



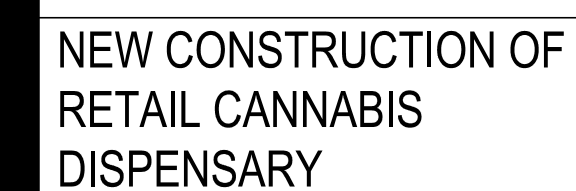
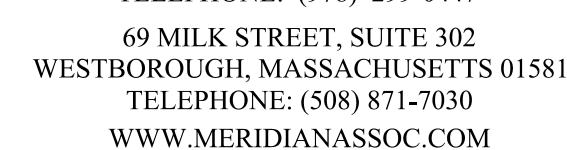
DATE \_\_\_\_\_

500 CUMMINGS CENTER SUITE 5950  
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TELEPHONE: (978) 299-0447

69 MILK STREET, SUITE 302  
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<i>C0.0</i>	<i>COVER SHEET</i>
<i>C1.0</i>	<i>RECORD CONDITIONS &amp; DEMOLITION PLAN</i>
<i>C2.0</i>	<i>LAYOUT, GRADING &amp; EROSION CONTROL PLAN</i>
<i>C3.0</i>	<i>UTILITY PLAN</i>
<i>C4.0</i>	<i>LANDSCAPING PLAN</i>
<i>C5.0</i>	<i>SITE DETAILS</i>
<i>C5.1</i>	<i>SITE DETAILS</i>
<i>C5.2</i>	<i>SITE DETAILS</i>



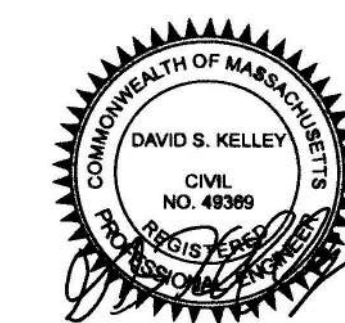
164 GROVE STREET  
FRANKLIN, MA 02038

ISSUED FOR PERMITTING  
ONLY NOT FOR  
CONSTRUCTION

[illegible]

DATE	05/18/2020
SCALE	AS INDICATED
DRAWN	NB
CHECKED	DK
PROJECT NO.	6120-2

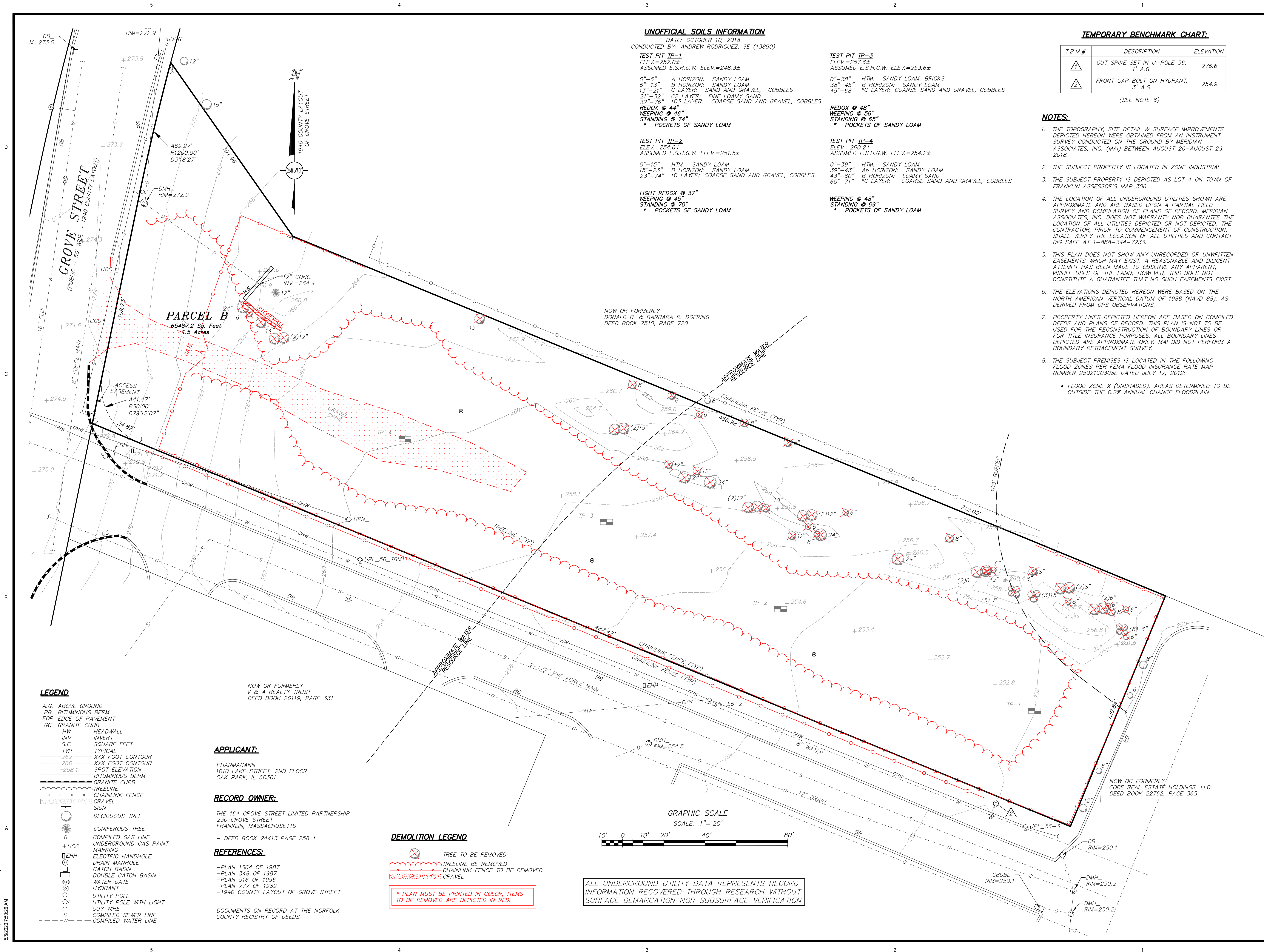
SEAL



COVER SHEET

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#### UNOFFICIAL SOILS INFORMATION

DATE: OCTOBER 10, 2018  
CONDUCTED BY: ANDREW RODRIGUEZ, SE (13890)

TEST PIT TP-1  
ELEV.=252.0±  
ASSUMED E.S.H.G.W. ELEV.=248.3±

0"-6" A HORIZON: SANDY LOAM  
6"-13" B HORIZON: SANDY LOAM  
13"-21" C LAYER: SAND AND GRAVEL, COBBLES  
21"-32" C2 LAYER: FINE LOAMY SAND  
32"-76" \*C3 LAYER: COARSE SAND AND GRAVEL, COBBLES  
REDOX @ 44"  
WEeping @ 46"  
STANDING @ 74"  
\* POCKETS OF SANDY LOAM

TEST PIT TP-2  
ELEV.=254.6±  
ASSUMED E.S.H.G.W. ELEV.=251.5±

0"-15" HTM: SANDY LOAM  
15"-23" B HORIZON: SANDY LOAM  
23"-74" \*C LAYER: COARSE SAND AND GRAVEL, COBBLES

LIGHT REDOX @ 37"  
WEeping @ 45"  
STANDING @ 70"  
\* POCKETS OF SANDY LOAM

TEST PIT TP-3  
ELEV.=257.6±  
ASSUMED E.S.H.G.W. ELEV.=253.6±

0"-38" HTM: SANDY LOAM, BRICKS  
38"-45" B HORIZON: SANDY LOAM  
45"-68" \*C LAYER: COARSE SAND AND GRAVEL, COBBLES

REDOX @ 48"  
WEeping @ 56"  
STANDING @ 65"  
\* POCKETS OF SANDY LOAM

TEST PIT TP-4  
ELEV.=260.2±  
ASSUMED E.S.H.G.W. ELEV.=254.2±

0"-39" HTM: SANDY LOAM  
39"-43" Ab HORIZON: SANDY LOAM  
43"-60" B HORIZON: LOAMY SAND  
60"-71" \*C LAYER: COARSE SAND AND GRAVEL, COBBLES

WEeping @ 48"  
STANDING @ 69"  
\* POCKETS OF SANDY LOAM

#### TEMPORARY BENCHMARK CHART:

T.B.M.#	DESCRIPTION	ELEVATION
△	CUT SPIKE SET IN U-POLE 56; 1' A.G.	276.6
△	FRONT CAP BOLT ON HYDRANT, 3' A.G.	254.9

(SEE NOTE 6)

#### NOTES:

- THE TOPOGRAPHY, SITE DETAIL & SURFACE IMPROVEMENTS DEPICTED HEREON WERE OBTAINED FROM AN INSTRUMENT SURVEY CONDUCTED ON THE GROUND BY MERIDIAN ASSOCIATES, INC. (MAI) BETWEEN AUGUST 20-AUGUST 29, 2018.
- THE SUBJECT PROPERTY IS LOCATED IN ZONE INDUSTRIAL.
- THE SUBJECT PROPERTY IS DEPICTED AS LOT 4 ON TOWN OF FRANKLIN ASSESSOR'S MAP 306.
- THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND ARE BASED UPON A PARTIAL FIELD SURVEY AND COMPILATION OF PLANS OF RECORD. MERIDIAN ASSOCIATES, INC. DOES NOT WARRANT NOR GUARANTEE THE LOCATION OF ALL UTILITIES DEPICTED OR NOT DEPICTED. THE CONTRACTOR, PRIOR TO COMMENCEMENT OF CONSTRUCTION, SHALL VERIFY THE LOCATION OF ALL UTILITIES AND CONTACT DIG SAFE AT 1-888-344-7233.
- THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
- THE ELEVATIONS DEPICTED HEREON WERE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), AS DERIVED FROM GPS OBSERVATIONS.
- PROPERTY LINES DEPICTED HEREON ARE BASED ON COMPILED DEEDS AND PLANS OF RECORD. THIS PLAN IS NOT TO BE USED FOR THE RECONSTRUCTION OF BOUNDARY LINES OR FOR TITLE INSURANCE PURPOSES. ALL BOUNDARY LINES DEPICTED ARE APPROXIMATE ONLY. MAI DID NOT PERFORM A BOUNDARY RETRACEMENT SURVEY.
- THE SUBJECT PREMISES IS LOCATED IN THE FOLLOWING FLOOD ZONES PER FEMA FLOOD INSURANCE RATE MAP NUMBER 25021C0308E DATED JULY 17, 2012:
  - FLOOD ZONE X (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

#### LEGEND

A.G. ABOVE GROUND  
BB BITUMINOUS BERM  
EOP EDGE OF PAVEMENT  
GC GRANITE CURB  
HW HEADWALL  
INV INVERT  
S.F. SQUARE FEET  
TYP TYPICAL  
XXX XXX FOOT CONTOUR  
-260- SPOT ELEVATION  
+256.1 BITUMINOUS BERM  
GRANITE CURB  
TREELINE  
CHAINLINK FENCE  
GRAVEL  
SIGN  
DECIDUOUS TREE  
CONIFEROUS TREE  
COMPILED GAS LINE  
UNDERGROUND GAS PAINT MARKING  
ELECTRIC HANDHOLE  
DRAIN MANHOLE  
CATCH BASIN  
DOUBLE CATCH BASIN  
WATER GATE  
HYDRANT  
UTILITY POLE  
UTILITY POLE WITH LIGHT  
GUY WIRE  
COMPILED SEWER LINE  
COMPILED WATER LINE

#### APPLICANT:

PHARMACANN  
1010 LAKE STREET, 2ND FLOOR  
OAK PARK, IL 60301

#### RECORD OWNER:

THE 164 GROVE STREET LIMITED PARTNERSHIP  
230 GROVE STREET  
FRANKLIN, MASSACHUSETTS  
- DEED BOOK 24413 PAGE 258 \*

#### REFERENCES:

-PLAN 1364 OF 1987  
-PLAN 348 OF 1987  
-PLAN 516 OF 1996  
-PLAN 777 OF 1989  
-1940 COUNTY LAYOUT OF GROVE STREET

DOCUMENTS ON RECORD AT THE NORFOLK COUNTY REGISTRY OF DEEDS.

#### DEMOLITION LEGEND

TREE TO BE REMOVED  
TREELINE BE REMOVED  
CHAINLINK FENCE TO BE REMOVED  
GRAVEL

\* PLAN MUST BE PRINTED IN COLOR, ITEMS TO BE REMOVED ARE DEPICTED IN RED.

#### GRAPHIC SCALE

SCALE: 1"= 20'

10' 0 10' 20' 40' 80'

ALL UNDERGROUND UTILITY DATA REPRESENTS RECORD INFORMATION RECOVERED THROUGH RESEARCH WITHOUT SURFACE DEMARCATION NOR SUBSURFACE VERIFICATION



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19 SOUTH LASALLE STREET  
SUITE 300 CHICAGO, IL 60603  
312/933.2701



NEW CONSTRUCTION OF  
RETAIL CANNABIS  
DISPENSARY

164 GROVE STREET  
FRANKLIN, MA 02038

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CONSTRUCTION

NO. DESCRIPTION DATE

DATE 05/08/2020

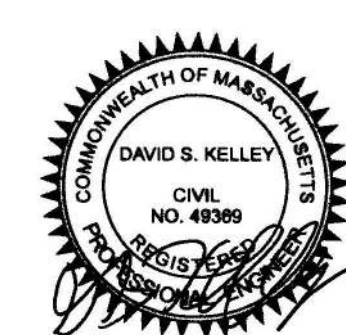
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PROJECT NO. 6120-2

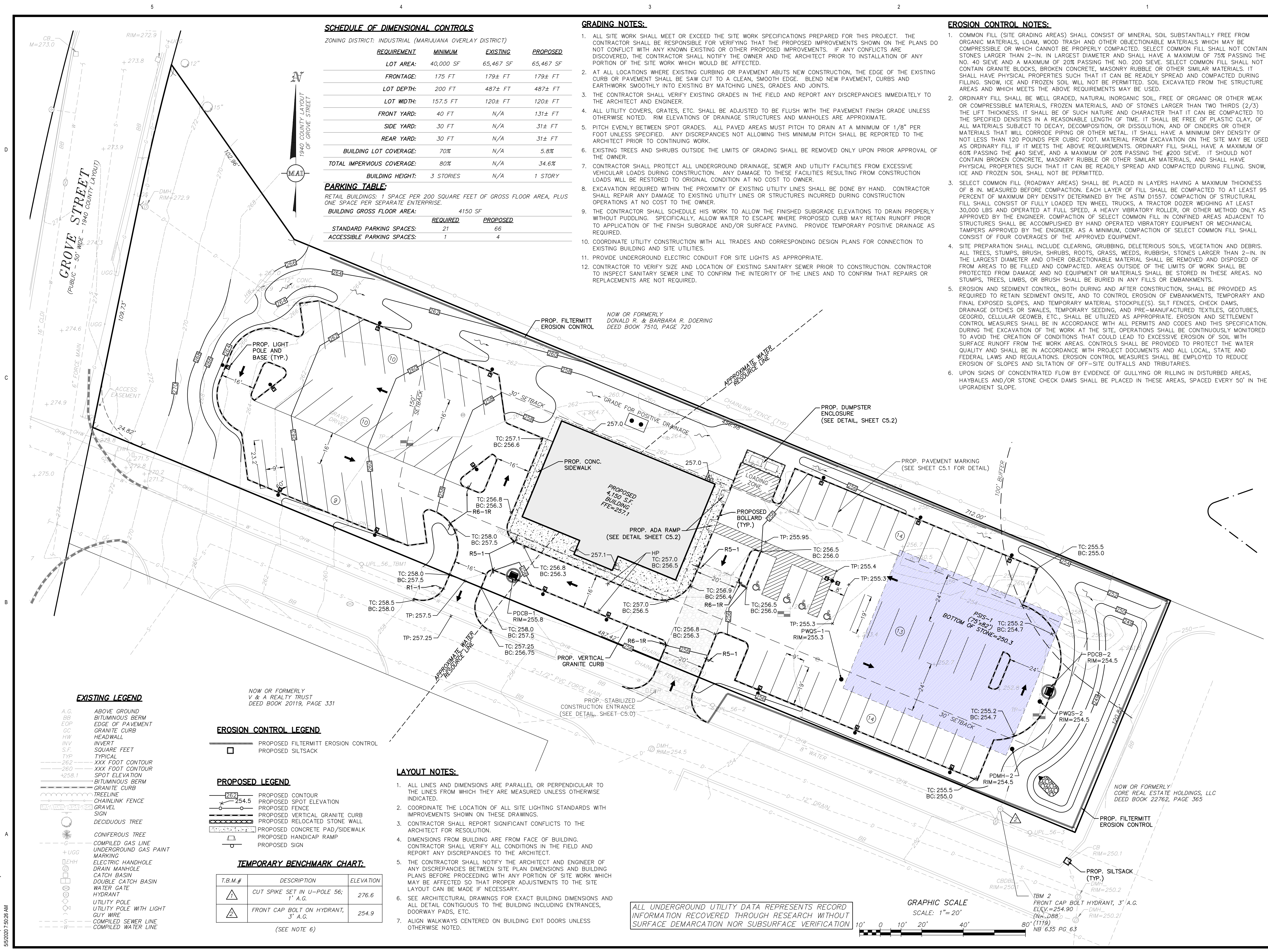
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RECORD CONDITIONS &  
DEMOLITION PLAN

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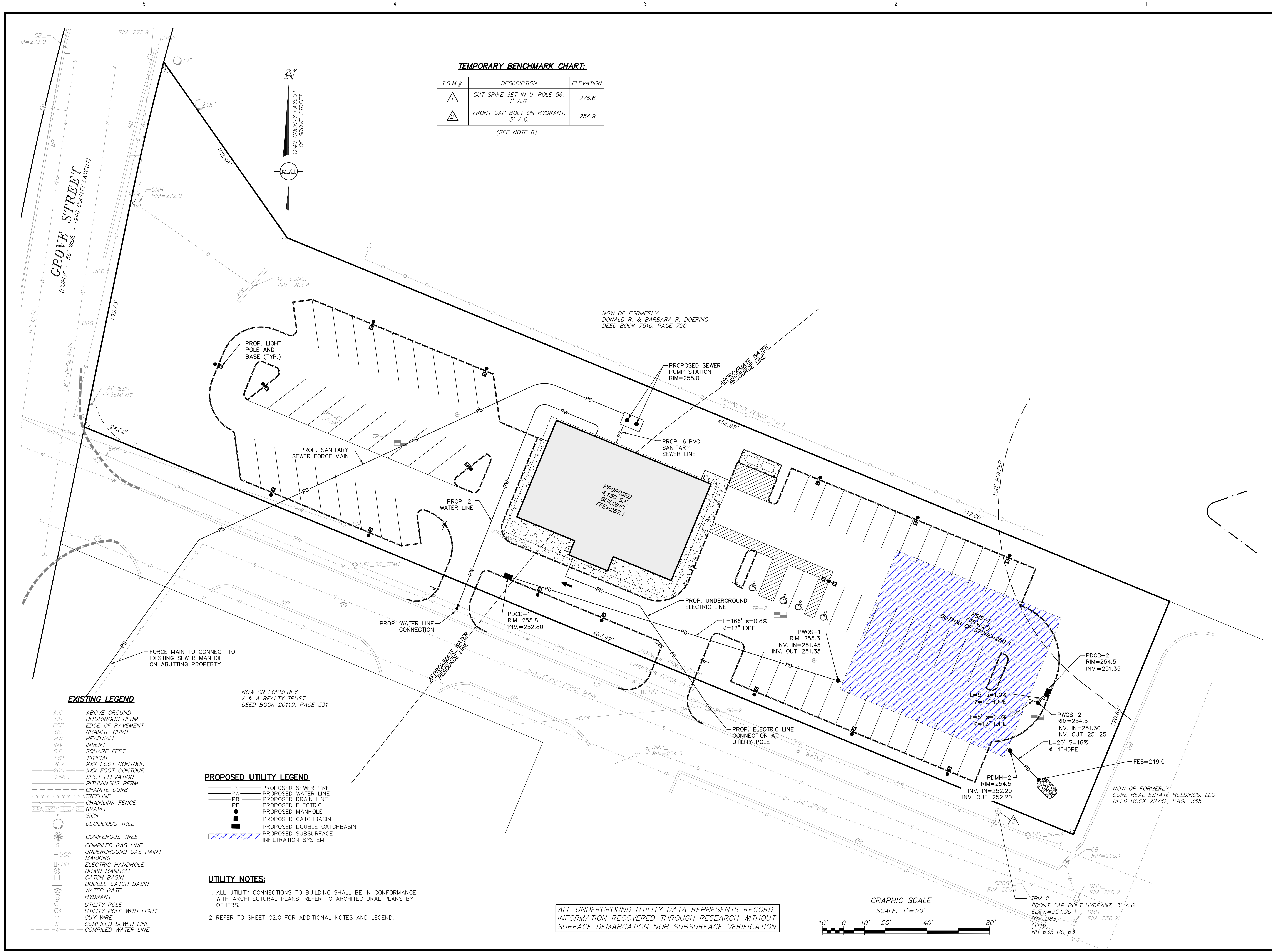


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**PHARMACANN**

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FRANKLIN, MA 02038

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PROJECT NO.	6120-2	

**SEAL**

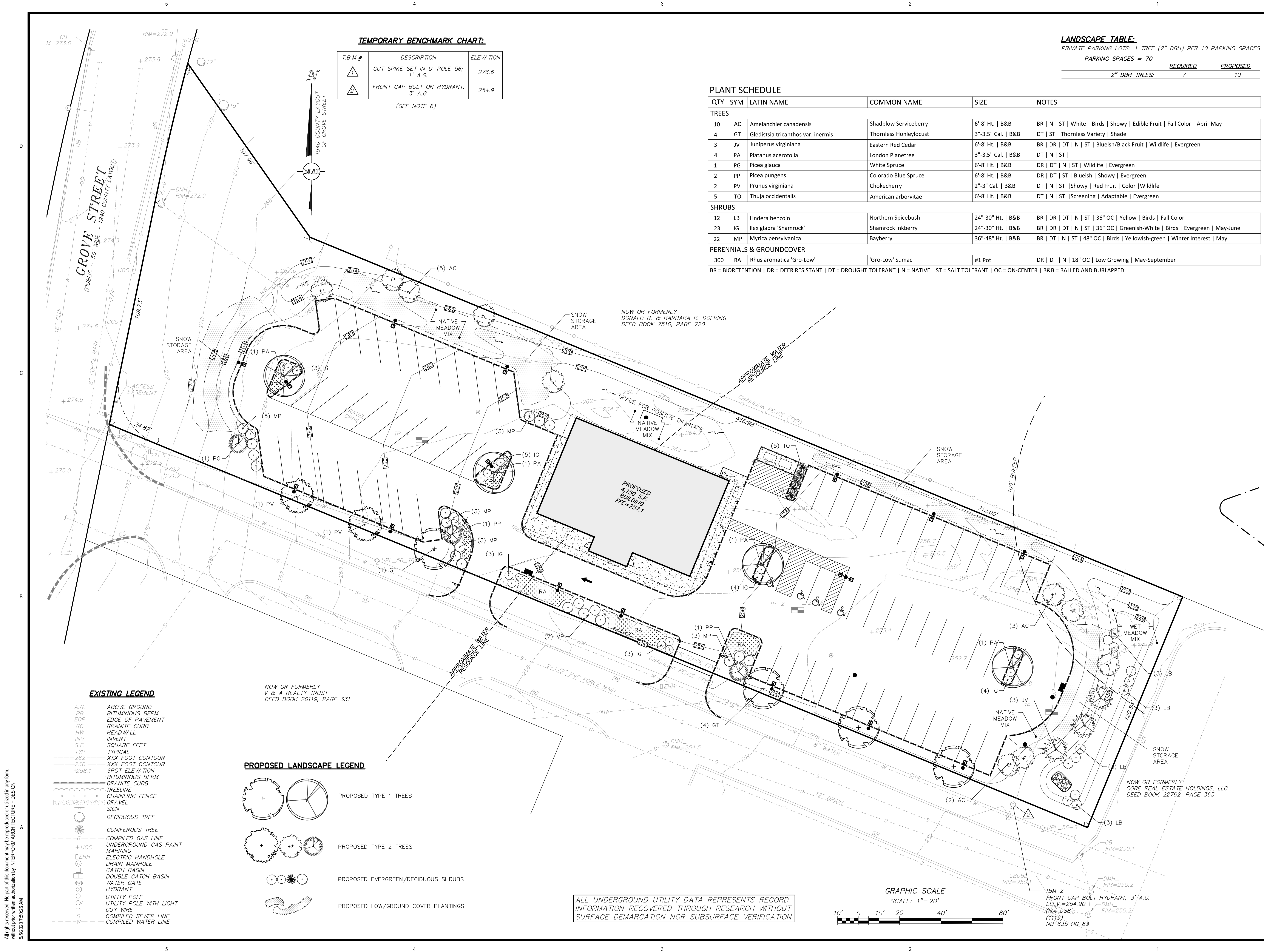
**DAVID S. KELLEY**  
CIVIL  
NO. 49389  
EXPIRATION DATE 12/31/2024

**UTILITY PLAN**

**C3.0**

DWG. No. 6120-SITE.DWG © 2020 INTERFORM ARCHITECTURE + DESIGN





**TEMPORARY BENCHMARK CHART:**

T.B.M.#	DESCRIPTION	ELEVATION
1	CUT SPIKE SET IN U-POLE 56; 1' A.G.	276.6
2	FRONT CAP BOLT ON HYDRANT, 3' A.G.	254.9

(SEE NOTE 6)

**LANDSCAPE TABLE:**  
PRIVATE PARKING LOTS: 1 TREE (2" DBH) PER 10 PARKING SPACES  
PARKING SPACES = 70

	REQUIRED	PROPOSED
2" DBH TREES:	7	10

**PLANT SCHEDULE**

QTY	SYM	LATIN NAME	COMMON NAME	SIZE	NOTES
<b>TREES</b>					
10	AC	Amelanchier canadensis	Shadblow Serviceberry	6'-8" Ht.   B&B	BR   N   ST   White   Birds   Showy   Edible Fruit   Fall Color   April-May
4	GT	Gleditsia tricanthos var. inermis	Thornless Honeylocust	3"-3.5" Cal.   B&B	DT   ST   Thornless Variety   Shade
3	JV	Juniperus virginiana	Eastern Red Cedar	6'-8" Ht.   B&B	BR   DR   DT   N   ST   Blueish/Black Fruit   Wildlife   Evergreen
4	PA	Platanus acerifolia	London Planetree	3"-3.5" Cal.   B&B	DT   N   ST
1	PG	Picea glauca	White Spruce	6'-8" Ht.   B&B	DR   DT   N   ST   Wildlife   Evergreen
2	PP	Picea pungens	Colorado Blue Spruce	6'-8" Ht.   B&B	DR   DT   ST   Blueish   Showy   Evergreen
2	PV	Prunus virginiana	Chokecherry	2"-3" Cal.   B&B	DT   N   ST   Showy   Red Fruit   Color   Wildlife
5	TO	Thuja occidentalis	American arborvitae	6'-8" Ht.   B&B	DT   N   ST   Screening   Adaptable   Evergreen
<b>SHRUBS</b>					
12	LB	Lindera benzoin	Northern Spicebush	24"-30" Ht.   B&B	BR   DR   DT   N   ST   36" OC   Yellow   Birds   Fall Color
23	IG	Ilex glabra 'Shamrock'	Shamrock inkberry	24"-30" Ht.   B&B	BR   DR   DT   N   ST   36" OC   Greenish-White   Birds   Evergreen   May-June
22	MP	Myrica pensylvanica	Bayberry	36"-48" Ht.   B&B	BR   DT   N   ST   48" OC   Birds   Yellowish-green   Winter Interest   May
<b>PERENNIALS &amp; GROUND COVER</b>					
300	RA	Rhus aromatica 'Gro-Low'	'Gro-Low' Sumac	#1 Pot	DR   DT   N   18" OC   Low Growing   May-September

BR = BIORETENTION | DR = DEER RESISTANT | DT = DROUGHT TOLERANT | N = NATIVE | ST = SALT TOLERANT | OC = ON-CENTER | B&B = BALLED AND BURLAPPED

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SEAL



LANDSCAPE PLAN  
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