

- LEGEND**
- DHCB DRILL HOLE CONCRETE BOUND (TO BE SET)
  - 297- EXISTING COUNTOUR
  - 297- PROPOSED COUNTOUR
  - ⊙ 48M EXIST. TREE - DIAMETER - SPECIES
  - ⊙ UP4-1 UTILITY POLE
  - OHW - OVERHEAD WIRES
  - ⊗ GAS GATE
  - ⊕ WATER CURB STOP
  - ⊗ WATER GATE
  - ⊗ FIRE HYDRANT
  - ⊙ DRAIN MANHOLE
  - CATCH BASIN
  - ⊙ SEWER MANHOLE

**TEST PIT DATA:**  
 PT-2 ELEV. = 170.48  
 0 - 12" A FINE SANDY LOAM ELEV. = 169.48  
 12" - 30" B FINE SANDY LOAM ELEV. = 167.98  
 30" - 102" C GRAVELLY SANDY LOAM ELEV. = 161.98  
 WATER STANDING @ 60" ELEV. = 165.48  
 MOTTLING @ 52" 7.5Y 6/4 ELEV. = 166.15  
 PERMEABILITY RATE - 0.77 IN / HR

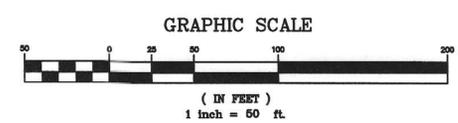
PT-3 ELEV. = 171.59  
 0 - 6" A FINE SANDY LOAM ELEV. = 171.09  
 6" - 24" B FINE SANDY LOAM ELEV. = 169.59  
 24" - 108" C GRAVELLY SANDY LOAM ELEV. = 162.59  
 WATER AT 60" ELEV. = 166.59  
 MOTTLING @ 52" ELEV. = 167.26  
 PERMEABILITY RATE - 2.98 IN / HR

**SITE SOILS:**  
 THE SITE SOILS ARE LISTED AS WOODBRIDGE FINE SANDY LOAM, CHARLTON-HOLLIS-ROCK OUTCROP AND SACO SILT LOAM. REFERENCE SOILS MAP FOR NORFOLK AND SUFFOLK COUNTIES.

DONOVAN ESTATES  
 PRE-DEVELOPMENT WATERSHED PLAN  
 LOCATED IN  
 FRANKLIN, MASSACHUSETTS  
 FOR  
 NANCY DONOVAN  
 47 PARTRIDGE ST.  
 FRANKLIN, MASSACHUSETTS  
 SEPTEMBER 3, 2025  
 SCALE: 1" = 50'

APPROVAL UNDER SUBDIVISION CONTROL LAW  
 REQUIRED  
 FRANKLIN PLANNING BOARD

DATE \_\_\_\_\_

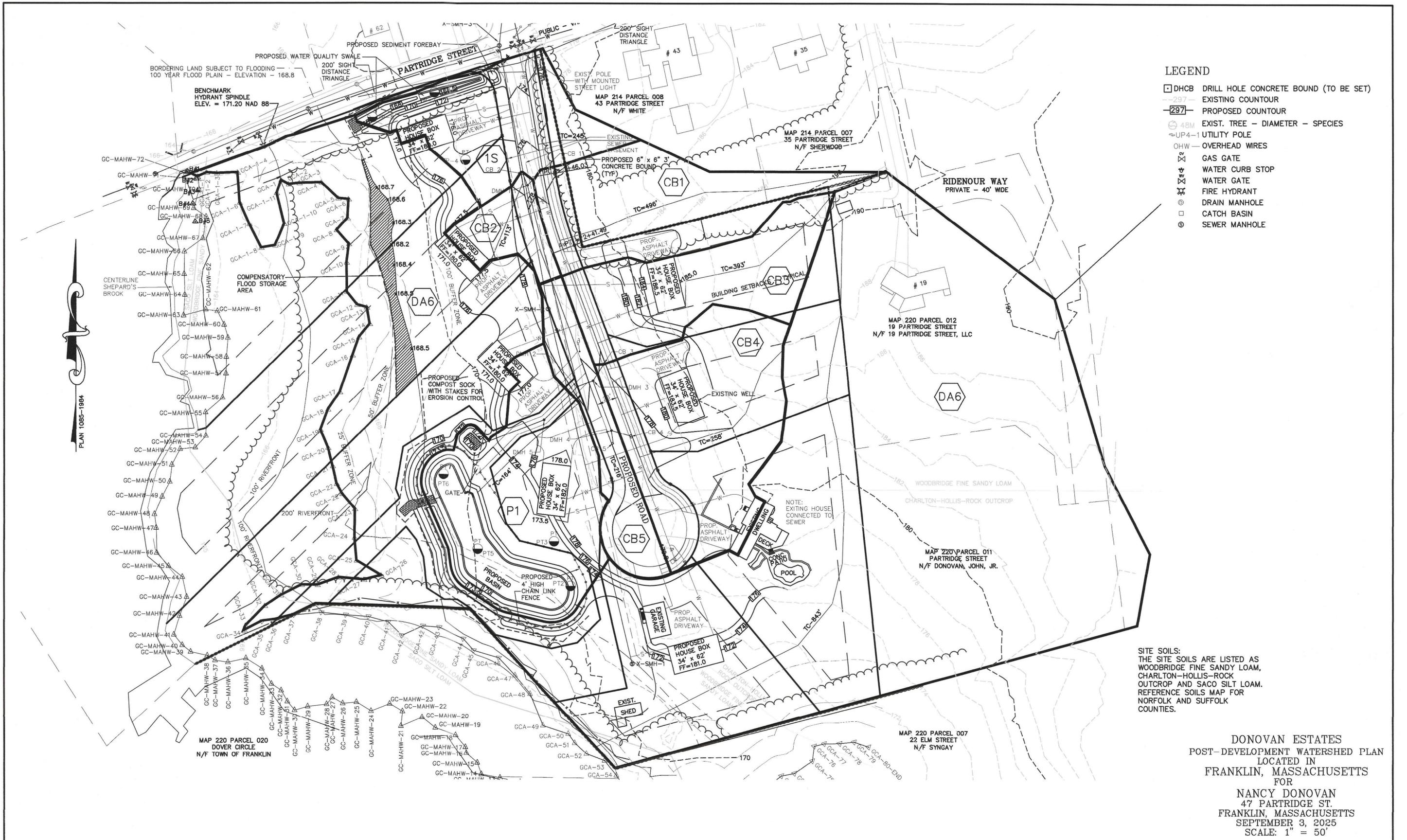


NO.	DATE	DESCRIPTION	BY
1	1/16/26	BETA REVIEW COMMENTS	RRG

DATE	FIELD BY:	INT.
2/18	FIELD BOOK	BL
8/25	CALCS BY:	RRG
8/25	DESIGNED BY:	RRG
8/25	DRAWN BY:	COMP
8/25	CHECKED BY:	CAQ

**UNITED CONSULTANTS INC.**  
 850 FRANKLIN STREET SUITE 11D  
 WRENTHAM, MASSACHUSETTS 02093  
 508-384-6560 FAX 508-384-6566

SEPT. 3, 2025  
 1" = 50'  
 UC1340  
 1 of 1



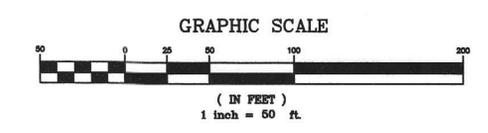
- LEGEND**
- DHCB DRILL HOLE CONCRETE BOUND (TO BE SET)
  - - - EXISTING COUNTOUR
  - - - PROPOSED COUNTOUR
  - ⊙ 48M EXIST. TREE - DIAMETER - SPECIES
  - ⊕ UP4-1 UTILITY POLE
  - OHW OVERHEAD WIRES
  - ⊗ GAS GATE
  - ⊕ WATER CURB STOP
  - ⊕ WATER GATE
  - ⊕ FIRE HYDRANT
  - ⊕ DRAIN MANHOLE
  - CATCH BASIN
  - ⊕ SEWER MANHOLE

**SITE SOILS:**  
 THE SITE SOILS ARE LISTED AS  
 WOODBRIDGE FINE SANDY LOAM,  
 CHARLTON-HOLLIS-ROCK  
 OUTCROP AND SACO SILT LOAM.  
 REFERENCE SOILS MAP FOR  
 NORFOLK AND SUFFOLK  
 COUNTIES.

**DONOVAN ESTATES**  
 POST-DEVELOPMENT WATERSHED PLAN  
 LOCATED IN  
 FRANKLIN, MASSACHUSETTS  
 FOR  
 NANCY DONOVAN  
 47 PARTRIDGE ST.  
 FRANKLIN, MASSACHUSETTS  
 SEPTEMBER 3, 2025  
 SCALE: 1" = 50'

APPROVAL UNDER SUBDIVISION CONTROL LAW  
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8/25	RRG	RRG
8/25	COMP	COMP
8/25	CAQ	CAQ

**UNITED CONSULTANTS INC.**  
 850 FRANKLIN STREET SUITE 11D  
 WRENTHAM, MASSACHUSETTS 02093  
 508-384-6660 FAX 508-384-6666

SEPT. 3, 2025  
 1" = 50'  
 UC1340  
 1 of 1

ABUTTERS WITHIN 300'

220-020  
TOWN OF FRANKLIN  
355 EAST CENTRAL ST.  
FRANKLIN, MA. 02038

220-017  
HENRY & MICHELLE BRATCHER  
85 PARTRIDGE ST.  
FRANKLIN, MA. 02038

220-016  
ROBERT & MARLENE OLIVER  
81 PARTRIDGE ST.  
FRANKLIN, MA. 02038

220-007  
EDWARD & MARION SYNGAY  
22 ELM ST.  
FRANKLIN, MA. 02038

220-011  
JOHN DONAVAN JR.  
47 PARTRIDGE ST.  
FRANKLIN, MA. 02038

220-012  
19 PARTRIDGE LLC.  
19 PARTRIDGE ST.  
FRANKLIN, MA. 02038

214-005  
STANLEY & DONNA SYNGAY  
24 ELM ST  
FRANKLIN, MA. 02038

214-006  
MICHAEL & AMY JOHNSON  
15 PARTRIDGE ST.  
FRANKLIN, MA. 02038

214-007  
JOSHUA SHERWOOD  
35 PARTRIDGE ST.  
FRANKLIN, MA. 02038

214-008  
WILLIAM & ALLISON WHITE  
43 PARTRIDGE ST.  
FRANKLIN, MA. 02038

214-027  
CHAD & KRISTEN HESS  
46 PARTRIDGE ST.  
FRANKLIN, MA. 02038

214-028  
FATHIMA SALAHUDEEN  
42 PARTRIDGE ST.  
FRANKLIN, MA. 02038

214-029  
CAROL-ANNE L. PISO REVOCABLE TRUST  
40 PARTRIDGE ST.  
FRANKLIN, MA. 02038

214-030  
JENNIFER & LOUIS BARBA  
32 PARTRIDGE ST.  
FRANKLIN, MA. 02038

214-010  
PATRICK & JULIA WILLIAMS  
60 PARTRIDGE ST.  
FRANKLIN, MA. 02038

214-009  
ROBERT & NANCY HENNESSEY  
62 PARTRIDGE ST.  
FRANKLIN, MA. 02038

220-056  
TOWN OF FRANKLIN  
355 EAST CENTRAL ST.  
FRANKLIN, MA. 02038

220-055  
BENJAMIN & MONA KLUBANOFF  
137 MASTRO DR.  
FRANKLIN, MA. 02038

220-054  
CRAIG & ELLEN MOODIE  
82 PARTRIDGE ST.  
FRANKLIN, MA. 02038

214-011  
JOSEPH & ELAINA COOK  
4 HARBORWOOD DR.  
FRANKLIN, MA. 02038

214-012  
KENNEY REVOCABLE TRUST  
6 HARBORWOOD DR.  
FRANKLIN, MA. 02038

214-013  
JOSEPH & NANCY SCARINGELLO  
8 HARBORWOOD DR.  
FRANKLIN, MA. 02038

214-014  
MARK & NOREEN REARDON  
10 HARBORWOOD DR.  
FRANKLIN, MA. 02038

220-010  
JOHN DONOVAN & ANTHONY CLARIZIO  
RIDENOUR WAY  
FRANKLIN, MA. 02038

214-025  
ROMSEY FAMILY IRREVOCABLE TRUST  
6 HARBORWOOD DR.  
FRANKLIN, MA. 02038

214-026  
HARBOR REALTY TRUST  
3 HARBORWOOD DR.  
FRANKLIN, MA. 02038

# DONOVAN ESTATES

## DEFINITIVE SUBDIVISION PLAN OF LAND

### FRANKLIN, MASSACHUSETTS

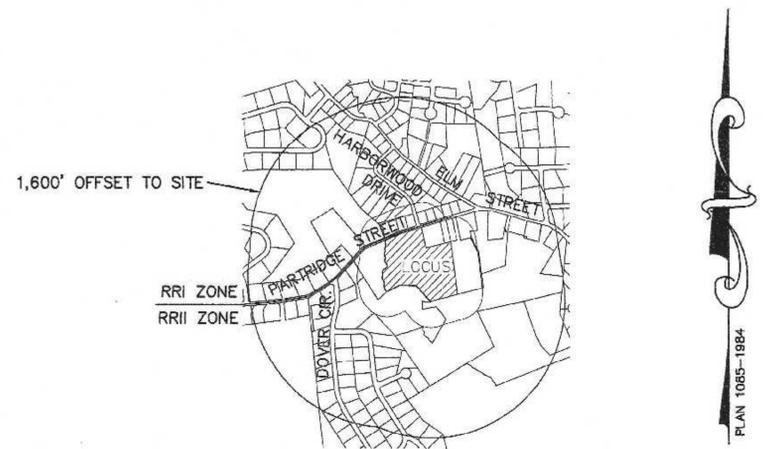
#### SEPTEMBER 3, 2025

FOR REGISTRY USE ONLY

I NANCY DANIELLO, CLERK OF THE TOWN OF FRANKLIN, RECEIVED AND RECORDED FROM THE PLANNING BOARD COVENANT APPROVAL OF THIS PLAN ON

AND NO APPEAL WAS RECEIVED DURING THE 20 DAYS NEXT AFTER RECEIPT AND RECORDING OF SAME.

TOWN CLERK - FRANKLIN DATE



VICINITY MAP

SCALE: 1" = 800'

DRAWING INDEX

- SHEET 1 - COVER SHEET
- SHEET 2 - EXISTING CONDITIONS PLAN
- SHEET 3 - LOT LAYOUT PLAN
- SHEET 4 - GRADING AND UTILITY PLAN
- SHEET 5 - ROADWAY PLAN AND PROFILE
- SHEET 6 - EROSION CONTROL PLAN
- SHEET 7 - DEMOLITION PLAN
- SHEET 8 - PLANTING PLAN
- SHEET 9 - CONSTRUCTION DETAILS - 1
- SHEET 10 - CONSTRUCTION DETAILS - 2
- SHEET 11 - CONSTRUCTION DETAILS - 3
- DEVELOPMENT PLANS 1 - 2

WAIVER REQUESTS:

1. SECTION 330-13.A.(1) A WAIVER IS REQUESTED TO CONSTRUCT A SIDEWALK ON ONE SIDE OF THE ROADWAY.
2. SECTION 330-11.B.(1) A WAIVER IS REQUESTED TO ALLOW LESS THAN 42" OF COVER OVER THE DRAIN PIPES. DRAIN PIPES TO BE CLASS V RCP.
3. SECTION 330-11.A.(4) A WAIVER IS REQUESTED TO ALLOW THE WATER QUALITY SWALE ON LOT 8 TO BE LOCATED WITHIN AN EASEMENT.

REFERENCES:

- ASSESSORS PARCELS 220-013, 220-014 AND 220-015
- DEED BOOK 39210 PAGE 372
- PLAN 1085 OF 1984
- PLAN 1469 OF 1987
- PLAN 800 OF 1987
- PLAN 1557 OF 1985
- PLAN 427 OF 1994
- PLAN 430 OF 1995
- ANORAD RECORDED IN BOOK 42515 PAGE 133

OWNER:  
DONOVAN FAMILY REALTY TRUST  
47 PARTRIDGE ST.  
FRANKLIN, MA

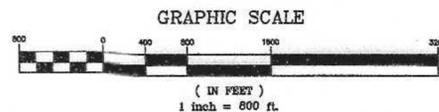
APPLICANT:  
DONOVAN FAMILY REALTY TRUST  
C/O ATTORNEY RICHARD CORNETTA  
47 PARTRIDGE ST.  
FRANKLIN, MA

DONOVAN ESTATES  
COVER SHEET  
LOCATED IN  
FRANKLIN, MASSACHUSETTS  
FOR  
NANCY DONOVAN  
47 PARTRIDGE ST.  
FRANKLIN, MASSACHUSETTS  
SEPTEMBER 3, 2025  
SCALE: 1" = 800'

I DECLARE THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS

APPROVAL UNDER SUBDIVISION CONTROL LAW  
REQUIRED  
FRANKLIN PLANNING BOARD

DATE



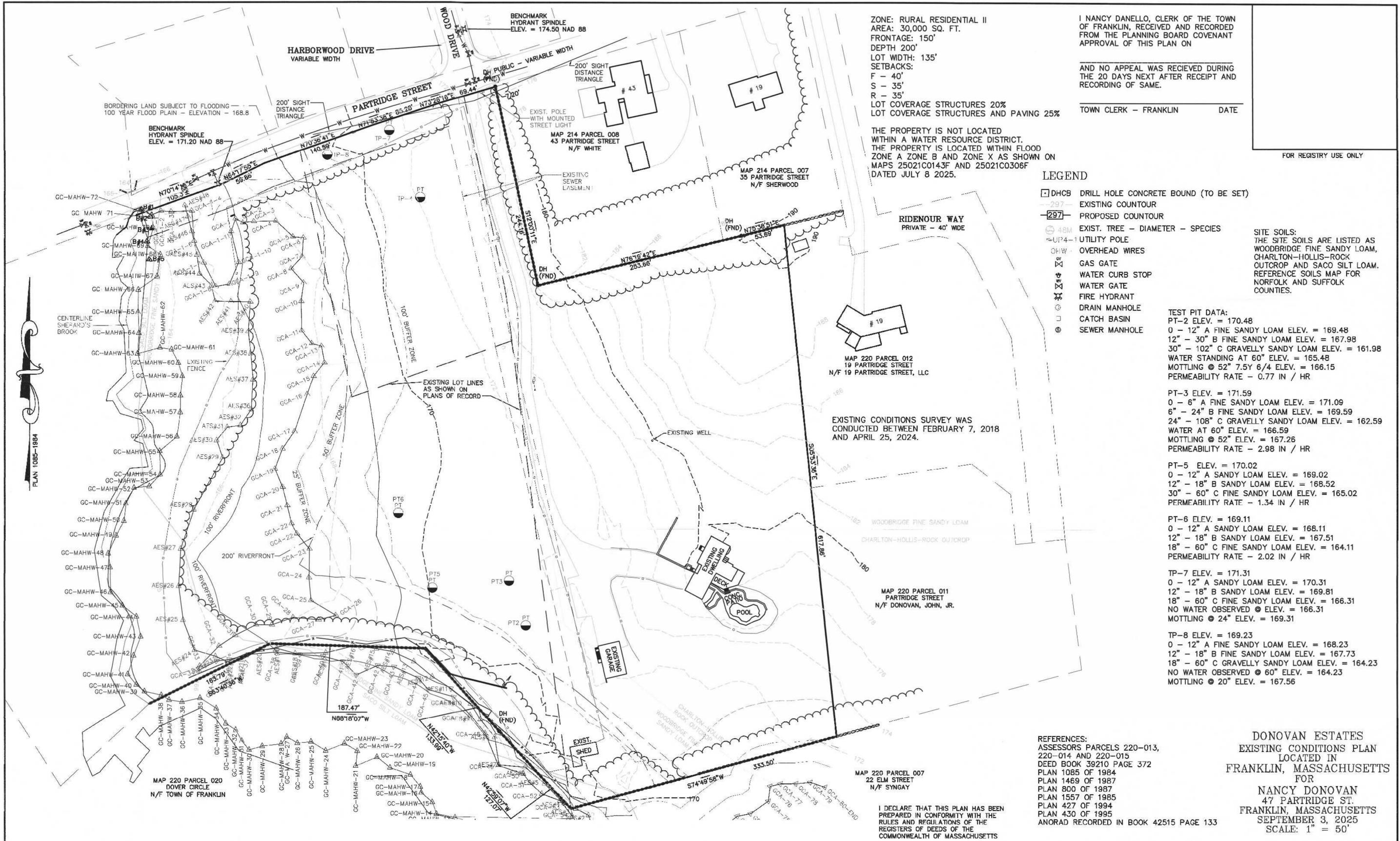
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**UNITED CONSULTANTS INC.**  
850 FRANKLIN STREET SUITE 11D  
WRENTHAM, MASSACHUSETTS 02093  
508-384-8560 FAX 508-384-8566

DATE	SCALE	PROJECT	SHEET
SEPT. 3, 2025	1" = 800'	UC1340	1 of 11



ZONE: RURAL RESIDENTIAL II  
 AREA: 30,000 SQ. FT.  
 FRONTAGE: 150'  
 DEPTH 200'  
 LOT WIDTH: 135'  
 SETBACKS:  
 F - 40'  
 S - 35'  
 R - 35'  
 LOT COVERAGE STRUCTURES 20%  
 LOT COVERAGE STRUCTURES AND PAVING 25%

I NANCY DANELLO, CLERK OF THE TOWN OF FRANKLIN, RECEIVED AND RECORDED FROM THE PLANNING BOARD COVENANT APPROVAL OF THIS PLAN ON \_\_\_\_\_ AND NO APPEAL WAS RECEIVED DURING THE 20 DAYS NEXT AFTER RECEIPT AND RECORDING OF SAME.  
 TOWN CLERK - FRANKLIN DATE \_\_\_\_\_

THE PROPERTY IS NOT LOCATED WITHIN A WATER RESOURCE DISTRICT. THE PROPERTY IS LOCATED WITHIN FLOOD ZONE A ZONE B AND ZONE X AS SHOWN ON MAPS 25021C0143F AND 25021C0306F DATED JULY 8 2025.

**LEGEND**

- DHCB DRILL HOLE CONCRETE BOUND (TO BE SET)
- 297- EXISTING COUNTOUR
- 297- PROPOSED COUNTOUR
- ⊕ 48M EXIST. TREE - DIAMETER - SPECIES
- UP4-1 UTILITY POLE
- OHW- OVERHEAD WIRES
- ⊗ GAS GATE
- ⊗ WATER CURB STOP
- ⊗ WATER GATE
- ⊗ FIRE HYDRANT
- ⊗ DRAIN MANHOLE
- ⊗ CATCH BASIN
- ⊗ SEWER MANHOLE

**SITE SOILS:**  
 THE SITE SOILS ARE LISTED AS WOODBRIDGE FINE SANDY LOAM, CHARLTON-HOLLIS-ROCK OUTCROP AND SACO SILT LOAM. REFERENCE SOILS MAP FOR NORFOLK AND SUFFOLK COUNTIES.

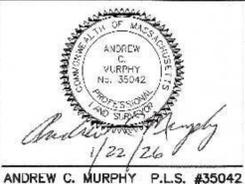
**TEST PIT DATA:**  
 PT-2 ELEV. = 170.48  
 0 - 12" A FINE SANDY LOAM ELEV. = 169.48  
 12" - 30" B FINE SANDY LOAM ELEV. = 167.98  
 30" - 102" C GRAVELLY SANDY LOAM ELEV. = 161.98  
 WATER STANDING AT 60" ELEV. = 165.48  
 MOTTLING @ 52" 7.5Y 6/4 ELEV. = 166.15  
 PERMEABILITY RATE - 0.77 IN / HR  
  
 PT-3 ELEV. = 171.59  
 0 - 6" A FINE SANDY LOAM ELEV. = 171.09  
 6" - 24" B FINE SANDY LOAM ELEV. = 169.59  
 24" - 108" C GRAVELLY SANDY LOAM ELEV. = 162.59  
 WATER AT 60" ELEV. = 166.59  
 MOTTLING @ 52" ELEV. = 167.26  
 PERMEABILITY RATE - 2.98 IN / HR  
  
 PT-5 ELEV. = 170.02  
 0 - 12" A SANDY LOAM ELEV. = 169.02  
 12" - 18" B SANDY LOAM ELEV. = 168.52  
 30" - 60" C FINE SANDY LOAM ELEV. = 165.02  
 PERMEABILITY RATE - 1.34 IN / HR  
  
 PT-6 ELEV. = 169.11  
 0 - 12" A SANDY LOAM ELEV. = 168.11  
 12" - 18" B SANDY LOAM ELEV. = 167.51  
 18" - 60" C FINE SANDY LOAM ELEV. = 164.11  
 PERMEABILITY RATE - 2.02 IN / HR  
  
 TP-7 ELEV. = 171.31  
 0 - 12" A SANDY LOAM ELEV. = 170.31  
 12" - 18" B SANDY LOAM ELEV. = 169.81  
 18" - 60" C FINE SANDY LOAM ELEV. = 166.31  
 NO WATER OBSERVED @ ELEV. = 166.31  
 MOTTLING @ 24" ELEV. = 169.31  
  
 TP-8 ELEV. = 169.23  
 0 - 12" A FINE SANDY LOAM ELEV. = 168.23  
 12" - 18" B FINE SANDY LOAM ELEV. = 167.73  
 18" - 60" C GRAVELLY SANDY LOAM ELEV. = 164.23  
 NO WATER OBSERVED @ 60" ELEV. = 164.23  
 MOTTLING @ 20" ELEV. = 167.56

EXISTING CONDITIONS SURVEY WAS CONDUCTED BETWEEN FEBRUARY 7, 2018 AND APRIL 25, 2024.

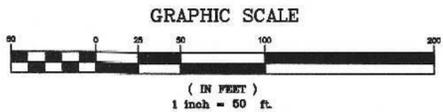
**REFERENCES:**  
 ASSESSORS PARCELS 220-013, 220-014 AND 220-015  
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 PLAN 1469 OF 1987  
 PLAN 800 OF 1987  
 PLAN 1557 OF 1985  
 PLAN 427 OF 1994  
 PLAN 430 OF 1995  
 ANORAD RECORDED IN BOOK 42515 PAGE 133

**DONOVAN ESTATES**  
 EXISTING CONDITIONS PLAN  
 LOCATED IN  
 FRANKLIN, MASSACHUSETTS  
 FOR  
 NANCY DONOVAN  
 47 PARTRIDGE ST.  
 FRANKLIN, MASSACHUSETTS  
 SEPTEMBER 3, 2025  
 SCALE: 1" = 50'

I DECLARE THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS



NO.	DATE	DESCRIPTION	BY
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**APPROVAL UNDER SUBDIVISION CONTROL LAW REQUIRED**  
 FRANKLIN PLANNING BOARD  
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**UNITED CONSULTANTS INC.**  
 850 FRANKLIN STREET SUITE 11D  
 WRENTHAM, MASSACHUSETTS 02093  
 508-894-6560 FAX 508-894-6566

SEPT 3, 2025  
 1" = 50'  
 UC1340  
 2 of 11



POSTED SPEED LIMIT 30 MPH ON PARTRIDGE STREET IN THE WEST BOUND DIRECTION STOPPING SIGHT FROM THE PROPOSED ROADWAY INTERSECTION WITH PARTRIDGE STREET WILL EXCEED 200 FEET (WITH VEGETATION REMOVAL)

**STREET LIGHT NOTES:**  
 1. EXISTING STREET LIGHT AND POLE AT THE INTERSECTION OF THE PROPOSED ROAD AND PARTRIDGE STREET TO BE RELOCATED AS NECESSARY BY THE APPROPRIATE UTILITY COMPANIES.  
 2. PROPOSED STREET LIGHT TO BE A MPR LED BY LITHONIA LIGHTING.

BENCHMARK HYDRANT SPINDLE ELEV. = 171.20 NAD 88



HARBORWOOD DRIVE  
 VARIABLE WIDTH  
 ROADWAY INTERSECTION  
 ANGLE - 97°02'59"  
 PROPOSED SEDIMENT FOREBAY

**WETLAND RESOURCE AREA DISTURBANCES:**  
 0 - 25' BUFFER ZONE = 0 - SQ. FT.  
 25' - 50' BUFFER ZONE = 5,961 SQ. FT.  
 50' - 100' BUFFER ZONE = 30,339 SQ. FT.  
 INNER RIPARIAN ZONE = 0 SQ. FT.  
 OUTER RIPARIAN ZONE = 9,575 SQ. FT.  
 THERE ARE NOT ANY POTENTIAL OR CERTIFIED VERNAL POOLS LOCATED ON THE SITE OR WITHIN 100 FEET OF THE SITE.

**EXISTING SEWER:**  
 X-SMH-1  
 RIM = 171.07  
 INV = 158.4 (CALCULATED FROM RECORD ELEVATIONS)  
 X-SMH-2  
 RIM173.2  
 18" INV IN = 157.42  
 18" INV OUT = 157.35  
 X-SMH-3  
 RIM172.6  
 18" INV IN = 156.51  
 8" INV IN (WEST) = 156.86  
 8" INV IN (EAST) = 157.22  
 21" INV OUT = 156.49

I NANCY DANIELLO, CLERK OF THE TOWN OF FRANKLIN, RECEIVED AND RECORDED FROM THE PLANNING BOARD COVENANT APPROVAL OF THIS PLAN ON

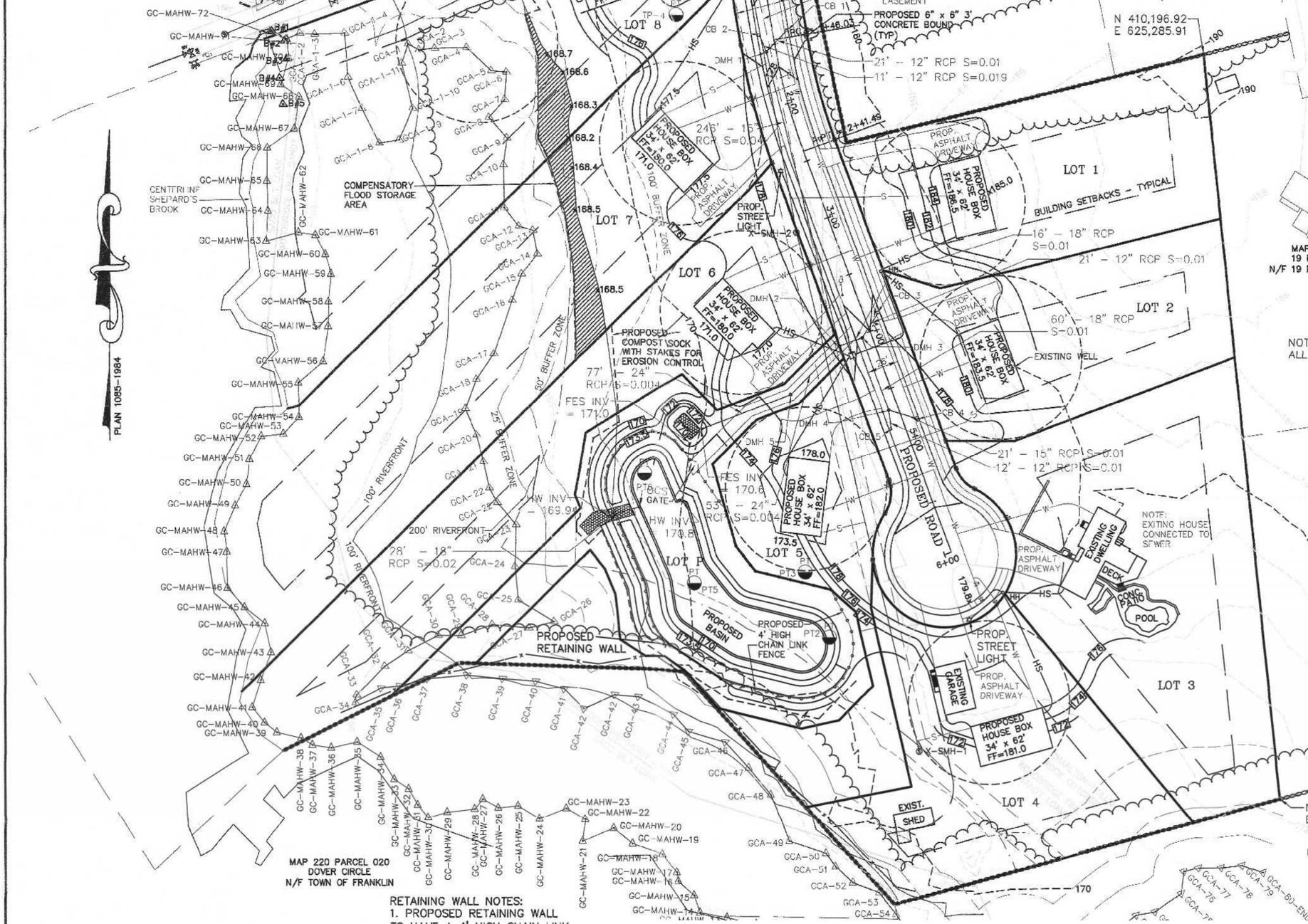
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TOWN CLERK - FRANKLIN DATE

**PROJECT UTILITY NOTES:**  
 1. WATER SERVICES HAVE BEEN SHOWN FOR EACH LOT. WATER SERVICE CONNECTIONS TO BE FINALIZED ONCE A WATER MAP AMENDMENT IS OBTAINED.  
 2. SEWER SERVICES HAVE BEEN SHOWN FOR EACH LOT. SEWER SERVICE CONNECTIONS TO BE FINALIZED ONCE APPROVED BY THE DPW. A SEWER MAP AMENDMENT IS OBTAINED AND OR PERMITS ARE GRANTED FROM THE CHARLES RIVER POLLUTION CONTROL DISTRICT.  
 3. THE PROPOSED POLE RELOCATION LOCATION HAS BEEN SHOWN.  
 4. THE PROPOSED UNDERGROUND CONNECTION TO THE RELOCATED POLE, THE TRANSFORMER LOCATION AND HAND HOLE LOCATIONS HAVE BEEN SHOWN AND ARE SUBJECT TO APPROVAL FROM THE APPROPRIATE UTILITY COMPANIES.

**PROPOSED GUARDRAIL NOTES:**  
 1. PROPOSED GUARDRAIL LOCATION AND INSTALLATION TO BE APPROVED BY THE TOWN OF FRANKLIN DPW.

- LEGEND**
- DHCB DRILL HOLE CONCRETE BOUND (TO BE SET)
  - 297- EXISTING COUNTOUR
  - 297- PROPOSED COUNTOUR
  - ⊙ 484 EXIST. TREE - DIAMETER - SPECIES
  - ⊙ UP4-1 UTILITY POLE
  - OHV - OVERHEAD WIRES
  - ⊕ GAS GATE
  - ⊕ WATER CURB STOP
  - ⊕ WATER GATE
  - ⊕ FIRE HYDRANT
  - ⊕ DRAIN MANHOLE
  - ⊕ CATCH BASIN
  - ⊕ SEWER MANHOLE
  - S- SEWER SERVICE
  - W- WATER SERVICE
  - HS- HOUSE UTILITY SERVICE
  - HH HAND HOLE
  - ⊕ TRANSFORMER



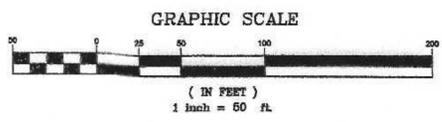
**RETAINING WALL NOTES:**  
 1. PROPOSED RETAINING WALL TO HAVE A 4' HIGH CHAIN LINK FENCE LOCATED ON TOP OF THE WALL.  
 2. THE RETAINING WALL SHALL BE DESIGNED BY A STRUCTURAL ENGINEER.

I DECLARE THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS

**REFERENCES:**  
 ASSESSORS PARCELS 220-013, 220-014 AND 220-015  
 DEED BOOK 39210 PAGE 372  
 PLAN 1085 OF 1984  
 PLAN 1469 OF 1987  
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 PLAN 1557 OF 1985  
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 ANORAD RECORDED IN BOOK 42515 PAGE 133

DONOVAN ESTATES  
 GRADING AND UTILITY PLAN  
 LOCATED IN  
 FRANKLIN, MASSACHUSETTS  
 FOR  
 NANCY DONOVAN  
 47 PARTRIDGE ST.  
 FRANKLIN, MASSACHUSETTS  
 SEPTEMBER 3, 2025  
 SCALE: 1" = 50'

APPROVAL UNDER SUBDIVISION CONTROL LAW REQUIRED  
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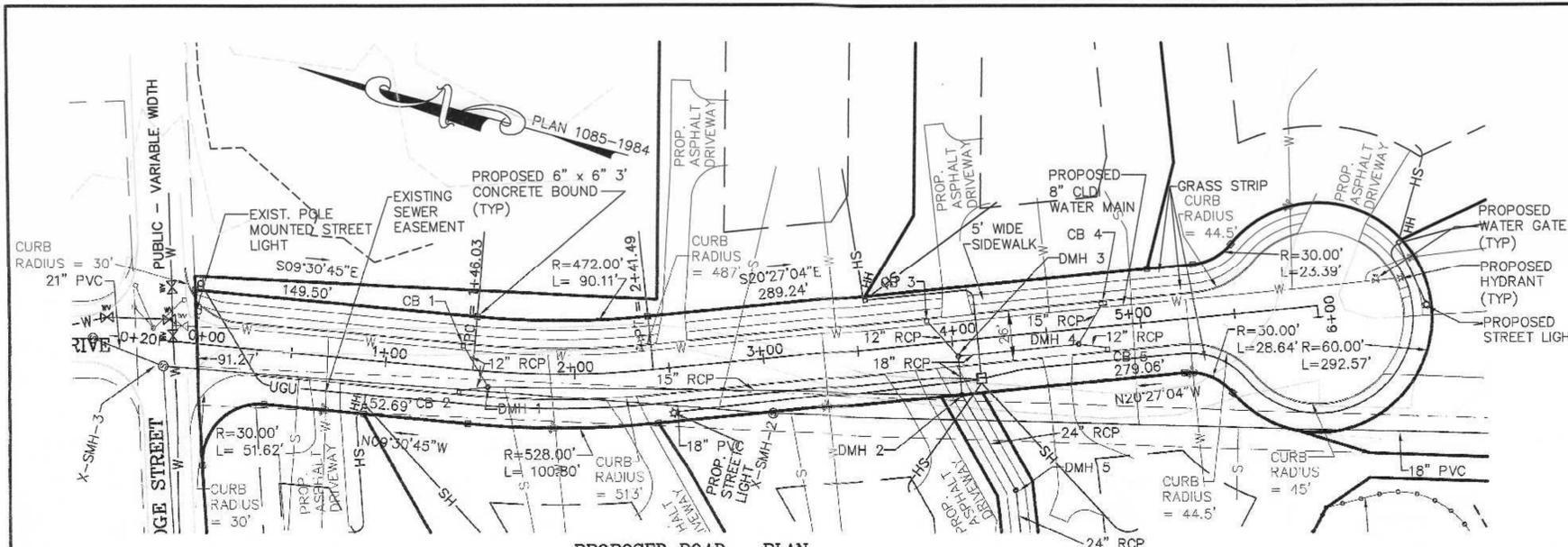
NO.	DATE	DESCRIPTION	BY
1	1/16/26	BETA REVIEW COMMENTS	RRG

CARLOS A. QUINTAL  
 CIVIL ENGINEER  
 No. 30512  
 REGISTERED PROFESSIONAL ENGINEER  
 CARLOS A. QUINTAL P.E. #30812

DATE	FIELD BY:	INT.
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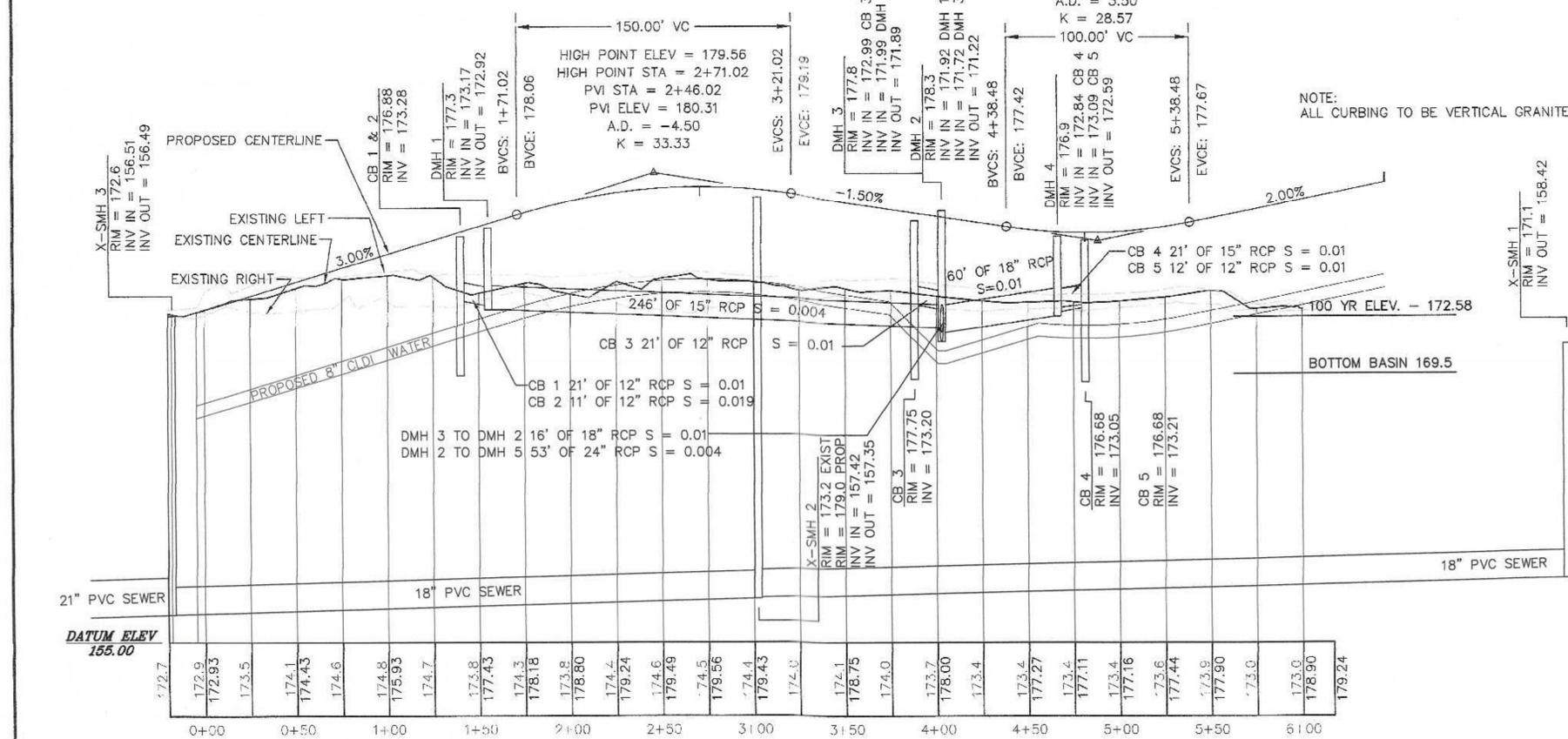
**UNITED CONSULTANTS INC.**  
 650 FRANKLIN STREET SUITE 11D  
 WRENTHAM, MASSACHUSETTS 02093  
 508-384-6560 FAX 508-384-6566

SEPT. 3, 2025  
 1" = 50'  
 UC1340  
 4 of 11



PROPOSED ROAD - PLAN  
SCALE: 1" = 40'

LOW POINT ELEV = 177.10  
LOW POINT STA = 4+81.34  
PVI STA = 4+88.48  
PVI ELEV = 176.67  
A.D. = 3.50  
K = 28.57



PROPOSED ROAD - PROFILE  
SCALE:  
H - 1" = 40'  
V - 1" = 4'

DRAINAGE STRUCTURE SCHEDULE

CB 1 & 2 RIM = 176.88 INV = 173.28	DMH 1 RIM = 177.3 INV IN = 173.17 INV OUT = 172.92
CB 3 RIM = 177.75 INV = 173.20	DMH 2 RIM = 178.3 INV IN = 171.92 DMH 1 INV IN = 171.72 DMH 3 INV OUT = 171.22
CB 4 RIM = 176.68 INV = 173.05	DMH 3 RIM = 177.8 INV IN = 172.99 CB 3 INV IN = 171.99 DMH 4 INV OUT = 171.89
CB 5 RIM = 176.68 INV = 173.21	DMH 4 RIM = 176.9 INV IN = 172.84 CB 4 INV IN = 173.09 CB 5 INV OUT = 172.59
	DMH 5 RIM = 176.5 INV IN = 171.01 INV OUT = 170.91

FOR REGISTRY USE ONLY

I, NANCY DANIELLO, CLERK OF THE TOWN OF FRANKLIN, RECEIVED AND RECORDED FROM THE PLANNING BOARD COVENANT APPROVAL OF THIS PLAN ON

AND NO APPEAL WAS RECEIVED DURING THE 20 DAYS NEXT AFTER RECEIPT AND RECORDING OF SAME.

TOWN CLERK - FRANKLIN DATE

EXISTING SEWER:

- X-SMH-1  
RIM = 171.07  
INV = 158.4 (CALCULATED FROM RECORD ELEVATIONS)
- X-SMH-2  
RIM 173.2  
18" INV IN = 157.42  
18" INV OUT = 157.35
- X-SMH-3  
RIM 172.6  
18" INV IN = 156.51  
8" INV IN (WEST) = 156.86  
8" INV IN (EAST) = 157.22  
21" INV OUT = 156.49

LEGEND

- DHCB DRILL HOLE CONCRETE BOUND (TO BE SET)
- 297- EXISTING COUNTOUR
- 297- PROPOSED COUNTOUR
- ⊙ 48M EXIST. TREE - DIAMETER - SPECIES
- ⊙ UP4-1 UTILITY POLE
- OHW - OVERHEAD WIRES
- ⊗ GAS GATE
- ⊗ WATER CURB STOP
- ⊗ WATER GATE
- ⊗ FIRE HYDRANT
- ⊙ DRAIN MANHOLE
- ⊙ CATCH BASIN
- ⊙ SEWER MANHOLE
- S- SEWER SERVICE
- W- WATER SERVICE
- HS- HOUSE UTILITY SERVICE
- HH HAND HOLE
- ⊕ TRANSFORMER

SEWER NOTES:

- SEWER INFORMATION TAKEN FROM PLANS OR RECORD AND FIELD LOCATIONS. CONTRACTOR TO VERIFY INFORMATION AND REPORT ANY DISCREPANCIES TO UNITED CONSULTANTS INC.
- X-SMH 2 RIM ELEVATION TO BE RAISED WITH A RISER INSTALLED TO THE DIAMETER OF THE EXISTING MANHOLE. DEVELOPER TO OBTAIN PERMISSION FROM CHARLES RIVER POLLUTION CONTROL DISTRICT PRO TO COMMENCING WITH THE PROJECT.
- HOUSE LOT SEWER CONNECTIONS SHALL COMPLY WITH FRANKLIN SUBDIVISION REGULATIONS SECTION 300-12.(B).(1)(a). SEWER CONNECTIONS SHALL BE INCLUDED WITH INDIVIDUAL HOUSE LOT SITE PLANS.

REFERENCES:

- ASSESSORS PARCELS 220-013, 220-014 AND 220-015
- DEED BOOK 39210 PAGE 372
- PLAN 1085 OF 1984
- PLAN 1469 OF 1987
- PLAN 800 OF 1987
- PLAN 1557 OF 1985
- PLAN 427 OF 1994
- PLAN 430 OF 1995
- ANORAD RECORDED IN BOOK 42515 PAGE 133

DONOVAN ESTATES  
ROADWAY PLAN AND PROFILE  
LOCATED IN  
FRANKLIN, MASSACHUSETTS  
FOR  
NANCY DONOVAN  
47 PARTRIDGE ST.  
FRANKLIN, MASSACHUSETTS  
SEPTEMBER 3, 2025  
SCALE: 1" = 40'

I DECLARE THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS



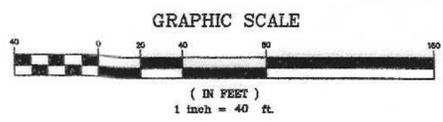
NO.	DATE	DESCRIPTION	BY
1	1/16/26	BETA REVIEW COMMENTS	RRG

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**UNITED CONSULTANTS INC.**  
850 FRANKLIN STREET SUITE 11D  
WRENTHAM, MASSACHUSETTS 02093  
508-384-6560 FAX 508-384-6566

SEPT. 3, 2025  
1" = 40'  
UC1340  
5 of 11

APPROVAL UNDER SUBDIVISION CONTROL LAW REQUIRED  
FRANKLIN PLANNING BOARD  
DATE



# OPERATION AND MAINTENANCE PLAN

## CONSTRUCTION PHASE

1. THE OWNERS REPRESENTATIVE, TO BE DETERMINED, SHALL BE THE RESPONSIBLE PARTY FOR THE STORMWATER MAINTENANCE PLAN AND THE SITES EROSION CONTROL.
2. THE SITE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES WEEKLY AND AFTER ALL RAIN EVENTS.
3. SEDIMENT SHALL BE REMOVED FROM COMPOST SOCK WHEN A MAXIMUM DEPTH OF 6" IS OBSERVED OR AS NEEDED.
4. CONSTRUCTION ENTRY MAT SHALL BE INSPECTED WEEKLY AND AFTER ALL RAIN EVENTS. SEE DETAIL FOR MAINTENANCE REQUIREMENTS.
5. DAMAGED OR DETERIORATED COMPOST SOCK SHALL BE REPLACED IMMEDIATELY.
6. EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETED AND ALL DISTURBED AREAS ARE STABILIZED.
7. SILT SAKS SHALL BE INSTALLED AT ALL PROPOSED CATCH BASINS (CB 1 - CB 5) AND EXISTING CATCH BASINS IN PATRIDGE STREET AND SHALL BE INSPECTED WEEKLY AND AFTER ALL RAIN EVENTS.
8. CLEANING OF SILT SAKS SHALL BE COMPLETED AS NECESSARY.

## INSPECTION AND MAINTENANCE SCHEDULE:

1. INSPECTIONS SHALL BE CONDUCTED BY THE APPLICANTS ENGINEER, CONTRACTOR AND / OR REPRESENTATIVES OF THE TOWN AS NECESSARY. AT A MINIMUM INSPECTIONS SHALL BE CONDUCTED ON A MONTHLY BASIS.
2. MONTHLY INSPECTIONS SHALL INCLUDE THE DRIVEWAY(S) AND ROADWAY SURFACES TO DETERMINE IF ACCUMULATED SEDIMENTS ARE TO BE REMOVED.
3. INSPECTION OF THE PROPOSED CATCH BASINS TO DETERMINE THE DEPTH OF SEDIMENT AND REQUIRED CLEANING.
4. INSPECTION OF THE INFILTRATION POND, SEDIMENT FOREBAY AND WATER QUALITY SWALES TO DETERMINE IF CLEANING IS NECESSARY.
5. THE HEADWALL OUTLET RIPRAP SHALL BE INSPECTED WEEKLY AND ANY SEDIMENT OBSERVED SHALL BE IMMEDIATELY REMOVED.

## OPERATION AND MAINTENANCE SCHEDULE

### CONSTRUCTION PHASE:

1. THE EROSION CONTROL BARRIERS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER ALL STORM EVENTS.
2. THE PROPOSED PARKING AREA ONCE PAVED WILL REQUIRE DAILY INSPECTIONS TO BE CONDUCTED TO DETERMINE THE NECESSITY TO REMOVE ANY ACCUMULATED SEDIMENT. THE REMOVAL OF THE ACCUMULATED SEDIMENT SHALL BE COMPLETED ON THE DAY THE DETERMINATION IS MADE.
3. SILT SAKS SHALL BE INSTALLED AT ALL CATCH BASINS. SILT SAKS, ONCE INSTALLED SHALL BE INSPECTED ON A WEEKLY BASIS AND CLEANED AS NECESSARY.
4. THE INFILTRATION AREA SHALL BE INSPECTED AFTER EACH STORM EVENT AND CLEANED WHEN 2" OF SEDIMENT HAS ACCUMULATED AT THE INLET. ANY TRASH OR CONSTRUCTION DEBRIS SHALL BE IMMEDIATELY REMOVED.
5. ALL SLOPE AREAS TO BE SEED WITH NEW ENGLAND CONSERVATION AND WILDLIFE MIX SHALL BE LOAMED AND SEED WITHIN 1 WEEK OF COMPLETING OF EXCAVATION IN THE AREA. SLOPES TO BE COVERED WITH ECS-1 SINGLE NET STRAW ROLLED EROSION CONTROL BLANKET.
6. ALL OTHER AREA OF SITE GRADING SHALL BE TEMPORARILY LOAMED AND SEED WITH A NEW ENGLAND EROSION CONTROL / RESTORATION MIX WITHIN ONE WEEK OF AREAS BEING BROUGHT TO SUB-GRADE.
7. ALL MATERIAL STOCKPILES THAT ARE NOT BEING ACTIVELY USED FOR A PERIOD OF 2 WEEKS SHALL BE COVERED WITH A TARP(S) OR VEGETATED WITH NEW ENGLAND EROSION CONTROL / RESTORATION MIX.

ADDITIONAL EROSION CONTROLS MAY BE REQUIRED DEPENDING ON ACTUAL FIELD CONDITIONS DURING CONSTRUCTION.

### LONG TERM:

1. THE ROADWAY SHALL BE SWEEPED FOUR TIMES PER YEAR WITH (WITH A MECHANICAL OR VACUUM SWEEPER) ONE BEING AFTER THE LAST WINTER SANDING.
2. INSPECT AND CLEAN PRETREATMENT BMP'S EVERY SIX MONTHS AND AFTER EVERY MAJOR STORM EVENT (2 YEAR RETURN FREQUENCY). CHECK THE INLET AND OUTLET PIPES TO DETERMINE IF THEY ARE CLOGGED. REMOVE ACCUMULATED SEDIMENT, TRASH, DEBRIS, LEAVES, LAWN CLIPPINGS FROM MOWING. INSPECT THE INFILTRATION AREA AFTER THE FIRST SEVERAL RAINFALL EVENTS, AFTER ALL MAJOR STORMS, AND ON REGULARLY SCHEDULED DATES EVERY SIX MONTHS. INSPECT THE INFILTRATION AREA 24 HOURS TO SEVERAL DAYS AFTER A RAIN EVENT, TO LOOK FOR PONDED WATER AT THE SURFACE OF THE TRENCH. IF WATER IS PRESENT IT MAY BE THAT THE INFILTRATION AREA IS CLOGGED. IF SO THEN REHABILITATION OF THE BOTTOM OF THE TRENCH SHALL BE COMPLETED INCLUDING REMOVING ALL ACCUMULATED SEDIMENT, SCARIFYING AND TILLING THE BOTTOM AREA, REMOVE AND REPLACE STONE MEDIA AND FILTER FABRIC.
3. INSPECT THE LANDSCAPE AREAS FOR BARE SPOTS AND EROSION. REPAIR ERODED AREAS WITH LOAM AND SEED TO PROVIDE ADEQUATE COVERAGE. INSPECT LANDSCAPE AREAS FOR EROSION AND WEEDS. FIX EROSION AND APPLY ADDITIONAL MULCH OR LANDSCAPE STONE AS NECESSARY.

## EROSION CONTROL NOTES:

1. COMPOST SOCK SHALL BE INSTALLED PRIOR TO TREE CLEARING OR SITE WORK COMMENCING.
2. COMPOST SOCK TO REMAIN IN CONTACT WITH THE EARTH. REPAIR OR RESET AS NECESSARY.
3. REFER TO CONSTRUCTION SEQUENCE FOR SLOPE GREATER THAN 3' HORIZONTAL TO 1' VERTICAL.
4. CATCH BASINS, WATER QUALITY UNITS, UNDERGROUND INFILTRATION AREA AND PARKING AREA TO BE CLEANED ONCE CONSTRUCTION IS COMPLETED.
5. ALL SEDIMENT COLLECTED DURING THE CONSTRUCTION PHASE OR POST CONSTRUCTION PHASE SHALL BE DISPOSED OF TO AN APPROVED LOCATION.
6. AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED THE EROSION CONTROL MEASURES SHALL BE REMOVED.
7. DAMAGED OR DETERIORATED EROSION CONTROL MEASURES SHALL BE REPAIRED OR REPLACED IMMEDIATELY AFTER THEY HAVE BEEN IDENTIFIED.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INSPECTIONS.
9. DUST CONTROL WILL BE BY SPRAYING WATER AS NECESSARY. THE USE OF OILS, PETROLEUM PRODUCTS OR TOXIC LIQUIDS FOR DUST CONTROL IS PROHIBITED.

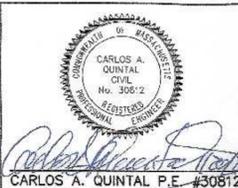
## CONSTRUCTION SEQUENCE AND SCHEDULE:

1. INSTALL EROSION CONTROL AND SIGN.
2. COMPLETE THE CLEARING, STUMP REMOVAL AND REMOVE LOAM AND SUBSOIL.
3. INSTALL THE DRAINAGE SYSTEM
4. INSTALL THE WATER MAIN.
5. BRING THE ROADWAY TO SUBGRADE
6. PAVE THE ROADWAY WITH A BINDER COURSE.
7. CONSTRUCT THE HOUSES.
8. LOAM AND SEED EACH LOT UPON COMPLETION OF THE SITE WORK.
9. CONSTRUCT THE SIDEWALKS.
10. INSTALL CURBING.
11. PAVE THE ROADWAY WITH A TOP COURSE.
12. LANDSCAPING SHALL BE PLANTED AND ALL DISTURBED AREAS SHALL BE LOAMED AND SEED OR COVERED WITH MULCH OR STONE.
13. INSTALL SITE SIGNS.

THE GENERAL CONTRACTOR (TO BE DETERMINED) WILL BE RESPONSIBLE FOR INSPECTION AND MAINTENANCE AND SHALL KEEP A LOG OF THE INSPECTIONS AND MAINTENANCE AND THE REPORT SHALL BE SUBMITTED TO THE CONSERVATION COMMISSION OFFICE ON A WEEKLY BASIS DETAILING THE STATE OF THE EROSION CONTROL AND ANY STEPS TAKEN TO ADDRESS ANY ISSUES WITH FAILURE OF THE BARRIERS.

DONOVAN ESTATES  
EROSION CONTROL PLAN  
LOCATED IN  
FRANKLIN, MASSACHUSETTS  
FOR  
NANCY DONOVAN  
47 PARTRIDGE ST.  
FRANKLIN, MASSACHUSETTS  
SEPTEMBER 3, 2025  
SCALE: 1" = 50'

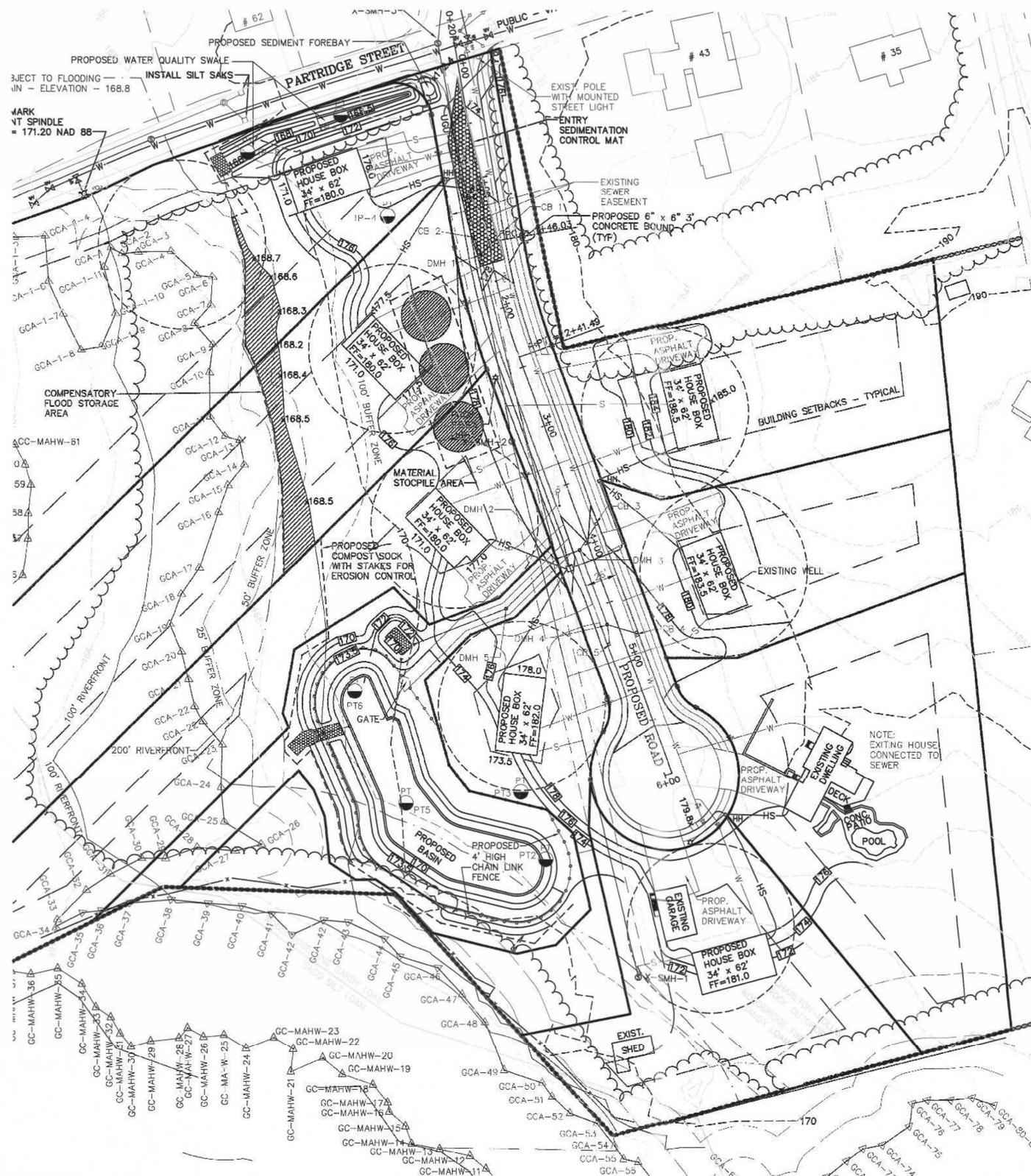
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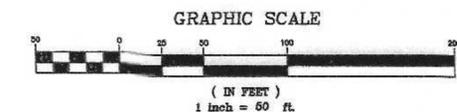
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9/25	CHECKED BY:	CAQ

**UNITED CONSULTANTS INC.**  
850 FRANKLIN STREET SUITE 11D  
WRENTHAM, MASSACHUSETTS 02093  
508-384-6560 FAX 508-384-6566

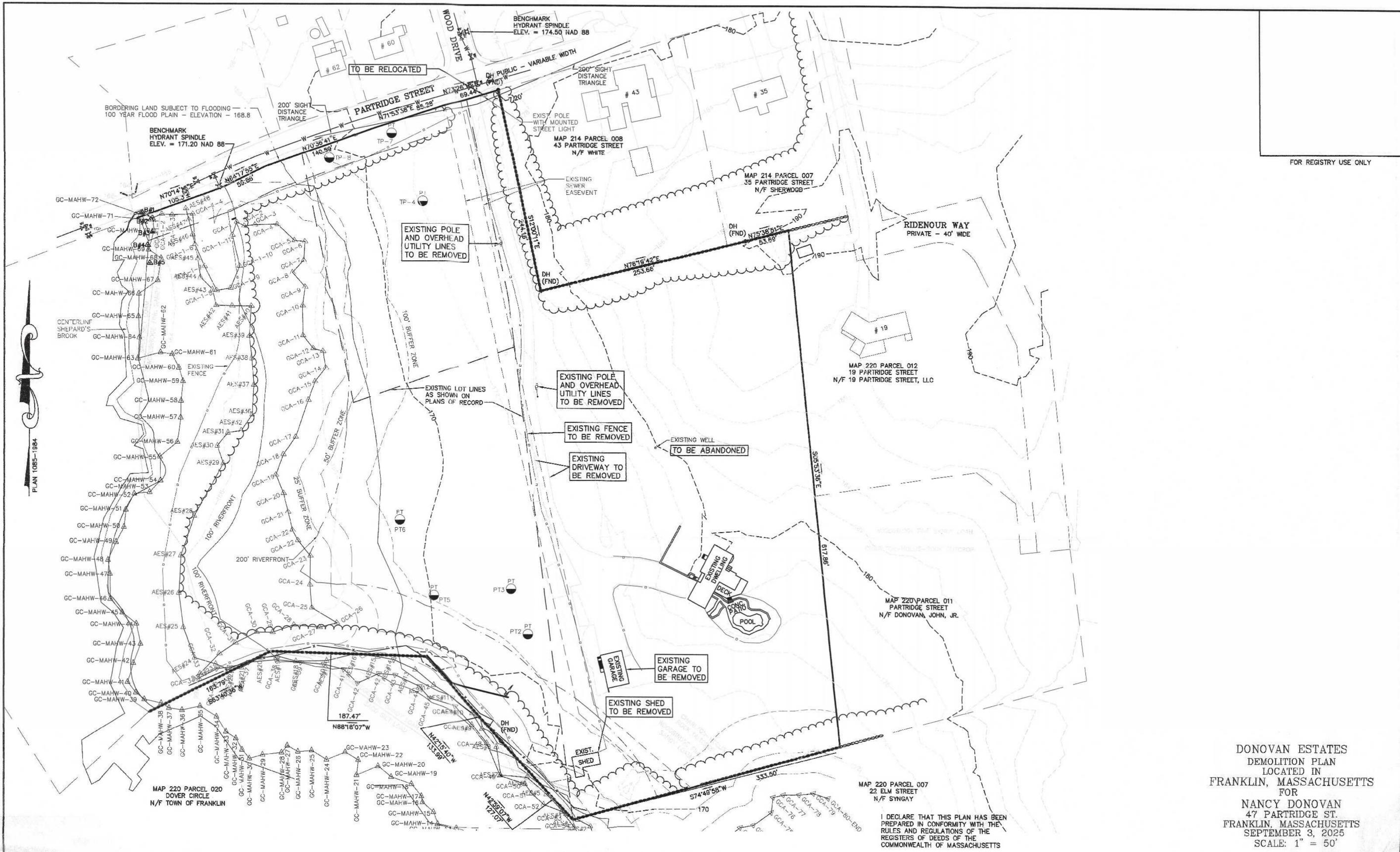
SEPT. 3, 2025  
1" = 50'  
UC1340  
6 of 11



APPROVAL UNDER SUBDIVISION CONTROL LAW REQUIRED  
FRANKLIN PLANNING BOARD  
DATE \_\_\_\_\_



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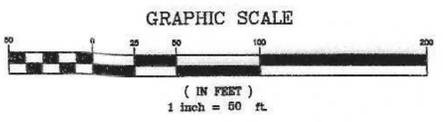
FOR REGISTRY USE ONLY

DONOVAN ESTATES  
 DEMOLITION PLAN  
 LOCATED IN  
 FRANKLIN, MASSACHUSETTS  
 FOR  
 NANCY DONOVAN  
 47 PARTRIDGE ST.  
 FRANKLIN, MASSACHUSETTS  
 SEPTEMBER 3, 2025  
 SCALE: 1" = 50'

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APPROVAL UNDER SUBDIVISION CONTROL LAW REQUIRED  
 FRANKLIN PLANNING BOARD

DATE



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CARLOS A. QUINTAL P.E. #30812

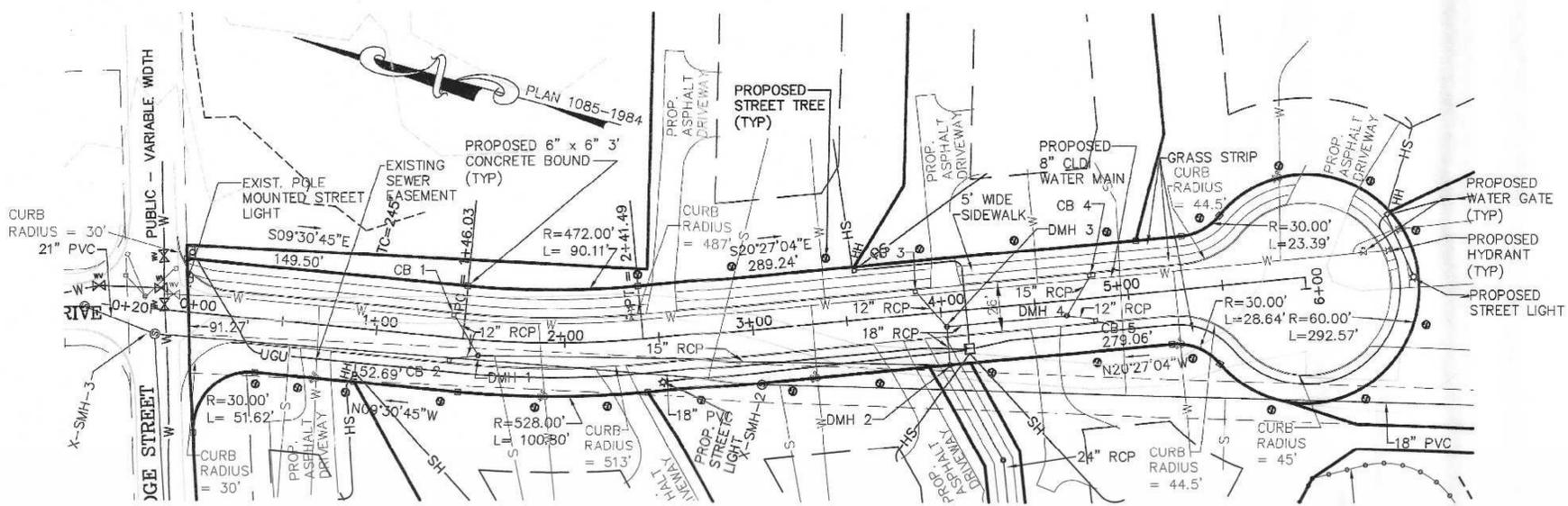
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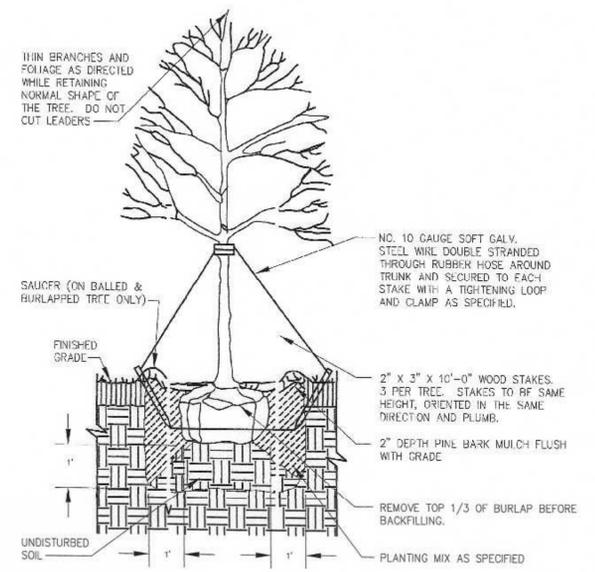
SEPT. 3, 2025  
 1" = 50'  
 UC1340  
 7 of 11

FOR REGISTRY USE ONLY

SHADE TREES TO BE PLANTED AT AN AVERAGE SPACING OF 50 FEET AND OF A HARDWOOD SPECIES APPROVED BY THE PLANNING BOARD.  
 THREE TREES ARE TO BE PLANTED PER LOT.  
 SHADE TREES TO BE 2 1/2" CALIPER AT 1' ABOVE FINISH GRADE.  
 SHADE TREES SHALL BE VARIED AROUND THE FOLLOWING SPECIES:  
 - SUGAR MAPLE (ACER SACCHARUM)  
 - WHITE OAK (QUERCUS ALBA)  
 - LITTLE LEAF LINDEN (TILIA CORDATA)  
 THE SUBDIVIDER SHALL BE RESPONSIBLE FOR ALL APPROVED TREES FOR A MINIMUM PERIOD OF ONE YEAR.



PROPOSED PLANTING - PLAN  
 SCALE: 1" = 40'



DECIDUOUS TREE PLANTING  
 NTS

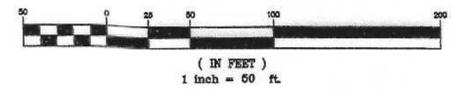
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DONOVAN ESTATES  
 PLANTING PLAN  
 LOCATED IN  
 FRANKLIN, MASSACHUSETTS  
 FOR  
 NANCY DONOVAN  
 47 PARTRIDGE ST.  
 FRANKLIN, MASSACHUSETTS  
 SEPTEMBER 3, 2025  
 SCALE: 1" = 50'

APPROVAL UNDER SUBDIVISION CONTROL LAW REQUIRED  
 FRANKLIN PLANNING BOARD

DATE

GRAPHIC SCALE



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CARLOS A. QUINTAL P.E. #30812

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 850 FRANKLIN STREET SUITE 11D  
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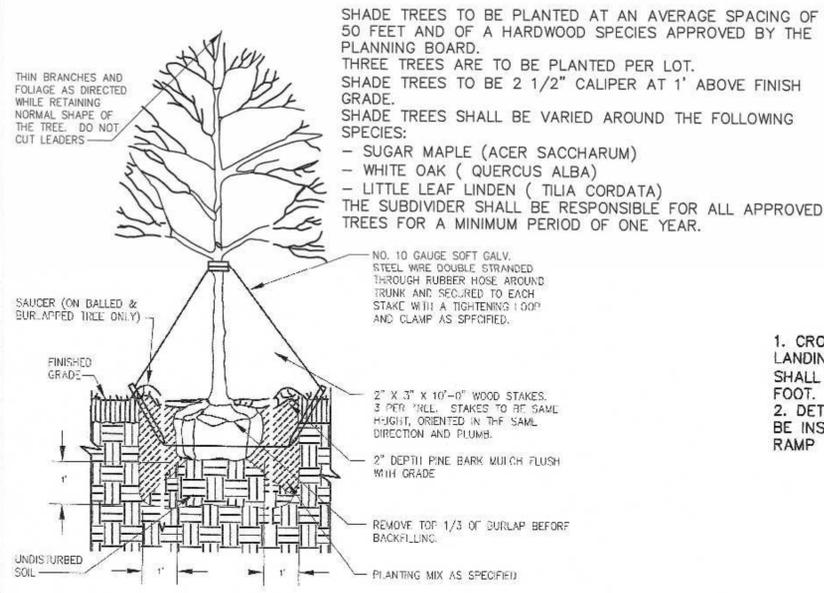
SEPT. 3, 2025

1" = 50'

UC1340

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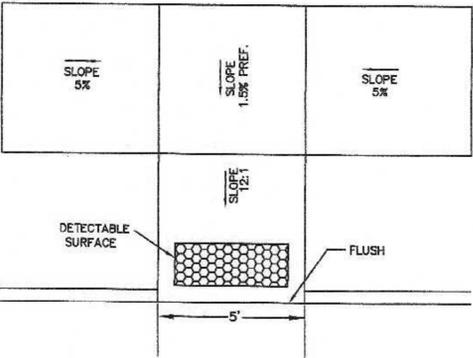
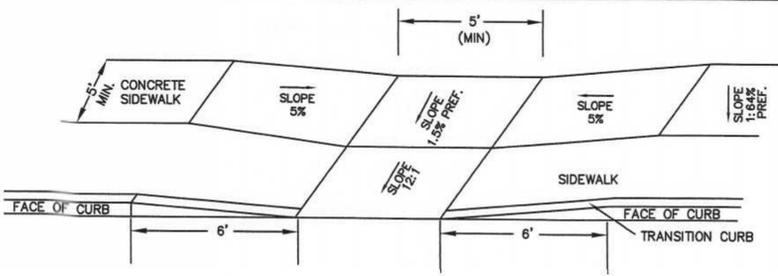




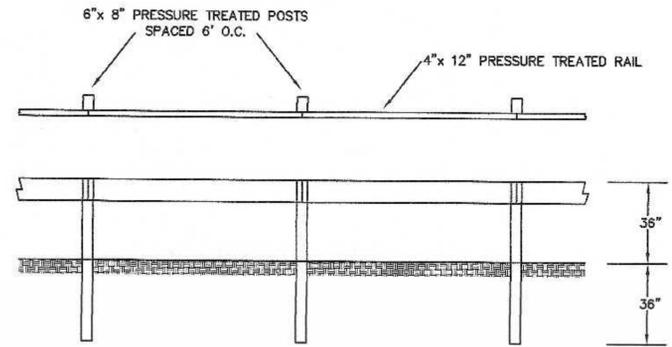
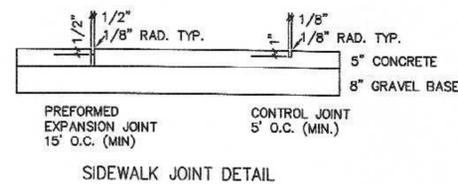
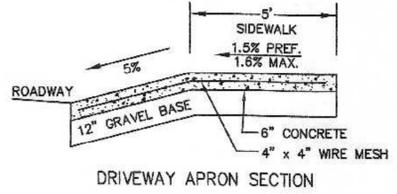
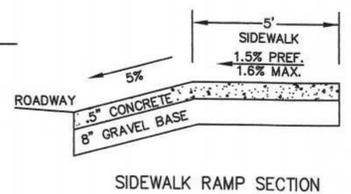
DECIDUOUS TREE PLANTING  
N.T.S.

SHADE TREES TO BE PLANTED AT AN AVERAGE SPACING OF 50 FEET AND OF A HARDWOOD SPECIES APPROVED BY THE PLANNING BOARD.  
THREE TREES ARE TO BE PLANTED PER LOT.  
SHADE TREES TO BE 2 1/2" CALIPER AT 1' ABOVE FINISH GRADE.  
SHADE TREES SHALL BE VARIED AROUND THE FOLLOWING SPECIES:  
- SUGAR MAPLE (ACER SACCHARUM)  
- WHITE OAK (QUERCUS ALBA)  
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THE SUBDIVIDER SHALL BE RESPONSIBLE FOR ALL APPROVED TREES FOR A MINIMUM PERIOD OF ONE YEAR.

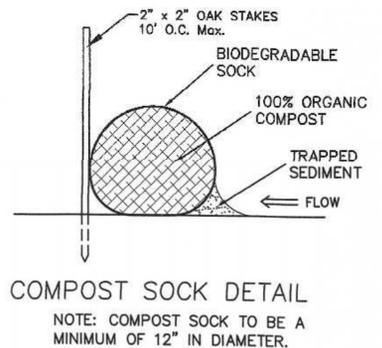
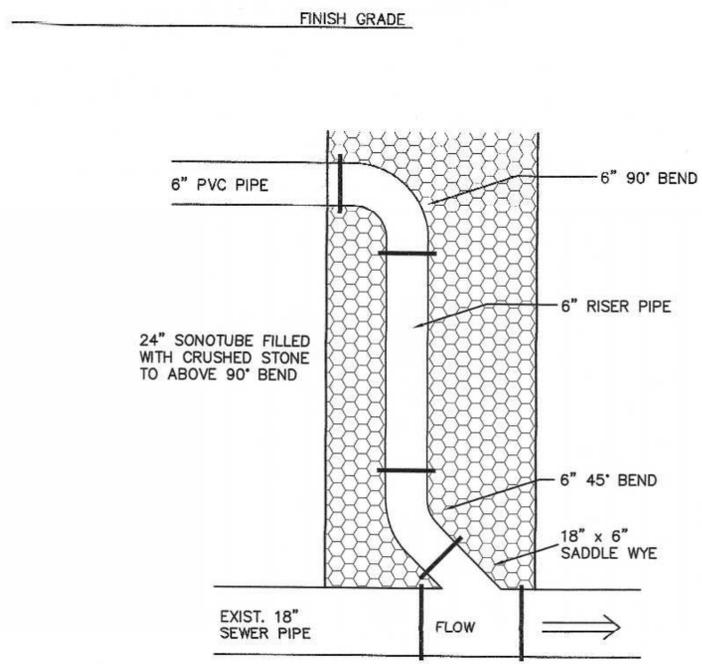
- CROSS SLOPE ON ANY RAMP, LANDING OR ACCESSIBLE ROUTE SHALL NOT EXCEED 3/16" PER FOOT.
- DETECTABLE SURFACES TO BE INSTALLED AT SIDEWALK RAMP ONLY.



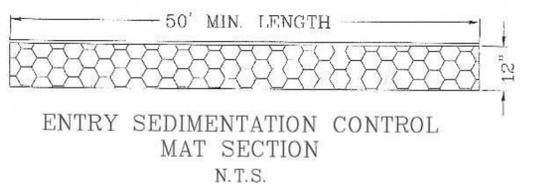
TYP. SIDEWALK RAMP



- GENERAL NOTES:
- IF NECESSARY, ALL BLASTING OPERATIONS SHALL BE PERFORMED IN COMPLIANCE WITH ALL TOWN, STATE AND FEDERAL REGULATIONS.
  - ALL CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE TOWN OF FRANKLIN SUBDIVISION RULES AND REGULATIONS AND MASS DOT STANDARDS.
  - LOTS TO BE SERVICED BY TOWN WATER AND SEWER.
  - ALL DRAIN PIPE SHALL BE CLASS V REINFORCED CONCRETE PIPE WHERE THERE IS GREATER THAN 3.5' OF COVER. SEE PROFILES FOR PIPE CLASS.
  - MINIMUM DRAIN PIPE DIAMETER IS 12".
  - IT IS THE CONTRACTORS RESPONSIBILITY TO MAINTAIN EROSION CONTROL DEVICES DURING CONSTRUCTION.
  - EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO COMMENCING WITH CONSTRUCTION.
  - ALL PIPE GASKETS SHALL BE PRE-MOLDED NEOPRENE O-RING TYPE IN ACCORDANCE WITH SUBDIVISION REGULATION 300-11B(2)(a).



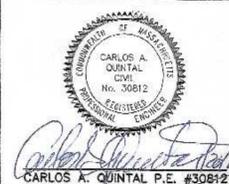
- CONCRETE TO BE 4,000 PSI.
- CONCRETE SHALL BE PLANT MIXED, PLACED, FLOATED, TROWELED AND BROOM FINISHED.
- CURING AND SEALING COMPOUND SHALL BE APPLIED.



- NOTES:
- PAD SHALL BE A MINIMUM OF 20 FEET IN WIDTH. EXISTING ASPHALT DRIVE TO REMAIN IN PLACE UNTIL FINAL PAVEMENT IS TO BE INSTALLED.
  - PAD SHALL CONSIST OF 4" STONE 8" MIN. DEPTH AND THEN TOP DRESSED WITH 4" OF 1" - 2" WASHED STONE.

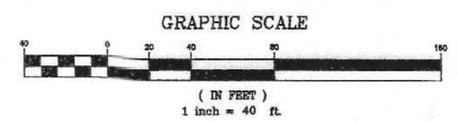
DONOVAN ESTATES  
CONSTRUCTION DETAILS - 2  
LOCATED IN  
FRANKLIN, MASSACHUSETTS  
FOR  
NANCY DONOVAN  
47 PARTRIDGE ST.  
FRANKLIN, MASSACHUSETTS  
SEPTEMBER 3, 2025  
SCALE: 1" = 40'

I DECLARE THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS



APPROVAL UNDER SUBDIVISION CONTROL LAW REQUIRED  
FRANKLIN PLANNING BOARD

DATE



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1	1/16/26	BETA REVIEW COMMENTS	RRG

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9/25	CALCS BY:	RRG
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850 FRANKLIN STREET SUITE 11D  
WRENTHAM, MASSACHUSETTS 02093  
508-384-6560 FAX 508-384-6566

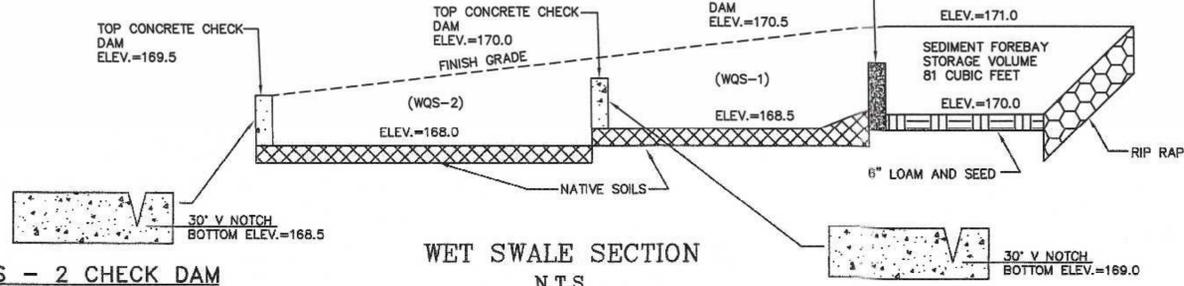
DATE
SEPT. 3, 2025
SCALE
1" = 40'
PROJECT
UC1340
SHEET
10 of 11

REQUIRED QOV FOR WET SWALE -  
 1' x 8,143 SQ. FT. IMPERVIOUS = 679 CUBIC FEET  
 WATER QUALITY VOLUME 768 (WQS-1) + 969 (WQS-2)  
 TOTAL WATER QUALITY VOLUME = 1,737 CUBIC FEET

WQS - 1 STORAGE VOLUME  
 768 CUBIC FEET  
 BETWEEN ELEV. 169.0 AND 170.0

SEDIMENT FOREBAY  
 REQUIRED STORAGE  
 VOLUME 68 CUBIC  
 FEET

WQS - 2 STORAGE VOLUME  
 969 CUBIC FEET  
 BETWEEN ELEV. 168.5 AND 169.5



WQS - 2 CHECK DAM  
 NOT TO SCALE

WET SWALE SECTION  
 N.T.S.

WQS - 1 CHECK DAM  
 NOT TO SCALE

CONSTRUCTION NOTES:

1. RIP RAP TO BE MAXIMUM OF 12" AVERAGE OF 18" AND MINIMUM OF 4".
2. RIP RAP TO BE PLACED OVER A FILTER FABRIC.
3. RIP RAP MINIMUM DEPTH SHALL BE 12"
4. SEDIMENT FOREBAY TO HAVE A RIP RAP INLET.
5. BOTTOM OF SEDIMENT FOREBAY SHALL HAVE 6" OF LOAM AND SHALL BE SEEDED.
6. SIDE SLOPES TO HAVE A MINIMUM OF 6" OF LOAM.
7. REFER TO ENVIRONMENTAL CONSULTANTS REPORT FOR PLANING DETAILS.

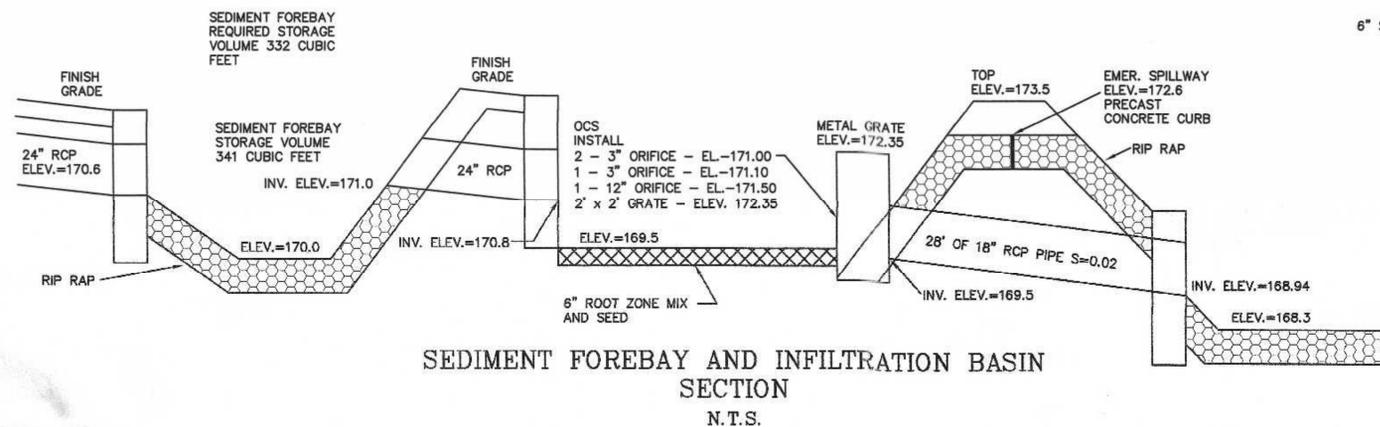
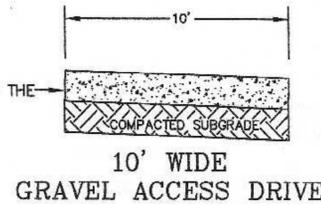
NOTE:

ONCE THE SITE IS STABILIZED, REMOVE ALL ACCUMULATED SEDIMENT FROM THE BOTTOM OF THE BASIN AS WELL AS ALL A AND B HORIZON SOILS AND AN ADDITIONAL 18" OF SOIL AND REPLACE WITH 12" OF CLEAN COARSE SAND AND GRAVEL FREE OF ORGANICS AND FINES. THEN ADD 6" OF ROOT ZONE MIX TO FINISH GRADE AND SEED WITH A WATER TOLERANT GRASS.

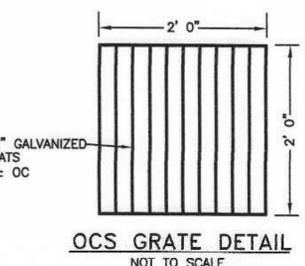
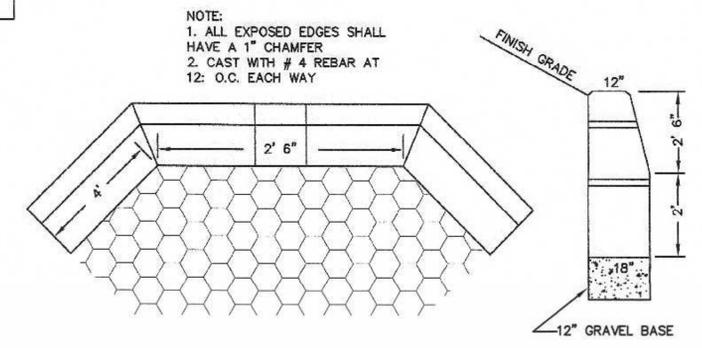
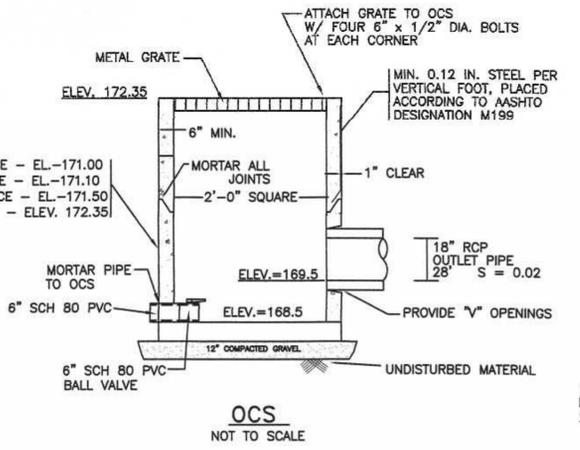
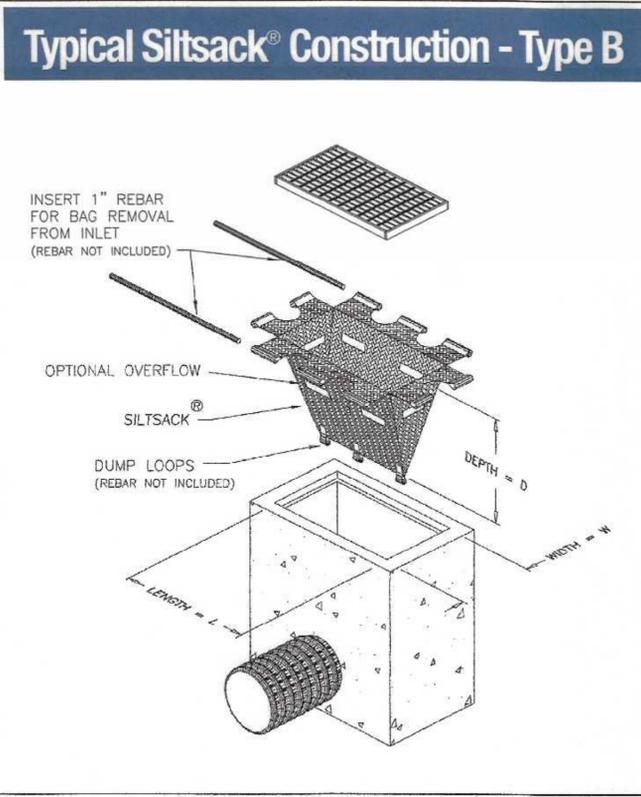
CONSTRUCTION NOTES:

1. RIP RAP TO BE MAXIMUM OF 16" AVERAGE OF 12" AND MINIMUM OF 10".
2. RIP RAP TO BE PLACED OVER A FILTER FABRIC.
3. RIP RAP MINIMUM DEPTH SHALL BE 12"
4. SEDIMENT FOREBAY TO HAVE A 10' x 10' RIP RAP INLET.
5. BOTTOM OF SEDIMENT FOREBAY AND INFILTRATION BASIN SHALL HAVE ALL A AND B HORIZON SOIL REMOVED, FILLED WITH CLEAN SAND AND GRAVEL AND SHALL THEN HAVE A 6" MINIMUM LAYER OF ROOT ZONE MIX APPLIED.
6. SIDE SLOPES TO HAVE A MINIMUM OF 6" OF LOAM.
7. SEDIMENT FOREBAY AND INFILTRATION BASIN SHALL BE SEEDED WITH WATER TOLERANT SEED MIX.
8. THE AREA UNDER EMBANKMENTS SHALL BE STRIPPED OF ALL TOPSOIL, TREES, ROOTS, VEGETATION AND DELETERIOUS MATERIALS.
9. COMPACTED LOW PERMEABILITY SOIL (SILTY GRAVELY SAND) WHICH SHALL BE FREE OF STONES GREATER THAN 6", ORGANIC MATTER, CONSTRUCTION DEBRIS, SNOW AND FROZEN SOIL.
10. EMBANKMENTS SOIL TO BE PLACED IN 8" LIFTS AND SHALL BE COMPACTED.

8" GRAVEL LAYER MEETING THE MADD DOT SPEC. M1.03.0 TYPE B GRAVEL.



SEDIMENT FOREBAY AND INFILTRATION BASIN  
 SECTION  
 N.T.S.



I, NANCY DANIELLO, CLERK OF THE TOWN OF FRANKLIN, RECEIVED AND RECORDED FROM THE PLANNING BOARD COVENANT APPROVAL OF THIS PLAN ON

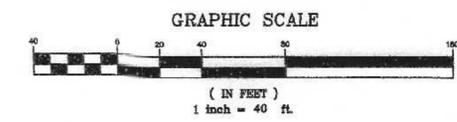
AND NO APPEAL WAS RECEIVED DURING THE 20 DAYS NEXT AFTER RECEIPT AND RECORDING OF SAME.

TOWN CLERK - FRANKLIN DATE

I DECLARE THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS

DONOVAN ESTATES  
 CONSTRUCTION DETAILS - 3  
 LOCATED IN  
 FRANKLIN, MASSACHUSETTS  
 FOR  
 NANCY DONOVAN  
 47 PARTRIDGE ST.  
 FRANKLIN, MASSACHUSETTS  
 SEPTEMBER 3, 2025  
 SCALE: 1" = 40'

APPROVAL UNDER SUBDIVISION CONTROL LAW  
 REQUIRED  
 FRANKLIN PLANNING BOARD  
 DATE



NO.	DATE	DESCRIPTION	BY
1	1/15/26	BETA REVIEW COMMENTS	RRG

CARLOS A. QUINTAL P.E. #30812

DATE	FIELD BY:	INT.
9/25	FIELD BOOK	KK
9/25	CALCS BY:	RRG
9/25	DESIGNED BY:	RRG
9/25	DRAWN BY:	RRG
9/25	CHECKED BY:	CAQ

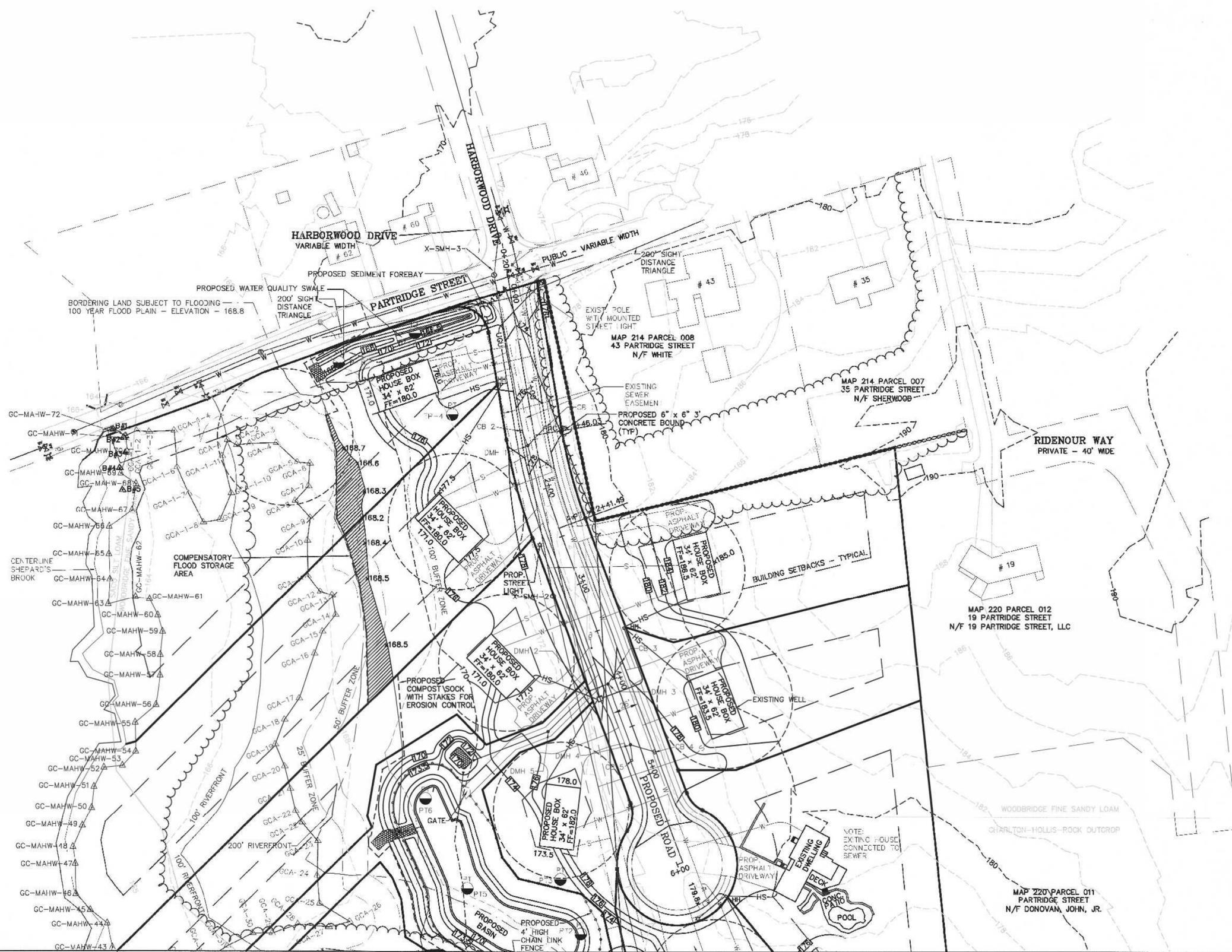
UNITED CONSULTANTS INC.  
 850 FRANKLIN STREET SUITE 11D  
 WRENTHAM, MASSACHUSETTS 02093  
 508-384-8580 FAX 508-384-8588

DATE  
 SEPT. 3, 2025  
 SCALE  
 1" = 40'  
 PROJECT  
 UC1340  
 SHEET  
 11 of 11

FOR REGISTRY USE ONLY

PLAN 1085-1884

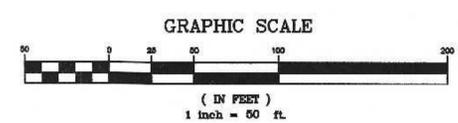
MATCH LINE



DONOVAN ESTATES  
 DEVELOPMENT PLAN - 1  
 LOCATED IN  
 FRANKLIN, MASSACHUSETTS  
 FOR  
 NANCY DONOVAN  
 47 PARTRIDGE ST.  
 FRANKLIN, MASSACHUSETTS  
 SEPTEMBER 3, 2025  
 SCALE: 1" = 50'

APPROVAL UNDER SUBDIVISION CONTROL LAW  
 REQUIRED  
 FRANKLIN PLANNING BOARD

DATE \_\_\_\_\_



NO.	DATE	DESCRIPTION	BY
1	1/16/26	BETA REVIEW COMMENTS	RRG

DATE	FIELD BY:	INT.
2/18	FIELD BOOK	BL
9/25	CALCS BY:	RRG
9/25	DESIGNED BY:	RRG
9/25	DRAWN BY:	COMP
9/25	CHECKED BY:	CAQ

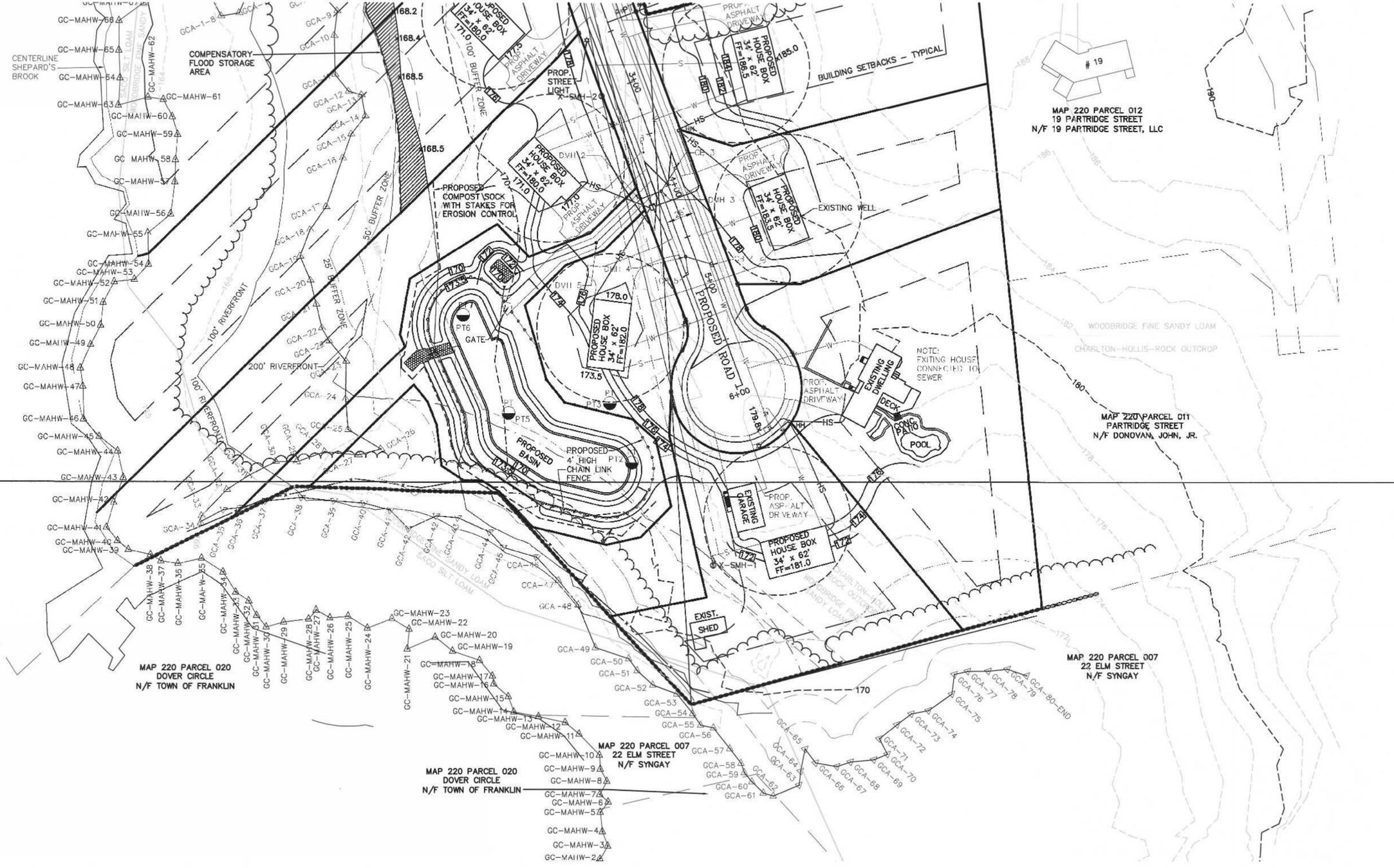
**UNITED CONSULTANTS INC.**  
 850 FRANKLIN STREET SUITE 11D  
 WRENTHAM, MASSACHUSETTS 02093  
 508-384-6660 FAX 508-384-6666

SEPT 3, 2025  
 1" = 50'  
 UC1340  
 1 of 2



PLAN 1085-1884

MATCH LINE



FOR REGISTRY USE ONLY

MAP 220 PARCEL 012  
19 PARTRIDGE STREET  
N/F 19 PARTRIDGE STREET, LLC

MAP 220 PARCEL 011  
PARTRIDGE STREET  
N/F DONOVAN, JOHN, JR.

MAP 220 PARCEL 007  
22 ELM STREET  
N/F SYNGAY

MAP 220 PARCEL 020  
DOVER CIRCLE  
N/F TOWN OF FRANKLIN

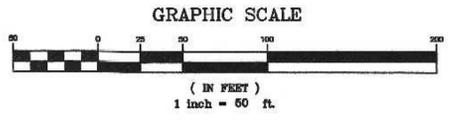
MAP 220 PARCEL 020  
DOVER CIRCLE  
N/F TOWN OF FRANKLIN

MAP 220 PARCEL 007  
22 ELM STREET  
N/F SYNGAY

DONOVAN ESTATES  
DEVELOPMENT PLAN - 1  
LOCATED IN  
FRANKLIN, MASSACHUSETTS  
FOR  
NANCY DONOVAN  
47 PARTRIDGE ST.  
FRANKLIN, MASSACHUSETTS  
SEPTEMBER 3, 2025  
SCALE: 1" = 50'

APPROVAL UNDER SUBDIVISION CONTROL LAW  
REQUIRED  
FRANKLIN PLANNING BOARD

DATE \_\_\_\_\_



NO.	DATE	DESCRIPTION	BY
1	1/16/26	BETA REVIEW COMMENTS	RRG

DATE	FIELD BY:	INT.
2/18	RRG	BL
9/25	RRG	RRG

**UNITED CONSULTANTS INC.**  
850 FRANKLIN STREET SUITE 11D  
WRENTHAM, MASSACHUSETTS 02093  
508-384-8560 FAX 508-384-8566

SEPT 3, 2025  
1" = 50'  
UC1340  
2 of 2