

KJS REALTY

**SITE NAME: FRANKLIN BENT STREET
ADDRESS: BENT STREET
FRANKLIN, MA 02038**

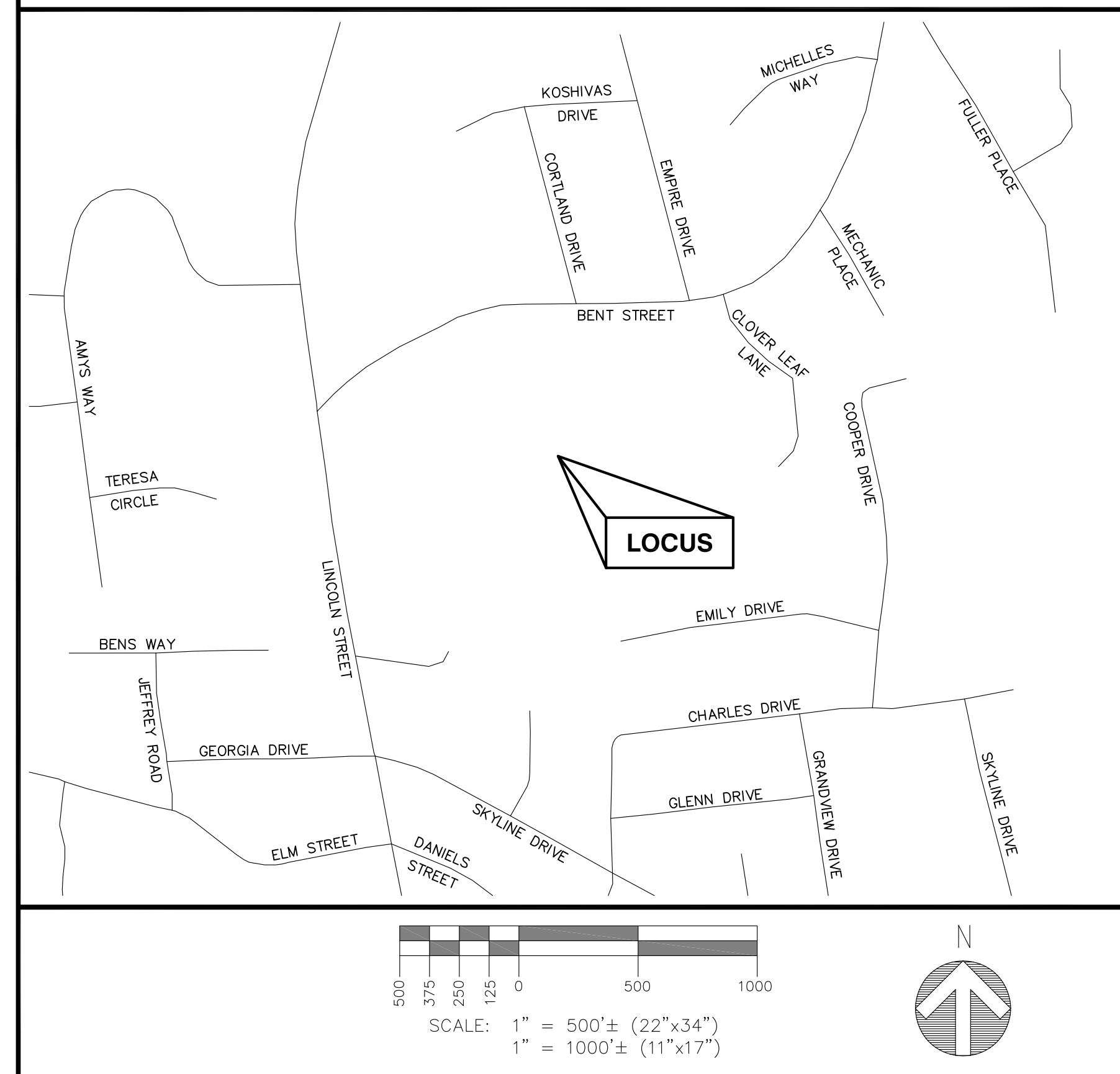
DRAWING INDEX

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GENERAL NOTES

- CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ENGINEER & KJS REALTY REPRESENTATIVE IN WRITING OF DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.
- PLANS FOR PERMITTING PURPOSES ONLY. NOT FOR CONSTRUCTION.
- THIS PLAN SET WAS ORIGINALLY PRINTED TO ANSI D (22"x34") WITH 1" MARGINS. PRINTING TO ANSI B (11"x17") WILL RESULT IN A HALF-SCALE (1:2) SHEET SET WITH 1/2" MARGINS. CONFIRM ALL SCALED DISTANCES WITH GRAPHICAL SCALES SHOWN HEREIN.
- ALL WORK TO BE PERFORMED IN ACCORDANCE WITH KJS REALTY CONSTRUCTION GUIDELINES.
- ALL UNDERGROUND UTILITY INFORMATION WAS DETERMINED FROM SURFACE INVESTIGATIONS AND AVAILABLE PLANS OF RECORD. THE CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES IN THE FIELD PRIOR TO ANY SITE WORK. CALL DIG-SAFE (888) 344-7233 72-HOURS PRIOR TO ANY EXCAVATION.
- NEW CONSTRUCTION WILL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES:
BUILDING CODE: MASSACHUSETTS STATE BUILDING CODE 780 CMR - 9TH EDITION (IBC 2015) AND AMENDMENTS
ELECTRICAL CODE: NEC 2020 WITH MASSACHUSETTS AMENDMENTS 527 CMR 12.00

VICINITY MAP



PROJECT INFORMATION

SITE TYPE: RAW LAND
SCOPE OF WORK: PROPOSED FENCED COMPOUND CONTAINING 191' TALL SELF-SUPPORT TOWER. UTILITIES FROM EXISTING SOURCES IN PUBLIC RIGHT-OF-WAY. GRAVEL DRIVEWAY FROM PUBLIC RIGHT-OF-WAY.
SITE NAME: FRANKLIN BENT STREET
SITE ADDRESS: BENT STREET
FRANKLIN, MA 02038
ASSESSOR'S TAX ID#: 206-103 (TOWER),
215-66 & 206-100 (ACCESS)
ZONING DISTRICT(S): RURAL RESIDENTIAL I
LATITUDE: 42° 07' 49.56"± N (SURVEY 1A)
LONGITUDE: 71° 23' 46.21"± W (SURVEY 1A)
(P) ELEVATION: 293.0'±
DATUM: NAD83/NAVD88
PROPERTY OWNER: N/F STEPHEN J. KELLEHER
3 BRIARWOOD ROAD
NORFOLK, MA 02056
APPLICANT: KJS REALTY
2 COMMERCIAL STREET
SHARON, MA 02067
SITE ENGINEER: PROTERRA DESIGN GROUP, LLC
4 BAY ROAD
BUILDING A; SUITE 200
HADLEY, MA 01035
SURVEYOR: NORTHEAST SURVEY CONSULTANTS
3 FERRY STREET
STUDIO 1 EAST
EASTHAMPTON, MA 01027
WETLAND SCIENTIST: LUCAS ENVIRONMENTAL, LLC
500A WASHINGTON STREET
QUINCY, MA 02169

PERMITTING REVISED

ProTerra
DESIGN GROUP, LLC

4 Bay Road
Building A; Suite 200
Hadley, MA 01035
(413)320-4918

NO.	DATE	REVISIONS
A	08/30/21	ISSUED FOR REVIEW
B	09/30/21	ISSUED FOR REVIEW
C	10/07/21	ISSUED FOR PERMITTING
1	10/18/21	ISSUED FOR PERMITTING
2	09/01/23	PERMITTING REVISED

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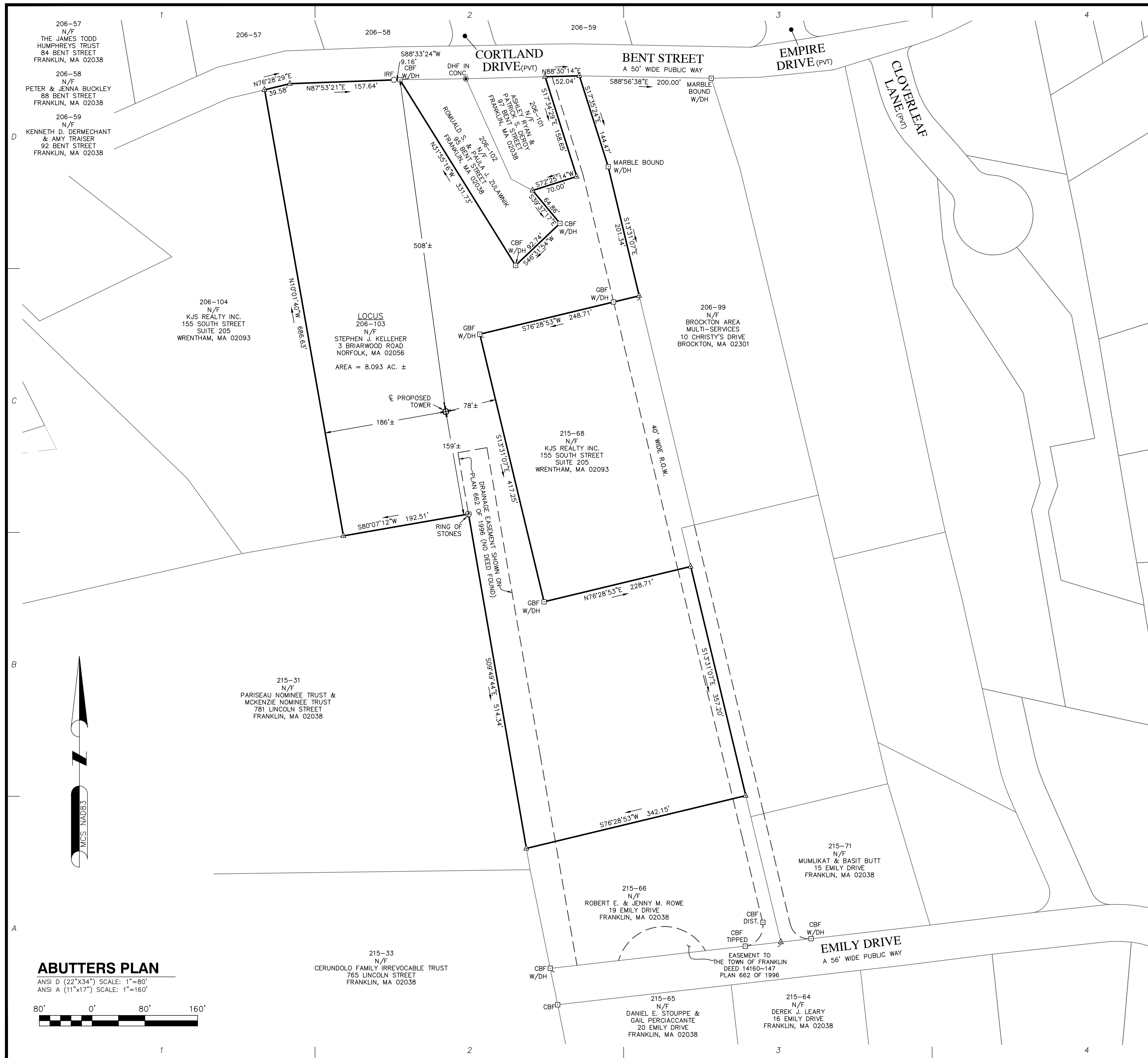
APPLICANT:
**KJS REALTY
2 COMMERCIAL STREET
SHARON, MA 02067**

STAMP:

DATE: 09/01/2023
DRAWN: JEB
CHECK: JMM/TEJ
SCALE: SEE PLAN
JOB NO.: 18-015
SHEET TITLE:

TITLE SHEET

T-1



ABUTTERS PLAN

ANSI D (22"x34") SCALE: 1"=80'
ANSI A (11"x17") SCALE: 1"=160'



FAA 1-A CERTIFICATION

I HEREBY CERTIFY THAT THE LATITUDE, LONGITUDE, AND ELEVATION PRESENTED HEREON MEET THE REQUIREMENTS OF THE FAA WITH THE FOLLOWING ACCURACIES:

THREE (3) FEET VERTICALLY
TWENTY (20) FEET HORIZONTALLY

7/25/2023
DATE

Daniel F. Stasz
DANIEL F. STASZ, PLS #47160

SURVEY NOTES

- SITE DETAIL SHOWN ON THIS SURVEY IS BASED ON FIELD DATA COLLECTED ON 4/18/2019, 6/7/2019 & 6/19/2019.
- THE PURPOSE OF THIS SURVEY IS TO SUPPORT THE DESIGN AND CONSTRUCTION OF A TELECOMMUNICATION FACILITY. USE OF THIS SURVEY BY ANYONE OTHER THAN KJS REALTY, INC. AND USE OF THIS SURVEY FOR ANY PURPOSE NOT RELATED TO THE DESIGN OF THE INTENDED FACILITY IS STRICTLY PROHIBITED.
- PROPERTY LINES AND BOUNDARY DIMENSIONS SHOWN ON THIS SURVEY ARE BASED ON A COMPILATION OF RECORDED PLANS AND DEEDS AND ARE NOT INTENDED TO REPRESENT DEFINITIVE BOUNDARY LINES OR BE USED FOR THE PURPOSES OF CONVEYANCE. PROPERTY RELATED INFORMATION HAS NOT BEEN CONFIRMED BY FIELD SURVEY OBSERVATIONS AND NO ASSESSMENT OF LAND OCCUPATION HAS BEEN CONDUCTED IN THE PREPARATION OF THIS SURVEY. A PROPERTY LINE RETRACEMENT SURVEY HAS NOT BEEN CONDUCTED.
- THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIP'S, AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.
- PRIMARY GEODETIC SURVEY CONTROL WAS ESTABLISHED FROM AN ON THE GROUND SURVEY USING THE GLOBAL POSITIONING SYSTEM (GPS) ON 4/18/2019 & 6/19/2019. THE HORIZONTAL REFERENCED DATUM IS THE NAD 83 BASED ON THE GRS 80 REFERENCE ELLIPSOID. THE GRID COORDINATES ARE BASED ON THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM OF 1983. ELEVATIONS SHOWN ARE ASSUMED AND ARE APPROXIMATED TO THE NAVD 88 VERTICAL DATUM. VERTICAL AND HORIZONTAL INFORMATION SHOWN MEETS THE STANDARD CRITERIA FOR AN FAA 1A CERTIFICATION (20± HORIZONTAL AND 3± VERTICAL).
- IN THE EVENT THAT BENCHMARKS (TBM'S), ESTABLISHED FOR THIS PROJECT AND PUBLISHED ON THIS SURVEY, ARE DESTROYED, NOT RECOVERABLE OR A DISCREPANCY IS FOUND, THE USER SHOULD NOTIFY THIS FIRM IN WRITING PRIOR TO COMMENCING OR CONTINUING ANY WORK.
- THE LOCUS PARCEL IS SHOWN AS MAP 206 LOT 103 IN THE TOWN OF FRANKLIN TAX ASSESSOR'S DATABASE.
- THE PROJECT AREA IS LOCATED IN FLOOD ZONE "X" (AREAS OF MINIMAL FLOODING) AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 25021C 0144 E, DATED 07/17/2012.
- THE LOCUS PARCEL AND ALL ABUTTING PARCELS ARE LOCATED IN THE TOWN OF FRANKLIN RURAL RESIDENTIAL I ZONING DISTRICT.
- ALL UNDERGROUND UTILITY INFORMATION WAS DETERMINED FROM SURFACE INVESTIGATIONS AND EXISTING PLANS OF RECORD. THE CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES IN THE FIELD PRIOR TO ANY SITE WORK. CALL THE FOLLOWING FOR ALL PRE-CONSTRUCTION NOTIFICATION 72-HOURS PRIOR TO ANY EXCAVATION ACTIVITY: DIG SAFE SYSTEM (MA, ME, NH, RI, VT): 1-888-344-7233
- WETLANDS SHOWN HEREON WERE DELINEATED BY LUCAS ENVIRONMENTAL, LLC ON 4/12/2019 & 9/18/2020.

PROPERTY OWNER: STEPHEN J. KELLEHER
3 BRIARWOOD ROAD
NORFOLK, MA 02056

LOCUS DEED REFERENCE: BOOK 37568 PAGE 19
BOOK 41116 PAGE 442

PLAN REFERENCES: PLAN 97 OF 1997
PLAN BOOK 716 PAGE 29

LEGEND

- ⊙ - TOWER CONTROL POINT
- △ - CALCULATED POINT
- IRF - IRON ROD FOUND
- CBF - CONC. BOUND FOUND
- ⊗ SPF - STONE PILE FOUND
- - LOCUS PROPERTY LINE
- - - ABUTTERS PROPERTY LINE
- - - EASEMENT LINE

ProTerra
DESIGN GROUP, LLC

4 Bay Road
Building A, Suite 200
Hodley, MA 01035
(413)320-4918

CONSULTANTS:
NORTHEAST SURVEY CONSULTANTS

3 Ferry Street
Studio 1 East
Easthampton, MA 01027
(413) 203-5144
northeastsurvey.com

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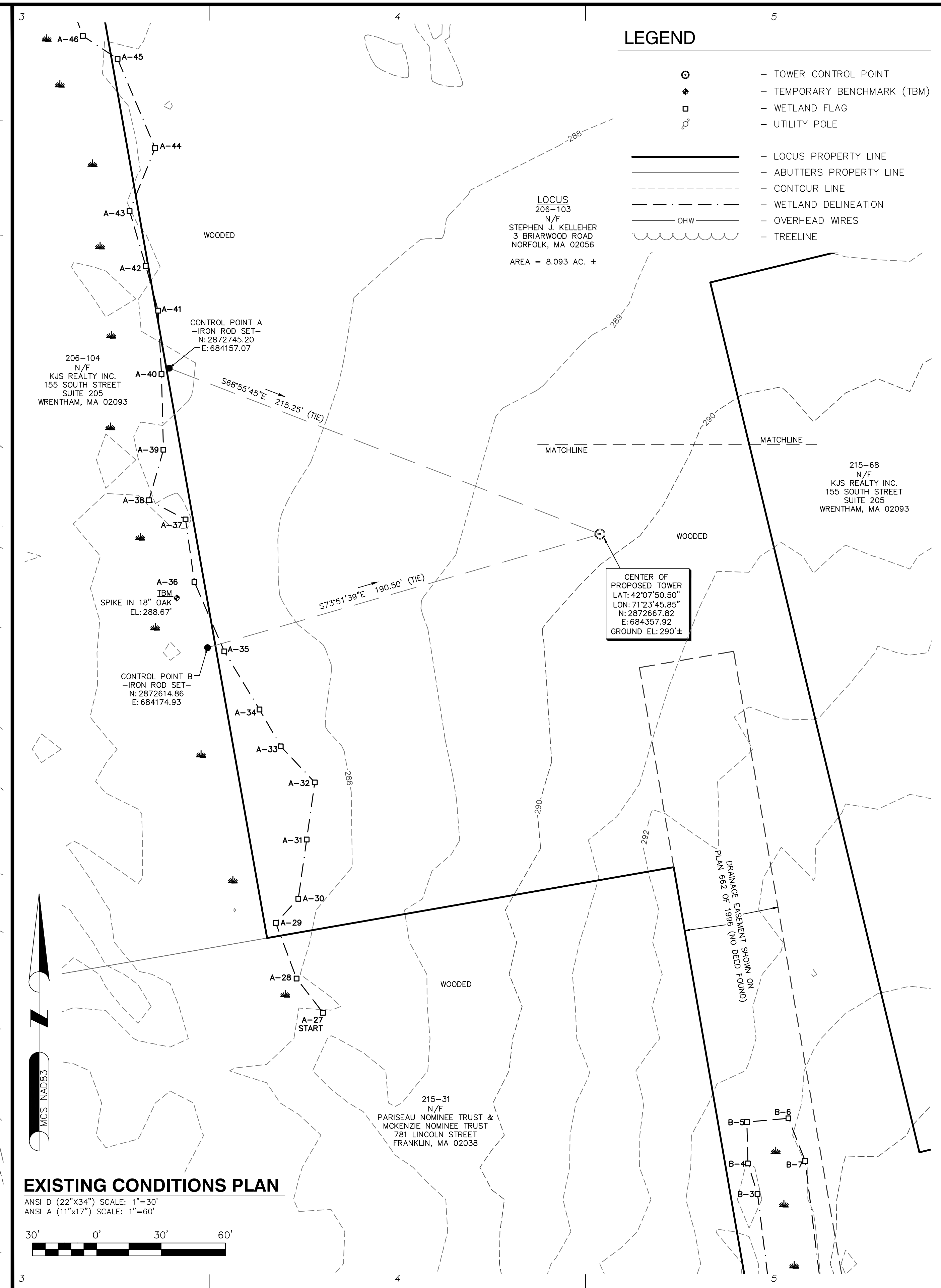
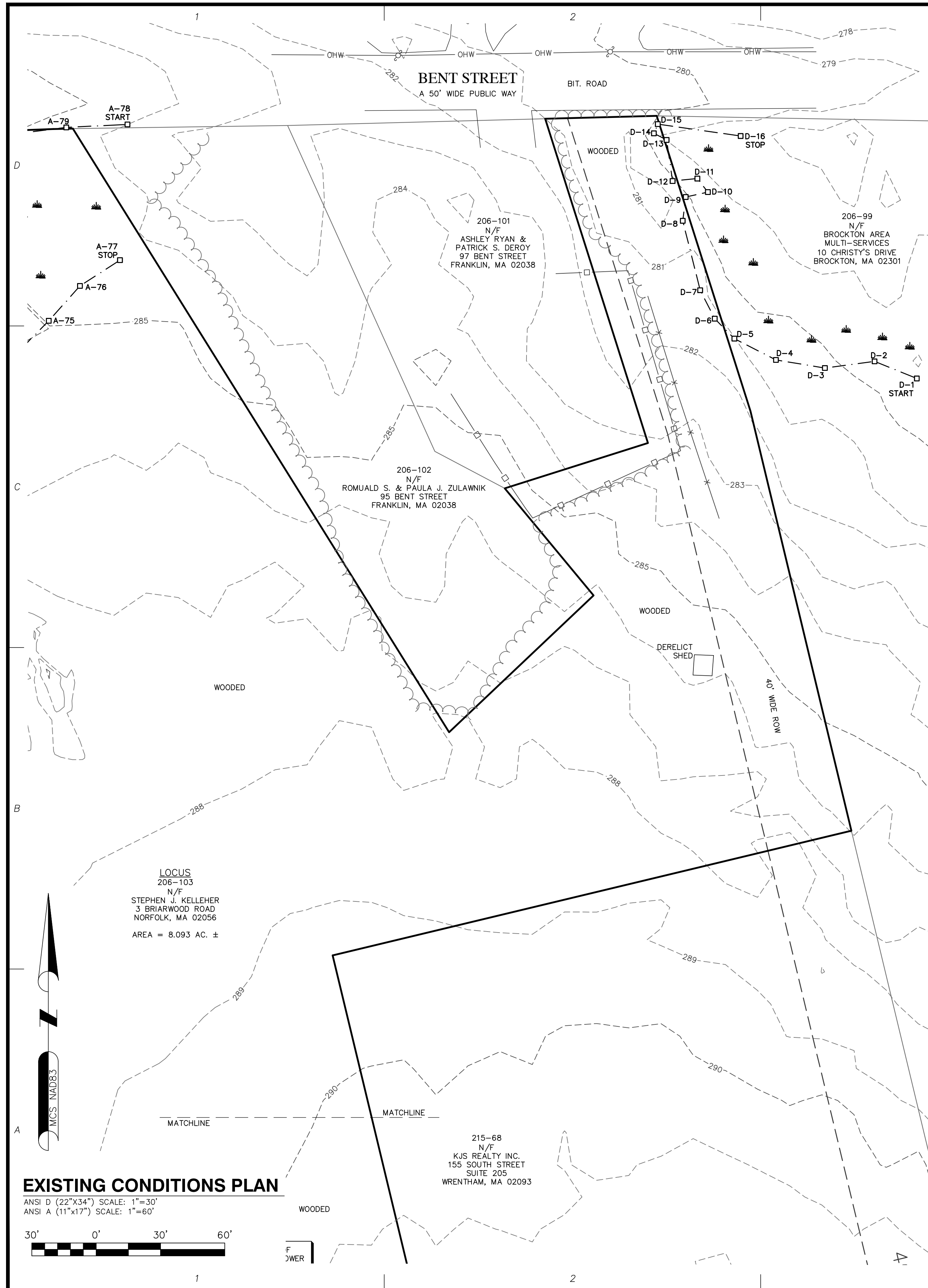
APPLICANT: KJS REALTY, INC.
155 SOUTH STREET, SUITE 102
WRENTHAM, MA 02093

STAMP:

DANIEL F. STASZ
No. 47160
REGISTERED PROFESSIONAL LAND SURVEYOR

DATE: 7/25/2023
DRAWN: JGD
CHECK: BCF
SCALE: 1"=80'
JOB NO.: 19-075.5

SHEET TITLE:
ABUTTERS PLAN
C-1



LEGEND

○	- TOWER CONTROL POINT
◆	- TEMPORARY BENCHMARK (TBM)
□	- WETLAND FLAG
♂	- UTILITY POLE
—	- LOCUS PROPERTY LINE
- - -	- ABUTTERS PROPERTY LINE
- - - -	- CONTOUR LINE
- · - · -	- WETLAND DELINEATION
- - - -	- OVERHEAD WIRES
~~~~~	- TREELINE

**ProTerra**  
DESIGN GROUP, LLC

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**APPLICANT:** KJS REALTY, INC.  
155 SOUTH STREET, SUITE 102  
WRENTHAM, MA 02093

**STAMP:**

COMMONWEALTH OF MASSACHUSETTS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
DANIEL F. STASZ  
No. 47160

**DATE:** 7/25/2023  
**DRAWN:** JDG  
**CHECK:** BCF  
**SCALE:** 1"=30'  
**JOB NO.:** 19-075.5

**SHEET TITLE:**  
**EXISTING CONDITIONS**  
**C-2**



### REFERENCES

PROPERTY LINE, TOPOGRAPHY AND EXISTING FEATURES – SEE SHEETS C-1 & C-2 PREPARED BY NORTHEAST SURVEY CONSULTANTS.

ZONING DISTRICTS – TOWN OF FRANKLIN, MA ONLINE GIS ZONING MAP (HTTPS://WWW.AXISGIS.COM/FRANKLINMA/)

THE FOLLOWING DATALAYERS PREPARED BY THE OFFICE OF GEOGRAPHICAL INFORMATION (MASSGIS), COMMONWEALTH OF MASSACHUSETTS MASSIT – USGS COLOR ORTHO IMAGERY (2019 COLOR ORTHOS).

FLOODPLAIN – FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 25021C0144E EFFECTIVE DATE JULY 17, 2012 PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), US DEPARTMENT OF HOMELAND SECURITY. ENTIRE AREA SHOWN IS WITHIN ZONE "X" UNSHADED: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL FLOOD CHANCE FLOODPLAIN.

WETLANDS – DELINEATED BY LUCAS ENVIRONMENTAL, LLC ON SEPTEMBER 18, 2020 AND FIELD LOCATED BY NORTHEAST SURVEY CONSULTANTS.

### GENERAL NOTES

1. THE TYPE, DIMENSIONS, MOUNTING HARDWARE, AND POSITIONS OF ALL PROJECT OWNER'S EQUIPMENT ARE SHOWN IN ILLUSTRATIVE FASHION. ACTUAL HARDWARE DETAILS AND FINAL LOCATIONS MAY DIFFER SLIGHTLY FROM WHAT IS SHOWN.
2. THE PROJECT OWNER'S PCS FACILITY IS AN UNMANNED PRIVATE AND SECURED EQUIPMENT INSTALLATION. IT IS ONLY ACCESSED BY TRAINED TECHNICIANS FOR PERIODIC ROUTINE MAINTENANCE AND THEREFORE DOES NOT REQUIRE ANY WATER OR SANITARY SEWER SERVICE. THE FACILITY IS NOT GOVERNED BY REGULATIONS REQUIRING PUBLIC ACCESS PER ADA REQUIREMENTS.
3. THE DESIGN OF THE TOWER, FOUNDATION AND ANTENNA MOUNTING HARDWARE WILL MEET THE ANSI/EIA/ITA-222-G STANDARDS FOR STRUCTURAL STEEL ANTENNA SUPPORTING STRUCTURES AND STATE BUILDING CODE REQUIREMENTS. DETAILED CONSTRUCTION DRAWINGS AND STRUCTURAL CALCULATIONS WILL BE PREPARED BY A REGISTERED PROFESSIONAL ENGINEER AND SUBMITTED WITH A BUILDING PERMIT APPLICATION FOR REVIEW AND APPROVAL BY THE LOCAL BUILDING CODE ENFORCEMENT OFFICIAL.
4. ONCE THE FACILITY BECOMES FULLY OPERATIONAL, NORMAL AND ROUTINE MAINTENANCE BY TOWER OWNER'S AND CARRIER'S TECHNICIANS WILL BE PERFORMED. THE ESTIMATED VEHICULAR TRAFFIC GENERATED BY THESE VISITS IS PREDICTED TO BE LESS THAN THE TYPICAL TRAFFIC GENERATED BY A SINGLE-FAMILY DWELLING.

### ZONING SUMMARY

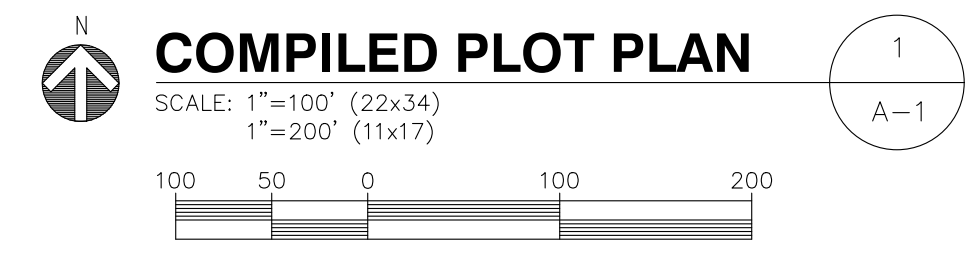
ZONING DISTRICT(S): RURAL RESIDENTIAL I  
 ASSESSOR'S ID#: 206-103 (TOWER), 215-66 & 206-100 (ACCESS)

(P) USE: PERSONAL WIRELESS SERVICE FACILITY (PWSF)¹

DIMENSION	PROVIDED	CONSTRAINT
LOT – AREA (EXISTING PARCEL – TOWER)	8,093± ACRES	40,000 SF MIN.
LOT – FRONTAGE (AT ACCESS)	52.04± 2	200' MIN.
LOT – FRONTAGE (COMBINED TOTAL)	258.42± 2	200' MIN.
(P) COMPOUND – FRONT YARD	476'±	40' MIN.
(P) COMPOUND – REAR YARD	127'±	40' MIN.
(P) COMPOUND – SIDE YARD	48'±	40' MIN.
BUILDING HEIGHT	LESS THAN 15' MAX.	3 STORIES (35' MAX.)
(P) TOWER – HEIGHT (HIGHEST APPURTENANCE)	191'± (197'±)	N/A
(P) TOWER (PROPERTY LINE/BUILDING SETBACK)	64'± (EDGE OF TOWER)	40' MIN.

SPECIAL CONSIDERATIONS MAY BE REQUIRED FOR THE FOLLOWING:

- 1 – TOWN OF FRANKLIN, MA ZONING ORDINANCE, SECTION 185-44 WIRELESS COMMUNICATIONS SERVICE DISTRICT. ENTIRE SITE IS LOCATED OUTSIDE DISTRICT.
- 2 – TOWN OF FRANKLIN, MA ZONING ORDINANCE, SECTION 185 ATTACHMENT 9 ' SCHEDULE OF LOT, AREA, FRONTAGE, YARD AND HEIGHT REQUIREMENTS': MINIMUM LOT FRONTAGE SHALL BE 200' IN RURAL RESIDENTIAL I DISTRICT.



NO.	DATE	REVISIONS
A	10/30/21	ISSUED FOR REVIEW
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FRANKLIN, MA 02038

**APPLICANT:** KJS REALTY  
2 COMMERCIAL STREET  
SHARON, MA 02067

**STAMP:**

DATE: 09/01/2023  
 DRAWN: JEB  
 CHECK: JMM/TEJ  
 SCALE: SEE PLAN  
 JOB NO.: 18-015

**SHEET TITLE:**  
**COMPILED PLOT PLAN**  
**A-1**

NO.	DATE	REVISIONS
A	10/9/20/21	ISSUED FOR REVIEW
B	10/9/20/21	ISSUED FOR REVIEW
C	10/07/21	ISSUED FOR PERMITTING
1	10/18/21	ISSUED FOR PERMITTING
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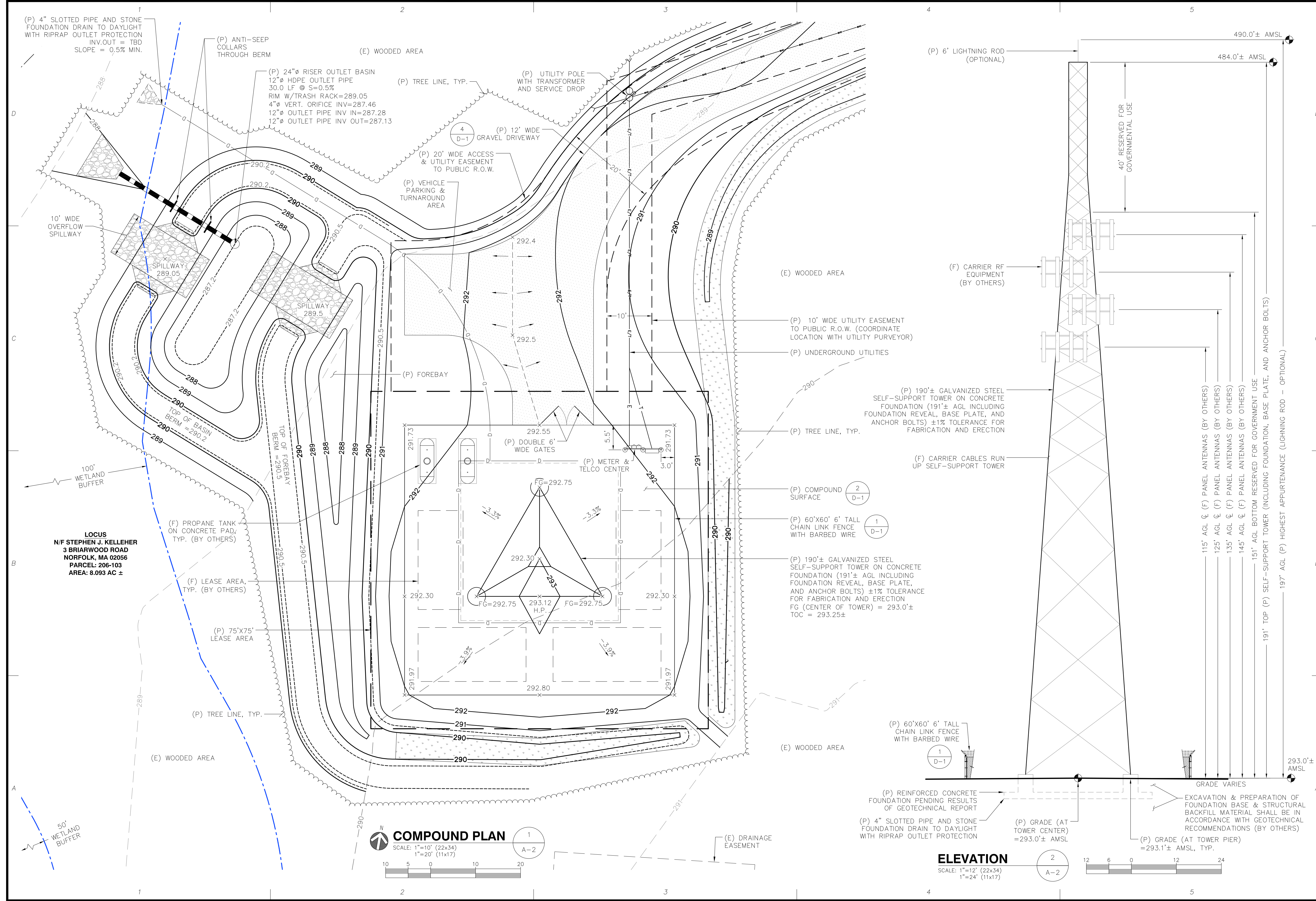
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**2 COMMERCIAL STREET**  
**SHARON, MA 02067**

**STAMP:**

DATE: 09/01/2023  
DRAWN: JEB  
CHECK: JMM/TEJ  
SCALE: SEE PLAN  
JOB NO.: 18-015

**SHEET TITLE:**  
**COMPOUND PLAN**  
**& ELEVATION**

**A-2**



(P) 4" SLOTTED PIPE AND STONE FOUNDATION DRAIN TO DAYLIGHT WITH RIPRAP OUTLET PROTECTION INV.OUT = TBD SLOPE = 0.5% MIN.

(P) ANTI-SEEP COLLARS THROUGH BERM

(P) 24"Ø RISER OUTLET BASIN  
12"Ø HDPE OUTLET PIPE  
30.0 LF @ S=0.5%  
RIM W/TRASH RACK=289.05  
4"Ø VERT. ORIFICE INV=287.46  
12"Ø OUTLET PIPE INV IN=287.28  
12"Ø OUTLET PIPE INV OUT=287.13

(P) TREE LINE, TYP.

(P) UTILITY POLE WITH TRANSFORMER AND SERVICE DROP

(P) 12' WIDE GRAVEL DRIVEWAY

(P) 20' WIDE ACCESS & UTILITY EASEMENT TO PUBLIC R.O.W.

(P) VEHICLE PARKING & TURNAROUND AREA

10' WIDE OVERFLOW SPILLWAY

SPILLWAY 289.05

SPILLWAY 289.5

TOP OF BASIN BERM = 290.2

TOP OF FOREBAY BERM = 290.5

100' WETLAND BUFFER

**LOCUS**  
N/F STEPHEN J. KELLEHER  
3 BRIARWOOD ROAD  
NORFOLK, MA 02056  
PARCEL: 206-103  
AREA: 8.093 AC ±

(F) PROPANE TANK ON CONCRETE PAD, TYP. (BY OTHERS)

(F) LEASE AREA, TYP. (BY OTHERS)

(P) 75'X75' LEASE AREA

(P) TREE LINE, TYP.

(E) WOODED AREA

(P) FOREBAY

(P) DOUBLE 6' WIDE GATES

(P) METER & TELCO CENTER

(E) WOODED AREA

(P) 10' WIDE UTILITY EASEMENT TO PUBLIC R.O.W. (COORDINATE LOCATION WITH UTILITY PURVEYOR)

(P) UNDERGROUND UTILITIES

(P) TREE LINE, TYP.

(P) 190'± GALVANIZED STEEL SELF-SUPPORT TOWER ON CONCRETE FOUNDATION (191'± AGL INCLUDING FOUNDATION REVEAL, BASE PLATE, AND ANCHOR BOLTS) ±1% TOLERANCE FOR FABRICATION AND ERECTION

(F) CARRIER CABLES RUN UP SELF-SUPPORT TOWER

(P) COMPOUND SURFACE

(P) 60'X60' 6' TALL CHAIN LINK FENCE WITH BARBED WIRE

(P) 190'± GALVANIZED STEEL SELF-SUPPORT TOWER ON CONCRETE FOUNDATION (191'± AGL INCLUDING FOUNDATION REVEAL, BASE PLATE, AND ANCHOR BOLTS) ±1% TOLERANCE FOR FABRICATION AND ERECTION  
FG (CENTER OF TOWER) = 293.0'±  
TOC = 293.25±

(P) 60'X60' 6' TALL CHAIN LINK FENCE WITH BARBED WIRE

(P) REINFORCED CONCRETE FOUNDATION PENDING RESULTS OF GEOTECHNICAL REPORT

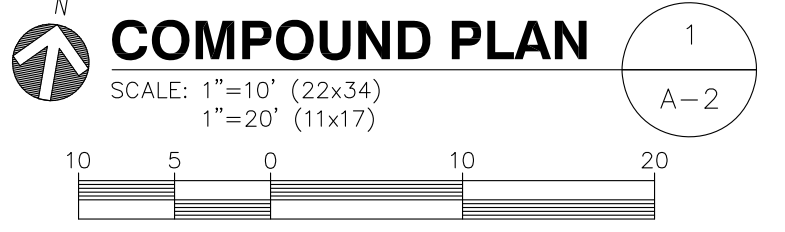
(P) 4" SLOTTED PIPE AND STONE FOUNDATION DRAIN TO DAYLIGHT WITH RIPRAP OUTLET PROTECTION

(P) GRADE (AT TOWER CENTER) = 293.0'± AMSL

(P) GRADE (AT TOWER PIER) = 293.1'± AMSL, TYP.

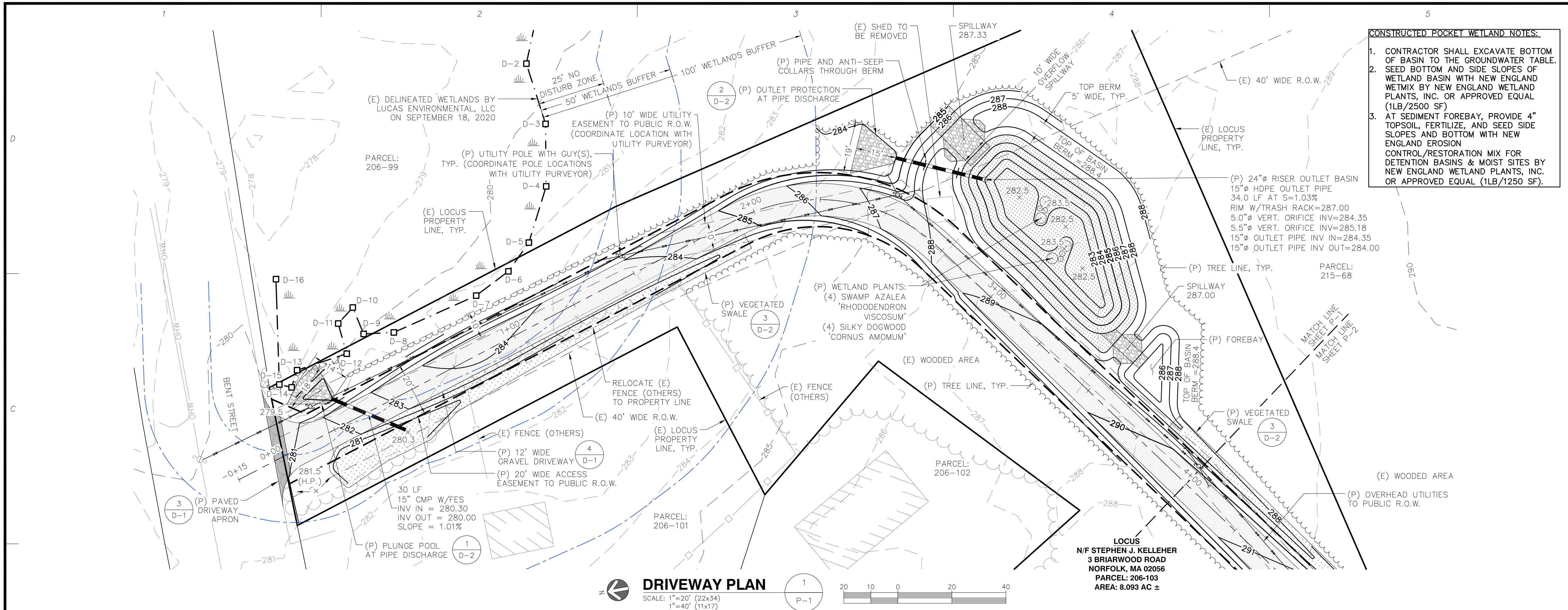
EXCAVATION & PREPARATION OF FOUNDATION BASE & STRUCTURAL BACKFILL MATERIAL SHALL BE IN ACCORDANCE WITH GEOTECHNICAL RECOMMENDATIONS (BY OTHERS)

**ELEVATION**  
SCALE: 1"=12' (22x34)  
1"=24' (11x17)

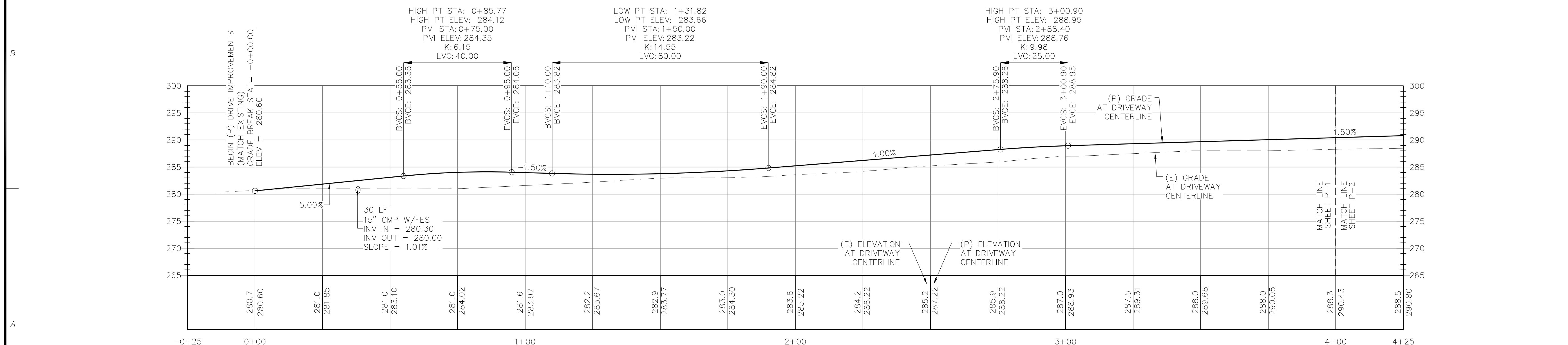


**CONSTRUCTED POCKET WETLAND NOTES:**

1. CONTRACTOR SHALL EXCAVATE BOTTOM OF BASIN TO THE GROUNDWATER TABLE.
2. SEED BOTTOM AND SIDE SLOPES OF WETLAND BASIN WITH NEW ENGLAND WETMIX BY NEW ENGLAND WETLAND PLANTS, INC. OR APPROVED EQUAL (1LB/2500 SF)
3. AT SEDIMENT FOREBAY, PROVIDE 4" TOPSOIL, FERTILIZE, AND SEED SIDE SLOPES AND BOTTOM WITH NEW ENGLAND EROSION CONTROL/RESTORATION MIX FOR DETENTION BASINS & MOIST SITES BY NEW ENGLAND WETLAND PLANTS, INC. OR APPROVED EQUAL (1LB/1250 SF).



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A	10/8/2021	ISSUED FOR REVIEW
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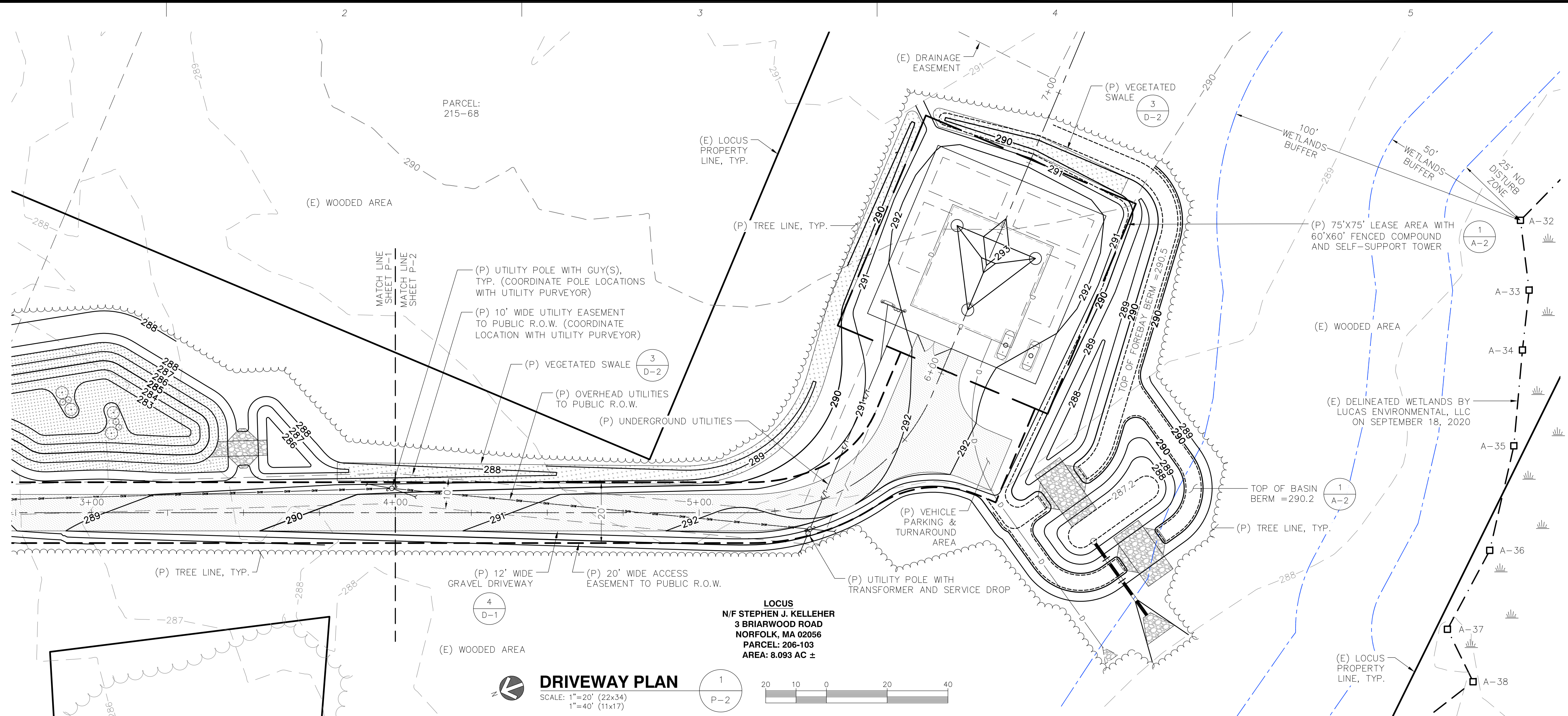
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**APPLICANT:**  
**KJS REALTY**  
2 COMMERCIAL STREET  
SHARON, MA 02067

**STAMP:**  
  
**JESSE M. MORENO**  
 CIVIL ENGINEER  
 MA 0715  
 9-1-2023

**DATE:** 09/01/2023  
**DRAWN:** JEB  
**CHECK:** JMM/TEJ  
**SCALE:** SEE PLAN  
**JOB NO.:** 18-015

**SHEET TITLE:**  
**DRIVEWAY PLAN**  
**& PROFILE**

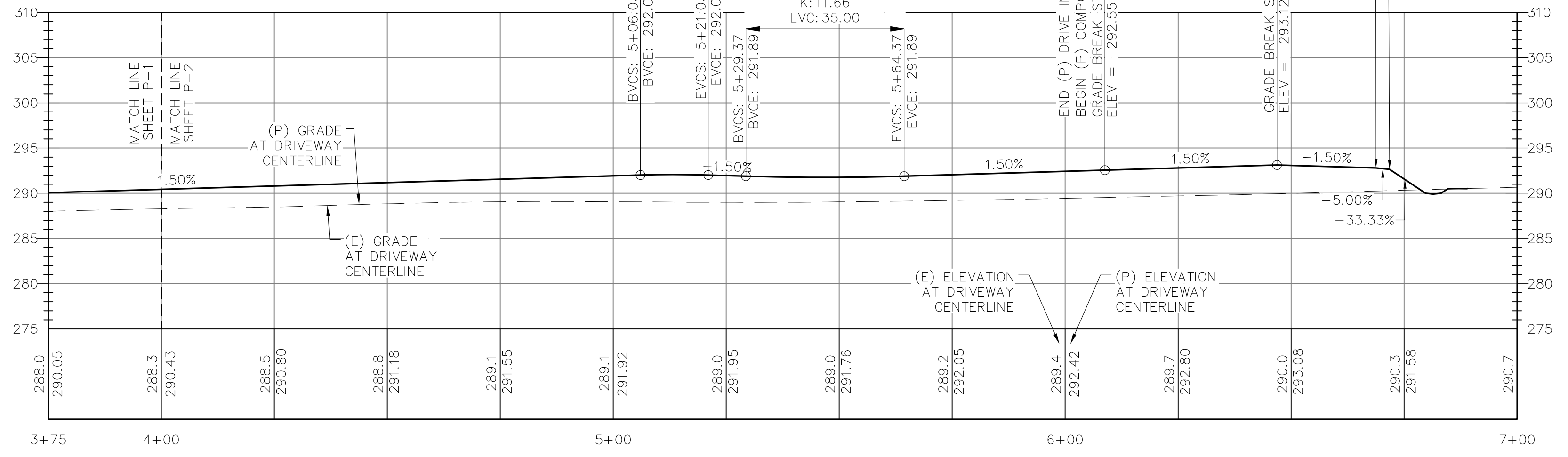


**DRIVEWAY PLAN**  
SCALE: 1"=20' (22x34)  
1"=40' (11x17)

HIGH PT STA: 5+13.51  
HIGH PT ELEV: 292.07  
PVI STA: 5+13.53  
PVI ELEV: 292.13  
K: 5.00  
LVC: 15.00

LOW PT STA: 5+46.88  
LOW PT ELEV: 291.76  
PVI STA: 5+46.87  
PVI ELEV: 291.62  
K: 11.66  
LVC: 35.00

END (P) COMPOUND GRADE BREAK STA = 6+68.79  
ELEV = 292.80  
GRADE BREAK STA = 6+71.79  
ELEV = 292.65



**DRIVEWAY PROFILE**  
SCALE (22x34): 1"=20' HORIZONTAL  
1"=10' VERTICAL  
SCALE (11x17): 1"=40' HORIZONTAL  
1"=20' VERTICAL

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2	09/01/23	PERMITTING REVISED

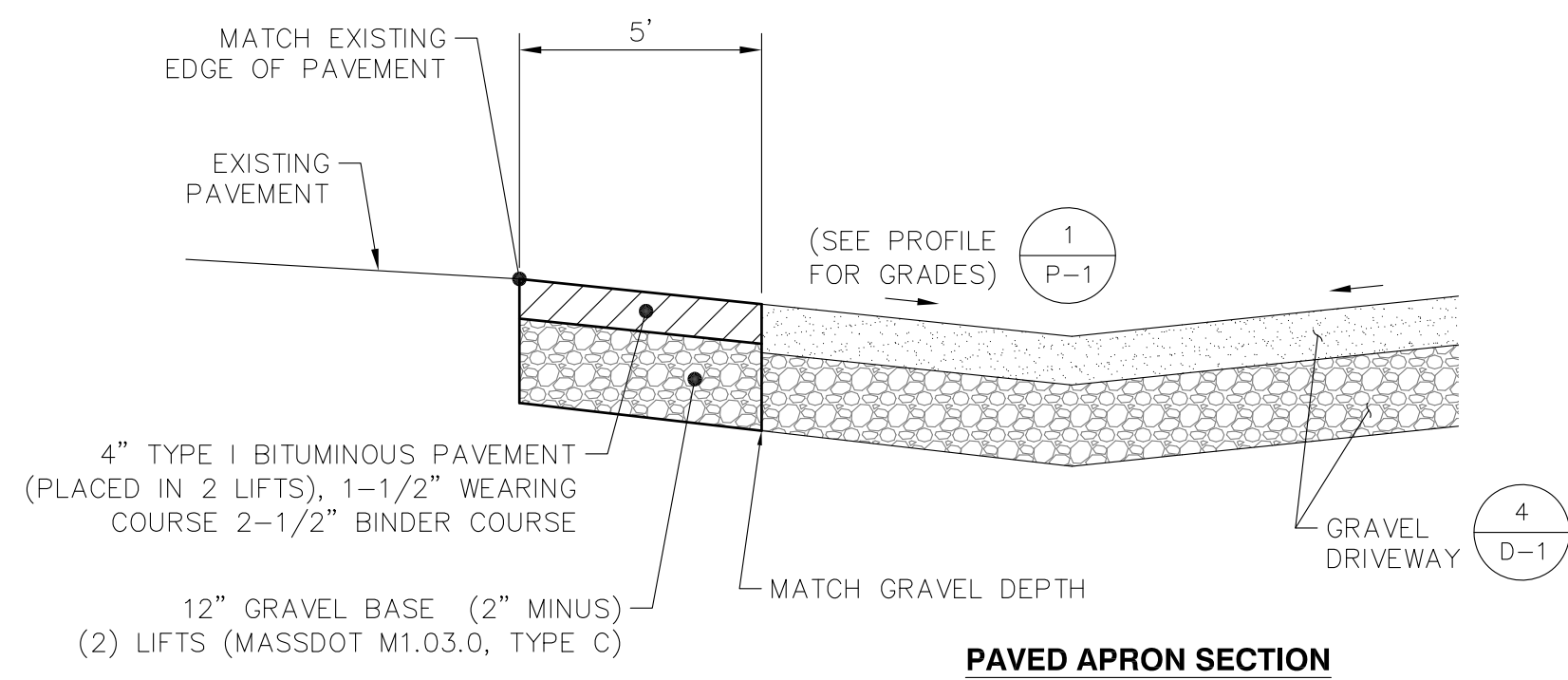
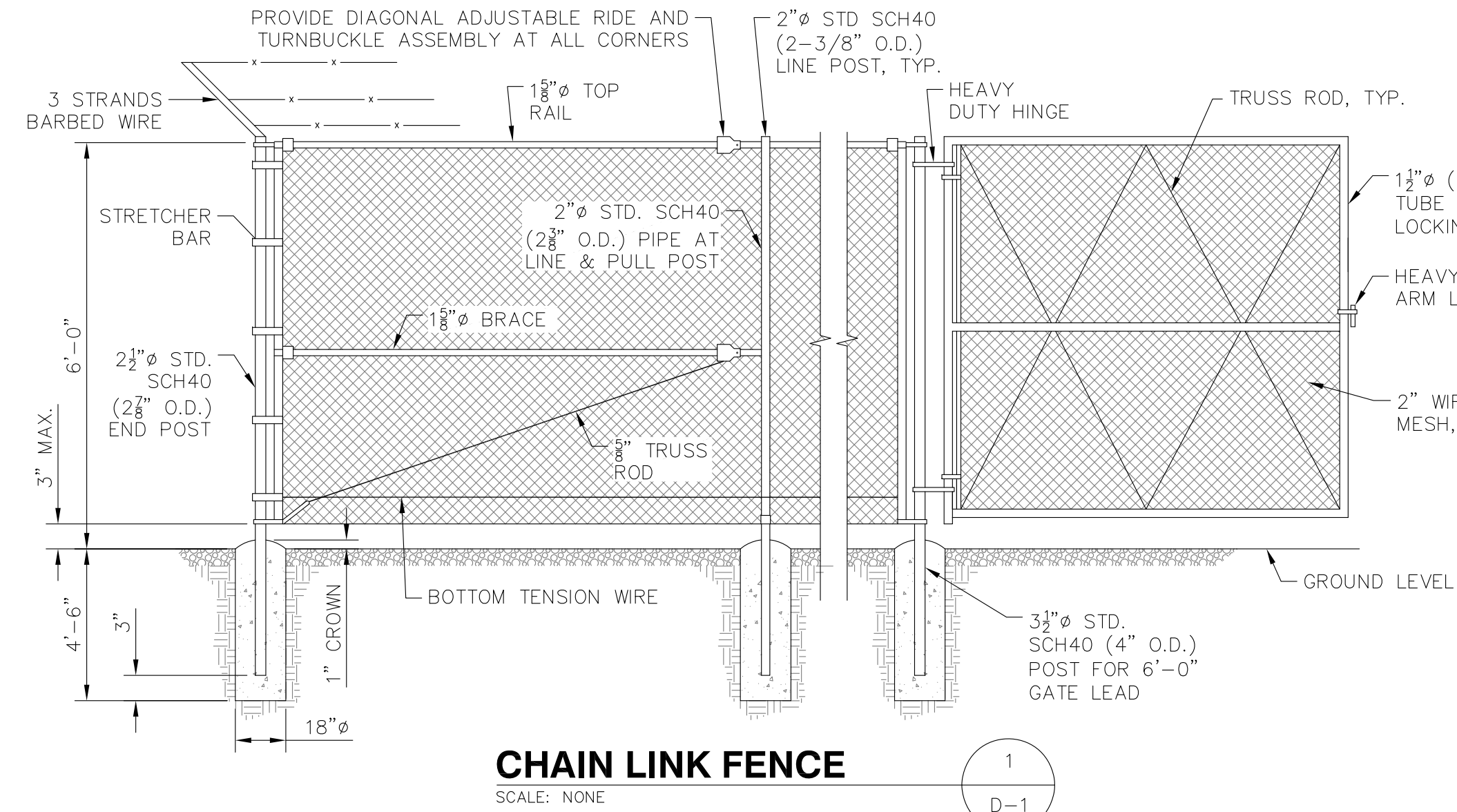
**SITE NAME: FRANKLIN BENT STREET**  
**ADDRESS: BENT STREET**  
**FRANKLIN, MA 02038**

**APPLICANT:**  
**KJS REALTY**  
2 COMMERCIAL STREET  
SHARON, MA 02067

**STAMP:**

DATE: 09/01/2023  
DRAWN: JEB  
CHECK: JMM/TEJ  
SCALE: SEE PLAN  
JOB NO.: 18-015

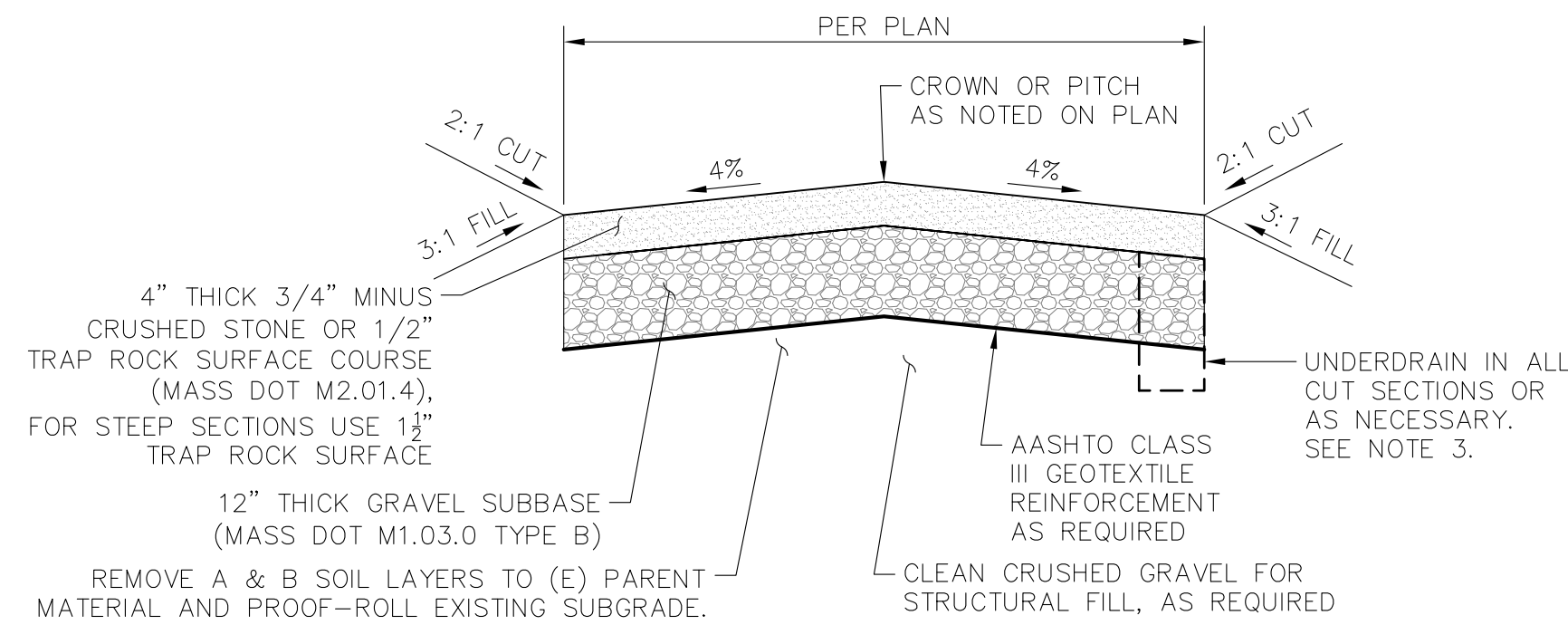
SHEET TITLE:  
**DRIVEWAY PLAN & PROFILE**  
**P-2**



1. AGGREGATE CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF EARTH MOVING OPERATIONS.
2. CONSTRUCTION ENTRANCE TO BE MAINTAINED UNTIL REMOVED.
3. AFTER CONSTRUCTION OPERATIONS ARE COMPLETE, FINAL ASPHALT APRON TO BE INSTALLED AS NOTED.
4. ANY REMAINING CONSTRUCTION ENTRANCE TO REMAIN IN PLACE.
5. ALL WORK TO CONFORM TO LOCAL DPW DRIVEWAY STANDARDS OR MASSDOT AS APPLICABLE.

**PAVED APRON DETAIL**  
SCALE: NONE

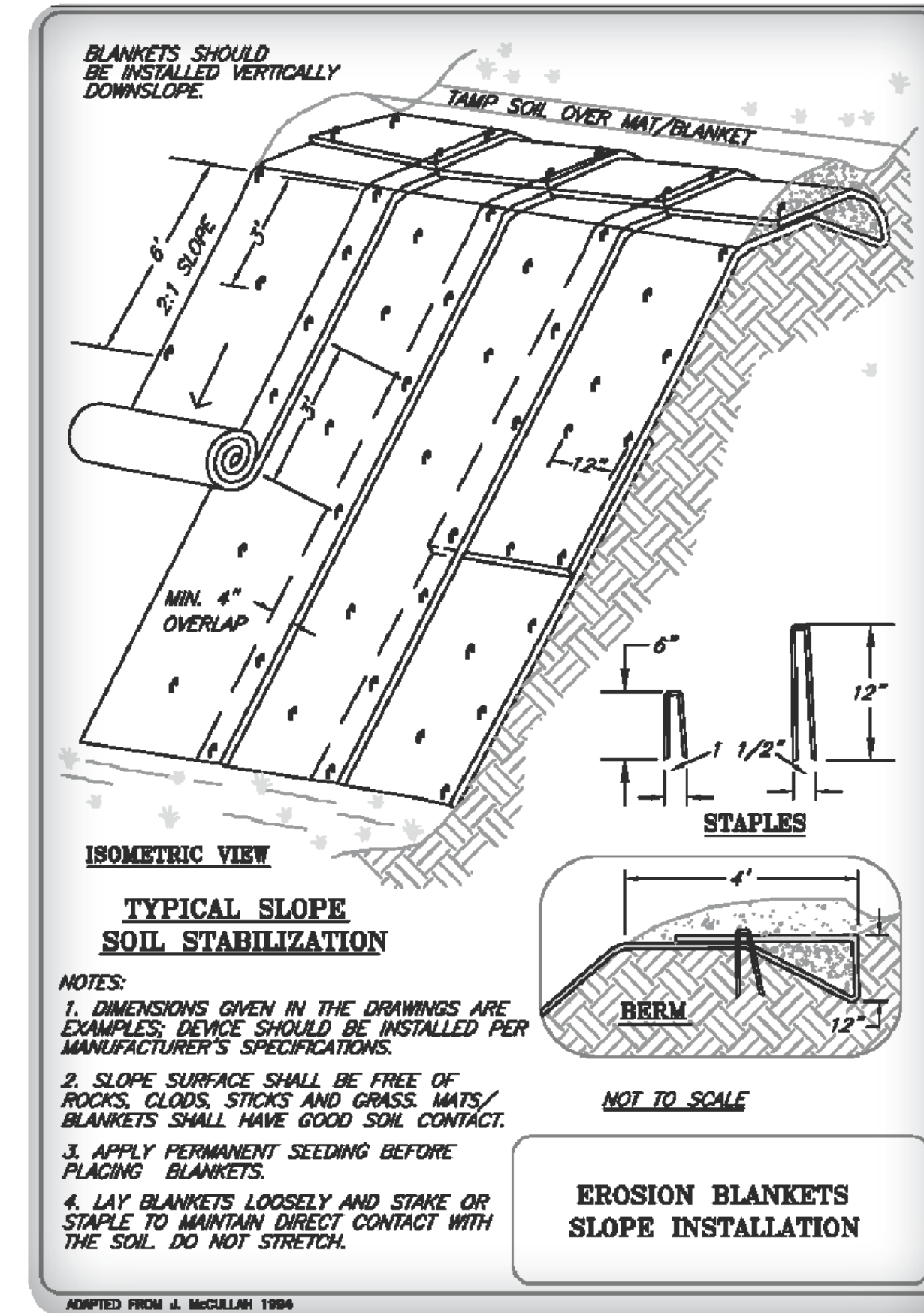
3  
D-1



- NOTES:
1. ALL GRANULAR MATERIALS SHALL BE COMPACTED TO 95±% MAXIMUM DRY DENSITY BY STD. PROCTOR METHOD
  2. ALL CUT AND FILL SLOPES TO BE COVERED WITH JUTE MESH EROSION CONTROL BLANKETS AND/OR HYDROSEEDED WITH NEW ENGLAND ROADSIDE MATRIX MIX AT 35LBS PER ACRE OR EQUAL.
  3. THE REQUIREMENT FOR INSTALLATION OF SUBDRAINS SHALL BE AT ALL CUT SECTIONS OR AS DETERMINED BY THE ENGINEER-OF-RECORD BASED ON FIELD CONDITIONS AT THE TIME OF CONSTRUCTION. SUBDRAINS SHALL BE OUTLETTED TO DAYLIGHT AS APPROVED BY THE ENGINEER-OF-RECORD.
  4. ALL MATERIALS TO CONFORM TO STATE AND/OR MUNICIPAL STANDARD AS REQUIRED.

**DRIVEWAY SECTION**  
SCALE: NONE

4  
D-1



NO.	DATE	REVISIONS
A	10/8/2021	ISSUED FOR REVIEW
B	10/9/2021	ISSUED FOR REVIEW
C	10/10/2021	ISSUED FOR PERMITTING
1	10/18/2021	ISSUED FOR PERMITTING
2	09/01/23	PERMITTING REVISED

TITLE: **SITE NAME: FRANKLIN BENT STREET ADDRESS: BENT STREET FRANKLIN, MA 02038**

APPLICANT: **KJS REALTY 2 COMMERCIAL STREET SHARON, MA 02067**

STAMP:

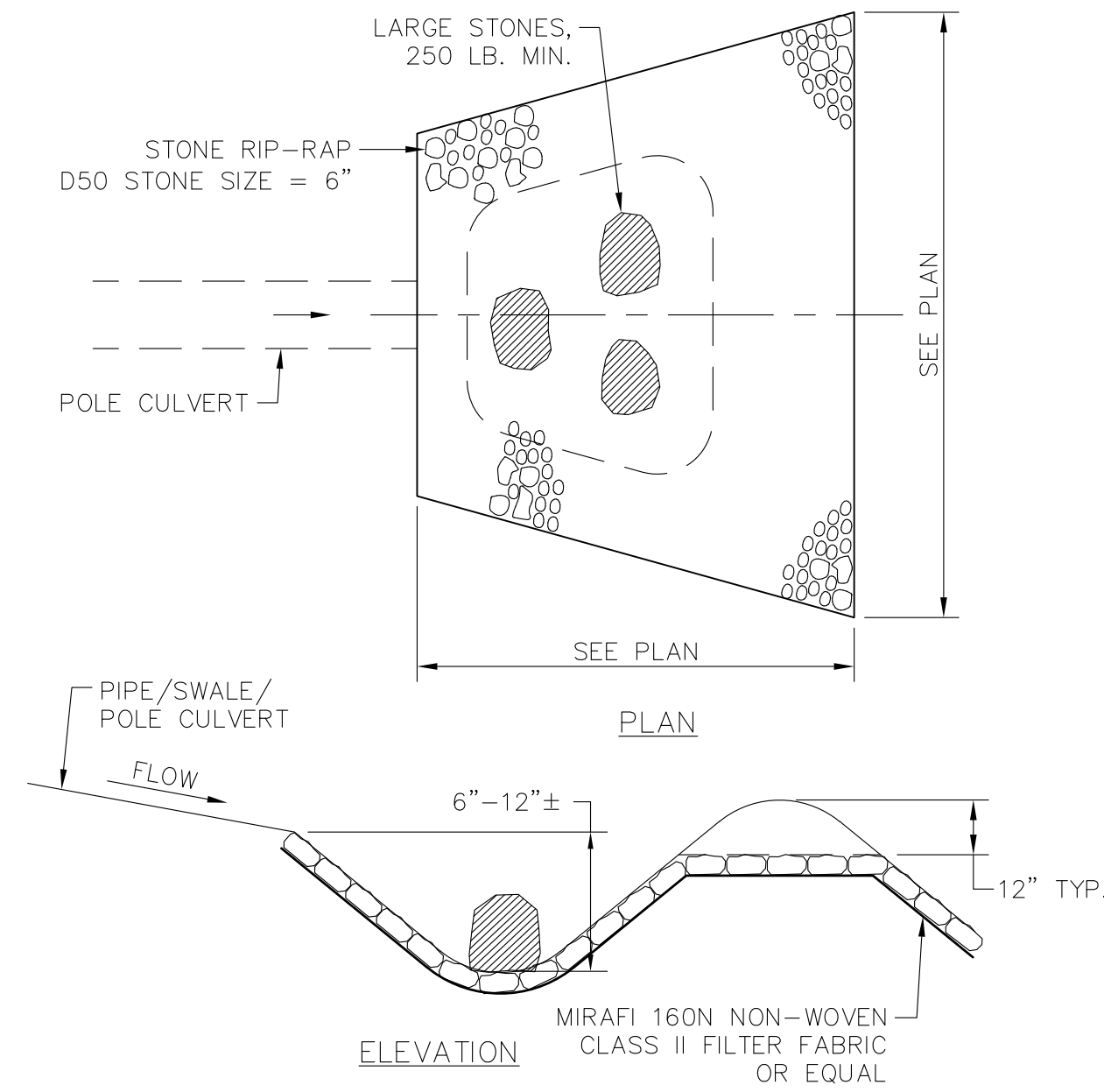
JESSE M. MORENO  
CIVIL ENGINEER  
MA 07815  
9-1-2023

DATE: 09/01/2023  
DRAWN: JEB  
CHECK: JMM/TEJ  
SCALE: SEE PLAN  
JOB NO.: 18-015

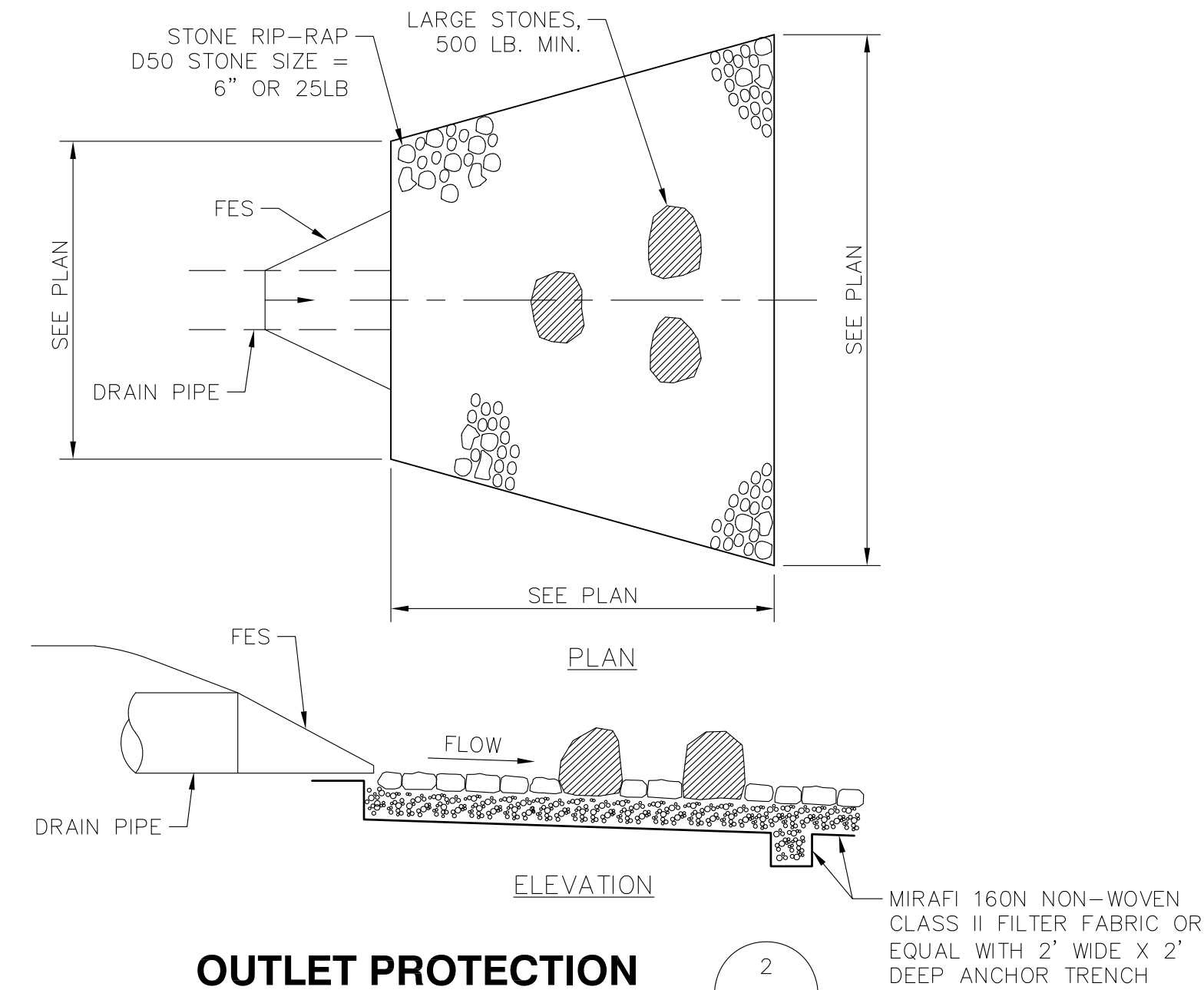
**DETAILS**

**D-1**

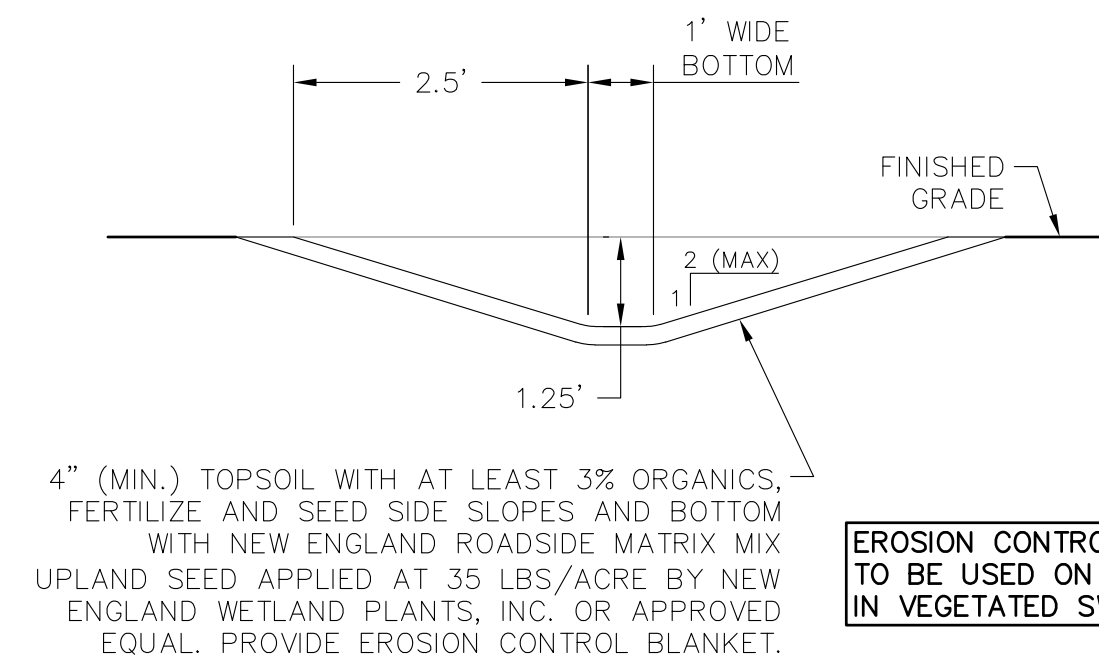




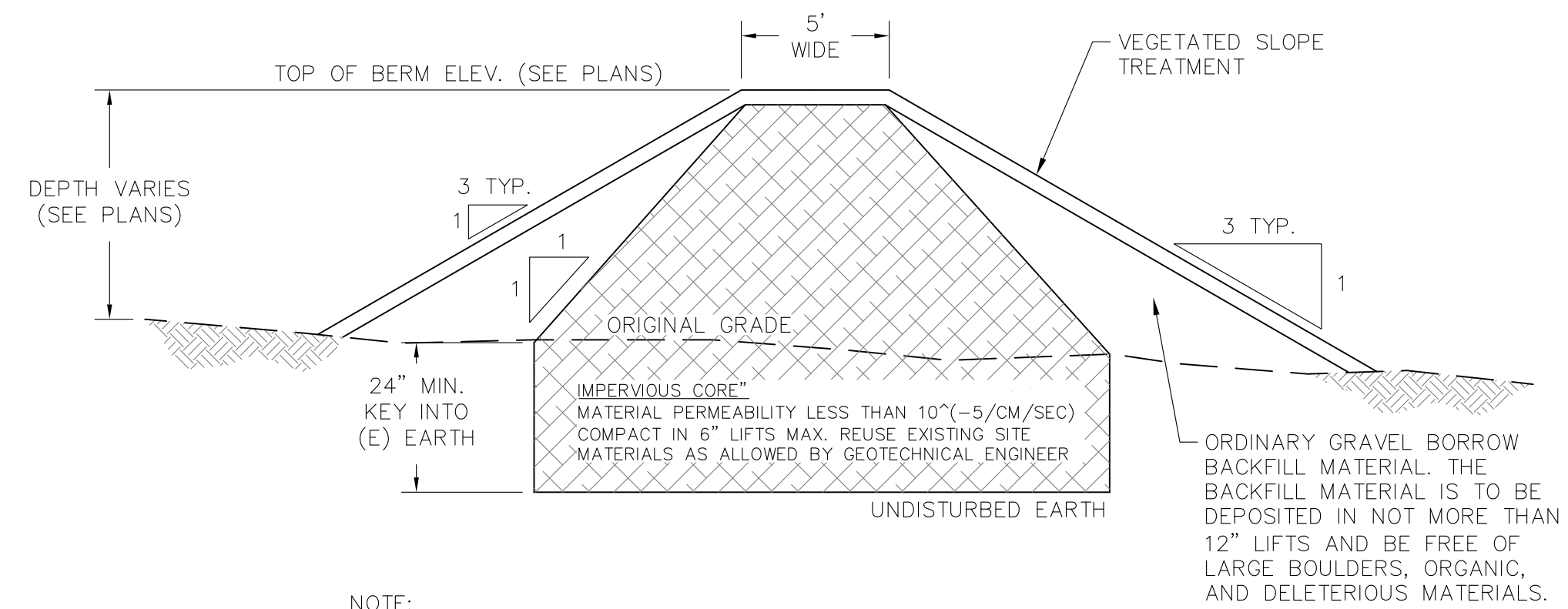
**PLUNGE POOL**  
SCALE: NONE



**OUTLET PROTECTION**  
SCALE: NONE



**VEGETATED SWALE**  
SCALE: NONE



NOTE:  
1. THE DETAIL SHOWN IS REPRESENTATIVE OF THAT SHOWN ON THE PLANS. THE CONTRACTOR IS NOTED TO GRADE IN ACCORDANCE WITH THE PROPOSED CONTOURS AND LIMITS OF WORK SHOWN ON THE PLAN VIEW.

**TYPICAL BASIN BERM SECTION**  
SCALE: NONE

NO.	DATE	REVISIONS
A	08/30/21	ISSUED FOR REVIEW
B	09/30/21	ISSUED FOR REVIEW
O	10/07/21	ISSUED FOR PERMITTING
1	10/18/21	ISSUED FOR PERMITTING
2	09/01/23	PERMITTING REVISED

**TITLE: SITE NAME: FRANKLIN BENT STREET**  
**ADDRESS: BENT STREET**  
**FRANKLIN, MA 02038**

**APPLICANT:**  
**KJS REALTY**  
**SHARON, MA 02067**

**STAMP:**

DATE: 09/01/2023  
DRAWN: JEB  
CHECK: JMM/TEJ  
SCALE: SEE PLAN  
JOB NO.: 18-015  
SHEET TITLE:

**DETAILS**

**D-2**

NO.	DATE	REVISIONS
A	08/30/21	ISSUED FOR REVIEW
B	09/30/21	ISSUED FOR REVIEW
C	10/07/21	ISSUED FOR PERMITTING
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2	09/01/23	PERMITTING REVISED

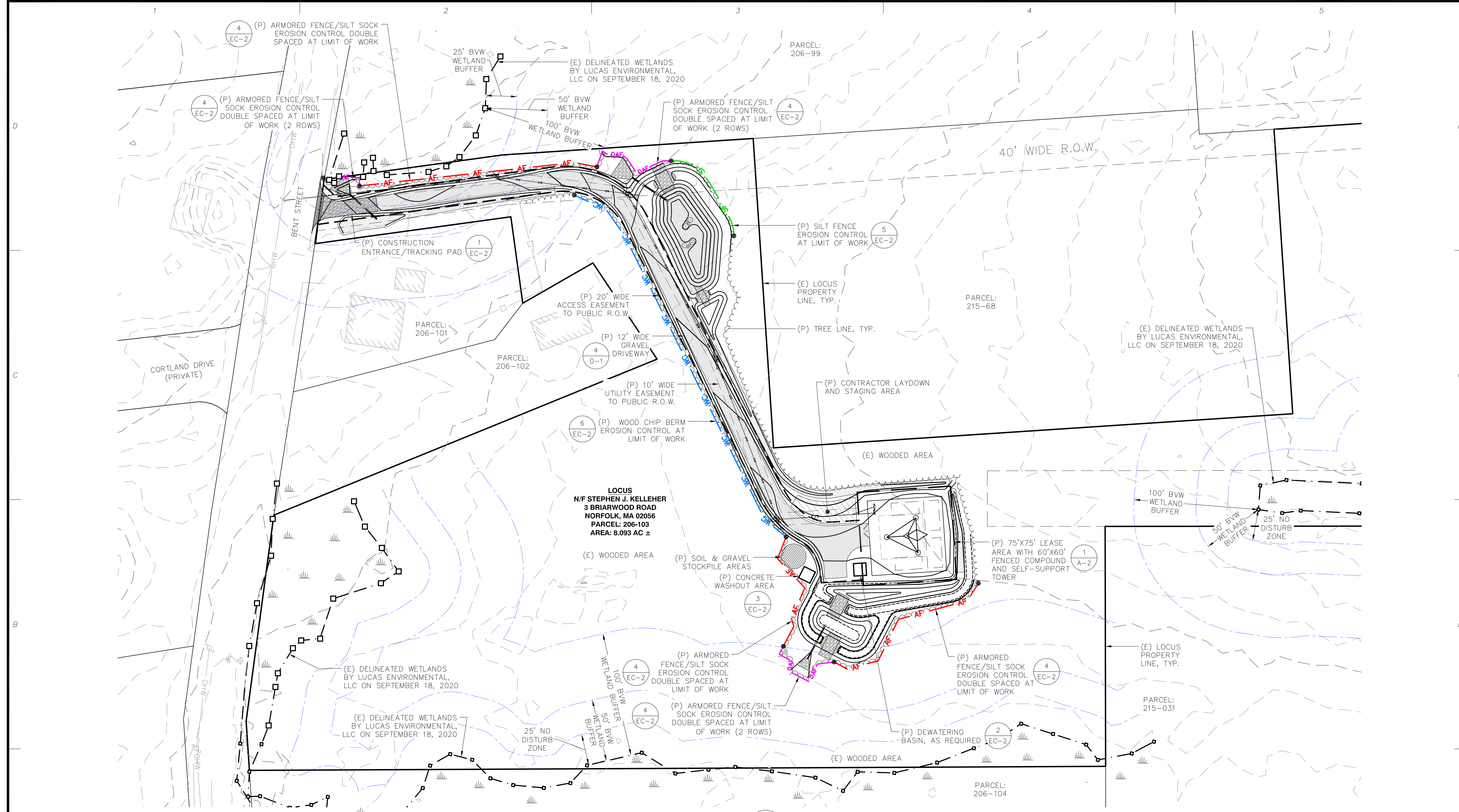
**TITLE:** SITE NAME: FRANKLIN BENT STREET  
ADDRESS: BENT STREET  
FRANKLIN, MA 02038

**APPLICANT:**  
KJS REALTY  
2 COMMERCIAL STREET  
SHARON, MA 02067

**STAMP:**

**DATE:** 09/01/2023  
**DRAWN:** JEB  
**CHECK:** JMM/TEJ  
**SCALE:** SEE PLAN  
**JOB NO.:** 18-015

**SHEET TITLE:**  
**EROSION CONTROL PLAN**  
**EC-1**

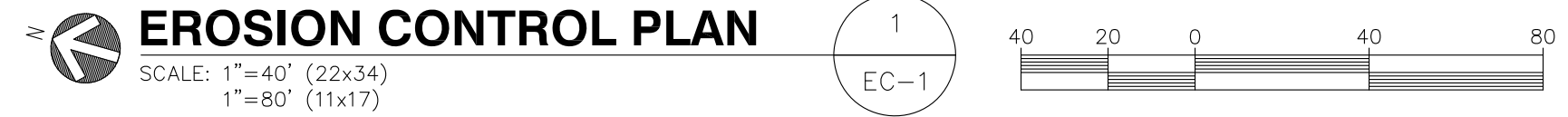


**DISTURBANCE SUMMARY**

ITEM	AREA (SF)
TREE CLEARING	41,205
GRAVEL SURFACE (COMPOUND & DRIVEWAY)	11,655
PAVED DRIVEWAY ENTRANCE	145
RIPRAP (DRAINAGE)	1,200
VEGETATED SWALE	3,535
LOAM & SEED	25,965
TOTAL EARTH DISTURBANCE (SITE)	42,500

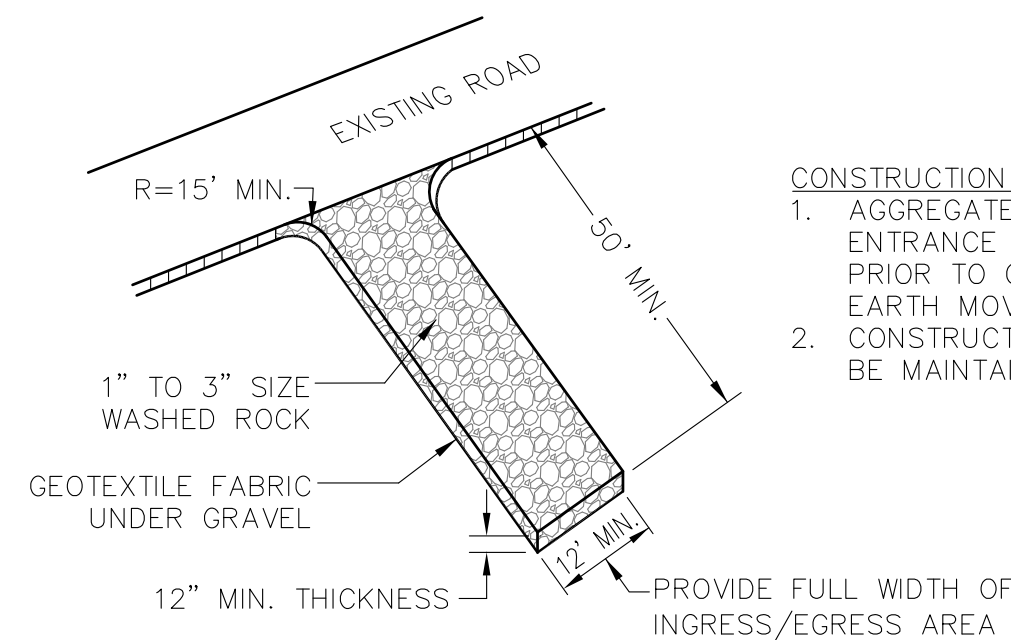
**WETLANDS BUFFER AREAS SUMMARY**

(P) WORK (DISTURBANCE) WITHIN 0-100' BUFFER			
IMPERVIOUS WITHIN BUFFER AREAS			
	(P) IMPERVIOUS	(E) IMPERVIOUS	TOTAL IMPERVIOUS
0-25'	85±SF	0±SF	85±SF
25'-50'	60±SF	0±SF	60±SF
TOTALS (0-50')	145±SF	0±SF	145±SF



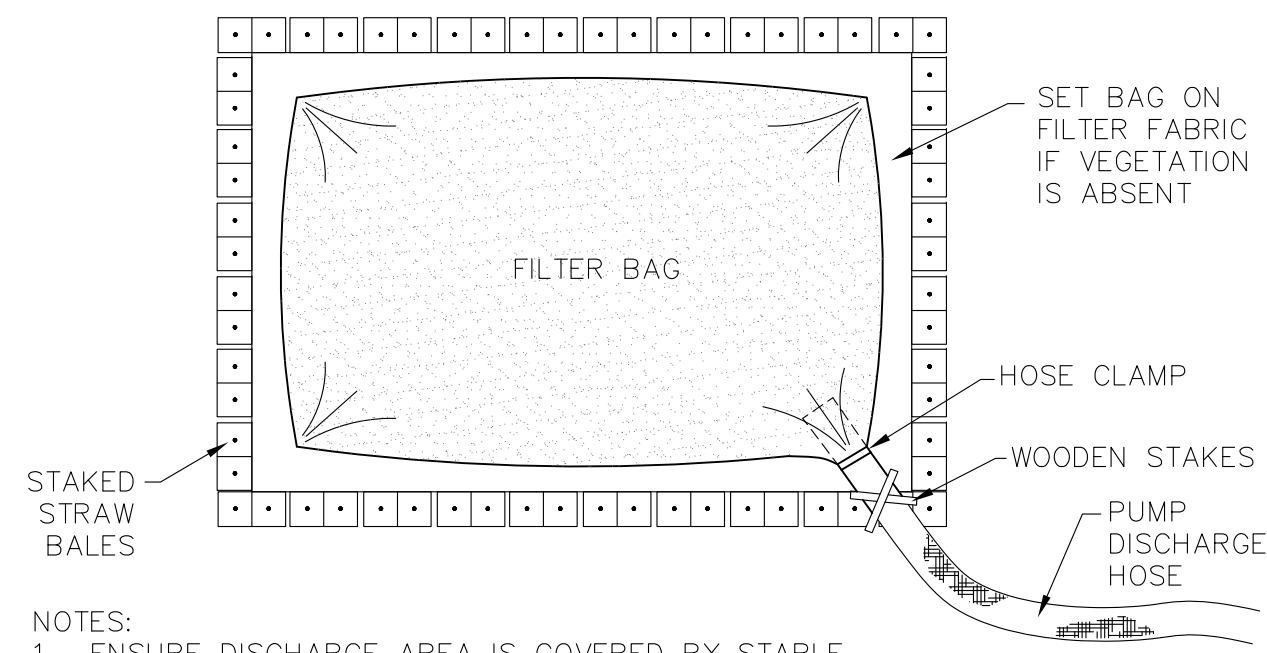
- EROSION CONTROL BARRIER LEGEND**
- WC — WOOD CHIP BERM
  - SF — SILT FENCE
  - AF — ARMORED FENCE / SILT SOCK
  - DAF — ARMORED FENCE / SILT SOCK DOUBLE SPACED (2 ROWS)

DOUBLE SPACED EROSION CONTROL BARRIERS SHALL BE LOCATED AT OUTFALLS AND CRITICAL POINTS.



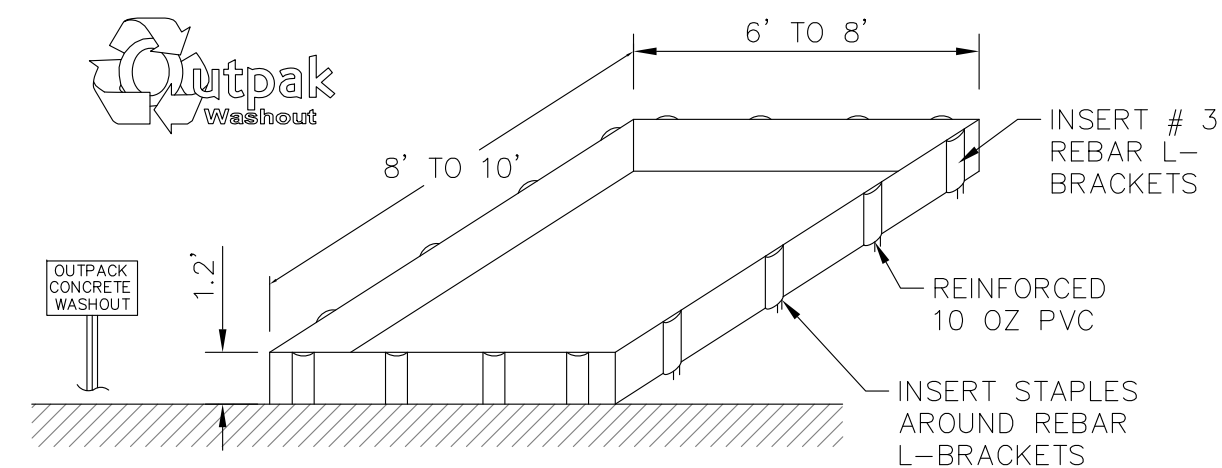
- CONSTRUCTION ENTRANCE NOTES:**
1. AGGREGATE CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF EARTH MOVING OPERATIONS.
  2. CONSTRUCTION ENTRANCE TO BE MAINTAINED UNTIL REMOVED.

**CONSTRUCTION ENTRANCE**  
SCALE: NONE



- NOTES:**
1. ENSURE DISCHARGE AREA IS COVERED BY STABLE VEGETATION.
  2. USE DIFFUSER NOZZLE OR LOW DISCHARGE RATE TO PREVENT SCOURING.
  3. TO BE PLACED AT AN UPLAND LOCATION THAT WILL ALLOW WATER TO DRAIN TO THE GROUND.
  4. SIZE OF STRAW BALE ENCLOSURE TO BE 10'x10' ADJUSTED TO WATER VOLUME.
  5. ADDITIONAL STRAW BALES MAY BE USED TO INCREASE RETENTION & FILTERING.

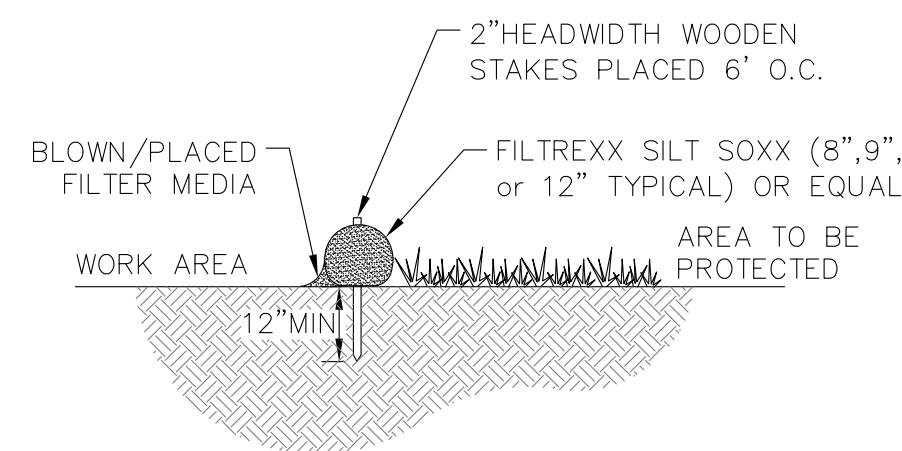
**DEWATERING BASIN**  
SCALE: NONE



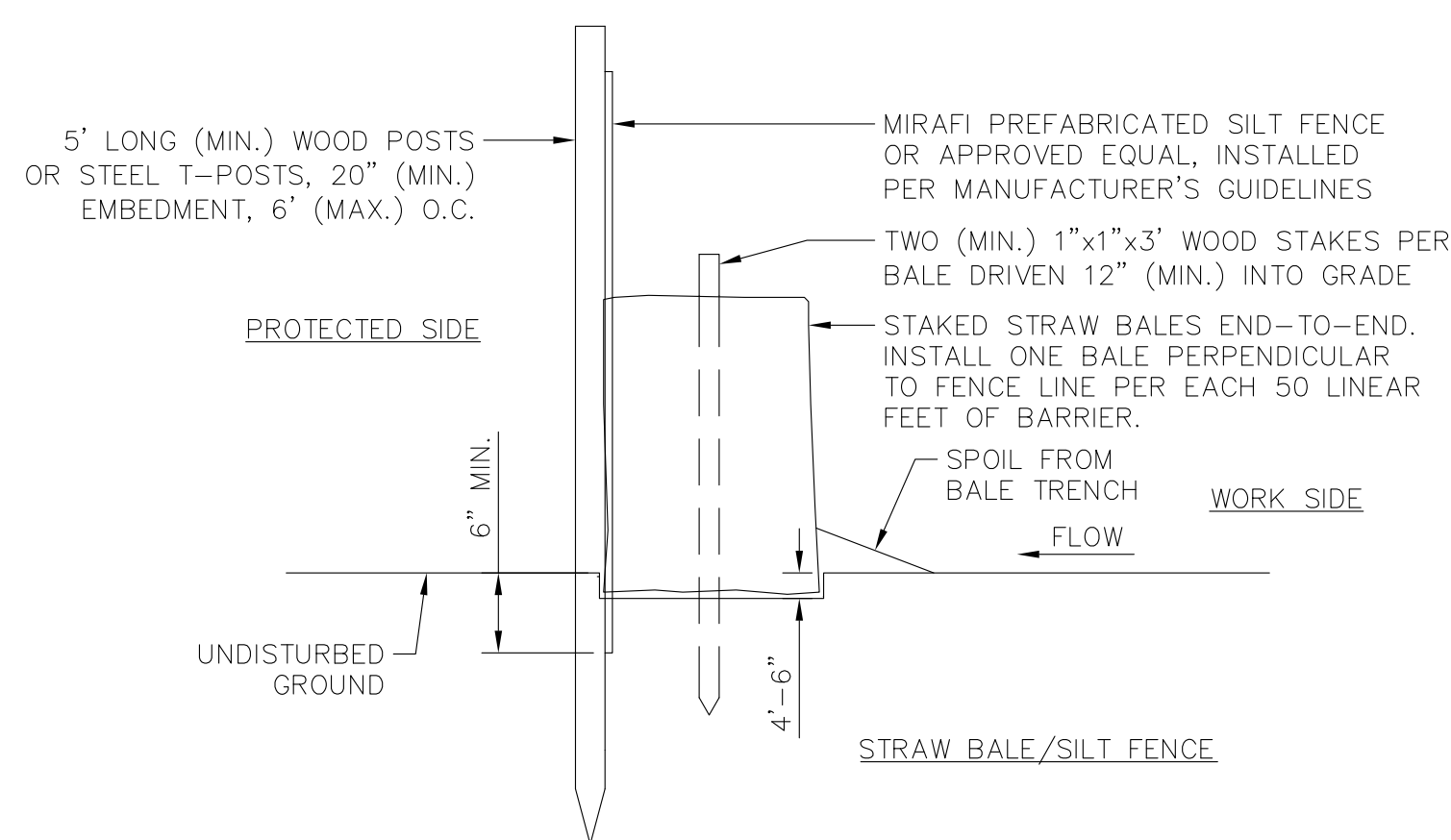
- NOTES:**
1. THE CONCRETE WASHOUT AREA SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON THIS PROJECT.
  2. SIGNS SHALL BE PLACED AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CONCRETE WASHOUT.
  3. THE CONCRETE WASHOUT AREA WILL BE REPLACED AS NECESSARY TO MAINTAIN CAPACITY FOR WASTE CONCRETE AND OTHER LIQUID WASTE.
  4. WASHOUT RESIDUE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN APPROVED WASTE SITE.
  5. DO NOT MIX EXCESS AMOUNTS OF FRESH CONCRETE OR CEMENT ON-SITE.
  6. DO NOT WASH OUT CONCRETE TRUCKS INTO STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS.
  7. AVOID DUMPING EXCESS CONCRETE IN NON-DESIGNATED DUMPING AREAS.
  8. LOCATE WASHOUT AREA AT LEAST 50' (15 METERS) FROM STORM DRAINS, OPEN DITCHES, OR WATERBODIES.
  9. WASH OUT WASTES INTO THE OUTPACK WASHOUT AS SHOWN WHERE THE CONCRETE CAN SET, BE BROKEN UP, AND THEN DISPOSED OF PROPERLY.

**CONCRETE WASHOUT AREA**  
SCALE: NONE

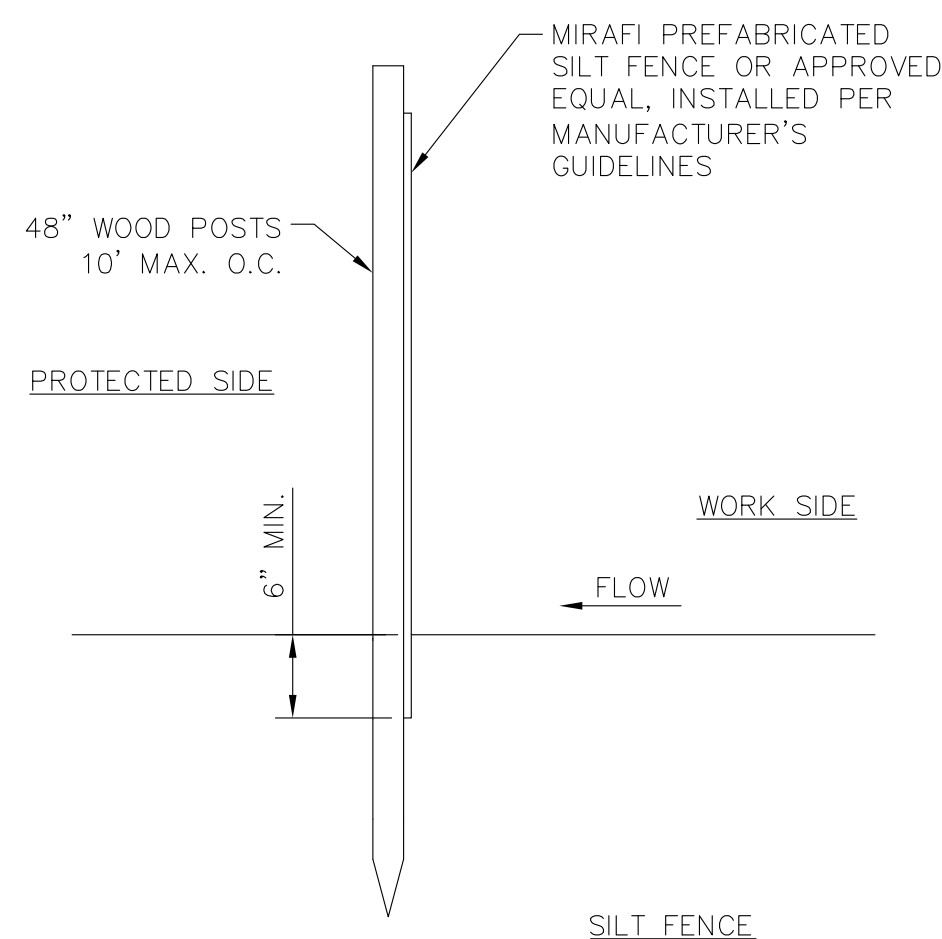
- NOTES:**
1. USE SILT SOXX WHERE CONDITIONS DO NOT ALLOW STAKES TO BE DRIVEN.
  2. SILT SOXX FILL TO MEET FILTREXX SPECIFICATIONS AND APPLICATION REQUIREMENTS.
  3. SILT SOXX COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.
  4. FILTER MEDIA/STRAW BALES TO BE INERT AND FREE FROM INVASIVE WEEDS AND NON-NATIVE SPECIES.
  5. MAY STAKE BEHIND SOCK AT SLIGHT ANGLE (6' O.C.).



**SILT SOXX / COMPOST MEDIA SOCK**



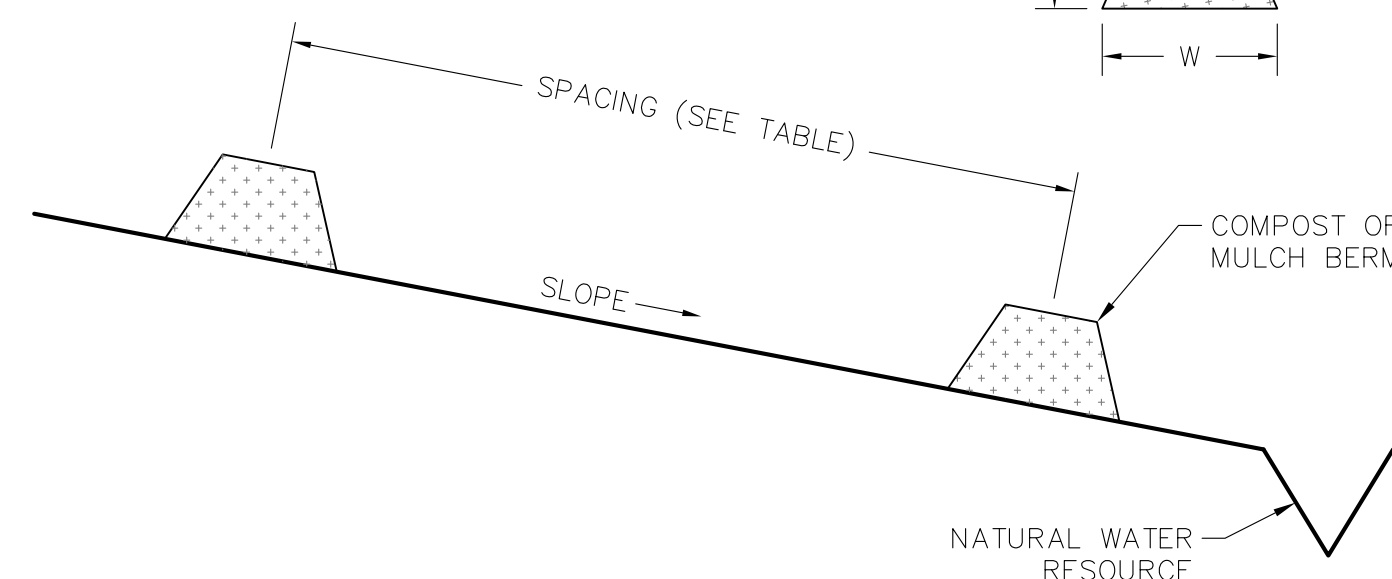
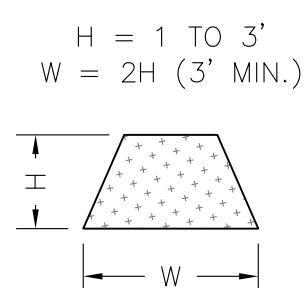
**ARMOURED SILT FENCE W/STRAW BALE**  
SCALE: NONE



**SILT FENCE**  
SCALE: NONE

**SPACING TABLE**

SLOPE	SPACING
< 2%	110'
2-5	100
5-10	75
10-20	25
> 20	NOT ALLOWED



- NOTES:**
1. NOT TO BE PLACED IN AREAS OF CONCENTRATED FLOW OR WHERE ARMORED FENCE IS SHOWN.
  2. NOT RECOMMENDED WITHIN 50' OF A SURFACE WATER.
  3. PLACEMENT AREA MUST BE FREE OF DEBRIS.
  4. BOTH ENDS SHALL EXTEND 8' UP SLOPE AT 45° TO MAIN BERM.
  5. SHALL BE INSPECTED WEEKLY AND AFTER ALL RUNOFF EVENTS.
  6. AT CONCLUSION OF CONSTRUCTION, BERM MATERIAL MAY BE SPREAD LEVEL.

**WOOD CHIP FILTER BERM ALTERNATIVE**  
SCALE: NONE

**EROSION CONTROL NOTES**

1. APPLICANT PROPOSES TO CONSTRUCT A CELLULAR TELECOMMUNICATIONS FACILITY CONSISTING OF A FENCED COMPOUND AND UTILITY WORK WITHIN A LEASE AREA AND EASEMENTS.
2. TEMPORARY SILT FENCE EROSION CONTROL BARRIER SHALL BE MAINTAINED THROUGHOUT SITE CONSTRUCTION. STOCK PILE ON SITE 100 FT. OF SILT FENCE FOR EMERGENCY USE. TEMPORARY EROSION BARRIERS SHALL REMAIN IN PLACE UNTIL PERMANENT VEGETATIVE GROUND COVER IS ESTABLISHED.
3. THE CONTRACTOR SHALL CHIP ALL BRUSH AND SLASH CUTTINGS ON SITE AND STOCKPILE THE CHIPS TO BE USED ON ALL UNSTABLE, DISTURBED AREAS DURING CONSTRUCTION AS TEMPORARY STABILIZATION MULCH. NO BURNING WILL BE ALLOWED ON SITE.
4. TEMPORARY STABILIZATION MUST BE PROVIDED TO ANY DISTURBED EARTH THAT IS OPENED UP IN ANY ONE LOCATION FOR MORE THAN 14 DAYS. CHIPS FROM LAND CLEARING, EROSION CONTROL BLANKETS, OR FAST GROWING RYE GRASSES MAY BE USED FOR TEMPORARY STABILIZATION AS REQUIRED.
5. STRIPPED TOPSOIL SHALL BE STOCKPILED AND PROTECTED WITH STRAW MULCH. ALL STOCKPILES SHALL HAVE AN APPROVED SILTATION BARRIER TOTALLY SURROUNDING THE PILE. THE PILE SHALL BE IN AN APPROVED UPLAND AREA A MINIMUM OF TWENTY-FIVE FEET FROM ALL RESOURCE AREAS.
6. THE PHASING AND SEQUENCING OF THE WORK FOR THE SITE PREPARATION FOR THE TELECOMMUNICATIONS EQUIPMENT INSTALLATION CONSISTS OF INSTALLING TEMPORARY EROSION AND SEDIMENTATION CONTROL BARRIERS; CLEARING AND ROUGH GRADING AS NEEDED; FOUNDATION WORK; EXCAVATION FOR UTILITIES; BACK FILL FOUNDATIONS AND UTILITY TRENCHES; FENCED COMPOUND CONSTRUCTION; INSTALLATION OF TOWER AND GROUND EQUIPMENT; GROUNDING AND LIGHTNING PROTECTION; EQUIPMENT TESTING; FINAL GRADING AND STABILIZATION OF DISTURBED AREAS; LOAM AND SEED DISTURBED AREAS OUTSIDE COMPOUND; FINAL CLEANUP. THE ESTIMATED TIME FOR COMPLETION OF THE WORK IS APPROXIMATELY **SIXTEEN (16) WEEKS.**
7. THE COMPOUND ENCLOSURE IS SURFACED WITH CRUSHED STONE UNDERLAIN BY A WEED-BLOCK SYNTHETIC FILTER FABRIC. DRAINAGE PATTERNS, RUNOFF VOLUMES AND PEAK FLOW RATES WILL NOT BE ALTERED BY THE PROPOSED CONSTRUCTION.
8. ALL DISTURBED AREAS OUTSIDE THE LIMITS OF THE FENCED COMPOUND SHALL BE PERMANENTLY ESTABLISHED WITH A NATIVE VEGETATIVE GROUND COVER AT THE CONCLUSION OF CONSTRUCTION. GRADED AREAS SHALL BE PROTECTED WITH STRAW MULCH UNTIL A GOOD VEGETATIVE COVER IS ESTABLISHED.
9. THE TOTAL IMPACT AREA OF THE DISTURBED CONSTRUCTION SITE IS BOUNDED BY THE "LIMIT OF WORK" AS SHOWN HEREON. THE MAXIMUM AREA OF DISTURBANCE WITHIN THE LIMIT OF WORK IS APPROXIMATELY **42,500 SQUARE FEET.** THE PROJECT IMPACT AREA IS BELOW THE EXEMPTION THRESHOLD OF 43,560 SQUARE FEET IN 40 CFR PARTS 9, 122-124 AND THEREFORE IS NOT SUBJECT TO REGULATION UNDER THE EPA NPDES GENERAL CONSTRUCTION PERMIT PROGRAM.
10. THE PROJECT OWNER'S GENERAL CONTRACTOR SHALL CONDUCT ALL SITE DEVELOPMENT WORK IN A MANNER THAT DOES NOT EXCEED THE LIMITS OF WORK SHOWN ON THE PLANS. ADDITIONALLY, THE PROJECT OWNER'S GENERAL CONTRACTOR SHALL CONDUCT ALL CONSTRUCTION ACTIVITIES IN A MANNER THAT DOES NOT RESULT IN STORM WATER DISCHARGES WITH AN ADVERSE IMPACT ON ANY RESOURCE AREAS OR DOWNSTREAM PROPERTIES.
11. UPON COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL REMOVE ALL ACCUMULATED SILT FROM BEHIND SILTATION BARRIERS AND DISPOSE OF SILT EVENLY IN UPLAND AREAS. REMOVE ALL EROSION CONTROL DEVICES WHEN A GOOD VEGETATIVE COVER IS ESTABLISHED.
12. A CONCRETE WASHOUT AREA SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON THIS PROJECT. SIGNS SHALL BE PLACED AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CONCRETE WASHOUT. WASHOUT RESIDUE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN APPROVED WASTE SITE.

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2	09/01/23	PERMITTING REVISED

**SITE NAME: FRANKLIN BENT STREET**  
**ADDRESS: BENT STREET**  
**FRANKLIN, MA 02088**

**APPLICANT:**  
**KJS REALTY**  
**2 COMMERCIAL STREET**  
**SHARON, MA 02087**

**STAMP:**

DATE: 09/01/2023  
DRAWN: JEB  
CHECK: JMM/TEJ  
SCALE: SEE PLAN  
JOB NO.: 18-015

**SHEET TITLE:**  
**EROSION CONTROL**  
**DETAILS**  
**EC-2**