PRELIMINARY MAJOR SITE PLAN

— FOR ———



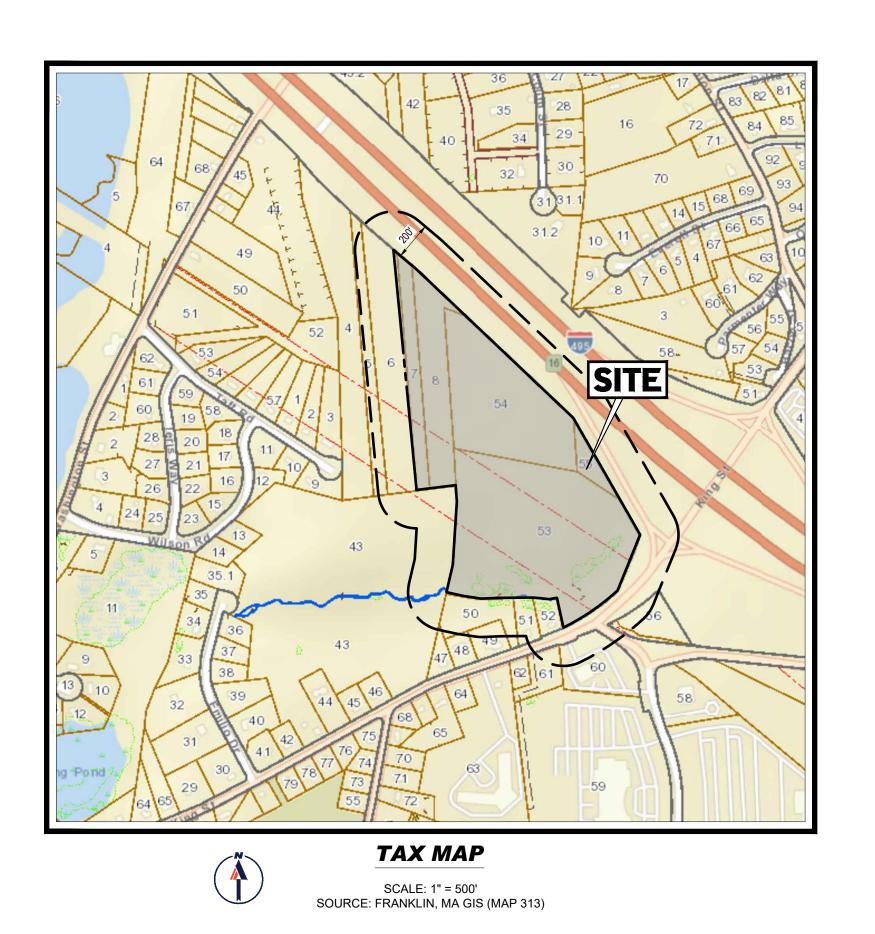
PROPOSED DISTRIBUTION / WAREHOUSE

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

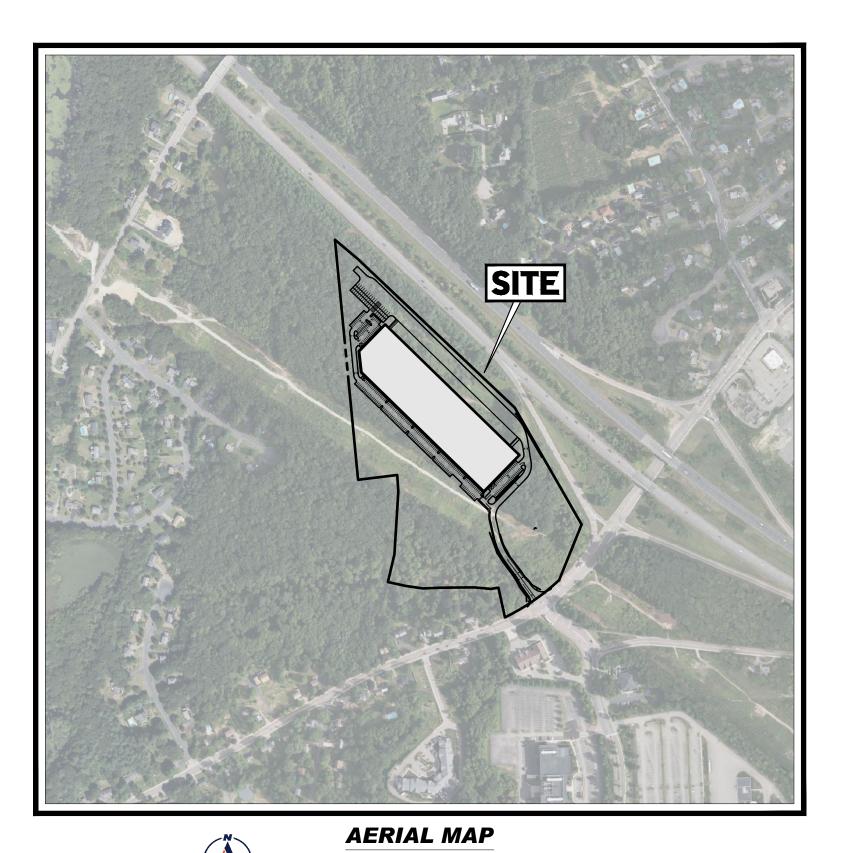
KING STREET

TOWN OF FRANKLIN

NORFOLK COUNTY, MASSACHUSETTS



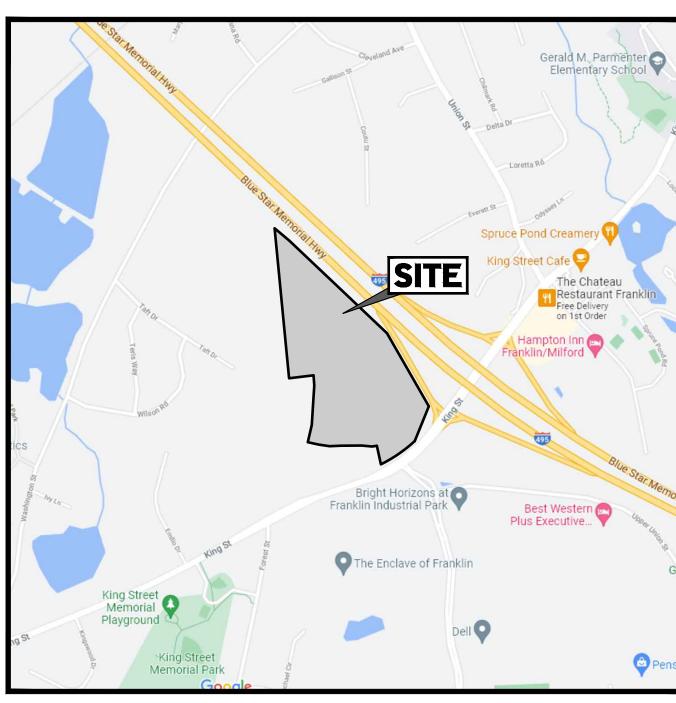
USGS MAP



SCALE: 1" = 500' SOURCE: AUTOCAD GEOLOCATION

PREPARED BY

BOHLER//



KEY MAPSCALE: 1" = 800'

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APPROVAL BLOCK

TOWN OF FRANKLIN PLANNING BOARD APPROVAL APPROVED BY THE PLANNING BOARD OF THE TOWN OF FRANKLIN, MASSACHUSETTS.			
PLANNING BOARD CHAIRMAN	DATE		
PLANNING BOARD SECRETARY	DATE		
TOWN ENGINEER	DATE		

OWNER CERTIFICATION

I CERTIFY THAT I AM THE OWNER OF 55 AND CONSENT TO THE FILING OF T		
OWNER	DATE	

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

THENFORMATION, DESIGN AND CONTENT OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE COPIED FOR CONSTRUCTION PHOPPOSE
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 DATE
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 1
 11/23/2021
 REV. PER RELOCATED LOADING DOCKS
 JAK

 2
 12/20/2021
 REV. PER CLIENT COMMENTS
 CSE COMMENTS

 3
 12/21/2021
 REV. PER CLIENT COMMENTS
 CSE COMMENTS

 4
 03/16/2022
 PLANNING BOARD PEER REVIEW
 NEM

Know what's below.
Call before you dig.

NEW JERSEY
LMUST CALL 811 REFORE ANY EXCAVATION

RELIMINARY

RAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY ND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION

EKED BY:

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1.0.:

W211018-CN

MECT:

PRELIMINARY

MAJOR SITE

PLAN

FOR —

MARCUS PARTNERS

PROPOSED
DISTRIBUTION / WAREHOUSE

MAP #313 | LOTS: 7, 8, 53, 54 & 5

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:

COVER SHEET

C-101

AUTHORIZATION TO PROCEED WITH SUCH ADDITIONAL WORK.

GENERAL GRADING & UTILITY PLAN NOTES

ADWAY CONSTRUCTION (LATEST EDITION) AND ANY AMENDMENTS OR REVISIONS THERETO.

- CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THE NOTES AND SPECIFICATIONS CONTAINED HEREIN. CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL 1. LOCATIONS OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND INFORMATION BY SUBCONTRACTORS FULLY AND COMPLETELY CONFORM TO AND COMPLY WITH THESE REQUIREMENTS. 1. THE FOLLOWING DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THIS SITE PLAN:
- "ALTA / NSPS LAND TITLE SURVEY", PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED 08/03/21, REVISED THRU 01/21/22.
- "LIMITED GEOTECHNICAL INVESTIGATION". PREPARED BY WHITESTONE ASSOCIATES. INC., DATED 06/30/21
- PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR MUST VERIFY THAT HE/SHE HAS THE LATEST EDITION OF THE DOCUMENTS REFERENCED ABOVE.
- 2. ALL ACCESSIBLE (A/K/A ADA) PARKING SPACES MUST BE CONSTRUCTED TO MEET. AT A MINIMUM. THE MORE STRINGENT OF THE 3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL CONSTRUCTION CONTRACT DOCUMENTS INCLUDING BUT NOT LIMITED TO ALL OF THE DRAWINGS AND SPECIFICATIONS.
- "AMERICANS WITH DISABILITIES ACT" (ADA) CODE (42 U.S.C. § 12101 et sea, AND 42 U.S.C. § 4151 et sea,) OR THE REQUIREMENTS OF THE JURISDICTION WHERE THE PROJECT IS TO BE CONSTRUCTED, AND ANY AND ALL AMENDMENTS TO BOTH WHICH ARE IN EFFECT WHEN THESE PLANS ARE COMPLETED.
- 3. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROLIGHLY REVIEWED THE COMMENTS TO ALL PLANS AND OTHER DOCUMENTS REVIEWED AND APPROVED BY THE PERMITTING AUTHORITIES AND CONFIRMED THAT ALL NECESSARY OR REQUIRED PERMITS HAVE BEEN OBTAINED. CONTRACTOR MUST HAVE COPIES OF ALL PERMITS AND APPROVALS ON SITE AT ALL TIMES.
- 4. THE OWNER/CONTRACTOR MUST BE FAMILIAR WITH AND RESPONSIBLE FOR THE PROCUREMENT OF ANY AND ALL CERTIFICATIONS REQUIRED FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY
- 5. ALL WORK MUST BE PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS AND CONDITIONS OF APPROVAL, AND ALL APPLICABLE REQUIREMENTS, 5. RULES, REGULATIONS, STATUTORY REQUIREMENTS, CODES, LAWS AND STANDARDS OF ALL GOVERNMENTAL ENTITIES WITH JURISDICTION OVER THIS PROJECT. 6. THE GEOTECHNICAL REPORT AND RECOMMENDATIONS SET FORTH HEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND. IN CASE OF CONFLICT, DISCREPANCY OR AMBIGUITY, THE MORE STRINGENT REQUIREMENTS AND/OR RECOMMENDATIONS CONTAINED IN THE PLANS AND THE GEOTECHNICAL REPORT AND RECOMMENDATIONS SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR MUST NOTIFY THE 6 ENGINEER, IN WRITING, OF ANY SUCH CONFLICT, DISCREPANCY OR AMBIGUITY BETWEEN THE GEOTECHNICAL REPORTS AND PLANS AND SPECIFICATIONS PRIOR O PROCEEDING WITH ANY FURTHER WORK.
- 7. THESE PLANS ARE BASED ON INFORMATION PROVIDED TO BOHLER ENGINEERING BY THE OWNER AND OTHERS PRIOR TO THE TIME OF PLAN PREPARATION. CONTRACTOR MUST FIELD VERIFY EXISTING CONDITIONS AND NOTIFY BOHLER ENGINEERING, IN WRITING, IMMEDIATELY IF ACTUAL SITE CONDITIONS DIFFER FROM
- THOSE SHOWN ON THE PLAN, OR IF THE PROPOSED WORK CONFLICTS WITH ANY OTHER SITE FEATURES. 8. ALL DIMENSIONS SHOWN ON THE PLANS MUST BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR MUST NOTIFY ENGINEER, IN WRITING, IF ANY CONFLICTS, DISCREPANCIES, OR AMBIGUITIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NO EXTRA COMPENSATION WILL BE PAID TO THE CONTRACTOR FOR WORK WHICH HAS TO BE REDONE OR REPAIRED DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE 8 PLANS PRIOR TO CONTRACTOR GIVING ENGINEER WRITTEN NOTIFICATION OF SAME AND ENGINEER, THEREAFTER, PROVIDING CONTRACTOR WITH WRITTEN
- 9. CONTRACTOR MUST REFER TO THE ARCHITECTURAL/BUILDING PLANS "OF RECORD" FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRY/EXIT POINTS, ELEVATIONS, 9. PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY LOCATIONS
- 10. PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR MUST COORDINATE THE BUILDING LAYOUT BY CAREFUL REVIEW OF THE ENTIRE SITE PLAN AND THE 10. SITE GRADING MUST BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT REFERENCED LATEST ARCHITECTURAL PLANS (INCLUDING, BUT NOT LIMITED TO, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SUPPRESSION PLAN, WHERE APPLICABLE). CONTRACTOR MUST IMMEDIATELY NOTIFY OWNER, ARCHITECT AND SITE ENGINEER, IN WRITING, OF ANY CONFLICTS, DISCREPANCIES OR
- 11. DEBRIS MUST NOT BE BURIED ON THE SUBJECT SITE AND ALL UNSUITABLE EXCAVATED MATERIAL AND DEBRIS (SOLID WASTE) MUST BE DISPOSED OF IN ACCORDANCE WITH THE REQUIREMENTS OF ANY AND ALL GOVERNMENTAL AUTHORITIES WHICH HAVE JURISDICTION OVER THIS PROJECT OR OVER CONTRACTOR.
- 12 THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING WHEN SHORING IS REQUIRED AND FOR INSTALLING ALL SHORING REQUIRED DURING EXCAVATION (TO BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS) AND ANY ADDITIONAL PRECAUTIONS TO BE TAKEN TO ASSURE THE STABILITY OF ADJACENT,
- NEARBY AND CONTIGUOUS STRUCTURES AND PROPERTIES REMAIN EITHER FOR AN INITIAL PHASE OF THE PROJECT OR AS PART OF THE FINAL CONDITION. CONTRACTOR IS RESPONSIBLE FOR TAKING ALL APPROPRIATE MEASURES REQUIRED TO ENSURE THE STRUCTURAL STABILITY OF SIDEWALKS AND PAVEMENT, UTILITIES, BUILDINGS, AND INFRASTRUCTURE WHICH ARE TO

REMAIN, AND TO PROVIDE A SAFE WORK AREA FOR THIRD PARTIES, PEDESTRIANS AND ANYONE INVOLVED WITH THE PROJECT.

- 14. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO ANY NEW OR EXISTING CONSTRUCTION OR PROPERTY DURING THE COURSE OF 12 CONSTRUCTION, INCLUDING BUT NOT LIMITED TO DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. AND SHALL BEAR ALL COSTS ASSOCIATED WITH SAME O INCLUDE, BUT NOT BE LIMITED TO, REDESIGN, RE-SURVEY, RE-PERMITTING AND CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR AND MUST REPLACE ALL SIGNAL INTERCONNECTION CABLE, WIRING CONDUITS, AND ANY UNDERGROUND ACCESSORY EQUIPMENT DAMAGED DURING CONSTRUCTION AND MUST BEAR ALL COSTS ASSOCIATED WITH SAME. THE REPAIR OF ANY SUCH NEW OR EXISTING CONSTRUCTION OR PROPERTY MUST RESTORE SUCH CONSTRUCTION OR APPLICABLE CODES, LAWS RULES, REGULATIONS, STATUTORY REQUIREMENTS AND STATUTES, CONTRACTOR MUST BEAR ALL COSTS ASSOCIATED WITH SAME. CONTRACTOR IS RESPONSIBLE TO DOCUMENT ALL EXISTING DAMAGE AND TO NOTIFY THE OWNER AND THE CONSTRUCTION MANAGER PRIOR TO THE START OF
- 15. ALL CONCRETE MUST BE AIR ENTRAINED AND HAVE THE MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS UNLESS OTHERWISE NOTED ON THE PLANS, DETAILS AND/OR GEOTECHNICAL REPORT.
- 16. THE ENGINEER IS NOT RESPONSIBLE FOR CONSTRUCTION METHODS, MEANS, TECHNIQUES OR PROCEDURES, GENERALLY OR FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES OR PROCEDURES FOR COMPLETION OF THE WORK DEPICTED BOTH ON THESE PLANS, AND FOR ANY CONFLICTS/SCOPE REVISIONS WHICH RESULT FROM SAME. CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE METHODS/MEANS FOR COMPLETION OF THE WORK PRIOR TO THE COMMENCEMENT
- 17. THE ENGINEER OF RECORD IS NOT RESPONSIBLE FOR JOB SITE SAFETY. THE ENGINEER OF RECORD HAS NOT BEEN RETAINED TO PERFORM OR BE RESPONSIBLE FOR JOB SITE SAFETY, SAME BEING WHOLLY OUTSIDE OF ENGINEER'S SERVICES AS RELATED TO THE PROJECT. THE ENGINEER OF RECORD IS NOT RESPONSIBLE O IDENTIFY OR REPORT ANY JOB SITE SAFETY ISSUES, AT ANY TIME
- 18 ALL CONTRACTORS MUST CARRY THE SPECIFIED STATUTORY WORKER'S COMPENSATION INSURANCE EMPLOYER'S LIABILITY INSURANCE AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE (CGL). ALL CONTRACTORS MUST HAVE THEIR CGL POLICIES ENDORSED TO NAME BOHLER ENGINEERING. AND ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS AS ADDITIONAL NAMED INSURED AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE THIS HOLD HARMLESS AND INDEMNITY OBLIGATIONS ASSUMED BY THE CONTRACTORS. ALL CONTRACTORS MUST FURNISH BOHLER ENGINEERING WITH CERTIFICATIONS OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE PRIOR TO COMMENCING ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, VJURIES, CLAIMS, ACTIONS, PENALTIES, EXPENSES, PUNITIVE DAMAGES, TORT DAMAGES, STATUTORY CLAIMS, STATUTORY CAUSES OF ACTION, LOSSES, CAUSES OF ACTION, LIABILITIES OR COSTS, INCLUDING, BUT NOT LIMITED TO, REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY TO THE PROJECT. CONTRACTOR MUST NOTIFY ENGINEER, IN WRITING, AT LEAST THIRTY (30) DAYS PRIOR TO ANY TERMINATION, SUSPENSION OR CHANGE OF ITS MUST SUPPLY A COPY OF APPROVALS TO ENGINEER AND OWNER PRIOR TO INITIATING ANY WORK.
- 19. BOHLER ENGINEERING WILL REVIEW OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES, AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH THE DESIGN INTENT AND THE INFORMATION SHOWN IN THE CONSTRUCTION CONTRACT DOCUMENTS. CONSTRUCTION MEANS AND/OR METHODS AND/OR ECHNIQUES OR PROCEDURES. COORDINATION OF THE WORK WITH OTHER TRADES. AND CONSTRUCTION SAFETY PRECAUTIONS ARE THE SOLE RESPONSIBILITY 2 OF THE CONTRACTOR AND BOHLER HAS NO RESPONSIBILITY OR LIABILITY FOR SAME HEREUNDER. BOHLER ENGINEERING'S SHOP DRAWING REVIEW WILL BE INDUCTED WITH REASONABLE PROMPTNESS WHILE ALLOWING SUFFICIENT TIME TO PERMIT ADEQUATE REVIEW. REVIEW OF A SPECIFIC ITEM MUST NOT INDICATE THAT BOHLER ENGINEERING HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. BOHLER ENGINEERING WILL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS NOT PROMPTLY AND IMMEDIATELY BROUGHT TO ITS ATTENTION. IN WRITING, BY THE 23. UNLESS INDICATED OTHERWISE ON THE DRAWINGS, SANITARY SEWER PIPE SHALL BE AS FOLLOWS. CONTRACTOR. BOHLER ENGINEERING WILL NOT BE REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.
- 20. NEITHER THE PROFESSIONAL ACTIVITIES OF BOHLER ENGINEERING, NOR THE PRESENCE OF BOHLER ENGINEERING AND/OR ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, 25. STORM AND SANITARY SEWER PIPE LENGTHS INDICATED ARE NOMINAL AND MEASURED CENTER OF INLET AND/OR MANHOLES STRUCTURE TO CENTER OF STRUCTURE. SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS AT A CONSTRUCTION/PROJECT SITE, SHALL RELIEVE THE GENERAL CONTRACTOR OF ITS OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES 26 OR PROCEDURES NECESSARY FOR PERFORMING, OVERSEEING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND COMPLIANCE WITH ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES WITH JURISDICTION OVER THE PROJECT ND/OR PROPERTY. BOHLER ENGINEERING AND ITS PERSONNEL HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR 2 ITS EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEALTH OR SAFETY PROGRAMS OR PROCEDURES. THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SITE SAFETY. BOHLER ENGINEERING SHALL BE INDEMNIFIED BY THE GENERAL CONTRACTOR AND MUST BE NAMED AN ADDITIONAL
- 21. IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS. INCLUDING THE NOTES CONTAINED HEREIN, WITHOUT FIRST OBTAINING THE PRIOR VRITTEN AUTHORIZATION OF THE ENGINEER FOR SUCH DEVIATIONS, THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE PAYMENT OF ALL COSTS INCURRED IN CORRECTING ANY WORK DONE WHICH DEVIATES FROM THE PLANS, ALL FINES AND/OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM AND FURTHER SHALL DEFEND INDEMNIEY AND HOLD HARMLESS THE ENGINEER TO THE FULLEST EXTENT PERMITTED UNDER THE LAW. IN ACCORDANCE WITH PARAGRAPH 19 HEREIN. FOR AND FROM ALL FEES. ATTORNEYS' FEES. DAMAGES. COSTS. JUDGMENTS.

INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE AS DESCRIBED ABOVE IN NOTE 19 FOR JOB SITE SAFETY.

- 22. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND PROTECTION OF TRAFFIC PLAN FOR ALL WORK THAT AFFECTS PUBLIC TRAVEL EITHER IN THE R.O.W. OR ON SITE. THE COST FOR THIS ITEM MUST BE INCLUDED IN THE CONTRACTOR'S PRICE.
- 23. ALL SIGNING AND PAVEMENT STRIPING MUST CONFORM TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES OR LOCALLY APPROVED SUPPLEMENT. 24. ENGINEER IS NOT RESPONSIBLE FOR ANY INJURY OR DAMAGES RESULTING FROM CONTRACTOR'S FAILURE TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH THE APPROVED PLANS. IF CONTRACTOR AND/OR OWNER FAIL TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH APPROVED PLANS, THEY AGREE TO
- JOINTLY AND SEVERALLY INDEMNIFY AND HOLD ENGINEER HARMLESS FOR ALL INJURIES AND DAMAGES THAT ENGINEER SUFFERS AND COSTS THAT ENGINEER 30. LOCATION OF PROPOSED UTILITY POLE RELOCATION IS AT THE SOLE DISCRETION OF UTILITY COMPANY. 25. OWNER MUST MAINTAIN AND PRESERVE ALL PHYSICAL SITE FEATURES AND DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS, IN STRICT
- ACCORDANCE WITH THE APPROVED PLAN(S) AND DESIGN AND, FURTHER ENGINEER IS NOT RESPONSIBLE FOR ANY FAILURE TO SO MAINTAIN OR PRESERVE SITE AND/OR DESIGN FEATURES. IF OWNER FAILS TO MAINTAIN AND/OR PRESERVE ALL PHYSICAL SITE FEATURES AND/OR DESIGN FEATURES DEPICTED ON THE PLANS 32. SEWER MANHOLE AND WATER MAINS TO BE TESTED IN ACCORDANCE WITH THE CITY OF MARLBOROUGH REGULATIONS AND RELATED DOCUMENTS, OWNER AGREES TO INDEMNIFY AND HOLD ENGINEER HARMLESS FOR ALL INJURIES AND DAMAGES THAT ENGINEER SUFFERS AND COSTS THAT ENGINEER INCURS AS A RESULT OF SAID FAILURE.
- 26. ALL DIMENSIONS MUST BE TO FACE OF CURB, EDGE OF PAVEMENT, OR EDGE OF BUILDING, UNLESS NOTED OTHERWISE.

STANDARDS OF PRACTICE, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

- 27. ALL CONSTRUCTION AND MATERIALS MUST COMPLY WITH AND CONFORM TO APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, LAWS, ORDINANCES. RULES AND CODES, AND ALL APPLICABLE OSHA REQUIREMENTS.
- 28. CONTRACTOR AND OWNER MUST INSTALL ALL ELEMENTS AND COMPONENTS IN STRICT COMPLIANCE WITH AND ACCORDANCE WITH MANUFACTURER'S STANDARDS AND RECOMMENDED INSTALLATION CRITERIA AND SPECIFICATIONS. IF CONTRACTOR AND/OR OWNER FAIL TO DO SO, THEY AGREE TO JOINTLY AND SEVERALLY INDEMNIFY AND HOLD ENGINEER HARMLESS FOR ALL INJURIES AND DAMAGES THAT ENGINEER SUFFERS AND COSTS THAT ENGINEER INCURS AS A RESULT OF SAID FAILURE.
- 29. CONTRACTOR IS RESPONSIBLE TO MAINTAIN ON-SITE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IN COMPLIANCE WITH EPA REQUIREMENTS FOR SITES WHERE ONE (1) ACRE OR MORE (UNLESS THE LOCAL JURISDICTION REQUIRES FEWER) IS DISTURBED BY CONSTRUCTION ACTIVITIES. CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL ACTIVITIES, INCLUDING THOSE OF SUBCONTRACTORS, ARE IN COMPLIANCE WITH THE SWPPP, INCLUDING BUT NOT LIMITED TO LOGGING ACTIVITIES (MINIMUM ONCE PER WEEK AND AFTER RAINFALL EVENTS) AND CORRECTIVE MEASURES, AS APPROPRIATE.
- 30. AS CONTAINED IN THESE DRAWINGS AND ASSOCIATED APPLICATION DOCUMENTS PREPARED BY THE SIGNATORY PROFESSIONAL ENGINEER, THE USE OF THE WORDS CERTIFY OR CERTIFICATION CONSTITUTES AN EXPRESSION OF "PROFESSIONAL OPINION" REGARDING THE INFORMATION WHICH IS THE SUBJECT OF THE NDERSIGNED PROFESSIONAL'S KNOWLEDGE OR BELIEF AND IN ACCORDANCE WITH COMMON ACCEPTED PROCEDURE CONSISTENT WITH THE APPLICABLE

TOWN OF FRANKLIN UTILITY NOTES

PENALTIES AND THE LIKE RELATED TO SAME.

- . NO WORK INCLUDING EXCAVATIONS, IMPROVEMENTS, OR ALTERATIONS OF ANY KIND SHALL BE PERFORMED WITHIN THE RIGHT-OF-WAY OF THE TOWN OF FRANKLIN WITHOUT A PERMIT ISSUED BY THE DEPARTMENT OF PUBLIC WORKS. THIS INCLUDES EXCAVATIONS FOR UTILITY LINES AND IMPROVEMENTS OF ANY KIND. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THIS
- PRIOR TO DIGGING WITHIN ANY PUBLIC WAY IN THE TOWN OF FRANKLIN. AN EXCAVATION PERMITI1 MUST BE OBTAINED FROM THE FRANKLIN DEPARTMENT OF PUBLIC WORKS (DPW). THE FRANKLIN POLICE DEPARTMENT AND DIG SAFE MUST BE NOTIFIED. IN WRITING, AT LEAST 72 HOURS PRIOR TO EXCAVATING. IN THE EVENT OF AN EMERGENCY EXCAVATION, DIG SAFE, THE DPW AND THE POLICE DEPARTMENT SHALL BE VERBALLY NOTIFIED AT THE TIME, AND THE WRITTEN DPW PERMIT SHALL BE APPLIED FOR NO LATER THAN 48 HOURS AFTER THE WORK IS COMPLETED

- ANY CONSTRUCTION OR EXCAVATION. SANITARY SEWER AND ALL OTHER LITHLITY SERVICE CONNECTION POINTS MUST BE INDEPENDENTLY CONFIRMED BY THE CONTRACTOR IN THE FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL DISCREPANCIES MUST IMMEDIATELY BE REPORTED, IN WRITING, TO THE ENGINEER. CONSTRUCTION MUST COMMENCE BEGINNING AT THE LOWEST INVERT (POINT OF CONNECTION) AND PROGRESS UP GRADIENT. PROPOSED INTERFACE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY TEST PIT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- 2. CONTRACTOR MUST VERTICALLY AND HORIZONTALLY LOCATE ALL UTILITIES AND SERVICES INCLUDING, BUT NOT LIMITED TO, GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER. TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE OR WORK SPACE, WHICHEVER IS GREATER. THE CONTRACTOR MUST USE, REFER TO, AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL THE UNDERGROUND UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL DAMAGE TO ANY EXISTING UTILITIES DURING CONSTRUCTION, AT NO COST TO THE OWNER. CONTRACTOR SHALL BEAR ALL COSTS ASSOCIATED WITH DAMAGE TO ANY EXISTING
- ASSOCIATED WITH THE PROJECT WORK SCOPE PRIOR TO THE INITIATION AND COMMENCEMENT OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT AND/OR DISCREPANCY 5 BETWEEN THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR THE RELATIVE OR APPLICABLE CODES, REGULATIONS, LAWS, RULES, STATUTES AND/OR ORDINANCES, IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD, IN WRITING, OF SAID CONFLICT AND/OR DISCREPANCY PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR'S FAILURE TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE CONTRACTOR'S FULL AND COMPLETE ACCEPTANCE OF ALL RESPONSIBILITY TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS AND IN FULL COMPLIANCE WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS, LAWS, STATUTES, ORDINANCES AND CODES AND, FURTHER, CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH SAME.
- THE CONTRACTOR MUST LOCATE AND CLEARLY AND UNAMBIGUOUSLY DEFINE VERTICALLY AND HORIZONTALLY ALL ACTIVE AND INACTIVE UTILITY AND/OR SERVICE SYSTEMS THAT ARE TO BE REMOVED. THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN ALL ACTIVE AND INACTIVE SYSTEMS THAT ARE NOT BEING REMOVED/RELOCATED DURING SITE
- THE CONTRACTOR MUST FAMILIARIZE ITSELF WITH THE APPLICABLE UTILITY SERVICE PROVIDER REQUIREMENTS AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION AS IDENTIFIED OR REQUIRED FOR THE PROJECT. THE CONTRACTOR MUST PROVIDE THE OWNER WITH WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH THE JURISDICTION AND UTILITY COMPANY REQUIREMENTS AND ALL OTHER APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES.
- THE CONTRACTOR MUST INSTALL ALL STORM SEWER AND SANITARY SEWER COMPONENTS WHICH FUNCTION BY GRAVITY PRIOR TO THE INSTALLATION OF ALL OTHER UTILITIES. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF SITE PLAN DOCUMENTS AND ARCHITECTURAL DESIGN FOR EXACT BUILDING UTILITY CONNECTION LOCATIONS, GREASE TRAP REQUIREMENTS/DETAILS, DOOR ACCESS, AND EXTERIOR GRADING. THE ARCHITECT WILL DETERMINE THE UTILITY SERVICE SIZES. THE CONTRACTOR MUST COORDINATE INSTALLATION OF UTILITIES/SERVICES WITH THE INDIVIDUAL COMPANIES, TO AVOID CONFLICTS AND TO ENSURE THAT PROPER DEPTHS ARE ACHIEVED. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT INSTALLATION OF ALL IMPROVEMENTS COMPLIES WITH ALL UTILITY REQUIREMENTS WITH JURISDICTION AND/OR CONTROL OF THE SITE, AND ALL OTHER APPLICABLE
- POINTS DIFFER. THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER. IN WRITING, AND PRIOR TO CONSTRUCTION, RESOLVE SAME WATER SERVICE MATERIALS, BURIAL DEPTH, AND COVER REQUIREMENTS MUST BE SPECIFIED BY THE LOCAL UTILITY COMPANY. CONTRACTOR'S PRICE FOR WATER SERVICE MUST INCLUDE ALL FEES, COSTS AND APPURTENANCES REQUIRED BY THE UTILITY TO PROVIDE FULL AND COMPLETE WORKING SERVICE. CONTRACTOR MUST CONTACT THE APPLICABLE

REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES AND, FURTHER, IS RESPONSIBLE FOR COORDINATING THE UTILITY TIE-INS/CONNECTIONS PRIOR TO CONNECTING T

THE EXISTING UTILITY/SERVICE. WHERE A CONFLICT(S) EXISTS BETWEEN THESE SITE PLANS AND THE ARCHITECTURAL PLANS, OR WHERE ARCHITECTURAL PLAN UTILITY CONNECTION

- MUNICIPALITY TO CONFIRM THE PROPER WATER METER AND VAULT, PRIOR TO COMMENCING CONSTRUCTION. ALL NEW UTILITIES/SERVICES, INCLUDING ELECTRIC, TELEPHONE, CABLE TV, ETC. ARE TO BE INSTALLED UNDERGROUND. ALL NEW UTILITIES/SERVICES MUST BE INSTALLED IN ACCORDANCE WITH THE UTILITY/SERVICE PROVIDER INSTALLATION SPECIFICATIONS AND STANDARDS
- IN THIS PLAN SET. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING AND REPLACING LINSUITABLE MATERIALS WITH SUITABLE MATERIALS AS SPECIFIED IN THE GEOTECHNICAL REPORT. ALL EXCAVATED OR FILLED AREAS MUST BE COMPACTED AS OUTLINED IN THE GEOTECHNICAL REPORT. MOISTURE CONTENT AT TIME OF PLACEMENT MUST BE SUBMITTED IN A COMPACTION REPORT PREPARED BY A QUALIFIED GEOTECHNICAL ENGINEER, REGISTERED WITH THE STATE WHERE THE WORK IS PERFORMED, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AND ALL APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES. SUBBASE MATERIAL FOR SIDEWALKS. CURB. OR ASPHALT MUST BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. SHOULD SUBBASE BE DEEMED UNSUITABLE BY OWNER/DEVELOPER. OR OWNER/DEVELOPER'S REPRESENTATIVE SUBBASE IS TO BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL COMPACTED AS DIRECTED BY THE GEOTECHNICAL REPORT. EARTHWORK ACTIVITIES INCLUDING, BUT NOT LIMITED TO, EXCAVATION, BACKFILL, AND COMPACTING MUST COMPLY WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT AND ALL APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES. EARTHWORK ACTIVITIES MUST COMPLY WITH THE STANDARD STATE DOT SPECIFICATIONS FOR
- 13. THE CONTRACTOR IS TO EXERCISE EXTREME CARE WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO PAVEMENT, STRUCTURES, ETC. WHICH ARE TO 11. ALL FILL, COMPACTION, AND BACKFILL MATERIALS REQUIRED FOR UTILITY INSTALLATION MUST BE AS PER THE RECOMMENDATION FOUNDATION WALLS, FOOTINGS, OR OTHER MATERIALS WITHIN BE COORDINATED WITH THE APPLICABLE UTILITY COMPANY SPECIFICATIONS. WHEN THE PROJECT DOES NOT HAVE GEOTECHNICAL RECOMMENDATIONS. FILL AND COMPACTION MUST. AT A MINIMUM, COMPLY WITH THE STATE DOT REQUIREMENTS AND SPECIFICATIONS AND CONSULTANT SHALL HAVE NO LIABILITY OR RESPONSIBILITY FOR OR AS RELATED TO FILL, COMPACTION AND BACKFILL. FURTHER, CONTRACTOR IS FULLY RESPONSIBLE FOR EARTHWORK BALANCE.
 - THE CONTRACTOR MUST COMPLY TO THE FULLEST EXTENT. WITH THE LATEST OSHA STANDARDS AND REGULATIONS, AND/OR ANY OTHER AGENCY WITH JURISDICTION FOR EXCAVATION. AND TRENCHING PROCEDURES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE "MEANS AND METHODS" REQUIRED TO MEET THE INTENT AND PERFORMANCE CRITERIA OF OSHA. AS WELL AS ANY OTHER ENTITY THAT HAS JURISDICTION FOR EXCAVATION AND/OR TRENCHING PROCEDURES AND CONSULTANT SHALL HAVE NO RESPONSIBILITY FOR OR AS RELATED FOR OR AS RELATED TO EXCAVATION AND TRENCHING PROCEDURES.
- PROPERTY TO A CONDITION EQUIVALENT TO OR BETTER THAN THE CONDITIONS PRIOR TO COMMENCEMENT OF THE CONSTRUCTION, AND IN CONFORMANCE WITH 13. PAVEMENT MUST BE SAW CUT IN STRAIGHT LINES, AND EXCEPT FOR EDGE OF BUTT JOINTS, MUST EXTEND TO THE FULL DEPTH OF THE EXISTING PAVEMENT. ALL DEBRIS FROM REMOVAL OPERATIONS MUST BE REMOVED FROM THE SITE AT THE TIME OF EXCAVATION. STOCKPILING OF DEBRIS WILL NOT BE PERMITTED.
 - 14. THE TOPS OF EXISTING MANHOLES, INLET STRUCTURES, AND SANITARY CLEANOUT TOPS MUST BE ADJUSTED, AS NECESSARY, TO MATCH PROPOSED GRADES IN ACCORDANCE WITH ALL APPLICABLE STANDARDS, REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES.

DURING THE INSTALLATION OF SANITARY SEWER. STORM SEWER. AND ALL UTILITIES. THE CONTRACTOR MUST MAINTAIN A CONTEMPORANEOUS AND THOROUGH RECORD OF

- CONSTRUCTION TO IDENTIFY THE AS-INSTALLED LOCATIONS OF ALL UNDERGROUND INFRASTRUCTURE. THE CONTRACTOR MUST CAREFULLY NOTE ANY INSTALLATIONS THAT DEVIATE FROM THE INFORMATION CONTAINED IN THE UTILITY PLAN. THIS RECORD MUST BE KEPT ON A CLEAN COPY OF THE DRAINAGE OR UTILITY PLAN, WHICH CONTRACTOR MUST PROMPTLY PROVIDE TO THE OWNER AT THE COMPLETION OF WORK. WHEN THE SITE IMPROVEMENT PLANS INVOLVE MULTIPLE BUILDINGS, SOME OF WHICH MAY BE BUILT AT A LATER DATE, THE CONTRACTOR MUST EXTEND ALL LINES, INCLUDING BUT NOT
- LIMITED TO STORM SEWER, SANITARY SEWER, UTILITIES, AND IRRIGATION LINE, TO A POINT AT LEAST FIVE (5) FEET BEYOND THE PAVED AREAS FOR WHICH THE CONTRACTOR IS RESPONSIBLE CONTRACTOR MUST CAP ENDS AS APPROPRIATE. MARK LOCATIONS WITH A 2X4. AND MUST NOTE THE LOCATION OF ALL OF THE ABOVE ON A CLEAN COPY OF THE DRAINAGE OR UTILITY PLAN. WHICH CONTRACTOR MUST PROMPTLY PROVIDE TO THE OWNER UPON COMPLETION OF THE WORK
- THE CONTRACTOR IS FULLY RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCING ANY CONSTRUCTION. CONTRACTOR MUST CONFIRM AND ENSURE 0.75% MINIMUM SLOPE AGAINST ALL ISLANDS, GUTTERS, AND CURBS; 1.0% ON ALL CONCRETE SURFACES; AND 1.5% MINIMUM ON ASPHALT (EXCEPT WHERE ADA REQUIREMENTS OR EXISTING TOPOGRAPHY LIMIT GRADES). TO PREVENT PONDING. CONTRACTOR MUST IMMEDIATELY IDENTIFY, IN WRITING TO THE ENGINEER ANY DISCREPANCIES THAT MAY OR COULD AFFECT THE PUBLIC SAFETY. HEALTH OR GENERAL WELFARE, OR PROJECT COST. IF CONTRACTOR PROCEEDS WITH CONSTRUCTION WITHOUT PROVIDING PROPER NOTIFICATION, MUST BE AT THE CONTRACTOR'S OWN RISK AND, FURTHER, CONTRACTOR SHALL INDEMNIFY, DEFEND AND HOLD HARMLESS THE DESIGN ENGINEER FOR ANY DAMAGES, COSTS, INJURIES, ATTORNEY'S FEES AND THE LIKE WHICH RESULT FROM SAME.
- WORK AND UPON RENEWAL OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION AND FOR ONE YEAR AFTER THE COMPLETION OF CONSTRUCTION. IN 18. PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 6" ABOVE EXISTING LOCAL ASPHALT GRADE UNLESS OTHERWISE NOTED. FIELD ADJUST TO CREATE A MINIMUM OF 0.75% ADDITION, ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, INDEMNIFY, DEFEND AND HOLD HARMLESS BOHLER ENGINEERING AND GUTTER GRADE ALONG CURB FACE. IT IS CONTRACTOR'S OBLIGATION TO ENSURE THAT DESIGN ENGINEER APPROVES FINAL CURBING CUT SHEETS PRIOR TO INSTALLATION OF SAME. EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTOR IS RESPONSIBLE FOR SITE JOB SAFETY. WHICH MUST INCLUDE, BUT NOT BE LIMITED TO, THE INSTALLATION AND MAINTENANCE OF BARRIERS, FENCING AND
- THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING ITEMS/CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION AS TO THE CONTRACTOR AND APPROVALS FOR ALL OFF SITE MATERIAL SOURCES AND DISPOSAL FACILITIES. CONTRACTOR IS REQUIRED TO SECURE ALL NECESSARY AND/OR REQUIRED TO SECURE ALL NECESSARY AND/OR REQUIRED TO SECURE ALL NECESSARY AND/OR REQUIRED TO SECURE ALL OFF SITE MATERIAL SOURCES AND DISPOSAL FACILITIES. CONTRACTOR AS TO THE CONTRACTOR AND APPROVALS FOR ALL OFF SITE MATERIAL SOURCES AND DISPOSAL FACILITIES. CONTRACTOR AS TO THE CONTRA 21. WHERE RETAINING WALLS (WHETHER OR NOT THEY MEET THE JURISDICTIONAL DEFINITION) ARE IDENTIFIED ON PLANS, ELEVATIONS IDENTIFIED ARE FOR THE EXPOSED PORTION OF THE
 - DRAWINGS PREPARED BY THE APPROPRIATE PROFESSIONAL LICENSED IN THE STATE WHERE THE CONSTRUCTION OCCURS. STORM DRAINAGE PIPE:UNLESS INDICATED OTHERWISE, ALL STORM SEWER PIPE MUST BE REINFORCED CONCRETE PIPE (RCP) CLASS III WITH SILT TIGHT JOINTS. WHEN HIGH-DENSITY POLYETHYLENE PIPE (HDPE) IS CALLED FOR ON THE PLANS, IT MUST CONFORM TO AASHTO M294 AND TYPE S (SMOOTH INTERIOR WITH ANGULAR CORRUGATIONS) WITH GASKET FOR

WALL. WALL FOOTINGS/FOUNDATION ELEVATIONS ARE NOT IDENTIFIED HEREIN AND ARE TO BE SET/DETERMINED BY THE CONTRACTOR BASED ON FINAL STRUCTURAL DESIGN SHOP

- SILT TIGHT JOINT. PVC PIPE FOR ROOF DRAIN CONNECTION MUST BE SDR 26 OR SCHEDULE 40 UNLESS INDICATED OTHERWISE. FOR PIPES LESS THAN 12 FT, DEEP: POLYVINYL CHLORIDE (PVC) SDR 35 PER ASTM D3034
- FOR PIPES MORE THAN 12 FT. DEEP: POLYVINYL CHLORIDE (PVC) SDR 26 PER ASTM D3034 • FOR PIPE WITHIN 10 FT. OF BUILDING, PIPE MATERIAL SHALL COMPLY WITH APPLICABLE BUILDING AND PLUMBING CODES. CONTRACTOR TO VERIFY WITH LOCAL OFFICIALS.
- STORMWATER ROOF DRAIN LOCATIONS ARE BASED ON PRELIMINARY ARCHITECTURAL PLANS. CONTRACTOR IS RESPONSIBLE TO AND FOR VERIFYING LOCATIONS OF SAME BASED ON FINAL ARCHITECTURAL PLANS.
- SEWERS CROSSING STREAMS AND/OR LOCATION WITHIN 10 FEET OF THE STREAM EMBANKMENT. OR WHERE SITE CONDITIONS SO INDICATE. MUST BE CONSTRUCTED OF STEEL REINFORCED CONCRETE, DUCTILE IRON OR OTHER SUITABLE MATERIAL. SEWERS CONVEYING SANITARY FLOW COMBINED SANITARY AND STORMWATER FLOW OR INDUSTRIAL FLOW MUST BE SEPARATED FROM WATER MAINS BY A DISTANCE OF AT LEAST 10 FEFT HORIZONTALLY. JE SUICH LATERAL SEPARATION IS NOT POSSIBLE. THE PIPES MUST BE IN SEPARATE TRENCHES WITH THE SEWER AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN. OR SUCH OTHER SEPARATION AS APPROVED BY THE GOVERNMENT AGENCY WITH JURISDICTION OVER SAME.
- MECHANICAL OR SLIP-ON JOINTS FOR A DISTANCE OF AT LEAST 10 FEET ON EITHER SIDE OF THE CROSSING. IN ADDITION, ONE FULL LENGTH OF SEWER PIPE SHOULD BE LOCATED SO BOTH JOINTS WILL BE AS FAR FROM THE WATER LINE AS POSSIBLE. WHERE A WATER MAIN CROSSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT FOR THE SEWER

 • CURB RAMPS - SLOPE MUST NOT EXCEED 1:12 (8.3%) FOR A MAXIMUM OF SIX (6) FEET. MUST BE PROVIDED
- WATER MAIN PIPING MUST BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS AND SPECIFICATIONS OF THE LOCAL WATER PURVEYOR. IN THE ABSENCE OF SUCH REQUIREMENTS, WATER MAIN PIPING MUST BE CEMENT-LINED DUCTILE IRON (DIP) MINIMUM CLASS 52 THICKNESS. ALL PIPE AND APPURTENANCES MUST COMPLY WITH THE APPLICABLE AWWA STANDARDS IN FEFECT AT THE TIME OF APPLICATION
- 29. CONTRACTOR MUST ENSURE THAT ALL UTILITY TRENCHES LOCATED IN EXISTING PAVED ROADWAYS INCLUDING SEWER, WATER AND STORM SYSTEMS, MUST BE REPAIRED IN ACCORDANCE WITH REFERENCED MUNICIPAL, COUNTY AND/OR DOT DETAILS AS APPLICABLE. CONTRACTOR MUST COORDINATE INSPECTION AND APPROVAL OF COMPLETED WORK WITH THE AGENCY WITH JURISDICTION OVER SAME
- CONSULTANT IS NEITHER LIABLE NOR RESPONSIBLE FOR ANY SUBSURFACE CONDITIONS AND FURTHER, SHALL HAVE NO LIABILITY FOR ANY HAZARDOUS MATERIALS, HAZARDOUS SUBSTANCES, OR POLLUTANTS ON, ABOUT OR UNDER THE PROPERTY

GENERAL DEMOLITION NOTES

MENDED AND ANY MODIFICATIONS, AMENDMENTS OR REVISIONS TO SAME.

- "ALTA / NSPS LAND TITLE SURVEY". PREPARED BY CONTROL POINT ASSOCIATES. INC., DATED 08/03/21, REVISED THRU 01/21/22. CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, (29 U.S.C. 651 et seq.), AS
- BOHLER ENGINEERING HAS NO CONTRACTUAL, LEGAL, OR OTHER RESPONSIBILITY FOR JOB SITE SAFETY OR JOB SITE SUPERVISION. OR ANYTHING RELATED TO SAME THE DEMOLITION PLAN IS INTENDED TO PROVIDE GENERAL INFORMATION, ONLY, REGARDING ITEMS TO BE DEMOLISHED AND/OR REMOVED. THE CONTRACTOR MUST ALSO
- CONTRACTOR MUST RAISE ANY QUESTIONS CONCERNING THE ACCURACY OR INTENT OF THESE PLANS OR SPECIFICATIONS, CONCERNS REGARDING THE APPLICABLE
- SAFETY STANDARDS, OR THE SAFETY OF THE CONTRACTOR OR THIRD PARTIES IN PERFORMING THE WORK ON THIS PROJECT, WITH BOHLER ENGINEERING, IN WRITING, AND RESPONDED TO BY BOHLER, IN WRITING, PRIOR TO THE INITIATION OF ANY SITE ACTIVITY AND ANY DEMOLITION ACTIVITY. ALL DEMOLITION ACTIVITIES MUST BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS AND ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, RULES, REQUIREMENTS, STATUTES, ORDINANCES AND CODES. PRIOR TO STARTING ANY DEMOLITION, CONTRACTOR IS RESPONSIBLE FOR/TO:

REVIEW THE OTHER SITE PLAN DRAWINGS AND INCLUDE IN DEMOLITION ACTIVITIES ALL INCIDENTAL WORK NECESSARY FOR THE CONSTRUCTION OF THE NEW SITE

A.OBTAINING ALL REQUIRED PERMITS AND MAINTAINING THE SAME ON SITE FOR REVIEW BY THE ENGINEER AND OTHER PUBLIC AGENCIES WITH JURISDICTION THROUGHOUT THE DURATION OF THE PROJECT, SITE WORK, AND DEMOLITION WORK

B. NOTIFYING, AT A MINIMUM, THE MUNICIPAL ENGINEER, DESIGN ENGINEER, AND LOCAL SOIL CONSERVATION DISTRICT, 72 HOURS PRIOR TO THE START OF WORK.

C.INSTALLING THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO SITE DISTURBANCE.

AND SAFE MANNER. FOLLOWING ALL THE OSHA REQUIREMENTS. TO ENSURE PUBLIC AND CONTRACTOR SAFETY.

- D.IN ACCORDANCE WITH STATE LAW, THE CONTRACTOR MUST CALL THE STATE ONE-CALL DAMAGE PROTECTION SYSTEM FOR UTILITY MARKOUT, IN ADVANCE OF ANY
- ELOCATING AND PROTECTING ALL UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN AND ADJACENT TO THE LIMITS OF PROJECT ACTIVITIES. THE CONTRACTOR MUST USE AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL THE UNDERGROUND UTILITIES.
- F. PROTECTING AND MAINTAINING IN OPERATION, ALL ACTIVE UTILITIES AND SYSTEMS THAT ARE NOT BEING REMOVED DURING ALL DEMOLITION ACTIVITIES.
- G ARRANGING FOR AND COORDINATING WITH THE APPLICABLE LITHLITY SERVICE PROVIDER(S) FOR THE TEMPORARY OR PERMANENT TERMINATION OF SERVICE REQUIRED BY THE PROJECT PLANS AND SPECIFICATIONS. THE CONTRACTOR MUST PROVIDE THE UTILITY ENGINEER AND OWNER WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTIONAL AND UTILITY COMPANY REQUIREMENTS H. COORDINATION WITH UTILITY COMPANIES REGARDING WORKING "OFF-PEAK" HOURS OR ON WEEKENDS AS MAY BE REQUIRED TO MINIMIZE THE IMPACT ON THE AFFECTED
- PARTIES. WORK REQUIRED TO BE DONE "OFF-PEAK" IS TO BE DONE AT NO ADDITIONAL COST TO THE OWNER. I. IN THE EVENT THE CONTRACTOR DISCOVERS ANY HAZARDOUS MATERIAL, THE REMOVAL OF WHICH IS NOT ADDRESSED IN THE PROJECT PLANS AND SPECIFICATIONS, THE CONTRACTOR MUST IMMEDIATELY CEASE ALL WORK AND IMMEDIATELY NOTIFY THE OWNER AND ENGINEER OF THE DISCOVERY OF SUCH MATERIALS.

THE FIRM OR ENGINEER OF RECORD IS NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. CONTRACTOR MUST PROCEED WITH THE DEMOLITION IN A SYSTEMATIC

- THE CONTRACTOR MUST PROVIDE ALL "MEANS AND METHODS" NECESSARY TO PREVENT MOVEMENT. SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE. THE CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS OF DAMAGE TO ALL ITEMS THAT ARE TO REMAIN. CONTRACTOR MUST USE NEW MATERIAL FOR ALL REPAIRS. CONTRACTOR'S REPAIR MUST INCLUDE THE RESTORATION OF ANY ITEMS REPAIRED TO THE PRE-DEMOLITION CONDITION, OR BETTER. CONTRACTOR SHALL PERFORM ALL REPAIRS AT THE CONTRACTOR'S SOLE EXPENSE.
- THE LIMITS OF DISTURBANCE UNLESS SAME IS IN STRICT ACCORDANCE AND CONFORMANCE WITH THE PROJECT PLANS AND SPECIFICATIONS, AND/OR UNDER THE WRITTEN DIRECTION OF THE OWNER'S STRUCTURAL OR GEOTECHNICAL ENGINEER.
- CONTRACTOR MUST BACKFILL ALL EXCAVATION RESULTING FROM, OR INCIDENTAL TO, DEMOLITION ACTIVITIES. BACKFILL MUST BE ACCOMPLISHED WITH APPROVED BACKFILL MATERIALS, AND MUST BE SUFFICIENTLY COMPACTED TO SUPPORT NEW IMPROVEMENTS AND PERFORMED IN COMPLIANCE WITH THE RECOMMENDATIONS AND GUIDANCE IN THE GEOTECHNICAL REPORT. BACKFILLING MUST OCCUR IMMEDIATELY AFTER DEMOLITION ACTIVITIES, AND MUST BE DONE SO AS TO PREVENT WATER ENTERING THE EXCAVATION. FINISHED SURFACES MUST BE GRADED TO PROMOTE POSITIVE DRAINAGE.
- EXPLOSIVES MUST NOT BE USED WITHOUT PRIOR WRITTEN CONSENT OF BOTH THE OWNER AND ALL APPLICABLE GOVERNMENTAL AUTHORITIES. ALL THE REQUIRED PERMITS AND EXPLOSIVE CONTROL MEASURES THAT ARE REQUIRED BY THE FEDERAL, STATE, AND LOCAL GOVERNMENTS MUST BE IN PLACE PRIOR TO CONTRACTOR STARTING AN EXPLOSIVE PROGRAM AND/OR ANY DEMOLITION. THE CONTRACTOR IS ALSO RESPONSIBLE FOR ALL INSPECTION AND SEISMIC VIBRATION TESTING THAT IS REQUIRED TO MONITOR THE EFFECTS ON ALL LOCAL STRUCTURES.
- CONTRACTOR MUST PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH THE CURRENT FHWA "MANUAL ON UNIFORM AFFIC CONTROL DEVICES" (MUTCD), AND THE FEDERAL, STATE, AND LOCAL REGULATIONS WHEN DEMOLITION RELATED ACTIVITIES IMPACT ROADWAYS AND/OR ROADWAY 13. CONTRACTOR MUST CONDUCT DEMOLITION ACTIVITIES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND
- OTHER ADJACENT FACILITIES. STREET CLOSURE PERMITS MUST BE RECEIVED FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY PRIOR TO THE COMMENCEMENT OF ANY ROAD OPENING OR DEMOLITION ACTIVITIES IN OR ADJACENT TO THE RIGHT-OF-WAY. 4. DEMOLITION ACTIVITIES AND EQUIPMENT MUST NOT USE AREAS OUTSIDE THE DEFINED PROJECT LIMIT LINE, WITHOUT WRITTEN PERMISSION OF THE OWNER AND ALL
- OVERNMENTAL AGENCIES WITH JURISDICTION. THE CONTRACTOR MUST USE DUST CONTROL MEASURES TO LIMIT AIRBORNE DUST AND DIRT RISING AND SCATTERING IN THE AIR IN ACCORDANCE WITH FEDERAL. STATE AND/OR LOCAL STANDARDS. AFTER THE DEMOLITION IS COMPLETE. CONTRACTOR MUST CLEAN ALL ADJACENT STRUCTURES AND IMPROVEMENTS TO REMOVE ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL ADJACENT AREAS TO THEIR "PRE-DEMOLITION"
- 16. CONTRACTOR IS RESPONSIBLE TO SAFEGUARD THE SITE AS NECESSARY TO PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE ENTRY OF UNAUTHORIZED
- MEANS, METHODS, SEQUENCING, TECHNIQUES AND PROCEDURES TO BE USED TO ACCOMPLISH THAT WORK. ALL MEANS, METHODS, SEQUENCING, TECHNIQUES AND PROCEDURES TO BE USED MUST BE IN STRICT ACCORDANCE WITH ALL STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR MUST COMPLY
- WITH ALL OSHA AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE. 19. DEBRIS MUST NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION WASTES AND DEBRIS (SOLID WASTE) MUST BE DISPOSED OF IN ACCORDANCE WITH ALL MUNICIPAL. COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES. THE CONTRACTOR MUST MAINTAIN RECORDS TO DEMONSTRATE PROPER DISPOSAL ACTIVITIES. TO BE PROMPTLY PROVIDED TO THE OWNER UPON REQUEST
- 20. CONTRACTOR MUST MAINTAIN A RECORD SET OF PLANS UPON WHICH IS INDICATED THE LOCATION OF EXISTING UTILITIES THAT ARE CAPPED, ABANDONED IN PLACE, OR RELOCATED DUE TO DEMOLITION ACTIVITIES. THIS RECORD DOCUMENT MUST BE PREPARED IN A NEAT AND WORKMAN-LIKE MANNER, AND TURNED OVER TO THE OWNER/DEVELOPER UPON COMPLETION OF THE WORK.

ADA INSTRUCTIONS TO CONTRACTOR:

ARE NOT LIMITED TO THE FOLLOWING:

- CONTRACTORS MUST EXERCISE APPROPRIATE CARE AND PRECISION IN CONSTRUCTION OF ADA (ACCESSIBLE) ACCESSIBLE COMPONENTS AND ACCESS ROUTES FOR THE SITE THESE COMPONENTS AS CONSTRUCTED MUST COMPLY WITH ALL APPLICABLE STATE AND LOCAL ACCESSIBILITY LAWS AND REGULATIONS AND THE CURRENT ADA AND/OR STATE ARCHITECTURAL ACCESS BOARD STANDARDS AND REGULATIONS' BARRIER FREE ACCESS AND ANY MODIFICATIONS, REVISIONS OR UPDATES TO SAME. FINISHED SURFACES ALONG THE ACCESSIBLE ROUTE OF TRAVEL FROM PARKING SPACE, PUBLIC TRANSPORTATION, PEDESTRIAN ACCESS, INTER-BUILDING ACCESS, TO POINTS OF ACCESSIBLE BUILDING ENTRANCE/EXIT, MUST COMPLY WITH THESE ADA AND/OR ARCHITECTURAL ACCESS BOARD CODE REQUIREMENTS. THESE INCLUDE, BUT
- WHERE APPROPRIATE SEPARATION FROM A WATER MAIN IS NOT POSSIBLE, THE SEWER MUST BE ENCASED IN CONCRETE, OR CONSTRUCTED OF DUCTILE IRON PIPE USING PARKING SPACES AND PARKING AISLES SLOPE SHALL NOT EXCEED 1:50 (1/4" PER FOOT OR NOMINALLY 2.0%) IN ANY DIRECTION.

 - LANDINGS MUST BE PROVIDED AT EACH END OF RAMPS, MUST PROVIDE POSITIVE DRAINAGE, AND MUST NOT EXCEED 1:50 (1/4" PER FOOT OR NOMINALLY 2.0%) IN ANY PATH OF TRAVEL ALONG ACCESSIBLE ROUTE - MUST PROVIDE A 36-INCH OR GREATER UNOBSTRUCTED WIDTH OF TRAVEL (CAR OVERHANGS AND/OR HANDRAILS CANNOT REDUCE THIS MINIMUM WIDTH). THE SLOPE MUST BE NO GREATER THAN 1:20 (5.0%) IN THE DIRECTION OF TRAVEL, AND MUST NOT EXCEED 1:50 (1/4" PER FOOT OR NOMINALLY 2.0%) IN CROSS SLOPE. WHERE PATH OF TRAVEL WILL BE GREATER THAN 1:20 (5.0%), ADA RAMP MUST BE ADHERED TO. A MAXIMUM SLOPE OF 1:12 (8.3%), FOR
 - A MAXIMUM RISE OF 2.5 FEET, MUST BE PROVIDED. THE RAMP MUST HAVE ADA HAND RAILS AND "LEVEL" LANDINGS ON EACH END THAT ARE CROSS SLOPED NO MORE THAN 1:50 IN ANY DIRECTION (1/4" PER FOOT OR NOMINALLY 2.0%) FOR POSITIVE DRAINAGE. • DOORWAYS - MUST HAVE A "LEVEL" LANDING AREA ON THE EXTERIOR SIDE OF THE DOOR THAT IS SLOPED AWAY FROM THE DOOR NO MORE THAN 1:50 (1/4" PER FOOT OR NOMINALLY 2.0%) FOR POSITIVE DRAINAGE. THIS LANDING AREA MUST BE NO LESS THAN 60 INCHES (5 FEET) LONG, EXCEPT WHERE OTHERWISE PERMITTED BY ADA STANDARDS FOR ALTERNATIVE DOORWAY OPENING CONDITIONS. (SEE ICC/ANSI A117.1-2003 AND OTHER REFERENCED INCORPORATED BY CODE.) • WHEN THE PROPOSED CONSTRUCTION INVOLVES RECONSTRUCTION, MODIFICATION, REVISION OR EXTENSION OF OR TO ADA COMPONENTS FROM EXISTING DOORWAYS
 - OR SURFACES, CONTRACTOR MUST VERIFY EXISTING ELEVATIONS SHOWN ON THE PLAN. NOTE THAT TABLE 405.2 OF THE DEPARTMENT OF JUSTICE'S ADA STANDARDS FOR ACCESSIBLE DESIGN ALLOWS FOR STEEPER RAMP SLOPES, IN RARE CIRCUMSTANCES. THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE DESIGN ENGINEER OF ANY DISCREPANCIES AND/OR FIELD CONDITIONS THAT DIFFER IN ANY WAY OR ANY RESPECT FROM WHAT IS SHOWN ON THE PLANS, IN WRITING, BEFORE COMMENCEMENT OF WORK. CONSTRUCTED IMPROVEMENTS MUST FALL WITHIN THE MAXIMUM AND MINIMUM LIMITATIONS IMPOSED BY THE BARRIER FREE REGULATIONS AND THE ADA

IT IS STRONGLY RECOMMENDED THAT THE CONTRACTOR REVIEW THE INTENDED CONSTRUCTION WITH THE LOCAL BUILDING CODE PRIOR TO COMMENCEMENT OF

• THE CONTRACTOR MUST VERIFY THE SLOPES OF CONTRACTOR'S FORMS PRIOR TO POURING CONCRETE. IF ANY NON-CONFORMANCE IS OBSERVED OR EXISTS, CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER PRIOR TO POURING CONCRETE. CONTRACTOR IS RESPONSIBLE FOR ALL COSTS TO REMOVE, REPAIR AND

KEY	DESCRIPTION	KEY	DESCRIPT
ВС	BOTTOM CURB	PROP.	PROPOSEI
TC	TOP CURB	TBR/R	TO BE REMOV
ВОС	BACK OF CURB	TBR	TO BE REMOV
BW	BOTTOM OF WALL GRADE	TPF	TREE PROTECTION
TW	TOP OF WALL	BLDG.	BUILDING
EXIST.	EXISTING	SF	SQUARE FEI
BM.	BENCHMARK	SMH	SEWER MANH
EOP	EDGE OF PAVEMENT	DMH	DRAIN MANHO
ę	CENTERLINE	STM.	STORM
FF	FINISHED FLOOR	SAN.	SANITARY
V.I.F.	VERIFY IN FIELD	CONC.	CONCRETE
GC	GENERAL CONTRACTOR	ARCH.	ARCHITECTU
HP	HIGH POINT	DEP.	DEPRESSE
LP	LOW POINT	R	RADIUS
TYP.	TYPICAL	MIN.	MINIMUM
INT.	INTERSECTION	MAX.	MAXIMUM
PC.	POINT OF CURVATURE	No. /#	NUMBER
PT.	POINT OF TANGENCY	F.E.S.	FLARED END SE
PI.	POINT OF INTERSECTION	DEC.	DECORATIV
PVI.	POINT OF VERTICAL INTERSECTION	ELEV.	ELEVATION
STA.	STATION	UNG.	UNDERGROU
GRT	GRATE	R.O.W.	RIGHT OF W
INV.	INVERT	LF	LINEAR FOO
DIP	DUCTILE IRON PIPE	LOD	LIMIT OF DISTUR
PVC	POLYVINYL CHLORIDE PIPE	LOW	LIMIT OF WO
HDPE	HIGH DENSITY POLYETHYLENE PIPE	L.S.A.	LANDSCAPED A
RCP	REINFORCED CONCRETE PIPE	±	PLUS OR MIN
S	SLOPE	۰	DEGREE
ME	MEET EXISTING	Ø / DIA.	DIAMETER
FFE	FINISHED FLOOR ELEVATION	LDE	LOADING DOCK EL

TVD			
itP	ICAL LEGI	END	
EXISTING		PROPOSED	
••	PROPERTY LINE		
	SETBACK		
	EASEMENT		
	CURB		
0	STORM MANHOLE		
<u> </u>	SEWER MANHOLE	(6)	
	CATCH BASIN		
	WETLAND FLAG		
	WETLAND LINE		
× 54.83	SPOT ELEVATION	G 53.52	
× TC 54.58 G 53.78	TOP & BOTTOM OF CURB	TC 54.02 G 53.52	
	CONTOUR	50	
	FLOW ARROW	◆ ✓-	
	PAINTED ARROW	—	
	RIDGE LINE		
	GAS LINE	GG	
	TELEPHONE LINE		
EE	ELECTRIC LINE	EE	
W	WATER LINE		
OH	OVERHEAD WIRE	OH	
=======	STORM PIPE		
=======	SANITARY LINE	SL——SL—	
/10	PARKING COUNT		
-v-	SIGN		
< </td <td>LIGHT POLE</td> <td>□•</td>	LIGHT POLE	□ •	
	GUIDE RAIL		
Ø	UTILITY POLE	ø	

REFER TO OVERALL SITE LAYOUT **PLAN FOR ZONING ANALYSIS** TABLE AND LAND USE | ZONING INFORMATION & NOTES

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

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

REFER TO LIGHTING PLAN FOR

CRIPTION	KEY	DESCRIPTION
TTOM CURB	PROP.	PROPOSED
TOP CURB	TBR/R	TO BE REMOVED AND REPLACED
CK OF CURB	TBR	TO BE REMOVED
OF WALL GRADE	TPF	TREE PROTECTION FENCE
OP OF WALL	BLDG.	BUILDING
EXISTING	SF	SQUARE FEET
ENCHMARK	SMH	SEWER MANHOLE
OF PAVEMENT	DMH	DRAIN MANHOLE
ENTERLINE	STM.	STORM
SHED FLOOR	SAN.	SANITARY
RIFY IN FIELD	CONC.	CONCRETE
AL CONTRACTOR	ARCH.	ARCHITECTURAL
IIGH POINT	DEP.	DEPRESSED
OW POINT	R	RADIUS
TYPICAL	MIN.	MINIMUM
TERSECTION	MAX.	MAXIMUM
OF CURVATURE	No. /#	NUMBER
OF TANGENCY	F.E.S.	FLARED END SECTION
OF INTERSECTION	DEC.	DECORATIVE
FOF VERTICAL ERSECTION	ELEV.	ELEVATION
STATION	UNG.	UNDERGROUND
GRATE	R.O.W.	RIGHT OF WAY
INVERT	LF	LINEAR FOOT
TILE IRON PIPE	LOD	LIMIT OF DISTURBANCE
YL CHLORIDE PIPE	LOW	LIMIT OF WORK
ISITY POLYETHYLENE PIPE	L.S.A.	LANDSCAPED AREA
RCED CONCRETE PIPE	±	PLUS OR MINUS
SLOPE	o	DEGREE
EET EXISTING	Ø / DIA.	DIAMETER
) FLOOR ELEVATION	LDE	LOADING DOCK ELEVATION

TYPICAL LIGHTING NOTES AND TABLES

REVISIONS

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



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PROJECT No.: DRAWN BY: CHECKED BY 10/08/202 CAD I.D.: W211018-CNDS-0 PROJECT:

PRELIMINARY

MAJOR SITE

PLAN

MARCUS PARTNERS

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

MASSACHUSETTS

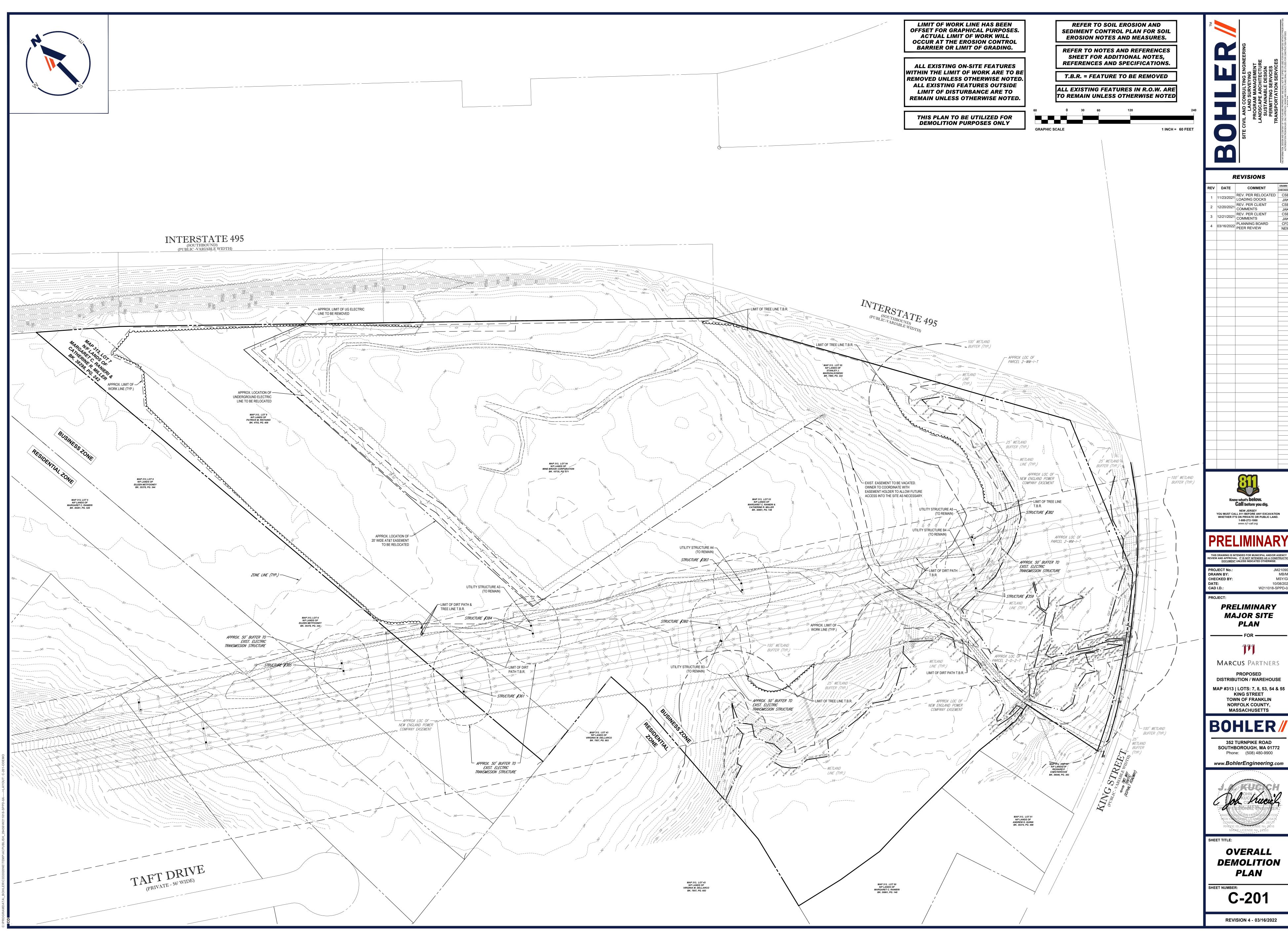
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NOTES AND REFERENCES SHEET

C-102



3 12/21/2021 REV. PER CLIENT COMMENTS 4 03/16/2022 PLANNING BOARD PEER REVIEW

PRELIMINARY **MAJOR SITE** PLAN

PROPOSED DISTRIBUTION / WAREHOUSE

MASSACHUSETTS

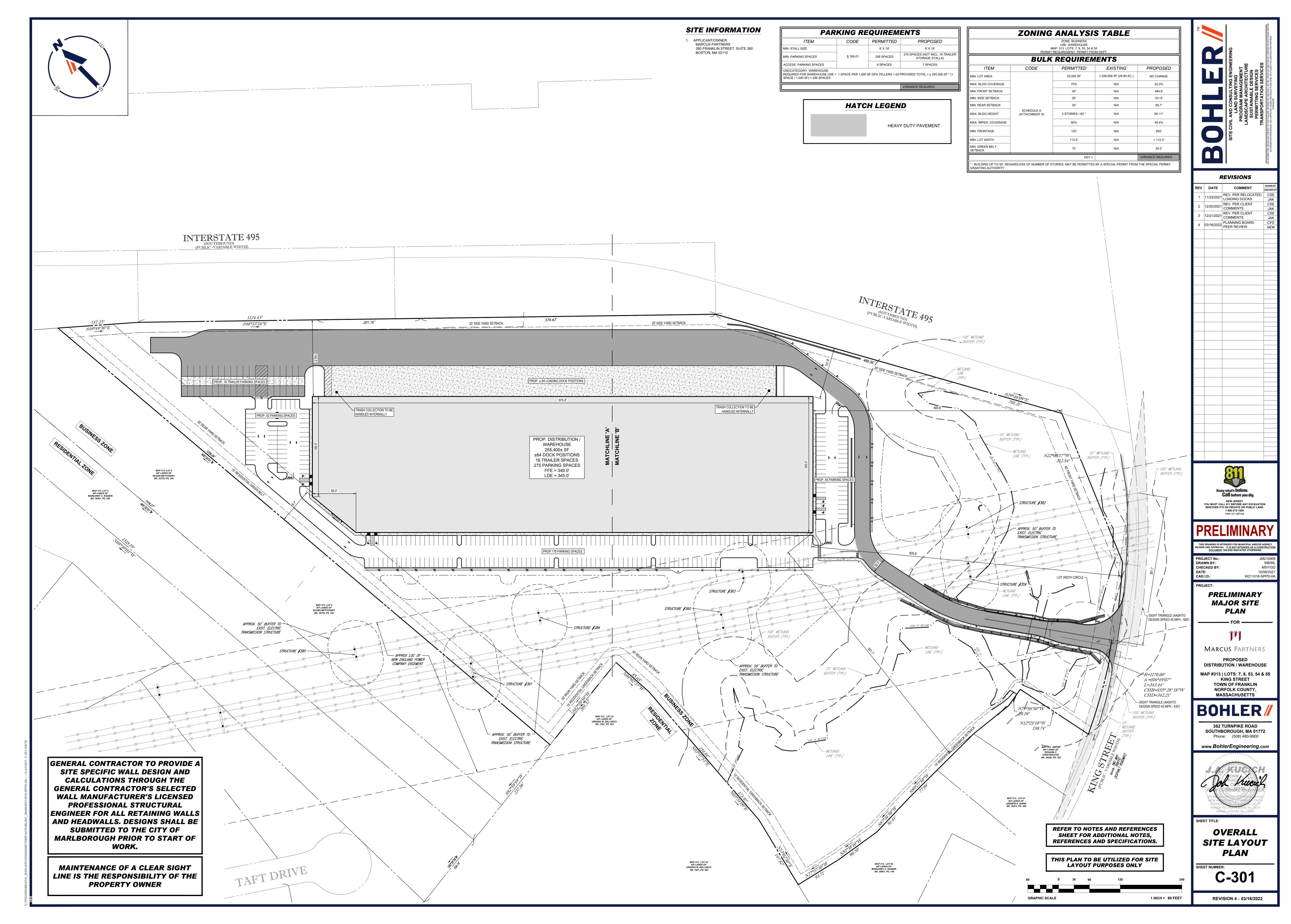
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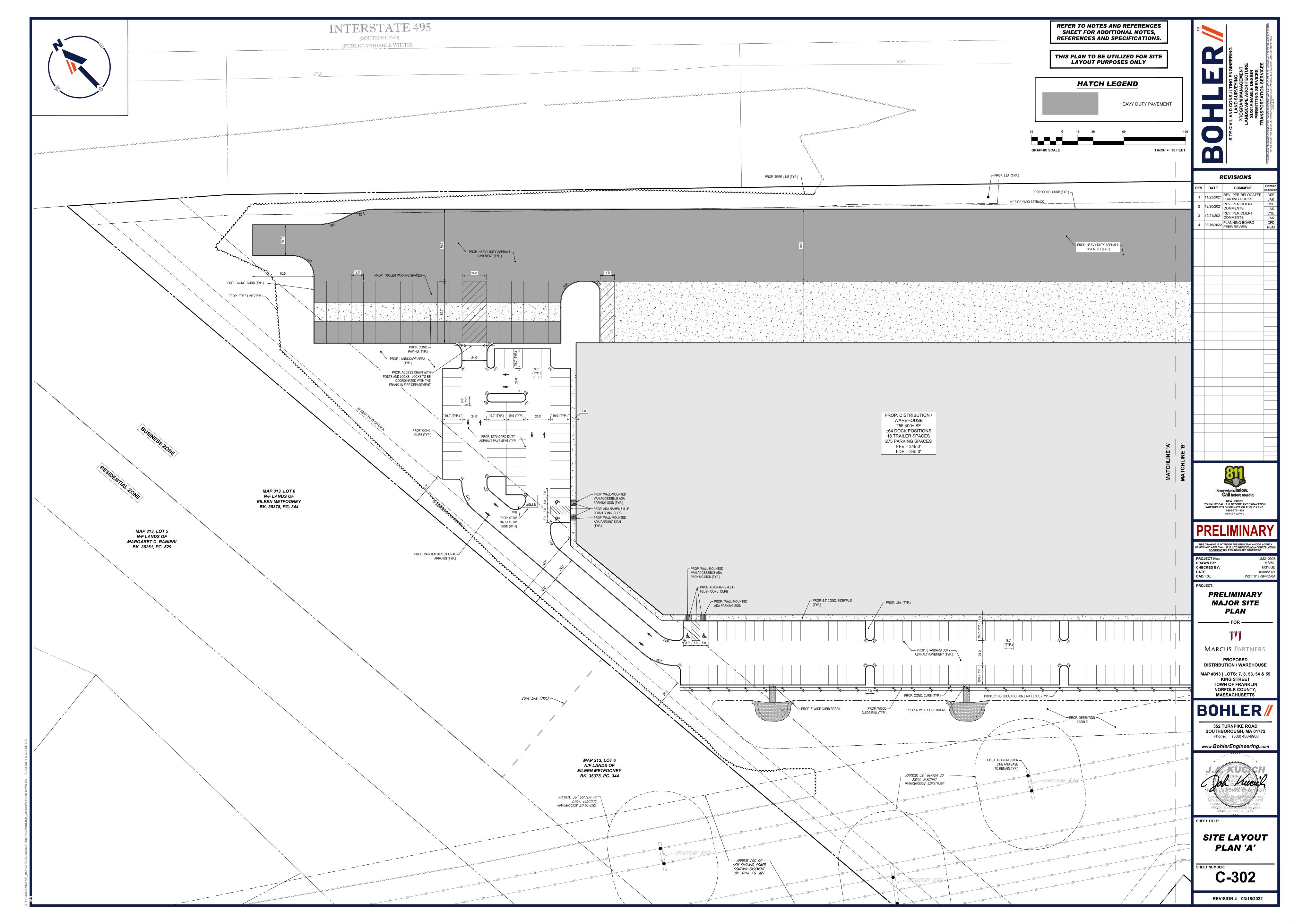
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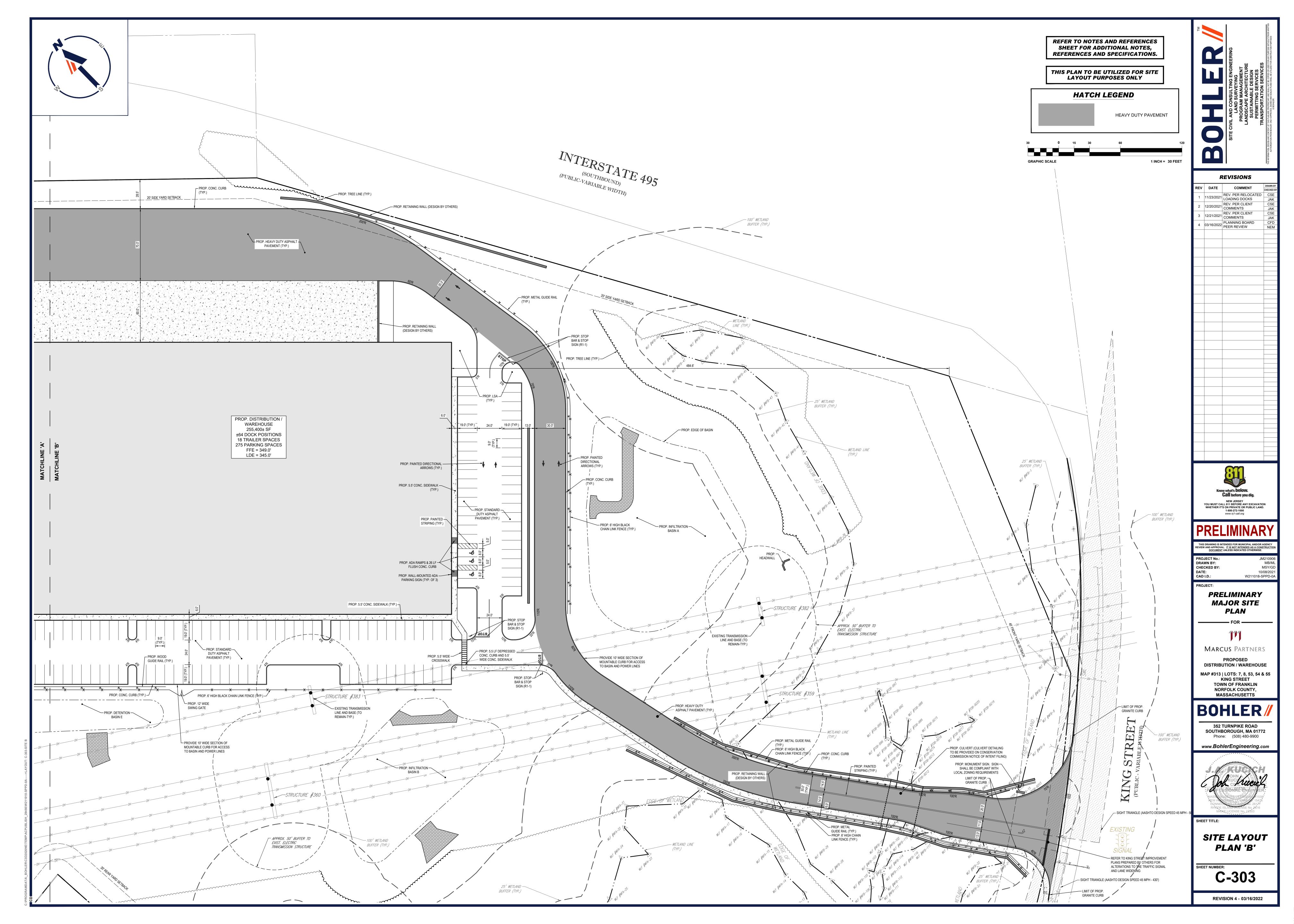


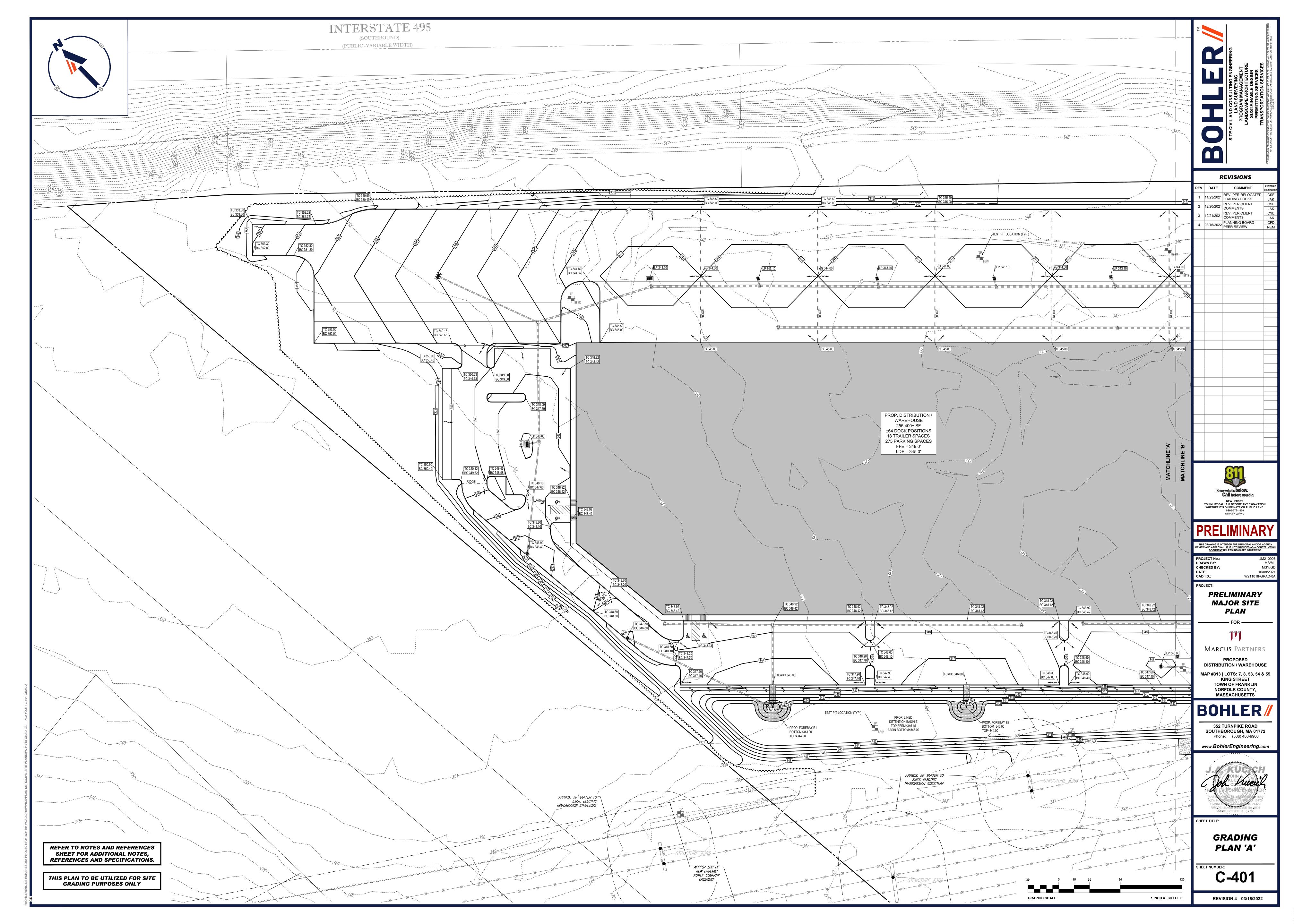
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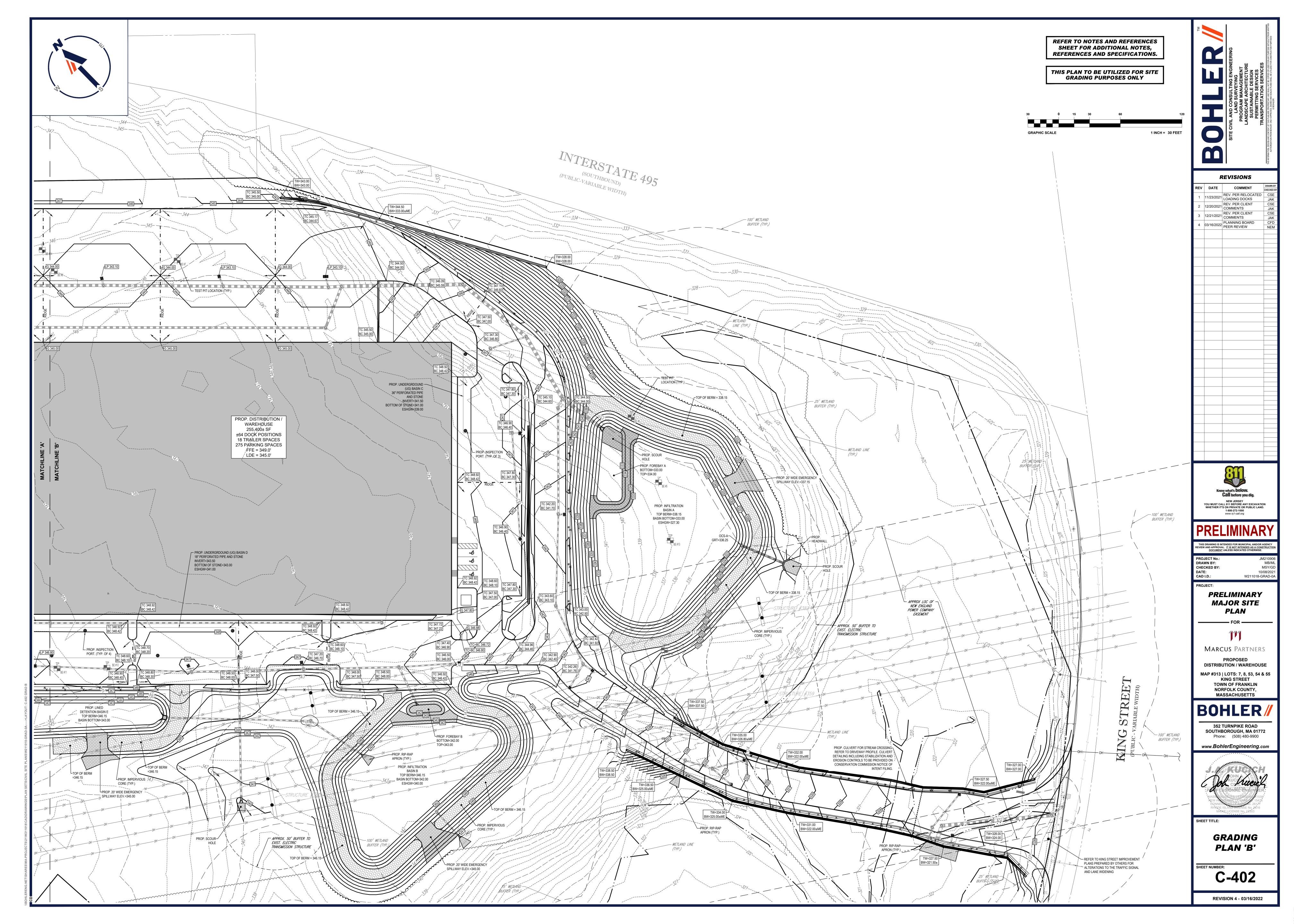
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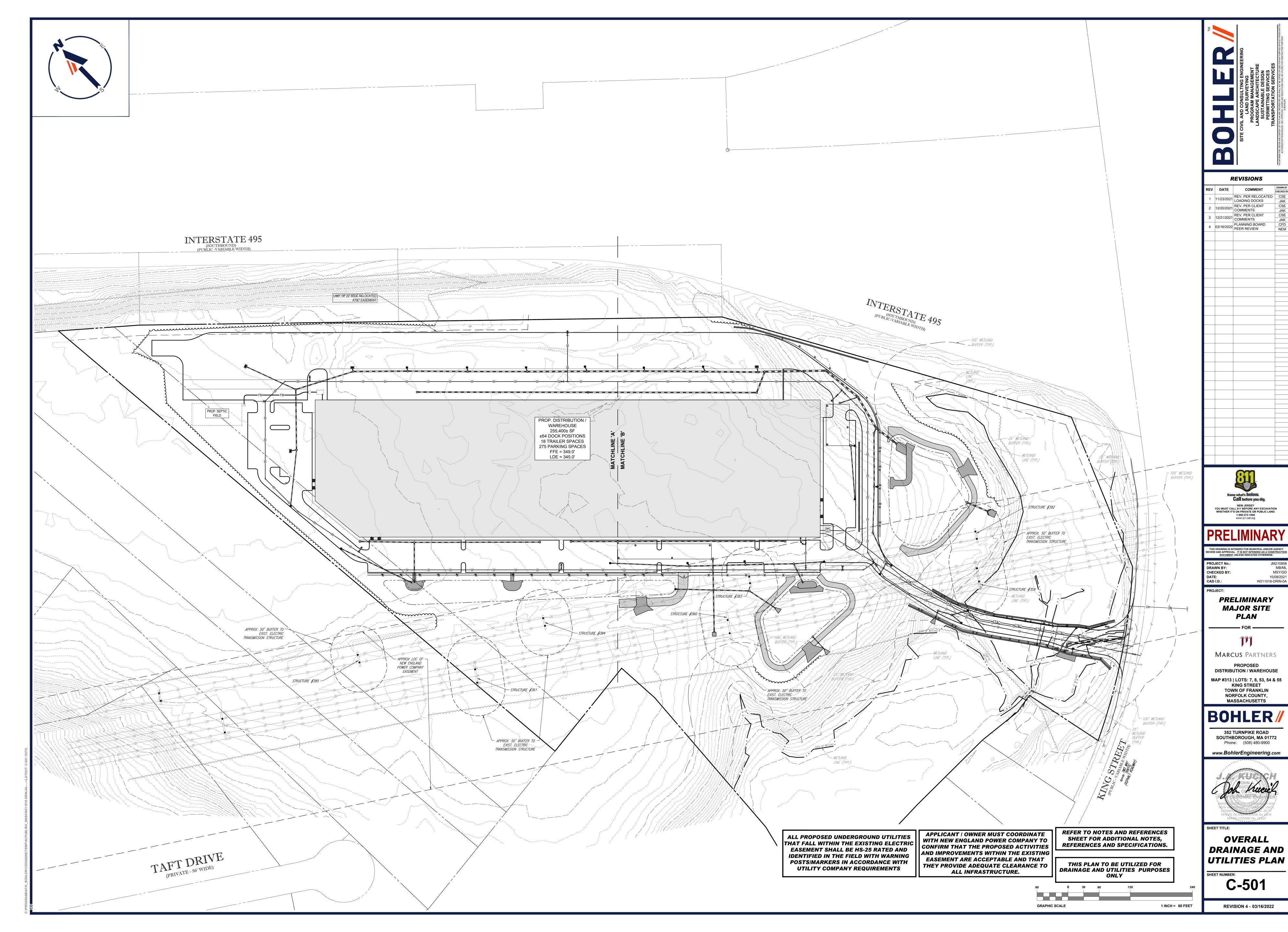


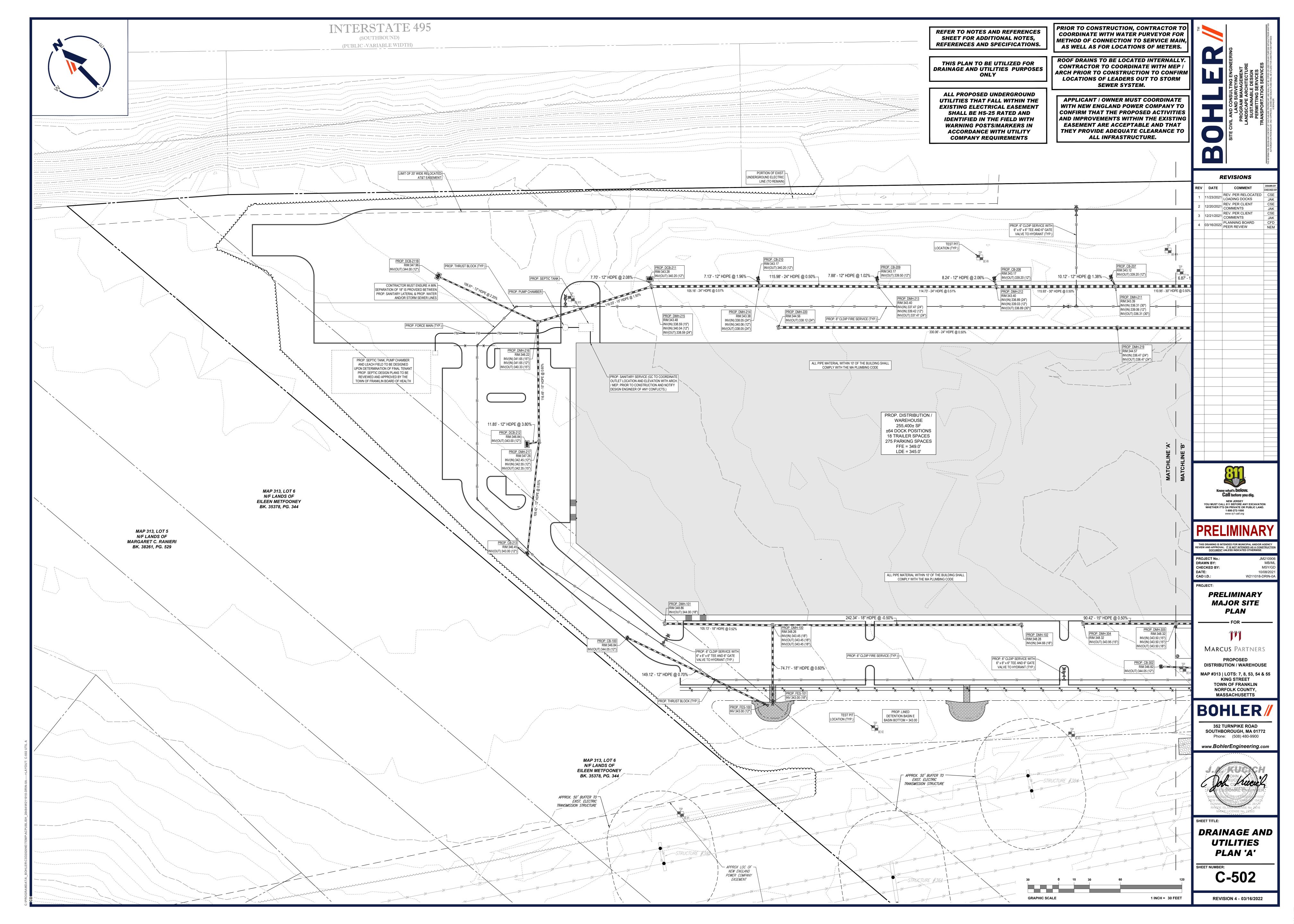


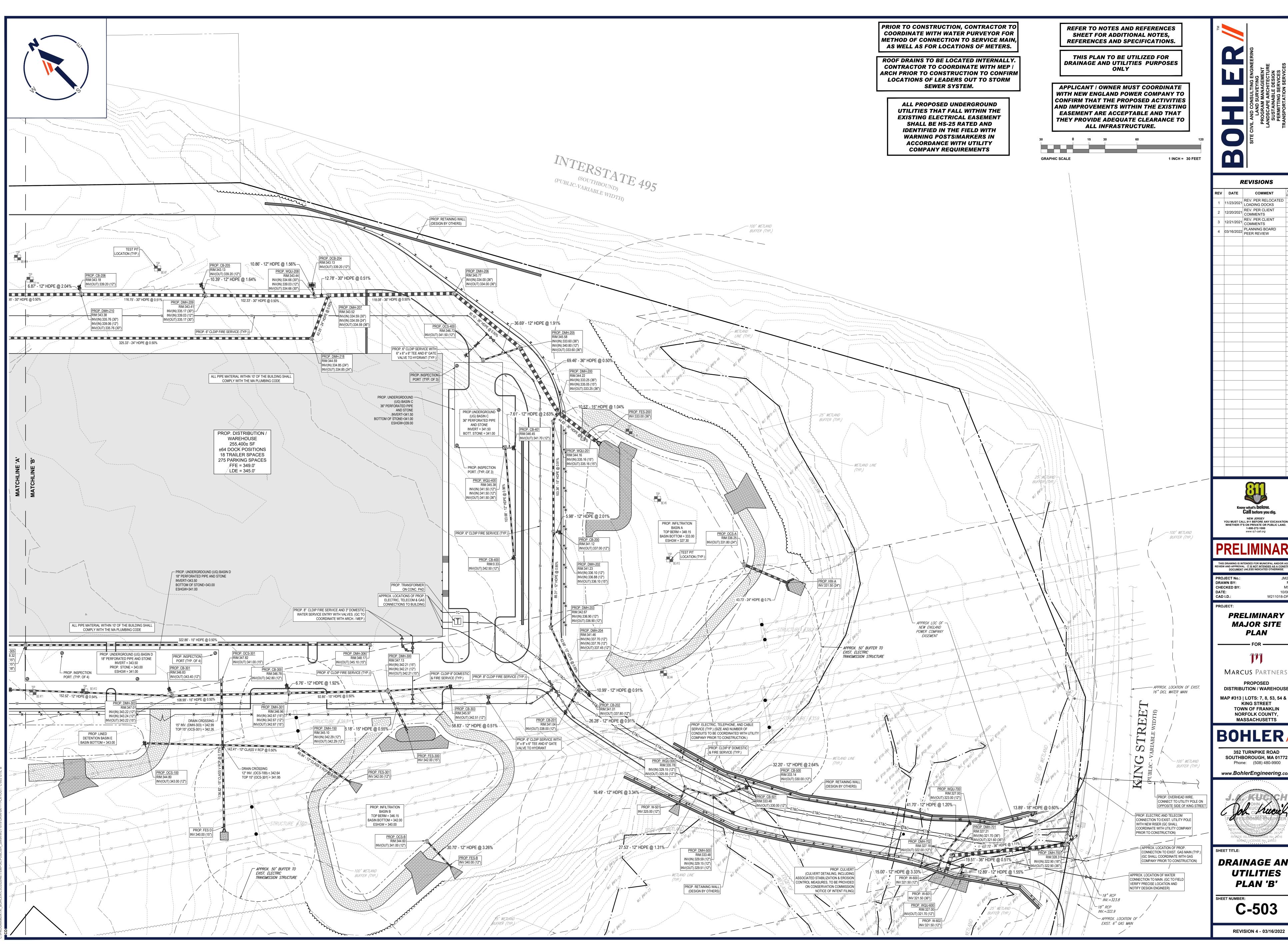












COMMENT REV. PER RELOCATED 1 11/23/2021 LOADING DOCKS 2 12/20/2021 REV. PER CLIENT COMMENTS 3 12/21/2021 REV. PER CLIENT COMMENTS 4 03/16/2022 PLANNING BOARD PEER REVIEW

PRELIMINARY MAJOR SITE PLAN

PROPOSED DISTRIBUTION / WAREHOUSE MAP #313 | LOTS: 7, 8, 53, 54 & 55 KING STREET

MASSACHUSETTS

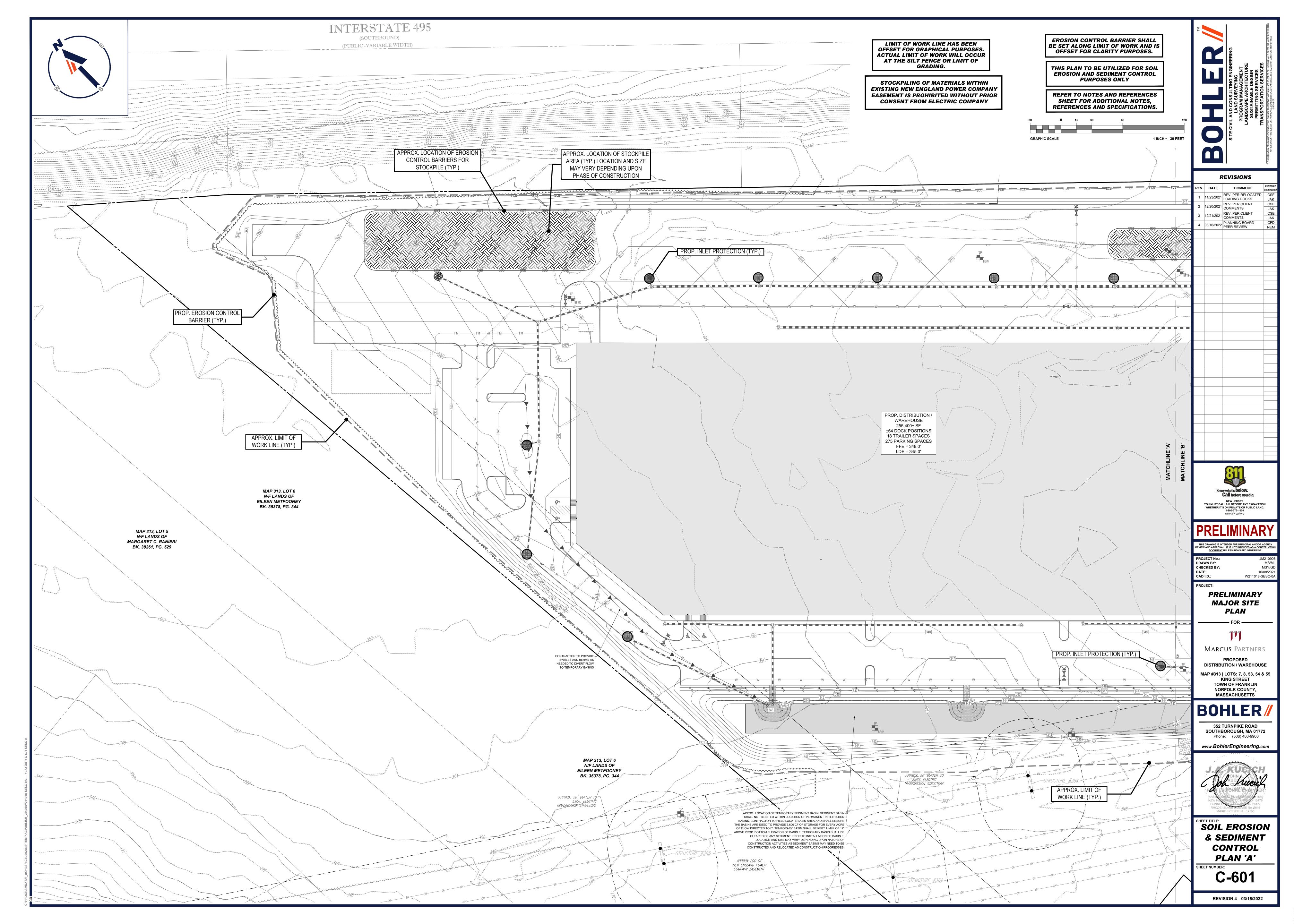
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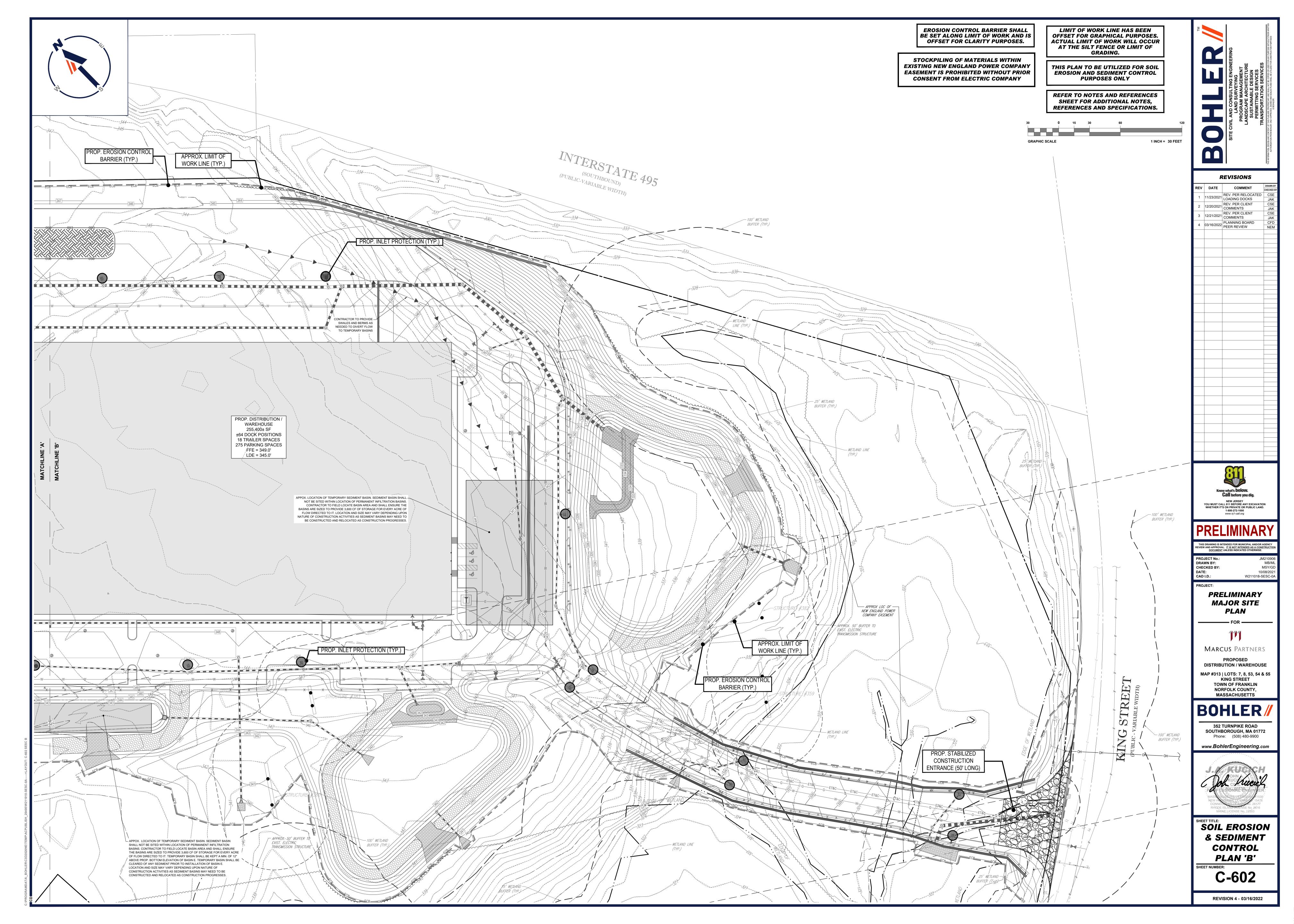
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DRAINAGE AND UTILITIES PLAN 'B'

C-503





EROSION AND SEDIMENT CONTROL NOTES PUBLIC SEE CHART 1 R.O.W. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE DONE AS SET FORTH IN THE MOST CURRENT STATE SEDIMENT AND EROSION CONTROL MANUAL. EXISTING GROUND-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 PROVIDE APPROPRIATE TRANSITION 2-1/2" CLEAN STONE— GREATER THAN 15% AFTER OCTOBER 1ST THE SAME APPLIES FOR ALL SLOPES GREATER THAN 8%. BETWEEN STABILIZED CONSTRUCTION ENTRANCE AND PUBLIC R.O.W. **PROFILE** 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. 1:3 MAXIMUM SLOPE-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). PUBLIC RIGHT OF 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 1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NEXT RECOMMENDED SEEDING PERIOD. 2 BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE TEMPORARY SEEDING OF DISTURBED AREAS THAT HAVE NOT BEEN FINAL GRADED SHALL BE COMPLETED 45 DAYS PRIOR TO BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. CONSTRUCT EROSION CONTROL BARRIER AROUND PERIMETER OF STOCKPILE-BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12 THE FIRST KILLING FROST TO PROTECT FROM SPRING RUNOFF PROBLEMS. PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE BLANKET. DURING THE CONSTRUCTION PHASE, INTERCEPTED SEDIMENT WILL BE RETURNED TO THE SITE AND REGRADED ONTO OPEN 3. ROLL THE BLANKETS (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE PLAN VIEW AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS PER MANUFACTURES RECOMMENDATION. 10. REVEGETATION MEASURES WILL COMMENCE UPON COMPLETION OF CONSTRUCTION EXCEPT AS NOTED ABOVE. ALL 4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 4"-6" OVERLAP DEPENDING DISTURBED AREAS NOT OTHERWISE STABILIZED WILL BE GRADED, SMOOTHED, AND PREPARED FOR FINAL SEEDING AS ON BLANKET TYPE. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING 1. PROVIDE SAFETY FENCING AROUND STOCKPILES OVER 10' IN HEIGHT OR OTHERWISE RESTRICT SITE ACCESS. INSTALLED ON TOP) EVEN WITH THE SEAM STITCH ON THE PREVIOUSLY INSTALLED BLANKET. 5. CONSECUTIVE BLANKETS SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 10.1. SIX INCHES OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND SMOOTHED TO A UNIFORM SURFACE. PERCENT SLOPE OF ROADWAY OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12"APART ACROSS ENTIRE COARSE GRAINED SOILS FINE GRAINED SOILS 10.2. APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST. IF SOIL TESTING IS NOT FEASIBLE ON SMALL OR VARIABLE 6. PLACE STAPLES/STAKES PER MANUFACTURE RECOMMENDATION FOR THE APPROPRIATE SLOPE BEING APPLIED. SITES, OR WHERE TIMING IS CRITICAL, FERTILIZER MAY BE APPLIED AT THE RATE OF 800 LB PER ACRE OR 18.4 LB PER 1,000 2% TO 5% SF USING 10-20-20 OR EQUIVALENT. APPLY GROUND LIMESTONE (EQUIVALENT TO 50% CALCIUM PLUS MAGNESIUM OXIDE) ENTIRE ENTRANCE STABILIZED WITH FABC BASE COURSE (1 AT A RATE OF 3 TONS PER ACRE (138 LB PER1,000 SF). 1. IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO (1) AS PRESCRIBED BY LOCAL ORDINANCE OR OTHER GOVERNING AUTHORITY PROPERLY SECURE THE BLANKETS. 10.3. FOLLOWING SEED BED PREPARATION, DITCHES AND BACK SLOPES WILL BE SEEDED TO A MIXTURE OF 47% CREEPING RED 2. FOLLOW EROSION CONTROL TECHNOLOGY COUNCIL SPECIFICATION FOR PRODUCT SELECTION FESCUE. 5% REDTOP. AND 48% TALL FESCUE. THE LAWN AREAS WILL BE SEEDED TO A PREMIUM TURF MIXTURE OF 44% 3. AT A MINIMUM, THE EROSION CONTROL MATTING SHALL BE INSTALLED ON SLOPES GREATER THAN 3:1 WITHIN THE 100-FOOT BUFFER ZONE. KENTUCKY BLUE-GRASS, 44% CREEPING RED FESCUE, AND 12% PERENNIAL RYEGRASS: SEEDING RATE IS 1.03 LBS PER 1,000 SF LAWN QUALITY SOD MAY BE SUBSTITUTED FOR SEED. 10.4. STRAW MULCH AT THE RATE OF 70-90 LBS PER 1,000 SF. A HYDRO-APPLICATION OF WOOD OR PAPER FIBER SHALL BE **EROSION CONTROL MATTING** TEMPORARY STOCKPILE STABILIZED CONSTRUCTION ENTRANCE APPLIED FOLLOWING SEEDING. A SUITABLE BINDER SUCH AS CURASOL OR RMB PLUS WILL BE USED ON STRAW MULCH FOR WIND CONTROL 11. ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED ONCE THE SITE IS STABILIZED. INLET GRATE-SECURE LIFTING LOOPS TO OR UNDER SURFACE 2. WETLANDS WILL BE PROTECTED W/ STRAW, COMPOST, AND/OR SILT FENCE BARRIERS INSTALLED AT THE EDGE OF THE FINISHED GRADE— LOOPS SIZED FOR 1"-EROSION CONTROL BARRIER SHALL CONSIST OF BOTH WETLAND OR THE BOUNDARY OF WETLAND DISTURBANCE. REBAR. LIFT FILET BAG COMPOST SOCK AND SILT FENCE UNLESS OTHERWISE NOTED FROM INLET USING 13. ALL AREAS WITHIN 100 FEET OF A FLAGGED WETLAND OR STREAM SHALL HAVE AN EXPOSURE WINDOW OF NOT MORE THAN 7 REBAR FOR HANDLES 2"X2"X3/4" OVERFLOW HOLES-- AREA OF SITE CONSTRUCTION RUBBER BLOCK | A 14. ALL AREAS WITHIN 100 FEET OF A FLAGGED WETLAND OR STREAM SHALL FOLLOW APPROPRIATE EROSION CONTROL GEOTEXTILE BAG-MEASURES PRIOR TO EACH STORM IF NOT BEING ACTIVELY WORKED, REMOVE TRAPPED SEDIMENT 4" BRIGHTLY COLORED-WHEN BRIGHTLY COLORED IYLON ROPE EXPANSION 1/4" BRIGHTLY EXPANSION RESTRAINT CAN N OOPS SIZED FOR 1" REBAF COLORED NYLON ROPE LONGER BE SEEN. -AREA WITHIN PROTECTION ZONE/TREE DRIP LINE RATE (1000 SF) EXPANSION RESTRAINT SE REBAR FOR HANDLE TO FENCE TO FOLLOW TREE DROP LINE OR 6' FROM 4 EMPTY FILTER SACK AT A GEOTEXTILE SHALL BE A WOVE TRUNK, WHICHEVER IS GREATER SEDIMENT COLLECTION POLYPROPYLENE FABRIC THA WINDY AREA SHREDDED OR CHOPPED CORNSTALKS 185-275 POUNDS MEETS OR EXCEEDS STRAW (ANCHORED)* REQUIREMENTS IN THE SPECIFICATIONS TABLE. MODERATE TO HIGH JUTE MESH OR EXCELSIOR MAT AS REQUIRED -4' WOOD & WIRE SNOW FENCE WITH STEEL STAKE 18" O.C. VELOCITY AREAS OR PLACE AN OIL ADSORBENT PA PLAN VIEW STEEP SLOPES OR PILLOW OVER INLET GRAT **GREATER THAN 3:1** WOOD STAKE SECTION VIEW WHEN OIL SPILLS ARE A COMPOST SOCK CONCERN. **GREATER THAN 3:1** (REFER TO GEOTECHNICAL REPORT FOR FINAL DESIGN REQUIREMENT) PROFILE VIEW OF INSTALLED FILTER SACK INSPECT PER REGULATORY * A HYDRO-APPLICATION OF WOOD, OR PAPER FIBER MAY BE APPLIED FOLLOWING SEEDING. A SUITABLE BINDER SUCH AS CURASOL -WOOD & WIRE SNOW FENCE USED AS TREE GUARD TO REQUIREMENTS OR RMB PLUS SHALL BE USED ON STRAW MULCH FOR WIND CONTROL. PREVENT DAMAGE FROM CONSTRUCTION EQUIPMENT LOW TO MODERATE FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE 5. THE WIDTH, "W", OF THE FILTER GRAB TENSILE STRENGTH SACK SHALL MATCH THE INSIDE STAKE WITHIN 2' OF ENDS — ANCHOR MULCH WITH PEG AND TWINE (1 SQ. YD/BLOCK); MULCH NETTING (AS PER MANUFACTURER); WOOD CELLULOSE FIBER (750 TREE DRIP LINE/TREE PROTECTION ZONE WIDTH OF THE GRATED INLET - SLOPE BOX. PUNCTURE 120 LBS SMALL AREAS AND ROAD DITCHES MAY BE PERMITTED. SURFACE MULLEN BURST ASTM D-3786 THE DEPTH, "D", OF THE FILTER -AREA WITHIN TREE PROTECTION ZONE TO TRAPEZOID TEAR ASTM D-4533 **EROSION CONTROL NOTES DURING WINTER** SACK SHALL BE BETWEEN 18 REMAIN UNDISTURBED DURING CONSTRUCTION ASTM D-4355 APPARENT OPENING SIZE ASTM D-4751 40 US SIEVE INCHES AND 36 INCHES. CONSTRUCTION FLOW RATE ASTM D-4491 40 GAL/MIN/SQ F -4' WOOD & WIRE SNOW FENCE WITH STEEL STAKES 18' O.C. THE LENGTH, "L", OF THE FILTE MODERATE TO HIGH FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE WINTER CONSTRUCTION PERIOD: NOVEMBER 1 THROUGH APRIL 15. SACK SHALL MATCH THE INSIDE LENGTH OF THE GRATED INLET DIAMETER 24" MIN. STAKE GRAB TENSILE STRENGTH WINTER EXCAVATION AND EARTHWORK SHALL BE DONE SUCH THAT NO MORE THAN 1 ACRE OF THE SITE IS WITHOUT GRAB TENSILE ELONGATION STABILIZATION AT ANY ONE TIME. ASTM D-4833 MULLEN BURST ASTM D-3786 EXPOSED AREA SHOULD BE LIMITED TO THAT WHICH CAN BE MULCHED IN ONE DAY PRIOR TO ANY SNOW EVENT. TRAPEZOID TEAR **ELEVATION** UV RESISTANCE ASTM D-4355 CONTINUATION OF EARTHWORK OPERATION ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON APPARENT OPENING SIZE 20 US SIEVE TYPICAL STAKING PATTERN THE AREA BEING WORKED HAS BEEN STABILIZED SUCH THAT NO LARGER AREA OF THE SITE IS WITHOUT EROSION CONTROL FLOW RATE ASTM D-4491 200 GAL/MIN/SQ FT PROTECTION AS LISTED IN ITEM 2 ABOVE PERMITTIVITY ASTM D-4491 AN AREA SHALL BE CONSIDERED TO HAVE BEEN STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH DO NOT USE IN PAVED AREAS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS. STRAW OR STRAW AT A RATE OF 100 LB. PER 1,000 SQUARE FEET (WITH OR WITHOUT SEEDING) OR DORMANT SEEDED, COMPOST SOCK MULCHED AND ADEQUATELY ANCHORED BY AN APPROVED ANCHORING TECHNIQUE TREE PROTECTION DURING FILTER SACS (GRATED INLETS) BETWEEN THE DATES OF OCTOBER 15 AND APRIL 1ST, LOAM OR SEED WILL NOT BE REQUIRED. DURING PERIODS OF ABOVE SITE CONSTRUCTION N.T.S. N.T.S. FREEZING TEMPERATURES THE SLOPES SHALL BE FINE GRADED AND EITHER PROTECTED WITH MULCH OR TEMPORARILY SEEDED AND MULCHED UNTIL SUCH TIME AS THE FINAL TREATMENT CAN BE APPLIED. IF THE DATE IS AFTER NOVEMBER 1ST AND IF THE EXPOSED AREA HAS BEEN LOAMED, FINAL GRADED AND IS SMOOTH, THEN THE AREA MAY BE DORMANT SEEDED AT $\sqrt{1 - \frac{1}{2}}$ x 1- $\frac{1}{2}$ POST A RATE OF 200 - 300% HIGHER THAN SPECIFIED FOR PERMANENT SEED AND THEN MULCHED. IF CONSTRUCTION CONTINUES WOOD OR PLASTIC SLAT -DURING FREEZING WEATHER, ALL EXPOSED AREAS SHALL BE CONTINUOUSLY GRADED BEFORE FREEZING AND THE SURFACE STAPLED THROUGH FABRIC TO TEMPORARILY PROTECTED FROM EROSION BY THE APPLICATION OF MULCH. SLOPES SHALL NOT BE LEFT UNEXPOSED OVER THE FOLLOWING CONSTRUCTION SEQUENCE IS RECOMMENDED: THE WINTER OR ANY OTHER EXTENDED TIME OF WORK SUSPENSION UNLESS TREATED IN THE ABOVE MANNER. UNTIL SUCH NOTE: OUTLET SHOWN ENLARGED FOR CLARITY. 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 -INSTALLATION OF STABILIZED CONSTRUCTION ENTRANCE/EXIT (AS SHOWN) STANDARD DETAILS. -INSTALLATION OF EROSION CONTROL BARRIER (COMPOST SOCK AND SILT FENCE) (AS SHOWN) DETAIL OF POST ATTACHMENT MULCHING REQUIREMENTS: (PRE-ASSEMBLED PRIOR TO INSTALLATION) -INSTALLATION OF INLET PROTECTION IN STREET (AS SHOWN) EARTH EMBANKMENT -BETWEEN THE DATES OF NOVEMBER 1ST AND APRIL 15TH ALL MULCH SHALL BE ANCHORED BY EITHER PEG LINE, MULCH NETTING OR WOOD CELLULOSE FIBER. -DEMOLITION OF EXISTING SITE STRUCTURES (SEE DEMOLITION PLAN) -DEMOLITION OF EXISTING SITE PAVEMENT AND AMENITIES (SEE DEMOLITION PLAN) 7.2. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH A SLOPE GREATER THAN 3% FOR SLOPE OUTLET ONTO RIP RAP PAD-EXPOSED TO DIRECT WINDS AND FOR ALL OTHER SLOPES GREATER THAN 8%. -CLEARING AND GRUBBING - FILTER FABRIC (3' WIDE) FABRIC 7.3. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 15% AFTER OCTOBER 1ST - FILTER FABRIC -INSTALLATION OF TEMPORARY SWALES AND SEDIMENT BASINS THE SAME APPLIES FOR ALL SLOPES GREATER THAN 8%. -EARTHWORK AND EXCAVATION/FILLING AS NECESSARY AFTER NOVEMBER 1ST THE CONTRACTOR SHALL APPLY DORMANT SEEDING OR MULCH AND ANCHORING ON ALL BARE EARTH - 6" MIN FROM TOP OF SPILLWAY AT THE END OF EACH WORKING DAY. -CONSTRUCTION OF UTILITIES - PERFORATED RISER OR DURING THE WINTER CONSTRUCTION PERIOD ALL SNOW SHALL BE REMOVED FROM AREAS OF SEEDING AND MULCHING PRIOR SLOTTED SLOW RELEASE RISER SEE PLANS FOR HEIGHT --STABILIZE PERMANENT LAWN AREAS AND SLOPES WITH TEMPORARY SEEDING WRAPPED IN FILTER FABRIC 0. STOCKPILING OF MATERIALS (DIRT, WOOD, CONSTRUCTION MATERIALS, ETC.) MUST REMAIN COVERED AT ALL TIMES TO -INSTALLATION OF INLET PROTECTION OF ON-SITE UTILITIES (AS SHOWN) - 2"-3" CLEAN AGGREGATE — 6" MIN. MINIMIZE ANY DUST PROBLEMS THAT MAY OCCUR WITH ADJACENT PROPERTIES AND TO PROVIDE MAXIMUM PROTECTION -CONSTRUCTION OF BUILDINGS AGAINST EROSION RUNOFF. -CONSTRUCTION OF ALL CURBING AND LANDSCAPE ISLANDS AS INDICATED ON THE PLANS 11. EXISTING CATCH BASIN STRUCTURES SHALL BE PROTECTED UNTIL SUCH TIME AS THEY ARE REMOVED. NATIVE SOIL --SPREAD TOPSOIL ON SLOPED AREAS AND SEED AND MULCH TOE-IN METHODS PERSPECTIVE OF FENCE -FINAL GRADING OF ALL SLOPED AREAS -PLACE 6" TOPSOIL ON SLOPES AFTER FINAL GRADING COMPLETED. FERTILIZE, SEED, AND MULCH SEED ANTI-SEEP COLLARS (IF SHOWN IN SILT FENCE MIXTURE TO BE INSTALLED AS REQUIRED. CONSTRUCTION DRAWINGS) SECTION A-A -REMOVAL OF THE TEMPORARY SEDIMENT BASINS -PAVE PARKING LOT 1. EXCAVATE A 6"x 6" TRENCH ALONG THE LINE OF EROSION CONTROL OF THE SITE. 2. UNROLL SILTATION FENCE AND POSITION THE POSTS AGAINST THE BACK (DOWNSTREAM) WALL OF THE TRENCH (NET SIDE AWAY FROM FLOW DIRECTION). . PIPE MATERIAL - CORRUGATED METAL PIPE. PVC. HDPE OR OTHER PLASTIC MATERIAL -LANDSCAPING PER LANDSCAPING PLAN 3. DRIVE THE POST INTO THE GROUND UNTIL THE NETTING IS LAYING ACROSS THE TRENCH BOTTOM. 2. ALL PIPE CONNECTION SHALL BE WATERTIGHT. 4. LAY THE TOE-IN FLAP OF THE FABRIC ONTO THE UNDISTURBED BOTTOM OF THE TRENCH, BACKFILL THE TRENCH AND TAMP THE SOIL. TOE-IN CAN ALSO BE 3. FILL MATERIAL AROUND PIPE SHALL BE COMPACTED IN 4 INCHES LIFTS. A MINIMUM OF 2 FEET OF -REMOVE EROSION CONTROLS AS DISTURBED AREAS BECOME STABILIZED TO 70% STABILIZATION OR ACCOMPLISHED BY LAYING FABRIC FLAP ON UNDISTURBED GROUND AND PILING & TAMP- ING FILL AT THE BASE. COMPACTED BACKFILL SHALL BE PLACED OVER THE PIPE BEFORE CROSSING IT WITH CONSTRUCTION TRAFFIC. GREATER. 5. COMBINATION OF COMPOST SOCK AND SILT FENCE SHALL BE USED AS NOTED ON THE PLAN 4. PONDING OF SEDIMENT LADEN RUNOFF IN SEDIMENT BASIN ACCOMPLISHED BY EMBANKMENT OR 6. WIRE BACK SILT FENCE TO BE USED IN AREAS WITHIN 50 FOOT WETLAND BUTTER, SEE DETAIL (THIS SHEET). EXCAVATION DEPENDING ON TERRAIN 5. SIDE SLOPES SHALL BE 2:1 OR FLATTER. SEDIMENT BASIN WITH PIPE OUTLET EROSION CONTROL BARRIER (ECB) DETAIL **CONSTRUCTION SEQUENCE**



REV	DATE	COMMENT	DRAWN BY
1	11/23/2021	REV. PER RELOCATED	CSE
	11/20/2021	LOADING DOCKS	JAK
2	12/20/2021	REV. PER CLIENT	CSE
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3	12/21/2021	REV. PER CLIENT COMMENTS	CSE JAK
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4	03/16/2022	PLANNING BOARD PEER REVIEW	CFD NEM
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CHECKED BY: MSY/GD
DATE: 10/08/2021
CAD I.D.: W211018-SESC-0A

PRELIMINARY
MAJOR SITE

PLAN

— FOR ——

MARCUS PARTNERS

PROPOSED
DISTRIBUTION / WAREHOUSE

DISTRIBUTION / WAREHOUSE

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

KING STREET

TOWN OF FRANKLIN

NORFOLK COUNTY,

ROHLFR //

352 TURNPIKE ROAD SOUTHBOROUGH, MA 01772

Phone: (508) 480-9900

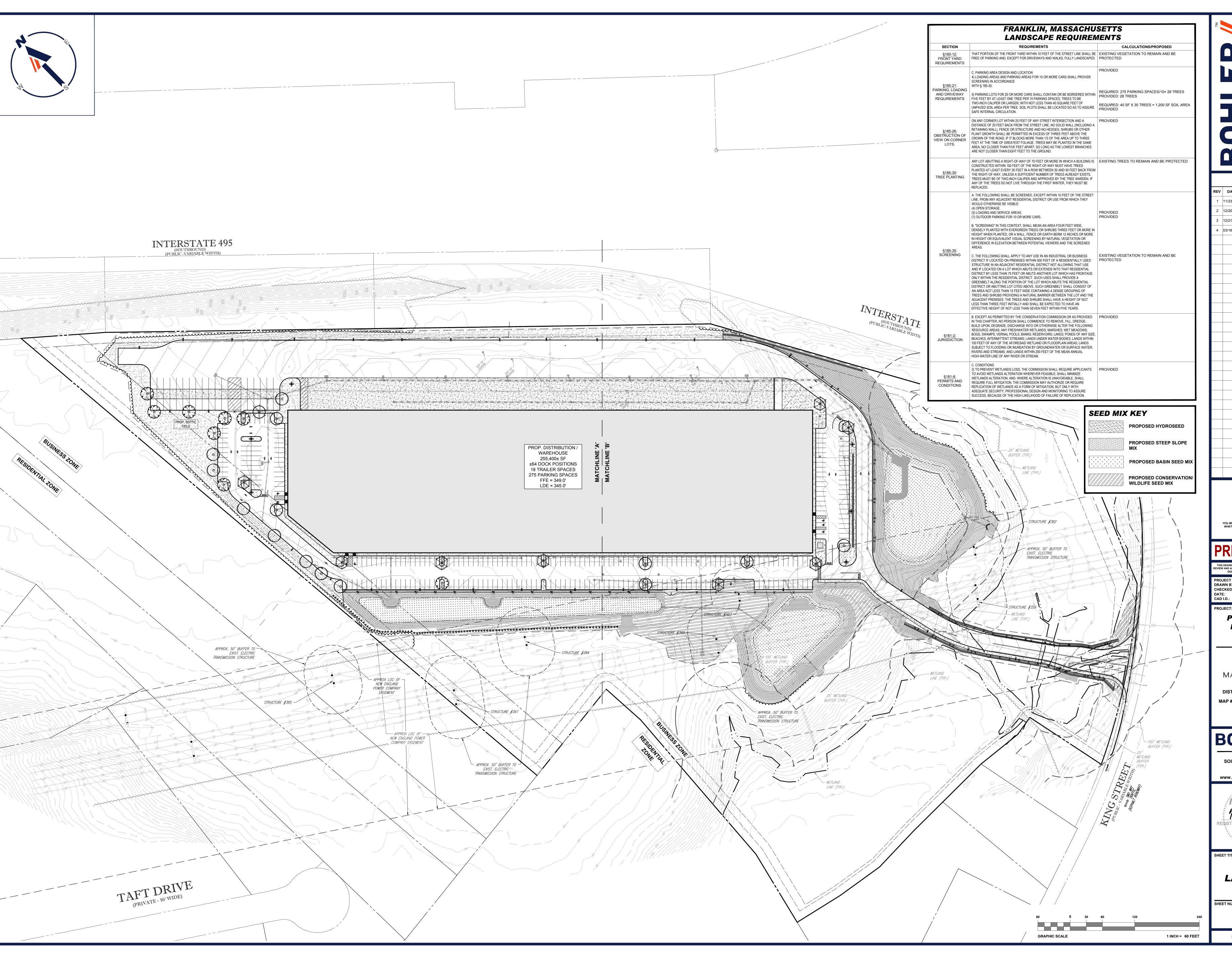
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SOIL AND
EROSION
CONTROL NOTES
& DETAILS

C-603





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V	DATE	COMMENT	DRAWN BY			
	11/23/2021	REV. PER RELOCATED	CSE			
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PRELIMINARY
MAJOR SITE
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PROPOSED DISTRIBUTION / WAREHOUSE

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

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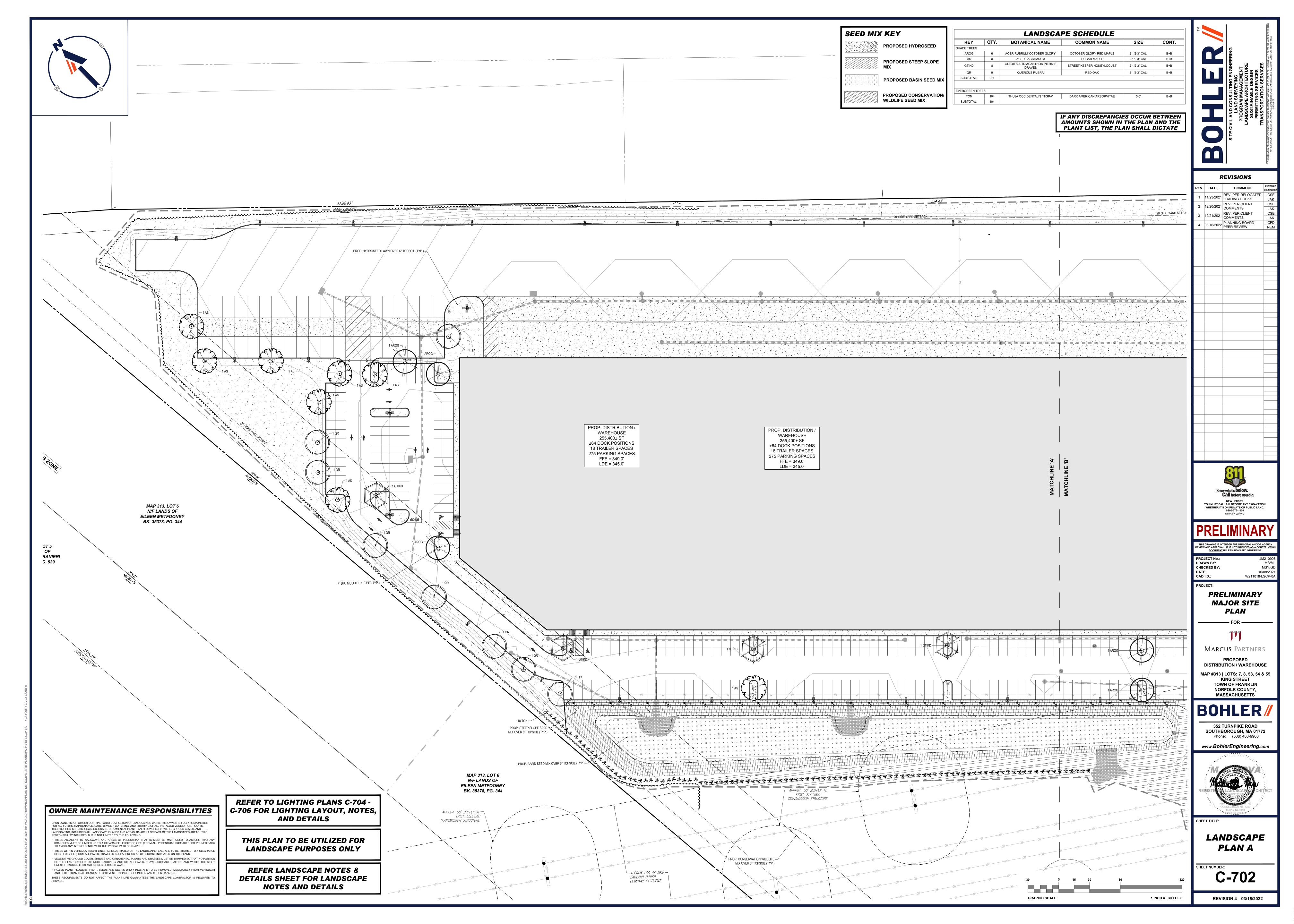
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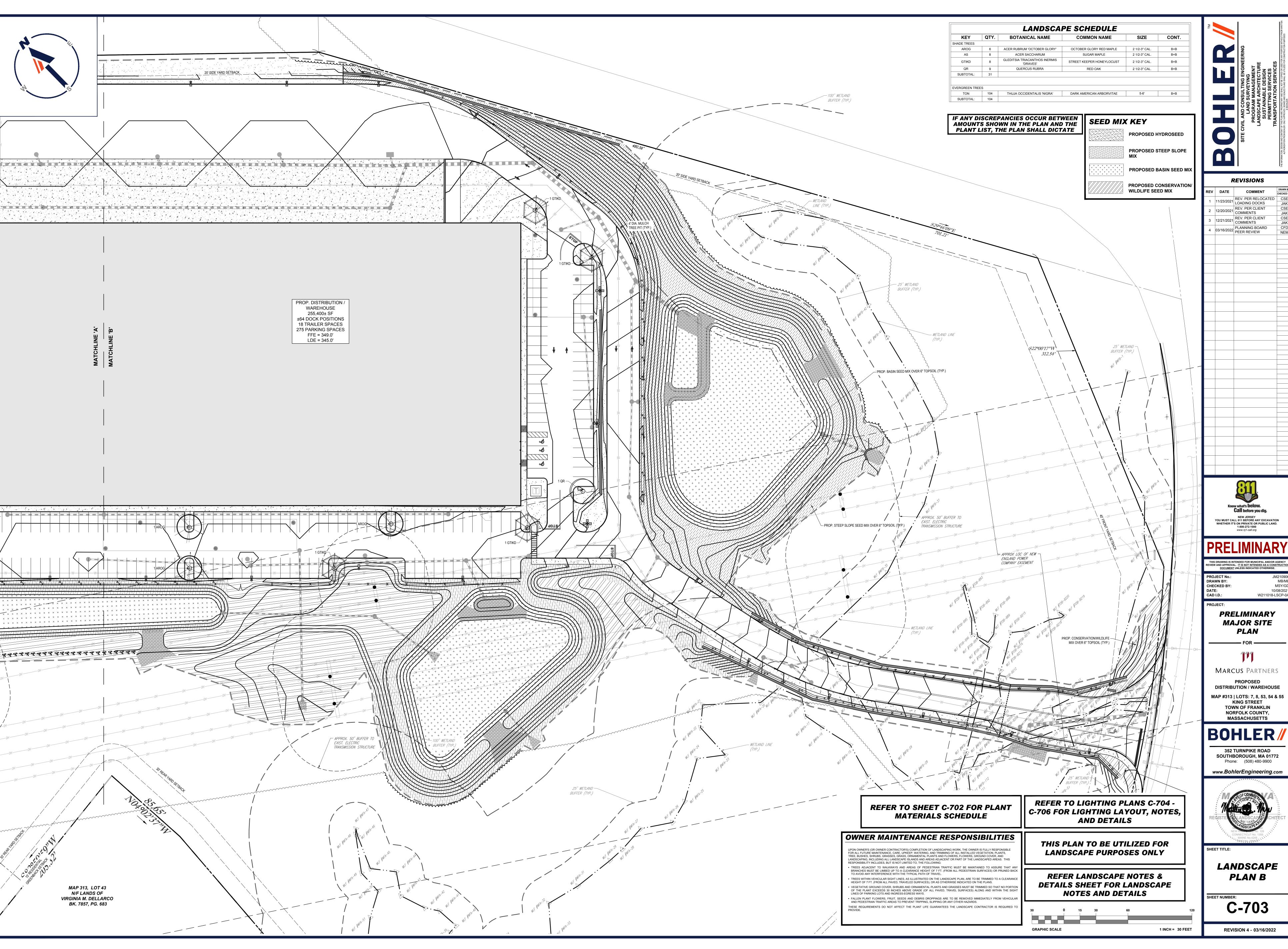
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OVERALL LANDSCAPE PLAN

C-701





3 12/21/2021 REV. PER CLIENT COMMENTS 4 03/16/2022 PLANNING BOARD PEER REVIEW

PRELIMINARY MAJOR SITE PLAN

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

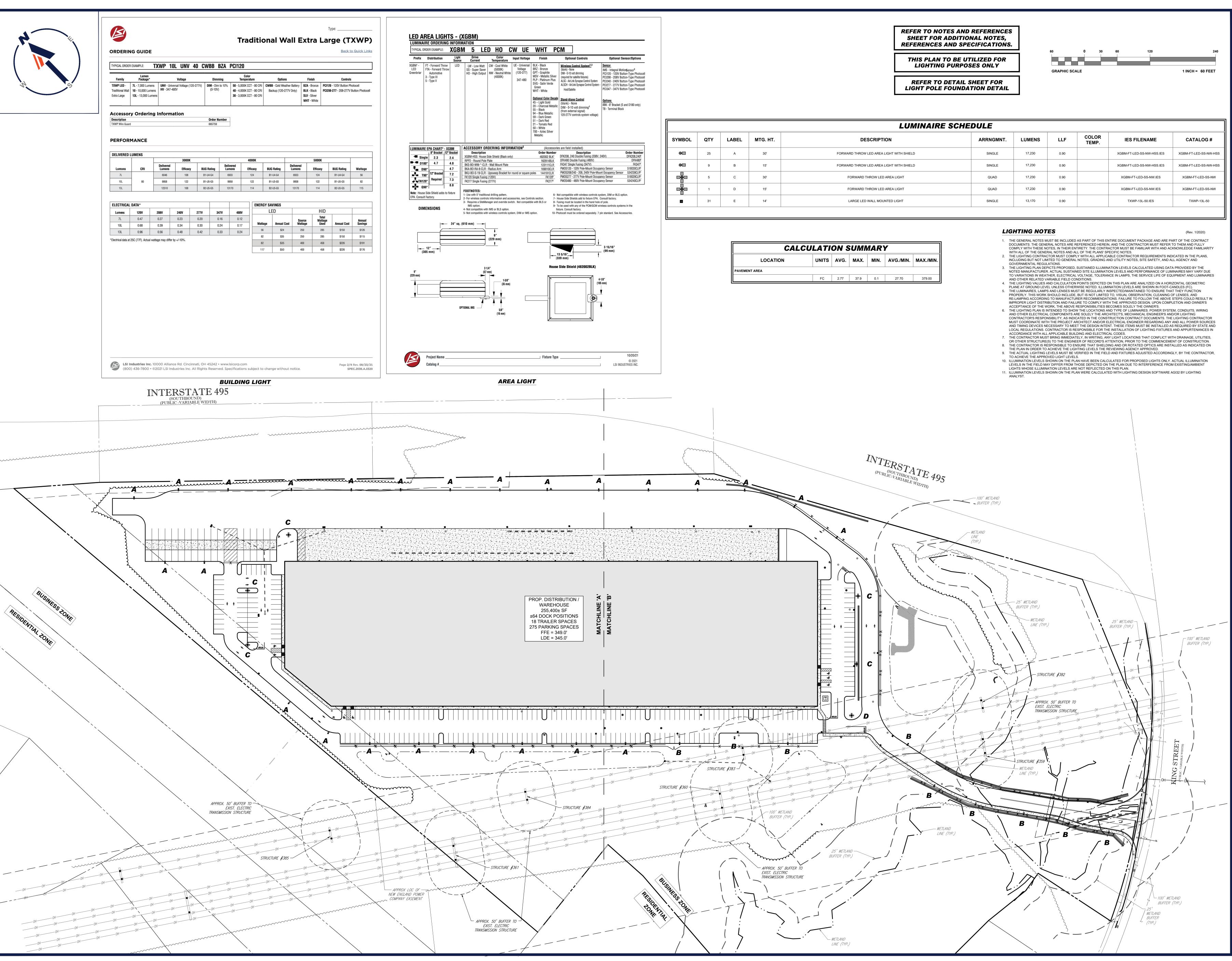
KING STREET **TOWN OF FRANKLIN** NORFOLK COUNTY, **MASSACHUSETTS**

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



LANDSCAPE PLAN B

C-703





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REVISIONS

Know what's below.
Call before you dig.

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MAJOR SITE

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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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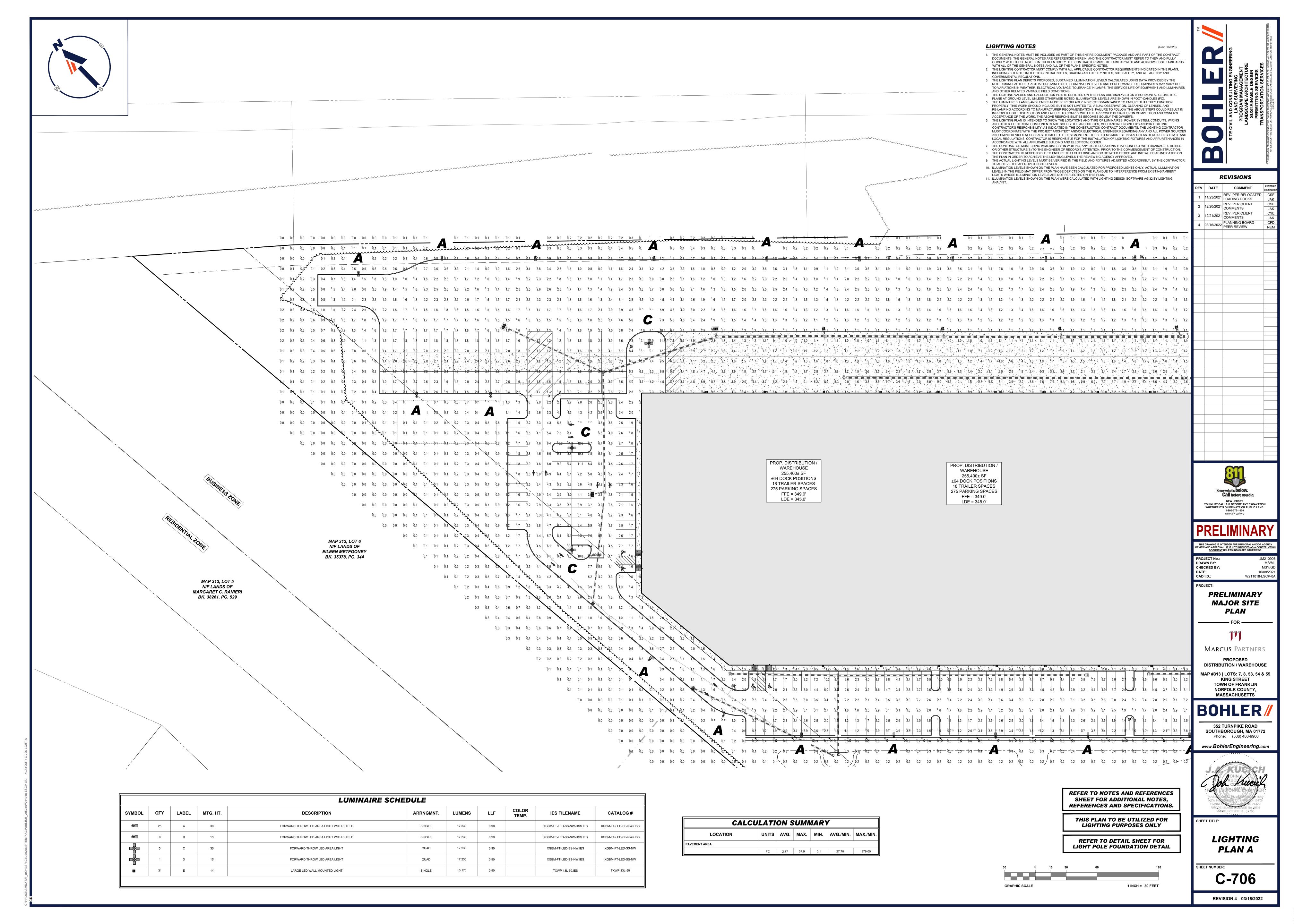
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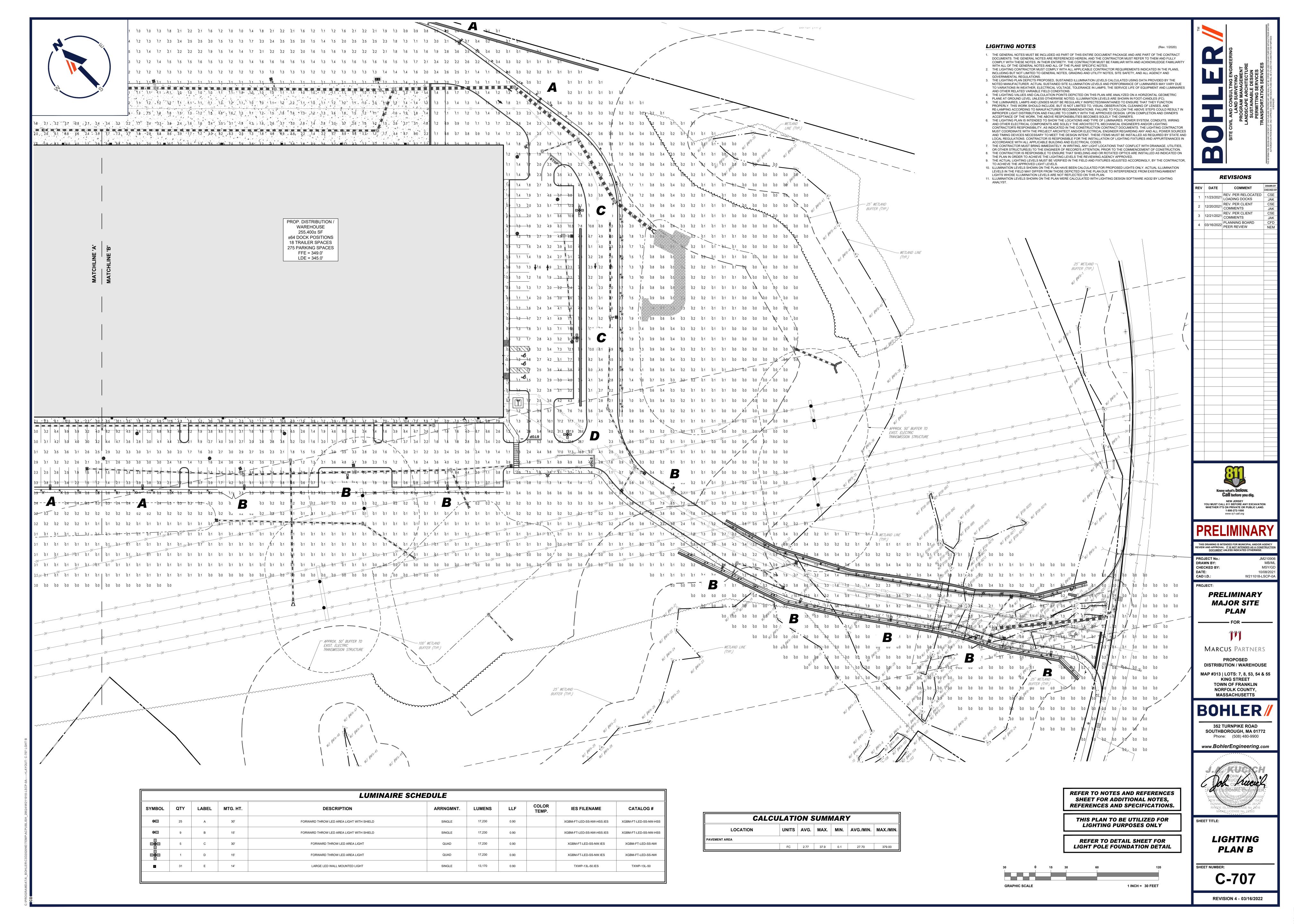
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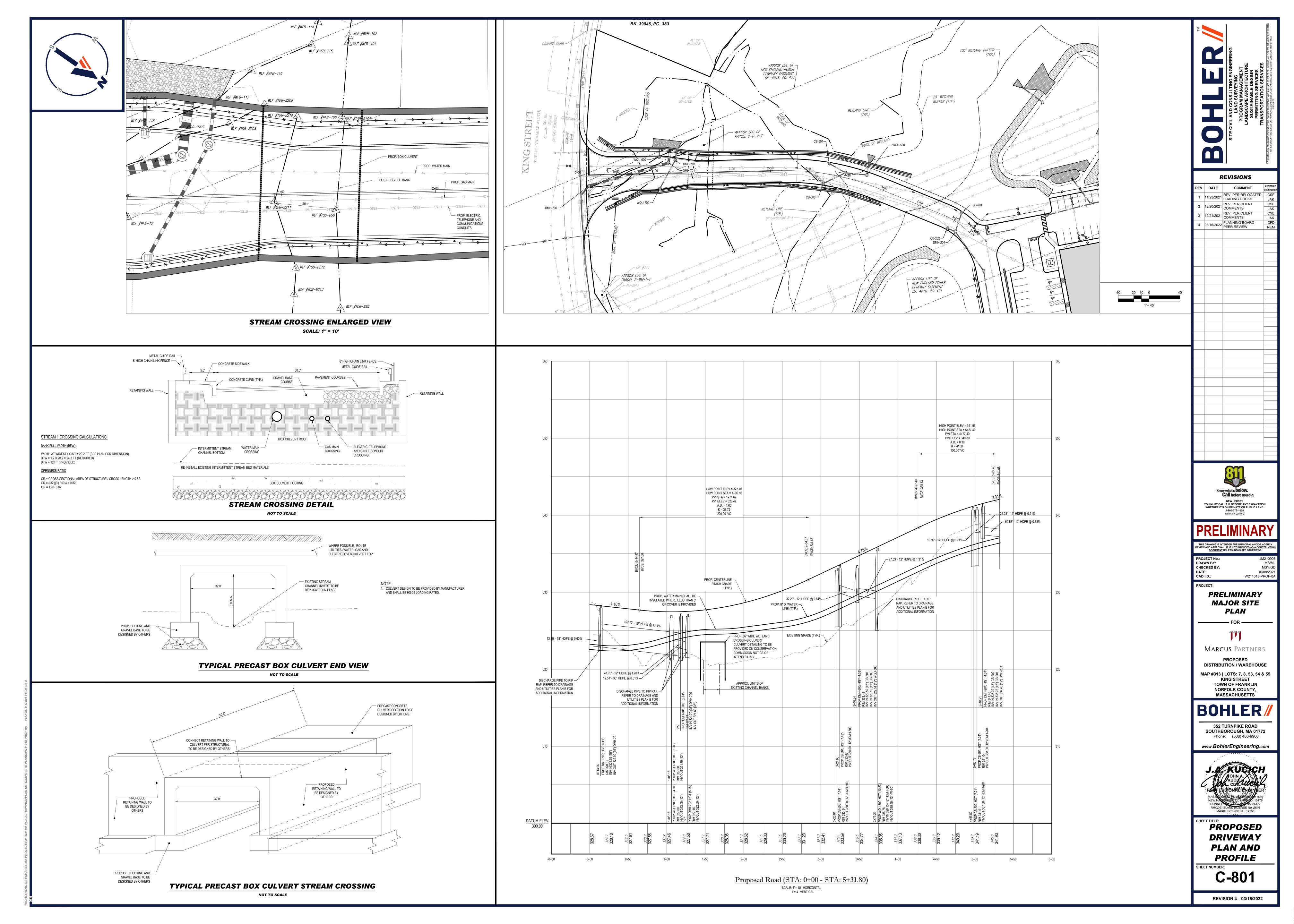


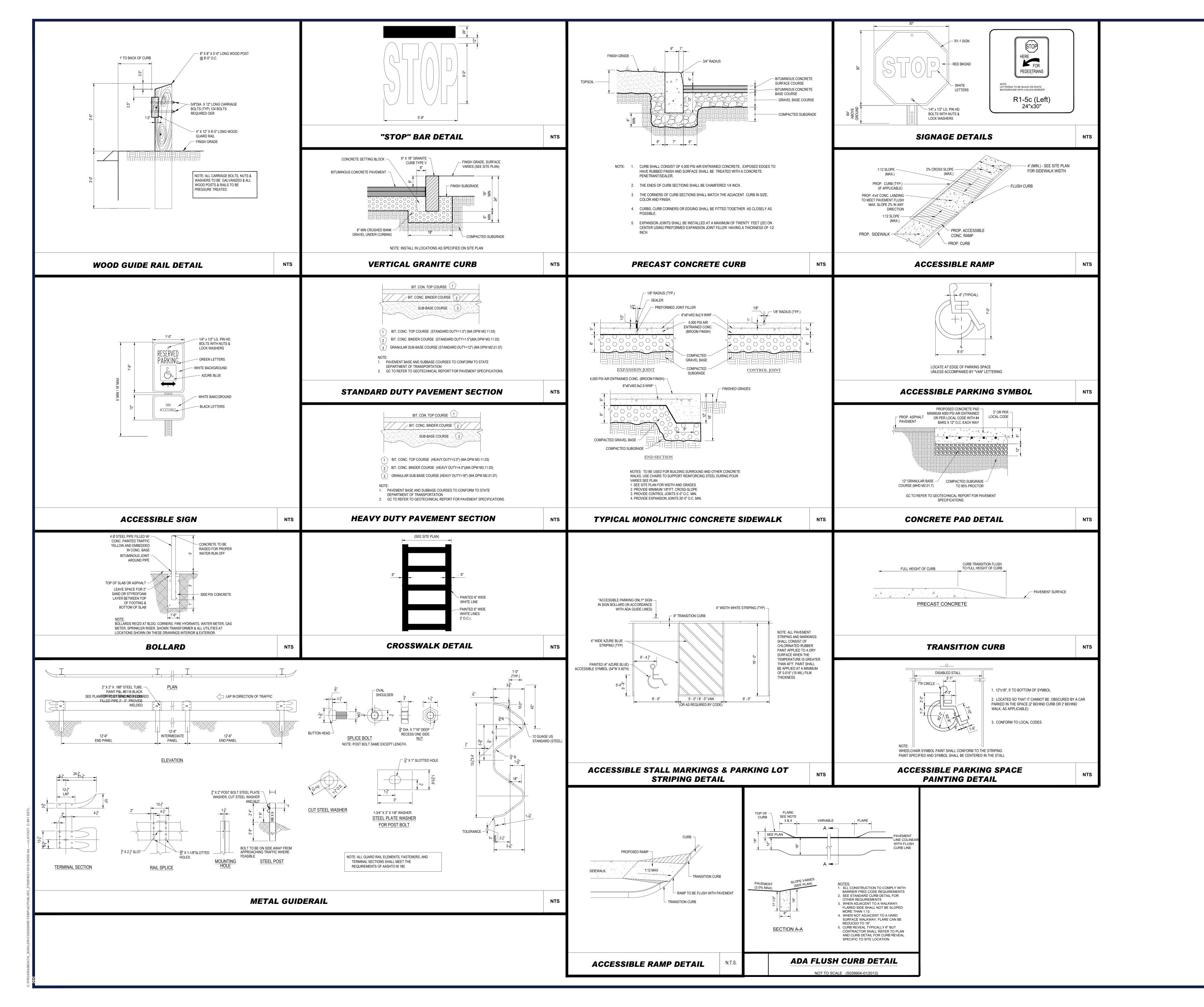
OVERALL LIGHTING PLAN

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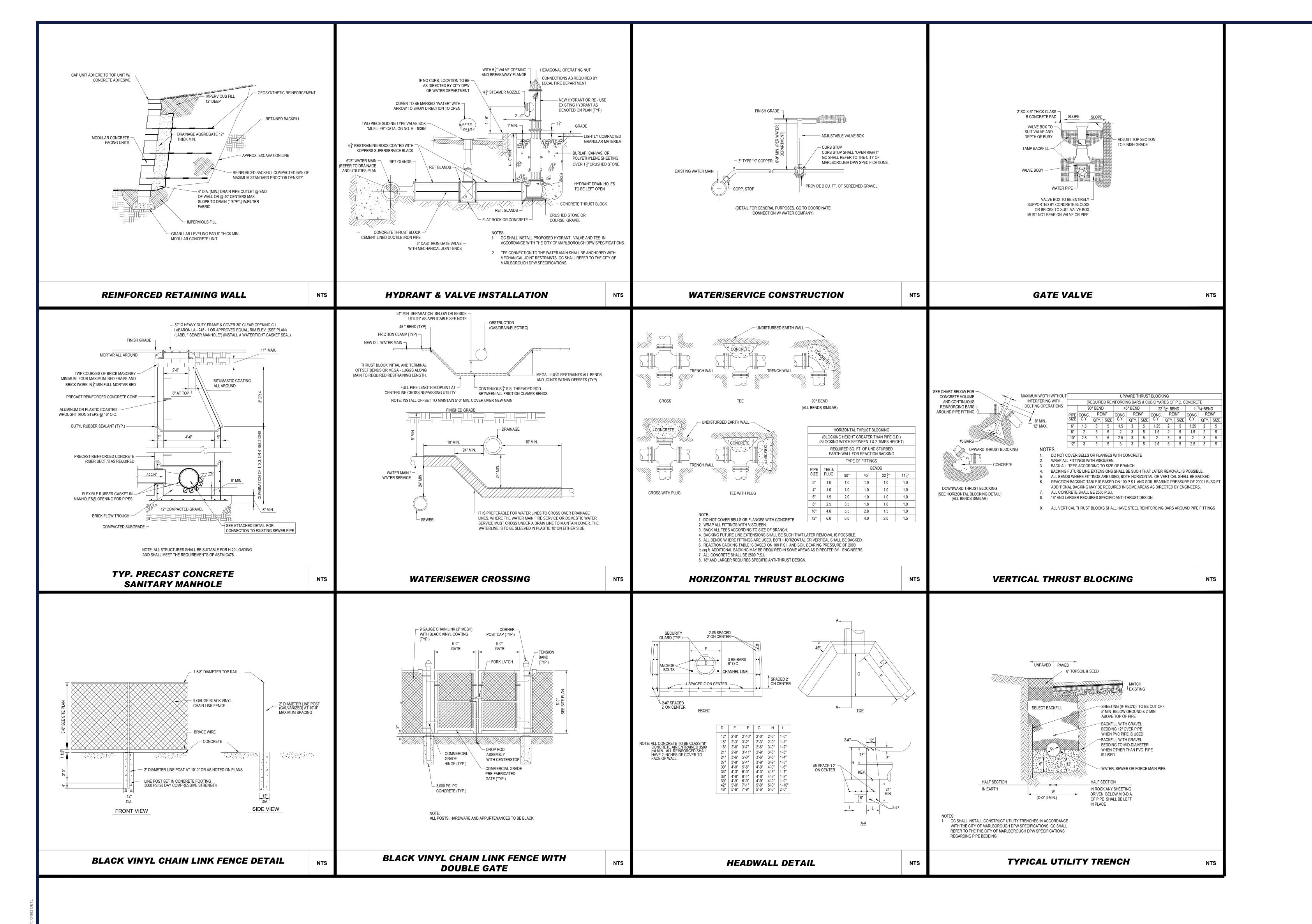
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KING STREET

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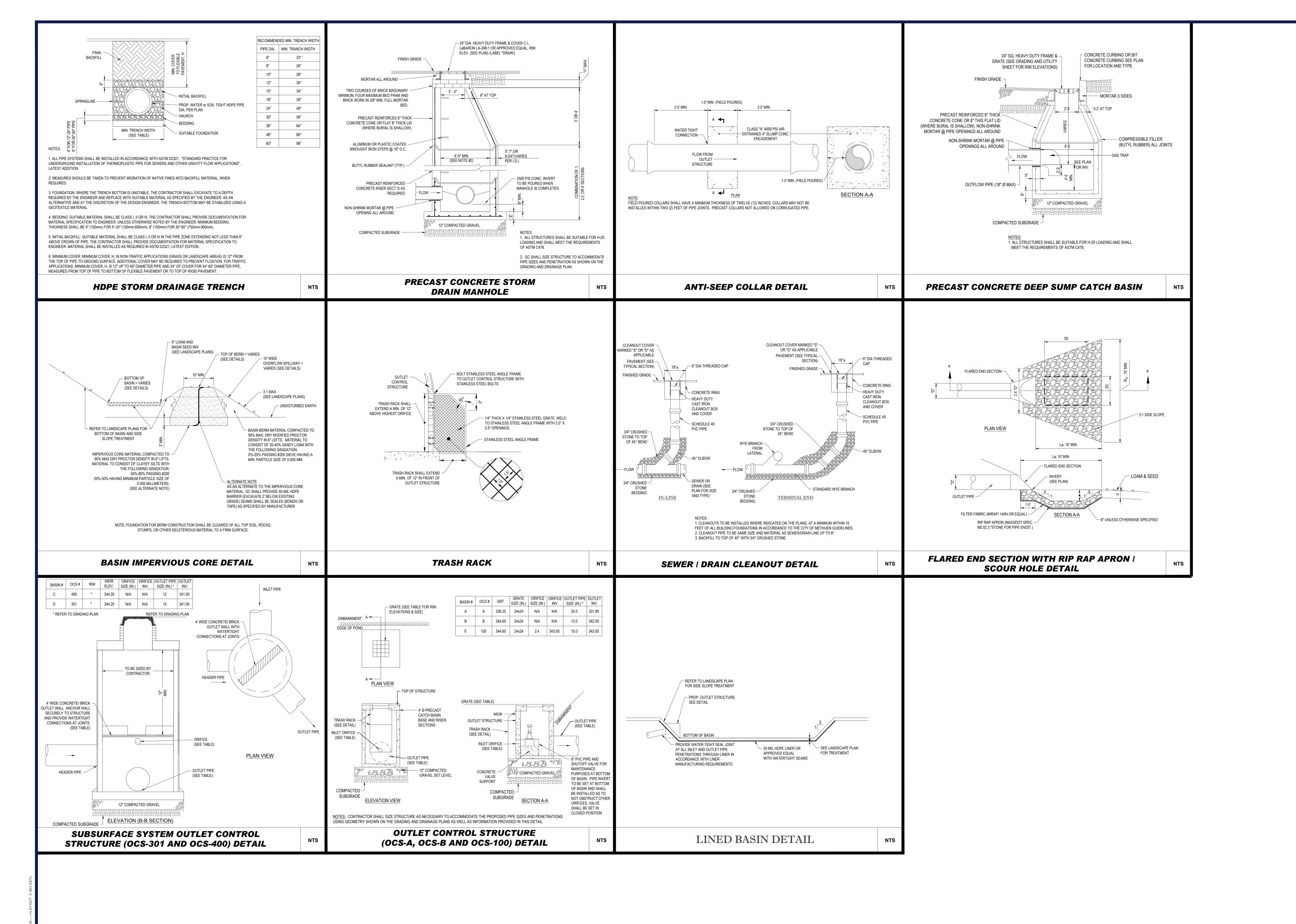
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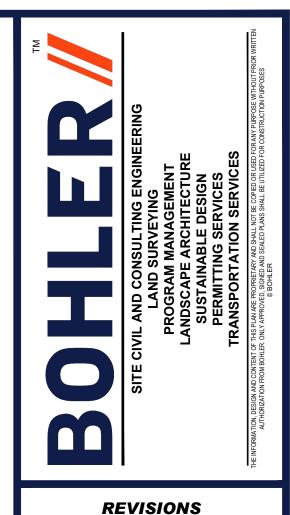


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PRELIMINARY MAJOR SITE PLAN

777

PROPOSED DISTRIBUTION / WAREHOUSE

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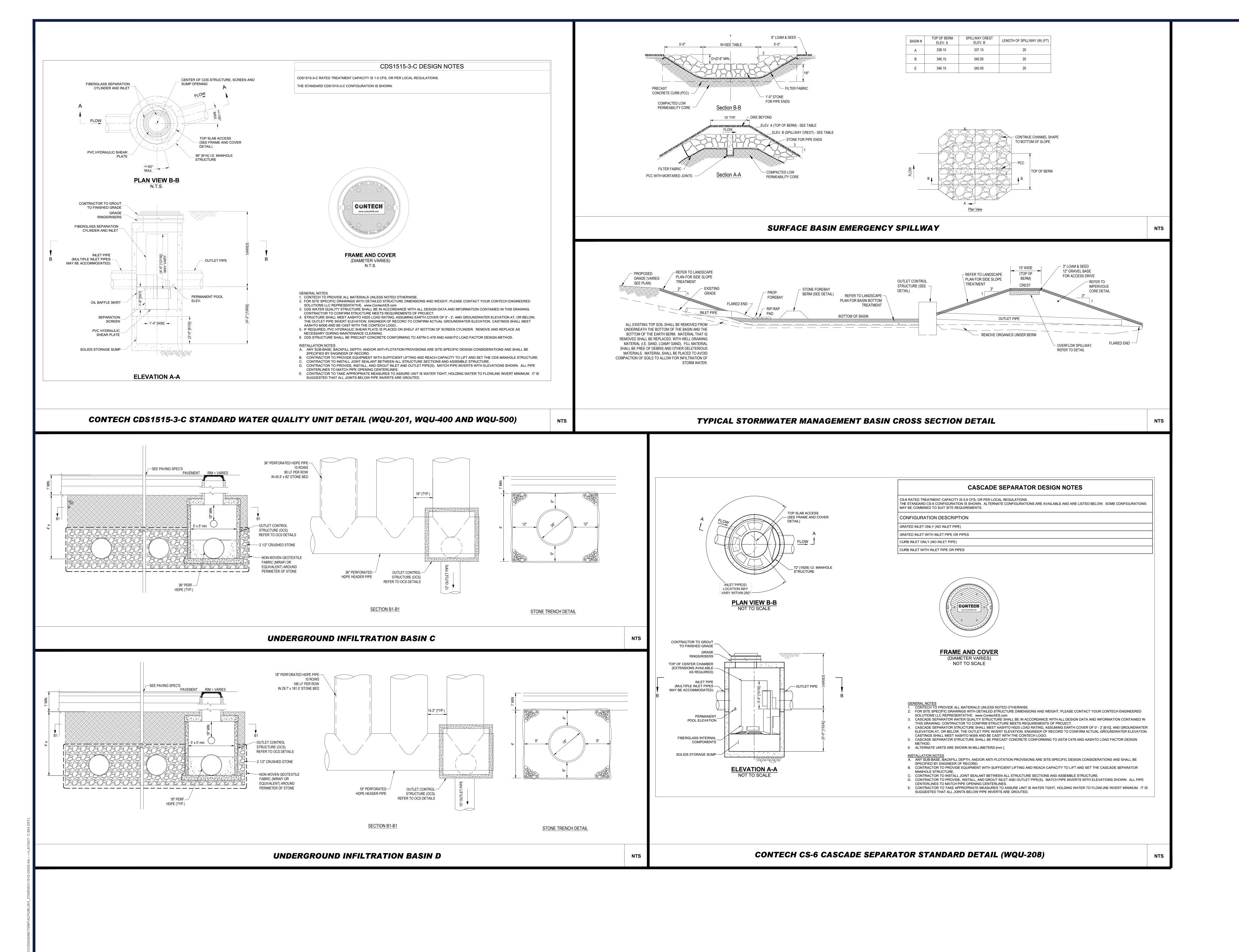
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> PRELIMINARY **MAJOR SITE** PLAN

MARCUS PARTNERS **PROPOSED** DISTRIBUTION / WAREHOUSE

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

MASSACHUSETTS

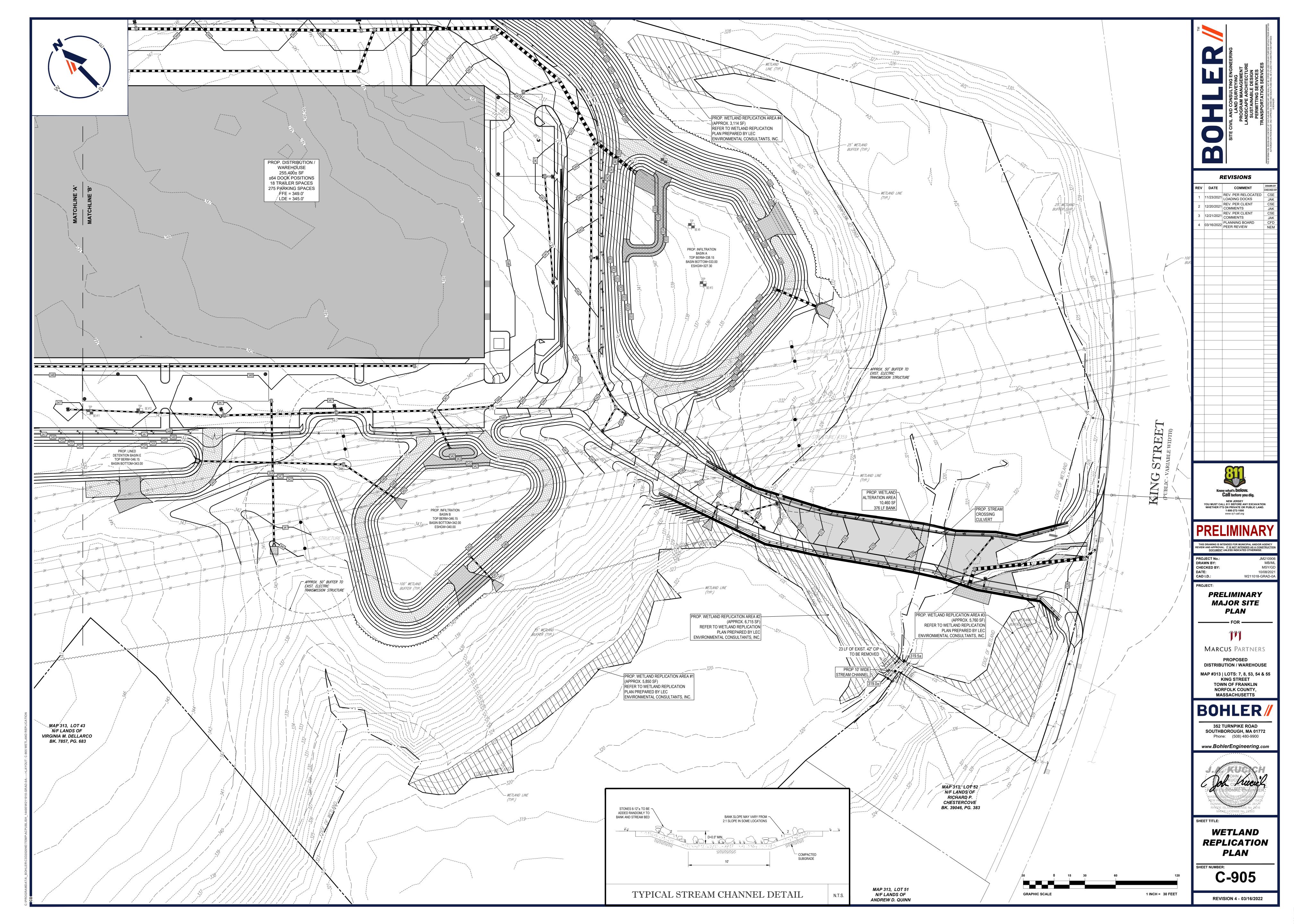
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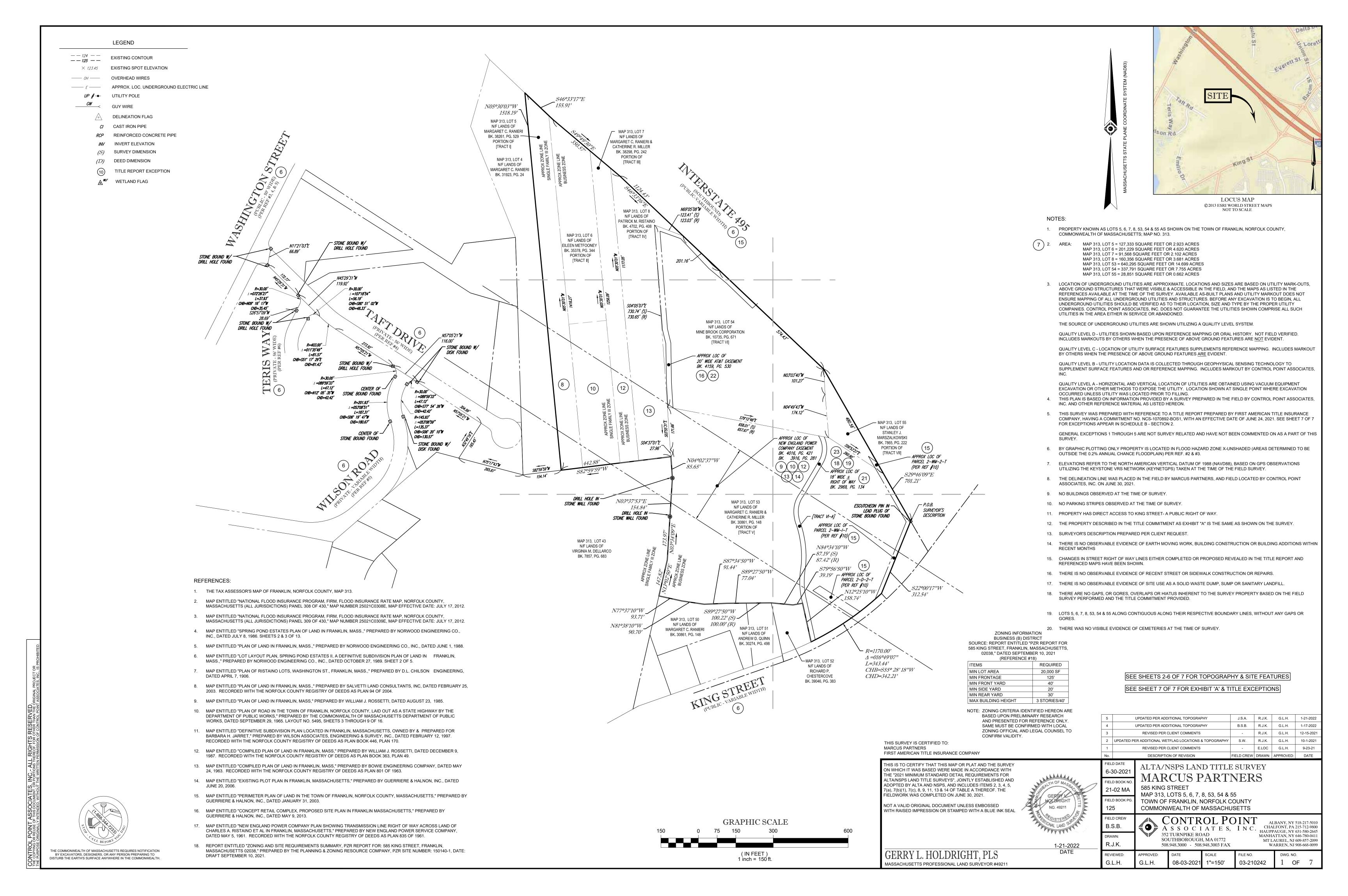
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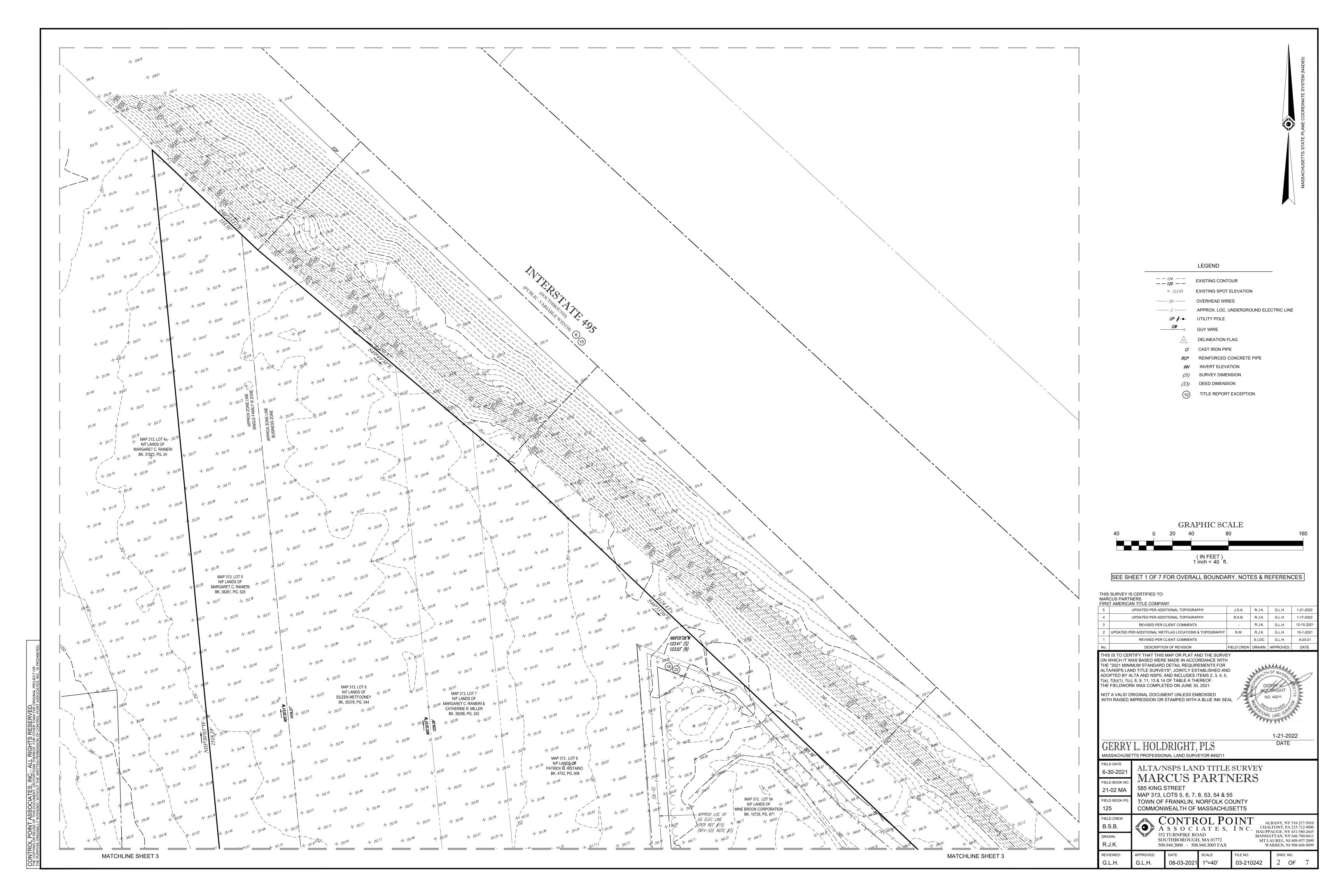


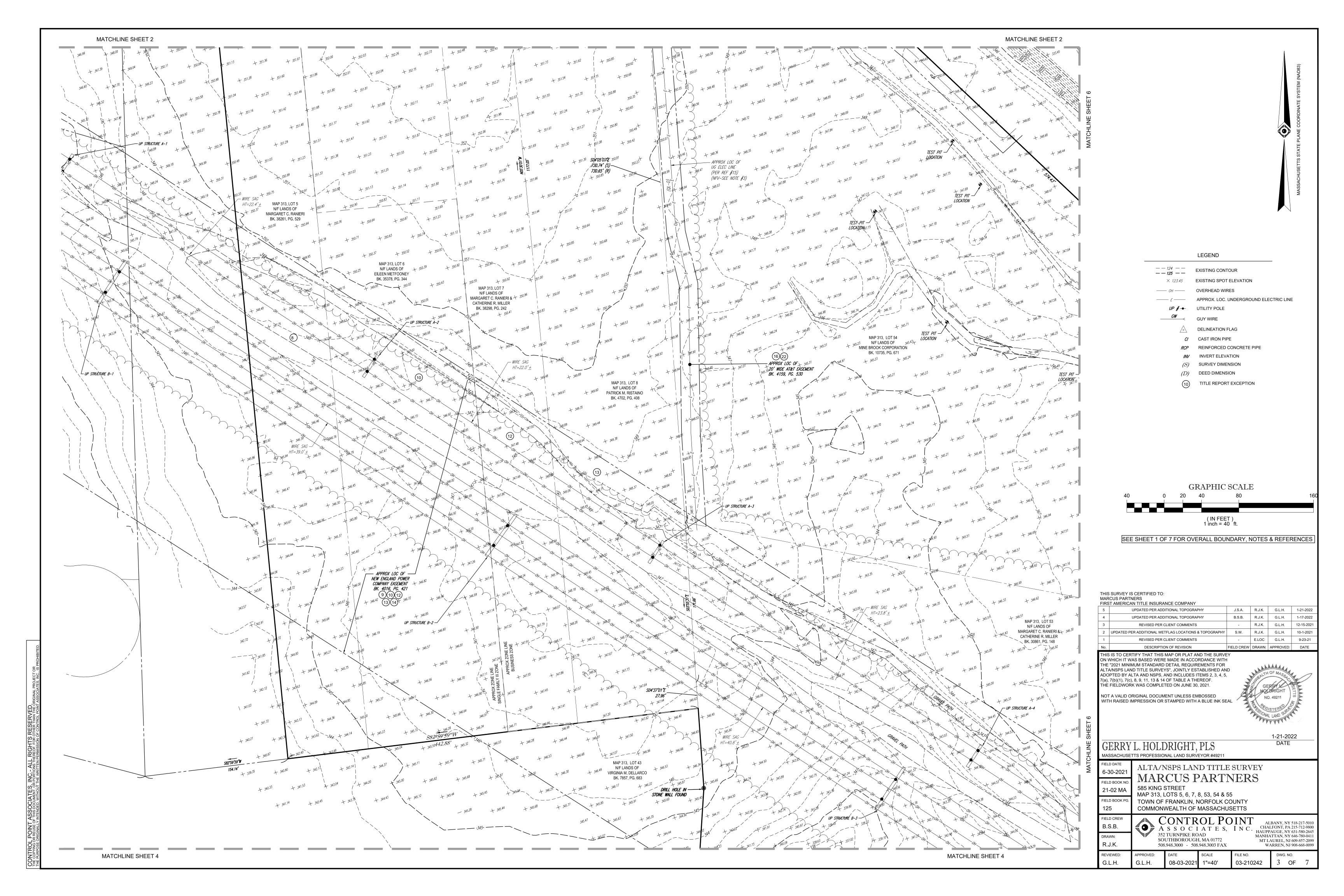
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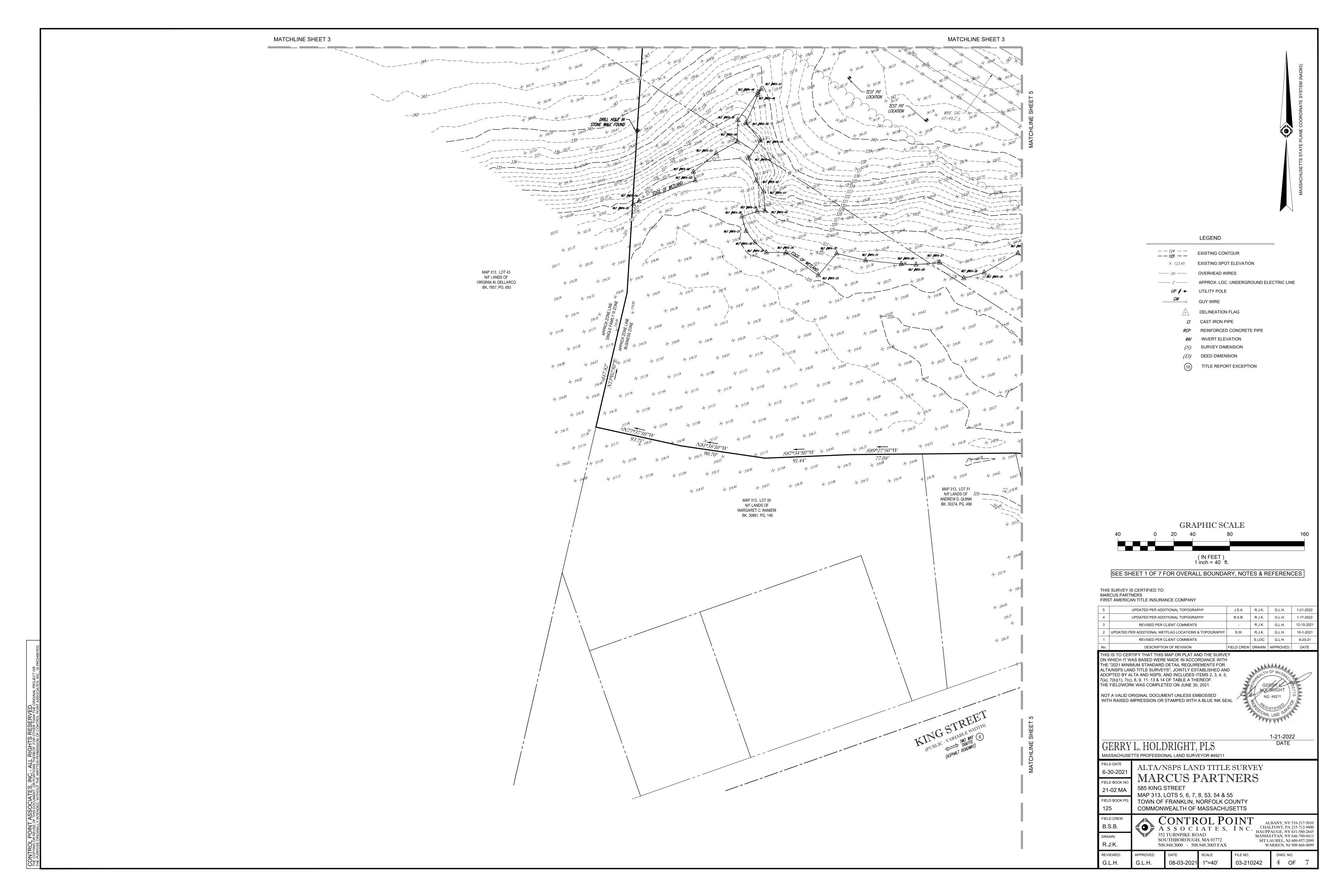
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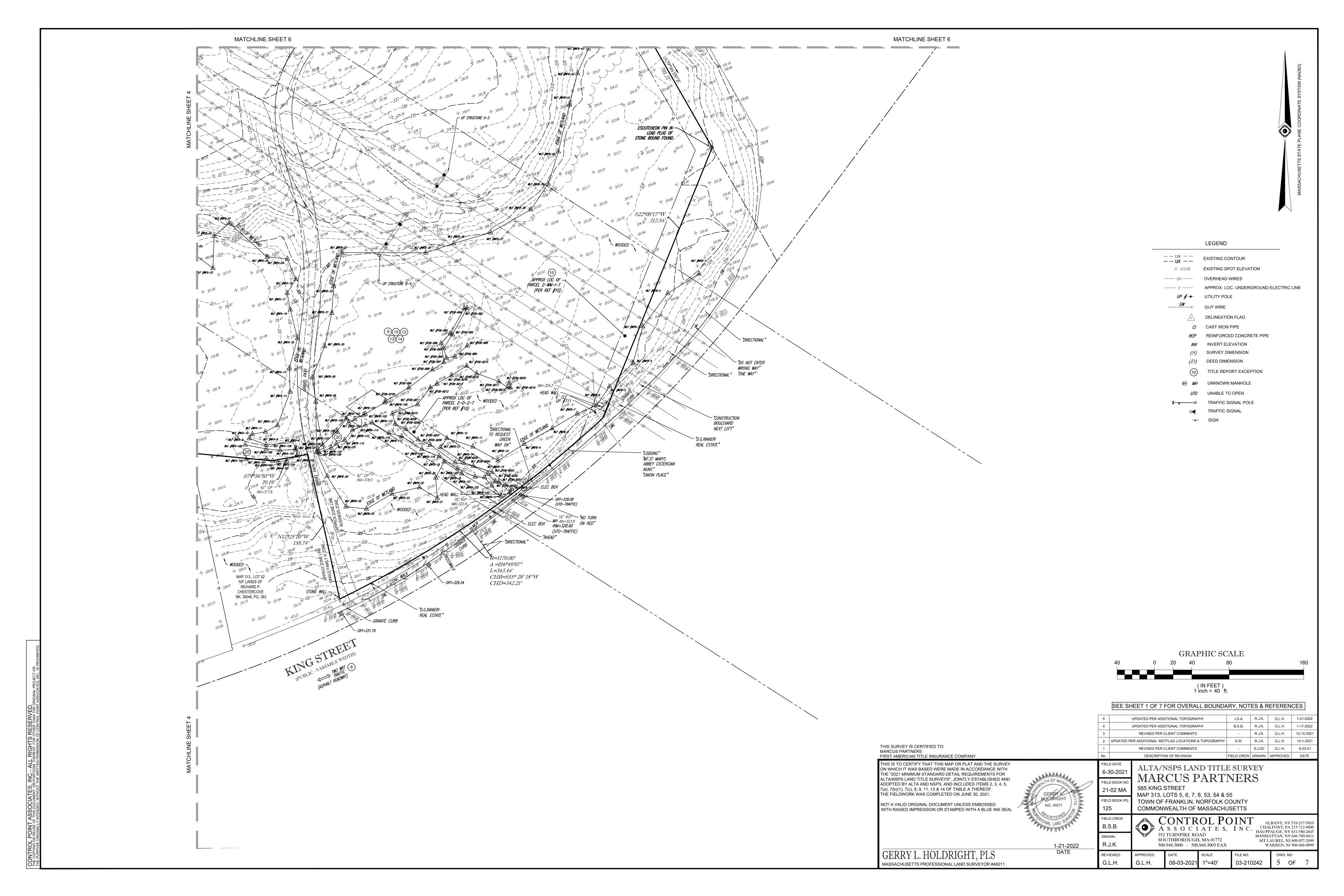


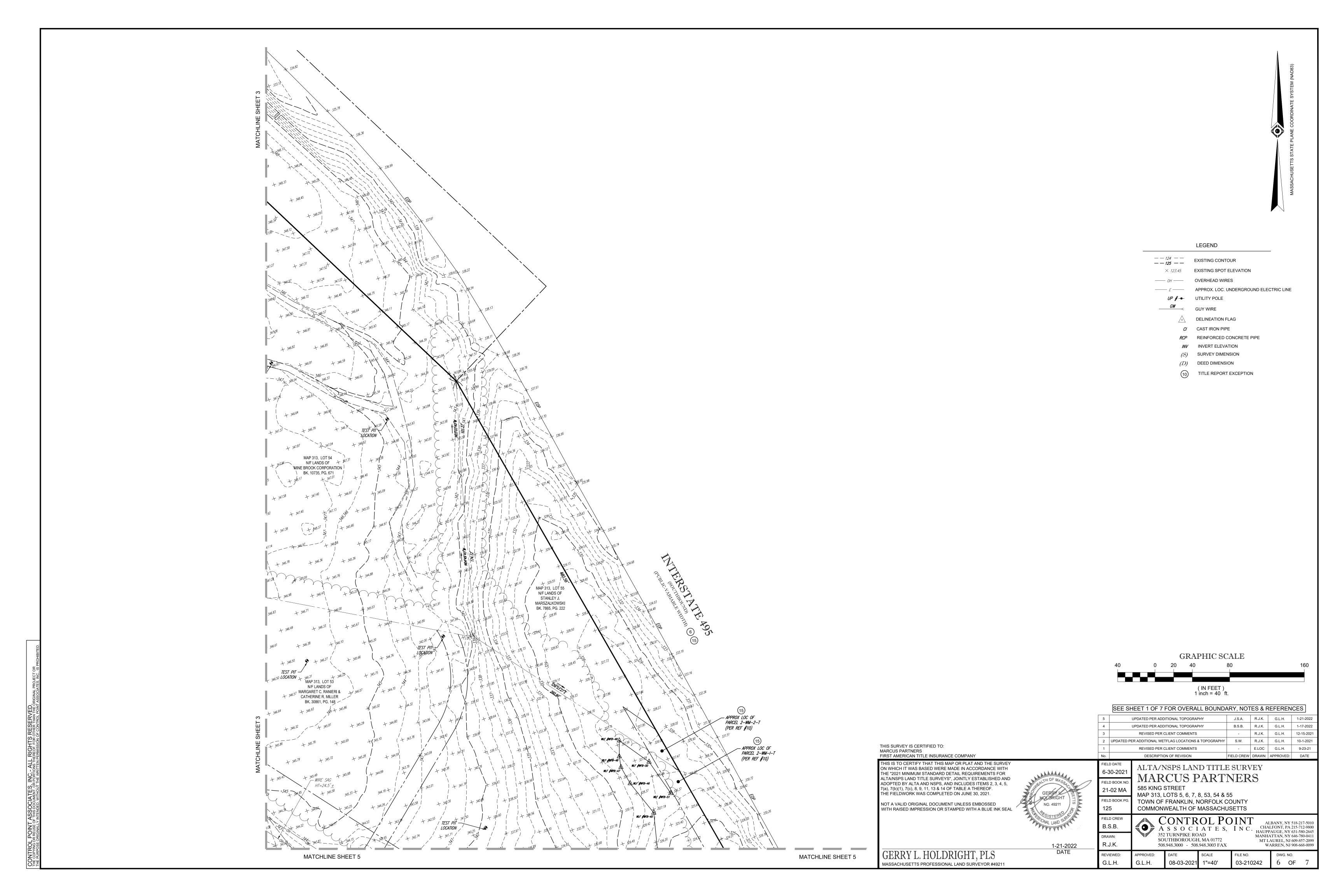












TRACT I (FEE SIMPLE)

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

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

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

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

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

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

THENCE NORTH 6° 30' EAST ON SAID LUIGI RISTAINO LAND, ONE THOUSAND NINE HUNDRED (1,900') FEET TO A BOUND; THENCE NORTH 52° EAST ON SAID LUIGI RISTAINO LAND, NINE AND 6/10 (9.6') FEET TO A BOUND; THENCE NORTHWESTERLY ON SAID LUIGI RISTAINO LAND, FOUR HUNDRED (400') FEET TO A PIPE IN THE GROUND

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

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

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

TRACT II (FEE SIMPLE)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

CONTAINING 156,230 SQUARE FEET ACCORDING TO SAID PLAN.

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

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

TRACT III-A (EASEMENT)

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

TRACT IV (FEE SIMPLE)

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

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

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

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

MARGUERITE ET UX: THENCE SOUTH 38° 43' 24" EAST BY LAND OF SAID MARGUERITE ET UX, 208.18 FEET, MORE OR LESS, TO LAND NOW OR

SOUTH 81° 22' 00" WEST 41.30 FEET, MORE OR LESS, TO A CORNER OF A STONE WALL; THENCE BY LAND OF DAVIS

THAYER ESTATE, F. COUTU OR HUSE: SOUTH 08° 18' 00" WEST 415.50 FEET: SOUTH 06° 49' 00" WEST 486.30 FEET;

SOUTH 06° 07' 00" WEST 583 20 FEFT

SOUTH 07° 00' 00" WEST 932 FEET TO LAND OF LYDIA TYLER; THENCE

NORTHEASTERLY BY SAID WASHINGTON STREET TO POINT OF BEGINNING.

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

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

NORTH 52° 00" 00' EAST BY LAND FORMERLY OF SAID CATALDO, NOW OF DENAPOLI, 105.30 FEET; THENCE NORTHWESTERLY BY LAND FORMERLY OF SAID CATALDO, NOW OF DENAPOLI, 406 FEET, MORE OR LESS; THENCE

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

- DEED BY PATRICK M. RISTAINO TO LOUIS P. RISTAINO AND REGINA A. RISTAINO DATED MAY 29, 1985 AND RECORDED AT BOOK 6707, PAGE 403, BEING SHOWN AS A 33,830 SQUARE FOOT PARCEL ON PLAN AT PLAN BOOK
- b. TAKING IN FEE BY THE COMMONWEALTH OF MASSACHUSETTS FOR THE LAYOUT OF ROUTE 495 LAYOUT NO. 5495) DATED SEPTEMBER 29, 1965 AND RECORDED AT BOOK 4295, PAGE 405.

TRACT IV-A (EASEMENT)

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

TRACT V (FEE SIMPLE)

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

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

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

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

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

- a. DEED BY CHARLES P. JARRET AND BARBARA H. JARRET TO DENNIS F. MARGUERITE INC. DATED JULY 29, 1963 AND RECORDED AT BOOK 4091, PAGE 398.
- DEED BY BARBARA H. JARRET TO JAMES L. FOSTER AND LAURIE F. FOSTER DATED JUNE 30, 1997 AND RECORDED AT BOOK 11879, PAGE 349, BEING LOT 2 ON PLAN 170 OF 1997 IN PLAN BOOK 446.
- DEED BY BARBARA H. JARRET TO BRUCE J. HUNCHARD AND PHILIP M. BRUNELLI D/B/A H&B REALTY, DEED PAGE 742. (AFFECTS TRACT III) - ELECTRIC EASEMENT SHOWN HEREON. DATED JULY 28, 2000 AND RECORDED AT BOOK 14309, PAGE 82, BEING LOT 1 ON PLAN 170 OF 1997 IN PLAN
- SEPTEMBER 29, 1965 AND RECORDED AT BOOK 4295, PAGE 405. e. NON-LOCUS ASSESSOR'S PARCEL 313-050 (SAID PARCEL IS APPARENTLY PART OF THE ORIGINAL 22 ¼ ACRES).

d. TAKING IN FEE BY THE COMMONWEALTH OF MASSACHUSETTS FOR THE LAYOUT OF ROUTE 495 (LAYOUT NO. 5495) DATED

TRACT VI (FEE SIMPLE)

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

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

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

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

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

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

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

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

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

BEGINNING AT THE SOUTHEASTERLY CORNER OF THE SAID PREMISES AT KING STREET AND LAND NOW OR FORMERLY OF

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

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

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

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

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

- (6) TITLE TO AND RIGHTS OF THE PUBLIC AND OTHERS ENTITLED THERETO IN AND TO THOSE PORTIONS OF THE LAND LYING WITHIN THE BOUNDS OF ADJACENT STREETS, ROADS, AND WAYS - PUBLIC WAYS SHOWN HEREON.
- (7) THE ACREAGE OR SQUARE FOOTAGE BEING OTHER THAN AS STATED IN SCHEDULE A OR THE PLAN(S) THEREIN REFERRED TO - SEE NOTE #2.
- (8) EASEMENT TO NEW ENGLAND POWER COMPANY DATED APRIL 9, 1962 AND RECORDED IN BOOK 3979, PAGE 729. (AFFECTS TRACT I) ELECTRIC EASEMENT SHOWN HEREON.
- 9 TAKING OF EASEMENTS BY THE COMMONWEALTH OF MASSACHUSETTS DEPARTMENT OF PUBLIC UTILITIES ON BEHALF OF NEW ENGLAND POWER CO AND WORCESTER COUNTY ELECTRIC COMPANY FOR THE CONSTRUCTION OF CERTAIN POWER LINES FOR ELECTRICAL PURPOSES DATED JULY 13, 1960 AND RECORDED IN BOOK 3916, PAGE 281. (AFFECTS TRACTS I,II,III,IV,V AND VI) - 325' WIDE ELECTRIC EASEMENT SHOWN
- (10) EASEMENT IN FAVOR OF NEW ENGLAND POWER COMPANY DATED JULY 28, 1962 AND RECORDED IN BOOK 4016, PAGE 421. (AFFECTS TRACT II) - ELECTRIC EASEMENT SHOWN HEREON.
- (11) PETITION FOR PARTITION BY THE ESTATE OF EILEEN METFOONEY WITH THE NORFOLK COUNTY PROBATE COURT (NORFOLK CASE NO. 21E0017PP), NOTICE OF WHICH WAS RECORDED ON DECEMBER 24, 2020 IN BOOK
- $ar{1}$) EASEMENT IN FAVOR OF NEW ENGLAND POWER COMPANY DATED APRIL 9, 1962 AND RECORDED IN BOOK 5352,

38790, PAGE 263 AND IN BOOK 39374, PAGE 246. (AFFECTS TRACT II) - NOT SURVEY RELATED.

- (13) EASEMENTS TO NEW ENGLAND POWER COMPANY DATED NOVEMBER 24, 1972 AND RECORDED IN BOOK 4898, PAGE 34. (AFFECTS TRACT IV) - ELECTRIC EASEMENT SHOWN HEREON.
- (14) EASEMENTS TO NEW ENGLAND POWER COMPANY DATED JUNE 4, 1962 AND RECORDED IN BOOK 4002, PAGE 90. (AFFECTS TRACT V) - ELECTRIC EASEMENT SHOWN HEREON.
- (15) TAKING BY COMMONWEALTH OF MASSACHUSETTS DEPARTMENT OF PUBLIC WORKS ACTING ON BEHALF OF THE TOWN OF FRANKLIN IN CONNECTION WITH THE LAYOUT OF ROUTE 495, NORFOLK COUNTY, LAYOUT NO. 5495, DATED JANUARY 12, 1966 AND RECORDED IN BOOK 4328, PAGE 491. (AFFECTS TRACTS V AND VII) -INTERSTATE 495; PARCEL 2-D-2-T, PARCEL 2-WM-1-T & PARCEL 2-WM-2-T SHOWN HEREON.
- (16) EASEMENTS TO AMERICAN TELEPHONE AND TELEGRAPH COMPANY DATED SEPTEMBER 18, 1968 AND RECORDED IN BOOK 4547, PAGE 425. (AFFECTS TRACT V) - UTILITY EASEMENT SHOWN HEREON.
- 17) EASEMENT TO WORCESTER COUNTY ELECTRIC COMPANY AND NEW ENGLAND TEL. & TEL. COMPANY DATED DECEMBER 4, 1951 AND RECORDED IN BOOK 3068, PAGE 185. (AFFECTS TRACT V) - DOCUMENT VAGUE IN DESCRIPTION; UNABLE TO DETERMINE LOCATION OF EASEMENT.
- (18) RIGHT OF WAY RESERVED IN DEED BY ANNA K. LUCAS TO CHARLES P. JARRET ET UX DATED NOVEMBER 8, 1950 AND RECORDED IN BOOK 2961, PAGE 212. (AFFECTS TRACT V) - APPROXIMATE LOCATION OF RIGHT OF WAY
- (19) RIGHT OF WAY TO RICHARD R. PHELAN, JR. ET UX DATED DECEMBER 6, 1960 AND RECORDED IN BOOK 2969.
- PAGE 134. (AFFECTS TRACT V) APPROXIMATE LOCATION OF RIGHT OF WAY SHOWN HEREON. 20) RIGHTS OF OTHERS IN AND TO THE WATERS OF THE BROOK EXTENDING INTO THE LAND AND THEIR NATURAL FLOW. (AFFECTS TRACT V) - APPROXIMATE LOCATION OF BROOK SHOWN HEREON; SEE SHEET 5 OF 7.
- 21 RIGHT OF WAY AS SET FORTH IN DEED FROM ANN K. LUCAS TO RICHARD R. PHELAN, JR. AND DORIS E. PHELAN DATED DECEMBER 7, 1950 AND RECORDED IN BOOK 2969, PAGE 133. (AFFECTS TRACT VI) - APPROXIMATE LOCATION OF RIGHT OF WAY SHOWN HEREON.
- (22) EASEMENTS TO AMERICAN TELEPHONE AND TELEGRAPH COMPANY DATED JUNE 11, 1968 AND RECORDED IN BOOK 4519, PAGE 530. (AFFECTS TRACT VI) - UTILITY EASEMENT SHOWN HEREON.
- 23 RIGHT OF WAY EXTENDING FROM THE PREMISES TO KING STREET. (AFFECTS TRACT VI) APPROXIMATE LOCATION OF RIGHT OF WAY SHOWN HEREON.
- (24) TAKING OF EASEMENTS FOR SEWER PURPOSES BY THE BOARD OF PUBLIC WORKS FOR THE TOWN OF FRANKLIN DATED JANUARY 25, 1978 AND RECORDED IN BOOK 5431, PAGE 69; AS AFFECTED BY CERTIFICATE OF COMPLETION DATED NOVEMBER 2, 1988 AND RECORDED IN BOOK 8171, PAGE 15. - PLAN PROVIDED SHOWS SEWER EASEMENT OFF LOCUS.

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

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

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

WALL FOUND, THENCE;

- 15. SOUTH 82 DEGREES 59 MINUTES 59 SECONDS WEST, A DISTANCE OF 442.88 FEET, THENCE;
- 16. ALONG THE DIVIDING LINE WITH MAP 313, LOT 4 (N/F MARGARET C. RANIERI) NORTH 05 DEGREES 30 MINUTES -03 SECONDS WEST, A DISTANCE OF 1518.19 FEET TO A POINT ALONG THE SOUTHERLY LINE OF INTERSTATE
- 495, THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING FOUR (4) COURSES;
- 17. SOUTH 46 DEGREES 33 MINUTES 17 SECONDS EAST, A DISTANCE OF 155.91 FEET, THENCE;
- 18. SOUTH 49 DEGREES 49 MINUTES 30 SECONDS EAST, A DISTANCE OF 350.57 FEET, THENCE;

19. SOUTH 46 DEGREES - 33 MINUTES - 16 SECONDS EAST, A DISTANCE OF 1,124.43 FEET, THENCE;

20. SOUTH 39 DEGREES - 46 MINUTES - 09 SECONDS EAST, A DISTANCE OF 701.21 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 1,587,421 SQUARE FEET OR 36.442 ACRES

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

UPDATED PER ADDITIONAL TOPOGRAPHY J.S.A. R.J.K. G.L.H. 1-21-2022 UPDATED PER ADDITIONAL TOPOGRAPHY B.S.B. R.J.K. G.L.H. 1-17-2022 REVISED PER CLIENT COMMENTS R.J.K. G.L.H. 12-15-202 2 UPDATED PER ADDITIONAL WETFLAG LOCATIONS & TOPOGRAPHY S.W. R.J.K. G.L.H. 10-1-2021 E.LOC | G.L.H. | 9-23-21 REVISED PER CLIENT COMMENTS DESCRIPTION OF REVISION FIELD CREW | DRAWN: | APPROVED: | DATE ALTA/NSPS LAND TITLE SURVEY 6-30-202 MAAAA MARCUS PARTNERS FIELD BOOK NO 585 KING STREET

B.S.B.

FIELD CREW REVIEWED: G.L.H.

21-02 MA

FIELD BOOK PG

PPROVED:

352 TURNPIKE ROAD

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

G.L.H. 08-03-2021 N/A

MAP 313, LOTS 5, 6, 7, 8, 53, 54 & 55

TOWN OF FRANKLIN, NORFOLK COUNTY

COMMONWEALTH OF MASSACHUSETTS

MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #49211

THIS SURVEY IS CERTIFIED TO:

FIRST AMERICAN TITLE INSURANCE COMPANY

MARCUS PARTNERS

HIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVE

ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH

THE "2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR

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

HE FIELDWORK WAS COMPLETED ON JUNE 30, 2021.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED

LTA/NSPS LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND

WITH RAISED IMPRESSION OR STAMPED WITH A BLUE INK SEAL

DWG. NO. 03-210242

ALBANY, NY 518-217-5010

CHALFONT, PA 215-712-980

MT LAUREL, NJ 609-857-209

WARREN, NJ 908-668-00

HAUPPAUGE, NY 631-580-2649

MANHATTAN, NY 646-780-04