

# SITE DEVELOPMENT PLANS

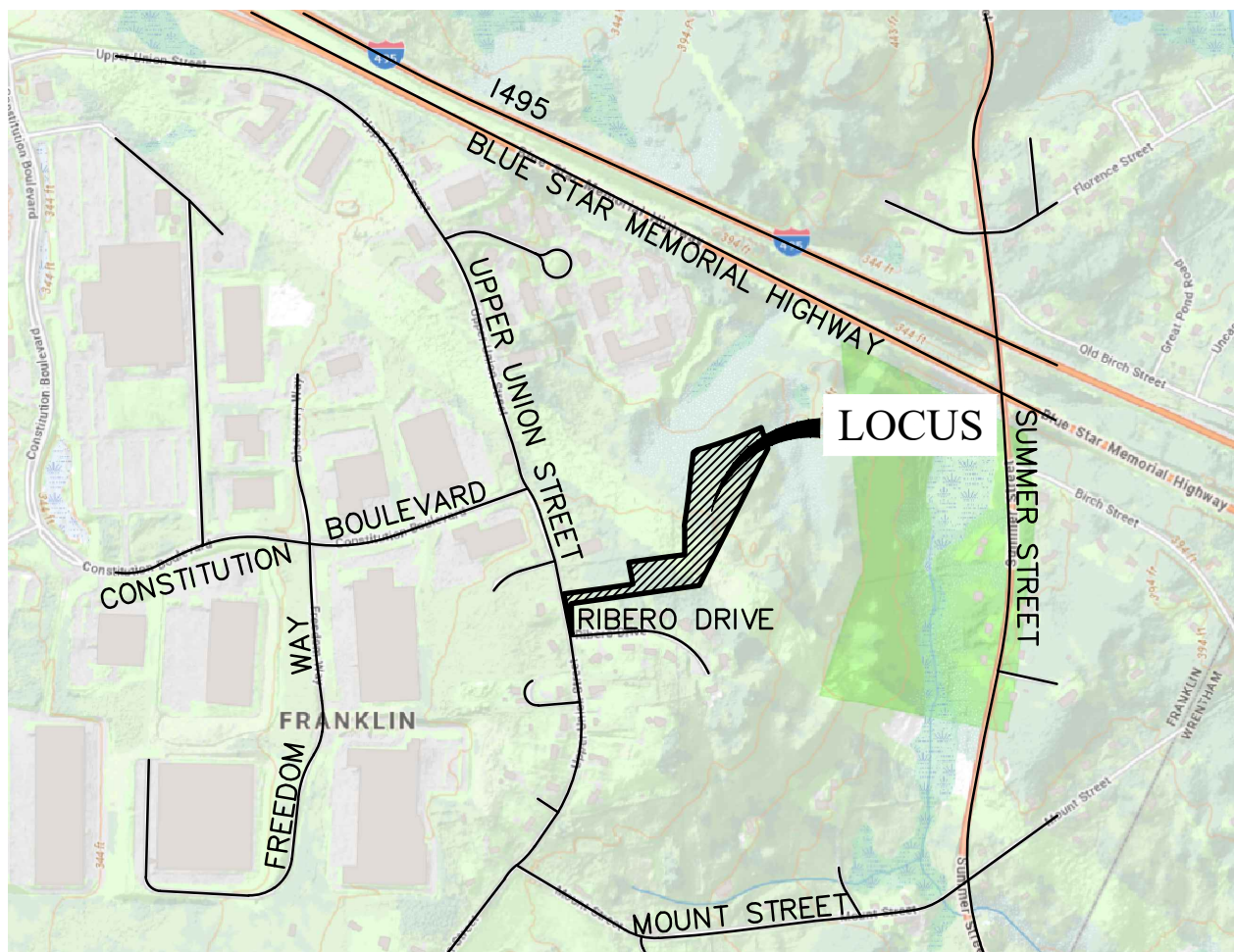
FOR

# UPPER UNION SOLAR PROJECT

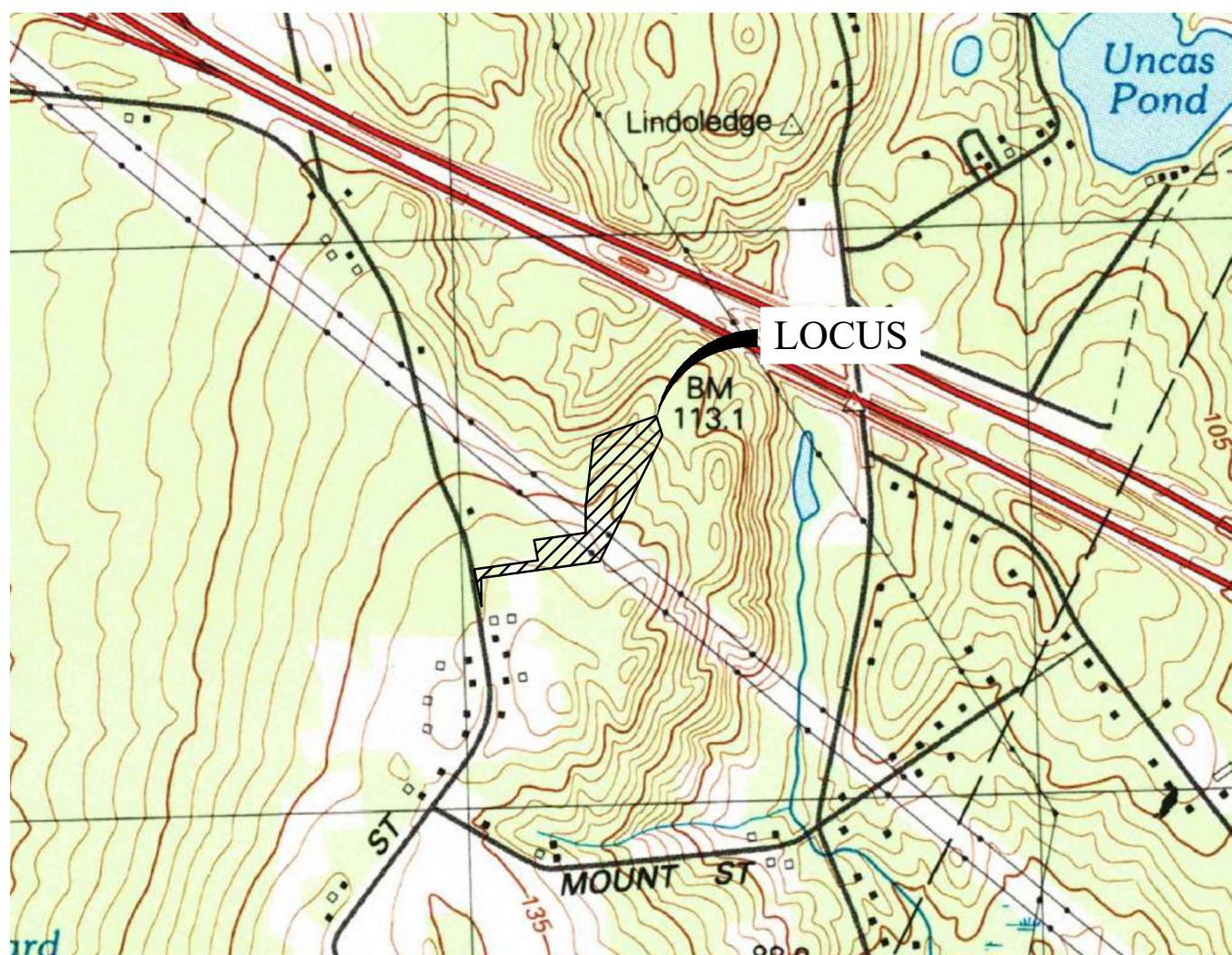
FRANKLIN, MASSACHUSETTS 02038

DATE: JUNE 19, 2023

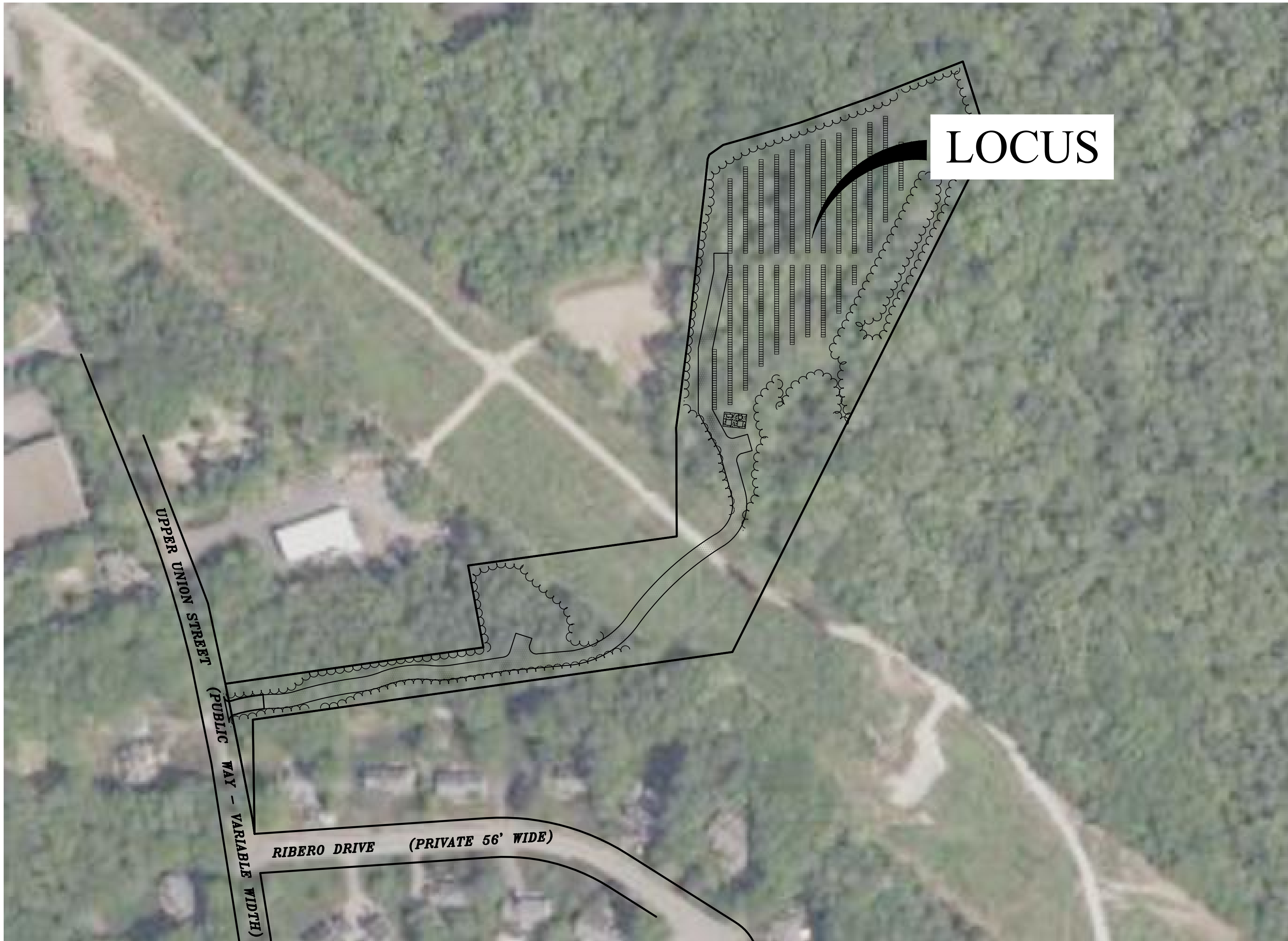
REVISION DATE: NOVEMBER 10, 2023



VICINITY MAP  
1" = 1,000'



LOCUS MAP  
1" = 1,000'



OVERALL LOCATION PLAN  
SCALE: 1" = 100'

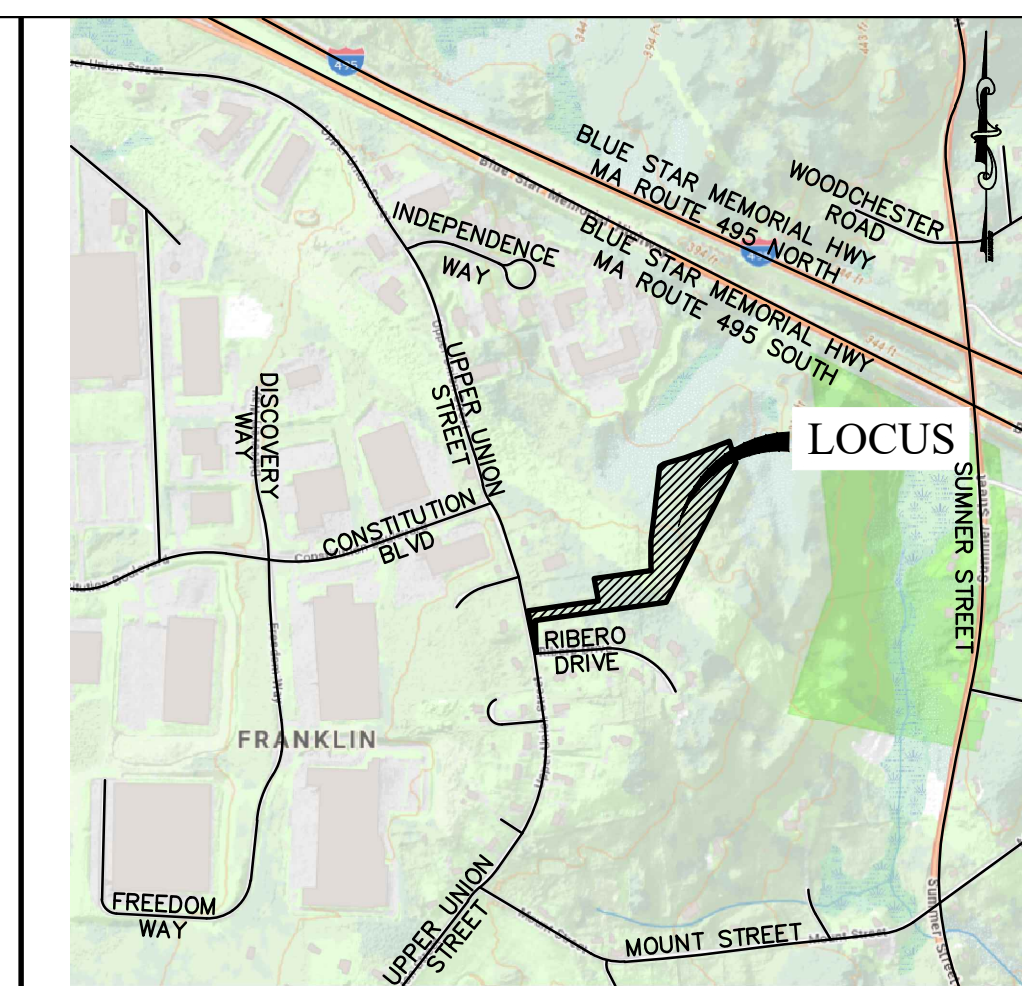
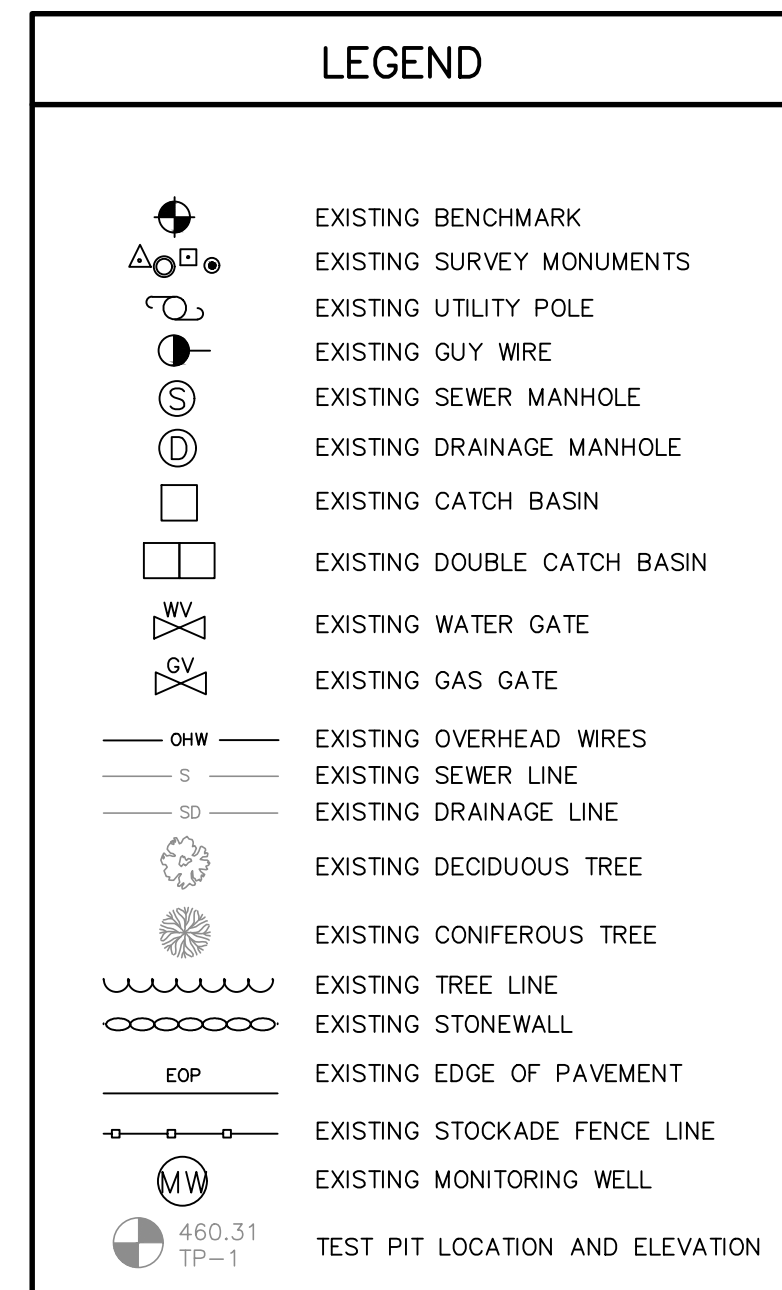
INDEX OF PLANS		
SHEET NO.	TITLE	SCALE
1	COVER SHEET	1" = 100'
2	OVERALL EXISTING CONDITIONS PLAN	1" = 60'
3	EXISTING CONDITIONS PLAN	1" = 30'
4	EXISTING CONDITIONS PLAN	1" = 30'
5	OVERALL SITE DEVELOPMENT PLAN	1" = 60'
6	SITE DEVELOPMENT PLAN	1" = 30'
7	SITE DEVELOPMENT PLAN	1" = 30'
8	DETAILS PLAN	N.T.S.
9	DETAILS PLAN	N.T.S.
10	DETAILS PLAN	N.T.S.

**OWNER:**  
JOHN C. COLELLA SR.  
0 UPPER UNION STREET  
FRANKLIN MA, 02038

**APPLICANT:**  
VS UNION SOLAR SMART, LLC  
24942 DANA POINT HARBOR  
DANA POINT, CA 92629

**ENGINEER:**  
  
DESIGN ENGINEERS, INC.  
P.O. Box 1051, Sandwich, MA 02563  
PHONE NUMBER: (508) 888-9282





LOCUS MAP  
1" = 1,000'

GENERAL NOTES:

1. RECORD OWNER(S) PER NORFOLK COUNTY REGISTRY OF DEEDS BOOK 31678 PAGE 107:

MAP 319 PARCEL 009 (0 UPPER UNION STREET)  
JOHN C. COLELLA JR.  
FRANKLIN, MA 02038  
AREA = ±6.21 ACRES

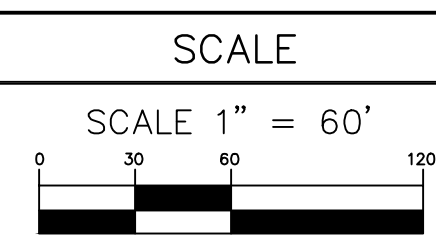
2. THE SUBJECT PROPERTY IS SHOWN AS PARCEL 009 ON THE TOWN OF FRANKLIN ASSESSOR'S MAP 319. TOTAL LAND AREA IS  $\pm 6.21$  ACRES.
3. THE PROPERTY LIES WITHIN A INDUSTRIAL ZONING DISTRICT BASED UPON A REVIEW OF THE TOWN OF FRANKLIN ZONING MAP AND PROPERTY CARDS.
4. THE LOCUS PROPERTY LINES SHOWN HEREON, ARE COMPILED FROM THE RECORD PLAN (PARCEL A-PLAN NUMBER 624 OF 1995 IN PLAN BOOK 433) AND DEED (BOOK 31678 PAGE 107) AND ARE BASED UPON THE NORTH AMERICAN DATUM OF 1983 (NAD83) AND ARE BASED UPON A FIELD SURVEY BY ATLANTIC DESIGN ENGINEERS, INC.
5. THE PROPERTY LIES WITHIN FLOOD ZONE X, AN AREA OF MINIMAL FLOODING, BASED UPON A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 25021C0317E, EFFECTIVE DATE JULY 17, 2012.
6. THE LOCUS DOES NOT LIE WITHIN A ZONE II BASED UPON REVIEW OF THE MASSACHUSETTS GEOGRAPHIC INFORMATION SYSTEM AND THE TOWN OF FRANKLIN GEOGRAPHIC INFORMATION SYSTEM.
7. THE LOCUS DOES NOT LIE WITHIN THE WATER RESERVE OVERLAY DISTRICT BASED UPON REVIEW OF THE TOWN OF FRANKLIN GEOGRAPHIC INFORMATION SYSTEM AND WATER RESERVE DISTRICT MAPS.
8. THE SITE IS NOT LOCATED WITHIN AN ESTIMATED HABITAT OF RARE WILDLIFE OR A PRIORITY HABITAT OF RARE SPECIES BASED UPON A REVIEW OF THE NATURAL HERITAGE AND ENDANGERED SPECIES PROGRAM MAPS OBSERVED ON THE MASSACHUSETTS GEOGRAPHIC INFORMATION SYSTEM.
9. THE PROPERTY DOES NOT LIE WITHIN AN AREA OF CRITICAL ENVIRONMENTAL CONCERN (ACEC) BASED UPON A REVIEW OF THE MASSACHUSETTS GEOGRAPHIC INFORMATION SYSTEM.
10. THE EXISTING CONDITIONS SHOWN HEREON ARE BASED UPON A FIELD SURVEY BY ATLANTIC DESIGN ENGINEERS, INC. IN APRIL AND JUNE OF 2023 AND SUPPLEMENTED BY INFORMATION OBTAINED BY THE MASSACHUSETTS GEOGRAPHIC INFORMATION SYSTEM, THE TOWN OF FRANKLIN GEOGRAPHIC INFORMATION SYSTEM, AND INFORMATION OBTAINED FROM PUBLIC RECORDS.
11. THE WETLAND RESOURCE AREAS SHOWN HEREON ARE BASED UPON WETLAND DELINEATIONS COMPLETED BY SODDARD CONSULTING LLC IN APRIL AND SEPTEMBER 2023. WETLAND FLAGS WERE GPS LOCATED BY ATLANTIC DESIGN ENGINEERS ON APRIL 19, 2023 AND OCTOBER 2, 2023.



FILE: 3328-EX-COND-REV



Designed by : \_\_\_\_\_  
 Drawn by : \_\_\_\_\_  
 Checked by : \_\_\_\_\_  
 Survey chk. by : \_\_\_\_\_  
 Approved by : \_\_\_\_\_



DATE \_\_\_\_\_


1	BJR	11/10/23	PEER REVIEW/TOWN COMMENTS
NO.	BY	DATE	REVISION

PREPARED FOR:  
VS UNION SOLAR SMART,LLC  
24941 DANA POINT HARBOR  
DANA POINT, CA 92629

OVERALL EXISTING CONDITIONS PLAN  
FOR  
UPPER UNION SOLAR PROJECT  
FRANKLIN, MA  
JUNE 19, 2023

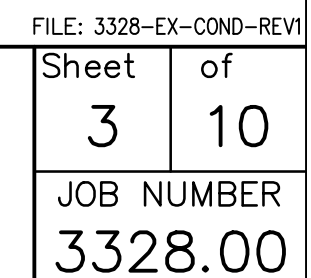
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JOB NUMBER	
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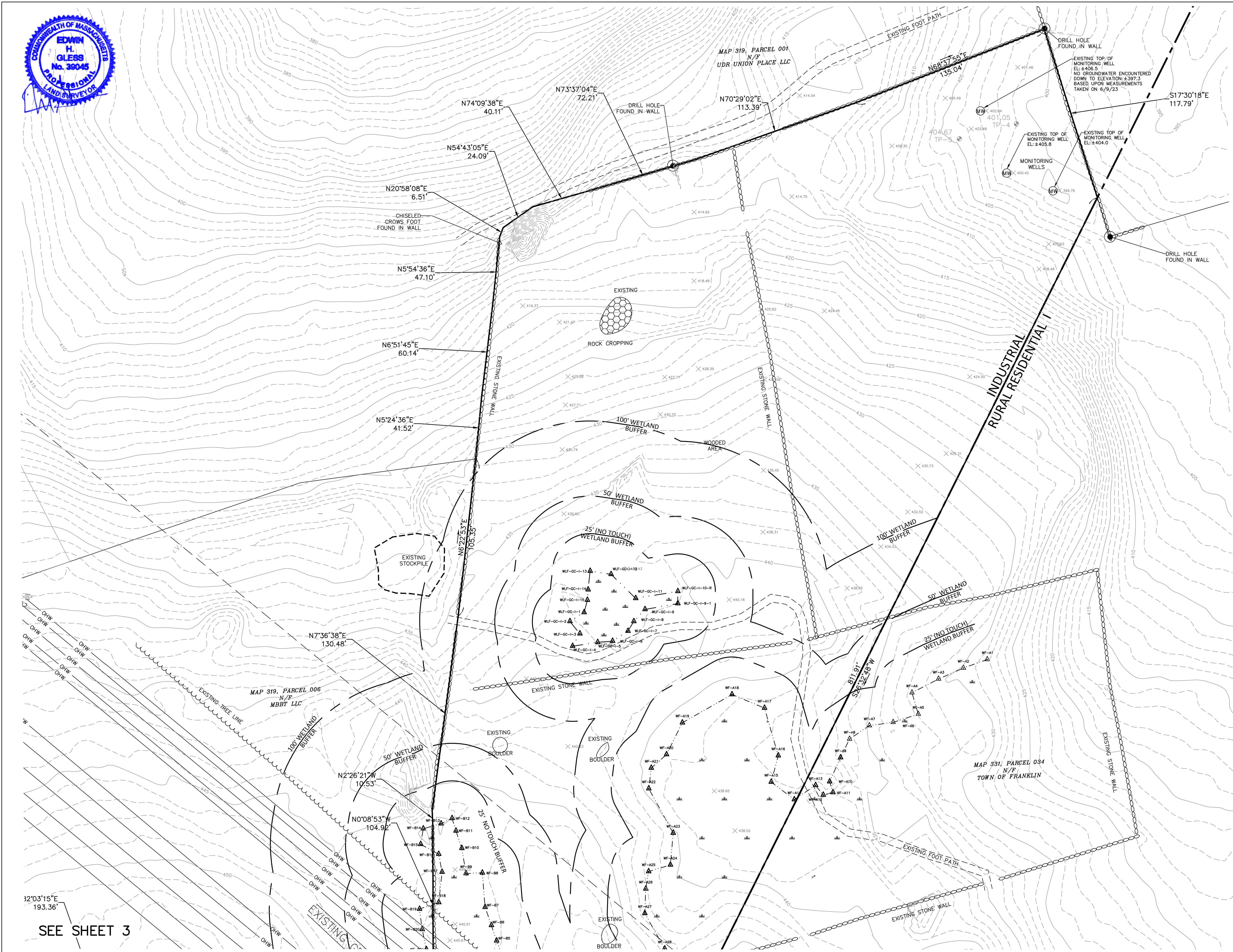
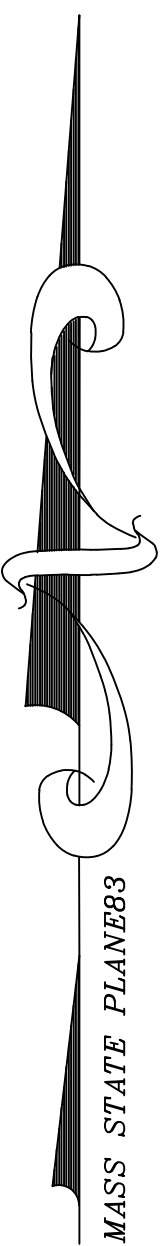


MASS STATE PLANE93

SEE SHEET 2 FOR  
OVERALL EXISTING  
CONDITIONS, LEGEND  
AND GENERAL NOTES








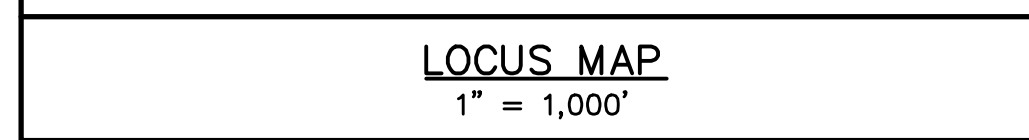
SEE SHEET 2 FOR  
OVERALL EXISTING  
CONDITIONS, LEGEND  
AND GENERAL NOTES

SEE SHEET 3

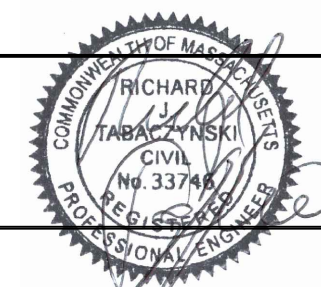
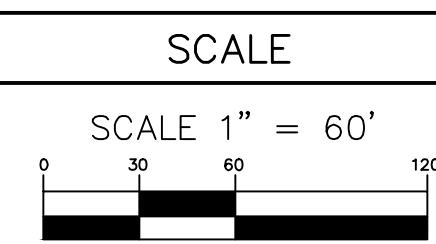




MASS STATE PLANE83



SEE SHEET 8 FOR  
CONSTRUCTION NOTES



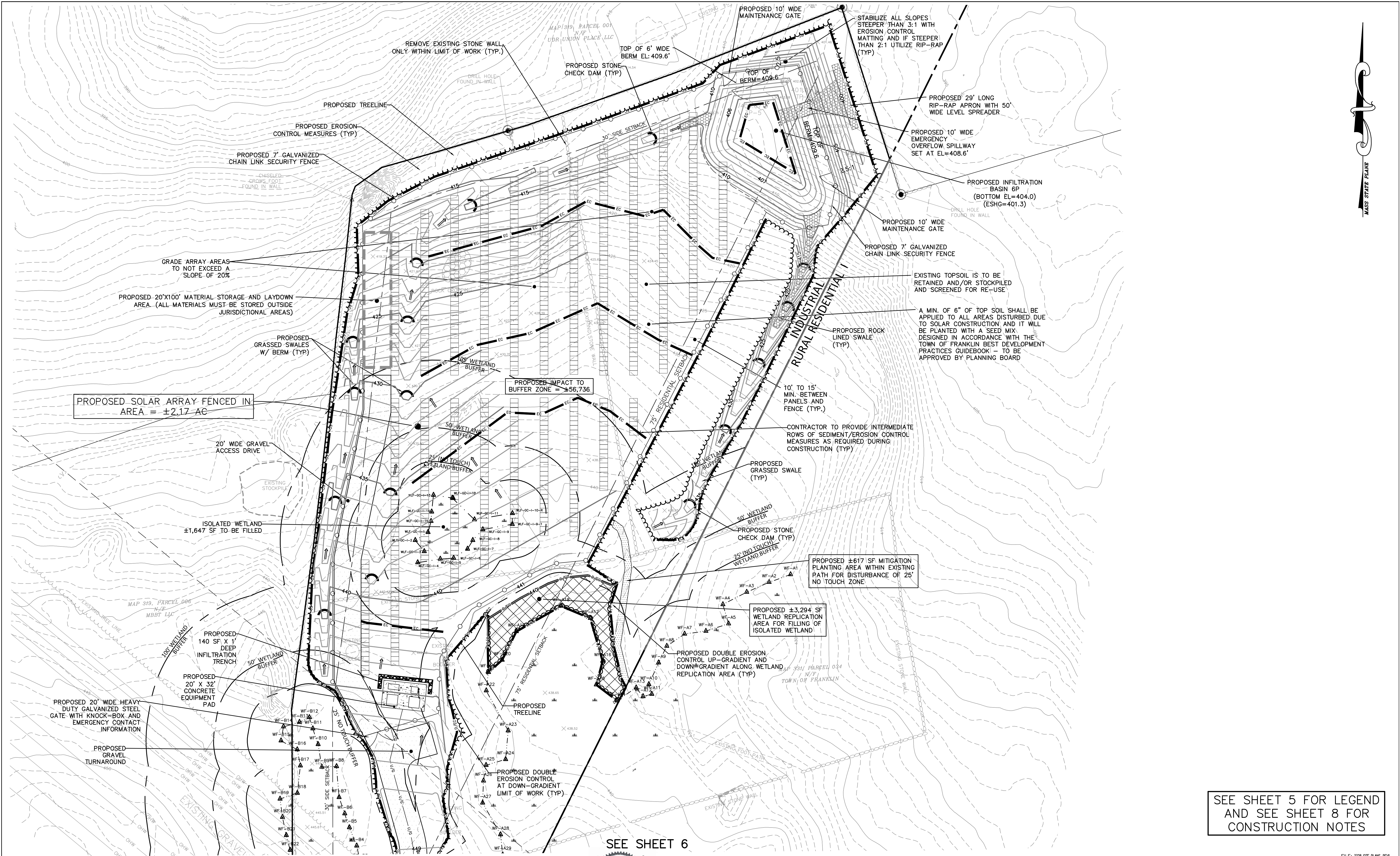
1	BJR	11/10/23	PEER REVIEW/TOWN COMMENTS
NO.	RY	DATE	REVISION

OVERALL DEVELOPMENT PLAN  
FOR  
UPPER UNION SOLAR PROJECT  
JUNE 19, 2023  
FRANKLIN, MA









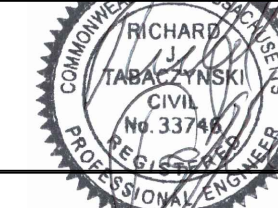
SEE SHEET 5 FOR LEGEND  
AND SEE SHEET 8 FOR  
CONSTRUCTION NOTES



DESIGN ENGINEERS, INC.  
P.O. Box 1051, Sandwich, MA 02563 (508) 888 - 9282

Designed by :  
Drawn by :  
Checked by :  
Survey chg. by :  
Approved by :

SCALE  
SCALE 1" = 30'  
0 15 30 45



DATE

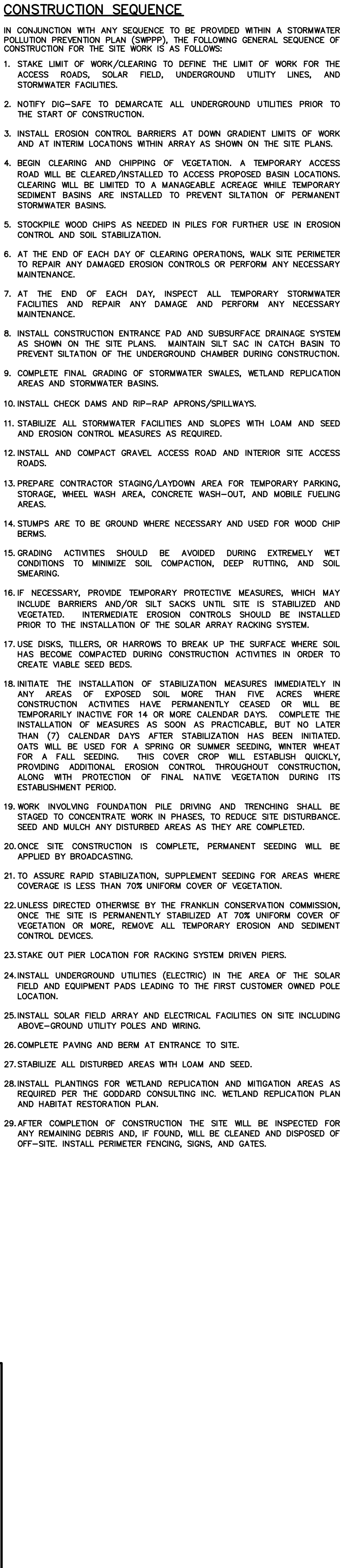
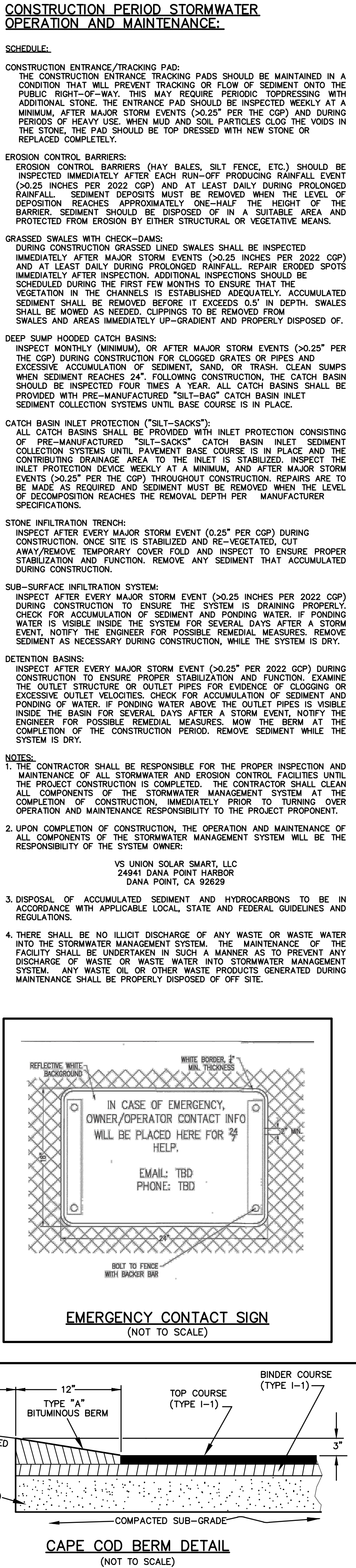
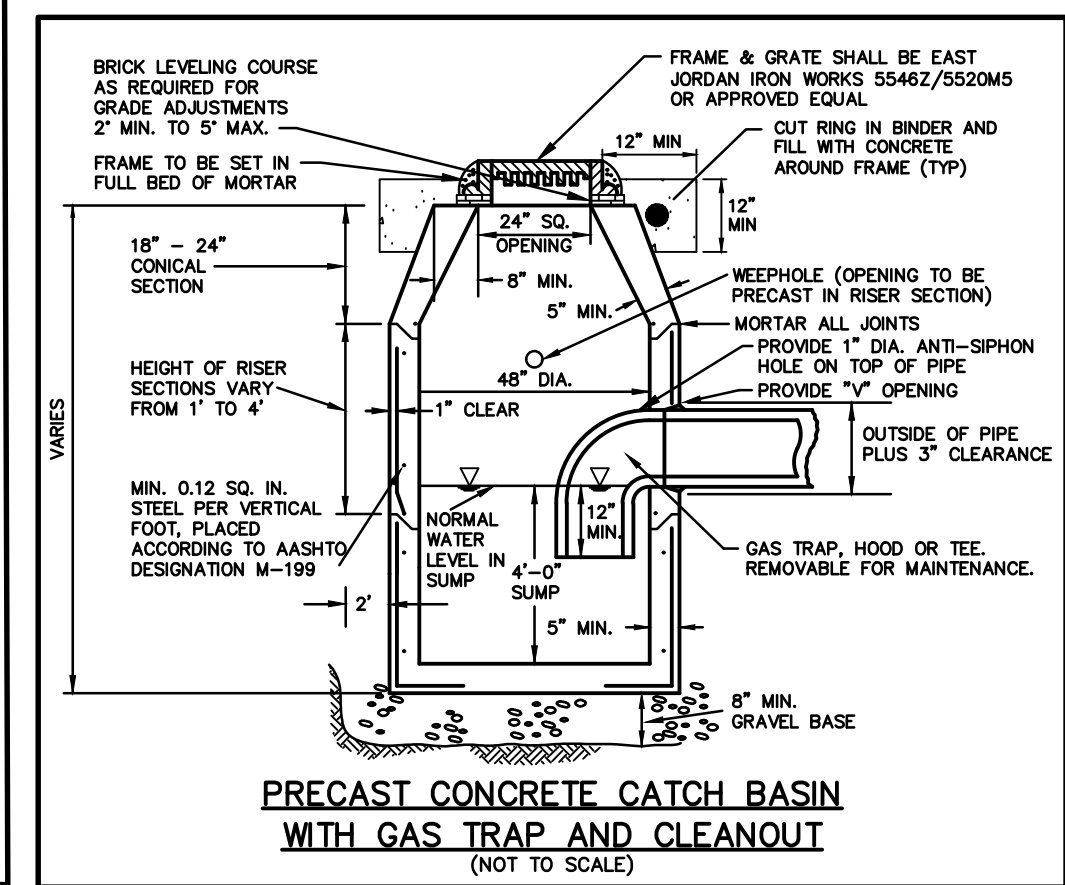
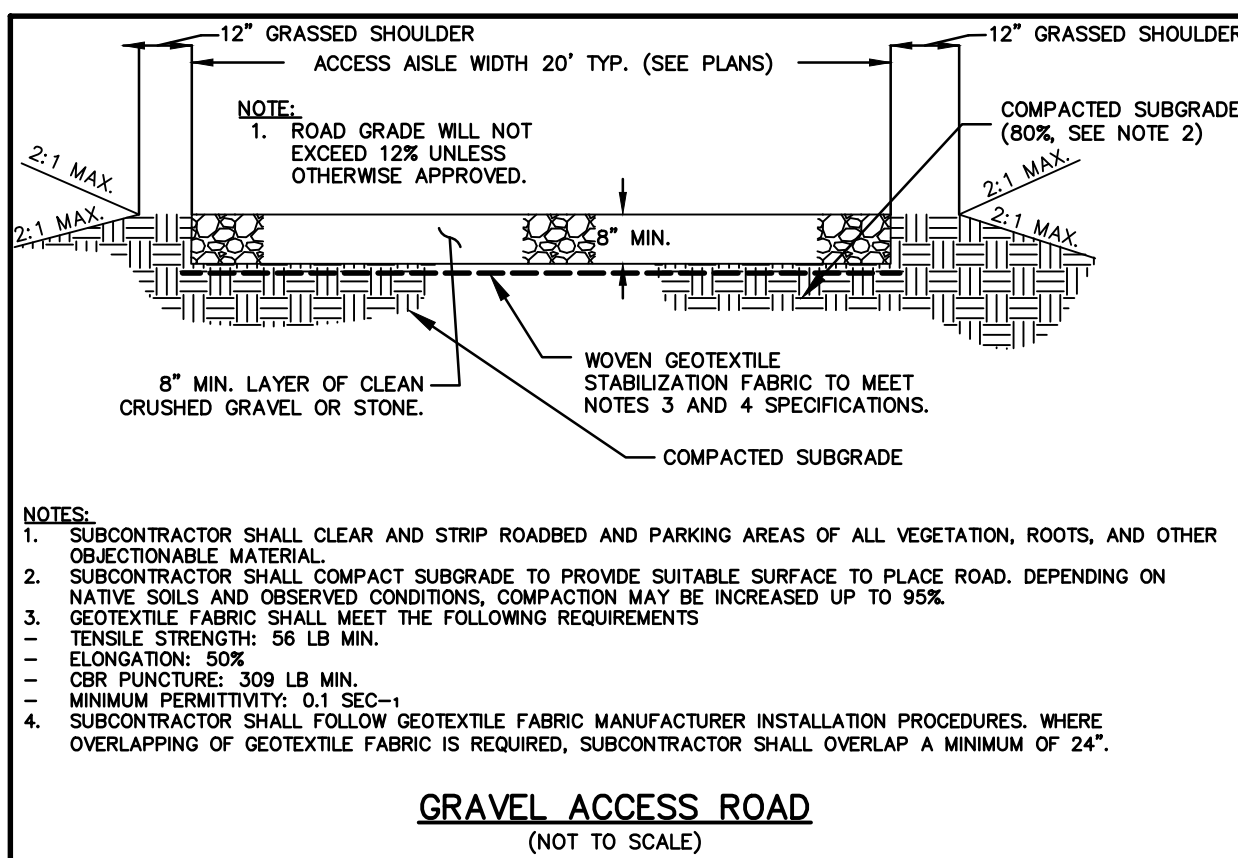
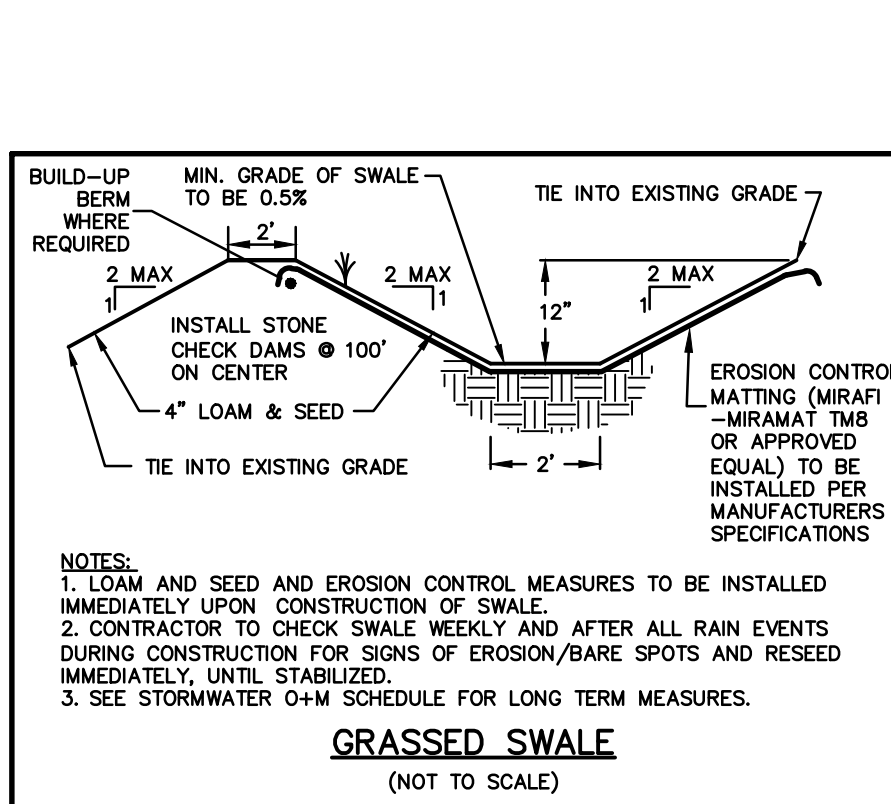
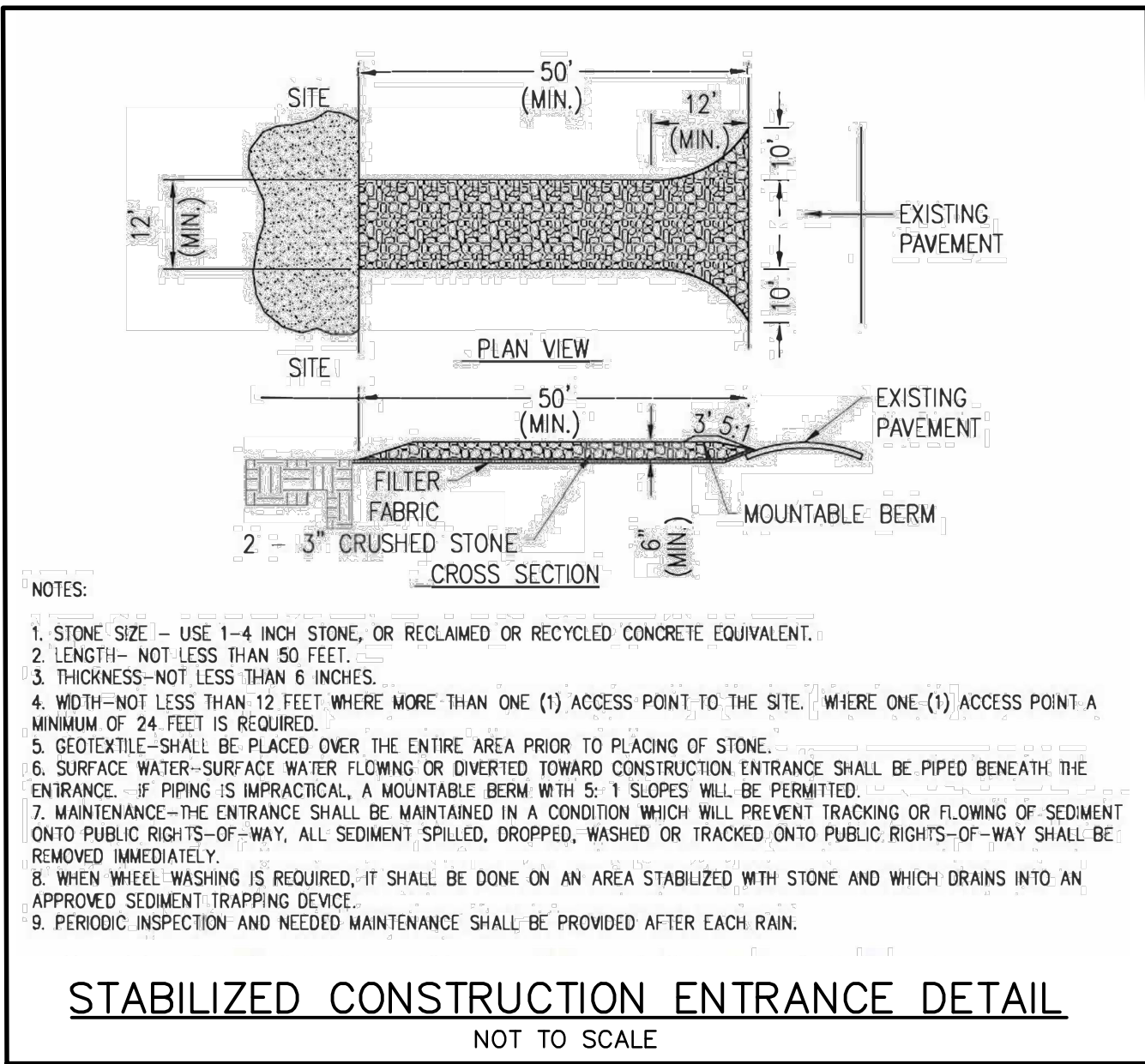
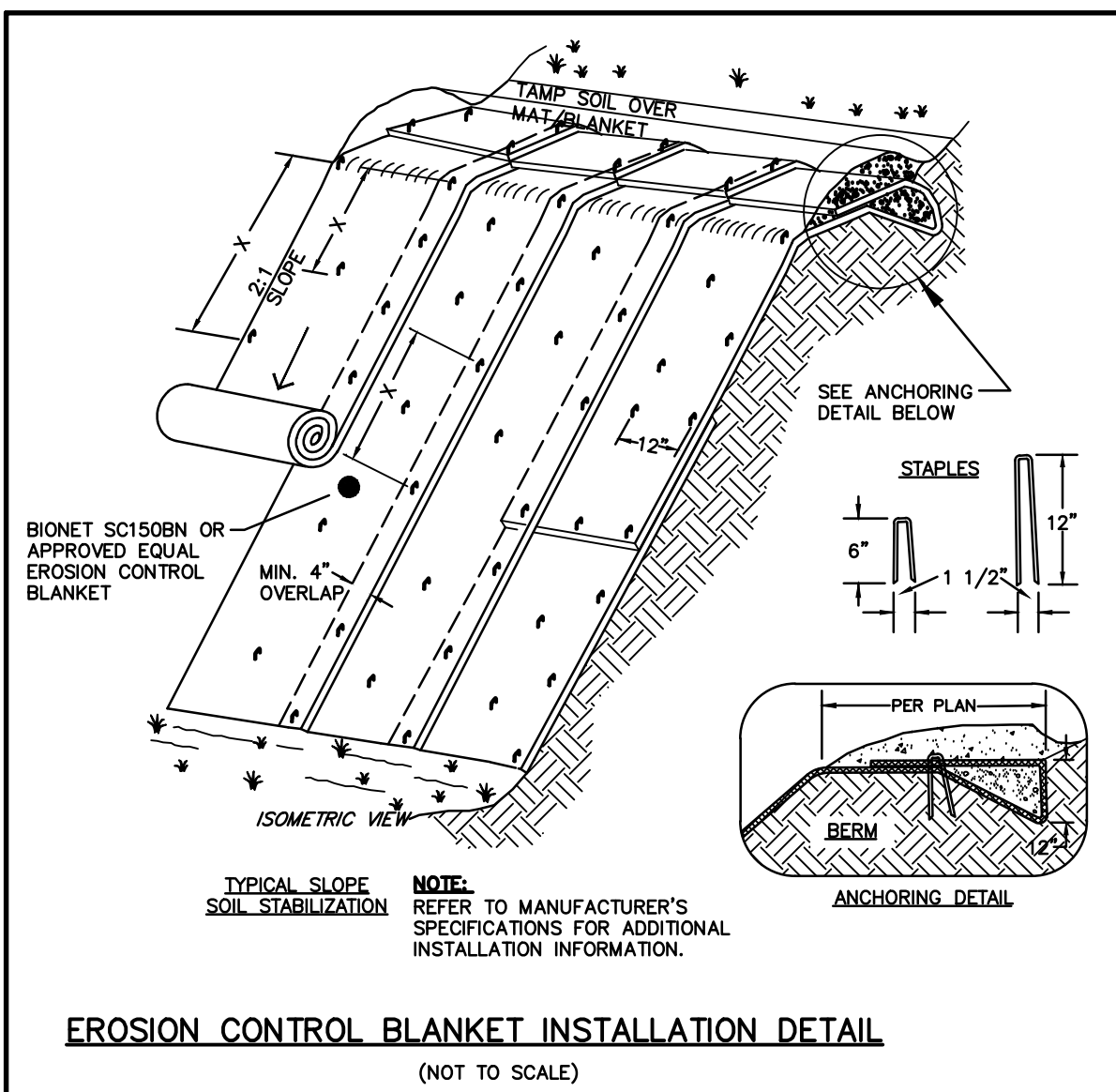
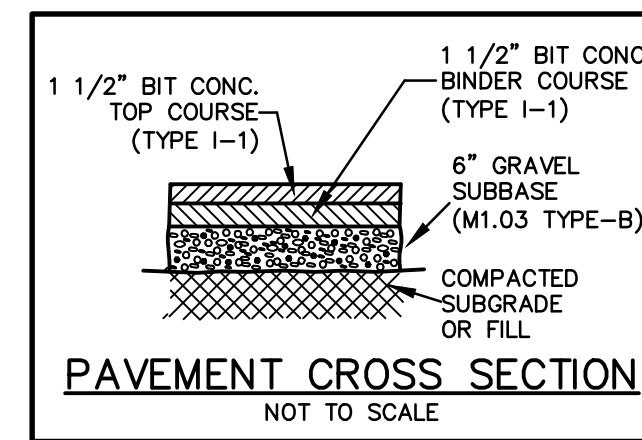
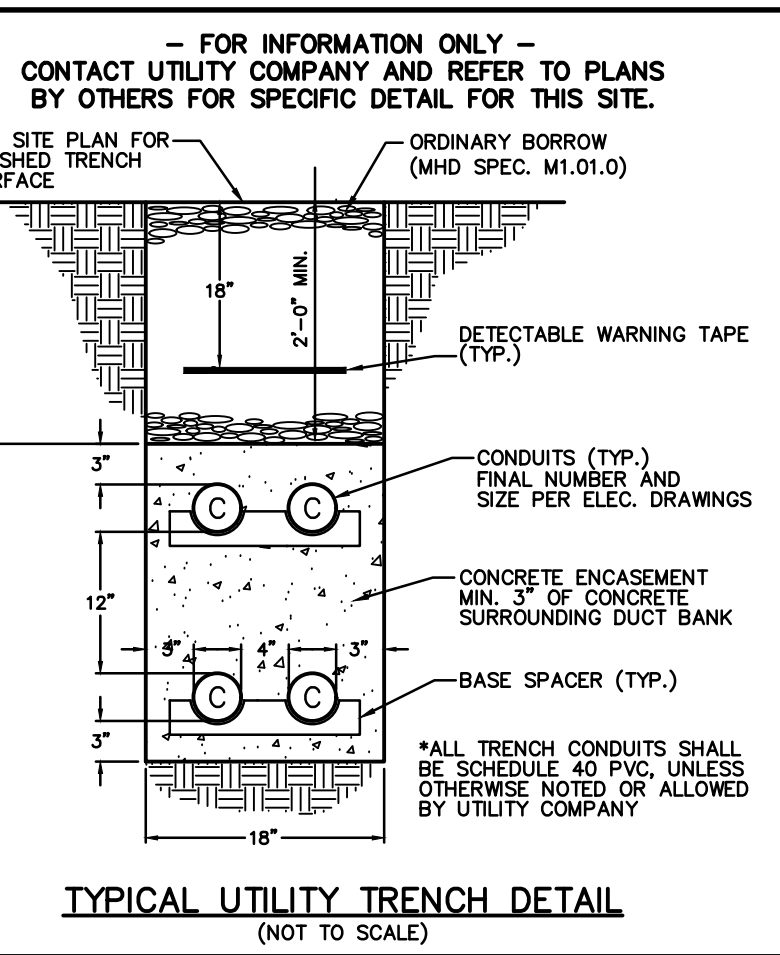
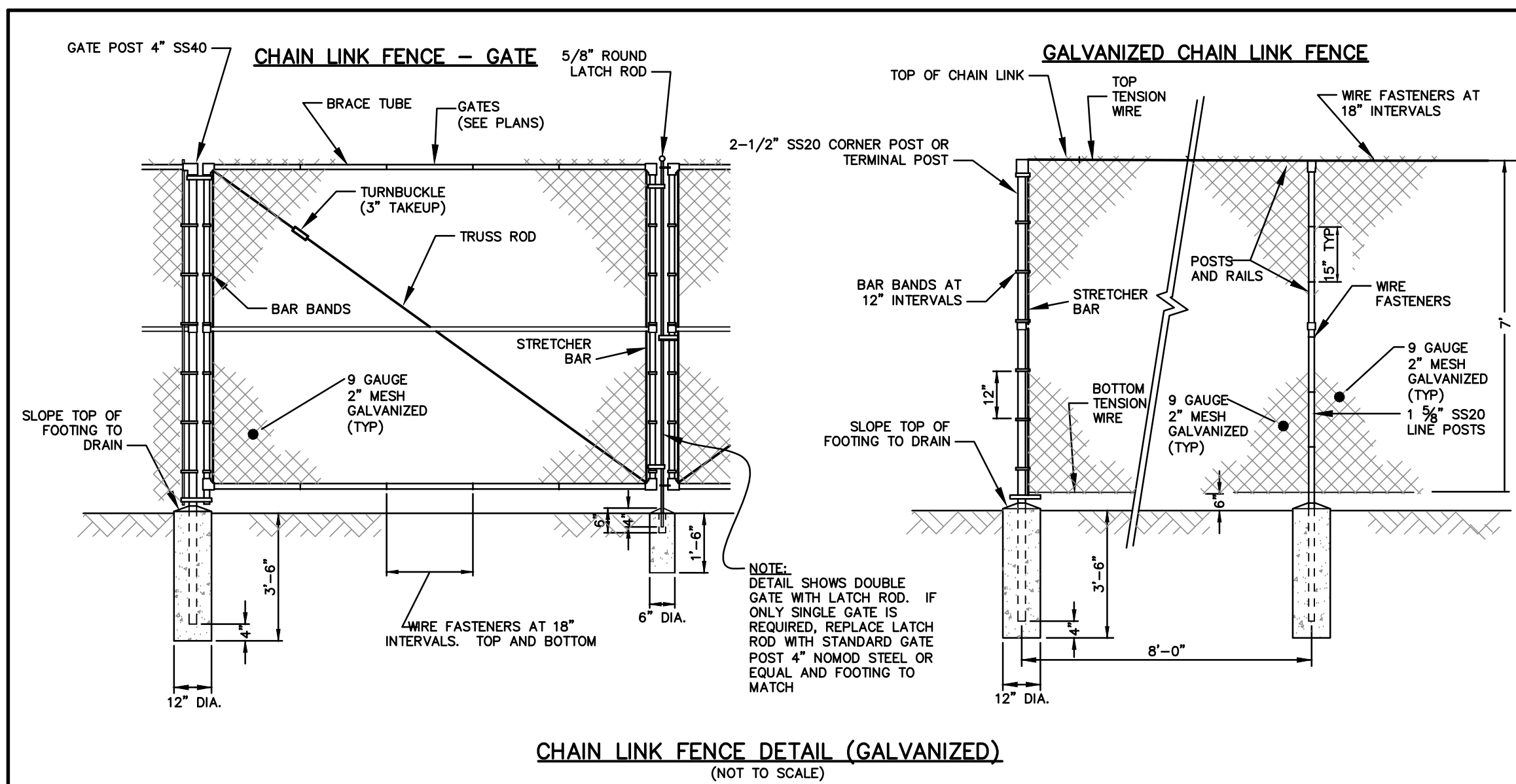
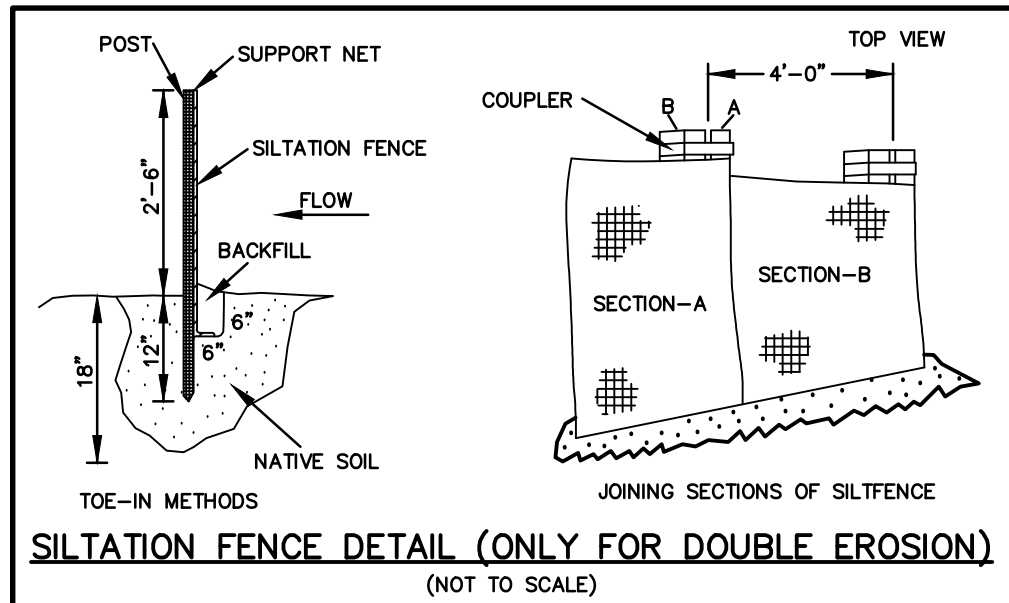
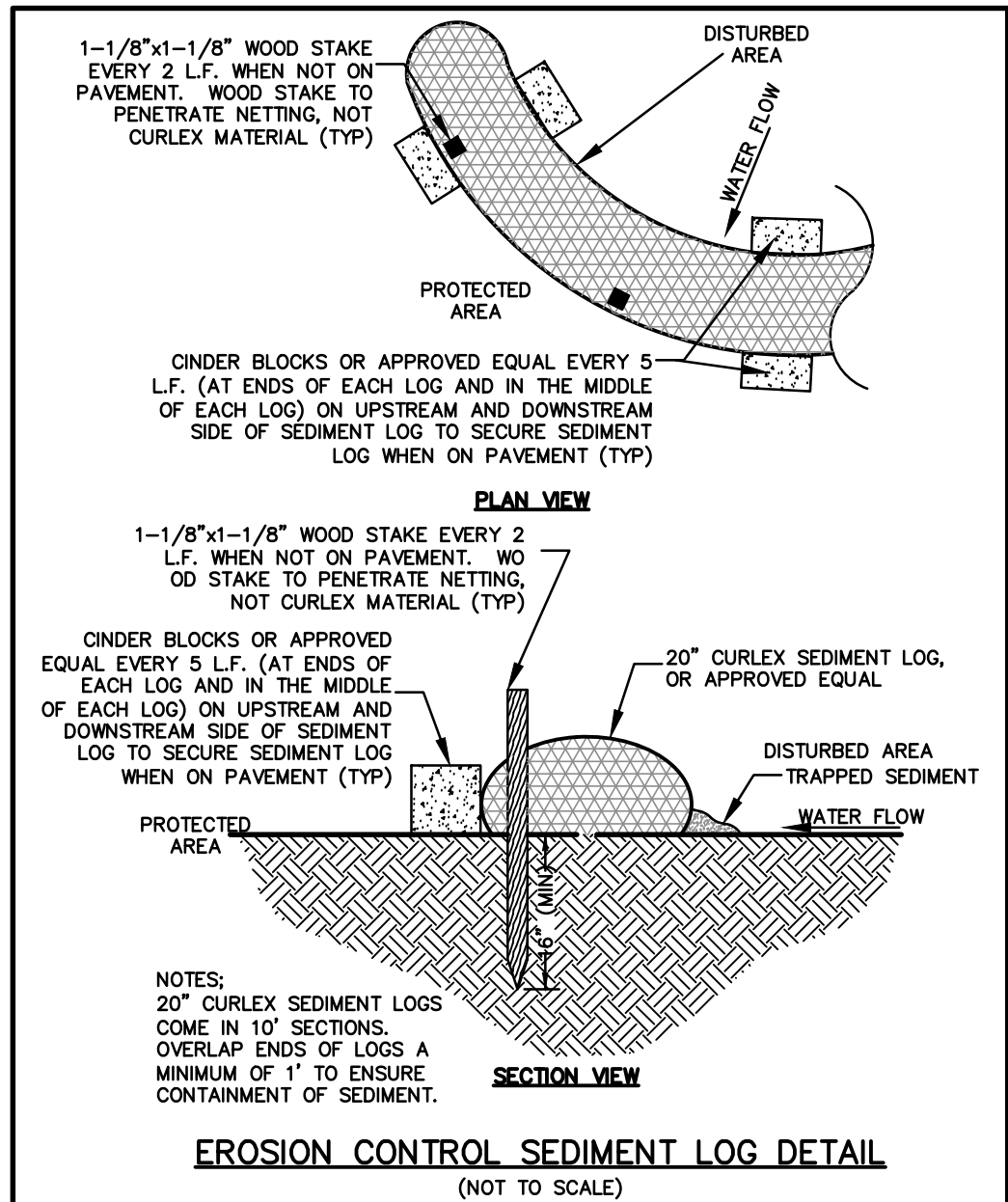
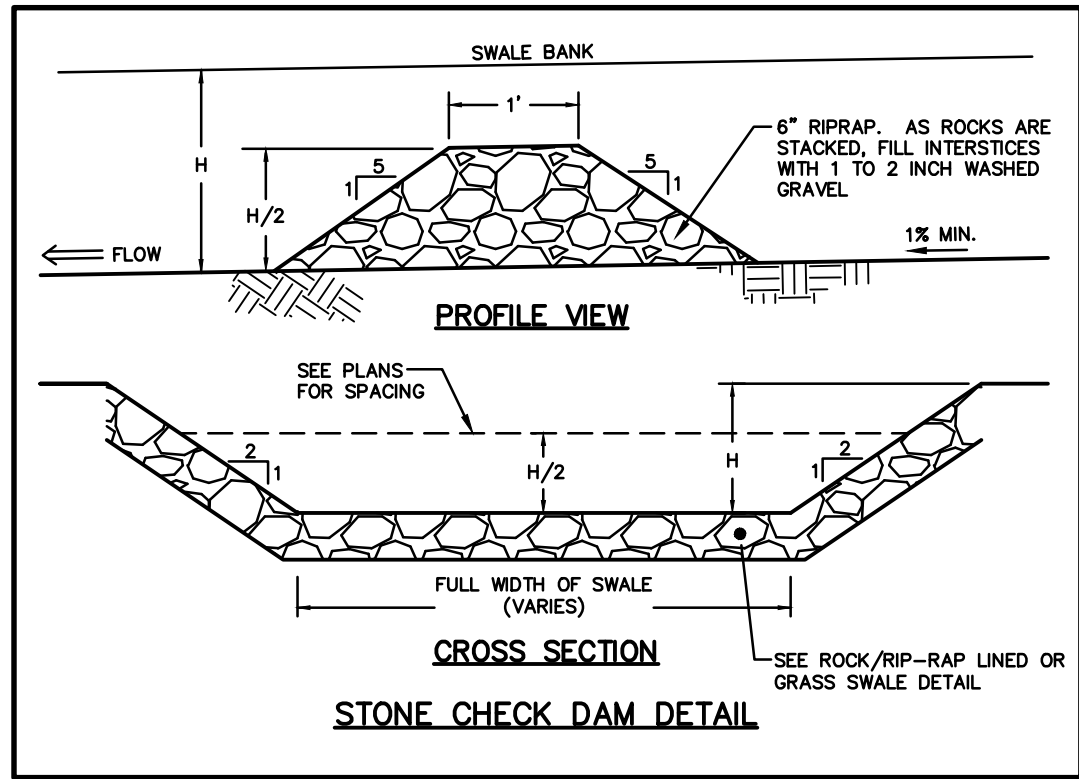
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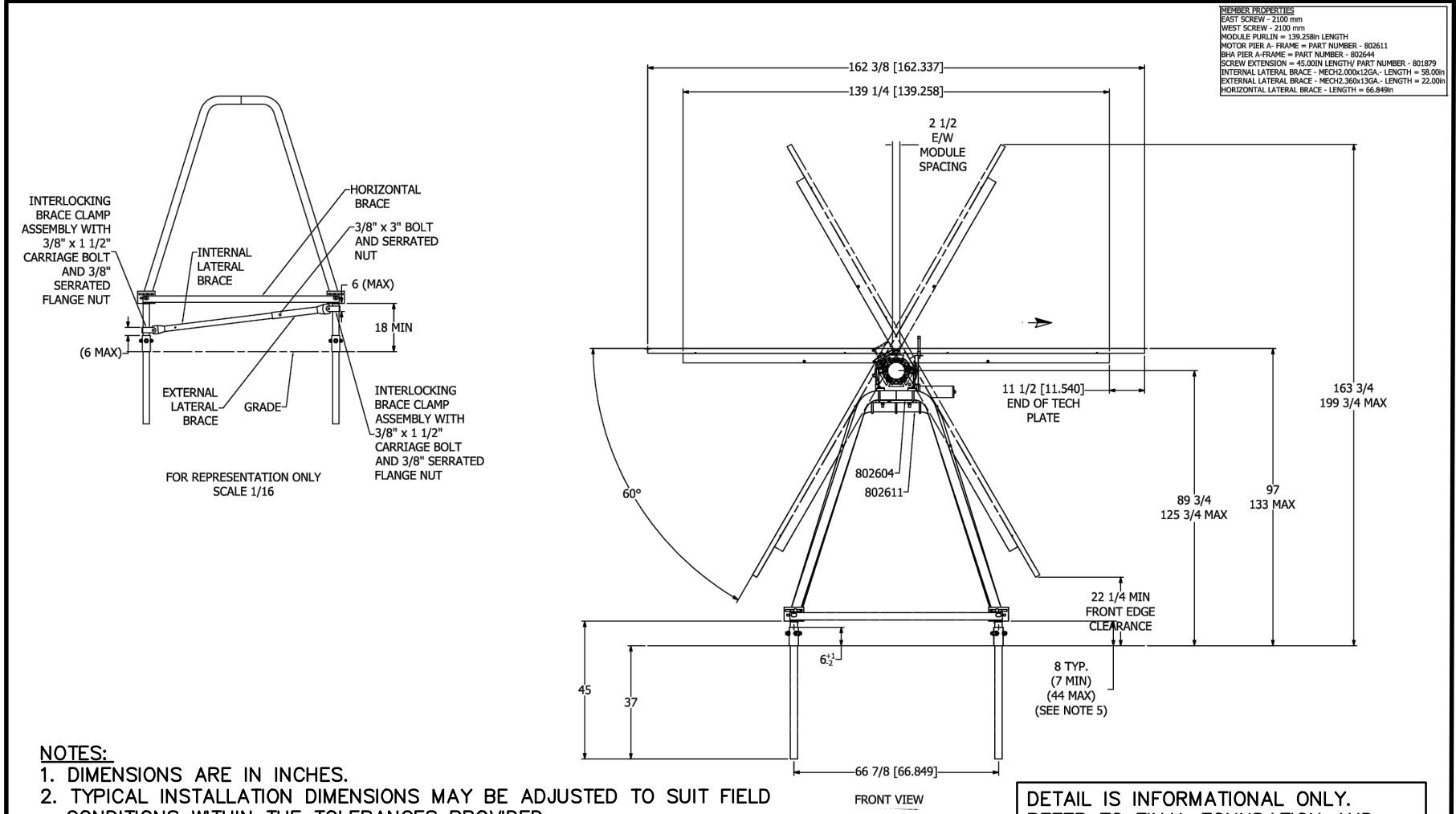
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FRANKLIN, MA

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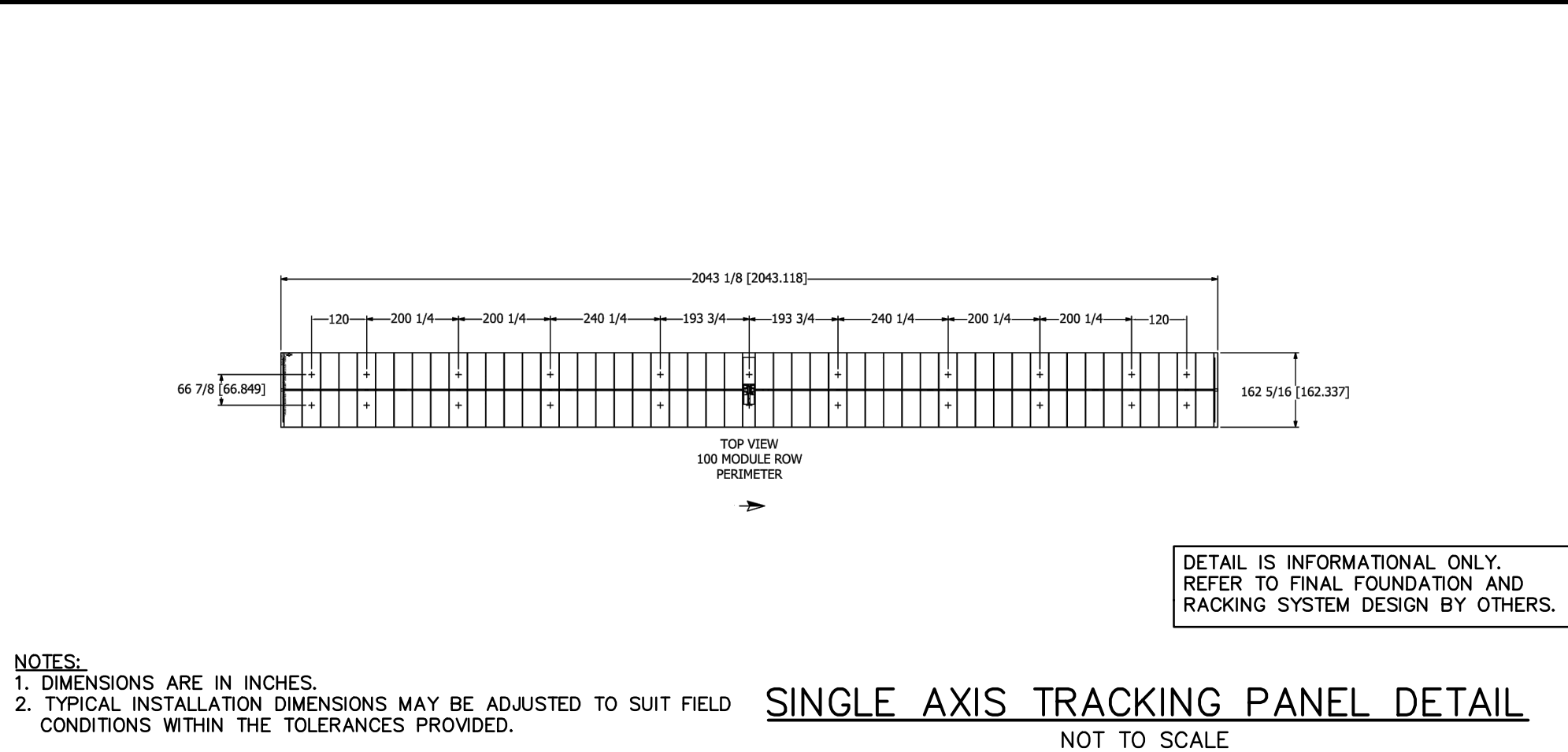




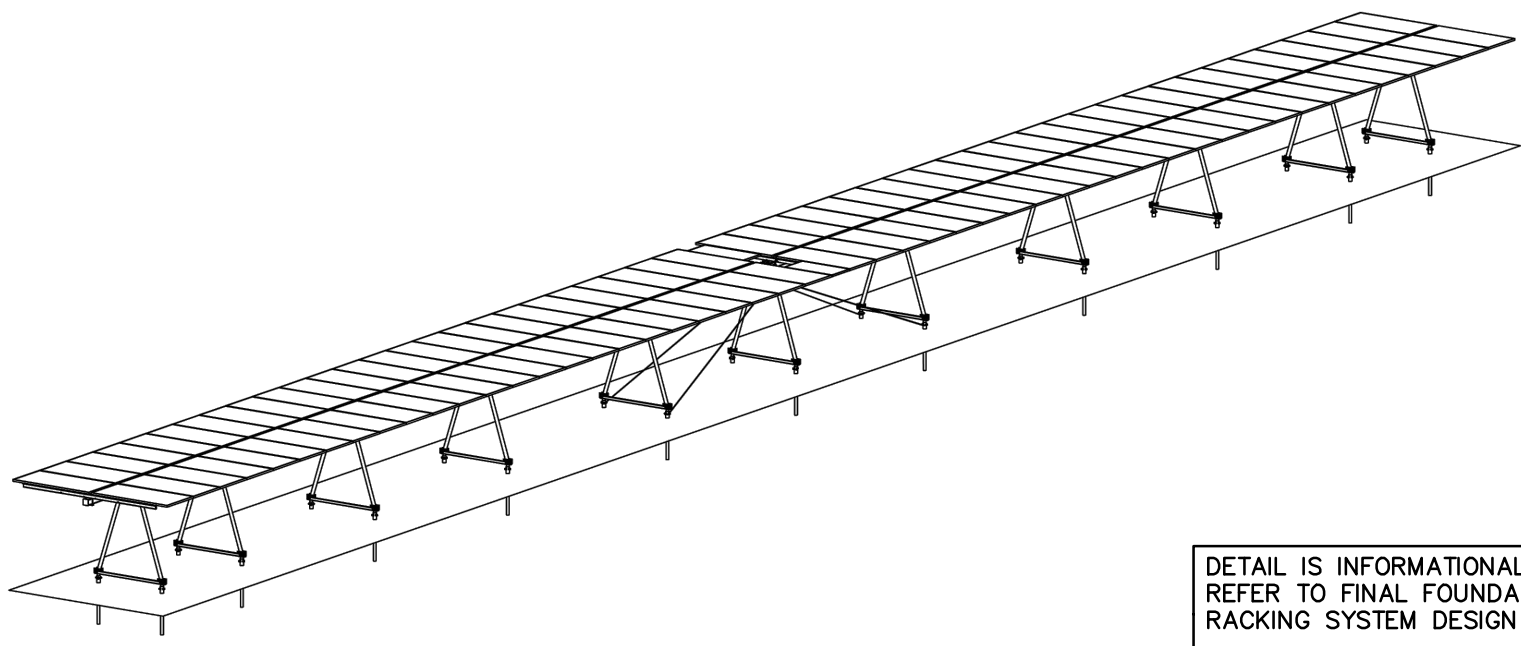




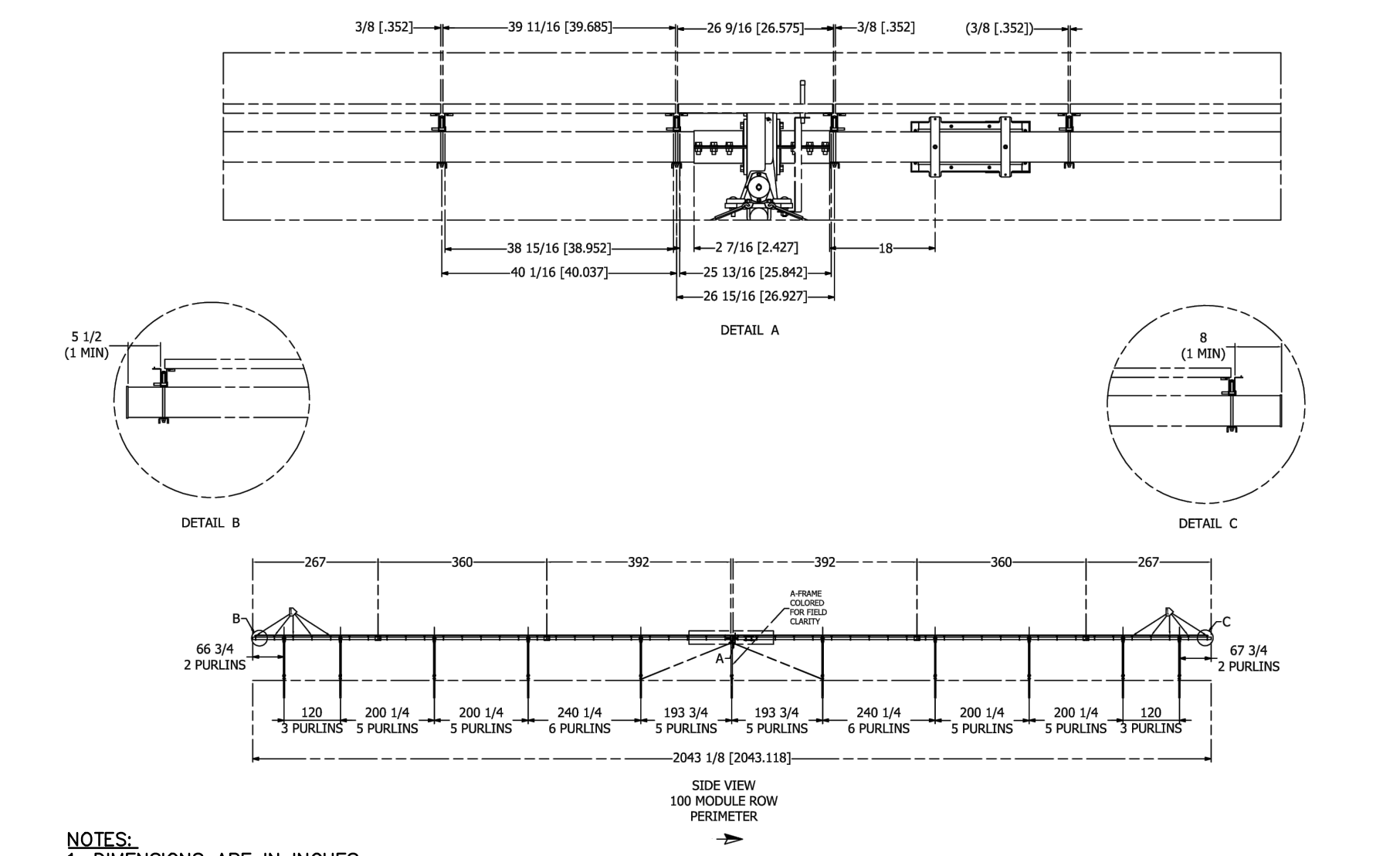
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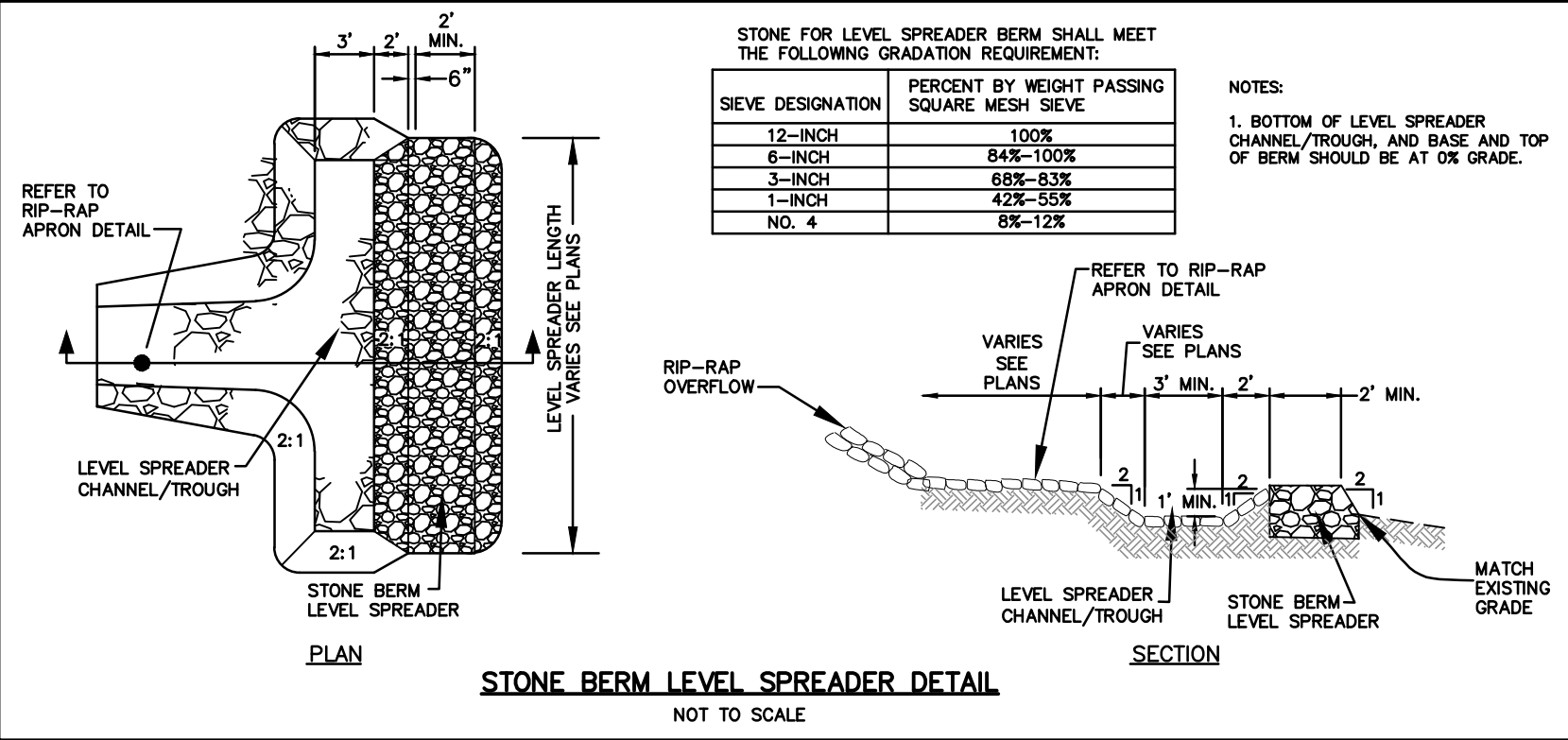
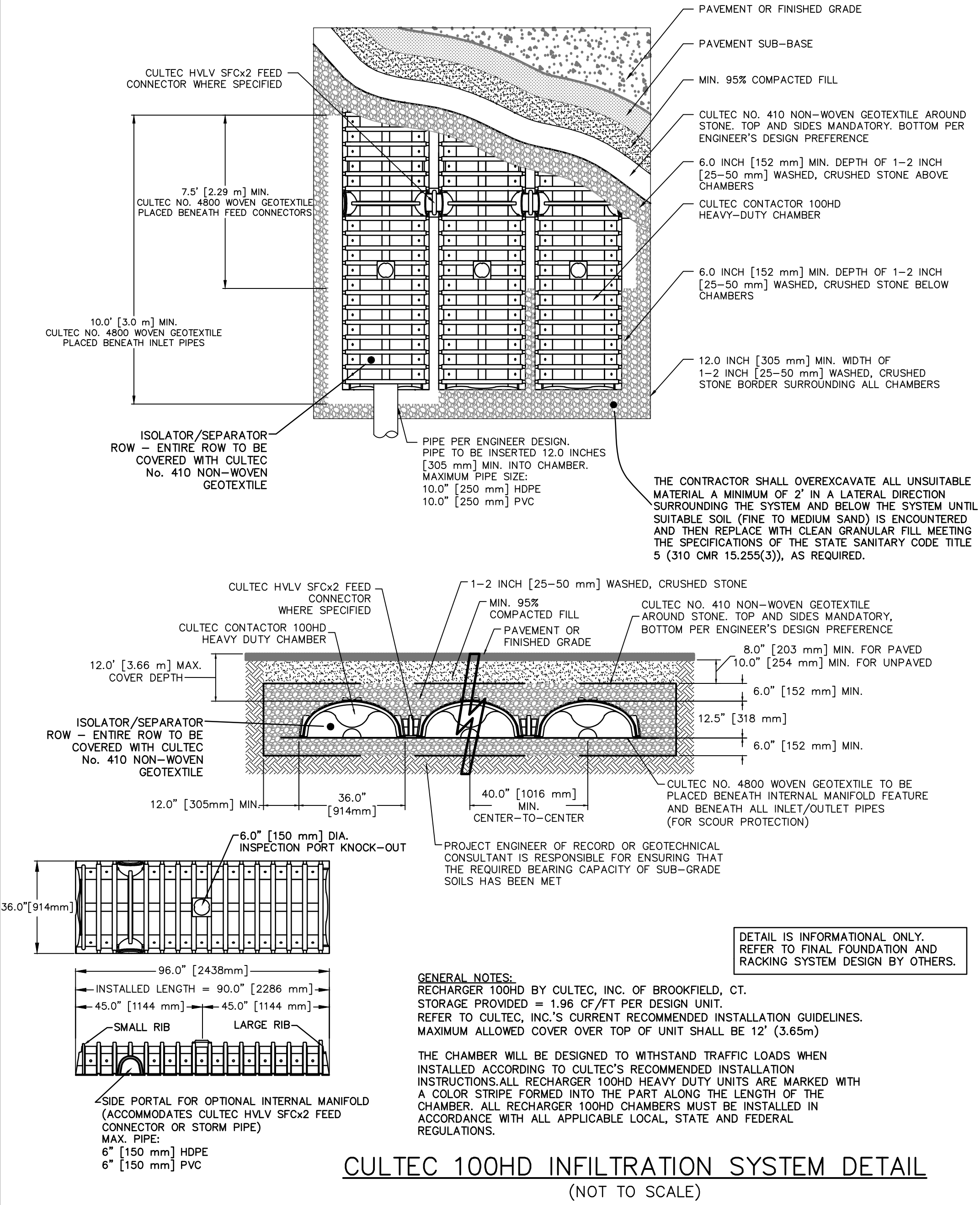
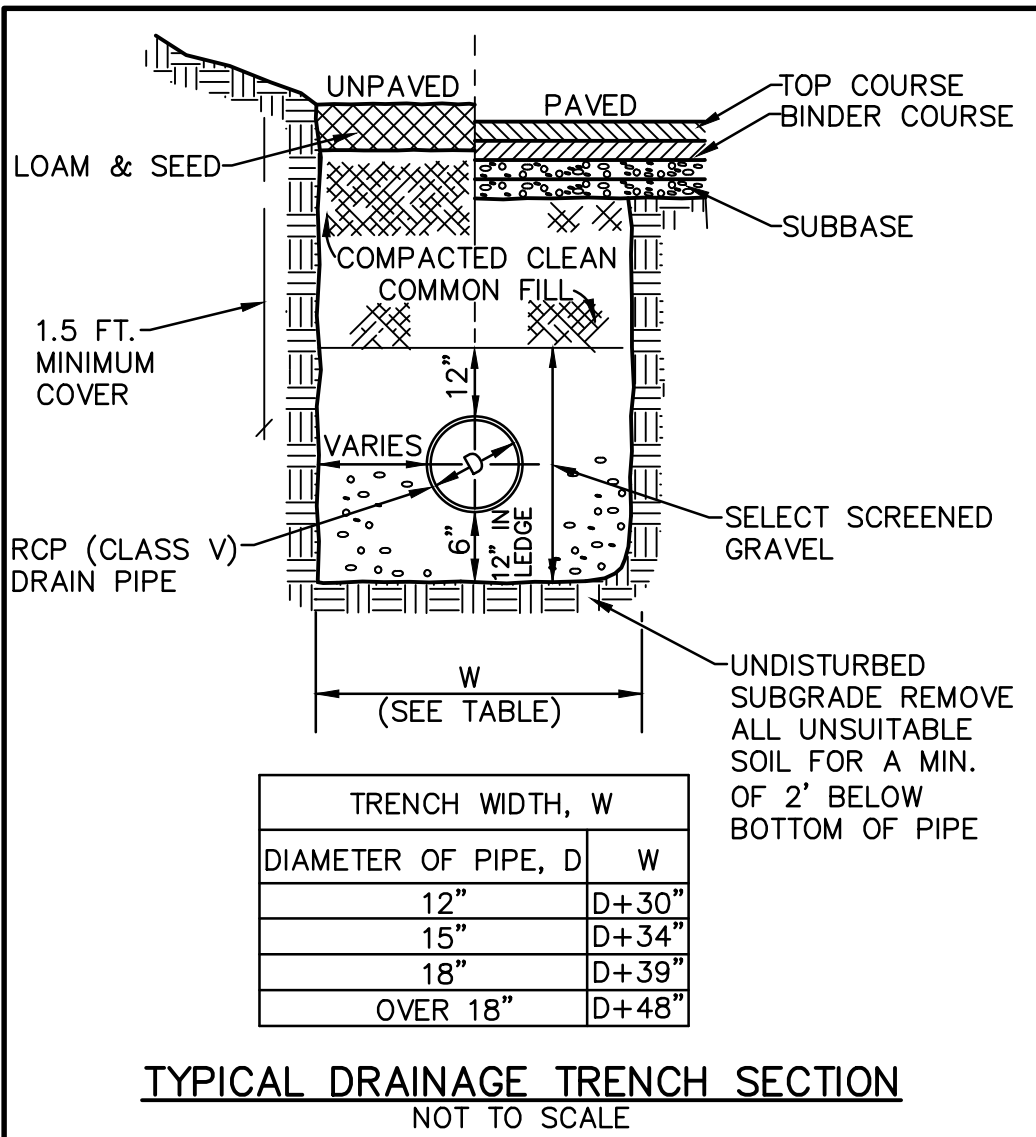
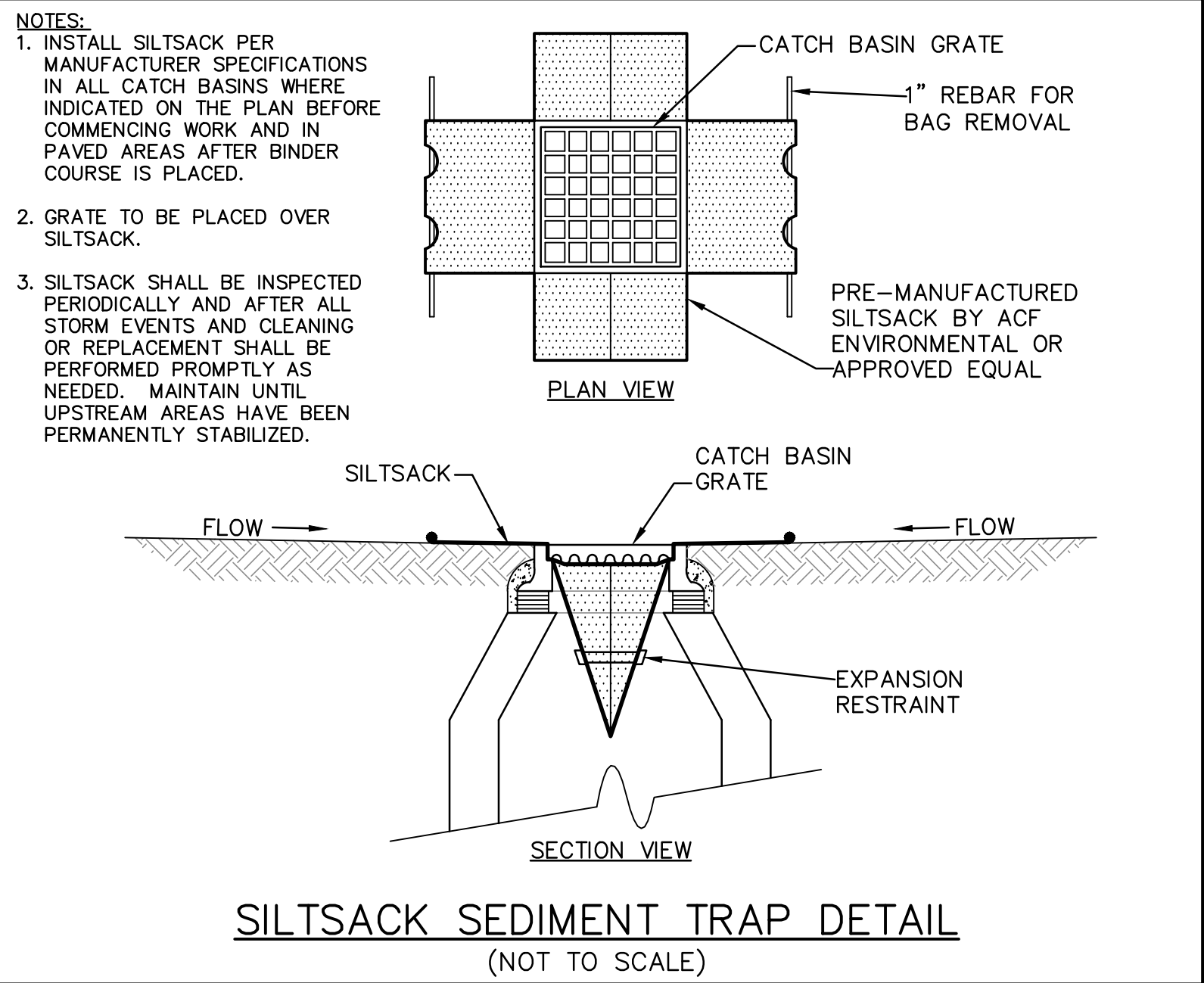
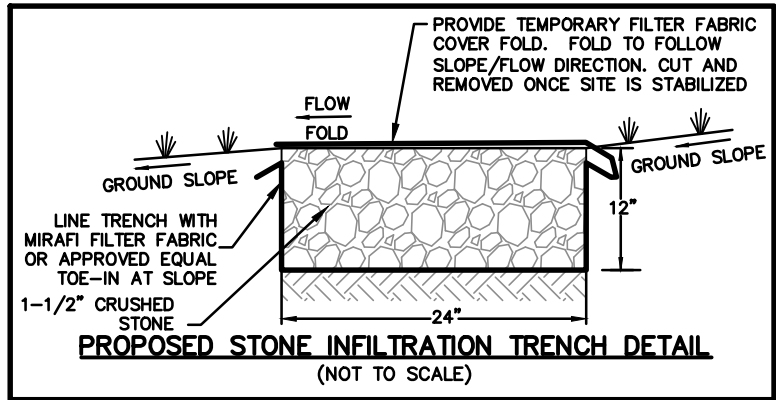
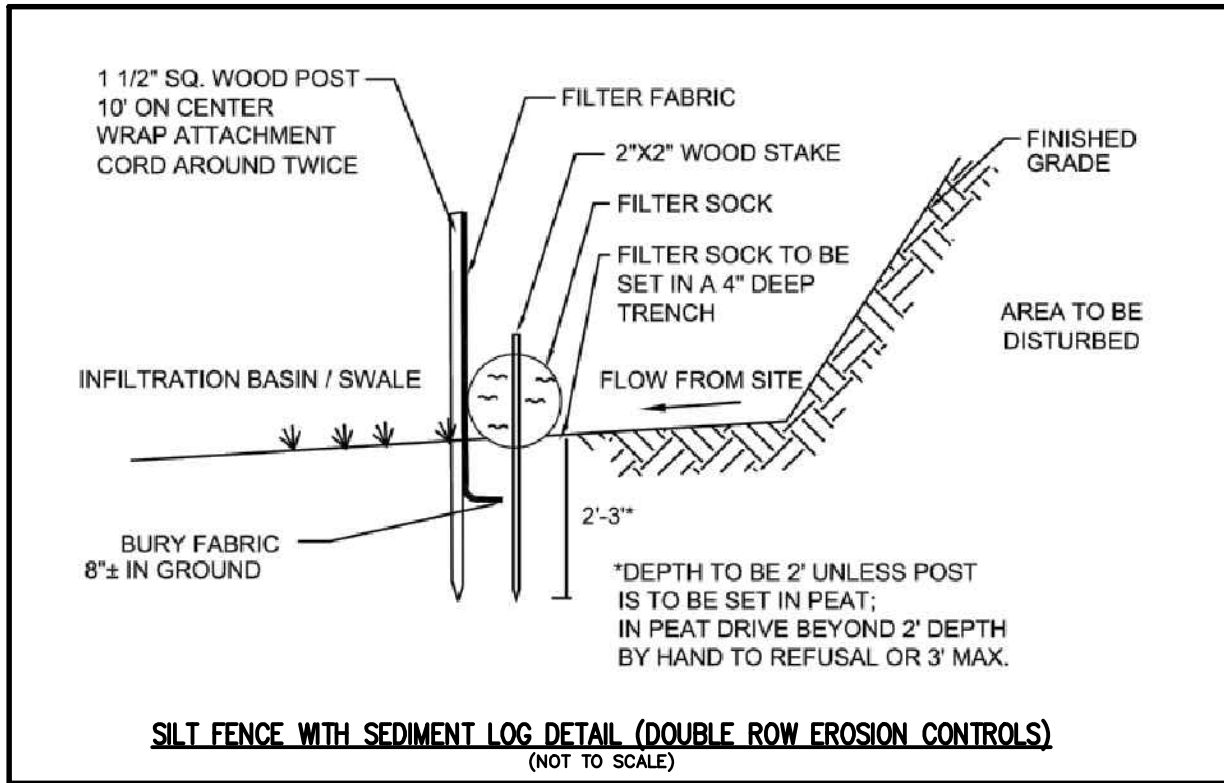
**SINGLE AXIS TRACKING PANEL DETAIL**  
NOT TO SCALE



**SINGLE AXIS TRACKING PANEL DETAIL**  
NOT TO SCALE



**SINGLE AXIS TRACKING PANEL DETAIL**  
NOT TO SCALE





TEST PIT #1

Estimated Depth to High Groundwater Mottles @74"

SOIL LOG					
Depth (in)	Soil Horizon/ Layer	Soil Texture	Soil Color (Munsell)	Mottles	Other (Structure, Stones, Boulders, Consistency, % Gravel)
0-8	O/A	Sandy Loam	10YR 3/2		
8-34	B	Sandy Loam	10YR 5/6		
34-108	C	Loamy Sand	2.5Y 5/2	74"	

TEST PIT #2

Estimated Depth to High Groundwater Mottles @ 70"

SOIL LOG					
Depth (in)	Soil Horizon/ Layer	Soil Texture	Soil Color (Munsell)	Mottles	Other (Structure, Stones, Boulders, Consistency, % Gravel)
0-8	O/A	Sandy Loam	10YR 3/2		
8-32	B	Sandy Loam	10YR 5/6		
32-94	C	Loamy Sand	2.5Y 5/2	70"	Refusal

TEST PIT #3

Estimated Depth to High Groundwater Mottles @60"

SOIL LOG					
Depth (in)	Soil Horizon/ Layer	Soil Texture	Soil Color (Munsell)	Mottles	Other (Structure, Stones, Boulders, Consistency, % Gravel)
0-12	O/A	Sandy Loam	10YR 3/2		
12-38	B	Sandy Loam	10YR 5/6		
38-56	C1	Loamy Sand	2.5Y 5/2		
56-74	C2d	Sandy Loam	2.5Y 5/3	60"	
74-122	C3	Medium Coarse Sand	2.5Y 5/4		

TEST PIT #4

Estimated Depth to High Groundwater Mottles @50"

SOIL LOG					
Depth (in)	Soil Horizon/ Layer	Soil Texture	Soil Color (Munsell)	Mottles	Other (Structure, Stones, Boulders, Consistency, % Gravel)
0-10	O/A	Sandy Loam	10YR 3/2		
10-32	B	Sandy Loam	10YR 5/8		
32-76	C	Loamy Sand	2.5Y 5/6	50"	

TEST PIT #5

Estimated Depth to High Groundwater Mottles @40"

SOIL LOG					
Depth (in)	Soil Horizon/ Layer	Soil Texture	Soil Color (Munsell)	Mottles	Other (Structure, Stones, Boulders, Consistency, % Gravel)
0-8	O/A	Sandy Loam	10YR 3/2		
8-34	B	Sandy Loam	10YR 5/8		
34-84	C	Loamy Sand	2.5Y 5/6	40"	Refusal

