PRELIMINARY MAJOR SITE PLAN

FOR

MARCUS PARTNERS

PROPOSED

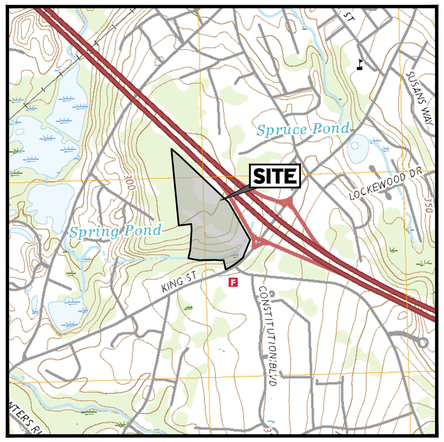
DISTRIBUTION / WAREHOUSE

MAP 313 LOTS 7, 8, 53, 54 & 55

KING STREET

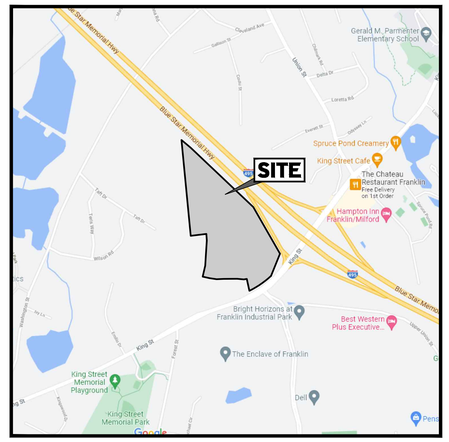
TOWN OF FRANKLIN

NORFOLK COUNTY, MASSACHUSETTS



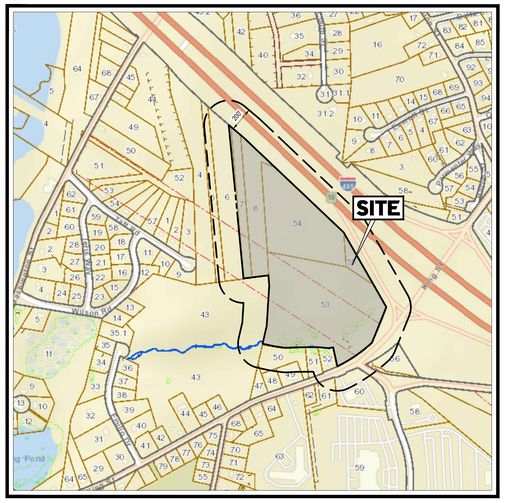
USGS MAP

SCALE: 1" = 1,000'
SOURCE: USGS MAP LOCATOR
FRANKLIN QUADRANGLE



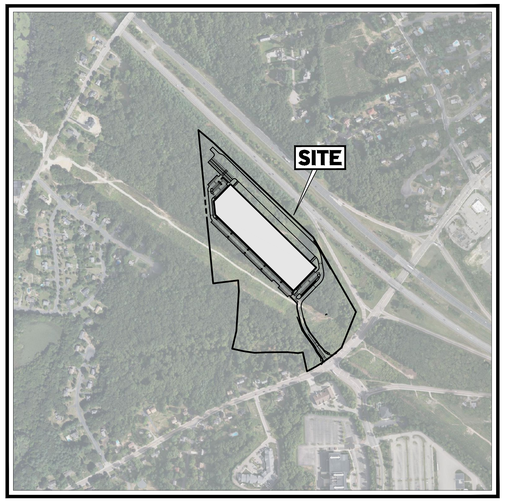
KEY MAP

SCALE: 1" = 800'
SOURCE: GOOGLE MAPS



TAX MAP

SCALE: 1" = 500'
SOURCE: FRANKLIN, MA GIS (MAP 313)



AERIAL MAP

SCALE: 1" = 500'
SOURCE: AUTOCAD GEOLOCATION

PREPARED BY

BOHLER

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ALTA SURVEY (BY OTHERS)	1 OF 1

APPROVAL BLOCK

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

OWNER CERTIFICATION

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

OWNER — DATE

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

THE INFORMATION, DESIGN AND CONCEPTS CONTAINED IN THIS PLAN ARE THE PROPERTY OF BOHLER AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF BOHLER. VISUAL CONTACT WITH THESE PLANS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED 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
5	06/10/2022	PEER REVIEW COMMENTS	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.:	JM210906
DRAWN BY:	MB/ML
CHECKED BY:	MSY/GD
DATE:	10/08/2021
CAD I.D.:	W211018-CNDS-1A

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

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

JOHN A. KUCH
PROFESSIONAL ENGINEER
COMMONWEALTH OF MASSACHUSETTS
No. 49316
REGISTERED PROFESSIONAL ENGINEER
LICENSE No. 24551

SHEET TITLE:

COVER SHEET

SHEET NUMBER:

C-101

REVISION 5 - 06/10/2022

C:\PROGRAMDATA_BOHLER\C3D2020\NETTEMP\ACPUBLISH_16804\W211018-CNDS-1A-----LAYOUT\ C-101 COVR

GENERAL NOTES

CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THE NOTES AND SPECIFICATIONS CONTAINED HEREIN. CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL SUBCONTRACTORS FULLY AND COMPLETELY CONFORM TO AND COMPLY WITH THESE REQUIREMENTS.

1. THE FOLLOWING DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THIS SITE PLAN:
   - "ALTA / NSPS LAND TITLE SURVEY", PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED 08/03/21, REVISED THRU 01/21/22.
   - "LIMITED GEOTECHNICAL INVESTIGATION", PREPARED BY WHITESTONE ASSOCIATES, INC., DATED 06/30/21.

   PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR MUST VERIFY THAT HE/SHE HAS THE LATEST EDITION OF THE DOCUMENTS REFERENCED ABOVE. THIS IS CONTRACTOR'S RESPONSIBILITY.
2. ALL ACCESSIBLE (AA/A ADA) PARKING SPACES MUST BE CONSTRUCTED TO MEET, AT A MINIMUM, THE MORE STRINGENT OF THE REQUIREMENTS OF THE "AMERICANS WITH DISABILITIES ACT" (ADA) CODE (42 U.S.C. § 12101 et seq.) AND 42 U.S.C. § 4151 et seq.) OR THE REQUIREMENTS OF THE JURISDICTION WHERE THE PROJECT IS TO BE CONSTRUCTED, AND ANY AND ALL AMENDMENTS TO BOTH WHICH ARE IN EFFECT WHEN THESE PLANS ARE COMPLETED.
3. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED THE COMMENTS TO ALL PLANS AND OTHER DOCUMENTS REVIEWED AND APPROVED BY THE PERMITTING AUTHORITIES AND CONFIRMED THAT ALL NECESSARY OR REQUIRED PERMITS HAVE BEEN OBTAINED. CONTRACTOR MUST HAVE COPIES OF ALL PERMITS AND APPROVALS ON SITE AT ALL TIMES.
4. THE OWNER/CONTRACTOR MUST BE FAMILIAR WITH AND RESPONSIBLE FOR THE PROCUREMENT OF ANY AND ALL CERTIFICATIONS REQUIRED FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
5. ALL WORK MUST BE PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS AND CONDITIONS OF APPROVAL, AND ALL APPLICABLE REQUIREMENTS, RULES, REGULATIONS, STATUTORY REQUIREMENTS, CODES, LAWS AND STANDARDS OF ALL GOVERNMENTAL ENTITIES WITH JURISDICTION OVER THIS PROJECT.
6. THE GEOTECHNICAL REPORT AND RECOMMENDATIONS SET FORTH HEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND, IN CASE OF CONFLICT, DISCREPANCY OR AMBIGUITY, THE MORE STRINGENT REQUIREMENTS AND/OR RECOMMENDATIONS CONTAINED IN THE PLANS AND THE GEOTECHNICAL REPORT AND RECOMMENDATIONS SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR MUST NOTIFY THE ENGINEER, IN WRITING, OF ANY SUCH CONFLICT, DISCREPANCY OR AMBIGUITY BETWEEN THE GEOTECHNICAL REPORTS AND PLANS AND SPECIFICATIONS PRIOR TO PROCEEDING WITH ANY FURTHER WORK.
7. THESE PLANS ARE BASED ON INFORMATION PROVIDED TO BOHLER ENGINEERING BY THE OWNER AND OTHERS PRIOR TO THE TIME OF PLAN PREPARATION. CONTRACTOR MUST FIELD VERIFY EXISTING CONDITIONS AND NOTIFY BOHLER ENGINEERING, IN WRITING, IMMEDIATELY IF ACTUAL SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLAN, OR IF THE PROPOSED WORK CONFLICTS WITH ANY OTHER SITE FEATURES.
8. ALL DIMENSIONS SHOWN ON THE PLANS MUST BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR MUST NOTIFY ENGINEER, IN WRITING, IF ANY CONFLICTS, DISCREPANCIES, OR AMBIGUITIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NO EXTRA COMPENSATION WILL BE PAID TO THE CONTRACTOR FOR WORK WHICH HAS TO BE REDONE OR REPAIRED DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS PRIOR TO CONTRACTOR GIVING ENGINEER WRITTEN NOTIFICATION OF SAME AND ENGINEER, THEREAFTER, PROVIDING CONTRACTOR WITH WRITTEN AUTHORIZATION TO PROCEED WITH SUCH ADDITIONAL WORK.
9. CONTRACTOR MUST REFER TO THE ARCHITECTURAL/BUILDING PLANS "OF RECORD" FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRY/EXIT POINTS, ELEVATIONS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY LOCATIONS.
10. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR MUST COORDINATE THE BUILDING LAYOUT BY CAREFUL REVIEW OF THE ENTIRE SITE PLAN AND THE LATEST ARCHITECTURAL PLANS, (ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SUPPRESSION PLAN, WHERE APPLICABLE). CONTRACTOR MUST IMMEDIATELY NOTIFY OWNER, ARCHITECT AND SITE ENGINEER, IN WRITING, OF ANY CONFLICTS, DISCREPANCIES OR AMBIGUITIES WHICH EXIST.
11. DEBRIS MUST NOT BE BURIED ON THE SUBJECT SITE AND ALL UNSUITABLE EXCAVATED MATERIAL AND DEBRIS (SOLID WASTE) MUST BE DISPOSED OF IN ACCORDANCE WITH THE REQUIREMENTS OF ANY AND ALL GOVERNMENTAL AUTHORITIES WHICH HAVE JURISDICTION OVER THIS PROJECT OR OVER CONTRACTOR.
12. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING WHEN SHORING IS REQUIRED AND FOR INSTALLING ALL SHORING REQUIRED DURING EXCAVATION (TO BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS) AND ANY ADDITIONAL PRECAUTIONS TO BE TAKEN TO ASSURE THE STABILITY OF ADJACENT, NEARBY AND CONTIGUOUS STRUCTURES AND PROPERTIES.
13. THE CONTRACTOR IS TO EXERCISE EXTREME CARE WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO PAVEMENT, STRUCTURES, ETC. WHICH ARE TO REMAIN EITHER FOR AN INITIAL PHASE OF THE PROJECT OR AS PART OF THE FINAL CONDITION. CONTRACTOR IS RESPONSIBLE FOR INSTALLING APPROPRIATE MEASURES REQUIRED TO ENSURE THE STRUCTURAL STABILITY OF SIDEWALKS AND PAVEMENT, UTILITIES, BUILDINGS, AND INFRASTRUCTURE WHICH ARE TO REMAIN, AND TO PROVIDE A SAFE WORK AREA FOR THIRD PARTIES, PEDESTRIANS AND ANYONE INVOLVED WITH THE PROJECT.
14. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO ANY NEW OR EXISTING CONSTRUCTION OR PROPERTY DURING THE COURSE OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO PAVEMENT, STRUCTURES, ETC. AND SHALL INCLUDE ALL COSTS ASSOCIATED WITH SAME TO INCLUDE, BUT NOT BE LIMITED TO, REDESIGN, RE-SURVEY, RE-PERMITTING AND CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR AND MUST REPLACE ALL SIGNAL INTERCONNECTION CABLE, WIRING CONDUIT AND ASSOCIATED ACCESSORIES DAMAGED DURING CONSTRUCTION AND MUST BEAR ALL COSTS ASSOCIATED WITH SAME. THE REPAIR OF ANY SUCH NEW OR EXISTING CONSTRUCTION OR PROPERTY MUST RESTORE SUCH CONSTRUCTION OR PROPERTY TO A CONDITION EQUIVALENT TO OR BETTER THAN THE CONDITION EXISTING PRIOR TO COMMENCEMENT OF THE CONSTRUCTION AND IN CONFORMANCE WITH APPLICABLE CODES, LAWS RULES, REGULATIONS, STATUTORY REQUIREMENTS AND STATUTES. CONTRACTOR MUST BEAR ALL COSTS ASSOCIATED WITH SAME. CONTRACTOR IS RESPONSIBLE TO DOCUMENT ALL EXISTING DAMAGE AND TO NOTIFY THE OWNER AND THE CONSTRUCTION MANAGER PRIOR TO THE START OF CONSTRUCTION.
15. ALL CONCRETE MUST BE AIR ENTRAINED AND HAVE THE MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS UNLESS OTHERWISE NOTED ON THE PLANS, DETAILS AND/OR GEOTECHNICAL REPORT.
16. THE ENGINEER IS NOT RESPONSIBLE FOR CONSTRUCTION METHODS, MEANS, TECHNIQUES OR PROCEDURES, GENERALLY OR FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES OR PROCEDURES FOR COMPLETION OF THE WORK DEPICTED BOTH ON THESE PLANS, AND FOR ANY CONFLICTS/SCOPE REVISIONS WHICH RESULT FROM SAME. CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE METHODS/MEANS FOR COMPLETION OF THE WORK PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
17. THE ENGINEER OF RECORD IS NOT RESPONSIBLE FOR JOB SITE SAFETY. THE ENGINEER OF RECORD HAS NOT BEEN RETAINED TO PERFORM OR BE RESPONSIBLE FOR JOB SITE SAFETY. SAME BEING WHOLLY OUTSIDE OF ENGINEER'S SERVICES AS RELATED TO THE PROJECT. THE ENGINEER OF RECORD IS NOT RESPONSIBLE TO IDENTIFY OR REPORT ANY JOB SITE SAFETY ISSUES, AT ANY TIME.
18. ALL CONTRACTORS MUST CARRY THE SPECIFIED STATUTORY WORKER'S COMPENSATION INSURANCE, EMPLOYER'S LIABILITY INSURANCE AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE (CGL). ALL CONTRACTORS MUST HAVE THEIR CGL POLICIES ENDORSED TO NAME BOHLER ENGINEERING, AND ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS AS ADDITIONAL NAMED INSUREDS AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE THIS HOLD HARMLESS AND INDEMNITY OBLIGATIONS ASSUMED BY THE CONTRACTORS. ALL CONTRACTORS MUST FURNISH BOHLER ENGINEERING WITH CERTIFICATIONS OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE PRIOR TO COMMENCING WORK AND UPON RENEWAL OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION AND FOR ONE YEAR AFTER THE COMPLETION OF CONSTRUCTION. IN ADDITION, ALL CONTRACTORS WILL TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, INDEMNIFY, DEFEND AND HOLD HARMLESS BOHLER ENGINEERING AND ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS FROM AND AGAINST ANY DAMAGES, INJURIES, CLAIMS, ACTIONS AND/OR PROCEEDINGS, OTHER CLAIMS, STATUTORY CAUSES OF ACTION, LOSSES, CAUSES OF ACTION, LIABILITIES OR COSTS, INCLUDING, BUT NOT LIMITED TO, REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH OR TO THE PROJECT, INCLUDING ALL CLAIMS BY THIRD PARTIES AND ALL CLAIMS RELATED TO THE PROJECT. CONTRACTOR MUST NOTIFY ENGINEER, IN WRITING, AT LEAST THIRTY (30) DAYS PRIOR TO ANY TERMINATION, SUSPENSION OR CHANGE OF ITS INSURANCE HEREUNDER.
19. BOHLER ENGINEERING WILL REVIEW OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES, AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH THE DESIGN INTENT AND THE INFORMATION SHOWN IN THE CONSTRUCTION DOCUMENTS. CONSTRUCTION MEANS AND/OR METHODS AND/OR TECHNIQUES OR PROCEDURES, COORDINATION OF THE WORK WITH OTHER TRADES, AND CONSTRUCTION SAFETY PRECAUTIONS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND BOHLER HAS NO RESPONSIBILITY OR LIABILITY FOR SAME. BOHLER'S REVIEW OF SHOP DRAWINGS REVIEW WILL BE CONDUCTED WITH REASONABLE PROMPTNESS WHILE ALLOWING SUFFICIENT TIME TO PERMIT ADEQUATE REVIEW. REVIEW OF A SPECIFIC ITEM MUST NOT INDICATE THAT BOHLER ENGINEERING HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. BOHLER ENGINEERING WILL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS NOT PROMPTLY AND IMMEDIATELY BROUGHT TO ITS ATTENTION, IN WRITING, BY THE CONTRACTOR. BOHLER ENGINEERING WILL NOT BE REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.
20. NEITHER THE PROFESSIONAL ACTIVITIES OF BOHLER ENGINEERING, NOR THE PRESENCE OF BOHLER ENGINEERING AND/OR ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS AT A CONSTRUCTION/PROJECT SITE, SHALL RELIEVE THE GENERAL CONTRACTOR OF ITS OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, OVERSEEING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND COMPLIANCE WITH ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES WITH JURISDICTION OVER THE PROJECT AND/OR PROPERTY. BOHLER ENGINEERING AND ITS PERSONNEL HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEALTH OR SAFETY PROGRAMS OR PROCEDURES. THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SITE SAFETY. BOHLER ENGINEERING SHALL BE INDEMNIFIED BY THE GENERAL CONTRACTOR AND MUST BE NAMED AN ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE AS DESCRIBED ABOVE IN NOTE 19 FOR JOB SITE SAFETY.
21. IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED HEREIN, WITHOUT FIRST OBTAINING THE PRIOR WRITTEN AUTHORIZATION OF THE ENGINEER FOR SUCH DEVIATIONS, THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE PAYMENT OF ALL COSTS INCURRED IN CORRECTING ANY WORK DONE WHICH DEVIATES FROM THE PLANS, ALL FINES AND/OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM AND, FURTHER, SHALL DEFEND, INDEMNIFY AND HOLD HARMLESS THE ENGINEER, TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, IN ACCORDANCE WITH PARAGRAPH 19 HEREIN, FOR AND FROM ALL FEES, ATTORNEYS' FEES, DAMAGES, COSTS, JUDGMENTS, PENALTIES AND THE LIKE RELATED TO SAME.
22. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND PROTECTION OF TRAFFIC PLAN FOR ALL WORK THAT AFFECTS PUBLIC TRAVEL EITHER IN THE R.O.W. OR ON SITE. THE COST FOR THIS ITEM MUST BE INCLUDED IN THE CONTRACTOR'S PRICE.
23. ALL SIGNING AND PAVEMENT STRIPING MUST CONFORM TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES OR LOCALLY APPROVED SUPPLEMENT.
24. ENGINEER IS NOT RESPONSIBLE FOR ANY INJURY OR DAMAGES RESULTING FROM CONTRACTOR'S FAILURE TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH THE APPROVED PLANS. IF CONTRACTOR AND/OR OWNER FAIL TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH APPROVED PLANS, THEY AGREE TO JOINTLY AND SEVERALLY INDEMNIFY AND HOLD ENGINEER HARMLESS FOR ALL INJURIES AND DAMAGES THAT ENGINEER SUFFERS AND COSTS THAT ENGINEER INCURS.
25. OWNER MUST MAINTAIN AND PRESERVE ALL PHYSICAL SITE FEATURES AND DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS, IN STRICT ACCORDANCE WITH THE APPROVED PLAN(S) AND DESIGN AND, FURTHER ENGINEER IS NOT RESPONSIBLE FOR ANY FAILURE TO SO MAINTAIN OR PRESERVE SITE AND/OR DESIGN FEATURES. IF OWNER FAILS TO MAINTAIN AND/OR PRESERVE ALL PHYSICAL SITE FEATURES AND/OR DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS, OWNER AGREES TO INDEMNIFY AND HOLD ENGINEER HARMLESS FOR ALL INJURIES AND DAMAGES THAT ENGINEER SUFFERS AND COSTS THAT ENGINEER INCURS AS A RESULT OF SAID FAILURE.
26. ALL DIMENSIONS MUST BE TO FACE OF CURB, EDGE OF PAVEMENT, OR EDGE OF BUILDING, UNLESS NOTED OTHERWISE.
27. ALL CONSTRUCTION AND MATERIALS MUST COMPLY WITH AND CONFORM TO APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, LAWS, ORDINANCES, RULES AND CODES, AND ALL APPLICABLE OSHA REQUIREMENTS.
28. CONTRACTOR AND OWNER MUST INSTALL ALL ELEMENTS AND COMPONENTS IN STRICT COMPLIANCE WITH AND MANUFACTURER'S STANDARDS AND RECOMMENDED INSTALLATION CRITERIA AND SPECIFICATIONS. IF CONTRACTOR AND/OR OWNER FAIL TO DO SO, THEY AGREE TO JOINTLY AND SEVERALLY INDEMNIFY AND HOLD ENGINEER HARMLESS FOR ALL INJURIES AND DAMAGES THAT ENGINEER SUFFERS AND COSTS THAT ENGINEER INCURS AS A RESULT OF SAID FAILURE.
29. CONTRACTOR IS RESPONSIBLE TO MAINTAIN ON-SITE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IN COMPLIANCE WITH EPA REQUIREMENTS FOR SITES WHERE ONE (1) ACRE OR MORE (UNLESS THE LOCAL JURISDICTION REQUIRES FEWER) IS DISTURBED BY CONSTRUCTION ACTIVITIES. CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL ACTIVITIES, INCLUDING THOSE OF SUBCONTRACTORS, ARE IN COMPLIANCE WITH THE SWPPP, INCLUDING BUT NOT LIMITED TO LOGGING ACTIVITIES (MINIMUM ONCE PER WEEK AND AFTER RAINFALL EVENTS) AND CORRECTIVE MEASURES, AS APPROPRIATE.
30. AS CONTAINED IN THESE DRAWINGS AND ASSOCIATED APPLICATION DOCUMENTS PREPARED BY THE SIGNATORY PROFESSIONAL ENGINEER, THE USE OF THE WORDS CERTIFY OR CERTIFICATION CONSTITUTES AN EXPRESSION OF "PROFESSIONAL OPINION" REGARDING THE INFORMATION WHICH IS THE SUBJECT OF THE UNDERSIGNED PROFESSIONAL'S KNOWLEDGE OR BELIEF AND IN ACCORDANCE WITH COMMON ACCEPTED PROCEDURE CONSISTENT WITH THE APPLICABLE STANDARDS OF PRACTICE, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

TOWN OF FRANKLIN UTILITY NOTES

1. NO WORK INCLUDING EXCAVATIONS, IMPROVEMENTS, OR ALTERATIONS OF ANY KIND SHALL BE PERFORMED WITHIN THE RIGHT-OF-WAY OF THE TOWN OF FRANKLIN WITHOUT A PERMIT ISSUED BY THE DEPARTMENT OF PUBLIC WORKS. THIS INCLUDES EXCAVATIONS FOR UTILITY LINES AND IMPROVEMENTS OF ANY KIND. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THIS ARTICLE AND DPW REGULATIONS.
2. PRIOR TO DIGGING WITHIN ANY PUBLIC WAY IN THE TOWN OF FRANKLIN, AN EXCAVATION PERMIT[1] MUST BE OBTAINED FROM THE FRANKLIN DEPARTMENT OF PUBLIC WORKS (DPW). THE FRANKLIN POLICE DEPARTMENT AND DIG SAFE MUST BE NOTIFIED, IN WRITING, AT LEAST 72 HOURS PRIOR TO EXCAVATING. IN THE EVENT OF AN EMERGENCY EXCAVATION, DIG SAFE, THE DPW AND THE POLICE DEPARTMENT SHALL BE VERBALLY NOTIFIED AT THE TIME, AND THE WRITTEN DPW PERMIT SHALL BE APPLIED FOR NO LATER THAN 48 HOURS AFTER THE WORK IS COMPLETED.

GENERAL GRADING & UTILITY PLAN NOTES

1. LOCATIONS OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE INDEPENDENTLY CONFIRMED WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. SANITARY SEWER AND ALL OTHER UTILITY SERVICE CONNECTION POINTS MUST BE INDEPENDENTLY CONFIRMED BY THE CONTRACTOR IN THE FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL DISCREPANCIES MUST IMMEDIATELY BE REPORTED, IN WRITING, TO THE ENGINEER. CONSTRUCTION MUST COMMENCE BEGINNING AT THE LOWEST INVERT (POINT OF CONNECTION) AND PROGRESS UP GRADIENT. PROPOSED INTERFACE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY TEST PIT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. CONTRACTOR MUST VERTICALLY AND HORIZONTALLY LOCATE ALL UTILITIES AND SERVICES INCLUDING, BUT NOT LIMITED TO, GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE OR WORK SPACE, WHICHEVER IS GREATER. THE CONTRACTOR MUST USE, REFER TO, AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL THE UNDERGROUND UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL DAMAGE TO ANY EXISTING UTILITIES DURING CONSTRUCTION, AT NO COST TO THE OWNER. CONTRACTOR SHALL BEAR ALL COSTS ASSOCIATED WITH DAMAGE TO ANY EXISTING UTILITIES DURING CONSTRUCTION.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL CONSTRUCTION CONTRACT DOCUMENTS INCLUDING, BUT NOT LIMITED TO, ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE PRIOR TO THE INITIATION AND COMMENCEMENT OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT AND/OR DISCREPANCY BETWEEN THESE PLANS AND SPECIFICATIONS OR THE RELATIVE OR APPLICABLE CODES REGULATIONS, LAWS, RULES, STATUTES, ETC. OR ANY OTHER PROJECT DOCUMENTS, IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD, IN WRITING, OF SAID CONFLICT AND/OR DISCREPANCY PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR'S FAILURE TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE CONTRACTOR'S FULL AND COMPLETE ACCEPTANCE OF ALL RESPONSIBILITY TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS AND IN FULL COMPLIANCE WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS, LAWS, STATUTES, ORDINANCES AND CODES AND CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH SAME.
4. THE CONTRACTOR MUST LOCATE AND CLEARLY AND UNAMBIGUOUSLY DEFINE VERTICALLY AND HORIZONTALLY ALL ACTIVE AND INACTIVE UTILITY AND/OR SERVICE SYSTEMS THAT ARE TO BE REMOVED. THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN ALL ACTIVE AND INACTIVE SYSTEMS THAT ARE NOT BEING REMOVED/RELOCATED DURING SITE ACTIVITY.
5. THE CONTRACTOR MUST FAMILIARIZE ITSELF WITH THE APPLICABLE UTILITY SERVICE PROVIDER REQUIREMENTS AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION AS IDENTIFIED OR REQUIRED FOR THE PROJECT. THE CONTRACTOR MUST PROVIDE THE OWNER WITH WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH THE JURISDICTION AND UTILITY COMPANY REQUIREMENTS AND ALL OTHER APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES.
6. THE CONTRACTOR MUST INSTALL ALL STORM SEWER AND SANITARY SEWER COMPONENTS WHICH FUNCTION BY GRAVITY PRIOR TO THE INSTALLATION OF ALL OTHER UTILITIES.
7. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF SITE PLAN DOCUMENTS AND ARCHITECTURAL DESIGN FOR EXACT BUILDING UTILITY CONNECTION LOCATIONS, GREASE TRAP REQUIREMENTS/DETAILS, DOOR ACCESS, AND EXTERIOR GRADING. THE ARCHITECT WILL DETERMINE THE UTILITY SERVICE SIZES. THE CONTRACTOR MUST COORDINATE INSTALLATION OF UTILITIES/SERVICES WITH THE INDIVIDUAL COMPANIES, TO AVOID CONFLICTS AND TO ENSURE THAT PROPER DEPTHS ARE ACHIEVED. THE CONTRACTOR MUST USE AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL THE UNDERGROUND UTILITIES.
8. WATER SERVICE MATERIALS, BURIAL DEPTH, AND COVER REQUIREMENTS MUST BE SPECIFIED BY THE LOCAL UTILITY COMPANY. CONTRACTOR'S PRICE FOR WATER SERVICE MUST INCLUDE ALL FEES, COSTS AND APPURTENANCES REQUIRED BY THE UTILITY TO PROVIDE FULL AND COMPLETE WORKING SERVICE. CONTRACTOR MUST CONTACT THE APPLICABLE MUNICIPALITY FOR LOCATION OF THE PROPER WATER METER AND VAULT, PRIOR TO COMMENCING CONSTRUCTION.
9. ALL NEW UTILITIES/SERVICES, INCLUDING ELECTRIC, TELEPHONE, CABLE TV, ETC. ARE TO BE INSTALLED UNDERGROUND. ALL NEW UTILITIES/SERVICES MUST BE INSTALLED IN ACCORDANCE WITH THE UTILITY/SERVICE PROVIDER INSTALLATION SPECIFICATIONS AND STANDARDS.
10. SITE GRADING MUST BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT REFERENCED IN THIS PLAN SET. CONTRACTOR IS RESPONSIBLE FOR REMOVING AND DISPOSING UNSUITABLE MATERIALS WITH SUITABLE MATERIALS AS SPECIFIED IN THE GEOTECHNICAL REPORT. ALL EXCAVATED OR FILLED AREAS MUST BE COMPACTED AS OUTLINED IN THE GEOTECHNICAL REPORT. MOISTURE CONTENT AT TIME OF PLACEMENT MUST BE SUBMITTED IN A COMPACTION REPORT PREPARED BY A QUALIFIED GEOTECHNICAL ENGINEER REGISTERED WITH THE STATE WHERE THE WORK IS PERFORMED. VERIFICATION AND TESTING OF ALL EXCAVATED AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AND ALL APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES. SUBBASE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT MUST BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. SHOULD SUBBASE BE DEEMED UNSUITABLE BY OWNER/DEVELOPER, OR OWNER/DEVELOPER'S REPRESENTATIVE, SUBBASE IS TO BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL COMPACTED AS DIRECTED BY GEOTECHNICAL REPORT. EARTHWORK ACTIVITIES INCLUDING, BUT NOT LIMITED TO, EXCAVATION, BACKFILL AND COMPACTING MUST COMPLY WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT AND ALL APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES. EARTHWORK ACTIVITIES MUST COMPLY WITH THE STANDARD STATE DOT SPECIFICATIONS FOR ROADWAY CONSTRUCTION (LATEST EDITION) AND ANY AMENDMENTS OR REVISIONS THERETO.
11. ALL FILL, COMPACTION, AND BACKFILL MATERIALS REQUIRED FOR UTILITY INSTALLATION MUST BE AS PER THE RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL REPORT AND MUST BE COORDINATED WITH THE APPLICABLE UTILITY COMPANY SPECIFICATIONS. WHEN THE PROJECT DOES NOT HAVE GEOTECHNICAL RECOMMENDATIONS, FILL AND COMPACTION MUST, AT A MINIMUM, CONFORM TO STATE DOT REQUIREMENTS AND SPECIFICATIONS AND CONSULTANT SHALL HAVE NO LIABILITY OR RESPONSIBILITY FOR OR AS RELATED TO FILL, COMPACTION AND BACKFILL. FURTHER, CONTRACTOR IS FULLY RESPONSIBLE FOR EARTHWORK BALANCE.
12. THE CONTRACTOR MUST COMPLY, TO THE FULLEST EXTENT, WITH THE LATEST OSHA STANDARDS AND REGULATIONS, AND/OR ANY OTHER AGENCY WITH JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE "MEANS AND METHODS" FOR CONSTRUCTION ACTIVITIES AND SHALL COMPLY WITH THE LATEST OSHA, AS WELL AS ANY OTHER ENTITY THAT HAS JURISDICTION FOR EXCAVATION AND/OR TRENCHING PROCEDURES AND CONSULTANT SHALL HAVE NO RESPONSIBILITY FOR OR AS RELATED TO EXCAVATION AND TRENCHING PROCEDURES.
13. PAVEMENT MUST BE SAW CUT IN STRAIGHT LINES, AND EXCEPT FOR EDGE OF BUTT JOINTS, MUST EXTEND TO THE FULL DEPTH OF THE EXISTING PAVEMENT. ALL DEBRIS FROM REMOVAL OPERATIONS MUST BE REMOVED FROM THE SITE AT THE TIME OF EXCAVATION. STOCKPILING OF DEBRIS WILL NOT BE PERMITTED.
14. THE TOPS OF EXISTING MANHOLES, INLET STRUCTURES, AND SANITARY CLEANOUT TOPS MUST BE ADJUSTED, AS NECESSARY, TO MATCH PROPOSED

LIMIT OF WORK LINE HAS BEEN OFFSET FOR GRAPHICAL PURPOSES. ACTUAL LIMIT OF WORK WILL OCCUR AT THE EROSION CONTROL BARRIER OR LIMIT OF GRADING.

ALL EXISTING ON-SITE FEATURES WITHIN THE LIMIT OF WORK ARE TO BE REMOVED UNLESS OTHERWISE NOTED. ALL EXISTING FEATURES OUTSIDE LIMIT OF DISTURBANCE ARE TO REMAIN UNLESS OTHERWISE NOTED.

THIS PLAN TO BE UTILIZED FOR DEMOLITION PURPOSES ONLY

REFER TO SOIL EROSION AND SEDIMENT CONTROL PLAN FOR SOIL EROSION NOTES AND MEASURES.

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

T.B.R. = FEATURE TO BE REMOVED

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

GRAPHIC SCALE 60 0 30 60 120 240

1 INCH = 60 FEET

INTERSTATE 495
(SOUTHBOUND)
(PUBLIC-VARIABLE WIDTH)

INTERSTATE 495
(SOUTHBOUND)
(PUBLIC-VARIABLE WIDTH)

TAFT DRIVE
(PRIVATE - 50' WIDE)

KING STREET
(PUBLIC - VARIABLE WIDTH)
RTE 140
(ROUTE 1A/140)

APPROX. LIMIT OF UG ELECTRIC LINE TO BE REMOVED

LIMIT OF TREE LINE T.B.R.

MAP 313, LOT 7
NF LANDS OF
MARGARET C. RANERI &
CATHERINE R. MILLER
BK. 36286, PG. 422

APPROX. LIMIT OF WORK LINE (TYP.)

APPROX. LOCATION OF UNDERGROUND ELECTRIC LINE TO BE RELOCATED

MAP 313, LOT 4
NF LANDS OF
PATRICK M. RISTAINO
BK. 4702, PG. 458

BUSINESS ZONE

RESIDENTIAL ZONE

MAP 313, LOT 6
NF LANDS OF
EILEEN METCHONEY
BK. 35370, PG. 344

MAP 313, LOT 5
NF LANDS OF
MARGARET C. RANERI
BK. 35281, PG. 329

APPROX. LOCATION OF 20' WIDE AT&T EASEMENT TO BE RELOCATED

ZONE LINE (TYP.)

MAP 313, LOT 54
NF LANDS OF
MINE BROOK CORPORATION
BK. 16132, PG. 571

MAP 313, LOT 53
NF LANDS OF
MARGARET C. RANERI &
CATHERINE R. MILLER
BK. 35881, PG. 148

MAP 313, LOT 55
NF LANDS OF
STANLEY P.
MARSZALKOWSKI
BK. 7905, PG. 222

100' WETLAND BUFFER (TYP.)

APPROX. LOC. OF PARCEL 2--WM--1--1

WETLAND LINE (TYP.)

25' WETLAND BUFFER (TYP.)

APPROX LOC. OF NEW ENGLAND POWER COMPANY EASEMENT

EXIST. EASEMENT TO BE VACATED. OWNER TO COORDINATE WITH EASEMENT HOLDER TO ALLOW FUTURE ACCESS INTO THE SITE AS NECESSARY.

UTILITY STRUCTURE A5 (TO REMAIN)

UTILITY STRUCTURE B4 (TO REMAIN)

LIMIT OF TREE LINE T.B.R.

STRUCTURE #382

APPROX LOC OF PARCEL 2--WM--1--1

APPROX. 50' BUFFER TO EXIST. ELECTRIC TRANSMISSION STRUCTURE

STRUCTURE #359

UTILITY STRUCTURE A4 (TO REMAIN)

STRUCTURE #381

LIMIT OF DIRT PATH T.B.R.

UTILITY STRUCTURE A3 (TO REMAIN)

LIMIT OF DIRT PATH & TREE LINE T.B.R.

STRUCTURE #384

STRUCTURE #360

APPROX. LIMIT OF WORK LINE (TYP.)

APPROX. 50' BUFFER TO EXIST. ELECTRIC TRANSMISSION STRUCTURE

MAP 313, LOT 6
NF LANDS OF
EILEEN METCHONEY
BK. 35370, PG. 344

STRUCTURE #385

LIMIT OF DIRT PATH T.B.R.

STRUCTURE #361

UTILITY STRUCTURE B3 (TO REMAIN)

100' WETLAND BUFFER (TYP.)

25' WETLAND BUFFER (TYP.)

WETLAND LINE (TYP.)

LIMIT OF DIRT PATH T.B.R.

APPROX LOC OF PARCEL 2--WM--2--1

APPROX LOC OF NEW ENGLAND POWER COMPANY EASEMENT

LIMIT OF TREE LINE T.B.R.

APPROX. 50' BUFFER TO EXIST. ELECTRIC TRANSMISSION STRUCTURE

MAP 313, LOT 43
NF LANDS OF
VIRGINIA M. DELLARCO
BK. 7801, PG. 603

MAP 313, LOT 51
NF LANDS OF
ANDREW D. QUINN
BK. 35274, PG. 498

MAP 313, LOT 50
NF LANDS OF
MARGARET C. RANERI
BK. 35881, PG. 148

MAP 313, LOT 52
NF LANDS OF
RICHARD P.
CHESTERCOVE
BK. 39048, PG. 383

BOHLER

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

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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED 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
5	06/10/2022	PEER REVIEW COMMENTS	CFD / NEM

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PRELIMINARY

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PROJECT No.:	JM210906
DRAWN BY:	MB/NL
CHECKED BY:	MSY/GD
DATE:	10/08/2021
CAD I.D.:	W211018-SPPD-1A

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

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

J. KUCICH
JOHN MICHAEL KUCICH
PROFESSIONAL ENGINEER
COMMONWEALTH OF MASSACHUSETTS
No. 52173
LICENSE EXPIRES: 06/30/2022
CIVIL

SHEET TITLE:

OVERALL DEMOLITION PLAN

SHEET NUMBER:

C-201

REVISION 5 - 06/10/2022

C:\PROGRAMDATA\...BOHLER\RC\2020\09\ETEMP\ACPUBLISH_159929\W211018-SPPD-1A-----LAYOUT - C-201-DEMO

SITE INFORMATION

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

PARKING REQUIREMENTS

ITEM	CODE	PERMITTED	PROPOSED
MIN. STALL SIZE	§ 185-21	9' X 19'	9' X 19'
MIN. PARKING SPACES		256 SPACES	275 SPACES (NOT INCL. 18 TRAILER STORAGE STALLS)
ACCESS. PARKING SPACES		8 SPACES	7 SPACES
USE/CATEGORY: WAREHOUSE REQUIRED FOR WAREHOUSE USE = 1 SPACE PER 1,000 SF GFA TELLERS = 00 PROVIDED TOTAL = ± 255,400 SF * (1 SPACE / 1,000 SF) = 256 SPACES			
			VARIANCE REQUIRED

HATCH LEGEND

HEAVY DUTY PAVEMENT

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	SCHEDULE A (ATTACHMENT 9)	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	101.8'
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

INTERSTATE 495
(SOUTHBOUND)
(PUBLIC -VARIABLE WIDTH)

INTERSTATE 495
(SOUTHBOUND)
(PUBLIC-VARIABLE WIDTH)

157.23'
S40°49'30"E

1124.43'
S46°13'16"E

201.16'

20' SIDE YARD SETBACK

574.43'

20' SIDE YARD SETBACK

480.56'

20' SIDE YARD SETBACK

S29°46'09"E
701.31'

PROP. 18 TRAILER PARKING SPACES

EX.D.I.

PROP. ± 64 LOADING DOCK POSITIONS

975.0'

TRASH COLLECTION TO BE HANDLED INTERNALLY

TRASH COLLECTION TO BE HANDLED INTERNALLY

PROP. 52 PARKING SPACES

30' REAR YARD SETBACK

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

MATCHLINE 'A'

MATCHLINE 'B'

BUSINESS ZONE

RESIDENTIAL ZONE

MAP 313, LOT 6
N/F LANDS OF
EILEEN METYOONEY
BK. 35376, PG. 344

MAP 313, LOT 5
N/F LANDS OF
MARGARET C. RANIERI
BK. 35261, PG. 539

184.0'
MEASURED

N10N 1/4"
N10°20'07"W

PROP. 45 PARKING SPACES

PROP.178 PARKING SPACES

15' RESIDENTIAL GREENBELT

APPROX. 50' BUFFER TO EXIST. ELECTRIC TRANSMISSION STRUCTURE

STRUCTURE #385

APPROX. LOC. OF NEW ENGLAND POWER COMPANY EASEMENT

STRUCTURE #361

STRUCTURE #384

STRUCTURE #383

STRUCTURE #380

STRUCTURE #382

STRUCTURE #359

APPROX. 50' BUFFER TO EXIST. ELECTRIC TRANSMISSION STRUCTURE

APPROX. 50' BUFFER TO EXIST. ELECTRIC TRANSMISSION STRUCTURE

120' WETLAND BUFFER (TYP.)

WETLAND LINE (TYP.)

25' WETLAND BUFFER (TYP.)

100' WETLAND BUFFER (TYP.)

EDGE OF WETLAND

S22°08'17"W
302.54'

40' FRONT YARD SETBACK

LOT WIDTH CIRCLE

605.6'

291.1'

SIGHT TRIANGLE (AASHTO DESIGN SPEED 45 MPH - 502')

SIGHT TRIANGLE (AASHTO DESIGN SPEED 45 MPH - 430')

R=1170.00'
Δ=016°49'07"
L=343.44'
CHD=S5°9 28' 18"W
CHD=342.21'

S79°56'50"W
90.19'

N12°25'10"W
158.74'

KING STREET
(PUBLIC-VARIABLE WIDTH)
PAVED WAY
(WIDTH VARIES)

MAP 313, LOT 91
N/F LANDS OF
ANDREW D. QUINN
BK. 35216, PG. 496

MAP 313, LOT 50
N/F LANDS OF
MARGARET C. RANIERI
BK. 35861, PG. 149

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

MAP 313, LOT 3
N/F LANDS OF
VIRGINIA M. DELLARCO
BK. 7857, PG. 683

MAP 313, LOT 2
N/F LANDS OF
RICHARD P. CHESTERCOVE
BK. 38646, PG. 383

S67°35'50"W
237.66'

S67°35'50"W
19.41'

N67°35'50"E
237.66'

N67°35'50"E
19.41'

S67°35'50"W
90.44'

N67°35'50"E
90.44'

S67°35'50"W
93.71'

N67°35'50"E
93.71'

N12°25'10"W
147.58'

TAFT DRIVE

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.

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

60 0 30 60 120 240
GRAPHIC SCALE
1 INCH = 60 FEET

C:\PROGRAMDATA_BOHLER\CD2020\NOTEXPAC\PUBLISH_15992\W211018-SPPD-1A\——\LAYOUT\ C-301-OSITE

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES
THE INFORMATION, DESIGN AND CONCEPTS OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE DISCLOSED OR USED FOR ANY PURPOSE EXCEPT WITH THE WRITTEN AUTHORIZATION OF BOHLER. BY ACCEPTANCE OF THIS PLAN, RECIPIENT AGREES TO INDEMNIFY BOHLER FOR ANY BREACH OF THIS RESTRICTION.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED 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
5	06/10/2022	PEER REVIEW COMMENTS	CFD / NEM

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PRELIMINARY

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PROJECT No.: JM210906
DRAWN BY: MB/ML
CHECKED BY: MSY/GD
DATE: 10/08/2021
CAD I.D.: W21101B-SPPD-1A

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

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

J. KUCH
JOHN KUCHEK
PROFESSIONAL ENGINEER
COMMONWEALTH OF MASSACHUSETTS
NEW HAMPSHIRE
CONNECTICUT
RHODE ISLAND
LICENSE No. 24513

SHEET TITLE:

OVERALL SITE LAYOUT PLAN

SHEET NUMBER:

C-301

REVISION 5 - 06/10/2022

INTERSTATE 495
(SOUTHBOUND)
(PUBLIC -VARIABLE WIDTH)

EOP

EOP

EOP

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

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

HATCH LEGEND

HEAVY DUTY PAVEMENT

30 0 15 30 60 120

GRAPHIC SCALE 1 INCH = 30 FEET

PROP. TREE LINE (TYP.)

PROP. LSA (TYP.)

PROP. CONC. CURB (TYP.)

20' SIDE YARD SETBACK

PROP. HEAVY DUTY ASPHALT PAVEMENT (TYP.)

60R

30.0'

72.0'

PROP. HEAVY DUTY ASPHALT PAVEMENT (TYP.)

72.0'

PROP. CONC. CURB (TYP.)

PROP. TREE LINE (TYP.)

60.5'

12.0'

PROP. TRAILER PARKING SPACES

24.0'

14.0'

60.0'

60.0'

PROP. CONC. PAVING (TYP.)

PROP. LANDSCAPE AREA (TYP.)

PROP. ACCESS CHAIN WITH POSTS AND LOCKS. LOCKS TO BE COORDINATED WITH THE FRANKLIN FIRE DEPARTMENT

24.0'

19.0' (TYP.)

9.0' (TYP.)

24.0'

9.0' (TYP.)

19.0' (TYP.) 24.0' 19.0' (TYP.) 19.0' (TYP.) 24.0' 19.0' (TYP.)

6.0'

PROP. CONC. CURB (TYP.)

PROP. STANDARD DUTY ASPHALT PAVEMENT (TYP.)

PROP. WALL-MOUNTED VAN ACCESSIBLE ADA PARKING SIGN (TYP.)

PROP. ADA RAMPS & 8 LF FLUSH CONC. CURB

PROP. WALL-MOUNTED ADA PARKING SIGN (TYP.)

PROP. STOP BAR & STOP SIGN (R1-1)

PROP. PAINTED DIRECTIONAL ARROWS (TYP.)

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

MATCHLINE 'A'

MATCHLINE 'B'

BUSINESS ZONE

RESIDENTIAL ZONE

30' REAR YARD SETBACK

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

PROP. WALL-MOUNTED VAN ACCESSIBLE ADA PARKING SIGN (TYP.)

PROP. ADA RAMPS & 8 LF FLUSH CONC. CURB

PROP. WALL-MOUNTED ADA PARKING SIGN

PROP. 5.5' CONC. SIDEWALK (TYP.)

PROP. LSA (TYP.)

PROP. STANDARD DUTY ASPHALT PAVEMENT (TYP.)

9.0' (TYP.)

8.0' (VAU'2'8)

8.0' (VAU'2'8)

5.0'

PROP. CONC. CURB (TYP.)

PROP. 6' HIGH BLACK CHAIN LINK FENCE (TYP.)

PROP. WOOD GUIDE RAIL (TYP.)

PROP. INFILTRATION BASIN E

15' RIVERFRONT GREENBELT

ZONE LINE (TYP.)

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

APPROX. 50' BUFFER TO EXIST. ELECTRIC TRANSMISSION STRUCTURE

APPROX. LOC OF NEW ENGLAND POWER COMPANY EASEMENT BK. 4016, PG. 421

EXIST. TRANSMISSION LINE AND BASE (TO REMAIN-TYP.)

APPROX. 50' BUFFER TO EXIST. ELECTRIC TRANSMISSION STRUCTURE

STRUCTURE #356

STRUCTURE #356

C:\PROGRAMDATA\...BOHLERC\D2020SNET\TEMPACP\PUBLISH_159\02W211018-SPPD-1A\——LAYOUT: C-302-SITE A

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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED 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
5	06/10/2022	PEER REVIEW COMMENTS	CFD / NEM

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PRELIMINARY

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PROJECT No.:	JM210906
DRAWN BY:	MB/NL
CHECKED BY:	MSY/GD
DATE:	10/08/2021
CAD I.D.:	W211018-SPPD-1A

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

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

J. KUCICH
JOHN JOSEPH KUCICH
PROFESSIONAL ENGINEER
COMMONWEALTH OF MASSACHUSETTS
No. 52615
10/08/2021
REGISTERED PROFESSIONAL ENGINEER
STATE OF NEW JERSEY
LICENSE No. 24653

SHEET TITLE:

SITE LAYOUT PLAN 'A'

SHEET NUMBER:

C-302

REVISION 5 - 06/10/2022

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

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

HATCH LEGEND

HEAVY DUTY PAVEMENT

30 0 15 30 60 120

GRAPHIC SCALE 1 INCH = 30 FEET

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'

MATCHLINE 'A'

MATCHLINE 'B'

PROP. CONC. CURB (TYP.)

PROP. TREE LINE (TYP.)

PROP. RETAINING WALL (DESIGN BY OTHERS)

PROP. HEAVY DUTY ASPHALT PAVEMENT (TYP.)

20' SIDE YARD SETBACK

28.5'

73.0'

60.0'

PROP. METAL GUIDE RAIL (TYP.)

PROP. STOP BAR & STOP SIGN (R1-1)

PROP. TREE LINE (TYP.)

PROP. LSA (TYP.)

PROP. PAINTED DIRECTIONAL ARROWS (TYP.)

PROP. 5.5' CONC. SIDEWALK (TYP.)

PROP. STANDARD DUTY ASPHALT PAVEMENT (TYP.)

PROP. PAINTED STRIPING (TYP.)

PROP. ADA RAMPS & 26 LF FLUSH CONC. CURB

PROP. WALL-MOUNTED ADA PARKING SIGN (TYP. OF 3)

PROP. 5.5' CONC. SIDEWALK (TYP.)

PROP. 5.5 LF DEPRESSED CONC. CURB AND 5.5' WIDE CONC. SIDEWALK

PROP. 5.5' WIDE CROSSWALK

PROP. STOP BAR & STOP SIGN (R1-1)

PROP. WOOD GUIDE RAIL (TYP.)

PROP. CONC. CURB (TYP.)

PROP. INFILTRATION BASIN E

PROVIDE 10' WIDE SECTION OF MOUNTABLE CURB FOR ACCESS TO BASIN AND POWER LINES

EXISTING TRANSMISSION LINE AND BASE (TO REMAIN-TYP.)

STRUCTURE #358

STRUCTURE #360

PROP. INFILTRATION BASIN B

APPROX. 50' BUFFER TO EXIST. ELECTRIC TRANSMISSION STRUCTURE

100' WETLAND BUFFER (TYP.)

30' REAR YARD SETBACK

EDGE OF WETLAND

WETLAND LINE (TYP.)

25' WETLAND BUFFER (TYP.)

484.6'

PROP. EDGE OF BASIN

PROP. INFILTRATION BASIN A

PROP. HEADWALL

STRUCTURE #362

STRUCTURE #359

PROP. HEAVY DUTY ASPHALT PAVEMENT (TYP.)

PROP. METAL GUIDE RAIL (TYP.)

PROP. 6' HIGH BLACK CHAIN LINK FENCE (TYP.)

PROP. CONC. CURB (TYP.)

PROP. PAINTED STRIPING (TYP.)

PROP. RETAINING WALL (DESIGN BY OTHERS)

PROP. CULVERT (CULVERT DETAILING TO BE PROVIDED ON CONSERVATION COMMISSION NOTICE OF INTENT FILING)

PROP. MONUMENT SIGN. SIGN SHALL BE COMPLIANT WITH LOCAL ZONING REQUIREMENTS

LIMIT OF PROP. GRANITE CURB

PROP. METAL GUIDE RAIL (TYP.)

PROP. 6' HIGH CHAIN LINK FENCE (TYP.)

APPROX. 50' BUFFER TO EXIST. ELECTRIC TRANSMISSION STRUCTURE

40' FRONT YARD SETBACK

KING STREET
(PUBLIC - VARIABLE WIDTH)

LIMIT OF PROP. GRANITE CURB

SIGHT TRIANGLE (AASHTO DESIGN SPEED 45 MPH - 430')

EXISTING SIGNAL

REFER TO KING STREET IMPROVEMENT PLANS PREPARED BY OTHERS FOR ALTERATIONS TO THE TRAFFIC SIGNAL AND LANE WIDENING

SIGHT TRIANGLE (AASHTO DESIGN SPEED 45 MPH - 430')

LIMIT OF PROP. GRANITE CURB

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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED 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
5	06/10/2022	PEER REVIEW COMMENTS	CFD / NEM

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PRELIMINARY

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PROJECT NO.:	JMZ10906
DRAWN BY:	MB/ML
CHECKED BY:	MSY/GD
DATE:	10/08/2021
CAD I.D.:	W211018-SPPD-1A

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

BOHLER

352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
Phone: (508) 480-9000

www.BohlerEngineering.com

JOHN A. KUCICH
No. 49015
REGISTERED PROFESSIONAL ENGINEER
COMMONWEALTH OF MASSACHUSETTS
10/08/2021

SHEET TITLE:

SITE LAYOUT PLAN 'B'

SHEET NUMBER:

C-303

REVISION 5 - 06/10/2022

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'

MATCHLINE 'A' SEE SHEET C-401 G

MATCHLINE 'B' SEE SHEET C-402 G

TEST PIT LOCATION (TYP.)

PROP. FOREBAY E1
BOTTOM=342.50
TOP=344.00

PROP. MONITORING WELL (TYP. OF 4)

PROP. INFILTRATION BASIN E
TOP BERM=346.15
BASIN BOTTOM=342.00
ESHGW=337.50

PROP. FOREBAY E2
BOTTOM=342.50
TOP=344.00

PROP. RIP-RAP APRON (TYP.)

APPROX. 50' BUFFER TO EXIST. ELECTRIC TRANSMISSION STRUCTURE

APPROX. 50' BUFFER TO EXIST. ELECTRIC TRANSMISSION STRUCTURE

APPROX. LOC. OF NEW ENGAND POWER COMPANY EASEMENT

STRUCTURE E104

STRUCTURE E105

STRUCTURE E106

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

THIS PLAN TO BE UTILIZED FOR SITE GRADING PURPOSES ONLY

GRAPHIC SCALE 30 0 15 30 60 120
1 INCH = 30 FEET

C:\PROGRAMDATA\...BOHLERC2020\RNET\TEMP\ACPUBLISH_7569\W211018-GRAD-1A.dwg — LAYOUT: C-401 GRAD A

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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
5	06/10/2022	PEER REVIEW COMMENTS	CFD / NEM

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PROJECT No.:	JM210906
DRAWN BY:	MB/NL
CHECKED BY:	MSY/GD
DATE:	10/08/2021
CAD I.D.:	W211018-GRAD-1A

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

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

J. MICHAEL KUCICH
JOHN MICHAEL KUCICH
PROFESSIONAL ENGINEER
COMMONWEALTH OF MASSACHUSETTS
No. 52613
LICENSED PROFESSIONAL ENGINEER
SINCE 11/15/2013
LICENSE No. 24533

SHEET TITLE:

GRADING PLAN 'A'

SHEET NUMBER:

C-401 G

REVISION 5 - 06/10/2022

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

THIS PLAN TO BE UTILIZED FOR SITE GRADING PURPOSES ONLY

GRAPHIC SCALE: 30 0 15 30 60 120 — 1 INCH = 30 FEET

INTERSTATE 495
(SOUTHBOUND)
(PUBLIC-VARIABLE WIDTH)

KING STREET
(PUBLIC - VARIABLE WIDTH)

MATCHLINE 'A'

MATCHLINE 'B'

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

PROP. UNDERGROUND (UG) BASIN C
36" PERFORATED PIPE AND STONE
INVERT=341.50
BOTTOM OF STONE=341.00
ESHGW=333.00

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

PROP. INFILTRATION BASIN B
TOP BERM=346.15
BASIN BOTTOM=342.00
ESHGW=334.00

PROP. INFILTRATION BASIN E
TOP BERM=346.15
BASIN BOTTOM=342.00
ESHGW=337.50

PROP. FOREBAY A
BOTTOM=333.00
TOP=334.00

PROP. FOREBAY B
BOTTOM=342.00
TOP=343.00

PROP. INSPECTION PORT. (TYP.OF 3)

PROP. MONITORING WELL (TYP. OF 4)

PROP. MONITORING WELL (TYP. OF 3)

PROP. SCOUR HOLE

PROP. 20' WIDE EMERGENCY SPILLWAY ELEV.=345.00

PROP. 20' WIDE EMERGENCY SPILLWAY ELEV.=337.15

PROP. IMPERVIOUS CORE (TYP.)

PROP. HEADWALL

PROP. RIP-RAP APRON (TYP.)

PROP. RIP-RAP SWALE (TYP.)

PROP. CULVERT FOR STREAM CROSSING - REFER TO DRIVEWAY PROFILE, CULVERT & DETAILING INCLUDING STABILIZATION AND EROSION CONTROLS TO BE PROVIDED ON CONSERVATION COMMISSION NOTICE OF INTENT PLANS

TEST PIT LOCATION (TYP.)

TOP OF BERM = 338.15

TOP OF BERM = 346.15

APPROX. 50' BUFFER TO EXIST. ELECTRIC TRANSMISSION STRUCTURE

APPROX. LOC. OF NEW ENGLAND POWER COMPANY EASEMENT

OCS-A
GRT=336.25

GC SHALL MAINTAIN GUTTER ALONG KING STREET AND NOTIFY DESIGN ENGINEER OF ANY CONFLICTS.

REFER TO KING STREET IMPROVEMENT PLANS PREPARED BY OTHERS FOR ALTERATIONS TO THE TRAFFIC SIGNAL AND LANE WIDENING

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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
5	06/10/2022	PEER REVIEW COMMENTS	CFD / NEM

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PROJECT No.:	JM210906
DRAWN BY:	MB/ML
CHECKED BY:	MSY/GD
DATE:	10/08/2021
CAD I.D.:	W211018-GRAD-1A

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

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

J. JACKUCH — JOHN JACKUCH — PROFESSIONAL ENGINEER — COMMONWEALTH OF MASSACHUSETTS — LICENSE No. 52453

SHEET TITLE:

GRADING PLAN 'B'

SHEET NUMBER:

C-402 G

REVISION 5 - 06/10/2022

INTERSTATE 495
(SOUTHBOUND)
(PUBLIC -VARIABLE WIDTH)

LIMIT OF 20' WIDE RELOCATED AT&T EASEMENT

INTERSTATE 495
(SOUTHBOUND)
(PUBLIC-VARIABLE WIDTH)

PROP. SEPTIC FIELD

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

MATCHLINE 'A'
MATCHLINE 'B'

100' WETLAND BUFFER (TYP.)
WETLAND LINE (TYP.)
25' WETLAND BUFFER (TYP.)
STRUCTURE #382
APPROX. 50' BUFFER TO EXIST. ELECTRIC TRANSMISSION STRUCTURE
STRUCTURE #359
STRUCTURE #383
STRUCTURE #360
STRUCTURE #384
STRUCTURE #385
APPROX LOC OF NEW ENGLAND POWER COMPANY EASEMENT
STRUCTURE #361
APPROX. 50' BUFFER TO EXIST. ELECTRIC TRANSMISSION STRUCTURE
EDGE OF WETLAND
EDGE OF PAVEMENT
KING STREET
(PUBLIC-VARIABLE WIDTH)
(Rural Collector)
TAFT DRIVE
(PRIVATE - 50' WIDE)

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

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.

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

THIS PLAN TO BE UTILIZED FOR DRAINAGE AND UTILITIES PURPOSES ONLY

60 0 30 60 120 240
GRAPHIC SCALE
1 INCH = 60 FEET

C:\PROGRAMDATA_BOHLERC\2022\NET\TEMP\ACPUBLISH_10956\W211918-DRIN-1A.----3LAYOUT- C-501 OUTL

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LAND SURVEYING
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LANDSCAPE ARCHITECTURE
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PERMITTING SERVICES
TRANSPORTATION SERVICES

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REVISIONS

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3	12/21/2021	REV. PER CLIENT COMMENTS	CSE / JAK
4	03/16/2022	PLANNING BOARD PEER REVIEW	CFD / NEM
5	06/10/2022	PEER REVIEW COMMENTS	CFD / NEM

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PROJECT No.:	JM210906
DRAWN BY:	MB/ML
CHECKED BY:	MSY/GD
DATE:	10/08/2021
CAD I.D.:	W211018-DRIN-1A

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

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

J. DAN KUCICH
JOHN DANIEL KUCICH
PROFESSIONAL ENGINEER
COMMONWEALTH OF MASSACHUSETTS
NO. 39172
DATE OF LICENSE EXPIRATION: JUNE 30, 2023
NEW JERSEY
NO. 24GE05039700
DATE OF LICENSE EXPIRATION: JULY 31, 2022
CONNECTICUT
NO. 28172
DATE OF LICENSE EXPIRATION: AUGUST 31, 2023
NEW HAMPSHIRE
NO. 18
DATE OF LICENSE EXPIRATION: APRIL 30, 2023
RHODE ISLAND
LICENSE NO. 14553
DATE OF LICENSE EXPIRATION: DECEMBER 31, 2022

SHEET TITLE:

OVERALL DRAINAGE AND UTILITIES PLAN

SHEET NUMBER:

C-501

REVISION 5 - 06/10/2022

INTERSTATE 495
(SOUTHBOUND)
(PUBLIC -VARIABLE WIDTH)

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

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

THIS PLAN TO BE UTILIZED FOR DRAINAGE AND UTILITIES PURPOSES ONLY

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

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.

LIMIT OF 20' WIDE RELOCATED AT&T EASEMENT

PORTION OF EXIST. UNDERGROUND ELECTRIC LINE (TO REMAIN)

PROP. DCB-211B RIM:347.96 INV(OUT):344.00 (12")

PROP. THRUST BLOCK (TYP.)

106.97' - 12" HDPE @ 2.30%

PROP. SEPTIC TANK

PROP. PUMP CHAMBER

CONTRACTOR MUST ENSURE A MIN. SEPARATION OF 18" IS PROVIDED BETWEEN PROP. SANITARY LATERAL & PROP. WATER AND/OR STORM SEWER LINES

116.02' - 12" HDPE @ 1.50%

7.70' - 12" HDPE @ 2.08%

PROP. DCB-211 RIM:343.28 INV(OUT):340.20 (12")

PROP. DMH-215 RIM:343.48 INV(IN):338.59 (15") INV(IN):340.04 (12") INV(OUT):338.59 (24")

7.13' - 12" HDPE @ 1.96%

PROP. CB-210 RIM:343.17 INV(OUT):340.20 (12")

PROP. DMH-214 RIM:340.38 INV(IN):338.05 (24") INV(IN):340.06 (12") INV(OUT):338.05 (24")

115.98' - 24" HDPE @ 0.50%

PROP. DMH-220 RIM:344.56 INV(OUT):338.12 (24")

7.88' - 12" HDPE @ 1.02%

PROP. CB-209 RIM:343.17 INV(OUT):339.50 (12")

PROP. 6" CLDIP FIRE SERVICE (TYP.)

105.18' - 24" HDPE @ 0.51%

114.73' - 24" HDPE @ 0.51%

PROP. DMH-213 RIM:343.40 INV(IN):337.47 (24") INV(IN):339.42 (12") INV(OUT):337.47 (24")

330.06' - 24" HDPE @ 0.50%

8.24' - 12" HDPE @ 2.06%

PROP. CB-208 RIM:343.17 INV(OUT):339.20 (12")

PROP. DMH-212 RIM:343.40 INV(IN):336.89 (24") INV(IN):339.03 (12") INV(OUT):336.89 (30")

PROP. 6" CLDIP SERVICE WITH 6" x 6" x 6" TEE AND 6" GATE VALVE TO HYDRANT (TYP.)

TEST PIT LOCATION (TYP.)

10.12' - 12" HDPE @ 1.38%

PROP. CB-207 RIM:343.12 INV(OUT):339.20 (12")

115.93' - 30" HDPE @ 0.50%

PROP. DMH-211 RIM:343.39 INV(IN):336.31 (30") INV(IN):339.06 (12") INV(OUT):336.31 (30")

110.95' - 30" HDPE @ 0.50%

PROP. DMH-219 RIM:344.57 INV(IN):336.47 (24") INV(OUT):336.47 (24")

6.87' - 1

PROP. SANITARY SERVICE (GC TO COORDINATE OUTLET LOCATION AND ELEVATION WITH ARCH. / MEP. PRIOR TO CONSTRUCTION AND NOTIFY DESIGN ENGINEER OF ANY CONFLICTS.)

ALL PIPE MATERIAL WITHIN 10' OF THE BUILDING SHALL COMPLY WITH THE MA PLUMBING CODE

PROP. FORCE MAIN (TYP.)

PROP. SEPTIC TANK, PUMP CHAMBER AND LEACH FIELD TO BE DESIGNED UPON DETERMINATION OF FINAL TENANT PROP. SEPTIC DESIGN PLANS TO BE REVIEWED AND APPROVED BY THE TOWN OF FRANKLIN BOARD OF HEALTH

PROP. DMH-216 RIM:346.22 INV(IN):341.65 (15") INV(IN):341.65 (15") INV(OUT):340.33 (15")

116.48' - 15" HDPE @ 0.60%

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

MATCHLINE 'A'

MATCHLINE 'B'

11.85' - 12" HDPE @ 3.80%

PROP. DCB-212 RIM:346.84 INV(OUT):343.00 (12")

PROP. DMH-217 RIM:347.06 INV(IN):342.45 (12") INV(IN):342.55 (15") INV(OUT):342.35 (15")

103.42' - 12" HDPE @ 0.50%

PROP. CB-213 RIM:346.40 INV(OUT):343.00 (12")

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

ALL PIPE MATERIAL WITHIN 10' OF THE BUILDING SHALL COMPLY WITH THE MA PLUMBING CODE

PROP. DMH-101 RIM:348.86 INV(OUT):344.00 (18")

110.13' - 18" HDPE @ 0.50%

237.34' - 18" HDPE @ 0.51%

PROP. DMH-100 RIM:348.26 INV(IN):343.45 (18") INV(IN):343.45 (18") INV(OUT):343.45 (18")

PROP. DMH-102 RIM:348.28 INV(OUT):344.66 (18")

90.42' - 24" HDPE @ 0.50%

PROP. DMH-304 RIM:348.32 INV(IN):342.40 (24") INV(OUT):342.40 (24")

PROP. DMH-305 RIM:348.32 INV(IN):342.85 (15") INV(OUT):342.85 (24")

PROP. CB-100 RIM:346.84 INV(OUT):344.05 (12")

PROP. 6" CLDIP SERVICE WITH 6" x 6" x 6" TEE AND 6" GATE VALVE TO HYDRANT (TYP.)

150.11' - 12" HDPE @ 0.70%

PROP. CB-900 RIM:346.00 INV(OUT):343.00 (12")

PROP. 6" CLDIP FIRE SERVICE (TYP.)

PROP. CB-901 RIM:346.00 INV(OUT):343.00 (12")

PROP. 6" CLDIP SERVICE WITH 6" x 6" x 6" TEE AND 6" GATE VALVE TO HYDRANT (TYP.)

88.89' - 24" HDPE @ 0.49%

PROP. CB-302 RIM:346.82 INV(OUT):344.05 (12")

21.08' - 12" HDPE @ 2.37%

PROP. FES-101 INV:343.00 (18")

21.13' - 12" HDPE @ 2.37%

PROP. THRUST BLOCK (TYP.)

PROP. FES-100 INV:343.00 (12")

PROP. FES-900 INV:342.50 (12")

TEST PIT LOCATION (TYP.)

PROP. INFILTRATION BASIN E BASIN BOTTOM = 342.00

PROP. FES-901 INV:342.50 (12")

PROP. FES-0 INV:342.00 (24")

APPROX. 50' BUFFER TO EXIST. ELECTRIC TRANSMISSION STRUCTURE

APPROX. 50' BUFFER TO EXIST. ELECTRIC TRANSMISSION STRUCTURE

STRUCTURE #364

STRUCTURE #364

STRUCTURE #364

APPROX. LOC. OF NEW ENGLAND POWER COMPANY EASEMENT

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

30 0 15 30 60 120

GRAPHIC SCALE

1 INCH = 30 FEET

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED 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
5	06/10/2022	PEER REVIEW COMMENTS	CFD / NEM

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PRELIMINARY

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PROJECT No.:	JM210906
DRAWN BY:	MB/ML
CHECKED BY:	MSY/GD
DATE:	10/08/2021
CAD I.D.:	W211018-DRN-1A

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

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

J. KUCICH — JOHN KUCICH — PROFESSIONAL ENGINEER — COMMONWEALTH OF MASSACHUSETTS — NO. 52613 — REGISTERED PROFESSIONAL ENGINEER — LICENSE NO. 52613

SHEET TITLE:

DRAINAGE AND UTILITIES PLAN 'A'

SHEET NUMBER:

C-502

REVISION 5 - 06/10/2022

C:\PROGRAMDATA_BOHLER\CD2020\INSTTEMP\ACPUBLISH_19996\W211018-DRN-1A.-----=LAYOUT: C-502 UTIL A

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.

GRAPHIC SCALE: 30 0 15 30 60 120 — 1 INCH = 30 FEET

INTERSTATE 495 (SOUTHBOUND) (PUBLIC-VARIABLE WIDTH)

MATCHLINE 'A' — SEE SHEET C-502

MATCHLINE 'B' — SEE SHEET C-504

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

PROP. RETAINING WALL (DESIGN BY OTHERS)

TEST PIT LOCATION (TYP.)

PROP. CB-205 RIM:343.13 INV(OUT):339.20 (12")

PROP. CB-206 RIM:343.18 INV(OUT):339.20 (12")

PROP. DCB-204 RIM:343.13 INV(OUT):339.20 (12")

PROP. WQU-208 RIM:343.44 INV(IN):334.66 (30") INV(IN):339.03 (12") INV(OUT):334.66 (30")

PROP. DMH-206 RIM:345.77 INV(IN):334.00 (36") INV(OUT):334.00 (36")

PROP. DMH-210 RIM:343.38 INV(IN):335.76 (30") INV(IN):339.06 (12") INV(OUT):335.76 (30")

PROP. DMH-209 RIM:343.41 INV(IN):335.17 (30") INV(IN):339.03 (12") INV(OUT):335.17 (30")

PROP. DMH-207 RIM:343.52 INV(IN):334.59 (30") INV(IN):334.59 (24") INV(OUT):334.59 (30")

PROP. 6" CLDP FIRE SERVICE (TYP.)

PROP. DMH-218 RIM:344.59 INV(IN):334.85 (24") INV(OUT):334.85 (24")

PROP. OCS-400 RIM:346.73 INV(OUT):341.50 (12")

PROP. 6" CLDP SERVICE WITH 6" x 6" TEE AND 6" GATE VALVE TO HYDRANT (TYP.)

PROP. INSPECTION PORT (TYP. OF 3)

ALL PIPE MATERIAL WITHIN 10' OF THE BUILDING SHALL COMPLY WITH THE MA PLUMBING CODE

PROP. DMH-205 RIM:345.58 INV(IN):333.60 (36") INV(IN):340.80 (12") INV(OUT):333.60 (36")

PROP. DMH-200 RIM:344.22 INV(IN):333.25 (36") INV(IN):335.05 (15") INV(OUT):333.25 (36")

PROP. UNDERGROUND (UG) BASIN C 36" PERFORATED PIPE AND STONE INVERT = 341.50 BOTT. STONE = 341.00

PROP. CB-401 RIM:346.45 INV(OUT):341.70 (12")

PROP. WQU-201 RIM:344.16 INV(IN):335.16 (15") INV(OUT):335.16 (15")

PROP. FES-200 INV:333.00 (36")

PROP. WQU-400 RIM:345.38 INV(IN):341.50 (12") INV(IN):341.50 (12") INV(OUT):341.50 (36")

PROP. 6" CLDP FIRE SERVICE (TYP.)

PROP. CB-400 RIM:0.33 INV(OUT):342.50 (12")

PROP. INFILTRATION BASIN A TOP BERM = 348.15 BASIN BOTTOM = 333.00 ESHGW = 327.30

PROP. CB-200 RIM:341.12 INV(OUT):337.00 (12")

PROP. DMH-202 RIM:341.23 INV(IN):336.10 (12") INV(IN):336.88 (12") INV(OUT):336.10 (15")

PROP. OCS-A RIM:336.25 INV(OUT):331.80 (24")

TEST PIT LOCATION (TYP.)

PROP. HW-A INV:331.50 (24")

PROP. DMH-203 RIM:342.67 INV(IN):336.90 (12") INV(OUT):336.90 (12")

PROP. DMH-204 RIM:341.44 INV(IN):337.70 (12") INV(IN):337.76 (12") INV(OUT):337.45 (12")

PROP. TRANSFORMER ON CONC. PAD

APPROX. LOCATIONS OF PROP. ELECTRIC, TELECOM & GAS CONNECTIONS TO BUILDING

PROP. 8" CLDP FIRE SERVICE AND 3" DOMESTIC WATER SERVICE ENTRY WITH VALVES. (GC TO COORDINATE WITH ARCH. / MEP.)

PROP. 8" CLDP FIRE SERVICE (TYP.)

PROP. CLDP 8" DOMESTIC & FIRE SERVICE (TYP.)

PROP. DMH-306 RIM:348.11 INV(OUT):344.46 (15")

PROP. CB-301 RIM:346.83 INV(OUT):343.40 (12")

PROP. CB-300 RIM:346.78 INV(OUT):342.80 (12")

PROP. DMH-300 RIM:347.13 INV(IN):342.21 (15") INV(IN):342.21 (12") INV(OUT):342.21 (15")

PROP. DMH-303 RIM:347.01 INV(IN):343.22 (12") INV(IN):343.24 (12") INV(OUT):343.22 (15")

PROP. DMH-302 RIM:346.96 INV(IN):342.67 (15") INV(IN):342.67 (12") INV(OUT):342.67 (15")

PROP. CB-303 RIM:345.97 INV(OUT):342.51 (12")

PROP. INFILTRATION BASIN E BASIN BOTTOM = 342.00

PROP. OCS-100 RIM:344.80 INV(OUT):341.50 (12")

PROP. FES-301 INV:340.00 (15")

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

PROP. OCB-B RIM:344.60 INV(OUT):341.00 (12")

PROP. FES-B INV:340.00 (12")

PROP. CB-201 RIM:341.04 INV(OUT):338.00 (12")

PROP. 6" CLDP SERVICE WITH 6" x 6" x 6" TEE AND 6" GATE VALVE TO HYDRANT

PROP. ELECTRIC, TELEPHONE, AND CABLE SERVICE (TYP.) (SIZE AND NUMBER OF CONDUITS TO BE COORDINATED WITH UTILITY COMPANY PRIOR TO CONSTRUCTION.)

PROP. CLDP 8" DOMESTIC & FIRE SERVICE (TYP.)

PROP. WQU-500 RIM:335.78 INV(IN):329.15 (12") INV(OUT):325.55 (12")

PROP. CB-202 RIM:341.01 INV(OUT):337.80 (12")

PROP. CB-500 RIM:333.14 INV(OUT):330.00 (12")

PROP. CB-501 RIM:333.48 INV(OUT):330.00 (12")

PROP. RETAINING WALL (DESIGN BY OTHERS)

PROP. W-501 INV:325.00 (12")

PROP. WQU-700 RIM:327.20 INV(OUT):323.00 (12")

PROP. DMH-701 RIM:327.42 INV(IN):322.00 (36") INV(OUT):322.00 (36")

PROP. DMH-702 RIM:327.46 INV(IN):321.90 (12") INV(OUT):321.90 (12")

PROP. DMH-500 RIM:333.48 INV(IN):329.59 (12") INV(IN):329.15 (12") INV(OUT):329.51 (12")

PROP. DMH-703 RIM:327.76 INV(IN):322.50 (12") INV(OUT):322.40 (12")

PROP. DMH-700 RIM:328.41 INV(IN):322.90 (18") INV(OUT):322.90 (36")

PROP. CULVERT (CULVERT DETAILING, INCLUDING ASSOCIATED STABILIZATION & EROSION CONTROL MEASURES, TO BE PROVIDED ON CONSERVATION COMMISSION NOTICE OF INTENT FILING)

PROP. RETAINING WALL (DESIGN BY OTHERS)

PROP. W-600 INV:321.30 (12")

PROP. W-601 INV:321.80 (36")

PROP. WQU-600 RIM:327.20 INV(OUT):322.70 (12")

PROP. W-602 INV:322.20 (12")

PROP. OVERHEAD WIRE CONNECT TO UTILITY POLE ON OPPOSITE SIDE OF KING STREET

PROP. ELECTRIC AND TELECOM CONNECTION TO EXIST. UTILITY POLE WITH NEW RISER (GC SHALL COORDINATE WITH UTILITY COMPANY PRIOR TO CONSTRUCTION)

APPROX. LOCATION OF PROP. CONNECTION TO EXIST. GAS MAIN (TYP.) (GC SHALL COORDINATE WITH GAS COMPANY PRIOR TO CONSTRUCTION)

APPROX. LOCATION OF WATER CONNECTION TO MAIN. (GC TO FIELD VERIFY PRECISE LOCATION AND NOTIFY DESIGN ENGINEER)

APPROX. LOCATION OF EXIST. 16" DICL WATER MAIN

APPROX. LOCATION OF EXIST. 4" GAS MAIN

18" RCP INV.=323.8

18" RCP INV.=322.9

KING STREET (PUBLIC - VARIABLE WIDTH)

APPROX. LOC. OF NEW ENGLAND POWER COMPANY EASEMENT

APPROX. 50' BUFFER TO EXIST. ELECTRIC TRANSMISSION STRUCTURE

APPROX. 50' BUFFER TO EXIST. ELECTRIC TRANSMISSION STRUCTURE

100' WETLAND BUFFER (TYP.)

25' WETLAND BUFFER (TYP.)

WETLAND LINE (TYP.)

EDGE OF WETLAND

STRUCTURE #360

STRUCTURE #359

STRUCTURE #358

10.86' - 12" HDPE @ 1.56%
10.39' - 12" HDPE @ 1.64%
12.78' - 30" HDPE @ 0.51%
6.87' - 12" HDPE @ 2.04%
36.69' - 12" HDPE @ 1.91%
69.46' - 36" HDPE @ 0.50%
7.61' - 12" HDPE @ 2.63%
10.53' - 15" HDPE @ 1.04%
5.98' - 12" HDPE @ 2.01%
43.73' - 24" HDPE @ 0.7%
322.86' - 15" HDPE @ 0.50%
6.79' - 12" HDPE @ 2.36%
152.52' - 12" HDPE @ 0.54%
108.99' - 15" HDPE @ 0.50%
6.76' - 12" HDPE @ 1.92%
92.85' - 15" HDPE @ 0.50%
38.18' - 15" HDPE @ 0.55%
58.83' - 12" HDPE @ 0.51%
10.99' - 12" HDPE @ 0.91%
26.28' - 12" HDPE @ 0.91%
32.20' - 12" HDPE @ 2.64%
16.49' - 12" HDPE @ 3.34%
27.53' - 12" HDPE @ 1.31%
30.70' - 12" HDPE @ 3.26%
32.27' - 12" HDPE @ 3.41%
13.89' - 18" HDPE @ 0.60%
103.24' - 36" HDPE @ 0.87%
21.32' - 36" HDPE @ 0.94%
8.53' - 12" HDPE @ 2.34%
21.19' - 12" HDPE @ 2.83%
8.37' - 12" HDPE @ 2.39%
95' - 30" HDPE @ 0.50%
116.75' - 30" HDPE @ 0.51%
102.33' - 30" HDPE @ 0.50%
118.08' - 36" HDPE @ 0.50%
325.33' - 24" HDPE @ 0.50%
43.25' - 24" HDPE @ 0.50%
89.31' - 36" HDPE @ 0.50%
103.66' - 12" HDPE @ 0.96%
89.31' - 12" HDPE @ 0.95%
ET&C

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED 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
5	06/10/2022	PEER REVIEW COMMENTS	CFD / NEM

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PROJECT No.:	JM210906
DRAWN BY:	MB/ML
CHECKED BY:	MSY/GD
DATE:	10/08/2021
CAD I.D.:	W211018-DRN-1A

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

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

J. DEREK KUCICH — JOHN DEREK KUCICH — PROFESSIONAL ENGINEER — COMMONWEALTH OF MASSACHUSETTS — 52172 — REGISTERED PROFESSIONAL ENGINEER — LICENSE NO. 52172

SHEET TITLE:

DRAINAGE AND UTILITIES PLAN 'B'

SHEET NUMBER:

C-503

REVISION 5 - 06/10/2022

C:\PROGRAMDATA\...BOHLERCIS2020\INETTEMP\ACPUBLISH_10956\W211018-DRN-1A.——SLAYOUT: C-503 UTIL B

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.

30 0 15 30 60 120
GRAPHIC SCALE 1 INCH = 30 FEET

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. EROSION CONTROL BARRIER (TYP.)

PROP. INLET PROTECTION (TYP.)

APPROX. LIMIT OF WORK LINE

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

MATCHLINE 'A'

MATCHLINE 'B'

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

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

PROP. INLET PROTECTION (TYP.)

APPROX. 50' BUFFER TO EXIST. ELECTRIC TRANSMISSION STRUCTURE

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 3,600 CF OF STORAGE FOR EVERY ACRE OF FLOW DIRECTED TO IT. TEMPORARY BASIN SHALL BE KEPT A MIN. OF 12" ABOVE PROP. BOTTOM ELEVATION OF BASIN E. TEMPORARY BASIN SHALL BE CLEARED OF ANY SEDIMENT PRIOR TO INSTALLATION OF BASIN E. 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

STRUCTURE #364

STRUCTURE #364

C:\PROGRAMDATA_BOHLER\C2020\26\TEMP\ACPUBLISH_49124\W21101\8-SESC-1A.----=1=LAYOUT: C-601 SESC A

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

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REVISIONS

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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
5	06/10/2022	PEER REVIEW COMMENTS	CFD / NEM

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DRAWN BY:	MB/ML
CHECKED BY:	MSY/GD
DATE:	10/08/2021
CAD I.D.:	W21101B-SESC-1A

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

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

J. KUCH
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COMMONWEALTH OF MASSACHUSETTS
NEW HAMPSHIRE LICENSE No. 10,000
CONNECTICUT LICENSE No. 26177
RHODE ISLAND LICENSE No. 9616
MAINE LICENSE No. 12553

SHEET TITLE:
SOIL EROSION & SEDIMENT CONTROL PLAN 'A'

SHEET NUMBER:
C-601

REVISION 5 - 06/10/2022

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.

GRAPHIC SCALE: 30 0 15 30 60 120 — 1 INCH = 30 FEET

INTERSTATE 495
(SOUTHBOUND)
(PUBLIC-VARIABLE WIDTH)

KING STREET
(PUBLIC - VARIABLE WIDTH)

PROP. EROSION CONTROL BARRIER (TYP.)

APPROX. LIMIT OF WORK LINE

PROP. INLET PROTECTION (TYP.)

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

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

MATCHLINE 'A'

MATCHLINE 'B'

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 3,600 CF OF STORAGE FOR EVERY ACRE OF FLOW DIRECTED TO IT. LOCATION AND SIZE MAY VARY DEPENDING UPON NATURE OF CONSTRUCTION ACTIVITIES AS SEDIMENT BASINS MAY NEED TO BE CONSTRUCTED AND RELOCATED AS CONSTRUCTION PROGRESSES.

BEGIN DOUBLE ROW OF EROSION CONTROL BARRIER

100' WETLAND BUFFER (TYP.)

WETLAND LINE (TYP.)

25' WETLAND BUFFER (TYP.)

APPROX LOC OF NEW ENGLAND POWER COMPANY EASEMENT

APPROX. 50' BUFFER TO EXIST. ELECTRIC TRANSMISSION STRUCTURE

STRUCTURE #382

STRUCTURE #359

END DOUBLE ROW OF EROSION CONTROL BARRIER

PROP. DOUBLE ROW EROSION CONTROL BARRIER (TYP.)

PROP. STABILIZED CONSTRUCTION ENTRANCE (50' LONG)

EDGE OF WETLAND

APPROXIMATE LOCATION OF PROP. DEWATERING AREA. AREA SHALL BE LOCATED OUTSIDE 100-FOOT BUFFER ZONE. REFER TO DETAIL SHEET C-603

PROP. STRAW BALES FOR DEWATERING AREA

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 3,600 CF OF STORAGE FOR EVERY ACRE OF FLOW DIRECTED TO IT. TEMPORARY BASIN SHALL BE KEPT A MIN. OF 12" ABOVE PROP. BOTTOM ELEVATION OF BASIN E. TEMPORARY BASIN SHALL BE CLEARED OF ANY SEDIMENT PRIOR TO INSTALLATION OF BASIN E. 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. 50' BUFFER TO EXIST. ELECTRIC TRANSMISSION STRUCTURE

100' WETLAND BUFFER (TYP.)

25' WETLAND BUFFERS (TYP.)

END DOUBLE ROW OF EROSION CONTROL BARRIER

C:\PROGRAMDATA\...\BOHLER\C2020260\ETEMP\ACPUBLISH_49124\W211018-SESC-1A---sLAYOUT C-602 SESC B

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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED 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
5	06/10/2022	PEER REVIEW COMMENTS	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.:	JM210906
DRAWN BY:	MB/ML
CHECKED BY:	MSY/GD
DATE:	10/08/2021
CAD I.D.:	W211018-SESC-1A

PROJECT:

PRELIMINARY MAJOR SITE PLAN

FOR

MARCUS PARTNERS

PROPOSED DISTRIBUTION / WAREHOUSE

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J. KUCH
JOHN M. KUCH
PROFESSIONAL ENGINEER
MASSACHUSETTS No. 49323
NEW HAMPSHIRE No. 14278
CONNECTICUT No. 28127
RHODE ISLAND No. 9616
MAINE LICENSE No. 12553

SHEET TITLE:

SOIL EROSION & SEDIMENT CONTROL PLAN 'B'

SHEET NUMBER:

C-602

REVISION 5 - 06/10/2022

EROSION AND SEDIMENT CONTROL NOTES

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 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).
3. 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%.
4. 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.
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 DEPOSITS REACH 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.
6. NO SLOPES, EITHER PERMANENT OR TEMPORARY, SHALL BE STEEPER THAN TWO TO ONE (2:1).
7. 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.
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 RUNOFF 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:

10.1. SIX INCHES OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND SMOOTHED TO A UNIFORM SURFACE.

10.2. APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST. IF SOIL TESTING IS NOT FEASIBLE ON SMALL OR VARIABLE SITES, OR WHERE TIMING IS CRITICAL, FERTILIZER MAY BE APPLIED AT THE RATE OF 900 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 PER1,000 SF).

10.3. FOLLOWING SEED BED PREPARATION, DITCHES AND BACK SLOPES WILL BE SEEDED TO A MIXTURE OF 47% CREEPING RED FESCUE, 5% REDTOP, AND 48% TALL FESCUE. THE LAWN AREAS WILL BE SEEDED TO A PREMIUM TURF MIXTURE OF 44% KENTUCKY BLUE-GRASS, 44% CREEPING RED FESCUE, AND 12% PERENNIAL RYEGRASS: SEEDING RATE IS 1.03 LBS PER 1,000 SF LAWN QUALITY SOD MAY BE SUBSTITUTED FOR SEED.

10.4. STRAW MULCH AT THE 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 RMB PLUS WILL BE USED ON STRAW MULCH FOR WIND CONTROL.

11. ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED ONCE THE SITE IS STABILIZED.
12. 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.
13. ALL AREAS WITHIN 100 FEET OF A FLAGGED WETLAND OR STREAM SHALL HAVE AN EXPOSURE WINDOW OF NOT MORE THAN 7 DAYS.
14. 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	SHREDDED OR CHOPPED CORNSTALKS	185-275 POUNDS
	STRAW (ANCHORED)*	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 HYDRO-APPLICATION 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 SQ. YD/BLOCK); MULCH NETTING (AS PER MANUFACTURER); WOOD CELLULOSE FIBER (750 LBS/ACRE); CHEMICAL TACK (AS PER MANUFACTURER'S SPECIFICATIONS); USE OF A SERRATED STRAIGHT DISK. WETTING FOR SMALL AREAS AND ROAD DITCHES MAY BE PERMITTED.

EROSION CONTROL NOTES DURING WINTER CONSTRUCTION

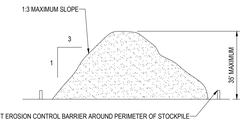
1. WINTER CONSTRUCTION PERIOD: NOVEMBER 1 THROUGH APRIL 15.
2. WINTER EXCAVATION AND EARTHWORK SHALL BE DONE SUCH THAT NO MORE THAN 1 ACRE OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME.
3. EXPOSED AREA SHOULD BE LIMITED TO THAT WHICH CAN BE MULCHED IN ONE DAY PRIOR TO ANY SNOW EVENT.
4. CONTINUATION 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.
5. 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 SEEDED, MULCHED AND ADEQUATELY ANCHORED BY AN APPROVED ANCHORING TECHNIQUE.
6. BETWEEN THE DATES OF OCTOBER 15 AND APRIL 1ST, 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 SEEDED 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 LOAMED, FINAL GRADED AND IS SMOOTH, THEN THE AREA MAY BE DORMANT SEEDED 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 UNEXPOSED 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.
7. MULCHING REQUIREMENTS:

7.1. BETWEEN THE DATES OF NOVEMBER 1ST AND APRIL 15TH ALL MULCH SHALL BE ANCHORED BY EITHER PEG LINE, MULCH NETTING OR WOOD CELLULOSE FIBER.

7.2. 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%.

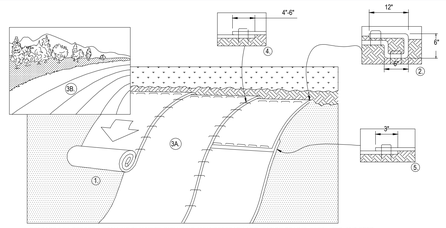
7.3. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 15% AFTER OCTOBER 1ST THE SAME APPLIES FOR ALL SLOPES GREATER THAN 8%.

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.
9. DURING THE WINTER CONSTRUCTION PERIOD ALL SNOW SHALL BE REMOVED FROM AREAS OF SEEDING AND MULCHING PRIOR TO PLACEMENT.
10. 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.
11. EXISTING CATCH BASIN STRUCTURES SHALL BE PROTECTED UNTIL SUCH TIME AS THEY ARE REMOVED.



NOTE:
1. PROVIDE SAFETY FENCING AROUND STOCKPILES OVER 10' IN HEIGHT OR OTHERWISE RESTRICT SITE ACCESS.

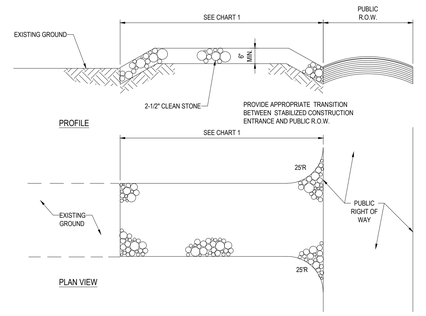
TEMPORARY STOCKPILE
N.T.S.



1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE BLANKET.
3. ROLL THE BLANKETS (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS PER MANUFACTURES RECOMMENDATION.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 4"-6" OVERLAP DEPENDING ON BLANKET TYPE. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE SEAM STITCH ON THE PREVIOUSLY INSTALLED BLANKET.
5. CONSECUTIVE BLANKETS SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3"OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12"APART ACROSS ENTIRE BLANKET WIDTH.
6. PLACE STAPLES/STAKES PER MANUFACTURE RECOMMENDATION FOR THE APPROPRIATE SLOPE BEING APPLIED.

NOTES:
1. IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.
2. FOLLOW EROSION CONTROL TECHNOLOGY COUNCIL SPECIFICATION FOR PRODUCT SELECTION.
3. AT A MINIMUM, THE EROSION CONTROL MATTING SHALL BE INSTALLED ON SLOPES GREATER THAN 3:1 WITHIN THE 100-FOOT BUFFER ZONE.

EROSION CONTROL MATTING
N.T.S.



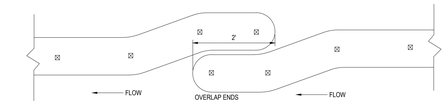
PERCENT SLOPE OF ROADWAY	LENGTH OF STONE REQUIRED	
	COARSE GRAINED SOILS	FINE GRAINED SOILS
0 TO 2%	50 FT	100 FT
2% TO 5%	100 FT	200FT
>5%	ENTIRE ENTRANCE STABILIZED WITH FABC BASE COURSE (1)	

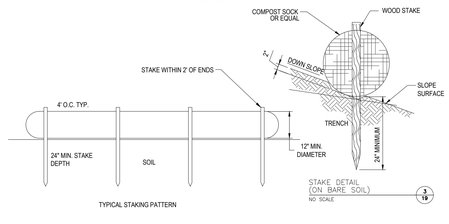
(1) AS PRESCRIBED BY LOCAL ORDINANCE OR OTHER GOVERNING AUTHORITY.

CHART 1

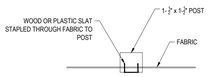
STABILIZED CONSTRUCTION ENTRANCE
N.T.S.

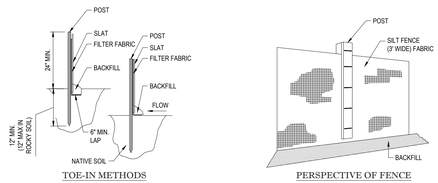
EROSION CONTROL BARRIER SHALL CONSIST OF BOTH COMPOST SOCK AND SILT FENCE UNLESS OTHERWISE NOTED





COMPOST SOCK

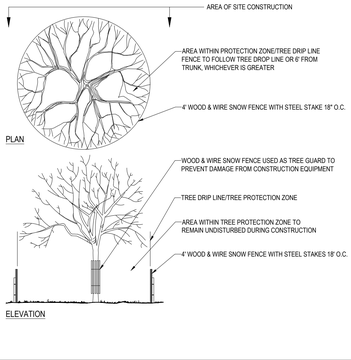




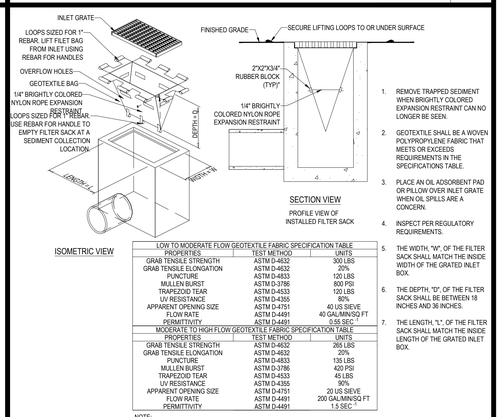
SILT FENCE

INSTALLATION:
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 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 PILING & 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).

EROSION CONTROL BARRIER (ECB) DETAIL
N.T.S.



TREE PROTECTION DURING SITE CONSTRUCTION
N.T.S.

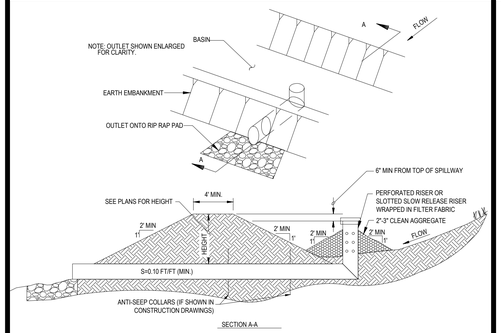


LOW TO MODERATE FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	300 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20%
PUNCTURE	ASTM D-4833	120 LBS
MULLEN BURST	ASTM D-3786	800 PSI
TRAPEZOID TEAR	ASTM D-4533	120 LBS
UV RESISTANCE	ASTM D-4355	80%
APPARENT OPENING SIZE	ASTM D-4751	40 US SIEVE
FLOW RATE	ASTM D-4491	40 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	0.55 SEC $^{-1}$
MODERATE TO HIGH FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	265 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20%
PUNCTURE	ASTM D-4833	135 LBS
MULLEN BURST	ASTM D-3786	420 PSI
TRAPEZOID TEAR	ASTM D-4533	45 LBS
UV RESISTANCE	ASTM D-4355	90%
APPARENT OPENING SIZE	ASTM D-4751	20 US SIEVE
FLOW RATE	ASTM D-4491	200 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	1.5 SEC $^{-1}$

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

1. REMOVE TRAPPED SEDIMENT WHEN BRIGHTLY COLORED EXPANSION RESTRAINT CAN NO LONGER BE SEEN.
2. GEOTEXTILE SHALL BE A WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS REQUIREMENTS IN THE SPECIFICATIONS TABLE.
3. PLACE AN OIL ADSORBENT PAD OR PILLOW OVER INLET GRATE WHEN OIL SPILLS ARE A CONCERN.
4. INSPECT PER REGULATORY REQUIREMENTS.
5. THE WIDTH, "W", OF THE FILTER SACK SHALL MATCH THE INSIDE WIDTH OF THE GRATED INLET BOX.
6. THE DEPTH, "D", OF THE FILTER SACK SHALL BE BETWEEN 18 INCHES AND 36 INCHES.
7. THE LENGTH, "L", OF THE FILTER SACK SHALL MATCH THE INSIDE LENGTH OF THE GRATED INLET BOX.

FILTER SACS (GRATED INLETS)
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 LADEN RUNOFF IN SEDIMENT BASIN ACCOMPLISHED BY EMBANKMENT OR EXCAVATION DEPENDING ON TERRAIN.
5. SIDE SLOPES SHALL BE 2:1 OR FLATTER.

5 SEDIMENT BASIN WITH PIPE OUTLET
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.

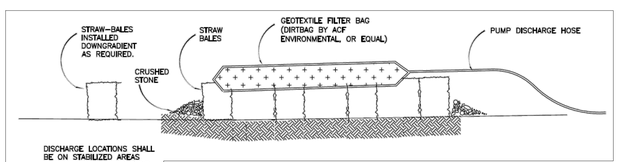
-REMOVAL OF THE TEMPORARY SEDIMENT BASINS

-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.



Plywood will be used to decrease the velocity of the water.

5 DEWATERING GEOTEXTILE FILTER BAG DETAIL
N.T.S.

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4	03/16/2022	PLANNING BOARD PEER REVIEW	CFD / NEM
5	06/10/2022	PEER REVIEW COMMENTS	CFD / NEM

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PRELIMINARY

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PROJECT NO.:	JM210906
DRAWN BY:	MB/ML
CHECKED BY:	MSY/GD
DATE:	10/08/2021
CAD I.D.:	W211018-SESC-1A

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

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

J. KUCH JOHN M. KUCHMA PROFESSIONAL ENGINEER COMMONWEALTH OF MASSACHUSETTS 49178 REGISTERED PROFESSIONAL ENGINEER

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

REVISION 5 - 06/10/2022

C:\PROGRAMDATA_BOHLER\C3D2020\NETTEMP\ACPUBLISH_#8124\W211018-SESC-1A—LAYOUT C-603 DETL

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 40 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: 28 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 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 IN 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 30 AND 50 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: (4) OPEN STORAGE. (5) LOADING AND SERVICE AREAS. (7) 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 BERM 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 NOT ALLOWING THAT USE AND IF LOCATED ON A LOT WHICH ABUTS OR EXTENDS INTO THAT RESIDENTIAL DISTRICT BY 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 RESOURCE 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 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.	PROVIDED
§181-8: PERMITS AND CONDITIONS	C. CONDITIONS 2) 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

SEED MIX KEY

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

INTERSTATE 495
(SOUTHBOUND)
(PUBLIC-VARIABLE WIDTH)

INTERSTATE
(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'

MATCHLINE 'A'

MATCHLINE 'B'

BUSINESS ZONE

RESIDENTIAL ZONE

BUSINESS ZONE

RESIDENTIAL ZONE

TAFT DRIVE
(PRIVATE - 56' WIDE)

KING STREET
(PUBLIC - VARIABLE WIDTH)
(Route 140)

APPROX. 50' BUFFER TO EXIST. ELECTRIC TRANSMISSION STRUCTURE

APPROX. LOC OF NEW ENGLAND POWER COMPANY EASEMENT

STRUCTURE #385

STRUCTURE #384

STRUCTURE #361

STRUCTURE #383

STRUCTURE #360-A

STRUCTURE #382

STRUCTURE #359

25' WETLAND BUFFER (TYP.)

WETLAND LINE (TYP.)

100' WETLAND BUFFER (TYP.)

GRAPHIC SCALE
60 0 30 60 120 240
1 INCH = 60 FEET

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PROJECT No.:	JMZ10906
DRAWN BY:	MB/ML
CHECKED BY:	MSY/GD
DATE:	10/08/2021
CAD I.D.:	W211018-LSCP-1A

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

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

MASSACHUSETTS
REGISTERED LANDSCAPE ARCHITECT
No. 3618
MATTHEW S. YARMOSKY

SHEET TITLE:

OVERALL LANDSCAPE PLAN

SHEET NUMBER:

C-701

REVISION 5 - 06/10/2022

C:\PROGRAMDATA\...\BOHLER\C3D2020\NETEMP\ACPUBLISH_15724\W211018-LSCP-1A—xLAYOUT: C-701 OLAND

SEED MIX KEY

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

LANDSCAPE SCHEDULE 5

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONT.
SHADE TREES					
AROG	5	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2 1/2-3" CAL.	B+B
AS	5	ACER SACCHARUM	SUGAR MAPLE	2 1/2-3" CAL.	B+B
GTIKD	11	GLEDITSIA TRIACANTHOS INERMIS 'DRAVES'	STREET KEEPER HONEYLOCUST	2 1/2-3" CAL.	B+B
QR	7	QUERCUS RUBRA	RED OAK	2 1/2-3" CAL.	B+B
SUBTOTAL:	28				
EVERGREEN TREES					
TON	104	THUJA OCCIDENTALIS 'NIGRA'	DARK AMERICAN ARBORVITAE	5-6'	B+B
TSP	33	THUJA STANDISH X PLICATA 'GREEN GIANT'	GREEN GIANT ARBORVITAE	6-7'	B+B
SUBTOTAL:	137				

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN THE AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN WILL DICTATE.

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

1124.43'
S68°21'06"E
524.43'
20' SIDE YARD SETBACK
20' SIDE YARD SETBA
PROP. HYDROSEED LAWN OVER 6" TOPSOIL (TYP.)
1 AS
1 QR
1 AS
1 AS
2 GTIKD
33 TSP
1 AROG
2 GTIKD
1 AS
1 QR
1 QR
4' DIA. MULCH TREE PIT (TYP.)
1 QR
1 QR
1 QR
1 GTIKD
1 GTIKD
1 GTIKD
1 AROG
1 AS
1 AROG
118 TON
PROP. STEEP SLOPE SEED MIX OVER 6" TOPSOIL (TYP.)
PROP. BASIN SEED MIX OVER 6" TOPSOIL (TYP.)
PROP. DISTRIBUTION / WAREHOUSE
255,400± SF
±64 DOCK POSITIONS
18 TRAILER SPACES
275 PARKING SPACES
FFE = 349.0'
LDE = 345.0'
MATCHLINE 'A'
MATCHLINE 'B'
35' REAR YARD SETBACK
50' POWER RIGHT-OF-WAY
50' RAILROAD RIGHT-OF-WAY
10' RESIDENTIAL GREEN BELT
APPROX. 50' BUFFER TO EXIST. ELECTRIC TRANSMISSION STRUCTURE
APPROX. 50' BUFFER TO EXIST. ELECTRIC TRANSMISSION STRUCTURE
PROP. CONSERVATION/WILDLIFE MIX OVER 6" TOPSOIL (TYP.)
APPROX LOC. OF NEW ENGLAND POWER COMPANY EASEMENT
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
OT 5
OF
RANIERI
3. 529
S ZONE
30 0 15 30 60 120
GRAPHIC SCALE
1 INCH = 30 FEET

OWNER MAINTENANCE RESPONSIBILITIES

UPON OWNER'S (OR OWNER CONTRACTOR'S) COMPLETION OF LANDSCAPING WORK, THE OWNER IS FULLY RESPONSIBLE FOR ALL FUTURE MAINTENANCE, CARE, UPKEEP, WATERING, AND TRIMMING OF ALL INSTALLED VEGETATION, PLANTS, TREE, BUSHES, SHRUBS, GRASSES, GRASS, ORNAMENTAL PLANTS AND FLOWERS, FLOWERS, GROUND COVER, AND LANDSCAPING, INCLUDING ALL LANDSCAPE ISLANDS AND AREAS ADJACENT OR PART OF THE LANDSCAPED 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 PAVED, TRAVELED SURFACES), OR AS OTHERWISE INDICATED ON THE PLANS.
- VEGETATIVE GROUND COVER, SHRUBS AND ORNAMENTAL PLANTS AND GRASSES MUST BE TRIMMED SO THAT NO PORTION OF THE PLANT EXCEEDS 30 INCHES ABOVE GRADE (OF ALL PAVED, TRAVEL SURFACES) ALONG AND WITHIN THE SIGHT LINES OF PARKING LOTS AND INGRESS-EGRESS WAYS.
- 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 GUARANTEES 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

C:\PROGRAMDATA\...\BOHLERC3D2020\RET\TEMP\ACPUBLISH_15724\W2115\18-LSCP-1A-----LAYOUT C-702 LAND A.DWG

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3	12/21/2021	REV. PER CLIENT COMMENTS	JAK
4	03/16/2022	PLANNING BOARD PEER REVIEW	CSE
4	03/16/2022	PEER REVIEW COMMENTS	JAK
5	06/10/2022	PEER REVIEW COMMENTS	CFD
			NEM

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DRAWN BY:	MB/NL
CHECKED BY:	MSY/GD
DATE:	10/08/2021
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PROJECT:

PRELIMINARY MAJOR SITE PLAN

FOR

MARCUS PARTNERS

PROPOSED DISTRIBUTION / WAREHOUSE

MAP #313 | LOTS: 7, 8, 53, 54 & 55
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SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900
www.BohlerEngineering.com

MASSACHUSETTS
Matthew S. Yeo
REGISTERED LANDSCAPE ARCHITECT

SHEET TITLE:

LANDSCAPE PLAN A

SHEET NUMBER:

C-702

REVISION 5 - 06/10/2022

LANDSCAPE SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONT.
SHADE TREES					
AROG	5	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2 1/2-3" CAL	B+B
AS	5	ACER SACCHARUM	SUGAR MAPLE	2 1/2-3" CAL	B+B
GTIKD	11	GLEDITSIA TRIACANTHOS INERMIS 'DRAVES'	STREET KEEPER HONEYLOCUST	2 1/2-3" CAL	B+B
QR	7	QUERCUS RUBRA	RED OAK	2 1/2-3" CAL	B+B
SUBTOTAL:	28				
EVERGREEN TREES					
TON	104	THUJA OCCIDENTALIS 'NIGRA'	DARK AMERICAN ARBORVITAE	5-6'	B+B
TSP	33	THUJA STANDISH X PLICATA 'GREEN GIANT'	GREEN GIANT ARBORVITAE	6-7'	B+B
SUBTOTAL:	137				

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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

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

MATCHLINE 'A'

MATCHLINE 'B'

20' SIDE YARD SETBACK

480.56'

S29°40'00"E
701.21'

100' WETLAND BUFFER (TYP.)

WETLAND LINE (TYP.)

25' WETLAND BUFFER (TYP.)

S22°00'17"W
312.54'

PROP. BASIN SEED MIX OVER 6" TOPSOIL (TYP.)

PROP. STEEP SLOPE SEED MIX OVER 6" TOPSOIL (TYP.)

APPROX. 50' BUFFER TO EXIST. ELECTRIC TRANSMISSION STRUCTURE

APPROX. LOC. OF NEW ENGLAND POWER COMPANY EASEMENT

40' FRONT YARD SETBACK

PROP. CONSERVATION/WILDLIFE MIX OVER 6" TOPSOIL (TYP.)

1 GTIKD

4" DIA. MULCH TREE PIT (TYP.)

RT OF

1 QR

1 AROG

AROG

1 GTIKD

ø0.5'

ø0.5'

30' REAR YARD SETBACK

S02°00'01"W
15.37'

N04°50'27"W
85.65'

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

REFER TO SHEET C-702 FOR PLANT MATERIALS SCHEDULE

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

OWNER MAINTENANCE RESPONSIBILITIES

UPON OWNER'S (OR OWNER CONTRACTOR'S) COMPLETION OF LANDSCAPING WORK, THE OWNER IS FULLY RESPONSIBLE FOR ALL FUTURE MAINTENANCE, CARE, UPKEEP, WATERING, AND TRIMMING OF ALL INSTALLED VEGETATION, PLANTS, TREE, BUSHES, SHRUBS, GRASSES, GRASS, ORNAMENTAL PLANTS AND FLOWERS, FLOWERS, GROUND COVER, AND LANDSCAPING, INCLUDING ALL LANDSCAPE ISLANDS AND AREAS ADJACENT OR PART OF THE LANDSCAPED 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 PAVED, TRAVELED SURFACES), OR AS OTHERWISE INDICATED ON THE PLANS.
- VEGETATIVE GROUND COVER, SHRUBS AND ORNAMENTAL PLANTS AND GRASSES MUST BE TRIMMED SO THAT NO PORTION OF THE PLANT EXCEEDS 30 INCHES ABOVE GRADE (OF ALL PAVED, TRAVEL SURFACES) ALONG AND WITHIN THE SIGHT LINES OF PARKING LOTS AND INGRESS-EGRESS WAYS.
- 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 GUARANTEES THE LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE.

30 0 15 30 60 120

GRAPHIC SCALE

1 INCH = 30 FEET

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SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
DRAINAGE ANALYSIS
PERMITTING SERVICES
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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED 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
5	06/10/2022	PEER REVIEW COMMENTS	CFD / NEM

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PRELIMINARY

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DRAWN BY:	MB/ML
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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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SOUTHBOROUGH, MA 01772
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COMMONWEALTH OF MASSACHUSETTS
Matthew S. Yeo
REGISTERED LANDSCAPE ARCHITECT
NO. 3511
THIS ITEM IS ONLY VALID IF PRINTED WITH A RED SEAL AND SIGNATURE

SHEET TITLE:

LANDSCAPE PLAN B

SHEET NUMBER:

C-703

REVISION 5 - 06/10/2022

C:\PROGRAMDATA\...BOHLER\RC\2020\09\TEMP\ACPUBLISH_15724\W211018-LSCP-1A.----LAYOUT: C-703 LAND B

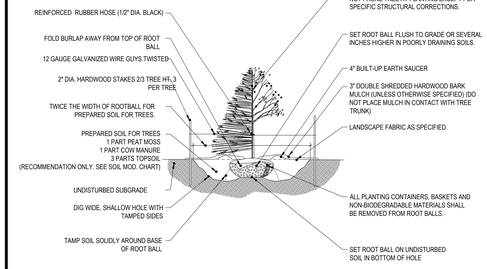
LANDSCAPE SPECIFICATIONS

1. SCOPE OF WORK:
   1.1. THE LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO PERFORM ALL CLEARING, FINISHED GRADING, SOIL PREPARATION, PERMANENT SEEDING OR SODDING, PLANTING AND MULCHING INCLUDING ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF THIS PROJECT, UNLESS OTHERWISE CONTRACTED BY THE GENERAL CONTRACTOR.
2. MATERIALS
   2.1. GENERAL - ALL HARDSCAPE MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE STATE DEPARTMENT OF TRANSPORTATION'S SPECIFICATIONS.
   2.2. TOPSOIL - NATURAL, FRIABLE, LOAMY SILT SOIL HAVING AN ORGANIC CONTENT NOT LESS THAN 5%, A PH RANGE BETWEEN 4.5-7.0. IT SHALL BE FREE OF DEBRIS, ROCKS LARGER THAN ONE INCH (1"), WOOD, ROOTS, VEGETABLE MATTER AND CLAY CLODS.
   2.3. LAWN - ALL DISTURBED AREAS ARE TO BE TREATED WITH A MINIMUM 6" THICK LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, AND SEEDED OR SODDED IN ACCORDANCE WITH THE PERMANENT STABILIZATION METHODS INDICATED ON THE LANDSCAPE PLAN
      2.3.1. LAWN SEED MIXTURE SHALL BE FRESH, CLEAN NEW CROP SEED.
      2.3.2. SOD SHALL BE STRONGLY ROOTED, WEED AND DISEASE/PEST FREE WITH A UNIFORM THICKNESS. SOD INSTALLED ON SLOPES GREATER THAN 4:1 SHALL BE PEGGED TO HOLD SOD IN PLACE.
   2.4. MULCH - ALL PLANTING BEDS SHALL BE MULCHED WITH A 3" THICK LAYER OF DOUBLE SHREDDED HARDWOOD BARK MULCH, UNLESS OTHERWISE STATED ON THE LANDSCAPE PLAN AND/OR LANDSCAPE PLAN NOTES /DETAILS.
   2.5. FERTILIZER
      2.5.1. FERTILIZER SHALL BE DELIVERED TO THE SITE MIXED AS SPECIFIED IN THE ORIGINAL UNOPENED STANDARD BAGS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. FERTILIZER SHALL BE STORED IN A WEATHERPROOF PLACE SO THAT IT CAN BE KEPT DRY PRIOR TO USE.
      2.5.2. FOR THE PURPOSE OF BIDDING, ASSUME THAT FERTILIZER SHALL BE 10% NITROGEN, 6% PHOSPHORUS AND 4% POTASSIUM BY WEIGHT. A FERTILIZER SHOULD NOT BE SELECTED WITHOUT A SOIL TEST PERFORMED BY A CERTIFIED SOIL LABORATORY.
   2.6. PLANT MATERIAL
      2.6.1. ALL PLANTS SHALL IN ALL CASES CONFORM TO THE REQUIREMENTS OF THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1), LATEST EDITION, AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION (FORMERLY THE AMERICAN ASSOCIATION OF NURSERYMEN).
      2.6.2. IN ALL CASES, BOTANICAL NAMES SHALL TAKE PRECEDENCE OVER COMMON NAMES FOR ANY AND ALL PLANT MATERIAL.
      2.6.3. PLANTS SHALL BE LEGIBLY TAGGED WITH THE PROPER NAME AND SIZE. TAGS ARE TO REMAIN ON AT LEAST ONE PLANT OF EACH SPECIES FOR VERIFICATION PURPOSES DURING THE FINAL INSPECTION.
      2.6.4. TREES WITH ABRASION OF THE BARK, SUN SCALDS, DISFIGURATION OR FRESH CUTS OF LIMBS OVER 1¼", WHICH HAVE NOT BEEN COMPLETELY CALLUSED, SHALL BE REJECTED. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES.
      2.6.5. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH: WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE OF DISEASE, INSECTS, PESTS, EGGS OR LARVAE.
      2.6.6. CALIPER MEASUREMENTS OF NURSERY GROWN TREES SHALL BE TAKEN AT A POINT ON THE TRUNK SIX INCHES (6") ABOVE THE NATURAL GRADE FOR TREES UP TO AND INCLUDING A FOUR INCH (4") CALIPER SIZE. IF THE CALIPER AT SIX INCHES (6") ABOVE THE GROUND EXCEEDS FOUR INCHES (4") IN CALIPER, THE CALIPER SHOULD BE MEASURED AT A POINT 12" ABOVE THE NATURAL GRADE.
      2.6.7. SHRUBS SHALL BE MEASURED TO THE AVERAGE HEIGHT OR SPREAD OF THE SHRUB, AND NOT TO THE LONGEST BRANCH.
      2.6.8. TREES AND SHRUBS SHALL BE HANDLED WITH CARE BY THE ROOT BALL.
3. GENERAL WORK PROCEDURES
   3.1. CONTRACTOR TO UTILIZE WORKMANLIKE INDUSTRY STANDARDS IN PERFORMING ALL LANDSCAPE CONSTRUCTION. THE SITE IS TO BE LEFT IN A CLEAN STATE AT THE END OF EACH WORKDAY. ALL DEBRIS, MATERIALS AND TOOLS SHALL BE PROPERLY STORED, STOCKPILED OR DISPOSED OF.
   3.2. WASTE MATERIALS AND DEBRIS SHALL BE COMPLETELY DISPOSED OF AT THE CONTRACTOR'S EXPENSE. DEBRIS SHALL NOT BE BURIED, INCLUDING ORGANIC MATERIALS, BUT SHALL BE REMOVED COMPLETELY FROM THE SITE.
4. SITE PREPARATIONS
   4.1. BEFORE AND DURING PRELIMINARY GRADING AND FINISHED GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES OUTLINED HEREIN.
   4.2. ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE ANY DAMAGED BRANCHES. THE ENTIRE LIMB OF ANY DAMAGED BRANCH SHALL BE CUT OFF AT THE BRANCH COLLAR. CONTRACTOR SHALL ENSURE THAT CUTS ARE SMOOTH AND STRAIGHT. ANY EXPOSED ROOTS SHALL BE CUT BACK WITH CLEAN, SHARP TOOLS AND TOPSOIL SHALL BE PLACED AROUND THE REMAINDER OF THE ROOTS. EXISTING TREES SHALL BE MONITORED ON A REGULAR BASIS FOR ADDITIONAL ROOT OR BRANCH DAMAGE AS A RESULT OF CONSTRUCTION. ROOTS SHALL NOT BE LEFT EXPOSED FOR MORE THAN ONE (1) DAY. CONTRACTOR SHALL WATER EXISTING TREES AS NEEDED TO PREVENT SHOCK OR DECLINE.
   4.3. CONTRACTOR SHALL ARRANGE TO HAVE A UTILITY STAKE-OUT TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY LANDSCAPE MATERIAL. UTILITY COMPANIES SHALL BE CONTACTED THREE (3) DAYS PRIOR TO THE BEGINNING OF WORK.
5. TREE PROTECTION
   5.1. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES TO REMAIN. A TREE PROTECTION ZONE SHALL BE ESTABLISHED AT THE DRIP LINE OR AT THE LIMIT OF CONSTRUCTION DISTURBANCE, WHICHEVER IS GREATER. LOCAL STANDARDS THAT MAY REQUIRE A MORE STRICT TREE PROTECTION ZONE SHALL BE HONORED.
   5.2. A FORTY-EIGHT INCH (48") HIGH WOODEN SNOW FENCE OR ORANGE COLORED HIGH-DENSITY 'VISI-FENCE', OR APPROVED EQUAL, MOUNTED ON STEEL POSTS SHALL BE PLACED ALONG THE BOUNDARY OF THE TREE PROTECTION ZONE. POSTS SHALL BE LOCATED AT A MAXIMUM OF EIGHT FEET (8') ON CENTER OR AS INDICATED WITHIN THE TREE PROTECTION DETAIL.
   5.3. WHEN THE TREE PROTECTION FENCING HAS BEEN INSTALLED, IT SHALL BE INSPECTED BY THE APPROVING AGENCY PRIOR TO DEMOLITION, GRADING, TREE CLEARING OR ANY OTHER CONSTRUCTION. THE FENCING ALONG THE TREE PROTECTION ZONE SHALL BE REGULARLY INSPECTED BY THE LANDSCAPE CONTRACTOR AND MAINTAINED UNTIL ALL CONSTRUCTION ACTIVITY HAS BEEN COMPLETED.
   5.4. AT NO TIME SHALL MACHINERY, DEBRIS, FALLEN TREES OR OTHER MATERIALS BE PLACED, STOCKPILED OR LEFT STANDING IN THE TREE PROTECTION ZONE.
6. SOIL MODIFICATIONS
   6.1. CONTRACTOR SHALL ATTAIN A SOIL TEST FOR ALL AREAS OF THE SITE PRIOR TO CONDUCTING ANY PLANTING. SOIL TESTS SHALL BE PERFORMED BY A CERTIFIED SOIL LABORATORY.
   6.2. LANDSCAPE CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL. SOIL MODIFICATIONS, AS SPECIFIED HEREIN, MAY NEED TO BE CONDUCTED BY THE LANDSCAPE CONTRACTOR DEPENDING ON SITE CONDITIONS.
   6.3. THE FOLLOWING AMENDMENTS AND QUANTITIES ARE APPROXIMATE AND ARE FOR BIDDING PURPOSES ONLY. COMPOSITION OF AMENDMENTS SHOULD BE REVISED DEPENDING ON THE OUTCOME OF A TOPSOIL ANALYSIS PERFORMED BY A CERTIFIED SOIL LABORATORY.
      6.3.1. TO INCREASE A SANDY SOIL'S ABILITY TO RETAIN WATER AND NUTRIENTS, THOROUGHLY TILL ORGANIC MATTER INTO THE TOP 6-12". USE COMPOSTED BARK, COMPOSTED LEAF MULCH OR PEAT MOSS. ALL PRODUCTS SHOULD BE COMPOSTED TO A DARK COLOR AND BE FREE OF PIECES WITH IDENTIFIABLE LEAF OR WOOD STRUCTURE. AVOID MATERIAL WITH A PH HIGHER THAN 7.5.
      6.3.2. TO INCREASE DRAINAGE, MODIFY HEAVY CLAY OR SILT (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) AND/OR AGRICULTURAL GYPSUM. COARSE SAND MAY BE USED IF ENOUGH IS ADDED TO BRING THE SAND CONTENT TO MORE THAN 60% OF THE TOTAL MIX. SUBSURFACE DRAINAGE LINES MAY NEED TO BE ADDED TO INCREASE DRAINAGE.
      6.3.3. MODIFY EXTREMELY SANDY SOILS (MORE THAN 85%) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.
7. FINISHED GRADING
   7.1. UNLESS OTHERWISE CONTRACTED, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TOPSOIL AND THE ESTABLISHMENT OF FINE-GRADING WITHIN THE DISTURBANCE AREA OF THE SITE.
   7.2. LANDSCAPE CONTRACTOR SHALL VERIFY THAT SUBGRADE FOR INSTALLATION OF TOPSOIL HAS BEEN ESTABLISHED. THE SUBGRADE OF THE SITE MUST MEET THE FINISHED GRADE LESS THE REQUIRED TOPSOIL THICKNESS (1"±).
   7.3. ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE AS DEPICTED WITHIN THIS SET OF CONSTRUCTION PLANS, UNLESS OTHERWISE DIRECTED BY THE PROJECT ENGINEER OR LANDSCAPE ARCHITECT.
   7.4. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER IN AND AROUND THE PLANTING BEDS. STANDING WATER SHALL NOT BE PERMITTED IN PLANTING BEDS.
8. TOPSOILING
   8.1. CONTRACTOR SHALL PROVIDE A 6" THICK MINIMUM LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, IN ALL PLANTING AREAS. TOPSOIL SHOULD BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS.
   8.2. ON-SITE TOPSOIL MAY BE USED TO SUPPLEMENT THE TOTAL AMOUNT REQUIRED. TOPSOIL FROM THE SITE MAY BE REJECTED IF IT HAS NOT BEEN PROPERLY REMOVED, STORED AND PROTECTED PRIOR TO CONSTRUCTION.
   8.3. CONTRACTOR SHALL FURNISH TO THE APPROVING AGENCY AN ANALYSIS OF BOTH IMPORTED AND ON-SITE TOPSOIL TO BE UTILIZED IN ALL PLANTING AREAS. THE PH AND NUTRIENT LEVELS MAY NEED TO BE ADJUSTED THROUGH SOIL MODIFICATIONS AS NEEDED TO ACHIEVE THE REQUIRED LEVELS AS SPECIFIED IN THE MATERIALS SECTION ABOVE.
   8.4. ALL LAWN AREAS ARE TO BE CULTIVATED TO A DEPTH OF SIX INCHES (6"). ALL DEBRIS EXPOSED FROM EXCAVATION AND CULTIVATION SHALL BE DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES SECTION ABOVE. THE FOLLOWING SHALL BE TILLED INTO THE TOP FOUR INCHES (4") IN TWO DIRECTIONS (QUANTITIES BASED ON A 1,000 SQUARE FOOT AREA - FOR BID PURPOSES ONLY [SEE SPECIFICATION 6.A.]):
      8.4.1. 20 POUNDS 'GRO-POWER' OR APPROVED SOIL CONDITIONER/FERTILIZER
      8.4.2. 20 POUNDS NITRO-FORM (COURSE) 38-0-0 BLUE CHIP OR APPROVED NITROGEN FERTILIZER
   8.5. THE SPREADING OF TOPSOIL SHALL NOT BE CONDUCTED UNDER MUDDY OR FROZEN CONDITIONS.
9. PLANTING
   9.1. INSOFAR THAT IT IS FEASIBLE, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THAT THIS IS NOT POSSIBLE, LANDSCAPE CONTRACTOR SHALL PROTECT UNINSTALLED PLANT MATERIAL. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE DAY PERIOD AFTER DELIVERY. PLANTS THAT WILL NOT BE PLANTED FOR A PERIOD OF TIME GREATER THAN THREE DAYS SHALL BE HEALED IN WITH TOPSOIL OR MULCH TO HELP PRESERVE ROOT MOISTURE.
   9.2. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A MUDDY OR FROZEN CONDITION.
   9.3. ANY INJURED ROOTS OR BRANCHES SHALL BE PRUNED TO MAKE CLEAN-CUT ENDS PRIOR TO PLANTING UTILIZING CLEAN, SHARP TOOLS. ONLY INJURED OR DISEASED BRANCHING SHALL BE REMOVED.
   9.4. ALL PLANTING CONTAINERS, BASKETS AND NON-BIODEGRADABLE MATERIALS SHALL BE REMOVED FROM ROOT BALLS DURING PLANTING. NATURAL FIBER BURLAP MUST BE CUT FROM AROUND THE TRUNK OF THE TREE AND FOLDED DOWN AGAINST THE ROOT BALL PRIOR TO BACKFILLING.
   9.5. POSITION TREES AND SHRUBS AT THEIR INTENDED LOCATIONS AS PER THE PLANS AND SECURE THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO EXCAVATING PITS, MAKING NECESSARY ADJUSTMENTS AS DIRECTED.
   9.6. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE PROPOSED LANDSCAPE, AS SHOWN ON THE APPROVED LANDSCAPE PLAN, MUST BE INSTALLED, INSPECTED AND APPROVED BY THE APPROVING AGENCY. THE APPROVING AGENCY SHALL TAKE INTO ACCOUNT SEASONAL CONSIDERATIONS IN THIS REGARD AS FOLLOWS. THE PLANTING OF TREES, SHRUBS, VINES OR GROUND COVER SHALL OCCUR ONLY DURING THE FOLLOWING PLANTING SEASONS:
      9.6.1. PLANTS: MARCH 15 TO DECEMBER 15
      9.6.2. LAWN: MARCH 15 TO JUNE 15 OR SEPT. 1 TO DECEMBER 1
      9.6.3. PLANTINGS REQUIRED FOR A CERTIFICATE OF OCCUPANCY SHALL BE PROVIDED DURING THE NEXT APPROPRIATE SEASON AT THE MUNICIPALITY'S DISCRETION. CONTRACTOR SHOULD CONTACT APPROVING AGENCY FOR POTENTIAL SUBSTITUTIONS.
   9.7. FURTHERMORE, THE FOLLOWING TREE VARIETIES ARE UNUSUALLY SUSCEPTIBLE TO WINTER DAMAGE. WITH TRANSPLANT SHOCK AND THE SEASONAL LACK OF NITROGEN AVAILABILITY, THE RISK OF PLANT DEATH IS GREATLY INCREASED. IT IS NOT RECOMMENDED THAT THESE SPECIES BE PLANTED DURING THE FALL PLANTING SEASON:

ACER RUBRUM	PLATANUS X ACERIFOLIA
BETULA VARIETIES	POPULUS VARIETIES
CARPINUS VARIETIES	PRUNUS VARIETIES
CRATAEGUS VARIETIES	PYRUS VARIETIES
KOELREUTERIA	QUERCUS VARIETIES
LIQUIDAMBAR STYRACIFLUA	TILIA TOMENTOSA
LIRIODENDRON TULIPIFERA	ZELKOVA VARIETIES

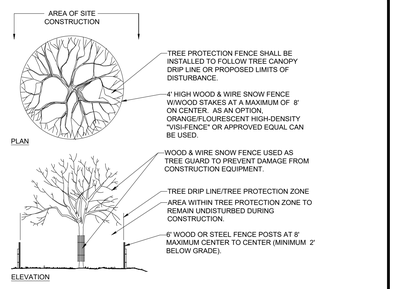
   9.8. PLANTING PITS SHALL BE DUG WITH LEVEL BOTTOMS, WITH THE WIDTH TWICE THE DIAMETER OF ROOT BALL. THE ROOT BALL SHALL REST ON UNDISTURBED GRADE. EACH PLANT PIT SHALL BE BACKFILLED IN LAYERS WITH THE FOLLOWING PREPARED SOIL MIXED THOROUGHLY:
      9.8.1. 1 PART PEAT MOSS
      9.8.2. 1 PART COMPOSTED COW MANURE BY VOLUME
      9.8.3. 3 PARTS TOPSOIL BY VOLUME
      9.8.4. 21 GRAMS 'AGRIFORM' PLANTING TABLETS (OR APPROVED EQUAL) AS FOLLOWS:
         9.8.4.1. 2 TABLETS PER 1 GALLON PLANT
         9.8.4.2. 3 TABLETS PER 5 GALLON PLANT
         9.8.4.3. 4 TABLETS PER 15 GALLON PLANT
         9.8.4.4. LARGER PLANTS: 2 TABLETS PER ½" CALIPER OF TRUNK
   9.9. FILL PREPARED SOIL AROUND BALL OF PLANT HALF-WAY AND INSERT PLANT TABLETS. COMPLETE BACKFILL AND WATER THOROUGHLY.
   9.10. ALL PLANTS SHALL BE PLANTED SO THAT THE TOP OF THE ROOT BALL, THE POINT AT WHICH THE ROOT FLARE BEGINS, IS SET AT GROUND LEVEL AND IN THE CENTER OF THE PIT. NO SOIL IS TO BE PLACED DIRECTLY ON TOP OF THE ROOT BALL.
   9.11. ALL PROPOSED TREES DIRECTLY ADJACENT TO WALKWAYS OR DRIVEWAYS SHALL BE PRUNED AND MAINTAINED TO A MINIMUM BRANCHING HEIGHT OF 7' FROM GRADE.
   9.12. GROUND COVER AREAS SHALL RECEIVE A ¼" LAYER OF HUMUS RAKED INTO THE TOP 1" OF PREPARED SOIL PRIOR TO PLANTING. ALL GROUND COVER AREAS SHALL BE WEEDED AND TREATED WITH A PRE-EMERGENT CHEMICAL AS PER MANUFACTURER'S RECOMMENDATION.
   9.13. NO PLANT, EXCEPT GROUND COVERS, GRASSES OR VINES, SHALL BE PLANTED LESS THAN TWO FEET (2') FROM EXISTING STRUCTURES AND SIDEWALKS.
   9.14. ALL PLANTING AREAS AND PLANTING PITS SHALL BE MULCHED AS SPECIFIED HEREIN TO FILL THE ENTIRE BED AREA OR SAUCER. NO MULCH IS TO TOUCH THE TRUNK OF THE TREE OR SHRUB.
   9.15. ALL PLANTING AREAS SHALL BE WATERED IMMEDIATELY UPON INSTALLATION IN ACCORDANCE WITH THE WATERING SPECIFICATIONS AS LISTED HEREIN.
10. TRANSPLANTING (WHEN REQUIRED)
   10.1. ALL TRANSPLANTS SHALL BE DUG WITH INTACT ROOT BALLS CAPABLE OF SUSTAINING THE PLANT.
   10.2. IF PLANTS ARE TO BE STOCKPILED BEFORE REPLANTING, THEY SHALL BE HEALED IN WITH MULCH OR SOIL, ADEQUATELY WATERED AND PROTECTED FROM EXTREME HEAT, SUN AND WIND.
   10.3. PLANTS SHALL NOT BE DUG FOR TRANSPLANTING BETWEEN APRIL 10 AND JUNE 30.
   10.4. UPON REPLANTING, BACKFILL SOIL SHALL BE AMENDED WITH FERTILIZER AND ROOT GROWTH HORMONE.
   10.5. TRANSPLANTS SHALL BE GUARANTEED FOR THE LENGTH OF THE GUARANTEE PERIOD SPECIFIED HEREIN.
   10.6. F TRANSPLANTS DIE, SHRUBS AND TREES LESS THAN SIX INCHES (6") DBH SHALL BE REPLACED IN KIND. TREES GREATER THAN SIX INCHES (6") DBH MAY BE REQUIRED TO BE REPLACED IN ACCORDANCE WITH THE MUNICIPALITY'S TREE REPLACEMENT GUIDELINES.
11. WATERING
   11.1. NEW PLANTINGS OR LAWN AREAS SHALL BE ADEQUATELY IRRIGATED BEGINNING IMMEDIATELY AFTER PLANTING. WATER SHALL BE APPLIED TO EACH TREE AND SHRUB IN SUCH MANNER AS NOT TO DISTURB BACKFILL AND TO THE EXTENT THAT ALL MATERIALS IN THE PLANTING HOLE ARE THOROUGHLY SATURATED. WATERING SHALL CONTINUE AT LEAST UNTIL PLANTS ARE ESTABLISHED.
   11.2. SITE OWNER SHALL PROVIDE WATER IF AVAILABLE ON SITE AT TIME OF PLANTING. IF WATER IS NOT AVAILABLE ON SITE, CONTRACTOR SHALL SUPPLY ALL NECESSARY WATER. THE USE OF WATERING BAGS IS RECOMMENDED FOR ALL NEWLY PLANTED TREES.
   11.3. IF AN IRRIGATION SYSTEM HAS BEEN INSTALLED ON THE SITE, IT SHALL BE USED TO WATER PROPOSED PLANT MATERIAL, BUT ANY FAILURE OF THE SYSTEM DOES NOT ELIMINATE THE CONTRACTOR'S RESPONSIBILITY OF MAINTAINING THE DESIRED MOISTURE LEVEL FOR VIGOROUS, HEALTHY GROWTH.
12. GUARANTEE
   12.1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF 1 YEAR FROM APPROVAL OF LANDSCAPE INSTALLATION BY THE APPROVING AGENCY. CONTRACTOR SHALL SUPPLY THE OWNER WITH A MAINTENANCE BOND FOR TEN PERCENT (10%) OF THE VALUE OF THE LANDSCAPE INSTALLATION WHICH WILL BE RELEASED AT THE CONCLUSION OF THE GUARANTEE PERIOD AND WHEN A FINAL INSPECTION HAS BEEN COMPLETED AND APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE.
   12.2. ANY DEAD OR DYING PLANT MATERIAL SHALL BE REPLACED FOR THE LENGTH OF THE GUARANTEE PERIOD. REPLACEMENT OF PLANT MATERIAL SHALL BE CONDUCTED AT THE FIRST SUCCEEDING PLANTING SEASON. ANY DEBRIS SHALL BE DISPOSED OF OFF-SITE, WITHOUT EXCEPTION.
   12.3. TREES AND SHRUBS SHALL BE MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION AND THROUGHOUT THE 90 DAY MAINTENANCE PERIOD AS SPECIFIED HEREIN. CULTIVATION, WEEDING, WATERING AND THE PREVENTATIVE TREATMENTS SHALL BE PERFORMED AS NECESSARY TO KEEP PLANT MATERIAL IN GOOD CONDITION AND FREE OF INSECTS AND DISEASE.
   12.4. LAWNS SHALL BE MAINTAINED THROUGH WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING AND OTHER OPERATIONS SUCH AS ROLLING, REGARDING AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE LAWN, FREE OF ERODED OR BARE AREAS.
13. CLEANUP
   13.1. UPON THE COMPLETION OF ALL LANDSCAPE INSTALLATION AND BEFORE THE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL UNUSED MATERIALS, EQUIPMENT AND DEBRIS FROM THE SITE. ALL PAVED AREAS ARE TO BE CLEANED.
   13.2. THE SITE SHALL BE CLEANED AND LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE.
14. MAINTENANCE (ALTERNATIVE BID):
   14.1. A 90 DAY MAINTENANCE PERIOD SHALL COMMENCE AT THE END OF ALL LANDSCAPE INSTALLATION OPERATIONS. THE 90 DAY MAINTENANCE PERIOD ENSURES TO THE OWNER/OPERATOR THAT THE NEWLY INSTALLED LANDSCAPING HAS BEEN MAINTAINED AS SPECIFIED ON THE APPROVED LANDSCAPE PLAN. ONCE THE INITIAL 90 DAY MAINTENANCE PERIOD HAS EXPIRED, THE OWNER/OPERATOR MAY REQUEST THAT BIDDERS SUBMIT AN ALTERNATE MAINTENANCE BID FOR A MONTHLY MAINTENANCE CONTRACT. THE ALTERNATE MAINTENANCE CONTRACT WILL ENCOMPASS ANY WORK THAT IS CONSIDERED APPROPRIATE TO ENSURE THAT PLANT AND LAWN AREAS ARE HEALTHY AND MANICURED TO THE APPROVAL OF THE OWNER/OPERATOR.

NOTES:
1.) NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT.
2.) REMOVE ALL NON-BIODEGRADABLE MATERIAL AND ROPE FROM TRUNK & TOP OF ROOT BALL. FOLD BURLAP BACK 1/3 FROM ROOT BALL.
3.) PLANTING DEPTH SHALL BE THE SAME AS GROWN IN NURSERY.
4.) THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH
AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
5.) THE BOTTOM OF PLANTING PIT EXCAVATIONS SHOULD BE ROUGH TO AVOID MATTING OF SOIL LAYERS AS
NEW SOIL IS ADDED. IT IS PREFERABLE TO TILL THE FIRST LIFT (2 TO 3 IN.) OF PLANTING SOIL INTO THE SUBSOIL.
6.) REFER TO THE CHART "GENERAL RANGE OF SOIL MODIFICATIONS & VOLUMES FOR VARIOUS SOIL CONDITIONS" TO DETERMINE MINIMUM WIDTH OF PREPARED SOIL.
7.) SUBSTITUTE ARBORVITAE STAKING SYSTEM WHEN SPECIFIED.



TREE PLANTING DETAIL

N.T.S.



TREE PROTECTION DURING SITE CONSTRUCTION

N.T.S.

"QUICK EROSION CONTROL COVER MIX" AS PREPARED BY:

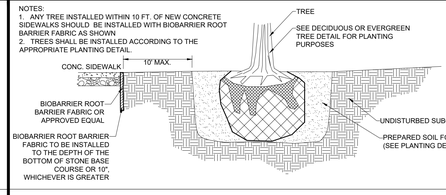
ERNST CONSERVATION SEEDS, INC.
8884 MERCER PIKE, MEADVILLE, PA 16335
PHONE: 800-873-3321 / 814-336-2404
EMAIL: SALES@ERNSTSEED.COM
WEBSITE: WWW.ERNSTSEED.COM

APPLICATION RATE: 50 LBS. / ACRE

MIX COMPOSITION:
50.0% Lolum multiflorum (Annual Ryegrass)
50.0% Lolum perenne, 'Blackcat II' (Perennial Ryegrass)

SLOPE SEED MIX SPECIFICATIONS

NOTES:
1. ANY TREE INSTALLED WITHIN 10 FT. OF NEW CONCRETE SIDEWALKS SHOULD BE INSTALLED WITH BIOBARRIER ROOT BARRIER FABRIC AS SHOWN
2. TREES SHALL BE INSTALLED ACCORDING TO THE APPROPRIATE PLANTING DETAIL.



BIOBARRIER ROOT BARRIER DETAIL

N.T.S.

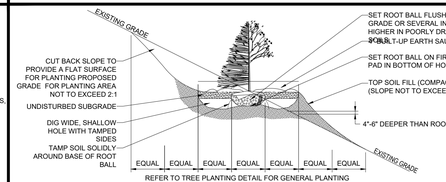
"NATIVE DETENTION AREA MIX" AS PREPARED BY:

ERNST CONSERVATION SEEDS, INC.
8884 MERCER PIKE, MEADVILLE, PA 16335
PHONE: 800-873-3321 / 814-336-2404
EMAIL: SALES@ERNSTSEED.COM
WEBSITE: WWW.ERNSTSEED.COM

APPLICATION RATE: 1/2 LB. / 1000 SQ. FT. (20 LBS. / ACRE)

MIX COMPOSITION:
25.0% PANICUM VIRGATUM, 'SHELTER' (SWITCHGRASS, 'SHELTER')
24.0% PANICUM CLANDESTINUM, 'TIOGA' (DEERTONGUE, 'TIOGA')
22.0% CAREX VULPINOIDEA, PA ECOTYPE (FOX SEDGE, PA ECOTYPE)
21.0% ELYMUS VIRGINICUS, PA ECOTYPE (VIRGINIA WILDRYE, PA ECOTYPE)
6.0% AGROSTIS PERENNANS, ALBANY PINE BUSH-NY ECOTYPE (AUTUMN BENTGRASS, ALBANY PINE BUSH-NY ECOTYPE)
1.0% JUNCUS EFFUSUS (SOFT RUSH)
1.0% PANICUM RIGIDULUM, PA ECOTYPE (REDTOP PANICGRASS, PA ECOTYPE)

BASIN SEED MIX SPECIFICATIONS



REFER TO TREE PLANTING DETAIL FOR GENERAL PLANTING SPECIFICATIONS

TREE PLANTING DETAIL -

Type: _____

Traditional Wall Extra Large (TXWP)

ORDERING GUIDE

Back to Quick Links

TYPICAL ORDER EXAMPLE: **TXWP 10L UNV 40 CWBB BZA PCI120**

Family	Lumen Package*	Voltage	Dimming	Color Temperature	Options	Finish	Controls
TXWP LED - Traditional Wall Extra Large	**7L** - 7,000 Lumens **10** - 10,000 Lumens **13L** - 13,000 Lumens	**UNV** - Universal Voltage (120-277V) **HV** - 347-480V	**DIM** - Dim to 10% (0-10V)	**50** - 5,000K CCT - 80 CRI **40** - 4,000K CCT - 80 CRI **30** - 3,000K CCT - 80 CRI	**CWBB** - Cold Weather Battery Backup (120-277V Only)	**BZA** - Bronze **BLK** - Black **SLV** - Silver **WHT** - White	**PCI10** - 120V Button Photocell **PCI208-277** - 208-277V Button Photocell

Accessory Ordering Information

Description	Order Number
TXWP Wire Guard	WGTXW

PERFORMANCE

DELIVERED LUMENS

Lumens	CRI	3000K			4000K			5000K			Wattage
		Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	
7L	80	6046	108	B1-U4-G4	6933	124	B1-U4-G4	6933	124	B1-U4-G4	56
10L		9958	122	B1-U5-G5	9958	122	B1-U5-G5	9958	122	B1-U5-G5	82
13L		12510	108	B2-U5-G5	13170	114	B2-U5-G5	13170	114	B2-U5-G5	115

ELECTRICAL DATA*

Lumens	120V	208V	240V	277V	347V	480V
7L	0.47	0.27	0.23	0.20	0.16	0.12
10L	0.68	0.39	0.34	0.30	0.24	0.17
13L	0.96	0.56	0.48	0.42	0.33	0.24

*Electrical data at 25C (77F). Actual wattage may differ by +/-10%.

ENERGY SAVINGS

LED		HID			
Wattage	Annual Cost	Source Wattage	Total Wattage Used	Annual Cost	Annual Savings
56	$24	250	285	$100	$126
82	$35	250	285	$100	$115
82	$35	400	458	$226	$191
117	$50	400	458	$226	$176

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BUILDING LIGHT

LED AREA LIGHTS - (XGBM)

LUMINAIRE ORDERING INFORMATION

TYPICAL ORDER EXAMPLE: **XGBM S LED HO CW UE WHT PCM**

Prefix	Distribution	Light Source	Drive Current	Color Temperature	Input Voltage	Finish	Optional Controls	Optional Sensor/Options
XGBM* - LED Greenbriar	FT - Forward Throw FTA - Forward Throw - Automotive 3 - Type III 5 - Type V	LED	LW - Low Watt SS - Super Saver HO - High Output	CW - Cool White (5000K) NW - Neutral White (4000K)	UE - Universal Voltage (120-277) 347-480	BLK - Black BRZ - Bronze GPT - Graphite MSV - Metallic Silver PLP - Platinum Plus SVG - Satin Verde Green WHT - White **Optional Color Details** 45 – Light Gold 25 – Charcoal Metallic 55 – Black 94 – Blue Metallic 59 – Dark Green 51 – Dark Red 21 – Tomato Red 50 – White 700 – Aztec Silver Metallic	**Wireless Control System[6,7]** (blank) - None DM - 0-10 volt dimming[4] (required for satellite fixtures) ALSC - AirLink Synapse Control System ALSCH - AirLink Synapse Control System - Host/Satellite **Stand-Alone Control** (blank) - None DIM - 0-10 volt dimming[4] (from external signal) 120-277V controls system voltage)	**Sensor** IMS - Integral Motion Sensor[8] PCI120 - 120V Button-Type Photocell PCI208 - 208V Button-Type Photocell PCI240 - 240V Button-Type Photocell PCI277 - 277V Button-Type Photocell PCI347 - 347V Button-Type Photocell **Options** BBK - 8" Bracket (S and D180 only) TB - Terminal Block

LUMINAIRE EPA CHART* - XGBM

	8" Bracket	12" Bracket
Single	2.3	2.4
D180°	4.7	4.8
D90°		4.7
T90°	12" Bracket Required	7.2
T120°		7.3
Q90°		8.8

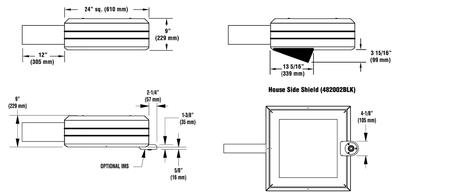
Note: House Side Shield adds to fixture EPA. Consult Factory.

ACCESSORY ORDERING INFORMATION[5] (Accessories are field installed)

Description	Order Number
XGBM-HSS House Side Shield (Black only)	480000 BLK
RPP2 - Round Pole Plate	1620148LK
BKS-BD-WM - CLR - Wall Mount Plate	1231111LR
BKA-BD-RA-B-CLR - Radius Arm	1690182LR
BKU-BD-S-19-CLR - Upsweep Bracket for round or square poles	1441912LR
FK120 Single Fusing (120V)	FK120*
FK277 Single Fusing (277V)	FK277*
DPK208_240 Double Fusing (208V, 240V)	DPK208_240*
DPK480 Double Fusing (480V)	DPK480*
FK347 Single Fusing (347V)	FK347*
PMOS120 – 120V Pole-Mount Occupancy Sensor	5183052LP
PMOS208/240 - 208, 240V Pole-Mount Occupancy Sensor	5342390LP
PMOS277 - 277V Pole-Mount Occupancy Sensor	5180292LP
PMOS480 - 480V Pole-Mount Occupancy Sensor	5342402LP

FOOTNOTES:
1- Use with 5" traditional drilling pattern.
2- For wireless controls information and accessories, see Controls section.
3- Requires a SiteManager and override switch. Not compatible with BLS or IMS option.
4- Not compatible with IMS or BLS option.
5- Not compatible with wireless controls system, DIM or IMS option.
6- Not compatible with wireless controls system, DIM or BLS option.
7- House Side Shields add to fixture EPA. Consult factory.
8- Fusing must be located in the hand hole of pole.
9- To be used with any of the PCM/GCM wireless controls systems in the fixture. Consult factory.
10- Photocell must be ordered separately, 7 pin standard. See Accessories.

DIMENSIONS



Project Name _____ Fixture Type _____ 10/20/21

Catalog # _____

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AREA LIGHT

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

THIS PLAN TO BE UTILIZED FOR LIGHTING PURPOSES ONLY

REFER TO DETAIL SHEET FOR LIGHT POLE FOUNDATION DETAIL

60 0 30 60 120 240

GRAPHIC SCALE 1 INCH = 60 FEET

LUMINAIRE SCHEDULE

SYMBOL	QTY	LABEL	MTG. HT.	DESCRIPTION	ARRNGMNT.	LUMENS	LLF	COLOR TEMP.	IES FILENAME	CATALOG #
	20	A	30'	FORWARD THROW LED AREA LIGHT WITH SHIELD	SINGLE	17,230	0.90		XGBM-FT-LED-SS-NW-HSS.IES	XGBM-FT-LED-SS-NW-HSS
	11	B	15'	FORWARD THROW LED AREA LIGHT WITH SHIELD	SINGLE	17,230	0.90		XGBM-FT-LED-SS-NW-HSS.IES	XGBM-FT-LED-SS-NW-HSS
	4	C	30'	FORWARD THROW LED AREA LIGHT	QUAD	17,230	0.90		XGBM-FT-LED-SS-NW.IES	XGBM-FT-LED-SS-NW
	1	D	15'	FORWARD THROW LED AREA LIGHT	QUAD	17,230	0.90		XGBM-FT-LED-SS-NW.IES	XGBM-FT-LED-SS-NW
	31	E	14'	LARGE LED WALL MOUNTED LIGHT	SINGLE	13,170	0.90		TXWP-13L-50.IES	TXWP-13L-50
	6	F	20'	FORWARD THROW LED AREA LIGHT WITH SHIELD	SINGLE	17,230	0.90		XGBM-FT-LED-SS-NW-HSS.IES	XGBM-FT-LED-SS-NW-HSS
	2	G	30'	FORWARD THROW LED AREA LIGHT WITH SIDE AND REAR SHIELD	SINGLE	17,230	0.90		XGBM-FT-LED-SS-NW-HSS.IES	XGBM-FT-LED-SS-NW-HSS

CALCULATION SUMMARY

LOCATION	UNITS	AVG.	MAX.	MIN.	AVG./MIN.	MAX./MIN.
PAVEMENT AREA						
	FC	2.77	37.9	0.0	N/A	N/A

LIGHTING NOTES

(Rev. 1/2020)

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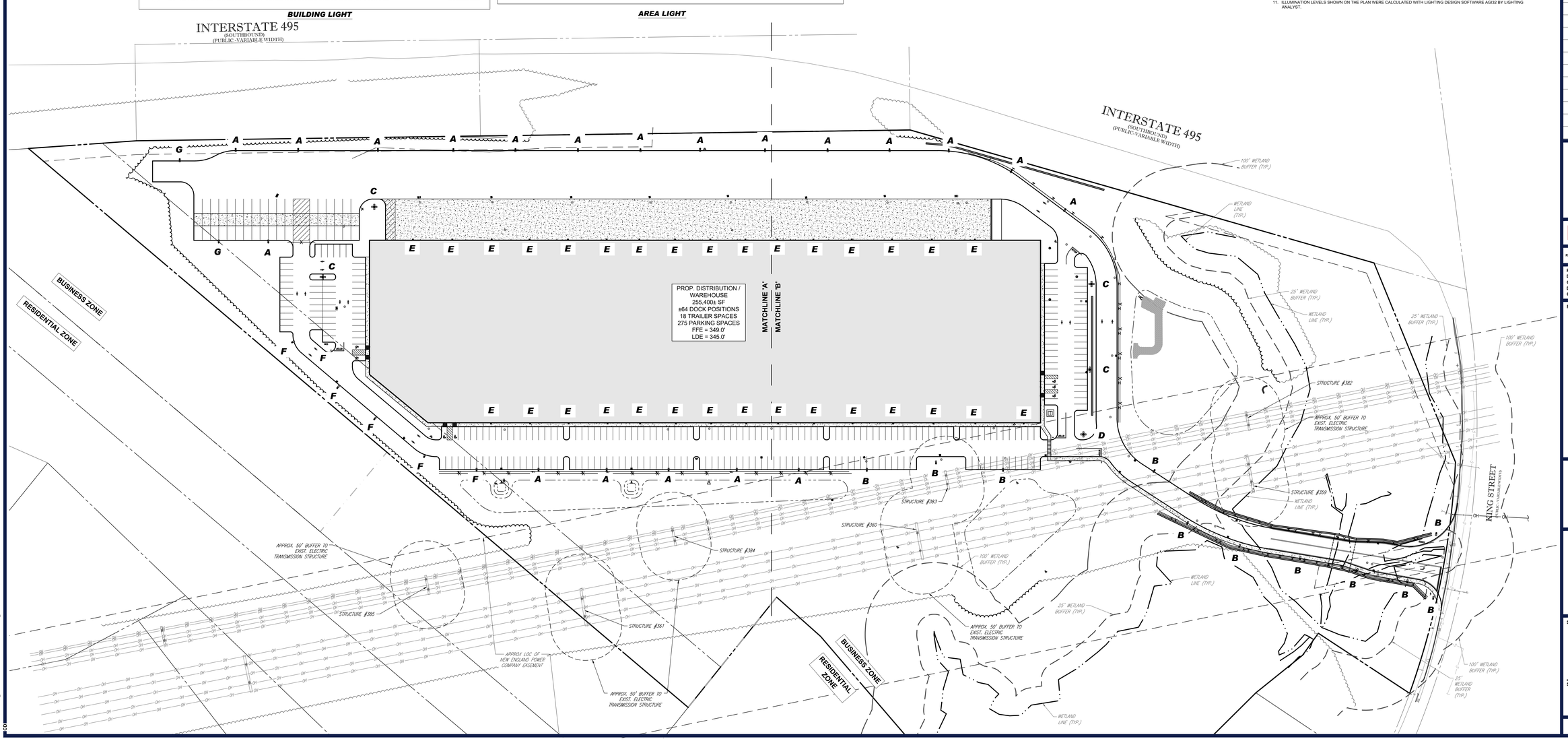

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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED 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
5	06/10/2022	PEER REVIEW COMMENTS	CFD / NEM

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LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
BUILDING SCIENCE
PERMITTING SERVICES
TRANSPORTATION SERVICES

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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.:	JMZ10906
DRAWN BY:	MB/ML
CHECKED BY:	MSY/GD
DATE:	10/08/2021
CAD I.D.:	W211018-LSCP-1A

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

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

JOHN A. KUCICH, PROFESSIONAL ENGINEER, COMMONWEALTH OF MASSACHUSETTS, NO. 39015

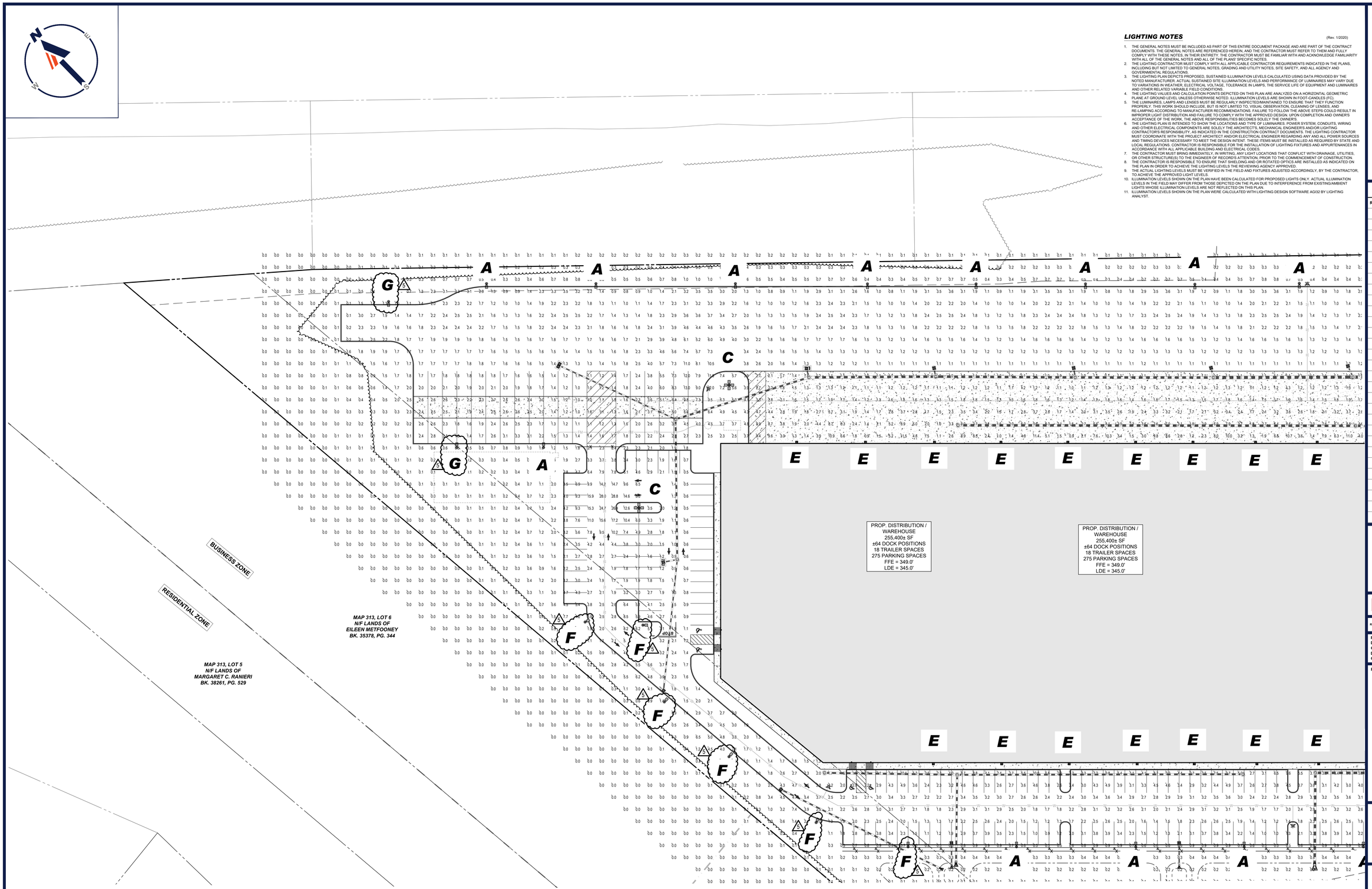
SHEET TITLE:

OVERALL LIGHTING PLAN

SHEET NUMBER:

C-705

REVISION 5 - 06/10/2022



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LUMINAIRE SCHEDULE

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	20	A	30'	FORWARD THROW LED AREA LIGHT WITH SHIELD	SINGLE	17,230	0.90		XGBM-FT-LED-SS-NW-HSS.IES	XGBM-FT-LED-SS-NW-HSS
	11	B	15'	FORWARD THROW LED AREA LIGHT WITH SHIELD	SINGLE	17,230	0.90		XGBM-FT-LED-SS-NW-HSS.IES	XGBM-FT-LED-SS-NW-HSS
	4	C	30'	FORWARD THROW LED AREA LIGHT	QUAD	17,230	0.90		XGBM-FT-LED-SS-NW.IES	XGBM-FT-LED-SS-NW
	1	D	15'	FORWARD THROW LED AREA LIGHT	QUAD	17,230	0.90		XGBM-FT-LED-SS-NW.IES	XGBM-FT-LED-SS-NW
	31	E	14'	LARGE LED WALL MOUNTED LIGHT	SINGLE	13,170	0.90		TXWP-13L-50.IES	TXWP-13L-50
	6	F	20'	FORWARD THROW LED AREA LIGHT WITH SHIELD	SINGLE	17,230	0.90		XGBM-FT-LED-SS-NW-HSS.IES	XGBM-FT-LED-SS-NW-HSS
	2	G	30'	FORWARD THROW LED AREA LIGHT WITH SIDE AND REAR SHIELD	SINGLE	17,230	0.90		XGBM-FT-LED-SS-NW-HSS.IES	XGBM-FT-LED-SS-NW-HSS

CALCULATION SUMMARY

LOCATION	UNITS	AVG.	MAX.	MIN.	AVG./MIN.	MAX./MIN.
PAVEMENT AREA						
	FC	2.77	37.9	0.0	N/A	N/A

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

THIS PLAN TO BE UTILIZED FOR LIGHTING PURPOSES ONLY

REFER TO DETAIL SHEET FOR LIGHT POLE FOUNDATION DETAIL

GRAPHIC SCALE 30 0 15 30 60 120 — 1 INCH = 30 FEET

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LAND SURVEYING
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4	03/16/2022	PLANNING BOARD PEER REVIEW	CFD / NEM
5	06/10/2022	PEER REVIEW COMMENTS	CFD / NEM

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PROJECT No.:	JMZ10906
DRAWN BY:	MB/ML
CHECKED BY:	MSY/GD
DATE:	10/08/2021
CAD I.D.:	W211018-LSCP-1A

PROJECT:

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
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MASSACHUSETTS

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

JOHN A. KUCH — COMMONWEALTH OF MASSACHUSETTS — PROFESSIONAL ENGINEER — No. 52053 — REGISTERED PROFESSIONAL ENGINEER

SHEET TITLE:

LIGHTING PLAN A

SHEET NUMBER:

C-706

REVISION 5 - 06/10/2022

C:\PROGRAMDATA\...\BOHLER\C3D2020\NETEMP\ACPUBLISH_15724\P021918-LSCP-1A---LAYOUT: C-706 LIGHT A

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

MATCHLINE 'A'

MATCHLINE 'B'

APPROX. 50' BUFFER TO EXIST. ELECTRIC TRANSMISSION STRUCTURE

100' WETLAND BUFFER (TYP.)

25' WETLAND BUFFER (TYP.)

WETLAND LINE (TYP.)

LIGHTING NOTES

(Rev. 1/2020)

1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.
2. THE LIGHTING CONTRACTOR MUST COMPLY WITH ALL APPLICABLE CONTRACTOR REQUIREMENTS INDICATED IN THE PLANS, INCLUDING BUT NOT LIMITED TO GENERAL NOTES, GRADING AND UTILITY NOTES, SITE SAFETY, AND ALL AGENCY AND GOVERNMENTAL REGULATIONS.
3. THE LIGHTING PLAN DEPICTS PROPOSED, SUSTAINED ILLUMINATION LEVELS CALCULATED USING DATA PROVIDED BY THE NOTED MANUFACTURER. ACTUAL SUSTAINED SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, THE SERVICE LIFE OF EQUIPMENT AND LUMINAIRES AND OTHER RELATED VARIABLE FIELD CONDITIONS.
4. THE LIGHTING VALUES AND CALCULATION POINTS DEPICTED ON THIS PLAN ARE ANALYZED ON A HORIZONTAL GEOMETRIC PLANE AT GROUND LEVEL UNLESS OTHERWISE NOTED. ILLUMINATION LEVELS ARE SHOWN IN FOOT-CANDLES (FC).
5. THE LUMINAIRES, LAMPS AND LENSES MUST BE REGULARLY INSPECTED/MAINTAINED TO ENSURE THAT THEY FUNCTION PROPERLY. THIS WORK SHOULD INCLUDE, BUT IS NOT LIMITED TO, VISUAL OBSERVATION, CLEANING OF LENSES, AND RE-LAMPING ACCORDING TO MANUFACTURER RECOMMENDATIONS. FAILURE TO FOLLOW THE ABOVE STEPS COULD RESULT IN IMPROPER LIGHT DISTRIBUTION AND FAILURE TO COMPLY WITH THE APPROVED DESIGN. UPON COMPLETION AND OWNER'S ACCEPTANCE OF THE WORK, THE ABOVE RESPONSIBILITIES BECOMES SOLELY THE OWNER'S.
6. THE LIGHTING PLAN IS INTENDED TO SHOW THE LOCATIONS AND TYPE OF LUMINAIRES. POWER SYSTEM, CONDUITS, WIRING AND OTHER ELECTRICAL COMPONENTS ARE SOLELY THE ARCHITECT'S, MECHANICAL ENGINEER'S AND/OR LIGHTING CONTRACTOR'S RESPONSIBILITY, AS INDICATED IN THE CONSTRUCTION CONTRACT DOCUMENTS. THE LIGHTING CONTRACTOR MUST COORDINATE WITH THE PROJECT ARCHITECT AND/OR ELECTRICAL ENGINEER REGARDING ANY AND ALL POWER SOURCES AND TIMING DEVICES NECESSARY TO MEET THE DESIGN INTENT. THESE ITEMS MUST BE INSTALLED AS REQUIRED BY STATE AND LOCAL REGULATIONS. CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF LIGHTING FIXTURES AND APPURTENANCES IN ACCORDANCE WITH ALL APPLICABLE BUILDING AND ELECTRICAL CODES.
7. THE CONTRACTOR MUST BRING IMMEDIATELY, IN WRITING, ANY LIGHT LOCATIONS THAT CONFLICT WITH DRAINAGE, UTILITIES, OR OTHER STRUCTURE(S) TO THE ENGINEER OF RECORD'S ATTENTION, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
8. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT SHIELDING AND OR ROTATED OPTICS ARE INSTALLED AS INDICATED ON THE PLAN IN ORDER TO ACHIEVE THE LIGHTING LEVELS THE REVIEWING AGENCY APPROVED.
9. THE ACTUAL LIGHTING LEVELS MUST BE VERIFIED IN THE FIELD AND FIXTURES ADJUSTED ACCORDINGLY, BY THE CONTRACTOR, TO ACHIEVE THE APPROVED LIGHT LEVELS.
10. ILLUMINATION LEVELS SHOWN ON THE PLAN HAVE BEEN CALCULATED FOR PROPOSED LIGHTS ONLY. ACTUAL ILLUMINATION LEVELS IN THE FIELD MAY DIFFER FROM THOSE DEPICTED ON THE PLAN DUE TO INTERFERENCE FROM EXISTING/AMBIENT LIGHTS WHOSE ILLUMINATION LEVELS ARE NOT REFLECTED ON THIS PLAN.
11. ILLUMINATION LEVELS SHOWN ON THE PLAN WERE CALCULATED WITH LIGHTING DESIGN SOFTWARE AGI32 BY LIGHTING ANALYST.

LUMINAIRE SCHEDULE

SYMBOL	QTY	LABEL	MTG. HT.	DESCRIPTION	ARRNGMNT.	LUMENS	LLF	COLOR TEMP.	IES FILENAME	CATALOG #
	20	A	30'	FORWARD THROW LED AREA LIGHT WITH SHIELD	SINGLE	17,230	0.90		XGBM-FT-LED-SS-NW-HSS.IES	XGBM-FT-LED-SS-NW-HSS
	11	B	15'	FORWARD THROW LED AREA LIGHT WITH SHIELD	SINGLE	17,230	0.90		XGBM-FT-LED-SS-NW-HSS.IES	XGBM-FT-LED-SS-NW-HSS
	4	C	30'	FORWARD THROW LED AREA LIGHT	QUAD	17,230	0.90		XGBM-FT-LED-SS-NW.IES	XGBM-FT-LED-SS-NW
	1	D	15'	FORWARD THROW LED AREA LIGHT	QUAD	17,230	0.90		XGBM-FT-LED-SS-NW.IES	XGBM-FT-LED-SS-NW
	31	E	14'	LARGE LED WALL MOUNTED LIGHT	SINGLE	13,170	0.90		TXWP-13L-50.IES	TXWP-13L-50
	6	F	20'	FORWARD THROW LED AREA LIGHT WITH SHIELD	SINGLE	17,230	0.90		XGBM-FT-LED-SS-NW-HSS.IES	XGBM-FT-LED-SS-NW-HSS
	2	G	30'	FORWARD THROW LED AREA LIGHT WITH SIDE AND REAR SHIELD	SINGLE	17,230	0.90		XGBM-FT-LED-SS-NW-HSS.IES	XGBM-FT-LED-SS-NW-HSS

CALCULATION SUMMARY

LOCATION	UNITS	AVG.	MAX.	MIN.	AVG./MIN.	MAX./MIN.
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	FC	2.77	37.9	0.0	N/A	N/A

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REFER TO DETAIL SHEET FOR LIGHT POLE FOUNDATION DETAIL

GRAPHIC SCALE 30 0 15 30 60 120 — 1 INCH = 30 FEET

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PROJECT NO.:	JM210906
DRAWN BY:	MB/ML
CHECKED BY:	MSY/GD
DATE:	10/08/2021
CAD I.D.:	W21105-LSCP-1A

PROJECT:

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FOR

MARCUS PARTNERS

PROPOSED DISTRIBUTION / WAREHOUSE

MAP #313 | LOTS: 7, 8, 53, 54 & 55
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J. KUCICH — JOHN J. KUCICH — PROFESSIONAL ENGINEER — COMMONWEALTH OF MASSACHUSETTS — No. 52673 — REGISTERED PROFESSIONAL ENGINEER — STATE OF NEW JERSEY — LICENSE No. 24123

SHEET TITLE:

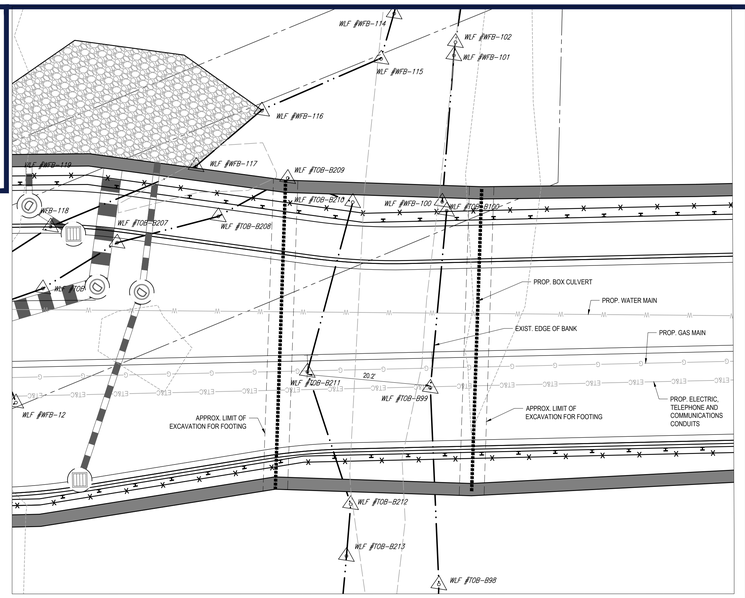
LIGHTING PLAN B

SHEET NUMBER:

C-707

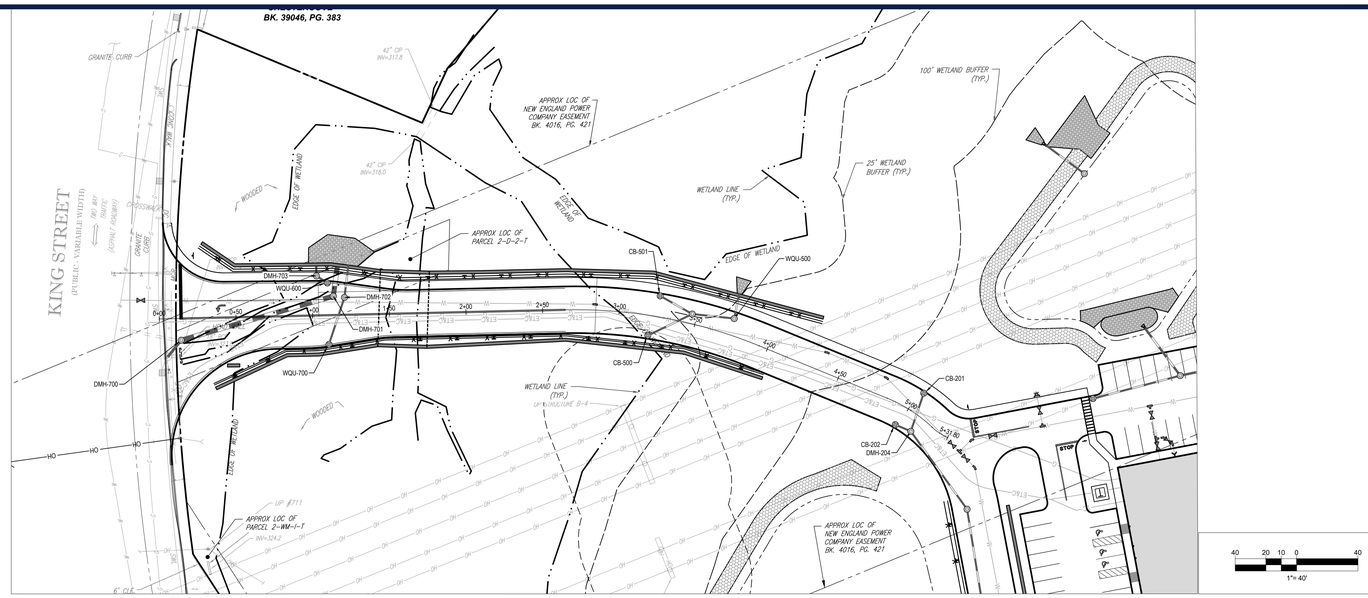
REVISION 5 - 06/10/2022

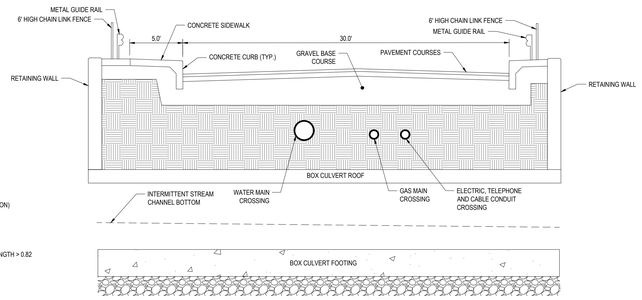
C:\PROGRAMDATA_BOHLER\CD2020\SNET\TEMP\ACPUBLISH_15724\W21105-LSCP-1A.——LAYOUT: C-707 LIGHT B



STREAM CROSSING ENLARGED VIEW

SCALE: 1" = 10'





STREAM 1 CROSSING CALCULATIONS:

BANK FULL WIDTH (BFW):

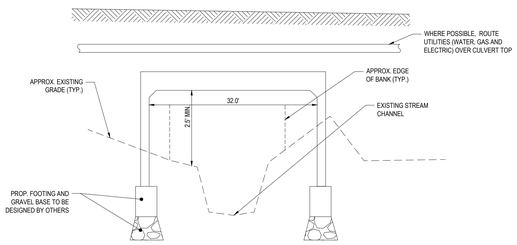
WIDTH AT WIDEST POINT = 20.2 FT (SEE PLAN FOR DIMENSION)
BFW = 1.2 X 20.2 = 24.3 FT (REQUIRED)
BFW = 32 FT (PROVIDED)

OPENNESS RATIO

OR = CROSS SECTIONAL AREA OF STRUCTURE / CROSS LENGTH > 0.82
OR = ((32)(2.5) / 50.4 > 0.82
OR = 1.59 > 0.82

STREAM CROSSING DETAIL

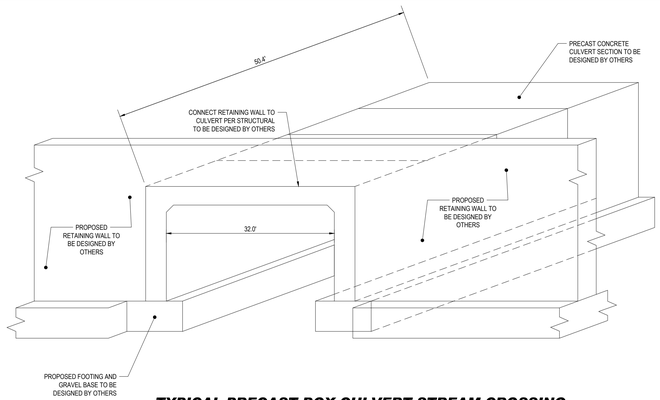
NOT TO SCALE



NOTE:
1. CULVERT DESIGN TO BE PROVIDED BY MANUFACTURER AND SHALL BE HS-25 LOADING RATED.

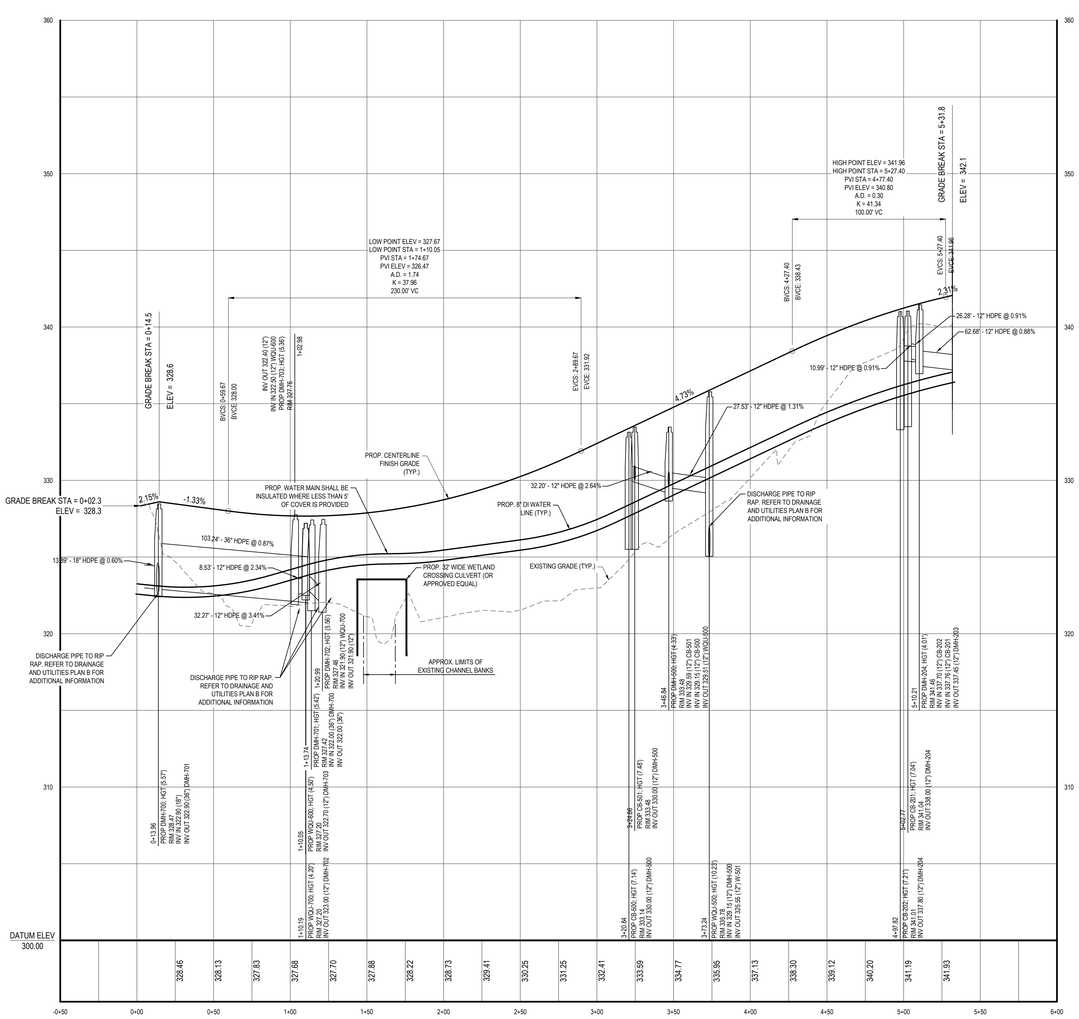
5 **TYPICAL PRECAST BOX CULVERT SECTION**

NOT TO SCALE



TYPICAL PRECAST BOX CULVERT STREAM CROSSING

NOT TO SCALE



5 **Proposed Road (STA: 0+00 - STA: 5+31.80)**

SCALE: 1"= 40 ' HORIZONTAL
1"= 4 ' VERTICAL

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DATE:	10/08/2021
CAD I.D.:	W211018-PROF-1A

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J. A. KUCICH
JOHN A. KUCICH
CIVIL
PROFESSIONAL ENGINEER
MASSACHUSETTS LICENSE No. 49530
NEW HAMPSHIRE LICENSE No. 19476
CONNECTICUT LICENSE No. 26127
RHODE ISLAND LICENSE No. 26516
MAINE LICENSE No. 12553

SHEET TITLE:

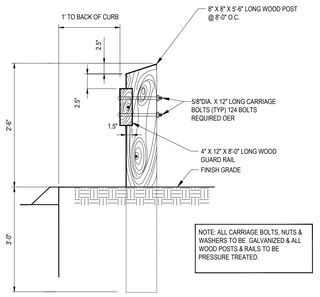
PROPOSED DRIVEWAY PLAN AND PROFILE

SHEET NUMBER:

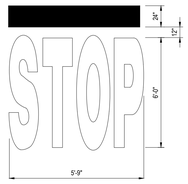
C-801

REVISION 5 - 06/10/2022

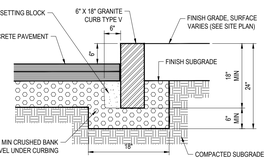
P:\21\W211018\CAD\DRAWINGS\PLAN SET\CIVIL SITE PLANS\REVIT\W211018-PROF-1A.——>LAYOUT - C-801 PROFILE A



WOOD GUIDE RAIL DETAIL — NTS

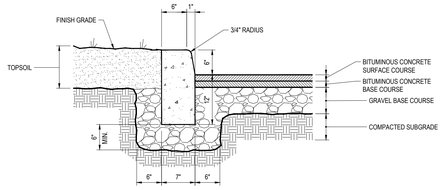


"STOP" BAR DETAIL — NTS



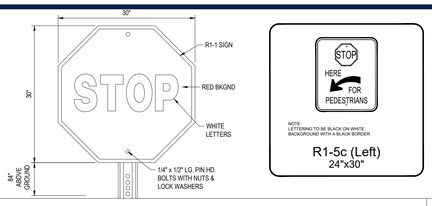
NOTE: INSTALL IN LOCATIONS AS SPECIFIED ON SITE PLAN

VERTICAL GRANITE CURB — NTS

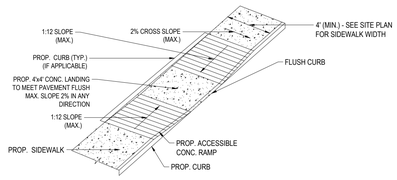


NOTE:
1. CURB SHALL CONSIST OF 4,000 PSI AIR ENTRAINED CONCRETE. EXPOSED EDGES TO HAVE RUBBED FINISH AND SURFACE SHALL BE TREATED WITH A CONCRETE PENETRANT/SEALER.
2. THE ENDS OF CURB SECTIONS SHALL BE CHAMFERED 1/4 INCH.
3. THE CORNERS OF CURB SECTIONS SHALL MATCH THE ADJACENT CURB IN SIZE, COLOR AND FINISH.
4. CURBS, CURB CORNERS OR EDGING SHALL BE FITTED TOGETHER AS CLOSELY AS POSSIBLE.
5. EXPANSION JOINTS SHALL BE INSTALLED AT A MAXIMUM OF TWENTY FEET (20') ON CENTER USING PREFORMED EXPANSION JOINT FILLER HAVING A THICKNESS OF 1/2 INCH.

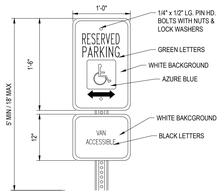
PRECAST CONCRETE CURB — NTS



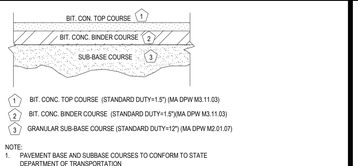
SIGNAGE DETAILS — NTS



ACCESSIBLE RAMP — NTS



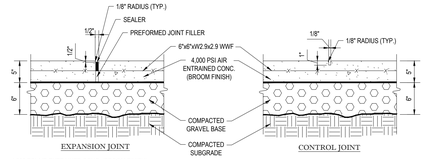
ACCESSIBLE SIGN — NTS

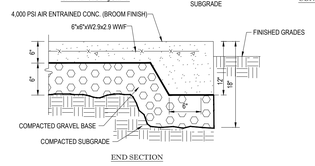


1. BIT. CONC. TOP COURSE (STANDARD DUTY=1.5") (MA DPW M3.11.03)
2. BIT. CONC. BINDER COURSE (STANDARD DUTY=1.5")(MA DPW M3.11.03)
3. GRANULAR SUB-BASE COURSE (STANDARD DUTY=12") (MA DPW M2.01.07)

NOTE:
1. PAVEMENT BASE AND SUBBASE COURSES TO CONFORM TO STATE DEPARTMENT OF TRANSPORTATION
2. GC TO REFER TO GEOTECHNICAL REPORT FOR PAVEMENT SPECIFICATIONS.

STANDARD DUTY PAVEMENT SECTION — NTS

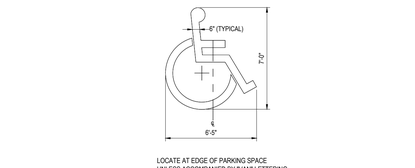




END SECTION

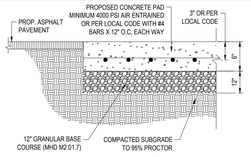
NOTES: TO BE USED FOR BUILDING SURROUND AND OTHER CONCRETE WALKS. USE CHAIRS TO SUPPORT REINFORCING STEEL DURING POUR.
VARIES SEE PLAN
1. SEE SITE PLAN FOR WIDTH AND GRADES
2. PROVIDE MINIMUM 1/8"/FT. CROSS-SLOPE
3. PROVIDE CONTROL JOINTS 5'-0" O.C. MIN.
4. PROVIDE EXPANSION JOINTS 20'-0" O.C. MIN.

TYPICAL MONOLITHIC CONCRETE SIDEWALK — NTS



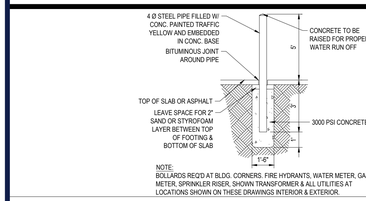
LOCATE AT EDGE OF PARKING SPACE UNLESS ACCOMPANIED BY "VAN" LETTERING

ACCESSIBLE PARKING SYMBOL — NTS

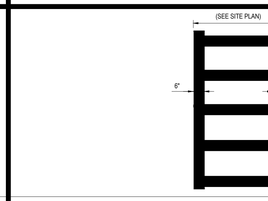


GC TO REFER TO GEOTECHNICAL REPORT FOR PAVEMENT SPECIFICATIONS.

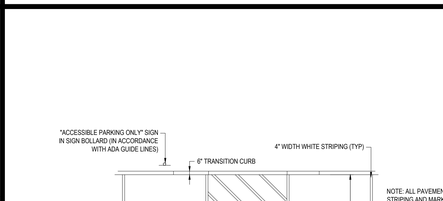
CONCRETE PAD DETAIL — NTS



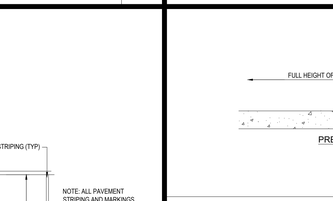
BOLLARD — NTS



CROSSWALK DETAIL — NTS



ACCESSIBLE RAMP DETAIL — N.T.S.

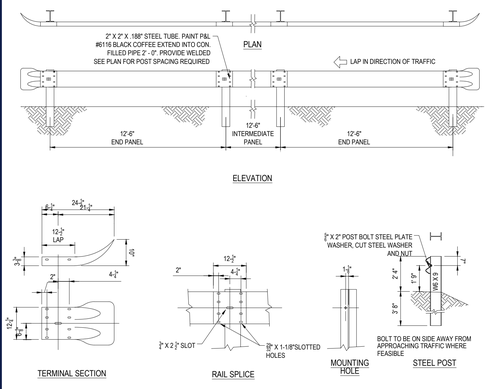


SECTION A-A

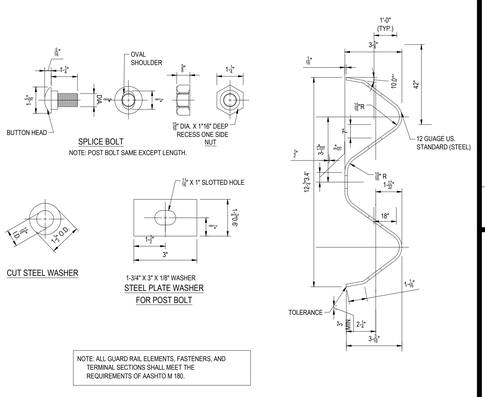
NOTES:
1. ALL CONSTRUCTION TO COMPLY WITH BARRIER FREE CODE REQUIREMENTS
2. SEE STANDARD CURB DETAIL FOR OTHER REQUIREMENTS
3. WHEN ADJACENT TO A WALKWAY, FLARED SIDE SHALL NOT BE SLOPED MORE THAN 1:12.
4. WHEN NOT ADJACENT TO A HARD SURFACE WALKWAY, FLARE CAN BE REDUCED TO 18".
5. CURB REVEAL TYPICALLY 6" BUT CONTRACTOR SHALL REFER TO PLAN AND CURB DETAIL FOR CURB REVEAL SPECIFIC TO SITE LOCATION.

ADA FLUSH CURB DETAIL

NOT TO SCALE (S039904-012013)

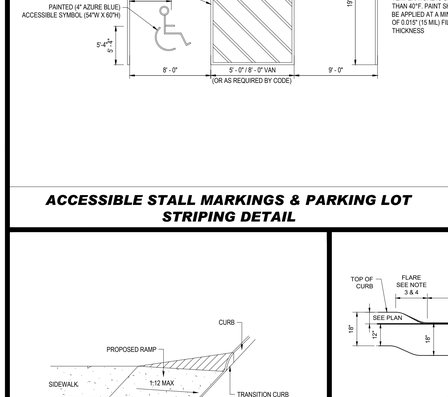


METAL GUIDERAIL — NTS



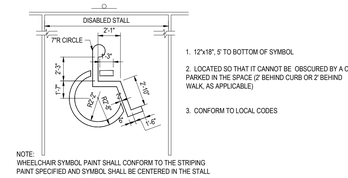
NOTE: ALL GUARD RAIL ELEMENTS, FASTENERS, AND TERMINAL SECTIONS SHALL MEET THE REQUIREMENTS OF AASHTO M 180.

METAL GUIDERAIL — NTS



NOTE: ALL PAVEMENT STRIPING AND MARKINGS SHALL CONSIST OF CHLORINATED RUBBER PAINT APPLIED TO A DRY SURFACE WHEN THE TEMPERATURE IS GREATER THAN 40°F. PAINT SHALL BE APPLIED AT A MINIMUM OF 0.015" (15 MIL) FILM THICKNESS

ACCESSIBLE STALL MARKINGS & PARKING LOT STRIPING DETAIL — NTS



ACCESSIBLE PARKING SPACE PAINTING DETAIL — NTS

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE SOLUTIONS
PERMITTING SERVICES
TRANSPORTATION SERVICES
THE INFORMATION, DESIGN AND CONCEPTS SET FORTH HEREIN ARE PROPRIETARY TO BOHLER AND SHALL NOT BE DISCLOSED OR REPRODUCED WITHOUT THE PRIOR WRITTEN CONSENT OF BOHLER. THE USE OF THESE PLANS BY ANY PARTY FOR ANY PROJECT OTHER THAN THE ONE FOR WHICH THEY ARE PREPARED IS PROHIBITED. © BOHLER

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED 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
5	06/10/2022	PEER REVIEW COMMENTS	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.:	JM210906
DRAWN BY:	MB/ML
CHECKED BY:	MSY/GD
DATE:	10/08/2021
CAD I.D.:	W211018-CNDS-1A

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

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

J. KUCH JOHN M. KUCH 24390 REGISTERED PROFESSIONAL ENGINEER COMMONWEALTH OF MASSACHUSETTS
RENEW DATE: 12/31/2022
LICENSE NO. 24390

SHEET TITLE:

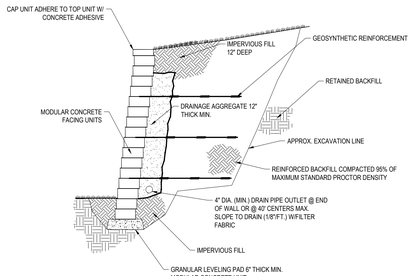
DETAIL SHEET

SHEET NUMBER:

C-901

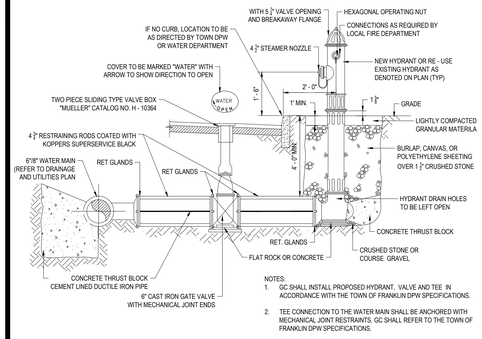
REVISION 5 - 06/10/2022

C:\PROGRAMDATA_BOHLER\C3D2020\SETTEMP\ACPUBLISH_19804\W211018-CNDS-1A-----JLAYOUT C-901 DETL.DWG



REINFORCED RETAINING WALL

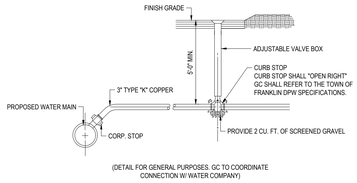
NTS



NOTES:
1. GC SHALL INSTALL PROPOSED HYDRANT, VALVE AND TEE IN ACCORDANCE WITH THE TOWN OF FRANKLIN DPW SPECIFICATIONS.
2. TEE CONNECTION TO THE WATER MAIN SHALL BE ANCHORED WITH MECHANICAL JOINT RESTRAINTS. GC SHALL REFER TO THE TOWN OF FRANKLIN DPW SPECIFICATIONS.

HYDRANT & VALVE INSTALLATION

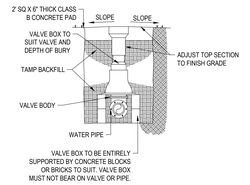
NTS



(DETAIL FOR GENERAL PURPOSES. GC TO COORDINATE CONNECTION W/ WATER COMPANY)

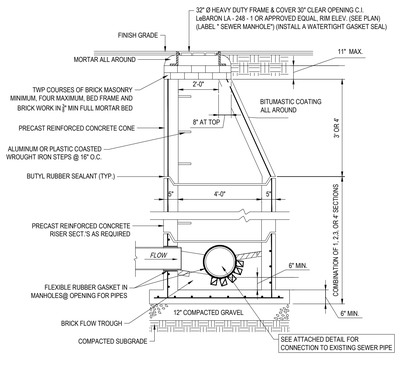
WATER/SERVICE CONSTRUCTION

NTS



GATE VALVE

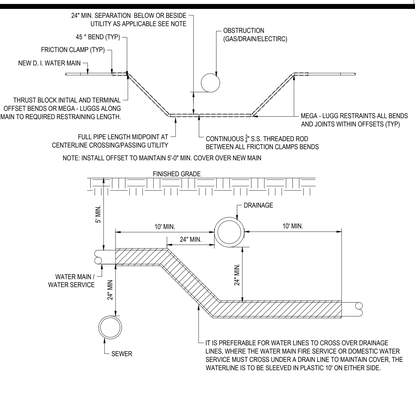
NTS



NOTE: ALL STRUCTURES SHALL BE SUITABLE FOR H-20 LOADING AND SHALL MEET THE REQUIREMENTS OF ASTM C478.

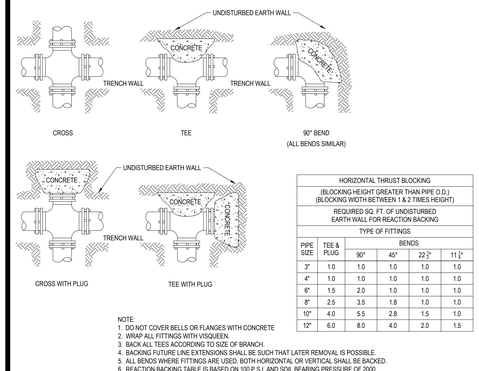
TYP. PRECAST CONCRETE SANITARY MANHOLE

NTS



WATER/SEWER CROSSING

NTS

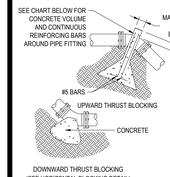


NOTE:
1. DO NOT COVER BELLS OR FLANGES WITH CONCRETE
2. WRAP ALL FITTINGS WITH VISQUEEN.
3. BACK ALL TEES ACCORDING TO SIZE OF BRANCH.
4. BACKING FUTURE LINE EXTENSIONS SHALL BE SUCH THAT LATER REMOVAL IS POSSIBLE.
5. ALL BENDS WHERE FITTINGS ARE USED, BOTH HORIZONTAL OR VERTICAL SHALL BE BACKED.
6. REACTION BACKING TABLE IS BASED ON 100 P.S.I. AND SOIL BEARING PRESSURE OF 2000 lb./sq.ft. ADDITIONAL BACKING MAY BE REQUIRED IN SOME AREAS AS DIRECTED BY ENGINEERS.
7. ALL CONCRETE SHALL BE 2500 P.S.I.
8. 18" AND LARGER REQUIRES SPECIFIC ANTI-THRUST DESIGN.

HORIZONTAL THRUST BLOCKING					
(BLOCKING HEIGHT GREATER THAN PIPE O.D.) (BLOCKING WIDTH BETWEEN 1 & 2 TIMES HEIGHT)					
REQUIRED SQ. FT. OF UNDISTURBED EARTH WALL FOR REACTION BACKING					
TYPE OF FITTINGS					
PIPE SIZE	TEE & PLUG	BENDS			
		90°	45°	22 ½°	11 ¼°
3"	1.0	1.0	1.0	1.0	1.0
4"	1.0	1.0	1.0	1.0	1.0
6"	1.5	2.0	1.0	1.0	1.0
8"	2.5	3.5	1.8	1.0	1.0
10"	4.0	5.5	2.8	1.5	1.0
12"	6.0	8.0	4.0	2.0	1.5

HORIZONTAL THRUST BLOCKING

NTS

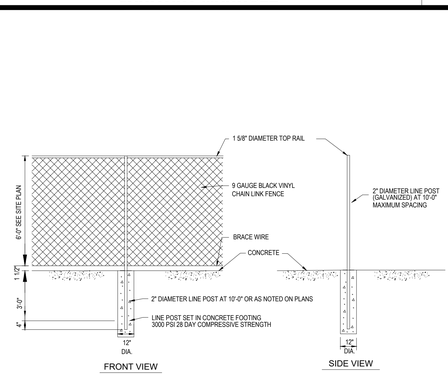


UPWARD THRUST BLOCKING (REQUIRED REINFORCING BARS & CUBIC YARDS OF P.C. CONCRETE)												
	90° BEND			45° BEND			22 ½° BEND			11 ¼° BEND		
PIPE SIZE	CONC. C.Y.	REINF		CONC. C.Y.	REINF		CONC. C.Y.	REINF		CONC. C.Y.	REINF	
		QTY	SIZE		QTY	SIZE		QTY	SIZE		QTY	SIZE
6"	1.5	3	5	1.5	3	5	1.25	2	5	1.25	2	5
8"	2	3	5	2	3	5	1.5	2	5	1.5	2	5
10"	2.5	3	5	2.5	3	5	2	3	5	2	3	5
12"	3	3	5	3	3	5	2.5	3	5	2.5	3	5

NOTES:
1. DO NOT COVER BELLS OR FLANGES WITH CONCRETE
2. WRAP ALL FITTINGS WITH VISQUEEN.
3. BACK ALL TEES ACCORDING TO SIZE OF BRANCH.
4. BACKING FUTURE LINE EXTENSIONS SHALL BE SUCH THAT LATER REMOVAL IS POSSIBLE.
5. ALL BENDS WHERE FITTINGS ARE USED, BOTH HORIZONTAL OR VERTICAL SHALL BE BACKED.
6. REACTION BACKING TABLE IS BASED ON 100 P.S.I. AND SOIL BEARING PRESSURE OF 2000 LB./SQ.FT. ADDITIONAL BACKING MAY BE REQUIRED IN SOME AREAS AS DIRECTED BY ENGINEERS.
7. ALL CONCRETE SHALL BE 2500 P.S.I.
8. 18" AND LARGER REQUIRES SPECIFIC ANTI-THRUST DESIGN.
9. ALL VERTICAL THRUST BLOCKS SHALL HAVE STEEL REINFORCING BARS AROUND PIPE FITTINGS

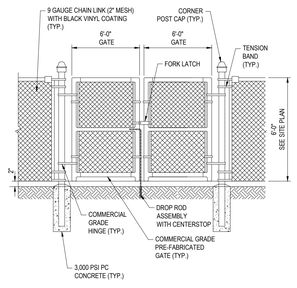
VERTICAL THRUST BLOCKING

NTS



BLACK VINYL CHAIN LINK FENCE DETAIL

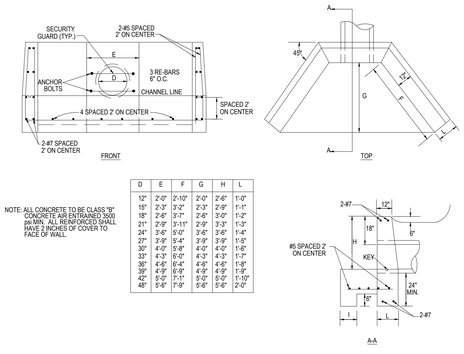
NTS



NOTE:
ALL POSTS, HARDWARE AND APPURTENANCES TO BE BLACK.

BLACK VINYL CHAIN LINK FENCE WITH DOUBLE GATE

NTS

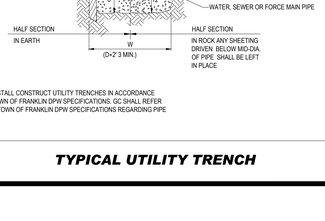


D	E	F	G	H	L
12"	2'-0"	2'-10"	2'-0"	2'-6"	1'-0"
15"	2'-3"	3'-2"	2'-3"	2'-9"	1'-1"
18"	2'-6"	3'-7"	2'-6"	3'-0"	1'-2"
21"	2'-9"	3'-11"	2'-9"	3'-3"	1'-3"
24"	3'-0"	5'-0"	3'-0"	3'-6"	1'-4"
27"	3'-9"	5'-4"	3'-9"	3'-9"	1'-5"
30"	4'-0"	5'-8"	4'-0"	4'-0"	1'-6"
33"	4'-3"	6'-0"	4'-3"	4'-3"	1'-7"
36"	4'-6"	6'-4"	4'-6"	4'-6"	1'-8"
39"	4'-9"	6'-8"	4'-9"	4'-9"	1'-9"
42"	5'-0"	7'-1"	5'-0"	5'-0"	1'-10"
48"	5'-6"	7'-9"	5'-6"	5'-6"	2'-0"

NOTE: ALL CONCRETE TO BE CLASS "B" CONCRETE AIR ENTRAINED 3500 psi MIN. ALL REINFORCED SHALL HAVE 2 INCHES OF COVER TO FACE OF WALL.

HEADWALL DETAIL

NTS



NOTES:
1. GC SHALL INSTALL CONSTRUCT UTILITY TRENCHES IN ACCORDANCE WITH THE TOWN OF FRANKLIN DPW SPECIFICATIONS. GC SHALL REFER TO THE THE TOWN OF FRANKLIN DPW SPECIFICATIONS REGARDING PIPE BEDDING.

TYPICAL UTILITY TRENCH

NTS

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BOHLER

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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
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PROJECT No.:	JM210906
DRAWN BY:	MB/ML
CHECKED BY:	MSY/GD
DATE:	10/08/2021
CAD I.D.:	W211018-CNDS-1A

PROJECT:

PRELIMINARY MAJOR SITE PLAN

FOR

MARCUS PARTNERS

PROPOSED DISTRIBUTION / WAREHOUSE

MAP #313 | LOTS: 7, 8, 53, 54 & 55
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SOUTHBOROUGH, MA 01772
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RHODE ISLAND LICENSE No. 20016
NJ/NAL LICENSE No. 24GE

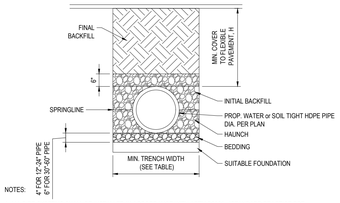
SHEET TITLE:

DETAIL SHEET

SHEET NUMBER:

C-902

REVISION 5 - 06/10/2022



RECOMMENDED MIN. TRENCH WIDTH	
PIPE DIA.	MIN. TRANCH WIDTH
6"	23"
8"	26"
10"	28"
12"	30"
15"	34"
18"	39"
24"	48"
30"	56"
36"	64"
48"	80"
60"	96"

NOTES:

1. ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST ADDITION.

2. MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.

3. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.

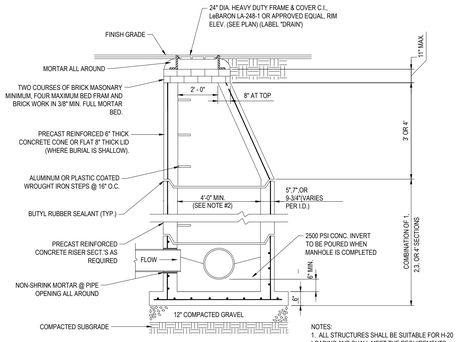
4. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I, II OR III. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"-24" (100mm-600mm); 6" (150mm) FOR 30"-60" (750mm-900mm).

5. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I, II OR III IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.

6. MINIMUM COVER: MINIMUM COVER, H, IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 12" UP TO 48" DIAMETER PIPE AND 24" OF COVER FOR 54"-60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.

HDPE STORM DRAINAGE TRENCH

NTS



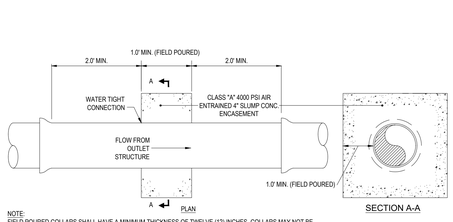
NOTES:

1. ALL STRUCTURES SHALL BE SUITABLE FOR H-20 LOADING AND SHALL MEET THE REQUIREMENTS OF ASTM C478.

2. GC SHALL SIZE STRUCTURE TO ACCOMMODATE PIPE SIZES AND PENETRATION AS SHOWN ON THE GRADING AND DRAINAGE PLAN

PRECAST CONCRETE STORM DRAIN MANHOLE

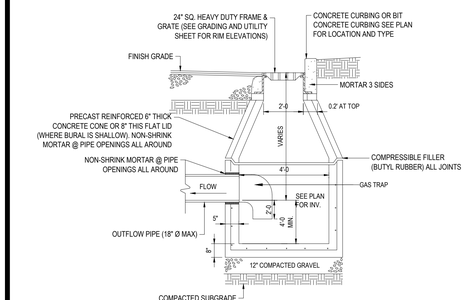
NTS



NOTE:
FIELD POURED COLLARS SHALL HAVE A MINIMUM THICKNESS OF TWELVE (12) INCHES. COLLARS MAY NOT BE INSTALLED WITHIN TWO (2) FEET OF PIPE JOINTS. PRECAST COLLARS NOT ALLOWED ON CORRUGATED PIPE.

ANTI-SEEP COLLAR DETAIL

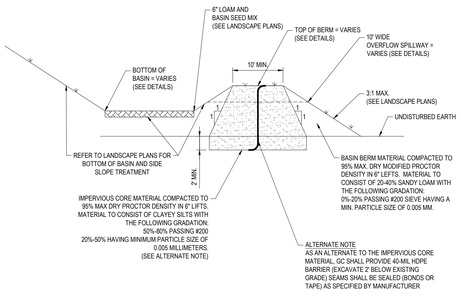
NTS



NOTES:
1. ALL STRUCTURES SHALL BE SUITABLE FOR H-20 LOADING AND SHALL MEET THE REQUIREMENTS OF ASTM C478.

PRECAST CONCRETE DEEP SUMP CATCH BASIN

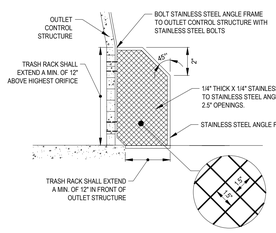
NTS



NOTE: FOUNDATION FOR BERM CONSTRUCTION SHALL BE CLEARED OF ALL TOP SOIL, ROCKS, STUMPS, OR OTHER DELETERIOUS MATERIAL TO A FIRM SURFACE.

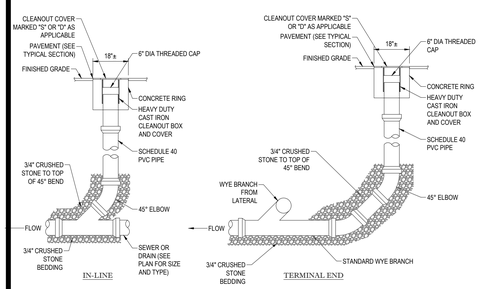
BASIN IMPERVIOUS CORE DETAIL

NTS



TRASH RACK

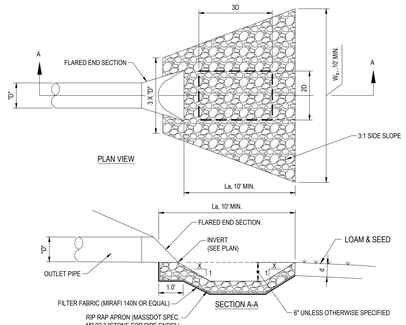
NTS



NOTES:
1. CLEANOUTS TO BE INSTALLED WHERE INDICATED ON THE PLANS, AT A MINIMUM WITHIN 10 FEET OF ALL BUILDING FOUNDATIONS IN ACCORDANCE TO THE CITY OF METHUEN GUIDELINES.
2. CLEANOUT PIPE TO BE SAME SIZE AND MATERIAL AS SEWER/DRAIN LINE UP TO 8".
3. BACKFILL TO TOP OF 45° WITH 3/4" CRUSHED STONE.

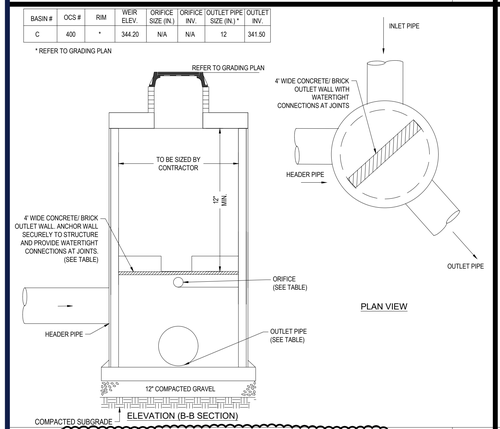
SEWER / DRAIN CLEANOUT DETAIL

NTS



FLARED END SECTION WITH RIP RAP APRON / SCOUR HOLE DETAIL

NTS



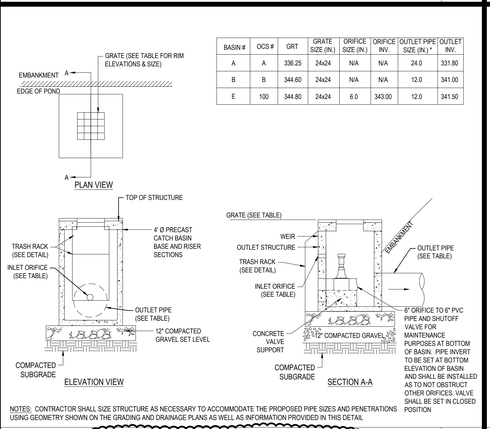
BASIN #	OCS #	RIM	WEIR ELEV.	ORIFICE SIZE (IN.)	ORIFICE INV.	OUTLET PIPE SIZE (IN.) *	OUTLET INV.
C	400	*	344.20	N/A	N/A	12	341.50

* REFER TO GRADING PLAN

SUBSURFACE SYSTEM OUTLET CONTROL STRUCTURE (OCS-400) DETAIL

5

NTS



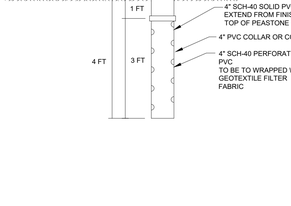
BASIN #	OCS #	GRT	GRATE SIZE (IN.)	ORIFICE SIZE (IN.)	ORIFICE INV.	OUTLET PIPE SIZE (IN.) *	OUTLET INV.
A	A	336.25	24x24	N/A	N/A	24.0	331.80
B	B	344.60	24x24	N/A	N/A	12.0	341.00
E	100	344.80	24x24	6.0	343.00	12.0	341.50

NOTES: CONTRACTOR SHALL SIZE STRUCTURE AS NECESSARY TO ACCOMMODATE THE PROPOSED PIPE SIZES AND PENETRATIONS USING GEOMETRY SHOWN ON THE GRADING AND DRAINAGE PLANS AS WELL AS INFORMATION PROVIDED IN THIS DETAIL.

OUTLET CONTROL STRUCTURE (OCS-A, OCS-B AND OCS-100) DETAIL

5

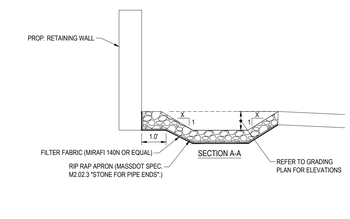
NTS



MONITORING WELL DETAIL

5

NTS



RIP-RAP SWALE DETAIL

5

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LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURFACE WATER QUALITY
PERMITTING SERVICES
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4	03/16/2022	PLANNING BOARD PEER REVIEW	CFD / NEM
5	06/10/2022	PEER REVIEW COMMENTS	CFD / NEM

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CHECKED BY:	MSY/GD
DATE:	10/08/2021
CAD I.D.:	W211018-CNDS-1A

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FOR

MARCUS PARTNERS

PROPOSED DISTRIBUTION / WAREHOUSE

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NORFOLK COUNTY,
MASSACHUSETTS

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

J. M. KUECH
JOHN M.
KUECH
PROFESSIONAL ENGINEER
COMMONWEALTH OF MASSACHUSETTS
NEW HAMPSHIRE LICENSED PROFESSIONAL ENGINEER
RHODE ISLAND LICENSED PROFESSIONAL ENGINEER
SIGNAL LICENSE No. 26355

SHEET TITLE:

DETAIL SHEET

SHEET NUMBER:

C-903

REVISION 5 - 06/10/2022

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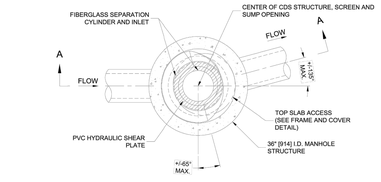
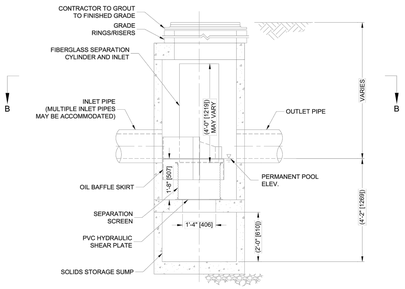


PLAN VIEW B-B
N.T.S.



ELEVATION A-A

FRAME AND COVER
(DIAMETER VARIES)
N.T.S.

CDS1515-3-C DESIGN NOTES

CDS1515-3-C RATED TREATMENT CAPACITY IS 1.0 CFS, OR PER LOCAL REGULATIONS.

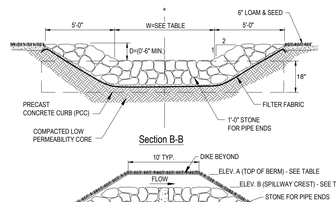
THE STANDARD CDS1515-3-C CONFIGURATION IS SHOWN.

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
3. CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 2', AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.
5. IF REQUIRED, PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.
6. CDS STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-478 AND AASHTO LOAD FACTOR DESIGN METHOD.

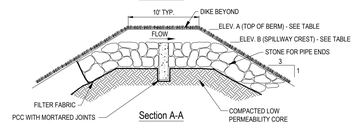
INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE.
C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPE(S). MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

CONTECH CDS1515-3-C STANDARD WATER QUALITY UNIT DETAIL (WQU-201, WQU-400 AND WQU-500)

NTS

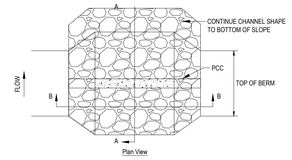


Section B-B



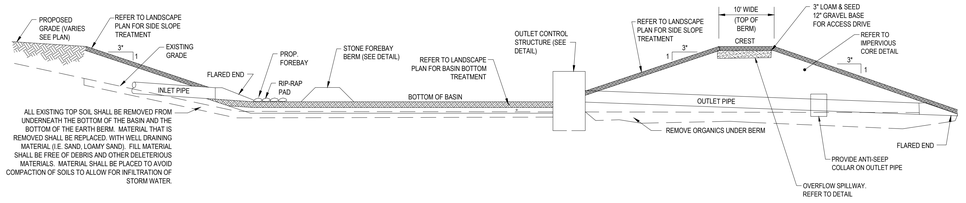
Section A-A

BASIN #	TOP OF BERM ELEV. A	SPILLWAY CREST ELEV. B	LENGTH OF SPILLWAY (W) (FT)
A	338.15	337.15	20
B	346.15	345.00	20
E	346.15	345.00	20



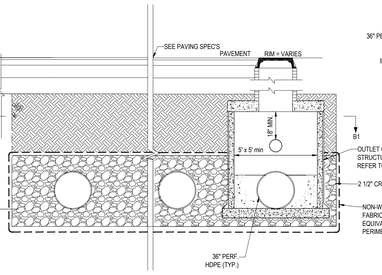
SURFACE BASIN EMERGENCY SPILLWAY

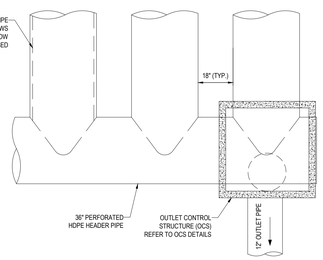
NTS



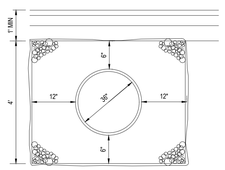
TYPICAL STORMWATER MANAGEMENT BASIN CROSS SECTION DETAIL

NTS





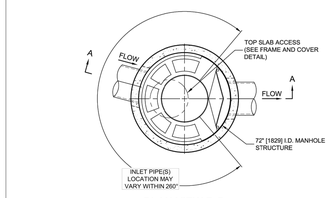
SECTION B1-B1



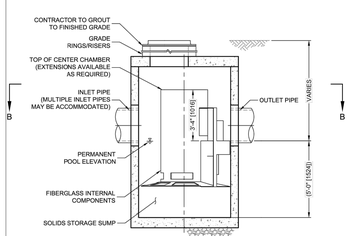
STONE TRENCH DETAIL

UNDERGROUND INFILTRATION BASIN C

NTS



PLAN VIEW B-B
NOT TO SCALE



ELEVATION A-A
NOT TO SCALE

CASCADE SEPARATOR DESIGN NOTES

CS-6 RATED TREATMENT CAPACITY IS 5.6 CFS, OR PER LOCAL REGULATIONS.
THE STANDARD CS-6 CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.

CONFIGURATION DESCRIPTION
GRATED INLET ONLY (NO INLET PIPE)
GRATED INLET WITH INLET PIPE OR PIPES
CURB INLET ONLY (NO INLET PIPE)
CURB INLET WITH INLET PIPE OR PIPES

FRAME AND COVER
(DIAMETER VARIES)
NOT TO SCALE

GENERAL NOTES
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2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
3. CASCADE SEPARATOR WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT
4. CASCADE SEPARATOR STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 2' [610], AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.
5. CASCADE SEPARATOR STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C478 AND AASHTO LOAD FACTOR DESIGN METHOD.
6. ALTERNATE UNITS ARE SHOWN IN MILLIMETERS [mm].

INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CASCADE SEPARATOR MANHOLE STRUCTURE.
C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPE(S). MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

CONTECH CS-6 CASCADE SEPARATOR STANDARD DETAIL (WQU-208)

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5	06/10/2022	PEER REVIEW COMMENTS	CFD / NEM

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DRAWN BY:	MB/ML
CHECKED BY:	MSY/GD
DATE:	10/08/2021
CAD I.D.:	W211018-CNDS-1A

PROJECT:

PRELIMINARY MAJOR SITE PLAN

FOR

MARCUS PARTNERS

PROPOSED DISTRIBUTION / WAREHOUSE

MAP #313 | LOTS: 7, 8, 53, 54 & 55
KING STREET
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NORFOLK COUNTY,
MASSACHUSETTS

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

J. KUCICH — JOHN JOSEPH KUCICH — PROFESSIONAL ENGINEER — COMMONWEALTH OF MASSACHUSETTS — LICENSE NO. 44613

SHEET TITLE:

DETAIL SHEET

SHEET NUMBER:

C-904

REVISION 5 - 06/10/2022

C:\PROGRAMDATA_BOHLER\CD2020\RNET\TEMP\ACPUBLISH_19864\W211018-CNDS-1A.-----LAYOUT- C-904 DETL

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

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

PROP. WETLAND REPLICATION AREA #4
(APPROX. 2,390 SF)
REFER TO WETLAND REPLICATION PLAN
PREPARED BY LEC ENVIRONMENTAL CONSULTANTS, INC.

PROP. WETLAND REPLICATION AREA #2
(APPROX. 3,997 SF)
REFER TO WETLAND REPLICATION PLAN
PREPARED BY LEC ENVIRONMENTAL CONSULTANTS, INC.

PROP. WETLAND REPLICATION AREA #1
(APPROX. 10,800 SF)
REFER TO WETLAND REPLICATION PLAN
PREPARED BY LEC ENVIRONMENTAL CONSULTANTS, INC.

PROP. WETLAND REPLICATION AREA #3
(APPROX. 5,793 S.F.)
REFER TO WETLAND REPLICATION PLAN
PREPARED BY LEC ENVIRONMENTAL CONSULTANTS, INC.

APPROX LOC OF PARCEL 2-WM-I-1

APPROX LOC OF NEW ENGLAND POWER COMPANY EASEMENT

KING STREET
(PUBLIC - VARIABLE WIDTH)

EDGE OF WETLAND

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

MAP 313, LOT 52
N/F LANDS OF
RICHARD P. CHESTERCOVE
BK. 39046, PG. 383

MAP 313, LOT 51
N/F LANDS OF
ANDREW D. QUINN

GRAPHIC SCALE
30 0 15 30 60 120
1 INCH = 30 FEET

C:\PROGRAMDATA_BOHLER\C02020296\TEMP\ACPUBLISH_7556\W211018-GRAD-1A-----LAYOUT - C-905 WETLAND REPLICATION.DWG

BOHLER

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

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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

JOHN S. KUCICH
No. 52,411
PROFESSIONAL ENGINEER
COMMONWEALTH OF MASSACHUSETTS

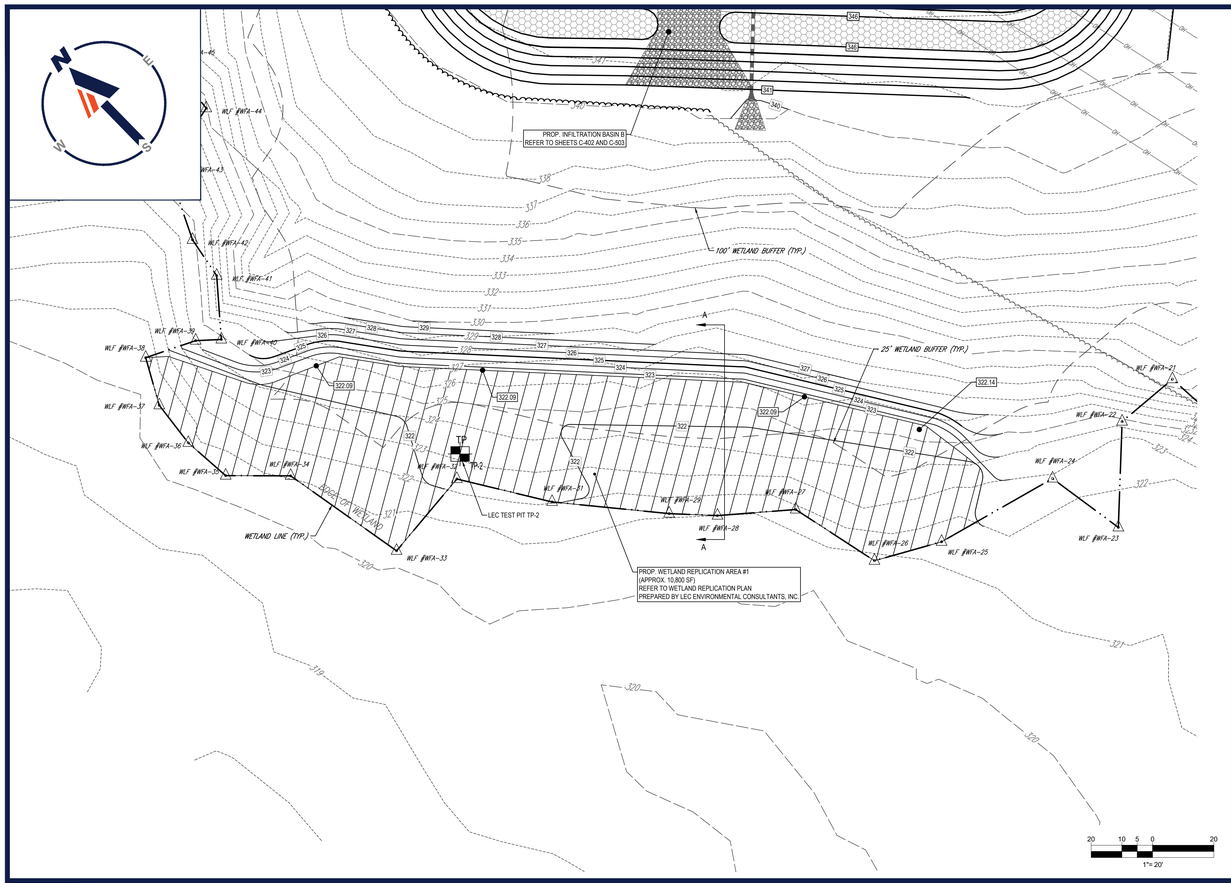
SHEET TITLE:

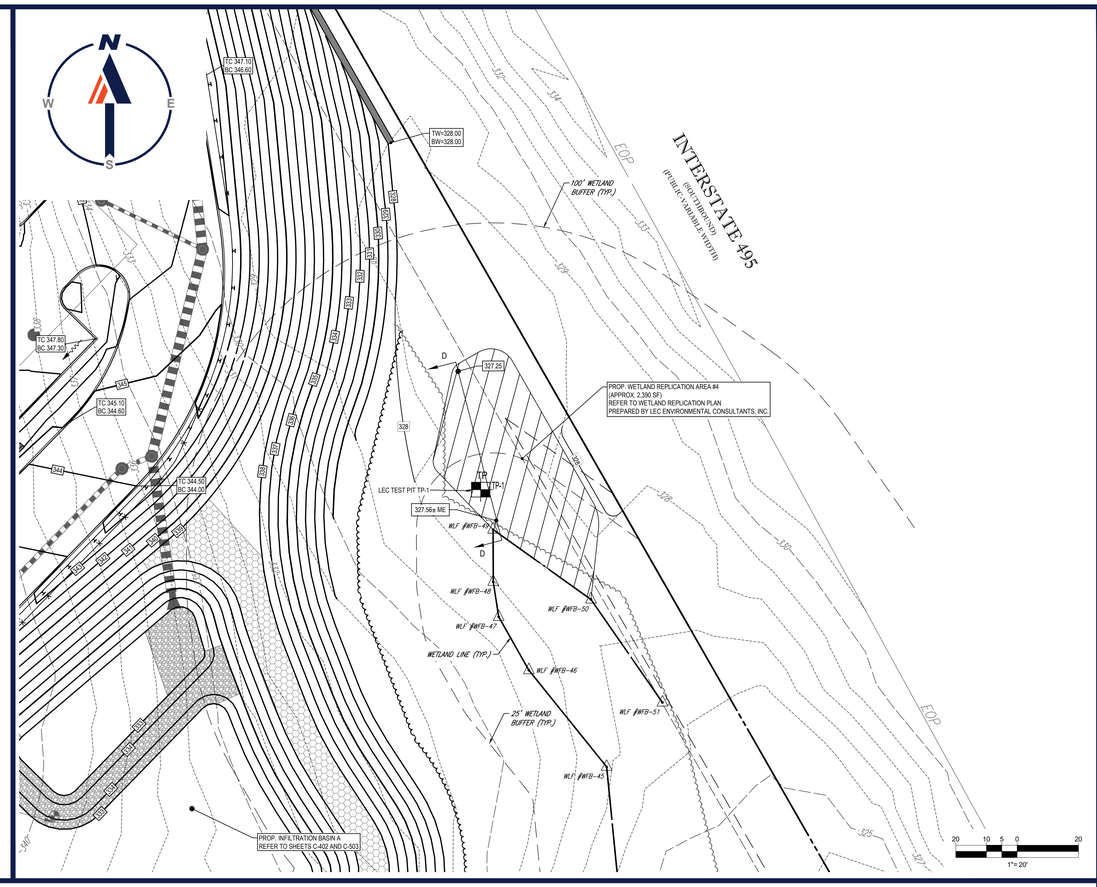
OVERALL WETLAND REPLICATION PLAN

SHEET NUMBER:

C-905

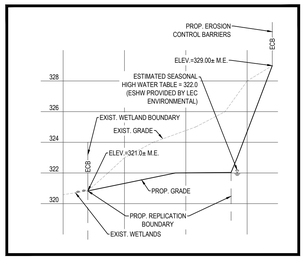
REVISION 5 - 06/10/2022





WETLAND REPLICATION AREA #1 PLAN VIEW

SCALE: 1"=20'

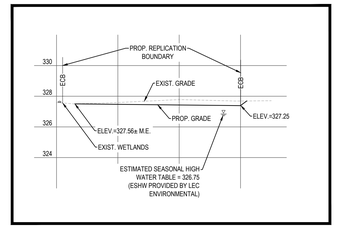


SCHEMATIC REPLICATION SECTION A-A

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

WETLAND REPLICATION AREA #4 PLAN VIEW

SCALE: 1"=20'



SCHEMATIC REPLICATION SECTION D-D

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

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

BOHLER
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LAND SURVEYING
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LANDSCAPE ARCHITECTURE
TRAFFIC AND MOBILITY ENGINEERING
PERMITTING SERVICES
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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED 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
5	06/10/2022	PEER REVIEW COMMENTS	CFD / NEM

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PRELIMINARY

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PROJECT No.:	JM210906
DRAWN BY:	MB/ML
CHECKED BY:	MSY/GD
DATE:	10/08/2021
CAD I.D.:	W211018-GRAD-1A

PROJECT:

PRELIMINARY MAJOR SITE PLAN

FOR

MARCUS PARTNERS

PROPOSED
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JOHN A. KUCH
PROFESSIONAL ENGINEER
COMMONWEALTH OF MASSACHUSETTS
NEW YORK LICENSE No. 087197
RHODE ISLAND LICENSE No. 9016
IOWA LICENSE No. 24551

SHEET TITLE:

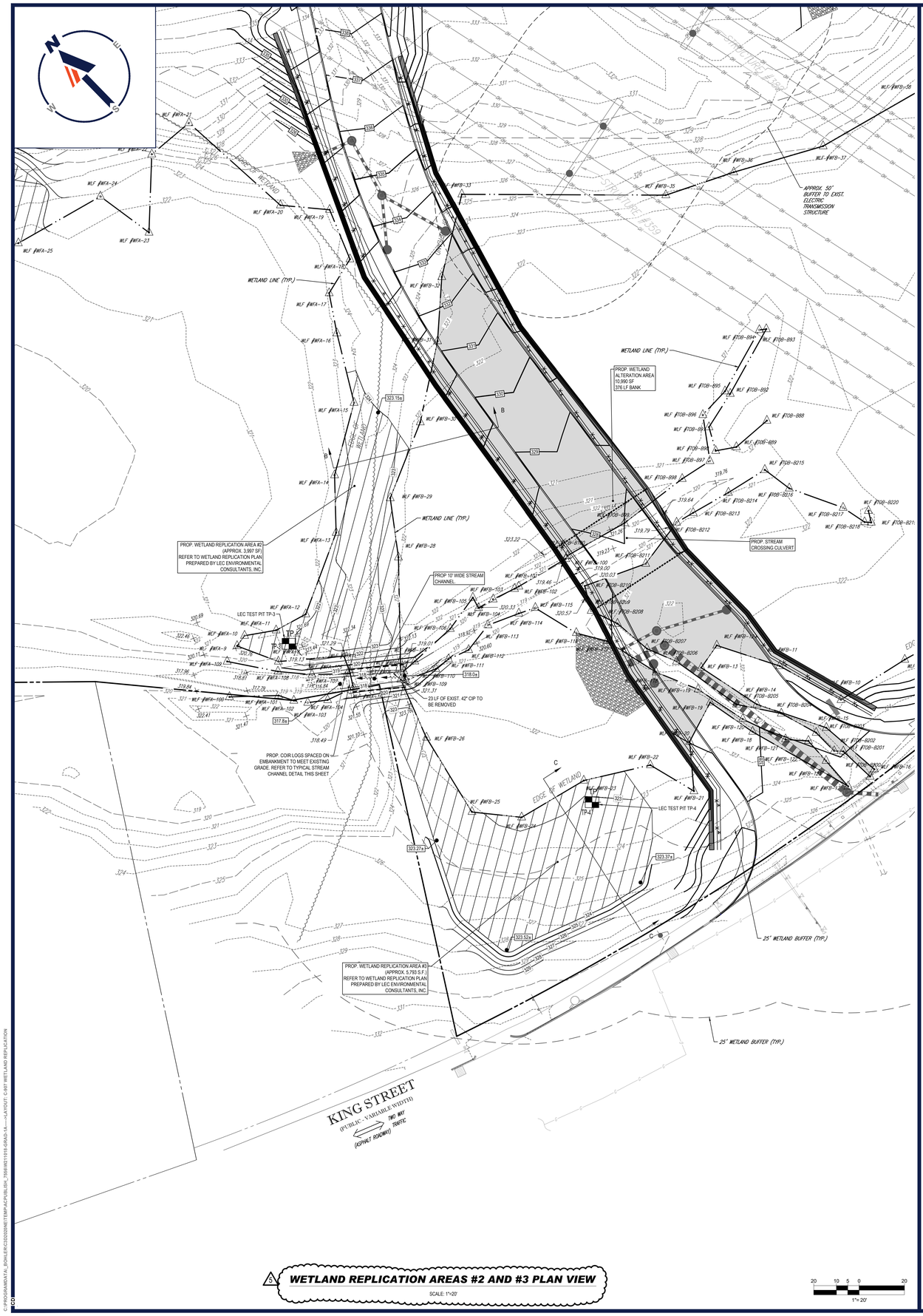
WETLAND REPLICATION PLAN A

SHEET NUMBER:

C-906

REVISION 5 - 06/10/2022

C:\PROGRAMDATA_BOHLER\C3D2020\NETTEMP\ACPUBLISH_7568\W211018-GRAD-1A——JLAYOUT: C-906 WETLAND REPLICATION

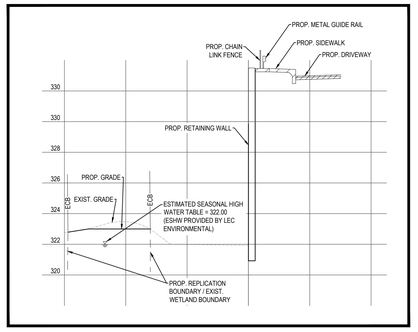


5 WETLAND REPLICATION AREAS #2 AND #3 PLAN VIEW

SCALE: 1"=20'

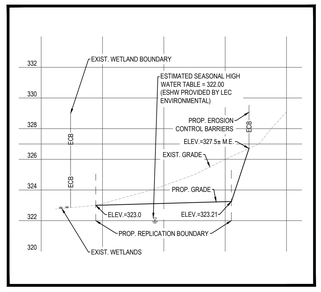
20 10 5 0 20

1"= 20'



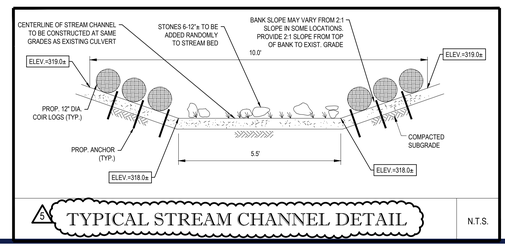
SCHEMATIC REPLICATION SECTION B-B

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



SCHEMATIC REPLICATION SECTION C-C

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



5 TYPICAL STREAM CHANNEL DETAIL N.T.S.

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

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
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REVISIONS

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PRELIMINARY MAJOR SITE PLAN

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JOHN A. KUCICH
No. 52,250
REGISTERED PROFESSIONAL ENGINEER
COMMONWEALTH OF MASSACHUSETTS
EXPIRES: DECEMBER 31, 2022

SHEET TITLE:

WETLAND REPLICATION PLAN B

SHEET NUMBER:

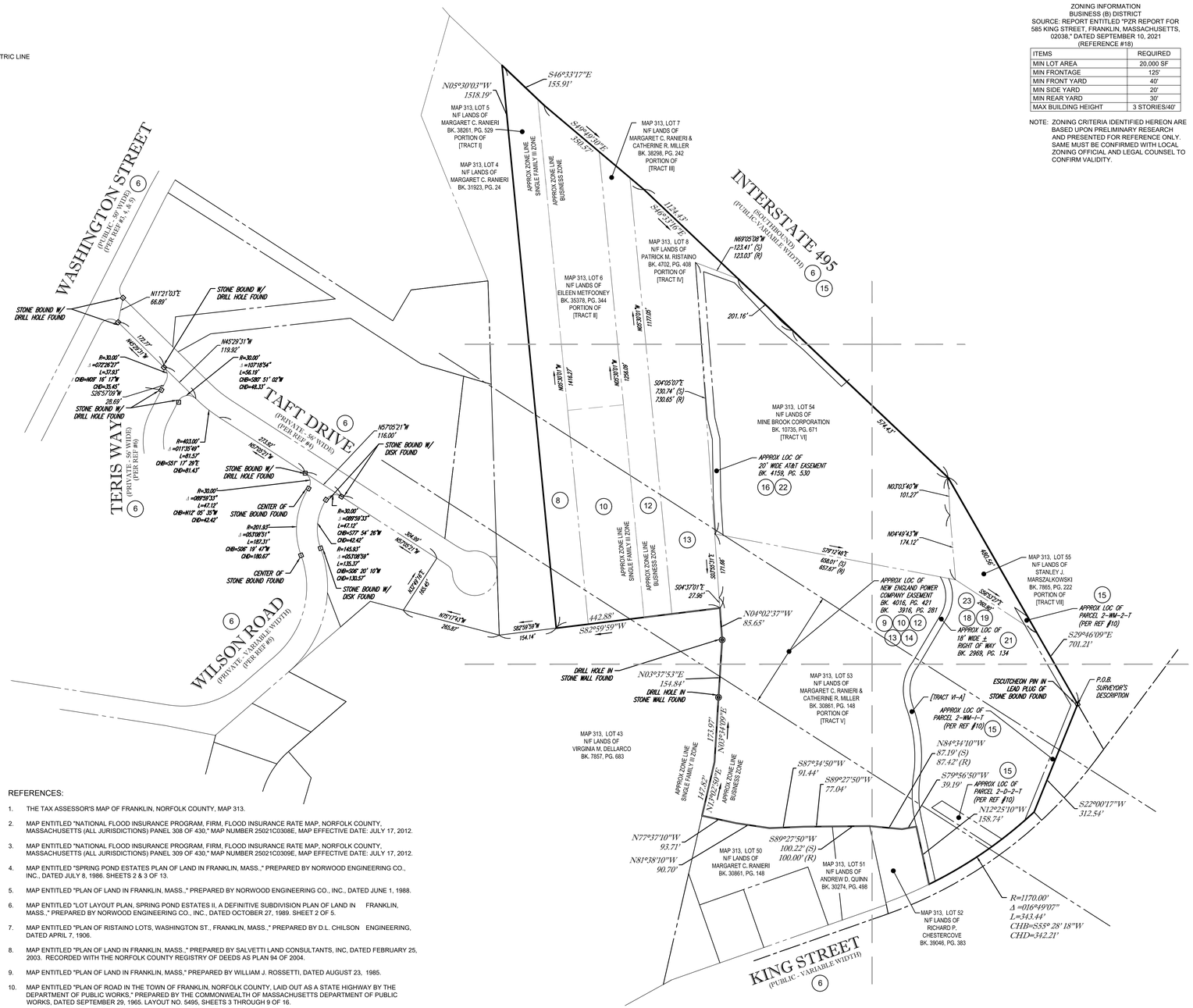
C-907

REVISION 5 - 06/10/2022

C:\PROJ\BAM\DATA_BOHLER\C202020\NETTEMP\ACPUBLISH_75566\W211018-GRAD-1A——JLAYOUT\ C-907 WETLAND REPLICATION.DGN

LEGEND

- 124 — EXISTING CONTOUR
- 125 — EXISTING CONTOUR
- × 123.45 EXISTING SPOT ELEVATION
- OH OVERHEAD WIRES
- E APPROX. LOC. UNDERGROUND ELECTRIC LINE
- UP UTILITY POLE
- GW GUY WIRE
- DELINEATION FLAG
- CI CAST IRON PIPE
- RCP REINFORCED CONCRETE PIPE
- INV INVERT ELEVATION
- (S) SURVEY DIMENSION
- (D) DEED DIMENSION
- (10) TITLE REPORT EXCEPTION
- WF WETLAND FLAG



ZONING INFORMATION
BUSINESS (B) DISTRICT
SOURCE: REPORT ENTITLED "PZR REPORT FOR 585 KING STREET, FRANKLIN, MASSACHUSETTS, 02038," DATED SEPTEMBER 10, 2021 (REFERENCE #18)

ITEMS	REQUIRED
MIN LOT AREA	20,000 SF
MIN FRONTAGE	125'
MIN FRONT YARD	40'
MIN SIDE YARD	20'
MIN REAR YARD	30'
MAX BUILDING HEIGHT	3 STORIES/40'

NOTE: ZONING CRITERIA IDENTIFIED HEREON ARE BASED UPON PRELIMINARY RESEARCH AND PRESENTED FOR REFERENCE ONLY. SAME MUST BE CONFIRMED WITH LOCAL ZONING OFFICIAL AND LEGAL COUNSEL TO CONFIRM VALIDITY.

MASSACHUSETTS STATE PLANE COORDINATE SYSTEM (NAD83)

LOCUS MAP
©2013 ESRI WORLD STREET MAPS
NOT TO SCALE

NOTES:

1. PROPERTY KNOWN AS LOTS 5, 6, 7, 8, 53, 54 & 55 AS SHOWN ON THE TOWN OF FRANKLIN, NORFOLK COUNTY, COMMONWEALTH OF MASSACHUSETTS; MAP NO. 313.

(7) 2. AREA:
MAP 313, LOT 5 = 127,333 SQUARE FEET OR 2.923 ACRES
MAP 313, LOT 6 = 201,229 SQUARE FEET OR 4.620 ACRES
MAP 313, LOT 7 = 91,568 SQUARE FEET OR 2.102 ACRES
MAP 313, LOT 8 = 160,356 SQUARE FEET OR 3.681 ACRES
MAP 313, LOT 53 = 640,295 SQUARE FEET OR 14.699 ACRES
MAP 313, LOT 54 = 337,791 SQUARE FEET OR 7.755 ACRES
MAP 313, LOT 55 = 28,851 SQUARE FEET OR 0.662 ACRES

3. LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.

THE SOURCE OF UNDERGROUND UTILITIES ARE SHOWN UTILIZING A QUALITY LEVEL SYSTEM.

QUALITY LEVEL D - UTILITIES SHOWN BASED UPON REFERENCE MAPPING OR ORAL HISTORY. NOT FIELD VERIFIED. INCLUDES MARKOUTS BY OTHERS WHEN THE PRESENCE OF ABOVE GROUND FEATURES ARE NOT EVIDENT.

QUALITY LEVEL C - LOCATION OF UTILITY SURFACE FEATURES SUPPLEMENTS REFERENCE MAPPING. INCLUDES MARKOUT BY OTHERS WHEN THE PRESENCE OF ABOVE GROUND FEATURES ARE EVIDENT.

QUALITY LEVEL B - UTILITY LOCATION DATA IS COLLECTED THROUGH GEOPHYSICAL SENSING TECHNOLOGY TO SUPPLEMENT SURFACE FEATURES AND OR REFERENCE MAPPING. INCLUDES MARKOUT BY CONTROL POINT ASSOCIATES, INC.

QUALITY LEVEL A - HORIZONTAL AND VERTICAL LOCATION OF UTILITIES ARE OBTAINED USING VACUUM EQUIPMENT EXCAVATION OR OTHER METHODS TO EXPOSE THE UTILITY. LOCATION SHOWN AT SINGLE POINT WHERE EXCAVATION OCCURRED UNLESS UTILITY WAS LOCATED PRIOR TO FILLING.

4. THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.

5. THIS SURVEY WAS PREPARED WITH REFERENCE TO A TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, HAVING A COMMITMENT NO. NCS-1070892-BOS1, WITH AN EFFECTIVE DATE OF JUNE 24, 2021. SEE SHEET 7 OF 7 FOR EXCEPTIONS APPEAR IN SCHEDULE B - SECTION 2.

GENERAL EXCEPTIONS 1 THROUGH 5 ARE NOT SURVEY RELATED AND HAVE NOT BEEN COMMENTED ON AS A PART OF THIS SURVEY.

6. BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X-UNSHADED (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER REF. #2 & #3.

7. ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYNETGPS) TAKEN AT THE TIME OF THE FIELD SURVEY.

8. THE DELINEATION LINE WAS PLACED IN THE FIELD BY MARCUS PARTNERS, AND FIELD LOCATED BY CONTROL POINT ASSOCIATES, INC. ON JUNE 30, 2021.

9. NO BUILDINGS OBSERVED AT THE TIME OF SURVEY.

10. NO PARKING STRIPES OBSERVED AT THE TIME OF SURVEY.

11. PROPERTY HAS DIRECT ACCESS TO KING STREET- A PUBLIC RIGHT OF WAY.

12. THE PROPERTY DESCRIBED IN THE TITLE COMMITMENT AS EXHIBIT "A" IS THE SAME AS SHOWN ON THE SURVEY.

13. SURVEYOR'S DESCRIPTION PREPARED PER CLIENT REQUEST.

14. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS

15. CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED REVEALED IN THE TITLE REPORT AND REFERENCED MAPS HAVE BEEN SHOWN.

16. THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

17. THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

18. THERE ARE NO GAPS, OR GORES, OVERLAPS OR HIATUS INHERENT TO THE SURVEY PROPERTY BASED ON THE FIELD SURVEY PERFORMED AND THE TITLE COMMITMENT PROVIDED.

19. LOTS 5, 6, 7, 8, 53, 54 & 55 ALONG CONTIGUOUS ALONG THEIR RESPECTIVE BOUNDARY LINES, WITHOUT ANY GAPS OR GORES.

20. THERE WAS NO VISIBLE EVIDENCE OF CEMETERIES AT THE TIME OF SURVEY.

21. WIRE HEIGHTS SHOWN HEREON WERE OBTAINED ON JUNE 2, 2022, AT 4:30 PM, WITH A TEMPERATURE OF 69° F, AND 73% HUMIDITY.

SEE SHEETS 2-6 OF 7 FOR TOPOGRAPHY & SITE FEATURES

SEE SHEET 7 OF 7 FOR EXHIBIT 'A' & TITLE EXCEPTIONS

REFERENCES:

1. THE TAX ASSESSOR'S MAP OF FRANKLIN, NORFOLK COUNTY, MAP 313.
2. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, NORFOLK COUNTY, MASSACHUSETTS (ALL JURISDICTIONS) PANEL 308 OF 430," MAP NUMBER 25021C0308E, MAP EFFECTIVE DATE: JULY 17, 2012.
3. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, NORFOLK COUNTY, MASSACHUSETTS (ALL JURISDICTIONS) PANEL 309 OF 430," MAP NUMBER 25021C0309E, MAP EFFECTIVE DATE: JULY 17, 2012.
4. MAP ENTITLED "SPRING POND ESTATES PLAN OF LAND IN FRANKLIN, MASS.," PREPARED BY NORWOOD ENGINEERING CO., INC., DATED JULY 8, 1986. SHEETS 2 & 3 OF 13.
5. MAP ENTITLED "PLAN OF LAND IN FRANKLIN, MASS.," PREPARED BY NORWOOD ENGINEERING CO., INC., DATED JUNE 1, 1988.
6. MAP ENTITLED "LOT LAYOUT PLAN, SPRING POND ESTATES II, A DEFINITIVE SUBDIVISION PLAN OF LAND IN FRANKLIN, MASS.," PREPARED BY NORWOOD ENGINEERING CO., INC., DATED OCTOBER 27, 1989. SHEET 2 OF 5.
7. MAP ENTITLED "PLAN OF RISTAINO LOTS, WASHINGTON ST., FRANKLIN, MASS.," PREPARED BY D.L. CHILSON ENGINEERING, DATED APRIL 7, 1906.
8. MAP ENTITLED "PLAN OF LAND IN FRANKLIN, MASS.," PREPARED BY SALVETTI LAND CONSULTANTS, INC, DATED FEBRUARY 25, 2003. RECORDED WITH THE NORFOLK COUNTY REGISTRY OF DEEDS AS PLAN 94 OF 2004.
9. MAP ENTITLED "PLAN OF LAND IN FRANKLIN, MASS," PREPARED BY WILLIAM J. ROSSETTI, DATED AUGUST 23, 1985.
10. MAP ENTITLED "PLAN OF ROAD IN THE TOWN OF FRANKLIN, NORFOLK COUNTY, LAID OUT AS A STATE HIGHWAY BY THE DEPARTMENT OF PUBLIC WORKS," PREPARED BY THE COMMONWEALTH OF MASSACHUSETTS DEPARTMENT OF PUBLIC WORKS, DATED SEPTEMBER 29, 1965. LAYOUT NO. 5495, SHEETS 3 THROUGH 9 OF 16.
11. MAP ENTITLED "DEFINITIVE SUBDIVISION PLAN LOCATED IN FRANKLIN, MASSACHUSETTS, OWNED BY & PREPARED FOR BARBARA H. JARRET," PREPARED BY WILSON ASSOCIATES, ENGINEERING & SURVEY, INC., DATED FEBRUARY 12, 1997. RECORDED WITH THE NORFOLK COUNTY REGISTRY OF DEEDS AS PLAN BOOK 446, PLAN 170.
12. MAP ENTITLED "COMPILED PLAN OF LAND IN FRANKLIN, MASS," PREPARED BY WILLIAM J. ROSSETTI, DATED DECEMBER 9, 1987. RECORDED WITH THE NORFOLK COUNTY REGISTRY OF DEEDS AS PLAN BOOK 363, PLAN 49.
13. MAP ENTITLED "COMPILED PLAN OF LAND IN FRANKLIN, MASS," PREPARED BY BOWIE ENGINEERING COMPANY, DATED MAY 24, 1963. RECORDED WITH THE NORFOLK COUNTY REGISTRY OF DEEDS AS PLAN 801 OF 1963.
14. MAP ENTITLED "EXISTING PLOT PLAN IN FRANKLIN, MASSACHUSETTS," PREPARED BY GUERRIERE & HALNON, INC., DATED JUNE 20, 2006.
15. MAP ENTITLED "PERIMETER PLAN OF LAND IN THE TOWN OF FRANKLIN, NORFOLK COUNTY, MASSACHUSETTS," PREPARED BY GUERRIERE & HALNON, INC., DATED JANUARY 31, 2003.
16. MAP ENTITLED "CONCEPT RETAIL COMPLEX, PROPOSED SITE PLAN IN FRANKLIN MASSACHUSETTS," PREPARED BY GUERRIERE & HALNON, INC., DATED MAY 9, 2013.
17. MAP ENTITLED "NEW ENGLAND POWER COMPANY PLAN SHOWING TRANSMISSION LINE RIGHT OF WAY ACROSS LAND OF CHARLES A. RISTAINO ET AL IN FRANKLIN, MASSACHUSETTS," PREPARED BY NEW ENGLAND POWER SERVICE COMPANY, DATED MAY 5, 1961. RECORDED WITH THE NORFOLK COUNTY REGISTRY OF DEEDS AS PLAN 835 OF 1961.
18. REPORT ENTITLED "ZONING AND SITE REQUIREMENTS SUMMARY, PZR REPORT FOR: 585 KING STREET, FRANKLIN, MASSACHUSETTS 02038," PREPARED BY THE PLANNING & ZONING RESOURCE COMPANY, PZR SITE NUMBER: 150140-1, DATE: DRAFT SEPTEMBER 10, 2021.

GRAPHIC SCALE

150 0 75 150 300 600

(IN FEET)
1 inch = 150 ft.

No.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN:	APPROVED:	DATE
6	UPDATED PER ADDITIONAL TOPOGRAPHY & WIRE HEIGHTS	C.W.	R.J.K.	G.L.H.	6-7-2022
5	UPDATED PER ADDITIONAL TOPOGRAPHY	J.S.A.	R.J.K.	G.L.H.	1-21-2022
4	UPDATED PER ADDITIONAL TOPOGRAPHY	B.S.B.	R.J.K.	G.L.H.	1-17-2022
3	REVISED PER CLIENT COMMENTS	-	R.J.K.	G.L.H.	12-15-2021
2	UPDATED PER ADDITIONAL WETFLAG LOCATIONS & TOPOGRAPHY	S.W.	R.J.K.	G.L.H.	10-1-2021
1	REVISED PER CLIENT COMMENTS	-	E.LOC	G.L.H.	9-23-21

THIS SURVEY IS CERTIFIED TO:
MARCUS PARTNERS
FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE "2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 7(a), 7(b)(1), 7(c), 8, 9, 11, 13 & 14 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JUNE 2, 2022.

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COMMONWEALTH OF MASSACHUSETTS GERRY L. HOLDRIGHT NO. 49211 REGISTERED PROFESSIONAL LAND SURVEYOR

6-7-2022
DATE

GERRY L. HOLDRIGHT, PLS
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #49211

FIELD DATE	6-30-2021 6-2-2022
FIELD BOOK NO.	21-02 MA 22-07 MA
FIELD BOOK PG.	125 64
FIELD CREW	B.S.B. C.W.
DRAWN:	R.J.K.
REVIEWED:	G.L.H.
APPROVED:	G.L.H.
DATE	08-03-2021
SCALE	1"=150'
FILE NO.	03-210242
DWG. NO.	1 OF 7

ALTA/NSPS LAND TITLE SURVEY
MARCUS PARTNERS
585 KING STREET
MAP 313, LOTS 5, 6, 7, 8, 53, 54 & 55
TOWN OF FRANKLIN, NORFOLK COUNTY
COMMONWEALTH OF MASSACHUSETTS

CONTROL POINT ASSOCIATES, INC.
352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
508.948.3000 - 508.948.3003 FAX
ALBANY, NY 518-217-5010
CHALFONT, PA 215-712-9800
HAUPPAUGE, NY 631-580-2645
MANHATTAN, NY 646-780-0411
MT LAUREL, NJ 609-857-2099
WARREN, NJ 908-668-0099

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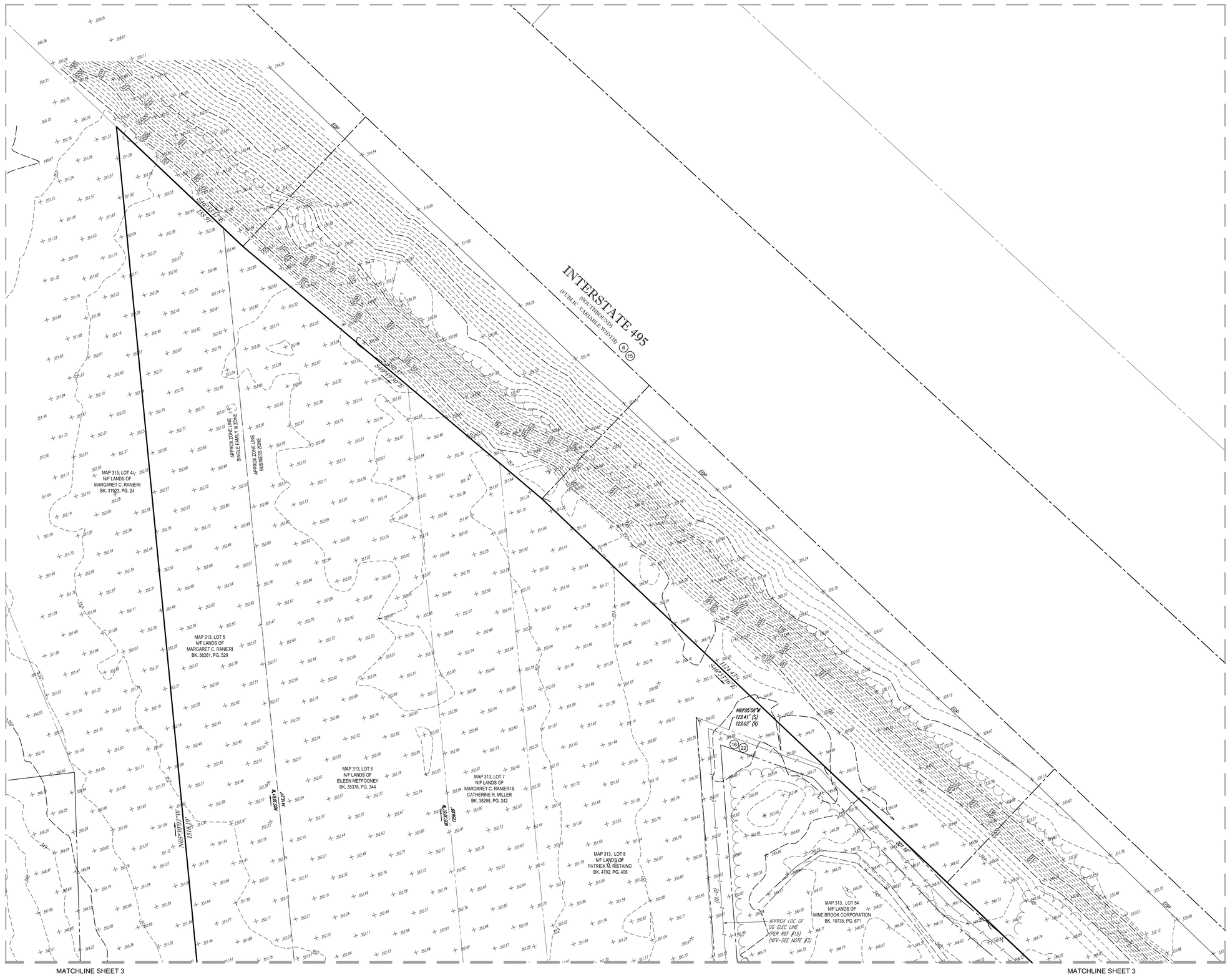

LEGEND

124 / 125	EXISTING CONTOUR
× 123.45	EXISTING SPOT ELEVATION
OH	OVERHEAD WIRES
E	APPROX. LOC. UNDERGROUND ELECTRIC LINE
UP	UTILITY POLE
GW	GUY WIRE
	DELINEATION FLAG
CI	CAST IRON PIPE
RCP	REINFORCED CONCRETE PIPE
INV	INVERT ELEVATION
(S)	SURVEY DIMENSION
(D)	DEED DIMENSION
(10)	TITLE REPORT EXCEPTION

MASSACHUSETTS STATE PLANE COORDINATE SYSTEM (NAD83)

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

SEE SHEET 1 OF 7 FOR OVERALL BOUNDARY, NOTES & REFERENCES

THIS SURVEY IS CERTIFIED TO:
MARCUS PARTNERS
FIRST AMERICAN TITLE COMPANY

No.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN:	APPROVED:	DATE
6	UPDATED PER ADDITIONAL TOPOGRAPHY & WIRE HEIGHTS	C.W.	R.J.K.	G.L.H.	6-7-2022
5	UPDATED PER ADDITIONAL TOPOGRAPHY	J.S.A.	R.J.K.	G.L.H.	1-21-2022
4	UPDATED PER ADDITIONAL TOPOGRAPHY	B.S.B.	R.J.K.	G.L.H.	1-17-2022
3	REVISED PER CLIENT COMMENTS	-	R.J.K.	G.L.H.	12-15-2021
2	UPDATED PER ADDITIONAL WETFLAG LOCATIONS & TOPOGRAPHY	S.W.	R.J.K.	G.L.H.	10-1-2021
1	REVISED PER CLIENT COMMENTS	-	E.LOC	G.L.H.	9-23-21

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COMMONWEALTH OF MASSACHUSETTS
GERRY HOLDRIGHT
NO. 49211
REGISTERED
PROFESSIONAL LAND SURVEYOR

6-7-2022
DATE

GERRY L. HOLDRIGHT, PLS
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #49211

FIELD DATE: 6-30-2021, 6-2-2022
FIELD BOOK NO.: 21-02 MA, 22-07 MA
FIELD BOOK PG.: 125, 64
FIELD CREW: B.S.B., C.W.
DRAWN: R.J.K.

ALTA/NSPS LAND TITLE SURVEY
MARCUS PARTNERS
585 KING STREET
MAP 313, LOTS 5, 6, 7, 8, 53, 54 & 55
TOWN OF FRANKLIN, NORFOLK COUNTY
COMMONWEALTH OF MASSACHUSETTS

CONTROL POINT ASSOCIATES, INC.
352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
508.948.3000 - 508.948.3003 FAX

ALBANY, NY 518-217-5010
CHALFONT, PA 215-712-9800
HAUPPAUGE, NY 631-580-2645
MANHATTAN, NY 646-780-0411
MT LAUREL, NJ 609-857-2099
WARREN, NJ 908-668-0099

REVIEWED:	APPROVED:	DATE	SCALE	FILE NO.	DWG. NO.
G.L.H.	G.L.H.	08-03-2021	1"=40'	03-210242	2 OF 7

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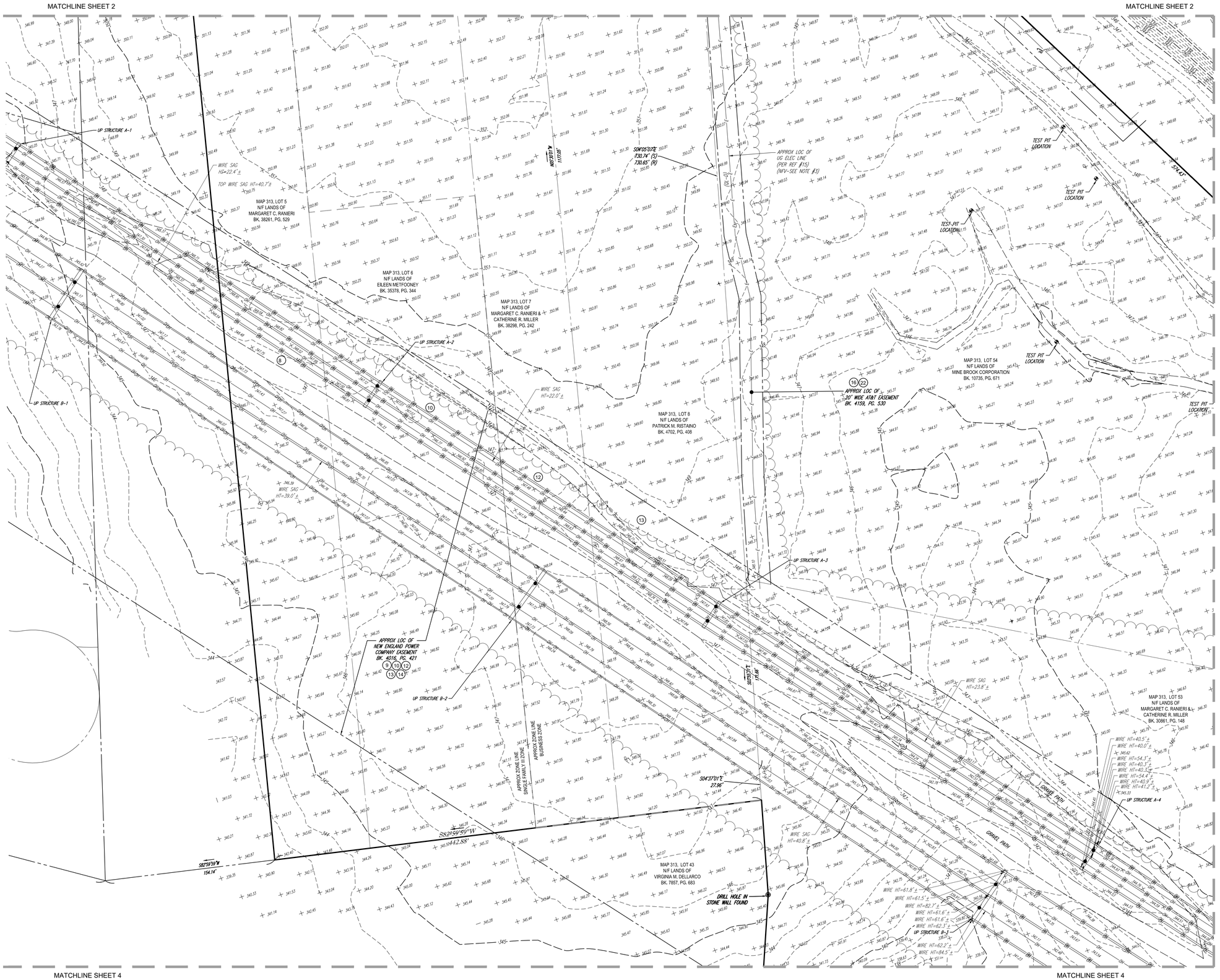

NOTE:

WIRE HEIGHTS SHOWN HEREON WERE OBTAINED ON JUNE 2, 2022, AT 4:30 PM, WITH A TEMPERATURE OF 69° F, AND 73% HUMIDITY.

MASSACHUSETTS STATE PLANE COORDINATE SYSTEM (NAD83)

LEGEND

124 / 125	EXISTING CONTOUR
× 123.45	EXISTING SPOT ELEVATION
OH	OVERHEAD WIRES
E	APPROX. LOC. UNDERGROUND ELECTRIC LINE
UP	UTILITY POLE
GW	GUY WIRE
△	DELINEATION FLAG
CI	CAST IRON PIPE
RCP	REINFORCED CONCRETE PIPE
INV	INVERT ELEVATION
(S)	SURVEY DIMENSION
(D)	DEED DIMENSION
10	TITLE REPORT EXCEPTION

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

SEE SHEET 1 OF 7 FOR OVERALL BOUNDARY, NOTES & REFERENCES

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FIRST AMERICAN TITLE COMPANY

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4	UPDATED PER ADDITIONAL TOPOGRAPHY	B.S.B.	R.J.K.	G.L.H.	1-17-2022
3	REVISED PER CLIENT COMMENTS	-	R.J.K.	G.L.H.	12-15-2021
2	UPDATED PER ADDITIONAL WETFLAG LOCATIONS & TOPOGRAPHY	S.W.	R.J.K.	G.L.H.	10-1-2021
1	REVISED PER CLIENT COMMENTS	-	E.LOC	G.L.H.	9-23-21

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COMMONWEALTH OF MASSACHUSETTS
GERRY L. HOLDRIGHT
NO. 49211
REGISTERED PROFESSIONAL LAND SURVEYOR

6-7-2022
DATE

GERRY L. HOLDRIGHT, PLS
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #49211

FIELD DATE
6-30-2021
6-2-2022

FIELD BOOK NO.
21-02 MA
22-07 MA

FIELD BOOK PG.
125
64

FIELD CREW
B.S.B.
C.W.

DRAWN:
R.J.K.

ALTA/NSPS LAND TITLE SURVEY
MARCUS PARTNERS
585 KING STREET
MAP 313, LOTS 5, 6, 7, 8, 53, 54 & 55
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REVIEWED:	APPROVED:	DATE	SCALE	FILE NO.	DWG. NO.
G.L.H.	G.L.H.	08-03-2021	1"=40'	03-210242	3 OF 7

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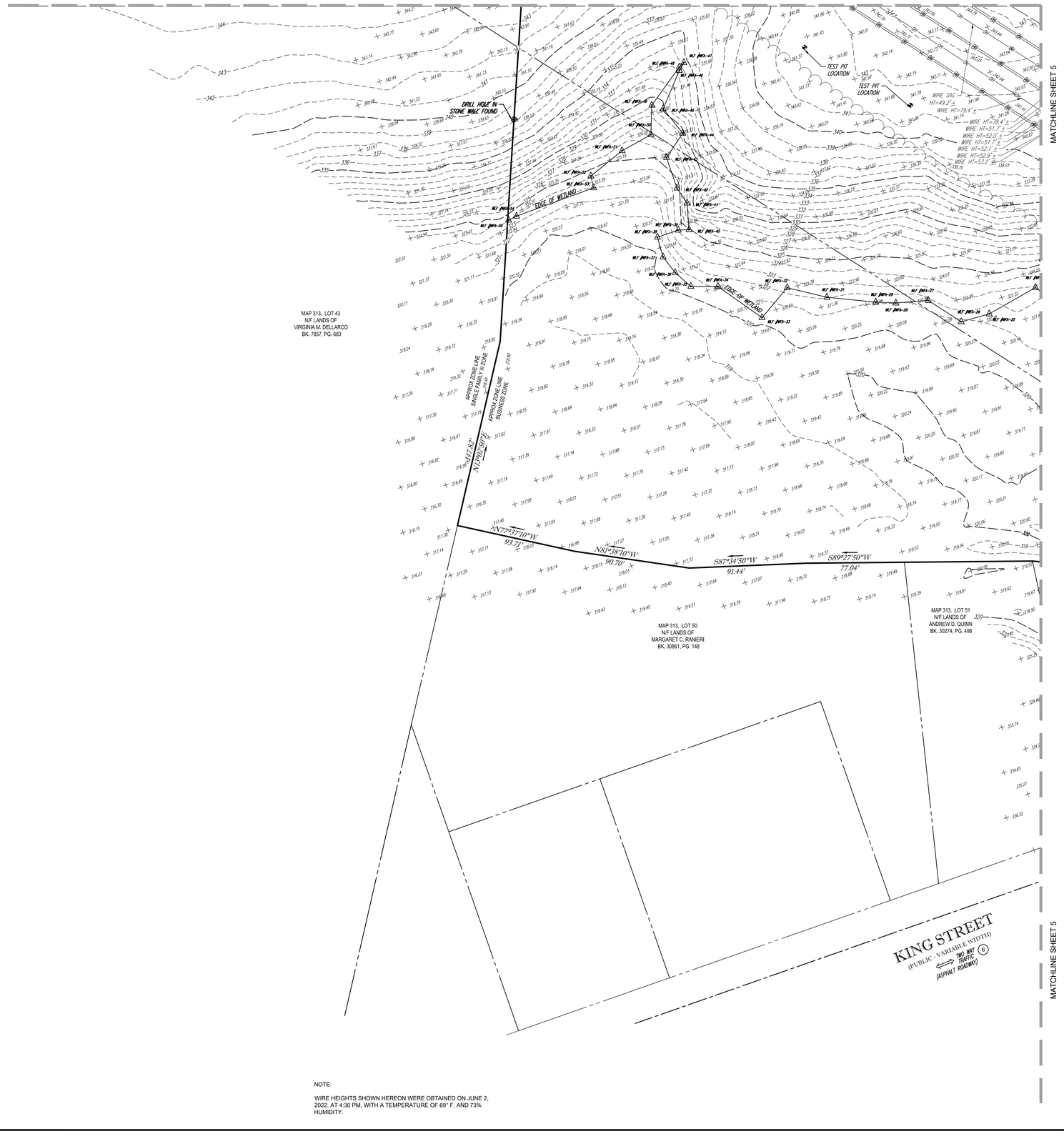

NOTE:

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MASSACHUSETTS STATE PLANE COORDINATE SYSTEM (NAD83)

LEGEND

124 / 125	EXISTING CONTOUR
× 123.45	EXISTING SPOT ELEVATION
OH	OVERHEAD WIRES
E	APPROX. LOC. UNDERGROUND ELECTRIC LINE
UP	UTILITY POLE
GW	GUY WIRE
	DELINEATION FLAG
CI	CAST IRON PIPE
RCP	REINFORCED CONCRETE PIPE
INV	INVERT ELEVATION
(S)	SURVEY DIMENSION
(D)	DEED DIMENSION
10	TITLE REPORT EXCEPTION

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

SEE SHEET 1 OF 7 FOR OVERALL BOUNDARY, NOTES & REFERENCES

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3	REVISED PER CLIENT COMMENTS	-	R.J.K.	G.L.H.	12-15-2021
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COMMONWEALTH OF MASSACHUSETTS
GERRY L. HOLDRIGHT
NO. 49211
REGISTERED PROFESSIONAL LAND SURVEYOR

6-7-2022
DATE

GERRY L. HOLDRIGHT, PLS
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #49211

FIELD DATE: 6-30-2021, 6-2-2022
FIELD BOOK NO.: 21-02 MA, 22-07 MA
FIELD BOOK PG.: 125, 64
FIELD CREW: B.S.B., C.W.
DRAWN: R.J.K.

ALTA/NSPS LAND TITLE SURVEY
MARCUS PARTNERS
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REVIEWED:	APPROVED:	DATE	SCALE	FILE NO.	DWG. NO.
G.L.H.	G.L.H.	08-03-2021	1"=40'	03-210242	4 OF 7

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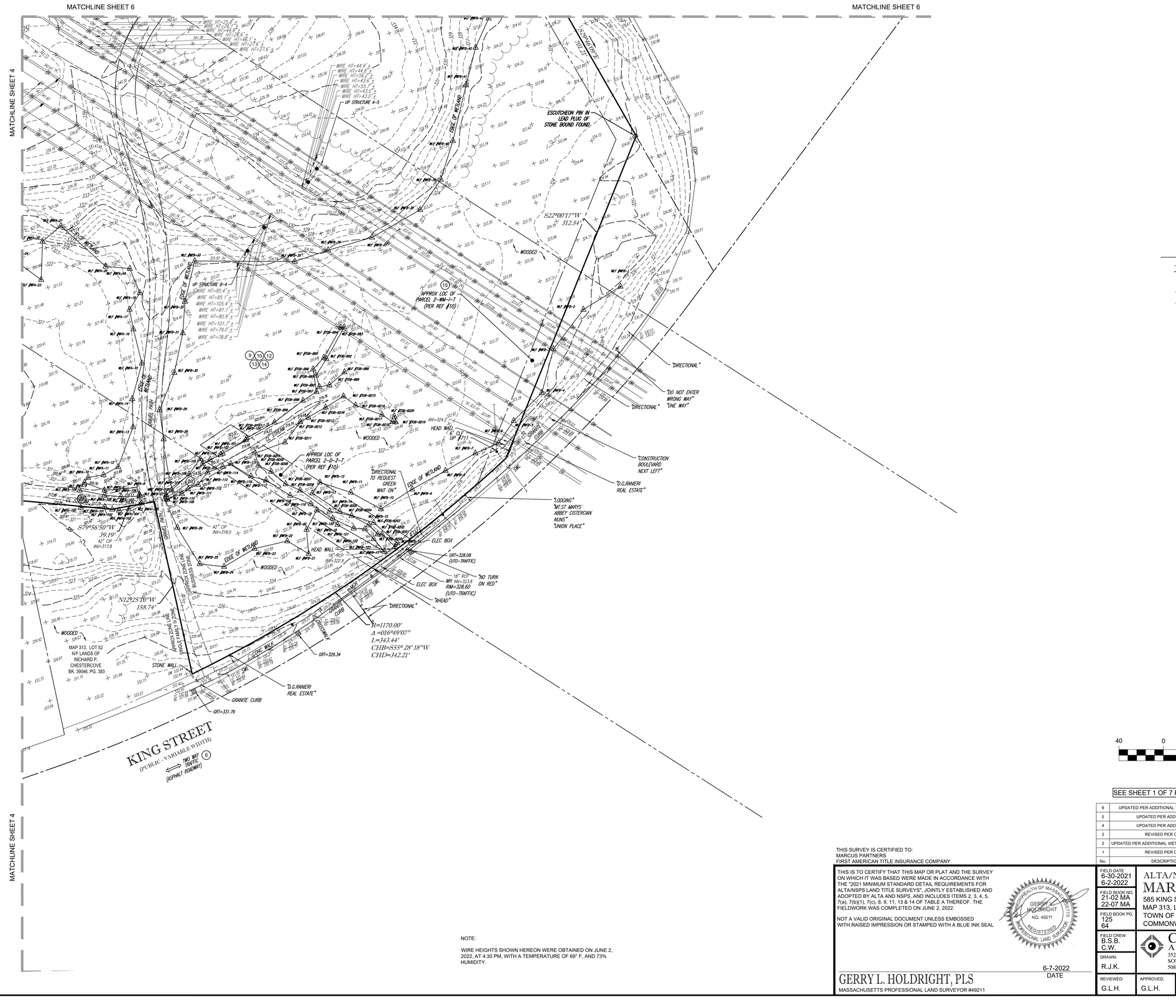

MASSACHUSETTS STATE PLANE COORDINATE SYSTEM (NAD83)

LEGEND

124 / 125	EXISTING CONTOUR
× 123.45	EXISTING SPOT ELEVATION
OH	OVERHEAD WIRES
E	APPROX. LOC. UNDERGROUND ELECTRIC LINE
UP	UTILITY POLE
GW	GUY WIRE
	DELINEATION FLAG
CI	CAST IRON PIPE
RCP	REINFORCED CONCRETE PIPE
INV	INVERT ELEVATION
(S)	SURVEY DIMENSION
(D)	DEED DIMENSION
10	TITLE REPORT EXCEPTION
MH	UNKNOWN MANHOLE
UTO	UNABLE TO OPEN
	TRAFFIC SIGNAL POLE
	TRAFFIC SIGNAL
	SIGN

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

NOTE:

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SEE SHEET 1 OF 7 FOR OVERALL BOUNDARY, NOTES & REFERENCES

No.	DESCRIPTION OF REVISION	FIELD CREW:	DRAWN:	APPROVED:	DATE
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3	REVISED PER CLIENT COMMENTS	-	R.J.K.	G.L.H.	12-15-2021
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1	REVISED PER CLIENT COMMENTS	-	E.LOC	G.L.H.	9-23-21

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COMMONWEALTH OF MASSACHUSETTS
GERRY L. HOLDRIGHT
NO. 49211
REGISTERED PROFESSIONAL LAND SURVEYOR

6-7-2022
DATE

GERRY L. HOLDRIGHT, PLS
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #49211

FIELD DATE: 6-30-2021, 6-2-2022
FIELD BOOK NO.: 21-02 MA, 22-07 MA
FIELD BOOK PG.: 125, 64
FIELD CREW: B.S.B., C.W.
DRAWN: R.J.K.
REVIEWED: G.L.H.

ALTA/NSPS LAND TITLE SURVEY
MARCUS PARTNERS
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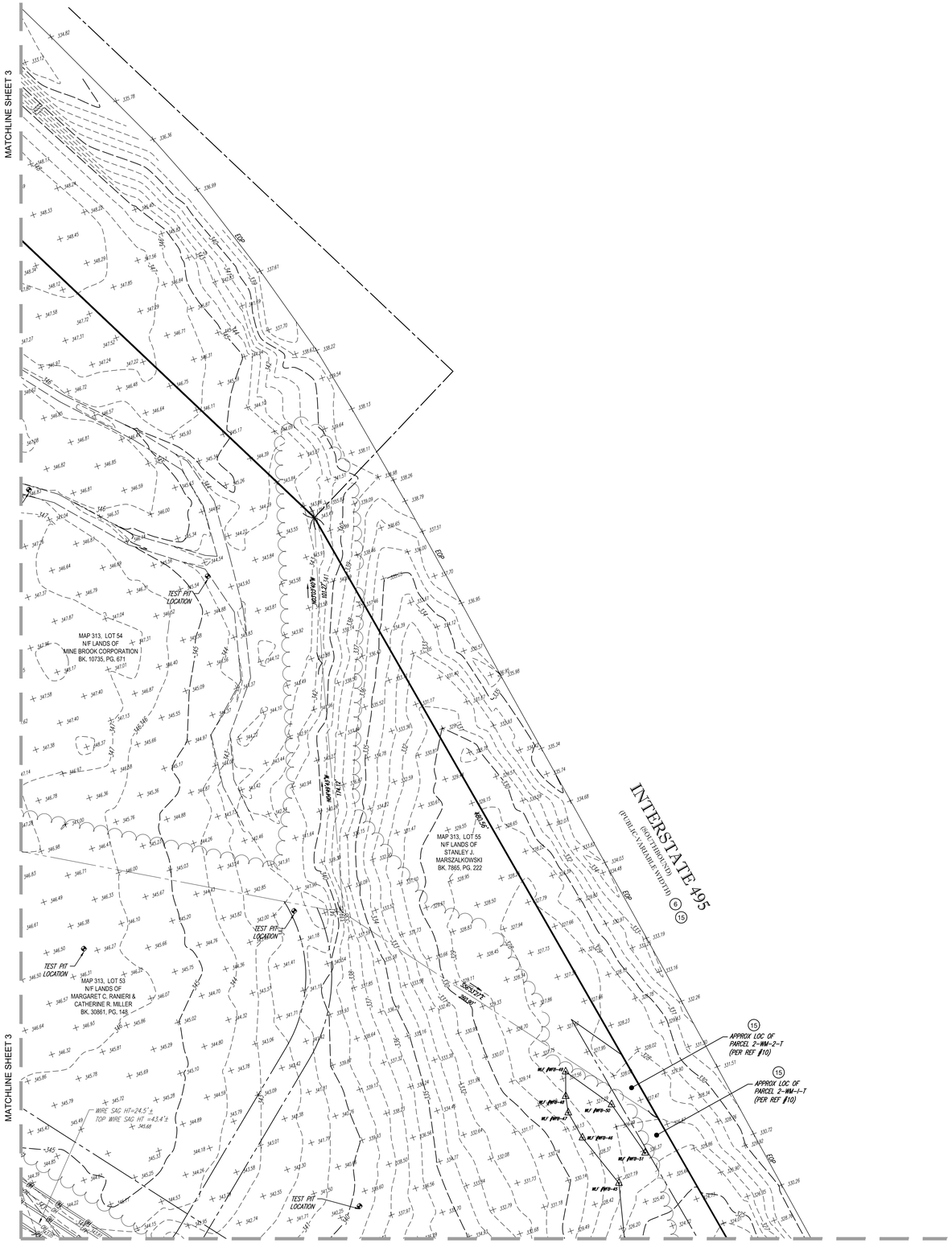
APPROVED: G.L.H. | DATE: 08-03-2021 | SCALE: 1"=40' | FILE NO.: 03-210242 | DWG. NO.: 5 OF 7



MASSACHUSETTS STATE PLANE COORDINATE SYSTEM (NAD83)

LEGEND

124 / 125	EXISTING CONTOUR
× 123.45	EXISTING SPOT ELEVATION
OH	OVERHEAD WIRES
E	APPROX. LOC. UNDERGROUND ELECTRIC LINE
UP	UTILITY POLE
GW	GUY WIRE
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10	TITLE REPORT EXCEPTION

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
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SEE SHEET 1 OF 7 FOR OVERALL BOUNDARY, NOTES & REFERENCES

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COMMONWEALTH OF MASSACHUSETTS
GERRY L. HOLDRIGHT
NO. 49211
REGISTERED PROFESSIONAL LAND SURVEYOR

GERRY L. HOLDRIGHT, PLS
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #49211

6-7-2022
DATE

FIELD DATE: 6-30-2021, 6-2-2022
FIELD BOOK NO.: 21-02 MA, 22-07 MA
FIELD BOOK PG.: 125, 64
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REVIEWED:	APPROVED:	DATE	SCALE	FILE NO.	DWG. NO.
G.L.H.	G.L.H.	08-03-2021	1"=40'	03-210242	6 OF 7

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EXHIBIT "A"

THE LAND IS DESCRIBED AS FOLLOWS: REAL PROPERTY IN THE TOWN OF FRANKLIN, COUNTY OF NORFOLK, COMMONWEALTH OF MASSACHUSETTS, DESCRIBED AS FOLLOWS:

TRACT I (FEE SIMPLE)

A CERTAIN PARCEL OF LAND, SITUATED ON THE SOUTHERLY SIDE OF WASHINGTON STREET IN FRANKLIN, NORFOLK COUNTY, MASSACHUSETTS, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER THEREOF, AT A BOUND ON THE SOUTHERLY SIDE OF SAID STREET, AT THE NORTHWESTERLY CORNER OF LAND NOW OR FORMERLY OF RAPHAEL RISTAINO;

THENCE SOUTHEASTERLY ON SAID RAPHAEL RISTAINO LAND, ABOUT FOUR HUNDRED EIGHT (408') FEET TO A BOUND;

THENCE SOUTH 52º WEST ON SAID RAPHAEL RISTAINO LAND, TWENTY-THREE AND 95/100 (23.95') FEET TO A BOUND PLACED ONE HUNDRED THREE AND 4/10 (103.4') FEET FROM THE EASTERLY CORNER OF LAND NOW OR FORMERLY OF LUIGI RISTAINO AND ON A LINE RUNNING NORTH 52º EAST, THEREFROM;

THENCE SOUTH 6º 30' WEST ON SAID RAPHAEL RISTAINO LAND, ABOUT ONE THOUSAND NINE HUNDRED SEVENTYFIVE (1,975') FEET TO A BOUND AT LAND NOW OR FORMERLY OF LUCY TYLER;

THENCE NORTH 85º WEST ON SAID TYLER LAND, SEVENTY-EIGHT AND 1/4 (78 1/4') FEET TO A BOUND BY SAID LUIGI RISTAINO LAND;

THENCE NORTH 6º 30' EAST ON SAID LUIGI RISTAINO LAND, ONE THOUSAND NINE HUNDRED (1,900') FEET TO A BOUND; THENCE NORTH 52º EAST ON SAID LUIGI RISTAINO LAND, NINE AND 6/10 (9.6') FEET TO A BOUND;

THENCE NORTHWESTERLY ON SAID LUIGI RISTAINO LAND, FOUR HUNDRED (400') FEET TO A PIPE IN THE GROUND AT SAID WASHINGTON STREET;

THENCE NORTH 47º 38' EAST ON SAID STREET, ONE HUNDRED THIRTY-FOUR AND 55/100 (134.55') FEET TO A PIPE IN THE GROUND;

THENCE NORTH 51º 23' EAST ON SAID STREET, FIVE AND 675/100 (5.675') FEET TO POINT OF BEGINNING.

EXCEPTING FROM THE ABOVE-DESCRIBED PREMISES THE LAND TAKEN IN FEE BY THE COMMONWEALTH OF MASSACHUSETTS FOR THE LAYOUT OF ROUTE 495 (LAYOUT NO. 5495) DATED SEPTEMBER 29, 1965 AND RECORDED AT BOOK 4295, PAGE 405.

TRACT II (FEE SIMPLE)

THE LAND IN SAID FRANKLIN, TOGETHER WITH THE BUILDINGS THEREON, SITUATED ON THE SOUTHERLY SIDE OF WASHINGTON STREET, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF THE GRANTED PREMISES AT AN IRON PIPE ON THE SOUTHERLY SIDE OF WASHINGTON STREET AND AT THE NORTHWESTERLY CORNER OF LAND NOW OR FORMERLY OF FELIX CATALDO AND THENCE RUNNING SOUTHEASTERLY ON SAID CATALDO LAND 418 FEET TO A BOUND AT LAND OF SAID CATALDO AND LAND OF LITIZIA RISTAINO; THENCE

SOUTH 52º WEST ON LAND OF SAID RISTAINO, 71.80 FEET TO A POINT; THENCE

SOUTH 6º 30' WEST ON LAND OF SAID RISTAINO, 2,120 FEET TO A BOUND AT LAND NOW OR FORMERLY OF LUCY A. TYLER; THENCE

NORTH 85º WEST ON LAND OF SAID TYLER 150.75 FEET TO A BOUND AT LAND NOW OR FORMERLY OF THEODORE RISTAINO, FORMERLY OF CARLO RISTAINO; THENCE

NORTH 6º 30' EAST BY LAND OF SAID THEODORE RISTAINO, 1,975 FEET TO A BOUND 103.4 FEET NORTHEASTERLY FROM THE EASTERLY CORNER OF LAND OF LUIGI RISTAINO; THENCE

NORTH 52º EAST ON LAND OF SAID THEODORE RISTAINO 23.95 FEET TO A BOUND; THENCE

NORTHWESTERLY ON LAND OF SAID THEODORE RISTAINO 408 FEET MORE OR LESS TO A BOUND ON THE SOUTHERLY SIDE OF SAID WASHINGTON STREET;

NORTH 51º 23' EAST ON THE SOUTHERLY SIDE OF SAID WASHINGTON STREET 280.455 FEET TO THE POINT OF BEGINNING.

EXCEPTING FROM THE ABOVE-DESCRIBED PREMISES THE LAND TAKEN IN FEE BY THE COMMONWEALTH OF MASSACHUSETTS FOR THE LAYOUT OF ROUTE 495 (LAYOUT NO. 5495) DATED SEPTEMBER 29, 1965 AND RECORDED AT BOOK 4295, PAGE 405.

ALSO EXCEPTING THE PREMISES CONVEYED BY MARLENE L. TAVARES AND EILEEN METFOONEY TO J. COLELLA & SON, INC. BY DEED DATED APRIL 29, 2010 AND RECORDED AT BOOK 27630, PAGE 517, BEING LOTS 1 AND 2 ON PLAN AT PLAN BOOK 599, PAGE 74.

TRACT III (FEE SIMPLE)

A PARCEL OF LAND SITUATED ON THE SOUTHERLY SIDE OF WASHINGTON STREET IN FRANKLIN, NORFOLK COUNTY, MASSACHUSETTS, BEING SHOWN AS THE LOT MARKED "LETIGIA RISTAINO" ON A PLAN ENTITLED "PLAN OF RISTAINO LOTS", DRAWN BY D.L. CHILSON, ENGINEER, DATED APRIL 7, 1906 AND RECORDED WITH THE NORFOLK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 52, PLAN 2483, BOUNDED AND DESCRIBED AS FOLLOWS:

NORTHWESTERLY BY SAID LOT MARKED "RAPHAEL RISTAINO" ON SAID PLAN, 71.80 FEET AND BY SAID LOT MARKED "FELIX CATALDO" ON SAID PLAN, 32.20 FEET;

NORTHEASTERLY BY SAID LOT MARKED "MICHAEL RISTAINO" ON SAID PLAN, 2190 FEET;

SOUTHEASTERLY BY LAND NOW OR FORMERLY OF LUCY TYLER AS SHOWN ON SAID PLAN, 72.5 FEET; AND

SOUTHWESTERLY BY ANOTHER LOT MARKED "RAPHAEL RISTAINO" ON SAID PLAN, 2120 FEET.

CONTAINING 156,230 SQUARE FEET ACCORDING TO SAID PLAN.

EXCEPTING FROM THE ABOVE-DESCRIBED PREMISES THE LAND TAKEN IN FEE BY THE COMMONWEALTH OF

MASSACHUSETTS FOR THE LAYOUT OF ROUTE 495 (LAYOUT NO. 5495) DATED SEPTEMBER 29, 1965 AND RECORDED AT BOOK 4295, PAGE 405.

TRACT III-A (EASEMENT)

RIGHT OF WAY AS GRANTED IN DEED BY THEODORE RISTAINO AND LETIZIA RISTAINO DATED AUGUST 28, 1909 AND RECORDED AT BOOK 1122, PAGE 465.

TRACT IV (FEE SIMPLE)

LAND WITH BUILDINGS THEREON SITUATED ON THE SOUTHEASTERLY SIDE OF WASHINGTON STREET, FRANKLIN, NORFOLK
COUNTY, MASSACHUSETTS, AND BEING A PORTION OF THE LOT OF MICHAEL RISTAINO SHOWN ON "PLAN OF RISTAINO LOTS, WASHINGTON STREET, FRANKLIN, MASS., APRIL 7, 1906, D.L. CHILSON, ENGINEER' RECORDED WITH NORFOLK REGISTRY OF DEEDS, PLAN BOOK 52, PLAN 2483, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTHEASTERLY SIDE OF SAID WASHINGTON STREET AT OTHER LAND OF RAYMOND L. RISTAINO ET UX AND SITUATED TWENTY (20) FEET NORTHEASTERLY FROM A HIGHWAY STONE BOUND, WHICH POINT IS SHOWN ON "PLAN OF LAND IN FRANKLIN, MASS., SAMPSON AND PUBLICOVER, C.E., OCTOBER 24, 1956" WHICH PLAN IS DULY RECORDED; THENCE

SOUTH 42º 40' 05" EAST BY OTHER LAND NOW OR FORMERLY OF CHARLES E. AND PATRICK M. RISTAINO, 129.10 FEET;

NORTH 47º 19' 55" EAST BY LAND OF RAYMOND L. RISTAINO ET UX, 79.34 FEET TO LAND OF MICHAEL J. MARGUERITE ET UX; THENCE

SOUTH 38º 43' 24" EAST BY LAND OF SAID MARGUERITE ET UX, 208.18 FEET, MORE OR LESS, TO LAND NOW OR FORMERLY OF DAVIS THAYER; THENCE

SOUTH 81º 22' 00" WEST 41.30 FEET, MORE OR LESS, TO A CORNER OF A STONE WALL; THENCE BY LAND OF DAVIS THAYER ESTATE, F. COUTU OR HUSE;

SOUTH 08º 18' 00" WEST 415.50 FEET;
SOUTH 06º 49' 00" WEST 486.30 FEET;
SOUTH 06º 07' 00" WEST 583.20 FEET;
SOUTH 07º 00' 00" WEST 932 FEET TO LAND OF LYDIA TYLER; THENCE

NORTH 85º 00' 00" WEST BY LAND OF SAID TYLER, 130 FEET TO LAND NOW OR FORMERLY OF LETIGIA RISTAINO; THENCE

NORTH 06º 30' 00" EAST BY LAND OF SAID LETIGIA RISTAINO, 2190 FEET TO LAND FORMERLY OF FELIX CATALDO, NOW OF ONE DENAPOLI; THENCE

NORTH 52º 00' 00' EAST BY LAND FORMERLY OF SAID CATALDO, NOW OF DENAPOLI, 105.30 FEET; THENCE

NORTHWESTERLY BY LAND FORMERLY OF SAID CATALDO, NOW OF DENAPOLI, 406 FEET, MORE OR LESS; THENCE

NORTHEASTERLY BY SAID WASHINGTON STREET TO POINT OF BEGINNING.

EXCEPTED FROM THE ABOVE DESCRIBED PREMISES ARE THOSE PORTIONS CONVEYED OR TAKEN BY THE FOLLOWING INSTRUMENTS:

a. DEED BY PATRICK M. RISTAINO TO LOUIS P. RISTAINO AND REGINA A. RISTAINO DATED MAY 29, 1985 AND RECORDED AT BOOK 6707, PAGE 403, BEING SHOWN AS A 33,830 SQUARE FOOT PARCEL ON PLAN AT PLAN BOOK 323, PAGE 789.

b. TAKING IN FEE BY THE COMMONWEALTH OF MASSACHUSETTS FOR THE LAYOUT OF ROUTE 495 LAYOUT NO. 5495) DATED SEPTEMBER 29, 1965 AND RECORDED AT BOOK 4295, PAGE 405.

TRACT IV-A (EASEMENT)

RIGHT OF WAY AS GRANTED IN DEED BY RAYMOND L. RISTAINO AND BARBARA C. RISTAINO DATED DECEMBER 31, 1957 AND RECORDED AT BOOK 3611, PAGE 441.

TRACT V (FEE SIMPLE)

A CERTAIN PARCEL OF LAND SITUATED IN FRANKLIN, COUNTY OF NORFOLK, AND COMMONWEALTH OF MASSACHUSETTS, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

SITUATED ON THE WESTERLY SIDE OF KING STREET BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING ON THE WEST SIDE OF KING STREET AT A CORNER OF THE SCHOOLHOUSE LOT-SO-CALLED; THENCE RUNNING NORTHERLY ON SAID LOT AND ON LAND FORMERLY OF A.G. PIKE, THIRTY-SIX (36) RODS AND TWELVE (12) LINKS TO A CURVE IN THE WALL; THENCE ON SAID WALL 14º EAST TWENTY (20) RODS TO A CURVE IN THE WALL; THENCE NORTH 6º EAST SEVENTEEN (17) RODS AND TEN (10) LINKS TO A STAKE AND STONES AT A CORNER OF WOODLAND FORMERLY OF C. M. NASON; THENCE EASTERLY ON LAND OF SAID NASON TO LAND FORMERLY OF C. W. CLARK TO STAKE AND STONES; THENCE SOUTH 46º EAST FORTY-TWO (42) RODS TO SAID KING STREET RUNNING ON LAND OF SAID CLARK; THENCE ON SAID STREET TO A STONE WALL ON THE NORTHEAST SIDE OF THE BLACKSMITH'S SHOP LOT SO-CALLED; THENCE TURNING AND RUNNING WESTERLY ON SAID WALL FIFTY (50) FEET TO A CORNER; THENCE TURNING AND RUNNING SOUTHERLY IN A STRAIGHT LINE TO THE LANE; THENCE RUNNING ON SAID LANE TO SAID KING STREET; THENCE ON SAID STREET TO THE SCHOOLHOUSE LOT AND THE POINT OF BEGINNING.

SAID PARCEL CONTAINING TWENTY-TWO AND ONE FOURTH (22 1/4) ACRES, MORE OR LESS.

EXCEPTED FROM THE ABOVE DESCRIBED PREMISES ARE THOSE PORTIONS CONVEYED OUT OR TAKEN AS FOLLOWS:

a. DEED BY CHARLES P. JARRET AND BARBARA H. JARRET TO DENNIS F. MARGUERITE INC. DATED JULY 29, 1963 AND RECORDED AT BOOK 4091, PAGE 398.
b. DEED BY BARBARA H. JARRET TO JAMES L. FOSTER AND LAURIE F. FOSTER DATED JUNE 30, 1997 AND RECORDED AT BOOK 11879, PAGE 349, BEING LOT 2 ON PLAN 170 OF 1997 IN PLAN BOOK 446.
c. DEED BY BARBARA H. JARRET TO BRUCE J. HUNCHARD AND PHILIP M. BRUNELLI D/B/A H&B REALTY, DEED DATED JULY 28, 2000 AND RECORDED AT BOOK 14309, PAGE 82, BEING LOT 1 ON PLAN 170 OF 1997 IN PLAN BOOK 446.
d. TAKING IN FEE BY THE COMMONWEALTH OF MASSACHUSETTS FOR THE LAYOUT OF ROUTE 495 (LAYOUT NO. 5495) DATED SEPTEMBER 29, 1965 AND RECORDED AT BOOK 4295, PAGE 405.

e. NON-LOCUS ASSESSOR'S PARCEL 313-050 (SAID PARCEL IS APPARENTLY PART OF THE ORIGINAL 22 ¼ ACRES).

TRACT VI (FEE SIMPLE)

THE LAND WITH THE BUILDINGS THEREON SITUATED IN FRANKLIN, NORFOLK COUNTY, MASSACHUSETTS, KNOWN AS 585 KING STREET, FRANKLIN, MASSACHUSETTS 02038, BEING BOUNDED AND DESCRIBED AS FOLLOWS:

THE LAND WITH THE BUILDINGS THEREON SITUATED OFF THE NORTHERLY SIDE OF KING STREET IN THE TOWN OF FRANKLIN, COUNTY OF NORFOLK, MASSACHUSETTS, SHOWN AS LAND OF DORIS E. PHELAN, 7.95 ACRES ON "COMPILED PLAN OF LAND IN FRANKLIN, MASS.", SCALE 1" = 100', DECEMBER 9, 1987, WILLIAM J. ROSSETTI, P.L.S. FRANKLIN, MASS., WHICH PLAN IS RECORDED WITH THE NORFOLK COUNTY REGISTRY OF DEEDS ON JANUARY 21, 1988 AS PLAN NO. 49 IN PLAN BOOK 363.

NORTHERLY: BY INTERSTATE ROUTE 495, 950 FEET MORE OR LESS;

WESTERLY: BY LAND NOW OR FORMERLY OF RISTAINO, 800 FEET MORE OR LESS;

SOUTHERLY: BY LAND NOW OR FORMERLY OF JARRET, 25.31 FEET AND 600 FEET MORE OR LESS, RESPECTIVELY; AND

EASTERLY: BY LAND NOW OR FORMERLY OF PROULX, 270 FEET MORE OR LESS.

EXCEPTED FROM THE ABOVE-DESCRIBED PREMISES THE LAND TAKEN IN FEE BY THE COMMONWEALTH OF MASSACHUSETTS FOR THE LAYOUT OF ROUTE 495 (LAYOUT NO. 5495) DATED SEPTEMBER 29, 1965 AND RECORDED AT BOOK 4295, PAGE 405.

TRACT VI-A (EASEMENT)

RIGHT TO PASS AND REPASS BY ANY MEANS WHATSOEVER AND FOR ANY PURPOSE WHATSOEVER A STRIP OF LAND, OR LANE, EIGHTEEN (18) FEET, MORE OR LESS IN WIDTH AND SITUATED ON THE NORTHWESTERLY SIDE OF KING STREET IN SAID FRANKLIN AND RUNNING NORTHWESTERLY FROM SAID KING STREET TO THE LAND FORMERLY OF JARRET WHICH IS SITUATED NORTHWESTERLY FROM SAID KING STREET. SAID LANE OR RIGHT OF WAY BEING LOCATED 330 FEET DISTANT NORTHWESTERLY FROM THE FRONT PIAZZA OF LAND NOW OR FORMERLY OF CHARLES P. JARRET ET UX, AS SET FORTH IN GRANT BY CHARLES P. JARRET ET UX TO RICHARD R. PHELAN, JR. ET UX DATED DECEMBER 7, 1950 AND RECORDED IN BOOK 2969, PAGE 134.

TRACT VII (FEE SIMPLE)

THAT CERTAIN PARCEL OF LAND TOGETHER WITH ANY AND ALL BUILDINGS AND IMPROVEMENTS THEREON SITUATED ON THE WESTERLY SIDE OF KING STREET IN FRANKLIN, NORFOLK COUNTY, MASSACHUSETTS, CONTAINING TWENTY-FIVE ACRES, MORE OR LESS, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF THE SAID PREMISES AT KING STREET AND LAND NOW OR FORMERLY OF ELLEN E. DEAN;

THENCE NORTHERLY AND WESTERLY ON LAND NOW OR FORMERLY OF SAID DEAN AND HEIRS OF JAMES BACON; THENCE WESTERLY AND SOUTHERLY ON LAND NOW OR FORMERLY OF CHARLES M. MASON AND JAMES FOLLENBEE TO KING STREET;

THENCE NORTHEASTERLY ON KING STREET TO THE POINT OF BEGINNING WITH ALL RIGHTS APPURTENANT THERETO.

EXCEPTED FROM THE ABOVE-DESCRIBED PREMISES THE LAND TAKEN IN FEE BY THE COMMONWEALTH OF MASSACHUSETTS ON BEHALF OF THE TOWN OF FRANKLIN FOR THE LAYOUT OF ROUTE 495 (LAYOUT NO. 5495) DATED SEPTEMBER 29, 1965 AND RECORDED AT BOOK 4295, PAGE 405.

THIS SURVEY WAS PREPARED WITH REFERENCE TO A TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, HAVING A COMMITMENT NO. NCS-1070892-BOS1, WITH AN EFFECTIVE DATE OF JUNE 24, 2021 AT 5:00 PM, WHERE THE FOLLOWING SURVEY RELATED EXCEPTIONS APPEAR IN SCHEDULE B - SECTION 2:

GENERAL EXCEPTIONS 1, 2, 3, 4, 5, 25, 26, 27, 28 ARE NOT SURVEY RELATED AND HAVE NOT BEEN COMMENTED ON AS PART OF THIS SURVEY.

6 TITLE TO AND RIGHTS OF THE PUBLIC AND OTHERS ENTITLED THERETO IN AND TO THOSE PORTIONS OF THE LAND LYING WITHIN THE BOUNDS OF ADJACENT STREETS, ROADS, AND WAYS - PUBLIC WAYS SHOWN HEREON.

7 THE ACREAGE OR SQUARE FOOTAGE BEING OTHER THAN AS STATED IN SCHEDULE A OR THE PLAN(S) THEREIN REFERRED TO - SEE NOTE #2.

8 EASEMENT TO NEW ENGLAND POWER COMPANY DATED APRIL 9, 1962 AND RECORDED IN BOOK 3979, PAGE 729. (AFFECTS TRACT I) ELECTRIC EASEMENT SHOWN HEREON.

9 TAKING OF EASEMENTS BY THE COMMONWEALTH OF MASSACHUSETTS DEPARTMENT OF PUBLIC UTILITIES ON BEHALF OF NEW ENGLAND POWER CO AND WORCESTER COUNTY ELECTRIC COMPANY FOR THE CONSTRUCTION OF CERTAIN POWER LINES FOR ELECTRICAL PURPOSES DATED JULY 13, 1960 AND RECORDED IN BOOK 3916, PAGE 281. (AFFECTS TRACTS I,II,III,IV,V AND VI) - 325' WIDE ELECTRIC EASEMENT SHOWN HEREON.

10 EASEMENT IN FAVOR OF NEW ENGLAND POWER COMPANY DATED JULY 28, 1962 AND RECORDED IN BOOK 4016, PAGE 421. (AFFECTS TRACT II) - ELECTRIC EASEMENT SHOWN HEREON.

11 PETITION FOR PARTITION BY THE ESTATE OF EILEEN METFOONEY WITH THE NORFOLK COUNTY PROBATE COURT (NORFOLK CASE NO. 21E0017PP), NOTICE OF WHICH WAS RECORDED ON DECEMBER 24, 2020 IN BOOK 38790, PAGE 263 AND IN BOOK 39374, PAGE 246. (AFFECTS TRACT II) - NOT SURVEY RELATED.

12 EASEMENT IN FAVOR OF NEW ENGLAND POWER COMPANY DATED APRIL 9, 1962 AND RECORDED IN BOOK 5352, PAGE 742. (AFFECTS TRACT III) - ELECTRIC EASEMENT SHOWN HEREON.

13 EASEMENTS TO NEW ENGLAND POWER COMPANY DATED NOVEMBER 24, 1972 AND RECORDED IN BOOK 4898, PAGE 34. (AFFECTS TRACT IV) - ELECTRIC EASEMENT SHOWN HEREON.

14 EASEMENTS TO NEW ENGLAND POWER COMPANY DATED JUNE 4, 1962 AND RECORDED IN BOOK 4002, PAGE 90. (AFFECTS TRACT V) - ELECTRIC EASEMENT SHOWN HEREON.

15 TAKING BY COMMONWEALTH OF MASSACHUSETTS DEPARTMENT OF PUBLIC WORKS ACTING ON BEHALF OF THE TOWN OF FRANKLIN IN CONNECTION WITH THE LAYOUT OF ROUTE 495, NORFOLK COUNTY, LAYOUT NO. 5495, DATED JANUARY 12, 1966 AND RECORDED IN BOOK 4328, PAGE 491. (AFFECTS TRACTS V AND VII) - INTERSTATE 495; PARCEL 2-D-2-T, PARCEL 2-WM-1-T & PARCEL 2-WM-2-T SHOWN HEREON.

16 EASEMENTS TO AMERICAN TELEPHONE AND TELEGRAPH COMPANY DATED SEPTEMBER 18, 1968 AND RECORDED IN BOOK 4547, PAGE 425. (AFFECTS TRACT V) - UTILITY EASEMENT SHOWN HEREON.

17 EASEMENT TO WORCESTER COUNTY ELECTRIC COMPANY AND NEW ENGLAND TEL. & TEL. COMPANY DATED DECEMBER 4, 1951 AND RECORDED IN BOOK 3068, PAGE 185. (AFFECTS TRACT V) - DOCUMENT VAGUE IN DESCRIPTION; UNABLE TO DETERMINE LOCATION OF EASEMENT.

18 RIGHT OF WAY RESERVED IN DEED BY ANNA K. LUCAS TO CHARLES P. JARRET ET UX DATED NOVEMBER 8, 1950 AND RECORDED IN BOOK 2961, PAGE 212. (AFFECTS TRACT V) - APPROXIMATE LOCATION OF RIGHT OF WAY SHOWN HEREON.

19 RIGHT OF WAY TO RICHARD R. PHELAN, JR. ET UX DATED DECEMBER 6, 1960 AND RECORDED IN BOOK 2969, PAGE 134. (AFFECTS TRACT V) - APPROXIMATE LOCATION OF RIGHT OF WAY SHOWN HEREON.

20 RIGHTS OF OTHERS IN AND TO THE WATERS OF THE BROOK EXTENDING INTO THE LAND AND THEIR NATURAL FLOW. (AFFECTS TRACT V) - APPROXIMATE LOCATION OF BROOK SHOWN HEREON; SEE SHEET 5 OF 7.

21 RIGHT OF WAY AS SET FORTH IN DEED FROM ANN K. LUCAS TO RICHARD R. PHELAN, JR. AND DORIS E. PHELAN DATED DECEMBER 7, 1950 AND RECORDED IN BOOK 2969, PAGE 133. (AFFECTS TRACT VI) - APPROXIMATE LOCATION OF RIGHT OF WAY SHOWN HEREON.

22 EASEMENTS TO AMERICAN TELEPHONE AND TELEGRAPH COMPANY DATED JUNE 11, 1968 AND RECORDED IN BOOK 4519, PAGE 530. (AFFECTS TRACT VI) - UTILITY EASEMENT SHOWN HEREON.

23 RIGHT OF WAY EXTENDING FROM THE PREMISES TO KING STREET. (AFFECTS TRACT VI) - APPROXIMATE LOCATION OF RIGHT OF WAY SHOWN HEREON.

24 TAKING OF EASEMENTS FOR SEWER PURPOSES BY THE BOARD OF PUBLIC WORKS FOR THE TOWN OF FRANKLIN DATED JANUARY 25, 1978 AND RECORDED IN BOOK 5431, PAGE 69; AS AFFECTED BY CERTIFICATE OF COMPLETION DATED NOVEMBER 2, 1988 AND RECORDED IN BOOK 8171, PAGE 15. - PLAN PROVIDED SHOWS SEWER EASEMENT OFF LOCUS.

SURVEYOR'S
METES & BOUNDS DESCRIPTION
MAP 313, LOTS 5, 6, 7, 8, 53, 54 & 55
TOWN OF FRANKLIN
NORFOLK COUNTY, MASSACHUSETTS

BEGINNING AT AN ESCUTCHEON PIN IN LEAD PLUG OF STONE BOUND FOUND AT THE INTERSECTION OF THE SOUTHERLY LINE OF INTERSTATE 495 (PUBLIC - VARIABLE WIDTH) AND THE NORTHERLY LINE OF KING STREET (PUBLIC - VARIABLE WIDTH), THENCE RUNNING ALONG SAID NORTHERLY LINE OF KING STREET THE FOLLOWING TWO (2) COURSES;

1. SOUTH 22 DEGREES - 00 MINUTES - 17 SECONDS WEST, A DISTANCE OF 312.54 FEET, THENCE;
2. ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1,170.00 FEET, A CENTRAL ANGLE OF 16 DEGREES - 49 MINUTES - 07 SECONDS, AN ARC LENGTH OF 343.44 FEET, A CHORD BEARING OF SOUTH 55 DEGREES - 28 MINUTES - 18 SECONDS WEST, AND A CHORD LENGTH OF 342.21 FEET, THENCE DEPARTING SAID NORTHERLY LINE, RUNNING ALONG THE DIVIDING LINE WITH MAP 313, LOT 52 (N/F RICHARD P. CHESTERCOVE) THE FOLLOWING THREE (3) COURSES;
3. NORTH 12 DEGREES - 25 MINUTES - 10 SECONDS WEST, A DISTANCE OF 158.74 FEET, THENCE;
4. SOUTH 79 DEGREES - 56 MINUTES - 50 SECONDS WEST, A DISTANCE OF 39.19 FEET, THENCE;
5. NORTH 84 DEGREES - 34 MINUTES - 10 SECONDS WEST, A DISTANCE OF 87.19 FEET, THENCE;
6. ALONG THE DIVIDING LINE WITH MAP 313, LOT 51 (N/F ANDREW D. QUINN), SOUTH 89 DEGREES - 27 MINUTES - 50 SECONDS WEST, A DISTANCE OF 100.22 FEET, THENCE ALONG THE DIVIDING LINE WITH MAP 313, LOT 50 (N/F MARGARET C. RANIERI) THE FOLLOWING FOUR (4) COURSES;
7. SOUTH 89 DEGREES - 27 MINUTES - 50 SECONDS WEST, A DISTANCE OF 77.04 FEET, THENCE;
8. SOUTH 87 DEGREES - 34 MINUTES - 50 SECONDS WEST, A DISTANCE OF 91.44 FEET, THENCE;
9. NORTH 81 DEGREES - 38 MINUTES - 10 SECONDS WEST, A DISTANCE OF 90.70 FEET, THENCE;
10. NORTH 77 DEGREES - 37 MINUTES - 10 SECONDS WEST, A DISTANCE OF 93.71 FEET, THENCE ALONG THE DIVIDING LINE WITH MAP 313, LOT 43 (N/F VIRGINIA M. DELLARCO) THE FOLLOWING FIVE (5) COURSES;
11. NORTH 13 DEGREES - 02 MINUTES - 50 SECONDS EAST, A DISTANCE OF 147.82 FEET, THENCE;
12. NORTH 03 DEGREES - 34 MINUTES - 09 SECONDS EAST, A DISTANCE OF 173.97 FEET TO A DRILL HOLE IN STONE WALL FOUND, THENCE;
13. NORTH 03 DEGREES - 37 MINUTES - 53 SECONDS EAST, A DISTANCE OF 154.84 FEET TO A DRILL HOLE IN STONE WALL FOUND, THENCE;
14. NORTH 04 DEGREES - 02 MINUTES - 37 SECONDS WEST, A DISTANCE OF 85.65 FEET, THENCE;
15. SOUTH 82 DEGREES - 59 MINUTES - 59 SECONDS WEST, A DISTANCE OF 442.88 FEET, THENCE;
16. ALONG THE DIVIDING LINE WITH MAP 313, LOT 4 (N/F MARGARET C. RANIERI) NORTH 05 DEGREES - 30 MINUTES - 03 SECONDS WEST, A DISTANCE OF 1518.19 FEET TO A POINT ALONG THE SOUTHERLY LINE OF INTERSTATE 495, THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING FOUR (4) COURSES;
17. SOUTH 46 DEGREES - 33 MINUTES - 17 SECONDS EAST, A DISTANCE OF 155.91 FEET, THENCE;
18. SOUTH 49 DEGREES - 49 MINUTES - 30 SECONDS EAST, A DISTANCE OF 350.57 FEET, THENCE;
19. SOUTH 46 DEGREES - 33 MINUTES - 16 SECONDS EAST, A DISTANCE OF 1,124.43 FEET, THENCE;
20. SOUTH 39 DEGREES - 46 MINUTES - 09 SECONDS EAST, A DISTANCE OF 701.21 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 1,587,421 SQUARE FEET OR 36.442 ACRES

SEE SHEET 1 OF 7 FOR OVERALL BOUNDARY, NOTES & REFERENCES

No.	DESCRIPTION OF REVISION	FIELD CREW:	DRAWN:	APPROVED:	DATE
6	UPDATED PER ADDITIONAL TOPOGRAPHY & WIRE HEIGHTS	C.W.	R.J.K.	G.L.H.	6-7-2022
5	UPDATED PER ADDITIONAL TOPOGRAPHY	J.S.A.	R.J.K.	G.L.H.	1-21-2022
4	UPDATED PER ADDITIONAL TOPOGRAPHY	B.S.B.	R.J.K.	G.L.H.	1-17-2022
3	REVISED PER CLIENT COMMENTS	-	R.J.K.	G.L.H.	12-15-2021
2	UPDATED PER ADDITIONAL WETFLAG LOCATIONS & TOPOGRAPHY	S.W.	R.J.K.	G.L.H.	10-1-2021
1	REVISED PER CLIENT COMMENTS	-	E.LOC	G.L.H.	9-23-21

THIS SURVEY IS CERTIFIED TO:
MARCUS PARTNERS
FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE "2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 7(a), 7(b)(1), 7(c), 8, 9, 11, 13 & 14 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JUNE 2, 2022.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR STAMPED WITH A BLUE INK SEAL

COMMONWEALTH OF MASSACHUSETTS
GERRY L. HOLDRIGHT
NO. 49211
REGISTERED PROFESSIONAL LAND SURVEYOR

6-7-2022
DATE

GERRY L. HOLDRIGHT, PLS
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #49211

FIELD DATE	6-30-2021 6-2-2022
FIELD BOOK NO.	21-02 MA 22-07 MA
FIELD BOOK PG.	125 64
FIELD CREW:	B.S.B. C.W.
DRAWN:	R.J.K.

ALTA/NSPS LAND TITLE SURVEY
MARCUS PARTNERS
585 KING STREET
MAP 313, LOTS 5, 6, 7, 8, 53, 54 & 55
TOWN OF FRANKLIN, NORFOLK COUNTY
COMMONWEALTH OF MASSACHUSETTS

CONTROL POINT ASSOCIATES, INC.
ALBANY, NY 518-217-5010
CHALFONT, PA 215-712-9800
HAUPPAUGE, NY 631-580-2645
MANHATTAN, NY 646-780-0411
MT LAUREL, NJ 609-857-2099
WARREN, NJ 908-668-0099
352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
508.948.3000 - 508.948.3003 FAX

REVIEWED:	APPROVED:	DATE	SCALE	FILE NO.	DWG. NO.
G.L.H.	G.L.H.	08-03-2021	N/A	03-210242	7 OF 7

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