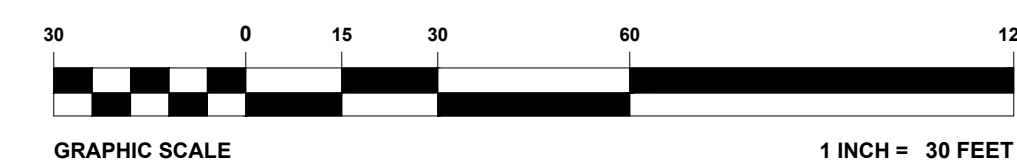




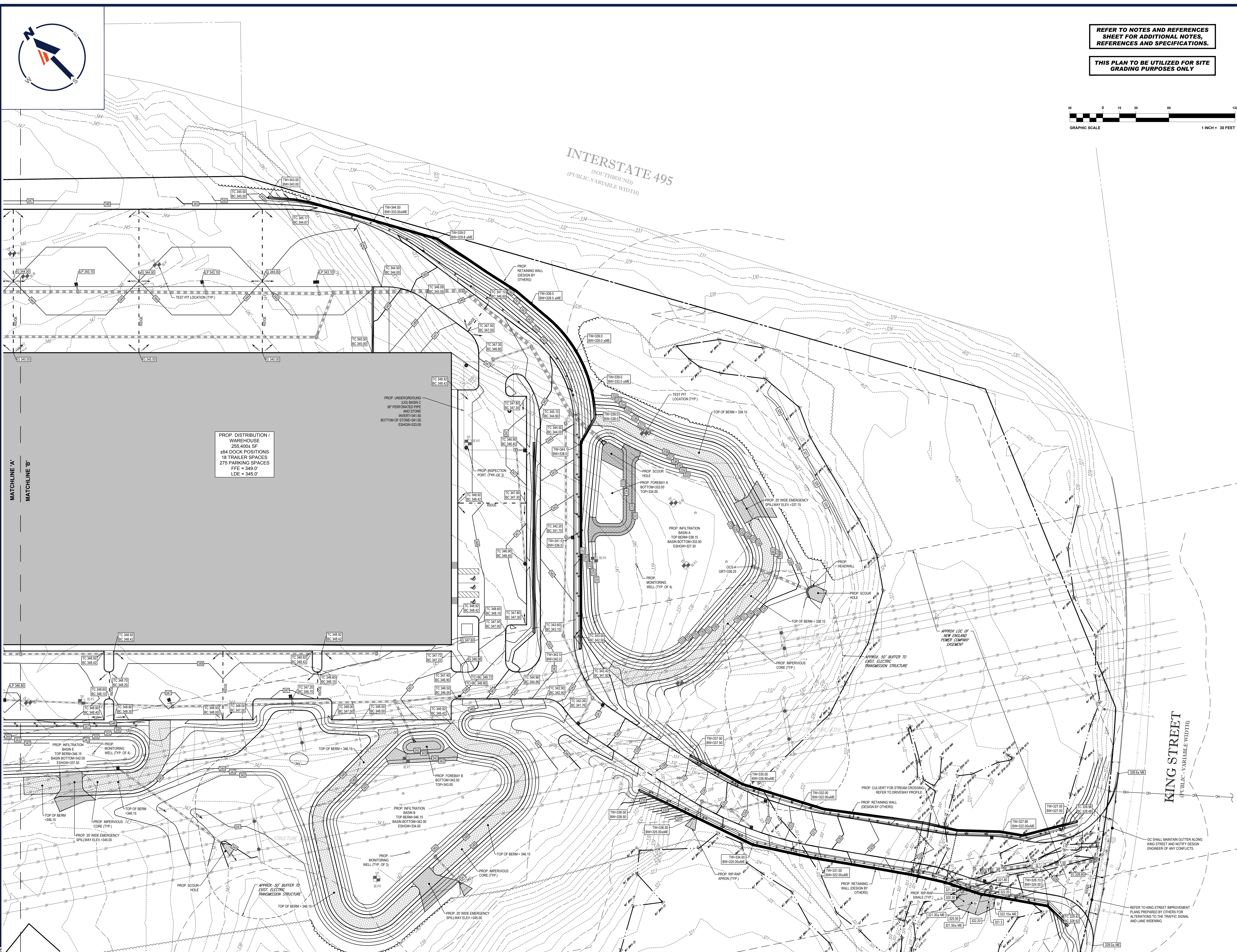
REFER TO NOTES AND REFERENCES SHEET FOR ADDITIONAL NOTES, REFERENCES AND SPECIFICATIONS.

THIS PLAN TO BE UTILIZED FOR SITE GRADING PURPOSES ONLY



REVISIONS

REV	DATE	COMMENT	DRAWN BY
1	11/23/2021	REV. PER RELOCATED LOADING DOCKS	JAK
2	12/20/2021	REV. PER CLIENT COMMENTS	JAK
3	12/21/2021	REV. PER CLIENT COMMENTS	JAK
4	03/16/2022	PLANNING BOARD PEER REVIEW	CFD
5	06/10/2022	PEER REVIEW COMMENTS	CFD
6	07/08/2022	CON. COMM. COMMENTS	AS / CE



PROP. DISTRIBUTION / WAREHOUSE
255,400 SF
464 DOCK POSITIONS
18 TRAILER SPACES
275 PARKING SPACES
FFE = 349.0'
LDE = 345.0'

MATCHLINE 'A'
MATCHLINE 'B'



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.: JIM21009B
DRAWN BY: MBNL
CHECKED BY: MSY/CD
DATE: 10/08/2021
CAD I.D.: W211018-GRAD-1A

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

BOHLER

352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900
www.BohlerEngineering.com



SHEET TITLE:
GRADING PLAN 'B'
SHEET NUMBER:
C-402
REVISION 6 - 07/08/2022



PRIOR TO CONSTRUCTION, CONTRACTOR TO COORDINATE WITH WATER PURVEYOR FOR METHOD OF CONNECTION TO SERVICE MAIN, AS WELL AS FOR LOCATIONS OF METERS.

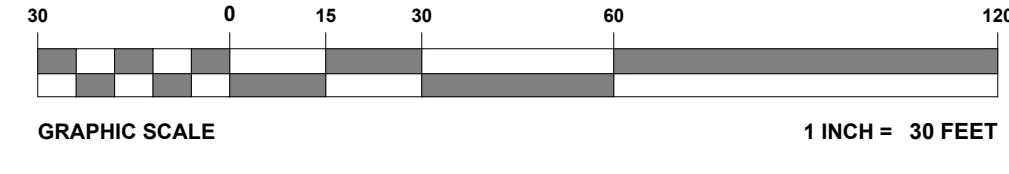
ROOF DRAINS TO BE LOCATED INTERNALLY. CONTRACTOR TO COORDINATE WITH MEP ARCH PRIOR TO CONSTRUCTION TO CONFIRM LOCATIONS OF LEADERS OUT TO STORM SEWER SYSTEM.

ALL PROPOSED UNDERGROUND UTILITIES THAT FALL WITHIN THE EXISTING ELECTRICAL EASEMENT SHALL BE HS-25 RATED AND IDENTIFIED IN THE FIELD WITH WARNING POSTS/MARKERS IN ACCORDANCE WITH UTILITY COMPANY REQUIREMENTS

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

THIS PLAN TO BE UTILIZED FOR DRAINAGE AND UTILITIES PURPOSES ONLY

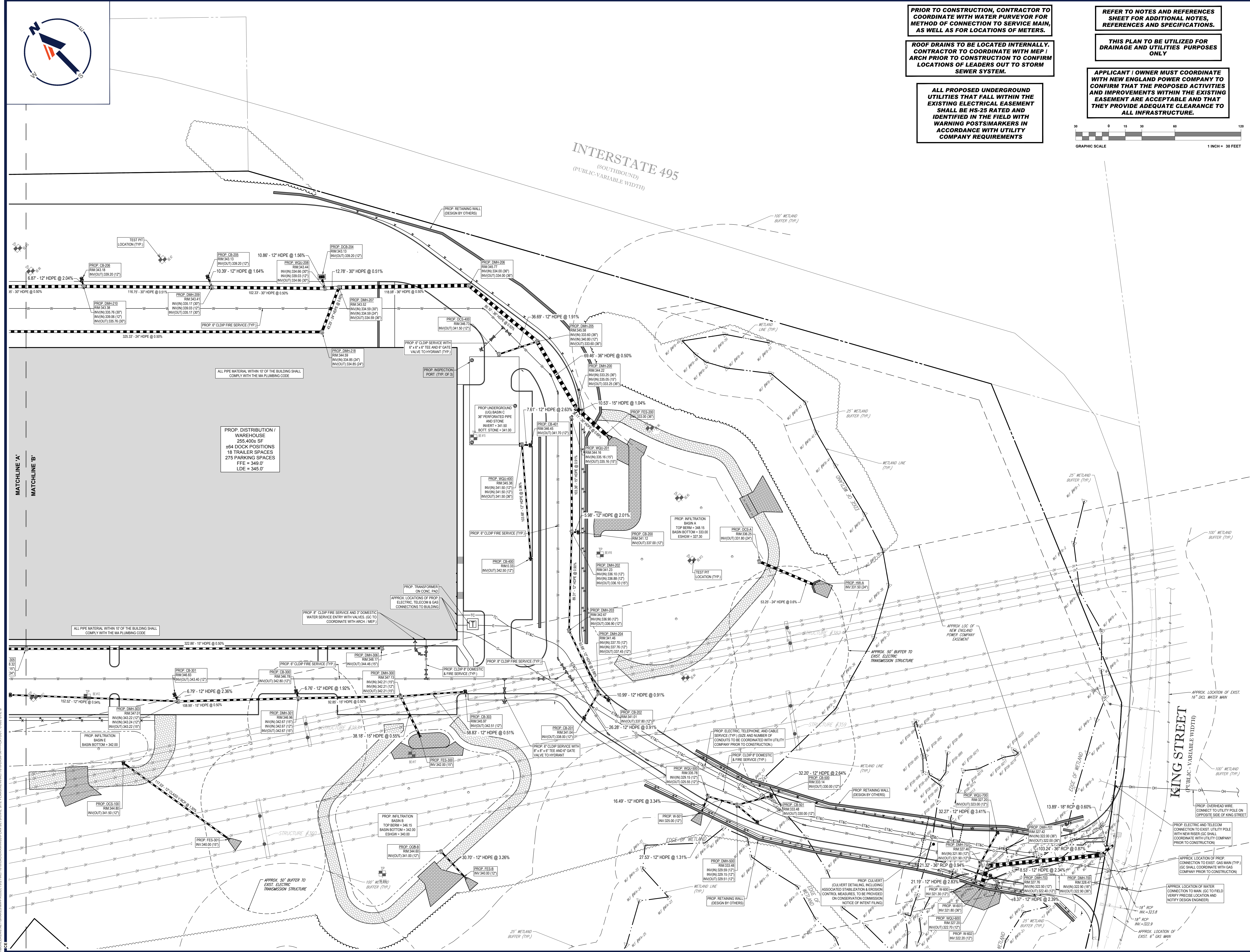
APPLICANT / OWNER MUST COORDINATE WITH NEW ENGLAND POWER COMPANY TO CONFIRM THAT THE PROPOSED ACTIVITIES AND IMPROVEMENTS WITHIN THE EXISTING EASEMENT ARE ACCEPTABLE AND THAT THEY PROVIDE ADEQUATE CLEARANCE TO ALL INFRASTRUCTURE.



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SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LAND REVIEW
LAND ACQUISITION
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY
1	11/23/2021	REV. PER RELOCATED LOADING DOCKS	CSE
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3	12/21/2021	REV. PER CLIENT COMMENTS	CSE
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PRELIMINARY

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PROJECT NO.: J0210098
DRAWN BY: MB/M
CHECKED BY: MSH/CD
DATE: 10/08/2021
CAD L.D.: W211018-DRIN-1A

PRELIMINARY MAJOR SITE PLAN

FOR
MARCUS PARTNERS
PROPOSED
DISTRIBUTION / WAREHOUSE
MAP #313 | LOTS: 7, 8, 53, 54 & 55
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MASSACHUSETTS

BOHLER
352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900
www.BohlerEngineering.com

J. KRUCH
Professional Engineer
No. 2476
Middlesex County, MA
01908-0001

SHEET TITLE:
DRAINAGE AND UTILITIES PLAN 'B'

SHEET NUMBER:
C-503

REVISION 6 - 07/08/2022



PROP. DISTRIBUTION WAREHOUSE
 255,400± SF
 464 DOCK POSITIONS
 18 TRAILER SPACES
 275 PARKING SPACES
 FFE = 349.0'
 LDE = 345.0'

PROP. WETLAND REPLICATION AREA #4
 APPROX. 7,870 SF
 REFER TO WETLAND REPLICATION PLAN
 PREPARED BY LEC ENVIRONMENTAL CONSULTANTS, INC.

ACCESS FOR WETLAND REPLICATION AREA #4

APPROX. LOC. OF NEW ENGLAND POWER COMPANY EXERCISE

PROP. INFILTRATION BASIN E
 TOP BERM=346.15
 BASIN BOTTOM=342.00

PROP. INFILTRATION BASIN B
 TOP BERM=346.15
 BASIN BOTTOM=342.00
 ESHGW=340.00

ACCESS FOR WETLAND REPLICATION AREA #1

PROP. WETLAND REPLICATION AREA #2
 APPROX. 2,393 SF
 REFER TO WETLAND REPLICATION PLAN
 PREPARED BY LEC ENVIRONMENTAL CONSULTANTS, INC.

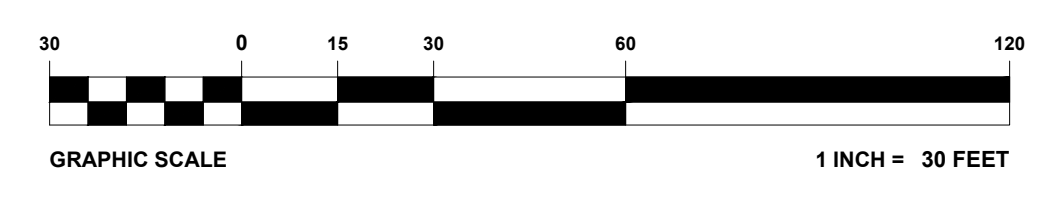
PROP. WETLAND REPLICATION AREA #1
 APPROX. 6,588 SF
 REFER TO WETLAND REPLICATION PLAN
 PREPARED BY LEC ENVIRONMENTAL CONSULTANTS, INC.

PROP. WETLAND REPLICATION AREA #3
 APPROX. 4,703 SF
 REFER TO WETLAND REPLICATION PLAN
 PREPARED BY LEC ENVIRONMENTAL CONSULTANTS, INC.

ACCESS FOR WETLAND REPLICATION AREA #2 & #3

MAP #313 - LOT 32
 N/F LANDS OF RICHARD P. CHESTERCOVE
 BK. 39046, PG. 383

MAP #313 - LOT 43
 N/F LANDS OF VIRGINIA M. DELLARCO
 BK. 7857, PG. 683



REVISIONS

REV	DATE	COMMENT	DRAWN BY
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PRELIMINARY

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PROJECT NO.: J0210098
 DRAWN BY: MBM
 CHECKED BY: MSY
 DATE: 10/08/2021
 CAD I.D.: W211018-GRAD-1A

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FOR

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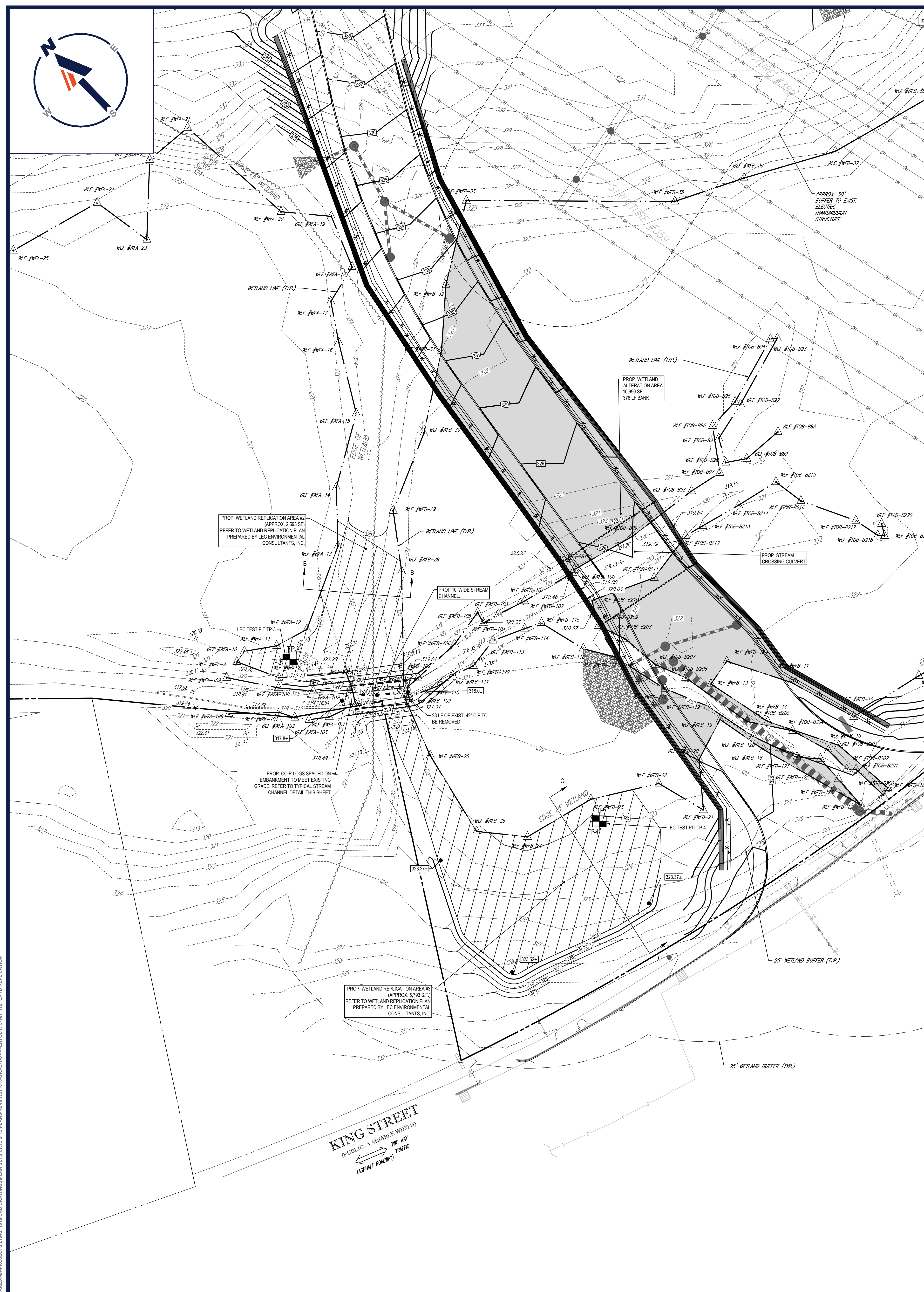
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 SOUTHBOROUGH, MA 01772
 Phone: (508) 480-9900
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OVERALL WETLAND REPLICATION PLAN

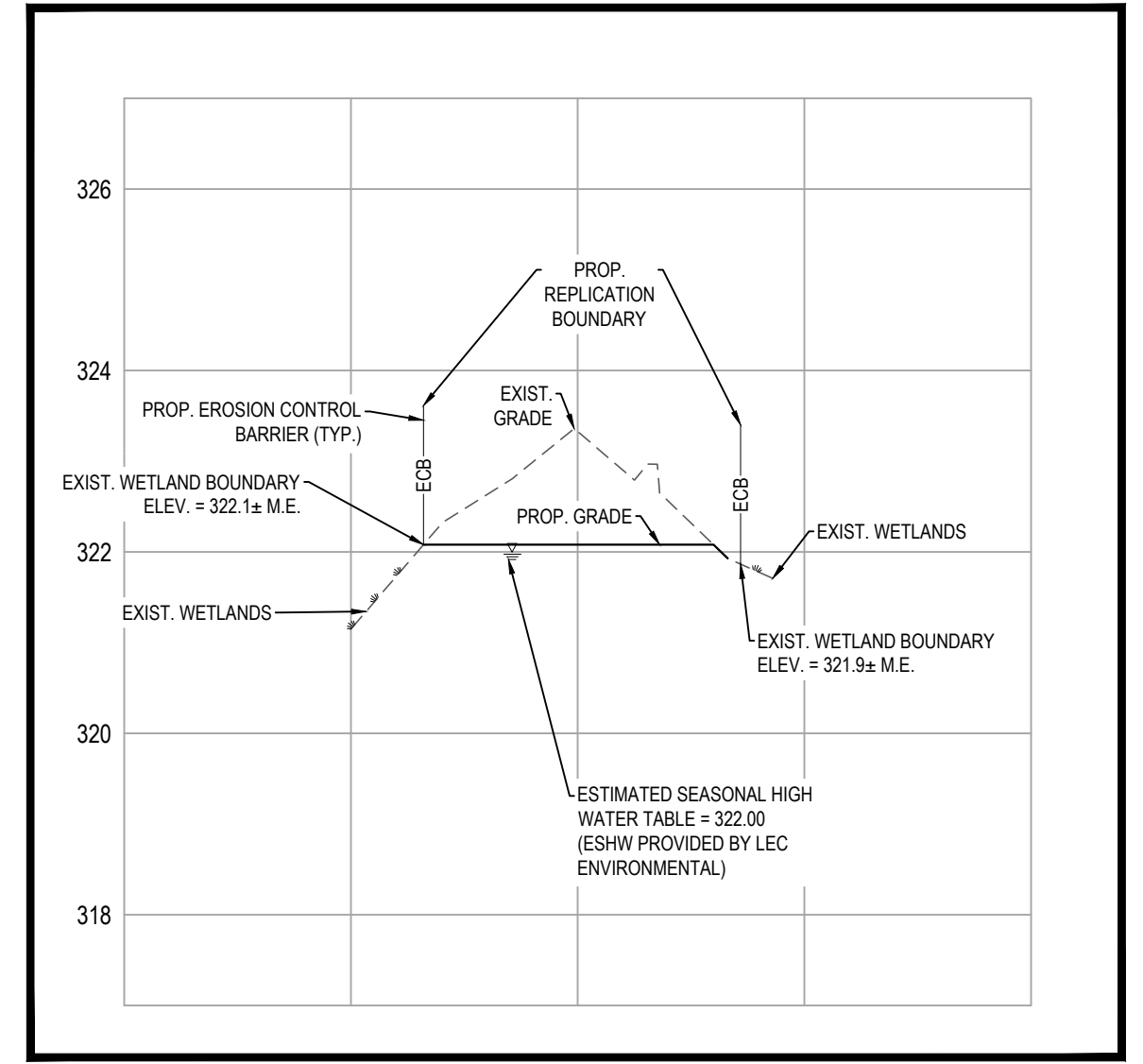
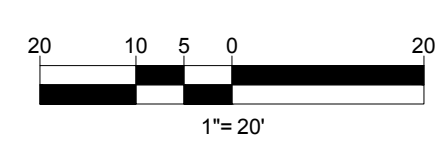
SHEET NUMBER: C-905

REVISION 6 - 07/08/2022



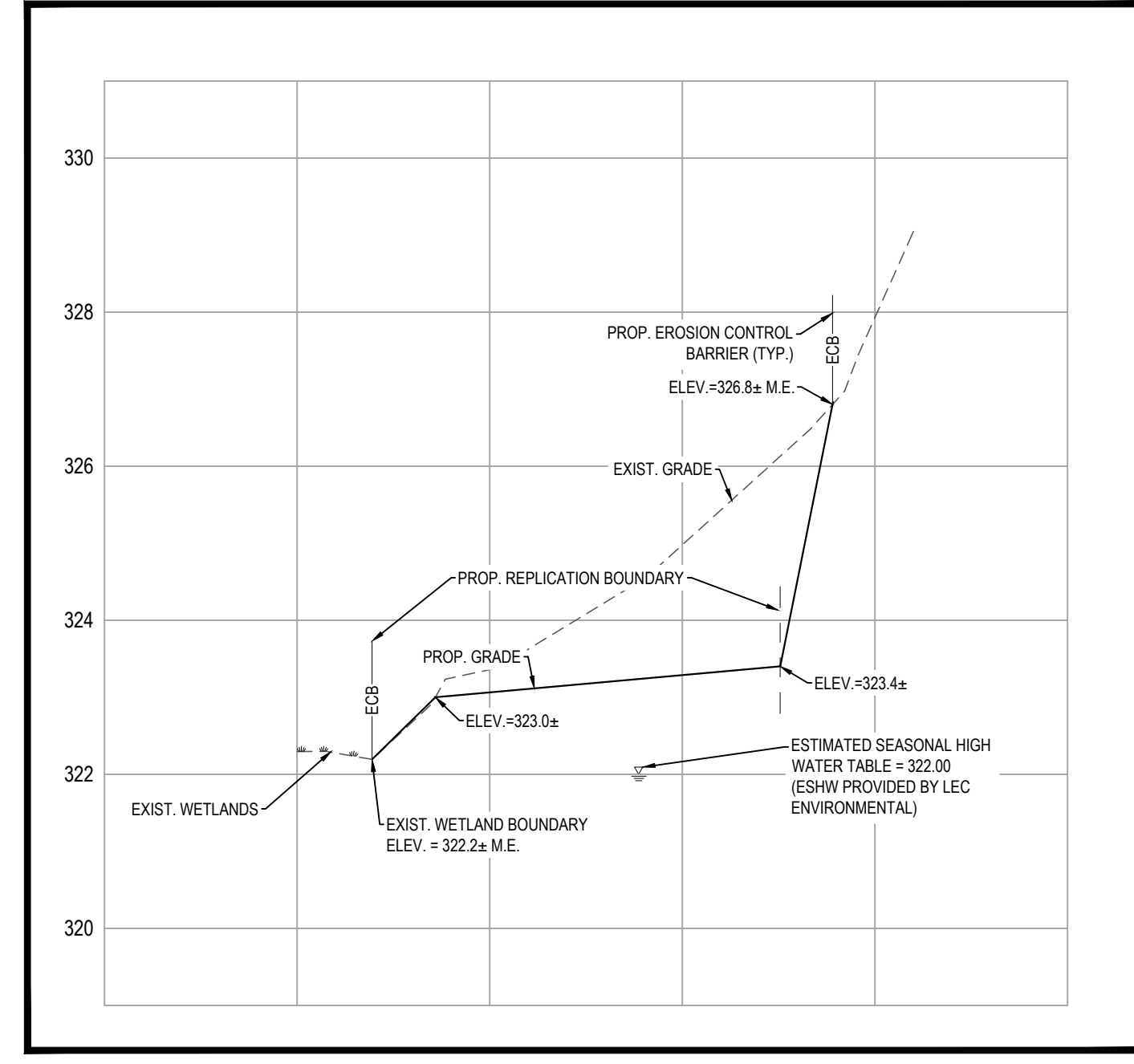
WETLAND REPLICATION AREAS #2 AND #3 PLAN VIEW

SCALE: 1"=20'



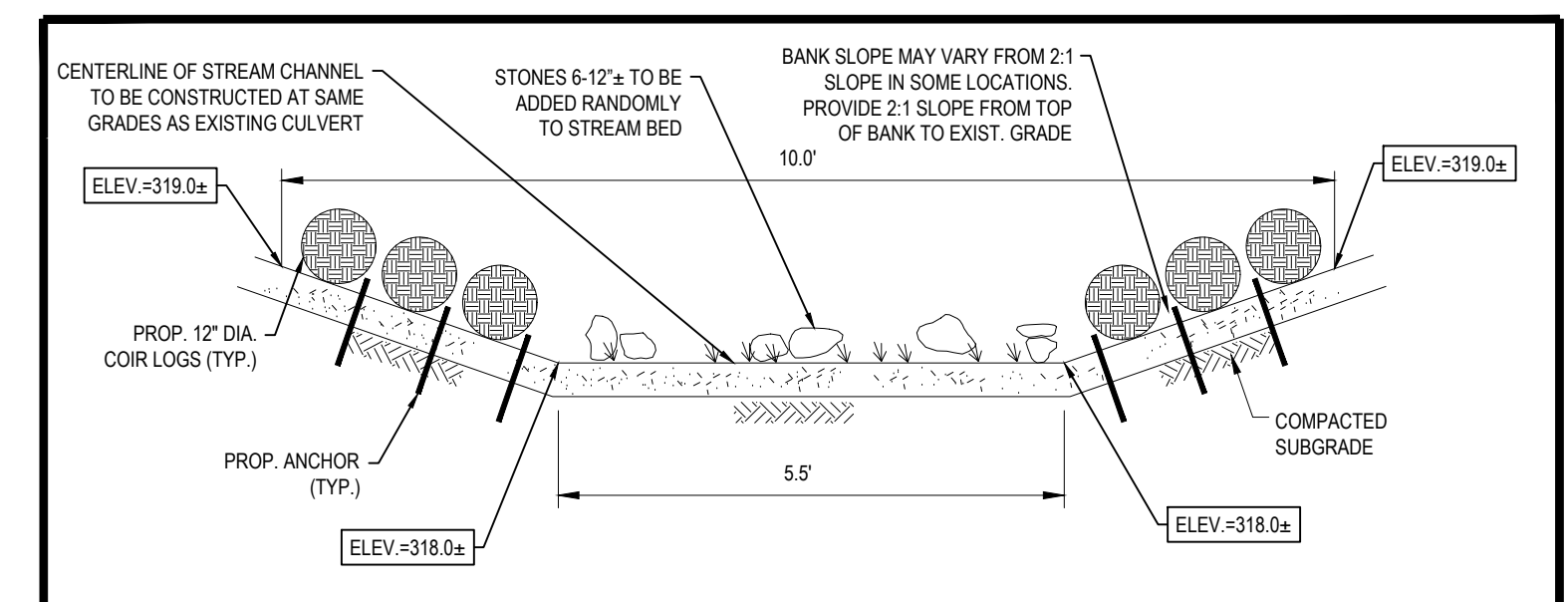
SCHEMATIC REPLICATION SECTION B-B

SCALE: 1"=20' HORIZONTAL
1"=2' VERTICAL



SCHEMATIC REPLICATION SECTION C-C

SCALE: 1"=20' HORIZONTAL
1"=2' VERTICAL



TYPICAL STREAM CHANNEL DETAIL

N.T.S.

REFER TO WETLAND REPLICATION PLAN PREPARED BY LEC ENVIRONMENTAL CONSULTANTS FOR DETAILS ON CONSTRUCTION OR REPLICATION AREAS

REVISIONS

REV	DATE	COMMENT	DRAWN BY
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PROJECT No.: JMA210098
DRAWN BY: MB/M
CHECKED BY: MSH/YCD
DATE: 10/08/2021
CAD I.D.: W211018-GRAD-1A

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SHEET TITLE:

WETLAND REPLICATION PLAN B

SHEET NUMBER:
C-907

REVISION 6 - 07/08/2022