

ZONING ORDINANCE DIMENSIONAL SUMMARY - 115 CONSTITUTION BLVD.

ZONING DISTRICT: INDUSTRIAL

PROTECTIVE COVENANTS FRANKLIN INDUSTRIAL PARK

CRITERIA	REQUIRED	EXISTING	PROPOSED	ZONING COMPLIANCE
LOT AREA (MIN.)	40,000 SF	348,480+/- SF	NO CHANGE	YES
LOT FRONTAGE (MIN.)	175 FT	371+/- FT	NO CHANGE	YES
BUILDING HEIGHT (MAX)	N/A	N/A	NO CHANGE	YES
MIN OPEN SPACE	40%	58.9% (205,550+/-)	59.5% (207,642+/-)	YES
BUILDING GFA	N/A	60,000 SF	68,950	YES
BUILDING SETBACKS				
FRONT YARD (MIN)	40 FT	201.57 FT	189.76 FT	YES
SIDE YARD (MIN)	30 FT	55 FT	NO CHANGE	YES
REAR YARD (MIN)	30 FT	262 +/- FT	190+/- FT	YES

PARKING SUMMARY

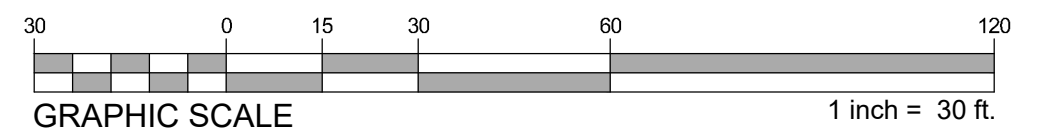
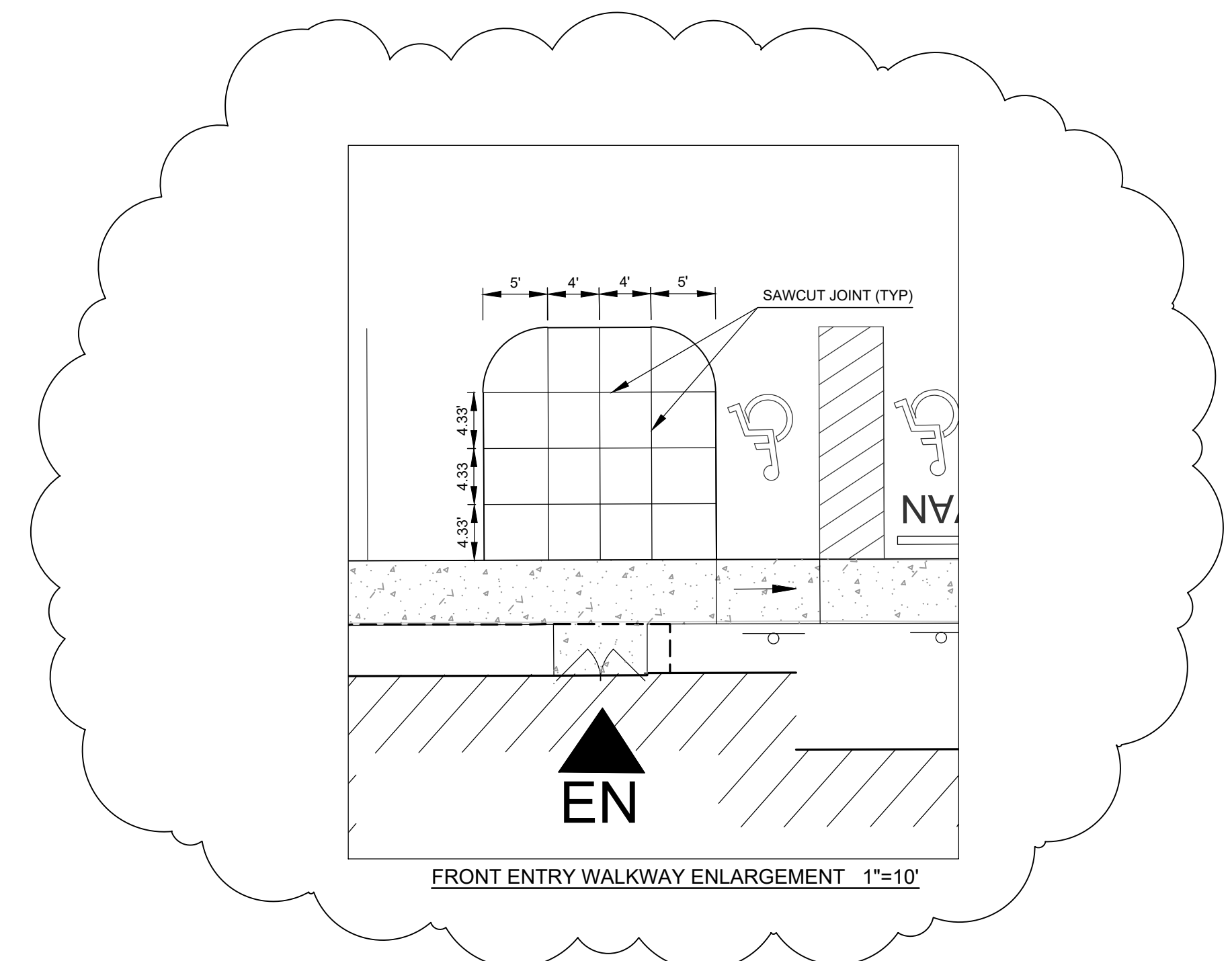
CRITERIA	REQUIRED	EXISTING	PROPOSED	ZONING COMPLIANCE
PARKING CLASSIFICATION				
OFFICE	1/250 SF	9,000 SF (36)	17,950 SF (72)	
INDUSTRIAL	1/400 SF	44,000 SF (110)	NO CHANGE	
WAREHOUSE	1/1000 SF	7,000 SF (7)	NO CHANGE	
		153 REOD 150 EXIST	189 REOD 157 PROPOSED	NO (SEE NOTE 1)

1. A PARKING WAIVER WILL BE REQUIRED TO REDUCED PARKING SPACES FROM 189 TO 157.
2. WAIVER WILL BE REQUIRED TO REDUCE PARKING DIMENSION FROM THE REQUIRED 15' TO 18' IN ORDER TO MATCH THE EXISTING PARKING DIMENSION OF 18' ALONG THE BUILDING PERIMETER APPROVED UNDER THE ORIGINAL SITE PLAN APPROVAL DATED 11/15/95 (PERMIT #960245) PROVIDED BY ENGINEERING CONSULTANTS, INC

IMPERVIOUS/PERVIOUS SUMMARY

CRITERIA	REQUIRED	EXISTING	PROPOSED	ZONING COMPLIANCE
MAX IMPERVIOUS	60%	41% (142,930+/-)	41% (142,727 +/-)	YES

1. 946 SF PERVIOUS PAVER AREA ARE INCLUDED IN NEW PERVIOUS AREA CALCULATION.
2. IT IS ASSUMED THAT THE TEMPORARY MODULAR UNITS ARE NOT CONSIDERED TO BE IMPERVIOUS SURFACE AND ARE NOT INCLUDED IN THE IMPERVIOUS CALCULATION.



HIGHPOINT ENGINEERING, INC.
 LAND PLANNING
 PERMIT EXPEDITING
 CIVIL ENGINEERING
 CONSULTING
 180 WASHINGTON STREET, SUITE 216
 DORHAM, MA 02026
 www.HighpointEng.com

PLANSEE
 CLIENT: PLANSEE
 115 CONSTITUTION BLVD.
 FRANKLIN, MA 02038
 PHONE: (508) 553-3800
 WWW.PLANSEE.COM

EMBARC
 ARCHITECT: EMBARC DESIGN
 580 HARRISON AVE. SUITE 2W
 BOSTON, MA 02118
 PHONE: (617) 765-8000
 WWW.EMBARCDESIGN.COM

PROPOSED BUILDING ADDITION | SITE IMPROVEMENTS
 115 CONSTITUTION BOULEVARD
 FRANKLIN, MASSACHUSETTS 02038
 OWNER/APPLICANT: PLANSEE

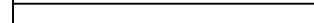
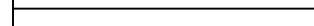

REV	DATE	DESCRIPTION
1	6/21/2023	PLAN REVISIONS

ISSUE TYPE: CONSTRUCTION
 ISSUE DATE: JULY 1, 2022
 PROJECT NUMBER: 22022

DRAWN BY: CMcC
 CHECKED BY: DH
 Copyright (c) by Highpoint Engineering, Inc. All Rights Reserved.

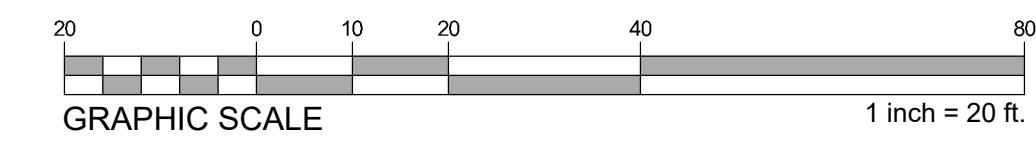
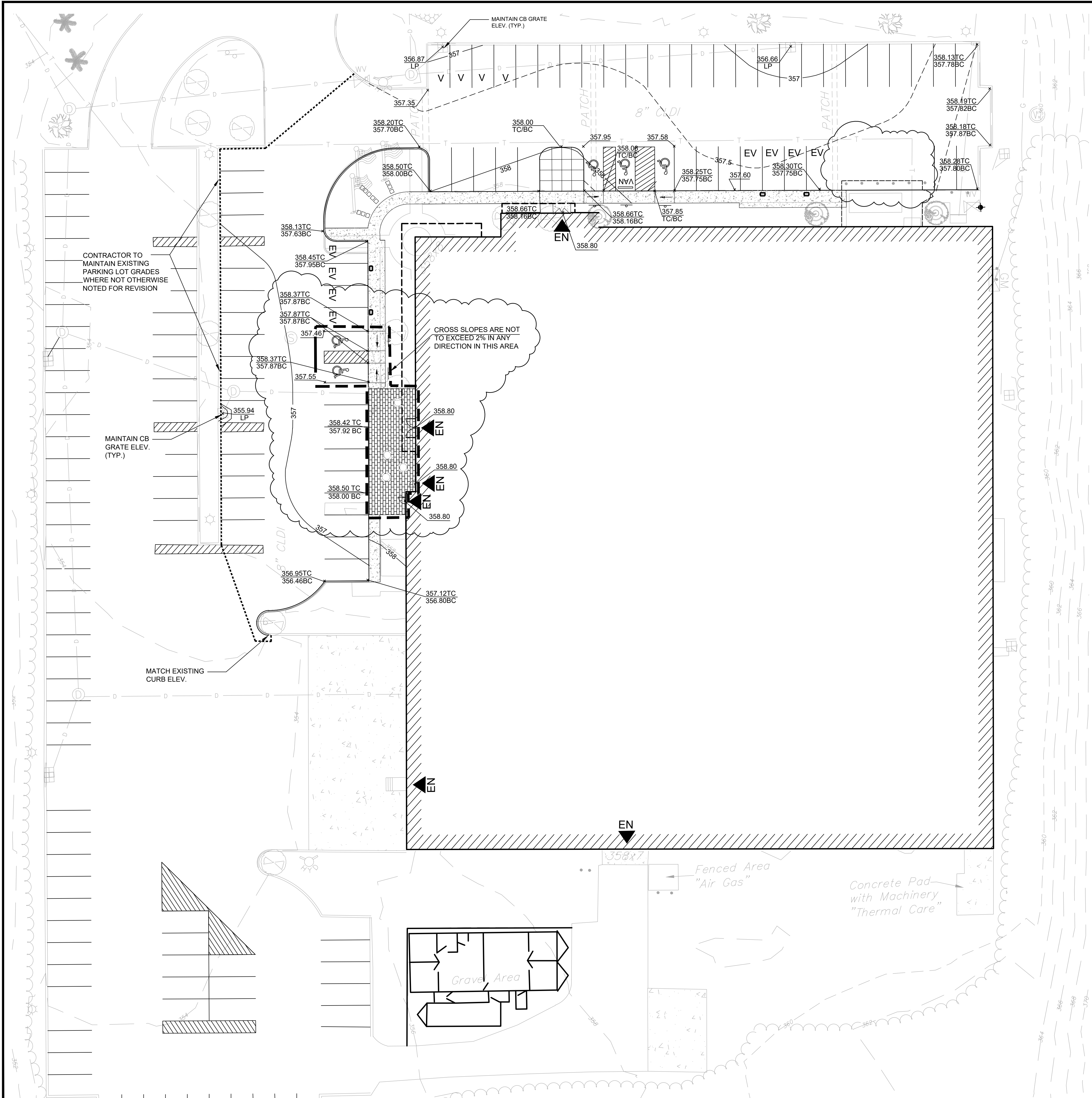
SHEET TITLE: LAYOUT & MATERIALS PLAN

SHEET NUMBER: C200

SYMBOL LEGEND	
	PROPERTY LINE
	PROPOSED CONTOUR
	PROPOSED SPOT ELEVATION

GRADING NOTES

1. THE HORIZONTAL DATUM FOR THIS PROJECT IS MASSACHUSETTS STATE PLANE COORDINATE SYSTEM REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83). THE VERTICAL DATUM FOR THIS PROJECT IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAD88).
2. THE END OF CONSTRUCTION, AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED, THE CONTRACTOR SHALL CLEAN THE SLUMPS OF ALL CATCH BASINS AND THE INVERTS OF ALL DRAIN MANHOLES.
3. THE LOCATION OF UNDERGROUND UTILITIES AS REPRESENTED ON THESE PLANS IS BASED UPON A FIELD SURVEY PERFORMED BY GUERRIER & HANLON.
4. WHEREVER POSSIBLE, NO WARRANTY IS MADE AS TO THE ACCURACY OF THESE LOCATIONS OR THAT ALL UNDERGROUND UTILITIES ARE SHOWN. THE CONTRACTOR SHALL CONTACT DIG SAFE AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION. DIG SAFE TELEPHONE NUMBER IS 1-888-DIG-SAVE.
5. THE CONTRACTOR SHALL VERIFY THE LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES PRIOR TO TAPPING INTO, CROSSING OR EXTENDING THEM. IF THE NEW WORK POSES A CONFLICT WITH EXISTING UTILITIES, THE ENGINEER IS TO BE NOTIFIED PRIOR TO THE CONTRACTOR CONTINUING.
6. REINFORCED CONCRETE PIPE SHALL BE CLASS III. ALL STORM DRAIN SHALL BE REINFORCED CONCRETE PIPE (RCP) UNLESS OTHERWISE NOTED.
7. UNDERGROUND INFRASTRUCTURE SHALL BE SUBJECT TO THE APPROVAL OF THE TOWN OF FRANKLIN DEPARTMENT OF PUBLIC WORKS.
8. THE CONTRACTOR SHALL NOTIFY THE TOWN OF FRANKLIN DEPARTMENT OF PUBLIC WORKS AT LEAST 48 HOURS IN ADVANCE OF ANY REQUIRED INSPECTIONS.
9. EXCAVATION SHALL BE TO THE LINES AND ELEVATIONS AS SHOWN ON THE PLANS.
10. FILL MATERIAL SHALL BE AS SPECIFIED BY THE ENGINEER AND SELECTED FROM ON-SITE EXCAVATION MATERIAL WHERE POSSIBLE.
11. MATERIAL FOR BACKFILL SHALL NOT INCLUDE UNSUITABLE MATERIAL SUCH AS PEAT, TRASH, STUMPS, DEBRIS OR HAZARDOUS WASTE.
12. ALL MATERIALS FOR INSTALLATION OF DRAIN SHALL BE IN ACCORDANCE WITH LOCAL STATE AND UTILITY COMPANY STANDARDS AND REGULATIONS AS THEY APPLY.
13. ALL CATCH BASINS ARE TO HAVE AN OIL AND GREASE TRAP INSTALLED OVER THE OUTLET PIPE. THE FITTING IS TO BE AN ELIMINATOR OIL AND GREASE TRAP OR APPROVED EQUAL.
14. AT ALL LOCATIONS WHERE EXISTING CURB OR PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING CURB OR PAVEMENT SHALL BE SAW CUT TO A CLEAN, SMOOTH EDGE. BLEND NEW PAVEMENT, CURBS AND EARTHWORK SMOOTHLY INTO EXISTING BY MATCHING LINES, GRADES AND JOINTS. PITCH EVENLY BETWEEN SPOT GRADES. GRADE ALL AREAS TO DRAIN.
15. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS, STRUCTURES AND PLANTING BEDS.
16. THE CONTRACTOR SHALL SCHEDULE HIS WORK TO ALLOW THE FINISHED SUBGRADE ELEVATIONS TO DRAIN PROPERLY WITHOUT PUDDLING. SPECIFICALLY, ALLOW WATER TO ESCAPE WHERE PROPOSED CURB MAY RETAIN RUNOFF PRIOR TO APPLICATION OF THE FINISH SUBGRADE AND/OR SURFACE PAVING. PROVIDE TEMPORARY POSITIVE DRAINAGE AS REQUIRED.
17. GRADE ALL AREAS TO DRAIN. ALL PAVED AREAS MUST PITCH TO DRAIN AT A MINIMUM OF 1/8" PER FOOT UNLESS OTHERWISE SPECIFIED. ANY DISCREPANCIES NOT ALLOWING THIS MINIMUM PITCH SHALL BE REPORTED TO THE OWNER OR HIS REPRESENTATIVE PRIOR TO CONTINUING WORK.
18. DURING THE PROGRESS OF THE WORK, THE CONTRACTOR MAY BE REQUIRED TO EXCAVATE ADDITIONAL TEST PITS FOR THE PURPOSE OF LOCATING UNDERGROUND UTILITIES OR STRUCTURES AS AN AID IN ESTABLISHING THE PRECISE LOCATION OF NEW WORK. THIS WORK IS TO BE PERFORMED AT NO ADDITIONAL COST TO THE OWNER. TEST PITS SHALL BE BACKFILLED, AS SOON AS THE DESIRED INFORMATION HAS BEEN OBTAINED.
19. PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS AND OTHER FACILITIES FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT AND OTHER HAZARDS CREATED BY CONTRACTOR OPERATIONS.
20. EXISTING TREES AND SHRUBS OUTSIDE THE LIMITS OF GRADING SHALL BE REMOVED ONLY UPON PRIOR APPROVAL OF THE OWNER.
21. FILL DEPRESSIONS CAUSED BY TEST PITS AND CLEARING AND GRUBBING OPERATIONS WITH SATISFACTORY SOIL MATERIAL UNLESS FURTHER EXCAVATION OR EARTHWORK IS INDICATED.
22. THE CONTRACTOR SHALL PREVENT SURFACE WATER AND SUBSURFACE OR GROUNDWATER FROM FLOWING INTO EXCAVATIONS OR EARTHWORK AREAS WHICH WOULD CAUSE FLOODING OF THE PROJECT SITE AND SURROUNDING AREA, OR SOFTENING OR LOOSENING OF THE SOIL AT EXCAVATION OR EARTHWORK SUB-GRADES.
23. THE CONTRACTOR SHALL PROHIBIT SEEPAGE, GROUNDWATER FLOW OR SURFACE INFILTRATION AND RUNOFF FROM UNDERMINING OR OTHERWISE DAMAGING ADJACENT STRUCTURES AND UTILITIES.
24. ESTABLISHMENT OF GRADES, GRADE CONTROL, AND CONFORMANCE TO REQUIRED GRADE TOLERANCES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
25. PROTECT GRADED, FINISHED OR PAVED AREAS FROM DAMAGE AND KEEP THEM FREE OF TRASH AND DEBRIS RESULTING FROM CONSTRUCTION OPERATIONS. REPAIR AND RE-ESTABLISH GRADES IN SETTLED, ERODED AND RUTTED AREAS.
26. PAVEMENT, LAWN OR PLANTING AREAS EXCAVATED DURING UTILITY CONSTRUCTION, WHETHER ON THE SITE OR ADJACENT PROPERTIES, SHALL BE RESTORED IN KIND AS PRIOR TO DISRUPTION, AT NO ADDITIONAL COST TO THE OWNER, OR ADJACENT PROPERTY OWNERS.



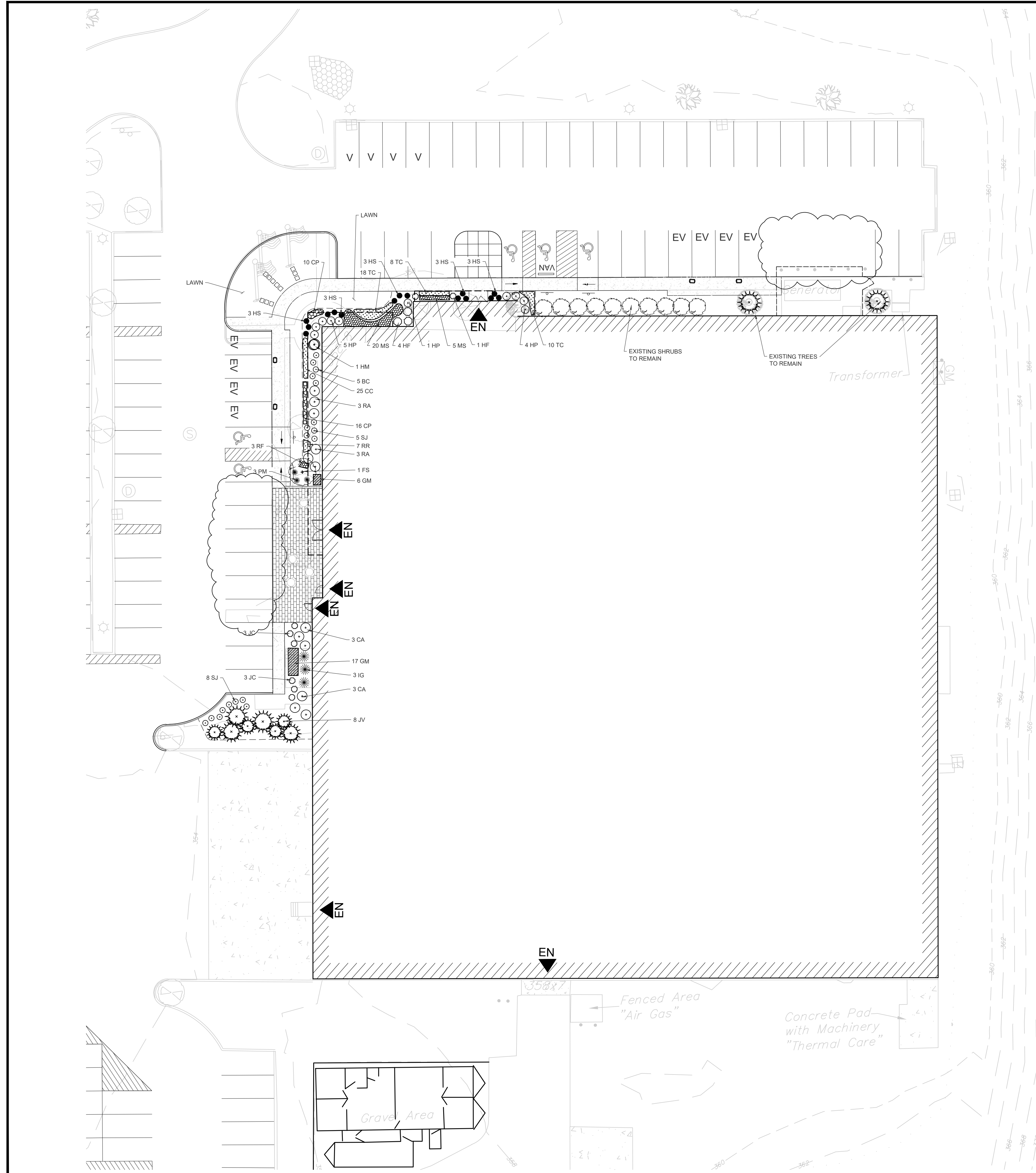
REV	DATE	DESCRIPTION
1	6/21/2023	PLAN REVISIONS

ISSUE TYPE:
CONSTRUCTION
 ISSUE DATE:
JULY 1, 2022
 PROJECT NUMBER:
22022

DRAWN BY: CMcC
 CHECKED BY: DH
 Copyright (c) by Highpoint Engineering, Inc.
 All Rights Reserved.

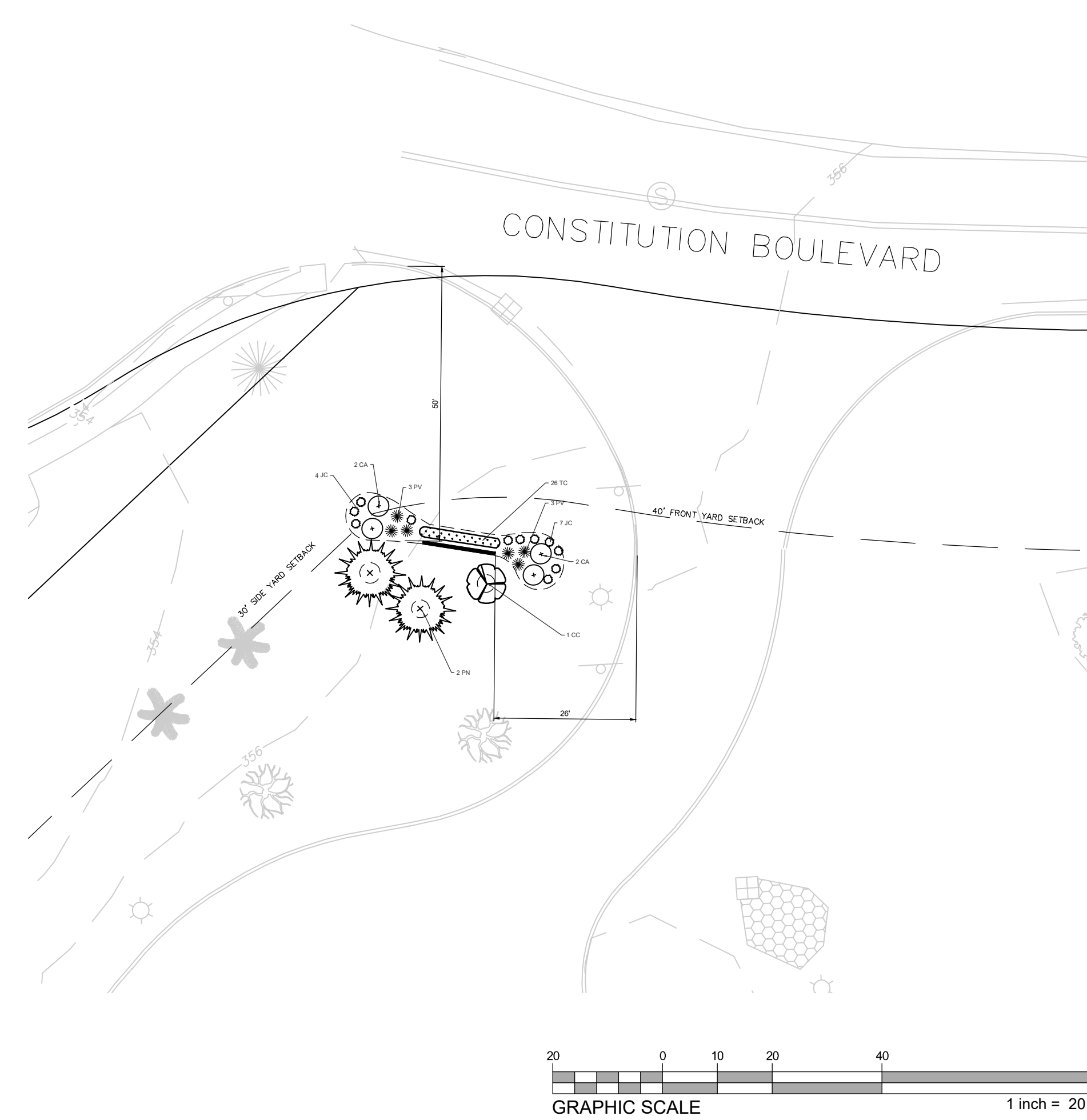
GRADING PLAN

SHEET NUMBER:
C300



SITE PLANT LIST

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	MIN. SIZE	COMMENT
DECIDUOUS SHADE / EVERGREEN / FLOWERING TREES					
FS	1	FAGUS SYLVATICA "RED OBELISK"	RED OBELISK BEECH	3.0" - 3.5" CAL.	B&B
JV	8	JUNIPERUS VIRGINIANA	EASTERN REDCEDAR	8'-10' HT.	B&B
MT	1	MALUS "THUNDERCHILD"	THUNDERCHILD FLOWERING CRAB	3.0" - 3.5" CAL	B&B
PN	2	PINUS NIGRA AUSTRIACA	AUSTRIAN PINE	8'-10' HT	B&B
SHRUBS					
BC	5	BUDDLEIA "BLUE CHIP"	LO & BEHOLD BLUE CHIP BUTTERFLY BUSH	18" - 24" HT	POT
CA	10	CLETHRA ALNIFOLIA	SUMMERSWEET	30" - 36" HT	POT
FQ	0	CHAENOMELES SPECIOSA "ORANGE STORM"	DOUBLE TAKE ORANGE FLOWERING QUINCE	24" - 30" HT	POT
HM	1	HIBISCUS MOSCHEUTOS "LUNA WHITE"	LUNA WHITE HIBISCUS	24" - 30" HT	POT
HP	10	HYDRANGEA PANICULATA "SMNHPK"	FIRE LIGHT TIDBIT HYDRANGEA	24" - 30" HT	POT
IG	3	ILEX GLABRA "COMPACTA"	COMPACT INKBERRY	24" - 30" HT	POT
TM	11	TAXUS X MEDIA "DENSIFORMIS"	DENSE YEW	24" - 30" HT	POT
JC	16	JUNIPERUS COMMUNIS "ALPINE CARPET"	ALPINE CARPET JUNIPER	12" - 18" SP	POT
PM	3	PINUS MUGO "ROCK GARDEN"	ROCK GARDEN MUGO PINE	18" - 24" SP	POT
RA	6	RHODODENDRON ATLANTICUM	COASTAL AZALEA	24" - 30" HT	POT
SJ	13	SPIRAEA JAPONICA "FLAMING MOUND"	FLAMING MOUND SPIREA	18" - 24" HT.	POT
PERENNIALS/GRASSES					
AT	24	ALLIUM TANGUTICUM "SUMMER BEAUTY"	SUMMER BEAUTY ORNAMENTAL CHIVES	#2	LOCATE IN FIELD BY LA
CC	25	CAMPANULA CARPÁTICA "BLUE CHIP"	BLUE CLIPS BELLFLOWER	#3	12" O.C. STAGGERED
CP	26	CAREX PENNSYLVANICA	PENNSYLVANICA SEDGE	#2	15" O.C. STAGGERED
GM	23	GERANIUM MACULATUM	SPOTTED CRANESBILL	#3	18" O.C. STAGGERED
HF	5	HOSTA "REGAL SPLENDR"	HOSTA	#3	AS SHOWN
HS	12	HOSTA "GINKO CRAIG"	HOSTA	#3	AS SHOWN
MS	25	MATTEUCCIA STRUTHIOPTERIS	OSTRICH FERN	#2	2.5' O.C. STAGGERED
PV	6	PANICUM VIRGATUM	SWITCH GRASS	#3	AS SHOWN
RF	0	RUDBECKIA FULGIDA "GOLDSTURM"	GOLDSTURM CONEFLOWER	#2	18" O.C. STAGGERED
RR	7	LUPINUS "RUSSELL RED"	RUSSELL RED LUPINE	#2	15" O.C. STAGGERED
TC	52	TIARELLA CORDIFOLIA	CREeping FOAMFLOWER	#2	18" O.C. STAGGERED



HIGHPOINT ENGINEERING, INC.
 LAND PLANNING
 PERMIT EXPEDITING
 CIVIL ENGINEERING
 CONSULTING
 180 WASHINGTON STREET, SUITE 216
 DORHAM, MA 02026
 www.HighpointEng.com

CLIENT: PLANSEE
 115 CONSTITUTION BLVD.
 FRANKLIN, MA 02038
 PHONE: (508) 553-3800
 WWW.PLANSEE.COM

ARCHITECT: EMBARC DESIGN
 580 HARRISON AVE. SUITE 2W
 BOSTON, MA 02118
 PHONE: (617) 765-8000
 WWW.EMBARCDESIGN.COM

EMBARC
 SEAL

PROPOSED BUILDING ADDITION | SITE IMPROVEMENTS
115 CONSTITUTION BOULEVARD
 FRANKLIN, MASSACHUSETTS 02038
 OWNER/APPLICANT: PLANSEE

REV	DATE	DESCRIPTION
1	6/21/2023	PLAN REVISIONS

ISSUE TYPE: CONSTRUCTION
ISSUE DATE: JULY 1, 2022
PROJECT NUMBER: 22022

DRAWN BY: CMcC
CHECKED BY: DH
 Copyright (c) by Highpoint Engineering, Inc.
 All Rights Reserved.

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
L100

