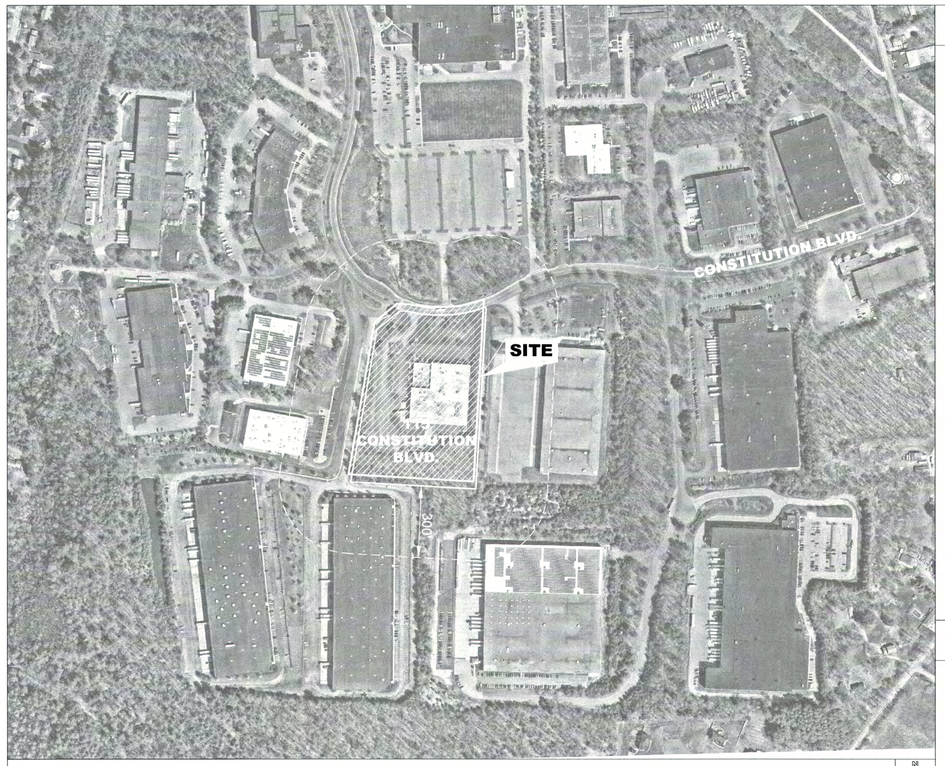
PROPOSED BUILDING ADDITION | SITE IMPROVEMENTS

115 CONSTITUTION BOULEVARD
FRANKLIN, MASSACHUSETTS 02038

ISSUED FOR PERMIT
JULY 1, 2022



LOCUS
SCALE: 1"=300'

PROJECT TEAM

OWNER/APPLICANT:
PLANSEE LLC
115 CONSTITUTION BOULEVARD
FRANKLIN, MASSACHUSETTS, 02028
TEL: (508) 918-1225
WWW.PLANSEE.COM

CIVIL ENGINEER:
HIGHPOINT ENGINEERING
980 WASHINGTON STREET, SUITE 216
DEDHAM, MA 02026
TEL: (781) 254-6862
ATTN: DOUG HARTNETT
WWW.HIGHPOINTENG.COM

ARCHITECT:
EMBARCDESIGN
580 HARRISON AVE, SUITE 2W
BOSTON, MA 02118
TEL: (617) 765-8000
ATTN: DANIEL RIGGS
WWW.EMBARCDESIGN.COM

LAND SURVEY:
GUERRIERE & HALNON, INC.
55 WEST CENTRAL STREET
NORWOOD, MA 02038
TEL: (508) 528-3221
FAX: (508) 528-7921

INDEX OF DRAWINGS

ISSUE HISTORY:

		ISSUED FOR PERMITS JULY, 01, 2022							
GENERAL									
T100	TITLE SHEET	●							
---	EXISTING CONDITIONS SURVEY	●							
C100	EROSION CONTROL AND SEDIMENTATION PLAN	●							
C200	LAYOUT & MATERIALS PLAN	●							
C300	GRADING PLAN	●							
L100	LANDSCAPE PLAN	●							
L101	LANDSCAPE PLAN	●							
C400	DETAILS	●							
C401	DETAILS	●							

WAIVER REQUEST

FRANKLIN ZONING BY-LAW SECTION 185-21 - PARKING, LOADING, AND DRIVEWAY REQUIREMENTS

SECTION 185-21 (A)(B) - PARKING REQUIREMENTS - REQUEST WAIVER FOR REDUCTION OF REQUIRED SURFACE PARKING FROM 189 SPACES TO 151 SPACES.

SECTION 18-21 (C)(9)(a) - PARKING SPACE DIMENSIONS - REQUEST WAIVER OF PARKING STALL DIMENSIONS FROM 9'x19' TO 9'x18' TO ALLOW INSTALLATION OF REPLACEMENT PARKING STALLS TO MAINTAIN EXISTING 24' ISLE WIDTH.

HIGHPOINT ENGINEERING, INC.
LAND PLANNING
PERMIT EXPEDITING
CIVIL ENGINEERING
CONSULTING
CANTON CORPORATE PLACE
980 WASHINGTON STREET, SUITE 216
DEDHAM, MA 02026
www.HighpointEng.com

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

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

SEAL

COMMONWEALTH OF MASSACHUSETTS
DOUGLAS J. HARTNETT
CIVIL
No. 37595
07.01.2022

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

REV	DATE	DESCRIPTION

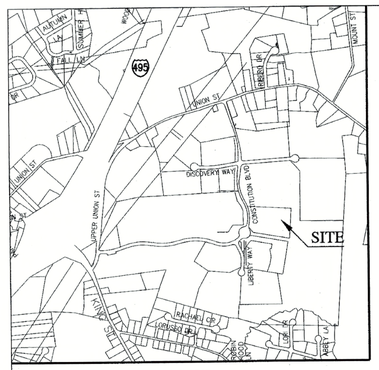
ISSUE TYPE: PERMIT
ISSUE DATE: JULY 1, 2022
PROJECT NUMBER: 22022

DRAWN BY: CM/WH
CHECKED BY: DH

Copyright (c) by Highpoint Engineering, Inc.
All Rights Reserved.

SHEET TITLE:
TITLE SHEET

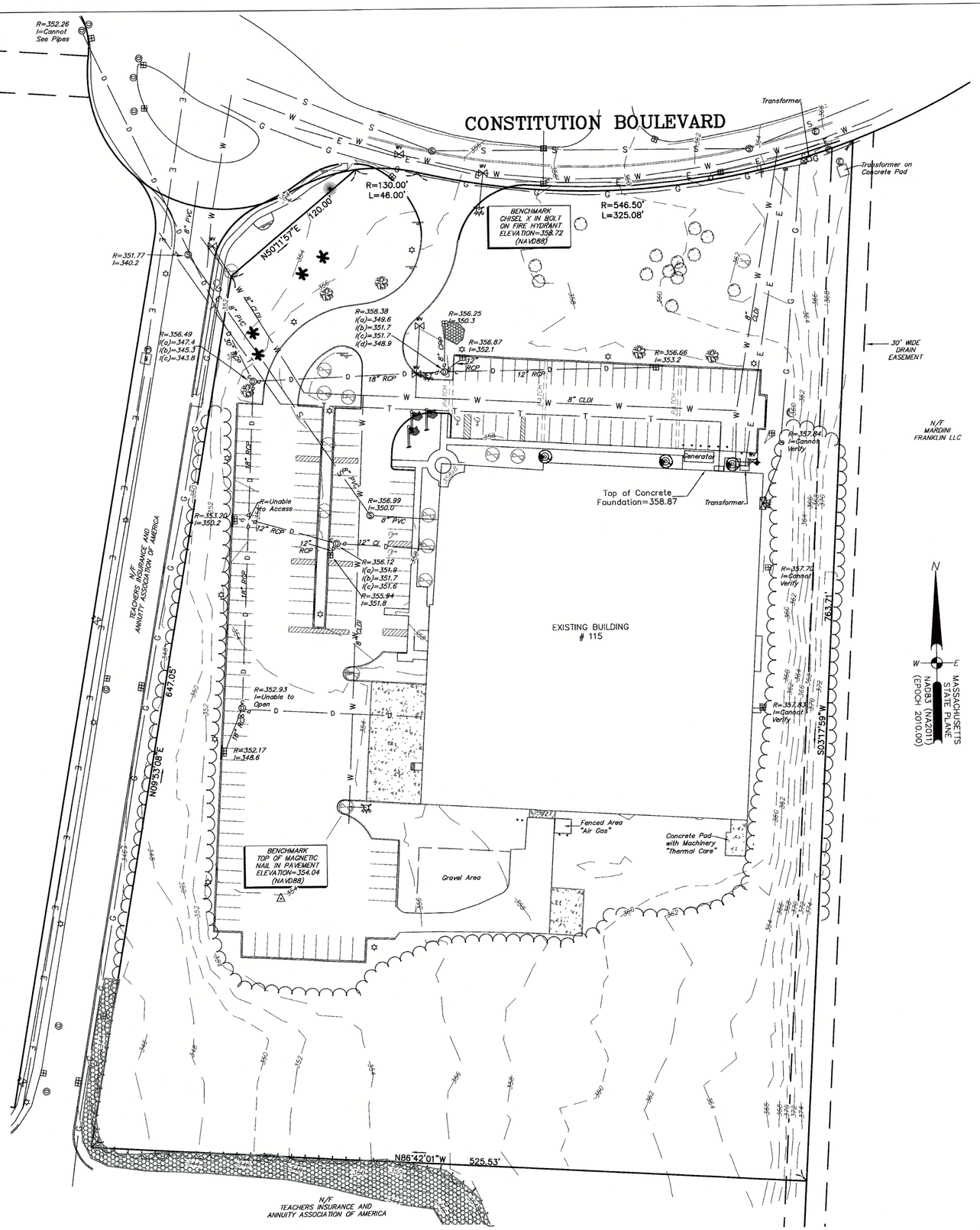
SHEET NUMBER:
T100



LOCUS
(SCALE: 1'=250')

LEGEND

■	CONCRETE BOUND FOUND
△	MAGNETIC NAIL
○	IRON ROD OR PIPE FOUND
	FIRE HYDRANT
WV	WATER VALVE
Ⓢ	SEWER MANHOLE
	CABLE JUNCTION BOX
	ELECTRIC HANDHOLE
GM	GAS METER
☼	LAMP POST
MB	MAILBOX
	CONIFEROUS TREE
	DECIDUOUS TREE
	TREE LINE
—S—	SEWER LINE
—G—	GAS LINE
—W—	WATER LINE
284	CONTOUR LINE
283x7	SPOT ELEVATION
	MULCHED AREA
	CONCRETE



F4541

4/26/2022

COMMONWEALTH OF MASSACHUSETTS
ROBERT E. CONSTANTINE, II
No. 49611
REGISTERED PROFESSIONAL LAND SURVEYOR

LEGAL NOTES

UTILITIES ARE PLOTTED AS A COMPILATION OF RECORD DOCUMENTS, MARKINGS AND OTHER OBSERVED EVIDENCE TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES AND SHOULD BE CONSIDERED APPROXIMATE. BEFORE DIGGING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. ADDITIONAL UTILITIES, NOT EVIDENCED BY RECORD DOCUMENTS OR OBSERVED PHYSICAL EVIDENCE, MAY EXIST. CONTRACTORS (IN ACCORDANCE WITH MASS.G.L. CHAPTER 82 SECTION 40 AS AMENDED) MUST CONTACT ALL UTILITY COMPANIES BEFORE EXCAVATING AND DRILLING AND CALL DIGSAFE AT 1(888)DIG-SAFE(7233).

CONSTRUCTION ON THIS LAND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS, OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.

OWNER

SCHWARZKOPF TECHNOLOGIES LLC
115 CONSTITUTION BOULEVARD
FRANKLIN, MA 02038

DEED BOOK 21685 PAGE 290
PLAN NO. 630 PLAN BK. 433
A.M. 330 LOT 30

EXISTING CONDITIONS
115 CONSTITUTION BLVD
FRANKLIN
MASSACHUSETTS

APRIL 26, 2022

DATE	REVISION DESCRIPTION

GRAPHIC SCALE: 1"=40'

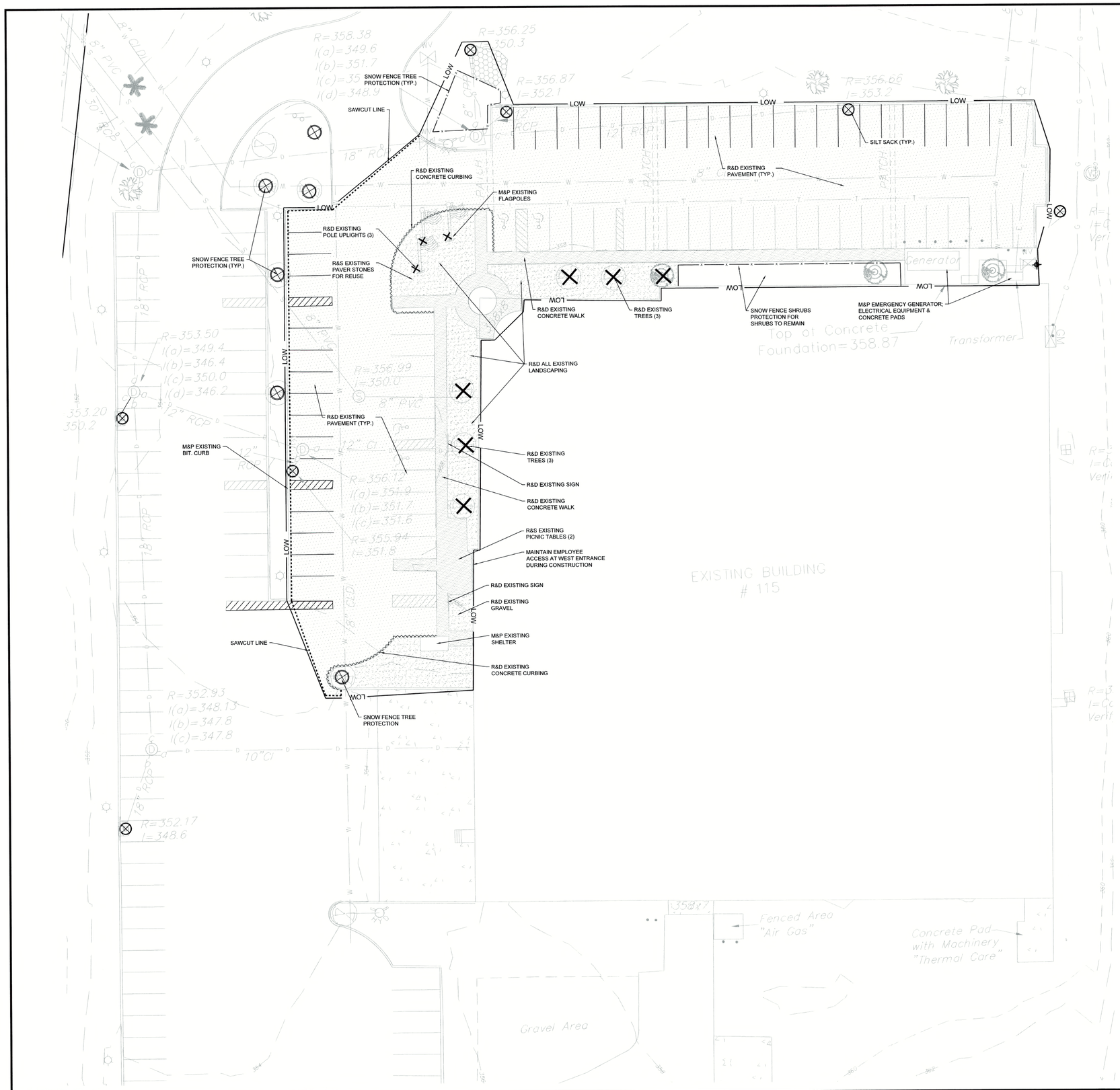
0 10 20 30 40 50 75 100 FEET
0 5 10 15 20 30 METERS

Guerriere & Halnon, Inc.
ENGINEERING & LAND SURVEYING
55 WEST CENTRAL ST.
FRANKLIN, MA 02038
PH. (508) 528-3221
FX. (508) 528-7921
www.gandhengineering.com

SHEET 1 OF 1

JOB NO. F4541

G:\CADFranklin\F4541\DWG\F4541-SURVEY BASE.dwg, 4/26/2022 12:21:27 PM, [REC]



SYMBOL LEGEND	
⊗	SILTSACK INLET PROTECTION DEVICE
∿∿∿	CURB TO BE REMOVED
	LANDSCAPE AREA TO BE EXCAVATED TO SUBGRADE DEPTH
X	TREE TO BE REMOVED
⊗	SNOW FENCE TREE PROTECTION
M&P	MAINTAIN AND PROTECT
R&D	REMOVE AND DISPOSE
R&S	REMOVE AND STOCKPILE

SITE PREPARATION, DEMOLITION AND EROSION CONTROL NOTES

1. DISTURBANCE OF SOIL SURFACES IS REGULATED BY STATE LAW. ALL WORK SHALL COMPLY WITH THE CRITERIA OUTLINED TO PREVENT OR MINIMIZE SOIL EROSION.
2. CONTRACTOR SHALL NOTIFY DIG-SAFE AT 8-1-1 AT LEAST 72 HOURS PRIOR TO ANY DEMOLITION OR CONSTRUCTION ACTIVITY. CONTRACTOR SHALL NOTIFY DESIGN ENGINEER IN WRITING OF ANY AND ALL DISCREPANCIES BETWEEN THESE PLANS AND OBSERVED EXISTING CONDITIONS PRIOR TO COMMENCING WORK.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING ROADS, DRIVEWAYS, AND PARKING AREAS; CONTROLLING DUST; AND TAKING ALL NECESSARY MEASURES TO ENSURE THAT ALL PAVED AREAS ADJACENT TO THE WORK SITE ARE MAINTAINED IN A CLEAN, SEDIMENT- AND DUST-FREE CONDITION AT ALL TIMES.
4. EROSION CONTROL MATTING SHALL BE MIRAFI "MIRAMAT TM8" GEOSYNTHETIC EROSION CONTROL MAT OR APPROVED EQUAL. CONTRACTOR SHALL ADHERE TO MANUFACTURER SPECIFICATIONS FOR PLACEMENT AND INSTALLATION.
5. FILTER FABRIC SHALL BE "MIRAFI 140 N", "PHILLIPS SUPAC S-P", OR APPROVED EQUAL. CONTRACTOR SHALL ADHERE TO MANUFACTURER SPECIFICATIONS FOR PLACEMENT AND INSTALLATION.
6. ASPHALT PAVEMENT TO BE DEMOLISHED SHALL BE REMOVED TO FULL DEPTH OF GRAVEL BASE UNLESS OTHERWISE INDICATED HEREON.
7. ALL CURBS, IF EXISTING, TO BE DEMOLISHED SHALL BE REMOVED TO FULL DEPTH OF GRAVEL BASE.
8. SILTSACK INLET PROTECTION DEVICES SHALL BE INSTALLED AT ALL LOCATIONS INDICATED HEREON PRIOR TO CONSTRUCTION AND SHALL REMAIN IN PLACE FOR DURATION OF CONSTRUCTION ACTIVITIES, OR UNTIL REMOVAL OF EXISTING STRUCTURES TO ACCOMMODATE NEW CONSTRUCTION, WHERE APPLICABLE.
9. ALL DEMOLITION AND SITE PREPARATION ACTIVITIES SHALL BE CONDUCTED IN ACCORDANCE WITH FRANKLIN DEPARTMENT OF PUBLIC WORKS STANDARDS AND SPECIFICATIONS. CONTRACTOR SHALL COORDINATE ALL NECESSARY INSPECTIONS WITH THE FRANKLIN BUILDING DEPARTMENT.
10. THE EROSION CONTROL MEASURES SHOWN AND DESCRIBED HEREON SHALL BE CONSIDERED MINIMUM STANDARDS.
11. CONTRACTOR SHALL KEEP ON SITE, AT ALL TIMES, ADDITIONAL FILTER SOCK, CONSTRUCTION FENCE, AND SILTSACK MATERIALS FOR EMERGENCY INSTALLATION OR FOR INSTALLATION AT THE DIRECTION OF THE OWNER, THE ENGINEER, OR THE TOWN OF FRANKLIN REPRESENTATIVE.
12. CONTRACTOR SHALL INSPECT AND REPAIR EROSION AND SEDIMENT CONTROL DEVICES AT THE END OF EACH WORKING DAY AND WITHIN 24 HOURS OF EACH RAINFALL EVENT.
13. PAVED SURFACES SHALL REMAIN IN PLACE AS LONG AS POSSIBLE TO PREVENT SOILS FROM MIGRATING OFF THE SITE. CONTRACTOR TO COORDINATE.
14. CONSTRUCTION FENCE SHALL BE STAKED ORANGE VINYL SNOW FENCE OR APPROVED EQUAL AND SHALL REMAIN FOR DURATION OF CONSTRUCTION.

20 0 10 20 40 80
GRAPHIC SCALE 1 inch = 20 ft.

HIGHPOINT ENGINEERING, INC.
LAND PLANNING
PERMIT EXPEDITING
CIVIL ENGINEERING
CONSULTING
CANTON CORPORATE PLACE
980 WASHINGTON STREET, SUITE 216
DEDHAM, MA 02026
www.HighpointEng.com

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

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

SEAL

COMMONWEALTH OF MASSACHUSETTS
DOUGLAS J. HARTNETT
CIVIL
No. 37196
REGISTERED PROFESSIONAL ENGINEER
07.01.2022

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

REV	DATE	DESCRIPTION

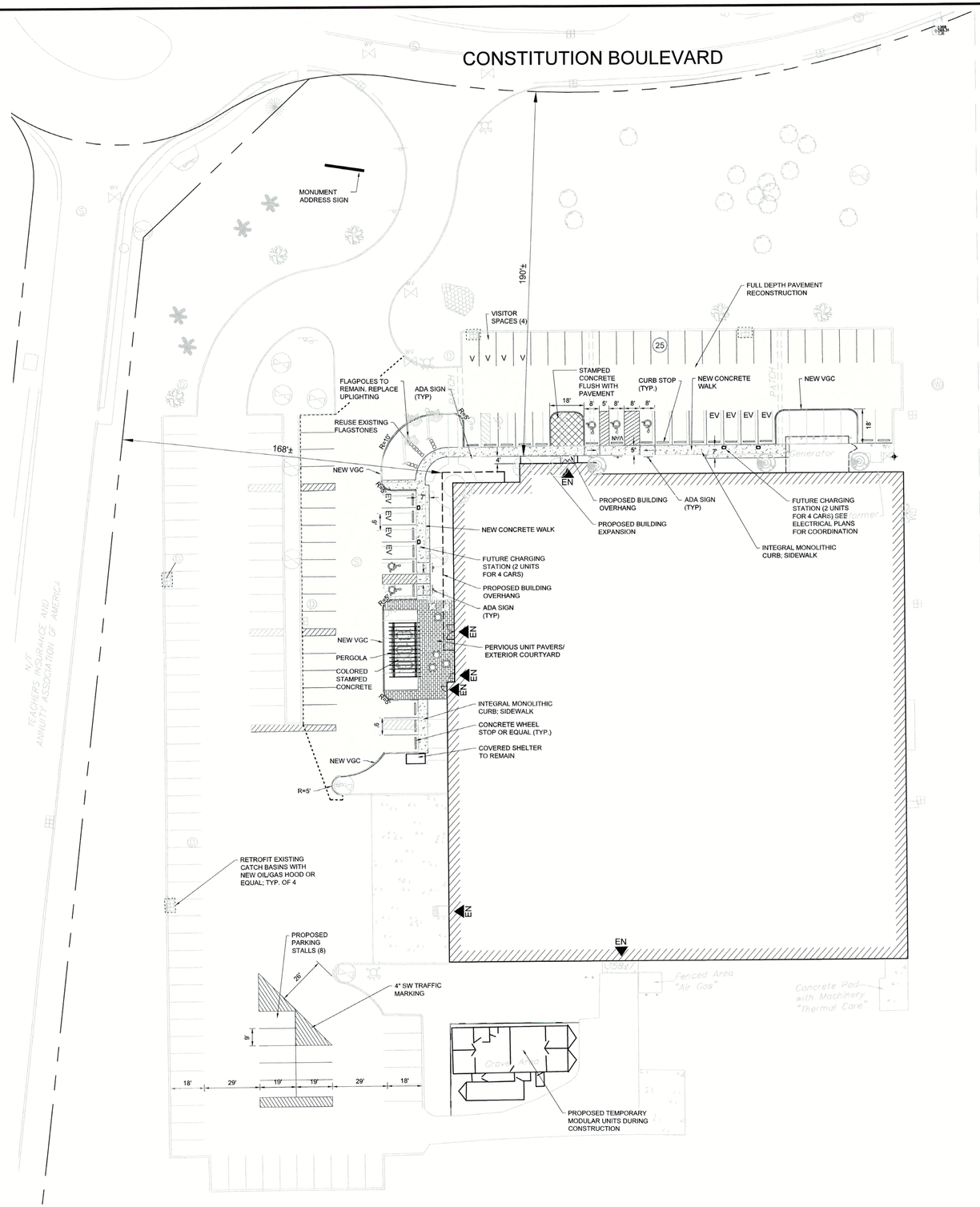
ISSUE TYPE: PERMIT
ISSUE DATE: JULY 1, 2022
PROJECT NUMBER: 22022

DRAWN BY: CMcC
CHECKED BY: DH

Copyright (c) by Highpoint Engineering, Inc.
All Rights Reserved.

SHEET TITLE:
EROSION CONTROL & SITE PREPARATION PLAN

SHEET NUMBER:
C100



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 REQ'D 150 EXIST	189 REQ'D 151 PROPOSED	NO (SEE NOTE 1)

1. A PARKING WAIVER WILL BE REQUIRED TO REDUCED PARKING SPACES FROM 189 TO 151.
2. WAIVER WILL BE REQUIRED TO REDUCE PARKING DIMENSION FROM THE REQUIRED 19' 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+/-)	40.0% (140,838 +/-)	YES
PROPOSED NEW IMPERVIOUS			517 SF+/-	
PROPOSED NEW PERVIOUS (SEE NOTE 1)			2,609 SF +/-	

1. 1,580 SF PERVIOUS PAVER AREA 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.

30 0 15 30 60 120
GRAPHIC SCALE 1 inch = 30 ft.

HIGHPOINT ENGINEERING, INC.
LAND PLANNING
PERMIT EXPEDITING
CIVIL ENGINEERING
CONSULTING
CANTON CORPORATE PLACE
580 WASHINGTON STREET, SUITE 216
DEDHAM, MA 02026
www.HighpointEng.com

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

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

SEAL

COMMONWEALTH OF MASSACHUSETTS
DOUGLAS J. HARTNETT
CIVIL
No. 37795
REGISTERED PROFESSIONAL ENGINEER
07-01-2022

PROPOSED BUILDING ADDITION | SITE IMPROVEMENTS
115 CONSTITUTION BOULEVARD
FRANKLIN, MASSACHUSETTS 02038

OWNER/APPLICANT: PLANSEE

REV	DATE	DESCRIPTION

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

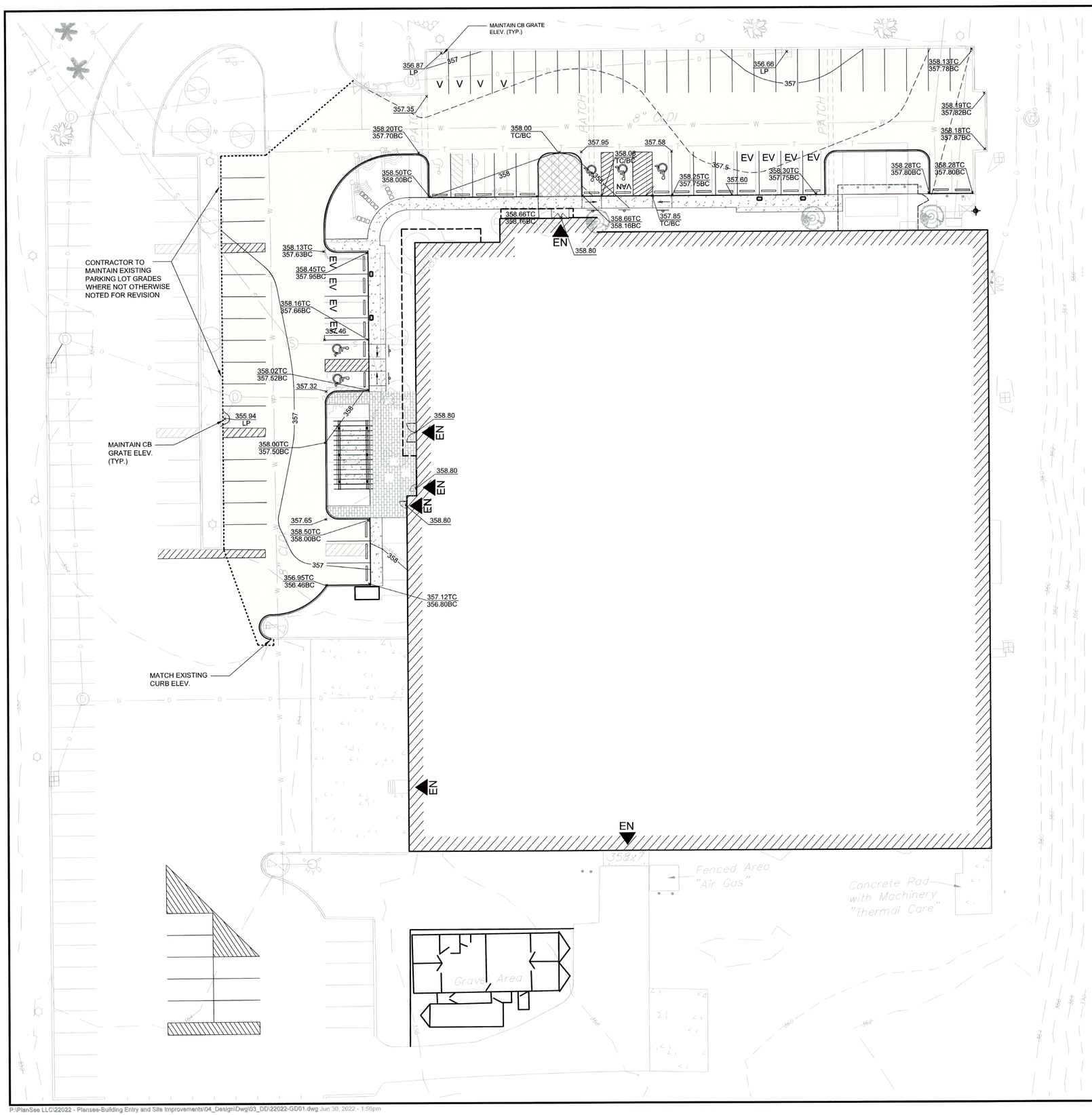
DRAWN BY: CMcC
CHECKED BY: DH

Copyright (c) by Highpoint Engineering, Inc.
All Rights Reserved.

SHEET TITLE:
LAYOUT & MATERIALS PLAN

SHEET NUMBER:
C200

P:\PlanSee LLC\22022 - Plansee-Building Entry and Site Improvements\04_Design\Dwg\03_DD\22022-LM01.dwg



SYMBOL LEGEND	
	PROPERTY LINE
77	PROPOSED CONTOUR
x 77.5	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 SUMPS 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.

20 0 10 20 40 80
GRAPHIC SCALE 1 inch = 20 ft.

HIGHPOINT ENGINEERING, INC.
LAND PLANNING
PERMIT EXPEDITING
CIVIL ENGINEERING
CONSULTING
CANTON CORPORATE PLACE
160 WASHINGTON STREET, SUITE 216
DEDHAM, MA 02026
www.HighpointEng.com

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

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

SEAL

COMMONWEALTH OF MASSACHUSETTS
DOUGLAS J. HARTNETT
CIVIL
No. 37216
REGISTERED PROFESSIONAL ENGINEER
07-01-2022

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

REV	DATE	DESCRIPTION

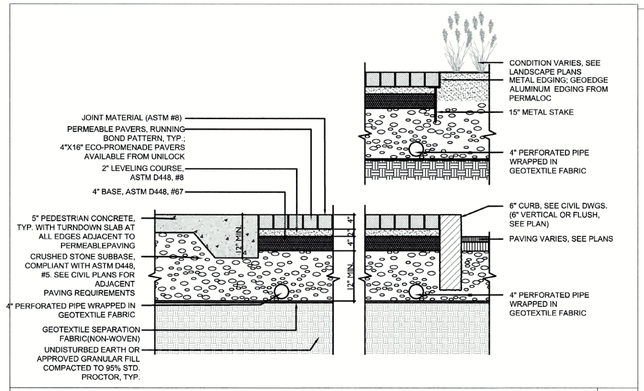
ISSUE TYPE: PERMIT
ISSUE DATE: JULY 1, 2022
PROJECT NUMBER: 22022

DRAWN BY: CMcC
CHECKED BY: DH

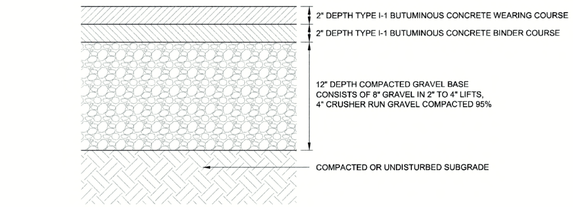
Copyright (c) by Highpoint Engineering, Inc. All Rights Reserved.

SHEET TITLE:
GRADING PLAN

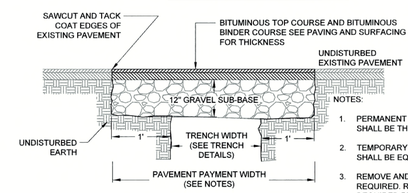
SHEET NUMBER:
C300



PERMEABLE PAVERS - PEDESTRIAN **C2**
NOT TO SCALE



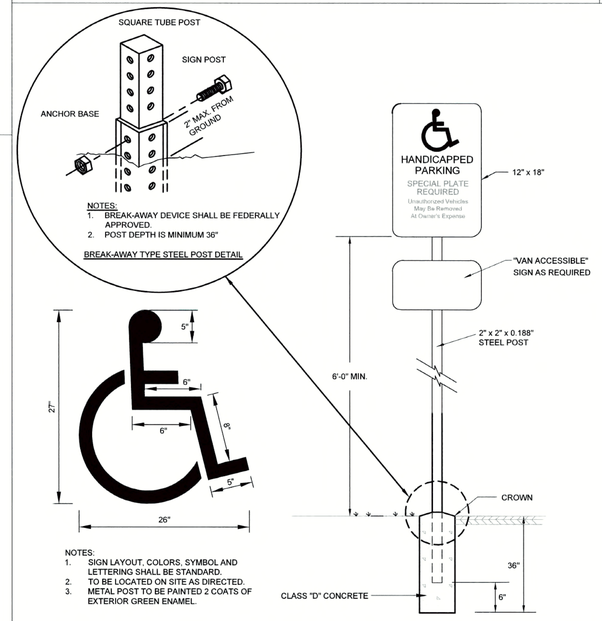
BITUMINOUS CONCRETE PAVEMENT



NOTES:
1. PERMANENT TRENCH PAVEMENT PAYMENT WIDTH SHALL BE THE TRENCH PAY LIMIT PLUS 2 FEET
2. TEMPORARY TRENCH PAVEMENT PAYMENT WIDTH SHALL BE EQUAL TO THE TRENCH PAYMENT LIMIT
3. REMOVE AND DISPOSE ALL TEMPORARY PAVEMENT AS REQUIRED. RESTORE AND COMPACT SUBBASE AS REQUIRED PRIOR TO PERMANENT TRENCH PAVEMENT.

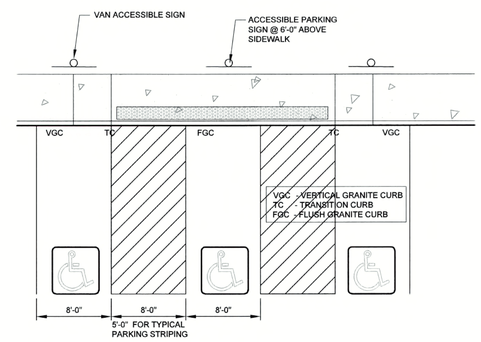
PAVEMENT MATCH SAWCUT

BITUMINOUS CONCRETE PAVEMENT AND PAVEMENT MATCH SAWCUT **C1**
NOT TO SCALE



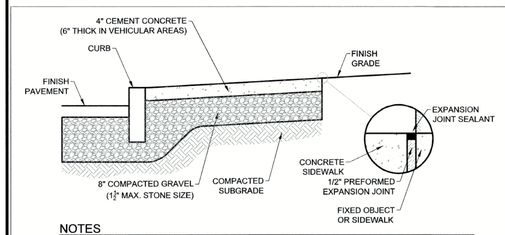
NOTES:
1. SIGN LAYOUT, COLORS, SYMBOL AND LETTERING SHALL BE STANDARD.
2. TO BE LOCATED ON SITE AS DIRECTED.
3. METAL POST TO BE PAINTED 2 COATS OF EXTERIOR GREEN ENAMEL.

HANDICAP PARKING SIGN AND PAVEMENT MARKING **B2**
NOT TO SCALE



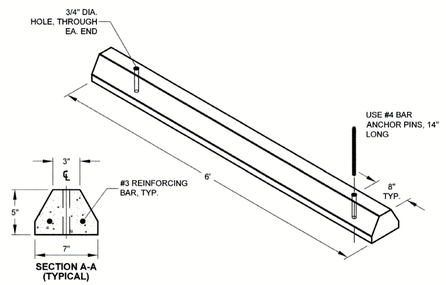
NOTES:
1. STRIPING SHALL BE 4" WIDE STRAIGHT LINES OF WHITE TRAFFIC PAINT
2. STALL WIDTH VARIES. SEE "LAYOUT & MATERIALS PLAN" SHEET *C400* FOR FOR STALL WIDTHS.

TYPICAL ACCESSIBLE VAN PARKING STRIPING **B1**
NOT TO SCALE



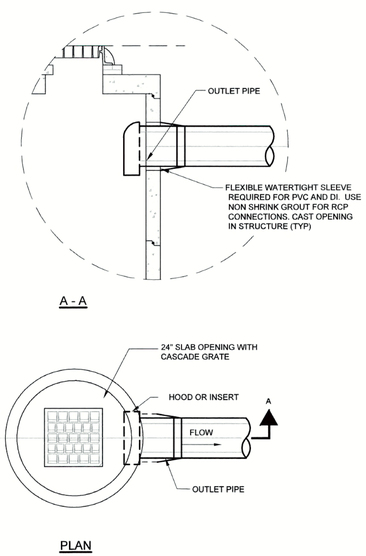
NOTES
1. CONCRETE TO BE 4,000 PSI FOR SIDEWALKS AND 5,000 PSI FOR DRIVEWAYS. BOTH MIXES TO BE POLYPROPYLENE MICROFIBER REINFORCED CEMENT CONCRETE TYPE II, 6% (1.5±) AIR ENTRAINED.
2. PROVIDE EXPANSION JOINTS AT MINIMUM 25' O.C. WITH PRE-FORMED JOINT FILLER.
3. PROVIDE TOOLED CONTROL JOINTS AT 5' O.C.
4. PROVIDE BROOM FINISH IN DIRECTION PERPENDICULAR TO CURB.

REINFORCED CONCRETE SIDEWALK (NON-VEHICULAR) **B4**
NOT TO SCALE

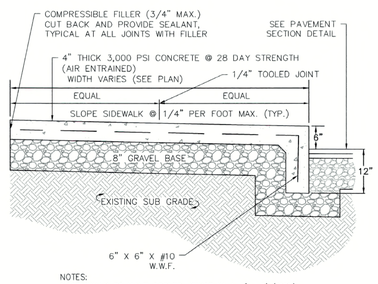


NOTES:
1. PARKING CURBS SHALL BE ANCHORED INTO THE PROPOSED PAVEMENT AS SHOWN ON THIS DRAWING.
2. REFER TO MANUFACTURERS SPECIFICATIONS FOR ANY ADDITIONAL INFORMATION REGARDING PROPER INSTALLATION.

PARKING CURB **B3**
NOT TO SCALE

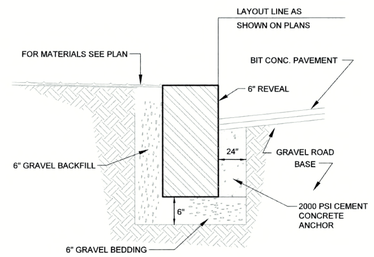


CATCH BASIN HOOD **A4**
NOT TO SCALE



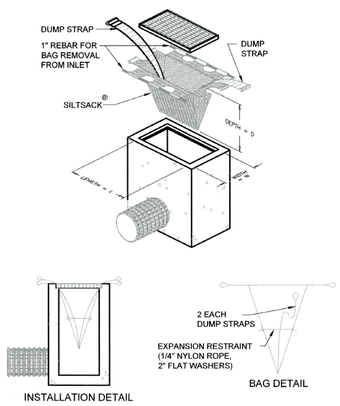
NOTES:
1. SIDEWALK TO HAVE TOOLED JOINTS IN A 5' x 5' (TYP.) GRID WITH EXPANSION JOINTS 15' ON CENTER AND PRE MOLDED FILLER.
2. TOOLED JOINT 6" FROM FACE OF CURB.

MONOLITHIC CONCRETE SIDEWALK **A3**
NOT TO SCALE



GRANITE CURBING TO CONFORM TO VA.4 TYPE PER DEPT. OF PUBLIC WORKS, MASS. STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES. M6-03-1

VERTICAL GRANITE CURB **A2**
NOT TO SCALE



SILTSACK®
SPECIFICATIONS

NOTE: THE SILTSACK WILL BE MANUFACTURED FROM A WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS THE SPECIFICATIONS PROVIDED.

REGULAR FLOW SILTSACK ®

(FOR AREAS OF LOW TO MODERATE PRECIPITATION AND RUN-OFF)

PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	300 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D-4833	120 LBS
MULLEN BURST	ASTM D-3786	800 PSI
TRAPEZOID TEAR	ASTM D-4533	120 LBS
UV RESISTANCE	ASTM D-4355	80 %
APPARENT OPENING SIZE	ASTM D-4751	40 US SIEVE
FLOW RATE	ASTM D-4491	40 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	0.55 SEC -1

SILTSACK INLET PROTECTION DEVICE **A1**
NOT TO SCALE

HIGHPOINT ENGINEERING, INC.
LAND PLANNING
PERMIT EXPEDITING
CIVIL ENGINEERING
CONSULTING
CANTON CORPORATE PLACE
980 WASHINGTON STREET, SUITE 216
DEDHAM, MA 02026
www.HighpointEng.com

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

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

SEAL

COMMONWEALTH OF MASSACHUSETTS
DOUGLAS J. HARTNETT
CIVIL
No. 37365
REGISTERED PROFESSIONAL ENGINEER
07-01-2022

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

REV	DATE	DESCRIPTION

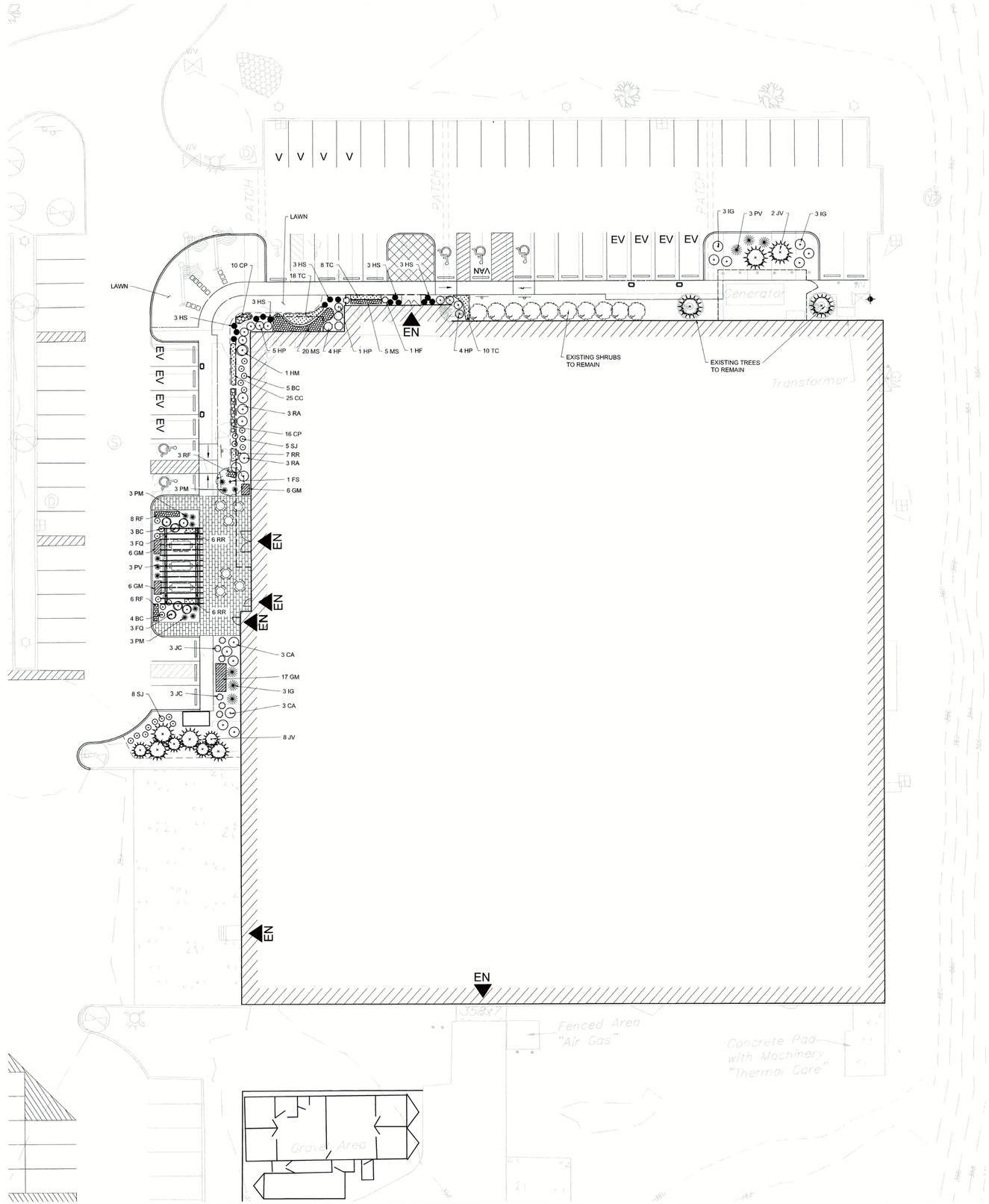
ISSUE TYPE: PERMIT
ISSUE DATE: JULY 1, 2022
PROJECT NUMBER: 22022

DRAWN BY: WH
CHECKED BY: DH

Copyright (c) by Highpoint Engineering, Inc. All Rights Reserved.

SHEET TITLE:
DETAIL SHEET

SHEET NUMBER:
C400



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	10	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	12	BUDDLEIA 'BLUE CHIP"	LO & BEHOLD BLUE CHIP BUTTERFLY BUSH	18" -24" HT	POT
CA	10	CLETHRA ALNIFOLIA	SUMMERSWEET	30" - 36" HT	POT
FQ	6	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	9	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	9	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 CARPATICA "BLUE CHIP"	BLUE CLIPS BELLFLOWER	#3	12" O.C. STAGGERED
CP	26	CAREX PENNSYLVANICA	PENNSYLVANICA SEDGE	#2	15" O.C. STAGGERED
GM	35	GERANIUM MACULATUM	SPOTTED CRANESBILL	#3	18" O.C. STAGGERED
HF	5	HOSTA "REGAL SPLENDER"	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	12	PANICUM VIRGATUM	SWITCH GRASS	#3	AS SHOWN
RF	15	RUDBECKIA FULGIDA "GOLDSTURM"	GOLDSTURM CONEFLOWER	#2	18" O.C. STAGGERED
RR	19	LUPINUS "RUSSELL RED"	RUSSELL RED LUPINE	#2	15" O.C. STAGGERED
TC	52	TIARELLA CORDIFOLIA	CREEPING FOAMFLOWER	#2	18" O.C. STAGGERED

20 0 10 20 40 80
GRAPHIC SCALE
1 inch = 20 ft.

HIGHPOINT ENGINEERING, INC.
LAND PLANNING
PERMIT EXPEDITING
CIVIL ENGINEERING
CONSULTING
CANTON CORPORATE PLACE
980 WASHINGTON STREET, SUITE 216
DEDHAM, MA 02026
www.HighpointEng.com

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

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

SEAL

COMMONWEALTH OF MASSACHUSETTS
DOUGLAS J. HARTNETT
CIVIL
No. 37795
REGISTERED PROFESSIONAL ENGINEER
07.01.2022

PROPOSED BUILDING ADDITION | SITE IMPROVEMENTS
115 CONSTITUTION BOULEVARD
FRANKLIN, MASSACHUSETTS 02038

OWNER/APPLICANT: PLANSEE

REV	DATE	DESCRIPTION

ISSUE TYPE:
PERMIT
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

LANDSCAPE NOTES

ALL WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN OF FRANKLIN, MA.
ALL PLANTING SHALL COME FROM THE BEST DEVELOPMENT PRACTICES GUIDEBOOK.

PLANTING PLAN IS DIAGRAMMATIC IN NATURE. FINAL PLACEMENT OF PLANTS TO BE APPROVED BY THE LANDSCAPE ARCHITECT IN THE FIELD.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES, ANY PERMITTING AGENCIES, AND "DIG-SAFE" (1-888-344-7233) AT LEAST 72 HOURS IN ADVANCE OF ANY WORK THAT WILL REQUIRE EXCAVATION. CONTRACTOR SHALL NOTIFY THE OWNERS REPRESENTATIVE OF NAY CONFLICTS IN WRITING.

NO PLANT MATERIAL SHALL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA. ANY TREES NOTED AS "SEAL OR SELECTED SPECIMEN" SHALL BE TAGGED AND SEALED BY THE LANDSCAPE ARCHITECT.

ALL TREES SHALL BE BALLED AND BURLAPPED (B&B) UNLESS OTHERWISE NOTED OR APPROVED BY THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT.

CONTRACTOR SHALL VERIFY QUANTITIES SHOWN ON PLANT LIST. QUANTITIES SHOWN ON PLANS SHALL GOVERN OVER PLANT LIST.

ANY PROPOSED PLANT SUBSTITUTIONS MUST BE APPROVED IN WRITING BY OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT.
ALL PLANT MATERIALS INSTALLED SHALL MEET THE GUIDELINES ESTABLISHED BY THE STANDARDS FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.

ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF ACCEPTANCE.

ALL DISTURBED AREAS NOT OTHERWISE NOTED SHALL RECEIVE 6" OF SUITABLE LOAM & SEED LAWNS WITH 3:1 OR GREATER SLOPES SHALL BE PROTECTED WITH AN EROSION CONTROL BLANKET.

ANY FALL TRANSPLANTING HAZARD PLANTS SHALL BE DUG IN THE SPRING AND STORED FOR FALL PLANTING.

TREES SHALL HAVE A MINIMUM CALIPER AS INDICATED ON THE PLANTING SCHEDULE TAKEN ONE FOOT ABOVE THE ROOT CROWN.

ALL PLANT BEDS AND TREE SAUCERS TO RECEIVE 3" OF PINE BARK MULCH. GROUND COVER AREAS SHALL RECEIVE 1" OF PINE BARK MULCH

ALL DECIDUOUS TREES ADJACENT TO WALKWAYS AND ROADWAYS SHALL HAVE A BRANCHING PATTERN TO ALLOW FOR A MINIMUM OF 7' OF CLEARANCE BETWEEN THE GROUND AND THE LOWEST BRANCH.

ALL TREE STAKES SHALL BE STAINED DARK BROWN.

CONTRACTOR RESPONSIBLE FOR WATERING, AND RESEEDING OF BARE SPOTS UNTIL A UNIFORM STAND OF VEGETATION IS ESTABLISHED AND ACCEPTED.

ALL LANDSCAPE AREAS WITH SHRUBS, TREES AND PERENNIALS TO HAVE 18" MINIMUM DEPTH OF TOPSOIL. THE 18" OF TOPSOIL AROUND TREES AND SHRUBS DOES NOT INCLUDE AMENDED PLANTING SOIL WITHIN TREE/SHRUB PIT FOR FULL DEPTH OF ROOTBALLS. SEE PLANTING DETAILS FOR PLANTING DEPTH AT SHRUB AND TREES. ALL AREAS OF LOAM AND SEED TO HAVE A MINIMUM OF 6" DEPTH OF TOPSOIL. TOPSOIL TO BE TESTED BY CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE AND OR PLACEMENT. GENERAL CONTRACTOR, DEMOLITION CONTRACTOR AND LANDSCAPE CONTRACTOR TO COORDINATE PROPER DEPTH OF EXISTING MATERIAL REMOVAL ACROSS THE SITE SO THAT 18" MINIMUM AND 6" MINIMUM DEPTHS OF PROPOSED TOPSOIL NOTED ABOVE ARE MET AT NO ADDITIONAL COST TO THE OWNER. SEE TOPSOIL DETAIL.

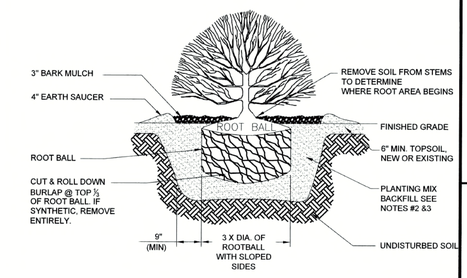
LOAM AND SEEDING NOTES:

CONTRACTOR SHALL SEED ALL DISTURBED AREAS NOT NOTED TO RECEIVE OTHER MATERIALS, AND AT AREAS SHOWN ON THE PLAN PER SPECIFICATIONS BELOW

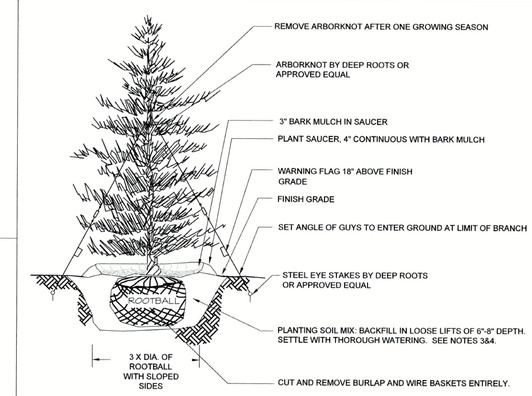
SCIENTIFIC NAME	COMMON NAME	PROPORTION BY WEIGHT	PERCENT PURITY	PERCENTGERMINATION
FESTUCA RUBRA "RUBRA"	CREEPING RED FESCUE	37%	95%	90%
PAO PRAENTENSIS "BARON"	BARON KENTUCKY BLUEGRASS	40%	85%	90%
LOLIUM PERENNE "PALMER"	PALMER PERENNIAL RYEGRASS	15%	95%	90%
FESTUCA RUBRA COMMUTATA WILMA	WILMA CHEWINGS	8%	95%	80%

1. SEED TO BE SPREAD AT MINIMUM RATE OF 5 LBS. PER 1000 SQ. FT.
2. SEEDING TO BE COMPLETED "IN SEASON" BETWEEN APRIL 1 TO JUNE 15 OR AUGUST 15 TO OCTOBER 1, EXCEPT FOR RESEEDING OF BARE SPOTS. IF UNABLE TO SEED WITHIN THESE TIMEFRAMES, CONTRACTOR TO INSTALL EROSION CONTROL MATS ON ALL SLOPES 3:1 AND OVER, HYDROSEED ALL EXPOSED AREAS, ADD SOIL STABILIZER "FLUX TERRA HP-FGM SOIL STABILIZER" AS MANUFACTURED BY "PROFILE" TO HYDROSEED (AT RATE OF 3,000 LBS PER ACRE), AT NO ADDITIONAL COST TO THE OWNER. CONTRACTOR TO COMPLETE ALL ABOVE "OUT OF SEASON" REQUIREMENTS AND THEN ALSO BE RESPONSIBLE FOR RE-GRADING AND RE-SEEDING ALL DISTURBED, ERODED, OR BARE SPOTS WITHIN NEXT CLOSEST PLANTING SEASON IN FALL OR SPRING AT NO ADDITIONAL COST TO OWNER. CONTRACTOR RESPONSIBLE FOR ALL MAINTENANCE UNTIL FINAL ACCEPTANCE OF LAWN AREAS INCLUDING: WATERING, ADDING FERTILIZERS AND LIME AND MOWING AT NO ADDITIONAL COST TO OWNER.
3. COMMERCIAL FERTILIZER SHALL BE APPLIED AT THE RATE OF 25 POUNDS PER 1000 SQ. FT. OR AS RECOMMENDED BY THE TESTING AGENCY. LIME TO BE SPREAD AT THE RATE OF 100 POUNDS PER 1000 SQ. FT OR AS RECOMMENDED BY THE TESTING AGENCY. COMMERCIAL FERTILIZER SHALL BE A COMPLETE FERTILIZER CONTAINING AT LEAST 50% OF THE NITROGEN OF WHICH IS DERIVED FROM NATURAL ORGANIZE SOURCES OF UREAFORM. IT SHALL CONTAIN THE FOLLOWING PERCENTAGES BY WEIGHT: NITROGEN (N) 10%, PHOSPHORUS (P) 6%, POTASH (K) 4%. LIME SHALL BE AN APPROVED AGRICULTURAL LIMESTONE CONTAINING NOT LESS THAN 85% OF TOTAL CARBONATES. LIMESTONE SHALL BE GROUND TO SUCH FINENESS THAT 50% WILL PASS A 100 MESH SIEVE AND 90% WILL PASS THROUGH A 20 MESH SIEVE.
4. LAWN AREAS TO BE SEEDED BY SOWING EVENLY WITH AN APPROVED MECHANICAL SEEDER AT THE RATE OF TEN POUNDS PER 1000 SQUARE FEET.
5. CONTRACTOR RESPONSIBLE FOR WATERING, MOWING, AND RESEEDING OF LAWN BARE SPOTS UNTIL A UNIFORM, HEALTHY STAND OF GRASS IS ESTABLISHED AND ACCEPTED.

NOTES:
1. ALL SHRUBS SHALL HAVE THE SAME RELATIONSHIP TO FINISH GRADE AFTER PLANTING AS THEY HAD AT THE ORIGINAL NURSERY SETTING. SET SHRUB 1"-2" ABOVE FINISH GRADE.
2. BACKFILL WITH PLANTING MIX. PLANT MIX TO BE: 50% NATIVE TOPSOIL, 20% COMPOST (LEAVES & ORGANIC MATERIAL, NO ASH) 20% PEAT MOSS, 10% SAND.
3. ADD MYCORRHIZA SOIL ADDITIVES AND SLOW RELEASE FERTILIZER WHEN PLANT HOLES ARE 50% FILLED AND WATER THOROUGHLY AT COMPLETION.
4. SHRUB BEDS TO HAVE 24" MIN. OF CONTINUOUS PLANTING SOIL.

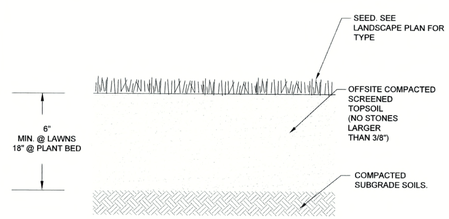


SHRUB PLANTING DETAIL **C1**
NOT TO SCALE



NOTES
1. TREES SHALL BEAR SAME RELATIONSHIP TO FINISH GRADE AS IT BORE TO NURSERY OR FIELD GRADE. ROOT FLARE SHALL BE 2" ABOVE FINISH GRADE. REMOVE SOIL FROM TRUNK FLARE OF TREE TO DETERMINE ACTUAL TOP OF ROOTBALL AREA.
2. INSTALL THREE GUYS PER TREE, EQUALLY SPACED AROUND BALL.
3. ATTACH GUYS AT 2/3 HEIGHT OF TREE.
4. BACKFILL WITH PLANTING MIX. PLANT MIX TO BE: 50% NATIVE TOPSOIL, 20% COMPOST (LEAVES & ORGANIC MATERIAL, NO ASH) 20% PEAT MOSS, 10% SAND.
5. ADD MYCORRHIZA SOIL ADDITIVES AND SLOW RELEASE FERTILIZER WHEN PLANT HOLES ARE 50% FILLED AND WATER THOROUGHLY AT COMPLETION.

EVERGREEN TREE DETAIL **B1**
NOT TO SCALE

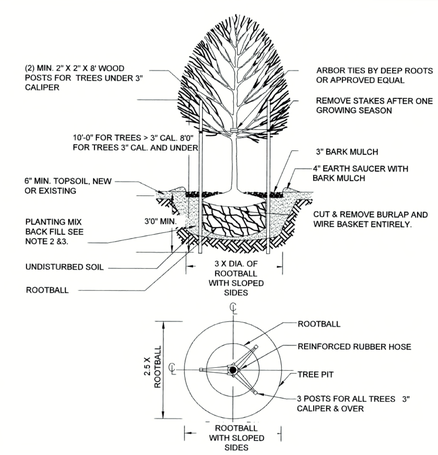


TEXTURE CLASS	% OF TOTAL WEIGHT
SAND	45% - 65%
SILT	15% - 35%
CLAY	5% - 20%

SIEVE	% PASSING
3/8"	100
NO. 4	85-100
NO. 40	60-85
NO. 100	38-60
NO. 200	10-35
20 um	LESS THAN 5%

NOTES:
1. TOP OF LOAM (TOPSOIL) IS FINISH GRADE.
2. ALL TOPSOIL (BOTH ONSITE AND OFFSITE SOURCES) SHALL BE COMPOSED OF A NATURAL, FERTILE, FRIABLE SOIL TYPICAL OF CULTIVATED TOPSOILS OF THE LOCALITY. OFFSITE SOIL SHALL BE SUITABLE FOR THE GERMINATION OF SEEDS AND SUPPORT OF VEGETATIVE GROWTH, WITH ADDITIVES, IF REQUIRED, TO ACHIEVE PARTICLE DISTRIBUTION AND ORGANIC CONTENT BELOW. TOPSOIL SHALL BE TAKEN FROM A WELL-DRAINED, ARIABLE SITE, FREE OF SUBSOIL, LARGE STONES, EARTH CLODS, STICKS, STUMPS, CLAY LUMPS, ROOTS, OTHER OBJECTIONABLE, EXTRANEOUS MATTER OR DEBRIS NOR CONTAIN TOXIC SUBSTANCES.
3. THE CONTRACTOR SHALL PROVIDE THE OWNER / LANDSCAPE ARCHITECT WITH TOPSOIL TEST RESULTS (RECOMMEND UMASS AMHERST SOIL TESTING LAB) FOR APPROVAL PRIOR TO OBTAINING AND PLACING THE SOIL. IF ANY TOPSOIL IS PURCHASED OR PLACED PRIOR TO APPROVAL BY OWNER / LANDSCAPE ARCHITECT, IT IS AT CONTRACTORS RISK, AND IT CAN BE REMOVED AT NO ADDITIONAL COST TO THE OWNER. IF THE PLANTING SOIL (BOTH ONSITE AND OFFSITE SOURCES) DOES NOT FALL WITHIN THE REQUIRED SIEVE ANALYSIS, TEXTURAL CLASS, ORGANIC CONTENT, OR PH RANGE, IT SHALL BE ADJUSTED TO MEET THE SPECIFICATIONS THROUGH THE ADDITION OF SAND, COMPOST, LIMESTONE, OR ALUMINUM SULFATE TO BRING IT WITHIN THE SPECIFIED LIMITS AT NO ADDITIONAL COST TO THE OWNER.
4. TOPSOIL SHALL HAVE A PH VALUE BETWEEN 5.5 AND 6.5. TOPSOIL SHALL CONTAIN 8% ORGANIC MATTER OF TOTAL DRY WEIGHT AND SHALL CONFORM TO THE FOLLOWING GRADATION AND TEXTURE CLASS ABOVE.

TOP SOIL FOR LAWN,TREES,SHRUBS & PERENNIALS **A2**
NOT TO SCALE



NOTES:
1. ALL TREES SHALL HAVE THE SAME RELATIONSHIP TO FINISH GRADE AFTER PLANTING AS THEY HAD AT THE ORIGINAL NURSERY SETTING. ROOT FLARE SHALL BE 2" ABOVE FINISH GRADE. REMOVE SOIL FROM TRUNK FLARE OF TREE TO DETERMINE ACTUAL ROOTBALL AREA.
2. BACKFILL WITH PLANTING MIX. PLANT MIX TO BE: 50% NATIVE TOPSOIL, 20% COMPOST (LEAVES & ORGANIC MATERIAL, NO ASH) 20% PEAT MOSS, 10% SAND.
3. ADD MYCORRHIZA SOIL ADDITIVES AND SLOW RELEASE FERTILIZER WHEN PLANT HOLES ARE 50% FILLED AND WATER THOROUGHLY AT COMPLETION.

DECIDUOUS TREE DETAIL **A1**
NOT TO SCALE

HIGHPOINT ENGINEERING, INC.
LAND PLANNING
PERMIT EXPEDITING
CIVIL ENGINEERING
CONSULTING
CANTON CORPORATE PLACE
980 WASHINGTON STREET, SUITE 216
DEDHAM, MA 02026
www.HighpointEng.com

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

ARCHITECT: EMBARCDESIGN
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

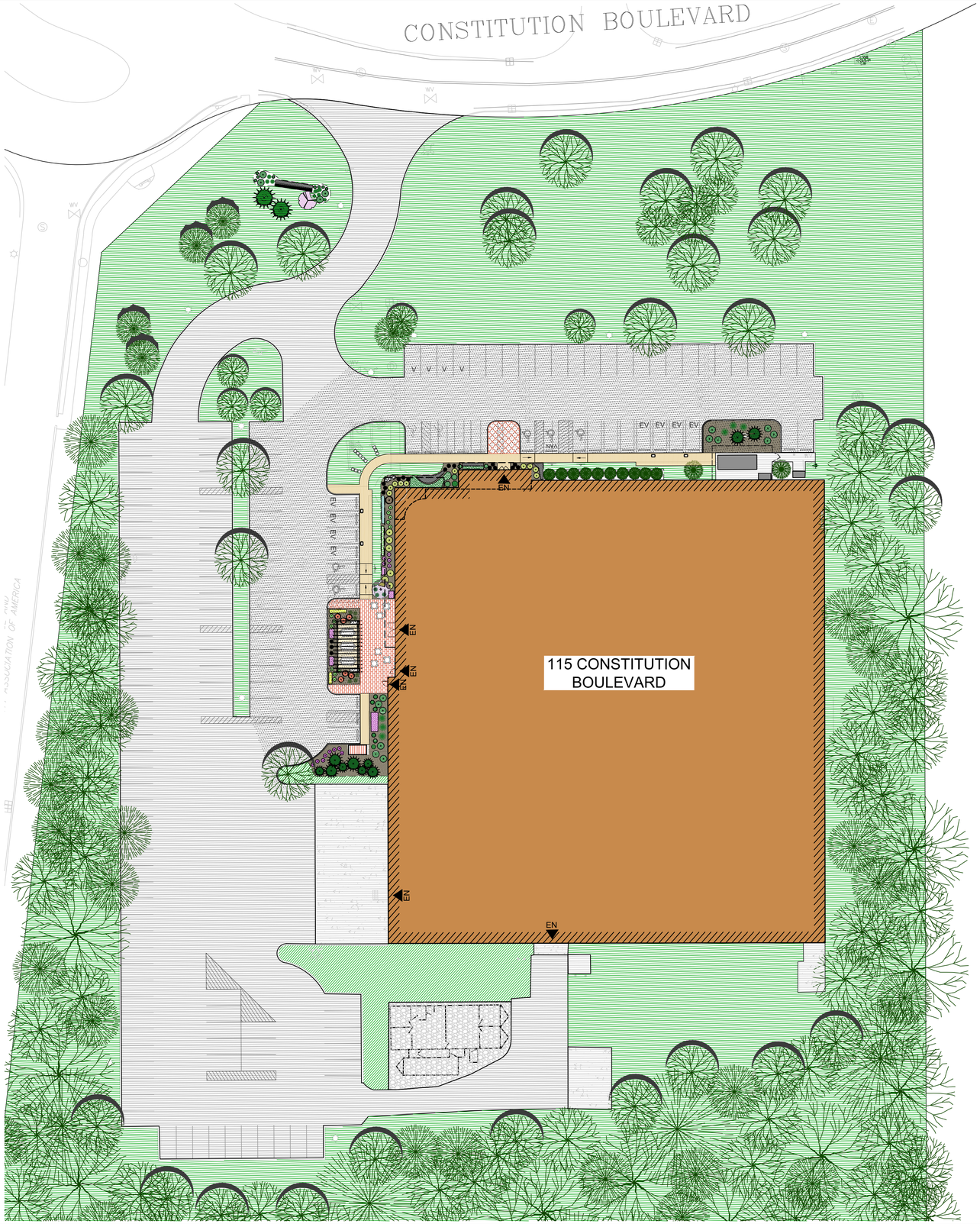
ISSUE TYPE: PERMIT
ISSUE DATE: JULY 1, 2022
PROJECT NUMBER: 22022

DRAWN BY: CMcC
CHECKED BY: DH

Copyright (c) by Highpoint Engineering, Inc. All Rights Reserved.

SHEET TITLE: LANDSCAPE PLAN

SHEET NUMBER: L100



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 REQ'D 150 EXIST	189 REQ'D 151 PROPOSED	NO (SEE NOTE 1)

1. A PARKING WAIVER WILL BE REQUIRED TO REDUCED PARKING SPACES FROM 189 TO 151.
2. WAIVER WILL BE REQUIRED TO REDUCE PARKING DIMENSION FROM THE REQUIRED 19' 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+/-)	40.0% (140,838 +/-)	YES
PROPOSED NEW IMPERVIOUS			517 SF+/-	
PROPOSED NEW PERVIOUS (SEE NOTE 1)			2,609 SF +/-	

1. 1,580 SF PERVIOUS PAVER AREA 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.

30 0 15 30 60 120
GRAPHIC SCALE 1 inch = 30 ft.

HIGHPOINT ENGINEERING, INC.
LAND PLANNING
PERMIT EXPEDITING
CIVIL ENGINEERING
CONSULTING
CANTON CORPORATE PLACE
980 WASHINGTON STREET, SUITE 216
DEDHAM, MA 02026
www.HighpointEng.com

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

ARCHITECT: EMBARCDESIGN
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

ISSUE TYPE:
PERMIT
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:
SITE PLAN

SHEET NUMBER:
L100

ARCHITECT
EMBARC
60 K STREET, 3RD FLOOR
BOSTON, MA 02127
O: 617.766.8330
www.embarcstudio.com

OWNER

SCHEMATIC DESIGN PROGRESS

CONSULTANTS

PLANSEE HQ
115 CONSTITUTION BLVD, FRANKLIN
MA

50% DESIGN DEVELOPMENT

REVISIONS

MARK	ISSUE	DATE

DRAWING INFORMATION

ISSUE:	50% DESIGN DEVELOPMENT
DATE:	11/10/2021
PROJECT #:	21058
SCALE:	

DRAWING TITLE
ENTRY PERSPECTIVE

DRAWING NUMBER
A-900

copyright: EMBARC STUDIO, LLC

C:\Local Revit\21058_Plansee_SD_Central_ccosai.rvt
11/10/2021 12:27:08 PM

ARCHITECT
EMBARC
60 K STREET, 3RD FLOOR
BOSTON, MA 02127
O: 617.766.8330
www.embarcstudio.com

OWNER

SCHEMATIC DESIGN PROGRESS

CONSULTANTS

PLANSEE HQ
115 CONSTITUTION BLVD, FRANKLIN
MA

50% DESIGN DEVELOPMENT

REVISIONS

MARK	ISSUE	DATE

DRAWING INFORMATION

ISSUE:	50% DESIGN DEVELOPMENT
DATE:	11/10/2021
PROJECT #:	21058
SCALE:	

DRAWING TITLE
SITE AXON

DRAWING NUMBER
A-001

copyright: EMBARC STUDIO, LLC

C:\Users\Revit\21058_Plansee_SD_Central_ccesse.rvt
11/10/2021 12:25:01 PM