

# LIMITED SITE PLAN 230 GROVE STREET

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

PLOT 16  
185,203 ± SQ. FT.  
TP1

## 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 COVEARGE - 15,873 SQ. FT. OR 8.6%

## DRAWING INDEX:

1. COVER SHEET - EXISTING CONDITIONS
2. SITE PLAN
3. CONSTRUCTION DETAILS

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

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'

## REFERENCES:

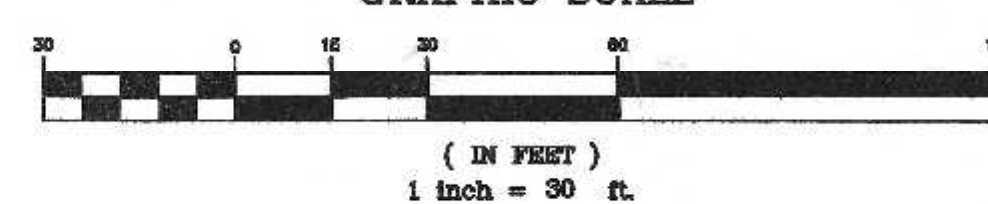
MAP 311 PARCEL 003  
DEED BOOK 38158 PAGE 561  
PLAN 202 OF 1993  
PLAN 618 OF 1940

- 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

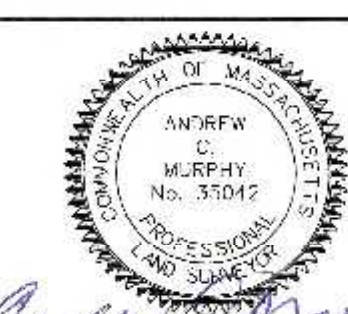
LIMITED SITE PLAN APPROVAL  
REQUIRED  
FRANKLIN PLANNING BOARD

DATE

## GRAPHIC SCALE



NO.	DATE	DESCRIPTION	BY



DATE	FIELD BY:	INT.
6/21	BL	
BK#	FIELD BOOK	PG#
6/23		
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  
508-384-6560 FAX 508-384-6566

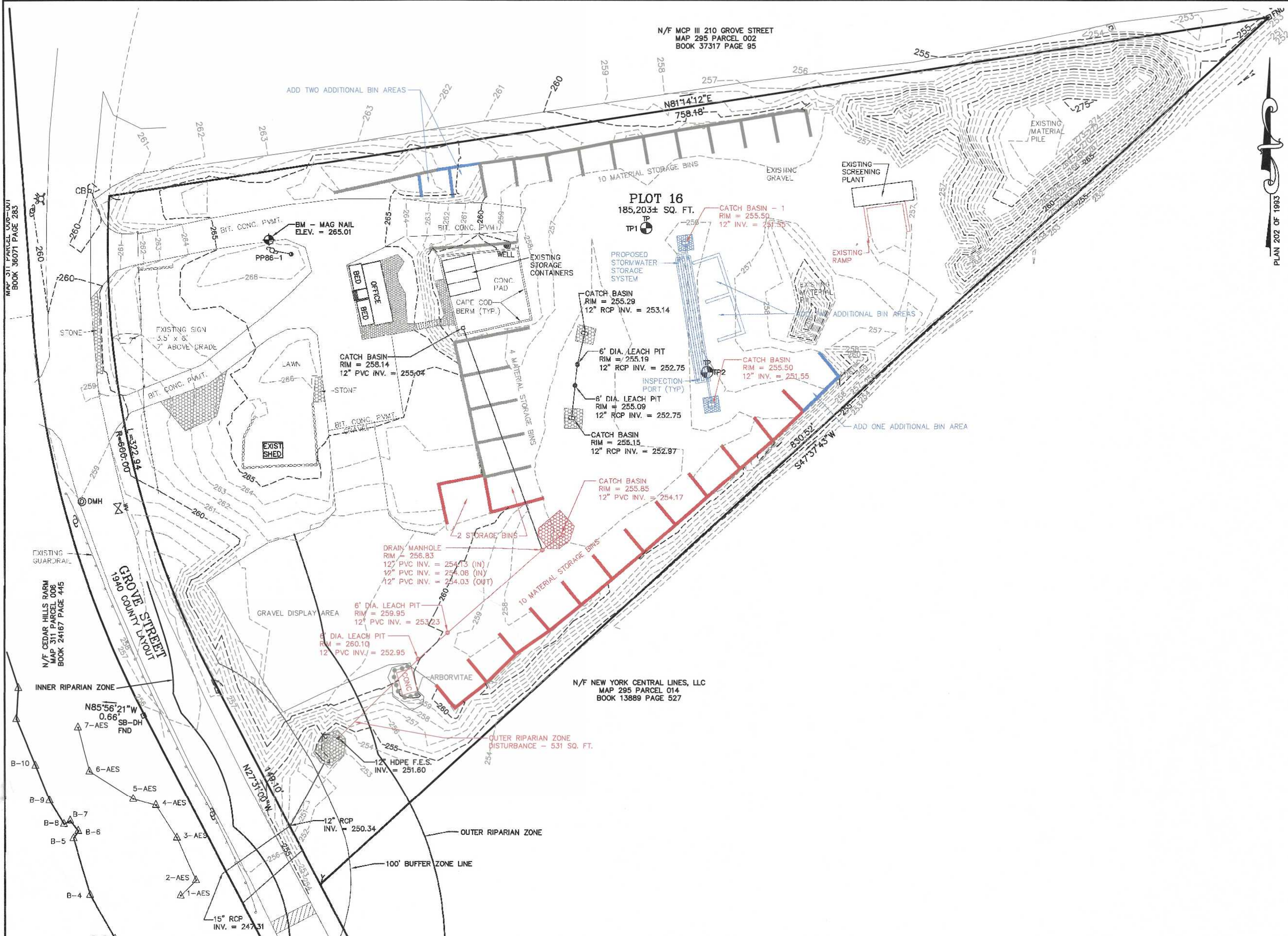
DATE	JUNE 28, 2023
SCALE	1" = 30'
PROJECT	UC1505
SHEET	1 of 3



MAP 311 PARCEL 008-001  
BOOK 36071 PAGE 283

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

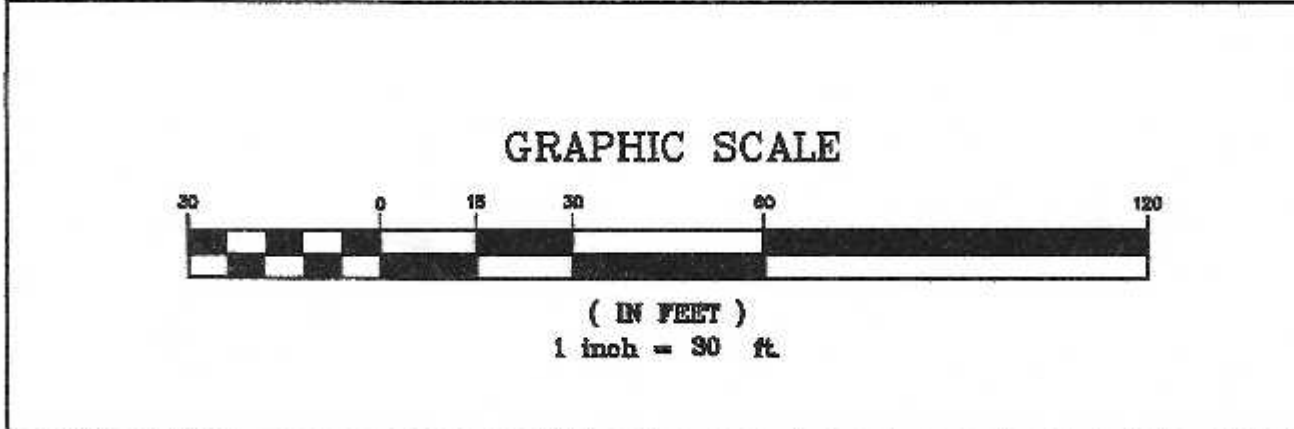
PLAN 202 OF 1893



SITE PLAN  
230 GROVE STREET  
FRANKLIN, MASSACHUSETTS  
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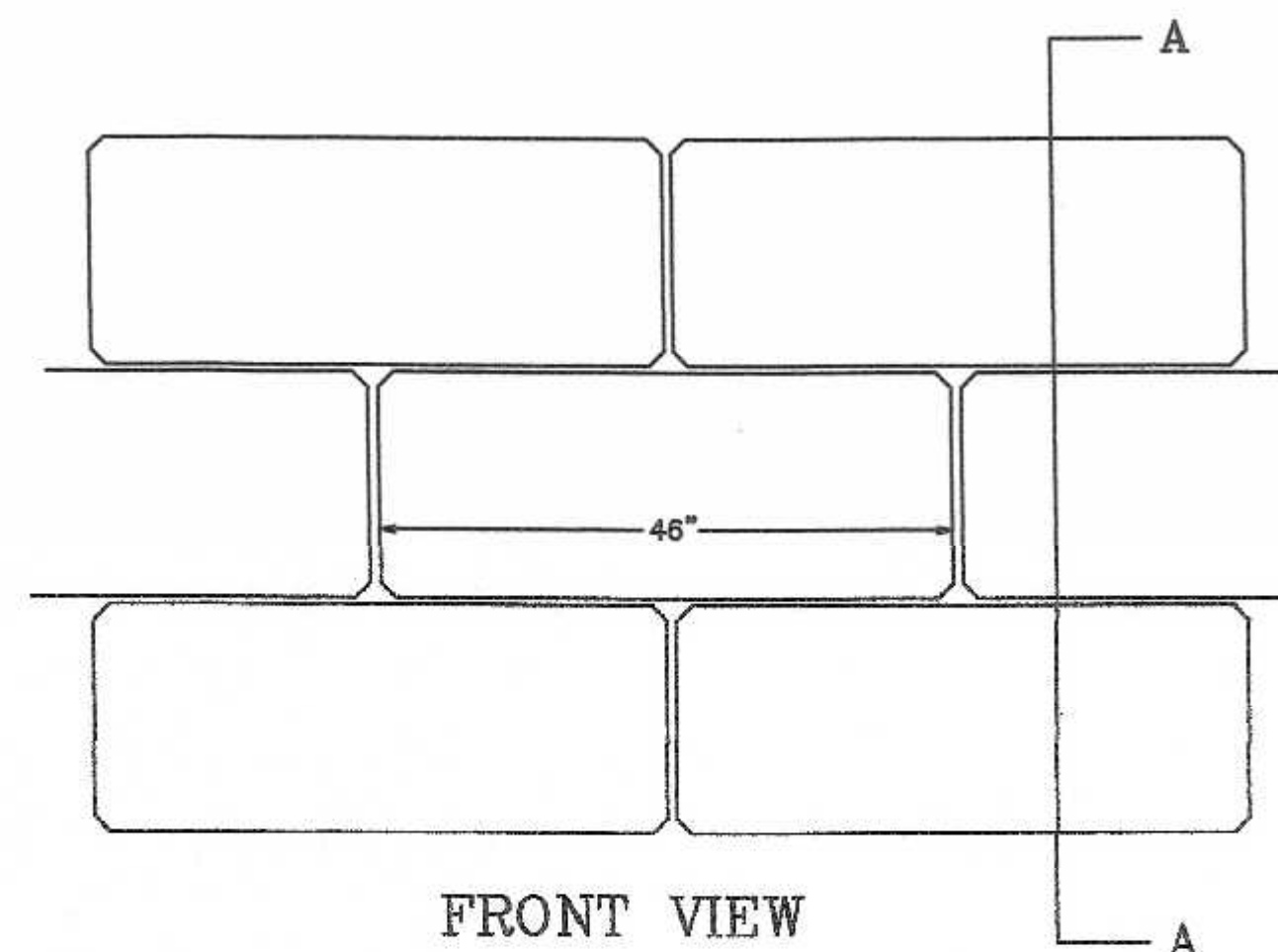
CARLOS A. QUINTAL  
CIVIL  
No. 30812  
REGISTERED  
PROFESSIONAL ENGINEER

DATE	FIELD BY:	INT.
6/21		BL
BK#	CALCS BY:	PG#
6/23	RRG	
6/23	DESIGNED BY:	RRG
6/23	DRAWN BY:	COMP
6/23	CHECKED BY:	CAQ

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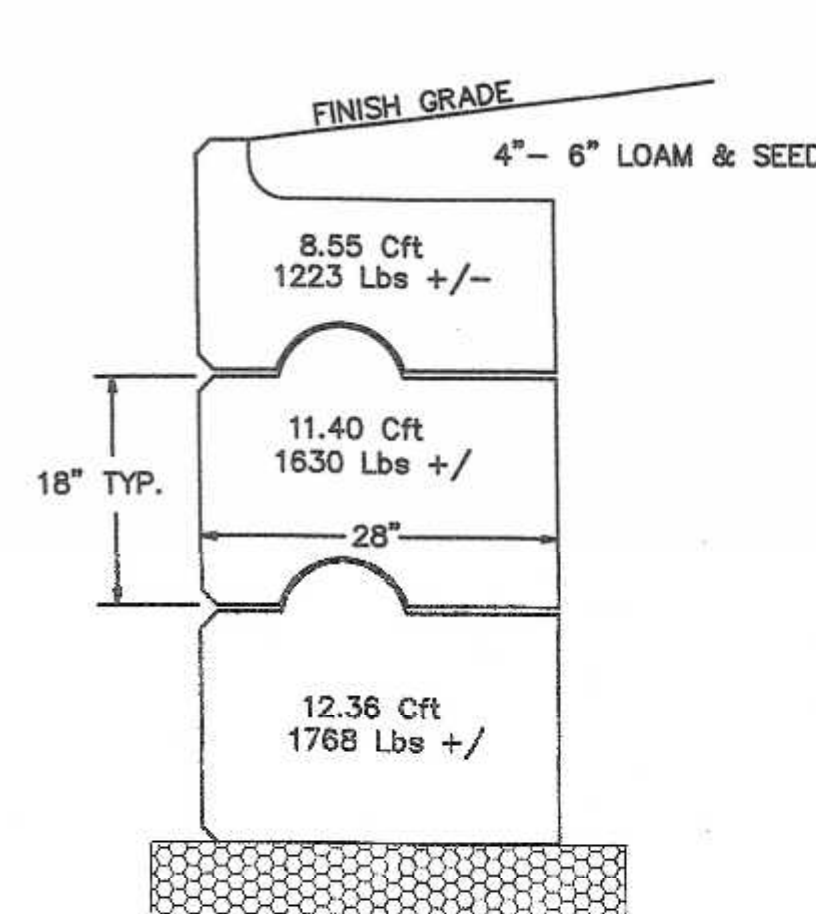
DATE	JUNE 28, 2023
SCALE	1" = 30'
PROJECT	UC1505
SHEET	2 of 3



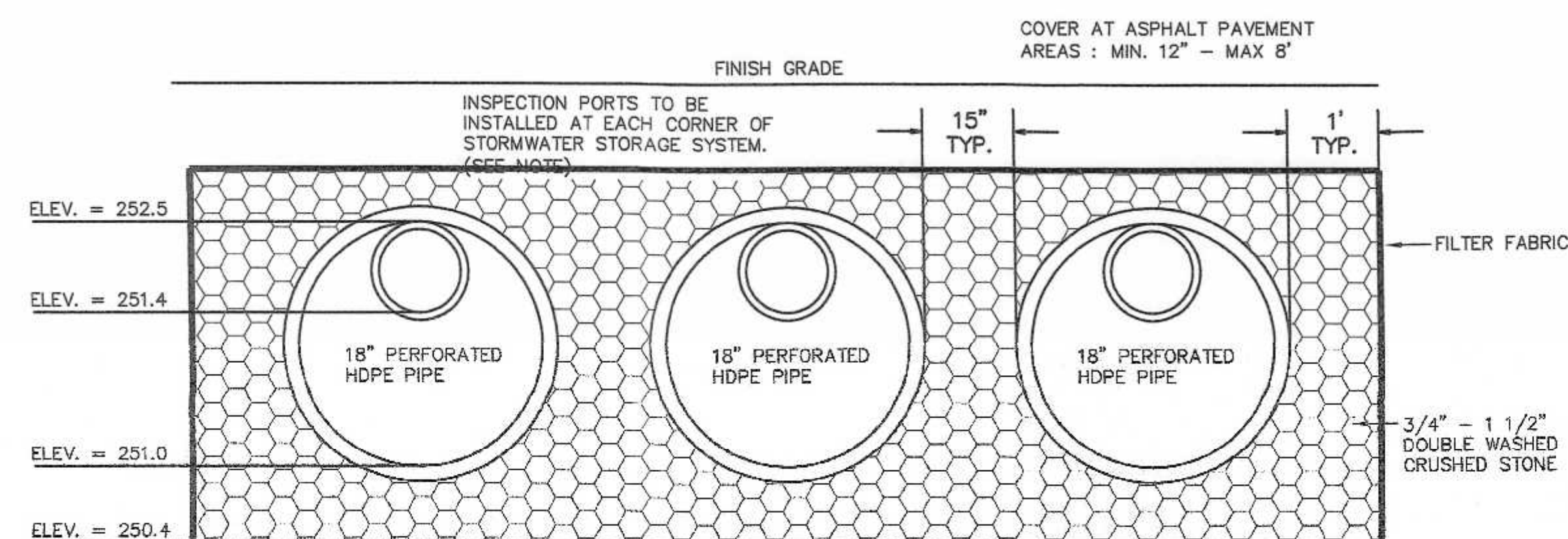


FRONT VIEW

STORAGE BIN WALL DETAIL



SECTION A-A



GROUNDWATER ELEV. = 246.39  
BASED ON WEEPING TP2

STORMWATER STORAGE SYSTEM

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).

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

TEST HOLE # 1 ELEV. = 256.33  
0-32" FILL ELEV. = 253.67  
32-64" C1 COARSE SAND 2.5Y 5/3 ELEV. = 249.33  
64-132" 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. = 252.66  
46-120" C1 COARSE SAND 2.5Y 5/3 ELEV. = 246.39  
120-132" C2 SANDY LOAM 2.5Y 4/2 ELEV. = 245.39

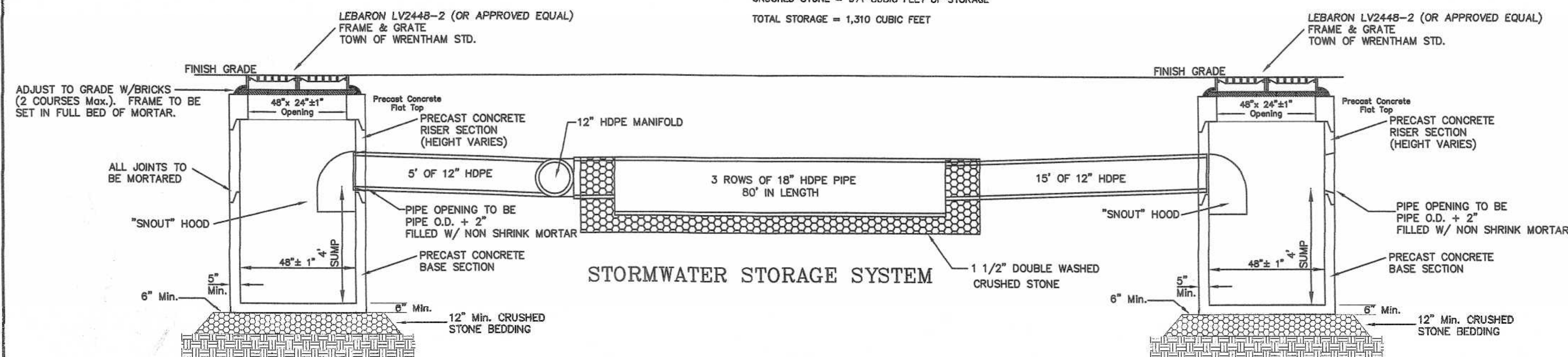
WEEPING AT 120" ELEV. = 246.39  
PERMEABILITY TEST PERFORMED AT 36" RATE = 13.3 IN/HR

SITE IMPERVIOUS - 15,873 SQ. FT. X 1/12 X 0.80 = 1,059 CUBIC FEET STORMWATER STORAGE REQUIRED

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

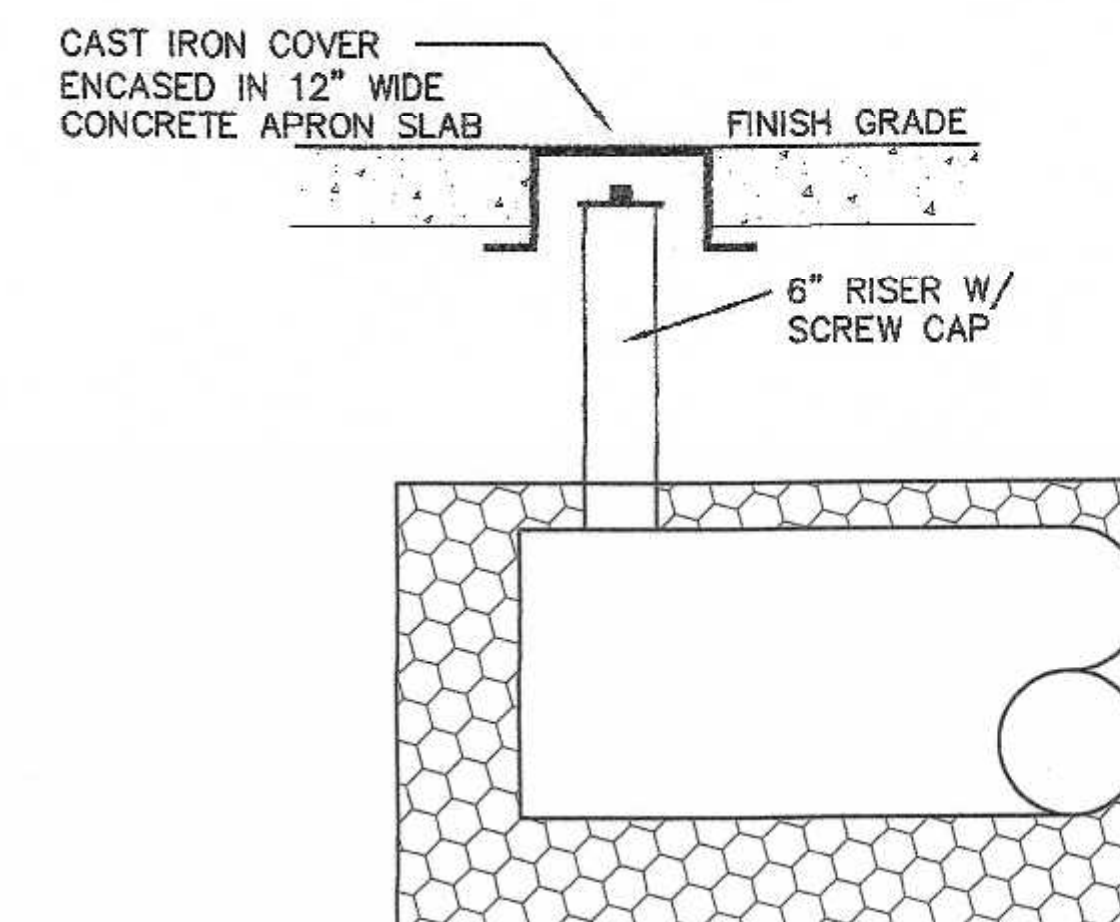
PROPOSED TRENCH = 3 PIPES 18" IN DIAMETER SET IN CRUSHED STONE = 971 CUBIC FEET OF STORAGE

TOTAL STORAGE = 1,310 CUBIC FEET



DOUBLE GRATE  
PRECAST CATCH BASIN  
W/ DEEP SUMP

DOUBLE GRATE  
PRECAST CATCH BASIN  
W/ DEEP SUMP

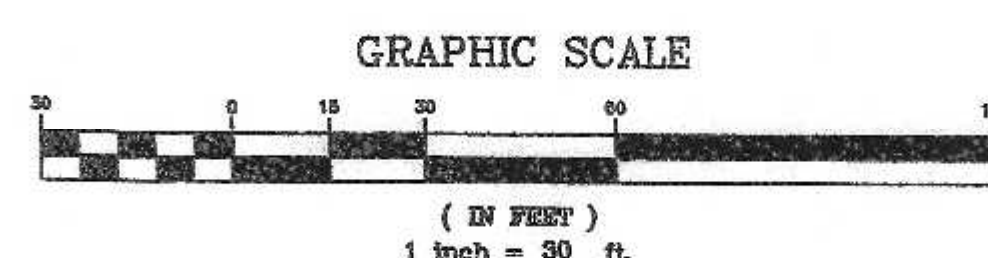


INSPECTION PORT DETAIL  
STORMWATER STORAGE SYSTEM  
N.T.S.

CONSTRUCTION DETAILS  
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