

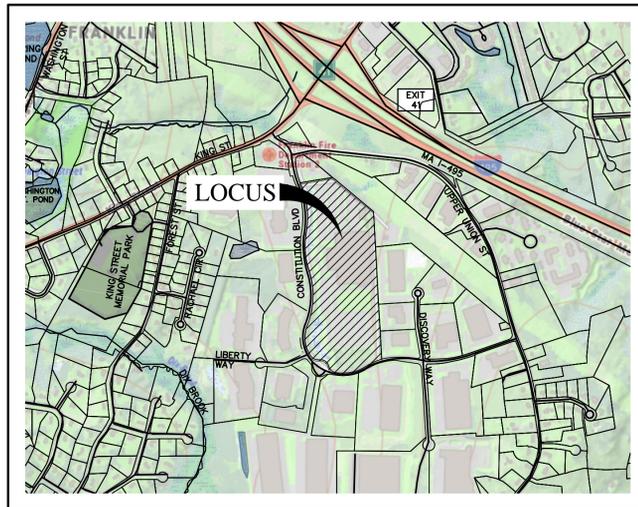
SITE DEVELOPMENT PLANS

FOR

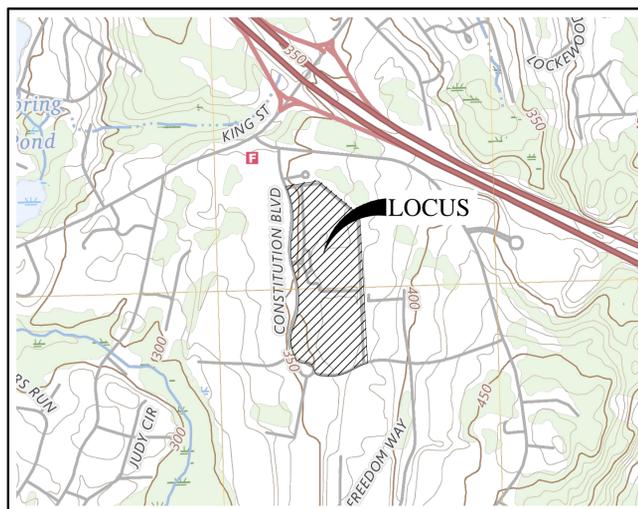
SOLAR CANOPY & GROUND MOUNT PROJECT

LOCATED AT
DELL CAMPUS
50 CONSTITUTION BOULEVARD
FRANKLIN, MASSACHUSETTS 02038

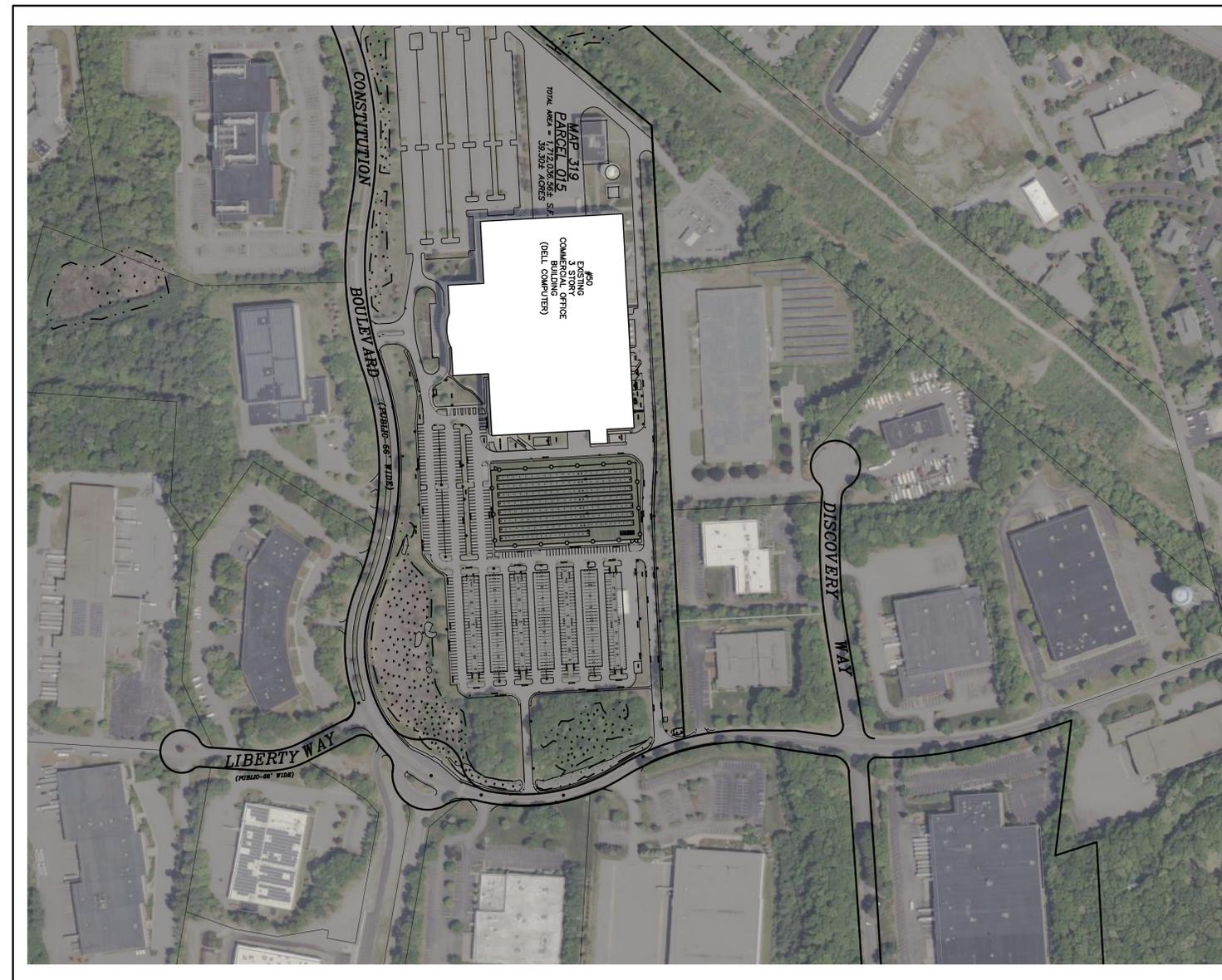
DATE: FEBRUARY 6, 2025
REVISED: MARCH 25, 2025



VICINITY MAP
1" = 1,000'



LOCUS MAP
1" = 1,000'



OVERALL LOCATION PLAN
SCALE: 1" = 200'

INDEX OF PLANS		
SHEET NO.	TITLE	SCALE
1	COVER SHEET	1" = 200'
2	OVERALL EXISTING CONDITIONS PLAN	1" = 150'
3	EXISTING CONDITIONS PLAN	1" = 40'
4	OVERALL SITE DEVELOPMENT PLAN	1" = 150'
5	SITE DEVELOPMENT PLAN	1" = 40'
6	DETAILS PLAN	N.T.S.

OWNER:

EMC CORPORATION
C/O EMC CORP-REAL ESTATE DEP
171 SOUTH STREET
HOPKINTON, MA 01748

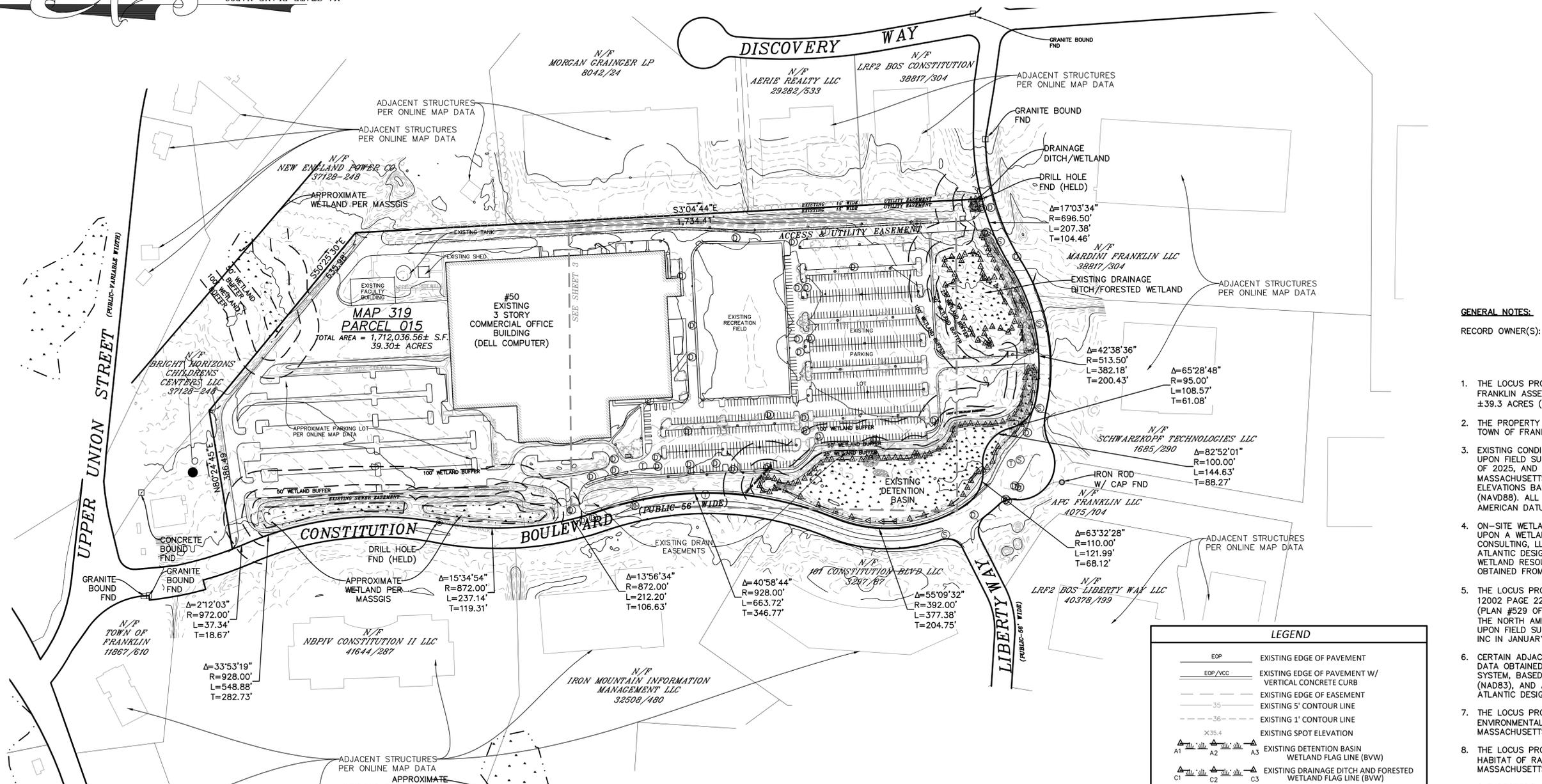
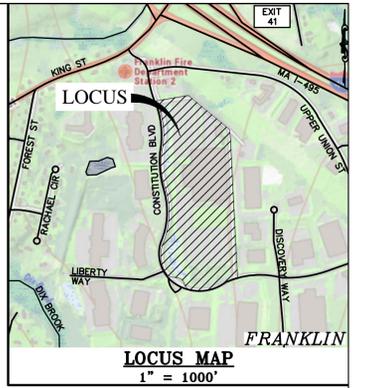
APPLICANT:

EMC CORPORATION
176 SOUTH STREET
HOPKINTON, MA 01748

ENGINEER:

Atlantic[®]
DESIGN ENGINEERS, INC.
P.O. Box 1051, Sandwich, MA 02563
PHONE NUMBER: (508) 888-9282





- GENERAL NOTES:**
- RECORD OWNER(S): EMC CORPORATION
C/O EMC CORP-REAL ESTATE DEP.
171 SOUTH STREET
HOPKINTON, MA 01748
BOOK 12002 PAGE 222
- THE LOCUS PROPERTY IS SHOWN AS PARCEL 015 ON THE TOWN OF FRANKLIN ASSESSOR'S MAP 319. THE LOCUS PROPERTY AREA IS ±39.3 ACRES (±1,712,023.5 SF).
 - THE PROPERTY IS ZONED IN THE INDUSTRIAL DISTRICT (I) PER THE TOWN OF FRANKLIN ZONING MAP.
 - EXISTING CONDITIONS AND TOPOGRAPHY SHOWN HEREON ARE BASED UPON FIELD SURVEYS BY ATLANTIC DESIGN ENGINEERS IN JANUARY OF 2025, AND SUPPLEMENTED WITH DATA OBTAINED FROM THE MASSACHUSETTS GEOGRAPHIC INFORMATION SYSTEMS (MASSGIS). ALL ELEVATIONS BASED ON THE NORTH AMERICAN VERTICAL DATUM (NAVD88). ALL HORIZONTAL LOCATIONS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD83).
 - ON-SITE WETLAND RESOURCE AREAS SHOWN HEREON ARE BASED UPON A WETLAND DELINEATION COMPLETED BY GODDARD CONSULTING, LLC IN DECEMBER OF 2024, FIELD LOCATED BY ATLANTIC DESIGN ENGINEERS, INC. IN JANUARY OF 2025. ADJACENT WETLAND RESOURCE AREAS SHOWN HEREON ARE BASED ON DATA OBTAINED FROM THE MASSACHUSETTS GIS INFORMATION SYSTEM.
 - THE LOCUS PROPERTY LINES ARE BASED UPON A DEED (BOOK 12002 PAGE 222) AND RECORD PLAN REFERRED TO IN SAID DEED (PLAN #529 OF 1993, LOT A-14) WITH ALL BEARINGS ADJUSTED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), AND ARE BASED UPON FIELD SURVEYS COMPLETED BY ATLANTIC DESIGN ENGINEERS, INC IN JANUARY 2025.
 - CERTAIN ADJACENT PROPERTY LINES SHOWN HEREON ARE FROM DATA OBTAINED FROM THE MASSACHUSETTS GIS INFORMATION SYSTEM, BASED UPON THE NORTH AMERICAN DATUM OF 1983 (NAD83), AND ARE NOT BASED UPON A BOUNDARY SURVEY BY ATLANTIC DESIGN ENGINEERS, INC.
 - THE LOCUS PROPERTY DOES NOT LIE WITHIN AN AREA OF CRITICAL ENVIRONMENTAL CONCERN (ACEC) BASED UPON A REVIEW OF THE MASSACHUSETTS GEOGRAPHIC INFORMATION SYSTEM.
 - THE LOCUS PROPERTY DOES NOT LIE WITHIN AN AREA OF ESTIMATED HABITAT OF RARE HABITAT (NHESP) BASED UPON A REVIEW OF THE MASSACHUSETTS GEOGRAPHIC INFORMATION SYSTEM.
 - THE PROPERTY DOES NOT LIE WITHIN A WATER PROTECTION DISTRICT OR ZONE II BASED UPON A REVIEW OF THE FRANKLIN ZONING MAP AND FRANKLIN GEOGRAPHIC INFORMATION SYSTEM.
 - THE LOCUS PROPERTY LIES WITHIN ZONE X (A MINIMAL FLOOD AREA) BASED UPON A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBERS 25021C0178E AND 25021C0317E EFFECTIVE DATE JULY 17, 2012.
 - LOCATIONS OF UNDERGROUND UTILITIES ARE BASED UPON AVAILABLE AS-BUILT DRAWINGS PROVIDED BY THE TOWN OF FRANKLIN DATED 10-14-1999.
 - DRAINAGE PIPE INVERT INFORMATION SHOWN HEREON ARE BASED UPON AVAILABLE AS-BUILT DRAWINGS PROVIDED BY THE TOWN OF FRANKLIN DATED 10-14-1999, AND SUPPLEMENTED BY FIELD SURVEY BY ATLANTIC DESIGN ENGINEERS, INC. IN JANUARY OF 2025.
 - EASEMENTS SHOWN HEREON ARE BASED ON A PLAN RECORDED IN THE NORFOLK COUNTY REGISTRY OF DEEDS (PLAN #1096B OF 1985).

ZONING REQUIREMENTS	
TOWN OF FRANKLIN ZONING BYLAWS; JUNE 23, 2024	
CHAPTER 185 ATTACHMENT 9 (INDUSTRIAL DISTRICT)	
	REQUIRED
MINIMUM LOT SIZE	40,000 SF
MINIMUM LOT DIMENSIONS:	
FRONTAGE	175 FEET
DEPTH	200 FEET
WIDTH	157.5 FEET
MINIMUM YARD DIMENSIONS:	
FRONT YARD ¹	40 FEET
SIDE YARD ¹	30 FEET
REAR YARD ¹	30 FEET
MAXIMUM BUILDING HEIGHT	3 STORIES
MAXIMUM IMPERVIOUS COVERAGE:	
STRUCTURES	70%
STRUCTURES PLUS PAVING	80%

NOTES:
1) NO MEDIUM-SCALE OR LARGE-SCALE GROUND-MOUNTED SOLAR ENERGY SYSTEMS ON PARCELS WITHIN OR ADJACENT TO RESIDENTIAL ZONING DISTRICTS SHALL BE LOCATED NEARER TO THE LOT LINES THAN 75 FEET (PER ZONING BYLAW CHAPTER 185 - ATTACHMENT 4)

LEGEND	
	EXISTING EDGE OF PAVEMENT
	EXISTING EDGE OF PAVEMENT W/ VERTICAL CONCRETE CURB
	EXISTING EDGE OF EASEMENT
	EXISTING 5' CONTOUR LINE
	EXISTING 1' CONTOUR LINE
	EXISTING SPOT ELEVATION
	EXISTING DETENTION BASIN WETLAND FLAG LINE (BWV)
	EXISTING DRAINAGE DITCH AND FORESTED WETLAND FLAG LINE (BWV)
	EXISTING WETLAND BUFFER
	EXISTING FIRE HYDRANT
	EXISTING SURVEY MONUMENTS
	EXISTING BENCHMARK
	EXISTING SEWER MANHOLE
	EXISTING DRAINAGE MANHOLE
	EXISTING DRAINAGE CATCH BASIN
	EXISTING DOUBLE DRAINAGE CATCH BASIN
	EXISTING TELEPHONE MANHOLE
	EXISTING ELECTRIC MANHOLE
	EXISTING GAS GATE VALVE
	EXISTING WATER GATE VALVE
	EXISTING ELECTRIC HAND HOLE
	EXISTING DRAINAGE LINE
	EXISTING IRRIGATION
	EXISTING WATER LINE
	EXISTING GAS LINE
	EXISTING UNDERGROUND ELECTRIC LINE
	EXISTING ROOF DRAIN LINE
	EXISTING TREE LINE
	EXISTING TREE
	EXISTING LIGHT POST

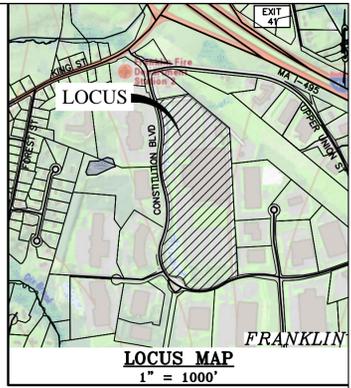
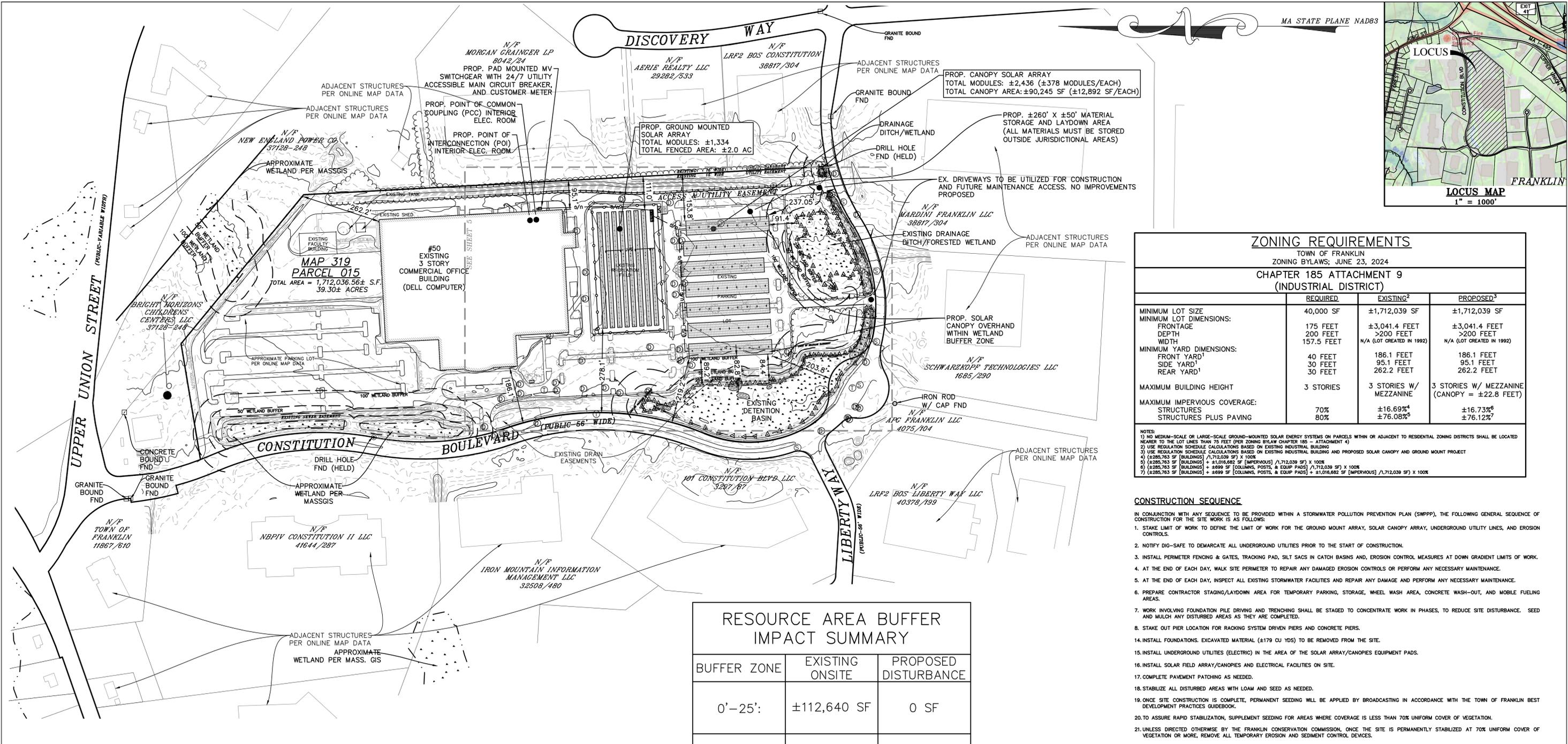




**SEE SHEET 2
FOR GENERAL NOTES
AND OVERALL LOCATION PLAN**

LEGEND	
— EOP	EXISTING EDGE OF PAVEMENT
— EOP/VCC	EXISTING EDGE OF PAVEMENT W/ VERTICAL CONCRETE CURB
---	EXISTING EDGE OF EASEMENT
---	EXISTING 5' CONTOUR LINE
---	EXISTING 1' CONTOUR LINE
X35.4	EXISTING SPOT ELEVATION
A1, A2, A3	EXISTING DETENTION BASIN WETLAND FLAG LINE (BVW)
C1, C2, C3	EXISTING DRAINAGE DITCH AND FORESTED WETLAND FLAG LINE (BVW)
---	EXISTING WETLAND BUFFER
⊗	EXISTING FIRE HYDRANT
□	EXISTING SURVEY MONUMENTS
⊙	EXISTING BENCHMARK
⊕	EXISTING SEWER MANHOLE
⊖	EXISTING DRAINAGE MANHOLE
⊗	EXISTING DRAINAGE CATCH BASIN
⊗	EXISTING DOUBLE DRAINAGE CATCH BASIN
⊗	EXISTING TELEPHONE MANHOLE
⊗	EXISTING ELECTRIC MANHOLE
⊗	EXISTING GAS GATE VALVE
⊗	EXISTING WATER GATE VALVE
⊗	EXISTING ELECTRIC HAND HOLE
D	EXISTING DRAINAGE LINE
IR	EXISTING IRRIGATION
W	EXISTING WATER LINE
GAS	EXISTING GAS LINE
E	EXISTING UNDERGROUND ELECTRIC LINE
RD	EXISTING ROOF DRAIN LINE
—	EXISTING TREE LINE
⊙	EXISTING TREE
⊙	EXISTING LIGHT POST

**#50
EXISTING
3 STORY
COMMERCIAL OFFICE
BUILDING
(DELL COMPUTER)**



ZONING REQUIREMENTS			
TOWN OF FRANKLIN ZONING BYLAWS; JUNE 23, 2024			
CHAPTER 185 ATTACHMENT 9 (INDUSTRIAL DISTRICT)			
	REQUIRED	EXISTING ²	PROPOSED ³
MINIMUM LOT SIZE	40,000 SF	±1,712,039 SF	±1,712,039 SF
MINIMUM LOT DIMENSIONS:			
FRONTAGE	175 FEET	±3,041.4 FEET	±3,041.4 FEET
DEPTH	200 FEET	>200 FEET	>200 FEET
WIDTH	157.5 FEET	N/A (LOT CREATED IN 1992)	N/A (LOT CREATED IN 1992)
MINIMUM YARD DIMENSIONS:			
FRONT YARD ¹	40 FEET	186.1 FEET	186.1 FEET
SIDE YARD ¹	30 FEET	95.1 FEET	95.1 FEET
REAR YARD ¹	30 FEET	262.2 FEET	262.2 FEET
MAXIMUM BUILDING HEIGHT	3 STORIES	3 STORIES W/ MEZZANINE	3 STORIES W/ MEZZANINE (CANOPY = ±22.8 FEET)
MAXIMUM IMPERVIOUS COVERAGE:			
STRUCTURES	70%	±16.69% ⁴	±16.73% ⁶
STRUCTURES PLUS PAVING	80%	±76.08% ⁵	±76.12% ⁷

NOTES:
 1) NO MEDIUM-SCALE OR LARGE-SCALE GROUND-MOUNTED SOLAR ENERGY SYSTEMS ON PARCELS WITHIN OR ADJACENT TO RESIDENTIAL ZONING DISTRICTS SHALL BE LOCATED NEARER TO THE LOT LINES THAN 75 FEET (PER ZONING BYLAW CHAPTER 185 - ATTACHMENT 4)
 2) USE REGULATION SCHEDULE CALCULATIONS BASED ON EXISTING INDUSTRIAL BUILDING
 3) USE REGULATION SCHEDULE CALCULATIONS BASED ON EXISTING INDUSTRIAL BUILDING AND PROPOSED SOLAR CANOPY AND GROUND MOUNT PROJECT
 4) (±285,763 SF [BUILDINGS] / 1,712,039 SF) X 100%
 5) (±285,763 SF [BUILDINGS] + ±1,016,662 SF [IMPERVIOUS] / 1,712,039 SF) X 100%
 6) (±285,763 SF [BUILDINGS] + ±699 SF [COLUMNS, POSTS, & EQUIP PADS] / 1,712,039 SF) X 100%
 7) (±285,763 SF [BUILDINGS] + ±699 SF [COLUMNS, POSTS, & EQUIP PADS] + ±1,016,662 SF [IMPERVIOUS] / 1,712,039 SF) X 100%

CONSTRUCTION SEQUENCE

- IN CONJUNCTION WITH ANY SEQUENCE TO BE PROVIDED WITHIN A STORMWATER POLLUTION PREVENTION PLAN (SWPPP), THE FOLLOWING GENERAL SEQUENCE OF CONSTRUCTION FOR THE SITE WORK IS AS FOLLOWS:
- STAKE LIMIT OF WORK TO DEFINE THE LIMIT OF WORK FOR THE GROUND MOUNT ARRAY, SOLAR CANOPY ARRAY, UNDERGROUND UTILITY LINES, AND EROSION CONTROLS.
 - NOTIFY DIG-SAFE TO DEMARCATe ALL UNDERGROUND UTILITIES PRIOR TO THE START OF CONSTRUCTION.
 - INSTALL PERIMETER FENCING & GATES, TRACKING PAD, SILT SACS IN CATCH BASINS AND, EROSION CONTROL MEASURES AT DOWN GRADIENT LIMITS OF WORK.
 - AT THE END OF EACH DAY, WALK SITE PERIMETER TO REPAIR ANY DAMAGED EROSION CONTROLS OR PERFORM ANY NECESSARY MAINTENANCE.
 - AT THE END OF EACH DAY, INSPECT ALL EXISTING STORMWATER FACILITIES AND REPAIR ANY DAMAGE AND PERFORM ANY NECESSARY MAINTENANCE.
 - PREPARE CONTRACTOR STAGING/LAYDOWN AREA FOR TEMPORARY PARKING, STORAGE, WHEEL WASH AREA, CONCRETE WASH-OUT, AND MOBILE FUELING AREAS.
 - WORK INVOLVING FOUNDATION PILE DRIVING AND TRENCHING SHALL BE STAGED TO CONCENTRATE WORK IN PHASES, TO REDUCE SITE DISTURBANCE. SEED AND MULCH ANY DISTURBED AREAS AS THEY ARE COMPLETED.
 - STAKE OUT PIER LOCATION FOR RACKING SYSTEM DRIVEN PIERS AND CONCRETE PIERS.
 - INSTALL FOUNDATIONS, EXCAVATED MATERIAL (±179 CU YDS) TO BE REMOVED FROM THE SITE.
 - INSTALL UNDERGROUND UTILITIES (ELECTRIC) IN THE AREA OF THE SOLAR ARRAY/CANOPIES EQUIPMENT PADS.
 - INSTALL SOLAR FIELD ARRAY/CANOPIES AND ELECTRICAL FACILITIES ON SITE.
 - COMPLETE PAVEMENT PATCHING AS NEEDED.
 - STABILIZE ALL DISTURBED AREAS WITH LOAM AND SEED AS NEEDED.
 - ONCE SITE CONSTRUCTION IS COMPLETE, PERMANENT SEEDING WILL BE APPLIED BY BROADCASTING IN ACCORDANCE WITH THE TOWN OF FRANKLIN BEST DEVELOPMENT PRACTICES GUIDEBOOK.
 - TO ASSURE RAPID STABILIZATION, SUPPLEMENT SEEDING FOR AREAS WHERE COVERAGE IS LESS THAN 70% UNIFORM COVER OF VEGETATION.
 - UNLESS DIRECTED OTHERWISE BY THE FRANKLIN CONSERVATION COMMISSION, ONCE THE SITE IS PERMANENTLY STABILIZED AT 70% UNIFORM COVER OF VEGETATION OR MORE, REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES.
 - AFTER COMPLETION OF CONSTRUCTION THE SITE WILL BE INSPECTED FOR ANY REMAINING DEBRIS AND, IF FOUND, WILL BE CLEANED AND DISPOSED OF OFF-SITE.

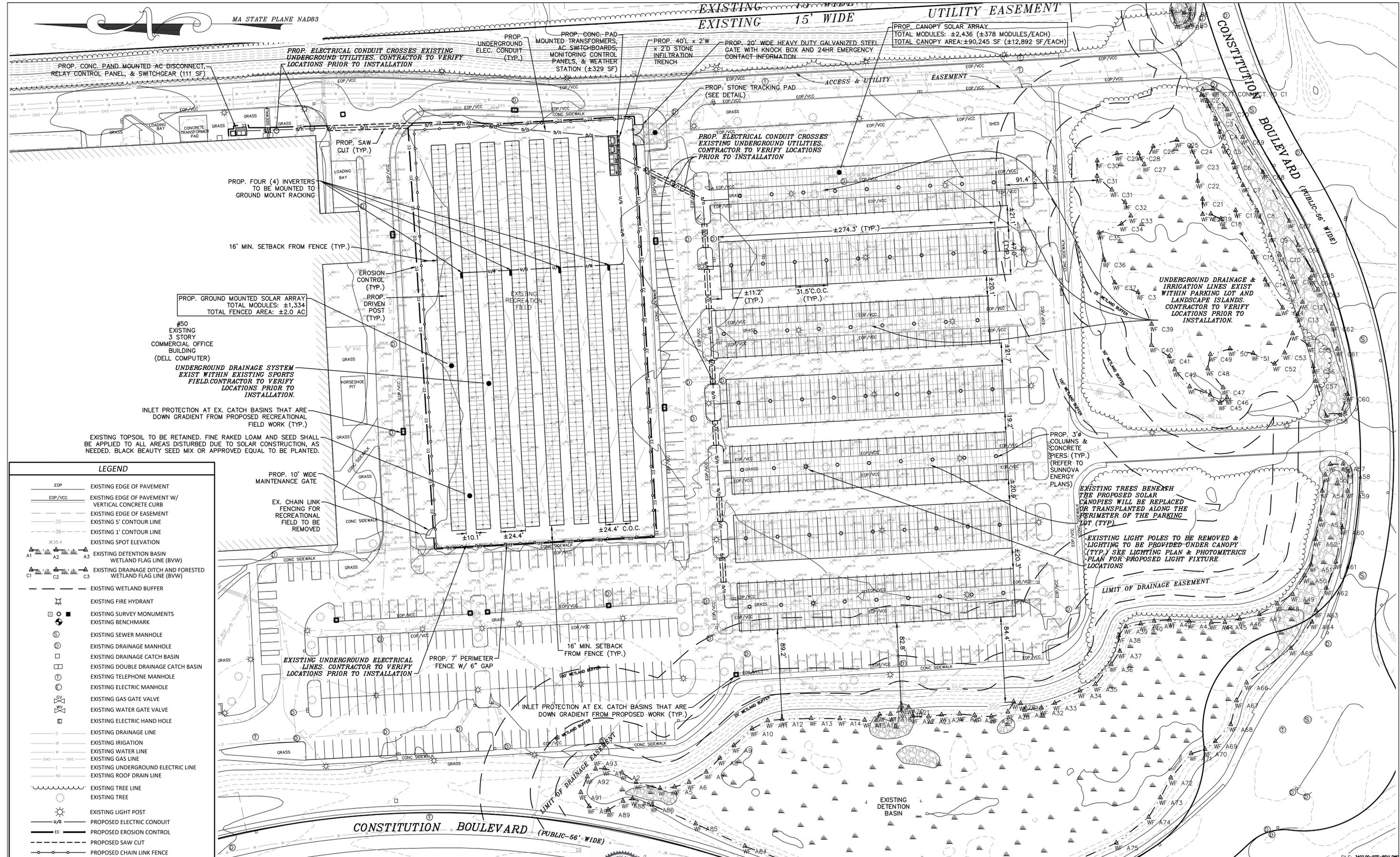
RESOURCE AREA BUFFER IMPACT SUMMARY		
BUFFER ZONE	EXISTING ONSITE	PROPOSED DISTURBANCE
0'-25':	±112,640 SF	0 SF
25'-50':	±76,111 SF	0 SF
50'-100':	±153,664 SF	0 SF
TOTAL:	±342,415 SF	0 SF ¹

NOTES:
 1) ONLY PORTION OF THE PROPOSED SOLAR PROJECT IN THE BUFFER ZONE IS ±3,478 SF OF CANOPY OVERHANG WITHIN THE 50'-100' WETLAND BUFFER

SEE SHEET 2 FOR GENERAL NOTES. SEE SHEET 5 FOR AND LEGEND. SEE SHEET 6 FOR CONSTRUCTION NOTES

MA STATE PLANE NAD83

EXISTING 15' WIDE UTILITY EASEMENT



PROP. GROUND MOUNTED SOLAR ARRAY
 TOTAL MODULES: ±1,334
 TOTAL FENCED AREA: ±2.0 AC

PROP. CANOPY SOLAR ARRAY
 TOTAL MODULES: ±2,436 (±378 MODULES/EACH)
 TOTAL CANOPY AREA: ±90,245 SF (±12,892 SF/EACH)

#50 EXISTING 3 STORY COMMERCIAL OFFICE BUILDING (DELL COMPUTER)

UNDERGROUND DRAINAGE SYSTEM EXIST WITHIN EXISTING SPORTS FIELD. CONTRACTOR TO VERIFY LOCATIONS PRIOR TO INSTALLATION.

INLET PROTECTION AT EX. CATCH BASINS THAT ARE DOWN GRADIENT FROM PROPOSED RECREATIONAL FIELD WORK (TYP.)

EXISTING TOPSOIL TO BE RETAINED. FINE RAKED LOAM AND SEED SHALL BE APPLIED TO ALL AREAS DISTURBED DUE TO SOLAR CONSTRUCTION, AS NEEDED. BLACK BEAUTY SEED MIX OR APPROVED EQUAL TO BE PLANTED.

LEGEND

- EOP EXISTING EDGE OF PAVEMENT
- EOP/VCC EXISTING EDGE OF PAVEMENT W/ VERTICAL CONCRETE CURB
- EXISTING EDGE OF EASEMENT
- 35 EXISTING 5' CONTOUR LINE
- 36 EXISTING 1' CONTOUR LINE
- X 35.4 EXISTING SPOT ELEVATION
- A1, A2, A3 EXISTING DETENTION BASIN WETLAND FLAG LINE (BVW)
- C1, C2, C3 EXISTING DRAINAGE DITCH AND FORESTED WETLAND FLAG LINE (BVW)
- EXISTING WETLAND BUFFER
- EXISTING FIRE HYDRANT
- EXISTING SURVEY MONUMENTS EXISTING BENCHMARK
- EXISTING SEWER MANHOLE
- EXISTING DRAINAGE MANHOLE
- EXISTING DRAINAGE CATCH BASIN
- EXISTING DOUBLE DRAINAGE CATCH BASIN
- EXISTING TELEPHONE MANHOLE
- EXISTING ELECTRIC MANHOLE
- EXISTING GAS GATE VALVE
- EXISTING WATER GATE VALVE
- EXISTING ELECTRIC HAND HOLE
- D EXISTING DRAINAGE LINE
- IR EXISTING IRRIGATION
- W EXISTING WATER LINE
- GAS EXISTING GAS LINE
- E EXISTING UNDERGROUND ELECTRIC LINE
- RD EXISTING ROOF DRAIN LINE
- EXISTING TREE LINE
- EXISTING TREE
- EXISTING LIGHT POST
- U/G PROPOSED ELECTRIC CONDUIT
- EC PROPOSED EROSION CONTROL
- PROPOSED SAW CUT
- PROPOSED CHAIN LINK FENCE

PROP. 10' WIDE MAINTENANCE GATE

EX. CHAIN LINK FENCING FOR RECREATIONAL FIELD TO BE REMOVED

EXISTING UNDERGROUND ELECTRICAL LINES. CONTRACTOR TO VERIFY LOCATIONS PRIOR TO INSTALLATION

PROP. 7' PERIMETER FENCE W/ 6" GAP

INLET PROTECTION AT EX. CATCH BASINS THAT ARE DOWN GRADIENT FROM PROPOSED WORK (TYP.)

LIMIT OF DRAINAGE EASEMENT

CONSTITUTION BOULEVARD (PUBLIC-56' WIDE)

PROP. 3" COLUMNS & CONCRETE PIERS (TYP.) (REFER TO SUNNOVA ENERGY PLANS)

EXISTING TREES BENEATH THE PROPOSED SOLAR CANOPIES WILL BE REPLACED OR TRANSPLANTED ALONG THE PERIMETER OF THE PARKING LOT (TYP.)

EXISTING LIGHT POLES TO BE REMOVED & LIGHTING TO BE PROVIDED UNDER CANOPY (TYP.) SEE LIGHTING PLAN & PHOTOMETRICS PLAN FOR PROPOSED LIGHT FIXTURE LOCATIONS

LIMIT OF DRAINAGE EASEMENT

EXISTING DETENTION BASIN

Atlantic DESIGN ENGINEERS, INC.
 P.O. Box 1051, Sandwich, MA 02563 (508) 888 - 9282

Designed by :
 Drawn by :
 Checked by :
 Survey chk. by :
 Approved by :

SCALE
 SCALE 1" = 40'
 0 10 20 40 80



NO.	BY	DATE	REVISION
1	BR	3/25/25	PER BETA COMMENTS

APPLICANT:
EMC CORPORATION
 176 SOUTH STREET
 HOPKINTON, MA 01748

SITE DEVELOPMENT PLAN
 FOR
SOLAR CANOPY & GROUND MOUNT PROJECT
 DELL CAMPUS - 50 CONSTITUTION BLVD, FRANKLIN, MA
 FEBRUARY 6, 2025

Sheet	of
5	6
JOB NUMBER	3402.00

FILE: 3402.00-SITE-REV1.DWG

