



SITE INFORMATION

1. APPLICANT/TOWNER:
MARCUS PARTNERS
280 FRANKLIN STREET, SUITE 280
BOSTON, MA 02110

PARKING REQUIREMENTS

ITEM	CODE	PERMITTED	PROPOSED
MIN. STALL SIZE		9' X 19'	9' X 19'
MIN. PARKING SPACES	5 185-21	258 SPACES	293 SPACES (NOT INCL. 18 TRAILER STORAGE STALLS)
ACCESS, PARKING SPACES		8 SPACES	7 SPACES
DESIGNATED WAREHOUSE REQUIRED FOR WAREHOUSE USE = 1 SPACE PER 1,000 SF GFA TELLERS = 00 PROVIDED TOTAL = 255,400 SF (1 SPACE / 1,000 SF) = 255 SPACES			
VARIANCE REQUIRED			

ZONING ANALYSIS TABLE

ZONE: BUSINESS
USE: WAREHOUSE
MAP 313 LOTS: 7, 8, 53, 54 & 55
PERMIT REQUIREMENT: PERMIT FROM DEPT.

BULK REQUIREMENTS

ITEM	CODE	PERMITTED	EXISTING	PROPOSED
MIN. LOT AREA		20,000 SF	1,258,859 SF (28.90 AC.)	NO CHANGE
MAX. BLDG COVERAGE		70%	N/A	20.3%
MIN. FRONT SETBACK		40'	N/A	484.6'
MIN. SIDE SETBACK		20'	N/A	101.9'
MIN. REAR SETBACK		30'	N/A	68.7'
MAX. BLDG HEIGHT		3 STORIES / 40' *	N/A	39'-11"
MAX. IMPER COVERAGE		80%	N/A	44.6%
MIN. FRONTAGE		125'	N/A	655'
MIN. LOT WIDTH		112.5'	N/A	539.2'
MIN. GREEN BELT SETBACK		15'	N/A	29.5'

KEY = [Symbol] VARIANCE REQUIRED

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

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LAND DEVELOPMENT
SUBMITTABLE PRELIMINARY PERMITS
TRANSPORTATION SERVICES

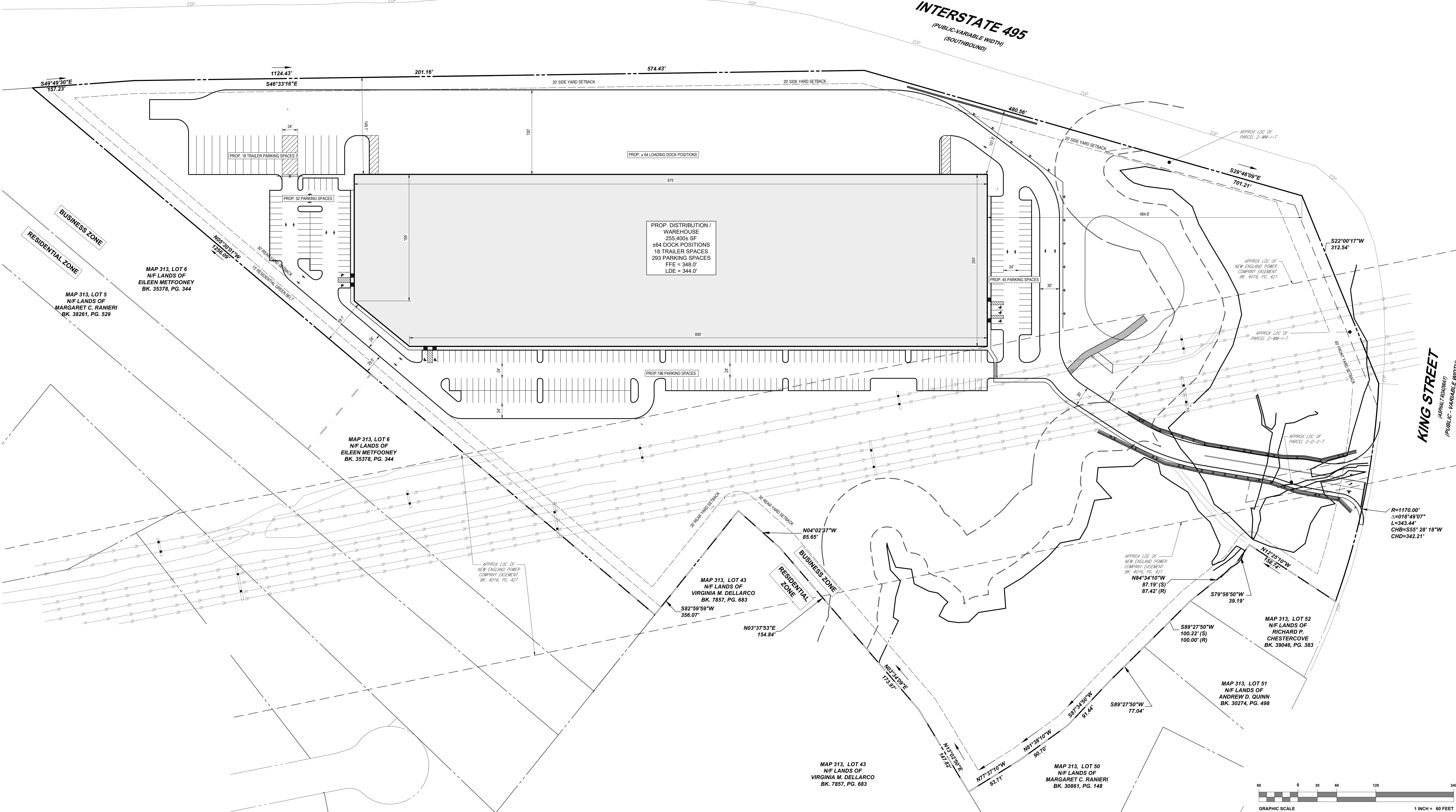
1100 BOWEN DRIVE, SUITE 100, SOUTH BOROUGH, MA 01772
PHONE: (508) 480-9900
WWW.BOHLERENGINEERING.COM

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

INTERSTATE 495
(PUBLIC-VARIABLE WIDTH)
(SOUTHBOUND)

INTERSTATE 495
(PUBLIC-VARIABLE WIDTH)
(SOUTHBOUND)



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PRELIMINARY

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT NO.: JMJ210068
DRAWN BY: M8/M
CHECKED BY: M8/M
DATE: 10/08/2021
CAD I.D.: JMJ210066-SPD0-30

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.A. KUCICH
PROFESSIONAL ENGINEER
MASSACHUSETTS LICENSE No. 41557
NEW HAMPSHIRE LICENSE No. 19470
CONNECTICUT LICENSE No. 5027
RHODE ISLAND LICENSE No. 2416
PENNSYLVANIA LICENSE No. 14853

SHEET TITLE:
SURVEY BASED CONCEPT PLAN B

SHEET NUMBER:
CB-01

REVISION 3 - 12/21/2021

BOHLER ENGINEERING, INC. PROJECT 21-1031-1111-BUSINESS CONCEPT PRELIMINARY CONCEPT PLAN DRAWN BY: M8/M DATE: 10/08/2021