Site Plans
for
Proposed Site Modifications
176 Grove Street | Franklin, Massachusetts

Date Issued: March 6, 2015
Latest Issue: July 15, 2016

SHEET INDEX

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C-5	Grading, Drainage, Utilities & Erosion Control Plan	7/15/2016
C-6	Site Details 1	7/15/2016
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Reference Drawings

SHEET NO.	SHEET TITLE	LATEST ISSUE
L1	Landscape Key Plan, Notes and Details	7/15/2016
L2	Landscape Enlargement Plan	7/15/2016
1 through 7	Topographic Plan	11/07/2014

CERTIFICATE OF VOTE NOTES

1. THE PROJECT IS SUBJECT TO THE CONDITIONS INCLUDED IN THE CERTIFICATE OF VOTE FOR SITE PLAN MODIFICATION APPROVAL BY THE TOWN OF FRANKLIN PLANNING BOARD, DATED MAY 19, 2015, REFERENCING PLANS ENTITLED "SITE PLANS FOR PROPOSED SITE MODIFICATIONS, 176 GROVE STREET, FRANKLIN, MASSACHUSETTS", VOTED TO APPROVE WITH STANDARD CONDITIONS. ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH THE GENERAL AND SPECIAL CONDITIONS NOTED THEREIN.
2. THE PROJECT IS SUBJECT TO THE ORDER OF CONDITIONS GRANTED BY THE TOWN OF FRANKLIN CONSERVATION COMMISSION, MADEP #CB159-1086 DATED MAY 14, 2015. ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH THE GENERAL AND SPECIAL CONDITIONS NOTED THEREIN.

RECORD PLAN NOTES

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Dig Safe Systems, Inc.
1-888-DIG-SAFE
(1-888-344-7233)

LOCUS MAP

Source: MassGIS

PROPERTY INFORMATION

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120 Water Street, Third Floor
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Tel: (617) 391-3590

OWNER
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ASSESSOR'S INFORMATION
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306-014, 311-001

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COMMONWEALTH OF MASSACHUSETTS
KARLIS SKULTE
CIVIL
No. 47703
REGISTERED PROFESSIONAL ENGINEER
7/15/2016

PREPARED FOR:
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DRAWING SCALES NOTED ARE FOR 24" x 36" SIZE PRINTED MEDIA ONLY. ALL OTHER PRINTED SIZES ARE DEEMED "NOT TO SCALE".

SUBMITTALS

NO.	DATE	DESCRIPTION	BY
3	7/15/2016	RECORD PLANS	KPS
2	7/3/2015	REVISED PER CONDITIONS OF APPROVAL	KPS
1	4/22/2015	REVISED PER TOWN COMMENTS	KPS

DATE: March 6, 2015
PROJECT NUMBER: 16140002

PROJECT TITLE:
Proposed Site Modifications
176 Grove Street
Franklin, Massachusetts 02083
Norfolk County

ISSUED FOR:
Record Plans

SHEET TITLE:
Title Sheet

SCALE: N.T.S.
DESIGNED BY: JVC
CHECKED BY: KPS
SHEET NO: C-1

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RECORD PLAN NOTES

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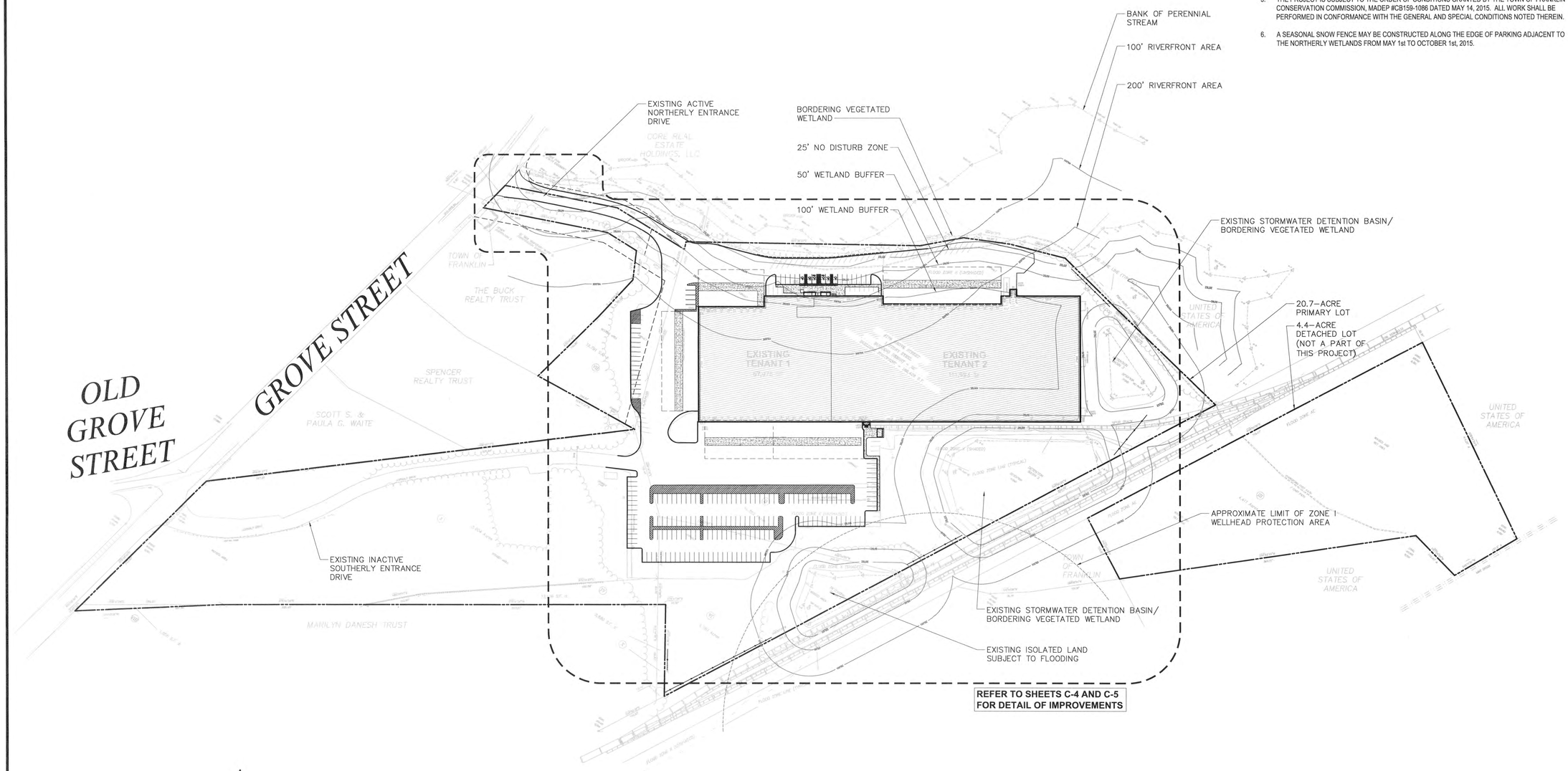
NOTES

1. REFER TO SHEETS C-4 AND C-5 FOR PROPOSED IMPROVEMENTS.
2. ALL EXISTING IMPROVEMENTS AND PROPOSED SITE MODIFICATIONS ARE CONTAINED WITHIN THE 20.7-ACRE PRIMARY LOT. NO MODIFICATIONS ARE PROPOSED WITHIN THE 4.4-ACRE DETACHED LOT. ALL CALCULATIONS AND ANALYSIS AS DEPICTED ON THESE PLANS ARE LIMITED TO THE 20.7-ACRE PRIMARY LOT ONLY.
3. LIMITS OF ZONE I WELLHEAD PROTECTION AREA AS SHOWN ON THIS PLAN ARE BASED ON TOWN OF FRANKLIN GIS DATA.
4. THE PROJECT IS SUBJECT TO THE CONDITIONS INCLUDED IN THE CERTIFICATE OF VOTE FOR SITE PLAN MODIFICATION APPROVAL BY THE TOWN OF FRANKLIN PLANNING BOARD, DATED MAY 19, 2015, REFERENCING PLANS ENTITLED "SITE PLANS FOR PROPOSED SITE MODIFICATIONS, 176 GROVE STREET, FRANKLIN, MASSACHUSETTS", VOTED TO APPROVE WITH STANDARD CONDITIONS. ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH THE GENERAL AND SPECIAL CONDITIONS NOTED THEREIN.
5. THE PROJECT IS SUBJECT TO THE ORDER OF CONDITIONS GRANTED BY THE TOWN OF FRANKLIN CONSERVATION COMMISSION, MADEP #CB159-1086 DATED MAY 14, 2015. ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH THE GENERAL AND SPECIAL CONDITIONS NOTED THEREIN.
6. A SEASONAL SNOW FENCE MAY BE CONSTRUCTED ALONG THE EDGE OF PARKING ADJACENT TO THE NORTHERLY WETLANDS FROM MAY 1st TO OCTOBER 1st, 2015.



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DATE: March 6, 2015
PROJECT NUMBER: 16140002

PROJECT TITLE:
Proposed Site Modifications
176 Grove Street
Franklin, Massachusetts 02083
Norfolk County

ISSUED FOR: Record Plans

SHEET TITLE:
Overall Site Plan

SCALE: 1" = 100'
DESIGNED BY: JVC
CHECKED BY: KPS
SHEET NO: C-3

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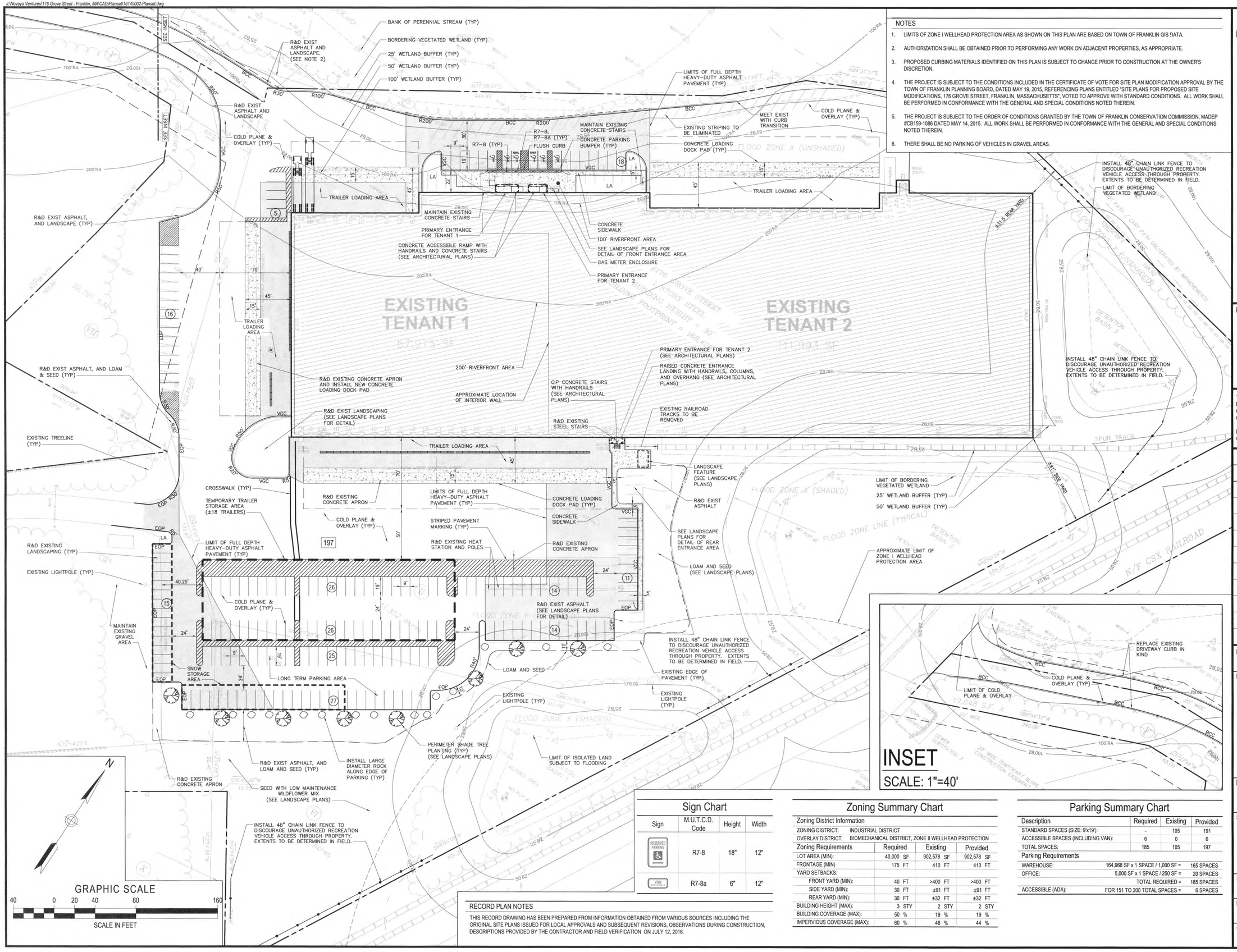

NOTES

1. LIMITS OF ZONE I WELLHEAD PROTECTION AREA AS SHOWN ON THIS PLAN ARE BASED ON TOWN OF FRANKLIN GIS DATA.
2. AUTHORIZATION SHALL BE OBTAINED PRIOR TO PERFORMING ANY WORK ON ADJACENT PROPERTIES, AS APPROPRIATE.
3. PROPOSED CURBING MATERIALS IDENTIFIED ON THIS PLAN IS SUBJECT TO CHANGE PRIOR TO CONSTRUCTION AT THE OWNER'S DISCRETION.
4. THE PROJECT IS SUBJECT TO THE CONDITIONS INCLUDED IN THE CERTIFICATE OF VOTE FOR SITE PLAN MODIFICATION APPROVAL BY THE TOWN OF FRANKLIN PLANNING BOARD, DATED MAY 19, 2015, REFERENCING PLANS ENTITLED "SITE PLANS FOR PROPOSED SITE MODIFICATIONS, 176 GROVE STREET, FRANKLIN, MASSACHUSETTS", VOTED TO APPROVE WITH STANDARD CONDITIONS. ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH THE GENERAL AND SPECIAL CONDITIONS NOTED THEREIN.
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6. THERE SHALL BE NO PARKING OF VEHICLES IN GRAVEL AREAS.

Sign Chart

Sign	M.U.T.C.D. Code	Height	Width
RESERVED PARKING	R7-8	18"	12"
VAN ACCESSIBLE	R7-8a	6"	12"

Zoning Summary Chart

Zoning District Information			
ZONING DISTRICT:	INDUSTRIAL DISTRICT		
OVERLAY DISTRICT:	BIOMECHANICAL DISTRICT, ZONE II WELLHEAD PROTECTION		
Zoning Requirements	**Required**	**Existing**	**Provided**
LOT AREA (MIN):	40,000 SF	902,578 SF	902,578 SF
FRONTAGE (MIN)	175 FT	410 FT	410 FT
YARD SETBACKS:			
FRONT YARD (MIN):	40 FT	>400 FT	>400 FT
SIDE YARD (MIN):	30 FT	±91 FT	±91 FT
REAR YARD (MIN):	30 FT	±32 FT	±32 FT
BUILDING HEIGHT (MAX):	3 STY	2 STY	2 STY
BUILDING COVERAGE (MAX):	50 %	19 %	19 %
IMPERVIOUS COVERAGE (MAX):	60 %	46 %	44 %

Parking Summary Chart

Description	Required	Existing	Provided
STANDARD SPACES (SIZE: 9'x19'):	-	105	191
ACCESSIBLE SPACES (INCLUDING VAN):	6	0	6
TOTAL SPACES:	185	105	197
Parking Requirements			
WAREHOUSE:	164,968 SF x 1 SPACE / 1,000 SF =		165 SPACES
OFFICE:	5,000 SF x 1 SPACE / 250 SF =		20 SPACES
	TOTAL REQUIRED =		185 SPACES
ACCESSIBLE (ADA):	FOR 151 TO 200 TOTAL SPACES =		6 SPACES

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SUBMITTALS

NO.	DATE	DESCRIPTION	BY
4	7/15/2016	RECORD PLANS	KPS
3	7/8/2015	BUILDING ENTRANCE STAIR REVISIONS	KPS
2	7/3/2015	REVISED PER CONDITIONS OF APPROVAL	KPS
1	4/22/2015	REVISED PER TOWN COMMENTS	KPS

DATE: March 6, 2015
PROJECT NUMBER: 16140002

PROJECT TITLE:
Proposed Site Modifications

176 Grove Street
Franklin, Massachusetts 02083
Norfolk County

ISSUED FOR: Record Plans

SHEET TITLE:
Layout & Materials Plan

SCALE: 1" = 40'
DESIGNED BY: JVC
CHECKED BY: KPS
SHEET NO: C-4

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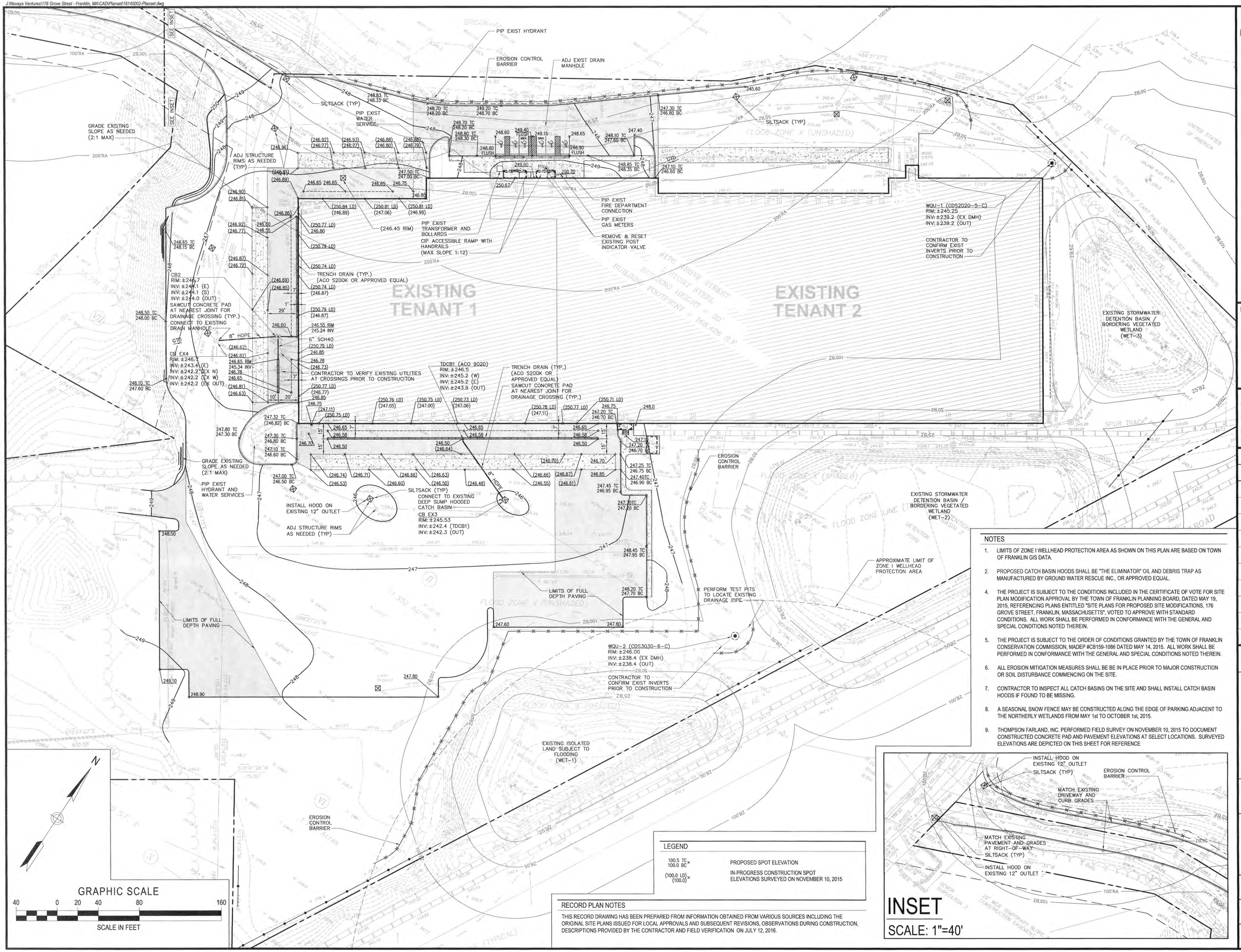

NOTES

1. LIMITS OF ZONE I WELLHEAD PROTECTION AREA AS SHOWN ON THIS PLAN ARE BASED ON TOWN OF FRANKLIN GIS DATA.
2. PROPOSED CATCH BASIN HOODS SHALL BE "THE ELIMINATOR" OIL AND DEBRIS TRAP AS MANUFACTURED BY GROUND WATER RESCUE INC., OR APPROVED EQUAL.
4. THE PROJECT IS SUBJECT TO THE CONDITIONS INCLUDED IN THE CERTIFICATE OF VOTE FOR SITE PLAN MODIFICATION APPROVAL BY THE TOWN OF FRANKLIN PLANNING BOARD, DATED MAY 19, 2015, REFERENCING PLANS ENTITLED "SITE PLANS FOR PROPOSED SITE MODIFICATIONS, 176 GROVE STREET, FRANKLIN, MASSACHUSETTS", VOTED TO APPROVE WITH STANDARD CONDITIONS. ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH THE GENERAL AND SPECIAL CONDITIONS NOTED THEREIN.
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6. ALL EROSION MITIGATION MEASURES SHALL BE BE IN PLACE PRIOR TO MAJOR CONSTRUCTION OR SOIL DISTURBANCE COMMENCING ON THE SITE.
7. CONTRACTOR TO INSPECT ALL CATCH BASINS ON THE SITE AND SHALL INSTALL CATCH BASIN HOODS IF FOUND TO BE MISSING.
8. A SEASONAL SNOW FENCE MAY BE CONSTRUCTED ALONG THE EDGE OF PARKING ADJACENT TO THE NORTHERLY WETLANDS FROM MAY 1st TO OCTOBER 1st, 2015.
9. THOMPSON FARLAND, INC. PERFORMED FIELD SURVEY ON NOVEMBER 10, 2015 TO DOCUMENT CONSTRUCTED CONCRETE PAD AND PAVEMENT ELEVATIONS AT SELECT LOCATIONS. SURVEYED ELEVATIONS ARE DEPICTED ON THIS SHEET FOR REFERENCE

LEGEND

100.5 TC × 100.0 BC	PROPOSED SPOT ELEVATION
(100.0 LD) × (100.0)	IN-PROGRESS CONSTRUCTION SPOT ELEVATIONS SURVEYED ON NOVEMBER 10, 2015

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7/15/2016

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NO.	DATE	DESCRIPTION	BY
5	7/15/2016	RECORD PLANS	KPS
4	11/11/2015	GRADING AND DRAINAGE REV. AT LOADING DOCKS	KPS
3	7/8/2015	BUILDING ENTRANCE STAIR REVISIONS	KPS
2	7/3/2015	REVISED PER CONDITIONS OF APPROVAL	KPS
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Record Plans

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Grading, Drainage, Utilities & Erosion Control Plan

SCALE: 1" = 40'
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SHEET NO: C-5