

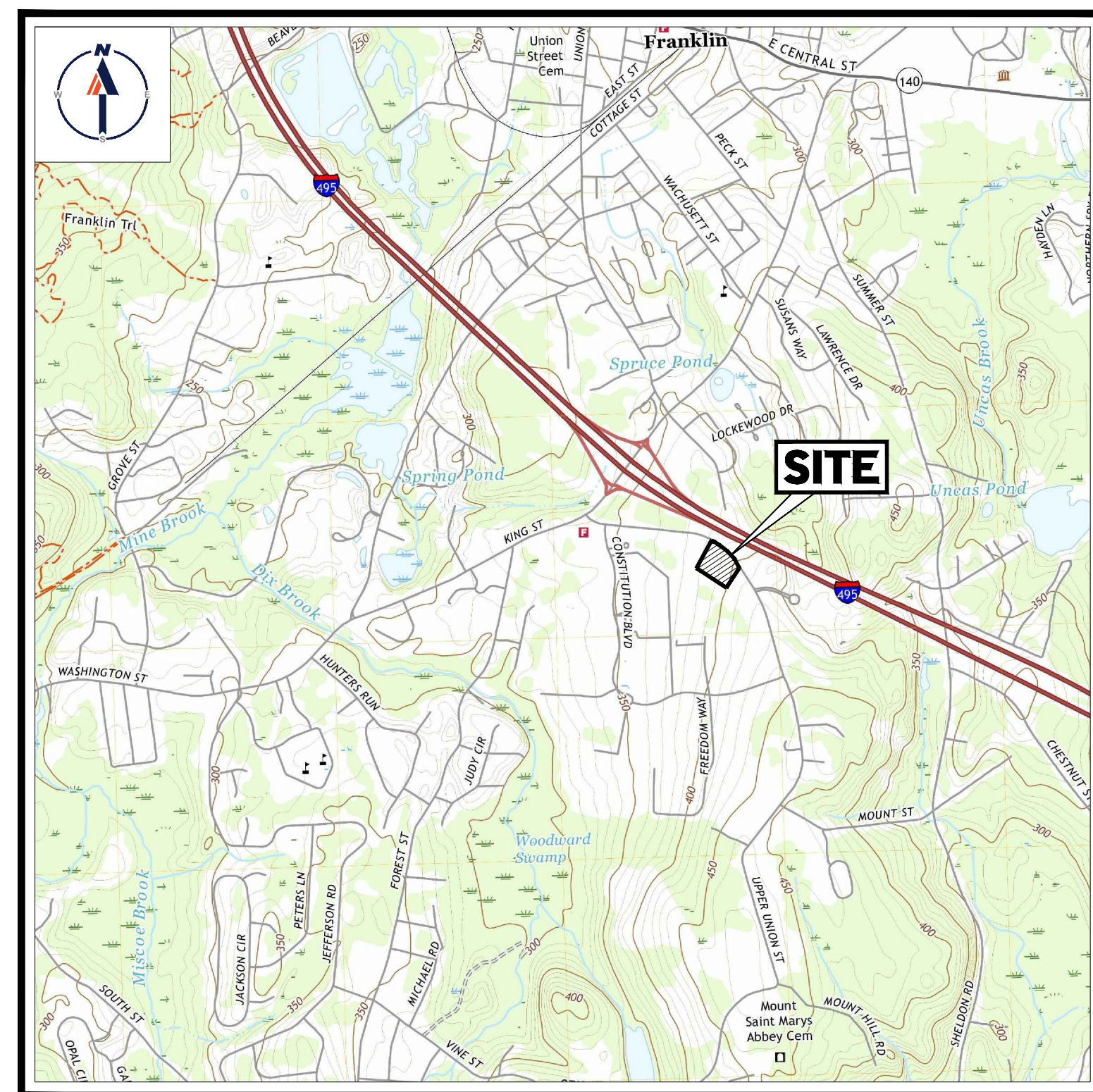
# PROPOSED SITE PLAN DOCUMENTS

FOR

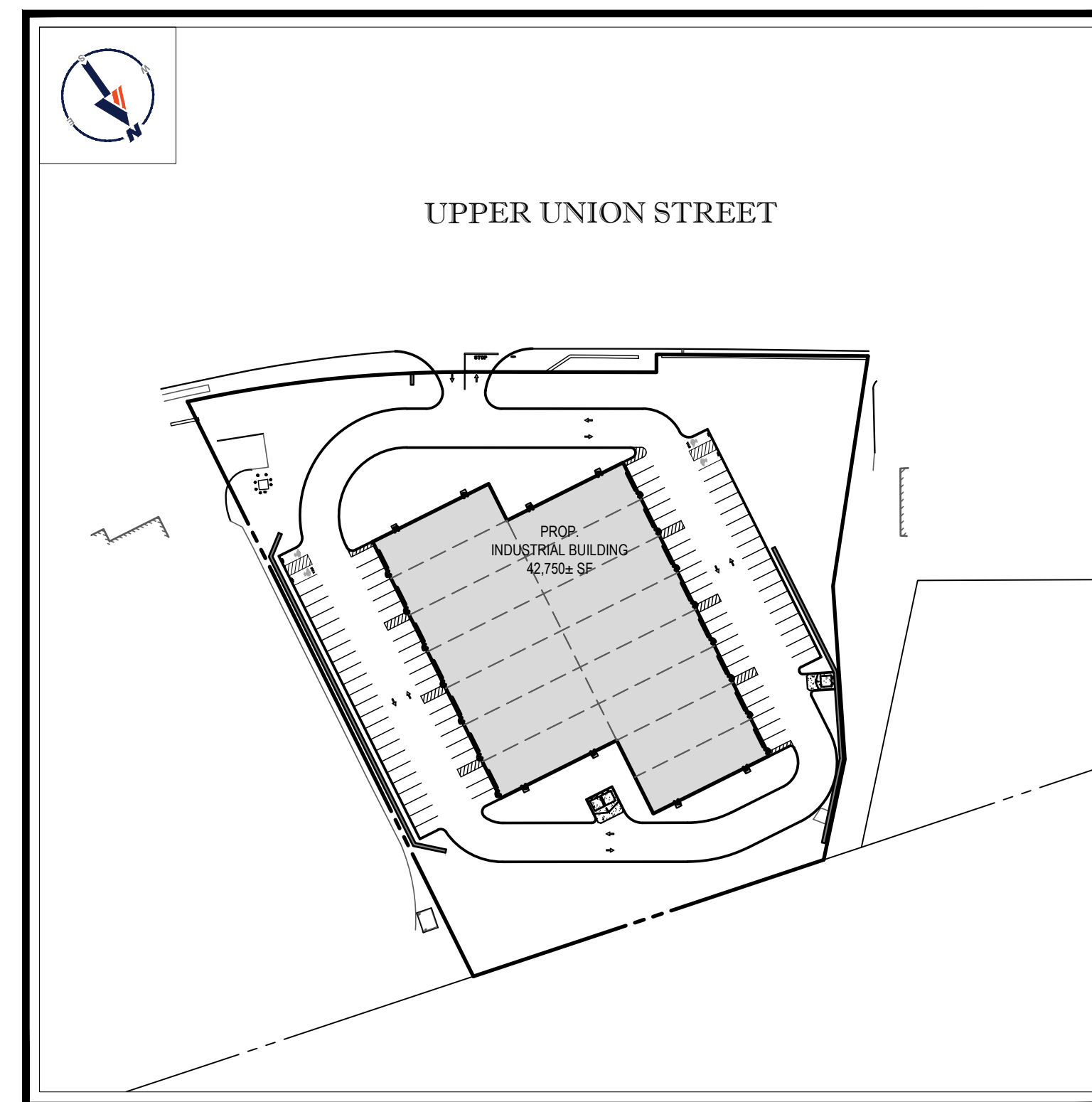
## TMC HOLDINGS & DEVELOPMENT 2, LLC

### PROPOSED INDUSTRIAL DEVELOPMENT UNION STREET BUSINESS PARK II

LOCATION OF SITE:  
839 UPPER UNION STREET, CITY OF FRANKLIN  
NORFOLK COUNTY, MASSACHUSETTS  
MAP #314, BLOCK #20, LOT #1



**USGS MAP**  
SCALE: 1" = 2,000'  
SOURCE: USGS



**SITE MAP**  
SCALE: 1" = 100'

#### DRAWING SHEET INDEX

SHEET TITLE	SHEET NUMBER
COVER SHEET	C-101
GENERAL NOTES SHEET	C-102
DEMOLITION PLAN	C-201
SITE LAYOUT PLAN	C-301
GRADING PLAN	C-401
DRAINAGE PLAN	C-501
UTILITY PLAN	C-502
EROSION AND SEDIMENT CONTROL PLAN	C-601
EROSION AND SEDIMENT CONTROL NOTES AND DETAILS	C-602
LANDSCAPE PLAN	C-701
LANDSCAPE NOTES AND DETAILS	C-702
LIGHTING PLAN	C-703
DETAIL SHEET	C-901
DETAIL SHEET	C-902
DETAIL SHEET	C-903
ALTA/NSPS LAND TITLE SURVEY (BY OTHERS)	1 SHEET
BOUNDARY & TOPOGRAPHIC SURVEY (BY OTHERS)	1 SHEET

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SUSTAINABLE DESIGN  
PERMITTING SERVICES  
TRANSPORTATION SERVICES

#### REVISIONS

REV	DATE	COMMENT	CHECKED BY	DRAWN BY
1	03/23/22	NOTICE OF INTENT SUBMISSION	NPD	RMM



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PROJECT No.: W211057  
DRAWN BY: NPD  
CHECKED BY: RMM  
DATE: 02/01/2022  
CAD ID: W211057-CVL-1

PROJECT:

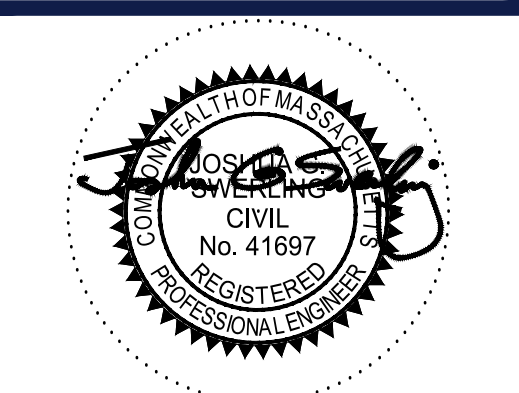
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NORFOLK COUNTY, MA



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SHEET TITLE:

#### COVER SHEET

SHEET NUMBER:  
**C-101**

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PREPARED BY



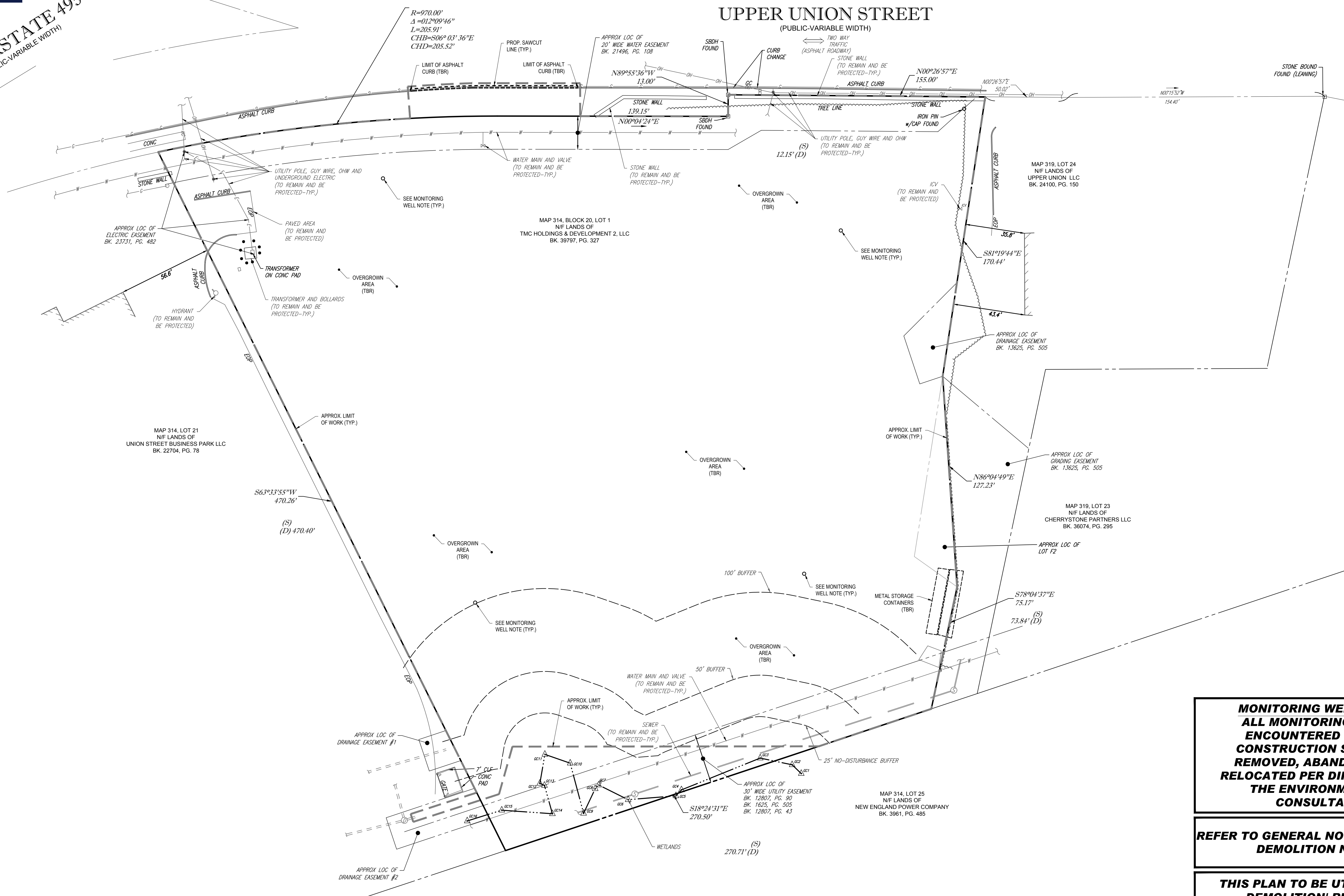
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**INTERSTATE 495**  
(PUBLIC-VARIABLE WIDTH)

**UPPER UNION STREET**  
(PUBLIC-VARIABLE WIDTH)



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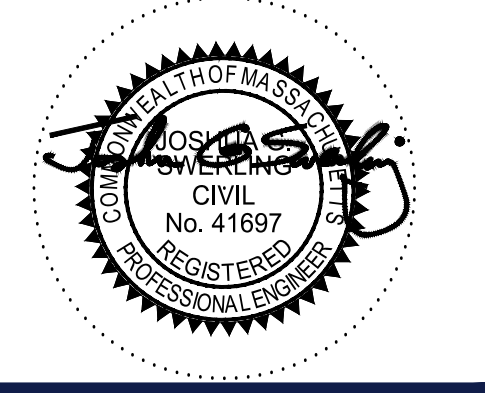
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**MONITORING WELL NOTE:**  
ALL MONITORING WELLS ENCOUNTERED DURING CONSTRUCTION SHALL BE REMOVED, ABANDONED OR RELOCATED PER DIRECTION OF THE ENVIRONMENTAL CONSULTANT

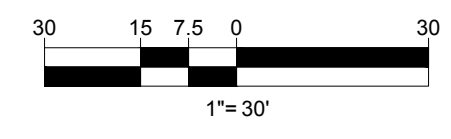
REFER TO GENERAL NOTES SHEET FOR DEMOLITION NOTES

THIS PLAN TO BE UTILIZED FOR DEMOLITION/REMOVAL PURPOSES ONLY

SHEET TITLE:  
**DEMOLITION PLAN**

SHEET NUMBER:  
**C-201**

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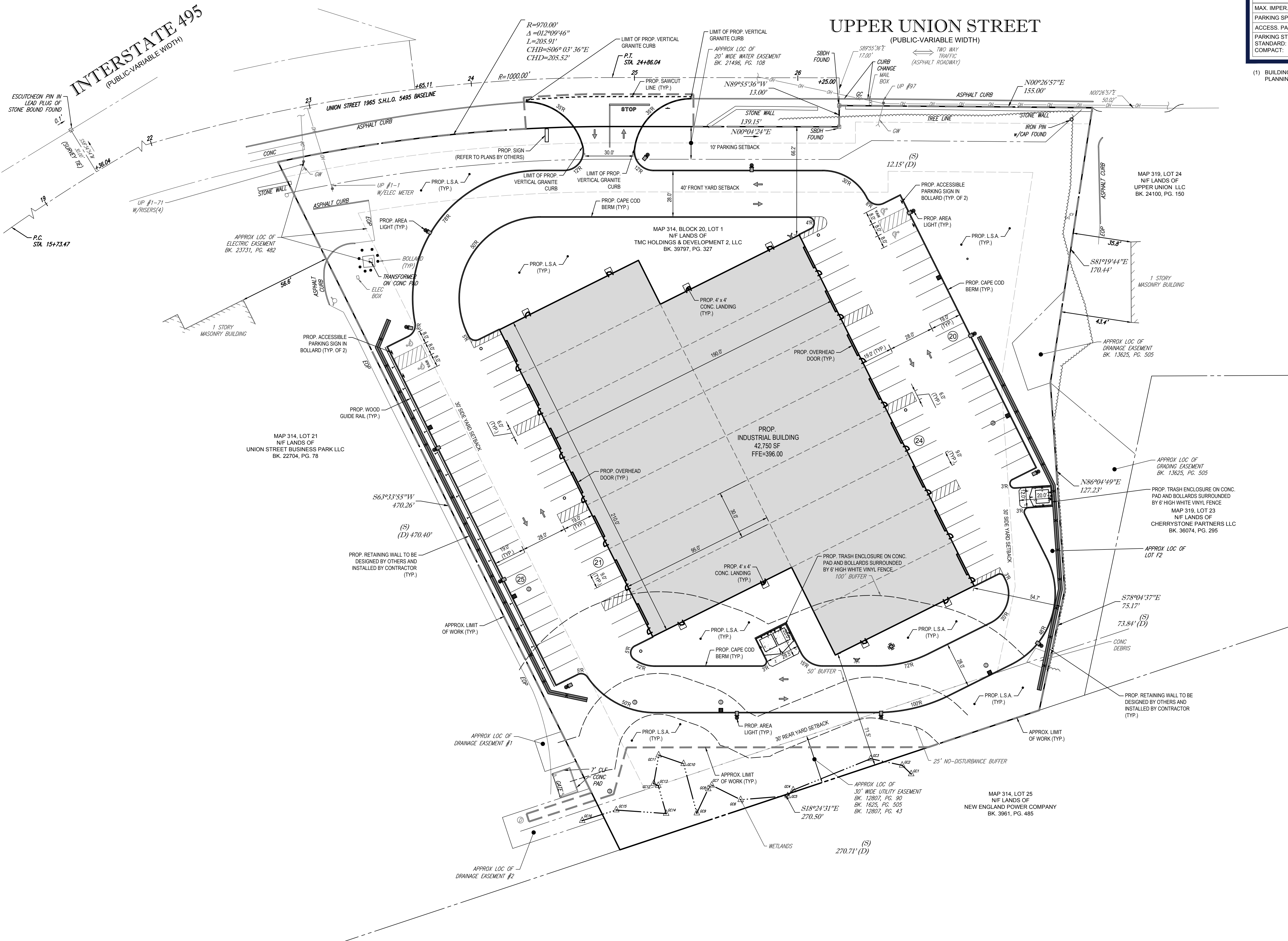


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**INTERSTATE 495**  
(PUBLIC-VARIABLE WIDTH)

**UPPER UNION STREET**  
(PUBLIC-VARIABLE WIDTH)



ZONING ANALYSIS TABLE			
ZONING DISTRICT	INDUSTRIAL (I)		
OVERLAY DISTRICT	N/A		
REQUIRED PERMIT	SITE PLAN REVIEW		
ZONE CRITERIA	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	40,000 SF	156,645 SF (3.60 AC.)	NO CHANGE
MIN. LOT FRONTAGE	175 FT	500.06 FT	NO CHANGE
MIN. LOT DEPTH	200 FT	470.26 FT	NO CHANGE
MIN. LOT WIDTH	157.5 FT	270.50 FT	NO CHANGE
MAX. BLDG. LOT COVERAGE	70%	0.0%	27.3%
MIN. FRONT SETBACK	40 FT	N/A	66.2 FT
MIN. SIDE SETBACK	30 FT	N/A	54.7 FT
MIN. REAR SETBACK	30 FT	N/A	71.5 FT
MIN. PARKING SETBACK	N/S	N/A	12.5 FT
MAX. BUILDING HEIGHT	3 STORIES (1)	N/A	< 3 STORIES
MAX. IMPER. COVERAGE	80%	0.1%	55.6%
PARKING SPACES	43	N/A	90
ACCESS. PARKING SPACES	4	N/A	4
PARKING STALL CRITERIA	USE/CATEGORY: WAREHOUSE		
STANDARD: 9 FT x 19 FT	REQUIRED PARKING: 1 SPACE PER 1,000 SF GROSS FLOOR AREA		
COMPACT: 8 FT x 16 FT	CALCULATION: 42,750 SF / 1,000 SF = 42.75 OR 43 SPACES REQUIRED		

(1) BUILDINGS UP TO 60 FEET IN HEIGHT MAY BE PERMITTED BY A SPECIAL PERMIT FROM THE PLANNING BOARD.

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**TMC HOLDINGS & DEVELOPMENT 2, LLC**

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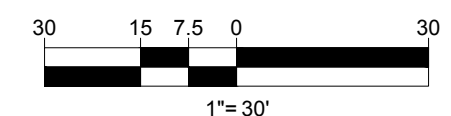
**GENERAL CONTRACTOR TO PROVIDE A SITE SPECIFIC WALL DESIGN AND CALCULATIONS THROUGH THE GENERAL CONTRACTOR'S SELECTED WALL MANUFACTURER'S LICENSED PROFESSIONAL STRUCTURAL ENGINEER.**

**THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL NOTES**

SHEET TITLE:  
**SITE LAYOUT PLAN**

SHEET NUMBER:  
**C-301**

REVISION 1 - 03/23/22

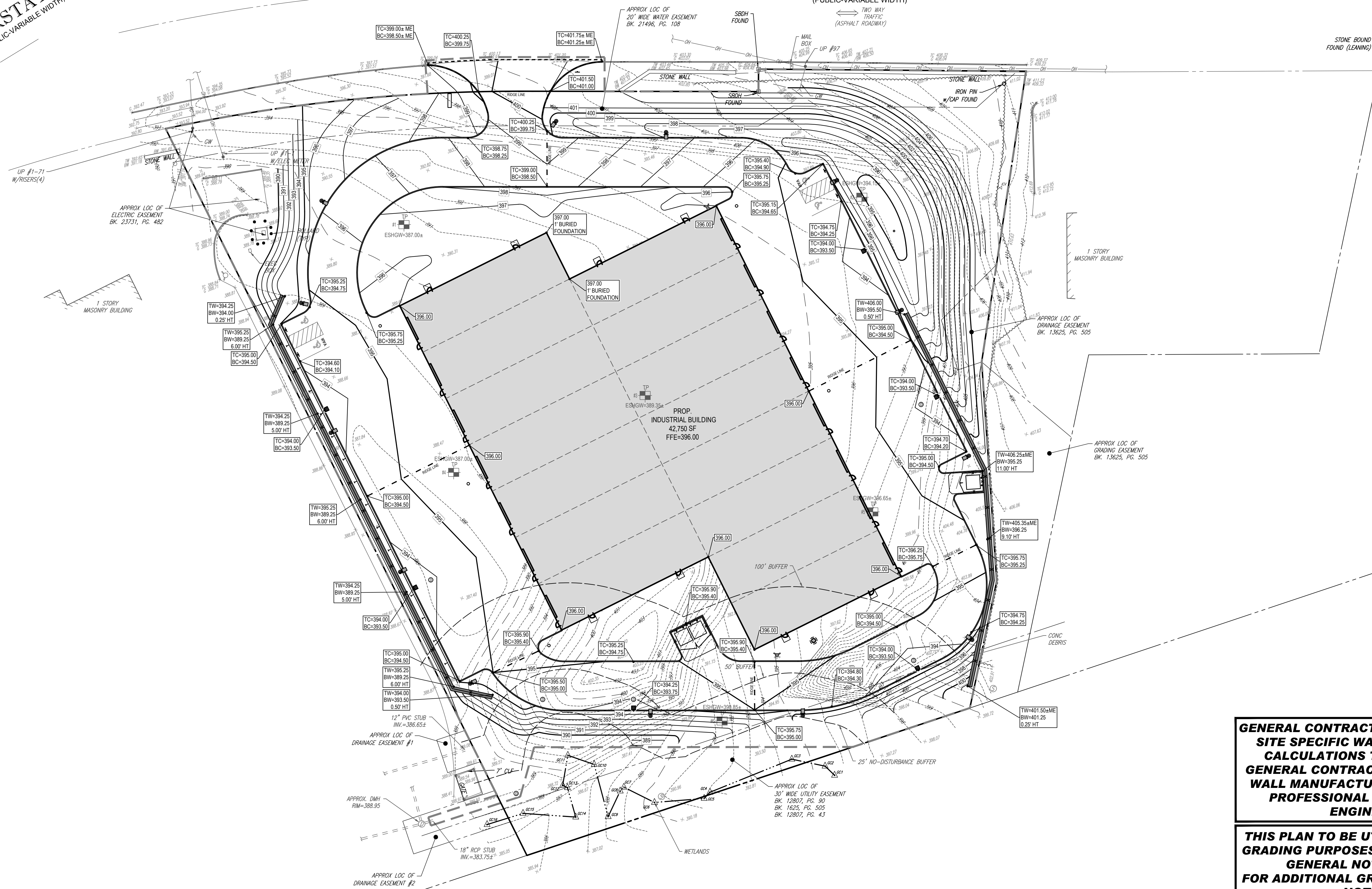


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INTERSTATE 495  
(PUBLIC-VARIABLE WIDTH)

UPPER UNION STREET  
(PUBLIC-VARIABLE WIDTH)



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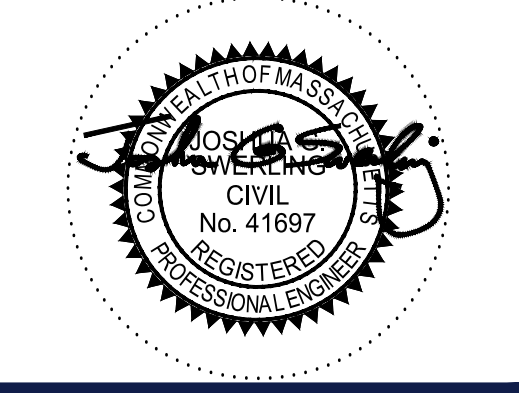
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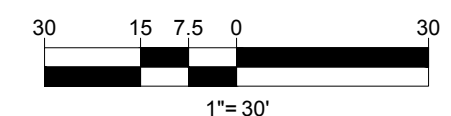
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**THIS PLAN TO BE UTILIZED FOR SITE GRADING PURPOSES ONLY. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL GRADING & UTILITY NOTES**

SHEET TITLE:  
**GRADING PLAN**

SHEET NUMBER:  
**C-401**

REVISION 1 - 03/23/22

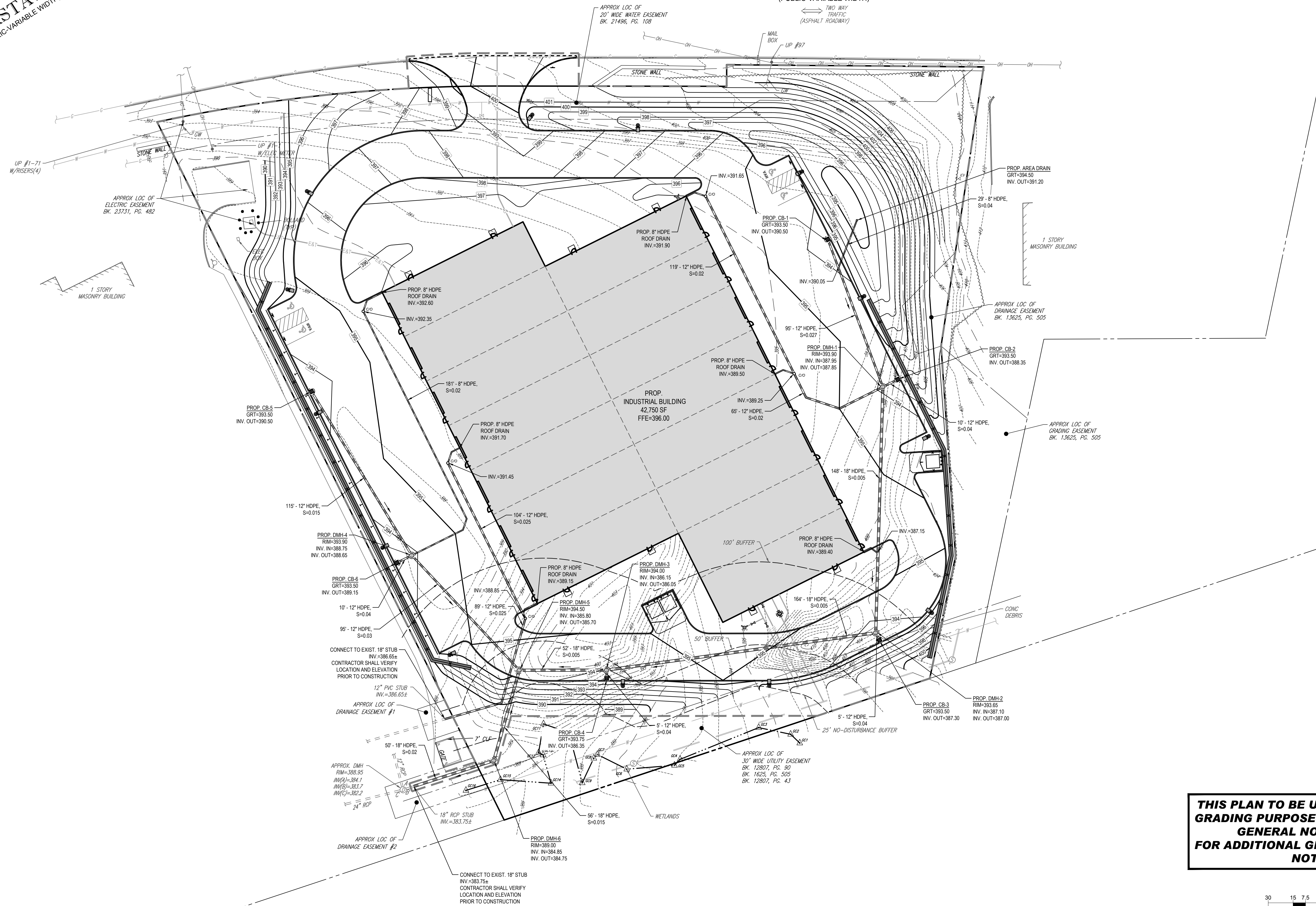


BOHLER ENGINEERING, INC. PROJECT: TMC HOLDINGS & DEVELOPMENT 2, LLC - LAYOUT: C-401 - GRAD



INTERSTATE 495  
(PUBLIC-VARIABLE WIDTH)

UPPER UNION STREET  
(PUBLIC-VARIABLE WIDTH)



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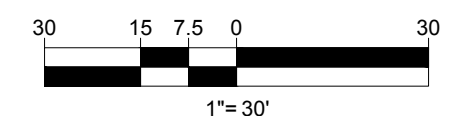
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SHEET TITLE:  
**DRAINAGE PLAN**

SHEET NUMBER:  
**C-501**

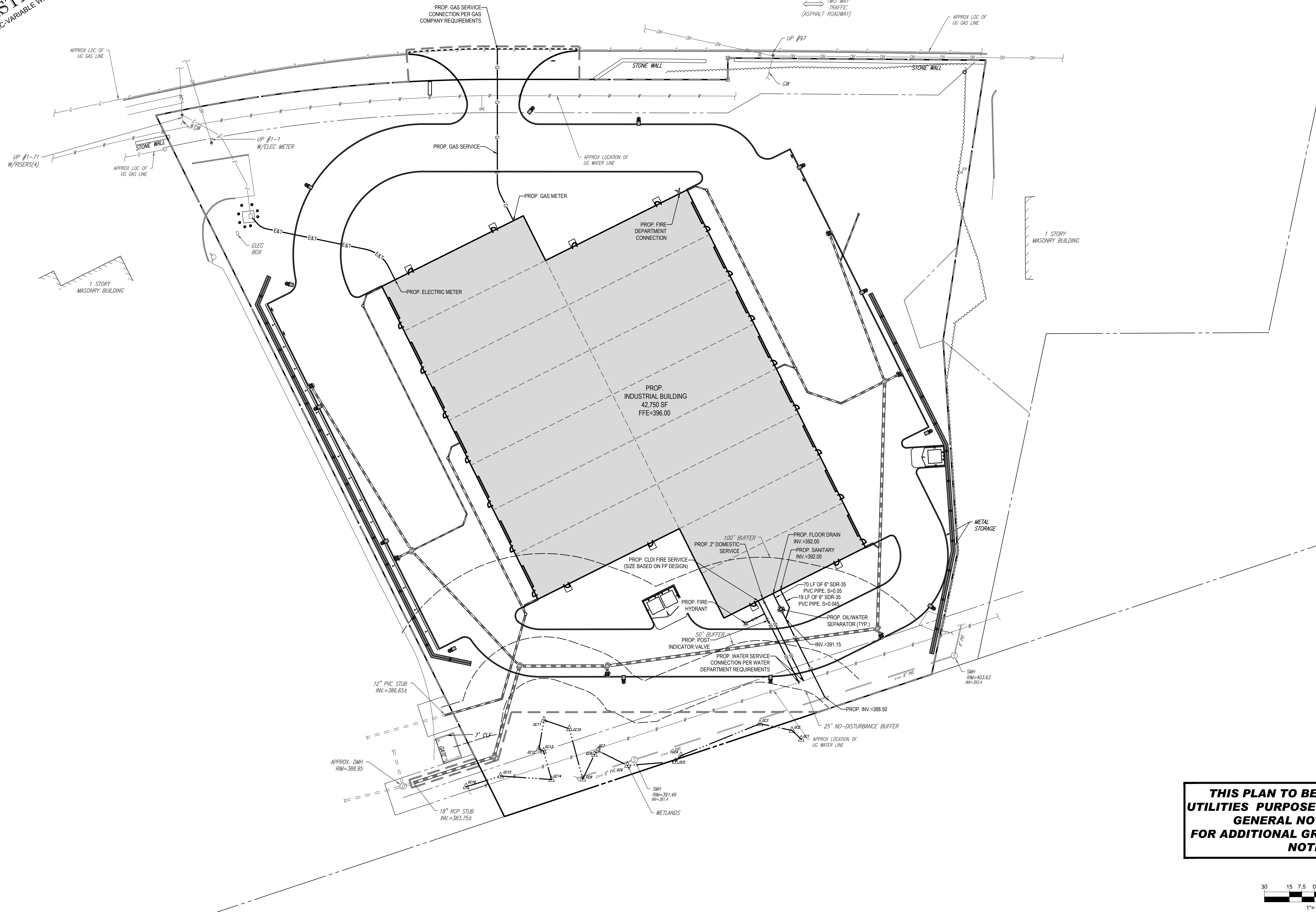
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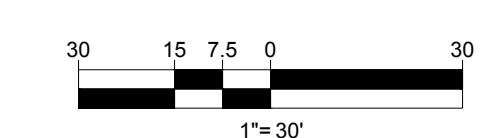


**INTERSTATE 495**  
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**UPPER UNION STREET**  
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SHEET TITLE:  
**UTILITY PLAN**

SHEET NUMBER:  
**C-502**

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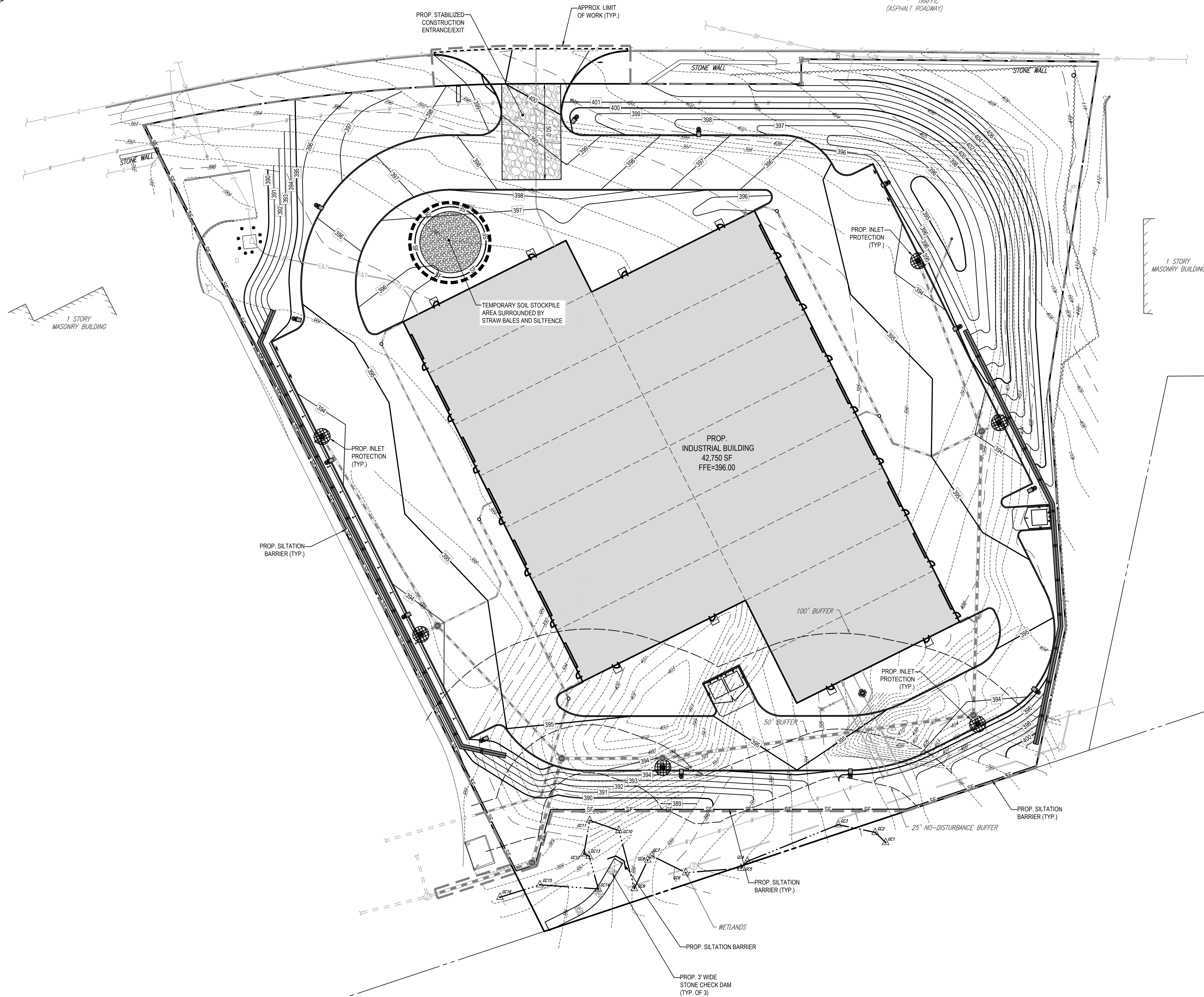
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**UPPER UNION STREET**  
(PUBLIC-VARIABLE WIDTH)

TWO WAY TRAFFIC  
(ASPHALT ROADWAY)



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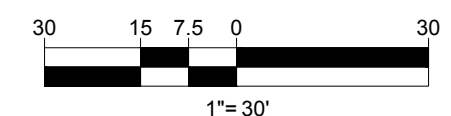


**THIS PLAN TO BE UTILIZED FOR SITE SOIL AND EROSION CONTROL PURPOSES ONLY**

**REFER TO SOIL EROSION CONTROL NOTES & DETAIL SHEET FOR EROSION NOTES AND DETAILS**

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

SHEET NUMBER:  
**C-601**



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### EROSION & SEDIMENT CONTROL NOTES

- ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE DONE AS SET FORTH IN THE MOST CURRENT STATE SEDIMENT AND EROSION CONTROL MANUAL.
- THOSE AREAS UNDERGOING ACTUAL CONSTRUCTION WILL BE LEFT IN AN UNTREATED OR UNVEGETATED CONDITION FOR A MINIMUM TIME. AREAS SHALL BE PERMANENTLY STABILIZED WITHIN 15 DAYS OF FINAL GRADING AND TEMPORARILY STABILIZED WITHIN 30 DAYS OF INITIAL DISTURBANCE OF THE SOIL. IF THE DISTURBANCE IS WITHIN 100 FEET OF A STREAM OR POND, THE AREA SHALL BE STABILIZED WITHIN 7 DAYS OR PRIOR TO ANY STORM EVENT (THIS WOULD INCLUDE WETLANDS).
- SEDIMENT BARRIERS (SILT FENCE, STRAW BARRIERS, ETC.) SHOULD BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE OF THE CONTRIBUTING DRAINAGE AREA ABOVE THEM. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 15% AFTER OCTOBER 1ST THE SAME APPLIES FOR ALL SLOPES GREATER THAN 8%.
- INSTALL SILTATION BARRIER AT TOE OF SLOPE TO FILTER SILT FROM RUNOFF. SEE SILTATION BARRIER DETAILS FOR PROPER INSTALLATION. SILTATION BARRIER WILL REMAIN IN PLACE PER NOTE #5.
- ALL EROSION CONTROL STRUCTURES WILL BE INSPECTED, REPLACED AND/OR REPAIRED EVERY 7 DAYS AND IMMEDIATELY FOLLOWING ANY SIGNIFICANT RAINFALL OR SNOW MELT OR WHEN NO LONGER SERVICEABLE DUE TO SEDIMENT ACCUMULATION OR DECOMPOSITION. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN 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.
- NO SLOPES, EITHER PERMANENT OR TEMPORARY, SHALL BE STEEPER THAN TWO TO ONE (2:1).
- IF FINAL SEEDING OF THE DISTURBED AREAS IS NOT COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST, USE TEMPORARY MULCH (DORMANT SEEDING MAY BE ATTEMPTED AS WELL) TO PROTECT THE SITE AND DELAY SEEDING UNTIL THE NEXT RECOMMENDED SEEDING PERIOD.
- TEMPORARY SEEDING OF DISTURBED AREAS THAT HAVE NOT BEEN FINAL GRADED SHALL BE COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST TO PROTECT FROM SPRING RUNOFF PROBLEMS.
- DURING THE CONSTRUCTION PHASE, INTERCEPTED SEDIMENT WILL BE RETURNED TO THE SITE AND REGRADED ONTO OPEN AREAS.
- REVEGETATION MEASURES WILL COMMENCE UPON COMPLETION OF CONSTRUCTION EXCEPT AS NOTED ABOVE. ALL DISTURBED AREAS NOT OTHERWISE STABILIZED WILL BE GRADED, SMOOTHED, AND PREPARED FOR FINAL SEEDING AS FOLLOWS:
  - SIX INCHES OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND SMOOTHED TO A UNIFORM SURFACE.
  - APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST. IF SOIL TESTING IS NOT FEASIBLE ON SMALL OR VARIABLE SITES, OR WHERE TIMING IS CRITICAL, FERTILIZER MAY BE APPLIED AT THE RATE OF 800 LB PER ACRE OR 18 LB PER 1,000 SF USING 10-20-20 OR EQUIVALENT. APPLY GROUND LIMESTONE (EQUIVALENT TO 50% CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF 3 TONS PER ACRE (138 LB PER 1,000 SF).
  - FOLLOWING SEED BED PREPARATION, DITCHES AND BACK SLOPES WILL BE SEED TO A MIXTURE OF 47% CREEPING RED FESCUE, 5% REDTOP, AND 48% TALL FESCUE. THE LAWN AREAS WILL BE SEED TO A PREMIUM TURF MIXTURE OF 44% KENTUCKY BLUEGRASS, 44% CREEPING RED FESCUE, AND 12% PERENNIAL RYEGRASS. SEEDING RATE IS 1.03 LBS PER 1,000 SF LAWN QUALITY SOO MAY BE SUBSTITUTED FOR SEED.
  - STRAW MULCH AT THE RATE OF 70-90 LBS PER 1,000 SF. A 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.
- ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED ONCE THE SITE IS STABILIZED.
- WETLANDS WILL BE PROTECTED W/ STRAW, COMPOST, AND/OR SILT FENCE BARRIERS INSTALLED AT THE EDGE OF THE WETLAND OR THE BOUNDARY OF WETLAND DISTURBANCE.
- ALL AREAS WITHIN 100 FEET OF A FLAGGED WETLAND OR STREAM SHALL HAVE AN EXPOSURE WINDOW OF NOT MORE THAN 7 DAYS.
- ALL AREAS WITHIN 100 FEET OF A FLAGGED WETLAND OR STREAM SHALL FOLLOW APPROPRIATE EROSION CONTROL MEASURES PRIOR TO EACH STORM IF NOT BEING ACTIVELY WORKED.
- THE USE OF STRAW HAY BALES IS PROHIBITED.

**MULCH**

LOCATION	MULCH	RATE (1000 SF)
PROTECT AREA	JUTE MESH OR EXCELSIOR MAT	AS REQUIRE
WINDY AREA	JUTE MESH OR EXCELSIOR MAT	AS REQUIRE
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

- WINTER CONSTRUCTION PERIOD: NOVEMBER 1 THROUGH APRIL 15.
- WINTER EXCAVATION AND EARTHWORK SHALL BE DONE SUCH THAT NO MORE THAN 1 ACRE OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME.
- EXPOSED AREA SHOULD BE LIMITED TO THAT WHICH CAN BE MULCHED IN ONE DAY PRIOR TO ANY SNOW EVENT.
- CONTINUATION OF EARTHWORK OPERATION ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED SUCH THAT NO LARGER AREA OF THE SITE IS WITHOUT EROSION CONTROL PROTECTION AS LISTED IN ITEM 2 ABOVE.
- AN AREA SHALL BE CONSIDERED TO HAVE BEEN STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH STRAW OR  $\frac{1}{2}$ " AT A RATE OF 100 LB. PER 1,000 SQUARE FEET (WITH OR WITHOUT SEEDING) OR DORMANT SEEDING, MULCHED AND ADEQUATELY ANCHORED BY AN APPROVED ANCHORING TECHNIQUE.
- 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 LOADED, FINAL GRADED AND IS SMOOTH, THEN THE AREA MAY BE DORMANT SEEDING 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.
- MULCHING REQUIREMENTS:
  - BETWEEN THE DATES OF NOVEMBER 1ST AND APRIL 15TH ALL MULCH SHALL BE ANCHORED BY EITHER PEG LINE, MULCH NETTING OR WOOD CELLULOSE FIBER.
  - MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH A SLOPE GREATER THAN 3% FOR SLOPE EXPOSED TO DIRECT WINDS AND FOR ALL OTHER SLOPES GREATER THAN 8%.
  - MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 15% AFTER OCTOBER 1ST THE SAME APPLIES FOR ALL SLOPES GREATER THAN 8%.
- AFTER NOVEMBER 1ST THE CONTRACTOR SHALL APPLY DORMANT SEEDING OR MULCH AND ANCHORING ON ALL BARE EARTH AT THE END OF EACH WORKING DAY.
- DURING THE WINTER CONSTRUCTION PERIOD ALL SNOW SHALL BE REMOVED FROM AREAS OF SEEDING AND MULCHING PRIOR TO PLACEMENT.
- STOCKPILING OF MATERIALS (DIRT, WOOD, CONSTRUCTION MATERIALS, ETC.) MUST REMAIN COVERED AT ALL TIMES TO MINIMIZE ANY DUST PROBLEMS THAT MAY OCCUR WITH ADJACENT PROPERTIES AND TO PROVIDE MAXIMUM PROTECTION AGAINST EROSION RUNOFF.
- EXISTING CATCH BASIN STRUCTURES SHALL BE PROTECTED UNTIL SUCH TIME AS THEY ARE REMOVED.

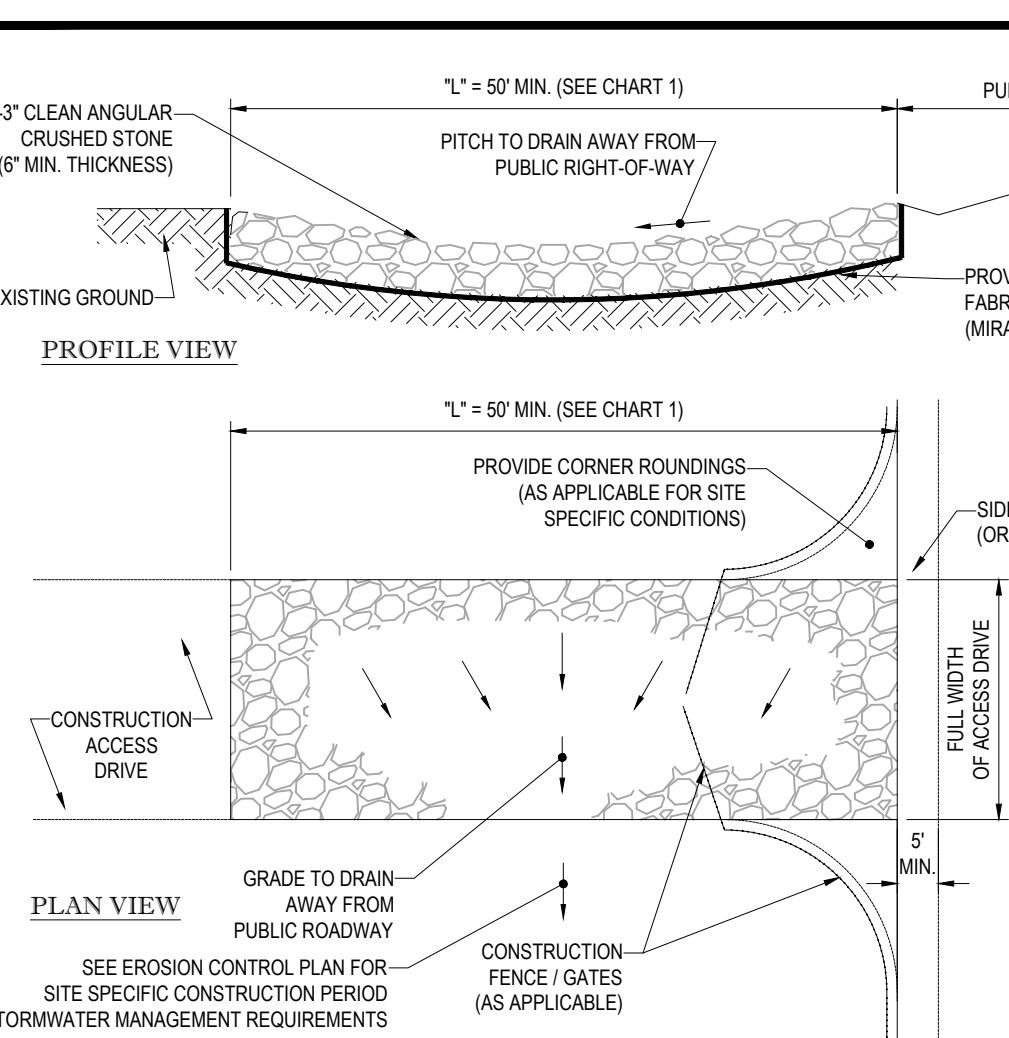
### CONSTRUCTION SEQUENCE

- THE FOLLOWING CONSTRUCTION SEQUENCE IS RECOMMENDED:
- INSTALLATION OF STABILIZED CONSTRUCTION ENTRANCE/EXIT (AS SHOWN)
  - INSTALLATION OF EROSION CONTROL BARRIER (SILT FENCE) (AS SHOWN)
  - DEMOLITION OF EXISTING SITE PAVEMENT AND AMENITIES (SEE DEMOLITION PLAN)
  - CLEARING AND GRUBBING
  - EARTHWORK AND EXCAVATION/FILLING AS NECESSARY
  - CONSTRUCTION OF UTILITIES
  - INSTALLATION OF BINDER COURSE PAVEMENT
  - INSTALLATION OF INLET PROTECTION OF ON-SITE UTILITIES (AS SHOWN)
  - STABILIZE PERMANENT LAWN AREAS AND SLOPES WITH TEMPORARY SEEDING
  - 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.
  - INSTALLATION OF TOP COURSE PAVEMENT
  - LANDSCAPING PER LANDSCAPING PLAN
  - REMOVE EROSION CONTROL AS DISTURBED AREAS BECOME STABILIZED TO 70% STABILIZATION OR GREATER.

1. AREA WITHIN PROTECTION ZONE/TREE DRIP LINE FENCE TO FOLLOW TREE DRIP LINE OR 6" FROM TRUNK, WHICHEVER IS GREATER
2. 4" WOOD & WIRE SNOW FENCE WITH STEEL STAKES 18" O.C.
3. WOOD & WIRE SNOW FENCE USED AS TREE GUARD TO PREVENT DAMAGE FROM CONSTRUCTION EQUIPMENT
4. TREE DRIP LINE/TREE PROTECTION ZONE
5. AREA WITHIN TREE PROTECTION ZONE TO REMAIN UNDISTURBED DURING CONSTRUCTION
6. 4" WOOD & WIRE SNOW FENCE WITH STEEL STAKES 18" O.C.



### TEMPORARY STOCKPILE

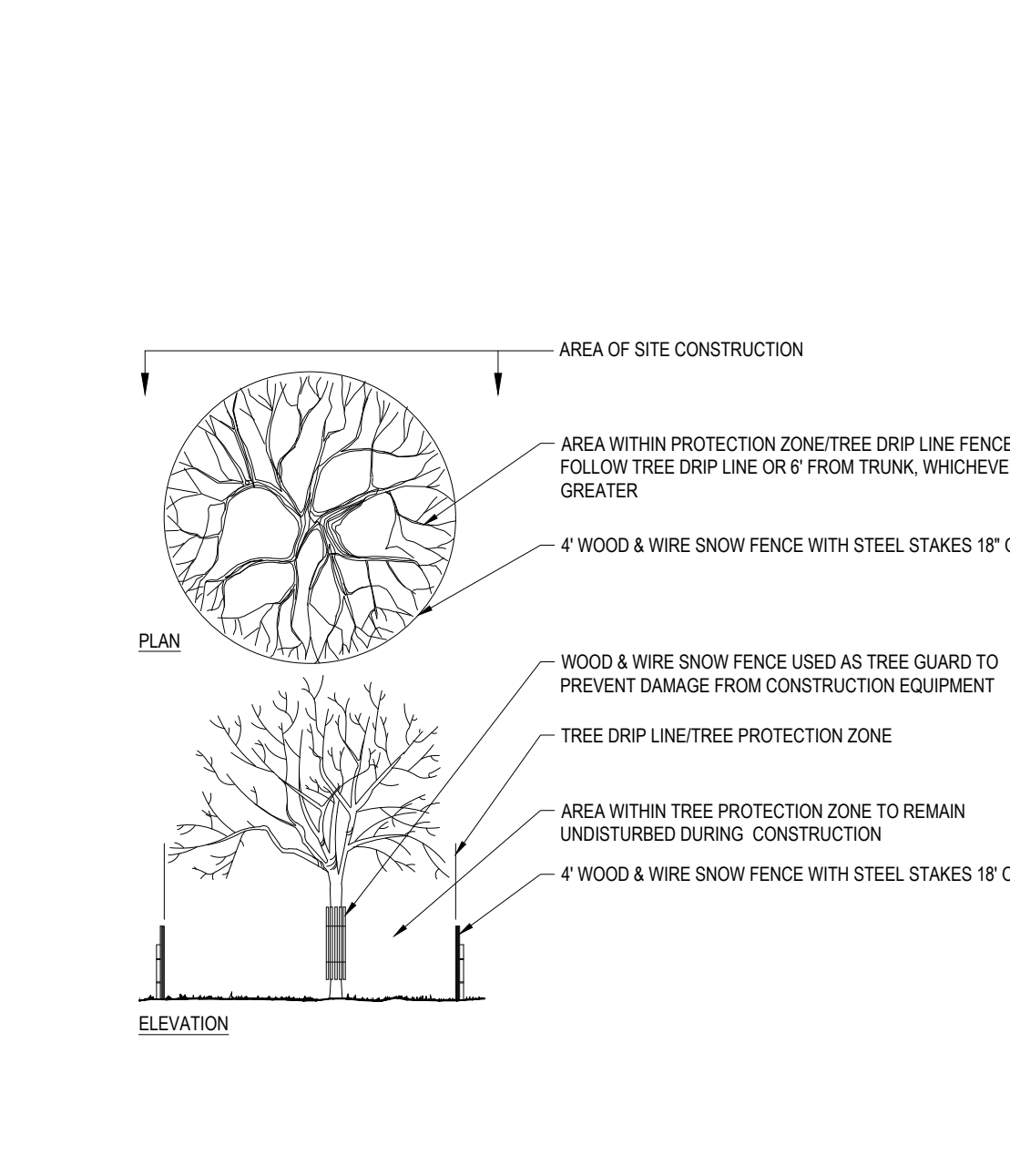


**CHART 1**

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	200 FT
>5%	ENTIRE ENTRANCE STABILIZED WITH FABC BASE COURSE (1)	

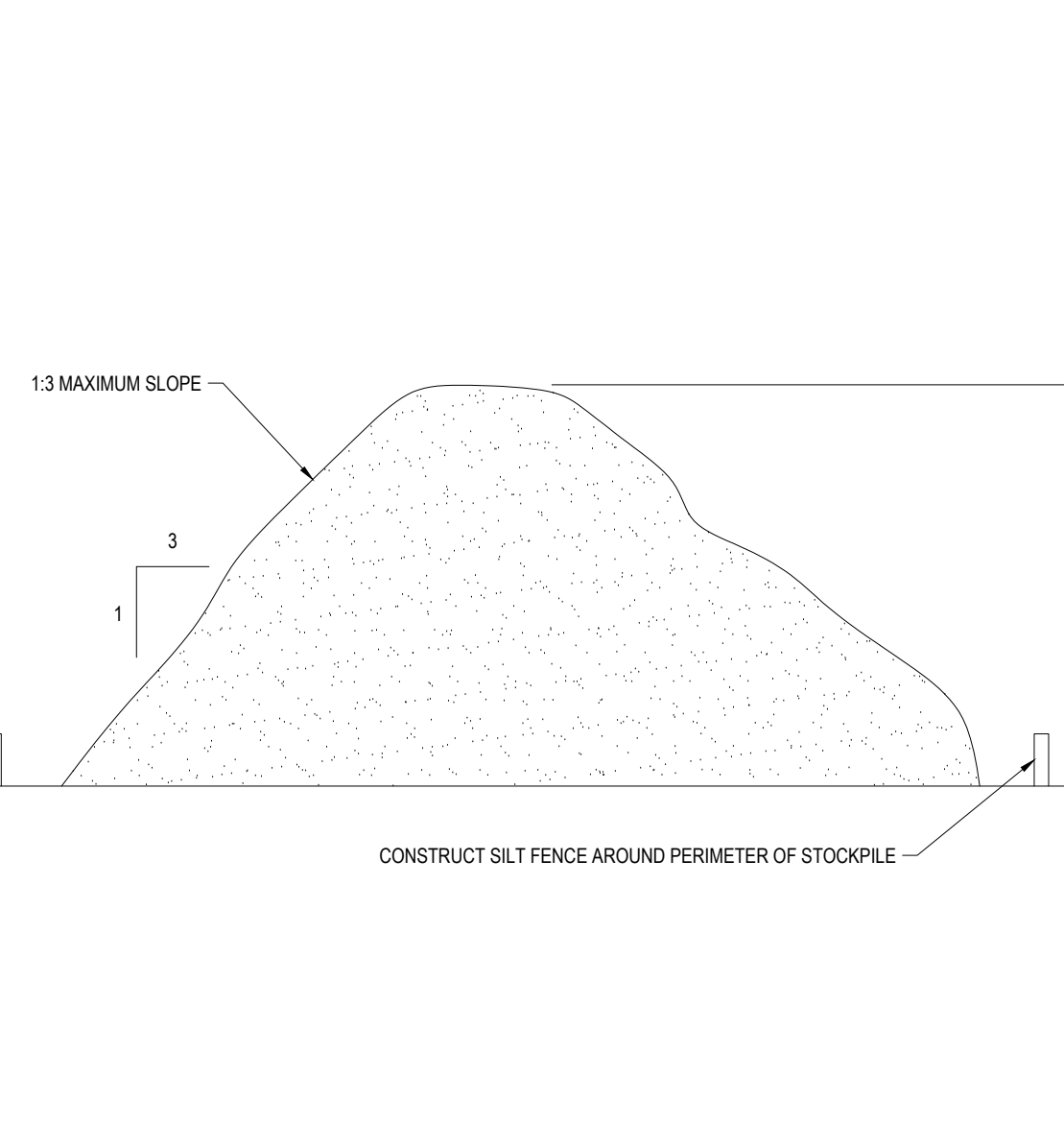
(1) AS PRESCRIBED BY LOCAL ORDINANCE OR OTHER GOVERNING AUTHORITY.

### STABILIZED CONSTRUCTION EXIT

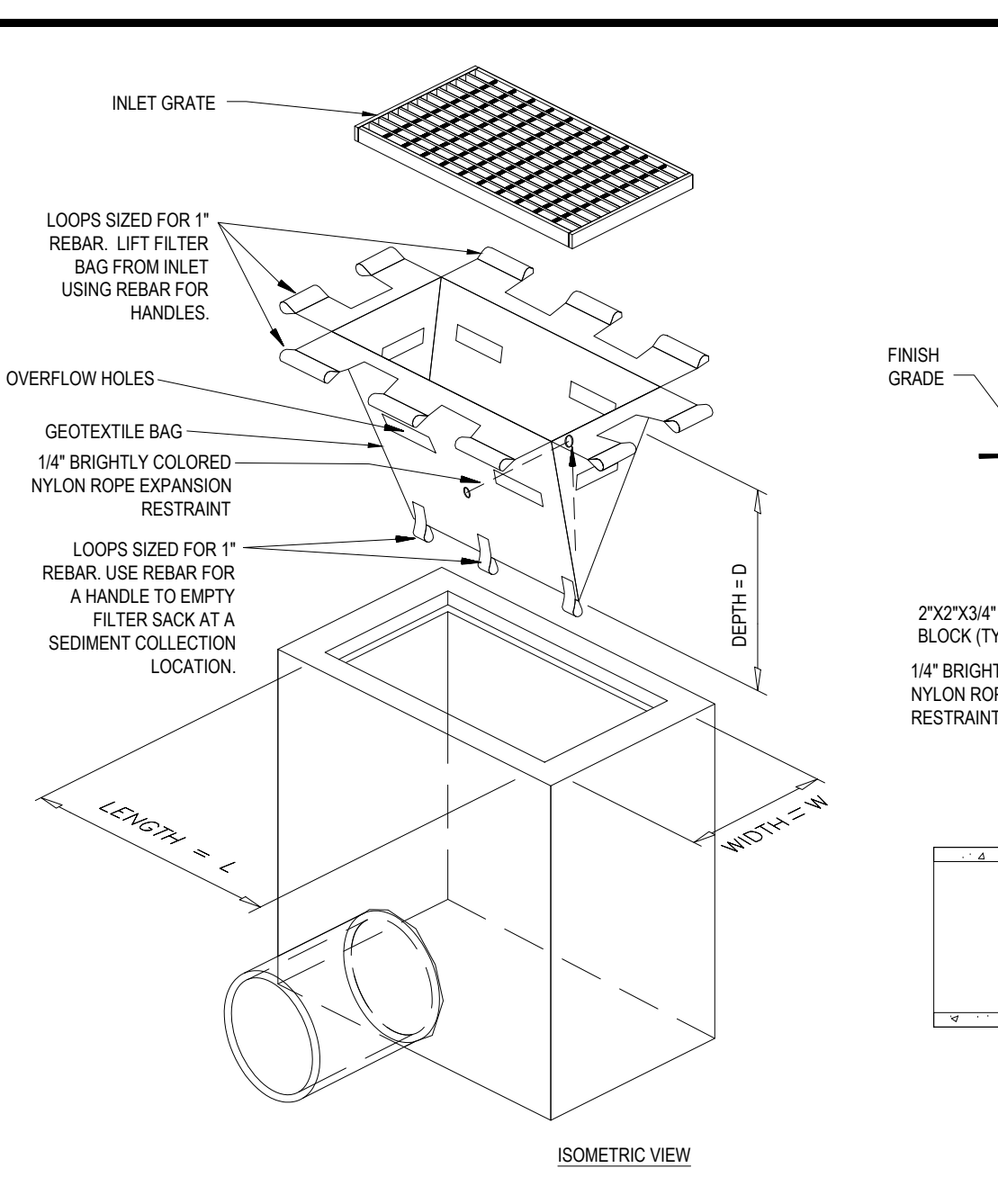


### TREE PROTECTION DURING CONSTRUCTION

N.T.S.

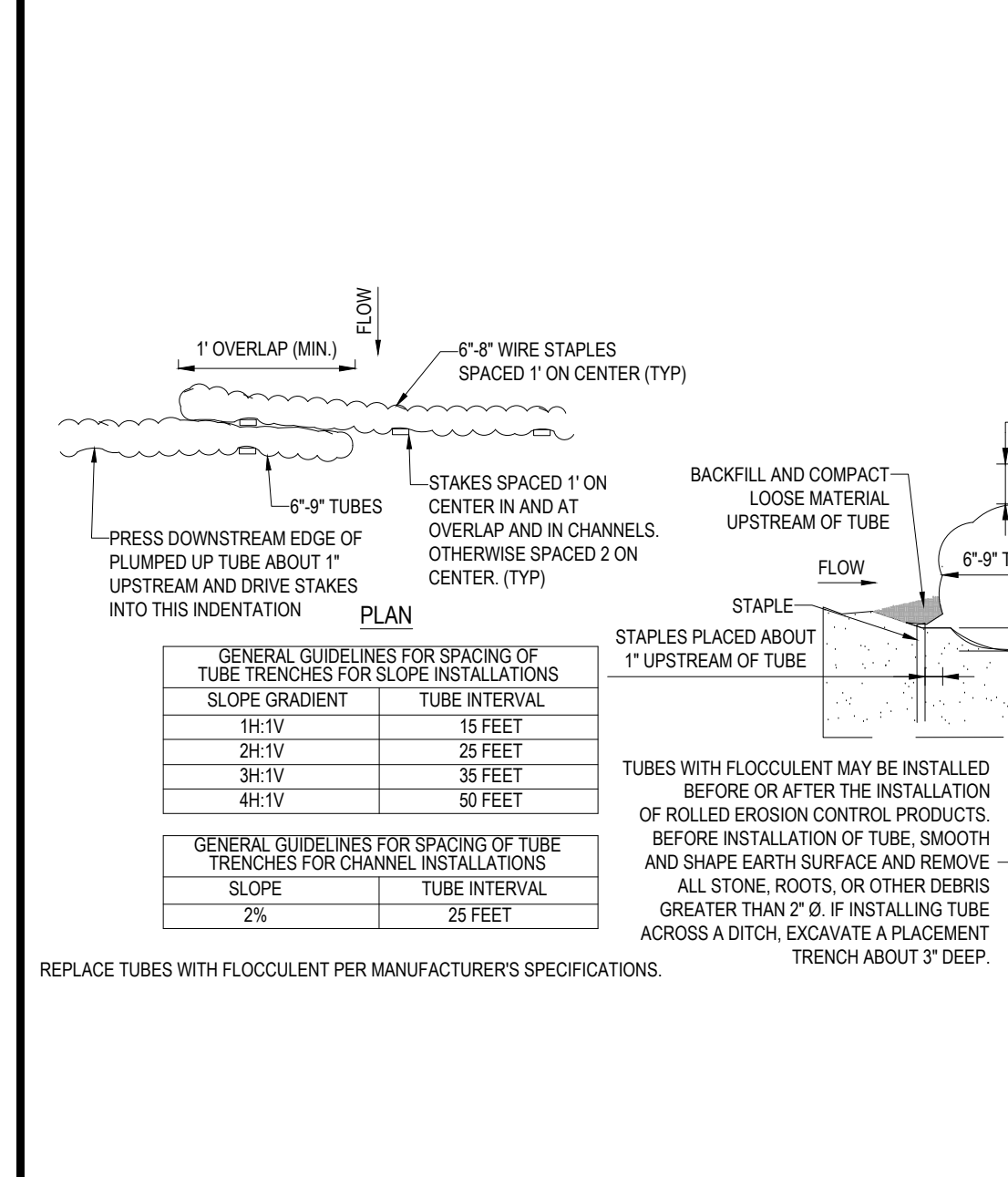


### TEMPORARY STOCKPILE



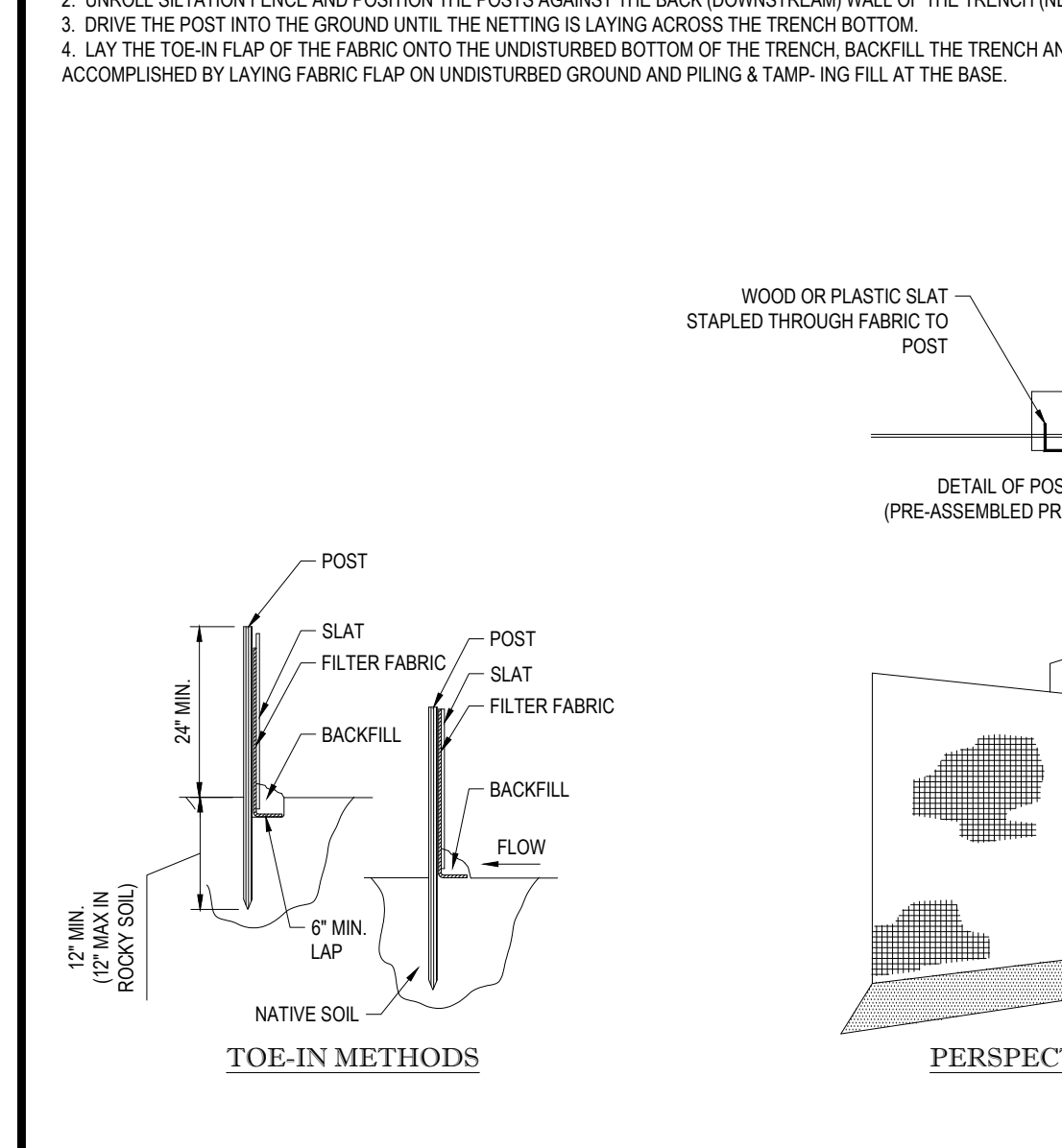
### SILTATION FENCE

N.T.S.

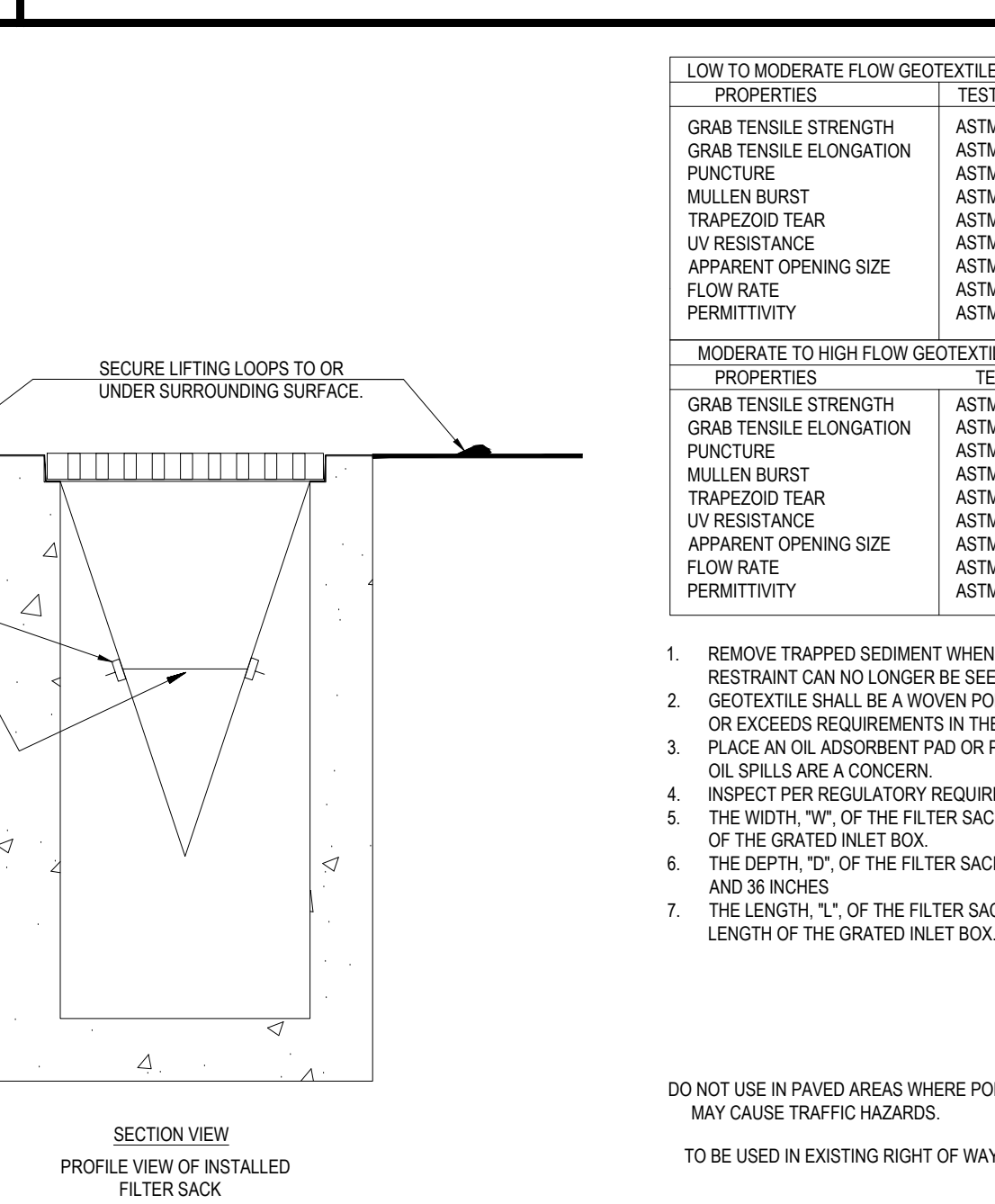


### FIBER FLOCCULENT TUBE

N.T.S.



### TEMPORARY STOCKPILE



### SILTATION FENCE

N.T.S.

### TEMPORARY STOCKPILE



### TEMPORARY STOCKPILE

N.T.S.

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

**REVISIONS**

REV	DATE	COMMENT	NOTICE OF INTENT SUBMISSION	NPD	DRWN BY	CHKD BY
1	03/23/22					

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PROJECT No.:	W211057
DRAWN BY:	NPD
CHECKED BY:	RMM
DATE:	02/01/2022
CAD ID.:	W211057-CVL-1

### PROPOSED SITE PLAN DOCUMENTS

FOR  
**TMC HOLDINGS & DEVELOPMENT 2, LLC**  
PROPOSED INDUSTRIAL DEVELOPMENT  
UNION STREET BUSINESS PARK II  
MAP #314, BLOCK #20, LOT #1  
839 UPPER UNION STREET  
CITY OF FRANKLIN  
NORFOLK COUNTY, MA

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

JOSEPH M. BOHLER  
REGISTERED PROFESSIONAL ENGINEER  
No. 41697  
CIVIL

### EROSION AND SEDIMENT CONTROL NOTES AND DETAILS

SHEET NUMBER:  
**C-602**

REVISION 1 - 03/23/22

BOHLER ENGINEERING, INC. PROJECT: W211057 (10/21/2021) PLAN SET: 8/15/2022 LAYOUT: C-602-ENOTE



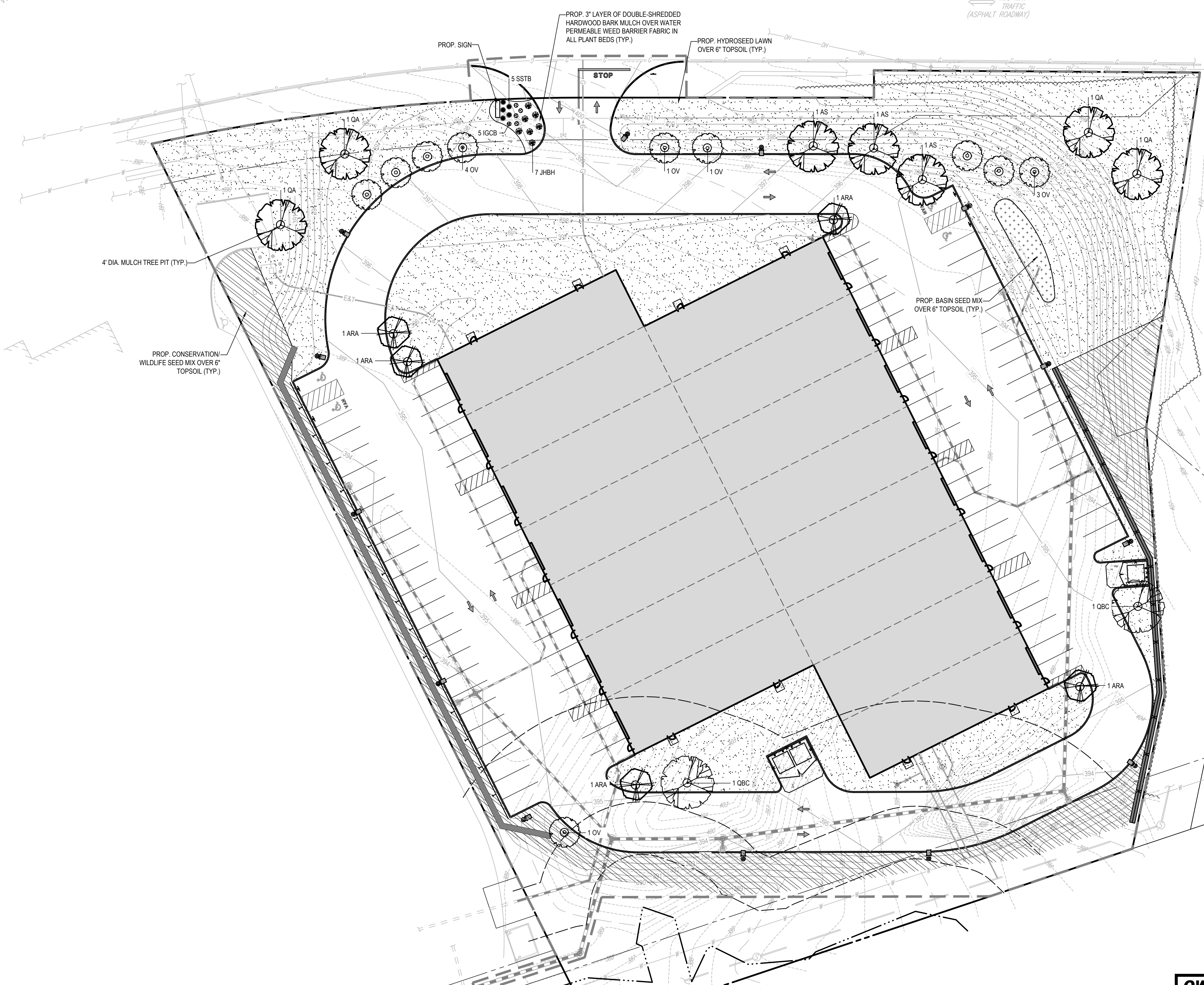
INTERSTATE 495  
(PUBLIC-VARIABLE WIDTH)

UPPER UNION STREET  
(PUBLIC-VARIABLE WIDTH)

**SEED MIX KEY**

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

CITY OF FRANKLIN, MA LANDSCAPE REQUIREMENTS		
SECTION	REQUIREMENTS	CALCULATIONS/PROPOSED
ARTICLE V: SPECIAL REGULATIONS - SECTION 185-20: SIGNS	4. DIMENSIONAL REQUIREMENTS B) FREESTANDING SIGNS FREESTANDING SIGNS ARE REQUIRED TO BE LANDSCAPED WITH SELECTED FLORA, NO MORE THAN TWO FEET ABOVE THE AVERAGE FINISHED GRADE OF ADJOINING GROUND. THIS REQUIREMENT MAY BE WAIVED IF THE LANDSCAPING IS DETERMINED TO BE A SAFETY HAZARD BASED UPON THE BUILDING COMMISSIONER DETERMINATION IN CONSULTATION WITH THE POLICE CHIEF. THE CRITERIA TO BE CONSIDERED WITH REGARD TO FREESTANDING SIGN LANDSCAPING SHALL INCLUDE BUT ARE NOT LIMITED TO WHETHER THE LANDSCAPING BLOCKS THE VIEW OF ONCOMING VEHICLES OR PEDESTRIANS.	PROVIDED - LANDSCAPING PROVIDED AROUND FREESTANDING SIGN
ARTICLE V: SPECIAL REGULATIONS - SECTION 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.	REQUIRED: 455 FT / 30 FT = 16 TREES PROVIDED: 16 TREES
ARTICLE V: SPECIAL USE REGULATIONS - SECTION 185-31: SITE PLAN AND DESIGN REVIEW	3. DRAWING REQUIREMENTS (K) A LANDSCAPING PLAN SHOWING EXISTING VEGETATION, PROPOSED VEGETATION AND THE DISTINCTION BETWEEN PROPOSED AND RETAINED VEGETATION. A NOTE SHALL BE PLACED ON THE PLAN THAT ALL PLANTINGS SHALL COME FROM THE BEST DEVELOPMENT PRACTICES GUIDEBOOK.	PROVIDED - ALL PLANTINGS SELECTED FROM THE BEST DEVELOPMENT PRACTICES GUIDEBOOK
ARTICLE V: SPECIAL REGULATIONS - SECTION 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.	REQUIRED: 90 SPACES / 10 - 9 TREES PROVIDED: 9 TREES



**LANDSCAPE SCHEDULE**

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONT.
<b>SHADE TREES</b>					
ARA	5	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG COLUMNAR RED MAPLE	2 1/2" 3" CAL.	B-B
AS	3	ACER SACCHARUM	SUGAR MAPLE	2 1/2" 3" CAL.	B-B
QA	4	QUERCUS ALBA	WHITE OAK	2 1/2" 3" CAL.	B-B
QBC	2	QUERCUS BICOLOR	SWAMP WHITE OAK	2 1/2" 3" CAL.	B-B
SUBTOTAL:	14				
<b>ORNAMENTAL TREES</b>					
OV	10	OSTRYA VIRGINIANA	AMERICAN HOPHORNBEAM	8-10'	B-B
SUBTOTAL:	10				
<b>EVERGREEN SHRUBS</b>					
IQCB	5	ILEX GLABRA 'GEM BOX'	DWARF INKBERY HOLLY	18-24"	CONTAINER
SUBTOTAL:	5				
<b>GROUND COVERS</b>					
JHB	7	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	BAR HARBOR CREEPING JUNIPER	15-18" SPRD.	CONTAINER
SUBTOTAL:	7				
<b>ORNAMENTAL GRASSES</b>					
SSTB	5	SCHZACHYRIUM SCOPARIUM 'THE BLUES'	LITTLE BLUE STEM	2 GAL.	CONTAINER
SUBTOTAL:	5				

**REVISIONS**

REV	DATE	COMMENT	CHECKED BY	DRAWN BY
1	03/23/22	NOTICE OF INTENT SUBMISSION	NPD	RMM



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PROJECT No.: W211057  
DRAWN BY: NPD  
CHECKED BY: RMM  
DATE: 02/01/2022  
CAD LD.: W211057-LND-1

PROJECT:

**PROPOSED SITE PLAN DOCUMENTS**

FOR  
**TMC HOLDINGS & DEVELOPMENT 2, LLC**  
  
PROPOSED  
INDUSTRIAL DEVELOPMENT  
UNION STREET BUSINESS PARK II  
MAP #314, BLOCK #20, LOT #1  
839 UPPER UNION STREET  
CITY OF FRANKLIN  
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**BOHLER**

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

SHEET TITLE:  
**LANDSCAPE PLAN**  
SHEET NUMBER:  
**C-701**

REVISION 1 - 03/23/22

**OWNER MAINTENANCE RESPONSIBILITIES**

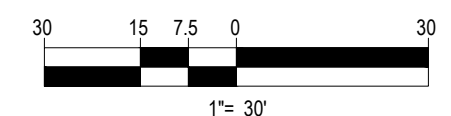
UPON OWNER'S (OR OWNER CONTRACTOR'S) COMPLETION OF LANDSCAPING WORK, THE OWNER IS FULLY RESPONSIBLE FOR ALL FUTURE MAINTENANCE, CARE, UPKEEP, WATERING, AND TRIMMING OF ALL INSTALLED VEGETATION, PLANTS, TREE BUSHES, SHRUBS, GRASSES, ORNAMENTAL PLANTS AND FLOWERS, FLOWERS, GROUND COVER, AND LANDSCAPING, 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, TRAVELED 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 GUARANTEE THE LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE.

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

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



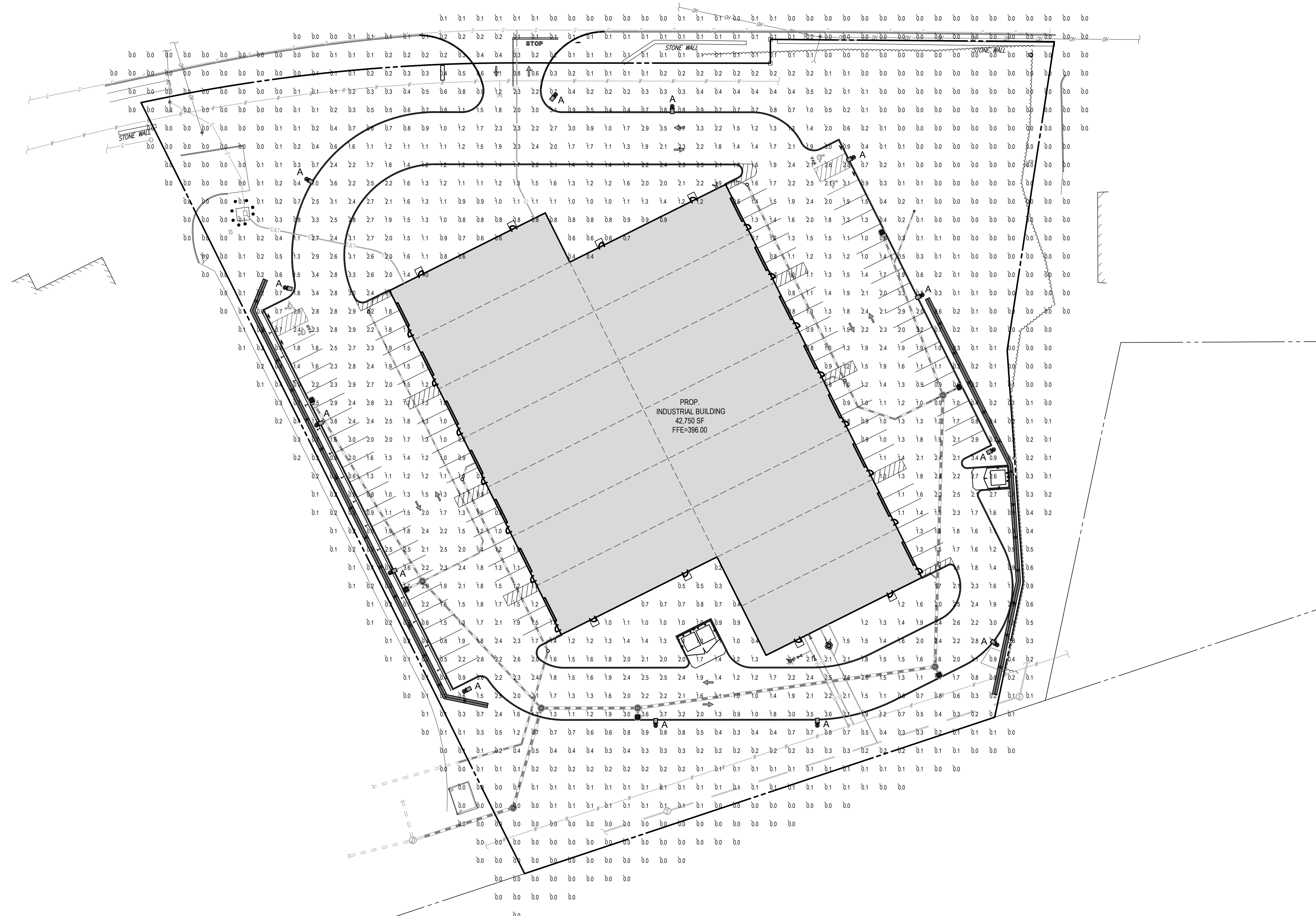
BOHLER ENGINEERING, INC. PROJECT: W211057-1907-DRAWINGS/PLAN SET/REV: W211057-LND-1-LAYOUT: C-701-LAND





# UPPER UNION STREET (PUBLIC-VARIABLE WIDTH)

TWO WAY TRAFFIC  
(ASPHALT ROADWAY)



### LIGHTING NOTES

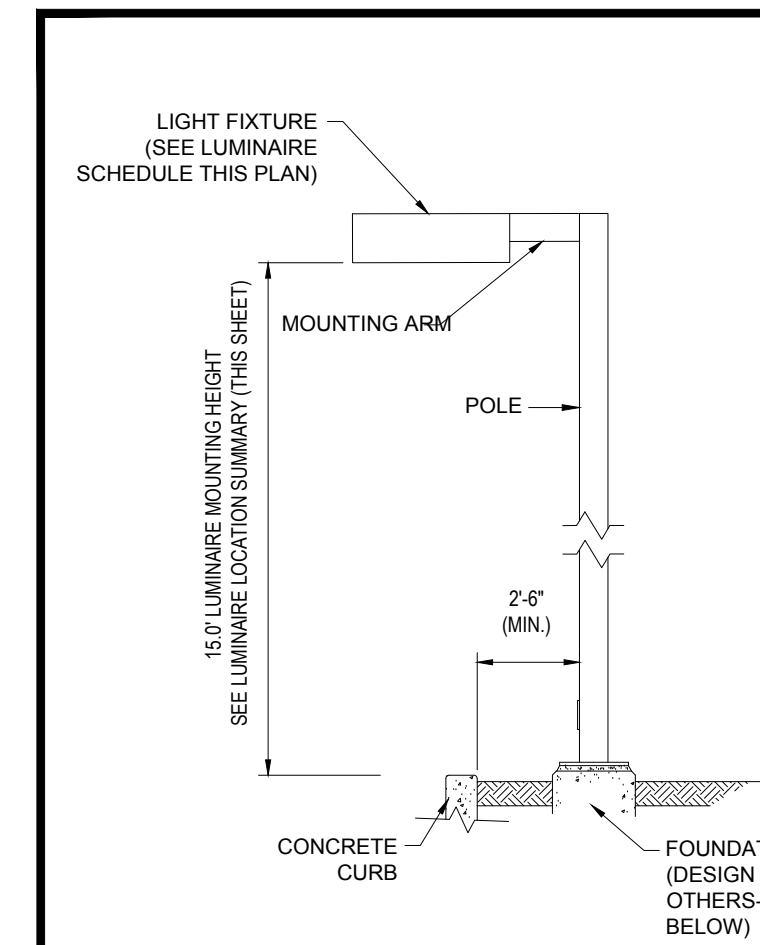
- THIS LIGHTING PLAN DEPICTS PROPOSED SUSTAINED ILLUMINATION LEVELS CALCULATED USING DATA PROVIDED BY THE NOTED MANUFACTURER(S). ACTUAL SUSTAINED SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, THE SERVICE LIFE OF EQUIPMENT AND LUMINAIRES AND OTHER RELATED VARIABLE FIELD CONDITIONS.
- THE LIGHT LOSS FACTORS USED IN THESE LIGHTING CALCULATIONS ARE 0.90 FOR ALL LED LUMINAIRES, 0.80 FOR ALL HIGH PRESSURE SODIUM LUMINAIRES OR 0.72 FOR ALL METAL HALIDE LUMINAIRES UNLESS OTHERWISE SPECIFIED. THESE FACTORS ARE INDICATIVE OF TYPICAL LIGHTING INDUSTRY MODELING STANDARDS.
- THE LIGHTING VALUES AND CALCULATION POINTS DEPICTED ON THIS PLAN ARE ALL ANALYZED ON A HORIZONTAL GEOMETRIC PLANE AT ELEVATION ZERO (GROUND LEVEL) UNLESS OTHERWISE NOTED. THE VALUES DEPICTED ON THIS PLAN ARE IN FOOT-CANDLES.
- THE LUMINAIRES, LAMPS AND LENSES MUST BE REGULARLY INSPECTED/MAINTAINED TO ENSURE THAT THEY FUNCTION PROPERLY. THIS WORK SHOULD INCLUDE, BUT NOT BE LIMITED TO, FREQUENT VISUAL INSPECTIONS, CLEANING OF LENSES, AND RELAMPING IF NECESSARY AT LEAST ONCE EVERY SIX (6) MONTHS. FAILURE TO FOLLOW THE ABOVE STEPS COULD CAUSE THE LUMINAIRES, LAMPS AND LENSES TO FAIL PROPERLY TO FUNCTION.
- WHERE APPLICABLE, THE EXISTING CONDITION LIGHT LEVELS ILLUSTRATED ARE REPRESENTATIVE OF AN APPROXIMATION UTILIZING LABORATORY DATA FOR SIMILAR FIXTURES, UNLESS ACTUAL FIELD MEASUREMENTS ARE TAKEN WITH A LIGHT METER AND ARE, CONSEQUENTLY, APPROXIMATIONS ONLY. DUE TO FACTORS SUCH AS FIXTURE MAINTENANCE, WEATHER CONDITIONS, ETC., ACTUAL LIGHT LEVELS MAY DIFFER. EXISTING LIGHT LEVELS DEPICTED ON THIS PLAN SHOULD BE CONSIDERED APPROXIMATE.
- THIS LIGHTING PLAN IS INTENDED TO SHOW THE LOCATIONS AND TYPE OF LUMINAIRES ONLY. POWER SYSTEM, CONDUITS, WIRING, VOLTAGES AND OTHER ELECTRICAL COMPONENTS ARE THE RESPONSIBILITY OF THE ARCHITECT, MEP AND/OR LIGHTING CONTRACTOR, AS INDICATED IN THE CONSTRUCTION CONTRACT DOCUMENTS. THESE ITEMS MUST BE INSTALLED AS REQUIRED BY STATE AND LOCAL REGULATIONS. LIGHT POLE BASES ARE THE RESPONSIBILITY OF THE STRUCTURAL ENGINEER, AS INDICATED IN THE CONSTRUCTION CONTRACT DOCUMENTS. CONTRACTOR IS RESPONSIBLE FOR INSTALLING LIGHTING FIXTURES AND APPURTENANCES IN ACCORDANCE WITH ALL APPLICABLE BUILDING AND ELECTRICAL CODES AND ALL OTHER APPLICABLE RULES, REGULATIONS, LAWS AND STATUTES.
- CONTRACTOR MUST BRING TO DESIGNER'S ATTENTION, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, ANY LIGHT LOCATIONS THAT CONFLICT WITH DRAINAGE, UTILITIES, OR OTHER STRUCTURES.
- IT IS THE LIGHTING CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE PROJECT ARCHITECT OR OWNER REGARDING THE POWER SOURCE(S) FROM WITHIN THE BUILDING, AND TIMING DEVICES NECESSARY TO MEET THE DESIGN INTENT.
- THE LIGHTING CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CONTRACTOR REQUIREMENTS INDICATED IN THE SITE PLAN, INCLUDING BUT NOT LIMITED TO, GENERAL NOTES, GRADING AND UTILITY NOTES, SITE SAFETY, AND ALL GOVERNMENTAL RULES, LAWS, ORDINANCES, REGULATIONS AND THE LIKE.
- THE CONTRACTOR MUST VERIFY THAT INSTALLATION OF LIGHTING FIXTURES COMPLIES WITH THE REQUIREMENTS FOR SEPARATION FROM OVERHEAD ELECTRICAL WIRES PER STATE REGULATIONS.
- UPON OWNER'S ACCEPTANCE OF THE COMPLETED PROJECT, THE OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, SERVICING, REPAIR AND INSPECTION OF THE LIGHTING SYSTEM AND ALL OF ITS COMPONENTS AND RELATED SYSTEMS, TO ENSURE ADEQUATE LIGHTING LEVELS ARE PRESENT AND FUNCTIONING AT ALL TIMES.

### NUMERIC SUMMARY

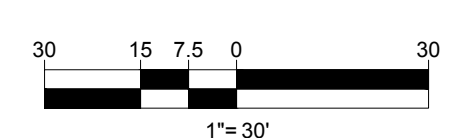
LABEL	CALCTYPE	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
FRONT PARKING	ILLUMINANCE	FC	1.66	3.8	0.2	8.30	19.00

### LUMINAIRE SCHEDULE

SYMBOL	QTY	ARRANGEMENT	LUMENS	LLF	DESCRIPTION
□ A	13	SINGLE	17230	0.90	LSI LIGHTING FORWARD THROW LED AREA LIGHT WITH SHIELD MOUNTED @ 30° XGBM-FT-LED-SS-NW-HSS



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



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

### REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
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PROJECT No.: W211057  
DRAWN BY: NPD  
CHECKED BY: RMM  
DATE: 02/01/2022  
CAD ID: W211057-CVL-1

### PROPOSED SITE PLAN DOCUMENTS

FOR

TMC HOLDINGS & DEVELOPMENT 2, LLC

PROPOSED INDUSTRIAL DEVELOPMENT  
UPPER UNION STREET BUSINESS PARK II  
MAP #314, BLOCK #20, LOT #1  
839 UPPER UNION STREET  
CITY OF FRANKLIN  
NORFOLK COUNTY, MA

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

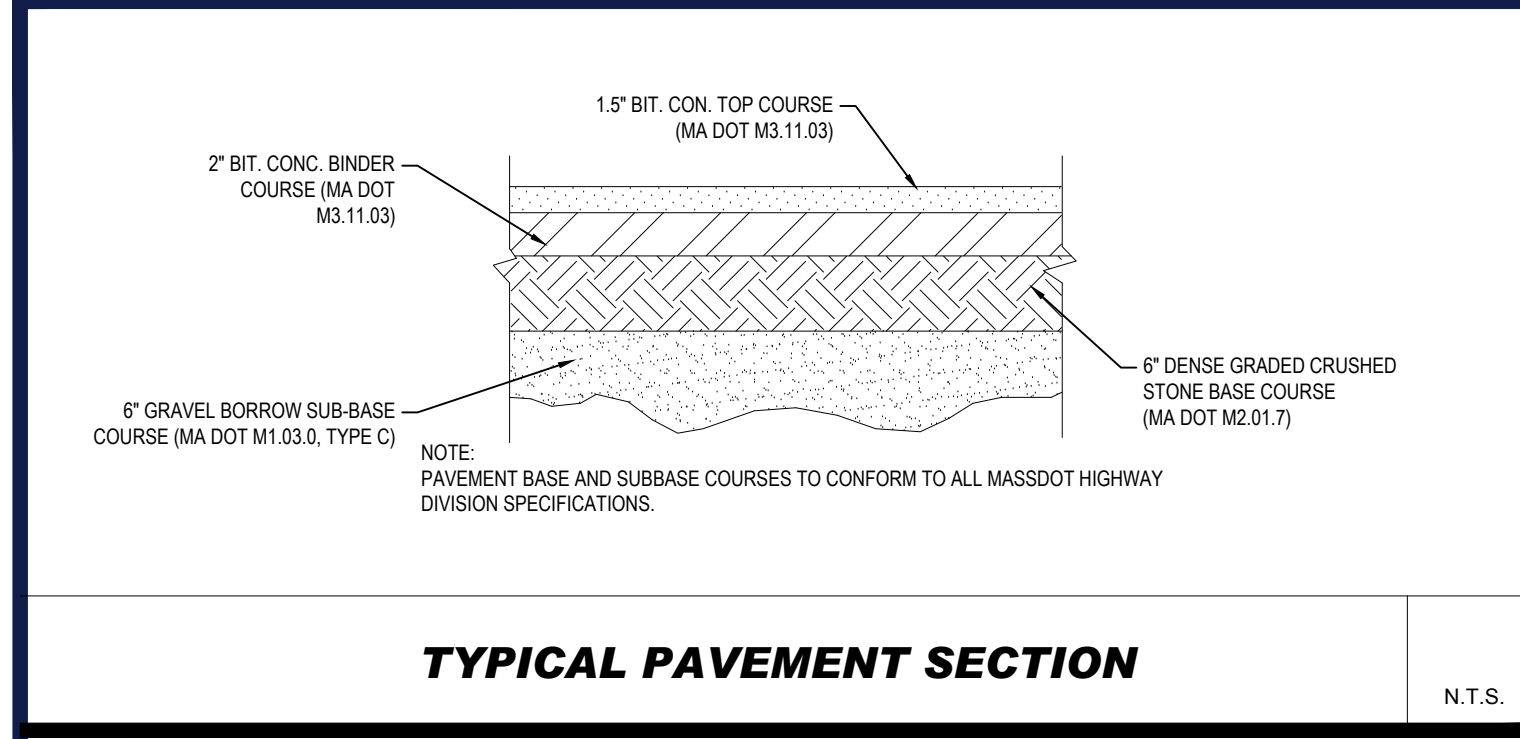
ROBERT M. MUNN  
REGISTERED PROFESSIONAL ENGINEER  
CIVIL  
No. 41697  
STATE OF MASSACHUSETTS

SHEET TITLE:  
**LIGHTING PLAN**

SHEET NUMBER:  
**C-703**

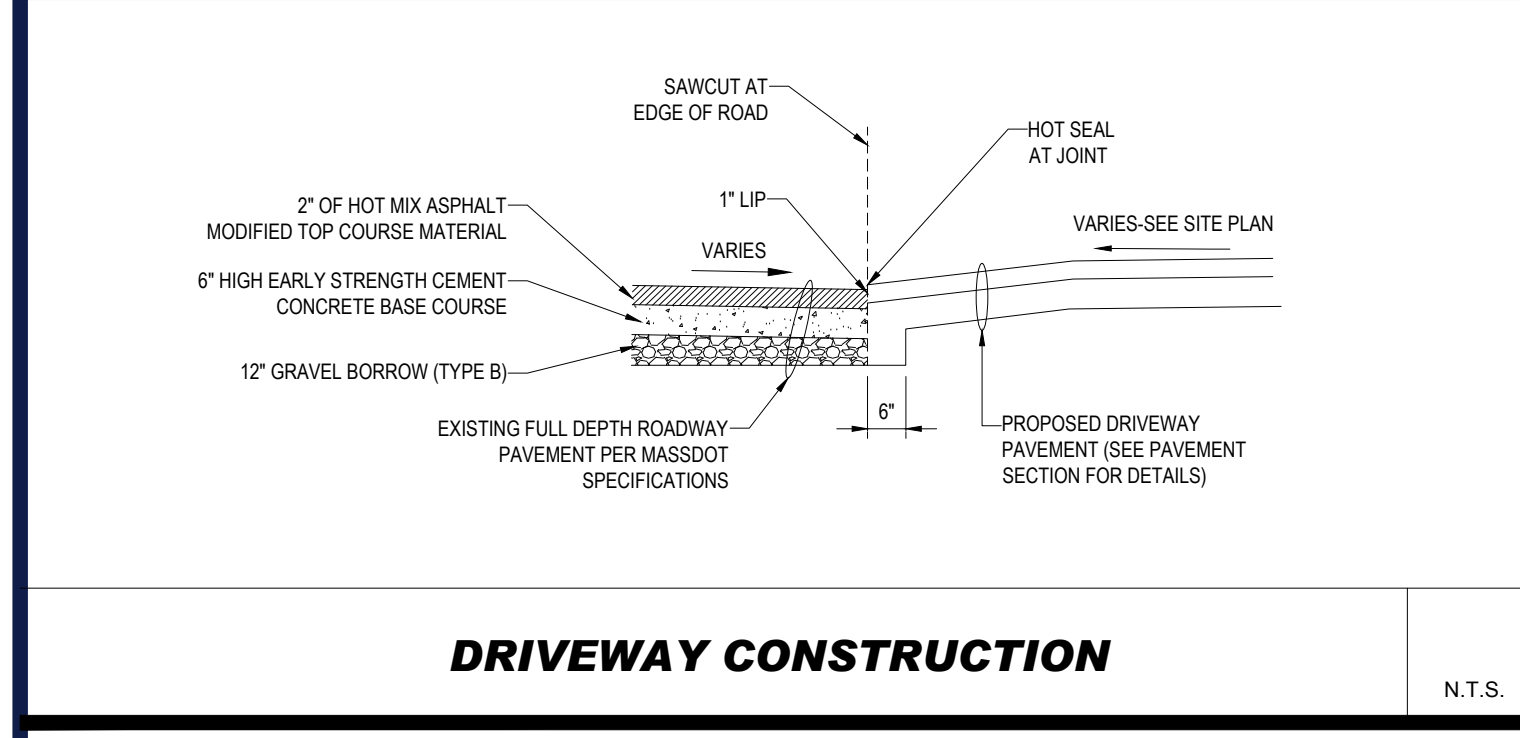
REVISION 1 - 03/23/22

I:\BOHLER\NET\SHARES\MA\PROJECTS\21\W211057\DRAWINGS\PLAN SET\REV\W211057-CVL-1.dwg - LAYOUT: C-703-LIGHT



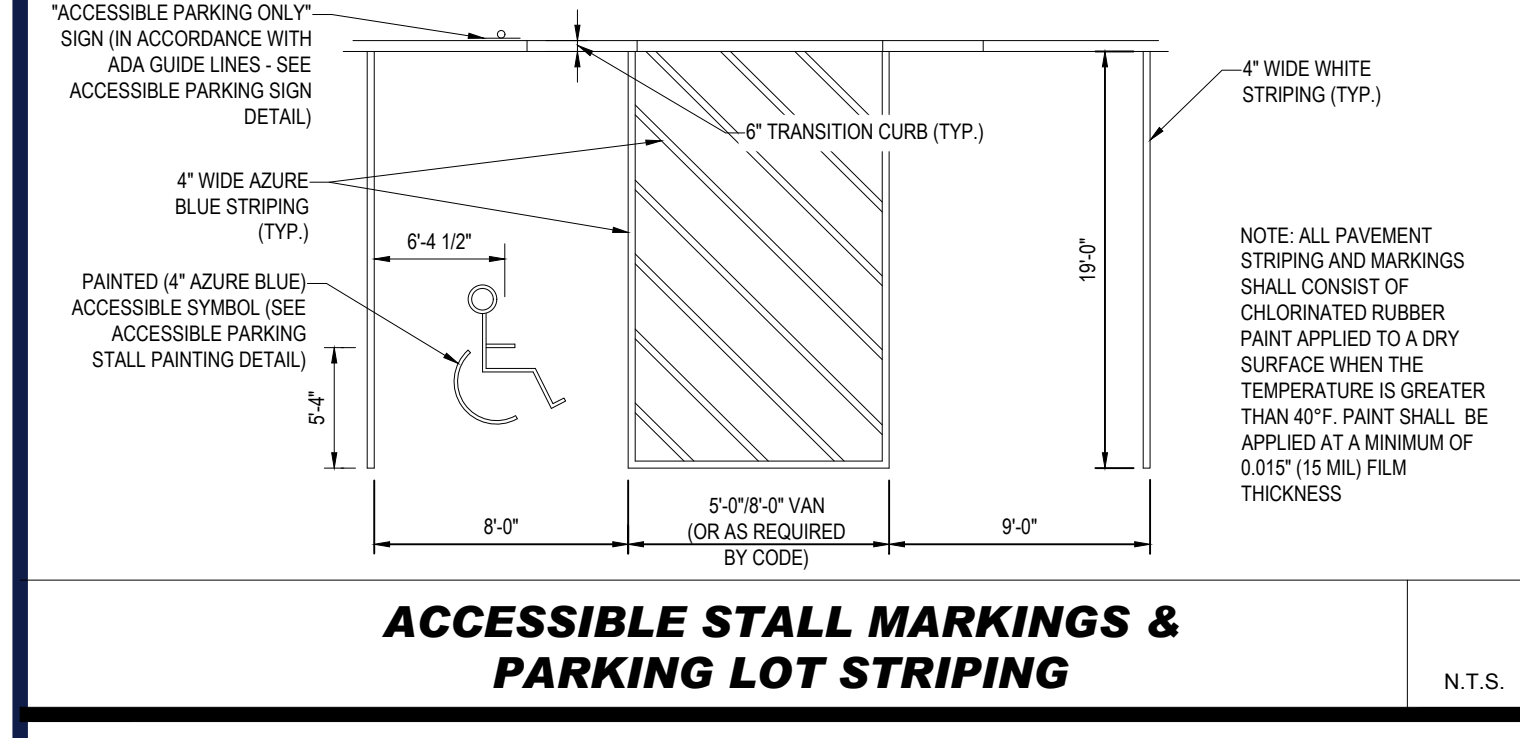
**TYPICAL PAVEMENT SECTION**

N.T.S.



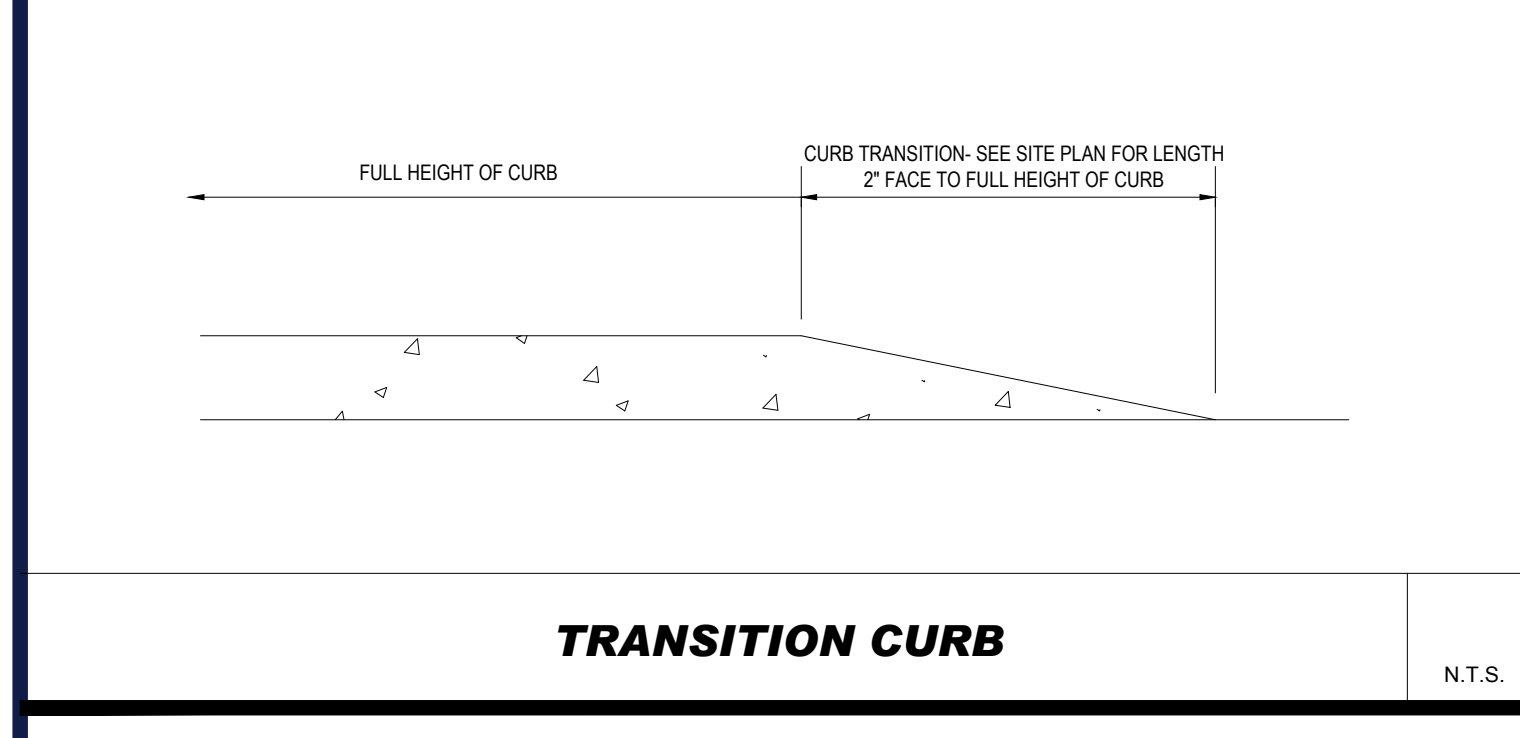
**DRIVEWAY CONSTRUCTION**

N.T.S.



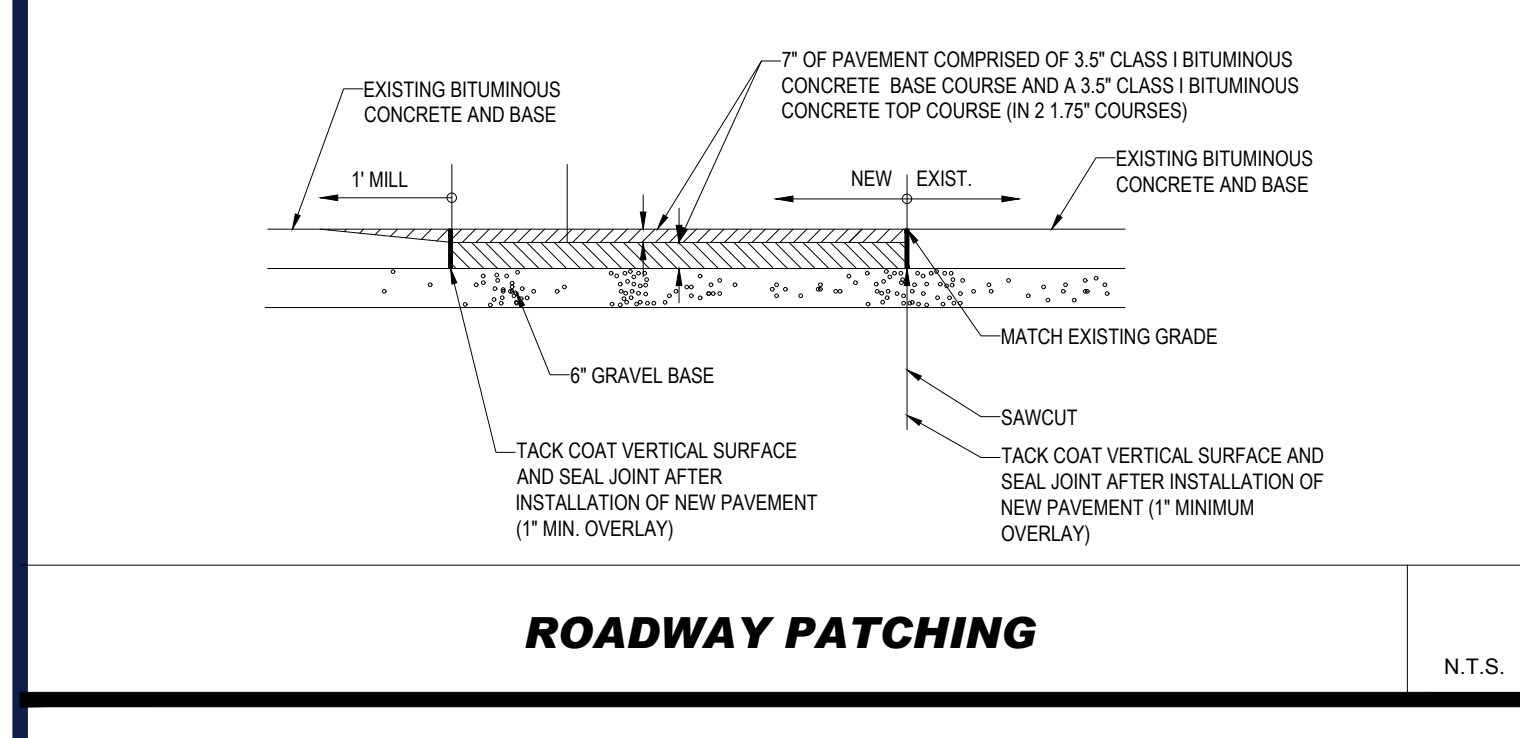
**ACCESSIBLE STALL MARKINGS & PARKING LOT STRIPING**

N.T.S.



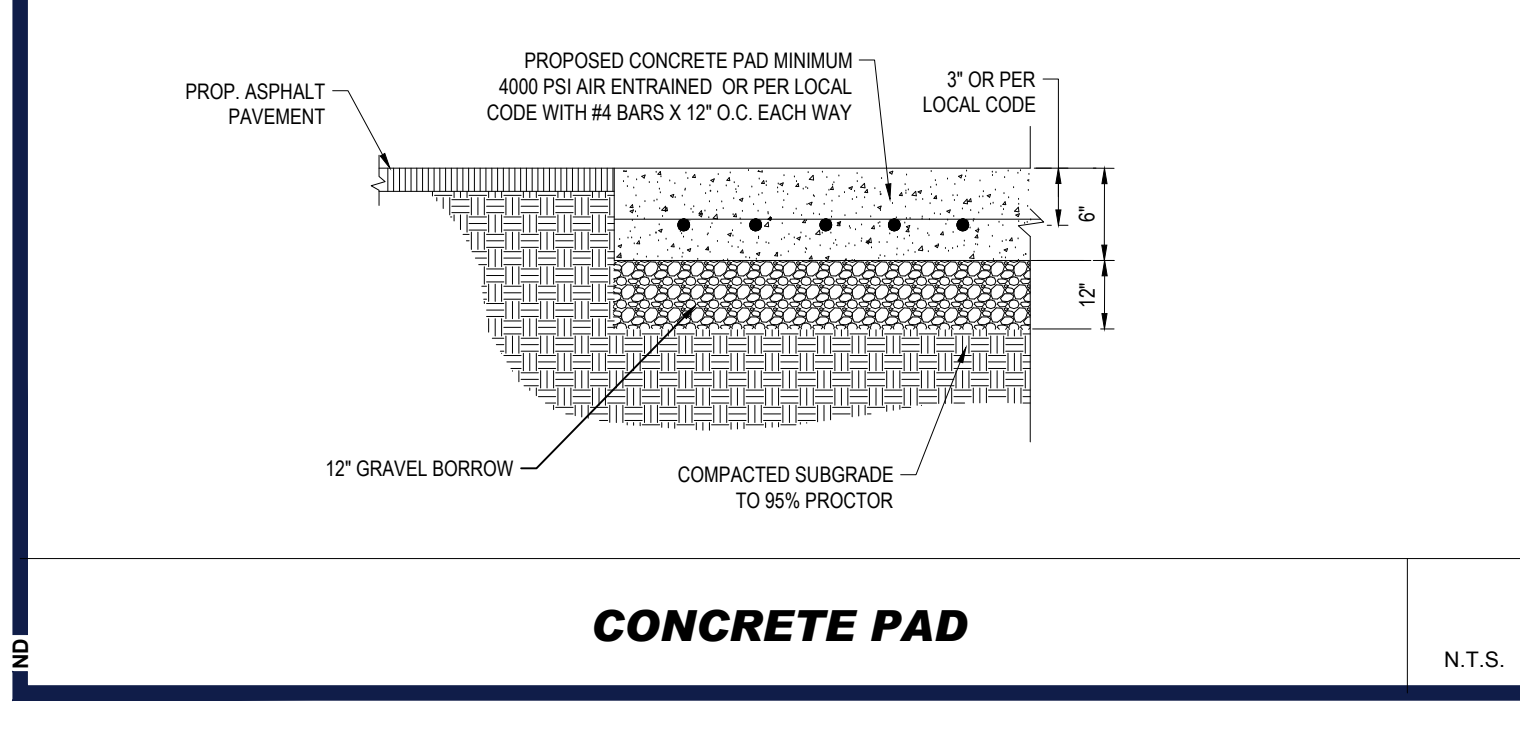
**TRANSITION CURB**

N.T.S.



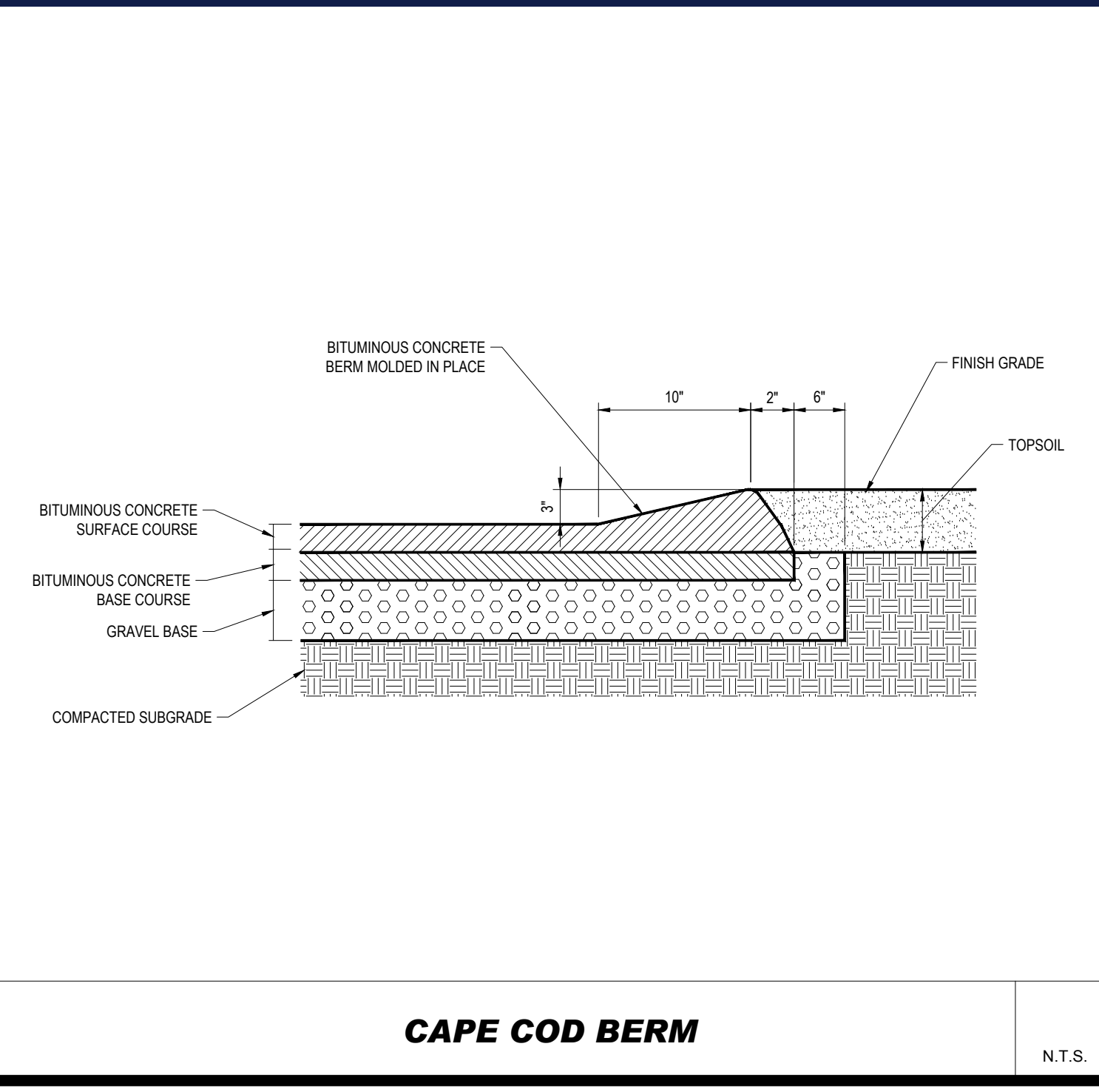
**ROADWAY PATCHING**

N.T.S.



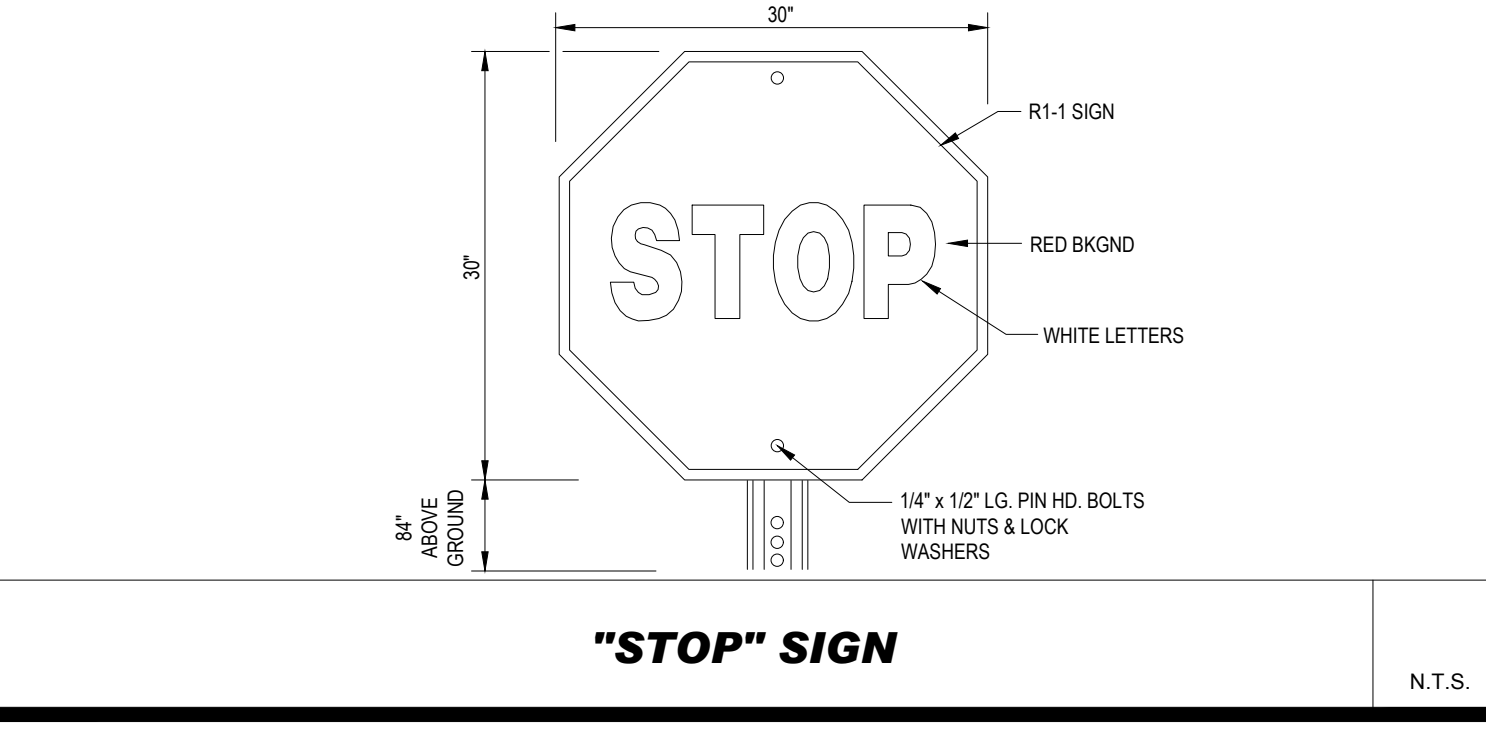
**CONCRETE PAD**

N.T.S.



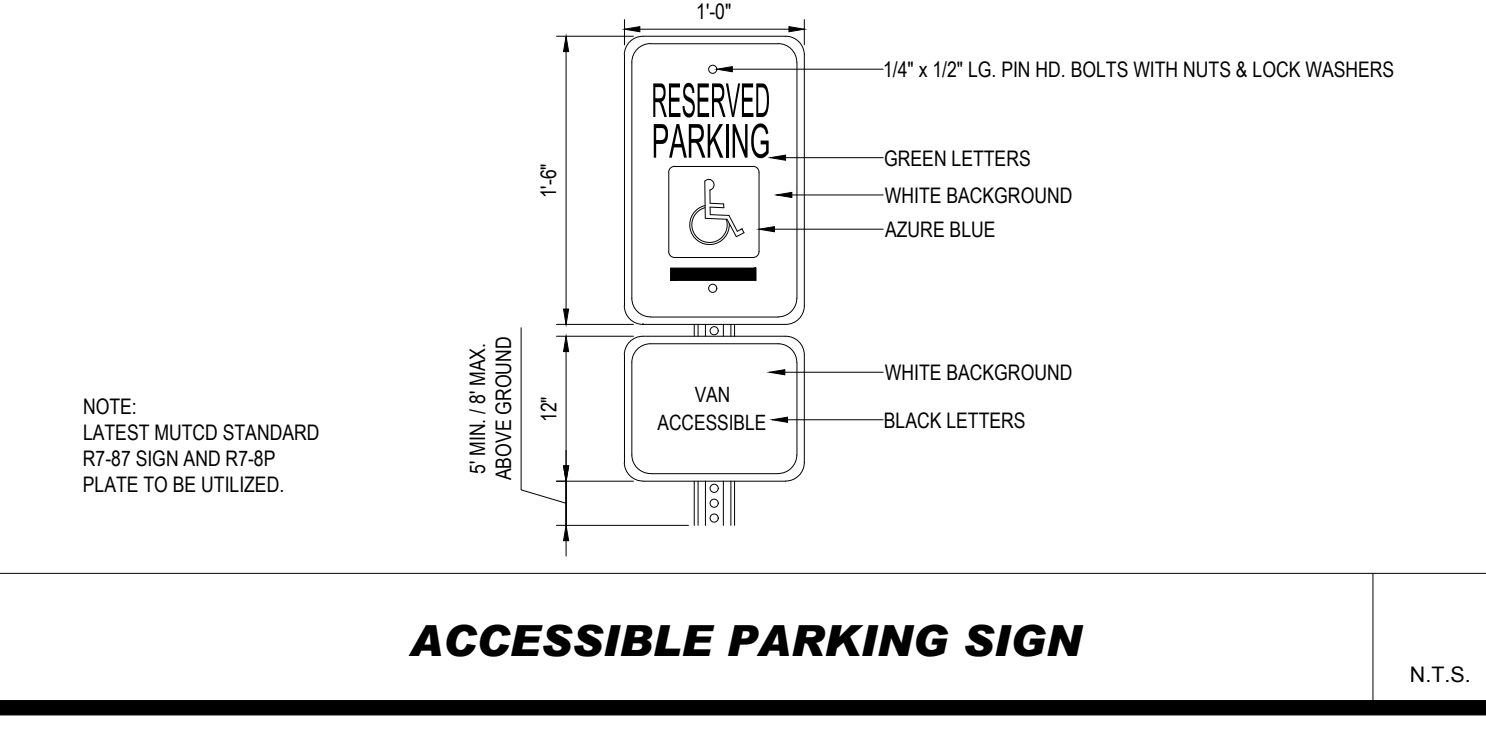
**CAPE COD BERM**

N.T.S.



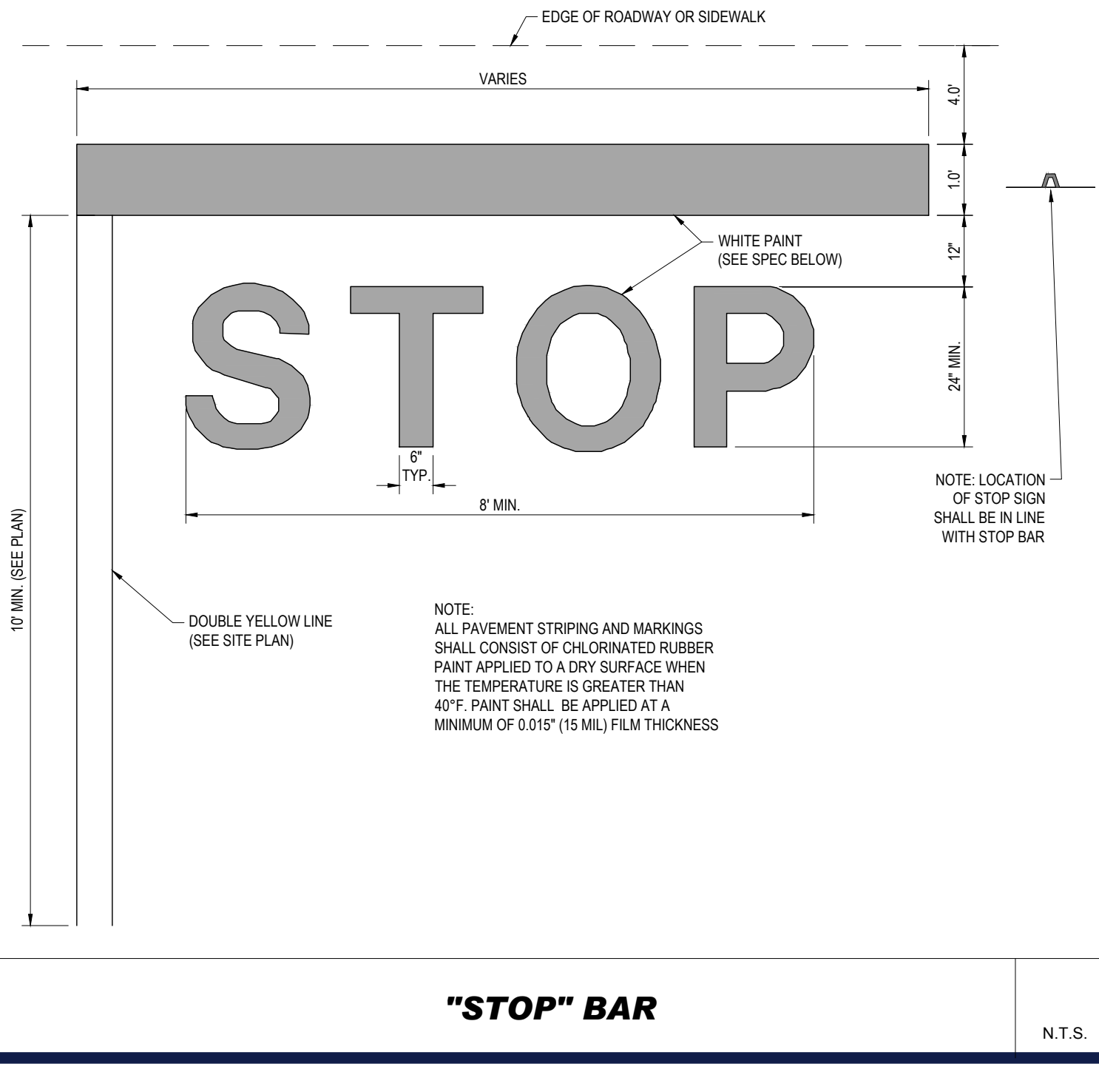
**"STOP" SIGN**

N.T.S.



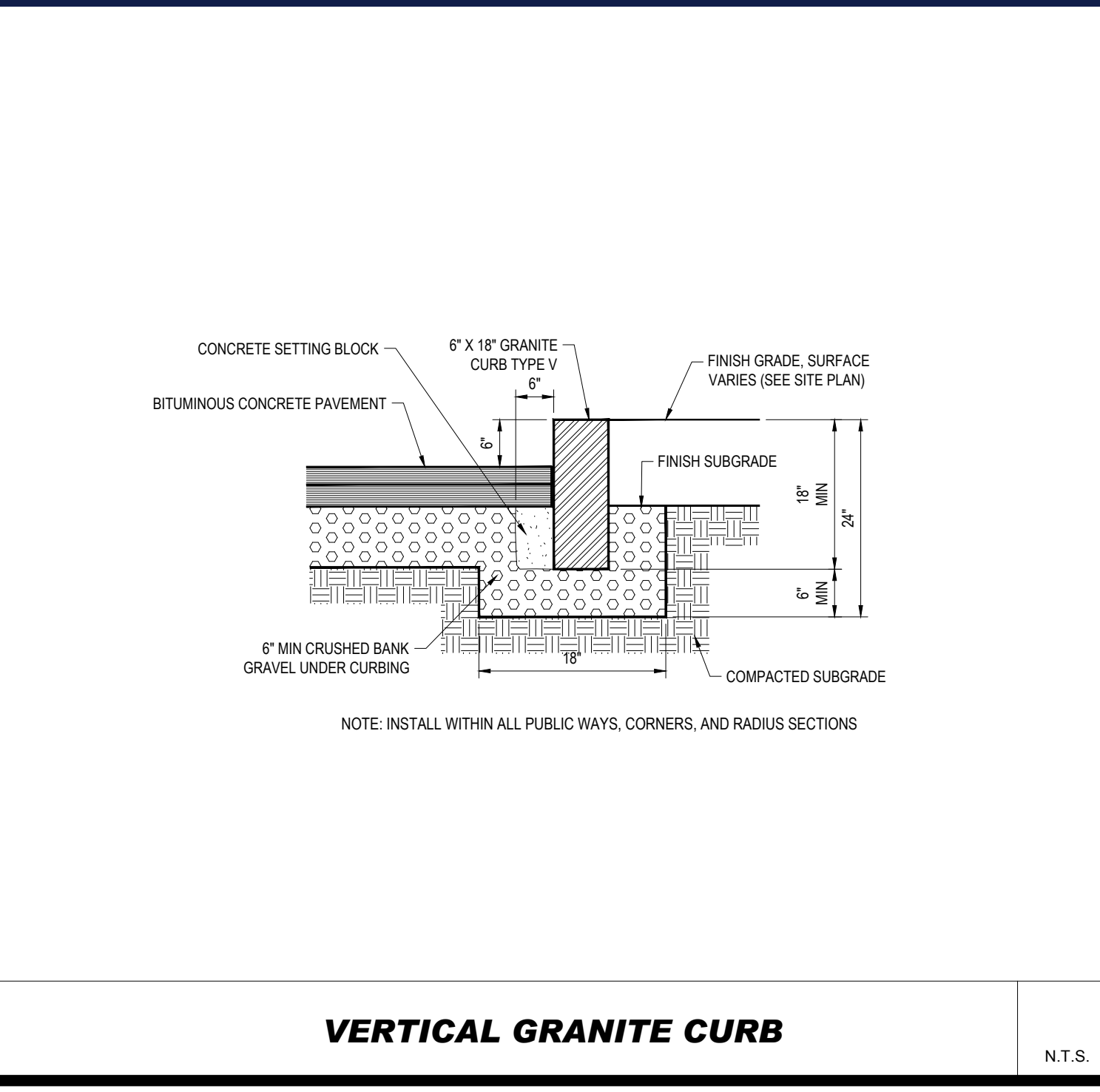
**ACCESSIBLE PARKING SIGN**

N.T.S.



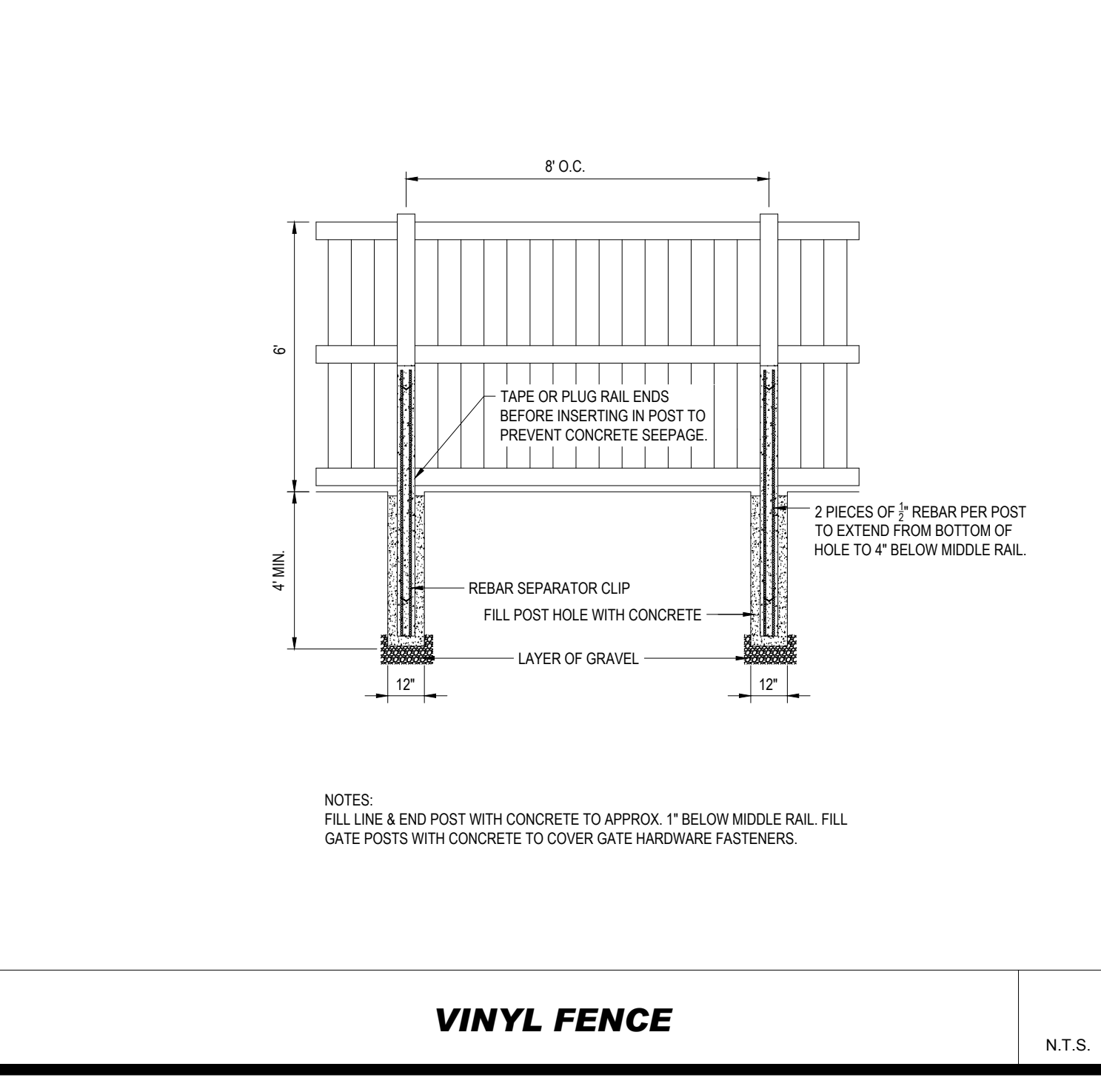
**"STOP" BAR**

N.T.S.



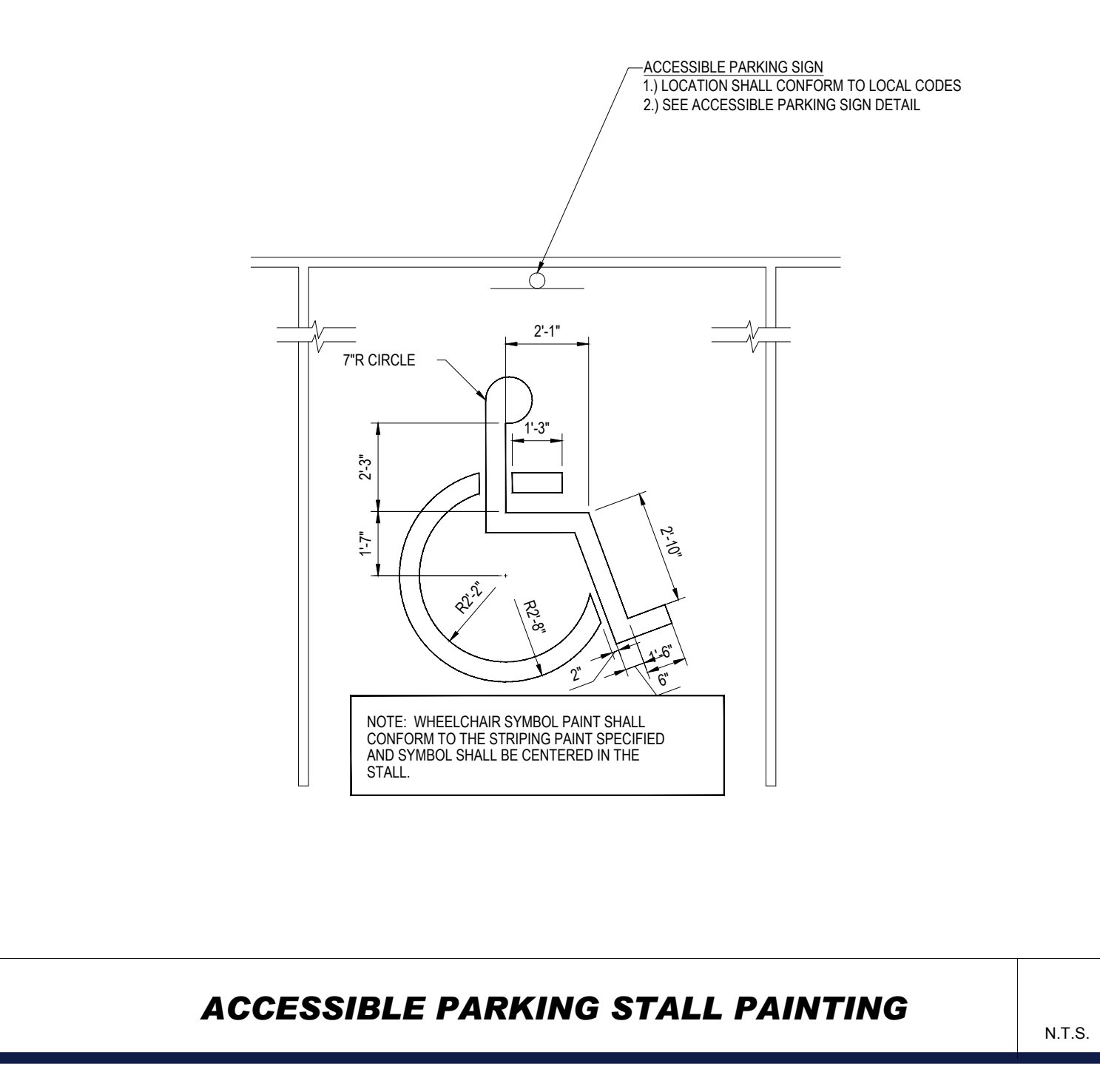
**VERTICAL GRANITE CURB**

N.T.S.



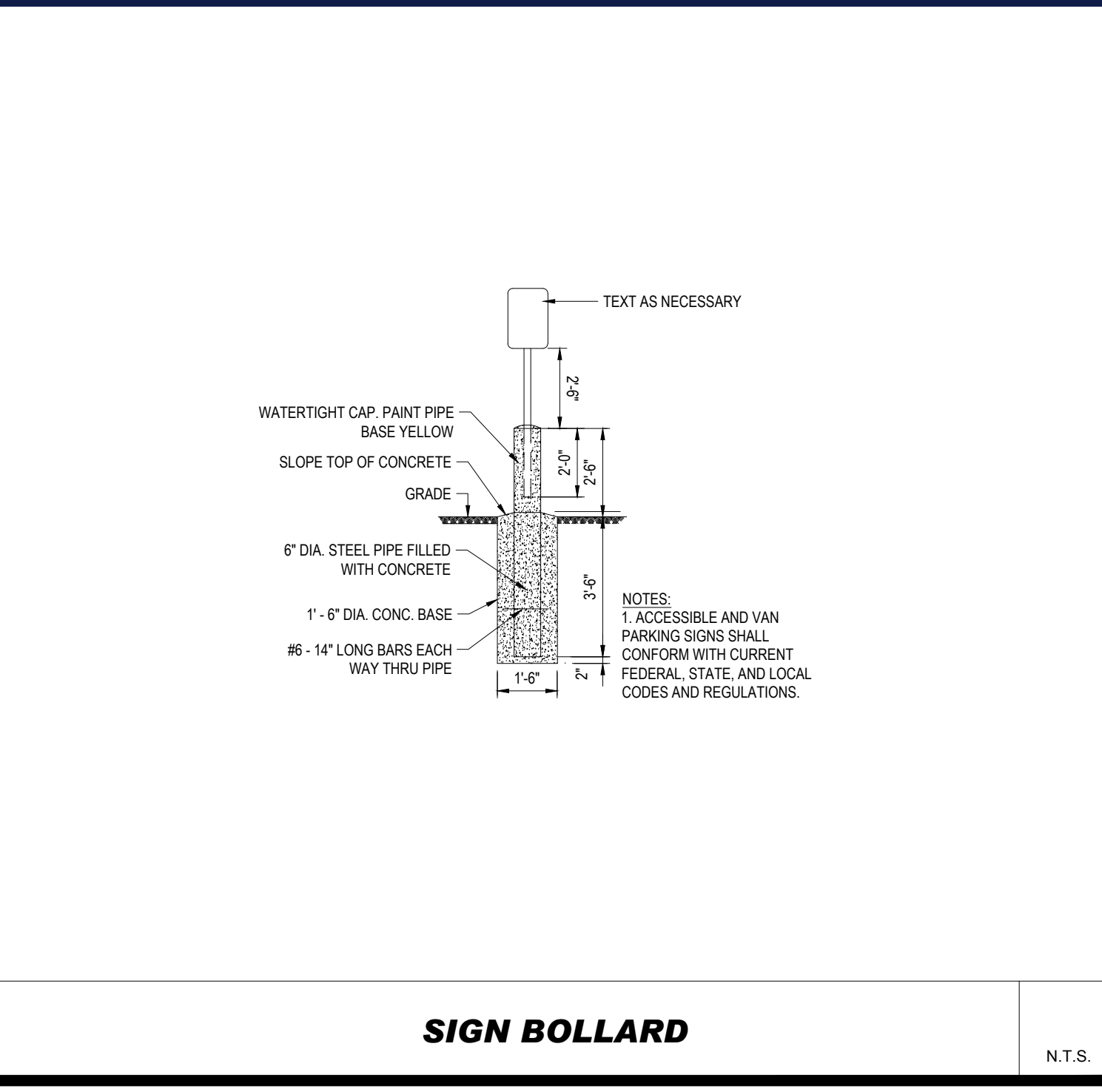
**VINYL FENCE**

N.T.S.



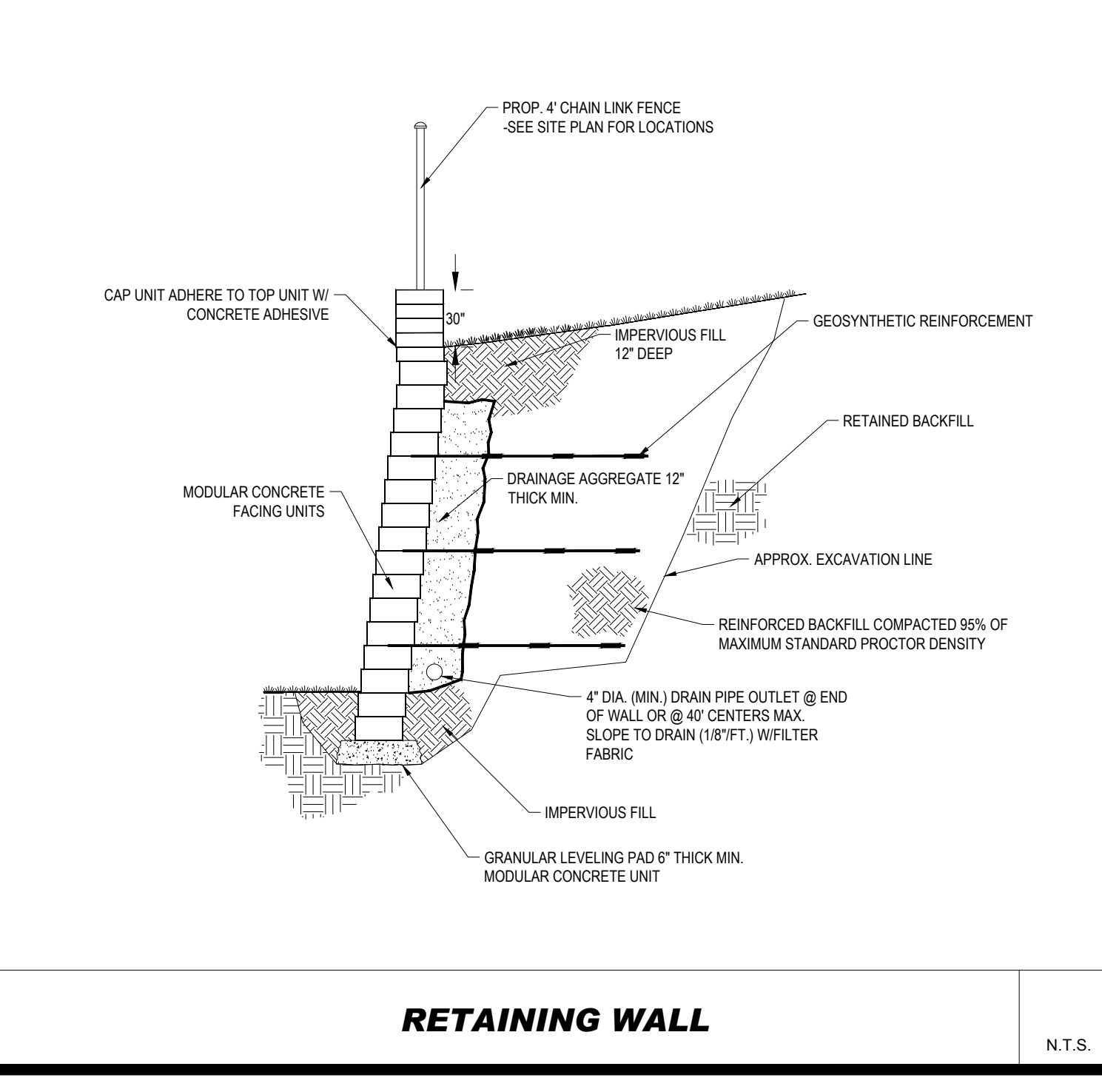
**ACCESSIBLE PARKING STALL PAINTING**

N.T.S.



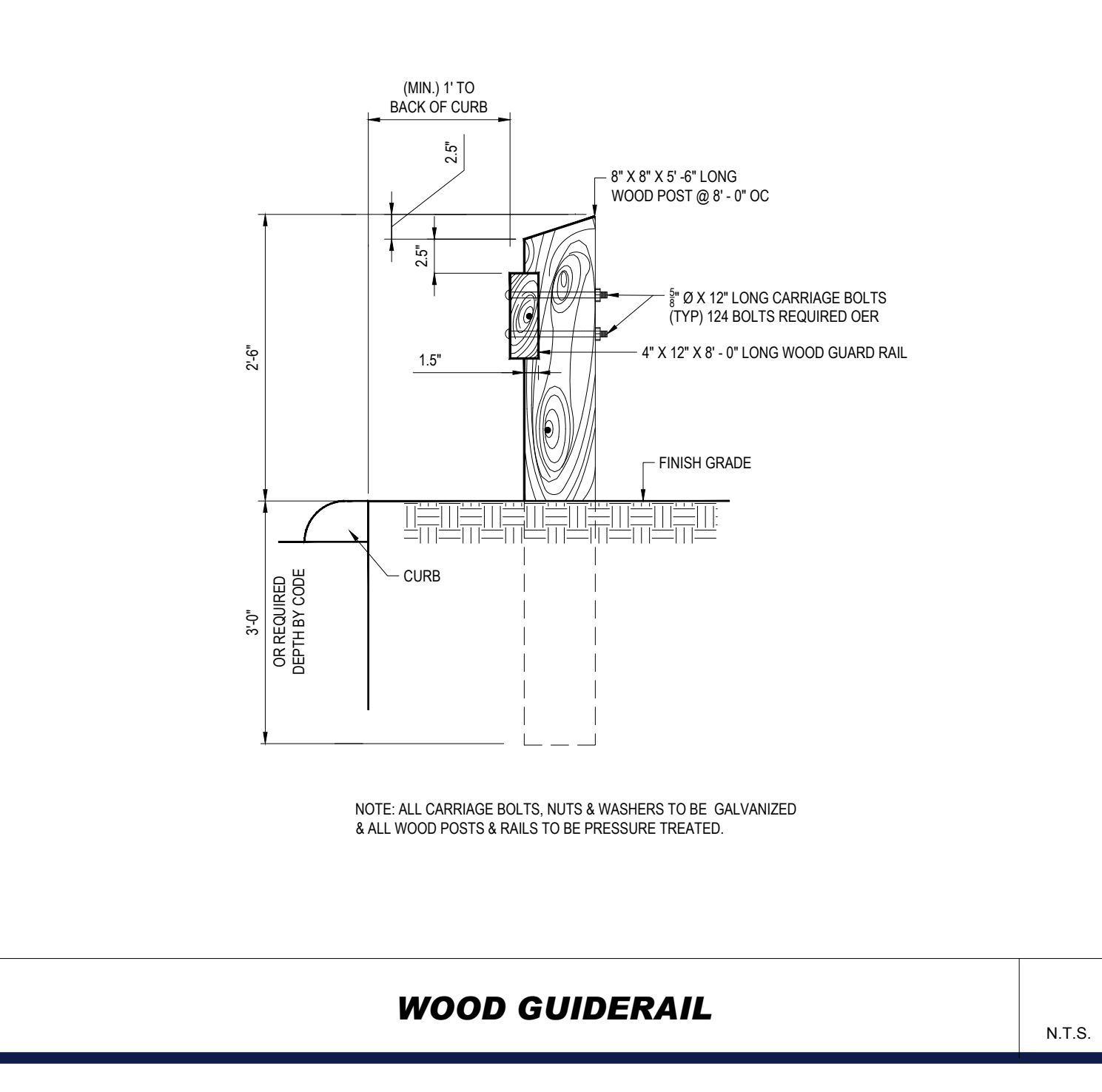
**SIGN BOLLARD**

N.T.S.



**RETAINING WALL**

N.T.S.



**WOOD GUIDERAIL**

N.T.S.

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

**REVISIONS**

REV	DATE	COMMENT	CHECKED BY
1	03/23/22	NOTICE OF INTENT SUBMISSION	NPD RMM

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PROJECT No.: W211057  
 DRAWN BY: NPD  
 CHECKED BY: RMM  
 DATE: 02/01/2022  
 CAD ID: W211057-CVL-1

**PROPOSED SITE PLAN DOCUMENTS**

FOR

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PROPOSED INDUSTRIAL DEVELOPMENT  
 UNION STREET BUSINESS PARK II  
 MAP #314, BLOCK #20, LOT #1  
 839 UPPER UNION STREET  
 CITY OF FRANKLIN  
 NORFOLK COUNTY, MA

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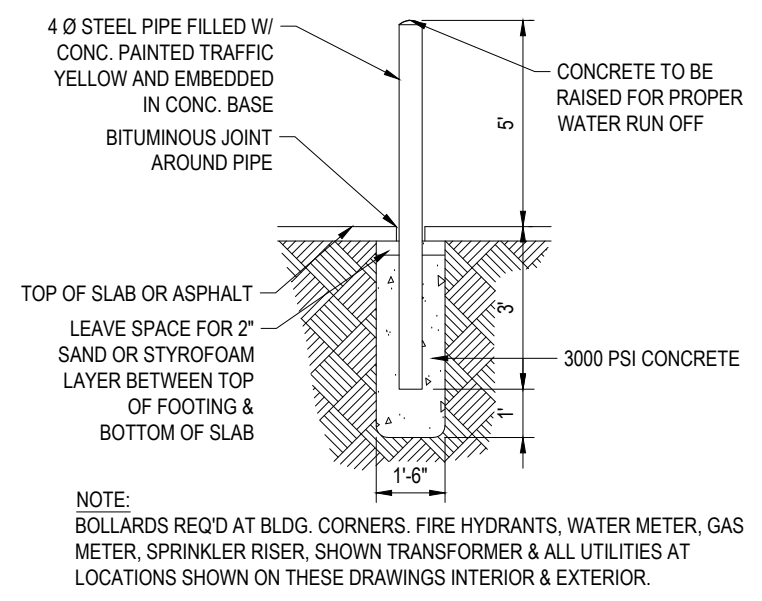
PROFESSIONAL ENGINEER  
 CIVIL  
 No. 41697  
 REGISTERED

SHEET TITLE:  
**DETAIL SHEET**

SHEET NUMBER:  
**C-901**

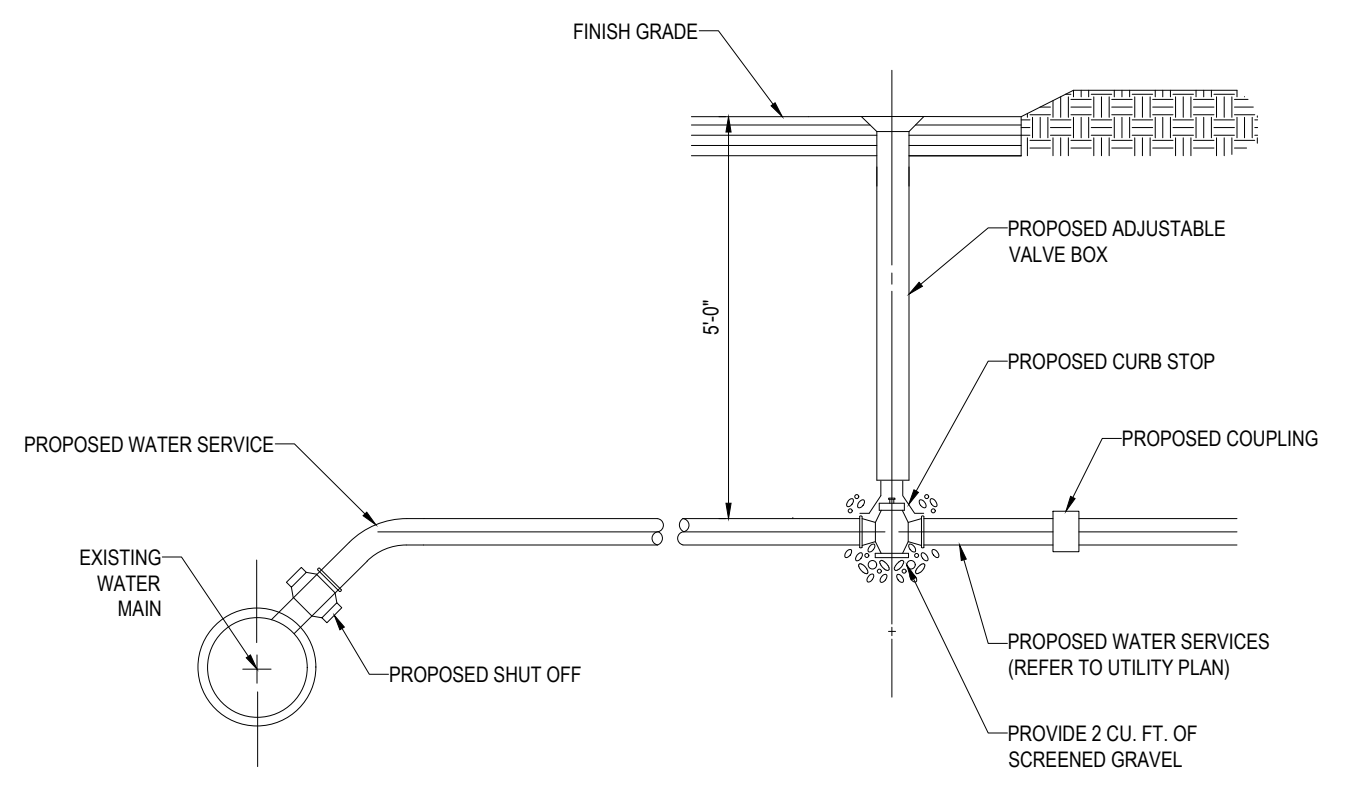
REVISION 1 - 03/23/22

I:\BOHLER\ENG\NET\SHARES\MA\PROJECTS\21\2107\DRAWINGS\PLAN SET\REV\W211057\CVL-1.dwg - LAYOUT: C-901.DETL



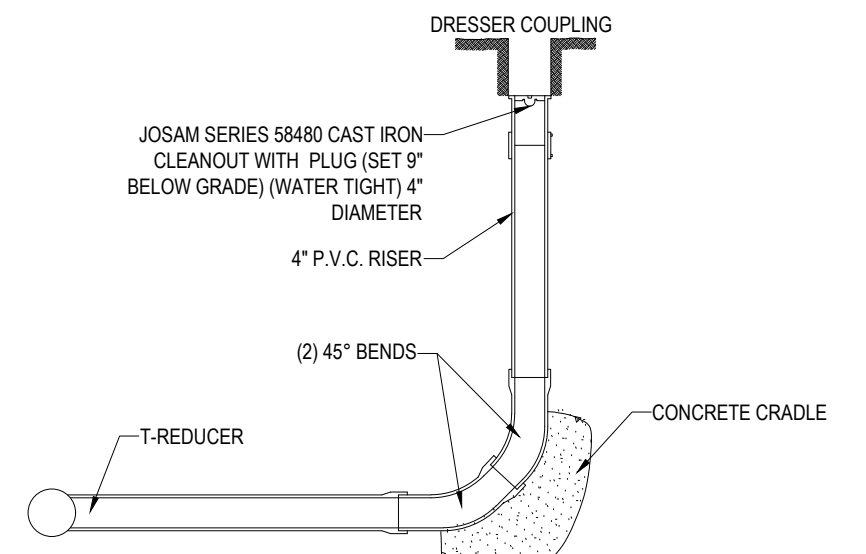
**BOLLARD**

N.T.S.



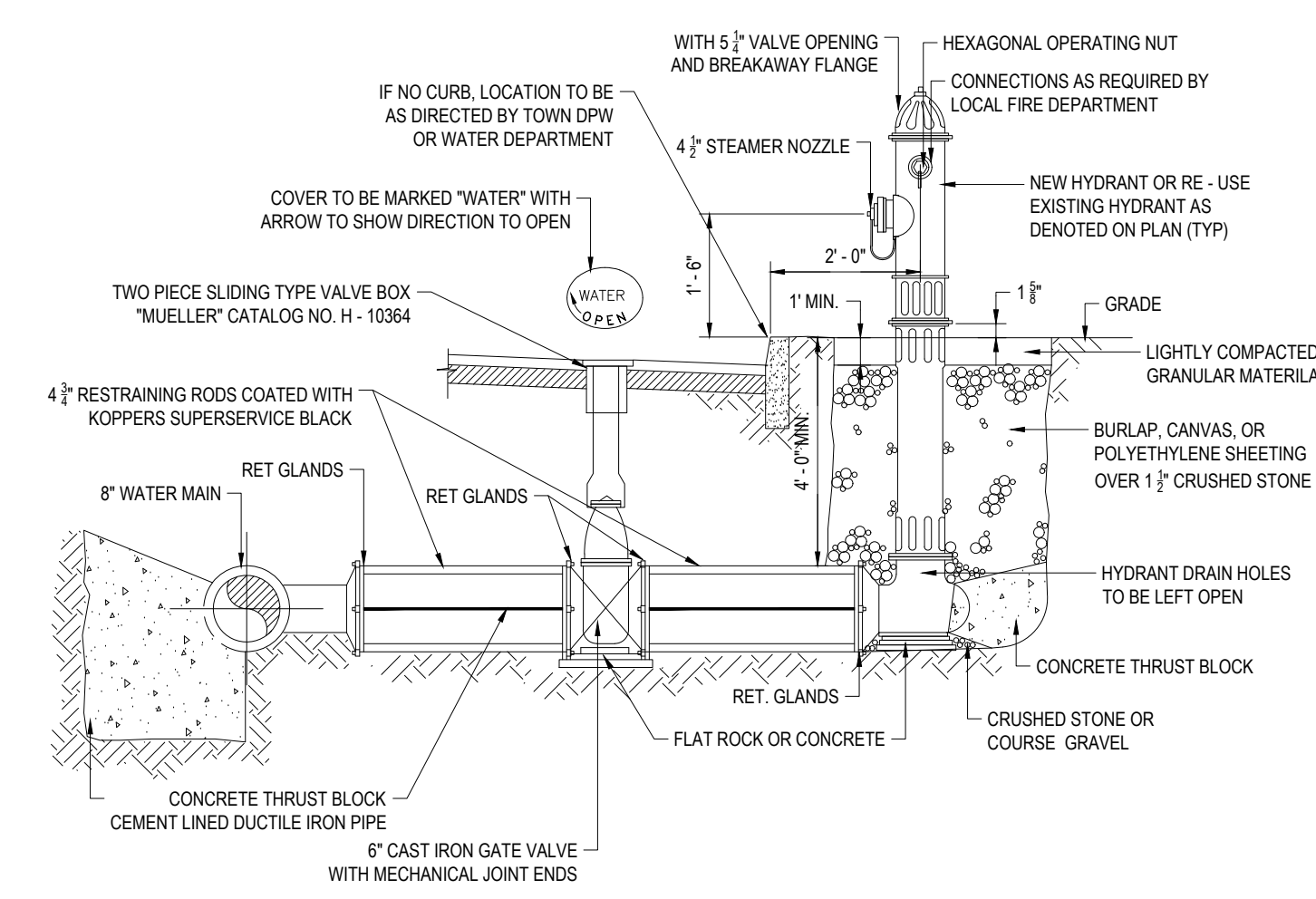
**WATER SERVICE CONNECTION**

N.T.S.



**CLEANOUT**

N.T.S.



**HYDRANT AND VALVE INSTALLATION**

N.T.S.

**REVISIONS**

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	03/23/22	NOTICE OF INTENT SUBMISSION	NPD	RMM

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PROJECT No.: W211057  
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**PROPOSED SITE PLAN DOCUMENTS**

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PROPOSED INDUSTRIAL DEVELOPMENT  
UNION STREET BUSINESS PARK II  
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NORFOLK COUNTY, MA

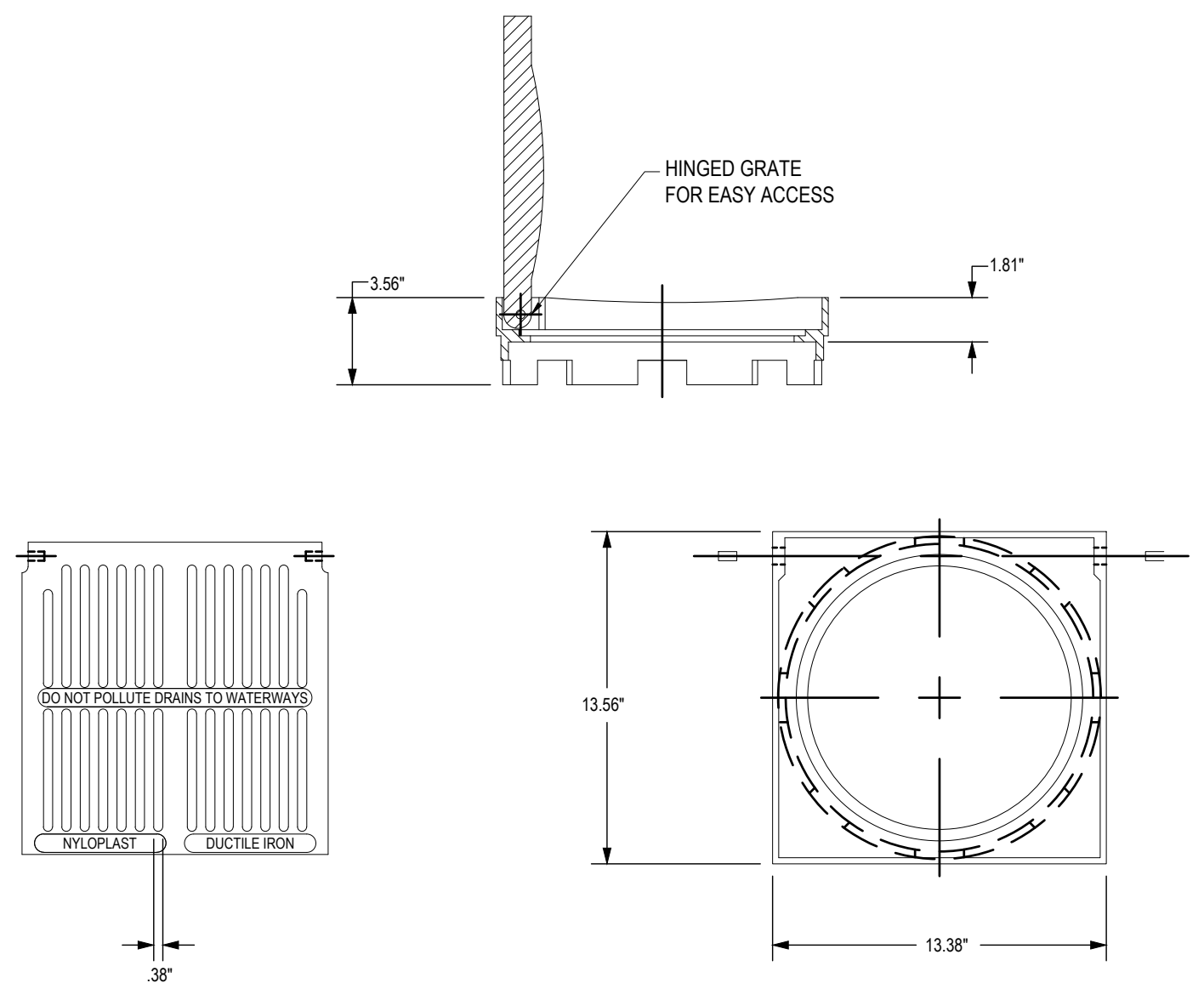
**BOHLER**  
352 TURNPIKE ROAD  
SOUTHBOROUGH, MA 01772  
Phone: (508) 480-9900  
www.BohlerEngineering.com



SHEET TITLE:  
**DETAIL SHEET**

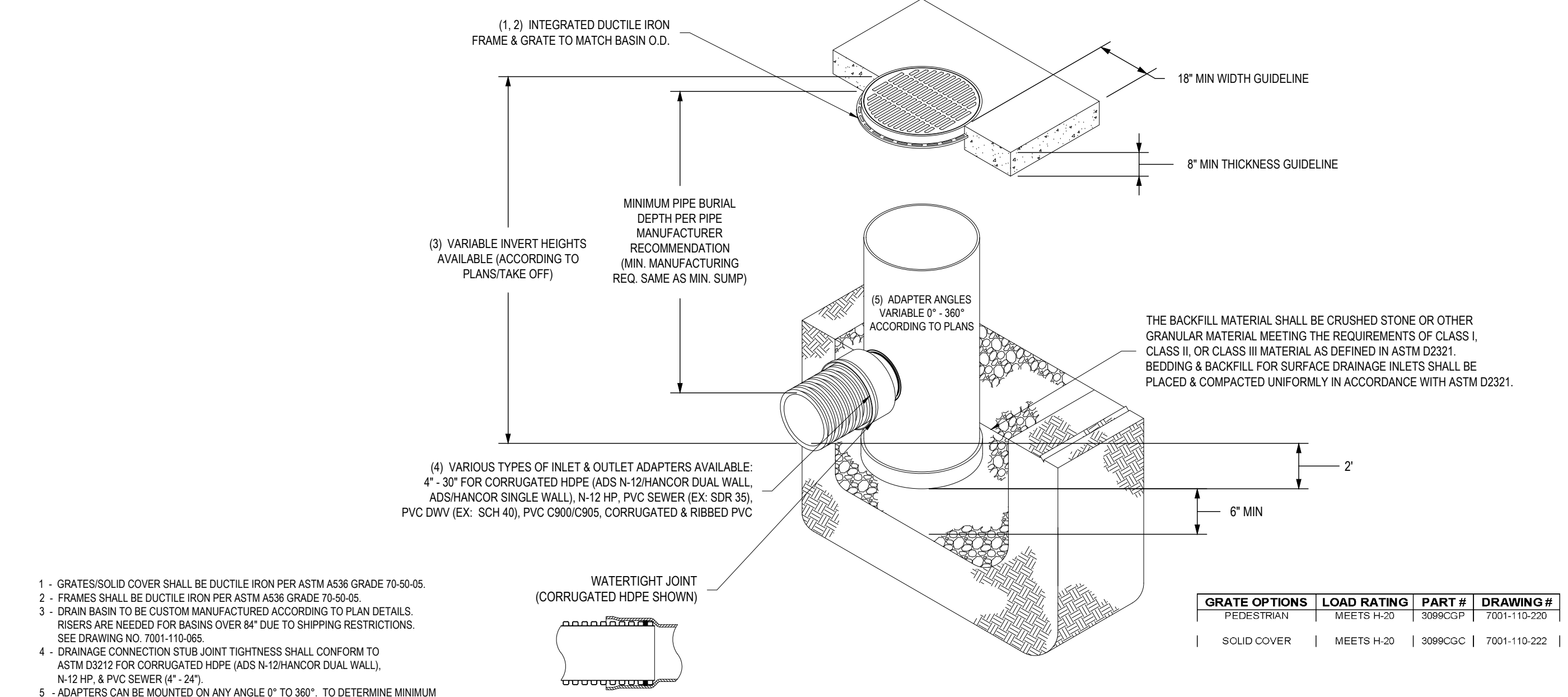
SHEET NUMBER:  
**C-902**

REVISION 1 - 03/23/22



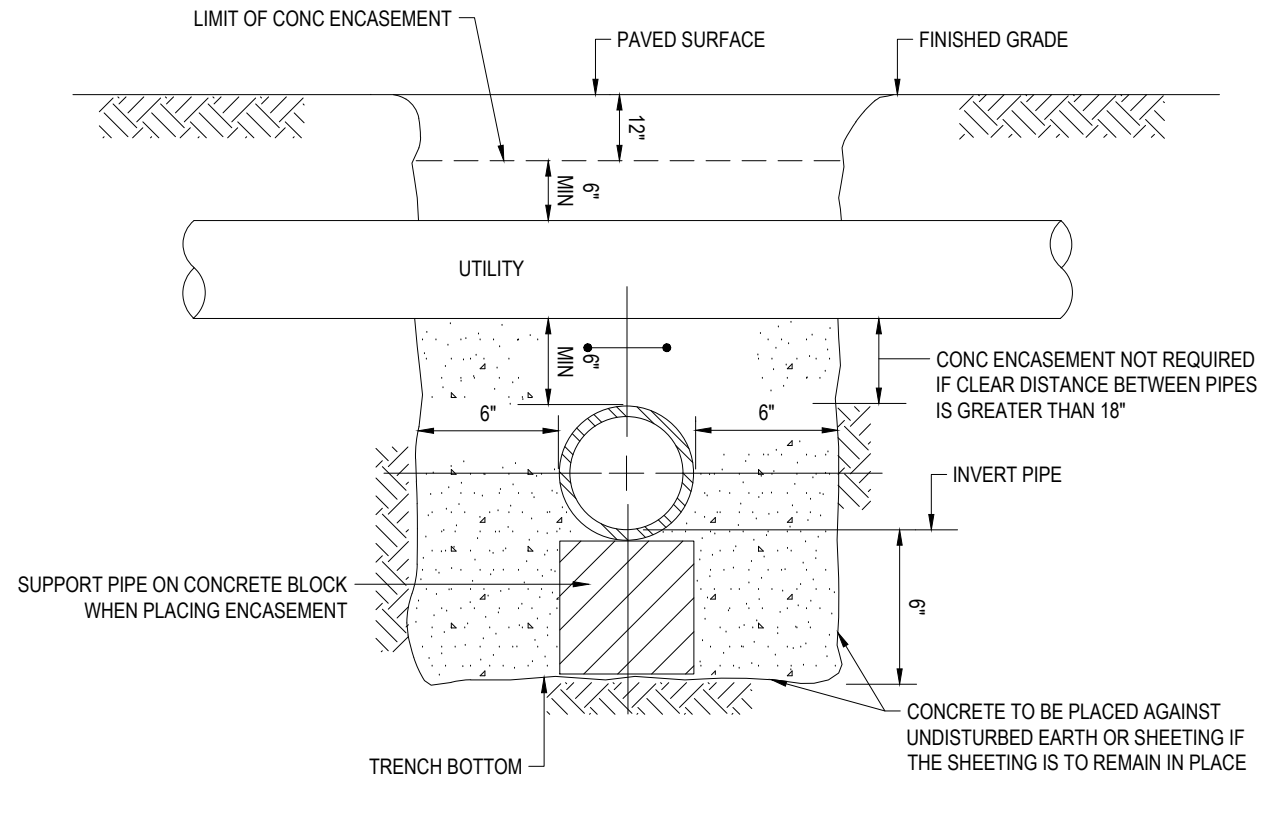
**NYOPLAST 12" LOCKING PEDESTRIAN GRATE**

N.T.S.



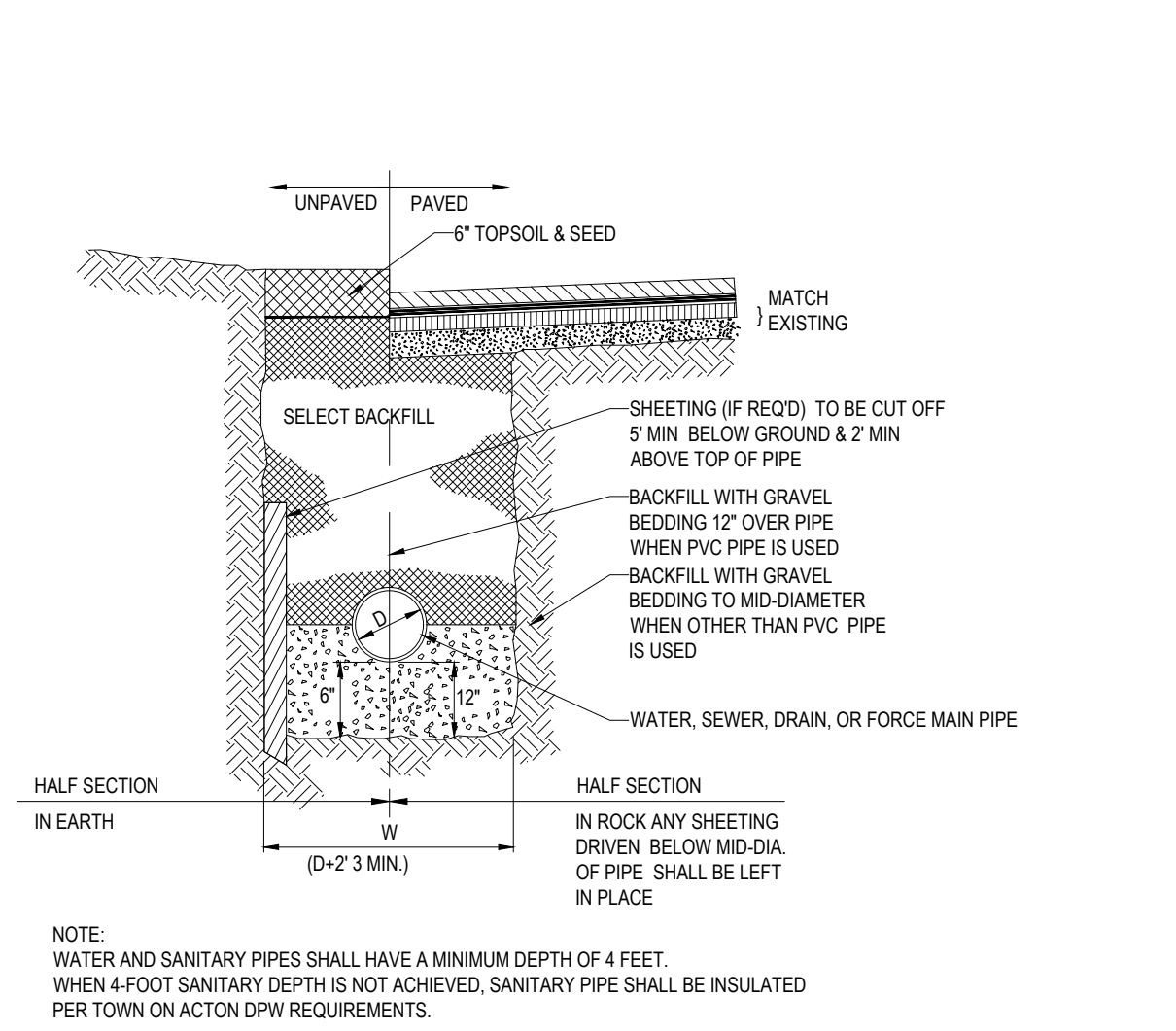
**NYOPLAST 12" DRAIN BASIN (AREA DRAIN)**

N.T.S.



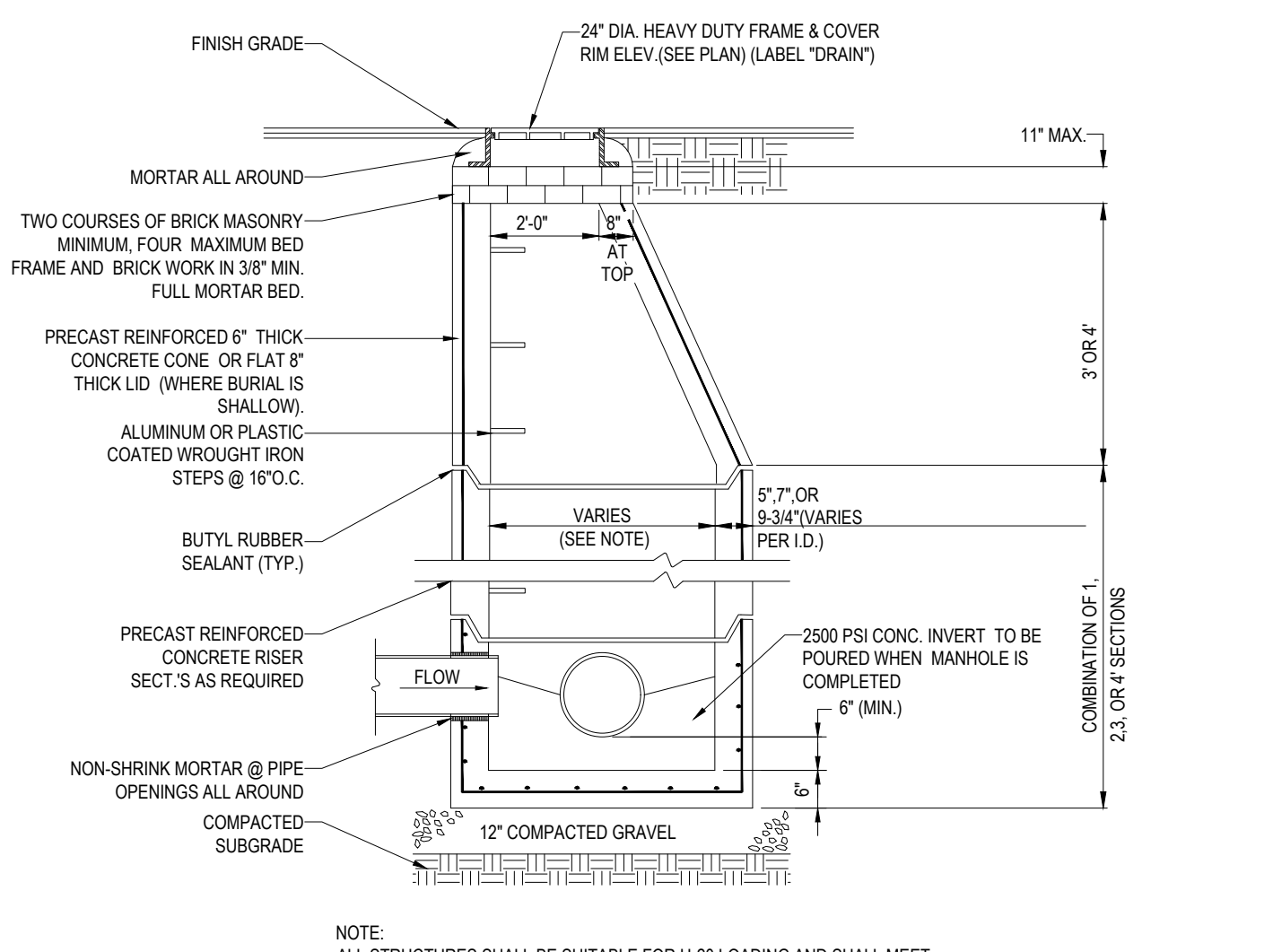
**CONCRETE ENCASEMENT AT UTILITY CROSSING**

N.T.S.



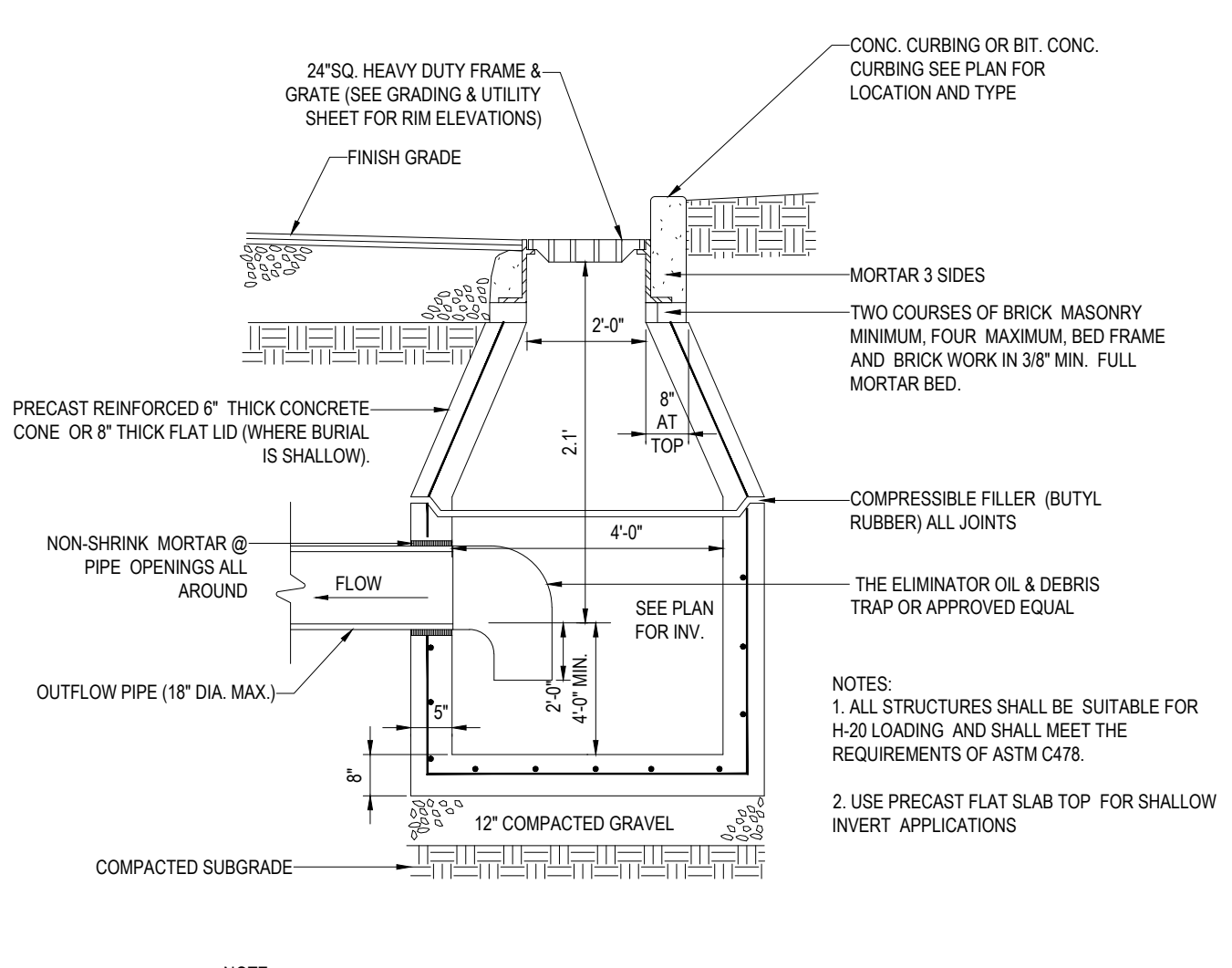
**TYPICAL UTILITY TRENCH**

N.T.S.



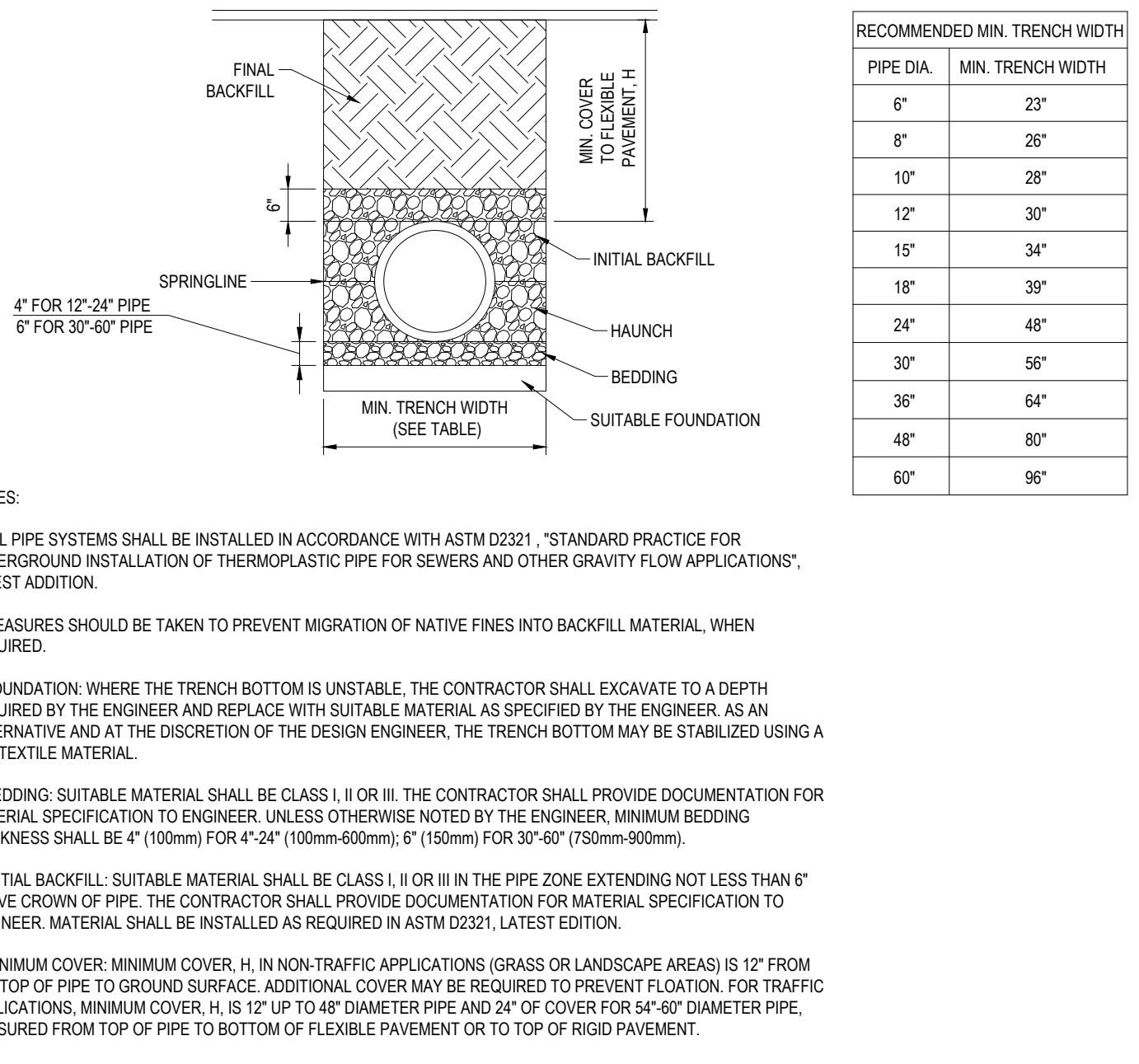
**PRECAST CONCRETE DRAIN MANHOLE**

N.T.S.



**PRECAST CONCRETE DEEP SUMP CATCH BASIN**

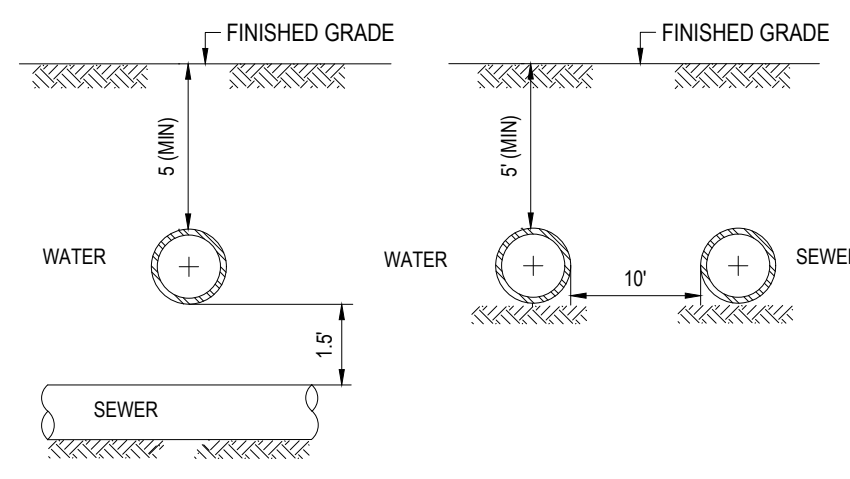
N.T.S.



**HDPE STORM DRAINAGE TRENCH**

N.T.S.

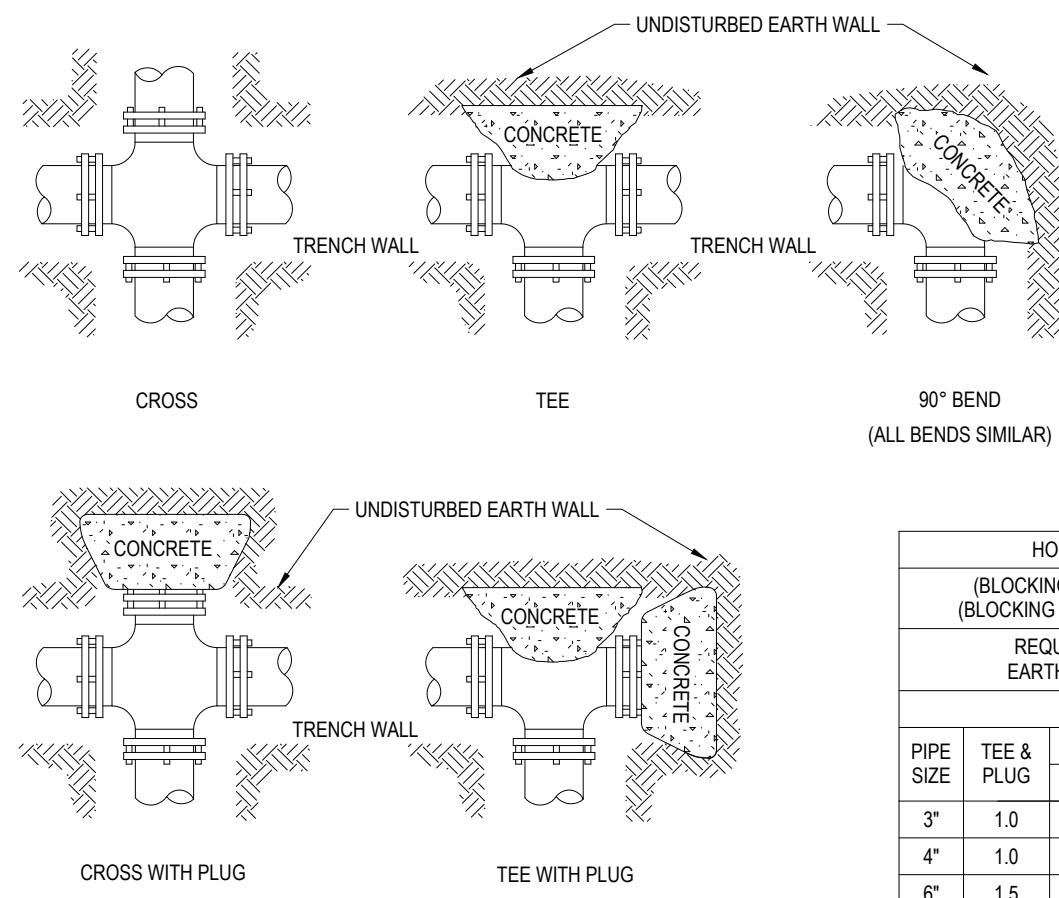
BOHLER ENGINEERING, INC. PROJECT: 2021071907DRAWINGS/PLAN SET/REV: W211057-CV-1 LAYOUT: C-902-DET1



NOTE:  
10" HORIZONTAL SEPARATION AND 1.5" VERTICAL SEPARATION SHALL BE PROVIDED BETWEEN WATER AND SEWER AS DEPICTED IN THIS DETAIL OR SEWER SHALL BE ENCASED IN CONCRETE (SEE "CONCRETE ENCASEMENT DETAIL AT UTILITY CROSSING" DETAIL THIS SHEET) IN SECTIONS WHERE SEPARATIONS SHALL NOT BE ACHIEVED.

**WATER / SEWER CROSSING**

N.T.S.



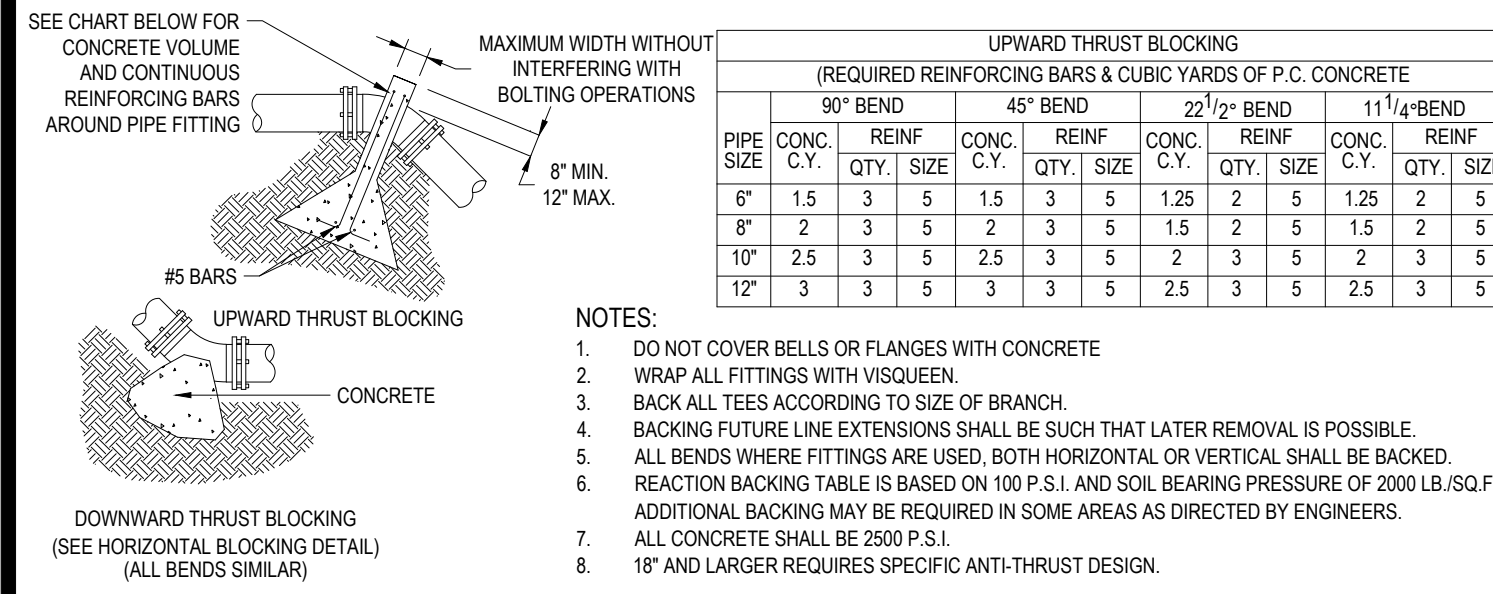
HORIZONTAL THRUST BLOCKING  
(BLOCKING HEIGHT GREATER THAN PIPE O.D.)  
(BLOCKING WIDTH BETWEEN 1 & 2 TIMES HEIGHT)  
REQUIRED SQ. FT. OF UNDISTURBED EARTH WALL FOR REACTION BACKING

PIPE SIZE	TEE & PLUG	BENDS			
		90°	45°	22 1/2°	11 1/4°
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

- 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.  
7. ALL CONCRETE SHALL BE 2500 P.S.I.  
8. 18" AND LARGER REQUIRES SPECIFIC ANTI-THRUST DESIGN.

**HORIZONTAL THRUST BLOCKING**

N.T.S.



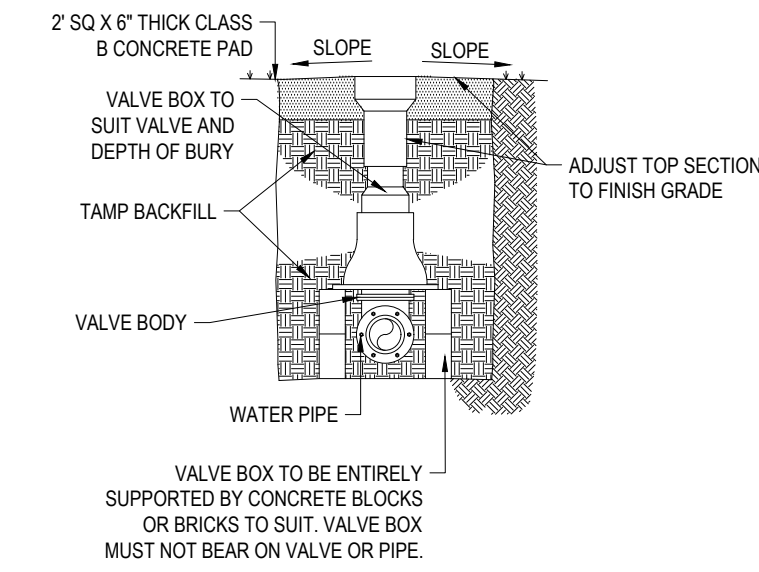
UPWARD THRUST BLOCKING  
(REQUIRED REINFORCING BARS & CUBIC YARDS OF P.C. CONCRETE)

PIPE SIZE	90° BEND		45° BEND		22 1/2° BEND		11 1/4° BEND	
	CONC. C.Y.	REINF. QTY.	CONC. C.Y.	REINF. QTY.	CONC. C.Y.	REINF. QTY.	CONC. C.Y.	REINF. QTY.
6"	1.5	3	1.5	3	1.25	2	1.25	2
8"	2	3	2	3	1.5	2	1.5	2
10"	2.5	3	2.5	3	2	3	2	3
12"	3	3	3	3	2.5	3	2.5	3

- 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.  
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7. ALL CONCRETE SHALL BE 2500 P.S.I.  
8. 18" AND LARGER REQUIRES SPECIFIC ANTI-THRUST DESIGN.

**VERTICAL THRUST BLOCKING**

N.T.S.



**GATE VALVE**

N.T.S.

N.T.S.

N.T.S.

N.T.S.

N.T.S.

N.T.S.

N.T.S.

N.T.S.

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

**REVISIONS**

REV	DATE	COMMENT	DRAWN BY
1	03/23/22	NOTICE OF INTENT SUBMISSION	NPD RMM

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DRAWN BY: NPD  
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CAD I.D.: W211057-CVL-1

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**TMC HOLDINGS & DEVELOPMENT 2, LLC**

PROPOSED INDUSTRIAL DEVELOPMENT  
UNION STREET BUSINESS PARK II  
MAP #314, BLOCK #20, LOT #1  
839 UPPER UNION STREET  
CITY OF FRANKLIN  
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SHEET TITLE:  
**DETAIL SHEET**

SHEET NUMBER:  
**C-903**

REVISION 1 - 03/23/22

I:\BOHLER\ENG\NET\SHARES\MA\PROJECTS\21\W211057\DRAWINGS\PLAN SET\REV\W211057-CVL-1.dwg - LAYOUT: C-903-DTL

REFERENCES:

- THE TAX ASSESSOR'S MAP OF CITY OF FRANKLIN, NORFOLK COUNTY, MAP 314.
- MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, NORFOLK COUNTY, MASSACHUSETTS (ALL JURISDICTIONS), PANEL 317 OF 430," COMMUNITY-PANEL NUMBER 250240 0317 E, EFFECTIVE DATE: JULY 17, 2012.
- MAP ENTITLED "PLAN OF LAND, UNION STREET BUSINESS PARK, FRANKLIN, MA (NORFOLK COUNTY), PREPARED FOR UNION STREET BUSINESS PARK, LLC," PREPARED BY WELCH ASSOCIATES LAND SURVEYORS, INC. DATED DECEMBER 7, 2007, UNRECORDED PLAN.
- MAP ENTITLED "PLAN OF LAND IN FRANKLIN, MA (NORFOLK COUNTY)," PREPARED BY ENGINEERING DESIGN CONSULTANTS, INC. DATED APRIL 15, 1999, RECORDED WITH THE NORFOLK COUNTY REGISTRY OF DEEDS AS PLAN 463 OF 1999.
- MAP ENTITLED "EXISTING CONDITIONS PLAN, UNION STREET BUSINESS PARK, 837, 839 & 841 UPPER UNION STREET, FRANKLIN, MASSACHUSETTS, PREPARED FOR ABRAHAM PROPERTIES," PREPARED BY ENGINEERING DESIGN CONSULTANTS, INC., DATED APRIL 22, 2005, SHEET 1 OF 8.
- UNDERGROUND GAS FACILITY MAPPING PROVIDED BY EVERSOURCE GAS.
- 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 MASSACHUSETTS DEPARTMENT OF PUBLIC WORKS, DATED SEPTEMBER 29, 1965, LAYOUT NO. 5495, SHEETS 9 THROUGH 11 OF 16.

NOTES (CONT'D):

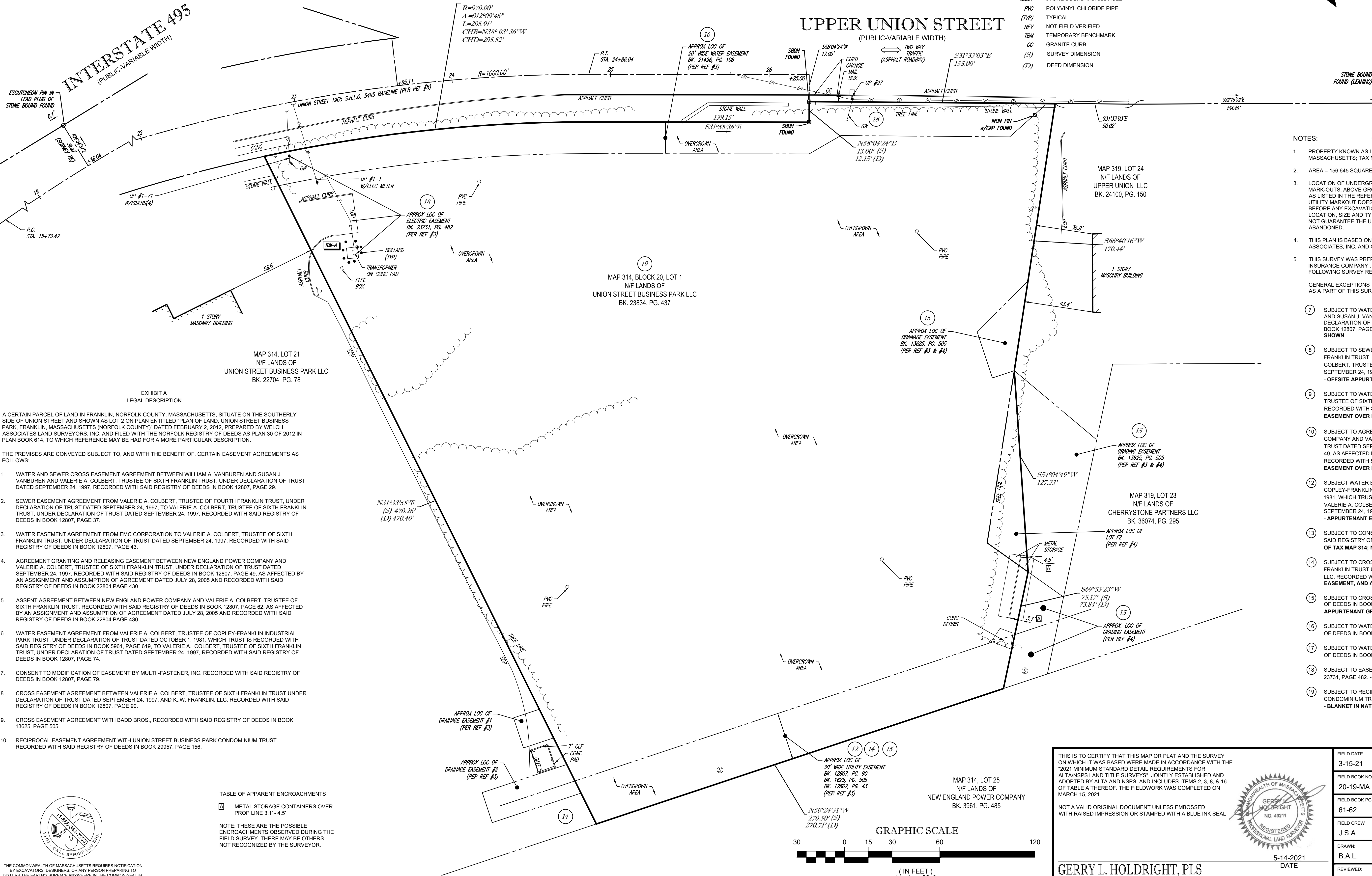
- PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X-UNSHADED (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER REF. #2
- ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYNETGPS) TAKEN AT THE TIME OF THE FIELD SURVEY.
- TEMPORARY BENCH MARKS SET:  
TBM-A: X-CUT ON CORNER OF TRANSFORMER CONCRETE PAD. ELEVATION = 389.82'
- PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SKETCH HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED. ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION.
- THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
- THIS SURVEY DOES NOT SHOW THE EXISTENCE OF WETLANDS, IF ANY.
- THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
- PROPERTY CURRENTLY DOES NOT HAVE DIRECT ACCESS TO UPPER UNION STREET.

LEGEND

- HYDRANT
- OVERHEAD WIRES
- APPROX. LOC. UNDERGROUND GAS LINE
- APPROX. LOC. UNDERGROUND ELECTRIC LINE
- APPROX. LOC. UNDERGROUND WATER LINE
- UTILITY POLE
- GUY WIRE
- AREA LIGHT
- MAIL BOX
- BOLLARD
- POST
- CONCRETE
- CHAIN LINK FENCE
- EDGE OF PAVEMENT
- SANITARY/SEWER MANHOLE
- DRILL HOLE FOUND
- STONE BOUND W/DRILL HOLE
- POLYVINYL CHLORIDE PIPE
- TYPICAL
- NOT FIELD VERIFIED
- TEMPORARY BENCHMARK
- GRANITE CURB
- SURVEY DIMENSION
- DEED DIMENSION



LOCUS MAP  
©2015 ESRI WORLD STREET MAPS  
NOT TO SCALE



NOTES:

- PROPERTY KNOWN AS LOT 1 AS SHOWN ON THE CITY OF FRANKLIN, NORFOLK COUNTY, COMMONWEALTH OF MASSACHUSETTS; TAX MAP NO. 314.
- AREA = 156,645 SQUARE FEET OR 3.596 ACRES
- 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 MARK-OUT 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.
- 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.
- THIS SURVEY WAS PREPARED WITH REFERENCE TO A TITLE REPORT PREPARED BY WESTCOR LAND TITLE INSURANCE COMPANY, HAVING A COMMITMENT NO. -, WITH AN EFFECTIVE DATE OF -, WHERE THE FOLLOWING SURVEY RELATED EXCEPTIONS APPEAR IN SCHEDULE B - PART II:  
GENERAL EXCEPTIONS 1 THRU 6, AND 11 ARE NOT SURVEY RELATED AND HAVE NOT BEEN COMMENTED ON AS A PART OF THIS SURVEY.
- SUBJECT TO WATER AND SEWER CROSS EASEMENT AGREEMENT BETWEEN WILLIAM A. VANBUREN AND SUSAN J. VANBUREN AND VALERIE A. COLBERT, TRUSTEE OF SIXTH FRANKLIN TRUST, UNDER DECLARATION OF TRUST DATED SEPTEMBER 24, 1997, RECORDED WITH SAID REGISTRY OF DEEDS IN BOOK 12807, PAGE 29. - OFFSITE APPURTENANT EASEMENT OVER LOT 24 OF TAX MAP 314; NOT SHOWN.
- SUBJECT TO SEWER EASEMENT AGREEMENT FROM VALERIE A. COLBERT, TRUSTEE OF FOURTH FRANKLIN TRUST, UNDER DECLARATION OF TRUST DATED SEPTEMBER 24, 1997, TO VALERIE A. COLBERT, TRUSTEE OF SIXTH FRANKLIN TRUST, UNDER DECLARATION OF TRUST DATED SEPTEMBER 24, 1997, RECORDED WITH SAID REGISTRY OF DEEDS IN BOOK 12807, PAGE 37. - OFFSITE APPURTENANT EASEMENT OVER LOT 58 OF TAX MAP 313; NOT SHOWN.
- SUBJECT TO WATER EASEMENT AGREEMENT FROM EMC CORPORATION TO VALERIE A. COLBERT, TRUSTEE OF SIXTH FRANKLIN TRUST, UNDER DECLARATION OF TRUST DATED SEPTEMBER 24, 1997, RECORDED WITH SAID REGISTRY OF DEEDS IN BOOK 12807, PAGE 43. - OFFSITE APPURTENANT EASEMENT OVER LOT 15 OF TAX MAP 313; NOT SHOWN.
- SUBJECT TO AGREEMENT GRANTING AND RELEASING EASEMENT BETWEEN NEW ENGLAND POWER COMPANY AND VALERIE A. COLBERT, TRUSTEE OF SIXTH FRANKLIN TRUST, UNDER DECLARATION OF TRUST DATED SEPTEMBER 24, 1997, RECORDED WITH SAID REGISTRY OF DEEDS IN BOOK 12807, PAGE 49, AS AFFECTED BY AN ASSIGNMENT AND ASSUMPTION OF AGREEMENT DATED JULY 28, 2005 AND RECORDED WITH SAID REGISTRY OF DEEDS IN BOOK 22804 PAGE 430. - OFFSITE APPURTENANT EASEMENT OVER LOT 25 OF TAX MAP 314; NOT SHOWN.
- SUBJECT TO WATER EASEMENT AGREEMENT FROM VALERIE A. COLBERT, TRUSTEE OF SIXTH FRANKLIN TRUST, UNDER DECLARATION OF TRUST DATED OCTOBER 1, 1981, WHICH TRUST IS RECORDED WITH SAID REGISTRY OF DEEDS IN BOOK 5961, PAGE 619, TO VALERIE A. COLBERT, TRUSTEE OF SIXTH FRANKLIN TRUST, UNDER DECLARATION OF TRUST DATED SEPTEMBER 24, 1997, RECORDED WITH SAID REGISTRY OF DEEDS IN BOOK 12807, PAGE 74. - APPURTENANT EASEMENT OVER LOT 23 OF TAX MAP 313; AS SHOWN.
- SUBJECT TO CONSENT TO MODIFICATION OF EASEMENT BY MULTI-FASTENER, INC. RECORDED WITH SAID REGISTRY OF DEEDS IN BOOK 12807, PAGE 79. - OFFSITE APPURTENANT EASEMENT OVER LOT 25 OF TAX MAP 314; NOT SHOWN.
- SUBJECT TO CROSS EASEMENT AGREEMENT BETWEEN VALERIE A. COLBERT, TRUSTEE OF SIXTH FRANKLIN TRUST UNDER DECLARATION OF TRUST DATED SEPTEMBER 24, 1997, AND K. W. FRANKLIN, LLC, RECORDED WITH SAID REGISTRY OF DEEDS IN BOOK 12807, PAGE 90. - 30' WIDE UTILITY EASEMENT, AND APPURTENANT EASEMENT OVER LOT 21 OF TAX MAP 314; AS SHOWN.
- SUBJECT TO CROSS EASEMENT AGREEMENT WITH BADD BROS., RECORDED WITH SAID REGISTRY OF DEEDS IN BOOK 13625, PAGE 505. - 30' WIDE UTILITY EASEMENT, DRAINAGE EASEMENT, AND APPURTENANT GRADING EASEMENT OVER LOT 24 OF TAX MAP 313; AS SHOWN.
- SUBJECT TO WATER EASEMENT AGREEMENT TO UNION PLACE LLC RECORDED WITH SAID REGISTRY OF DEEDS IN BOOK 21496, PAGE 114. - NOT LOCUS.
- SUBJECT TO EASEMENT TO MASS. ELECTRIC RECORDED WITH SAID REGISTRY OF DEEDS IN BOOK 23731, PAGE 482. - ELECTRIC LINE EASEMENT SHOWN.
- SUBJECT TO RECIPROCAL EASEMENT AGREEMENT WITH UNION STREET BUSINESS PARK CONDOMINIUM TRUST RECORDED WITH SAID REGISTRY OF DEEDS IN BOOK 29957, PAGE 156. - BLANKET IN NATURE

EXHIBIT A  
LEGAL DESCRIPTION

A CERTAIN PARCEL OF LAND IN FRANKLIN, NORFOLK COUNTY, MASSACHUSETTS, SITUATE ON THE SOUTHERLY SIDE OF UNION STREET AND SHOWN AS LOT 2 ON PLAN ENTITLED "PLAN OF LAND, UNION STREET BUSINESS PARK, FRANKLIN, MASSACHUSETTS (NORFOLK COUNTY)" DATED FEBRUARY 2, 2012, PREPARED BY WELCH ASSOCIATES LAND SURVEYORS, INC. AND FILED WITH THE NORFOLK REGISTRY OF DEEDS AS PLAN 30 OF 2012 IN PLAN BOOK 614, TO WHICH REFERENCE MAY BE HAD FOR A MORE PARTICULAR DESCRIPTION.

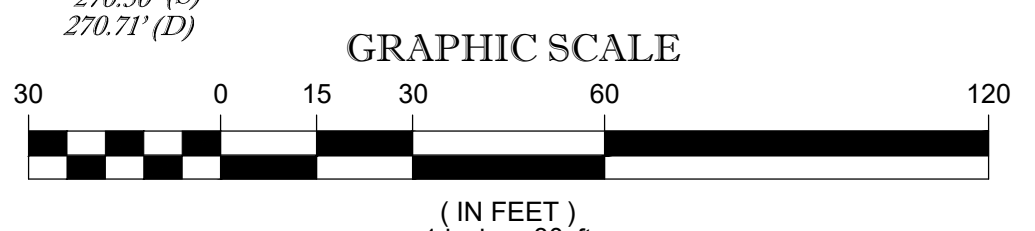
THE PREMISES ARE CONVEYED SUBJECT TO, AND WITH THE BENEFIT OF, CERTAIN EASEMENT AGREEMENTS AS FOLLOWS:

- WATER AND SEWER CROSS EASEMENT AGREEMENT BETWEEN WILLIAM A. VANBUREN AND SUSAN J. VANBUREN AND VALERIE A. COLBERT, TRUSTEE OF SIXTH FRANKLIN TRUST, UNDER DECLARATION OF TRUST DATED SEPTEMBER 24, 1997, RECORDED WITH SAID REGISTRY OF DEEDS IN BOOK 12807, PAGE 29.
- SEWER EASEMENT AGREEMENT FROM VALERIE A. COLBERT, TRUSTEE OF FOURTH FRANKLIN TRUST, UNDER DECLARATION OF TRUST DATED SEPTEMBER 24, 1997, TO VALERIE A. COLBERT, TRUSTEE OF SIXTH FRANKLIN TRUST, UNDER DECLARATION OF TRUST DATED SEPTEMBER 24, 1997, RECORDED WITH SAID REGISTRY OF DEEDS IN BOOK 12807, PAGE 37.
- WATER EASEMENT AGREEMENT FROM EMC CORPORATION TO VALERIE A. COLBERT, TRUSTEE OF SIXTH FRANKLIN TRUST, UNDER DECLARATION OF TRUST DATED SEPTEMBER 24, 1997, RECORDED WITH SAID REGISTRY OF DEEDS IN BOOK 12807, PAGE 43.
- AGREEMENT GRANTING AND RELEASING EASEMENT BETWEEN NEW ENGLAND POWER COMPANY AND VALERIE A. COLBERT, TRUSTEE OF SIXTH FRANKLIN TRUST, UNDER DECLARATION OF TRUST DATED SEPTEMBER 24, 1997, RECORDED WITH SAID REGISTRY OF DEEDS IN BOOK 12807, PAGE 49, AS AFFECTED BY AN ASSIGNMENT AND ASSUMPTION OF AGREEMENT DATED JULY 28, 2005 AND RECORDED WITH SAID REGISTRY OF DEEDS IN BOOK 22804 PAGE 430.
- ASSENT AGREEMENT BETWEEN NEW ENGLAND POWER COMPANY AND VALERIE A. COLBERT, TRUSTEE OF SIXTH FRANKLIN TRUST, RECORDED WITH SAID REGISTRY OF DEEDS IN BOOK 12807, PAGE 62, AS AFFECTED BY AN ASSIGNMENT AND ASSUMPTION OF AGREEMENT DATED JULY 28, 2005 AND RECORDED WITH SAID REGISTRY OF DEEDS IN BOOK 22804 PAGE 430.
- WATER EASEMENT AGREEMENT FROM VALERIE A. COLBERT, TRUSTEE OF COPLEY-FRANKLIN INDUSTRIAL PARK TRUST, UNDER DECLARATION OF TRUST DATED OCTOBER 1, 1981, WHICH TRUST IS RECORDED WITH SAID REGISTRY OF DEEDS IN BOOK 5961, PAGE 619, TO VALERIE A. COLBERT, TRUSTEE OF SIXTH FRANKLIN TRUST, UNDER DECLARATION OF TRUST DATED SEPTEMBER 24, 1997, RECORDED WITH SAID REGISTRY OF DEEDS IN BOOK 12807, PAGE 74.
- CONSENT TO MODIFICATION OF EASEMENT BY MULTI-FASTENER, INC. RECORDED WITH SAID REGISTRY OF DEEDS IN BOOK 12807, PAGE 79.
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- CROSS EASEMENT AGREEMENT WITH BADD BROS., RECORDED WITH SAID REGISTRY OF DEEDS IN BOOK 13625, PAGE 505.
- RECIPROCAL EASEMENT AGREEMENT WITH UNION STREET BUSINESS PARK CONDOMINIUM TRUST RECORDED WITH SAID REGISTRY OF DEEDS IN BOOK 29957, PAGE 156.

TABLE OF APPARENT ENCROACHMENTS

	METAL STORAGE CONTAINERS OVER PROP LINE 3.1' - 4.5'
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NOTE: THESE ARE THE POSSIBLE ENCROACHMENTS OBSERVED DURING THE FIELD SURVEY. THERE MAY BE OTHERS NOT RECOGNIZED BY THE SURVEYOR.



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, 8, & 16 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MARCH 15, 2021.

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

5-14-2021  
DATE

FIELD DATE	3-15-21	ALTA/NSPS LAND TITLE SURVEY
FIELD BOOK NO.	20-19-MA	UNION STREET BUSINESS PARK, LLC
FIELD BOOK PGS.	61-62	837 UPPER UNION STREET MAP 314, BLOCK 20, LOT 1 CITY OF FRANKLIN, NORFOLK COUNTY COMMONWEALTH OF MASSACHUSETTS
FIELD CREW	J.S.A.	<b>CONTROL POINT ASSOCIATES, INC.</b>
DRAWN	B.A.L.	ALBANY, NY 518-217-5010 CHALFONT, PA 215-712-8600 HAUPPAUGE, NY 631-890-2645 MANHATTAN, NY 609-780-0411 SOUTH BOKROUUGH, MA 01772 508-948-3000 - 508-948-3003 FAX WARREN, NJ 908-668-2999
REVIEWED:	R.J.K.	APPROVED: G.L.H.
DATE	5-14-2021	SCALE
FILE NO.	03-210095	DWG. NO.
	1 OF 1	



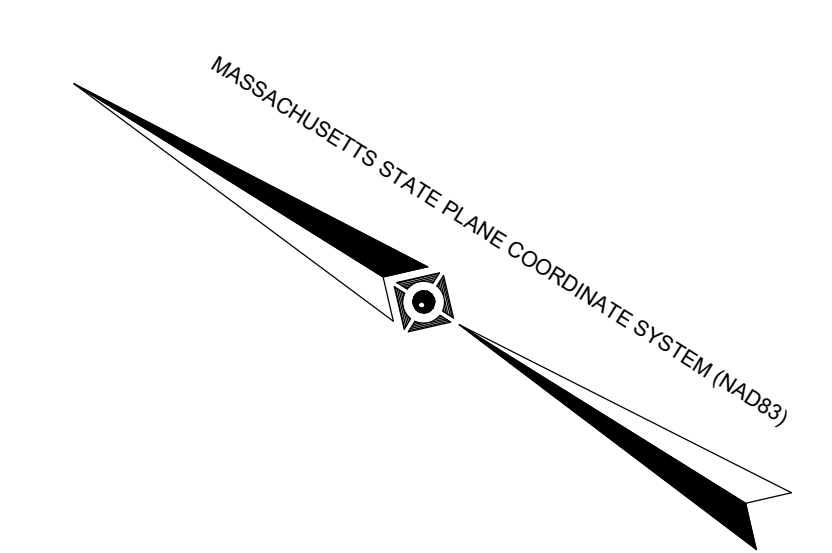
THE COMMONWEALTH OF MASSACHUSETTS REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE COMMONWEALTH.

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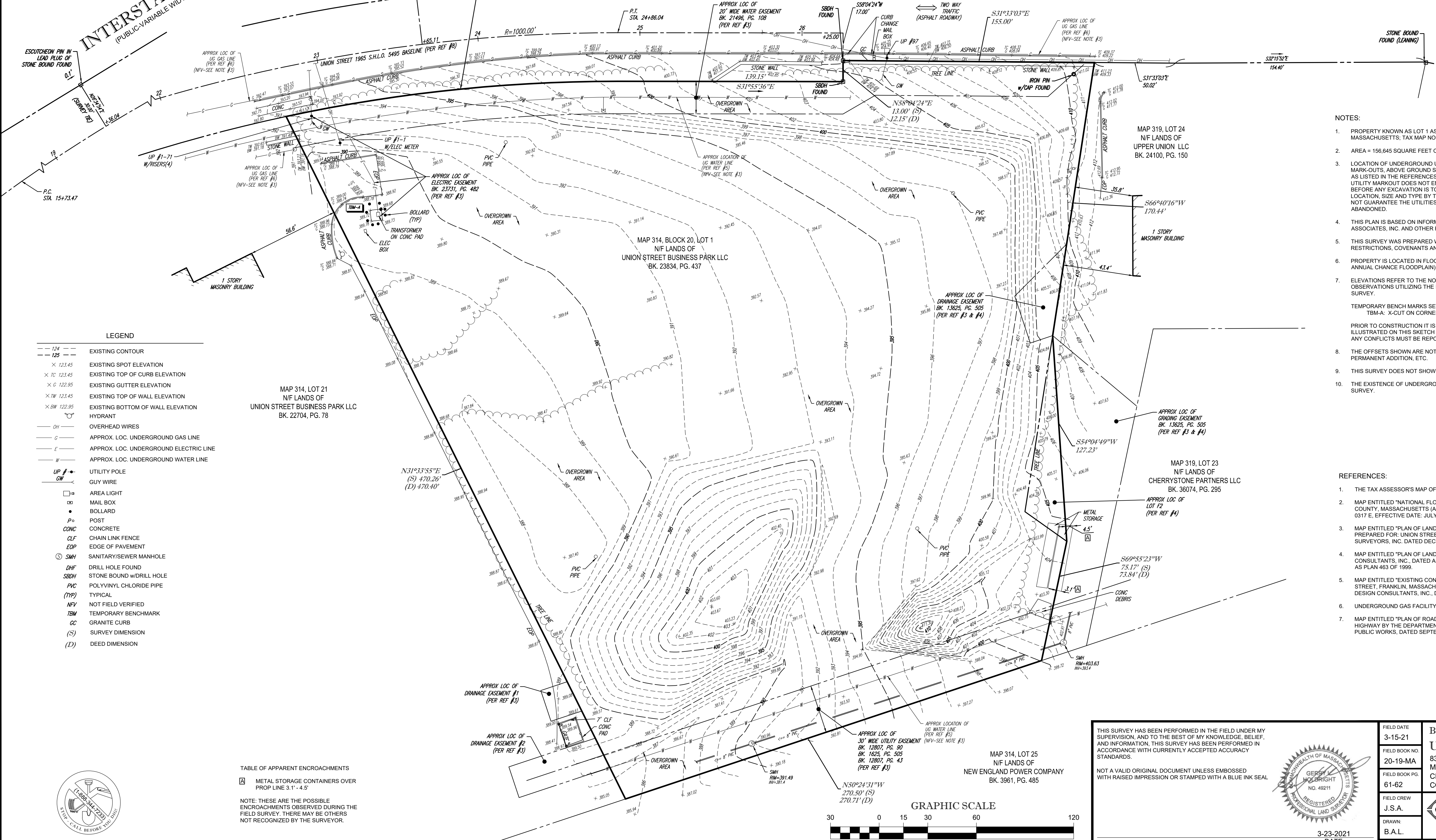


LOCUS MAP  
© 2013 ESRI WORLD STREET MAPS  
NOT TO SCALE



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

**UPPER UNION STREET**  
(PUBLIC-VARIABLE WIDTH)



**LEGEND**

- 124 --- EXISTING CONTOUR
- 125 --- EXISTING SPOT ELEVATION
- × 123.45 EXISTING TOP OF CURB ELEVATION
- × 7C 122.95 EXISTING GUTTER ELEVATION
- × 7W 123.45 EXISTING TOP OF WALL ELEVATION
- × BW 122.95 EXISTING BOTTOM OF WALL ELEVATION
- HYDRANT
- OH OVERHEAD WIRES
- G APPROX. LOC. UNDERGROUND GAS LINE
- E APPROX. LOC. UNDERGROUND ELECTRIC LINE
- W APPROX. LOC. UNDERGROUND WATER LINE
- UP #1-71 UTILITY POLE
- GW GUY WIRE
- AREA LIGHT
- MAIL BOX
- BOLLARD
- Po POST
- CONC CONCRETE
- CLF CHAIN LINK FENCE
- EDP EDGE OF PAVEMENT
- SMH SANITARY/SEWER MANHOLE
- DHF DRILL HOLE FOUND
- SBWH STONE BOUND W/DRILL HOLE
- PVC POLYVINYL CHLORIDE PIPE
- (TP) TYPICAL
- NFV NOT FIELD VERIFIED
- TBM TEMPORARY BENCHMARK
- GC GRANITE CURB
- (S) SURVEY DIMENSION
- (D) DEED DIMENSION

MAP 314, LOT 21  
N/F LANDS OF  
UNION STREET BUSINESS PARK LLC  
BK. 22704, PG. 78

MAP 314, BLOCK 20, LOT 1  
N/F LANDS OF  
UNION STREET BUSINESS PARK LLC  
BK. 23834, PG. 437

MAP 319, LOT 24  
N/F LANDS OF  
UPPER UNION LLC  
BK. 24100, PG. 150

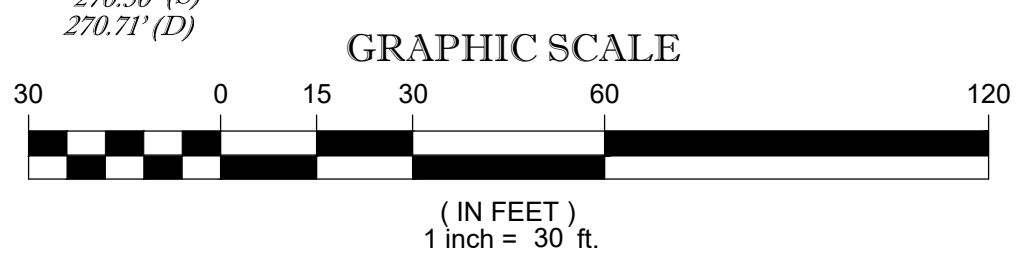
MAP 319, LOT 23  
N/F LANDS OF  
CHERRYSTONE PARTNERS LLC  
BK. 36074, PG. 295

MAP 314, LOT 25  
N/F LANDS OF  
NEW ENGLAND POWER COMPANY  
BK. 3961, PG. 485

**TABLE OF APPARENT ENCROACHMENTS**

☒ METAL STORAGE CONTAINERS OVER PROP LINE 3.1' - 4.5'

NOTE: THESE ARE THE POSSIBLE ENCROACHMENTS OBSERVED DURING THE FIELD SURVEY. THERE MAY BE OTHERS NOT RECOGNIZED BY THE SURVEYOR.



**NOTES:**

1. PROPERTY KNOWN AS LOT 1 AS SHOWN ON THE CITY OF FRANKLIN, NORFOLK COUNTY, COMMONWEALTH OF MASSACHUSETTS; TAX MAP NO. 314.
  2. AREA = 156,645 SQUARE FEET OR 3.596 ACRES
  3. LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE 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.
  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 WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN.
  6. PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X-UNSHADED (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER REF. #2
  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.
- TEMPORARY BENCH MARKS SET:  
TBM-A: X-CUT ON CORNER OF TRANSFORMER CONCRETE PAD. ELEVATION = 389.82'
- PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SKETCH HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED. ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION.
8. THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
  9. THIS SURVEY DOES NOT SHOW THE EXISTENCE OF WETLANDS, IF ANY.
  10. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.

**REFERENCES:**

1. THE TAX ASSESSOR'S MAP OF CITY OF FRANKLIN, NORFOLK COUNTY, MAP 314.
2. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, NORFOLK COUNTY, MASSACHUSETTS (ALL JURISDICTIONS), PANEL 317 OF 430," COMMUNITY-PANEL NUMBER 250240 0317 E, EFFECTIVE DATE: JULY 17, 2012.
3. MAP ENTITLED "PLAN OF LAND, UNION STREET BUSINESS PARK, FRANKLIN, MA (NORFOLK COUNTY), PREPARED FOR: UNION STREET BUSINESS PARK, LLC," PREPARED BY WELCH ASSOCIATES LAND SURVEYORS, INC. DATED DECEMBER 1, 2007. UNRECORDED PLAN.
4. MAP ENTITLED "PLAN OF LAND IN FRANKLIN, MA (NORFOLK COUNTY)," PREPARED BY ENGINEERING DESIGN CONSULTANTS, INC. DATED APRIL 15, 1999. RECORDED WITH THE NORFOLK COUNTY REGISTER OF DEEDS AS PLAN 463 OF 1999.
5. MAP ENTITLED "EXISTING CONDITIONS PLAN, UNION STREET BUSINESS PARK, 837, 839 & 841 UPPER UNION STREET, FRANKLIN, MASSACHUSETTS, PREPARED FOR: ABRAHAM PROPERTIES," PREPARED BY ENGINEERING DESIGN CONSULTANTS, INC. DATED APRIL 22, 2005. SHEET 1 OF 8.
6. UNDERGROUND GAS FACILITY MAPPING PROVIDED BY EVERSOURCE GAS.
7. 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 MASSACHUSETTS DEPARTMENT OF PUBLIC WORKS, DATED SEPTEMBER 29, 1965. LAYOUT NO. 5495, SHEETS 9 THROUGH 11 OF 16.

THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS.

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 #42211

3-23-2021  
DATE

FIELD DATE	3-15-21	<b>BOUNDARY &amp; TOPOGRAPHIC SURVEY</b>	
FIELD BOOK NO.	20-19-MA	<b>UNION STREET BUSINESS PARK, LLC</b>	
FIELD BOOK PGS.	61-62	837 UPPER UNION STREET MAP 314, BLOCK 20, LOT 1 CITY OF FRANKLIN, NORFOLK COUNTY COMMONWEALTH OF MASSACHUSETTS	
FIELD CREW	J.S.A.	<b>CONTROL POINT ASSOCIATES, INC.</b>	
DRAWN	B.A.L.	ALBANY, NY 518-217-5010 CHALFONT, PA 215-712-8600 HAUPPAUGE, NY 631-850-2645 MANHATTAN, NY 646-780-0411 SOUTH BROOKFIELD, MA 01772 508.948.3000 - 508.948.3003 FAX MT LAUREL, NJ 609-857-2999 WARREN, NJ 908-668-0999	
REVIEWED	R.J.K.	APPROVED:	G.L.H.
DATE	3-23-2021	SCALE	1"=30'
FILE NO.	03-210095	DWG. NO.	1 OF 1

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