

# FACTORY SQUARE PROPERTY REDEVELOPMENT 3, 5 & 7 FISHER STREET FRANKLIN, MASSACHUSETTS

NO	DATE	REVISIONS
1	07/01/2021	PERMITTING SUBMISSION
2	09/16/2021	RESPONSE TO COMMENTS
3	11/05/2021	RESPONSE TO COMMENTS

**APPLICANT:**

**RICK KAPLAN**  
1 FISHER STREET  
FRANKLIN, MA 02038

**CIVIL ENGINEER:**

**LEVEL**  
DESIGN GROUP  
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**ARCHITECT:**

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**PROPERTY ADDRESS:**

3, 5 & 7 FISHER STREET  
FRANKLIN, MASSACHUSETTS

**ASSESSORS MAP/PARCEL:**

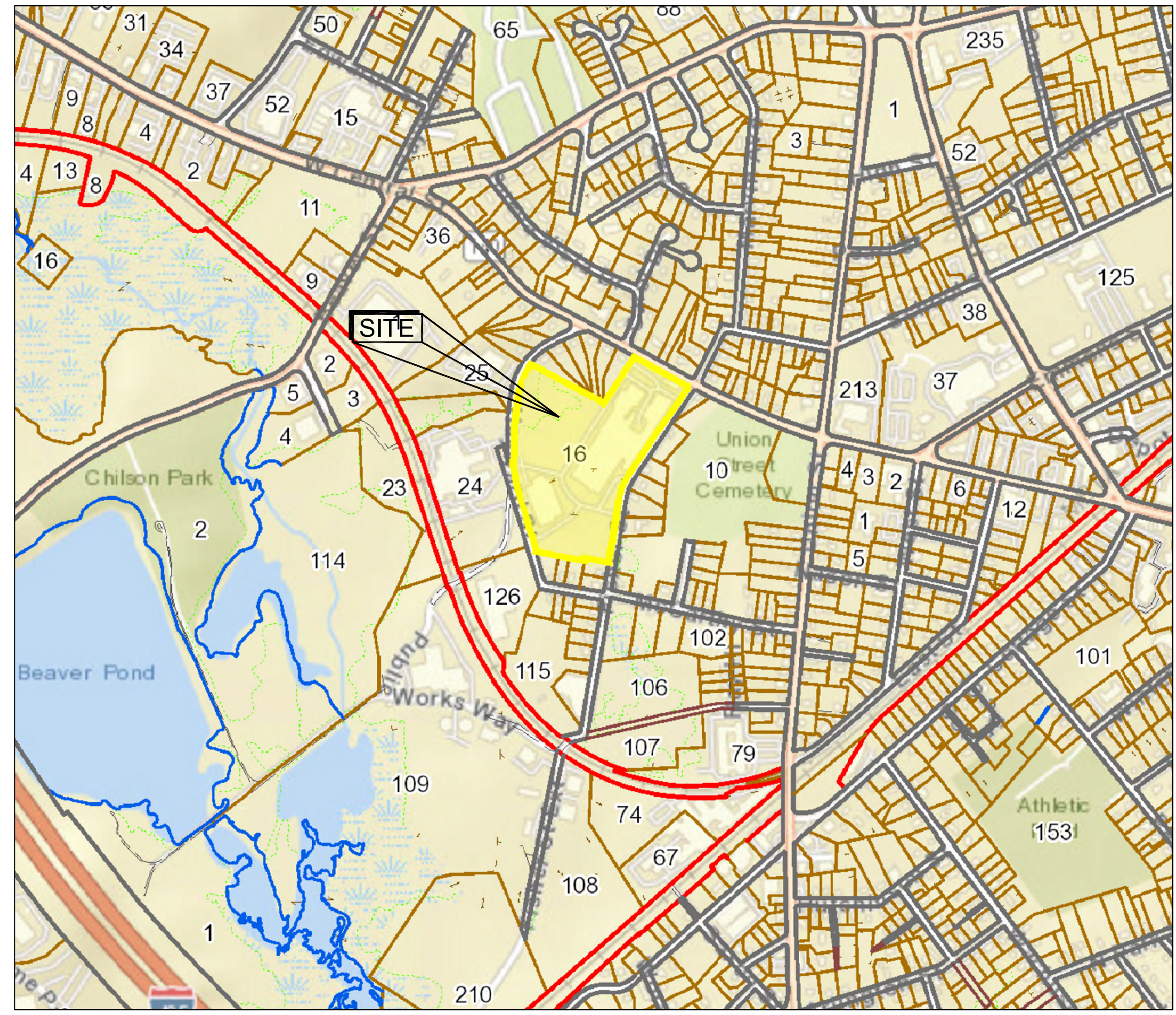
PARCEL ID: 278-016-000-000

**ZONING DISTRICT:**

MIXED BUSINESS INNOVATION

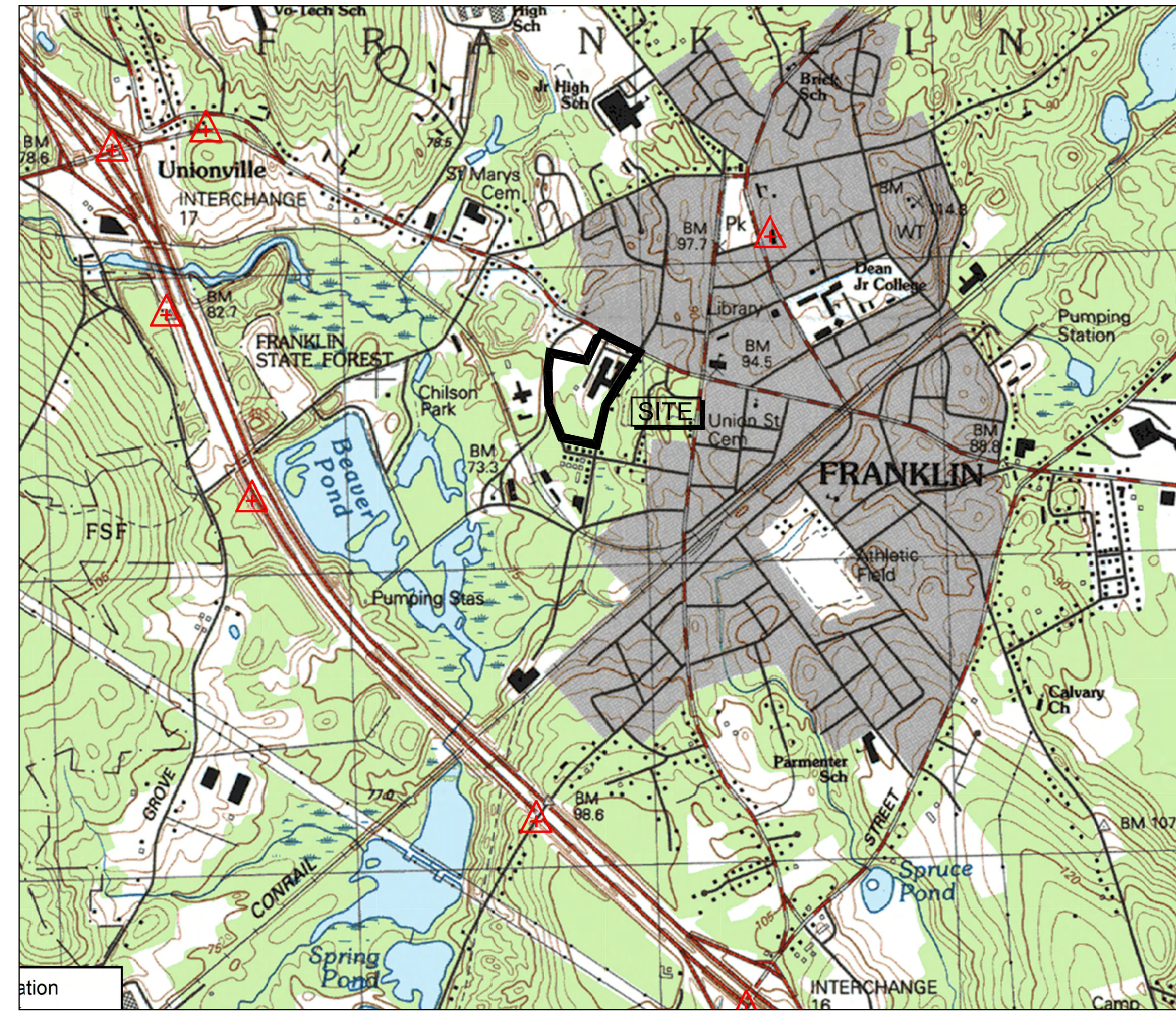
**DRAWING LIST:**

- C-0.0 COVER
- C-1.0 EXISTING CONDITIONS
- C-2.0 LAYOUT AND MATERIALS
- C-3.0 GRADING AND UTILITIES
- C-3.1 EROSION CONTROL
- C-4.0 TYPICAL DETAILS
- C-4.1 TYPICAL DETAILS
- C-4.2 TYPICAL DETAILS
- L100 LANDSCAPE PLAN
- C300 PHOTOMETRIC
- A-SERIES COVER
- A100 ILLUSTRATIVE SITE PLAN
- A210-213 BUILDING 3 ELEVATIONS
- A220-223 BUILDING 5 ELEVATIONS
- A230 BUILDING 7 ELEVATIONS
- A300 ARCHITECTURAL RENDERINGS
- G-001 ZONING & CODE ANALYSIS



**ASSESSORS MAP**

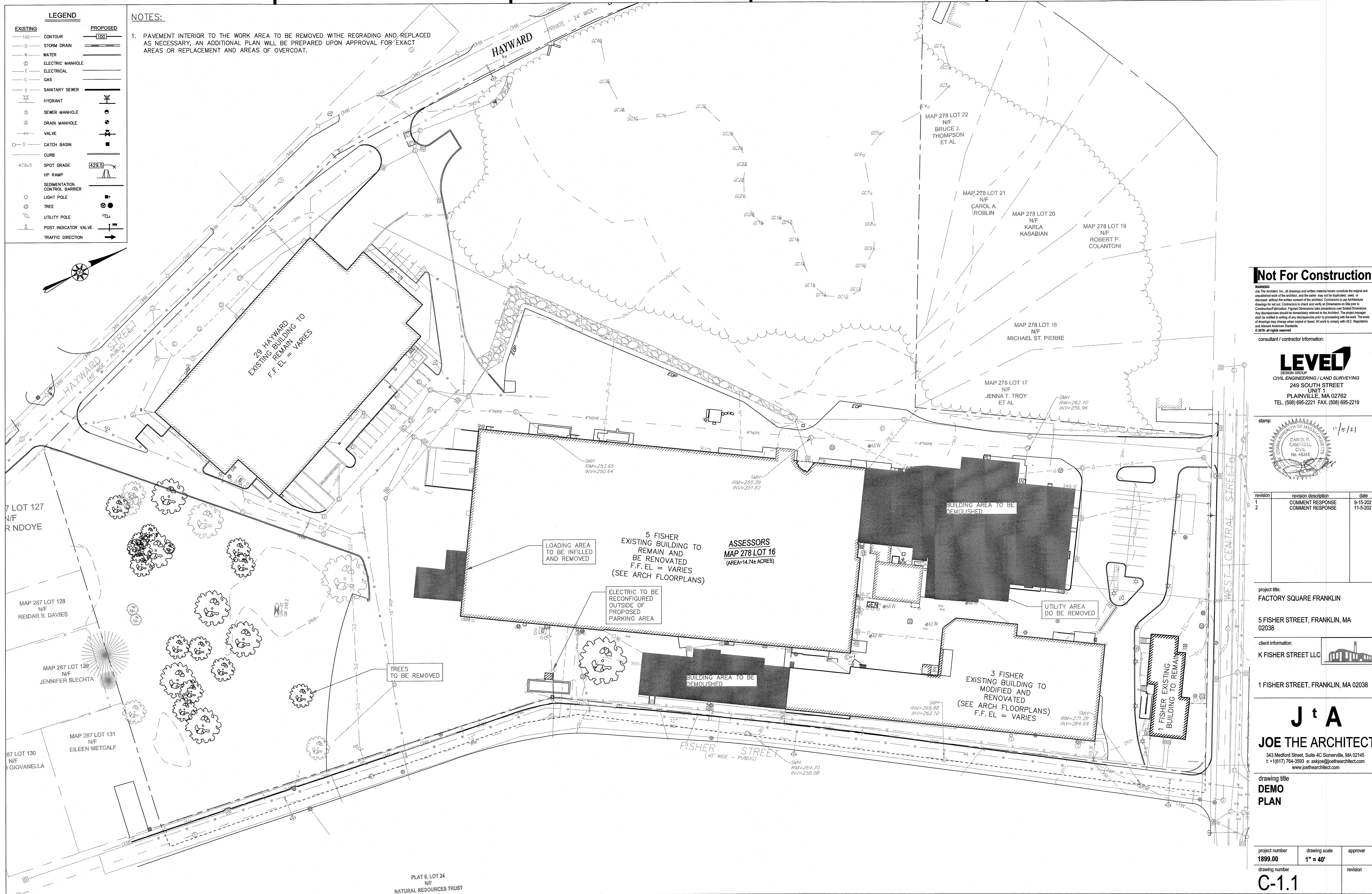
SCALE: 1" = 500' ±



**USGS MAP**

SCALE: 1" = 1,000' ±





**NOTES:**

1. PAVEMENT INTERIOR TO THE WORK AREA TO BE REMOVED WITH REGRADING AND REPLACED AS NECESSARY. AN ADDITIONAL PLAN WILL BE PREPARED UPON APPROVAL FOR EXACT AREAS OR REPLACEMENT AND AREAS OF OVERCOAT.

LEGEND	
EXISTING	PROPOSED
100	100
D	D
W	W
E	E
G	G
S	S
H	H
SMH	SMH
DMH	DMH
V	V
C	C
429x5	429x5
HP	HP
SCB	SCB
L	L
T	T
U	U
P	P
TR	TR

**Not For Construction**

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stamp:  

 11/5/21

revision	revision description	date
1	COMMENT RESPONSE	9-15-2021
2	COMMENT RESPONSE	11-5-2021

project title:  
FACTORY SQUARE FRANKLIN  
5 FISHER STREET, FRANKLIN, MA 02038

client information:  
K FISHER STREET LLC  
1 FISHER STREET, FRANKLIN, MA 02038

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project number <b>1899.00</b>	drawing scale <b>1" = 40'</b>	approver
drawing number <b>C-1.1</b>	revision	

LEGEND	
EXISTING	PROPOSED
100	100
D	D
W	W
E	E
G	G
S	S
HYDRANT	HYDRANT
SEWER MANHOLE	SEWER MANHOLE
DRAIN MANHOLE	DRAIN MANHOLE
VALVE	VALVE
CATCH BASIN	CATCH BASIN
CURB	CURB
429.5	429.5
HP RAMP	HP RAMP
SEDIMENTATION CONTROL BARRIER	SEDIMENTATION CONTROL BARRIER
LIGHT POLE	LIGHT POLE
TREE	TREE
UTILITY POLE	UTILITY POLE
POST INDICATOR VALVE	POST INDICATOR VALVE
TRAFFIC DIRECTION	TRAFFIC DIRECTION

ZONING BY-LAW REQUIREMENTS		
ZONING DISTRICT: MIXED BUSINESS INNOVATION USE: MULTI-USE REDEVELOPMENT		
	REQUIRED	EXISTING/PROPOSED
MIN. LOT AREA	40,000	642,044
MIN. LOT FRONTAGE	175'	17.5'
FRONT YARD SETBACK	40'	17.5'
SIDE YARD SETBACK	30'	14.8'
REAR YARD SETBACK	30'	297.2'
MAX. BLDG/LOT COVERAGE BLDG	70%	26.1% / 21.8%
MAX. BLDG/LOT COVERAGE IMP.	80%	53.9% / 50.2%
MAX. BUILDING HEIGHT	40'	<40'
PARKING REQUIREMENTS*		
USE: INDUSTRIAL (45,670± S.F.)	REQUIRED	PROVIDED
1 SPACE / 400 S.F.	114.11	606
USE: RETAIL/MEG/LEG OFFICE (24,830± S.F.)	124.15	
1 SPACE / 200 S.F.		
USE: OFFICE (OTHER) (2,570± S.F.)	10.28	67
1 SPACE / 250 S.F.		
USE: REST/THEATER/ASSEM (12,580± OR 245)	98	
1 SP / 60 S.F. OR 1SP / 2.5 SEATS		
USE: WAREHOUSE (27,085± S.F.)	27.08	62
1 SPACE / 1,000 S.F.		
USE: MFG/IND AREA (18,075 S.F.)	12	
1 SP / 100 S.F. OR 1SP PER EMP. APPROVED		
USE: WAREHOUSE (18,075± S.F.)	12	
1 SPACE / 1,000 S.F. OR 1SP/EMP (APPROVED)		
REGULAR SPACES	398	376
HANDICAP SPACES	8	9
TOTAL SPACES	406	385

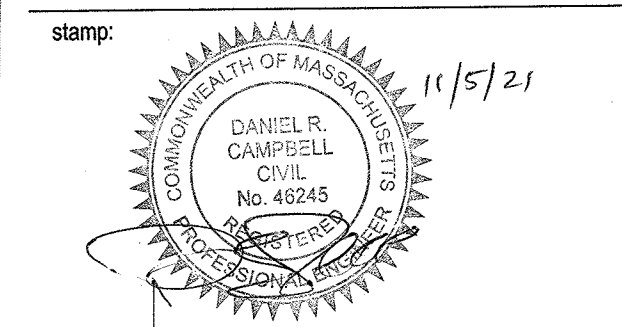
- NOTES:
- EXISTING CONDITIONS WERE OBTAINED FROM FIELD SURVEY PREPARED BY COMMONWEALTH ENGINEERS & CONSULTANTS, INC. PROVIDENCE, RI ENTITLED "SITE PLAN SUBMISSION" DATED JUNE 2, 2003 AS AMENDED AUGUST, 2003.
  - THE WETLANDS WERE FLAGGED BY GODDARD CONSULTING, JUNE 2021.
  - THE LOCATION OF EXISTING UTILITIES IS APPROXIMATE, THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. NOTIFY "DIG-SAFE" AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO ANY SITE DEMOLITION OR EXCAVATION.
  - INTERNAL CURBING SHALL BE BITUMINOUS CONCRETE OR CAPE CAD BERM AT THE SELECTION OF THE DEVELOPER AT A MINIMUM.
  - CURBING AT THE ENTRANCES AND CURB RETURNS AT ENTRANCES SHALL BE GRANITE COMMENSURATE WITH THE SURROUNDING ROADWAY, VERTICAL OR SLOPED, THERE SHALL BE A GRANITE TRANSITION BLOCK PRIOR TO BITUMINOUS CONCRETE CURBING.
  - CURBING WHERE THERE IS CONCRETE SIDEWALK SHALL BE INTEGRATED HAUNCHED CONCRETE CURBING.

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revision	revision description	date
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**FACTORY SQUARE FRANKLIN**

5 FISHER STREET, FRANKLIN, MA 02038

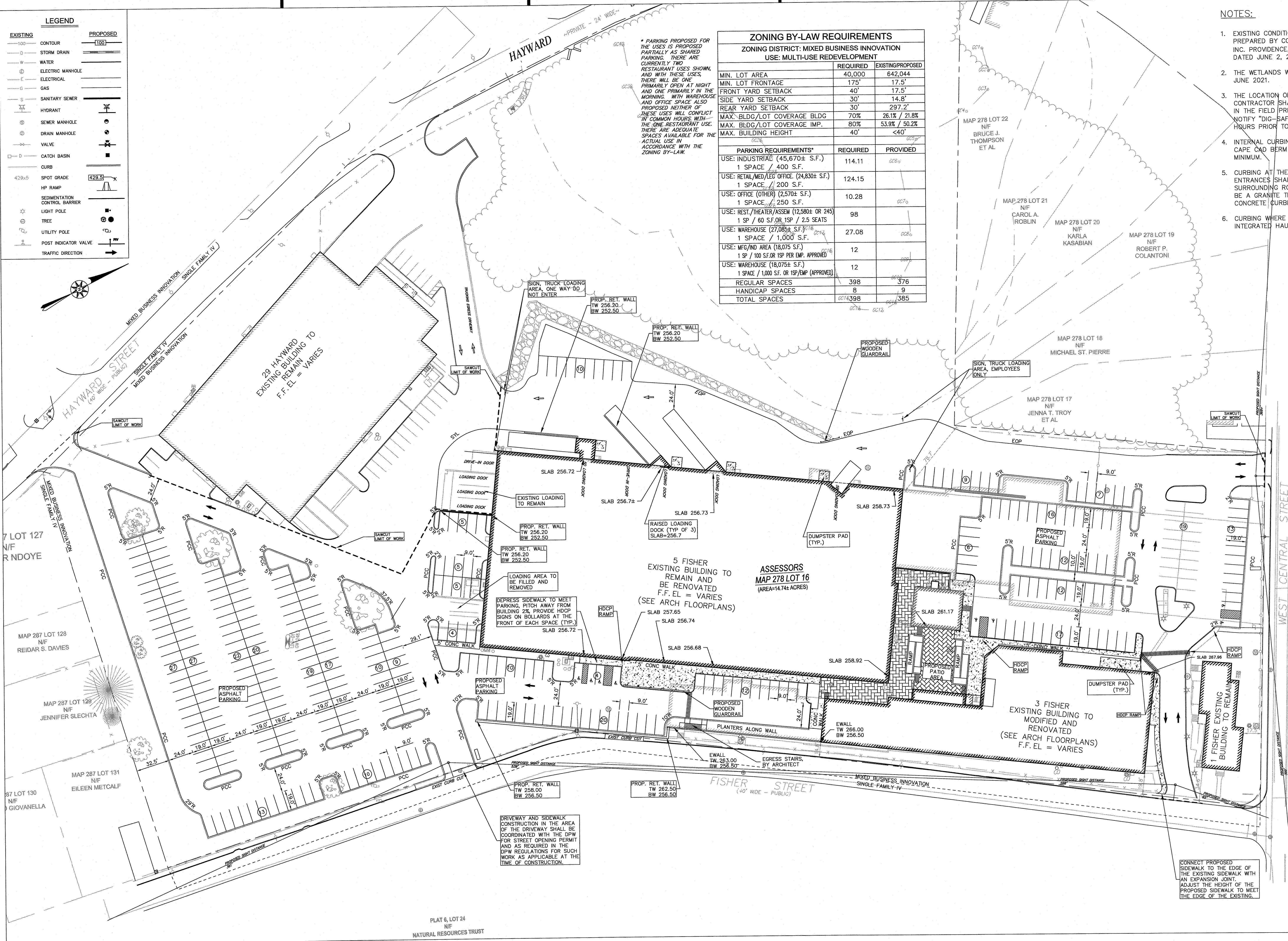
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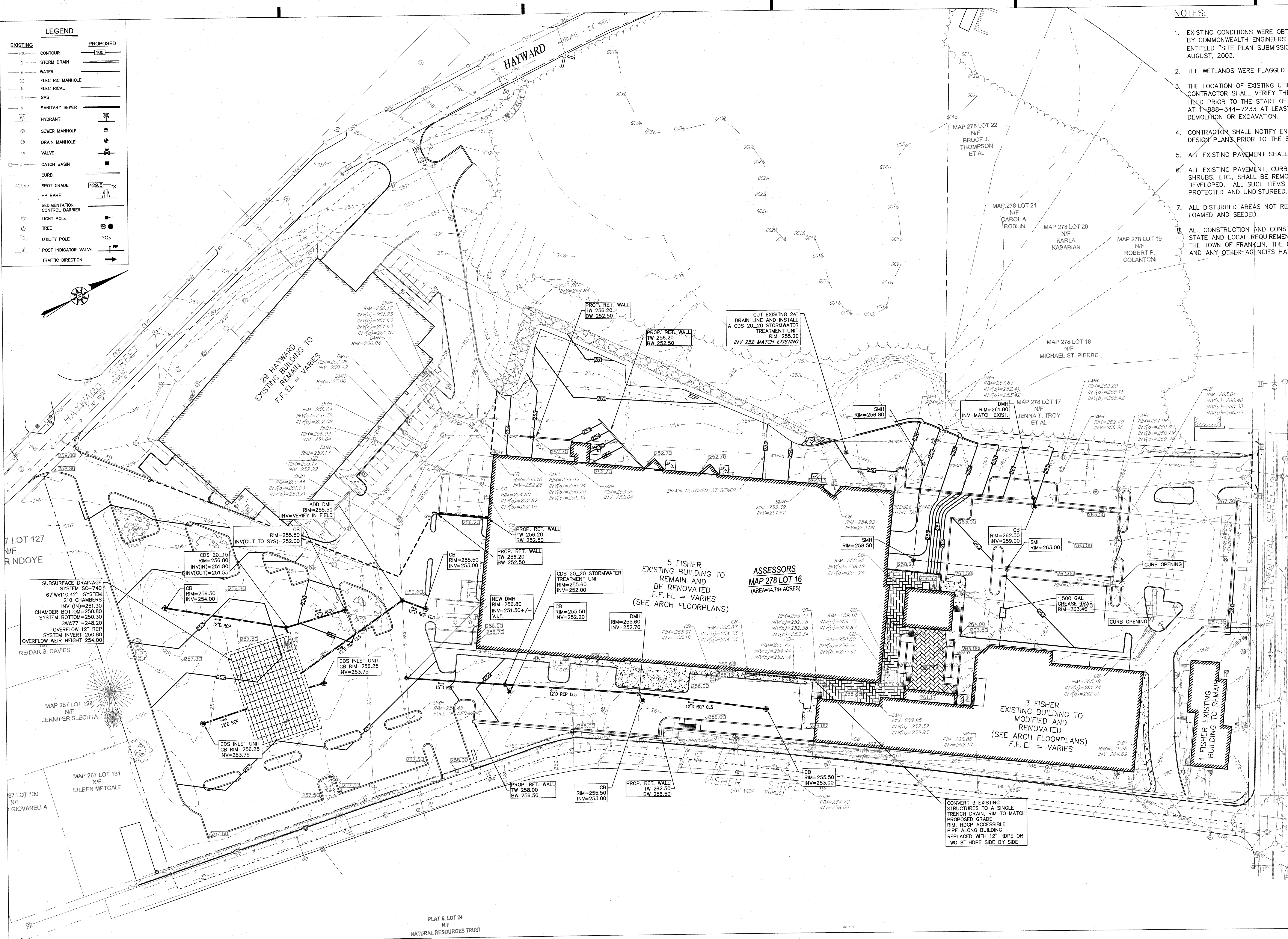
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drawing title  
**LAYOUT & MATERIALS**

project number <b>1899.00</b>	drawing scale <b>1" = 40'</b>	approver
drawing number <b>C-2.0</b>		revision



LEGEND	
EXISTING	PROPOSED
100	100
D	D
W	W
E	E
G	G
S	S
H	H
M	M
D	D
C	C
429.5	429.5
HP RAMP	HP RAMP
SEDIMENTATION CONTROL BARRIER	SEDIMENTATION CONTROL BARRIER
LIGHT POLE	LIGHT POLE
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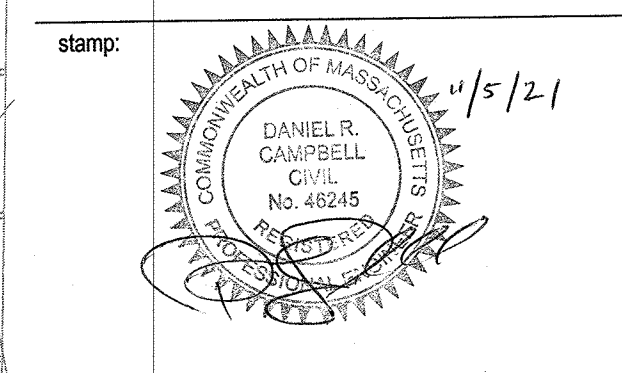
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  - CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES IN THE DESIGN PLANS PRIOR TO THE START OF CONSTRUCTION.
  - ALL EXISTING PAVEMENT SHALL BE SAWCUT PRIOR TO REMOVAL.
  - ALL EXISTING PAVEMENT, CURB, WALKS, UTILITIES, LIGHT POLES, TREES, SHRUBS, ETC., SHALL BE REMOVED FROM THE AREAS TO BE DEVELOPED. ALL SUCH ITEMS NOT WITHIN THE WORK AREA SHALL BE PROTECTED AND UNDISTURBED.
  - ALL DISTURBED AREAS NOT RECEIVING IMPROVEMENTS SHALL BE LOAMED AND SEEDED.
  - ALL CONSTRUCTION AND CONSTRUCTION ACTIVITIES SHALL CONFORM TO STATE AND LOCAL REQUIREMENTS, INCLUDING BUT NOT LIMITED TO THE TOWN OF FRANKLIN, THE COMMONWEALTH OF MASSACHUSETTS AND ANY OTHER AGENCIES HAVING JURISDICTION.

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drawing title	drawing scale	approver
<b>GRADING &amp; UTILITIES</b>	1" = 40'	
project number	drawing number	revision
1899.00	C-3.0	

LEGEND	
EXISTING	PROPOSED
100	100
D	STORM DRAIN
W	WATER
E	ELECTRIC MANHOLE
E	ELECTRICAL
G	GAS
S	SANITARY SEWER
H	HYDRANT
S	SEWER MANHOLE
S	DRAIN MANHOLE
V	VALVE
C	CATCH BASIN
C	CURB
429.5	SPOT GRADE
R	HP RAMP
S	SEDIMENTATION CONTROL BARRIER
L	LIGHT POLE
T	TREE
U	UTILITY POLE
P	POST INDICATOR VALVE
T	TRAFFIC DIRECTION

### EROSION CONTROL NOTES

**SILTATION CONTROL USING EROSION CONTROL FENCE WITH STRAW WATTLE, OR APPROVED EQUAL**  
 EROSION CONTROL LINE IS TO BE VISUALLY INSPECTED AFTER EVERY RAIN FALL AND REPAIRS MADE AS REQUIRED TO THE SILTATION CONTROL FENCE AND STRAW WATTLE AFTER EACH RAIN FALL.  
 CLEANOUT OF ACCUMULATED SEDIMENT BEHIND THE WATTLE IS NECESSARY IF 1/2 OF THE ORIGINAL HEIGHT OF THE WATTLE APPEARS TO HAVE BEEN INUNDATED WITH SEDIMENT.

### PRESERVE TOPSOIL

SITE OWNERS AND OPERATORS MUST PRESERVE EXISTING TOPSOIL ON THE CONSTRUCTION SITE TO THE MAXIMUM EXTENT FEASIBLE AND AS NECESSARY TO SUPPORT HEALTHY VEGETATION, PROMOTE SOIL STABILIZATION, AND INCREASE STORMWATER INFILTRATION RATES IN THE POST-CONSTRUCTION PHASE OF THE PROJECT.

### STABILIZATION OF SOILS

UPON COMPLETION AND ACCEPTANCE OF SITE PREPARATION AND INITIAL INSTALLATION OF EROSION, RUNOFF, AND SEDIMENT CONTROLS AND TEMPORARY POLLUTION PREVENTION MEASURES, THE OPERATOR SHALL INITIATE APPROPRIATE TEMPORARY OR PERMANENT STABILIZATION PRACTICES DURING ALL PHASES OF CONSTRUCTION ON ALL DISTURBED AREAS AS SOON AS POSSIBLE, BUT NOT MORE THAN FOURTEEN (14) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT AREA HAS TEMPORARILY OR PERMANENTLY CEASED. SLOPES IN EXCESS OF 3:1 SHALL HAVE 22 MONTH EROSION CONTROL FABRIC INSTALLED OVER A SLOPE MIX SEED MIX WITH TACKIFIER UNLESS OTHERWISE SPECIFIED.

ANY DISTURBED AREAS THAT WILL NOT HAVE ACTIVE CONSTRUCTION ACTIVITY OCCURRING WITHIN 14 DAYS MUST BE STABILIZED USING THE CONTROL MEASURES DEPICTED IN SITE PLANS, IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN, AND PER MANUFACTURER PRODUCT SPECIFICATIONS.

ONLY AREAS THAT CAN BE REASONABLY EXPECTED TO HAVE ACTIVE CONSTRUCTION WORK BEING PERFORMED WITHIN 14 DAYS OF DISTURBANCE WILL BE CLEARED/GRUBBED AT ANY ONE TIME. IT IS NOT ACCEPTABLE TO CLEAR AND GRUB THE ENTIRE CONSTRUCTION SITE IF PORTIONS WILL NOT BE ACTIVE WITHIN THE 14-DAY TIME FRAME. PROPER PHASING OF CLEARING AND GRUBBING ACTIVITIES SHALL INCLUDE TEMPORARY STABILIZATION TECHNIQUES FOR AREAS CLEARED AND GRUBBED THAT WILL NOT BE ACTIVE WITHIN THE 14-DAY TIME FRAME.

### STORMWATER INLET PROTECTION

**INLET PROTECTION** - WILL BE UTILIZED TO PREVENT SOIL AND DEBRIS FROM ENTERING STORM DRAIN INLETS AND SHALL BE INSTALLED WITHIN BASINS DOWNSTREAM OF DISTURBANCE WITHIN 200' OF THE PROPOSED DISTURBANCE. THESE MEASURES ARE USUALLY TEMPORARY AND ARE IMPLEMENTED BEFORE A SITE IS DISTURBED.

**MAINTENANCE** - THE OPERATOR MUST CLEAN, OR REMOVE AND REPLACE THE INLET PROTECTION MEASURES AS SEDIMENT ACCUMULATES, THE FILTER BECOMES CLOGGED, AND/OR AS PERFORMANCE IS COMPROMISED. ACCUMULATED SEDIMENT ADJACENT TO THE INLET PROTECTION MEASURES SHOULD BE REMOVED BY THE END OF THE SAME WORK DAY IN WHICH IT IS FOUND OR BY THE END OF THE FOLLOWING WORK DAY IF REMOVAL BY THE SAME WORK DAY IS NOT FEASIBLE.

**STORMWATER BASINS** - ALL AREAS CONTAINING STORMWATER BASINS (ABOVE OR BELOW GROUND) SHALL BE PROTECTED THROUGHOUT CONSTRUCTION. THESE AREAS ARE NOT TO BE USED FOR MATERIAL STOCKPILES OR FOR PARKING EQUIPMENT. SURFACE BASINS ARE TO BE ROUGH GRADED AND PROTECTED UNTIL STABILIZED AND BROUGHT ON-LINE FOR STORMWATER MANAGEMENT OF THE STABILIZED SITE.

### CONSTRUCTION ENTRANCES

A STONE CONSTRUCTION ENTRANCE SHALL BE INSTALLED AT WHICH TIME THE EXISTING PAVEMENT IS REMOVED. THE STONE ENTRANCE IS NOT NECESSARY UNTIL SUCH TIME AS THE PAVEMENT IS REMOVED. THE ENTRANCE SHALL BE ESTABLISHED AT **ONE MAIN POINT OF ENTRY** AT THAT TIME.

CONSTRUCTION ENTRANCES SHALL BE USED IN CONJUNCTION WITH THE STABILIZATION OF CONSTRUCTION ROADS TO REDUCE THE AMOUNT OF SEDIMENT TRACKING OFF THE PROJECT. ANY CONSTRUCTION SITE ACCESS POINT MUST EMPLOY THE CONTROL MEASURES ON THE APPROVED SITE PLANS AND IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN. CONSTRUCTION ENTRANCES SHALL BE USED IN CONJUNCTION WITH THE STABILIZATION OF CONSTRUCTION ROADS TO REDUCE THE AMOUNT OF MUD PICKED UP BY CONSTRUCTION VEHICLES. ALL CONSTRUCTION ACCESS ROADS SHALL BE CONSTRUCTED PRIOR TO ANY ROADWAY ACCEPTING CONSTRUCTION TRAFFIC.

THE SITE OWNER AND OPERATOR MUST WILL RESTRICT VEHICLE USE TO PROPERLY DESIGNATED EXIT POINTS, USE PROPERLY DESIGNED AND CONSTRUCTED CONSTRUCTION ENTRANCES AT ALL POINTS THAT EXIT ONTO PAVED ROADS SO THAT SEDIMENT REMOVAL OCCURS PRIOR TO VEHICLE EXIT. WHEN AND WHERE NECESSARY, USE ADDITIONAL CONTROLS TO REMOVE SEDIMENT FROM VEHICLE TIRES PRIOR TO EXIT (I.E. WHEEL WASHING RACKS, RUMBLE STRIPS, AND RATTLE PLATES). WHERE SEDIMENT HAS BEEN TRACKED OUT FROM THE CONSTRUCTION SITE ONTO THE SURFACE OF OFF-SITE STREETS, OTHER PAVED AREAS, AND SIDEWALKS, THE DEPOSITED SEDIMENT MUST BE REMOVED BY THE END OF THE SAME WORK DAY IN WHICH THE TRACK OUT OCCURS. TRACK-OUT MUST BE REMOVED BY SWEEPING, SHOVELING, OR VACUUMING THESE SURFACES, OR BY USING OTHER SIMILARLY EFFECTIVE MEANS OF SEDIMENT REMOVAL.

### STOCKPILE CONTAINMENT

SHALL BE USED ON-SITE TO MINIMIZE OR ELIMINATE THE DISCHARGE OF SOIL, TOPSOIL, BASE MATERIAL OR RUBBLE, FROM ENTERING DRAINAGE SYSTEMS OR SURFACE WATERS. ALL STOCKPILES MUST BE LOCATED WITHIN THE LIMIT OF DISTURBANCE, PROTECTED FROM RUN-ON WITH THE USE OF TEMPORARY SEDIMENT BARRIERS AND PROVIDED WITH COVER OR STABILIZATION TO AVOID CONTACT WITH PRECIPITATION AND WIND WHERE AND WHEN PRACTICAL. STOCK PILE MANAGEMENT CONSISTS OF PROCEDURES AND PRACTICES DESIGNED TO MINIMIZE OR ELIMINATE THE DISCHARGE OF STOCKPILED MATERIAL (SOIL, TOPSOIL, BASE MATERIAL, RUBBLE) FROM ENTERING DRAINAGE SYSTEMS OR SURFACE WATERS.

FOR ANY STOCKPILES OR LAND CLEARING DEBRIS COMPOSED, IN WHOLE OR IN PART, OF SEDIMENT OR SOIL, YOU MUST COMPLY WITH THE FOLLOWING REQUIREMENTS - LOCATE PILES WITHIN THE DESIGNATED LIMITS OF DISTURBANCE OUTSIDE OF THE 100-FOOT BUFFER ZONE, PROTECT FROM CONTACT WITH STORMWATER (INCLUDING RUN-ON) USING A TEMPORARY PERIMETER SEDIMENT BARRIER; WHERE PRACTICABLE, PROVIDE COVER OR APPROPRIATE TEMPORARY VEGETATIVE OR STRUCTURAL STABILIZATION TO AVOID DIRECT CONTACT WITH PRECIPITATION OR TO MINIMIZE SEDIMENT DISCHARGE; NEVER HOSE DOWN OR SWEEP SOIL OR SEDIMENT ACCUMULATED ON PAVEMENT OR OTHER IMPERVIOUS SURFACES INTO ANY STORMWATER CONVEYANCE, STORM DRAIN INLET, OR SURFACE WATER; TO THE MAXIMUM EXTENT PRACTICABLE, CONTAIN AND SECURELY PROTECT FROM WIND.

### TEMPORARY SEDIMENT BASINS

**IF REQUIRED**, ADDITIONAL TEMPORARY SEDIMENT BASINS SHALL BE CONSTRUCTED TO MITIGATE THE POTENTIAL SEDIMENT LOADING TO THE ADJACENT RESOURCE AREAS. TEMPORARY SEDIMENT BASINS ARE TO BE LOCATED OUTSIDE OF THE 50-FOOT BUFFER ZONE TO THE BORDERING VEGETATED WETLANDS AND SHALL NOT BE LOCATED IN AN AREA WHERE AN INFILTRATION BASIN IS PROPOSED. TEMPORARY SEDIMENT BASIN GRADING LOCATION SHALL BE DICTATED BY THE DESIGN ENGINEER. AT A MINIMUM THE VOLUME OF THE TEMPORARY SEDIMENT BASIN, AS MEASURED FROM THE BOTTOM OF THE BASE TO THE ELEVATION OF THE CREST OF THE PRINCIPAL SPILLWAY SHALL BE AT LEAST 3,600 CUBIC FEET PER ACRE OF DRAINAGE AREA. THIS 3,600 CUBIC FEET IS EQUIVALENT TO 1.0 INCH OF SEDIMENT PER ACRE OF DRAINAGE AREA. ADDITIONAL STORAGE IN THE FORM OF A PERMANENT WET POOL SHALL BE PROVIDED WHENEVER PRACTICABLE, BUT MAY NOT BE USED TO FULFILL THE TEMPORARY STORAGE VOLUME REQUIREMENT.

SEDIMENT BASINS SHALL BE CLEANED OUT WHEN THE VOLUME REMAINING AS DESCRIBED ABOVE IS REDUCED BY SEDIMENTATION TO 1,800 CUBIC FEET PER ACRE OF DRAINAGE AREA (50 PERCENT FULL). IN NO CASE SHALL THE SEDIMENT LEVEL BE PERMITTED TO BUILD UP HIGHER THAN ONE FOOT BELOW THE PRINCIPAL SPILLWAY CREST. AT THIS ELEVATION, CLEANOUT SHALL BE PERFORMED TO RESTORE THE ORIGINAL DESIGN VOLUME TO THE SEDIMENT BASIN. THE ELEVATION OF THE MAXIMUM ALLOWABLE SEDIMENT LEVEL SHALL BE DETERMINED AND SHALL BE STATED IN THE DESIGN DATA AS A DISTANCE BELOW THE TOP OF THE RISER AND BE CLEARLY MARKED ON THE RISER. **NO AREA OF DETENTION SHALL BE UTILIZED FOR TEMPORARY EROSION CONTROL OR DEWATERING ACTIVITIES.**

### NOTES:

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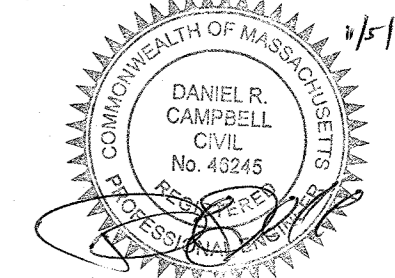
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consultant / contractor information:



stamp:



revision	revision description	date
1	COMMENT RESPONSE	9-15-2021
2	COMMENT RESPONSE	11-5-2021

project title:  
**FACTORY SQUARE FRANKLIN**

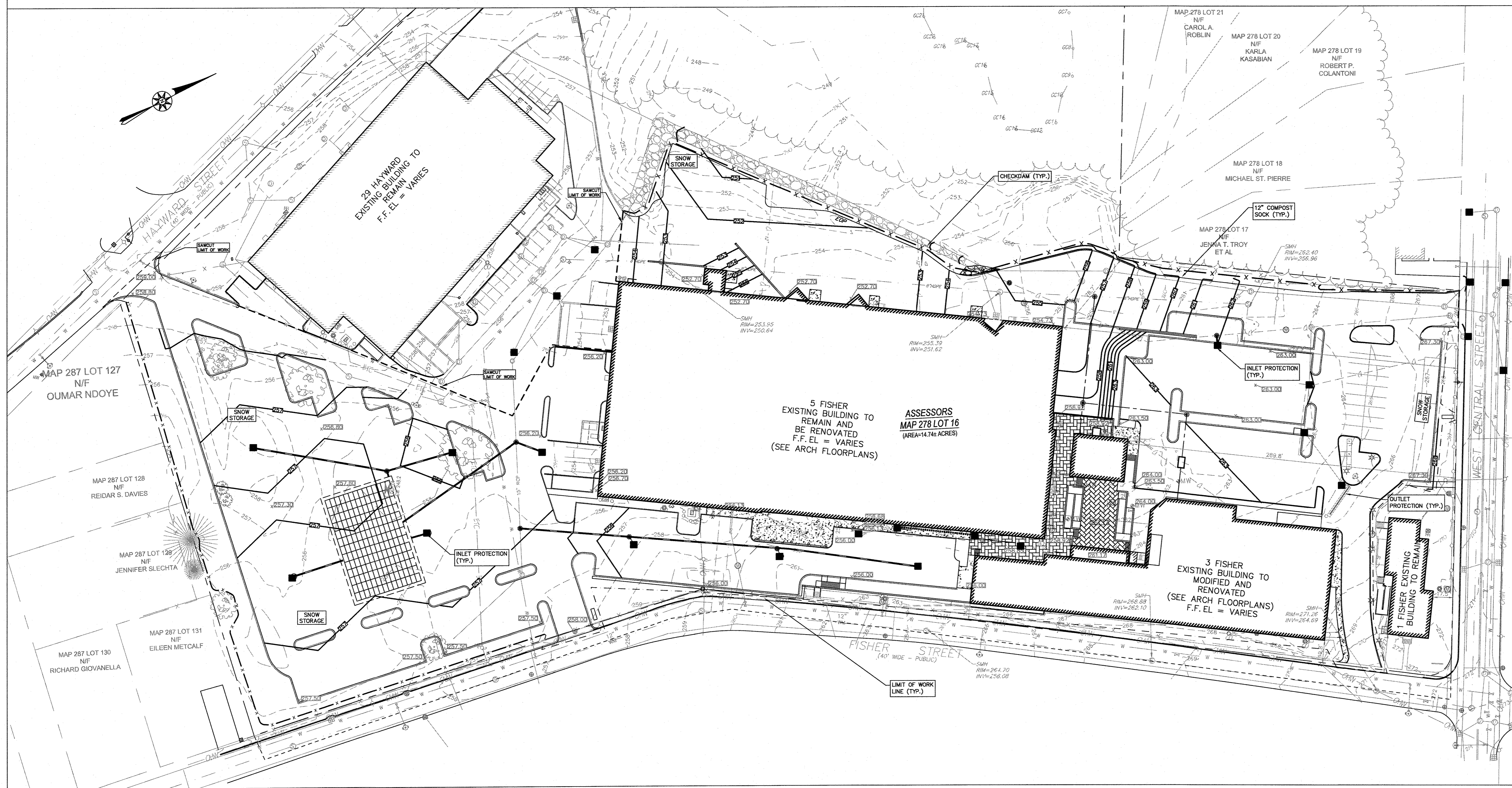
5 FISHER STREET, FRANKLIN, MA  
 02038

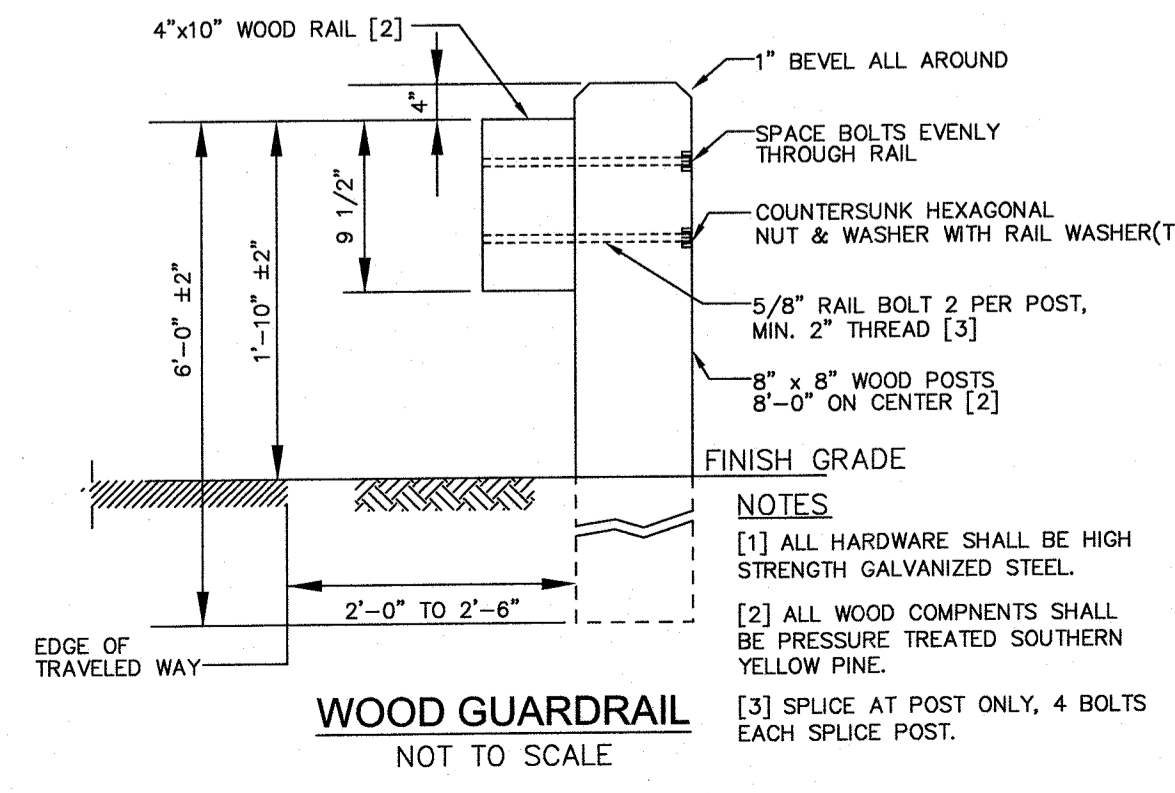
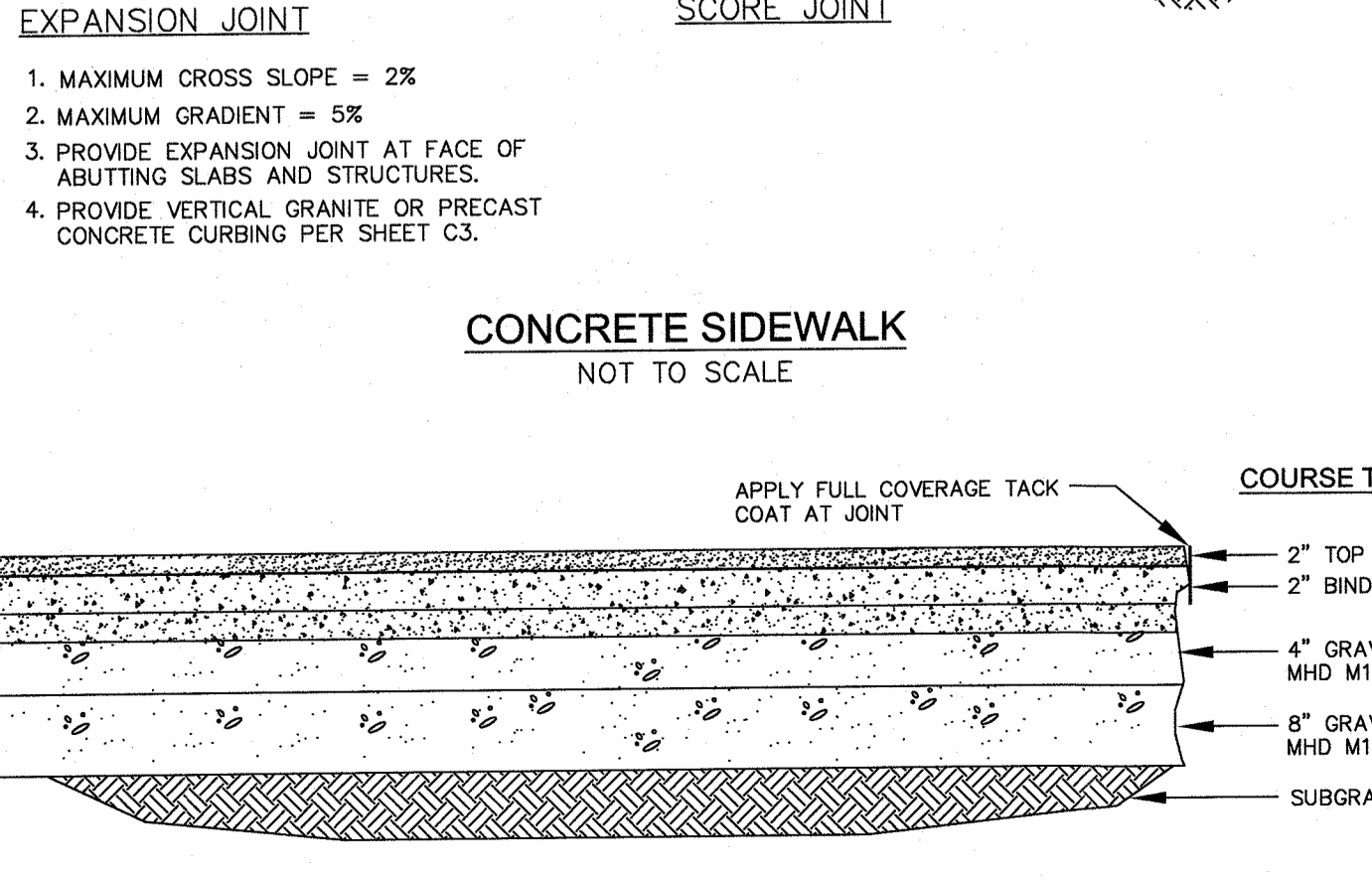
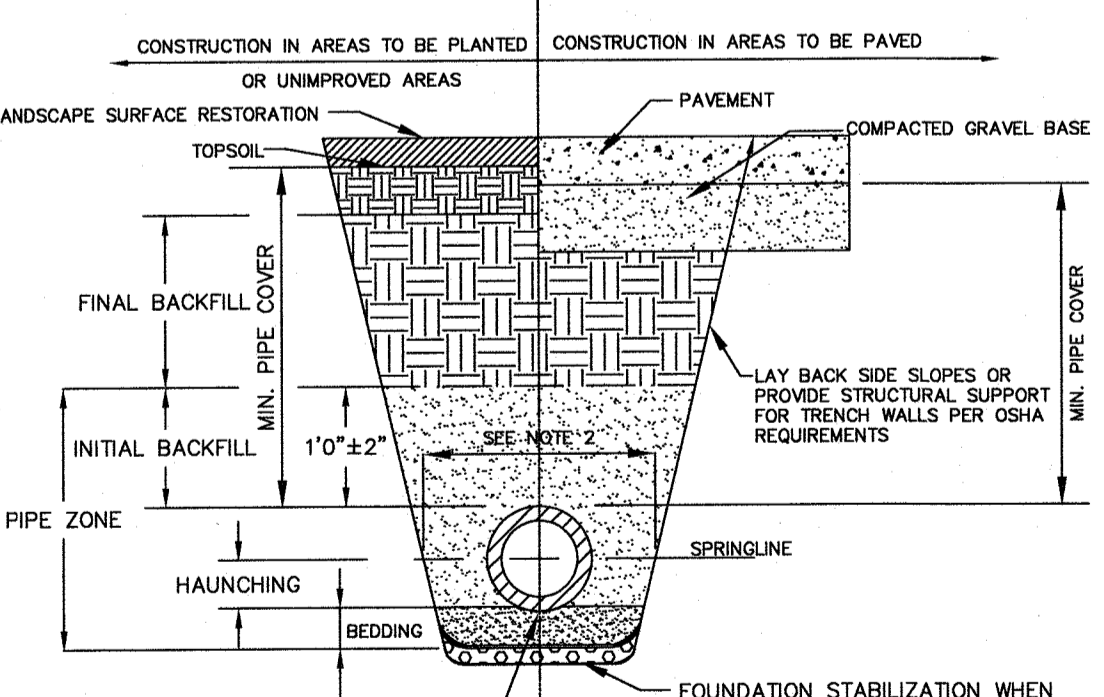
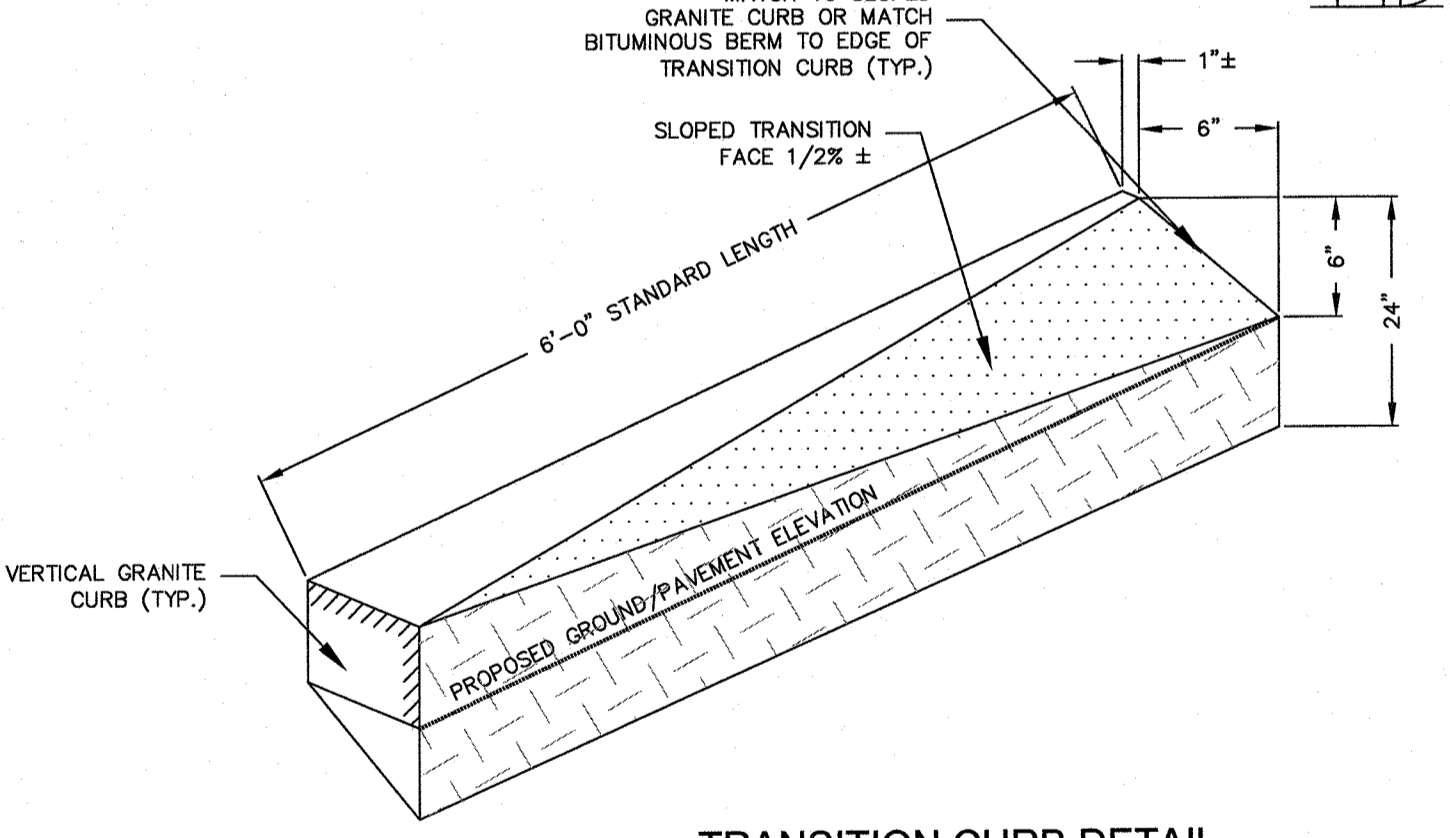
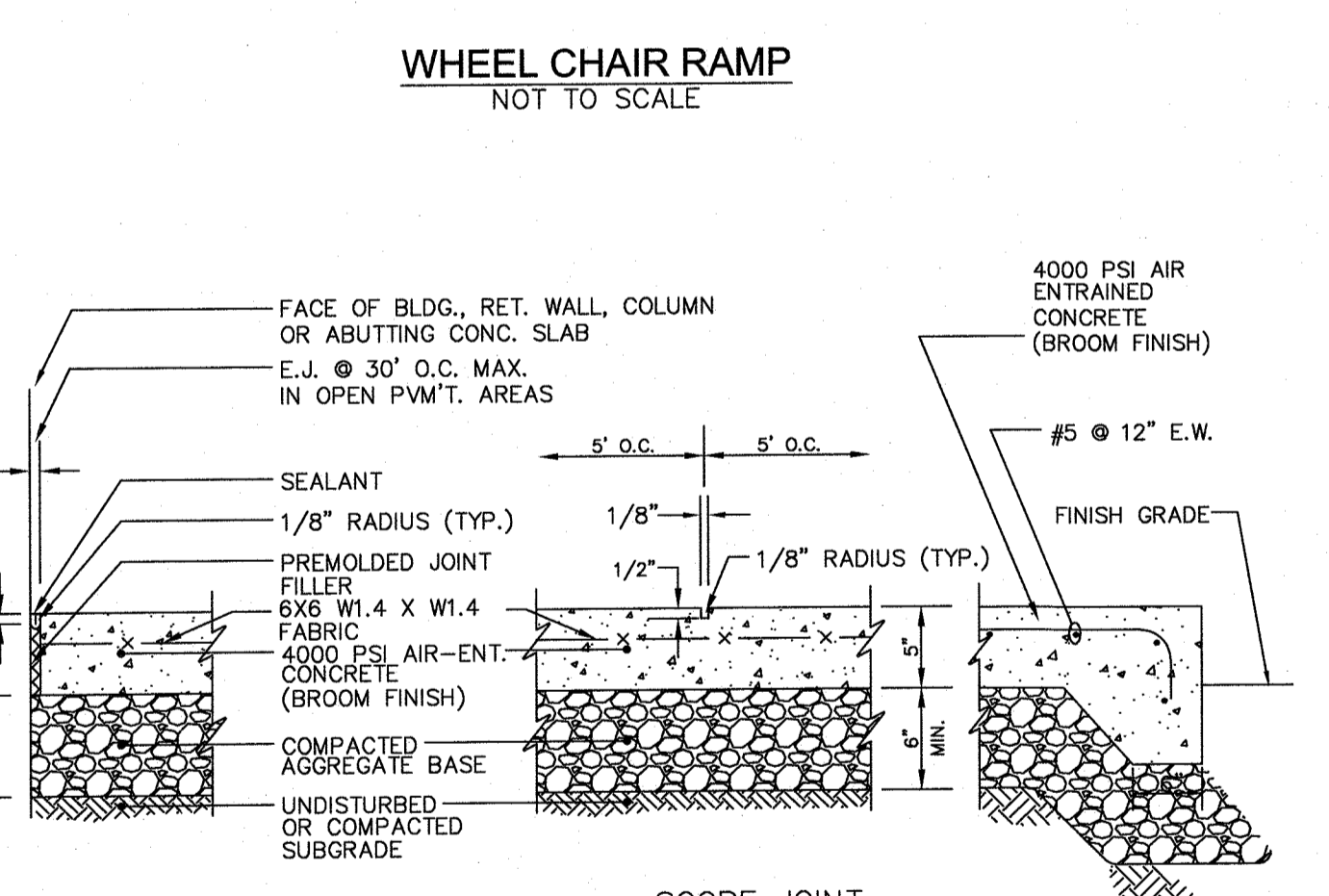
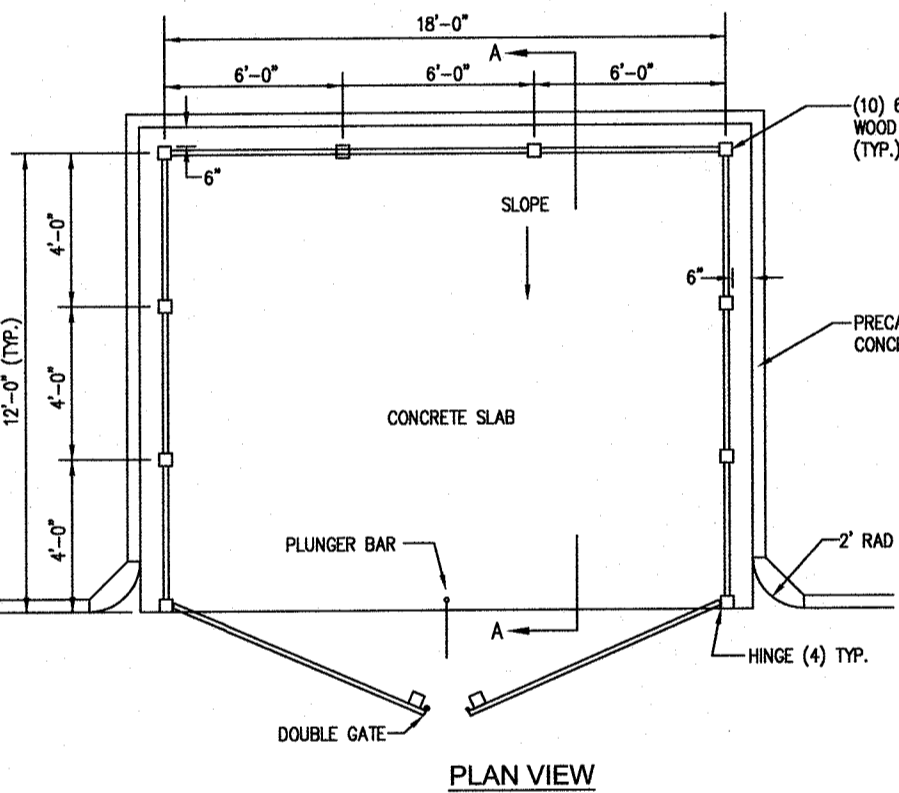
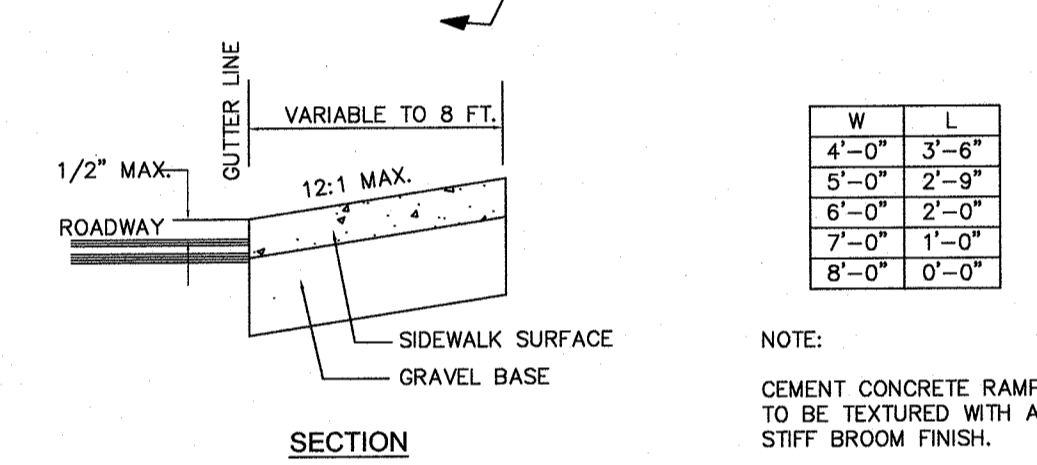
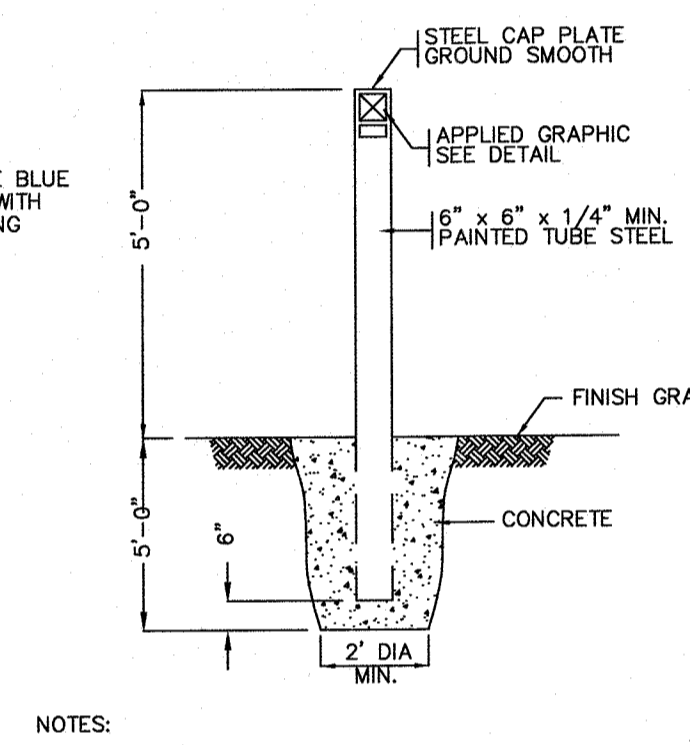
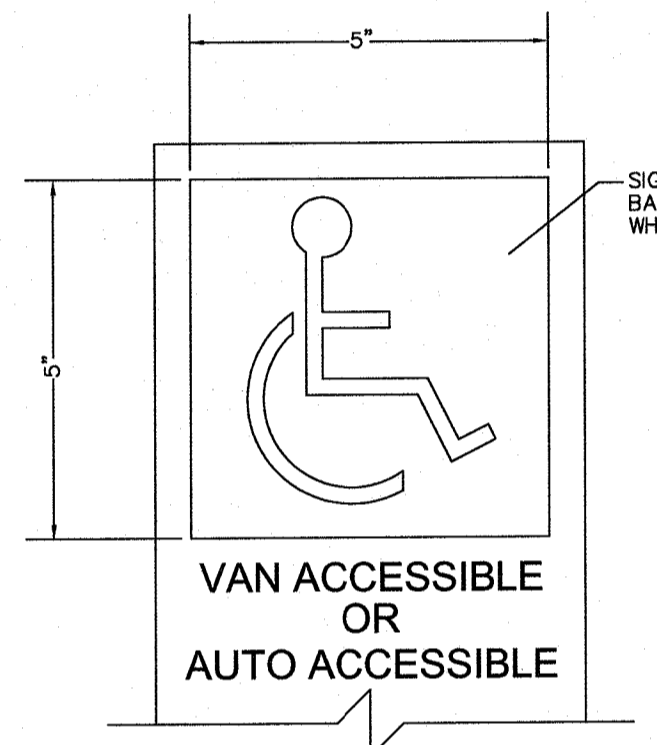
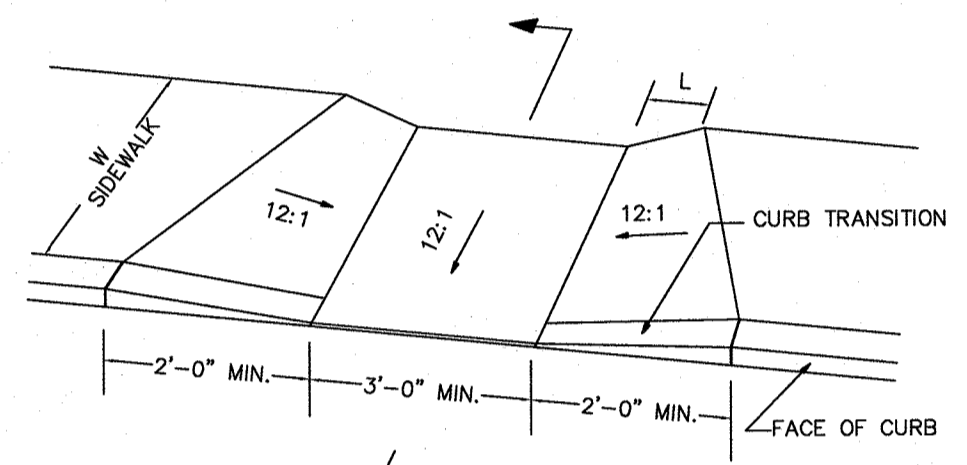
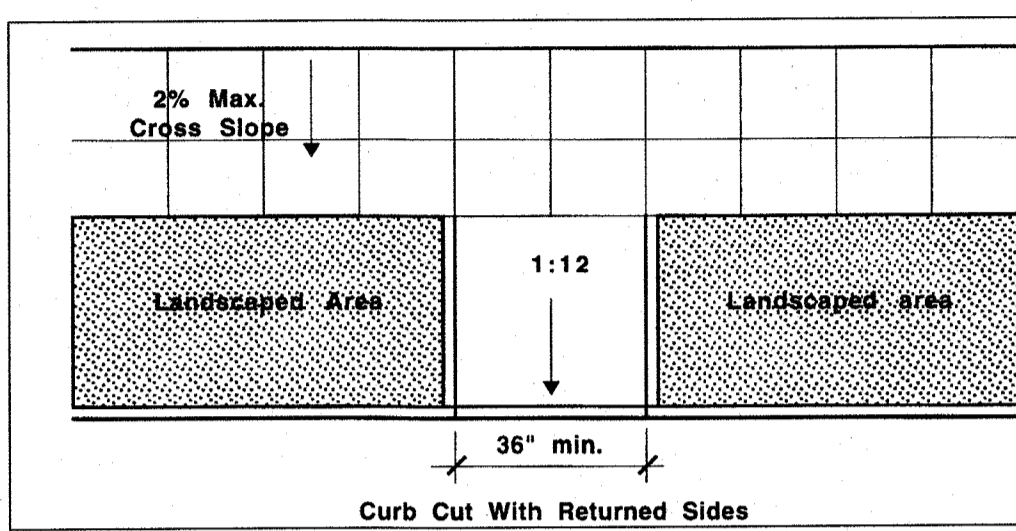
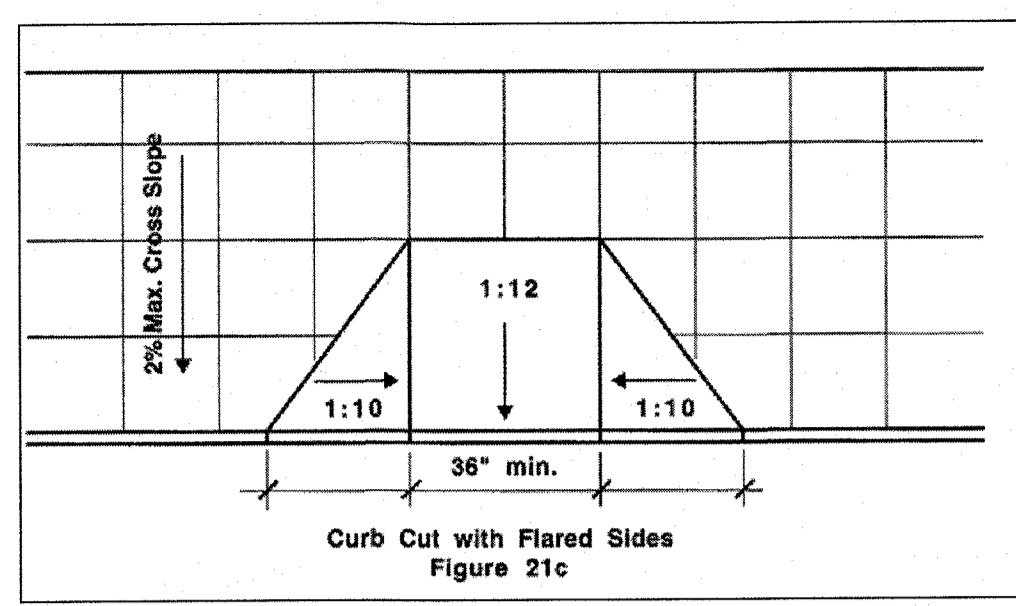
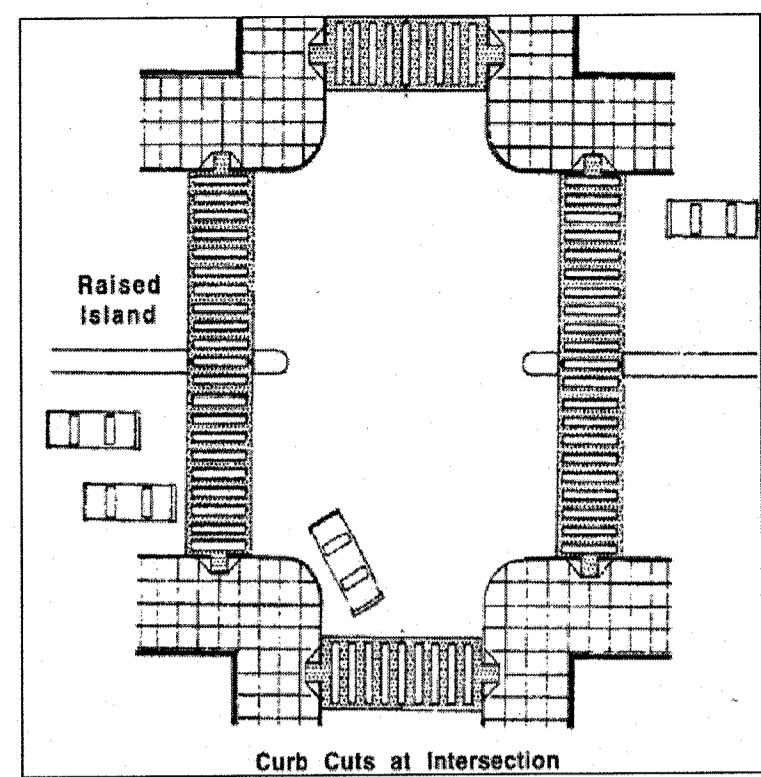
client information:  
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drawing title:  
**EROSION CONTROL PLAN**

project number <b>1899.00</b>	drawing scale <b>1" = 50'</b>	approver
drawing number <b>C-3.1</b>	revision	

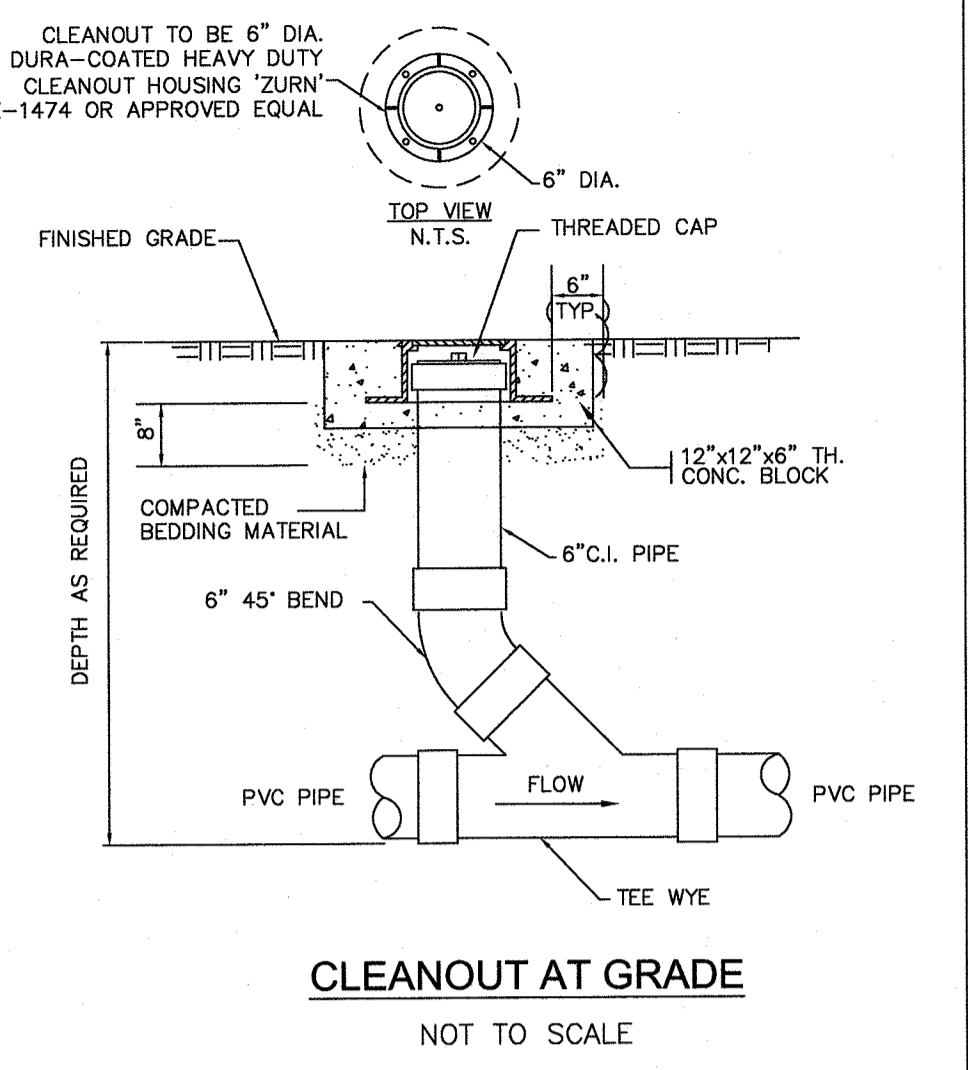
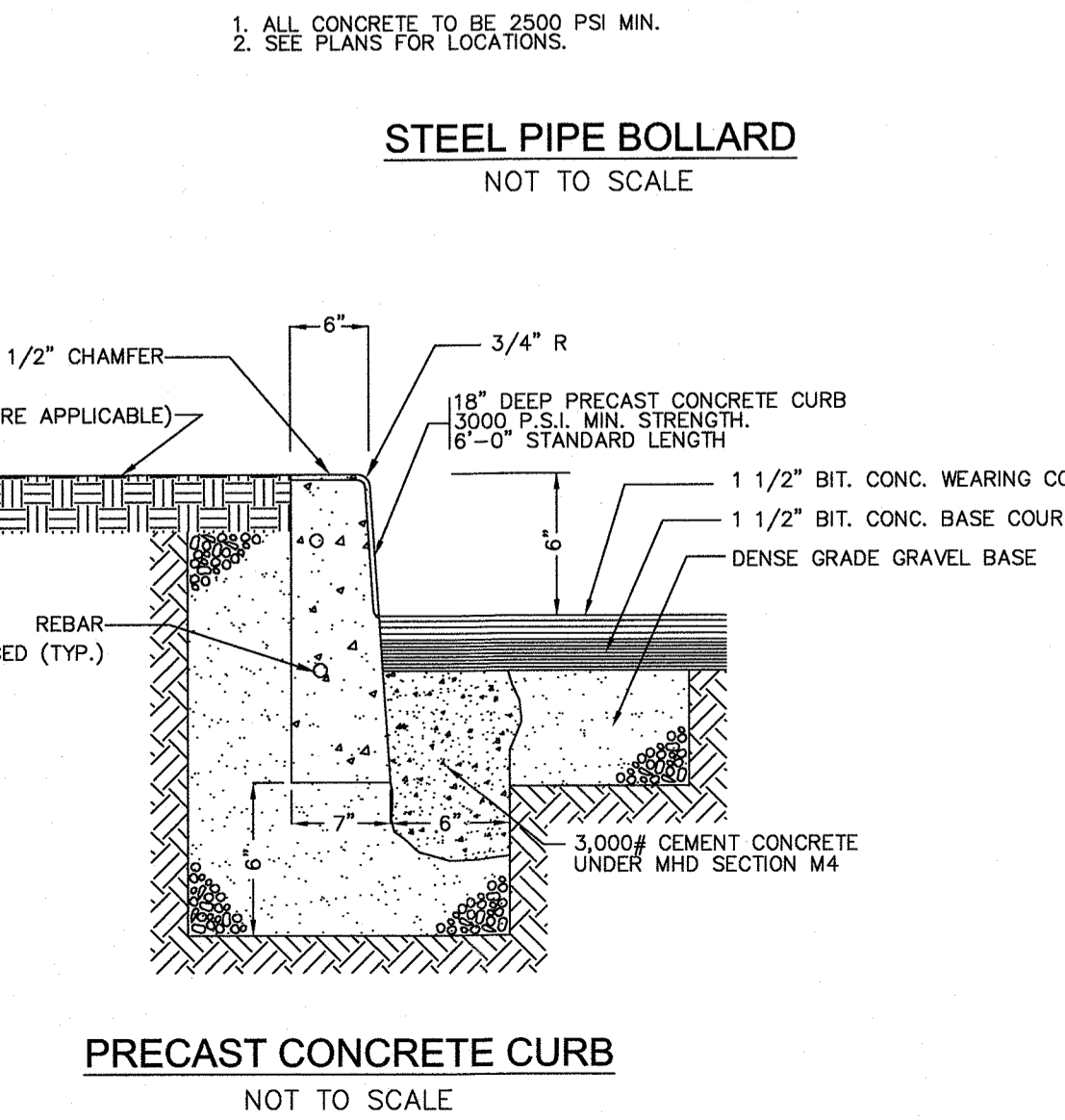
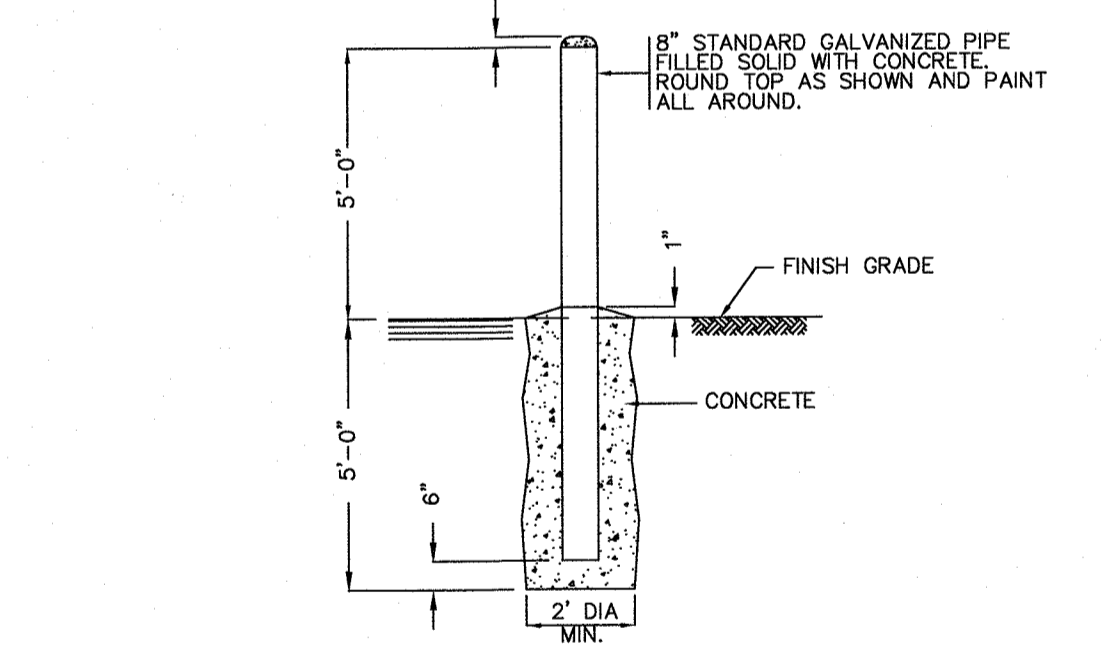
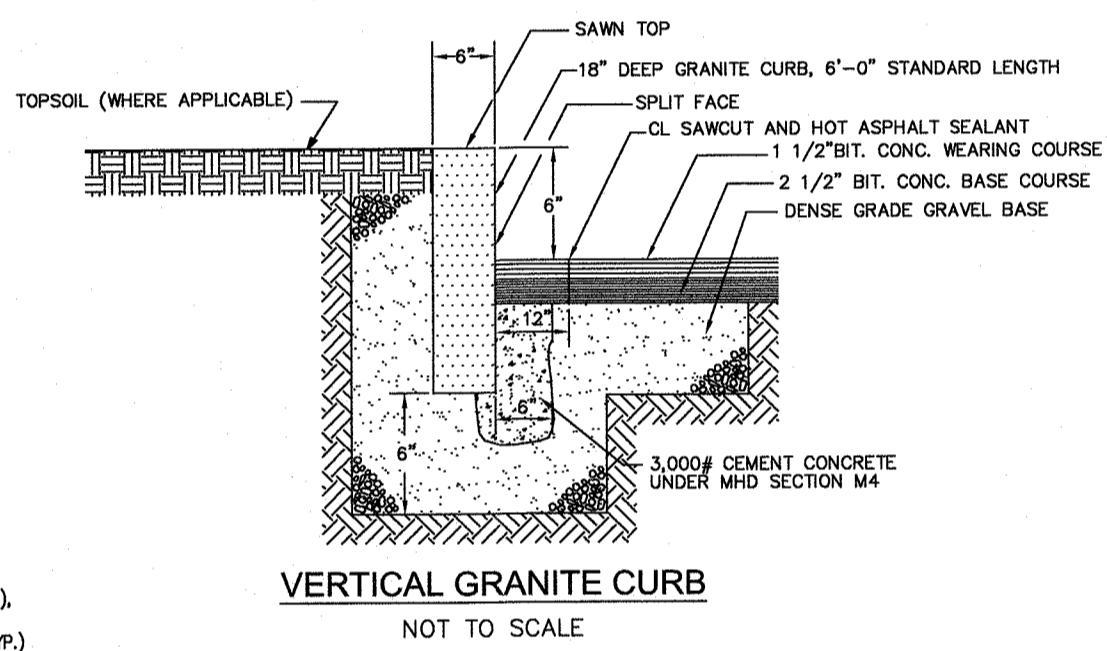
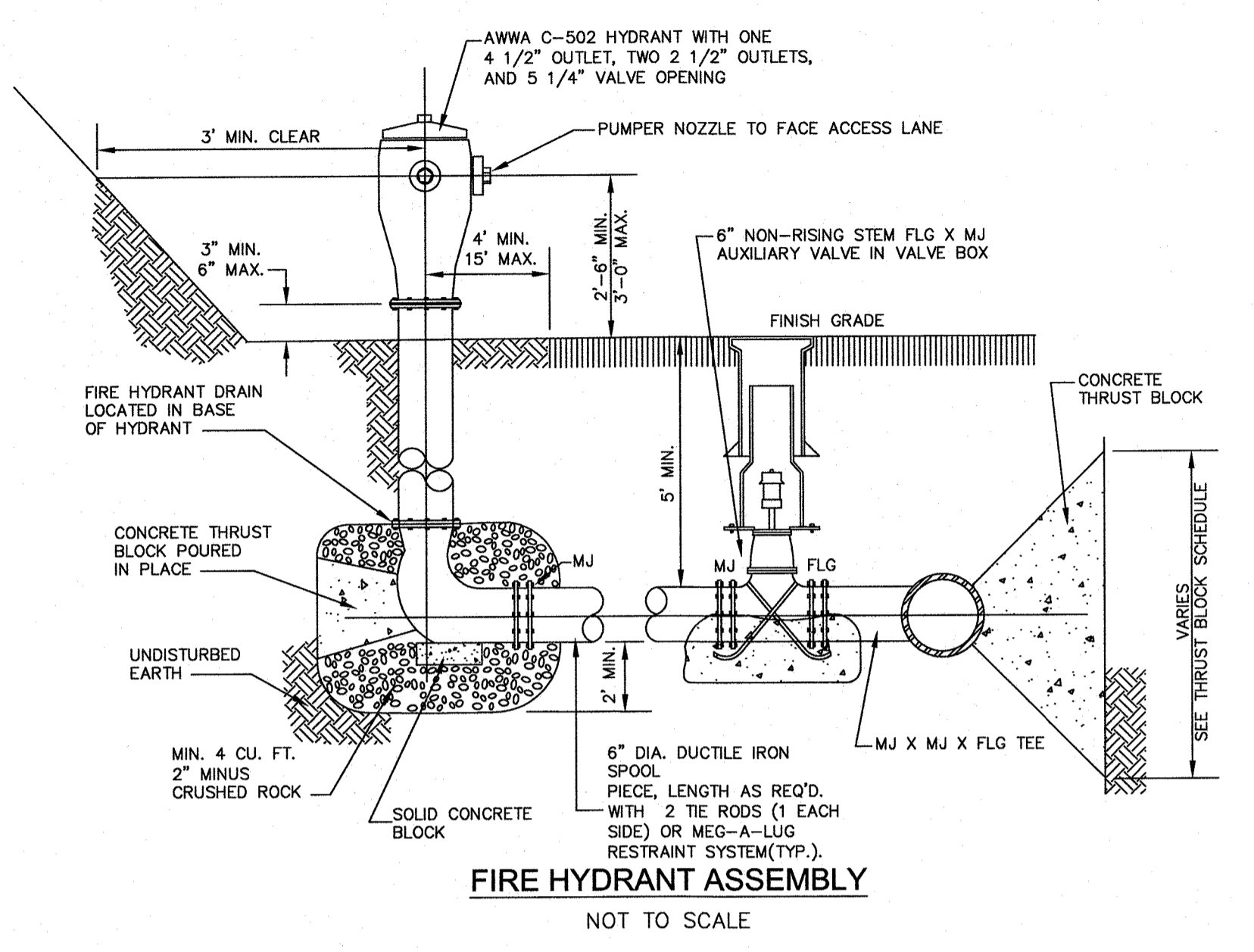




**FOUNDATION, BEDDING AND BACKFILL MATERIALS**

PIPE MATERIAL	HDP, PVC	RC, DI
FOUNDATION STABILIZATION	NOTE [6]	[6]
BEDDING	[1]	[1]
HAUNCHING	[1]	[1]
INITIAL BACKFILL	[4]	[4]
FINAL BACKFILL	[4]	[4]
PIPE COVER	[5]	[5]

**NOTES:**  
 [1] ALL HARDWARE SHALL BE HIGH STRENGTH GALVANIZED STEEL.  
 [2] ALL WOOD COMPONENTS SHALL BE PRESSURE TREATED SOUTHERN YELLOW PINE.  
 [3] SPLICE AT POST ONLY, 4 BOLTS EACH SPLICE POST.  
 [4] IN PLANTED OR UNIMPROVED AREAS, USE ON-SITE EXCAVATED MATERIAL FOR FINAL BACKFILL. COMPACT TO 95% PER ASTM D-1557. IN PAVED AREAS, OBTAIN ENGINEER APPROVAL OF ON-SITE EXCAVATED MATERIALS FOR USE AS FINAL BACKFILL.  
 [5] MINIMUM COVER OVER TOP OF PIPE  
 [6] FOR FOUNDATION STABILIZATION, USE 2" MINUS CRUSHED STONE



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revision	revision description	date
1	COMMENT RESPONSE	9-15-2021
2	COMMENT RESPONSE	11-5-2021

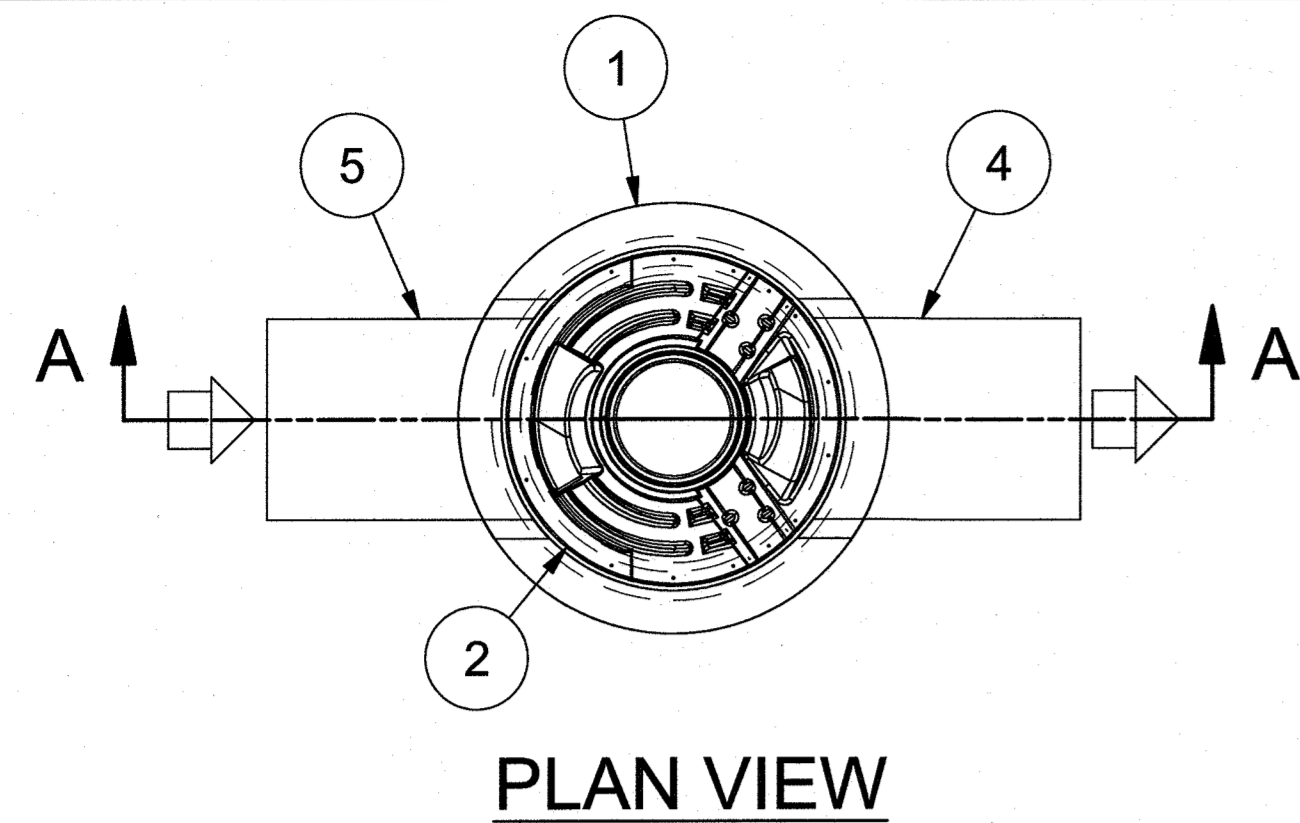
project title:  
**FACTORY SQUARE FRANKLIN**  
5 FISHER STREET, FRANKLIN, MA 02038

client information:  
K FISHER STREET LLC

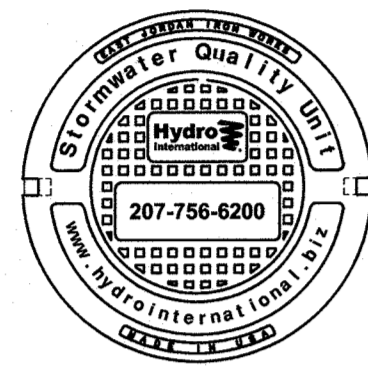
1 FISHER STREET, FRANKLIN, MA 02038

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project number	drawing scale	approver
1899.00	AS SHOWN	
drawing number		revision
C-4.0		



PLAN VIEW



**HYDRO FRAME AND COVER (INCLUDED)**

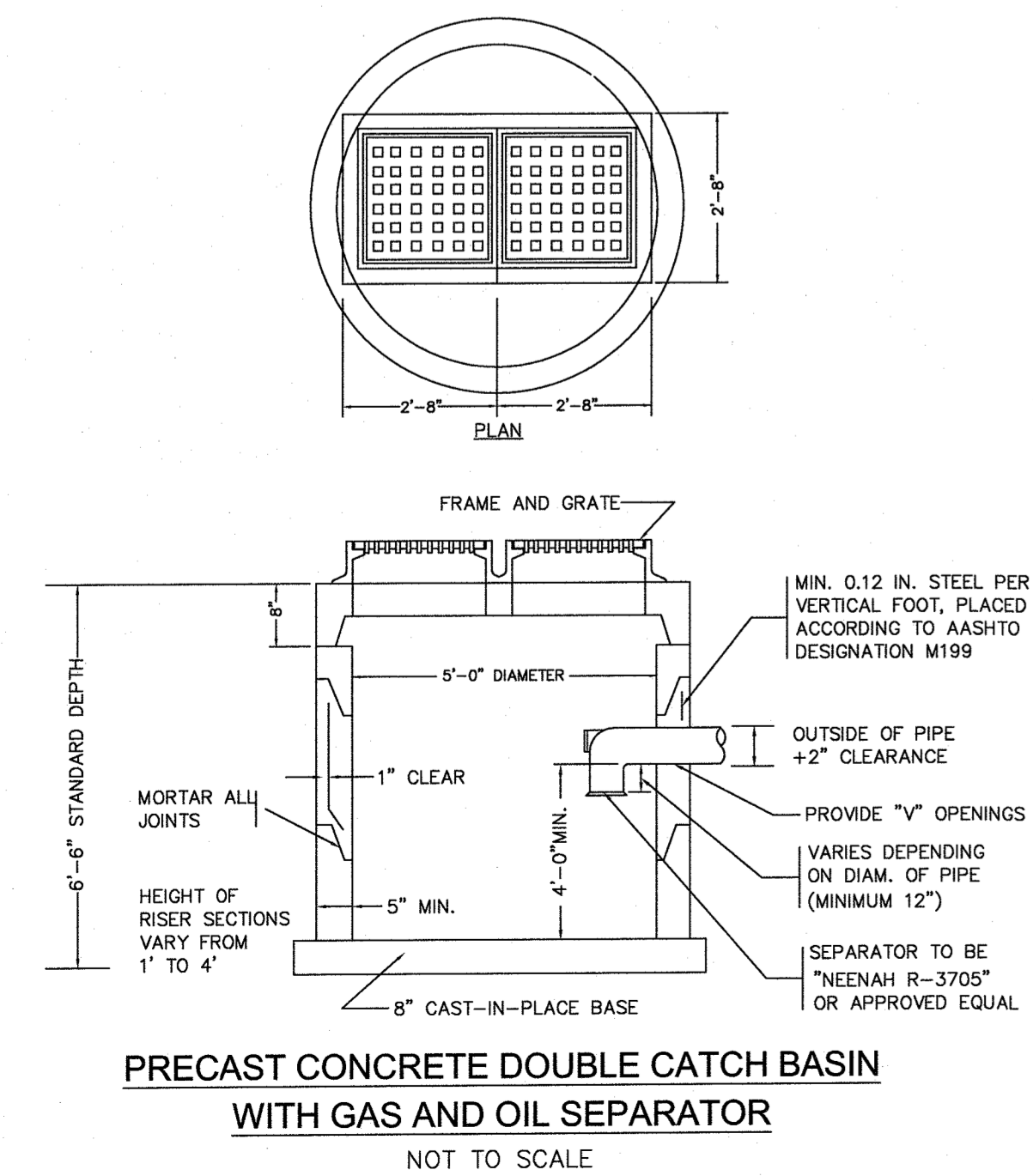
GRADE RINGS BY OTHERS AS REQUIRED

**PRODUCT SPECIFICATION:**

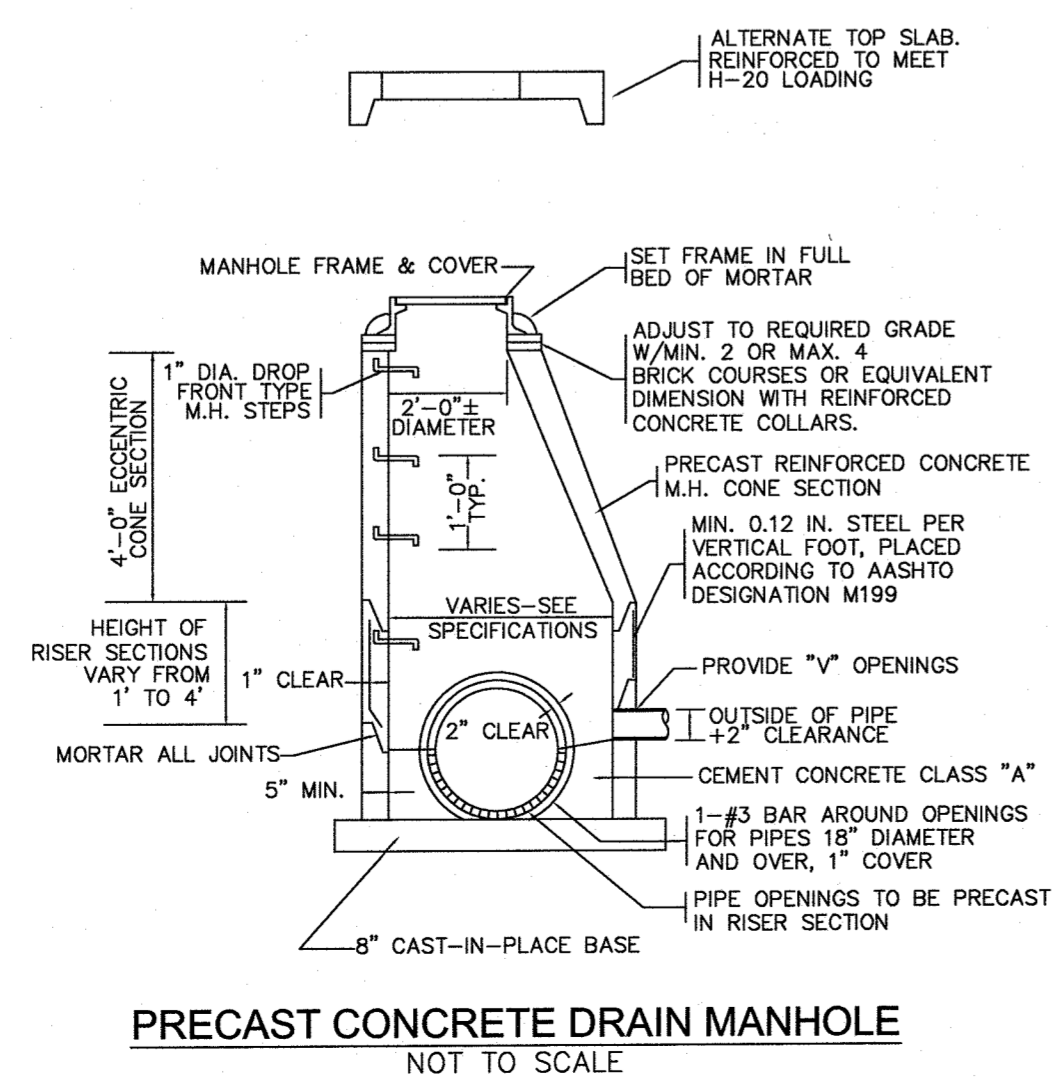
1. PEAK HYDRAULIC FLOW: 15.0 cfs (424 l/s)
2. MIN SEDIMENT STORAGE CAPACITY: 0.4 cu. yd. (0.3 cu. m.)
3. OIL STORAGE CAPACITY: 125 gal. (473 liters)
4. MAXIMUM INLET/OUTLET PIPE DIAMETERS: 18 in. (450 mm)
5. THE TREATMENT SYSTEM SHALL USE AN INDUCED VORTEX TO SEPARATE POLLUTANTS FROM STORMWATER RUNOFF.
6. FOR MORE PRODUCT INFORMATION INCLUDING REGULATORY ACCEPTANCES, PLEASE VISIT <https://hydro-int.com/en/products/first-defense>

**GENERAL NOTES:**

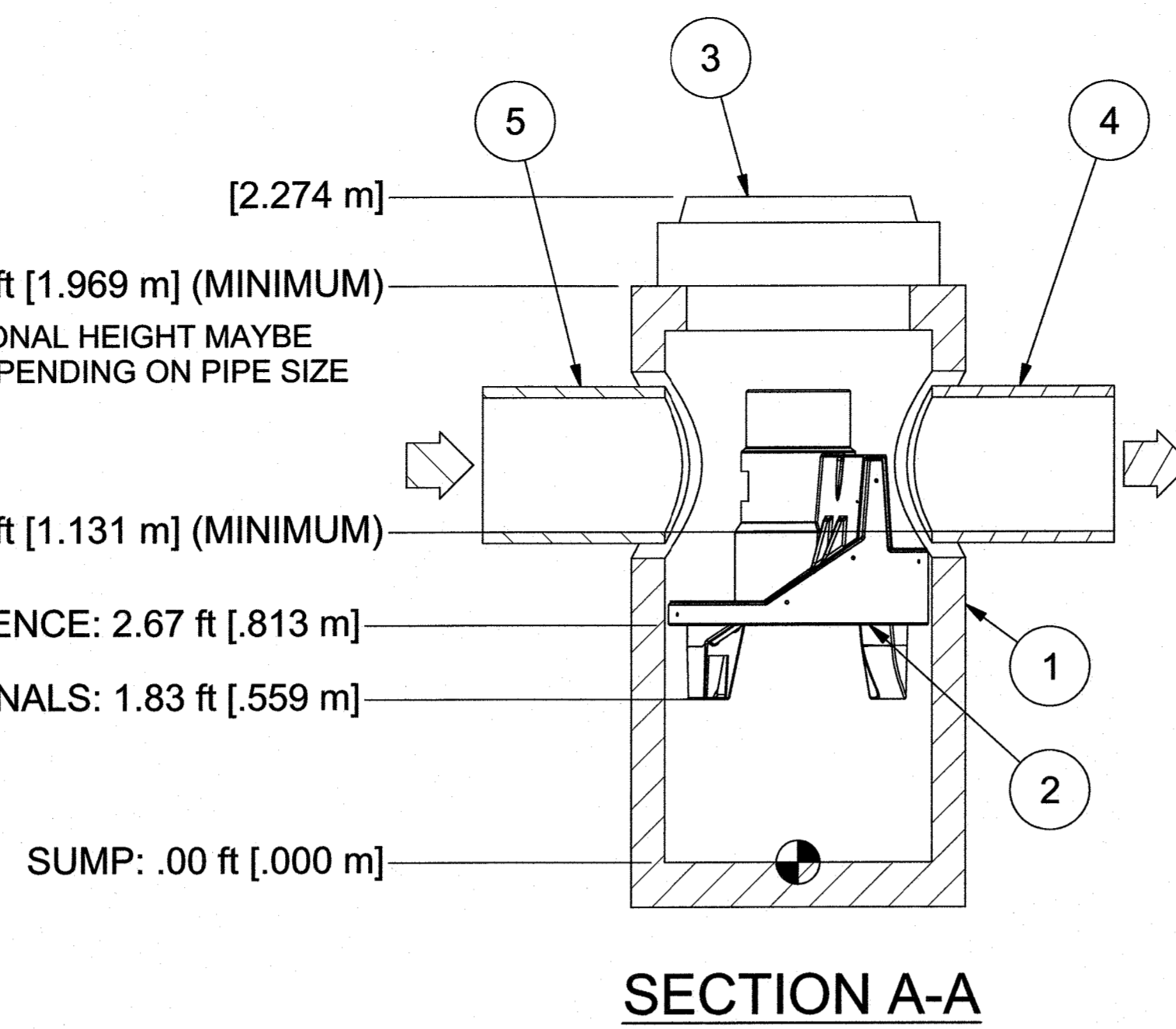
1. General Arrangement drawings only. Contact Hydro International for site specific drawings.
2. The diameter of the inlet and outlet pipes may be no more than 18".
3. Multiple inlet pipes possible (refer to project plan).
4. Inlet/outlet pipe angle can vary to align with drainage network (refer to project plan.s)
5. Peak flow rate and minimum height limited by available cover and pipe diameter.
6. Larger sediment storage capacity may be provided with a deeper sump depth.



PRECAST CONCRETE DOUBLE CATCH BASIN WITH GAS AND OIL SEPARATOR NOT TO SCALE



PRECAST CONCRETE DRAIN MANHOLE NOT TO SCALE



T.O.S.: 6.46 ft [1.969 m] (MINIMUM)  
NOTE: ADDITIONAL HEIGHT MAYBE REQUIRED DEPENDING ON PIPE SIZE

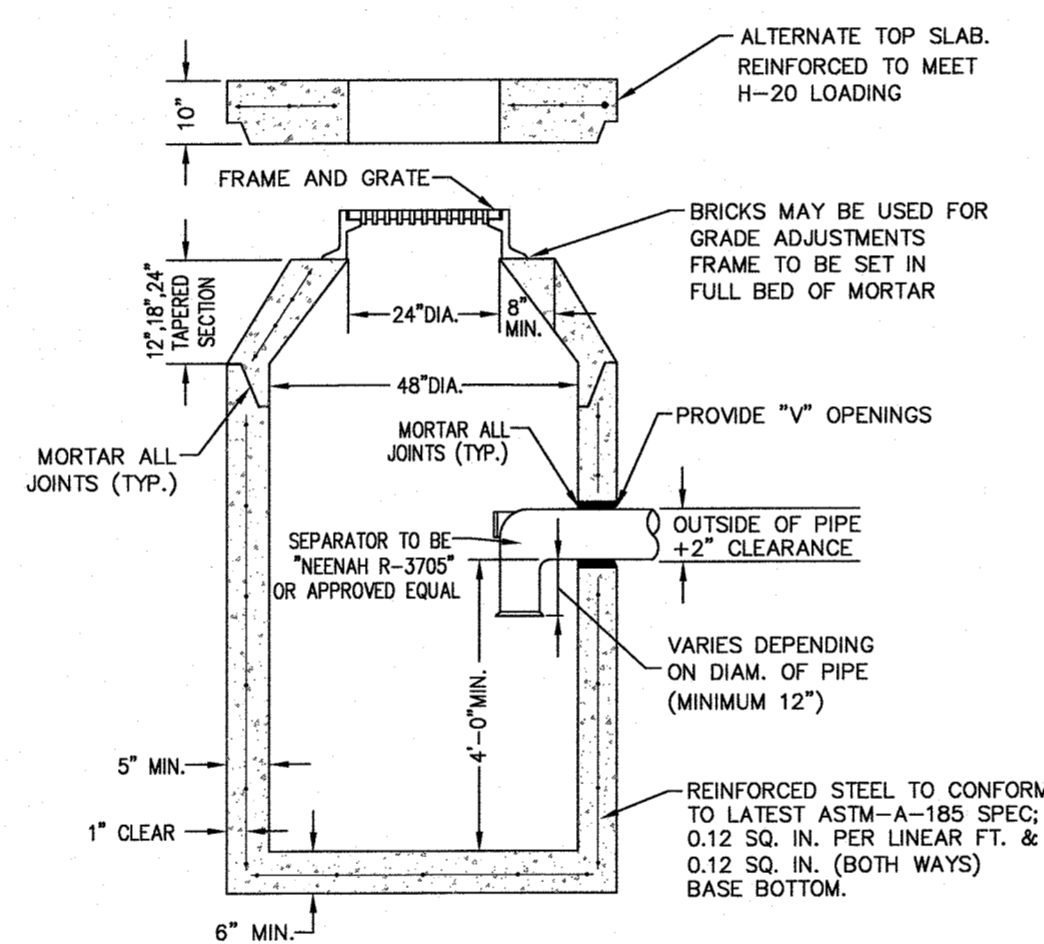
PIPE INVERTS: 3.71 ft [1.131 m] (MINIMUM)

PREASSEMBLY REFERENCE: 2.67 ft [.813 m]

BOTTOM OF INTERNALS: 1.83 ft [.559 m]

SUMP: .00 ft [.000 m]

SECTION A-A

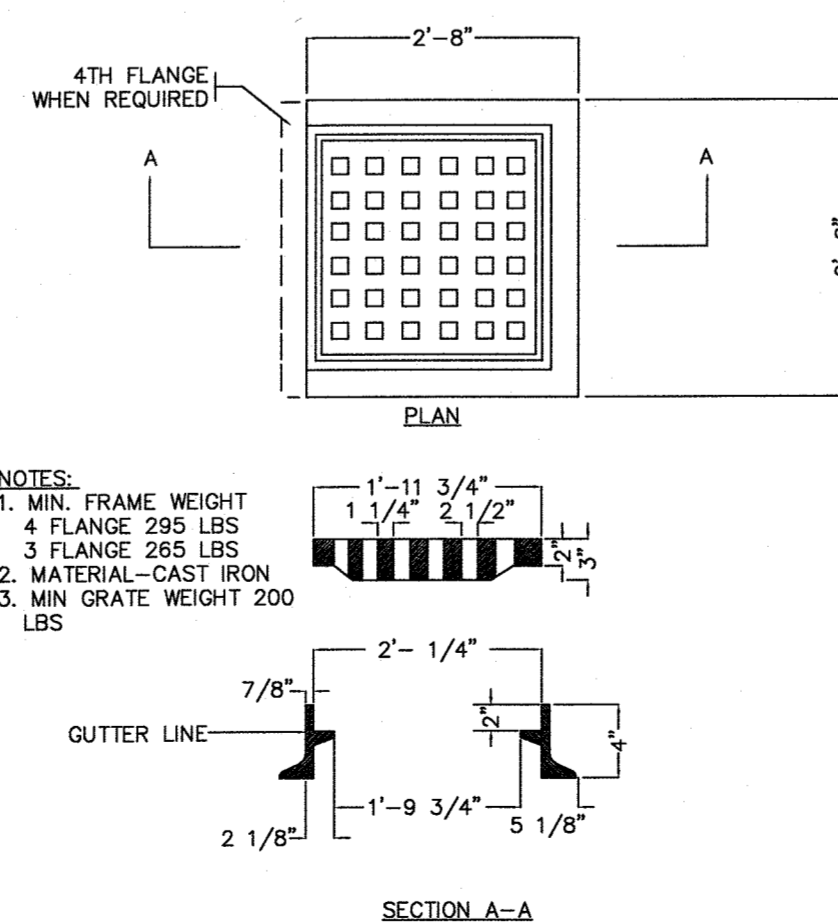


**NOTES:**

1. CONCRETE TO BE 4,000 PSI MIN. PER ASTM C-478(6.1).
2. REINFORCING TO MEET OR EXCEED H-20 LOADING REQUIREMENTS.

**PRECAST CONCRETE CATCH BASIN WITH GAS AND OIL SEPARATOR**

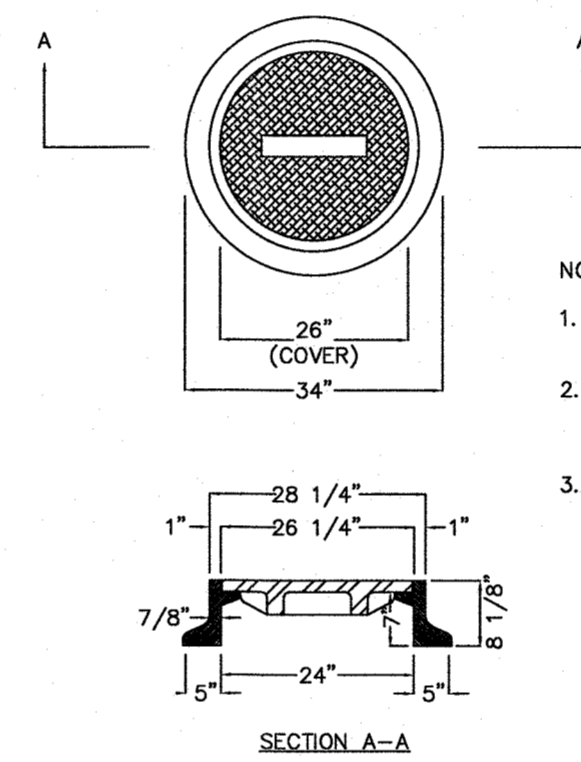
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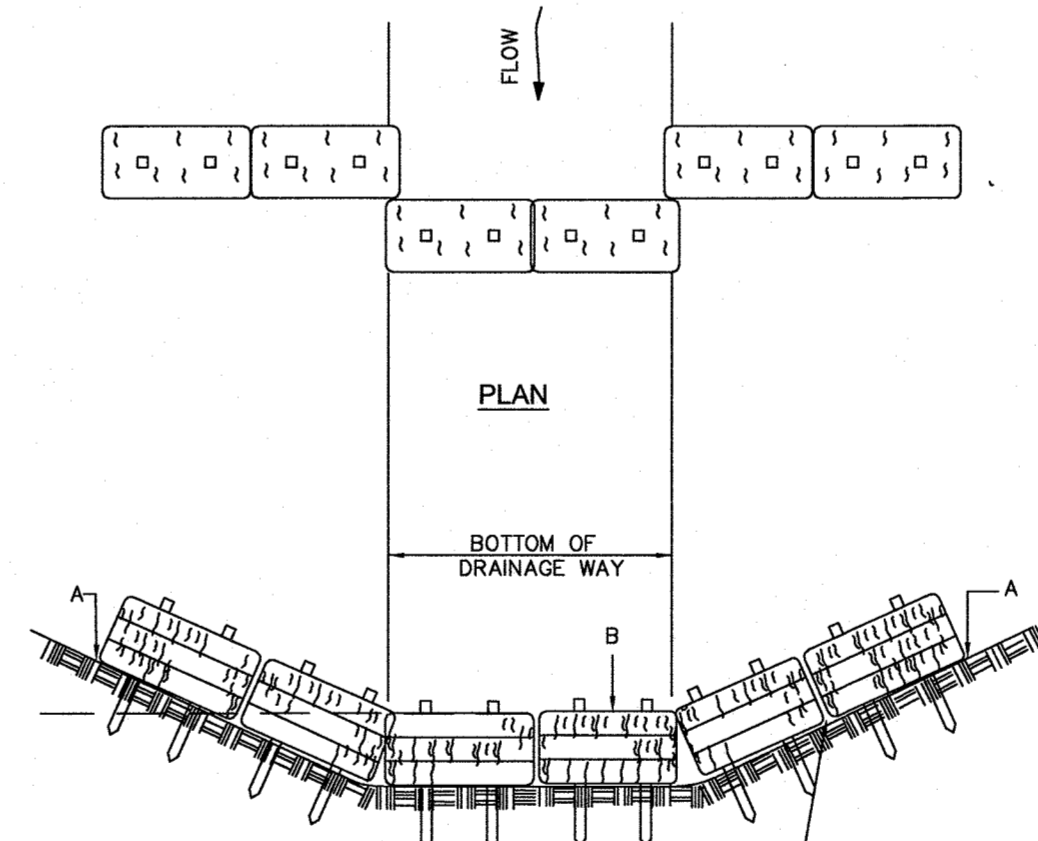
**NOTES:**

1. MIN. FRAME WEIGHT 4 FLANGE 295 LBS
2. MATERIAL-CAST IRON
3. MIN GRATE WEIGHT 200 LBS

STANDARD CATCH BASIN FRAME & GRATE NOT TO SCALE

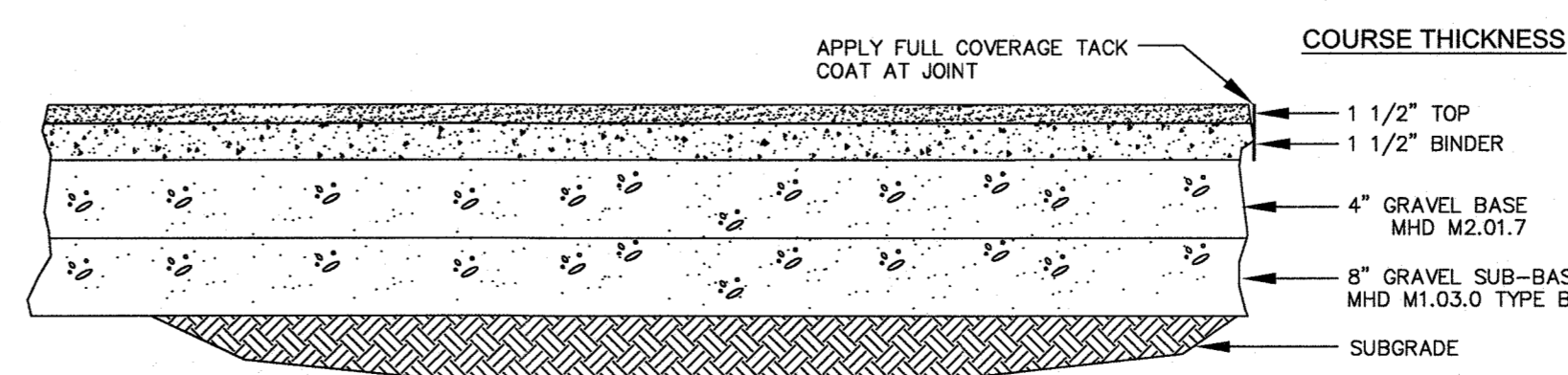


STANDARD MANHOLE FRAME & COVER NOT TO SCALE



**PLACEMENT OF STRAW BALE EROSION CHECK**

NOT TO SCALE

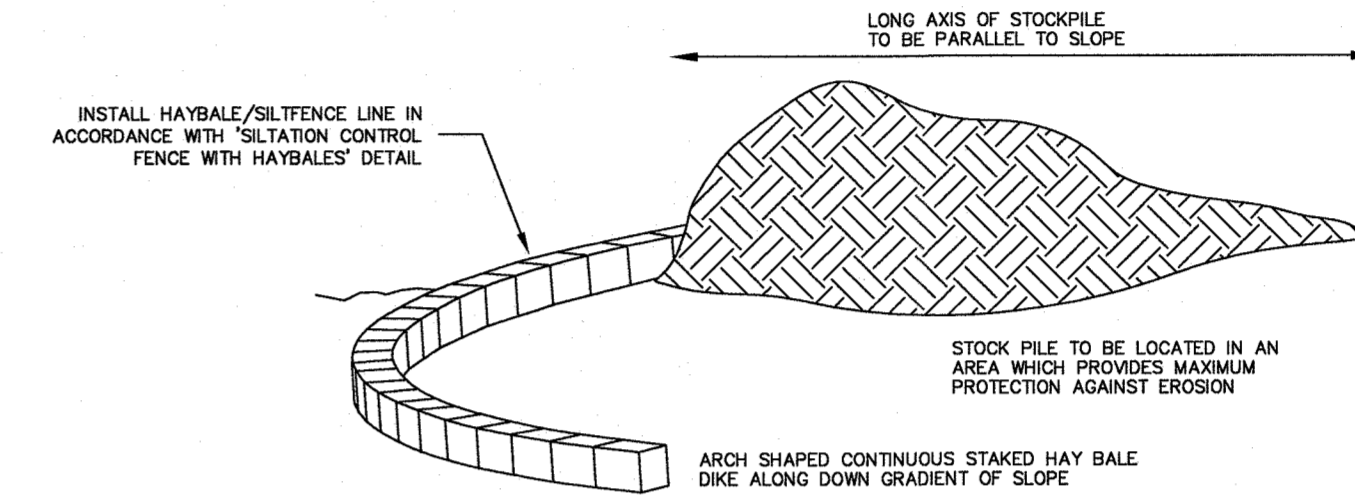


AUTOMOTIVE AREAS - BITUMINOUS CONCRETE PAVEMENT NOT TO SCALE

1. MANHOLE WALL AND SLAB THICKNESSES ARE NOT TO SCALE.

2. CONTACT HYDRO INTERNATIONAL FOR A BOTTOM OF STRUCTURE ELEVATION PRIOR TO SETTING FIRST DEFENSE MANHOLE.

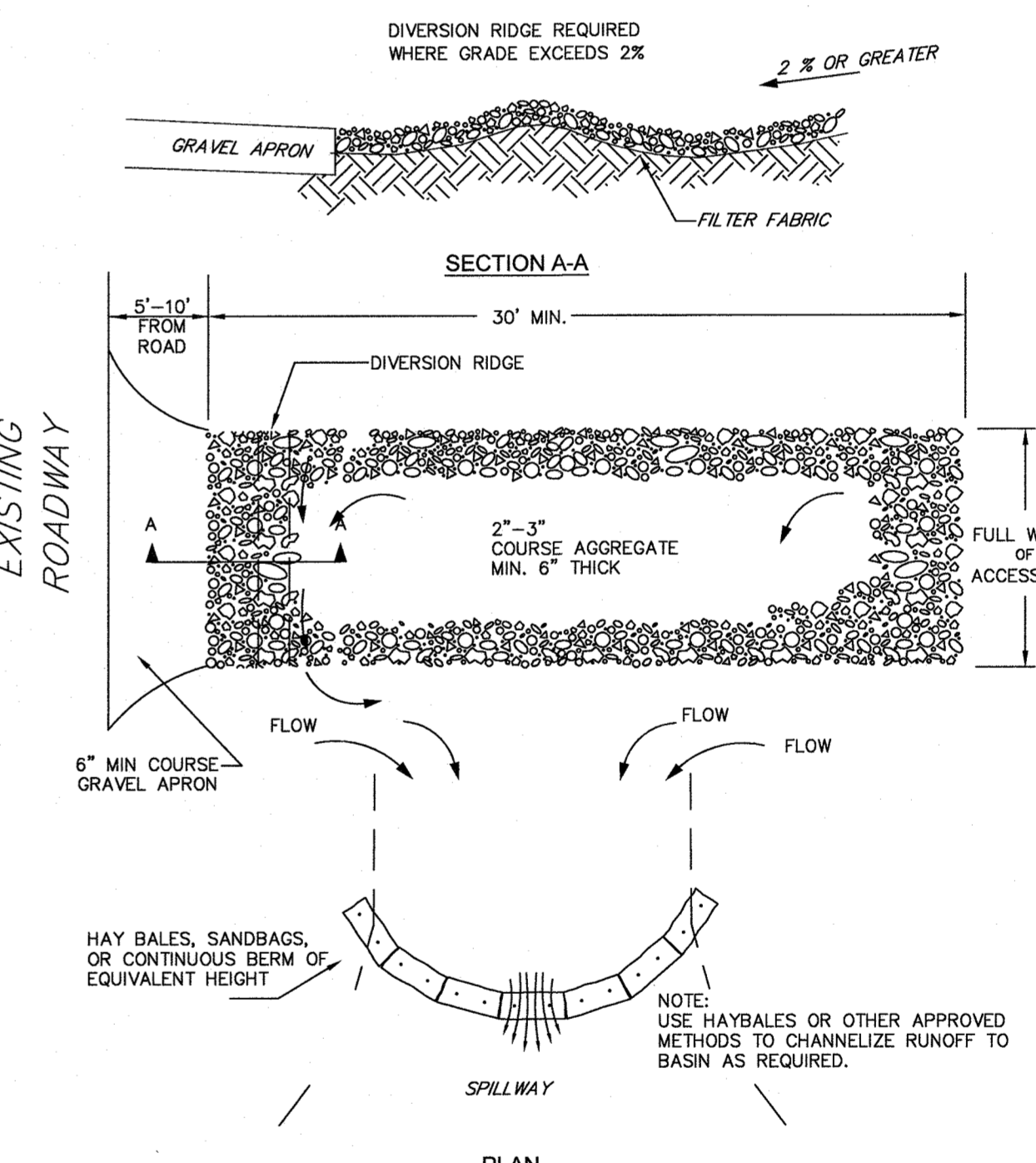
3. CONTRACTOR TO CONFIRM RIM, PIPE INVERTS, PIPE DIA. AND PIPE ORIENTATION PRIOR TO RELEASE OF UNIT TO FABRICATION.



TEMPORARY MATERIAL STOCKPILE NOT TO SCALE

**NOTES:**

1. STANDARD COVER MIN. WEIGHT 200 LBS.
2. TYPE-A FRAME MIN. WEIGHT 265 LBS. MATERIAL-CAST IRON
3. STAMPED TO READ 'DRAIN' FOR DRAIN MANHOLE INSTALLATION & 'SEWER' FOR SEWER MANHOLE INSTALLATION



TEMPORARY CONSTRUCTION ENTRANCE/EXIT DETAIL NOT TO SCALE

- NOTES:**
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITIONS THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
  2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
  3. WHEN WASHING IS REQUIRED IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS TO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

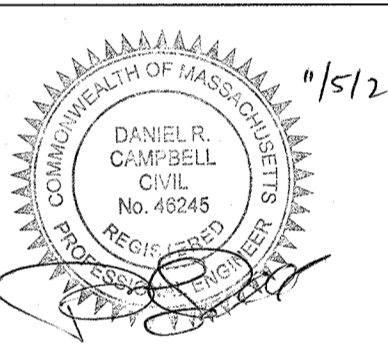
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consultant / contractor information:



stamp:



revision	revision description	date
1	COMMENT RESPONSE	9-15-2021
2	COMMENT RESPONSE	11-5-2021

project title:  
FACTORY SQUARE FRANKLIN

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client information:  
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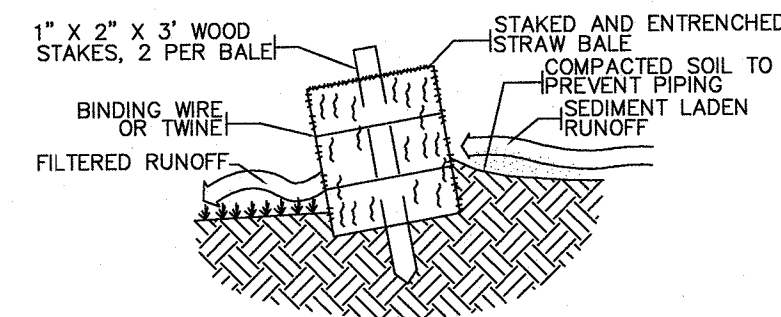
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drawing title  
**TYPICAL DETAILS**

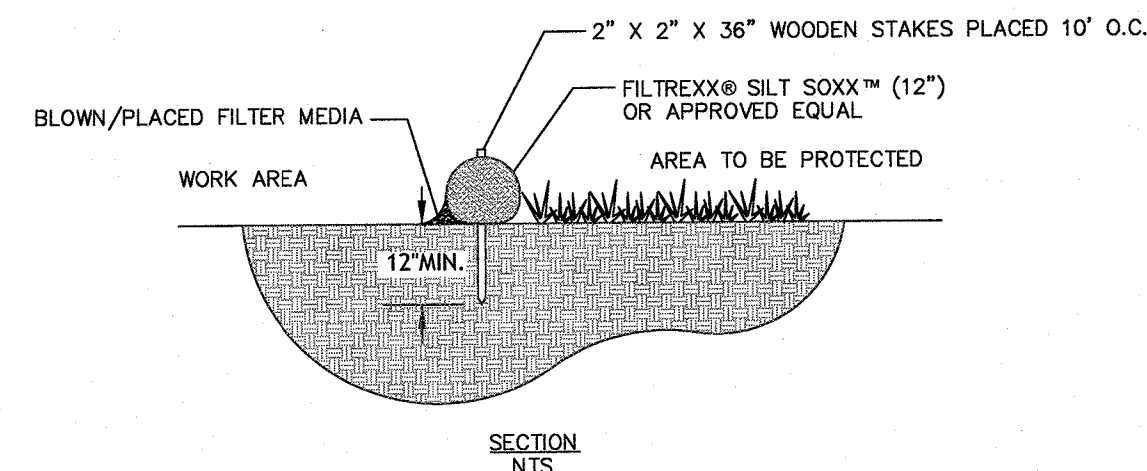
project number	drawing scale	approver
1899.00	AS SHOWN	

drawing number	revision
C-4.1	



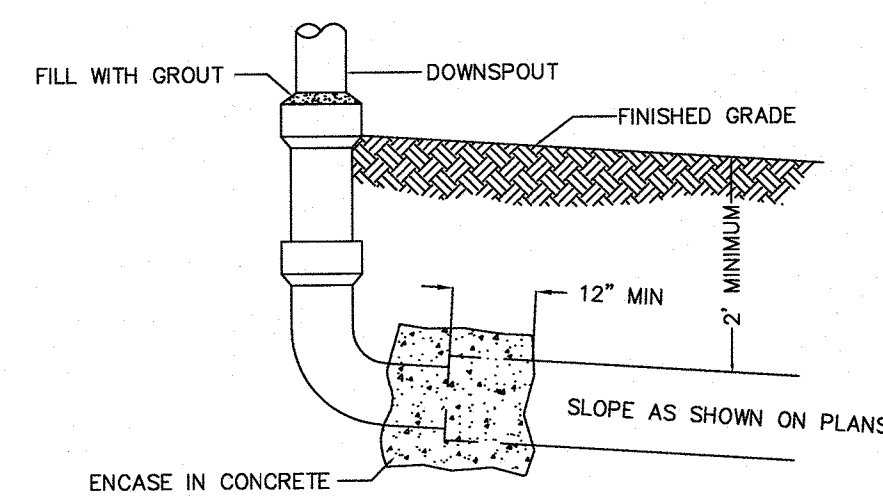


**CROSS-SECTION OF STRAW BALE EROSION CHECK**  
NOT TO SCALE

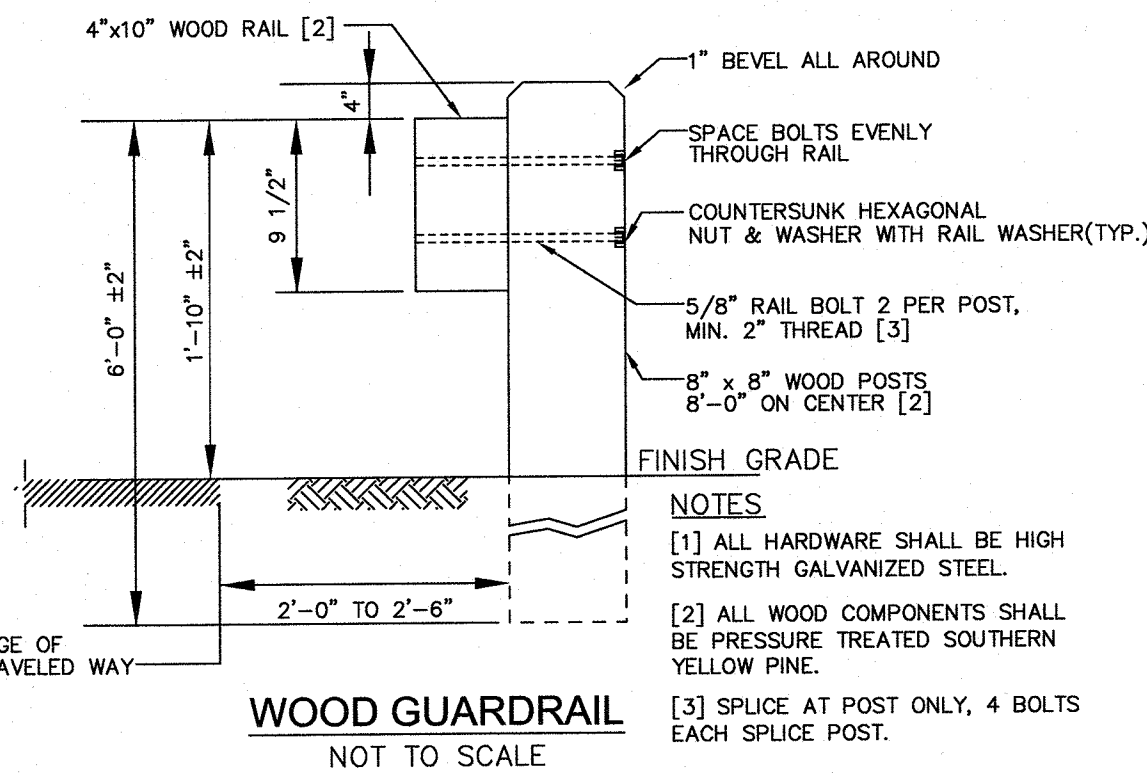


**NOTES:**  
1. ALL MATERIAL TO MEET FILTREXX SPECIFICATIONS.  
2. SILT SOXX™ FILL TO MEET APPLICATION REQUIREMENTS.  
3. COMPOST MATERIAL TO BE DISPERSED ON SITE.

**FILTREXX SILT SOXX**  
NOT TO SCALE

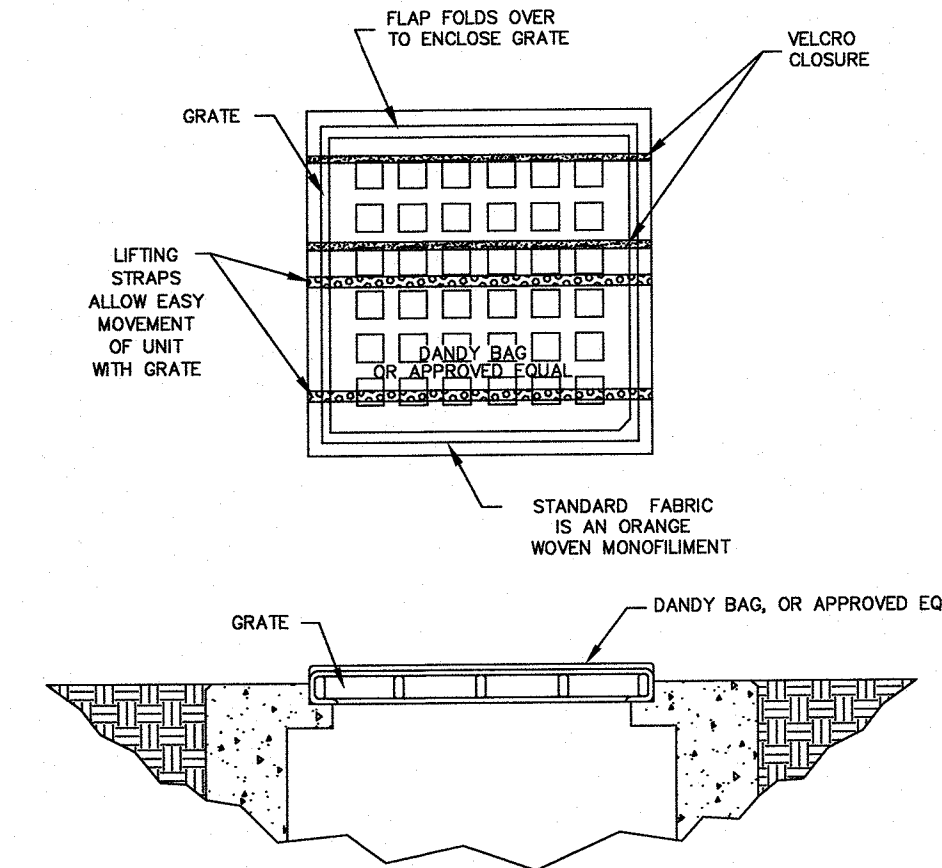


**DOWNSPOUT CONNECTION TO DRAINAGE OUTLET**  
NOT TO SCALE



**NOTES:**  
[1] ALL HARDWARE SHALL BE HIGH STRENGTH GALVANIZED STEEL.  
[2] ALL WOOD COMPONENTS SHALL BE PRESSURE TREATED SOUTHERN YELLOW PINE.  
[3] SPLICE AT POST ONLY, 4 BOLTS EACH SPLICE POST.

**WOOD GUARDRAIL**  
NOT TO SCALE



**NOTES:**  
INSTALLATION: THE EMPTY DANDY BAG, OR APPROVED EQUAL, SHOULD BE PLACED OVER THE GRATE AS THE GRATE STANDS ON END. IF USING OPTIONAL OIL ABSORBENTS, PLACE ABSORBENT PILLOW IN POUGH ON THE BOTTOM (BELOW-GRADE SIDE) OF THE UNIT. ATTACH ABSORBENT PILLOW TO TETHER LOOP. TUCK THE ENCLOSURE FLAP INSIDE TO COMPLETELY ENCLOSE THE GRATE. HOLDING THE LIFTING DEVICES (DO NOT RELY ON LIFTING DEVICES TO SUPPORT THE ENTIRE WEIGHT OF THE GRATE), PLACE THE GRATE INTO ITS FRAME.  
MAINTENANCE: REMOVE ALL ACCUMULATED SEDIMENT AND DEBRIS FROM SURFACE AND WIGNY OF UNIT AFTER EACH STORM EVENT. REMOVE SEDIMENT THAT HAS ACCUMULATED WITHIN THE CONTAINMENT AREA OF THE DANDY BAG AS NEEDED. IF USING OPTIONAL OIL ABSORBENTS, REMOVE AND REPLACE ABSORBENT PILLOW WHEN NEAR SATURATION.

**CATCH BASIN INLET PROTECTION**  
NOT TO SCALE

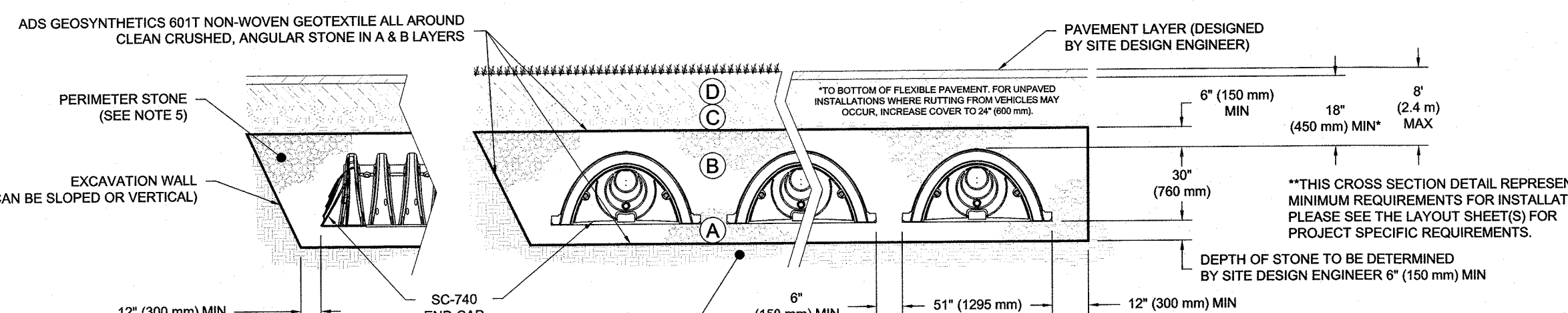
**SC-740 STORMTECH CHAMBER SPECIFICATIONS**

- CHAMBERS SHALL BE STORMTECH SC-740.
- CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE OR POLYETHYLENE COPOLYMERS.
- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2922 (POLETHYLENE) OR ASTM F2418-16a (POLYPROPYLENE), "STANDARD SPECIFICATION FOR CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
- THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
- CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (<1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
- REQUIREMENTS FOR HANDLING AND INSTALLATION:
  - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
  - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
  - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2922 SHALL BE GREATER THAN OR EQUAL TO 400 LBS/IN. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
- ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
  - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
  - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.35 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
  - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2922 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
- CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

**ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 CHAMBER SYSTEMS**

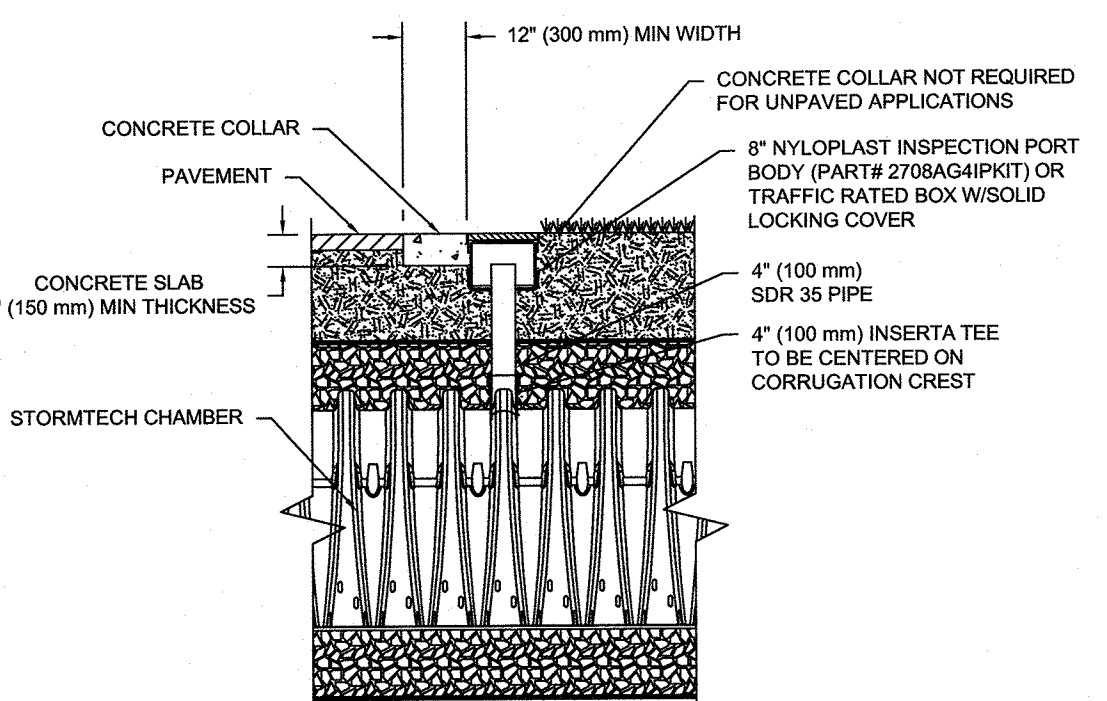
MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	AASHTO M145 <sup>1</sup> A-1, A-2-4, A-3 OR AASHTO M43 <sup>1</sup> 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN), DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	AASHTO M43 <sup>1</sup> 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	AASHTO M43 <sup>1</sup> 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. <sup>2,3</sup>

PLEASE NOTE:  
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".  
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR A LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.  
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.  
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.



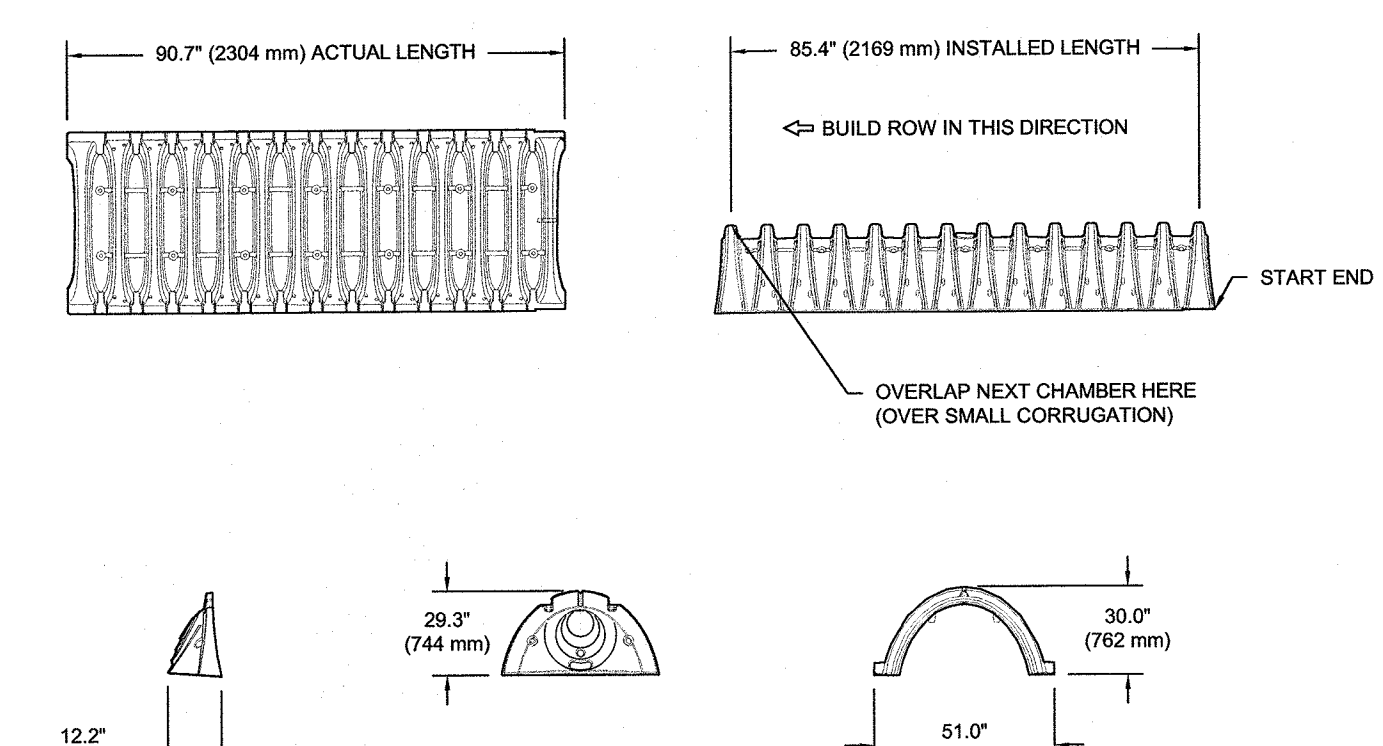
**NOTES:**

- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2922 (POLETHYLENE) OR ASTM F2418-16a (POLYPROPYLENE), "STANDARD SPECIFICATION FOR CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- SC-740 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
- PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
  - REQUIREMENTS FOR HANDLING AND INSTALLATION:
    - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
    - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
    - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2922 SHALL BE GREATER THAN OR EQUAL TO 400 LBS/IN. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.



NOTE: INSPECTION PORTS MAY BE CONNECTED THROUGH ANY CHAMBER CORRUGATION CREST.

**4" PVC INSPECTION PORT DETAIL (SC SERIES CHAMBER)**



**NOMINAL CHAMBER SPECIFICATIONS**

SIZE (W X H X INSTALLED LENGTH)	CHAMBER STORAGE	MINIMUM INSTALLED STORAGE*	WEIGHT
51.0" x 30.0" x 85.4" (1295 mm X 762 mm X 2170 mm)	45.9 CUBIC FEET (1.30 m³)	74.90 CUBIC FEET (2.12 m³)	74.0 lbs. (33.6 kg)

\*ASSUMES 6" (152 mm) ABOVE, BELOW, AND BETWEEN CHAMBERS

**SC-740 CROSS SECTION DETAIL**

**Not For Construction**

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CIVIL ENGINEER  
No. 3345  
COMMONWEALTH OF MASSACHUSETTS

revision	revision description	date
1	COMMENT RESPONSE	9-15-2021
2	COMMENT RESPONSE	11-5-2021

project title:  
**FACTORY SQUARE FRANKLIN**

5 FISHER STREET, FRANKLIN, MA 02038

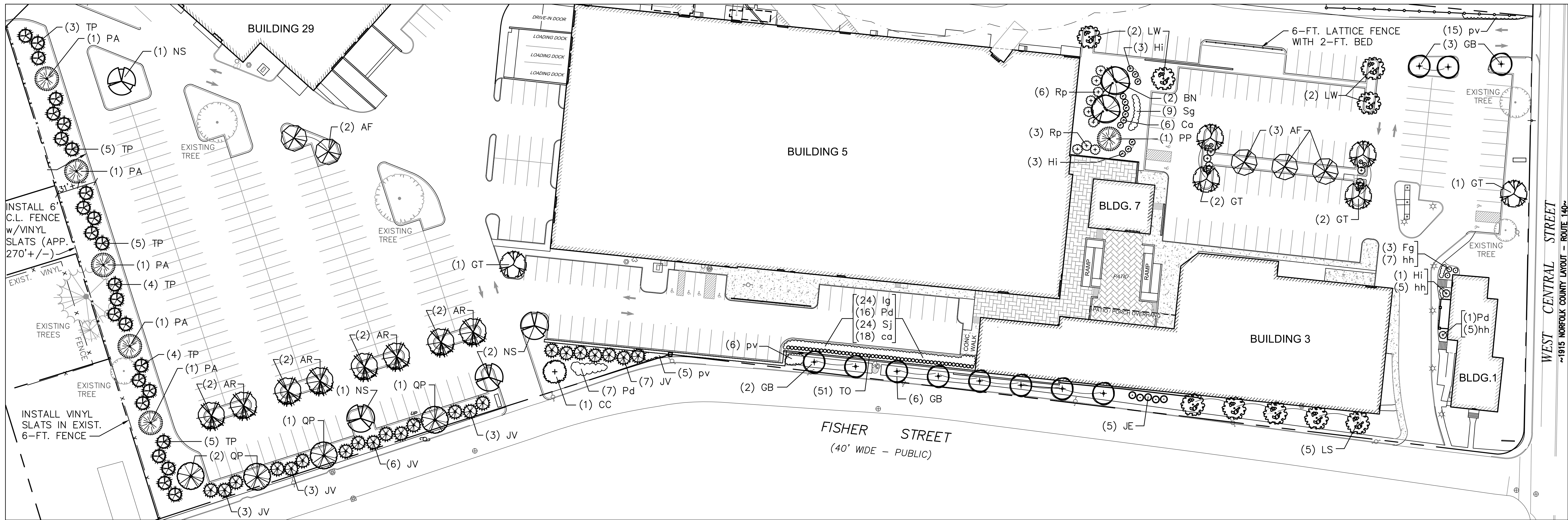
client information:  
K FISHER STREET LLC

1 FISHER STREET, FRANKLIN, MA 02038

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drawing title  
**TYPICAL DETAILS**

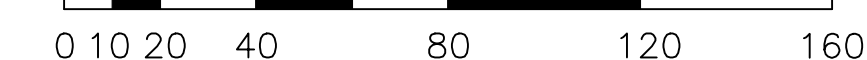
project number	drawing scale	approver
1899.00	AS SHOWN	
drawing number		revision
C-4.2		



**LANDSCAPE PLAN:**

Scale: 1" = 40' - 0"

SCALE: 1" = 40'-0"



**PLANTING NOTES:**

1. Trees and shrubs shall be uniform, full and bushy, and well branched specimen plants. All plants to be approved by the Landscape Architect.
2. Plants shall be balled and burlapped or container grown.
3. Plants to conform to the requirements established in the 'American Standards For Nursery Stock', latest edition.
4. Plant beds to receive 3-inch minimum depth of shredded bark mulch. Contractor to submit bark samples for approval.
5. Plant materials shall be guaranteed for one year (1-year) after installation.
6. Plant materials shall be field located & approved by the Landscape Architect.
7. Plant beds at perennials to have a 6-in. min. depth of loam. Loam at trees, shrubs, and ornamental grass locations to be depth of root ball.
8. Loam (6" minimum depth) and seed all lawn areas and disturbed areas not noted to receive other treatment.
9. Plant substitutions will be allowed based on best availability of nursery stock, with all substitutions to be approved by the Landscape Architect.

**PLEASE NOTE:** All proposed plantings will come from the Best Development Practices Guidebook.

**PLANT LIST (TREES):**

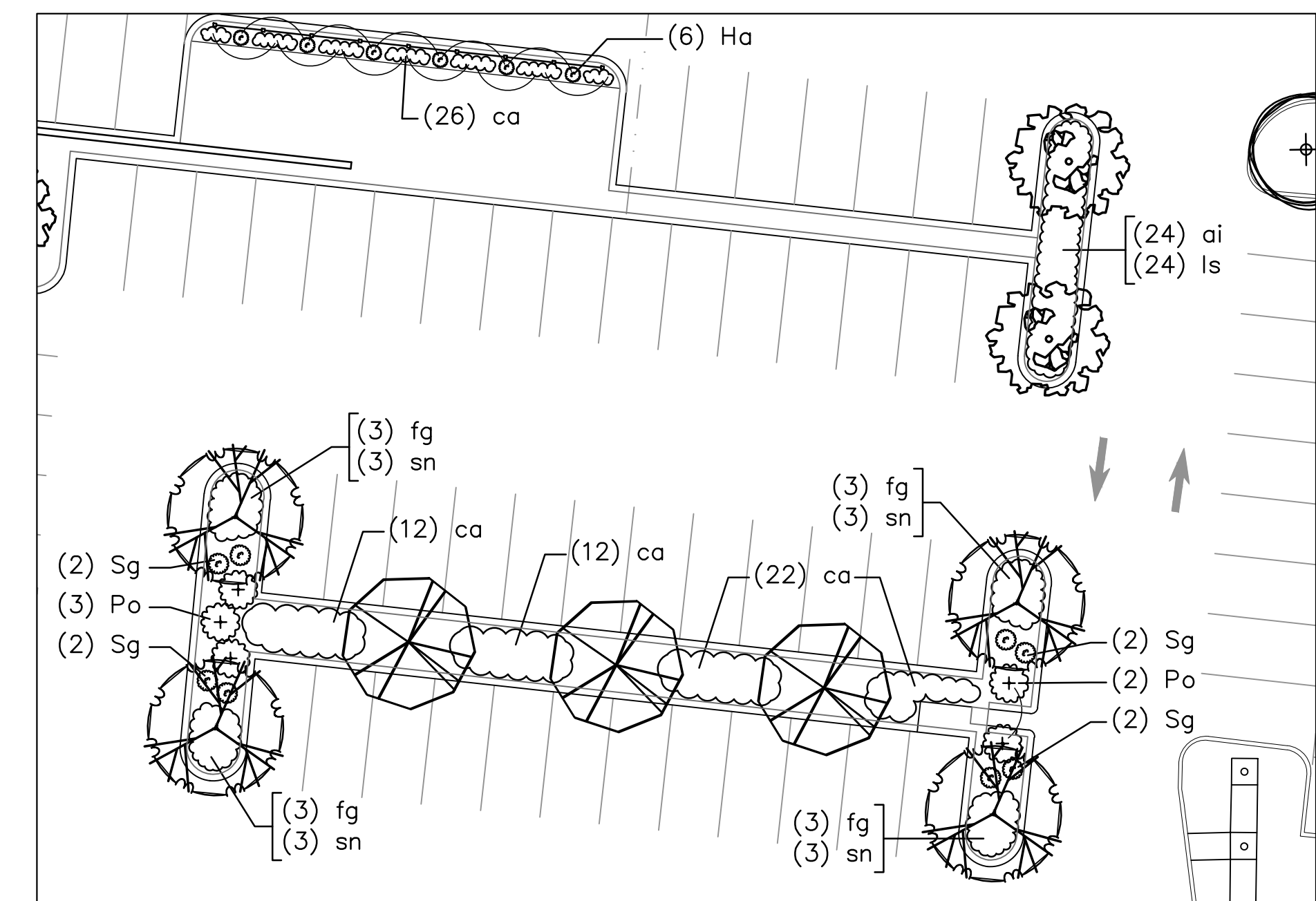
Qty.	Sym.	Botanical Name	Common Name	Size
5	AF	Acer x freemanii 'Autumn Blaze'	'Autumn Blaze' Maple	2 1/2 - 3" cal.
8	AR	Acer rubrum 'October Glory'	'October Glory' Red Maple	2.5-3" / B&B
2	BN	Betula nigra 'Heritage'	'Heritage' River Birch	12-14' ht. clmp.
1	CC	Carpinus caroliniana	American Hombear	2 1/2 - 3" cal.
11	GB	Ginkgo biloba 'Fastigiata'	Fastigate Maidenhair	2 1/2 - 3" cal.
6	GT	Gleditsia triacanthos 'Halka'	'Halka' Honeylocust	2 1/2 - 3" cal.
5	JE	Juniperus virginiana 'Emerald Sentinel'	'Emerald Sentinel' Red Cedar	7 - 8' ht. / B+B
22	JV	Juniperus virginiana	Eastern Red Cedar	7 - 8' ht. / B+B
5	LS	Liquidambar styraciflua 'Slender Silhouette'	American Sweetgum	2 1/2 - 3" cal.
4	LW	Liquidambar styraciflua 'Ward'	Cherokee 'Ward' Sweetgum	2 1/2 - 3" cal.
4	NS	Nyssa sylvatica 'Wildfire'	'Wildfire' Tupelo	2 1/2 - 3" cal.
5	PA	Picea abies	Norway Spruce	10 - 12' height
1	PP	Picea pungens glauca	Colorado Blue Spruce	10 - 12' height
51	TO	Thuja occidentalis 'Emerald' (Smaragd)	'Emerald' (Smaragd) Arborvitae	6 - 7' height
4	QP	Quercus palustris	Pin Oak	3 - 3 1/2" cal.
26	TP	Thuja plicata 'Green Giant'	'Green Giant' Arborvitae	8-10' ht. / B&B

**PLANT LIST (SHRUBS):**

Qty.	Sym.	Botanical Name	Common Name	Size
6	Ca	Comus alba 'Ivory Halo'	'Ivory Halo' Dogwood	5 gallon pot
3	Fg	Fothergilla gardenii	Dwarf Fothergilla	5 gallon pot
6	Ha	Hydrangea anomala petiolaris	Climbing Hydrangea	5 gallon pot
7	Hi	Hydrangea arbor. 'Invincibelle'	'Invincibelle' Hydrangea	5 gallon pot
24	Ig	Ilex glabra 'Shamrock'	'Shamrock' Inkberry	7 gallon pot
24	Pd	Physocarpus opulifolius 'Diabolo'	'Diabolo' Purple Ninebark	30 - 36" height
5	Po	Physocarpus opulifolius 'Little Devil'	'Little Devil' Ninebark	24 - 30" height
9	Rp	Rhododendron 'PJM'	'PJM' Rhododendron	7 gallon pot
17	Sg	Spiraea japonica 'Gold Mound'	'Gold Mound' Spirea	18 - 24" height
24	Sj	Spiraea japonica 'Little Princess'	'Little Princess' Spirea	18 - 24" height

**PLANT LIST (PERENNIALS & GRASSES):**

Qty.	Sym.	Botanical Name	Common Name	Size
24	ai	Amsonia illustris	Showy Blue-Star	1 gallon pot
90	ca	Calamagrostis x acutiflora 'Karl Foerster'	'Karl Foer.' Feather Rd. Grass	3 gallon pot
12	fg	Festuca glauca 'Boulder Blue'	'Boulder Blue' Fescue	1 gallon pot
17	hh	Hemerocallis x 'Happy Returns'	'Happy Returns' Daylily	1 gallon pot
24	ls	Liatris spicata 'Kobold'	'Kobold' Blazingstar	2 gallon pot
26	pv	Panicum virgatum 'Cloud Nine'	'Cloud Nine' Switch Grass	3 gallon pot
12	sn	Salvia nemorosa 'May Night'	'May Night' Sage	1 gallon pot



**LANDSCAPE ENLARGEMENT:**

Scale: 1" = 20' - 0"

SCALE: 1" = 20'-0"



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revision	revision description	date
1	REV'D. PLANTS - PEER REVIEW	9/15/2021
2	FENCE & TREE PROTECTION	10/12/2021

project title:  
FACTORY SQUARE FRANKLIN

5 FISHER STREET, FRANKLIN, MA 02038

client information:  
K FISHER STREET LLC

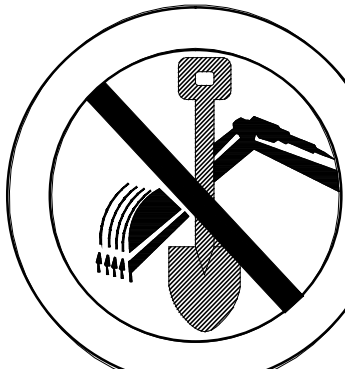
1 FISHER STREET, FRANKLIN, MA 02038

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drawing title  
**LANDSCAPE PLAN**

date	drawing scale	approver
July 3, 2021	AS SHOWN	SGC
drawing number		revision
<b>L100</b>		

Fisher-Landscape Sht.L100\_10-12-2021\_Rev2.dwg  
Fisher-St - Franklin / Fisher-Landscape 10-2021.dwg

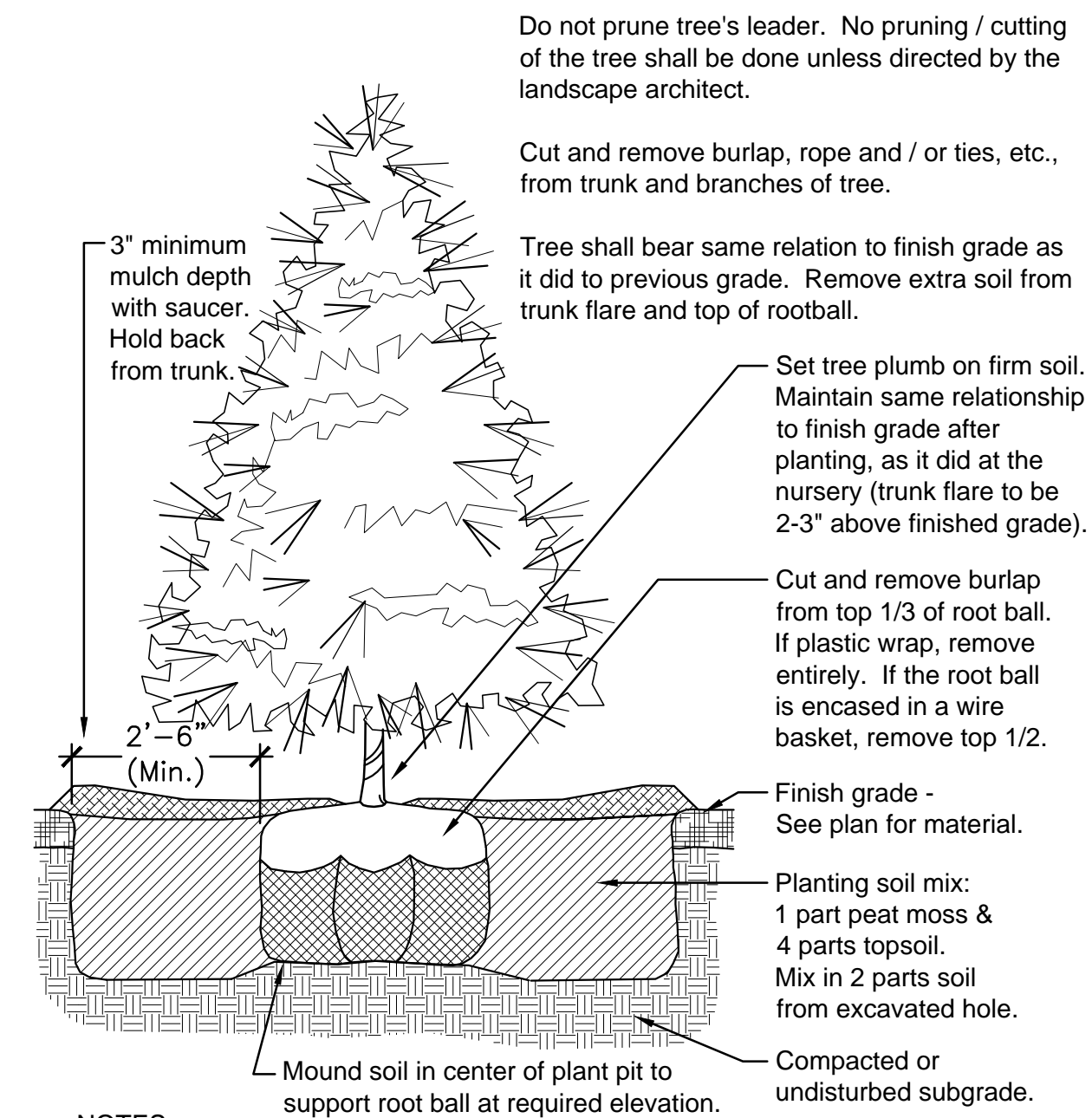


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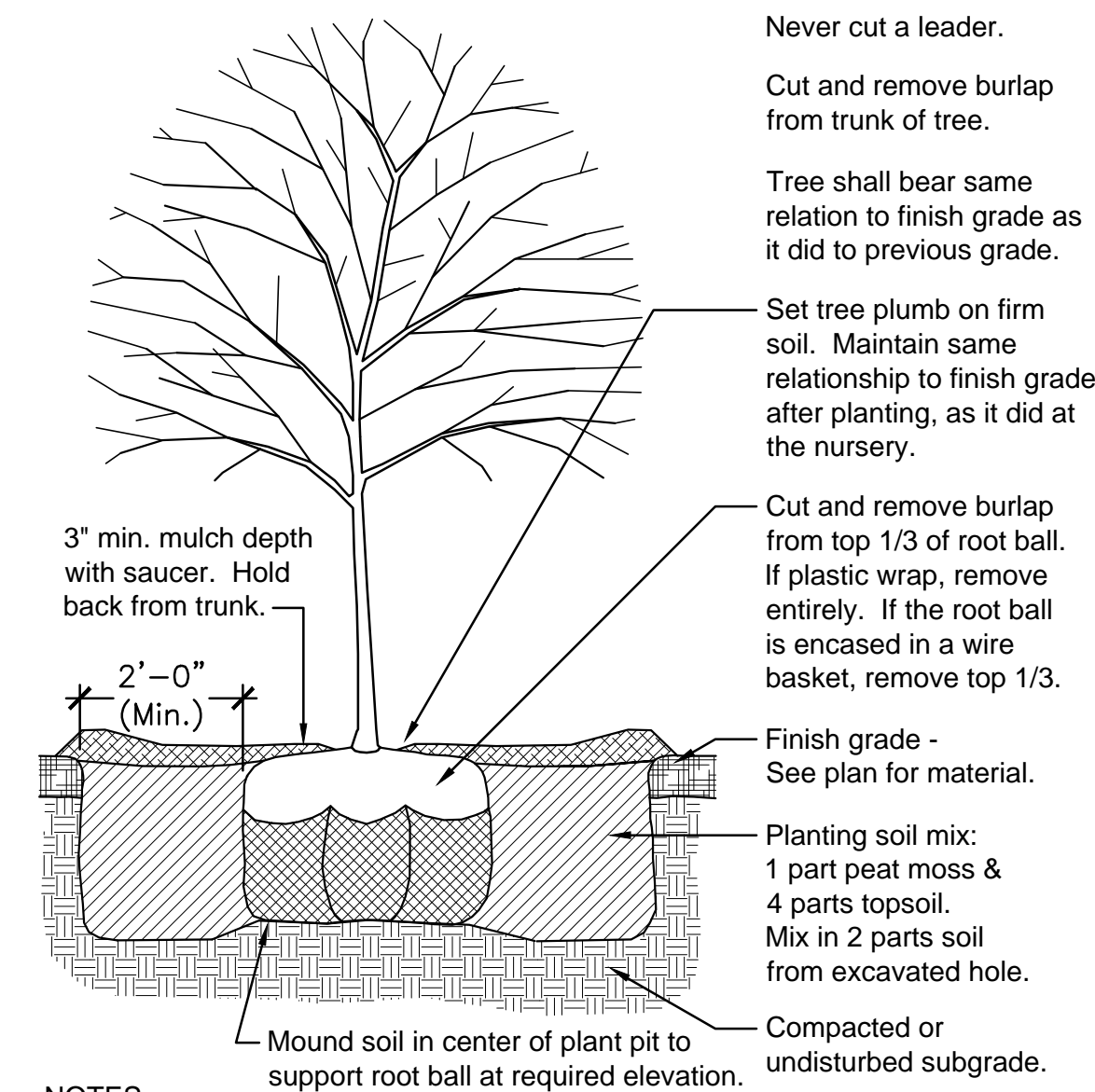
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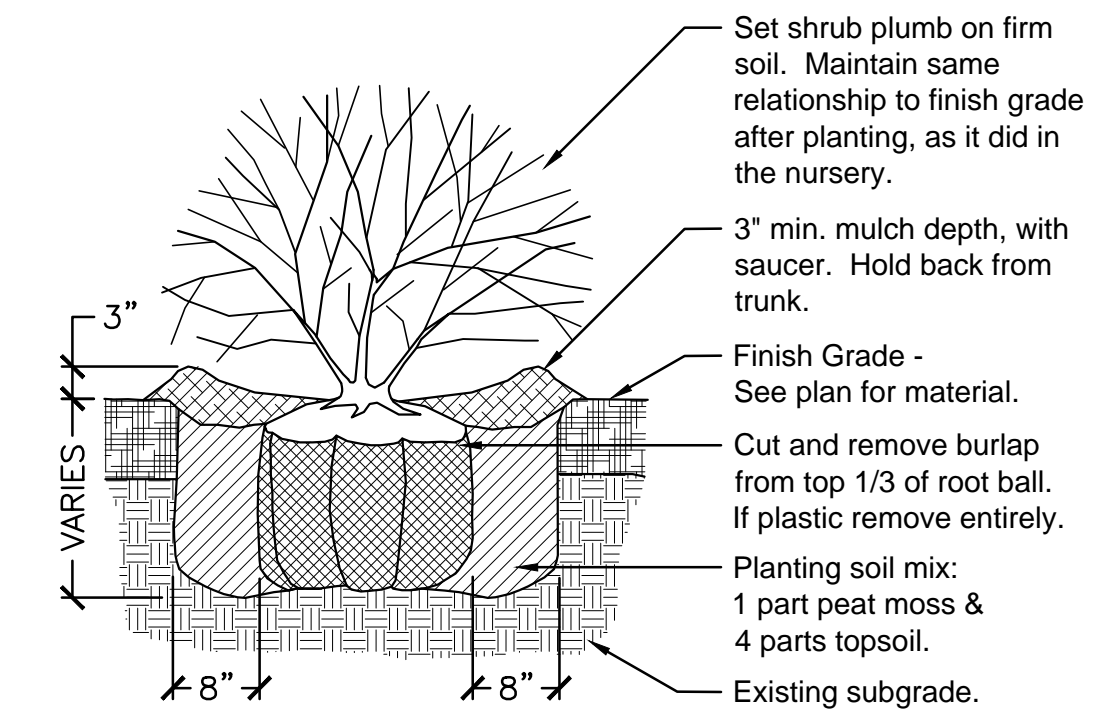
- NOTES:**
1. Flood saucer twice during the first 24-hours after planting.
  2. Soak each tree twice weekly, for (3) weeks after fall planting.
  3. Soak each tree twice weekly, during spring and summer planting.

**1 TYP. EVERGREEN TREE PLANTING**  
Scale: 1/2" = 1' - 0"



- NOTES:**
1. Soak each tree twice weekly, for (3) weeks after fall planting
  2. Soak each tree twice weekly, during spring and summer planting.
  3. Contractor to provide a price for staking of each individual tree.

**2 TYP. DECIDUOUS TREE PLANTING**  
Scale: 1/2" = 1' - 0"



- NOTES:**
1. New shrub beds to have a minimum of one foot planting soil.
  2. Shrubs to be full and bushy.

**3 TYPICAL SHRUB PLANTING**  
Scale: 3/4" = 1' - 0"



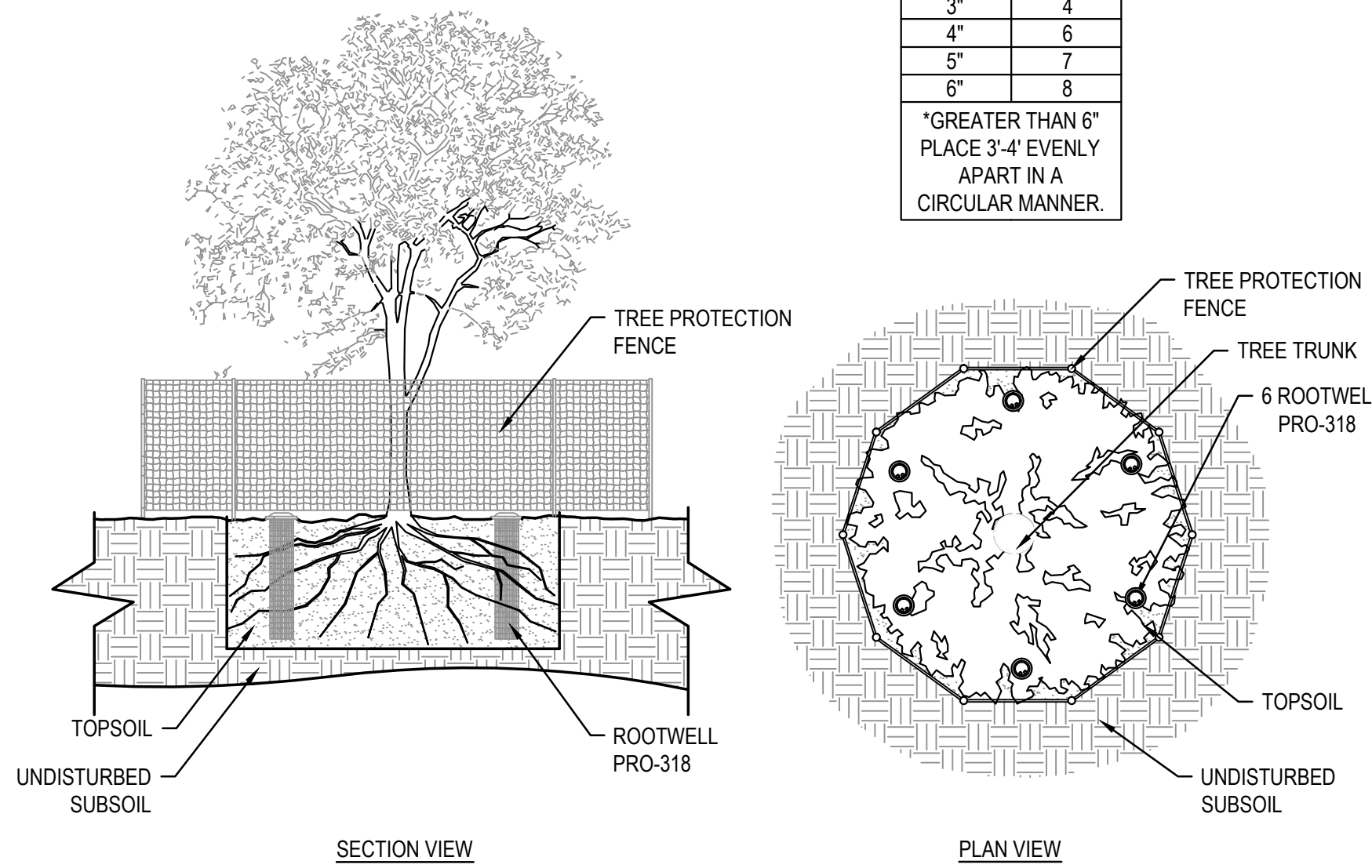
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CALIPER	QUANTITY
2"	4
3"	4
4"	6
5"	7
6"	8

\*GREATER THAN 6"  
PLACE 3'-4" EVENLY  
APART IN A  
CIRCULAR MANNER.

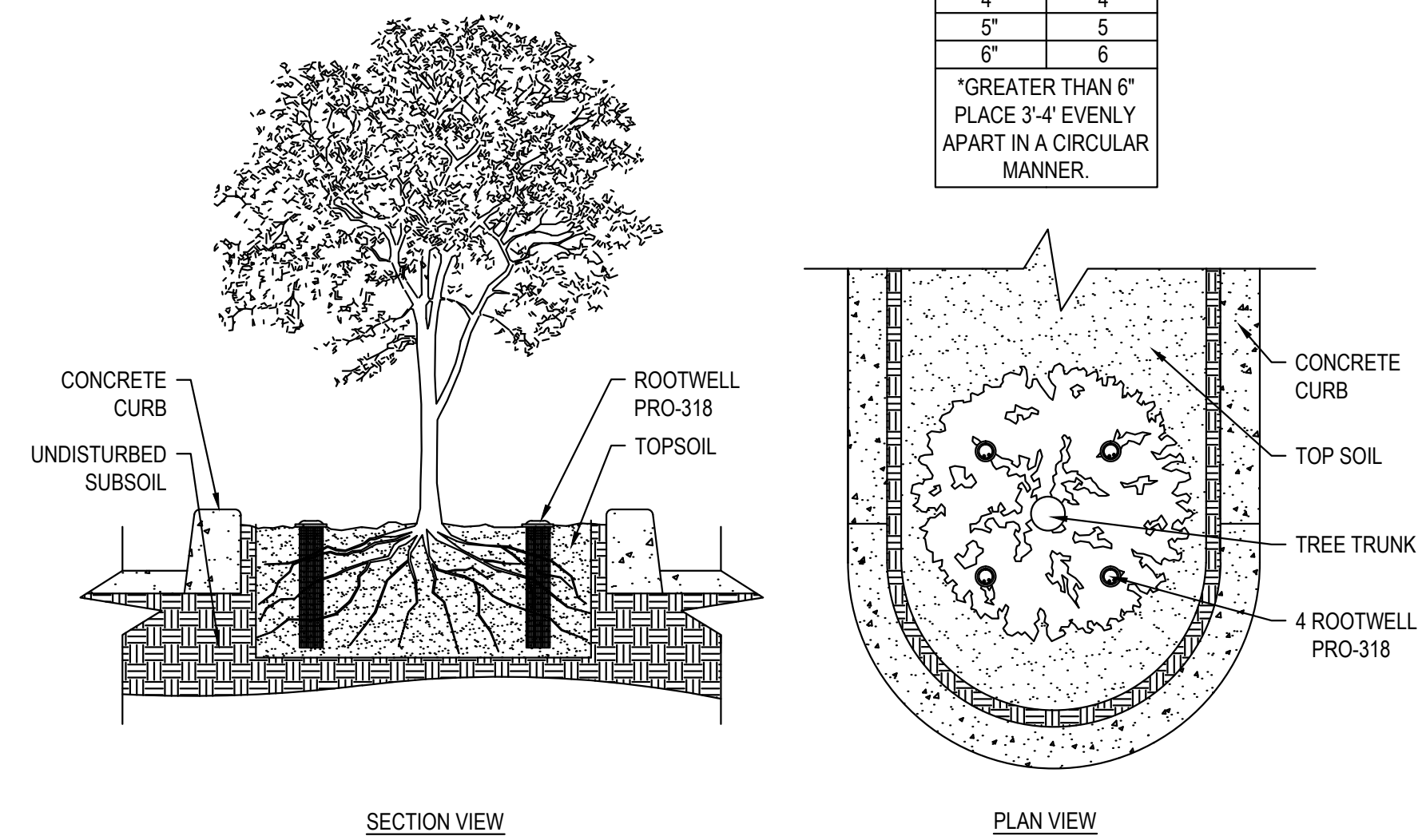


- MANUFACTURER NOTES:**
1. EXISTING TREES REQUIRE THE ROOTWELL TO BE PLACED APPROXIMATELY 2.5' TO 4' FROM THE TRUNK, OR ON LARGE TREES AS CLOSE AS POSSIBLE. TREE ROOTS ARE NOT AT THE DRIP LINE, BUT ARE MUCH CLOSER TO THE TRUNK WHEN TREES ARE IN STRESS, IN DECLINE, OR IN COMPACTED SOILS.
  2. USE THE QUANTITY GUIDE ABOVE AND EVENLY SPACE THE ROOTWELLS APART. ON LARGER TREES LOCATE THE ROOTWELLS IN A CIRCULAR MANNER AROUND THE TREE APPROXIMATELY 3'-4' APART. PLACE THE CAP'S TOP LIP/FLANGE SO IT IS FLUSH ON THE GROUND TO ALLOW FOR MOWING CLEARANCE.
- NOTES:**
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
  2. DO NOT SCALE DRAWING.
  3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
  4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
  5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT [www.CADdetails.com/](http://www.CADdetails.com/)

**4 TREE PROTECTION FOR EXISTING TREES DURING CONSTRUCTION:**  
Not To Scale

CALIPER	QUANTITY
2"	2-3
3"	3
4"	4
5"	5
6"	6

\*GREATER THAN 6"  
PLACE 3'-4" EVENLY  
APART IN A CIRCULAR  
MANNER.



- MANUFACTURER NOTES:**
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- NOTES:**
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  4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
  5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT [www.CADdetails.com/info](http://www.CADdetails.com/info) AND ENTER REFERENCE NUMBER

**5 PARKING LOT APPLICATION FOR EXISTING TREES AFTER CONSTRUCTION:**  
Not To Scale

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revision	revision description	date
1	REV'D. PLANTS - PEER REVIEW	9/15/2021
2	FENCE & TREE PROT. DETAILS	10/12/2021

project title:  
FACTORY SQUARE FRANKLIN

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drawing title  
**LANDSCAPE DETAILS**

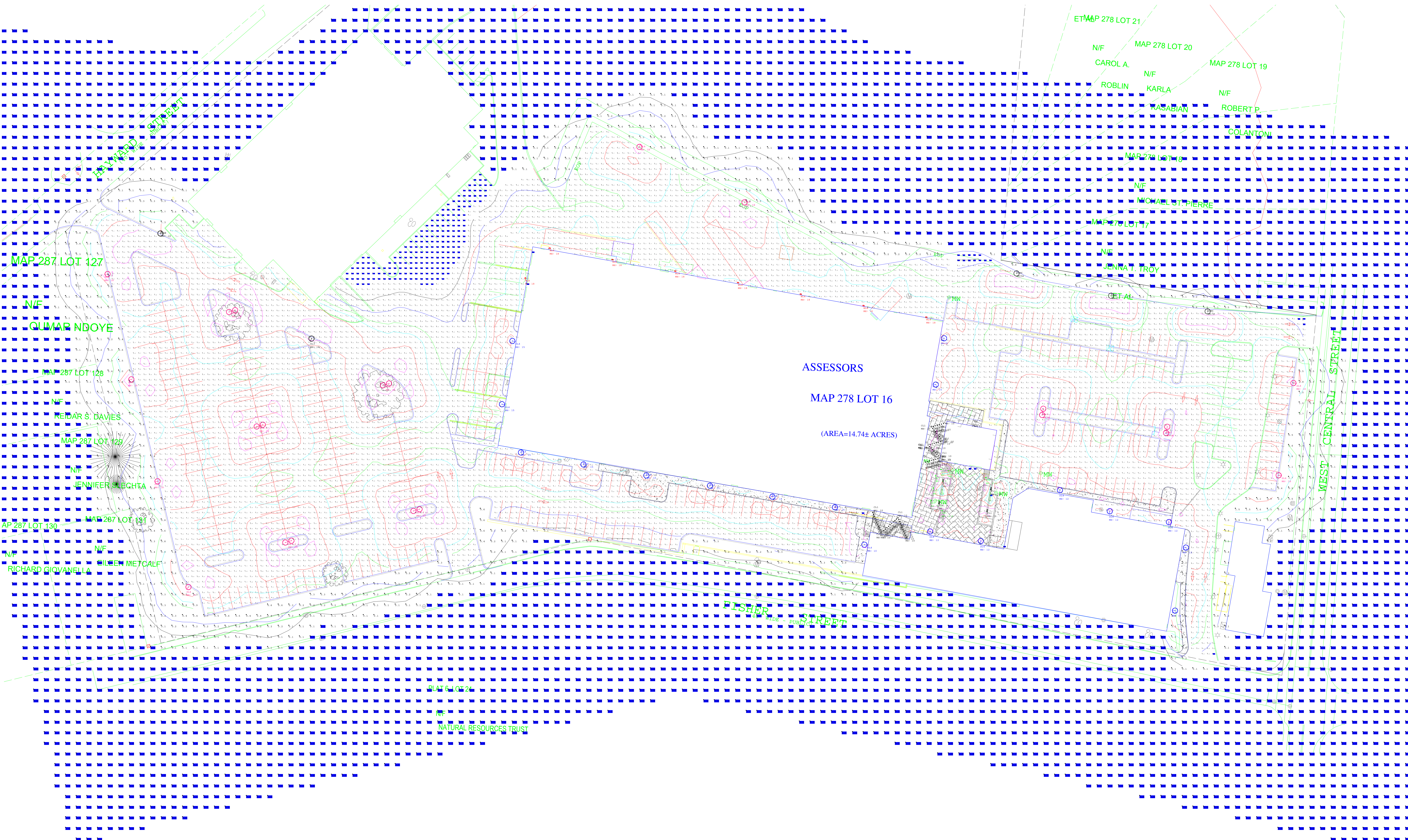
date	drawing scale	approver
July 3, 2021	AS SHOWN	SGC
drawing number		revision
L101		



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Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Lumens
⊗	7	SL4-2	BACK-BACK	0.900	URB-XXXX-26-60L-136-4K7-4W-U	15453
⊕	8	WL4	SINGLE	0.900	RWL1-48L-35-4K7-4W-U	4662
●	66	CL1	SINGLE	16.000	DLD-CL-MD-24-BK-TG25	20
⊖	4	PL1	SINGLE	0.900	99075	2370
⊙	2	SL3	SINGLE	0.900	URB-XXXX-26-60L-136-4K7-3-U	15677
⊚	7	SP1	SINGLE	0.900	33053	231
⊗	8	SL4	SINGLE	0.900	URB-XXXX-26-60L-136-4K7-4W-U	15453
⊕	18	DL4	SINGLE	0.900	URB-XXXX-21-24L-55-4K7-4W-U	6206
⊖	3	SL4BC	SINGLE	0.900	URB-XXXX-26-60L-136-4K7-4W-BC-U	7947

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
COURTYARD	Illuminance	Fc	3.19	12.1	0.4	7.98	30.25
FRONT PARKING LOT	Illuminance	Fc	1.90	12.8	0.1	19.00	128.00
LOADING AREA	Illuminance	Fc	1.41	9.5	0.0	N.A.	N.A.
REAR PARKING	Illuminance	Fc	1.89	15.1	0.0	N.A.	N.A.
SIDEWALK	Illuminance	Fc	2.54	5.0	1.0	2.54	5.00
SIDEWALK_1	Illuminance	Fc	4.51	9.9	2.1	2.15	4.71
SPILL LIGHT	Illuminance	Fc	0.06	9.3	0.0	N.A.	N.A.