

# "GUARDIAN SELF STORAGE II"

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

Date: January 8, 2025

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TRUCK TURNING RADIUS PLAN  
ARCHITECTURAL PLANS (BY OTHERS)



### NOTES

1. THIS LAND IS ZONED INDUSTRIAL
2. THIS SITE IS NOT LOCATED FLOOD HAZARD ZONE PER FEMA FLOOD MAP 25021C0308E, EFFECTIVE DATE 7/17/2012.
3. THE WETLANDS WERE FLAGGED BY GODDARD CONSULTING ON MAY 29, 2024 AND FIELD LOCATED BY GUERRIERE & HALNON, INC.
4. REFER TO FRANKLIN ASSESSORS MAP 294 LOT 1
5. THIS SITE IS NOT LOCATED WITHIN THE GROUNDWATER PROTECTION DISTRICT.
6. ALL REFERENCED DEEDS ARE ON RECORD AT THE NORFOLK REGISTRY OF DEEDS.
7. THIS SITE IS NOT LOCATED WITHIN A NATURAL HERITAGE AND ENDANGERED SPECIES PROGRAM AREA.
8. DATUM: HORIZONTAL: NAD83; VERTICAL: NAVD88.



F4683

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

### LEGAL NOTES

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

CONSTRUCTION ON THIS LAND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS, OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.

### OWNER/APPLICANT

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

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

### COVER

JANUARY 8, 2025

DATE	REVISION DESCRIPTION

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

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

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

MINIMUM YARDS  
 FRONT 40.5'  
 SIDE 30.5'  
 REAR 30.5'

MAXIMUM BLDG. HT. 36 FEET

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

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

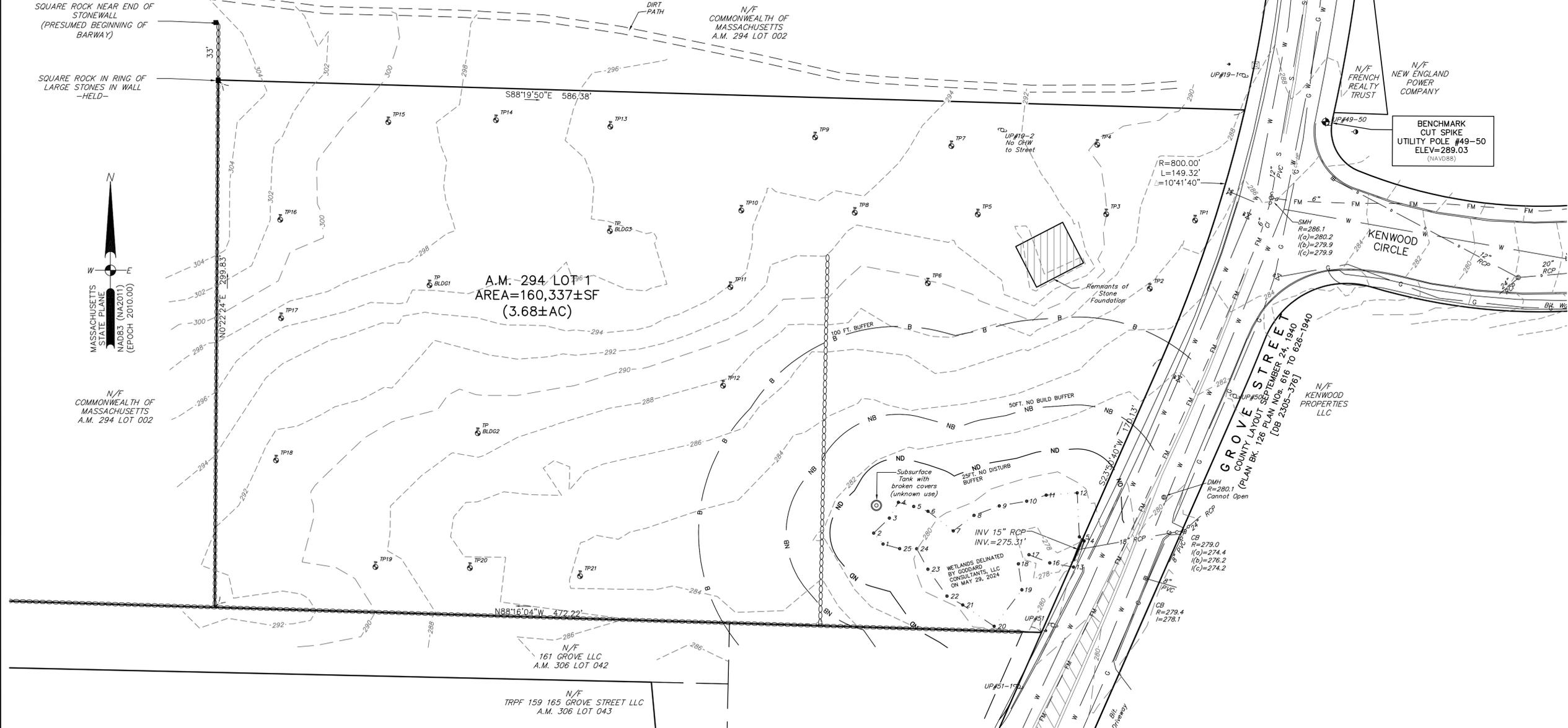
BUILDINGS UP TO 60 FEET IN HEIGHT MAY BE PERMITTED BY A SPECIAL PERMIT FROM THE PLANNING BOARD

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

**TESTING INFORMATION**

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

TP	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	BLDG 1	BLDG 2	BLDG 3
286.2	SANDY LOAM A 6"	SANDY LOAM A 6"	SANDY LOAM A 6"	SANDY LOAM A 6"	SANDY LOAM A 6"	SANDY LOAM A 6"	SANDY LOAM A 6"	SANDY LOAM A 6"	SANDY LOAM A 6"	SANDY LOAM A 6"	SANDY LOAM A 6"	SANDY LOAM A 6"	SANDY LOAM A 6"	SANDY LOAM A 6"	SANDY LOAM A 6"	SANDY LOAM A 6"	SANDY LOAM A 6"	SANDY LOAM A 6"	SANDY LOAM A 6"	SANDY LOAM A 6"	SANDY LOAM A 6"	SANDY LOAM A 6"	SANDY LOAM A 6"	SANDY LOAM A 6"
285.7	SANDY LOAM B 6-24"	SANDY LOAM B 6-24"	SANDY LOAM B 6-24"	SANDY LOAM B 6-24"	SANDY LOAM B 6-24"	SANDY LOAM B 6-24"	SANDY LOAM B 6-24"	SANDY LOAM B 6-24"	SANDY LOAM B 6-24"	SANDY LOAM B 6-24"	SANDY LOAM B 6-24"	SANDY LOAM B 6-24"	SANDY LOAM B 6-24"	SANDY LOAM B 6-24"	SANDY LOAM B 6-24"	SANDY LOAM B 6-24"	SANDY LOAM B 6-24"	SANDY LOAM B 6-24"	SANDY LOAM B 6-24"	SANDY LOAM B 6-24"	SANDY LOAM B 6-24"	SANDY LOAM B 6-24"	SANDY LOAM B 6-24"	SANDY LOAM B 6-24"
284.2	SAND 24-90"	SAND 24-64"	SAND 24-48"	SAND 24-62"	SAND 24-60"	SAND 24-72"	SAND 24-60"	SAND 18-42"	SAND 18-40"	SAND 16-60"	SAND 24-40"	SAND 24-54"	SAND 24-66"	SAND 24-48"	SAND 24-48"	SAND 24-46"	SAND 18-36"	SAND 18-40"	SAND 24-60"	SAND 24-40"	SAND 24-48"	SAND 20-48"	SAND 24-72"	SAND 18-48"
278.7	NO MOTTLES REFUSAL @ 278.7	NO MOTTLES REFUSAL @ 280.27	NO MOTTLES REFUSAL @ 286.0	NO MOTTLES REFUSAL @ 284.73	NO MOTTLES REFUSAL @ 288.0	NO MOTTLES REFUSAL @ 280.0	NO MOTTLES REFUSAL @ 286.4	NO MOTTLES REFUSAL @ 289.3	NO MOTTLES REFUSAL @ 291.37	NO MOTTLES REFUSAL @ 289.41	NO MOTTLES REFUSAL @ 290.57	NO MOTTLES REFUSAL @ 283.3	NO MOTTLES REFUSAL @ 290.0	NO MOTTLES REFUSAL @ 291.5	NO MOTTLES REFUSAL @ 294.9	NO MOTTLES REFUSAL @ 297.4	NO MOTTLES REFUSAL @ 294.0	NO MOTTLES REFUSAL @ 287.67	NO MOTTLES REFUSAL @ 289.41	NO MOTTLES REFUSAL @ 290.57	NO MOTTLES REFUSAL @ 283.3	NO MOTTLES REFUSAL @ 290.0	NO MOTTLES REFUSAL @ 291.5	NO MOTTLES REFUSAL @ 294.9
294.4	SANDY LOAM A 6"	SANDY LOAM A 6"	SANDY LOAM A 6"	SANDY LOAM A 6"	SANDY LOAM A 6"	SANDY LOAM A 6"	SANDY LOAM A 6"	SANDY LOAM A 6"	SANDY LOAM A 6"	SANDY LOAM A 6"	SANDY LOAM A 6"	SANDY LOAM A 6"	SANDY LOAM A 6"	SANDY LOAM A 6"	SANDY LOAM A 6"	SANDY LOAM A 6"	SANDY LOAM A 6"	SANDY LOAM A 6"	SANDY LOAM A 6"	SANDY LOAM A 6"	SANDY LOAM A 6"	SANDY LOAM A 6"	SANDY LOAM A 6"	SANDY LOAM A 6"
293.9	SANDY LOAM B 6-16"	SANDY LOAM B 6-24"	SANDY LOAM B 6-24"	SANDY LOAM B 6-24"	SANDY LOAM B 6-24"	SANDY LOAM B 6-24"	SANDY LOAM B 6-24"	SANDY LOAM B 6-24"	SANDY LOAM B 6-24"	SANDY LOAM B 6-24"	SANDY LOAM B 6-24"	SANDY LOAM B 6-24"	SANDY LOAM B 6-24"	SANDY LOAM B 6-24"	SANDY LOAM B 6-24"	SANDY LOAM B 6-24"	SANDY LOAM B 6-24"	SANDY LOAM B 6-24"	SANDY LOAM B 6-24"	SANDY LOAM B 6-24"	SANDY LOAM B 6-24"	SANDY LOAM B 6-24"	SANDY LOAM B 6-24"	SANDY LOAM B 6-24"
293.07	SAND 16-60"	SAND 24-40"	SAND 24-54"	SAND 24-66"	SAND 24-66"	SAND 24-48"	SAND 24-46"	SAND 18-36"	SAND 18-40"	SAND 16-60"	SAND 24-40"	SAND 24-54"	SAND 24-66"	SAND 24-66"	SAND 24-48"	SAND 24-46"	SAND 18-36"	SAND 18-40"	SAND 16-60"	SAND 24-40"	SAND 24-54"	SAND 24-66"	SAND 24-66"	SAND 24-48"
289.41	NO MOTTLES REFUSAL @ 289.41	NO MOTTLES REFUSAL @ 290.57	NO MOTTLES REFUSAL @ 283.3	NO MOTTLES REFUSAL @ 290.0	NO MOTTLES REFUSAL @ 291.5	NO MOTTLES REFUSAL @ 294.9	NO MOTTLES REFUSAL @ 297.4	NO MOTTLES REFUSAL @ 294.0	NO MOTTLES REFUSAL @ 287.67	NO MOTTLES REFUSAL @ 289.41	NO MOTTLES REFUSAL @ 290.57	NO MOTTLES REFUSAL @ 283.3	NO MOTTLES REFUSAL @ 290.0	NO MOTTLES REFUSAL @ 291.5	NO MOTTLES REFUSAL @ 294.9	NO MOTTLES REFUSAL @ 297.4	NO MOTTLES REFUSAL @ 294.0	NO MOTTLES REFUSAL @ 287.67	NO MOTTLES REFUSAL @ 289.41	NO MOTTLES REFUSAL @ 290.57	NO MOTTLES REFUSAL @ 283.3	NO MOTTLES REFUSAL @ 290.0	NO MOTTLES REFUSAL @ 291.5	NO MOTTLES REFUSAL @ 294.9
289.0	SANDY LOAM A 6"	SANDY LOAM A 6"	SANDY LOAM A 6"	SANDY LOAM A 6"	SANDY LOAM A 6"	SANDY LOAM A 6"	SANDY LOAM A 6"	SANDY LOAM A 6"	SANDY LOAM A 6"	SANDY LOAM A 6"	SANDY LOAM A 6"	SANDY LOAM A 6"	SANDY LOAM A 6"	SANDY LOAM A 6"	SANDY LOAM A 6"	SANDY LOAM A 6"	SANDY LOAM A 6"	SANDY LOAM A 6"	SANDY LOAM A 6"	SANDY LOAM A 6"	SANDY LOAM A 6"	SANDY LOAM A 6"	SANDY LOAM A 6"	SANDY LOAM A 6"
288.5	SANDY LOAM B 6-24"	SANDY LOAM B 6-18"	SANDY LOAM B 6-24"	SANDY LOAM B 6-24"	SANDY LOAM B 6-24"	SANDY LOAM B 6-24"	SANDY LOAM B 6-24"	SANDY LOAM B 6-24"	SANDY LOAM B 6-24"	SANDY LOAM B 6-24"	SANDY LOAM B 6-24"	SANDY LOAM B 6-24"	SANDY LOAM B 6-24"	SANDY LOAM B 6-24"	SANDY LOAM B 6-24"	SANDY LOAM B 6-24"	SANDY LOAM B 6-24"	SANDY LOAM B 6-24"	SANDY LOAM B 6-24"	SANDY LOAM B 6-24"	SANDY LOAM B 6-24"	SANDY LOAM B 6-24"	SANDY LOAM B 6-24"	SANDY LOAM B 6-24"
287.0	SAND 24-60"	GRAVEL 18-60"	GRAVEL 24-48"	GRAVEL 24-66"	GRAVEL 24-66"	GRAVEL 24-48"	GRAVEL 24-46"	SAND 18-36"	SAND 18-40"	SAND 24-60"	GRAVEL 18-60"	GRAVEL 24-48"	GRAVEL 24-66"	GRAVEL 24-66"	GRAVEL 24-48"	GRAVEL 24-46"	SAND 18-36"	SAND 18-40"	SAND 24-60"	GRAVEL 18-60"	GRAVEL 24-48"	GRAVEL 24-66"	GRAVEL 24-66"	GRAVEL 24-48"
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01/10/2025

ROBERT E. CONSTANTINE, II No. 49611

DALE MACHUGON CIVIL ENGINEER No. 54675

F4683

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

FRANKLIN PLANNING BOARD

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BEING A MAJORITY

LEGAL NOTES

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

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OWNER/APPLICANT

JEM PARTNERS LLC  
 599 WASHINGTON STREET  
 FRANKLIN, MA. 02038

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

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

EXISTING CONDITIONS

JANUARY 8, 2025

DATE	REVISION DESCRIPTION

GRAPHIC SCALE: 1"=30'

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

Guerriere & Halon, Inc.  
 ENGINEERING & LAND SURVEYING

55 WEST CENTRAL ST. PH. (508) 528-3221  
 FRANKLIN, MA 02038 FX. (508) 528-7921  
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SHEET 2 OF 10 JOB NO. F4683

# EROSION CONTROL AND DRAINAGE CONSTRUCTION PHASING

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

### DEBRIS NOTE:

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

### GENERAL NOTES:

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

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



F4683

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FRANKLIN PLANNING BOARD

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BEING A MAJORITY

#### LEGAL NOTES

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SITE PLAN AND  
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GUARDIAN  
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151 GROVE STREET  
FRANKLIN MASSACHUSETTS

### EROSION CONTROL PLAN

JANUARY 8, 2025

DATE	REVISION DESCRIPTION

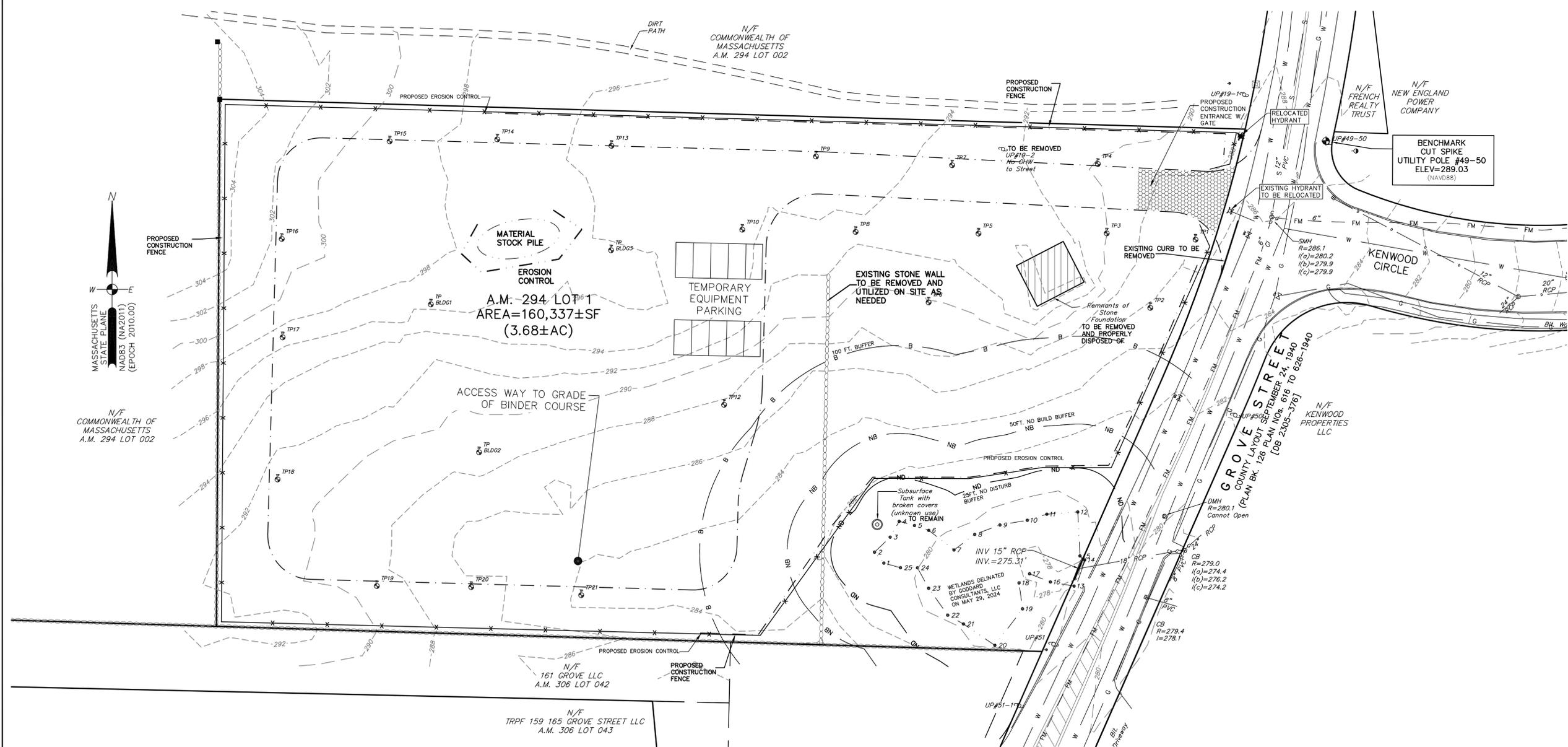
GRAPHIC SCALE: 1"=30'



**Guerriere & Halon, Inc.**

ENGINEERING & LAND SURVEYING

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



C:\GIS\Guerriere & Halon\Franklin - CD\Projects\F4683\DWG\F4683 SITE.dwg, 1/10/2025 10:27:29 AM, [REC]

INDUSTRIAL		
FRANKLIN ZONING BYLAW SECTION 185 ATTACHMENT 9; LAST AMENDED 09-6-2023 BY AMENDMENT 23-898		
	REQUIRED	PROPOSED
MINIMUM LOT AREA	40,000 SF	160,337 SF
MINIMUM LOT FRONTAGE	175'	319.45'
MINIMUM LOT DEPTH	200'	472'
MINIMUM LOT WIDTH	157.5'	299'
MINIMUM YARDS		
FRONT	40' <sup>5</sup>	221.5
SIDE	30' <sup>5</sup>	50.3'
REAR	30' <sup>5</sup>	73.9'
MAXIMUM BLDG. HT.	36	2
STORIES	-	-
FEET	-	-
% OF LOT UPLAND COVERED BY:		
STRUCTURES	70	22.5%
STRUCTURES+PAVING	80	45.9%

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

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

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

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

FIRST FLOOR PARKING  
OFFICE = 1050 SF / 250SF = 4.2 (5) PARKING SPACES REQUIRED  
WAREHOUSE = 35,050 SF / 1000SF = 35 PARKING SPACES REQUIRED

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

TOTAL REQUIRED = 68 PARKING SPACES

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

PROVIDED PARKING = 6 PARKING SPACES FOR OFFICE USE

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

01/10/2025

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

DALE MARCHIONNI  
No. 34575  
REGISTERED PROFESSIONAL SURVEYOR

F4683

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

FRANKLIN PLANNING BOARD

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**LEGAL NOTES**

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

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**OWNER**

JEM PARTNERS LLC  
599 WASHINGTON STREET  
FRANKLIN, MA. 02038

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

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

**SITE PLAN**

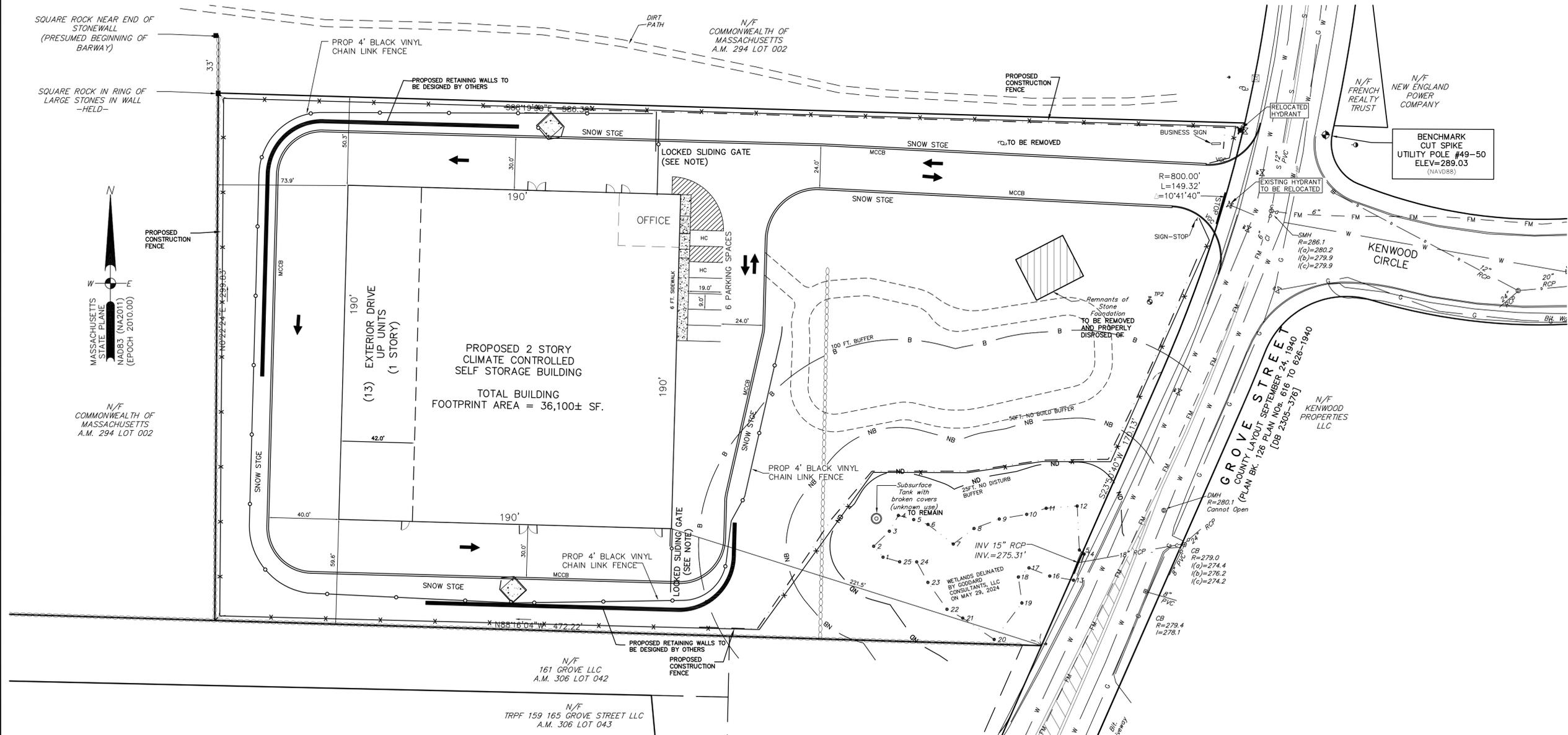
DATE	REVISION DESCRIPTION

GRAPHIC SCALE: 1"=30'

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

**Guerriere & Halnon, Inc.**  
ENGINEERING & LAND SURVEYING

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



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

NOTES

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

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



APPROVED DATE: \_\_\_\_\_  
 FRANKLIN PLANNING BOARD  
 \_\_\_\_\_  
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LEGAL NOTES

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OWNER

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

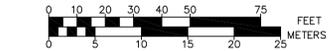
SITE PLAN AND  
 SPECIAL PERMIT  
 FOR  
 GUARDIAN  
 SELF STORAGE II  
 151 GROVE STREET  
 FRANKLIN MASSACHUSETTS

LANDSCAPE PLAN

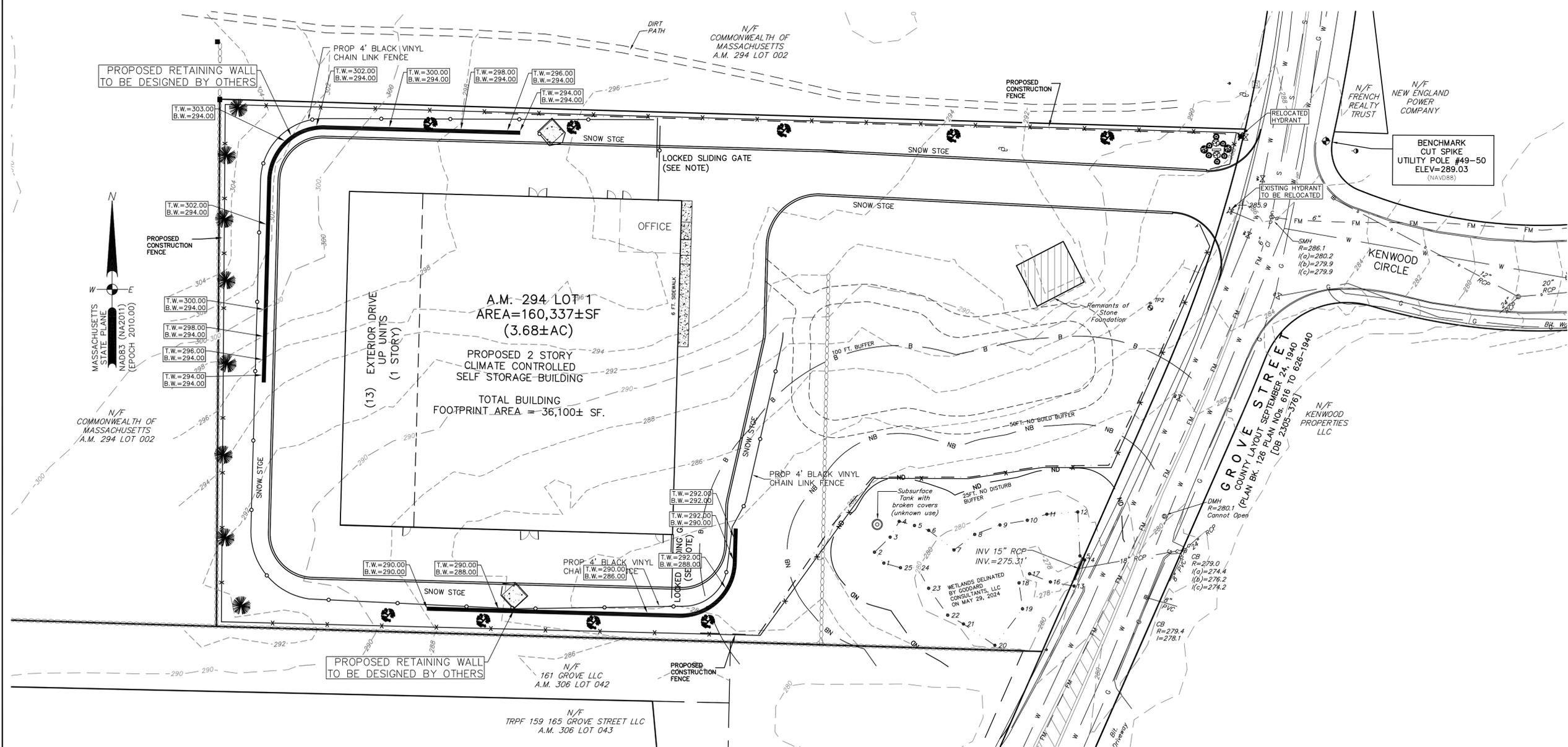
JANUARY 8, 2025

DATE	REVISION DESCRIPTION

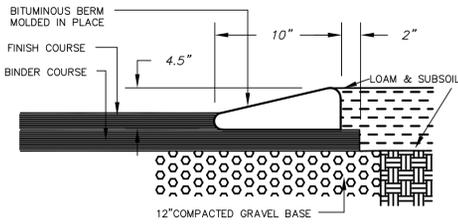
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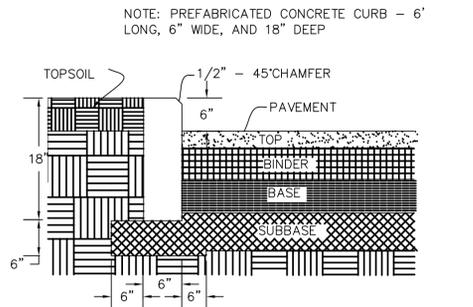
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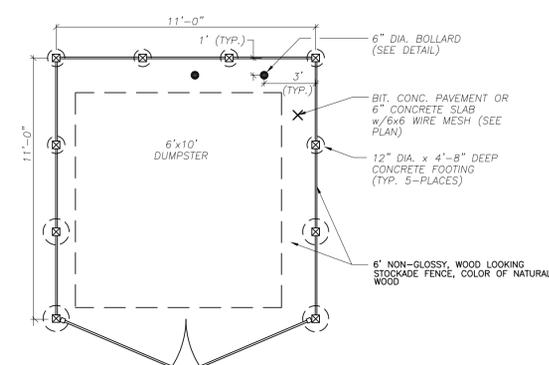


**MODIFIED BITUMINOUS CAPE COD BERM DETAIL**  
N.T.S.

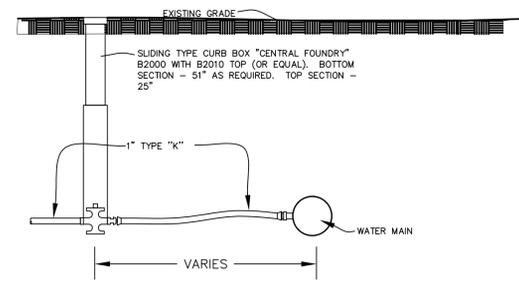


**PREFABRICATED VERTICAL CONCRETE CURB DETAIL**

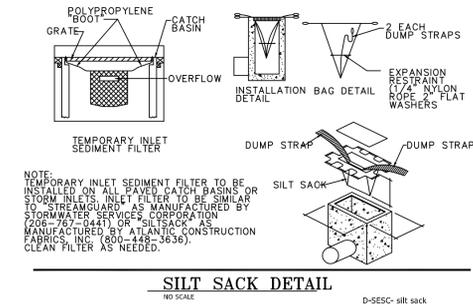
NOTE: PREFABRICATED CONCRETE CURB - 6' LONG, 6" WIDE, AND 18" DEEP



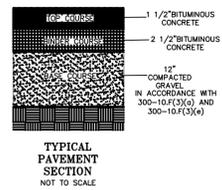
**DUMPSTER ENCLOSURE**  
NOT TO SCALE



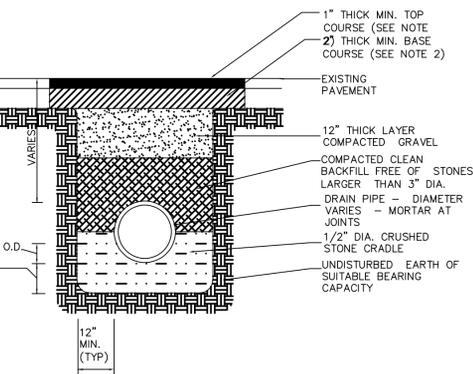
**TYPICAL WATER SERVICE CONNECTION**  
NOT TO SCALE



**SILT SACK DETAIL**  
NOT TO SCALE

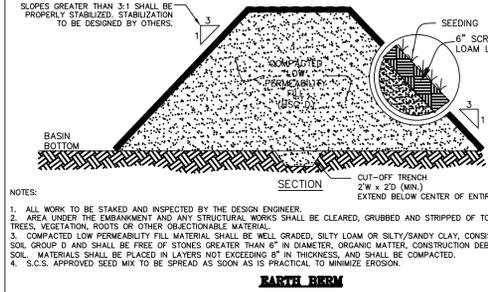


**TYPICAL PAVEMENT SECTION**  
NOT TO SCALE



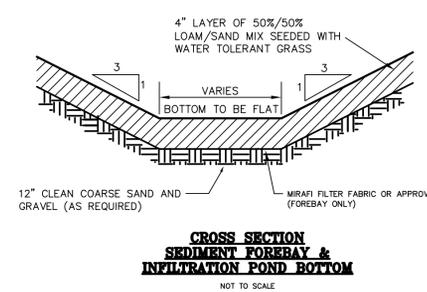
- NOTES:
- AT TIME OF CONSTRUCTION, THE TRENCH IS TO BE BACKFILLED, THEN TOPPED WITH A 12" THICK LAYER OF COMPACTED GRAVEL AND A 2" THICK TEMPORARY LAYER OF HOT TOP PATCH.
  - AFTER THE TRENCH HAS SETTLED THE ORIGINAL PAVEMENT IS TO BE SAW CUT ALONG THE TRENCH. PAVEMENT & TEMPORARY HOT TOP PATCH TO BE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

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

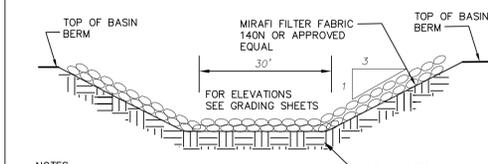


- NOTES:
- ALL WORK TO BE STAKED AND INSPECTED BY THE DESIGN ENGINEER.
  - AREA UNDER THE EMBANKMENT AND ANY STRUCTURAL WORKS SHALL BE CLEARED, GRUBBED AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS OR OTHER OBJECTIONABLE MATERIAL.
  - COMPACTED LOW PERMEABILITY FILL MATERIAL SHALL BE WELL GRADED, SILTY LOAM OR SILTY/SANDY CLAY, CONSISTENT WITH HYDROLOGIC SOIL GROUP D AND SHALL BE FREE OF STONES GREATER THAN 6" IN DIAMETER, ORGANIC MATTER, CONSTRUCTION DEBRIS, SNOW OR FROZEN SOIL. MATERIALS SHALL BE PLACED IN LAYERS NOT EXCEEDING 8" IN THICKNESS, AND SHALL BE COMPACTED.
  - S.C.S. APPROVED SEED MIX TO BE SPREAD AS SOON AS IS PRACTICAL TO MINIMIZE EROSION.

**EARTH BERM**

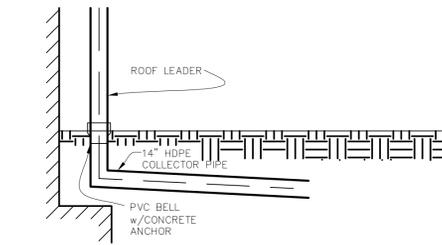


**CROSS SECTION SEDIMENT FOREBAY & INFILTRATION POND BOTTOM**  
NOT TO SCALE



- NOTES:
- INSTALL FILTER MATERIAL BENEATH RIP RAP.
  - RIP RAP SHALL BE PER MHD SPEC. M2.02.3. MINIMUM WEIGHT OF STONE = 50 LBS.; MAXIMUM WEIGHT = 125 LBS.
  - MINIMUM DEPTH OF RIP-RAP TO BE 12".
  - FILL MATERIAL SHALL BE AS NOTED IN EARTH BERM DETAIL.

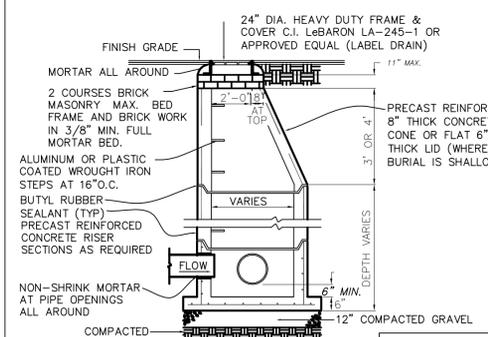
**RIP-RAP SPILLWAY DETAIL**



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

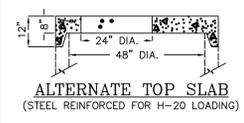
- GENERAL NOTES:**
- THERE ARE NO ESTIMATED OR PRIORITY HABITAT AREAS, AS DEFINED BY THE 2008 N.H.E.S.P. MAPS, WITHIN THE PROJECT AREA.
  - ALL STRUCTURES AND UTILITIES SHOWN ARE PROPOSED UNLESS OTHERWISE NOTED.
  - IT IS THE CONTRACTOR'S/DEVELOPER'S RESPONSIBILITY TO MAINTAIN EROSION CONTROL MEASURES DURING CONSTRUCTION AND UNTIL ROADWAY ACCEPTANCE.
  - CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF FRANKLIN RULES AND REGULATIONS AND MASSACHUSETTS HIGHWAY STANDARD SPECIFICATIONS.
  - A MINIMUM OF 4" OF TOPSOIL IS TO BE REDISTRIBUTED ON SITE EXCEPT WITHIN ROADWAYS.
  - DRAINAGE NOTES:

- EROSION CONTROL NOTES:**
- TAKE EVERY PRECAUTION TO MINIMIZE AND CONTROL EROSION WITHIN THE PROJECT AREA.
  - STOCKPILES OF EXCAVATED MATERIALS AND EXPOSED CUT AND FILL SLOPES SHALL BE KEPT TO MINIMUM GRADIENTS WHENEVER POSSIBLE. THESE AREAS SHALL BE PROTECTED WITH HAY, MULCH, GRASS SEED OR COMBINATION OF THE ABOVE TO SLOW DOWN THE RATE OF SURFACE RUN-OFF AND TO REDUCE THE VOLUME OF SUSPENDED SOLIDS IN THE RUN OFF WATER.
  - SILTATION BARRIERS SHALL BE STAKED IN PLACE DOWN GRADIENT FROM ALL EXPOSED AREAS OR MATERIAL STORAGE AREAS IN ORDER TO REDUCE THE AMOUNT OF SUSPENDED SOLIDS IN RUNOFF WATER. THE EXACT LOCATION OF THE SILTATION BARRIERS MAY VARY FROM THAT SHOWN ON THE PLANS AND MAY BE ADJUSTMENT IN THE FIELD AS WORK PROGRESSES. SEDIMENTATION BUILDUP OVER SIX INCHES IN DEPTH THAT ACCUMULATES BEHIND THE SILTATION BARRIERS SHALL BE REMOVED. BARRIERS SHALL BE CHECKED AFTER EVERY STORM AND AT REGULAR WEEKLY INTERVALS.
  - SILTATION BARRIER SHALL BE INSTALLED WITH WOODEN STAKES IN ACCORDANCE WITH MANUFACTURER DIRECTIONS. BOTTOM 6 INCHES OF FABRIC SHALL BE TIED IN OR BACKFILLED SO THAT TOP OF FABRIC SHALL BE 2 FEET 6 INCHES ABOVE FINISH GRADE.
  - ALL AREAS DISTURBED BY CONSTRUCTION ARE TO BE LOAMED (4" MIN.) AND SEEDED IN ORDER TO MINIMIZE DUST AND EROSION.
  - FILTER FABRIC IS TO BE PLACED UNDER ALL RIP-RAP AREAS SHOWN ON DESIGN PLANS.
  - EROSION CONTROL BARRIERS ARE TO BE PLACED PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITIES.
  - THE PROPOSED STORMWATER BASIN IS TO BE UTILIZED AS A SEDIMENTATION POND DURING CONSTRUCTION. IT IS TO BE CONSTRUCTED FIRST IN ORDER TO CONTROL/PREVENT SILTATION FROM DISCHARGING FROM THE SITE AND/OR DISTURBING WETLAND AREAS.
  - ALL TEMPORARY SEDIMENT POND(S) AND SUMPS ARE TO BE MAINTAINED THROUGHOUT CONSTRUCTION, INSPECTED PRIOR TO AND AFTER STORM EVENTS AND CLEANED AS NEEDED.
  - TEMPORARY BERM SHALL BE PLACED ALONG THE ENTIRE EDGE OF ROADWAY WITH THE BINDER COURSE AND SHALL REMAIN IN PLACE UNTIL FINISH COURSE IS PLACED.

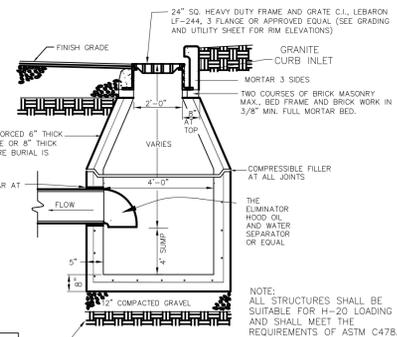


**TYP. PRECAST CONCRETE MANHOLE STORM DRAIN**  
N.T.S.

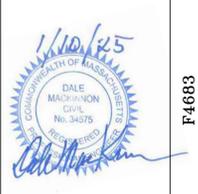
- NOTE: ALL STRUCTURES SHALL BE SUITABLE FOR H-20 LOADING AND SHALL MEET THE REQUIREMENTS OF A.S.T.M. C478.



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



**TYP. PRECAST CONCRETE CATCH BASIN DETAIL**



F4683

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

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OWNER/APPLICANT

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599 WASHINGTON STREET  
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DEED BOOK 42015 PAGE 493  
A.M. 294 LOT 1

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

**CONSTRUCTION DETAIL**

**JANUARY 8, 2025**

DATE	REVISION DESCRIPTION

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



**CULTEC RECHARGER 300HD SPECIFICATIONS**

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

**CHAMBER PARAMETERS**

- THE CHAMBERS SHALL BE MANUFACTURED IN THE U.S.A. BY CULTEC, OF BROOKFIELD, CT (CULTEC-COM: 203-775-4416).
- THE CHAMBERS SHALL BE DESIGNED AND TESTED IN ACCORDANCE WITH ASTM F2787 STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS. THE LOAD CONFIGURATION SHALL INCLUDE:
  - INSTANTANEOUS AASHTO DESIGN TRUCK LIVE LOAD AT MINIMUM COVER
  - MAXIMUM PERMANENT (50-YEAR) COVER LOAD
  - 1-WEEK PARKED AASHTO DESIGN TRUCK LOAD
- THE CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- THE INSTALLED CHAMBER SYSTEM SHALL PROVIDE RESISTANCE TO THE LOADS AND LOAD FACTORS AS DEFINED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS SECTION 12.12, WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS. THE STRUCTURAL DESIGN OF THE CHAMBERS SHALL INCLUDE THE FOLLOWING:
  - THE CREEP MODULUS SHALL BE 50-YEAR AS SPECIFIED IN ASTM F2418
  - THE MINIMUM SAFETY FACTOR FOR LIVE LOADS SHALL BE 1.75
  - THE MINIMUM SAFETY FACTOR FOR DEAD LOADS SHALL BE 1.95
- THE INSTALLED CHAMBER SYSTEM SHALL BE STRUCTURALLY DESIGNED TO PROVIDE RESISTANCE TO LIVE LOADS AS DEFINED BY THE AASHTO H-20/108-93 SPECIFICATION WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS.
- THE CHAMBER SHALL BE INJECTION MOLDED OF BLUE VIRGIN IMPACT-MODIFIED POLYPROPYLENE.
- THE CHAMBER SHALL BE ARCHED IN SHAPE.
- THE CHAMBER SHALL BE OPEN-BOTTOMED.
- THE CHAMBER SHALL BE JOINED USING AN INTERLOCKING OVERLAPPING RIB METHOD. CONNECTIONS MUST BE FULLY SHOULDERED OVERLAPPING RIBS, HAVING NO SEPARATE COUPLINGS.
- THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC RECHARGER 300HD SHALL BE 30 INCHES (762 MM) TALL, 51 INCHES (1295 MM) WIDE AND 90.5 INCHES (2299 MM) LONG. THE INSTALLED LENGTH OF A JOINED RECHARGER 300HD SHALL BE 7.08 FEET (2.159 M).
- MULTIPLE CHAMBERS MAY BE CONNECTED TO FORM DIFFERENT LENGTH ROWS. EACH ROW SHALL BEGIN AND END WITH A SEPARATELY FORMED CULTEC RECHARGER 300HD END CAP. MAXIMUM INLET OPENING ON THE END CAP IS 24 INCHES (600 MM) HDPE.
- THE CHAMBER SHALL HAVE TWO SIDE PORTALS TO ACCEPT CULTEC HVLV FC-24 FEED CONNECTORS TO CREATE AN INTERNAL MANIFOLD. MAXIMUM ALLOWABLE PIPE SIZE IN THE SIDE PORTAL IS 10 INCHES (250 MM) HDPE AND 12 INCHES (300 MM) PVC.
- THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC HVLV FC-24 FEED CONNECTOR SHALL BE 12 INCHES (305 MM) TALL, 16 INCHES (406 MM) WIDE AND 24.2 INCHES (615 MM) LONG.
- THE NOMINAL STORAGE VOLUME OF THE RECHARGER 300HD CHAMBER SHALL BE 6.53 FT<sup>3</sup>/FT (607 M<sup>3</sup>/M) - WITHOUT STONE. THE NOMINAL STORAGE VOLUME OF A JOINED RECHARGER 300HD SHALL BE 46.27 FT<sup>3</sup>/UNIT (1,310 M<sup>3</sup>/UNIT) - WITHOUT STONE.
- THE RECHARGER 300HD CHAMBER SHALL HAVE 14 CORRUGATIONS.
- THE CHAMBER SHALL BE CAPABLE OF ACCEPTING A 6 INCH (150 MM) INSPECTION PORT OPENING AT THE TOP CENTER OF EACH CHAMBER, CENTERED ON THE CORRUGATION CREST.
- THE CHAMBER SHALL BE MANUFACTURED IN A FACILITY EMPLOYING CULTEC'S QUALITY CONTROL AND ASSURANCE PROCEDURES.
- MAXIMUM ALLOWABLE COVER OVER THE TOP OF THE CHAMBER SHALL BE 12.0 FEET (3.66 M).

**END CAP PARAMETERS**

- THE CULTEC RECHARGER 300HD END CAP (REFERRED TO AS 'END CAP') SHALL BE MANUFACTURED IN THE U.S.A. BY CULTEC, OF BROOKFIELD, CT (CULTEC-COM, 203-775-4416).
- THE END CAP SHALL BE INJECTION MOLDED OF BLUE VIRGIN IMPACT-MODIFIED POLYETHYLENE COPOLYMERS.
- THE END CAP SHALL BE ARCHED IN SHAPE.
- THE END CAP SHALL BE JOINED AT THE BEGINNING AND END OF EACH ROW OF CHAMBERS USING AN INTERLOCKING OVERLAPPING RIB METHOD. CONNECTIONS MUST BE FULLY SHOULDERED OVERLAPPING RIBS, HAVING NO SEPARATE COUPLINGS.
- THE NOMINAL DIMENSIONS OF THE END CAP SHALL BE 39.3 INCHES (744 MM) TALL, 45.9 INCHES (1166 MM) WIDE AND 12.2 INCHES (310 MM) LONG. WHEN JOINED WITH A RECHARGER 300HD CHAMBER, THE INSTALLED LENGTH OF THE END CAP SHALL BE 9.6 INCHES (244 MM). THE NOMINAL STORAGE VOLUME OF THE END CAP SHALL BE 3.32 FT<sup>3</sup>/FT (0.31 M<sup>3</sup>/M) - WITHOUT STONE. THE NOMINAL STORAGE VOLUME OF AN INTERLOCKED END CAP SHALL BE 2.66 FT<sup>3</sup>/UNIT (0.08 M<sup>3</sup>/UNIT) - WITHOUT STONE.
- MAXIMUM INLET OPENING ON THE END CAP IS 24 INCHES (600 MM) HDPE.
- THE CHAMBER SHALL BE MANUFACTURED IN A FACILITY EMPLOYING CULTEC'S QUALITY CONTROL AND ASSURANCE PROCEDURES.
- THE END CAP SHALL PROVIDE RESISTANCE TO THE LOADS AND LOAD FACTORS AS DEFINED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS SECTION 12.12.

**CULTEC HVLV FC-24 FEED CONNECTOR PRODUCT SPECIFICATIONS**

**GENERAL**  
CULTEC HVLV FC-24 FEED CONNECTORS ARE DESIGNED TO CREATE AN INTERNAL MANIFOLD FOR CULTEC RECHARGER MODEL 300HD STORMWATER CHAMBERS.

**CHAMBER PARAMETERS**

- THE CHAMBERS SHALL BE MANUFACTURED IN THE U.S.A. BY CULTEC, OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5832)
- THE CHAMBER SHALL BE VACUUM THERMOFORMED OF HIGH MOLECULAR WEIGHT HIGH DENSITY POLYETHYLENE (HMWHDPE) WITH A BLACK INTERIOR AND BLUE EXTERIOR.
- THE CHAMBER SHALL BE ARCHED IN SHAPE.
- THE CHAMBER SHALL BE OPEN-BOTTOMED.
- THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC HVLV FC-24 FEED CONNECTOR SHALL BE 12 INCHES (305 mm) TALL, 16 INCHES (406 mm) WIDE AND 24.2 INCHES (614 mm) LONG.
- THE NOMINAL STORAGE VOLUME OF THE HVLV FC-24 FEED CONNECTOR SHALL BE 0.913 FT<sup>3</sup>/FT (0.085 m<sup>3</sup>/m) - WITHOUT STONE.
- THE HVLV FC-24 FEED CONNECTOR CHAMBER SHALL HAVE 2 CORRUGATIONS.
- THE HVLV FC-24 FEED CONNECTOR MUST BE FORMED AS A WHOLE CHAMBER HAVING TWO OPEN END WALLS AND HAVING NO SEPARATE END PLATES OR SEPARATE END WALLS. THE UNIT SHALL FIT INTO THE SIDE PORTALS OF THE CULTEC RECHARGER STORMWATER CHAMBER AND ACT AS TO FEED CONNECTIONS CREATING AN INTERNAL MANIFOLD.
- THE CHAMBER SHALL BE DESIGNED TO WITHSTAND TRAFFIC LOADS WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS.
- THE CHAMBER SHALL BE MANUFACTURED IN AN ISO 9001:2015 CERTIFIED FACILITY.

**CULTEC NO. 410" NON-WOVEN GEOTEXTILE**

CULTEC NO. 410" NON-WOVEN GEOTEXTILE MAY BE USED WITH CULTEC CONTACTOR® AND RECHARGER® STORMWATER INSTALLATIONS TO PROVIDE A BARRIER THAT PREVENTS SOIL INTRUSION INTO THE STONE.

**GEOTEXTILE PARAMETERS**

- THE GEOTEXTILE SHALL BE PROVIDED BY CULTEC, OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5832)
- THE GEOTEXTILE SHALL BE BLACK IN APPEARANCE.
- THE GEOTEXTILE SHALL HAVE A TENSILE WEIGHT OF 4.5 OZ/SY (142 G/M<sup>2</sup>).
- THE GEOTEXTILE SHALL HAVE A TENSILE STRENGTH VALUE OF 120 LBS (533 N) PER ASTM D4632 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE AN ELONGATION @ BREAK VALUE OF 50% PER ASTM D4632 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE A MULLEN BURST VALUE OF 225 PSI (1551 KPA) PER ASTM D3786 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE A PUNCTURE STRENGTH VALUE OF 65 LBS (289 N) PER ASTM D4833 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE A CBR PUNCTURE VALUE OF 340 LBS (1513 N) PER ASTM D6241 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE A TRAPEZOID TEAR VALUE OF 50 LBS (222 N) PER ASTM D4533 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE A AOS VALUE OF 70 U.S. SIEVE (0.212 MM) PER ASTM D4751 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE A PERMITTIVITY VALUE OF 1.7 SEC-1 PER ASTM D4991 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE A WATER FLOW RATE VALUE OF 15 GAL/MIN/SF (5500 L/MIN/SQ M) PER ASTM D4991 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE A UV STABILITY @ 500 HOURS VALUE OF 70% PER ASTM D4355 TESTING METHOD.

**CULTEC AFAB-HPP® WOVEN GEOTEXTILE**

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

**GEOTEXTILE PARAMETERS**

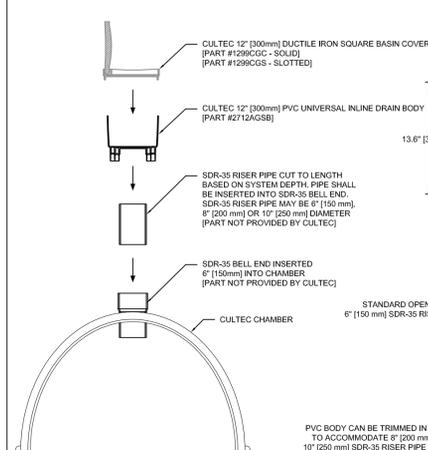
- THE GEOTEXTILE SHALL BE PROVIDED BY CULTEC, OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5832)
- THE GEOTEXTILE SHALL BE BLACK AND WHITE IN APPEARANCE.
- THE GEOTEXTILE SHALL HAVE A TENSILE STRENGTH OF 320 X 320 LBS (1,420 X 1,420 N) PER ASTM D4632 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE AN ELONGATION @ BREAK RESISTANCE OF 15 X 15% PER ASTM D4632 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE A WIDE WIDTH TENSILE RESISTANCE OF 3,563 X 3,563 LBS/FT (52 X 52 KN/M) PER ASTM D4955 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE A CBR PUNCTURE RESISTANCE OF 1,500 LBS (6,670 N) PER ASTM D6241 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE A TRAPEZOIDAL TEAR RESISTANCE OF 120 X 120 LBS (540 X 540 N) PER ASTM D4533 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE AN APPARENT OPENING SIZE OF 30 US STD. SIEVE (0.60 MM) PER ASTM D4751 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE A PERMITTIVITY RATING OF 0.2 SEC-1 PER ASTM D4991 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE A WATER FLOW RATING OF 22 GPM/FT<sup>2</sup> (900 LPM/M<sup>2</sup>) PER ASTM D4991 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE A UV RESISTANCE OF 70% @ 500 HRS. PER ASTM D4355 TESTING METHOD.

**GENERAL NOTES**

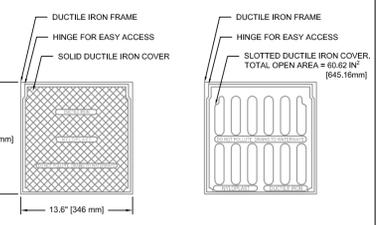
PIPE	A	B
6" (150 mm)	18.50" (470 mm)	0.50" (13 mm)
8" (200 mm)	18.50" (470 mm)	0.75" (20 mm)
10" (250 mm)	14.50" (369 mm)	1.00" (26 mm)
12" (300 mm)	12.50" (318 mm)	1.25" (32 mm)
15" (375 mm)	9.00" (229 mm)	1.50" (38 mm)
18" (450 mm)	5.00" (127 mm)	1.75" (45 mm)
24" (600 mm)	N/A	3.50" (84 mm)

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

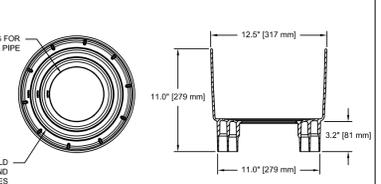
**FINAL ASSEMBLY**



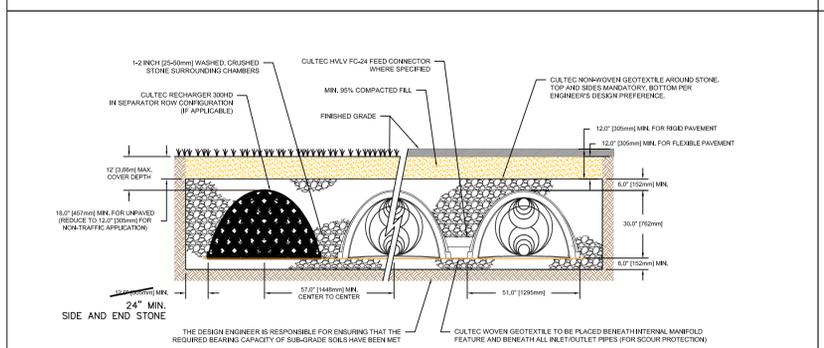
**SOLID COVER OPTION**



**SLOTTED COVER OPTION**

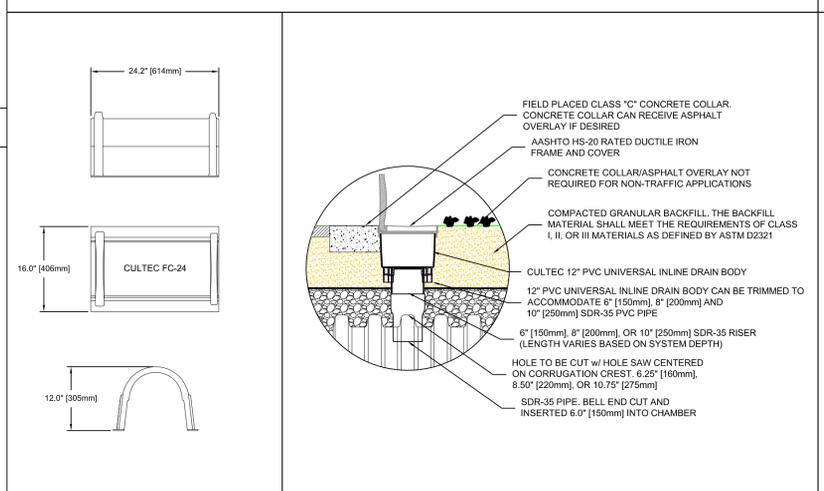


**CULTEC UNIVERSAL INSPECTION PORT KIT DETAIL**

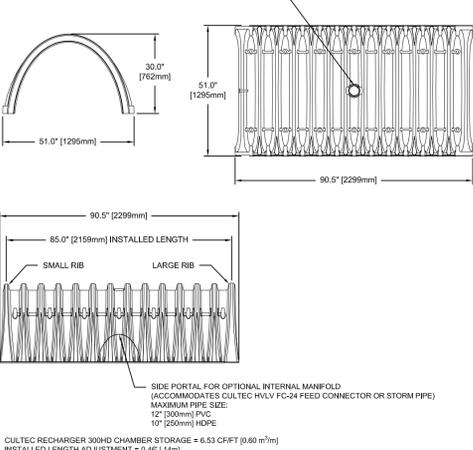


NOTES:  
1. THE CHAMBERS SHALL BE DESIGNED AND TESTED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". THE LOAD CONFIGURATION SHALL INCLUDE:  
1.a. INSTANTANEOUS AASHTO DESIGN TRUCK LIVE LOAD AT MINIMUM COVER  
1.b. MAXIMUM PERMANENT (50-YEAR) COVER LOAD  
1.c. 1-WEEK PARKED AASHTO DESIGN TRUCK LOAD  
2. THE CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". THE LOAD CONFIGURATION SHALL INCLUDE:  
2.a. INSTANTANEOUS AASHTO DESIGN TRUCK LIVE LOAD AT MINIMUM COVER  
2.b. MAXIMUM PERMANENT (50-YEAR) COVER LOAD  
2.c. 1-WEEK PARKED AASHTO DESIGN TRUCK LOAD  
3. THE INSTALLED CHAMBER SYSTEM SHALL PROVIDE RESISTANCE TO THE LOADS AND LOAD FACTORS AS DEFINED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS SECTION 12.12, WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS. THE STRUCTURAL DESIGN OF THE CHAMBERS SHALL INCLUDE THE FOLLOWING:  
3.a. THE CREEP MODULUS SHALL BE 50-YEAR AS SPECIFIED IN ASTM F2418  
3.b. THE MINIMUM SAFETY FACTOR FOR LIVE LOADS SHALL BE 1.75  
3.c. THE MINIMUM SAFETY FACTOR FOR DEAD LOADS SHALL BE 1.95

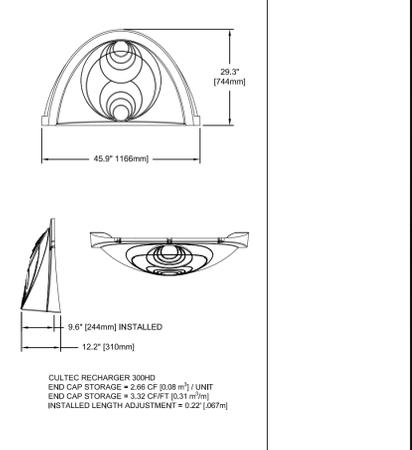
**CULTEC RECHARGER 300HD HEAVY DUTY CROSS SECTION**



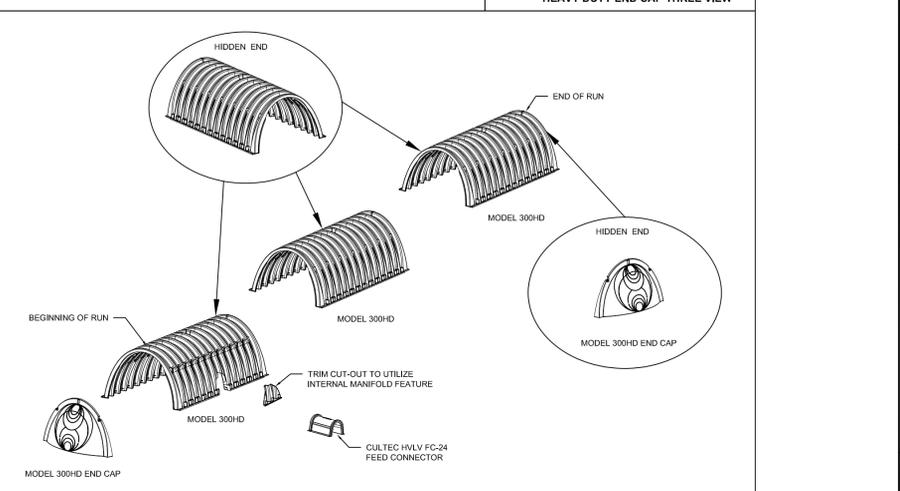
**CULTEC RECHARGER 300HD HEAVY DUTY THREE VIEW**



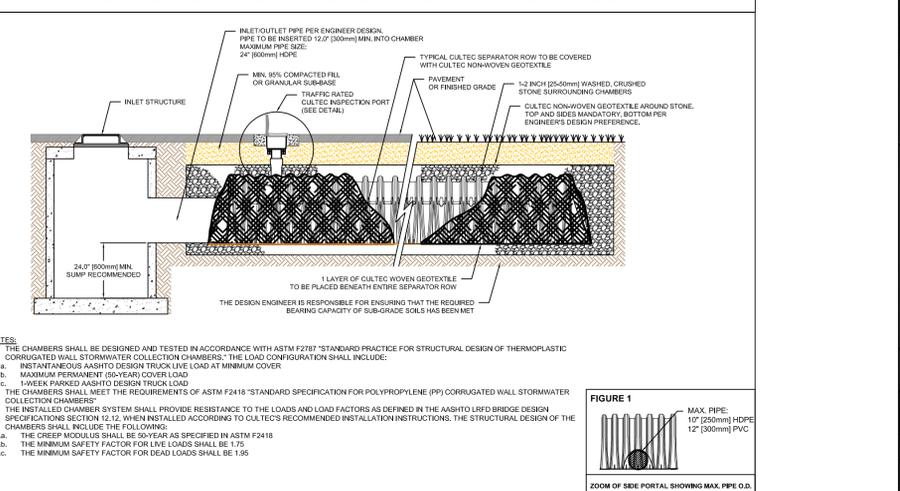
**CULTEC RECHARGER 300HD HEAVY DUTY END CAP THREE VIEW**



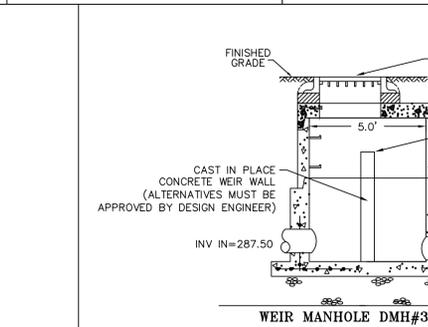
**CULTEC RECHARGER 300HD HEAVY DUTY TYPICAL INTERLOCK**



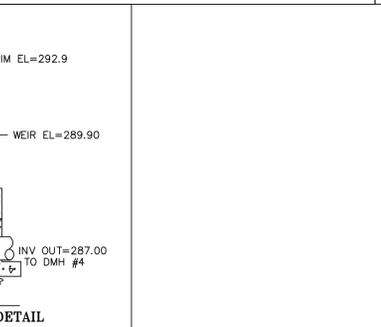
**CULTEC RECHARGER 300HD HEAVY DUTY TYPICAL INTERLOCK**



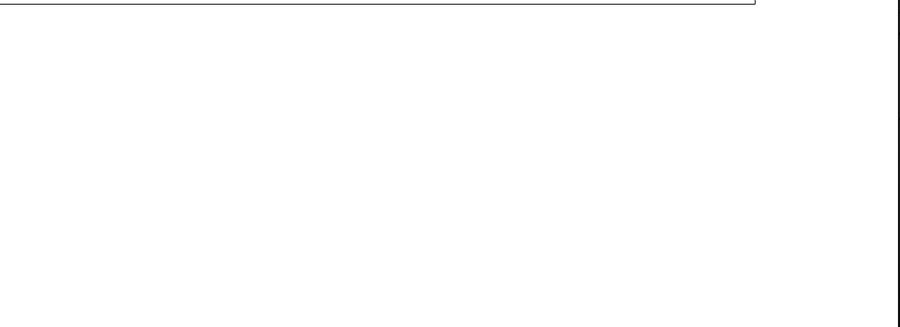
**CULTEC HVLV FC-24 FEED CONNECTOR THREE VIEW**



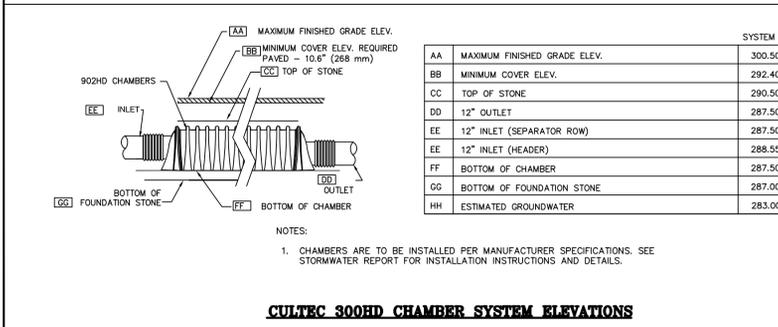
**OPTIONAL CULTEC INSPECTION PORT - ZOOM DETAIL**



**CULTEC SEPARATOR ROW - CULTEC INSPECTION PORT DETAIL (IF APPLICABLE)**



**CULTEC RECHARGER 300HD TYPICAL PIPE INVERTS**



**CULTEC 300HD CHAMBER SYSTEM ELEVATIONS**

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

BEING A MAJORITY

**LEGAL NOTES**

UTILITIES ARE PLOTTED AS A COMPILATION OF RECORD DOCUMENT MARKINGS AND OTHER OBSERVED SURVEY DATA. A VIEW OF THE UNDERGROUND UTILITIES SHOULD BE CONSIDERED APPROXIMATE AND SHOULD BE RELIABLY DEPICTED BY UTILITIES, NOT EVIDENCED BY RECORD DOCUMENTS OR OBSERVED PHYSICAL EVIDENCE. CONTRACTORS (IN ACCORDANCE WITH MASS. CHAPTER 82 SECTION 40 AS AMENDED) MUST CONTACT ALL UTILITY COMPANIES BEFORE EXCAVATING AND DRILLING AND CALL DIGSAFE AT 1(888)DIGSAFE7233.

CONSTRUCTION ON THIS LAND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS, OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.

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

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

**CONSTRUCTION DETAIL**

JANUARY 8, 2025

DATE	REVISION	DESCRIPTION