

PROJECT:  
**15 Freedom Way  
 Franklin  
 Massachusetts**

OWNER:  
**Freedom DC, LLC  
 15 Freedom Way  
 Franklin, MA 02038**

APPLICANT:  
**Barrett Distribution  
 Centers  
 15 Freedom Way  
 Franklin, MA 02038**



FOUR SCHOOL STREET  
 P.O. BOX 9136  
 FOXBOROUGH, MA 02035  
 508-543-3939

**SITE DEVELOPMENT  
 PLAN OF  
 #15 Freedom Way  
 FRANKLIN, MA**

**JULY 19, 2021      SCALE: AS NOTED**

**BAY COLONY GROUP, Inc.**  
 PROFESSIONAL CIVIL ENGINEERS & LAND SURVEYORS  
 FOUR SCHOOL STREET, P.O. BOX 9136  
 FOXBOROUGH, MA 02035  
 (508) 543-3939

**ASSESSORS REF: MAP 330, PARCEL 029**

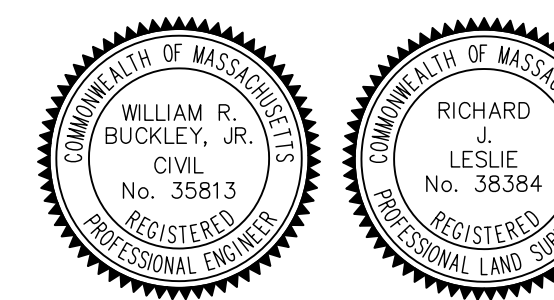
**ZONING: INDUSTRIAL**

DATE APPROVED: \_\_\_\_\_  
 DATE ENDORSED: \_\_\_\_\_  
 FRANKLIN PLANNING BOARD

I HEREBY CERTIFY THAT 20 DAYS HAVE  
 ELAPSED SINCE PLANNING BOARD APPROVAL  
 AND THAT NO APPEAL HAS BEEN FILED IN  
 THIS OFFICE.

DATE \_\_\_\_\_ FRANKLIN TOWN CLERK

STAMP



DRAWING TITLE

Cover Sheet

CIVIL DRAWINGS		
SHEET NO.	DESCRIPTION	LAST REVISED
SHEET CV	COVER SHEET	07-19-2021
SHEET 1	LEGEND & GENERAL NOTES	07-19-2021
SHEET 2	EXISTING CONDITIONS PLAN	07-19-2021
SHEET 3	LAYOUT AND GRADING PLAN	07-19-2021
SHEET 4	DETAILS	07-19-2021
SHEET 5	SWPPP & SNOW STORAGE	07-19-2021

THE LAST REVISED DATE FOR PLANS IN THIS SET IS: 07-19-2021

SCALE: NTS  
 JULY 19, 2021      SHEET NUMBER  
 06-0172C      **CV**

## GENERAL NOTES

TOPOGRAPHICAL INFORMATION OBTAINED FROM AN ON THE GROUND SURVEY BY THIS OFFICE IN APRIL, 2021. HORIZONTAL DATUM IS NAVD 1988 AND VERTICAL DATUM IS NAVD 88. SITE DOES NOT LIE WITHIN A FEMA DESIGNATED FLOOD ZONE (A OR V ZONES).

UNDERGROUND UTILITIES ARE SHOWN HEREON AS COMPILED FROM RECORD PLANS AND VISIBLE UTILITY STRUCTURES. BAY COLONY GROUP DOES NOT WARRANT THE ACTUAL DEPTH AND LOCATIONS OF ANY UTILITIES SHOWN HEREON. CONTACT DIGSAFE AT 1-800-322-4844 AT LEAST 72 HOURS, SATURDAYS, SUNDAYS AND HOLIDAYS EXCLUDED, PRIOR TO EXCAVATING AT ANY LOCATION. A COPY OF THE DIGSAFE PROJECT REFERENCE NUMBER(S) SHALL BE GIVEN TO THE OWNER PRIOR TO EXCAVATION.

WHERE AN EXISTING UNDERGROUND UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED TO THE ENGINEER IMMEDIATELY.

TEST PITS TO LOCATED EXISTING UTILITIES MAY BE ORDERED BY THE ENGINEER.

THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE AND ANY OTHER PRIVATE UTILITIES BY THE RESPECTIVE COMPANIES.

AREAS OUTSIDE THE LIMITS OF THE PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITIONS AT THE CONTRACTOR'S EXPENSE.

STONE WALLS, FENCES, MAIL BOXES, SIGNS, CURBS, LIGHT POLES ETC.. SHALL BE REMOVED AND REPLACED AS NECESSARY TO PERFORM THE WORK.

ALL PAVEMENT DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED IN ACCORDANCE WITH THE SPECIFICATIONS AND AS SHOWN ON THE DRAWINGS.

OPENINGS FOR PIPE IN PRECAST CONCRETE STRUCTURES SHALL BE CAST IN THE REQUIRED LOCATIONS DURING MANHOLE MANUFACTURE. FIELD CUT OPENINGS WILL NOT BE PERMITTED UNLESS APPROVED BY THE ENGINEER.

IN PAVED AND GRAVEL AREAS THE TOP OF THE STRUCTURE COVERS SHALL BE SET FLUSH WITH THE PAVED SURFACE. IN CROSS-COUNTRY AREAS THE TOP OF THE COVER SHALL EXTEND 2 INCHES ABOVE FINISHED GRADE, OR AS SHOWN ON THE DRAWINGS, OR AS DIRECTED BY THE ENGINEER.

## PAVEMENT MARKINGS

SWL	SWL - SOLID WHITE LINE - 6" STATE HIGHWAY, 4" LOCAL STREETS
SYL	SYL - SOLID YELLOW LINE - 6" STATE HIGHWAY, 4" LOCAL STREETS
DWL	DWL - DOTTED WHITE LINE - 6" (2' STRIPE w/4' GAP) STATE HIGHWAY DOTTED WHITE LINE - 4" (2' STRIPE w/4' GAP) LOCAL STREETS
WLDL	WHITE LANE DELINEATION LINE - 6" (3' STRIPE w/9' GAP) STATE HIGHWAY WHITE LANE DELINEATION LINE - 4" (3' STRIPE w/9' GAP) LOCAL STREETS
DDYL	DOUBLE DOTTED YELLOW LINE - 6" (2' STRIPE w/4' GAP) STATE HIGHWAY DOUBLE DOTTED YELLOW LINE - 4" (2' STRIPE w/4' GAP) LOCAL STREETS
BWLL	BROKEN WHITE LANE LINE - 6" (10' STRIPE w/30' GAP) STATE HIGHWAY BROKEN WHITE LANE LINE - 4" (10' STRIPE w/30' GAP) LOCAL STREETS
SWLL	SOLID WHITE LANE LINE - 6" STATE HIGHWAY, 4" LOCAL STREETS
SWEL	SOLID WHITE EDGE LINE - 6" STATE HIGHWAY, 4" LOCAL STREETS
SWG	SOLID WHITE GORE LINE - 12"
SYEL	SOLID YELLOW EDGE LINE - 6" STATE HIGHWAY, 4" LOCAL STREETS
SYGL	SOLID YELLOW GORE LINE - 12"
DYL	DOUBLE YELLOW LINE - 2-6" LINES STATE HIGHWAY DOUBLE YELLOW LINE - 2-4" LINES LOCAL STREETS

 PAVEMENT ARROW AND LEGEND

## SYMBOLS & LEGEND

### EXISTING

n.t.s.	- NOT TO SCALE
T.B.M.	- TEMPORARY BENCH MARK
□	- BOUND (TYPE NOTED)
⊗	- STAKE & STONE
DH ⊙	- DRILL HOLE
IP ⊙	- IRON PIPE/PIN
⊞MHB	- MASS HIGHWAY BOUND
△ s/n	- STAKE & NAIL
(fd)	- FOUND
(set)	- SET IN PLACE
⊞	- UTILITY POLE
UPLP	- UTILITY POLE/LIGHT POLE
UP	- UTILITY POLE
⊞	- WELL
n/f	- NOW OR FORMERLY
⊞	- TREE (SIZE NOTED)
(rec)	- RECORD
⊞	- DRAIN MANHOLE
⊞	- TELEPHONE MANHOLE
⊞	- ELECTRIC MANHOLE
⊞	- SEWER MANHOLE
□	- CATCH BASIN
WG ⊞	- WATER GATE
WS ⊞	- WATER SERVICE
GG ⊞	- GAS GATE
⊞	- EXISTING HYDRANT
SGC	- SLOPED GRANITE CURBING
VGC	- VERTICAL GRANITE CURBING
PVC	- POLYVINYL CHLORIDE PIPE
CMP	- CORRUGATED METAL PIPE
VCP	- VITREOUS CLAY PIPE
CLF	- CHAIN LINK FENCE
OHW	- OVERHEAD WIRE
SIGN ⊞	- SIGN (SIZE & TYPE NOTED)
IP ⊞	- TEST PIT
— D —	- DRAIN PIPE (SIZE & TYPE NOTED)
— S —	- SEWER PIPE (SIZE & TYPE NOTED)
— E —	- ELECTRIC DUCT (SIZE & TYPE NOTED)
— G —	- GAS MAIN (SIZE & TYPE NOTED)
— W —	- WATER MAIN (SIZE & TYPE NOTED)
— T —	- TELEPHONE DUCT
⊞⊞⊞⊞⊞⊞	- STONE WALL
⊞⊞⊞⊞⊞⊞	- EDGE OF TREELINE
⊞⊞⊞⊞⊞⊞	- GUARD-RAIL (TYPE NOTED)
⊞⊞⊞⊞⊞⊞	- RAILROAD TRACKS
⊞⊞⊞⊞⊞⊞	- RETAINING WALL (SIZE & TYPE NOTED)
⊞⊞⊞⊞⊞⊞	- BARBED WIRE FENCE
⊞⊞⊞⊞⊞⊞	- STOCKADE FENCE
⊞⊞⊞⊞⊞⊞	- CHAIN-LINK FENCE

### PROPOSED

n.t.s.	- NOT TO SCALE
T.B.M.	- TEMPORARY BENCH MARK
□	- BOUND (TYPE NOTED)
⊗	- STAKE & STONE
DH ⊙	- DRILL HOLE
IP ⊙	- IRON PIPE/PIN
⊞MHB	- MASS HIGHWAY BOUND
△ s/n	- STAKE & NAIL
(fd)	- FOUND
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⊞	- WELL
n/f	- NOW OR FORMERLY
⊞	- TREE (SIZE NOTED)
(rec)	- RECORD
⊞	- DRAIN MANHOLE
⊞	- TELEPHONE MANHOLE
⊞	- ELECTRIC MANHOLE
⊞	- SEWER MANHOLE
□	- CATCH BASIN
WG ⊞	- WATER GATE
WS ⊞	- WATER SERVICE
GG ⊞	- GAS GATE
⊞	- PROPOSED HYDRANT
SGC	- SLOPED GRANITE CURBING
MBC	- MONOLITHIC BITUMINOUS CURBING
VCC	- VERTICAL CONCRETE CURBING
CMP	- CORRUGATED METAL PIPE
VCP	- VITREOUS CLAY PIPE
CLF	- CHAIN LINK FENCE
OHW	- OVERHEAD WIRE
R&R	- REMOVE AND RE-USE
R&S	- REMOVE AND STACK
SIGN ⊞	- SIGN (SIZE & TYPE NOTED)
— D —	- DRAIN PIPE (SIZE & TYPE NOTED)
— S —	- SEWER PIPE (SIZE & TYPE NOTED)
— E —	- ELECTRIC DUCT (SIZE & TYPE NOTED)
— G —	- GAS MAIN (SIZE & TYPE NOTED)
— W —	- WATER MAIN (SIZE & TYPE NOTED)
— T —	- TELEPHONE DUCT
⊞⊞⊞⊞⊞⊞	- STONE WALL
⊞⊞⊞⊞⊞⊞	- EDGE OF TREELINE
⊞⊞⊞⊞⊞⊞	- GUARD-RAIL (TYPE NOTED)
⊞⊞⊞⊞⊞⊞	- RETAINING WALL (SIZE & TYPE NOTED)
⊞⊞⊞⊞⊞⊞	- BARBED WIRE FENCE
⊞⊞⊞⊞⊞⊞	- STOCKADE FENCE
⊞⊞⊞⊞⊞⊞	- CHAIN-LINK FENCE

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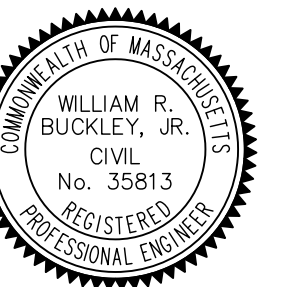
FOUR SCHOOL STREET  
P.O. BOX 9136  
FOXBOROUGH, MA 02035  
508-543-3939

DATE APPROVED: \_\_\_\_\_  
DATE ENDORSED: \_\_\_\_\_  
FRANKLIN PLANNING BOARD

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DATE \_\_\_\_\_ FRANKLIN TOWN CLERK

STAMP



DRAWING TITLE

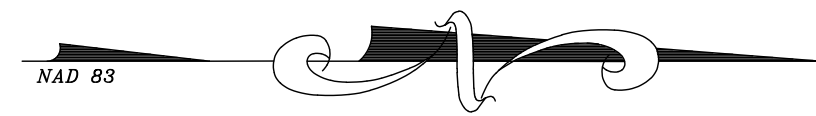
Legend &  
General Notes

SCALE: NTS

JULY 19, 2021 SHEET NUMBER

06-0172C

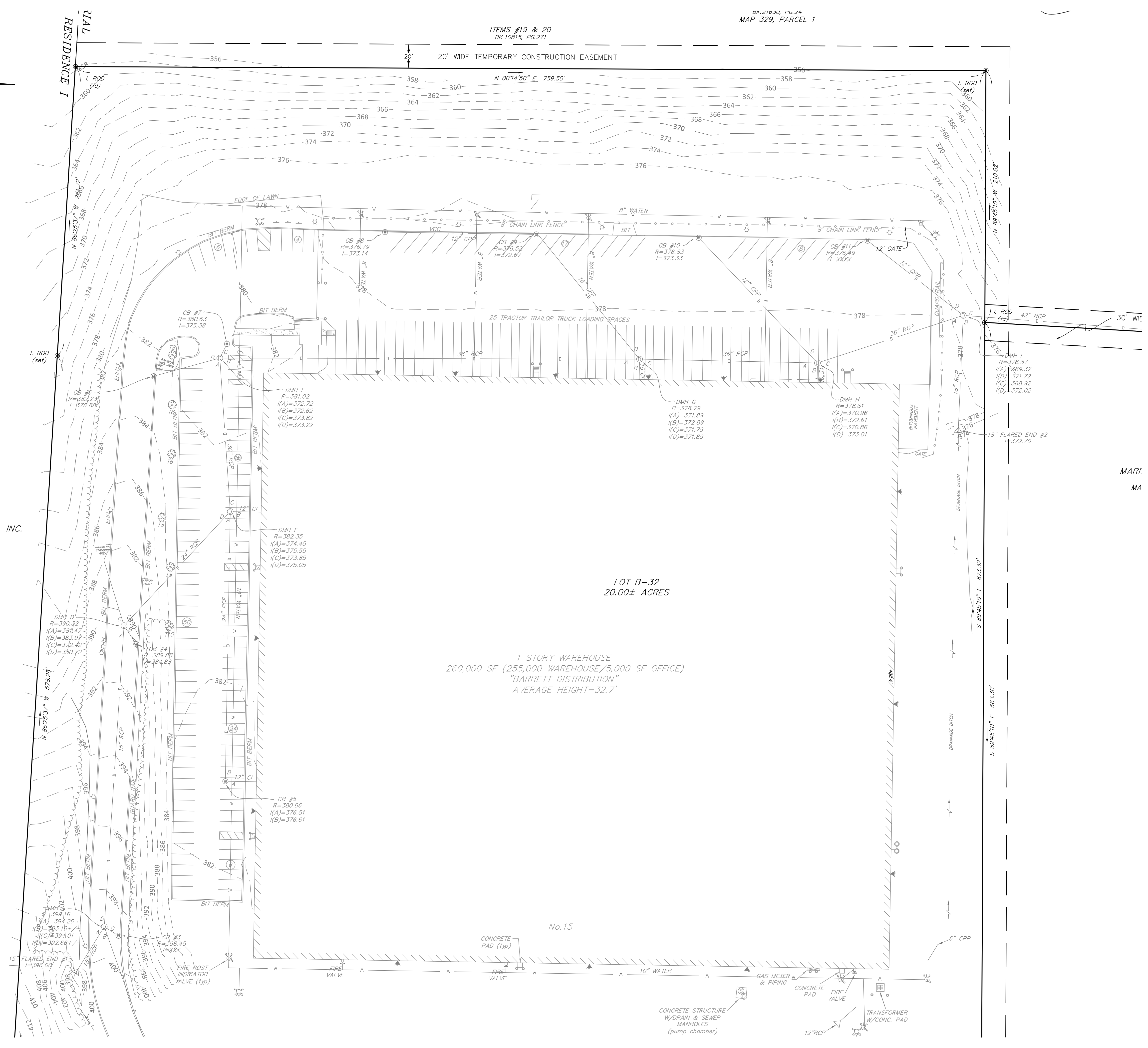
**1**



ITEMS #19 & 20  
BK.10815, PG.271

BK.11030, PG.68  
MAP 329, PARCEL 1

20' WIDE TEMPORARY CONSTRUCTION EASEMENT



n/f  
ERCIAN NUNS OF THE  
ANCE IN MASSACHUSETTS, INC.  
30, PG.496 & BK.5822, PG.360  
MAP 343, PARCEL 3

LOT B-32  
20.00± ACRES

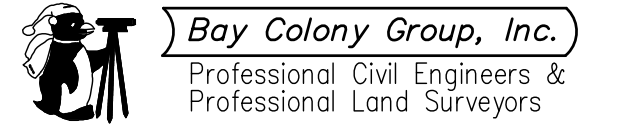
1 STORY WAREHOUSE  
260,000 SF (255,000 WAREHOUSE/5,000 SF OFFICE)  
"BARRETT DISTRIBUTION"  
AVERAGE HEIGHT=32.7'

MARL  
MA

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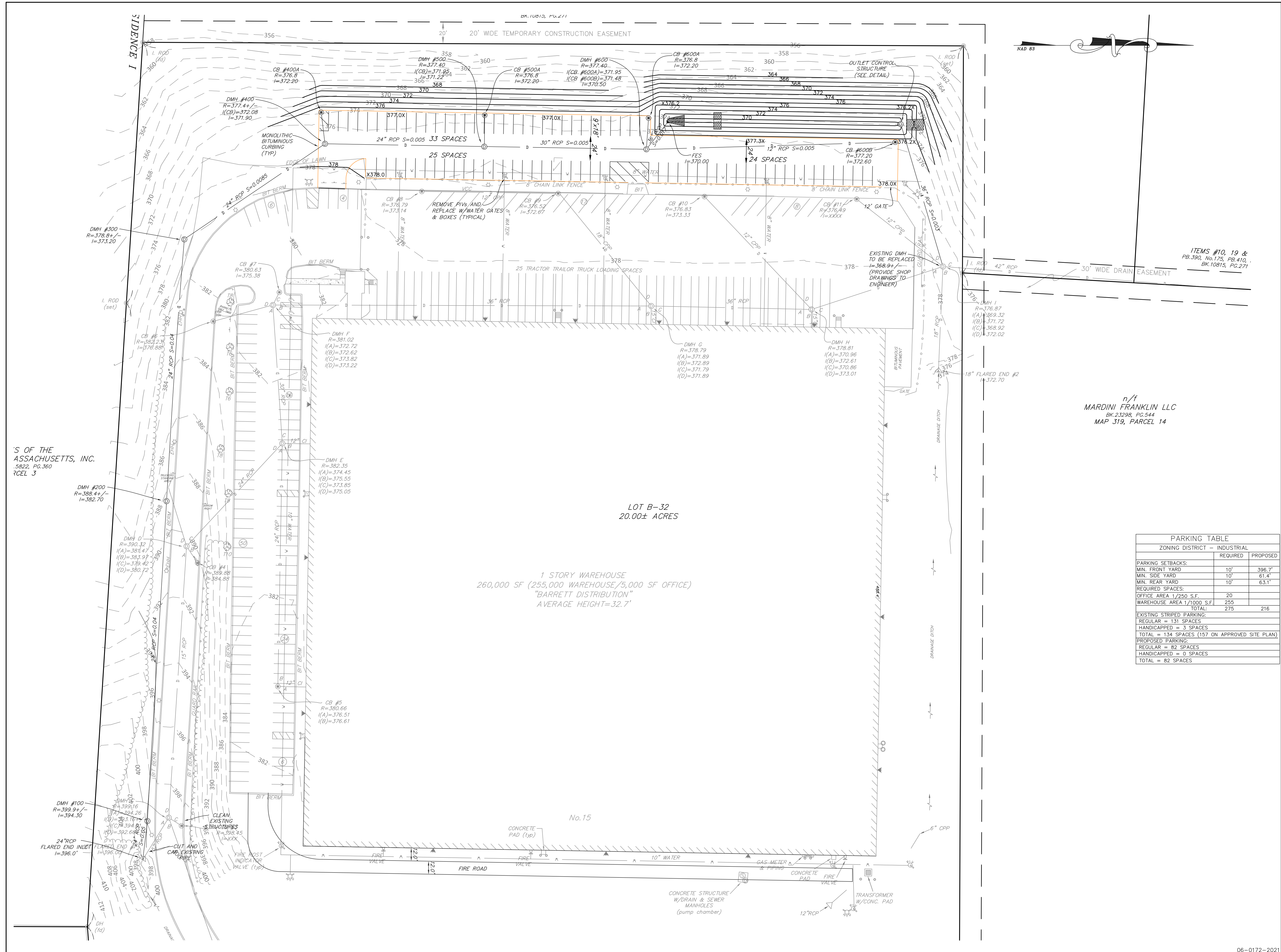


DRAWING TITLE  
**Existing  
Conditions  
Plan**

SCALE: 1" = 40'

JULY 19, 2021 SHEET NUMBER

06-0172C **2**



PROJECT:  
**15 Freedom Way  
 Freedom  
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 FOXBOROUGH, MA 02035  
 508-543-3939

n/f  
**MARDINI FRANKLIN LLC**  
 BK. 23298, PG. 544  
 MAP 319, PARCEL 14

S OF THE  
 ASSACHUSETTS, INC.  
 .5822, PG.360  
 RCEL 3

LOT B-32  
 20.00± ACRES

1 STORY WAREHOUSE  
 260,000 SF (255,000 WAREHOUSE/5,000 SF OFFICE)  
 "BARRETT DISTRIBUTION"  
 AVERAGE HEIGHT=32.7'

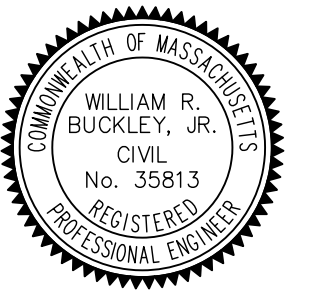
PARKING TABLE		
ZONING DISTRICT - INDUSTRIAL	REQUIRED	PROPOSED
PARKING SETBACKS:		
MIN. FRONT YARD	10'	396.7'
MIN. SIDE YARD	10'	61.4'
MIN. REAR YARD	10'	63.1'
REQUIRED SPACES:		
OFFICE AREA 1/250 S.F.	20	
WAREHOUSE AREA 1/1000 S.F.	255	
TOTAL:	275	216
EXISTING STRIPED PARKING:		
REGULAR = 131 SPACES		
HANDICAPPED = 3 SPACES		
TOTAL = 134 SPACES (157 ON APPROVED SITE PLAN)		
PROPOSED PARKING:		
REGULAR = 92 SPACES		
HANDICAPPED = 0 SPACES		
TOTAL = 82 SPACES		

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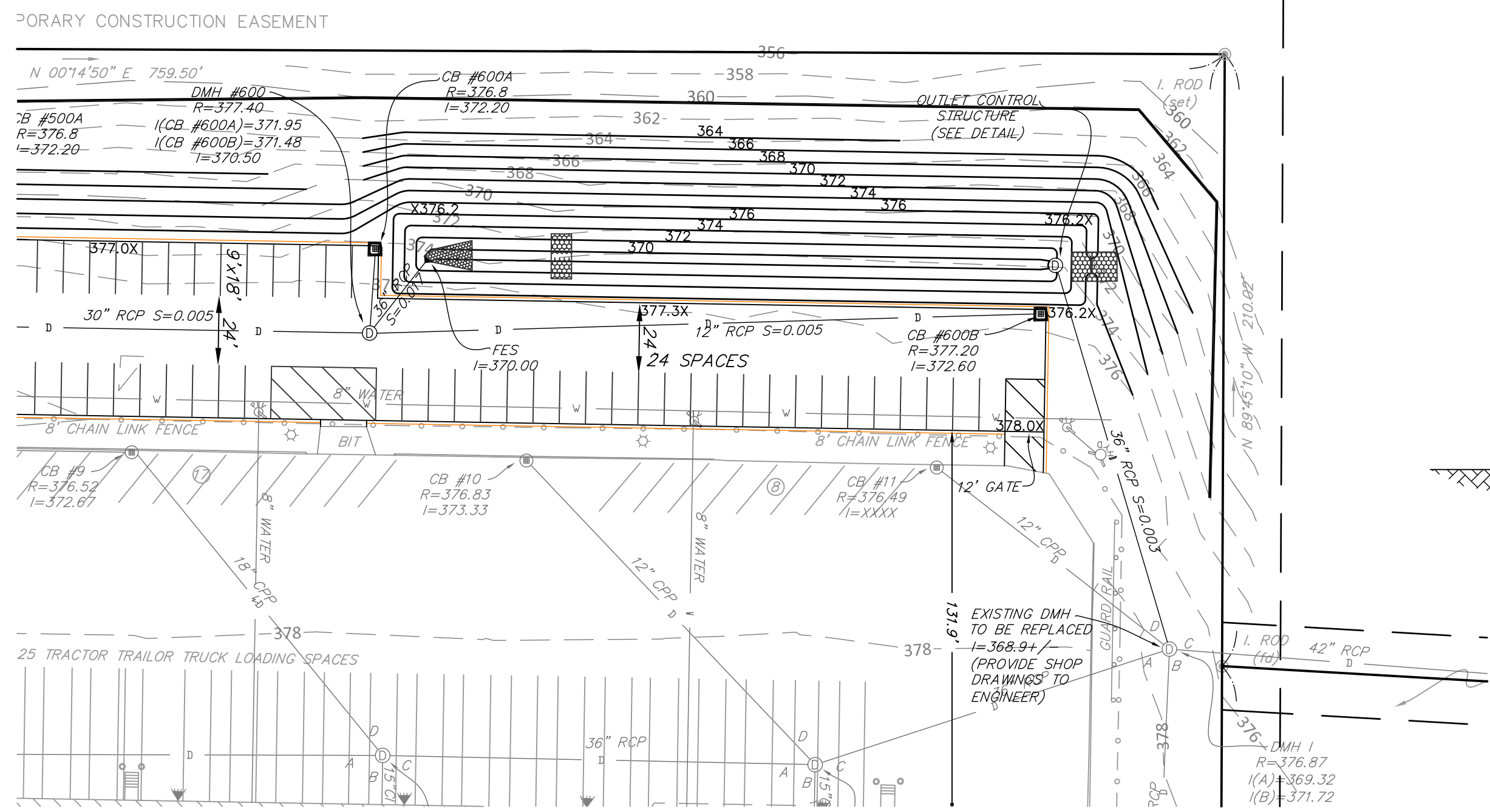


DRAWING TITLE  
**Layout &  
 Grading Plan**

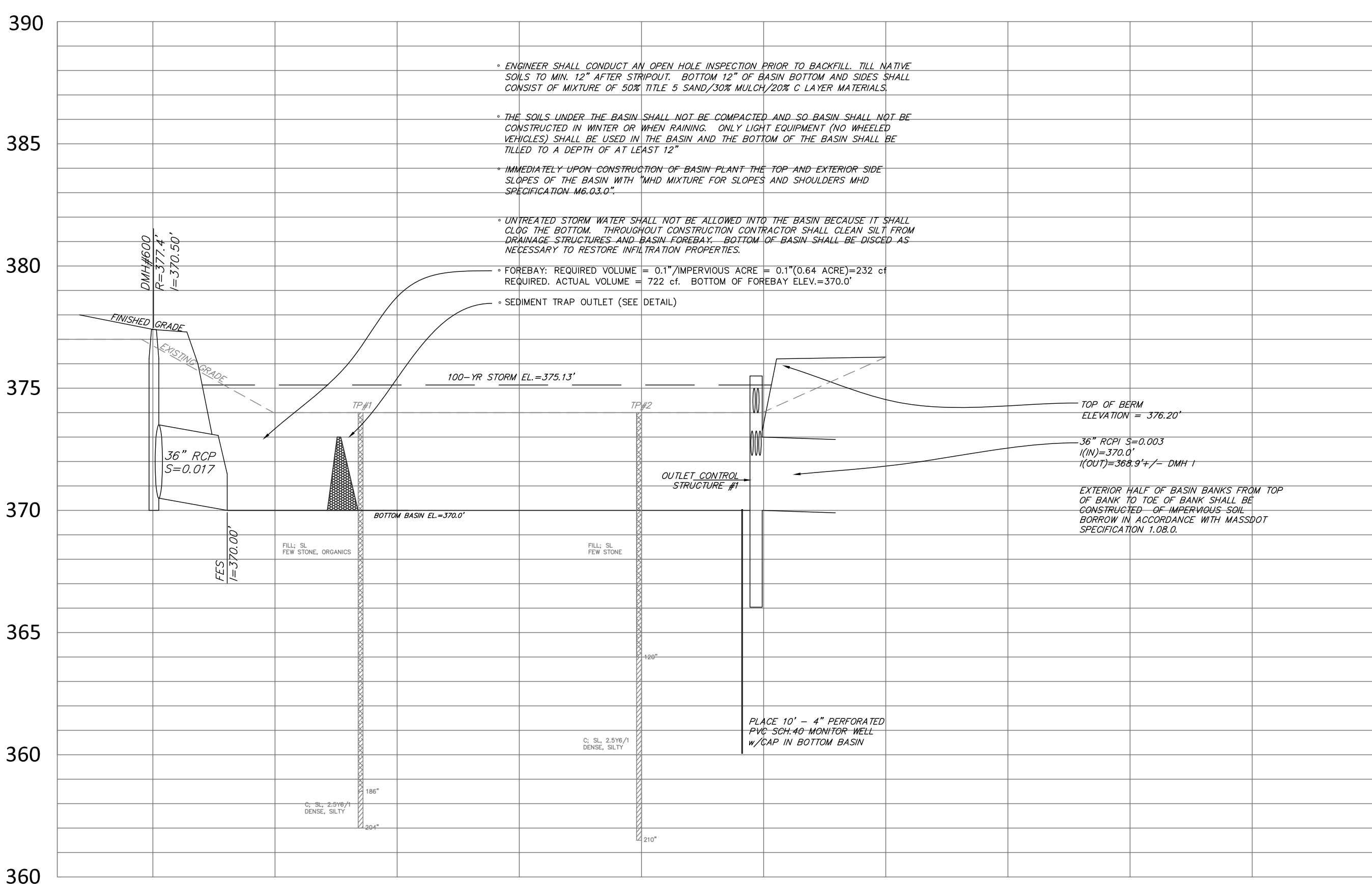
SCALE: 1" = 40'  
 JULY 19, 2021 SHEET NUMBER  
 06-0172C **3**

TEACHERS INSURANCE AND ANNUITY ASSOCIATION OF AMERICA,  
A NEW YORK CORPORATION,  
FOR THE BENEFIT OF ITS REAL ESTATE ACCOUNT  
BK 21630, PG. 24  
MAP 329, PARCEL 1

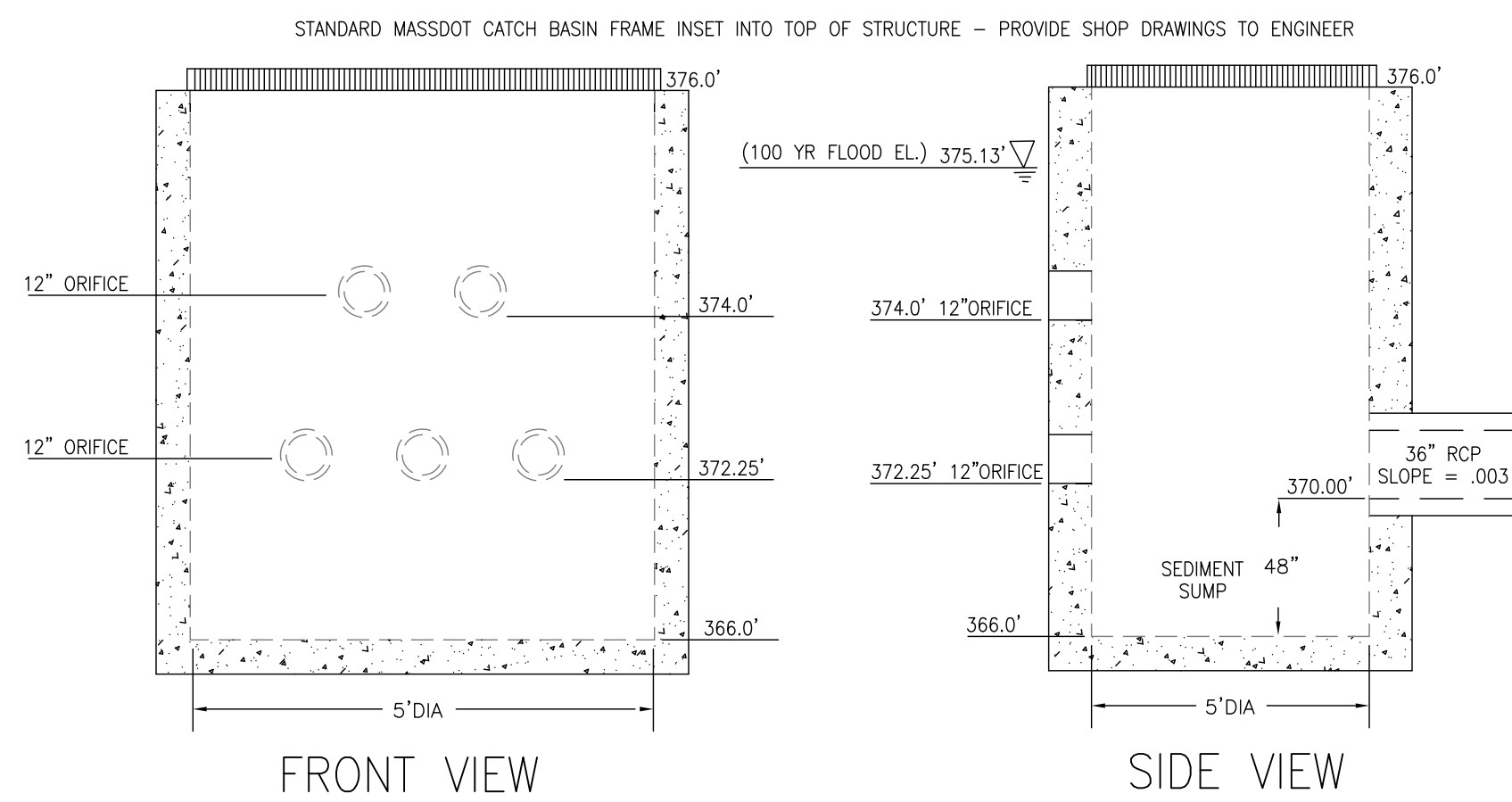
ITEMS #19 & 20  
BK 10816, PG. 271



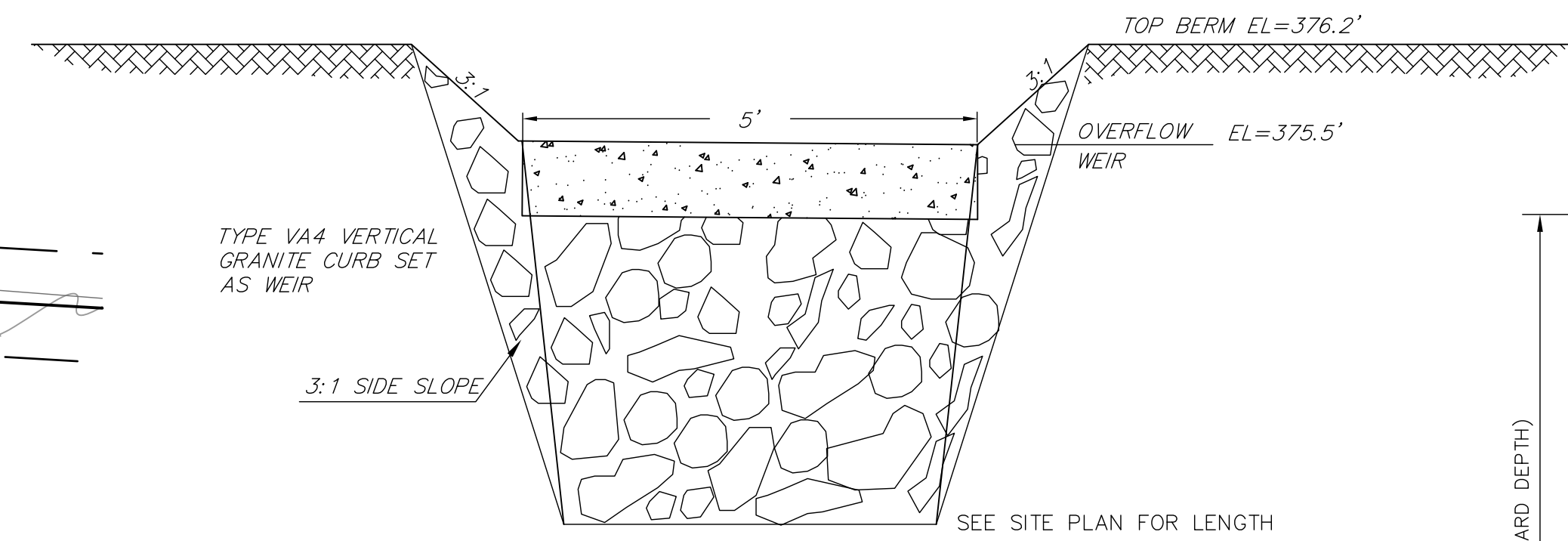
**INFILTRATION BASIN #1**  
1" = 40'



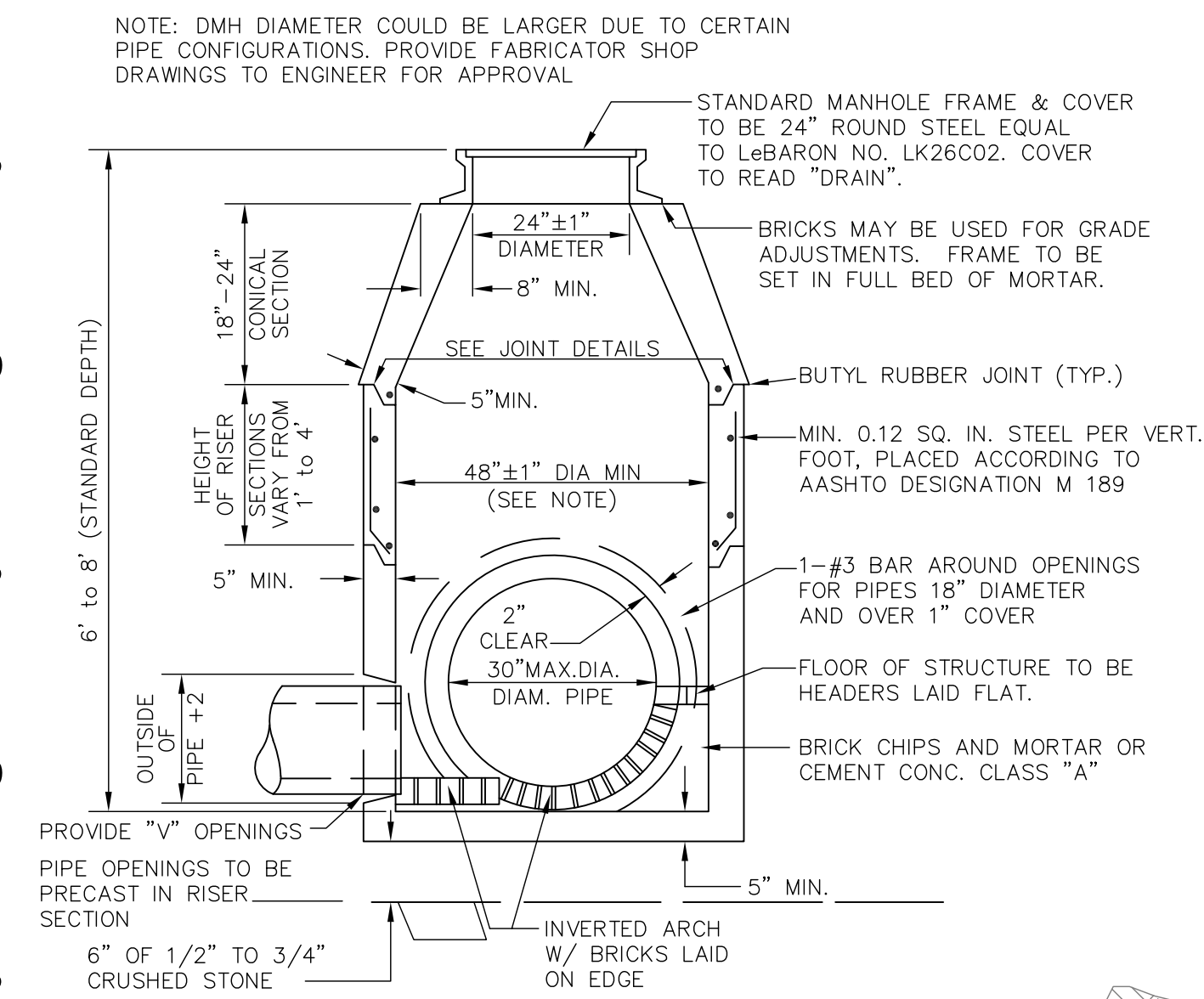
**Basin #1**  
Horizontal Scale: 1" = 40'  
Vertical Scale: 1" = 4'



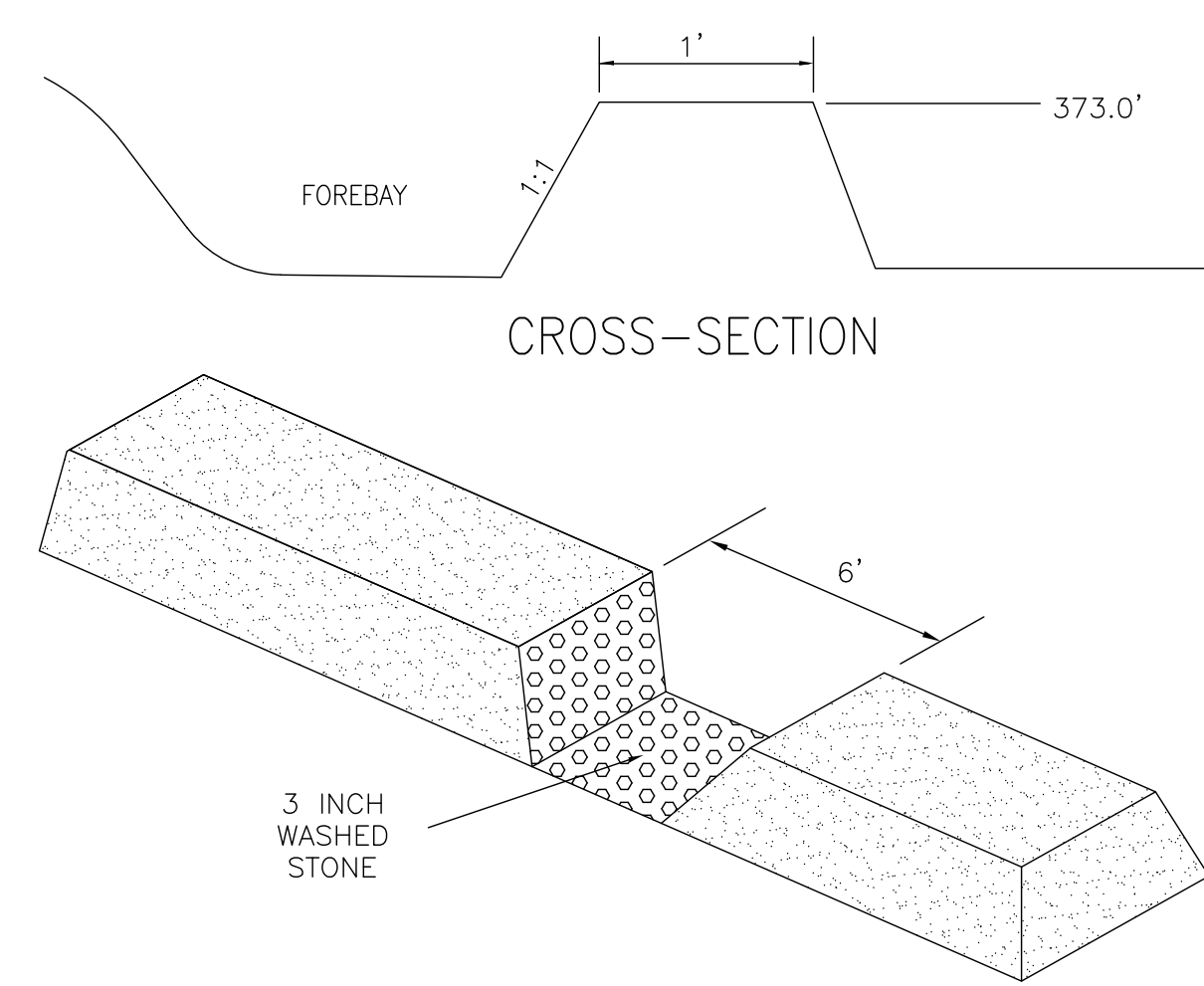
**PRECAST CONCRETE OUTLET STRUCTURE - BASIN 1**  
N.T.S.



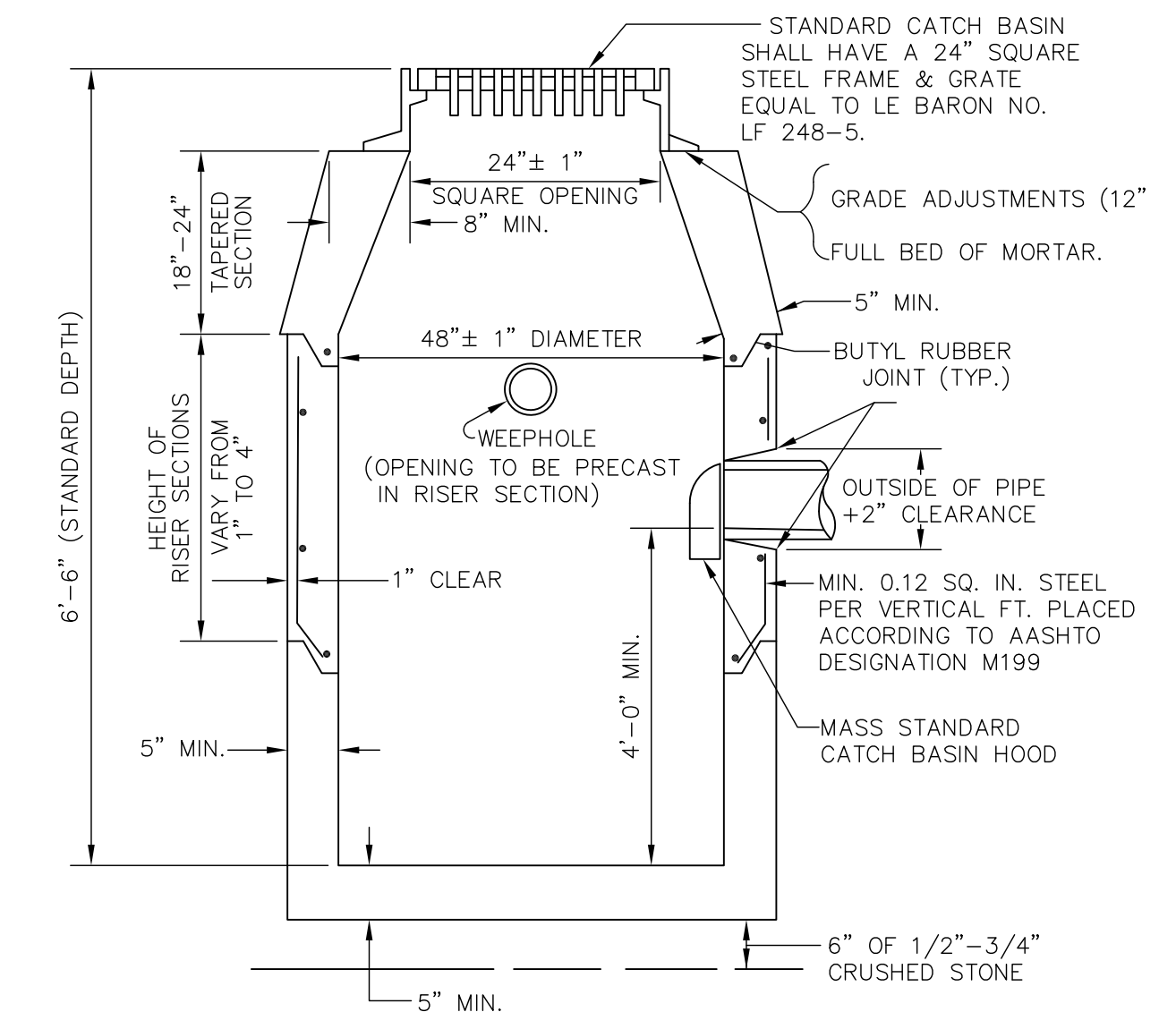
**END VIEW OF OVERFLOW WEIR**  
N.T.S.



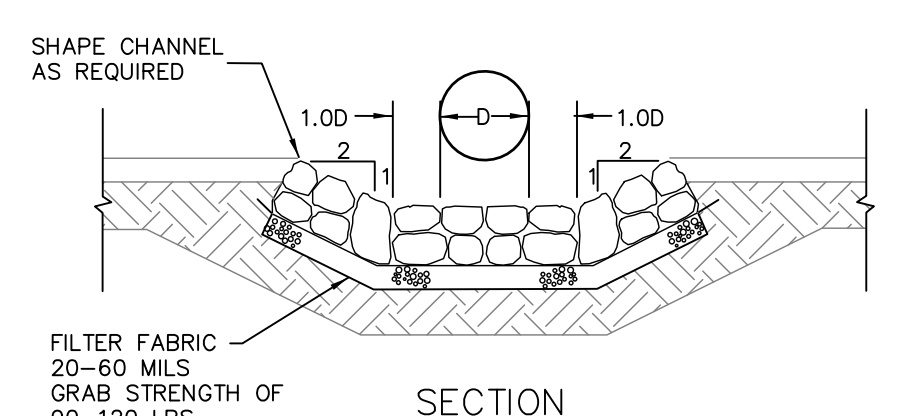
**PRECAST CONCRETE DRAIN MANHOLE**  
N.T.S.



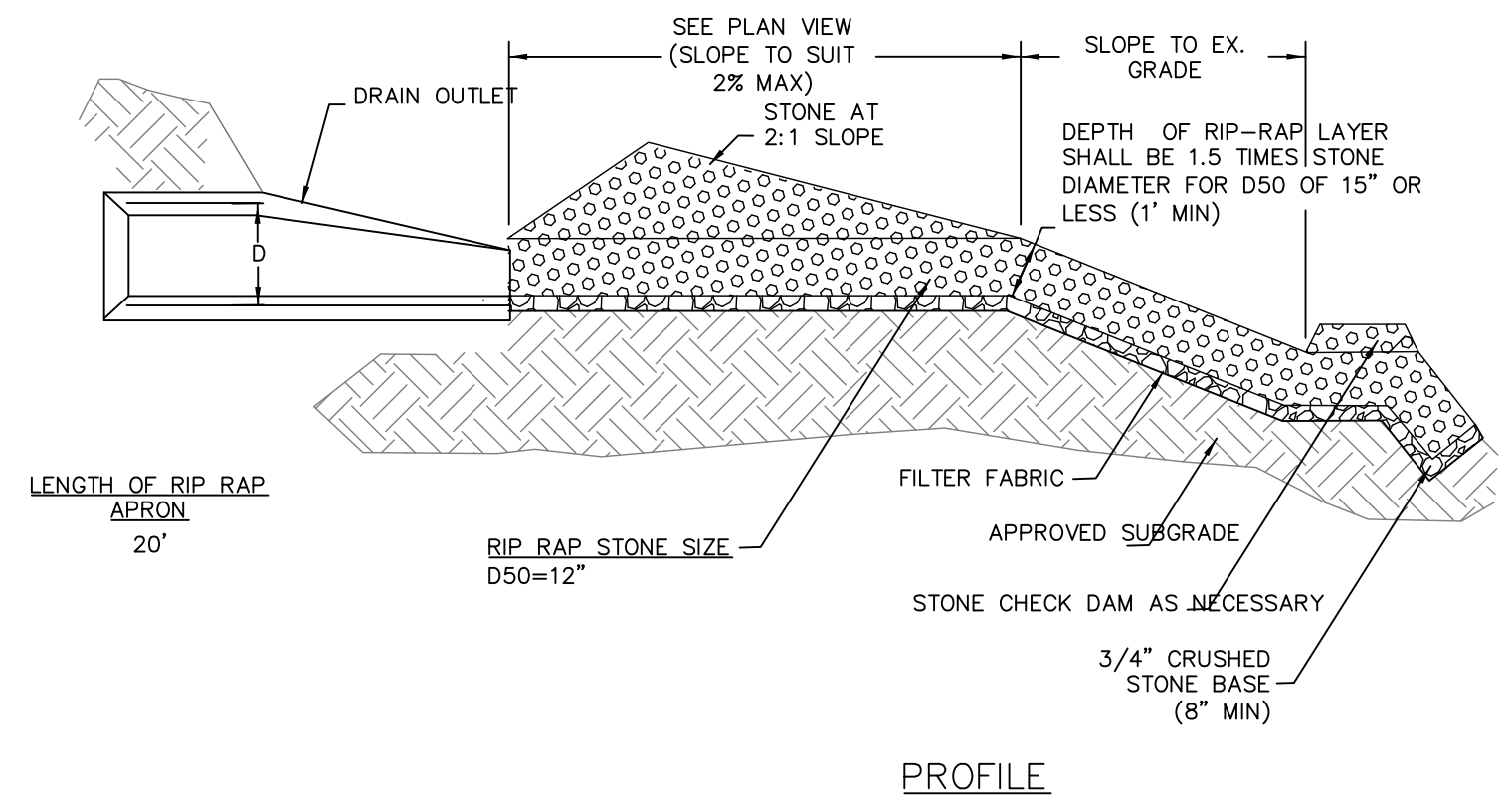
**FOREBAY OUTLET**  
N.T.S.



**PRECAST CONCRETE CATCH BASIN**  
N.T.S.



**SECTION**



**RIP RAP OUTFALL**  
N.T.S.

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STAMP  
COMMONWEALTH OF MASSACHUSETTS  
WILLIAM R. BUCKLEY, JR.  
CIVIL  
No. 35813  
REGISTERED  
PROFESSIONAL ENGINEER

DRAWING TITLE

Details

SCALE: AS NOTED

JULY 19, 2021 SHEET NUMBER

06-0172C **4**

FOR THE BENEFIT OF ITS REAL ESTATE ACCOUNT  
BK. 21630, PG. 24  
MAP 329, PARCEL 1

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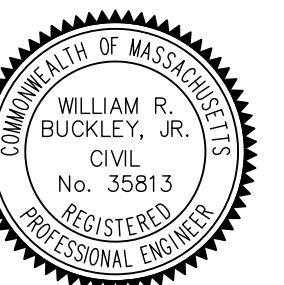
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DRAWING TITLE  
**SWPPP &  
SNOW STORAGE**

SCALE: 1" = 40'

JULY 19, 2021 SHEET NUMBER

06-0172 **5**

