

PROJECT:
15 Freedom Way
Franklin
Massachusetts

OWNER:
Freedom DC, LLC
15 Freedom Way
Franklin, MA 02038

APPLICANT:
Barrett Distribution
Centers
15 Freedom Way
Franklin, MA 02038



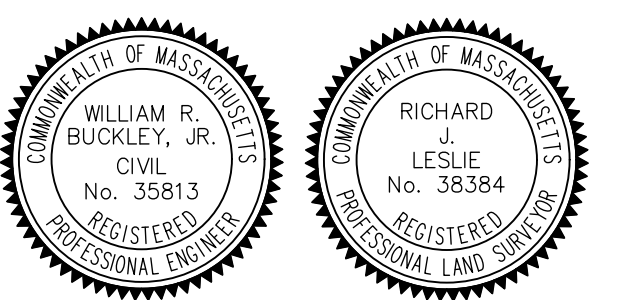
FOUR SCHOOL STREET
P.O. BOX 9136
FOXBOROUGH, MA 02035
508-543-3939

DATE APPROVED: _____
DATE ENDORSED: _____
FRANKLIN PLANNING BOARD

I HEREBY CERTIFY THAT 20 DAYS HAVE ELAPSED SINCE PLANNING BOARD APPROVAL AND THAT NO APPEAL HAS BEEN FILED IN THIS OFFICE.

DATE _____ FRANKLIN TOWN CLERK

STAMP



DRAWING TITLE

Cover Sheet

SCALE: NTS

JULY 19, 2021	SHEET NUMBER
06-0172D	CV

SITE DEVELOPMENT
PLAN OF
#15 Freedom Way
FRANKLIN, MA

JULY 19, 2021 **SCALE: AS NOTED**

BAY COLONY GROUP, Inc.
PROFESSIONAL CIVIL ENGINEERS & LAND SURVEYORS
FOUR SCHOOL STREET, P.O. BOX 9136
FOXBOROUGH, MA 02035
(508) 543-3939

ASSESSORS REF: MAP 330, PARCEL 029

ZONING: INDUSTRIAL

CIVIL DRAWINGS

SHEET NO.	DESCRIPTION	LAST REVISED
SHEET CV	COVER SHEET	10-19-2021
SHEET 1	LEGEND & GENERAL NOTES	07-19-2021
SHEET 2	EXISTING CONDITIONS PLAN	07-19-2021
SHEET 3	LAYOUT AND GRADING PLAN	10-19-2021
SHEET 4	DETAILS	10-19-2021
SHEET 5	SWPPP & SNOW STORAGE	10-19-2021

THE LAST REVISED DATE FOR PLANS IN THIS SET IS: 10-19-2021

GENERAL NOTES

TOPOGRAPHICAL INFORMATION OBTAINED FROM AN ON THE GROUND SURVEY BY THIS OFFICE IN APRIL, 2021. HORIZONTAL DATUM IS NAVD 1988 AND VERTICAL DATUM IS NAVD 88. SITE DOES NOT LIE WITHIN A FEMA DESIGNATED FLOOD ZONE (A OR V ZONES).

UNDERGROUND UTILITIES ARE SHOWN HEREON AS COMPILED FROM RECORD PLANS AND VISIBLE UTILITY STRUCTURES. BAY COLONY GROUP DOES NOT WARRANT THE ACTUAL DEPTH AND LOCATIONS OF ANY UTILITIES SHOWN HEREON. CONTACT DIGSAFE AT 1-800-322-4844 AT LEAST 72 HOURS, SATURDAYS, SUNDAYS AND HOLIDAYS EXCLUDED, PRIOR TO EXCAVATING AT ANY LOCATION. A COPY OF THE DIGSAFE PROJECT REFERENCE NUMBER(S) SHALL BE GIVEN TO THE OWNER PRIOR TO EXCAVATION.

WHERE AN EXISTING UNDERGROUND UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED TO THE ENGINEER IMMEDIATELY.

TEST PITS TO LOCATED EXISTING UTILITIES MAY BE ORDERED BY THE ENGINEER.

THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE AND ANY OTHER PRIVATE UTILITIES BY THE RESPECTIVE COMPANIES.

AREAS OUTSIDE THE LIMITS OF THE PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITIONS AT THE CONTRACTOR'S EXPENSE.

STONE WALLS, FENCES, MAIL BOXES, SIGNS, CURBS, LIGHT POLES ETC.. SHALL BE REMOVED AND REPLACED AS NECESSARY TO PERFORM THE WORK.

ALL PAVEMENT DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED IN ACCORDANCE WITH THE SPECIFICATIONS AND AS SHOWN ON THE DRAWINGS.

OPENINGS FOR PIPE IN PRECAST CONCRETE STRUCTURES SHALL BE CAST IN THE REQUIRED LOCATIONS DURING MANHOLE MANUFACTURE. FIELD CUT OPENINGS WILL NOT BE PERMITTED UNLESS APPROVED BY THE ENGINEER.

IN PAVED AND GRAVEL AREAS THE TOP OF THE STRUCTURE COVERS SHALL BE SET FLUSH WITH THE PAVED SURFACE. IN CROSS-COUNTRY AREAS THE TOP OF THE COVER SHALL EXTEND 2 INCHES ABOVE FINISHED GRADE, OR AS SHOWN ON THE DRAWINGS, OR AS DIRECTED BY THE ENGINEER.























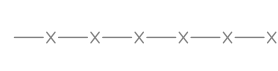




PAVEMENT MARKINGS

SWL	SWL – SOLID WHITE LINE – 6" STATE HIGHWAY, 4" LOCAL STREETS
SYL	SYL – SOLID YELLOW LINE – 6" STATE HIGHWAY, 4" LOCAL STREETS
DWL	DWL – DOTTED WHITE LINE – 6" (2' STRIPE w/4' GAP) STATE HIGHWAY DOTTED WHITE LINE – 4" (2' STRIPE w/4' GAP) LOCAL STREETS
WLDL	WHITE LANE DELINEATION LINE – 6" (3' STRIPE w/9' GAP) STATE HIGHWAY WHITE LANE DELINEATION LINE – 4" (3' STRIPE w/9' GAP) LOCAL STREETS
DDYL	DOUBLE DOTTED YELLOW LINE – 6" (2' STRIPE w/4' GAP) STATE HIGHWAY DOUBLE DOTTED YELLOW LINE – 4" (2' STRIPE w/4' GAP) LOCAL STREETS
BWLL	BROKEN WHITE LANE LINE – 6" (10' STRIPE w/30' GAP) STATE HIGHWAY BROKEN WHITE LANE LINE – 4" (10' STRIPE w/30' GAP) LOCAL STREETS
SWLL	SOLID WHITE LANE LINE – 6" STATE HIGHWAY, 4" LOCAL STREETS
SWEL	SOLID WHITE EDGE LINE – 6" STATE HIGHWAY, 4" LOCAL STREETS
SWG	SOLID WHITE GORE LINE – 12"
SYEL	SOLID YELLOW EDGE LINE – 6" STATE HIGHWAY, 4" LOCAL STREETS
SYGL	SOLID YELLOW GORE LINE – 12"
DYL	DOUBLE YELLOW LINE – 2-6" LINES STATE HIGHWAY DOUBLE YELLOW LINE – 2-4" LINES LOCAL STREETS





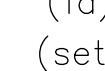


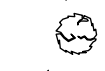
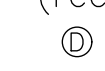
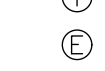

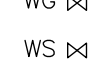




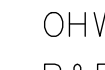


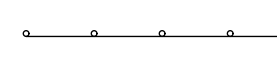
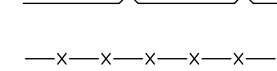
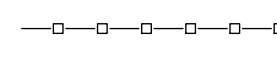
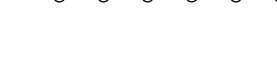


 PAVEMENT ARROW AND LEGEND

SYMBOLS & LEGEND

EXISTING

n.t.s.	– NOT TO SCALE
T.B.M.	– TEMPORARY BENCH MARK
	– BOUND (TYPE NOTED)
	– STAKE & STONE
DH 	– DRILL HOLE
IP 	– IRON PIPE/PIN
MHB 	– MASS HIGHWAY BOUND
Δ s/n	– STAKE & NAIL
(fd)	– FOUND
(set)	– SET IN PLACE
	– UTILITY POLE
UPLP	– UTILITY POLE/LIGHT POLE
UP	– UTILITY POLE
	– WELL
n/f	– NOW OR FORMERLY
	– TREE (SIZE NOTED)
(rec)	– RECORD
	– DRAIN MANHOLE
	– TELEPHONE MANHOLE
	– ELECTRIC MANHOLE
	– SEWER MANHOLE
	– CATCH BASIN
WG 	– WATER GATE
WS 	– WATER SERVICE
GG 	– GAS GATE
	– EXISTING HYDRANT
SGC	– SLOPED GRANITE CURBING
VGC	– VERTICAL GRANITE CURBING
PVC	– POLYVINYL CHLORIDE PIPE
CMP	– CORRUGATED METAL PIPE
VCP	– VITREOUS CLAY PIPE
CLF	– CHAIN LINK FENCE
OHW	– OVERHEAD WIRE
SIGN 	– SIGN (SIZE & TYPE NOTED)
	– TEST PIT
D	– DRAIN PIPE (SIZE & TYPE NOTED)
S	– SEWER PIPE (SIZE & TYPE NOTED)
E	– ELECTRIC DUCT (SIZE & TYPE NOTED)
G	– GAS MAIN (SIZE & TYPE NOTED)
W	– WATER MAIN (SIZE & TYPE NOTED)
T	– TELEPHONE DUCT
	– STONE WALL
	– EDGE OF TREELINE
	– GUARD-RAIL (TYPE NOTED)
	– RAILROAD TRACKS
	– RETAINING WALL (SIZE & TYPE NOTED)
	– BARBED WIRE FENCE
	– STOCKADE FENCE
	– CHAIN-LINK FENCE

PROPOSED

n.t.s.	– NOT TO SCALE
T.B.M.	– TEMPORARY BENCH MARK
	– BOUND (TYPE NOTED)
	– STAKE & STONE
DH 	– DRILL HOLE
IP 	– IRON PIPE/PIN
MHB 	– MASS HIGHWAY BOUND
Δ s/n	– STAKE & NAIL
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	– WELL
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(rec)	– RECORD
	– DRAIN MANHOLE
	– TELEPHONE MANHOLE
	– ELECTRIC MANHOLE
	– SEWER MANHOLE
	– CATCH BASIN
WG 	– WATER GATE
WS 	– WATER SERVICE
GG 	– GAS GATE
	– PROPOSED HYDRANT
SGC	– SLOPED GRANITE CURBING
MBC	– MONOLITHIC BITUMINOUS CURBING
VCC	– VERTICAL CONCRETE CURBING
CMP	– CORRUGATED METAL PIPE
VCP	– VITREOUS CLAY PIPE
CLF	– CHAIN LINK FENCE
OHW	– OVERHEAD WIRE
R&R	– REMOVE AND RE-USE
R&S	– REMOVE AND STACK
SIGN 	– SIGN (SIZE & TYPE NOTED)
D	– DRAIN PIPE (SIZE & TYPE NOTED)
S	– SEWER PIPE (SIZE & TYPE NOTED)
E	– ELECTRIC DUCT (SIZE & TYPE NOTED)
G	– GAS MAIN (SIZE & TYPE NOTED)
W	– WATER MAIN (SIZE & TYPE NOTED)
T	– TELEPHONE DUCT
	– STONE WALL
	– EDGE OF TREELINE
	– GUARD-RAIL (TYPE NOTED)
	– RETAINING WALL (SIZE & TYPE NOTED)
	– BARBED WIRE FENCE
	– STOCKADE FENCE
	– CHAIN-LINK FENCE

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Centers
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Franklin, MA 02038**

 **Bay Colony Group, Inc.**
Professional Civil Engineers &
Professional Land Surveyors

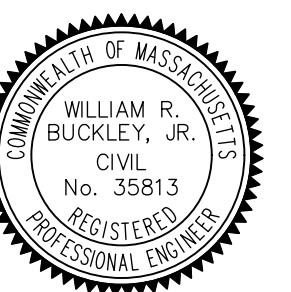
FOUR SCHOOL STREET
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508-543-3939

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STAMP



DRAWING TITLE

Legend &
General Notes

SCALE: NTS

JULY 19, 2021 SHEET NUMBER

06-0172D

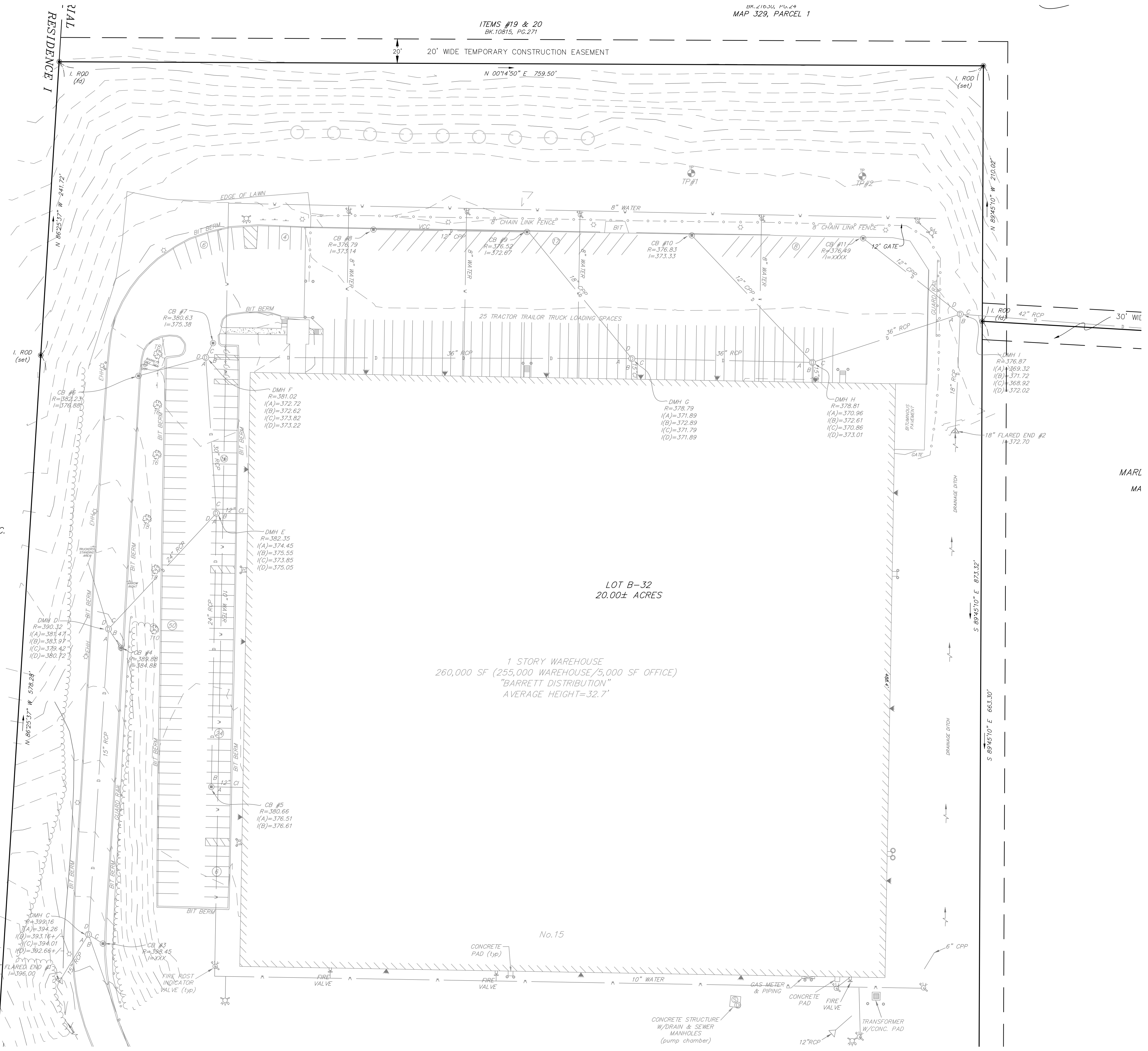
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ITEMS #19 & 20
BK.10815, PG.271

BR. 110-50, PL. 68
MAP 329, PARCEL 1

20' WIDE TEMPORARY CONSTRUCTION EASEMENT



n/f
ERCIAN NUNS OF THE
ANCE IN MASSACHUSETTS, INC.
30, PG.496 & BK.5822, PG.360
MAP 343, PARCEL 3

LOT B-32
20.00± ACRES

1 STORY WAREHOUSE
260,000 SF (255,000 WAREHOUSE/5,000 SF OFFICE)
"BARRETT DISTRIBUTION"
AVERAGE HEIGHT=32.7'

MARL
MA

PROJECT:

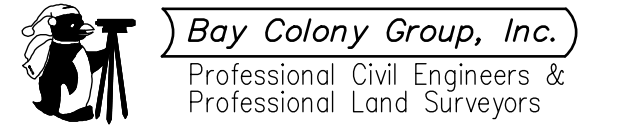
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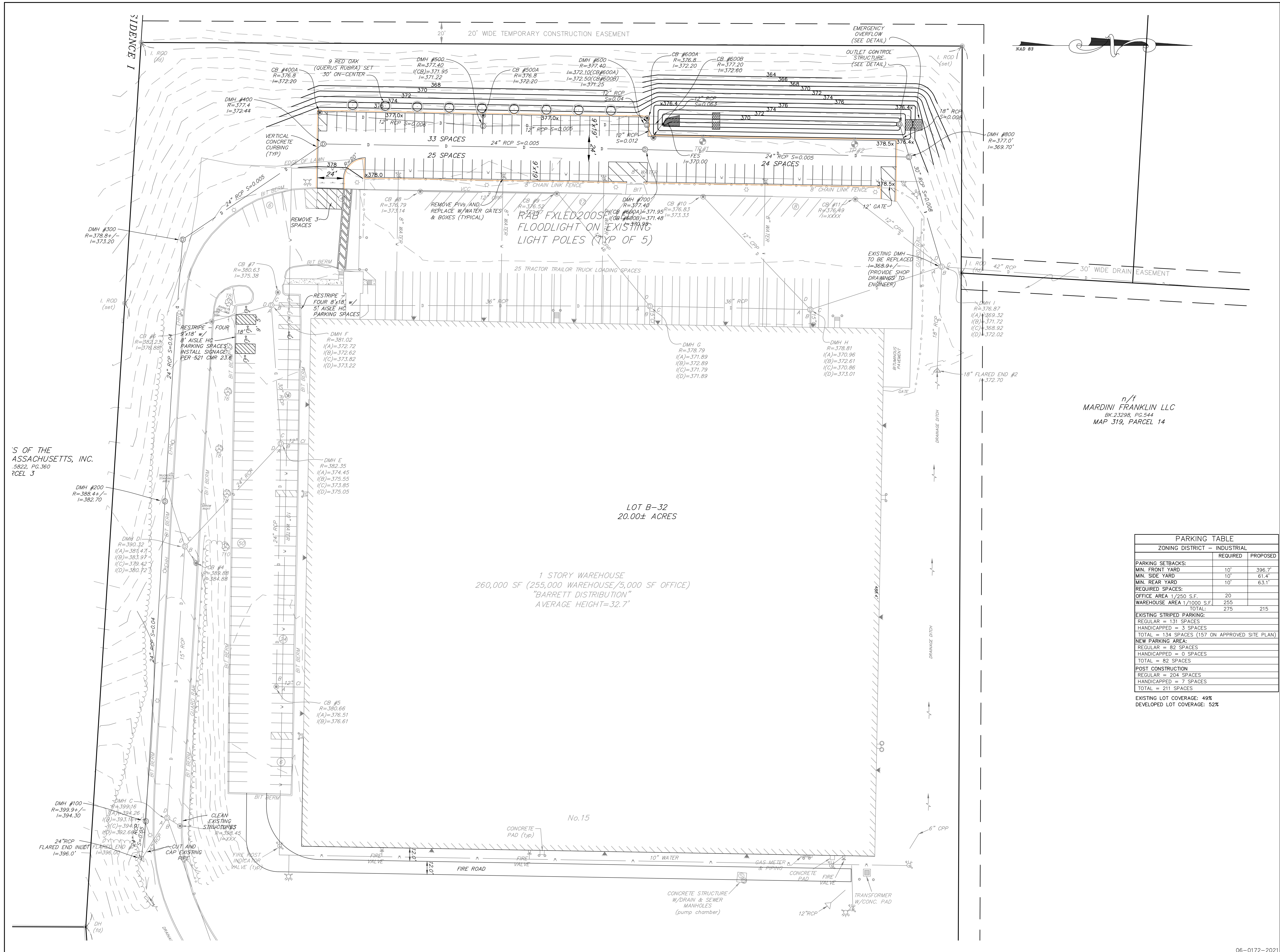
DRAWING TITLE

Existing
Conditions
Plan

SCALE: 1" = 40'

JULY 19, 2021 SHEET NUMBER

06-0172D 2



S OF THE ASSACHUSETTS, INC. 5822, PG.360 RCEL 3

LOT B-32
20.00± ACRES

1 STORY WAREHOUSE
260,000 SF (255,000 WAREHOUSE/5,000 SF OFFICE)
"BARRETT DISTRIBUTION"
AVERAGE HEIGHT=32.7'

n/f
MARDINI FRANKLIN LLC
BK. 23298, PG. 544
MAP 319, PARCEL 14

PARKING TABLE		
ZONING DISTRICT - INDUSTRIAL		
	REQUIRED	PROPOSED
PARKING SETBACKS:		
MIN. FRONT YARD	10'	396.7'
MIN. SIDE YARD	10'	61.4'
MIN. REAR YARD	10'	63.1'
REQUIRED SPACES:		
OFFICE AREA 1/250 S.F.	20	
WAREHOUSE AREA 1/1000 S.F.	255	
TOTAL:	275	215
EXISTING STRIPED PARKING:		
REGULAR = 131 SPACES		
HANDICAPPED = 3 SPACES		
TOTAL = 134 SPACES (157 ON APPROVED SITE PLAN)		
NEW PARKING AREA:		
REGULAR = 62 SPACES		
HANDICAPPED = 0 SPACES		
TOTAL = 82 SPACES		
POST CONSTRUCTION		
REGULAR = 204 SPACES		
HANDICAPPED = 7 SPACES		
TOTAL = 211 SPACES		
EXISTING LOT COVERAGE: 49%		
DEVELOPED LOT COVERAGE: 52%		

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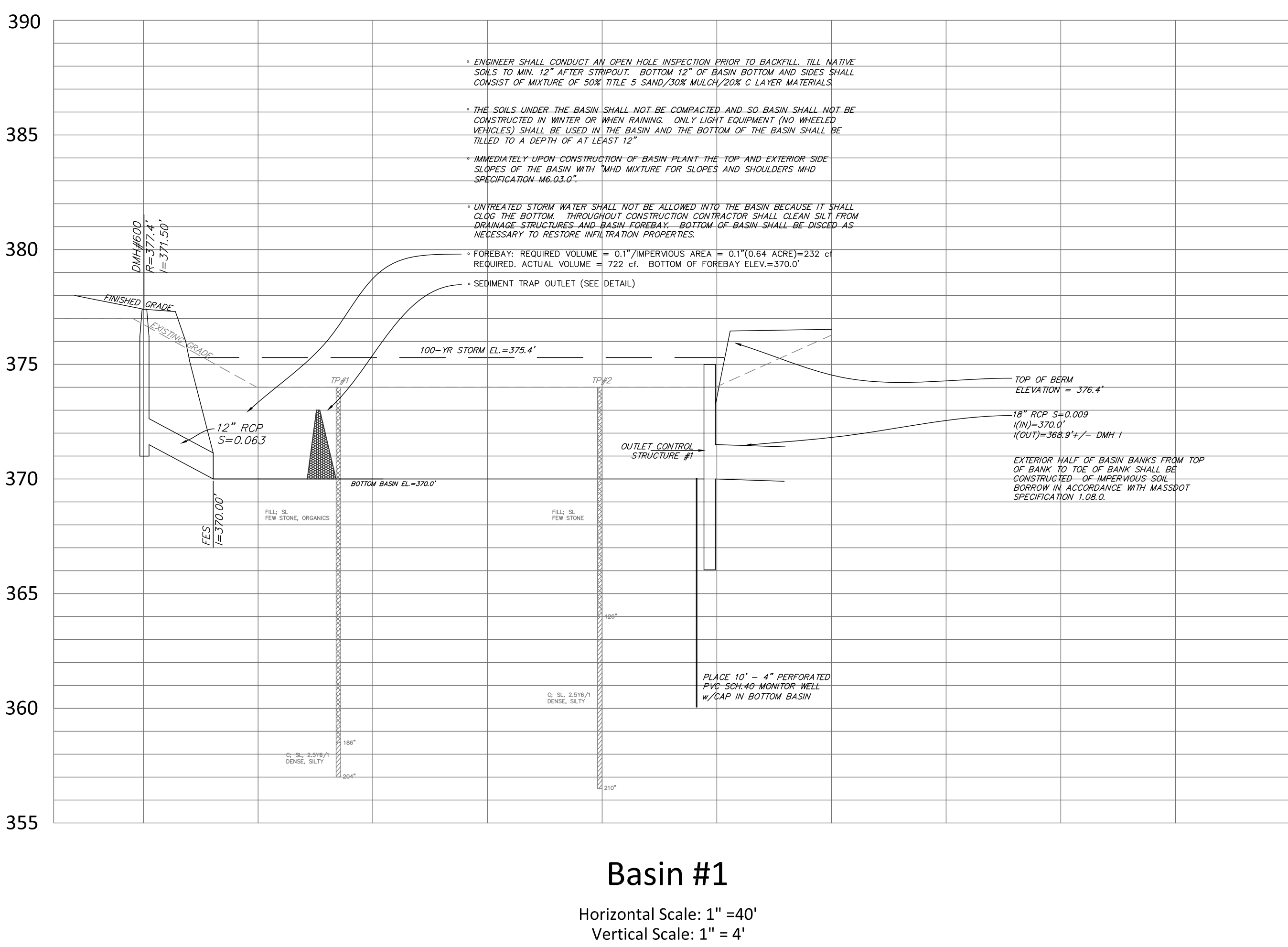
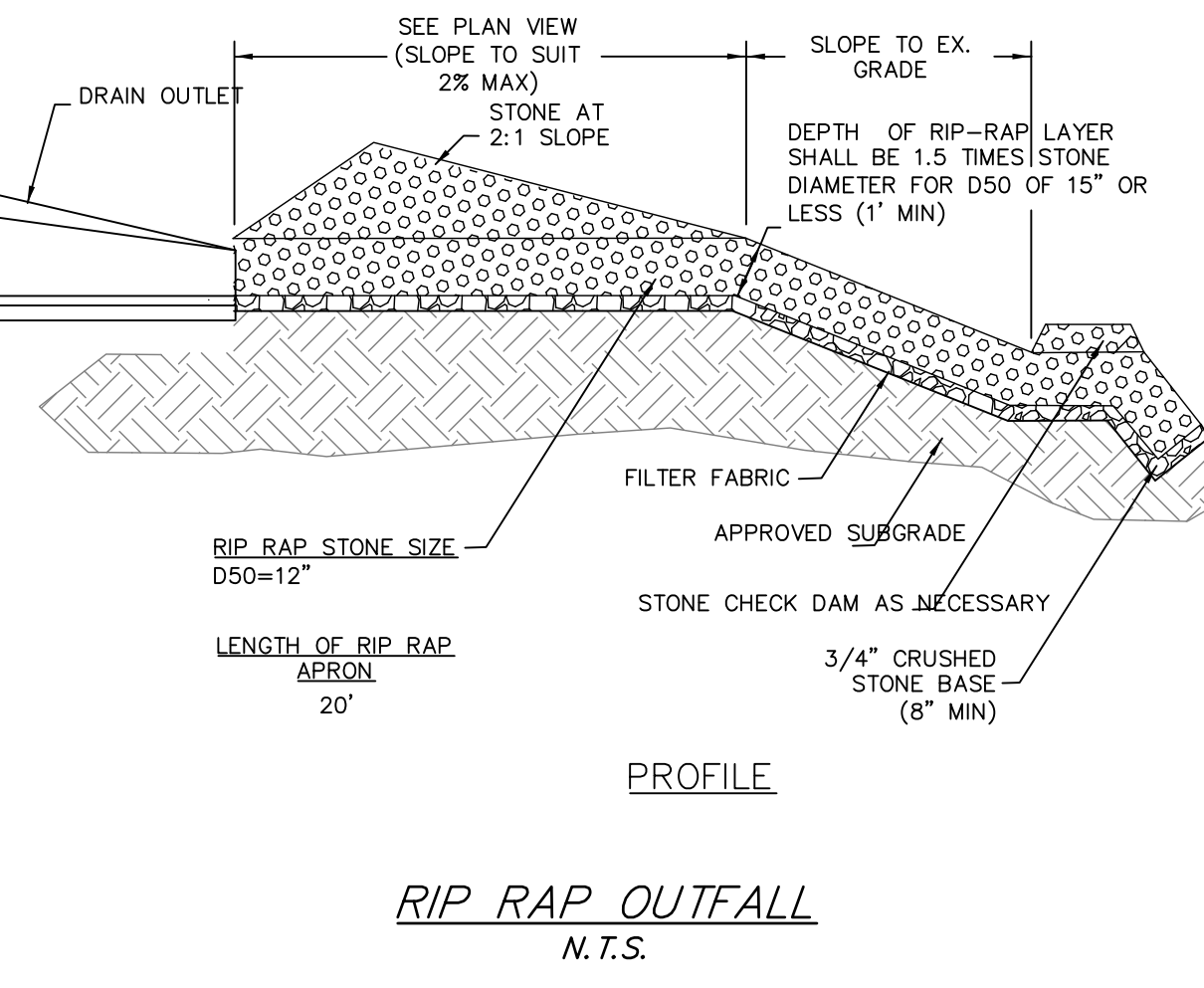
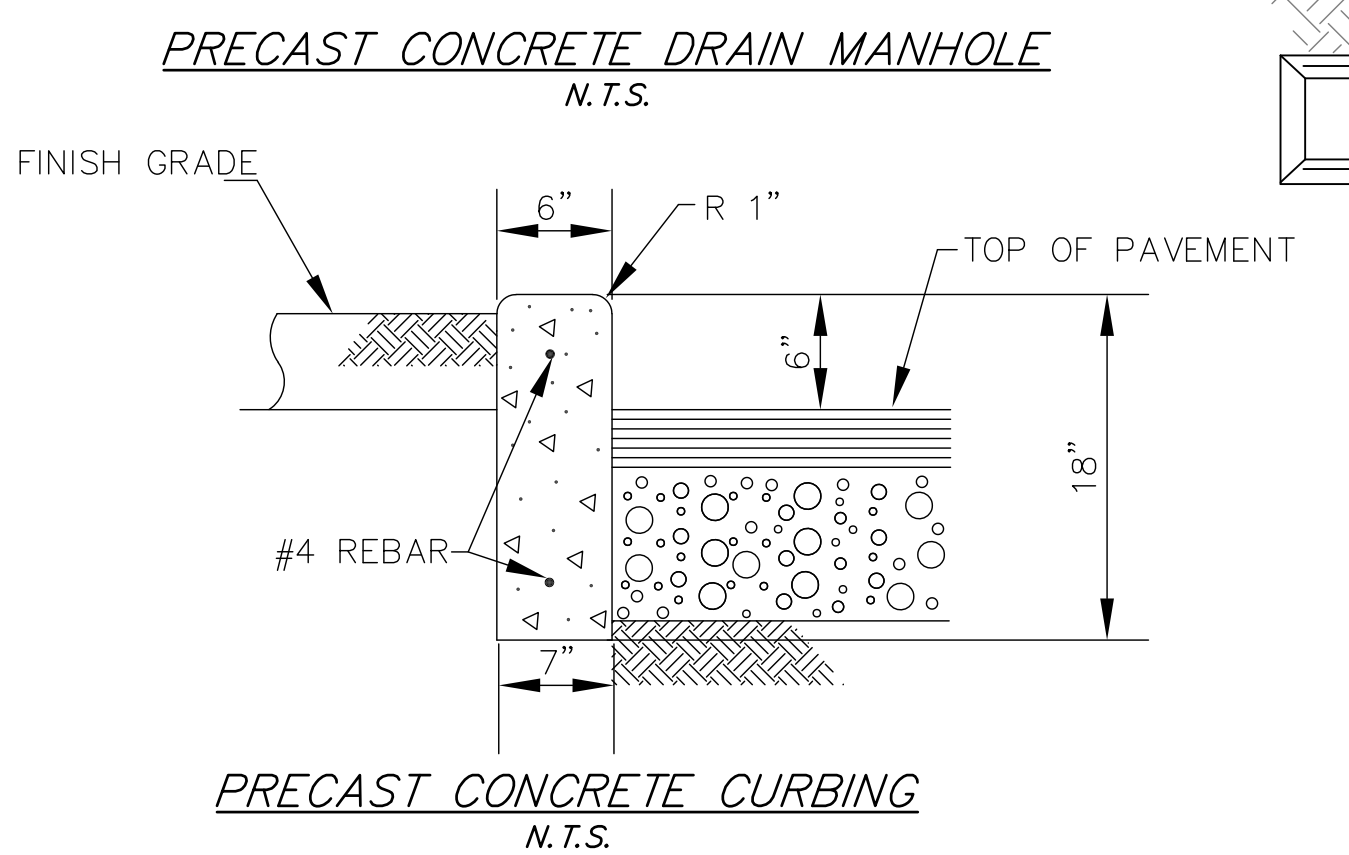
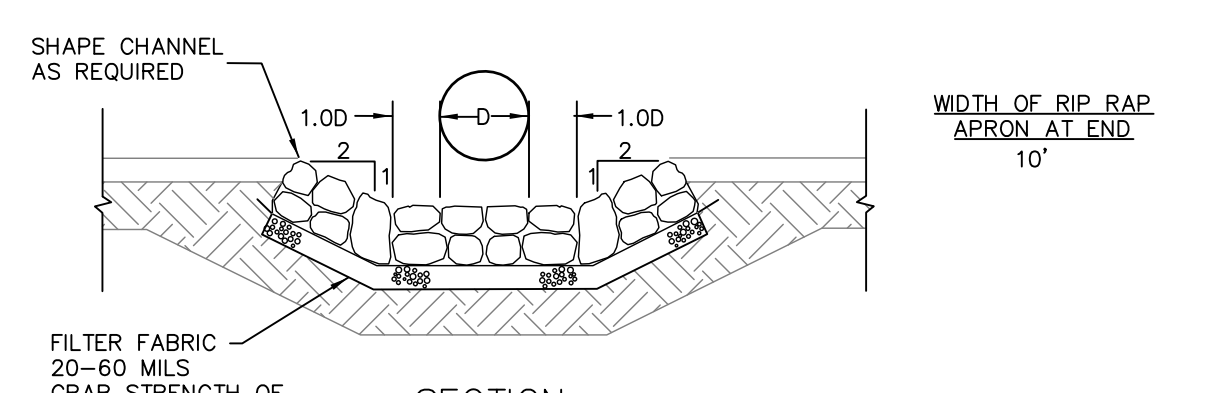
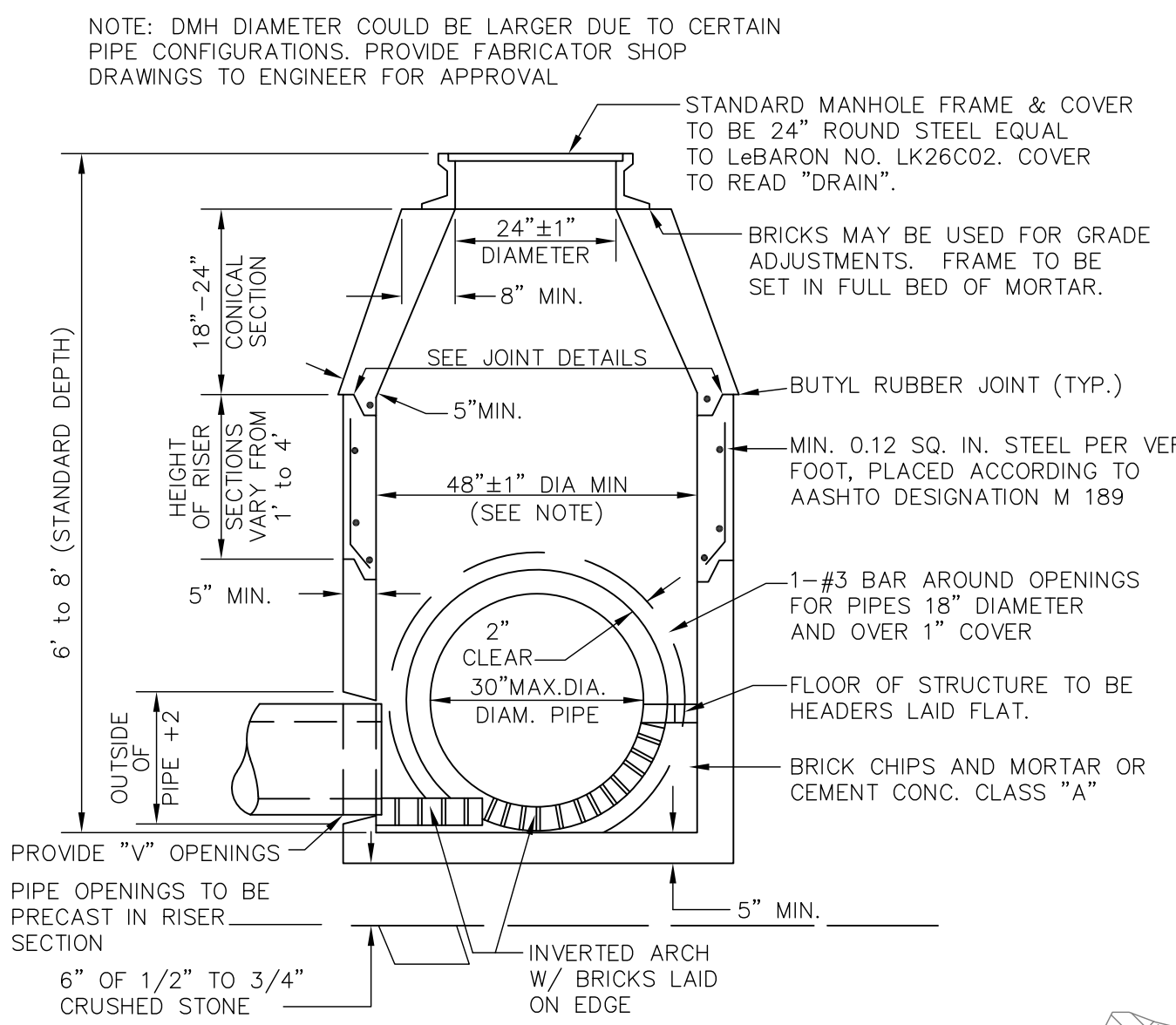
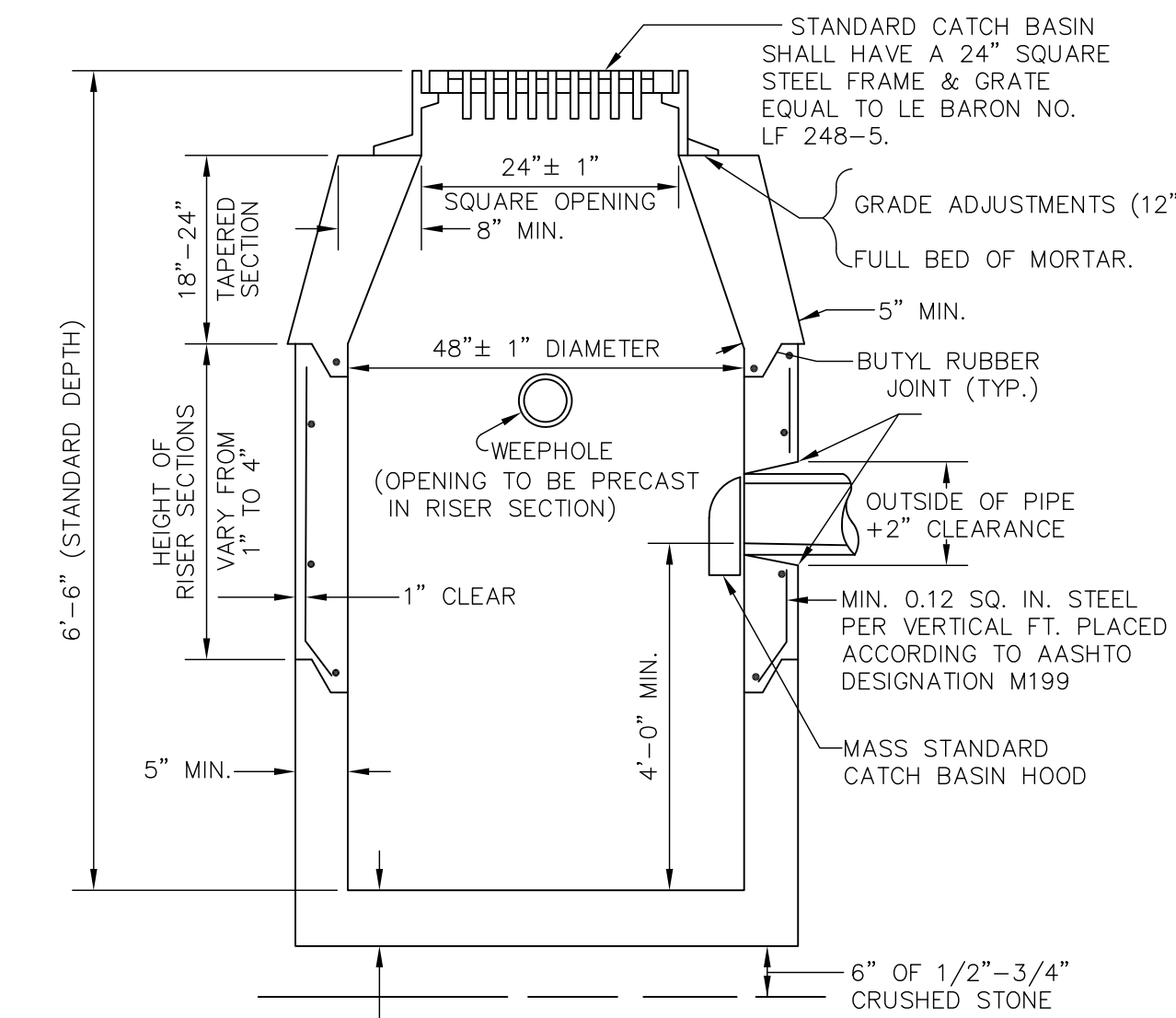
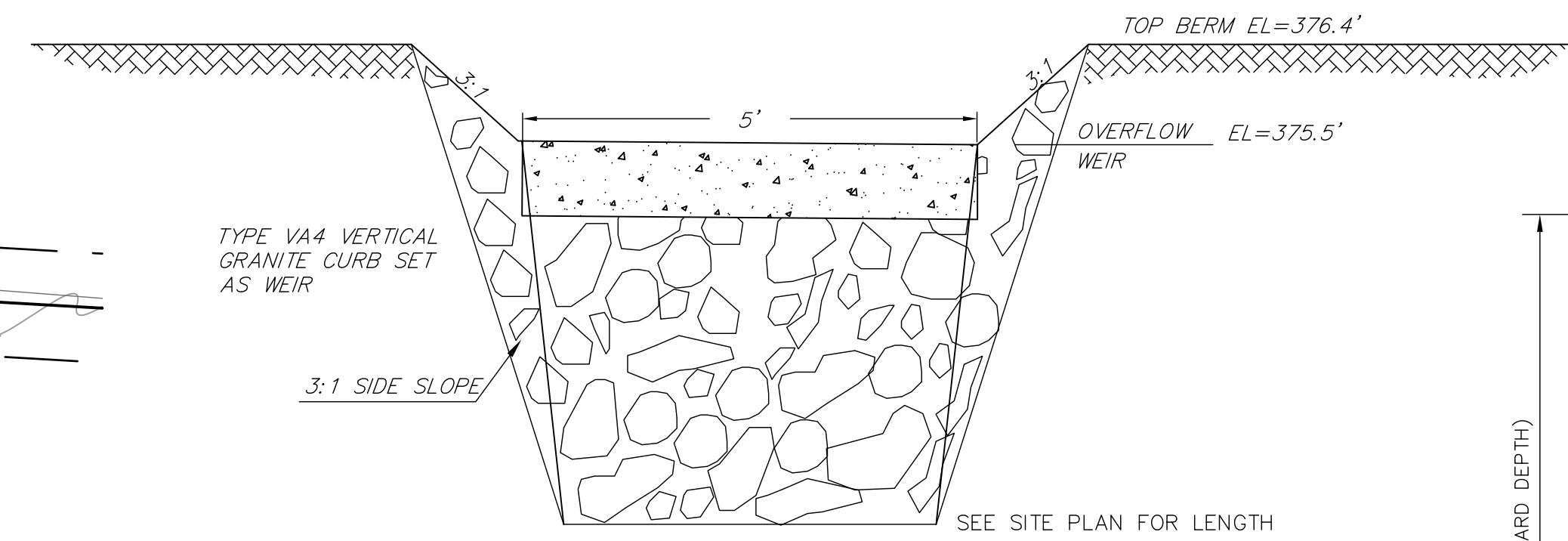
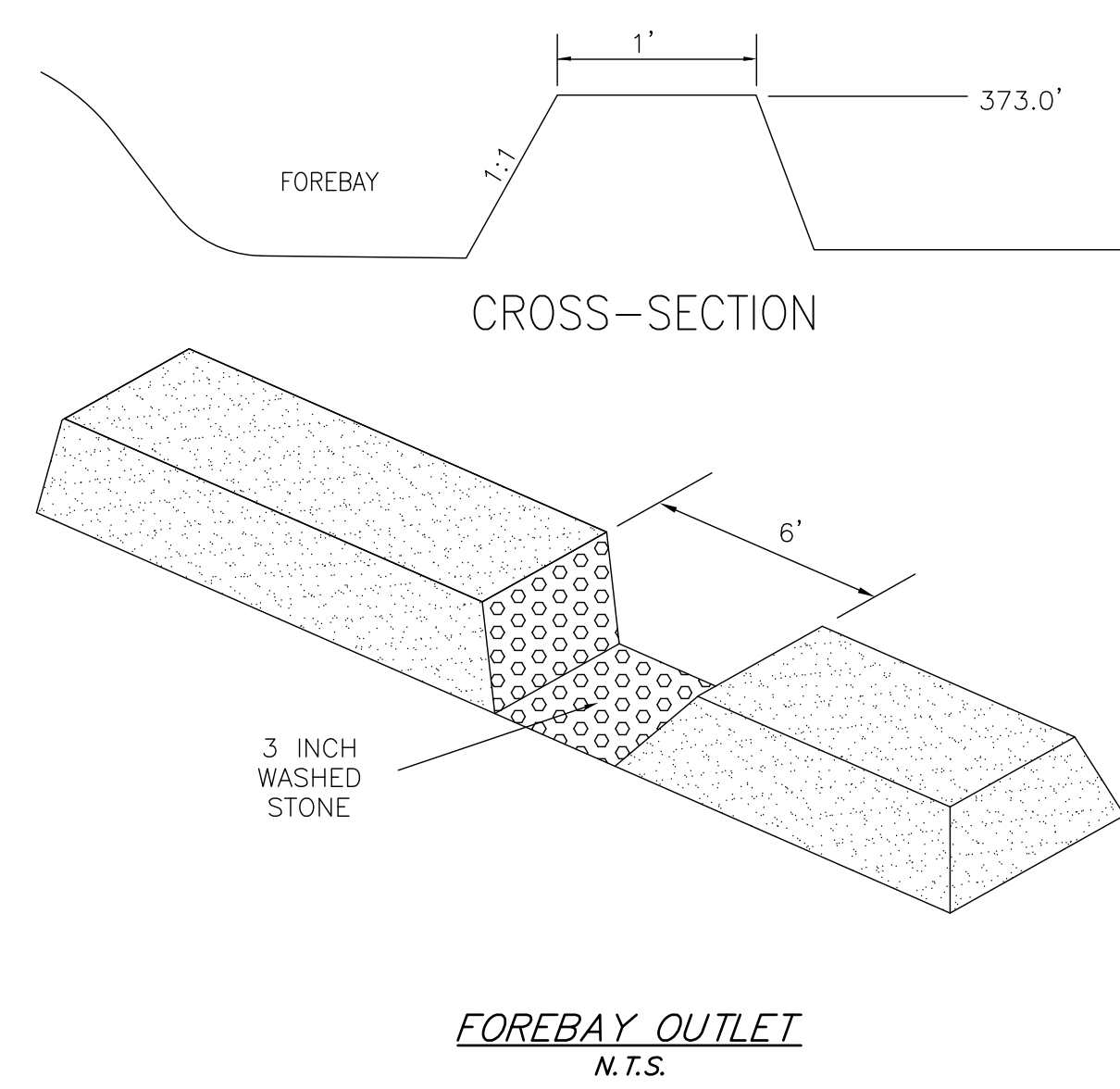
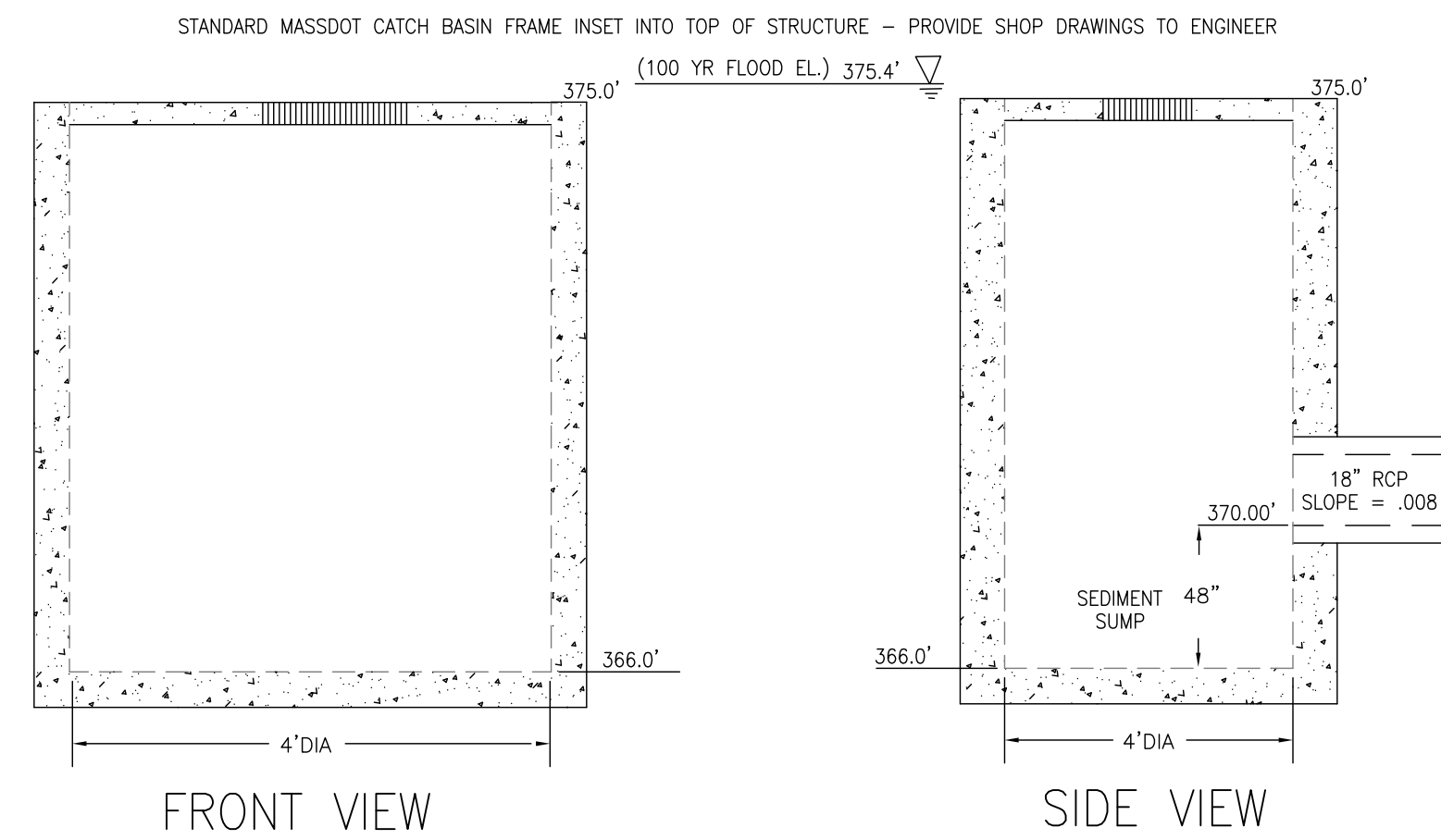
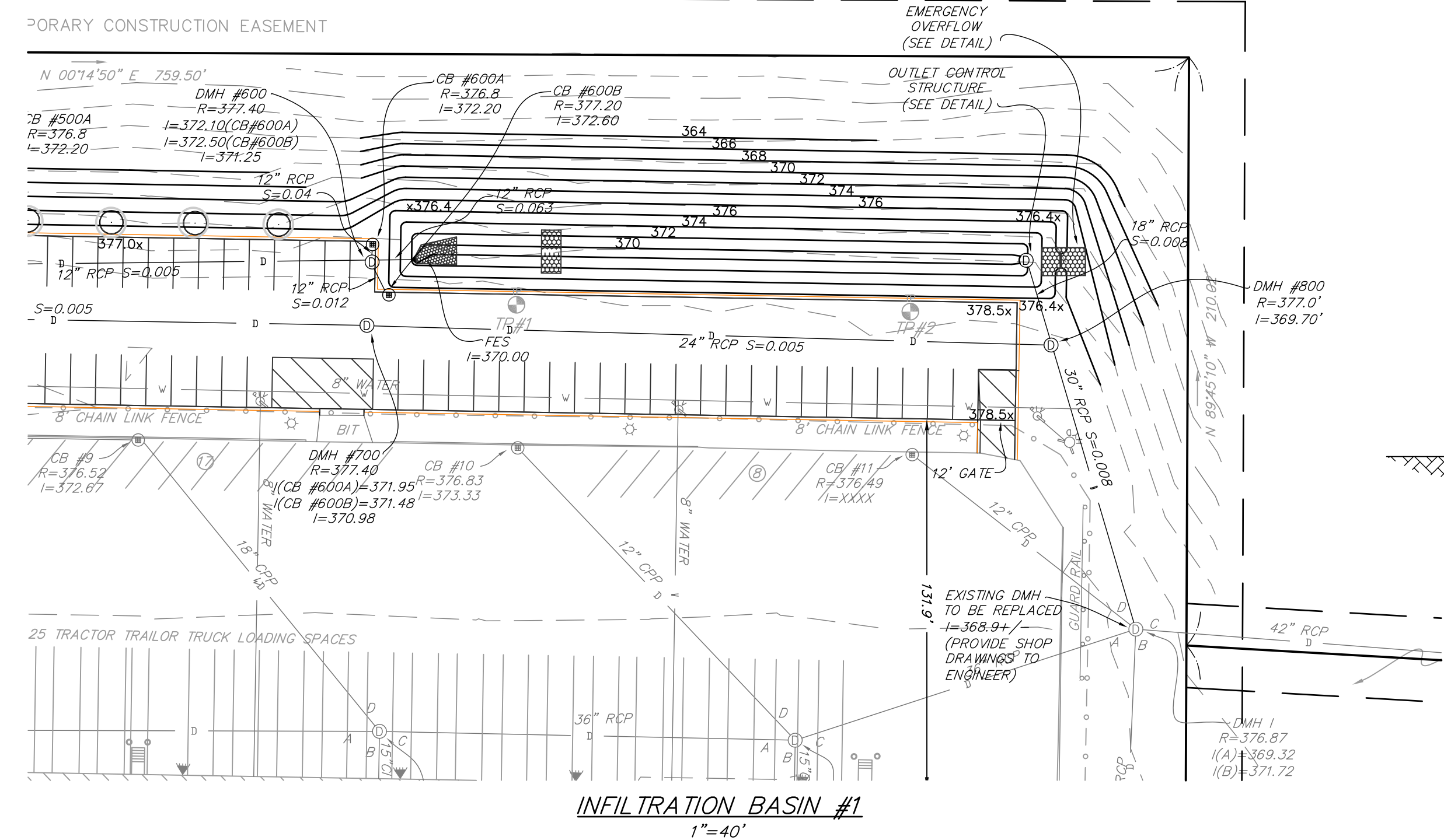
DATE	DESCRIPTION
10/19/2021	LOT COVERAGE ADDED/PARKING TABLE REVISED/HIC SPACES ADDED/PARKING SPACE SIZE REVISED/DRAINAGE REVISED/TREES ADDED/VCC ADDED/TP LOCATIONS ADDED

STAMP

DRAWING TITLE
Layout & Grading Plan

SCALE: 1" = 40'
 JULY 19, 2021 SHEET NUMBER
 06-0172D **3**

TEACHERS INSURANCE AND ANNUITY ASSOCIATION OF AMERICA,
A NEW YORK CORPORATION,
FOR THE BENEFIT OF ITS REAL ESTATE ACCOUNT
BK-21630, PG.24
MAP 329, PARCEL 1



ENGINEER SHALL CONDUCT AN OPEN HOLE INSPECTION PRIOR TO BACKFILL. ALL NATIVE SOILS TO MIN. 12" AFTER STRIPOUT. BOTTOM 12" OF BASIN BOTTOM AND SIDES SHALL CONSIST OF MIXTURE OF SOLE TILE & SAND/SUB MUD/SUB C LAYER MATERIALS.

THE SOILS UNDER THE BASIN SHALL NOT BE COMPACTED AND SO BASIN SHALL NOT BE CONSTRUCTED IN WINTER OR WHEN RAINING. ONLY LIGHT EQUIPMENT (NO WHEELED VEHICLES) SHALL BE USED IN THE BASIN AND THE BOTTOM OF THE BASIN SHALL BE FILLED TO A DEPTH OF AT LEAST 12"

IMMEDIATELY UPON CONSTRUCTION OF BASIN PLANT THE TOP AND EXTERIOR SIDE SLOPES OF THE BASIN WITH SAND MIXTURE FOR SLOPES AND SHOULDERS AND SPECIFICATION M6.03.0.

UNTREATED STORM WATER SHALL NOT BE ALLOWED INTO THE BASIN BECAUSE IT SHALL CLOG THE BOTTOM. THROUGHOUT CONSTRUCTION CONTRACTOR SHALL CLEAN SILT FROM DRAINAGE STRUCTURES AND BASIN FOREBAY. BOTTOM OF BASIN SHALL BE USED AS NECESSARY TO RESTORE INFILTRATION PROPERTIES.

FOREBAY: REQUIRED VOLUME = 0.1*(IMPERVIOUS AREA = 0.1*(0.64 ACRES)=232 cft REQUIRED. ACTUAL VOLUME = 722 cft. BOTTOM OF FOREBAY ELEV.=370.0'

SEDIMENT TRAP OUTLET (SEE DETAIL)

TOP OF BERM ELEVATION = 376.4'

18" RCP S=0.009 (100)=370.0' DMH 1

EXTERIOR HALF OF BASIN BANKS FROM TOP OF BANK TO TOE OF BANK SHALL BE CONSTRUCTED - OF IMPERVIOUS SOIL BORROW IN ACCORDANCE WITH MASSDOT SPECIFICATION 1.08.0.

PLACE 10" x 4" PERFORATED TYPE SCH 40 MONITOR WELL W/ CAP IN BOTTOM BASIN

NOTE: DMH DIAMETER COULD BE LARGER DUE TO CERTAIN PIPE CONFIGURATIONS. PROVIDE FABRICATOR SHOP DRAWINGS TO ENGINEER FOR APPROVAL

STANDARD MANHOLE FRAME & COVER TO BE 24" ROUND STEEL EQUAL TO LeBARON NO. LK26C02. COVER TO READ "DRAIN".

BRICKS MAY BE USED FOR GRADE ADJUSTMENTS. FRAME TO BE SET IN FULL BED OF MORTAR.

BUTYL RUBBER JOINT (TYP.)

MIN. 0.12 SQ. IN. STEEL PER VERT. FOOT, PLACED ACCORDING TO AASHTO DESIGNATION M 189

1-#3 BAR AROUND OPENINGS FOR PIPES 18" DIAMETER AND OVER 1" COVER

FLOOR OF STRUCTURE TO BE HEADERS LAID FLAT.

BRICK CHIPS AND MORTAR OR CEMENT CONC. CLASS "A"

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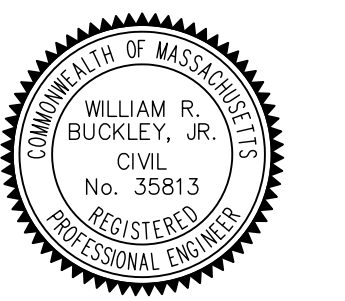
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DATE	DESCRIPTION
10/19/2021	BASIN DETAIL MODIFIED/OVERFLOW DETAIL MODIFIED/OUTLET STRUCTURE MODIFIED/VCC DETAIL ADDED

STAMP



DRAWING TITLE

Details

SCALE: AS NOTED

JULY 19, 2021 SHEET NUMBER

06-0172D **4**

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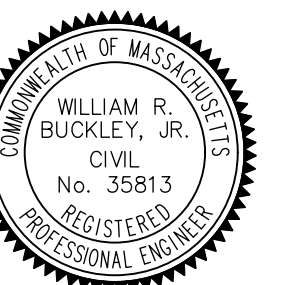
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DATE	DESCRIPTION
10/19/2021	STABILIZED CONSTRUCTION ENTRANCE DETAIL ADDED

STAMP



DRAWING TITLE

SWPPP &
SNOW
STORAGE

SCALE: 1" = 40'

JULY 19, 2021 SHEET NUMBER

06-0172D **5**

