



ORDERING GUIDE

Table with columns: Family, Lumens, Voltage, Dimensions, Color, Options, Finish, Controls. Includes typical order example: TXWP 10L UNV 40 CWBB BZA PCM120

Accessory Ordering Information

PERFORMANCE

Table with columns: Lumens, CRI, Delivered Lumens, Efficiency, BLS Rating, Delivered Lumens, Efficiency, BLS Rating, Voltage. Includes performance metrics for 3000K, 4000K, and 5000K.

ELECTRICAL DATA*

Table with columns: Lumens, 120V, 200V, 240V, 277V, 347V, 480V. Includes electrical data for various lumens and voltages.

ENERGY SAVINGS

Table with columns: Voltage, Annual Cost, Source Voltage, Total Voltage Used, Annual Cost, Annual Savings. Includes energy savings data for LED and HID.

LBI Industries Inc. 10000 Alliance Rd. Cincinnati, OH 45242 • www.lbi.com

BUILDING LIGHT (SOUTHBOUND) (PUBLIC-VARIABLE WIDTH)

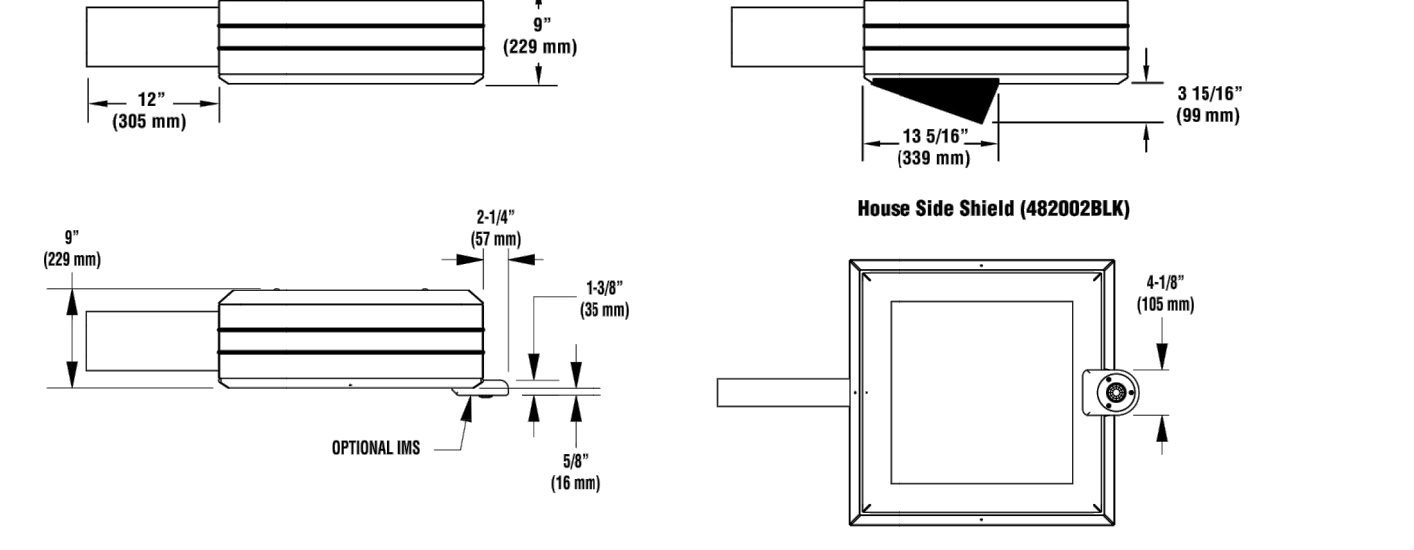
LED AREA LIGHTS - (XGBM)

Table with columns: Pin, Identification, LED, Color, Input Voltage, Finish, Optional Controls, Optional Sensor/Options. Includes typical order example: XGBM S LED HO CW UE WHT PCM

Table with columns: Luminaire EPA Chart - XGBM, Accessories are field installed, Order Number, Description, Order Number. Includes luminaire specifications and accessories.

FOOTNOTES

- 1. Use with 3" traditional drilling pattern.
2. For wet-dry areas, use stainless steel accessories. See Controls section.
3. Requires a dimmer and override switch. Not compatible with BL or ML option.
4. Not compatible with 0/5 or 0/5 option.
5. Not compatible with wireless control system. DIM or 0/5 option.
6. House Side Shields with House Side, Control System.
7. Facing must be located in the field hole of pole.
8. To meet with all of the POCOR wireless control systems in the field. Contact factory.
9. Not compatible with wireless control system. DIM or 0/5 option.
10. Pole must be ordered separately. 7' pole standard. See Accessories.



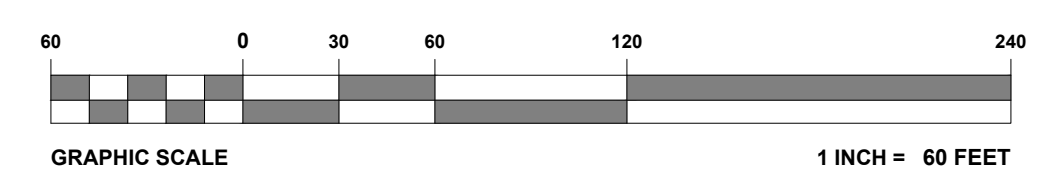
Project Name: _____ Fixture Type: _____ 10/20/21
Catalog #: _____ © 2021 LBI INDUSTRIES INC.

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



LUMINAIRE SCHEDULE

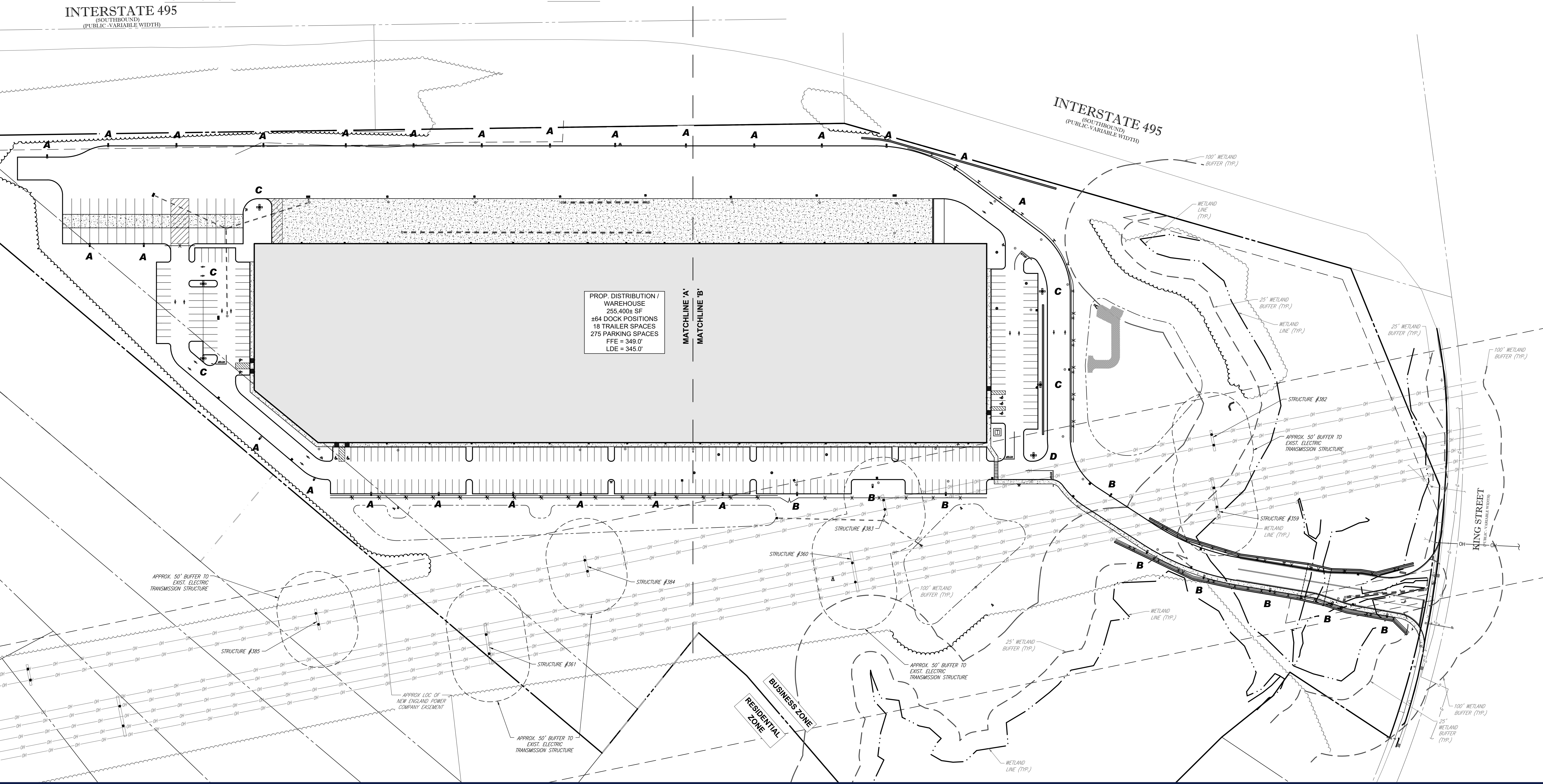
Table with columns: SYMBOL, QTY, LABEL, MTG. HT., DESCRIPTION, ARRANGMT., LUMENS, LLF, COLOR TEMP., IES FILENAME, CATALOG #. Includes luminaire schedule for various light fixtures.

LIGHTING NOTES

- 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 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 REPLACING 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 BECOME 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 STRUCTURES TO THE ENGINEER'S RECEPTION OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR THE COMMENCEMENT OF CONSTRUCTION.
8. THE CONTRACTOR IS RESPONSIBLE TO SHIELDING AND OR ROTATED OPTICS ARE INSTALLED AS INDICATED ON THE PLAN IN ORDER TO ACHIEVE THE LIGHTING LEVELS THE REVERSED AGENT 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 AG82 BY LIGHTING ANALYST.

CALCULATION SUMMARY

Table with columns: LOCATION, UNITS, AVG., MAX., MIN., AVG./MIN., MAX./MIN. Includes calculation summary for Pavement Area.



REVISIONS

Table with columns: REV, DATE, COMMENT, DRAWN BY. Includes revision history for the plan.

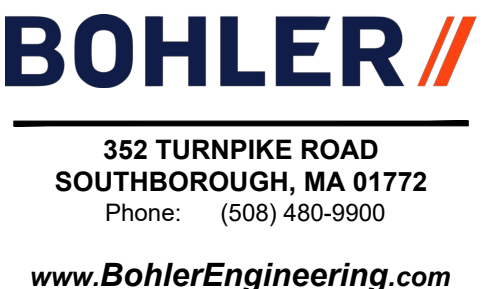


PRELIMINARY

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT AND IS SUBJECT TO CHANGE.

PROJECT NO.: JIM210008
DRAWN BY: MB/M
CHECKED BY: MSH/D
DATE: 10/08/2021
CAD I.D.: W210118-LSCP-0A

PRELIMINARY MAJOR SITE PLAN FOR MARCUS PARTNERS PROPOSED DISTRIBUTION / WAREHOUSE MAP #313 | LOTS: 7, 8, 53, 54 & 55 KING STREET TOWN OF FRANKLIN NORFOLK COUNTY, MASSACHUSETTS



SHEET TITLE: OVERALL LIGHTING PLAN SHEET NUMBER: C-705 REVISION 4 - 03/16/2022

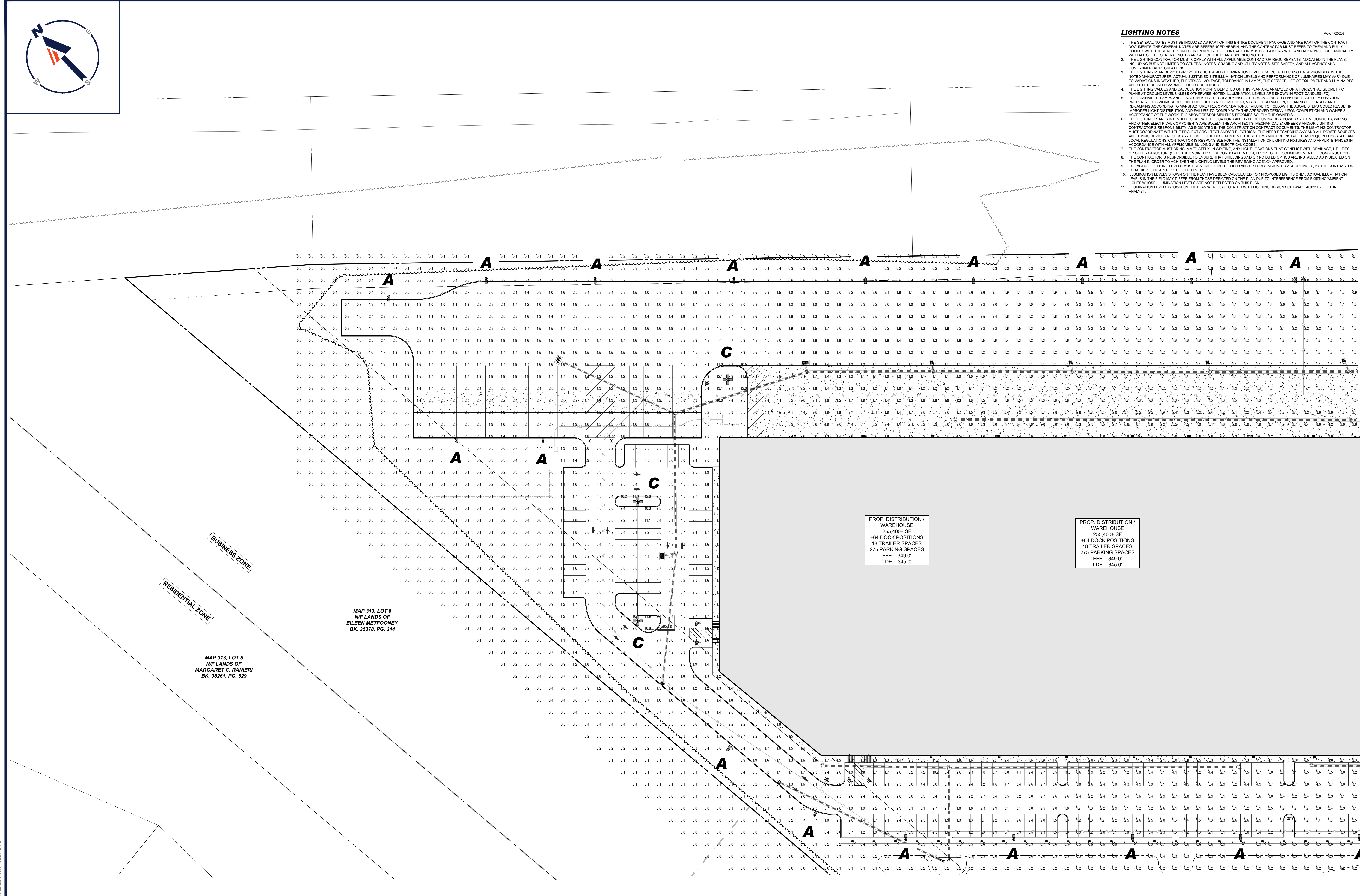


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 - THE LIGHTING VALUES AND CALCULATION POINTS DEPICTED ON THIS PLAN ARE ANALYZED ON A HORIZONTAL, GEOMETRIC PLANE AT GROUND LEVEL, UNLESS OTHERWISE NOTED. ILLUMINATION LEVELS ARE SHOWN IN FOOT CANDLES (FC).
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 - THE LIGHTING PLAN IS INTENDED TO SHOW THE LOCATIONS AND TYPE OF LUMINAIRE, POWER SYSTEM, CONDUITS, WIRING AND OTHER ELECTRICAL COMPONENTS ARE THE ARCHITECT'S, MECHANICAL ENGINEER 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 TRIMMING 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.
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 - THE ACTUAL LIGHTING LEVELS MUST BE VERIFIED IN THE FIELD AND FIXTURES ADJUSTED ACCORDINGLY, BY THE CONTRACTOR, TO ACHIEVE THE APPROVED LIGHT LEVELS.
 - 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.
 - ILLUMINATION LEVELS SHOWN ON THE PLAN WERE CALCULATED WITH LIGHTING DESIGN SOFTWARE AGI32 BY LIGHTING ANALYST.



REVISIONS

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



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

BUSINESS ZONE

RESIDENTIAL ZONE

MAP #13, LOT 6
N/F LANDS OF
EILEEN METFOONEY
BK. 35378, PG. 344

MAP #13, LOT 5
N/F LANDS OF
MARGARET C. RANIERI
BK. 38261, PG. 529



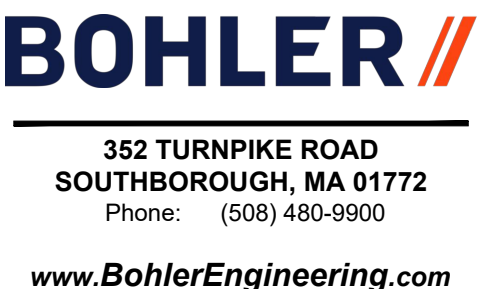
PRELIMINARY

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PROJECT NO.: JM210098
DRAWN BY: MBML
CHECKED BY: MSY/OD
DATE: 10/08/2021
CAD I.D.: W21018-LSCP-0A

PRELIMINARY MAJOR SITE PLAN

FOR
MARCUS PARTNERS
PROPOSED
DISTRIBUTION / WAREHOUSE
MAP #13 | LOTS: 7, 8, 53, 54 & 55
KING STREET
TOWN OF FRANKLIN
NORFOLK COUNTY,
MASSACHUSETTS



SHEET TITLE:
LIGHTING PLAN A
SHEET NUMBER:
C-706
REVISION 4 - 03/16/2022

LUMINAIRE SCHEDULE

SYMBOL	QTY	LABEL	MTG. HT.	DESCRIPTION	ARRNGMNT.	LUMENS	LLF	COLOR TEMP.	IES FILENAME	CATALOG #
	25	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
	9	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
	5	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	19,170	0.90		TXWP-13L-50-IES	TXWP-13L-50

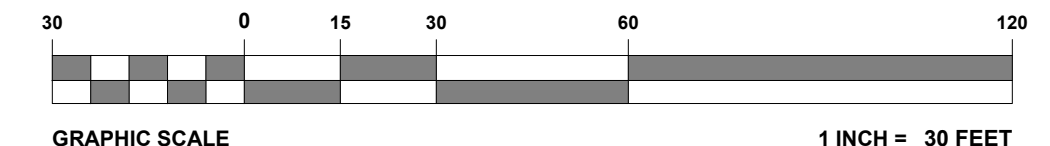
CALCULATION SUMMARY

LOCATION	UNITS	AVG.	MAX.	MIN.	AVG./MIN.	MAX./MIN.
PAVEMENT AREA	FC	2.77	37.9	0.1	27.0	379.00

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



C:\PROGRAMS\BOHLER\PROJECTS\2021\10\18\13-54-55-LSCP-A-C-706-LIGHT.A



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	CSE	NEM

PROJECT INFORMATION

PROJECT NO: JMK10098
 DRAWN BY: MBML
 CHECKED BY: MSHYD
 DATE: 10/08/2021
 CAD L.D.: W21018-LSCA-0A

PROJECT: **PRELIMINARY MAJOR SITE PLAN**

FOR: **MARCUS PARTNERS**

PROPOSED: **DISTRIBUTION / WAREHOUSE**

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



PRELIMINARY

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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

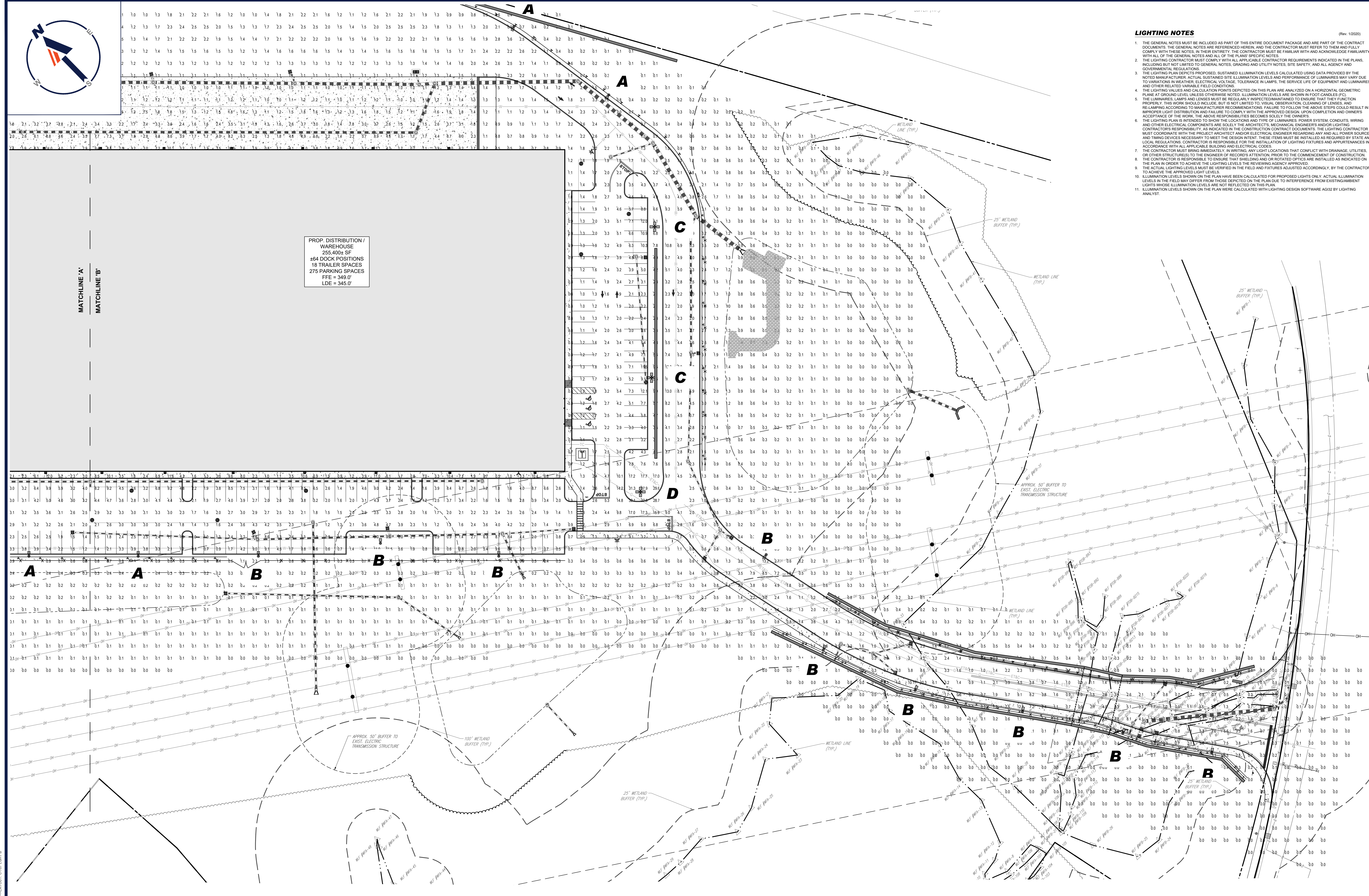
J. KURZ
 J. Kurz
 J. Kurz
 J. Kurz

SHEET TITLE: **LIGHTING PLAN B**

SHEET NUMBER: **C-707**

REVISION 4 - 03/16/2022

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

LUMINAIRE SCHEDULE

SYMBOL	QTY	LABEL	MTG. HT.	DESCRIPTION	ARRNGMT.	LUMENS	LLF	COLOR TEMP.	IES FILENAME	CATALOG #
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	9	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
	5	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

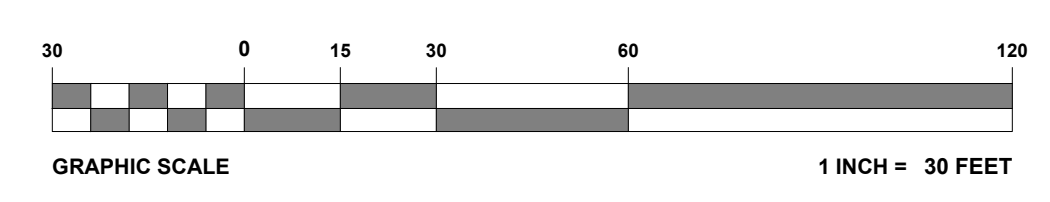
CALCULATION SUMMARY

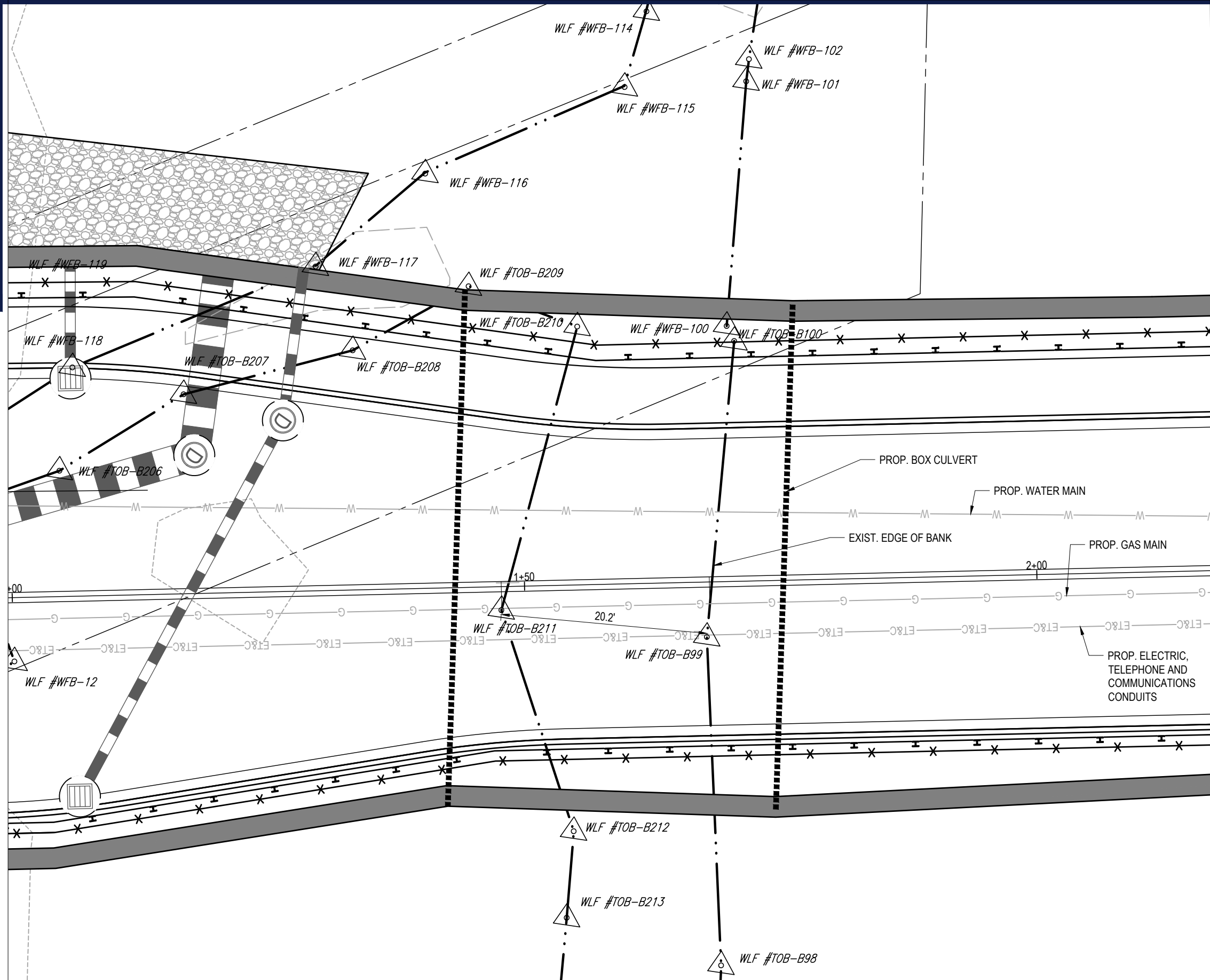
LOCATION	UNITS	AVG.	MAX.	MIN.	AVG./MIN.	MAX./MIN.
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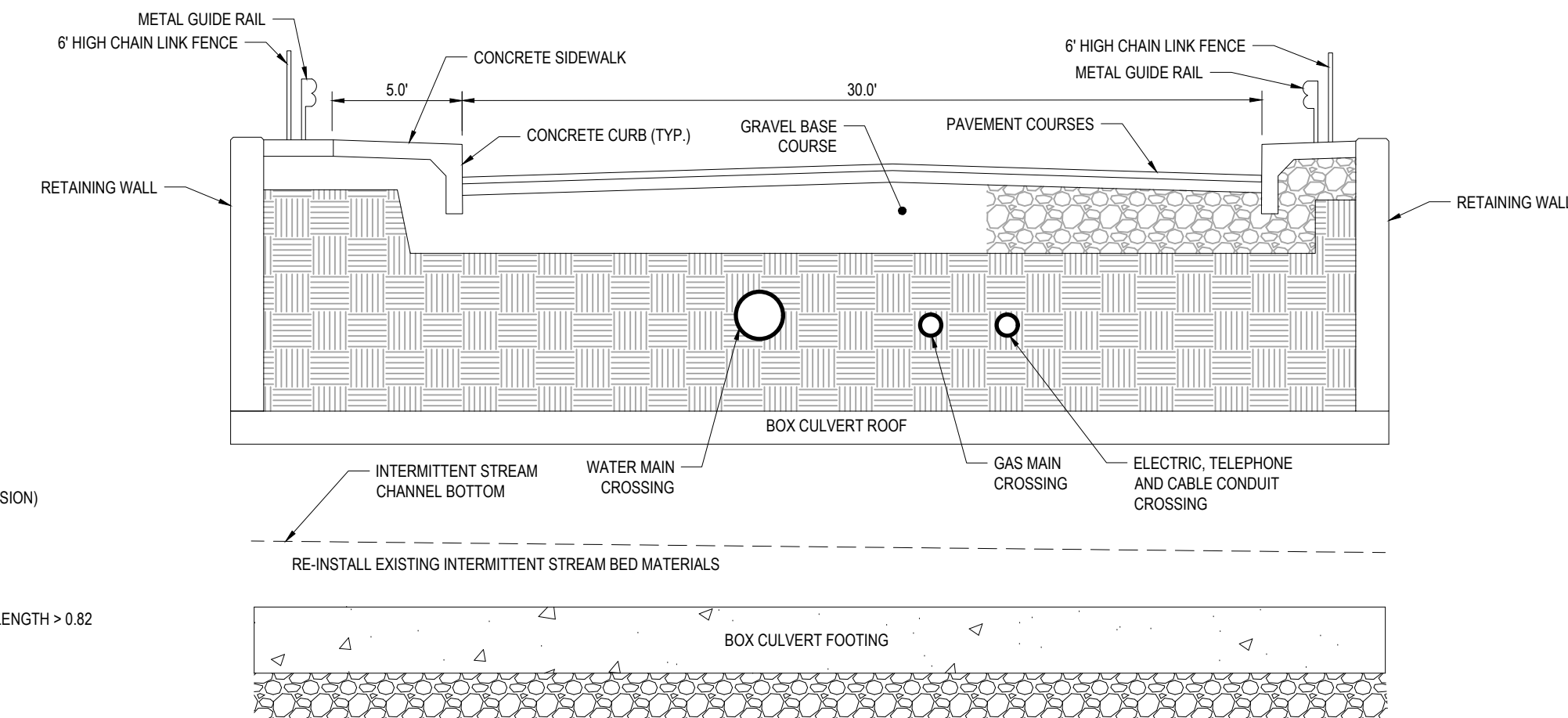
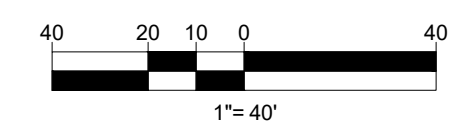
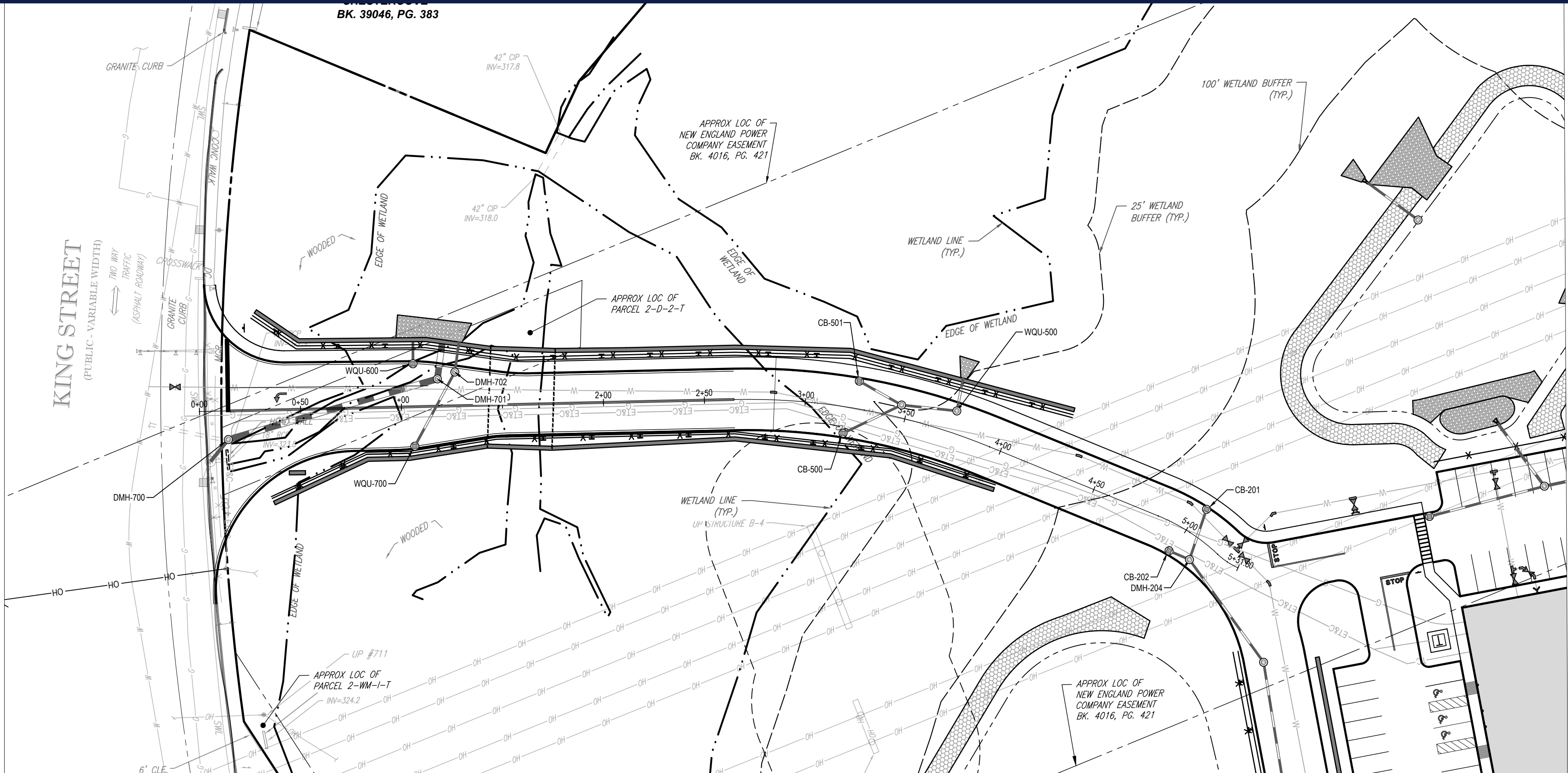
THIS PLAN TO BE UTILIZED FOR LIGHTING PURPOSES ONLY

REFER TO DETAIL SHEET FOR LIGHT POLE SHEET DETAIL





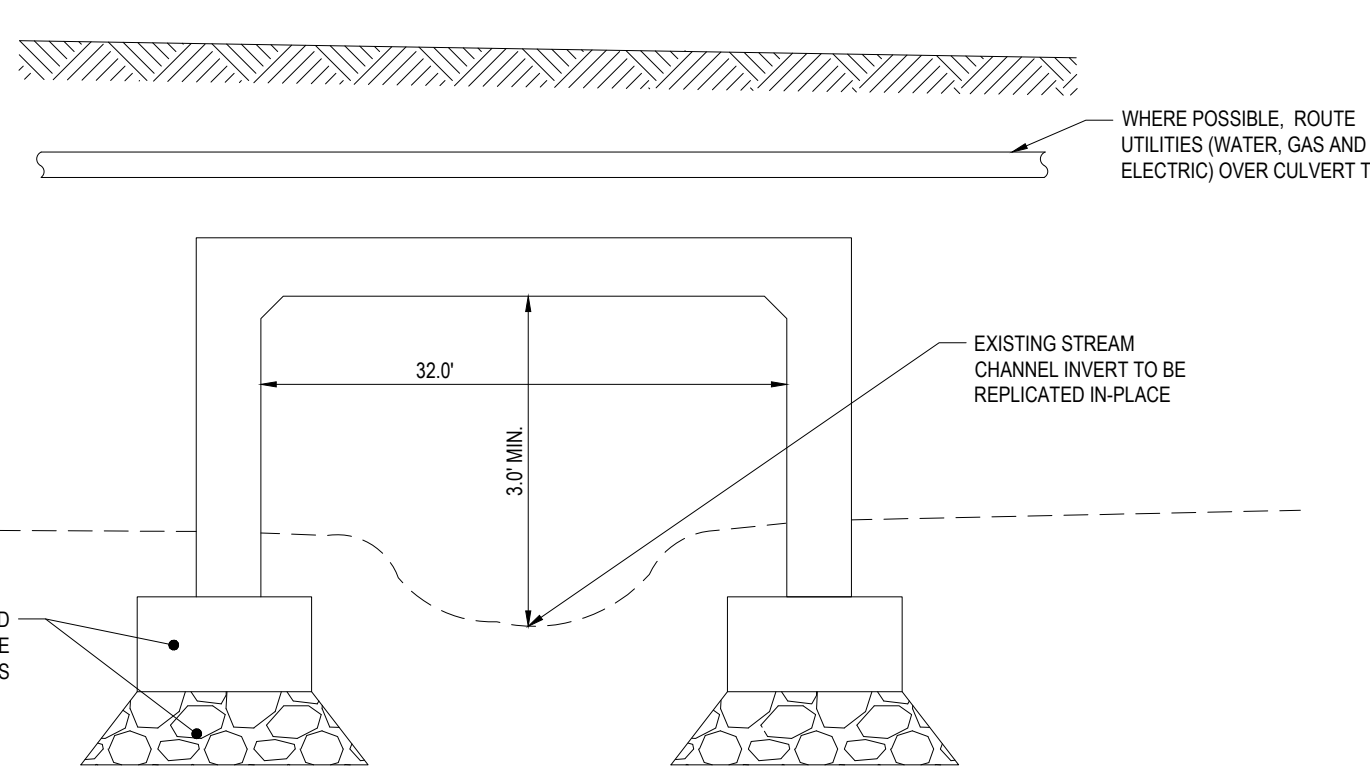
STREAM CROSSING ENLARGED VIEW
SCALE: 1" = 10'



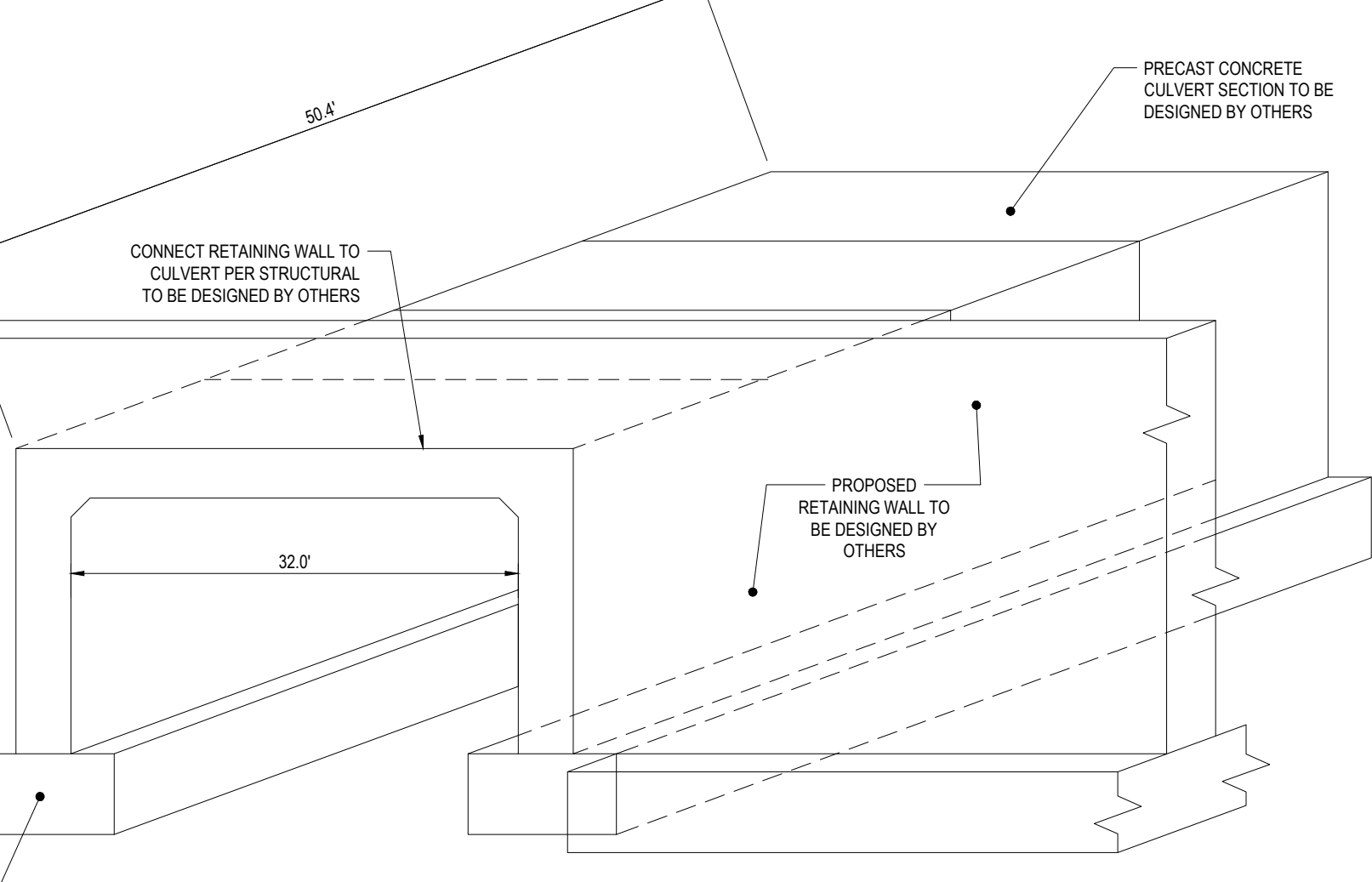
STREAM 1 CROSSING CALCULATIONS:

BANK FULL WIDTH (BFW) WIDTH AT WIDEST POINT = 20.3 FT (SEE PLAN FOR DIMENSION) BFW = 12 X 20.2 + 24.3 FT (REQUIRED) BFW = 32 FT (PROVIDED) OPENNESS RATIO OR = CROSS SECTIONAL AREA OF STRUCTURE / CROSS LENGTH + 0.82 OR = 132/32 + 0.82 OR = 1.9 + 0.82

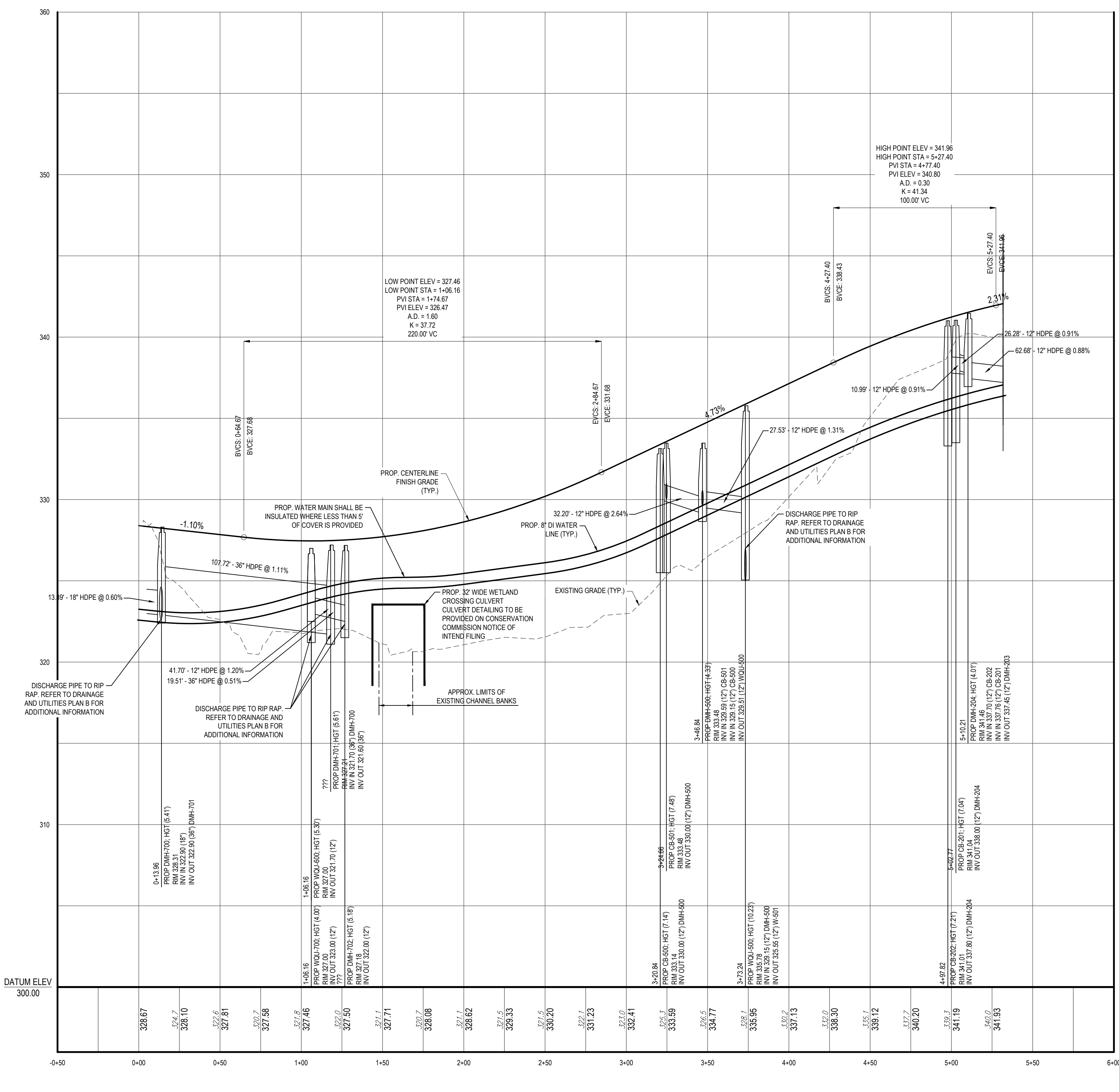
STREAM CROSSING DETAIL
NOT TO SCALE



TYPICAL PRECAST BOX CULVERT END VIEW
NOT TO SCALE



TYPICAL PRECAST BOX CULVERT STREAM CROSSING
NOT TO SCALE



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

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

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

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PRELIMINARY
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PROJECT NO.:	JM210098
DRAWN BY:	MBNL
CHECKED BY:	MSY/GCD
DATE:	10/08/2021
CAD I.D.:	W211018-PROF-0A

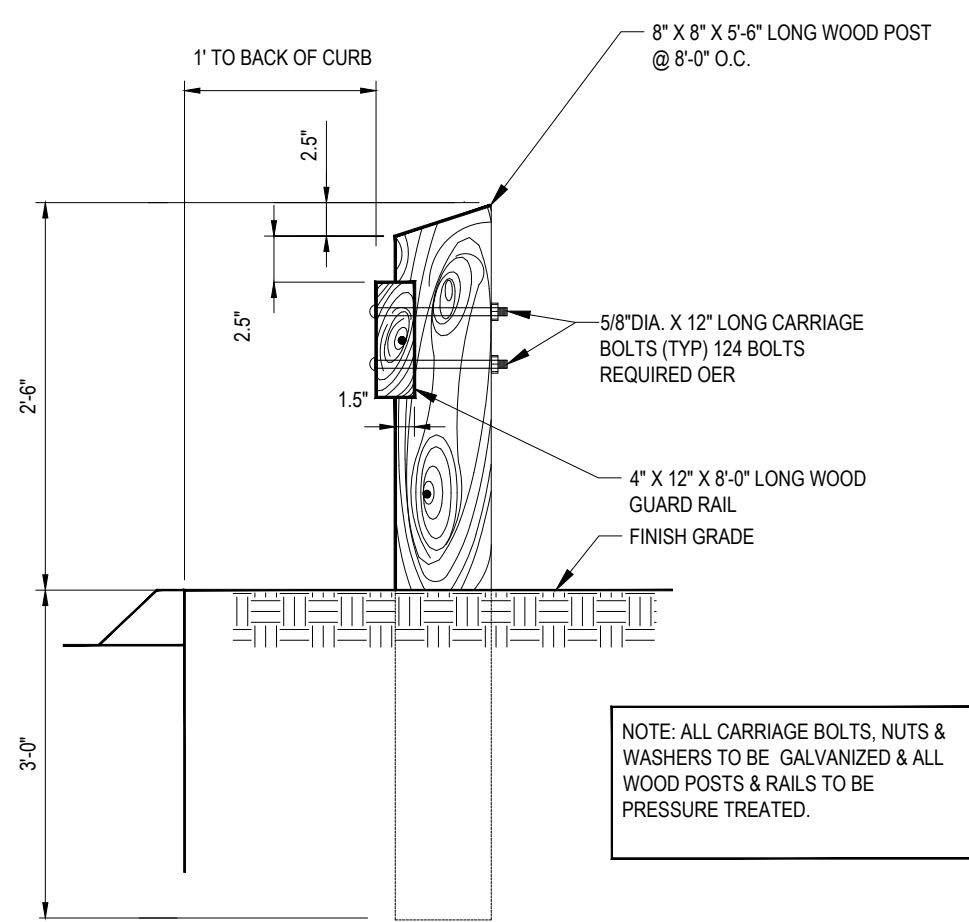
PRELIMINARY MAJOR SITE PLAN
FOR
MARCUS PARTNERS
PROPOSED DISTRIBUTION / WAREHOUSE
MAP #313 | LOTS: 7, 8, 53, 54 & 55
KING STREET
TOWN OF FRANKLIN
NORFOLK COUNTY,
MASSACHUSETTS

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PROFESSIONAL SEAL
NEW JERSEY STATE BOARD OF EXAMINERS
NEW JERSEY REGISTRATION NO. 15476
COMMENCEMENT DATE 07/20/77
RADIO SHIELD LICENSE NO. 0816
ISSUED OCTOBER 20, 2003

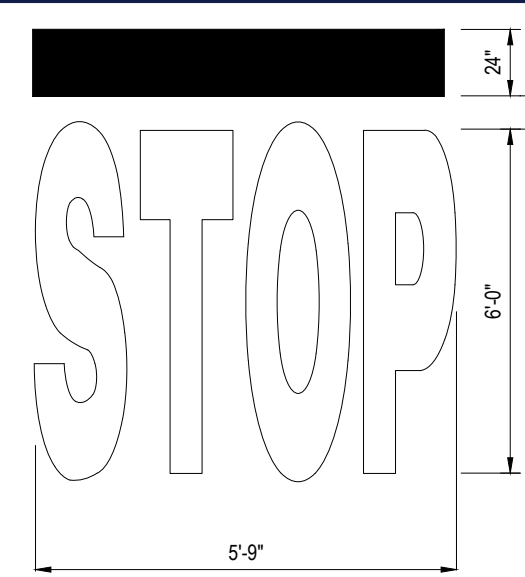
SHEET TITLE:
PROPOSED DRIVEWAY PLAN AND PROFILE
SHEET NUMBER:
C-801
REVISION 4 - 03/16/2022

BOHLER\ENR\NET\SHARES\MA\PROJECTS\W211018\CAD\DRAWINGS\PLAN SET\BOH CVL SITE PLAN (REV) 1018-PROF-0A.dwg - LA 02/11/21 C-801 PROFILE A



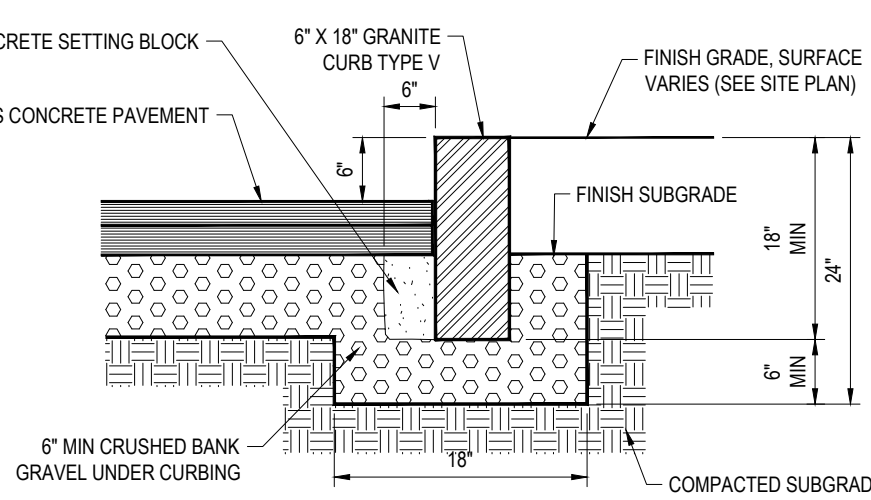
WOOD GUIDE RAIL DETAIL

NTS



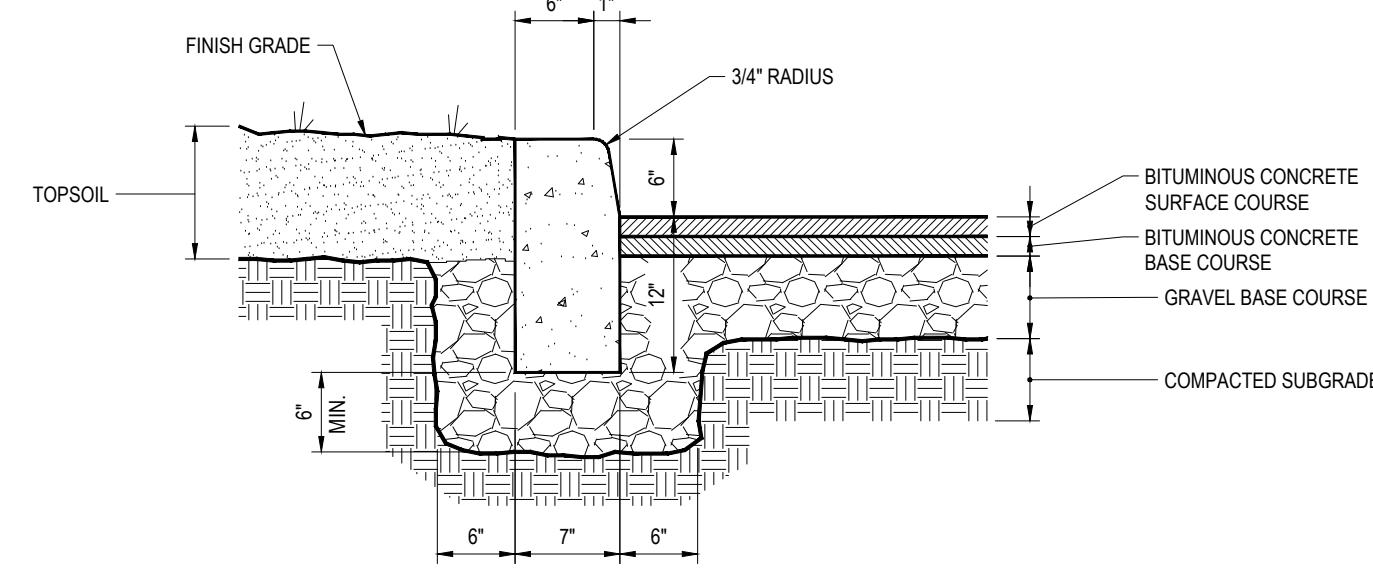
"STOP" BAR DETAIL

NTS



VERTICAL GRANITE CURB

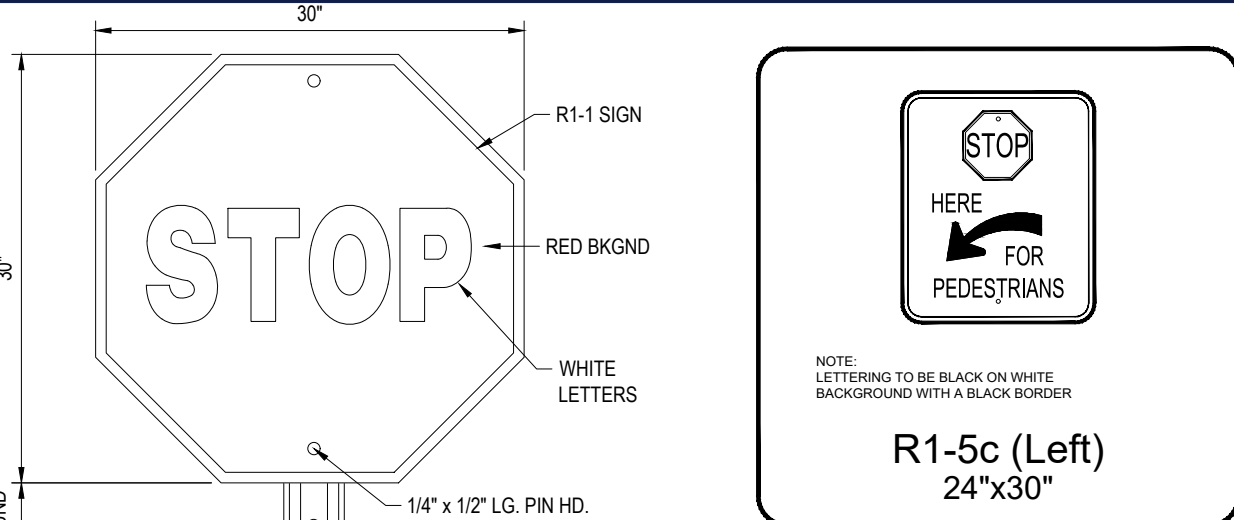
NTS



- 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.

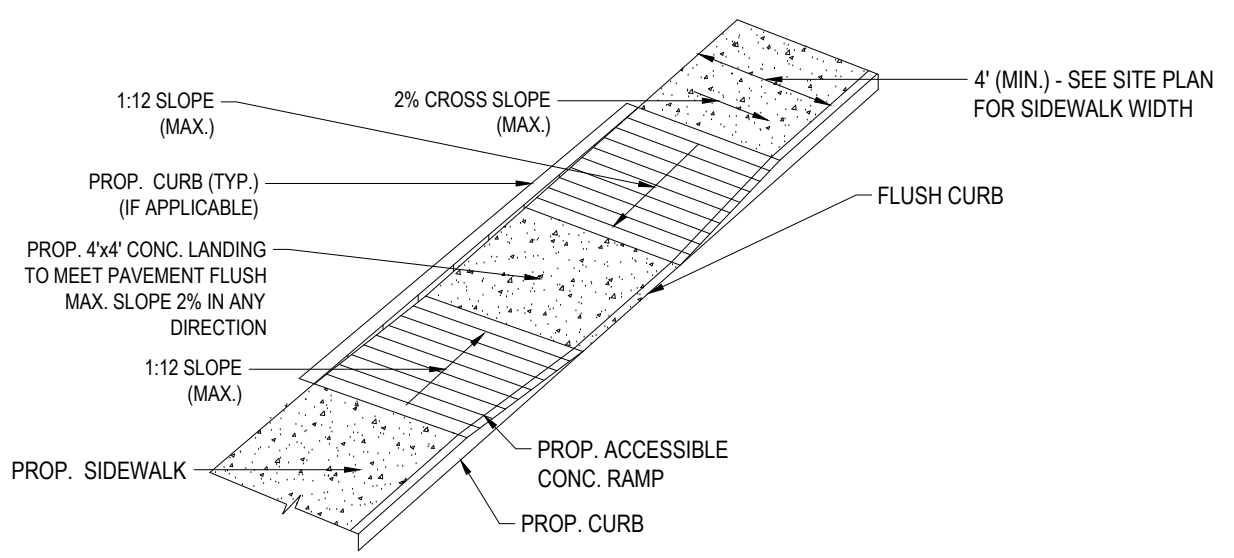
PRECAST CONCRETE CURB

NTS



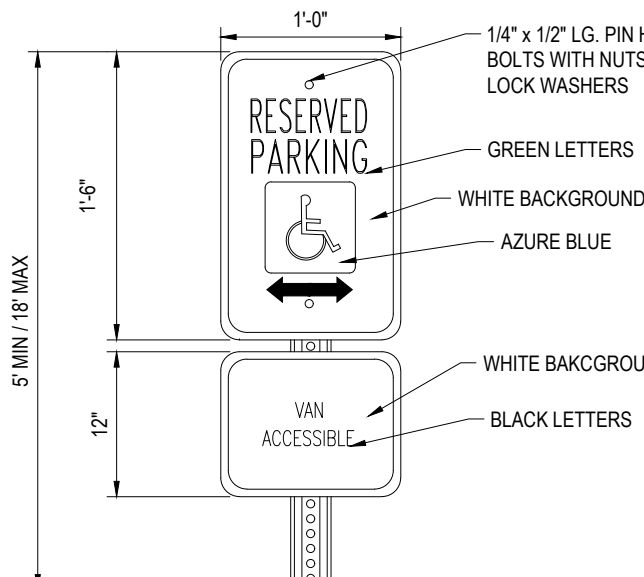
SIGNAGE DETAILS

NTS



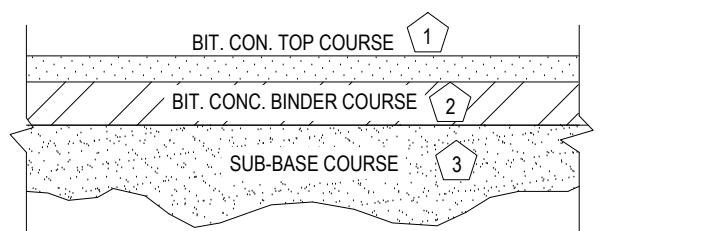
ACCESSIBLE RAMP

NTS



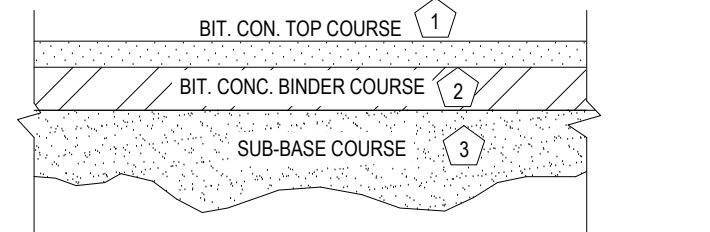
ACCESSIBLE SIGN

NTS



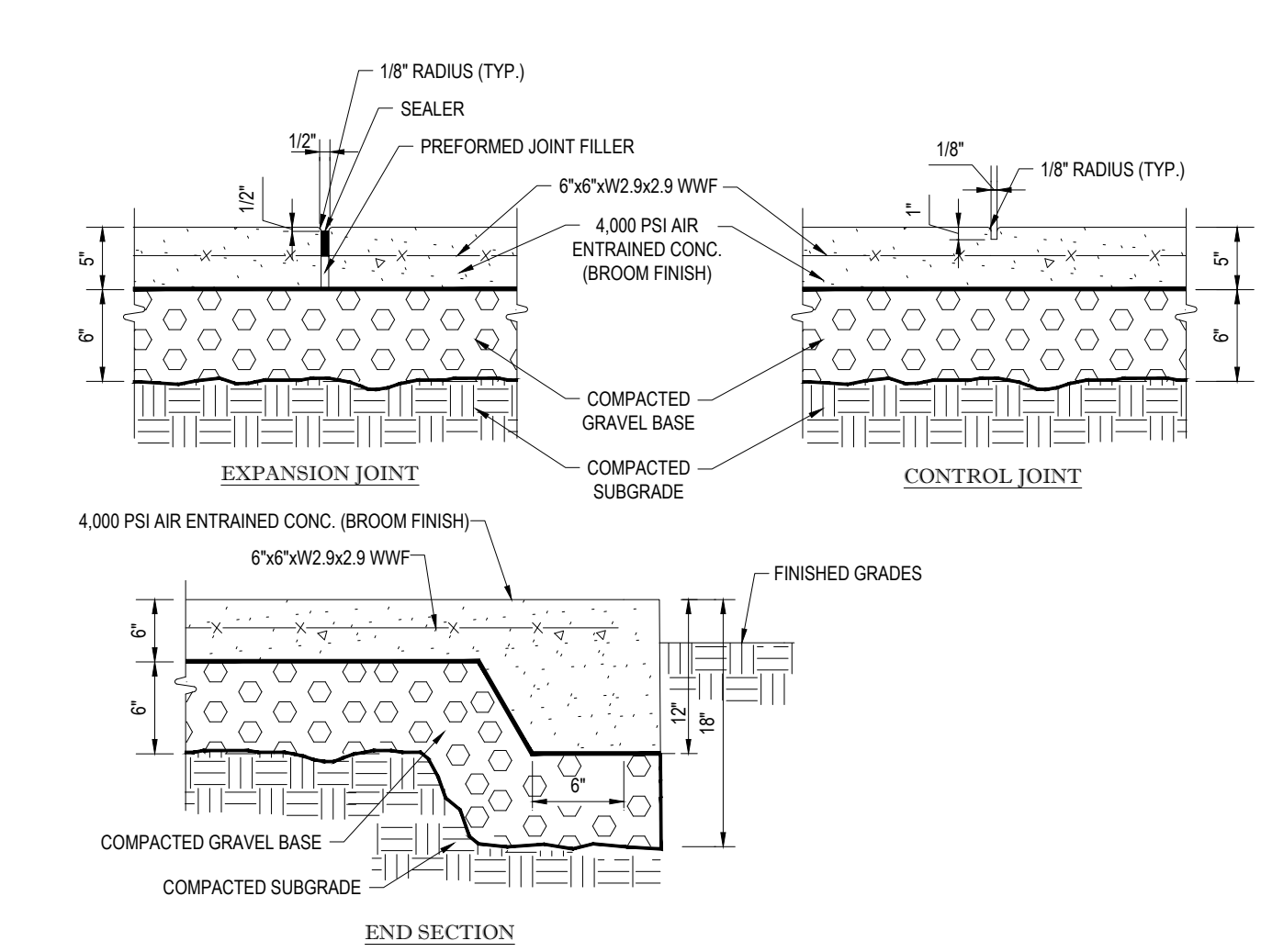
STANDARD DUTY PAVEMENT SECTION

NTS



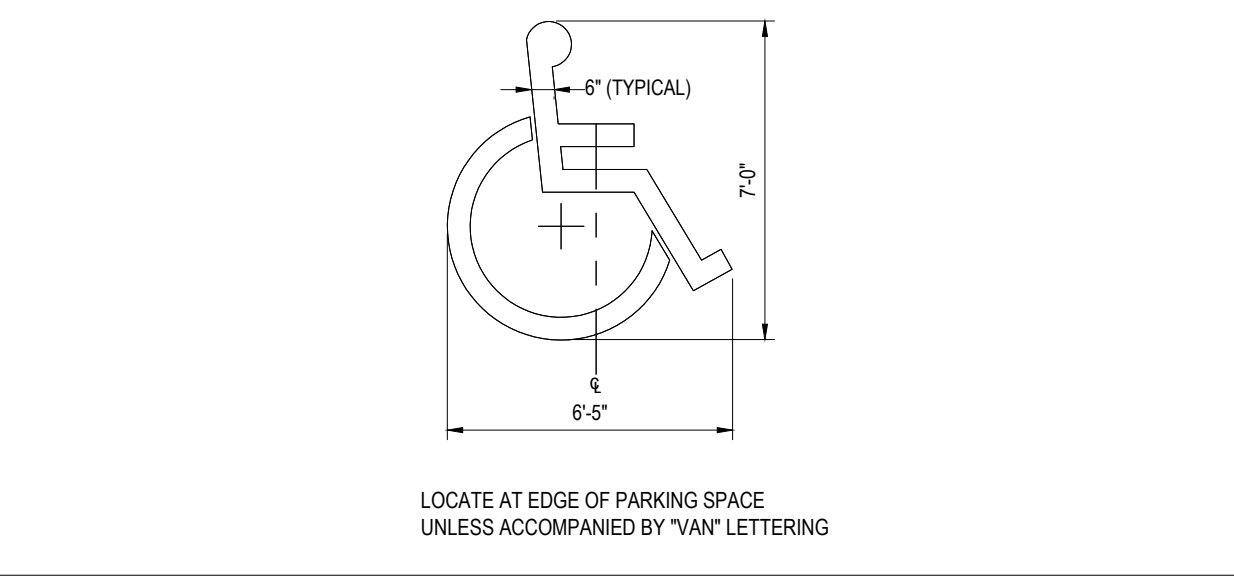
HEAVY DUTY PAVEMENT SECTION

NTS



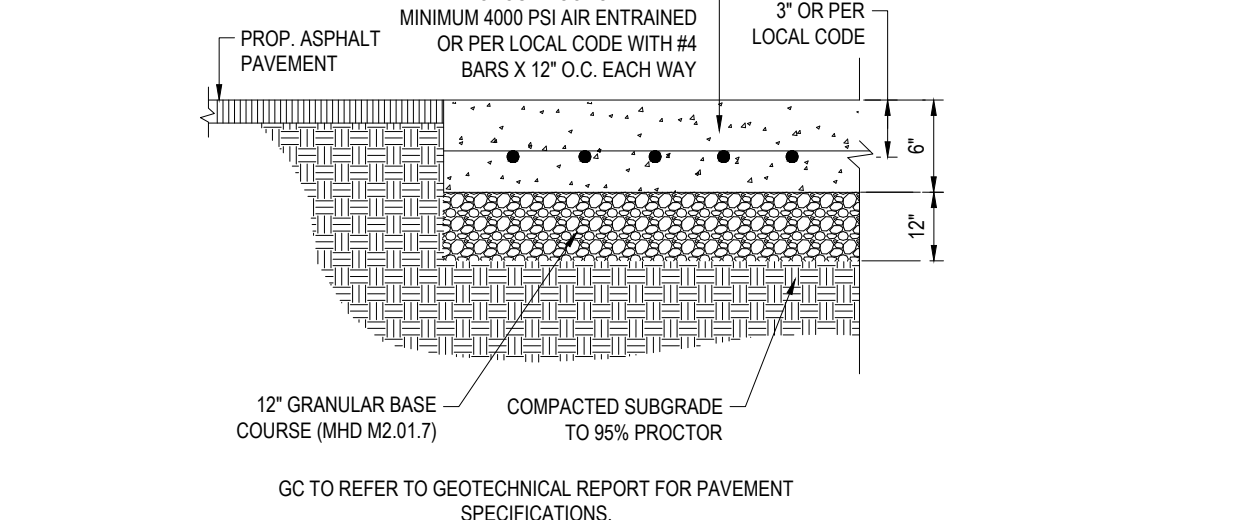
TYPICAL MONOLITHIC CONCRETE SIDEWALK

NTS



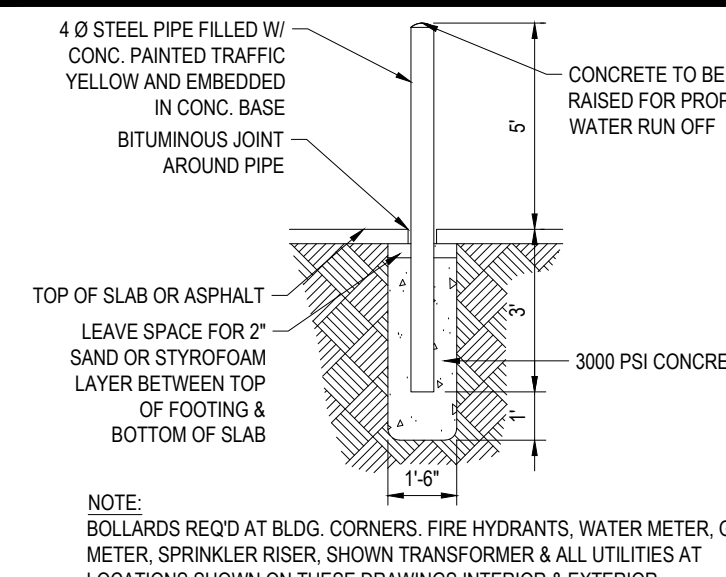
ACCESSIBLE PARKING SYMBOL

NTS



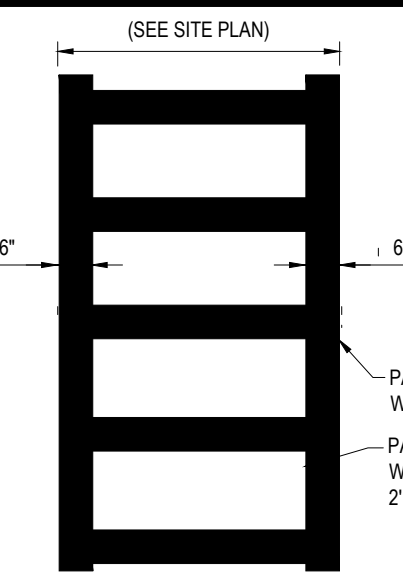
CONCRETE PAD DETAIL

NTS



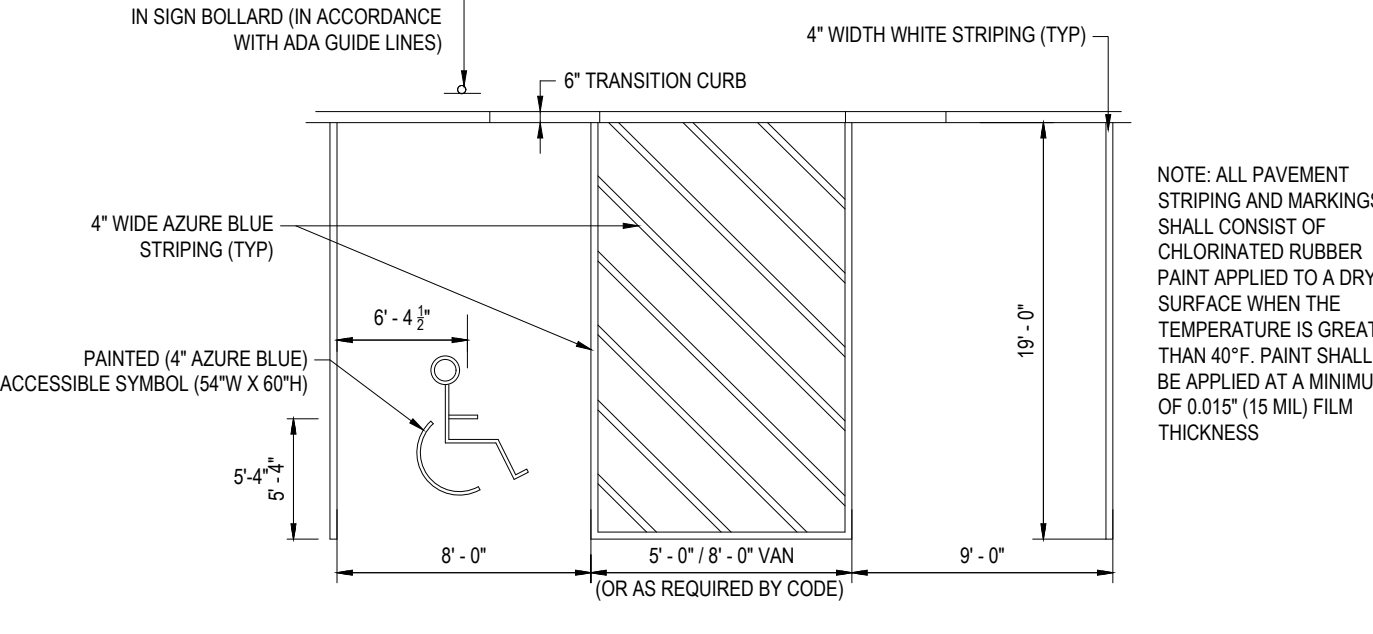
BOLLARD

NTS



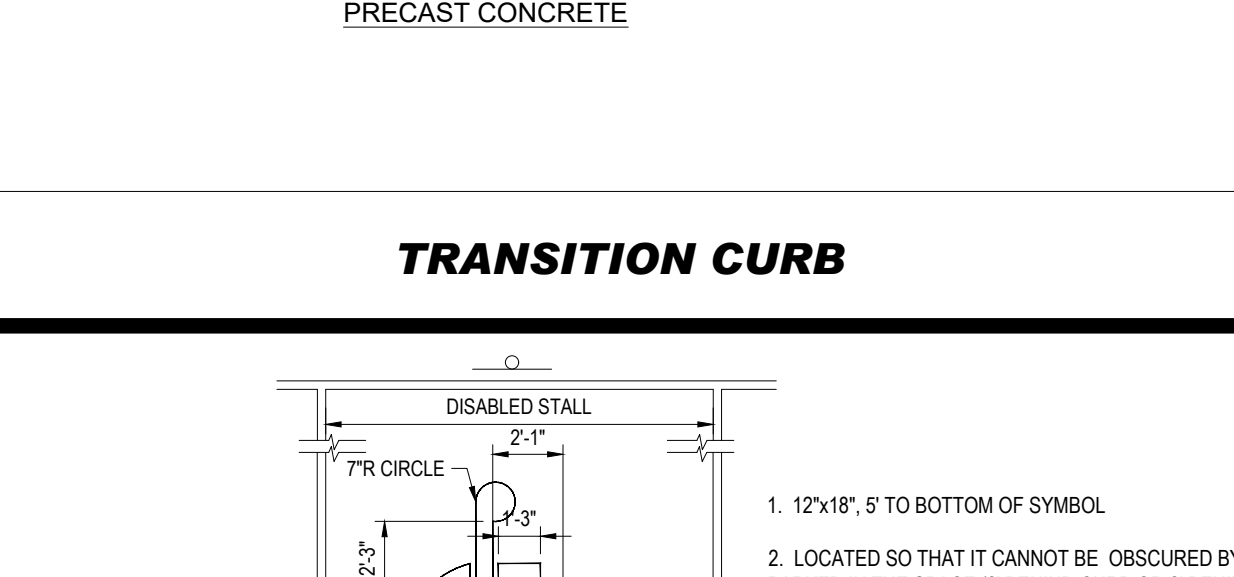
CROSSWALK DETAIL

NTS



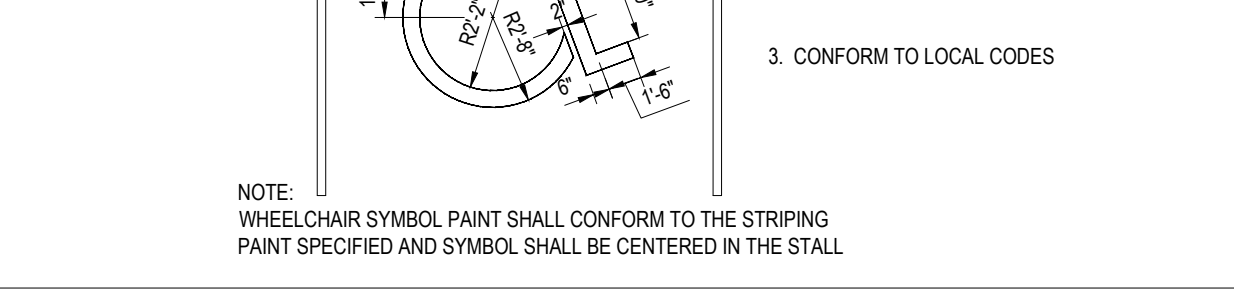
ACCESSIBLE STALL MARKINGS & PARKING LOT STRIPING DETAIL

NTS



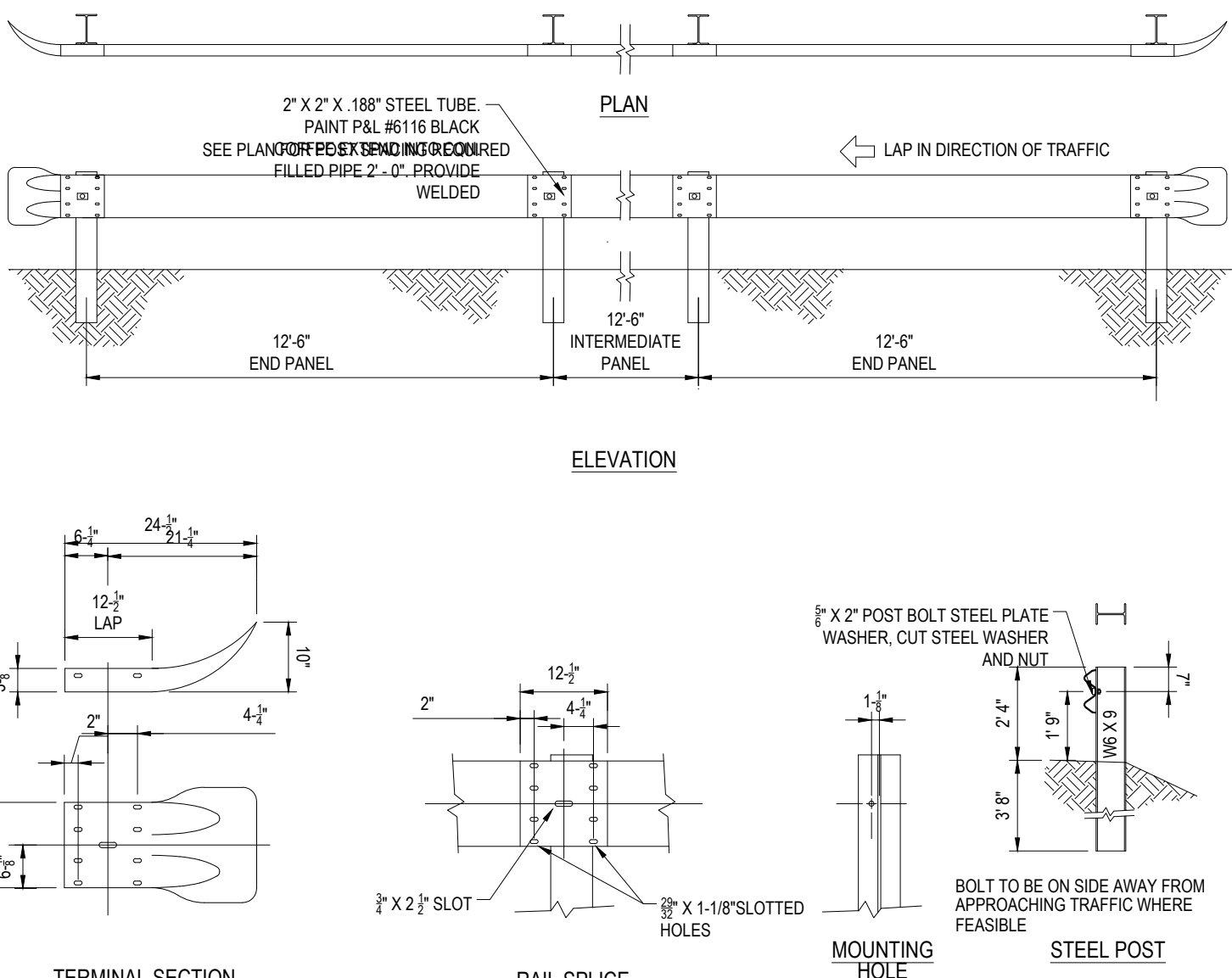
TRANSITION CURB

NTS



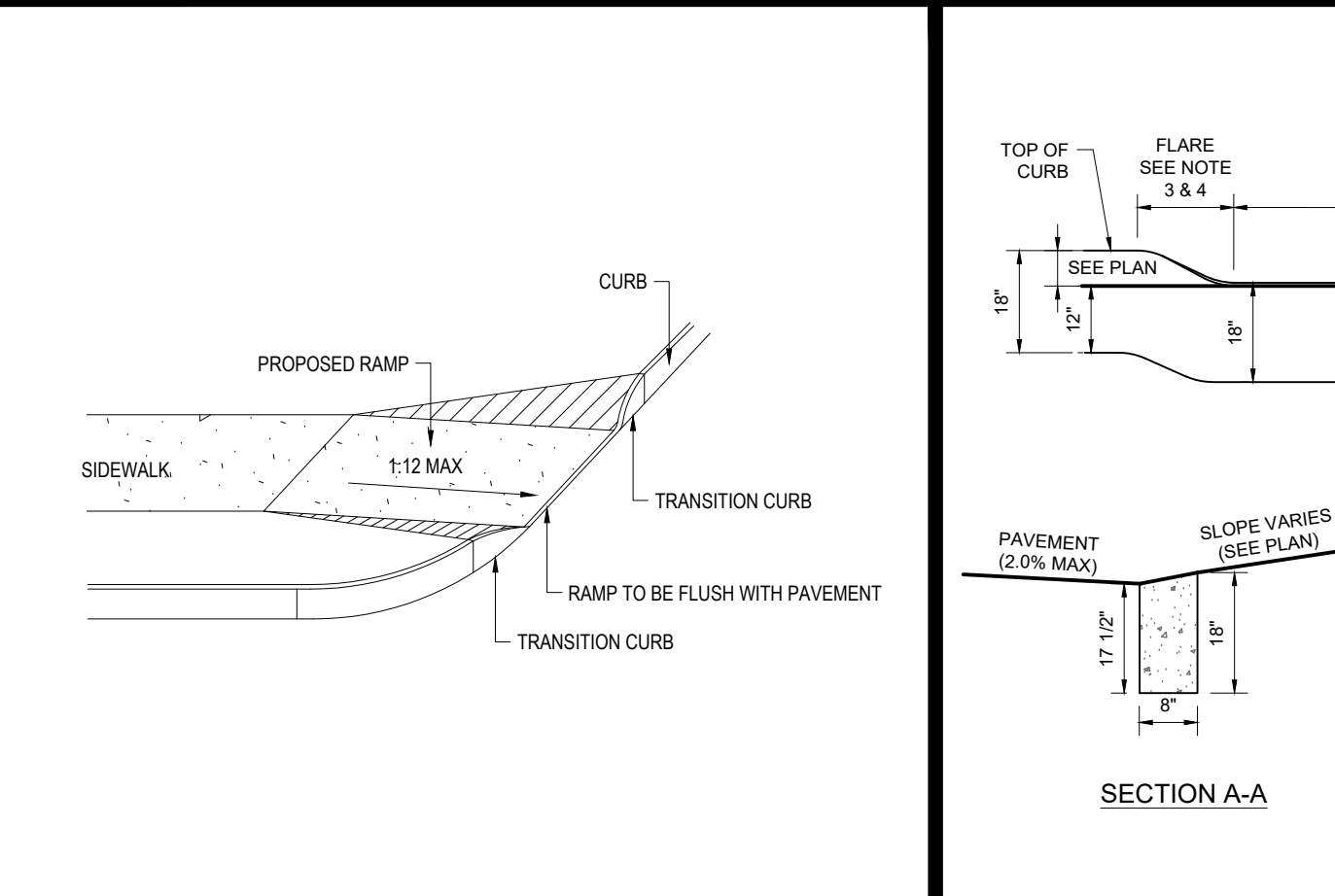
ACCESSIBLE PARKING SPACE PAINTING DETAIL

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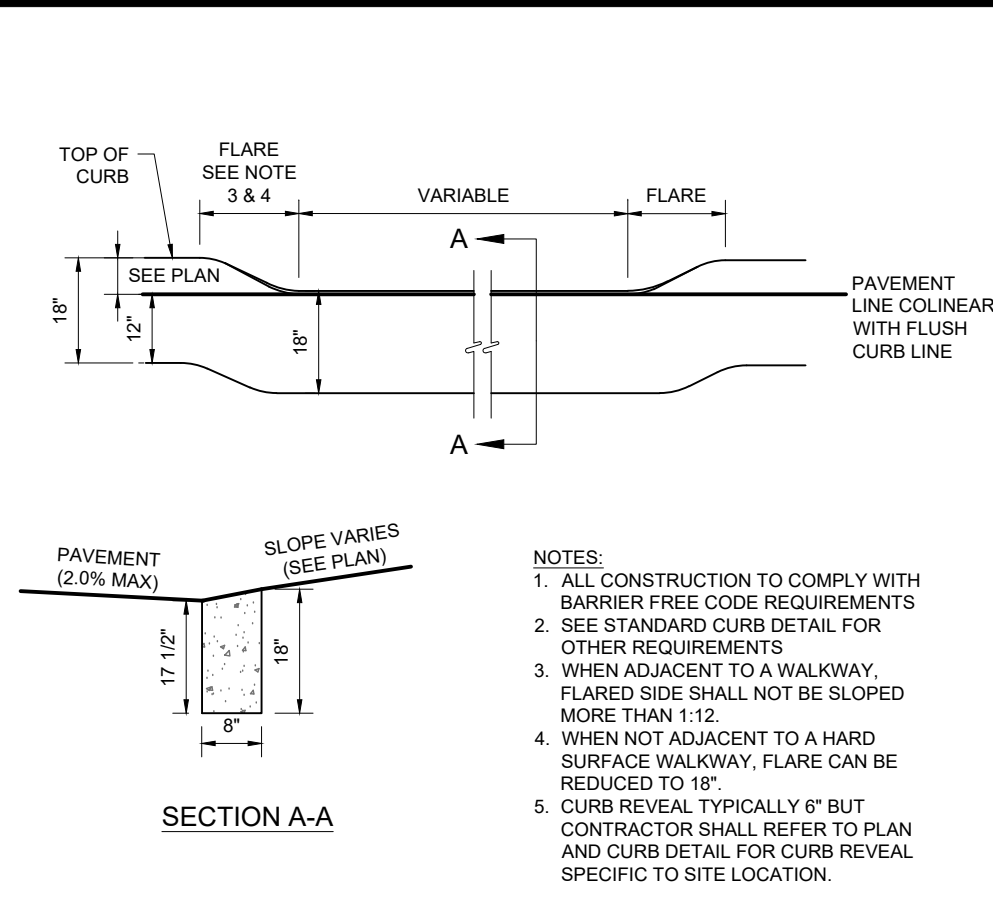
METAL GUIDERAIL

NTS



ACCESSIBLE RAMP DETAIL

N.T.S.



ADA FLUSH CURB DETAIL

NOT TO SCALE (8039904-01/2013)

REVISIONS

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

PRELIMINARY

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PROJECT No.: JMK10098
DRAWN BY: MB/M
CHECKED BY: MSH/KOD
DATE: 10/08/2021
CAD I.D.: W211018-CND8-0A

PRELIMINARY MAJOR SITE PLAN

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

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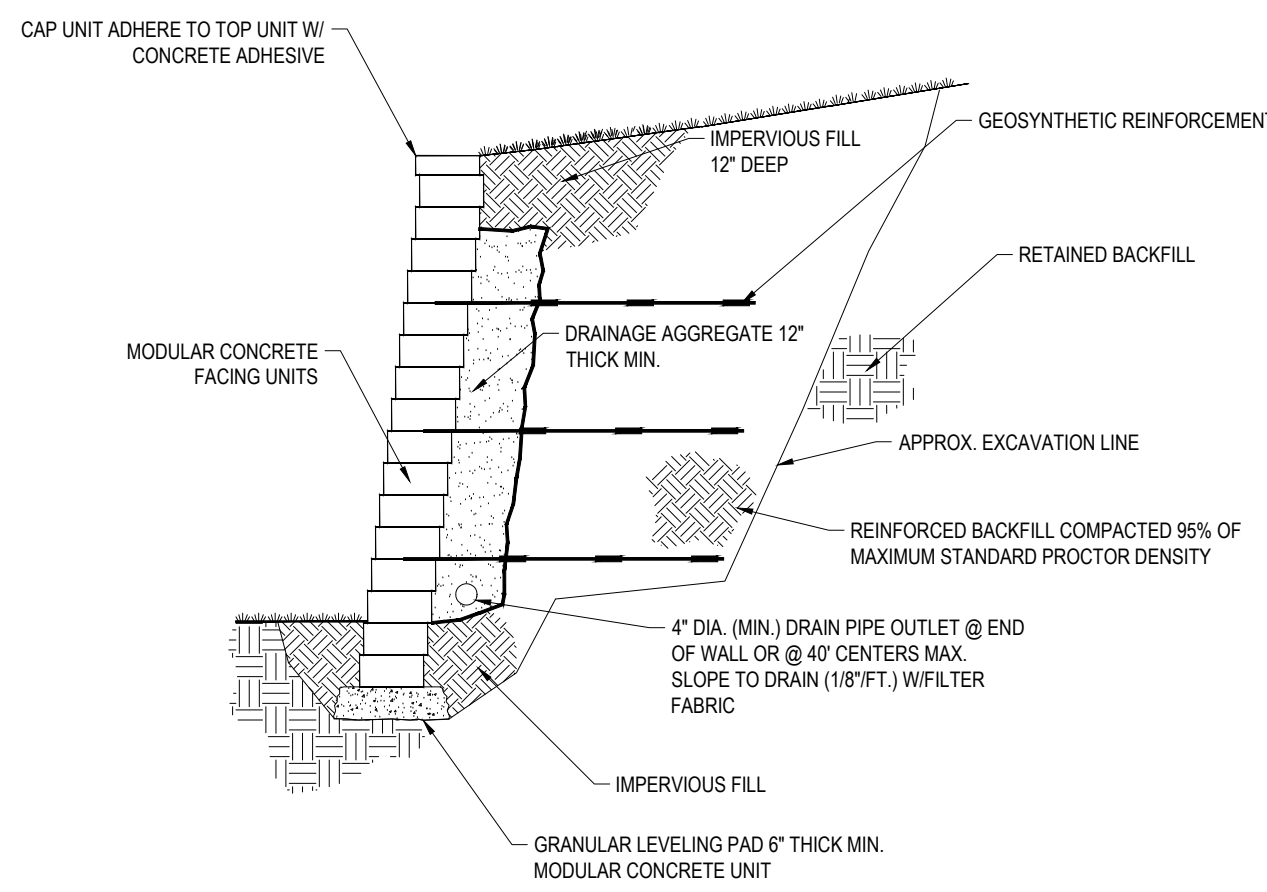
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SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900
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SHEET TITLE:

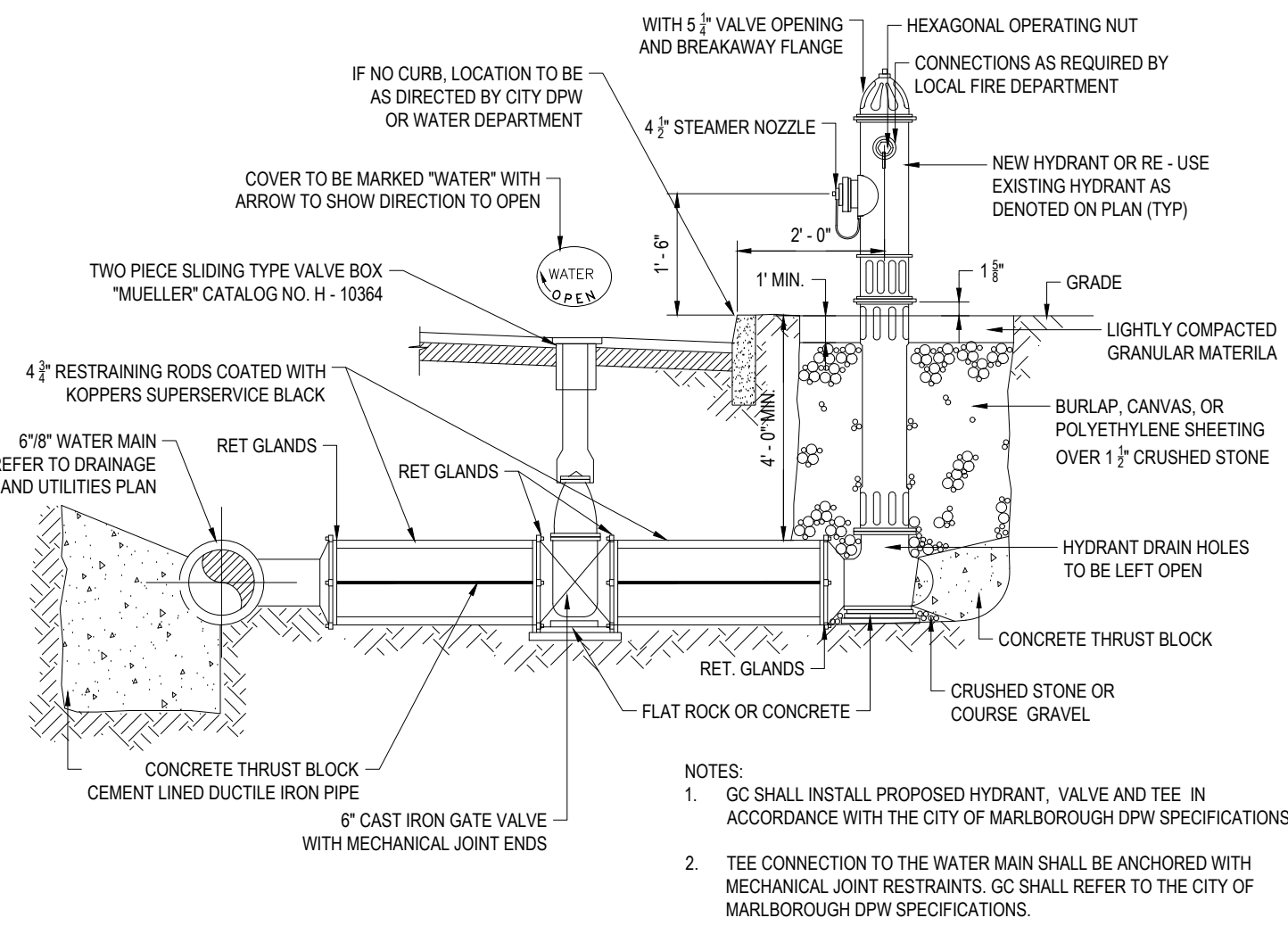
DETAIL SHEET

SHEET NUMBER:
C-901



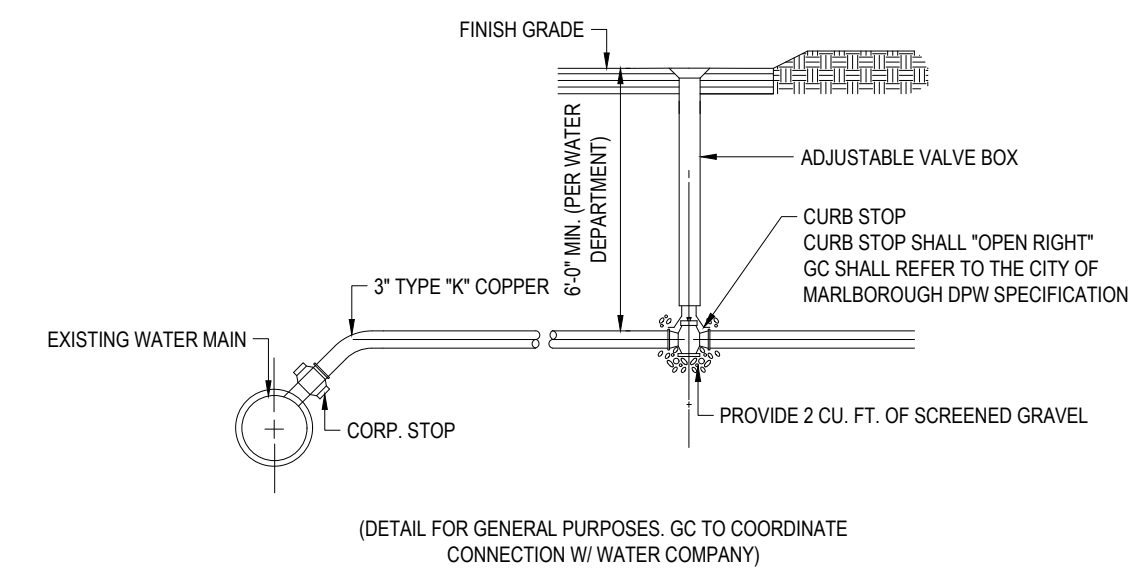
REINFORCED RETAINING WALL

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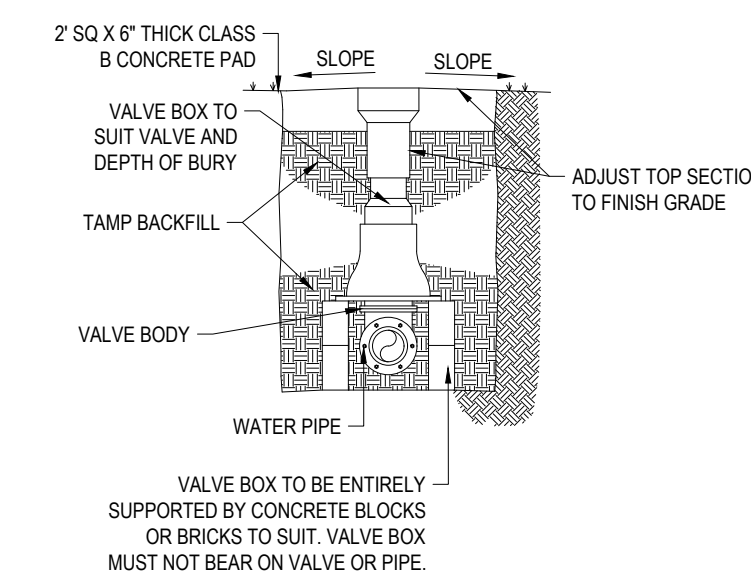
HYDRANT & VALVE INSTALLATION

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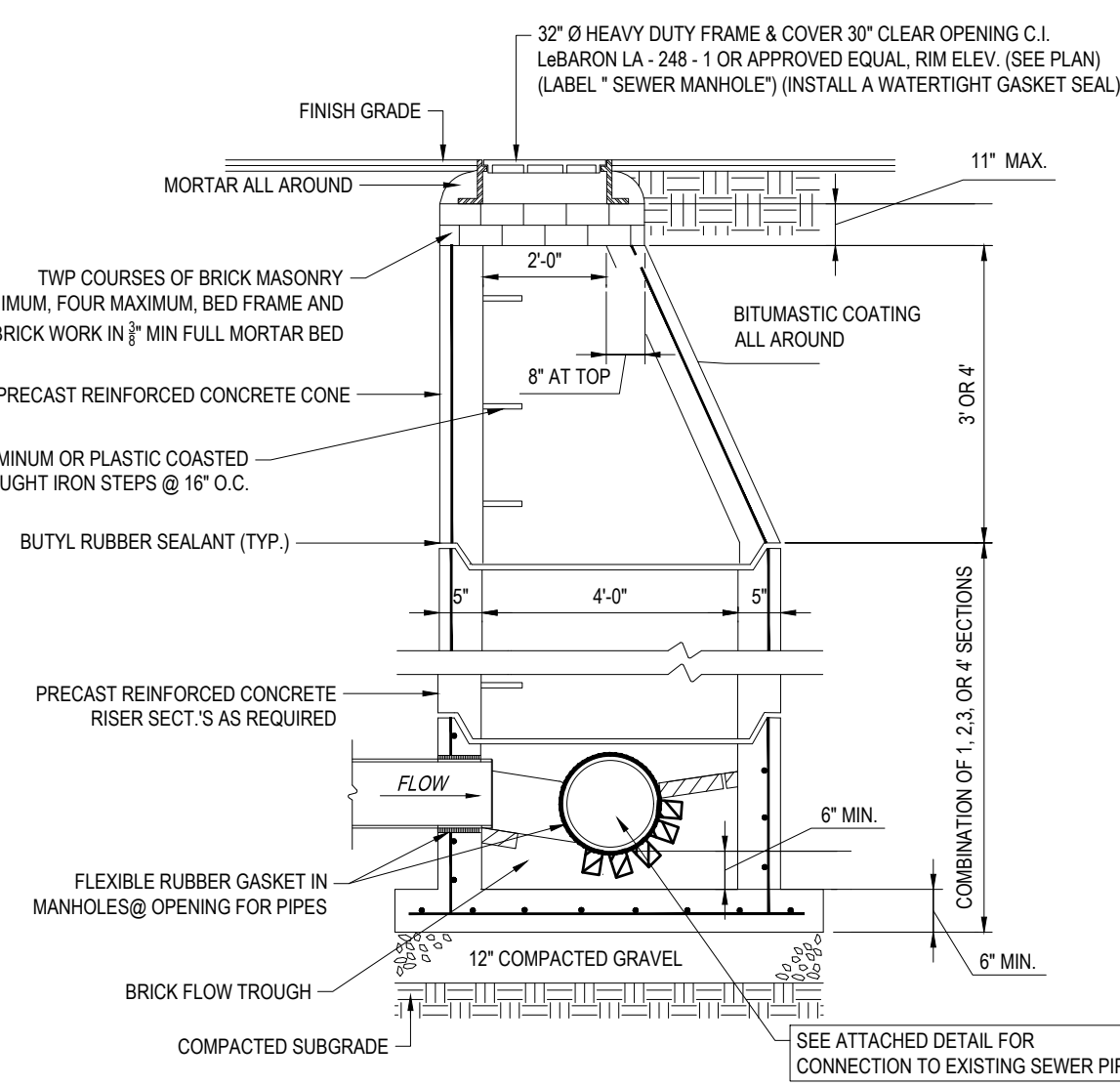
WATER/SERVICE CONSTRUCTION

NTS



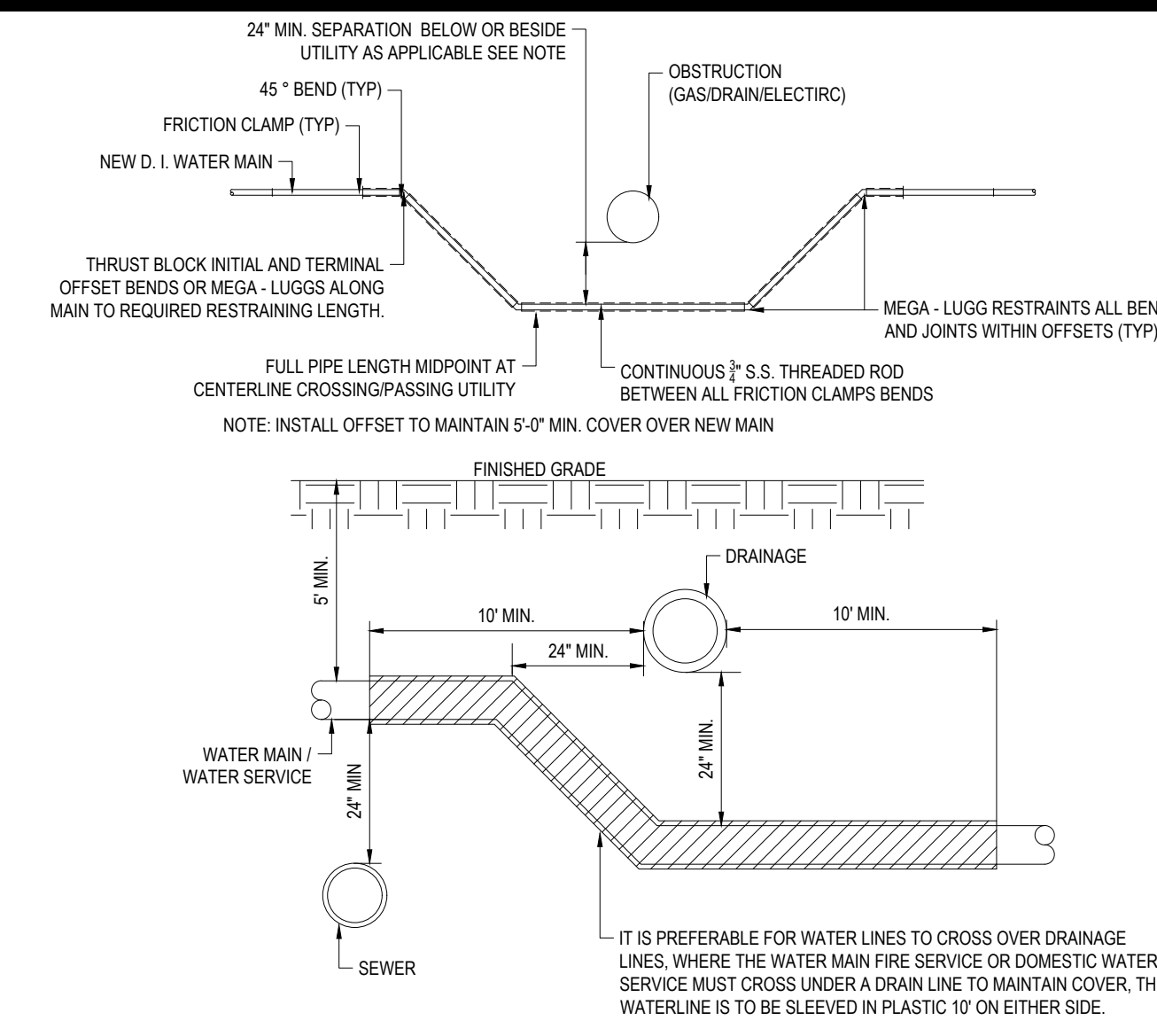
GATE VALVE

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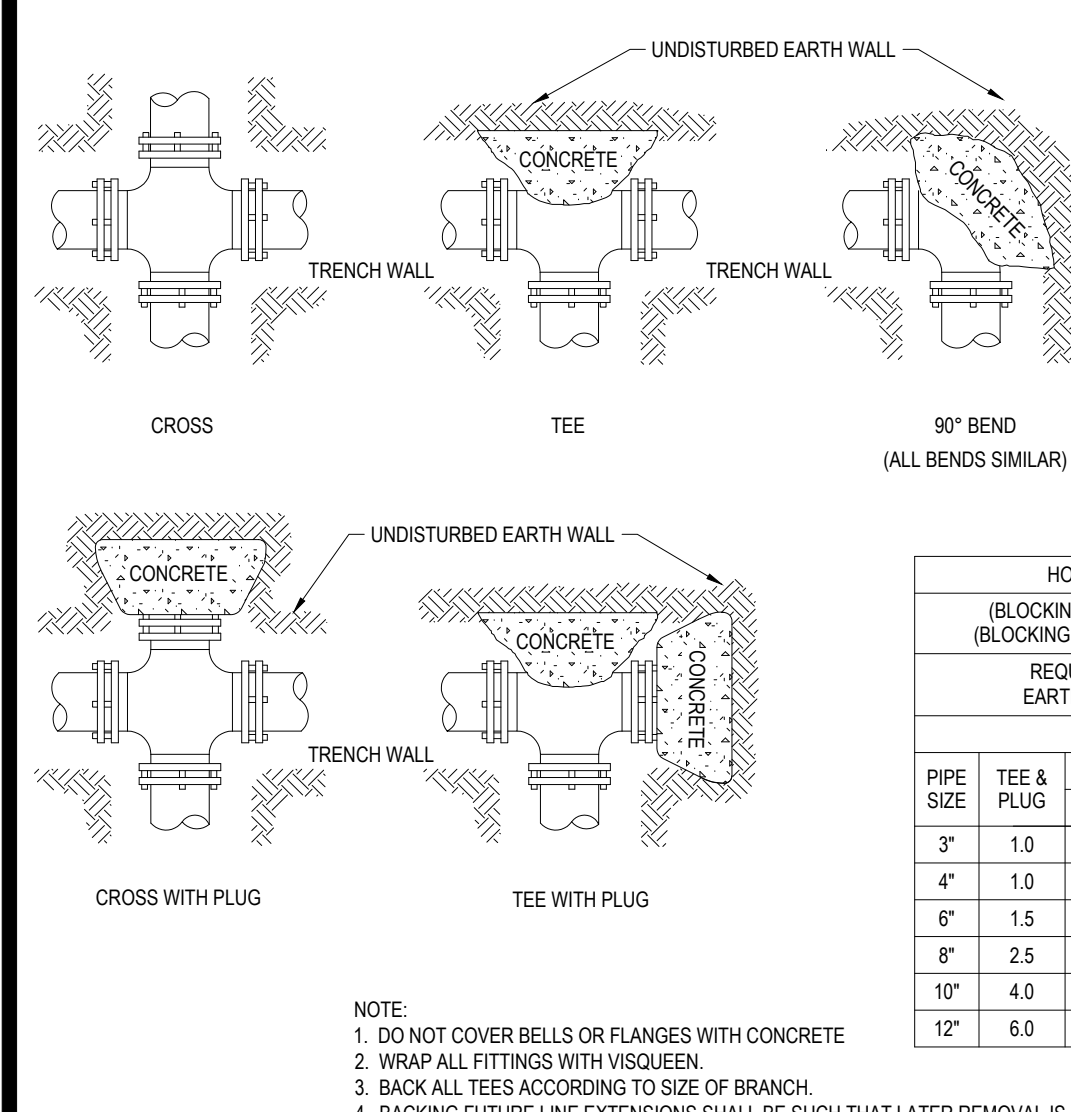
TYP. PRECAST CONCRETE SANITARY MANHOLE

NTS



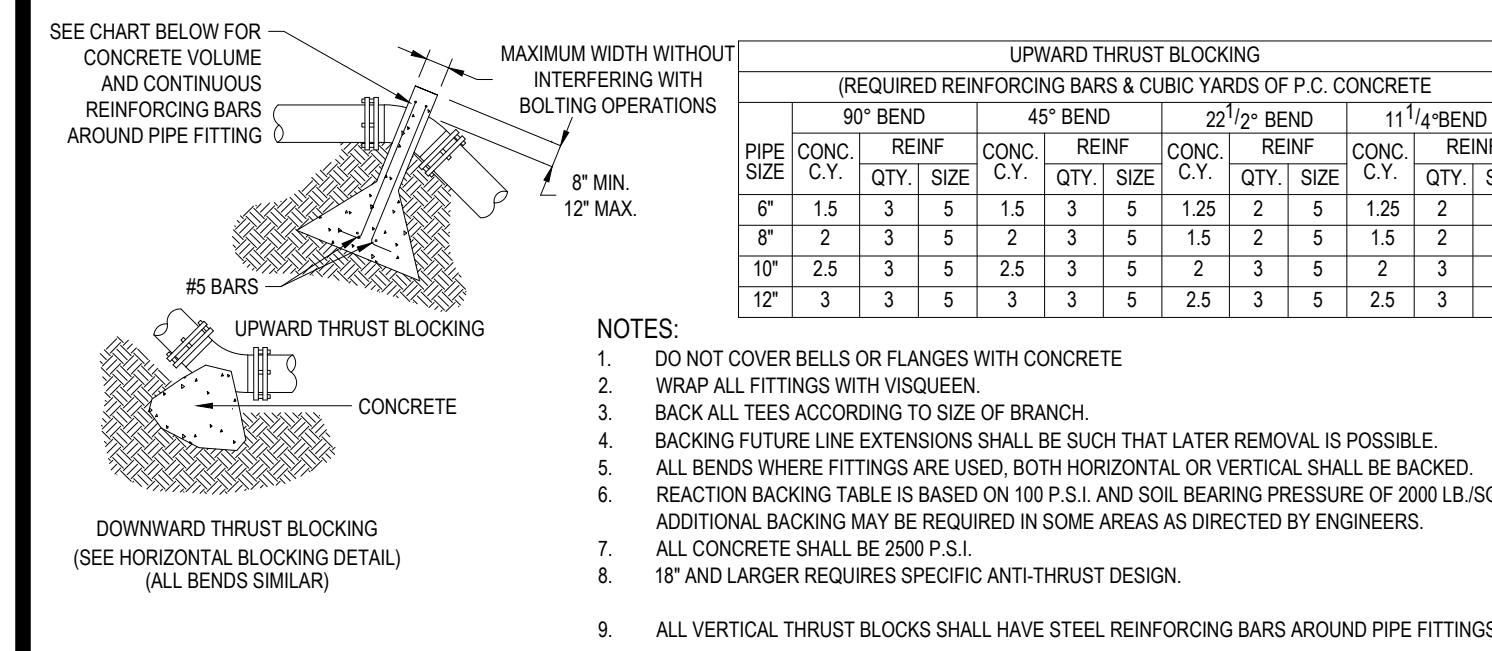
WATER/SEWER CROSSING

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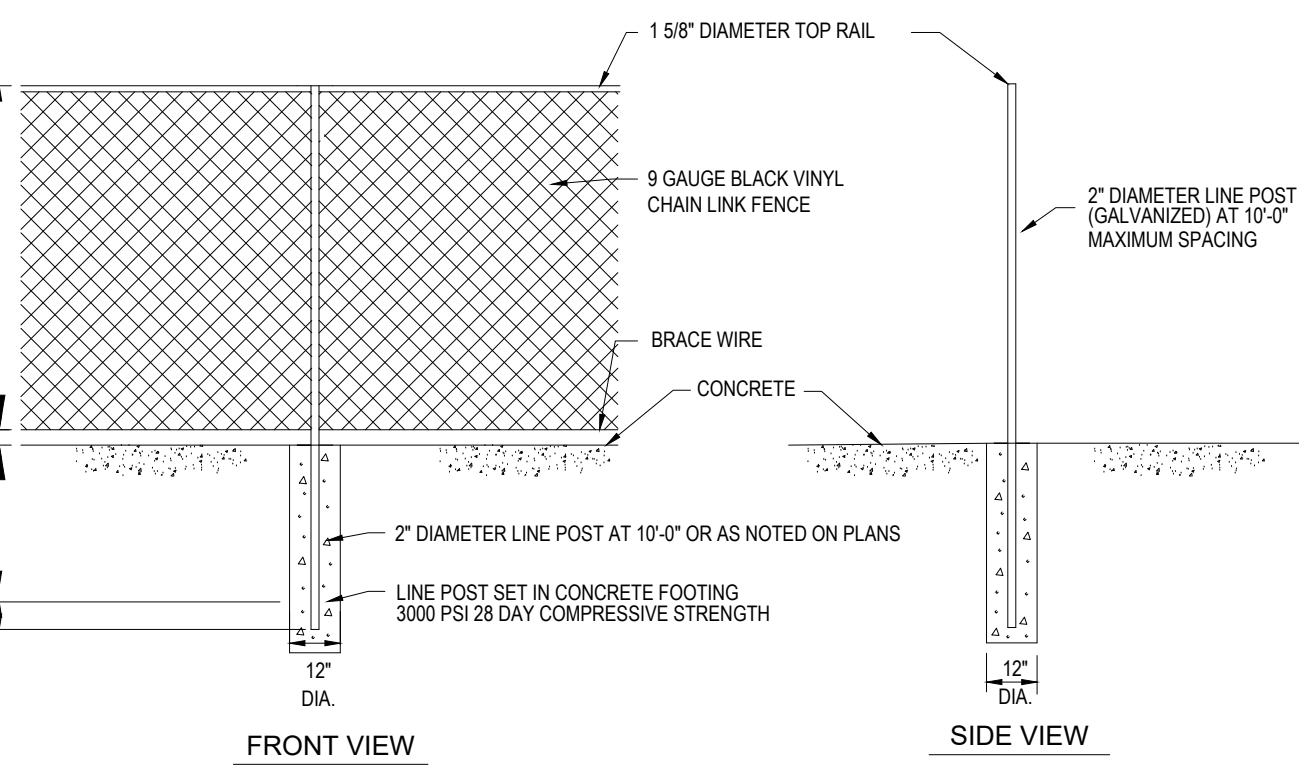
HORIZONTAL THRUST BLOCKING

NTS



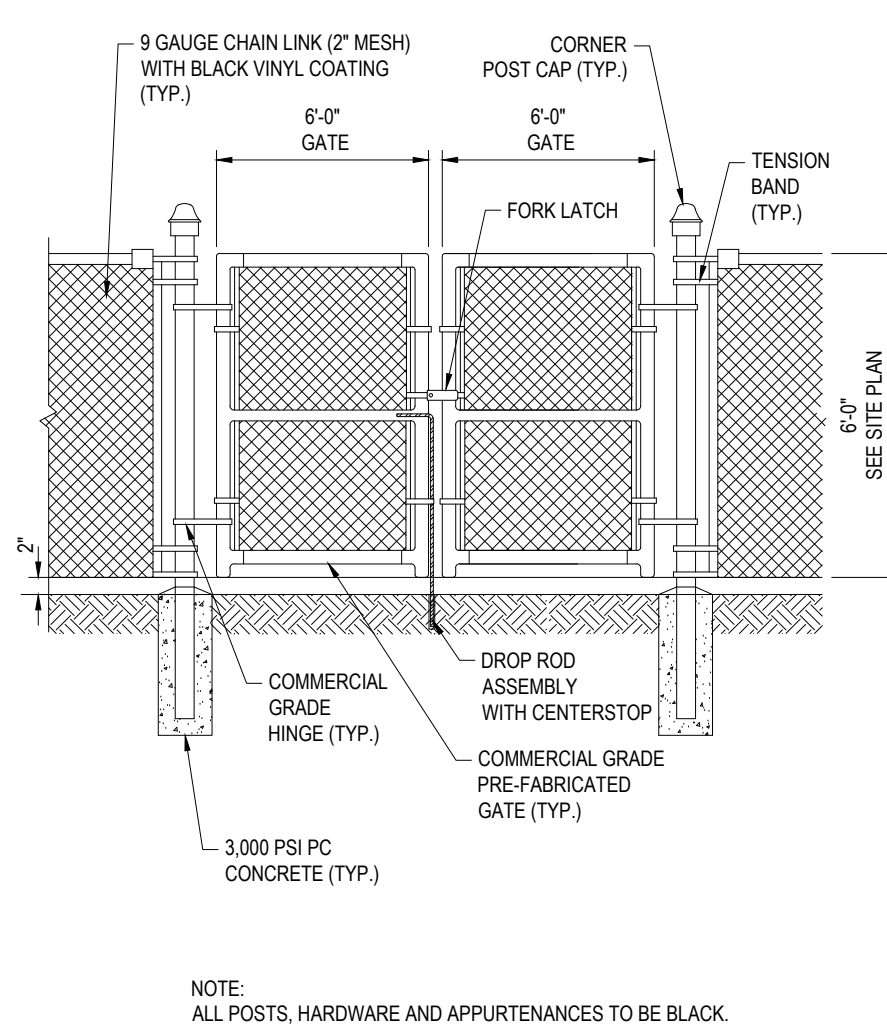
VERTICAL THRUST BLOCKING

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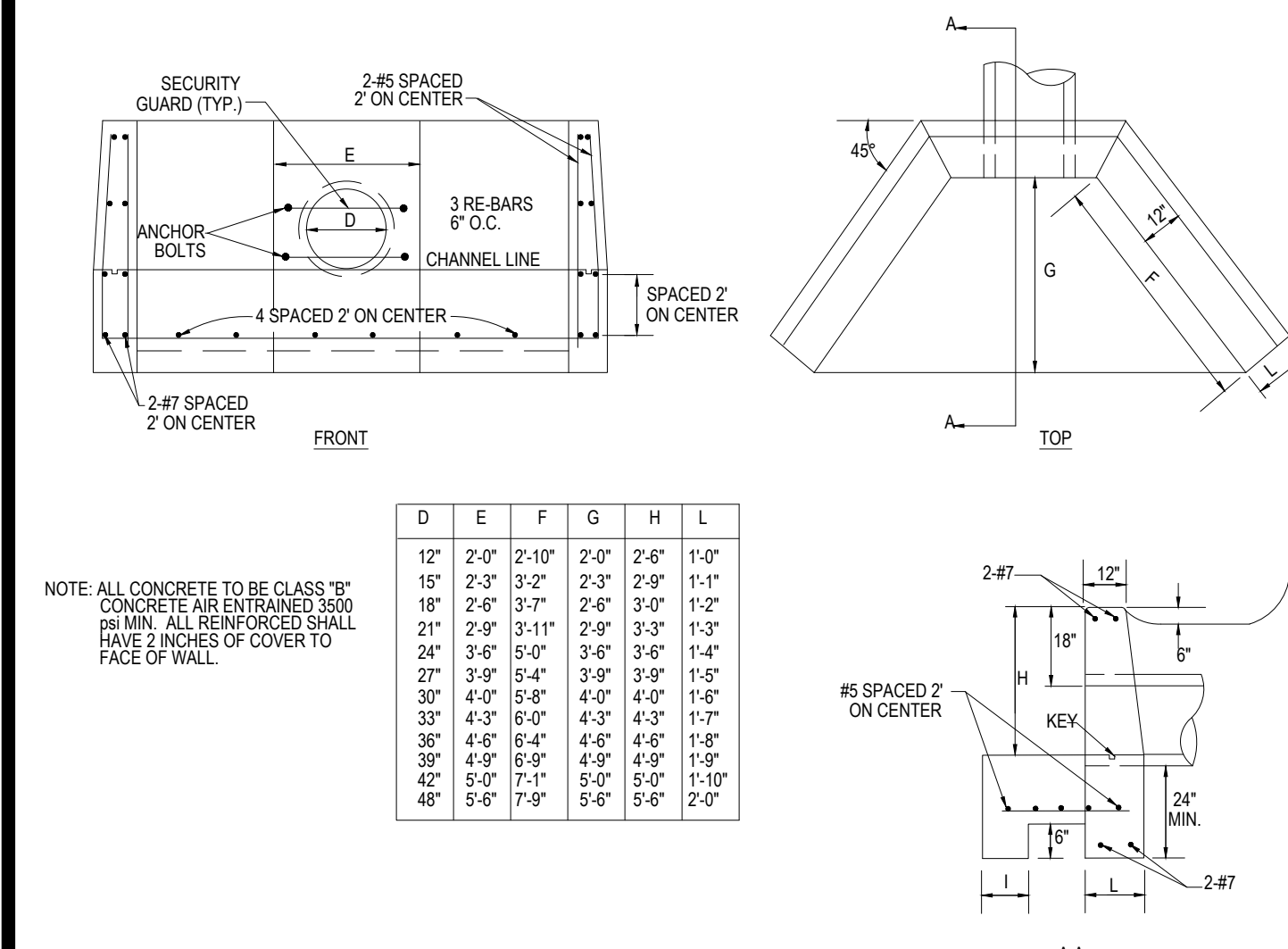
BLACK VINYL CHAIN LINK FENCE DETAIL

NTS



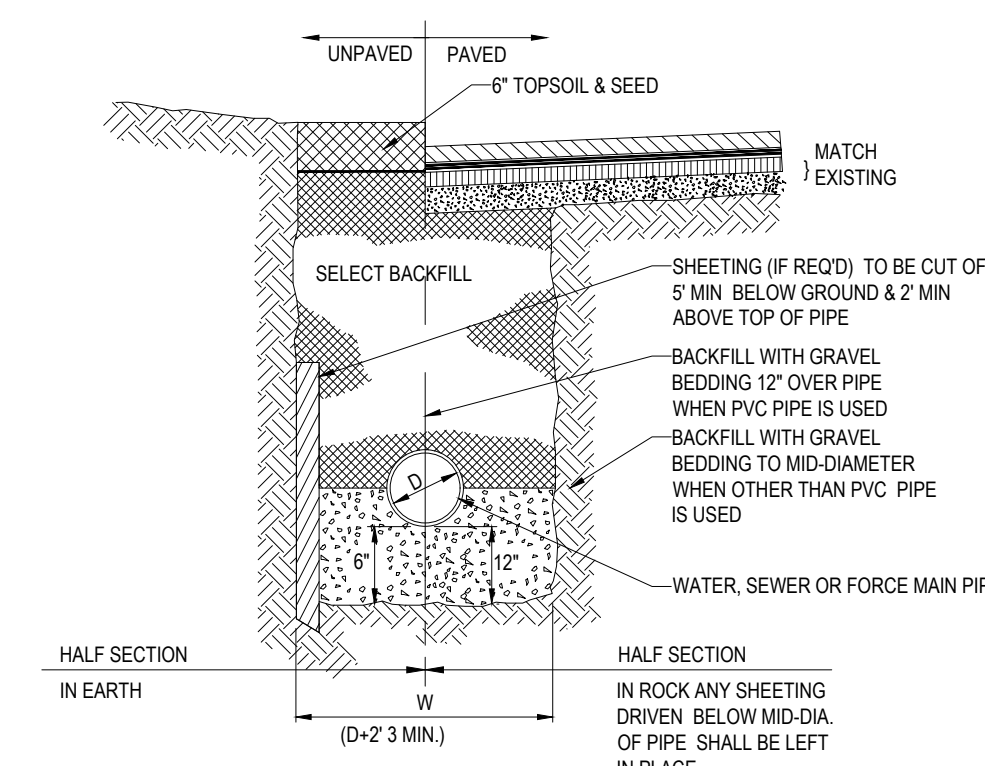
BLACK VINYL CHAIN LINK FENCE WITH DOUBLE GATE

NTS



HEADWALL DETAIL

NTS



TYPICAL UTILITY TRENCH

NTS

REVISIONS

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



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PRELIMINARY

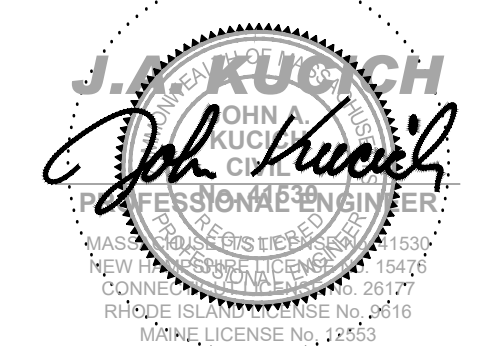
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PROJECT No.: JMK210098
DRAWN BY: MB/M
CHECKED BY: MSH/SD
DATE: 10/08/2021
CAD I.D.: W211018-CND8-0A

PRELIMINARY MAJOR SITE PLAN

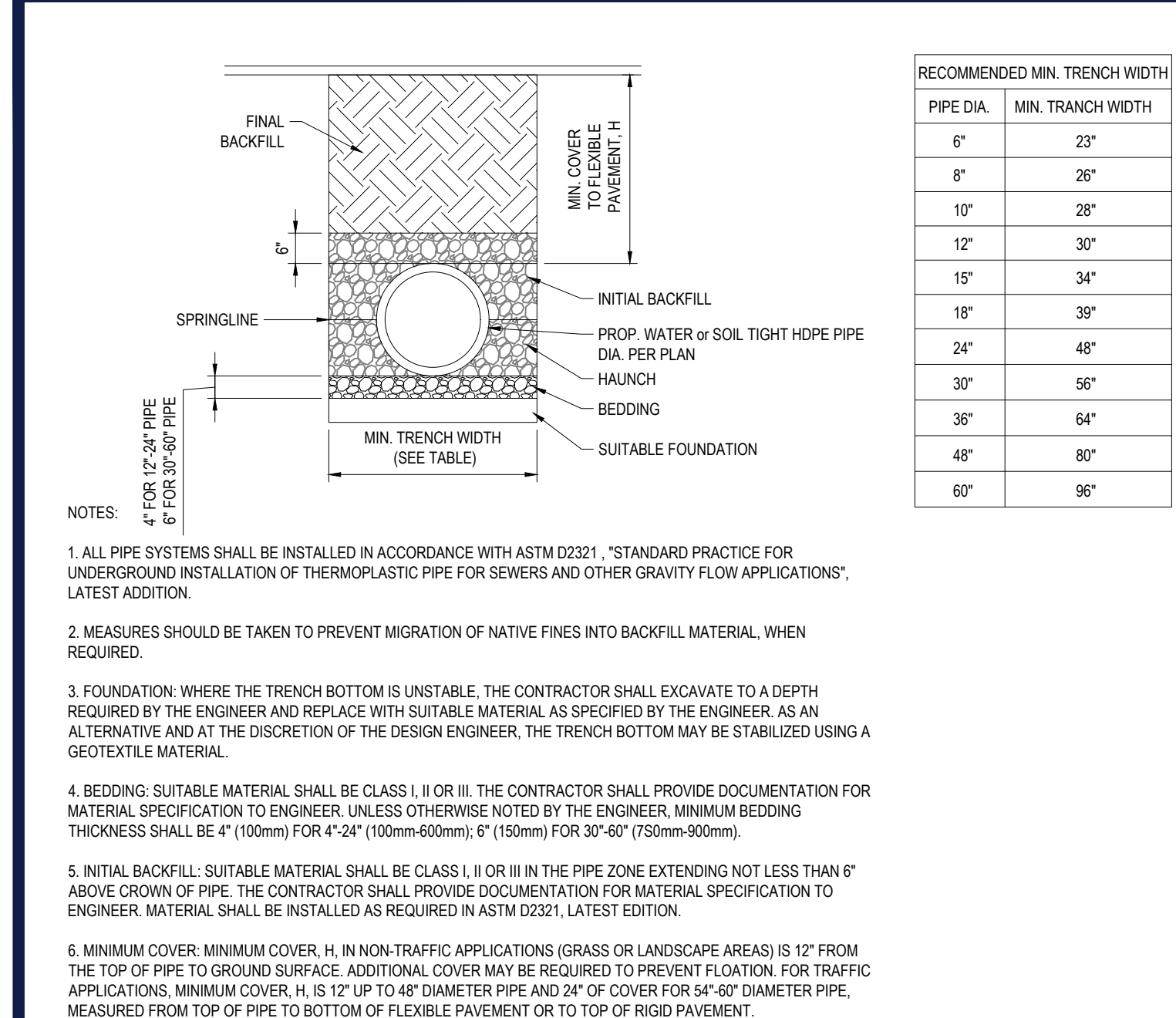
FOR
MARCUS PARTNERS
PROPOSED DISTRIBUTION / WAREHOUSE
MAP #313 | LOTS: 7, 8, 53, 54 & 55
KING STREET
TOWN OF FRANKLIN
NORFOLK COUNTY,
MASSACHUSETTS

BOHLER

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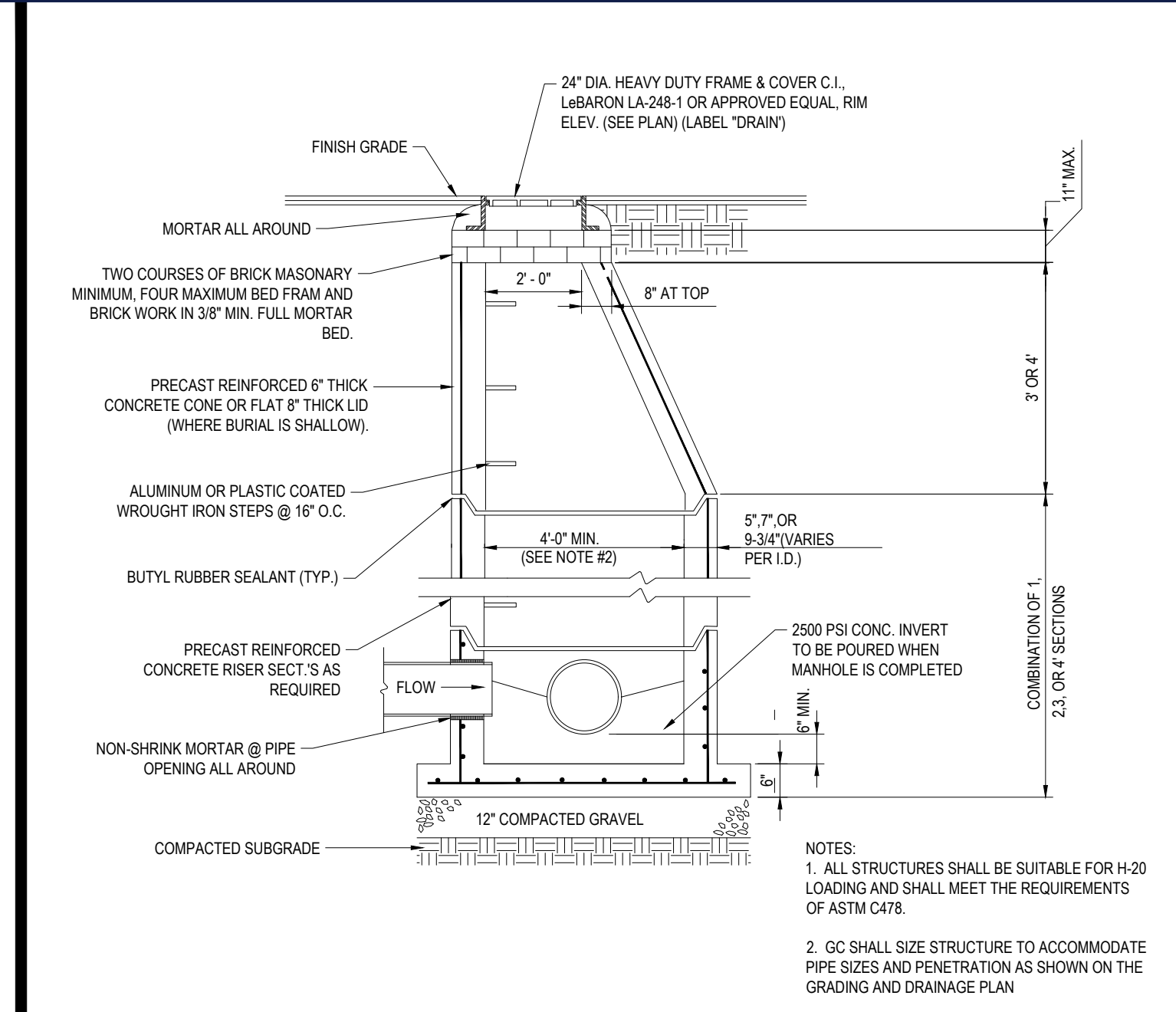
SHEET TITLE:
DETAIL SHEET
SHEET NUMBER:
C-902
REVISION 4 - 03/16/2022



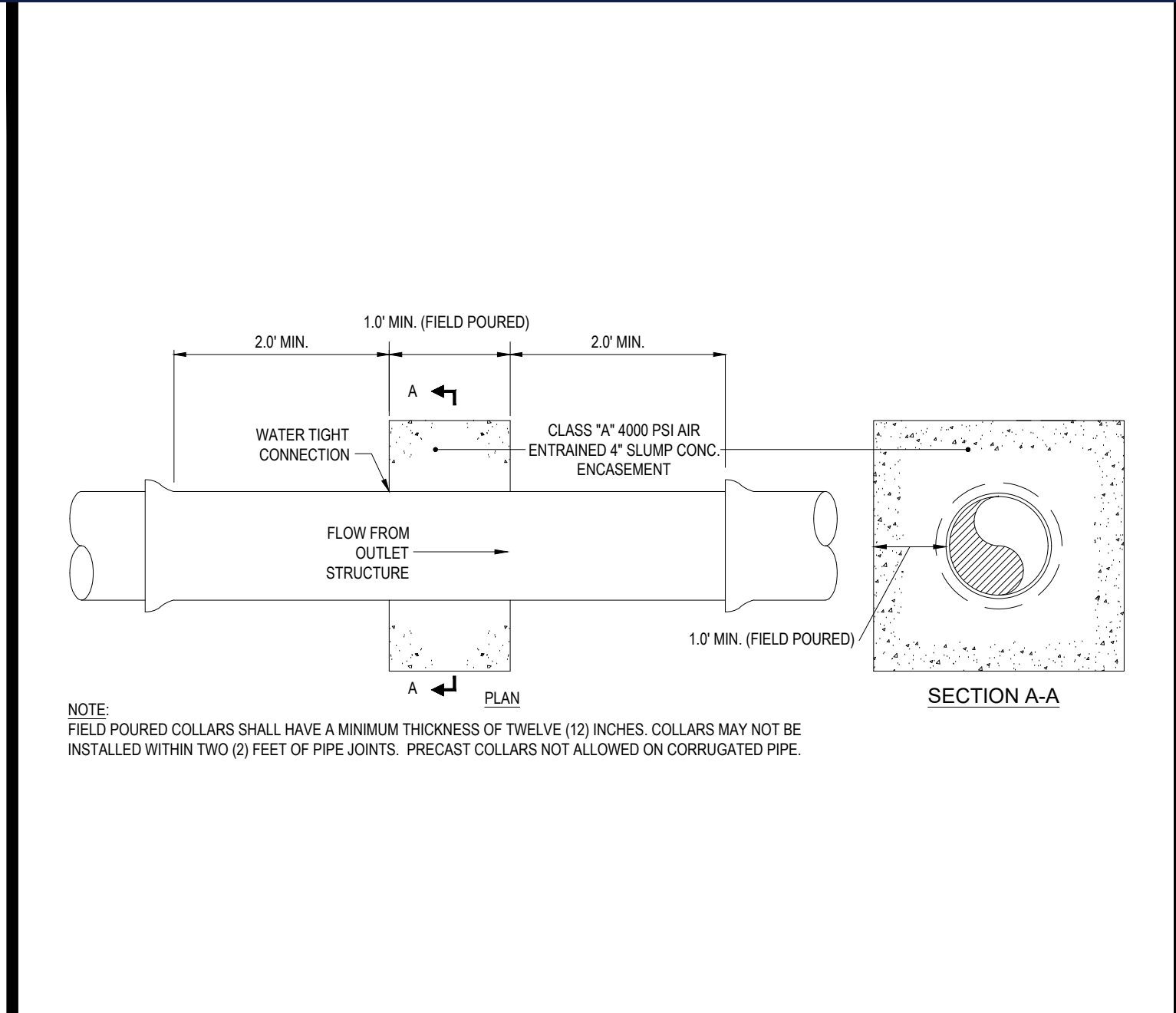
PIPE DIA.	MIN. TRENCH WIDTH
6"	22"
8"	26"
12"	30"
15"	34"
18"	38"
24"	48"
30"	56"
36"	64"
48"	80"
60"	96"

- NOTES:
1. ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2211, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST EDITION.
 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 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. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"-24" (100mm-600mm) & 1" (25mm) FOR 30"-60" (750mm-900mm).
 5. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS 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 D2211, 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" COVER FOR 54"-84" DIAMETER PIPE. MEASURED FROM TOP OF PIPE TO BOTTOM OF PAVEMENT OR TO TOP OF ROAD PAVEMENT.

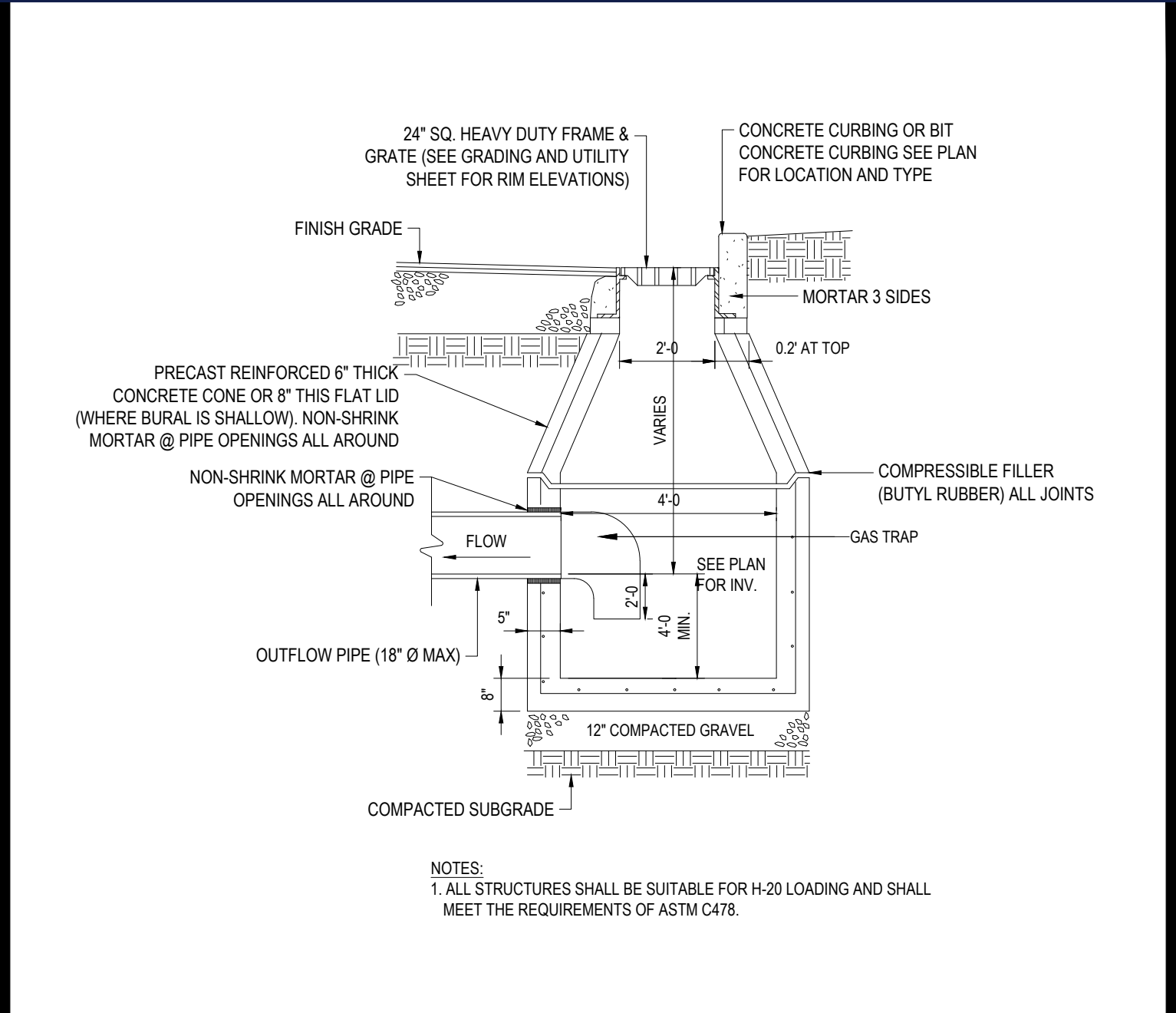
HDPE STORM DRAINAGE TRENCH NTS



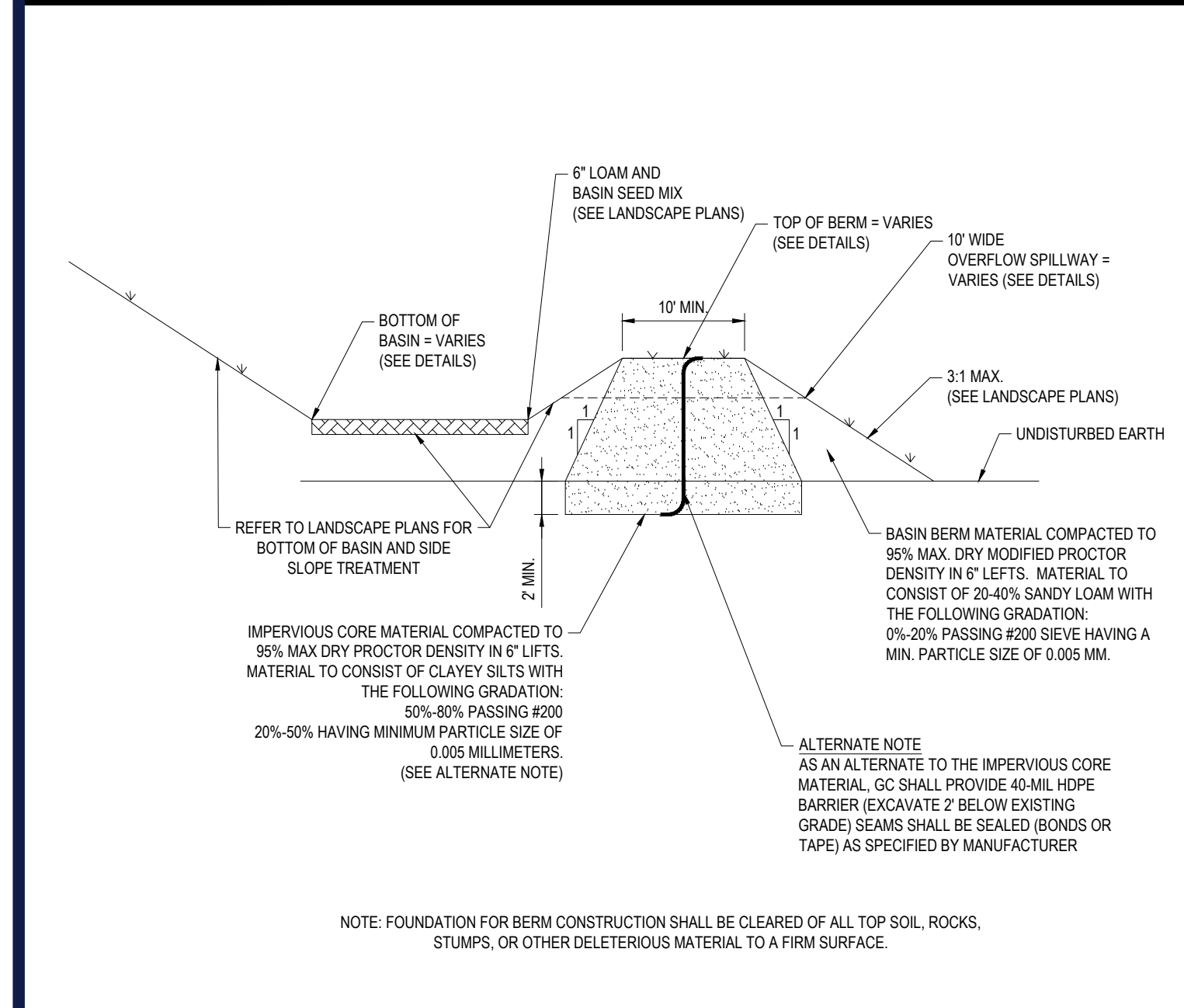
PRECAST CONCRETE STORM DRAIN MANHOLE NTS



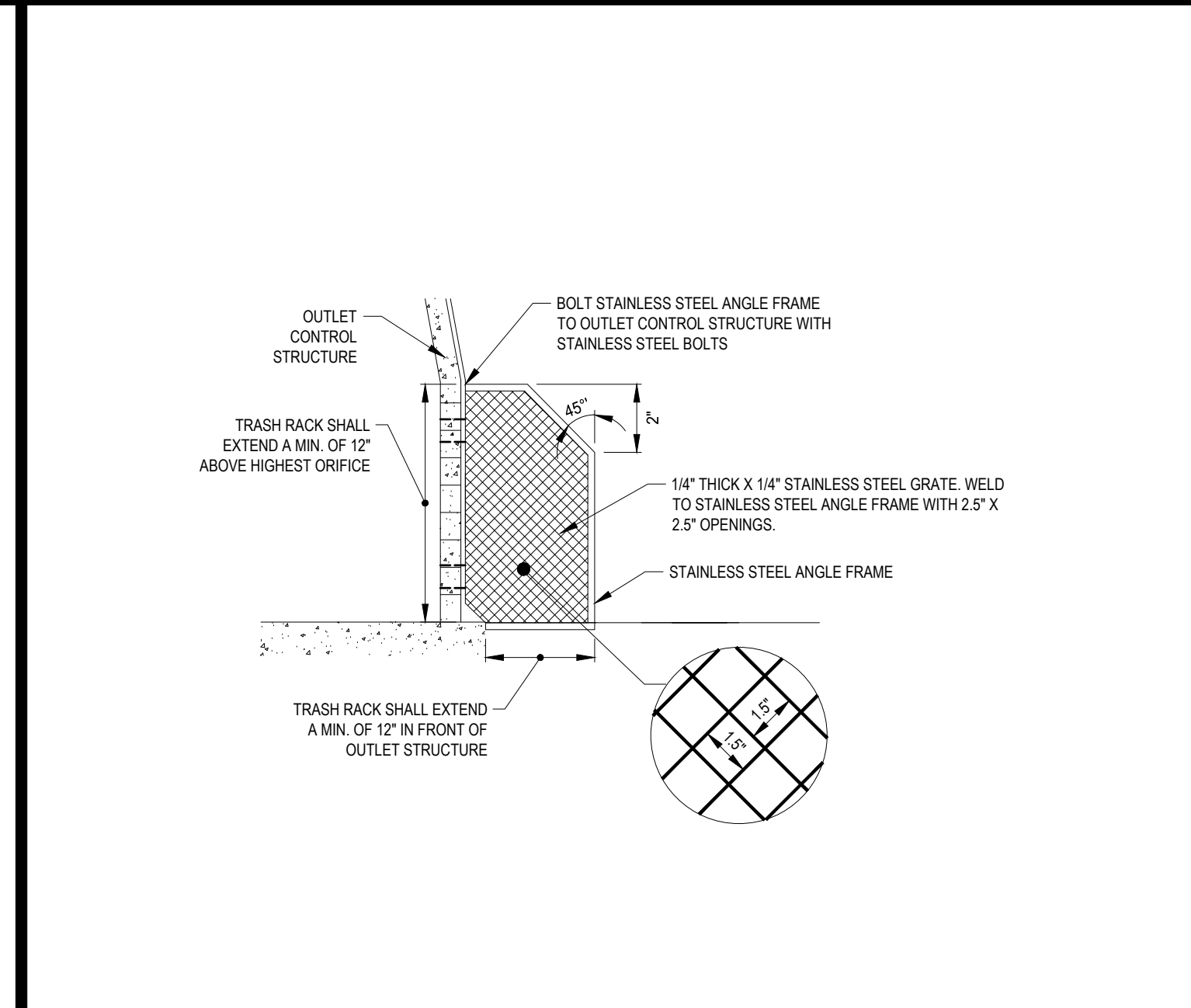
ANTI-SEEP COLLAR DETAIL NTS



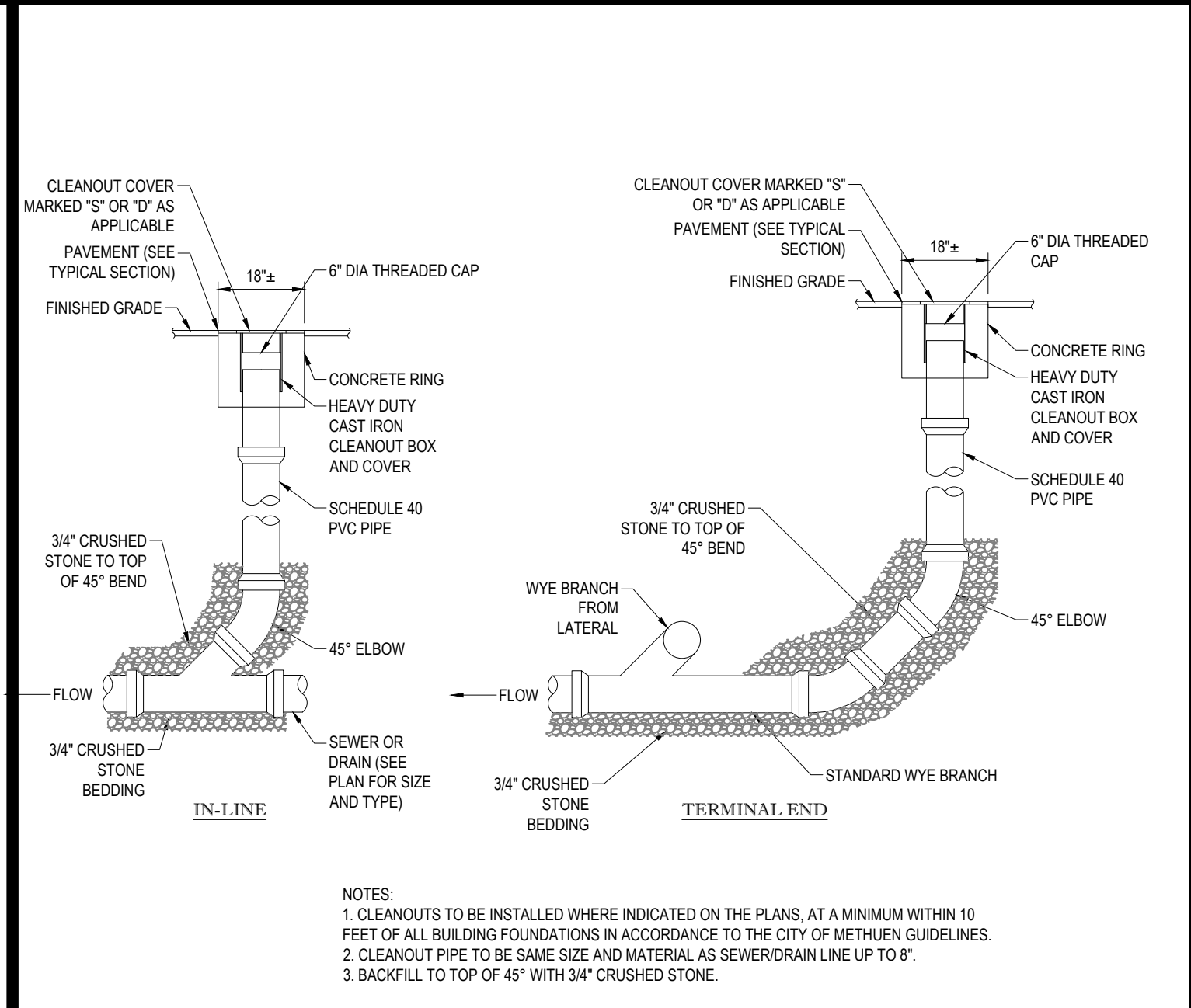
PRECAST CONCRETE DEEP SUMP CATCH BASIN NTS



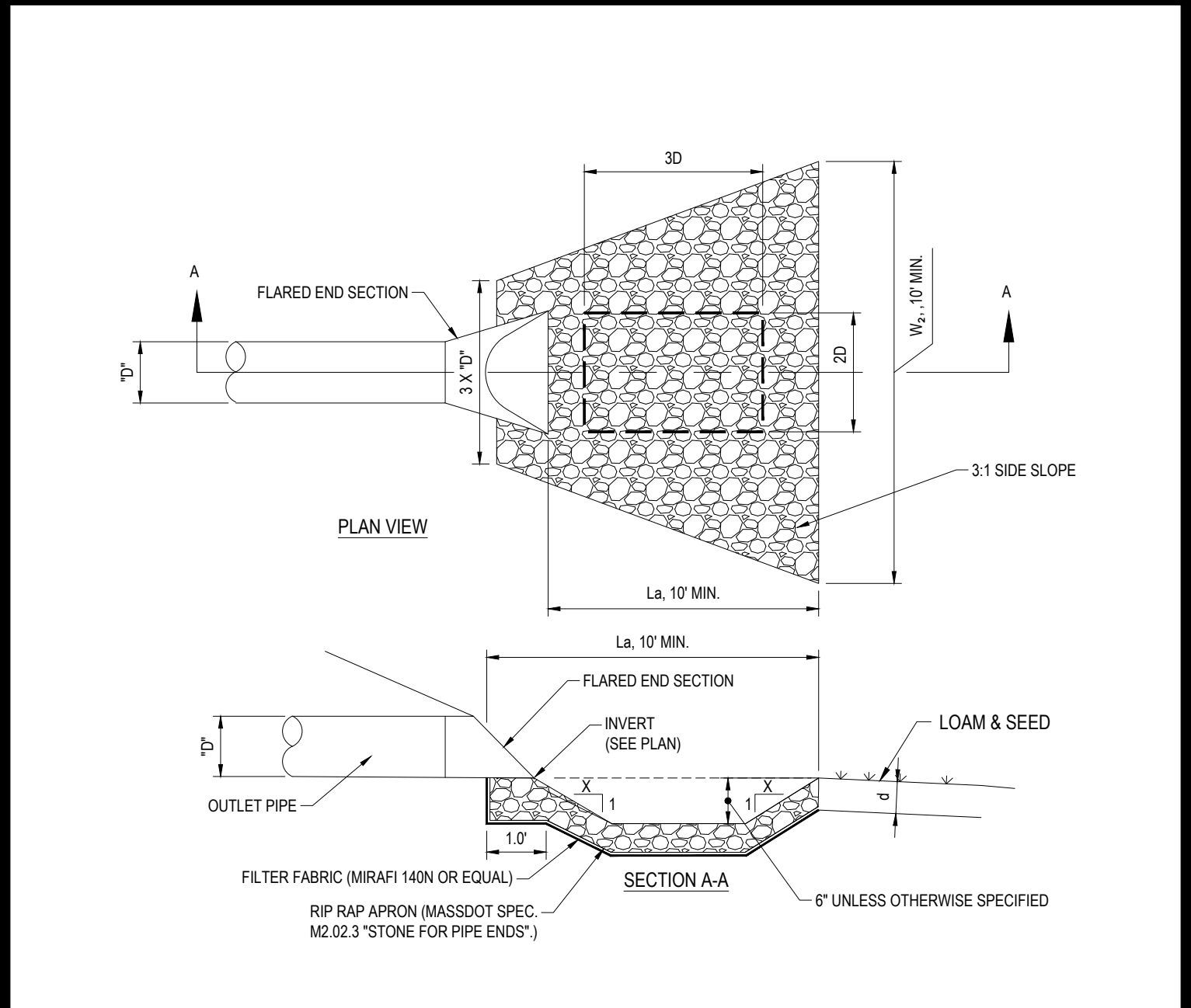
BASIN IMPERVIOUS CORE DETAIL NTS



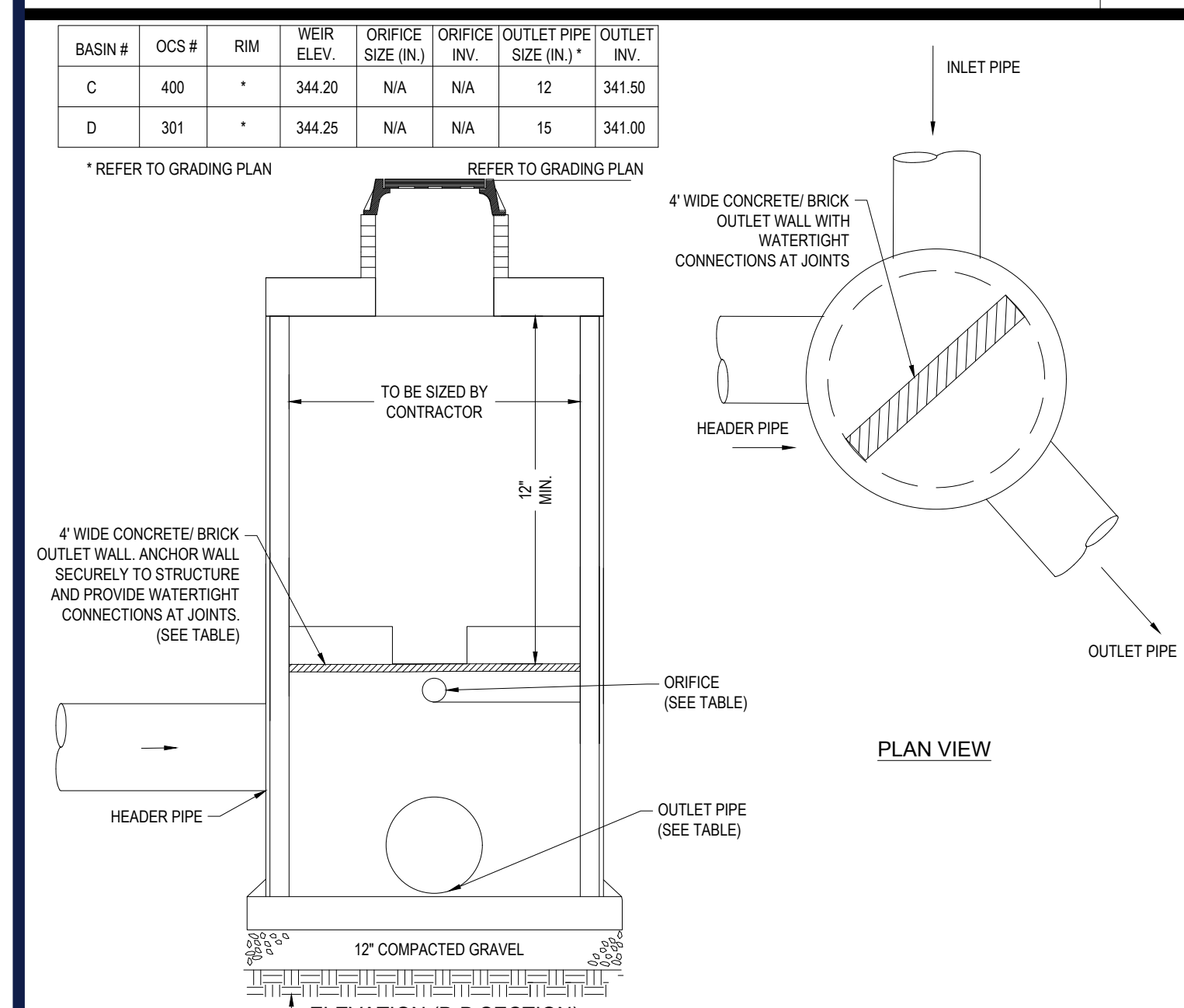
TRASH RACK NTS



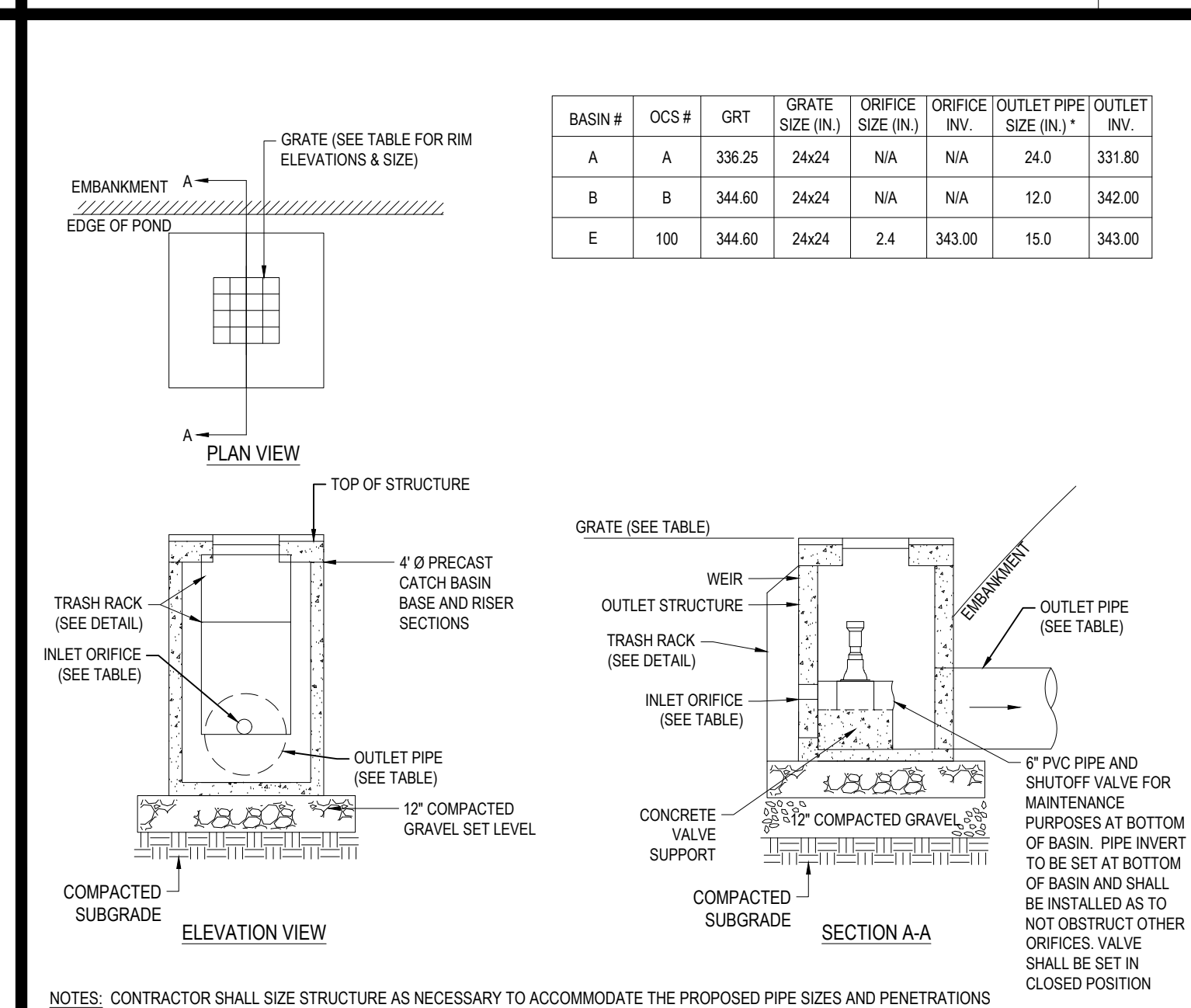
SEWER / DRAIN CLEANOUT DETAIL NTS



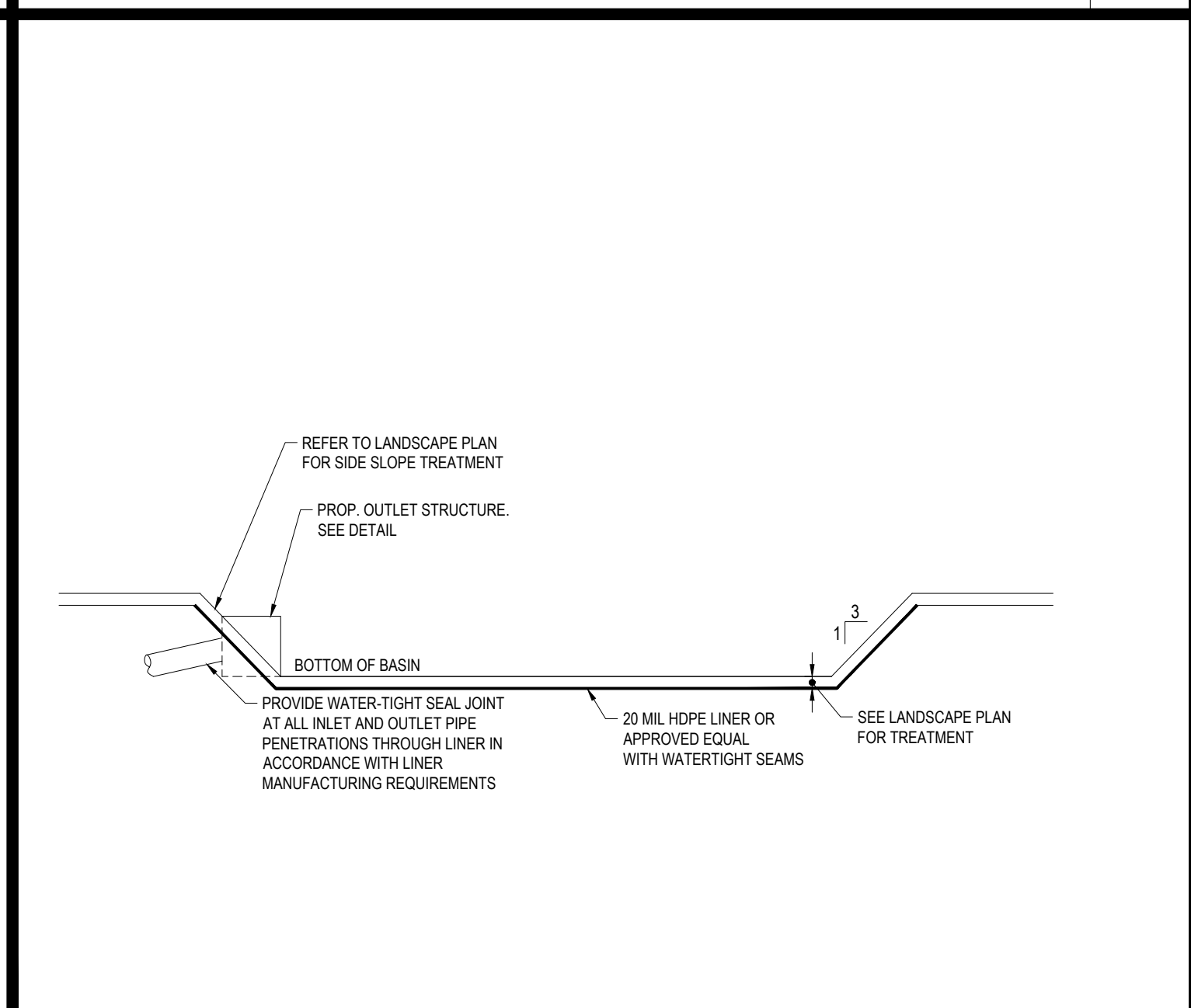
FLARED END SECTION WITH RIP RAP APRON / SCOUR HOLE DETAIL NTS



SUBSURFACE SYSTEM OUTLET CONTROL STRUCTURE (OCS-301 AND OCS-400) DETAIL NTS



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



LINED BASIN DETAIL NTS

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

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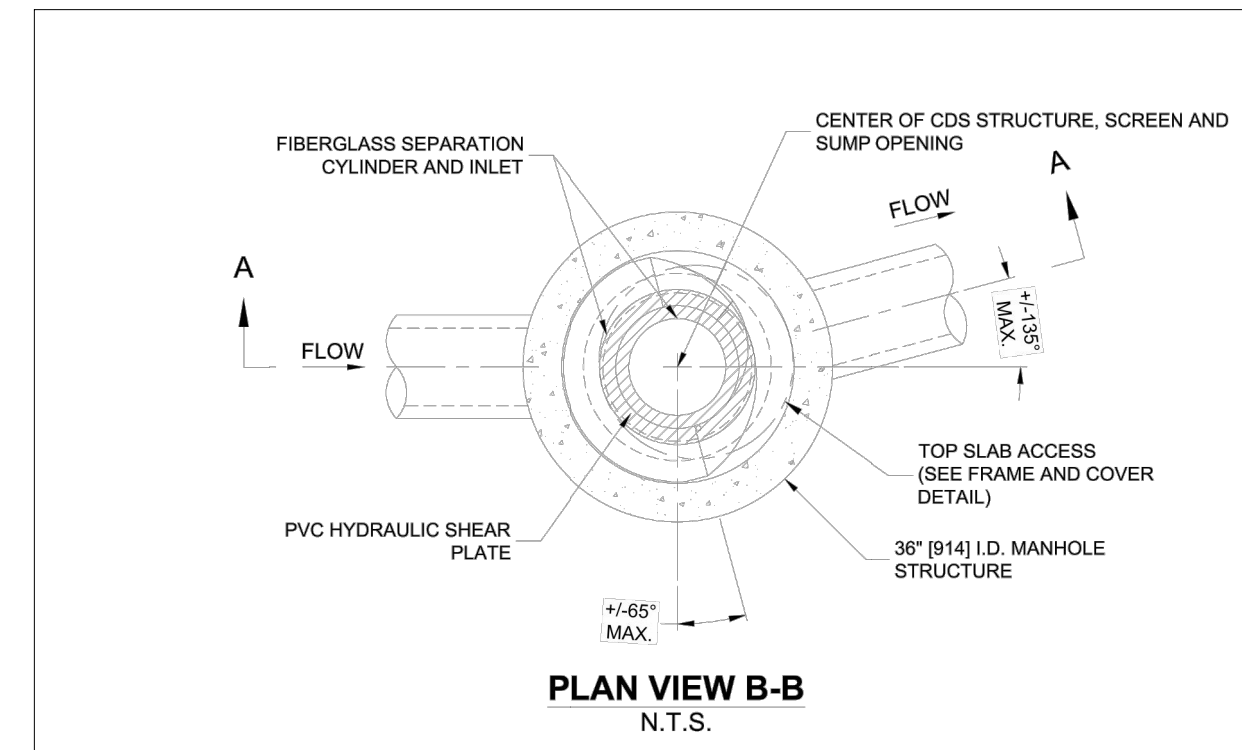
PRELIMINARY
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 PROJECT No.: JM210008
 DRAWN BY: MB/M
 CHECKED BY: MS/YGD
 DATE: 10/08/2021
 CAD I.D.: W211018-CND8-0A

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

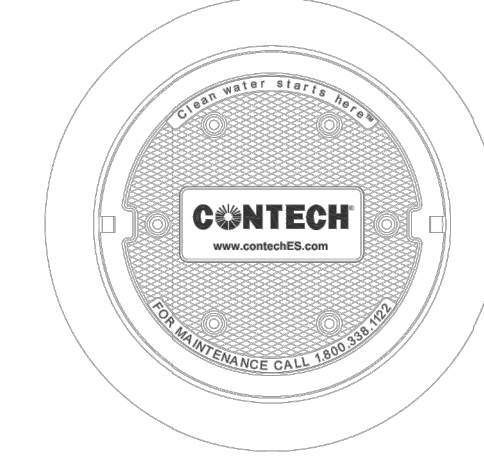
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J. K. KUCIACH
 JOHN KUCIACH
 REGISTERED PROFESSIONAL ENGINEER
 LICENSE NO. 9415
 EXPIRES 12/31/2024
 SHEET TITLE:
DETAIL SHEET
 SHEET NUMBER:
C-903
 REVISION 4 - 03/16/2022

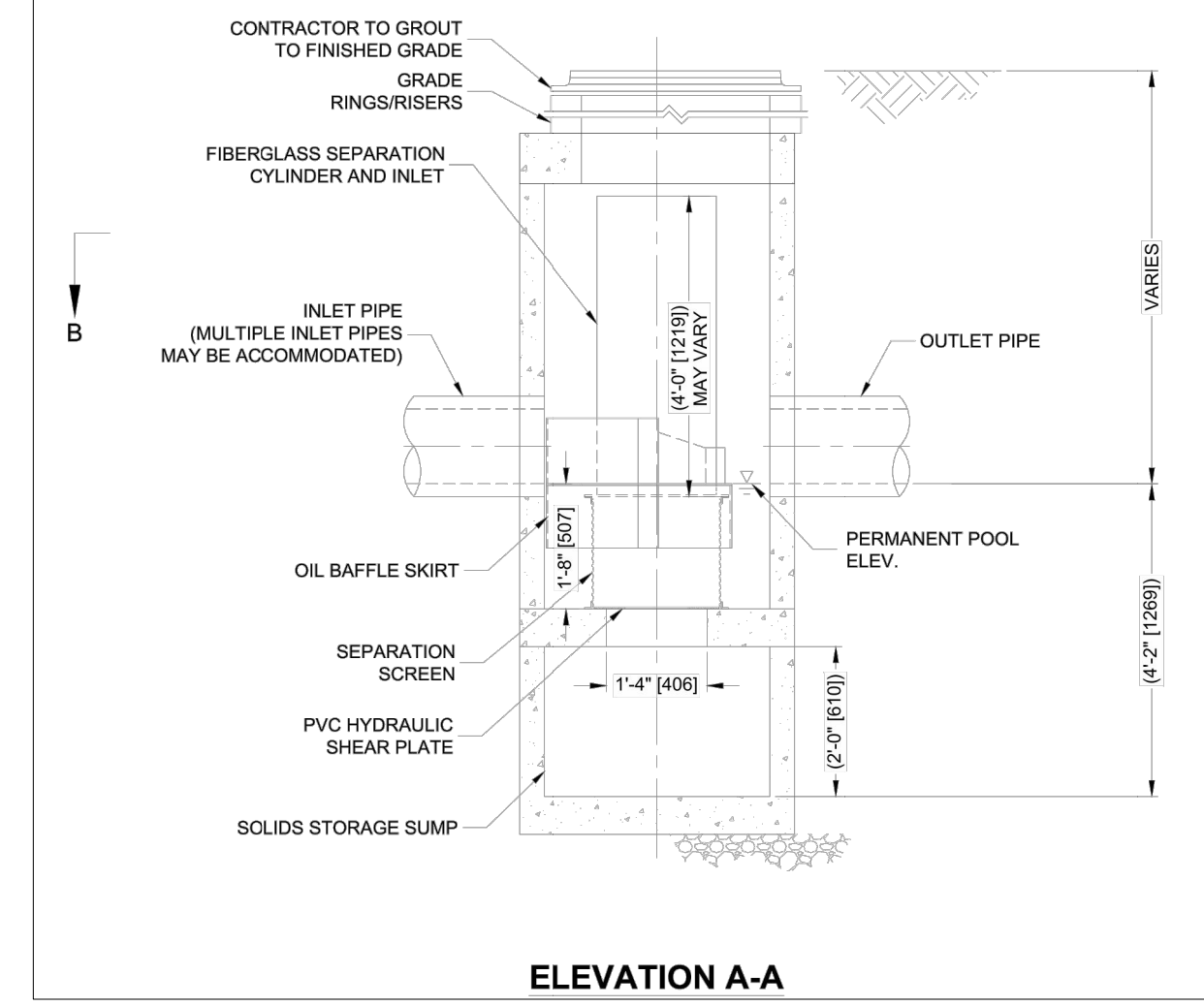
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CDS1515-3-C DESIGN NOTES
 CDS1515-3-C RATED TREATMENT CAPACITY IS 1.0 CFS, OR PER LOCAL REGULATIONS. THE STANDARD CDS1515-3-C CONFIGURATION IS SHOWN.

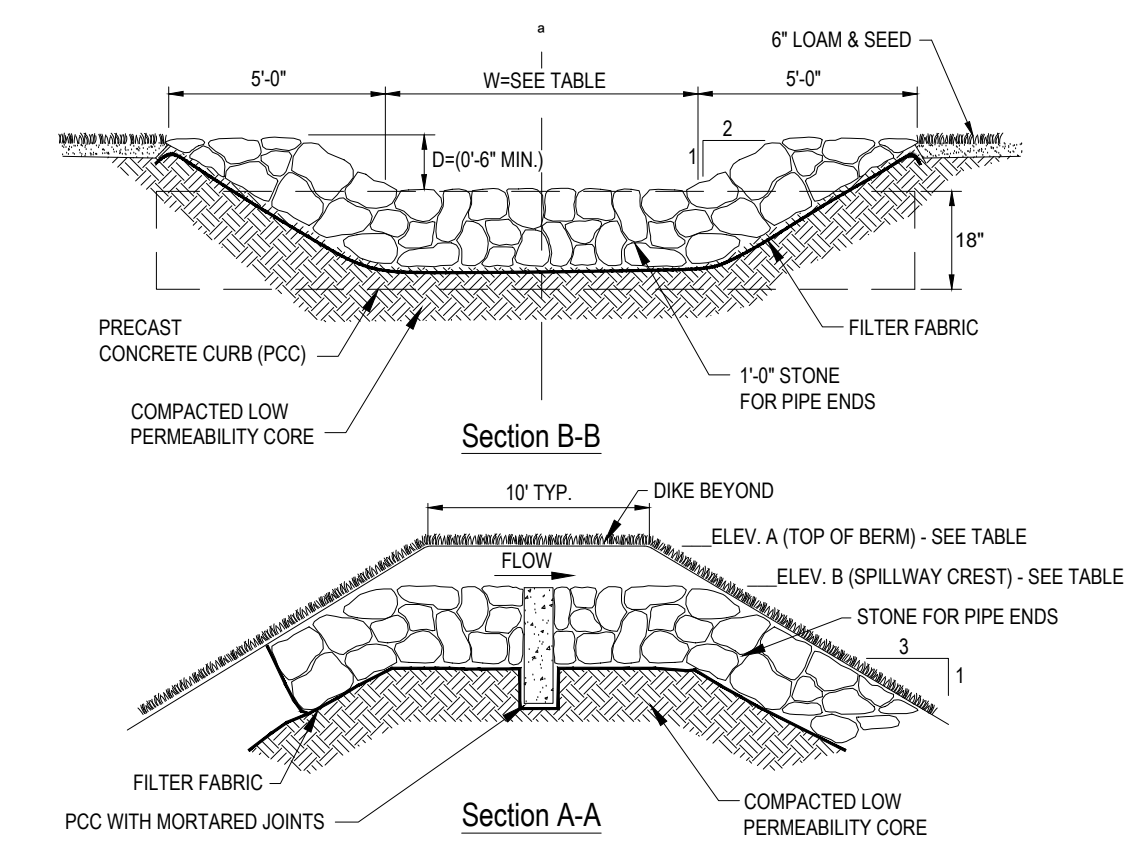


GENERAL NOTES
 1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
 2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.conteches.com
 3. CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
 4. STRUCTURE SHALL MEET AASHTO H20-44 LOAD RATING, ASSUMING EARTH COVER OF 2'-0" AND GROUNDWATER ELEVATION AT OR BELOW THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M208 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 C478 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 PIPES. 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.

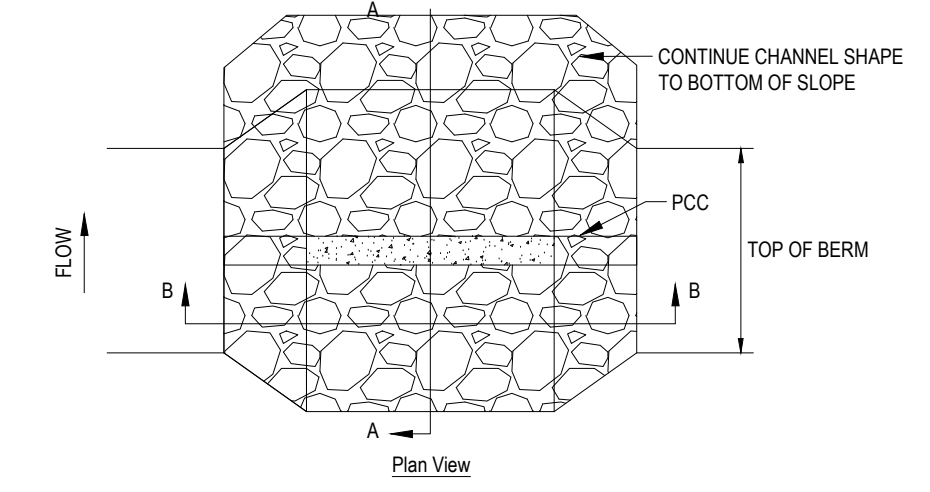


CONTECH CDS1515-3-C STANDARD WATER QUALITY UNIT DETAIL (WQU-201, WQU-400 AND WQU-500)

NTS

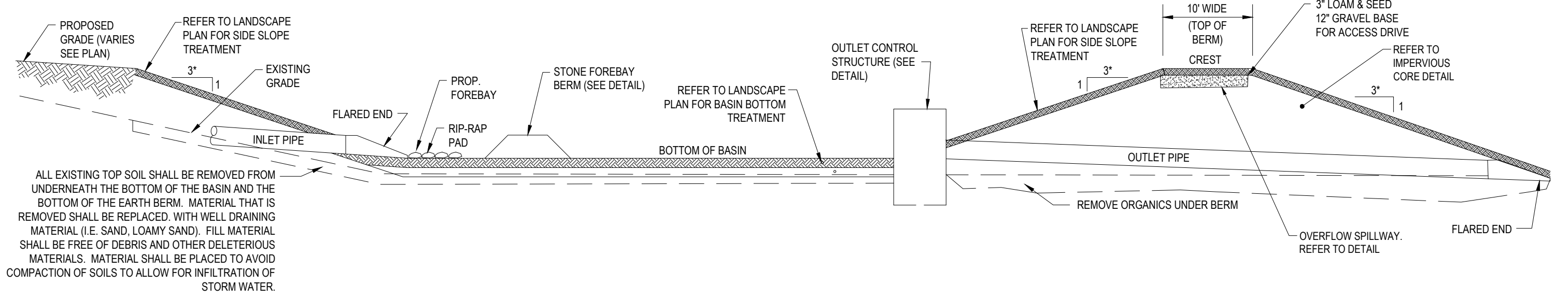


BASIN #	TOP OF BERM ELEV. A	SPILLWAY CREST ELEV. B	LENGTH OF SPILLWAY (W) (FT)
A	338.15	337.15	20
B	346.15	345.00	20
E	346.15	345.00	20



SURFACE BASIN EMERGENCY SPILLWAY

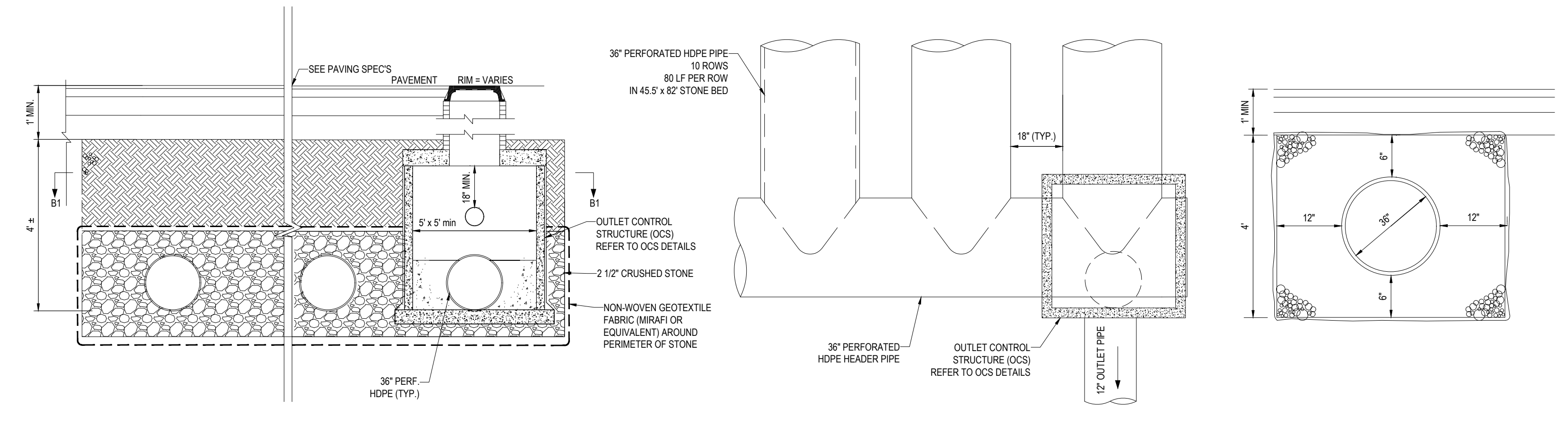
NTS



ALL EXISTING TOP SOIL SHALL BE REMOVED FROM UNDERNEATH THE BOTTOM OF THE BASIN AND THE BOTTOM OF THE EARTH BERM. MATERIAL THAT IS REMOVED SHALL BE REPLACED WITH WELL DRAINING MATERIAL (I.E. SAND, LOAMY SAND). FILL MATERIAL SHALL BE FREE OF DEBRIS AND OTHER DELETERIOUS MATERIALS. MATERIAL SHALL BE PLACED TO AVOID COMPACTION OF SOILS TO ALLOW FOR INFILTRATION OF STORM WATER.

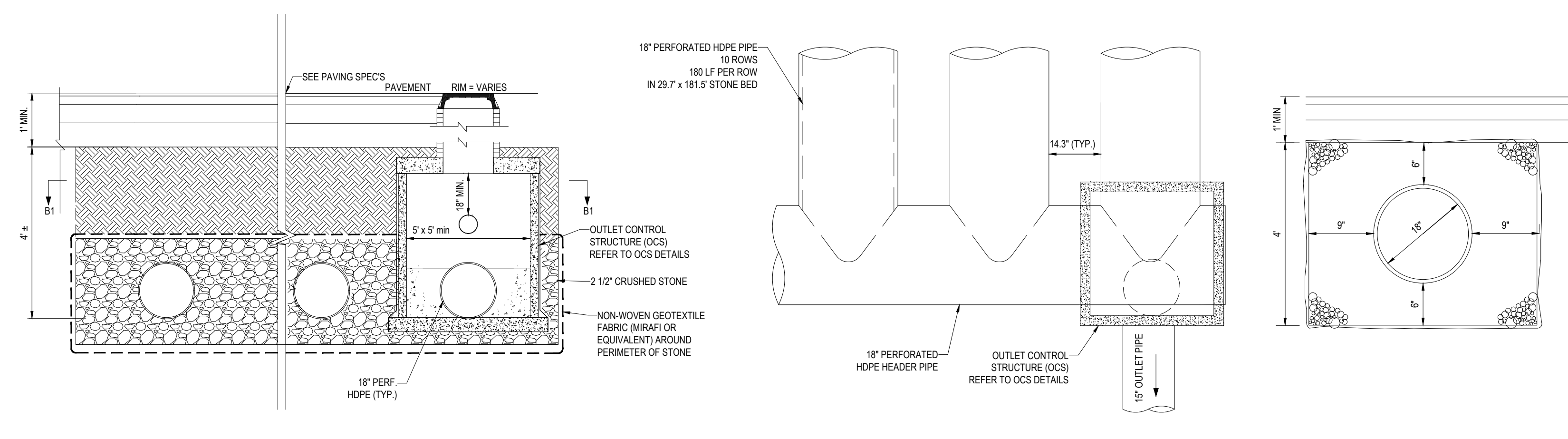
TYPICAL STORMWATER MANAGEMENT BASIN CROSS SECTION DETAIL

NTS



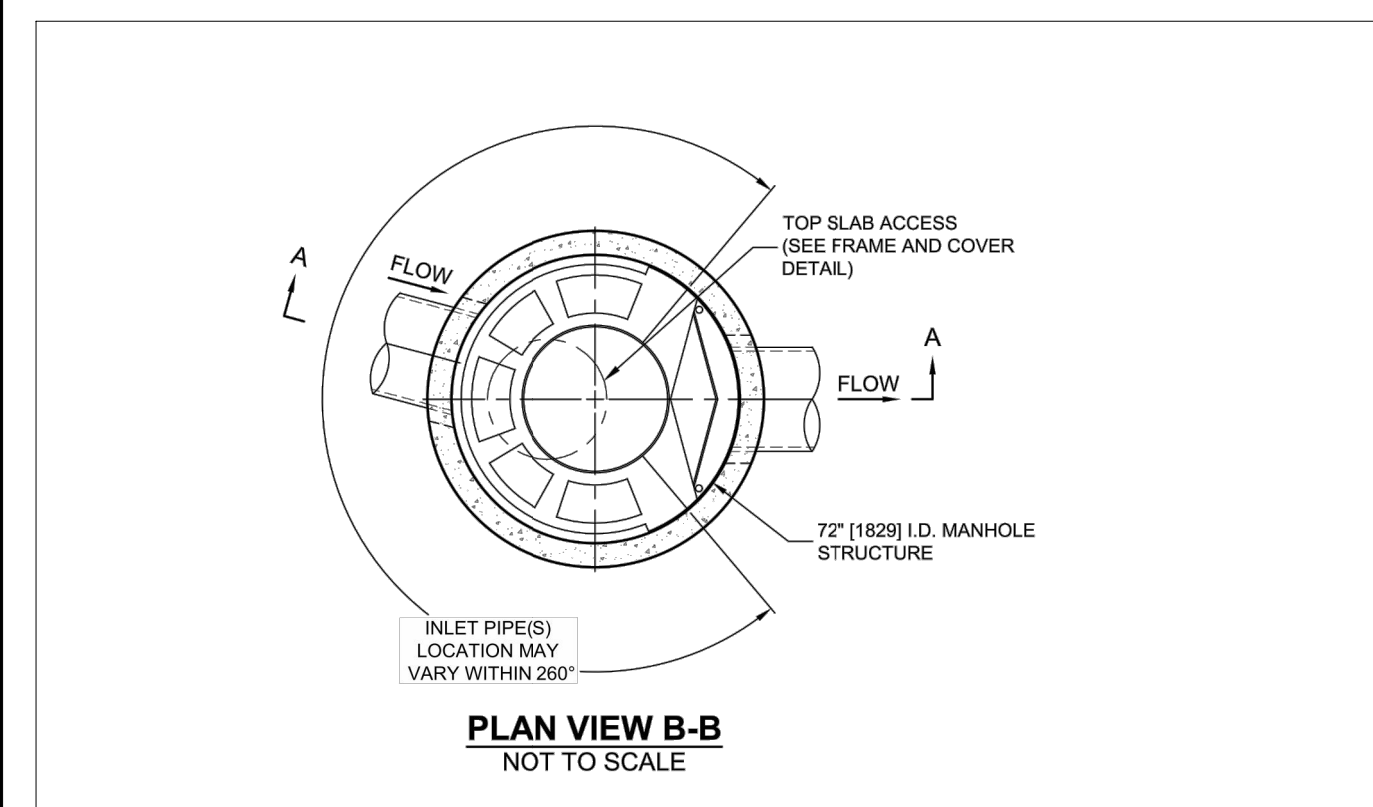
UNDERGROUND INFILTRATION BASIN C

NTS

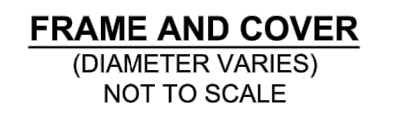


UNDERGROUND INFILTRATION BASIN D

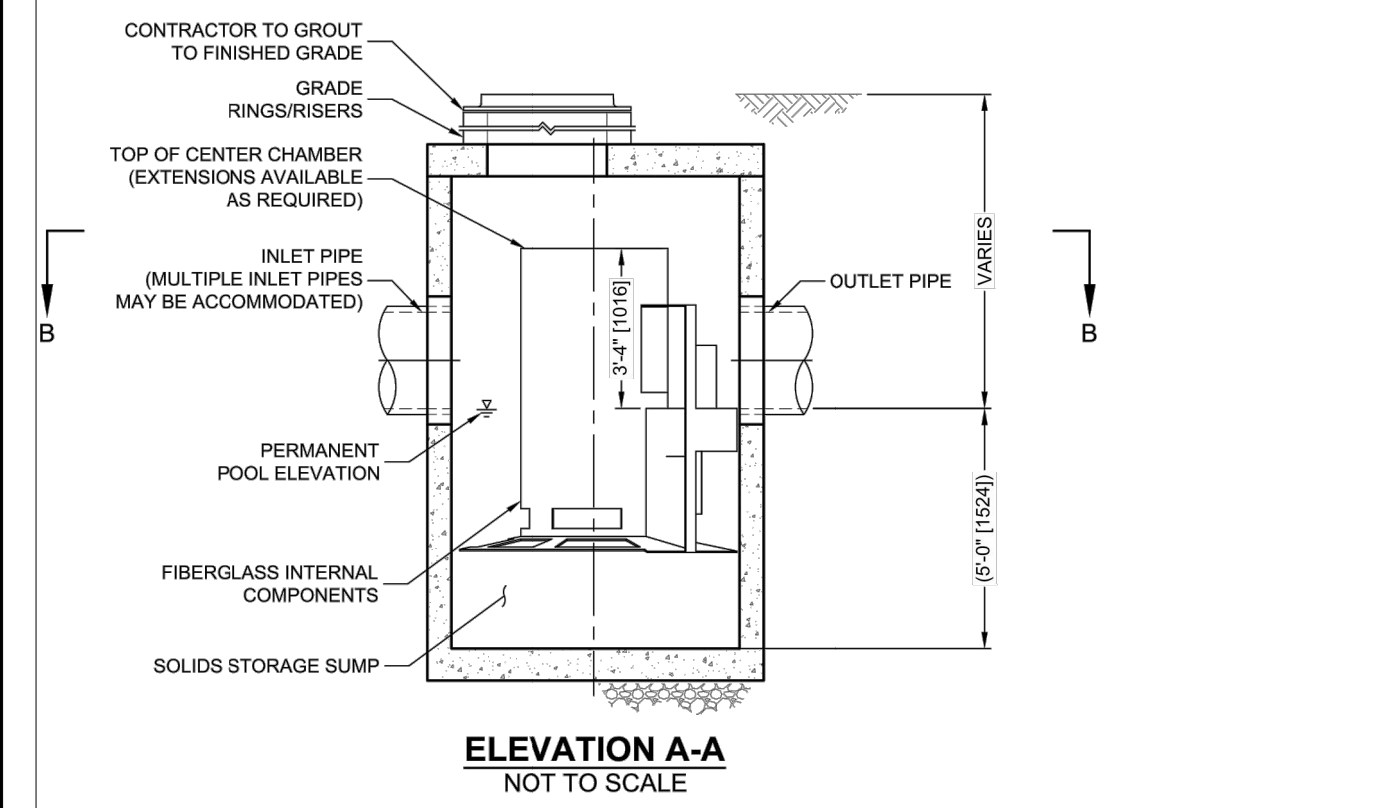
NTS



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



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. 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 H20-44 LOAD RATING, ASSUMING EARTH COVER OF 0'-2" (10') AND GROUNDWATER ELEVATION AT OR BELOW THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M208 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 PIPES. 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)

NTS

REVISIONS

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

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.: JMA210098

DRAWN BY: MB/M

CHECKED BY: MSH/CD

DATE: 10/08/2021

CAD I.D.: W211018-CND8-0A

PROJECT: **PRELIMINARY MAJOR SITE PLAN**

FOR

MARCUS PARTNERS

PROPOSED DISTRIBUTION / WAREHOUSE

MAP #313 | LOTS: 7, 8, 53, 54 & 55

KING STREET

TOWN OF FRANKLIN

NORFOLK COUNTY, MASSACHUSETTS

352 TURNPIKE ROAD
 SOUTHBOROUGH, MA 01772
 Phone: (508) 480-9900

www.BohlerEngineering.com



SHEET TITLE:

DETAIL SHEET

SHEET NUMBER:

C-904

REVISION 4 - 03/16/2022



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

PROP. WETLAND REPLICATION AREA #4
(APPROX. 3,114 SF)
REFER TO WETLAND REPLICATION
PLAN PREPARED BY LEC
ENVIRONMENTAL CONSULTANTS, INC.

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

PROP. WETLAND
ALTERATION AREA
10,460 SF
376 LF BANK

PROP. STREAM
CROSSING
CULVERT

PROP. WETLAND REPLICATION AREA #2
(APPROX. 6,716 SF)
REFER TO WETLAND REPLICATION
PLAN PREPARED BY LEC
ENVIRONMENTAL CONSULTANTS, INC.

PROP. WETLAND REPLICATION AREA #3
(APPROX. 5,760 SF)
REFER TO WETLAND REPLICATION
PLAN PREPARED BY LEC
ENVIRONMENTAL CONSULTANTS, INC.

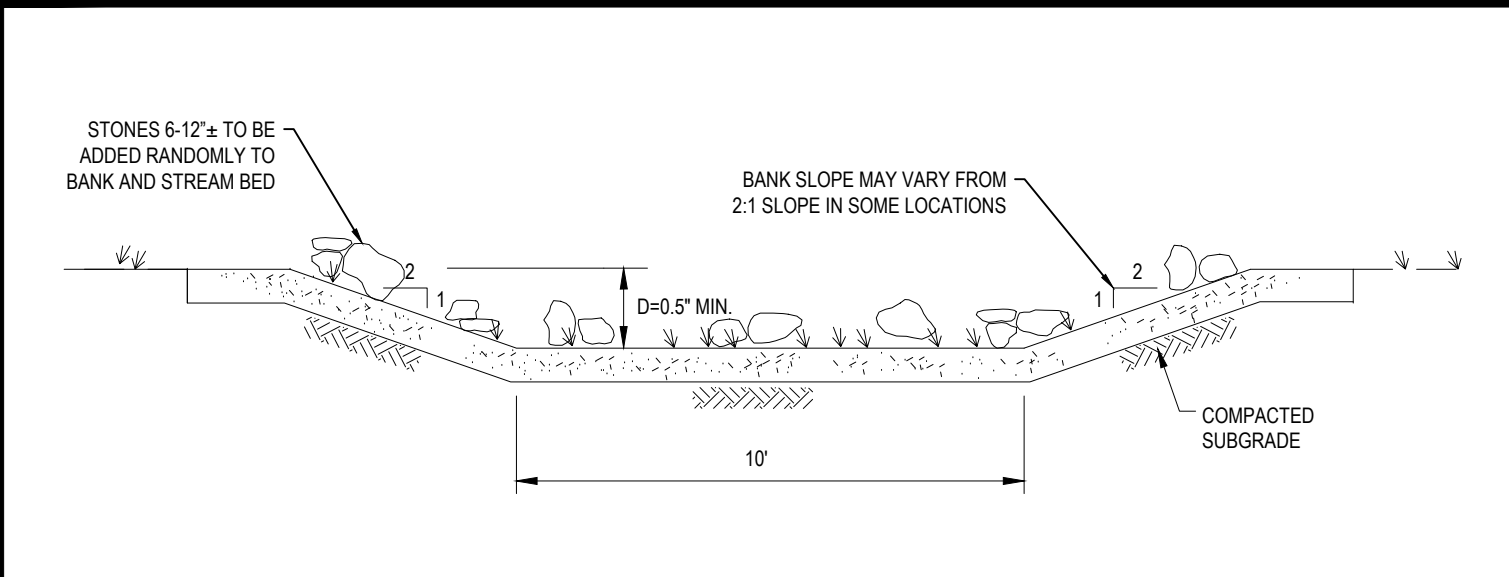
PROP. WETLAND REPLICATION AREA #1
(APPROX. 5,850 SF)
REFER TO WETLAND REPLICATION
PLAN PREPARED BY LEC
ENVIRONMENTAL CONSULTANTS, INC.

23 LF OF EXIST. 42" CIP
TO BE REMOVED

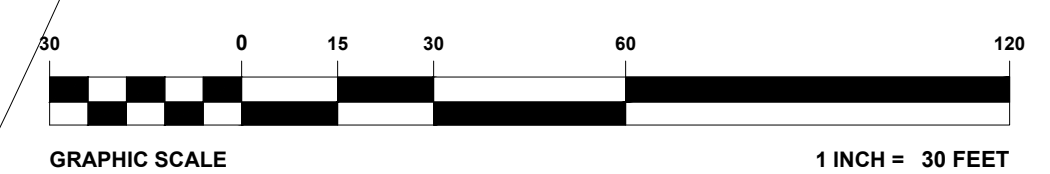
PROP. 10' WIDE
STREAM CHANNEL

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

MAP 313, LOT 43
N/F LANDS OF
VIRGINIA M. DELLARCO
BK. 7837, PG. 683



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



REVISIONS				
REV	DATE	COMMENT	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	JAN	CSE
4	03/16/2022	PLANNING BOARD PEER REVIEW	JAK	CFO
			NEM	

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REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION
DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT NO.: JM21009B
DRAWN BY: MBRM
CHECKED BY: MSHYD
DATE: 10/08/2021
CAD I.D.: W211018-GRAD-0A

**PRELIMINARY
MAJOR SITE
PLAN**
FOR
MARCUS PARTNERS
PROPOSED
DISTRIBUTION / WAREHOUSE
MAP #313 | LOTS: 7, 8, 53, 54 & 55
KING STREET
TOWN OF FRANKLIN
NORFOLK COUNTY,
MASSACHUSETTS

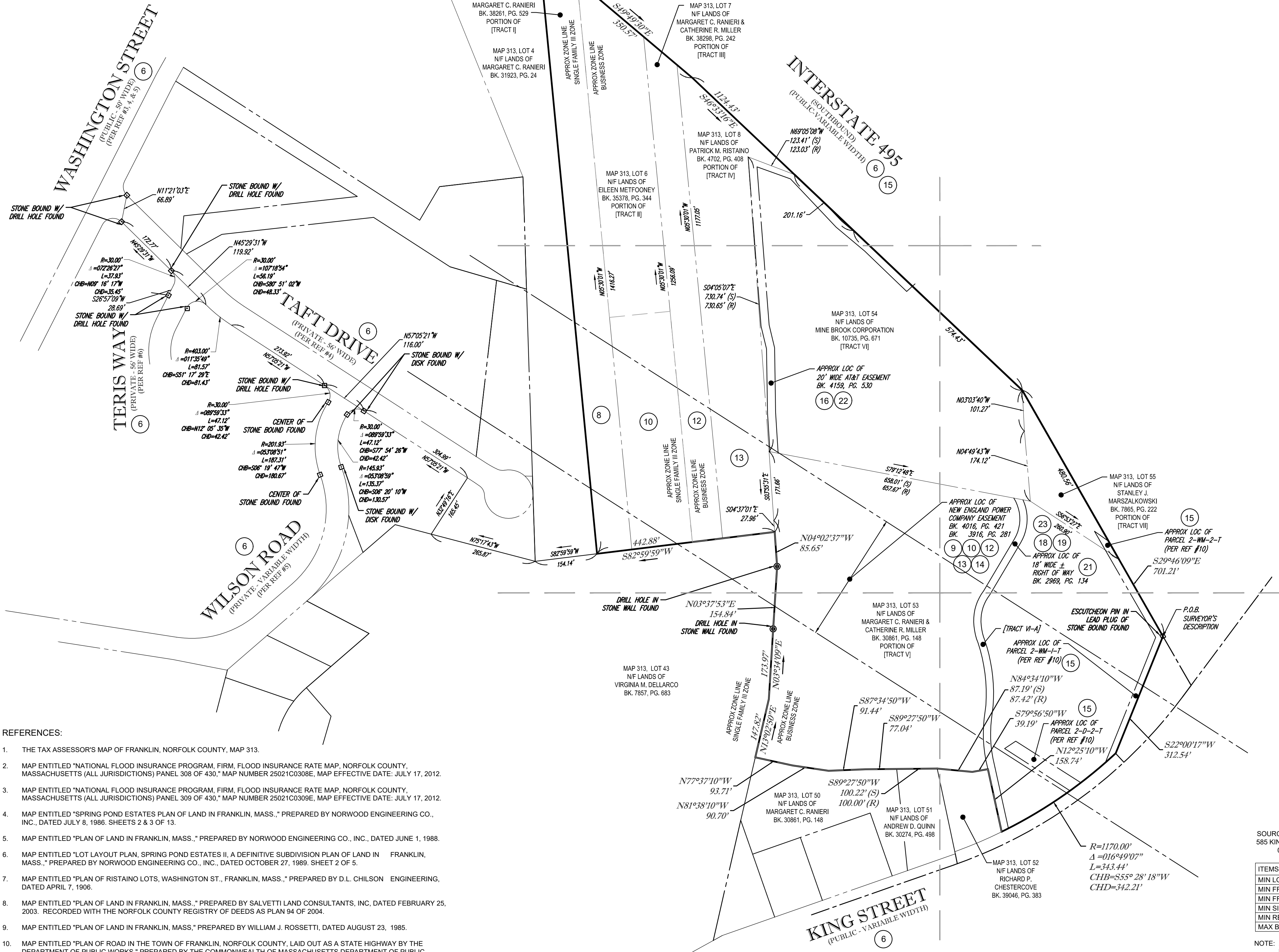
BOHLER
352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900
www.BohlerEngineering.com



SHEET TITLE:
**WETLAND
REPLICATION
PLAN**
SHEET NUMBER:
C-905
REVISION 4 - 03/16/2022

LEGEND

- 124 --- EXISTING CONTOUR
--- 125 --- EXISTING SPOT ELEVATION
OH OVERHEAD WIRES
APPROX. LOC. UNDERGROUND ELECTRIC LINE
UP UTILITY POLE
GW GUY WIRE
DELINEATION FLAG
CAST IRON PIPE
REINFORCED CONCRETE PIPE
INVERT ELEVATION
SURVEY DIMENSION
DEED DIMENSION
TITLE REPORT EXCEPTION
WETLAND FLAG



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...'
3. MAP ENTITLED 'NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, NORFOLK COUNTY, MASSACHUSETTS (ALL JURISDICTIONS) PANEL 309 OF 430...'
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.
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.
12. MAP ENTITLED 'COMPILED PLAN OF LAND IN FRANKLIN, MASS.' PREPARED BY WILLIAM J. ROSSETTI, DATED DECEMBER 9, 1987.
13. MAP ENTITLED 'COMPILED PLAN OF LAND IN FRANKLIN, MASS.' PREPARED BY BOWIE ENGINEERING COMPANY, DATED MAY 24, 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.
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.

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

Table with 2 columns: ITEMS, REQUIRED. Lists requirements for lot area, frontage, yard setbacks, and building height.

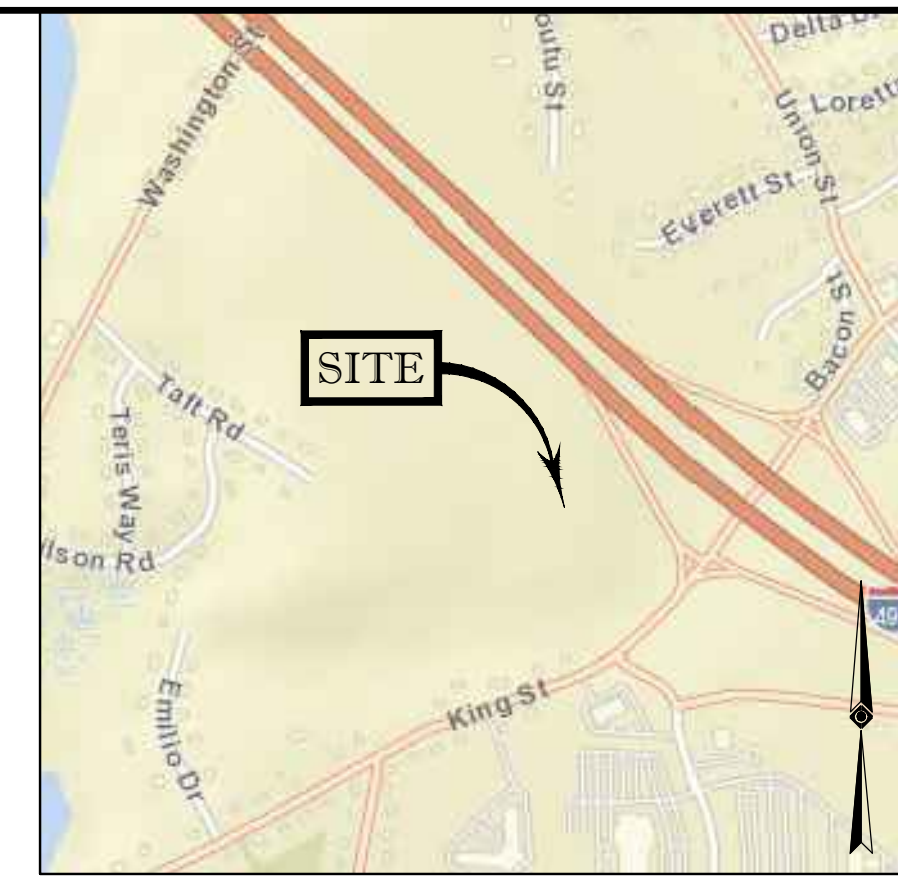
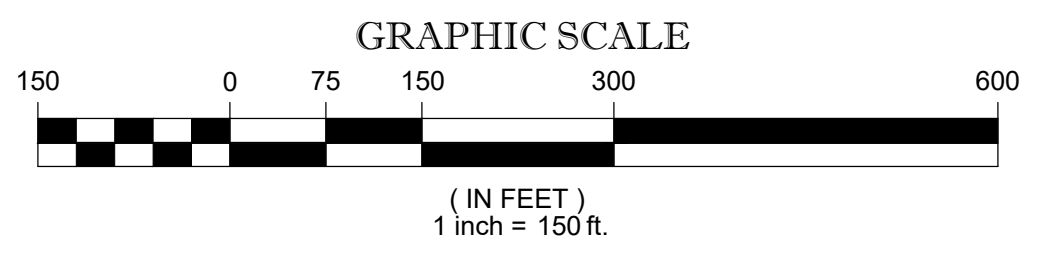
NOTE: ZONING CRITERIA IDENTIFIED HEREON ARE BASED UPON PRELIMINARY RESEARCH AND PRESENTED FOR REFERENCE ONLY. SAME MUST BE CONFIRMED WITH LOCAL ZONING OFFICIAL AND LEGAL COUNSEL TO CONFIRM VALIDITY.

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

THIS IS TO CERTIFY THAT THIS MAP OR PLAN 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...



NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR STAMPED WITH A BLUE INK SEAL
GERRY L. HOLDRIGHT, PLS
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #49211



LOCUS MAP © 2013 ESRI WORLD STREET MAPS NOT TO SCALE

NOTES:

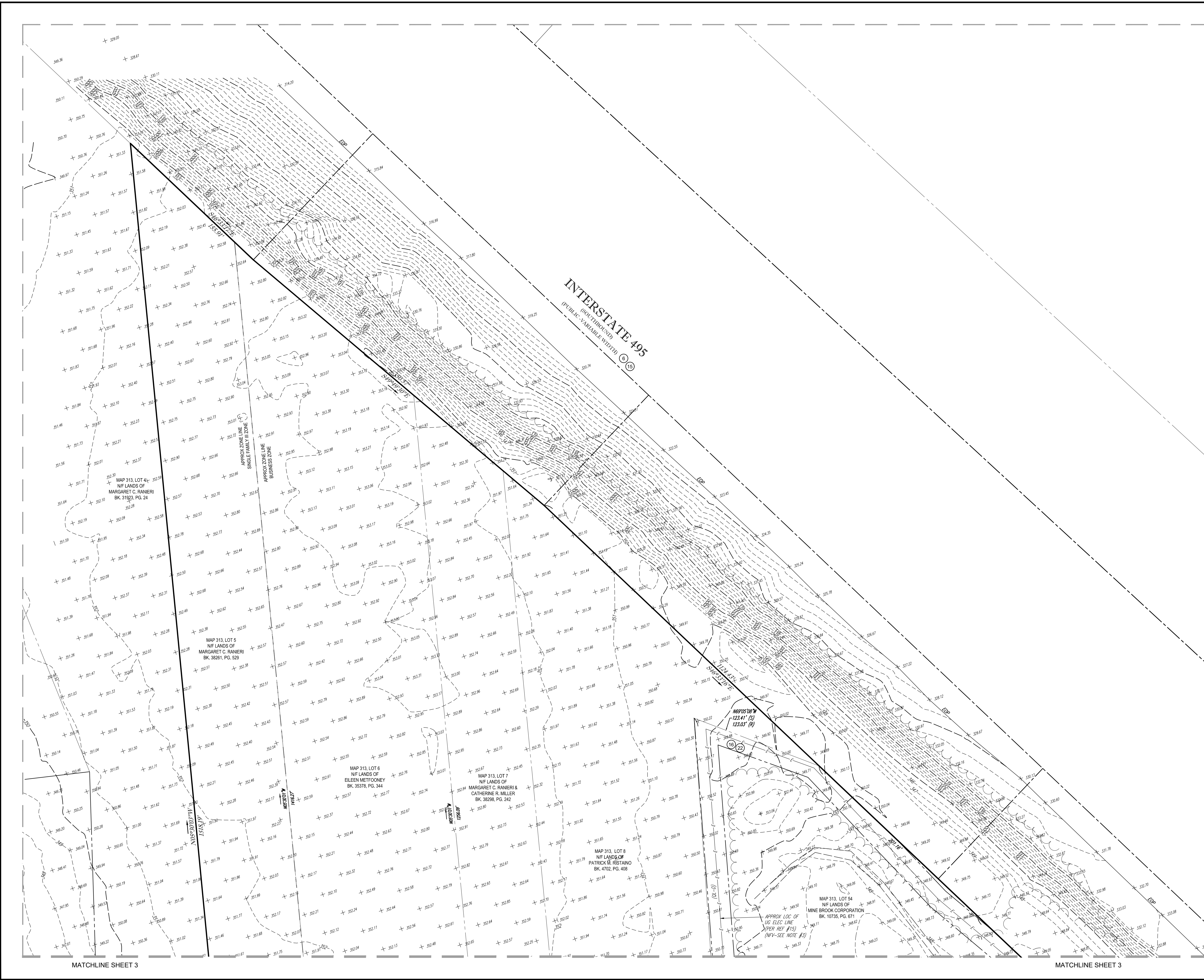
- 1. PROPERTY KNOWN AS LOTS 5, 6, 7, 8, 53, 54 & 55 AS SHOWN ON THE TOWN OF FRANKLIN, NORFOLK COUNTY, COMMONWEALTH OF MASSACHUSETTS, MAP NO. 313.
7. AREA: MAP 313, LOT 5 = 127,333 SQUARE FEET OR 2.923 ACRES
MAP 313, LOT 6 = 201,299 SQUARE FEET OR 4.600 ACRES
MAP 313, LOT 7 = 91,568 SQUARE FEET OR 2.102 ACRES
MAP 313, LOT 8 = 160,356 SQUARE FEET OR 3.681 ACRES
MAP 313, LOT 53 = 540,295 SQUARE FEET OR 14.899 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...

SEE SHEETS 2-6 OF 7 FOR TOPOGRAPHY & SITE FEATURES
SEE SHEET 7 OF 7 FOR EXHIBIT 'A' & TITLE EXCEPTIONS

Table with 5 columns: No., DESCRIPTION OF REVISION, FIELD CREW, DRAWN, APPROVED, DATE. Shows revision history for the survey.

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.
GERRY L. HOLDRIGHT, PLS
DATE: 08-03-2021

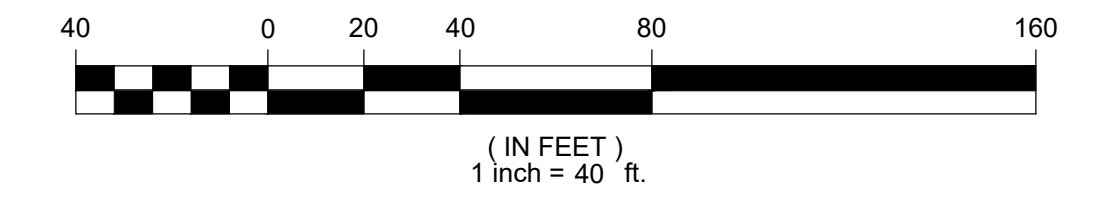
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LEGEND

- - - 124 - - - EXISTING CONTOUR
- - - 125 - - - EXISTING SPOT ELEVATION
- x 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
- PCP REINFORCED CONCRETE PIPE
- INV INVERT ELEVATION
- (S) SURVEY DIMENSION
- (D) DEED DIMENSION
- (10) TITLE REPORT EXCEPTION

GRAPHIC SCALE



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
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 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 30, 2021.

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1-21-2022
DATE

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

FIELD DATE	6-30-2021	ALTA/NSPS LAND TITLE SURVEY
FIELD BOOK NO.	21-02 MA	MARCUS PARTNERS
FIELD BOOK PG.	125	585 KING STREET
		MAP 313, LOTS 5, 6, 7, 8, 53, 54 & 55
		TOWN OF FRANKLIN, NORFOLK COUNTY
		COMMONWEALTH OF MASSACHUSETTS

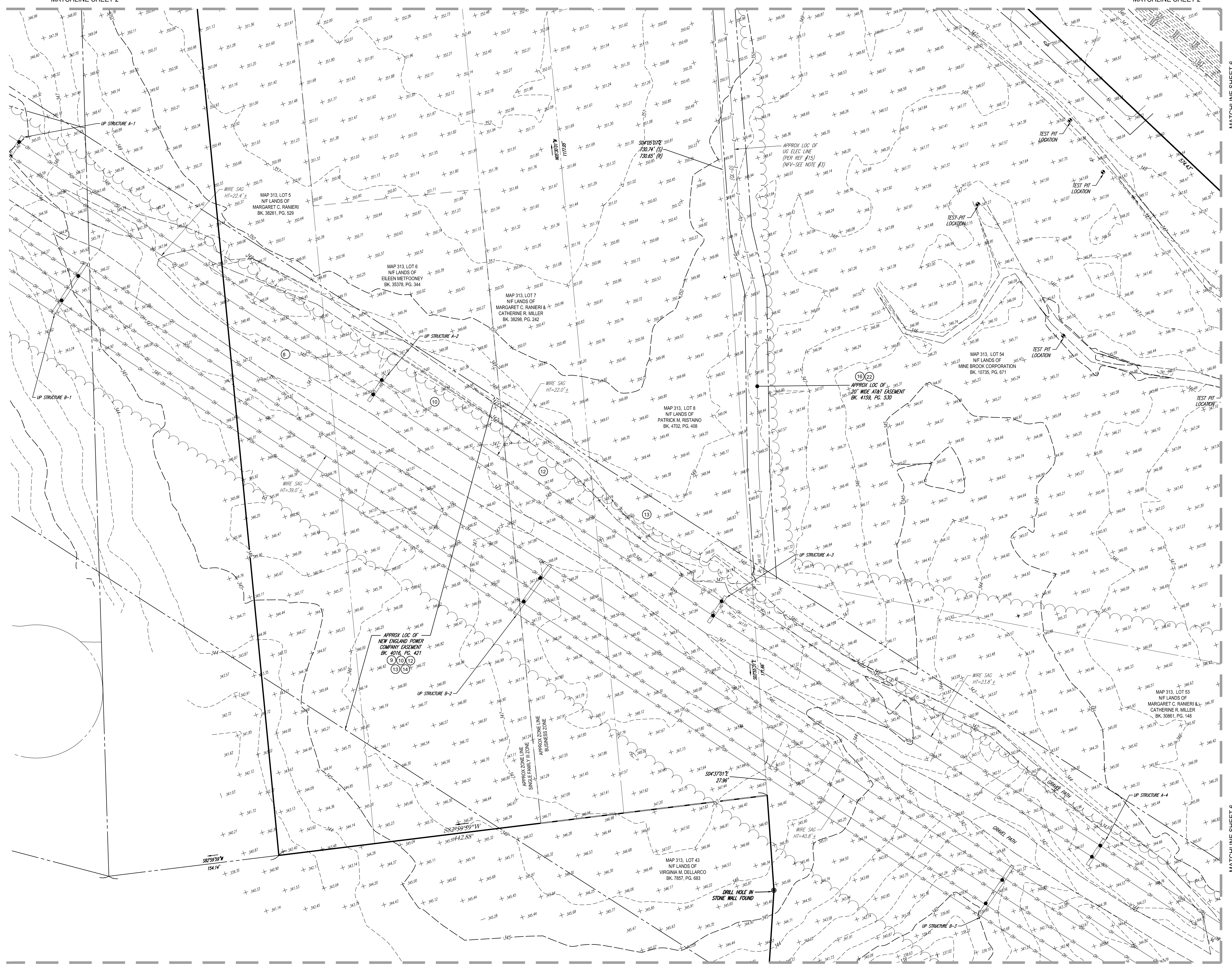
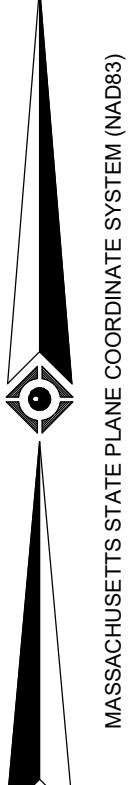
FIELD CREW: B.S.B.
DRAWN: R.J.K.
REVIEWED: G.L.H.

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

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MATCHLINE SHEET 3

MATCHLINE SHEET 3

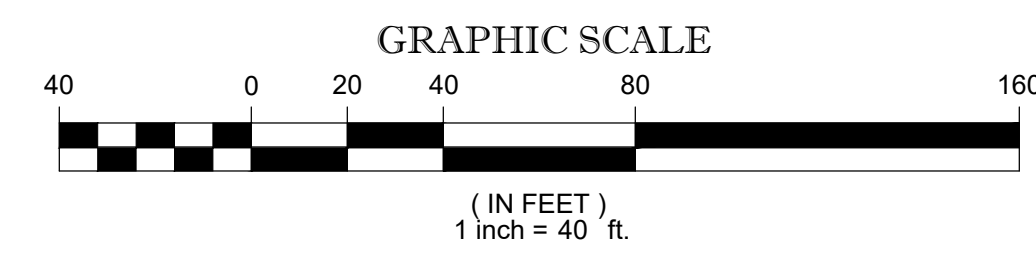


MATCHLINE SHEET 6

MATCHLINE SHEET 6

LEGEND

- EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- OVERHEAD WIRES
- APPROX. LOC. UNDERGROUND ELECTRIC LINE
- UTILITY POLE
- GUY WIRE
- DELINEATION FLAG
- CAST IRON PIPE
- REINFORCED CONCRETE PIPE
- INVERT ELEVATION
- SURVEY DIMENSION
- DEED DIMENSION
- TITLE REPORT EXCEPTION



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

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

No.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN	APPROVED	DATE
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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NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR STAMPED WITH A BLUE INK SEAL

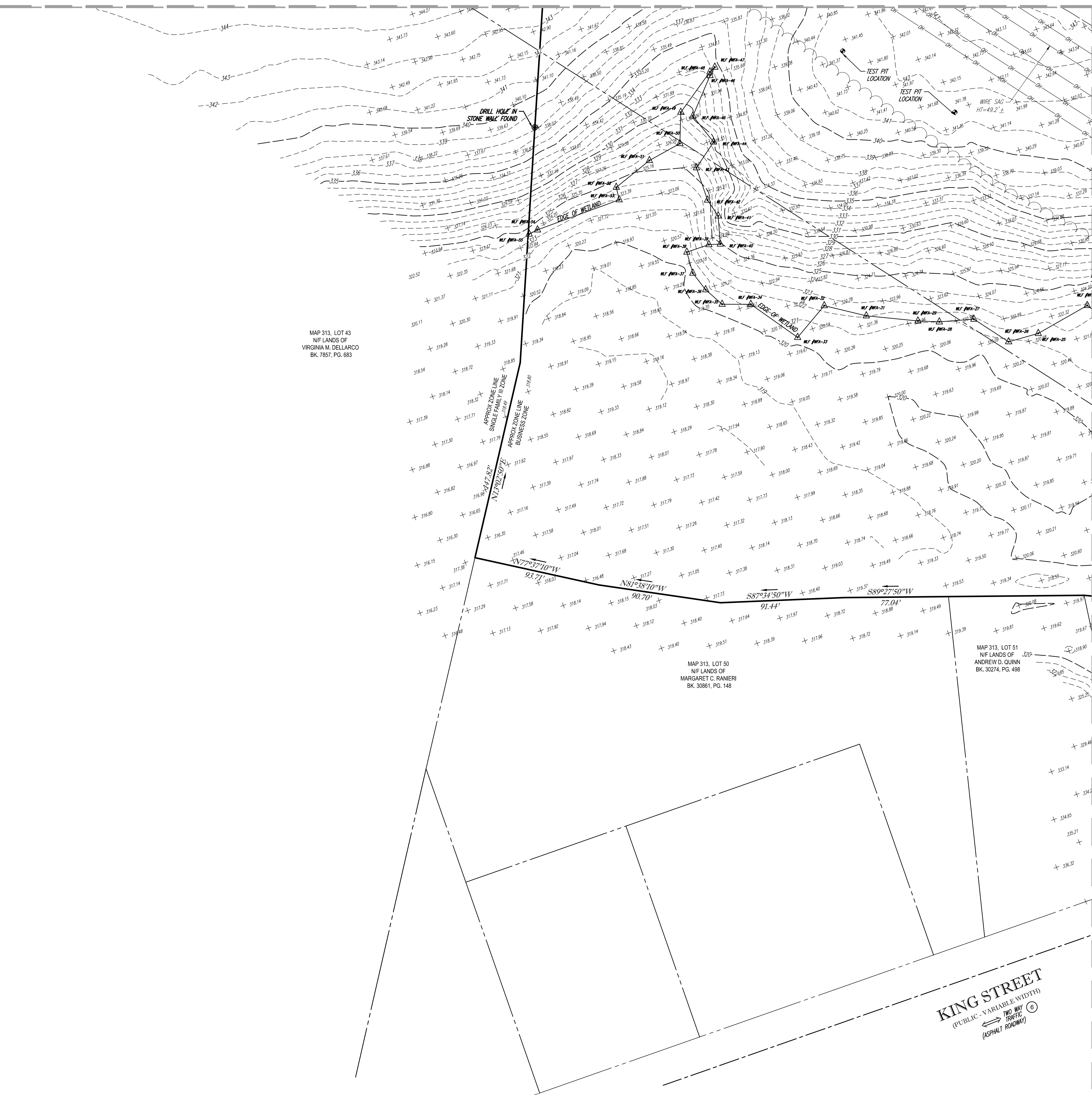


1-21-2022
DATE

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

FIELD DATE	6-30-2021	ALTA/NSPS LAND TITLE SURVEY
FIELD BOOK NO.	21-02 MA	MARCUS PARTNERS
FIELD BOOK PGS.	125	585 KING STREET MAP 313, LOTS 5, 6, 7, 8, 53, 54 & 55 TOWN OF FRANKLIN, NORFOLK COUNTY COMMONWEALTH OF MASSACHUSETTS
FIELD CREW	B.S.B.	CONTROL POINT ASSOCIATES, INC.
DRAWN	R.J.K.	ALBANY, NY 518-217-5010 CHAFFONT, PA 215-712-9800 HAUPPAUGE, NY 631-850-2645 MANHATTAN, NY 646-780-0411 SOUTH BOKROUGH, MA 01772 508.948.5000 - 508.948.3003 FAX WARREN, NJ 908-668-0099
REVIEWED	G.L.H.	APPROVED: G.L.H. DATE: 08-03-2021 SCALE: 1"=40' FILE NO.: 03-210242 DWG. NO.: 3 OF 7

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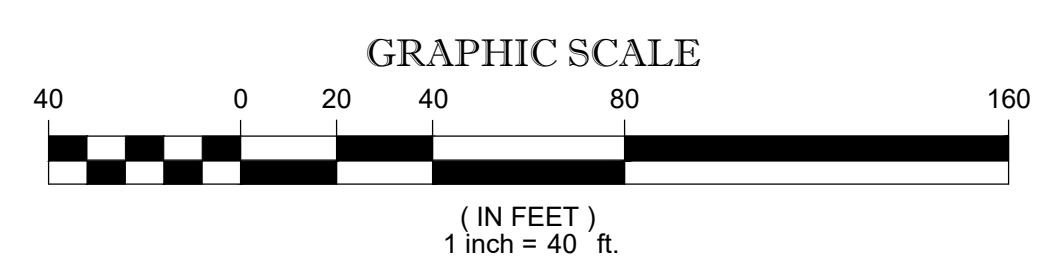
MAP 313, LOT 43
NF LANDS OF
VIRGINIA M. DELLARCO
BK 7857, PG. 683

MAP 313, LOT 50
NF LANDS OF
MARGARET C. RANKER
BK 30861, PG. 148

MAP 313, LOT 51
NF LANDS OF
ANDREW D. QUINN
BK 30274, PG. 498

LEGEND

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



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

No.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN	APPROVED	DATE
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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GERRY L. HOLDRIGHT, PLS
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #49211

1-21-2022
DATE

FIELD DATE: 6-30-2021
FIELD BOOK NO.: 21-02 MA
FIELD BOOK PG.: 125

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

FIELD CREW: B.S.B.
DRAWN: R.J.K.
REVIEWED: G.L.H.

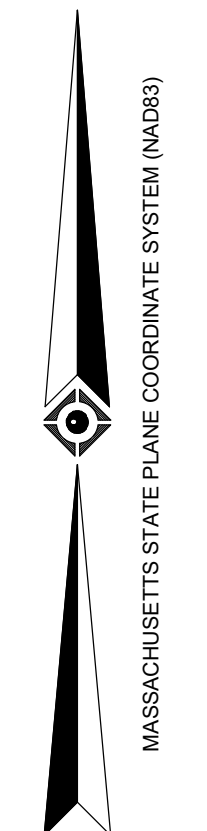
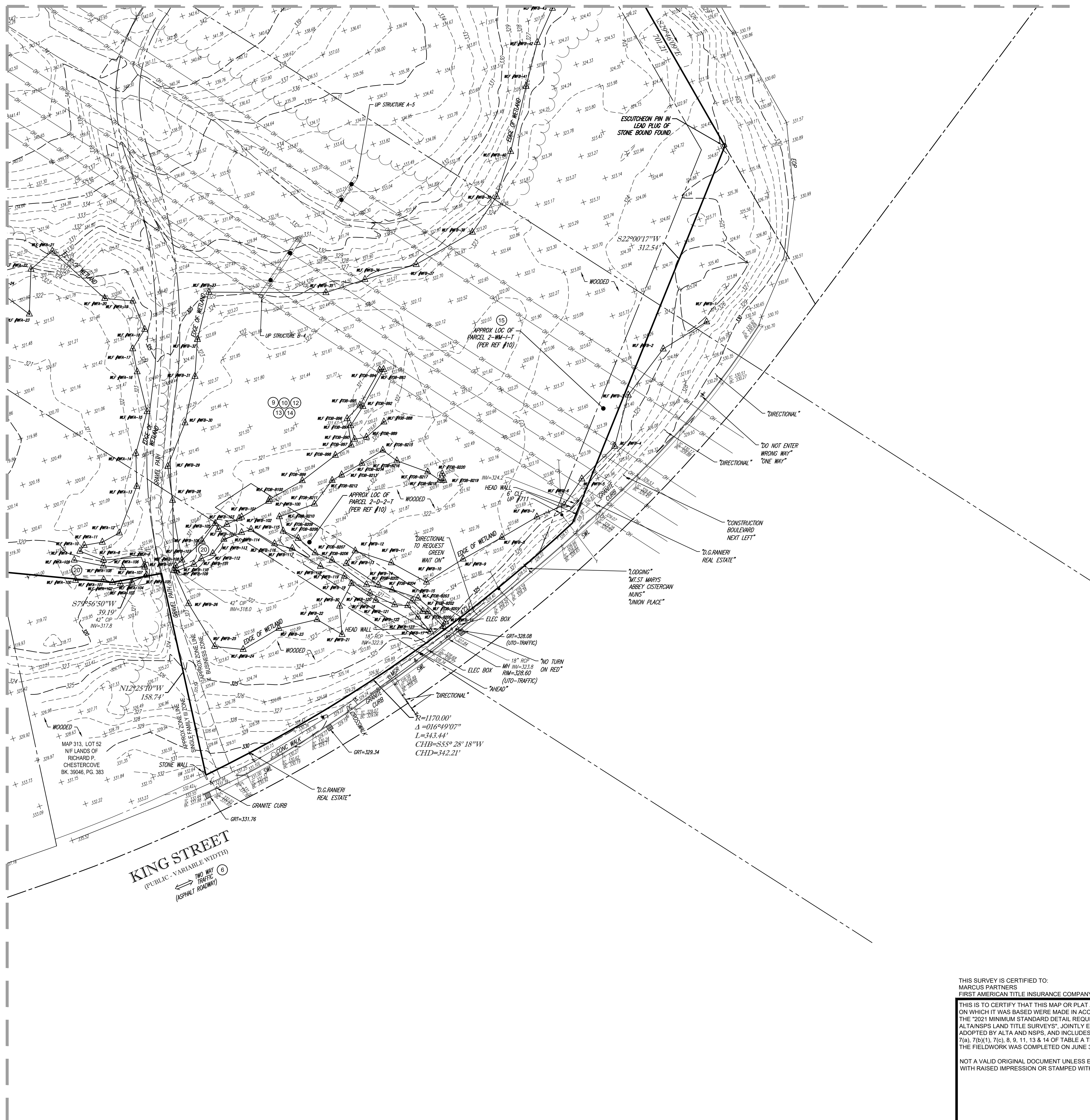
CONTROL POINT ASSOCIATES, INC.
ALBANY, NY 518-217-5010
CHALFONT, PA 215-712-9800
HAUPPAUGE, NY 631-890-2645
MANHATTAN, NY 646-780-0411
SOUTH BOKROUUGH, MA 01772
MT LAUREL, NJ 609-857-2999
WARREN, NJ 908-668-0999

APPROVED: G.L.H. DATE: 08-03-2021 SCALE: 1"=40' FILE NO.: 03-210242 DWG. NO.: 4 OF 7

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MATCHLINE SHEET 4

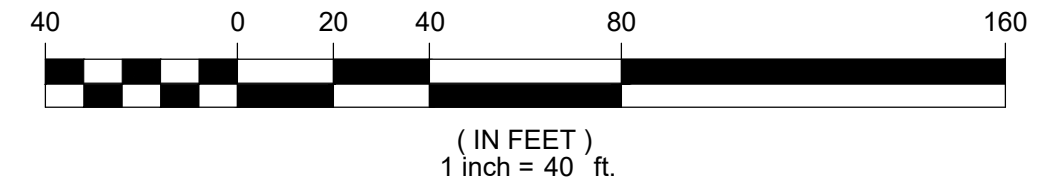
MATCHLINE SHEET 4



LEGEND

- 124 --- EXISTING CONTOUR
- 125 x 123.45 EXISTING SPOT ELEVATION
- OH --- OVERHEAD WIRES
- E --- APPROX. LOC. UNDERGROUND ELECTRIC LINE
- UP --- UTILITY POLE
- GW --- GUY WIRE
- Δ --- 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
- TSP --- TRAFFIC SIGNAL POLE
- TS --- TRAFFIC SIGNAL
- S --- SIGN

GRAPHIC SCALE



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

No.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN	APPROVED	DATE
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	-	ELOC	G.L.H.	9-23-21

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 FIRST AMERICAN TITLE INSURANCE COMPANY

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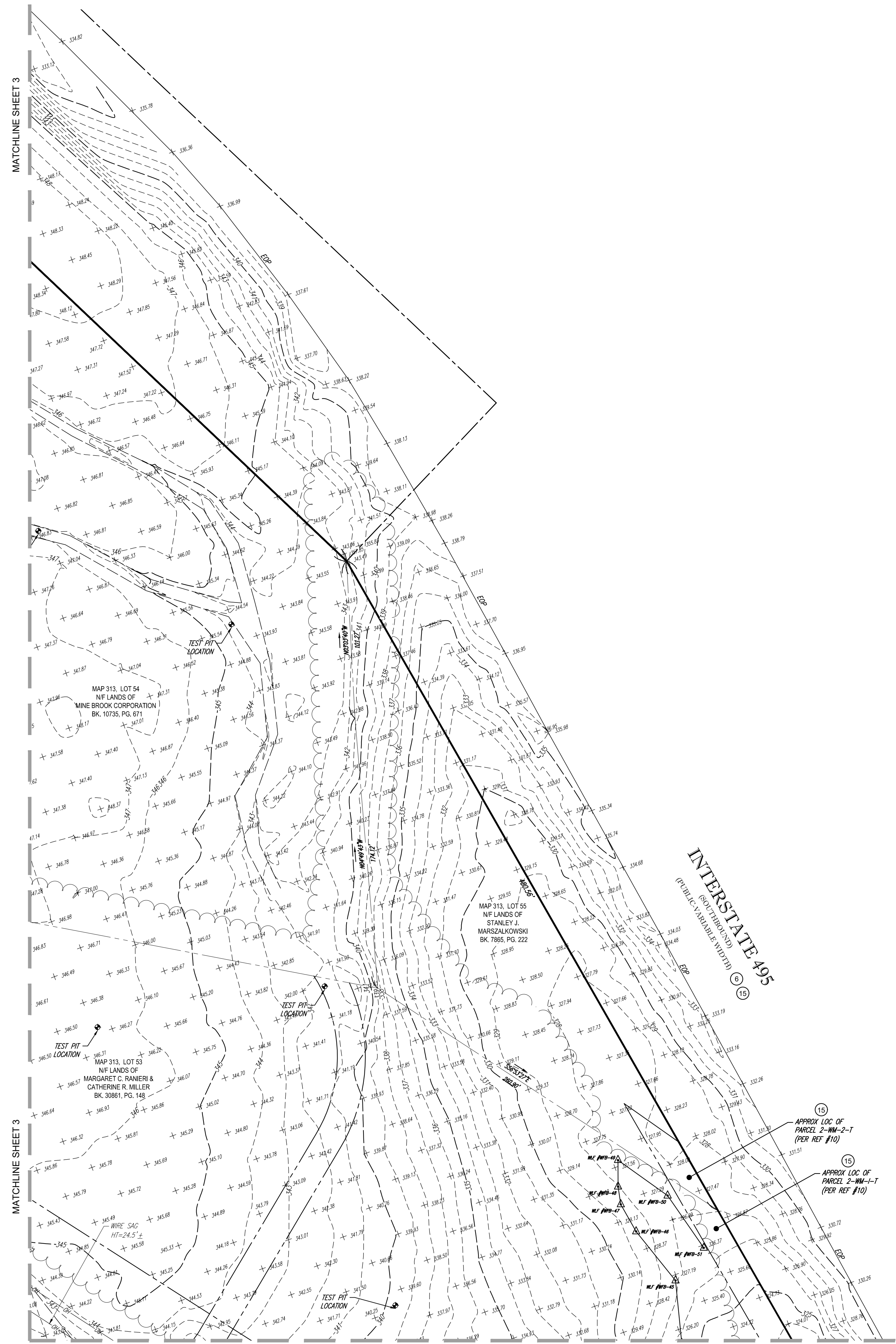
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GERRY L. HOLDRIGHT, PLS
 MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #49211

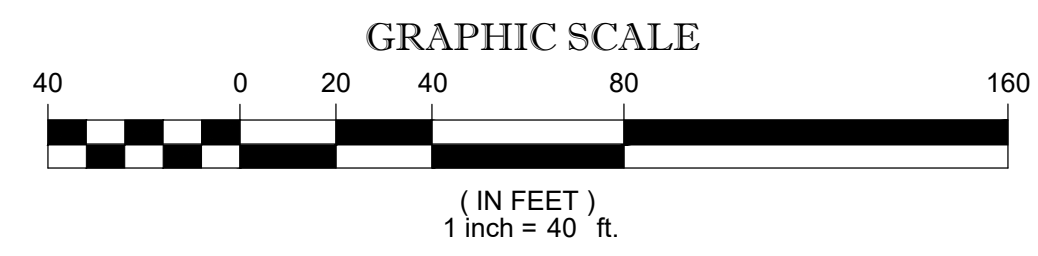
FIELD DATE 6-30-2021	ALTA/NSPS LAND TITLE SURVEY MARCUS PARTNERS				
FIELD BOOK NO. 21-02 MA	585 KING STREET MAP 313, LOTS 5, 6, 7, 8, 53, 54 & 55 TOWN OF FRANKLIN, NORFOLK COUNTY COMMONWEALTH OF MASSACHUSETTS				
FIELD BOOK PG. 125					
FIELD CREW B.S.B.	CONTROL POINT ASSOCIATES, INC. ALBANY, NY 518-217-5010 CHAFFONT, PA 215-712-9800 HAUPPAUGE, NY 631-890-2645 MANHATTAN, NY 646-780-0411 SOUTH BOKROUGH, MA 01772 SOUTH BOKROUGH, MA 01772 WARREN, NJ 908-657-2999 WARREN, NJ 908-668-0999				
DRAWN R.J.K.					
REVIEWED G.L.H.	APPROVED G.L.H.	DATE 08-03-2021	SCALE 1"=40'	FILE NO. 03-210242	DWG. NO. 5 OF 7

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 THE PURPOSE ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF CONTROL POINT ASSOCIATES, INC. IS PROHIBITED.



LEGEND

--- 124 ---	EXISTING CONTOUR
--- 125 ---	EXISTING SPOT ELEVATION
X 123.45	EXISTING SPOT ELEVATION
— OH —	OVERHEAD WIRES
— E —	APPROX. LOC. UNDERGROUND ELECTRIC LINE
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SEE SHEET 1 OF 7 FOR OVERALL BOUNDARY, NOTES & REFERENCES

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

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FIELD DATE 6-30-2021	ALTA/NSPS LAND TITLE SURVEY			
FIELD BOOK NO. 21-02 MA	MARCUS PARTNERS			
FIELD BOOK PG. 125	585 KING STREET MAP 313, LOTS 5, 6, 7, 8, 53, 54 & 55 TOWN OF FRANKLIN, NORFOLK COUNTY COMMONWEALTH OF MASSACHUSETTS			
FIELD CREW B.S.B.	CONTROL POINT ASSOCIATES, INC.			
DRAWN R.J.K.	ALBANY, NY 518-217-5010 CHALFONT, PA 215-712-9800 HAUPPAUGE, NY 631-890-2645 MANHATTAN, NY 646-780-0411 SOUTH BOKROUGH, MA 01772 508.948.5000 - 508.948.3003 FAX MT LAUREL, NJ 609-857-2999 WARREN, NJ 908-692-0999			
REVIEWED G.L.H.	APPROVED G.L.H.	DATE 08-03-2021	SCALE 1"=40'	FILE NO. 03-210242
				DWG. NO. 6 OF 7

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