

SITE PLAN

162 GROVE STREET SITE IS LOCATED WITHIN AN INDUSTRIAL ZONE.

COVERAGE -			
STRUCTURES:	70%	8.1%	9.8%
STRUC. & PAVING:	80%	31.5%	50.0%

*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.

LOT COVERAGE CALCULATION AREA BASED ON UPLAND AREA

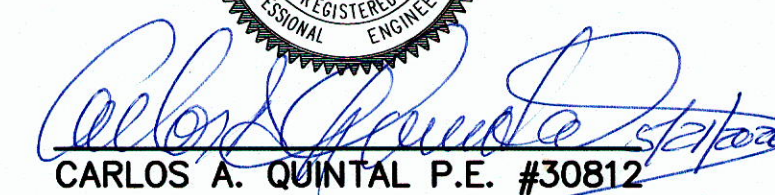
A PORTION OF THE PROPERTY IS LOCATED WITHIN A FRANKLIN WATER RESOURCE DISTRICT.
THE SITE AREA PROPOSED FOR DEVELOPMENT IS LOCATED IN A ZONE X BASED ON FEMA FIRM MAP 25021C0308E
DATED JULY 17, 2012.

AREA WITHIN THE WATER RESOURCE DISTRICT - 94,477± SQ. FT.
 UPLAND AREA WITHIN THE WATER RESOURCE DISTRICT - 72,907± SQ. FT.
 IMPERVIOUS AREA WITHIN THE WATER RESOURCE DISTRICT - 21,764± SQ. FT.
 COVERAGE WITHIN THE WATER RESOURCE DISTRICT - 21,764 / 72,907 = 29.9%

162 GROVE STREET:
EXISTING BUILDING USE TRUCK TERMINAL.
PROPOSED BUILDING USE MEDICAL AND NON MEDICAL MARIJUANA DISPENSARY.

1. COVER SHEET
2. EXISTING CONDITIONS PLAN
3. SITE LAYOUT PLAN
4. SITE GRADING AND UTILITY PLAN
5. SITE PLANTING PLAN
6. EROSION CONTROL PLAN
7. CONSTRUCTION DETAILS - 1
8. CONSTRUCTION DETAILS - 2
9. CONSTRUCTION DETAILS - 3

SITE LIGHTING-LIGHTING PLAN,
PHOTOMETRICS AND SCHEDULES
BY SK & ASSOCIATES



REFERENCES:
ASSESSORS MAP 306 PARCEL 3
DEED BOOK 35681 PAGE 179
PLAN 348 OF 1987
PLAN 1364 OF 1987
PLAN 516 OF 1996

PLANS 620 - 622 OF 1940
SITE PLAN MODIFICATION AND CHANGE OF USE SITE PLAN
BY GUERRIERE AND HALNOR, INC LAST REVISED OCTOBER 18, 2018

SITE PLAN COVER SHEET

162 GROVE STREET

FRANKLIN, MASSACHUSETTS

PREPARED FOR

PREPARED FOR
AND TREATMENT ACC

5 FORGE PARKWAY

FRANKLIN, MASSACHUSETTS

MAY 21, 2020
SCALE: 1" = 400'

LOCUS MAP
SCALE: 1" = 400'

- ALL EROSION CONTROL MITIGATION MEASURES SHALL BE IN PLACE PRIOR TO MAJOR CONSTRUCTION OR SOIL DISTURBANCE COMMENCING ON THE SITE.

VICINITY MAP
SCALE: 1" = 100'

GRAPHIC SCALE

(IN FEET)
1 inch = 400 ft.

DATE		INT
4/20	FIELD BY:	BL
BK#	FIELD BOOK	PG#
5/20	CALCS BY:	RRG
5/20	DESIGNED BY:	RRG
5/20	DRAWN BY:	COM
5/20	CHECKED BY:	CAC

850 FRANKLIN STREET SUITE 11D
WRENTHAM, MASSACHUSETTS 02093
508-384-6560 FAX 508-384-6566

S	DATE	MAY 21, 2020
	SCALE	1" = 400'
	PROJECT	UC1435
	SHEET	1 of 9

NOTES:
1. ELEVATIONS DATUM NAVD 1988.
2. EXISTING CONDITIONS SURVEY WAS COMPLETED BETWEEN APRIL 6, 2020 AND APRIL 16, 2020.
3. SOIL TYPES TAKEN FROM SOILS MAP OF NORFOLK COUNTY.

REFERENCES:
ASSESSORS MAP 306 PARCEL 3
DEED BOOK 35681 PAGE 179
PLAN 348 OF 1987
PLAN 1364 OF 1987
PLAN 516 OF 1996
PLANS 620 - 622 OF 1940
SITE PLAN MODIFICATION AND CHANGE OF USE SITE PLAN
BY GUERRIERE AND HALNOR, INC LAST REVISED OCTOBER 18, 2018

LEGEND:

- DHSB DRILL HOLE STONE BOUND
- 300 --- EXISTING COUNTOUR
- 297 --- PROPOSED COUNTOUR
- x274.3 SPOT GRADE - PROPOSED
- x274.3EX SPOT GRADE - EXISTING
- 48M EXIST. TREE - DIAMETER - SPECIES
- WB PROPOSED. TREE - SPECIES
- UP4-1 UTILITY POLE
- OHV OVERHEAD WIRES
- ⊗ GAS GATE
- ⊗ WATER CURB STOP
- ⊗ WATER GATE
- ⊗ FIRE HYDRANT
- ⊗ DRAIN MANHOLE
- ⊗ CATCH BASIN
- ⊗ SEWER MANHOLE
- D DUMPSTER
- VCC VERTICAL CONCRETE CURBING
- CCB CAPE COD BERM
- ⊗ HANDICAP PARKING SPACE
- ⊗ BUILDING MOUNTED LIGHT
- ⊗ POLE MOUNTED LIGHT
- ⊗ EXISTING POST LIGHT
- ⊗ EXISTING BUILDING MOUNTED LIGHT
- B BOLLARD
- CO CLEANOUT
- DS DOWNSPOUT
- PD PERSON DOOR
- OHD OVERHEAD DOOR

OWNER:
CHARLEY2017, LLC
7 MYRTLE STREET
NORFOLK, MASSACHUSETTS

APPLICANT:
NEW ENGLAND TREATMENT ACCESS, LLC
5 FORGE PARKWAY
FRANKLIN, MASSACHUSETTS

SITE PLAN
EXISTING CONDITIONS PLAN
162 GROVE STREET
FRANKLIN, MASSACHUSETTS
PREPARED FOR
NEW ENGLAND TREATMENT ACCESS, LLC
5 FORGE PARKWAY
FRANKLIN, MASSACHUSETTS
MAY 21, 2020
SCALE: 1" = 30'

UNITED
CONSULTANTS
INC.

850 FRANKLIN STREET SUITE 11D
WRENTHAM, MASSACHUSETTS 02093
508-384-6580 FAX 508-384-6586

DATE	MAY 21, 2020
SCALE	1" = 30'
PROJECT	UC1435
SHEET	2 of 9

EXISTING DRAINAGE STRUCTURE SCHEDULE

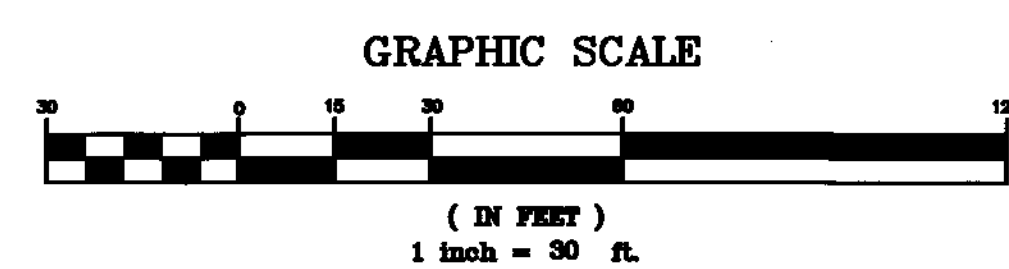
XCB-1	XDMH-1	
RIM=265.1	RIM = 264.3	
INV=262.4	INV IN = 261.3	
	INV OUT = 260.9	
XCB-2	XDMH-2	
RIM=265.1	RIM = 261.4	
INV=263.0	INV IN = 256.4	
	INV OUT = 255.9	
XCB-3	XDMH-3	
RIM=261.7	RIM = 264.1	
INV=257.3	INV IN = 259.5 CB	
	INV IN = 259.3 8" PVC	
XCB-4		INV OUT = 259.0
RIM=263.4		
INV=259.9		
XCB-5	XDMH-4	
RIM=259.9	RIM = 259.8	
INV=254.2	INV IN = 253.8	
	INV OUT = 253.55	

MAP 306 PARCEL 2
160 GROVE STREET
N/F HENNEP PROPERTIES, LLC
BOOK 37525 PAGE 499
ZONE - INDUSTRIAL
USE - WAREHOUSE

MAP 306 PARCEL 4
164 GROVE STREET
N/F NLCP 164 GROVE STREET
MA, LLC
BOOK 37633 PAGE 557
ZONE - INDUSTRIAL
USE - VACANT

MAP 306 PARCEL 5
166 GROVE STREET
N/F CORE REAL ESTATE
HOLDINGS, LLC
BOOK 22762 PAGE 365
ZONE - INDUSTRIAL
USE - HEALTH CLUB

PARCEL A
174,351± SQ. FT.
UPLAND AREA = 152,781± SQ. FT.

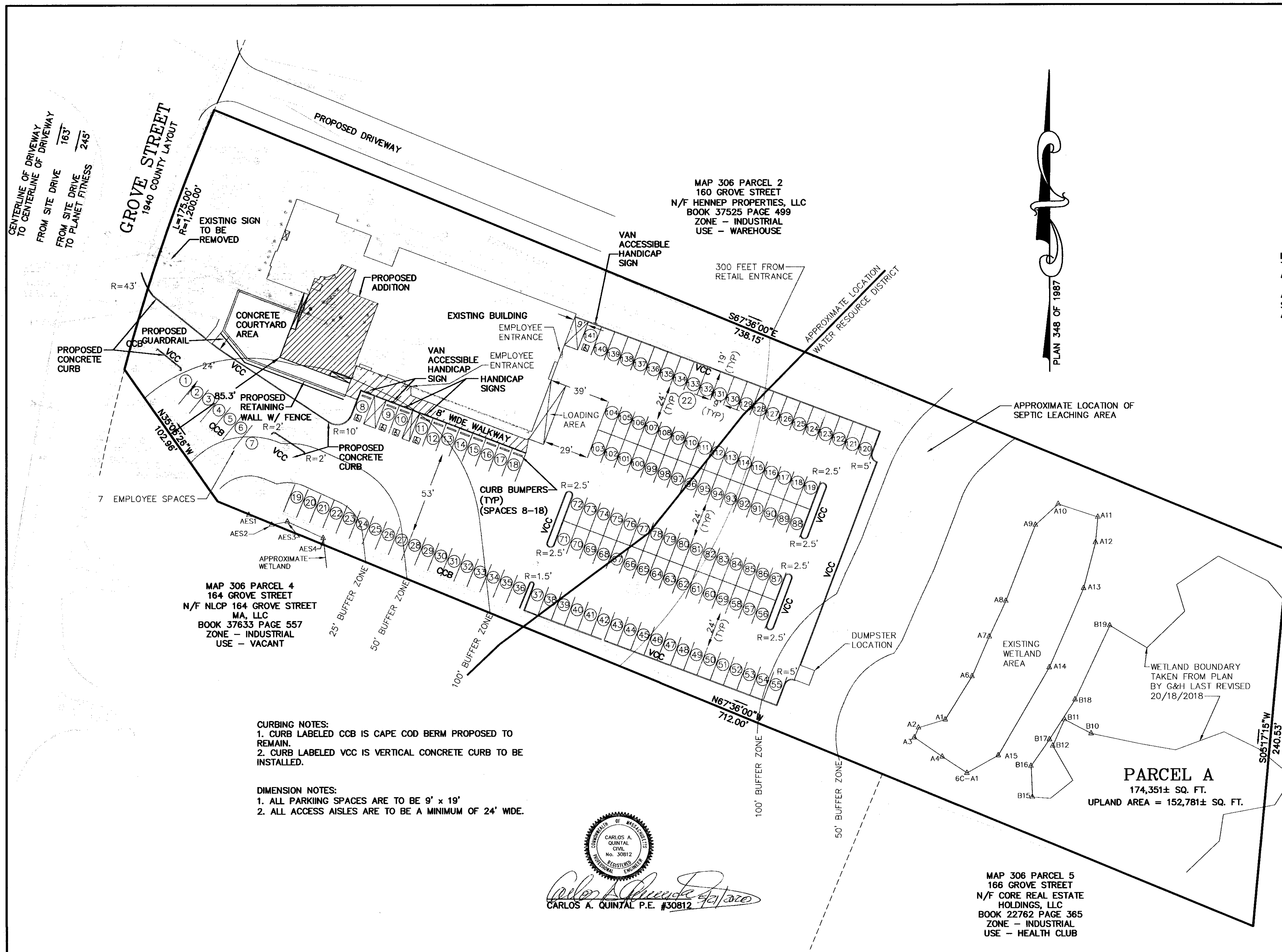


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5/20	RRG	
5/20	RRG	
5/20	COMP	
5/20	CAQ	

SITE PLAN APPROVAL
REQUIRED
FRANKLIN PLANNING BOARD

DATE



PARKING CALCULATIONS:
ZONING BYLAW SECTION 185-21B.(3)(b)ii - RETAILING, MEDICAL, LEGAL AND REAL ESTATE OFFICES - 1 SPACE PER 200 SQUARE FEET OF GROSS FLOOR AREA, PLUS ONE SPACE PER SEPARATE ENTERPRISE.
8,503 SQ. FT. / 200 = 43 + 1 = 44 SPACES
ZONING BYLAW SECTION 185-21B.(3)(b)vi - WAREHOUSE - 1 SPACE PER 1,000 SQUARE FEET OF GROSS FLOOR AREA
7,584 SQ. FT. / 1,000 = 8 SPACES

52 TOTAL SPACES REQUIRED.
141 SPACES PROPOSED INCLUDING 5 HANDICAP SPACES.

PARKING SPACE DESIGNATION:
SPACES 1-7, 45-62, 82-93, 114-119 AND 120-128 WILL BE EMPLOYEE SPACES
REMAINING 89 SPACES TO BE FOR RETAIL CUSTOMERS

NOTE:
THE SITE USES ARE NOT ANTICIPATED TO REQUIRE A LOADING AREA HOWEVER THE FOLLOWING PROVISIONS HAVE BEEN LISTED.

A SU-30 TRUCK (LARGEST DELIVERY VEHICLE TO ACCESS THE SITE) WILL BE ABLE TO PARK IN THE DESIGNATED LOADING AREA.

LEGEND:

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- EXISTING COUNTOUR
- 297 — PROPOSED COUNTOUR
- x274.3 SPOT GRADE - PROPOSED
- x274.3EX. SPOT GRADE - EXISTING
- EXIST. TREE - DIAMETER - SPECIES
- WB PROPOSED. TREE - SPECIES
- UTILITY POLE
- OVERHEAD WIRES
- GAS GATE
- WATER CURB STOP
- WATER GATE
- FIRE HYDRANT
- DRAIN MANHOLE
- CATCH BASIN
- SEWER MANHOLE
- D DUMPSTER
- VCC VERTICAL CONCRETE CURBING
- CCB CAPE COD BERM
- HANDICAP PARKING SPACE
- BUILDING MOUNTED LIGHT
- POLE MOUNTED LIGHT
- EXISTING POST LIGHT
- EXISTING BUILDING MOUNTED LIGHT
- B BOLLARD
- CO CLEANOUT
- DS DOWNSPOUT
- PD PERSON DOOR
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OWNER:
CHARLEY2017, LLC
7 MYRTLE STREET
NORFOLK, MASSACHUSETTS

APPLICANT:
NEW ENGLAND TREATMENT ACCESS, LLC
5 FORGE PARKWAY
FRANKLIN, MASSACHUSETTS

SITE PLAN
SITE LAYOUT PLAN
162 GROVE STREET
FRANKLIN, MASSACHUSETTS
PREPARED FOR
NEW ENGLAND TREATMENT ACCESS, LLC
5 FORGE PARKWAY
FRANKLIN, MASSACHUSETTS
MAY 21, 2020
SCALE: 1" = 30'

CURBING NOTES:
1. CURB LABELED CCB IS CAPE COD BERM PROPOSED TO REMAIN.
2. CURB LABELED VCC IS VERTICAL CONCRETE CURB TO BE INSTALLED.

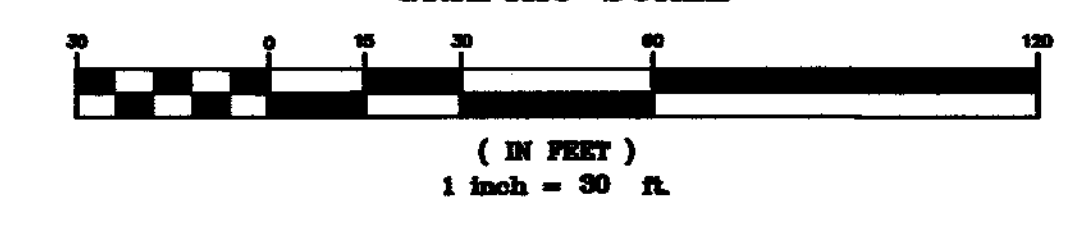
DIMENSION NOTES:
1. ALL PARKING SPACES ARE TO BE 9' x 19'
2. ALL ACCESS AISLES ARE TO BE A MINIMUM OF 24' WIDE.

CARLOS A. QUINTAL P.E. #30812

SITE PLAN APPROVAL
REQUIRED
FRANKLIN PLANNING BOARD

DATE

GRAPHIC SCALE



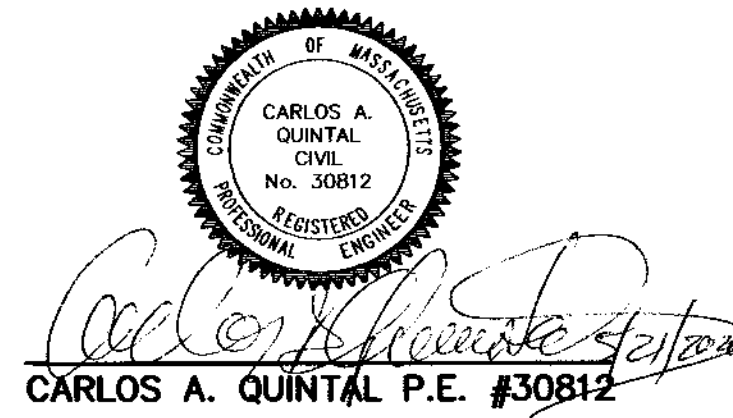
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UNITED CONSULTANTS INC.
850 FRANKLIN STREET SUITE 11D
WRENTHAM, MASSACHUSETTS 02093
508-384-6660 FAX 508-384-6666

DATE	MAY 21, 2020
SCALE	1" = 30'
PROJECT	UC1435
SHEET	3 of 9

ACCESSIBLE ROUTE SHALL NOT HAVE A CROSS SLOPE GREATER THAN 2% OR A RUNNING SLOPE GREATER THAN 5% SEE 521 CMR 20.9.



MAP 306 PARCEL 2
160 GROVE STREET
N/F HENNEP PROPERTIES, LLC
BOOK 37525 PAGE 499
ZONE - INDUSTRIAL
USE - WAREHOUSE

EXISTING DRAINAGE STRUCTURE SCHEDULE

XCB-1	RIM=265.1 INV=262.4	XDMH-1	RIM = 264.3 INV IN = 261.3 INV OUT = 260.9
XCB-2	RIM=265.1 INV=263.0	XDMH-2	RIM = 261.4 INV IN = 256.4 INV OUT = 255.9
XCB-3	RIM=261.7 INV=257.3	XDMH-3	RIM = 264.1 INV IN = 259.5 CB INV IN = 259.3 8" PVC INV OUT = 259.0
XCB-4	RIM=263.4 INV=259.9	XDMH-4	RIM = 259.8 INV IN = 253.8 INV OUT = 253.55
XCB-5	RIM=259.9 INV=254.2		

PROPOSED DRAINAGE STRUCTURE SCHEDULE

CB-10	RIM=264.0 INV=261.24	XDMH-1	RIM = 264.3 INV IN = 261.3 INV IN = 261.0 CB 10 INV OUT = 260.9
CB-11	STORMCEPTOR 450I RIM=259.3 INV=256.3	XDMH-3	RIM = 264.1 INV IN = 259.5 CB INV OUT = 259.2 12" PVC AT LOCATION OF EXISTING 12" RCP IN FROM XCB-4
CB-12	DOUBLE GRATE RIM=258.0 INV=253.9	DMH 10	DOGHOUSE MANHOLE RIM = 258.3 12" IN = 253.68 PROP. 24" IN = 251.68 EXIST. 24" OUT = 251.58 EXIST.
		DMH 11	RIM = 260.4 12" IN = 255.44 12" OUT = 255.34
		WQU 12	CDS UNIT 1515-3 RIM = 258.15 12" IN = 253.8 12" OUT = 253.8

NOTES:
1. CONTRACTOR TO CONTACT DIGSAFE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. CONTRACTOR TO VERIFY LOCATIONS OF EXISTING UTILITIES ANY REPORT ANY DISCREPANCIES TO UNITED CONSULTANTS, INC.
3. ALL WORK SHALL CONFORM TO THE TOWN OF FRANKLIN DPW STANDARDS.
4. MAINTAIN A MINIMUM OF 10' SEPARATION FROM THE WATER SERVICE TO THE SEWER SERVICE.

UTILITY NOTES:
1. DOMESTIC WATER SUPPLY SHALL BE BASED ON PLUMBING ENGINEERS CALCULATIONS. USE EXISTING WATER SERVICE OR REPLACE AS MAY BE NECESSARY IN SAME LOCATION.
2. FIRE CONNECTION TO BE RELOCATED AS SHOWN. FINAL LOCATIONS TO BE DESIGNED BY PLUMBING ENGINEER AND APPROVED BY FIRE DEPARTMENT.
3. ELECTRIC, TELEPHONE AND CABLE TV LOCATIONS TO BE DETERMINED BY THE APPROPRIATE UTILITY COMPANIES.
4. GAS SERVICE TO BE RELOCATED AS SHOWN. FINAL LOCATION TO BE APPROVED BY THE GAS COMPANY.
5. THE DESIGN ENGINEER SHALL INSPECT THE EXCAVATION OF THE STORMWATER INFILTRATION POND PRIOR TO ANY FILL OR STONE BEING PLACED.

SEPTIC SYSTEM NOTES:
REFERENCE A PLAN ENTITLED "DOERING EQUIPMENT COMPANY SEWERAGE DISPOSAL SYSTEM" DATED MAY 20, 1987.
PLAN INDICATES A DESIGN FLOW OF 750 GALLONS PER DAY.

PROPOSED USE OF 162 GROVE STREET BUILDING INCLUDING ADDITION
RETAIL - 3,856 SQ. FT. @ 50 GALLONS PER DAY (GPD) PER 1,000 SQ. FT.
OFFICE - 4,647 SQ. FT. @ 75 GALLONS PER DAY PER 1,000 SQ. FT.
WAREHOUSE - 7,584 SQ. FT. @ 15 GALLONS PER DAY PER EMPLOYEE

3,856 / 1,000 x 50 = 192.8 GPD
4,647 / 1,000 x 75 = 348.6 GPD
10 WAREHOUSE EMPLOYEES x 15 = 150 GPD

TOTAL PROPOSED FLOW IS 691.4 GPD

NOTE: RETAIL AREA INCLUDES ROOM 101 - 109 AND 115-116.

STORMWATER SYSTEM CONSTRUCTION NOTES:
1. EXISTING CATCH BASIN 2 TO BE REMOVED AND THE 12" INLET OPENING INTO EXISTING DRAIN MANHOLE 1 SHALL BE BRICKED AND MORTARED.
2. EXISTING CATCH BASIN 4 TO BE REMOVED.
3. FOR CONNECTIONS OF 12" RCP PIPE TO 12" HDPE PIPE USE A MARMAC COUPLER.
4. ALL EXISTING CATCH BASINS TO BE CLEANED AND THE OIL SEPARATOR HOODS SHALL BE INSPECTED.
5. ALL PROPOSED 12" RCP PIPE TO BE CLASS V.
6. INSTALL TWO ROOF LEADERS (SOUTH SIDE OF BUILDING) AND CONNECT TO THE EXISTING 8" PVC DRAIN PIPE.
7. CONTRACTOR TO EXCAVATE 3 TEST PITS IN THE EXISTING STONE TRENCH TO A DEPTH OF THE EXISTING PIPE AT LOCATIONS TO BE DETERMINED AND IN THE PRESENCE OF THE DESIGN ENGINEER. IF THE STONE IS DEEMED UNSUITABLE CONTRACTOR TO EXCAVATE A 3' WIDE TRENCH TO THE BOTTOM OF THE EXISTING PIPE FOR THE ENTIRE LENGTH OF THE NORTH SIDE OF THE BUILDING (120+ FEET) AND INSTALL FILTER FABRIC AND DOUBLE WASHED STONE.

WETLAND BUFFER ZONE DISTURBANCES:
0 - 25' BUFFER ZONE = 0 SQ. FT.
25' - 50' BUFFER ZONE = 32 SQ. FT.
50' - 100' BUFFER ZONE = 6,662 SQ. FT.
THERE ARE NOT ANY VERNAL POOLS WITHIN 100 FEET OF ANY PROPOSED WORK.

OWNER:
CHARLEY2017, LLC
7 MYRTLE STREET
NORFOLK, MASSACHUSETTS

APPLICANT:
NEW ENGLAND TREATMENT ACCESS, LLC
5 FORGE PARKWAY
FRANKLIN, MASSACHUSETTS

SITE PLAN
GRADING & UTILITY PLAN
162 GROVE STREET
FRANKLIN, MASSACHUSETTS
PREPARED FOR
NEW ENGLAND TREATMENT ACCESS, LLC
5 FORGE PARKWAY
FRANKLIN, MASSACHUSETTS
MAY 21, 2020
SCALE: 1" = 30'

LEGEND:

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- 297- PROPOSED COUNTOUR
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APRIL 17, 2020

PERFORMED BY:
CARLOS A. QUINTAL, P.E., SOIL EVALUATOR
RICHARD GOODREAU

PT 3 ELEV. = 261.12
0 - 32" MIXED FILL
32" - 102" C1 SAND AND GRAVEL
WATER WEeping AT 82" ELEV. = 254.29
PERMEABILITY RATE = 46.26 IN/HR

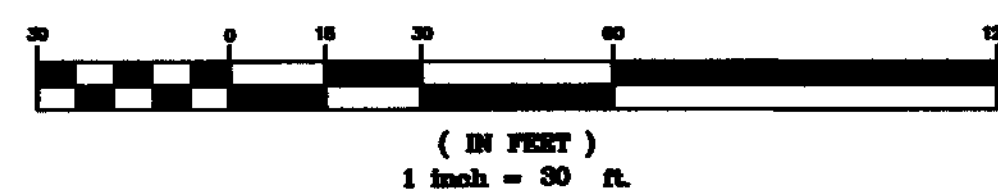
PT 4 ELEV. = 260.77
0 - 32" MIXED FILL
32" - 80" C1 SAND AND GRAVEL
80" - 113" C2 SILTY SAND AND GRAVEL
WATER WEeping AT 80" ELEV. = 254.10
PERMEABILITY RATE = 17.28 IN/HR

PT 5 ELEV. = 258.89
0 - 48" MIXED FILL
48" - 98" C1 SAND AND GRAVEL
98" - 113" C2 2 SILTY SAND AND GRAVEL
WATER WEeping AT 98" ELEV. = 250.89
PERMEABILITY RATE = 73.8 IN/HR

SITE PLAN APPROVAL
REQUIRED
FRANKLIN PLANNING BOARD

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GRAPHIC SCALE



NO. DATE DESCRIPTION BY

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508-384-8860 FAX 508-384-8866

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SHEET	4 of 9

NUMBER	COMMON NAME	SCIENTIFIC NAME	SIZE	CONDITION
5	AMERICAN ELM - AE	ULMUS AMERICANA	2 - 2 1/2"	B&B
5	RED MAPLE - RM	ACER RUBRUM	2 - 2 1/2"	B&B
5	WHITE BIRCH - WB	BETULA Papyrifera	4 - 6 FEET	B&B

GENERAL NOTES

- SITE PLAN
PLANTING PLAN
162 GROVE STREET

DATE
MAY 21, 2020

SCALE
 $1'' = 30'$

PROJECT
UC1435

SHEET
5 of 9

**850 FRANKLIN STREET SUITE 11D
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PLAN 348 OF 1987

2" INLETS
= 256.0

/


EXISTING —
VEGETATION

ENCE TO
E REMOVE

PARCEL A

UPLAND AREA = 152,781± SQ. FT.

MAP 306 PARCEL 5
166 GROVE STREET
N/F CORE REAL ESTATE
HOLDINGS, LLC
BOOK 22762 PAGE 365
ZONE - INDUSTRIAL
USE - HEALTH CLUB




















Carlos A. Quintal 5/11/08
CARLOS A. QUINTAL P.E. #30812

OWNER:
CHARLEY2017, LLC
7 MYRTLE STREET
NORFOLK, MASSACHUSETTS

APPLICANT:
NEW ENGLAND TREATMENT ACCESS, LLC
5 FORGE PARKWAY
FRANKLIN, MASSACHUSETTS

□ DHSB DRILL HOLE STONE BOUND
 EXISTING COUNTOUR
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	FIRE HYDRANT
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	CATCH BASIN
	SEWER MANHOLE
	DUMPSTER
	VERTICAL CONCRETE CURBING
	CAPE COD BERM
	HANDICAP PARKING SPACE
	BUILDING MOUNTED LIGHT
	POLE MOUNTED LIGHT
	EXISTING POST LIGHT
	EXISTING BUILDING MOUNTED LIGHT
	BOLLARD
	CLEANOUT
	DOWNSPOUT
	PERSON DOOR
	OVERHEAD DOOR

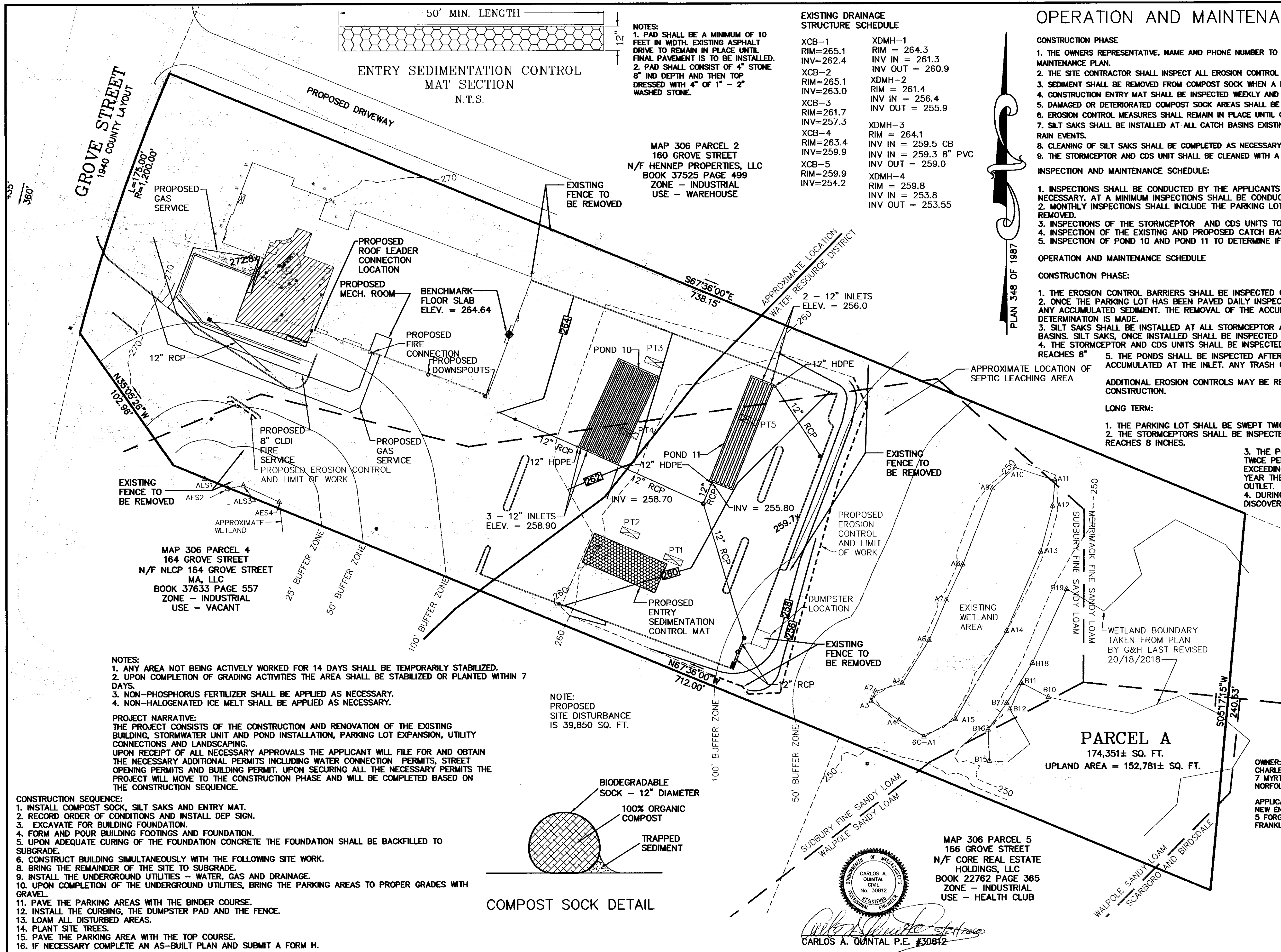
**SITE PLAN APPROVAL
REQUIRED
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DATE _____

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

NO.	DATE	DESCRIPTION	BY
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OPERATION AND MAINTENANCE PLAN

- CONSTRUCTION PHASE
1. THE OWNERS REPRESENTATIVE, NAME AND PHONE NUMBER TO BE PROVIDED, SHALL BE THE RESPONSIBLE PARTY FOR THE STORMWATER MAINTENANCE PLAN.
 2. THE SITE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES WEEKLY AND AFTER ALL RAIN EVENTS.
 3. SEDIMENT SHALL BE REMOVED FROM COMPOST SOCK WHEN A MAXIMUM DEPTH OF 8" IS OBSERVED OR AS NEEDED.
 4. CONSTRUCTION ENTRY MAT SHALL BE INSPECTED WEEKLY AND AFTER ALL RAIN EVENTS. SEE DETAIL FOR MAINTENANCE REQUIREMENTS.
 5. DAMAGED OR DETERIORATED COMPOST SOCK AREAS SHALL BE REPLACED IMMEDIATELY.
 6. EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETED AND ALL DISTURBED AREAS ARE STABILIZED.
 7. SILT SAKS SHALL BE INSTALLED AT ALL CATCH BASINS EXISTING AND PROPOSED AND SHALL BE INSPECTED WEEKLY AND AFTER ALL RAIN EVENTS.
 8. CLEANING OF SILT SAKS SHALL BE COMPLETED AS NECESSARY.
 9. THE STORMCEPTOR AND CDS UNIT SHALL BE CLEANED WITH A VACUUM TRUCK.
- INSPECTION AND MAINTENANCE SCHEDULE:
1. INSPECTIONS SHALL BE CONDUCTED BY THE APPLICANTS ENGINEER, CONTRACTOR AND / OR REPRESENTATIVES OF THE TOWN AS NECESSARY. AT A MINIMUM INSPECTIONS SHALL BE CONDUCTED ON A MONTHLY BASIS.
 2. MONTHLY INSPECTIONS SHALL INCLUDE THE PARKING LOT SURFACE TO DETERMINE IF ACCUMULATED SEDIMENT ARE TO BE REMOVED.
 3. INSPECTIONS OF THE STORMCEPTOR AND CDS UNITS TO DETERMINE DEPTH OF SEDIMENT AND REQUIRED CLEANING.
 4. INSPECTION OF THE EXISTING AND PROPOSED CATCH BASINS TO DETERMINE THE DEPTH OF SEDIMENT AND REQUIRED CLEANING.
 5. INSPECTION OF POND 10 AND POND 11 TO DETERMINE IF CLEANING IS NECESSARY.

- OPERATION AND MAINTENANCE SCHEDULE
- CONSTRUCTION PHASE:
1. THE EROSION CONTROL BARRIERS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER ALL STORM EVENTS.
 2. ONCE THE PARKING LOT HAS BEEN PAVED DAILY INSPECTIONS SHALL BE CONDUCTED TO DETERMINE THE NECESSITY TO REMOVE ANY ACCUMULATED SEDIMENT. THE REMOVAL OF THE ACCUMULATED SEDIMENT SHALL BE COMPLETED ON THE DAY THE DETERMINATION IS MADE.
 3. SILT SAKS SHALL BE INSTALLED AT ALL STORMCEPTOR AND CDS UNITS AS WELL AS ALL EXISTING AND PROPOSED CATCH BASINS. SILT SAKS, ONCE INSTALLED SHALL BE INSPECTED ON A WEEKLY BASIS AND CLEANED AS NECESSARY.
 4. THE STORMCEPTOR AND CDS UNITS SHALL BE INSPECTED ON A WEEKLY BASIS AND CLEANED WHEN THE SEDIMENT DEPTH REACHES 8"
 5. THE PONDS SHALL BE INSPECTED AFTER EACH STORM EVENT AND CLEANED WHEN 2" OF SEDIMENT HAS ACCUMULATED AT THE INLET. ANY TRASH OR CONSTRUCTION DEBRIS SHALL BE IMMEDIATELY REMOVED.
- ADDITIONAL EROSION CONTROLS MAY BE REQUIRED DEPENDING ON ACTUAL FIELD CONDITIONS DURING CONSTRUCTION.
- LONG TERM:
1. THE PARKING LOT SHALL BE SWEEPED TWICE PER YEAR WITH ONE BEING AFTER THE LAST WINTER SANDING.
 2. THE STORMCEPTORS SHALL BE INSPECTED 4 TIMES PER YEAR AND SEDIMENT REMOVED WHEN THE DEPTH REACHES 8 INCHES.
 3. THE PONDS SHALL BE INSPECTED AND PREVENTIVE MAINTENANCE PERFORMED TWICE PER YEAR. THE PONDS SHALL BE INSPECTED AFTER EVERY STORM EVENT EXCEEDING 1 INCH OF RAINFALL FOR THE FIRST 3 MONTHS AND THEN TWICE PER YEAR THEREAFTER AND WHEN THERE ARE DISCHARGES THROUGH THE HIGH OUTLET.
 4. DURING INSPECTIONS OF STORM-WATER FACILITIES ANY TRASH OR DEBRIS DISCOVERED SHALL BE IMMEDIATELY REMOVED.

EROSION CONTROL NOTES:

1. COMPOST SOCK SHALL BE INSTALLED PRIOR TO TREE CLEARING OR SITE WORK COMMENCING.
2. ENTRY MAT TO BE INSTALLED.
3. COMPOST SOCK TO REMAIN IN CONTACT WITH THE EARTH. REPAIR OR RESET AS NECESSARY.
4. NOT SLOPES GREATER THAN 3' HORIZONTAL TO 1' VERTICAL ARE PROPOSED.
5. STORMCEPTOR UNIT AND CDS UNIT, CATCH BASINS, UNDERGROUND PONDS AND PARKING AREA TO BE CLEANED ONCE CONSTRUCTION IS COMPLETED.
6. ALL SEDIMENT COLLECTED DURING THE CONSTRUCTION PHASE OR POST CONSTRUCTION PHASE SHALL BE DISPOSED OF TO AN APPROVED LOCATION.
7. AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED THE EROSION CONTROL MEASURES SHALL BE REMOVED.
8. DAMAGED OR DETERIORATED EROSION CONTROL MEASURES SHALL BE REPAIRED OR REPLACED IMMEDIATELY AFTER THEY HAVE BEEN IDENTIFIED.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INSPECTIONS.
10. DUST CONTROL WILL BE BY SPRAYING WATER AS NECESSARY. THE USE OF OILS, PETROLEUM PRODUCTS OR TOXIC LIQUIDS FOR DUST CONTROL IS PROHIBITED.

OWNER:
CHARLEY2017, LLC
7 MYRTLE STREET
NORFOLK, MASSACHUSETTS

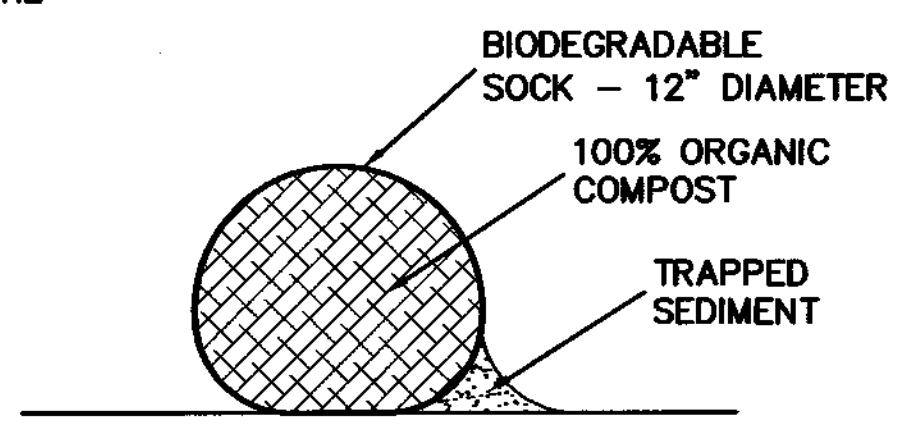
APPLICANT:
NEW ENGLAND TREATMENT ACCESS, LLC
5 FORGE PARKWAY
FRANKLIN, MASSACHUSETTS

SITE PLAN
EROSION CONTROL PLAN
162 GROVE STREET
FRANKLIN, MASSACHUSETTS
PREPARED FOR
NEW ENGLAND TREATMENT ACCESS, LLC
5 FORGE PARKWAY
FRANKLIN, MASSACHUSETTS
MAY 21, 2020
SCALE: 1" = 30'

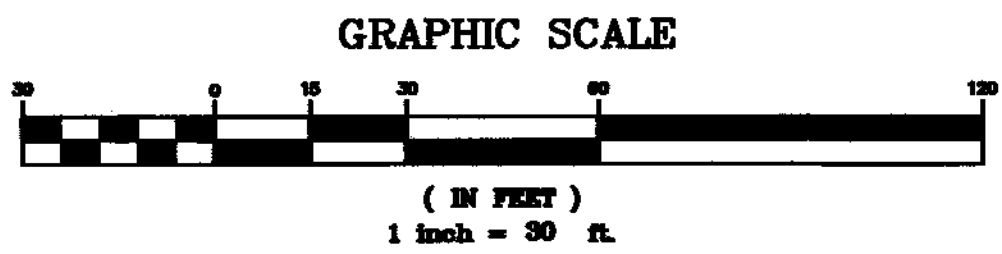
- NOTES:
1. ANY AREA NOT BEING ACTIVELY WORKED FOR 14 DAYS SHALL BE TEMPORARILY STABILIZED.
 2. UPON COMPLETION OF GRADING ACTIVITIES THE AREA SHALL BE STABILIZED OR PLANTED WITHIN 7 DAYS.
 3. NON-PHOSPHORUS FERTILIZER SHALL BE APPLIED AS NECESSARY.
 4. NON-HALOGENATED ICE MELT SHALL BE APPLIED AS NECESSARY.

PROJECT NARRATIVE:
THE PROJECT CONSISTS OF THE CONSTRUCTION AND RENOVATION OF THE EXISTING BUILDING, STORMWATER UNIT AND POND INSTALLATION, PARKING LOT EXPANSION, UTILITY CONNECTIONS AND LANDSCAPING.
UPON RECEIPT OF ALL NECESSARY APPROVALS THE APPLICANT WILL FILE FOR AND OBTAIN THE NECESSARY ADDITIONAL PERMITS INCLUDING WATER CONNECTION PERMITS, STREET OPENING PERMITS AND BUILDING PERMIT. UPON SECURING ALL THE NECESSARY PERMITS THE PROJECT WILL MOVE TO THE CONSTRUCTION PHASE AND WILL BE COMPLETED BASED ON THE CONSTRUCTION SEQUENCE.

- CONSTRUCTION SEQUENCE:
1. INSTALL COMPOST SOCK, SILT SAKS AND ENTRY MAT.
 2. RECORD ORDER OF CONDITIONS AND INSTALL DEP SIGN.
 3. EXCAVATE FOR BUILDING FOUNDATION.
 4. FORM AND POUR BUILDING FOOTINGS AND FOUNDATION.
 5. UPON ADEQUATE CURING OF THE FOUNDATION CONCRETE THE FOUNDATION SHALL BE BACKFILLED TO SUBGRADE.
 6. CONSTRUCT BUILDING SIMULTANEOUSLY WITH THE FOLLOWING SITE WORK.
 8. BRING THE REMAINDER OF THE SITE TO SUBGRADE.
 9. INSTALL THE UNDERGROUND UTILITIES - WATER, GAS AND DRAINAGE.
 10. UPON COMPLETION OF THE UNDERGROUND UTILITIES, BRING THE PARKING AREAS TO PROPER GRADES WITH GRAVEL.
 11. PAVE THE PARKING AREAS WITH THE BINDER COURSE.
 12. INSTALL THE CURBING, THE DUMPSTER PAD AND THE FENCE.
 13. LOAM ALL DISTURBED AREAS.
 14. PLANT SITE TREES.
 15. PAVE THE PARKING AREA WITH THE TOP COURSE.
 16. IF NECESSARY COMPLETE AN AS-BUILT PLAN AND SUBMIT A FORM H.



COMPOST SOCK DETAIL



NO.	DATE	DESCRIPTION	BY

DATE	FIELD BY:	INT.
4/20	FIELD BOOK	BL
5/20	CALCS BY:	RRG
5/20	DESIGNED BY:	RRG
5/20	DRAWN BY:	COMP
5/20	CHECKED BY:	CAQ

UNITED CONSULTANTS INC.
850 FRANKLIN STREET SUITE 11D
WRENTHAM, MASSACHUSETTS 02093
508-384-8560 FAX 508-384-8566

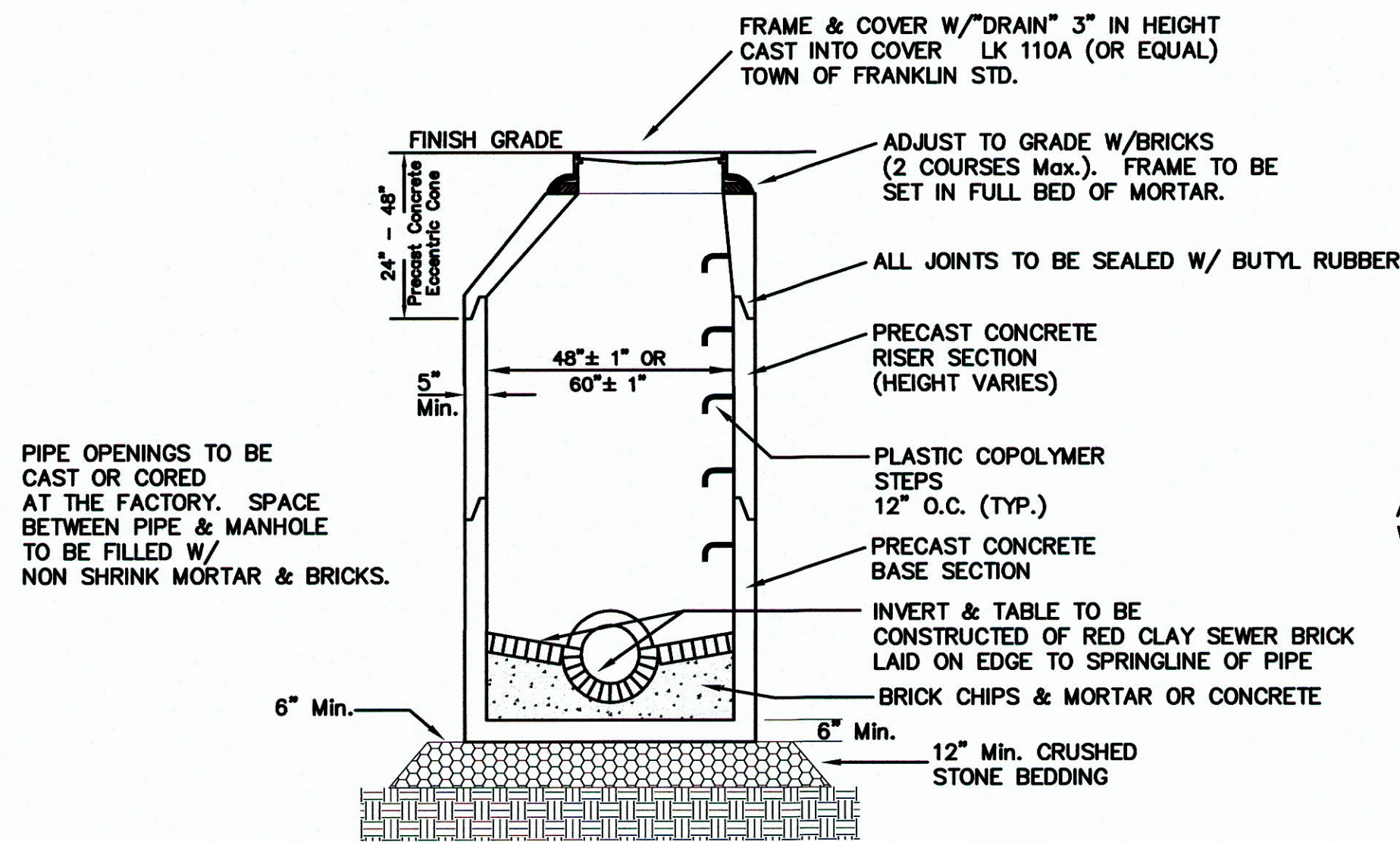
DATE	MAY 21, 2020
SCALE	1" = 30'
PROJECT	UC1435
SHEET	6 of 9

SITE PLAN APPROVAL
REQUIRED
FRANKLIN PLANNING BOARD

DATE

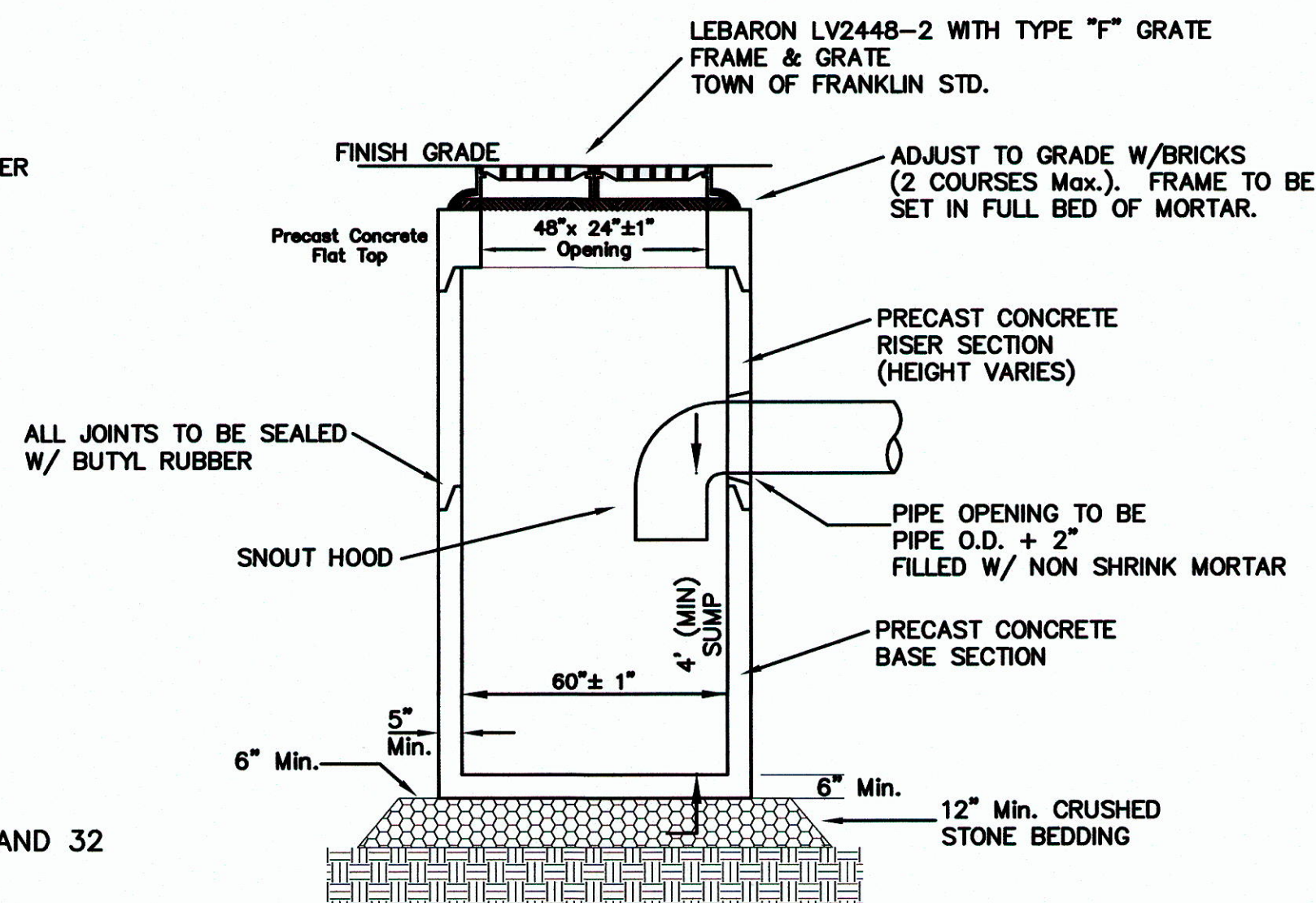
MAP 306 PARCEL 5
166 GROVE STREET
N/F CORE REAL ESTATE
HOLDINGS, LLC
BOOK 22762 PAGE 365
ZONE - INDUSTRIAL
USE - HEALTH CLUB

CARLOS A. QUINTAL P.E. #30812



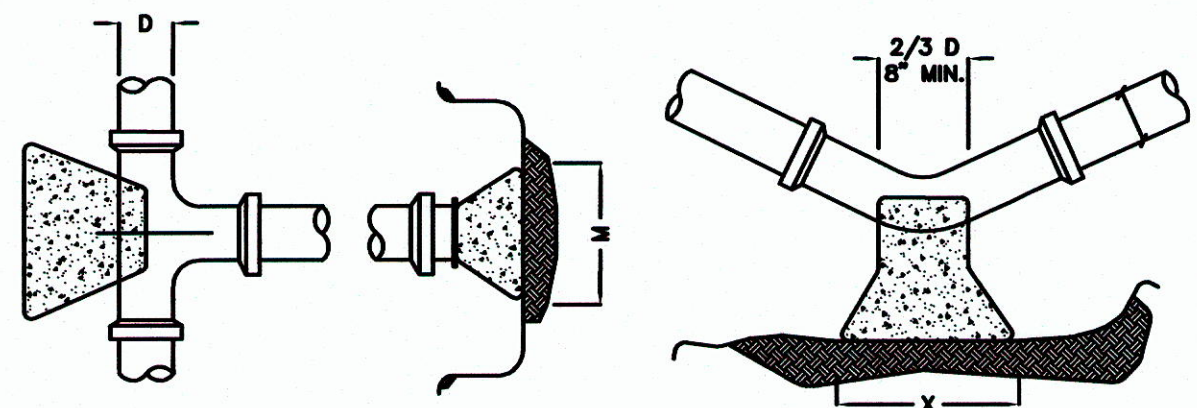
PRECAST DRAIN MANHOLE

NOTE:
DMH'S 2, 4, 21, 22, 23, 31 and 32
SHALL BE 5' DIAMETER



DOUBLE GRATE
PRECAST CATCH BASIN
W/ DEEP SUMP

NOTES:
1. CONTRACTOR TO CONTACT DIGSAFE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. CONTRACTOR TO VERIFY LOCATIONS OF EXISTING UTILITIES. ANY REPORT ANY DISCREPANCIES TO UNITED CONSULTANTS, INC.
3. ALL WORK SHALL CONFORM TO THE TOWN OF FRANKLIN DPW STANDARDS.
4. MAINTAIN A MINIMUM OF 10' SEPARATION FROM THE WATER SERVICE TO THE SEWER SERVICE.



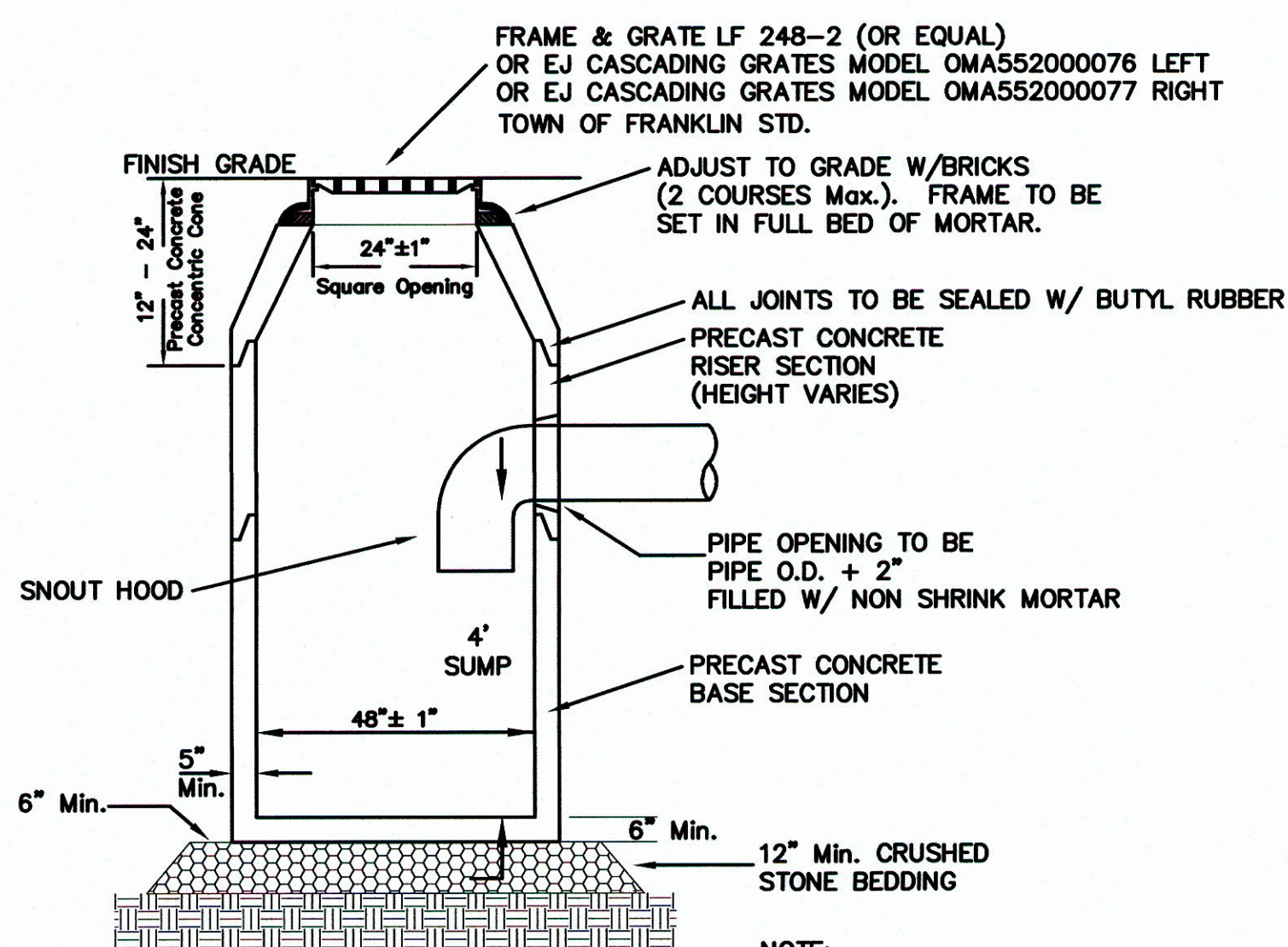
SIZE OF BRANCH	J	K	L	M	N	O
4" TO 8"	10"	10"	1'-0"	2'-0"	1'-6"	10"
10" TO 16"	1'-0"	1'-6"	1'-8"	3'-10"	2'-10"	1'-6"
24"	1'-4"	2'-0"	2'-6"	5'-0"	3'-8"	1'-8"

TEES AND PLUGS

	90 & 45 BENDS	22 1/2 & 11 1/4 BENDS
D	4" TO 8" 10" TO 16" 24"	4" TO 8" 10" TO 16" 24"
X	1'-8" 3'-4" 3'-8"	1'-4" 2'-0" 3'-8"
Y	1'-2" 1'-8" 2'-4"	1'-0" 1'-2" 2'-4"

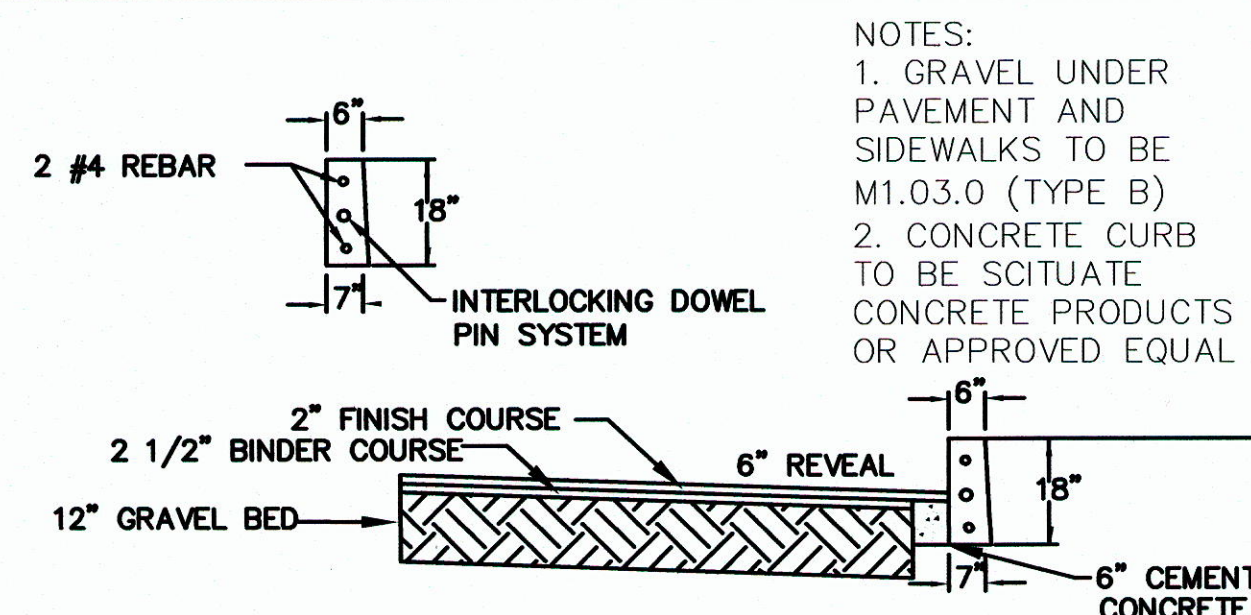
BENDS

THRUST BLOCK DETAILS

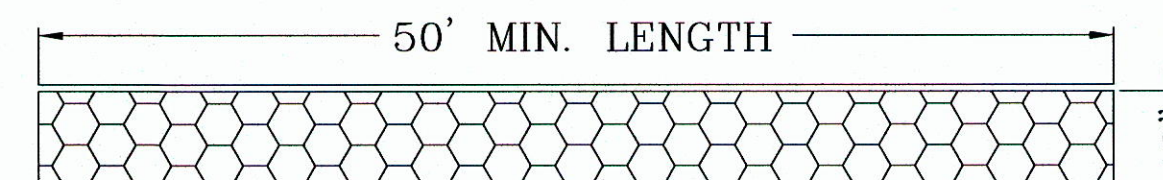


PRECAST CATCH BASIN

NOTE:
CATCH BASINS 4, 5, 6, 7, 8, 13, 14, 15 AND 16 SHALL HAVE CASCADING GRATES.

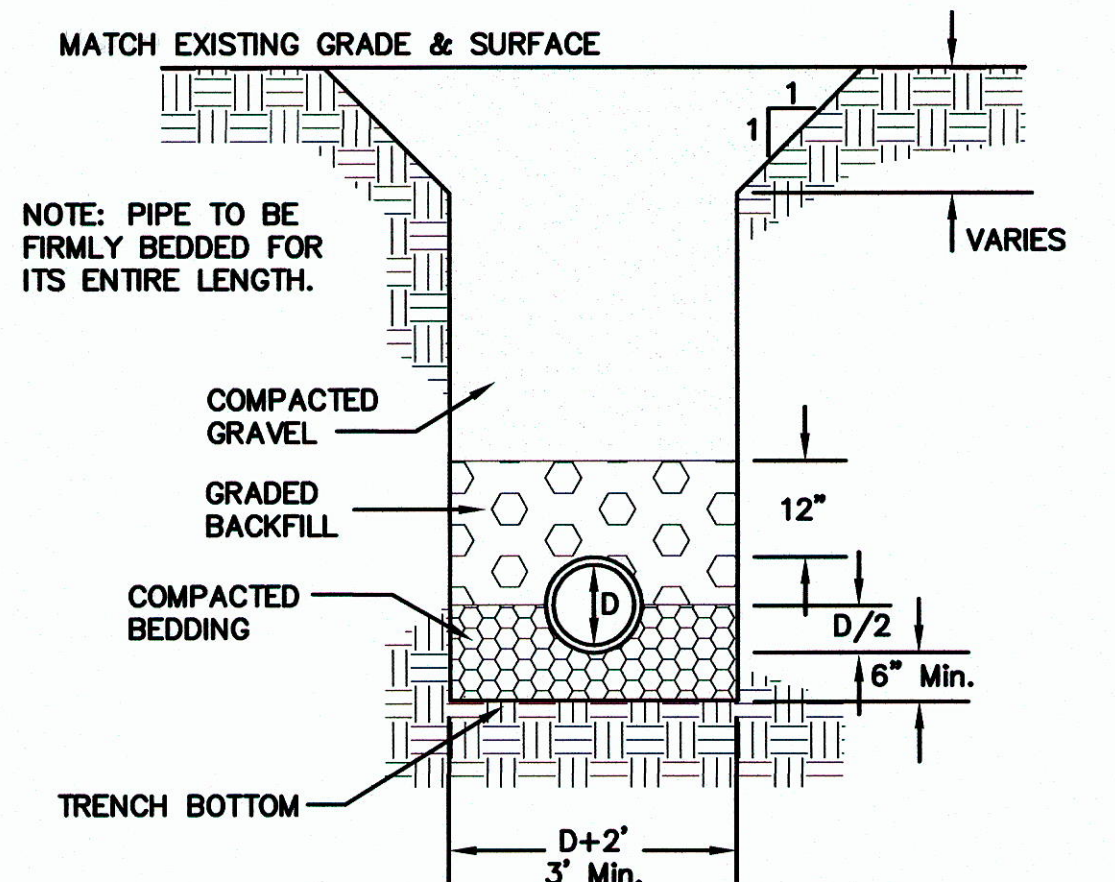


PAVEMENT AND
VERTICAL CONCRETE CURBING



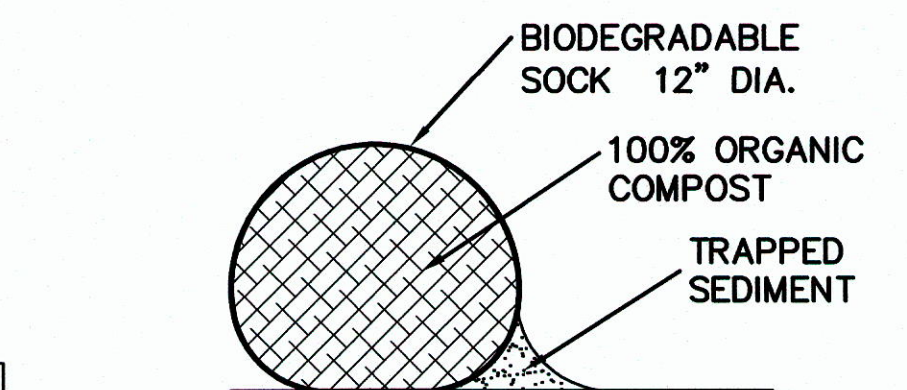
ENTRY SEDIMENTATION CONTROL
MAT SECTION
N.T.S.

NOTES:
1. PAD SHALL BE A MINIMUM OF 20 FEET IN WIDTH.
2. PAD SHALL CONSIST OF 4\"/>



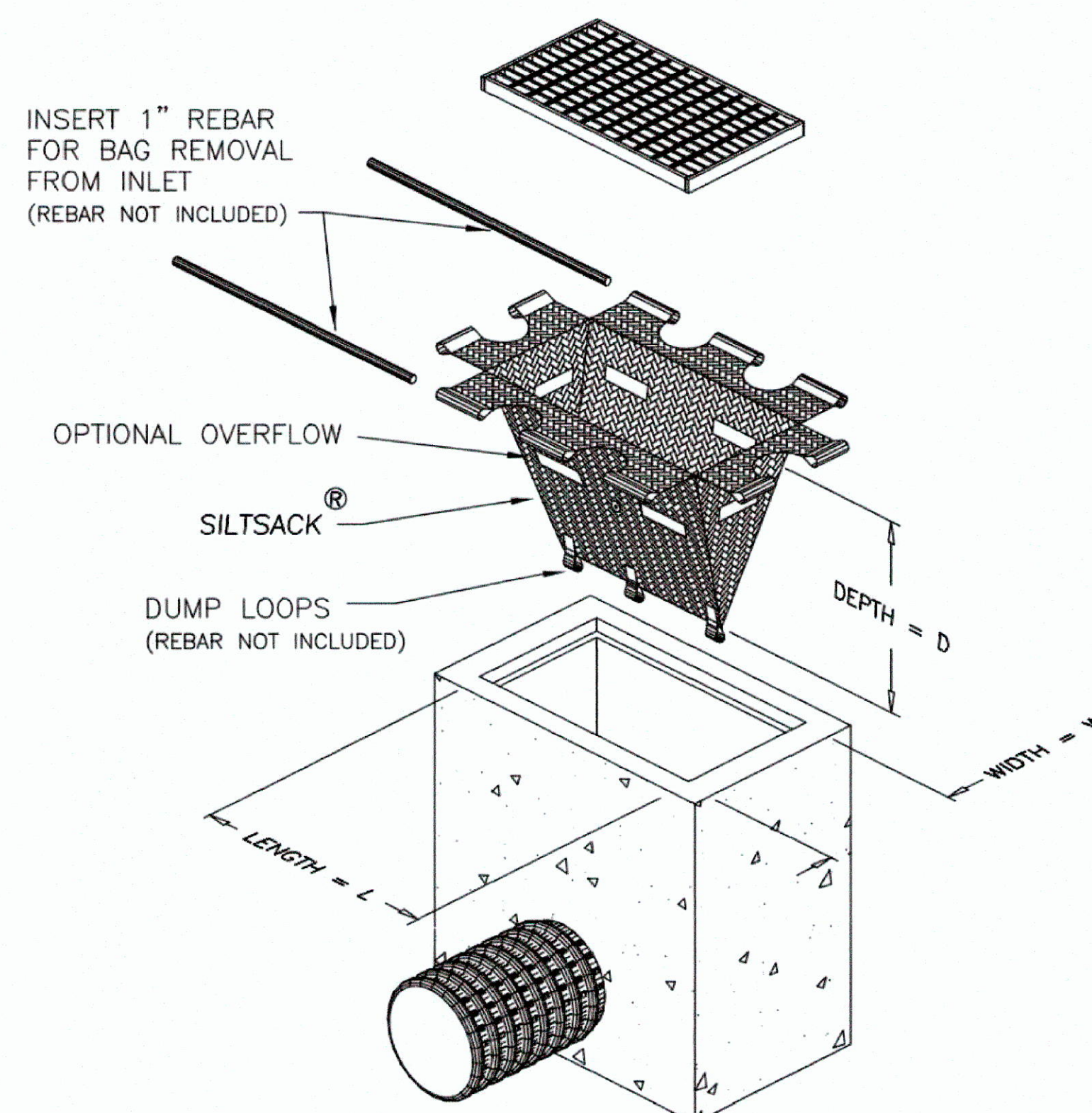
TYPE OF PIPE	RCP DRAIN	CLDI WATER	PVC SEWER	D.I. SEWER
BEDDING MATERIAL	PROC. GRAVEL	SAND	3/4" STONE	3/8" STONE
BACKFILL MATERIAL	ORD. FILL	SAND	3/4" STONE	3/8" STONE

UTILITY TRENCH DETAIL



COMPOST SOCK DETAIL

Typical Siltsack® Construction - Type B



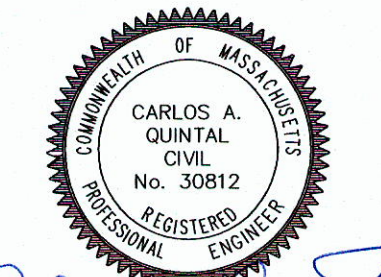
BUMPER CURB DETAIL

BUMPER CURB SHALL BE E.F. SHEA
ITEM NO. B-BBSF OR APPROVED EQUAL

OWNER:
CHARLEY2017, LLC
7 MYRTLE STREET
NORFOLK, MASSACHUSETTS

APPLICANT:
NEW ENGLAND TREATMENT ACCESS, LLC
5 FORGE PARKWAY
FRANKLIN, MASSACHUSETTS

SITE PLAN
CONSTRUCTION DETAIL - 1
162 GROVE STREET
FRANKLIN, MASSACHUSETTS
PREPARED FOR
NEW ENGLAND TREATMENT ACCESS, LLC
5 FORGE PARKWAY
FRANKLIN, MASSACHUSETTS
MAY 21, 2020
SCALE: 1\"/>

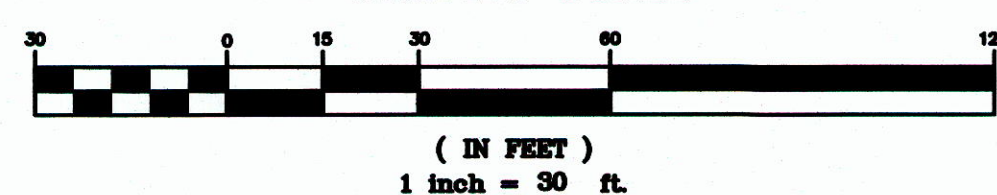


CARLOS A. QUINTAL P.E., #30812

SITE PLAN APPROVAL
REQUIRED
FRANKLIN PLANNING BOARD

DATE

GRAPHIC SCALE

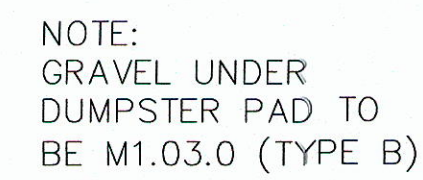


NO.	DATE	DESCRIPTION	BY

DATE	FIELD BY:	INT.
4/20		BL
BK#	FIELD BOOK	PG#
5/20	CALCS BY:	RRG
5/20	DESIGNED BY:	RRG
5/20	DRAWN BY:	COMP
5/20	CHECKED BY:	CAQ

UNITED
CONSULTANTS
INC.
850 FRANKLIN STREET SUITE 11D
WRENTHAM, MASSACHUSETTS 02093
508-384-6560 FAX 508-384-6566

DATE	MAY 21, 2020
SCALE	1\"/>



SECTION A-A

W/ 8x8 W.W.F.

12" GRAVEL BASE

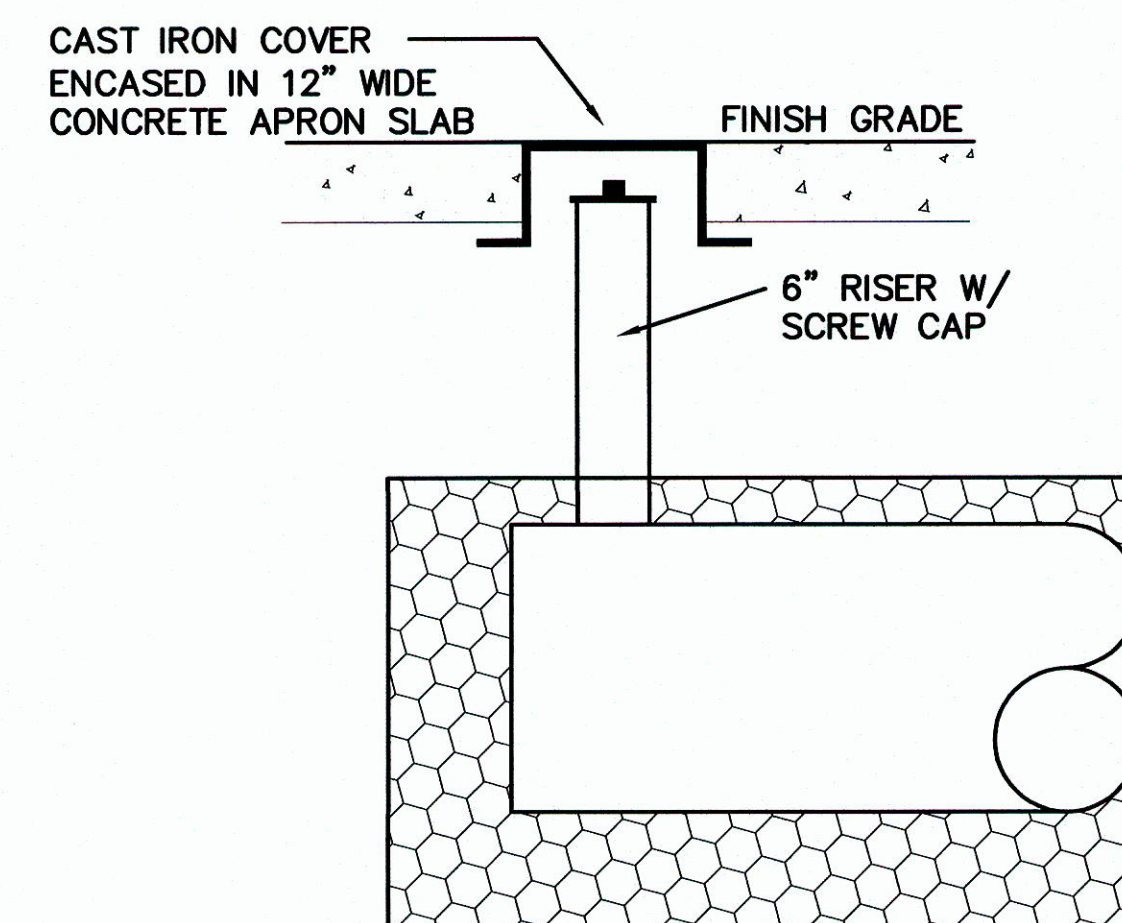
6' HIGH CHAIN LINK FENCE W/ PRIVACY SLATS SEE DETAIL

W/ 8x8 W.W.F.

12" GRAVEL BASE

NOTE: DUMPSTER PAD AT BUILDING 1 WILL HAVE THE FENCE CONNECT TO THE RETAINING WALL. NO FENCE IS PROPOSED TO THE REAR OF THE DUMPSTER PAD.

- NOTES:
1. CONTRACTOR TO CONTACT DIGSAFE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 2. CONTRACTOR TO VERIFY LOCATIONS OF EXISTING UTILITIES ANY REPORT ANY DISCREPANCIES TO UNITED CONSULTANTS, INC.
 3. ALL WORK SHALL CONFORM TO THE TOWN OF FRANKLIN DPW STANDARDS.
 4. MAINTAIN A MINIMUM OF 10' SEPARATION FROM THE WATER SERVICE TO THE SEWER SERVICE.



HANDICAPPED PARKING

WHITE BORDER

BLUE BACKGROUND WITH WHITE LETTERING

SPECIAL PLATE REQUIRED

UNAUTHORIZED VEHICLES MAY BE FINED AT OWNER'S OPTION

12" WIDE x 18" HIGH

7'

3'

1'

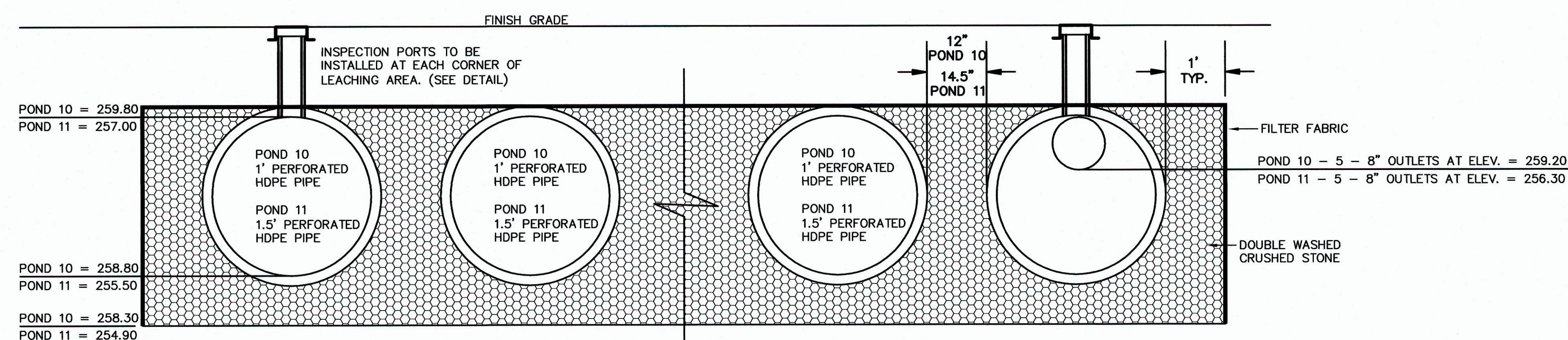
HANDICAP SIGN DETAIL

N.T.S.

Technical drawing of a stop sign assembly. The stop sign is octagonal with a double border and the word "STOP" in the center. Dimensions are provided in inches:

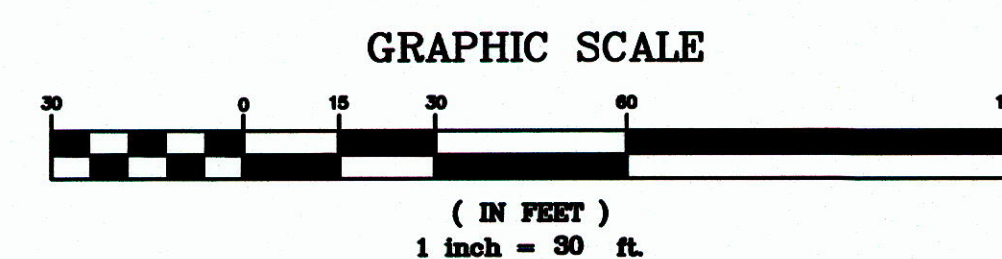
- Top width: 30"
- Right height: 30"
- Post height (from ground line): 7'
- Post diameter: 1"
- Base width: 1'
- Base height: 12"

STOP SIGN DETAIL
N.T.S



NOTE:
INFILTRATION POND 10
CONSISTS OF 12 ROWS OF 1'
DIAMETER PERFORATED HDPE
PIPE 60' IN LENGTH.
STONE ENVELOPE
= 29.75' x 62'

NOTE:
INFILTRATION POND 11 CONSISTS
OF 5 ROWS OF 1.5' DIAMETER
PERFORATED HDPE PIPE 70' IN
LENGTH.
STONE ENVELOPE
= 15.6' x 72'



NO.	DATE	DESCRIPTION	BY

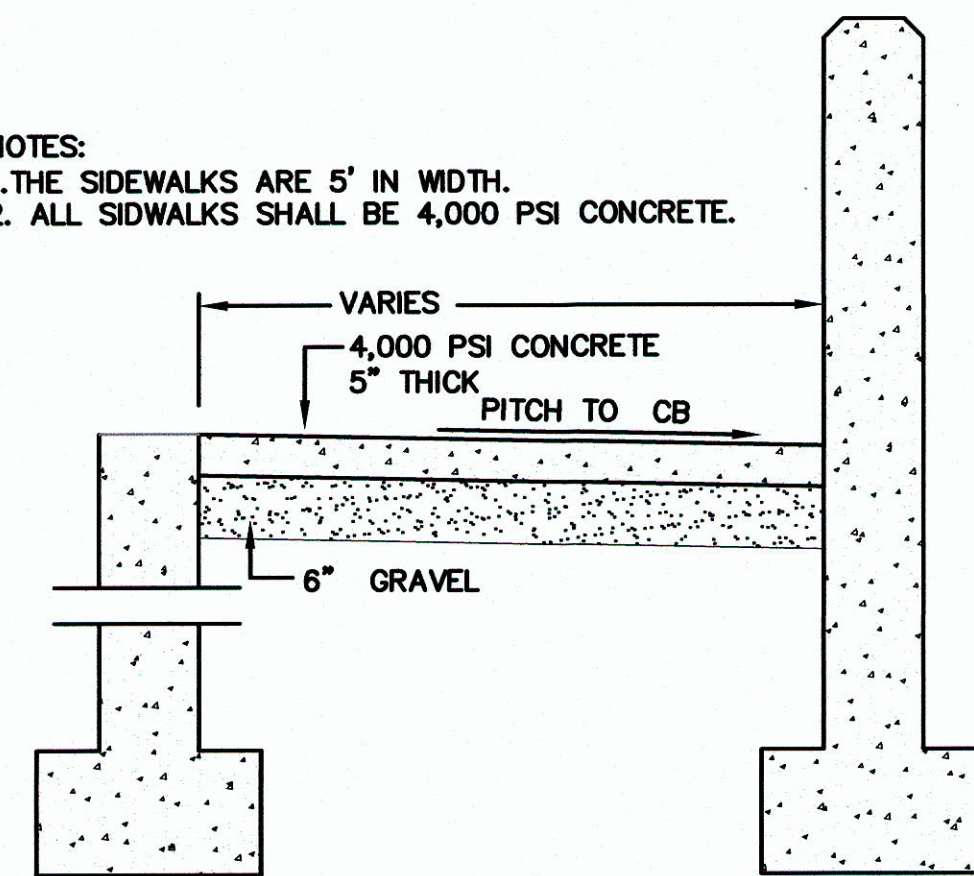
DATE		INT.
4/20	FIELD BY:	BL
BK#	FIELD BOOK	PG#
5/20	CALCS BY:	RRG
5/20	DESIGNED BY:	RRG
5/20	DRAWN BY:	COMF
5/20	CHECKED BY:	CAQ

UNITED
CONSULTANTS
INC.

850 FRANKLIN STREET SUITE 11D
WRENTHAM, MASSACHUSETTS 02093
508-384-6560 FAX 508-384-6566

DATE	MAY 21, 2020
SCALE	1" = 30'
PROJECT	UC1435
SHEET	8 of 9

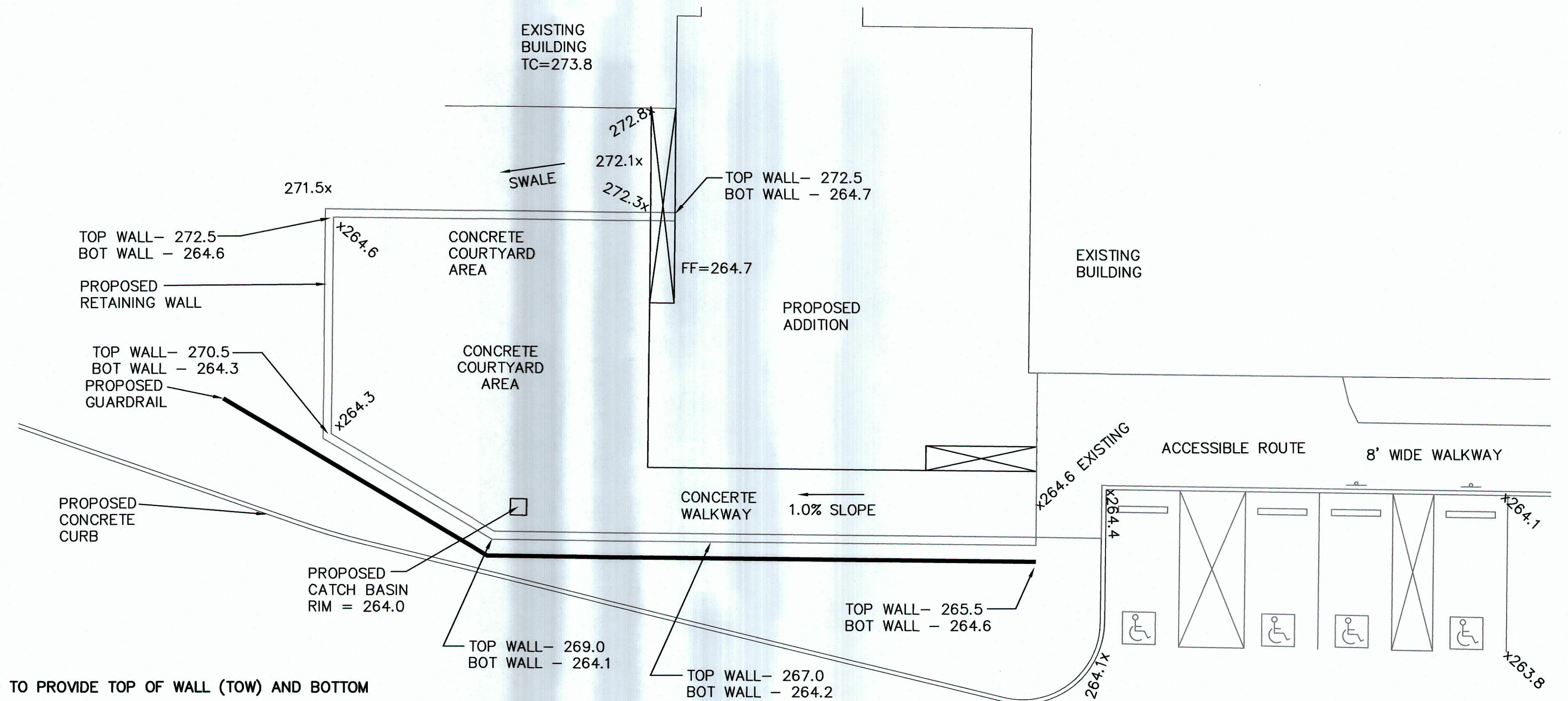
NOTES:
1. THE SIDEWALKS ARE 5' IN WIDTH.
2. ALL SIDEWALKS SHALL BE 4,000 PSI CONCRETE.



COURTYARD AREA DETAIL
N.T.S.

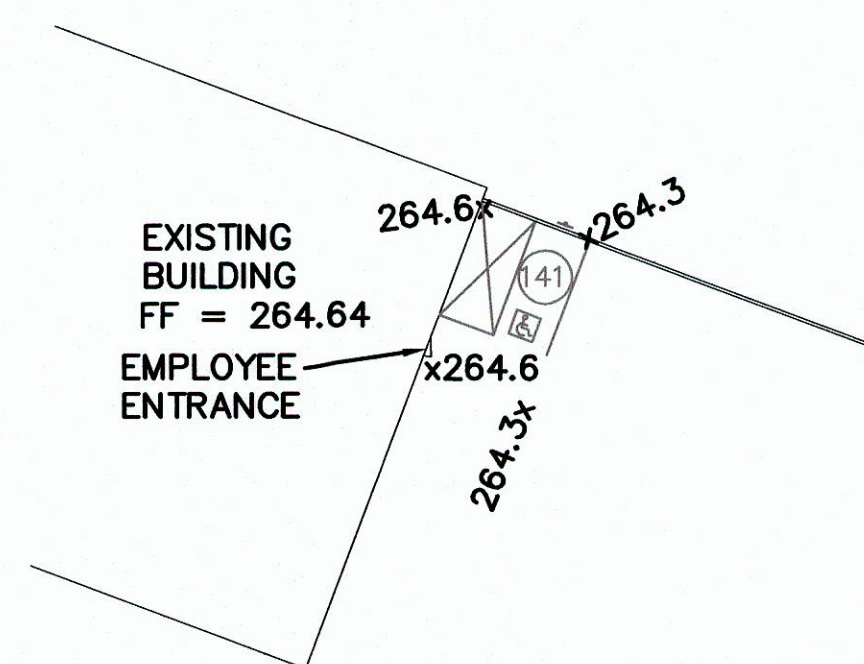
NOTE:
GRAVEL UNDER
PAVEMENT AND
SIDEWALKS TO BE
M1.03.0 (TYPE B)

- PROPOSED RETAINING WALL NOTES:**
1. PROPOSED RETAINING WALL SHOWN TO PROVIDE TOP OF WALL (TOW) AND BOTTOM OF WALL (BOW) ELEVATIONS.
 2. FINAL WALL DESIGNS, FENCE DESIGN AND GUARDRAIL DESIGN TO BE COMPLETED BY A STRUCTURAL ENGINEER AND FILED WITH THE BUILDING DEPARTMENT.
 3. PROPOSED RETAINING WALLS TO POURED IN PLACE CONCRETE OR APPROVED EQUAL.
 4. FENCE TO BE WAYFAIR 4' x 6' TEXAS METAL FENCING OR APPROVED EQUAL.

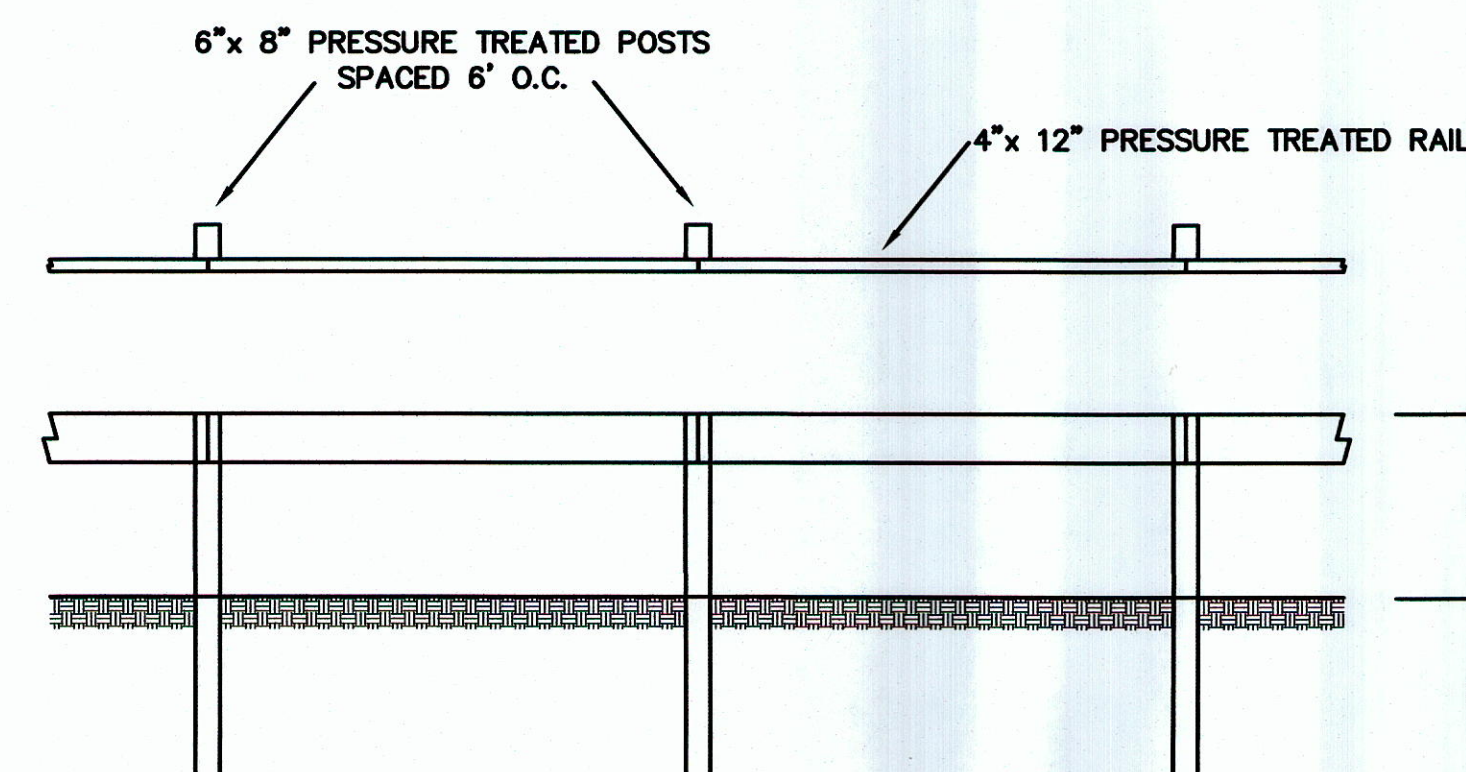


**ADDITION ENTRY AND
ACCESSIBLE ROUTE DETAIL**
SCALE: 1" = 10'

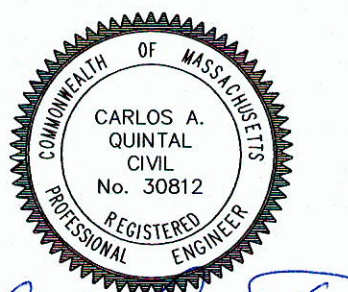
NOTE:
GRIND AND SHIM EXISTING PAVEMENT AS NECESSARY
TO PROVIDE A MAXIMUM SLOPE OF 2 PERCENT WITHIN
THE HANDICAP PARKING SPACES AND ACCESS ISLES.



**ACCESSIBLE ROUTE GRADING
UPPER LEVEL**
SCALE: 1" = 40'



WOODEN GUARDRAIL DETAIL
N.T.S.



OWNER:
CHARLEY2017, LLC
7 MYRTLE STREET
NORFOLK, MASSACHUSETTS

APPLICANT:
NEW ENGLAND TREATMENT ACCESS, LLC
5 FORGE PARKWAY
FRANKLIN, MASSACHUSETTS

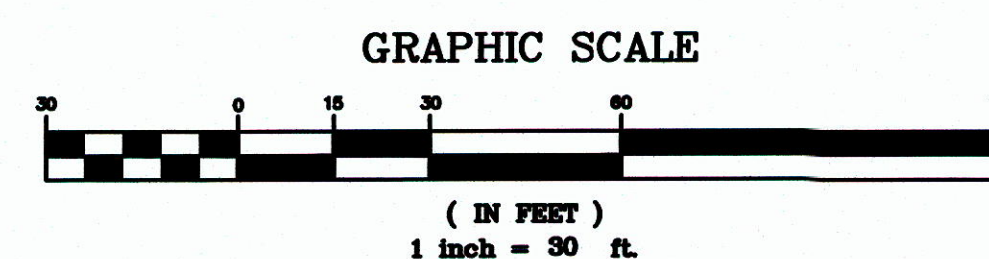
**SITE PLAN
CONSTRUCTION DETAIL - 3**
162 GROVE STREET
FRANKLIN, MASSACHUSETTS
PREPARED FOR
NEW ENGLAND TREATMENT ACCESS, LLC
5 FORGE PARKWAY
FRANKLIN, MASSACHUSETTS
MAY 21, 2020
SCALE: 1" = 30'

**UNITED
CONSULTANTS
INC.**
850 FRANKLIN STREET SUITE 11D
WRENTHAM, MASSACHUSETTS 02093
508-384-6560 FAX 508-384-6566

DATE
MAY 21, 2020
SCALE
1" = 30'
PROJECT
UC1435
SHEET
9 of 9

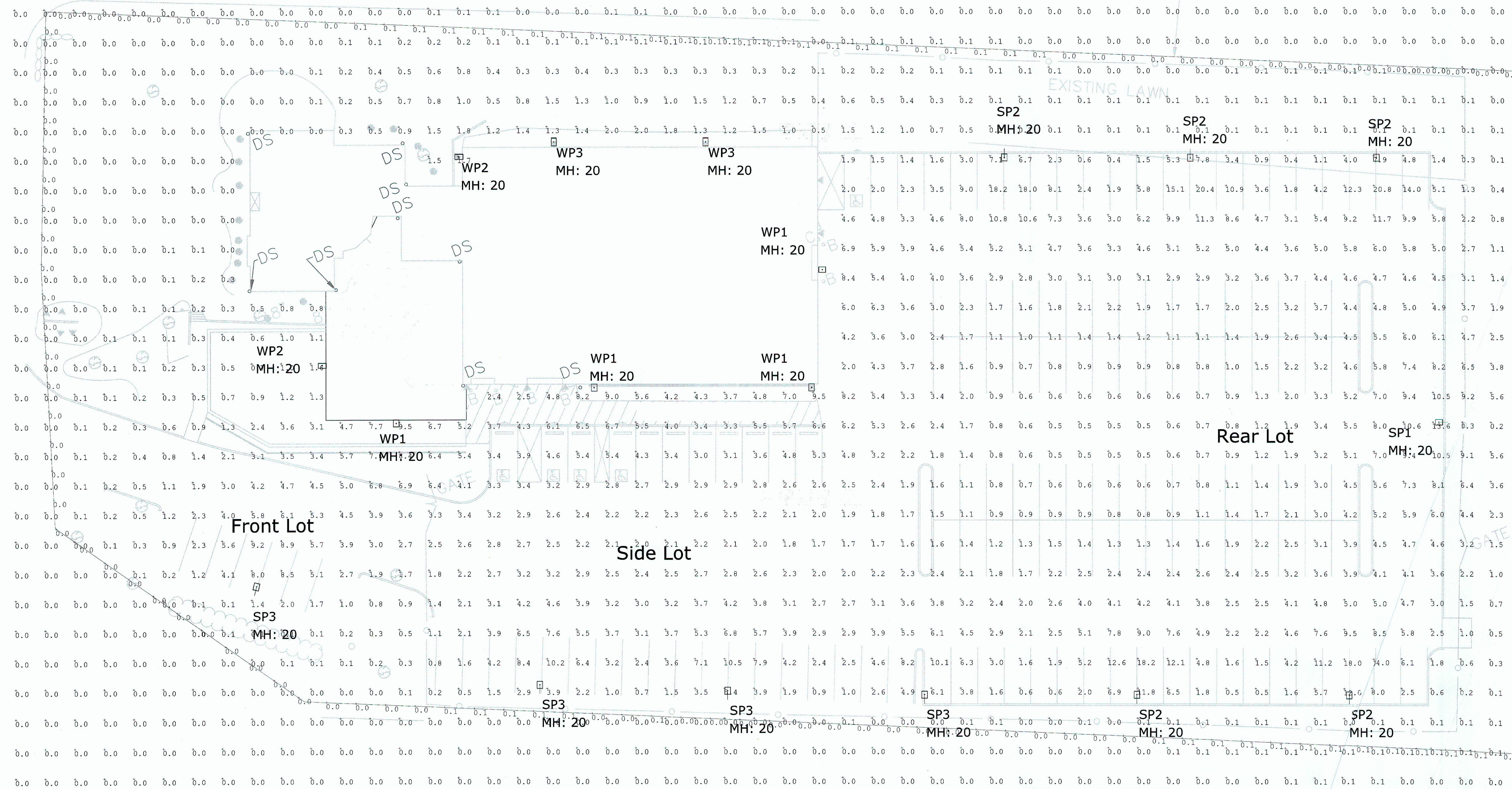
**SITE PLAN APPROVAL
REQUIRED
FRANKLIN PLANNING BOARD**

DATE



NO.	DATE	DESCRIPTION	BY

DATE	FIELD BY:	INT.
4/20	FIELD BOOK	BL
BK#	FIELD BOOK	PG#
5/20	CALCS BY:	RRG
5/20	DESIGNED BY:	RRG
5/20	DRAWN BY:	COMP
5/20	CHECKED BY:	CAQ



1 Photometric Layout and Calculations
SCALE: 1:20

Luminaire Schedule						
Symbol	Qty	Label	Description	LLF	Lum. Lumens	Lum. Watts
	1	SP1	Visionaire - VMX-II-T4-55L-4K-UNV-AM-BZ-DIM ON -SNTS-4S-11-20-9BC-343-S1-BZ POLE	0.900	49881	400
	5	SP2	Visionaire - VMX-II-T4-55L-4K-UNV-AM-BZ-DIM-HS ON -SNTS-4S-11-20-9BC-343-S1-BZ POLE	0.900	21756	400
	4	SP3	Visionaire - VMX-II-T5LS-55L-4K-UNV-AM-BZ-DIM-HS ON -SNTS-4S-11-20-9BC-343-S1-BZ POLE	0.900	15400	400
	4	WP1	Visionaire - VMS-1-T4-96LC-5-4K-BZ-DIM-BP	0.900	19653	157
	2	WP2	Visionaire VSC-II-T4-16LC-5-4K-UNV-WM-BZ-DIM-BP	0.900	3093	26
	2	WP3	Visionaire VSC-II-T2-16LC-5-4K-UNV-WM-BZ-DIM-BP	0.900	3135	26

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Property Line	Illuminance	Fc	0.03	0.1	0.0	N.A.	N.A.
Site Calculations	Illuminance	Fc	0.96	20.8	0.0	N.A.	N.A.
Front Lot	Illuminance	Fc	4.02	9.2	0.9	4.47	10.22
Rear Lot	Illuminance	Fc	3.92	20.8	0.4	9.80	52.00
Side Lot	Illuminance	Fc	3.37	10.5	0.5	6.74	21.00

- NOTES:
- A. A LIGHT LOSS FACTOR OF 0.900 HAS BEEN APPLIED TO FIXTURES UNLESS OTHERWISE NOTED. REFER TO LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTOR AND LUMEN INFORMATION.
 - B. SEE "MH" ON LIGHTING FIXTURE TAG LOCATED ON PLAN FOR MOUNTING HEIGHT INFORMATION.
 - C. CALCULATION POINTS ARE TAKEN AT GRADE.
 - D. CALCULATION RESULTS ARE BASED ON IES STANDARDS UNLESS OTHERWISE REQUESTED.