

**DESIGN REVIEW COMMISSION
AGENDA**

**November 16, 2021
7:00 PM.**

Virtual Meeting

Due to the growing concerns regarding the COVID-19 virus, we will be conducting a remote/virtual Design Review Commission Meeting. In an effort to ensure citizen engagement and comply with open meeting law regulations, citizens will be able to dial into the meeting using the provided phone number (Cell phone or Landline Required) OR citizens can participate by copying the link (Phone, Computer, or Tablet required). Please click on <https://us02web.zoom.us/j/86493727948> or call on your phone at 1-929-205-6099, meeting ID is 86493727948

7:00 PM Birchwood Bakery & Kitchen – replace blade sign

**7:05 PM Marcus Partners Industrial Warehouse – King Street
Construction of a new 293,000 sf tilt up concrete wall industrial warehouse**

General Matters:

COMMENTS: These listing of matters are those reasonably anticipated by the Chair which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.

This agenda is subject to change. Last updated: 11-10-2021

The next meeting of the Design Review Commission is scheduled for December 7, 2021

FORM Q

TOWN OF FRANKLIN
DESIGN REVIEW APPLICATION
FOR §185-31(2) OF THE ZONING BY-LAW

A) General Information

Name of Business or Project: Birchwood Bakery + Kitchen

Property Address 17 East Central St

Assessors' Map # _____ Parcel # 279-177-000-000

Zoning District (select applicable zone): _____

Zoning History: Use Variance _____
Non-Conforming Use _____

B) Applicant Information:

Applicant Name: _____ Signs By Cam, Inc.

Address: _____ 837 Upper Union Street
Suite C-18
Franklin, MA 02038

Telephone Number: 508-364-2905

Contact Person: Cam Afonso

C) Owner Information (Business Owner & Property Owner if different)

Business Owner: Fredrico Salvador Property Owner: Dean College

Address: 17 East Central 99 Main St.
Franklin, MA 02036 Franklin, MA 02036

All of the information is submitted according to the best of my knowledge
Executed as a sealed instrument this _____ day of _____ 20____

Cam Afonso
Signature of Applicant

Brian Kelly (REP)
Signature of Owner

Cam Afonso
Print name of Applicant

BRIAN Kelly
Print name of Owner

***FOR SIGNS COMPLETE PAGES 1 & 2 ONLY.**

FOR SITE PLANS, BUILDING PLANS, PROJECTS, COMPLETE PAGES 1-4

SEE ADDENDA ATTACHED FOR ASSISTANCE IN COMPLETION OF FORM Q

D) Architect/Engineer/Sign Company Information (if not the applicant)

a. Sign Company

Business Name: _____ Signs By Cam, Inc.
837 Upper Union Street
Contact Person: _____ Suite C-18
Address _____ Franklin, MA 02038
Telephone Number: _____

b. Architect/Engineer (when applicable)

Business Name: _____
Contact Person: _____
Address _____
Telephone Number: _____

E) Work Summary

Summary of work to be done: replace blade sign

F) Information & Materials to be Submitted with Application

a) FOR SIGN SUBMISSIONS ONLY:

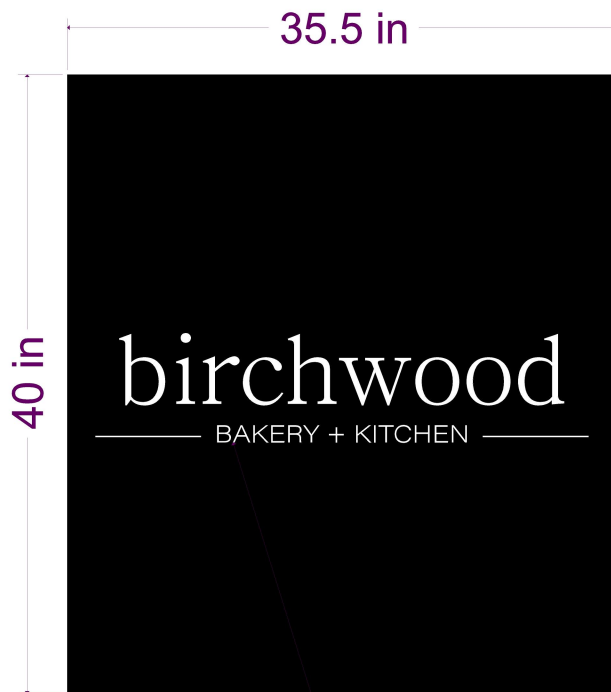
**THE FOLLOWING MUST BE SUBMITTED ELECTRONICALLY TO
Mkinhart@franklinma.gov**

1. Drawing of Proposed Sign which must also include
type of sign (wall, pylon etc.) colors
size/dimensions materials
style of lettering lighting-illuminated, non-illuminated and style
2. Drawing and/or pictures indicating location of new sign.
3. Picture of existing location and signs (if previously existing location)

b) FOR BUILDINGS/DEVELOPMENTS OR PROJECT SUBMISSIONS:

THE FOLLOWING MUST BE SUBMITTED W/APPLICATION to Mkinhart@franklinma.gov

1. Site Plan including Landscape Plan showing plantings. Plantings must be from Best Development Practices Guide
2. Lighting Plan indicating lighting levels & specifications of proposed lights
3. Building drawings, indicating size and height of building(s); front, rear and side elevations (when there are no adjoining buildings) and floor plans
4. Drawings or pictures of existing conditions
5. If any signage on the building or site, provide information from above Signage Checklist



1/2" thick white pvc letter



***mounted to existing bracket**

Signs By Cam Inc.

Sign & Graphic Solutions • Uncompromising Integrity

Cam Afonso

837 Upper Union St., Suite C-18
Franklin, MA 02038

Phone: 508-364-2905

Fax/Office: 508-528-0766

E-Mail: cam@signsbycam.com

Website: www.signsbycam.com

APPROVED FOR PRODUCTION:

X

JOB INFORMATION

JOB TITLE:

CONTACT:

PHONE:

FAX:

JOB DESCRIPTION:

SQUARE FOOTAGE: =

SIGN MATERIAL SPECS

BANNER: ☐ COROPLAST: ☐ WOOD: ☐

ACRYLIC: ☐ MAGNETIC: ☐ URETHANE: ☐

PVC: ☒ ALUMINUM: ☐ NUEDGE: ☐

SINGLE SIDED: ☐ DOUBLE SIDED: ☒

OTHER: _____

© COPYRIGHT

ALL DRAWINGS ARE PROPERTY OF SIGNS BY CAM, Inc.
ANY DUPLICATION OF ANY KIND IS PROHIBITED.
PERSON(S) WILL BE PROSECUTED TO THE FULL EXTENT
OF THE LAW.

COLOR SPECS:

BACKGROUND:

COPY:

OUTLINE:

SHADOW:

BORDER:

LOGO:

**FORM QTOWN OF FRANKLIN DESIGN
REVIEW APPLICATION
FOR §185-31(2) OF THE ZONING BY-LAW**

A) General Information

Name of Business or Project: Marcus Partners Industrial Warehouse

Property Address King Street, Franklin, MA

Assessors' Map # 313 Parcel # 7, 8, 53, 54, 55

Zoning District (select applicable zone): Business

Zoning History: Use Variance _____
Non-Conforming Use _____

B) Applicant Information:

Applicant Name: MP Properties III, LLC c/o Marcus Partners

Address: 260 Franklin Street, Boston, MA 02110

Telephone Number: 617-556-5206

Contact Person: Josh Berman

C) Owner Information (Business Owner & Property Owner if different)

Business Owner: MP Properties III, LLC c/o Marcus Partners

Address: 260 Franklin Street
Boston, MA 02110

Property Owner(s): Mine Brook Corp.

P.O. Box Q, Franklin, MA 02038

Ranieri Trust

P.O. Box Q, Franklin, MA 02038

All of the information is submitted according to the best of my knowledge

Executed as a sealed instrument this 27 day of October 2021

Signature of Applicant



MP Properties III, LLC by

Josh Berman

Print name of Applicant

Signature of Owner(s)


Mine Brook Corp. by Margaret C. Ranieri, President


Ranieri Trust by Margaret C. Ranieri, Trustee

***FOR SIGNS COMPLETE PAGES 1 & 2 ONLY.**

FOR SITE PLANS, BUILDING PLANS, PROJECTS, COMPLETE PAGES 1 – 4

SEE ADDENDA ATTACHED FOR ASSISTANCE IN COMPLETION OF FORM Q

D) Architect/Engineer/Sign Company Information (if not the applicant)

a. Sign Company

Business Name: TBD

Contact Person: _____

Address _____

Telephone Number: _____

b. Architect/Engineer (when applicable)

Business Name: Bohler Engineering

Contact Person: John Kucich

Address 45 Franklin Street, Boston, MA 02110

Telephone Number: 617-849-8040

E) Work Summary

Summary of work to be done: Construction of a new 293,000sf tilt up concrete wall
industrial warehouse

F) Information & Materials to be Submitted with Application

a) FOR SIGN SUBMISSIONS ONLY:

THE FOLLOWING MUST BE SUBMITTED ELECTRONICALLY TO
Mkinhart@franklinma.gov

1. Drawing of Proposed Sign which must also include
type of sign (wall, pylon etc.) colors
size/dimensions materials
style of lettering lighting-illuminated, non-illuminated and style
2. Drawing and/or pictures indicating location of new sign.
3. Picture of existing location and signs (if previously existing location)

b) FOR BUILDINGS/DEVELOPMENTS OR PROJECT SUBMISSIONS:

THE FOLLOWING MUST BE SUBMITTED W/APPLICATION to Mkinhart@franklinma.gov

1. Site Plan including Landscape Plan showing plantings. Plantings must be from Best Development Practices Guide
2. Lighting Plan indicating lighting levels & specifications of proposed lights
3. Building drawings, indicating size and height of building(s); front, rear and side elevations (when there are no adjoining buildings) and floor plans
4. Drawings or pictures of existing conditions
5. If any signage on the building or site, provide information from above Signage Checklist

DESIGN STANDARDS

Explain how each of the design standards outlined below has been incorporated into the design of the proposed development. Fill in the information in the spaces provided or use a separate sheet.

1. **Height**—The height of any proposed alteration shall be compatible with the style and character of the surrounding buildings, within zoning requirements. Building height shall be under 40' per zoning requirements

2. **Proportions of Windows and Doors** – The proportions and relationships between doors and windows shall be compatible with the architectural style and character of the surrounding area. The proportions between doors, windows and storefronts are typical for a warehouse building

3. **Relations of Building Masses and Spaces** – The relationship of a structure to the open space between it and adjoining structures shall be compatible. The site makes excellent use of building structure surrounded by parking and professionally landscaped areas

4. **Roof Shape** – The design and pitch of the roof shall be compatible with the architectural style and character of the surrounding buildings. The roof design and pitch allows for required mechanical equipment typical of warehouse buildings

5. **Scale** – The scale of the structure shall be compatible with its architectural style and the character of the surrounding buildings. The scale of the building mimics the scale and character of surrounding warehouse properties

6. **Façade, Line, Shape & Profile** – Facades shall blend with other structures in the surrounding area with regard to the dominant vertical or horizontal context: n/a

7. **Architectural Details** – Architectural details, including signs, materials, colors and textures shall be treated so as to be compatible with the existing and adjacent architectural character, thereby preserving and enhancing the surround area. The colors and textures of the building plus the professionally landscaped grounds greatly enhance the area

8. **Advertising Features** – The size, location, design, color, texture, lighting and materials of all permanent signs and outdoor advertising structures shall not detract from the use and enjoyment of the proposed buildings and structures and the surrounding properties. Signage design is TBD

9. **Heritage** – Removal or disruption of historic, traditional or significant uses, structures or architectural elements shall be minimized insofar as practicable. n/a

10. **Energy Efficiency** – To the maximum extent reasonably practicable, proposals shall utilize energy-efficient technology and renewable energy resources and shall adhere to the principles of energy-conscious design with regard to orientation, building materials, shading, landscaping and other elements. Roof design will include added structural capacity for future installation of solar panels

11. **Landscape** - The landscape should improve the character and appearance of the surrounding area and parking areas should be located to the side or rear of buildings when reasonably possible. Landscape shall be designed by a professional landscape architect

SEE ADDENDA ATTACHED FOR INSTRUCTIONS TO ASSIST IN COMPLETING APPLICATION.



1. APPLICANT/OWNER:
MARCUS PARTNERS
260 FRANKLIN STREET, SUITE 260
BOSTON, MA 02110

HATCH LEGEND

11

ZONE: BUSINESS
USE: WAREHOUSE
P: 313 LOTS: 7, 8, 53, 54 & 55
REQUIREMENT: PERMIT FROM DEP

* - BUILDING UP TO 50', REGARDLESS OF NUMBER OF STORIES, MAY BE PERMITTED BY A SPECIAL PERMIT FROM THE SPECIAL PERMIT GRANTING AUTHORITY

| REV | DATE | COMMENT |
|-----|------|---------|
|-----|------|---------|

| REV | DATE | COMMENT |
|-----|------|---------|
|-----|------|---------|



THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

| | |
|--------------|-----------------|
| PROJECT No.: | JM2109C |
| DRAWN BY: | MB/M |
| CHECKED BY: | MSY/G |
| DATE: | 10/08/2021 |
| CAD I.D.: | JM210906-SPPD-0 |

MARCUS PARTNERS

**PROPOSED
DISTRIBUTION / WAREHOUSE
MAP #313 | LOTS: 7, 8, 53, 54 & 55
KING STREET
TOWN OF FRANKLIN
NORFOLK COUNTY,
MASSACHUSETTS**

BOHLER //

352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900

www.BohlerEngineering.com

J.A. KUCICH

PROFESSIONAL ENGINEER
MASSACHUSETTS LICENSE No. 41530
NEW HAMPSHIRE LICENSE No. 15476
CONNECTICUT LICENSE No. 26177
RHODE ISLAND LICENSE No. 2616
MAINE LICENSE No. 12553

SHEET TITLE:

SHEET NUMBER:

C-301

ORG. DATE - 10/08/2021

A diagram showing two overlapping rectangular zones. The top zone is labeled "BUSINESS ZONE" and the bottom zone is labeled "RESIDENTIAL ZONE". The zones overlap in the center, creating a shaded area.

INTERSTATE 495
(PUBLIC-VARIABLE WIDTH)
(SOUTHBOUND)

KING STREET
(ASPHALT ROADWAY)
(PUBLIC - VARIABLE MILEAGE)

REFER TO KING STREET IMPROVEMENT
PLANS PREPARED BY OTHERS FOR
ALTERATIONS TO THE TRAFFIC SIGNAL
AND LANE WIDENING

R=1170.00'
Δ=016°49'07"
L=343.44'
CHB=S55° 28' 18"W
CHD=342.21'

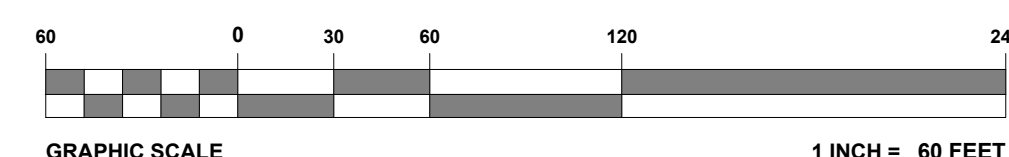
SIGHT TRIANGLE (AASHTO
DESIGN SPEED 45 MPH - 430')

GENERAL CONTRACTOR TO PROVIDE A SITE SPECIFIC WALL DESIGN AND CALCULATIONS THROUGH THE GENERAL CONTRACTOR'S SELECTED WALL MANUFACTURER'S LICENSED PROFESSIONAL STRUCTURAL ENGINEER FOR ALL RETAINING WALLS AND HEADWALLS. DESIGNS SHALL BE SUBMITTED TO THE CITY OF MARLBOROUGH PRIOR TO START OF WORK.

**MAINTENANCE OF A CLEAR SIGHT
LINE IS THE RESPONSIBILITY OF THE
PROPERTY OWNER**

REFER TO NOTES AND REFERENCES SHEET FOR ADDITIONAL NOTES, REFERENCES AND SPECIFICATIONS.

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY





**FRANKLIN, MASSACHUSETTS
LANDSCAPE REQUIREMENTS**

| SECTION | REQUIREMENTS | CALCULATIONS/PROPOSED |
|---|--|--|
| \$185-12: FRONT YARD REQUIREMENTS | THAT PORTION OF THE FRONT YARD WITHIN 10 FEET OF THE STREET LINE SHALL BE FREE OF PARKING AND, EXCEPT FOR DRIVEWAYS AND WALKS, FULLY LANDSCAPED. | EXISTING VEGETATION TO REMAIN AND BE PROTECTED |
| \$185-21: PARKING, LOADING AND DRIVEWAY REQUIREMENTS | G. PARKING AREA DESIGN AND LOCATION. H. LOADING AREAS AND PARKING AREAS FOR 10 OR MORE CARS SHALL PROVIDE SCREENING IN ACCORDANCE WITH § 185-25. I. PARKING LOTS FOR 20 OR MORE CARS SHALL CONTAIN OR BE BORDERED WITHIN FIVE FEET BY AT LEAST ONE TREE PER 10 PARKING SPACES. TREES TO BE TWO-INCH CALIPER OR LARGER, WITH NOT LESS THAN 40 SQUARE FEET OF IMPROVED SOIL AREA PER TREE. SOIL PLOTS SHALL BE LOCATED SO AS TO ASSURE SAFE INTERNAL CIRCULATION. | PROVIDED REQUIRED: 298 PARKING SPACES/10= 28 TREES PROVIDED: 32 TREES REQUIRED: 40 SF X 30 TREES = 1,200 SF SOIL AREA PROVIDED |
| \$185-26: OBSTRUCTION OF VIEW ON CORNER LOTS. | ON ANY CORNER LOT WITHIN 25 FEET OF ANY STREET INTERSECTION AND A DISTANCE OF 10 FEET BACK FROM THE STREET LINE, NO SOLID WALL INCLUDING A RETAINING WALL, FENCE OR STRUCTURE AND NO HEDGES, SHRUBS OR OTHER PLANT GROWTH SHALL BE PERMITTED IN EXCESS OF THREE FEET ABOVE THE GROUND OF THE ROAD. IF IT LOOKS MORE THAN 15 OF THE AREA UP TO THREE FEET AT THE TIME OF GREATEST FOLIAGE. TREES MAY BE PLANTED IN THE SAME AREA, NO CLOSER THAN FIVE FEET APART, 30 LONG AS THE LOWEST BRANCHES ARE NOT CLOSER THAN EIGHT FEET TO THE GROUND. | PROVIDED |
| \$185-30: TREE PLANTING | ANY LOT ABUTTING A RIGHT-OF-WAY OF 75 FEET OR MORE IN WHICH A BUILDING IS CONSTRUCTED WITHIN 50 FEET OF THE RIGHT-OF-WAY MUST HAVE TREES PLANTED AT LEAST EVERY 30 FEET IN A ROW BETWEEN 30 AND 50 FEET BACK FROM THE RIGHT-OF-WAY, UNLESS A SUFFICIENT NUMBER OF TREES ALREADY EXISTS. TREES MUST BE OF TWO-INCH CALIPER AND APPROVED BY THE TREE WARDEN. IF ANY OF THE TREES DO NOT LIVE THROUGH THE FIRST WINTER, THEY MUST BE REPLACED. | EXISTING TREES TO REMAIN AND BE PROTECTED |
| \$185-35: SCREENING | A. THE FOLLOWING SHALL BE SCREENED, EXCEPT WITHIN 10 FEET OF THE STREET LINE, FROM ANY ADJACENT RESIDENTIAL DISTRICT OR USE FROM WHICH THEY WOULD OTHERWISE BE VISIBLE: (1) OPEN STORAGE (2) LOADING AND SERVICE AREAS (3) OUTDOOR PARKING FOR 10 OR MORE CARS. B. "SCREENING" IN THIS CONTEXT, SHALL MEAN AN AREA FOUR FEET WIDE, DENSELY PLANTED WITH EVERGREEN TREES OR SHRUBS THREE FEET OR MORE IN HEIGHT WHEN PLANTED, OR A WALL, FENCE OR EARTH BERM 12 INCHES OR MORE IN HEIGHT OR EQUIVALENT VISUAL SCREENING BY NATURAL VEGETATION OR DIFFERENCE IN ELEVATION BETWEEN POTENTIAL VIEWERS AND THE SCREENED AREAS. C. THE FOLLOWING SHALL APPLY TO ANY USE IN AN INDUSTRIAL OR BUSINESS DISTRICT IF LOCATED ON PREMISES WITHIN 500 FEET OF A RESIDENTIALLY USED STRUCTURE IN AN ADJACENT RESIDENTIAL DISTRICT NOT ALLOWING THAT USE AND IF LOCATED ON A LOT WHICH ABUTS OR EXTENDS INTO THAT RESIDENTIAL DISTRICT BY LESS THAN 75 FEET OR ABUTS ANOTHER LOT WHICH HAS FRONTAGE ONLY WITHIN THE RESIDENTIAL DISTRICT. SUCH USES SHALL PROVIDE A GREENBELT ALONG THE PORTION OF THE LOT WHICH ABUTS THE RESIDENTIAL DISTRICT OR ABUTTING LOT CITED ABOVE. SUCH GREENBELT SHALL CONSIST OF AN AREA NOT LESS THAN 15 FEET WIDE CONTAINING A DENSE GROUPING OF TREES AND SHRUBS PROVIDING A NATURAL BARRIER BETWEEN THE LOT AND THE ADJACENT PREMISES. THE TREES AND SHRUBS SHALL HAVE A HEIGHT OF NOT LESS THAN THREE FEET INITIALLY AND SHALL BE EXPECTED TO HAVE AN EFFECTIVE HEIGHT OF NOT LESS THAN SEVEN FEET WITHIN TWO YEARS. | RESIDENTIAL AREA WOULD NOT OTHERWISE BE VISIBLE EXISTING VEGETATION TO REMAIN AND BE PROTECTED |
| \$181-2: JURISDICTION | B. EXCEPT AS PERMITTED BY THE CONSERVATION COMMISSION OR AS PROVIDED IN THIS CHAPTER, NO PERSON SHALL COMMENCE TO REMOVE, FILL, DREDGE, BUILD UPON, DEGRADE, DISCHARGE INTO OR OTHERWISE ALTER THE FOLLOWING RESOURCE AREAS: ANY PRESERVABLE WETLANDS; MARSHES; WET MEADOWS; BOGS; SWAMPS; VERNAL POOLS; BANKS; RESERVOIRS; LAKES; PONDS OF ANY SIZE; BEACHES; INTERTIDAL STREAMS; LANDS UNDER WATER BODIES; LANDS WITHIN 100 FEET OF ANY OF THE FOREGOING WETLAND OR FLOODPLAIN AREAS; LANDS SUBJECT TO FLOODING OR INUNDATION BY GROUNDWATER OR SURFACE WATER, RIVERS AND STREAMS; AND LANDS WITHIN 20 FEET OF THE MEAN ANNUAL HIGH-WATER LINE OF ANY RIVER OR STREAM. | PROVIDED |
| \$181-8: PERMITS AND CONDITIONS | C. CONDITIONS 2) TO PREVENT WETLAND LOSS, THE COMMISSION SHALL REQUIRE APPLICANTS TO AVOID WETLANDS ALTERATION WHEREVER FEASIBLE. SHALL MINIMIZE WETLANDS ALTERATION, AND WHERE ALTERATION IS UNAVOIDABLE, SHALL REQUIRE FULL MITIGATION. THE ORIGINATOR MAY AUTHORIZE OR REQUIRE REPLICATION OF WETLANDS AS A FORM OF MITIGATION, BUT ONLY WITH ADEQUATE SECURITY, PROFESSIONAL DESIGN AND MONITORING TO ASSURE SUCCESS BECAUSE OF THE HIGH LIKELIHOOD OF FAILURE OF REPLICATION. | PROVIDED |

SEED MIX KEY

- PROPOSED HYDROSEED
- PROPOSED STEEP SLOPE MIX
- PROPOSED BASIN SEED MIX

OWNER MAINTENANCE RESPONSIBILITIES

UPON OWNER'S OR OWNER CONTRACTOR'S COMPLETION OF LANDSCAPING WORK, THE OWNER IS FULLY RESPONSIBLE FOR ALL FUTURE MAINTENANCE, CARE, UPLIFT, WATERING, AND TENDING OF ALL INSTALLED VEGETATION, PLANTS, TREES, SHRUBS, GRASSES, ORNAMENTAL PLANTS AND FLOWERING PLANTS, INCLUDING GROUND COVER AND LANDSCAPING, INCLUDING ALL LANDSCAPE ISLANDS AND AREAS ADJACENT OR PART OF THE LANDSCAPED AREAS. THIS RESPONSIBILITY INCLUDES, BUT IS NOT LIMITED TO, THE FOLLOWING:

- TREES ADJACENT TO WALKWAYS AND AREAS OF PEDESTRIAN TRAFFIC MUST BE MAINTAINED TO ASSURE THAT ANY BRANCHES MUST BE LIMBED UP TO A CLEARANCE HEIGHT OF 11 FT. (FROM ALL PEDESTRIAN SURFACES) OR PRUNED BACK TO AVOID ANY INTERFERENCE WITH THE TYPICAL PATH OF TRAVEL.
- TREES WITHIN SPECIAL LIGHT LINES, AS ILLUSTRATED ON THE LANDSCAPE PLAN, ARE TO BE TRIMMED TO A CLEARANCE HEIGHT OF 11 FT. (FROM ALL PAVED, TRAVELED SURFACES) OR AS OTHERWISE INDICATED ON THE PLANS.
- VEGETATIVE GROUND COVER, SHRUBS AND ORNAMENTAL PLANTS AND GRASSES MUST BE TRIMMED SO THAT NO PORTION OF THE PLANT EXCEEDS 30 INCHES ABOVE GRADE OF ALL PAVED, TRAVELED SURFACES ALONG AND WITHIN THE RIGHT LINES OF PARKING LOTS AND ACCESS/EGRESS WAYS.
- FALLING PLANT FLORA, FRUIT, SEEDS AND BRUSH DRIPPINGS ARE TO BE REMOVED IMMEDIATELY FROM VEHICULAR AND PEDESTRIAN TRAFFIC AREAS TO PREVENT TRIPPING, SLIPPING OR ANY OTHER HAZARDS.

THESE REQUIREMENTS DO NOT AFFECT THE PLANT LIFE GUARANTEE. THE LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE.

**THIS PLAN TO BE UTILIZED FOR
LANDSCAPE PURPOSES ONLY**

**REFER LANDSCAPE NOTES &
DETAILS SHEET FOR LANDSCAPE
NOTES AND DETAILS**

**OVERALL
LANDSCAPE
PLAN**

SHEET NUMBER:
C-701

ORG. DATE - 10/08/2021

~ 48°09'56"

701.21'

ESCUTcheon PIT IN
LEAD POND IS
STONE BOUND FOUND

25' WETLAND
BUFFER (TYP.)

WETLAND
LINE (TYP.)

SEED MIX KEY

- PROPOSED HYDROSEED
- PROPOSED STEEP SLOPE MIX
- PROPOSED BASIN SEED MIX

[illegible]

DOCUMENT UNLESS INDICATED OTHERWISE.

| | |
|--------------|------------------|
| PROJECT No.: | JM210906 |
| DRAWN BY: | MB/ML |
| CHECKED BY: | MSY/GD |
| DATE: | 10/08/2021 |
| CAD ID.: | JM210906-LSCP-0A |

MARCUS PARTNERS

BOHLER //

M.J. MRVA
REGISTERED LANDSCAPE ARCHITECT
MASSACHUSETTS No. 1217
RHODE ISLAND No. 419
NEW YORK No. 002359
NEW HAMPSHIRE No. 109
CONNECTICUT No. 1399
MAINE No. 4248
800.333.2908

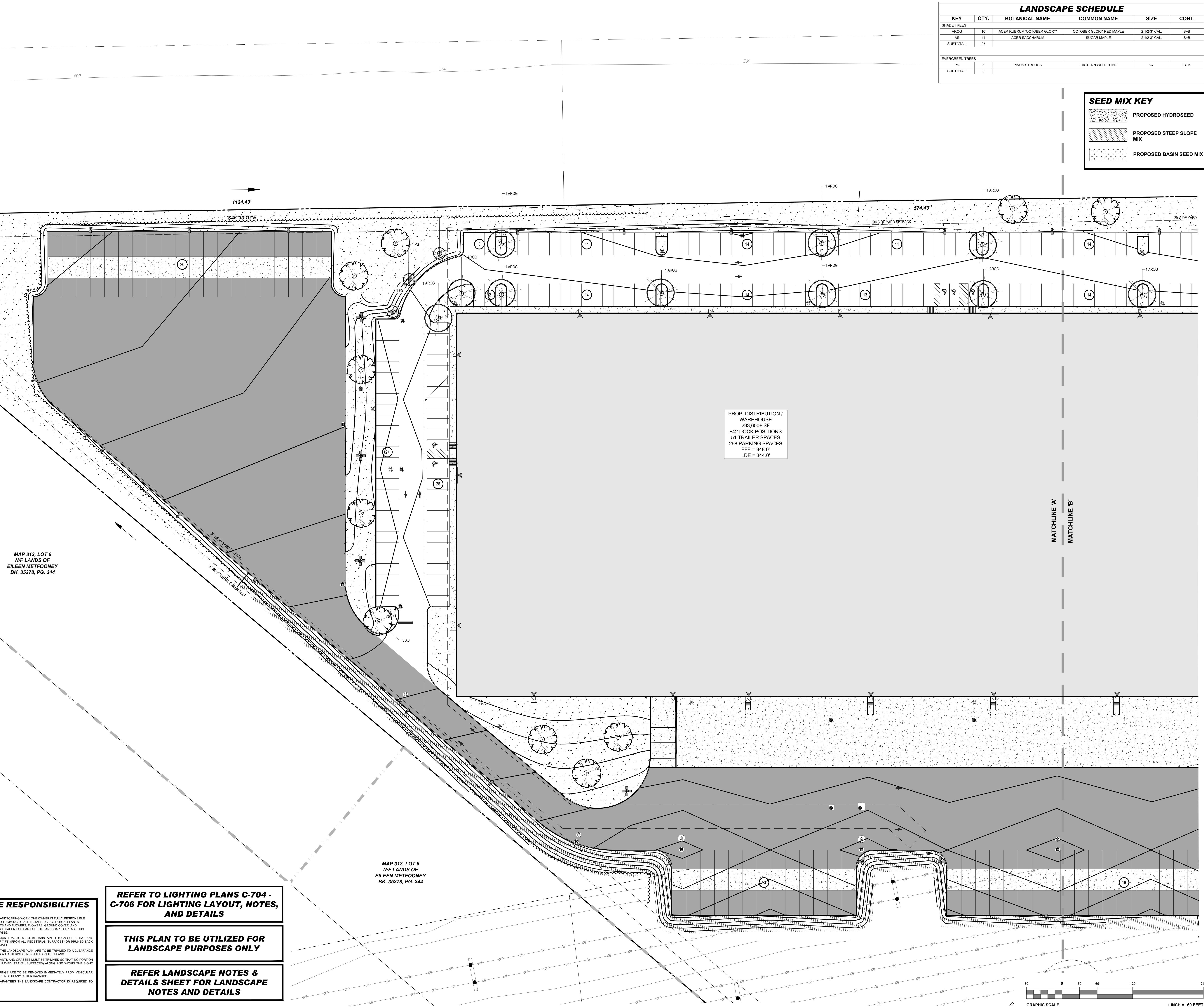
SHEET TITLE:

**OVERALL
LANDSCAPE
PLAN**


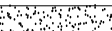
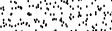
SHEET NUMBER:

C-701

ORG. DATE - 10/08/2021



SEED MIX KEY

| | |
|---|--------------------------|
|  | PROPOSED HYDROSEED |
|  | PROPOSED STEEP SLOPE MIX |
|  | PROPOSED BASIN SEED MIX |


[illegible]

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REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION
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| | |
|--------------|-----------------|
| PROJECT No.: | JM21090C |
| DRAWN BY: | MB/M |
| CHECKED BY: | MSY/G |
| DATE: | 10/08/2002 |
| CAD I.D.: | JM210906-LSCP-0 |

MARCUS PARTNERS

BOHI FR //



M.J. MRVA

REGISTERED LANDSCAPE ARCHITECT

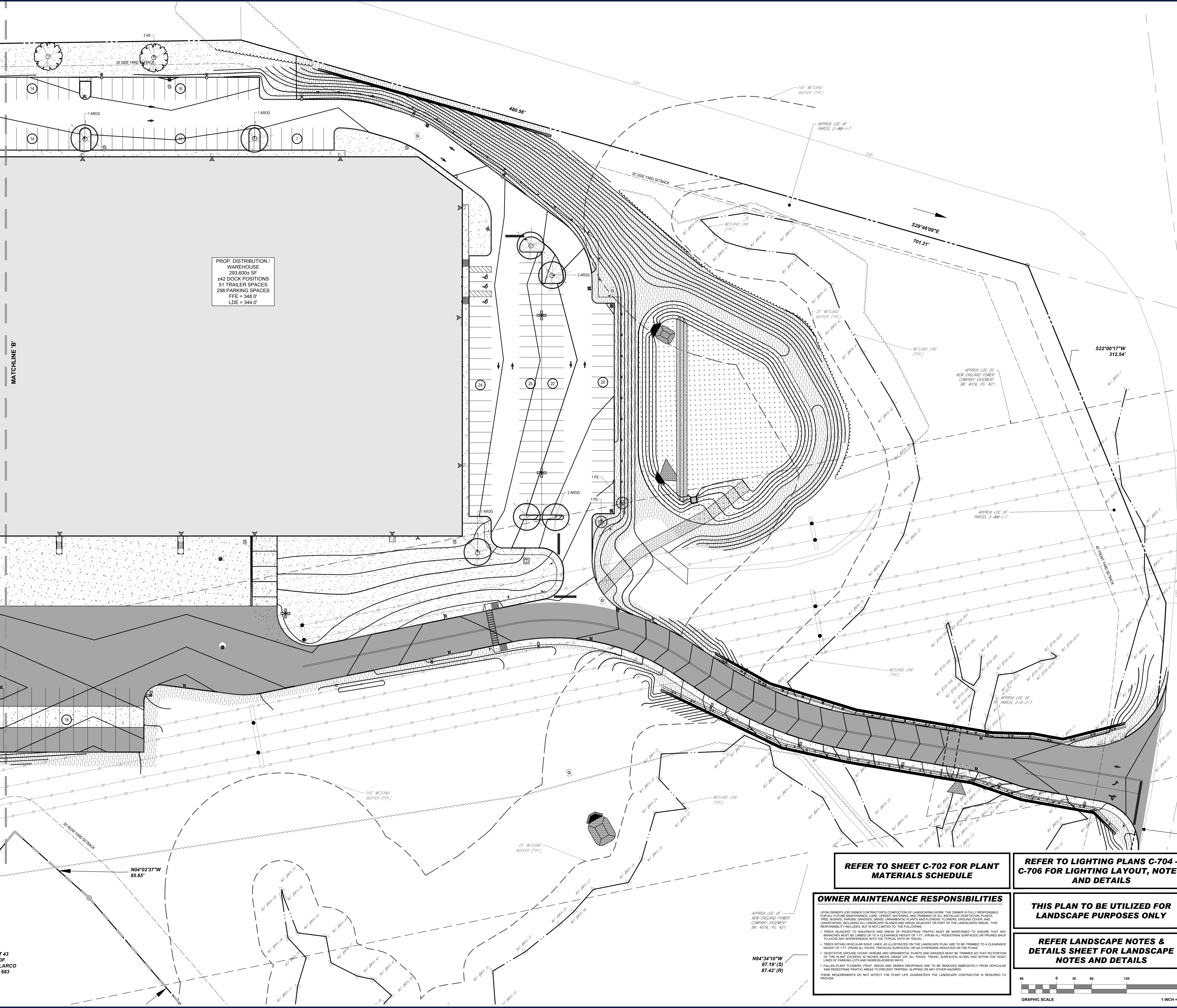
MASSACHUSETTS No. 1217
 RHODE ISLAND No. 419
 NEW YORK No. 002359
 NEW HAMPSHIRE No. 109
 CONNECTICUT No. 1359
 MAINE No. 4248
 PENNSYLVANIA No. 25048

SHEET TITLE:

SHEET NUMBER:
C-702

ORG. DATE - 10/08/2021

G:\2021\JM210906\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\JM210906-LSCP-0A.....>LAYOUT: C-702 LAND





INTERSTATE 495
(PUBLIC-VARIABLE WIDTH)
(SOUTHBOUND)

INTERSTATE 495
(PUBLIC-VARIABLE WIDTH)
(SOUTHBOUND)

LIGHTING NOTES

(Rev. 1/2020)

- THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE LIABILITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.
- THE LIGHTING CONTRACTOR MUST COMPLY WITH ALL APPLICABLE CONTRACTOR REQUIREMENTS INDICATED IN THE PLANS, INCLUDING BUT NOT LIMITED TO GENERAL NOTES, GRADING AND UTILITY NOTES, SITE SAFETY, AND ALL AGENCY AND GOVERNMENTAL REGULATIONS.
- THE LIGHTING PLAN DEPICTS PROPOSED, SUSTAINED ILLUMINATION LEVELS CALCULATED USING DATA PROVIDED BY THE NOTED MANUFACTURER. ACTUAL, SUSTAINED ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, THE SERVICE LIFE OF EQUIPMENT AND LUMINAIRES.
- THE LIGHTING VALUES AND CALCULATION POINTS DERIVED ON THIS PLAN ARE ANALYZED ON A HORIZONTAL, GEOMETRIC PLANE AT GRADE LEVEL. LEVELS OTHERWISE NOTED. ILLUMINATION LEVELS ARE SHOWN IN FOOT CANDLES (FC).
- THE LUMINAIRES, LAMPS AND LENSES MUST BE REGULARLY INSPECTED/MAINTAINED TO ENSURE THAT THEY FUNCTION PROPERLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF LENSES, AND THE CONTRACTOR SHALL RE-APPRAISE ACCORDING TO MANUFACTURER RECOMMENDATIONS. FAILURE TO FOLLOW THE ABOVE STEPS COULD RESULT IN IMPROPER LIGHT DISTRIBUTION AND FAILURE TO COMPLY WITH THE APPROVED DESIGN. UPON COMPLETION AND OWNERS ACCEPTANCE OF THE WORK, THE ABOVE RESPONSIBILITIES BECOMES SOLELY THE CONTRACTOR'S.
- THE LIGHTING PLAN IS INTENDED TO SHOW THE LOCATIONS AND TYPE OF LUMINAIRES, POWER SYSTEM, CONDUITS, WIRES AND OTHER ELECTRICAL COMPONENTS ARE SOLELY THE ARCHITECT'S, MECHANICAL ENGINEER AND/OR LIGHTING CONTRACTORS RESPONSIBILITY, AS INDICATED IN THE CONSTRUCTION CONTRACT DOCUMENTS. THE LIGHTING CONTRACTOR MUST COORDINATE WITH THE PROJECT ARCHITECT AND/OR ELECTRICAL ENGINEER REGARDING ANY AND ALL POWER SOURCES AND TRIMMING DEVICES NECESSARY TO MEET THE DESIGN INTENT. THESE ITEMS MUST BE INSTALLED AS REQUIRED BY STATE AND LOCAL REGULATIONS. CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF LIGHTING FIXTURES AND APPURTENANCES IN ACCORDANCE WITH ALL APPLICABLE BUILDING AND ELECTRICAL CODES.
- THE CONTRACTOR MUST BRING IMMEDIATELY IN WRITING ANY LIGHT LOCATIONS THAT CONFLICT WITH DRAINAGE, UTILITIES, OR OTHER STRUCTURES TO THE ENGINEER OF RECORDS ATTENTION, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT SHIELDING AND/OR ROTATED OPTICS ARE INSTALLED AS INDICATED ON THE PLAN IN ORDER TO ACHIEVE THE LIGHTING LEVELS THE REVIEWING AGENCY APPROVED.
- THE ACTUAL LIGHTING LEVELS MUST BE VERIFIED IN THE FIELD AND FUTURES ADJUSTED ACCORDINGLY, BY THE CONTRACTOR, TO ACHIEVE THE APPROVED LIGHT LEVELS.
- ILLUMINATION LEVELS SHOWN ON THE PLAN HAVE BEEN CALCULATED FOR PROPOSED LIGHTS ONLY. ACTUAL ILLUMINATION LEVELS IN THE FIELD MAY DIFFER FROM THOSE DEPICTED ON THE PLAN DUE TO INTERFERENCE FROM EXISTING/IMPROVING LIGHTS WHOSE ILLUMINATION LEVELS ARE NOT REFLECTED ON THIS PLAN.
- ILLUMINATION LEVELS SHOWN ON THE PLAN WERE CALCULATED USING LIGHTING DESIGN SOFTWARE AG82 BY LIGHTING ANALYST.

REVISIONS

| REV | DATE | COMMENT | DRAWN BY |
|-----|------|---------|----------|
| | | | |

CREATED BY: JMD
CHECKED BY: JMD
DATE: 10/08/2021
CAD ID: JMD210006-LSCP-04

PROJECT: PRELIMINARY MAJOR SITE PLAN FOR MARCUS PARTNERS

PROPOSED DISTRIBUTION / WAREHOUSE
MAP #313, LOTS 7, 8, 53, 54 & 55
TOWN OF FRANKLIN
NORFOLK COUNTY,
MASSACHUSETTS

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REGISTERED LANDSCAPE ARCHITECT
MASSACHUSETTS REG. NO. 1517
NEW HAMPSHIRE REG. NO. 108
CONNECTICUT REG. NO. 108
MASSACHUSETTS REG. NO. 108

SHEET TITLE: OVERALL LIGHTING PLAN
SHEET NUMBER: C-705
ORG. DATE: 10/08/2021

| LIGHT POLE FOUNDATION SCHEDULE | | | |
|---|---------|--|--|
| MAXIMUM HEIGHT ABOVE GRADE "A" -" | 20' 0" | | |
| ASSUMED AVERAGE POLE DIAMETER "B" -" | 4" | | |
| # OF FIXTURES | QUAD | | |
| MINIMUM FOUNDATION DIAMETER "C" -" | 24" | | |
| MINIMUM FOUNDATION DEPTH "D" -" | 6' 0" | | |
| REINFORCING TIES "E" -" | 8" BARS | | |
| VERTICAL HOOKED REINFORCEMENT "F" -" | 8" BARS | | |
| * ADD 3 TIES, 4" C.C. AT TOP OF THE FOUNDATION * THIS MAY NOT BE ACTUAL MOUNTING HEIGHT. (SEE LIGHTING SCHEDULE) | | | |

LIGHT POLE FOUNDATION NOTES

- THE CONTRACTOR MUST VERIFY ALL DIMENSIONS AND CONDITIONS, COORDINATE WITH ALL CONTRACT DRAWINGS, PROJECT SHOP DRAWINGS AND FIELD CONDITIONS PRIOR TO CONSTRUCTION. CONTRACTOR MUST ENSURE NO CONFLICTS ARISE BETWEEN LIGHT POLE FOUNDATIONS, STRUCTURES, AND UTILITIES. IF ANY DISCREPANCIES BETWEEN FIELD CONDITIONS AND DESIGN PLANS ARISE, THE ENGINEER MUST BE NOTIFIED IMMEDIATELY IN WRITING.
- THE CONTRACTOR IS TO HAVE A GEOTECHNICAL ENGINEER, LICENSED IN THE PROJECT'S STATE, ON SITE TO INSPECT FILL, MONITOR FILL COMPACTION AND TO VERIFY SUBGRADE ALLOWABLE BEARING CAPACITY AND SOIL DESIGN. THE CONTRACTOR TO FURNISH SUPPORT TO CONSTRUCTION ACCORDING TO THE DESIGN ASSUMPTIONS. UNSUITABLE MATERIALS FOUND MUST BE REMOVED OR BE REMEDIATED AS PER THE DIRECTION OF THE ON SITE GEOTECHNICAL ENGINEER.
- IF CONDITIONS IN THE FIELD ARE DIFFERENT THAN THOSE INDICATED, THE CONTRACTOR IS TO IMMEDIATELY NOTIFY THE ENGINEER IN WRITING.
- CONTRACTOR IS RESPONSIBLE TO ENSURE THAT APPROPRIATE SELECT BACKFILL IS USED, AND THOROUGHLY COMPACTED TO 98% MAX. DENSITY ASTM D 698.
- STRUCTURAL CONCRETE AND CONCRETE PRACTICES SHALL CONFORM WITH ACI 318, "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE." DETAILS ARE TO BE IN ACCORDANCE WITH ACI 318, "MANUAL OF STANDARD PRACTICE." DETAILS AND DETAILS OF CONCRETE REINFORCEMENT, FORM WORK SHALL CONFORM WITH ACI 308, "GUIDE TO FORM WORK FOR CONCRETE," UNLESS OTHERWISE NOTED ON THE CONTRACT DOCUMENTS.
- CONCRETE MUST BE NORMAL WEIGHT STONE AGGREGATE WITH THE STATED MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS. HISTORICAL DATA OR LABORATORY TESTS FOR THE PRELIMINARY DESIGN MAY BE SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION. THE WATER-CEMENT RATIO FOR THE PROPOSED MIX DESIGN MUST ACHIEVE AN AVERAGE 28-DAY STRENGTH OF 1,200 PSI GREATER THAN THE REQUIRED STRENGTH ON LABORATORY TEST RESULTS.
- CONCRETE IS TO HAVE A SLUMP NO GREATER THAN 4" WITHIN A TOLERANCE OF 1".
- EXPOSED CONCRETE IS TO BE AIR ENTRACTED, 6% (WITHIN 1% TOLERANCE), CONFORMING TO ASTM C260.
- CONCRETE IS TO BE CONSOLIDATED IN PLACE USING AN INTERNAL VIBRATOR.
- REINFORCING STEEL BARS SHALL BE BULLETT STEEL ASTM A615, GRADE 60. ALL REINFORCEMENT TO BE SECURELY HELD IN PLACE WHILE PLACING CONCRETE. IF REQUIRED, ADDITIONAL BARS OR STRUTS TO BE SUBMITTED TO THE CONTRACTOR TO FURNISH SUPPORT TO CONSTRUCTION. THE DESIGN ASSUMPTIONS THAT EXPOSED SURFACES TO BE PLASTIC TIPPED. ALL ACCESSORIES MUST BE GALVANIZED.
- ALL SPACING OF REINFORCING BARS NOT INDICATED ARE TO BE BELTS AS PER THE REINFORCING SCHEDULE OR 48" MAX DIAMETERS. DISCONTINUOUS REINFORCING BARS ARE TO BE STANDARD WORKS.
- IF CAVING OF DRILLED HOLES ARE ENCOUNTERED, CONTRACTOR SHALL PROVIDE BENTONITE SLURRY IN PERMANENT CASINGS FOR DRILLED CONCRETE PIER FOUNDATIONS.
- CONCRETE MUST ATTAIN 80% OF THE DESIGN STRENGTH OR CURE FOR A MINIMUM OF 7-DAYS PRIOR TO THE INSTALLATION OF THE LIGHT POLES OR ALL LIGHT POLES ARE TO BE SUITABLY BRACED AGAINST WIND LOADS DURING THE ABOVE MENTIONED TIMEFRAME.
- ALL ELECTRICAL COMPONENTS TO COMPLY WITH N.E.C.
- WHEN 2" CURE BARRIER CAN NOT BE PROVIDED, CONCRETE FOUNDATION MUST BE EXTENDED TO 30" ABOVE SURFACE, OR PROVIDE COLLAR PROTECTION FOR LIGHT POLE.
- VERIFY WITH LOCATIONS SHOWN ON LIGHTING PLAN.
- CONTRACTOR IS TO RECORD ON A CLEAN COPY OF THE LIGHTING PLANS, THE LOCATION OF CONDUIT SUPPLYING POWER TO LIGHTS. A COMPLETED COPY OF THE RECORD PLAN IS TO BE PROVIDED TO THE OWNER PRIOR TO FINAL ACCEPTANCE OF THE WORK.
- UPON ACCEPTANCE OF THE COMPLETED WORK BY THE OWNER, THE OWNER IS RESPONSIBLE FOR APPROPRIATE MAINTENANCE OF THE LIGHTING SYSTEM.

LIGHT POLE FOUNDATION DESIGN CRITERIA

- MINIMUM REQUIRED ALLOWABLE BEARING CAPACITY - 1,000 PSF - ASSUMED (TO BE VERIFIED IN FIELD)
- MINIMUM REQUIRED ALLOWABLE BEARING CAPACITY - 30 DEG - ASSUMED (TO BE VERIFIED IN FIELD)
- SOIL DRY UNIT WEIGHT - 120 PCF - ASSUMED (TO BE VERIFIED IN FIELD)
- WIND PRESSURE - 30 PSF

LIGHT POLE FOUNDATION DETAIL

NOT TO SCALE - (0/2010) - (0/2010)

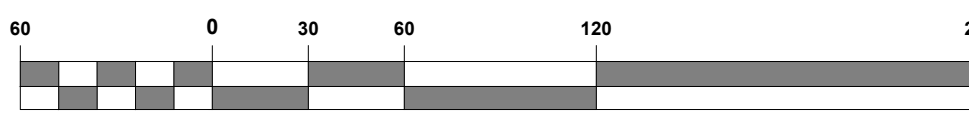
| LUMINAIRE SCHEDULE | | | | | | | | | |
|--------------------|-----|-------|----------|--|-------------|--------|------|-------------|--------------------------|
| SYMBOL | QTY | LABEL | MTG. HT. | DESCRIPTION | ARRNGMNT. | LUMENS | LLF | COLOR TEMP. | IES FILENAME |
| | 30 | A | 30' | FORWARD THROW LED AREA LIGHT WITH SHIELD | SINGLE | 17,230 | 0.90 | | XGBM-FT-LED-SN-WH-HS-IES |
| | 3 | B | 30' | FORWARD THROW LED AREA LIGHT | DOUBLE @ 90 | 17,230 | 0.90 | | XGBM-FT-LED-SN-WH-IES |
| | 7 | C | 30' | FORWARD THROW LED AREA LIGHT | QUAD | 17,230 | 0.90 | | XGBM-FT-LED-SN-WH-IES |
| | 12 | D | 14' | LARGE LED WALL MOUNTED LIGHT | SINGLE | 13,170 | 0.90 | | TXWP-13L-50-IES |

| CALCULATION SUMMARY | | | | | |
|---------------------|-------|------|------|------|-----------|
| LOCATION | UNITS | AVG. | MAX. | MIN. | AVG./MIN. |
| PAVEMENT AREA | FC | 2.13 | 12.6 | 0.4 | 5.33 |
| | | | | | 31.50 |

REFER TO NOTES AND REFERENCES SHEET FOR ADDITIONAL NOTES, REFERENCES AND SPECIFICATIONS.

THIS PLAN TO BE UTILIZED FOR LIGHTING PURPOSES ONLY

REFER TO DETAIL SHEET FOR LIGHT POLE FOUNDATION DETAIL



X



(Rev. 1/2020)

1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH ALL REQUIREMENTS AND SPECIFICATIONS THEREIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRELATION OF ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REQUIREMENTS INDICATED ON THE PLANS, INCLUDING BUT NOT LIMITED TO GENERAL NOTES, GRADING AND UTILITY NOTES, SITE SAFETY, AND ALL AGENCY AND DEPARTMENTAL REQUIREMENTS.
3. THE LIGHTING PLAN DEPICTS PROPOSED, SUSTAINED ILLUMINATION LEVELS CALCULATED USING DATA PROVIDED BY THE NOTED MANUFACTURER. ACTUAL, SUSTAINED SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIOUS FACTORS, INCLUDING BUT NOT LIMITED TO, LUMINAIRE TYPE, LUMINAIRE DISTRIBUTION, LUMINAIRE SPECIFICATIONS AND OTHER RELATED VARIABLE FIELD CONDITIONS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRELATION OF ALL THE DATA POINTS SHOWN ON THE PLANS. THE DATA POINTS AT GROUND LEVEL, UNLESS OTHERWISE NOTED, ILLUMINATION LEVELS ARE SHOWN IN FOOT-CANDALS (FC). THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRELATION OF ALL THE DATA POINTS SHOWN ON THE PLANS. THE DATA POINTS AT GROUND LEVEL, UNLESS OTHERWISE NOTED, ILLUMINATION LEVELS ARE SHOWN IN FOOT-CANDALS (FC). THIS WORK SHOULD INCLUDE, BUT IS NOT LIMITED TO: VISUAL OBSERVATION, CLEANING OF LENSES, AND CORRECTION OF LUMINAIRE DISTRIBUTION AND FAILURE TO COMPLY WITH THE APPROVED DESIGN. UPON COMPLETION AND OWNERS ACCEPTANCE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRELATION OF ALL THE DATA POINTS SHOWN ON THE PLANS.
5. THE LIGHTING PLAN IS INTENDED TO SHOW THE LOCATIONS AND TYPE OF LUMINAIRES, POWER SYSTEM, CONDUITS, WIRING, AND OTHER ELECTRICAL COMPONENTS ARE SOLELY THE ARCHITECT'S, MECHANICAL ENGINEERS AND/OR ELECTRICAL ENGINEERS RESPONSIBILITY. AS SUCH, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRELATION OF ALL THE DATA POINTS SHOWN ON THE PLANS. THE CONTRACTOR MUST COORDINATE WITH THE PROJECT ARCHITECT AND/OR ELECTRICAL ENGINEER REGARDING ANY AND ALL POWER SOURCES AND WIRING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRELATION OF ALL THE DATA POINTS SHOWN ON THE PLANS. THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF LIGHTING FIXTURES AND APPURTENANCES IN ACCORDANCE WITH THE PLANS AND ALL APPLICABLE CODES AND REGULATIONS.
6. THE CONTRACTOR MUST BE IMMEDIATELY IN WRITING, ANY LIGHT LOCATIONS THAT CONFLICT WITH DRAINAGE, UTILITIES, OR OTHER EXISTING CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRELATION OF ALL THE DATA POINTS SHOWN ON THE PLANS. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT SHIELDING AND/OR ROTATED OPTICS ARE INSTALLED AS INDICATED ON THE PLANS AND ALL APPLICABLE CODES AND REGULATIONS.
7. THE ACTUAL LIGHTING LEVELS MUST BE VERIFIED IN THE FIELD AND FORTURES ADJUSTED ACCORDINGLY. BY THE CONTRACTOR.
8. ILLUMINATION LEVELS SHOWN ON THE PLAN HAVE BEEN CALCULATED FOR PROPOSED LIGHTS ONLY. ACTUAL ILLUMINATION LEVELS IN THE FIELD MAY DIFFER FROM THOSE DEPICTED ON THE PLAN DUE TO DIFFERENCE FROM EXISTING AMBIENT LIGHTING AND/OR OTHER FACTORS.
9. ILLUMINATION LEVELS SHOWN ON THE PLAN WERE CALCULATED WITH LIGHTING DESIGN SOFTWARE (QDOT) BY LIGHTING

REVISIONS

[illegible]

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REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION
DOCUMENT UNLESS INDICATED OTHERWISE.

| | |
|--------------|-----------------|
| PROJECT No.: | JM210906 |
| DRAWN BY: | MB/M |
| CHECKED BY: | MSY/G |
| DATE: | 10/08/2020 |
| CAD I.D.: | JM210906-LSCP-0 |

PROJECT:

**PRELIMINARY
MAJOR SITE
PLAN**

— FOR —

MARCUS PARTNERS

PROPOSED

MAP #313 | LOTS: 7, 8, 53, 54 & 55

TOWN OF FRANKLIN
NORFOLK COUNTY,
MASSACHUSETTS

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352 TURNPIKE ROAD

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RHODE ISLAND No. 419
NEW YORK No. 002359
NEW HAMPSHIRE No. 103
CONNECTICUT No. 1309
MAINE No. 4248
MICHIGAN No. 250618

SHEET TITLE: _____

LIGHTING

EXISTING PLAN A

PLAN A

SHEET NUMBER: 000

C-706

Conclusion

ORG DATE - 10/08/2021

1000 900 800 700 600 500 400 300 200 100 0

