

"124/ 126 GROVE STREET"

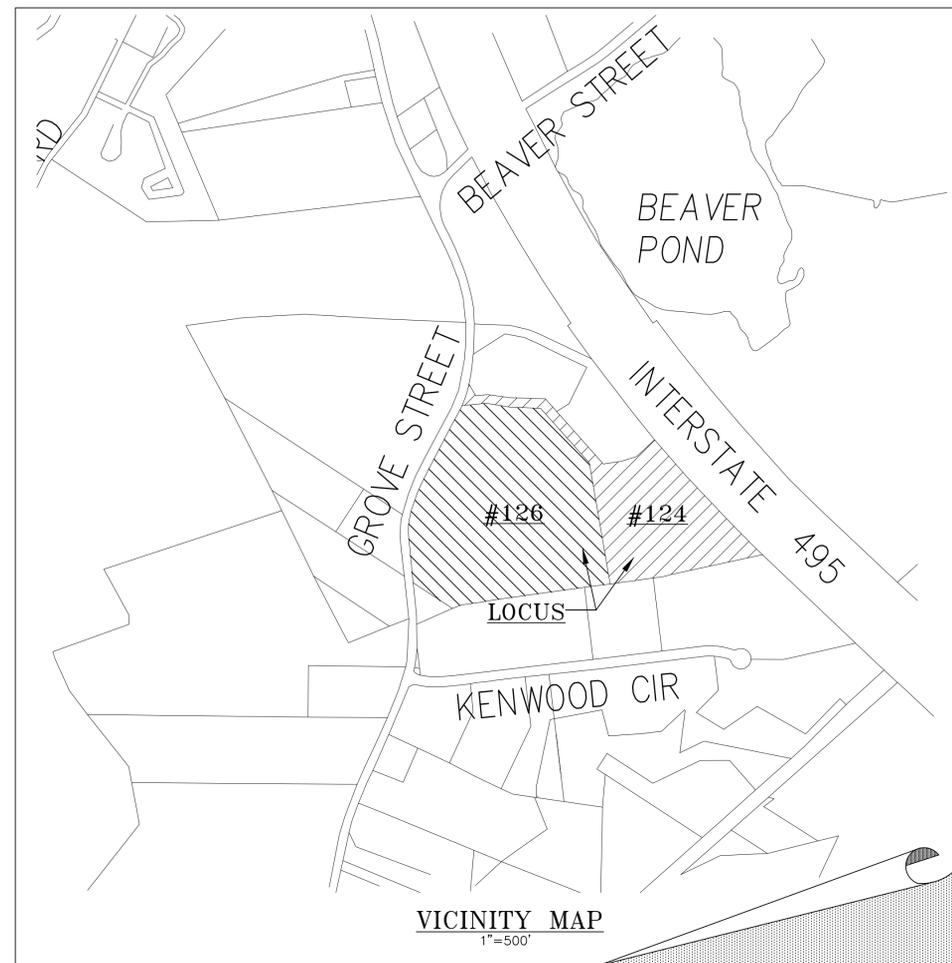
Building Expansion Site Plan Modification Franklin, Massachusetts Date: NOVEMBER 5, 2024 Revised : APRIL 1, 2025

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(TO BE FINALIZED PRIOR TO PLAN ENDORSEMENT)



F4593

APPROVED DATE: _____

FRANKLIN PLANNING BOARD

BEING A MAJORITY

LEGAL NOTES

UTILITIES ARE PLOTTED AS A COMPILATION OF RECORD DRAWING MARKINGS AND OTHER OBSERVED EVIDENCE FOR A VIEW OF THE UNDERGROUND UTILITIES AND SHOULD BE CONSIDERED APPROXIMATE. PRIOR TO EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE RELIABLY DEPICTED COMPLETELY AND RELIABLY DEPICTED UTILITIES, NOT EVIDENCED BY RECORD DRAWINGS OR OBSERVED PHYSICAL EVIDENCE, SHALL BE 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

A.M. 295 LOT 003
NEAG REAL ESTATE LLC
126 GROVE ST
FRANKLIN, MA
DEED BOOK 41715 PAGE 121
PLAN No. 253 OF 1989 PLAN Bk. 379

APPLICANT

A.M. 295 LOT 4
KEY BOSTON, INC.
126 GROVE STREET
FRANKLIN, MA 02038
DEED BOOK 6353 PAGE 200
DEED BOOK 6876 PAGE 112
PLAN No. 238 OF 1984 PLAN Bk. 309
PLAN No. 1655 OF 1985 PLAN Bk. 330

**124/ 126 GROVE STREET
BUILDING EXPANSION
SITE PLAN MODIFICATION
FRANKLIN MASSACHUSETTS**

COVER

NOVEMBER 5, 2024

DATE	REVISION DESCRIPTION
03/27/2025	PER TOWN & CONSULTANT COMMENTS
04/01/2025	PER CONSERVATION COMMENTS

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

SHEET
1 OF 21

JOB NO. F4593

LEGEND

⊠	CATCH BASIN	—OW—	OVERHEAD WIRE
⊙	DRAIN MANHOLE	—UGE—	UNDER GROUND ELEC.
⊕	ELECTRIC MANHOLE	—G—	GAS LINE
⊖	TELEPHONE MANHOLE	—T—	UNDER GROUND TELE.
⊗	SEWER MANHOLE	—W—	WATER LINE
⊘	MANHOLE	—	TRELINE
⊙	FIRE HYDRANT	—	STONEWALL
⊙	WATERGATE	—D—	DRAIN LINE
⊙	HANDHOLE/ELECTRIC PLUGS	—S—	SEWER LINE
⊙	GAS VALVE	—FM—	FORCED MAIN SEWER
⊙	GUY WIRE	—WPD—	WELLHEAD PROTECTION DISTRICT
⊙	UTILITY POLE		
⊙	LIGHT POLE		
⊙	SIGN		
⊙	BASKETBALL NET		
⊙	TREE		
⊙	HANDI-CAP PARKING		

INDUSTRIAL
FRANKLIN ZONING BYLAW SECTION 185
ATTACHMENT 9; LAST AMENDED
09-06-2023 BY AMENDMENT 23-898

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

MINIMUM YARDS

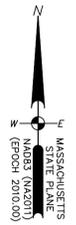
FRONT	40'
SIDE	30'
REAR	30'

BUILDING HEIGHT 3 STORIES⁶

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

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

⁶BUILDINGS UP TO 60 FEET IN HEIGHT MAY BE PERMITTED BY A SPECIAL PERMIT BY THE PLANNING BOARD



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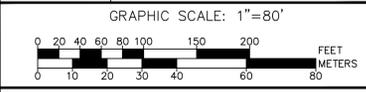
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**124/ 126 GROVE STREET
BUILDING EXPANSION
SITE PLAN MODIFICATION
FRANKLIN MASSACHUSETTS**

**EXISTING CONDITIONS
OVERVIEW**

NOVEMBER 5, 2024

DATE	REVISION DESCRIPTION
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NOTES

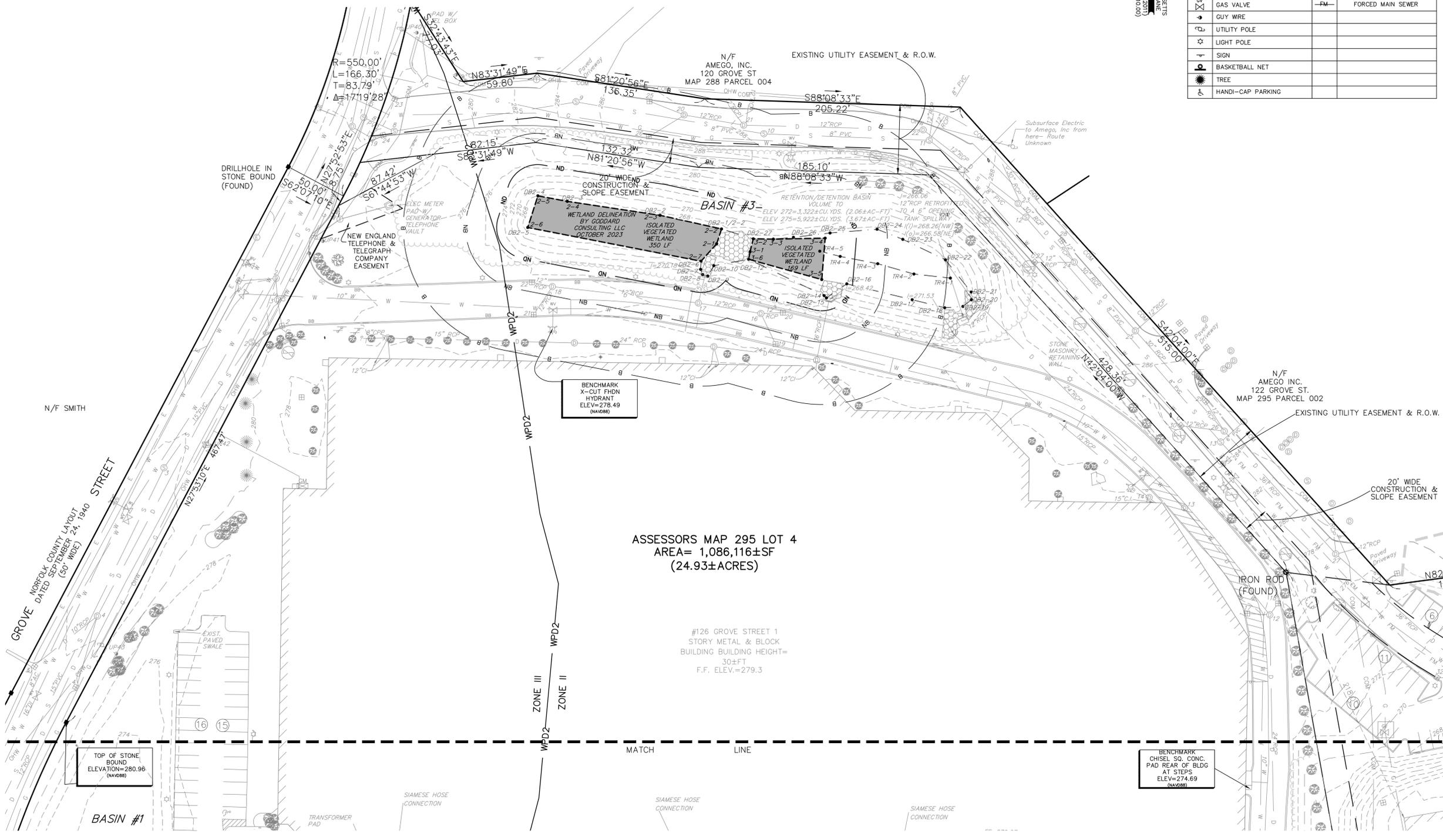
1. THIS LAND IS ZONED INDUSTRIAL.
2. THIS SITE IS NOT LOCATED FLOOD HAZARD ZONE PER FEMA FLOOD MAP 25021C0308E, EFFECTIVE DATE 7/17/2012.
3. THE WETLANDS WERE FLAGGED BY GODDARD CONSULTING IN FEBRUARY 2023, LOCATED BY GUERRIERE AND HALNON, INC.
4. REFER TO FRANKLIN ASSESSORS MAP 295 LOTS 3 AND 4.
5. A PORTION OF THIS SITE IS LOCATED IN A WELLHEAD PROTECTION AREA ZONE II 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. ELEVATIONS ARE BASED ON HORIZONTAL DATUM:NAD83; VERTICAL DATUM: NAVD88.
9. THE EXISTING FEATURES DEPICTED HEREON ARE THE RESULT OF AN ON GROUND DATA COLLECTION SURVEY CONDUCTED BY GUERRIERE & HALNON, INC BETWEEN FEBRUARY 8, 2023 AND FEBRUARY 12, 2024 ALONG WITH RECORD DATA OBTAINED DURING PRIOR LAND TITLE SURVEYS CONDUCTED BY THIS FIRM.
10. AN ANR PLAN DEPICTING THE REMOVAL OF THE BOUNDARY LINE BETWEEN 124 AND 126 GROVE STREET AND THE ADJUSTMENT OF THE "UTILITY EASEMENT AND RIGHT-OF-WAY" AND "20 FT. WIDE SLOPE AND CONSTRUCTION EASEMENT" FOR THE BENEFIT OF THE AMEGO, INC PROPERTIES SHALL BE FILED AND ENDORSED BY THE PLANNING BOARD PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. AGREEMENTS TO ADJUST EASEMENTS TO BE OBTAINED BY OTHERS.
11. TOTAL LAND AREA AFTER COMBINING 37.49±AC.

TESTING NOTE

SEE REPORT ENTITLED "GEOTECHNICAL ENGINEERING REPORT PROPOSED WAREHOUSE ADDITION 126 GROVE STREET FRANKLIN, MA." BY NORTHEAST GEOTECHNICAL, INC. DATED AUGUST 22, 2024 FOR TESTING DATA AND LOCATIONS.

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LEGEND

⊠	CATCH BASIN	—OW—	OVERHEAD WIRE
⊙	DRAIN MANHOLE	—UGE—	UNDER GROUND ELEC.
⊕	ELECTRIC MANHOLE	—G—	GAS LINE
⊖	TELEPHONE MANHOLE	—T—	UNDER GROUND TELE.
⊗	SEWER MANHOLE	—W—	WATER LINE
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⊙	SIGN		
⊙	BASKETBALL NET		
⊙	TREE		
⊙	HANDI-CAP PARKING		



F4593

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BEING A MAJORITY

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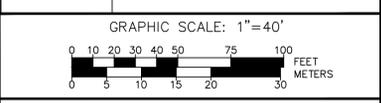
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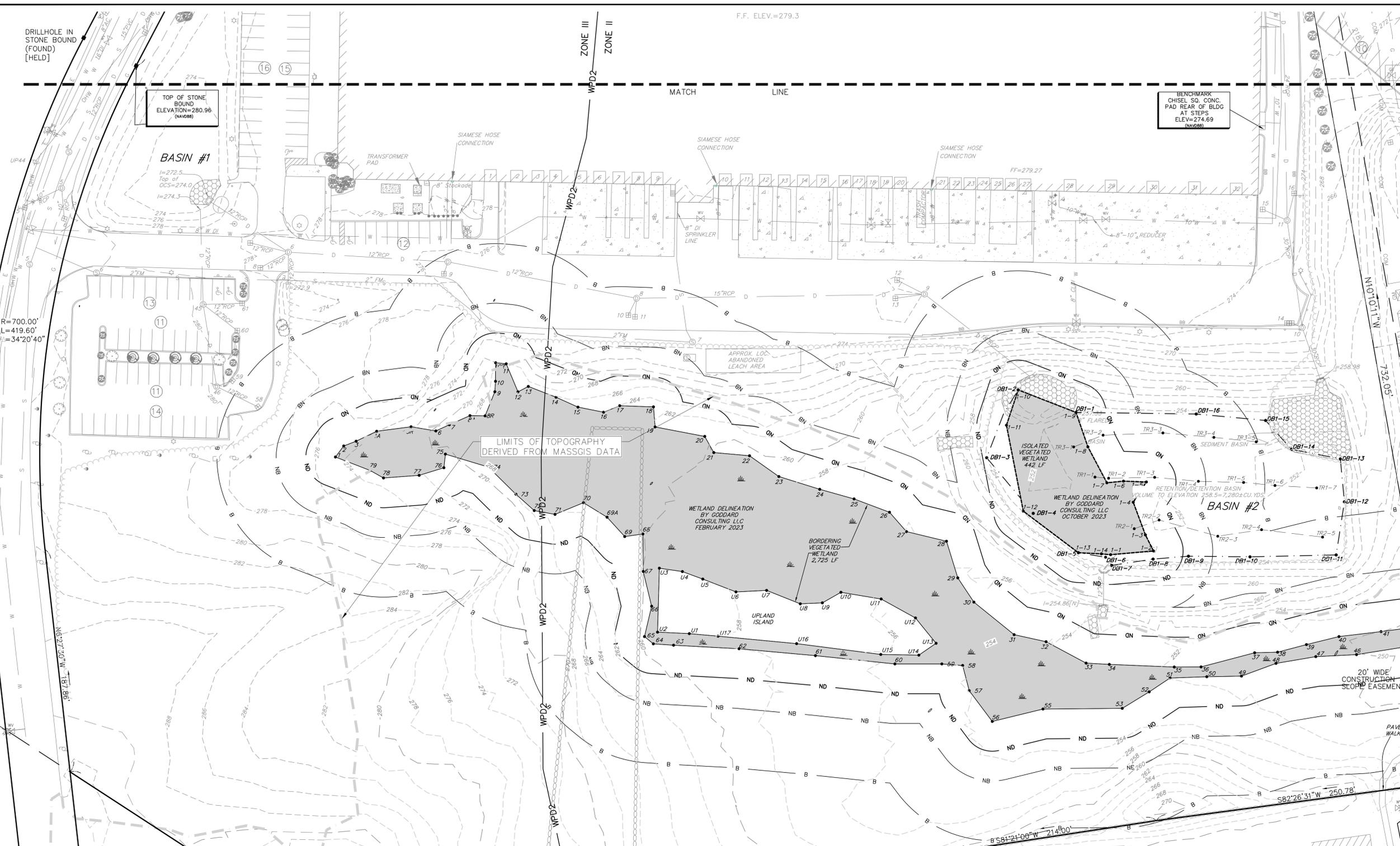
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F.F. ELEV.=279.3

TOP OF STONE BOUND ELEVATION=280.96 (NAD83)

BENCHMARK CHISEL SQ. CONC. PAD REAR OF BLDG AT STEPS ELEV=274.69 (NAD83)

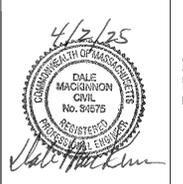
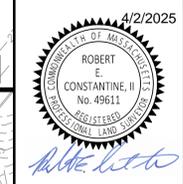
R=700.00'
L=419.60'
∠=34°20'40"

LIMITS OF TOPOGRAPHY DERIVED FROM MASSGIS DATA

WETLAND DELINEATION BY GODDARD CONSULTING LLC FEBRUARY 2023

BORDERING VEGETATED WETLAND 2.725 LF

RETENTION/DETENTION BASIN VOLUME TO ELEVATION 258.5=7,280 CU.YDS



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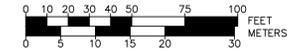
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EXISTING CONDITIONS

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GRAPHIC SCALE: 1"=40'

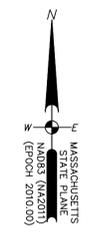


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CB 2 R=279.52 I=275.42 S=273.2	CB 7 R=277.66 I=273.9 S=273.3	CB 8 R=277.59 I=274.0 S=273.5	CB 9 R=275.32 I=270.6 S=270.5	CB 15 R=274.50 I=270.4 S=266.7	CB 16 R=274.44 I=269.8 S=266.5	CB 59 R=279.54 I=276.5 S=272.6	CB 59 R=279.69 I=276.6 S=272.6	CB 60 R=279.19 I=275.9 S=272.0	CB 61 R=278.92 I=275.8 S=272.0
DMH 6 R=277.6 I(8)=271.9 I(7)=271.9 I(1)=271.9 I(o)=271.8	DMH 7 R=275.5 I(9)=269.2 I(10)=268.1 I(1)=268.6 I(o)=268.6	DMH 8 R=274.3 I(11)=268.1 I(12)=268.1 I(1)=264.8 I(o)=264.5	DMH 9 R=274.0 I(13)=266.4 I(12)=266.5 I(1)=260.0 I(o)=260.0	DMH 11 R=274.3 I(15)=270.1 I(16)=269.3 I(1)=261.0 I(o)=260.8	SMH 7 R=274.94 I(1)=269.4 FORCED MAIN				

LEGEND

⊞	CATCH BASIN	—OW—	OVERHEAD WIRE
⊙	DRAIN MANHOLE	—UG—	UNDER GROUND ELEC.
⊕	ELECTRIC MANHOLE	—G—	GAS LINE
⊖	TELEPHONE MANHOLE	—T—	UNDER GROUND TELE.
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PARKING NOTE FOR 126 GROVE STREET:

USE:	CRITERIA	BUILDING AREA	EXISTING PARKING	REQUIRED PARKING
WAREHOUSE	1 SP/1000SF.	351,450±SF.		351
OFFICE	1 SP/250SF.	3550±SF.		15
TOTAL PARKING		355,000±SF.	92 PARKING SPACES	366 PARKING SPACES
PROPOSED WAREHOUSE	1 SP/1000SF.	APPROXIMATE 86,752±SF.		87

PARKING NOTE FOR 126 GROVE STREET:

TYPICAL PARKING SPACE TO BE 9'X19'
TYPICAL TRACTOR TRAILER PARKING 12'X50'

EXISTING PARKING SPACES ON SITE= 92 SPACES.
INCLUDING 5 EXISTING HANDICAP PARKING

PROPOSED PARKING SPACES = 217 TOTAL PROPOSED
INCLUDING 6 HANDICAP PARKING
AND 31 TRACTOR TRAILER PARKING

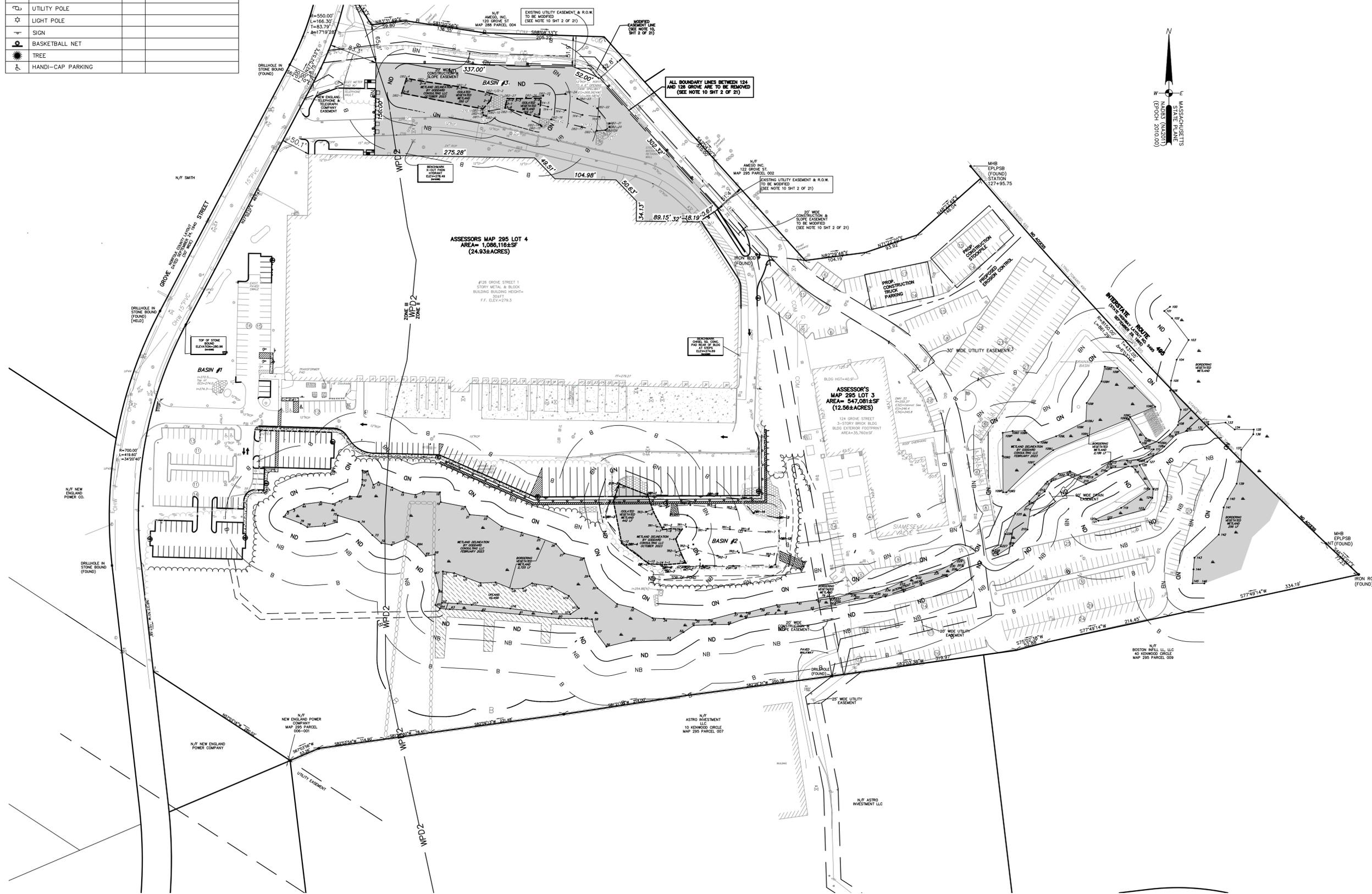
REQUEST A DETERMINATION FROM THE PARKING REQUIREMENTS SECTION 185-21(B) PARKING, LOADING AND DRIVEWAY REQUIREMENTS

PARKING NOTE FOR 124 GROVE STREET:

PARKING FOR 124 GROVE STREET SHOULD BE CONSIDERED A STAND ALONE SITE FOR PARKING REQUIREMENTS AS IT WOULD NOT MEET THE 300' DISTANCE FROM THE ENTRANCE FOR 126 GROVE ST.

THERE EXISTS 503 REGULAR PARKING SPACES AND 13 HANDICAP PARKING SPACES FOR A TOTAL OF 516 SPACES. NO STATEMENT IS MADE, NOR SHALL ONE BE INFERRED, FROM THIS SURVEY THAT THESE SPACES MEET CURRENT ZONING REQUIREMENTS.

SEE PLAN ENTITLED ALTA/NSPS LAND TITLE PLAN 124 GROVE STREET FRANKLIN, MASSACHUSETTS PREPARED FOR OAKS EQUITY PARTNERS LLC, DATED MAY 30, 2023 BY GUERRIERE & HALNON, INC.



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BUILDING EXPANSION
SITE PLAN MODIFICATION
FRANKLIN MASSACHUSETTS**

**SITE PLAN
OVERVIEW**

NOVEMBER 5, 2024

DATE	REVISION DESCRIPTION
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GRAPHIC SCALE: 1"=80'

0 20 40 60 80 100 150 200 FEET
0 10 20 30 40 60 80 METERS

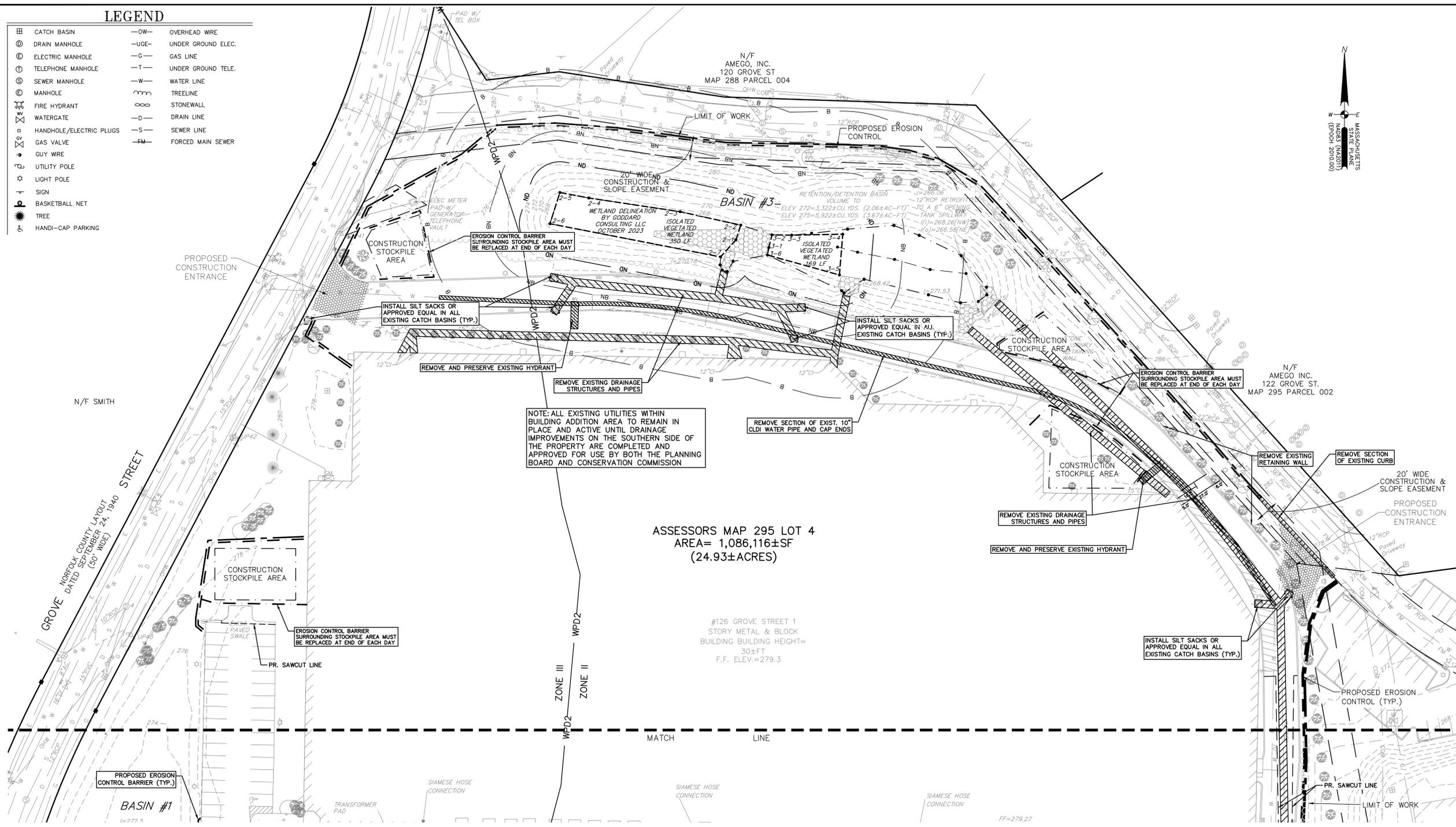
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SHEET **3 OF 21** JOB NO. **F4593**

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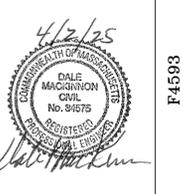
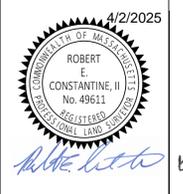
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- ⊙ BASKETBALL NET
- ⊙ TREE
- ⊙ HANDI-CAP PARKING
- OW— OVERHEAD WIRE
- UGE— UNDER GROUND ELEC.
- G— GAS LINE
- T— UNDER GROUND TELE.
- W— WATER LINE
- T— TREE LINE
- S— STONEWALL
- D— DRAIN LINE
- S— SEWER LINE
- FM— FORCED MAIN SEWER



ASSESSORS MAP 295 LOT 4
 AREA= 1,086,116±SF
 (24.93±ACRES)

#126 GROVE STREET 1
 STORY METAL & BLOCK
 BUILDING BUILDING HEIGHT=
 30±FT
 F.F. ELEV.=279.3



F4593

APPROVED DATE: _____
 FRANKLIN PLANNING BOARD

BEING A MAJORITY

LEGAL NOTES

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OWNER

A.M. 295 LOT 003
 NEAG REAL ESTATE LLC
 126 GROVE ST
 FRANKLIN, MA
 DEED BOOK 41715 PAGE 121
 PLAN No. 253 OF 1989 PLAN Bk. 379

APPLICANT

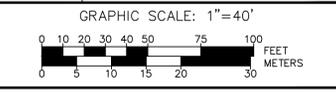
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**124/ 126 GROVE STREET
 BUILDING EXPANSION
 SITE PLAN MODIFICATION
 FRANKLIN MASSACHUSETTS**

**EROSION CONTROL
 & DEMOLITION PLAN**

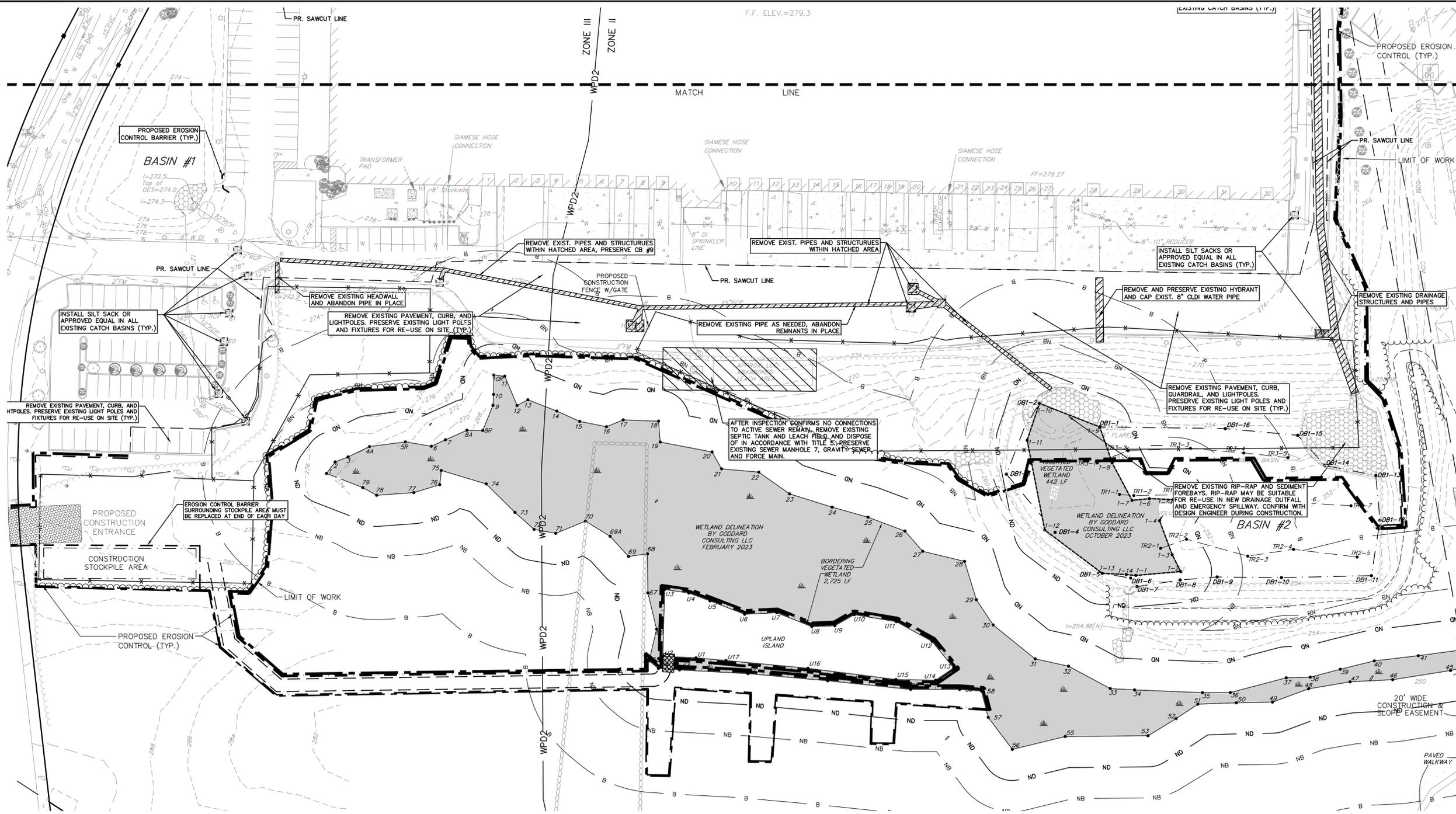
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DATE	REVISION DESCRIPTION
03/27/2025	PER TOWN & CONSULTANT COMMENTS
04/01/2025	PER CONSERVATION COMMENTS



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F.F. ELEV.=279.3

EXISTING CATCH BASIN (117')

4/2/2025

ROBERT E. CONSTANTINE, II
No. 49611
REGISTERED PROFESSIONAL ENGINEER
COMMONWEALTH OF MASSACHUSETTS

4/2/25

DALE MACDONALD
No. 94675
REGISTERED PROFESSIONAL ENGINEER
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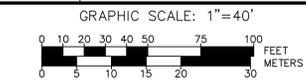
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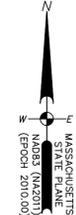
55 WEST CENTRAL ST. PH. (508) 528-3221
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DEBRIS NOTE:

- 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.

CONSTRUCTION SEQUENCING PLAN

- A NPDES NOI SHALL BE FILED WITH THE EPA.
- RECORD ORDER OF CONDITIONS - THE SITE SUPERINTENDENT SHALL BE AWARE OF ALL THE CONDITIONS CONTAINED WITHIN THE ORDER INCLUDING INSPECTION SCHEDULES.
- INSTALL DEP FILE # SIGN PRIOR TO COMMENCEMENT OF WORK.
- PRIOR TO ANY WORK ON THE SITE INCLUDING TREE/BRUSH CLEARING, THE APPROVED LIMIT OF CLEARING AS WELL AS THE LOCATION OF THE PROPOSED EROSION CONTROL DEVICES (SUCH AS MULCH SOCKS) MUST BE STAKED ON THE GROUND UNDER THE DIRECTION OF A MASSACHUSETTS REGISTERED PROFESSIONAL LAND SURVEYOR.
- INSTALL EROSION CONTROL BARRIERS AND TEMPORARY CONSTRUCTION ENTRANCES AT LOCATIONS DEPICTED ON THE PLANS.
- EROSION CONTROL TO BE INSPECTED BY EITHER THE DESIGN ENGINEER (OR AGENT) OR AN EROSION CONTROL MONITOR APPOINTED BY THE TOWN OF FRANKLIN.
- PERFORM TREE/BRUSH REMOVAL.
- CONSTRUCT TEMPORARY WETLAND REPLICATION ACCESS PATH. ADJUST PATH IN FIELD TO AVOID DAMAGE TO TREES GREATER THAN 2" CALIPER.
- BEGIN CONSTRUCTION OF WETLAND REPLICATION WHEN APPROPRIATE. FOLLOW CONSTRUCTION AND INSTALLATION INSTRUCTIONS OUTLINE IN "ISOLATED VEGETATED WETLAND REPLICATION PLAN" PREPARED BY GODDARD CONSULTING, DATED OCTOBER 31, 2024. WETLAND REPLICATION PLANTINGS SHOULD TAKE PLACE IN THE SPRING OR FALL GROWING SEASONS.
- STRIP OFF TOP AND SUBSOIL STOCKPILE MATERIAL TO BE REUSED AWAY FROM THE WETLAND. REMOVE EXCESS MATERIAL FROM THE SITE. INSTALL AND MAINTAIN EROSION CONTROL BARRIER AROUND STOCKPILE.
- ROUGH GRADE SITE, MAINTAINING TEMPORARY LOW AREAS/SEDIMENT TRAPS FOR SEDIMENT ACCUMULATION AND AWAY FROM THE WETLANDS AND PREVENT SEDIMENTATION FROM MIGRATING FROM THE SITE.
- CONSTRUCT RETAINING WALL, DRAINAGE OUTFALLS, UNDERDRAINS, MODIFICATIONS TO STORMWATER BASINS #1 & #2, AND SUBSURFACE CHAMBER SYSTEM. PROTECT ALL STORMWATER INLETS, BASINS, AND CHAMBERS WITH ADDITIONAL EROSION CONTROL AS NECESSARY TO PREVENT SILTATION DURING CONSTRUCTION. STABILIZE SIDE SLOPES WITH LOAM, SEED AND MULCH.
- INSTALL UNDERGROUND UTILITIES, INCLUDING MANHOLES AND CATCH BASINS; PROTECT ALL OPEN DRAINAGE STRUCTURES WITH EROSION/SILTATION CONTROL DEVICES.
- BEGIN CONSTRUCTION OF BUILDING FOUNDATION.
- INSTALL BINDER COURSE OF BITUMINOUS ASPHALT.
- BEGIN LANDSCAPING WORK FOR COMPLETED AREAS AND INSTALLATION OF PROPOSED PLANTINGS.
- COMPLETE CONSTRUCTION OF BUILDING.
- INSTALL WEARING COURSE OF ASPHALT, AND STRIPING (WHERE REQUIRED).
- COMPLETE LANDSCAPING WORK AND REQUIRED PLANTINGS.
- MAINTAIN ALL EROSION CONTROL DEVICES UNTIL SITE IS STABILIZED AND A CERTIFICATE OF COMPLIANCE IS ISSUED BY THE CONSERVATION COMMISSION.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO SCHEDULE ANY REQUIRED INSPECTIONS OF HIS/HER WORK.



LEGEND

[Symbol]	CATCH BASIN	-OW-	OVERHEAD WIRE
[Symbol]	DRAIN MANHOLE	-UGE-	UNDER GROUND ELEC.
[Symbol]	ELECTRIC MANHOLE	-G-	GAS LINE
[Symbol]	TELEPHONE MANHOLE	-T-	UNDER GROUND TELE.
[Symbol]	SEWER MANHOLE	-W-	WATER LINE
[Symbol]	MANHOLE	[Symbol]	TREELINE
[Symbol]	FIRE HYDRANT	[Symbol]	STONEWALL
[Symbol]	WATERGATE	-D-	DRAIN LINE
[Symbol]	HANDHO/ELECTRIC PLUGS	-S-	SEWER LINE
[Symbol]	GAS VALVE	-FM-	FORCED MAIN SEWER
[Symbol]	GUY WIRE		
[Symbol]	UTILITY POLE		
[Symbol]	LIGHT POLE		
[Symbol]	SIGN		
[Symbol]	BASKETBALL NET		
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[Symbol]	HANDI-CAP PARKING		

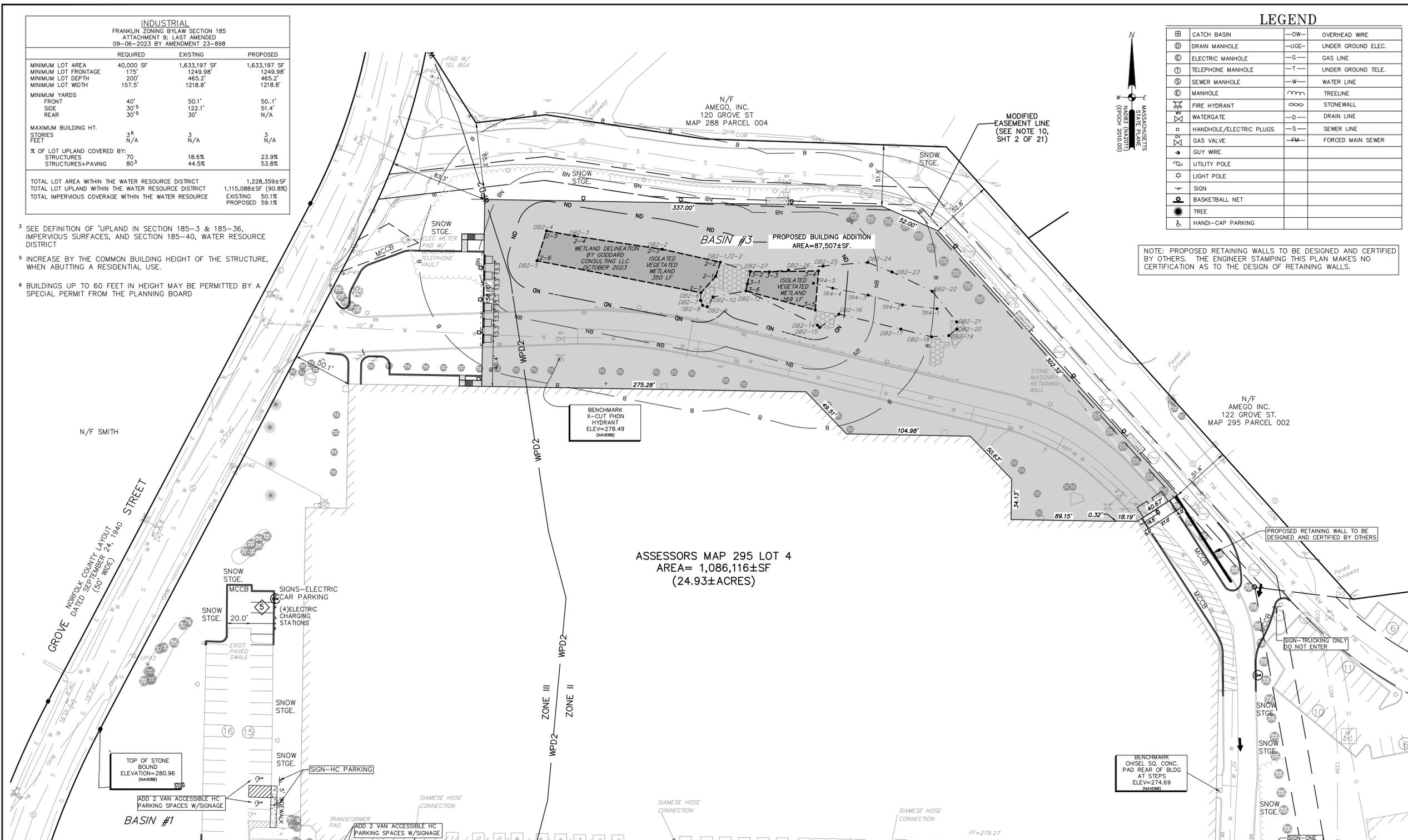
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INDUSTRIAL			
FRANKLIN ZONING BYLAW SECTION 185			
ATTACHMENT 9: LAST AMENDED 09-06-2023 BY AMENDMENT 23-898			
	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	40,000 SF	1,633,197 SF	1,633,197 SF
MINIMUM LOT FRONTAGE	175'	1249.98'	1249.98'
MINIMUM LOT DEPTH	200'	465.2'	465.2'
MINIMUM LOT WIDTH	157.5'	1218.8'	1218.8'
MINIMUM YARDS			
FRONT	40'	50.1'	50.1'
SIDE	30'5	122.1'	51.4'
REAR	30'5	30'	N/A
MAXIMUM BUILDING HT. STORIES	3 ⁶	3	3
FEET	N/A	N/A	N/A
% OF LOT UPLAND COVERED BY STRUCTURES	70	18.6%	23.9%
STRUCTURES+PAVING	80 ³	44.5%	53.8%
TOTAL LOT AREA WITHIN THE WATER RESOURCE DISTRICT		1,228,359±SF	
TOTAL LOT UPLAND WITHIN THE WATER RESOURCE DISTRICT		1,115,088±SF (90.8%)	
TOTAL IMPERVIOUS COVERAGE WITHIN THE WATER RESOURCE		EXISTING 50.1%	PROPOSED 59.1%

- ³ SEE DEFINITION OF 'UPLAND IN SECTION 185-3 & 185-36, IMPERVIOUS SURFACES, AND SECTION 185-40, WATER RESOURCE DISTRICT
- ⁵ INCREASE BY THE COMMON BUILDING HEIGHT OF THE STRUCTURE, WHEN ABUTTING A RESIDENTIAL USE.
- ⁶ BUILDINGS UP TO 60 FEET IN HEIGHT MAY BE PERMITTED BY A SPECIAL PERMIT FROM THE PLANNING BOARD

LEGEND			
☐	CATCH BASIN	-OW-	OVERHEAD WIRE
⊙	DRAIN MANHOLE	-UGE-	UNDER GROUND ELEC.
⊙	ELECTRIC MANHOLE	-G-	GAS LINE
⊙	TELEPHONE MANHOLE	-T-	UNDER GROUND TELE.
⊙	SEWER MANHOLE	-W-	WATER LINE
⊙	MANHOLE	-	TREELINE
⊙	FIRE HYDRANT	-	STONEWALL
⊙	WATERGATE	-D-	DRAIN LINE
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⊙	GAS VALVE	-FM-	FORCED MAIN SEWER
⊙	GUY WIRE		
⊙	UTILITY POLE		
⊙	LIGHT POLE		
⊙	SIGN		
⊙	BASKETBALL NET		
⊙	TREE		
⊙	HANDI-CAP PARKING		

NOTE: PROPOSED RETAINING WALLS TO BE DESIGNED AND CERTIFIED BY OTHERS. THE ENGINEER STAMPING THIS PLAN MAKES NO CERTIFICATION AS TO THE DESIGN OF RETAINING WALLS.



ASSESSORS MAP 295 LOT 4
AREA= 1,086,116±SF
(24.93±ACRES)

NOTE:
NO SNOW IS TO BE STORED WITHIN WETLAND RESOURCES OR THEIR BUFFERS, STORMWATER MANAGEMENT AREAS, OR PARKING SPACES. SNOW STORAGE SIGNS ARE TO BE PROVIDED ADJACENT TO THE WETLAND RESOURCE AREA AS SHOWN ON THIS PLAN. EXCESS SNOW THAT CANNOT BE STORED WITHIN THE DESIGNATED SNOW STORAGE AREAS IS TO BE REMOVED AND DISPOSED OF OFF-SITE WITHIN 72 HOURS.

APPROVED DATE: 4/2/2025

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

DALE MACQUINN
REGISTERED PROFESSIONAL ENGINEER
No. 94675

F4593

APPROVED DATE: _____

FRANKLIN PLANNING BOARD

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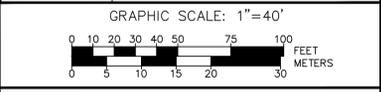
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124/ 126 GROVE STREET
BUILDING EXPANSION
SITE PLAN MODIFICATION
FRANKLIN MASSACHUSETTS

PROPOSED SITE LAYOUT

NOVEMBER 5, 2024

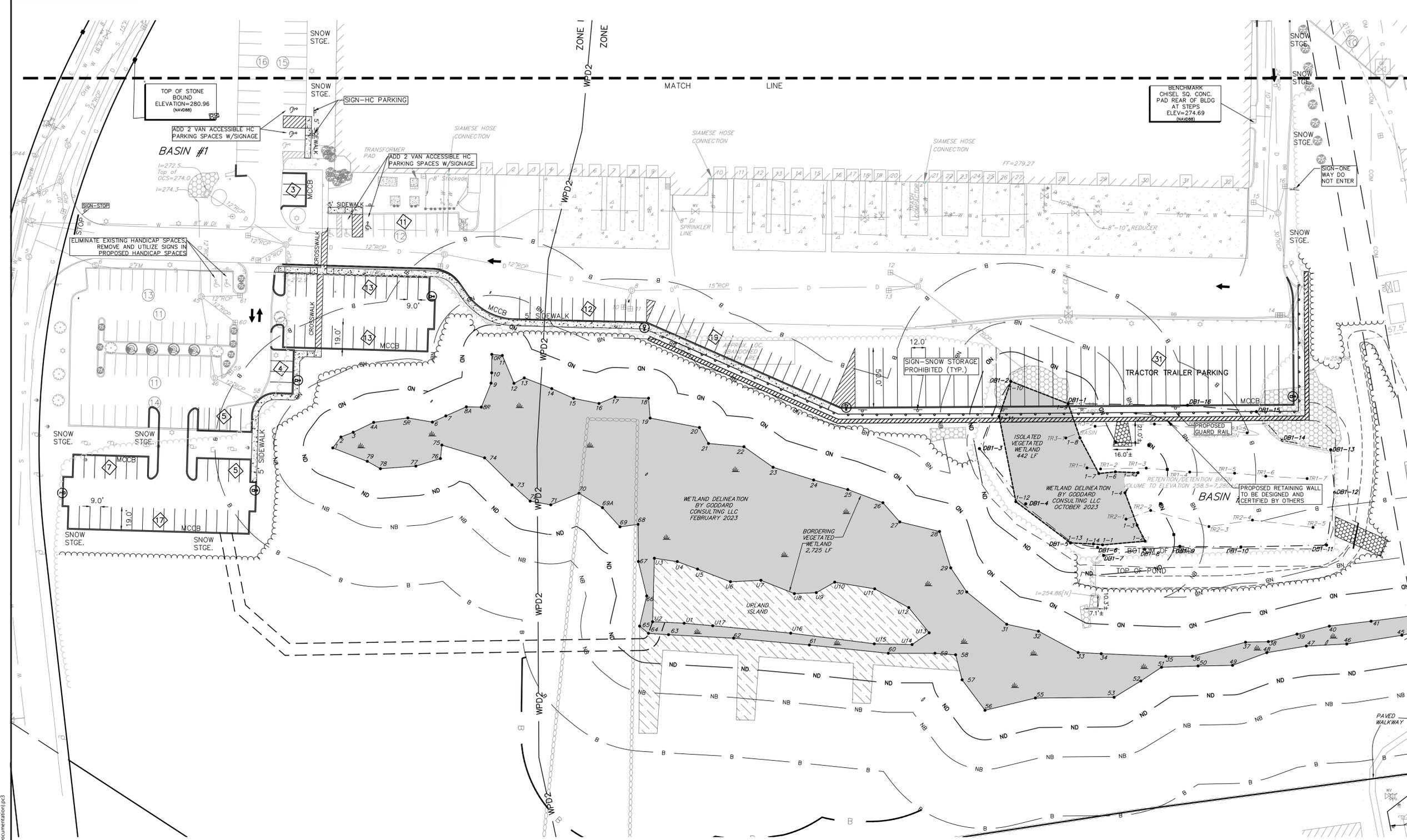
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4/2/2025

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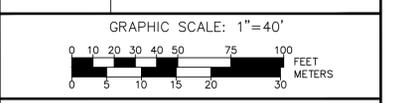
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**124/ 126 GROVE STREET
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SITE PLAN MODIFICATION
FRANKLIN MASSACHUSETTS**

PROPOSED SITE LAYOUT

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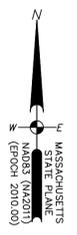
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⊙	TELEPHONE MANHOLE	—T—	UNDER GROUND TELE.
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⊙	MANHOLE	—	TREELINE
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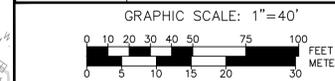
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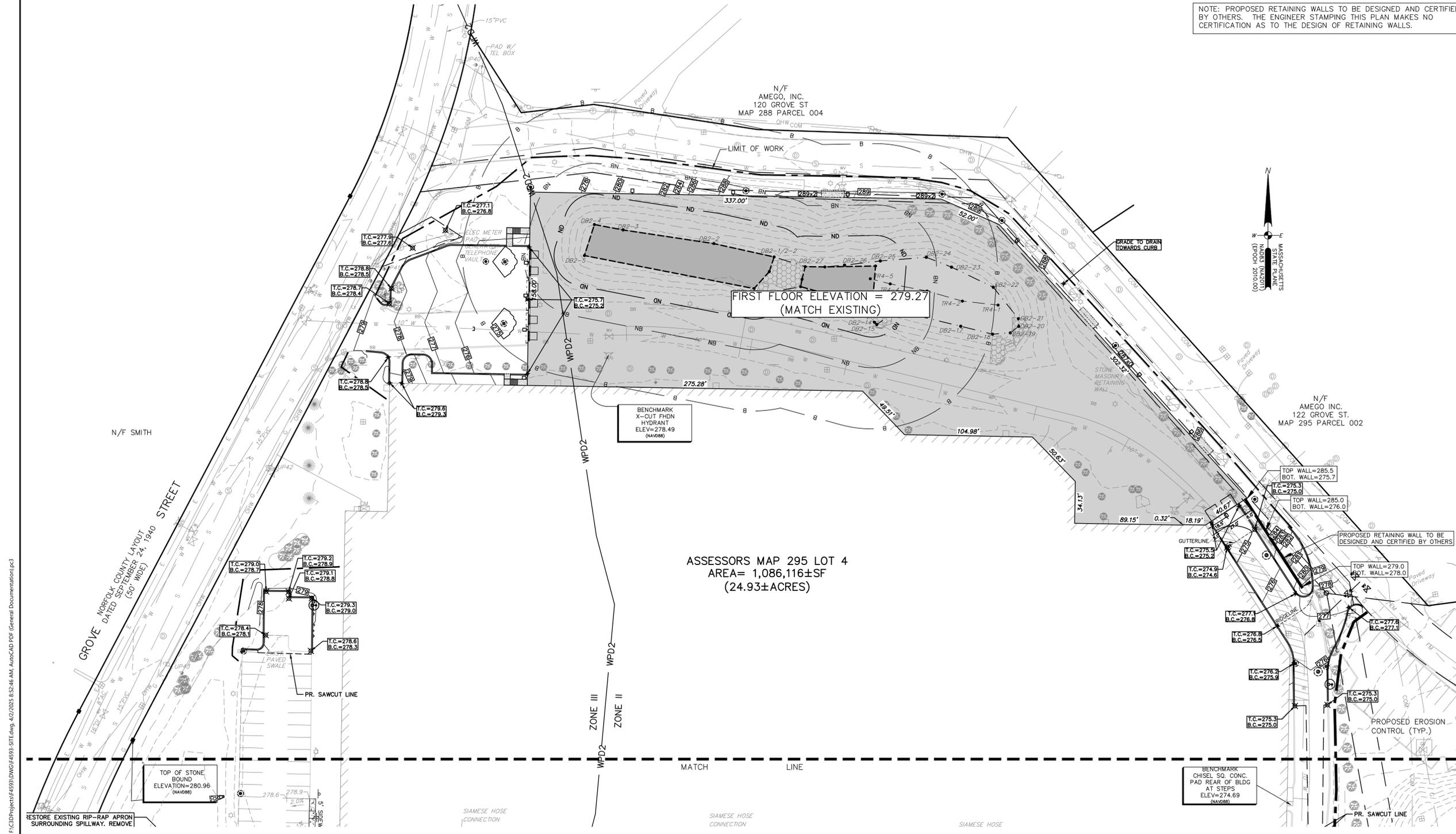
GRADING PLAN

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Cut/Fill Summary

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Totals			251799 Sq. Ft.	3183 Cu. Yd.	30598 Cu. Yd.	27415 Cu. Yd.<Fill>

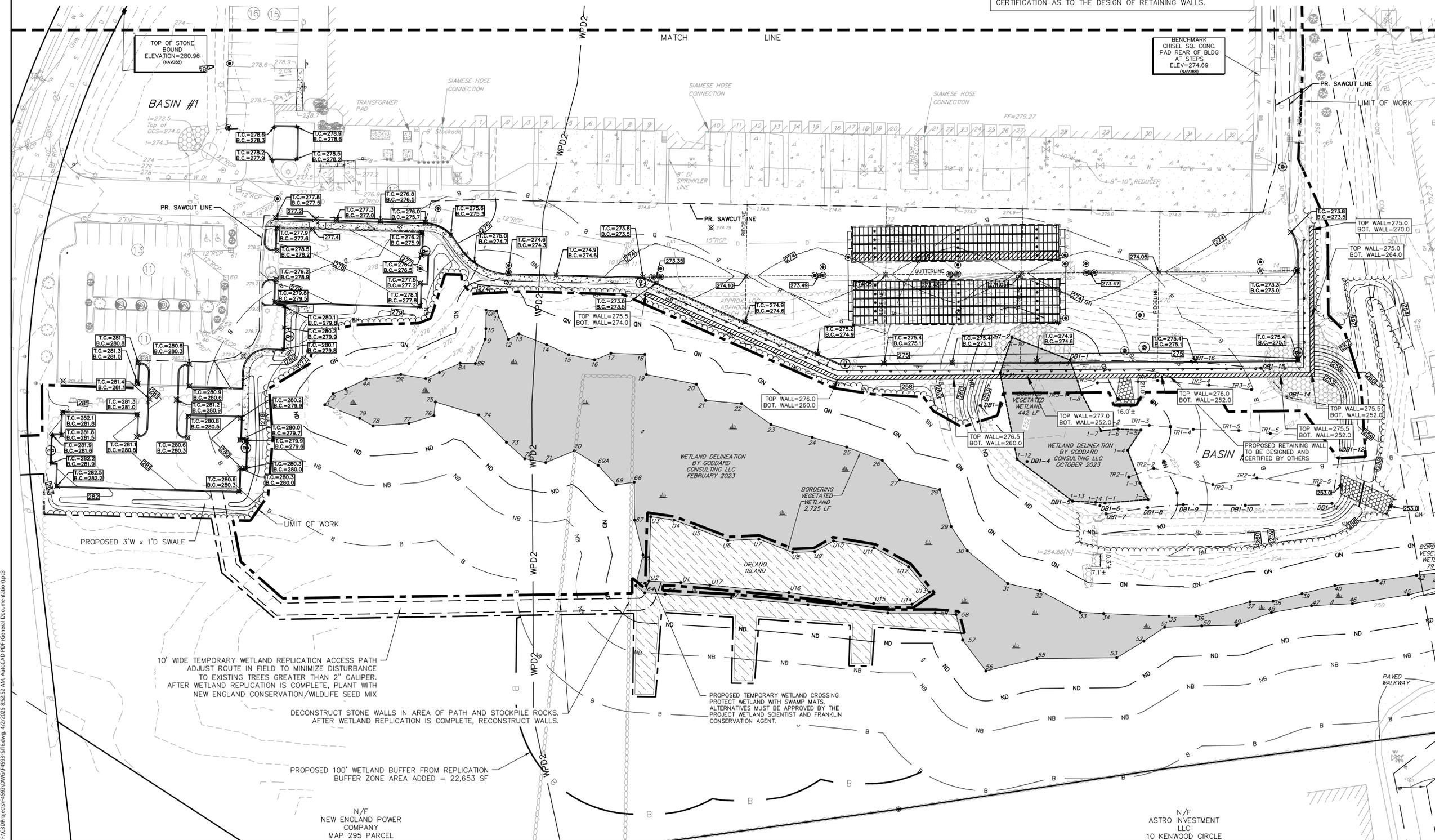
NOTE: THIS CUT/FILL ANALYSIS SUMMARY IS A COMPARISON BETWEEN EXISTING AND PROPOSED FINISHED GRADES ACROSS THE ENTIRE SITE, AND DOES NOT ACCOUNT FOR THE REMOVAL OF ANY UNSUITABLE MATERIALS FOUND ON SITE.

LEGEND

⊞	CATCH BASIN	-OW-	OVERHEAD WIRE
⊕	DRAIN MANHOLE	-UGE-	UNDER GROUND ELEC.
⊖	ELECTRIC MANHOLE	-G-	GAS LINE
⊙	TELEPHONE MANHOLE	-T-	UNDER GROUND TELE.
⊗	SEWER MANHOLE	-W-	WATER LINE
⊘	MANHOLE	---	TREELINE
⊕	FIRE HYDRANT	---	STONEWALL
⊖	WATERGATE	-D-	DRAIN LINE
⊗	HANDHOLE/ELECTRIC PLUGS	-S-	SEWER LINE
⊕	GAS VALVE	-FM-	FORCED MAIN SEWER
⊖	GUY WIRE	---	TREE
⊙	UTILITY POLE	---	HANDI-CAP PARKING
⊕	LIGHT POLE	---	
⊖	SIGN	---	
⊗	BASKETBALL NET	---	



NOTE: PROPOSED RETAINING WALLS TO BE DESIGNED AND CERTIFIED BY OTHERS. THE ENGINEER STAMPING THIS PLAN MAKES NO CERTIFICATION AS TO THE DESIGN OF RETAINING WALLS.



APPROVED DATE: _____

FRANKLIN PLANNING BOARD

BEING A MAJORITY

LEGAL NOTES

UTILITIES ARE PLOTTED AS A COMPILATION OF RECORD DOCUMENT MARKINGS AND OTHER OBSERVED EVIDENCE FOR A VIEW OF THE UNDERGROUND UTILITIES AND SHOULD BE CONSIDERED APPROXIMATE. DURING 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 OBSERVED BY CONTRACTORS (IN ACCORDANCE WITH MASS. REGS. 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
A.M. 295 LOT 003
NEAG REAL ESTATE LLC
126 GROVE ST
FRANKLIN, MA
DEED BOOK 41715 PAGE 121
PLAN No. 253 OF 1989 PLAN Bk. 379

APPLICANT
A.M. 295 LOT 4
KEY BOSTON, INC.
126 GROVE STREET
FRANKLIN, MA 02038
DEED BOOK 6353 PAGE 200
DEED BOOK 6876 PAGE 112
PLAN No. 238 OF 1984 PLAN Bk. 309
PLAN No. 1655 OF 1985 PLAN Bk. 330

**124/ 126 GROVE STREET
BUILDING EXPANSION
SITE PLAN MODIFICATION
FRANKLIN MASSACHUSETTS**

GRADING PLAN

NOVEMBER 5, 2024

DATE	REVISION DESCRIPTION
03/27/2025	PER TOWN & CONSULTANT COMMENTS
04/01/2025	PER CONSERVATION COMMENTS

GRAPHIC SCALE: 1"=40'

0 10 20 30 40 50 75 100 FEET METERS

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FRANKLIN, MA 02038 FX. (508) 528-7921
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SHEET **9 OF 21** JOB NO. **F4593**

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STORM DRAINAGE NOTES

- ALL DRAINAGE PIPES TO BE 12" RCP UNLESS OTHERWISE NOTED. WHERE LESS THAN 3.5' OF COVER IS PROVIDED, CLASS V RCP SHALL BE USED.
 - EXISTING DRAINAGE INFRASTRUCTURE WHICH DRAINS TO EXISTING BASIN #3, AS WELL AS THE STRUCTURES AND PIPES CONVEYING EXCESS STORMWATER FROM BASIN 3 TO BASIN 2, SHALL REMAIN IN PLACE AND ACTIVE UNTIL THE PROPOSED SUBSURFACE DETENTION SYSTEM IS CONSTRUCTED AND READY TO RECEIVE FLOWS FROM #DMH 24-14.
- SPECIAL CONSIDERATION FOR INLET CONTROLS FOR EROSION COLLECTION BEFORE ENTERING DRAINAGE SYSTEM:
- INSTALL SILT SOCKS.
 - INSTALL EROSION CONTROL BARRIER AROUND CATCH BASIN, COMPOST SOCK OR EQUAL.
 - INSTALL FILTER FABRIC ON ALL DRAIN MANHOLE OUTLETS DISCHARGING TO INFILTRATION BASINS AND SUBSURFACE DETENTION SYSTEM.
 - INSPECTIONS BEFORE AND AFTER STORM EVENTS ARE REQUIRED TO INSURE ADEQUACY OF EROSION CONTROL MEASURES.
 - CONTRACTOR & ARCHITECT ARE TO VERIFY SITE UTILITIES PRIOR TO DESIGN & CONSTRUCTION.
 - ALL PIPE GASKETS SHALL BE PRE-MOLDED NEOPRENE O-RING TYPE (300-11 B.(2)(A)).

SITE DRAINAGE INSTALLATIONS NOTES

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

UTILITY NOTES

ALL UTILITIES SHALL BE CONSTRUCTED AND TESTED ACCORDING TO STATE AND LOCAL REGULATIONS.

ALL WATER AND UTILITIES TO COMPLY WITH THE TOWN OF FRANKLIN DEPARTMENT OF PUBLIC WORKS STANDARD DETAILS. WHERE CONFLICTS EXIST, THE TOWNS SPECIFICATIONS SHALL CONTROL.

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

RELOCATION OF EXISTING TRANSFORMER AND TELECOM EQUIPMENT TO BE COORDINATED WITH UTILITY PROVIDERS.

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

LEGEND

⊞	CATCH BASIN	-OW-	OVERHEAD WIRE
⊕	DRAIN MANHOLE	-UGE-	UNDER GROUND ELEC.
⊖	ELECTRIC MANHOLE	-G-	GAS LINE
⊙	TELEPHONE MANHOLE	-T-	UNDER GROUND TELE.
⊗	SEWER MANHOLE	-W-	WATER LINE
⊘	MANHOLE	-M-	TREELINE
⊙	FIRE HYDRANT	-FM-	STONEWALL
⊖	WATERGATE	-D-	DRAIN LINE
⊖	HANDHOLE/ELECTRIC PLUGS	-S-	SEWER LINE
⊖	GAS VALVE	-FM-	FORCED MAIN SEWER
⊖	GUY WIRE		
⊖	UTILITY POLE		
⊖	LIGHT POLE		
⊖	SIGN		
⊖	BASKETBALL NET		
⊖	TREE		
⊖	HANDI-CAP PARKING		

NOTE: PROPOSED RETAINING WALLS TO BE DESIGNED AND CERTIFIED BY OTHERS. THE ENGINEER STAMPING THIS PLAN MAKES NO CERTIFICATION AS TO THE DESIGN OF RETAINING WALLS.

APPROVED DATE: _____

FRANKLIN PLANNING BOARD

BEING A MAJORITY

LEGAL NOTES

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

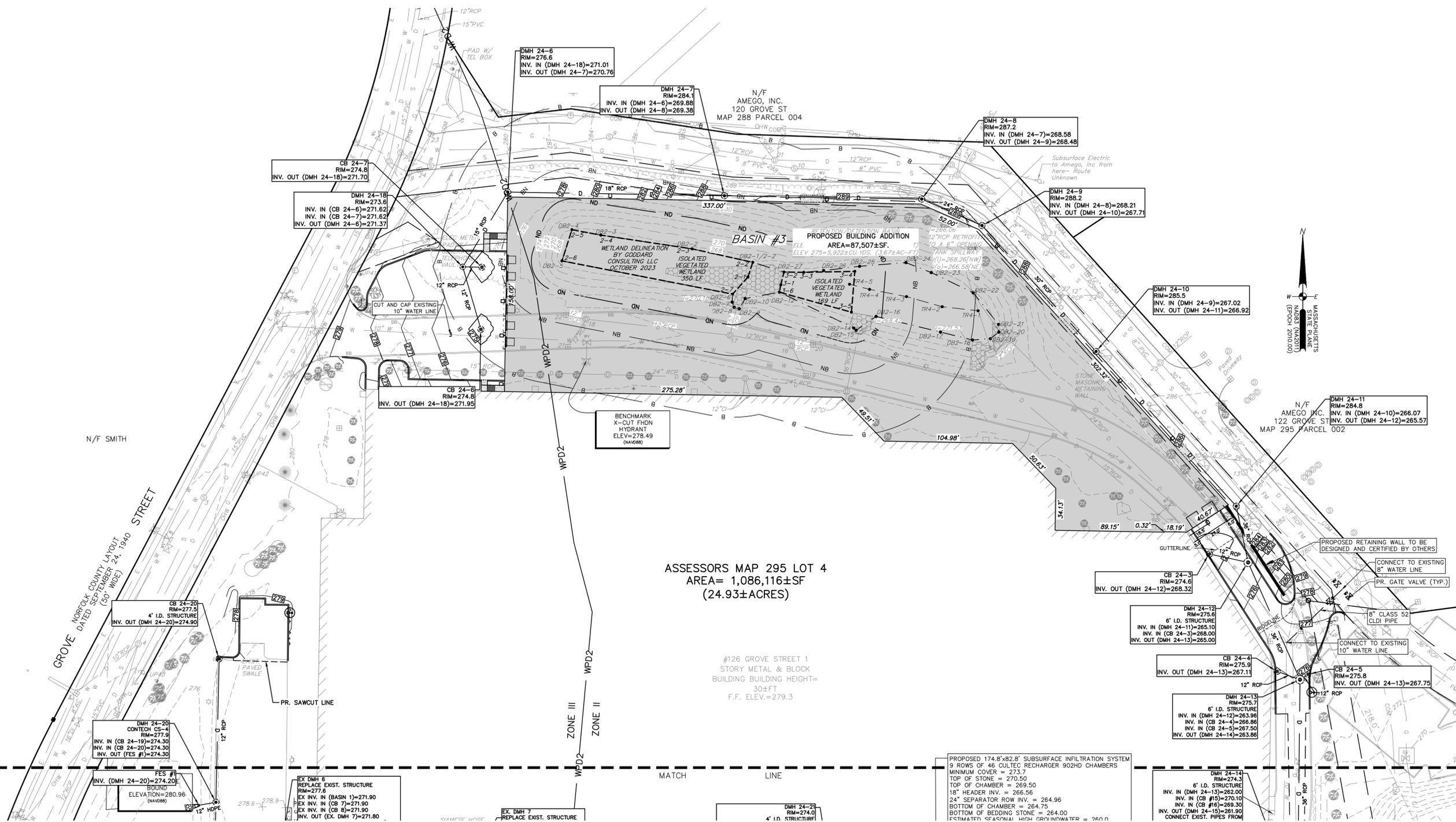
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OWNER

A.M. 295 LOT 003
NEAG REAL ESTATE LLC
126 GROVE ST
FRANKLIN, MA
DEED BOOK 41715 PAGE 121
PLAN No. 253 OF 1989 PLAN Bk. 379

APPLICANT

A.M. 295 LOT 4
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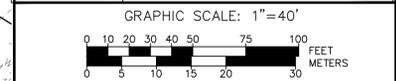


**124/ 126 GROVE STREET
BUILDING EXPANSION
SITE PLAN MODIFICATION
FRANKLIN MASSACHUSETTS**

UTILITY & DRAINAGE PLAN

NOVEMBER 5, 2024

DATE	REVISION DESCRIPTION
03/27/2025	PER TOWN & CONSULTANT COMMENTS
04/01/2025	PER CONSERVATION COMMENTS



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STORM DRAINAGE NOTES

- ALL DRAINAGE PIPES TO BE 12" RCP UNLESS OTHERWISE NOTED. WHERE LESS THAN 3.5' OF COVER IS PROVIDED, CLASS V RCP SHALL BE USED.
- SPECIAL CONSIDERATION FOR INLET CONTROLS FOR EROSION COLLECTION BEFORE CONSTRUCTING DRAINAGE SYSTEM:
 - INSTALL SILT SACKS.
 - INSTALL EROSION CONTROL BARRIER AROUND CATCH BASIN, COMPOST SOCK OR EQUAL.
 - INSTALL FILTER FABRIC ON ALL DRAIN MANHOLE OUTLETS DISCHARGING TO INFILTRATION BASINS AND SUBSURFACE DETENTION SYSTEM.
 - INSPECTIONS BEFORE AND AFTER STORM EVENTS ARE REQUIRED TO INSURE ADEQUACY OF EROSION CONTROL MEASURES.
 - CONTRACTOR & ARCHITECT ARE TO VERIFY SITE UTILITIES PRIOR TO DESIGN & CONSTRUCTION.
 - ALL PIPE GASKETS SHALL BE PRE-MOLDED NEOPRENE O-RING TYPE (300-11 B.(2)(A)).

SITE DRAINAGE INSTALLATIONS NOTES

- EACH SUBSURFACE DETENTION PIPE WILL BE INSTALLED SEPARATELY TO DESIGN ELEVATION.
- INSTALL CONNECTIONS TO CATCH BASINS, WATER QUALITY MANHOLE (WQMH) AND DRAIN MANHOLES.

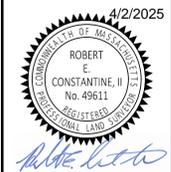
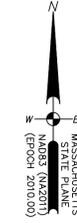
UTILITY NOTES

- ALL UTILITIES SHALL BE CONSTRUCTED AND TESTED ACCORDING TO STATE AND LOCAL REGULATIONS.
- ALL WATER AND UTILITIES TO COMPLY WITH THE TOWN OF FRANKLIN DEPARTMENT OF PUBLIC WORKS STANDARD DETAILS. WHERE CONFLICTS EXIST, THE TOWN'S SPECIFICATIONS SHALL CONTROL.
- ALL WATER WORK WITHIN THE STREET OR SIDEWALK MUST UTILIZE FLOWABLE FILL TO THE SATISFACTION OF THE FRANKLIN DEPARTMENT OF PUBLIC WORKS.
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND UNLESS OTHERWISE SHOWN ON THIS PLAN.
- PRIOR TO CONSTRUCTION, CONDUCT TEST PIT AT PROPOSED SEWER CROSSING TO DETERMINE INVERT OF EXISTING SEWER AND EVALUATE IF A CONFLICT EXISTS WITH PROPOSED DRAINAGE. IF CONFLICT EXISTS, NOTIFY DESIGN ENGINEER IMMEDIATELY FOR REDESIGN OF SEWER TO DROP BUILDING SEWER AND/OR PUMP CHAMBER TO RESOLVE CONFLICT.

LEGEND

⊞	CATCH BASIN	-OW-	OVERHEAD WIRE
⊕	DRAIN MANHOLE	-UGE-	UNDER GROUND ELEC.
⊖	ELECTRIC MANHOLE	-G-	GAS LINE
⊙	TELEPHONE MANHOLE	-T-	UNDER GROUND TELE.
⊗	SEWER MANHOLE	-W-	WATER LINE
⊘	MANHOLE	-M-	TREELINE
⊚	FIRE HYDRANT	-FM-	FORCED MAIN SEWER
⊛	WATERGATE	-D-	DRAIN LINE
⊜	HANDHOLE/ELECTRIC PLUGS	-S-	SEWER LINE
⊝	GAS VALVE		
⊞	GUY WIRE		
⊟	UTILITY POLE		
⊠	LIGHT POLE		
⊡	SIGN		
⊢	BASKETBALL NET		
⊣	TREE		
⊤	HANDI-CAP PARKING		

NOTE: PROPOSED RETAINING WALLS TO BE DESIGNED AND CERTIFIED BY OTHERS. THE ENGINEER STAMPING THIS PLAN MAKES NO CERTIFICATION AS TO THE DESIGN OF RETAINING WALLS.



F4593

APPROVED DATE: _____
FRANKLIN PLANNING BOARD

BEING A MAJORITY

LEGAL NOTES

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OWNER

A.M. 295 LOT 003
NEAG REAL ESTATE LLC
126 GROVE ST
FRANKLIN, MA
DEED BOOK 41715 PAGE 121
PLAN No. 253 OF 1989 PLAN Bk. 379

APPLICANT

A.M. 295 LOT 4
KEY BOSTON, INC.
126 GROVE STREET
FRANKLIN, MA 02038
DEED BOOK 6353 PAGE 200
DEED BOOK 6876 PAGE 112
PLAN No. 238 OF 1984 PLAN Bk. 309
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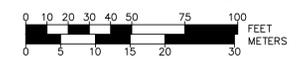
**124/ 126 GROVE STREET
BUILDING EXPANSION
SITE PLAN MODIFICATION
FRANKLIN MASSACHUSETTS**

DRAINAGE PLAN

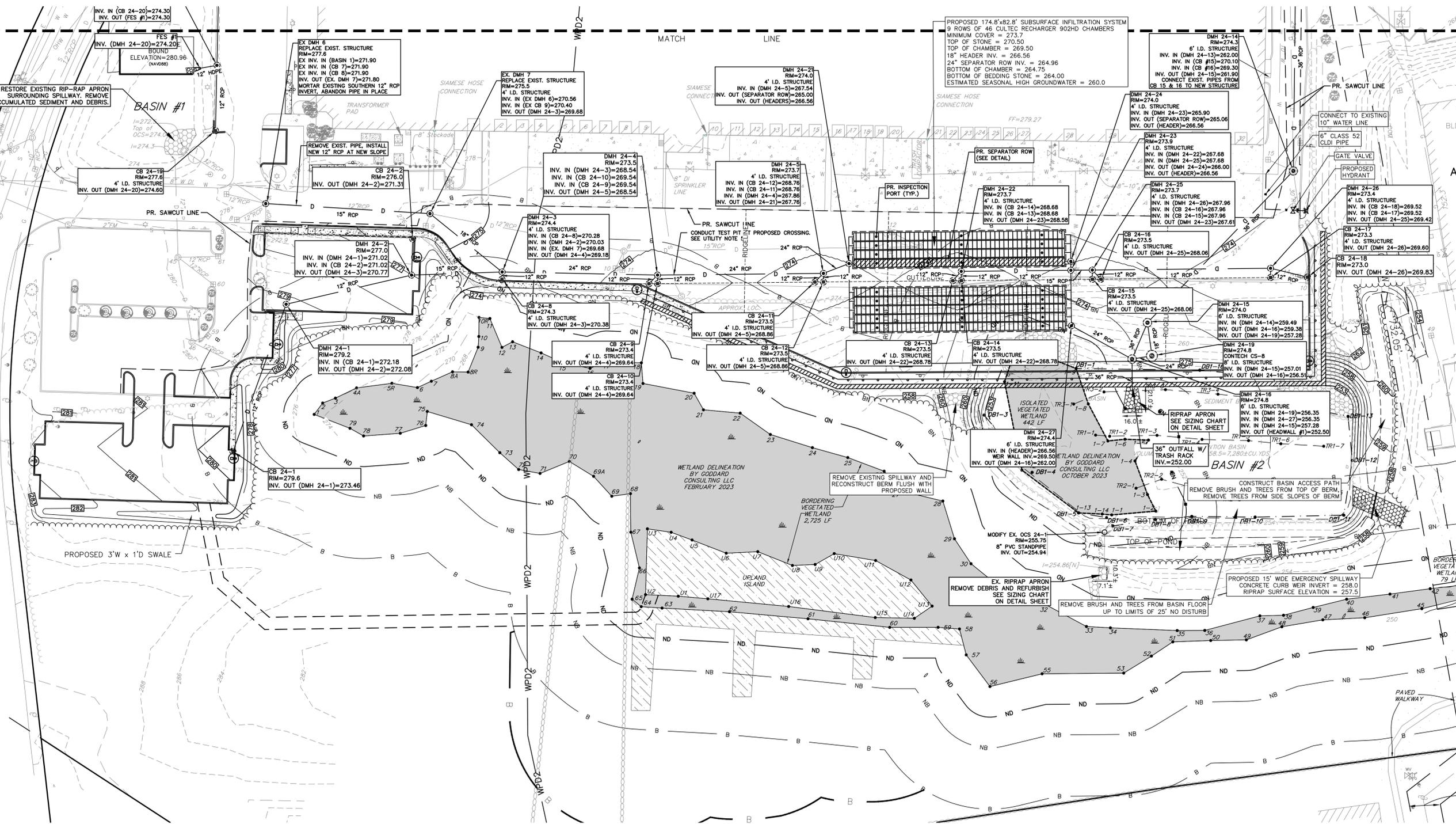
NOVEMBER 5, 2024

DATE	REVISION DESCRIPTION
03/27/2025	PER TOWN & CONSULTANT COMMENTS
04/01/2025	PER CONSERVATION COMMENTS

GRAPHIC SCALE: 1"=40'



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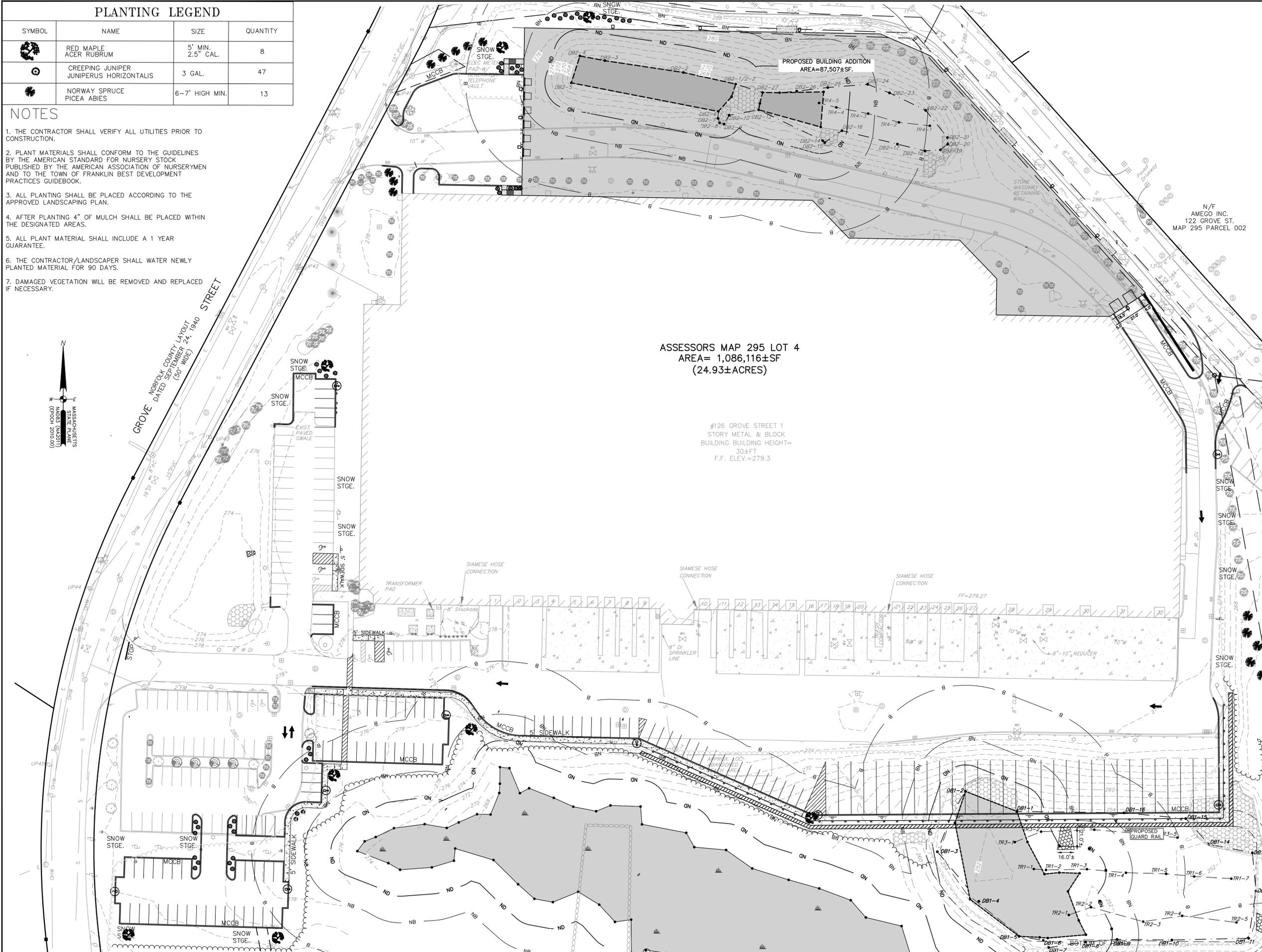
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PLANTING LEGEND

SYMBOL	NAME	SIZE	QUANTITY
	RED MAPLE ACER RUBRUM	5" MIN. 2.5" CAL.	8
	CREeping JUNIPER JUNIPERUS HORIZONTALIS	3 GAL.	47
	NORWAY SPRUCE PICEA ABIES	6-7" HIGH MIN.	13

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 NURSEYRIMEN AND TO 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.



4/2/2025

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

4/2/25

DALE MACQUINN
No. 94675
REGISTERED PROFESSIONAL ENGINEER

F4593

APPROVED DATE: _____

FRANKLIN PLANNING BOARD

BEING A MAJORITY

LEGAL NOTES

UTILITIES ARE PLOTTED AS A COMPILATION OF RECORD DOCUMENT MARKINGS AND OTHER OBSERVED EVIDENCE. FOR A VIEW OF THE UNDERGROUND UTILITY MARKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ASSURED COMPLETELY AND RELIABLY DEPICTED. ADDITIONAL UTILITIES, NOT EVIDENCED BY RECORD DOCUMENTS OR OBSERVED PHYSICAL EVIDENCE, MAY BE ENCOUNTERED BY CONTRACTORS (IN ACCORDANCE WITH MASS. REGS. 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

A.M. 295 LOT 003
NEAG REAL ESTATE LLC
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PLAN No. 253 OF 1989 PLAN Bk. 379

APPLICANT

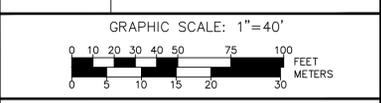
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**124/ 126 GROVE STREET
BUILDING EXPANSION
SITE PLAN MODIFICATION
FRANKLIN MASSACHUSETTS**

LANDSCAPING PLAN

NOVEMBER 5, 2024

DATE	REVISION DESCRIPTION
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LIGHTING LEGEND

VALRIYA SERIES ALA- SEE ATTACHMENT FOR INFORMATION

	WALL PAC	40W 120V DARK BRONZE TYPE III 4000K	MOUNTING HEIGHT 18'
	PARKING PAC	70W 120V DARK BRONZE TYPE III 4000K	MOUNTING HEIGHT 25'

THIS PHOTOMETRIC PLAN IS BASED SOLELY UPON PROPRIETARY INFORMATION SUPPLIED BY THE LUMINAIRE MANUFACTURER AND CLIENT RECOMMENDATION.

LUMINAIRE LOCATIONS, LIGHTING PATTERNS, AND ILLUMINATION LEVELS WERE PREPARED UTILIZING INFORMATION SUPPLIED BY THE LUMINAIRE MANUFACTURER AND THE SOFTWARE PACKAGE SIMPLY OUTDOOR. IT'S VALUES SHOULD BE CONSIDERED APPROXIMATE IN NATURE AND SHALL BE VERIFIED BY THE LUMIN MANUFACTURER PRIOR TO INSTALLATION.

ACTUAL PERFORMANCE OF LIGHTING PATTERNS AND/OR ILLUMINANCE VALUES MAY VARY DUE TO VARIATIONS IN LIGHT HEIGHT, ELECTRICAL VOLTAGE, LAMP WATTAGE, AND OTHER VARIABLE FIELD CONDITIONS, OR USING A LUMINAIRE OTHER THAN SPECIFICALLY NOTED HEREON.

GUERRIERE & HALNON, INC ASSUMES NO RESPONSIBILITY FOR ANY SAFETY AND/OR SECURITY RISKS DUE TO INADEQUATE LIGHT LEVELS WHICH MAY OCCUR AFTER INSTALLATION.

4/2/2025




APPROVED DATE: _____
FRANKLIN PLANNING BOARD

BEING A MAJORITY

LEGAL NOTES

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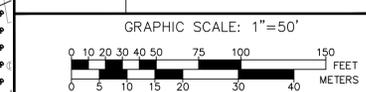
OWNER	A.M. 295 LOT 003 NEAG REAL ESTATE LLC 126 GROVE ST FRANKLIN, MA DEED BOOK 41715 PAGE 121 PLAN No. 253 OF 1989 PLAN Bk. 379
APPLICANT	A.M. 295 LOT 4 KEY BOSTON, INC. 126 GROVE STREET FRANKLIN, MA 02038 DEED BOOK 6353 PAGE 200 DEED BOOK 6876 PAGE 112 PLAN No. 238 OF 1984 PLAN Bk. 309 PLAN No. 1655 OF 1985 PLAN Bk. 330

124/ 126 GROVE STREET BUILDING EXPANSION SITE PLAN MODIFICATION FRANKLIN MASSACHUSETTS

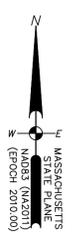
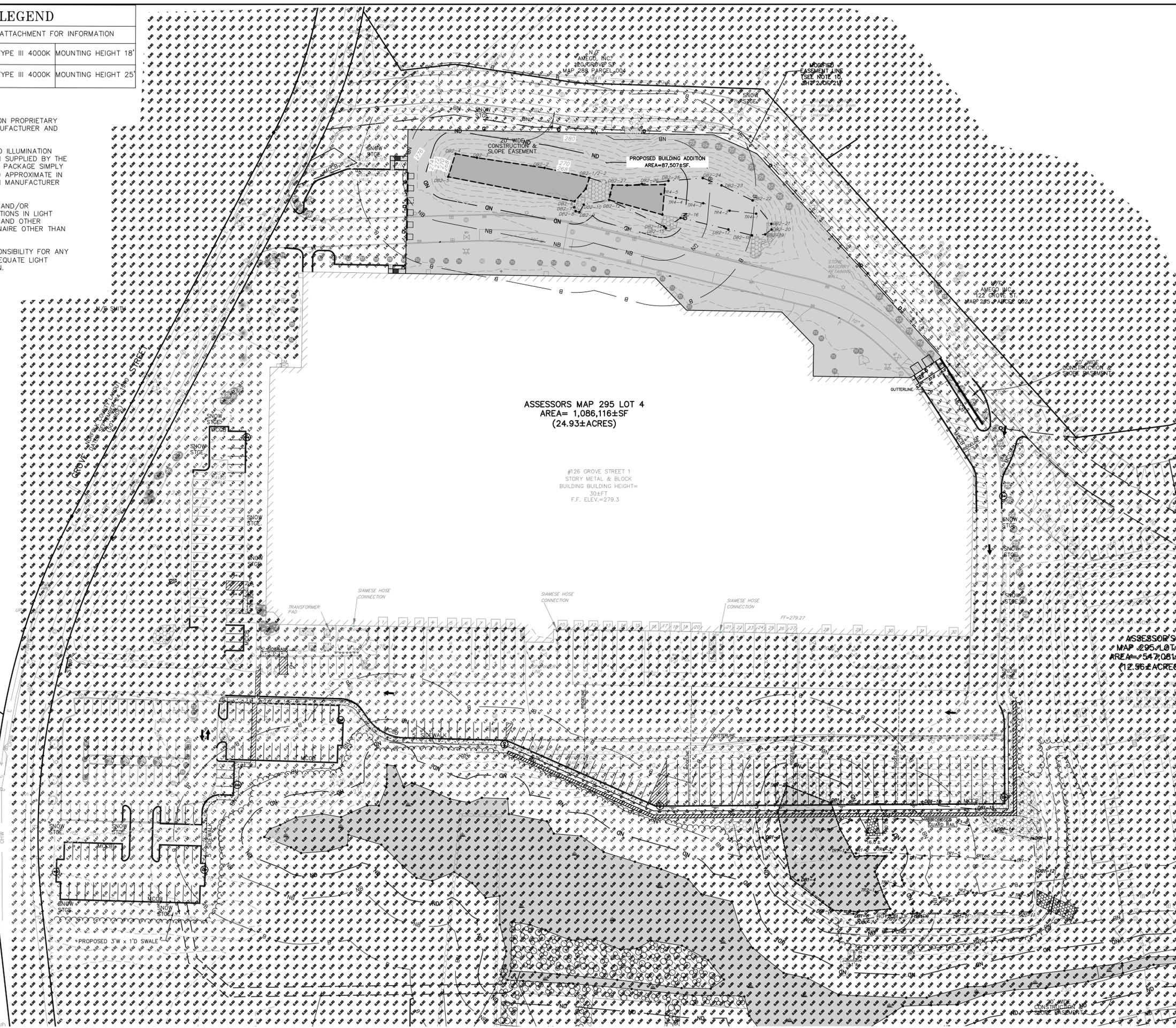
PHOTOMETRIC PLAN

NOVEMBER 5, 2024

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04/01/2025	PER CONSERVATION COMMENTS




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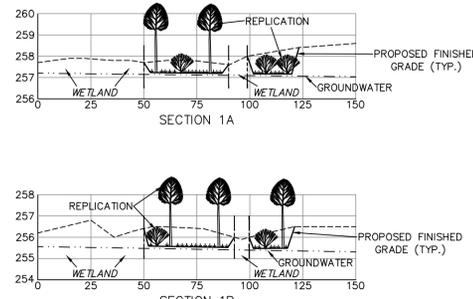
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BUFFER NOTE

AREA OF WETLAND TO BE FILLED = 7,842±SF.

SEE DETAIL SHEET 17 FOR ISOLATED VEGETATED WETLAND REPLICATION PLAN DATED OCTOBER 31, 2024 AND PREPARED BY GODDARD CONSULTING, LLC.

- NOTES:
1. ALL WETLAND REPLICATION WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE "ISOLATED VEGETATED WETLAND REPLICATION PLAN" PREPARED BY GODDARD CONSULTING, AND AS DIRECTED BY THE ON-SITE SUPERVISING WETLAND SCIENTIST. WHERE DISCREPANCIES EXIST BETWEEN THIS SITE PLAN AND THE GODDARD PLAN, THE GODDARD PLAN SHALL CONTROL.
 2. REPLICATION PLANTINGS ARE NOT TO SCALE.
 3. GROUNDWATER DEPTH IS ASSUMED TO BE 6" BELOW EXISTING WETLAND GRADE. LOCAL GROUNDWATER DEPTH TO BE DETERMINED IN FIELD DURING CONSTRUCTION BY THE SUPERVISING WETLAND SCIENTIST.
 4. FINISHED GRADES SHOWN ON THIS PROFILE ARE APPROXIMATE, AND FINAL GRADING IS TO BE DETERMINED ON-SITE BY THE SUPERVISING WETLAND SCIENTIST.



WETLAND REPLICATION CROSS SECTIONS
SCALE: 1"=40' HORIZONTAL
1"=4' VERTICAL



LEGEND

⊞	CATCH BASIN	-OW-	OVERHEAD WIRE
⊙	DRAIN MANHOLE	-UGE-	UNDER GROUND ELEC.
⊕	ELECTRIC MANHOLE	-G-	GAS LINE
⊙	TELEPHONE MANHOLE	-T-	UNDER GROUND TELE.
⊙	SEWER MANHOLE	-W-	WATER LINE
⊙	MANHOLE	---	TREELINE
⊙	FIRE HYDRANT	---	STONEWALL
⊙	WATERGATE	-D-	DRAIN LINE
⊙	HANDHOLE/ELECTRIC PLUGS	-S-	SEWER LINE
⊙	GAS VALVE	-FM-	FORCED MAIN SEWER
⊙	GUY WIRE		
⊙	UTILITY POLE		
⊙	LIGHT POLE		
⊙	SIGN		
⊙	BASKETBALL NET		
⊙	TREE		
⊙	HANDI-CAP PARKING		



F4593

APPROVED DATE: _____
FRANKLIN PLANNING BOARD

BEING A MAJORITY

LEGAL NOTES

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OWNER

A.M. 295 LOT 003
NEAG REAL ESTATE LLC
126 GROVE ST
FRANKLIN, MA
DEED BOOK 41715 PAGE 121
PLAN No. 253 OF 1989 PLAN Bk. 379

APPLICANT
A.M. 295 LOT 4
KEY BOSTON, INC.
126 GROVE STREET
FRANKLIN, MA 02038
DEED BOOK 6353 PAGE 200
DEED BOOK 6876 PAGE 112
PLAN No. 238 OF 1984 PLAN Bk. 309
PLAN No. 1655 OF 1985 PLAN Bk. 330

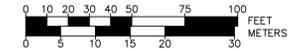
**124/ 126 GROVE STREET
BUILDING EXPANSION
SITE PLAN MODIFICATION
FRANKLIN MASSACHUSETTS**

REPLICATION PLAN

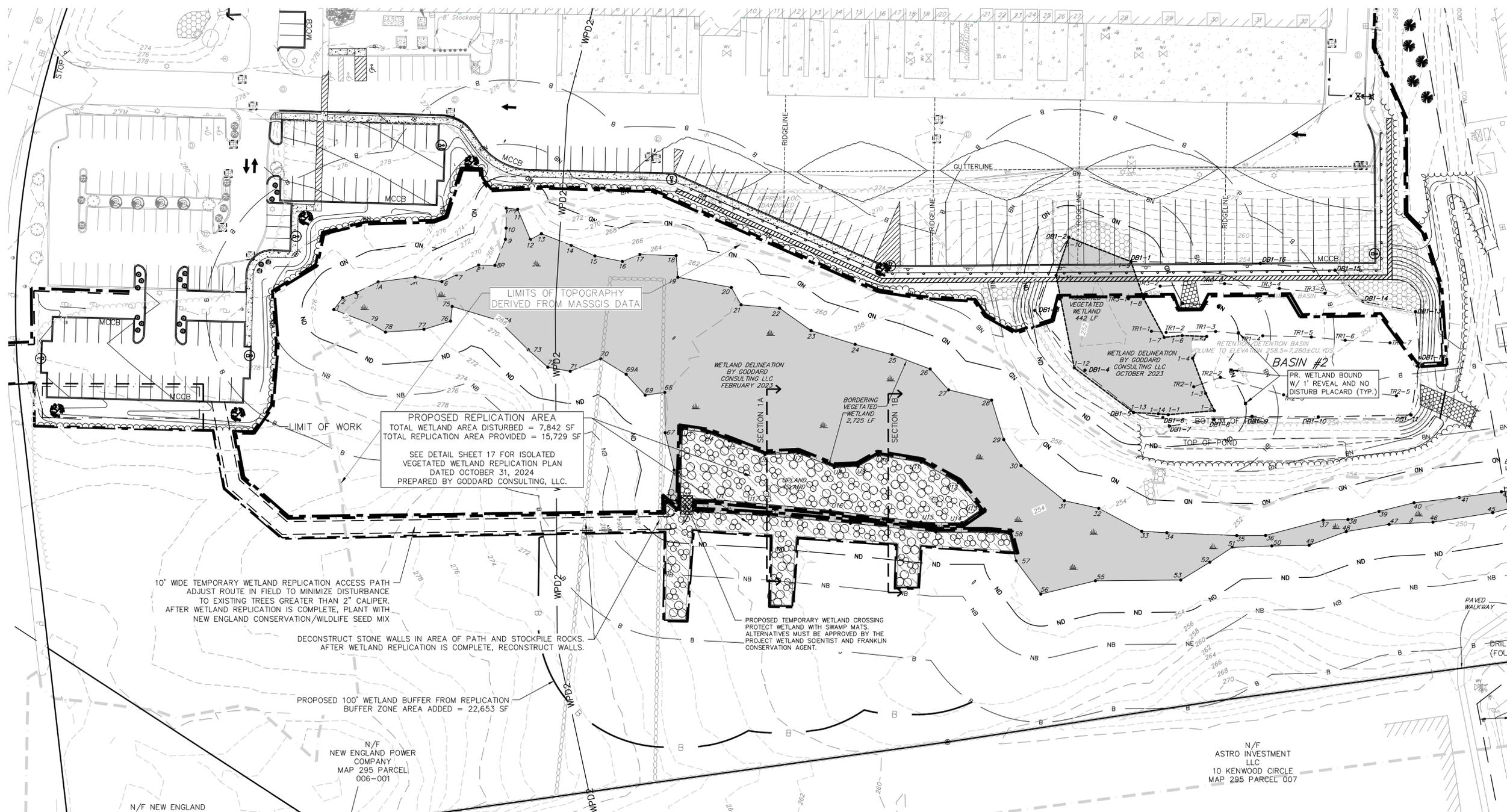
NOVEMBER 5, 2024

DATE	REVISION DESCRIPTION
03/27/2025	PER TOWN & CONSULTANT COMMENTS
04/01/2025	PER CONSERVATION COMMENTS

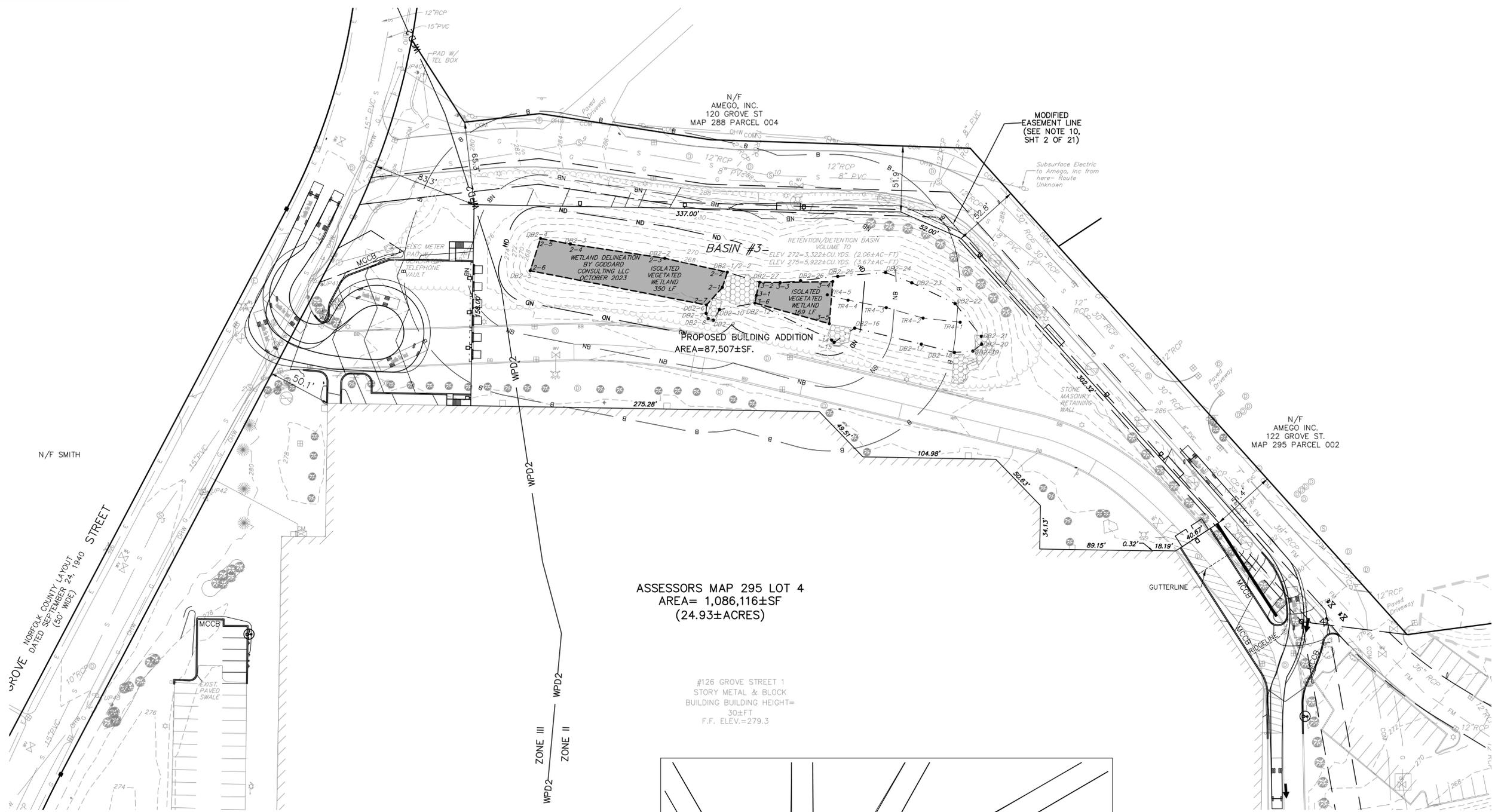
GRAPHIC SCALE: 1"=40'



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

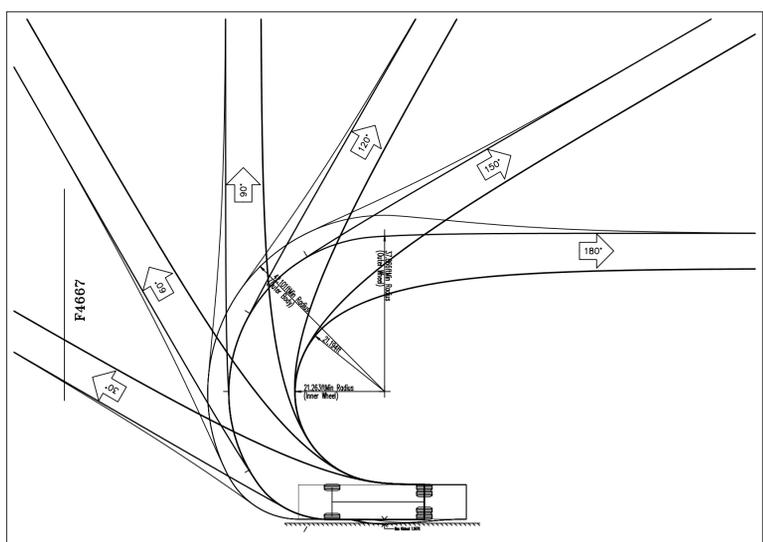


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ASSESSORS MAP 295 LOT 4
 AREA= 1,086,116±SF
 (24.93±ACRES)

#126 GROVE STREET 1
 STORY METAL & BLOCK
 BUILDING BUILDING HEIGHT=
 30±FT
 F.F. ELEV.=279.3



Franklin Fire Truck
 Turn(s) based upon a design speed of 5.00mph.

SEE SHEET 15A FOR ADDITIONAL TURNING RADIUS EXHIBITS



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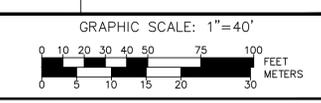
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124/ 126 GROVE STREET
 BUILDING EXPANSION
 SITE PLAN MODIFICATION
 FRANKLIN MASSACHUSETTS

FIRE TRUCK
 TURNING PLAN

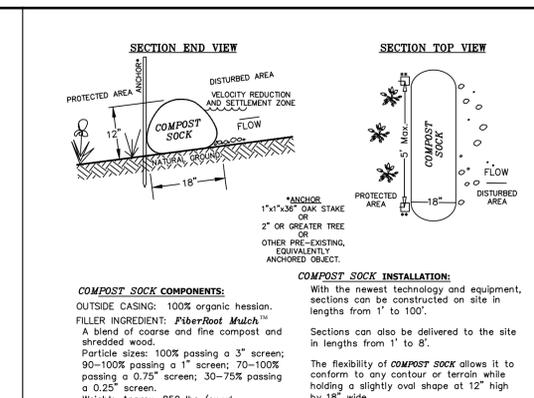
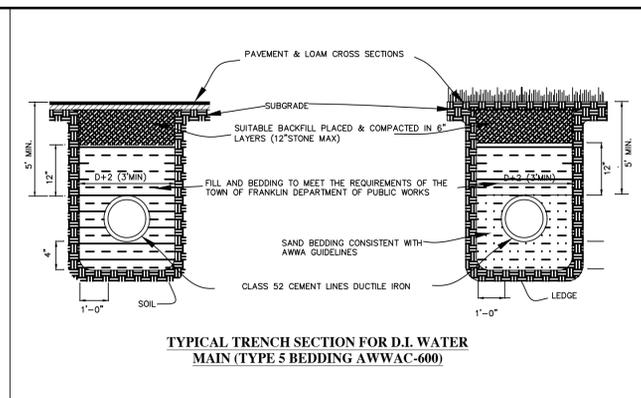
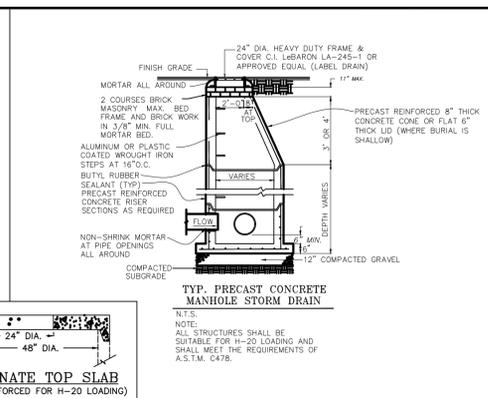
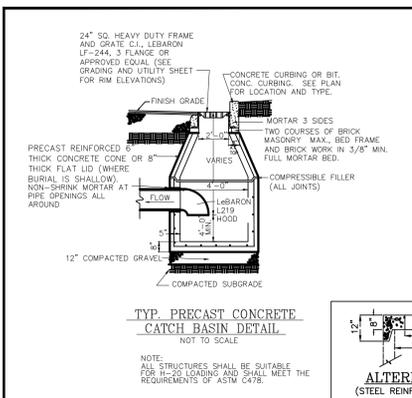
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GENERAL EROSION CONTROL AND CONSTRUCTION NOTES

- THE LIMITS OF ALL CLEARING, GRADING AND DISTURBANCE SHALL BE KEPT TO A MINIMUM WITHIN THE PROPOSED AREA OF CONSTRUCTION. ALL AREAS OUTSIDE THE LIMITS OF DISTURBANCE SHALL REMAIN TOTALLY UNDISTURBED.
- INSPECT ALL SEDIMENT AND EROSION CONTROL MEASURES AT LEAST ONCE PER WEEK AND WITHIN 24 HOURS AFTER EVERY RAINFALL EVENT.
- MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES OR REPLACE AS REQUIRED TO ASSURE PROPER FUNCTION.
- CONTRACTOR SHALL IMMEDIATELY REPAIR ANY AND ALL EROSION AND SEDIMENT CONTROLS FOUND TO BE FAULTY.
- ANY AND ALL DEBRIS AND LITTER WHICH ACCUMULATES IN THE BASINS SHALL BE REMOVED WEEKLY.
- THE CONTRACTOR SHALL IMPLEMENT ALL REASONABLE EROSION AND SEDIMENT CONTROLS PRIOR TO THE ACTUAL COMMENCEMENT OF CONSTRUCTION ACTIVITIES INCLUDING THE CLEARING AND/OR GRUBBING OF ANY PORTION OF THE PROPERTY. THESE MEASURES SHALL BE MAINTAINED IN EFFECT THROUGHOUT THE ENTIRE CONSTRUCTION PHASE, OR UNTIL THE SITE HAS BECOME STABILIZED WITH AN ADEQUATE VEGETATIVE COVER.
- SEDIMENT BUILD UP BEHIND FILTERMATS SHALL BE MONITORED AND BE REMOVED WHENEVER IT HAS ACCUMULATED TO FOUR INCHES IN DEPTH.
- CATCH BASINS SHALL BE PROTECTED WITH SILT FILTERS (SILT SACKS). INSPECT SEDIMENT FILTERS AT LEAST ONCE PER WEEK AND WITHIN 24 HOURS AFTER RAINFALL THAT PRODUCES RUNOFF.
- CLEAN OR REPLACE FILTERS WITHIN 24 HOURS OF INSPECTION WHEN SEDIMENT REACHES ONE HALF OF THE FILTER SACK DEPTH. CATCH BASINS SHALL BE PROTECTED BY SEDIMENT FILTERS THROUGHOUT THE CONSTRUCTION PERIOD AND UNTIL ALL DISTURBED AREAS ARE THOROUGHLY STABILIZED. SUMPES SHALL BE CLEANED WHENEVER SEDIMENT HAS ACCUMULATED TO A DEPTH OF 24 INCHES AND IMMEDIATELY FOLLOWING INSTALLATION OF PERMANENT PAVEMENT.
- THE CONTRACTOR SHALL MAINTAIN AN ADEQUATE STOCKPILE OF EROSION CONTROL MATERIALS ON-SITE AT ALL TIMES FOR EMERGENCY OR ROUTINE REPLACEMENT AND SHALL INCLUDE MATERIALS TO REPAIR OR REPLACE SILT FENCE, MULCH SOCK, STONE FILTER DIKES OR ANY OTHER DEVICES PLANNED FOR USE DURING CONSTRUCTION.
- THE CONTRACTOR IS TO INSPECT ALL CONTROLS NO LESS THAN WEEKLY, AND IN ANTICIPATION OF RAINFALL EVENTS EXPECTED TO EXCEED 1/2 INCH IN DEPTH. ALL DEFICIENCIES NOTED DURING SAID INSPECTION SHALL BE REPAIRED IMMEDIATELY AND IN NO CASE SHALL A DEFICIENCY BE ALLOWED TO GO UNCORRECTED DURING A RAINFALL EVENT. THE EROSION CONTROL DEVICES SHALL BE MAINTAINED, REINFORCED, OR REPLACED IF NECESSARY. ALL ACCUMULATED SEDIMENTS AND OTHER MATERIALS COLLECTED BY THE SEDIMENTATION CONTROL SYSTEMS SHALL BE REMOVED AS NECESSARY TO INSURE PROPER FUNCTION OF SYSTEMS AND DISPOSED OF IN A MANNER THAT IS CONSISTENT WITH THE INTENT OF THIS PLAN, IN AN UPLAND AREA.
- TEMPORARY EARTH OR STONE DIKES, DRAINAGE SWALES AND/OR TEMPORARY SLOPE GRANS SHALL BE INSTALLED WHERE OFF-SITE OR ON-SITE RUNOFF IS SUFFICIENT ENOUGH SUCH THAT IT WILL BE NECESSARY TO DIVERT THE FLOW AROUND THE SITE OR PREVENT EROSION WITHIN THE LIMITS OF WORK.
- STORM DRAIN INLET PROTECTION SHALL BE USED FOR ALL EXISTING AND PROPOSED CATCH BASINS IN THE PROJECT AREA. PRIOR TO COMPLETION OF THE PROJECT, ALL CATCH BASINS WITHIN THE PROJECT AREA SHALL BE CLEANED.
- ALL DISTURBED EARTH SLOPES AREA TO BE STABILIZED WITH PERMANENT VEGETATIVE COVER. TO BE ESTABLISHED AS SOON AS POSSIBLE. DISTURBED AREAS THAT ARE NOT SUBJECT TO CONSTRUCTION TRAFFIC SHALL RECEIVE A PERMANENT OR TEMPORARY VEGETATIVE COVER AS SOON AS FINAL CONTOURS ARE ESTABLISHED. TEMPORARY VEGETATIVE COVER IS TO BE ESTABLISHED ON ALL DISTURBED AREAS WHERE CONSTRUCTION ACTIVITIES WILL NOT REQUIRE ADDITIONAL DISTURBANCE FOR PERIOD OF 30 DAYS OR MORE. IF THE SEASON PREVENTS THE ESTABLISHMENT OF VEGETATIVE COVER, DISTURBED AREAS SHALL BE MULCHED AND THEN SEEDED AS SOON AS WEATHER CONDITIONS ALLOW.
- THERE SHALL BE NO DIRECT DISCHARGE OF DEWATERING OPERATIONS INTO ANY DRAINAGE SYSTEM UNLESS THIS DISCHARGE IS CLEAN AND FREE OF SETTLEABLE SOLIDS. ANY DEWATERING DISCHARGE CONTAINING SETTLEABLE SOLIDS (SEDIMENTS) SHALL BE PASSED THROUGH A SEDIMENTATION CONTROL DEVICE (FILTER BAG) TO REMOVE THESE SOLIDS. THE CONTRACTOR IS TO MAINTAIN SAID SEDIMENT CONTROL DEVICE THROUGHOUT THE ENTIRE DEWATERING OPERATION AND REPAIR DEFICIENCIES IMMEDIATELY.
- SOIL STOCKPILE AREAS FOR CONSTRUCTION MATERIALS SHALL BE LOCATED OUTSIDE WETLAND AREAS AND ASSOCIATED BUFFERS.
- ALL PLANTINGS SHALL BE WATERED AND MAINTAINED BY THE CONTRACTOR TO ENSURE SURVIVAL.
- EROSION CONTROL SHALL REMAIN IN PLACE UNTIL THE CERTIFICATE OF COMPLETION IS ISSUED.

APPROVED DATE: _____

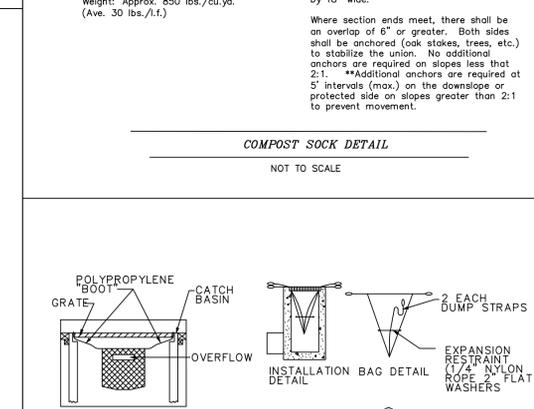
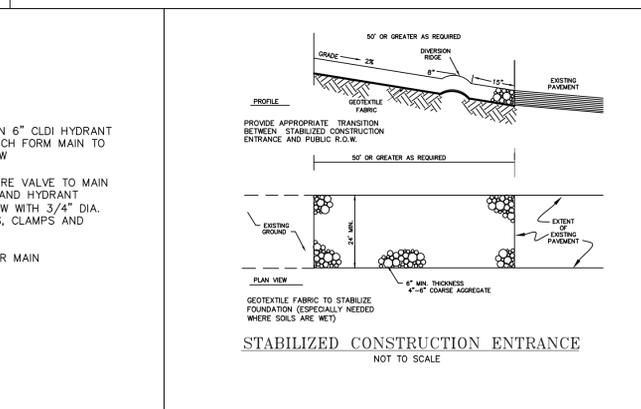
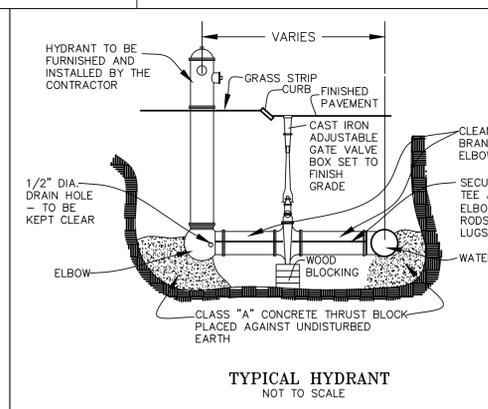
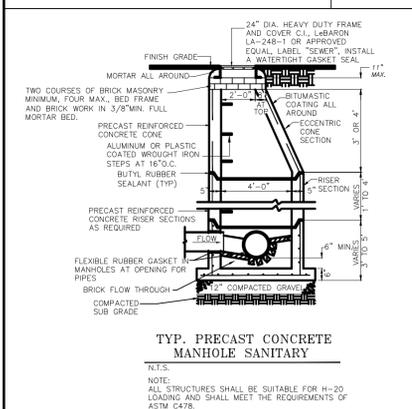
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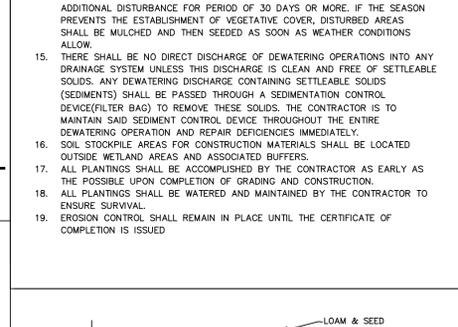
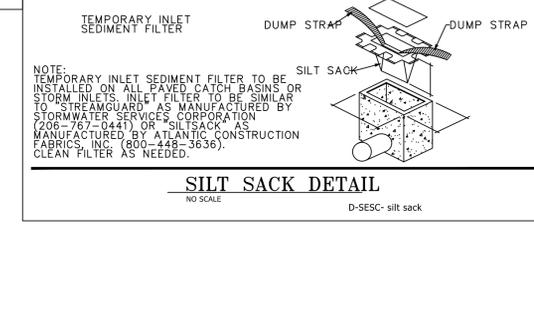
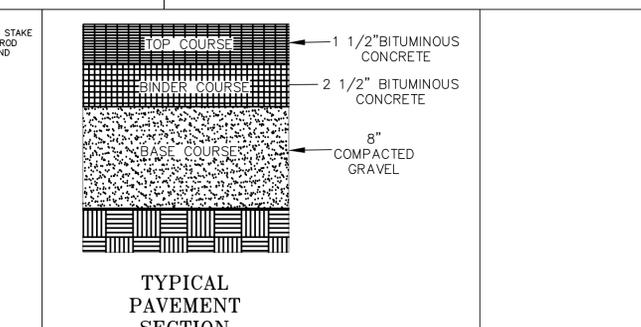
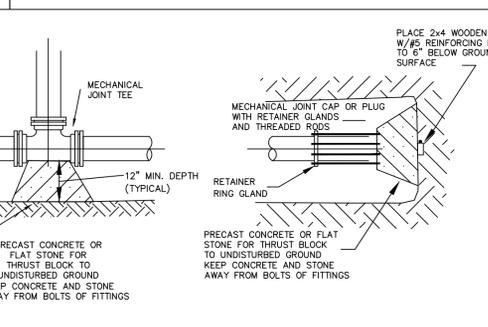
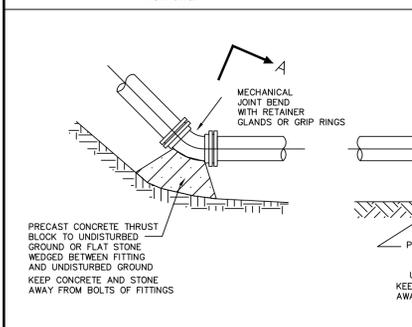
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124/ 126 GROVE STREET
BUILDING EXPANSION
SITE PLAN MODIFICATION
FRANKLIN MASSACHUSETTS

CONSTRUCTION DETAILS

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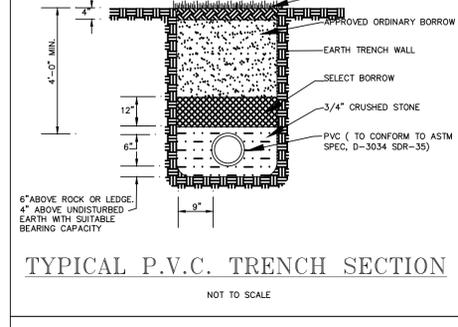
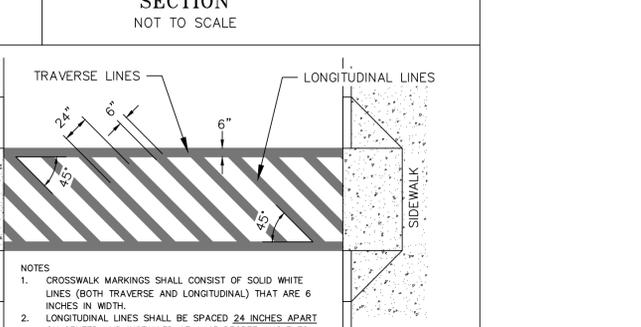
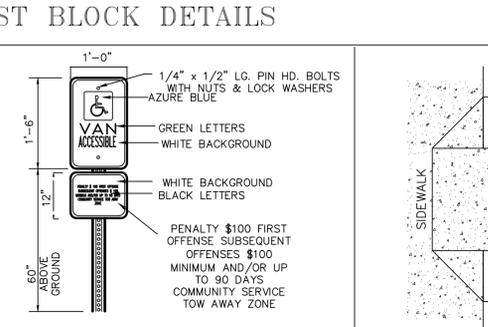
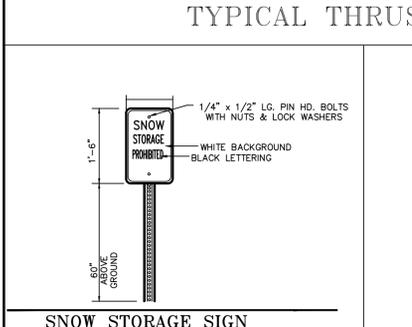


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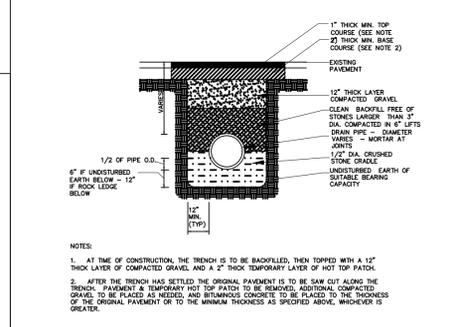
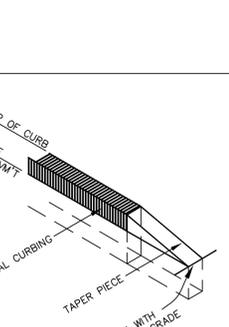
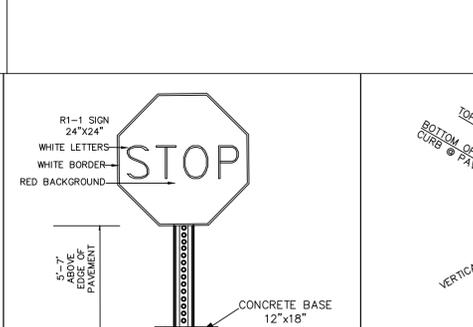
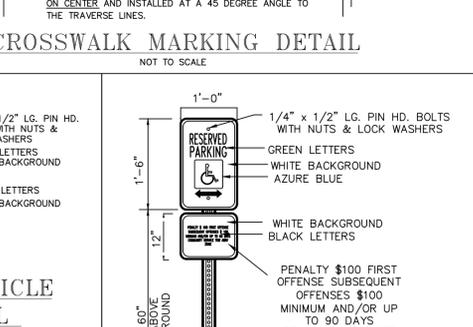
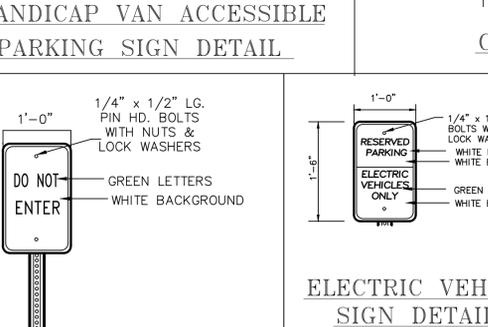
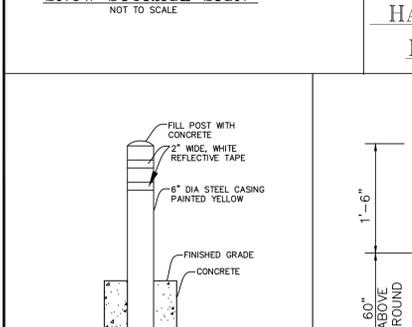


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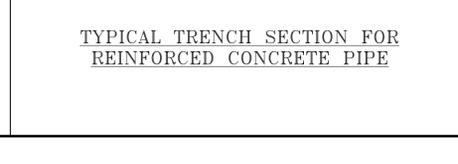
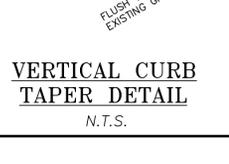
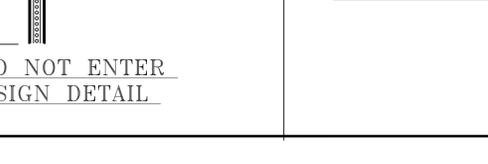
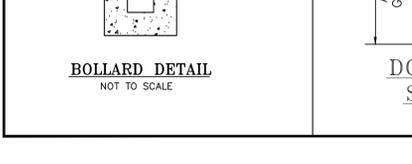


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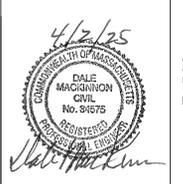
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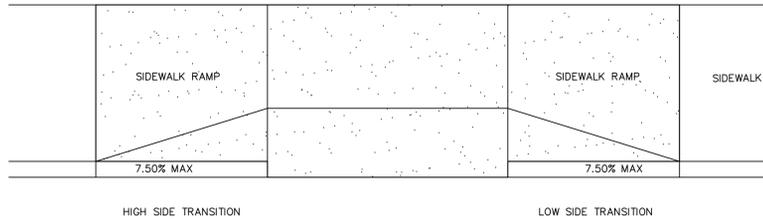
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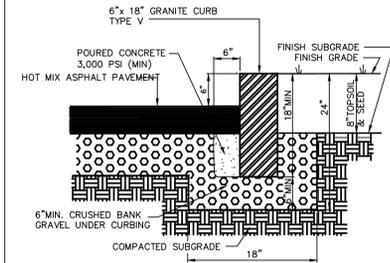
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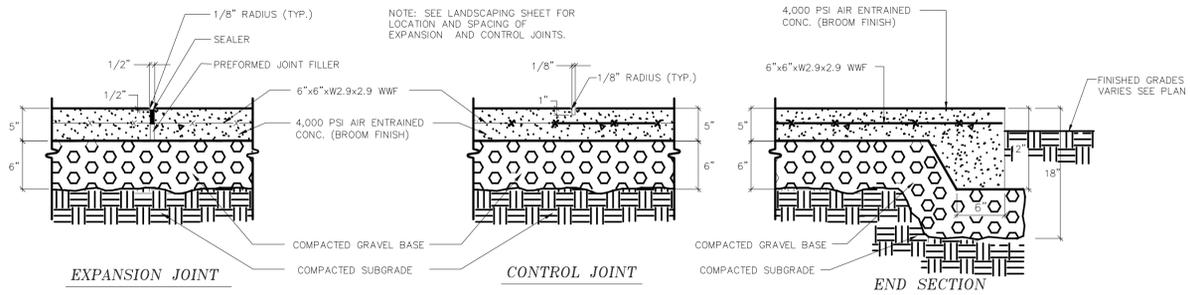


NOTE:
1. DRIVEWAYS ENTRANCES SHALL BE IN ACCORDANCE WITH MASSDOT STANDARD DRAWINGS AND SPECIFICATIONS.



NOTE:
1. INSTALL AS SHOWN ON PLANS

VERTICAL GRANITE CURB DETAIL
N.T.S.



NOTE: SEE LANDSCAPING SHEET FOR LOCATION AND SPACING OF EXPANSION AND CONTROL JOINTS.

NOTE:
1. SEE SITE PLAN FOR WIDTH AND GRADES
2. PROVIDE MINIMUM 1/8" / FT. CROSS-SLOPE
3. PROVIDE CONTROL JOINTS 5' - 0" O.C. MIN.
4. PROVIDE EXPANSION JOINTS 20' - 0" O.C. MIN.

TYP. CONC. SIDEWALK DETAILS
N.T.S.



F4593

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BEING A MAJORITY

LEGAL NOTES

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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
A.M. 295 LOT 003
NEAC REAL ESTATE LLC
126 GROVE ST
FRANKLIN, MA
DEED BOOK 41715 PAGE 121
PLAN No. 253 OF 1989 PLAN Bk. 379

APPLICANT
A.M. 295 LOT 4
KEY BOSTON, INC.
126 GROVE STREET
FRANKLIN, MA 02038
DEED BOOK 6353 PAGE 200
DEED BOOK 6876 PAGE 112
PLAN No. 238 OF 1984 PLAN Bk. 309
PLAN No. 1655 OF 1985 PLAN Bk. 330

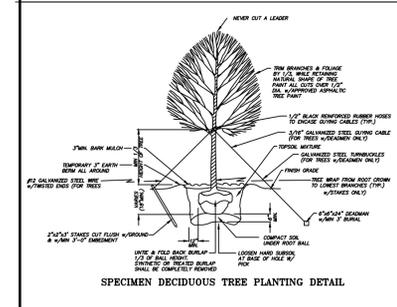
**124/ 126 GROVE STREET
BUILDING EXPANSION
SITE PLAN MODIFICATION
FRANKLIN MASSACHUSETTS**

**CONSTRUCTION
DETAILS**

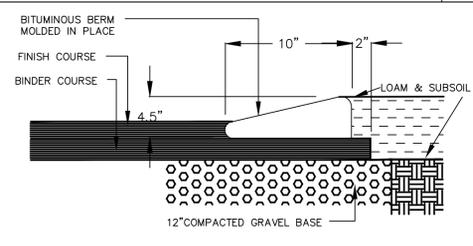
NOVEMBER 5, 2024

DATE	REVISION DESCRIPTION
03/27/2025	PER TOWN & CONSULTANT COMMENTS
04/01/2025	PER CONSERVATION COMMENTS

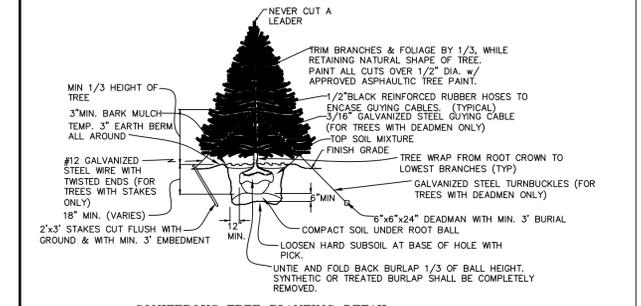
Guerriere & Halnon, Inc.
ENGINEERING & LAND SURVEYING
55 WEST CENTRAL ST. PH. (508) 528-3221
FRANKLIN, MA 02038 FX. (508) 528-7921
www.gondengineering.com



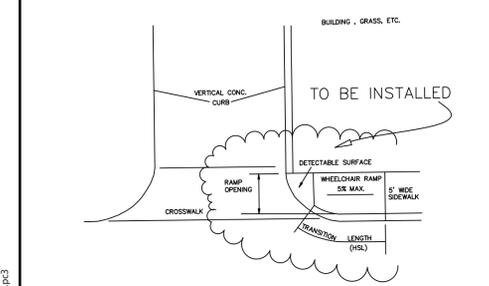
SPECIMEN DECIDUOUS TREE PLANTING DETAIL
N.T.S.



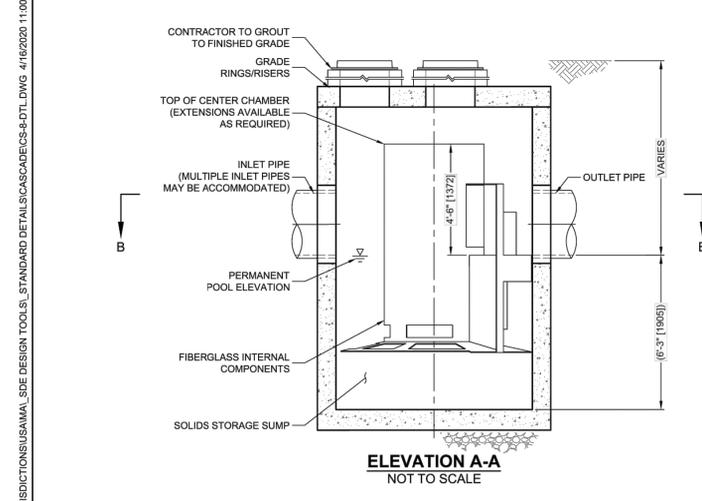
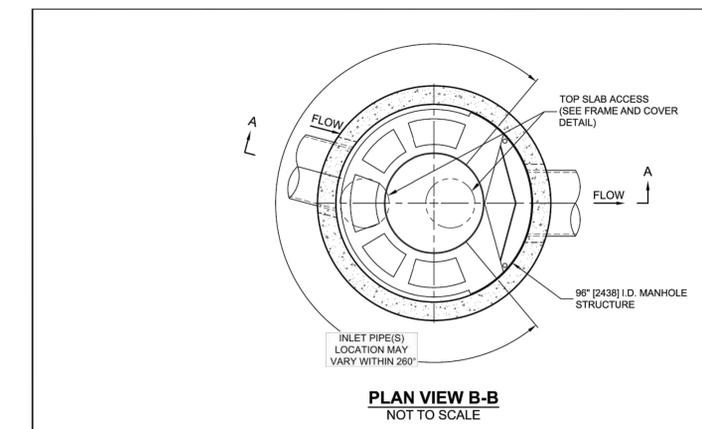
**MODIFIED BITUMINOUS CAPE COD
BERM DETAIL**
N.T.S.



CONIFEROUS TREE PLANTING DETAIL
N.T.S.



**MASS HIGHWAY DRAWING NO. 107.6.0
WHEELCHAIR RAMP FOR RIGHT OF WAY AREAS**
NOT TO SCALE



CASCADE separator™

CASCADE SEPARATOR DESIGN NOTES

CS-8 RATED TREATMENT CAPACITY IS 12.00 CFS, OR PER LOCAL REGULATIONS. THE STANDARD CS-8 CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.

CONFIGURATION DESCRIPTION
GRATED INLET ONLY (NO INLET PIPE)
GRATED INLET WITH INLET PIPE OR PIPES
CURB INLET ONLY (NO INLET PIPE)
CURB INLET WITH INLET PIPE OR PIPES

SITE SPECIFIC DATA REQUIREMENTS

PIPE DATA:	INVERT	MATERIAL	DIAMETER
INLET PIPE 1			
INLET PIPE 2			
OUTLET PIPE			

NOTES / SPECIAL REQUIREMENTS:

FRAME AND COVER (DIAMETER VARIES) NOT TO SCALE

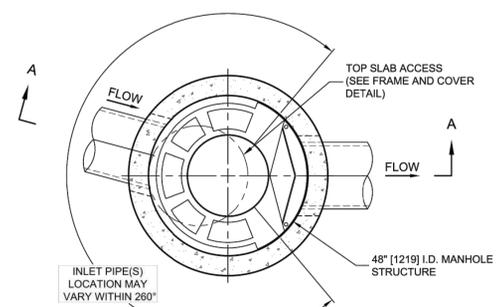
GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.contechES.com
3. CASCADE SEPARATOR WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. CASCADE SEPARATOR STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 2' (610), AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.
5. CASCADE SEPARATOR STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C478 AND AASHTO LOAD FACTOR DESIGN METHOD.
6. ALTERNATE UNITS ARE SHOWN IN MILLIMETERS [mm].

INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CASCADE SEPARATOR MANHOLE STRUCTURE.
C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPE(S). MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

CONTECH ENGINEERED SOLUTIONS LLC
www.contechES.com
8025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

CS-8
CASCADE SEPARATOR
STANDARD DETAIL

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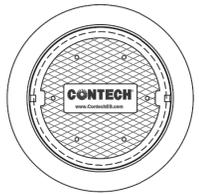


PLAN VIEW B-B
NOT TO SCALE

CASCADE SEPARATOR DESIGN NOTES

THE STANDARD CS-4 CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.

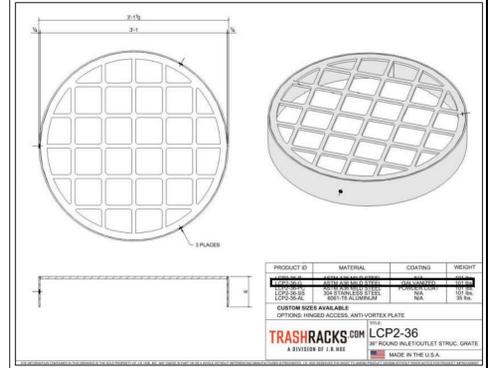
CONFIGURATION DESCRIPTION
GRATED INLET ONLY (NO INLET PIPE)
GRATED INLET WITH INLET PIPE OR PIPES
CURB INLET ONLY (NO INLET PIPE)
CURB INLET WITH INLET PIPE OR PIPES



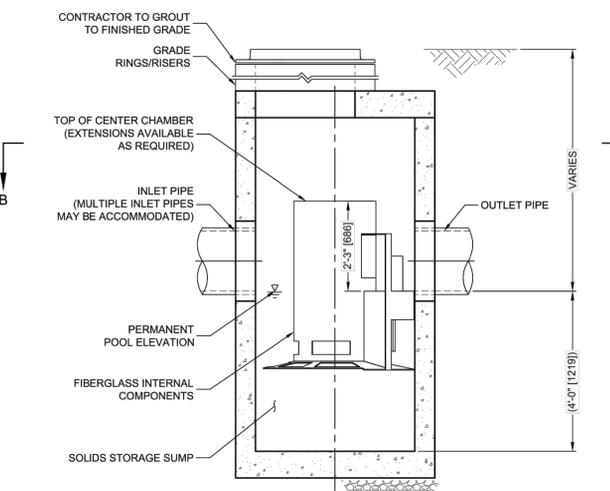
FRAME AND COVER
(DIAMETER VARIES)
NOT TO SCALE

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID	
WATER QUALITY FLOW RATE (cfs [L/s])	
PEAK FLOW RATE (cfs [L/s])	
RETURN PERIOD OF PEAK FLOW (yrs)	
RIM ELEVATION	
PIPE DATA:	
INLET PIPE 1	
INLET PIPE 2	
OUTLET PIPE	
NOTES / SPECIAL REQUIREMENTS:	



36" OUTFALL TRASH RACK
BASIN #2
NOT TO SCALE



ELEVATION A-A
NOT TO SCALE

- #### GENERAL NOTES
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800-338-1122 513-645-7000 513-645-7993 FAX

CS-4
CASCADE SEPARATOR
STANDARD DETAIL

4/2/25
DALE MACGONNON
CIVIL
No. 84675
REGISTERED PROFESSIONAL ENGINEER

F4593

APPROVED DATE: _____
FRANKLIN PLANNING BOARD

BEING A MAJORITY

LEGAL NOTES

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DEED BOOK 41715 PAGE 121
PLAN No. 253 OF 1989 PLAN Bk. 379

APPLICANT

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PLAN No. 238 OF 1984 PLAN Bk. 309
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124/ 126 GROVE STREET BUILDING EXPANSION SITE PLAN MODIFICATION FRANKLIN MASSACHUSETTS

CONSTRUCTION DETAILS

NOVEMBER 5, 2024

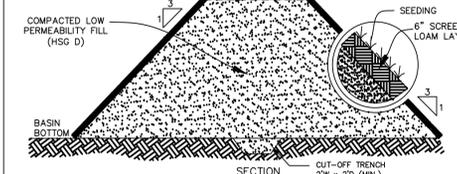
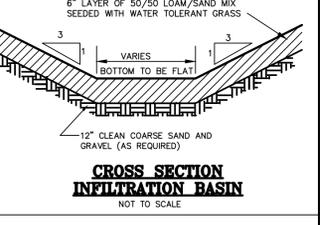
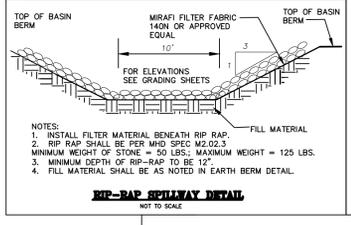
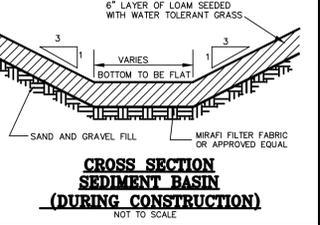
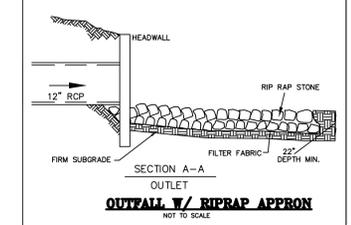
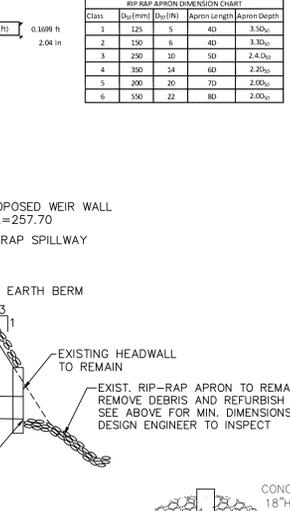
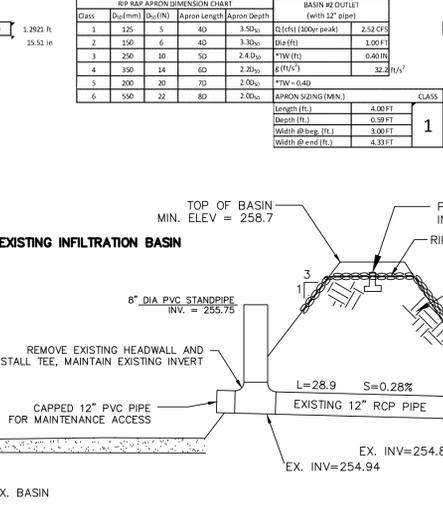
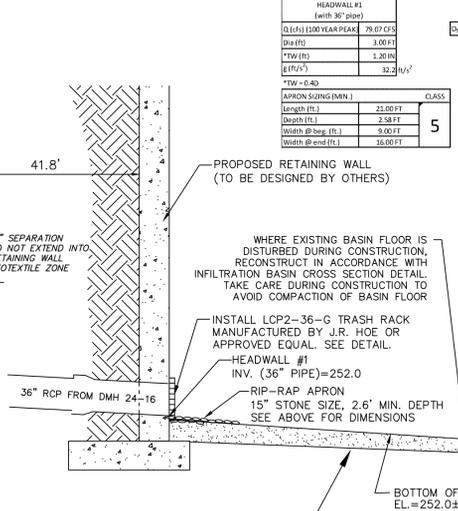
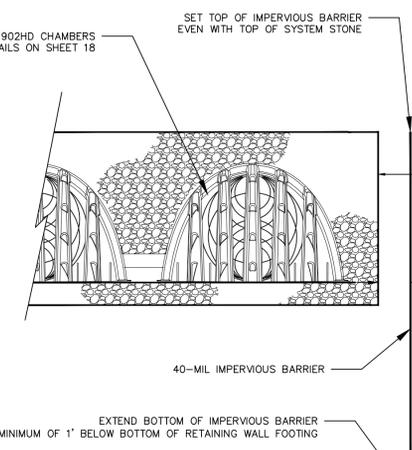
DATE	REVISION DESCRIPTION
03/27/2025	PER TOWN & CONSULTANT COMMENTS
04/01/2025	PER CONSERVATION COMMENTS

Guerriere & Halnon, Inc.
ENGINEERING & LAND SURVEYING

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

I:\COMMON\CAD\TREATMENT\21 CASCADE\40 STANDARD DRAWINGS\DWCS-4-DTL.DWG 1/22/2019 9:34 AM

NINE CULTEC RECHARGER 902HD CHAMBERS
SEE CULTEC DETAILS ON SHEET 18



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.

INFILTRATION BASIN #2 PROFILE
NOT TO SCALE

WEIR WALL
NOT TO SCALE

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Isolated Vegetated Wetland Replication Plan

for
124 & 126 Grove Street
(Map: 29, Lots: 3 & 4)
Franklin, MA 02038

DATE:
October 31, 2024
Revised 3-31-25

ADDRESSED TO:
Franklin Conservation Commission
Franklin Municipal Building
Franklin, MA 02038

PREPARED BY:
Goddard Consulting LLC
291 Main Street, Suite 8
Northborough, MA 01532

PREPARED FOR:
Ryan Lichwell
New England Appliance Group
126 Grove Street
Franklin, MA 02038

goddardconsultingllc.com • 291 Main Street, Suite 8, Northborough, MA 01532 • 508.393.3784



124-126 Grove Street, Franklin, MA
Isolated Vegetated Wetland Replication Plan | Page 2

A. EXISTING CONDITIONS

The Project Site, 124 & 126 Grove Street, Franklin, MA 02038 (Map: 295, Lots: 3 & 4) The site is comprised of two parcels and is approximately 37.49-acres. The site is primarily developed. The interior of the site is comprised of an existing 269,105sf industrial/commercial building, truck parking and turnarounds, and car parking lots. The southern portion of the site is primarily forested. The property is bordered by commercial/industrial developments to the south and east, and single-family house lots to the north and west on with frontages on Grove Street.

As approved in the ORAD (DEP File #159-1290), several wetland resource areas are located on the locus site. A BVW exists in the southern portion of 126 Grove Street. An intermittent stream, originating in the southern BVW, flows east through 126 and 124 Grove Street, and eventually off the property. Additional BVW is located 124 Grove Street and directly connects to the intermittent stream. An Isolated Vegetated Wetland (IVW) exists within the northern portion of 126 Grove Street. A second IVW is located south of the existing building on 126 Grove Street. These IVWs are only jurisdictional under the Franklin Wetland Bylaw and Regulations.

According to the MassGIS data layers for NHESP, the property is not located within any Estimated Habitat of Rare Wildlife / Priority Habitat of Rare Species. No potential or certified vernal pools or Outstanding Resource Waters (ORW) are mapped within the site. The property does not fall within a jurisdictional FEMA Flood Zone. The site is not located in an Area of Critical Environmental Concern (ACEC).

B. PROPOSED CONDITIONS

The applicant proposes an 85,150sf addition to the north side of the existing commercial building on-site. South of the proposed building, additional truck parking, and turnaround space is proposed for additional access to the existing loading bays and building. A retaining wall is proposed bordering the proposed parking expansion south of the existing building. In order to construct the proposed project, portions of the 25, 50 and 100-foot Buffer Zones will inevitably be impacted. The addition to the building and the truck parking expansion will result in the filling of +/- 7,066 sf of Isolated Vegetated Wetland. The project has been designed minimize impacts to BVW. Alternative designs would result in a far greater impact on BVW.

As mitigation, a greater than 2:1 (15,729sf) replication area is proposed to the south of the parking lots within a BVW system. This replication area will result in the net gain of 8,663 sf of wetland. A temporary access path is proposed in the southern portion of the site to access the wetland replication areas. Due to the presence of an upland island, the access path will need to temporarily impact BVW (±81sf) to excavate the wetland replication area. This path has been designed for the least amount of tree removal and temporary BVW impacts. The wetland replication area and the temporarily impacted BVW will be seeded and planted with appropriate native species as described in Section D. Shrub and tree quantities have been selected based on DEP spacing guidelines. 90 trees and 201 shrubs will be planted within the proposed isolated vegetated wetland replication areas. The proposed tree species include Red Maple / *Acer rubrum*, Black Tupelo / *Nyssa sylvatica*, Swamp White Oak / *Quercus bicolor*, and Yellow Birch / *Betula alleghaniensis*. The proposed shrub species include Common Winterberry / *Ilex verticillata*, Highbush Blueberry / *Vaccinium corymbosum*, Northern Spicebush / *Lindera benzoin*, Silky Dogwood / *Cornus amomum*, Speckled Alder / *Alnus incana*, and Sweet Pepperbush / *Clethra alnifolia*.



124-126 Grove Street, Franklin, MA
Isolated Vegetated Wetland Replication Plan | Page 3

C. GENERAL INSTALLATION PROCEDURES

Supervision: All work within the restoration areas shall be supervised by a qualified wetland scientist. The supervisor shall submit monitoring reports to the Franklin Conservation Commission as described below. Reports shall contain details of all work performed and photographs of completed conditions.

Timing: The installation of the plantings should be accomplished during the spring or fall growing seasons (between April 16 and May 31 or between September 16 and October 30).

Stake Limits of Work: Prior to planting, the limits of work will be staked, and wetland flags confirmed. Erosion control barriers shall be installed along the limits of work for the replication area. These will remain in place until the replication areas have stabilized, and approval is received from the Franklin Conservation Commission. The wetland scientist shall have the authority to require additional erosion control measures if deemed necessary.

Identify Plants in Replication & BVW Impact Area: The wetland scientist shall identify, and flag native species found within the replication and the BVW impact areas that may be dug up and stockpiled for use as additional plantings.

Excavation: A storage area for soil and leaf litter from the BVW impact area will be prepared prior to excavation, outside of any resource areas or buffer zone. Wetland soil from the impact zone will be excavated and transported to the replication area. The upland soils immediately surrounding the BVW impact area will be transported to the edges of the replication area to create a natural transition. Large trees should be avoided when excavating.

An excavator or backhoe will remove existing soils in the entirety of the soils in the replication zone, to a depth at which redoximorphic features become visible in the C-horizon at the soil's surface and at least one foot below the proposed final grade. This removal will be supervised and directed by the wetland scientist. Topsoil and subsoil shall be removed from the area to either be reused or removed from the site. Subsoil of the C-horizon will be loosened prior to final grading to ensure the soils aren't compacted before topsoil placement.

Once existing soils have been removed to the proper depth determined by the wetland scientist, the organic soils from the BVW impact areas will be placed into the replication zone. If the soil from the impact area is not sufficient, supplemental soil shall be imported and sourced from composted organic materials and shall consist of a 50:50 mix of loam and organic material with an organic content between 12% and 20%. Topsoil shall be placed within the replication area to a depth of 6-12", to be determined by the wetland scientist. Placement of the soil shall be such that no equipment drives over or compacts the placed soil. Final grading will mimic topography with areas of pooling and flooding during heavy rain events, and surface water during wetter seasons.

Planting: Plantings will be installed according to the plan. The precise siting of plants may be determined by the wetland scientist or landscaper in the field prior to installation. All plantings (reference the planting list in section D) shall be distributed randomly throughout the area with trees spaced at 12-15' on center, shrubs spaced at 8-10' on center, and herbaceous species 3' or less on center. Shrubs shall be placed in clumps of 3-



124-126 Grove Street, Franklin, MA
Isolated Vegetated Wetland Replication Plan | Page 5

New England Wetland Plants WETMIX or equivalent* 7 lbs.

*Species selection dependent on nursery availability.

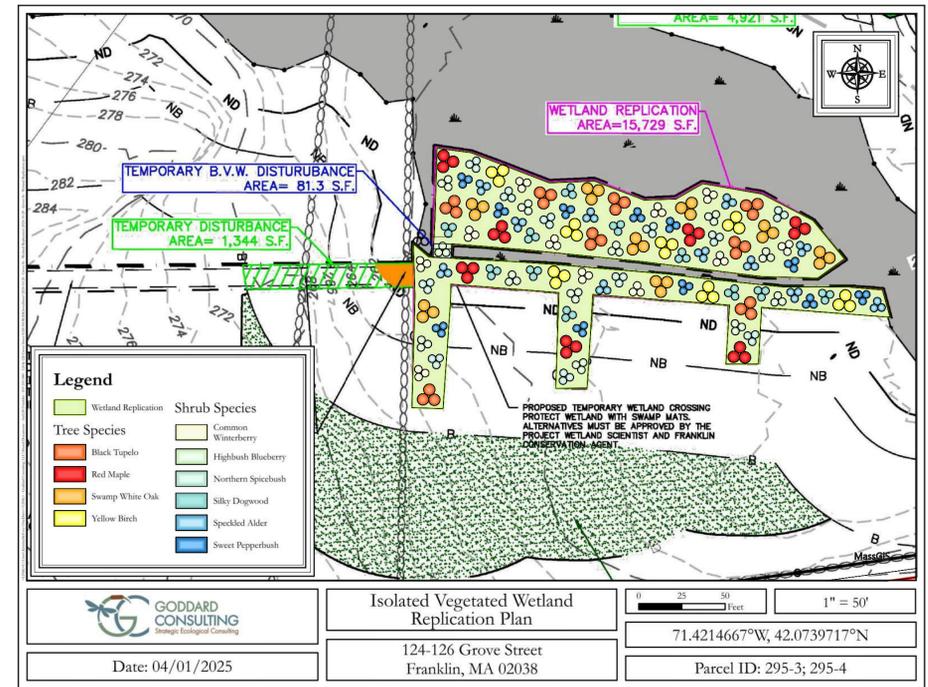
E. CONCLUSION

This mitigation will enhance the Bordering Vegetated Wetlands over current conditions and will improve the functions and values of the BVW. All local, state, and federal statutory interests and performance standards have been protected and will be met by the project, as described above.

Sincerely,
Goddard Consulting, LLC

Tom Schutz, WPIT
Wetland Scientist

Kristina McEvoy
Wetland Scientist



4 of the same species. Same species will be placed in groupings that more closely mimic natural conditions. All plantings will be removed from burlap sacks, wire cages, and plastic containers prior to planting. Trees will be planted on mounds, while shrubs and herbaceous species will be planted in depressions. Each plant will have its roots loosened prior to planting to encourage root growth away from the planting bulb. Plants will be adequately watered immediately following planting. Leaf litter will be spread throughout the area if it is available. Any significant disturbances shall be seeded with a wetland seed mix as specified in the Planting List tables in Section D.

Restoration Monitoring

a. **Seasonal monitoring reports** shall be prepared for the enhancement areas by a qualified wetland scientist for a period of 2 additional years after installation or every year until a COC is issued by the Franklin Conservation Commission. This monitoring program will consist of early summer and early fall inspections and will include photographs and details about the vitality of the enhancement area. Monitoring reports shall be submitted to the Commission by the end of each year. Monitoring reports shall describe, using narratives, plans, and color photographs, the physical characteristics of the enhancement area with respect to stability, survival of vegetation and plant mortality, aerial extent and distribution, species diversity and vertical stratification (i.e., herb, shrub, and tree layers).

b. **At least 75% of the surface area** of the restoration areas shall be re-established with indigenous plant species within two growing seasons. If the enhancement area does not meet the 75% re-vegetation requirement by the end of the second growing season after installation, the applicant shall submit a remediation plan to the Commission for approval that will achieve enhancement goals, under the supervision of a Wetland Scientist. This plan must include an analysis of why the areas have not successfully re-vegetated and how the applicant intends to resolve the problem.

D. PLANTING LIST

Wetland Replication Area (15,729 SF)			
Common Name	Scientific Name	Number	Size
Trees (90)*			
Red Maple (FAC)	<i>Acer rubrum</i>	21	4-5'
Yellow Birch (FAC)	<i>Betula alleghaniensis</i>	21	4-5'
Black Tupelo (FAC)	<i>Nyssa sylvatica</i>	24	4-5'
Swamp White Oak (FACW)	<i>Quercus bicolor</i>	24	4-5'

Common Name	Scientific Name	Number	Size
Shrubs (201)*			
Highbush Blueberry (FACW)	<i>Vaccinium corymbosum</i>	36	1 or 2 gal. pots
Silky Dogwood (FACW)	<i>Cornus amomum</i>	33	1 or 2 gal. pots
Northern Spicebush (FACW)	<i>Lindera benzoin</i>	33	1 or 2 gal. pots
Common Winterberry (FACW)	<i>Ilex verticillata</i>	33	1 or 2 gal. pots
Sweet Pepperbush (FAC)	<i>Clethra alnifolia</i>	33	1 or 2 gal. pots
Speckled Alder (FACW)	<i>Alnus incana</i>	33	1 or 2 gal. pots

Seed Mix

4/2/25
DALE MACGINNON
CIVIL
No. 84675
REGISTERED PROFESSIONAL ENGINEER

F4593

APPROVED DATE: _____
FRANKLIN PLANNING BOARD

BEING A MAJORITY

LEGAL NOTES
UTILITIES ARE PLOTTED AS A COMPILATION OF RECORD DOCUMENT MARKINGS AND OTHER OBSERVED EVIDENCE. FOR A VIEW OF THE UNDERGROUND UTILITIES, YOU SHOULD BE CONSIDERED APPROXIMATE. MAKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE GUARANTEED COMPLETELY AND RELIABLY DEPICTED. ADDITIONAL UTILITIES, NOT EVIDENCED BY RECORD DOCUMENTS OR OBSERVED PHYSICAL EVIDENCE, MAY BE DISCOVERED BY CONTRACTORS (IN ACCORDANCE WITH MASS.G.S. 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
A.M. 295 LOT 003
NEAG REAL ESTATE LLC
126 GROVE ST
FRANKLIN, MA
DEED BOOK 41715 PAGE 121
PLAN No. 253 OF 1989 PLAN Bk. 379

APPLICANT
A.M. 295 LOT 4
KEY BOSTON, INC.
126 GROVE STREET
FRANKLIN, MA 02038
DEED BOOK 6353 PAGE 200
DEED BOOK 6876 PAGE 112
PLAN No. 238 OF 1984 PLAN Bk. 309
PLAN No. 1655 OF 1985 PLAN Bk. 330

124/ 126 GROVE STREET
BUILDING EXPANSION
SITE PLAN MODIFICATION
FRANKLIN MASSACHUSETTS

CONSTRUCTION DETAILS

NOVEMBER 5, 2024	
DATE	REVISION DESCRIPTION
03/27/2025	PER TOWN & CONSULTANT COMMENTS
04/01/2025	PER CONSERVATION COMMENTS

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The northern and northeastern exterior wall lines are shown on the project plans to be constructed in close proximity to the Prime Park roadway. The proposed finish floor elevation of the warehouse addition is at Elevation 279.27 feet. The elevation contours shown on the "Grading/Drainage Sketch Plan" indicate the existing road surface is at elevations 280s to 288s along the alignment of the proposed building. We anticipate that the exterior walls of the building addition along Prime Park roadway will need to be designed and constructed as retaining walls. Furthermore, lateral earth support is anticipated to be needed to support the excavation to construct the foundations and the building addition's retaining walls.

The existing fill soils, free of organics and debris as well as the natural sands and silts are anticipated to be suitable for reuse as structural fill on the project provided the soils can be adequately placed and compacted.

Fill and buried topsoil is present at the toe of the slope along the proposed parking area retaining wall alignment and likely extends below the lowest level of this proposed retaining wall. This fill and buried topsoil is not considered suitable for wall support and should be removed and replaced with controlled properly compact lifts of structural fill.

6.0 GEOTECHNICAL ENGINEERING RECOMMENDATIONS

We have developed geotechnical engineering recommendations that address the proposed building addition and proposed passenger vehicle and truck parking expansion areas in the following subsections.

6.1 Existing Foundation Underpinning and New Column Footing Construction along Existing Building Wall Lines

We observed existing fill including organic materials along the existing building's foundation wall where the proposed addition will be constructed. We anticipate that the addition will include removal of the building's existing exterior wall and the existing column foundations will remain. We further anticipate that new foundations will be added along this existing wall line to support new columns. These soils are not considered suitable to support foundations in our opinion.

We recommend that the existing column footings to remain along this alignment be underpinned to extend to firm natural ground. In some instances, underpinning could be performed using traditional pit type underpinning. However, where depths to firm natural ground are deeper and pit excavations are not considered feasible, a type of pile foundation such as helical piles may be applicable for both underpinning and support of new column footings.

We recommend that foundation underpinning be performed at existing column footings and for new column footings along the existing building's wall from the western end of the proposed addition (i.e., from the vicinity of test boring B-5) to approximately the location of TP-13. A possible exception may be in the area of TP-3 where foundations appear to be constructed on natural granular soils. Further explorations during construction should assess the conditions in this area as well as at other column footing locations along this wall alignment.

The choice of underpinning method should be discussed with your selected contractor. We are of the opinion, where depths to natural ground are located at or above groundwater levels and the depths below bottom of footing are a few feet or less, that underpinning pits backfilled with concrete may be appropriate. Underpinning pits consist of formed concrete that is placed in the pits below the existing footings down to the proposed new footings subgrades on firm natural ground. Concrete is rammed up to a few inches below the existing footings and non-shrink, dry pack grout is then placed into the gap between the top of the concrete pit and the bottom of the existing footing.

The underpinning pits should be sequenced so that a minimum of ten feet of soil and/or cured concrete should remain in place between underpinning pits. Underpinning pits should not exceed three feet in width. Concrete should be allowed to cure until it has met the minimum design strength specified by the structural engineer. Typically, a minimum of 50 percent of design strength is required. The structural engineer should be consulted to review the contractor's proposed bracing of existing columns while underpinning is performed.

The foundation underpinning for the existing building, meeting the above minimum width requirements, may be designed using a maximum allowable soil bearing capacity of one and one-half (1.5) tons per square foot.

Alternatively, and for deeper depths to firm natural ground, helical pile foundations may be appropriate for underpinning depending on the loads on the existing foundations and new column footings in this area. Helical piles consist of a relatively small shaft of either high strength pipe or square bar. A lead section (typically 5 to 10 feet long) with a minimum of one helix is designed to screw in and displace the overburden soils. Extensions are added to the lead section to reach the required depth into firm natural ground. As the helices advance into the firm natural granular soils, the resistance and applied torque typically increase due to the relative density of firm natural granular soils (increasing with depth. Once installed to the required torque, lead is transferred through the shaft and into the lead section, resisted by the plan area of each helix. A specialty foundation contractor should be consulted for pile type underpinning options.

We anticipate that new column footings will be added in this area to support the new addition's structural loads. Foundations adjacent to the existing building could be constructed by lowering the bottom of footing elevation to firm natural ground. However, care should be taken to not undermine the existing foundations either before or after those foundations are underpinned. If depths to natural ground are considered too deep, then new column support could be via a pile cap supported by pile foundations such as helical piles. A specialty foundation contractor should be consulted for pile design.

6.2 Building Addition Area Earthwork Activities

Pavement, topsoil fill and subsoil should be stripped from within the proposed building addition area down to the underlying suitable natural granular soils. Lateral earth support may need to be installed prior to excavation activities in the vicinity of Prime Park roadway.

The chosen contractor should be prepared to dewater especially in the area of the existing wetlands which contained standing water at the time of our subsurface exploration program. The size of the open excavations should be limited to that which can successfully be handled by the contractor's chosen dewatering method(s). Dewatering should be continuous until the contractor can place and adequately

compact lifts of structural fill to a minimum of two feet above observed groundwater levels. Dewatering should be performed in a manner that allows the on-site geotechnical engineer to visually verify that firm natural ground has been reached and that compaction of structural fill can be adequately performed.

Existing fill and utilities should also be removed from the proposed building addition area to firm natural ground. We recommend that the removal of fill be carefully performed as the excavation limits approach the existing building. We recommend considering not excavating and replacing fill below proposed floor slab areas within approximately 10s feet of the existing building to mitigate the potential to cause foundation damage. Fill should be removed below proposed foundations however. Excavations should not extend within a one horizontal to one vertical distance from the outside edge of existing foundations unless the existing foundation can be underpinned or otherwise supported. The area in the vicinity of test boring B-5 is of particular concern. Installation of helical pile or other pile type of foundations to support new columns adjacent to the existing building should be installed following excavation and replacement activities.

We recommend a proof rolling activity be performed over the exposed soils once topsoil fill, subsoil and existing fill have been removed and following the foundation underpinning activities. The proof rolling activity should be performed where the exposed soils remain above groundwater levels. The purpose of the proof rolling is to identify areas where existing fill soils remains which is not identified during excavation activities.

The proof rolling activity should consist of making a minimum of six passes of a self-propelled vibratory drum compactor having a minimum dynamic drum force of 10,000 pounds. The proof rolling activity should be observed by an on-site geotechnical engineer. Areas observed to be weak or unstable should be assessed by test pit excavations. Unsuitable existing fill soils should be removed and replaced as recommended below.

The chosen contractor for the project should obtain approved off-site sources of structural fill as well as clean sand and gravel should the on-site soils prove difficult to work with during inclement weather. The initial 12-inch lift of structural fill over natural ground where groundwater has been encountered should consist of clean sand and gravel.

Excavated existing fill which is relatively free of organics, debris and oversized cobbles and boulders will be considered suitable for reuse as structural fill provided the soils can be properly placed and compacted. Likewise, the excavated natural sands and silts will also be considered suitable for reuse as structural fill with the same conditions.

To the extent possible, excavated on-site soils intended for re-use that are dry should not be stockpiled. Rather, dry fill should be placed and compacted to its required density the same day it is excavated. Stockpiling increases exposure to saturation by rain as well as provides greater opportunity for frost penetration during freezing weather. On-site soils that are frozen or too wet to be placed and compacted to the required densities to a firm and stable condition will not be reusable as structural fill.

Protection of prepared natural subgrades or subgrades prepared using the on-site soils from wet or freezing weather should be performed during construction. Crushed stone should be considered for use

to protect foundation and floor slab subgrades following excavation and prior to pouring concrete. Insulated blankets and/or heat may be necessary to protect foundation and slab subgrades from freezing should a winter earthwork schedule be considered.

We recommend that structural fill be placed in lifts which are no more than 12 inches thick in open areas and 6 inches thick in confined areas such as trenches. Boulders larger than two thirds of the loose lift thickness should be removed from the fill prior to placing the lift of structural fill for compaction.

Lifts of structural fill placed in open areas should be compacted by a minimum of six passes of a self-propelled vibratory drum compactor having a minimum dynamic drum force of 10,000 pounds. Trench backfill should be compacted by making a minimum of six passes of a large vibratory plate or double drum walk behind compactor. Each lift of fill should be compacted to at least 95% of the soil's maximum dry density as determined by ASTM 1557 and should be compacted to a firm and stable condition as assessed by the on-site geotechnical engineer.

Off-site structural fill as well as off-site sand and gravel should meet the gradation recommendations presented in section 6.5 Materials of this report.

Lifts of structural fill that exhibit instability or appear soft during compaction should either be allowed to dry and then be recompact to a firm and stable condition at a later time, or the lift of fill should be removed and replaced with drier suitable structural fill. Structural fill should not be placed over unstable or soft fill or over ground which is frozen. Frozen soil should be removed prior to each day's filling operations. Frozen soil should not be reused until it has thawed.

6.3 Excavation Support along Prime Park Roadway

We anticipate excavation support will be required along the Prime Park roadway to accommodate the construction of the proposed building addition. Furthermore, we anticipate that the roadway will remain open to vehicular traffic during construction.

A specialty foundation contractor should be consulted for the type of wall to be used for lateral earth support during construction. We are of the opinion that various types of wall may be feasible for these soil conditions and the anticipated height of excavation support. Two types of wall which appear well suited to this project include a soldier pile and lagging system as well as steel sheet piles.

These two wall types might be able to be designed as cantilever walls where the lateral resistance is provided in part by the depth of installation below the exposed excavation face along with the piles' strength in bending. The contractor may recommend internal supports or tiebacks be installed as part of the lateral earth support system. Both the sheet pile wall as well as the soldier pile and lagging wall can be removed following construction of the building addition.

Another option could be a soil nail wall which is a permanent wall. A soil nail wall is constructed from the top of cut downward using soil nails (i.e., anchors) to engage the soil mass behind the wall face to provide lateral support. In this instance, the face of the excavation is covered in reinforced shotcrete and soil nails are installed through the wall face into the soil behind the wall and below the Prime Park roadway.

We anticipate drainage provisions for a soil nail wall will include installation of geotextile strip drains behind the wall facing prior to installing shotcrete and/or weep holes leading through the wall from the geotextile layer. The drainage layers should connect to an underdrain pipe system at the base and in front of the wall which should then be discharged to a site drainage feature lower than the base of the wall.

The chosen contractor should retain the services of a specialty contractor to design and install the lateral earth support system. The walls should be designed to support surcharge loads associated with vehicular and construction traffic during construction in addition to the lateral earth pressures. The design should be reviewed by Northeast Geotechnical, Inc. and the project structural engineer at least one week prior to mobilizing to the site to begin installation of the system.

6.4 Pavement Area Earthwork

Topsoil, subsoil and subsoil should be removed from proposed pavement areas exposing either firm natural ground or existing granular fill. Dewatering, similar to that described and recommended for the proposed building addition area may be necessary in the area of the existing wetlands where the truck parking expansion and new retaining wall is to be constructed.

Existing fill below the alignment of the proposed site retaining wall including in the zone typically referred to as the reinforced backfill zone behind the wall, should also be removed to firm natural ground. We anticipate existing fill to be encountered at the toe of the existing slope leading down from the existing truck parking area. Similarly, existing fill was observed in the areas of test borings B-1 and B-11A beyond the toe of slope. We anticipate this fill will extend below the level of the proposed retaining wall's foundation level.

Structural fill should be placed over firm natural ground or over existing granular fill in areas requiring fill to reach pavement elevations. The structural fill should be compacted to at least 95% of the soil's maximum dry density as determined by ASTM 1557 and to a firm and stable condition as assessed by the on-site geotechnical engineer.

6.5 Materials

Off-site structural fill may be required for the project. Off-site structural fill should be free from ice, snow, rubbish, and other deleterious or organic matter, and should conform to the following gradation criteria:

Table with 2 columns: Sieve Size, Percent Finer By Weight. Rows include 4 inch, 1/2 inch, No. 4, No. 10, No. 40, No. 100, No. 200.

*Free-draining structural fill should contain no more than 10 percent passing the no. 200 sieve.

Off-site sand and gravel will be required for the building addition slab base course and pavement base course areas as well as potentially for an initial lift of structural fill in the building addition area. Off-site sand and gravel material should consist of hard, durable sand and gravel, free from ice, snow, rubbish, and other deleterious or organic matter. Off-site sand and gravel should conform to the following recommended gradation criteria:

Table with 2 columns: Sieve Size, Percent Finer By Weight. Rows include 4 inch, 1/2 inch, No. 4, No. 10, No. 40, No. 100, No. 200.

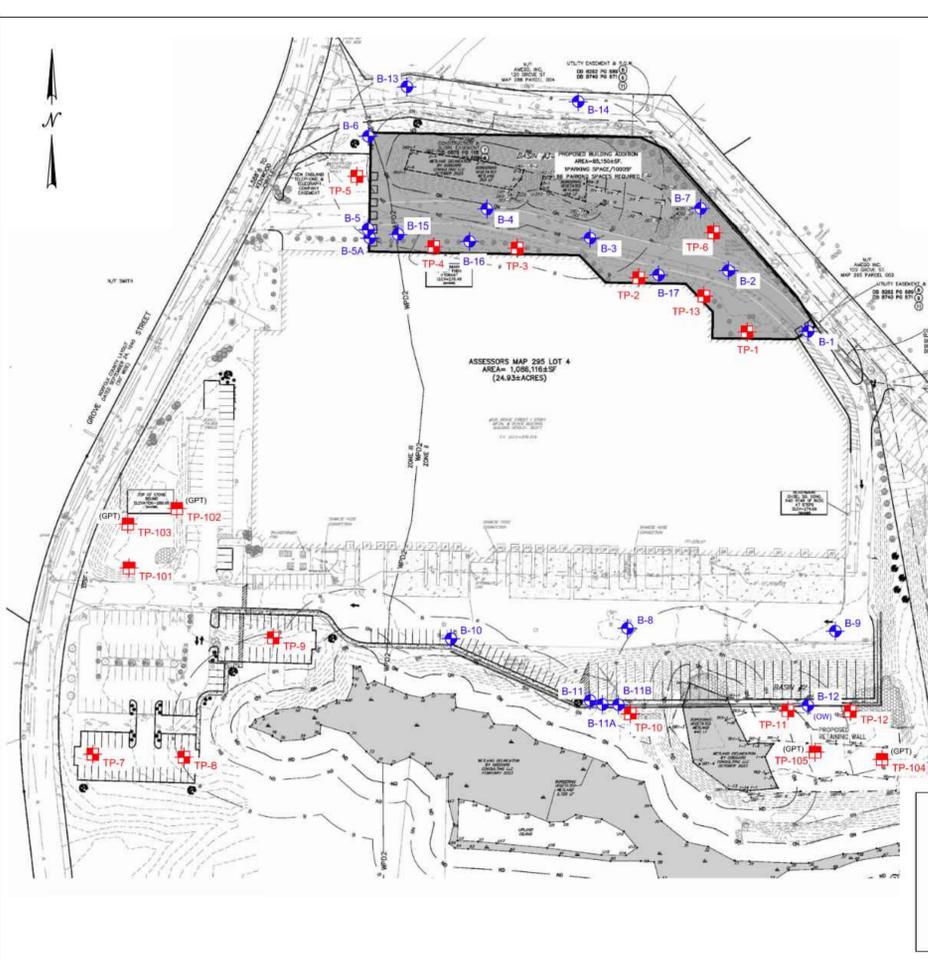
Crushed stone may also be used in lieu of off-site sand and gravel. Crushed stone should consist of durable crushed rock or durable crushed gravel stone, free from ice and snow, sand, clay, loam, and other deleterious material. The crushed stone should be uniformly blended and should conform to Massachusetts Highway Department's Specification for 1/2-inch stone - M20.1-A.

6.6 Building Addition Foundations

We anticipate foundation excavations will be performed after mass building addition area earthwork and foundation underpinning activities have been performed in accordance with Sections 6.1 and 6.2 of this report. We anticipate foundation excavations will extend primarily into the natural sands and silts and/or adequately placed and compacted structural fill.

The soils we anticipate being encountered at bottom of footing elevations are expected to be sensitive to disturbance from foot traffic and possibly moisture seepage. Foundation excavations should be over excavated at least 6 inches and a 6-inch minimum layer of compacted 1/2-inch crushed stone should be placed and compacted immediately after the footing subgrade has been exposed and cleared of loose soil.

New foundations for the building addition may be designed using shallow spread footing foundations provided building addition earthwork is performed as recommended herein. The foundation footings may be designed utilizing a maximum soil bearing capacity of one and one half tons per square foot (1.5 TSF). Total settlements of up to one inch (1") and differential settlements of up to one-half of an inch (1/2") are anticipated under this bearing pressure.



NORTHEAST GEOTECHNICAL, INC. NEW ENGLAND APPLIANCE GROUP WAREHOUSE ADDITION. 126 GROVE STREET FRANKLIN, MA. SUBSURFACE EXPLORATION LOCATION PLAN. Project No. 0542.00, Drawn By: CBR, Reviewed By: G. OLSON, P.E., Date: 3/5/2025, Scale: 1"=120', Figure No.: 1.

- NOTES: 1. BASE MAP DEVELOPED FROM PLAN TITLED 'EXHIBIT PLAN', SHEET No. 1 OF 1, DATED AUGUST 19, 2024, BY GUERRIERE & HALNON, INC. (G&H). 2. TEST PIT TP-13 AND TEST BORING B-5A, B-11A, B-11B, B-15, B-16, AND B-17 LOCATIONS ESTABLISHED AT THE SITE BY NORTHEAST GEOTECHNICAL, INC. PERSONNEL USING TAPE MEASUREMENTS AND LINE OF SIGHT FROM EXISTING SITE AND BUILDING FEATURES. REMAINING TEST PIT AND TEST BORING LOCATIONS SURVEY LOCATED AT THE SITE BY G&H. TEST BORING B-11 DRILLED APPROXIMATELY 4'-6" FEET EAST OF SURVEY-LOCATED STAKE DUE TO EXISTING TREE IN VICINITY OF STAKE. THE TEST PIT AND TEST BORING LOCATIONS SHOWN ON THIS PLAN SHOULD BE CONSIDERED ACCURATE TO THE DEGREE IMPLIED BY THE METHODS USED. 3. TEST BORINGS AND TEST PITS OBSERVED AND LOGGED BY NORTHEAST GEOTECHNICAL, INC. PERSONNEL. LEGEND: (OW) TEST BORINGS PERFORMED BY SOIL X CORP. OF LEOMINSTER, MA ON AUGUST 5 THROUGH 9, 2024. (OW) INDICATES OBSERVATION WELL INSTALLED. (GPT) TEST PITS EXCAVATED BY CANESI BROS. CONSTRUCTION, INC. OF FRANKLIN, MA ON JULY 25 AND 26, 2024. (GPT) TEST PITS EXCAVATED BY FOSSILE CONSTRUCTION OF HUDSON, MA ON MARCH 4, 2025. (GPT) IN-SITU PERMEABILITY TEST PERFORMED WITH THE GUELPH PERMEAMETER IN TEST PIT.

APPROVED DATE: FRANKLIN PLANNING BOARD BEING A MAJORITY

LEGAL NOTES UTILITIES ARE PLOTTED AS A COMPILATION OF RECORD DOCUMENT MARKINGS AND OTHER OBSERVED SURFACE OR BELOW A VIEW OF THE UNDERGROUND UTILITIES AND SHOULD BE CONSIDERED APPROXIMATE. ANY AND ALL EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE IDENTIFIED COMPLETELY AND RELIABLY DEPICTED. 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).

OWNER A.M. 295 LOT 003 NEAG REAL ESTATE LLC 126 GROVE ST FRANKLIN, MA DEED BOOK 4175 PAGE 121 PLAN No. 253 OF 1989 PLAN Bk. 379 APPLICANT A.M. 295 LOT 4 KEY BOSTON, INC. 126 GROVE STREET FRANKLIN, MA 02038 DEED BOOK 6353 PAGE 200 DEED BOOK 6876 PAGE 112 PLAN No. 238 OF 1984 PLAN Bk. 309 PLAN No. 1655 OF 1985 PLAN Bk. 330

124/ 126 GROVE STREET BUILDING EXPANSION SITE PLAN MODIFICATION FRANKLIN MASSACHUSETTS

CONSTRUCTION DETAILS

NOVEMBER 5, 2024

Table with 2 columns: DATE, REVISION DESCRIPTION. Rows include 03/27/2025 PER TOWN & CONSULTANT COMMENTS, 04/01/2025 PER CONSERVATION COMMENTS.

We recommend an opportunity to review and comment on the site retaining wall design to assess that our geotechnical engineering recommendations have been properly interpreted and included.

7.0 CONSTRUCTION OBSERVATION, TESTING AND REVIEW

Northeast Geotechnical, Inc. should be retained to provide construction observation and soil testing services during the earthwork construction and foundation underpinning/construction phases of the project. The purpose of our participation is twofold: to observe that the contractor performs earthwork and foundation underpinning/construction in general compliance with the requirements of the pertinent sections of the plans and specifications as well as recommendations presented in this report and to verify our design assumptions in the field, particularly those regarding foundation, slab and pavement subgrade preparation and re-use of fill generated during earthwork. In addition, we can provide engineering input in a timely manner if subsurface conditions are found to deviate from those anticipated prior to construction and warrant a design change or a change in construction procedures.

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Regardless of the recommended allowable bearing capacity, continuous wall footings should be at least 24 inches wide and column footings should be no less than 36 inches wide in the least lateral dimension. Exterior footings should be founded at least four feet (4') below the finish exterior grade for frost protection.

New utilities should not be allowed to pass within the stress zone of the new footings, defined as a one horizontal to one vertical line extending down and out from each bottom edge of the footing. Rather, efforts should be made to move utilities upward to pass through the foundation wall or to a location outside of the aforementioned stress zone. Alternatively, foundations may be dropped to ensure utilities pass above exterior walls above top of footings.

6.7 Building Addition Foundation Retaining Walls

The foundation walls along the sides of the proposed building addition facing the Prime Park roadway will be required to retain up to about 10s feet of soil based on the proposed grading shown on the referenced plans. These walls should be backfilled with compacted lifts of free-draining off-site sand and gravel or 1/2-inch crushed stone. The intent is to promote drainage of water that may accumulate behind the walls. The free-draining off-site sand and gravel or 1/2-inch crushed stone should be placed to a lateral distance of at least 3 feet from the backside of the walls. Only hand operated vibratory equipment should be used when compacting within 5 feet from the backside of these walls.

Assuming these walls will be restrained and not allowed to move during backfilling, at-least lateral earth pressure conditions apply. Provided the walls are backfilled with free-draining structural fill, underdrains are installed as recommended below and assuming relatively level backfill conditions, a minimum equivalent fluid pressure (triangular pressure distribution) of 70 pounds per square foot per foot depth is recommended for the at-rest condition.

For sliding resistance, a maximum friction factor of 0.35 is recommended between the base of the wall footing and the underlying subgrade soils and crushed stone.

The walls should also be designed for appropriate surcharge loads and seismic surcharge loads in accordance with the Massachusetts Building Code. A backfill unit weight of at least 140 pounds per cubic foot (pcf) should be used when calculating seismic forces.

6.8 Building Addition Slab Support

Slab on grade construction is recommended for the ground floor slab of the building addition provided the building addition area is prepared as recommended in this report. The slab should bear on a minimum 12 inch thick layer of off-site sand and gravel fill that is compacted to at least 95% of the soil's maximum dry density as determined by ASTM 1557. Besides meeting the minimum compaction criteria, the off-site sand and gravel fill should be compacted to a firm and stable condition.

6.9 Seismic Design Criteria

The site soils in the area of the proposed building addition are not considered susceptible to liquefaction in accordance with Section 1806.4 of the ninth edition of The Massachusetts State Building Code.

Provided earthwork is performed, foundation underpinning is performed and foundations are designed and constructed as recommended in this report, the site will be considered Site Class D in accordance with Chapter 20 of ASCE 7, which is referenced in Section 613.3.2 of the Massachusetts State Building Code.

6.10 Flexible Pavement Design

We anticipate the pavement area subgrade soils will consist of natural glaciofluvial and glacial till soils consisting of fine to medium sands with varying amounts of silt, natural glacial fill (in the case of the automobile parking area in the area of test pit TP-7) and structural fill placed in controlled, compacted lifts. The following minimum pavement sections are recommended:

Table with 3 columns: FLEXIBLE PAVEMENT SECTIONS, Standard Duty (Passenger Car Parking), Heavy Duty (High Traffic and Truck Areas). Rows include Bituminous Pavement, Top Course, Binder Course, Base Course Sand & Gravel.

Pavement base course sand and gravel should meet the recommended gradation criteria for off-site sand and gravel as presented in Section 6.5 Materials of this report. Pavement base course fill should also be compacted to at least 95% of the soil's maximum dry density as determined by ASTM 1557 of this report. Besides meeting the minimum compaction requirements, the base course fill should be compacted to a firm and stable condition.

6.11 Parking Area Site Retaining Wall

A parking area site retaining wall is proposed on the southern portion of the site to support truck and other vehicle parking. The proposed retaining wall will range in height to approximately 21s feet. We anticipate a modular block type retaining wall with geogrid reinforcement of the fill behind the wall will be utilized for this project.

Topsoil, subsoil and existing fill deposits should be stripped from below the proposed retaining wall foundation/pad areas as well as the reinforced fill zone behind the wall. Provided that the subgrades beneath the walls and the reinforced fill zone consist of firm, natural granular soils or compacted suitable structural fill placed over the natural granular soils, an allowable soil bearing capacity of one and one half tons per square foot (1.5 TSF) may be used for retaining wall design. The following soil parameters are recommended for use in design of these retaining walls:

Retained Soil: Angle of Internal Friction: 34 degrees, Total Soil Unit Weight: 140 pcf

Foundation Soil: Angle of Internal Friction: 30 degrees, Total Soil Unit Weight: 125 pcf

Maximum Friction Factor between base of wall and subgrade: 0.35

The wall designer typically specifies the type and gradation of fill material to be placed within the reinforced zone behind the walls, and the required minimum compaction percentages. The walls should also be designed for appropriate surcharge loads and seismic surcharge loads in accordance with the Building Code. A backfill unit weight of at least 140 pcf should be used when calculating seismic forces.

A 4-inch minimum diameter perforated PVC underdrain, surrounded by 1/2-inch washed crushed stone at least 6 inches all around, which is then wrapped in a geotextile filter fabric, is recommended along the backside of these site retaining walls. The underdrains should be installed along the side of the foundation with the pipe bottoms located 6 inches above the bottom of wall foundation elevation. Underdrain pipes should be laid flat with the perforations down. The underdrain pipes should daylight through weep holes in the front of the wall.

We recommend an opportunity to review and comment on the site retaining wall design to assess that our geotechnical engineering recommendations have been properly interpreted and included.

Northeast Geotechnical, Inc. should be retained to provide construction observation and soil testing services during the earthwork construction and foundation underpinning/construction phases of the project. The purpose of our participation is twofold: to observe that the contractor performs earthwork and foundation underpinning/construction in general compliance with the requirements of the pertinent sections of the plans and specifications as well as recommendations presented in this report and to verify our design assumptions in the field, particularly those regarding foundation, slab and pavement subgrade preparation and re-use of fill generated during earthwork. In addition, we can provide engineering input in a timely manner if subsurface conditions are found to deviate from those anticipated prior to construction and warrant a design change or a change in construction procedures.

We also recommend Northeast Geotechnical be afforded the opportunity to review the foundation and site plans, and earthwork specifications prior to bidding for construction to see that our recommendations have been properly interpreted and included. We should also be afforded the opportunity to review the contractor's temporary lateral earth support system design prior to construction as well.

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