

# LIBERTY PARKING EXPANSION

## OLIVER STREET CAPITAL

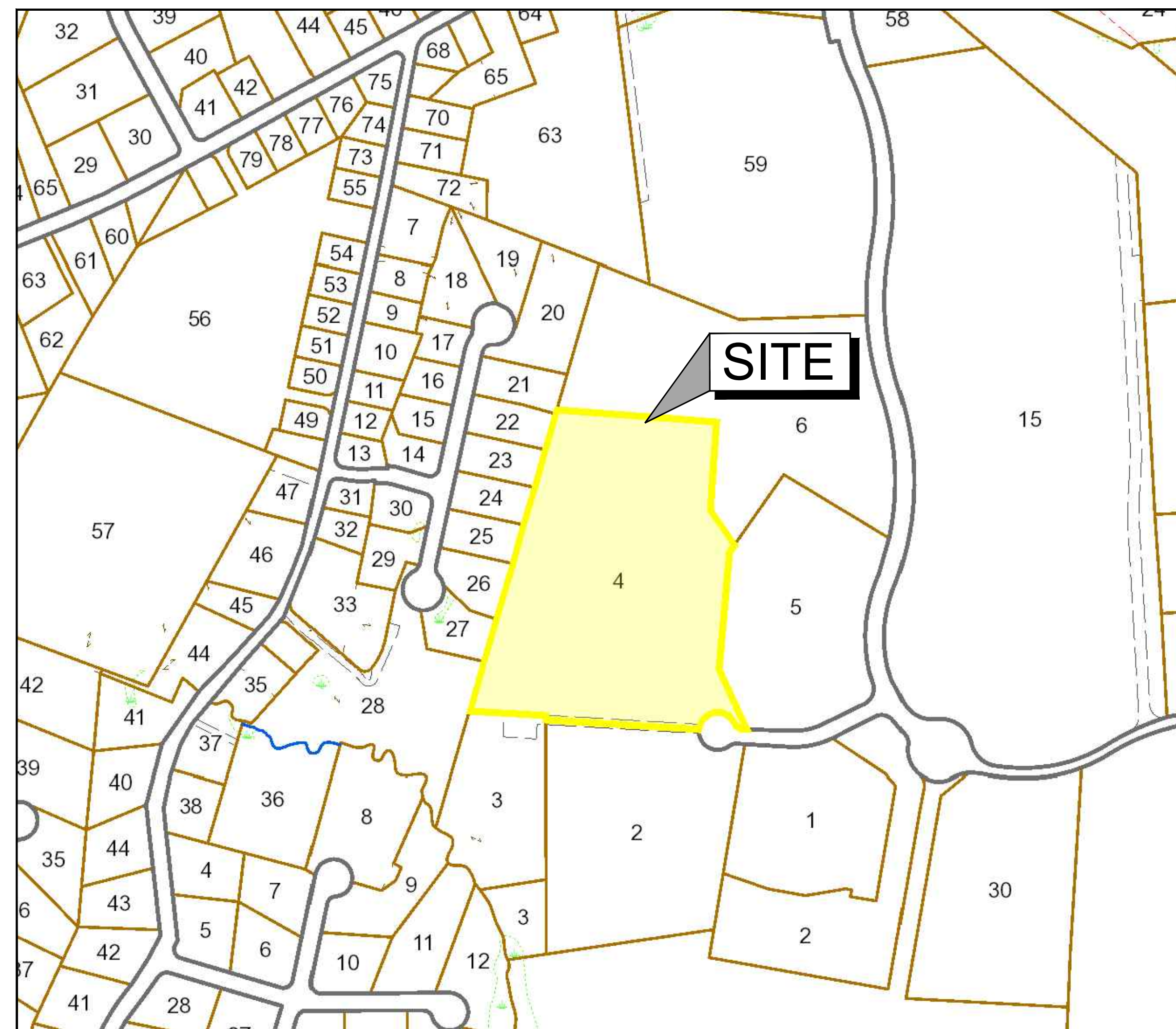
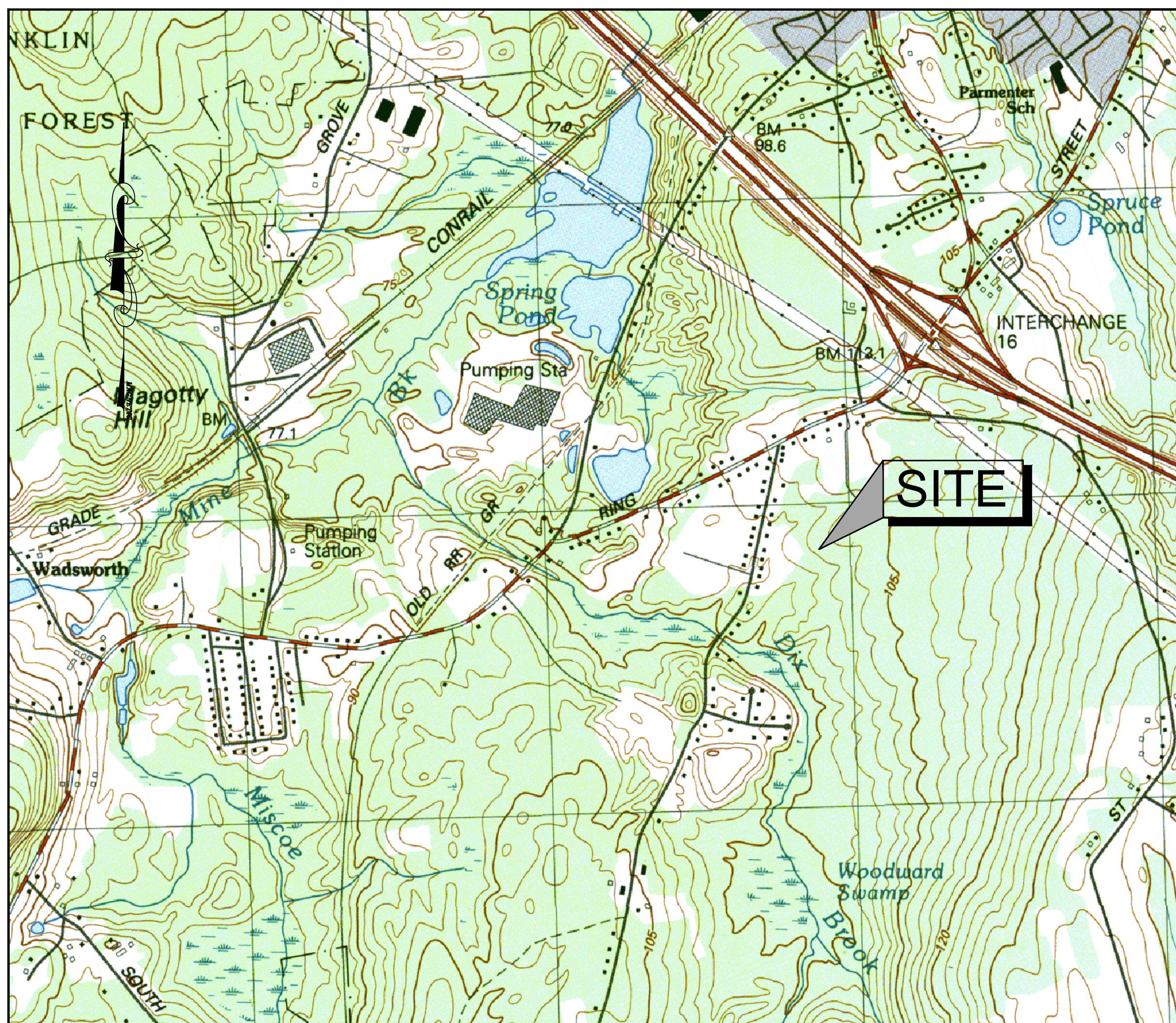
### 15 LIBERTY WAY

### FRANKLIN, MASSACHUSETTS

DATE: JANUARY 13, 2023

REVISED: OCTOBER 17, 2023

NO	DATE	REVISIONS
1	10/17/2023	RESOURCE AREA FLAGS



APPLICANT:  
OLIVER STREET CAPITAL  
125 HIGH STREET, SUITE 220  
BOSTON, MA 02110

CIVIL ENGINEER:  
  
LEVEL  
DESIGN GROUP  
Civil Engineers & Land Surveyors  
CIVIL ENGINEERING / LAND SURVEYING  
249 SOUTH STREET  
UNIT 1  
PLAINVILLE, MA 02762  
TEL. (508) 695-2221 FAX. (508) 695-2219

PROPERTY ADDRESS:  
15 LIBERTY WAY  
FRANKLIN, MASSACHUSETTS

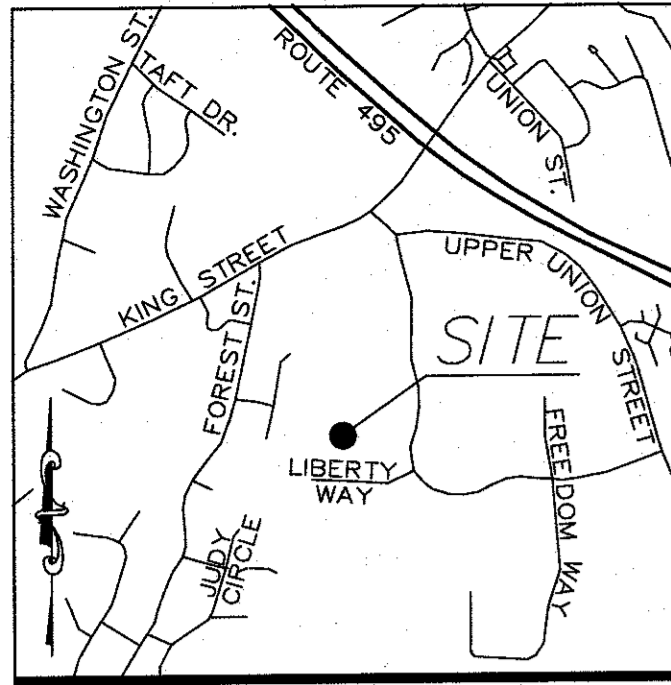
ASSESSORS MAP/PARCEL:  
MAP 320 , PARCEL 004

ZONING DISTRICT:  
INDUSTRIAL

DRAWING LIST:  
C-0.0 COVER  
C-1.0 EXISTING CONDITIONS  
C-2.0 OVERALL SITE PLAN  
C-3.0 LAYOUT & MATERIALS  
C-4.0 GRADING & DRAINAGE  
C-5.0 EROSION CONTROL PLAN  
C-6.0 TYPICAL DETAILS  
C-6.1 TYPICAL DETAILS  
C-6.2 TYPICAL DETAILS

**USGS MAP**  
SCALE: 1" = 1,000'±

**ASSESSORS MAP**  
SCALE: 1" = 300'±



LOCUS MAP  
not to scale

PLAN NO. 879 OF 1994

N/F COOKE  
PARCEL 320-021  
DB 11508 PG 376  
4 RACHAEL CIRCLE

N/F HARDING & MURPHY  
PARCEL 320-022  
DB 10636 PG 581  
6 RACHAEL CIRCLE

N/F SMITH  
PARCEL 320-023  
DB 10681 PG 633  
8 RACHAEL CIRCLE

N/F PISANI  
PARCEL 320-024  
DB 15863 PG 178  
10 RACHAEL CIRCLE



TO LIBERTY WAY

LOT B-2  
N/F  
101 CONSTITUTION BLVD., LL  
PARCEL ID 320-005  
DB 32978 PG 87  
PLAN NO. 926 OF 1986  
101 CONSTITUTION BLVD.

**LEGEND**

B	BOLLARD
BIT.	BITUMINOUS
CLF	CHAIN LINK FENCE
-D-	UNDERGROUND DRAIN LINE
DB	DEED BOOK
DMH	DRAIN MANHOLE
ELEV	ELEVATION
EOP	EDGE OF PAVEMENT
FES	FLARED END SEWMENT
FFE	FINISHED FLOOR ELEVATION
HYD	FIRE HYDRANT
INV	INVERT
N/F	NOW OR FORMERLY
RBF	REBAR FOUND
-S-	UNDERGROUND SEWER LINE
SMH	SEWER MANHOLE
PG	PAGE
RCP	REINFORCED CONCRETE PIPE
-W-	UNDERGROUND WATER LINE
WG	WATER GATE

**ZONING DISTRICT**

INDUSTRIAL

**MINIMUM BUILDING SETBACKS**

FRONT=40 FEET  
SIDE=30 FEET\*  
REAR=30 FEET\*

\* INCREASE BY THE COMMON BUILDING HEIGHT OF THE STRUCTURE WHEN ABUTTING A RESIDENTIAL USE.

**DEED REFERENCES**

ATLANTIC OLIVER 15 LIBERTY WAY, LLC  
DEED BOOK 39279 PAGE 278

**PLAN REFERENCES**

PLAN NO. 879 OF 1994  
PLAN NO. 878 OF 1994  
PLAN NO. 47 OF 1995

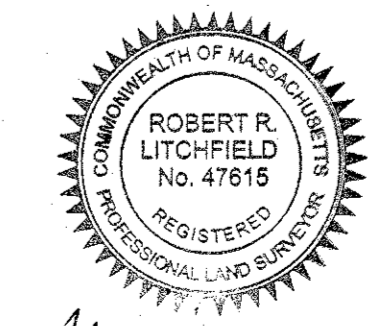
**NOTES**

- THIS SURVEY AND PLAN ARE BASED UPON AN ACTUAL ON THE GROUND INSTRUMENT SURVEY PERFORMED BETWEEN NOVEMBER 2, 2022 AND AUGUST 2, 2023.
- LEGAL STATUS OF THE STREETS AND/OR WAYS SHOWN HEREON, WHETHER THEY ARE PUBLIC OR PRIVATE, WERE NOT MADE PART OF THIS SURVEY.
- ALL FLOWERING PLANTS, SHRUBS, OR TREES MAY NOT BE SHOWN WITHIN LANDSCAPING AREAS. IT IS MEANT FOR ILLUSTRATIVE PURPOSES ONLY AND NOT MEANT AS A COMPLETE INVENTORY OF ALL VEGETATION THAT MAY EXIST. SIZES REFLECT APPROXIMATE TRUNK DIAMETER AT BREAST HEIGHT OR APPROXIMATE DIAMETER OF SHRUB WIDTH.
- THE LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE ONLY, AND ARE NOT WARRANTED TO BE CORRECT. UNDERGROUND UTILITIES ARE SHOWN BASED ON EITHER RECORD DATA PROVIDED BY THE OPERATING AUTHORITIES, VISUAL INSPECTION OF AVAILABLE ABOVEGROUND STRUCTURES, PHYSICAL SURFACE MARKINGS FOUND, OR DATA PROVIDED BY OTHERS. ADDITIONAL UTILITIES MAY EXIST WHICH ARE NOT INDICATED ON THESE PLANS. ALL EXISTING UTILITIES SHALL BE VERIFIED FOR SERVICE, SIZE, INVERT ELEVATION, LOCATIONS, ETC. PRIOR TO NEW CONNECTIONS TO OR RELOCATION OF SAME. CONTRACTOR MUST NOTIFY DIG-SAFE AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION. NOTIFY THIS FIRM IN WRITING OF ANY AND ALL DISCREPANCIES PRIOR TO COMMENCING ANY WORK.
- THE SUBJECT PROPERTY DOES NOT FALL IN A SPECIAL FLOOD HAZARD ZONE AS THE SUBJECT PROPERTY IS PLOTTED BY SCALE ONTO THE FLOOD INSURANCE RATE MAP FOUND AS:  
COUNTY NORFOLK  
COMMUNITY TOWN OF FRANKLIN  
PANEL 250240 0317E  
EFFECTIVE DATE JULY 17, 2012  
ZONE "X"
- THE SUBJECT PROPERTY DOES NOT FALL IN THE TOWN OF FRANKLIN'S WATER RESOURCE PROTECTION DISTRICT.

**DATUM NOTES**

HORIZONTAL DATUM:  
MASSACHUSETTS STATE PLANE - MAINLAND ZONE NAD83 (2011) EPOCH 2010.00 - US FEET  
VERTICAL DATUM:  
NORTH AMERICAN VERTICAL DATUM OF 1988 (GEOID 12B) - US FEET  
ON-THE-GROUND OBSERVATIONS WERE PERFORMED USING A LEICA TS13 (3") ROBOTIC TOTAL STATION AND WITH A SOKKIA GCX3 GPS RECEIVER USING THE MASSACHUSETTS CONTINUOUSLY OPERATING REFERENCE STATION (MCCORS) RTK NETWORK.

I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED IN ACCORDANCE WITH THE PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS, TITLE 250 CMR 6.00.



ROBERT R. LITCHFIELD, PLS #47615  
DATE 10/20/23

NO	DATE	REVISIONS
1	10/17/2023	RESOURCE AREA FLAGS

DATE:	JANUARY 13, 2023
DRAWN:	AH/DRC
SCALE:	1" = 40'

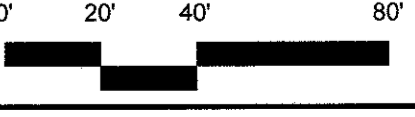
**LIBERTY PARKING EXPANSION**  
 MAP SHEET 320, PARCEL 004  
 15 LIBERTY WAY  
 FRANKLIN, MASSACHUSETTS



249 SOUTH STREET UNIT 1  
PLAINVILLE, MA 02762  
TEL. (508) 895-2221 FAX. (508) 895-2219

**EXISTING CONDITIONS**

**C-1.0**  
SHEET 2 OF 8



**2081.00**

**ZONING DISTRICT**

ZONED: INDUSTRIAL  
 USE: 3.10 WAREHOUSE, DISTRIBUTION FACILITY (EXISTING)

**MINIMUM BUILDING SETBACKS**

FRONT=40  
 FEET SIDE=30 FEET  
 REAR=30 FEET

**DEED REFERENCES**

ATLANTIC OLIVER 15 LIBERTY WAY, LLC  
 DEED BOOK 39279 PAGE 278

**PLAN REFERENCES**

PLAN NO. 879 OF 1994  
 PLAN NO. 878 OF 1994  
 PLAN NO. 47 OF 1995



**ZONING REQUIREMENTS**

ZONING DISTRICT: INDUSTRIAL

	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	40,000 S.F.	653,400± S.F.	653,400± S.F.
FRONTAGE	175'	946.73'	946.73'
FRONT YARD SETBACK	40'	95.9'***	95.9'***
SIDE YARD SETBACK	30'	149.3'	149.3'
REAR YARD SETBACK	30'	259.6'	259.6'
BUILDING COVERAGE	70% MAX.	14.6%**	14.6%**
IMPERVIOUS COVERAGE	80% MAX.	46.7%***	57.4%***
MAX. BUILDING HEIGHT	3 STORIES*	1 STORY/24'	1 STORY/24'
<b>PARKING REQUIREMENTS</b>			
USE: EXISTING WAREHOUSE: ONE SPACE PER 1,000 SF OF GROSS FLOOR AREA.	95,475 SF / 1,000 SF = 96 SPACES	98	(98) EXISTING

- \* BUILDINGS UP TO 60' IN HEIGHT MAY BE PERMITTED BY A SPECIAL PERMIT FROM THE PLANNING BOARD.
- \*\* BUILDING AREA IS BASED ON FRANKLIN ASSESSORS RECORDS
- \*\*\* TAKEN FROM THE RECORD SURVEY IN ADDITION TO AERIAL IMAGERY.

**PLAN NOTES:**

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- THE LOCATION OF EXISTING UTILITIES IS APPROXIMATE, THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. NOTIFY "DIG-SAFE" AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO ANY SITE DEMOLITION OR EXCAVATION.
- CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES IN THE DESIGN PLANS PRIOR TO THE START OF CONSTRUCTION.
- ALL DISTURBED AREAS NOT RECEIVING IMPROVEMENTS SHALL BE LOAMED AND SEEDDED.
- THE SITE IS NOT LOCATED WITHIN A ZONE II WATER RESOURCE DISTRICT.
- THE SITE IS NOT LOCATED WITHIN A FLOOD PLAIN DISTRICT.

**CONSTRUCTION NOTES:**

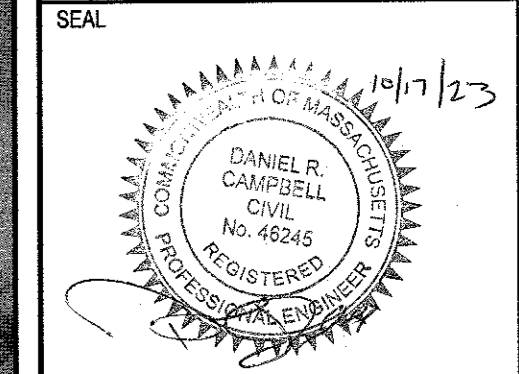
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- MATERIAL TO BE EXPORTED FROM THE SITE WILL BE LIMITED TO TOPSOIL IN AREAS TO BE PAVED AND ANY DELETERIOUS MATERIAL ENCOUNTERED DURING EXCAVATION. MATERIAL TO BE EXPORTED WILL BE LIMITED TO GRAVEL BASE AND SEPTIC AGGREGATE.

**SITE PLAN NOTES:**

- THIS PLAN SET HAS BEEN ISSUED FOR PERMITTING ONLY. A FULL CONSTRUCTION PLAN SET SHALL BE ISSUED ONCE ALL LOCAL, STATE, AND FEDERAL PERMIT APPROVALS HAVE BEEN GRANTED.



NO	DATE	REVISIONS
1	10/17/2023	RESOURCE AREA FLAGS



DATE: JANUARY 13, 2023  
 DRAWN: AH / DRC  
 SCALE: 1" = 50'

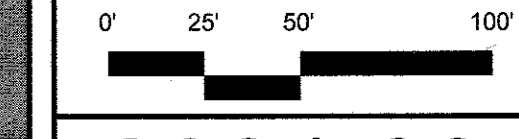
**LIBERTY PARKING EXPANSION**

MAP SHEET 320, PARCEL 004  
 15 LIBERTY WAY  
 FRANKLIN, MASSACHUSETTS



**OVERALL SITE PLAN**

**C-2.0**  
 SHEET 3 OF 9



**2081.00**

**ZONING DISTRICT**

ZONED: INDUSTRIAL  
 USE: 3.10 WAREHOUSE, DISTRIBUTION FACILITY (EXISTING)

**MINIMUM BUILDING SETBACKS**

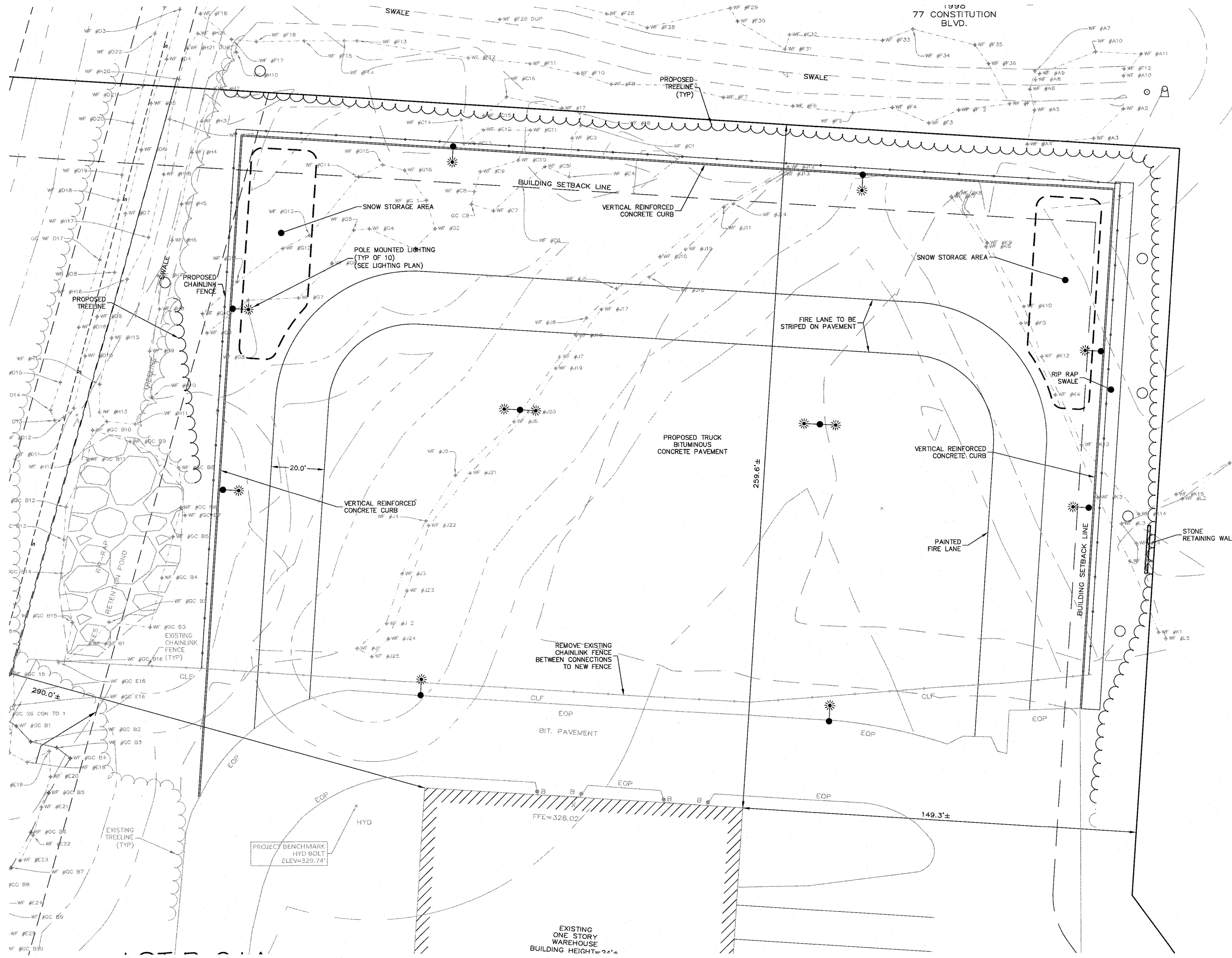
FRONT=40  
 FEET SIDE=30 FEET  
 REAR=30 FEET

**DEED REFERENCES**

ATLANTIC OLIVER 15 LIBERTY WAY, LLC  
 DEED BOOK 39279 PAGE 278

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 PLAN NO. 878 OF 1994  
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NO	DATE	REVISIONS
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DATE: JANUARY 13, 2023  
 DRAWN: AH/DRC  
 SCALE: 1" = 20'

**LIBERTY PARKING EXPANSION**  
 MAP SHEET 320, PARCEL 004  
 15 LIBERTY WAY  
 FRANKLIN, MASSACHUSETTS

**LEVEL DESIGN GROUP**  
 249 SOUTH STREET, UNIT 1  
 PLAINVILLE, MA 02762  
 TEL. (508) 895-2221 FAX. (508) 895-2219

**LAYOUT & MATERIALS**

**C-3.0**  
 SHEET 4 OF 9

0' 10' 20' 40'

**2081.00**

**ZONING DISTRICT**

ZONED: INDUSTRIAL  
USE: 3.10 WAREHOUSE, DISTRIBUTION FACILITY (EXISTING)

**MINIMUM BUILDING SETBACKS**

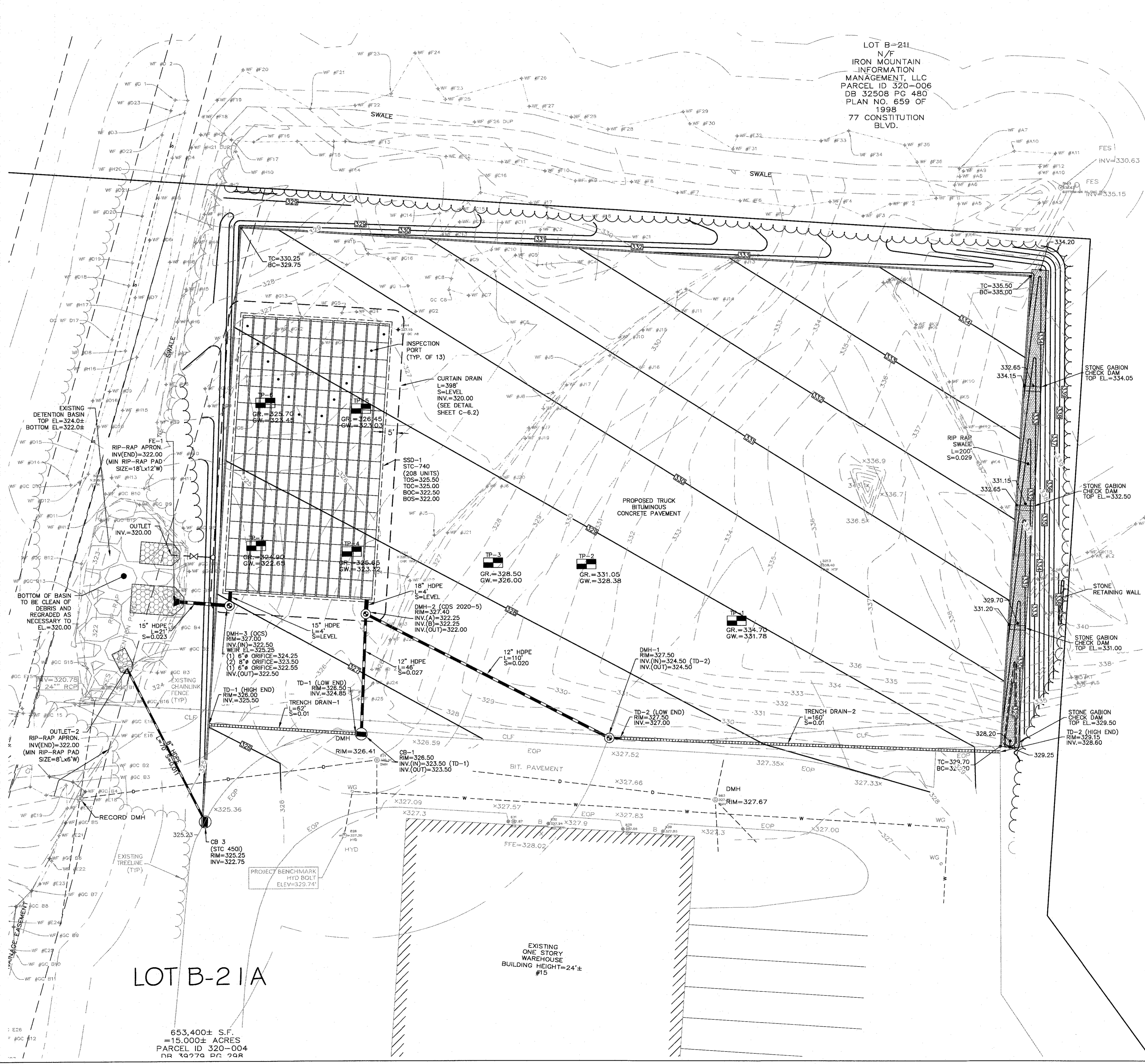
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REAR=30 FEET

**DEED REFERENCES**

ATLANTIC OLIVER 15 LIBERTY WAY, LLC  
DEED BOOK 39279 PAGE 278

**PLAN REFERENCES**

PLAN NO. 879 OF 1994  
PLAN NO. 878 OF 1994  
PLAN NO. 47 OF 1995



LOT B-211  
N/F  
IRON MOUNTAIN  
INFORMATION  
MANAGEMENT, LLC  
PARCEL ID 320-006  
DB 32508 PG 480  
PLAN NO. 659 OF  
1998  
77 CONSTITUTION  
BLVD.

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LOT B-21A

653,400± S.F.  
=15,000± ACRES  
PARCEL ID 320-004  
DB 39279 PG 278

NO	DATE	REVISIONS
1	10/17/2023	RESOURCE AREA FLAGS

**LIBERTY PARKING EXPANSION**

MAP SHEET 320, PARCEL 004  
15 LIBERTY WAY  
FRANKLIN, MASSACHUSETTS

**LEVEL DESIGN GROUP**  
249 SOUTH STREET, UNIT 1  
PLAINVILLE, MA 02762  
TEL. (508) 685-2221 FAX. (508) 685-2219

**GRADING & DRAINAGE**

**C-4.0**

SHEET 5 OF 9

0' 10' 20' 40'

**2081.00**

ZONING DISTRICT

ZONED: INDUSTRIAL  
USE: 3.10 WAREHOUSE, DISTRIBUTION FACILITY (EXISTING)

MINIMUM BUILDING SETBACKS

FRONT=40  
FEET SIDE=30 FEET  
REAR=30 FEET

DEED REFERENCES

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DEED BOOK 39279 PAGE 278

PLAN REFERENCES

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PLAN NO. 878 OF 1994  
PLAN NO. 47 OF 1995

EROSION CONTROL PLAN NOTES:

SILTATION CONTROL USING EROSION CONTROL FENCE WITH STRAW WATTLE, OR APPROVED EQUAL

SILTSOXX IS TO BE VISUALLY INSPECTED AFTER EVERY RAIN FALL AND REPAIRS MADE AS REQUIRED TO THE SILTATION CONTROL FENCE AND STRAW WATTLE AFTER EACH RAIN FALL. CLEANOUT OF ACCUMULATED SEDIMENT BEHIND THE WATTLE IS NECESSARY IF 1/4 OF THE ORIGINAL HEIGHT OF THE WATTLE APPEARS TO HAVE BEEN INUNDATED WITH SEDIMENT.

PRESERVE TOPSOIL

SITE OWNERS AND OPERATORS MUST PRESERVE EXISTING TOPSOIL ON THE CONSTRUCTION SITE TO THE MAXIMUM EXTENT FEASIBLE AND AS NECESSARY TO SUPPORT HEALTHY VEGETATION, PROMOTE SOIL STABILIZATION, AND INCREASE STORMWATER INFILTRATION RATES IN THE POST-CONSTRUCTION PHASE OF THE PROJECT.

STABILIZATION OF SOILS

UPON COMPLETION AND ACCEPTANCE OF SITE PREPARATION AND INITIAL INSTALLATION OF EROSION, RUNOFF, AND SEDIMENT CONTROLS AND TEMPORARY POLLUTION PREVENTION MEASURES, THE OPERATOR SHALL INITIATE APPROPRIATE TEMPORARY OR PERMANENT STABILIZATION PRACTICES DURING ALL PHASES OF CONSTRUCTION ON ALL DISTURBED AREAS AS SOON AS POSSIBLE BUT NOT MORE THAN FOURTEEN (14) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT AREA HAS TEMPORARILY OR PERMANENTLY CEASED UNLESS THE ACTIVITY IS TO RESUME WITHIN TWENTY-ONE (21) DAYS.

ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED AFTER FINAL SITE STABILIZATION. DISTURBED SOIL AREAS RESULTING FROM THE REMOVAL OF TEMPORARY MEASURES SHALL BE PERMANENTLY STABILIZED WITHIN 30 DAYS OF REMOVAL.

ONLY AREAS THAT CAN BE REASONABLY EXPECTED TO HAVE ACTIVE CONSTRUCTION WORK BEING PERFORMED WITHIN 14 DAYS OF DISTURBANCE WILL BE CLEARED/GRUBBED AT ANY ONE TIME. IT IS NOT ACCEPTABLE TO GRUB AND STRIP TOP SOIL THE ENTIRE CONSTRUCTION SITE IF PORTIONS WILL NOT BE ACTIVE WITHIN THE 14-DAY TIME FRAME. PROPER PHASING OF CLEARING AND GRUBBING ACTIVITIES SHALL INCLUDE TEMPORARY STABILIZATION TECHNIQUES FOR AREAS CLEARED AND GRUBBED THAT WILL NOT BE ACTIVE WITHIN THE 14-DAY TIME FRAME.

ONLY AREAS THAT CAN BE REASONABLY EXPECTED TO HAVE ACTIVE CONSTRUCTION WORK BEING PERFORMED WITHIN 14 DAYS OF DISTURBANCE WILL BE CLEARED/GRUBBED AT ANY ONE TIME. IT IS NOT ACCEPTABLE TO GRUB AND STRIP TOP SOIL THE ENTIRE CONSTRUCTION SITE IF PORTIONS WILL NOT BE ACTIVE WITHIN THE 14-DAY TIME FRAME. PROPER PHASING OF CLEARING AND GRUBBING ACTIVITIES SHALL INCLUDE TEMPORARY STABILIZATION TECHNIQUES FOR AREAS CLEARED AND GRUBBED THAT WILL NOT BE ACTIVE WITHIN THE 14-DAY TIME FRAME.

STEEP SLOPES SHALL NOT BE LEFT UNATTENDED OR EXPOSED FOR EXCESSIVE PERIODS OF TIME SUCH AS THE INACTIVE WINTER SEASON. THE CONTRACTOR SHALL INITIATE APPROPRIATE VEGETATIVE PRACTICES ON ALL DISTURBED AREAS IN AREAS OF STEEP SLOPES AS SOON AS POSSIBLE BUT NOT MORE THAN FOURTEEN (14) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT AREA HAS TEMPORARILY OR PERMANENTLY CEASED, UNLESS THE ACTIVITY IS TO RESUME WITHIN TWENTY-ONE (21) DAYS. ONCE AN STEEP SLOPE AREA HAS BEEN TEMPORARILY AND/OR FINAL SEEDED IT SHALL BE PROTECTED WITH 4' HIGH ORANGE CONSTRUCTION TO PREVENT FURTHER DISTURBANCE OF THE AREA.

THE TEMPORARY SEEDING DESIGN MIX SHALL BE COMPRISED OF THE FOLLOWING:

TYPE	% BY WEIGHT
ANNUAL RYE GRASS	40
PERENNIAL RYE GRASS	60

STORMWATER INLET PROTECTION

INLET PROTECTION - WILL BE UTILIZED TO PREVENT SOIL AND DEBRIS FROM ENTERING STORM DRAIN INLETS. THESE MEASURES ARE USUALLY TEMPORARY AND ARE IMPLEMENTED BEFORE A SITE IS DISTURBED. ALL STORMWATER INLETS &/OR CATCH BASINS THAT ARE OPERATIONAL DURING CONSTRUCTION AND HAVE THE POTENTIAL TO RECEIVE SEDIMENT-LADEN STORMWATER FLOW FROM THE CONSTRUCTION SITE MUST BE PROTECTED USING CONTROL MEASURES OUTLINED IN THE STORMWATER POLLUTION PREVENTION PLAN. EROSION CONTROL FENCE WITH STRAW WATTLES ARE TO BE PLACED AT TO OPENING OF ALL ROUGH GRADED SEDIMENT FOREBAYS UNTIL THE FOREBAY AND BASIN HAS BEEN STABILIZED AND BROUGHT ON-LINE.

MAINTENANCE - THE OPERATOR MUST CLEAN, OR REMOVE AND REPLACE THE INLET PROTECTION MEASURES AS SEDIMENT ACCUMULATES, THE FILTER BECOMES CLOGGED, AND/OR AS PERFORMANCE IS COMPROMISED. ACCUMULATED SEDIMENT ADJACENT TO THE INLET PROTECTION MEASURES SHOULD BE REMOVED BY THE END OF THE SAME WORK DAY IN WHICH IT IS FOUND OR BY THE END OF THE FOLLOWING WORK DAY IF REMOVAL BY THE SAME WORK DAY IS NOT FEASIBLE.

INFILTRATION BASINS - ALL AREAS CONTAINING INFILTRATION BASINS (ABOVE OR BELOW GROUND) SHALL BE PROTECTED THROUGHOUT CONSTRUCTION. THESE AREAS ARE NOT TO BE USED FOR MATERIAL STOCKPILES OR FOR PARKING EQUIPMENT. SURFACE BASINS ARE TO BE ROUGH GRADED AND PROTECTED UNTIL STABILIZED AND BROUGHT ON-LINE FOR STORMWATER MANAGEMENT OF THE STABILIZED SITE.

CONSTRUCTION ENTRANCES

CONSTRUCTION ENTRANCES SHALL BE ESTABLISHED PRIOR TO REMOVAL OF EXISTING DRIVEWAY PAVEMENT TO BE USED IN CONJUNCTION WITH THE STABILIZATION OF CONSTRUCTION ROADS TO REDUCE THE AMOUNT OF SEDIMENT TRACKING OFF THE PROJECT. ANY CONSTRUCTION SITE ACCESS POINT MUST EMPLOY THE CONTROL MEASURES ON THE APPROVED SITE PLANS AND IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN. CONSTRUCTION ENTRANCES SHALL BE USED IN CONJUNCTION WITH THE STABILIZATION OF CONSTRUCTION ROADS TO REDUCE THE AMOUNT OF MUD PICKED UP BY CONSTRUCTION VEHICLES. ALL CONSTRUCTION ACCESS ROADS SHALL BE CONSTRUCTED PRIOR TO ANY ROADWAY ACCEPTING CONSTRUCTION TRAFFIC.

THE SITE OWNER AND OPERATOR MUST RESTRICT VEHICLE USE TO PROPERLY DESIGNATED EXIT POINTS, USE PROPERLY DESIGNED AND CONSTRUCTED CONSTRUCTION ENTRANCES AT ALL POINTS THAT EXIT ONTO PAVED ROADS SO THAT SEDIMENT REMOVAL OCCURS PRIOR TO VEHICLE EXIT. WHEN AND WHERE NECESSARY, USE ADDITIONAL CONTROLS TO REMOVE SEDIMENT FROM VEHICLE TIRES PRIOR TO EXIT (I.E. WHEEL WASHING RACKS, RUMBLE STRIPS, AND RATTLE PLATES). WHERE SEDIMENT HAS BEEN TRACKED OUT FROM THE CONSTRUCTION SITE ONTO THE SURFACE OF OFFSET STREETS, OTHER PAVED AREAS, AND SIDEWALKS, THE DEPOSITED SEDIMENT MUST BE REMOVED BY THE END OF THE SAME WORK DAY IN WHICH THE TRACK OUT OCCURS. TRACK-OUT MUST BE REMOVED BY SWEEPING, SHOVELING, OR VACUUMING THESE SURFACES, OR BY USING OTHER SIMILARLY EFFECTIVE MEANS OF SEDIMENT REMOVAL.

STOCKPILE CONTAINMENT

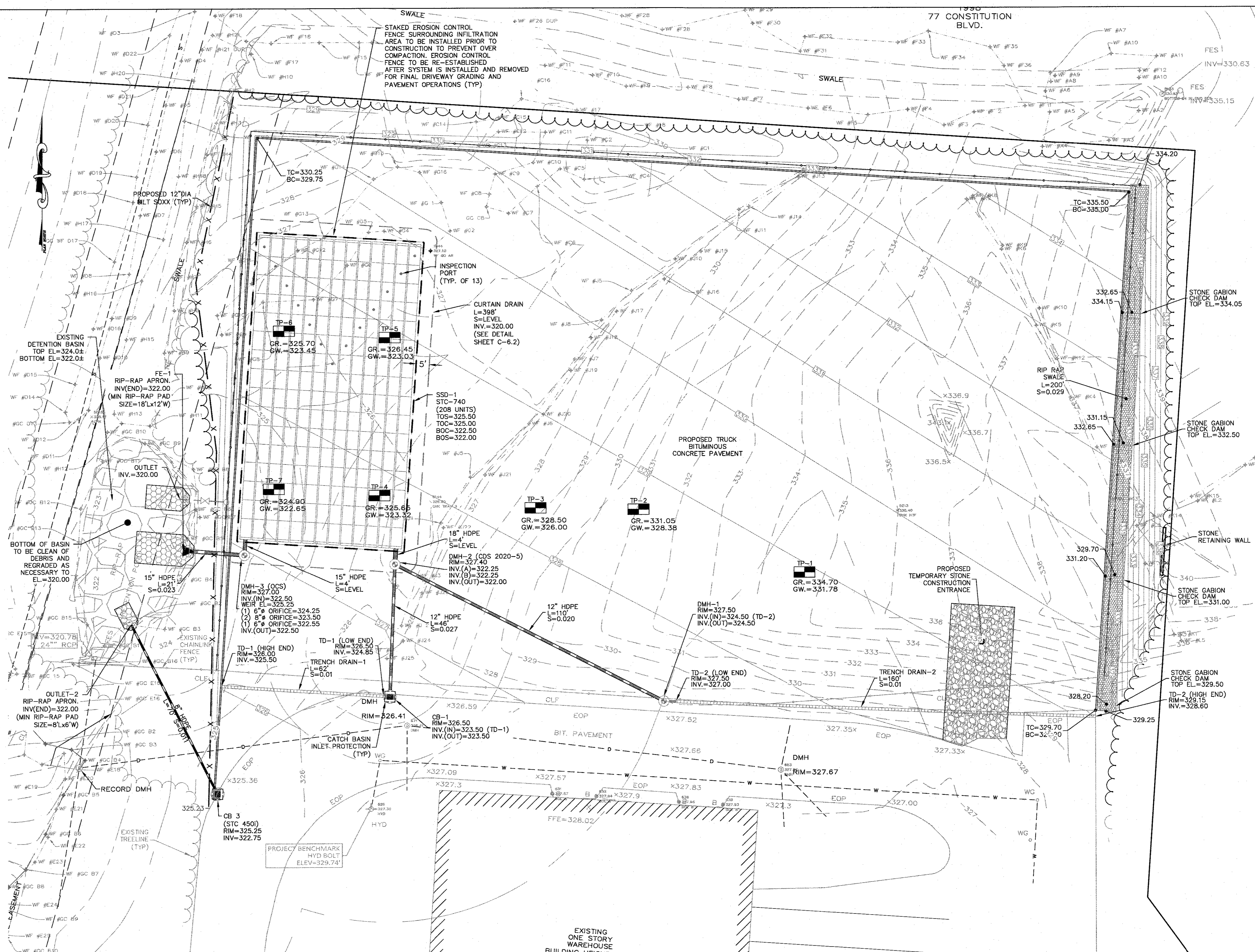
SHALL BE USED ON-SITE TO MINIMIZE OR ELIMINATE THE DISCHARGE OF SOIL, TOPSOIL, BASE MATERIAL OR RUBBLE, FROM ENTERING DRAINAGE SYSTEMS OR SURFACE WATERS. ALL STOCKPILES MUST BE LOCATED WITHIN THE LIMIT OF DISTURBANCE, PROTECTED FROM RUN-ON WITH THE USE OF TEMPORARY SEDIMENT BARRIERS AND PROVIDED WITH COVER OR STABILIZATION TO AVOID CONTACT WITH PRECIPITATION AND WIND WHERE AND WHEN PRACTICAL. STOCK PILE MANAGEMENT CONSISTS OF PROCEDURES AND PRACTICES DESIGNED TO MINIMIZE OR ELIMINATE THE DISCHARGE OF STOCKPILED MATERIAL (SOIL, TOPSOIL, BASE MATERIAL, RUBBLE) FROM ENTERING DRAINAGE SYSTEMS OR SURFACE WATERS. FOR ANY STOCKPILES OR LAND CLEARING DEBRIS COMPOSED, IN WHOLE OR IN PART, OF SEDIMENT OR SOIL, YOU MUST COMPLY WITH THE FOLLOWING REQUIREMENTS - LOCATE PILES WITHIN THE DESIGNATED LIMITS OF DISTURBANCE OUTSIDE OF THE 100-FOOT BUFFER ZONE, PROTECT FROM CONTACT WITH STORMWATER (INCLUDING RUN-ON) USING A TEMPORARY PERIMETER SEDIMENT BARRIER; WHERE PRACTICABLE, PROVIDE COVER OR APPROPRIATE TEMPORARY VEGETATIVE OR STRUCTURAL STABILIZATION TO AVOID DIRECT CONTACT WITH PRECIPITATION OR TO MINIMIZE SEDIMENT DISCHARGE; NEVER HOSE DOWN OR SWEEP SOIL OR SEDIMENT ACCUMULATED ON PAVEMENT OR OTHER IMPERVIOUS SURFACES INTO ANY STORMWATER CONVEYANCE, STORM DRAIN INLET, OR SURFACE WATER; TO THE MAXIMUM EXTENT PRACTICABLE, CONTAIN AND SECURELY PROTECT FROM WIND.

GENERAL CONSTRUCTION SEQUENCING

1. INSTALL EROSION AND SEDIMENT CONTROLS;
2. CLEAR, GRUB AND ROUGH GRADE AREAS SHOWN TO BE REGRADED;
3. DEMO EXISTING FEATURES IN WORK AREA NOT SHOWN TO BE SAVED AND CUT AND CAP UTILITIES AS NEEDED;
4. INSTALL STORMWATER MANAGEMENT SYSTEM AND SITE UTILITIES;
5. INSTALL BINDER COAT PAVING;
6. INSTALL LANDSCAPING;
7. FINE GRADE SITE AND LOAM AND SEED ALL DISTURBED AREAS;
8. INSTALL TOP COAT PAVEMENT;
9. PROJECT CLOSE OUT.

PLAN NOTES:

1. EXISTING CONDITIONS WERE OBTAINED FROM FIELD SURVEY PREPARED BY LEVEL DESIGN GROUP, LLC BETWEEN NOVEMBER 2, 2022 AND NOVEMBER 16, 2022. THERE ARE NO RESOURCE AREAS, IN ACCORDANCE WITH 310 CMR 10.00 WITHIN 100' OF PROPOSED SYSTEM.
2. THE LOCATION OF EXISTING UTILITIES IS APPROXIMATE. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. NOTIFY "DIG-SAFE" AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO ANY SITE DEMOLITION OR EXCAVATION.
3. SEE STORMWATER POLLUTION PREVENTION PLAN PREPARED FOR CONSTRUCTION ACTIVITIES AT 15 LIBERTY WAY FRANKLIN, MA 02038, FOR ADDITIONAL EROSION AND SEDIMENT CONTROL PRACTICES AND PROCEDURES.



NO	DATE	REVISIONS
1	10/17/2023	RESOURCE AREA FLAGS

SEAL

DATE: JANUARY 13, 2023  
DRAWN: AHT/DRC  
SCALE: 1" = 20'

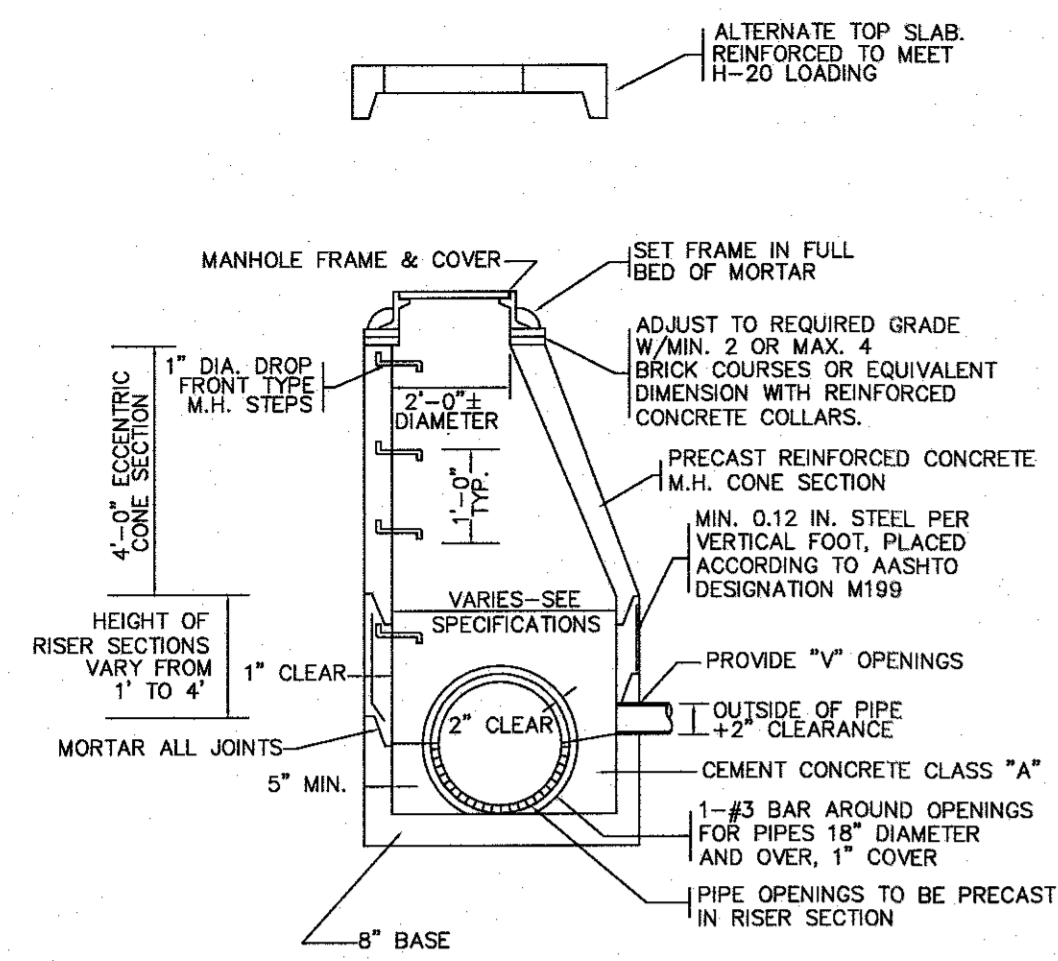
**LIBERTY PARKING EXPANSION**  
MAP SHEET 320, PARCEL 004  
15 LIBERTY WAY  
FRANKLIN, MASSACHUSETTS

**LEVEL DESIGN GROUP**  
249 SOUTH STREET, UNIT 1  
PLAINVILLE, MA 02762  
TEL: (508) 695-2221 FAX: (508) 695-2219

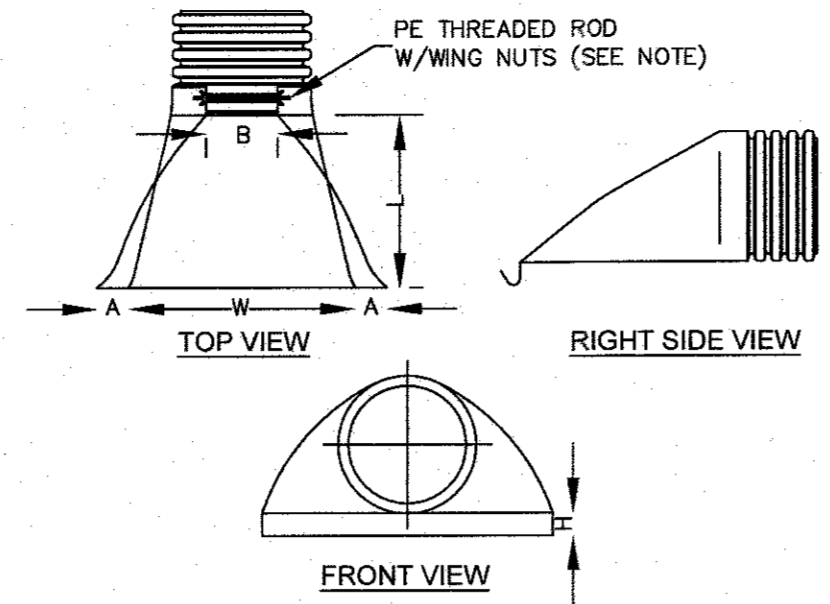
**EROSION CONTROL**

**C-5.0**  
SHEET 6 OF 9

**2081.00**



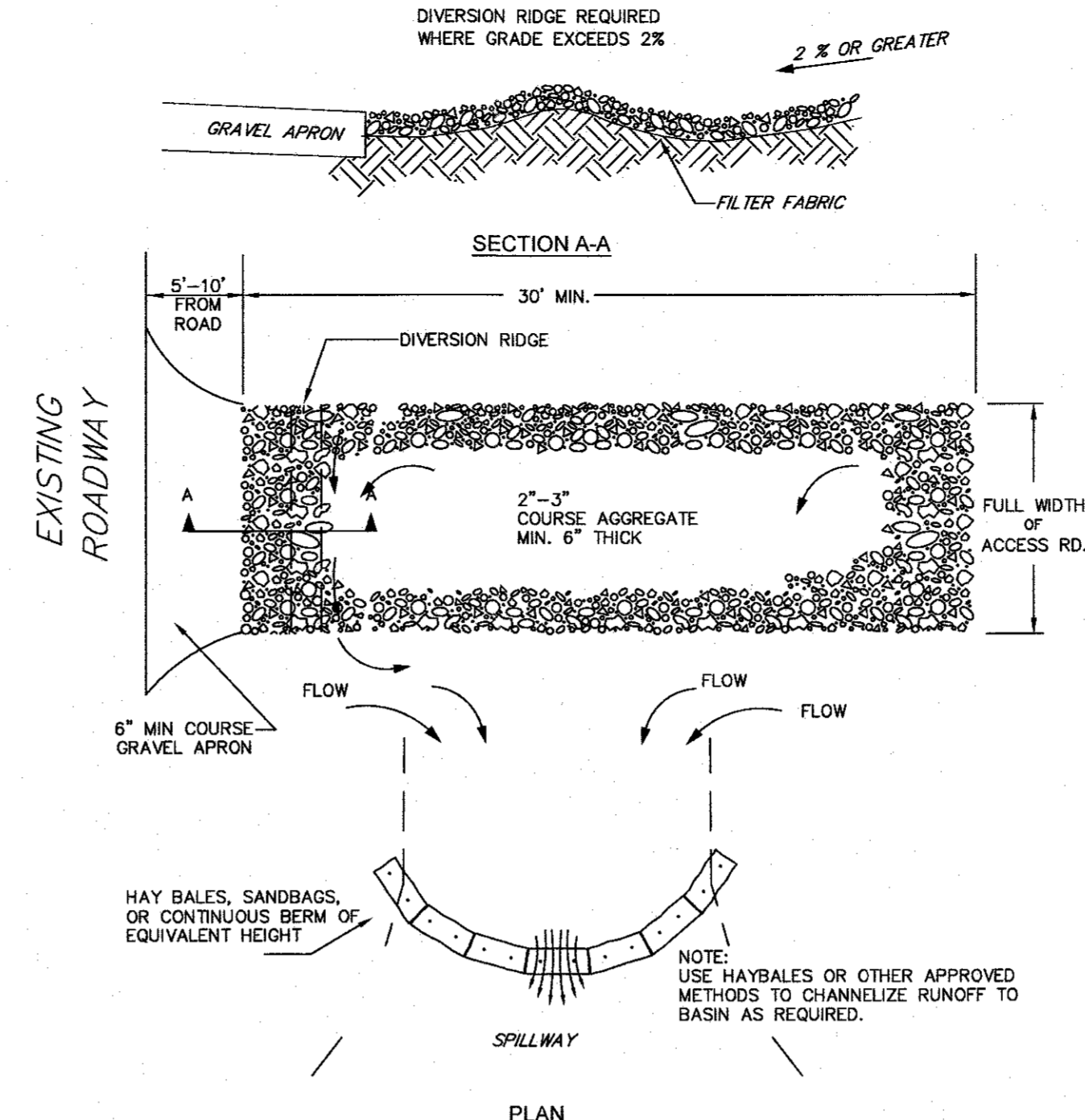
**PRECAST CONCRETE DRAIN MANHOLE**  
NOT TO SCALE



PIPE SIZE	A	B (MAX)	H	L	W
12"	6.5"	10"	6.5"	25"	29"
15"	6.5"	10"	6.5"	25"	29"
18"	7.5"	15"	6.5"	32"	35"
24"	7.5"	18"	6.5"	36"	45"
30"	10.5"	N/A	7.0"	53"	68"
36"	10.5"	N/A	7.0"	53"	68"

NOTE: PE THREADED ROD W/WING NUTS PROVIDED FOR END SECTIONS 12"-24", 30" & 36" END SECTIONS TO BE WELDED TO PIPE PER MANUFACTURER'S RECOMMENDATIONS.

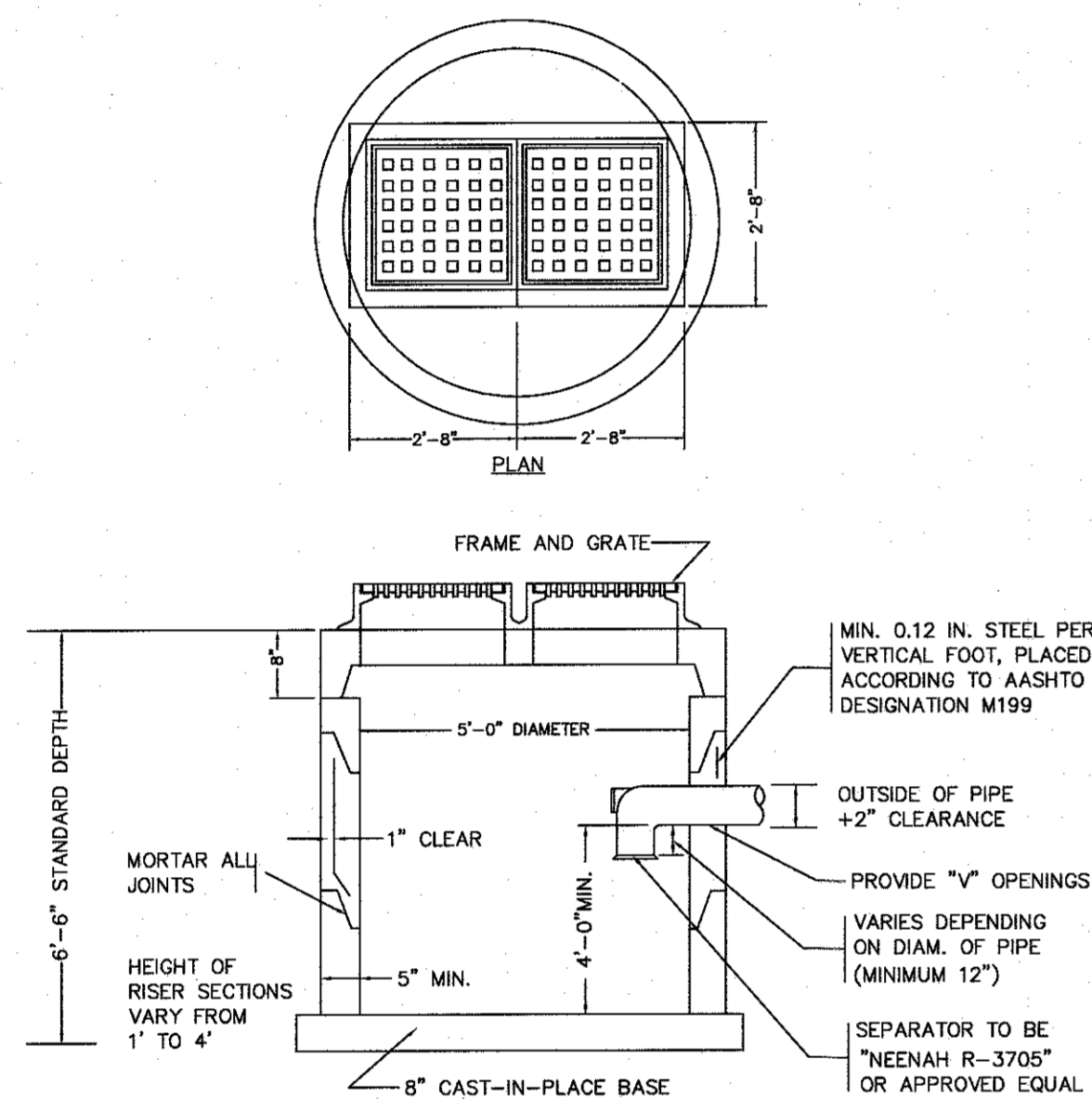
**HDPE FLARED END SECTION**  
NOT TO SCALE



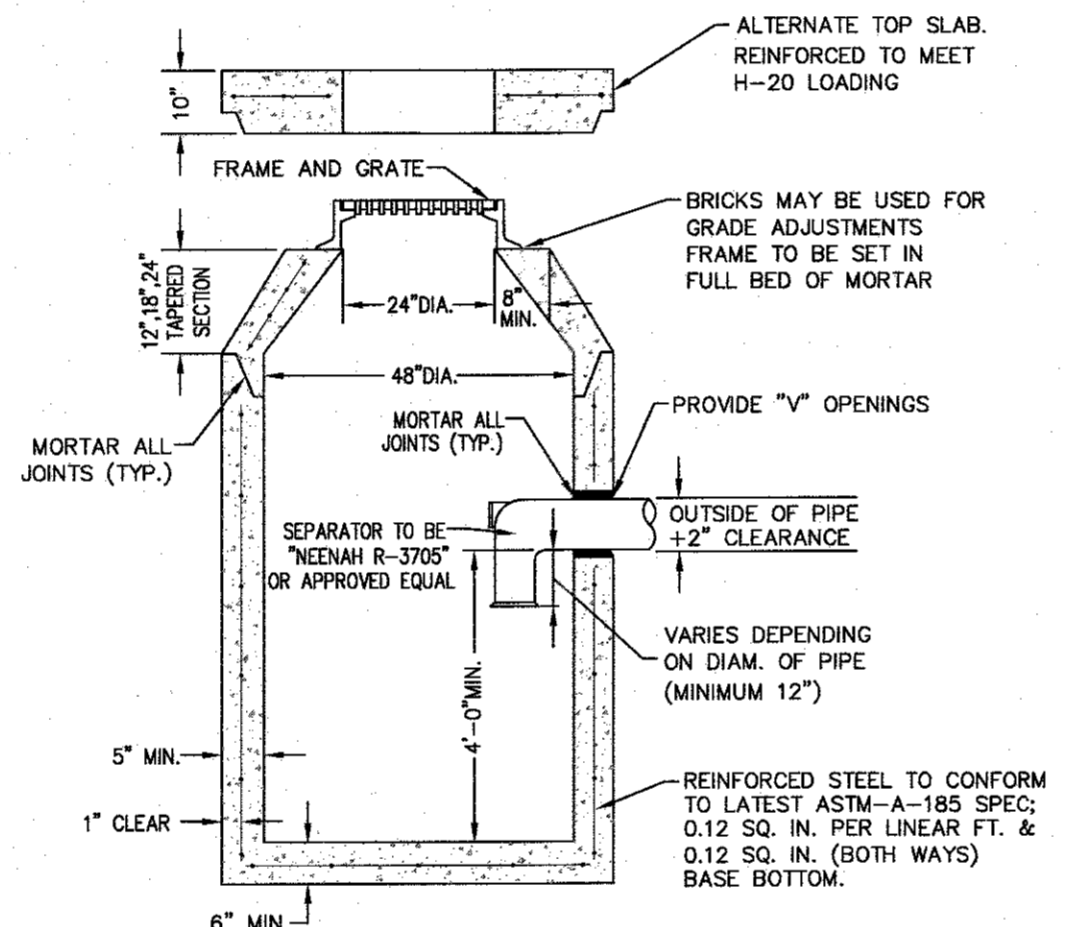
NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITIONS 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. WHEN WASHING IS REQUIRED IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS TO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

**TEMPORARY CONSTRUCTION ENTRANCE/EXIT DETAIL**  
NOT TO SCALE



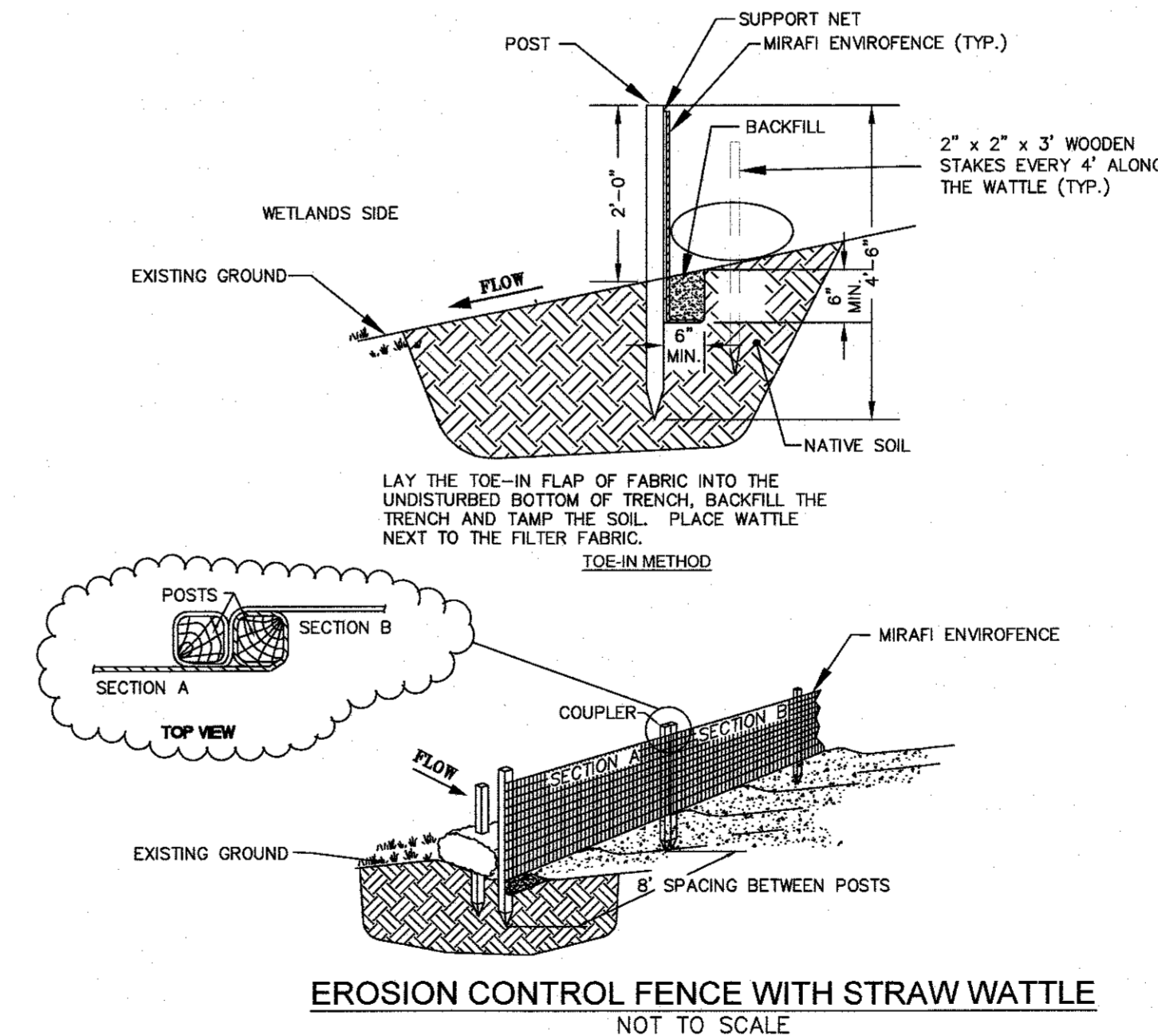
**PRECAST CONCRETE DOUBLE CATCH BASIN WITH GAS AND OIL SEPARATOR**  
NOT TO SCALE



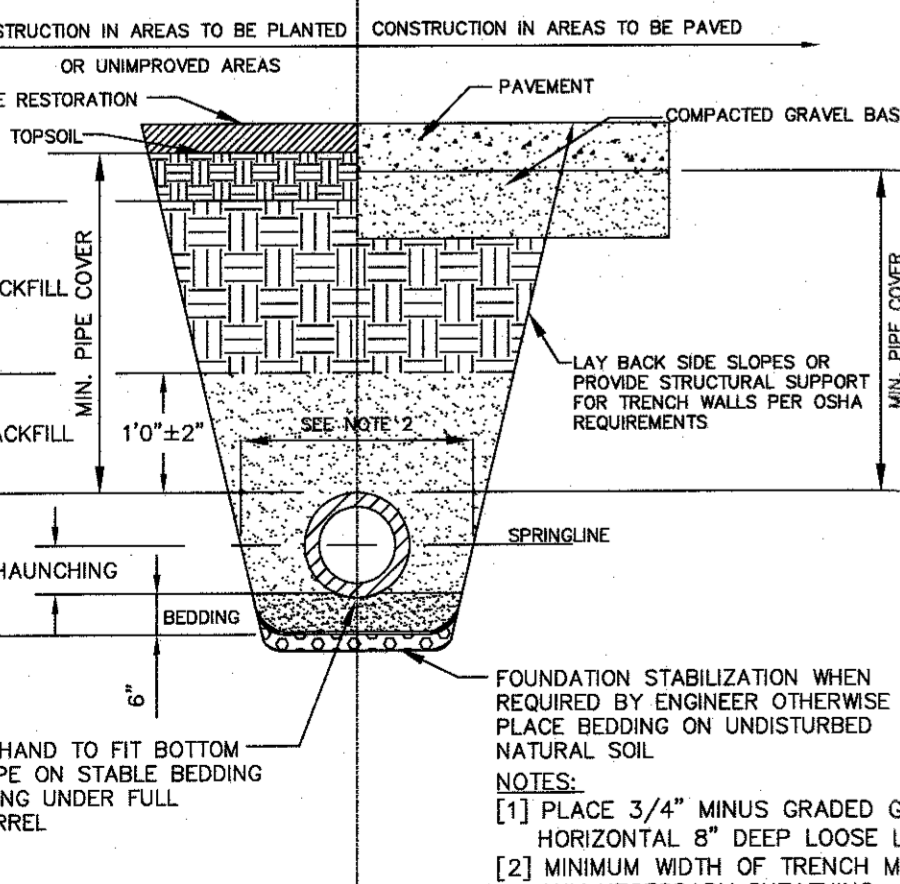
NOTES:

1. CONCRETE TO BE 4,000 PSI MIN. PER ASTM C-478(6.1).
2. REINFORCING TO MEET OR EXCEED H-20 LOADING REQUIREMENTS.

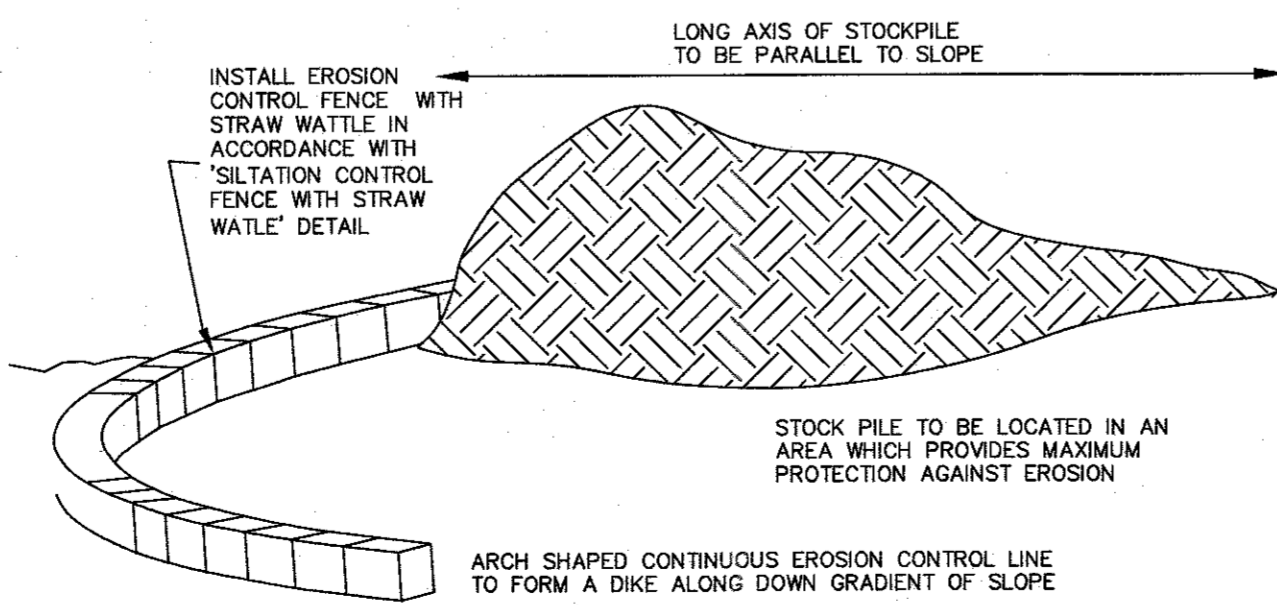
**PRECAST CONCRETE CATCH BASIN WITH GAS AND OIL SEPARATOR**  
NOT TO SCALE



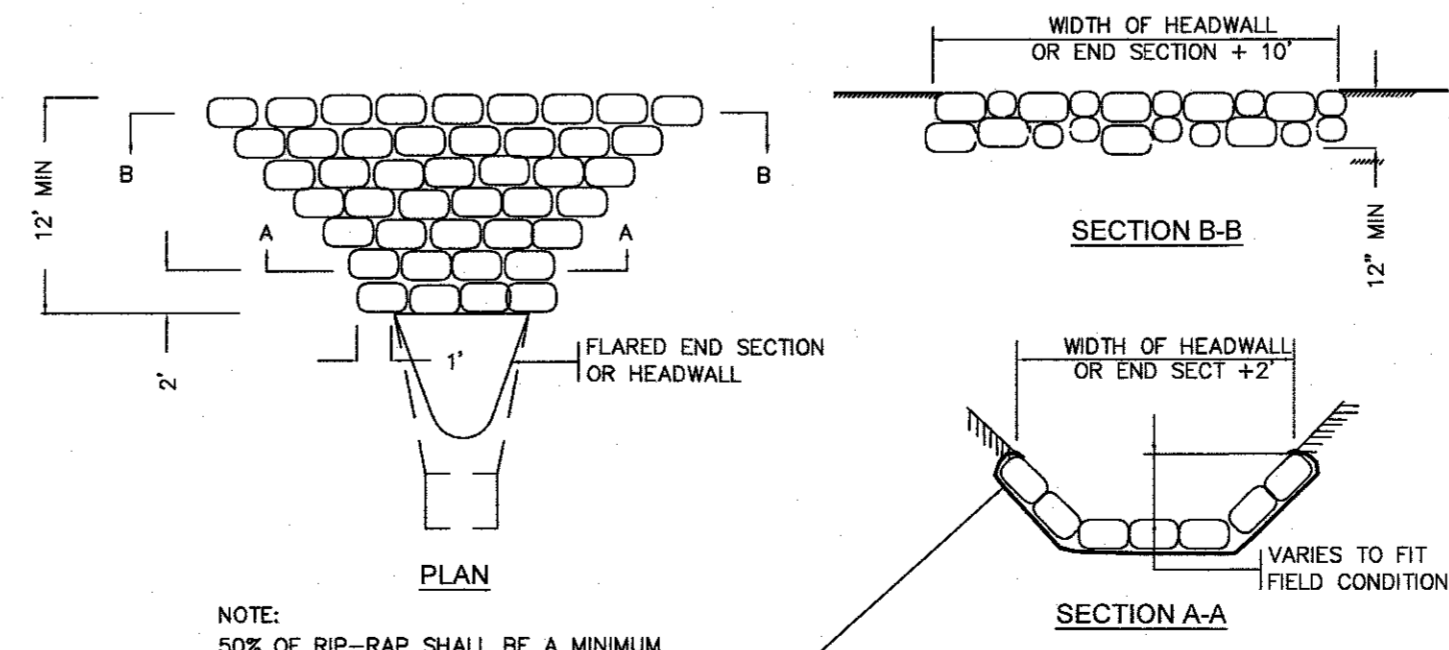
**EROSION CONTROL FENCE WITH STRAW WATTLE**  
NOT TO SCALE



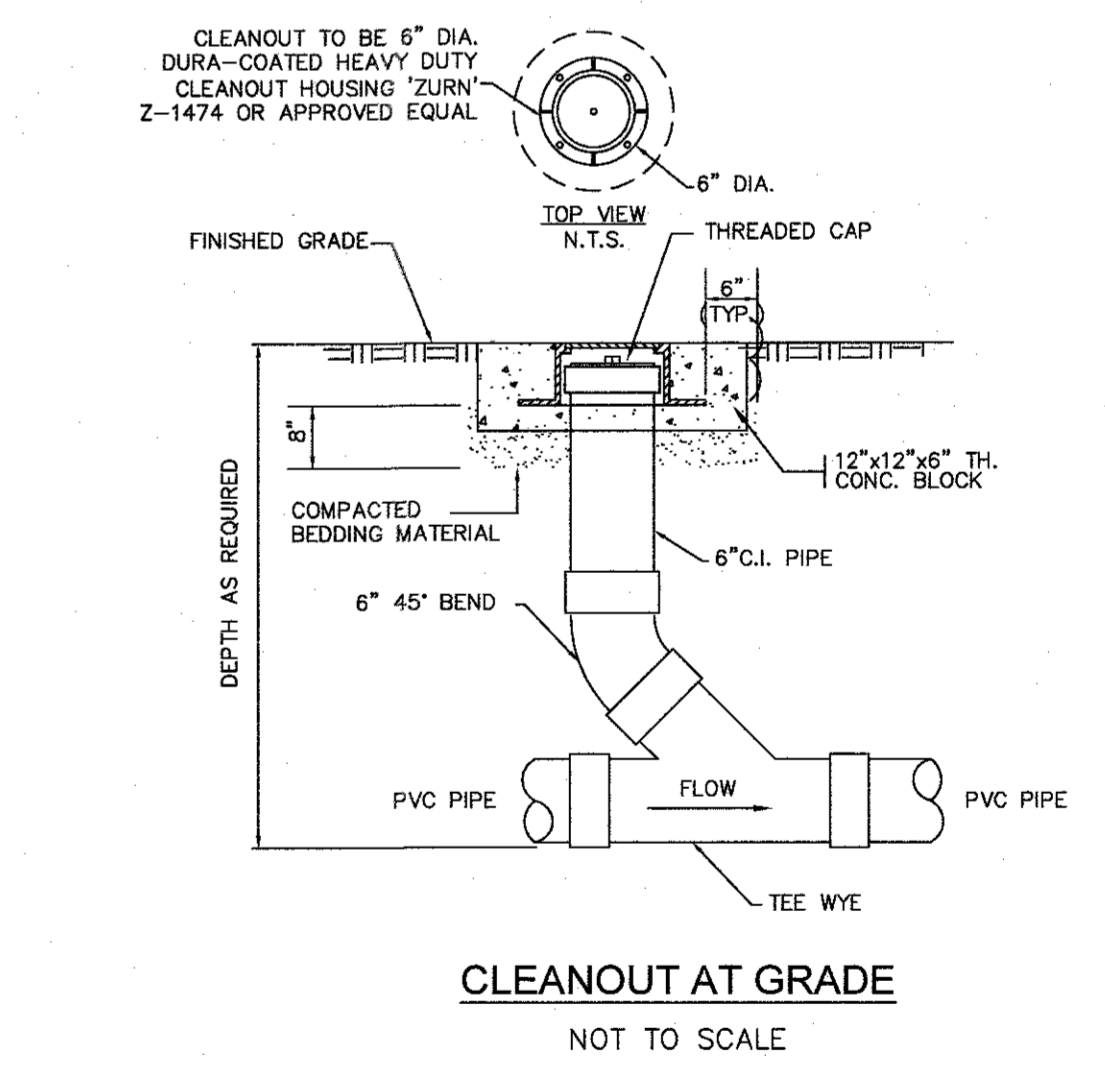
**UTILITY TRENCH**  
NOT TO SCALE



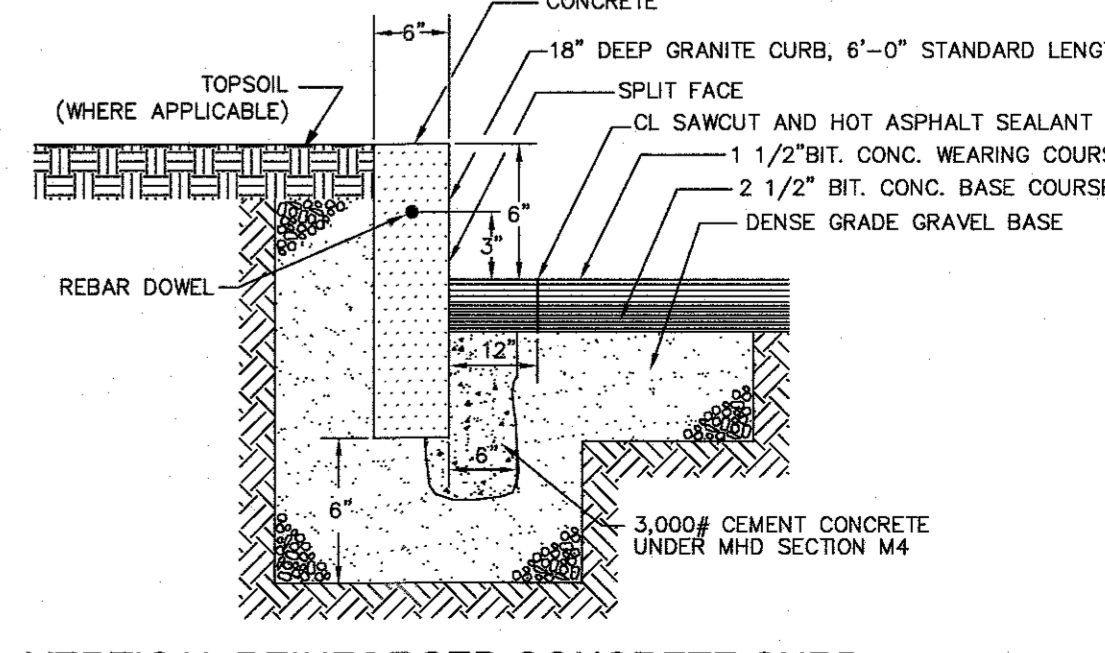
**TEMPORARY MATERIAL STOCKPILE**  
NOT TO SCALE



**RIP RAP APRON AT PIPE ENDS**  
NOT TO SCALE



**CLEANOUT AT GRADE**  
NOT TO SCALE



**VERTICAL REINFORCED CONCRETE CURB**  
NOT TO SCALE

NO	DATE	REVISIONS
1	10/17/2023	RESOURCE AREA FLAGS

DATE: JANUARY 13, 2023  
DRAWN: AH/DRG  
SCALE: AS NOTED

**LIBERTY PARKING EXPANSION**

MAP SHEET 320, PARCEL 004  
15 LIBERTY WAY  
FRANKLIN, MASSACHUSETTS

**LEVEL DESIGN GROUP**  
DESIGNERS, ENGINEERS & LANDSCAPERS

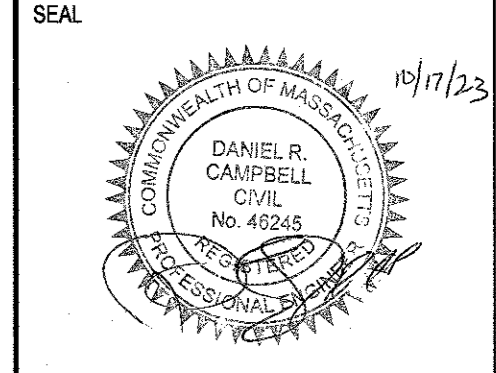
249 SOUTH STREET, UNIT 1  
PLAINVILLE, MA 02762  
TEL. (508) 695-2221 FAX. (508) 695-2219

**TYPICAL DETAILS**

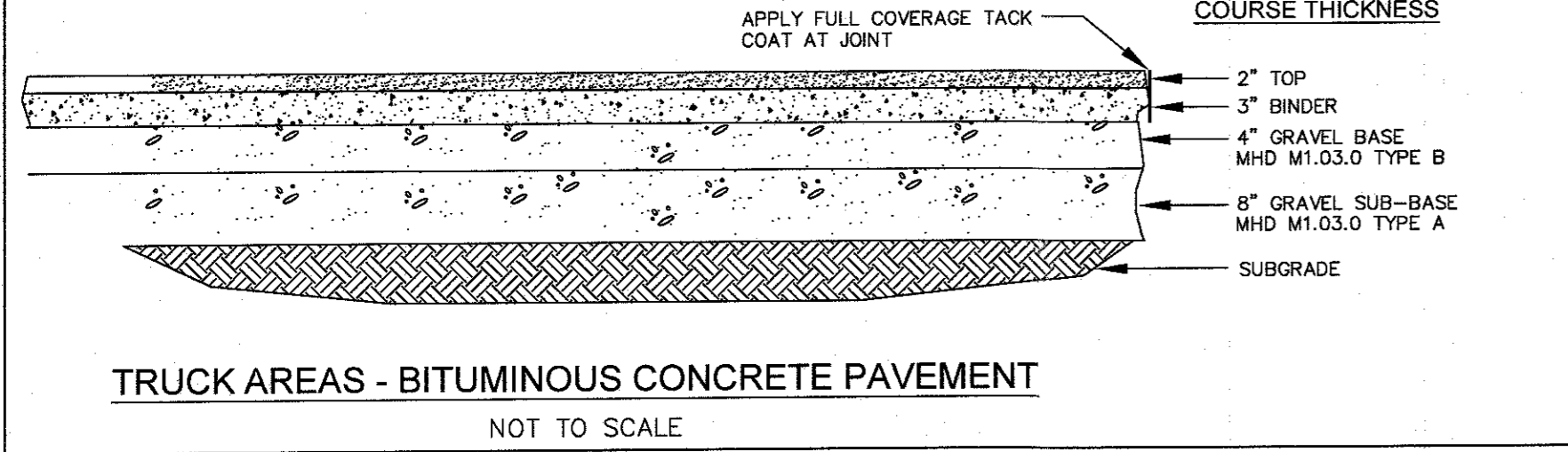
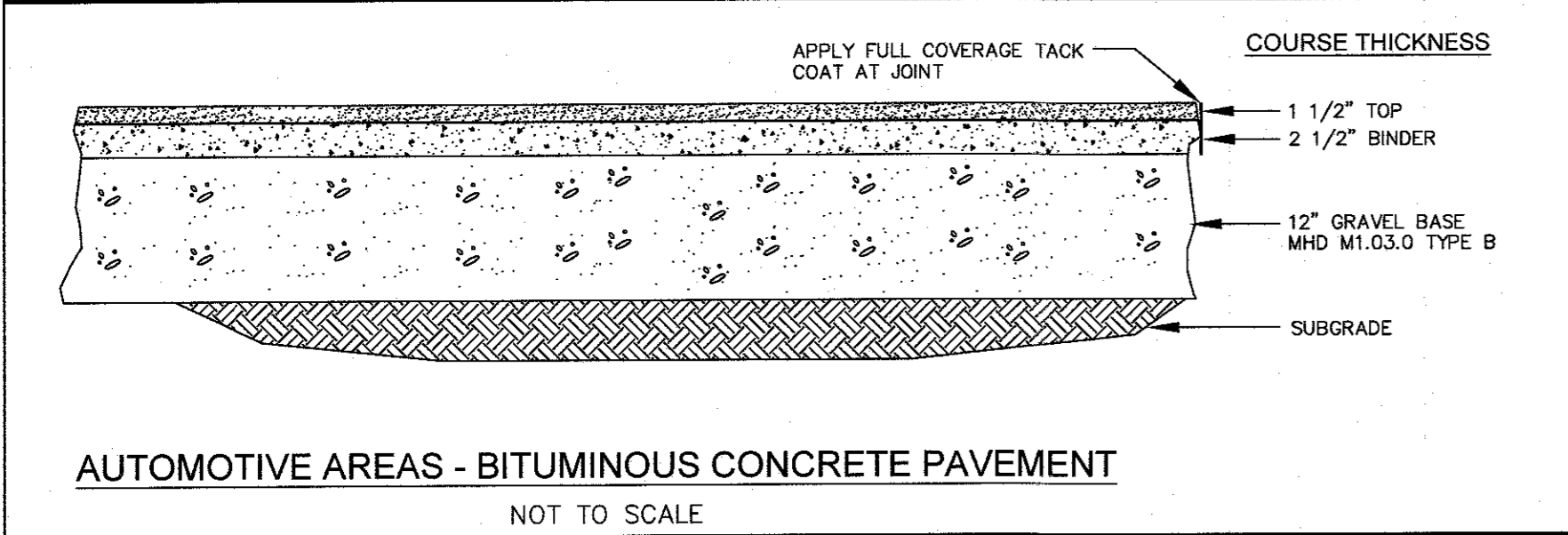
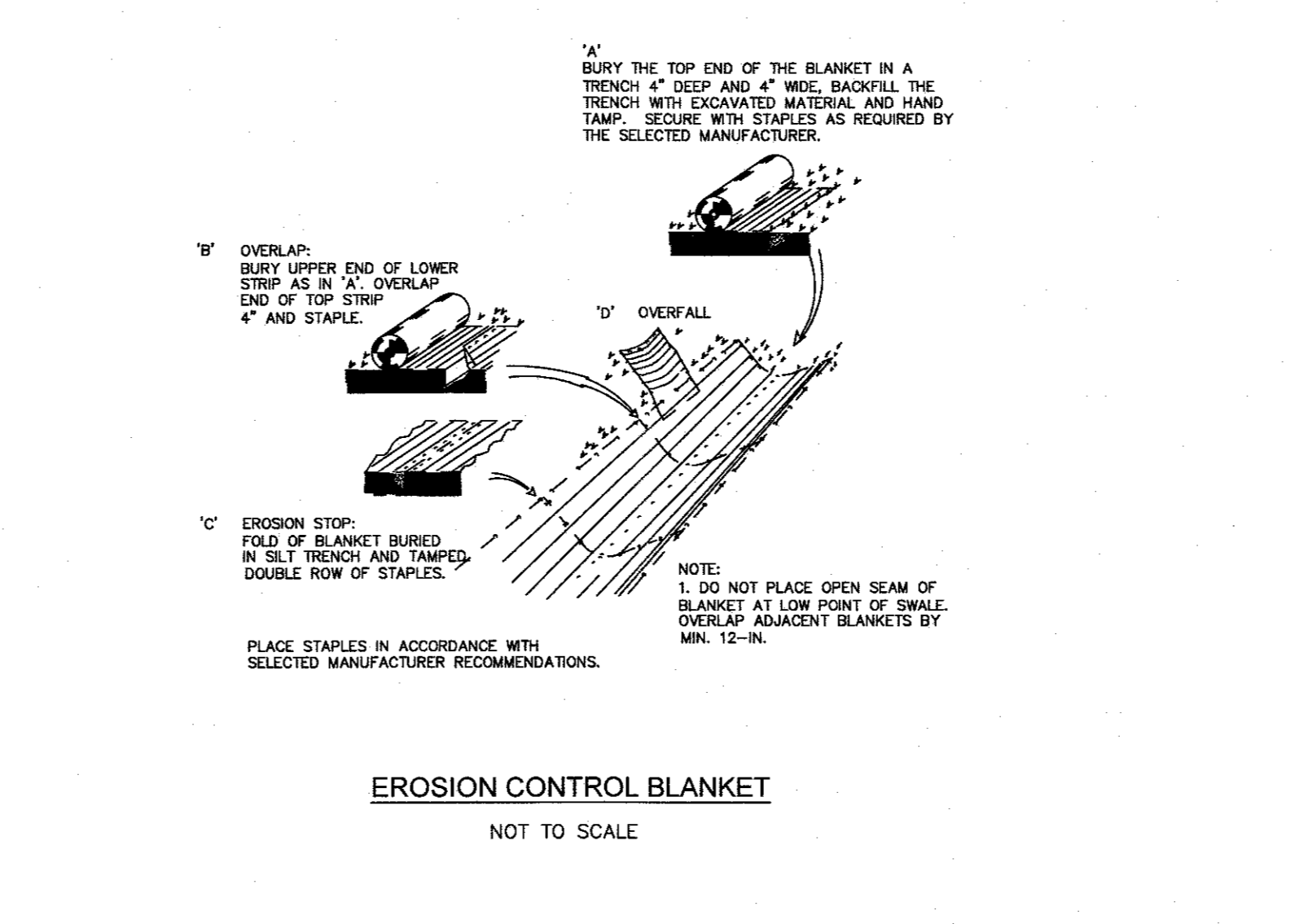
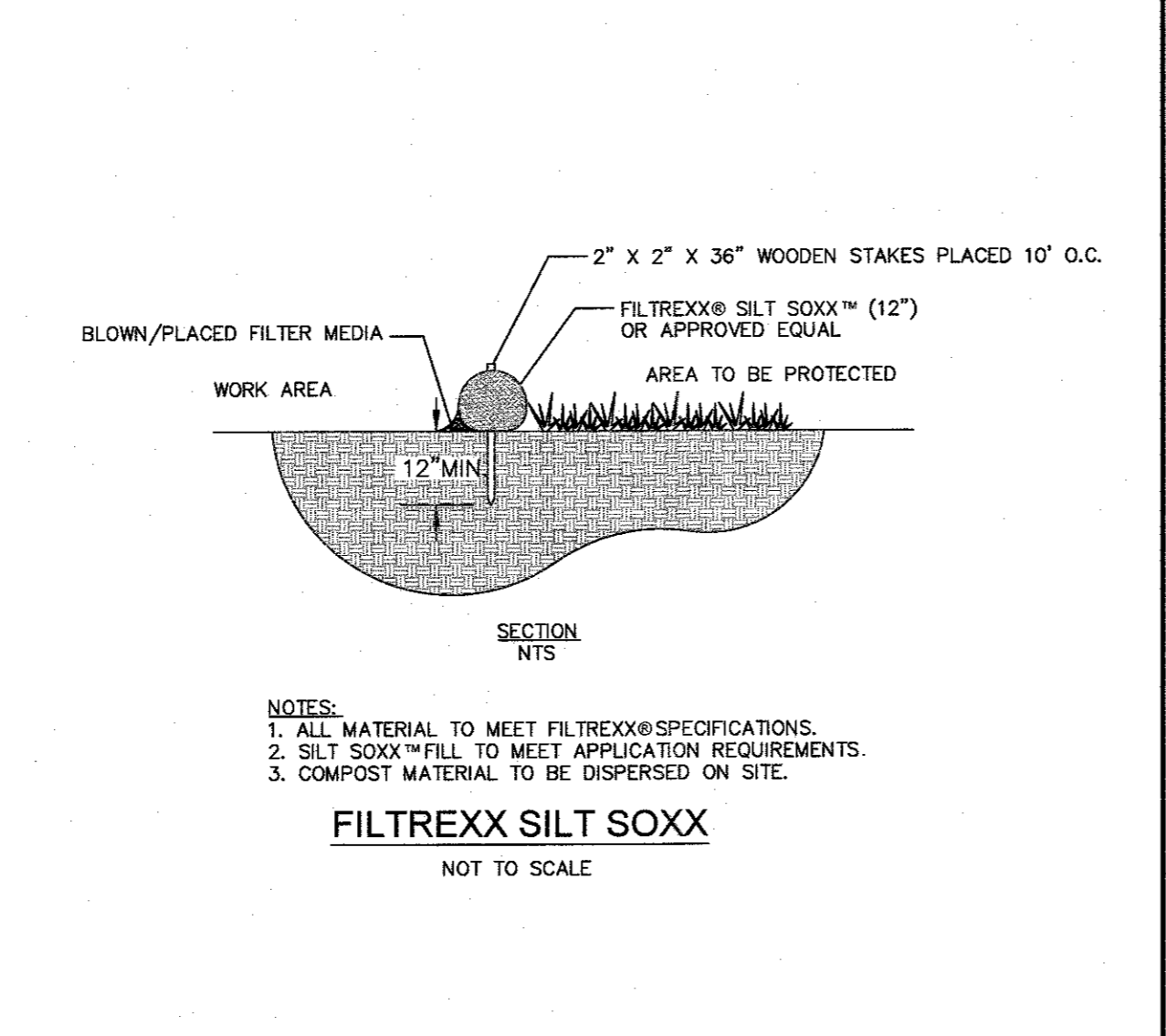
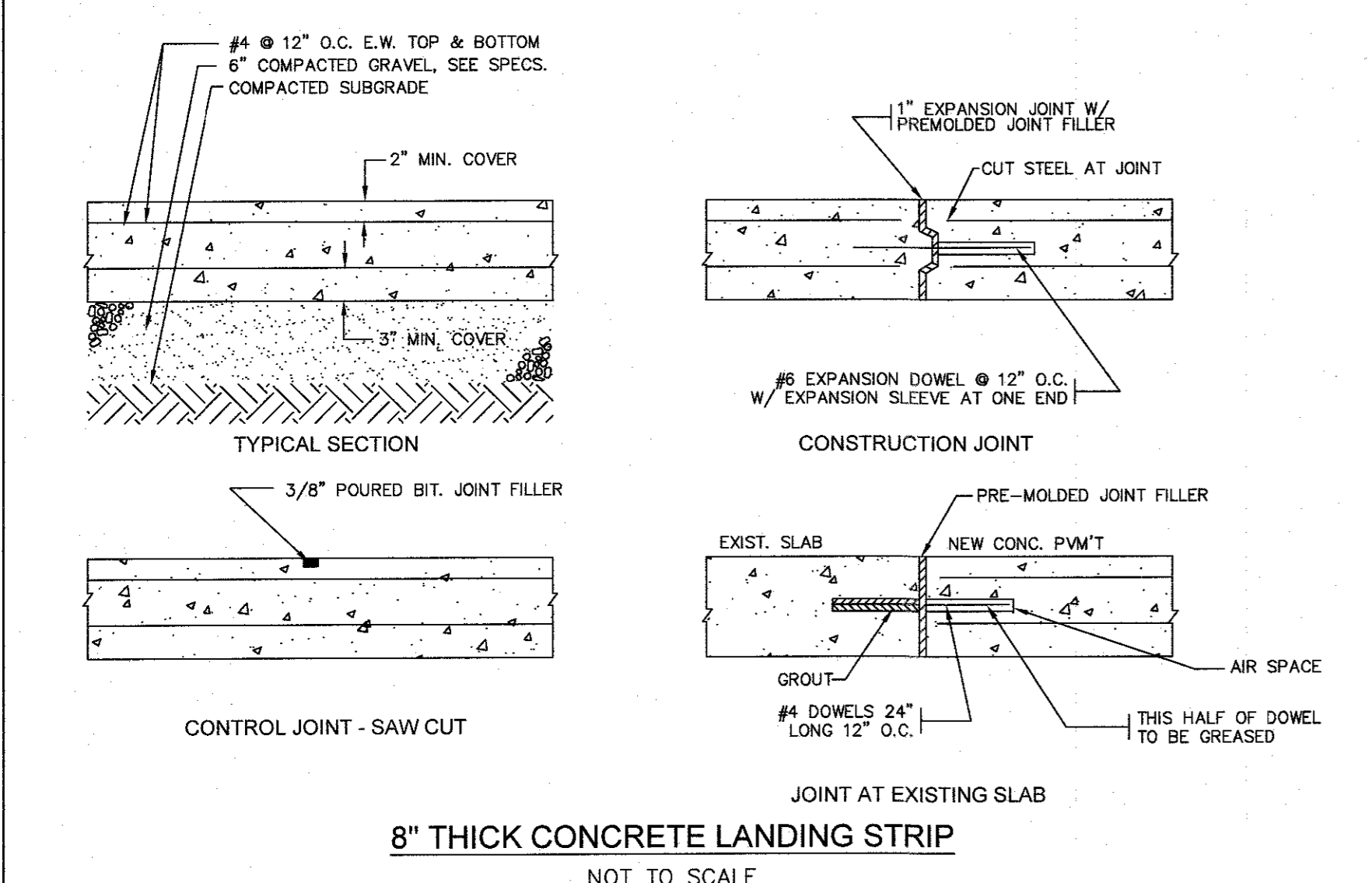
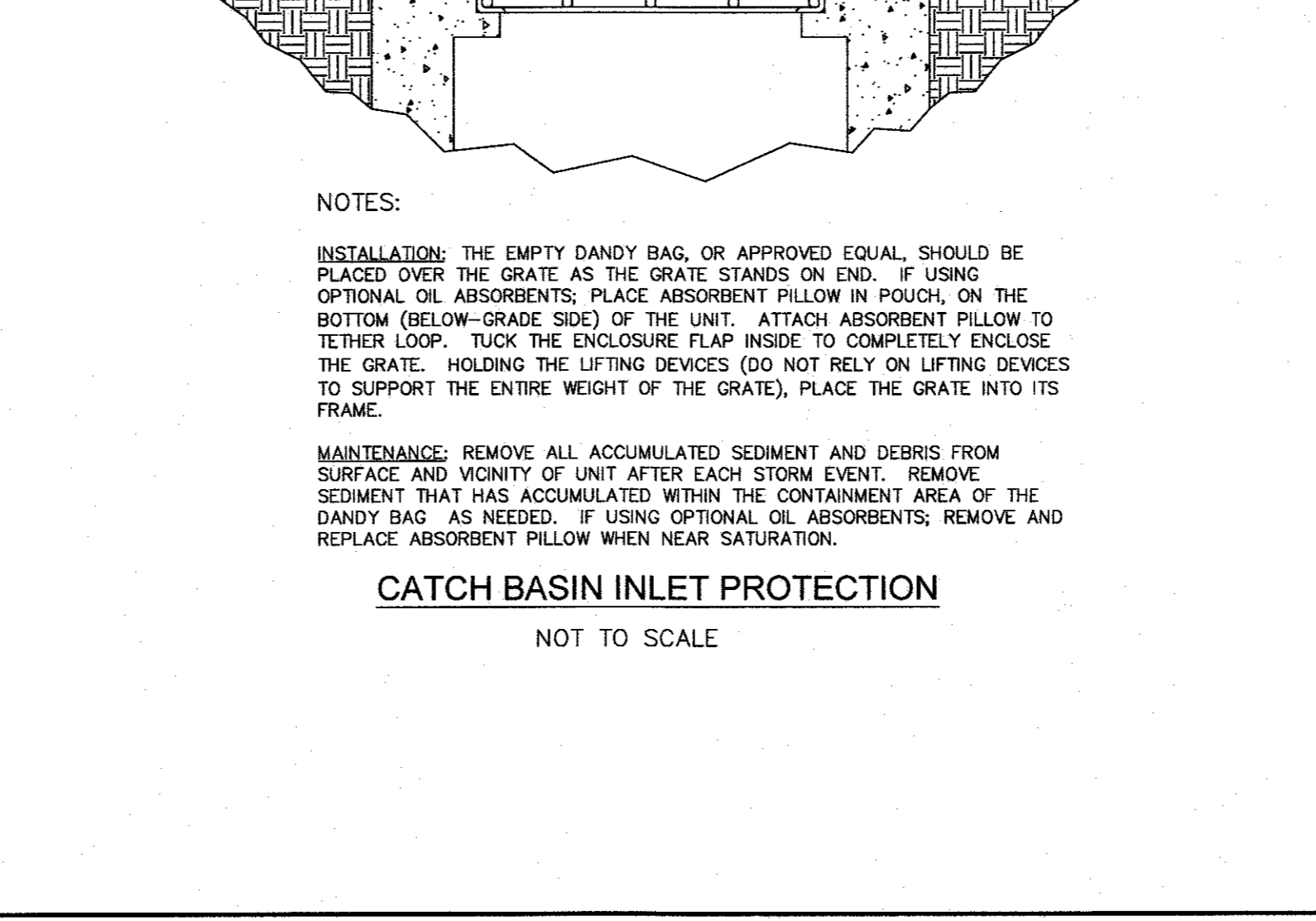
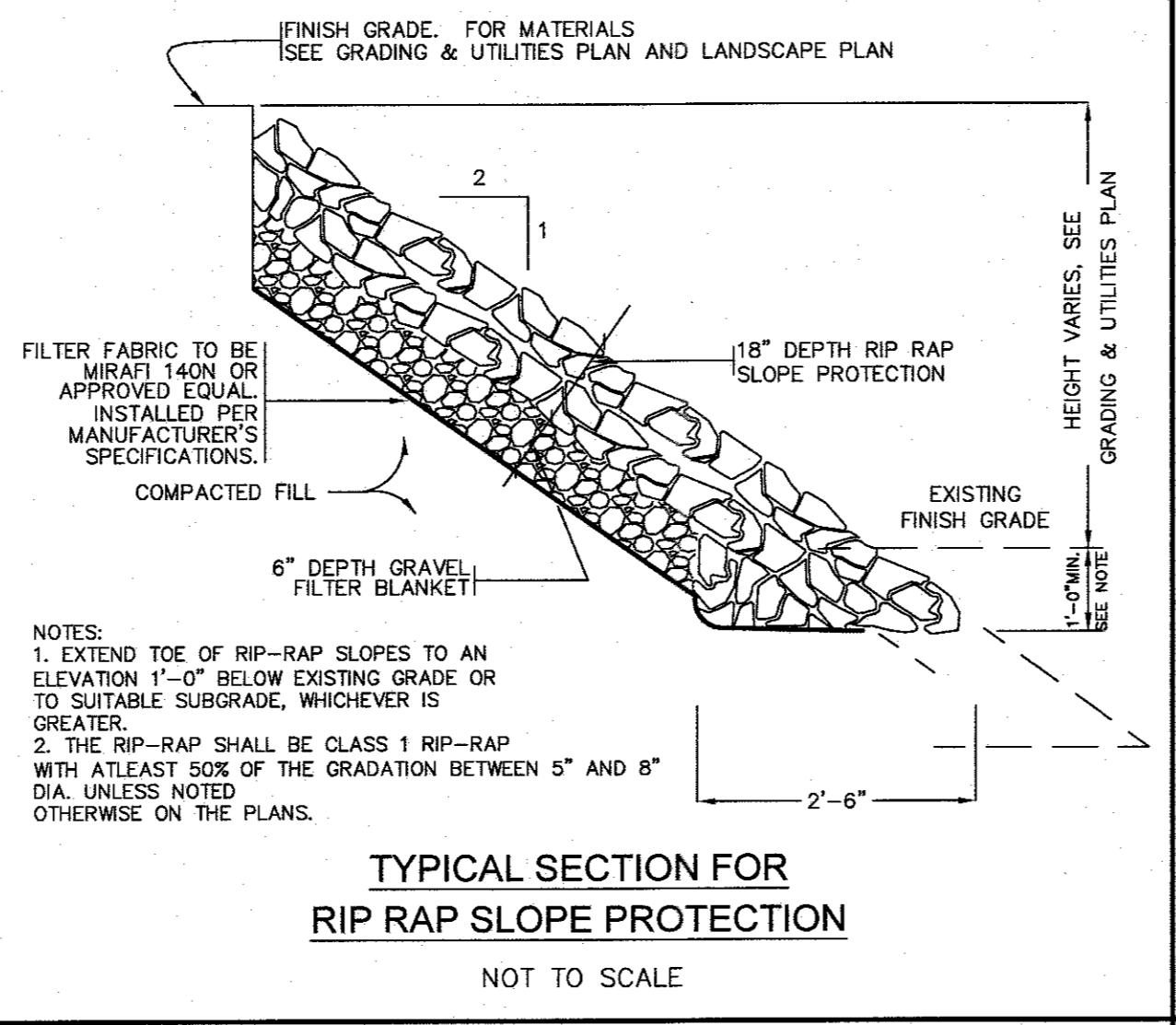
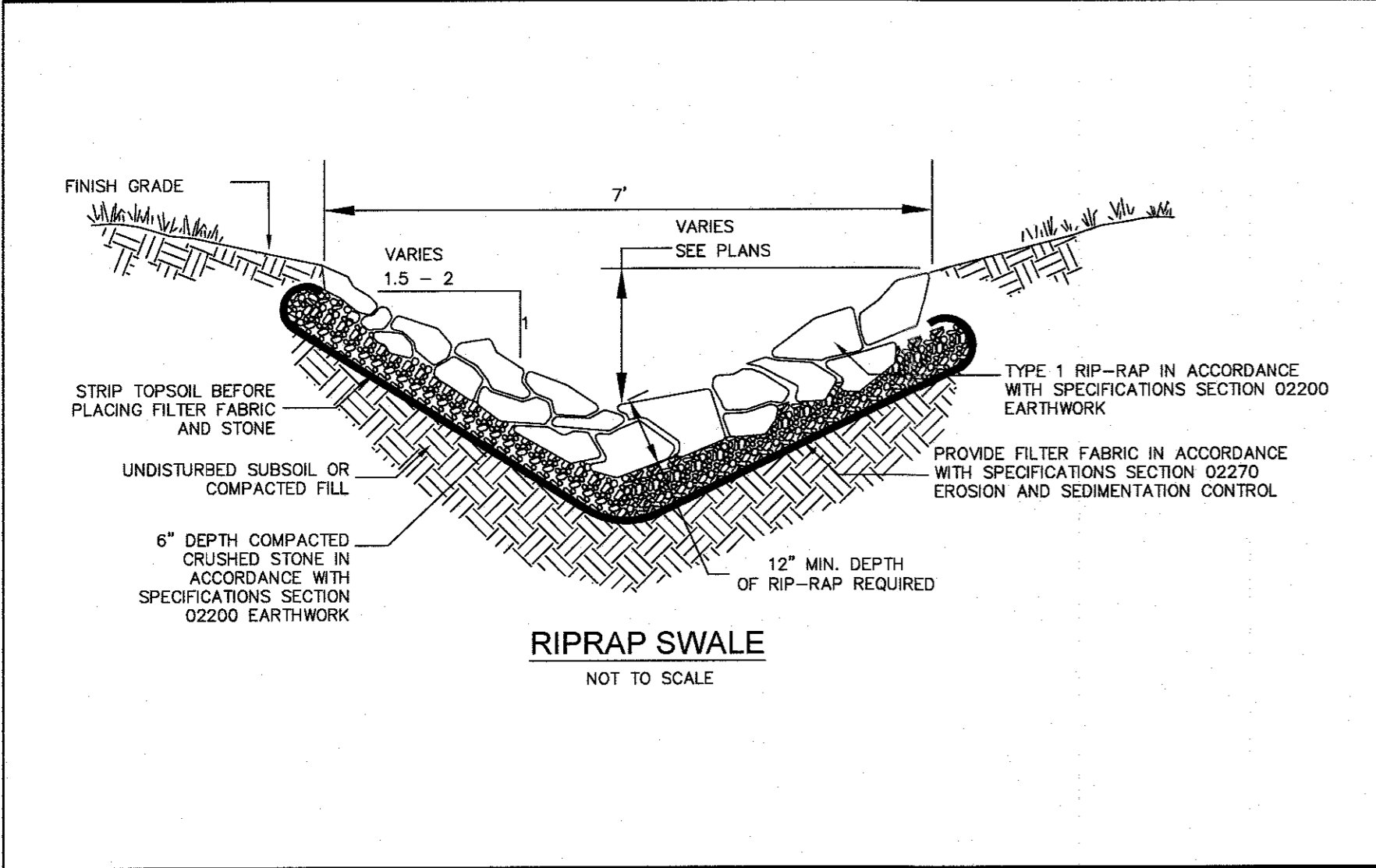
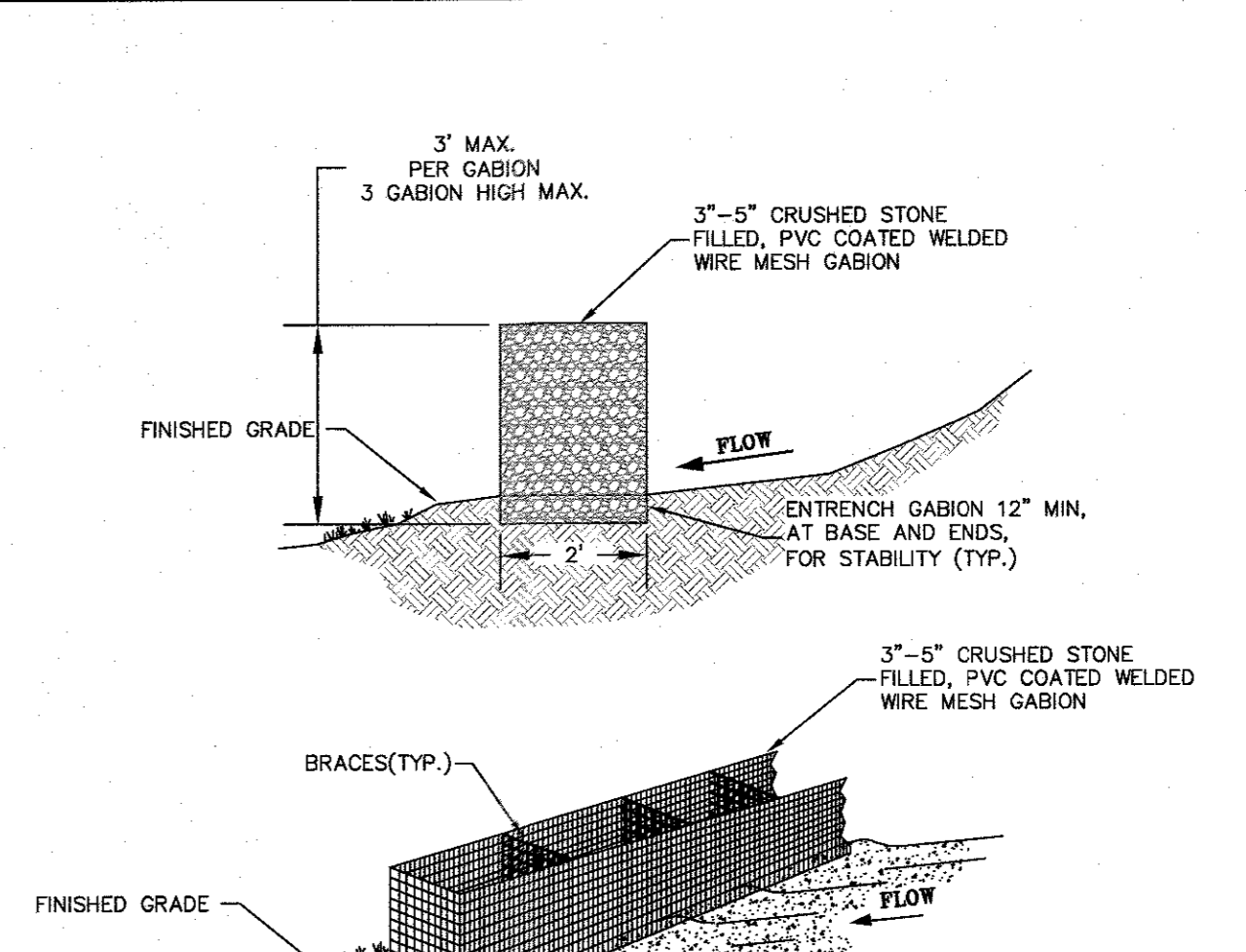
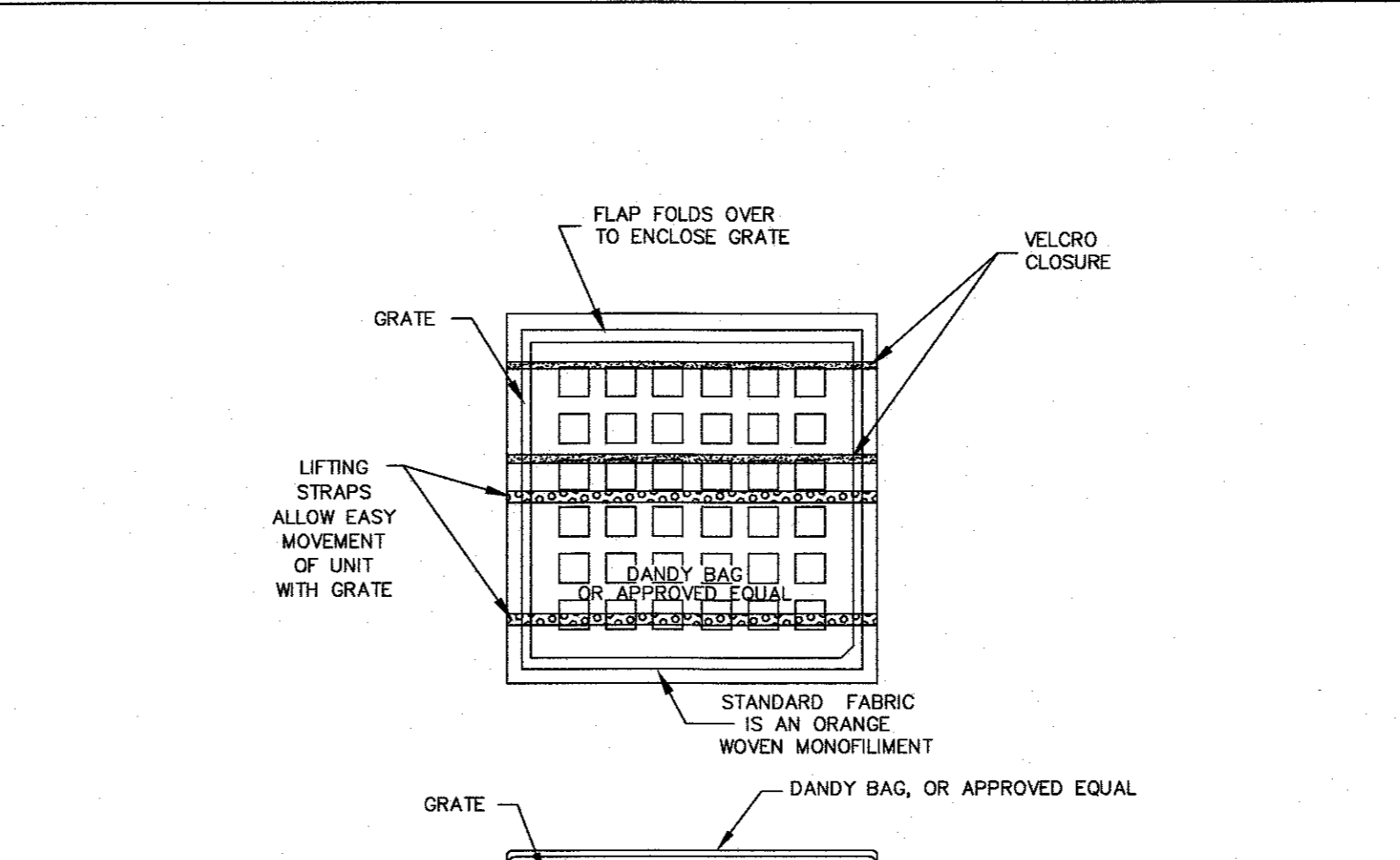
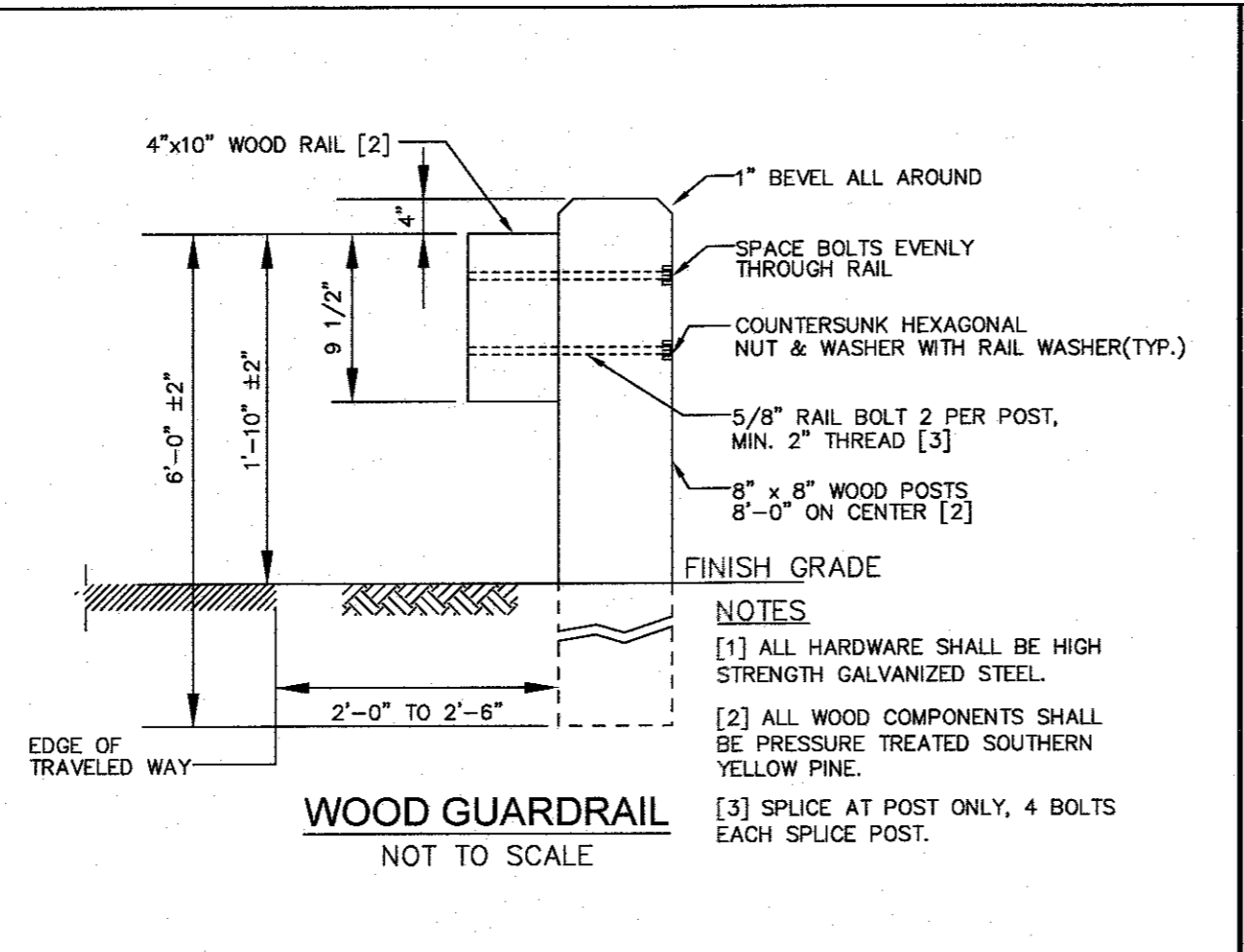
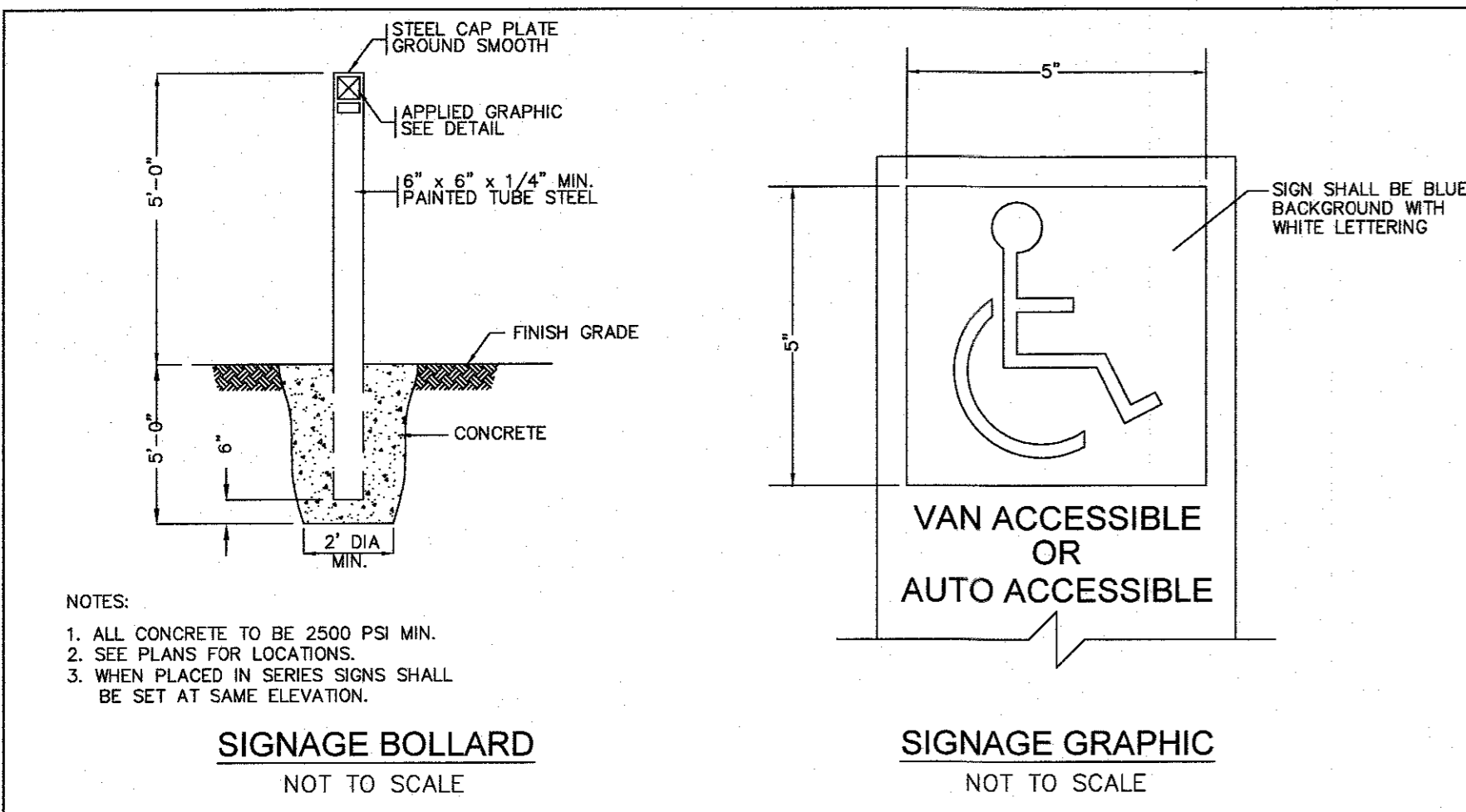
**C-6.0**  
SHEET 7 OF 9

**2081.00**

NO	DATE	REVISIONS
1	10/17/2023	RESOURCE AREA FLAGS



DATE: JANUARY 13, 2023  
 DRAWN: AH/DRG  
 SCALE: AS NOTED



**LIBERTY PARKING EXPANSION**  
 MAP SHEET 320, PARCEL 004  
 15 LIBERTY WAY  
 FRANKLIN, MASSACHUSETTS



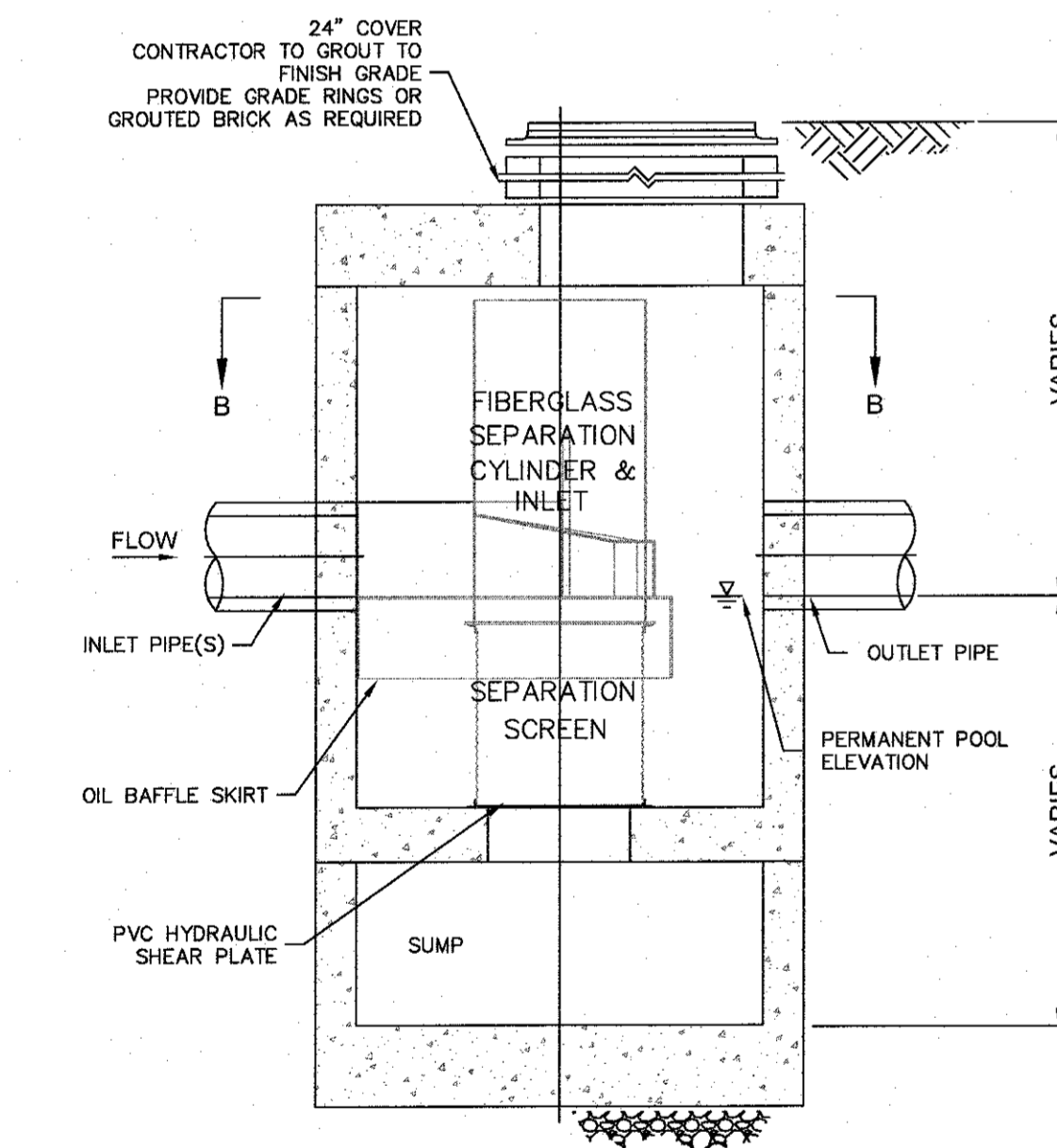
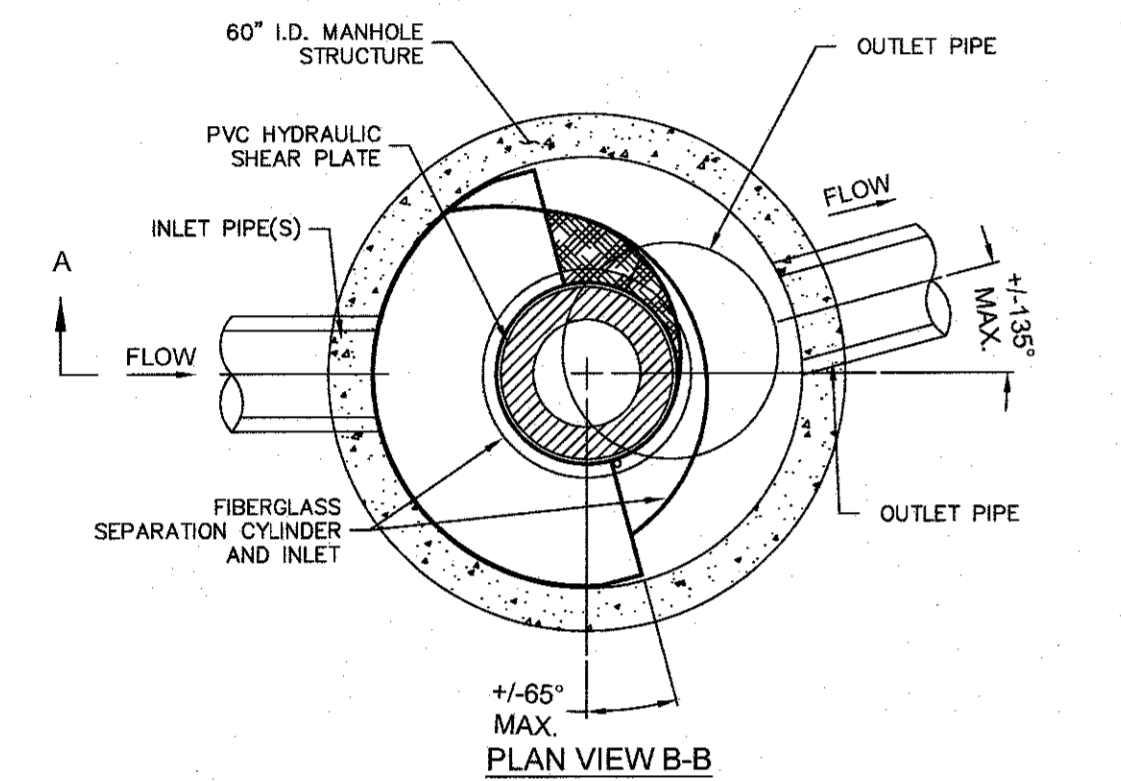
TYPICAL DETAILS  
**C-6.1**  
 SHEET 8 OF 9  
**2081.00**



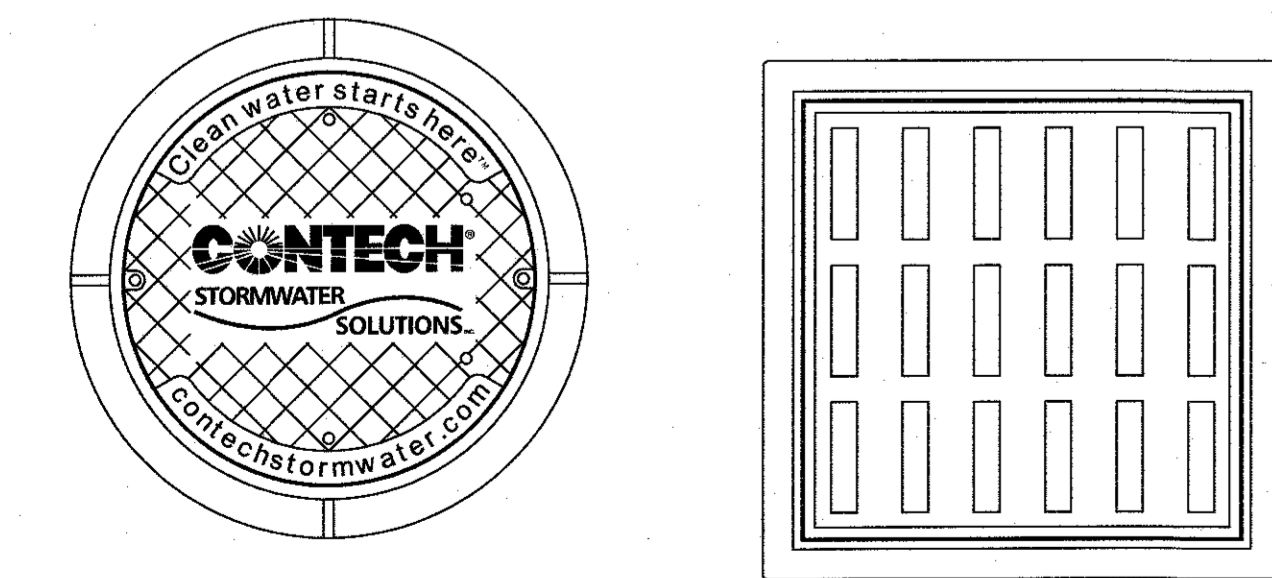
**GENERAL NOTES**

- CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL REQUEST SHOP DRAWINGS OF EACH INDIVIDUAL CDS STORMWATER TREATMENT UNIT AND SHALL SUBMIT THEM FOR REVIEW AND APPROVAL TO THE DESIGN ENGINEER PRIOR TO UNITS BEING ORDERED OR ENTERING PRODUCTION.
- DIMENSIONS MARKED WITH (1) ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
- FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH CONSTRUCTION PRODUCTS REPRESENTATIVE. [www.contech.com](http://www.contech.com)
- CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
- STRUCTURE SHALL MEET ASHTO HISS AND CASTINGS SHALL MEET ASHTO M306 LOAD RATING, ASSUMING GROUNDWATER ELEVATION AT OR BELOW THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION.
- PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHEET AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.

- 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 (LIFTING CLUTCHES PROVIDED).
  - CONTRACTOR TO ADD JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS, AND ASSEMBLE STRUCTURE.
  - CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN.
  - CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWING INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.



**STORM WATER TREATMENT UNIT**  
ELEVATION VIEW



**FRAME AND COVER**  
(DIAMETER VARIES)  
N.T.S.

**FRAME AND GRATE**  
(24" SQUARE)  
N.T.S.

**CDS STORMWATER TREATMENT UNITS**  
NOT TO SCALE

**NOTE:**

- STORMTECH SYSTEM DETAILS DEPICTED HEREIN ARE INTENDED FOR PERMITTING REVIEW ONLY. CONTRACTOR SHALL REQUEST FORMAL SHOP DRAWINGS FOR THE PROPOSED SYSTEM PRIOR TO CONSTRUCTION WHICH ARE TO BE REVIEWED AND APPROVED BY THE DESIGN ENGINEER.

PAVEMENT AND SUBBASE DESIGN (BY ENGINEER) MOST PAVEMENT SUBGRADE MATERIALS CAN BE USED IN LIEU OF REQUIREMENTS FOR LAYERS 'C' & 'D'

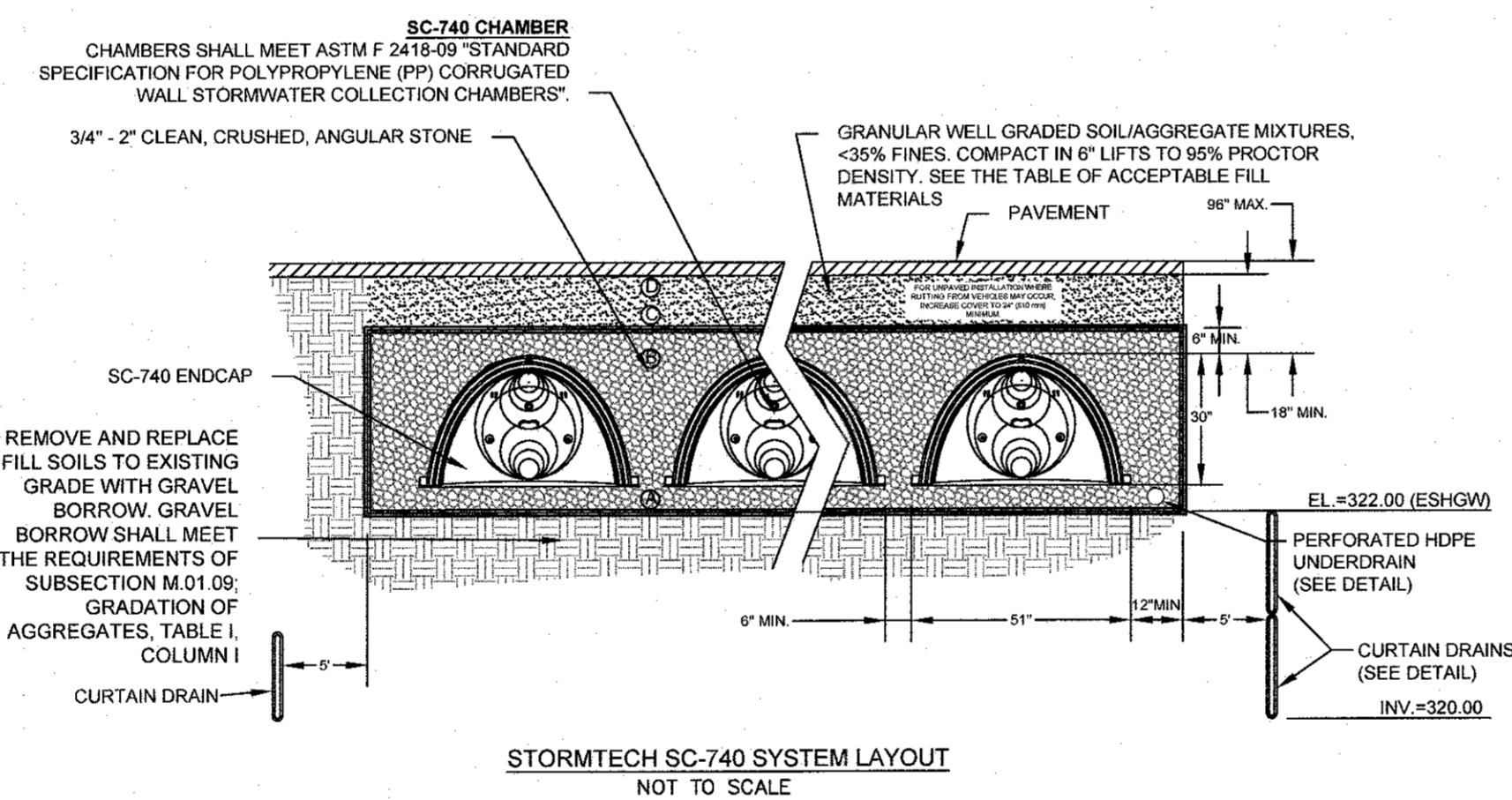
ONCE LAYER 'C' IS PLACED ANY SOIL MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIALS REQUIREMENTS OF LAYERS 'C' OR 'D' AT THE DESIGN ENGINEER'S DISCRETION.



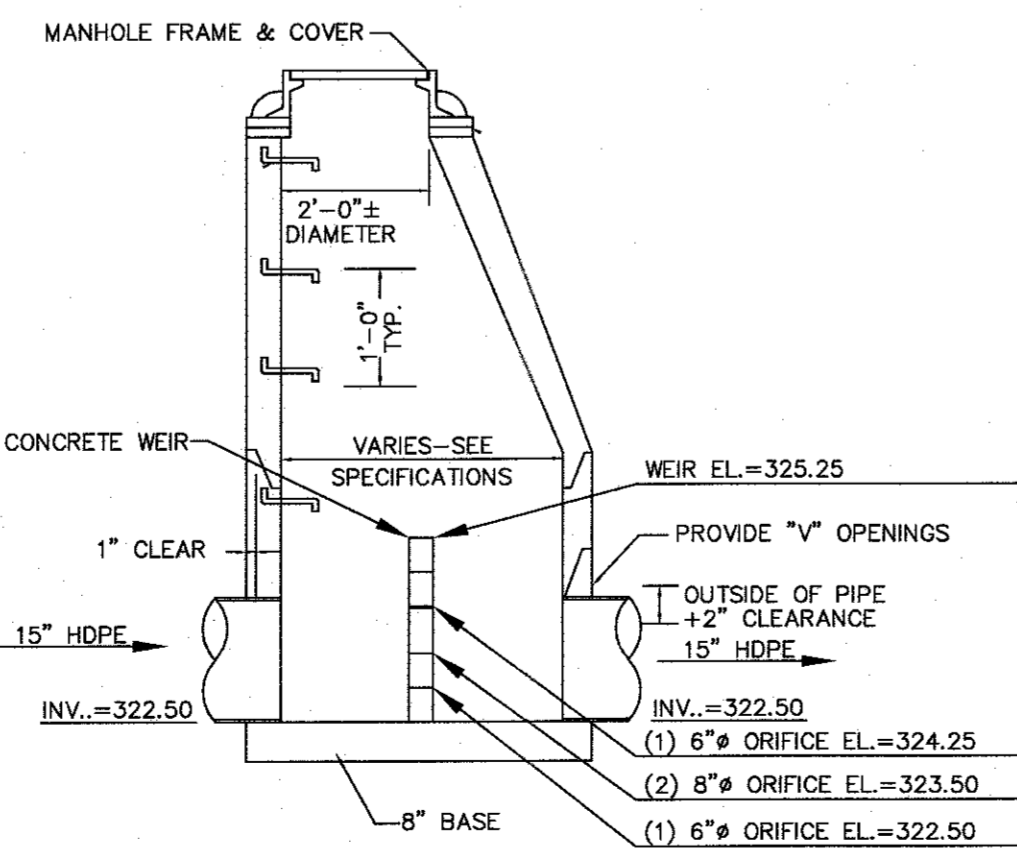
**STORMTECH CLEANOUT**  
N.T.S.

MATERIAL LOCATION	DESCRIPTION	AASHTO M43 DESIGNATION <sup>1</sup>	COMPACTION/DENSITY REQUIREMENT
ⓐ	FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	N/A	PREPARE PER ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
ⓑ	FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 24" [610 mm] ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THIS LAYER.	3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTION AFTER 24" [610 mm] OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" [152 mm] MAX LIFTS TO A MIN. 95% STANDARD PROCTOR DENSITY.
ⓒ	EMBEDMENT STONE SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE TO THE 'C' LAYER ABOVE.	3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
ⓓ	FOUNDATION STONE BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	3, 35, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A 95% STANDARD PROCTOR DENSITY <sup>2</sup> .

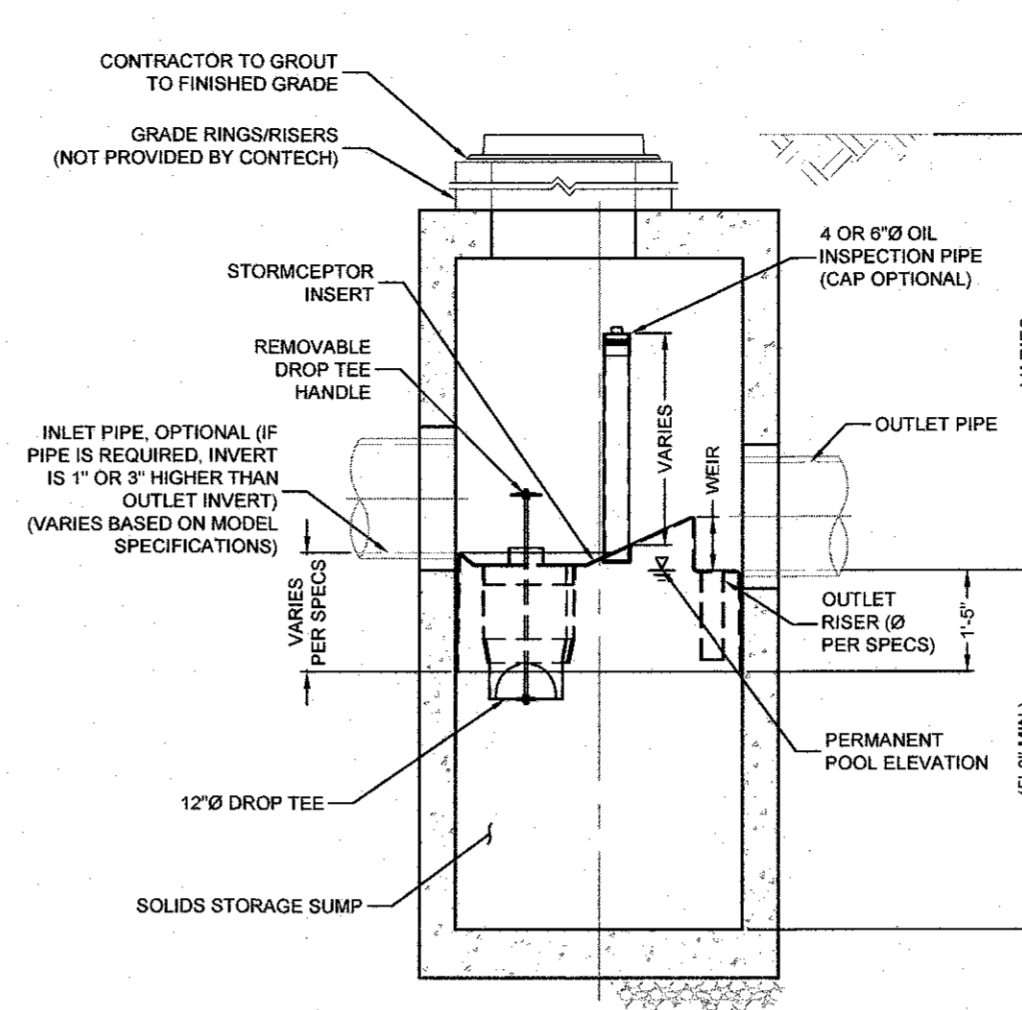
- PLEASE NOTE:
- THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
  - AS AN ALTERNATE TO PROCTOR TESTING AND FIELD DENSITY MEASUREMENTS ON OPEN GRADED STONE, STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTIONED IN 9" [229 mm] (MAX) LIFTS USING TWO FULL COVERAGES WITH AN APPROPRIATE COMPACTOR.



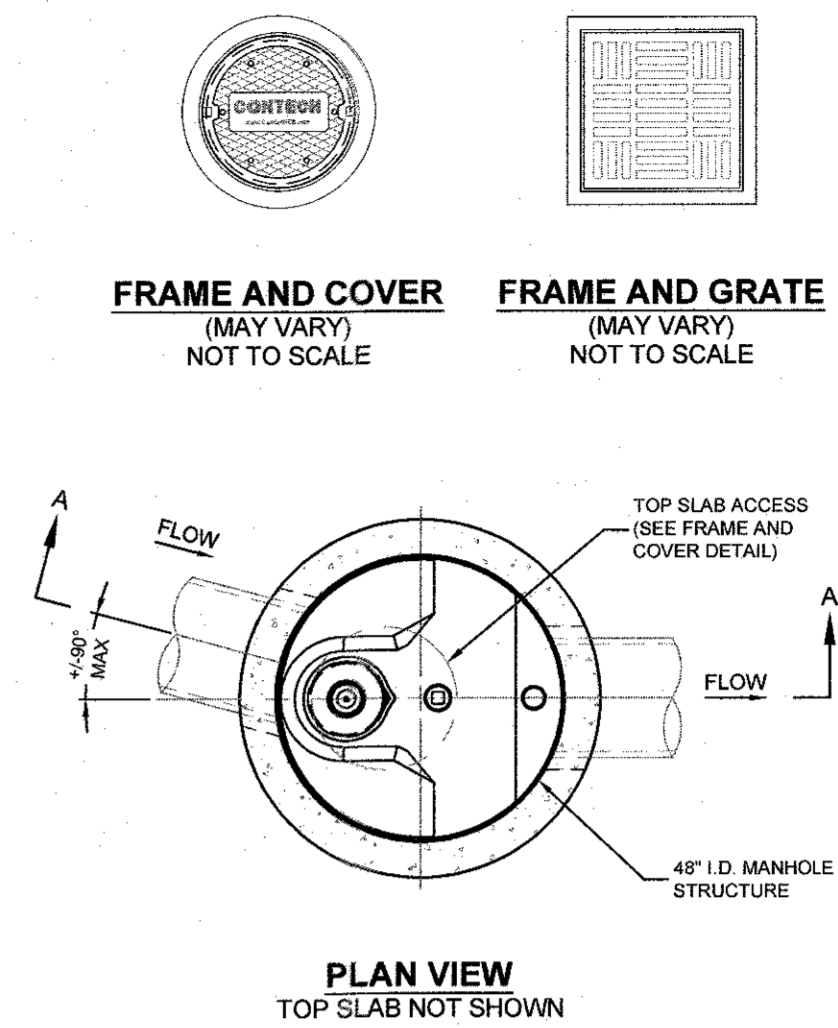
**STORMTECH SC-740 SYSTEM LAYOUT**  
NOT TO SCALE



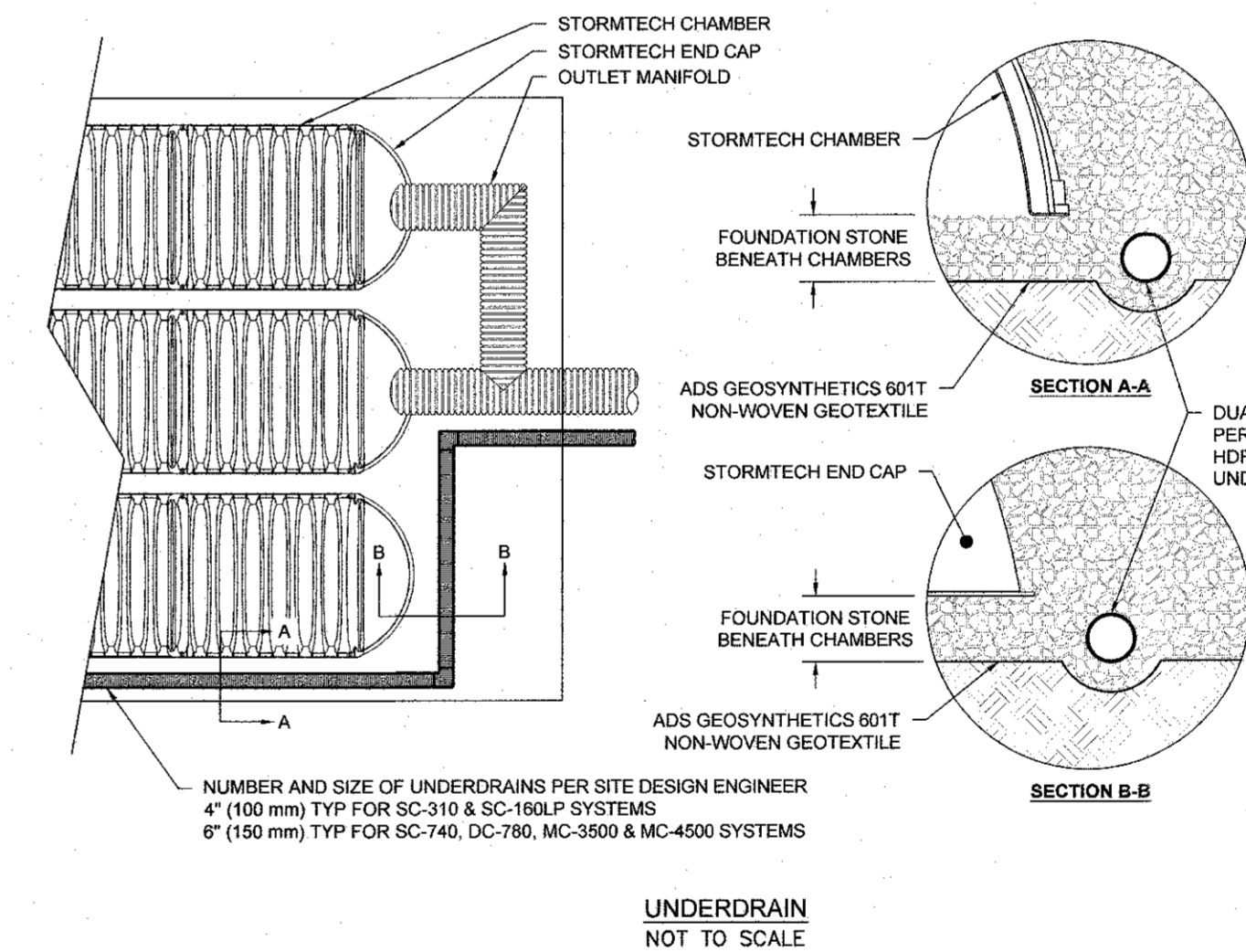
**DRAIN MANHOLE-3 W/OUTLET STRUCTURE**  
NOT TO SCALE



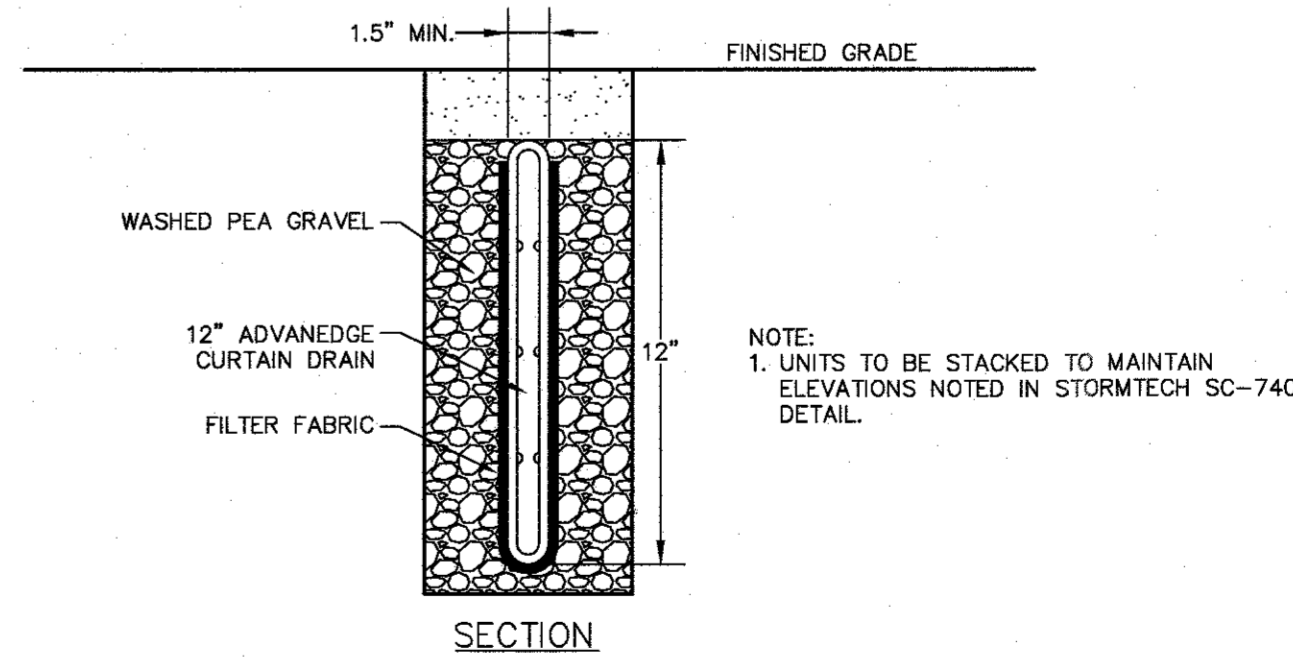
**STORMCEPTOR TREATMENT UNITS**  
NOT TO SCALE



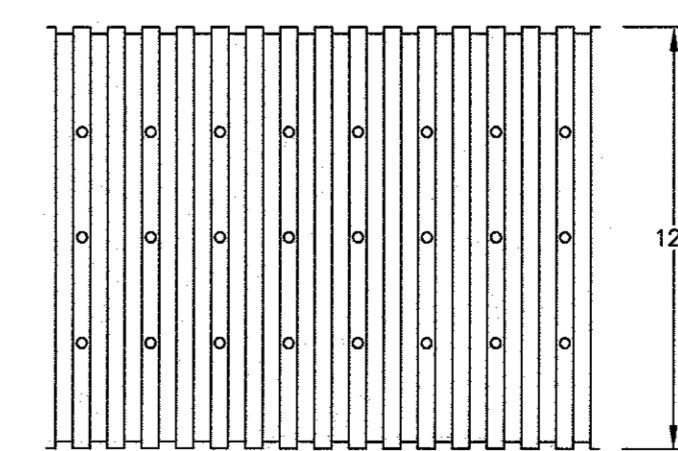
**PLAN VIEW**  
TOP SLAB NOT SHOWN



**UNDERDRAIN**  
NOT TO SCALE



**SECTION**



**ELEVATION**

**ADVANCED EDGE CURTAIN DRAIN**  
NOT TO SCALE

- NOTES:
- TRENCH MUST BE NO LESS THAN 4" WIDE
  - MINIMUM COVER SHALL BE NO LESS THAN 4"
  - ALL PIPE FITTINGS SHALL BE MADE OF POLYETHYLENE WITH A MINIMUM CELL CLASSIFICATION OF 424-20C AS DEFINED AND DESCRIBED IN ASTM D3350.
  - GEOTEXTILE SHALL MEET THE REQUIREMENTS OF CLASS B GEOTEXTILE AS DEFINED IN ASTM D7001.

NO	DATE	REVISIONS
1	10/17/2023	RESOURCE AREA FLAGS

**LIBERTY PARKING EXPANSION**

MAP SHEET 320, PARCEL 004  
15 LIBERTY WAY  
FRANKLIN, MASSACHUSETTS

**LEVEL DESIGN GROUP**  
249 SOUTH STREET, UNIT 1  
PLAINVILLE, MA 02762  
TEL. (508) 695-2221 FAX. (508) 695-2219

**TYPICAL DETAILS**

**C-6.2**  
SHEET 9 OF 9

**2081.00**