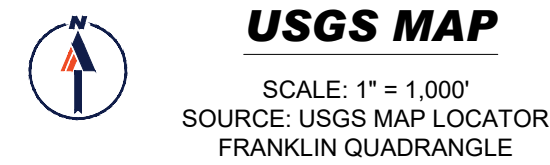


FOR

MARCUS PARTNERS

MAP 313 LOTS 7, 8, 53, 54 & 55
KING STREET
TOWN OF FRANKLIN
NORFOLK COUNTY, MASSACHUSETTS



DRAWING SHEET INDEX	
SHEET TITLE	NUMBER
COVER SHEET	C-101
NOTES AND REFERENCES	C-102
OVERALL DEMOLITION PLAN	C-201
OVERALL SITE LAYOUT PLAN	C-301
SITE LAYOUT PLAN 'A' & 'B'	C-302 - 303
GRADING PLAN 'A' & 'B'	C-401 - C-402
OVERALL DRAINAGE AND UTILITIES PLAN	C-501
DRAINAGE AND UTILITIES PLAN 'A' & 'B'	C-502 - C-503
SOIL AND EROSION CONTROL PLAN 'A' & 'B'	C-601 - C-602
SOIL AND EROSION CONTROL NOTES & DETAILS	C-603
OVERALL LANDSCAPE PLAN	C-701
LANDSCAPE PLAN 'A' & 'B'	C-702 - C-703
LANDSCAPE NOTES & DETAILS	C-704
OVERALL LIGHTING PLAN	C-705
LIGHTING PLAN 'A' & 'B'	C-706 - C-707
DETAIL SHEET	C-901 - C-905
ALTA SURVEY (BY OTHERS)	1 OF 1

**BOHLER** //

TOWN OF FRANKLIN PLANNING BOARD APPROVAL APPROVED BY THE PLANNING BOARD OF THE TOWN OF FRANKLIN, MASSACHUSETTS.	
PLANNING BOARD CHAIRMAN	DATE
PLANNING BOARD SECRETARY	DATE
TOWN ENGINEER	DATE

I CERTIFY THAT I AM THE OWNER OF LOTS 7, 8, 53, 54 & 55 AND CONSENT TO THE FILING OF THE APPLICATION.

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING

- LAND SURVEYING
- PROGRAM MANAGEMENT
- LAND ACQUISITION
- SUSTAINABLE DESIGN
- PERMITTING SERVICES
- TRANSPORTATION SERVICES

[illegible]

PRELIMINARY

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.:	JM210906
DRAWN BY:	MB/ML
CHECKED BY:	MSY/GD
DATE:	10/08/2021
ADD I.D.:	JM210906-CNDS-0A

PROJECT:

***PRELIMINARY
MAJOR SITE
PLAN***

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. 41539
NEW HAMPSHIRE LICENSE No. 15476
CONNECTICUT LICENSE No. 26177
RHODE ISLAND LICENSE No. 26116
MAINE LICENSE No. 32553

SHEET TITLE:

OVERHEAT

SHEET NUMBER: **0101**

RG. DATE - 10/08/2021

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

ALL EXISTING FEATURES IN R.O.W. ARE TO REMAIN UNLESS OTHERWISE NOTED



ORG. DATE - 10/08/2021

ORG. DATE - 10/08/2021



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

HATCH LEGEND

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
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REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION

PROJECT No.:	JM2109C
DRAWN BY:	MB/M
CHECKED BY:	MSY/G
DATE:	10/08/202
CAD I.D.:	JM210906-SPPD-0

_____ FOR _____

MARCUS PARTNERS

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

BOHLER //

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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. 0616
MAINE LICENSE No. 12553

SHEET TITLE:

SHEET NUMBER:

C-301

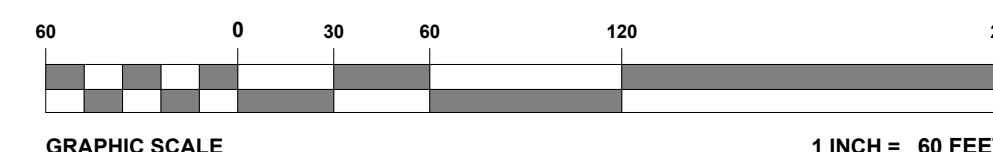
C-301

[illegible]

**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





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PROJECT:

***PRELIMINARY
MAJOR SITE
PLAN***

**PROPOSED
DISTRIBUTION / WAREHOUSE
MAP #313 | LOTS: 7, 8, 53, 54 & 5
KING STREET
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NORFOLK COUNTY,
MASSACHUSETTS**

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CONNECTICUT LICENSE No. 26177
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MAINE LICENSE No. 12553

SITE LAYOUT PLAN 'A'

C-302

ORG. DATE - 10/08/2021

[illegible]

PRELIMINARY

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PROJECT No.:	JM2109
DRAWN BY:	MB/T
CHECKED BY:	MSY/C
DATE:	10/08/20
CAD I.D.:	JM210906-SPPD-

PROJECT:

**PRELIMINARY
MAJOR SITE
PLAN**

_____ FOR _____

MARCUS PARTNERS

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

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J.A. KUCICH

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MASSACHUSETTS LICENSE No. 41530
NEW HAMPSHIRE LICENSE No. 15476
CONNECTICUT LICENSE No. 26177
RHODE ISLAND LICENSE No. 2616
MINNEAPOLIS LICENSE No. 19X53

SHEET TITLE:

**SITE
LAYOUT
PLAN 'B'**

SHEET NUMBER: _____

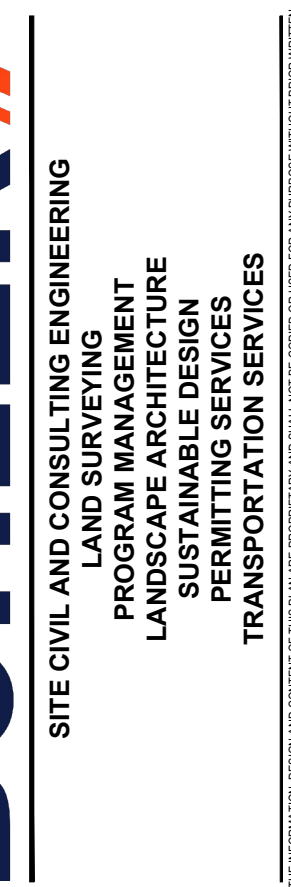
C-303

0000

ORG DATE - 10/08/2021



**THIS PLAN TO BE UTILIZED FOR SITE
GRADING PURPOSES ONLY**

[illegible]

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.: JM21210906-GR
DRAWN BY: M
CHECKED BY: MS
DATE: 10/08/08
CAD I.D.: JM210906-GR

**PROPOSED
DISTRIBUTION / WAREHOUSE
MAP #313 | LOTS: 7, 8, 53, 54 & 5
KING STREET
TOWN OF FRANKLIN
NORFOLK COUNTY,
MASSACHUSETTS**

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

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

GRADING PLAN 'A'

ORG. DATE - 10/08/2021

[illegible]

SHEET TITLE:

***GRADING
PLAN 'B'***

SHEET NUMBER:

C-402

ORG. DATE - 10/08/2021



TAFT DRIVE
(PRIVATE - 56' WIDE)

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



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PROJECT No.:	JM210906
DRAWN BY:	MB/M
CHECKED BY:	MSY/G
DATE:	10/08/2021
PROJECT ID.:	JM210906-DRIN-01

MARCUS PARTNERS

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PROFESSIONAL ENGINEER
MASSACHUSETTS LICENSE No. 41530
NEW HAMPSHIRE LICENSE No. 15476
CONNECTICUT LICENSE No. 26177
RHODE ISLAND LICENSE No. 0616
MAINE LICENSE No. 12553

**OVERALL
DRAINAGE AND
UTILITIES PLAN**

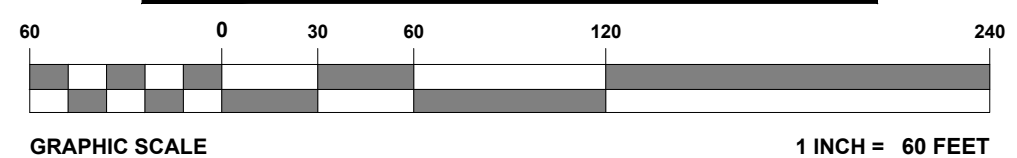
HEET NUMBER:

C-501

ORG. DATE - 10/08/2021

[illegible]

**THIS PLAN TO BE UTILIZED FOR
DRAINAGE AND UTILITIES PURPOSES
ONLY**



[illegible]

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PROJECT No.:	JM2121
DRAWN BY:	M
CHECKED BY:	MS
DATE:	10/08/08
CAD I.D.:	JM210906-DR1

**PRELIMINARY
MAJOR SITE
PLAN**

MARCUS PARTNERS

BOHLER/

J.A. KUCICH

SHEET TITLE:
***DRAINAGE AND
UTILITIES PLAN
'A'***

SHEET NUMBER:
C-502

ORG. DATE - 10/08/2021



SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

THEORY OF THE EARTH

[illegible]

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONTRACT.

PROJECT:

_____ FOR _____

**PROPOSED
DISTRIBUTION / WAREHOUSE
MAP #313 | LOTS: 7, 8, 53, 54 & 5
KING STREET
TOWN OF FRANKLIN
NORFOLK COUNTY,
MASSACHUSETTS**

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SOUTHBOROUGH, MA 01772**
Phone: (508) 480-9900
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PROFESSIONAL ENGINEER
MASSACHUSETTS LICENSE No. 41539
NEW HAMPSHIRE LICENSE No. 15476
CONNECTICUT LICENSE No. 26177
RHODE ISLAND LICENSE No. 2616
MAINE LICENSE No. 12553

ORG. DATE - 10/08/2021



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PROJECT NO.:	JM210904
DRAWN BY:	MB/MM
DATE:	MSY/GC
CAD I.D.:	10/08/202
	JM210906-SESC-04

MARCUS PARTNERS

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NEW HAMPSHIRE LICENSE No. 15476
CONNECTICUT LICENSE No. 25177
RHODE ISLAND LICENSE No. 9616
MAINE LICENSE No. 12553

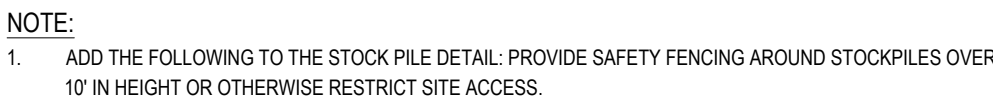
SHEET NUMBER:
C-601

ORG. DATE - 10/08/2021

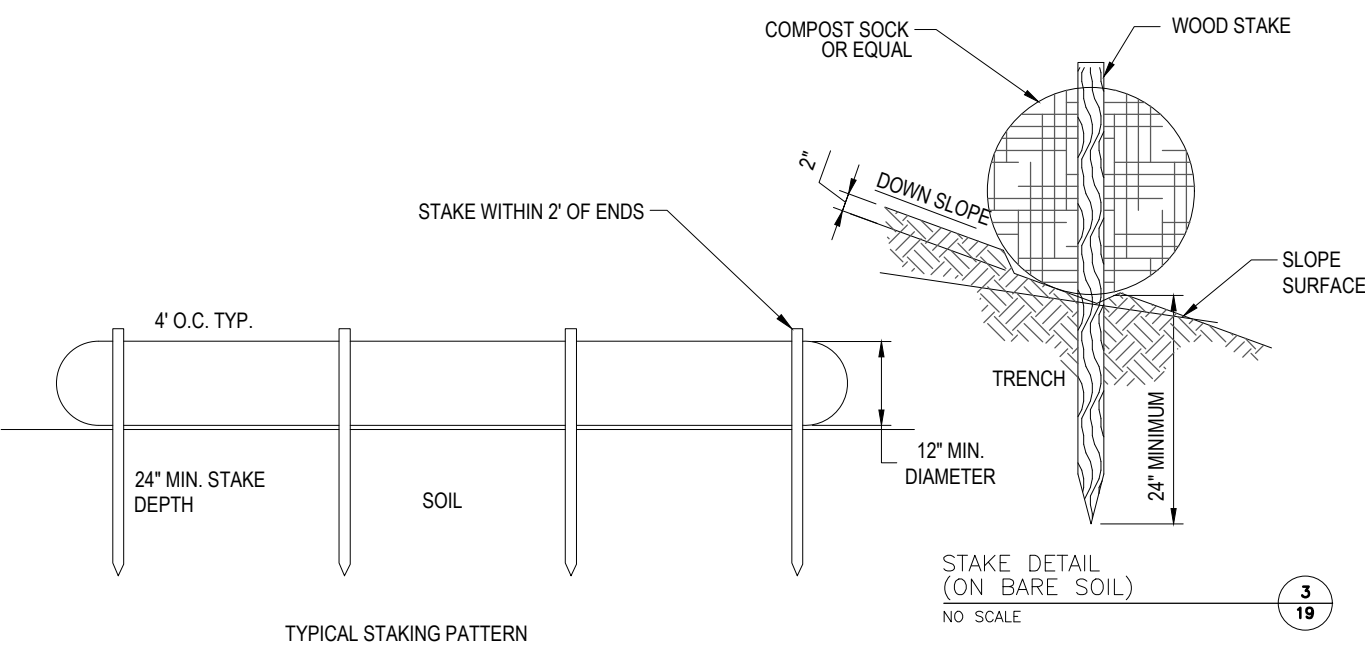
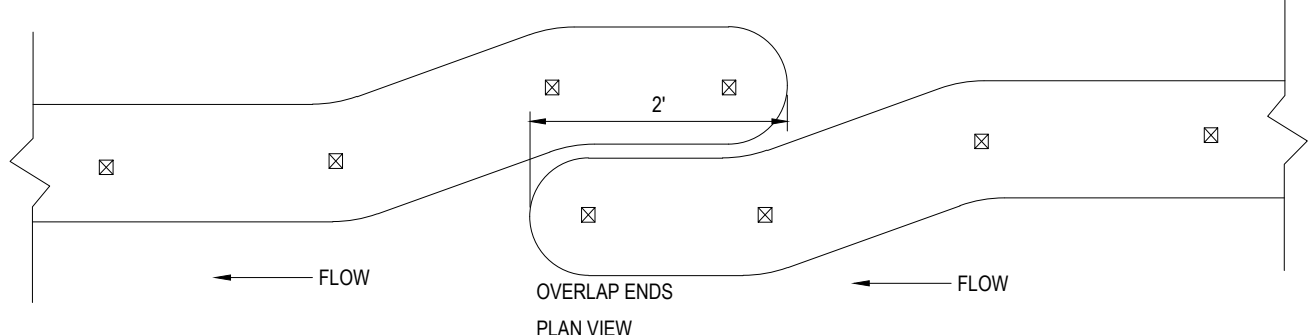


ORG. DATE - 10/08/2021

1. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE DONE AS SET FORTH IN THE MOST CURRENT STATE SEDIMENT AND EROSION CONTROL MANUAL.
2. THOSE AREAS UNDERGOING ACTIVE CONSTRUCTION WILL BE LEFT IN AN UNTREATED OR UNVEGETATED CONDITION FOR A MINIMUM OF 30 DAYS. AREAS NOT IMMEDIATELY STABILIZED WITHIN 15 DAYS OF FINAL GRADING AND TEMPORARILY STABILIZED WITHIN 30 DAYS OF INITIAL DISBURSE OF THE SOIL. IF THE DISTURBANCE IS WITHIN 100 FEET OF A STREAM OR CREEK, THE AREA SHALL BE STABILIZED WITHIN 7 DAYS OR PRIOR TO ANY STORM EVENT (THIS SHOULD INCLUDE WETLANDS).
3. SEDIMENT BARRIERS (SILT FENCE, STRAW BARRIERS, ETC.) SHOULD BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE OF THE CONTRIBUTING AREA. BARRIERS MUST BE USED TO ANCHOR MUSKIE SLOPES TO ANCHOR MUSKIE SLOPES WITH SLOPES GREATER THAN 15% AFTER OCTOBER 1ST THE SAME APPLIES FOR ALL SLOPES GREATER THAN 8%.
4. INSTALL SILTATION BARRIER AT TOP OF SLOPE TO FILTER SILT FROM RUNOFF. SEE SILTATION BARRIER DETAILS FOR PROPER INSTALLATION. SILTATION BARRIER WILL REMAIN IN PLACE PER PER 605.
5. ALL EROSION CONTROL STRUCTURES WILL BE INSPECTED, REPLACED AND/OR REPAIRED EVERY 7 DAYS AND IMMEDIATELY REPAIRED IF SIGNIFICANT EROSION OCCURS OR WHEN NO LONGER SERVICEABLE DUE TO SEDIMENT ACCUMULATION OR DEPOSITION. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER. SEDIMENT CONTROL DEVICES SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL THE DISTURBED AREA IS FULLY REVEGETATED.
6. NO SLOPES, EITHER PERMANENT OR TEMPORARY, SHALL BE STEEPER THAN TWO TO ONE (2:1).
7. IF FINAL SEEDING OF THE DISTURBED AREA IS NOT COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST, USE TEMPORARY MULK (DORMANT SEEDING MAY BE ATTEMPTED AS WELL) TO PROTECT THE SITE AND DELAY SEEDING UNTIL THE NEXT RECOMMENDED SEEDING PERIOD.
8. TEMPORARY SEEDING OF DISTURBED AREAS THAT HAVE NOT BEEN FINAL GRADED SHALL BE COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST TO PROTECT FROM SPRING FROST PROBLEMS.
9. DURING THE CONSTRUCTION PHASE, INTERCEPTED SEDIMENT WILL BE RETURNED TO THE SITE AND REGRADED ONTO OPEN AREAS.
10. REVEGETATION MEASURES WILL COMMENCE UPON COMPLETION OF CONSTRUCTION EXCEPT AS NOTED ABOVE. ALL DISTURBED AREAS NOT OTHERWISE STABILIZED WILL BE GRADED, SMOOTHED, AND PREPARED FOR FINAL SEEDING AS FOLLOWS:
 1. SIX INCHES OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND SMOOTHED TO A UNIFORM SURFACE.
 2. APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST. IF SOIL TESTING IS NOT FEASIBLE ON SMALL OR VARIABLE SITES, APPLY 100 LBS PER ACRE OF TALL FESCUE AND 100 LBS PER ACRE OF PERENNIAL RYEGRASS OR 15 LB 1,000 SF USING 10:20:20 OR EQUIVALENT. APPLY GROUND LIMESTONE (EQUIVALENT TO 50% CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF 3 TONS PER ACRE (136 LB PER 1,000 SF).
 3. FOLLOWING SEED BED PREPARATION, DITCHES AND BACK SLOPES WILL BE SEED TO A MIXTURE OF 4/5 CREeping REED FESCUE, 1/5 REDTOP, 1/5 TALL FESCUE, 1/5 LAWN GRASS, 1/5 PERENNIAL RYEGRASS, 1/5 TURF MIXTURE OF 4/5 KENTUCKY BLUE GRASS, 4/4 CREeping REED FESCUE, AND 12% PERENNIAL RYEGRASS; SEEDING RATE IS 1.03 LBS PER 1,000 SF. LAWN QUALITY SOO MAY BE SUBSTITUTED FOR SEED.
11. STRAW MULCH AT A RATE OF 70-90 LBS PER 1,000 SF. A HYDRO-APPLICATION OF WOOD OR PAPER FIBER SHALL BE APPLIED FOLLOWING SEEDING. A SUITABLE BINDER SUCH AS CURASOL OR FIBM PLUS WILL BE USED ON STRAW MULCH FOR WIND CONTROL.



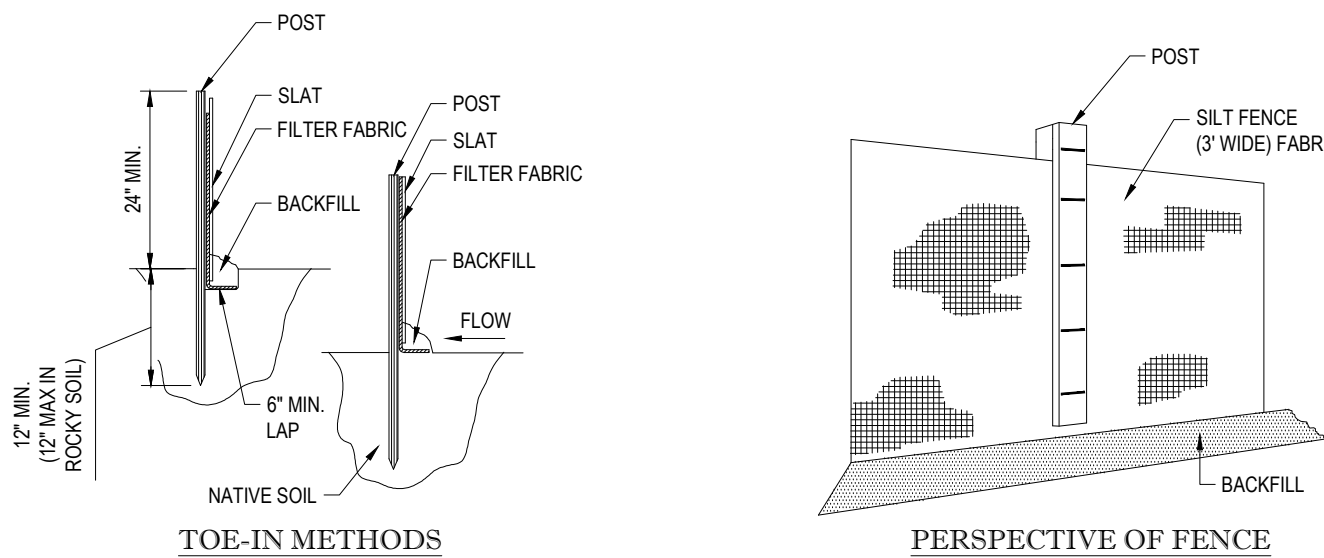
N.T.S.



WOOD OR PLASTIC SLAT
STAPLED THROUGH FABRIC TO
POST

FABRIC

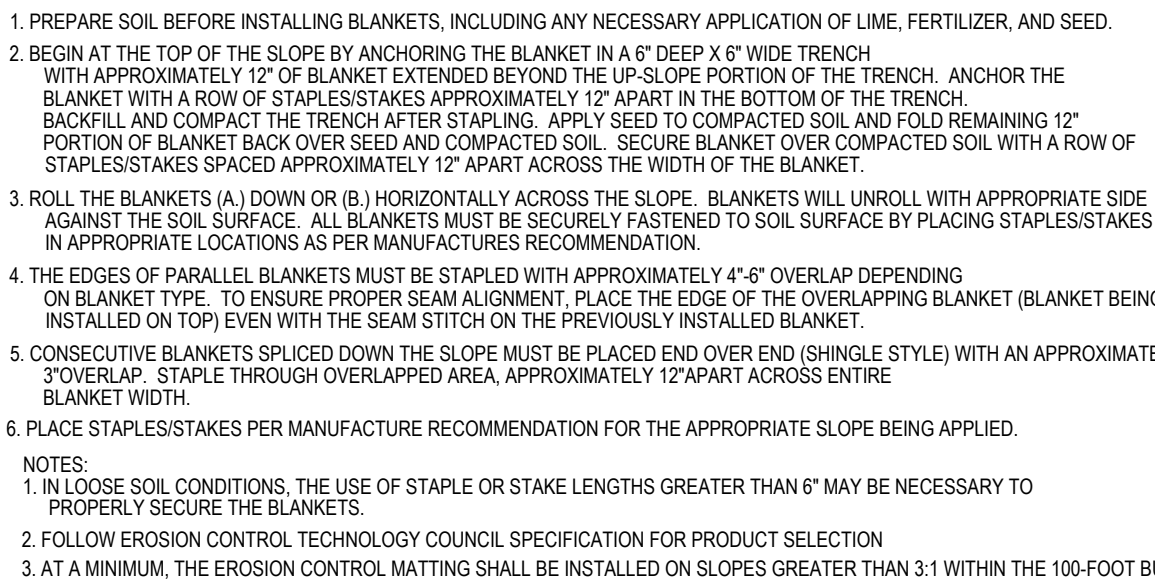
DETAIL OF POST ATTACHMENT
(PRE-ASSEMBLED PRIOR TO INSTALLATION)



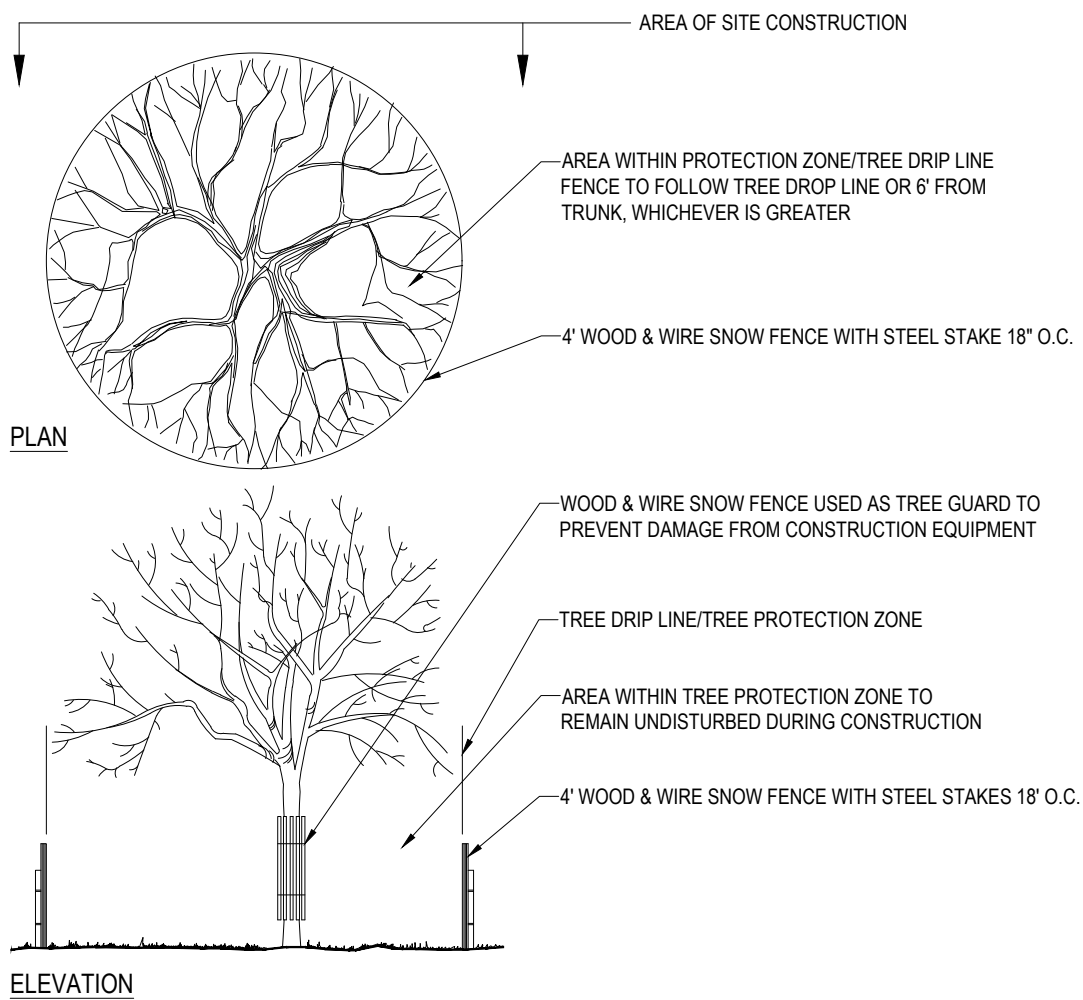
INSTALLATION:

1. EXCAVATE A 6"x 6" TRENCH ALONG THE LINE OF EROSION CONTROL OF THE SITE.
2. UNROLL SILTATION FENCE AND POSITION THE POSTS AGAINST THE BACK (DOWNSTREAM) WALL OF THE TRENCH (NET SIDE AWAY FROM FLOW DIRECTION).
3. DRIVE THE POST INTO THE GROUND UNTIL THE NETTING IS LAYING ACROSS THE TRENCH BOTTOM.
4. LAY THE TOE-IN PLUG OF THE FABRIC ONTO THE UNDISTURBED BOTTOM OF THE TRENCH. BACKFILL THE TRENCH AND TAMP THE SOIL. TOE-IN CAN ALSO BE ACCOMPLISHED BY LAYING FABRIC PLUG ON UNDISTURBED GROUND AND PLING A TAMP. ING FILL AT THE BASE.
5. COMBINATION OF COMPOST SOCK AND SILT FENCE SHALL BE USED AS NOTED ON THE PLAN.
6. WIRE BACK SILT FENCE TO BE USED IN AREAS WITHIN 50 FOOT WETLAND BUTTER, SEE DETAIL. (THIS SHEET).

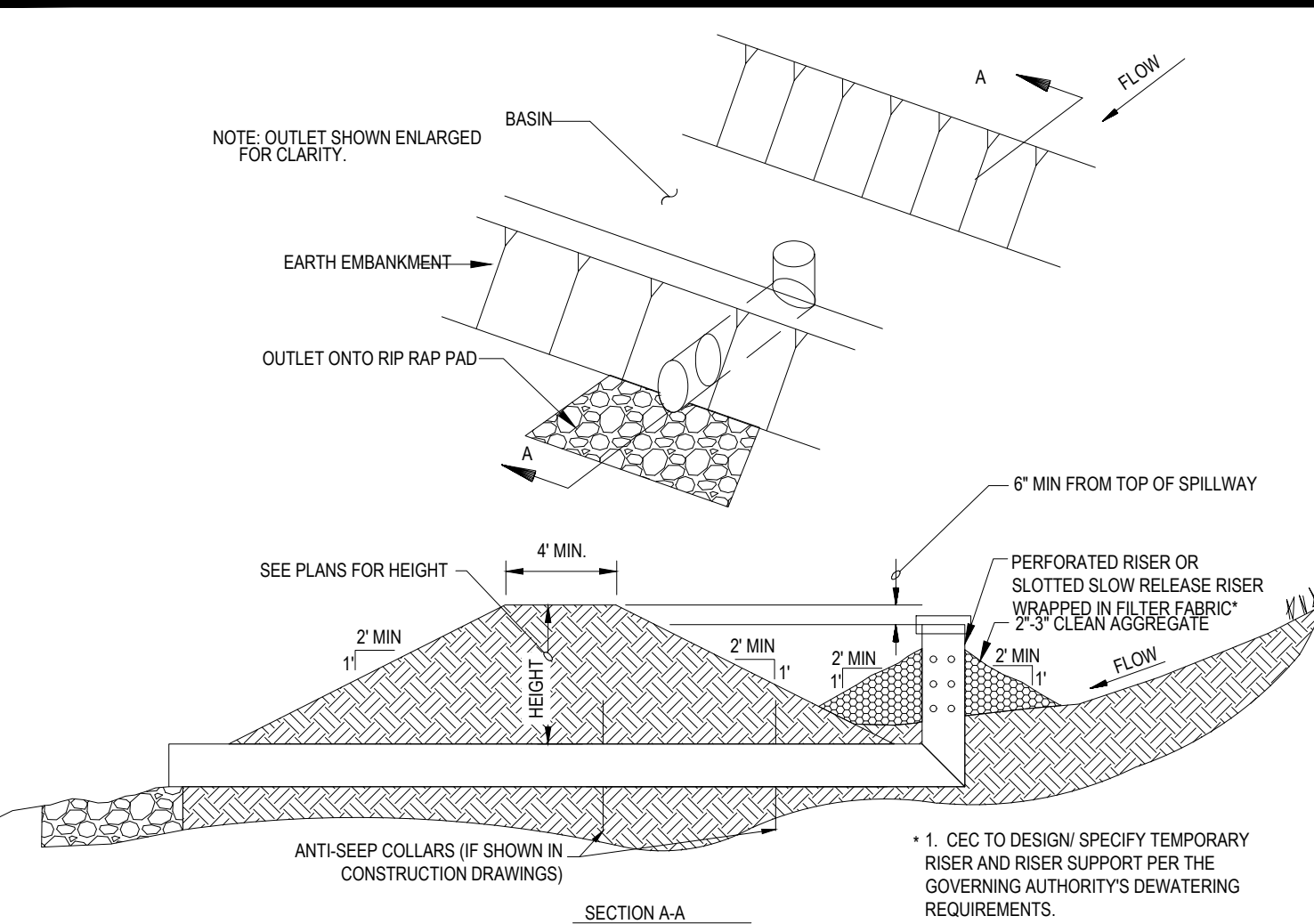
N.T.S.



N.T.S.



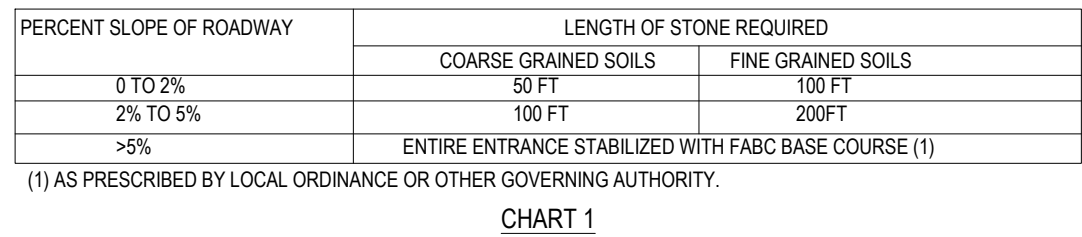
N.T.S.



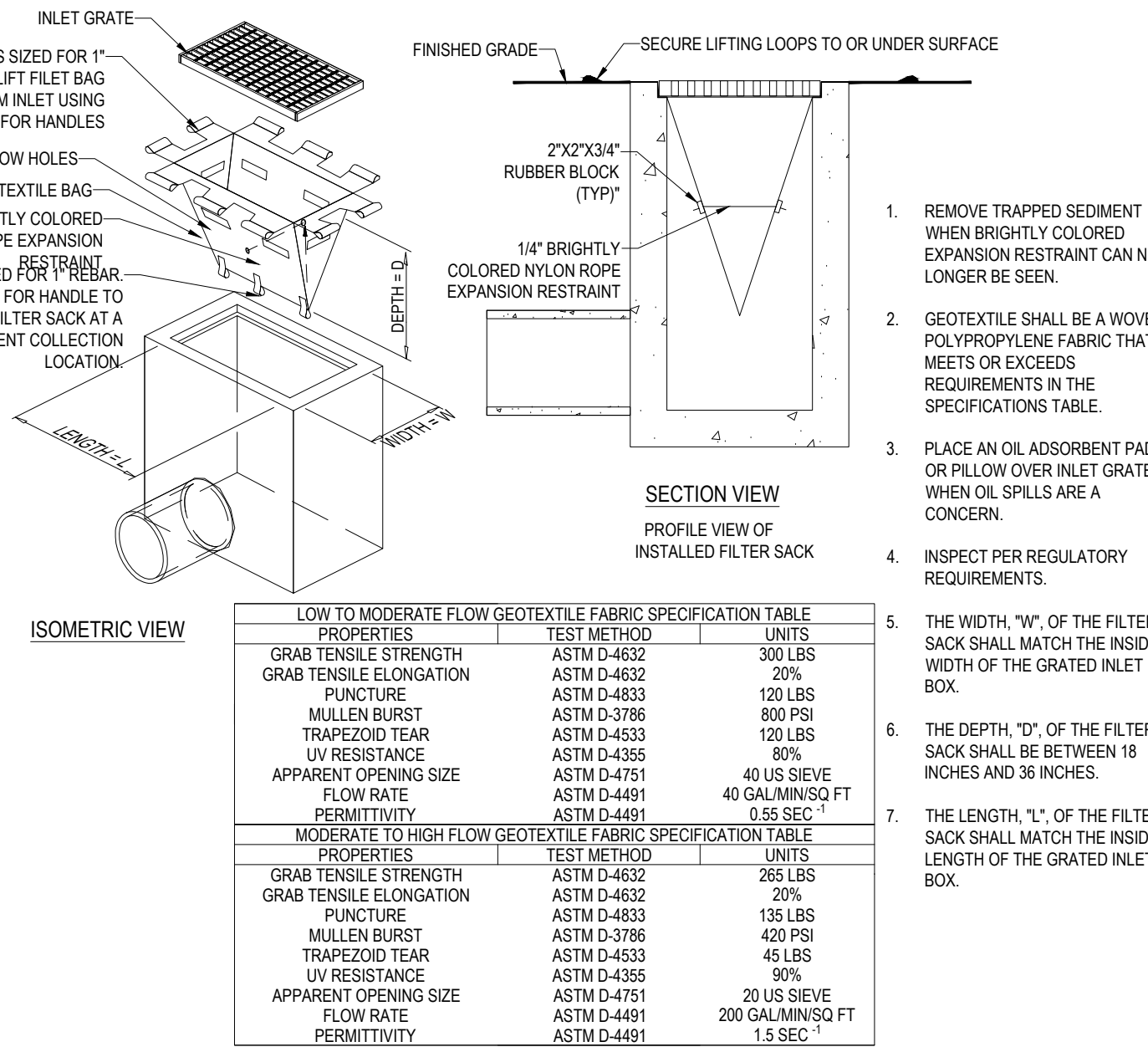
GENERAL NOTES:

1. PIPE MATERIAL - CORRUGATED METAL PIPE, PVC, HDPE OR OTHER PLASTIC MATERIAL.
2. ALL PIPE CONNECTION SHALL BE WATERTIGHT.
3. FILL MATERIAL AROUND PIPE SHALL BE COMPACTED IN 4 INCHES LIFTS. A MINIMUM OF 2 FEET OF COMPACTED BACKFILL SHALL BE PLACED OVER THE PIPE BEFORE CROSSING IT WITH CONSTRUCTION TRAFFIC.
4. PONDING OF SEDIMENT LOADED RUNOFF IN SEDIMENT BASIN ACCOMPLISHED BY EMBANKMENT OR EXCAVATION DEPENDING ON TERRAIN.
5. SIDE SLOPES SHALL BE 2:1 OR FLATTER.

N.T.S.



N.T.S.

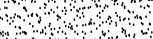


N.T.S.

N.T.S.



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	C. PARKING AREA DESIGN AND LOCATION (1) LOADING AREAS AND PARKING AREAS FOR 10 OR MORE CARS SHALL PROVIDE SCREENING IN ACCORDANCE WITH §185-35. (2) 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 10 SQUARE FEET OF UNIMPAVED SOIL AREA PER TREE. SOIL SPLOTS SHALL BE LOCATED 50 FEET TO ASSURE SAFE, INTERNAL CIRCULATION.	PROVIDED: REQUIRED: 298 PARKING SPACES/10+ 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 A STREET INTERSECTION AND A DISTANCE OF 20 FEET BACK FROM THE STREET LINE, NO SOLID WALL (INCLUDING A RETAINING WALL, FENCE OR STRUCTURE) OR HERETOYES, SHRUBS OR OTHER PLANT GROWTH SHALL BE PERMITTED IN EXCESS OF THREE FEET ABOVE THE CROWN OF THE ROAD, IF IT BLOCKS MORE THAN 10% OF THE VIEW. ANY OTHER PLANT AT THE FOOT OF THE GREATEST FOLIOE, TREES MAY BE PLANTED IN THE SAME AREA, NO CLOSING THAN FIVE FEET AWAY, 50 FEET OR IN THE LOWEST BRANCHES ARE NOT CLOSER THAN EIGHT FEET TO THE GROUND.	PROVIDED:
§185-30: TREE PLANTING	ANY LOT ADJOINING A RIGHT-OF-WAY OF 75 FEET OR MORE IN WHICH A BUILDING IS CONSTRUCTED WITHIN 100 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 EXIST. 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
	A. THE FOLLOWING SHALL BE SCREENED, EXCEPT WITHIN 10 FEET OF THE STREET LINE, FROM AN 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 RETENTION. SUCH SCREENING OR EQUIVALENT VISUAL SCREENING BY NATURAL VEGETATION OR DIFFERENCE IN ELEVATION BETWEEN POTENTIAL VIEWERS AND THE SCREENED AREAS.	THE RESIDENTIAL AREA WOULD NOT OTHERWISE BE VISIBLE
§185-35: SCREENING	C. THE FOLLOWING SHALL APPLY TO ANY USE IN AN INDUSTRIAL OR BUSINESS DISTRICT & LOCATED ON PREMISES WITHIN 50 FEET OF A RESIDENTIALLY USED STRUCTURE IN AN ADJACENT RESIDENTIAL DISTRICT OR LOCATED ON A LOT WHICH ABUTS OR EXTENDS INTO THAT RESIDENTIAL DISTRICT BY LESS THAN 75 FEET OR ABUTS ANOTHER LOT ALONGING THE LOT LINE, ONLY WITHIN THE RESIDENTIAL DISTRICT. SUCH USES SHALL PROVIDE A GREENBELT, ALONG THE PORTION OF THE LOT WHICH ABUTS THE RESIDENTIAL DISTRICT OR ADJUTING LOT LINE, OF THE FOLLOWING: 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 ANTIALLY AND SHALL BE EXPECTED TO HAVE AN EFFECTIVE HEIGHT OF "NOT LESS THAN TEN FEET WITHIN FIVE YEARS.	EXISTING VEGETATION TO REMAIN AND BE PROTECTED
	D. EXCEPT AS PROVIDED BY THE CONSERVATION COMMISSION AS SO PROVIDED IN THIS CHAPTER, NO PERSON SHALL COMMENCE TO REMOVE, RAIL, DREDGE, BUILD UPON, DEGRADE, DISCHARGE INTO OR OTHERWISE ALTER ANY WATERS AND RESOURCE AREAS: ANY FRESHWATER WATERS, MARSHES, WET MEADOWS, ROCKS, SWAMPS, PERMANENT BAYS, BANKS, RESERVOIRS, LAKE, PONDS OF ANY SIZE, BEACHES, INTERMITTENT STREAMS, LAKES UNDER WATER BODIES, LAKES WITHIN 100 FEET OF ANY OF THE AFORESAID WETLAND OR FLOODPLAIN AREAS, LANDS SUBJECT TO FLOODING OR INUNDATION BY GROUNDWATER OR SURFACE WATER, RIVERS AND STREAMS; AND LANDS WITHIN 200 FEET OF THE MEAN ANNUAL HIGH-WATER LINE OF ANY RIVER OR STREAM.	
§181-2: JURISDICTION	D. 1. CONDITIONS (2) TO PREVENT WATERS LOSS, THE COMMISSION SHALL REQUIRE APPLICANTS TO AVOID WETLANDS ALTERATION WHEREVER FEASIBLE; SHALL MINIMIZE WETLANDS ALTERATION, AND, WHERE ALTERATION IS INAVOIDABLE, SHALL REQUIRE FULL MITIGATION. THE COM-MISSION MAY AT ANY TIME 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:
§181-8: PERMITS AND CONDITIONS		

SEED MIX KEY

PROPOSED HYDROSEED

PROPOSED STEEP SLOPE MIX

PROPOSED BASIN SEED MIX

**REFER TO SHEETS C-702 AND C-703
FOR PLANTING PLAN ENLARGEMENTS
AND PLANT MATERIALS SCHEDULE**

**REFER TO LIGHTING PLAN SHEETS
C-704 - C-706 FOR LIGHTING LAYOUT,
NOTES, AND DETAILS**

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

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

OWNER MAINTENANCE RESPONSIBILITIES

[illegible]

**THIS PLAN TO BE UTILIZED FOR
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**REFER LANDSCAPE NOTES &
DETAILS SHEET FOR LANDSCAPE
NOTES AND DETAILS**

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SITE CIVIL AND CONSULTING ENGINEERING

LAND SURVEYING
 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN
 PERMITTING SERVICES
 TRANSPORTATION SERVICES

REVISIONS

[illegible]

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

PROJECT:

***PRELIMINARY
MAJOR SITE
PLAN***

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

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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
 844.416.2004

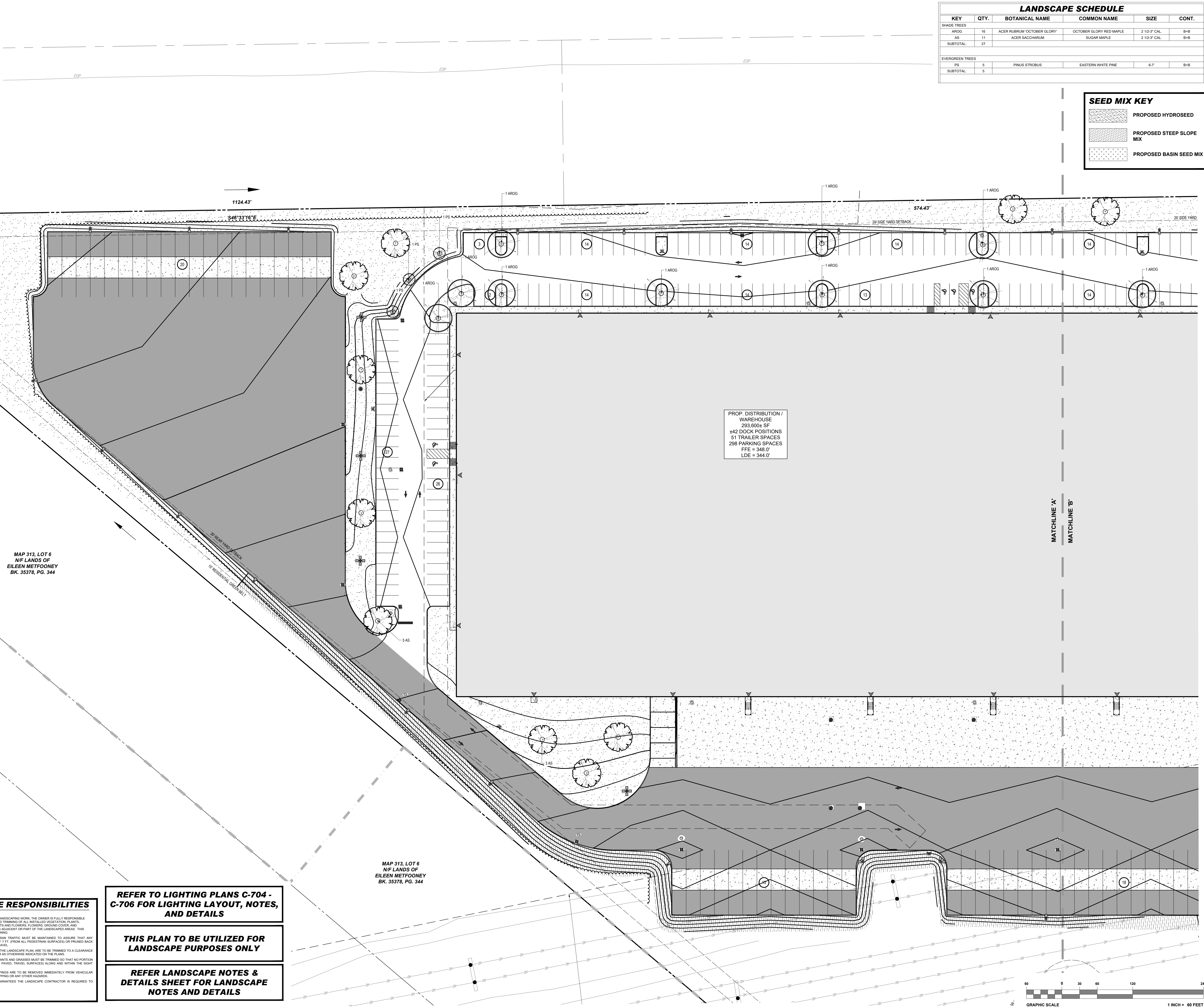
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OVERALL LANDSCAPE PLAN

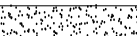
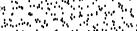
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C-701

ORG. DATE - 10/08/2021



SEED MIX KEY

	PROPOSED HYDROSEED
	PROPOSED STEEP SLOPE MIX
	PROPOSED BASIN SEED MIX

[illegible]

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

MARCUS PARTNERS

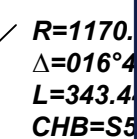
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 MAINE No. 4248
 EXPIRES 12/31/2014

SHEET TITLE:

ORG. DATE - 10/08/2021

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



ORG. DATE - 10/08/2021



LIGHTING NOTES

(Rev. 1/2020)

- [illegible]

REVISIONS

[illegible]

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DATE:	10/08/2021
CAD I.D.:	JM210906-LSCP-0

**PRELIMINARY
MAJOR SITE
PLAN**

- FOR -

MARCUS PARTNERS

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

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MICHIGAN No. 25062

SHEET TITLE:

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LIGHTING

LIGHTING PLAN A

PLAN A

SHEET NUMBER:

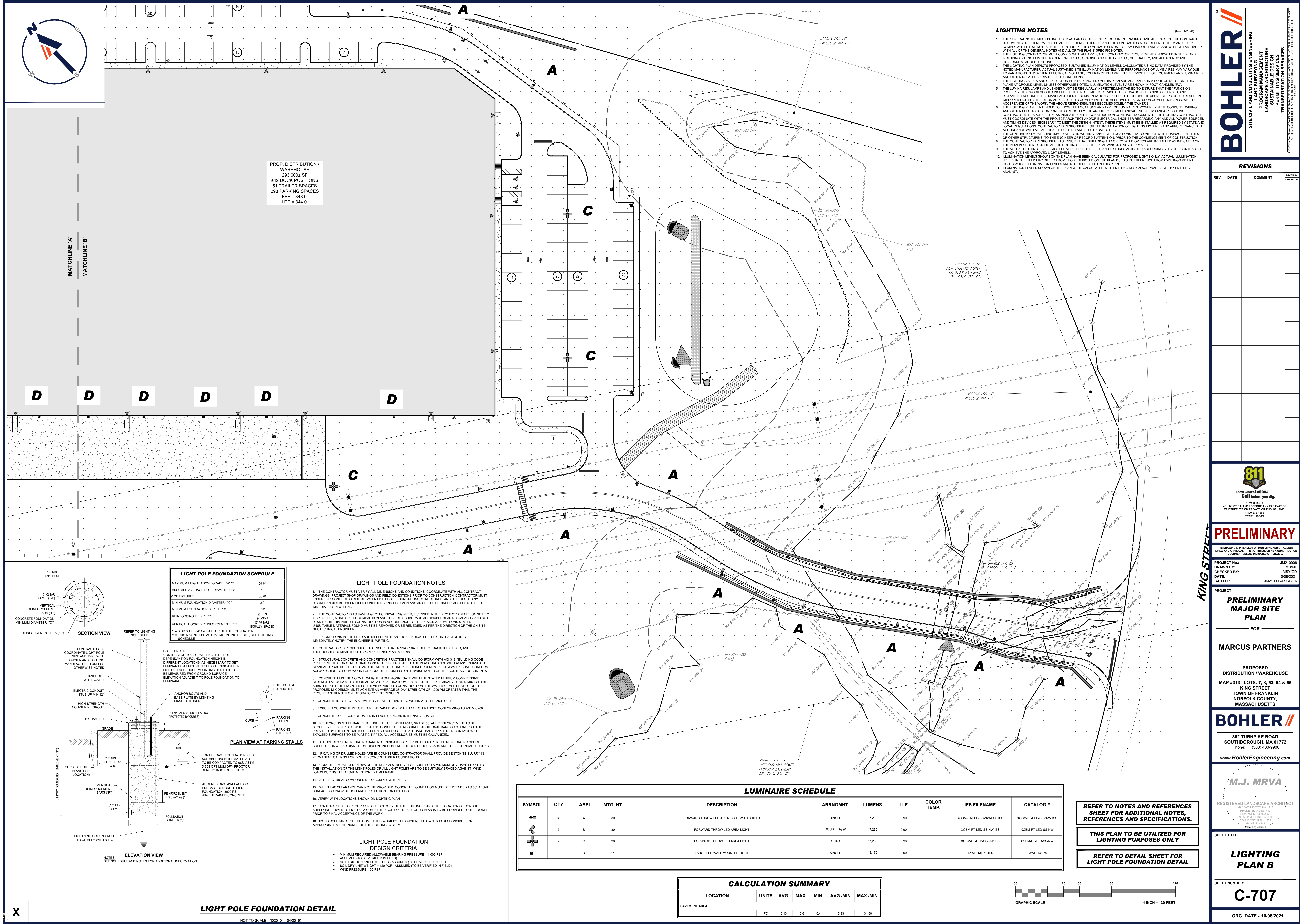
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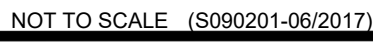
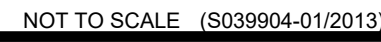
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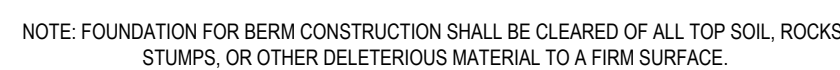
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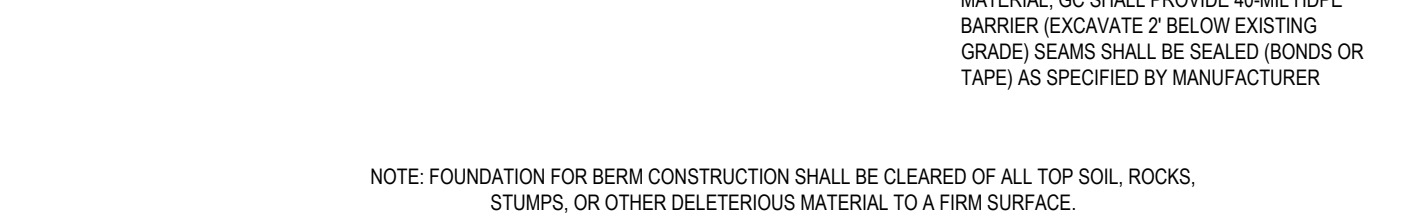
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