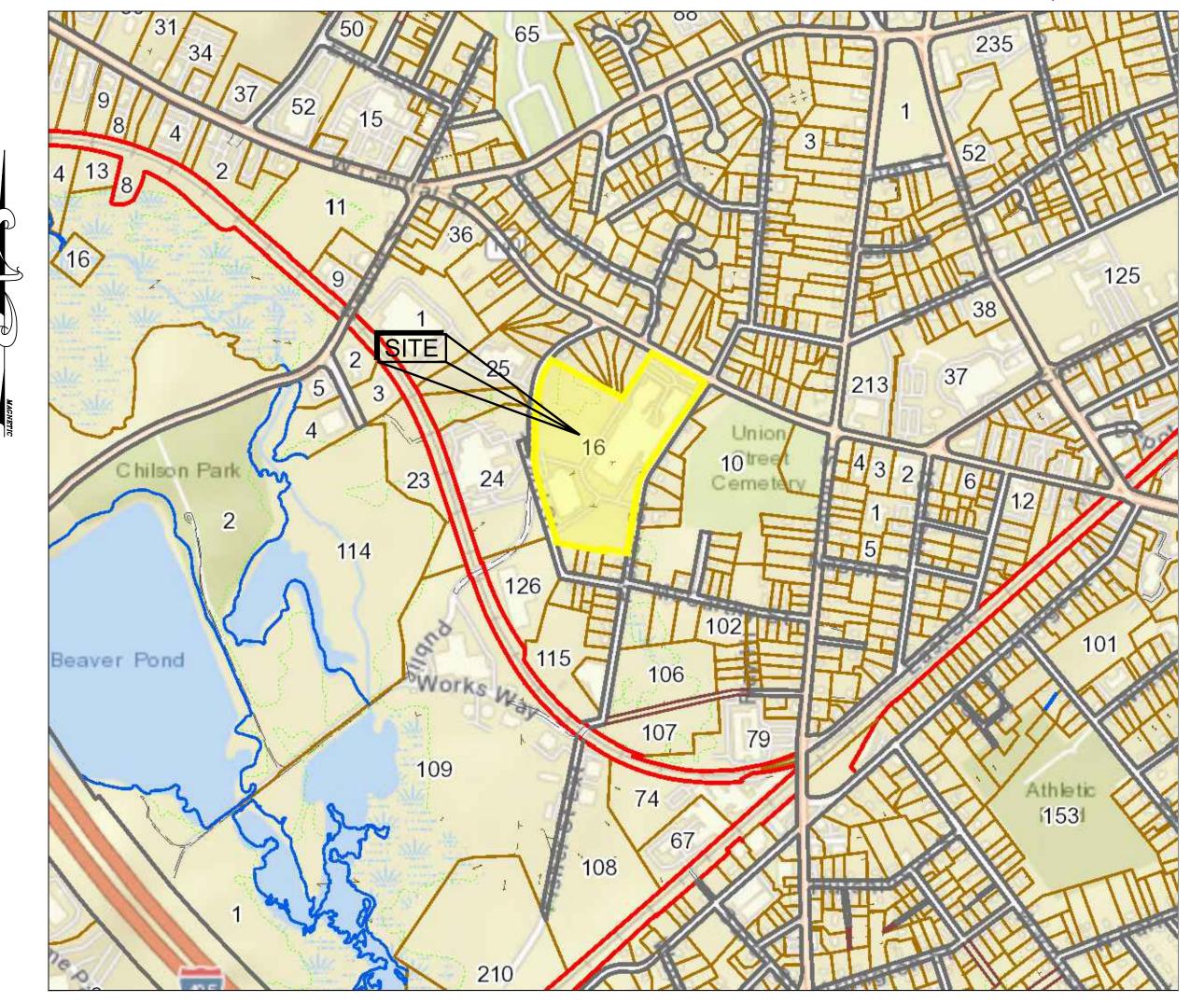
APPROVED DATE: FRANKLIN PLANNING BOARD

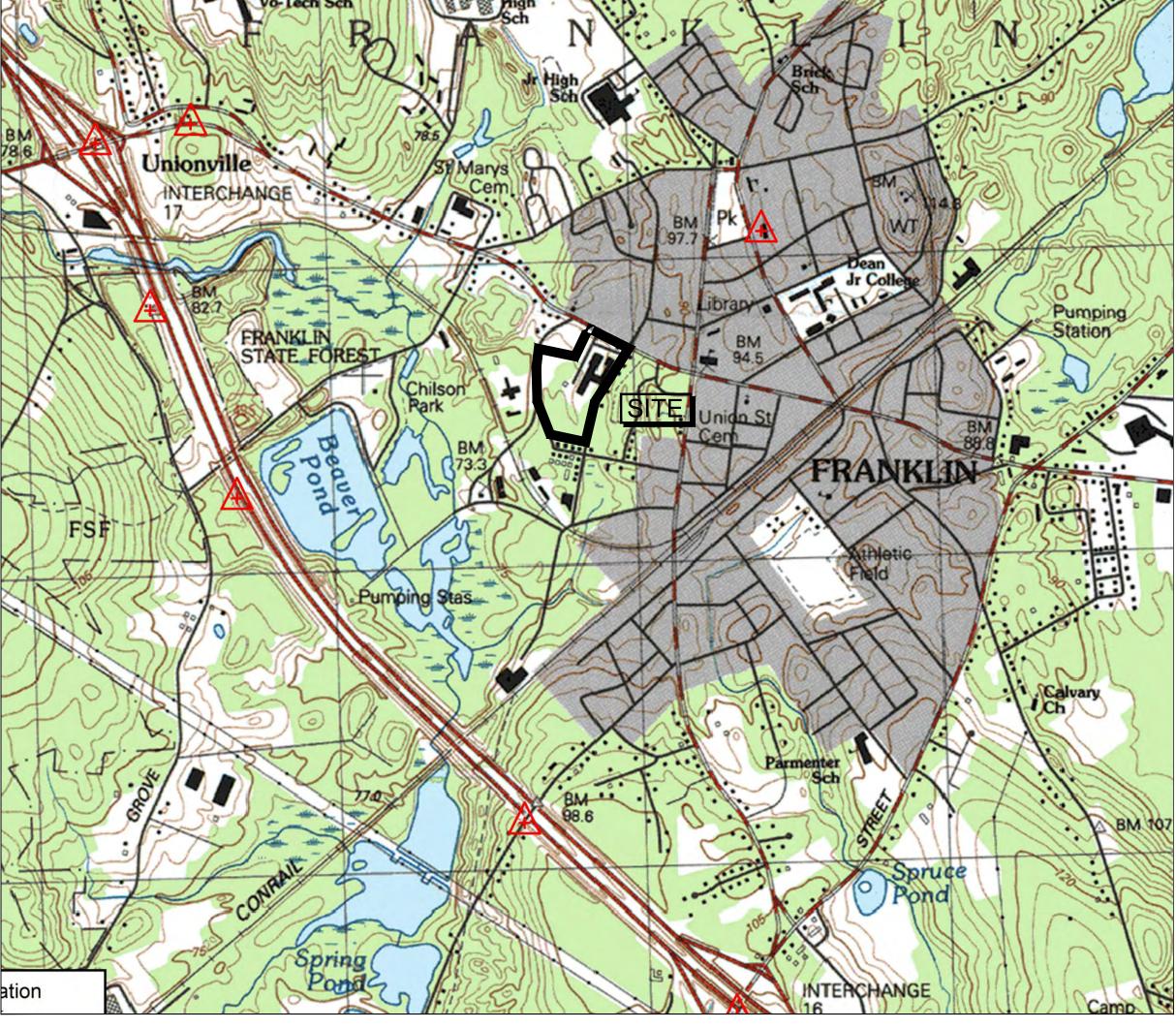
BEING A MAJORITY

FACTORY SQUARE

PROPERTY REDEVELOPMENT-PERMIT MODIFICATION

1, 3, 5 & 7 FISHER STREET FRANKLIN, MASSACHUSETTS



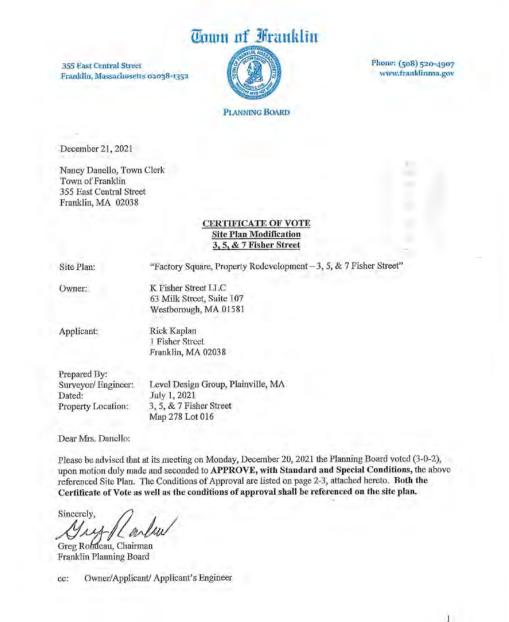


ASSESSORS MAP

SCALE: 1"= 500'±

USGS MAP

SCALE: 1"= 1,000'±



Factory Square - 3, 5, & 7 Fisher Street The Planning Board will use outside consultant services to complete construction inspections upon the cement of construction. The Franklin Department of Public Works Director, directly and through employees of the Department of Public Works and ontside consultant services shall act as the Planning Board's inspector to assist the Board with inspections necessary to ensure compliance with all relevant laws, regulations and Planning Board approved plan specifications. Such consultants shall he selected and retained upon a majority vote of the Board. Actual and reasonable costs of inspection consulting services shall be paid by the owner/applicant before or at the time of the pre-construction meeting. Should additional inspections be required beyond the original scope of work, the owner/applicant shall be required submit fees prior to the issuance of a Final Certificate of Completion by the Planning Board (Form II). Said inspection is further outlined in condition #1. No alteration of these plans shall be made or affected other that by an affirmative vote of the members of the Board at a duly posted meeting and upon the issuance of a written amended decision. All applicable laws, by-laws, rules, regulations, and codes shall be complied with, and all necessary licenses, permits and approvals shall be obtained by the owner/applicant. Prior to the endorsement of the site plan, the following shall be done: The owner/applicant shall provide the entire list of conditions and this Certificate of Vote on the front page of the plans. A notation shall be made on the plans that all erosion mitigation measures shall be in place prior to major construction or soil disturbance commencing on the site. All outstanding invoices for services rendered by the Town's Engineers and other reviewing epartments of the Town relative to their review of the owner/applicant's application and plans shall have been paid in full. All required improvements specified in this Certificate of Vote shall be constructed within a one-year period unless the Board grants an extension. No final Certificate of Occupancy shall be issued until all requirements of the approved plan have been completed to the satisfaction of the Board unless the applicant has submitted a Partial Certificate of Completion for the remainder of the required improvements. The applicant's engineer or surveyor, upon completion of all required improvements, shall submit a Certificate of Completion. The Board or its agent(s) shall complete a final inspection of the site upon filing of the Certificate of Completion by the applicant. Said inspection is further Prior to any work commencing on the subject property, the owner/applicant shall provide plans to timit construction debris and materials on the site. In the event that debris is carried onto any public way, the owner/applicant and his assigns shall be responsible for all cleanup of the roadway. All cleanups shall occur within twenty-four (24) hours after first written notification to the owner/applicant by the Board or its designee. Failure to complete such eleanup may result in suspension of construction of the site until such public way is clear of debris. The owner/applicant shall install erosion control devices as necessary and as directed by the Town's Maintenance and repair of the parking area, water supply system, sewer pipes, electric distribution system, and stormwater system shall be the responsibility of the owner/applicant and shall never be

the responsibility of the Town and the Town shall never be required to perform any service, repair or naintenance with respect to said areas, or any of the aforementioned systems within the subject

CERTIFICATE OF VOTE

property. The Town will never be required to provide snow plawing or trash pickup, with respect to 10 Prior to construction activities, there shall be a pre-construction meeting with the owner/applicant, and his contractor(s), the Department of Public Works and the Planning Board's Observation Contractor. CERTIFICATE OF VOTE Special Conditions
Factory Square - 3, 5, & 7 Fisher Street 1. BETA's letter dated December 2, 2021.

2. The Curbing plan submitted to the Planning Board should be included prior to endorsement. The Plan should include the color code details. 3. Applicant to submit a Limited Site Plan after 50% occupancy and provide parking

MEMORANDUM Mr. Gregory Rondeau, Chairman Subject: 5 Fisher Street Peer Review BETA recently met in the field with the Engineer of Record, Dan Campbell, PE, and Town Engineer, Mike Maglio, PE, to discuss potential stormwater mitigation options for the proposed redevelopment of the driveway area on the northwest side of the site. With the understanding that the existing topography limits treatment options, the parties agreed that additional stormwater mitigation could be provided using sediment forebays and water quality swales. A revised Grading and Utilities Plan and Typical Details, revision date November 11, 2021, were provided and are consistent in concept with field discussions. BETA notes that the proposal will require flows from this area to discharge via sheet flow (i.e. no curb); however, will provide stormwater treatment where none exists today. With the assumption that the Board is satisfied with other discussion items noted in BETA's most recent review letter, dated November 12, 2021, BETA recommends the following conditions of approval: 1. Typical details and/or sections, specific to the subject site, shall be developed for the proposed water quality swale, pretreatment forebay, check dams, rip rap, and underdrains and included on the plans prior to endorsement. 2. Engineered retaining wall details stamped by a Massachusetts Registered Professional Engineer or Structural Engineer, as required, shall be provided prior to construction. 3. Details in full compliance with all applicable ADA and MAAB regulations shall be provided on the plans for all accessible ramp types (e.g. apex, parallel, etc.) prior to endorsement. 4. Accessible parking spaces and routes shall be provided throughout the development in full compliance with all applicable ADA and MAAB regulations based upon final building access points. Proposed accessible spaces and routes shall be depicted on a plan and submitted to the Board for approval prior to their construction. 5. The Applicant shall coordinate with the DPW to determine proposed uses that will require the installation of grease traps. 6. All easements for town sewer and drainage shall be in place to the satisfaction of the DPW prior to the issuance of a certificate of occupancy. 7. The plans shall be revised to provide a detail or clarification for how the proposed subsurface infiltration system weir will be incorporated into the system or downstream drainage manhole. 8. A comprehensive Stormwater Management Report, including all revised and supplementary information, as well as Watershed Plans incorporating the information requested in BETA's November 12, 2021 letter in comment SW8, shall be provided for the record. 9. The Engineer of Record shall provide calculations to demonstrate that the water quality unit proposed on the existing 24" drain line is adequately sized for the contributing impervious area. 10. The Applicant shall coordinate with the abutter at 256 West Central Street to provide screening in accordance with the requirements of Section §185-35, either on the owner's site or abutter's BETA GROUP, INC

APPLICANT:

RICK KAPLAN 1 FISHER STREET FRANKLIN, MA 02038 RESPONSE TO COMMENT

RESPONSE TO COMMENT ENDORSEMENT PLANS PLANNING MODIFICATION

CIVIL ENGINEER:



ARCHITECT:

HFA-AE, LTD. 31 HAYWARD STREET, STE. E-1 FRANKLIN, MA 02038

PROPERTY ADDRESS: 3, 5 & 7 FISHER STREET

FRANKLIN, MASSACHUSETTS

ASSESSORS MAP/PARCEL: PARCEL ID: 278-016-000-000

ZONING DISTRICT: MIXED BUSINESS INNOVATION

DRAWING LIST:

| C-0.0 | COVER |
|-------|------------------------------|
| C-0.1 | NOTES |
| C-1.0 | EXISTING CONDITIONS |
| C-2.0 | LAYOUT AND MATERIALS |
| C-3.0 | GRADING AND UTILITIES |
| C-3.1 | EROSION CONTROL |

LANDSCAPE PLAN PH11,PH21 PHOTOMETRIC

C-4.0-4.1 TYPICAL DETAILS

PREVIOUSLY SUBMITTED

A-SERIES COVER

A101-102 BUILDING 3 FLOOR PLANS A201-202 BUILDING 3 ELEVATIONS

| LEGEND | APPROVED DATE: | |
|--------------------------------------|---------------------------------------|----------------------------------|
| EXISTING PROPOSED | FRANKLIN PLANNING BOARD | |
| | | |
| WATER — w— w— | | |
| © ELECTRIC MANHOLE ELECTRICAL E E E | | |
| GAS — G — G — | | |
| S SANITARY SEWER HYDRANT | DATE: BEING A MAJORITY | |
| S SEWER MANHOLE | PROPERTY OWNER / APPLICANT | PLAN REFERENCE |
| | RICK KAPLAN | BRISTOL COUNTY REGISTRY OF DEEDS |
| □— D —— CATCH BASIN | 1 FISHER STREET FRANKLIN, MA 02038 | PLAN BOOK 546 PAGE 82 |
| 429x5 SPOT GRADE 429.5 | | ASSESSOR PARCEL REFERENCES |
| HP RAMP | DEED REFERENCE | PARCEL ID: 278-016-000-000 |

SEDIMENTATION

LIGHT POLE

UTILITY POLE

DISTRICT.

POST INDICATOR VALVE

TRAFFIC DIRECTION

CONTROL BARRIEF

___ x ___ x ___

ି 🔁 🌑

BOUNDARY AND TOPOGRAPHIC SURVEY NOTES:

AND ALL DISCREPANCIES PRIOR TO COMMENCING ANY WORK.

PLOTTED BY SCALE ONTO THE FLOOD INSURANCE RATE MAP FOUND AS,

NORTH AMERICAN VERTICAL DATUM OF 1988 (GEOID 12B) - US FEET

OR REINFORCED PRECAST CURBING AS DETAILED IN THE PRIOR APPROVAL.

4. THE WETLANDS WERE FLAGGED BY GODDARD CONSULTING, JUNE 2021.

. ALL EXISTING PAVEMENT SHALL BE SAWCUT PRIOR TO REMOVAL.

DRAINAGE PATHWAYS AND ELEVATIONS OF SAID DRAINAGE.

WERE NOT MADE PART OF THIS SURVEY.

COUNTY

PANEL

ZONE

DEVELOPER AT A MINIMUM.

SITE PLAN NOTES:

START OF CONSTRUCTION.

BE PROTECTED AND UNDISTURBED.

TO BITUMINOUS CONCRETE CURBING.

HORIZONTAL DATUM:

VERTICAL DATUM:

COMMUNITY

EFFECTIVE DATE

LAYOUT & MATERIAL NOTES:

NORFOLK COUNTY REGISTRY OF DEEDS DEED BOOK 37538 PAGE 366

EXISTING CONDITIONS WERE OBTAINED FROM FIELD SURVEY PREPARED BY COMMONWEALTH ENGINEERS & CONSULTANTS, INC. PROVIDENCE, RI ENTITLED "SITE PLAN SUBMISSION" DATED JUNE 2, 2003 AS AMENDED

LEGAL STATUS OF THE STREETS AND/OR WAYS SHOWN HEREON, WHETHER THEY ARE PUBLIC OR PRIVATE,

DETERMINED BY FIELD SURVEY BY LEVEL DESIGN GROUP, THROUGH MULTIPLE VISITS, JANUARY AND MAY 2023.

CORRECT. UNDERGROUND UTILITIES ARE SHOWN BASED ON EITHER RECORD DATA PROVIDED BY THE OPERATING

FOUND, OR DATA PROVIDED BY OTHERS. ADDITIONAL UTILITIES MAY EXIST WHICH ARE NOT INDICATED ON THESE

1-888-344-7233 AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION. NOTIFY THIS FIRM IN WRITING OF ANY

THE SUBJECT PROPERTY DOES NOT FALL IN A SPECIAL FLOOD HAZARD ZONE AS THE SUBJECT PROPERTY IS

. INTERNAL CURBING ALONG THE TRUCKING DRIVEWAY SHALL BE BITUMINOUS CONCRETE OR CAPE COD BERM

OR WITHOUT CURBING AS DETAILED IN THE ORIGINAL SITE APPROVAL. THIS IS DUE TO THE EXISTING

2. CURBING WITHIN THE REMAINDER OF THE SITE, AT THE ENTRANCES AND CURB RETURNS AT ENTRANCES

3. CURBING WHERE THERE IS CONCRETE SIDEWALK SHALL BE INTEGRATED HAUNCHED CONCRETE CURBING.

5. THE LOCATION OF EXISTING UTILITIES IS APPROXIMATE, THE CONTRACTOR SHALL VERIFY THE LOCATION OF

7. CURBING AT THE ENTRANCES AND CURB RETURNS AT ENTRANCES SHALL BE GRANITE COMMENSURATE WITH

THE SURROUNDING ROADWAY, VERTICAL OR SLOPED, THERE SHALL BE A GRANITE TRANSITION BLOCK PRIOR

ALL UTILITIES IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. NOTIFY "DIG-SAFE" AT

6. INTERNAL CURBING SHALL BE BITUMINOUS CONCRETE OR CAPE CAD BERM AT THE SELECTION OF THE

8. CURBING WHERE THERE IS CONCRETE SIDEWALK SHALL BE INTEGRATED HAUNCHED CONCRETE CURBING.

THE LOCATION OF EXISTING UTILITIES IS APPROXIMATE, THE CONTRACTOR SHALL VERIFY THE LOCATION

CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES IN THE DESIGN PLANS PRIOR TO THE

OF ALL UTILITIES IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. NOTIFY "DIG-SAFE" AT

ALL EXISTING PAVEMENT, CURB, WALKS, UTILITIES, LIGHT POLES, TREES, SHRUBS, ETC., SHALL BE

REMOVED FROM THE AREAS TO BE DEVELOPED. ALL SUCH ITEMS NOT WITHIN THE WORK AREA SHALL

1-888-344-7233 AT LEAST 72 HOURS PRIOR TO ANY SITE DEMOLITION OR EXCAVATION.

ALL DISTURBED AREAS NOT RECEIVING IMPROVEMENTS SHALL BE LOAMED AND SEEDED.

1-888-344-7233 AT LEAST 72 HOURS PRIOR TO ANY SITE DEMOLITION OR EXCAVATION.

SHALL BE GRANITE COMMENSURATE WITH THE SURROUNDING ROADWAY, VERTICAL OR SLOPED GRANITE

CURBING, THERE SHALL BE A GRANITE TRANSITION BLOCK PROVIDED TO TRANSITION TO VERTICAL GRANITE

AUTHORITIES, VISUAL INSPECTION OF AVAILABLE ABOVEGROUND STRUCTURES, PHYSICAL SURFACE MARKINGS

PLANS. ALL EXISTING UTILITIES SHALL BE VERIFIED FOR SERVICE, SIZE, INVERT ELEVATION. LOCATIONS. ETC.

AUGUST. 2003. ADDITIONAL EXISTING CONDITIONS, SPOT GRADES AND DOOR/LOADING AREA GRADING

THE LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE ONLY, AND ARE NOT WARRANTED TO BE

PRIOR TO NEW CONNECTIONS TO OR RELOCATION OF SAME. CONTRACTOR MUST NOTIFY DIG-SAFE AT

THE SUBJECT PROPERTY IS NOT LOCATED IN THE TOWN OF FRANKLIN'S WATER RESOURCE PROTECTION

NORFOLK COUNTY

MASSACHUSETTS STATE PLANE - MAINLAND ZONE NAD83 (2011) EPOCH 2010.00 - US FEET

FRANKLIN

25021C0308E

JULY 17, 2012

EROSION CONTROL GENERAL NOTES:

EROSION AND SEDIMENT CONTROL METHODS FOR THE SITE INCLUDE STRUCTURAL AND STABILIZATION PRACTICES. STABILIZATION PRACTICES WILL BE IMPLEMENTED TO COVER EXPOSED SOIL SO THAT DISCHARGE OF SEDIMENT IS MINIMIZED. STABILIZATION PRACTICES REDUCE THE TIME SOIL IS EXPOSED TO THE ELEMENTS THEREFORE REDUCING THE POSSIBILITY OF EROSION. AN ADEQUATE STOCKPILE OF EROSION CONTROL MATERIALS WILL BE MAINTAINED AT THE CONSTRUCTION SITE IN THE EVENT OF AN EMERGENCY OR ROUTINE REPAIRS.

STRUCTURAL PRACTICES INVOLVE THE CONSTRUCTION OF DEVICES TO DIVERT AND LIMIT RUNOFF. THESE PRACTICES LIMIT THE AMOUNT OF STORM WATER ENTERING A DISTURBED AREA OR TRAP SEDIMENT PRIOR TO STORM WATER LEAVING A SITE. THE FOLLOWING ARE THE PROCEDURES TO BE FOLLOWED:

- BRISTOL COUNTY REGISTRY OF DEEDS 1. THE SITE CONSTRUCTION FOREMAN SHALL BE DESIGNATED AS THE ON-SITE INDIVIDUAL WHO WILL BE RESPONSIBLE FOR THE DAILY MAINTENANCE OF ALL SEDIMENT AND EROSION CONTROLS, AND SHALL IMPLEMENT ALL MEASURES NECESSARY TO CONTROL EROSION AND TO PREVENT SEDIMENT FROM LEAVING THE SITE.
 - PRIOR TO ANY SITE GRADING OR SITE WORK, THE CONTRACTOR SHALL INSTALL ALL SPECIFIED SEDIMENT AND EROSION CONTROLS, WHICH WILL ALSO SERVE AS THE LIMIT OF CONSTRUCTION. THE SEDIMENT CONTROLS WILL BE AS SPECIFIED ON THE APPROVED PLANS.
 - ANY WORK UP TO 100' OF WETLAND RESOURCE AREA (NOT DETAILED IN THE SITE PLAN) IS TO HAVE A SECONDARY ROW OF SILTSOCK & EROSION CONTROL BARRIER. EROSION CONTROL TYPE AS SHOWN ON THE PLANS TO BE FIELD VERIFIED BASED ON CONSTRUCTION TIMING, PHASING AND SITE CONDITIONS.
 - A CONSTRUCTION EXIT SHALL BE CONSTRUCTED TO SHED DIRT FROM CONSTRUCTION VEHICLE TIRES. THE CRUSHED STONE PAD WILL BE REPLACED/CLEANED AS NEEDED TO MAINTAIN ITS EFFECTIVENESS.
 - CONSTRUCTION DEBRIS AND SEDIMENT SHALL BE KEPT ON SITE AND SHALL NOT BE PERMITTED TO MIGRATE BEYOND THE PROJECT BOUNDARIES.
 - 6. ONCE THE SITE IS STABLE, THE SEDIMENT AND EROSION CONTROLS MAY BE REMOVED UNDER THE DIRECTION OF THE EROSION CONTROL SPECIALIST.

SITE CONTROLS:

THE FOLLOWING ADDITIONAL CONTROLS SHALL BE IMPLEMENTED DURING CONSTRUCTION IN ORDER TO MINIMIZE EROSION AND RUNOFF FROM THE PROJECT LOCATION:

- CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO CONTROL DUST ON PROJECT SITE, INCLUDING BUT NOT LIMITED TO THE ADDITION OF DRY CALCIUM ON THE ACCESS ROAD TOWARDS ENTRANCE AT HAYES ROAD.
- CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO KEEP GILBERT STREET CLEAR OF MUD. EXCESS GRAVEL, AND OTHER CONSTRUCTION DEBRIS.
- NO CHEMICALS (CEMENT, MORTAR, ETC.) SHALL BE MIXED OR POURED WITHIN ANY WETLANDS OR BUFFER ZONE
- SOLID WASTE WILL BE COLLECTED AND STORED IN A SECURE DUMPSTER. THE DUMPSTER SHALL MEET ALL LOCAL AND STATE SOLID WASTE MANAGEMENT REGULATIONS.
- CONSTRUCTION DEBRIS MAY INCLUDE LUMBER, CONCRETE, STEEL, OR OTHER DEBRIS AND SITE MATERIALS REQUIRING REMOVAL. THESE MATERIALS WILL BE DISPOSED OF ACCORDING TO STATE AND FEDERAL LAW AND WILL NOT BE DISPOSED OF ON SITE. EXCESS SOIL GENERATED FROM THIS SITE REQUIRES CHARACTERIZATION PRIOR TO REMOVAL. RATHER THAN EXPORT MATERIAL, IT IS PREFERRED THAT MINOR EXCAVATIONS ARE REUSED ON SITE AS BACKFILL IN THE SAME GENERAL AREA IT ORIGINATED.
- THE LIMITS OF ALL GRADING AND DISTURBANCE SHALL BE KEPT TO A MINIMUM WITHIN THE PROPOSED AREA OF CONSTRUCTION. ALL AREAS OUTSIDE THE LIMITS OF DISTURBANCE SHALL REMAIN UNDISTURBED.
- CONTINUOUS LINES OF EROSION CONTROLS SHALL ENCLOSE THE DOWNSTREAM SIDES OF THE WORK AREA, THESE COMBINED WITH UP-SLOPE MARKERS (CONS. FENCE AND/OR FLAGGING) WILL SERVE AS THE LIMIT OF
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED OR REPLACED AS REQUIRED BY THE SITE CONTRACTOR TO ASSURE PROPER FUNCTION.
- ALL BREACHES OR FAILURES IN SEDIMENT CONTROLS SHALL BE IMMEDIATELY REPAIRED OR REPLACED BY THE SITE CONTRACTOR.
- 10. DEBRIS AND LITTER, WHICH ACCUMULATES ALONG THE CONSTRUCTION AREA. SHALL BE REMOVED DAILY.
- 11. SEDIMENT BUILD-UP BEHIND ANY SILT FENCES OR EROSION CONTROL BARRIERS WILL BE MONITORED AND REMOVED WHENEVER SEDIMENT HAS ACCUMULATED TO 3-INCHES IN DEPTH.
- 12. OTHER CONTROLS WILL BE IMPLEMENTED, AS DEEMED NECESSARY BY THE CONTRACTOR, DURING THE CONSTRUCTION OF THE PROJECT.
- 13. IF CONDITIONS WARRANT, ADDITIONAL DE-WATERING CONTROLS MAY BE NEEDED SUCH AS DIRT BAGS, FRAC TANKS OR OTHER MEASURES.
- 14. STORMWATER INFILTRATION BASINS ARE NOT TO BE UTILIZED AS TEMPORARY SEDIMENT BASINS. IF TEMPORARY SEDIMENT BASINS AREA REQUIRED, THEY SHALL BE DESIGN AND SITED BY THE SITE ENGINEER.
- 15. THE LOCATION OF ALL STORMATER INFILTRATION BASINS SHALL BE FIELD STAKED AFTER SITE CLEARING ACTIVITIES HAVE BEEN COMPLETED. INFILTRATION AREAS SHALL BE PROTECTED THROUGHOUT CONSTRUCTION TO AVOID EXCESSIVE COMPACTION OF THESE AREAS. ONCE THE BASINS HAVE BEEN GRADED PERIMETER EROSION CONTROLS IN THE FORM OF SILTSOCK AND STAKED EROSION CONTROL FENCING SHALL BE INSTALLED ALONG THE UP-GRADIENT SIDE TO PREVENT UNCHECKED SURFACE RUNOFF FROM ENTERING THE BASIN AREA AND SHALL BE MAINTAINED UNTIL FINAL SITE ACCUMULATED SEDIMENT AND THE BOTTOM OF THE BASIN BE FILLED WITH CLEAN SAND TO 6" BELOW FINISH GRADED WHERE STONE BASE IS TO BE

EROSION CONTROL CONSTRUCTION NOTES:

IN ORDER TO FURTHER MINIMIZE SEDIMENT LOSS ON THE SITE, A GENERAL CONSTRUCTION SEQUENCE PLAN HAS BEEN DEVELOPED. PRIOR TO CONDUCTING WORK ASSOCIATED WITH THIS PROJECT, THE CONTRACTOR SHALL BE REQUIRED TO OBTAIN ALL COPIES OF PERMIT APPLICATIONS AND APPROVALS THAT OUTLINE CONDITIONS GOVERNING THE PROPOSED WORK. THE CONTRACTOR WILL ALSO REVIEW THE DRAWINGS PREPARED FOR THE PROJECT. THE CONTRACTOR WILL THEN FOLLOW THE GENERAL SEQUENCE OF WORK AS OUTLINED BELOW:

- CONTRACTOR SHALL COORDINATE WITH LOCAL POLICE DEPARTMENT REGARDING TRAFFIC SAFETY MEASURES TO BE EMPLOYED DURING CONSTRUCTION.
- 2. A TRAFFIC CONTROL OFFICER SHALL BE USED FOR MAJOR DELIVERIES TO THE SITE.
- THE CONTRACTOR WILL PLACE ALL EROSION AND SEDIMENTATION CONTROL SYSTEMS IN ACCORDANCE WITH THE DRAWINGS, OR AS MAY BE DICTATED BY SITE CONDITIONS, IN ORDER TO MAINTAIN THE INTENT OF THE SPECIFICATIONS AND PERMITS. DEFICIENCIES OR CHANGES ON THE DRAWINGS SHALL BE CORRECTED OR IMPLEMENTED AS SITE CONDITIONS CHANGE. CHANGES DURING CONSTRUCTION SHALL BE NOTED AND POSTED ON THE DRAWINGS (SITE PLANS).
- THE INTENT IS TO DIRECT ALL WATER FROM DISTURBED AREAS THROUGH SEDIMENTATION CONTROLS PRIOR TO LEAVING CONSTRUCTION BOUNDARIES. THERE SHALL BE NO DISCHARGE OF UNTREATED CONSTRUCTION RUNOFF FROM THIS SITE.
- THE CONTRACTOR SHALL MAINTAIN TEMPORARY EROSION AND SEDIMENTATION CONTROL SYSTEMS AS DICTATED BY SITE CONDITIONS, INDICATED IN THE CONSTRUCTION DOCUMENTS, OR AS DIRECTED BY GOVERNING AUTHORITIES OR OWNER TO CONTROL SEDIMENT UNTIL FINAL STABILIZATION.
- THE CONTRACTOR SHALL RESPOND TO ANY MAINTENANCE OR ADDITIONAL WORK ORDERED BY OWNER OR GOVERNING AUTHORITIES IMMEDIATELY, IF REQUIRED, AND ALWAYS WITHIN 7 DAYS.
- THE CONTRACTOR SHALL INCORPORATE PERMANENT EROSION CONTROL FEATURES, PERMANENT SLOPE STABILIZATION, AND VEGETATION INTO THE PROJECT PLANS AT THE EARLIEST PRACTICAL TIME TO MINIMIZE THE NEED FOR TEMPORARY CONTROLS.
- TREE AND VEGETATION CLEARING AND ANY ROUGH GRADING SHALL ONLY OCCUR IF THE DISTURBED SOIL SURFACE CAN BE STABILIZED WITHIN 48 HOURS OF CLEARING. TREE AND VEGETATION CLEARING SHALL BE SCHEDULED IN CONJUNCTION WITH WEATHER FORECAST SUCH THAT NO MORE THAN 1/4" OF RAIN IS TO BE EXPECTED WITHIN 48 HOURS OF ANY CLEARING OR GRADING ACTIVITY.
- ANY AREA DISTURBED WITHIN THE LIMIT OF WORK, BUT NOT WITHIN THE LIMITS OF THE APPROVED LIMITS OF CONSTRUCTION ARE TO BE SEEDED WITH NEW ENGLAND CONSERVATION / WILDLIFE SEED MIX UNLESS SPECIFIED OTHERWISE IN THE PLAN SET.
- 10. THE CONTRACTOR SHALL STABILIZE ALL DISTURBED AREAS WITHIN 48 HOURS AFTER FINAL GRADING. IN THE EVENT THAT IT IS NOT PRACTICAL TO SEED AREAS, SLOPES MUST BE STABILIZED WITH GEOTEXTILE FABRIC OR OTHER MEANS TO REDUCE THE EROSIVE POTENTIAL OF THE AREA.

EROSION STRUCTURAL PRACTICES

SILTATION CONTROL USING EROSION 12' DIA FILTREXX SILT SOXX, OR APPROVED EQUAL WITH STAKED EROSION CONTROL FENCE.

EROSION CONTROL LINE IS TO BE VISUALLY INSPECTED AFTER EVERY RAIN FALL AND REPAIRS MADE AS REQUIRED TO THE SILTATION CONTROL FENCE AND STRAW WATTLE AFTER EACH RAIN FALL. CLEAN-OUT OF ACCUMULATED SEDIMENT BEHIND THE WATTLE IS NECESSARY IF 1/2 OF THE ORIGINAL HEIGHT OF THE WATTLE APPEARS TO HAVE BEEN INUNDATED WITH SEDIMENT.

PRESERVE TOPSOIL

SITE OWNERS AND OPERATORS MUST PRESERVE EXISTING TOPSOIL ON THE CONSTRUCTION SITE TO THE MAXIMUM EXTENT FEASIBLE AND AS NECESSARY TO SUPPORT HEALTHY VEGETATION, PROMOTE SOIL STABILIZATION, AND INCREASE STORMWATER INFILTRATION RATES IN THE POST-CONSTRUCTION PHASE OF THE PROJECT.

STABILIZATION OF SOILS

UPON COMPLETION AND ACCEPTANCE OF SITE PREPARATION AND INITIAL INSTALLATION OF EROSION, RUNOFF, AND SEDIMENT CONTROLS AND TEMPORARY POLLUTION PREVENTION MEASURES, THE OPERATOR SHALL INITIATE APPROPRIATE TEMPORARY OR PERMANENT STABILIZATION PRACTICES DURING ALL PHASES OF CONSTRUCTION ON ALL DISTURBED AREAS AS SOON AS POSSIBLE BUT NOT MORE THAN FOURTEEN (14) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT AREA HAS TEMPORARILY OR PERMANENTLY CEASED UNLESS THE ACTIVITY IS TO RESUME WITHIN TWENTY-ONE (21) DAYS.

ANY DISTURBED AREAS THAT WILL NOT HAVE ACTIVE CONSTRUCTION ACTIVITY OCCURRING WITHIN FOURTEEN (14) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT AREA HAS TEMPORARILY OR PERMANENTLY CEASED UNLESS THE ACTIVITY IS TO RESUME WITHIN TWENTY-ONE (21) DAYS MUST BE STABILIZED BY THE USE OF TEMPORARY AND/OR FINAL SEEDING OF THAT AREA.

ONLY AREAS THAT CAN BE REASONABLY EXPECTED TO HAVE ACTIVE CONSTRUCTION WORK BEING PERFORMED WITHIN 14 DAYS OF DISTURBANCE WILL BE CLEARED/GRUBBED AT ANY ONE TIME. IT IS NOT ACCEPTABLE TO GRUB AND STRIP TOP SOIL THE ENTIRE CONSTRUCTION SITE IF PORTIONS WILL NOT BE ACTIVE WITHIN THE 14-DAY TIME FRAME. PROPER PHASING OF CLEARING AND GRUBBING ACTIVITIES SHALL INCLUDE TEMPORARY STABILIZATION TECHNIQUES FOR AREAS CLEARED AND GRUBBED THAT WILL NOT BE ACTIVE WITHIN THE 14-DAY TIME FRAME.

STEEP SLOPES SHALL NOT BE LEFT UNATTENDED OR EXPOSED FOR EXCESSIVE 3. CLEAR TREES AND REMOVE/GRIND STUMPS; PERIODS OF TIME SUCH AS THE INACTIVE WINTER SEASON. THE CONTRACTOR SHALL INITIATE APPROPRIATE VEGETATIVE PRACTICES ON ALL DISTURBED AREAS IN AREAS OF STEEP SLOPES AS SOON AS POSSIBLE BUT NOT MORE HAS TEMPORARILY OR PERMANENTLY CEASED, UNLESS THE ACTIVITY IS TO RESUME WITHIN TWENTY-ONE (21) DAYS. ONCE AN STEEP SLOPE AREA HAS BEEN TEMPORARY AND/OR FINAL SEEDED IT SHALL BE PROTECTED WITH 4' HIGH ORANGE CONSTRUCTION TO PREVENT FURTHER DISTURBANCE OF THE AREA.

THE TEMPORARY SEEDING DESIGN MIX SHALL BE COMPRISED OF THE FOLLOWING: TYPE % BY WEIGHT

ANNUAL RYE GRASS PERENNIAL RYE GRASS

60

STORMWATER INLET PROTECTION

INLET PROTECTION - WILL BE UTILIZED TO PREVENT SOIL AND DEBRIS FROM ENTERING STORM DRAIN INLETS. THESE MEASURES ARE USUALLY TEMPORARY AND ARE IMPLEMENTED BEFORE A SITE IS DISTURBED

MAINTENANCE - THE OPERATOR MUST CLEAN, OR REMOVE AND REPLACE THE INLET PROTECTION MEASURES AS SEDIMENT ACCUMULATES, THE FILTER BECOMES CLOGGED, AND/OR AS PERFORMANCE IS COMPROMISED. ACCUMULATED SEDIMENT ADJACENT TO THE INLET PROTECTION MEASURES SHOULD BE REMOVED BY THE END OF THE SAME WORK DAY IN WHICH IT IS FOUND OR BY THE END OF THE FOLLOWING WORK DAY IF REMOVAL BY THE SAME WORK DAY IS NOT FEASIBLE.

STORMWATER BASINS — ALL AREAS CONTAINING STORMWATER BASINS (ABOVE OR BELOW GROUND) SHALL BE PROTECTED THROUGHOUT CONSTRUCTION. THESE ARES ARE NOT BE USED FOR MATERIAL STOCKPILES OR FOR PARKING EQUIPMENT SURFACE BASINS ARE TO BE ROUGH GRADED AND PROTECTED UNTIL STABILIZED AND BROUGHT ON-LINE FOR STORMWATER MANAGEMENT OF THE STABILIZED SITE.

CONSTRUCTION ENTRANCES

CONSTRUCTION ENTRANCES SHALL BE USED IN CONJUNCTION WITH THE STABILIZATION OF CONSTRUCTION ROADS TO REDUCE THE AMOUNT OF SEDIMENT TRACKING OFF THE PROJECT. ANY CONSTRUCTION SITE ACCESS POINT MUST EMPLOY THE CONTROL MEASURES ON THE APPROVED SITE PLANS AND IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN. CONSTRUCTION ENTRANCES SHALL BE USED IN CONJUNCTION WITH THE STABILIZATION OF CONSTRUCTION ROADS TO REDUCE THE AMOUNT OF MUD PICKED UP BY CONSTRUCTION VEHICLES. ALL CONSTRUCTION ACCESS ROADS SHALL BE CONSTRUCTED PRIOR TO ANY ROADWAY ACCEPTING CONSTRUCTION

THE SITE OWNER AND OPERATOR MUST WILL RESTRICT VEHICLE USE TO PROPERLY DESIGNATED EXIT POINTS, USE PROPERLY DESIGNED AND CONSTRUCTED CONSTRUCTION ENTRANCES AT ALL POINTS THAT EXIT ONTO PAVED ROADS SO THAT SEDIMENT REMOVAL OCCURS PRIOR TO VEHICLE EXIT. WHEN AND WHERE NECESSARY, USE ADDITIONAL CONTROLS TO REMOVE SEDIMENT FROM VEHICLE TIRES PRIOR TO EXIT (I.E. WHEEL WASHING RACKS, RUMBLE STRIPS, AND RATTLE PLATES). WHERE SEDIMENT HAS BEEN TRACKED OUT FROM THE CONSTRUCTION SITE ONTO THE SURFACE OF OFF-SITE STREETS, OTHER PAVED AREAS, AND SIDEWALKS, THE DEPOSITED SEDIMENT MUST BE REMOVED BY THE END OF THE SAME WORK DAY IN WHICH THE TRACK OUT OCCURS. TRACK-OUT MUST BE REMOVED BY SWEEPING, SHOVELING, OR VACUUMING THESE SURFACES, OR BY USING OTHER SIMILARLY EFFECTIVE MEANS OF SEDIMENT REMOVAL.

STOCKPILE AND MATERIAL STAGING CONTAINMENT

PERIMETER EROSION CONTROLS SHALL BE USED ONSITE TO MINIMIZE OR ELIMINATE THE DISCHARGE OF SOIL, TOPSOIL, BASE MATERIAL OR RUBBLE, FROM ENTERING DRAINAGE SYSTEMS OR SURFACE WATERS. ALL STOCKPILES MUST BE LOCATED WITHIN THE LIMIT OF DISTURBANCE, PROTECTED FROM RUN-ON WITH THE USE OF TEMPORARY SEDIMENT BARRIERS AND PROVIDED WITH COVER OR STABILIZATION TO AVOID CONTACT WITH PRECIPITATION AND WIND WHERE AND WHEN PRACTICAL. STOCK PILE MANAGEMENT CONSISTS OF PROCEDURES AND PRACTICES DESIGNED TO MINIMIZE OR ELIMINATE THE DISCHARGE OF STOCKPILED MATERIAL (SOIL, TOPSOIL, BASE MATERIAL, RUBBLE) FROM ENTERING DRAINAGE SYSTEMS OR

FOR ANY STOCKPILES OR LAND CLEARING DEBRIS COMPOSED, IN WHOLE OR IN PART, OF SEDIMENT OR SOIL, YOU MUST COMPLY WITH THE FOLLOWING REQUIREMENTS - LOCATE PILES WITHIN THE DESIGNATED LIMITS OF DISTURBANCE OUTSIDE OF THE 100-FOOT BUFFER ZONE, PROTECT FROM CONTACT WITH STORMWATER (INCLUDING RUN-ON) USING A TEMPORARY PERIMETER SEDIMENT BARRIER; WHERE PRACTICABLE, PROVIDE COVER OR APPROPRIATE TEMPORARY VEGETATIVE OR STRUCTURAL STABILIZATION TO AVOID DIRECT CONTACT WITH PRECIPITATION OR TO MINIMIZE SEDIMENT DISCHARGE; NEVER HOSE DOWN OR SWEEP SOIL OR SEDIMENT ACCUMULATED ON PAVEMENT OR OTHER IMPERVIOUS SURFACES INTO ANY STORMWATER CONVEYANCE, STORM DRAIN INLET. OR SURFACE WATER; TO THE MAXIMUM EXTENT PRACTICABLE, CONTAIN AND SECURELY PROTECT FROM WIND.

TEMPORARY SEDIMENT BASINS

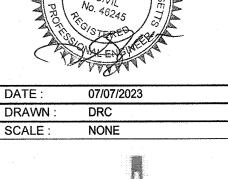
IF REQUIRED. ADDITIONAL TEMPORARY SEDIMENT BASINS ARE REQUIRED, TO THE PROPOSED MITIGATION DETAILED WITHIN THESE DESIGN PLANS, TO MITIGATE THE POTENTIAL SEDIMENT LOADING TO THE ADJACENT RESOURCE AREAS THE DESIGN ENGINEER SHALL BE CONTACTED TO DESIGN AND SITE NEW TEMPORARY SEDIMENT BASIS AS REQUIRED. TEMPORARY SEDIMENT BASINS SHALL BE LOCATED OUTSIDE OF THE 100-FOOT BUFFER ZONE TO ANY RESOURCE ARES THAT ARE NOT SCHEDULED FOR PERMANENT ALTERATION, UNLESS NO ALTERNATIVES ARE AVAILABLE. TEMPORARY SEDIMENT BASIN LOCATION, DESIGN AND GRADING BE DICTATED BY THE DESIGN ENGINEER. AT A MINIMUM THE THE VOLUME OF THE TEMPORARY SEDIMENT BASIN, AS MEASURED FROM THE BOTTOM OF THE BASE TO THE ELEVATION OF THE CREST OF THE PRINCIPAL SPILLWAY SHALL BE AT LEAST 3,600 CUBIC FEET PER ACRE OF DRAINAGE AREA. THIS 3,600 CUBIC FEET IS EQUIVALENT TO 1.0 INCH OF SEDIMENT PER ACRE OF DRAINAGE AREA. ADDITIONAL STORAGE IN THE FORM OF A PERMANENT WET POOL SHALL BE PROVIDED WHENEVER PRACTICABLE, BUT MAY NOT BE USED TO FULFILL THE TEMPORARY STORAGE VOLUME REQUIREMENT.

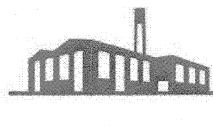
SEDIMENT BASINS SHALL BE CLEANED OUT WHEN THE VOLUME REMAINING AS DESCRIBED ABOVE IS REDUCED BY SEDIMENTATION TO 1,800 CUBIC FEET PER ACRE OF DRAINAGE AREA (50 PERCENT FULL). IN NO CASE SHALL THE SEDIMENT LEVEL BE PERMITTED TO BUILD UP HIGHER THAN ONE FOOT BELOW THE PRINCIPAL SPILLWAY CREST. AT THIS ELEVATION, CLEANOUT SHALL BE PERFORMED TO RESTORE THE ORIGINAL DESIGN VOLUME TO THE SEDIMENT BASIN. THE ELEVATION OF THE MAXIMUM ALLOWABLE SEDIMENT LEVEL SHALL BE DETERMINED AND SHALL BE STATED IN THE DESIGN DATA AS A DISTANCE BELOW THE TOP OF THE RISER AND BE CLEARLY MARKED ON THE RISER.

CONSTRUCTION SEQUENCING:

- INSTALL EROSION AND SEDIMENT CONTROLS;
- 2. CUT TREES:
- 4. INSTALL TEMPORARY SEDIMENT BASINS AND CONVEYANCE SWALES AND BERMS
- GRUB AND ROUGH GRADE SITE AND ACCESS DRIVEWAYS; INSTALL BUILDING FOUNDATION;
- CONSTRUCT RETAINING WALLS;
- CONSTRUCT DRIVEWAYS, PARKING AND LOADING AREAS AND INSTALL BINDER COAT PAVEMENT;
- 9. FINE GRADE SITE AND LOAM AND SEED ALL REMAINING DISTURBED AREAS;

REVISIONS 07/07/2023 ISSUE FOR PERMIT 2 10/23/2023 RESPONSE TO COMMENTS MARALLA 10/23/23





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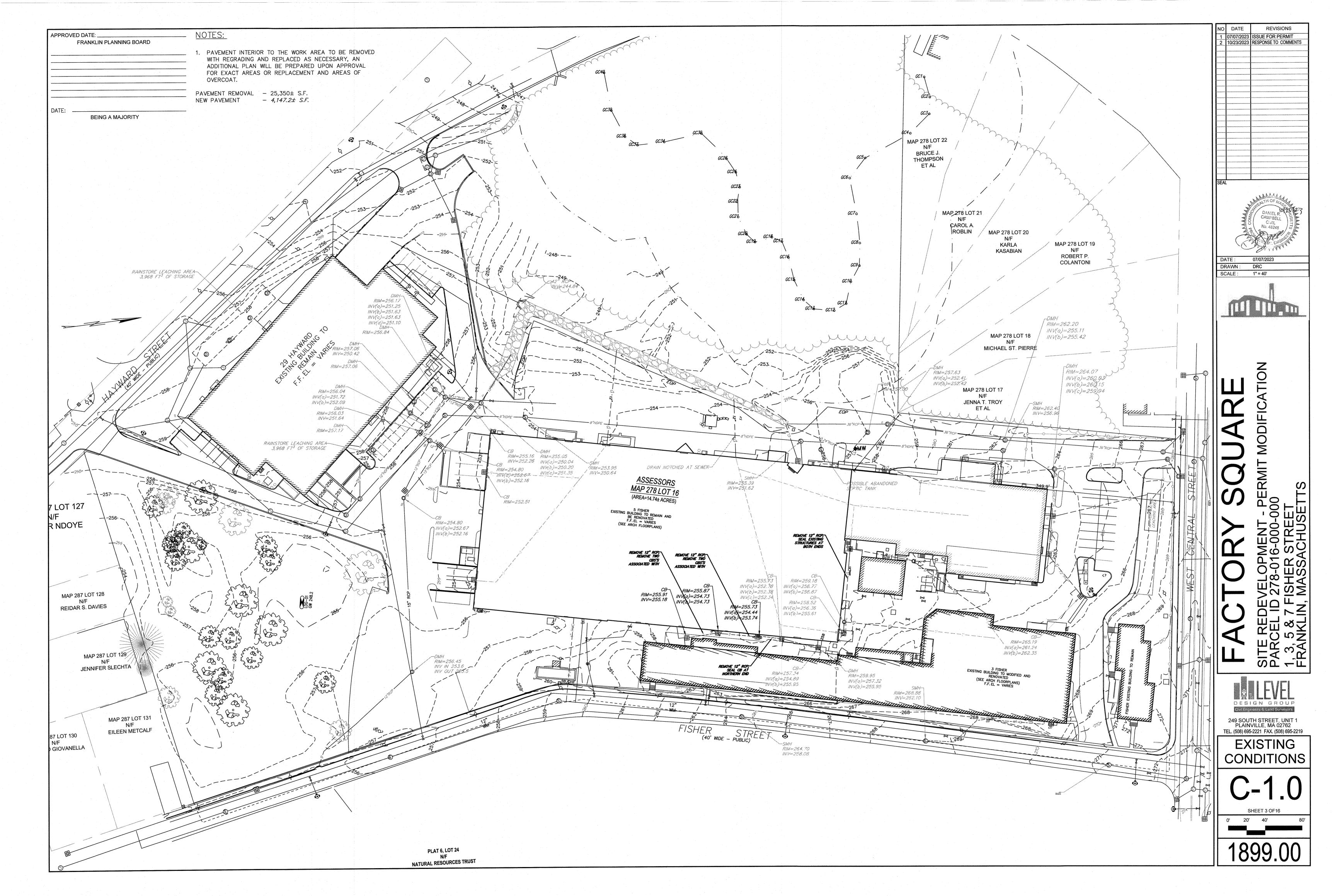
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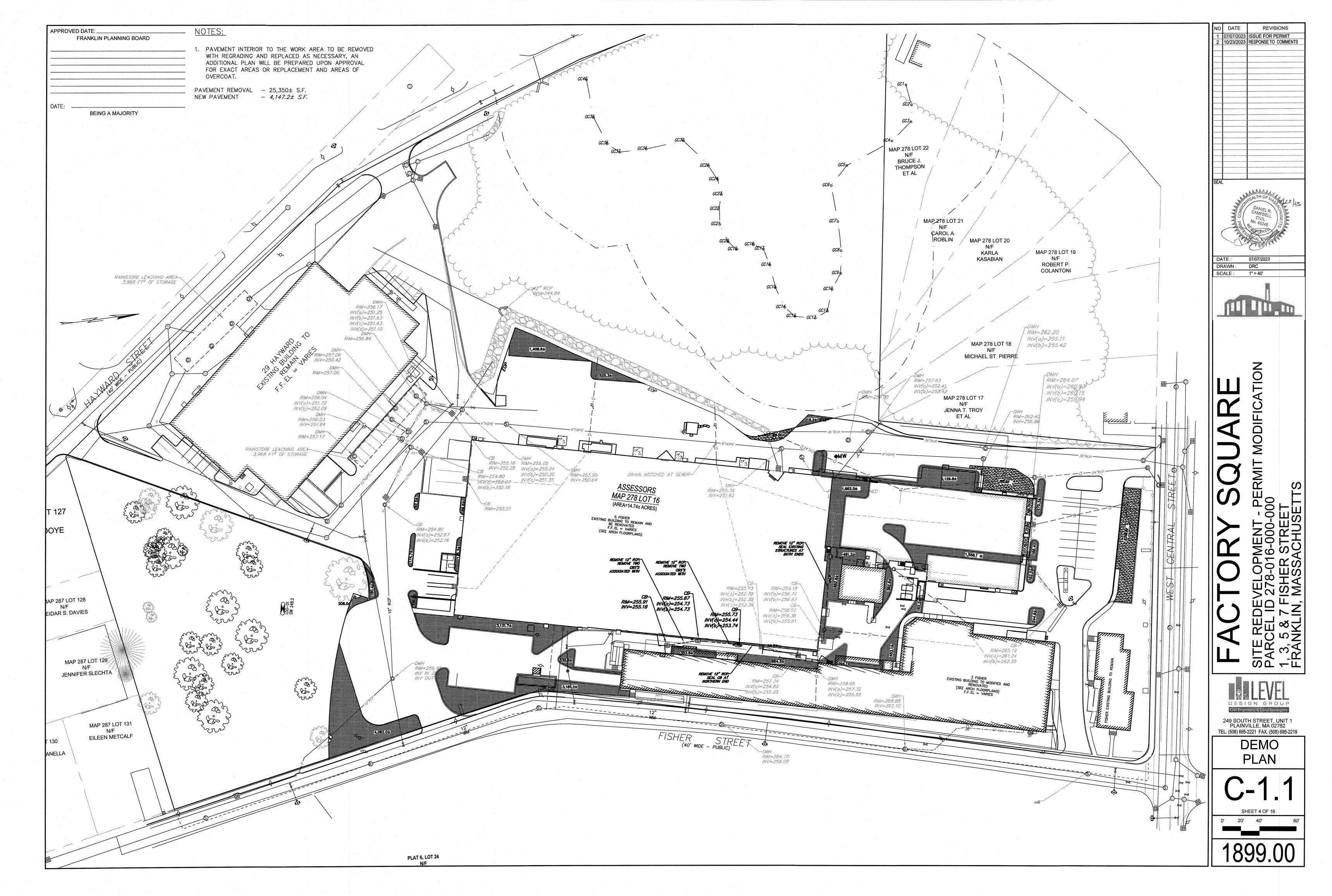
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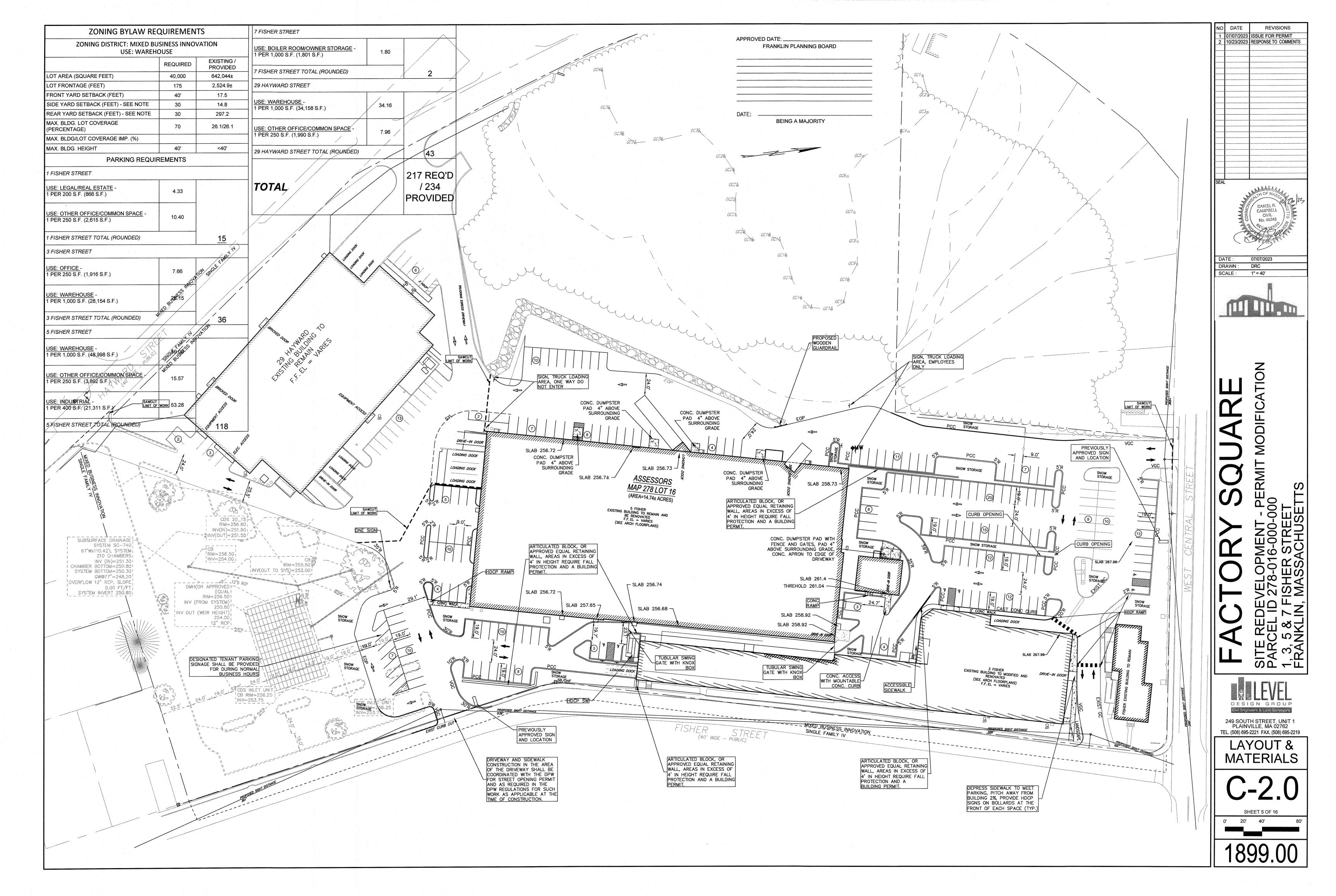
249 SOUTH STREET, UNIT 1 PLAINVILLE, MA 02762 TEL. (508) 695-2221 FAX. (508) 695-2219

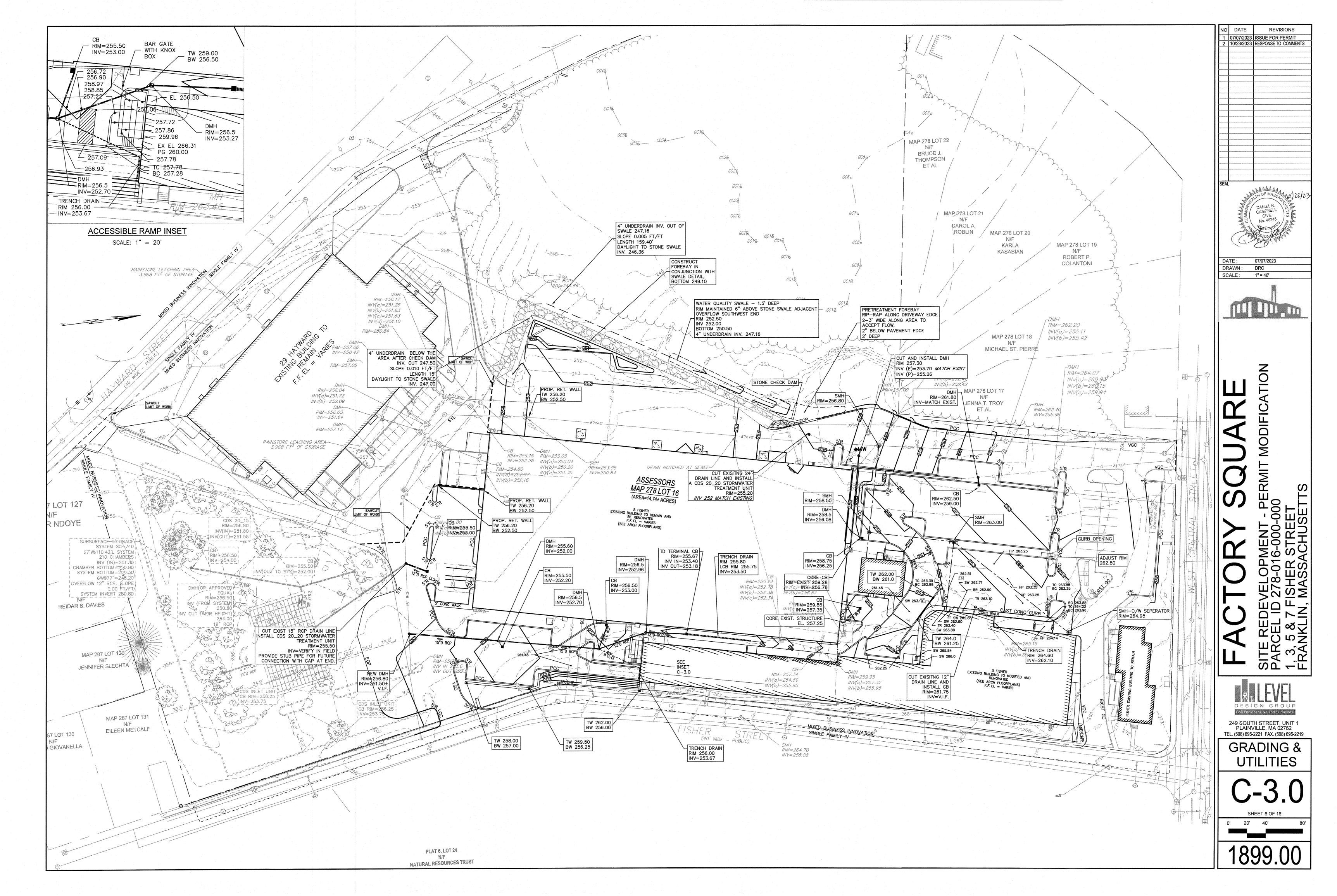
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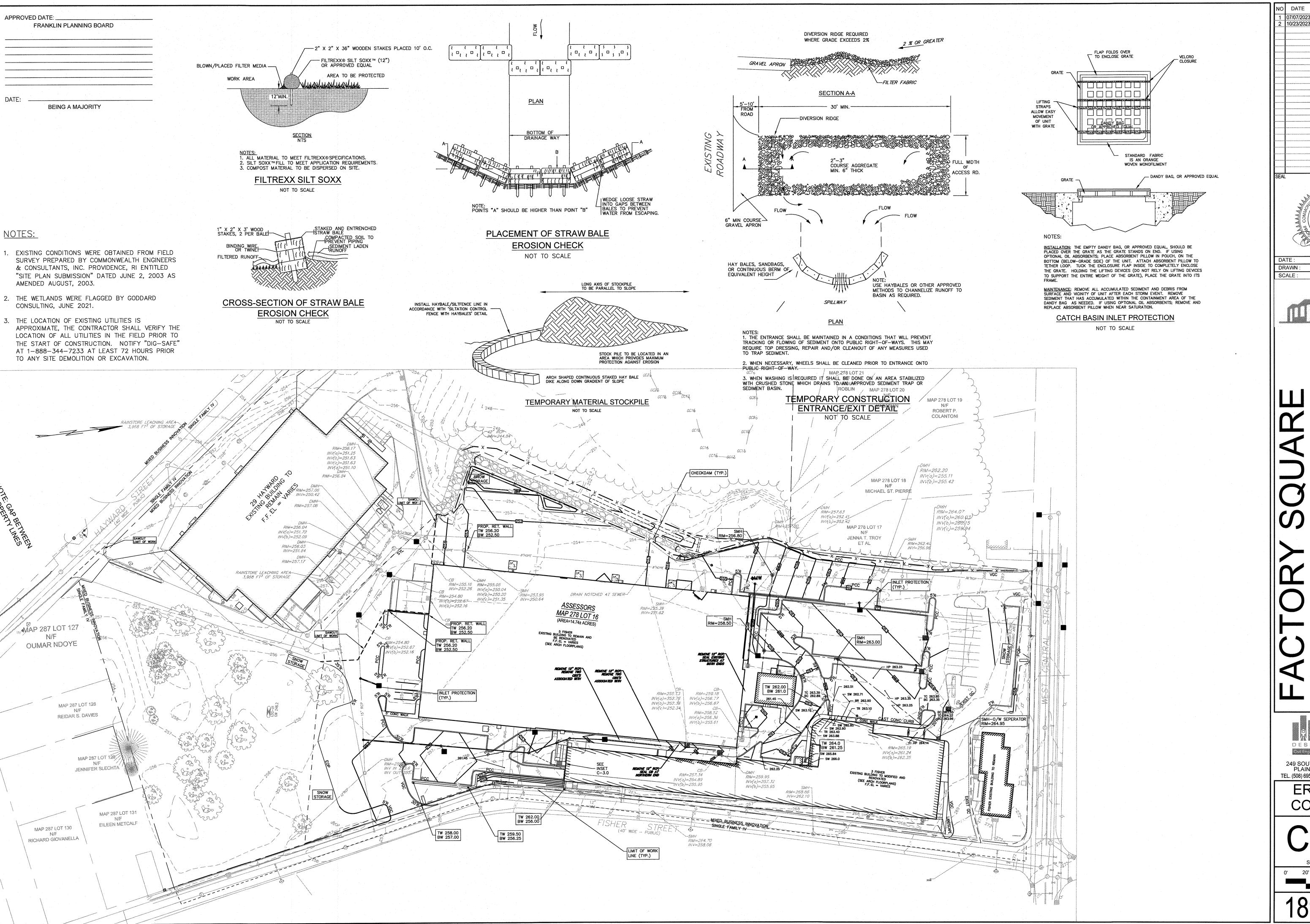
STABILIZATION. IT SHALL BE THE RESPONSIBILITY OF THE SITE CONTRACTOR INSTALL STORMWATER MANAGEMENT SYSTEM AND SITE UTILITIES; ALL CONSTRUCTION AND CONSTRUCTION ACTIVITIES SHALL CONFORM TO STATE AND LOCAL THAN FOURTEEN (14) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT AREA REQUIREMENTS. INCLUDING BUT NOT LIMITED TO THE TOWN OF FRANKLIN, THE COMMONWEALTH OF TO REMOVE ANY ACCUMULATED SEDIMENT WHICH ENTERS THE INFILTRATION MASSACHUSETTS AND ANY OTHER AGENCIES HAVING JURISDICTION. BASIN PRIOR TO FINAL SITE STABILIZATION TO A DEPTH OF 6" BELOW THE INSTALL SITE LANDSCAPING; 10. INSTALL TOP COAT PAVEMENT; PROJECT CLOSE OUT. INSTALLED..



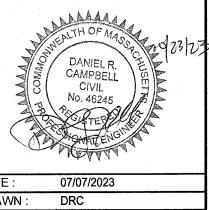


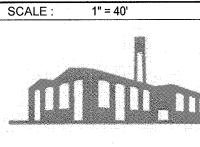






REVISIONS 1 07/07/2023 ISSUE FOR PERMIT 2 10/23/2023 RESPONSE TO COMMENTS

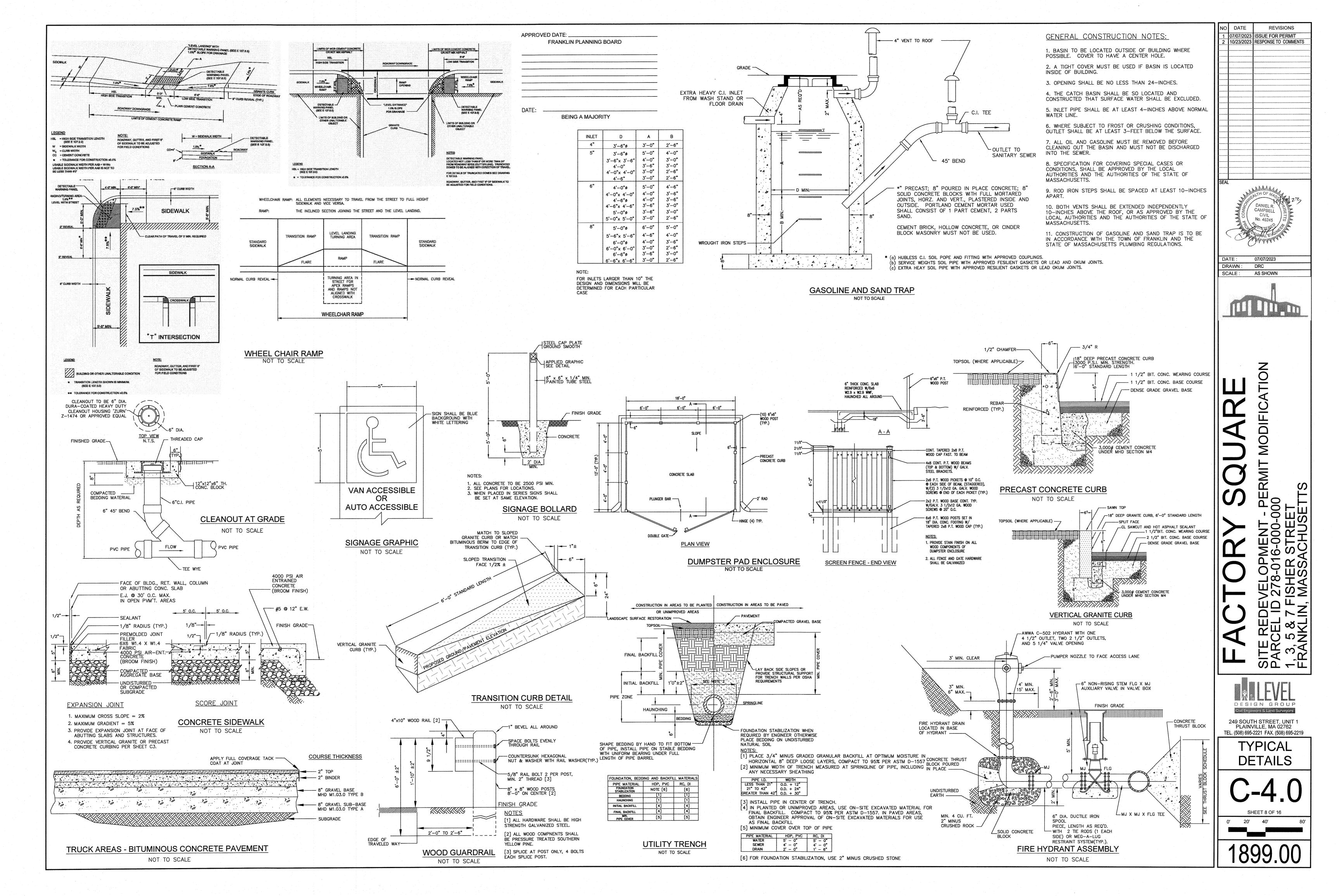


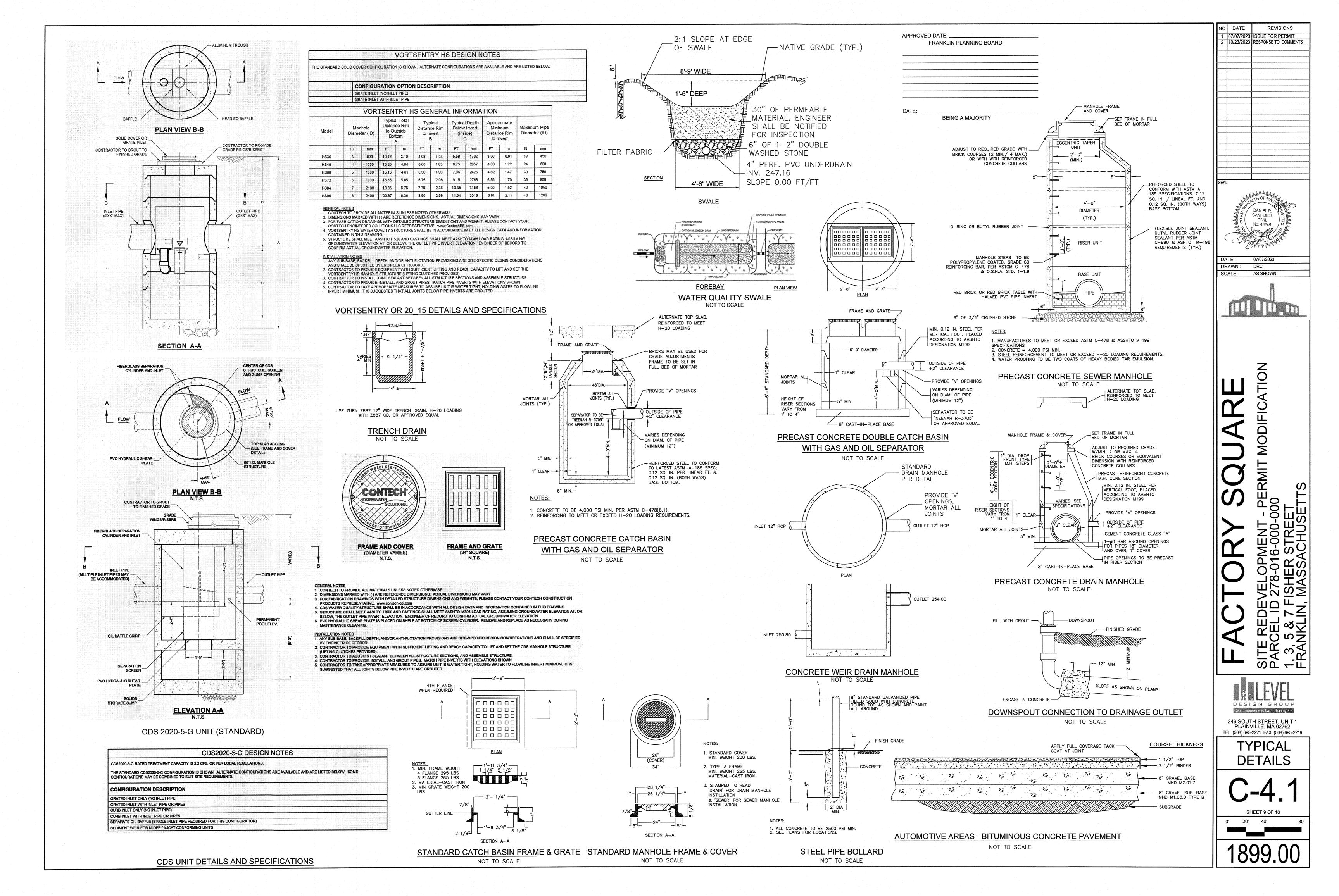


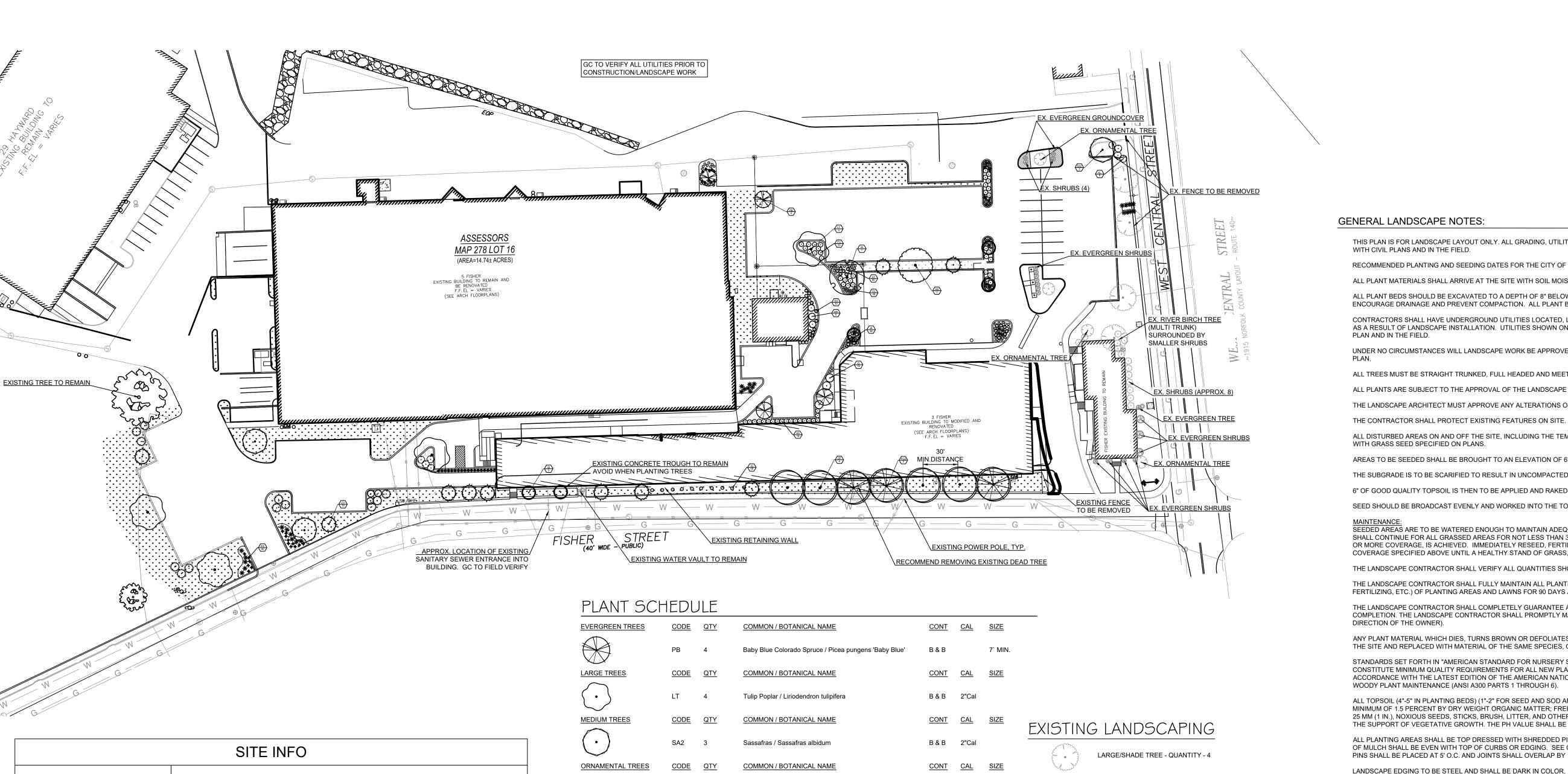
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249 SOUTH STREET, UNIT 1 PLAINVILLE, MA 02762 TEL. (508) 695-2221 FAX. (508) 695-2219

EROSION CONTROL







QI

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<u>QTY</u>

SHADE TREES

STREET TREES

<u>SHRUBS</u>

ORNAMENTAL GRASSES

<u>PERENNIALS</u>

GROUND COVERS

White Fringetree / Chionanthus virginicus

Thornless Honey Locust / Gleditsia triacanthos inermis

Regent Serviceberry / Amelanchier alnifolia 'Regent'

Gem Box® Inkberry Holly / Ilex glabra 'SMNIGAB17'

Dwarf Serviceberry / Amelanchier spicata

Carpathian Bellflower / Campanula carpatica

Dwarf Fothergilla / Fothergilla gardenii

Mountain Laurel / Kalmia latifolia

COMMON / BOTANICAL NAME

COMMON / BOTANICAL NAME

COMMON / BOTANICAL NAME

23,656 sf Kentucky Bluegrass / Poa pratensis

Butterfly Milkweed / Asclepias tuberosa

Showy Goldenrod / Solidago speciosa

Soft Rush / Juncus effusus

Purple Lovegrass / Eragrostis spectabilis

Green Mountain® Sugar Maple / Acer saccharum 'PNI 0285' B & B 2"Cal

Scrub Oak / Quercus ilicifolia

COMMON / BOTANICAL NAME

COMMON / BOTANICAL NAME

Pin Oak / Quercus palustris

American Beech / Fagus grandifolia

COMMON / BOTANICAL NAME

B & B 2"Cal

CONT

5 gal

5 gal

5 gal

CONT

CONT

CONT CAL SIZE

CONT CAL SIZE

| | SITE INFO |
|-------------------|--|
| CURRENT ZONING | MIXED BUSINESS INNOVATION (NO OVERLAY DISTRICTS) |
| ADJACENT ZONING | NORTH SINGLE FAMILY IV EAST SINGLE FAMILY IV SOUTH SINGLE FAMILY IV WEST MIXED BUSINESS INNOVATION |
| STREET TREES | ANY LOT ABBUTING A ROW OF 75' OR MORE IN WHICH A BUILDING IS WITHIN 150' OF THE ROW MUST HAVE TREES PLANTED AT LEAST EVERY 30' AND 50' BACK FROM THE ROW. |
| PARKING LOT TREES | REQUIRED: PARKING LOTS FOR 20 OR MORE CARS SHALL CONTAIN OR BE BORDERED WITHIN 5' BY AT LEST ONE TREE PER 10 PARKING SPACES 234 SPACES / 10 TREES = 24 TREES |
| | PROVIDED: 25 TREES (5 EXISTING, 20 PROPOSED) INCLUDES CANOPY/SHADE, EVERGREEN AND ORNAMENTAL TREES) |

ALL PROPOSED PLANTS ARE LISTED IN THE BEST DEVELOPMENT PRACTICES GUIDEBOOK. PROPOSED STREET TREES ARE LISTED IN TOWN CODE AS RECOMMENDED.

ORNAMENTAL TREE

EVERGREEN SHRUB/TREE

TOP OF ROOT BALL TO

BE 1-2" HIGHER THAN

WATER AND TAMP TO

BOTTOM AIR POCKETS

SHRUB SHALL BE REJECTED.

SHRUB PLANTING

PREVENT COMPACTION.

N.T.S.

1. REMOVE ANY DEAD, DYING OR SEVERELY BROKEN TWIGS OR BRANCHES. IF REMOVING

THESE BRANCHED REDUCES THE SHRUB HEIGHT BELOW SPECIFIED HEIGHT THEN

4. NEWLY PLANTED SHRUBS SHALL BE FERTILIZED WITH A TIME RELEASE FERTILIZER WITH

2. PLANTING BEDS SHOULD BE EXCAVATED TO A DEPTH OF 8" BELOW FINISHED GRADE.

3. THE BOTTOM OF THE BED SHALL BE SCARIFIED TO ENCOURAGE DRAINAGE AND

A 20-20-20 ANALYSIS APPLIED PER MANUFACTURERS SPECIFICATION.

REMOVE SIDES AND

ADJACENT GRADE

BACK FILL WITH LOOSE, FRIABLE,

ORGANIC LOOM OR COMPOST.

DECIDUOUS SHRUB

GENERAL LANDSCAPE NOTES:

THIS PLAN IS FOR LANDSCAPE LAYOUT ONLY. ALL GRADING, UTILITIES, SITE STRUCTURES, ETC. ARE FOR REFERENCE ONLY AND SHALL BE VERIFIED WITH CIVIL PLANS AND IN THE FIELD.

RECOMMENDED PLANTING AND SEEDING DATES FOR THE CITY OF FRANKLIN: MARCH 15 - JUNE 15 AND SEPT 15 - NOV 15

ALL PLANT MATERIALS SHALL ARRIVE AT THE SITE WITH SOIL MOIST.

ALL PLANT BEDS SHOULD BE EXCAVATED TO A DEPTH OF 8" BELOW FINISHED GRADE. THE BOTTOM OF THE BED SHALL BE SCARIFIED TO ENCOURAGE DRAINAGE AND PREVENT COMPACTION. ALL PLANT BEDS ARE TO BE BACKFILLED WITH LOOSE, FRIABLE, ORGANIC LOAM OR COMPOST

CONTRACTORS SHALL HAVE UNDERGROUND UTILITIES LOCATED, LEGIBLY MARKED, AND SHALL REPAIR ANY AND ALL DAMAGE WHICH MAY OCCUR AS A RESULT OF LANDSCAPE INSTALLATION. UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATED, AND SHOULD BE VERIFIED ON THE CIVIL UTILITY PLAN AND IN THE FIELD.

UNDER NO CIRCUMSTANCES WILL LANDSCAPE WORK BE APPROVED FOR PAYMENT IF PLANT SIZE AND GENERAL HEALTH ARE NOT AS REQUIRED ON

ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED AND MEET ALL REQUIREMENTS AS SPECIFIED.

ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AND THE OWNER BEFORE, DURING AND AFTER INSTALLATION.

THE LANDSCAPE ARCHITECT MUST APPROVE ANY ALTERATIONS OR REVISIONS TO THE LANDSCAPE PLAN.

THE CONTRACTOR SHALL PROTECT EXISTING FEATURES ON SITE.

ALL DISTURBED AREAS ON AND OFF THE SITE, INCLUDING THE TEMPORARY DETENTION AREA, SHALL BE COMPLETELY HYDROSEEDED OR SODDED

AREAS TO BE SEEDED SHALL BE BROUGHT TO AN ELEVATION OF 6" BELOW THE PROPOSED FINISHED GRADE.

THE SUBGRADE IS TO BE SCARIFIED TO RESULT IN UNCOMPACTED SUBSOIL.

6" OF GOOD QUALITY TOPSOIL IS THEN TO BE APPLIED AND RAKED TO FINISHED GRADE

SEED SHOULD BE BROADCAST EVENLY AND WORKED INTO THE TOP OF 1" OF SOIL.

SEEDED AREAS ARE TO BE WATERED ENOUGH TO MAINTAIN ADEQUATE SURFACE SOIL MOISTURE FOR PROPER SEED GERMINATION. WATERING SHALL CONTINUE FOR ALL GRASSED AREAS FOR NOT LESS THAN 30 DAYS FOLLOWING SEEDING OR UNTIL A HEALTHY STAND OF GRASS, WITH 90% OR MORE COVERAGE, IS ACHIEVED. IMMEDIATELY RESEED, FERTILIZE, AND MULCH DAMAGED AREAS OR ANY AREA THAT FAILS TO ACHIEVE THE COVERAGE SPECIFIED ABOVE UNTIL A HEALTHY STAND OF GRASS, WITH 90% OR MORE COVERAGE, IS ACHIEVED.

THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THESE PLANS, BEFORE PRICING THE WORK.

THE LANDSCAPE CONTRACTOR SHALL FULLY MAINTAIN ALL PLANTING (INCLUDING BUT NOT LIMITED TO WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) OF PLANTING AREAS AND LAWNS FOR 90 DAYS AFTER SUBSTANTIAL COMPLETION.

THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR ONE (1) YEAR BEGINNING AT THE DATE OF SUBSTANTIAL COMPLETION. THE LANDSCAPE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE THE END OF THE GUARANTEE PERIOD (AS PER

ANY PLANT MATERIAL WHICH DIES, TURNS BROWN OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.

STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1) REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR ALL NEW PLANT MATERIAL. ALL NEW PLANT MATERIAL SHALL BE PLANTED AND MAINTAINED IN ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN NATIONAL STANDARDS INSTITUTE REQUIREMENTS FOR TREE, SHRUB, AND OTHER WOODY PLANT MAINTENANCE (ANSI A300 PARTS 1 THROUGH 6)

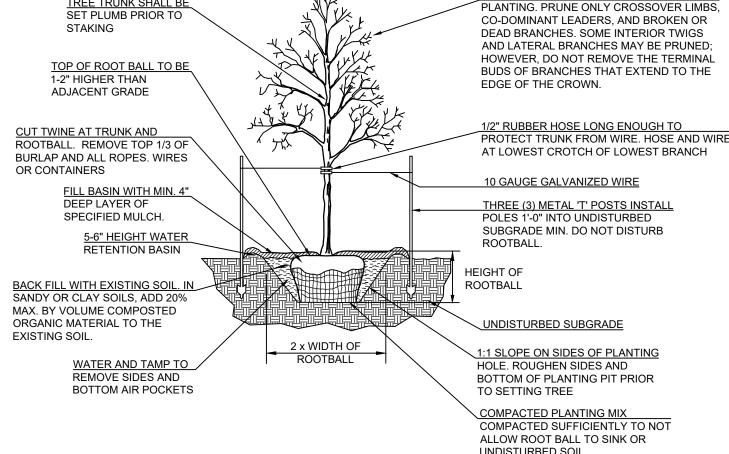
ALL TOPSOIL (4"-5" IN PLANTING BEDS) (1"-2" FOR SEED AND SOD AREAS) APPLIED TO THE SITE SHALL BE LOAMY, FRIABLE SOIL, CONTAINING A MINIMUM OF 1.5 PERCENT BY DRY WEIGHT ORGANIC MATTER; FREE FROM SUBSOIL, REFUSE, ROOTS, HEAVY OR STIFF CLAY, STONES LARGER THAN 25 MM (1 IN.), NOXIOUS SEEDS, STICKS, BRUSH, LITTER, AND OTHER DELETERIOUS SUBSTANCES; SUITABLE FOR THE GERMINATION OF SEEDS AND THE SUPPORT OF VEGETATIVE GROWTH. THE PH VALUE SHALL BE BETWEEN 5.5 AND 6.5.

ALL PLANTING AREAS SHALL BE TOP DRESSED WITH SHREDDED PINE BARK MULCH AT A MIN. 4" DEPTH ON DEWITT PRO 5 LANDSCAPE FABRIC. TOP OF MULCH SHALL BE EVEN WITH TOP OF CURBS OR EDGING. SEE CIVIL PLANS FOR ELEVATIONS. SECURE FABRIC WITH PINS OR STAPLES (2"x5").

PINS SHALL BE PLACED AT 5' O.C. AND JOINTS SHALL OVERLAP BY 12"

THIS SHEET IS FOR THE PURPOSE OF LANDSCAPING ONLY. ALL GRADING, UTILITIES, SITE FEATURES, ETC. ARE FOR REFERENCE ONLY. PLEASE REFER TO CIVIL PLANS FOR MORE DETAILS.

IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT INSTALLED LANDSCAPING DOES NOT INTERFERE WITH OR OBSTRUCT ANY ADA PATHS OR OTHER VEHICULAR OR PEDESTRIAN USE AREAS. IT SHALL BE THE OWNER'S RESPONSIBILITY TO MAINTAIN ALL LANDSCAPING SO AS TO NOT INTERFERE WITH OR OBSTRUCT ANY ADA PATHS OR OTHER VEHICULAR OR PEDESTRIAN USE AREAS



1. MARK THE NORTH SIDE OF THE TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT

3. EACH TREE MUST BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE TRUNK FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT

5. NEWLY PLANTED TREES SHALL BE FERTILIZED WITH A TIME RELEASE FERTILIZER WITH A 20-20-20

IF SHRUB IS B & B, THEN

REMOVE BURLAP & ROPE

MULCH WITH MIN. 4" DEEP

LAYER OF SPECIFIED MULCH.

UNDISTURBED SUBSOIL OR

SOIL COMPACTED ENOUGH

TO PREVENT SETTLING

FROM TOP 1/3 OF BALL

FINISHED GRADE

DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS TREE TRUNK SHALL BE SET PLUMB PRIOR TO UNDISTURBED SOIL

> THE SITE WHEN EVER POSSIBLE. WRAP TREE TRUNKS ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.

COVER THE TOP OF THE ROOTBALL WITH SOIL. 4. DO NOT LIFT, ADJUST OR MOVE TREE USING THE TRUNK. USE METAL BASKET FOR THESE TASKS.

ANALYSIS APPLIED PER MANUFACTURERS SPECIFICATION.

TREE PLANTING

HARRISON FRENC 1705 S. Walton Blvd., Suite 3

t 479.273.7780

f 888.520.9685 www.hfa-ae.com

Bentonville, Arkansas 72712

ISSUE BLOCK

TITLE

DOCUMENT DATE: 10/31/2023

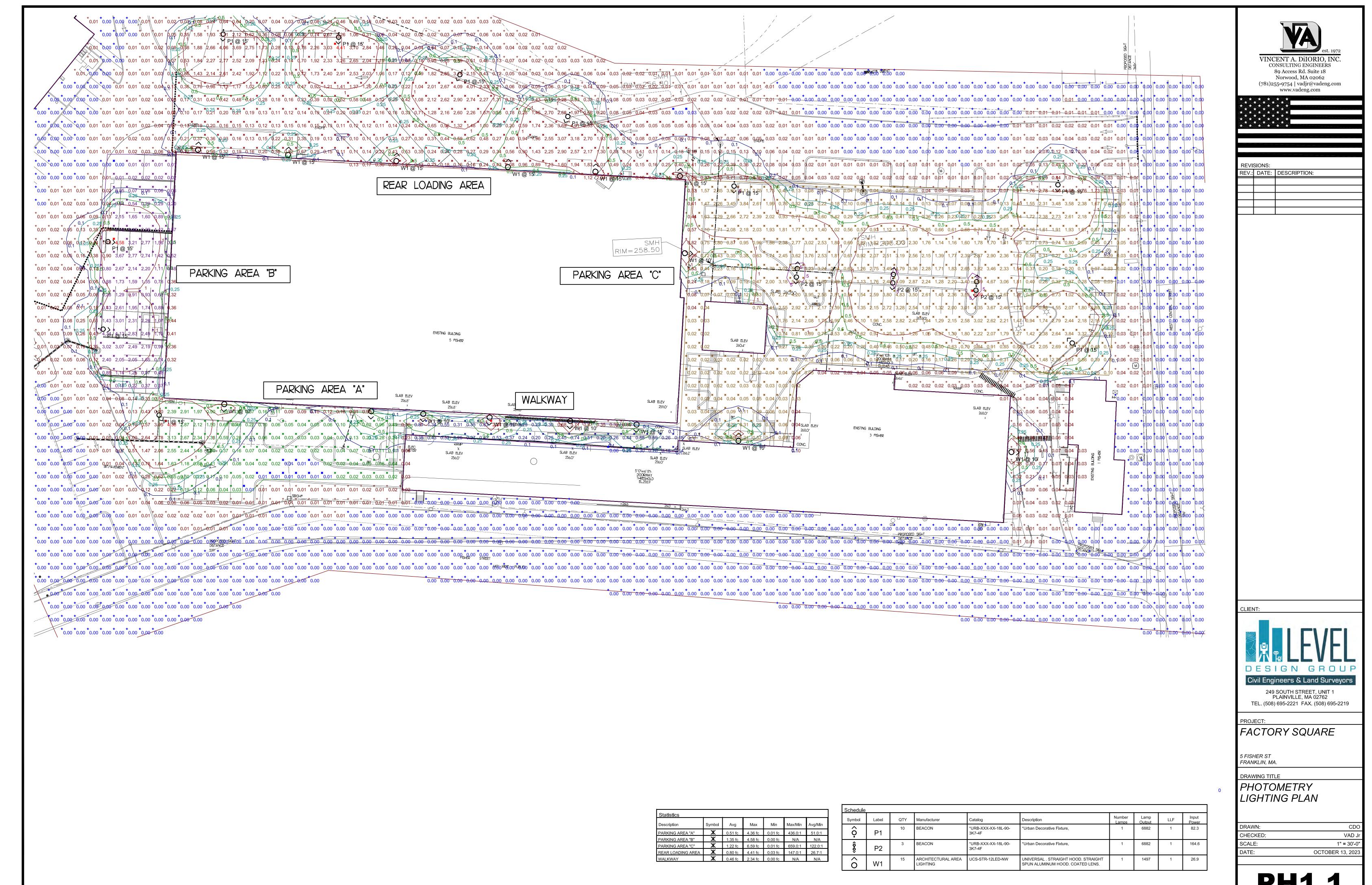
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PLAN

SHEET:

C6.0



PH1.1

| BEACON design , performance , sechnology |
|---|
| URBAN SERIES |
| URBAN LUMINAIRE |

| DATE: | LOCATION: | |
|------------|-----------|--|
| TYPE: | PROJECT: | |
| CATALOG #: | | |

FEATURES

- Decorative transitional style lighting fixture series is suitable for walkway lighting and wall mounting
- Two unique shade and style options
- LED turtle-friendly option available
- Integral Surge and Thermal Protection



CONTROL TECHNOLOGY



SPECIFICATIONS

shall be on a tray

- CONSTRUCTION The drivers shall be located in the top cast housing and shall be accessible without tools by hinging the lower shade assembly. The driver and all electrical components
- The lower shade shall be made from a onepiece aluminum spinning
- The housing is designed for LED thermal management without the use of metallic screens, cages, or fans. The top casting shall be able to be pendent mounted in place with a stainless steel safety pin and then permanently held in place with four stainless steel bolts

ELECTRICAL

- 100V through 277V, 50 Hz to 60 Hz (UNV), or 347V or 480V input
- Power factor is ≥0.90 at full load Dimming drivers are standard with connections for external dimming equipment
- avallable upon request Component-to-component wiring within the luminaire may carry no more than 80% of rated load and is listed by UL for use at
- 600VAC at 50°C or higher Plug disconnects are listed by UL for use at 600 VAC, 13A or higher, 13A rating applies to
- primary (AC) side only Fixture electrical compartment shall contain
- all LED driver components
- Button photocell available Ambient operating temperature -40°C to 40°C

 Lifeshield™ Circuit - protects luminaire from excessive temperature. The device

ELECTRICAL (CONTINUED)

Surge protection - 20KA

- shall activate at a specific, factory-preset temperature, and progressively reduce power over a finite temperature range. A luminaire equipped with the device may be reliably operated in any ambient temperature up to 55°C (131°F). Operation shall be smooth and undetectable to the eye. Thermal circuit is designed to "fall on", allowing the luminaire to revert to full power in the event of an interruption of its power supply, or faulty wiring connection to the drivers. The device shall be able to co-exist with other 0-10V control devices (occupancy sensors, external dimmers, etc.)
- CONTROLS
- Available with Energeni for optional set dimming, timed dimming with simple delay, or timed dimming based on time of night visit
- IFS polyester powder-coat electrostatically applied and thermocured
- IFS finish consists of a five stage pretreatment regimen with a polymer primer sealer and top coated with a thermoset super TGIC polyester powder coat finish
- The finish meets the AAMA 605.2 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance and resists cracking or loss of adhesion per ASTM D522 and resists surface impacts of up to 160 inch-pounds

CERTIFICATIONS NRTL Certified, UL8750, UL 1598 and

- CSA22.2#250. 13-14 for wet locations IDA approved This product is approved by the Florida Fish and Wildlife Conservation Commission.
- Separate spec available.
- 5 year warranty

| KEY DA | TA |
|----------------------|--------------|
| Lumen Range | 3,300-13,000 |
| Wattage Range | 27,8-137,5 |
| Efficacy Range (LPW) | 61–67 |

Current @

| currentlighting.com/beacon | |
|--|-------------|
| © 2022 HLI Solutions, inc. All rights reserved. Information and specifications subject to change | |
| without notice. All values are design or typical values when measured under laboratory condition | \$. |

Rev 05/17/23 Urban_LED_spso_sheet_Strike_R01



ARCHITECTURAL AREA/SITE

FEATURES

- Modular system offers five luminous choices and five hood options for customization to complement site design
- Full cutoff option available
- Pole, wall, or pendant mounting options
- Opal glass lens, IES Type 5 distribution for soft, general lighting Powder coat finish in 13 standard colors with a polymer primer sealer.



WISCAPE

SPECIFICATIONS

All housing components aluminum 360

alloy, sealed with continuous silicone rubber

Standard configurations do not require a flat

lens, optional lenses is tempered glass

electrostatically applied, thermally cured,

triglycidal isocyanurate (TGIC) polyester

Optical bezel finish is match the luminaire

All internal and external hardware is

Finish: fade and abrasion resistant,

CONSTRUCTION

stainless steel

powdercoat

housing

LED/OPTICS

CONTROL TECHNOLOGY



₿<u>UCB</u>



RELATED PRODUCTS

CATALOG #:

INSTALLATION Fixtures must be grounded in accordance with national, state and/or local electrical codes. Failure to do so may result in serious

- ELECTRICAL
- 8/20uSec wave and surge rating of 372J Drivers are UL recognized with an inrush
- 230VAC
- Optical cartridge system consisting of a die
- cast heat sink, LED engine, TIR optics, gasket and bezel plate. Cartridge is easily disassembled to replace components. Optics are held in place without
- the use of adhesives. Molded stilcone gasket ensures a weather-proof
- seal around each individual LED. Features revolutionary individual LED optical control based on high performance TIR
- optical designs. House Side Shield is available on Standard and Clear Lens options except any Type 5 distribution. House Side Shield is not available

for any distribution using a Diffused Lens.

- personal injury.
- Luminaires have integral surge protection, UL recognized and have a surge current rating of 10,000 Amps using the industry standard
- current maximum of <20.0 Amps maximum at
- 100%-1% dimming range. Fixture will be wired for low voltage 0-10V dimming control
- Driver and surge suppressor are mounted to a prewired tray with quick disconnects that may
- be removed from the gear compartment CONTROLS Egress adapter(s) shall slip over a 4"/100mm
- DIA, pole with the luminaire or arm slipping over the adapter to add a total of 4,5"/114mm to the overall height. Adapter(s) shall be prewired, independently rotatable 359°, and have a cast access cover with an integral lens and lanyard.
- Photocell adapter shall include an internal twist lock receptacle. Photocell by others.

CONTROLS (CONTINUED)

- Egress adapter shall require an auxiliary 120 voit supply for operation of an integral MR16 lamp in the event of emergency. The lamp may be aimed and locked into position with an adjustment range of 15°-45°. Adapter shall
- have a socket that accepts miniature bi-pin MR16 lamps up to 50 watts, lamp by others CERTIFICATIONS
 - ETL listed under UL 1598 and CSA C22.2 No. 250.0-08 for wet locations
 - This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 6/06/2020. See Buy American Solutions.

See <u>HLI Standard Warranty</u> for additional information

| KEY DATA | |
|------------------------|-------------------------------------|
| LUMEN RANGE | 1,821-9,336 |
| WATTAGE RANGE | 31.52-71.6 |
| EFFICACY RANGE (LPW) | 54.5-138.5 |
| PUT CURRENT RANGE (mA) | 280/420/615 mA |
| WEIGHT | 18 lbs 4.1 kg to 27 lbs 12,25 kg |
| EPA | .53 to 1.05 |

© 2021 Architectural Area Lighting, a citylsion of Hubbell Lighting, inc. Specifications subject to change without notice. 17760 Rowland St, Rowland Heights, CA 91748 / Tel 926.358.5896 / Website www.aat.net





REVISIONS: REV.: DATE: DESCRIPTION:

VINCENT A. DIIORIO, INC.



FACTORY SQUARE

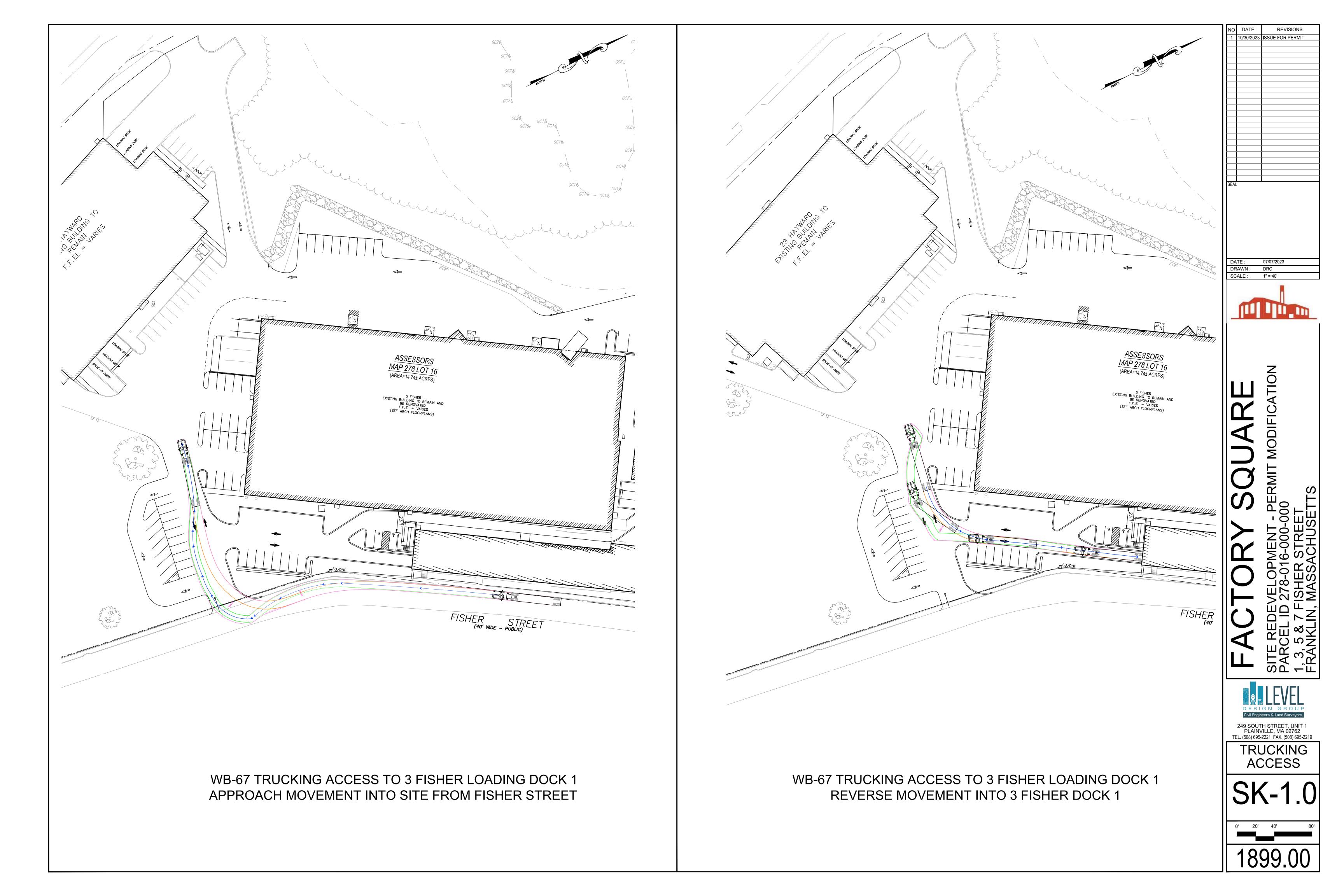
TEL. (508) 695-2221 FAX. (508) 695-2219

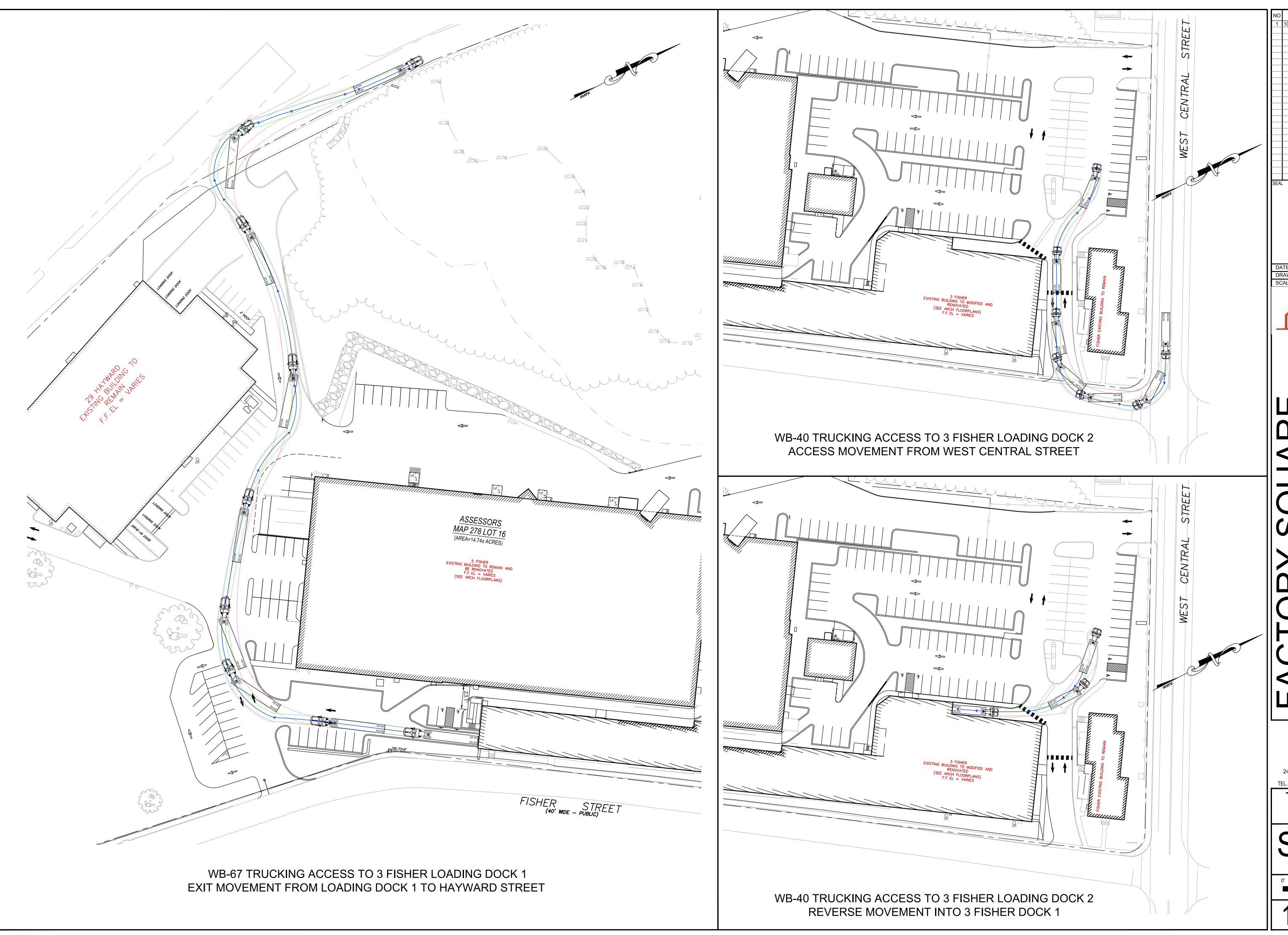
5 FISHER ST FRANKLIN, MA.

DRAWING TITLE LIGHT FIXTURE SPECIFICATIONS

CDO DRAWN: VAD Jr NOT TO SCALE OCTOBER 13, 2023

PH2.1



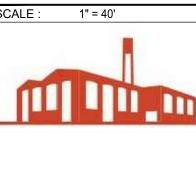


DATE : 07/07/2023

DATE : 07/07/2023

DRAWN : DRC

SCALE : 1" = 40'



TORY SQUARE

DESIGN GROUP
Civil Engineers & Land Surveyors

249 SOUTH STREET, UNIT 1 PLAINVILLE, MA 02762 TEL. (508) 695-2221 FAX. (508) 695-2219

TRUCKING ACCESS

SK-1.1

1899.00

