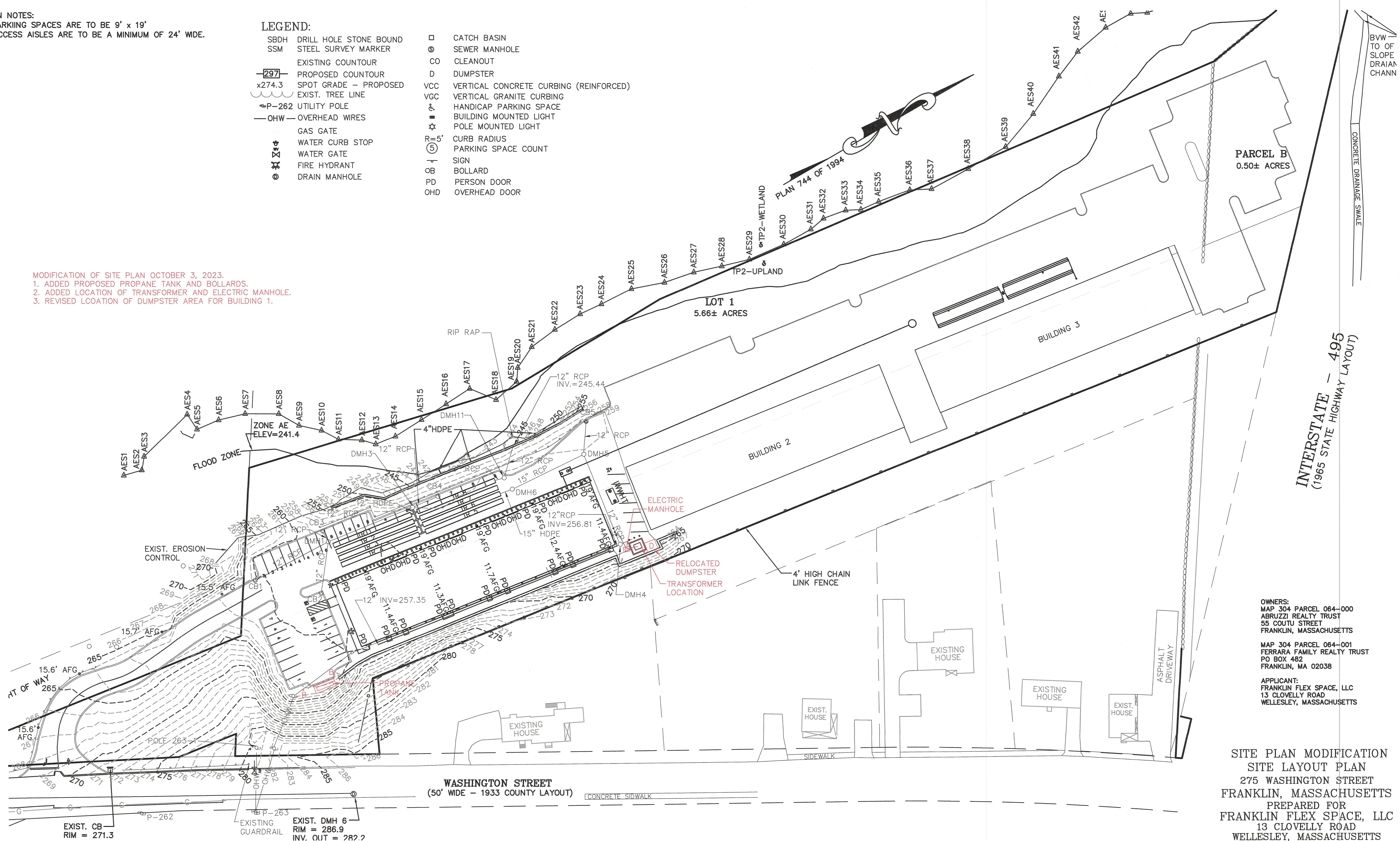


DIMENSION NOTES:
 1. ALL PARKING SPACES ARE TO BE 9' x 19'
 2. ALL ACCESS AISLES ARE TO BE A MINIMUM OF 24' WIDE.

- LEGEND:**
- | | | | |
|--------|------------------------|------|--|
| SBDH | DRILL HOLE STONE BOUND | □ | CATCH BASIN |
| SSM | STEEL SURVEY MARKER | ⊙ | SEWER MANHOLE |
| --- | EXISTING COUNTOUR | CO | CLEANOUT |
| -297- | PROPOSED COUNTOUR | D | DUMPSTER |
| x274.3 | SPOT GRADE - PROPOSED | VCC | VERTICAL CONCRETE CURBING (REINFORCED) |
| --- | EXIST. TREE LINE | VGC | VERTICAL GRANITE CURBING |
| ⊕ | UTILITY POLE | ⊕ | HANDICAP PARKING SPACE |
| --- | OVERHEAD WIRES | ★ | BUILDING MOUNTED LIGHT |
| --- | GAS GATE | ★ | POLE MOUNTED LIGHT |
| --- | WATER CURB STOP | R=5' | CURB RADIUS |
| --- | WATER GATE | ⊙ | PARKING SPACE COUNT |
| ⊕ | FIRE HYDRANT | + | SIGN |
| ⊙ | DRAIN MANHOLE | OB | BOLLARD |
| | | PD | PERSON DOOR |
| | | OHD | OVERHEAD DOOR |

MODIFICATION OF SITE PLAN OCTOBER 3, 2023.
 1. ADDED PROPOSED PROPANE TANK AND BOLLARDS.
 2. ADDED LOCATION OF TRANSFORMER AND ELECTRIC MANHOLE.
 3. REVISED LOCATION OF DUMPSTER AREA FOR BUILDING 1.



OWNERS:
 MAP 304 PARCEL 064-000
 ABRUZZI REALTY TRUST
 55 COUTU STREET
 FRANKLIN, MASSACHUSETTS

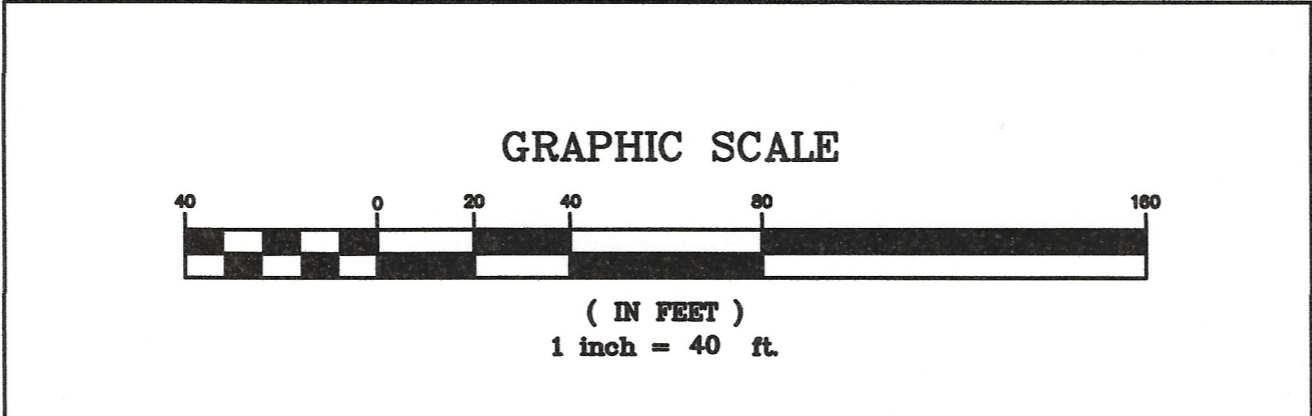
MAP 304 PARCEL 064-001
 FERRARA FAMILY REALTY TRUST
 PO BOX 482
 FRANKLIN, MA 02038

APPLICANT:
 FRANKLIN FLEX SPACE, LLC
 13 CLOVELLY ROAD
 WELLESLEY, MASSACHUSETTS

SITE PLAN MODIFICATION
 SITE LAYOUT PLAN
 275 WASHINGTON STREET
 FRANKLIN, MASSACHUSETTS
 PREPARED FOR
 FRANKLIN FLEX SPACE, LLC
 13 CLOVELLY ROAD
 WELLESLEY, MASSACHUSETTS
 OCTOBER 3, 2023
 SCALE: 1" = 40'

**SITE PLAN APPROVAL
 REQUIRED
 FRANKLIN PLANNING BOARD**

DATE _____



NO.	DATE	DESCRIPTION	BY

Carlos A. Gonzalez
 10/3/23

DATE	FIELD BY:	INT.
5/21	BL	BL
10/23	RRG	RRG
10/23	RRG	RRG
10/23	COMP	COMP
10/23	CAQ	CAQ

**UNITED
 CONSULTANTS
 INC.**

850 FRANKLIN STREET SUITE 11D
 WRENTHAM, MASSACHUSETTS 02093
 508-384-6560 FAX 508-384-6566

DATE	SCALE	PROJECT	SHEET
OCT. 3, 2023	1" = 40'	UC1502	1 of 1



TOWN OF FRANKLIN - SITE OBSERVATION REPORT

Franklin Flex Space

Report No.:	4831 106– 16	Date:	October 11, 2023	Arrive:	1:00 PM
Observers:	Matt Crowley, PE	Weather:	Sunny, ~65°	Leave:	2:30 PM

Applicant: **Franklin Flex Space, LLC**
13 Clovelly Road
Wellesley, MA 02184

Contractor: **A|H Building Partners**
10 Charlesview Road, Suite 3
Hopedale, MA 01747
(855) 500-AHBP

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

OBSERVATIONS

Observation Requested By: Rick Goodreau – United Consultants

Met/walked site with: N/A

Current Activity on Site: Earthwork associated with Phase 2 construction

Observed Construction: BETA arrived on site to perform a construction observation in conjunction with the Applicant’s anticipated request for acceptance of Form H – Certificate of Partial Completion. The required Form H was provided by email and it is anticipated that the as-built plan will be provided as part of the Certificate of Final Completion request. BETA notes that the applicant is only seeking occupancy for Building 1; therefore, BETA did not perform a detailed review of areas that remain under construction. BETA’s site walk confirmed the site to be constructed in general conformance with the Approved Plans with the following exceptions/notations:

- Items included on the Form H Outstanding Items list
- The “No Tractor Trailer Trucks” sign has not been installed at the site entrance.
- Ornamental lamps along the site driveway have been replaced with cobra head style luminaires. BETA does not anticipate any lighting issues related to this field change but defers to the engineer of record for evaluation.
- The existing CB on Washington Street is located behind bituminous berm and will not collect flow.
- The sloped area located to the north of the site entrance is unstabilized and has signs of erosion. Only a short segment of straw wattle is provided at the base of the slope and it is insufficient for sedimentation control. The wattle should be replaced with a compost filter tube and should be extended along the entirety of the bottom of slope until the slope is stabilized with vegetation. Silt sacks may need to be installed in the downgradient catch basins to protect the subsurface infiltration system.
- Additional guardrail has been added along the south side of the site entrance and represents a safety enhancement.

- Proposed guardrail ends approximately 25' short of the Phase 1 paving limits; however, BETA notes that it may not be warranted at this time based on existing grading. BETA defers to the Engineer of Record on this issue.
- Installed guardrail lacks terminal end sections. BETA recommends the Engineer of Record consult with the Town Engineer to evaluate connecting the installed guardrail at the site entrance to the existing guardrail located on Washington Street.
- The pipe outlet from DMH 11 does not have a flared end section, is partially blocked by stone, and has a rip rap pad that does not meet the dimensions detailed on the Approved Plans.
- Additional utility poles have been added to carry the electrical service on-site. The final utility pole is located to the south of the southerly parking area and has risers to carry electrical service underground to the remainder of the site. Refer to Site Modification Plan, dated October 3, 2023, for installed pole locations.
- The electrical transformer pad, located between Buildings 1 and 2 and as depicted on the Site Plan Modification request, dated October 3, 2023, has not been completed. Electrical service appears to be provided by a temporary pole located to the south of Building 1.
- The proposed propane tank and bollards, located to the east of the southerly parking area and as depicted on the Site Plan Modification request, dated October 3, 2023, appears to be under construction within the limits of the vehicle maneuvering area. If the modification is approved by the Board, the tank and associated pad should be located farther to the east as depicted on the Site Modification Plan.
- The relocated dumpster area, located between Buildings 1 and 2 and as depicted on the Site Plan Modification request, dated October 3, 2023, has not been completed, except for the concrete pad, which may not meet the dimensions of the detail included on the Approved Plans. It is also unclear if there is adequate pavement to allow access by a typical waste collection vehicle.
- Construction fencing is located at the northerly limits of Building 1 and the pavement area located beyond the fencing is being used as a construction stockpile area. These features will restrict access to the dumpster area. Also, there appears to be additional striping for parking in this area (refer to Site Modification Plan dated October 3, 2023) which is not included on the Approved Plans and would further restrict access to the dumpster.
- The curb stop box associated with the domestic water service is located within the southerly sidewalk and may be partially obstructed by concrete. The contractor should ensure it is accessible/functional for water shut off.
- Storage containers are located throughout the property and occupy many of the parking spaces.
- An exposed trench is located adjacent to the southerly walk and will require completion prior to opening the site for general access.

Site Photos



Unstabilized slope with insufficient erosion and sedimentation controls



Catch basin located behind existing bituminous berm



Guardrail installed at site entrance



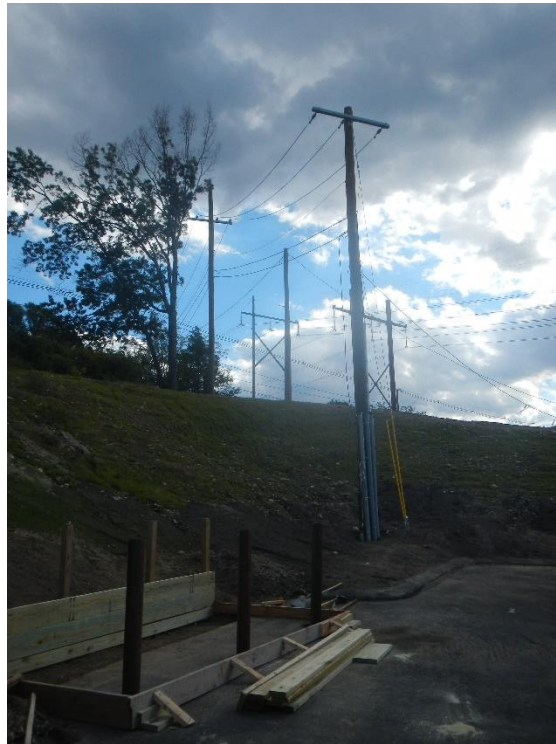
Site driveway facing north, showing typical lighting, storage containers, and easement access (left)



Typical USA drainage casting



Accessible parking area and ramp



Additional utility poles adjacent to southerly parking area



Propane tank storage area under construction



Block retaining wall with chain link fence at top of slope



Trench adjacent to southerly walk



Westerly retaining wall



Typical face of building showing wall mounted lighting and bollards



Paved area north of Building 1 with gated access being used for storage



Future transformer location (center) and dumpster pad (left) with minimal pavement access



Water curb stop within sidewalk



Partially blocked drainage outlet lacking flared end section and with reduced area of rip rap

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: October 12, 2023
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: Washington Flex Space
Partial Form H

General

1. The Planning Board approved a Site Plan for Washington Flex Space (275 Washington Street) on February 28, 2022.
2. The Applicant has submitted a Partial Form H for the Site Plan.
3. BETA has reviewed the as-built plans and has submitted a comment letter.

Overview:

1. The Partial Form H is for Building #1.
2. The Applicant has included all outstanding items for Building #1 and has provided dates for when construction will be started for Building #2 and #3.
3. Included in the Partial Form H are 3 field changes:
 - a. Propane tank has been installed along with bollards around the tank. Original plan was to install a natural gas line from the street
 - b. Added location of transformer and electrical manhole
 - c. Relocated dumpster
4. A copy of the Approved plan is included.

275 Washington Street

1 message

Rick <Rick@uci850.com>

Wed, Oct 4, 2023 at 3:48 PM

To: Amy Love <alove@franklinma.gov>, Michael Maglio <mmaglio@franklinma.gov>

Cc: Matt Crowley <MCrowley@beta-inc.com>, "pgenta@mpg-capital.com" <pgenta@mpg-capital.com>

Amy, Mike and Matt,

Good afternoon.

On behalf of the applicant, Franklin Flex Space, LLC we have filed a partial form H request for building one and the building one area.

We have also filed a modification plan for the project which reflects the as-built conditions for the building one area, the septic system and the proposed building 2, building 3 and parking areas.


The plan depicts three proposed revisions:

- An above ground propane tank has been included.
- The transformer has been relocated to the area between building one and building 2.
- The dumpster area was also relocated due to the transformer location being revised.

The proposed changes are listed on the plan and are redlined for your review.

Feel free to call or email me with any questions or if you need any additional information.

Thanks Rick

2 attachments **275-Washington_Partial_Form_H-request-10-3-2023.pdf**
254K **UC1502-modification-10-3-2023.pdf**
7541K

SITE PLAN OF LAND

FORM H- PART 2 of 2
ENGINEER'S AND OWNER'S CERTIFICATE
OF PARTIAL COMPLETION

Site plan known as SITE PLAN, 275 WASHINGTON STREET

Site Address: 275 Washington Street

OWNER'S CERTIFICATION:

By signing this form, I am agreeing to the list of outstanding items as attached and defined by the Town Engineer, that must be completed at the above referenced site prior to the issuance of a Certificate of Final Completion by the Planning Board; I also agree to complete work by the required date listed next to each outstanding item. If these items are not completed by the date stated, I acknowledge that I am aware I will be fined \$300 for each offense as stated in §185-31 of the Code of the Town of Franklin and is enforceable by the Building Commissioner or his designee.

A separate form including the following information shall be attached to this document: outstanding items and date of required completion for each item and shall be signed by the Owner's Engineer and the Owner and approved by Town Engineer.

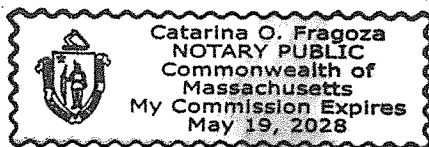
I will return to the Planning Board for the issuance of a Certificate of Final Completion by October 16, 2023 or be fined \$300 for each offense as stated in §185-31 of the Code of the Town of Franklin as enforced by the Building Commissioner or his designee.

Signed this 3 day of OCTOBER, 2023

By [Signature], Owner

NORFOLK, MA
SS.

On this 3 day of OCTOBER 2023, before me, the undersigned notary public, personally appeared _____ (name of owner), proved to me through satisfactory evidence of identification, which were _____ to be the person whose name is signed on the preceding document and acknowledged to me that he/she signed it voluntarily for its stated purpose.



[Signature]
(Official signature and seal of notary)
Notary Public:
My Commission Expires: 5/19/28

SITE PLAN OF LAND

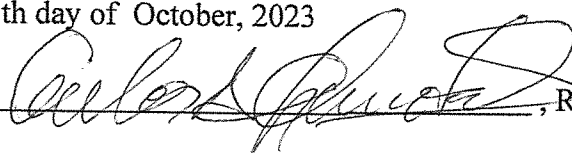
FORM H- PART 1 of 2
ENGINEER'S AND OWNER'S CERTIFICATE
OF PARTIAL COMPLETION
(to be executed by developer's engineer)

Site plan known as: SITE PLAN, 275 WASHINGTON STREET

ENGINEERS CERTIFICATION:

I hereby certify that the work/improvements shown on the above referenced site plan and performed or constructed to date have been completed in all respects in accordance with the Town of Franklin zoning requirements and the approved plans entitled: SITE PLAN, PANTHER WAY, prepared by United Consultants, Inc. and dated June 28, 2021, last revised 3/30/2022, as approved by the said Planning Board on 3/1/2022, endorsed on 4/11/2022.

Signed this 3th day of October, 2023

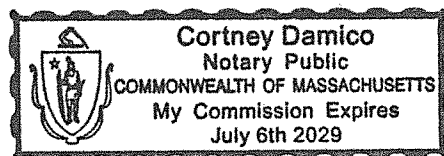
By , Reg. C.E.

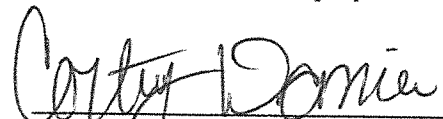
COMMONWEALTH OF MASSACHUSETTS

Essex, SS.

On this 3th day of October, 2023, before me, the undersigned notary public, personally appeared Carlos A. Quintal, PE, proved to me through satisfactory evidence of identification, which were

Drivers License to be the person whose name is signed on the preceding document and acknowledged to me that he/she signed it voluntarily for its stated purpose.




(Official signature and seal of notary)
Notary Public:
My Commission Expires: July 10th 2029

Site Plan Work Completion List

(To accompany Form H- Engineer's and Owner's Certificate of Partial Completion)

Site Plan Name:	SITE PLAN, 275 WASHINGTON STREET
Owner Name:	Franklin Flex Space, LLC.
Owner's Engineer:	United Consultants, Inc.
Date of Partial Certificate of Completion:	October 3, 20203

Outstanding Items:

Required Date of Completion:


Building Area 1

Top course of pavement has not been installed.	To be completed following the end of construction.
Concrete Curb has not been installed.	To be completed following the end of construction.
Final Striping has not been completed.	To be completed following the end of construction.
Plantings have not been completed.	To be completed in the Spring, 2024.
Catch basin 4 hood has not been installed.	To be completed within two weeks.
Dumpster Area Fence has not been installed. Dumpster Area moved due to relocated transformer area.	To be completed within two weeks.
IWWHT alarm need to be installed.	To be completed within two weeks.
<u>Building Area 2 and Building Area 3 have not been constructed.</u>	Building Area 2 to be completed in Summer of 2024. Building Area 3 to be completed in Spring of 2025.

United Consultants, Inc. has prepared this list, based on field observations and coordination with BETA and the Owner. A final "As-built" will be completed for the final certification, will include field locations and elevations, to be compared with the approved drawings for compliance.

Approved by:  ~~Team~~ Engineer Date: 10/3/23

Signed by: _____, ^{TCU} Engineer Date: _____

Signed by: , Owner Date: 10/3/23

* A Notarized Form H- Engineer's and Owner's Certificate of Partial Completion Part 1 and 2 must accompany this form prior to acceptance by the Planning Board.