

SITE DEVELOPMENT PLANS

FOR

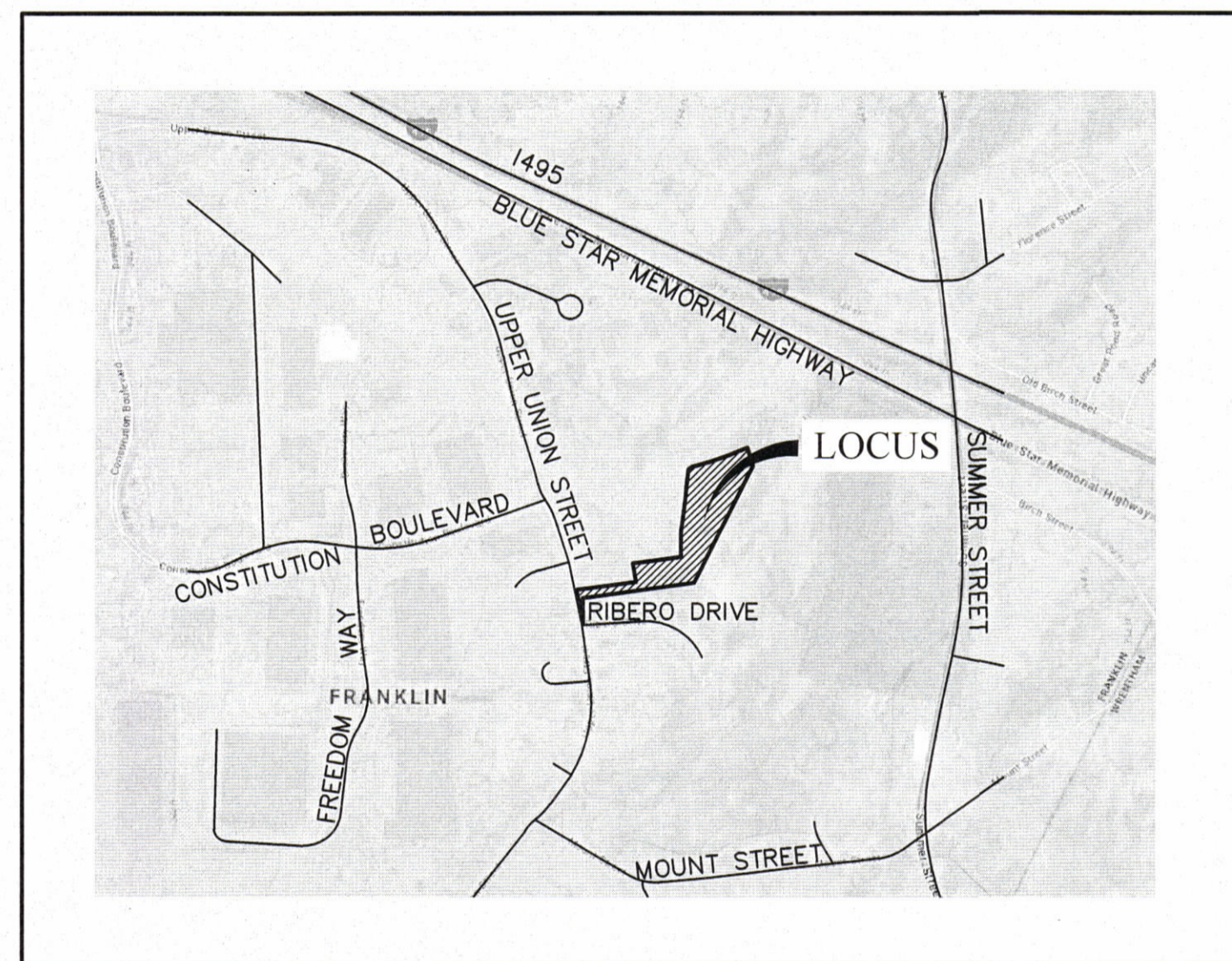
UPPER UNION SOLAR PROJECT

FRANKLIN, MASSACHUSETTS 02038

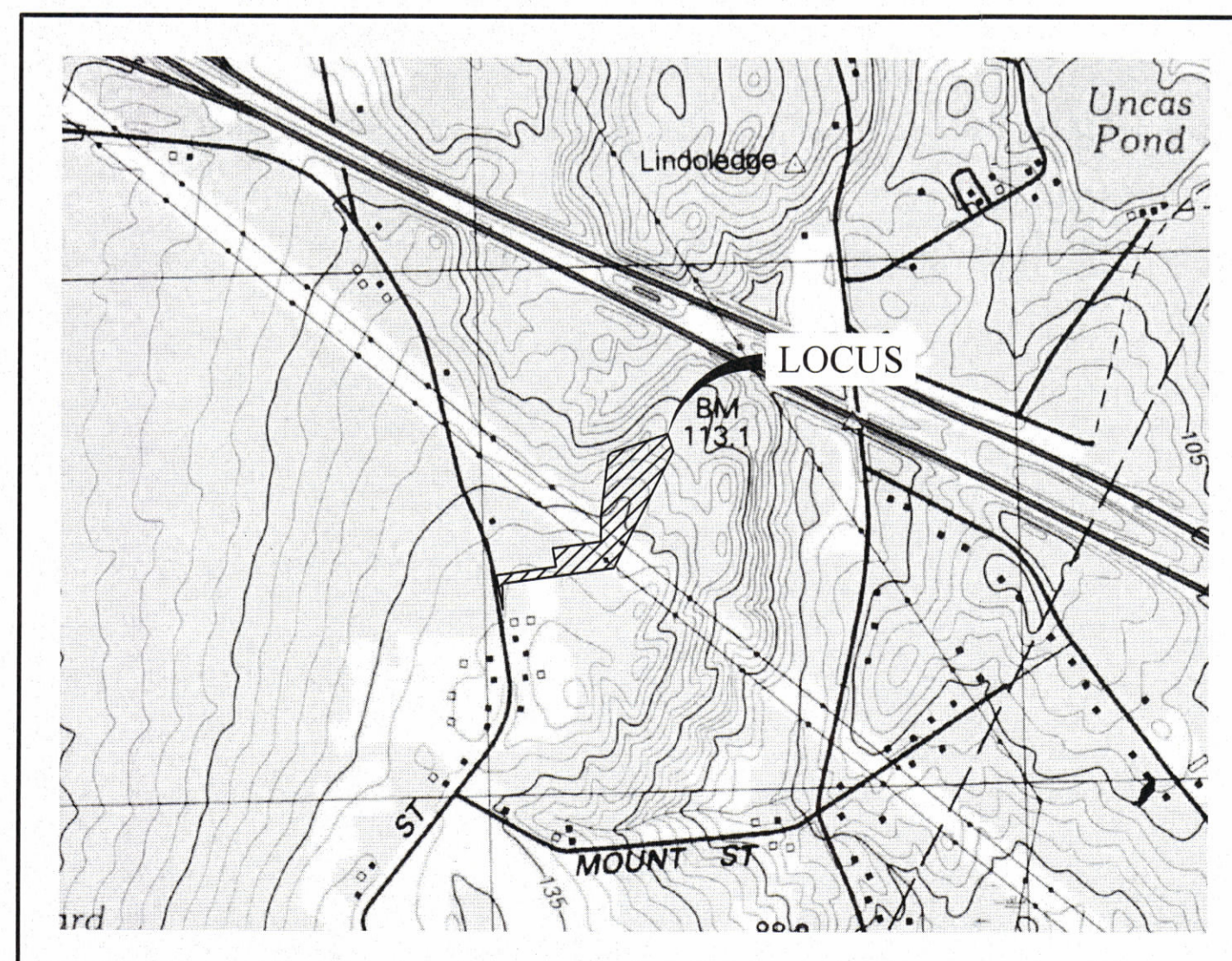
DATE: JUNE 19, 2023

REVISION DATE: NOVEMBER 10, 2023

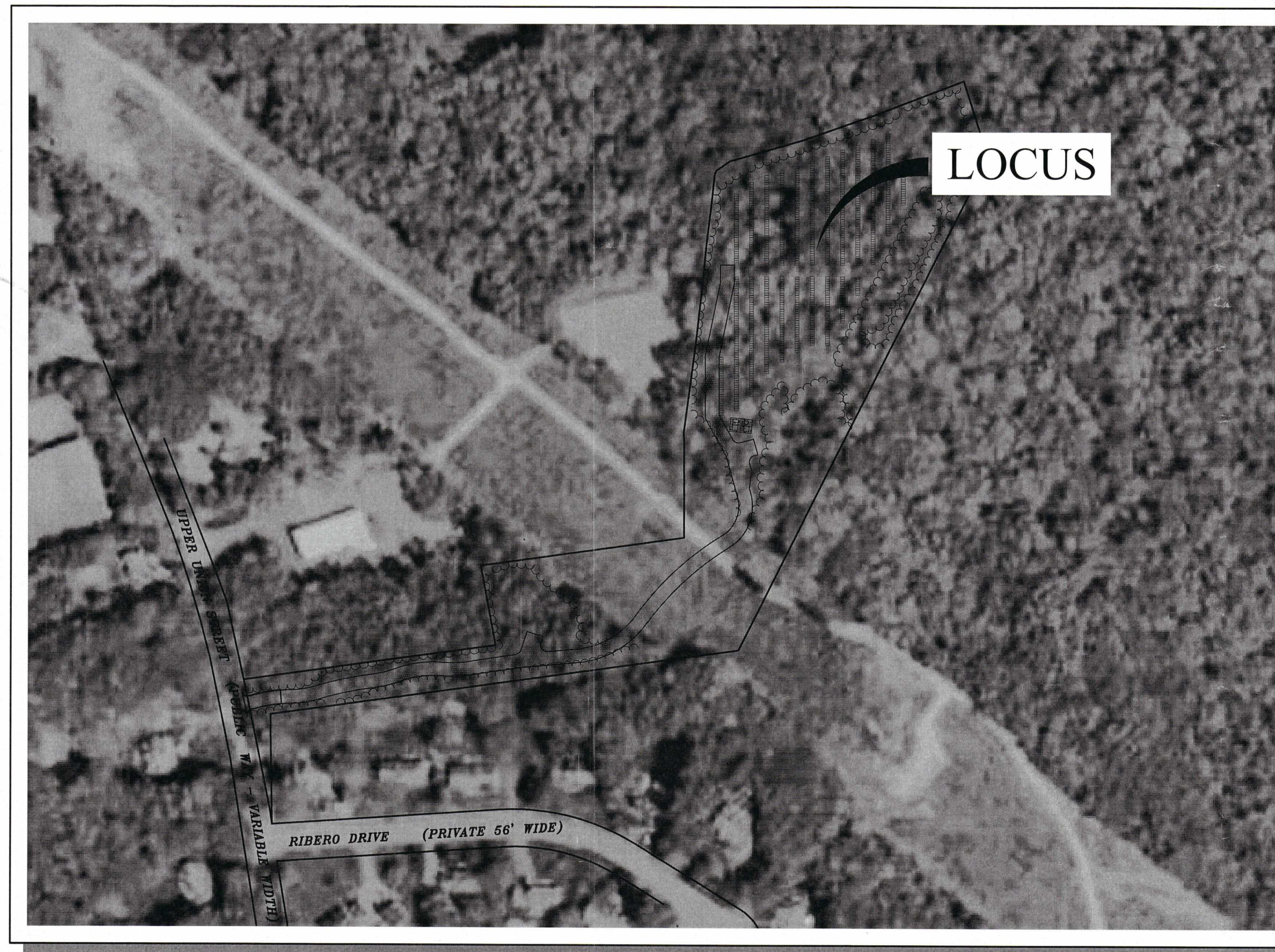
REVISION DATE: DECEMBER 13, 2023



VICINITY MAP
1" = 1,000'



LOCUS MAP
1" = 1,000'



OVERALL LOCATION PLAN
SCALE: 1" = 100'

INDEX OF PLANS		
SHEET NO.	TITLE	SCALE
1	COVER SHEET	1" = 100'
2	OVERALL EXISTING CONDITIONS PLAN	1" = 60'
3	EXISTING CONDITIONS PLAN	1" = 30'
4	EXISTING CONDITIONS PLAN	1" = 30'
5	OVERALL SITE DEVELOPMENT PLAN	1" = 60'
6	SITE DEVELOPMENT PLAN	1" = 30'
7	SITE DEVELOPMENT PLAN	1" = 30'
8	DETAILS PLAN	N.T.S.
9	DETAILS PLAN	N.T.S.
10	DETAILS PLAN	N.T.S.

OWNER:

JOHN C. COLELLA SR.
0 UPPER UNION STREET
FRANKLIN MA, 02038

APPLICANT:

VS UNION SOLAR SMART, LLC
24942 DANA POINT HARBOR
DANA POINT, CA 92629

ENGINEER:

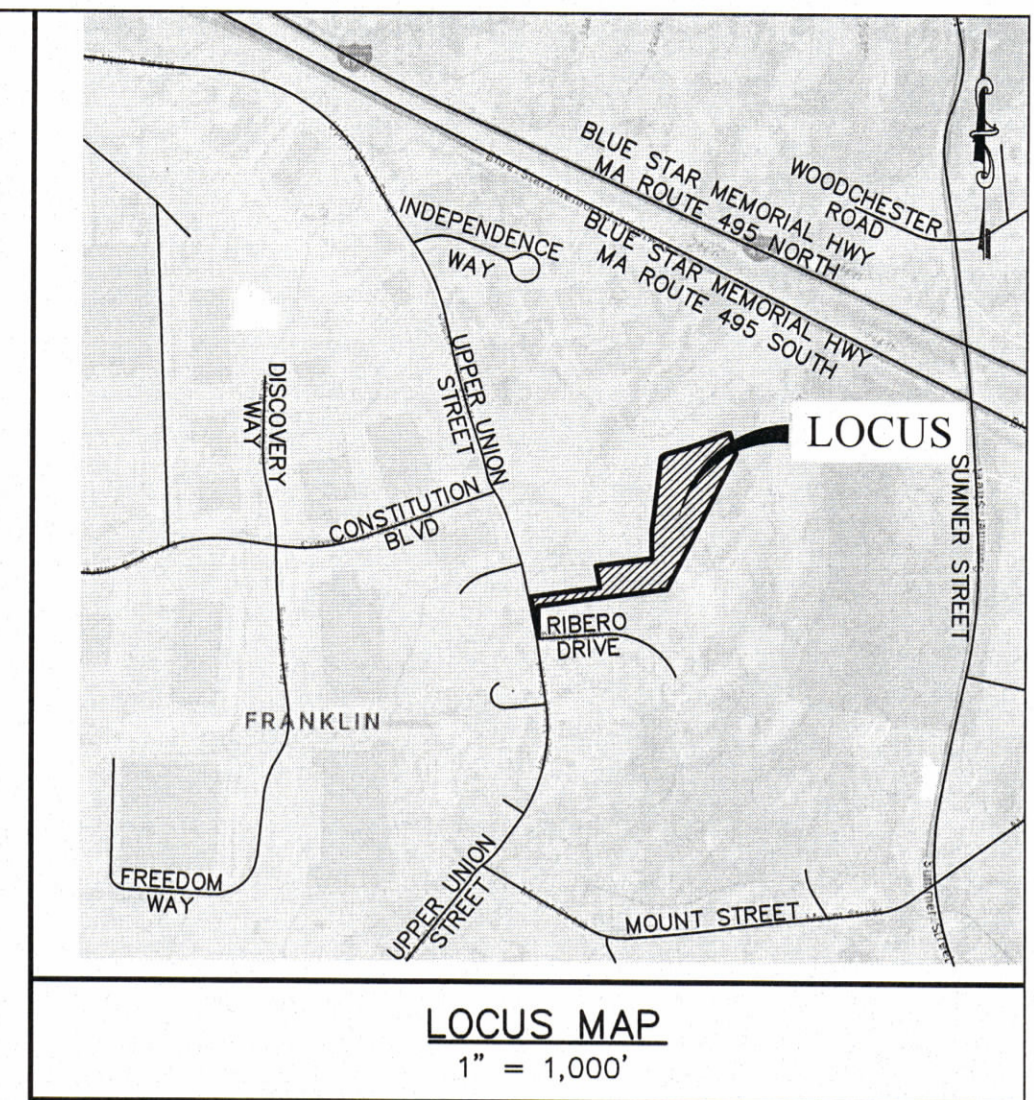
Atlantic[®]
DESIGN ENGINEERS, INC.
P.O. Box 1051, Sandwich, MA 02563
PHONE NUMBER: (508) 888-9282

FILE: 3328-DETAIL-REV2

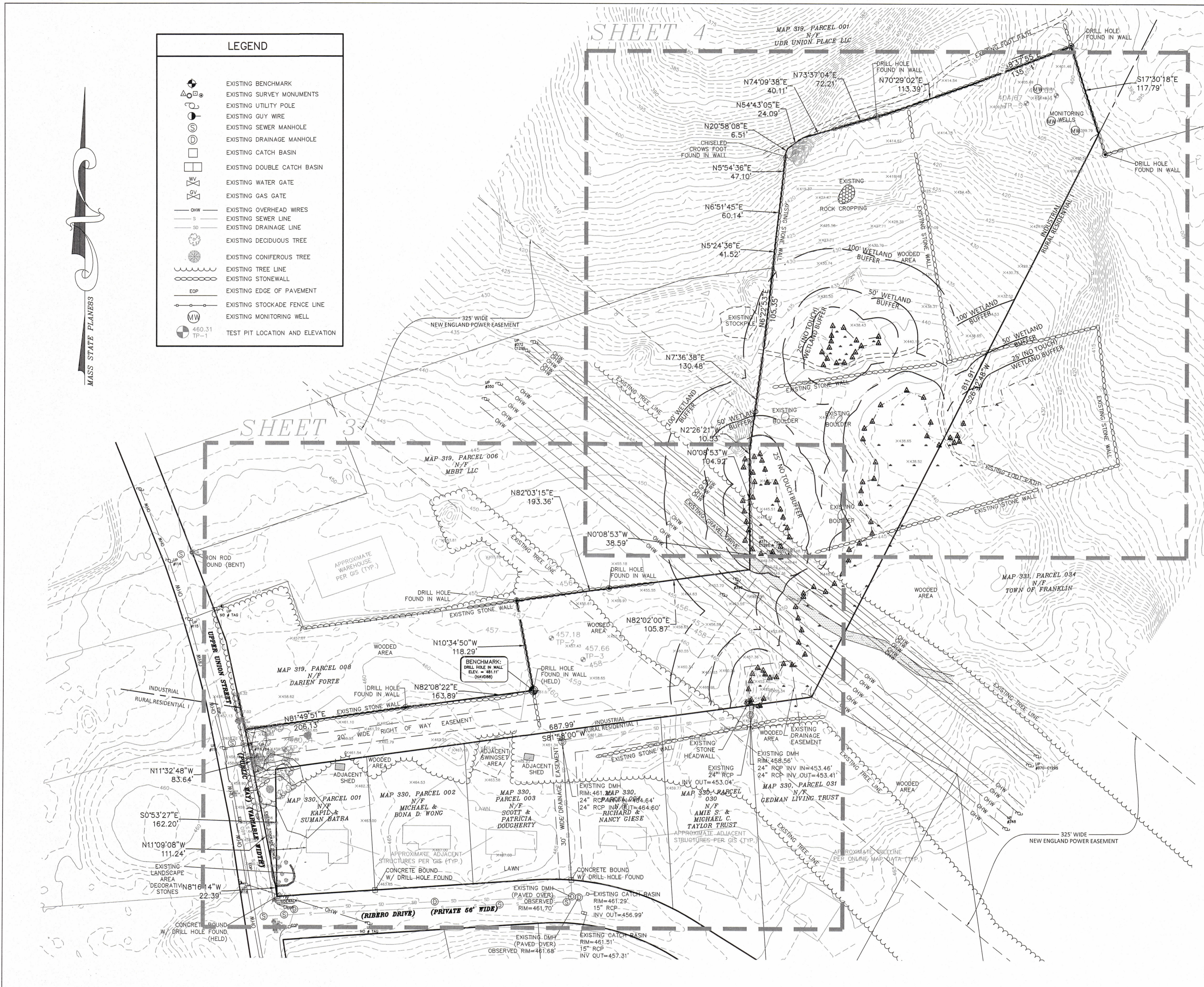
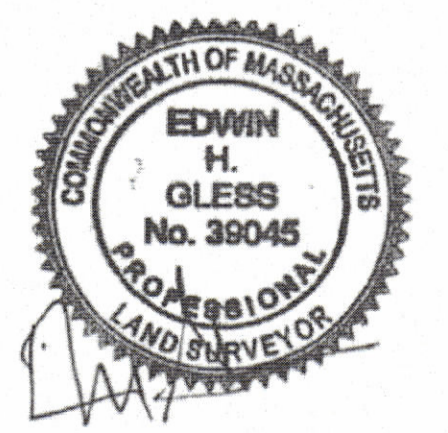
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1	10
JOB NUMBER	
3328.00	

MASS STATE PLANNERS

LEGEND	
	EXISTING BENCHMARK
	EXISTING SURVEY MONUMENTS
	EXISTING UTILITY POLE
	EXISTING GUY WIRE
	EXISTING SEWER MANHOLE
	EXISTING DRAINAGE MANHOLE
	EXISTING CATCH BASIN
	EXISTING DOUBLE CATCH BASIN
	EXISTING WATER GATE
	EXISTING GAS GATE
	EXISTING OVERHEAD WIRES
	EXISTING SEWER LINE
	EXISTING DRAINAGE LINE
	EXISTING DECIDUOUS TREE
	EXISTING CONIFEROUS TREE
	EXISTING TREE LINE
	EXISTING STONE WALL
	EXISTING EDGE OF PAVEMENT
	EXISTING STOCKADE FENCE LINE
	EXISTING MONITORING WELL
	TEST PIT LOCATION AND ELEVATION



- GENERAL NOTES:**
- RECORD OWNER(S) PER NORFOLK COUNTY REGISTRY OF DEEDS BOOK 31678 PAGE 107:
 MAP 319 PARCEL 009 (O UPPER UNION STREET)
 JOHN C. COLELLA JR.
 FRANKLIN, MA 02038
 AREA = ±6.21 ACRES
 - THE SUBJECT PROPERTY IS SHOWN AS PARCEL 009 IN THE TOWN OF FRANKLIN ASSESSOR'S MAP 319. TOTAL LAND AREA IS ±6.21 ACRES.
 - THE PROPERTY LIES WITHIN A INDUSTRIAL ZONING DISTRICT BASED UPON A REVIEW OF THE TOWN OF FRANKLIN ZONING MAP AND PROPERTY CARDS.
 - THE LOCUS PROPERTY LINES SHOWN HEREON, ARE COMPILED FROM THE RECORD PLAN (PARCEL A-PLAN NUMBER 624 OF 1995 IN PLAN BOOK 433) AND DEED (BOOK 31678 PAGE 107) AND ARE BASED UPON THE NORTH AMERICAN DATUM OF 1983 (NAD83) AND ARE BASED UPON A FIELD SURVEY BY ATLANTIC DESIGN ENGINEERS, INC.
 - THE PROPERTY LIES WITHIN FLOOD ZONE X, AN AREA OF MINIMAL FLOODING, BASED UPON A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 25021C0317E, EFFECTIVE DATE JULY 17, 2012.
 - THE LOCUS DOES NOT LIE WITHIN A ZONE II BASED UPON REVIEW OF THE MASSACHUSETTS GEOGRAPHIC INFORMATION SYSTEM AND THE TOWN OF FRANKLIN GEOGRAPHIC INFORMATION SYSTEM.
 - THE LOCUS DOES NOT LIE WITHIN THE WATER RESERVE OVERLAY DISTRICT BASED UPON REVIEW OF THE TOWN OF FRANKLIN GEOGRAPHIC INFORMATION SYSTEM AND WATER RESERVE DISTRICT MAPS.
 - THE SITE IS NOT LOCATED WITHIN AN ESTIMATED HABITAT OF RARE WILDLIFE OR A PRIORITY HABITAT OF RARE SPECIES BASED UPON A REVIEW OF THE NATURAL HERITAGE AND ENDANGERED SPECIES PROGRAM MAPS OBSERVED ON THE MASSACHUSETTS GEOGRAPHIC INFORMATION SYSTEM.
 - THE PROPERTY DOES NOT LIE WITHIN AN AREA OF CRITICAL ENVIRONMENTAL CONCERN (ACEC) BASED UPON A REVIEW OF THE MASSACHUSETTS GEOGRAPHIC INFORMATION SYSTEM.
 - THE EXISTING CONDITIONS SHOWN HEREON ARE BASED UPON A FIELD SURVEY BY ATLANTIC DESIGN ENGINEERS, INC. IN APRIL AND JUNE OF 2023 AND SUPPLEMENTED BY INFORMATION OBTAINED BY THE MASSACHUSETTS GEOGRAPHIC INFORMATION SYSTEM, THE TOWN OF FRANKLIN GEOGRAPHIC INFORMATION SYSTEM, AND INFORMATION OBTAINED FROM PUBLIC RECORDS.
 - THE WETLAND RESOURCE AREAS SHOWN HEREON ARE BASED UPON WETLAND DELINEATIONS COMPLETED BY GODDARD CONSULTING LLC IN APRIL AND SEPTEMBER 2023. WETLAND FLAGS WERE GPS LOCATED BY ATLANTIC DESIGN ENGINEERS ON APRIL 19, 2023 AND OCTOBER 2, 2023.



Atlantic® DESIGN ENGINEERS, INC.
 P.O. Box 1051, Sandwich, MA 02563 (508) 888 - 9282

Designed by:	SCALE
Drawn by:	SCALE 1" = 60'
Checked by:	
Survey chk. by:	DATE
Approved by:	

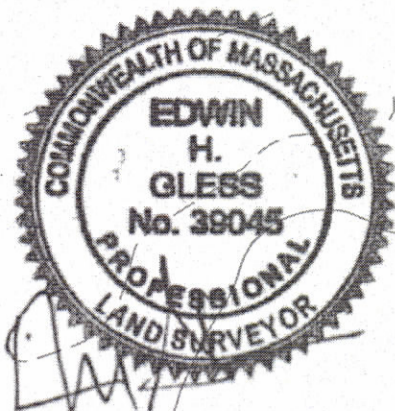
NO.	BY	DATE	REVISION
1	BJR	11/10/23	PEER REVIEW/TOWN COMMENTS

PREPARED FOR:
VS UNION SOLAR SMART, LLC
 24941 DANA POINT HARBOR
 DANA POINT, CA 92629

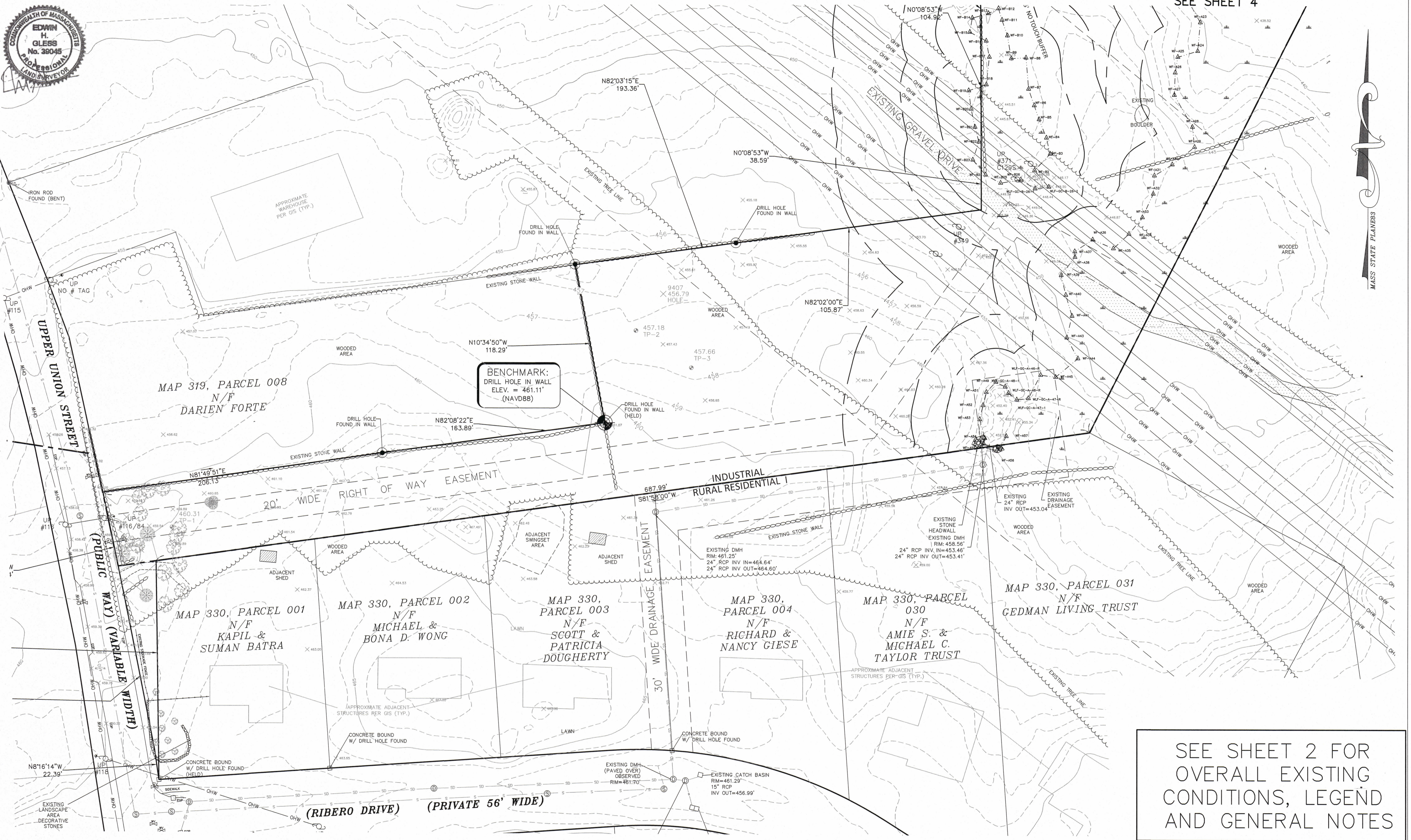
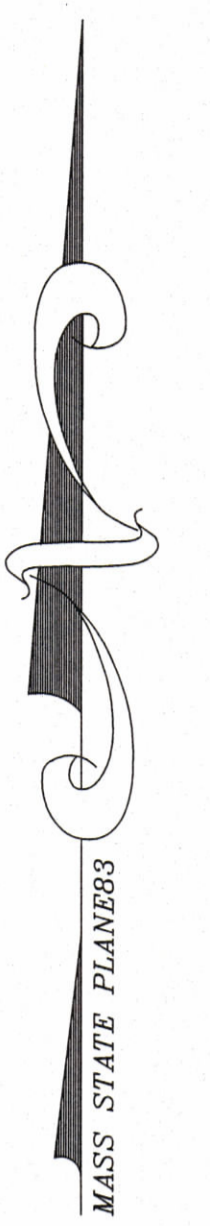
OVERALL EXISTING CONDITIONS PLAN
 FOR
UPPER UNION SOLAR PROJECT
 FRANKLIN, MA
 JUNE 19, 2023

Sheet of	2 of 10
JOB NUMBER	3328.00

FILE: 3328-EX-COND-REV1



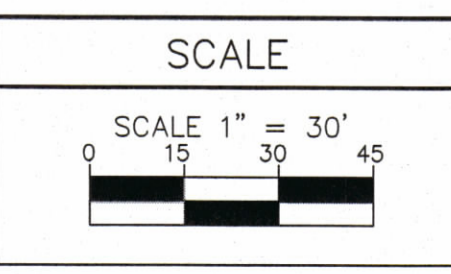
SEE SHEET 4



SEE SHEET 2 FOR
OVERALL EXISTING
CONDITIONS, LEGEND
AND GENERAL NOTES

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Survey chk. by: _____
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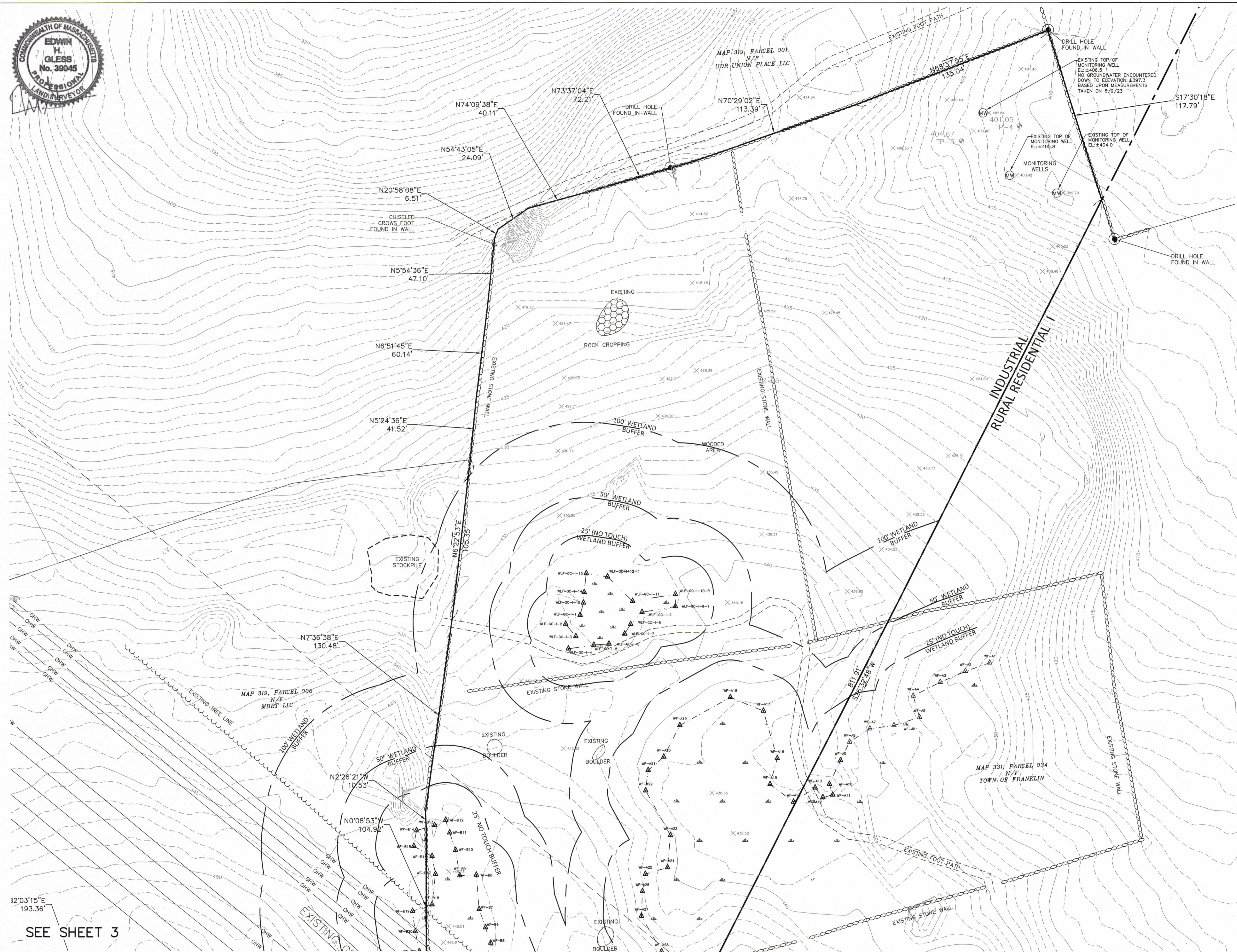
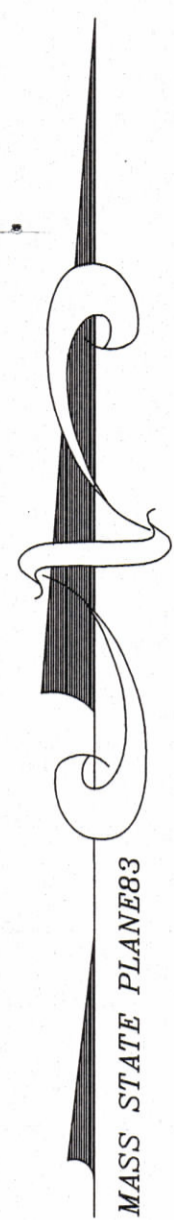
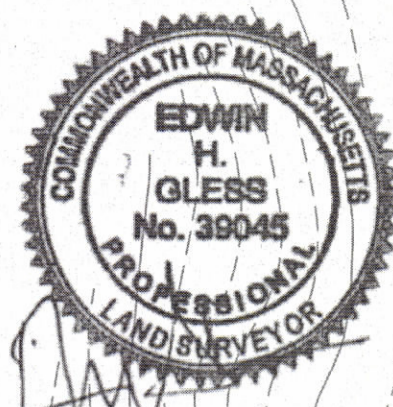


NO.	BY	DATE	REVISION
1	BJR	11/10/23	PEER REVIEW/TOWN COMMENTS

PREPARED FOR:
VS UNION SOLAR SMART, LLC
24941 DANA POINT HARBOR
DANA POINT, CA 92629

EXISTING CONDITIONS PLAN
FOR
UPPER UNION SOLAR PROJECT
FRANKLIN, MA
JUNE 19, 2023

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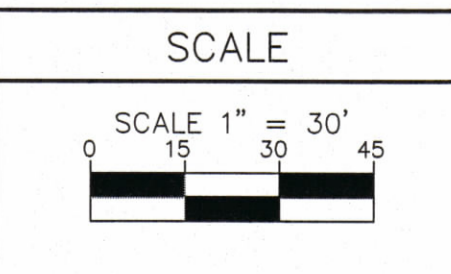


SEE SHEET 2 FOR
OVERALL EXISTING
CONDITIONS, LEGEND
AND GENERAL NOTES

32°03'15"E
193.36'
SEE SHEET 3

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P.O. Box 1051, Sandwich, MA 02563 (508) 888 - 9282

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Drawn by: _____
Checked by: _____
Survey chk. by: _____
Approved by: _____

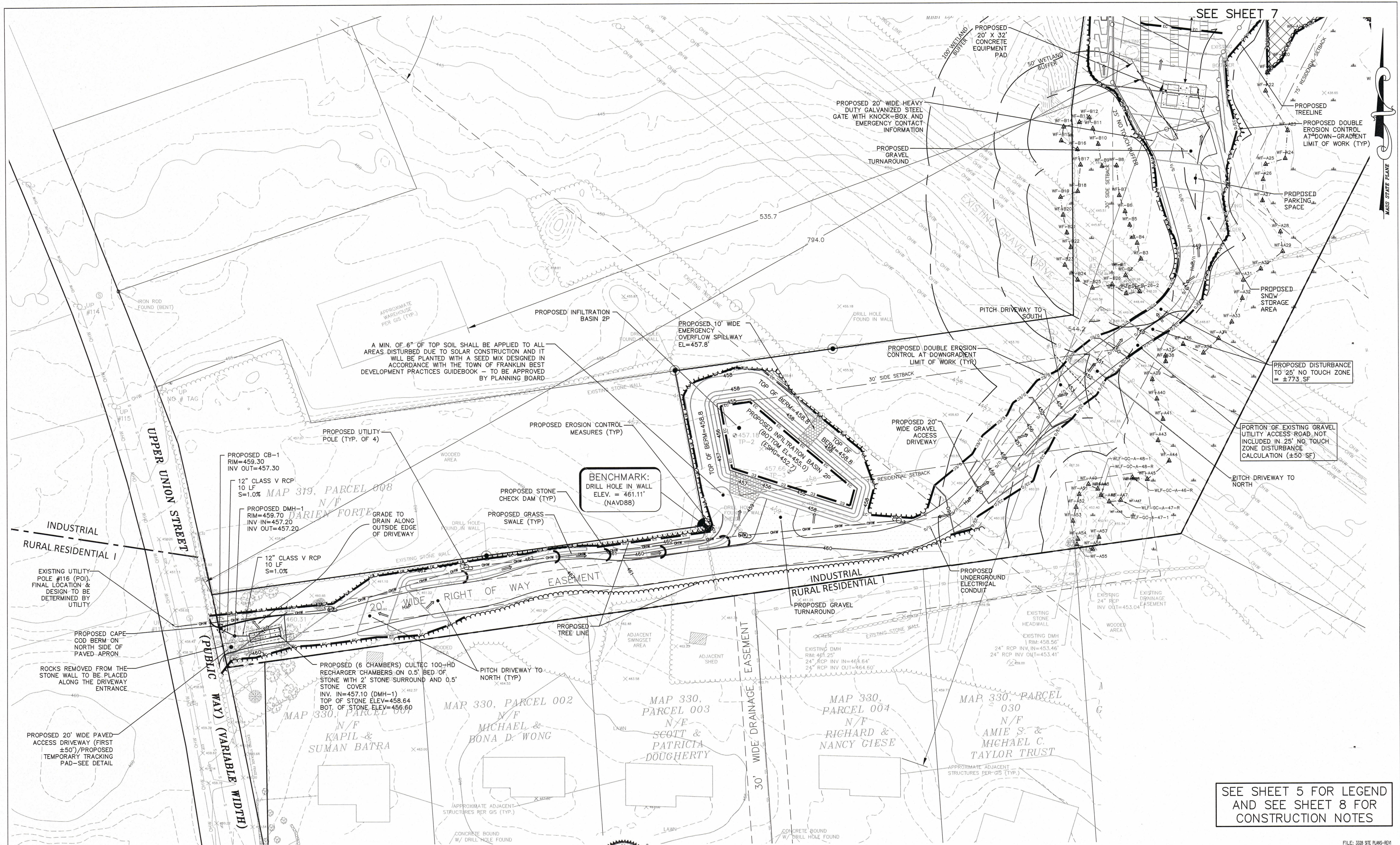


NO.	BY	DATE	REVISION
1	BJR	11/10/23	PEER REVIEW/TOWN COMMENTS

PREPARED FOR:
VS UNION SOLAR PROJECT, LLC
24941 DANA POINT HARBOR
DANA POINT, CA 92629

EXISTING CONDITIONS PLAN
FOR
UPPER UNION SOLAR PROJECT
FRANKLIN, MA
JUNE 19, 2023

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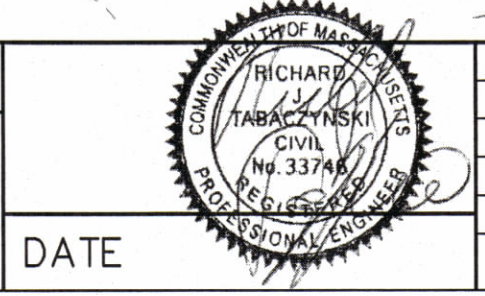
SEE SHEET 7

SEE SHEET 5 FOR LEGEND AND SEE SHEET 8 FOR CONSTRUCTION NOTES

Atlantic® DESIGN ENGINEERS, INC.
 P.O. Box 1051, Sandwich, MA 02563 (508) 888 - 9282

Designed by: _____
 Drawn by: _____
 Checked by: _____
 Survey chg. by: _____
 Approved by: _____

SCALE
 SCALE 1" = 30'
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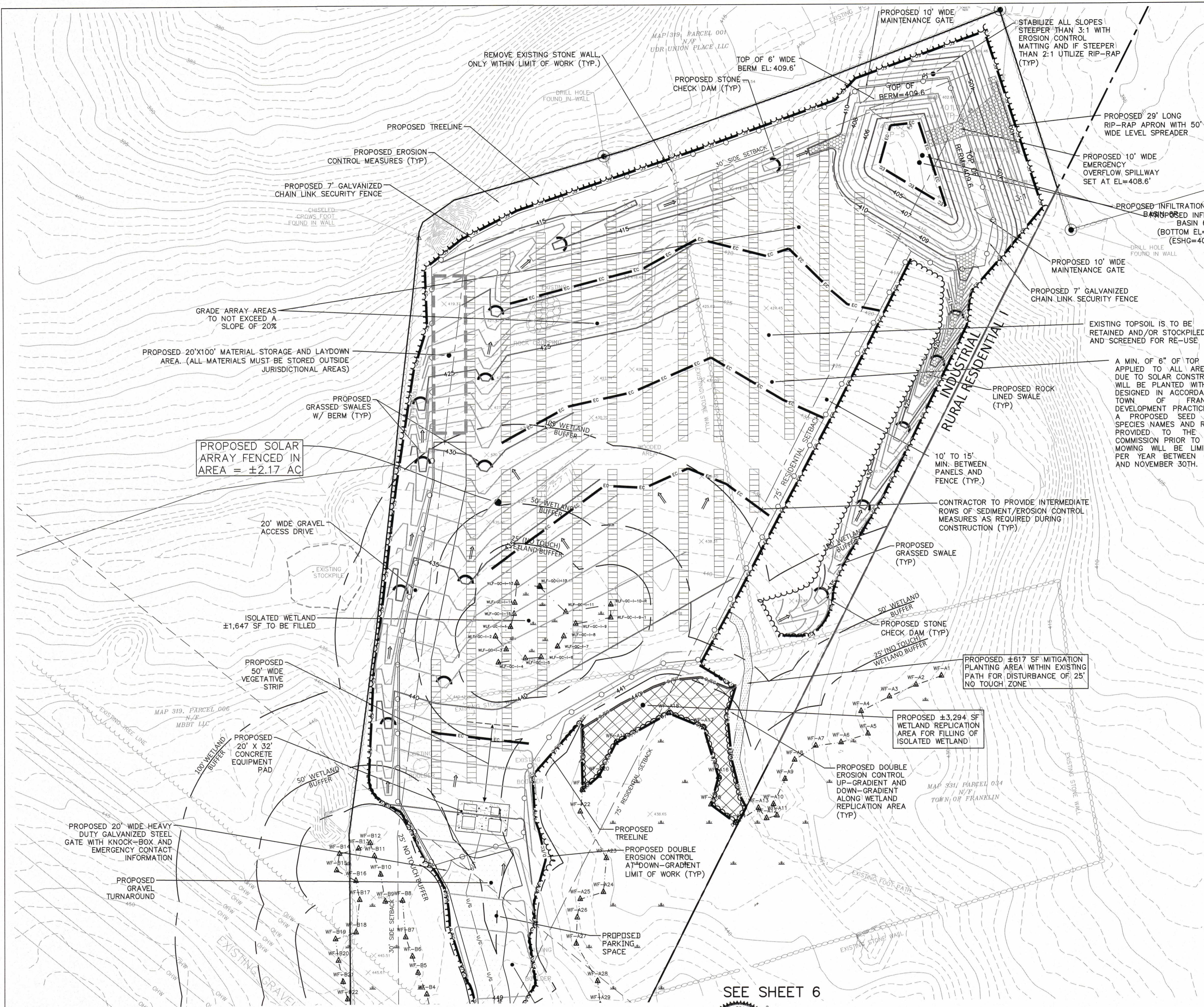


NO.	BY	DATE	REVISION
2	BJR	12/13/23	PEER REVIEW/TOWN COMMENTS
1	BJR	11/10/23	PEER REVIEW/TOWN COMMENTS

APPLICANT:
VS UNION SOLAR SMART, LLC
 24941 DANA POINT HARBOR
 DANA POINT, CA 92629

DEVELOPMENT PLAN
 FOR
UPPER UNION SOLAR PROJECT
 JUNE 19, 2023
 FRANKLIN, MA

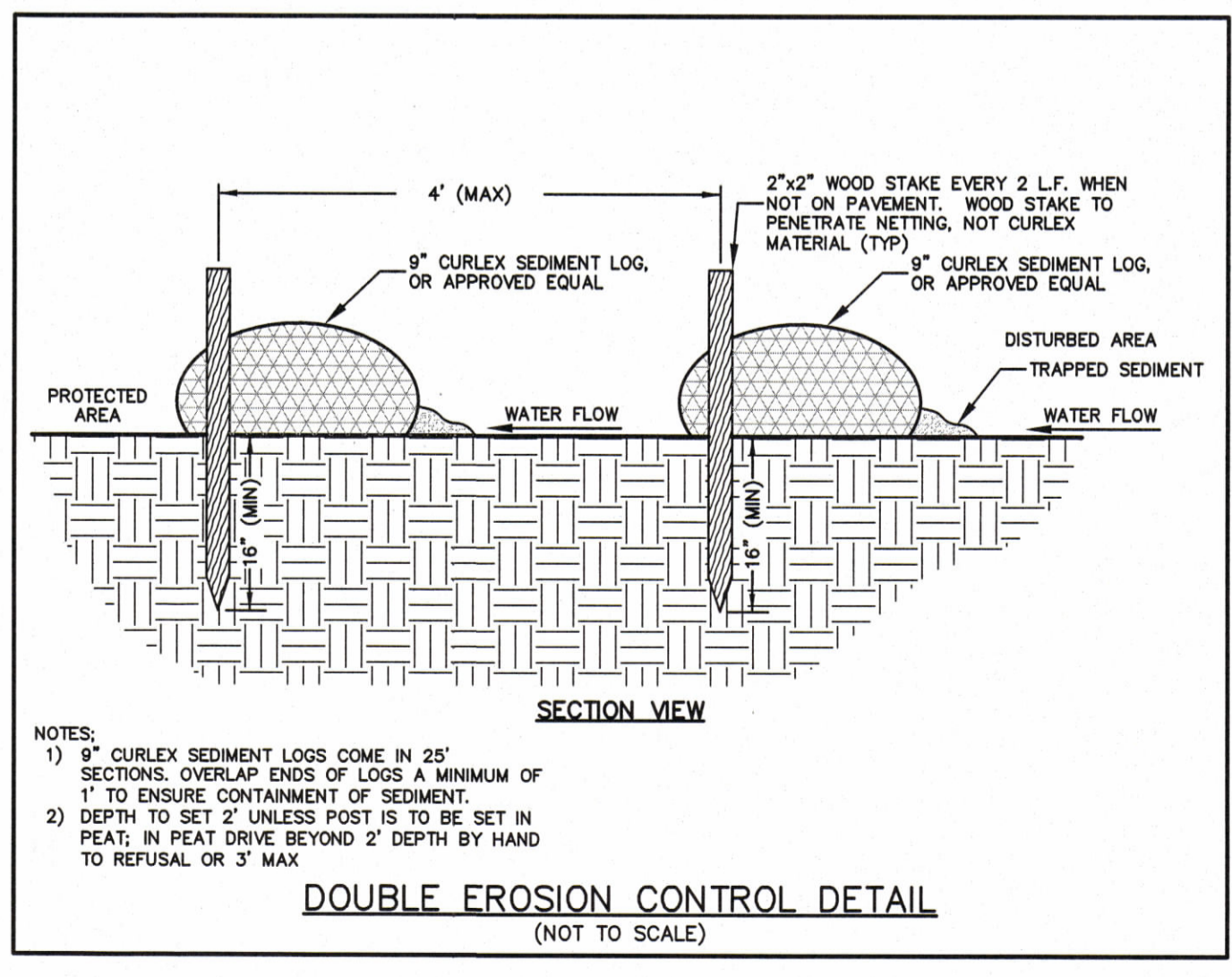
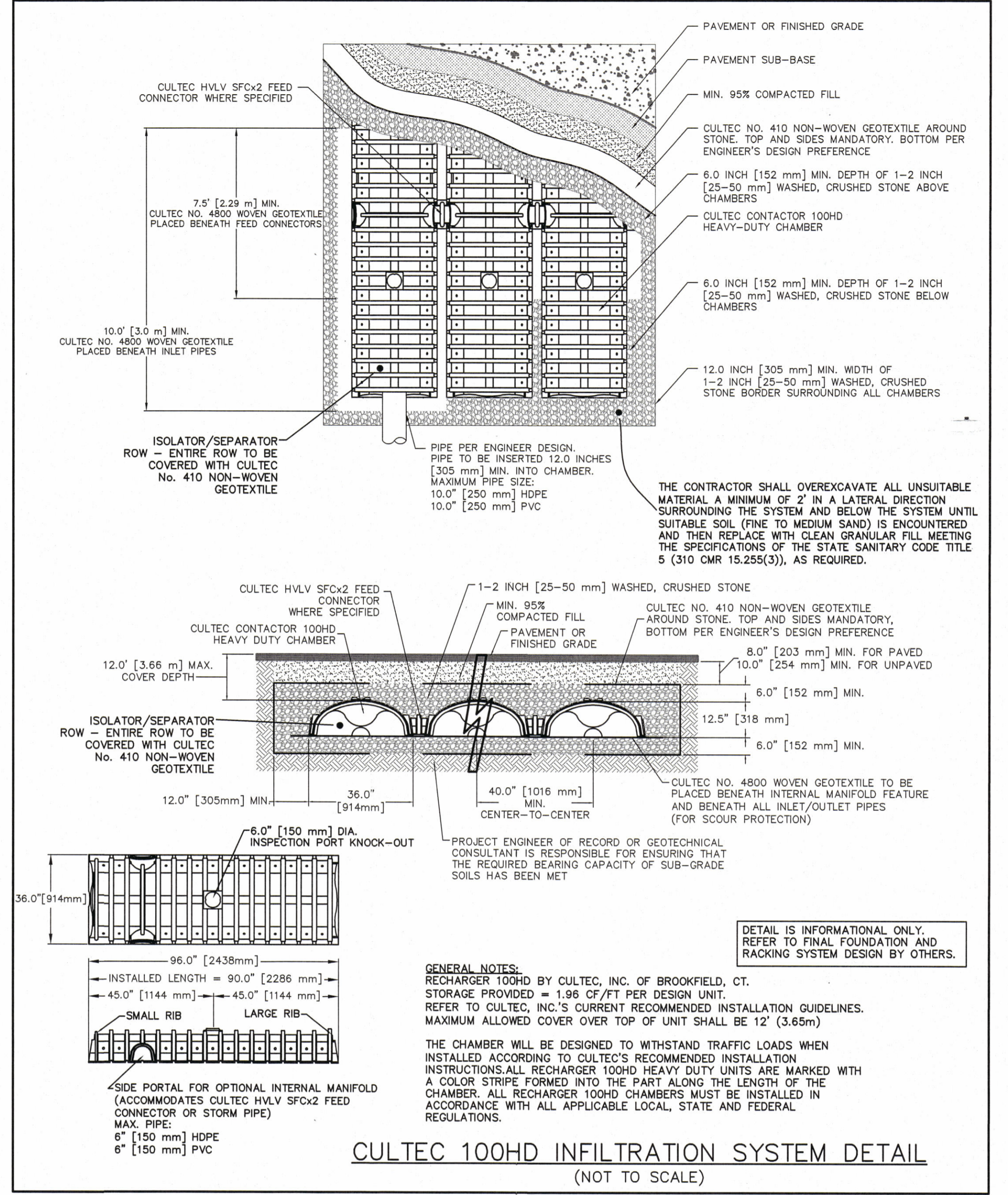
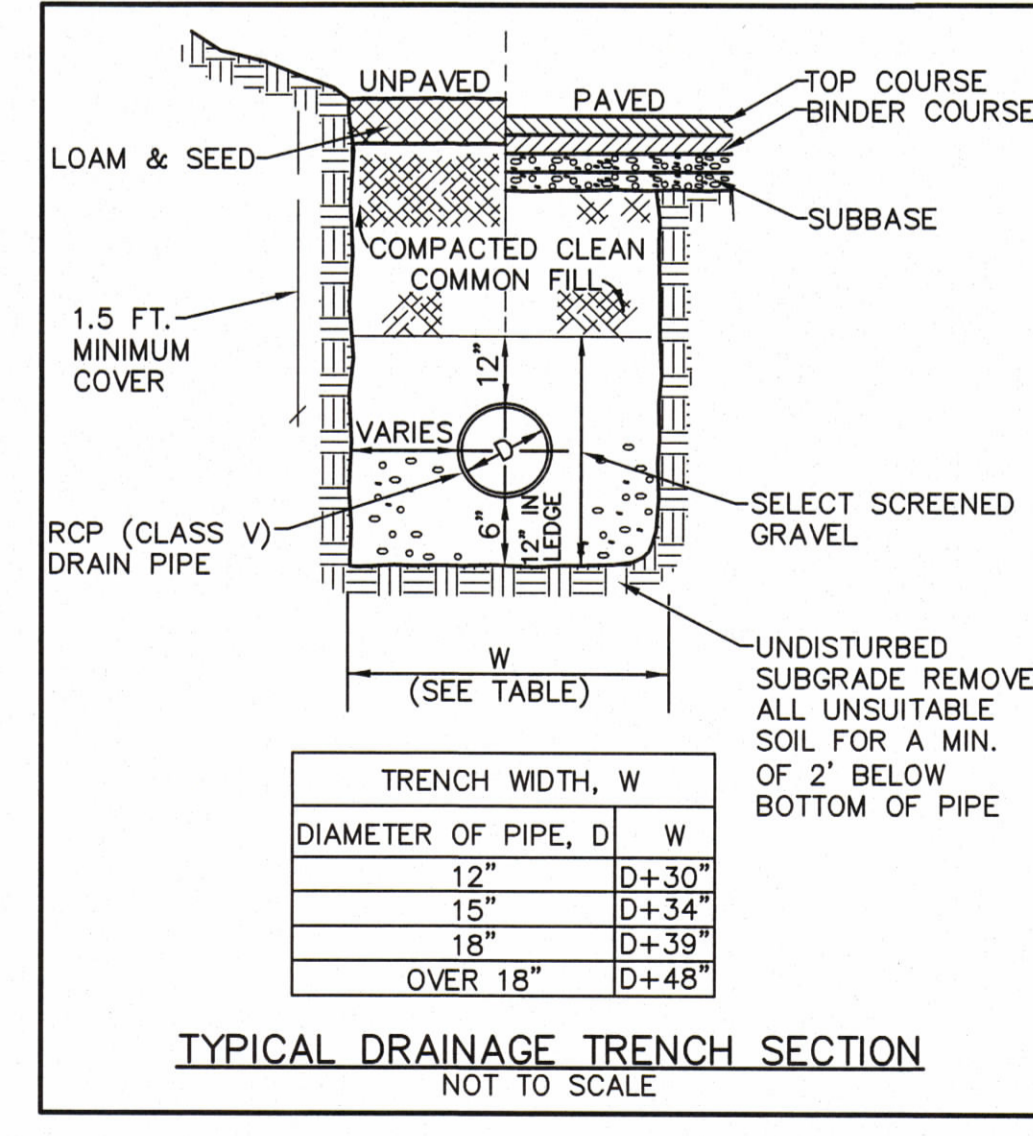
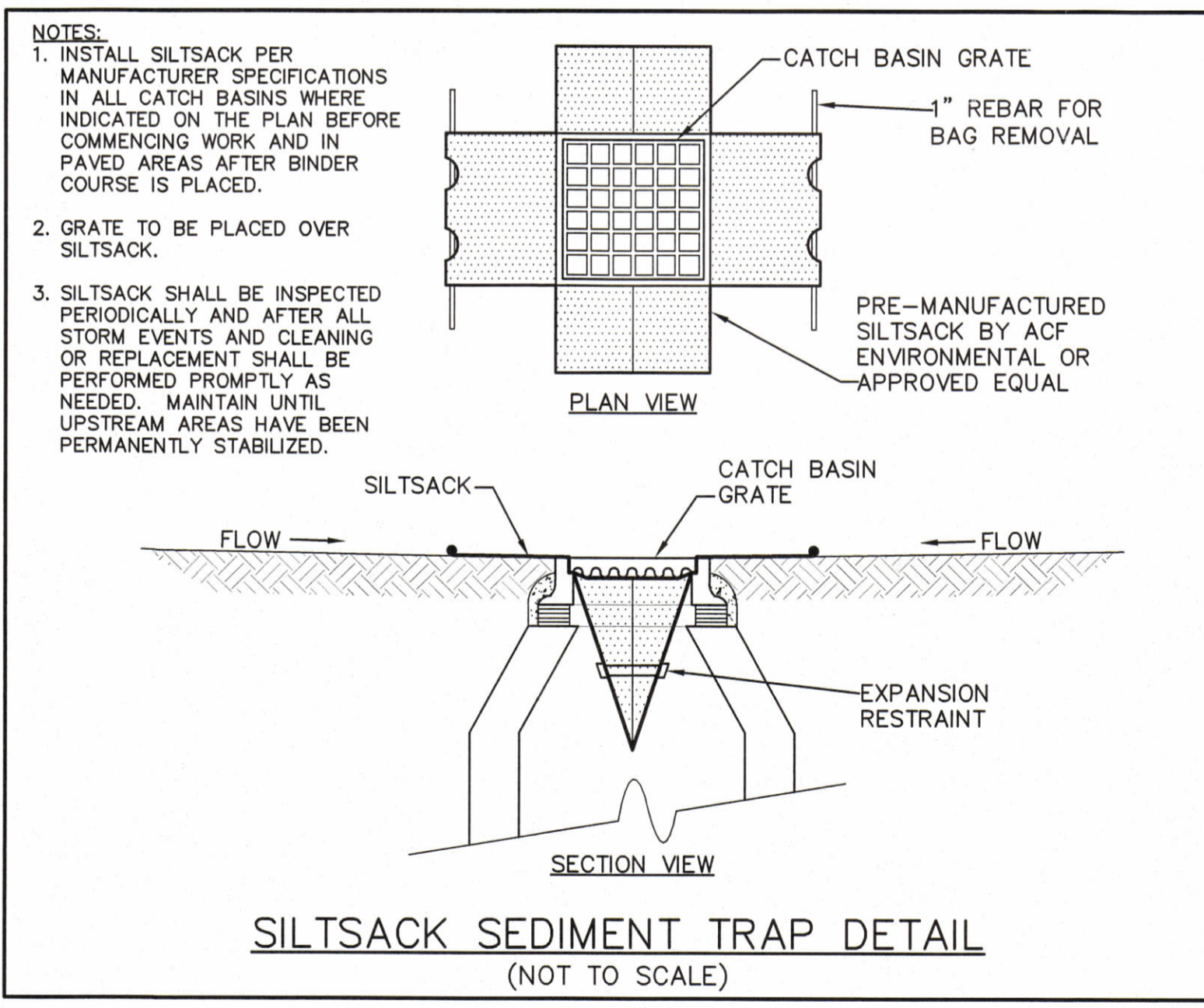
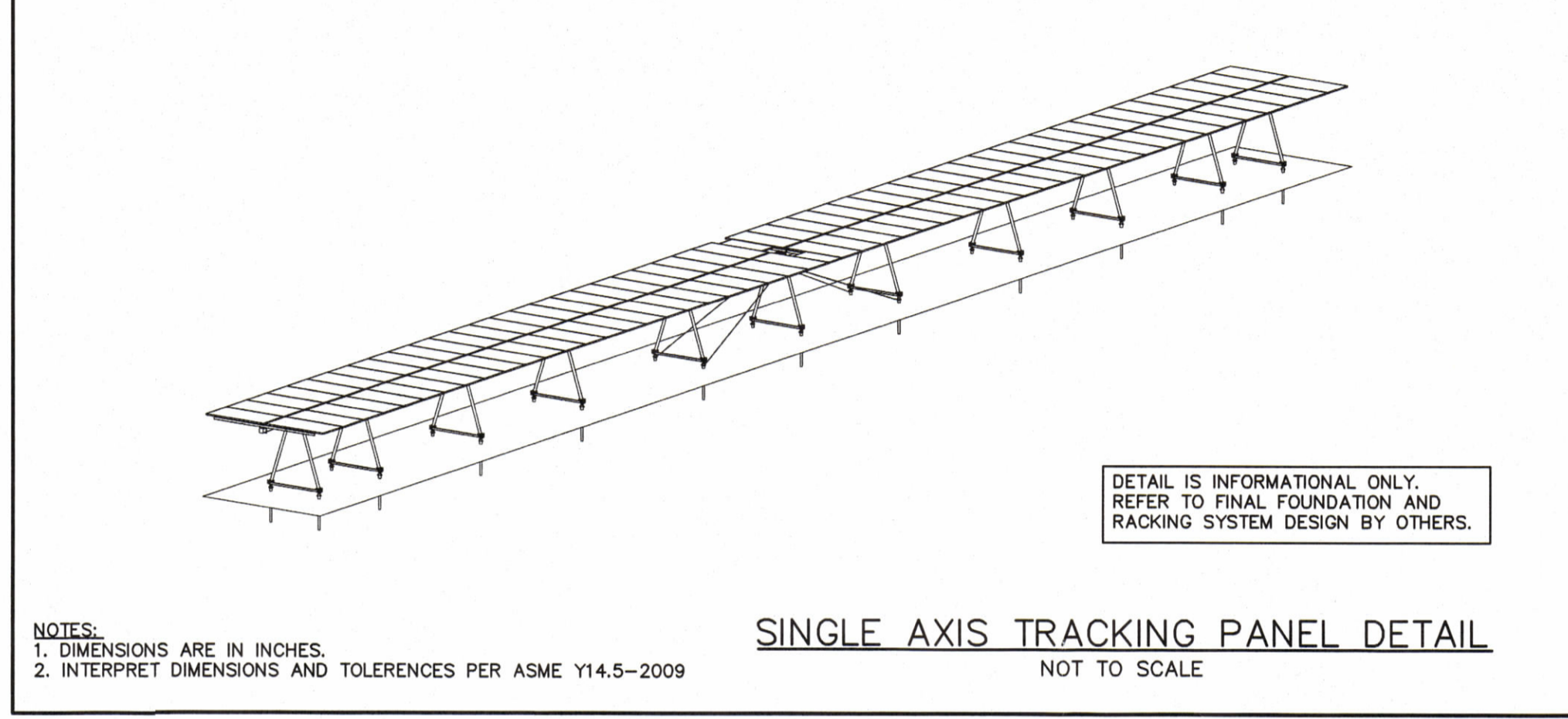
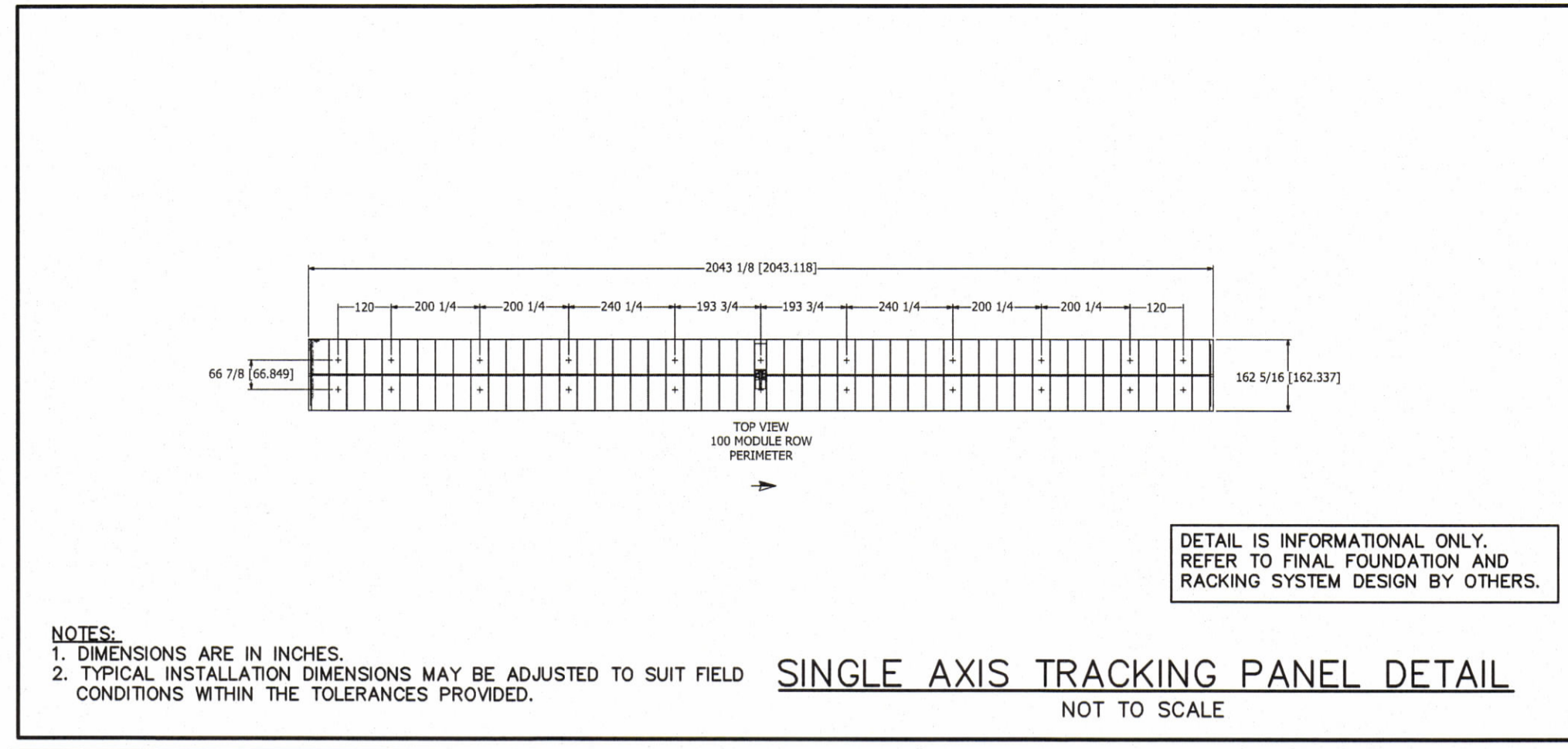
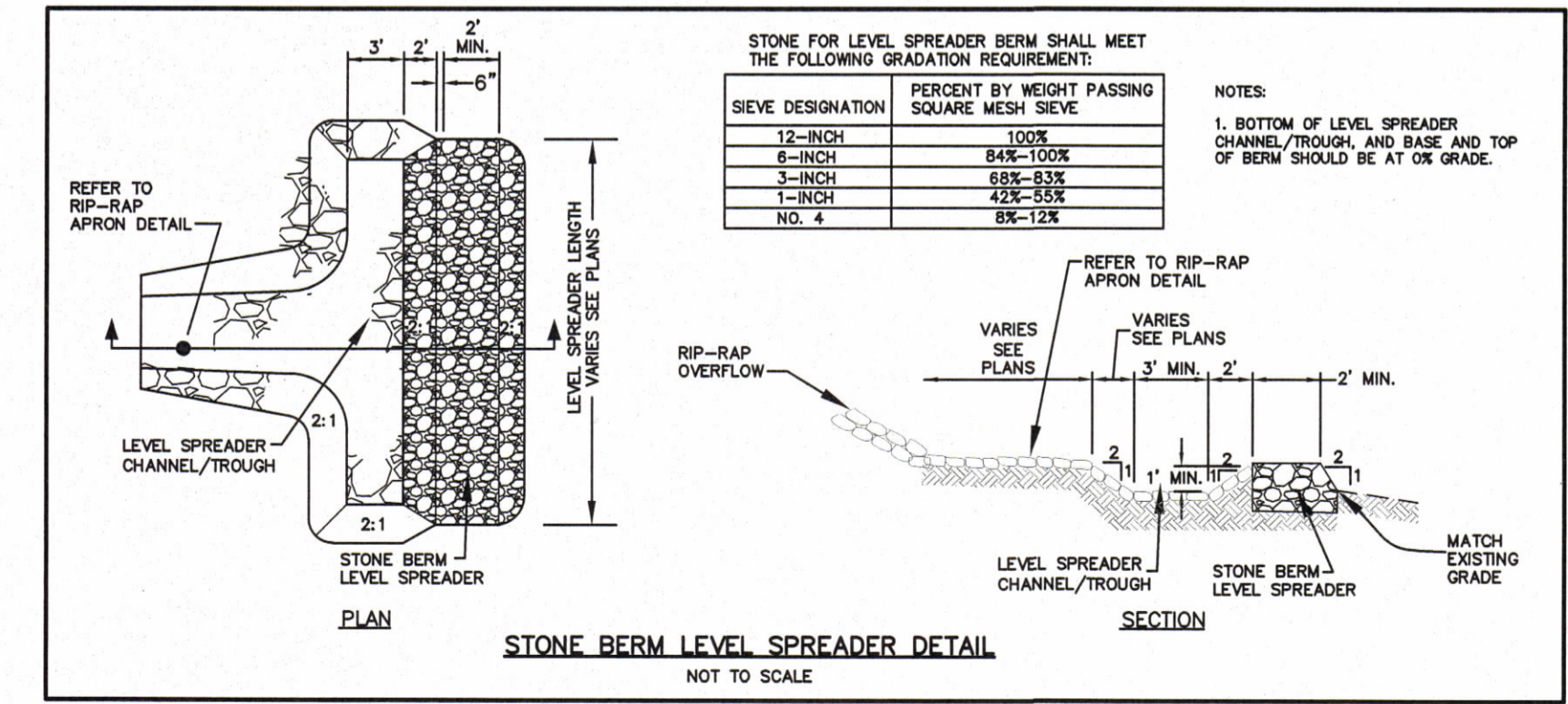
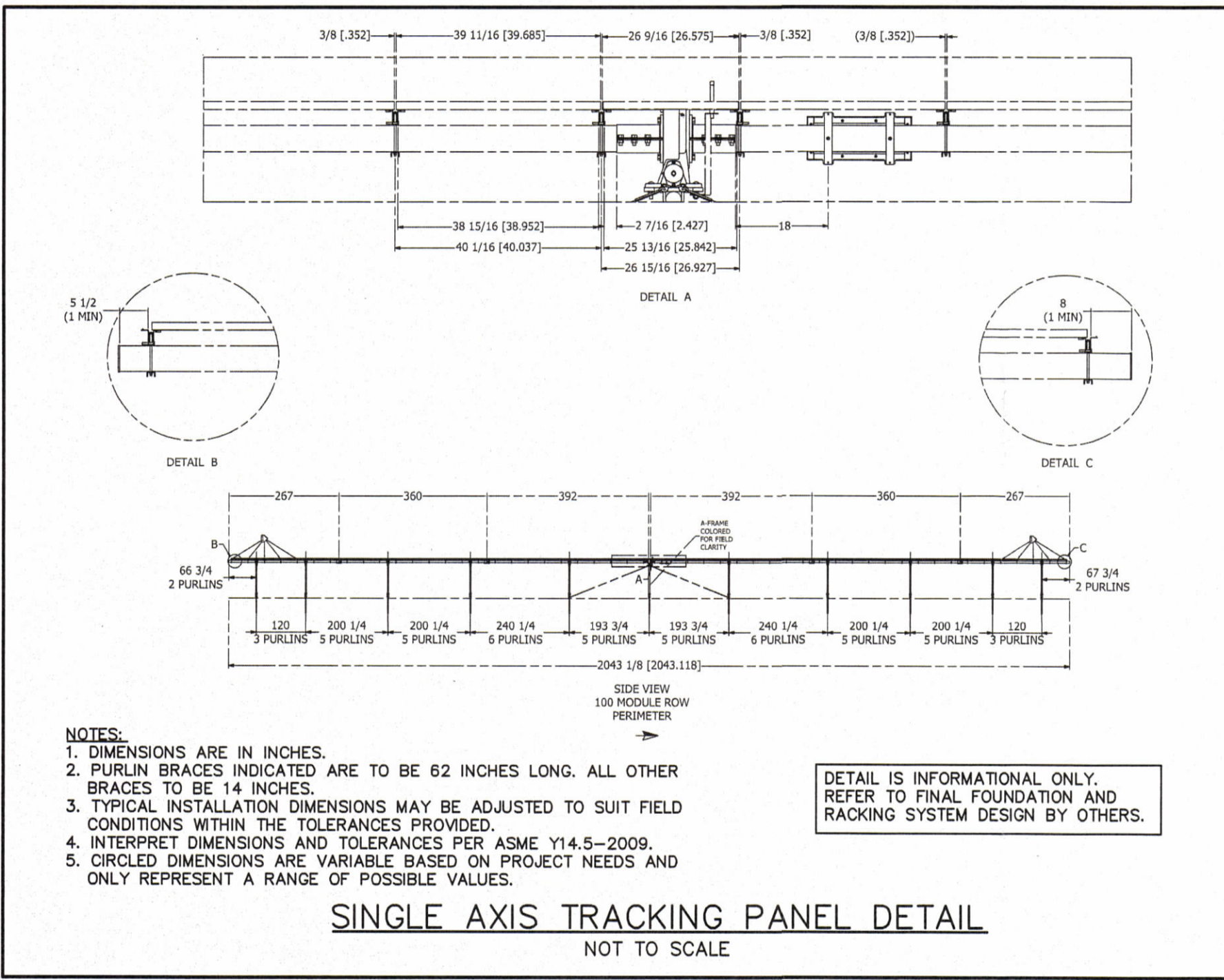
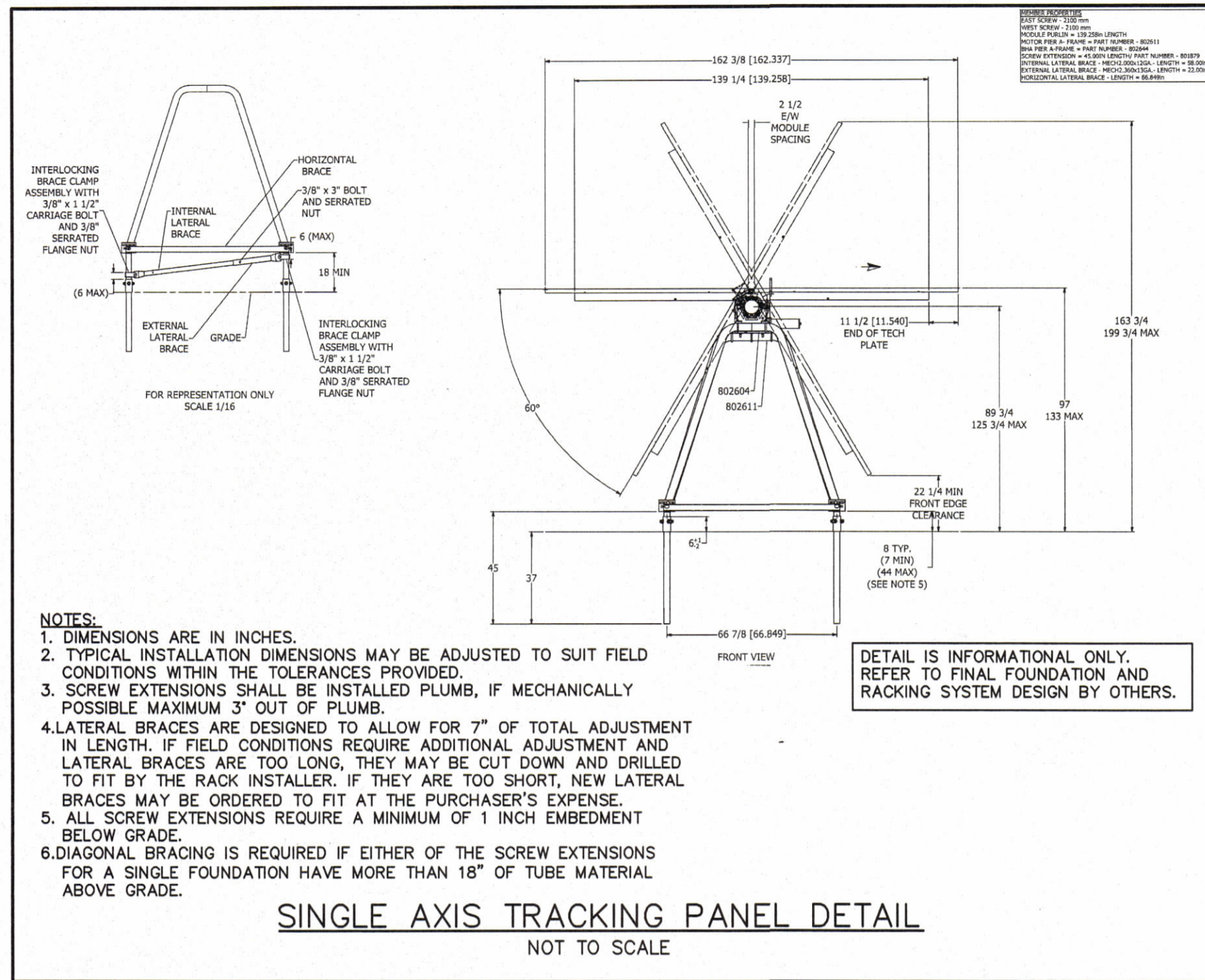
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RESOURCE AREA IMPACT SUMMARY		
RESOURCE AREA	ALTERATION PROPOSED	MITIGATION PROPOSED
ISOLATED WETLAND	±1,647 SF	±3,294 SF WETLAND REPLICATION AREA
BUFFER ZONE	0-25': ±773 SF 25-100': ±55,963 SF TOTAL: ±56,736 SF	±617 SF MITIGATION PLANTING AREA

SEE SHEET 5 FOR LEGEND
AND SEE SHEET 8 FOR
CONSTRUCTION NOTES

SEE SHEET 6



TEST PIT #1

Estimated Depth to High Groundwater Mottles @74"

SOIL LOG					Other (Structure, Stones, Boulders, Consistency, % Gravel)
Depth (in)	Soil Horizon/ Layer	Soil Texture	Soil Color (Munsell)	Mottles	
0-8	O/A	Sandy Loam	10YR 3/2		
8-34	B	Sandy Loam	10YR 5/6		
34-108	C	Loamy Sand	2.5Y 5/2	74"	

TEST PIT #2

Estimated Depth to High Groundwater Mottles @70"

SOIL LOG					Other (Structure, Stones, Boulders, Consistency, % Gravel)
Depth (in)	Soil Horizon/ Layer	Soil Texture	Soil Color (Munsell)	Mottles	
0-8	O/A	Sandy Loam	10YR 3/2		
8-32	B	Sandy Loam	10YR 5/6		
32-94	C	Loamy Sand	2.5Y 5/2	70"	Refusal

TEST PIT #3

Estimated Depth to High Groundwater Mottles @60"

SOIL LOG					Other (Structure, Stones, Boulders, Consistency, % Gravel)
Depth (in)	Soil Horizon/ Layer	Soil Texture	Soil Color (Munsell)	Mottles	
0-12	O/A	Sandy Loam	10YR 3/2		
12-38	B	Sandy Loam	10YR 5/6		
38-56	C1	Loamy Sand	2.5Y 5/2		
56-74	C2d	Sandy Loam	2.5Y 5/3	60"	
74-122	C3	Medium Coarse Sand	2.5Y 5/4		

TEST PIT #4

Estimated Depth to High Groundwater Mottles @50"

SOIL LOG					Other (Structure, Stones, Boulders, Consistency, % Gravel)
Depth (in)	Soil Horizon/ Layer	Soil Texture	Soil Color (Munsell)	Mottles	
0-10	O/A	Sandy Loam	10YR 3/2		
10-32	B	Sandy Loam	10YR 5/8		
32-76	C	Loamy Sand	2.5Y 5/6	50"	

TEST PIT #5

Estimated Depth to High Groundwater Mottles @40"

SOIL LOG					Other (Structure, Stones, Boulders, Consistency, % Gravel)
Depth (in)	Soil Horizon/ Layer	Soil Texture	Soil Color (Munsell)	Mottles	
0-8	O/A	Sandy Loam	10YR 3/2		
8-34	B	Sandy Loam	10YR 5/8		
34-84	C	Loamy Sand	2.5Y 5/6	40"	Refusal

