

LEGEND

- ELECTRIC MANHOLE & UNDERGROUND
ELECTRIC LINES
- TELEPHONE MANHOLE & UNDERGROUND
FIBER OPTIC LINES
- IR
IRON ROD
- BIT.
BITUMINOUS
- (C)
CALCULATED
- CONC.
CONCRETE
- (F)
FOUND
- (R)
RECORD
- POST INDICATOR VALVE
- CAMERA
- DRY WELL
- LIGHT POLE
- BOLLARD
- SIGN
- DH
DRILL HOLE
- DHCB
DRILL HOLE IN CONCRETE BOUND
- DHSB
DRILL HOLE IN STONE BOUND
- CB
CATCH BASIN
- SMH
SEWER MANHOLE
- WATER MANHOLE, WATER MAIN
WITH SIZE, TEE, GATE VALVE &
FIRE HYDRANT
- GAS MAIN WITH SIZE
& GATE VALVE
- EXISTING UTILITY POLE WITH DESIGNATION
OVERHEAD WIRES AND GUY POLE
- AREA OF FLOOD ZONES
(SEE NOTE 10)
- STONE WALL
- METAL GUARDRAIL
- EDGE OF PAVEMENT
- WIRE FENCE
- EDGE OF GRAVEL ROAD
- TELECOMMUNICATIONS EASEMENT
- LIMIT OF BORDERING VEGETATED WETLAND
WITH FLAG NUMBER AND ELEVATION
- LIMIT OF 25-FOOT NO DISTURB WETLAND BUFFER ZONE
- LIMIT OF 50-FOOT NO BUILD ZONE WETLAND BUFFER ZONE
- LIMIT OF 100-FOOT WETLAND BUFFER ZONE
- SEWERLINE & MANHOLE
- DRAINLINE WITH CATCHBASIN,
MANHOLE & ROUND CATCHBASIN
- LIMIT OF 100-YEAR FLOOD PLAIN (SEE NOTE 10 & 11)
- LIMIT OF FEMA FLOOD WAY (SEE NOTE 10)
- LIMIT OF 100-FOOT INNER RIPARIAN ZONE
- LIMIT OF 200-FOOT OUTER RIPARIAN ZONE

ABUTTERS EAST OF WASHINGTON STREET:

- #1: 312-006-000-000
HALLIE WETZEL & NICHOLAS PAONE
394 WASHINGTON STREET, FRANKLIN, MA
DEED BOOK 31636, PAGE 270
- #2: 312-011-000-000
TOWN OF FRANKLIN
DEED BOOK 9381, PAGE 124
- #3: 312-007-000-000
MICHAEL CARUSO & VANESSA CARUSO
2 IVY LANE, FRANKLIN, MA
DEED BOOK 35089, PAGE 415
- #4: 312-016-000-000
KEVIN & KATIE BOYCE
1 IVY LANE, FRANKLIN, MA
DEED BOOK 36017, PAGE 305

- #5: 312-017-000-000
SUZANNA & AMBER SARKAR
JOANNE HEBERT SARKAR
460 WASHINGTON STREET, FRANKLIN, MA
DEED BOOK 40155, PAGE 457

RECORD OWNERS:

ICBP IV HOLDINGS 34, LLC
C/O BERKELEY PARTERS
1 SANSOME STREET, SUITE 1500
SAN FRANCISCO, CALIFORNIA

ASSESSORS' PARCEL ID:

LOT 5A: 312-020-000-000
LOT 5B: 312-020-001-000
W/R/T EASEMENT OVER LOT 4A
LOT 4A: 321-060-000-000

REFERENCES:

DEED BOOK 36923, PAGE 217
PLAN BOOK 56, PLAN 2653 & 2654
PLAN BOOK 107, PAGE 253
PLAN BOOK 117, PAGES 388 & 389
PLAN BOOK 190, PAGE 1305
PLAN 262 OF 1977, PLAN BOOK 259
PLAN BOOK 281, PLAN 323 OF 1980
PLAN 322 OF 1980, PLAN BOOK 281
PLAN BOOK 665, PAGES 8 & 9
PLAN BOOK 672, PAGE 97 & 98
PLAN BOOK 675, PAGE 39
PLAN BOOK 676, PAGE 49
PLAN BOOK 678, PAGES 8 & 9
PLAN BOOK 701, PAGE 31
PLAN BOOK 281, PLAN 323 OF 1980

ZONING:

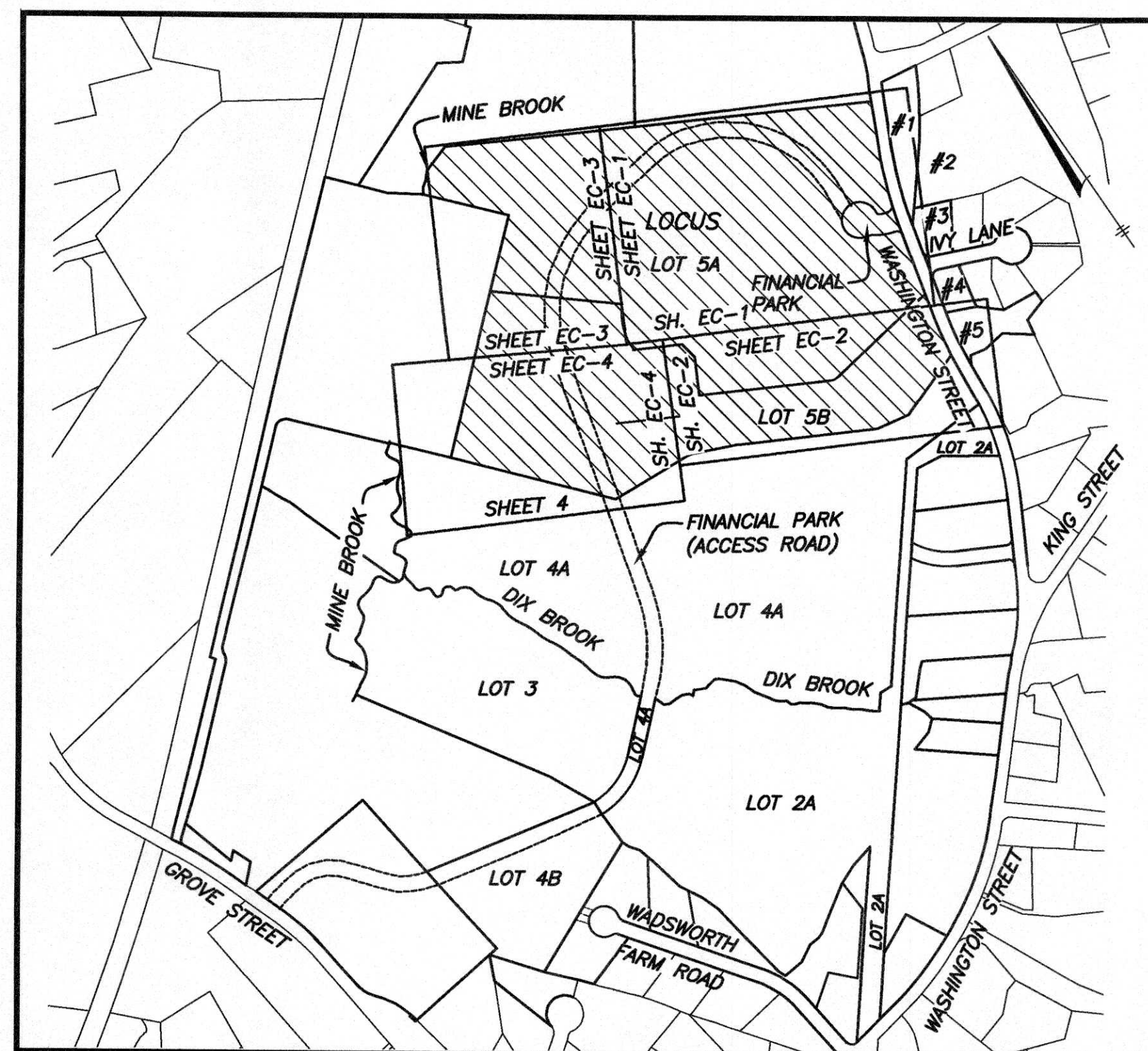
INDUSTRIAL

LIMITED/COMPLIED EXISTING CONDITIONS PLAN

FOR 100 & 200 FINANCIAL PARK FRANKLIN, MA

OCTOBER 24, 2022

REV. JULY 24, 2023



LOCUS MAP

1"=500'

SURVEYOR

HANCOCK ASSOCIATES

315 ELM STREET

MARLBOROUGH, MA 01752

PHONE (508) 460-1111

CIVIL ENGINEER

HIGHPOINT ENGINEERING, INC.

980 WASHINGTON STREET

DEDHAM, MA 02026

PHONE (781) 770-0973

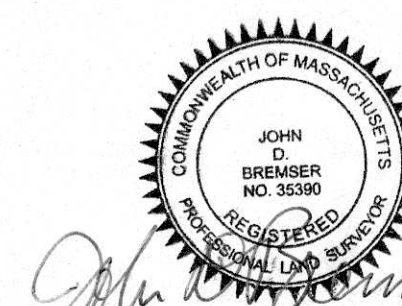
NOTES:

- 1) PROJECT SOURCE BENCHMARK IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988
- 2) THE PURPOSE OF THIS PLAN IS TO FACILITATE CONCEPT DESIGN ONLY. IT COMPILES INFORMATION FROM THE FOLLOWING SOURCES:
A: TOPOGRAPHY AND WETLANDS (SERIES F&G) NEAR WASHINGTON STREET FROM 2016 ANRAD BY THIS OFFICE.
B: REMAINDER OF WETLANDS FROM 2019 WETLANDS PLAN OF LOT 5 BY THIS OFFICE.
C: 2020 SITE "AS-BUILT" BY THIS OFFICE OF LOT 4A (TO THE SOUTH) WHICH INCLUDES PARKING EASEMENT ON LOT 5A AND ACCESS EASEMENT TO FINANCIAL PARK CUL-DE-SAC.
D: UTILITY LOCATIONS FROM 2021 ALTA PLAN FOR LOT 5A AND LOT 5B.
E: PORTIONS OF CONTOURS FROM NOAA 2011 LIDAR.
F: GPS FILL IN CONTOURS IN AREA SOUTH OF SMALL WAREHOUSE.
- 3) UNDERGROUND UTILITIES SHOWN HEREON ARE FROM A DECEMBER 15, 2021 ALTA BY THIS OFFICE (AND HAVE NOT BEEN UPDATED). THEY WERE COMPILED FROM FIELD LOCATIONS OF STRUCTURES, CONTRACTOR PAINT MARKS, AND AVAILABLE RECORD INFORMATION ON FILE AT THE TOWN ENGINEERING OFFICES, TOWN D.P.W., MASS HIGHWAY DEPT. AND UTILITY COMPANIES. OTHER UNDERGROUND UTILITIES MAY EXIST. IT SHALL BE THE RESPONSIBILITY OF THE DESIGN ENGINEER AND THE CONTRACTOR TO VERIFY THE LOCATION, SIZE & ELEVATION OF ALL UTILITIES WITHIN THE AREA OF ANY FUTURE PROPOSED WORK AND TO CONTACT "DIG-SAFE" AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION, DEMOLITION OR CONSTRUCTION.
- 4) THE LOCATION OF UNDERGROUND STORAGE TANKS, IF ANY, ARE UNKNOWN.
- 5) THIS PLAN IS A COMPILATION OF SEVERAL TOPOGRAPHIC SURVEYS PREPARED AT VARIOUS SCALES, AS SUCH, SCALES OF SOME SYMBOLS ARE NOT CONSISTENT.
- 6) ELECTRIC EASEMENT CROSSING LOCUS IS DEPICTED APPROXIMATELY PER 2-19-15 ALTA PLAN PREPARED FOR CRE MANAGEMENT, LLC. AND PLAN BOOK 56, PLAN #2653.
- 7) INTENTIONALLY OMITTED
- 8) A TWO LOT DEFINITIVE SUBDIVISION PLAN WAS APPROVED FOR PREVIOUS OWNERS BUT NOT REFERENCED ON THE CURRENT DEED. THE COVER SHEET (ONLY) WAS RECORDED IN PLAN BOOK 428, PLAN 163 OF 1995 AT THE NORFOLK COUNTY REGISTRY OF DEEDS. THE LOTTING SHEETS, NOT RECORDED, ARE ON FILE AT THE FRANKLIN PLANNING BOARD. THE LOCATION OF THE "FINANCIAL PARK" CUL-DE-SAC IS SHOWN FROM SAID PLANS.
- 9) LOCATION OF IRRIGATION SYSTEM COMPONENTS NOT INCLUDED IN THIS SURVEY.
- 10) FEMA FLOOD ZONE LINES FOR "ZONE X-SHADED" ARE SHOWN APPROXIMATELY FROM MASS GIS.
- 11) THE 100 YEAR FLOOD PLAIN (FLOOD ZONE AE) WAS FIELD LOCATED ON LOT 4A AND PARTIALLY ONTO THE SOUTHERLY PORTION OF LOT 5 ON AUGUST 19, 2019. THE FLOOD ZONE LINE IS SHOWN PER FIELD LOCATION BETWEEN WETLAND FLAG J105 (SHEETS 4 & 5) AND MEAN ANNUAL HIGH WATER FLAG 215. ALL OTHER PORTIONS OF FLOOD ZONE AE LINES ARE SHOWN APPROXIMATELY PER INTERPOLATION OF THE NOAA LIDAR CONTOURS THAT ARE PART OF THIS COMPILATION PLAN AND ARE NOT FIELD LOCATED.
- 12) MEAN ANNUAL HIGH WATER (MAHW) HAS BEEN FIELD DELINEATED AT THE NORTHWEST CORNER OF LOT 5A AND SEVERAL HUNDRED FEET SOUTH OF THERE. ON LOT 4A, ALONG MINE BROOK AND THE PORTION OF DIX BROOK THAT HAS NOT BEEN FIELD DELINEATED, MAHW HAS BEEN APPROXIMATED BASED ON DIGITIZED CENTERLINE OF SAID BROOKS AND MAHW WIDTHS FROM USGS STREAMSTATS BANKFULL STATISTICS.
- 13) BVW (BORDERING VEGETATED WETLANDS) HAS NOT BEEN FLAGGED WEST OF THE DETENTION POND ON ABUTTING LOT 4A, BETWEEN DIX BROOK AND ROUGH WF-J85. THIS LINE WOULD NOT IMPACT THE 100' SETBACK LINE ON LOT 4A AS THE DETENTION POND BROADCASTS A 100' BUFFER FARTHER EAST AS DEPICTED.
- 14) OFF-SITE ACCESS EASEMENTS AND UTILITY EASEMENTS EXIST BUT ARE NOT SHOWN AS THEY ARE OUTSIDE THE SCOPE OF THIS SURVEY.
- 15) WATER LINE SHOWN HEREON FOR WELL PUMP IS COMPILED FROM A SKETCH SUPPLIED BY HIGHPOINT ENGINEERING AND IS SHOWN APPROXIMATE ONLY. A WELL PUMP EXISTS ON SITE BUT HAS NOT BEEN LOCATED AS OF THE DATE OF THIS PLAN.
- 16) REVISED AND ADDITIONAL WETLAND FLAGS WERE FIELD LOCATED ON JUNE 29, 2023 BY THIS OFFICE AND ARE SHOWN HERE ON (SHEET EC-1) NEW FLAGS LOCATED ARE WF-114A, WF-114B, WF-114C, WF-114D, WF-B100, WF-B101, WF-B102, WF-B103, WF-BA200, WF-BA201B, WF-BA202, WF-BA203 & WF-BA204. WETLAND FLAGS WF-BA-103A, WF-BA-102A, WF-BA-101A, WF-BA-100A, WF-BA-200A, WF-BA-201 & WF-BA-202A WERE LOCATED ON JULY 17, 2023.
- 17) IN PARAGRAPH 1.2 OF DOCUMENT IN DEED BOOK 36923, PAGE 202 A 20'X20' SIGNAGE EASEMENT IS DESCRIBED BUT REFERENCES A SKETCH ON ITS EXHIBIT B THAT DEPICTS TWO STRAIGHT LINES AND A CURVE WITH NO MATH. A BEST GUESS OF INTENT IS DRAFTED HEREON.

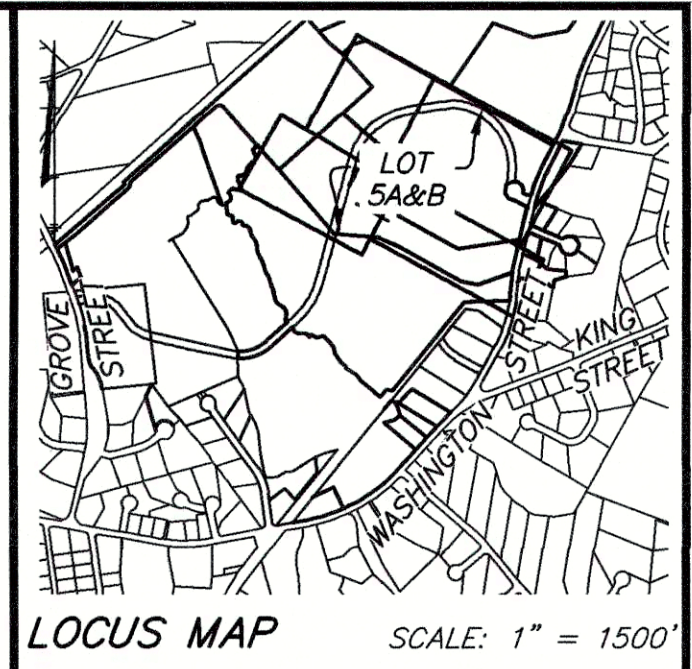
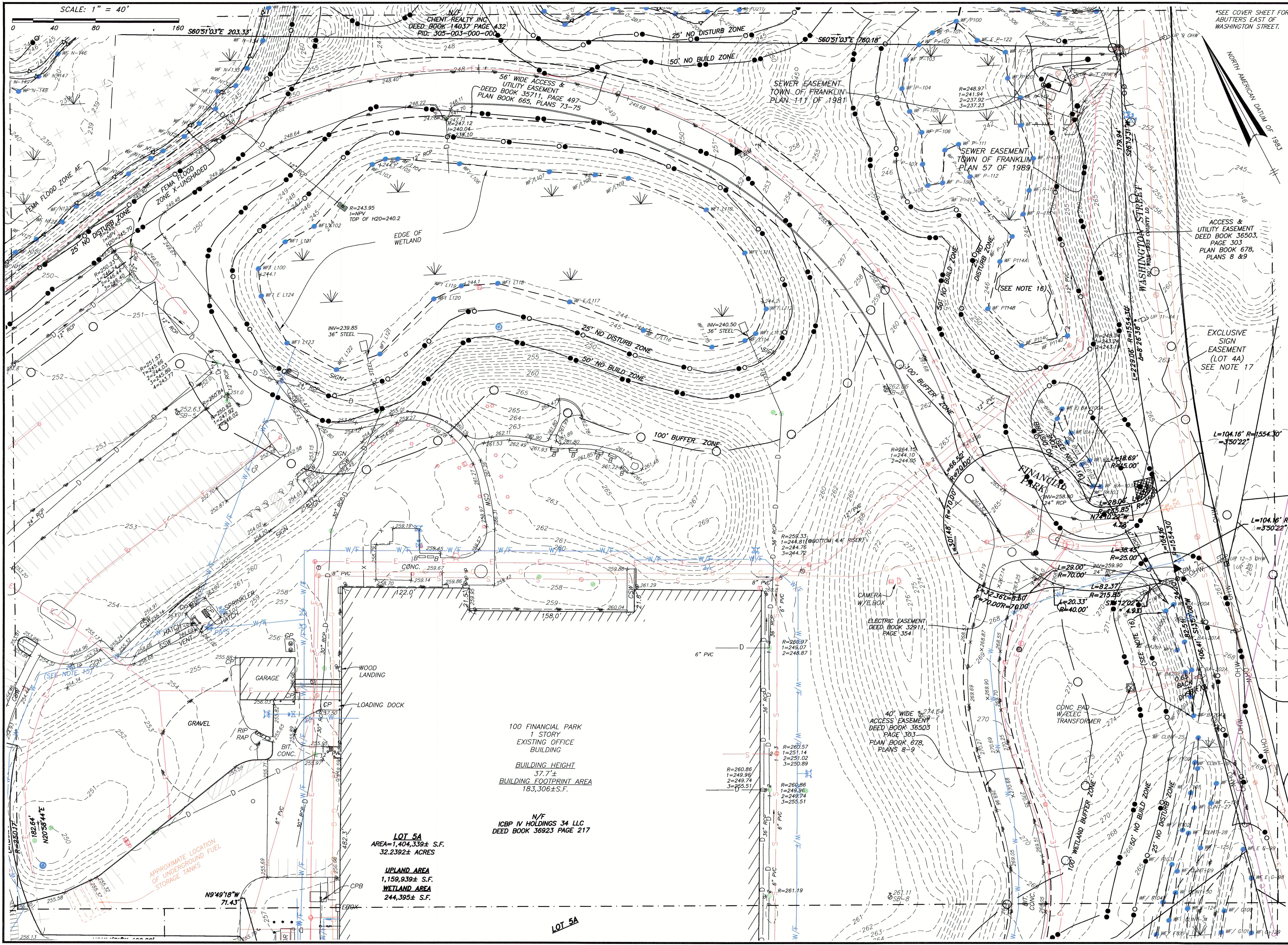
SHEET INDEX:

COVER SHEET
LIMITED/COMPILED EXISTING.....EC-1 THRU EC-4
CONDITIONS PLANS

ELEVATION BENCH MARKS		
▲ DATUM: (SEE NOTE 1)		
NO.	DESCRIPTION	ELEV.
L	MAGNETIC NAIL IN PAVEMENT	266.93
M	MAGNETIC NAIL IN PAVEMENT	254.42
N	MAGNETIC NAIL IN PAVEMENT	251.92



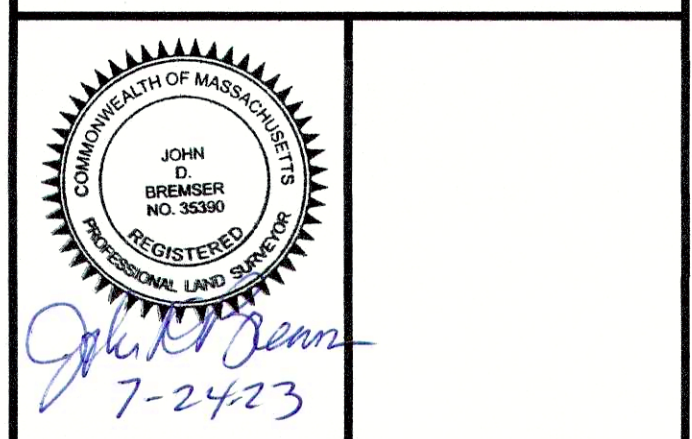
7-24-23



SITE ADDRESS:
**#100 & #200
FINANCIAL PARK**
(F/K/A 431 WASHINGTON ST.)
Franklin, Massachusetts

PREPARED FOR:
**BERKELEY PARTNERS
GROUP, LLC**

**HANCOCK
ASSOCIATES**
Civil Engineers
Land Surveyors
Environmental
Consultants
315 Elm Street, Marlborough, MA 01752
Voice (508) 460-1111, Fax (508) 460-1121
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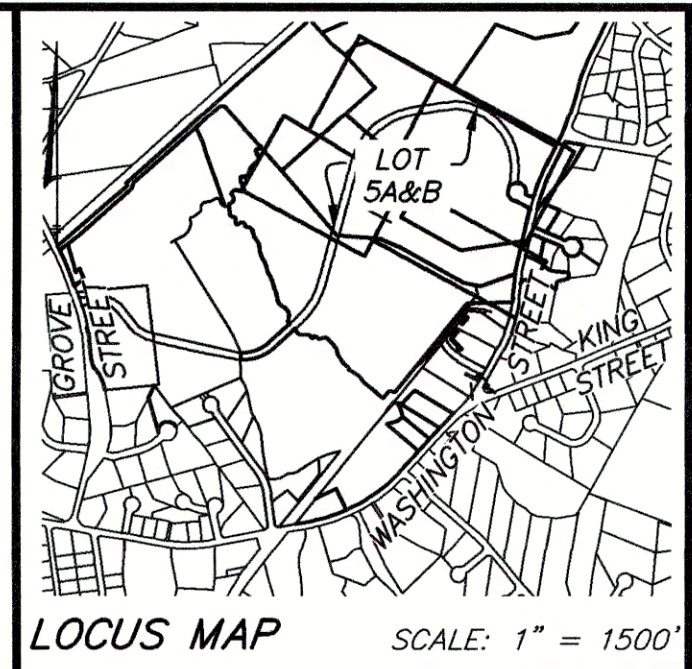
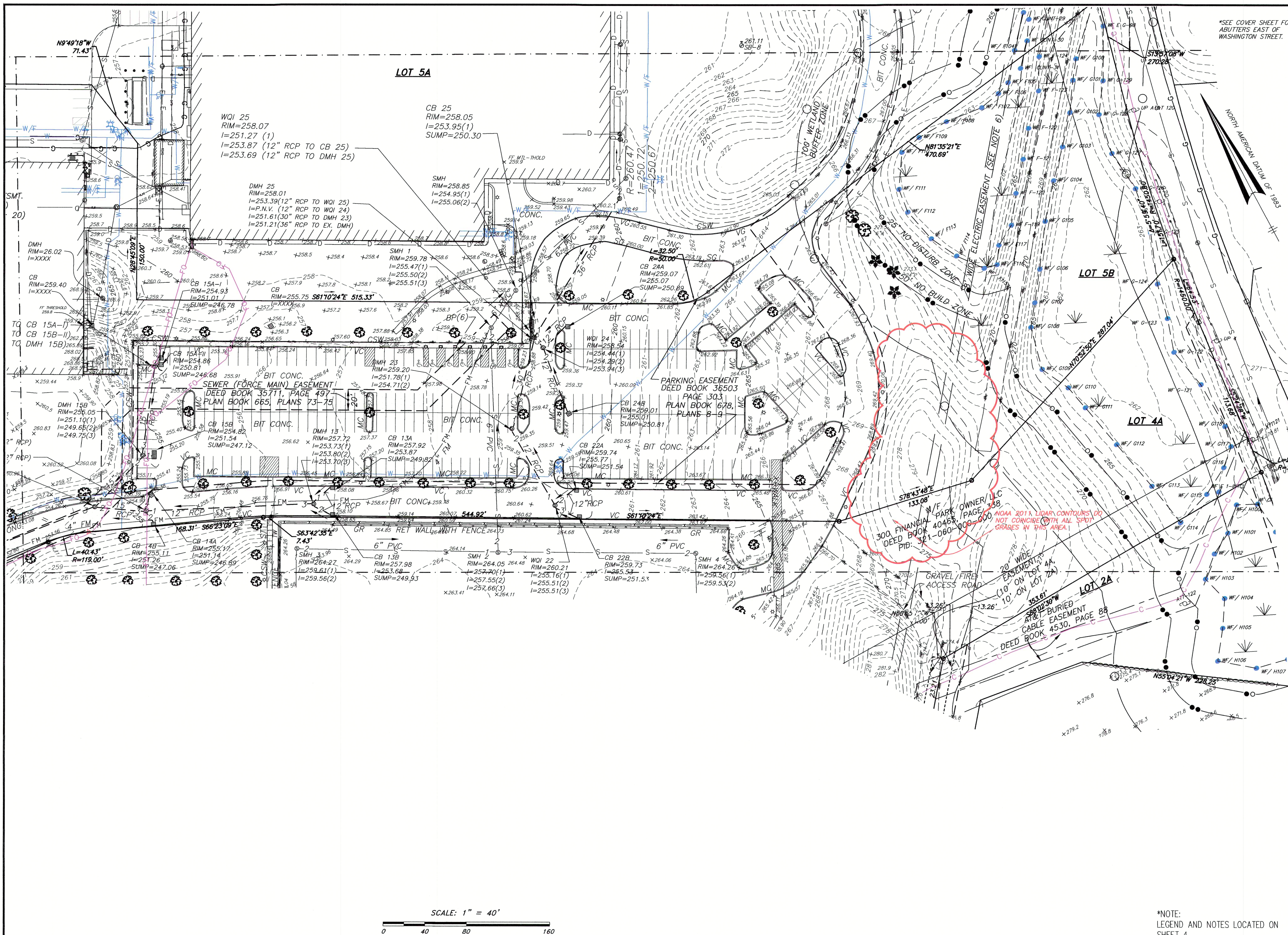


12	CMC	JDB	7/24/23	ADD HYDRANT AT FINANCIAL PARK & WASHINGTON STREET
11	CMC	JDB	7/19/23	REV. WET LINES/BUFF. AT WASH & FIN. PARK. NOTES & CULVERT
10	CMC	JDB	5/5/23	ADD WATER LINE
9	CMC	JDB	4/17/23	GENERAL REVISIONS
8	CMC	JDB	4/4/23	GENERAL REVISIONS
6	CMC	JDB	3/6/23	REVISE NOTES 10-13, ADD 13; ADD MAHW FLAGS ON LOT 4A
5	CMC	JDB	2/3/23	REVISE FLOOD ZONE AREAS & ADD MAHW FLAG SERIES 100
1	CMC	JDB	11/2/22	GENERAL REVISIONS
NO.	BY	APP	DATE	ISSUE/REVISION DESCRIPTION

DATE: 10/24/22
SCALE: 1" = 40'
DRAWN BY: CMC
CHECK BY: JDB

**LIMITED/COMPILED
EXISTING CONDITIONS
PLAN OF LAND
IN
FRANKLIN, MA**

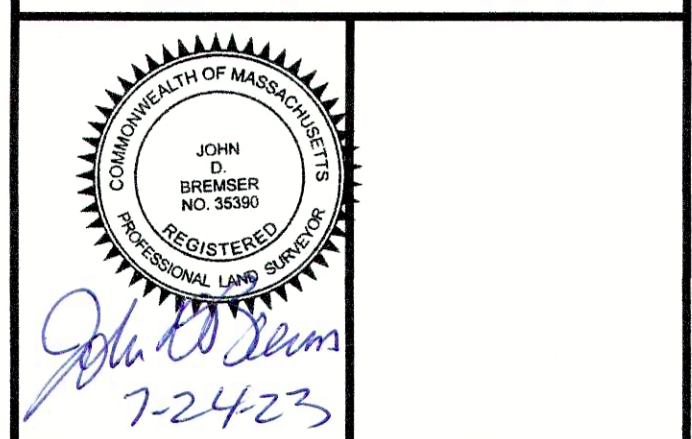
PLOT DATE: Jul 24, 2023 7:15 pm
DWG: 26609-LIM-EC-LOT-5A&B-2023.dwg
LAYOUT: EC-1
SHEET: 2 OF 5
PROJECT NO.: 22387



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Franklin, Massachusetts

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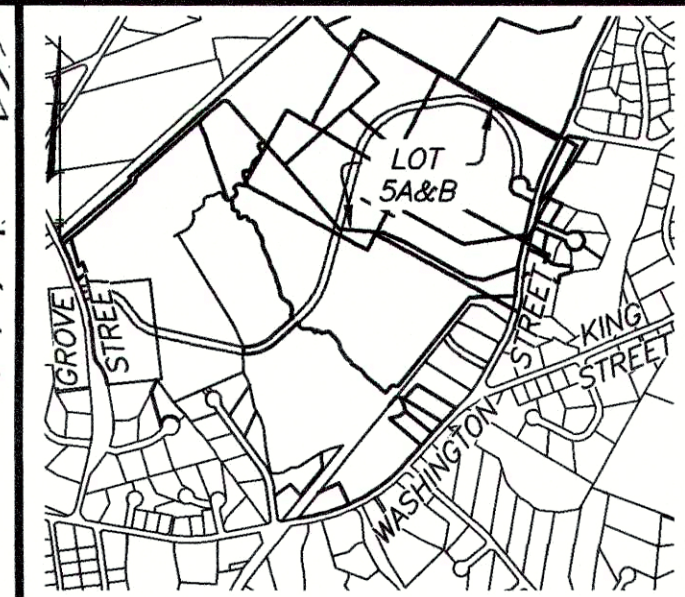
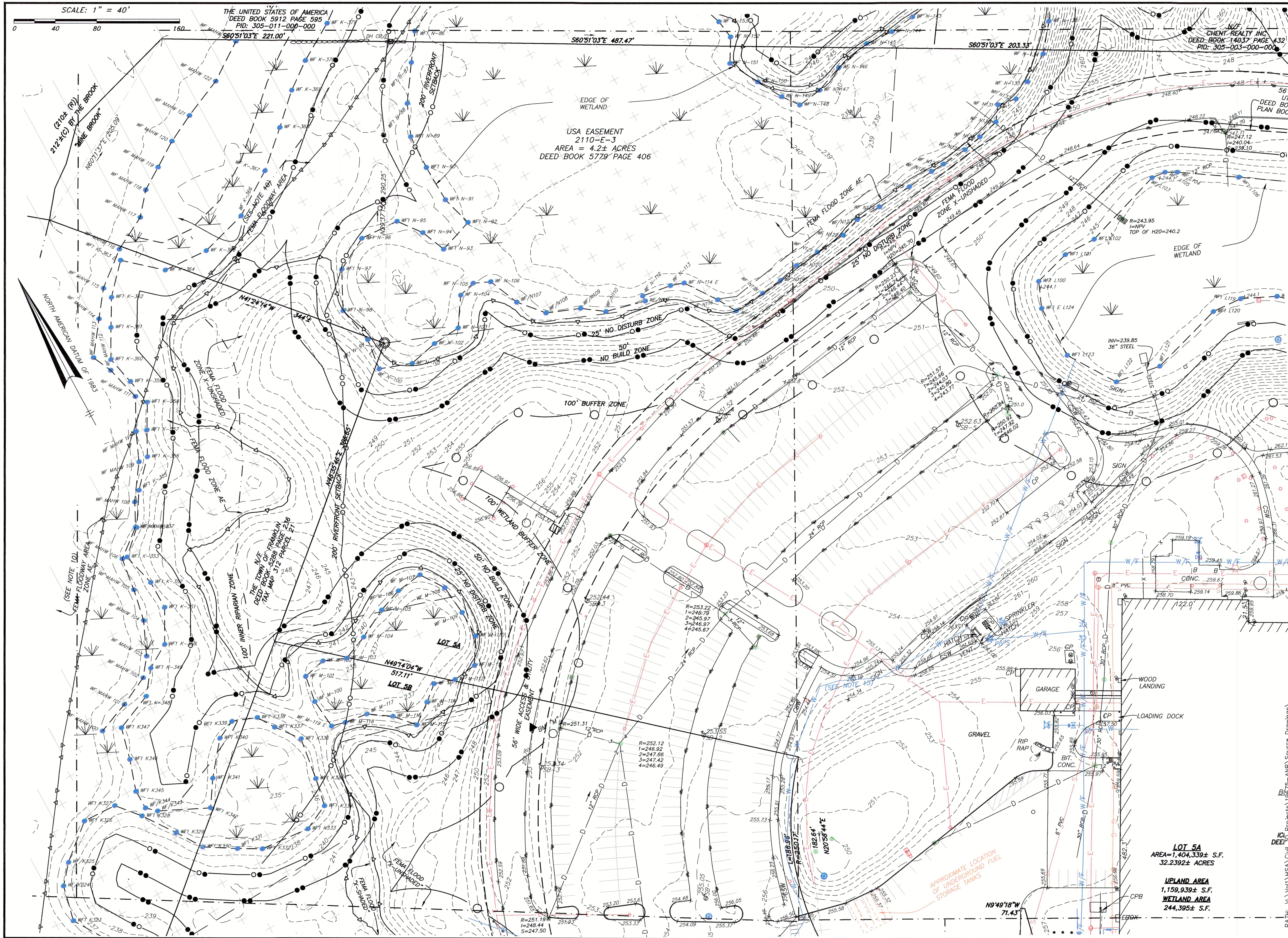


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1	CMC	JDB	11/2/22	GENERAL REVISIONS

DATE:	10/24/22	DRAWN BY:	CMC
SCALE:	1" = 40'	CHECK BY:	JDB

**LIMITED/COMPILED
EXISTING CONDITIONS
PLAN OF LAND
IN
FRANKLIN, MA**
PLOT DATE: Jul 24, 2023 7:10 pm
DWG: 26609-LIM-EC-LOT-5A&B-2023.dwg
LAYOUT: EC-2
SHEET: 3 OF 5
PROJECT NO.: 26609

*NOTE:
LEGEND AND NOTES LOCATED ON
SHEET 4.



LOCUS MAP SCALE: 1" = 1500'

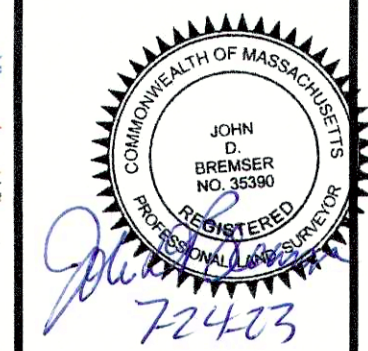
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**#100 & #200
FINANCIAL PARK**
(F/K/A 431 WASHINGTON ST.)
Franklin, Massachusetts

PREPARED FOR:
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**HANCOCK
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1	CMC	JDB	11/2/22	GENERAL REVISIONS
NO.	BY	APP	DATE	ISSUE/REVISION DESCRIPTION

DATE: 10/24/22 DRAWN BY: CMC
SCALE: 1" = 40' CHECK BY: JDB

**LIMITED/COMPILED
EXISTING CONDITIONS
PLAN OF LAND
IN
FRANKLIN, MA**

PLOT DATE: Jul 24, 2023 7:13 pm

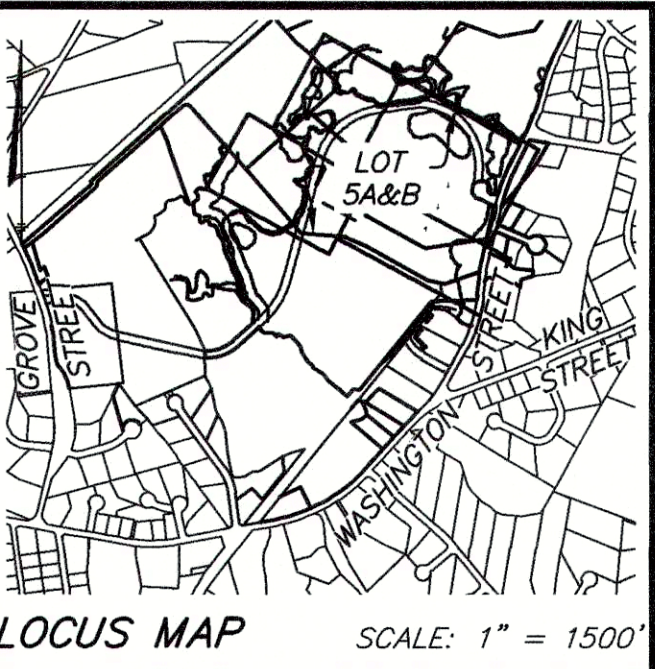
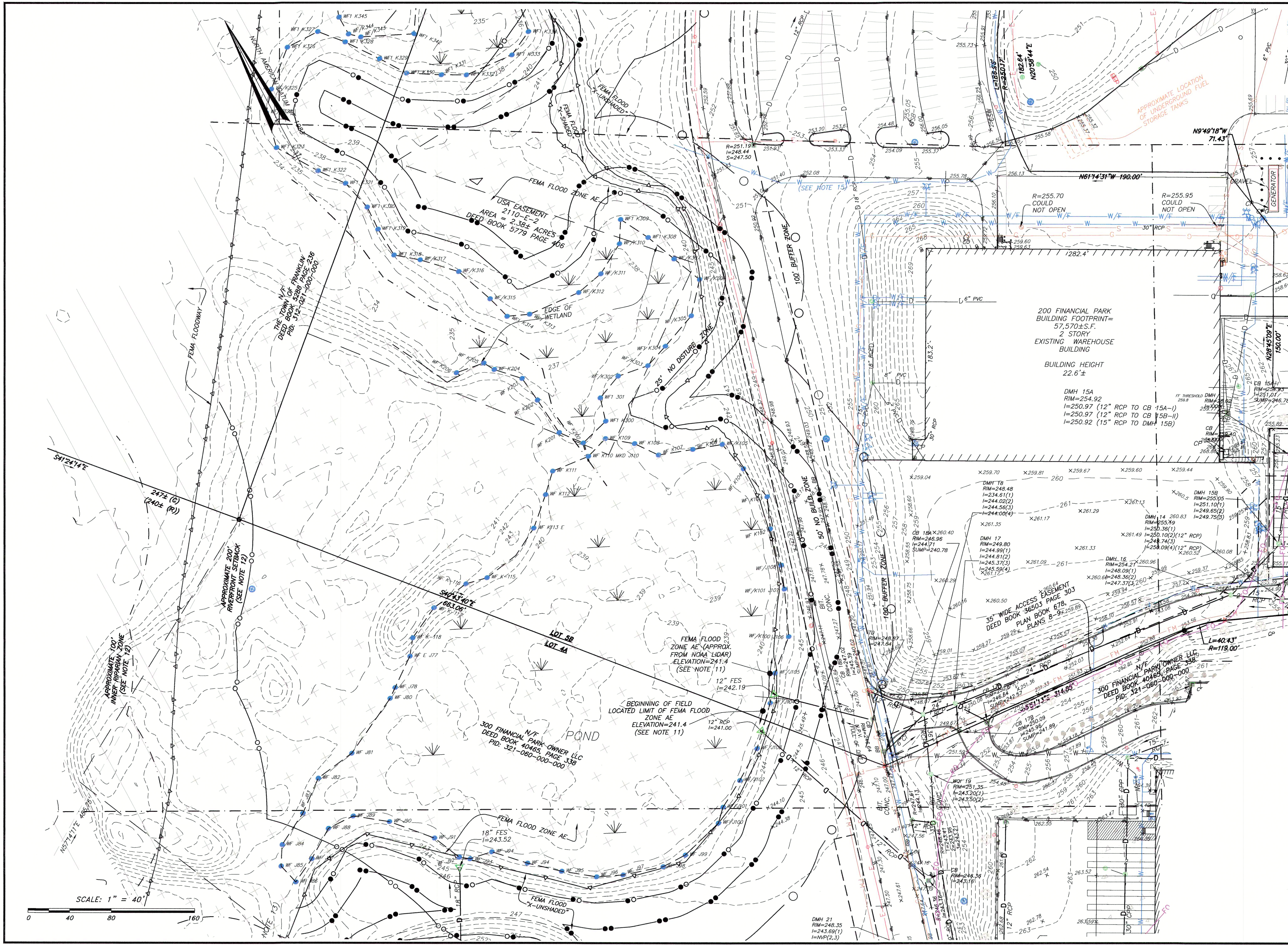
DWG: 26609-LIM-EC-LOT-5A&B-2023.dwg

LAYOUT: EC-3

SHEET: 4 OF 5

PROJECT NO.: 26609

EC-3

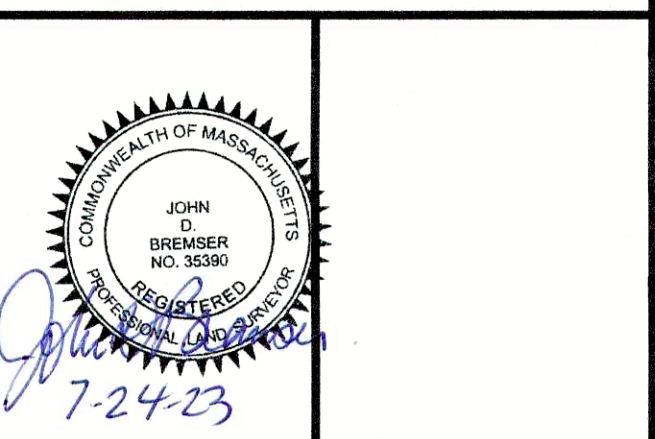


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1	CMC	JDB	11/2/22	GENERAL REVISIONS
NO.	BY	APP	DATE	ISSUE/REVISION DESCRIPTION

DATE: 10/25/22
SCALE: 1" = 40'
DRAWN BY: CMC
CHECK BY: JDB

**LIMITED/COMPILED
EXISTING CONDITIONS
PLAN OF LAND
IN
FRANKLIN, MA**

PLOT DATE: Jul 24, 2023 7:14 pm

DWG: 26609-LIM-EC-LOT-5A&B-2023.dwg
LAYOUT: EC-4

SHEET: 5 OF 5
PROJECT NO.: 26609

EC-4