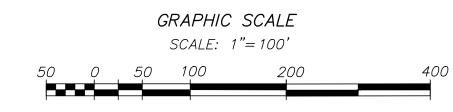




LOCUS CONTEXT MAP



PERMIT SITE DEVELOPMENT PLANS

(TO ACCOMPANY A SITE PLAN REVIEW
APPLICATION & ZONING APPROVAL APPLICATION)

164 GROVE STREET

(MAP: 306 LOT: 4)

LOCATED IN

FRANKLIN, MASSACHUSETTS

DATE: MAY 18, 2020

OWNER/APPLICANT:

NLCP 164 GROVE STREET MA, LLC

C/O NEWLAKE CAPITAL

549 W. RANDOLPH, SUITE 200 CHICAGO, IL 60661

PREPARED BY:



500 CUMMINGS CENTER SUITE 5950 69 MILK STREET, SUITE 302
BEVERLY, MASSACHUSETTS 01915 WESTBOROUGH, MASSACHUSETTS 01581
TELEPHONE: (978) 299-0447 TELEPHONE: (508) 871-7030
WWW.MERIDIANASSOC.COM

DRAWING INDEX:

CO.0 COVER SHEET

C1.0 RECORD CONDITIONS & DEMOLITION PLAN

C2.0 LAYOUT, GRADING & EROSION CONTROL PLAN

C3.0 UTILITY PLAN

C4.0 LANDSCAPING PLAN

C5.0 SITE DETAILS

C5.1 SITE DETAILS

C5.2 SITE DETAILS



500 CUMMINGS CENTER, SUITE 5950 BEVERLY, MASSACHUSETTS 01915 TELEPHONE: (978) 299-0447 69 MILK STREET, SUITE 302 WESTBOROUGH, MASSACHUSETTS 01: TELEPHONE: (508) 871-7030 WWW.MERIDIANASSOC.COM

INTERFORM
ARCHITECTURE + DESIGN

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

PHARMACANN

NEW CONSTRUCTION OF RETAIL CANNABIS DISPENSARY

164 GROVE STREET FRANKLIN, MA 02038

ISSUED FOR PERMITTING
ONLY NOT FOR
CONSTRUCTION

DESCRIPTION	DATE
	DESCRIPTION

DATE 05/18/2020

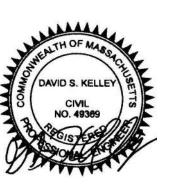
SCALE AS INDICATED

DRAWN NB

CHECKED DK

PROJECT NO. 6120-2

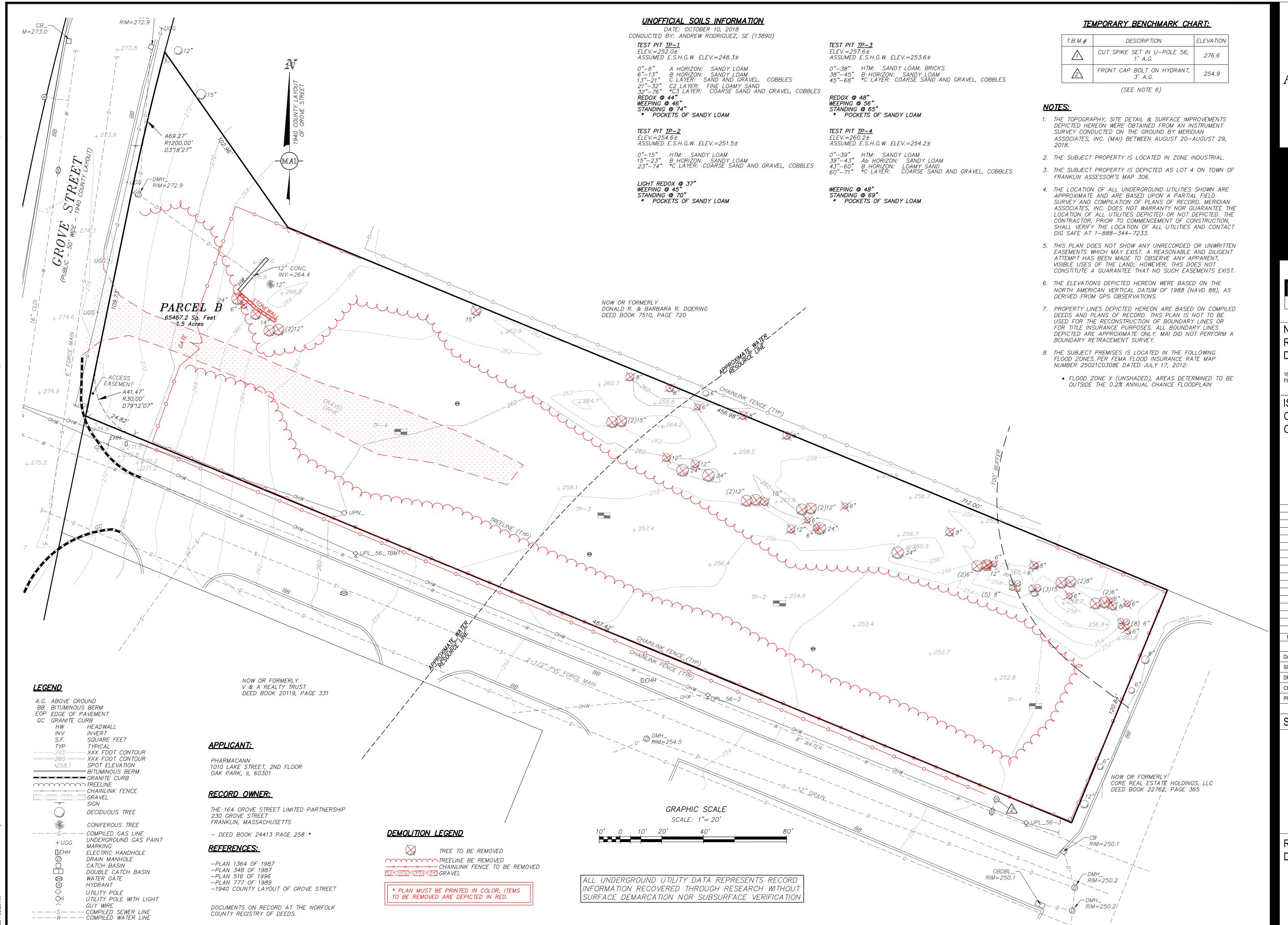
SEAL



COVER SHEET

C0.0

APPROVED BY PLANNING BOARD



MERIDIAN ASSOCIATES

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INTERFORM
ARCHITECTURE + DESIGN

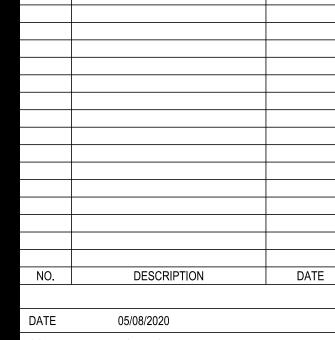
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CHECKED DK

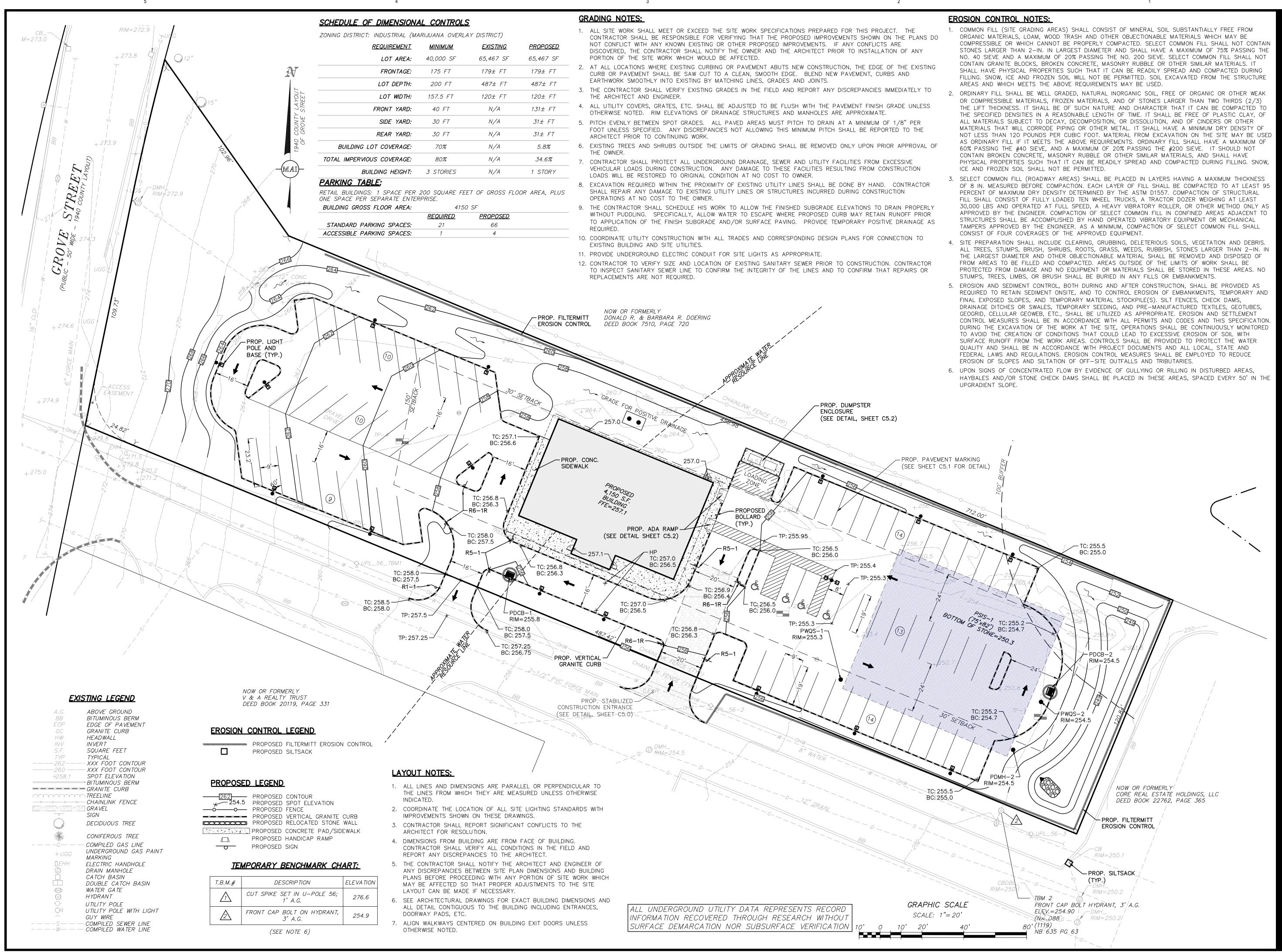
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SEAL



RECORD CONDITIONS & DEMOLITION PLAN

C10



MERIDIAN ASSOCIATE

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ARCHITECTURE + DESIGN

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SCALE AS INDICATED

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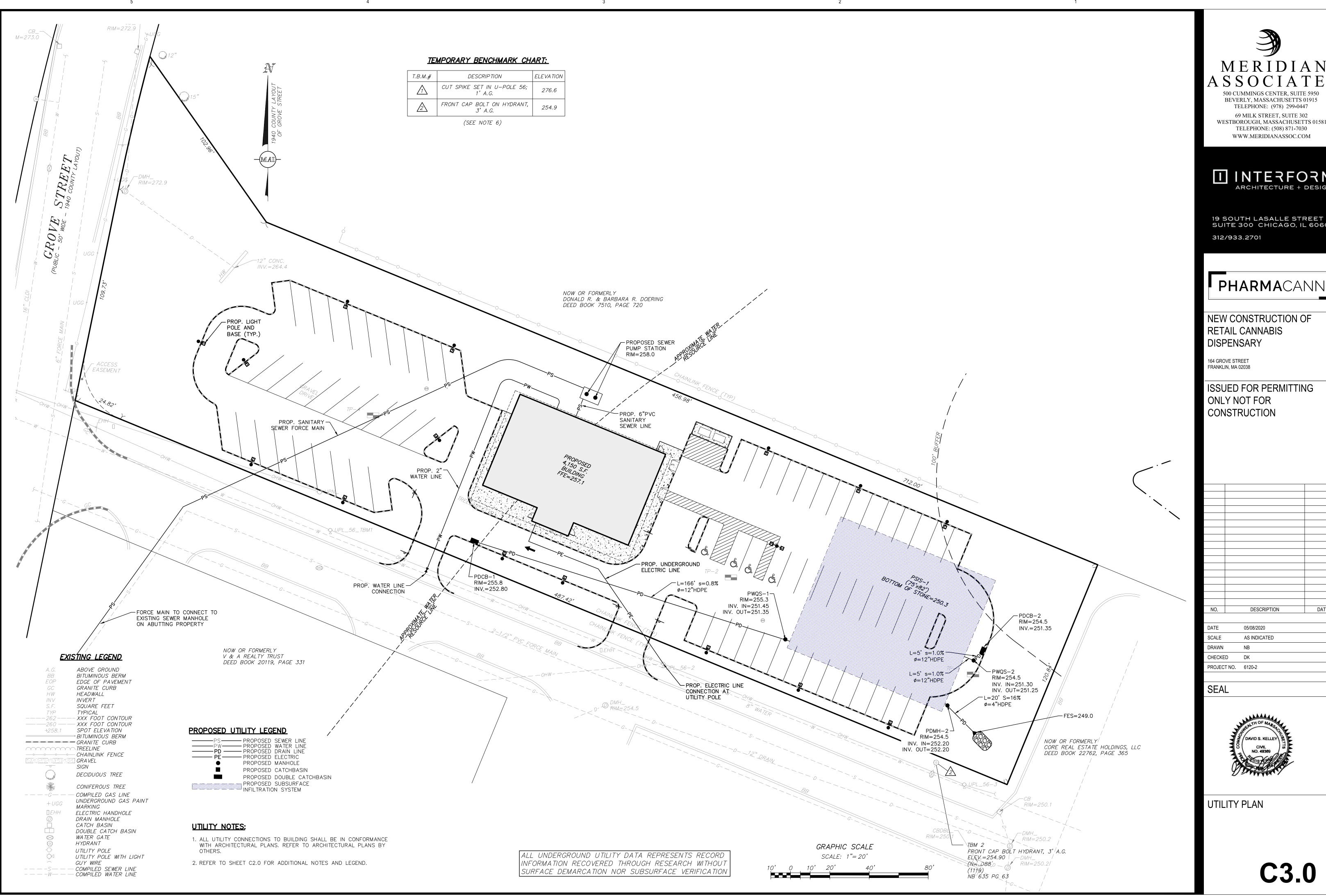
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LAYOUT, GRADING & EROSION CONTROL PLAN

C2.0





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INTERFORM

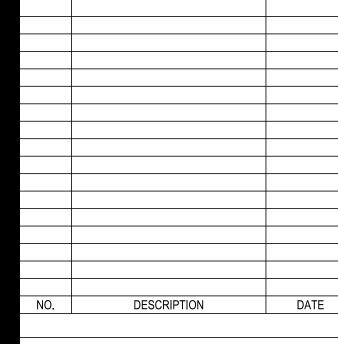
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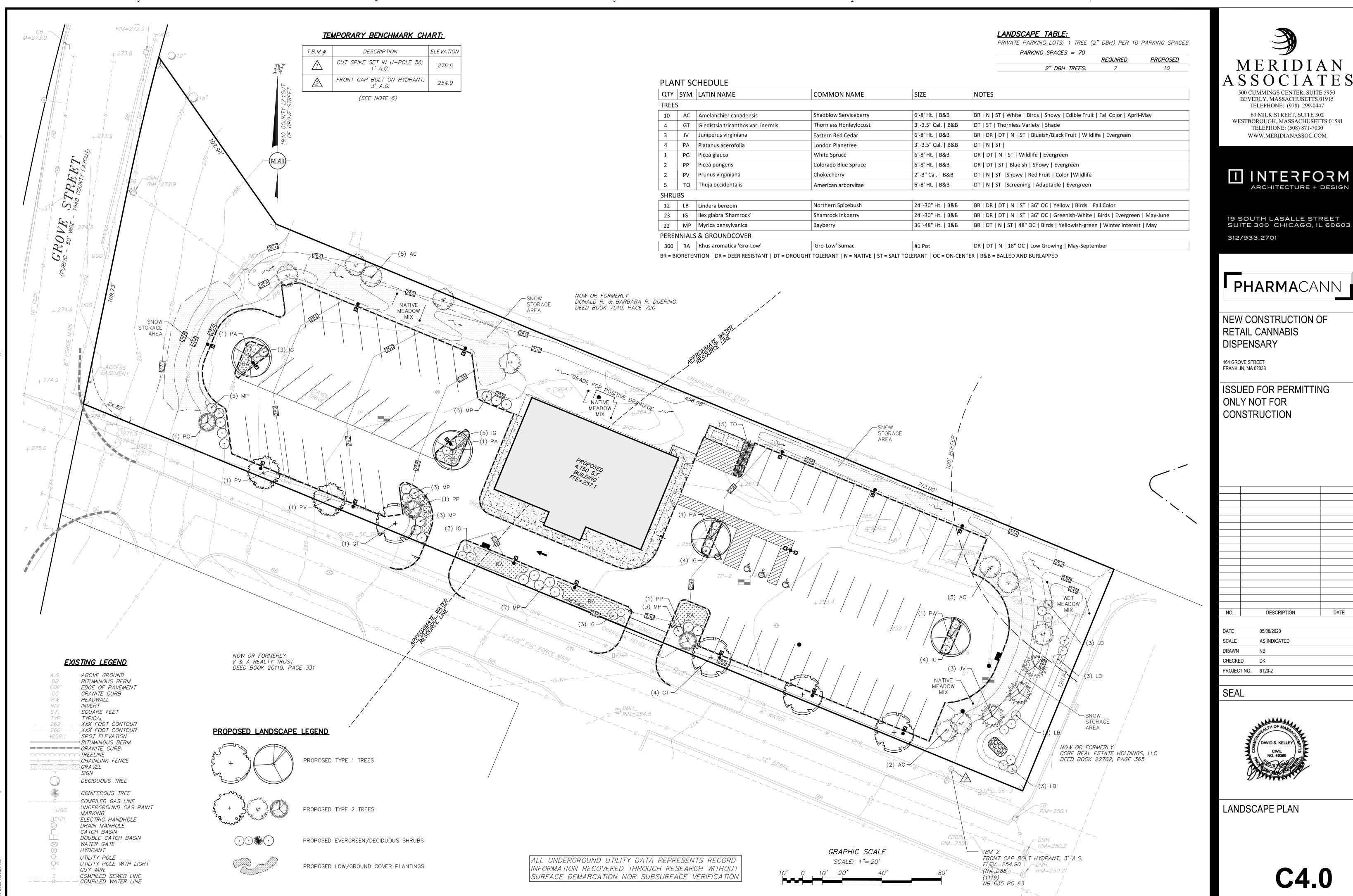


05/08/2020 AS INDICATED CHECKED DK PROJECT NO. 6120-2

SEAL



UTILITY PLAN





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VESTBOROUGH, MASSACHUSETTS 0158

TELEPHONE: (508) 871-7030

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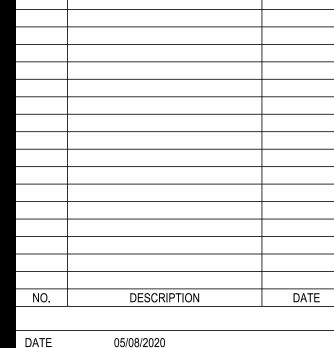
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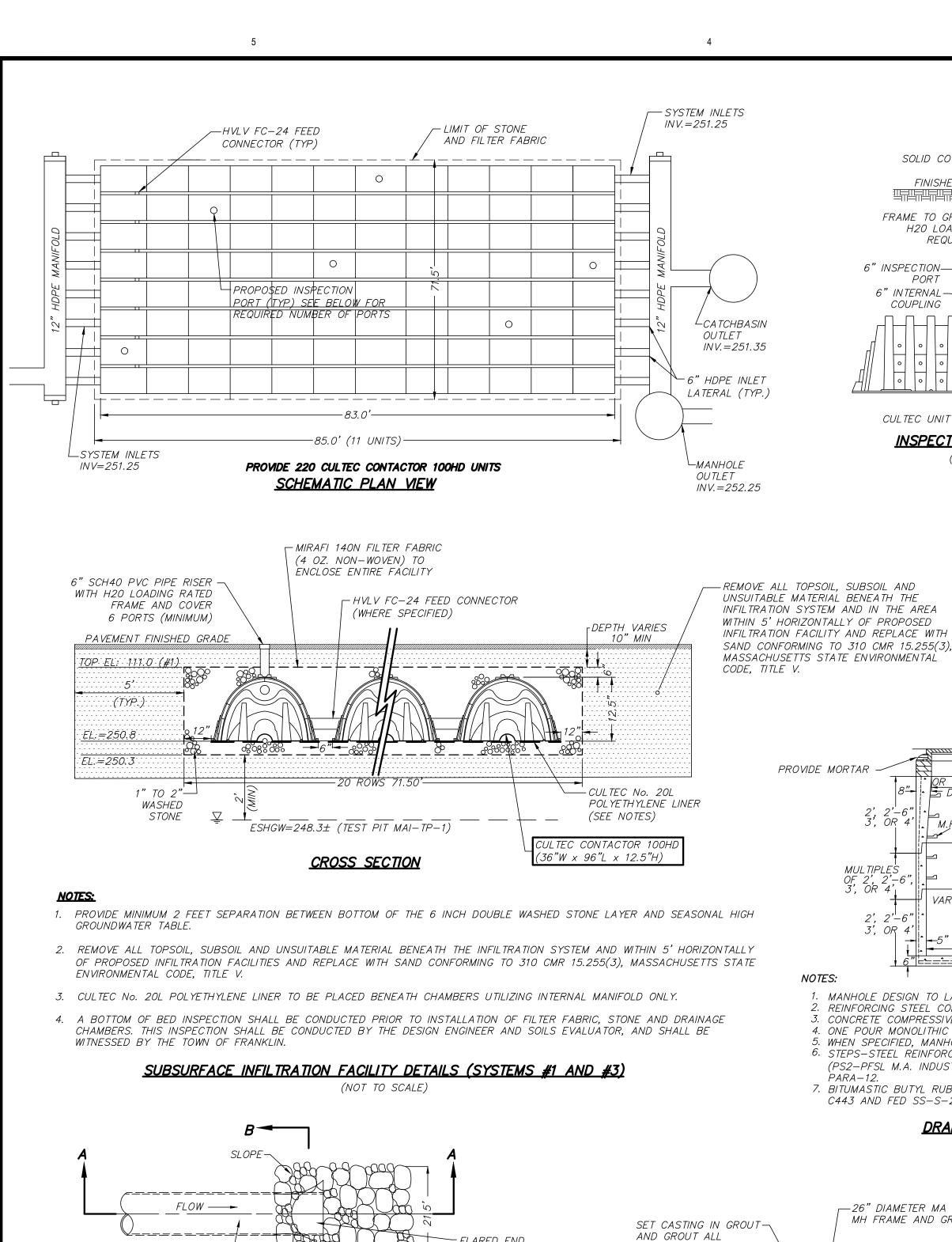


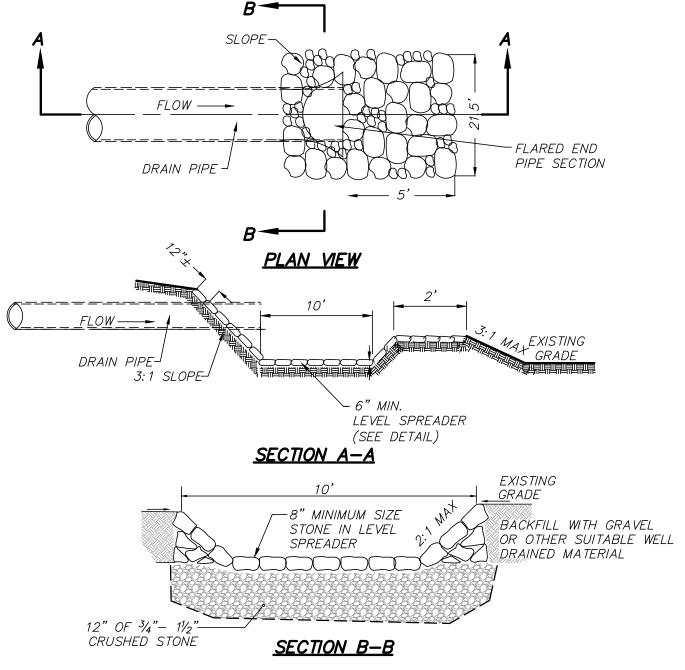
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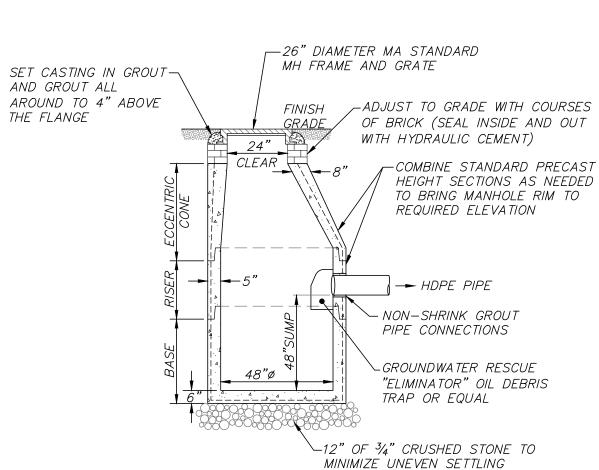
LANDSCAPE PLAN





LEVEL SPREADER

(NOT TO SCALE)



1. MANHOLE DESIGN TO LATEST ASTM C478.

C443 AND FED SS-S-201A SPEC.

4. ONE POUR MONOLITHIC BASE.

REINFORCING STEEL CONFORMS TO LATEST ASTM A 185.

5. WHEN SPECIFIED, MANHOLES WATERPROOF COATED.

3. CONCRETE COMPRESSIVE STRENGTH-4,000 PSI @ 28 DAYS.

6. STEPS-STEEL REINFORCED COPOLYMER POLYPROPYLENE PLASTIC

7. BITUMASTIC BUTYL RUBBER FOR JOINTS CONFORM TO LATEST ASTM

DRAIN MANHOLE DETAIL

(NOT TO SCALE)

(PS2-PFSL M.A. INDUSTRIES, INC. CONFORMS TO LATEST ASTM C478

SOLID COVER ---

FRAME TO GRADE

PORT

6" INSPECTION-

6" INTERNAL-

COUPLING

CULTEC UNIT-

INSPECTION PORT DETAIL

(NOT TO SCALE)

H20 LOADING

REQUIRED

FINISHED GRADE

-THREADED CAP

24" DIAMETER STANDARD M.H. FRAME

ADJUST GRADE WITH COURSES OF BRICK (2' MIN.)

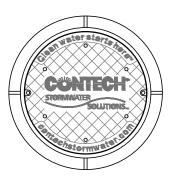
_CONCRETE CONES AVAILABLE IN 2'-0" HEIGHTS

→WELDED WIRE FABRIC

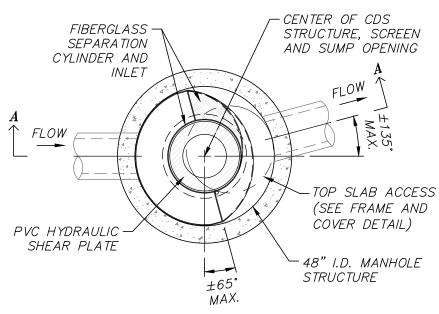
A BITUMASTIC JOINT

- 1. 48" DIAMETER CATCHBASIN MANHOLE AS MANUFACTURED BY SHEA CONCRETE PRODUCTS OR EQUAL.
- 2. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS. 3. REINFORCED STEEL CONFORMS TO LATEST ASTM A185 SPEC. 0.12 SQ IN/LINEAL FT AND 0.12 SQ IN (BOTH WAYS) BASE BOTTOM.
- 4. H-20 DESIGN LOADING PER AASHTO HS-20-44; ASTM C478 SPEC FOR PRECAST REINFORCED CONCRETE MANHOLE SECTIONS.
- 5. PROVIDE EXTERIOR DAMPPROOFING AS REQUIRED.

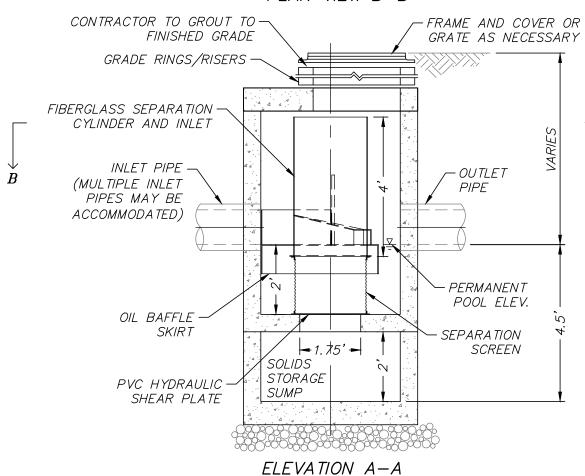
CATCHBASIN WITH OIL DEBRIS TRAP (NOT TO SCALE)



FRAME AND COVER



PLAN VIEW B-B

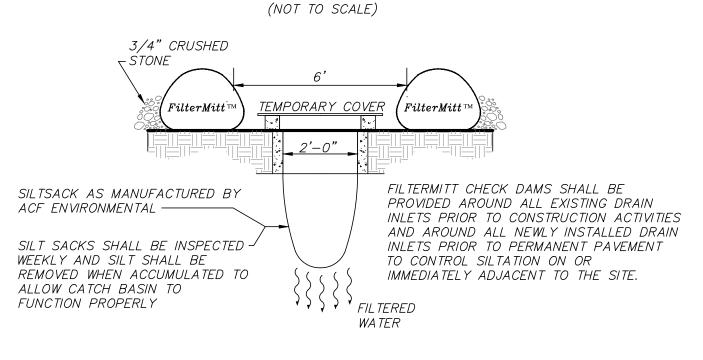


1. PROVIDE CDS 2015-4-C AS MANUFACTURED BY CONTECH ENGINEERED SOLUTIONS OR EQUAL. . UNIT CAN BE CONFIGURED WITH GRATED COVER AS NECESSARY.

CONTECH CDS DETAIL (NOT TO SCALE)

4" LOAM & SEED-PA VED \UNPAVED | SEE PAVEMENT DETAILS SAND SPECS. COMMON # FILL COMPACTED LIMIT OF TRENCH ----EXCA VA TION.PROVIDE SHEETING AND SHORING AS REQUIRED. MHD M2.01.7 CRUSHED STONE SPEC. FOR SEWER PIPE; SEWER OR MHD M1.04.0 (SAND) WATER PIPE 🗆 FOR WATER PİPE. MINIMUM DEPTH OF WATER MAIN FROM TOP OF PIPE TO FINISHED GRADE SHALL BE FIVE (5) FEET. | WIDTH= D + 2'-0"

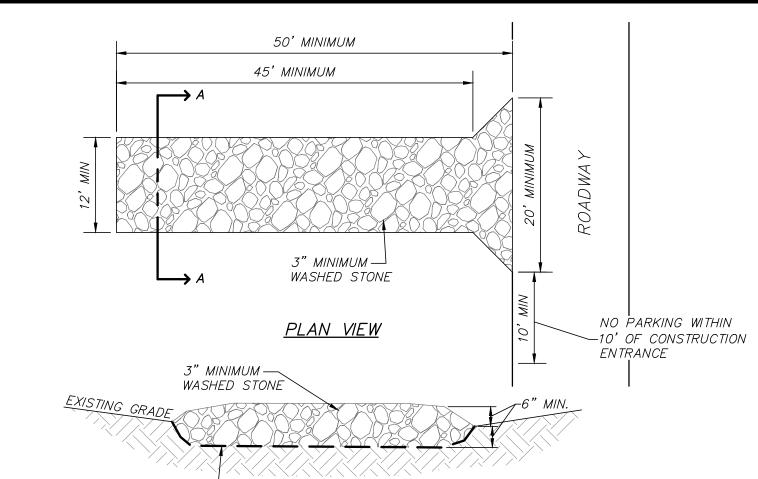
WATER TRENCH DETAIL



CATCH BASIN FILTER DETAIL

(NOT TO SCALE)

CONTRACTOR TO VISUALLY INSPECT CATCH BASIN FILTERS WEEKLY AND AFTER ANY STORM EVENT TO ENSURE PROPER FUNCTION.



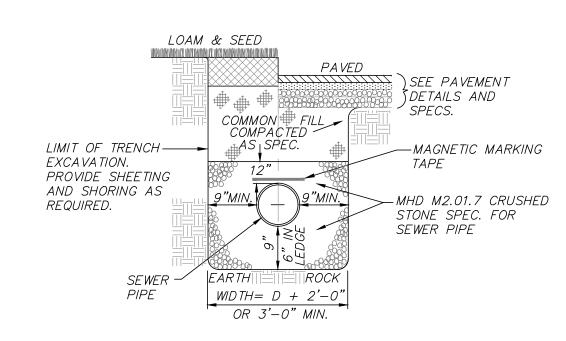
GEOTEXTILE FILTER FABRIC -TO STABILIZE FOUNDATION

SECTION A-A 1. LOCATION OF STABILIZED CONSTRUCTION ENTRANCE TO BE APPROVED BY OWNER'S

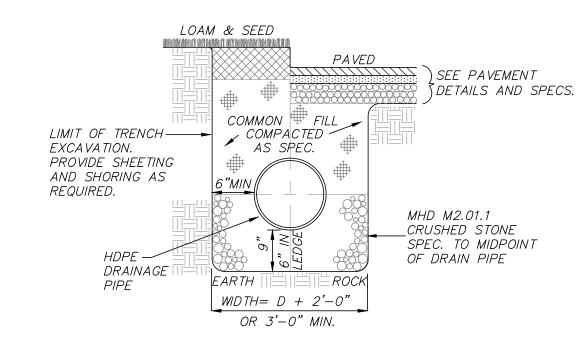
REPRESENTATIVE PRIOR TO START OF CONSTRUCTION ACTIVITIES.

TEMPORARY STABILIZED CONSTRUCTION ENTRANCE

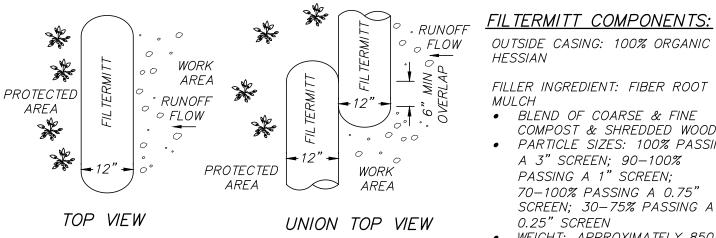
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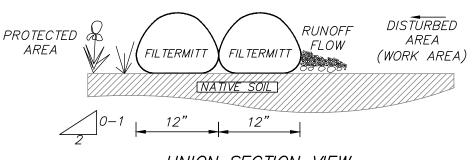


SEWER TRENCH DETAIL (NOT TO SCALE)



DRAIN TRENCH (NOT TO SCALE)





UNION SECTION VIEW

FILTERMITT INSTALLATION:

SECTIONS CAN BE CONSTRUCTED ON SITE IN LENGTHS FROM 1' TO 100'.

SECTIONS CAN ALSO BE DELIVERED TO THE SITE IN LENGTHS FROM 1' TO 8'.

THE FLEXIBILITY OF FILTERMITT ALLOWS IT TO CONFORM TO ANY CONTOUR TERRAIN WHILE HOLDING A SLIGHTLY OVAL SHAPE AT 12" HIGH BY 12" WIDE.

WHERE SECTION ENDS MEET, THERE SHALL BE AN OVERLAP OF 6" OR GREATER.

EROSION CONTROL SOCK — FILTERMITT DETAIL

(NOT TO SCALE)



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$oxed{\Pi}$ INTERFORM

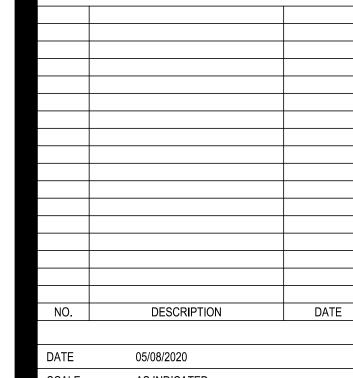
ARCHITECTURE + DESIGN

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

NEW CONSTRUCTION OF RETAIL CANNABIS DISPENSARY

164 GROVE STREET FRANKLIN, MA 02038

ISSUED FOR PERMITTING ONLY NOT FOR CONSTRUCTION



AS INDICATED CHECKED DK PROJECT NO. 6120-2

SEAL

OUTSIDE CASING: 100% ORGANIC

FILLER INGREDIENT: FIBER ROOT

• BLEND OF COARSE & FINE

A 3" SCREEN; 90-100%

70-100% PASSING A 0.75"

WEIGHT: APPROXIMATELY 850

PROVIDE FILTERMITT EROSION

CONTROL AS MANUFACTURED

INC P.O. BOX 737 WRENTHAM,

MA. 02093 (508)-384-7140

BY GROUNDSCAPES EXPRESS,

LBS/CUYD (AVE 30 LBS/LF)

SCREEN; 30-75% PASSING A

PASSING A 1" SCREEN;

0.25" SCREEN

OR EQUAL

COMPOST & SHREDDED WOOD

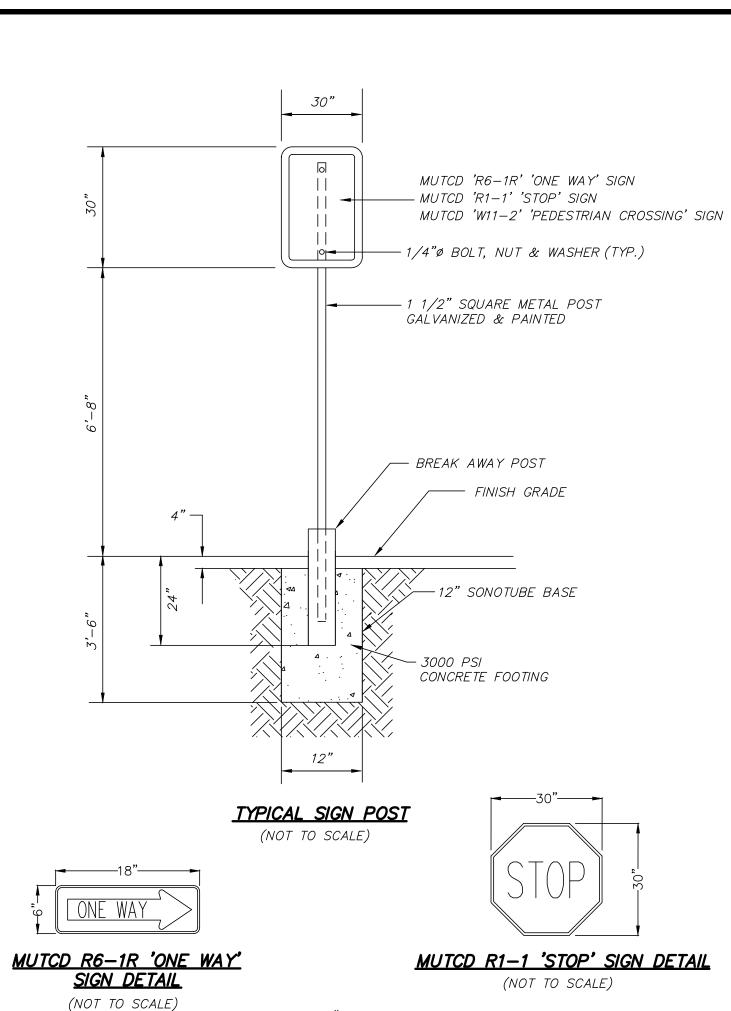
• PARTICLE SIZES: 100% PASSING

HESSIAN

MULCH



SITE DETAILS



DO NOT

ENTER

MUTCD R5-1 'DO NOT ENTER' SIGN DETAIL

(NOT TO SCALE)

AS SHOWN ON PLANS

CONCRETE WALKWAY DETAIL

(NOT TO SCALE)

ACCESSIBLE PARKING PAVEMENT

MARKING

(NOT TO SCALE)

SMOOTH TROWEL

MED. BROOM FINISH —

4" CONC. WALK CONC. 4500 P.S.I. AIR ENTRAINED 7 #10X#10 W.W.F.

WIRE MESH #6 GRID -

3/4" CHAMFER—

6" COMPACTED -GRAVEL BASE COMPACTED SUBGRADE -

2" LAYER OF MULCH. KEEP MULCH 2" BACK FROM TRUNK. TRUNK FLARE TO REMAIN 1"-2" ABOVE FINISH GRADE. CUT AND REMOVE AS MUCH BURLAP AS POSSIBLE, IF NON BIODEGRADABLE REMOVE ENTIRELY. WIRE BASKETS TO BE REMOVED ENTIRELY. EXCAVATE PLANTING HOLE TO A WIDTH THREE TIMES THE DIAMETER OF THE ROOTBALL AND A DEPTH EQUAL TO THE HEIGHT.

1. SEE LANDSCAPE NOTES FOR ADDITIONAL PLANTING REQUIREMENTS.
2. SPACE PLANTS EQUALLY TO PROVIDE CONSISTENT COVER OVER

GROUNDCOVER / ANNUAL / PERENNIAL PLANTING

3. ALL ROOT BALLS TO BE SCARIFIED PRIOR TO BACKFILLING.

SPACING VARIES

SEE PLANT SCHEDULE

INDICATED PLANTING BED.

GRADE

- PERENNIAL PLANT

(SEE NOTES)

- COMPACTED OR UNDISTURBED SUBGRADE

2" LAYER OF MULCH

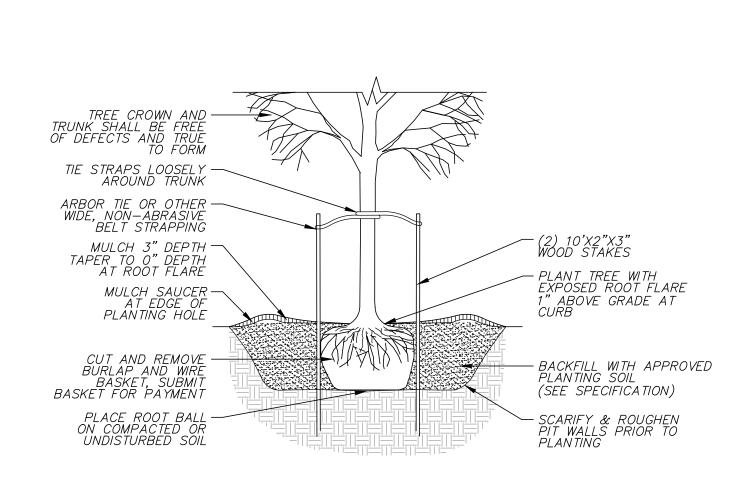
NEW PLANTING SOIL

-6" CONC. WALK(ACROSS ROADWAY) CONC. 4500 P.S.I. AIR ENTRAINED

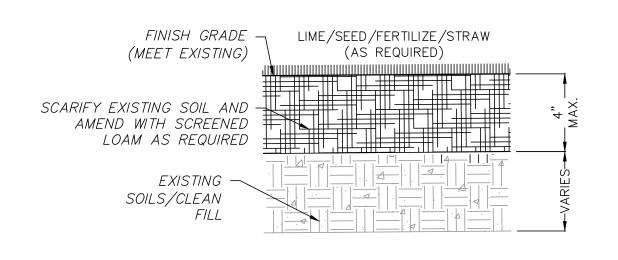
#10X#10 W.W.F. WIRE MESH #6 GRID

- 1. BACKFILL PLANTING HOLE WITH NEW PLANTING SOIL.
- 2. BACKFILL HALF THE SOIL AND WATER TO SETTLE OUT AIR POCKETS, COMPLETE BACKFILLING AND REPEAT WATERING.
- 3. IF ROOTS ARE CIRCLING THE ROOTBALL EXTERIOR, CUT ROOTS VERTICALLY IN SEVERAL PLACES PRIOR TO PLANTING.

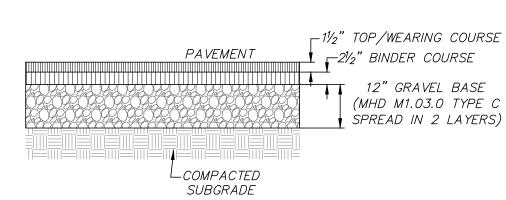
SHRUB PLANTING



TREE PLANTING (NOT TO SCALE)



LOAM & SEEDING

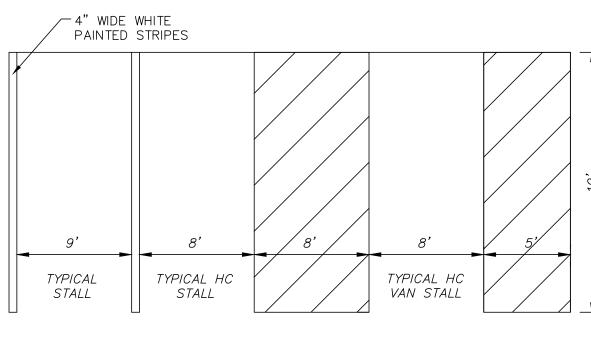


THE WEARING AND BINDER COURSES SHALL CONSIST OF CLASS I TYPE I-1 BITUMINOUS CONCRETE (HOT MIX ASPHALT)

BITUMINOUS CONCRETE PAVEMENT (NOT TO SCALE)

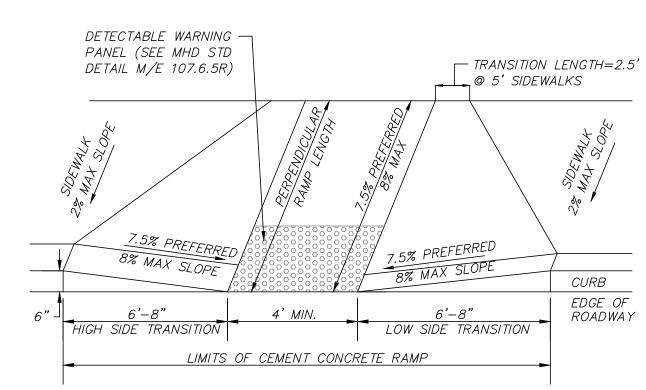


<u>BOLLARD</u> (NOT TO SCALE)

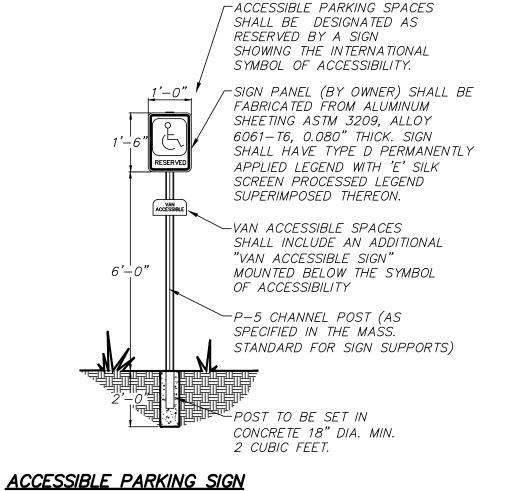


NOTE: FOR LOCATION AND DIMENSIONS OF ALL PAVEMENT STRIPING, SEE SITE PLAN

PAVEMENT MARKING DETAIL (NOT TO SCALE)



ACCESSIBLE RAMP DETAIL (NOT TO SCALE)



VERTICAL GRANITE CURB (NOT TO SCALE)

- IF CURB IS SET AFTER BASE AND BINDER COURSES ARE PLACED, SAW CUT 12" FROM CURB LINE, REMOVE BASE, BINDER AND GRAVEL, AND REPLACE WITH GRANITE CURB, (MASS. -CEMENT CONCRETE MEETING THE DPW TYPE VA4) REQUIREMENTS OF SECTION M4 OF THE STANDARD SPECIFICATIONS LOAM AND SEEL VARIES, SEE PLANS | FINISH COURSE BASE COURSE 12" GRAVEL BASE GRAVEL BAŞE -3,000 PSI CEMENT CONCRETE COMPACTED SUBGRADE -

(NOT TO SCALE)

SITE DETAILS

DATE

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

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FRANKLIN, MA 02038

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SSOCIATES



SCL2 Series SOLAR LED INTEGRATED COMMERCIAL AREA LIGHT Project:



The SCL2 Series solar LED luminaire is a great fit for commercial, parking lot, recreational bikeway/pathway and public space lighting applications. The self-contained, unobtrusive design integrates its solar power, adaptive control and LED technologies into a compact and efficient form. With robust construction and unequalled performance, the SCL2 series is an excellent fit wherever cost effective, full cutoff lighting is required.

Using solar power and LEDs, the SCL2 series is completely self-contained and offers significant benefits:

- Cost effective design ships fully assembled and installs in minutes
- · Smart Connect provides wireless control & communication with your light
- Low installation cost and minimal site impact with no trenching, cabling or wiring Minimal ongoing costs with no electrical bills or bulbs to change
- Operates entirely independent from the grid and is immune to power outages
- A sustainable choice without recurring carbon emissions

All of our solar powered lights are enabled by our innovative Solar Lighting Controller (SLC). The SLC in each light is "self-learning" and allows the lights to predictively adapt to their surroundings, providing a level of lighting performance and reliability unavailable in other solar lighting products.

TECHNICAL SPECIFICATIONS

Solar Module:

High-efficiency monocrystalline cells Inconspicuously integrated into the top of luminaire

Type:

 Used for day/night detection (no photocell required)

- Solar Lighting Microcontroller-based technology High-efficiency, Maximum Power Point Tracking (MPPT) battery charger
 - Built-in high-efficiency LED driver

 - Multiyear data logging Automatically manages lighting performance based on environmental conditions and lighting
 - requirements Integrated into luminaire housing

SCL2; 70-0038 10 January 2020

- High performance lithium (LiFePO₄)
- Exceptional 8 10 year lifecycle
- High temperature tolerance
- Contained within luminaire housing Designed for easy battery changes

when required

LEDs and

Mechanical

Factory Set

- 100,000 hour L70 lifetime LED
- Warm (3000K) and neutral (4000K) white color temperatures available

Quantity:

- High-efficiency type 2, 3, 4 and 5, full cutoff optics
- Typical lumen output from 2696 to 2930 lumens
- Construction: enclosure and mounting arm Stainless fasteners with security fastener option

Extruded and formed, low copper aluminum

- Architectural grade, super durable, TGIC powder coat
- Four standard colors with custom colors available
- 11 standard duration profiles available
- Real-time lighting profile options available See lighting profile sheet for all options
- Lighting profiles and motion sensing options are field configurable with app

© First Light Technologies Ltd.

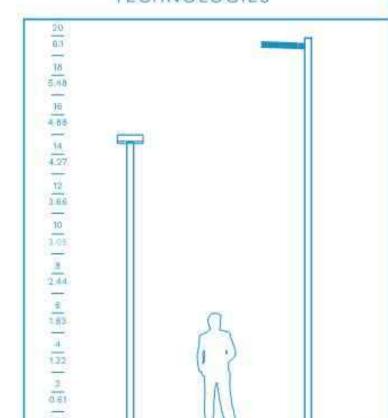
- Motion sensing capabilities optimize performance based on usage

Wireless Controls:

- Easy-to-use interface via iOS smartphone app Configure and control lighting profiles
- Adjust dusk and dawn thresholds
- Motion sensing capabilities optimize
- performance based on usage

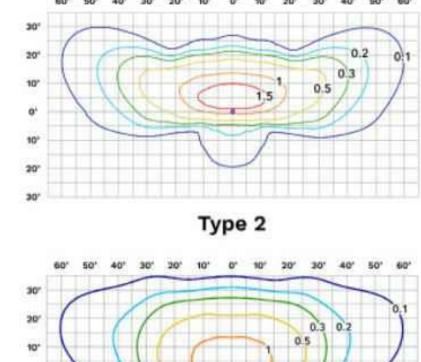
First Light Technologies Ltd. | www.firstlighttechnologies.com info@firstlighttechnologies.com | 1.844.279.8754

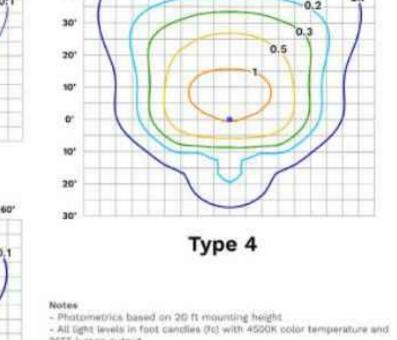
FIRSTLIGHT TECHNOLOGIES

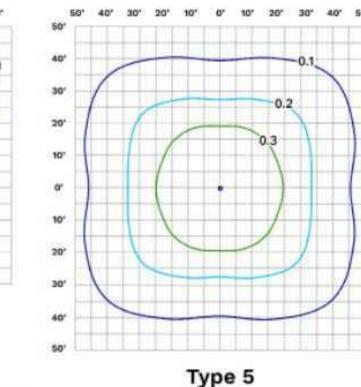


SOLAR LED INTEGRATED COMMERCIAL AREA LIGHT Weight: 34 lbs (15.4kg) including battery EPA: 0.99ft2 (0.09m2) Top View Side View

PHOTOMETRICS (IES files available on our website)







SCL2 Series

2655 lumen output To convert to lux multiply light level by 10.7 Contact FLT for help choosing the right lighting profile
 Motion sensing is ON by default

Type 3

ORDER MATRIX







Series	Mounting	Finish	Distribution	LED Color	Lighting Profiles (See Profile Sheet)	Options
SCL2	SPMS - Side Pole Mount Square	BK - Black	T2 - Type 2	WW - 3000K	00 - Dusk till dawn	SEC - Security Fasteners
	SPMR - Side Pole Mount Round	BZ - Bronze	T3 - Type 3	NW - 4000K	09 - On at dusk, 100% for 3 hours, dim to 30%, brighten to 100% one hour before dawn, off at dawn (DEFAULT)	MSO - Motion Sensor Off
	NMNT - No Mount	SV - Silver	T4 - Type 4			
		WH - White T5 - Type 5 TX0000 - On at dusk until time between				
		CC - Custom		1800 & 0600, X = O (Off) or D (Dim), 0000 = time to dim or turn off.		

Specifications subject to change without notice

First Light Technologies Ltd. | www.firstlighttechnologies.com | info@firstlighttechnologies.com | 1.844.279.8754 SCL2; 70-0038 10 January 2020 © First Light Technologies Ltd.

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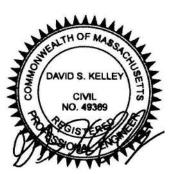
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SITE DETAILS

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SEAL

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