

DMH H RIM=367.36 INV.=362.85 INV.(OUT)=362.85	DMH C RIM=364.38 INV.=358.81 INV.(OUT)=357.53	DMH B RIM=366.45 INV.(CB3)=360.55 INV.(DMHA)=360.45 INV.(DMH C1)=360.35 WEIR TOP=361.5 DMH 13 RIM=366.50 INV.(IN)=360.50 INV.(OUT)=360.50
DMH G RIM=369.16 INV.=364.66 INV.(OUT)=364.56	DMH F RIM=364.41 INV.=357.50	DMH A RIM=366.23 INV.(IN-CB1)=363.00 INV.(IN)=361.92 INV.(OUT)=361.87
DMH I RIM=368.55 INV.(DMH H)=361.88 INV.(4" PIPE)=366.05 INV.(OUT)=361.85	DMH 7 RIM=364.06 INV.=357.16	DMH 8 RIM=363.77
DMH D RIM=366.85 INV.(CB)=362.44 INV.(DMH3)=360.60 INV.(OUT)=360.59	DMH 9 RIM=363.72	DMH 10 RIM=363.75
	DMH 1 RIM=368.55 INV.(DMH H)=361.88 INV.(4" PIPE)=366.05 INV.(OUT)=361.85	DMH C1 RIM=364.33 INV.(CB)=359.13 INV.(DMH 5)=359.03 INV.(DMH 12)=358.93

MAP 303, PARCEL 049
LEONARD S. FRENCH, TRUSTEE
SILVER MAPLE TRUST
#470-490 KING STREET

MAP 303, PARCEL 048
HOTEL BUILDING CORPORATION
#466 KING STREET

MAP 314, PARCEL 040
750 UNION ST LLC
UNION STREET

MAP 314, PARCEL 047
750 UNION ST LLC
UNION STREET

MAP 314, PARCEL
750 UNION ST L
#750 UNION STRE

GENERAL NOTES :

ASSESSORS MAP : 314 PARCEL : 16
LOCUS DEED REFERENCE : BOOK 37147, PAGE 531
PLAN REFERENCE : PLAN 54 OF 2007
APPLICANT :
4 SQ FRANKLIN REALTY LLC
83 HARTWELL AVENUE
LEXINGTON, MA. 02421
OWNER :
4 SQ FRANKLIN REALTY LLC
83 HARTWELL AVENUE
LEXINGTON, MA. 02421

THE PROJECT SITE IS LOCATED OUTSIDE OF ANY FLOOD ZONES (ZONE X) AS PER FEMA - FIRM MAP COMMUNITY PANEL 25021C0309E, DATED JULY, 2012.

THE PROJECT SITE IS NOT LOCATED WITHIN AN AREA MAPPED AS PRIORITY HABITAT & ESTIMATED HABITAT FOR RARE SPECIES ACCORDING TO THE MASSACHUSETTS NATURAL HERITAGE & ENDANGERED SPECIES PROGRAM.

THE PROJECT SITE IS NOT LOCATED WITHIN A ZONE II WELLHEAD PROTECTION ZONE.

PLAN REFERENCE: " PROPOSED HOTEL, 725 UNION STREET, FRANKLIN, NORFOLK CO, MA." DATED 2/9/2010, REV. THRU 2/11/2019 PROPOSED BY J.K. HOLMGREN ENGINEERING.

PROJECT RECEIVED A SPECIAL PERMIT & SITE PLAN APPROVAL ON MONDAY MARCH 25, 2019 AND AN ORDER OF CONDITIONS FROM THE CONSERVATION COMMISSION ON JANUARY 19, 2019.

Assessors Map : 314 Parcel : 16
725 Union Street, Franklin, Massachusetts

PREPARED FOR

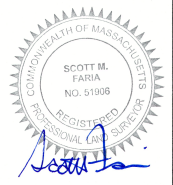
4SQ FRANKLIN REALTY, LLC

TITLE

AS-BUILT PLAN

J.K. HOLMGREN ENGINEERING, LLC

Registered Professional Engineers and Land Surveyors
1313 Belmont Street, Brockton, MA. 02301
Phone - (508) 583-2595
Email : jholmgren@jholmgren.com



SCALE: 1" = 30'

DATE: 02/09/2024

NO.	BY	DATE	REMARKS

C-1
DRAWING NUMBER

H:\2017\2017-068\SURVEY\2017-100AB0.DWG
2017-100



TOWN OF FRANKLIN – OBSERVATION REPORT

725 Union Street

Report No.:	4831 723 - 32	Date:	February 21, 2024	Arrive:	1:00 PM
Observer:	Matt Crowley, PE	Weather:	Clear ~40°	Leave:	3:00 PM
Owner:	725 Union Street LLC 153 Buckskin Drive Weston, MA 02493	Engineer:	J.K. Holmgren Engineering Inc. 1024 Pearl Street Brockton, MA 02301		

Items Observed: **Conformance Observation – Submitted in conjunction with Applicant’s request for acceptance of Form H – Certificate of Completion**

OBSERVATIONS

Observation Requested By: Scott Rogers – JK Holmgren

Met/walked site with: N/A

Current Activity on Site: No current activity

Observed Construction: BETA arrived on site to perform a construction observation in conjunction with the Applicant’s request for acceptance of Form H – Certificate of Completion. An as-built plan, dated February 9, 2024, and a Form H – Certificate of Completion, signed February 12, 2024, were provided via email. BETA’s site walk confirmed the site to be constructed in general conformance with the Approved Plans with the following exceptions/notations:

- Although not detailed on the plans, the crosswalk from the ramp connection to Union Street lacks a ramp on the sidewalk adjacent to the building.
- Only 2 parking spaces have been provided at the northwest corner of the lot where 3 were proposed. The total parking provided on the site is 99 spaces, where 100 were proposed as part of a parking waiver. BETA defers to the Board on this issue.
- The proposed chain link fence (with mesh fabric) has been modified to an ornamental (metal) fence. It is anticipated that the fence would only be required for fall protection and is not necessary for screening.
- The “No Parking Fire Lane” signs depicted on the sign summary have not been installed. BETA notes there does not appear to be any specific locations proposed on the plans and defers to the Fire Chief on any requirements for installation. “Fire Lane” has been striped adjacent to the building in areas depicted on the plans.
- The rip rap for the emergency basin overflow has been placed higher than the basin berm adjacent to the outlet control structure. While it is anticipated that flows would likely permeate the stone below the berm elevation, the stacked stone should be removed to ensure flows are directed as designed.
- Hoods have not been installed in catch basins.

- Only 2 trees have been installed in the area of the proposed generator where 5 were proposed. BETA defers to the Conservation Commission on this issue as the area is located within the buffer zone of wetlands.
- The 3 Colorado Spruce proposed adjacent to the westerly retaining wall have been relocated to the top of the infiltration berm. The Stormwater Handbook states that trees should not be placed on impounding embankments as they increase the chance of basin failure.
- The winterberry and arrowwood plantings to the west of the parking area do not appear to have been planted. BETA notes there may be insufficient space for plantings between the curb and guardrail, and wall and property line.
- Remnants of erosion controls should be cut and spread or removed in coordination with the Conservation Agent.

SITE PHOTOS



Building view from Union Street



Driveway Entrance



New sidewalk and driveway apron along Union Street



Crosswalk lacking ramp on far side



Retaining wall along westerly property line



Typical ornamental fence and wooden guardrail



Typical accessible parking



Accessible route from parking spaces



Typical sidewalk



Two parking spaces where three were proposed



View on east side of building



Installed fire hydrant



Front entrance



Typical planting



Typical lighting



Dumpster area



Typical plantings adjacent to infiltration basin



Rear view of building



Plantings adjacent to generator pad



Spruce trees relocated to top of basin berm



Outlet control structure



Rip rap placed higher than basin berm elevation



Infiltration basin



Remnant erosion controls that should be removed in coordination with Conservation Agent

Town of Franklin

355 East Central Street
Franklin, Massachusetts 02038-1352



Phone: (508) 520-4907
www.franklinma.gov

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

MEMORANDUM

DATE: February 21, 2024
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: 725 Union Street
Form H

General

1. The Planning Board approved a Site Plan for 725 Union Street on March 25, 2019, that a Special Permit for height of the building.
2. BETA has reviewed the as-built plans and has submitted a comment letter.

SITE PLAN OF LAND

FORM H
ENGINEER'S CERTIFICATE OF COMPLETION
(to be executed by developer's engineer)

Site Plan known as Proposed Hotel

I hereby certify that all improvements required for the above referenced site plan have been completed in all respects in accordance with the Town of Franklin zoning requirements and the approved plans entitled Proposed Hotel prepared by J. K. Holmgren Engineering LLC and dated February 11, 2023, as approved by the said Planning Board on July 8, 2019.

Signed this 12th day of Feb, 20 24

By [Signature] Reg. C.E.
John K. Holmgren, P.E.

COMMONWEALTH OF MASSACHUSETTS

_____, SS. 2/12, 2024

On this 12th day of February, 2024, before me, the undersigned notary public, personally appeared John K. Holmgren (name of engineer), proved to me through satisfactory evidence of identification, which were drivers lic. to be the person whose name is signed on the preceding document in my presence.

[Signature]
(Official signature and seal of notary)

Notary Public:

My Commission Expires



LINDA J. O'BRIEN
Notary Public
Commonwealth of Massachusetts
My Commission Expires
May 09, 2025

