





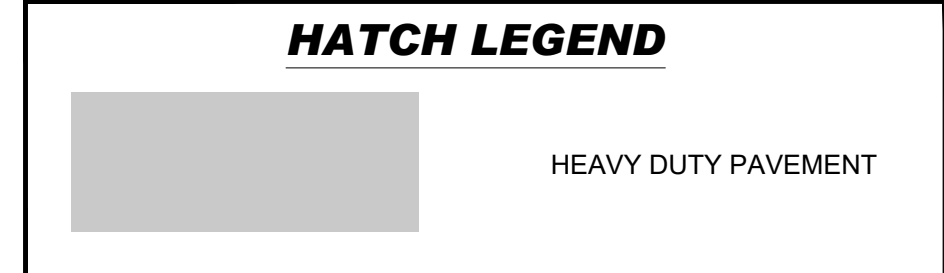




**SITE INFORMATION**

1. APPLICANT/OWNER:  
MARCUS PARTNERS  
290 FRANKLIN STREET, SUITE 200  
BOSTON, MA 02110

PARKING REQUIREMENTS			
ITEM	CODE	PERMITTED	PROPOSED
MIN. STALL SIZE		9' X 19'	9' X 19'
MIN. PARKING SPACES	§ 185-21	258 SPACES	275 SPACES (NOT INCL. 18 TRAILER STORAGE STALLS)
ACCESS. PARKING SPACES		8 SPACES	7 SPACES
DESIGNATED WAREHOUSE REQUIRED FOR WAREHOUSE USE = 1 SPACE PER 1,000 SF GFA TELLERS = 00 PROVIDED TOTAL = 255,400 SF * (1 SPACE / 1,000 SF) = 255 SPACES			
VARIANCE REQUIRED			



ZONING ANALYSIS TABLE				
ZONE: BUSINESS				
USE: WAREHOUSE				
MAP 313 LOTS: 7, 8, 53, 54 & 55				
PERMIT REQUIREMENT: PERMIT FROM DEPT.				
BULK REQUIREMENTS				
ITEM	CODE	PERMITTED	EXISTING	PROPOSED
MIN. LOT AREA		20,000 SF	1,258,859 SF (28.90 AC.)	NO CHANGE
MAX. BLDG COVERAGE		70%	N/A	20.3%
MIN. FRONT SETBACK		40'	N/A	484.6'
MIN. SIDE SETBACK		20'	N/A	101.9'
MIN. REAR SETBACK		30'	N/A	69.7'
MAX. BLDG HEIGHT		3 STORIES / 40' *	N/A	39'-11"
MAX. IMPER COVERAGE		80%	N/A	46.4%
MIN. FRONTAGE		125'	N/A	655'
MIN. LOT WIDTH		112.5'	N/A	> 112.5'
MIN. GREEN BELT SETBACK		15'	N/A	29.5'
KEY = VARIANCE REQUIRED				

\* BUILDING UP TO 50', REGARDLESS OF NUMBER OF STORIES, MAY BE PERMITTED BY A SPECIAL PERMIT FROM THE SPECIAL PERMIT GRANTING AUTHORITY.

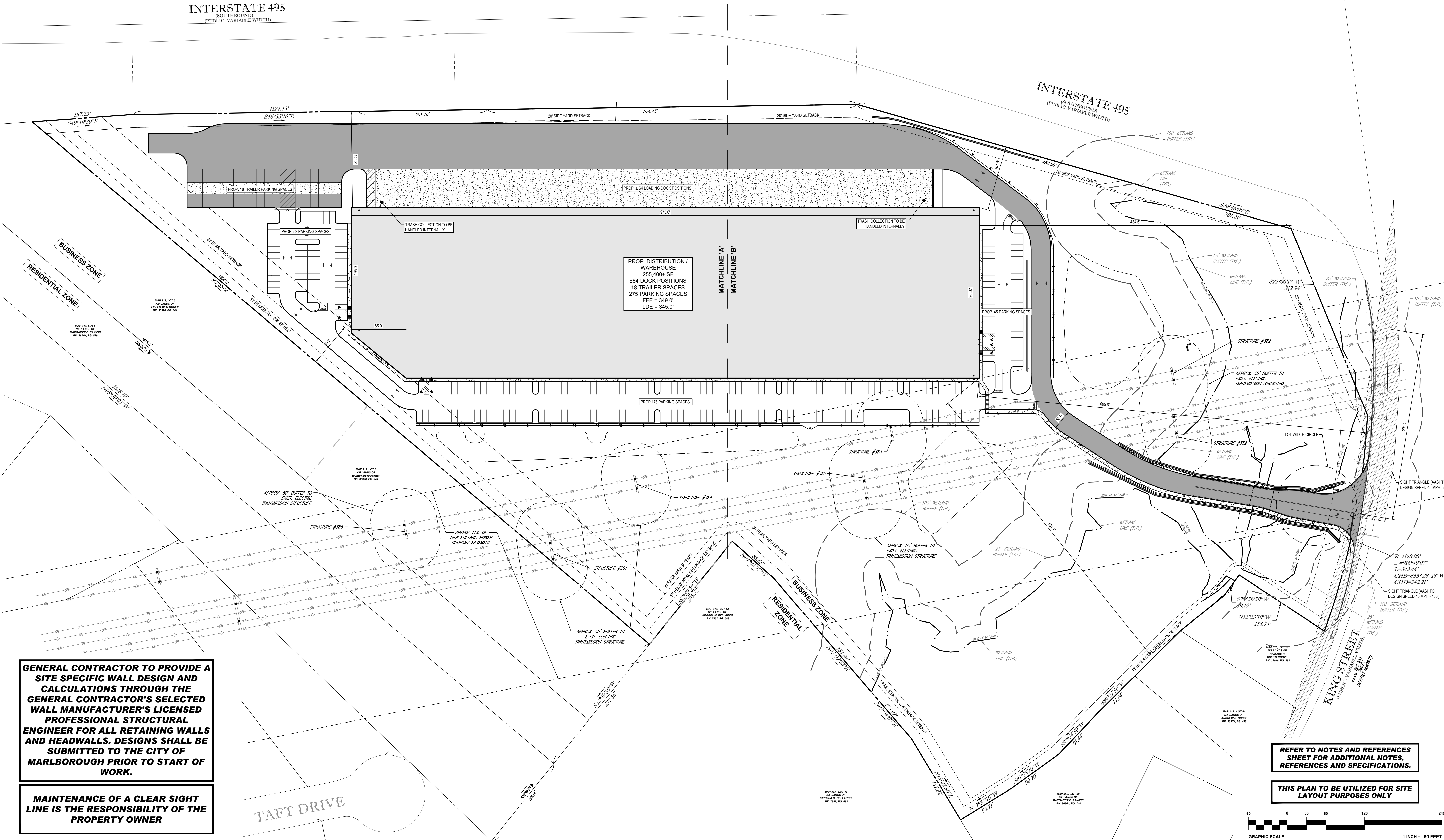


**REVISIONS**

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	11/23/2021	REV. PER RELOCATED LOADING DOCKS	JAK	CSE
2	12/20/2021	REV. PER CLIENT COMMENTS	JAN	CSE
3	12/21/2021	REV. PER CLIENT COMMENTS	JAK	CSE
4	03/16/2022	PLANNING BOARD PEER REVIEW	CFD	NEM

INTERSTATE 495 (SOUTHBOUND) (PUBLIC-VARIABLE WIDTH)

INTERSTATE 495 (SOUTHBOUND) (PUBLIC-VARIABLE WIDTH)



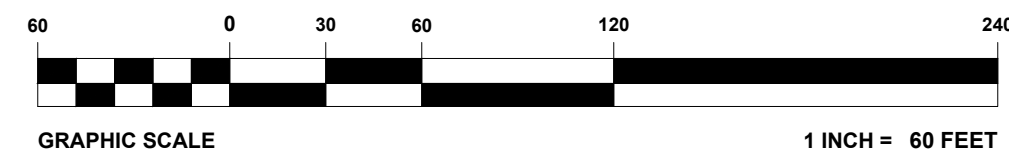
PROP. DISTRIBUTION / WAREHOUSE  
255,400± SF  
±64 DOCK POSITIONS  
18 TRAILER SPACES  
275 PARKING SPACES  
FFE = 349.0'  
LDE = 345.0'

**GENERAL CONTRACTOR TO PROVIDE A SITE SPECIFIC WALL DESIGN AND CALCULATIONS THROUGH THE GENERAL CONTRACTOR'S SELECTED WALL MANUFACTURER'S LICENSED PROFESSIONAL STRUCTURAL ENGINEER FOR ALL RETAINING WALLS AND HEADWALLS. DESIGNS SHALL BE SUBMITTED TO THE CITY OF MARLBOROUGH PRIOR TO START OF WORK.**

**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



**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.: JIM210008

DRAWN BY: MB/M

CHECKED BY: M51/CD

DATE: 10/08/2021

CAD I.D.: W211018-SPPO-0A

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

352 TURNPIKE ROAD

SOUTHBOROUGH, MA 01772

Phone: (508) 480-9900

www.BohlerEngineering.com



SHEET TITLE: **OVERALL SITE LAYOUT PLAN**

SHEET NUMBER: **C-301**

REVISION 4 - 03/16/2022

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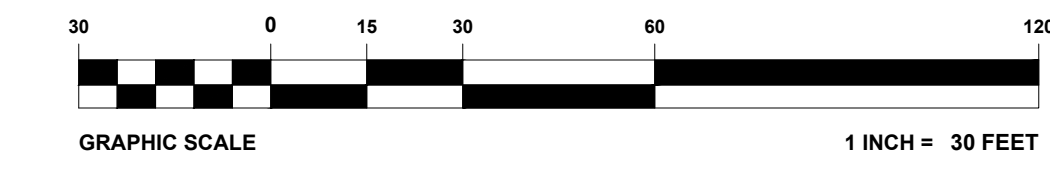




REFER TO NOTES AND REFERENCES SHEET FOR ADDITIONAL NOTES, REFERENCES AND SPECIFICATIONS.

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

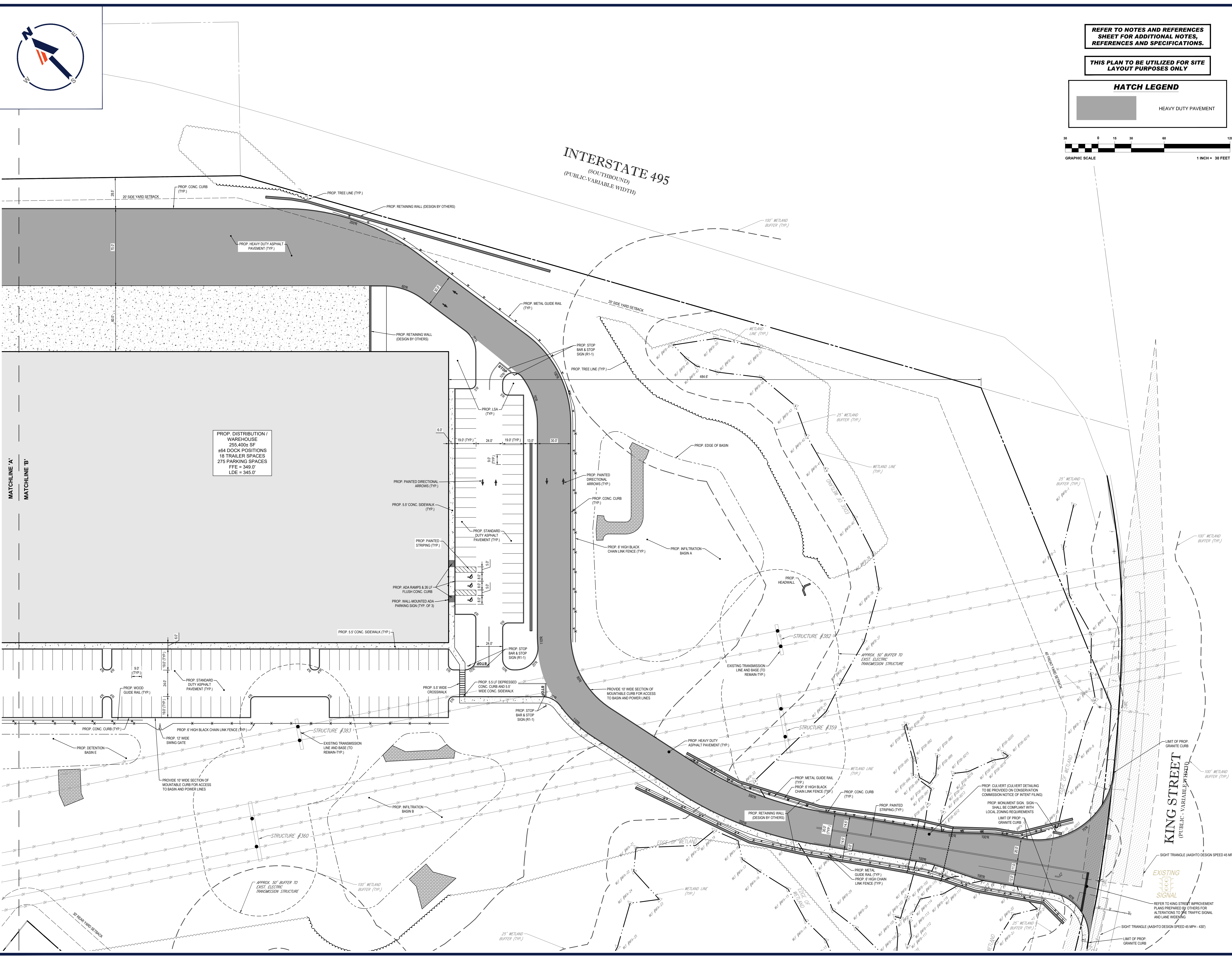
HATCH LEGEND



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

REVISIONS

REV	DATE	COMMENT	DRAWN BY
1	11/23/2021	REV. PER RELOCATED LOADING DOCKS	CSE
2	12/20/2021	REV. PER CLIENT COMMENTS	JAK
3	12/21/2021	REV. PER CLIENT COMMENTS	CSE
4	03/16/2022	PLANNING BOARD PEER REVIEW	JAK
			CFD
			NEM



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'

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PRELIMINARY

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PROJECT No.: JMA21009R  
 DRAWN BY: MB/MAL  
 CHECKED BY: MSH/YCD  
 DATE: 10/08/2021  
 CAD I.D.: W211018-SPPO-0A

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



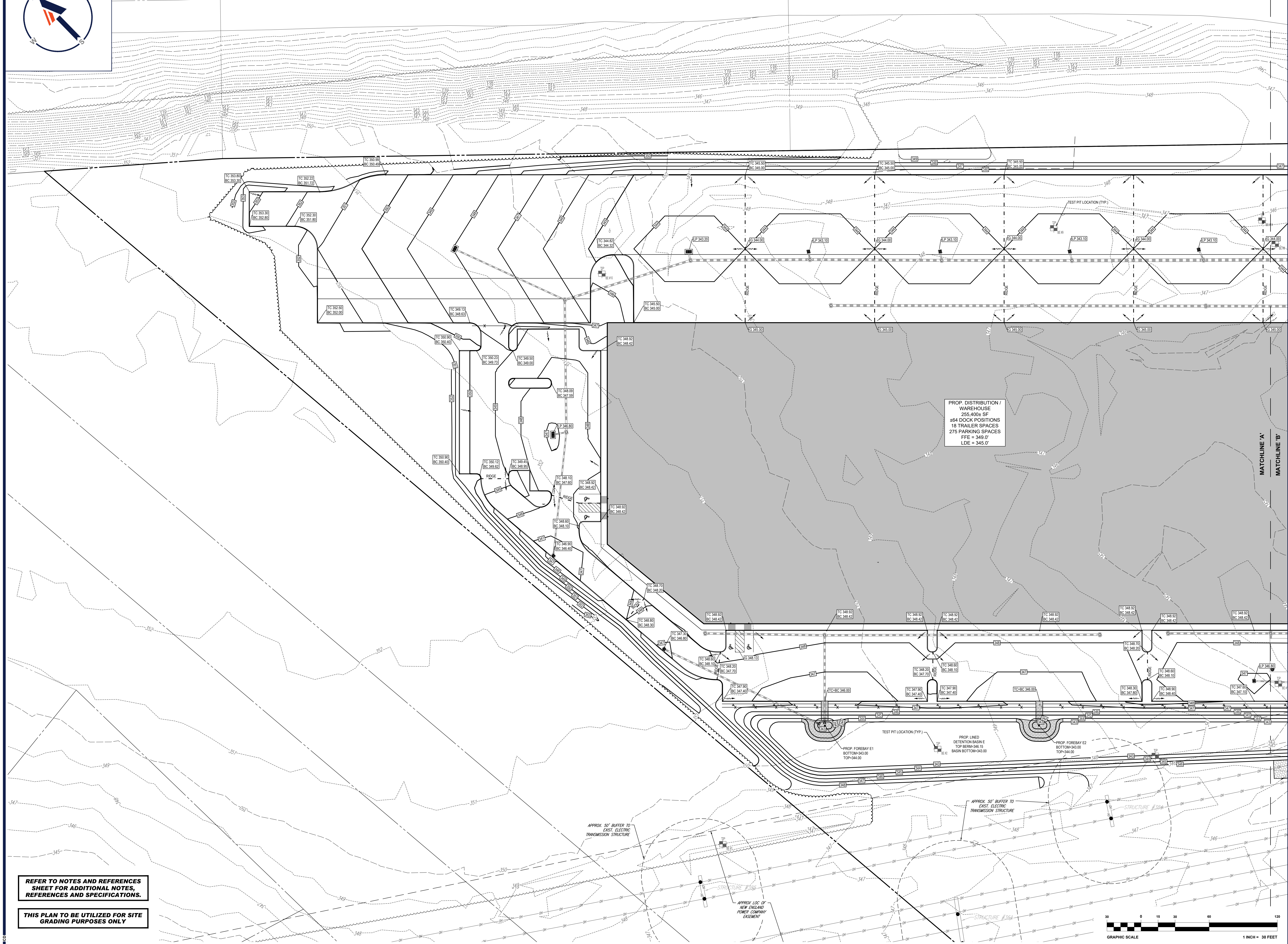
SITE LAYOUT PLAN 'B'

SHEET NUMBER:  
**C-303**  
 REVISION 4 - 03/16/2022

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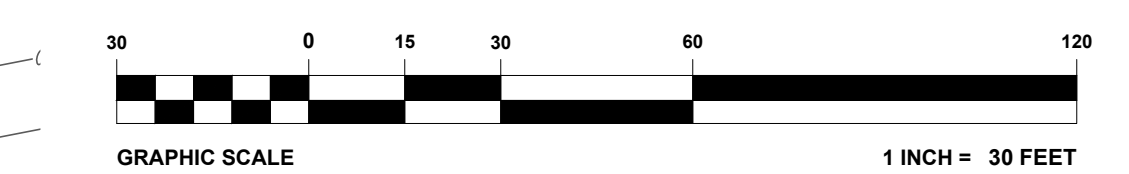


**INTERSTATE 495**  
(SOUTHBOUND)  
(PUBLIC-VARIABLE WIDTH)



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

THIS PLAN TO BE UTILIZED FOR SITE GRADING PURPOSES ONLY



**BOHLER**  
SITE CIVIL AND CONSULTING ENGINEERING  
LAND SURVEYING  
PROGRAM MANAGEMENT  
CONSTRUCTION MANAGEMENT  
LAND ACQUISITION  
PERMITTING SERVICES  
TRANSPORTATION SERVICES

**REVISIONS**

REV	DATE	COMMENT	DRAWN BY
1	11/23/2021	REV. PER RELOCATED LOADING DOCKS	JAK
2	12/20/2021	REV. PER CLIENT COMMENTS	CSE
3	12/21/2021	REV. PER CLIENT COMMENTS	JAK
4	03/16/2022	PLANNING BOARD PEER REVIEW	CFO NEM

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PROJECT NO.: JMK10008  
DRAWN BY: MBML  
CHECKED BY: MSY/KD  
DATE: 10/08/2021  
CAD I.D.: W211018-GRAD-0A

**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

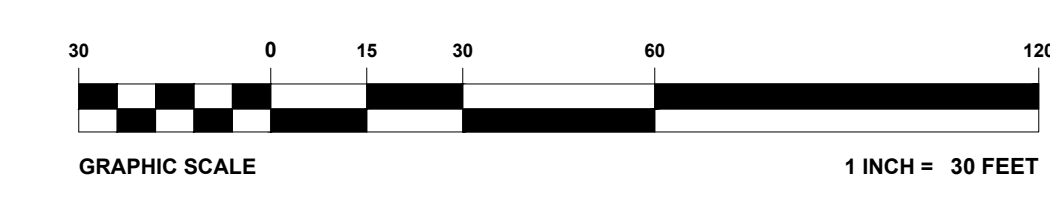
**J. K. KUJAL**  
Professional Engineer  
No. 24716  
State of Massachusetts  
1996

SHEET TITLE:  
**GRADING PLAN 'A'**  
SHEET NUMBER:  
**C-401**  
REVISION 4 - 03/16/2022

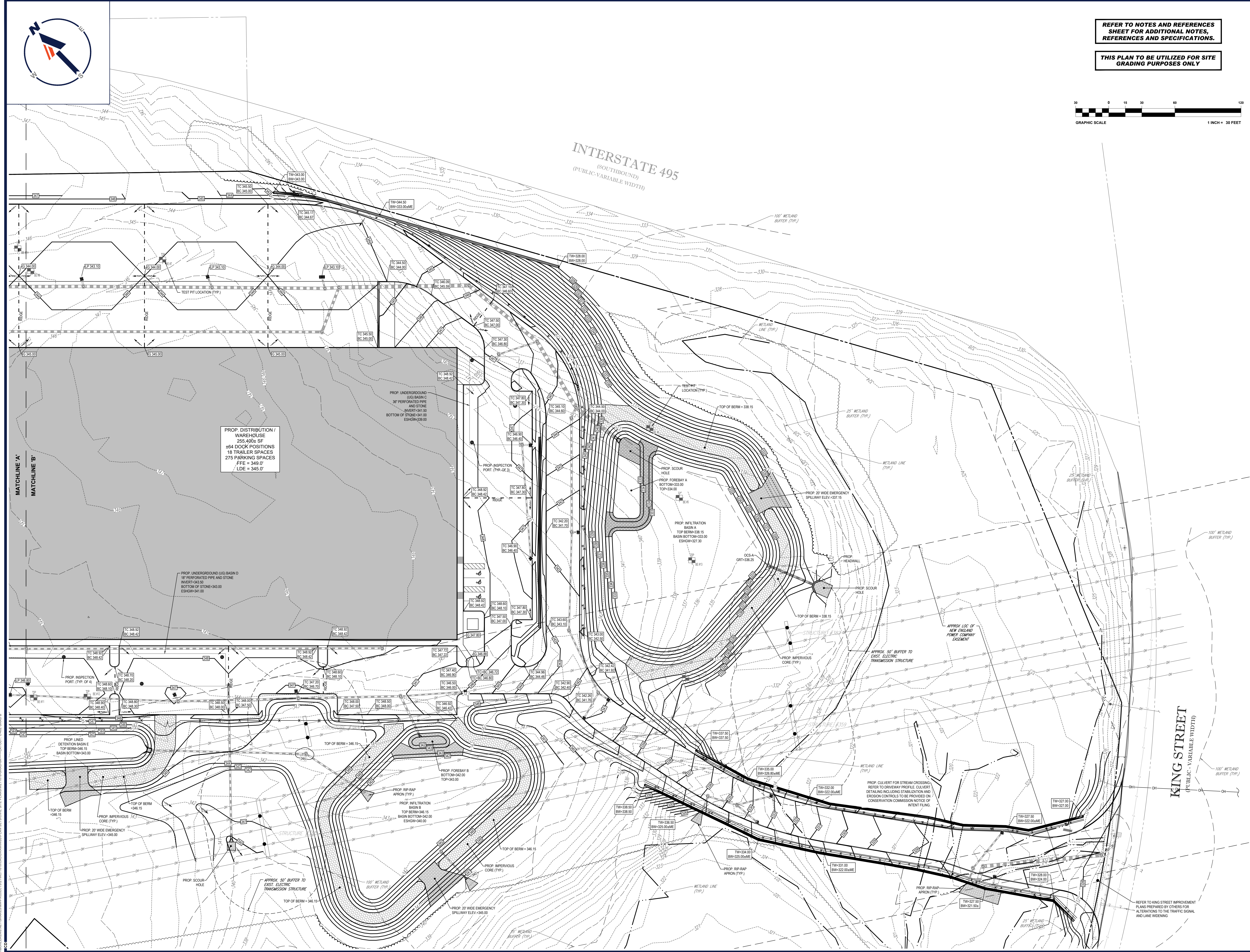


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THIS PLAN TO BE UTILIZED FOR SITE GRADING PURPOSES ONLY



INTERSTATE 495  
(SOUTHBOUND)  
(PUBLIC-VARIABLE WIDTH)



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

PROP. UNDERGROUND U/GI BASIN D  
18" PERFORATED PIPE AND STONE  
INVERT=343.30  
BOTTOM OF STONE=343.00  
ESHOW=341.00

PROP. INFILTRATION BASIN A  
TOP BERM=338.15  
BASIN BOTTOM=333.00  
ESHOW=327.30

PROP. FOREBAY A  
BOTTOM=333.00  
TOP=334.00

PROP. SCOUR HOLE  
PROP. FOREBAY B  
BOTTOM=342.00  
TOP=343.00

PROP. UNDERGROUND U/GI BASIN C  
36" PERFORATED PIPE AND STONE  
INVERT=341.50  
BOTTOM OF STONE=341.00  
ESHOW=339.00

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

REV	DATE	COMMENT	DRAWN BY
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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	CFO

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PROJECT NO.: JMK21009B  
DRAWN BY: MBRML  
CHECKED BY: MSHYCD  
DATE: 10/08/2021  
CAD I.D.: W211018-GRAD-0A

**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

**J. K. KUOCH**  
Civil Engineer  
Professional Seal  
No. 24716  
Issue Date: 07/22/2010  
Expiration Date: 07/22/2025

SHEET TITLE:  
**GRADING PLAN 'B'**  
SHEET NUMBER:  
**C-402**  
REVISION 4 - 03/16/2022

BOHLER ENGINEERING PROJECTS \2021\10\18\GRADING\1018-GRAD-0A-KA-DWG-C-402.DWG







INTERSTATE 495  
(SOUTHBOUND)  
(PUBLIC-VARIABLE WIDTH)

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

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

**ALL PROPOSED UNDERGROUND UTILITIES THAT FALL WITHIN THE EXISTING ELECTRICAL EASEMENT SHALL BE #5-25 RATED AND IDENTIFIED IN THE FIELD WITH WARNING POSTMARKERS IN ACCORDANCE WITH UTILITY COMPANY REQUIREMENTS**

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

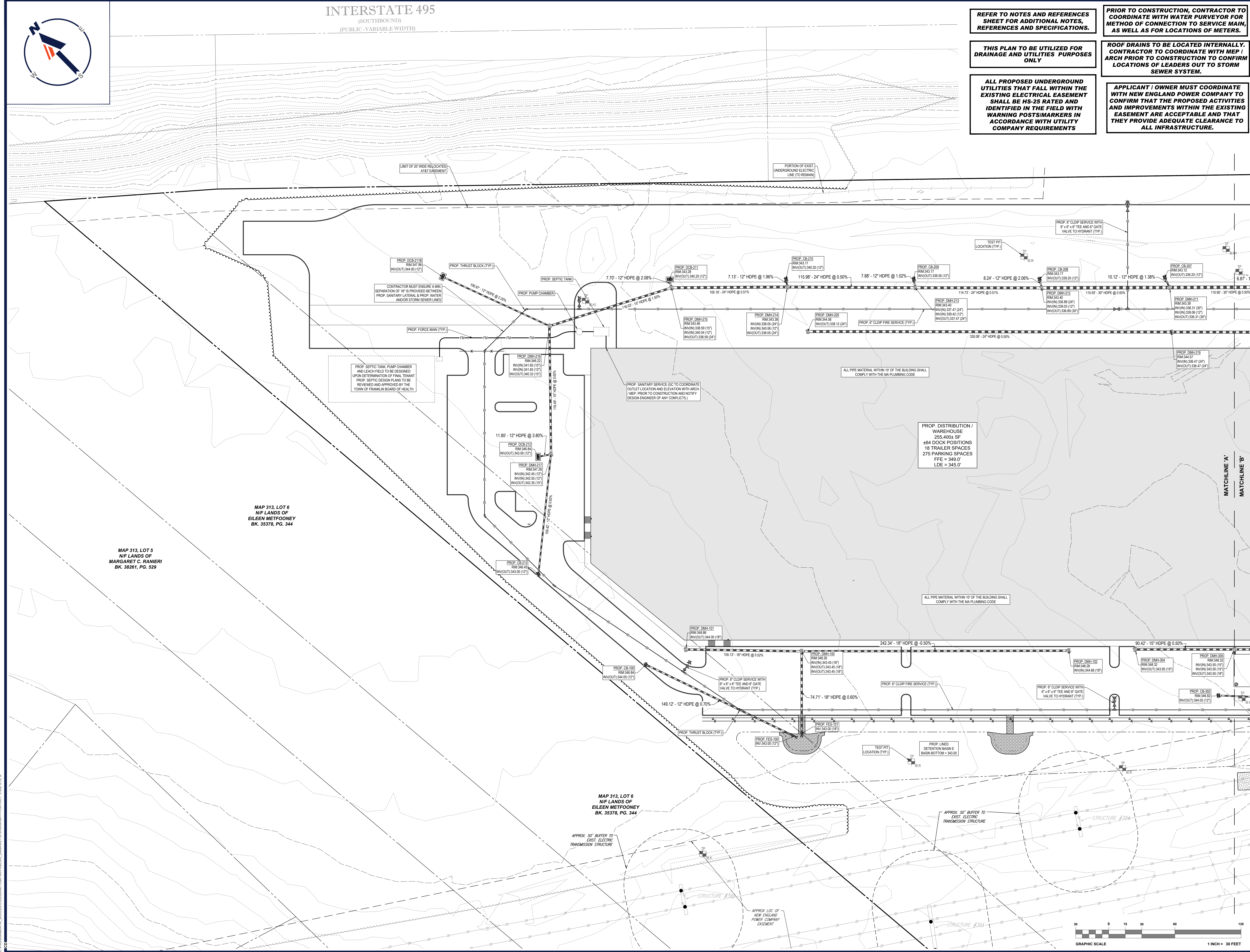
**ROOF DRAINS TO BE LOCATED INTERNALLY. CONTRACTOR TO COORDINATE WITH MEP / ARCH PRIOR TO CONSTRUCTION TO CONFIRM LOCATIONS OF LEADERS OUT TO STORM SEWER SYSTEM.**

**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.**



**REVISIONS**

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	11/23/2021	REV. PER RELOCATED LOADING DOCKS	JAK	CSE
2	12/20/2021	REV. PER CLIENT COMMENTS	JAK	CSE
3	12/21/2021	REV. PER CLIENT COMMENTS	JAK	CSE
4	03/16/2022	PLANNING BOARD PEER REVIEW	JAK	CFD, NEM



MAP 313, LOT 6  
N/F LANDS OF  
EILEEN METFOONEY  
BK. 35378, PG. 344

MAP 313, LOT 5  
N/F LANDS OF  
MARGARET C. RANIERI  
BK. 38261, PG. 529

MAP 313, LOT 6  
N/F LANDS OF  
EILEEN METFOONEY  
BK. 35378, PG. 344



**PRELIMINARY**

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PROJECT No.: JMC210008  
DRAWN BY: MBML  
CHECKED BY: MSHY03  
DATE: 10/08/2021  
CAD I.D.: W211018-DRIN-0A

**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**

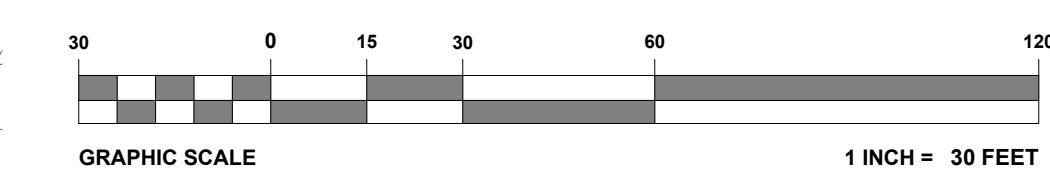
352 TURNPIKE ROAD  
SOUTHBOROUGH, MA 01772  
Phone: (508) 480-9900  
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**DRAINAGE AND UTILITIES PLAN 'A'**

SHEET NUMBER:  
**C-502**

REVISION 4 - 03/16/2022



C:\PROGRAMS\AUTOCAD\BOHLER\2022\03\DRIN\TEMP\AC\DWG\313\_2144\DWG\313\_2144\_031622.dwg - JAVOITE\_C-502.dwg



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

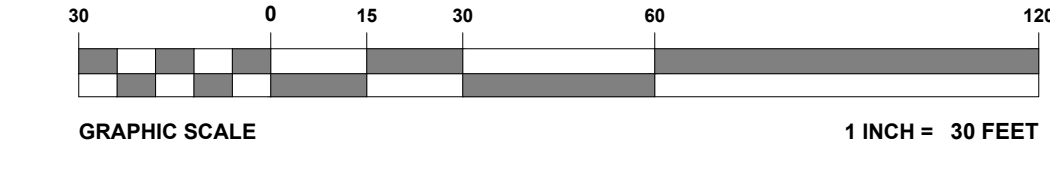
**ROOF DRAINS TO BE LOCATED INTERNALLY. CONTRACTOR TO COORDINATE WITH MEP ARCH PRIOR TO CONSTRUCTION TO CONFIRM LOCATIONS OF LEADERS OUT TO STORM SEWER SYSTEM.**

**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**

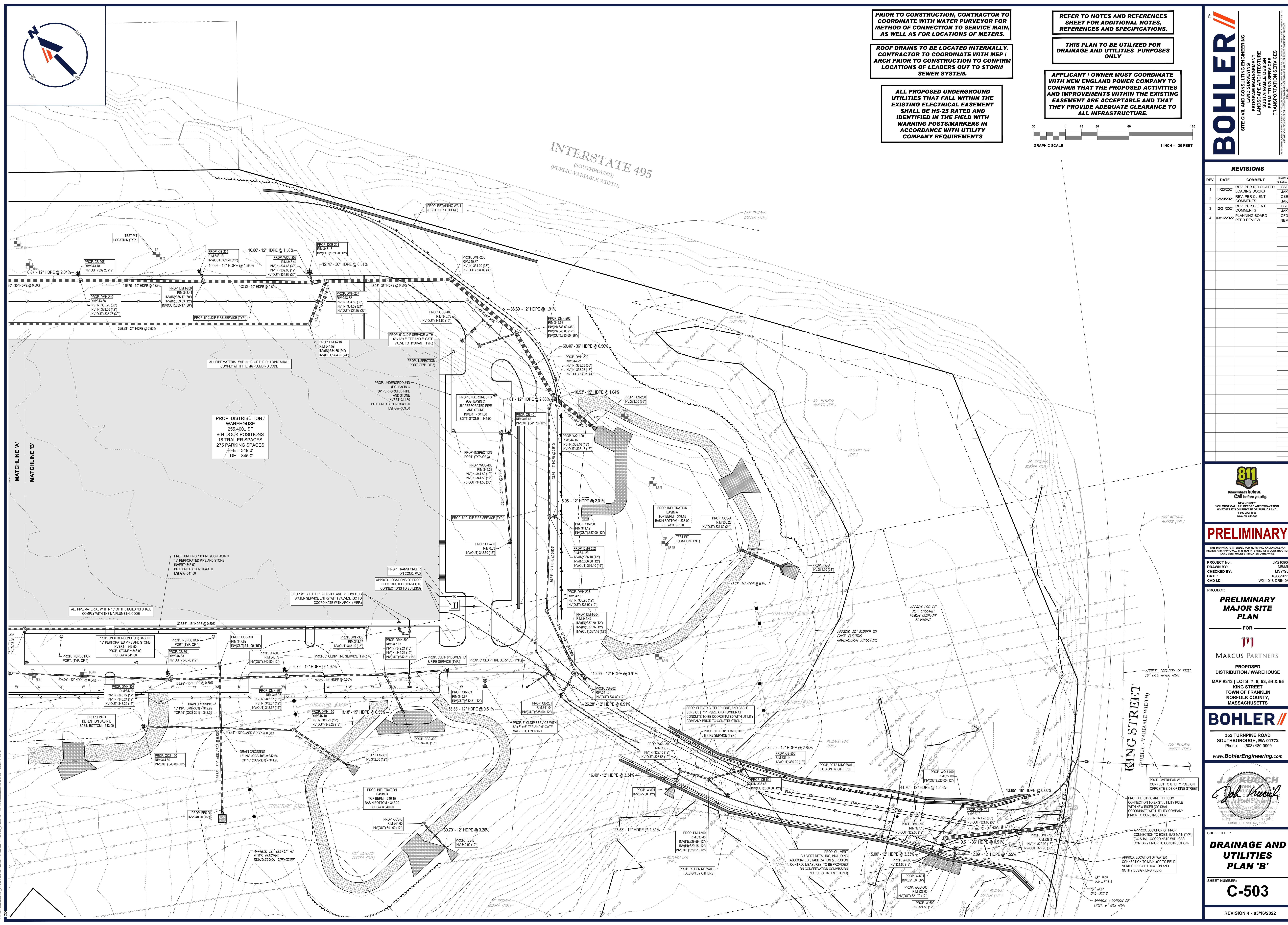
**APPLICANT / OWNER MUST COORDINATE WITH NEW ENGLAND POWER COMPANY TO CONFIRM THAT THE PROPOSED ACTIVITIES AND IMPROVEMENTS WITHIN THE EXISTING EASEMENT ARE ACCEPTABLE AND THAT THEY PROVIDE ADEQUATE CLEARANCE TO ALL INFRASTRUCTURE.**



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 SITE CIVIL AND CONSULTING ENGINEERING  
 LAND SURVEYING  
 PROGRAM MANAGEMENT  
 LAND MANAGEMENT  
 SUBSTANTIAL DESIGN  
 PERMITTING SERVICES  
 TRANSPORTATION SERVICES

**REVISIONS**

REV	DATE	COMMENT	DRAWN BY
1	11/23/2021	REV. PER RELOCATED LOADING DOCKS	CSE JAK
2	12/20/2021	REV. PER CLIENT COMMENTS	CSE JAN
3	12/21/2021	REV. PER CLIENT COMMENTS	CSE JAK
4	03/16/2022	PLANNING BOARD PEER REVIEW	CFD NEM



MATCHLINE 'A'  
MATCHLINE 'B'

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

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 PROJECT NO.: JMK210098  
 DRAWN BY: MBM  
 CHECKED BY: MCH/D  
 DATE: 10/08/2021  
 CAD I.D.: W211018-DRIN-0A

**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

**J. K. RUCH**  
 J. K. RUCH  
 CIVIL ENGINEER  
 LICENSE NO. 10178  
 STATE OF MASSACHUSETTS  
 REGISTERED PROFESSIONAL ENGINEER

**DRAINAGE AND UTILITIES PLAN 'B'**  
 SHEET NUMBER:  
**C-503**  
 REVISION 4 - 03/16/2022



INTERSTATE 495  
(SOUTHBOUND)  
(PUBLIC-VARIABLE WIDTH)

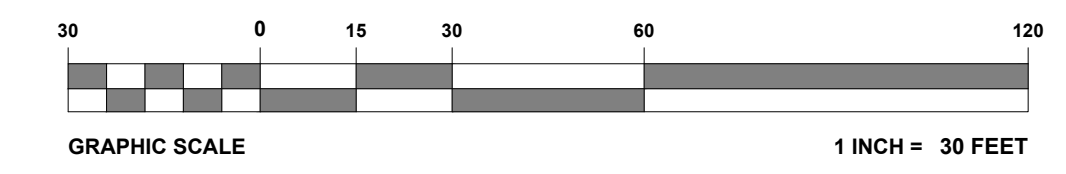
LIMIT OF WORK LINE HAS BEEN OFFSET FOR GRAPHICAL PURPOSES. ACTUAL LIMIT OF WORK WILL OCCUR AT THE SILT FENCE OR LIMIT OF GRADING.

STOCKPILING OF MATERIALS WITHIN EXISTING NEW ENGLAND POWER COMPANY EASEMENT IS PROHIBITED WITHOUT PRIOR CONSENT FROM ELECTRIC COMPANY

EROSION CONTROL BARRIER SHALL BE SET ALONG LIMIT OF WORK AND IS OFFSET FOR CLARITY PURPOSES.

THIS PLAN TO BE UTILIZED FOR SOIL EROSION AND SEDIMENT CONTROL PURPOSES ONLY

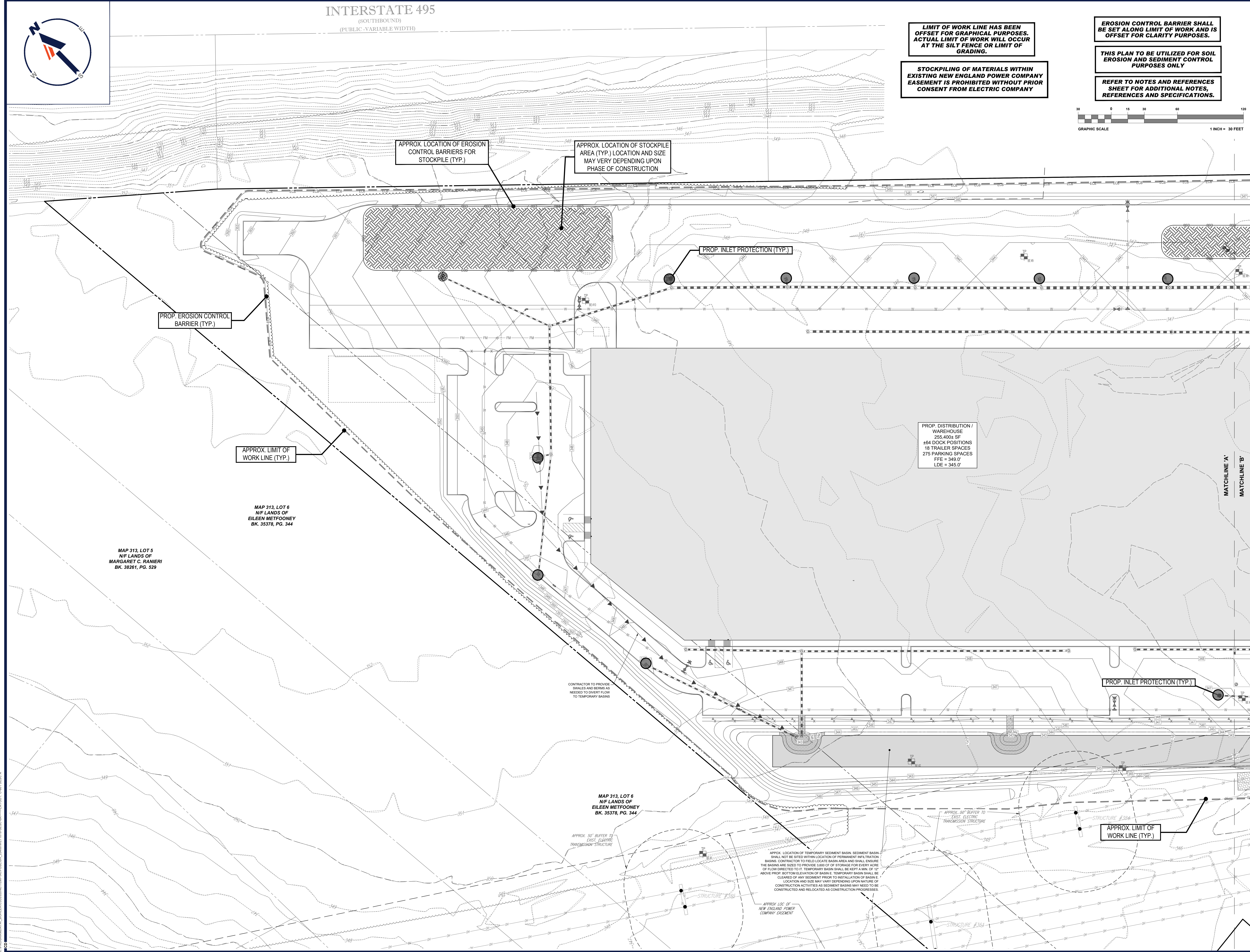
REFER TO NOTES AND REFERENCES SHEET FOR ADDITIONAL NOTES, REFERENCES AND SPECIFICATIONS.



**BOHLER**  
SITE CIVIL AND CONSULTING ENGINEERING  
LAND SURVEYING  
PROGRAM MANAGEMENT  
LAND ACQUISITION  
SUBMITTABLE DESIGN  
PERMITTING SERVICES  
TRANSPORTATION SERVICES

**REVISIONS**

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4	03/16/2022	PLANNING BOARD PEER REVIEW	CFD	NEM



PROP. EROSION CONTROL BARRIER (TYP.)

APPROX. LOCATION OF EROSION CONTROL BARRIERS FOR STOCKPILE (TYP.)

APPROX. LOCATION OF STOCKPILE AREA (TYP.) LOCATION AND SIZE MAY VARY DEPENDING UPON PHASE OF CONSTRUCTION

PROP. INLET PROTECTION (TYP.)

APPROX. LIMIT OF WORK LINE (TYP.)

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

MAP 313, LOT 6  
N/F LANDS OF  
EILEEN METFOONEY  
BK. 35378, PG. 344

MAP 313, LOT 5  
N/F LANDS OF  
MARGARET C. RANIERI  
BK. 38261, PG. 529

MAP 313, LOT 6  
N/F LANDS OF  
EILEEN METFOONEY  
BK. 35378, PG. 344

CONTRACTOR TO PROVIDE SWALES AND BERMS AS NEEDED TO DIVERT FLOW TO TEMPORARY BASINS

APPROX. LOCATION OF TEMPORARY SEDIMENT BASIN. SEDIMENT BASIN SHALL NOT BE SITED WITHIN LOCATION OF PERMANENT INFILTRATION BASINS. CONTRACTOR TO FIELD LOCATE BASIN AREA AND SHALL ENSURE THE BASINS ARE SIZED TO PROVIDE 3,000 OF OF STORAGE FOR EVERY ACRE OF FLOW DIRECTED TO IT. TEMPORARY BASIN SHALL BE KEPT A MIN. OF 12" ABOVE PROPOSED BOTTOM ELEVATION OF BASIN. TEMPORARY BASIN SHALL BE CLEARED OF ANY SEDIMENT PRIOR TO INSTALLATION OF BASIN. LOCATION AND SIZE MAY VARY DEPENDING UPON NATURE OF CONSTRUCTION ACTIVITIES AS SEDIMENT BASINS MAY NEED TO BE CONSTRUCTED AND RELOCATED AS CONSTRUCTION PROGRESSES.

APPROX. LOC OF NEW ENGLAND POWER COMPANY EASEMENT

APPROX. LIMIT OF WORK LINE (TYP.)

PROP. INLET PROTECTION (TYP.)

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**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.: JMK10008  
DRAWN BY: MBML  
CHECKED BY: MSHYD  
DATE: 10/08/2021  
CAD I.D.: W211018-SEC-0A

**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

**J. K. KUOCH**  
Professional Engineer  
No. 19176  
State of Massachusetts  
Professional Seal

**SOIL EROSION & SEDIMENT CONTROL PLAN 'A'**

SHEET NUMBER:  
**C-601**

REVISION 4 - 03/16/2022

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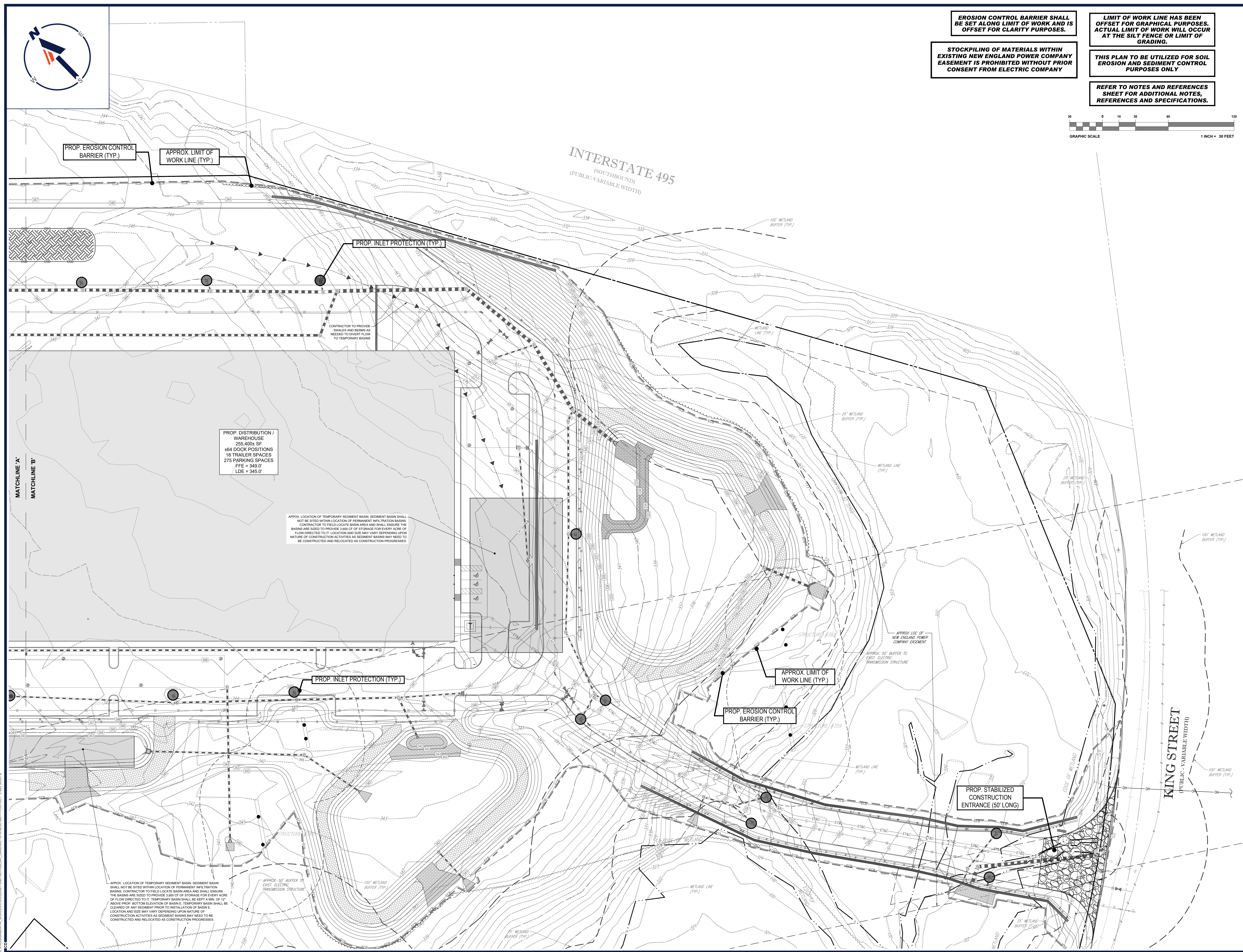
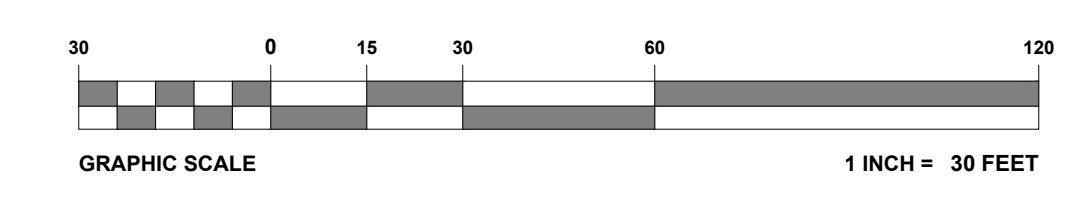
**EROSION CONTROL BARRIER SHALL BE SET ALONG LIMIT OF WORK AND IS OFFSET FOR CLARITY PURPOSES.**

**STOCKPILING OF MATERIALS WITHIN EXISTING NEW ENGLAND POWER COMPANY EASEMENT IS PROHIBITED WITHOUT PRIOR CONSENT FROM ELECTRIC COMPANY**

**LIMIT OF WORK LINE HAS BEEN OFFSET FOR GRAPHICAL PURPOSES. ACTUAL LIMIT OF WORK WILL OCCUR AT THE SILT FENCE OR LIMIT OF GRADING.**

**THIS PLAN TO BE UTILIZED FOR SOIL EROSION AND SEDIMENT CONTROL PURPOSES ONLY**

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



PROP. EROSION CONTROL BARRIER (TYP.)

APPROX. LIMIT OF WORK LINE (TYP.)

PROP. INLET PROTECTION (TYP.)

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

APPROX. LOCATION OF TEMPORARY SEDIMENT BASIN. SEDIMENT BASIN SHALL NOT BE SITED WITHIN LOCATION OF PERMANENT INFILTRATION BASIN. CONTRACTOR TO FIELD LOCATE BASIN AREA AND SHALL ENSURE THE BASIN IS SIZED TO PROVIDE 3,000 CF OF STORAGE FOR EVERY ACRE OF FLOW DIRECTED TO IT. LOCATION AND SIZE MAY VARY DEPENDING UPON NATURE OF CONSTRUCTION ACTIVITIES AS SEDIMENT BASIN MAY NEED TO BE CONSTRUCTED AND RELOCATED AS CONSTRUCTION PROGRESSES.

APPROX. LIMIT OF WORK LINE (TYP.)

PROP. EROSION CONTROL BARRIER (TYP.)

PROP. STABILIZED CONSTRUCTION ENTRANCE (50' LONG)

APPROX. LOCATION OF TEMPORARY SEDIMENT BASIN. SEDIMENT BASIN SHALL NOT BE SITED WITHIN LOCATION OF PERMANENT INFILTRATION BASIN. CONTRACTOR TO FIELD LOCATE BASIN AREA AND SHALL ENSURE THE BASIN IS SIZED TO PROVIDE 3,000 CF OF STORAGE FOR EVERY ACRE OF FLOW DIRECTED TO IT. TEMPORARY BASIN SHALL BE KEPT A MIN. OF 12" ABOVE PROJ. BOTTOM ELEVATION OF BASIN. TEMPORARY BASIN SHALL BE CLEARED OF ANY SEDIMENT PRIOR TO INSTALLATION OF BASIN. LOCATION AND SIZE MAY VARY DEPENDING UPON NATURE OF CONSTRUCTION ACTIVITIES AS SEDIMENT BASIN MAY NEED TO BE CONSTRUCTED AND RELOCATED AS CONSTRUCTION PROGRESSES.

APPROX. 50' BUFFER TO EXIST. ELECTRIC TRANSMISSION STRUCTURE

APPROX. LOC. OF NEW ENGLAND POWER COMPANY EASEMENT

APPROX. 50' BUFFER TO EXIST. ELECTRIC TRANSMISSION STRUCTURE

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LAND SURVEYING  
PROGRAM MANAGEMENT  
LAND ACQUISITION  
SUBMITTABLE DESIGN  
PERMITTING SERVICES  
TRANSPORTATION SERVICES

**REVISIONS**

REV	DATE	COMMENT	DRAWN BY
1	11/23/2021	REV. PER RELOCATED LOADING DOCKS	CSE
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	CED NEM

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PROJECT NO.: JMC10098  
DRAWN BY: MBM  
CHECKED BY: MSH  
DATE: 10/08/2021  
CAD I.D.: W211018-SECC-0A

**PRELIMINARY MAJOR SITE PLAN**

FOR

**MARCUS PARTNERS**

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

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**J. K. KUCH**  
Professional Engineer  
No. 10176  
New Jersey  
10/15/17  
10/15/17  
10/15/17  
10/15/17

SHEET TITLE:  
**SOIL EROSION & SEDIMENT CONTROL PLAN 'B'**

SHEET NUMBER:  
**C-602**

REVISION 4 - 03/16/2022

**EROSION AND SEDIMENT CONTROL NOTES**

- ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE DONE AS SET FORTH IN THE MOST CURRENT STATE SEDIMENT AND EROSION CONTROL MANUAL.
- THOSE AREAS UNDERGOING ACTUAL CONSTRUCTION WILL BE LEFT IN AN UNTREATED OR UNVEGETATED CONDITION FOR A MINIMUM TIME. AREAS SHALL BE PERMANENTLY STABILIZED WITHIN 15 DAYS OF FINAL GRADING AND TEMPORARILY STABILIZED WITHIN 30 DAYS OF INITIAL DISTURBANCE OF THE SOIL. IF THE DISTURBANCE IS WITHIN 100 FEET OF A STREAM OR POND, THE AREA SHALL BE STABILIZED WITHIN 7 DAYS OR PRIOR TO ANY STORM EVENT (THIS WOULD INCLUDE WETLANDS).
- SEDIMENT BARRIERS (SILT FENCE, STRAW BARRIERS, ETC.) SHOULD BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE OF THE CONTRIBUTING DRAINAGE AREA ABOVE THEM. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 15% AFTER OCTOBER 1ST THE SAME APPLIES FOR ALL SLOPES GREATER THAN 8%.
- INSTALL SILTATION BARRIER AT TOE OF SLOPE TO FILTER SILT FROM RUNOFF. SEE SILTATION BARRIER DETAILS FOR PROPER INSTALLATION. SILTATION BARRIER WILL REMAIN IN PLACE PER NOTE #5.
- ALL EROSION CONTROL STRUCTURES WILL BE INSPECTED, REPLACED AND/OR REPAIRED EVERY 7 DAYS AND IMMEDIATELY FOLLOWING ANY SIGNIFICANT RAINFALL OR SNOW MELT OR WHEN NO LONGER SERVICEABLE DUE TO SEDIMENT ACCUMULATION OR DECOMPOSITION. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSIT IS APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER. SEDIMENT CONTROL DEVICES SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL AREAS UPSLOPE ARE STABILIZED BY TURF.
- NO SLOPES, EITHER PERMANENT OR TEMPORARY, SHALL BE STEEPER THAN TWO TO ONE (2:1).
- IF FINAL SEEDING OF THE DISTURBED AREAS IS NOT COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST, USE TEMPORARY MULCH (DORMANT SEEDING MAY BE ATTEMPTED AS WELL) TO PROTECT THE SITE AND DELAY SEEDING UNTIL THE NEXT RECOMMENDED SEEDING PERIOD.
- 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 RUNOFF PROBLEMS.
- DURING THE CONSTRUCTION PHASE, INTERCEPTED SEDIMENT WILL BE RETURNED TO THE SITE AND REGRADED ONTO OPEN AREAS.
- 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:
  - SIX INCHES OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND SMOOTHED TO A UNIFORM SURFACE.
  - APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST. IF SOIL TESTING IS NOT FEASIBLE ON SMALL OR VARIABLE SITES, OR WHERE TESTING IS CRITICAL, FERTILIZER MAY BE APPLIED AT THE RATE OF 800 LB PER ACRE OR 18.4 LB PER 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 (138 LB PER 1,000 SF).
  - FOLLOWING SEED BED PREPARATION, DITCHES AND BACK SLOPES WILL BE SEEDDED TO A MIXTURE OF 47% CREEPING RED FESCUE, 5% REDTOP, AND 48% TALL FESCUE. THE LAWN AREAS WILL BE SEEDDED TO A PREMIUM TURF MIXTURE OF 44% KENTUCKY BLUEGRASS, 44% CREEPING RED FESCUE, AND 12% PERENNIAL RYEGRASS. SEEDING RATE IS 1.03 LBS PER 1,000 SF LAWN QUALITY SOO MAY BE SUBSTITUTED FOR SEED.
  - STRAW MULCH AT THE RATE OF 70-90 LBS PER 1,000 SF. A HYDROAPPLICATION OF WOOD OR PAPER FIBER SHALL BE APPLIED FOLLOWING SEEDING. A SUITABLE BINDER SUCH AS CURASOL OR RMB PLUS WILL BE USED ON STRAW MULCH FOR WIND CONTROL.
- ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED ONCE THE SITE IS STABILIZED.
- WETLANDS WILL BE PROTECTED W/ STRAW, COMPOST, AND/OR SILT FENCE BARRIERS INSTALLED AT THE EDGE OF THE WETLAND OR THE BOUNDARY OF WETLAND DISTURBANCE.
- ALL AREAS WITHIN 100 FEET OF A FLAGGED WETLAND OR STREAM SHALL HAVE AN EXPOSURE WINDOW OF NOT MORE THAN 7 DAYS.
- ALL AREAS WITHIN 100 FEET OF A FLAGGED WETLAND OR STREAM SHALL FOLLOW APPROPRIATE EROSION CONTROL MEASURES PRIOR TO EACH STORM IF NOT BEING ACTIVELY WORKED.

**MULCH**

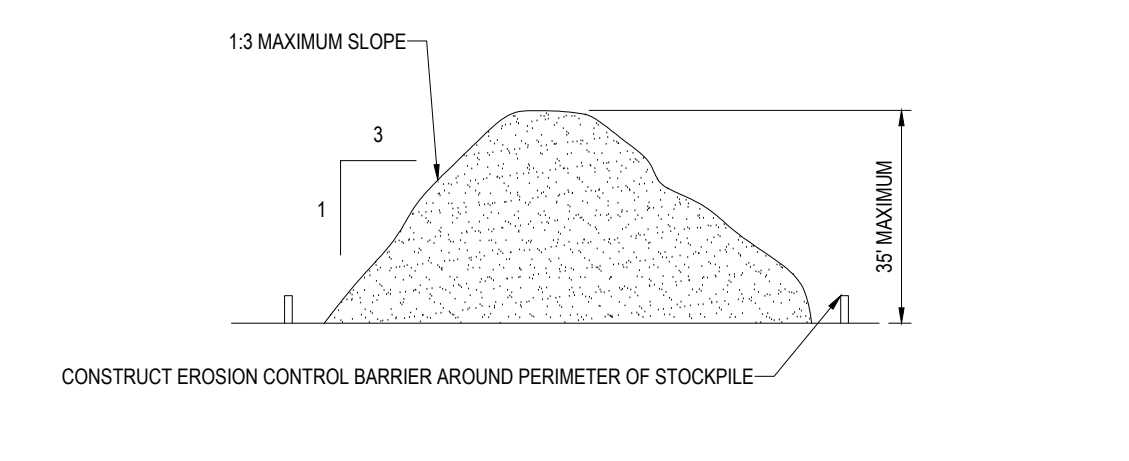
LOCATION	MULCH	RATE (1000 SF)
PROTECT AREA	STRAW	100 POUNDS
WINDY AREA	SHREDED OR CHOPPED CORNSTALKS STRAW (ANCHORED*)	185-270 POUNDS 100 POUNDS
MODERATE TO HIGH VELOCITY AREAS OR STEEP SLOPES GREATER THAN 3:1	JUTE MESH OR EXCELSIOR MAT	AS REQUIRED
GREATER THAN 3:1	(REFER TO GEOTECHNICAL REPORT FOR FINAL DESIGN REQUIREMENT)	

\* A HYDROAPPLICATION OF WOOD OR PAPER FIBER MAY BE APPLIED FOLLOWING SEEDING. A SUITABLE BINDER SUCH AS CURASOL OR RMB PLUS SHALL BE USED ON STRAW MULCH FOR WIND CONTROL.

**MULCH ANCHORING**  
ANCHOR MULCH WITH PEG AND TWINE (1 SO. YD/BLOCK); MULCH NETTING (AS PER MANUFACTURER); WOOD CELLULOSE FIBER (750 LBS/ACRE); CHEMICAL TACK (AS PER MANUFACTURER'S SPECIFICATIONS); USE OF A SERATED STRAIGHT DISK WETTING FOR SMALL AREAS AND ROAD DITCHES MAY BE PERMITTED.

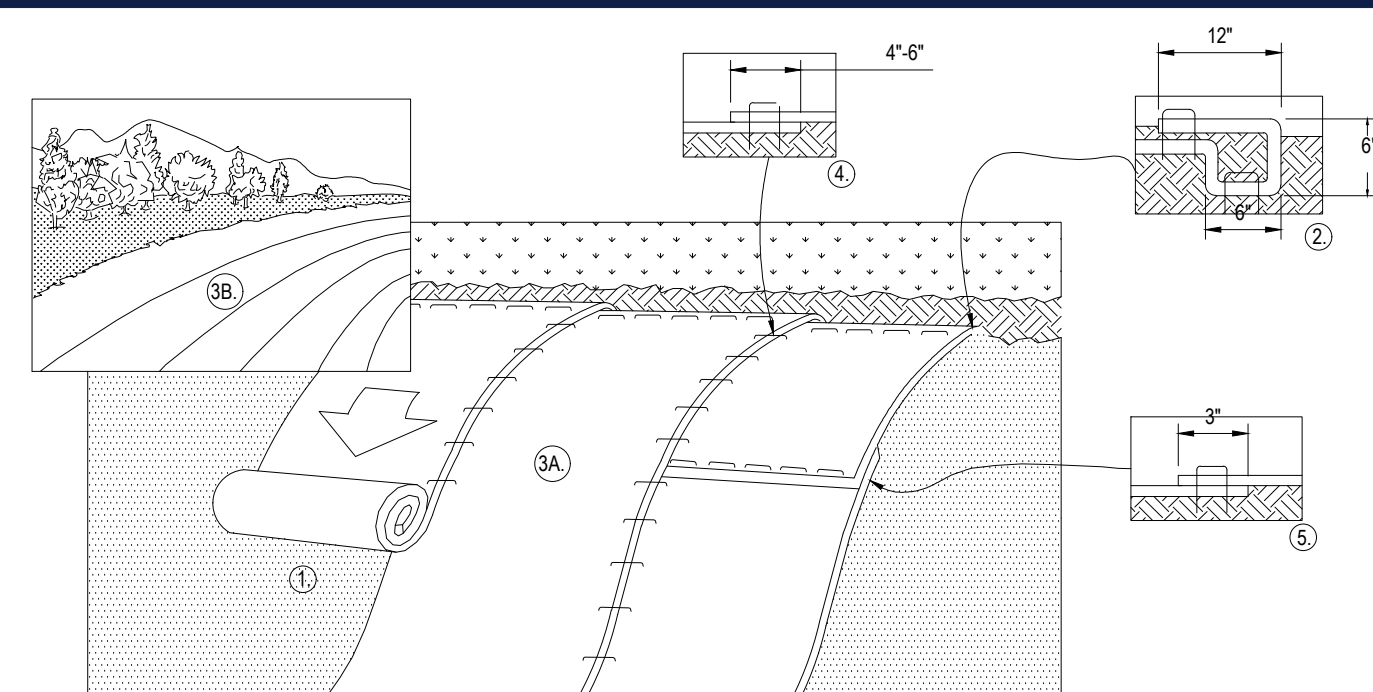
**EROSION CONTROL NOTES DURING WINTER CONSTRUCTION**

- WINTER CONSTRUCTION PERIOD: NOVEMBER 1 THROUGH APRIL 15.
- WINTER EXCAVATION AND EARTHWORK SHALL BE DONE SUCH THAT NO MORE THAN 1 ACRE OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME.
- EXPOSED AREA SHOULD BE LIMITED TO THAT WHICH CAN BE MULCHED IN ONE DAY PRIOR TO ANY SNOW EVENT.
- CONTINUATION OF EARTHWORK OPERATION ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED SUCH THAT NO LARGER AREA OF THE SITE IS WITHOUT EROSION CONTROL PROTECTION AS LISTED IN ITEM 2 ABOVE.
- AN AREA SHALL BE CONSIDERED TO HAVE BEEN STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH STRAW OR STRAW AT A RATE OF 100 LB. PER 1,000 SQUARE FEET (WITH OR WITHOUT SEEDING) OR DORMANT SEEDDED, MULCHED AND ADEQUATELY ANCHORED BY AN APPROVED ANCHORING TECHNIQUE.
- BETWEEN THE DATES OF OCTOBER 15 AND APRIL 15, LOAM OR SEED WILL NOT BE REQUIRED. DURING PERIODS OF ABOVE FREEZING TEMPERATURES THE SLOPES SHALL BE FINE GRADED AND EITHER PROTECTED WITH MULCH OR TEMPORARILY SEEDDED AND MULCHED UNTIL SUCH TIME AS THE FINAL TREATMENT CAN BE APPLIED. IF THE DATE IS AFTER NOVEMBER 1ST AND IF THE EXPOSED AREA HAS BEEN LOADED, FINAL GRADE AND IS SMOOTH, THEN THE AREA MAY BE DORMANT SEEDDED AT A RATE OF 200 - 300% HIGHER THAN SPECIFIED FOR PERMANENT SEED AND THEN MULCHED. IF CONSTRUCTION CONTINUES DURING FREEZING WEATHER, ALL EXPOSED AREAS SHALL BE CONTINUOUSLY GRADED BEFORE FREEZING AND THE SURFACE TEMPORARILY PROTECTED FROM EROSION BY THE APPLICATION OF MULCH. SLOPES SHALL NOT BE LEFT UNPROTECTED OVER THE WINTER OR ANY OTHER EXTENDED TIME OF WORK SUSPENSION UNLESS TREATED IN THE ABOVE MANNER. UNTIL SUCH TIME AS WEATHER CONDITIONS ALLOW DITCHES TO BE FINISHED WITH THE PERMANENT SURFACE TREATMENT, EROSION SHALL BE CONTROLLED BY THE INSTALLATION OF BALES OF STRAW OR STONE CHECK DAMS IN ACCORDANCE WITH THE STANDARD DETAILS.
- MULCHING REQUIREMENTS:
  - BETWEEN THE DATES OF NOVEMBER 1ST AND APRIL 15TH ALL MULCH SHALL BE ANCHORED BY EITHER PEG LINE, MULCH NETTING OR WOOD CELLULOSE FIBER.
  - MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH A SLOPE GREATER THAN 3% FOR SLOPE EXPOSED TO DIRECT WINDS AND FOR ALL OTHER SLOPES GREATER THAN 8%.
  - MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 15% AFTER OCTOBER 1ST THE SAME APPLIES FOR ALL SLOPES GREATER THAN 8%.
  - AFTER NOVEMBER 1ST THE CONTRACTOR SHALL APPLY DORMANT SEEDING OR MULCH AND ANCHORING ON ALL BARE EARTH AT THE END OF EACH WORKING DAY.
  - DURING THE WINTER CONSTRUCTION PERIOD ALL SNOW SHALL BE REMOVED FROM AREAS OF SEEDING AND MULCHING PRIOR TO PLACEMENT.
  - STOCKPILING OF MATERIALS (DIRT, WOOD, CONSTRUCTION MATERIALS, ETC.) MUST REMAIN COVERED AT ALL TIMES TO MINIMIZE ANY DUST PROBLEMS THAT MAY OCCUR WITH ADJACENT PROPERTIES AND TO PROVIDE MAXIMUM PROTECTION AGAINST EROSION RUNOFF.
  - EXISTING CATCH BASIN STRUCTURES SHALL BE PROTECTED UNTIL SUCH TIME AS THEY ARE REMOVED.



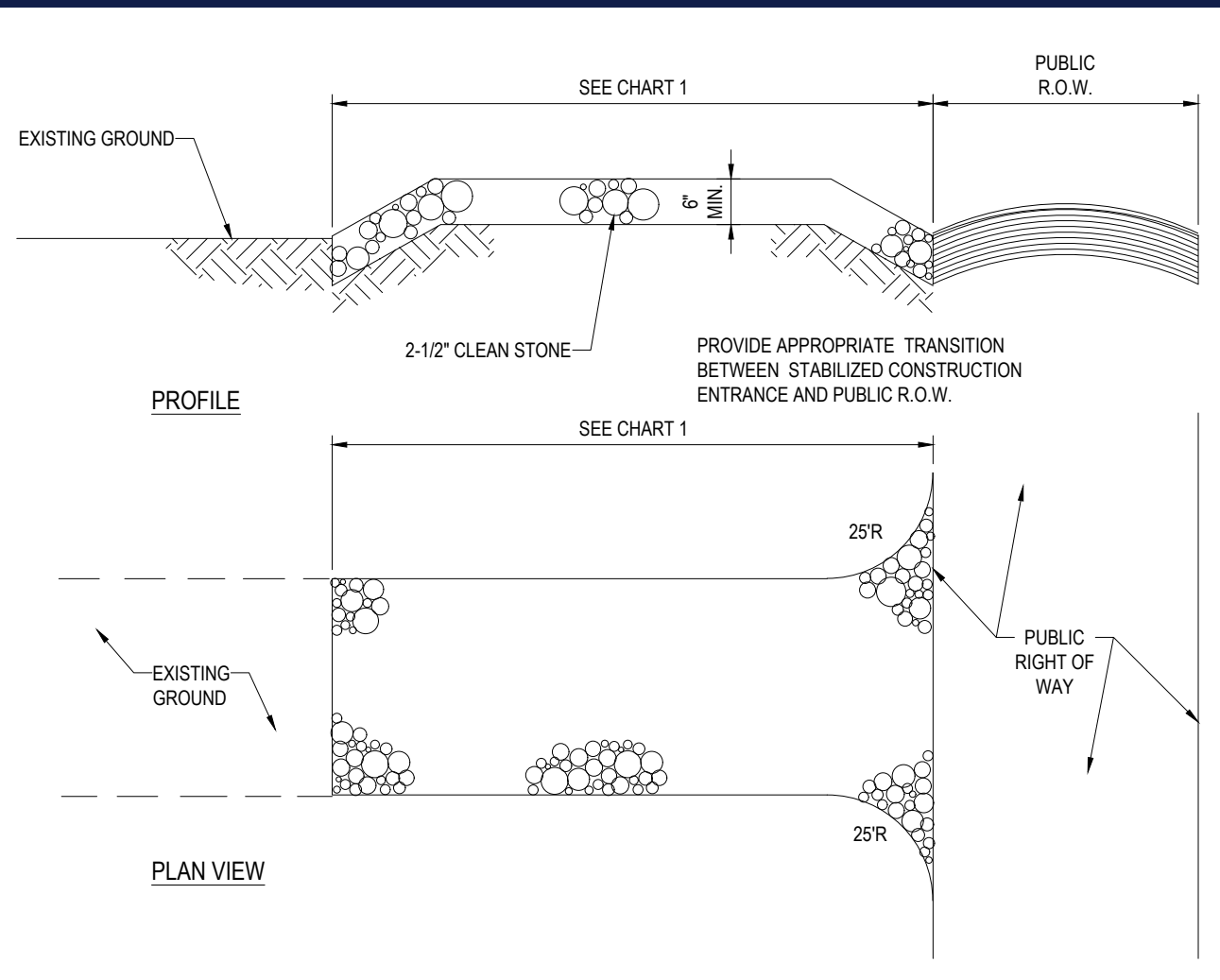
**TEMPORARY STOCKPILE**

N.T.S.



**EROSION CONTROL MATTING**

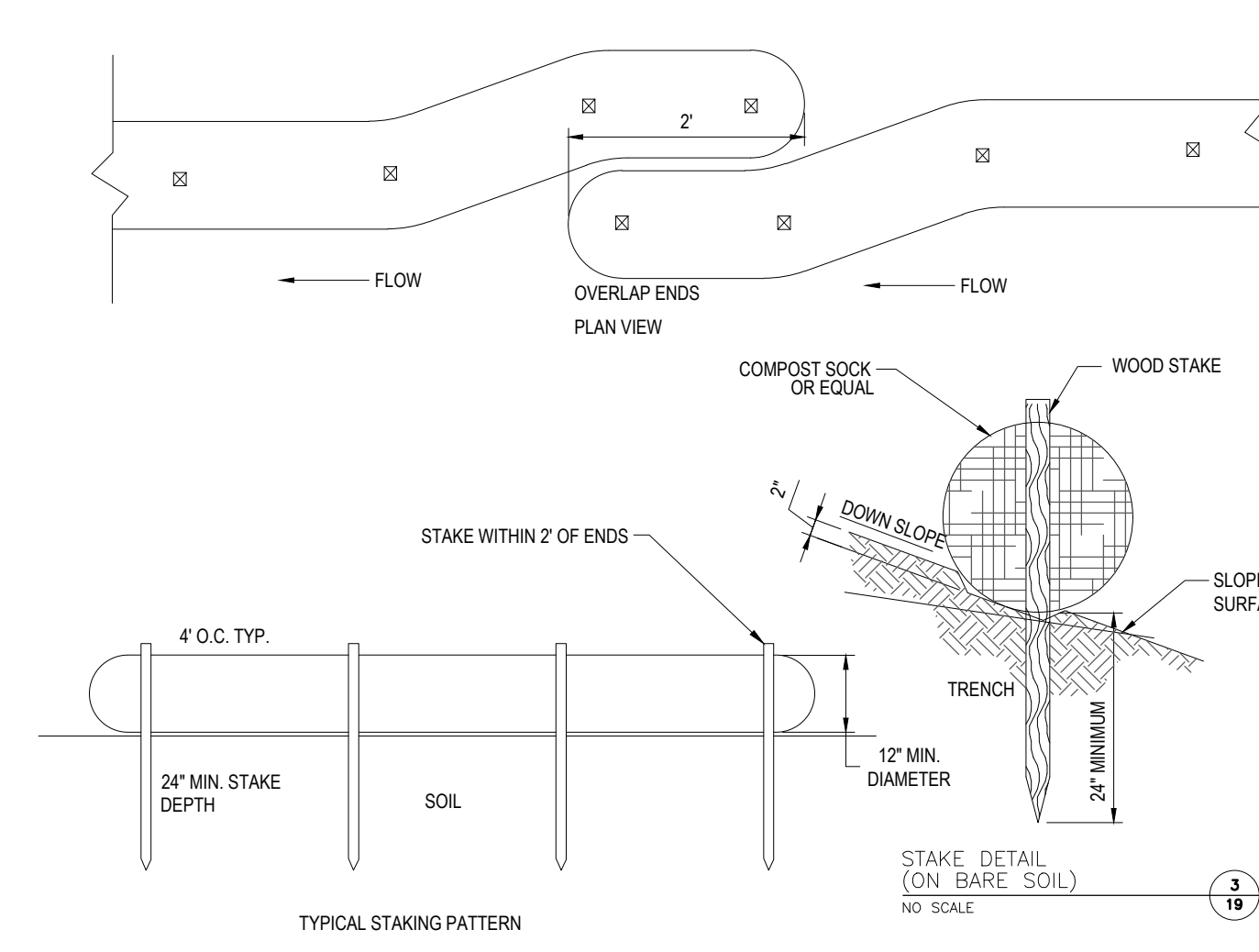
N.T.S.



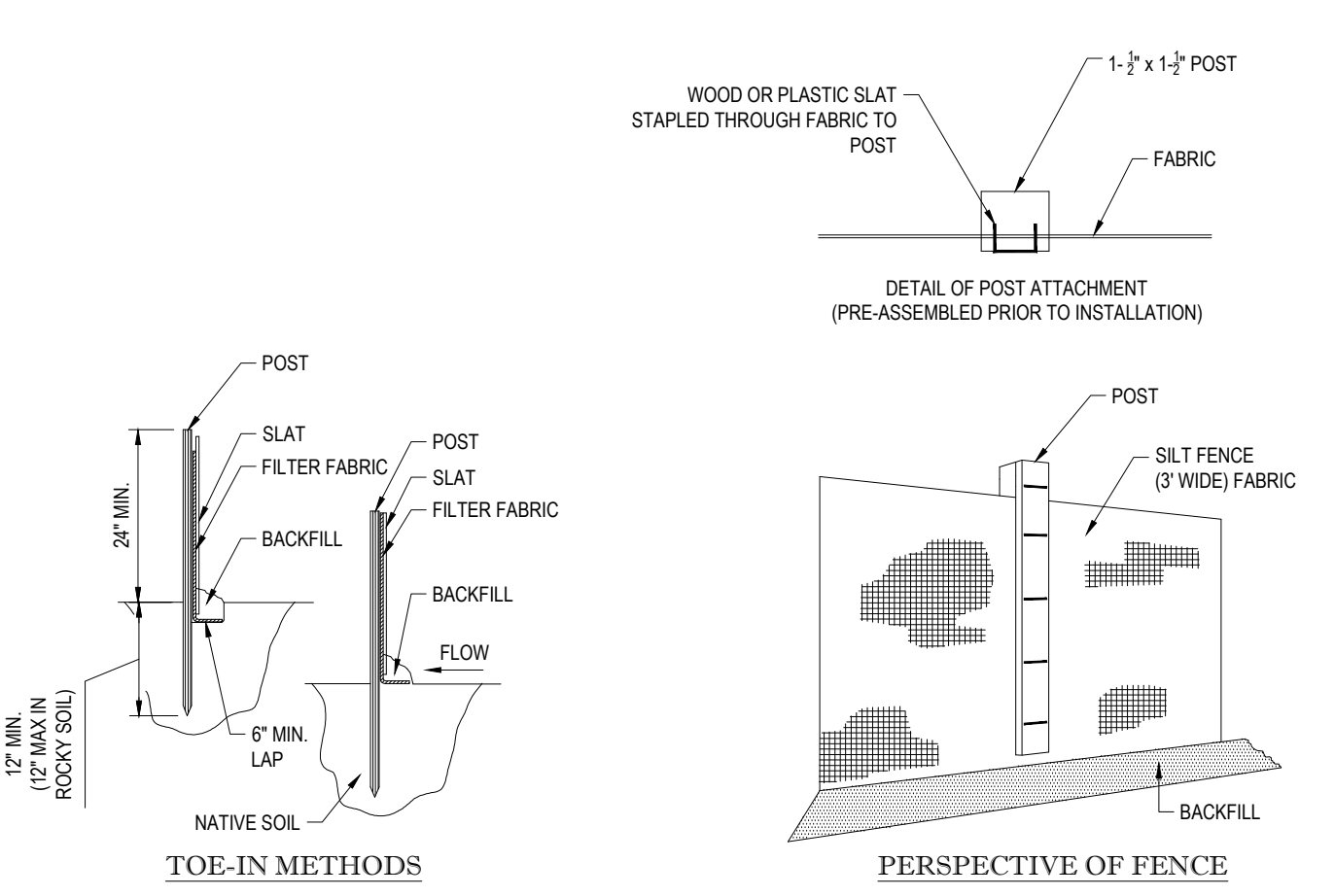
**STABILIZED CONSTRUCTION ENTRANCE**

N.T.S.

**EROSION CONTROL BARRIER SHALL CONSIST OF BOTH COMPOST SOCK AND SILT FENCE UNLESS OTHERWISE NOTED**



**COMPOST SOCK**

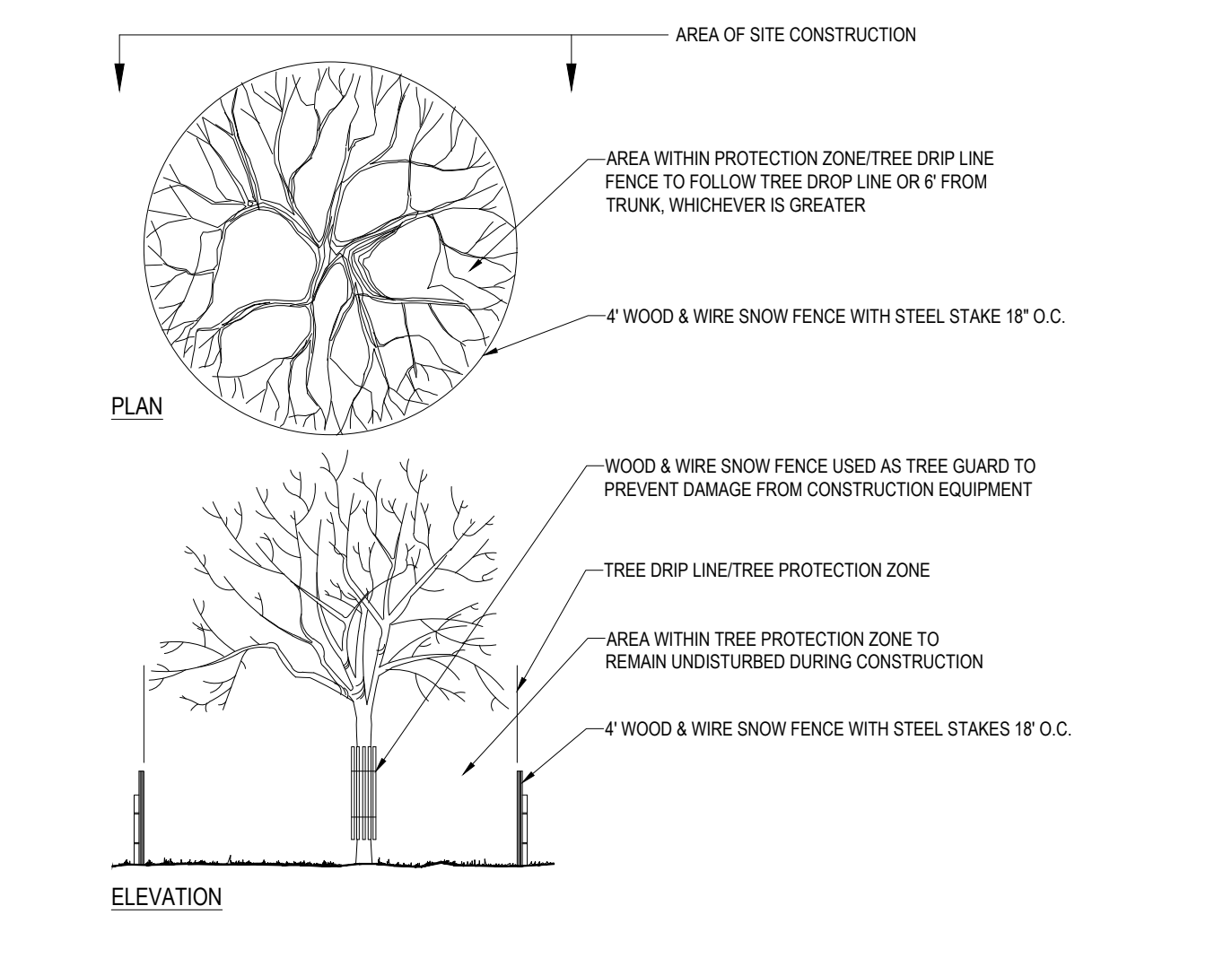


**SILT FENCE**

- INSTALLATION:**
- EXCAVATE A 6" X 6" TRENCH ALONG THE LINE OF EROSION CONTROL OF THE SITE.
  - UNROLL SILTATION FENCE AND POSITION THE POSTS AGAINST THE BACK (DOWNSTREAM) WALL OF THE TRENCH (NET SIDE AWAY FROM FLOW DIRECTION).
  - DRIVE THE POST INTO THE GROUND UNTIL THE NETTING IS LAYING ACROSS THE TRENCH BOTTOM.
  - LAY THE TOE-IN FLAP 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 FLAP ON UNDISTURBED GROUND AND PLUGS & TAMP. NO FILL AT THE BASE.
  - COMBINATION OF COMPOST SOCK AND SILT FENCE SHALL BE USED AS NOTED ON THE PLAN.
  - WIRE BACK SILT FENCE TO BE USED IN AREAS WITHIN 50 FOOT WETLAND BUFFER. SEE DETAIL (THIS SHEET).

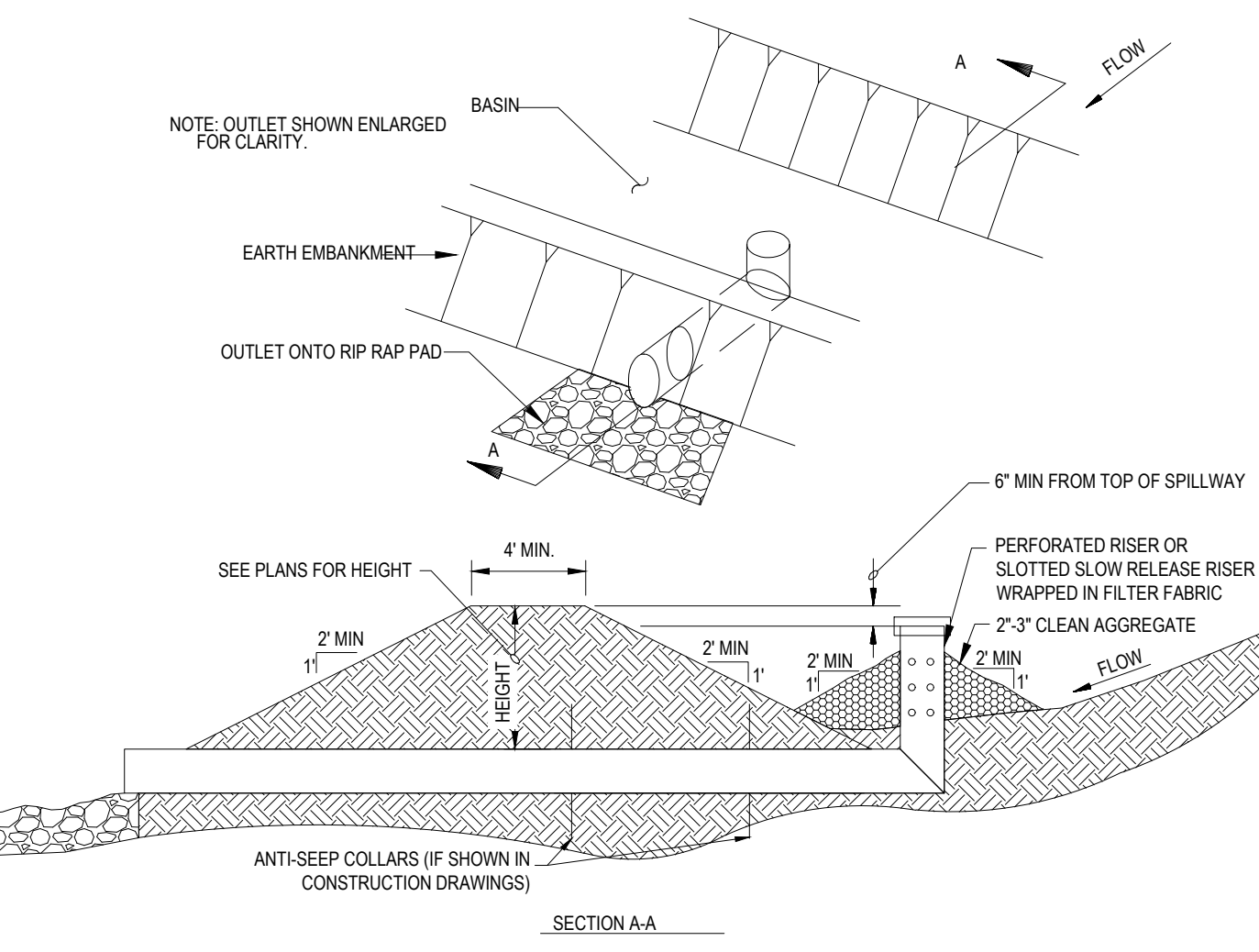
**EROSION CONTROL BARRIER (ECB) DETAIL**

N.T.S.



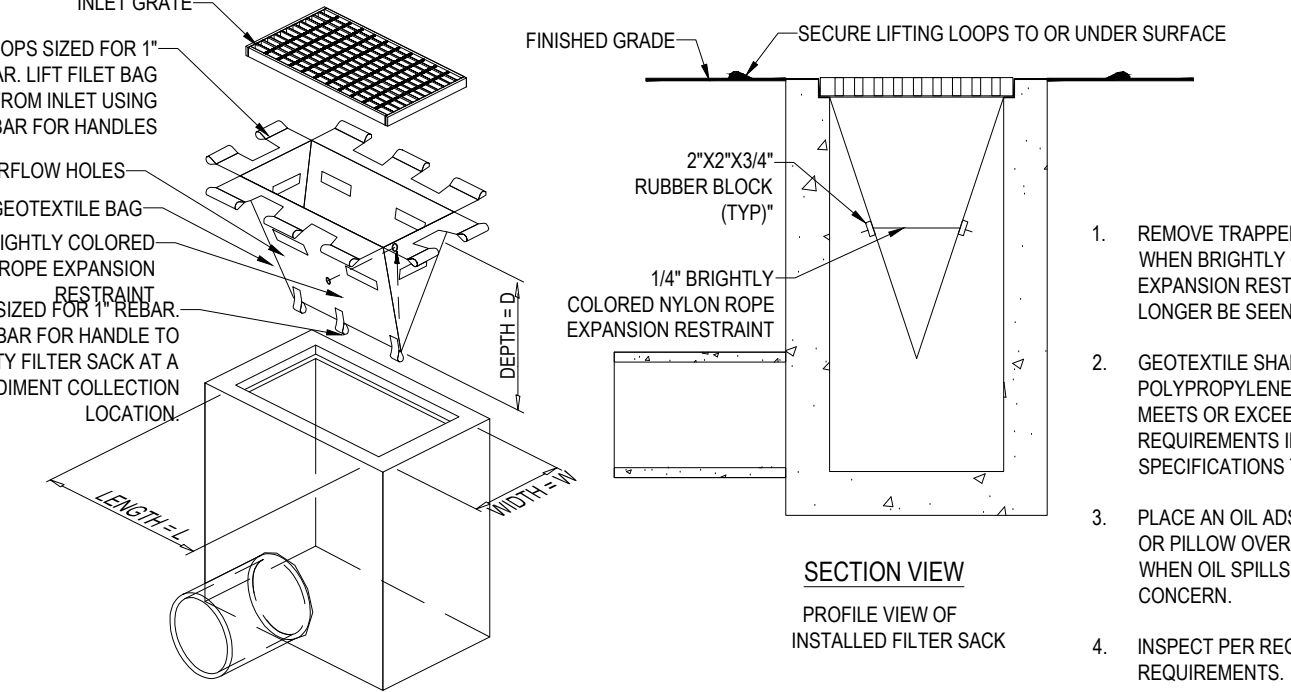
**TREE PROTECTION DURING SITE CONSTRUCTION**

N.T.S.



**SEDIMENT BASIN WITH PIPE OUTLET**

N.T.S.



**LOW TO MODERATE FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE**

PROPERTY	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4832	300 LBS
GRAB TENSILE ELONGATION	ASTM D-4832	25%
PUNCTURE	ASTM D-4833	120 LBS
MILLEN BURST	ASTM D-3788	800 PSI
TRAPEZOID TEAR	ASTM D-4333	120 LBS
UV RESISTANCE	ASTM D-4355	10%
APPARENT OPENING SIZE	ASTM D-4751	40 GAUMINUSO FT
FLOW RATE PERMITTIVITY	ASTM D-4491	1.5 SEC

**MODERATE TO HIGH FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE**

PROPERTY	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4832	260 LBS
GRAB TENSILE ELONGATION	ASTM D-4832	25%
PUNCTURE	ASTM D-4833	135 LBS
MILLEN BURST	ASTM D-3788	420 PSI
TRAPEZOID TEAR	ASTM D-4333	45 LBS
UV RESISTANCE	ASTM D-4355	10%
APPARENT OPENING SIZE	ASTM D-4751	20 US SEIVE
FLOW RATE PERMITTIVITY	ASTM D-4491	200 GAL/MIN/SD FT
	ASTM D-4491	1.5 SEC

NOTE: DO NOT USE IN PAVED AREAS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS.

**FILTER SACS (GRATED INLETS)**

N.T.S.

- THE FOLLOWING CONSTRUCTION SEQUENCE IS RECOMMENDED:
- INSTALLATION OF STABILIZED CONSTRUCTION ENTRANCE/EXIT (AS SHOWN)
  - INSTALLATION OF EROSION CONTROL BARRIER (COMPOST SOCK AND SILT FENCE) (AS SHOWN)
  - INSTALLATION OF INLET PROTECTION IN STREET (AS SHOWN)
  - DEMOLITION OF EXISTING SITE STRUCTURES (SEE DEMOLITION PLAN)
  - DEMOLITION OF EXISTING SITE PAVEMENT AND AMENITIES (SEE DEMOLITION PLAN)
  - CLEARING AND GRUBBING
  - INSTALLATION OF TEMPORARY SWALES AND SEDIMENT BASINS
  - EARTHWORK AND EXCAVATION/FILLING AS NECESSARY
  - CONSTRUCTION OF UTILITIES
  - STABILIZE PERMANENT LAWN AREAS AND SLOPES WITH TEMPORARY SEEDING
  - INSTALLATION OF INLET PROTECTION OF ON-SITE UTILITIES (AS SHOWN)
  - CONSTRUCTION OF BUILDINGS
  - CONSTRUCTION OF ALL CURBING AND LANDSCAPE ISLANDS AS INDICATED ON THE PLANS
  - SPREAD TOPSOIL ON SLOPED AREAS AND SEED AND MULCH
  - FINAL GRADING OF ALL SLOPED AREAS
  - PLACE 6" TOPSOIL ON SLOPES AFTER FINAL GRADING COMPLETED. FERTILIZE, SEED, AND MULCH SEED MIXTURE TO BE INSTALLED AS REQUIRED.
  - REMOVAL OF THE TEMPORARY SEDIMENT BASINS
  - PAVE PARKING LOT
  - LANDSCAPING PER LANDSCAPING PLAN
  - REMOVE EROSION CONTROLS AS DISTURBED AREAS BECOME STABILIZED TO 70% STABILIZATION OR GREATER.

**CONSTRUCTION SEQUENCE**

N.T.S.

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

**REVISIONS**

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
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PROJECT NO.: JM210098  
DRAWN BY: MB/M  
CHECKED BY: MB/YD  
DATE: 10/08/2021  
CAD I.D.: W211018-SEC-0A

**PRELIMINARY MAJOR SITE PLAN**  
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PROPOSED DISTRIBUTION / WAREHOUSE  
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Southborough, MA 01772  
Phone: (508) 480-9900

**SOIL AND EROSION CONTROL NOTES & DETAILS**  
SHEET NUMBER:  
**C-603**



INTERSTATE 495  
(SOUTHBOUND)  
(PUBLIC-VARIABLE WIDTH)

INTERSTATE  
(SOUTHBOUND)  
(PUBLIC-VARIABLE WIDTH)

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'

**SEED MIX KEY**

	PROPOSED HYDROSEED
	PROPOSED STEEP SLOPE MIX
	PROPOSED BASIN SEED MIX
	PROPOSED CONSERVATION/WILDLIFE SEED MIX

**FRANKLIN, MASSACHUSETTS  
LANDSCAPE REQUIREMENTS**

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 4) LOADING AREAS AND PARKING AREAS FOR 10 OR MORE CARS SHALL PROVIDE SCREENING IN ACCORDANCE WITH § 185-35. 5) 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 60 SQUARE FEET OF UNPAVED SOIL AREA PER TREE. SOIL PLOTS SHALL BE LOCATED SO AS TO ASSURE SAFE INTERNAL CIRCULATION.	PROVIDED REQUIRED: 275 PARKING SPACES/10+ 28 TREES PROVIDED; OR 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 20 FEET OF ANY STREET INTERSECTION AND A DISTANCE OF 20 FEET BACK FROM THE STREET LINE, NO SOLID WALL, INCLUDING A RETAINING WALL, FENCE OR STRUCTURE AND NO HEDGES, SHRUBS OR OTHER PLANT GROWTH SHALL BE PERMITTED EXCESS OF THREE FEET ABOVE THE CROWN OF THE ROAD, IF IT BLOCKS MORE THAN 1/3 OF THE AREA UP TO THREE FEET AT THE TIME OF GREATEST FOLIAGE. TREES MAY BE PLANTED IN THE SAME AREA, NO CLOSER THAN FIVE FEET APART, SO LONG AS THE LOWEST BRANCHES ARE NOT CLOSER THAN EIGHT FEET TO THE GROUND.	PROVIDED
§185-30 TREE PLANTING	ANY LOT ABUTTING A RIGHT-OF-WAY OF 75 FEET OR MORE IN WHICH A BUILDING IS CONSTRUCTED WITHIN 150 FEET OF THE RIGHT-OF-WAY MUST HAVE TREES PLANTED AT LEAST EVERY 30 FEET IN A ROW BETWEEN AND 30 FEET BACK FROM THE RIGHT-OF-WAY, UNLESS A SUFFICIENT NUMBER OF TREES ALREADY EXISTS. 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
§185-35 SCREENING	A. THE FOLLOWING SHALL BE SCREENED, EXCEPT WITHIN 10 FEET OF THE STREET LINE, FROM ANY ADJACENT RESIDENTIAL DISTRICT OR USE FROM WHICH THEY WOULD OTHERWISE BE VISIBLE: (A) OPEN STORAGE (B) LOADING AND SERVICE AREAS (C) OUTDOOR PARKING FOR 10 OR MORE CARS. B. "SCREENING" IN THIS CONTEXT, SHALL MEAN AN AREA FOUR FEET WIDE, DENSILY PLANTED WITH EVERGREEN TREES OR SHRUBS THREE FEET OR MORE IN HEIGHT WHEN PLANTED, OR A WALL, FENCE OR EARTH BORN 12 INCHES OR MORE IN HEIGHT OR EQUIVALENT VISUAL SCREENING BY NATURAL VEGETATION OR DIFFERENCE IN ELEVATION BETWEEN POTENTIAL VIEWERS AND THE SCREENED AREAS. C. THE FOLLOWING SHALL APPLY TO ANY USE IN AN INDUSTRIAL OR BUSINESS DISTRICT IF LOCATED ON PREMISES WITHIN 500 FEET OF A RESIDENTIALLY USED STRUCTURE IN AN ADJACENT RESIDENTIAL DISTRICT AND ALLOWING THAT USE AND IF LOCATED ON A LOT WHICH ABUTS OR EXTENDS INTO THAT RESIDENTIAL DISTRICT IF LESS THAN 75 FEET OR ABUTS ANOTHER LOT WHICH HAS FRONTAGE ONLY WITHIN THE RESIDENTIAL DISTRICT. SUCH USES SHALL PROVIDE A GREENBELT ALONG THE PORTION OF THE LOT WHICH ABUTS THE RESIDENTIAL DISTRICT OR ABUTTING LOT CITED ABOVE. 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 INITIALLY AND SHALL BE EXPECTED TO HAVE AN EFFECTIVE HEIGHT OF NOT LESS THAN SEVEN FEET WITHIN FIVE YEARS.	PROVIDED PROVIDED EXISTING VEGETATION TO REMAIN AND BE PROTECTED
§181-2 JURISDICTION	B. EXCEPT AS PERMITTED BY THE CONSERVATION COMMISSION OR AS PROVIDED IN THIS CHAPTER, NO PERSON SHALL COMMENCE TO REMOVE, FILL, DREDGE, BUILD UPON, DEGRADE, DISCHARGE INTO OR OTHERWISE ALTER THE FOLLOWING RESERVE AREAS: ANY FRESHWATER WETLANDS; MARSHES; WET MEADOWS; BOGS; SWAMPS; VERNAL POOLS; BANKS, RESERVOIRS, LAKES, PONDS OF ANY SIZE; BEACHES; INTERMITTENT STREAMS; LANDS UNDER WATER BODIES; LANDS WITHIN 100 FEET OF ANY OF THE FORESAID 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 ANNE HIGH-WATER LINE OF ANY RIVER OR STREAM.	PROVIDED
§181-B PERMITS AND CONDITIONS	C. CONDITIONS 1) TO PREVENT WETLANDS LOSS, THE COMMISSION SHALL REQUIRE APPLICANTS TO AVOID WETLANDS ALTERATION WHEREVER FEASIBLE; SHALL MINIMIZE WETLANDS ALTERATION; AND, WHERE ALTERATION IS UNAVOIDABLE, SHALL REQUIRE FULL MITIGATION. THE COMMISSION MAY AUTHORIZE OR 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

**BOHLER**  
SITE CIVIL AND CONSULTING ENGINEERING  
LAND SURVEYING  
PROGRAM MANAGEMENT  
LANDSCAPE ARCHITECTURE  
LANDSCAPE ARCHITECTURE  
PERMITTING SERVICES  
TRANSPORTATION SERVICES

**REVISIONS**

REV	DATE	COMMENT	DRAWN BY
1	11/23/2021	REV. PER RELOCATED LOADING DOCKS	CSE
2	12/20/2021	REV. PER CLIENT COMMENTS	CSE
3	12/21/2021	REV. PER CLIENT COMMENTS	JAN
4	03/16/2022	PLANNING BOARD PEER REVIEW	CSE JAK CFD NEM

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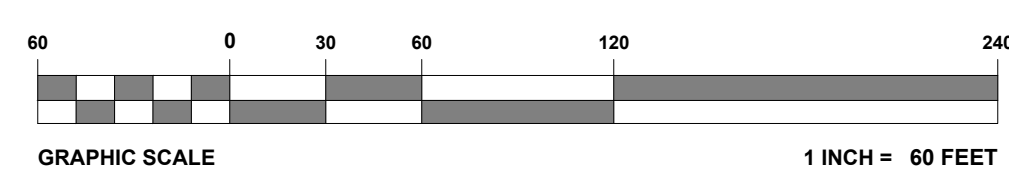
**PRELIMINARY**  
THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.  
PROJECT NO.: JIM210008  
DRAWN BY: MB/M  
CHECKED BY: MSH/YCD  
DATE: 10/08/2021  
CAD I.D.: W21018-LSCP-0A

**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:  
**OVERALL LANDSCAPE PLAN**  
SHEET NUMBER:  
**C-701**  
REVISION 4 - 03/16/2022



\\BOHLER\ENR\NET\SHARES\IN\PROJECTS\2021\1018-LSCP-0A\1018-LSCP-0A-1\LANDSCAPE\1018-LSCP-0A-C-701.DWG



**SEED MIX KEY**

	PROPOSED HYDROSEED
	PROPOSED STEEP SLOPE MIX
	PROPOSED BASIN SEED MIX
	PROPOSED CONSERVATION/WILDLIFE SEED MIX

**LANDSCAPE SCHEDULE**

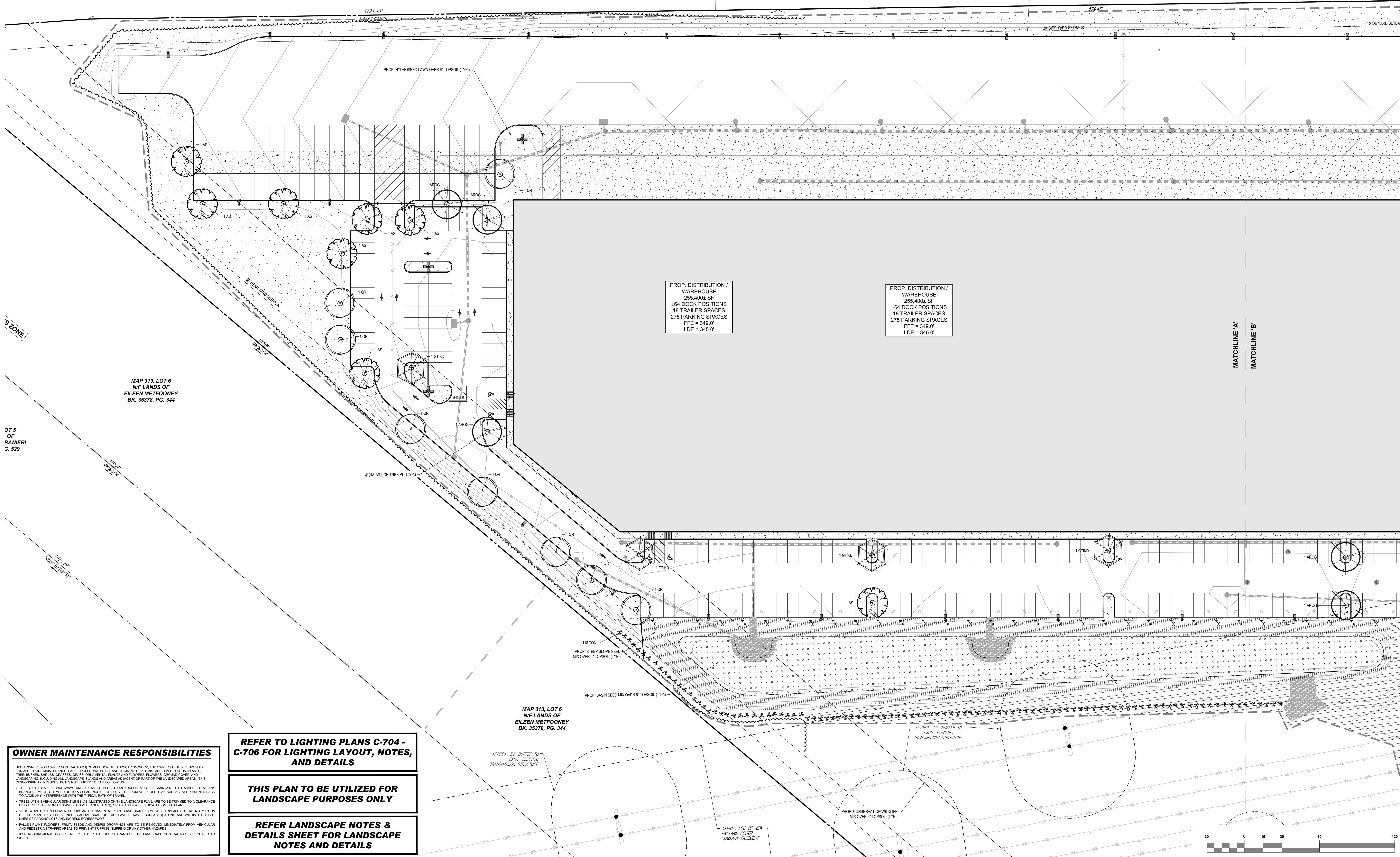
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONT.
<b>SHADE TREES</b>					
AROG	6	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2 1/2-3" CAL.	B+B
AS	8	ACER SACCHARUM	SUGAR MAPLE	2 1/2-3" CAL.	B+B
GTKD	8	GLEDETIA TRIACANTHOS INERMIS 'DRIVES'	STREET KEEPER HONEYLOCUST	2 1/2-3" CAL.	B+B
QR	9	QUERCUS RUBRA	RED OAK	2 1/2-3" CAL.	B+B
SUBTOTAL:	31				
<b>EVERGREEN TREES</b>					
TON	104	THUJA OCCIDENTALIS 'NIGRA'	DARK AMERICAN ARBORVITAE	5-F	B+B
SUBTOTAL:	104				

**IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE**



**REVISIONS**

REV	DATE	COMMENT	DRAWN BY
1	11/23/2021	REV. PER RELOCATED LOADING DOCKS	CSE
2	12/20/2021	REV. PER CLIENT COMMENTS	JAK
3	12/21/2021	REV. PER CLIENT COMMENTS	CSE
4	03/16/2022	PLANNING BOARD PEER REVIEW	JAK



**PROP. DISTRIBUTION / WAREHOUSE**  
255,400± SF  
±64 DOCK POSITIONS  
18 TRAILER SPACES  
275 PARKING SPACES  
FFE = 349.0'  
LDE = 345.0'

**PROP. DISTRIBUTION / WAREHOUSE**  
255,400± SF  
±64 DOCK POSITIONS  
18 TRAILER SPACES  
275 PARKING SPACES  
FFE = 349.0'  
LDE = 345.0'

MAP #313, LOT 6  
N/F LANDS OF  
EILEEN METFOONEY  
BK. 35378, PG. 344

MAP #313, LOT 6  
N/F LANDS OF  
EILEEN METFOONEY  
BK. 35378, PG. 344

**OWNER MAINTENANCE RESPONSIBILITIES**

UPON OWNER'S (OR OWNER CONTRACTOR'S) COMPLETION OF LANDSCAPING WORK, THE OWNER IS FULLY RESPONSIBLE FOR ALL FUTURE MAINTENANCE, CARE, WATERING, AND TRIMMING OF ALL INSTALLED VEGETATION. PLANTS, TREES, BUSHES, SHRUBS, GRASSES, ORNAMENTAL PLANTS AND FLOWERS, FLOWERS, GROUND COVER, AND LANDSCAPING INCLUDING ALL LANDSCAPE (BLENDED AND ADJACENT) OR PART OF THE LANDSCAPE AREAS. THIS RESPONSIBILITY INCLUDES, BUT IS NOT LIMITED TO, THE FOLLOWING:

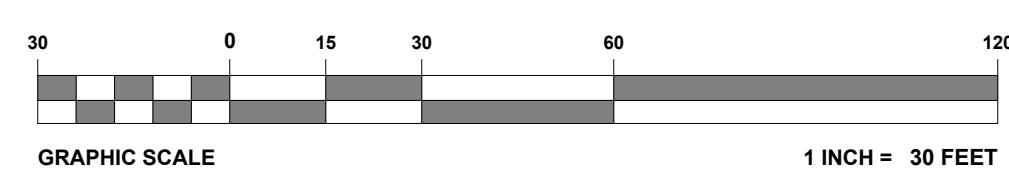
- TREES ADJACENT TO WALKWAYS AND AREAS OF PEDESTRIAN TRAFFIC MUST BE MAINTAINED TO ASSURE THAT ANY BRANCHES MUST BE LIMBED UP TO A CLEARANCE HEIGHT OF 7 FT. (FROM ALL PEDESTRIAN SURFACES) OR PRUNED BACK TO AVOID ANY INTERFERENCE WITH THE TYPICAL PATH OF TRAVEL.
- TREES WITHIN VEHICULAR SIGHT LINES, AS ILLUSTRATED ON THE LANDSCAPE PLAN, ARE TO BE TRIMMED TO A CLEARANCE HEIGHT OF 7 FT. FROM ALL TRAVEL TRAVELED SURFACES, OR AS OTHERWISE INDICATED ON THE PLAN.
- VEGETATIVE GROUND COVER, SHRUBS AND ORNAMENTAL PLANTS AND GRASSES MUST BE TRIMMED SO THAT NO PORTION OF THE PLANT EXCEEDS 36 INCHES ABOVE GROUND OF ALL PAVED, TRAVEL SURFACES ALONG AND WITHIN THE SIGHT LINES OF PARKING LOTS AND WALKWAYS.
- FALLEN PLANT FLOWERS, FRUIT, SEEDS AND DEBRIS DROPPINGS ARE TO BE REMOVED IMMEDIATELY FROM VEHICULAR AND PEDESTRIAN TRAFFIC AREAS TO PREVENT TRIPPING, SLIPPING OR ANY OTHER HAZARDS.

THESE REQUIREMENTS DO NOT AFFECT THE PLANT LIFE GUARANTEE. THE LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE.

**REFER TO LIGHTING PLANS 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**



**PRELIMINARY**

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PROJECT No.: JMC10008  
DRAWN BY: MBM  
CHECKED BY: MSY  
DATE: 10/08/2021  
CAD I.D.: W21018-LSCP-0A

**PRELIMINARY MAJOR SITE PLAN**

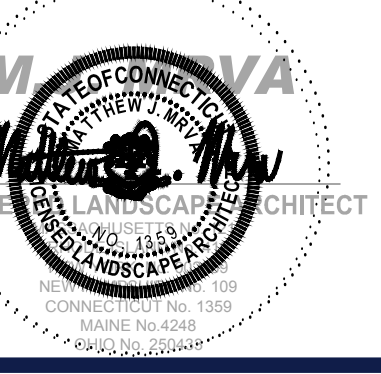
FOR

**MARCUS PARTNERS**

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

**BOHLER**

352 TURNPIKE ROAD  
SOUTHBOROUGH, MA 01772  
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SHEET TITLE:  
**LANDSCAPE PLAN A**

SHEET NUMBER:  
**C-702**

REVISION 4 - 03/16/2022

BOHLER ENGINEERING, INC. PROJECT: W21018-LSCP-0A - LANDSCAPE PLAN SET (SHEET C-702) - LAND A





LANDSCAPE SCHEDULE					
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONT.
<b>SHADE TREES</b>					
AROG	6	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2 1/2" CAL.	BHB
AS	8	ACER SACCHARUM	SUGAR MAPLE	2 1/2" CAL.	BHB
GTKD	8	GLEDITSIA TRACANTHOS INERMIS 'DRAVES'	STREET KELPER HONEYLOCUST	2 1/2" CAL.	BHB
OR	9	QUERCUS RUBRA	RED OAK	2 1/2" CAL.	BHB
SUBTOTAL:	31				
<b>EVERGREEN TREES</b>					
TOM	104	THUJA OCCIDENTALIS 'NIGRA'	DARK AMERICAN ARBORVITAE	5-6'	BHB
SUBTOTAL:	104				

**IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE**

SEED MIX KEY	
	PROPOSED HYDROSEED
	PROPOSED STEEP SLOPE MIX
	PROPOSED BASIN SEED MIX
	PROPOSED CONSERVATION/WILDLIFE SEED MIX

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

REVISIONS				
REV	DATE	COMMENT	BY	CHKD BY
1	11/23/2021	REV. PER RELOCATED LOADING DOCKS	CSE	JAK
2	12/20/2021	REV. PER CLIENT COMMENTS	CSE	JAK
3	12/21/2021	REV. PER CLIENT COMMENTS	CSE	JAK
4	03/16/2022	PLANNING BOARD PEER REVIEW	CFD	NEM

PROP. DISTRIBUTION / WAREHOUSE / 255,400± SF ±64 DOCK POSITIONS 18 TRAILER SPACES 276 PARKING SPACES FFE = 349.0' LDE = 345.0'

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 PROJECT No.: JM210098  
 DRAWN BY: MB/M  
 CHECKED BY: M3Y/C/D  
 DATE: 10/08/2021  
 CAD I.D.: W211018-LSCP-0A

**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

REGISTERED PROFESSIONAL ARCHITECT  
 MASSACHUSETTS  
 REG. NO. 1186  
 EXPIRES 12/31/2024

SHEET TITLE:  
**LANDSCAPE PLAN B**  
 SHEET NUMBER:  
**C-703**  
 REVISION 4 - 03/16/2022

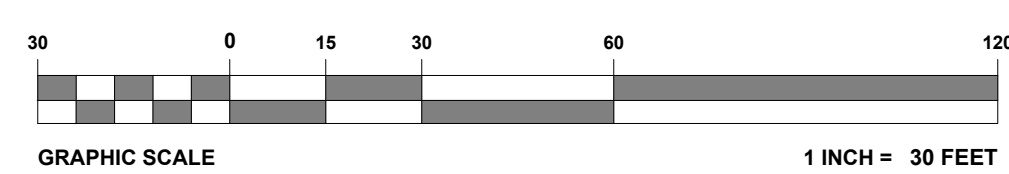
**REFER TO SHEET C-702 FOR PLANT MATERIALS SCHEDULE**

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

**OWNER MAINTENANCE RESPONSIBILITIES**  
 UPON OWNERS (OR OWNER CONTRACTOR'S) COMPLETION OF LANDSCAPING WORK, THE OWNER IS FULLY RESPONSIBLE FOR ALL FUTURE MAINTENANCE, CARE, WATERING AND TRIMMING OF ALL INSTALLED VEGETATION. PLANTS, TREES, BUSHES, SHRUBS, GRASSES, ORNAMENTAL PLANTS AND FLOWERS, FLOWERS, GROUND COVER AND LANDSCAPING INCLUDING ALL LANDSCAPE ISLANDS AND AREAS ADJACENT OR PART OF THE LANDSCAPE AREAS. THIS RESPONSIBILITY INCLUDES, BUT IS NOT LIMITED TO, THE FOLLOWING:  
 \* TREES ADJACENT TO WALKWAYS AND AREAS OF PEDESTRIAN TRAFFIC MUST BE MAINTAINED TO ASSURE THAT ANY BRANCHES MUST BE LIMBED UP TO A CLEARANCE HEIGHT OF 7 FT. (FROM ALL PEDESTRIAN SURFACES) OR PRUNED BACK TO AVOID ANY INTERFERENCE WITH THE TYPICAL PATH OF TRAVEL.  
 \* TREES WITH VERTICAL SIGHT LINES, AS ILLUSTRATED ON THE LANDSCAPE PLAN, ARE TO BE TRIMMED TO A CLEARANCE HEIGHT OF 10 FT. FROM ALL PAVED, TRAVEL SURFACES OR AS OTHERWISE INDICATED ON THE PLAN.  
 \* VEGETATIVE GROUND COVER, SHRUBS AND ORNAMENTAL PLANTS AND GRASSES MUST BE TRIMMED SO THAT NO PORTION OF THE PLANT EXCEEDS 18 INCHES ABOVE GRADE OF ALL PAVED TRAVEL SURFACES ALONG AND WITHIN THE "RIGHT" LINES OF PARKING LOTS AND DRIVEWAYS.  
 \* FALLEN PLANT TWIGS, BRUSH, SEEDS AND OTHER DEBRIS ARE TO BE REMOVED IMMEDIATELY FROM VEHICULAR AND PEDESTRIAN TRAFFIC AREAS TO PREVENT TRIPPING, SLIPPING OR ANY OTHER HAZARDS.  
 THESE REQUIREMENTS DO NOT AFFECT THE PLANT LIFE GUARANTEE. THE LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE.

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

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



BOHLER ENGINEERING, INC. PROJECTS: W211018-LSCP-0A SITE PLAN: W211018-LSCP-0A - LAND: C:\T\LAND B

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