

Town of Franklin

355 East Central Street
Franklin, Massachusetts 02038-1352



Phone: (508) 520-4907
www.franklinma.gov

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

MEMORANDUM


DATE: May 18, 2022
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: 120 Constitution Blvd
Site Plan Modification

-
- Applicant has submitted Site Plans for Endorsement for 120 Constitution Blvd Plan Modification that included adding additional parking spaces.
 - Applicant has added the Certificate of Vote to front page of the plans.
 - A special Condition included the following:
 - Prior to endorsement of the plans, the applicant shall provide a signed illicit discharge compliance statement to maintain compliance with the stormwater standards – *Applicant has submitted and is included in this packet.*



Illicit Discharge Compliance Statement

To the best of my knowledge no illicit discharges currently exist on the site and no future illicit discharge will be allowed, including wastewater discharges and discharges of stormwater contaminated by contact with process wastes, raw materials, toxic pollutants, hazardous substances, oil, or grease.



Signature of Property Owner

4/6/22

Date

April 26, 2022

Nancy Danello, Town Clerk
Town of Franklin
355 East Central Street
Franklin, MA 02038

CERTIFICATE OF VOTE
Site Plan
120 Constitution Blvd

Site Plan: "Site Plan, Parking Lot Expansion, 120 Constitution Blvd, Franklin, MA"

Applicant: AHP Architect, Inc.
116 John St, Suite 115
Lowell, MA 01852

Owner: LRF2 BOS Constitution Blvd LLC
50 Tice Blvd, Suite A28
Woodcliff Lake, NJ

Prepared By: Howard Stein Hudson, Chelmsford, MA
Surveyor/ Engineer: August 20, 2021
Date: August 20, 2021
Property Location: Map 319 Lot 016

Dear Mrs. Danello:

Please be advised that at its meeting on Monday, April 25, 2022 the Planning Board voted (5-0), upon motion duly made and seconded to APPROVE, with Standard conditions and Special Conditions, the above referenced Site Plan. The Conditions of Approval are listed on page 2-3, attached hereto. Both the Certificate of Vote as well as the conditions of approval shall be referenced on the site plan.

Sincerely,
Gregory Rondeau
Gregory Rondeau, Chairman
Franklin Planning Board

cc: Owner/Applicant/ Applicant's Engineer

SITE PLAN FOR PARKING LOT EXPANSION 120 CONSTITUTION BLVD FRANKLIN, MA.



LOCUS MAP
1" = 500'

GENERAL NOTES:

- EXISTING PROPERTY LINE AND UTILITY INFORMATION SHOWN IS BASED ON AN EXISTING SURVEY CONDUCTED BY WSP, INC DATED JULY 22, 2021
- THE ACCURACY AND COMPLETENESS OF THE UNDERGROUND UTILITIES AS SHOWN ON THE PLANS ARE NOT GUARANTEED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION, SIZE, TYPE, ETC. OF ALL UNDERGROUND UTILITIES THAT MAY BE AFFECTED BY THE WORK. AT LEAST 72 HOURS BEFORE EXCAVATION, THE CONTRACTOR SHALL BE REQUIRED TO CONTACT DIGSAFE AT 1-888-344-7233.
- THE CONTRACTOR SHALL FIELD VERIFY CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
- WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION, AND SIZE OF THE UTILITY SHALL BE APPROPRIATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR AND THE INFORMATION FURNISHED TO THE ENGINEER FOR RESOLUTION.
- ALL UTILITY COMPANIES, PUBLIC AND PRIVATE, MUST BE NOTIFIED, INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THIS PLAN, PRIOR TO EXCAVATING, BLASTING, INSTALLING, BACKFILLING, GRADING, PAVEMENT RESTORATION OR REPAVING.
- THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES EXCEPT THOSE NOTED TO BE ABANDONED, REMOVED AND DISPOSED.
- THE CONTRACTOR SHALL DISPOSE OF ALL WASTE MATERIAL IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REQUIREMENTS AT HIS/HER OWN EXPENSE, OUTSIDE OF THE PROJECT LIMITS.

OWNER

LRF2 BOS CONSTITUTION BLVD, LLC
50 TICE BOULEVARD - SUITE A28
WOODCLIFF LAKE, NJ 07677

ASSESSORS INFORMATION

ASSESSORS MAP 319 LOT 16

REFERENCES

- EXISTING CONDITIONS SURVEY BY WSP, LLC DATED JULY 22, 2021

ZONING REQUIREMENTS

INDUSTRIAL ZONE
THE BUILDING FOOTPRINT IS TO REMAIN UNCHANGED, THE SITE PLAN IS FOR THE CONSTRUCTION OF ADDITIONAL PARKING ON THE PARCEL.

Dimensional Requirements	Required	Existing (Proposed)
Industrial Zone		
Lot Area	40,000 SF min.	141,387 SF
Lot Width (By-Right)	157.5' dia. min.	316.7±
Lot Depth	200'	317±
Lot Frontage	175' min.	420.3±
Front Yard Setback	40' min.	115.8±
Side Yard Setback	30' min.	104±
Rear Yard Setback	30' min.	50±
Building Coverage	70% max.	21.4%
Structure plus Paving	80% max	36.5% (43.1%)
Building Stories	3 max.	1
Parking Requirements	Required	Proposed
Number of Parking Spaces	75 spaces	23 (50 spaces)**

PARKING REQUIREMENTS

INDUSTRIAL ESTABLISHMENT
1 SPACE PER 400 SF GROSS FLOOR AREA
GROSS FLOOR AREA = 29,886 SF X 1 SP/400 SF = 75 SPACES
REQUIRED
EXISTING SPACES = 23 SPACES
PROPOSED SPACES CONSTRUCTION/RESTRIPING = 50 SPACES *SEE WAIVER 1

SITE PLAN WAIVERS REQUIRED

- PER ARTICLE V SPECIAL REGULATIONS, 185-21, B(3)(b)(i) INDUSTRIAL PARKING SCHEDULE REQUIREMENTS OF 1 SPACE PER 400 SQUARE FEET OF GROSS FLOOR AREA.

PROJECT TEAM:

OWNER
LRF2 BOS CONSTITUTION BLVD, LLC
50 TICE BOULEVARD - SUITE A28
WOODCLIFF LAKE, NJ 07677

SURVEYOR
WSP USA, INC
9 EXECUTIVE PARK DRIVE
SUITE 101
MERRIMACK, NH 03054

APPLICANT
ahp ARCHITECTS, INC
THE OFFICES AT BOOT MILLS
116 JOHN STREET SUITE 115
LOWELL, MA 01852

WETLAND SCIENTIST
WILLIAMS AND SPARAGES
189 NORTH MAIN STREET
MIDDLETON, MA 01949

APPROVAL UNDER SITE PLAN REQUIRE BY FRANKLIN PLANNING BOARD

BEING A MAJORITY DATE: _____

maintenance with respect to said areas, or any of the aforementioned systems within the subject property. The Town will never be required to provide snow plowing or trash pickup, with respect to the subject property.

- Prior to construction activities, there shall be a pre-construction meeting with the owner/applicant, and his contractor(s), the Department of Public Works and the Planning Board's Observation Contractor.

CERTIFICATE OF VOTE
Special Conditions
120 Constitution Blvd

- Prior to endorsement of the plans, the applicant shall provide a signed illicit discharge compliance statement to maintain compliance with the stormwater standards.
- The as built connection from CB-8 to the 36" culvert in the easement along the west edge of the site shall be located and confirmed prior to issuance of the Certificate of Compliance.
- The as built pipe arrangement and the connections to, from, and around the existing drain manhole on the north side of the building shall be confirmed and shown on the final as built plan prior to issuance of the Form H
- The floor drain outlets shall be located and confirmed with the Town Engineer. If it is determined that they are connected to the stormwater system, the design engineer shall present the Town of Franklin Engineering Department a revised design necessary to connect this piping with the sanitary sewer collection system prior to issuance of the Form H.
- As built connections from the roof drains and all area drains on site to the stormwater collection system shall be investigated and shown on the as built plan prior to issuance of the Form H.

CERTIFICATE OF VOTE
Site Plan
120 Constitution Blvd

- The Planning Board will use outside consultant services to complete construction inspections upon the commencement of construction. The Franklin Department of Public Works Director, directly and through employees of the Department of Public Works and outside consultant services shall act as the Planning Board's inspector to assist the Board with inspections necessary to ensure compliance with all relevant laws, regulations and Planning Board approved plan specifications. Such consultants shall be selected and retained upon a majority vote of the Board.
- Actual and reasonable costs of inspection consulting services shall be paid by the owner/applicant before or at the time of the pre-construction meeting. Should additional inspections be required beyond the original scope of work, the owner/applicant shall be required to submit fees prior to the issuance of a Final Certificate of Completion by the Planning Board (Form H). Said inspection is further outlined in condition #1.
- No alteration of these plans shall be made or affected other than by an affirmative vote of the members of the Board at a duly posted meeting and upon the issuance of a written amended decision.
- All applicable laws, by-laws, rules, regulations, and codes shall be complied with, and all necessary licenses, permits and approvals shall be obtained by the owner/applicant.
- Prior to the endorsement of the site plan, the following shall be done:
 - The owner/applicant shall provide the entire list of conditions and this Certificate of Vote on the front page of the plans.
 - A notation shall be made on the plans that all erosion mitigation measures shall be in place prior to major construction or soil disturbance commencing on the site.
 - All outstanding invoices for services rendered by the Town's Engineers and other reviewing Departments of the Town relative to their review of the owner/applicant's application and plans shall have been paid in full.
- All required improvements specified in this Certificate of Vote shall be constructed within a one-year period unless the Board grants an extension. No final Certificate of Occupancy shall be issued until all requirements of the approved plan have been completed to the satisfaction of the Board unless the applicant has submitted a Partial Certificate of Completion for the remainder of the required improvements. The applicant's engineer or surveyor, upon completion of all required improvements, shall submit a Certificate of Completion. The Board or its agent(s) shall complete a final inspection of the site upon filing of the Certificate of Completion by the applicant. Said inspection is further outlined in condition #1.
- Prior to any work commencing on the subject property, the owner/applicant shall provide plans to limit construction debris and materials on the site. In the event that debris is carried onto any public way, the owner/applicant and his assigns shall be responsible for all cleanup of the roadway. All cleanups shall occur within twenty-four (24) hours after first written notification to the owner/applicant by the Board or its designee. Failure to complete such cleanup may result in suspension of construction of the site until such public way is clear of debris.
- The owner/applicant shall install erosion control devices as necessary and as directed by the Town's Construction Inspector.
- Maintenance and repair of the parking area, water supply system, sewer pipes, electric distribution system, and stormwater system shall be the responsibility of the owner/applicant and shall never be the responsibility of the Town and the Town shall never be required to perform any service, repair or

OWNER:
LRF2 BOS CONSTITUTION BLVD, LLC
50 TICE BOULEVARD - SUITE A28
WOODCLIFF LAKE, NJ 07677

APPLICANT:
ahp ARCHITECTS, INC.
THE OFFICES AT BOOT MILLS
116 JOHN STREET SUITE 115
LOWELL, MA 01852

PARKING LOT EXPANSION
120 CONSTITUTION BLVD
FRANKLIN, MA, 02038

REVISIONS:

NO	BY	DATE	DESCRIPTION
1	KL	2/1/22	REV. PARKING LAYOUT
2	KL	4/6/22	REV. PER BOARD & BETA
3	PB	4/11/22	REV. PER BOARD & BETA
4	MB	4/29/22	ADD CERTIFICATE OF VOTE



SITE PLAN

COVER SHEET

DATE: 08/20/21
PROJECT NUMBER: 21123
DESIGNED BY: KL
DRAWN BY: KL
CHECKED BY: KE

C1



HOWARD STEIN HUDSON
 114 Turnpike Road, Suite 2C
 Chelmsford, MA 01824
 www.hshassoc.com

OWNER:
 LRF2 BOS CONSTITUTION BLVD, LLC
 50 TICE BOULEVARD - SUITE A28
 WOODCLIFF LAKE, NJ 07677

APPLICANT:
 ahp ARCHITECTS, INC.
 THE OFFICES AT BOOT MILLS
 116 JOHN STREET SUITE 115
 LOWELL, MA 01852

PARKING LOT EXPANSION
120 CONSTITUTION BLVD
FRANKLIN, MA, 02038

REVISIONS:

NO	BY	DATE	DESCRIPTION
1	KL	2/1/22	REV. PARKING LAYOUT
2	KL	4/6/22	REV. PER BOARD & BETA
3	PB	4/11/22	REV. PER BOARD & BETA
4	MB	4/29/22	ADD CERTIFICATE OF VOTE



SITE PLAN

DEMOLITION PLAN

DATE: 08/20/21

PROJECT NUMBER: 21123

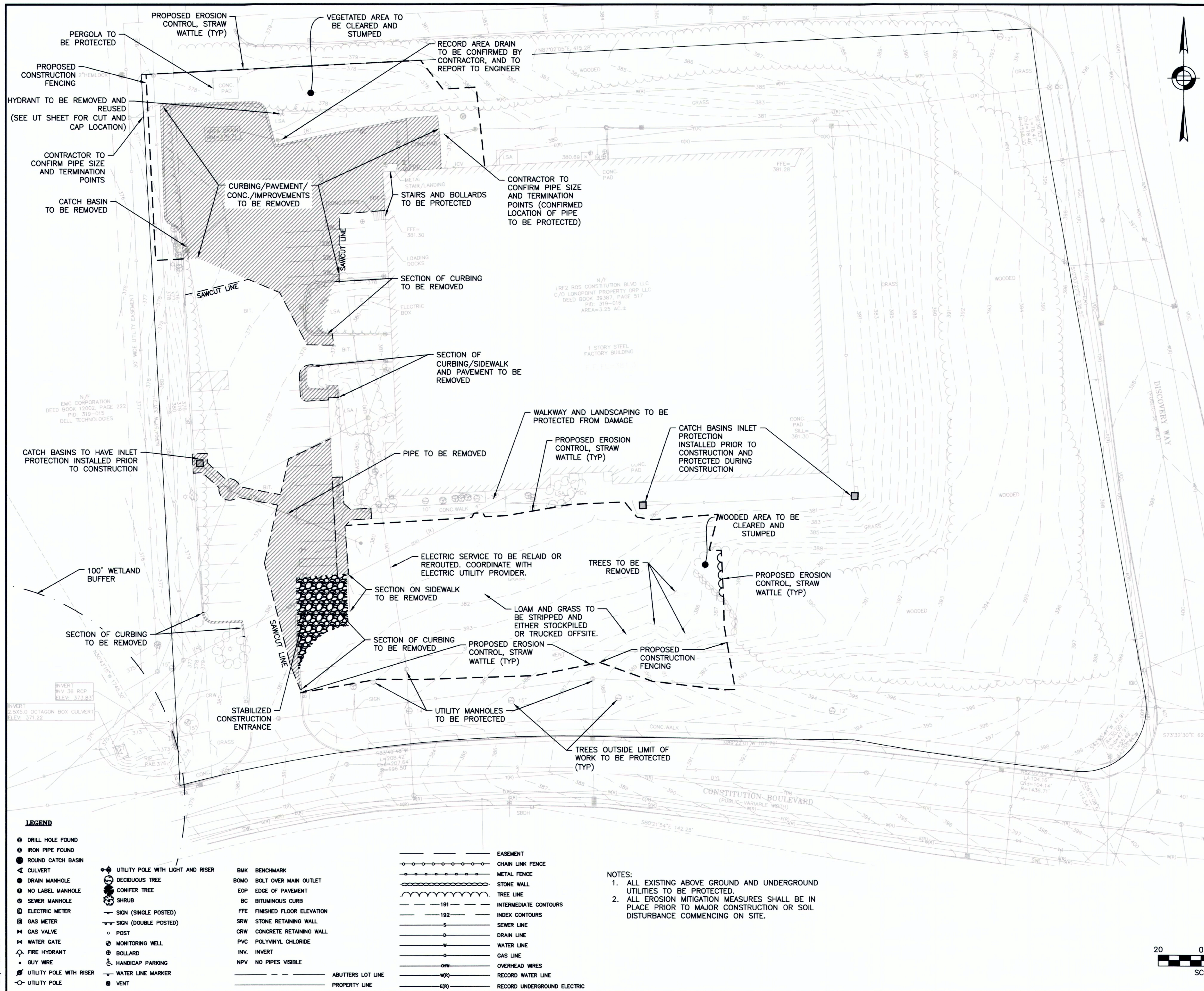
DESIGNED BY: KL

DRAWN BY: KL

CHECKED BY: KE

C2

SHEET 2 OF 10



LEGEND

● DRILL HOLE FOUND	○ UTILITY POLE WITH LIGHT AND RISER	BMK BENCHMARK	— EASEMENT
● IRON PIPE FOUND	○ DECIDUOUS TREE	BOMO BOLT OVER MAIN OUTLET	— CHAIN LINK FENCE
● ROUND CATCH BASIN	○ CONIFER TREE	EOP EDGE OF PAVEMENT	— METAL FENCE
◁ CULVERT	○ SHRUB	BCP BITUMINOUS CURB	— STONE WALL
● DRAIN MANHOLE	— SIGN (SINGLE POSTED)	FFC FINISHED FLOOR ELEVATION	— TREE LINE
● NO LABEL MANHOLE	— SIGN (DOUBLE POSTED)	— 191 INTERMEDIATE CONTOURS	— INDEX CONTOURS
● SEWER MANHOLE	○ POST	SRW STONE RETAINING WALL	— SEWER LINE
⊕ ELECTRIC METER	○ MONITORING WELL	CRW CONCRETE RETAINING WALL	— DRAIN LINE
⊕ GAS METER	○ BOLLARD	PVC POLYVINYL CHLORIDE	— WATER LINE
⊕ GAS VALVE	○ HANDICAP PARKING	INV INVERT	— GAS LINE
⊕ WATER GATE	— WATER LINE MARKER	NPV NO PIPES VISIBLE	— OVERHEAD WIRES
○ FIRE HYDRANT	○ VENT	— ABUTTERS LOT LINE	— RECORD WATER LINE
○ GUY WIRE		— PROPERTY LINE	— RECORD UNDERGROUND ELECTRIC
○ UTILITY POLE WITH RISER			
○ UTILITY POLE			

NOTES:
 1. ALL EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES TO BE PROTECTED.
 2. ALL EROSION MITIGATION MEASURES SHALL BE IN PLACE PRIOR TO MAJOR CONSTRUCTION OR SOIL DISTURBANCE COMMENCING ON SITE.

6/4/2022 LV12123CURRENT1123 - Site Plan_R3.dwg
 Last Saved by: MBEAKER
 Printed by: Kristen LaBrie



HOWARD STEIN HUDSON

114 Turnpike Road, Suite 2C
Chelmsford, MA 01824
www.hshassoc.com

OWNER:
LRF2 BOS CONSTITUTION BLVD, LLC
50 TICE BOULEVARD - SUITE A28
WOODCLIFF LAKE, NJ 07677

APPLICANT:
ahp ARCHITECTS, INC.
THE OFFICES AT BOOT MILLS
116 JOHN STREET SUITE 115
LOWELL, MA 01852

PARKING LOT EXPANSION
120 CONSTITUTION BLVD
FRANKLIN, MA, 02038

REVISIONS:

NO	BY	DATE	DESCRIPTION
1	KL	2/1/22	REV. PARKING LAYOUT
2	KL	4/6/22	REV. PER BOARD & BETA
3	PB	4/11/22	REV. PER BOARD & BETA
4	MB	4/29/22	ADD CERTIFICATE OF VOTE



SITE PLAN

LAYOUT &
MATERIALS PLAN

DATE: 08/20/21

PROJECT NUMBER: 21123

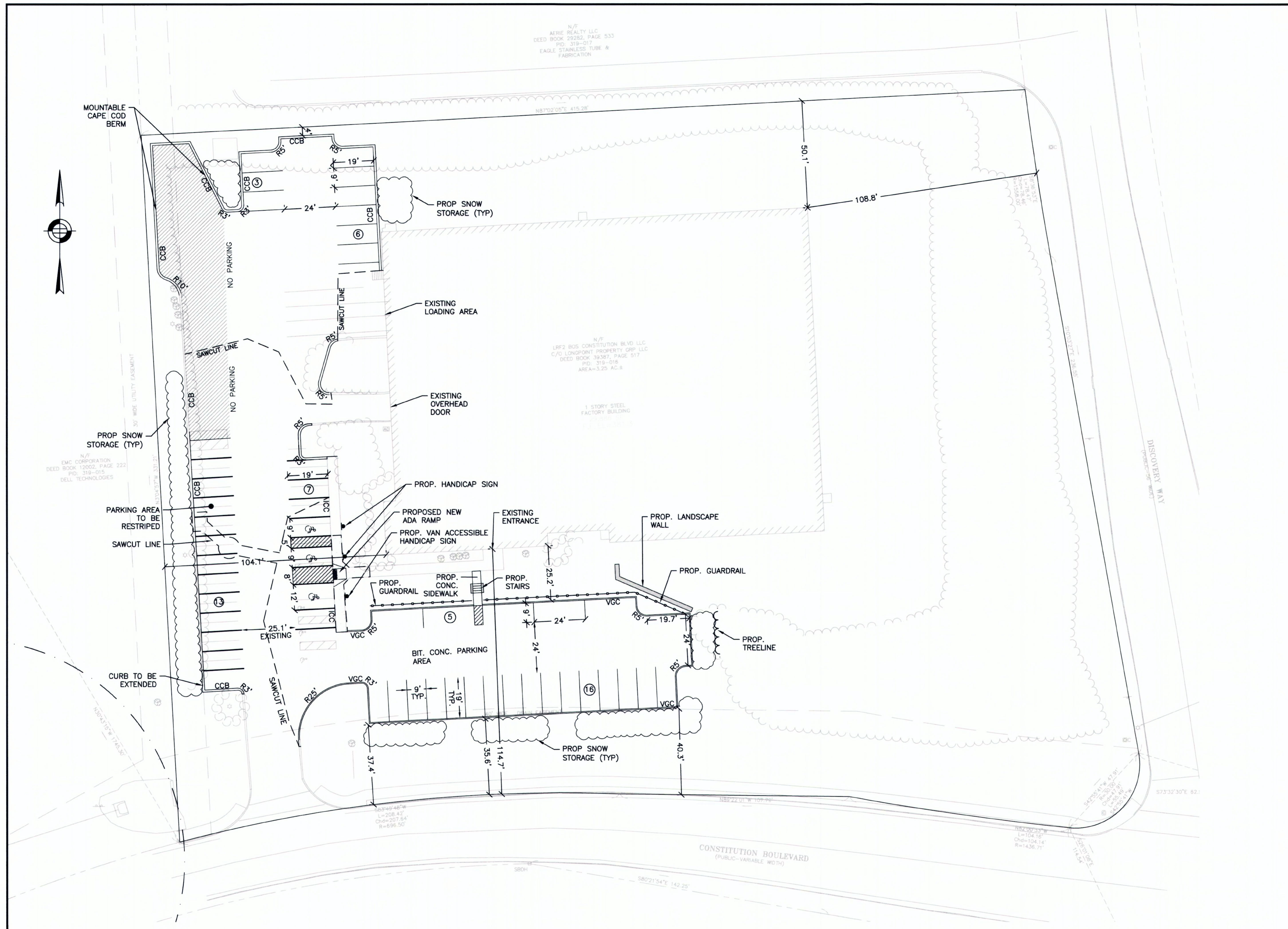
DESIGNED BY: KL

DRAWN BY: KL

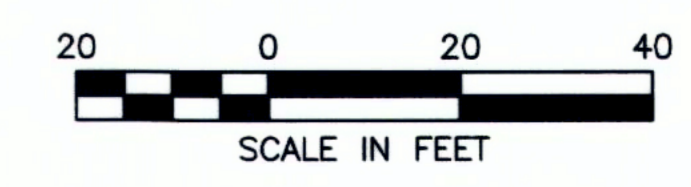
CHECKED BY: KE

C3

SHEET 3 OF 10



NOTE:
SNOW STORAGE AREAS SHALL NOT EXCEED 4' IN HEIGHT. FOR LARGER STORMS ALL EXCESS SNOW SHALL BE REMOVED OFF SITE.



9/4/2022 L:\21123\CURRENT\21123 - Site Plan_R3.dwg
Last Saved by: MBANGER
Printed by: Kristen LaBrie

SOIL EVALUATION TEST PITS
 AUGUST 13, 2021
 PERFORMED BY DAN HAZEN, SOIL EVALUATOR

DH-1 (EL. 382.0±)
 0'-6" - LOAM
 6'-24" - FILL
 24'-36" - A SANDY LOAM
 36'-42" - G.LAY SANDY LOAM
 42'-84" - C SANDY LOAM

MOTTLING @ 44"
 ESHGW = 378.33

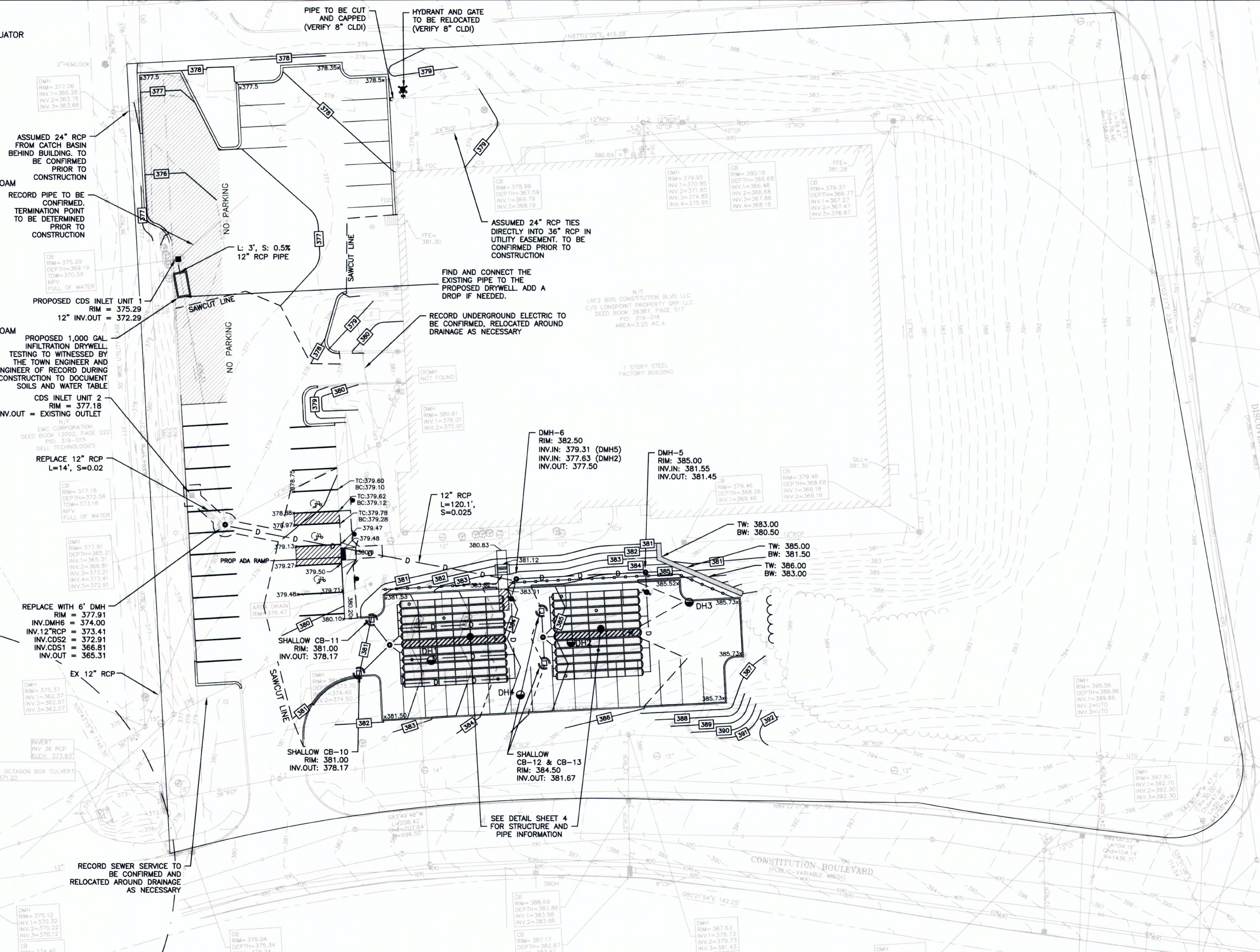
DH-2 (EL. 382.5±)
 0'-18" - FILL
 18'-24" - A SANDY LOAM
 24'-27" - G.LAY FINE SANDY LOAM
 27'-84" - C SANDY LOAM

MOTTLING @ 45"
 ESHGW = 378.75

DH-3 (EL. 382.8±)
 0'-18" - FILL
 18" - REFUSAL-STUMP

DH-4 (EL. 384.0±)
 0'-48" - FILL
 48'-54" - A SANDY LOAM
 54'-60" - B SANDY LOAM
 60'-84" - C FINE SANDY LOAM

MOTTLING @ 66"
 ESHGW = 378.5



ASSUMED 24" RCP FROM CATCH BASIN BEHIND BUILDING TO BE CONFIRMED PRIOR TO CONSTRUCTION

RECORD PIPE TO BE CONFIRMED. TERMINATION POINT TO BE DETERMINED PRIOR TO CONSTRUCTION

L: 3', S: 0.5%
 12" RCP PIPE

PROPOSED CDS INLET UNIT 1
 RIM = 375.29
 12" INV.OUT = 372.29

PROPOSED 1,000 GAL INFILTRATION DRYWELL TESTING TO WITNESSED BY THE TOWN ENGINEER AND ENGINEER OF RECORD DURING CONSTRUCTION TO DOCUMENT SOILS AND WATER TABLE

CDS INLET UNIT 2
 RIM = 377.18
 INV.OUT = EXISTING OUTLET

REPLACE 12" RCP
 L=14', S=0.02

REPLACE WITH 6" DMH
 RIM = 377.91
 INV.DMH5 = 374.00
 INV.12"RCP = 373.41
 INV.CDS2 = 372.91
 INV.CDS1 = 366.81
 INV.OUT = 365.31

RECORD SEWER SERVICE TO BE CONFIRMED AND RELOCATED AROUND DRAINAGE AS NECESSARY

SHALLOW CB-10
 RIM: 381.00
 INV.OUT: 378.17

SHALLOW CB-12 & CB-13
 RIM: 384.50
 INV.OUT: 381.67

SEE DETAIL SHEET 4 FOR STRUCTURE AND PIPE INFORMATION

12" RCP
 L=120.1',
 S=0.025

DMH-6
 RIM: 382.50
 INV.IN: 379.31 (DMH5)
 INV.IN: 377.63 (DMH2)
 INV.OUT: 377.50

DMH-5
 RIM: 385.00
 INV.IN: 381.55
 INV.OUT: 381.45

TW: 383.00
 BW: 380.50

TW: 385.00
 BW: 381.50

TW: 386.00
 BW: 383.00

HOWARD STEIN HUDSON
 114 Turnpike Road, Suite 2C
 Chelmsford, MA 01824
 www.hshassoc.com

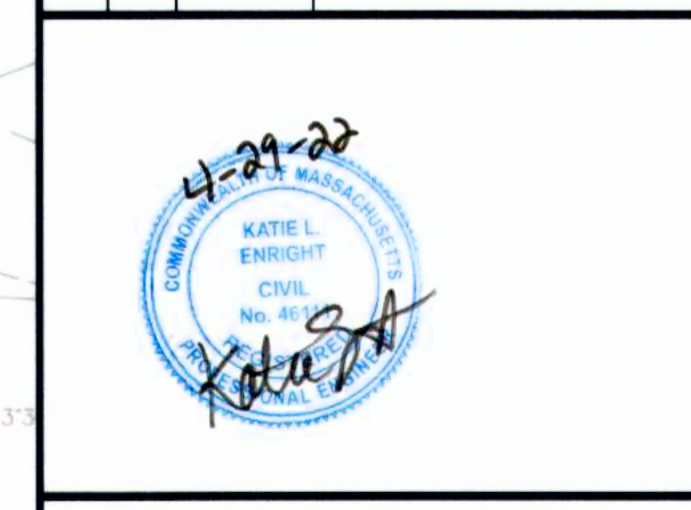
OWNER:
 LRF2 BOS CONSTITUTION BLVD, LLC
 50 TICE BOULEVARD - SUITE A28
 WOODCLIFF LAKE, NJ 07677

APPLICANT:
 ahp ARCHITECTS, INC.
 THE OFFICES AT BOOT MILLS
 116 JOHN STREET SUITE 115
 LOWELL, MA 01852

PARKING LOT EXPANSION
 120 CONSTITUTION BLVD
 FRANKLIN, MA, 02038

REVISIONS:

NO	BY	DATE	DESCRIPTION
1	KL	2/1/22	REV. PARKING LAYOUT
2	KL	4/6/22	REV. PER BOARD & BETA
3	PB	4/11/22	REV. PER BOARD & BETA
4	MB	4/29/22	ADD CERTIFICATE OF VOTE

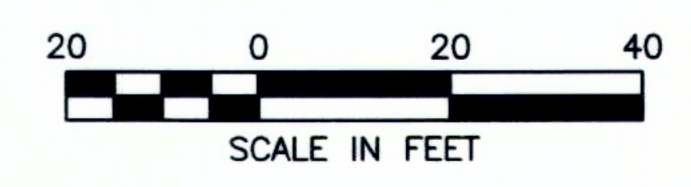


SITE PLAN

GRADING, DRAINAGE & UTILITY

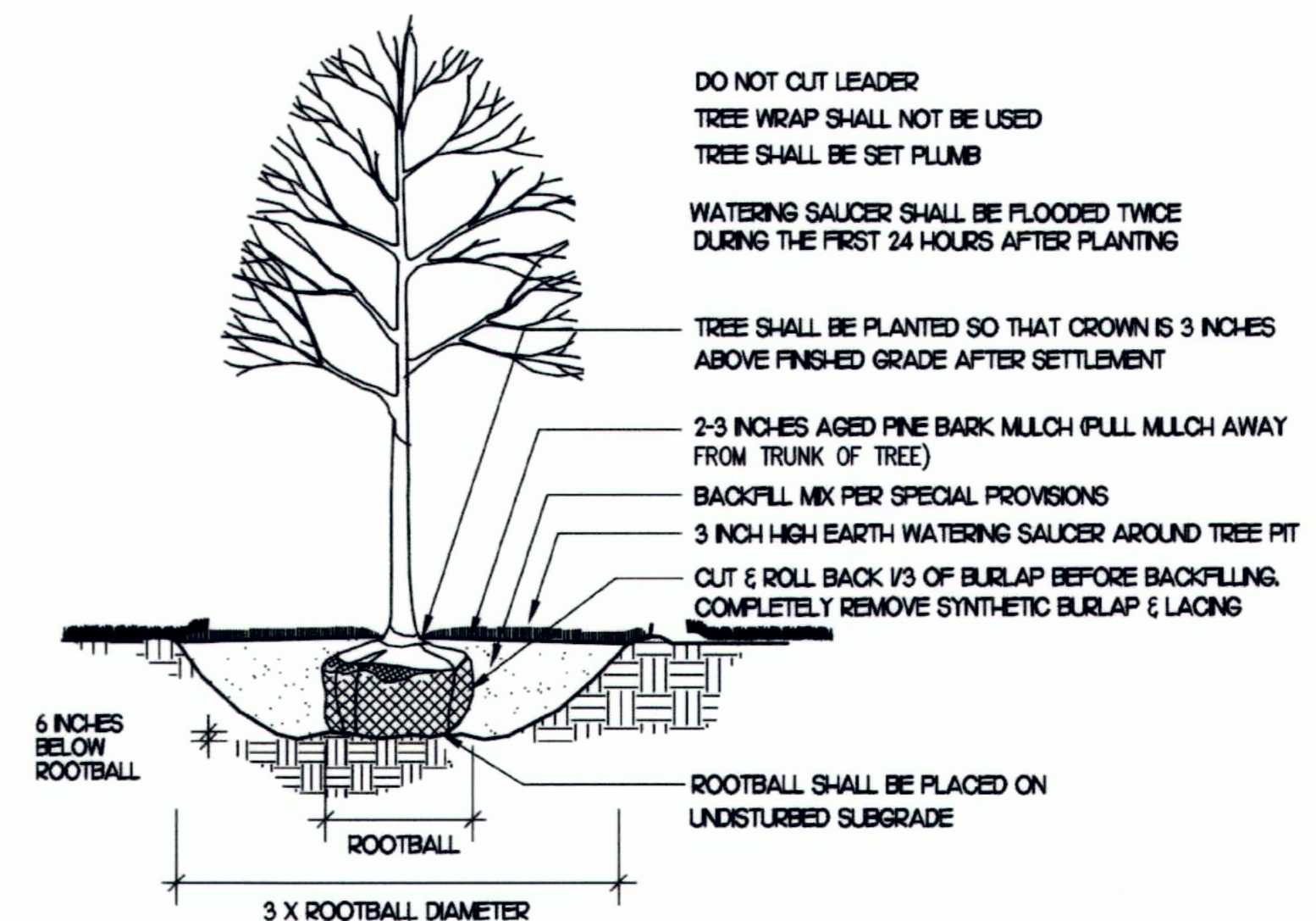
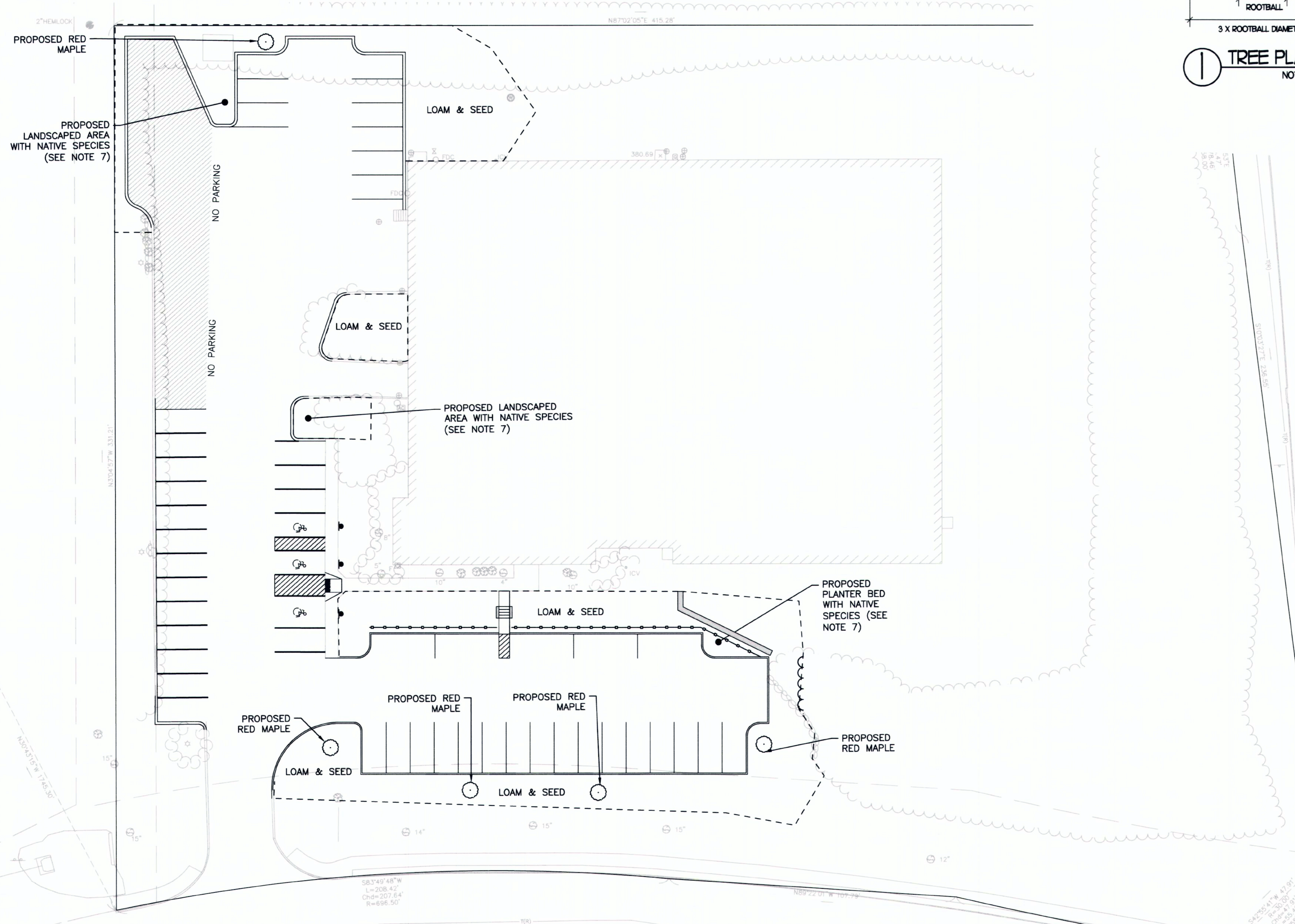
DATE:	08/20/21
PROJECT NUMBER:	21123
DESIGNED BY:	KL
DRAWN BY:	KL
CHECKED BY:	KE

5/4/2022 L:\3123\CURRENT\21123 - Site Plan_R3.dwg
 Last Saved by: MBAKER
 Printed by: Kristen Labrie

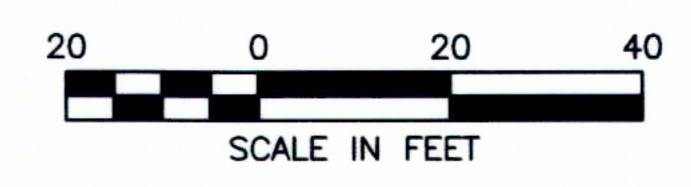


NOTES:

1. ALL PROPOSED TREES SHALL BE AT LEAST 4" IN CALIPER.
2. PLANTER BEDS SHALL BE PLANTED WITH SHREDDED PINE BARK MULCH.
3. PLANTER BEDS SHALL BE EXCAVATED TO A DEPTH OF 8" BELOW FINISH GRADE, AND THE BOTTOM OF THE BED SHALL BE SCARIFIED, AND BACKFILLED WITH LOOSE, FRIABLE, ORGANIC LOAM OR COMPOST.
4. AREAS TO BE SEEDED SHALL BE BROUGHT TO AN ELEVATION OF 6" BELOW THE PROPOSED FINISHED GRADE.
5. SEED SHALL BE BROADCAST EVENLY AND WORKED INTO THE TOP 1" OF SOIL.
6. THE RECOMMENDED PLANTING AND SEEDING DATES ARE BETWEEN MARCH 15-JUNE 15 AND SEPTEMBER 15-NOVEMBER 15.
7. NATIVE PLANTS SHALL BE CHOSEN FROM THE "TOWN OF FRANKLIN BEST DEVELOPMENT PRACTICES GUIDEBOOK" LIST OF NATIVE SPECIES.
8. ALL DISTURBED AREAS SHALL BE LOAMED AND SEEDED.



1 TREE PLANTING DETAIL
NOT TO SCALE



OWNER:
LRF2 BOS CONSTITUTION BLVD, LLC
50 TICE BOULEVARD - SUITE A28
WOODCLIFF LAKE, NJ 07677

APPLICANT:
ahp ARCHITECTS, INC.
THE OFFICES AT BOOT MILLS
116 JOHN STREET SUITE 115
LOWELL, MA 01852

PARKING LOT EXPANSION
120 CONSTITUTION BLVD
FRANKLIN, MA, 02038

REVISIONS:

NO	BY	DATE	DESCRIPTION
1	KL	2/1/22	REV. PARKING LAYOUT
2	KL	4/6/22	REV. PER BOARD & BETA
3	PB	4/11/22	REV. PER BOARD & BETA
4	MB	4/29/22	ADD CERTIFICATE OF VOTE

SITE PLAN

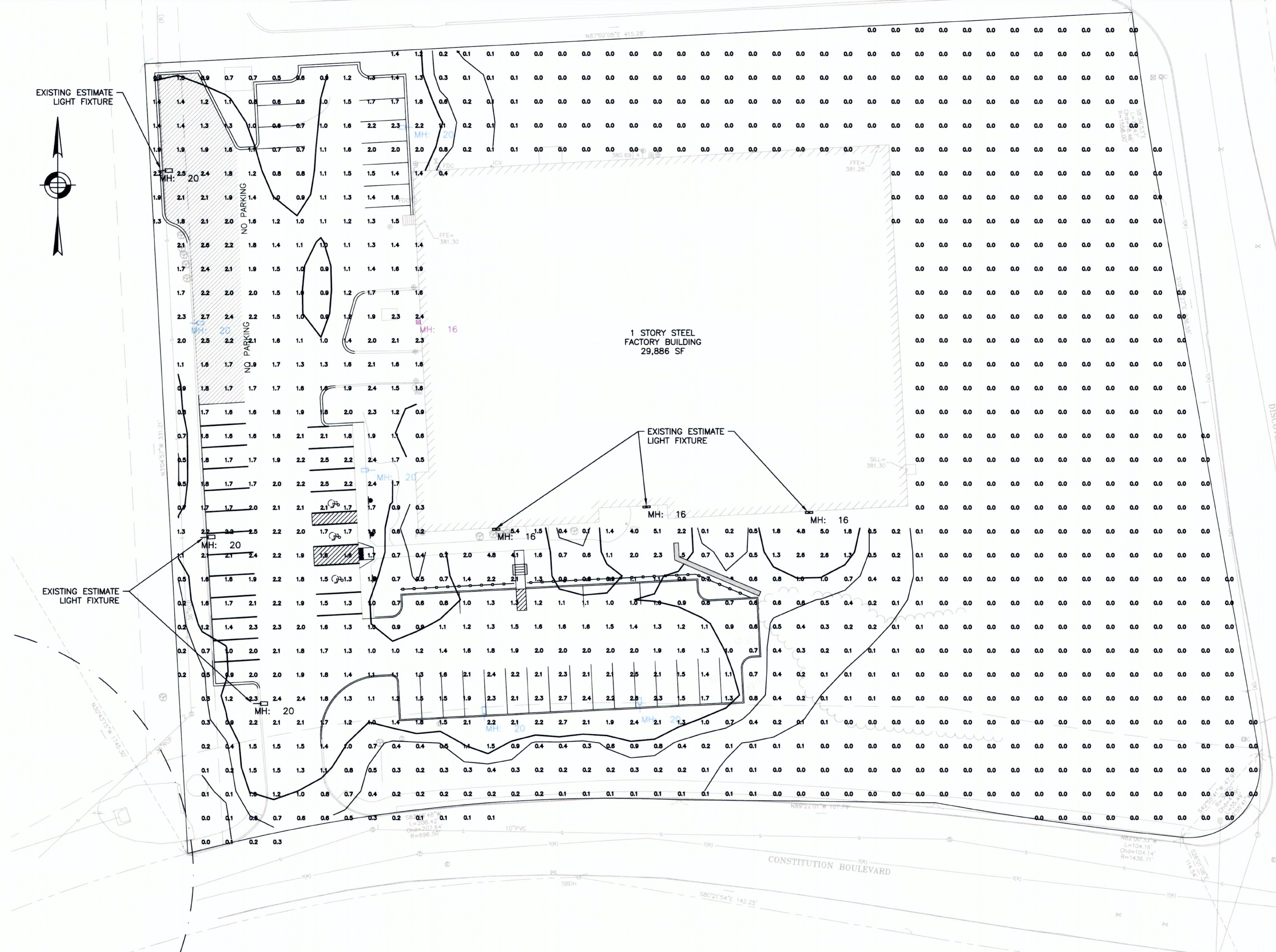
LANDSCAPE PLAN

DATE: 08/20/21
PROJECT NUMBER: 21123
DESIGNED BY: KL
DRAWN BY: KL
CHECKED BY: KE

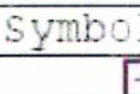
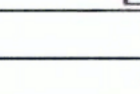


C5

NOTE:
1. NOTED FIXTURES ARE ESTIMATED AND EXISTING ON SITE. ALL OTHER FIXTURES ARE PROPOSED TO INCREASE LIGHTING ON SITE.

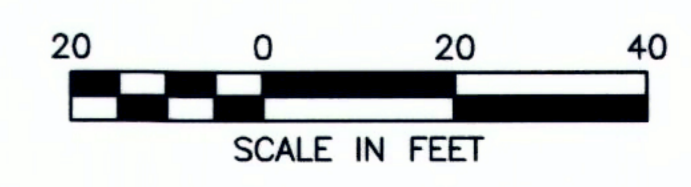
EXISTING ESTIMATE LIGHT FIXTURE



EXISTING ESTIMATE LIGHT FIXTURE

Symbol	Qty	Label	Description
	1	MCGRAW EDISON - WALL	GWC-SALB-7XX-U-T4W-XX
	5	MCGRAW EDISON	GALN-SACA-7XX-U-T4W-XX
	3	MCGRAW EDISON - EXISTING LOCATIONS	GALN-SACA-7XX-U-T4W-XX
	3	WALLPACK	EXISTING

Label	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE	Fc	0.67	3.4	0.0	N.A.	N.A.



OWNER:
LRF2 BOS CONSTITUTION BLVD, LCC
50 TICE BOULEVARD - SUITE A28
WOODCLIFF LAKE, NJ 07677

APPLICANT:
ahp ARCHITECTS, INC.
THE OFFICES AT BOOT MILLS
116 JOHN STREET SUITE 115
LOWELL, MA 01852

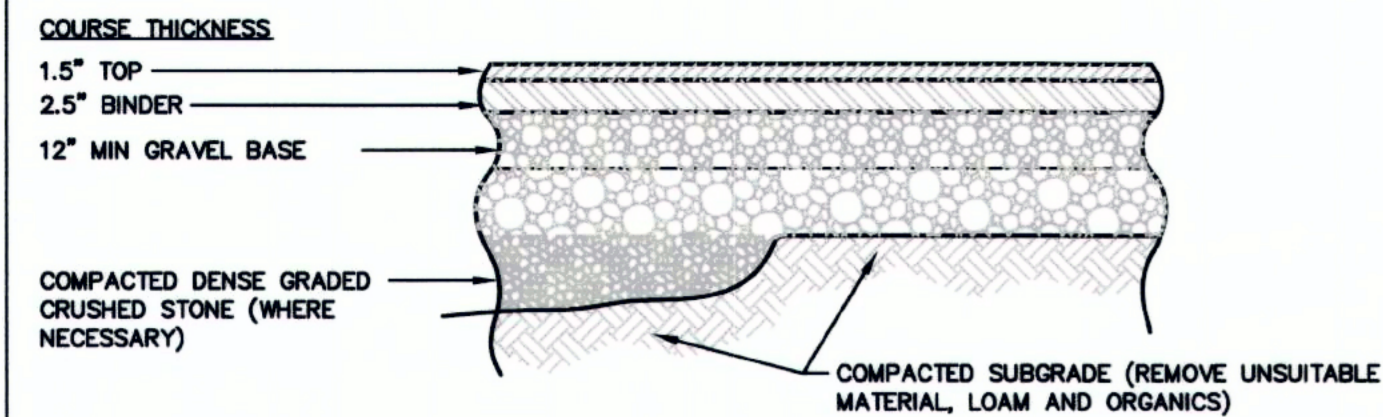
PARKING LOT EXPANSION
120 CONSTITUTION BLVD
FRANKLIN, MA, 02038

NO	BY	DATE	DESCRIPTION
1	KL	2/1/22	REV. PARKING LAYOUT
2	KL	4/8/22	REV. PER BOARD & BETA
3	PB	4/11/22	REV. PER BOARD & BETA
4	MB	4/29/22	ADD CERTIFICATE OF VOTE

SITE PLAN

LIGHTING PLAN

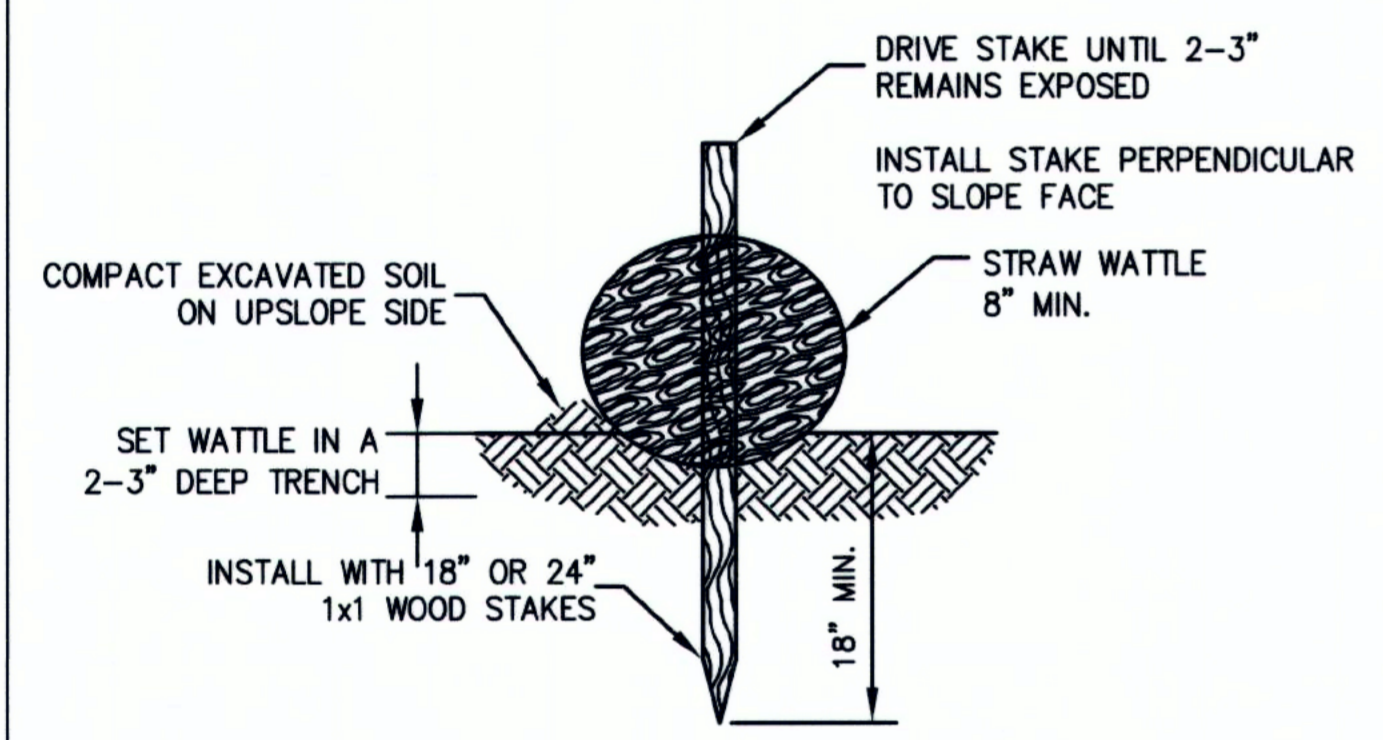
DATE: 08/20/21
PROJECT NUMBER: 21123
DESIGNED BY: KL
DRAWN BY: KL
CHECKED BY: KE



COURSE	MATERIAL	SPECIFICATION PER MASS	MAX AGG. SIZE (INCH)	COMPACTION	TEST DESIGNATION
TOP	BITUMINOUS CONCRETE	M3.11.03 CLASS 1, TYPE 1-1	3/4	(NOTE 1)	AASHTO-T166
BINDER	BITUMINOUS CONCRETE	M3.11.03 CLASS 1, TYPE 1-1	3/4	(NOTE 1)	AASHTO-T166
BASE	GRAVEL BORROW	M1.03.0 TYPE C	2	95% (NOTE 3)	AASHTO-199
SUBBASE	GRAVEL BORROW	M1.03.0 TYPE B	3	95% (NOTE 3)	AASHTO-199
SUBGRADE	ORDINARY BORROW	M1.01.0 (SEE NOTE 2)	8	95% (NOTE 3)	AASHTO-199

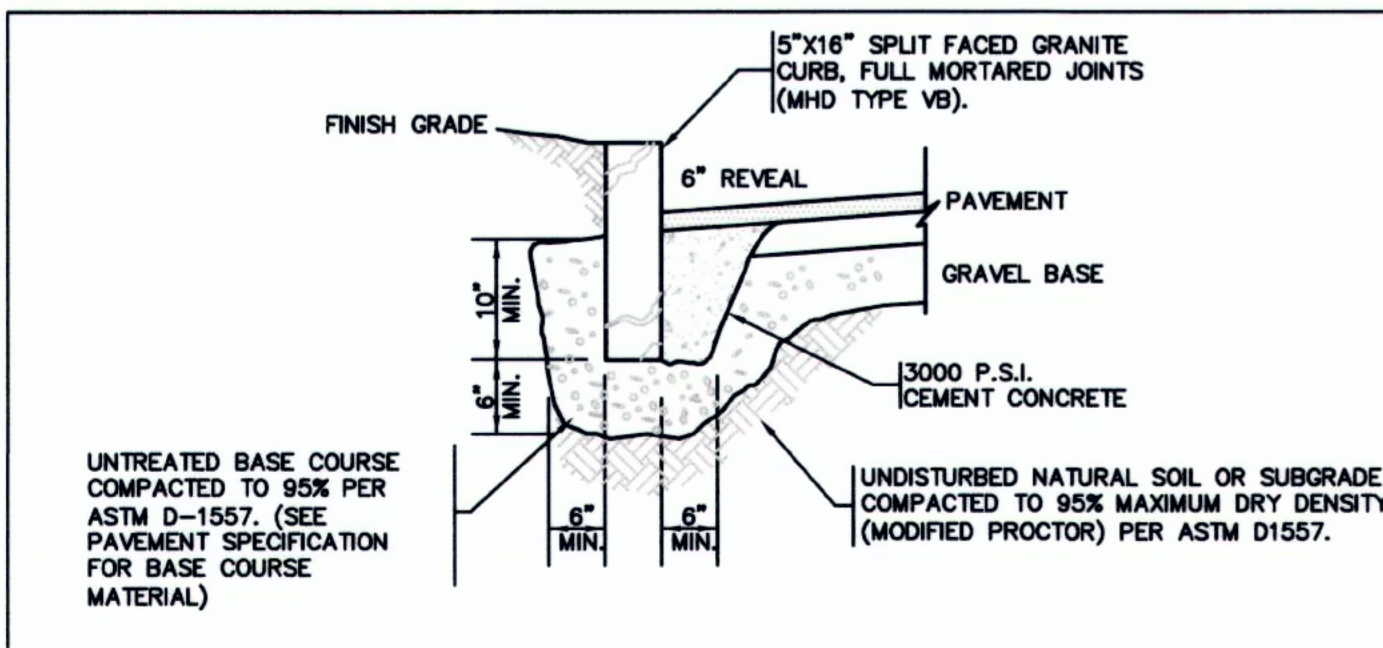
NOTES:
 [1] COMPACT TO TEST AVERAGE OF 95%. TEST SHALL NOT BE LOWER THAN 93%.
 [2] UNSUITABLE MATERIAL IN THE SUBGRADE SHALL BE REMOVED AND REPLACED WITH AN ACCEPTABLE SUBSTITUTE MATERIAL: 3/4" MINUS DENSE GRADED CRUSHED STONE.
 [3] MATERIAL SHALL BE SPREAD AND COMPACTED IN LAYERS NOT EXCEEDING 8-INCHES IN DEPTH, COMPACTED MEASUREMENT; LAST LAYER OF MATERIAL SHALL NOT EXCEED 4-INCHES IN DEPTH, COMPACTED MEASUREMENT.

BITUMINOUS CONCRETE PAVEMENT
 TYPICAL CROSS SECTION
 NOT TO SCALE

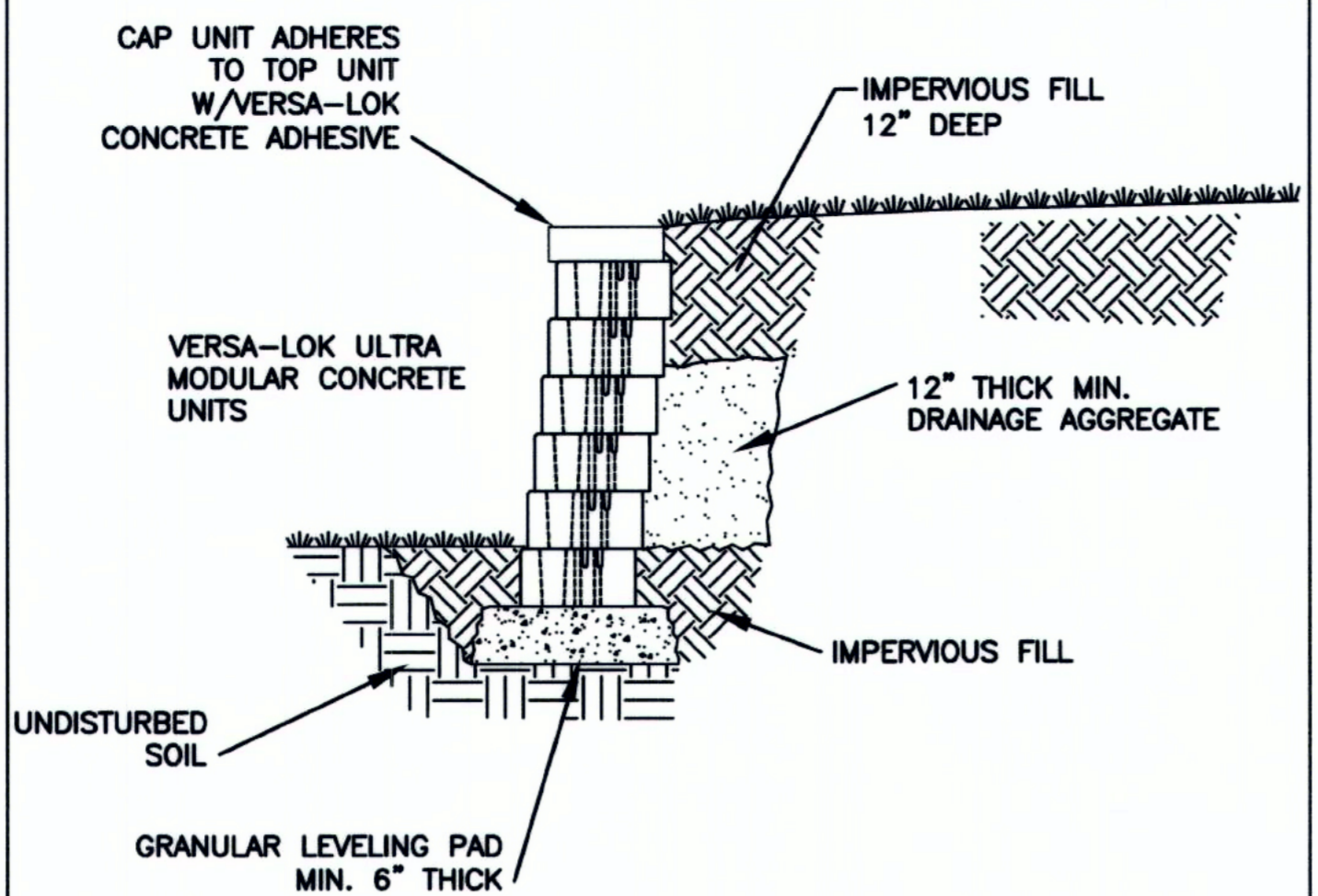


NOTES:
 1. BEGIN AT THE LOCATION WHERE THE WATTLE IS TO BE INSTALLED BY EXCAVATING A 2-3"(5-7.5 CM) DEEP X 9"(22.9 CM) WIDE TRENCH ALONG THE CONTOUR OF THE SLOPE. EXCAVATED SOIL SHOULD BE PLACED UP-SLOPE FROM THE ANCHOR TRENCH.
 2. PLACE THE WATTLE IN THE TRENCH SO THAT IT CONTOURS TO THE SOIL SURFACE. COMPACT SOIL FROM THE EXCAVATED TRENCH AGAINST THE WATTLE ON THE UPHILL SIDE. ADJACENT WATTLES SHOULD TIGHTLY ABUT.
 3. SECURE THE WATTLE WITH 18-24" (45.7-61 CM) STAKES EVERY 3-4' (0.9 - 1.2 M) AND WITH A STAKE ON EACH END. (STAKES SHOULD BE DRIVEN THROUGH THE MIDDLE OF THE WATTLE LEAVING AT LEAST 2-3" (5-7.5 CM) OF STAKE EXTENDING ABOVE THE WATTLE. STAKES SHOULD BE DRIVEN PERPENDICULAR TO SLOPE FACE.
 4. STRAW WATTLE MATERIAL SHALL BE FREE OF STRAW AND ENCASED IN EITHER JUTE, NYLON, OR OTHER PHOTO DEGRADABLE MATERIAL.

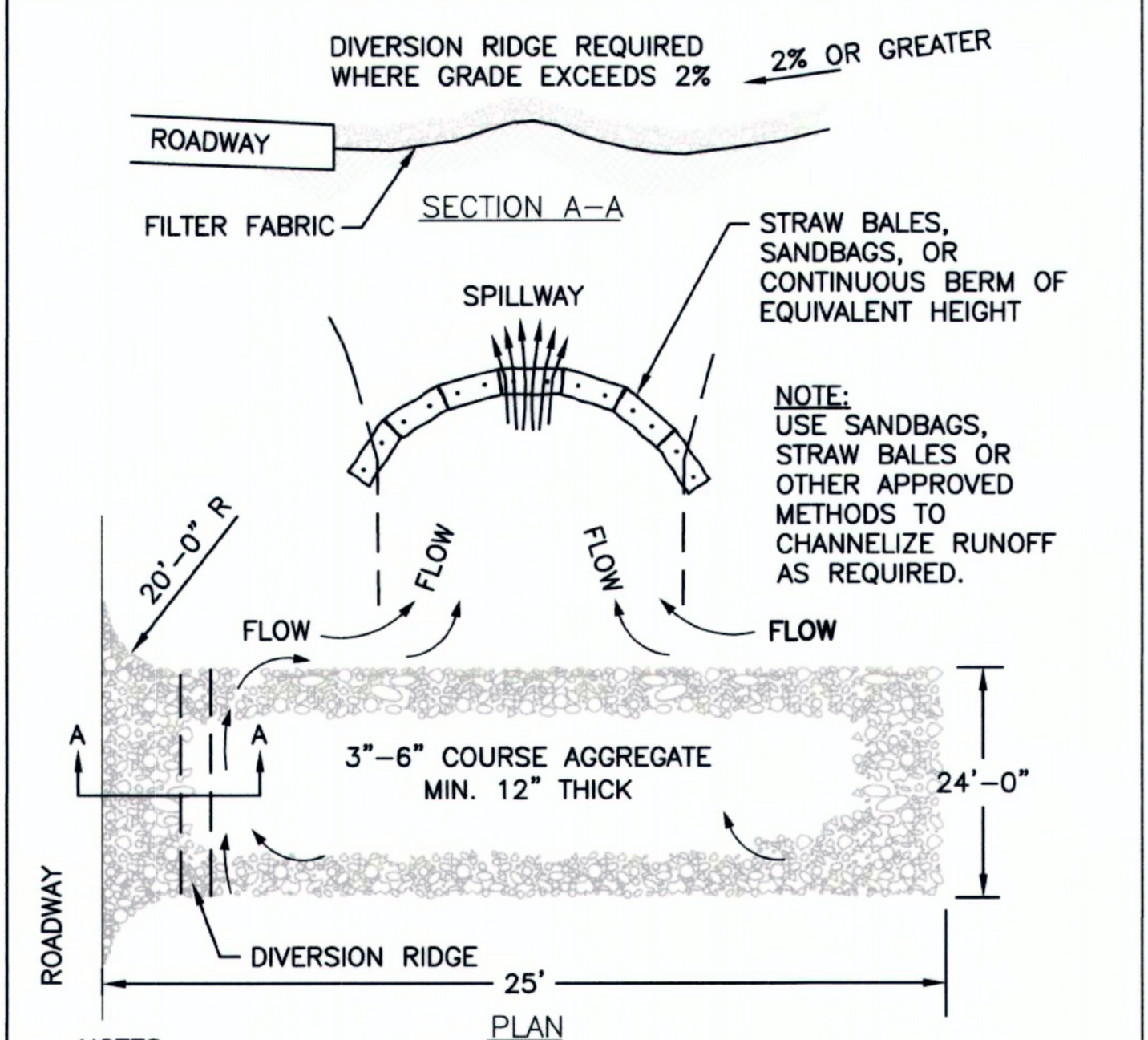
STRAW WATTLE
 TYPICAL CROSS SECTION
 NOT TO SCALE



VERTICAL GRANITE CURB
 TYPICAL CROSS SECTION
 NOT TO SCALE

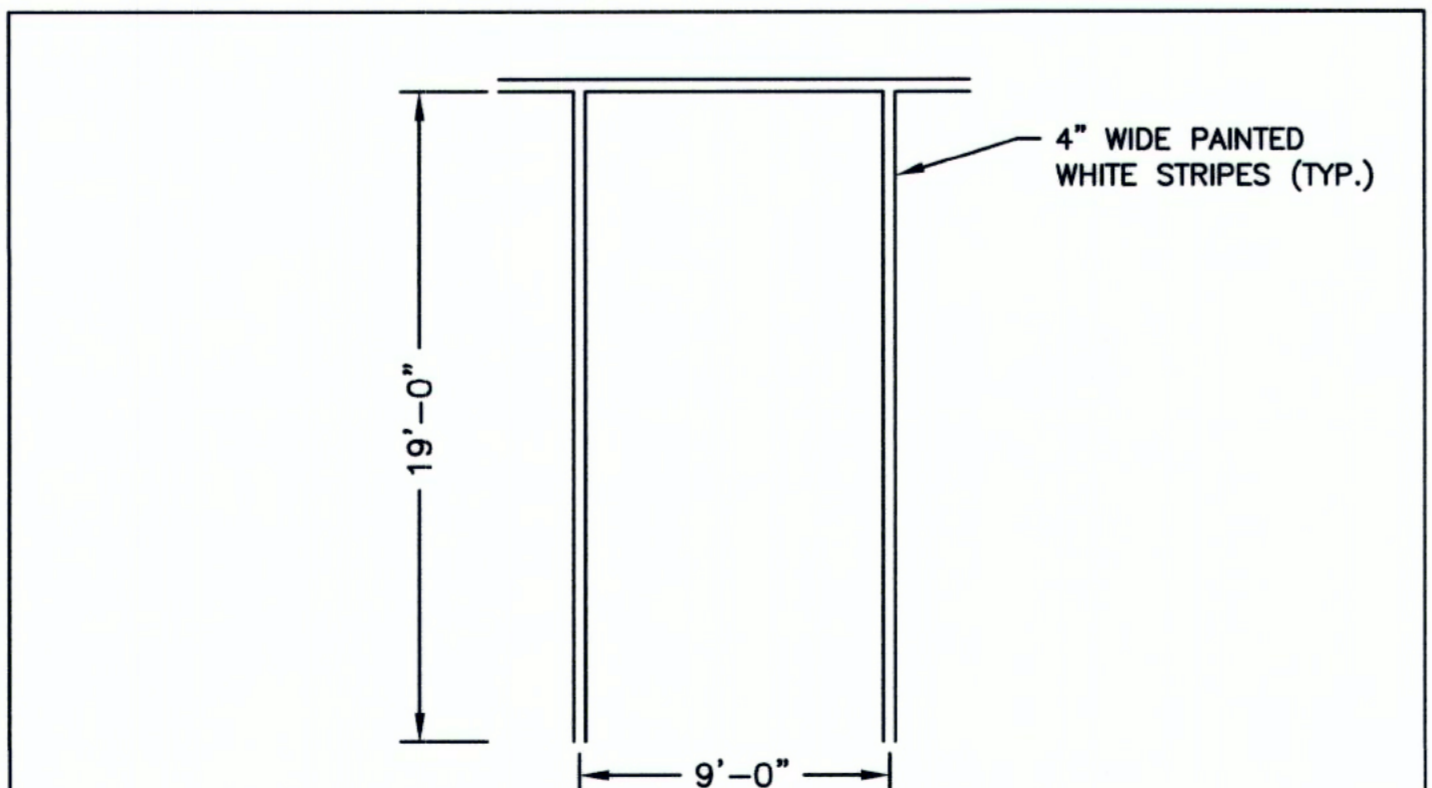


UNREINFORCED RETAINING WALL (VERSA-LOK OR EQUIVALENT)
 NOT TO SCALE

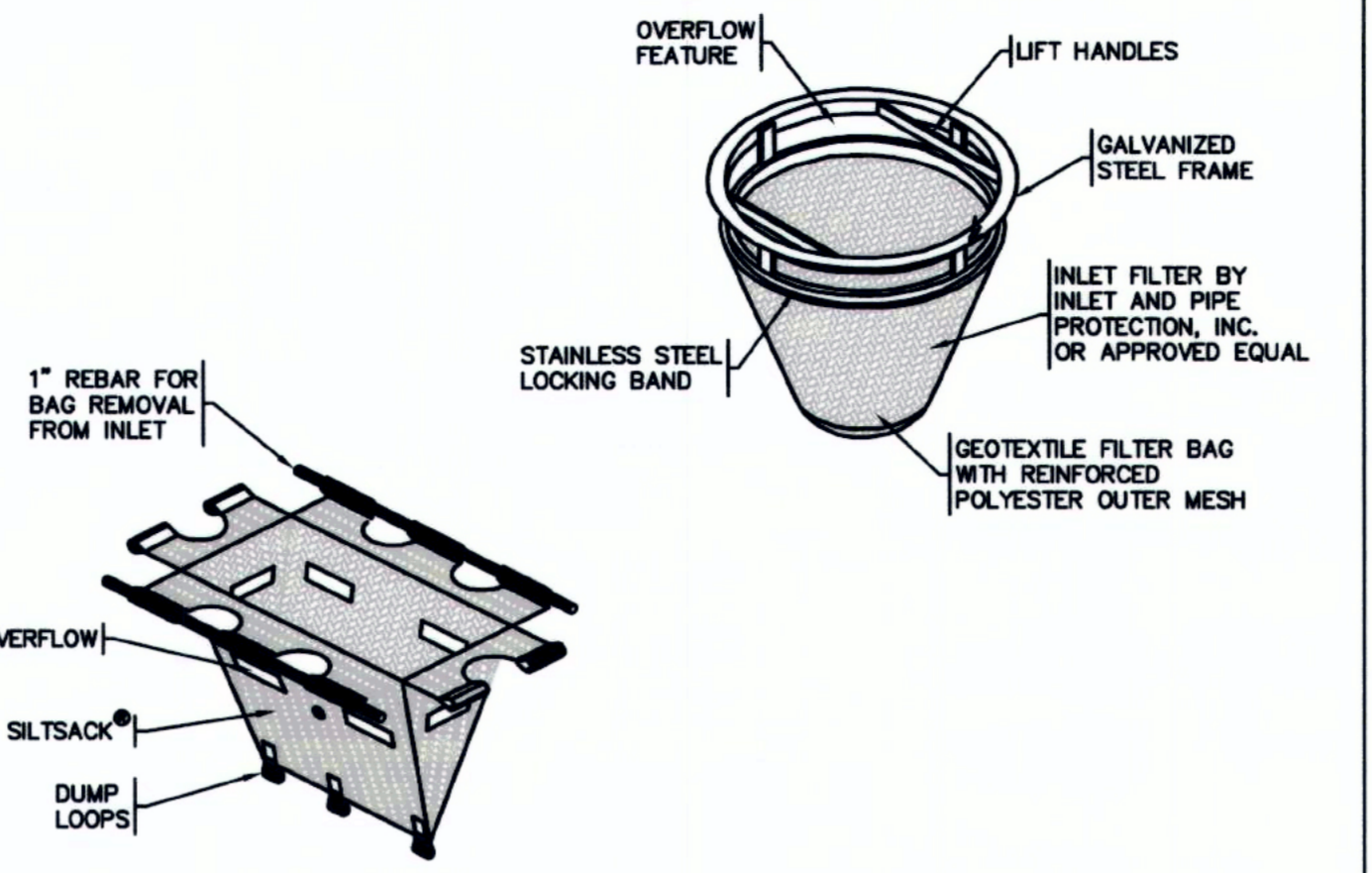


NOTES:
 1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
 2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
 3. TEMPORARY CONSTRUCTION ENTRANCE SHALL BE APPLIED WHERE NECESSARY TO KEEP PUBLIC WAYS FREE OF SEDIMENT INCLUDING STAGING AREAS

STABILIZED CONSTRUCTION ENTRANCE
 TYPICAL CROSS SECTION
 NOT TO SCALE

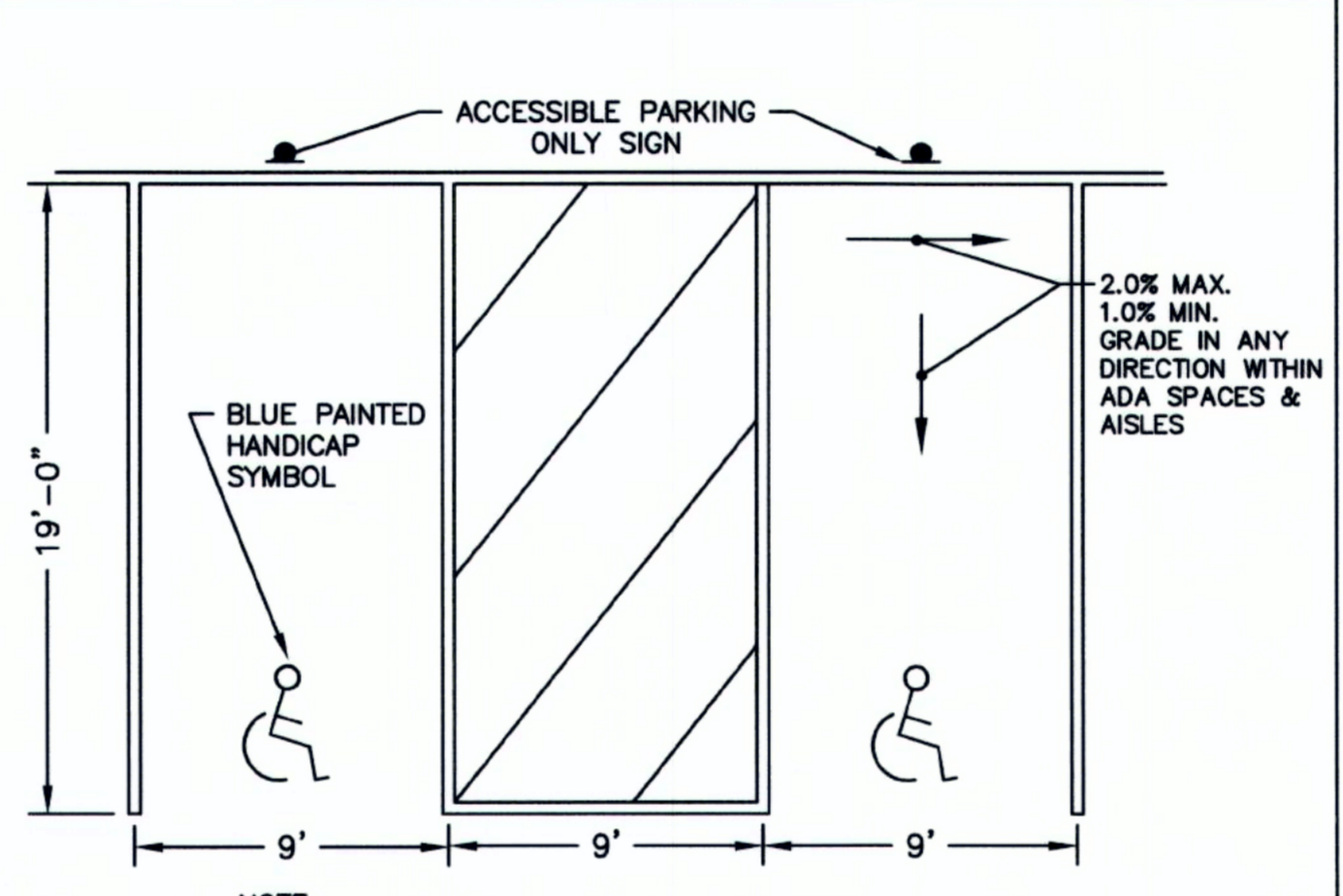


TYPICAL PARKING SPACE
 NOT TO SCALE

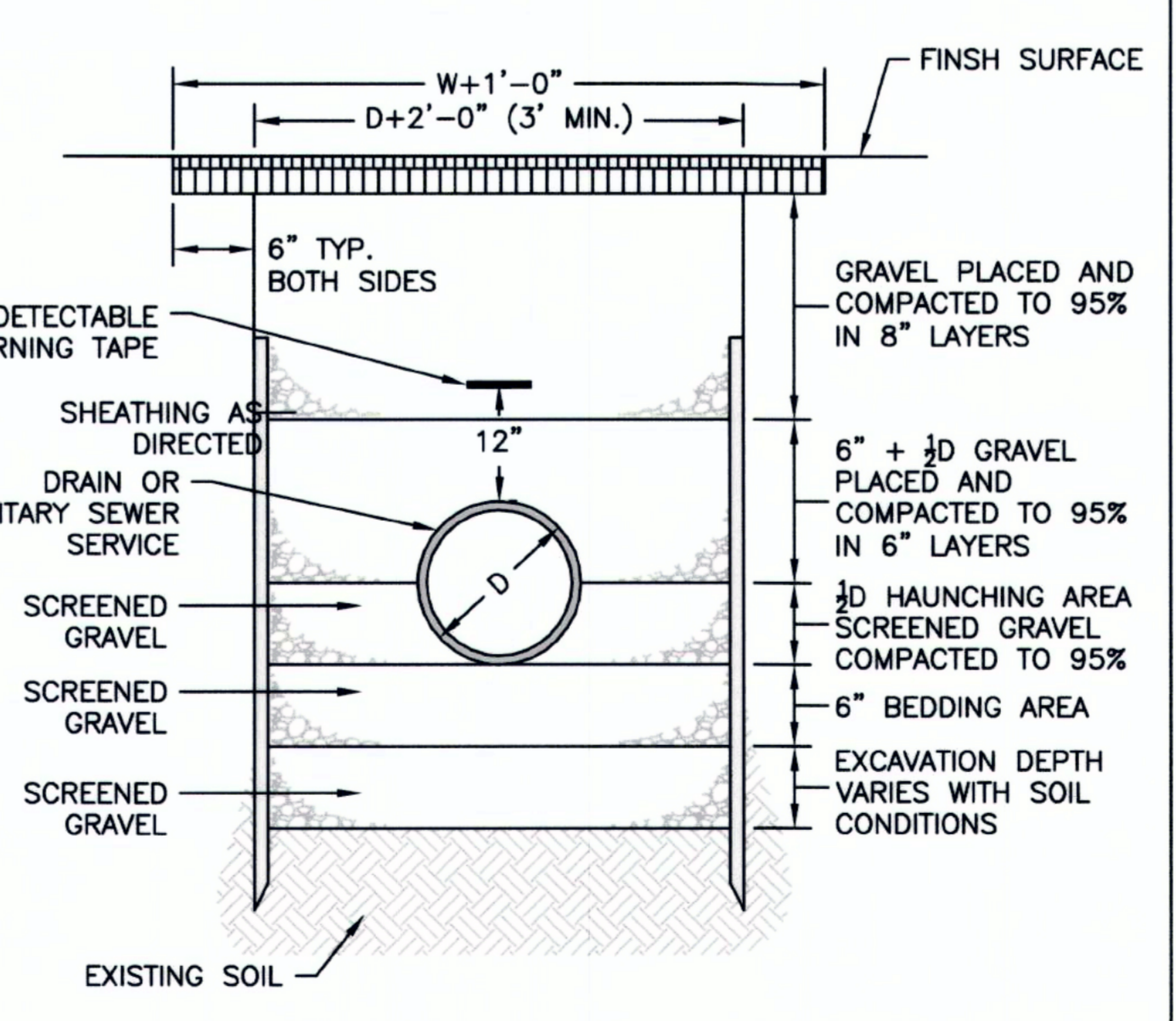


NOTES:
 [1] CLEAN INLET PROTECTION WHEN 30% FULL
 [2] BURLAP IS NOT AN ACCEPTABLE GEOTEXTILE

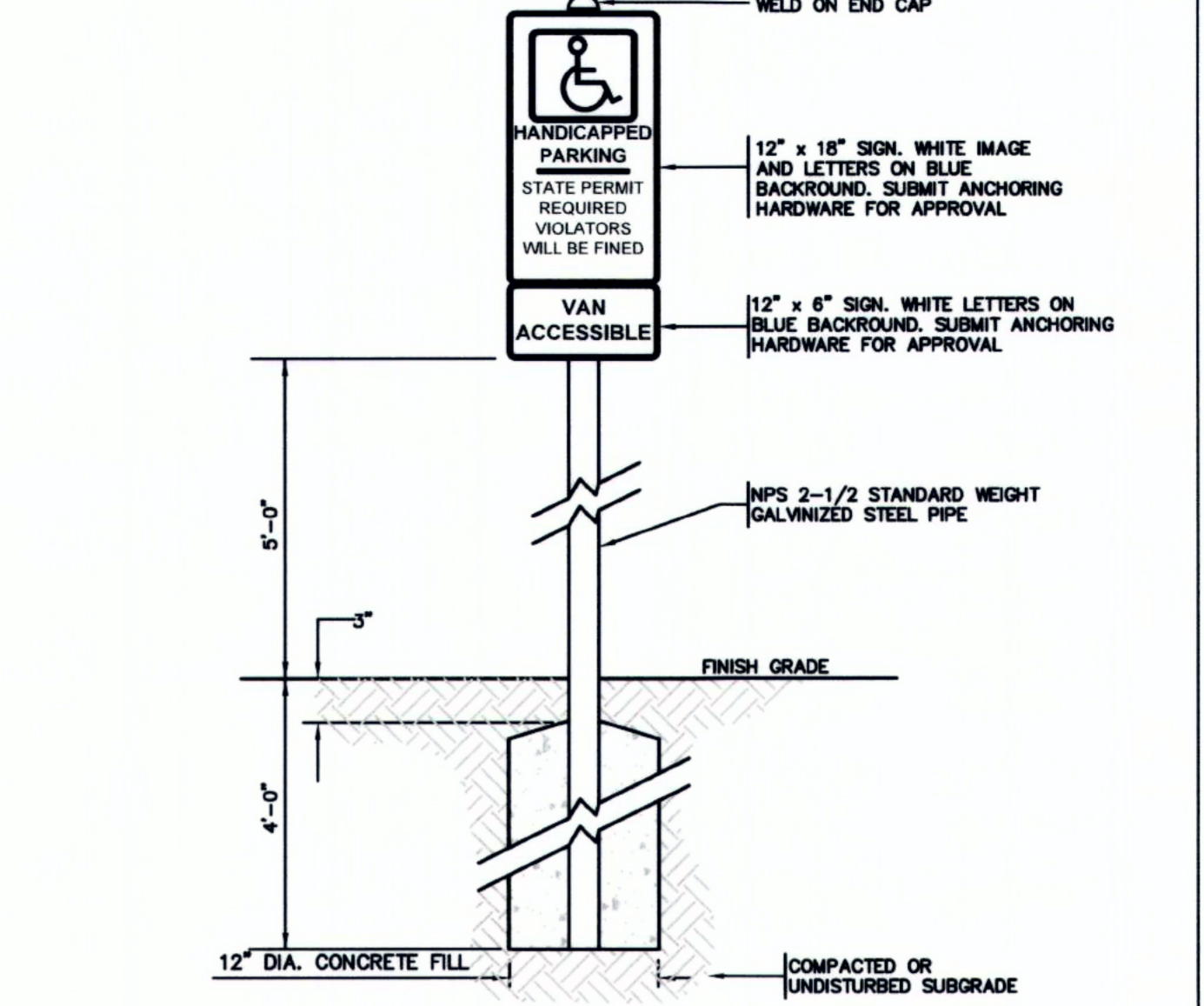
INLET PROTECTION
 TYPICAL CROSS SECTION
 NOT TO SCALE



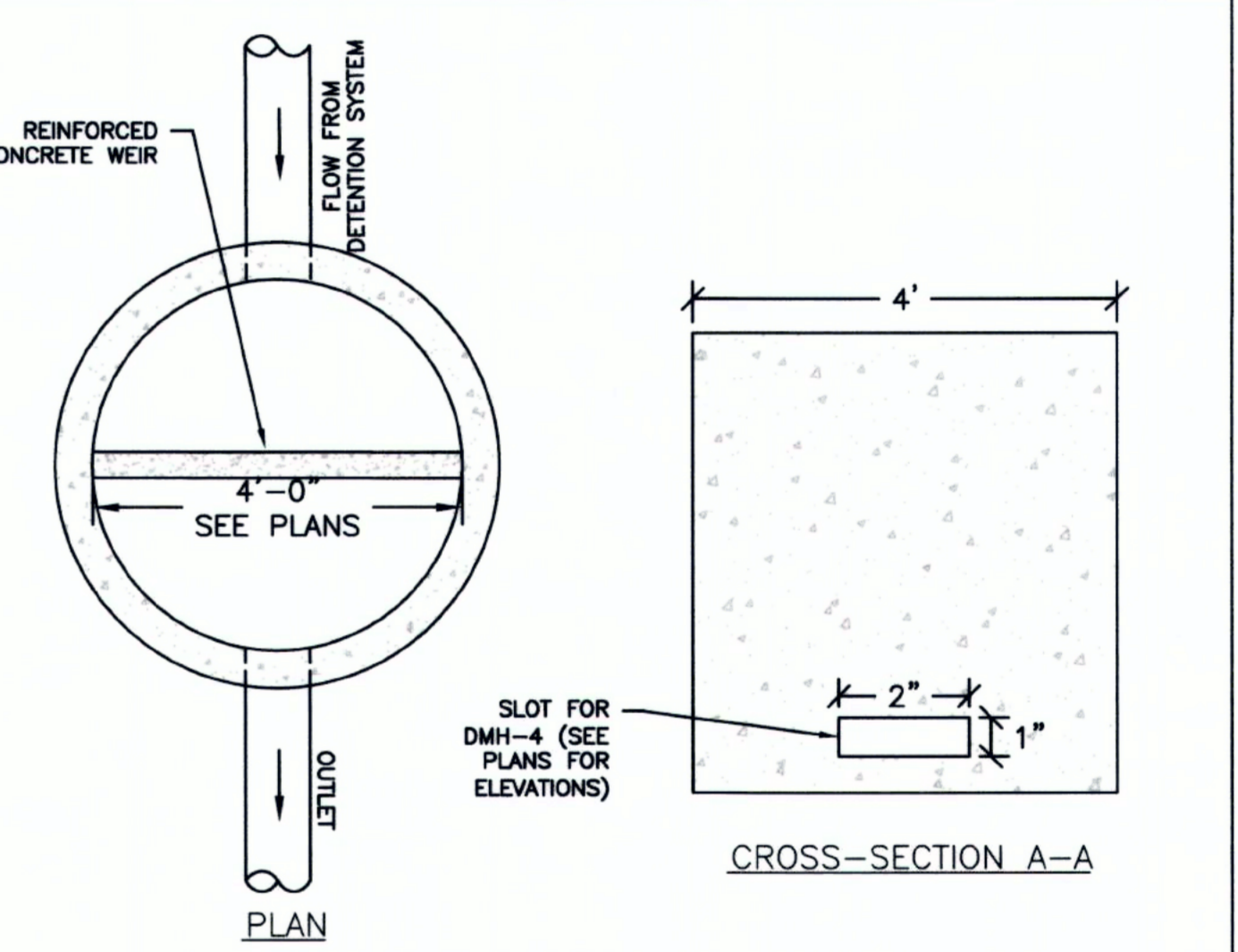
TYPICAL HANDICAP PARKING SPACE
 TYPICAL CROSS SECTION
 NOT TO SCALE



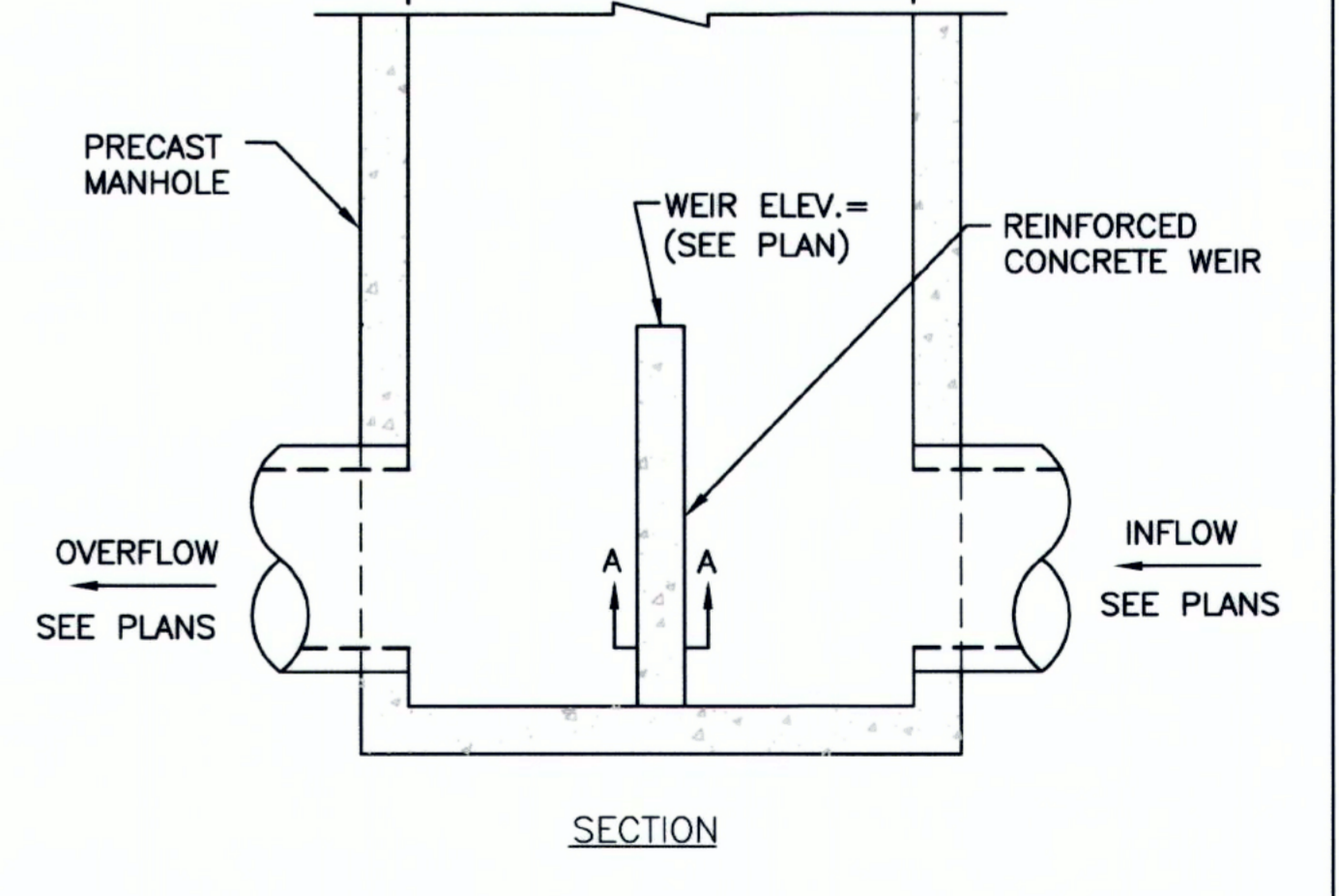
TRENCH DETAIL - DRAINAGE
 NOT TO SCALE



HANDICAP PARKING SIGN
 NOT TO SCALE



DRAIN MANHOLE WITH WEIR
 NOT TO SCALE



TYPICAL PARKING SPACE
 NOT TO SCALE

NOTES:
 1. 6 INCH MIN. WALL THICKNESS AND 7 INCH MIN. BASE THICKNESS WITH 5'-0" DIAMETER MANHOLES.
 2. 6 INCH LIP OPTIONAL UNLESS OTHERWISE NOTED. CONCRETE INVERT AND SHELF MAY BE SUBSTITUTED IN STORM DRAIN MANHOLES AS DIRECTED BY THE ENGINEER.
 3. CONTRACTOR TO SUBMIT METHOD OF BRACING WEIR.

DRAIN MANHOLE WITH WEIR
 NOT TO SCALE

HOWARD STEIN HUDSON
 114 Turnpike Road, Suite 2C
 Chelmsford, MA 01824
 www.hshassoc.com

OWNER:
 LRF2 BOS CONSTITUTION BLVD, LCC
 50 TICE BOULEVARD - SUITE A28
 WOODCLIFF LAKE, NJ 07677

APPLICANT:
 ahp ARCHITECTS, INC.
 THE OFFICES AT BOOT MILLS
 116 JOHN STREET SUITE 115
 LOWELL, MA 01852

PARKING LOT EXPANSION
 120 CONSTITUTION BLVD
 FRANKLIN, MA, 02038

REVISIONS:

NO	BY	DATE	DESCRIPTION
1	KL	2/1/22	REV. PARKING LAYOUT
2	KL	4/8/22	REV. PER BOARD & BETA
3	PB	4/11/22	REV. PER BOARD & BETA
4	MB	4/29/22	ADD CERTIFICATE OF VOTE



SITE PLAN

DETAIL SHEET
 1 OF 5

DATE: 08/20/21
PROJECT NUMBER: 21123
DESIGNED BY: KL
DRAWN BY: KL
CHECKED BY: KE

C7

5/4/2022 L:\1123\CURRENT\1123 - Site Plan_R3.dwg Krisen LaBrie



HOWARD STEIN HUDSON
 114 Turnpike Road, Suite 2C
 Chelmsford, MA 01824
 www.hshassoc.com

OWNER:
 LRF2 BOS CONSTITUTION BLVD, LLC
 50 TICE BOULEVARD - SUITE A28
 WOODCLIFF LAKE, NJ 07677

APPLICANT:
 ahp ARCHITECTS, INC.
 THE OFFICES AT BOOT MILLS
 116 JOHN STREET SUITE 115
 LOWELL, MA 01852

PARKING LOT EXPANSION
 120 CONSTITUTION BLVD
 FRANKLIN, MA, 02038

REVISIONS:

NO	BY	DATE	DESCRIPTION
1	KL	2/1/22	REV. PARKING LAYOUT
2	KL	4/6/22	REV. PER BOARD & BETA
3	PB	4/11/22	REV. PER BOARD & BETA
4	MB	4/29/22	ADD CERTIFICATE OF VOTE



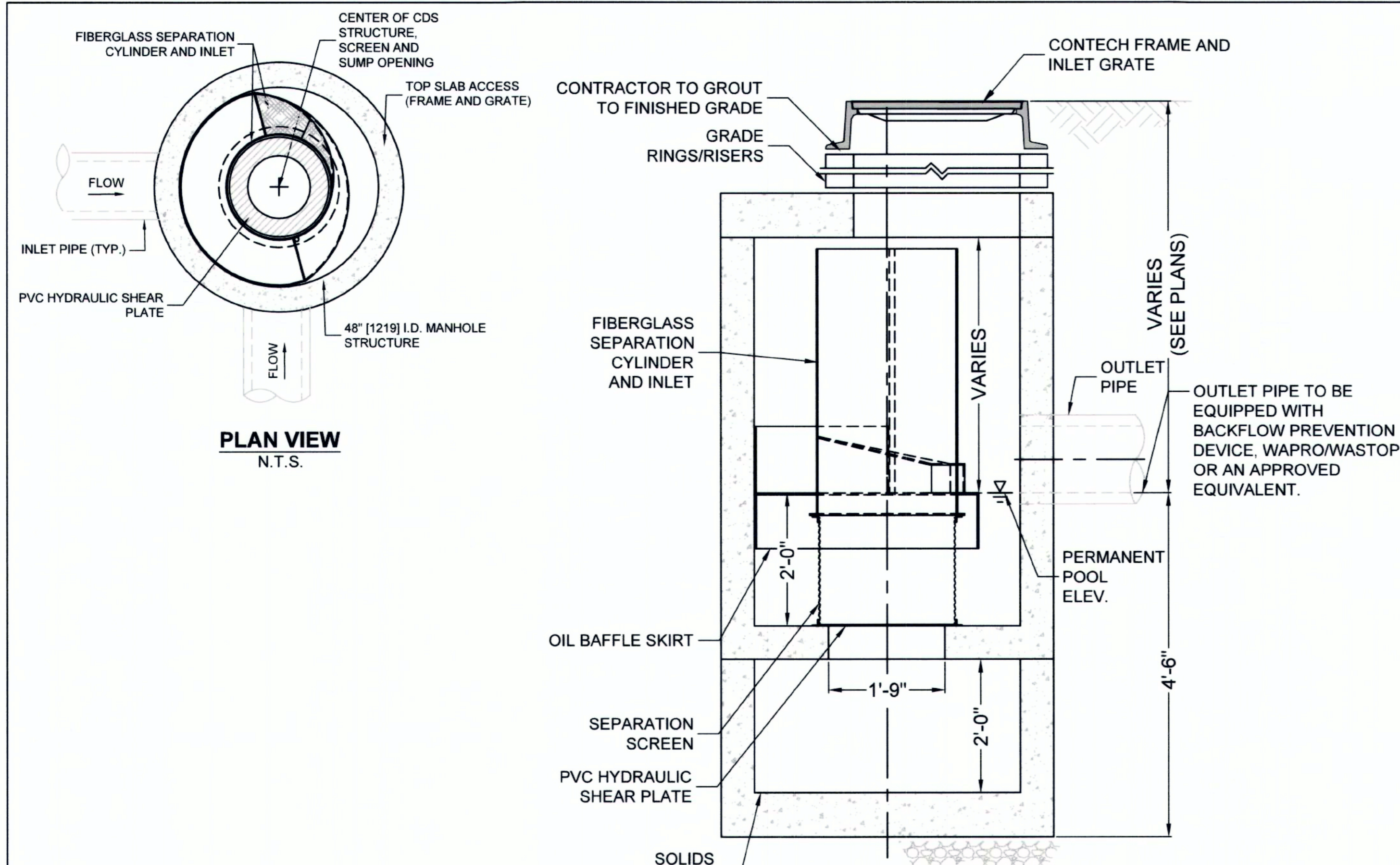
SITE PLAN

DETAIL SHEET
 2 OF 5

DATE: 08/20/21
 PROJECT NUMBER: 21123
 DESIGNED BY: KL
 DRAWN BY: KL
 CHECKED BY: KE

C8

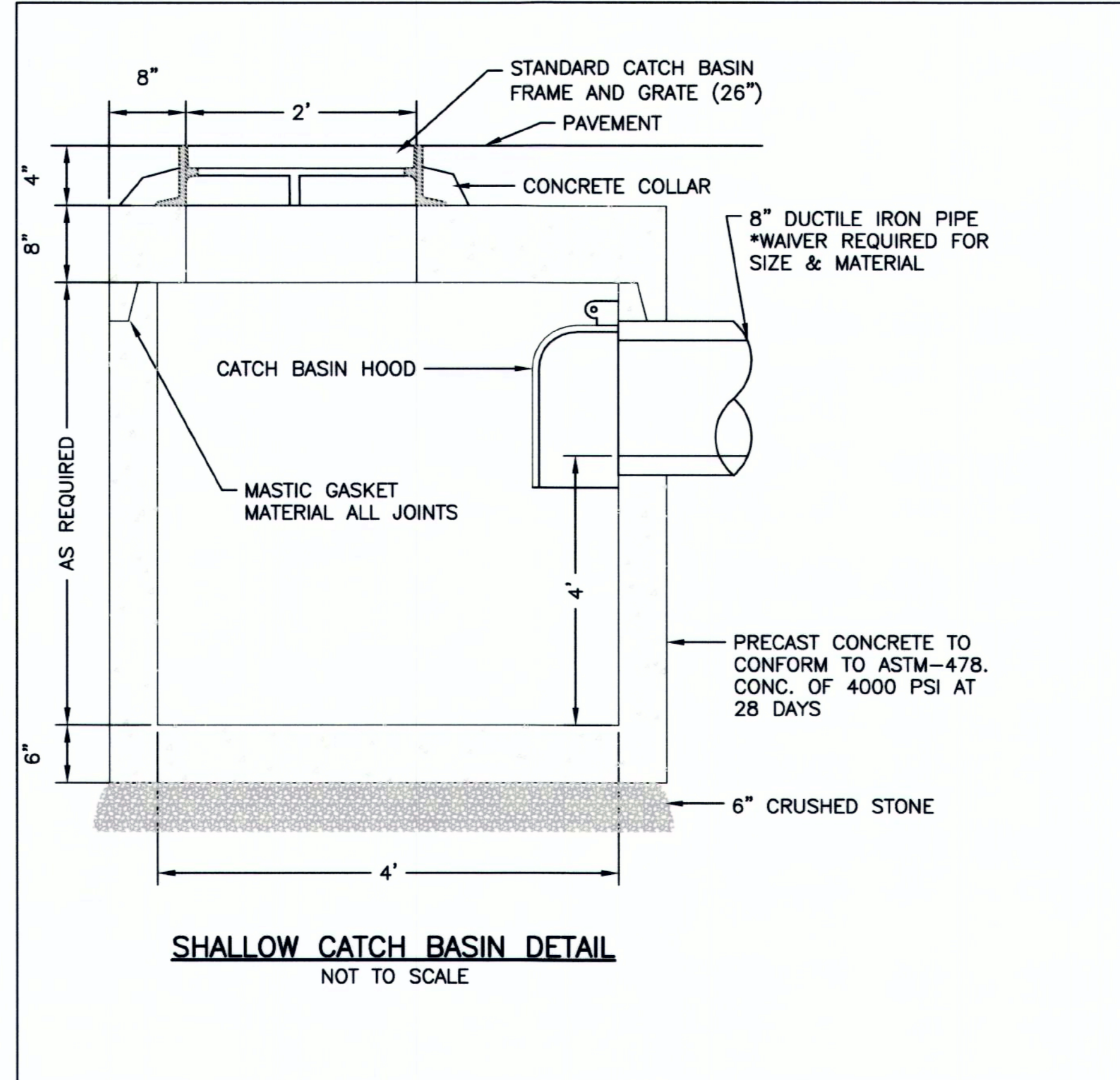
SHEET 8 OF 11



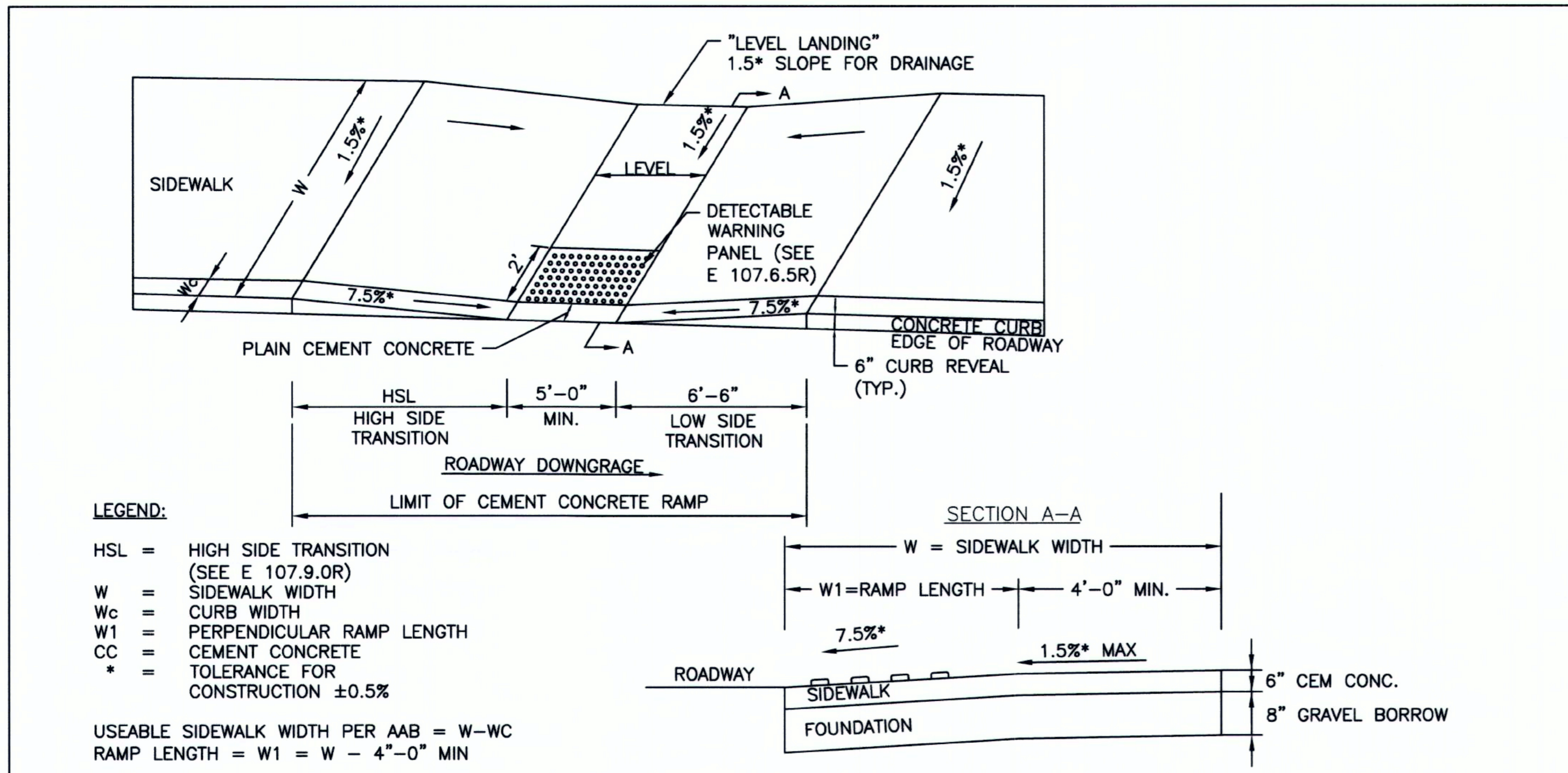
- GENERAL NOTES**
- CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
 - FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
 - CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
 - STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 2', AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.
 - IF REQUIRED, PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.
 - CDS STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-478 AND AASHTO LOAD FACTOR DESIGN METHOD.

- ELEVATION**
 N.T.S.
- INSTALLATION NOTES**
- ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
 - CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE.
 - CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
 - CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPE(S). MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
 - CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

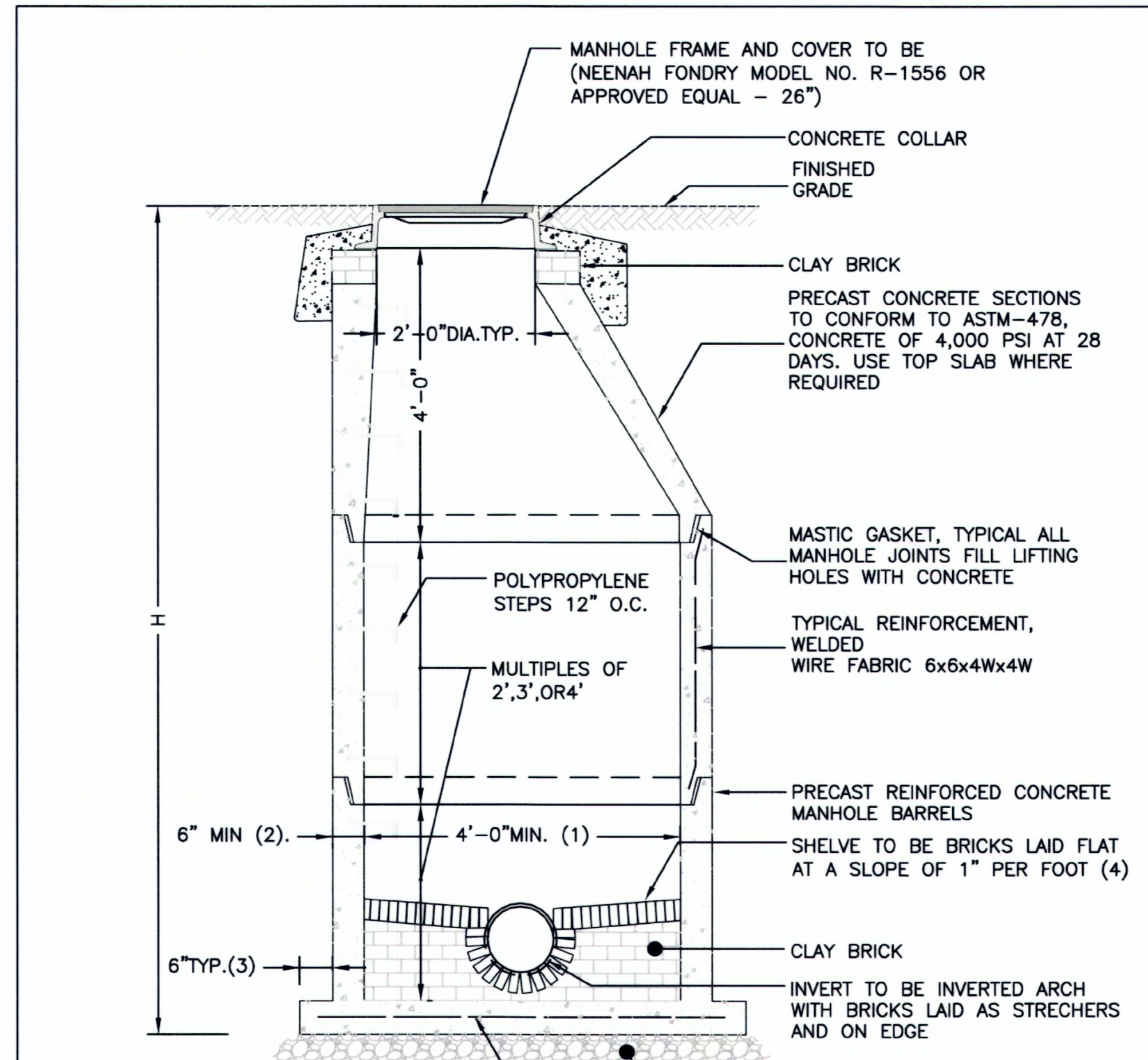
CATCH BASIN INLET
CONTECH CDS 2015-4 WATER QUALITY UNIT
 NOT TO SCALE
 *DETAIL PROVIDED BY CONTECH



SHALLOW CATCH BASIN DETAIL
 NOT TO SCALE



WHEELCHAIR RAMPS ON NARROW SIDEWALK WITH
DETECTABLE WARNING PANEL (E107.2.1R)
 NOT TO SCALE



- PRECAST CONCRETE MANHOLE**
 NOT TO SCALE
- H = 10' OR LESS - #4 AT 18 EW MIDDEPTH
 H = 10' TO 20' - #4 AT 12 EW MIDDEPTH
 H = 20' TO 30' - #5 AT 12 EW MIDDEPTH
 IN ADDITION TO WELDED WIRE FABRIC
- NOTES:**
- 5'-0" DIAMETER FOR ALL MANHOLE DEPTHS GREATER THAN 20 FEET OR WHEN ORDERED BY THE ENGINEER.
 - 6 INCH MIN. WALL THICKNESS AND 7 INCH MIN. BASE THICKNESS WITH 5'-0" DIAMETER MANHOLES.
 - 6 INCH LIP OPTIONAL UNLESS OTHERWISE NOTED. CONCRETE INVERT AND SHELF MAY BE SUBSTITUTED IN STORM DRAIN MANHOLES AS DIRECTED BY THE ENGINEER.

9/4/2022 L:\31123\CURRENT\21123 - Site Plan_R3.dwg Krisen LaBrie



HOWARD STEIN HUDSON

114 Turnpike Road, Suite 2C
Chelmsford, MA 01824
www.hshassoc.com

OWNER:
LRF2 BOS CONSTITUTION BLVD, LCC
50 TICE BOULEVARD - SUITE A28
WOODCLIFF LAKE, NJ 07677

APPLICANT:
ahp ARCHITECTS, INC.
THE OFFICES AT BOOT MILLS
116 JOHN STREET SUITE 115
LOWELL, MA 01852

PARKING LOT EXPANSION
120 CONSTITUTION BLVD
FRANKLIN, MA, 02038

REVISIONS:

NO	BY	DATE	DESCRIPTION
1	KL	2/1/22	REV. PARKING LAYOUT
2	KL	4/6/22	REV. PER BOARD & BETA
3	PB	4/11/22	REV. PER BOARD & BETA
4	MB	4/29/22	ADD CERTIFICATE OF VOTE



SITE PLAN

DETAIL SHEET
4 OF 5

DATE: 08/20/21

PROJECT NUMBER: 21123

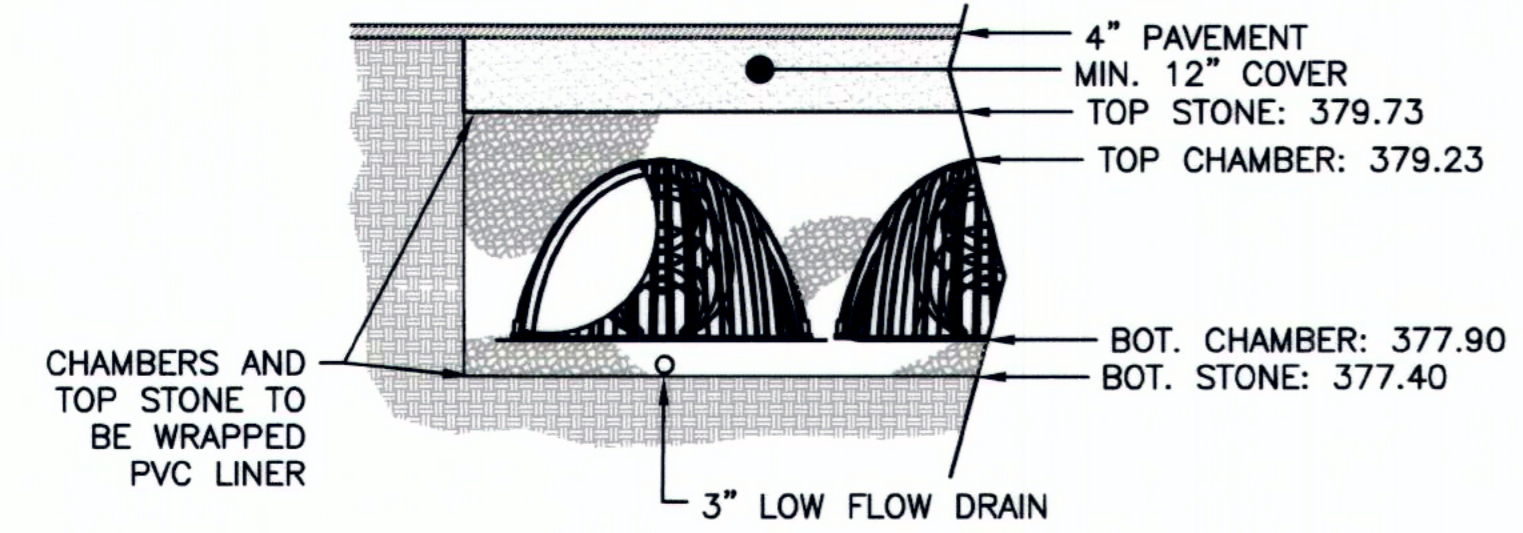
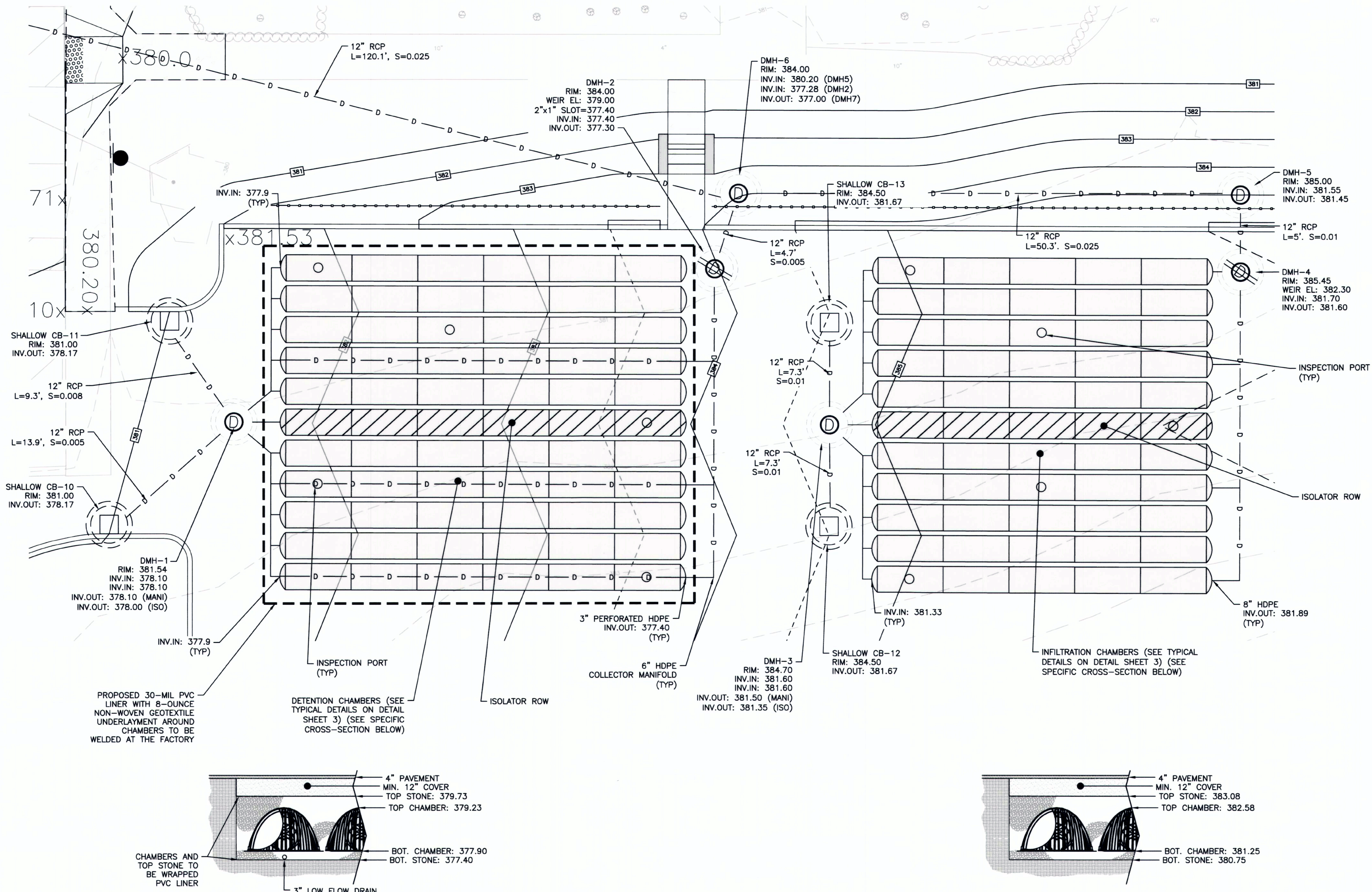
DESIGNED BY: KL

DRAWN BY: KL

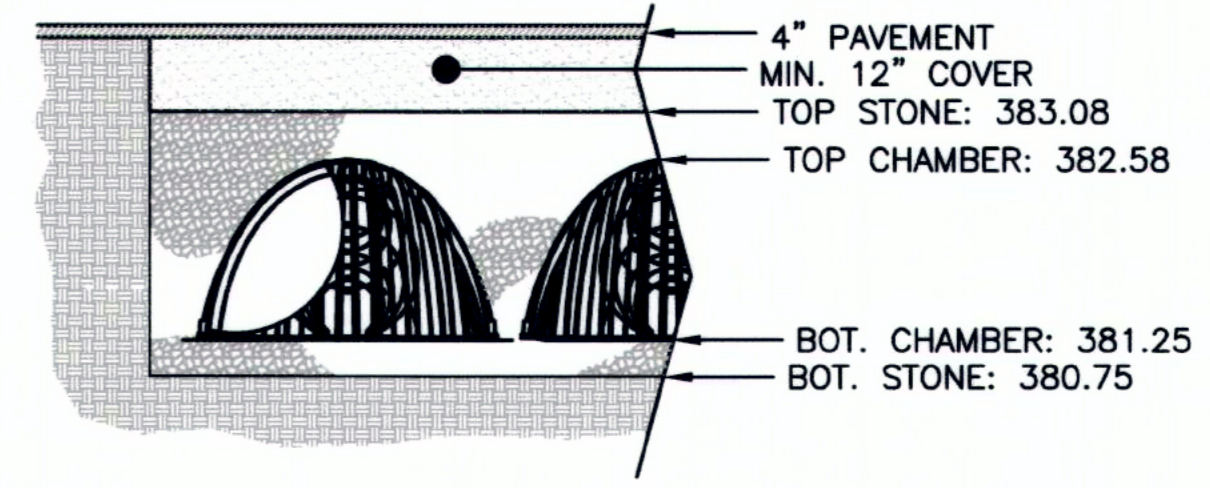
CHECKED BY: KE

C10

SHEET 10 OF 11



DETENTION CHAMBER CROSS-SECTION
NOT TO SCALE



INFILTRATION CHAMBER CROSS-SECTION
NOT TO SCALE

5/4/2022 L:\21123\CURRENT\21123 - Site Plan_R3.dwg
Krisen LaBrie

April 26, 2022
 Nancy Danello, Town Clerk
 Town of Franklin
 355 East Central Street
 Franklin, MA 02038

CERTIFICATE OF VOTE
 Site Plan
 120 Constitution Blvd

Site Plan: "Site Plan, Parking Lot Expansion, 120 Constitution Blvd, Franklin, MA"
 Applicant: AHP Architect, Inc.
 116 John St, Suite 115
 Lowell, MA 01852
 Owner: LRF2 BOS Constitution Blvd LLC
 50 Tice Blvd, Suite A28
 Woodcliff Lake, NJ
 Prepared By: Howard Stein Hudson, Chelmsford, MA
 Surveyor/ Engineer: August 20, 2021
 Dated: Map 319 Lot 016
 Property Location:

Dear Mrs. Danello:

Please be advised that at its meeting on Monday, April 25, 2022 the Planning Board voted (5-0), upon motion duly made and seconded to **APPROVE, with Standard conditions and Special Conditions**, the above referenced Site Plan. The Conditions of Approval are listed on page 2-3, attached hereto. **Both the Certificate of Vote as well as the conditions of approval shall be referenced on the site plan.**

Sincerely,

 Gregory Rondeau, Chairman
 Franklin Planning Board

cc: Owner/Applicant/ Applicant's Engineer

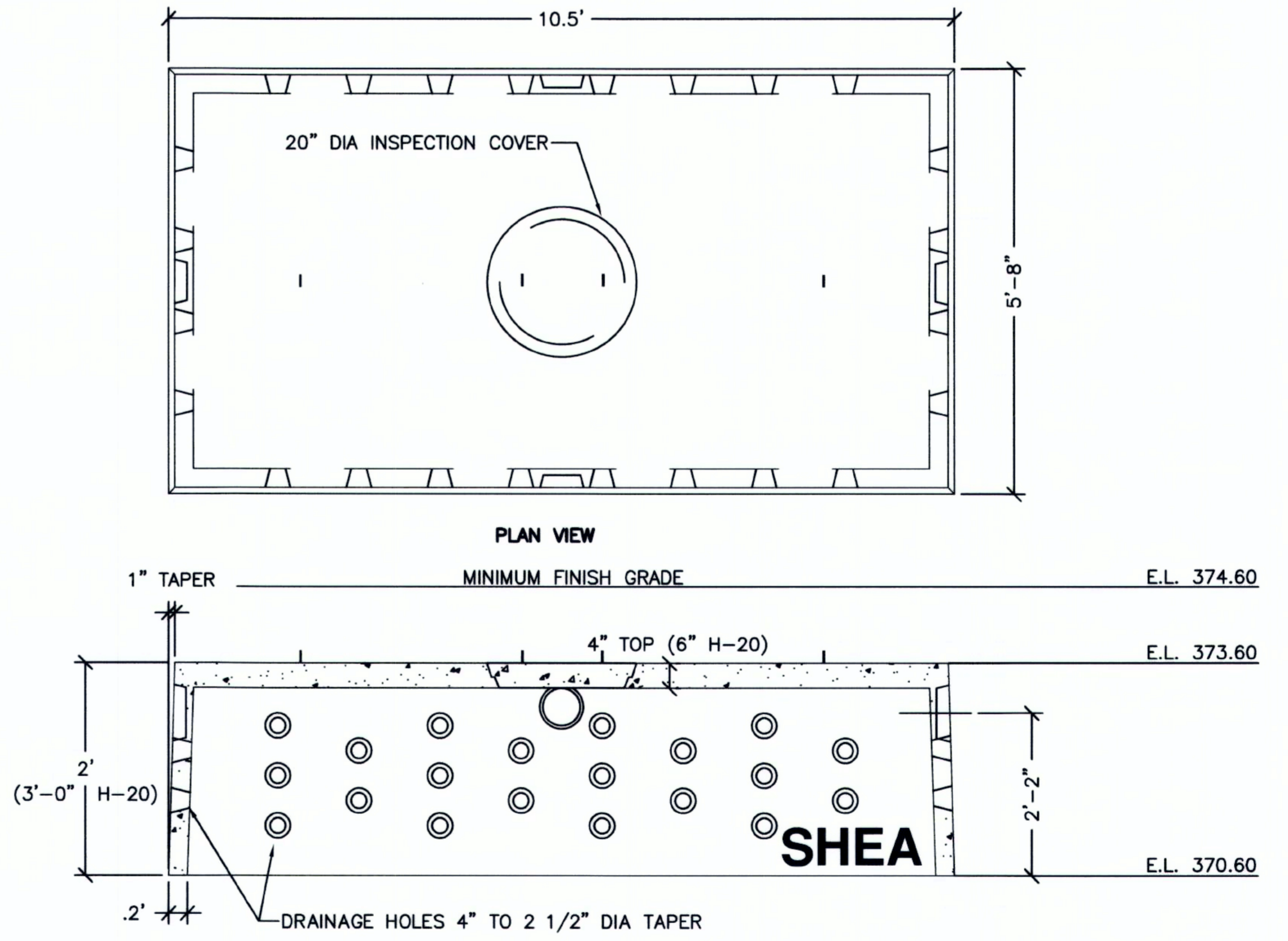
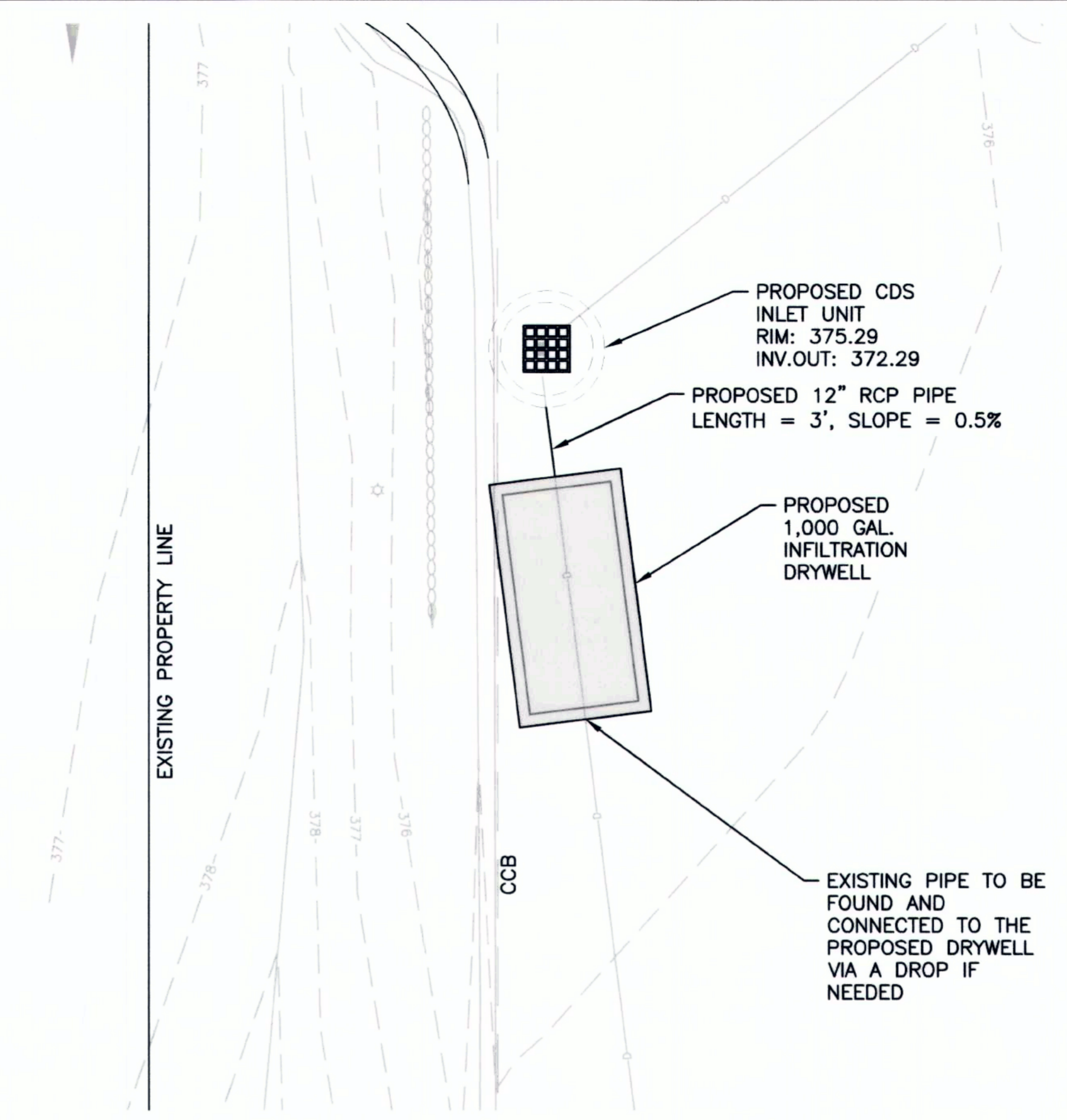
maintenance with respect to said areas, or any of the aforementioned systems within the subject property. The Town will never be required to provide snow plowing or trash pickup, with respect to the subject property.

10. **Prior to construction activities, there shall be a pre-construction meeting with the owner/applicant, and his contractor(s), the Department of Public Works and the Planning Board's Observation Contractor.**

CERTIFICATE OF VOTE
 Special Conditions
 120 Constitution Blvd

- Prior to endorsement of the plans, the applicant shall provide a signed illicit discharge compliance statement to maintain compliance with the stormwater standards.
- The as built connection from CB-8 to the 36" culvert in the easement along the west edge of the site shall be located and confirmed prior to issuance of the Certificate of Compliance.
- The as built pipe arrangement and the connections to, from, and around the existing drain manhole on the north side of the building shall be confirmed and shown on the final as built plan prior to issuance of the Form H.
- The floor drain outlets shall be located and confirmed with the Town Engineer. If it is determined that they are connected to the stormwater system, the design engineer shall present the Town of Franklin Engineering Department a revised design necessary to connect this piping with the sanitary sewer collection system prior to issuance of the Form H.
- As built connections from the roof drains and all area drains on site to the stormwater collection system shall be investigated and shown on the as built plan prior to issuance of the Form H.

- The Planning Board will use outside consultant services to complete construction inspections upon the commencement of construction. The Franklin Department of Public Works Director, directly and through employees of the Department of Public Works and outside consultant services shall act as the Planning Board's inspector to assist the Board with inspections necessary to ensure compliance with all relevant laws, regulations and Planning Board approved plan specifications. Such consultants shall be selected and retained upon a majority vote of the Board.
- Actual and reasonable costs of inspection consulting services shall be paid by the owner/applicant before or at the time of the pre-construction meeting. Should additional inspections be required beyond the original scope of work, the owner/applicant shall be required to submit fees prior to the issuance of a Final Certificate of Completion by the Planning Board (Form H). Said inspection is further outlined in condition #1.
- No alteration of these plans shall be made or affected other than by an affirmative vote of the members of the Board at a duly posted meeting and upon the issuance of a written amended decision.
- All applicable laws, by-laws, rules, regulations, and codes shall be complied with, and all necessary licenses, permits and approvals shall be obtained by the owner/applicant.
- Prior to the endorsement of the site plan, the following shall be done:
 - The owner/applicant shall provide the entire list of conditions and this Certificate of Vote on the front page of the plans.
 - A notation shall be made on the plans that all erosion mitigation measures shall be in place prior to major construction or soil disturbance commencing on the site.
 - All outstanding invoices for services rendered by the Town's Engineers and other reviewing Departments of the Town relative to their review of the owner/applicant's application and plans shall have been paid in full.
- All required improvements specified in this Certificate of Vote shall be constructed within a one-year period unless the Board grants an extension. No final Certificate of Occupancy shall be issued until all requirements of the approved plan have been completed to the satisfaction of the Board unless the applicant has submitted a Partial Certificate of Completion for the remainder of the required improvements. The applicant's engineer or surveyor, upon completion of all required improvements, shall submit a Certificate of Completion. The Board or its agent(s) shall complete a final inspection of the site upon filing of the Certificate of Completion by the applicant. Said inspection is further outlined in condition #1.
- Prior to any work commencing on the subject property, the owner/applicant shall provide plans to limit construction debris and materials on the site. In the event that debris is carried onto any public way, the owner/applicant and his assigns shall be responsible for all cleanup of the roadway. All cleanups shall occur within twenty-four (24) hours after first written notification to the owner/applicant by the Board or its designee. Failure to complete such cleanup may result in suspension of construction of the site until such public way is clear of debris.
- The owner/applicant shall install erosion control devices as necessary and as directed by the Town's Construction Inspector.
- Maintenance and repair of the parking area, water supply system, sewer pipes, electric distribution system, and stormwater system shall be the responsibility of the owner/applicant and shall never be the responsibility of the Town and the Town shall never be required to perform any service, repair or



- NOTES:
- CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
 - ALSO AVAILABLE IN AASHTO HS-20 LOADING.

OWNER:
 LRF2 BOS CONSTITUTION BLVD, LLC
 50 TICE BOULEVARD - SUITE A28
 WOODCLIFF LAKE, NJ 07677

APPLICANT:
 ahp ARCHITECTS, INC.
 THE OFFICES AT BOOT MILLS
 116 JOHN STREET SUITE 115
 LOWELL, MA 01852

PARKING LOT EXPANSION
 120 CONSTITUTION BLVD
 FRANKLIN, MA, 02038

REVISIONS:

NO	BY	DATE	DESCRIPTION
1	KL	2/1/22	REV. PARKING LAYOUT
2	KL	4/6/22	REV. PER BOARD & BETA
3	PB	4/11/22	REV. PER BOARD & BETA
4	MB	4/29/22	ADD CERTIFICATE OF VOTE



SITE PLAN

DETAIL SHEET
 5 OF 5

DATE:	08/20/21
PROJECT NUMBER:	21123
DESIGNED BY:	KL
DRAWN BY:	KL
CHECKED BY:	KE