

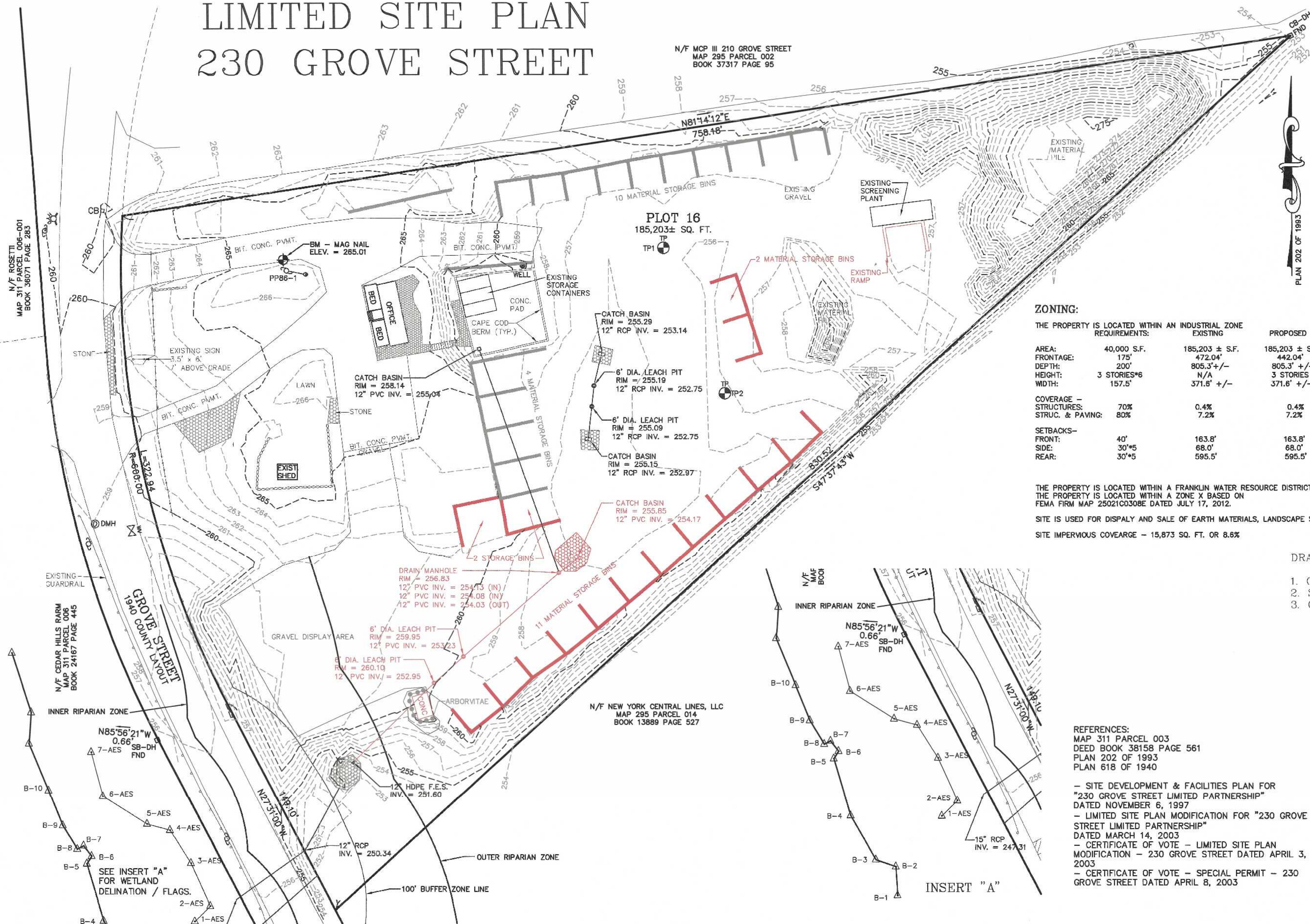
LIMITED SITE PLAN 230 GROVE STREET

N/F MCP III 210 GROVE STREET
MAP 295 PARCEL 002
BOOK 37317 PAGE 95

N/F ROSETTI
MAP 311 PARCEL 006-001
BOOK 36071 PAGE 283

PLAN 202 OF 1993

LOCUS
SCALE: 1" = 400'



ZONING:

| THE PROPERTY IS LOCATED WITHIN AN INDUSTRIAL ZONE REQUIREMENTS: | EXISTING | PROPOSED |
|---|-------------|----------------|
| AREA: | 40,000 S.F. | 185,203 ± S.F. |
| FRONTAGE: | 175' | 472.04' |
| DEPTH: | 200' | 805.3' +/- |
| HEIGHT: | 3 STORIES*6 | N/A |
| WIDTH: | 157.5' | 371.6' +/- |
| COVERAGE - STRUCTURES: | 70% | 0.4% |
| STRUC. & PAVING: | 80% | 7.2% |
| SETBACKS- FRONT: | 40' | 163.8' |
| SIDE: | 30'*5 | 68.0' |
| REAR: | 30'*5 | 595.5' |

THE PROPERTY IS LOCATED WITHIN A FRANKLIN WATER RESOURCE DISTRICT.
THE PROPERTY IS LOCATED WITHIN A ZONE X BASED ON
FEMA FIRM MAP 25021C0308E DATED JULY 17, 2012.

SITE IS USED FOR DISPALY AND SALE OF EARTH MATERIALS, LANDSCAPE SUPPLIES AND TOOLS.

SITE IMPERVIOUS COVERAGE - 15,873 SQ. FT. OR 8.6%

DRAWING INDEX:

- COVER SHEET - EXISTING CONDITIONS
- SITE PLAN
- CONSTRUCTION DETAILS

- WAIVER REQUESTS:
- TO ALLOW THE USE OF HPDE PIPE.
 - TO ALLOW LESS THAN 42" OF COVER OVER THE DRAIN PIPES.

REFERENCES:

- MAP 311 PARCEL 003 DEED BOOK 38158 PAGE 561 PLAN 202 OF 1993 PLAN 618 OF 1940
- SITE DEVELOPMENT & FACILITIES PLAN FOR "230 GROVE STREET LIMITED PARTNERSHIP" DATED NOVEMBER 6, 1997
- LIMITED SITE PLAN MODIFICATION FOR "230 GROVE STREET LIMITED PARTNERSHIP" DATED MARCH 14, 2003
- CERTIFICATE OF VOTE - LIMITED SITE PLAN MODIFICATION - 230 GROVE STREET DATED APRIL 3, 2003
- CERTIFICATE OF VOTE - SPECIAL PERMIT - 230 GROVE STREET DATED APRIL 8, 2003

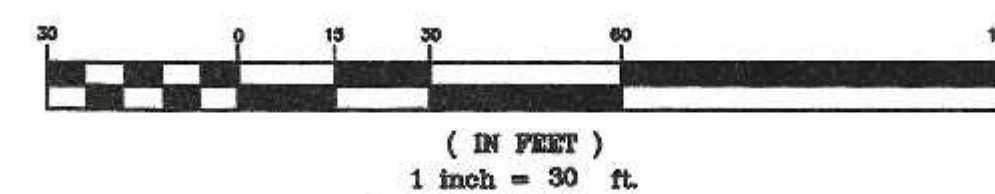
OWNER AND APPLICANT:
ISAR LLC
3 MADISON STREET
PLAINVILLE, MASSACHUSETTS

COVER SHEET
230 GROVE STREET
FRANKLIN, MASSACHUSETTS
PREPARED FOR
ISAR, LLC
3 MADISON STREET
PLAINVILLE, MASSACHUSETTS
JUNE 28, 2023
SCALE: 1" = 30'

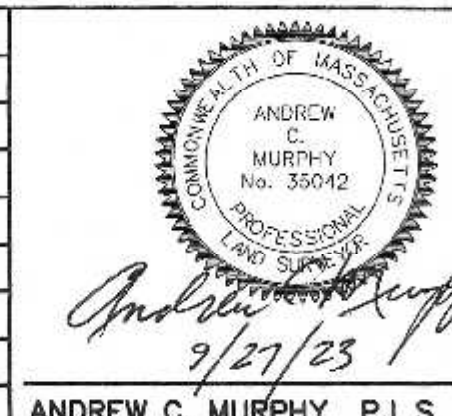
LIMITED SITE PLAN APPROVAL
REQUIRED
FRANKLIN PLANNING BOARD

DATE

GRAPHIC SCALE



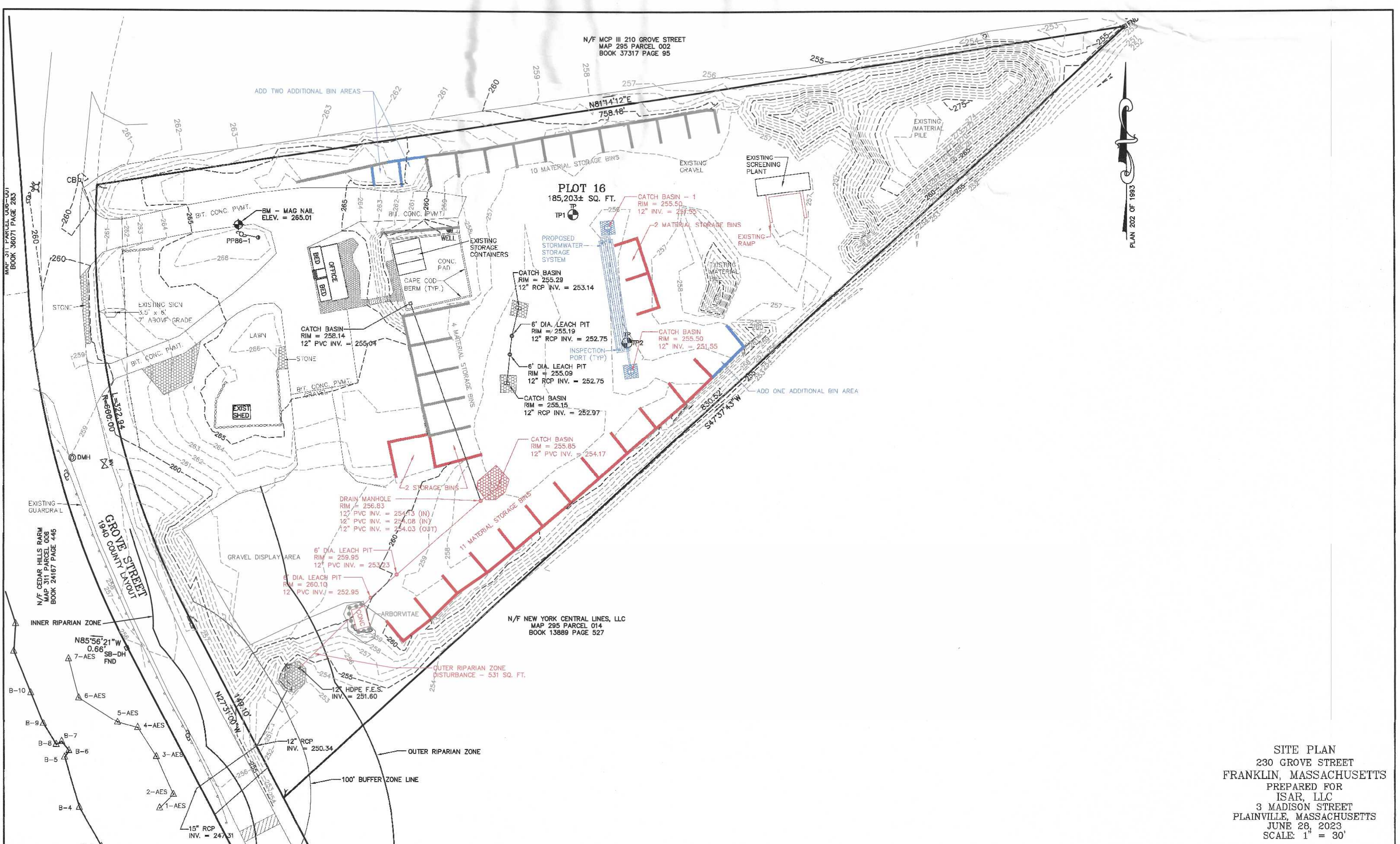
| NO. | DATE | DESCRIPTION | BY |
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| 1 | 9/26/23 | REVIEW COMMENTS | RRG |
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| BK# | FIELD BOOK | PG# |
| 6/23 | CALCS BY: | RRG |
| 6/23 | DESIGNED BY: | RRG |
| 6/23 | DRAWN BY: | COMP |
| 6/23 | CHECKED BY: | ACM |

UNITED CONSULTANTS INC.
850 FRANKLIN STREET SUITE 11D
WRENTHAM, MASSACHUSETTS 02093
508-384-8580 FAX 508-384-8588

| DATE |
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| JUNE 28, 2023 |
| SCALE |
| 1" = 30' |
| PROJECT |
| UC1505 |
| SHEET |
| 1 of 3 |

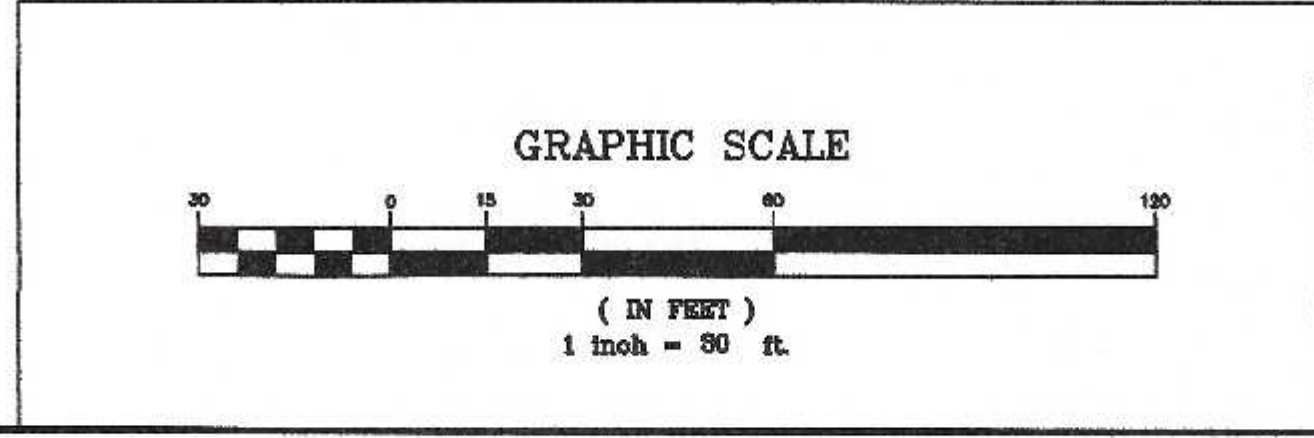


PLAN 202 OF 1993

SITE PLAN
 230 GROVE STREET
 FRANKLIN, MASSACHUSETTS
 PREPARED FOR
 ISAR, LLC
 3 MADISON STREET
 PLAINVILLE, MASSACHUSETTS
 JUNE 28, 2023
 SCALE: 1" = 30'

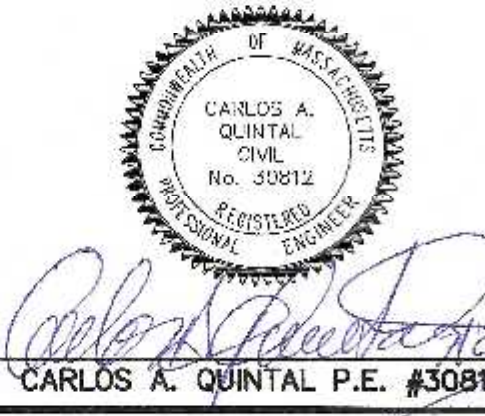
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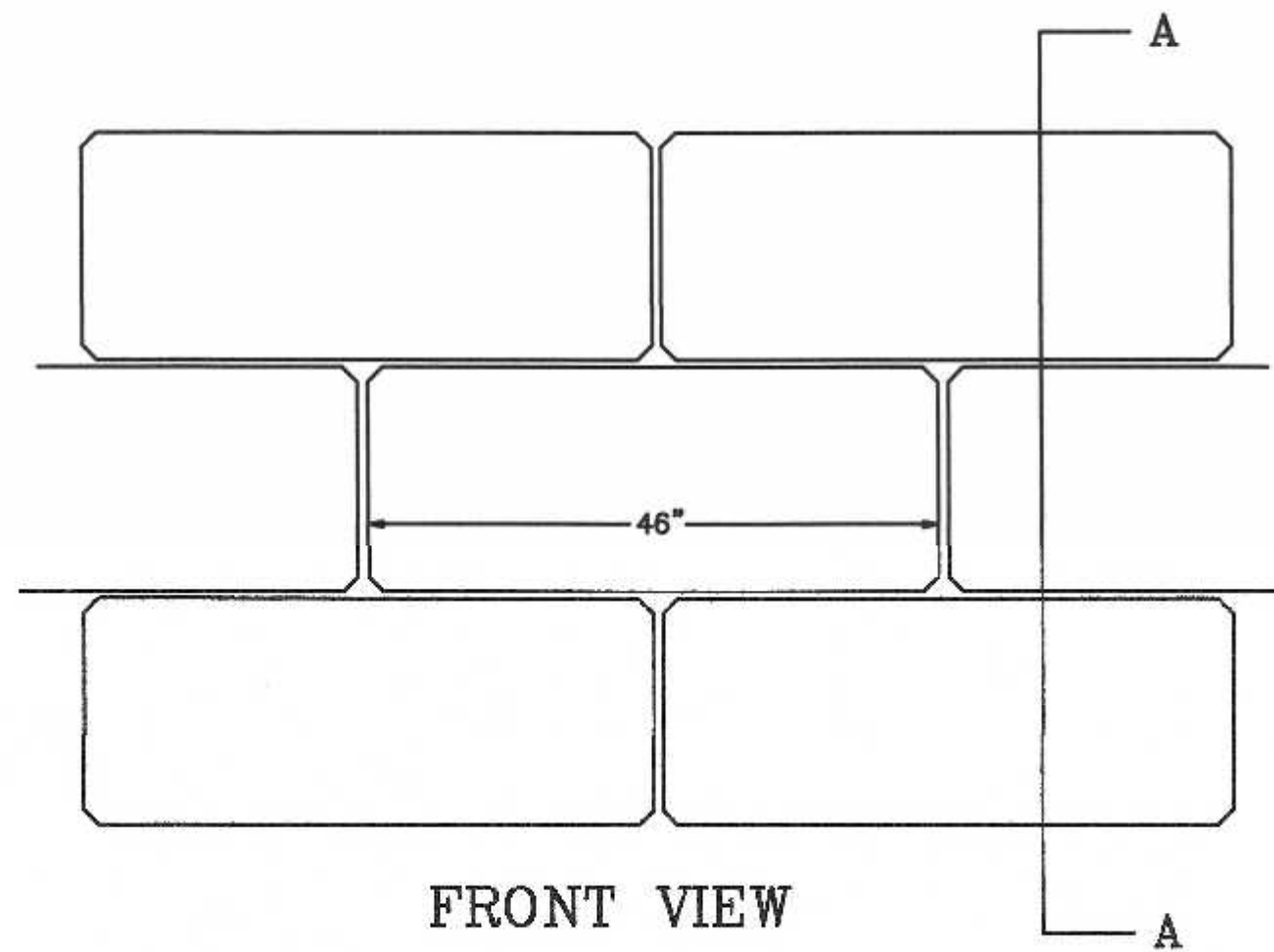
| NO. | DATE | DESCRIPTION | BY |
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| 1 | 9/26/23 | REVIEW COMMENTS | RRG |

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| 6/21 | BL | |
| BK# | FIELD BOOK | PG# |
| 6/23 | RRG | |
| 6/23 | DESIGNED BY: | RRG |
| 6/23 | DRAWN BY: | COMP |
| 6/23 | CHECKED BY: | CAQ |

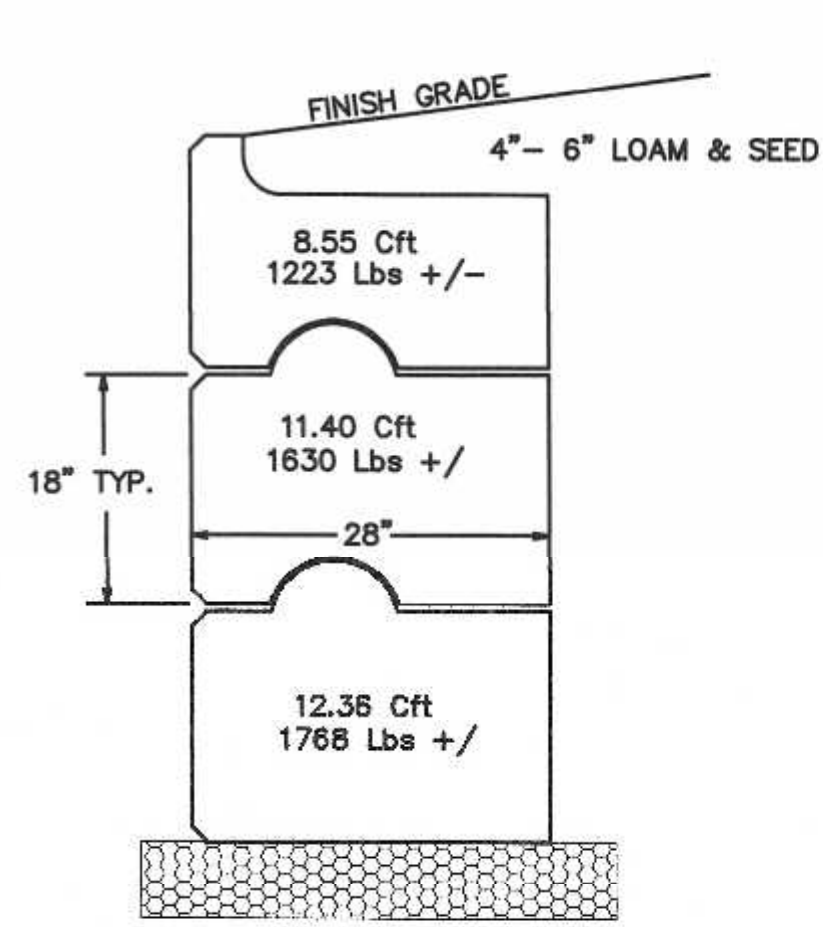


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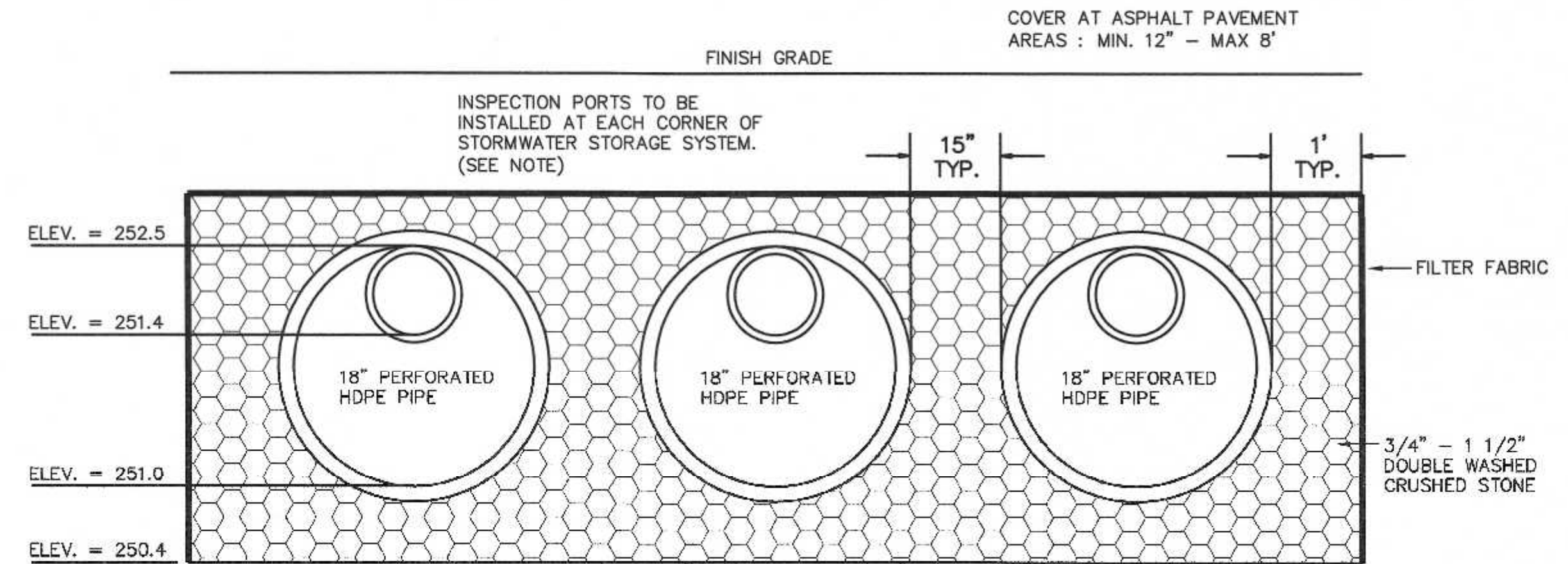
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|---------|---------------|
| DATE | JUNE 28, 2023 |
| SCALE | 1" = 30' |
| PROJECT | UC1505 |
| SHEET | 2 of 3 |



FRONT VIEW
STORAGE BIN WALL DETAIL



SECTION A-A



STORMWATER STORAGE SYSTEM

SOIL EVALUATION INFORMATION
TEST DATE: 5/17/2023 BY CARLOS A. QUINTAL, PE,
RICK GOODREAU AND WITNESSED BY MICHAEL MAGGIOLO, PE

TEST HOLE # 1 ELEV. = 256.33
0-32" FILL ELEV. = 253.67
32-84" C1 COARSE SAND 2.5Y 5/3 ELEV. = 249.33
84-132" C2 SANDY LOAM 2.5Y 4/2 ELEV. = 245.33

NO GROUNDWATER OBSERVED
PERMEABILITY TEST PERFORMED AT 36" RATE = 44.2 IN/HR

TEST HOLE # 2 ELEV. = 256.39
0-46" FILL ELEV. = 252.56
46-120" C1 COARSE SAND 2.5Y 5/3 ELEV. = 246.39
120-132" C2 SANDY LOAM 2.5Y 4/2 ELEV. = 245.39

WEEPING AT 120" ELEV = 246.39
PERMEABILITY TEST PERFORMED AT 36" RATE = 13.3 IN/HR

SITE IMPERVIOUS - 15,873 SQ. FT. X 1 1/2 X 0.80 =
1,059 CUBIC FEET STORMWATER STORAGE REQUIRED

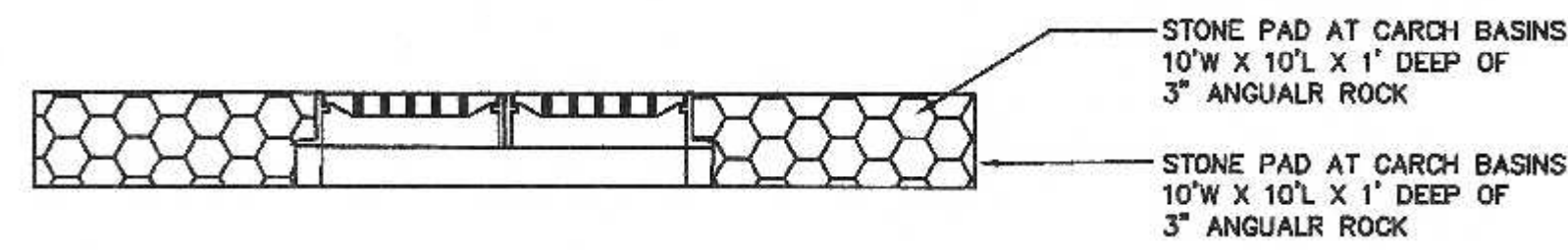
FOUR EXISTING 6" DIAMETER LEACHING PITS @ 3' DEEP =
339 CUBIC FEET STORAGE

PROPOSED TRENCH = 3 PIPES 18" IN DIAMETER SET IN
CRUSHED STONE = 971 CUBIC FEET OF STORAGE

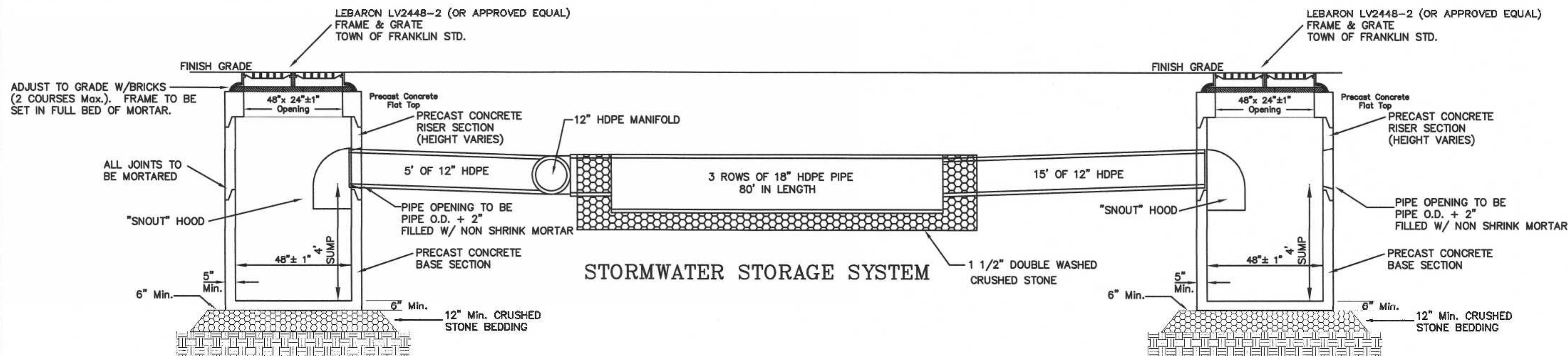
TOTAL STORAGE = 1,310 CUBIC FEET

1. PROVIDE ONE FOOT OF DOUBLE WASHED CRUSHED STONE ON THE ALL SIDES AND 6" ON THE BOTTOM OF THE STORMWATER STORAGE SYSTEM
2. BACK FILL SHALL CONSIST OF 12" OF PROCESSED GRAVEL OR 4" DENSE GRADE CRUSHED STONE.

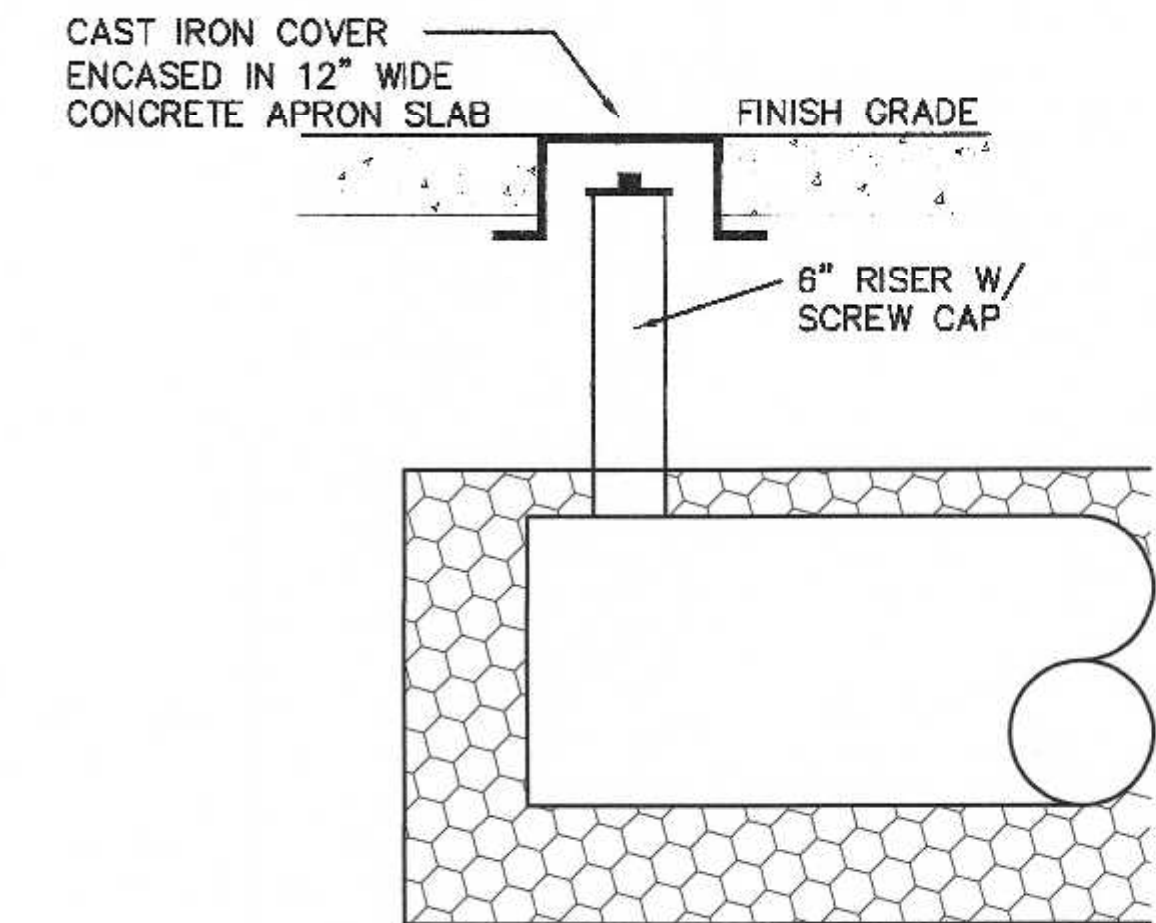
STORMWATER STORAGE SYSTEM SHALL CONSIST OF 3 ROWS OF 18" DIAMETER HDPE 80' LONG, EMBEDDED IN STONE ENVELOPE, EXTENDING ONE FOOT IN ALL DIRECTIONS (9.7'W x 82'L).



STONE PAD DETAIL



STORMWATER STORAGE SYSTEM



INSPECTION PORT DETAIL
STORMWATER STORAGE SYSTEM
N.T.S.

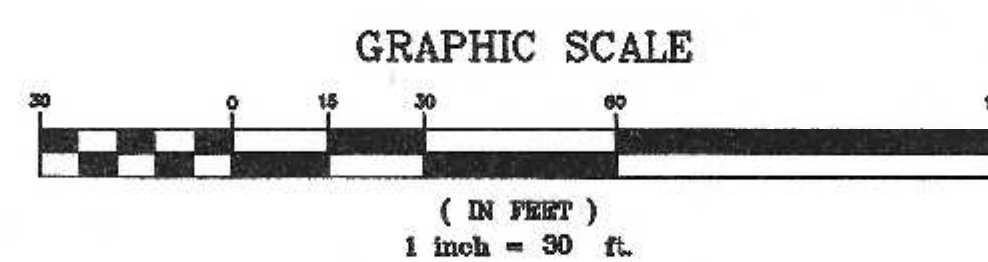
DOUBLE GRATE
PRECAST CATCH BASIN
W/ DEEP SUMP

DOUBLE GRATE
PRECAST CATCH BASIN
W/ DEEP SUMP

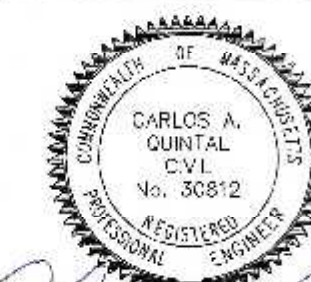
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| 6/23 | RRG | RRG |
| 6/23 | RRG | RRG |
| 6/23 | COMP | COMP |
| 6/23 | CAQ | CAQ |

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508-884-6560 FAX 508-884-6666

| DATE | SCALE | PROJECT | SHEET |
|---------------|----------|---------|--------|
| JUNE 28, 2023 | 1" = 30' | UC1505 | 3 of 3 |