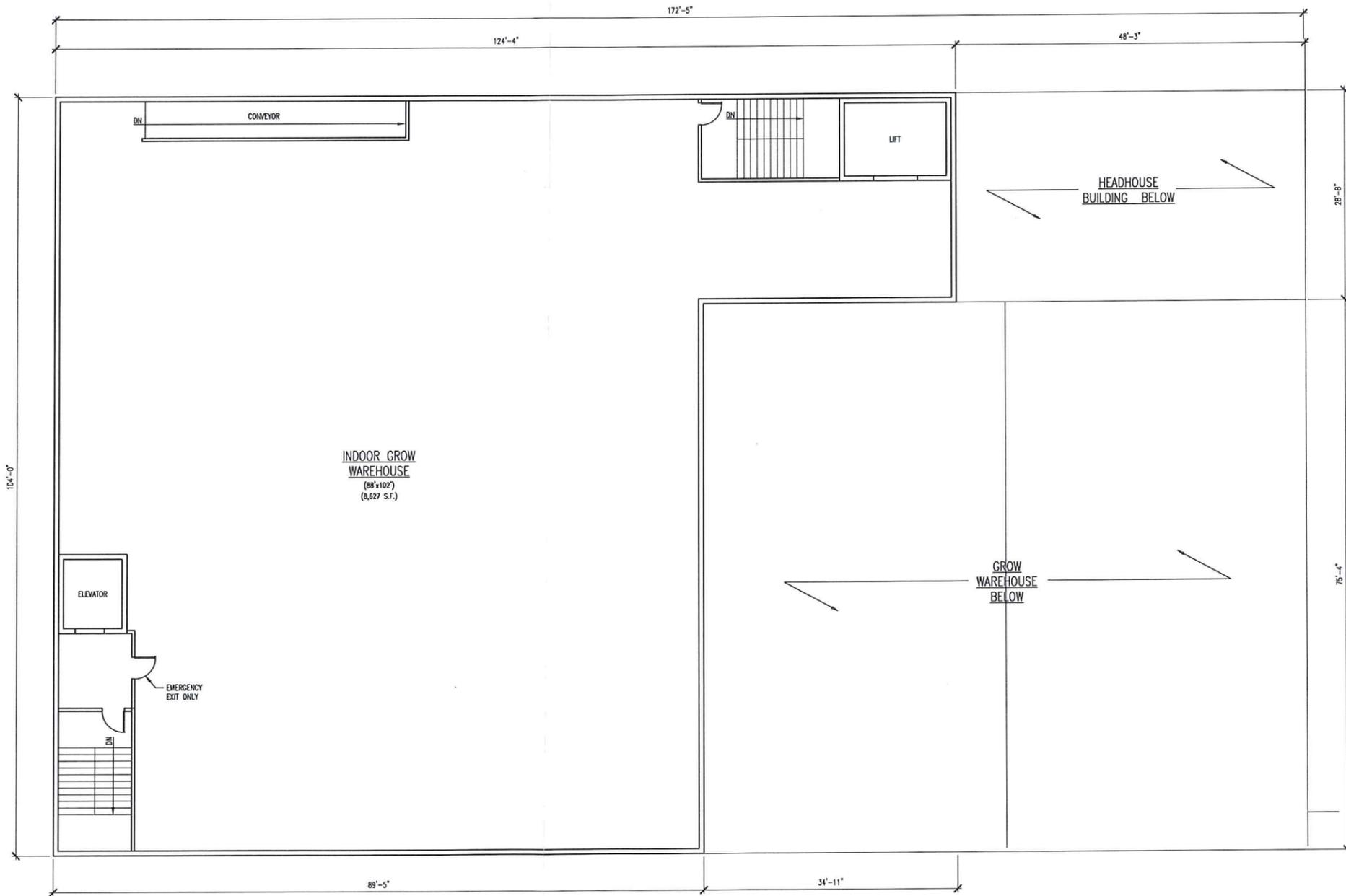
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DATE  
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DRAWING TITLE  
HEADHOUSE  
FLOOR PLAN

SHEET NO.

**A1.3**



1  
A1.4 3RD FLOOR H.H. PLAN  
SCALE: 1/8" = 1'-0"



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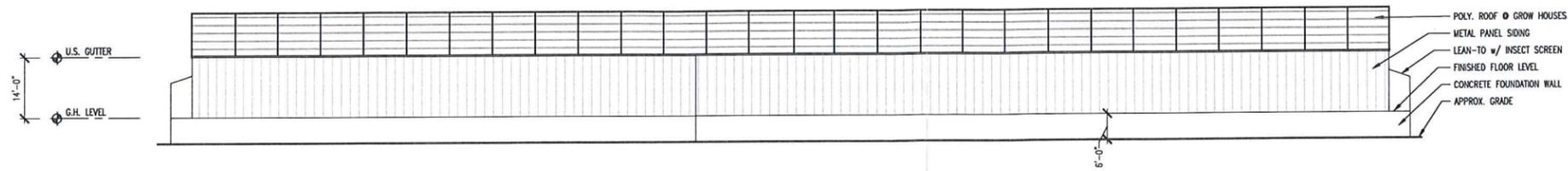
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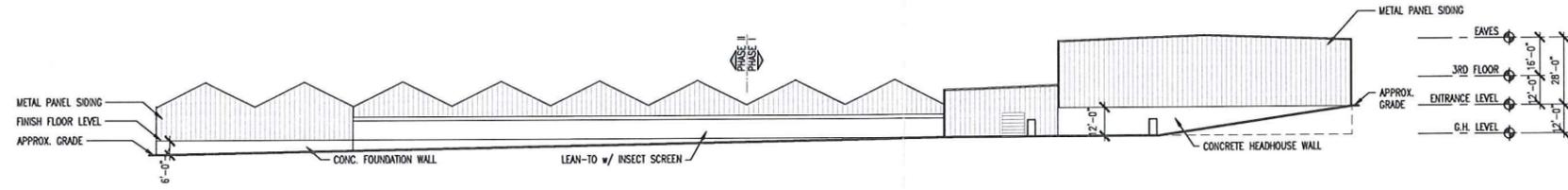
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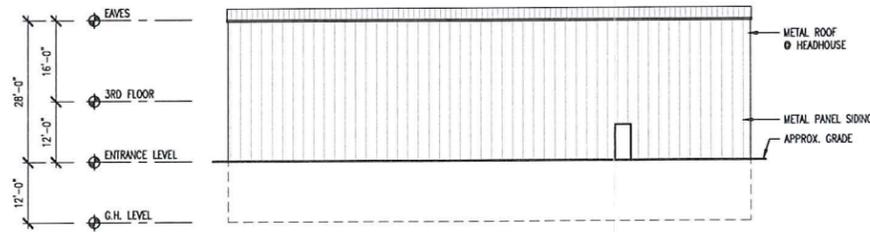
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**A1.4**



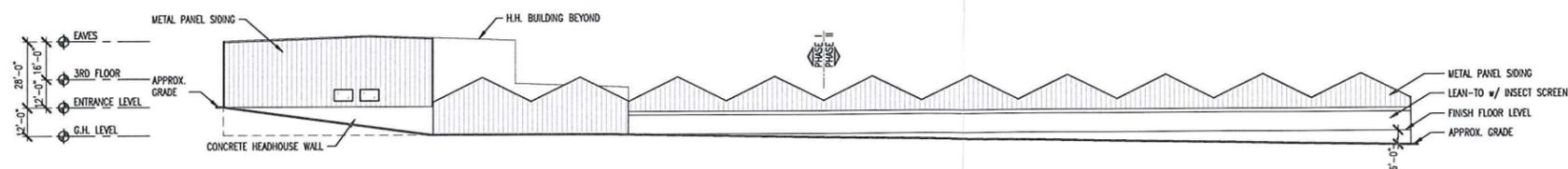
4 EAST ELEVATION  
A2.1 SCALE: 1/16" = 1'-0"



3 NORTH ELEVATION  
A2.1 SCALE: 1/32" = 1'-0"



2 WEST ELEVATION  
A2.1 SCALE: 1/16" = 1'-0"



1 SOUTH ELEVATION  
A2.1 SCALE: 1/32" = 1'-0"

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DRAWING TITLE  
EXTERIOR ELEVATIONS

SHEET NO.

A2.1