

100/200 Financial Park - NOTICE OF INTENT APPLICATION

Franklin Conservation Commission- September 7, 2023

Applicant: Berkeley Partners

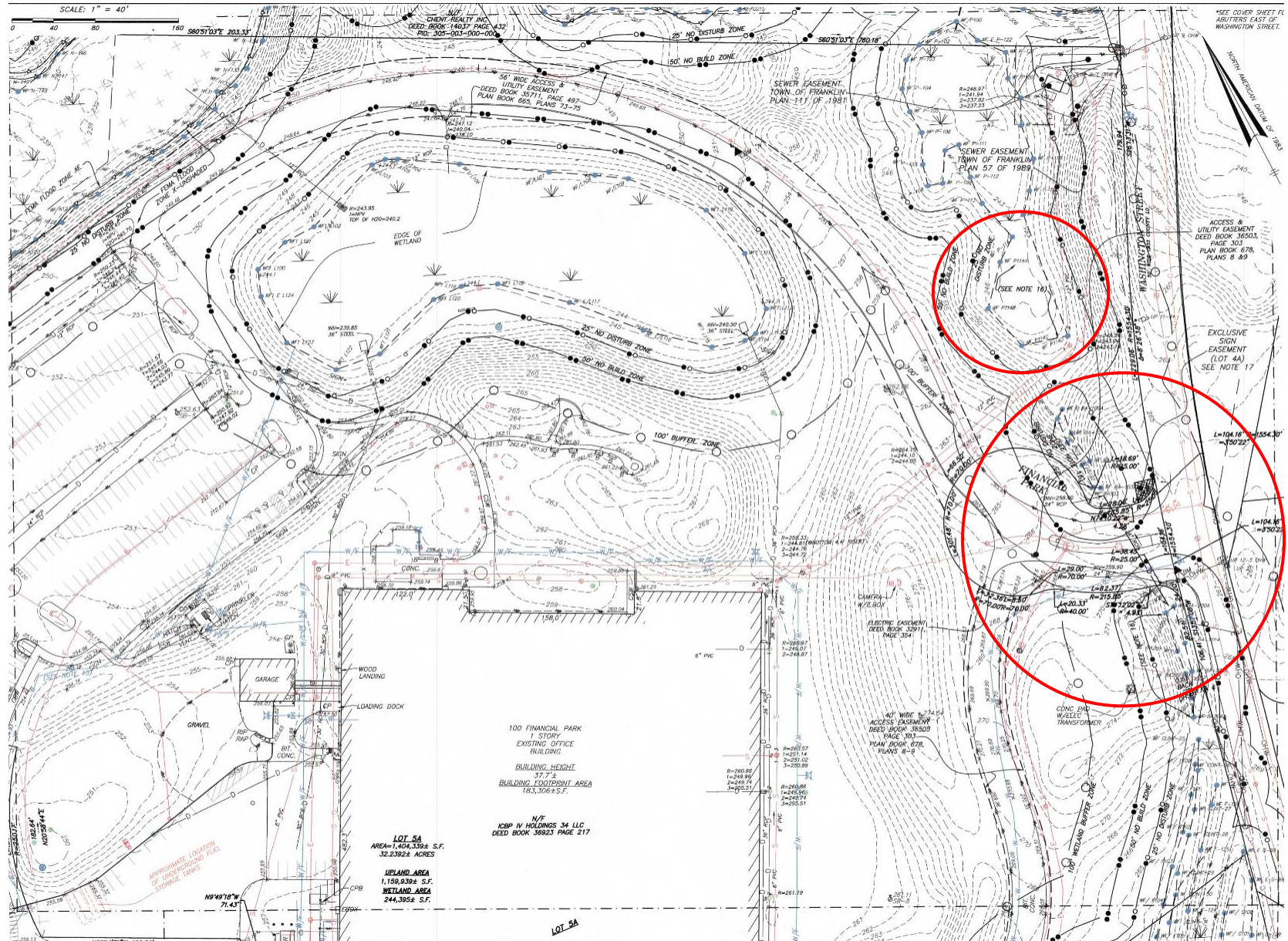
Conservation Commission

- Initial NOI Public Hearing 06/01/2023. Update provided at Public Meeting on 07/27/2023.
- Revised EC Plans and Response to Comments submitted 07/28/2023.
- Revised Site Plans, Resource Area Impact Summary, Stormwater Report submitted 08/16/2023.
 - Financial Park entrance improvements incorporated - 25' No Disturb Variance submitted.
- Peer Review Response #2 received 8/16/2023.
- Revised Landscape Plans and Response to Comments submitted 8/25/2023.
- Peer Review Response #3 received 8/30/2023.
 - Goal is to provide an update, discuss any questions commission has (non-stormwater) and move towards a 9/21 vote.

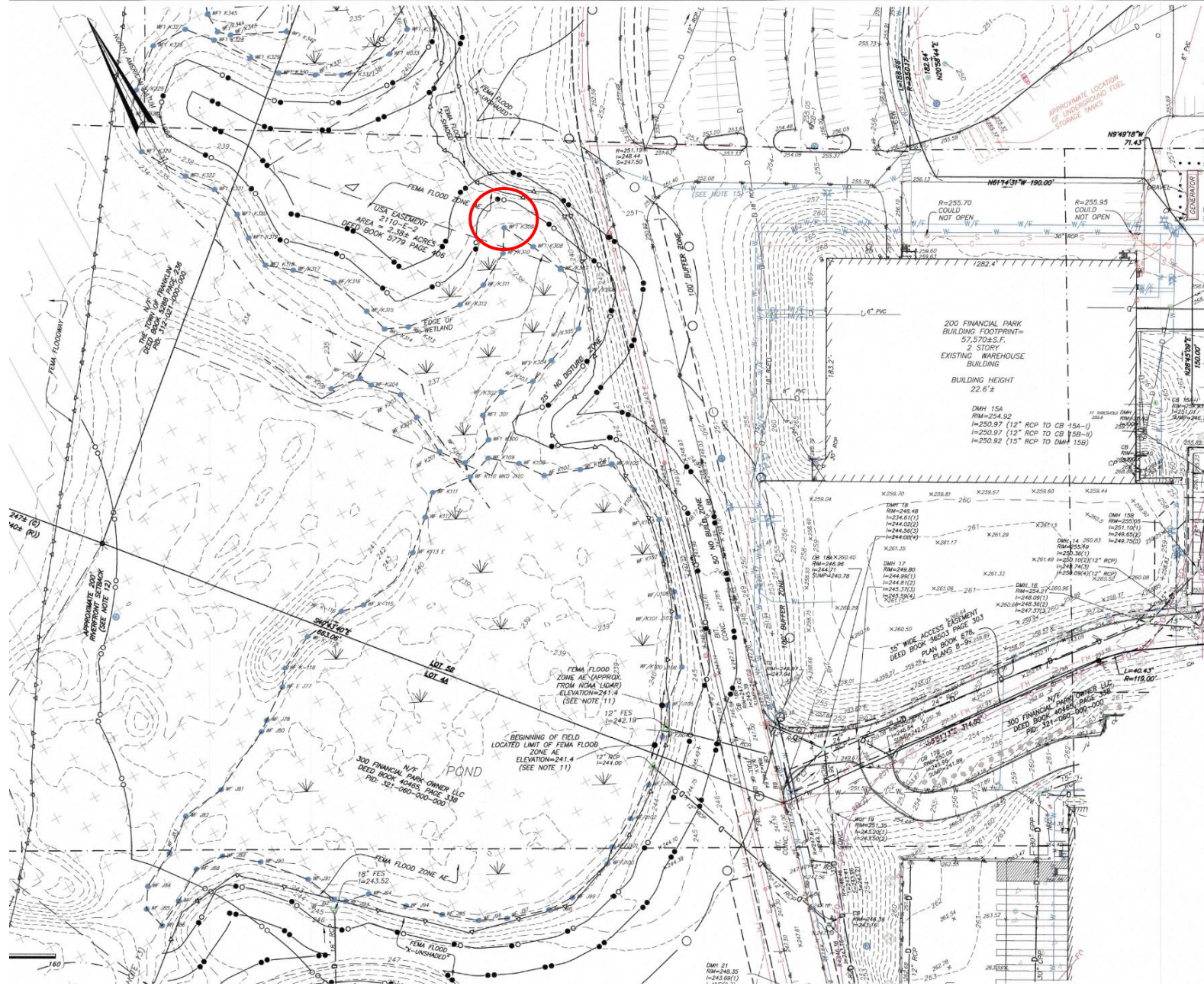
Planning Board

- Revised Site Plans, Stormwater Report, and 3rd Response to Comments submitted 08/15/2023
 - Engineering/DPW Comments addressed in Plans
- Supplemental info submitted 8/25/2023
- Peer review response next week, PB Public Meeting 9/18
- Traffic – Working on response to 08/08/23 2nd Peer Review Responses. PB Public Meeting 9/25.

100/200 Financial Park - NOTICE OF INTENT APPLICATION | Revised EC Plan

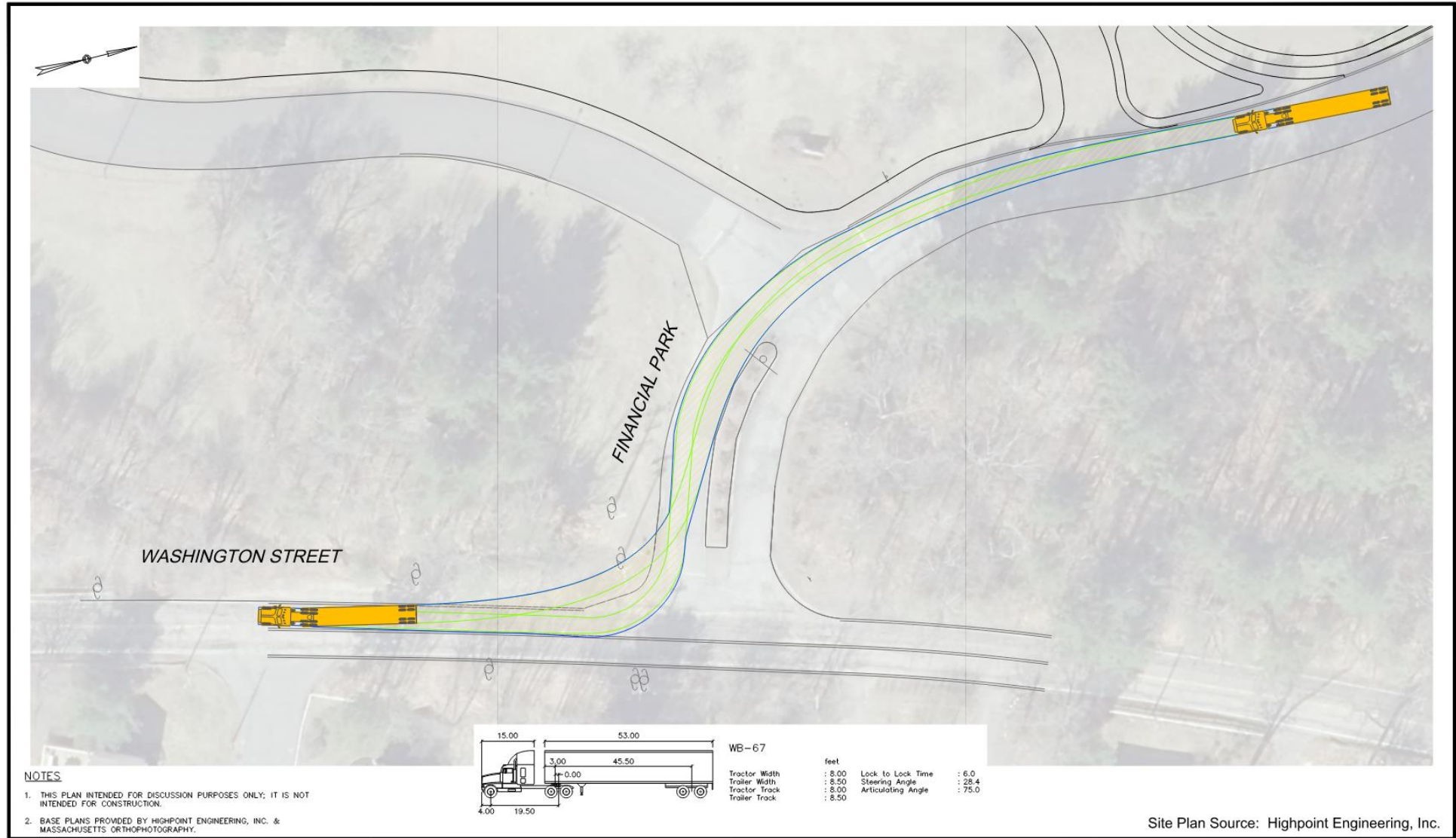


100/200 Financial Park - NOTICE OF INTENT APPLICATION | Revised EC Plan



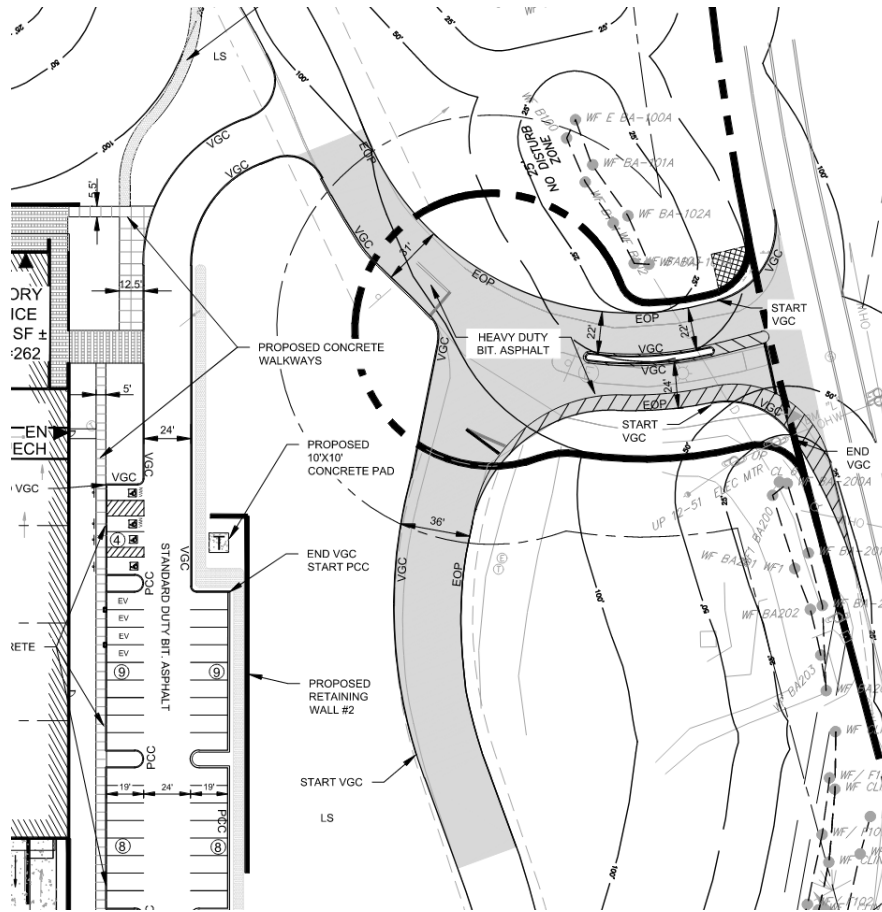
100/200 Financial Park - NOTICE OF INTENT APPLICATION | Traffic Improvement

Financial Park Entrance Existing Conditions

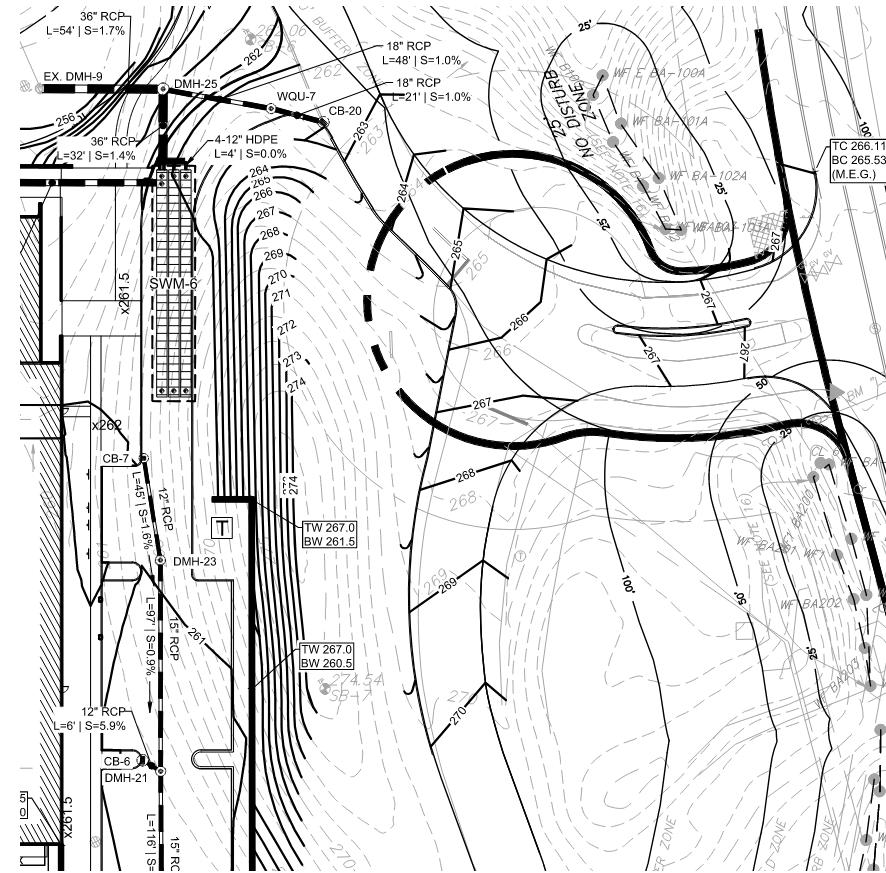


100/200 Financial Park - SITE PLAN REVIEW APPLICATION | Traffic Improvement

Financial Park Entrance Redesign



LAYOUT PLAN



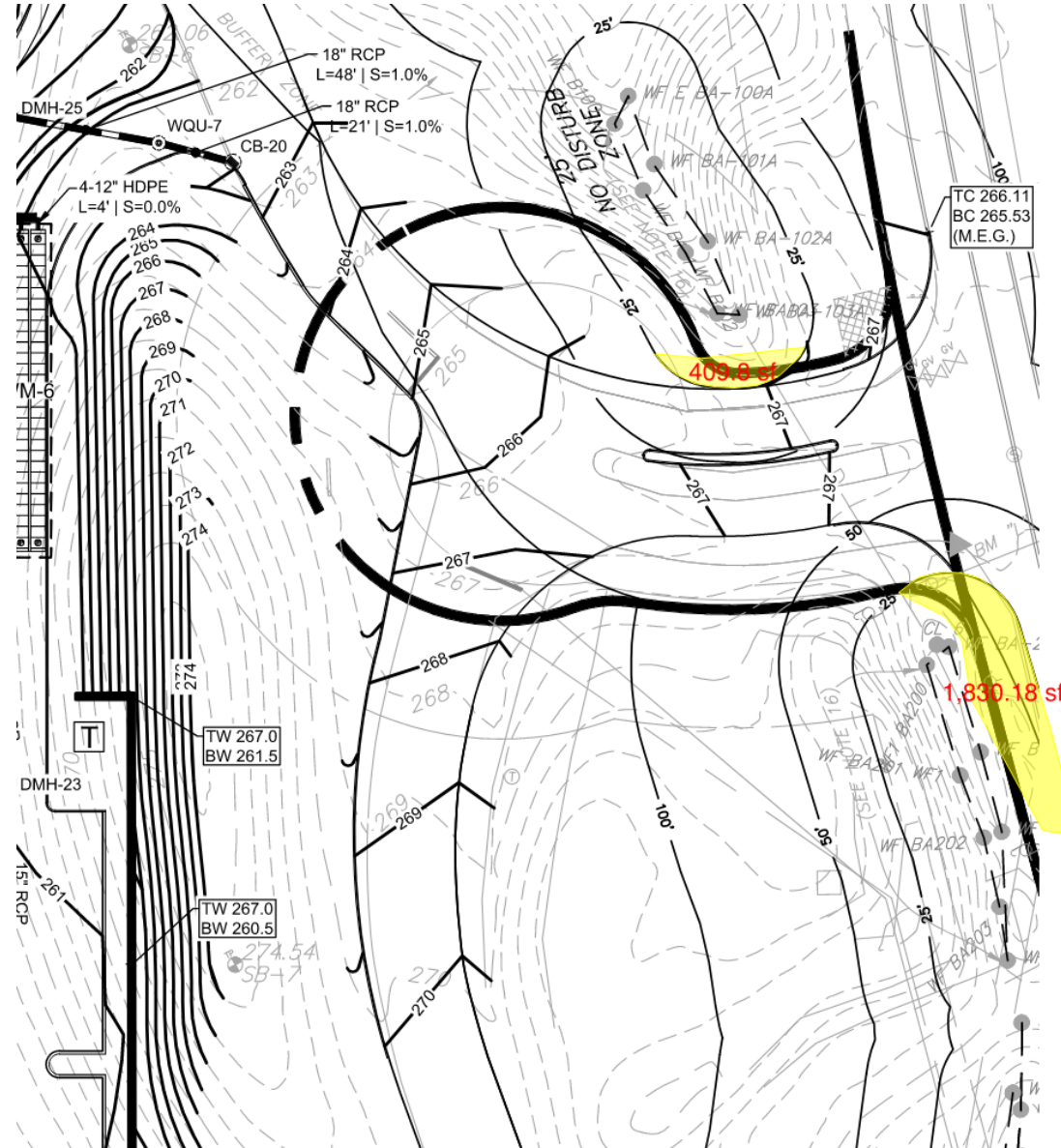
GRADING AND DRAINAGE PLAN

100/200 Financial Park - NOTICE OF INTENT APPLICATION | Traffic Improvement

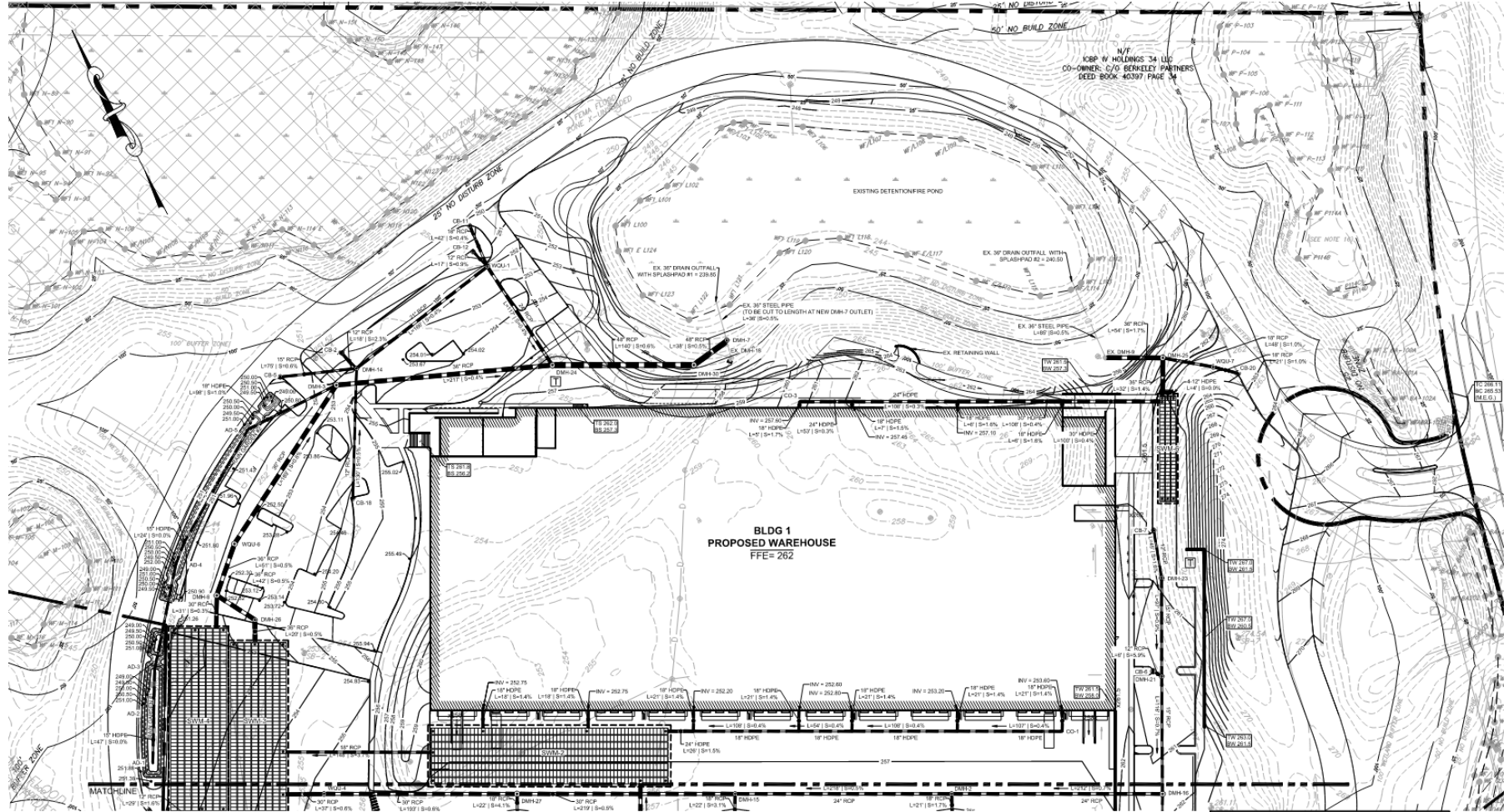
Financial Park Entrance Redesign

Town of Franklin Wetland Regulations
Variance Request
0-25 Foot No Disturb Zone

2,240 sf total
Including temporary disturbance



100/200 Financial Park - NOTICE OF INTENT APPLICATION | Grading and Drainage



DRAIN SCHEDULE		DRAIN SCHEDULE		DRAIN SCHEDULE		DRAIN SCHEDULE		DRAIN SCHEDULE	
STRUCTURE	ELEV.	STRUCTURE	ELEV.	STRUCTURE	ELEV.	STRUCTURE	ELEV.	STRUCTURE	ELEV.
AD-1 10" AREA DRAIN	RM = 255.59 INV OUT = 247.50 (AD-2)	CB-9 DOUBLE GRATE	RM = 250.01 INV OUT = 255.70 (DMH-21)	CD-3 18" HDPE/PLAST CLEANOUT	RM = 250.69 RV IN = 257.99 (RM-1, NWH-1) RV OUT = 257.70 (SD-2) (TEE 1")	DMH-16 5" DIA. DMH	RM = 251.56 RV IN = 254.30 (DMH-24) RV OUT = 251.20 (DMH-7)	DMH-20 5" DIA. DMH	RM = 252.92 RV IN = 241.20 (DMH-24) RV OUT = 251.20 (DMH-7)
AD-2 10" AREA DRAIN	RM = 248.25 RV IN = 257.20 (AD-1) RV OUT = 247.20 (AD-3)	CB-7 SINGLE GRATE	RM = 251.47 INV OUT = 256.80 (DMH-23)	DMH-2 6" DIA. DMH	RM = 255.21 RV IN = 255.00 (DMH-16) RV IN = 255.00 (DMH-16) RV OUT = 249.90 (DMH-15)	DMH-21 4" DIA. DMH	RM = 252.99 RV IN = 248.60 (DMH-14) RV IN = 248.60 (CB-12) RV IN = 246.60 (CB-11) RV OUT = 254.50 (DMH-16)	DMH-22 4" DIA. DMH	RM = 252.99 RV IN = 248.60 (DMH-14) RV IN = 248.60 (CB-12) RV IN = 246.60 (CB-11) RV OUT = 254.50 (DMH-16)
AD-3 10" AREA DRAIN	RM = 255.50 RV IN = 257.50 (AD-2) RV OUT = 247.20 (AD-4)	CB-11 SINGLE GRATE	RM = 250.89 INV OUT = 248.80 (WQ-1)	DMH-3 7" DIA. DMH	RM = 253.15 RV IN = 253.20 (WQ-4) RV IN = 248.50 (AD-5) RV OUT = 248.20 (DMH-25)	DMH-23 4" DIA. DMH	RM = 251.16 RV IN = 248.20 (CB-7) RV OUT = 255.50 (DMH-13)	DMH-24 4" DIA. DMH	RM = 252.29 RV IN = 248.20 (DMH-27) RV IN = 248.20 (DMH-13)
AD-4 10" AREA DRAIN	RM = 255.00 RV IN = 257.50 (AD-3) RV OUT = 247.20 (WQ-2 TEE)	CB-18 SINGLE GRATE	RM = 254.69 INV OUT = 244.00 (DMH-14)	DMH-7 6" DIA. DMH	RM = 248.80 RV IN = 248.90 (WQ-4) RV IN = 248.90 (AD-5) RV OUT = 244.00 (WQ-2)	DMH-24 4" DIA. DMH	RM = 252.29 RV IN = 248.20 (DMH-27) RV IN = 248.20 (DMH-13)	DMH-25 4" DIA. DMH	RM = 252.17 RV IN = 244.00 (DMH-6) RV IN = 244.00 (DMH-6) RV OUT = 242.10 (DMH-10)
AD-5 10" AREA DRAIN	RM = 248.97 RV IN = 257.20 (WQ-2 TEE) RV OUT = 247.20 (DMH-3)	CB-20 DOUBLE GRATE	RM = 252.09 INV OUT = 255.00 (DMH-7)	DMH-8 6" DIA. DMH	RM = 252.15 RV IN = 244.90 (DMH-4 OUT) RV IN = 245.10 (DMH-26) RV OUT = 244.80 (WQ-2)	DMH-25 4" DIA. DMH	RM = 252.17 RV IN = 244.00 (DMH-6) RV IN = 244.00 (DMH-6) RV OUT = 242.10 (DMH-10)	DMH-26 4" DIA. DMH	RM = 252.15 RV IN = 244.90 (DMH-4 OUT) RV IN = 245.10 (DMH-26) RV OUT = 244.80 (WQ-2)
CB-5 SINGLE GRATE	RM = 252.19 INV OUT = 247.80 (DMH-14)	CD-1 18" HDPE/PLAST CLEANOUT	RM = 257.69 INV OUT = 253.30 (RM-1, SWH-1) INV OUT = 253.30 (RM-1, TEE 1")	DMH-9 6" DIA. DMH	RM = 252.15 RV IN = 244.90 (DMH-4 OUT) RV IN = 245.10 (DMH-26) RV OUT = 244.80 (WQ-2)	DMH-26 4" DIA. DMH	RM = 252.15 RV IN = 244.00 (DMH-6) RV IN = 244.00 (DMH-6) RV OUT = 242.10 (DMH-10)	DMH-27 4" DIA. DMH	RM = 252.15 RV IN = 244.90 (DMH-4 OUT) RV IN = 245.10 (DMH-26) RV OUT = 244.80 (WQ-2)
CB-6 SINGLE GRATE	RM = 251.60 INV OUT = 247.80 (DMH-14)			DMH-14 6" DIA. DMH	RM = 253.01 RV IN = 247.20 (CB-2) RV IN = 247.20 (CB-5) RV IN = 247.20 (CB-10) RV OUT = 247.20 (WQ-1)	DMH-26 4" DIA. DMH	RM = 252.15 RV IN = 244.00 (DMH-6) RV IN = 244.00 (DMH-6) RV OUT = 242.10 (DMH-10)	DMH-27 4" DIA. DMH	RM = 252.15 RV IN = 244.90 (DMH-4 OUT) RV IN = 245.10 (DMH-26) RV OUT = 244.80 (WQ-2)

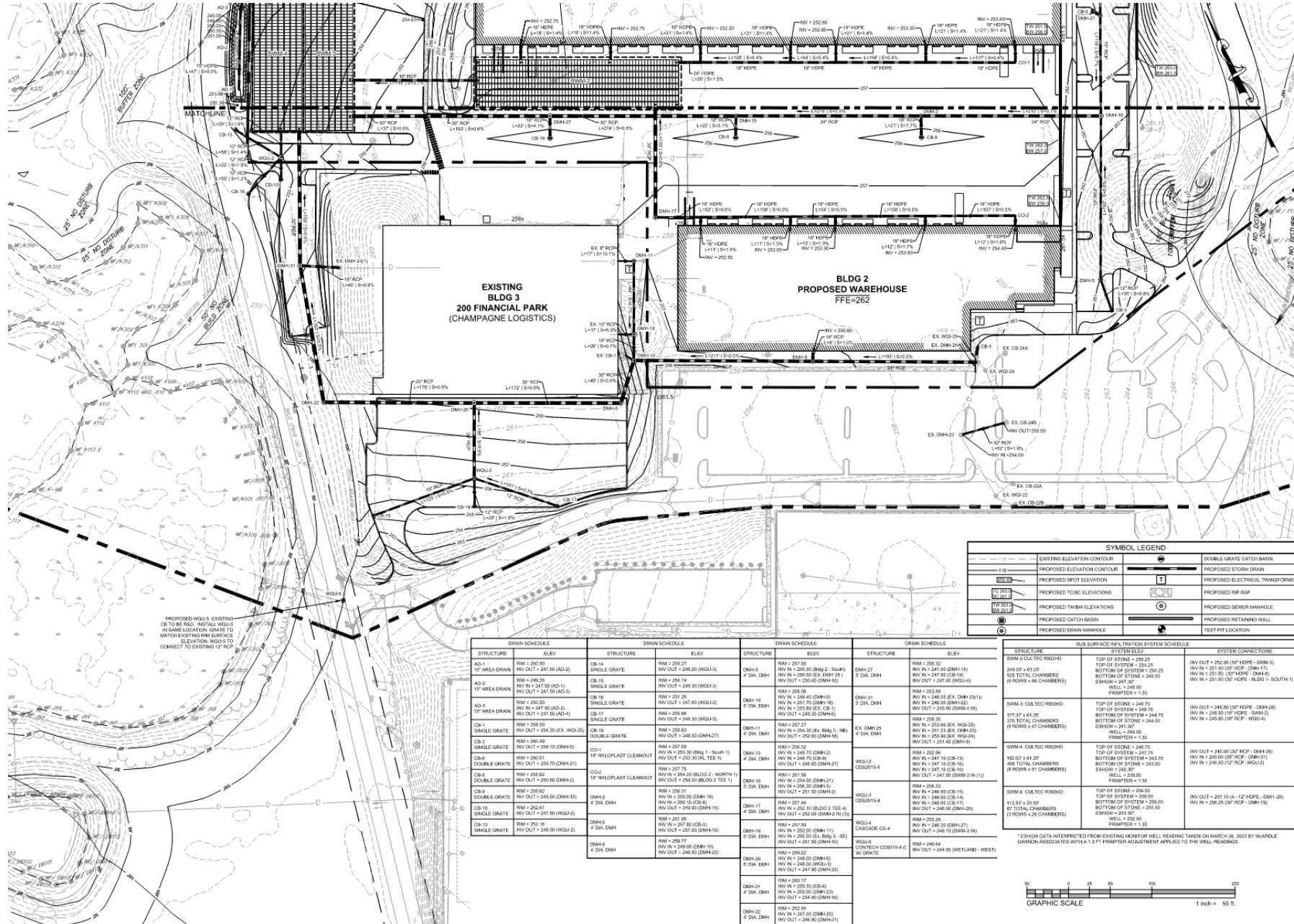
SUB-SURFACE INFILTRATION SYSTEM SCHEDULE		
STRUCTURE	SYSTEM ELEV.	SYSTEM CONNECTIONS
DMH-20 5" DIA. DMH	TOP OF STONE = 255.25 TOP OF SYSTEM = 254.50 BOTTOM OF SYSTEM = 250.25 258 TOTAL CHAMBERS (8 ROWS x 6 CHAMBERS) ESROW = 247.30 WELL = 256.00 FRAMPTER = 1.30	INV OUT = 252.00 (1" HDPE - DMH-3) RV IN = 251.40 (CP RCP - DMH-7) RV IN = 251.50 (1" HDPE - DMH-8) RV IN = 251.50 (1" HDPE - BLDG 1 - SOUTH-1)
DMH-21 4" DIA. DMH	TOP OF STONE = 249.75 TOP OF SYSTEM = 248.75 BOTTOM OF SYSTEM = 244.75 276 TOTAL CHAMBERS (8 ROWS x 4" CHAMBERS) ESROW = 241.30 WELL = 246.00 FRAMPTER = 1.30	INV OUT = 245.00 (1" HDPE - DMH-20) RV IN = 245.00 (CP RCP - DMH-2) RV IN = 245.00 (CP RCP - WQ-4)
DMH-22 4" DIA. DMH	TOP OF STONE = 246.75 TOP OF SYSTEM = 247.75 BOTTOM OF SYSTEM = 243.75 468 TOTAL CHAMBERS (8 ROWS x 4" CHAMBERS) ESROW = 241.30 WELL = 246.00 FRAMPTER = 1.30	INV OUT = 245.00 (1" HDPE - DMH-20) RV IN = 245.00 (CP RCP - DMH-2) RV IN = 245.00 (CP RCP - WQ-4)
DMH-23 4" DIA. DMH	TOP OF STONE = 246.75 TOP OF SYSTEM = 247.75 BOTTOM OF SYSTEM = 243.75 468 TOTAL CHAMBERS (8 ROWS x 4" CHAMBERS) ESROW = 241.30 WELL = 246.00 FRAMPTER = 1.30	INV OUT = 245.00 (1" HDPE - DMH-20) RV IN = 245.00 (CP RCP - DMH-2) RV IN = 245.00 (CP RCP - WQ-4)
DMH-24 4" DIA. DMH	TOP OF STONE = 246.75 TOP OF SYSTEM = 247.75 BOTTOM OF SYSTEM = 243.75 468 TOTAL CHAMBERS (8 ROWS x 4" CHAMBERS) ESROW = 241.30 WELL = 246.00 FRAMPTER = 1.30	INV OUT = 245.00 (1" HDPE - DMH-20) RV IN = 245.00 (CP RCP - DMH-2) RV IN = 245.00 (CP RCP - WQ-4)
DMH-25 4" DIA. DMH	TOP OF STONE = 246.75 TOP OF SYSTEM = 247.75 BOTTOM OF SYSTEM = 243.75 468 TOTAL CHAMBERS (8 ROWS x 4" CHAMBERS) ESROW = 241.30 WELL = 246.00 FRAMPTER = 1.30	INV OUT = 245.00 (1" HDPE - DMH-20) RV IN = 245.00 (CP RCP - DMH-2) RV IN = 245.00 (CP RCP - WQ-4)

SYMBOL LEGEND	
	EXISTING ELEVATION CONTOUR
	PROPOSED ELEVATION CONTOUR
	PROPOSED SPOT ELEVATION
	PROPOSED TOBG ELEVATIONS
	PROPOSED TWBG ELEVATIONS
	PROPOSED CATCH BASIN
	PROPOSED DRAIN MANHOLE
	DOUBLE GRATE CATCH BASIN
	PROPOSED STORM DRAIN
	PROPOSED ELECTRICAL TRANSFORMER
	PROPOSED RP RAP
	PROPOSED SEWER MANHOLE
	PROPOSED RETAINING WALL
	TEST PIT LOCATION

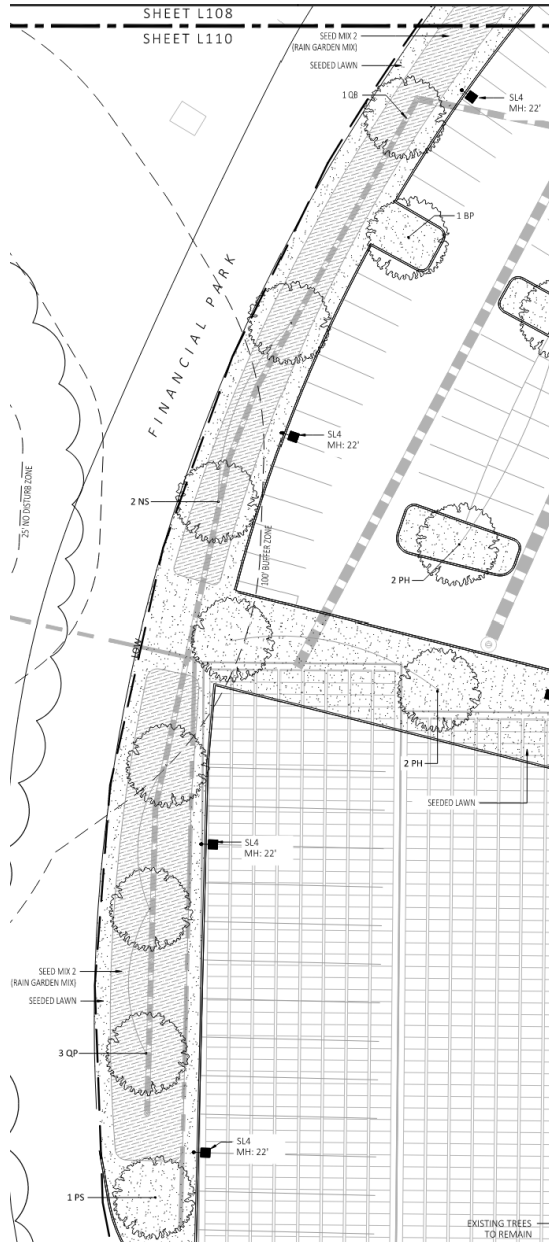


* SHOW DATA INTERPRETED FROM EXISTING MONITOR WELL READINGS TAKEN ON MARCH 26, 2023 BY MANVILLE GANNON ASSOCIATES WITH A 1.3 FT FRAMPTER ADJUSTMENT APPLIED TO THE WELL READINGS

100/200 Financial Park - NOTICE OF INTENT APPLICATION | Grading and Drainage



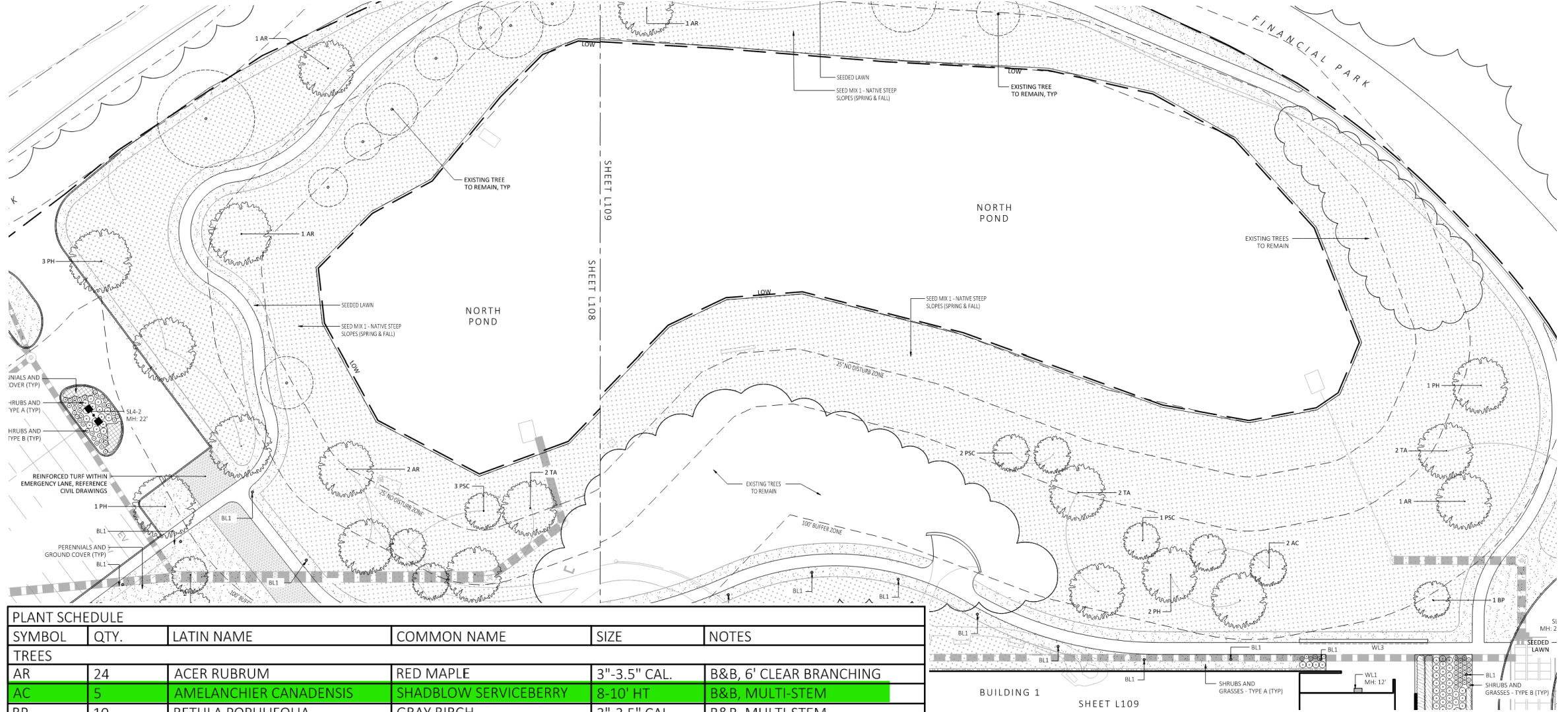
100/200 Financial Park - NOTICE OF INTENT APPLICATION | Landscape



BIORETENTION PLANT SCHEDULE				
SYMBOL	QTY.	LATIN NAME	COMMON NAME	NOTES
TREES				
NS	2	NYSSA SYLVATICA	BLACK GUM	TREE, SUN, MESIC-HYDRIC
QB	2	QUERCUS BICOLOR	SWAMP WHITE OAK	TREE, SUN/PARTIAL SUN, MESIC TO WET MESIC
QP	3	QUERCUS PALUSTRIS	PIN OAK	TREE, SUN, MESIC-HYDRIC
SHRUBS				
CA		CLETHRA ALNIFOLIA	SWEET PEPPERBUSH	SHRUB, SUN/PARTIAL SUN, MESIC TO WET MESIC
CS		CORNUS SERICEA	RED OSIER DOGWOOD	SHRUB, SUN/SHADE, MESIC-HYDRIC
IG		ILEX GLABRA	INKBERRY	SHRUB, SUN/PARTIAL SUN, MESIC TO WET MESIC
IV		ILEX VERTICILLATA	WINTERBERRY	SHRUB, SUN/PARTIAL SUN, MESIC TO WET MESIC
LB		LINDERA BENZOIN	SPICEBUSH	SHRUB, SUN, MESIC TO WET MESIC
VD		VIBURNUM DENTATUM	ARROWWOOD	SHRUB, SUN, MESIC TO WET MESIC
GRASSES				
AG		ANDROPOGON VIRGINICUS	BROOMSEDEGE	GRASS, FULL SUN, WET MEADOW
DC		DESCHAMPسيا CESPITOSA	TUFTED HAIRGRASS	GRASS, SUN, MESIC TO WET MESIC
HH		HEDERA HELIX	ENGLISH IVY	EVERGREEN GROUNDCOVER, SUN, MESIC
LC		LOTUS CORNICULATUS	BIRD'S-FOOT TREFOIL	GRASS, SUN, MESIC-XERIC
PV		PANICUM VIRGATUM	SWITCH GRASS	GRASS, SUN/SHADE, MESIC
RL		RUDBECKIA LACINIATA	GREEN-HEADED CONEFLOWER	GRASS, SUN/SHADE
SS		SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	GRASS, SUN/SHADE

ALL PROPOSED PLANTINGS FROM VOLUME 2, CHAPTER 2: STRUCTURAL BMP SPECIFICATIONS FOR THE MASSACHUSETTS STORMWATER HANDBOOK - PLANT SPECIES SUITABLE FOR USE IN BIORETENTION - HERBACEOUS SPECIES

100/200 Financial Park - NOTICE OF INTENT APPLICATION | Landscape



PLANT SCHEDULE					
SYMBOL	QTY.	LATIN NAME	COMMON NAME	SIZE	NOTES
TREES					
AR	24	ACER RUBRUM	RED MAPLE	3"-3.5" CAL.	B&B, 6' CLEAR BRANCHING
AC	5	AMELANCHIER CANADENSIS	SHADBLOW SERVICEBERRY	8-10' HT	B&B, MULTI-STEM
BP	10	BETULA POPULIFOLIA	GRAY BIRCH	3"-3.5" CAL.	B&B, MULTI-STEM
PS	10	PINUS STROBUS	EASTERN WHITE PINE	3"-3.5" CAL.	B&B, 6' CLEAR BRANCHING
PSC	17	PRUNUS SEROTINA	BLACK CHERRY	3"-3.5" CAL.	B&B, 6' CLEAR BRANCHING
PH	16	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	3"-3.5" CAL.	B&B, 6' CLEAR BRANCHING
TA	16	TILIA AMERICANA	BASSWOOD	3"-3.5" CAL.	B&B, 6' CLEAR BRANCHING

100/200 Financial Park - NOTICE OF INTENT APPLICATION

Discussion



