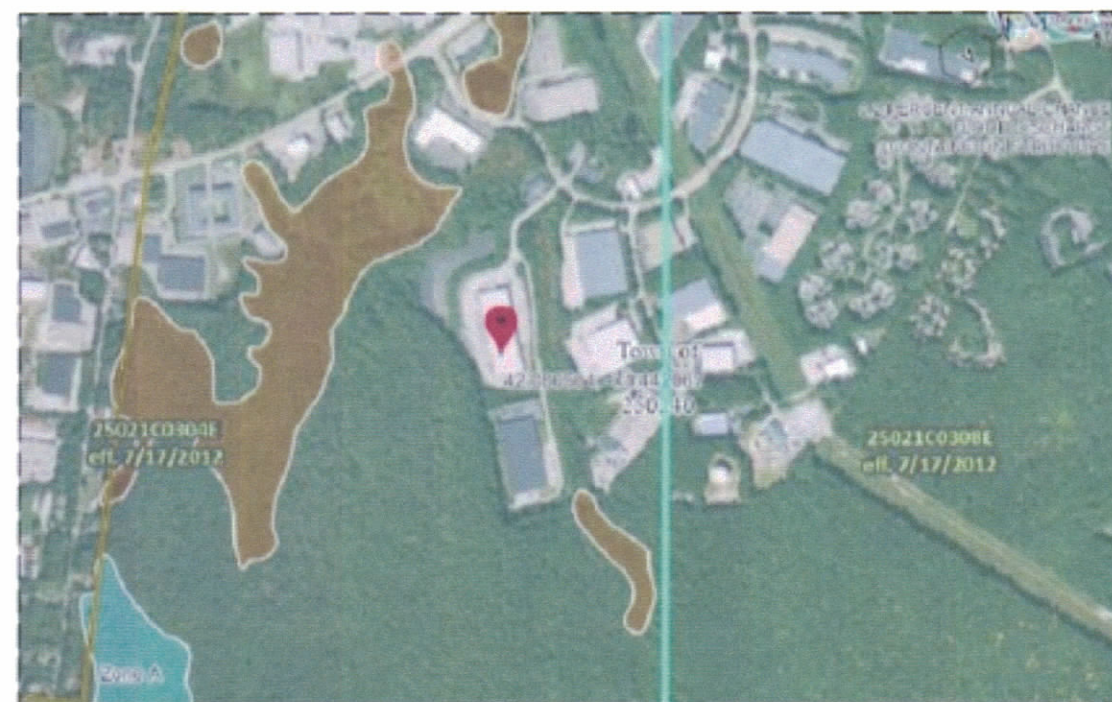


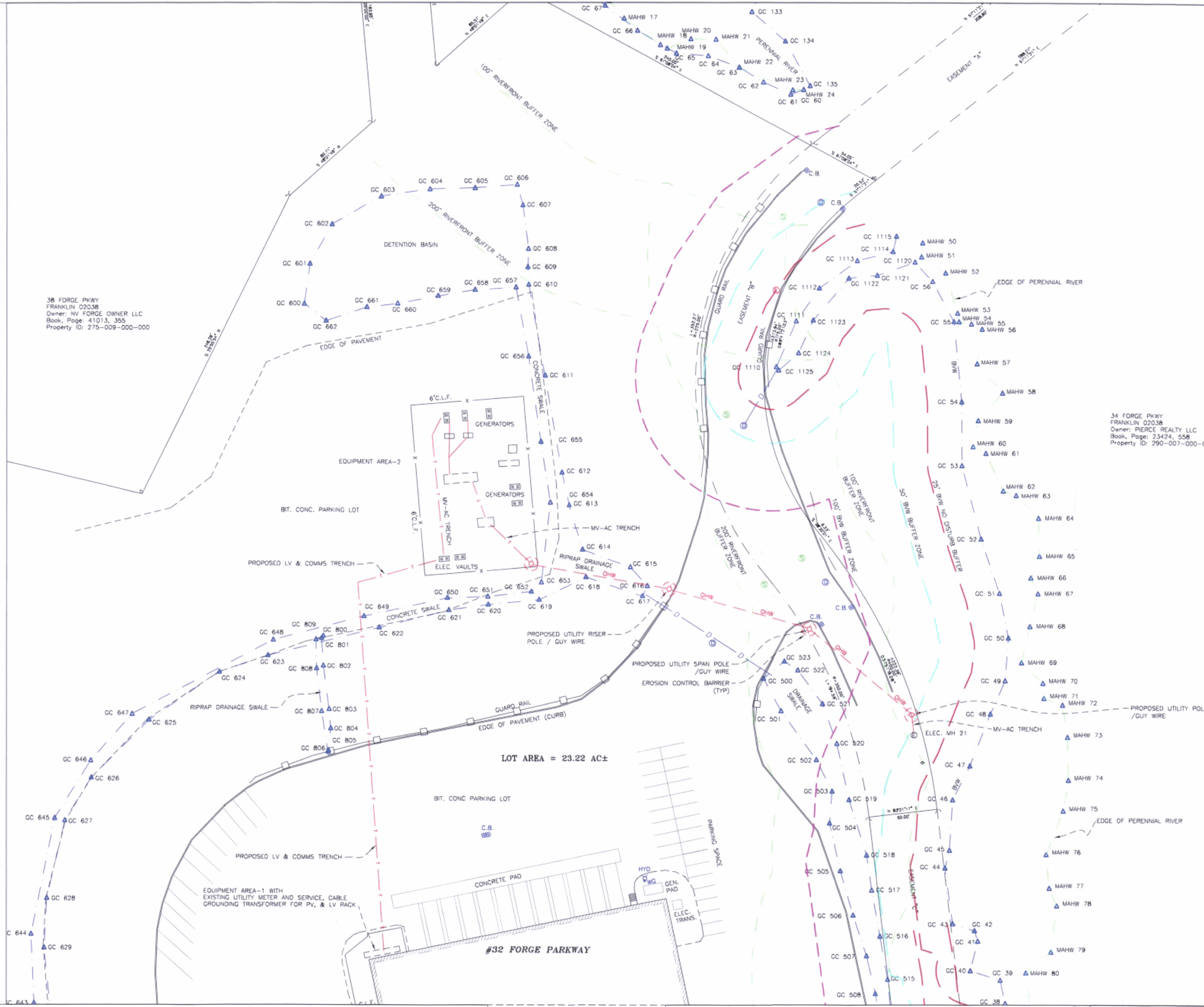
LOCUS MAP (NTS)



FEMA FLOOD ZONE MAP (NTS)

38 FORGE PKWY  
FRANKLIN 02038  
Owner: NY FORGE OWNER LLC  
Book, Page: 41013, 355  
Property ID: 275-009-000-000

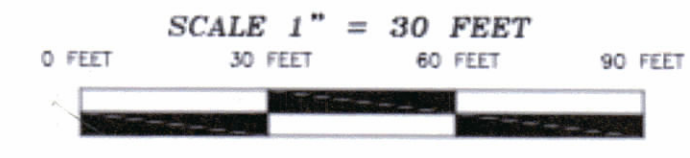
34 FORGE PKWY  
FRANKLIN 02038  
Owner: PIERCE REALTY LLC  
Book, Page: 23424, 558  
Property ID: 290-007-000-000



GRID NORTH MASS.  
STATE PLANE COORD  
SYSTEM NAD83 NAVD 1988

- ALL WORK SHALL BE IN ACCORDANCE WITH THE PROJECT ORDER OF CONDITIONS.
- PRIOR TO THE COMMENCEMENT OF WORK, SEDIMENT BARRIERS SHALL BE INSTALLED ALONG THE EDGE OF PROPOSED DEVELOPMENT, AND AS INDICATED ON THE PLANS. PRIOR TO START OF WORK, AN INSPECTION OF THE SEDIMENT CONTROL BARRIERS BY THE FRANKLIN, MASS CONSERVATION COMMISSION IS REQUIRED. ADDITIONAL BARRIERS, SILT FENCE OR BERMS SHALL BE LOCATED AS CONDITIONS WARRANT OR AS DIRECTED BY THE OWNER OR CONSERVATION COMMISSION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL TEMPORARY AND PERMANENT SEDIMENTATION AND EROSION CONTROLS UNTIL WORK IS COMPLETE AND ALL AREAS HAVE BEEN PERMANENTLY STABILIZED.
- THE CONTRACTOR SHALL INSPECT SEDIMENTATION AND EROSION CONTROLS ON A WEEKLY BASIS AND IMMEDIATELY AFTER EACH RAINFALL; REPAIRS SHALL BE MADE BY THE END OF THE WORKING DAY. ACCUMULATED SEDIMENT SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR, AS REQUIRED BY THE LOCAL AUTHORITY OR AS DIRECTED BY THE ENGINEER.
- THE CONTRACTOR SHALL BE PREPARED TO ALLOW WORK TO WAIT A DAY OR TWO AFTER RAIN EVENTS TO ALLOW SURFACE SOILS TO DRY.
- NO MATERIALS SUBJECT TO EROSION SHALL BE STOCKPILED OVERNIGHT WITHIN THE RIVERFRONT AREA UNLESS CONTAINED BY SEDIMENT BARRIERS OR COVERED.
- DISTURBED AREAS SHALL BE STABILIZED BY LOAMING AND SEEDING, OR BY ANOTHER APPROVED METHOD, AS SOON AS POSSIBLE AFTER THE FINISHED GRADE HAS BEEN MET. IF FINAL GRADING DOES NOT OCCUR DURING THE GROWING SEASON, THESE AREAS SHALL BE MULCHED WITH HAY AND SECURED.
- STREET SWEEPING IN THE VICINITY OF THE PROJECT LIMITS HAS BEEN STABILIZED. ALL SEDIMENT TRACKED ONTO PUBLIC RIGHT-OF-WAYS OR PAVED AREAS SHALL BE SWEEPED AT THE END OF EACH WORKING DAY.
- REFUELING SHALL BE PERFORMED OFFSITE TO THE MAXIMUM EXTENT PRACTICAL. IF ON-SITE REFUELING IS REQUIRED IT SHALL BE PERFORMED OUTSIDE THE RIVERFRONT AREA AND A SPILL KIT SHALL BE KEPT ON-SITE AT ALL TIMES.

NOTE:  
ALL UNDERGROUND UTILITY, HEIGHT, ELEVATION AND GRADING INFORMATION PRESENTED HEREON SHOULD BE FIELD VERIFIED BY CONTRACTOR PRIOR TO THE COMMENCEMENT OF ANY SITE WORK. CALL DIGSAFE PRIOR TO ANY EXCAVATION.



FLOOD ZONE NOTE:  
PROPERTY LIES IN ZONE X OF FIRM MAP 25021C03404E EFFECTIVE DATE: 07/17/2012. PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA.

ASSESSORS PARCEL ID: 290-008-000-000  
ZONING DISTRICT: INDUSTRIAL  
MINIMUM SETBACK REQUIREMENTS:  
FRONT YARD = 40.0' SIDE YARD = 30.0'  
REAR YARD = 30.0' MAX. STORIES = 3  
MAX. HEIGHT = 40'  
MAX LOT COVERAGE 80%  
MAX. BUILDING COVERAGE 70%

**OWNED BY:**  
PROPERTY OWNERS:  
KNICHERBOCKER PROPERTIES INC.  
C/O MARVIN F. POER & COMPANY

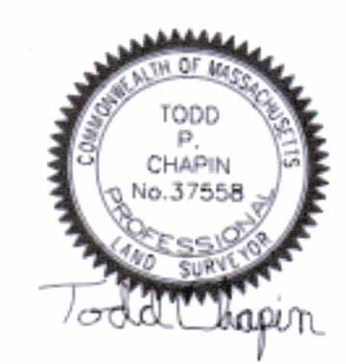
**LOCATION:**  
32 FORGE PARKWAY

DEED BOOK 10726 PAGE 260  
PLAN #443 OF 1994  
RECORDED @ NORFOLK COUNTY REG. DEEDS

**PROPOSED UTILITIES**  
PLAN OF LAND IN  
**FRANKLIN, MASS**

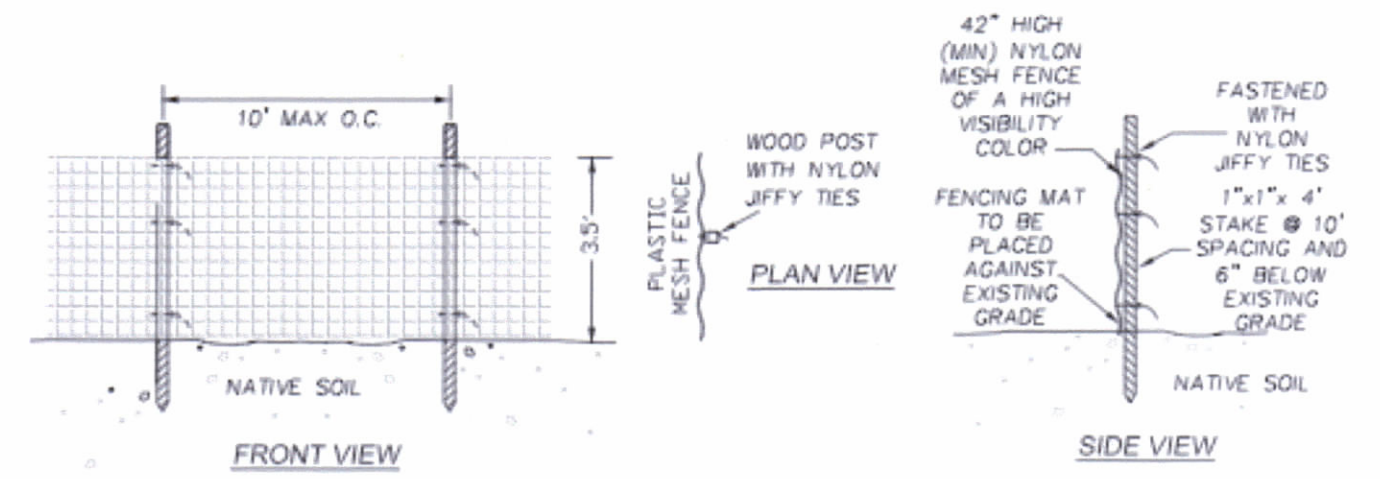
SCALE: 1"=30' DATE: 02/29/2024

**RealMapInfo LLC**  
420 LAKESIDE AVENUE SUITE 403  
MARLBOROUGH, MA 01752  
REALMAPINFO.COM 774-570-0642



TODD P. CHAPIN P.L.S. 37558

**CONSTRUCTION FENCING**  
(NOT TO SCALE)



**FENCING NOTES**

- THE PROPOSED FENCING SHALL BE INSTALLED AND INSPECTED PRIOR TO ANY CONSTRUCTION.
- SITE DISTURBANCES WILL BE LIMITED TO AND CONTAINED WITHIN THE CONSTRUCTION FENCING.
- THE INSTALLED FENCING SHALL BE INSPECTED AND REPAIRED AS NEEDED.
- THE INSTALLED FENCING SHALL BE REMOVED AFTER THE COMPLETION OF THE SITE WORK.

**WETLANDS & BUFFER ZONES LEGEND:**

- FLAGGED EDGE OF RESOURCE AREA
- 25' WETLAND BUFFER ZONE
- 50' WETLAND BUFFER ZONE
- 100' WETLAND BUFFER ZONE
- EROSION CONTROL BARRIER (TYP)

