

# KJS REALTY

**SITE NAME: FRANKLIN BENT STREET  
ADDRESS: BENT STREET  
FRANKLIN, MA 02038**

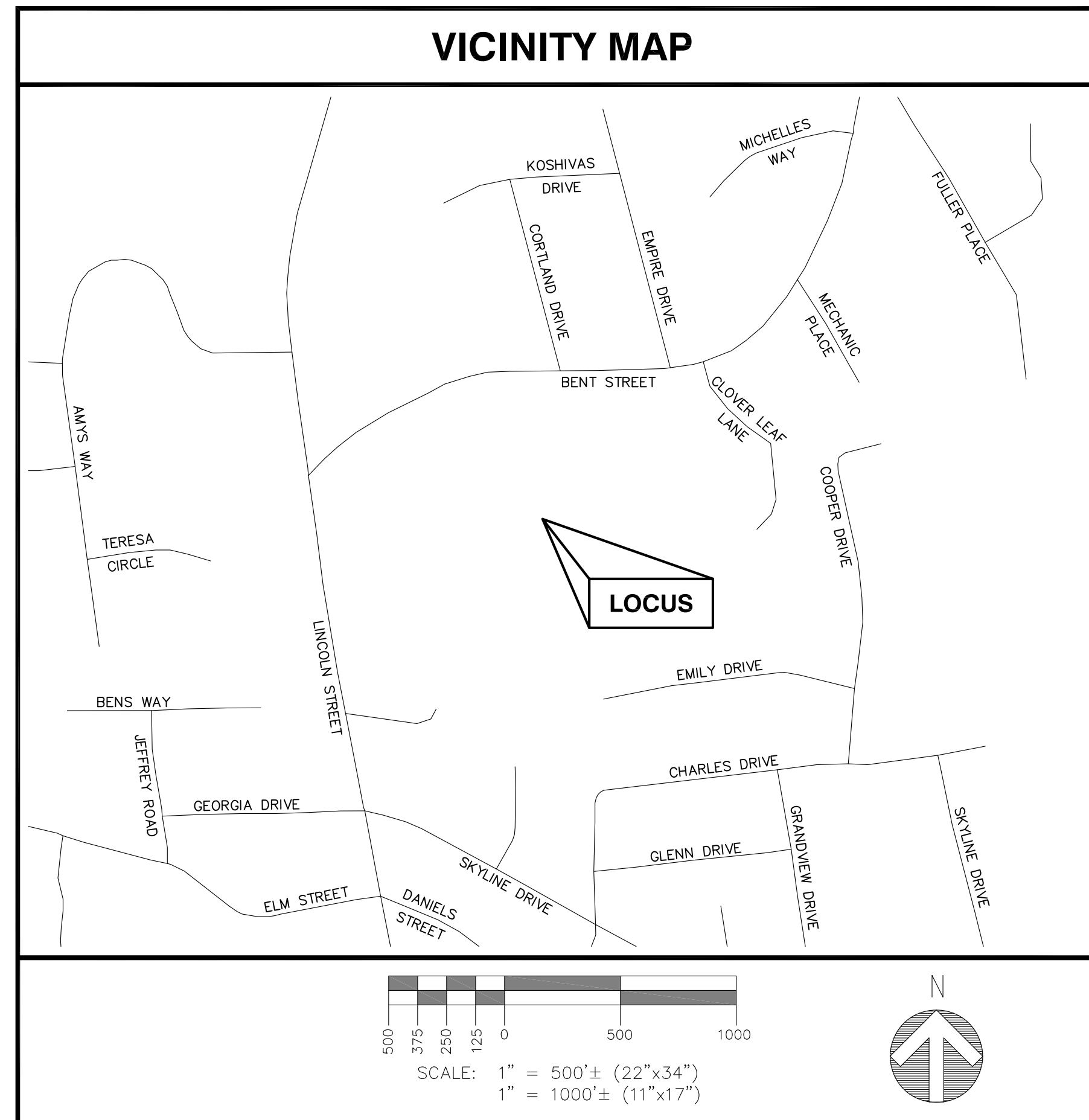
## DRAWING INDEX

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## GENERAL NOTES

- CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ENGINEER & KJS REALTY REPRESENTATIVE IN WRITING OF DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.
- PLANS FOR PERMITTING PURPOSES ONLY. NOT FOR CONSTRUCTION.
- THIS PLAN SET WAS ORIGINALLY PRINTED TO ANSI D (22"x34") WITH 1" MARGINS. PRINTING TO ANSI B (11"x17") WILL RESULT IN A HALF-SCALE (1:2) SHEET SET WITH 1/2" MARGINS. CONFIRM ALL SCALED DISTANCES WITH GRAPHICAL SCALES SHOWN HEREIN.
- ALL WORK TO BE PERFORMED IN ACCORDANCE WITH KJS REALTY CONSTRUCTION GUIDELINES.
- ALL UNDERGROUND UTILITY INFORMATION WAS DETERMINED FROM SURFACE INVESTIGATIONS AND AVAILABLE PLANS OF RECORD. THE CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES IN THE FIELD PRIOR TO ANY SITE WORK. CALL DIG-SAFE (888) 344-7233 72-HOURS PRIOR TO ANY EXCAVATION.
- NEW CONSTRUCTION WILL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES:  
BUILDING CODE: MASSACHUSETTS STATE BUILDING CODE 780 CMR - 9TH EDITION (IBC 2015) AND AMENDMENTS  
ELECTRICAL CODE: NEC 2020 WITH MASSACHUSETTS AMENDMENTS 527 CMR 12.00
- PROJECT ISSUED MASSDEP FILE #159-1280.

## VICINITY MAP



## PROJECT INFORMATION

SITE TYPE: RAW LAND  
 SCOPE OF WORK: PROPOSED FENCED COMPOUND CONTAINING 191' TALL SELF-SUPPORT TOWER. UTILITIES FROM EXISTING SOURCES IN PUBLIC RIGHT-OF-WAY. GRAVEL DRIVEWAY FROM PUBLIC RIGHT-OF-WAY.  
 SITE NAME: FRANKLIN BENT STREET  
 SITE ADDRESS: BENT STREET  
FRANKLIN, MA 02038  
 ASSESSOR'S TAX ID#: 206-103 (TOWER),  
215-66 & 206-100 (ACCESS)  
 ZONING DISTRICT(S): RURAL RESIDENTIAL I  
 LATITUDE: 42° 07' 49.56"± N (SURVEY 1A)  
 LONGITUDE: 71° 23' 46.21"± W (SURVEY 1A)  
 (P) ELEVATION: 293.0'±  
 DATUM: NAD83/NAVD88  
 PROPERTY OWNER: N/F STEPHEN J. KELLEHER  
3 BRIARWOOD ROAD  
NORFOLK, MA 02056  
 APPLICANT: KJS REALTY  
2 COMMERCIAL STREET  
SHARON, MA 02067  
 SITE ENGINEER: PROTERRA DESIGN GROUP, LLC  
4 BAY ROAD  
BUILDING A; SUITE 200  
HADLEY, MA 01035  
 SURVEYOR: NORTHEAST SURVEY CONSULTANTS  
3 FERRY STREET  
STUDIO 1 EAST  
EASTHAMPTON, MA 01027  
 WETLAND SCIENTIST: LUCAS ENVIRONMENTAL, LLC  
500A WASHINGTON STREET  
QUINCY, MA 02169

**PERMITTING REVISED**

**ProTerra**  
DESIGN GROUP, LLC

4 Bay Road  
Building A; Suite 200  
Hadley, MA 01035  
(413)320-4918

NO.	DATE	REVISIONS
A	08/30/21	ISSUED FOR REVIEW
B	09/30/21	ISSUED FOR REVIEW
C	10/07/21	ISSUED FOR PERMITTING
1	10/18/21	ISSUED FOR PERMITTING
2	09/01/23	PERMITTING REVISED
3	01/12/24	PERMITTING REVISED

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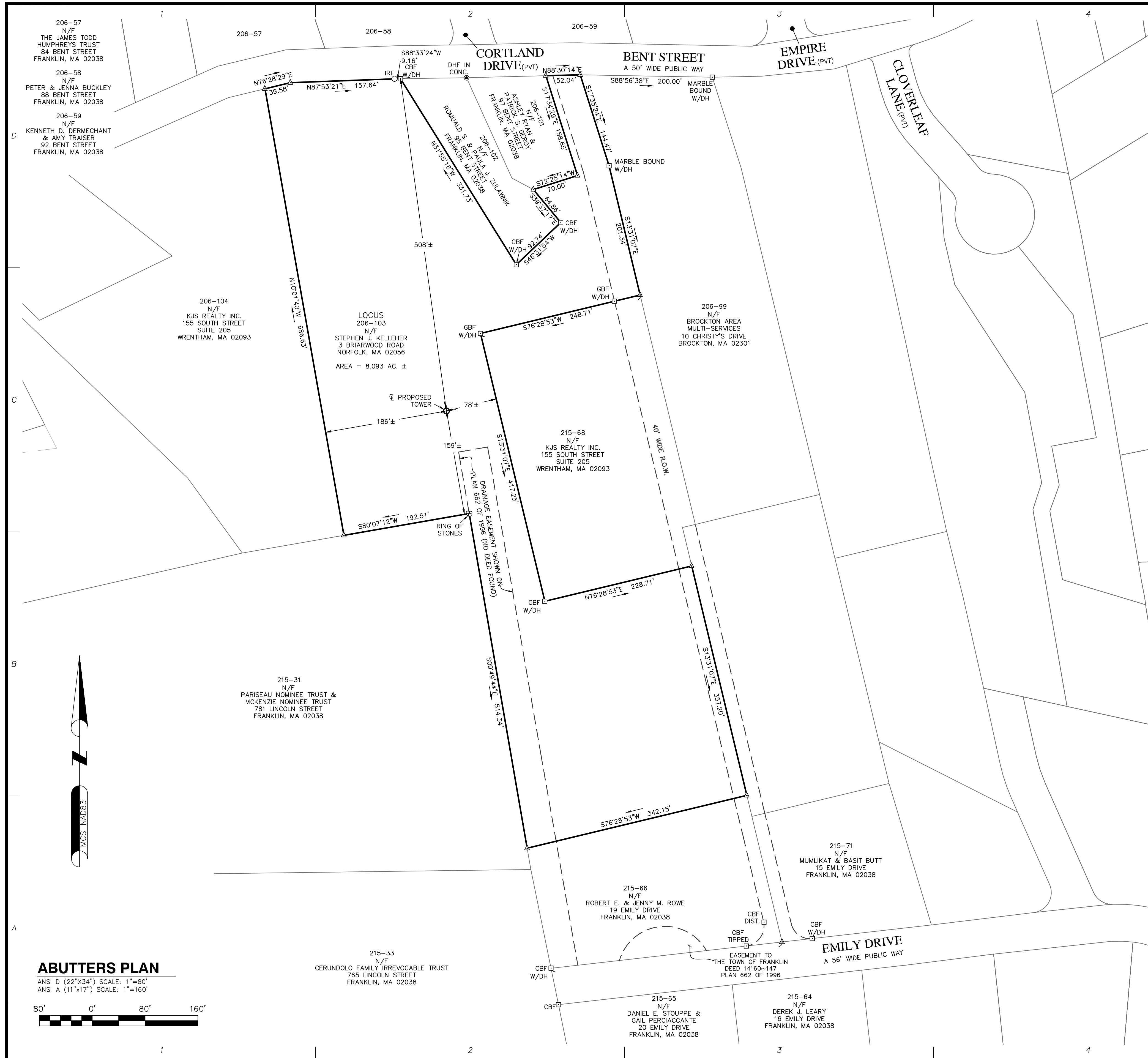
APPLICANT:  
**KJS REALTY  
2 COMMERCIAL STREET  
SHARON, MA 02067**

STAMP:

DATE: 01/12/2024  
 DRAWN: JEB  
 CHECK: JMM/TEJ  
 SCALE: SEE PLAN  
 JOB NO.: 18-015  
 SHEET TITLE:

**TITLE SHEET**

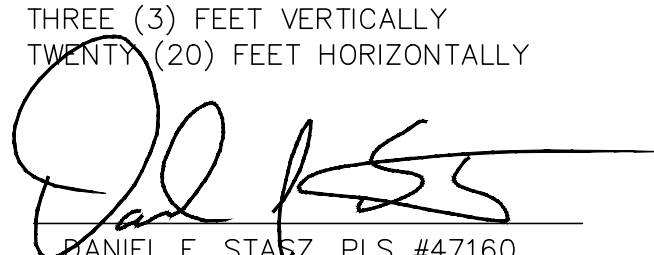
**T-1**



**FAA 1-A CERTIFICATION**

I HEREBY CERTIFY THAT THE LATITUDE, LONGITUDE, AND ELEVATION PRESENTED HEREON MEET THE REQUIREMENTS OF THE FAA WITH THE FOLLOWING ACCURACIES:

THREE (3) FEET VERTICALLY  
 TWENTY (20) FEET HORIZONTALLY









  
 DANIEL F. STASZ, PLS #47160  
 DATE: 12/27/2023

- SURVEY NOTES**
- SITE DETAIL SHOWN ON THIS SURVEY IS BASED ON FIELD DATA COLLECTED ON 4/18/2019, 6/7/2019, 6/19/2019 & 11/30/2023.
  - THE PURPOSE OF THIS SURVEY IS TO SUPPORT THE DESIGN AND CONSTRUCTION OF A TELECOMMUNICATION FACILITY. USE OF THIS SURVEY BY ANYONE OTHER THAN KJS REALTY, INC. AND USE OF THIS SURVEY FOR ANY PURPOSE NOT RELATED TO THE DESIGN OF THE INTENDED FACILITY IS STRICTLY PROHIBITED.
  - PROPERTY LINES AND BOUNDARY DIMENSIONS SHOWN ON THIS SURVEY ARE BASED ON A COMPILATION OF RECORDED PLANS AND DEEDS AND ARE NOT INTENDED TO REPRESENT DEFINITIVE BOUNDARY LINES OR BE USED FOR THE PURPOSES OF CONVEYANCE. PROPERTY RELATED INFORMATION HAS NOT BEEN CONFIRMED BY FIELD SURVEY OBSERVATIONS AND NO ASSESSMENT OF LAND OCCUPATION HAS BEEN CONDUCTED IN THE PREPARATION OF THIS SURVEY. A PROPERTY LINE RETRACEMENT SURVEY HAS NOT BEEN CONDUCTED.
  - THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIP'S, AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.
  - PRIMARY GEODETIC SURVEY CONTROL WAS ESTABLISHED FROM AN ON THE GROUND SURVEY USING THE GLOBAL POSITIONING SYSTEM (GPS) ON 4/18/2019 & 6/19/2019. THE HORIZONTAL REFERENCED DATUM IS THE NAD 83 BASED ON THE GRS 80 REFERENCE ELLIPSOID. THE GRID COORDINATES ARE BASED ON THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM OF 1983. ELEVATIONS SHOWN ARE ASSUMED AND ARE APPROXIMATED TO THE NAVD 88 VERTICAL DATUM. VERTICAL AND HORIZONTAL INFORMATION SHOWN MEETS THE STANDARD CRITERIA FOR AN FAA 1A CERTIFICATION (20± HORIZONTAL AND 3± VERTICAL).
  - IN THE EVENT THAT BENCHMARKS (TBM'S), ESTABLISHED FOR THIS PROJECT AND PUBLISHED ON THIS SURVEY, ARE DESTROYED, NOT RECOVERABLE OR A DISCREPANCY IS FOUND, THE USER SHOULD NOTIFY THIS FIRM IN WRITING PRIOR TO COMMENCING OR CONTINUING ANY WORK.
  - THE LOCUS PARCEL IS SHOWN AS MAP 206 LOT 103 IN THE TOWN OF FRANKLIN TAX ASSESSOR'S DATABASE.
  - THE PROJECT AREA IS LOCATED IN FLOOD ZONE "X" (AREAS OF MINIMAL FLOODING) AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 25021C 0144 E, DATED 07/17/2012.
  - THE LOCUS PARCEL AND ALL ABUTTING PARCELS ARE LOCATED IN THE TOWN OF FRANKLIN RURAL RESIDENTIAL I ZONING DISTRICT.
  - ALL UNDERGROUND UTILITY INFORMATION WAS DETERMINED FROM SURFACE INVESTIGATIONS AND EXISTING PLANS OF RECORD. THE CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES IN THE FIELD PRIOR TO ANY SITE WORK. CALL THE FOLLOWING FOR ALL PRE-CONSTRUCTION NOTIFICATION 72-HOURS PRIOR TO ANY EXCAVATION ACTIVITY: DIG SAFE SYSTEM (MA, ME, NH, RI, VT): 1-888-344-7233
  - WETLANDS SHOWN HEREON WERE DELINEATED BY LUCAS ENVIRONMENTAL, LLC ON 4/12/2019 & 9/18/2020.

PROPERTY OWNER: STEPHEN J. KELLEHER  
 3 BRIARWOOD ROAD  
 NORFOLK, MA 02056

LOCUS DEED REFERENCE: BOOK 37568 PAGE 19  
 BOOK 41116 PAGE 442

PLAN REFERENCES: PLAN 97 OF 1997  
 PLAN BOOK 716 PAGE 29

- LEGEND**
-  - TOWER CONTROL POINT
  -  - CALCULATED POINT
  -  - IRON ROD FOUND
  -  - CONC. BOUND FOUND
  -  - STONE PILE FOUND
  -  - LOCUS PROPERTY LINE
  -  - ABUTTERS PROPERTY LINE
  -  - EASEMENT LINE

**ProTerra**  
 DESIGN GROUP, LLC

4 Bay Road  
 Building A, Suite 200  
 Hadley, MA 01035  
 (413)320-4918

**CONSULTANTS:**  
 NORTHEAST SURVEY CONSULTANTS


3 Ferry Street  
 Studio 1 East  
 Easthampton, MA 01027  
 (413) 203-5144  
 northeastsurvey.com

NO.	DATE	REVISIONS
A	12/27/23	ISSUED FOR REVIEW

**TITLE:** SITE NAME: FRANKLIN BENT STREET  
 SITE NUMBER: --  
 ADDRESS: BENT STREET  
 FRANKLIN, MA 02038

**APPLICANT:** KJS REALTY, INC.  
 155 SOUTH STREET, SUITE 102  
 WRENTHAM, MA 02093


**STAMP:**

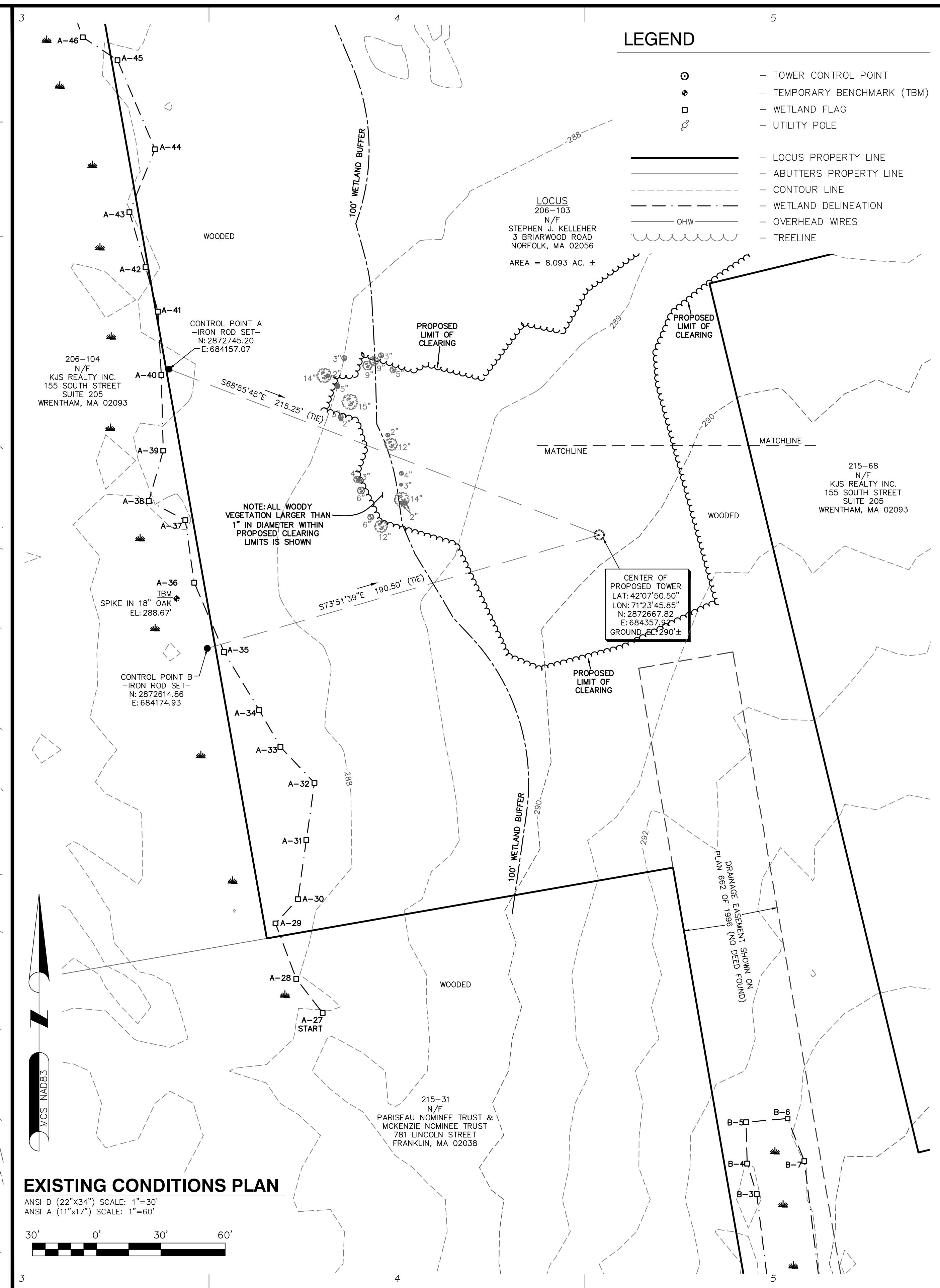
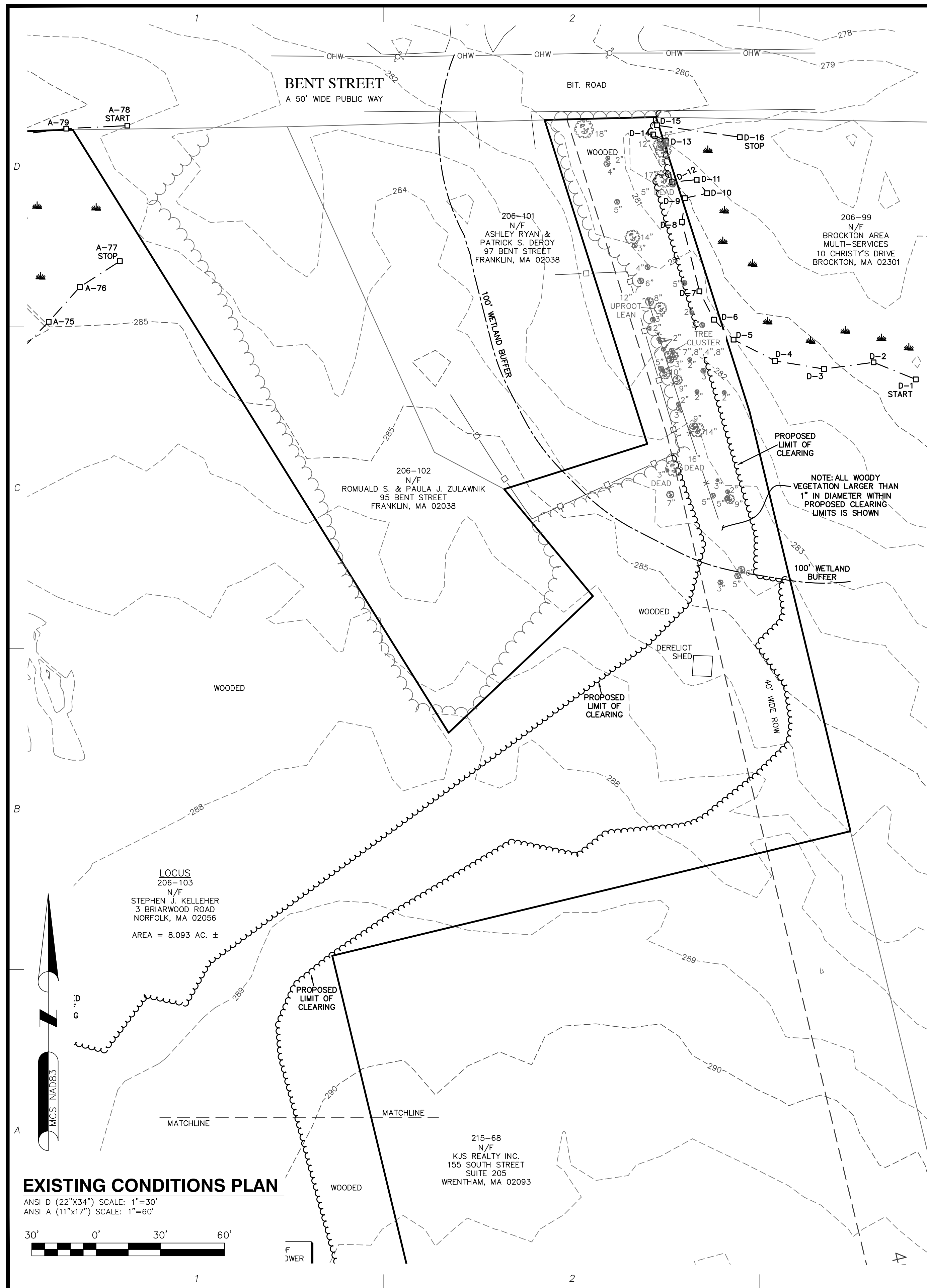


DATE: 12/27/2023  
 DRAWN: JDG  
 CHECK: BCF  
 SCALE: 1"=80'  
 JOB NO.: 19-075.5

**SHEET TITLE:**  
**ABUTTERS PLAN**  
**C-1**

**ABUTTERS PLAN**  
 ANSI D (22"x34") SCALE: 1"=80'  
 ANSI A (11"x17") SCALE: 1"=160'





**LEGEND**

	- TOWER CONTROL POINT
	- TEMPORARY BENCHMARK (TBM)
	- WETLAND FLAG
	- UTILITY POLE
	- LOCUS PROPERTY LINE
	- ABUTTERS PROPERTY LINE
	- CONTOUR LINE
	- WETLAND DELINEATION
	- OVERHEAD WIRES
	- TREELINE

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NORTHEAST SURVEY  
CONSULTANTS

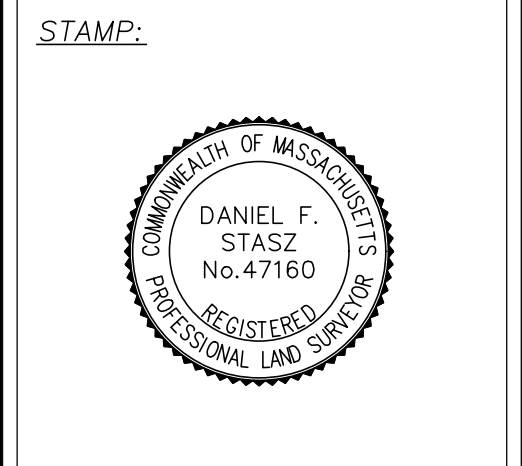
3 Ferry Street  
Studio 1 East  
Easthampton, MA 01027  
(413) 203-5144  
northeastsurvey.com



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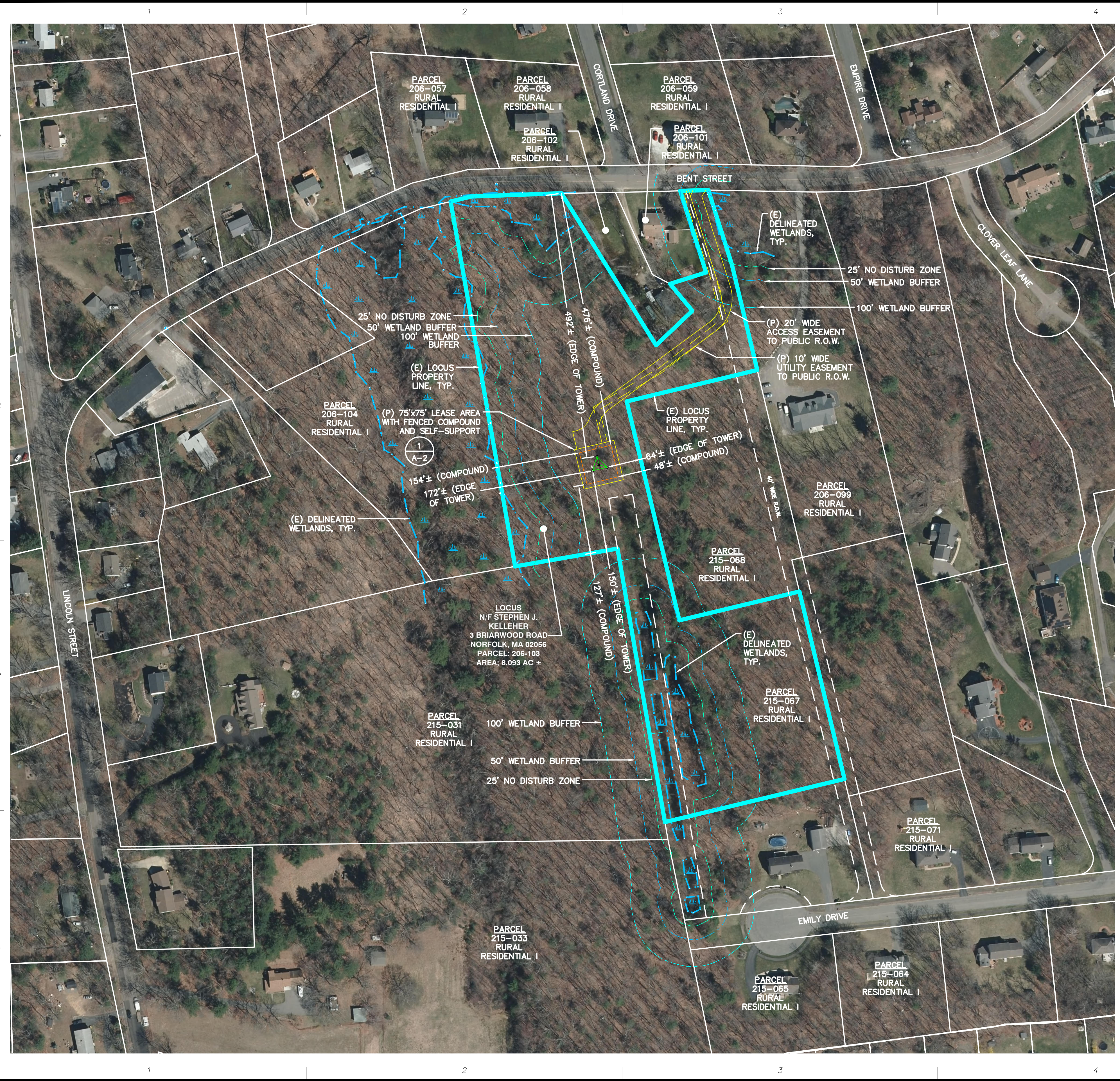
**TITLE:** SITE NAME: FRANKLIN BENT STREET  
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FRANKLIN, MA 02038

**APPLICANT:** KJS REALTY, INC.  
155 SOUTH STREET, SUITE 102  
WRENTHAM, MA 02093



**DATE:** 12/27/2023  
**DRAWN:** JDG  
**CHECK:** BCF  
**SCALE:** 1"=30'  
**JOB NO.:** 19-075.5

**SHEET TITLE:**  
**EXISTING  
CONDITIONS**  
**C-2**



NO.	DATE	REVISIONS
A	10/30/21	ISSUED FOR REVIEW
B	10/30/21	ISSUED FOR REVIEW
C	10/07/21	ISSUED FOR PERMITTING
D	10/18/21	ISSUED FOR PERMITTING
E	09/01/23	PERMITTING REVISED
F	01/12/24	PERMITTING REVISED

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**ADDRESS:** BENT STREET  
 FRANKLIN, MA 02038

**APPLICANT:**  
 KJS REALTY  
 2 COMMERCIAL STREET  
 SHARON, MA 02067

**STAMP:**

JESSE M MORENO  
 CIVIL ENGINEER  
 REG. NO. 11013  
 1-12-2024

**DATE:** 01/12/2024  
**DRAWN:** JEB  
**CHECK:** JMM/TEJ  
**SCALE:** SEE PLAN  
**JOB NO.:** 18-015

**SHEET TITLE:**  
**COMPILED PLOT PLAN**  
**A-1**

NO.	DATE	REVISIONS
A	10/30/21	ISSUED FOR REVIEW
B	10/30/21	ISSUED FOR REVIEW
C	10/07/21	ISSUED FOR PERMITTING
1	10/18/21	ISSUED FOR PERMITTING
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3	01/12/24	PERMITTING REVISED

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**ADDRESS: BENT STREET**  
**FRANKLIN, MA 02038**

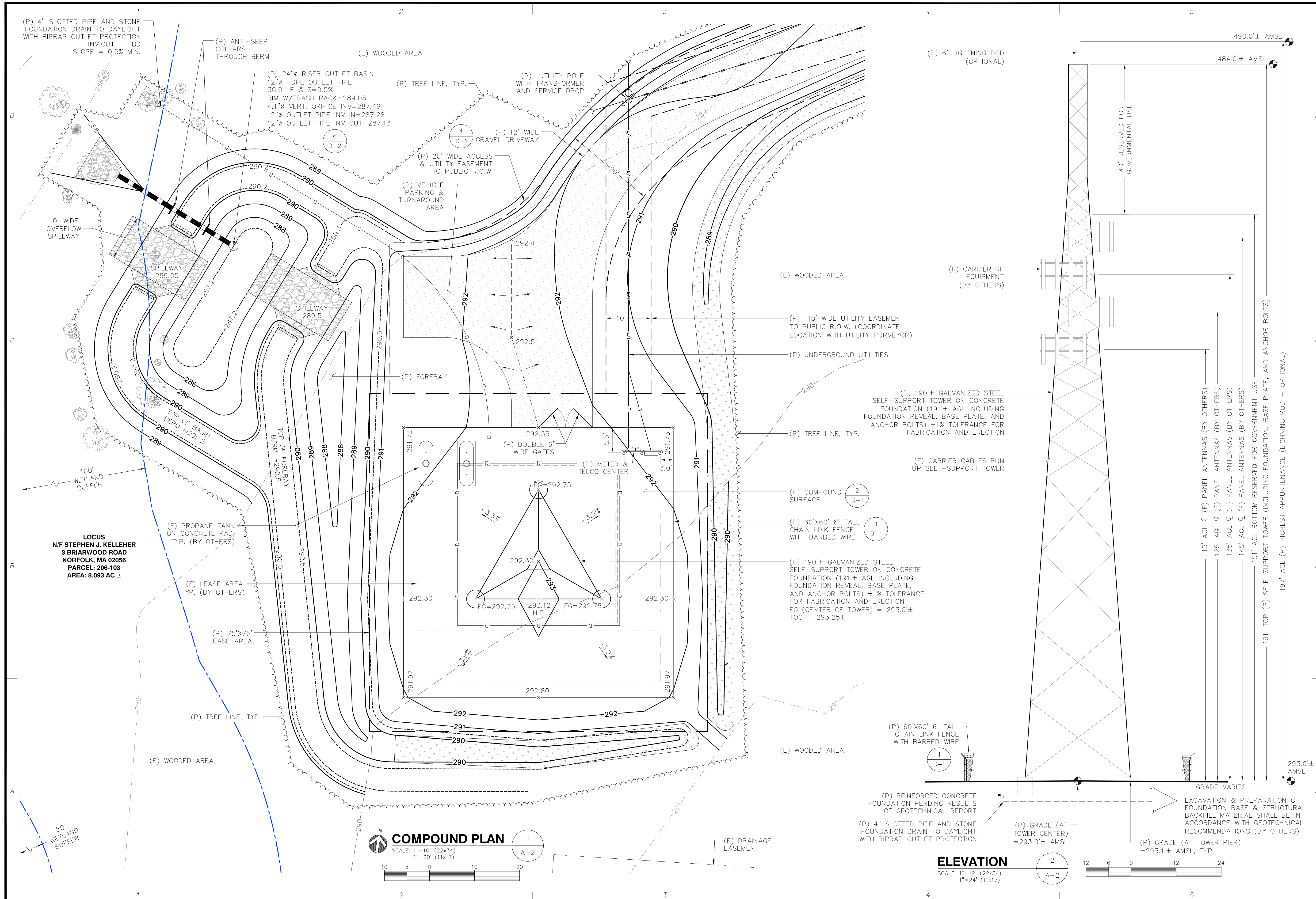
**APPLICANT:**  
**KJS REALTY**  
2 COMMERCIAL STREET  
SHARON, MA 02067

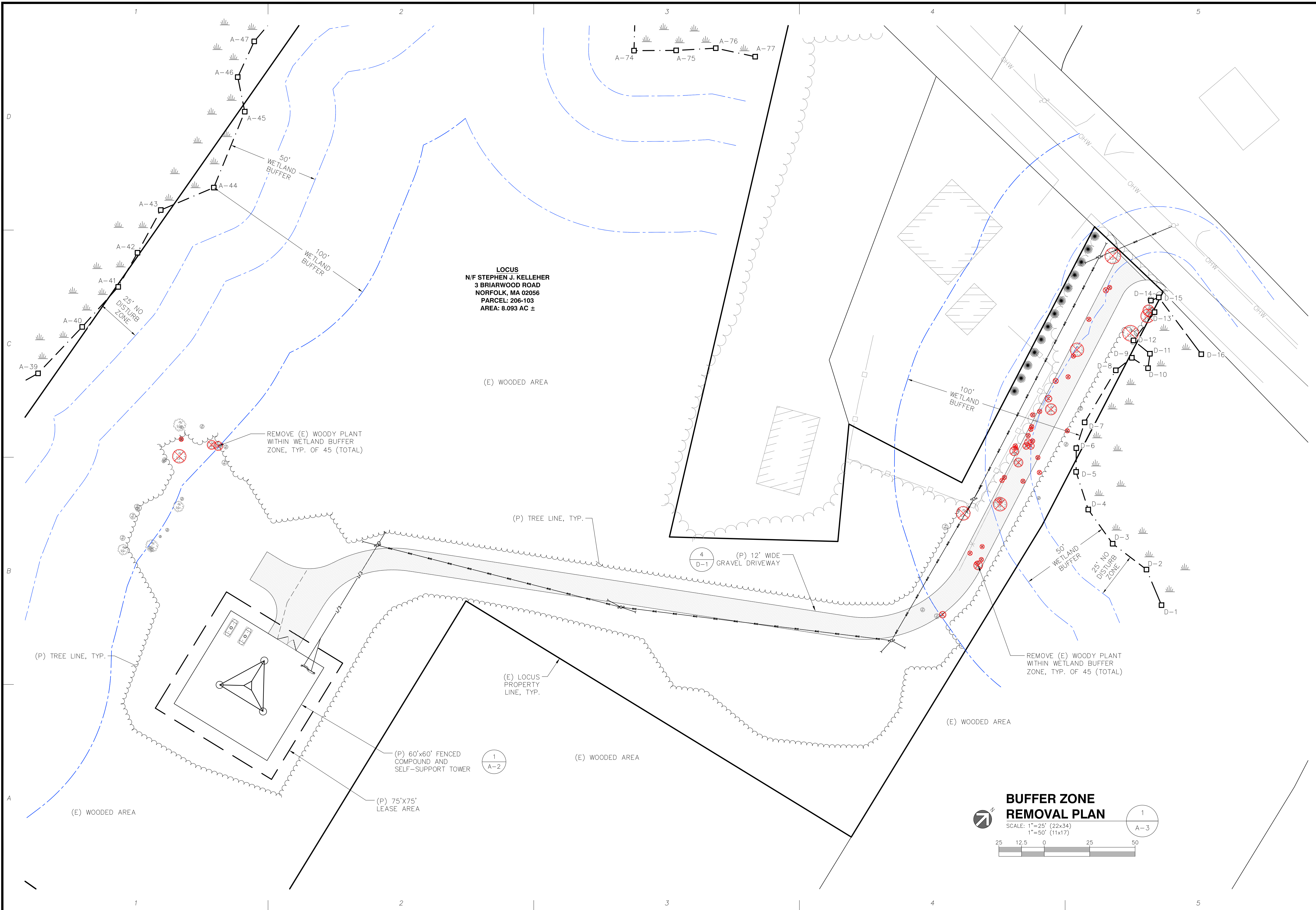
**STAMP:**

DATE: 01/12/2024  
DRAWN: JEB  
CHECK: JMM/TEJ  
SCALE: SEE PLAN  
JOB NO.: 18-015

**SHEET TITLE:**  
**COMPOUND PLAN & ELEVATION**

**A-2**





**LOCUS**  
N/F STEPHEN J. KELLEHER  
3 BRIARWOOD ROAD  
NORFOLK, MA 02056  
PARCEL: 206-103  
AREA: 8.093 AC ±

**BUFFER ZONE  
REMOVAL PLAN**

SCALE: 1"=25' (22x34)  
1"=50' (11x17)



NO.	DATE	REVISIONS
A	10/9/20/21	ISSUED FOR REVIEW
B	10/9/30/21	ISSUED FOR REVIEW
0	10/07/21	ISSUED FOR PERMITTING
1	10/18/21	ISSUED FOR PERMITTING
2	09/01/23	PERMITTING REVISED
3	01/12/24	PERMITTING REVISED

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ADDRESS: BENT STREET  
FRANKLIN, MA 02038**

**APPLICANT:  
KJS REALTY  
2 COMMERCIAL STREET  
SHARON, MA 02087**

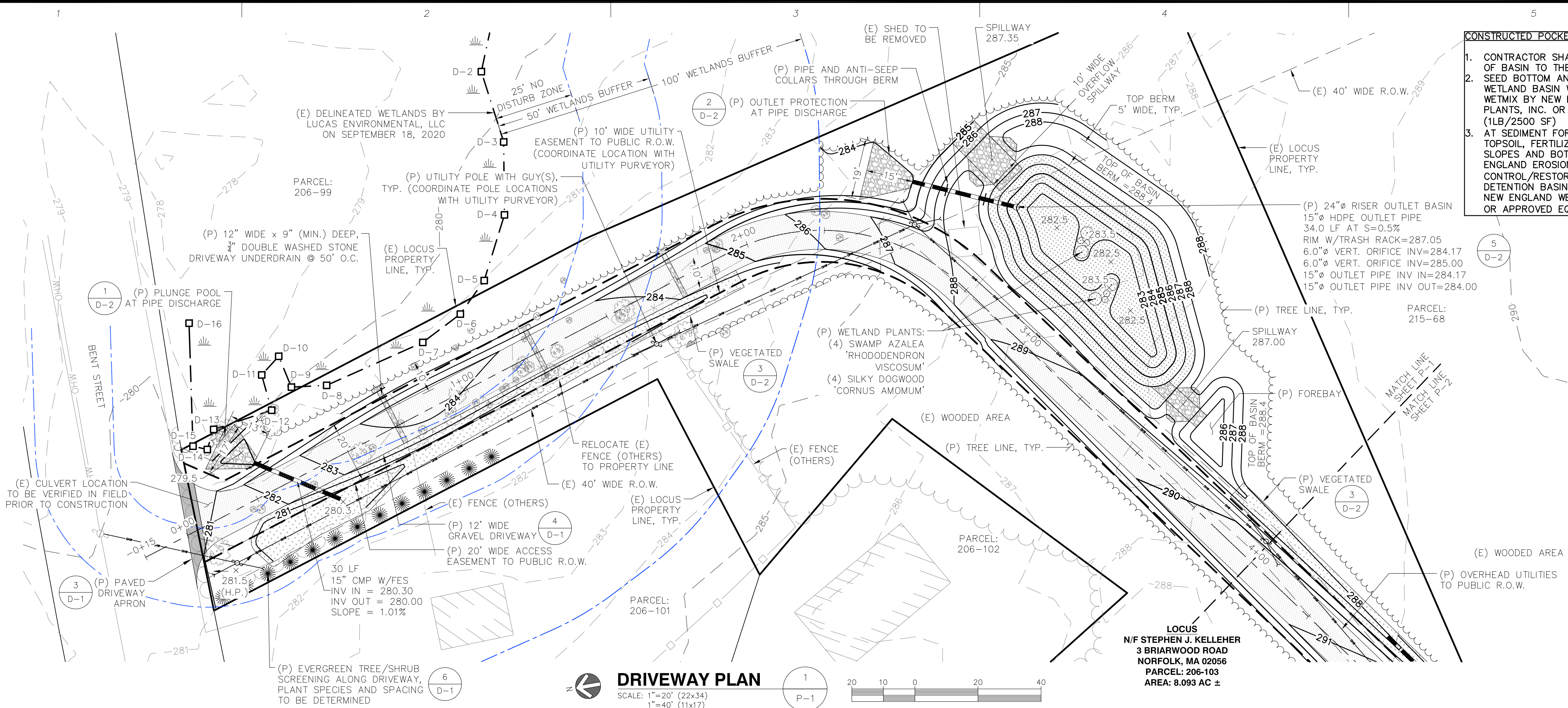
**STAMP:**

1-12-2024

DATE: 01/12/2024  
DRAWN: JEB  
CHECK: JMM/TEJ  
SCALE: SEE PLAN  
JOB NO.: 18-015

**SHEET TITLE:  
BUFFER ZONE  
REMOVAL PLAN**

- CONSTRUCTED POCKET WETLAND NOTES:**
1. CONTRACTOR SHALL EXCAVATE BOTTOM OF BASIN TO THE GROUNDWATER TABLE.
  2. SEED BOTTOM AND SIDE SLOPES OF WETLAND BASIN WITH NEW ENGLAND WETMIX BY NEW ENGLAND WETLAND PLANTS, INC. OR APPROVED EQUAL (1LB/2500 SF)
  3. AT SEDIMENT FOREBAY, PROVIDE 4" TOPSOIL, FERTILIZE, AND SEED SIDE SLOPES AND BOTTOM WITH NEW ENGLAND EROSION CONTROL/RESTORATION MIX FOR DETENTION BASINS & MOIST SITES BY NEW ENGLAND WETLAND PLANTS, INC. OR APPROVED EQUAL (1LB/1250 SF).



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2	09/01/23	PERMITTING REVISED
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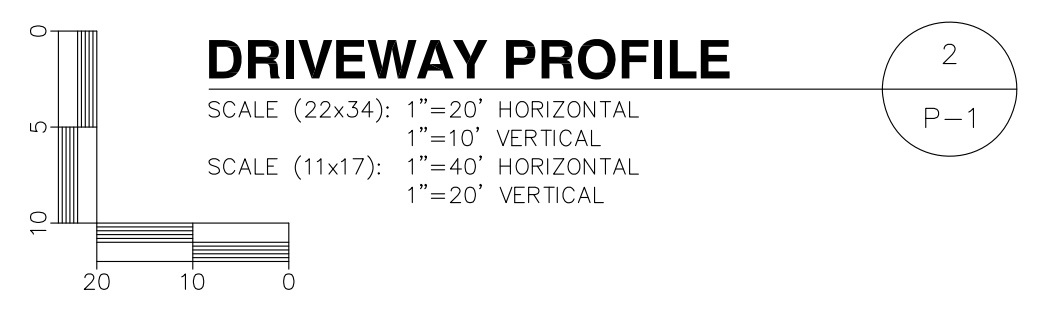
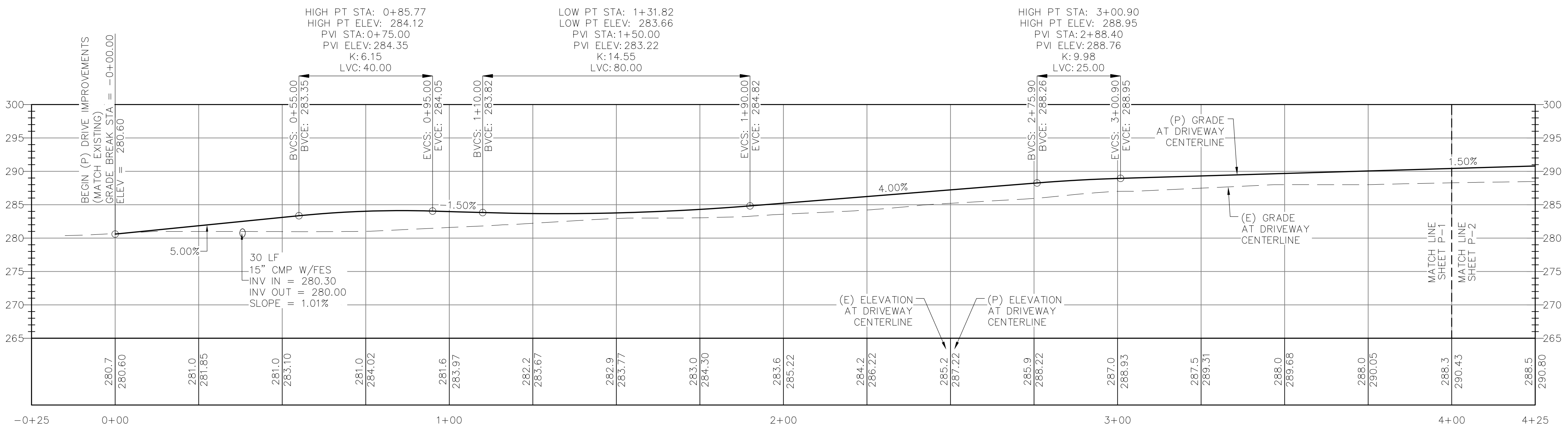
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**FRANKLIN, MA 02038**

**APPLICANT: KJS REALTY**  
2 COMMERCIAL STREET  
SHARON, MA 02067

**STAMP:**

DATE: 01/12/2024  
DRAWN: JEB  
CHECK: JMM/TEJ  
SCALE: SEE PLAN  
JOB NO.: 18-015

**SHEET TITLE:**  
**DRIVEWAY PLAN & PROFILE**  
**P-1**



NO.	DATE	REVISIONS
A	08/30/21	ISSUED FOR REVIEW
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C	10/07/21	ISSUED FOR PERMITTING
1	10/18/21	ISSUED FOR PERMITTING
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3	01/12/24	PERMITTING REVISED

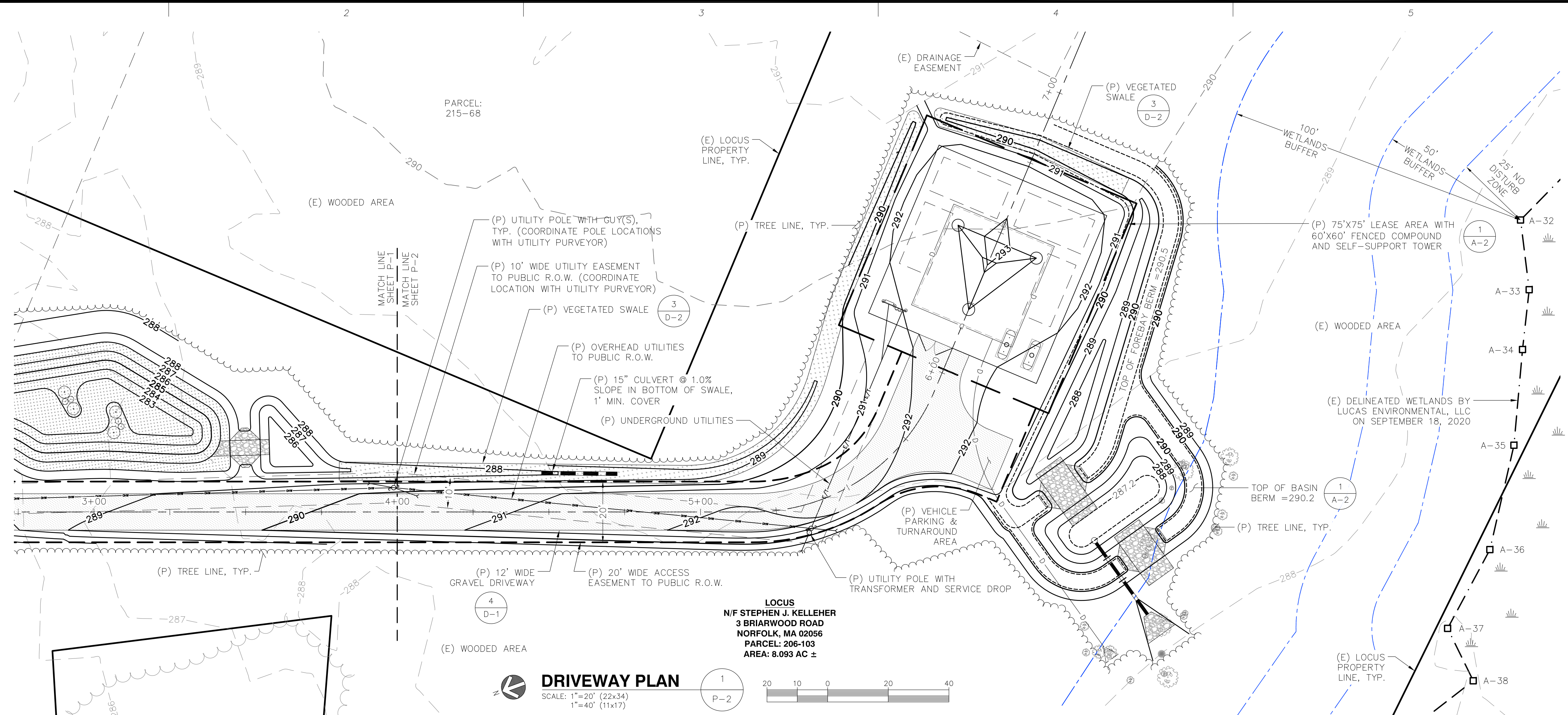
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**FRANKLIN, MA 02038**

**APPLICANT:**  
**KJS REALTY**  
**2 COMMERCIAL STREET**  
**SHARON, MA 02067**

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DATE: 01/12/2024  
DRAWN: JEB  
CHECK: JMM/TEJ  
SCALE: SEE PLAN  
JOB NO.: 18-015

**SHEET TITLE:**  
**DRIVEWAY PLAN**  
**& PROFILE**  
**P-2**

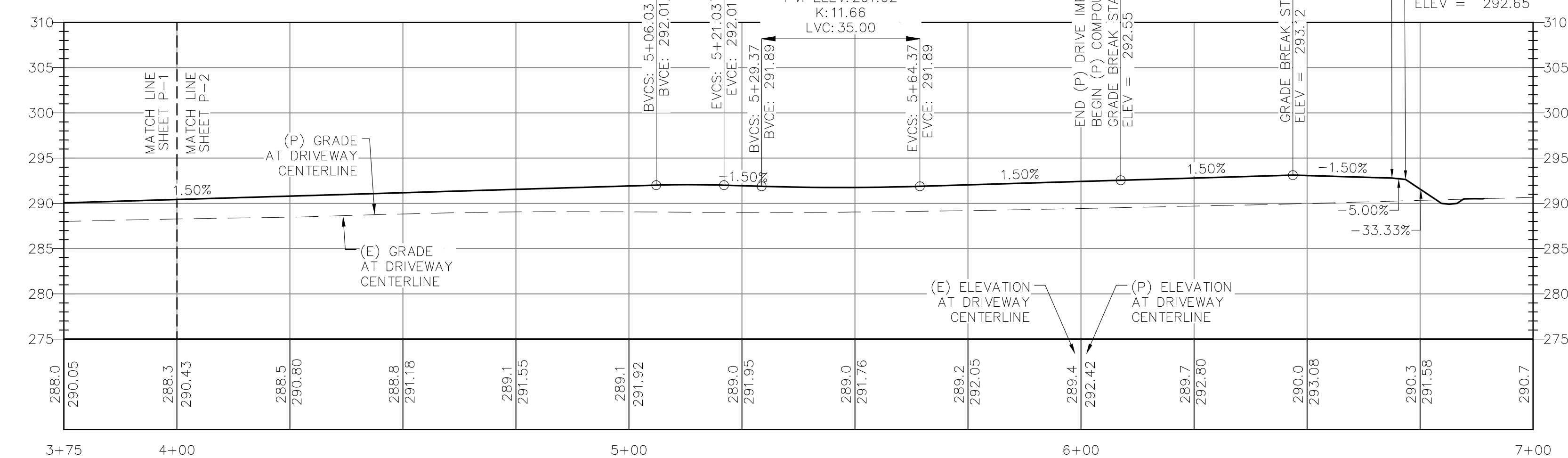


**DRIVEWAY PLAN**  
SCALE: 1"=20' (22x34)  
1"=40' (11x17)

HIGH PT STA: 5+13.51  
HIGH PT ELEV: 292.07  
PVI STA: 5+13.53  
PVI ELEV: 292.13  
K: 5.00  
LVC: 15.00

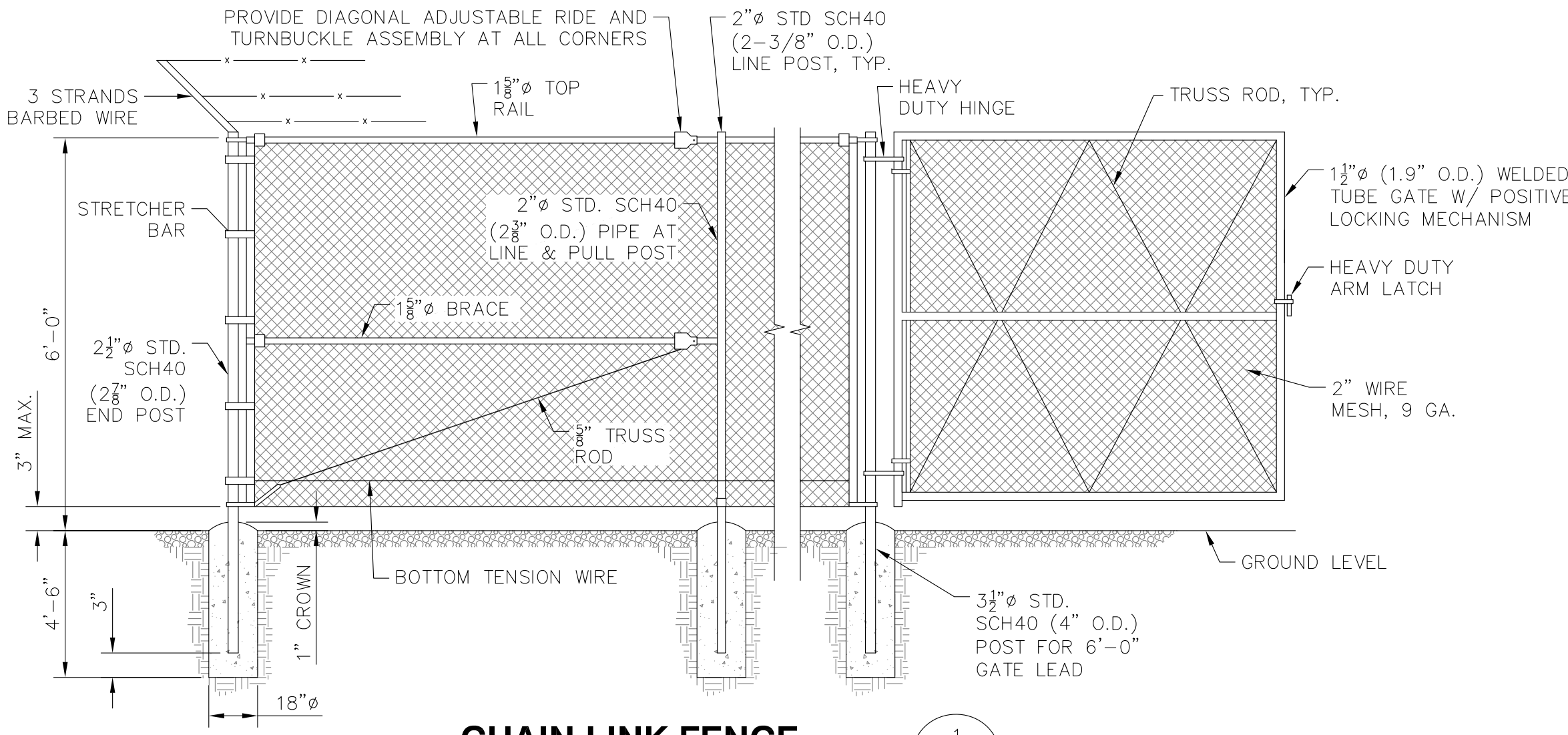
LOW PT STA: 5+46.88  
LOW PT ELEV: 291.76  
PVI STA: 5+46.87  
PVI ELEV: 291.62  
K: 11.66  
LVC: 35.00

END (P) COMPOUND GRADE BREAK STA = 6+68.79  
ELEV = 292.80  
GRADE BREAK STA = 6+71.79  
ELEV = 292.65

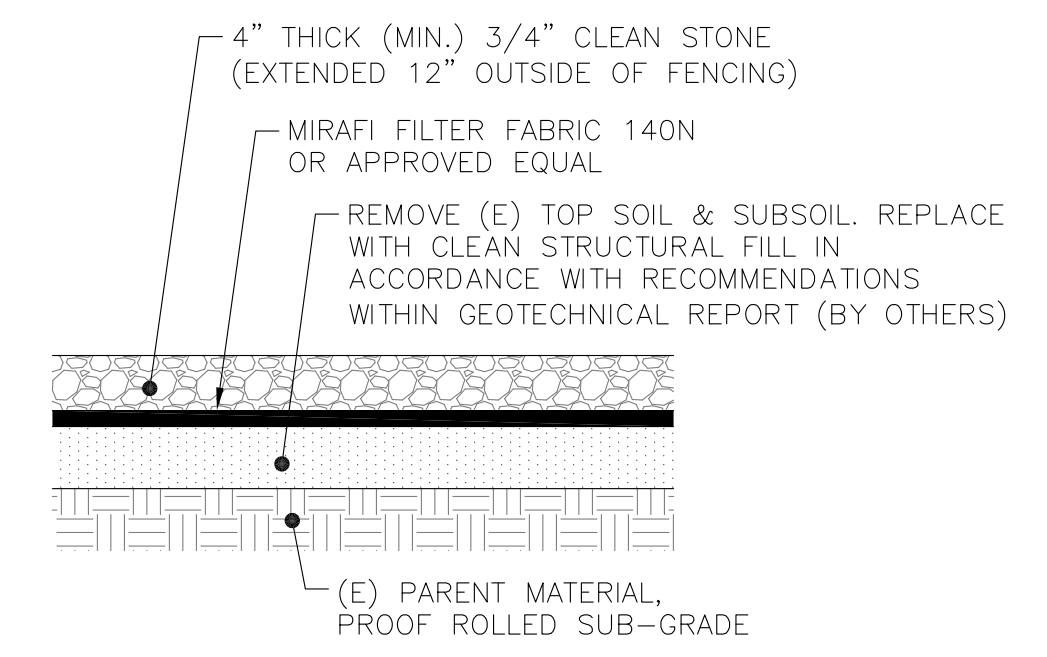


**DRIVEWAY PROFILE**  
SCALE (22x34): 1"=20' HORIZONTAL  
1"=10' VERTICAL  
SCALE (11x17): 1"=40' HORIZONTAL  
1"=20' VERTICAL

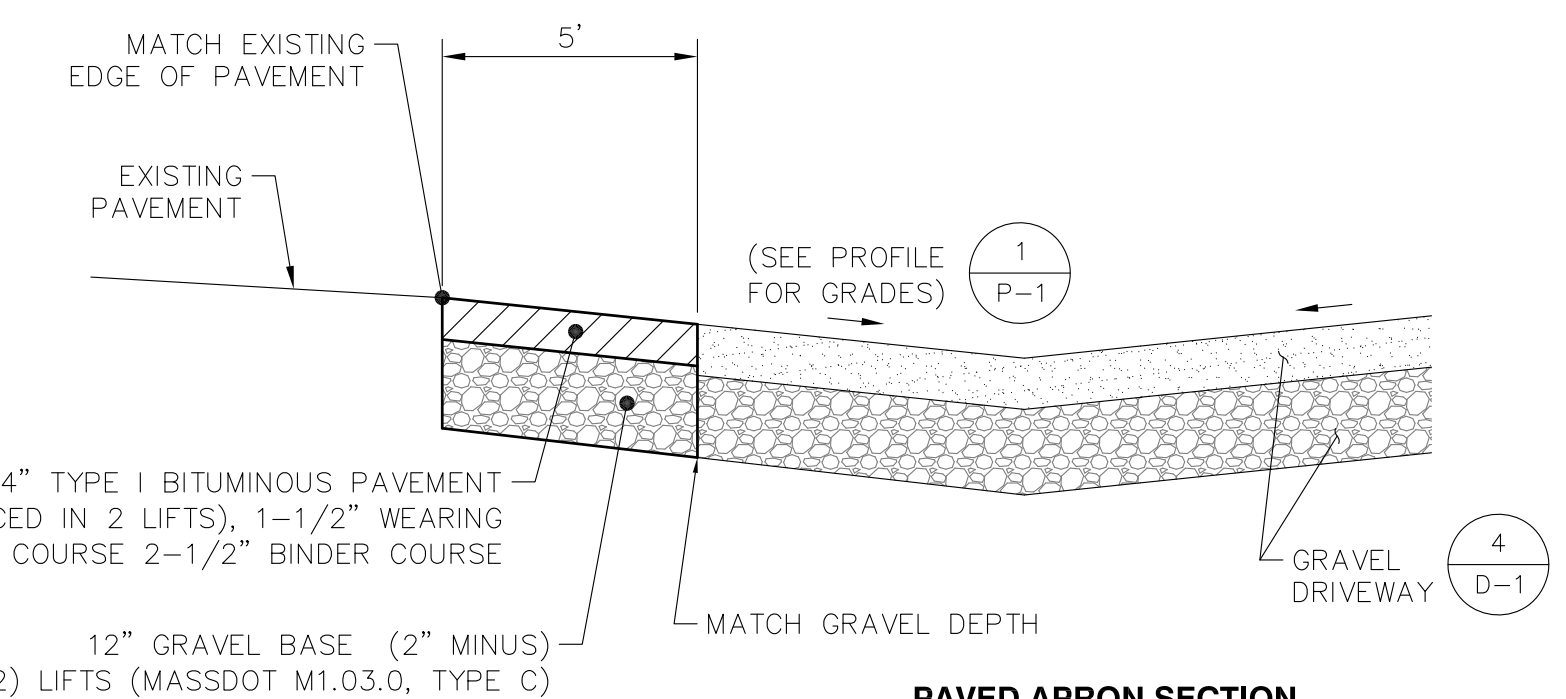




**CHAIN LINK FENCE**  
SCALE: NONE

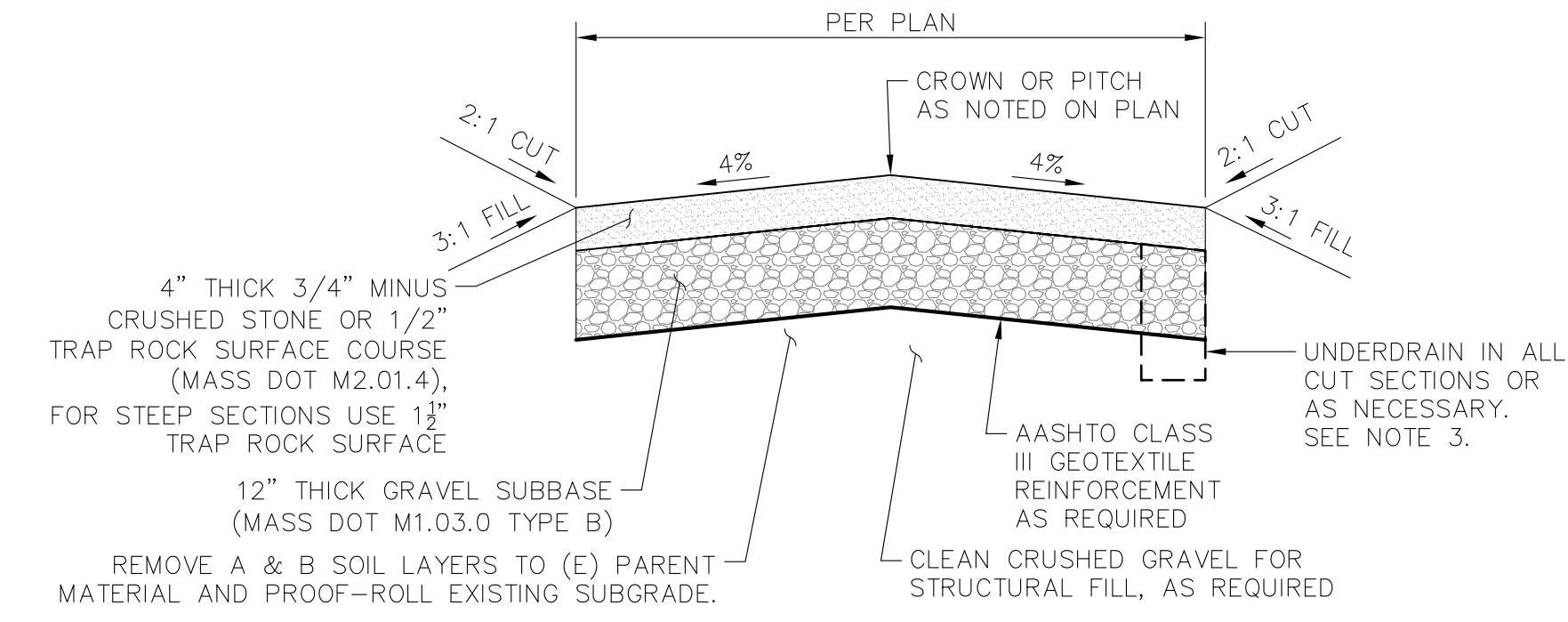


**COMPOUND SURFACE**  
SCALE: NONE



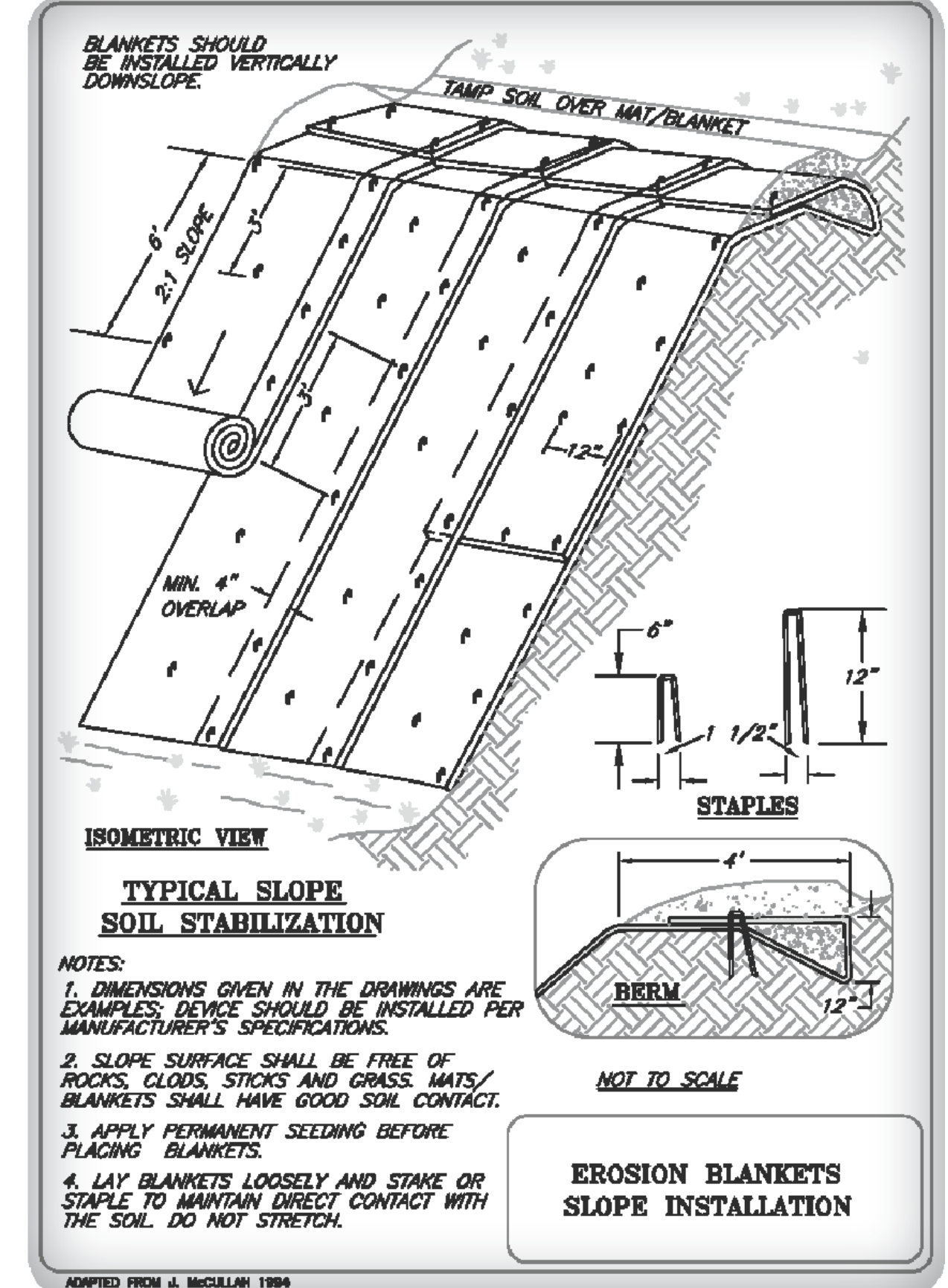
- AGGREGATE CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF EARTH MOVING OPERATIONS.
- CONSTRUCTION ENTRANCE TO BE MAINTAINED UNTIL REMOVED.
- AFTER CONSTRUCTION OPERATIONS ARE COMPLETE, FINAL ASPHALT APRON TO BE INSTALLED AS NOTED.
- ANY REMAINING CONSTRUCTION ENTRANCE TO REMAIN IN PLACE.
- ALL WORK TO CONFORM TO LOCAL DPW DRIVEWAY STANDARDS OR MASSDOT AS APPLICABLE.

**PAVED APRON DETAIL**  
SCALE: NONE

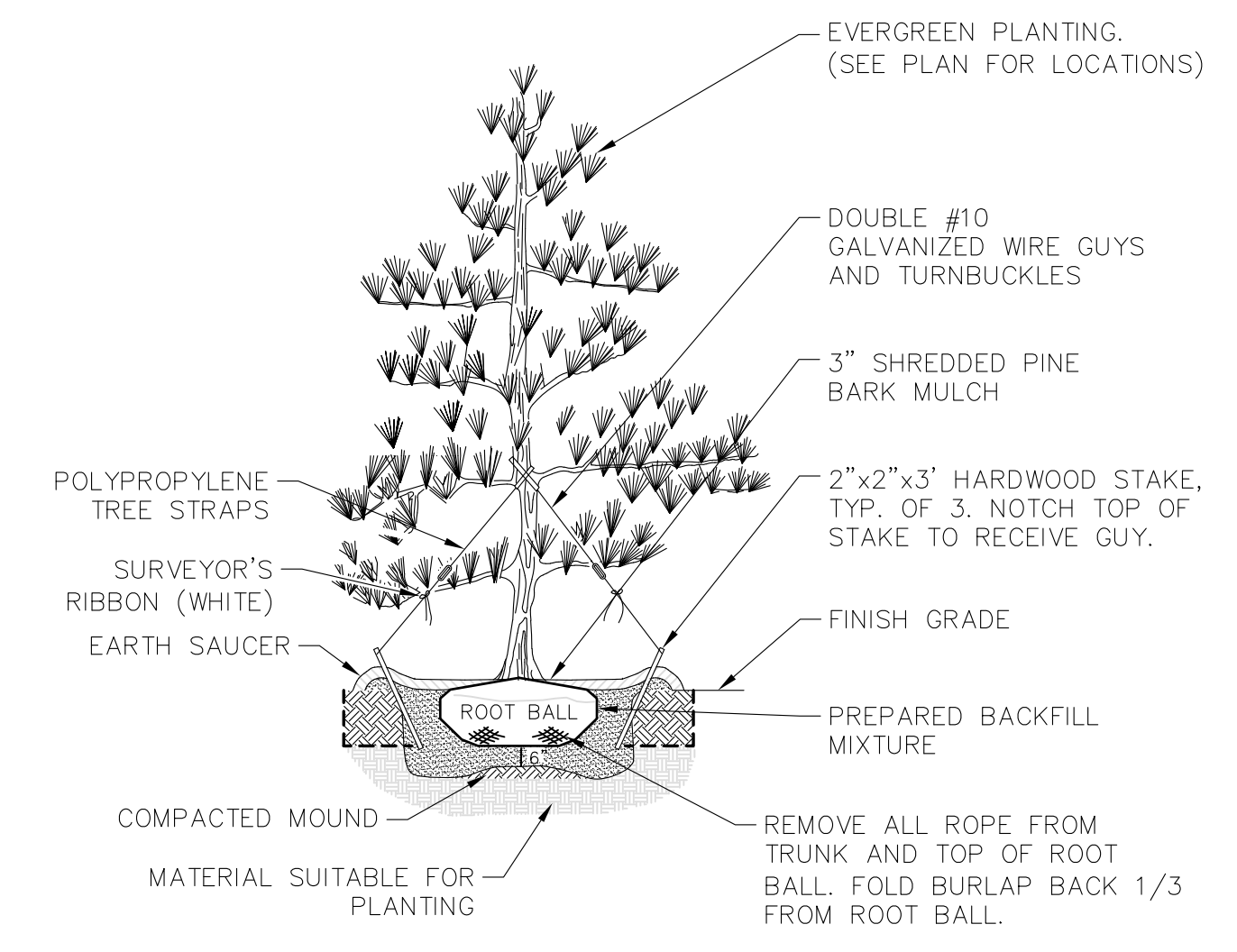


- REMOVE A & B SOIL LAYERS TO (E) PARENT MATERIAL AND PROOF-ROLL EXISTING SUBGRADE.
- NOTES:**
- ALL GRANULAR MATERIALS SHALL BE COMPACTED TO 95±% MAXIMUM DRY DENSITY BY STD. PROCTOR METHOD
  - ALL CUT AND FILL SLOPES TO BE COVERED WITH JUTE MESH EROSION CONTROL BLANKETS AND/OR HYDROSEEDING WITH NEW ENGLAND ROADSIDE MATRIX MIX AT 35LBS PER ACRE OR EQUAL.
  - THE REQUIREMENT FOR INSTALLATION OF SUBDRAINS SHALL BE AT ALL CUT SECTIONS OR AS DETERMINED BY THE ENGINEER-OF-RECORD BASED ON FIELD CONDITIONS AT THE TIME OF CONSTRUCTION. SUBDRAINS SHALL BE OUTLETTED TO DAYLIGHT AS APPROVED BY THE ENGINEER-OF-RECORD.
  - ALL MATERIALS TO CONFORM TO STATE AND/OR MUNICIPAL STANDARD AS REQUIRED.

**DRIVEWAY SECTION**  
SCALE: NONE



**SLOPE TREATMENT**  
SCALE: NONE



**PLANTING DETAIL**  
SCALE: NONE

NO.	DATE	REVISIONS
A	10/8/2021	ISSUED FOR REVIEW
B	10/9/2021	ISSUED FOR REVIEW
C	10/10/2021	ISSUED FOR PERMITTING
D	10/18/2021	ISSUED FOR PERMITTING
E	10/29/2021	PERMITTING REVISED
F	10/31/2021	PERMITTING REVISED
G		
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Z		

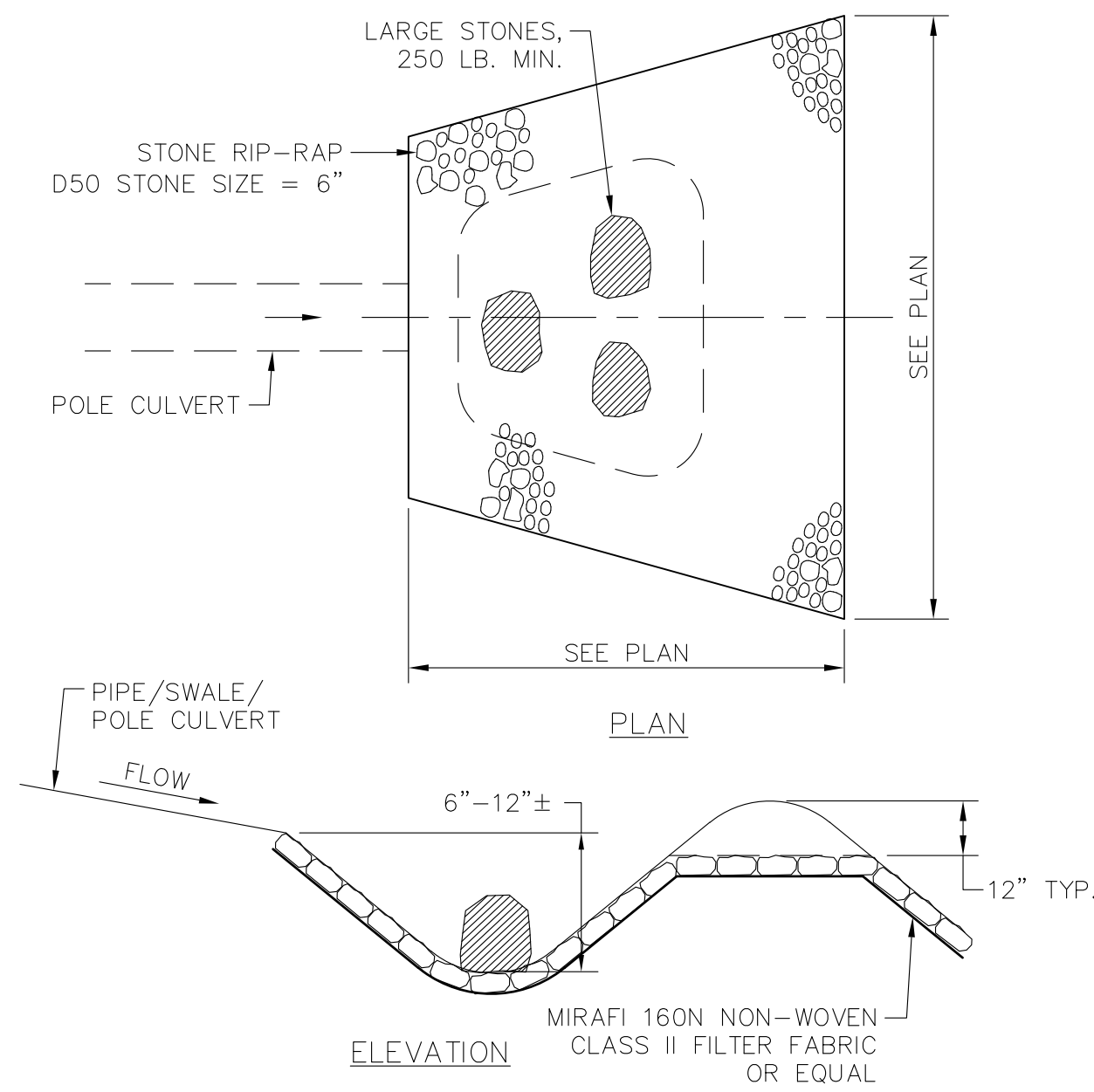
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ADDRESS: BENT STREET  
FRANKLIN, MA 02038

**APPLICANT:** KJS REALTY  
2 COMMERCIAL STREET  
SHARON, MA 02067

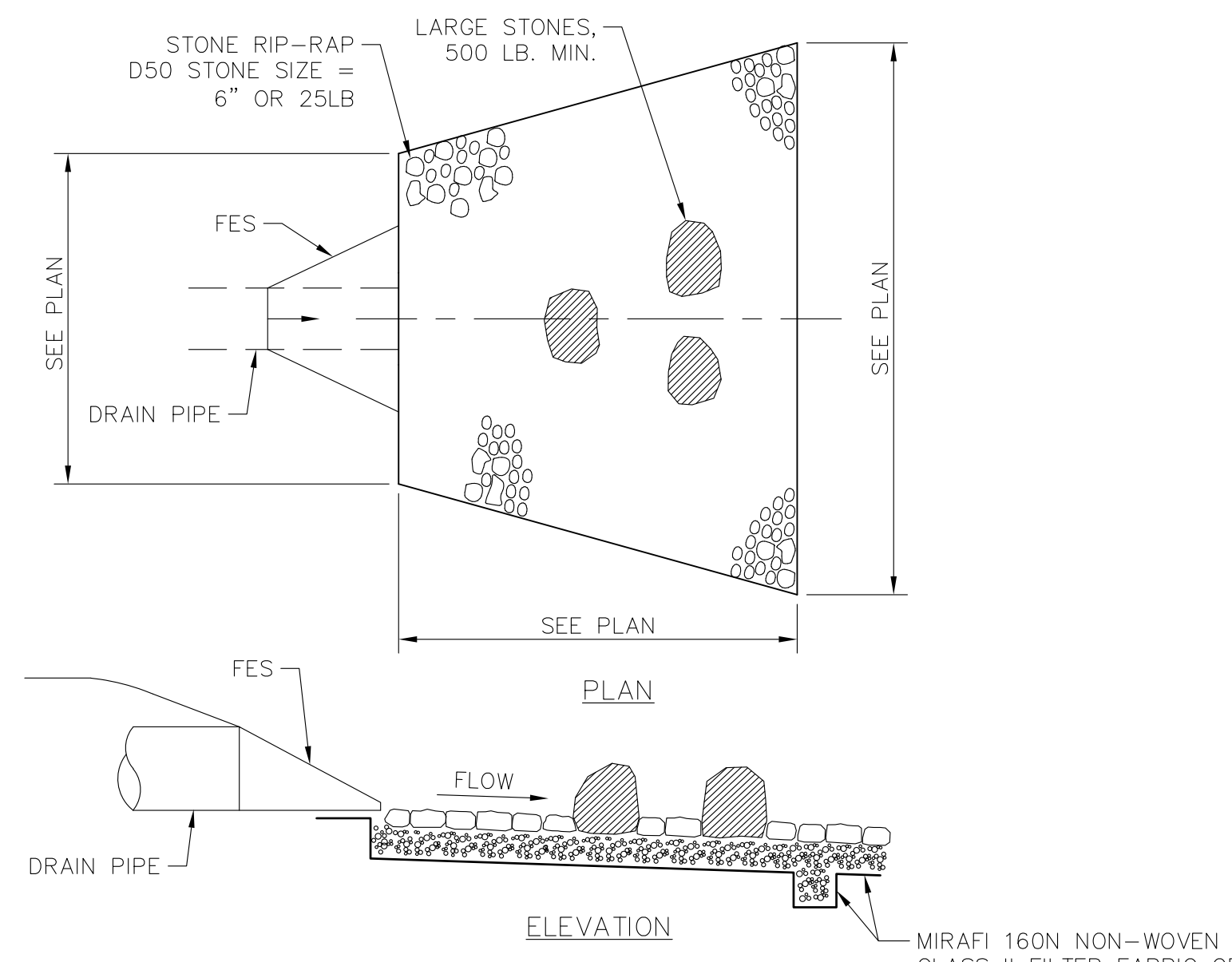
**STAMP:**

JESSE M. MORENO  
REGISTERED PROFESSIONAL ENGINEER  
MA 02038  
1-12-2024

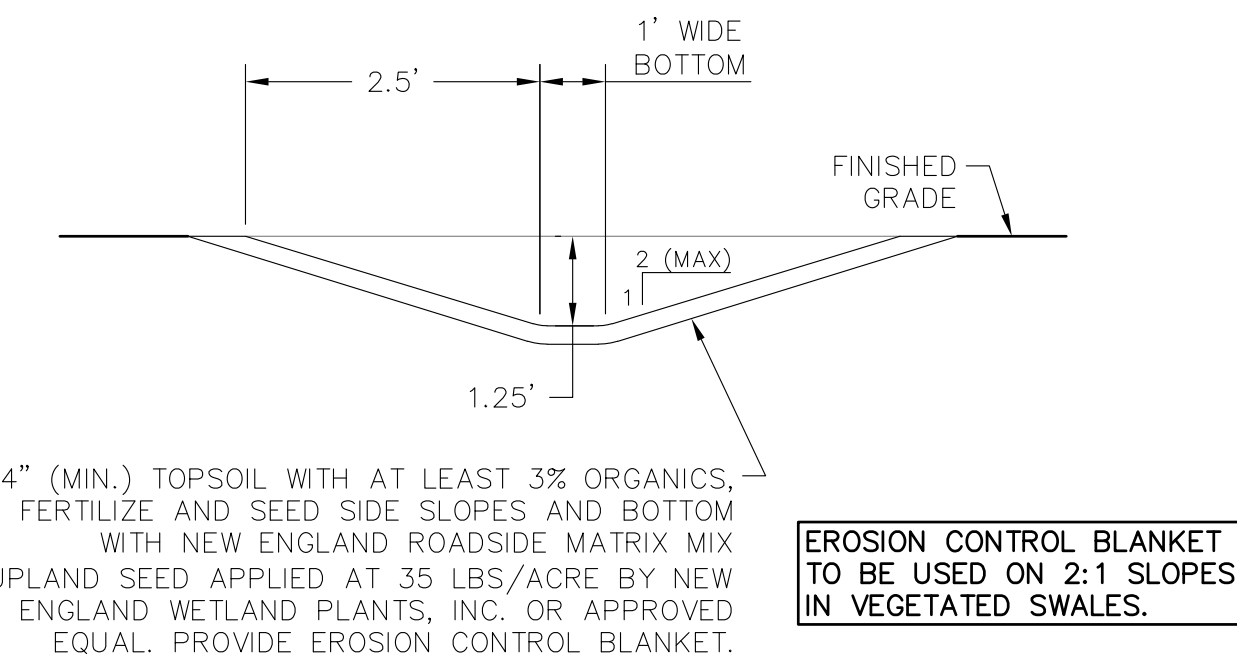
**DATE:** 01/12/2024  
**DRAWN:** JEB  
**CHECK:** JMM/TEJ  
**SCALE:** SEE PLAN  
**JOB NO.:** 18-015  
**SHEET TITLE:**



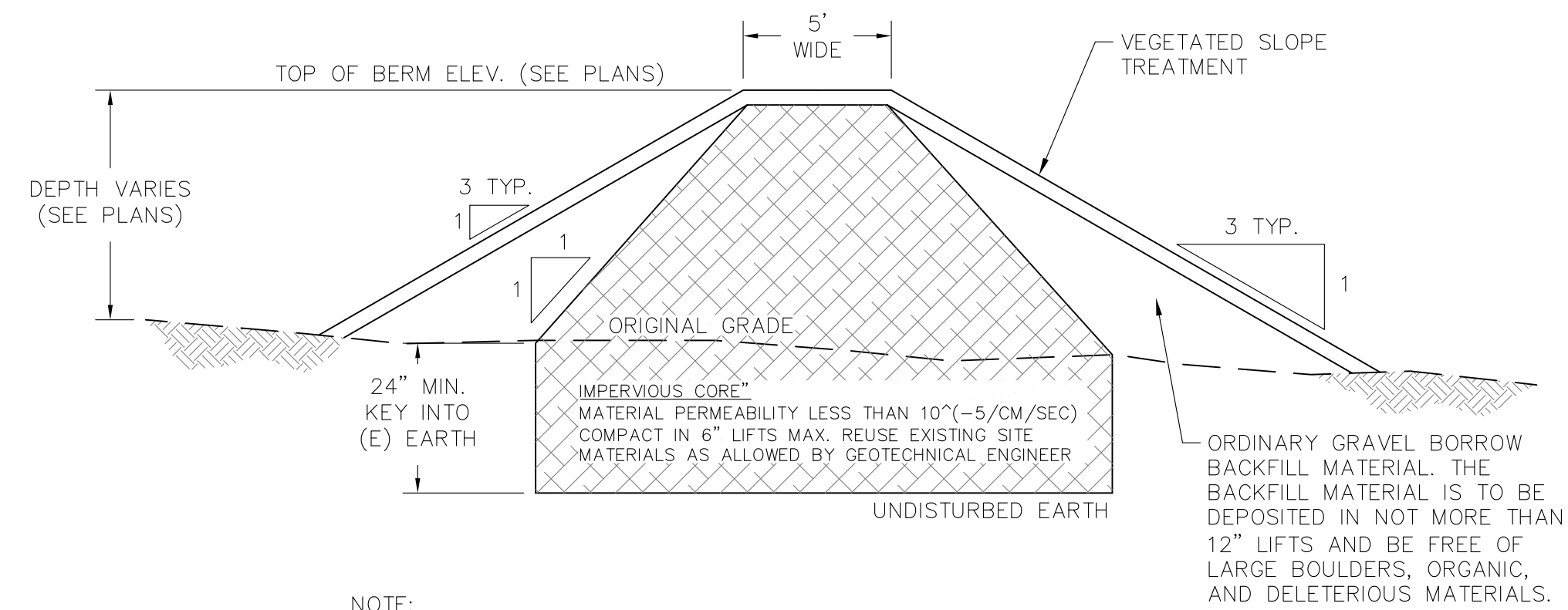
**PLUNGE POOL**  
SCALE: NONE



**OUTLET PROTECTION**  
SCALE: NONE

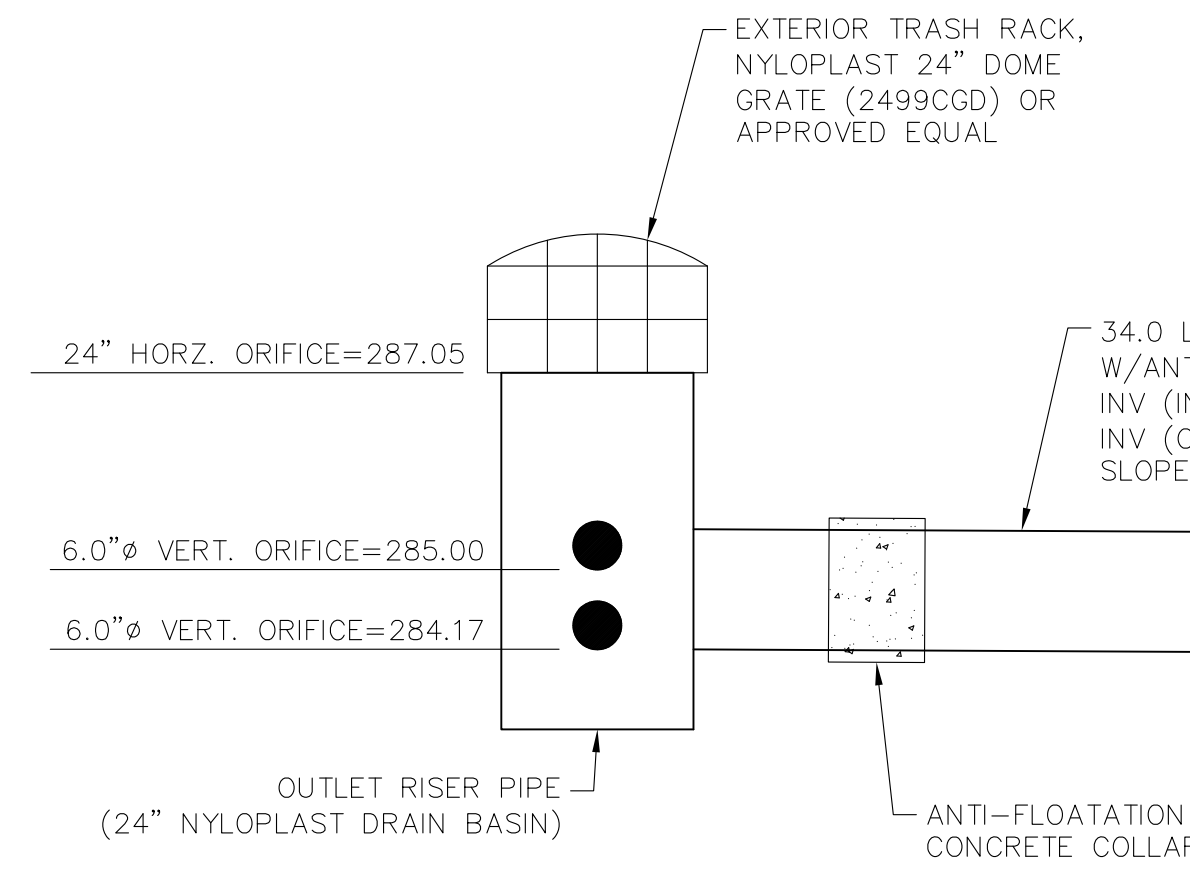


**VEGETATED SWALE**  
SCALE: NONE

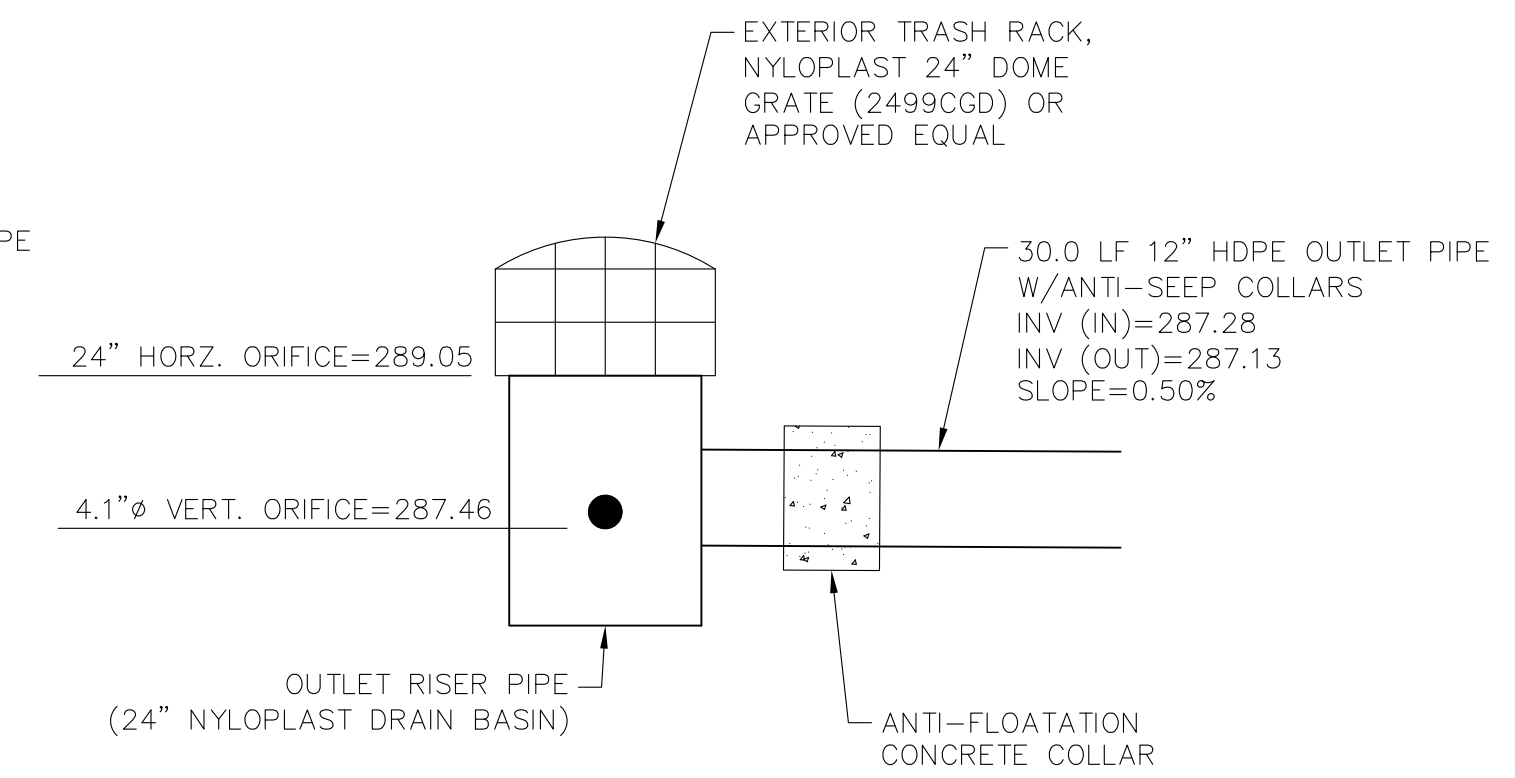


NOTE:  
1. THE DETAIL SHOWN IS REPRESENTATIVE OF THAT SHOWN ON THE PLANS. THE CONTRACTOR IS NOTED TO GRADE IN ACCORDANCE WITH THE PROPOSED CONTOURS AND LIMITS OF WORK SHOWN ON THE PLAN VIEW.

**TYPICAL BASIN BERM SECTION**  
SCALE: NONE



**DRIVEWAY BASIN (POCKET WETLAND) OUTLET STRUCTURE DETAIL**  
SCALE: NONE



**COMPOUND BASIN (INFILTRATION BASIN) OUTLET STRUCTURE DETAIL**  
SCALE: NONE

NO.	DATE	REVISIONS
A	08/30/21	ISSUED FOR REVIEW
B	09/30/21	ISSUED FOR REVIEW
0	10/07/21	ISSUED FOR PERMITTING
1	10/18/21	ISSUED FOR PERMITTING
2	09/01/23	PERMITTING REVISED
3	01/12/24	PERMITTING REVISED

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**ADDRESS: BENT STREET**  
**FRANKLIN, MA 02038**

**APPLICANT:**  
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2 COMMERCIAL STREET  
SHARON, MA 02067

**STAMP:**


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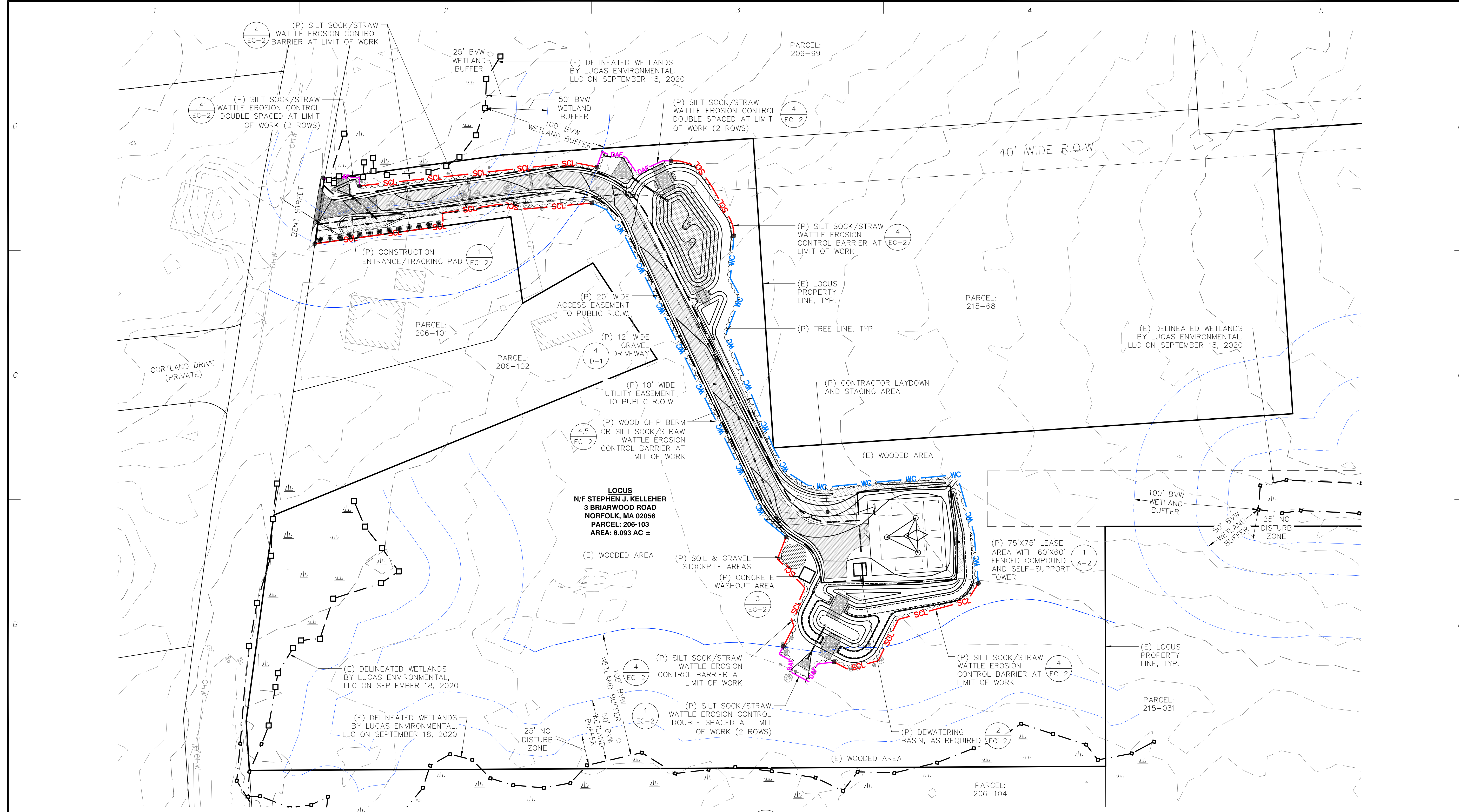
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SHARON, MA 02067

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**EROSION CONTROL PLAN**  
**EC-1**



ITEM	AREA (SF)
TREE CLEARING	41,480
GRAVEL SURFACE (COMPOUND & DRIVEWAY)	11,655
PAVED DRIVEWAY ENTRANCE	145
RIPRAP (DRAINAGE)	1,200
VEGETATED SWALE	3,535
LOAM & SEED	26,480
TOTAL EARTH DISTURBANCE (SITE)	43,015

(P) WORK (DISTURBANCE) WITHIN 0-100' BUFFER			
IMPERVIOUS WITHIN BUFFER AREAS			
	(P) IMPERVIOUS	(E) IMPERVIOUS	TOTAL IMPERVIOUS
0-25'	85±SF	0±SF	85±SF
25'-50'	60±SF	0±SF	60±SF
TOTALS (0-50')	145±SF	0±SF	145±SF

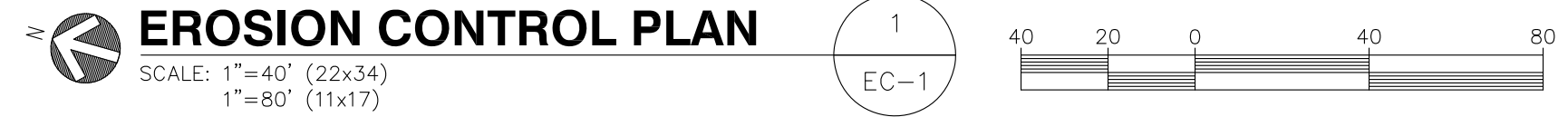
**EROSION & SEDIMENTATION RESPONSIBLE PARTY:**  
KJS REALTY  
2 COMMERCIAL STREET  
SHARON, MA 02067  
CONTACT: STEPHEN KELLEHER  
PH: 617-817-8564  
EMAIL: STEPHEN@VERTEXTOWERS.COM

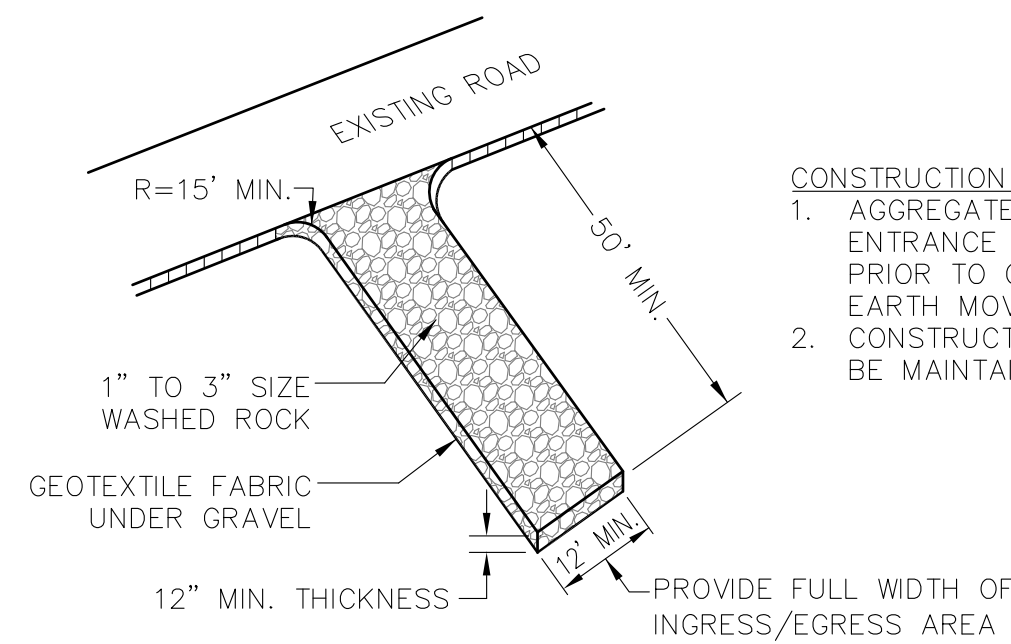
PRIOR TO COMMENCING CONSTRUCTION, THE RESPONSIBLE PARTY SHALL HIRE A CONTRACTOR FOR INSTALLING, INSPECTING, AND MAINTAINING THE EROSION CONTROLS THROUGHOUT THE ENTIRETY OF THE PROJECT. INSPECTIONS OF EROSION CONTROLS SHALL BE CONDUCTED WEEKLY AND AFTER SIGNIFICANT RAIN EVENTS.

**EROSION CONTROL BARRIER LEGEND**

- WC — WOOD CHIP BERM
- SCL — SILT SOCK / STRAW WATTLE
- DAF — SILT SOCK / STRAW WATTLE DOUBLE SPACED (2 ROWS)

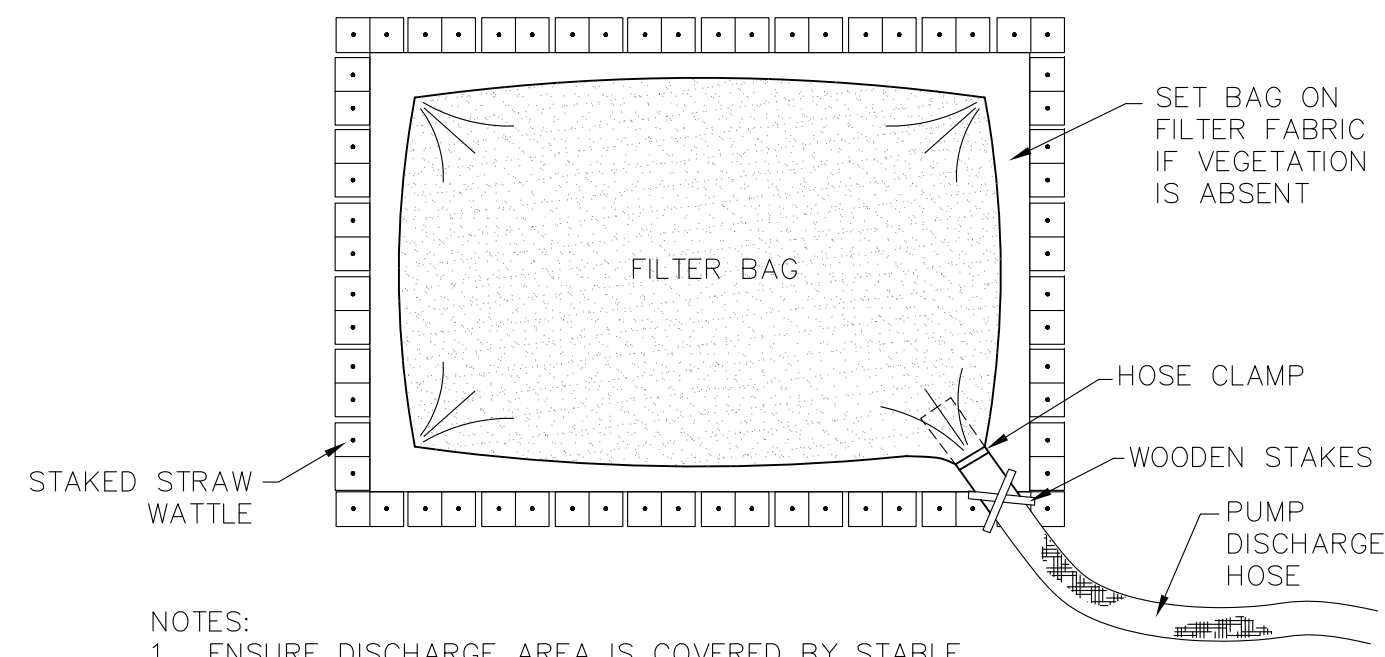
DOUBLE SPACED EROSION CONTROL BARRIERS SHALL BE LOCATED AT OUTFALLS AND CRITICAL POINTS.





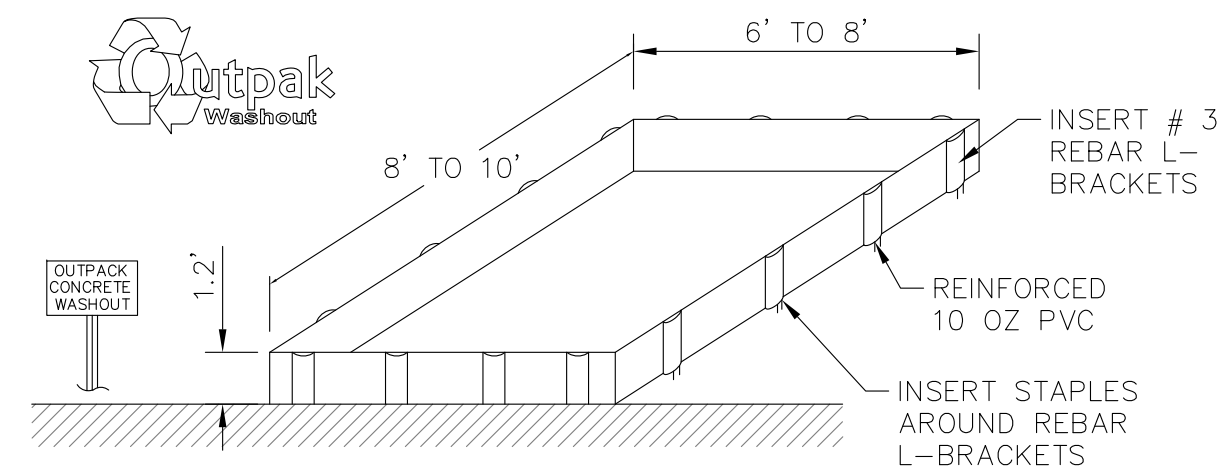
- CONSTRUCTION ENTRANCE NOTES:**
1. AGGREGATE CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF EARTH MOVING OPERATIONS. CONSTRUCTION ENTRANCE TO BE MAINTAINED UNTIL REMOVED.

**CONSTRUCTION ENTRANCE** 1  
SCALE: NONE EC-2



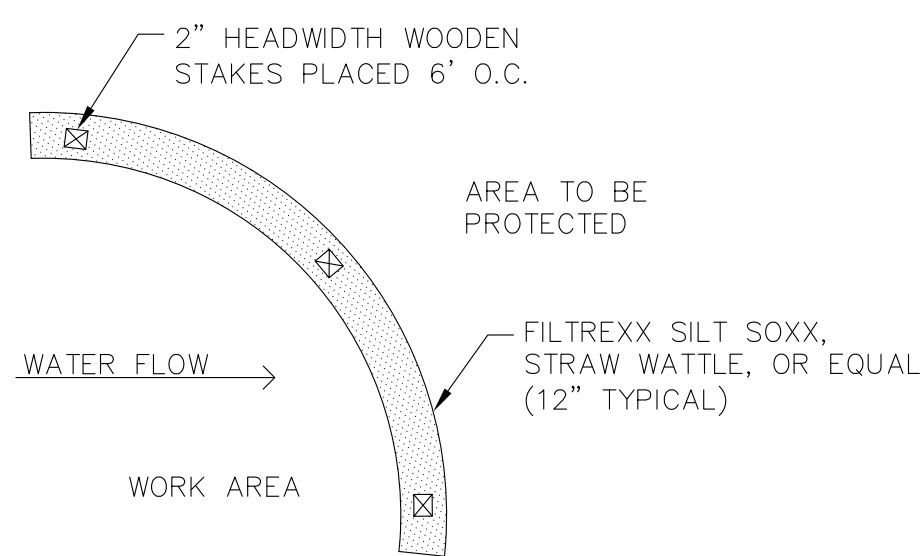
- NOTES:**
1. ENSURE DISCHARGE AREA IS COVERED BY STABLE VEGETATION.
  2. USE DIFFUSER NOZZLE OR LOW DISCHARGE RATE TO PREVENT SCOURING.
  3. TO BE PLACED AT AN UPLAND LOCATION THAT WILL ALLOW WATER TO DRAIN TO THE GROUND.
  4. SIZE OF STRAW WATTLE ENCLOSURE TO BE 10'x10' ADJUSTED TO WATER VOLUME.
  5. ADDITIONAL STRAW WATTLES MAY BE USED TO INCREASE RETENTION & FILTERING.

**DEWATERING BASIN** 2  
SCALE: NONE EC-2



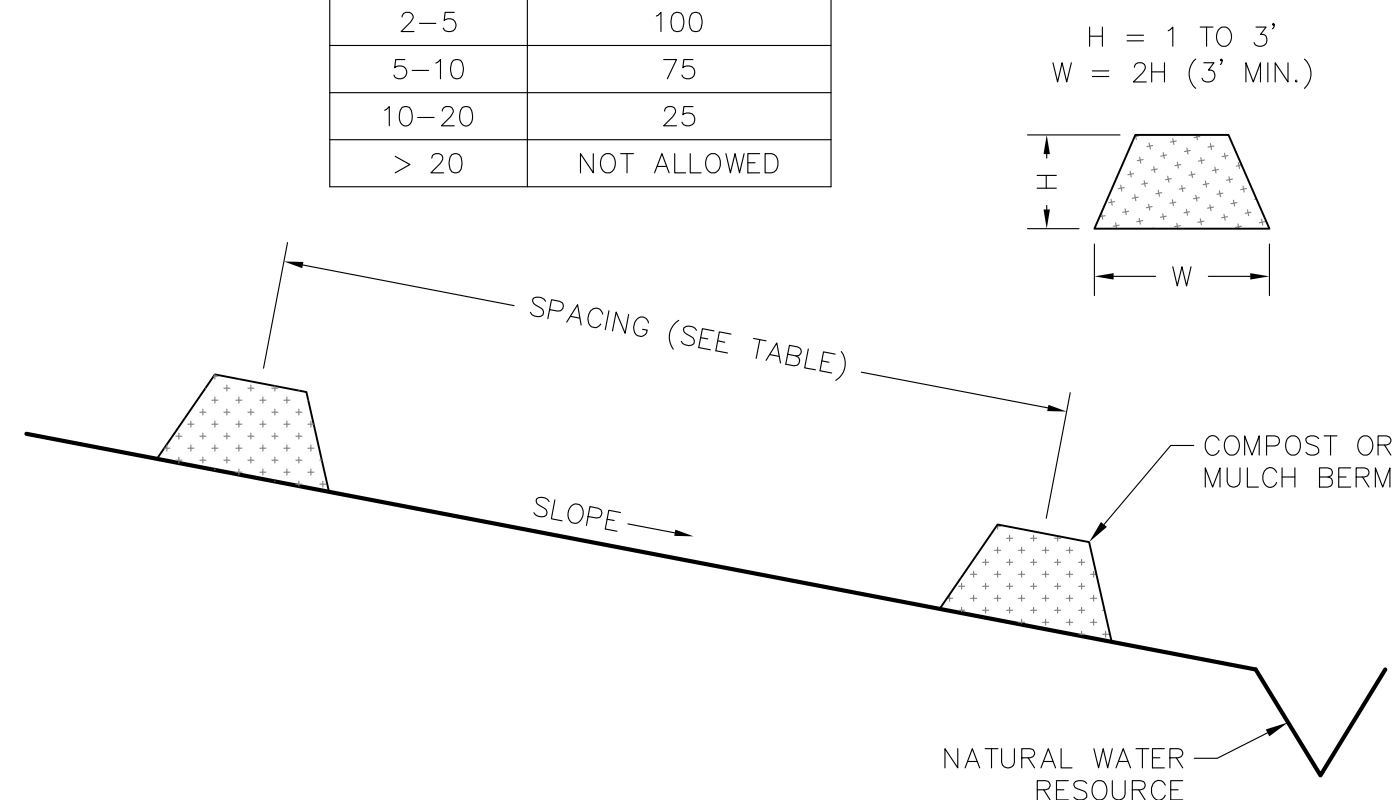
- NOTES:**
1. THE CONCRETE WASHOUT AREA SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON THIS PROJECT.
  2. SIGNS SHALL BE PLACED AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CONCRETE WASHOUT.
  3. THE CONCRETE WASHOUT AREA WILL BE REPLACED AS NECESSARY TO MAINTAIN CAPACITY FOR WASTE CONCRETE AND OTHER LIQUID WASTE.
  4. WASHOUT RESIDUE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN APPROVED WASTE SITE.
  5. DO NOT MIX EXCESS AMOUNTS OF FRESH CONCRETE OR CEMENT ON-SITE.
  6. DO NOT WASH OUT CONCRETE TRUCKS INTO STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS.
  7. AVOID DUMPING EXCESS CONCRETE IN NON-DESIGNATED DUMPING AREAS.
  8. LOCATE WASHOUT AREA AT LEAST 50' (15 METERS) FROM STORM DRAINS, OPEN DITCHES, OR WATERBODIES.
  9. WASH OUT WASTES INTO THE OUTPAK WASHOUT AS SHOWN WHERE THE CONCRETE CAN SET, BE BROKEN UP, AND THEN DISPOSED OF PROPERLY.

**CONCRETE WASHOUT AREA** 3  
SCALE: NONE EC-2



- NOTES:**
1. USE SILT SOXX OR APPROVED EQUAL WHERE CONDITIONS DO NOT ALLOW STAKES TO BE DRIVEN.
  2. SILT SOXX FILL TO MEET FILTREXX SPECIFICATIONS AND APPLICATION REQUIREMENTS.
  3. SILT SOXX COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.
  4. FILTER MEDIA/STRAW TO BE INERT AND FREE FROM INVASIVE WEEDS AND NON-NATIVE SPECIES.
  5. MAY STAKE BEHIND SICK AT SLIGHT ANGLE (6' O.C.).

**EROSION CONTROL BARRIER (MEDIA FILTER SOCK) DETAIL** 4  
SCALE: NONE EC-2



- NOTES:**
1. NOT TO BE PLACED IN AREAS OF CONCENTRATED FLOW OR WHERE ARMORED FENCE IS SHOWN.
  2. NOT RECOMMENDED WITHIN 50' OF A SURFACE WATER.
  3. PLACEMENT AREA MUST BE FREE OF DEBRIS.
  4. BOTH ENDS SHALL EXTEND 8' UP SLOPE AT 45° TO MAIN BERM.
  5. SHALL BE INSPECTED WEEKLY AND AFTER ALL RUNOFF EVENTS.
  6. AT CONCLUSION OF CONSTRUCTION, BERM MATERIAL MAY BE SPREAD LEVEL.

**WOOD CHIP FILTER BERM ALTERNATIVE** 5  
SCALE: NONE EC-2

**CONSTRUCTION SEQUENCE & SCHEDULE**

THE PHASING OF CONSTRUCTION FOR THE TOWER COMPOUND AND GRAVEL ACCESS DRIVEWAY SHALL GENERALLY FOLLOW THE FOLLOWING SEQUENCE; HOWEVER, ITEMS MAY BE COMPLETED CONCURRENTLY DEPENDING ON THEIR LOCATION.

- CONSTRUCTION OF TEMPORARY CONSTRUCTION EXIT POINT
- INSTALLATION OF STABILIZED CONSTRUCTION ENTRANCE
- INSTALLATION OF TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES ALONG THE PERIMETER OF THE SITE (I.E., INLET PROTECTION, STRAW WATTLE, ETC.)
- ESTABLISHMENT OF SCHEDULES FOR GOOD HOUSEKEEPING BMPs
- CLEARING AND GRUBBING OF VEGETATION WITHIN LIMITS OF WORK
- ROUGH GRADING OF ACCESS DRIVEWAY & DRAINAGE FACILITIES
- INSTALLATION OF DRIVEWAY CULVERTS
- INSTALLATION OF UTILITIES TO TOWER COMPOUND
- BACKFILL OPERATIONS FOR UTILITY TRENCHES
- INSTALLATION OF DRIVEWAY SUBBASE AND TRAP ROCK SURFACE
- DRIVEWAY SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE
- EXCAVATION/FILL TOWER FOUNDATION
- INSTALLATION OF TOWER FOUNDATION
- BACKFILL OPERATIONS FOR TOWER FOUNDATION
- CONSTRUCTION OF TOWER ABOVE GROUND
- INSTALLATION OF PERIMETER COMPOUND FENCE
- OVER-LOT GRADING & FINAL DRAINAGE FACILITY GRADING (I.E., STONE CHANNELS, STONE DIAPHRAGM)
- FINAL GRADING
- CUT/FILL SLOPES SHALL BE SEEDED/LOAMED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE
- RE-VEGETATION IN DISTURBED AREAS FOR FINAL STABILIZATION
- REMOVE TEMPORARY BMPs THAT ARE NO LONGER REQUIRED

**EROSION & SEDIMENT CONTROL PHASING**

THE PHASING OF EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION FOR THE TOWER COMPOUND AND GRAVEL ACCESS DRIVEWAY SHALL GENERALLY FOLLOW THE FOLLOWING SEQUENCE.

- PRE-DISTURBANCE/SITE PREPARATION
- INSTALL STABILIZED CONSTRUCTION ENTRANCE
- INSTALL PERIMETER BMPs (I.E., STRAW WATTLE, INLET PROTECTION, ETC.)
- INSTALL SLOPE INTERCEPTOR BMPs (I.E., STRAW WATTLE, COIR LOG, ETC.)
- PREPARE STABILIZED STAGING AREA INCLUDING CONCRETE WASHOUT PIT
- LIMIT ACCESS TO AREAS THAT ARE NOT TO BE DISTURBED
- CONSTRUCTION
- LOCATE STOCKPILES IN WORK AREAS WITH PERIMETER CONTROLS
- LEAVE DISTURBED AREA OF SITE IN A SURFACE ROUGHENED CONDITION WHEN FEASIBLE
- CLOSE EXCAVATIONS AS SOON AS POSSIBLE
- PROTECT AND REPAIR BMPs, AS NECESSARY
- PERFORM STREET SWEEPING, AS NEEDED
- BACKFILL AND COMPACTING
- REMOVE TEMPORARY BMPs WHERE APPROPRIATE
- REMOVE LIMITED STORED MATERIALS AND EQUIPMENT FROM THE SITE
- FINAL STABILIZATION
- INSTALL SEED/MULCH
- INSTALL EROSION CONTROL BLANKET, HYDRO-SEEDING WITH TACKIFIER, OR RIPRAP STABILIZATION AS REQUIRED BY CONDITIONS
- REMOVE ALL NON-BIODEGRADABLE TEMPORARY BMPs WHEN APPLICABLE

**EROSION CONTROL NOTES**

1. APPLICANT PROPOSES TO CONSTRUCT A CELLULAR TELECOMMUNICATIONS FACILITY CONSISTING OF A FENCED COMPOUND AND UTILITY WORK WITHIN A LEASE AREA AND EASEMENTS.
2. TEMPORARY EROSION CONTROL BARRIER SHALL BE MAINTAINED THROUGHOUT SITE CONSTRUCTION. STOCK PILE ON SITE 100 FT. OF SILT SOCK OR STRAW WATTLE FOR EMERGENCY USE. TEMPORARY EROSION BARRIERS SHALL REMAIN IN PLACE UNTIL PERMANENT VEGETATIVE GROUND COVER IS ESTABLISHED.
3. THE CONTRACTOR SHALL CHIP ALL BRUSH AND SLASH CUTTINGS ON SITE AND STOCKPILE THE CHIPS TO BE USED ON ALL UNSTABLE, DISTURBED AREAS DURING CONSTRUCTION AS TEMPORARY STABILIZATION MULCH. NO BURNING WILL BE ALLOWED ON SITE.
4. TEMPORARY STABILIZATION MUST BE PROVIDED TO ANY DISTURBED EARTH THAT IS OPENED UP IN ANY ONE LOCATION FOR MORE THAN 14 DAYS. CHIPS FROM LAND CLEARING, EROSION CONTROL BLANKETS, OR FAST GROWING RYE GRASSES MAY BE USED FOR TEMPORARY STABILIZATION AS REQUIRED.
5. STRIPPED TOPSOIL SHALL BE STOCKPILED AND PROTECTED WITH STRAW MULCH. ALL STOCKPILES SHALL HAVE AN APPROVED SILTATION BARRIER TOTALLY SURROUNDING THE PILE. THE PILE SHALL BE IN AN APPROVED UPLAND AREA A MINIMUM OF TWENTY-FIVE FEET FROM ALL RESOURCE AREAS.
6. THE PHASING AND SEQUENCING OF THE WORK FOR THE SITE PREPARATION FOR THE TELECOMMUNICATIONS EQUIPMENT INSTALLATION CONSISTS OF INSTALLING TEMPORARY EROSION AND SEDIMENTATION CONTROL BARRIERS; CLEARING AND ROUGH GRADING AS NEEDED; FOUNDATION WORK; EXCAVATION FOR UTILITIES; BACK FILL FOUNDATIONS AND UTILITY TRENCHES; FENCED COMPOUND CONSTRUCTION; INSTALLATION OF TOWER AND GROUND EQUIPMENT; GROUNDING AND LIGHTNING PROTECTION; EQUIPMENT TESTING; FINAL GRADING AND STABILIZATION OF DISTURBED AREAS; LOAM AND SEED DISTURBED AREAS OUTSIDE COMPOUND; FINAL CLEANUP. THE ESTIMATED TIME FOR COMPLETION OF THE WORK IS APPROXIMATELY **SIXTEEN (16) WEEKS.**
7. THE COMPOUND ENCLOSURE IS SURFACED WITH CRUSHED STONE UNDERLAIN BY A WEED-BLOCK SYNTHETIC FILTER FABRIC. DRAINAGE PATTERNS, RUNOFF VOLUMES AND PEAK FLOW RATES WILL NOT BE ALTERED BY THE PROPOSED CONSTRUCTION.
8. ALL DISTURBED AREAS OUTSIDE THE LIMITS OF THE FENCED COMPOUND SHALL BE PERMANENTLY ESTABLISHED WITH A NATIVE VEGETATIVE GROUND COVER AT THE CONCLUSION OF CONSTRUCTION. GRADED AREAS SHALL BE PROTECTED WITH STRAW MULCH UNTIL A GOOD VEGETATIVE COVER IS ESTABLISHED.
9. THE TOTAL IMPACT AREA OF THE DISTURBED CONSTRUCTION SITE IS BOUNDED BY THE "LIMIT OF WORK" AS SHOWN HEREON. THE MAXIMUM AREA OF DISTURBANCE WITHIN THE LIMIT OF WORK IS APPROXIMATELY **43,015 SQUARE FEET.** THE PROJECT IMPACT AREA IS BELOW THE EXEMPTION THRESHOLD OF 43,560 SQUARE FEET IN 40 CFR PARTS 9, 122-124 AND THEREFORE IS NOT SUBJECT TO REGULATION UNDER THE EPA NPDES GENERAL CONSTRUCTION PERMIT PROGRAM.
10. THE PROJECT OWNER'S GENERAL CONTRACTOR SHALL CONDUCT ALL SITE DEVELOPMENT WORK IN A MANNER THAT DOES NOT EXCEED THE LIMITS OF WORK SHOWN ON THE PLANS. ADDITIONALLY, THE PROJECT OWNER'S GENERAL CONTRACTOR SHALL CONDUCT ALL CONSTRUCTION ACTIVITIES IN A MANNER THAT DOES NOT RESULT IN STORMWATER DISCHARGES WITH AN ADVERSE IMPACT ON ANY RESOURCE AREAS OR DOWNSTREAM PROPERTIES.
11. UPON COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL REMOVE ALL ACCUMULATED SILT FROM BEHIND SILTATION BARRIERS AND DISPOSE OF SILT EVENLY IN UPLAND AREAS. REMOVE ALL EROSION CONTROL DEVICES WHEN A GOOD VEGETATIVE COVER IS ESTABLISHED.
12. A CONCRETE WASHOUT AREA SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON THIS PROJECT. SIGNS SHALL BE PLACED AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CONCRETE WASHOUT. WASHOUT RESIDUE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN APPROVED WASTE SITE.
13. A SIGN SHALL BE DISPLAYED AT THE SITE NOT LESS THAN TWO SQUARE FEET OR MORE THAN THREE SQUARE FEET IN SIZE BEARING THE WORDS, "MASSACHUSETTS DEPARTMENT OF ENVIRONMENTAL PROTECTION" [OR "MASSDEP"] FILE NUMBER: "159-1280."

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**SITE NAME: FRANKLIN BENT STREET**  
**ADDRESS: BENT STREET**  
**FRANKLIN, MA 02088**

**APPLICANT:**  
**KJS REALTY**  
**2 COMMERCIAL STREET**  
**SHARON, MA 02067**

**STAMP:**

DATE: 01/12/2024  
DRAWN: JEB  
CHECK: JMM/TEJ  
SCALE: SEE PLAN  
JOB NO.: 18-015

SHEET TITLE:  
**EROSION CONTROL**  
**DETAILS**  
**EC-2**