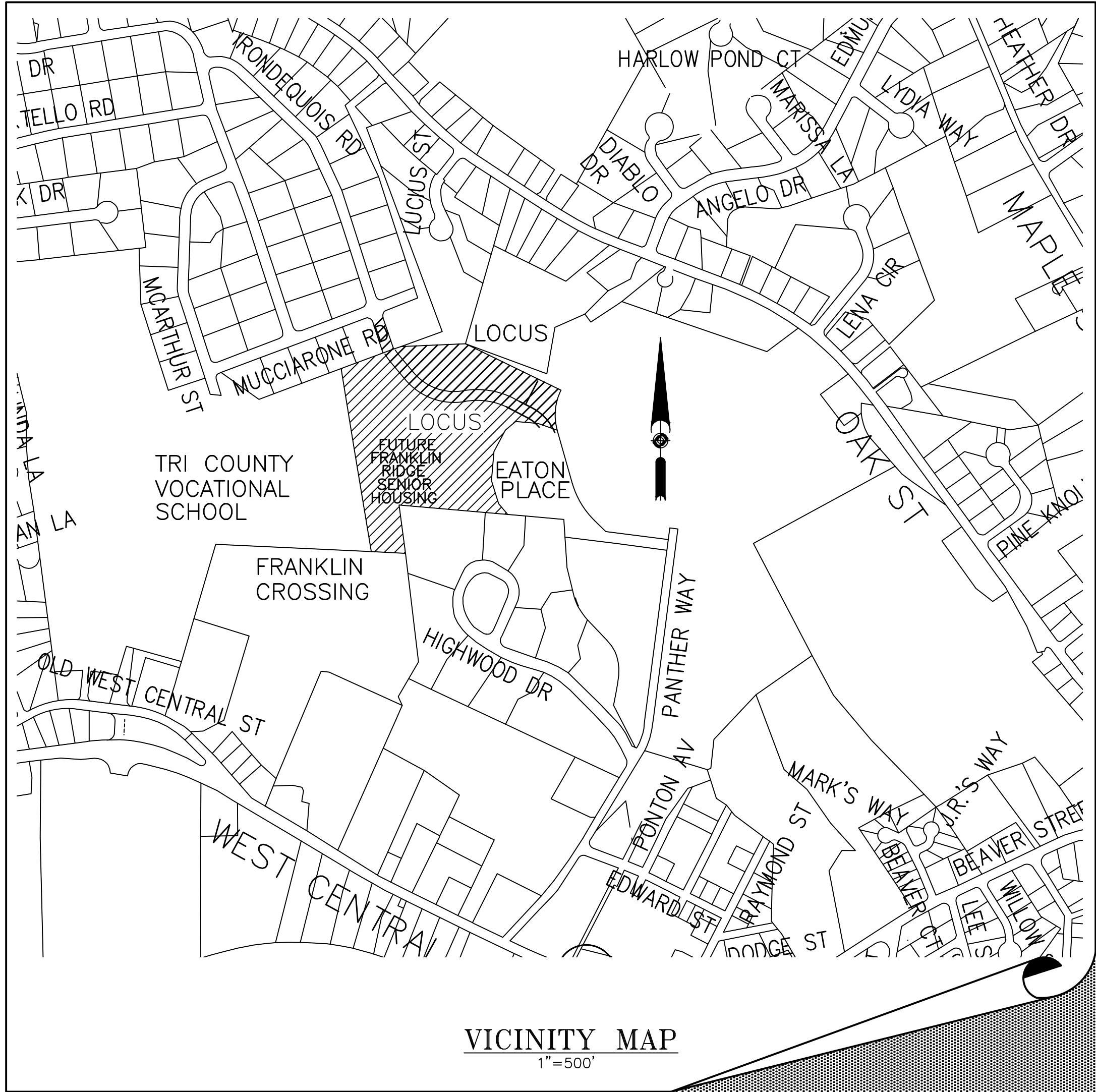


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DEFINITIVE SUBDIVISION
PLAN OF LAND
VETERANS MEMORIAL DRIVE EXTENSION
FRANKLIN, MASSACHUSETTS

INDEX

1. COVER SHEET
2. LOTTING PLAN
3. EXISTING CONDITIONS PLAN
4. EROSION CONTROL PLAN
5. SITE DEVELOPMENT
6. GRADING PLAN
7. UTILITIES PLAN
8. PLAN & PROFILE
9. PLAN & PROFILE
- 10–13. CONSTRUCTION DETAILS
14. WETLAND REPLICATION PLAN



APPLICANT
FRANKLIN MUNICIPAL AFFORDABLE TRUST
355 EAST CENTRAL STREET
FRANKLIN, MA. 02038

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 TAKEN FOR TWENTY DAYS NEXT
AFTER RECEIPT AND RECORDING OF SAME.

TOWN CLERK

DATE

GENERAL NOTES:

1. THIS SITE IS NOT LOCATED WITHIN A WATER RESOURCE DISTRICT.
2. THIS SITE IS NOT LOCATED WITHIN A FLOOD ZONE ACCORDING TO FIRM MAP NO. 25021C0308E EFFECTIVE DATE JULY 17, 2012.
3. THIS SITE REFERS TO FRANKLIN ASSESSOR MAP 259 PARCEL 007–002.
4. THIS SITE IS NOT LOCATED WITHIN THE NHESP.
5. THIS LAND IS ZONED RURAL RESIDENTIAL II.
6. SEE SITE PLAN FOR EATON PLACE BY BEALS AND THOMAS DATED MARCH 23, 2007 SIGNED BY THE FRANKLIN ZONING BOARD OF APPEALS ON FEBRUARY 21, 2008.
7. SEE SITE PLAN ENTITLED 'SITE PLAN FRANKLIN RIDGE SENIOR HOUSING A 408 DEVELOPMENT FRANKLIN, MASSACHUSETTS' DATED AUGUST 2, 2019 BY GUERRIERE & HALNON, INC.
8. SEE PLAN ENTITLED PLAN OF LAND IN FRANKLIN MASSACHUSETTS, RECORDED IN THE NORFOLK REGISTRY OF DEEDS PLAN BK 572 PAGE 85 OF 2007.
9. AN ANR PLAN TO BE PREPARED PENDING PLAN APPROVAL.

WAIVER REQUEST:

1. SECTION 300–13(A)(1)
REQUEST A WAIVER FOR ONE SIDEWALK WHERE TWO ARE REQUIRED.



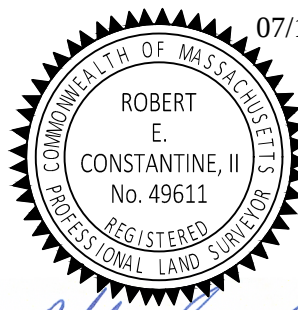
APPROVED DATE: _____

FRANKLIN PLANNING BOARD

BEING A MAJORITY

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS.

THIS IS NOT A CERTIFICATION AS TO THE TITLE OR OWNERSHIP OF THE LAND SHOWN HEREON.
07/18/2024



OWNER/APPLICANT

FRANKLIN MUNICIPAL AFFORDABLE
HOUSING TRUST
355 EAST CENTRAL STREET
FRANKLIN, MA. 02038
MAP 259 PARCEL 007–002
BOOK 34282 PAGE 520

CONSTRUCTION ON THIS LAND IS SUBJECT TO ANY EASEMENTS, RIGHTS–OF–WAY, RESTRICTIONS, RESERVATIONS, OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.

DEFINITIVE SUBDIVISION
PLAN OF LAND
VETERANS MEMORIAL DRIVE
EXTENSION
FRANKLIN MASSACHUSETTS

COVER

APRIL 2, 2024

DATE	REVISION DESCRIPTION
07/10/24	REVISED PER PEER REVIEW COMMENTS

 **Guerriere & Halnon, Inc.**
ENGINEERING & LAND SURVEYING
55 WEST CENTRAL ST. PH. (508) 528–3221
FRANKLIN, MA 02038 FX. (508) 528–7921
www.gandhengineering.com

SHEET
1 OF 14

JOB NO. **F4598**

REGISTRY USE ONLY

F4598



F4598

SHEET 2 OF 14	JOB NO. F4598
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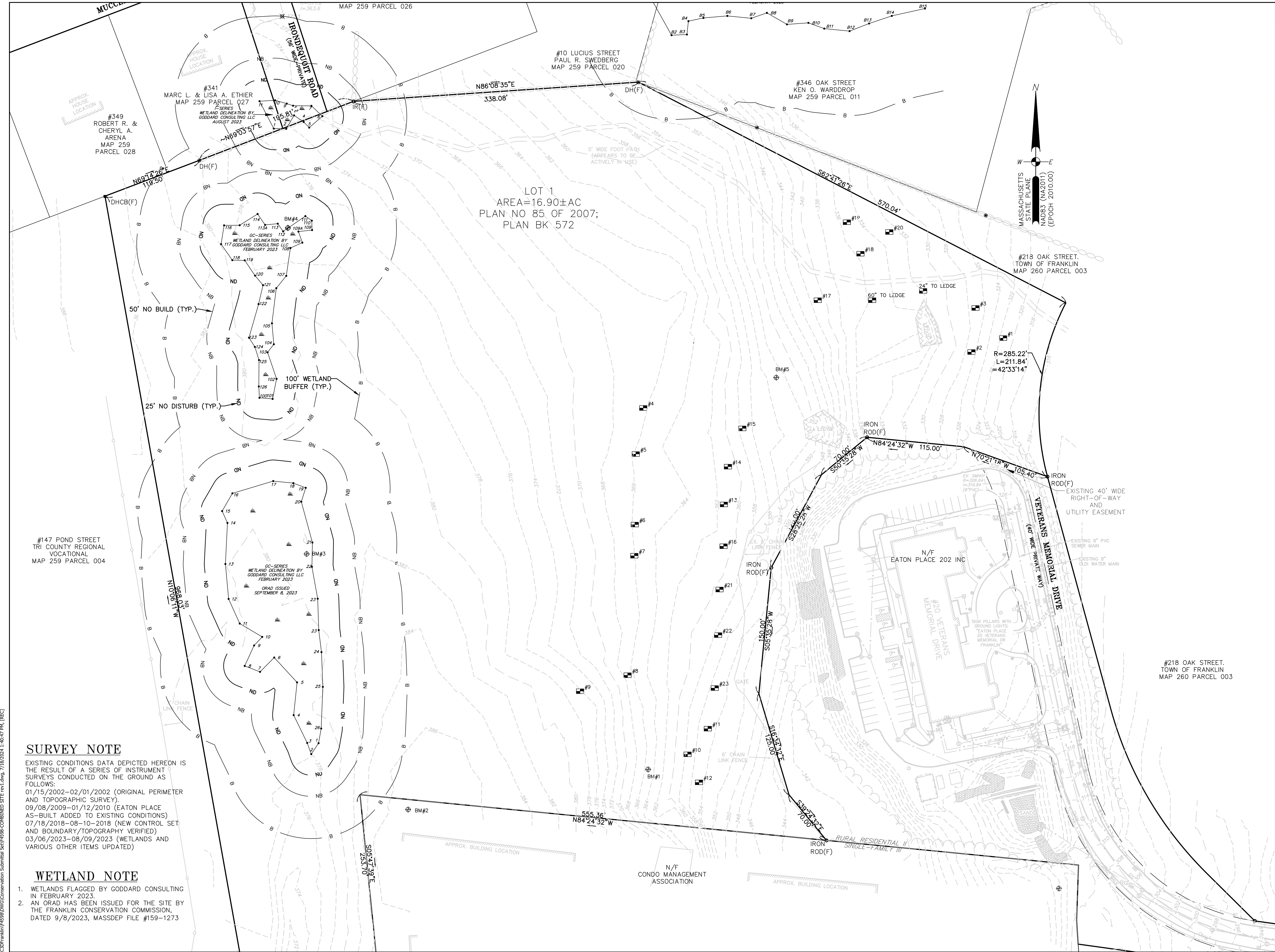
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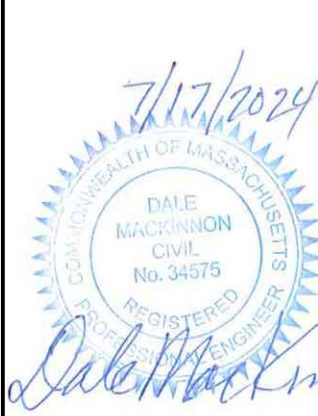
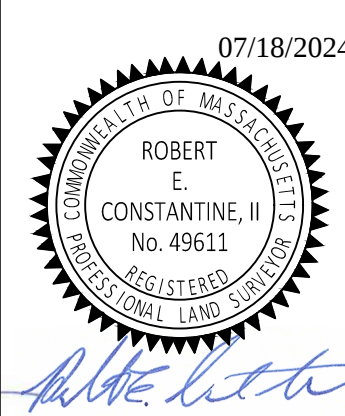
EXISTING CONDITIONS DATA DEPICTED HEREON IS THE RESULT OF A SERIES OF INSTRUMENT SURVEYS CONDUCTED ON THE GROUND AS FOLLOWS:

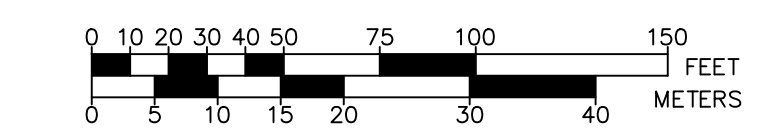
- 01/15/2002-02/01/2002 (ORIGINAL PERIMETER AND TOPOGRAPHIC SURVEY).
- 09/08/2009-01/12/2010 (EATON PLACE AS-BUILT ADDED TO EXISTING CONDITIONS)
- 07/18/2018-08-10-2018 (NEW CONTROL SET AND BOUNDARY/TOPOGRAPHY VERIFIED)
- 03/06/2023-08/09/2023 (WETLANDS AND VARIOUS OTHER ITEMS UPDATED)

WETLAND NOTE

- WETLANDS FLAGGED BY GODDARD CONSULTING IN FEBRUARY 2023.
- AN ORAD HAS BEEN ISSUED FOR THE SITE BY THE FRANKLIN CONSERVATION COMMISSION, DATED 9/8/2023, MASSDEP FILE #159-1273



 DATE: 7/17/2024 MASSACHUSETTS STATE PLANE NAD83 (NAZ011) (EPOCH 2010.00)		 07/18/2024 ROBERT E. CONSTANTINE, II No. 49611 TOWN OF FRANKLIN, MASSACHUSETTS		F4598	
APPROVED DATE: _____					
FRANKLIN PLANNING BOARD					

BEING A MAJORITY					
LEGAL NOTES					
UTILITIES ARE PLOTTED AS A COMPILATION OF RECORD DOCUMENTS, MARKINGS AND OTHER OBSERVED EVIDENCE TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES AND SHOULD BE CONSIDERED APPROXIMATE. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE LOCATED ACCURATELY, COMPLETELY AND RELIABLY. DEPICTED ADDITIONAL UTILITIES, NOT EVIDENCED BY RECORD DOCUMENTS OR OBSERVED PHYSICAL EVIDENCE, MAY EXIST. CONTRACTORS (IN ACCORDANCE WITH MASS.G.L. CHAPTER 82 SECTION 40 AS AMENDED) MUST CONTACT ALL UTILITY COMPANIES BEFORE EXCAVATING AND DRILLING AND CALL DIGSAFE AT 1(888)DIG-SAFE(7233).					
CONSTRUCTION ON THIS LAND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS, OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.					
OWNER/APPLICANT					
FRANKLIN MUNICIPAL AFFORDABLE HOUSING TRUST 355 EAST CENTRAL STREET FRANKLIN, MA. 02038 MAP 259 PARCEL 007-002 BOOK 34282 PAGE 520					
DEFINITIVE SUBDIVISION PLAN OF LAND VETERANS MEMORIAL DRIVE EXTENSION FRANKLIN MASSACHUSETTS					
EXISTING CONDITIONS					
APRIL 2, 2024					
DATE		REVISION DESCRIPTION			
07/10/24		REVISED PER PEER REVIEW COMMENTS			
GRAPHIC SCALE: 1"=50'					
					
					
55 WEST CENTRAL ST. PH. (508) 528-3221 FRANKLIN, MA 02038 FX. (508) 528-7921 www.gandhengineering.com					
SHEET		3 OF 14		JOB NO. F4598	

EROSION CONTROL NOTES:

1. TAKE EVERY PRECAUTION TO MINIMIZE AND CONTROL EROSION WITHIN THE PROJECT AREA.
2. STOCKPILES OF EXCAVATED MATERIALS AND EXPOSED CUT AND FILL SLOPES SHALL BE KEPT TO MINIMUM GRADIENTS WHENEVER POSSIBLE. THESE AREAS SHALL BE PROTECTED WITH HAY, MULCH, GRASS SEED OR COMBINATION OF THE ABOVE TO SLOW DOWN THE RATE OF SURFACE RUN-OFF AND TO REDUCE THE VOLUME OF SUSPENDED SOLIDS IN THE RUN OFF WATER.
3. SILTATION BARRIERS SHALL BE STAKED IN PLACE DOWN GRADIENT FROM ALL EXPOSED AREAS OR MATERIAL STORAGE AREAS IN ORDER TO REDUCE THE AMOUNT OF SUSPENDED SOLIDS IN RUNOFF WATER. THE EXACT LOCATION OF THE SILTATION BARRIERS MAY VARY FROM THAT SHOWN ON THE PLANS AND MAY BE ADJUSTMENT IN THE FIELD AS WORK PROGRESSES. SEDIMENTATION BUILDUP OVER SIX INCHES IN DEPTH THAT ACCUMULATES BEHIND THE SILTATION BARRIERS SHALL BE REMOVED. BARRIERS SHALL BE CHECKED AFTER EVERY STORM AND AT REGULAR WEEKLY INTERVALS.
4. SILTATION BARRIER SHALL BE INSTALLED WITH WOODEN STAKES IN ACCORDANCE WITH MANUFACTURER DIRECTIONS.
5. ALL AREAS DISTURBED BY CONSTRUCTION ARE TO BE LOADED (4" MIN.) AND SEEDED IN ORDER TO MINIMIZE DUST AND EROSION.
6. FILTER FABRIC IS TO BE PLACED UNDER ALL RIP-RAP AREAS SHOWN ON DESIGN PLANS.
7. EROSION CONTROL BARRIERS ARE TO BE PLACED PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITIES.
8. THE PROPOSED STORMWATER BASINS ARE TO BE UTILIZED AS SEDIMENTATION PONDS DURING CONSTRUCTION. THEY ARE TO BE CONSTRUCTED FIRST IN ORDER TO CONTROL/ PREVENT SILTATION FROM DISCHARGING FROM THE SITE AND/OR DISTURBING WETLAND AREAS.
9. ALL TEMPORARY SEDIMENT POND(S) AND SUMPS ARE TO BE MAINTAINED THROUGHOUT CONSTRUCTION, INSPECTED PRIOR TO AND AFTER STORM EVENTS AND CLEANED AS NEEDED.
10. TEMPORARY BERM SHALL BE PLACED ALONG THE ENTIRE EDGE OF ROADWAY WITH THE BINDER COURSE AND SHALL REMAIN IN PLACE UNTIL FINISH COURSE AND/OR PERMANENT CURBING OR EDGING IS PLACED.

STANDARD B: A PLAN TO CONTROL CONSTRUCTION-RELATED IMPACTS, INCLUDING EROSION, SEDIMENTATION, AND OTHER POLLUTANT SOURCES DURING CONSTRUCTION AND LAND DISTURBANCE ACTIVITIES (CONSTRUCTION PERIOD EROSION, SEDIMENTATION, AND POLLUTION PREVENTION PLAN) SHALL BE DEVELOPED AND IMPLEMENTED.

DURING LAND DISTURBANCE AND CONSTRUCTION ACTIVITIES, PROJECT PROGRESSORS MUST IMPLEMENT CONTROLS THAT PREVENT EROSION, CONTROL SEDIMENT MOVEMENT, AND STABILIZE EXPOSED SOILS TO PREVENT POLLUTANTS FROM MOVING OFFSITE. CONSTRUCTION OF EXTERIOR WETLANDS OR WATERS, LAND DISTURBANCE ACTIVITIES INCLUDE DEMOLITION, CONSTRUCTION, CLEARING, EXCAVATION, GRADING, FILLING, AND RECONSTRUCTION.

CONSTRUCTION PERIOD POLLUTION PREVENTION PLAN AND EROSION AND SEDIMENTATION CONTROL.
EPA REGS. - STORM WATER POLLUTION PREVENTION PLAN (SWPPP).

A. NAMES OF PERSONS OR ENTITIES RESPONSIBLE FOR PLAN COMPLIANCE.

FRANKLIN MUNICIPAL AFFORDABLE HOUSING TRUST
C/O BRYAN TABERNER
355 EAST CENTRAL STREET
FRANKLIN, MA 02038
TEL: 508-553-4946

B. CONSTRUCTION PERIOD POLLUTION PREVENTION MEASURES

1. INVENTORY MATERIALS TO BE PRESENT ON SITE DURING CONSTRUCTION.
2. TRAIN EMPLOYEES AND SUBCONTRACTORS IN PREVENTION AND CLEAN UP PROCEDURES.
3. ALL MATERIALS STORED ON SITE WILL BE STORED IN THEIR APPROPRIATE CONTAINERS AND IF POSSIBLE, UNDER A ROOF OR COVERED.
4. FOLLOW MANUFACTURER'S RECOMMENDATION FOR DISPOSAL OF USED CONTAINERS.
5. STORE ONLY ENOUGH PRODUCT ON SITE TO DO THE JOB.
6. ON SITE EQUIPMENT, FUELING AND MAINTENANCE MEASURES:
a. INSPECT ON-SITE VEHICLES AND EQUIPMENT DAILY FOR LEAKS.
7. CONDUCT ALL VEHICLE AND EQUIPMENT MAINTENANCE AND REFUELING IN FRONT OF BUILDING, AWAY FROM STORM DRAINS.
8. PERFORM MAJOR REPAIRS AND MAINTENANCE OFF SITE.
9. USE DRIP PANS, DRIP CLOTHS OR ABSORBENT PADS WHEN REPLACING SPENT FUELS.
10. COLLECT SPENT FUELS AND REMOVE FROM SITE, PER LOCAL AND STATE REGULATIONS.
11. MAINTAIN A CLEAN CONSTRUCTION ENTRANCE WHERE TRUCK TRAFFIC IS FREQUENT TO REDUCE SOIL COMPACTION.
12. CONSTANT SWEEPING IS REQUIRED AND LIMIT TRACKING OF SEDIMENT INTO STREETS. SWEEPING STREET WHEN SILT IS OBSERVED ON STREET.
13. STOCKPILE MATERIALS AND MAINTAIN EROSION CONTROL AROUND THE MATERIALS WHERE IT CAN EASILY BE ACCESSED. MAINTAIN ACCESS TO CLEAN UP MATERIALS TO INCLUDE BROOMS, MOPS, RAGS GLOVES, GOGGLES, SAND, SAWDUST, PLASTIC AND METAL TRASH CONTAINERS.
14. CLEAN UP SPILLS.
a. NEVER HOSE DOWN "DIRTY" PAVEMENT OR IMPERMEABLE SURFACES WHERE FLUIDS HAVE SPILLED. USE DRY CLEAN UP METHODS (SAWDUST, CAT LITTER AND/OR RAGS AND ABSORBENT PADS).
15. SWEEP UP DRY MATERIALS IMMEDIATELY. NEVER WASH THEM AWAY OR BURY THEM.
16. CLEAN UP SPILLS ON DIRT AREAS BY DIGGING UP AND PROPERLY DISPOSING OF CONTAMINATED SOIL IN A CERTIFIED CONTAINER AND NOTIFY A CERTIFIED HAULER FOR REMOVAL.
17. REPORT SIGNIFICANT SPILLS TO THE FIRE DEPARTMENT.
18. IT IS THE RESPONSIBILITY OF THE SITE SUPERINTENDENT OR EMPLOYEES DESIGNATED BY THE APPLICANT TO INSPECT EROSION CONTROL AND REPAIR AS NEEDED. ALSO TO INSPECT ALL ON SITE VEHICLES FOR LEAKS AND CHECK ALL CONTAINERS ON SITE THAT MAY CONTAIN HAZARDOUS MATERIALS DAILY.

C. CONSTRUCTION EROSION AND SEDIMENTATION CONTROL PLAN.

SEE "DEFINITIVE SUBDIVISION PLAN OF LAND, VETERANS MEMORIAL DRIVE EXTENSION, FRANKLIN, MASSACHUSETTS" PREPARED BY GUERRIERE & HALNON, INC. DATED 07/10/24

D. SITE DEVELOPMENT PLANS

SEE "DEFINITIVE SUBDIVISION PLAN OF LAND, VETERANS MEMORIAL DRIVE EXTENSION, FRANKLIN, MASSACHUSETTS" PREPARED BY GUERRIERE & HALNON, INC. DATED 07/10/24

E. CONSTRUCTION SEQUENCING PLAN

- a. A NPDES NOI SHALL BE FILED WITH THE EPA.
- b. RECORD ORDER OF CONDITIONS - THE SITE SUPERINTENDENT SHALL BE AWARE OF ALL THE CONDITIONS CONTAINED WITHIN THE ORDER INCLUDING INSPECTION SCHEDULES.
- c. INSTALL DEP FILE # SIGN PRIOR TO COMMENCEMENT OF WORK.
- d. PRIOR TO ANY WORK ON THE SITE INCLUDING TREE/BRUSH CLEARING, THE APPROVED LIMIT OF CLEARING AS WELL AS THE LOCATION OF THE PROPOSED EROSION CONTROL DEVICES (SUCH AS MULCH SOCKS) MUST BE STAKED ON THE GROUND UNDER THE DIRECTION OF A MASSACHUSETTS REGISTERED PROFESSIONAL LAND SURVEYOR.
- e. INSTALL EROSION CONTROL BARRIERS AND TEMPORARY CONSTRUCTION ENTRANCES AT LOCATIONS DEPICTED ON THE PLANS.
- f. EROSION CONTROL TO BE INSPECTED BY EITHER THE DESIGN ENGINEER (OR AGENT) OR AN EROSION CONTROL MONITOR APPOINTED BY THE TOWN OF FRANKLIN.
- g. PERFORM TREE/BRUSH REMOVAL.
- h. STRIP OFF TOP AND SUBSOIL STOCKPILE MATERIAL TO BE REUSED AWAY FROM THE WETLANDS. REMOVE EXCESS MATERIAL FROM THE SITE. INSTALL AND MAINTAIN EROSION CONTROL BARRIER AROUND STOCKPILE.
- i. ROUGH GRADE SITE, MAINTAINING TEMPORARY LOW AREAS/SEDIMENT TRAPS FOR SEDIMENT ACCUMULATION AND AWAY FROM THE WETLANDS AND PREVENT SEDIMENTATION FROM MIGRATING FROM THE SITE.
- j. CONSTRUCT DRAINAGE, OUTFALLS, UNDERDRAINS, STORMWATER

Basins, and culvert chamber systems. Protect all stormwater inlets, basins, and chambers with additional erosion control as necessary to prevent siltation during construction. Stabilize side slopes with loam, seed and mulch.
k. INSTALL UNDERGROUND UTILITIES, INCLUDING MANHOLES AND CATCH BASINS; PROTECT ALL OPEN DRAINAGE STRUCTURES WITH EROSION/SILTATION CONTROL DEVICES.
l. BEGIN CONSTRUCTION OF BUILDING FOUNDATION. INSTALL BINDER COURSE OF BITUMINOUS ASPHALT. COMPLETE CONSTRUCTION OF BUILDING.
m. INSTALL WEARING COURSE OF ASPHALT, AND STRIPING (WHERE REQUIRED).
n. MAINTAIN ALL EROSION CONTROL DEVICES UNTIL SITE IS STABILIZED AND A CERTIFICATE OF COMPLIANCE IS ISSUED BY THE CONSERVATION COMMISSION.
o. THE CONTRACTOR SHALL BE RESPONSIBLE TO SCHEDULE ANY REQUIRED INSPECTIONS OF HIS/HER WORK.

F. CONSTRUCTION WASTE MANAGEMENT PLAN

- a. DUMPSTER FOR TRASH AND BULK WASTE COLLECTION SHALL BE PROVIDED SEPARATELY FOR CONSTRUCTION.
 - b. RECYCLE MATERIALS WHENEVER POSSIBLE (PAPER, PLASTER CARDBOARD, METAL CANS). SEPARATE CONTAINERS FOR MATERIAL ARE RECOMMENDED.
 - c. SEGREGATE AND PROVIDE CONTAINERS FOR DISPOSAL OPTIONS FOR WASTE.
 - d. DO NOT BURY WASTE AND DEBRIS ON SITE.
 - e. CERTIFIED HAULERS WILL BE HIRED TO REMOVE THE DUMPSTER CONTAINER WASTE AS NEEDED. RECYCLING PRODUCTS WILL ALSO BE REMOVED OFF SITE WEEKLY.
 - f. THE SEWER SYSTEM IS ONLY FOR DISPOSAL OF HUMAN WASTE, AND SUBSTANCES PERMITTED FOR DISPOSAL IN THE SITE SEWER PERMIT WITH THE TOWN B.O.H.
- OPERATION AND MAINTENANCE OF EROSION AND SEDIMENTATION CONTROLS
THE OPERATION AND MAINTENANCE OF SEDIMENTATION CONTROL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE INSPECTION AND MAINTENANCE OF THE STORMWATER COMPONENT SHALL BE PERFORMED AS NOTED BELOW. THE CONTRACTOR SHALL HAVE EROSION CONTROL IN PLACE AT ALL TIMES. THE CONTRACTOR, BASED ON FUTURE WEATHER REPORTS, SHALL PREPARE AND INSPECT ALL EROSION CONTROL DEVICES DURING CLEANING, REPAIRING AND UPGRADEING IS A PRIORITY SO THAT THE DEVICES PERFORM AS PER DESIGN. INSPECT THE SITE DURING RAIN EVENTS. DO NOT STAY AWAY FROM THE SITE. AT A MINIMUM THERE SHOULD BE INSPECTION TO ASSURE THE DEVICES ARE NOT CLOGGED OR PLUGGED, OR THAT DEVICES HAVE NOT BEEN DESTROYED OR DAMAGED. DURING THE RAIN EVENT, AFTER A STORM EVENT INSPECTION IS REQUIRED TO CLEAN AND REPAIR ANY DAMAGE COMPONENTS. IMMEDIATE REPAIR IS REQUIRED.

H. INSPECTION AND MAINTENANCE SCHEDULES

1. INSPECTION MUST BE CONDUCTED AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT 0.5 INCHES OR GREATER.
2. INSPECTION FREQUENCY CAN BE REDUCED TO ONCE A MONTH IF:
a. THE SITE IS TEMPORARILY STABILIZED.
b. RUNOFF IS UNLIKELY DUE TO WINTER CONDITIONS WHEN SITE IS COVERED WITH SNOW OR ICE.
3. INSPECTIONS MUST BE CONDUCTED BY QUALIFIED PERSONNEL. "QUALIFIED PERSONNEL" MEANS A PERSON KNOWLEDGEABLE IN THE PRINCIPLES AND PRACTICE OF EROSION AND SEDIMENT CONTROLS AND WHO POSSESS THE SKILLS TO ASSESS THE CONDITIONS AND TAKE MEASURES TO MAINTAIN AND ENSURE PROPER OPERATION. ALSO TO CONCLUDE IF THE EROSION CONTROL METHODS SELECTED ARE EFFECTIVE.
4. FOR EACH INSPECTION, THE INSPECTION REPORT MUST INCLUDE: (SEE ATTACHED INSPECTION AND MAINTENANCE LOG.)
a. THE INSPECTION DATE.
b. NAMES, TITLES AND PERSONNEL MAKING THE INSPECTION.
c. WEATHER INFORMATION FOR THE PERIOD SINCE THE LAST INSPECTION.
d. WEATHER INFORMATION AT THE TIME OF THE INSPECTION.
e. LOCATIONS OF DISCHARGES OF SEDIMENT FROM THE SITE, IF ANY.
f. LOCATIONS OF BMP'S THAT NEED TO BE MAINTAINED.
g. LOCATIONS WHERE ADDITIONAL BMP'S MAY BE REQUIRED.
h. CORRECTIVE ACTION REQUIRED OR ANY CHANGES TO THE SWPPP THAT MAY BE NECESSARY.
5. THE OWNER, OR THEIR REPRESENTATIVE, SUCH AS THE CONTRACTOR, SHALL INSPECT THE FOLLOWING IN-PLACE WORK:

INSPECTION SCHEDULE:
EROSION CONTROL WEEKLY
CATCH BASINS WEEKLY
TEMPORARY SEDIMENTATION TRAPS/BASINS WEEKLY
STREET SWEEPING WEEKLY

MAINTENANCE SCHEDULE:
EROSION CONTROL DEVICES FAILURE IMMEDIATELY
CATCH BASINS SUMP 1/4 FULL OF SEDIMENT IMMEDIATELY
TEMPORARY SEDIMENTATION TRAP/BASIN AS NEEDED
STREET SWEEPING 14 DAYS MINIMUM AND PRIOR TO ANY SIGNIFICANT RAIN EVENT.

PLEASE NOTE: SPECIAL INSPECTIONS AND MAINTENANCE SHALL ALSO BE MADE AFTER A SIGNIFICANT RAINFALL EVENT. THE INDIVIDUAL RESPONSIBLE FOR PLAN COMPLIANCE SHALL KEEP A LOG OF THE INSPECTIONS AND MAINTENANCE. THE REPORT SHALL BE SUBMITTED TO THE CONSERVATION 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.

I. INSPECTION AND MAINTENANCE LOG FORM (LOG FORM FOLLOWS)

LEGEND

- | | | | |
|--|----------------------|--|---------------------|
| | CATCH BASIN | | PROPOSED LIGHT POLE |
| | DRAIN MANHOLE | | UTILITY POLE |
| | ELECTRIC MANHOLE | | GUY WIRE |
| | SEWER MANHOLE | | SIGN |
| | GAS VALVE | | SEWER LINE |
| | GAS SHUT OFF VALVE | | DRAIN LINE |
| | WATERGATE | | WATER LINE |
| | WATER SHUT OFF VALVE | | GAS LINE |
| | FIRE HYDRANT | | ELEC, TEL, CABLE |
| | RETAINING WALL | | OVERHEAD WIRES |
| | VERTICAL CONC CURB | | 25' WETLAND BUFFER |
| | ABOVE FINISH GRADE | | EDGE OF PAVEMENT |
| | ARBORVITAE | | SPOT ELEVATION |
| | SHRUB | | CLEAN OUT |
| | TREE | | ELECTRIC METER |

MASSACHUSETTS
STATE PLANE
NAD83 (NAD2011)
(EPOCH 2010.00)

APPROVED DATE:

FRANKLIN PLANNING BOARD

BEING A MAJORITY

LEGAL NOTES

UTILITIES ARE PLOTTED AS A COMPILATION OF RECORD DOCUMENTS, MARKINGS AND OTHER OBSERVED EVIDENCE TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES AND SHOULD BE CONSIDERED APPROXIMATE. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. ADDITIONAL UTILITIES, NOT EVIDENCED BY RECORD DOCUMENTS OR OBSERVED PHYSICAL EVIDENCE, MAY EXIST. CONTRACTORS (IN ACCORDANCE WITH MASS.G.L. CHAPTER 82 SECTION 40 AS AMENDED) MUST CONTACT ALL UTILITY COMPANIES BEFORE EXCAVATING AND DRILLING AND CALL DIGSAFE AT 1(888)DIG-SAFE(72333).

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OWNER/APPLICANT

FRANKLIN MUNICIPAL AFFORDABLE
HOUSING TRUST
355 EAST CENTRAL STREET
FRANKLIN, MA. 02038
MAP 259 PARCEL 007-002
BOOK 34282 PAGE 520

DEFINITIVE SUBDIVISION
PLAN OF LAND
VETERANS MEMORIAL
DRIVE EXTENSION
FRANKLIN MASSACHUSETTS

EROSION CONTROL PLAN

APRIL 2, 2024

DATE	REVISION DESCRIPTION
07/10/24	REVISED PER PEER REVIEW COMMENTS

GRAPHIC SCALE: 1"=50'

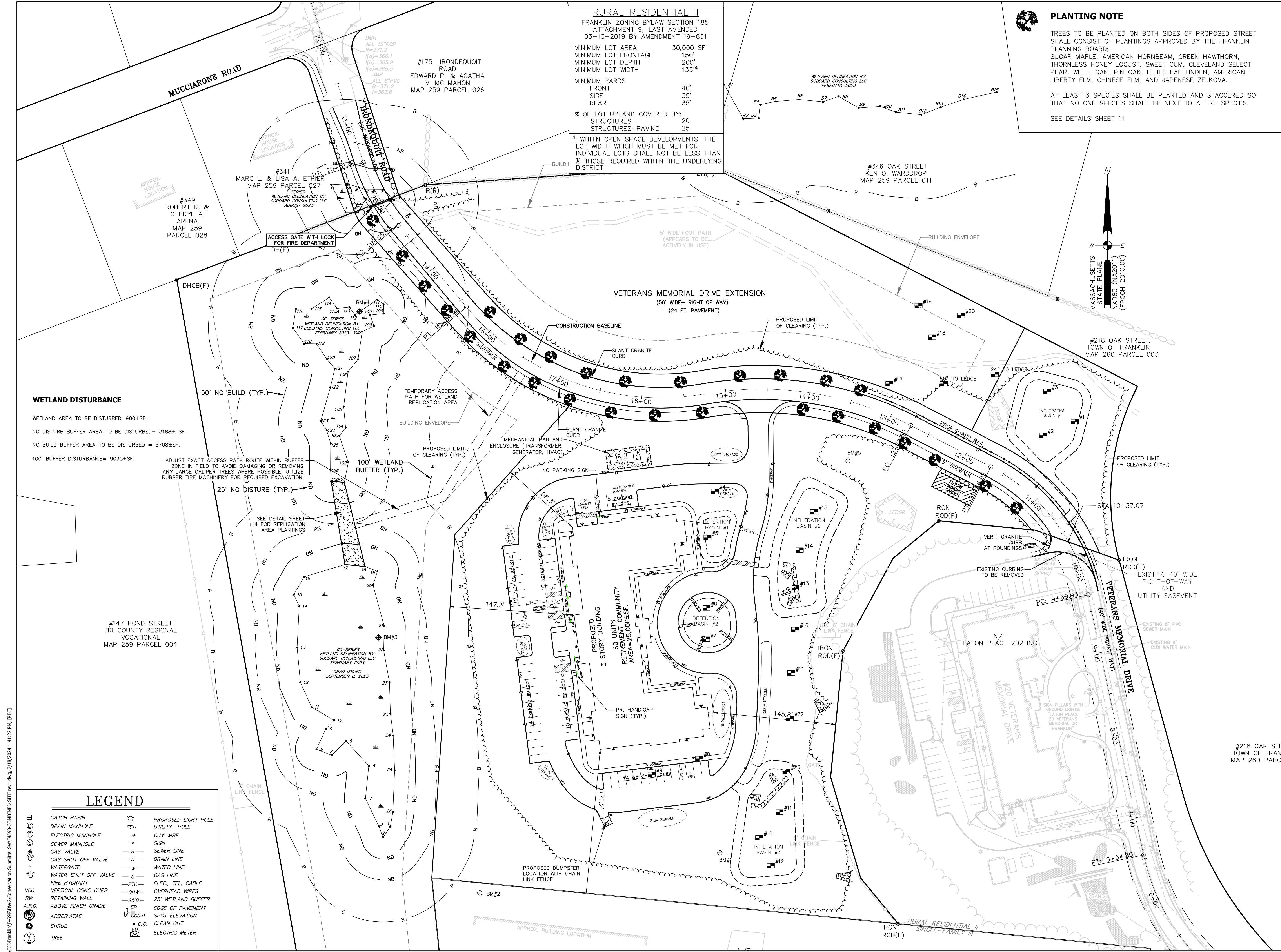


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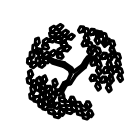
SHEET
4 OF 14

JOB NO. F4222

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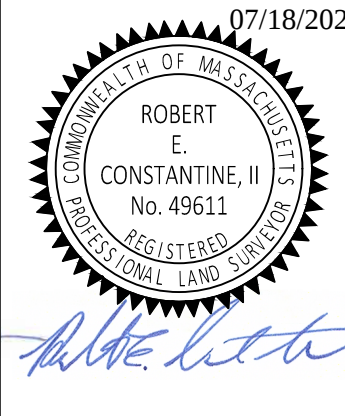
RURAL RESIDENTIAL II	
FRANKLIN ZONING BYLAW SECTION 185	
ATTACHMENT 9; LAST AMENDED	
03-13-2019 BY AMENDMENT 19-831	
MINIMUM LOT AREA	30,000 SF
MINIMUM LOT FRONTAGE	150'
MINIMUM LOT DEPTH	200'
MINIMUM LOT WIDTH	135'±
MINIMUM YARDS	
FRONT	40'
SIDE	35'
REAR	35'
% OF LOT UPLAND COVERED BY:	
STRUCTURES	20
STRUCTURES+PAVING	25
4 WITHIN OPEN SPACE DEVELOPMENTS, THE LOT WIDTH WHICH MUST BE MET FOR INDIVIDUAL LOTS SHALL NOT BE LESS THAN 1/2 THOSE REQUIRED WITHIN THE UNDERLYING DISTRICT	

**PLANTING NOTE**

TREES TO BE PLANTED ON BOTH SIDES OF PROPOSED STREET SHALL CONSIST OF PLANTINGS APPROVED BY THE FRANKLIN PLANNING BOARD:
SUGAR MAPLE, AMERICAN HORNBEAM, GREEN HAWTHORN, THORNLESS HONEY LOCUST, SWEET GUM, CLEVELAND SELECT PEAR, WHITE OAK, PIN OAK, LITTLELEAF LINDEN, AMERICAN LIBERTY ELM, CHINESE ELM, AND JAPANESE ZELKOVA.

AT LEAST 3 SPECIES SHALL BE PLANTED AND STAGGERED SO THAT NO ONE SPECIES SHALL BE NEXT TO A LIKE SPECIES.

SEE DETAILS SHEET 11



APPROVED DATE: _____
FRANKLIN PLANNING BOARD

BEING A MAJORITY

LEGAL NOTES

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OWNER/APPLICANT

FRANKLIN MUNICIPAL AFFORDABLE HOUSING TRUST
355 EAST CENTRAL STREET
FRANKLIN, MA 02038
MAP 259 PARCEL 007-002
BOOK 34282 PAGE 520

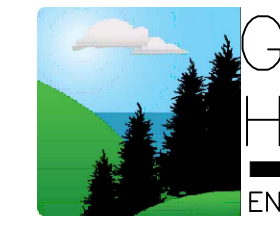
DEFINITIVE SUBDIVISION
PLAN OF LAND
**VETERANS MEMORIAL
DRIVE EXTENSION**
FRANKLIN MASSACHUSETTS

SITE DEVELOPMENT PLAN

APRIL 2, 2024

DATE	REVISION DESCRIPTION
07/10/24	REVISED PER PEER REVIEW COMMENTS

GRAPHIC SCALE: 1"=50'
0 10 20 30 40 50 75 100 150 FEET
0 5 10 15 20 30 40 METERS

**Guerriere & Halnon, Inc.**
ENGINEERING & LAND SURVEYING
55 WEST CENTRAL ST. PH. (508) 528-3221
FRANKLIN, MA 02038 FX. (508) 528-7921
www.gandhengineering.com

SHEET 5 OF 14 JOB NO. F4598

LEGEND

 CATCH BASIN

 DRAIN MANHOLE

 ELECTRIC MANHOLE

 SEWER MANHOLE

 GAS VALVE

 GAS SHUT OFF VALVE

 WATERGATE

 WATER SHUT OFF VALVE

 FIRE HYDRANT

 VERTICAL CONC CURB

 RETAINING WALL

 ABOVE FINISH GRADE

 ARBORVITAE

 SHRUB

 TREE

 PROPOSED LIGHT POLE

 UTILITY POLE

 GUY WIRE

 SIGN

 SEWER LINE

 DRAIN LINE

 WATER LINE

 GAS LINE

 ELEC., TEL, CABLE

 OVERHEAD WIRES

 25' WETLAND BUFFER

 EDGE OF PAVEMENT

 SPOT ELEVATION

 CLEAN OUT

 ELECTRIC METER

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NOTE:

1. WHERE ANY UTILITY INSTALLATION DETAIL CONFLICTS WITH THE TOWN OF FRANKLIN DEPARTMENT OF PUBLIC WORKS STANDARDS FOR SEWER AND WATER MATERIALS AND INSTALLATION (TOWN STANDARDS), THE TOWN STANDARDS SHALL GOVERN.

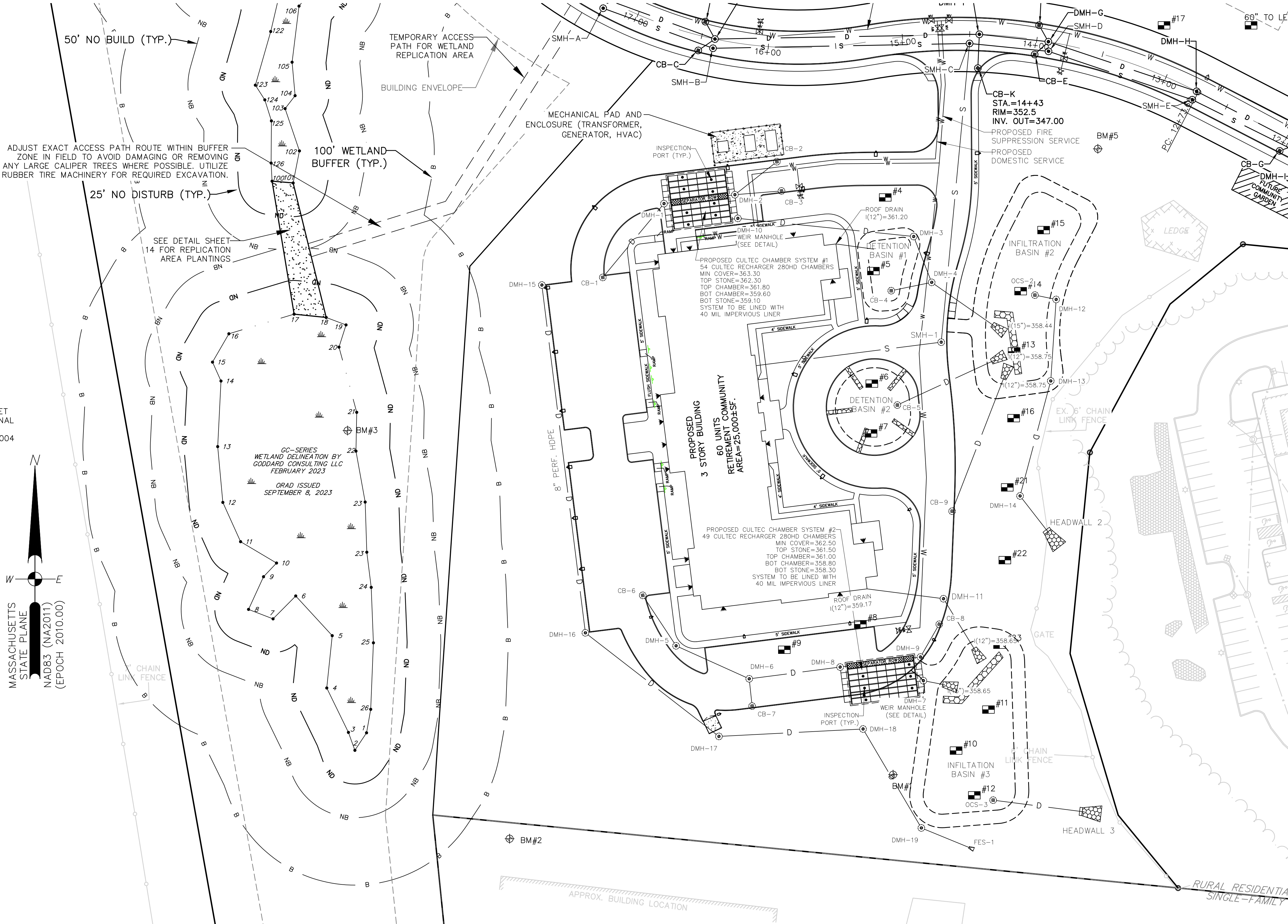
2. THE TELEPHONE, ELECTRIC, AND CABLE UTILITIES SHALL NOT BE LOCATED BENEATH SIDEWALKS IN ACCORDANCE WITH SECTION 300-12(C)(1).

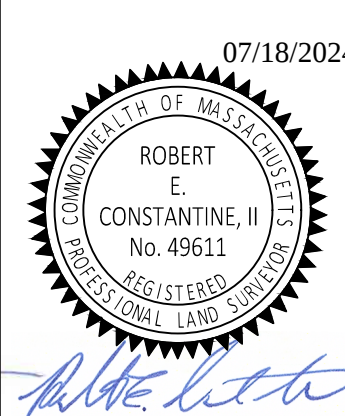
LEGEND

	CATCH BASIN		PROPOSED LIGHT POLE
	DRAIN MANHOLE		UTILITY POLE
	ELECTRIC MANHOLE		GUY WIRE
	SEWER MANHOLE		SIGN
	GAS VALVE		SEWER LINE
	GAS SHUT OFF VALVE		DRAIN LINE
	WATERGATE		WATER LINE
	WATER SHUT OFF VALVE		GAS LINE
	FIRE HYDRANT		ELEC., TEL. CABLE
	VERTICAL CONC CURB		OVERHEAD WIRES
	RETAINING WALL		25' WETLAND BUFFER
	ABOVE FINISH GRADE		EDGE OF PAVEMENT
	ARBORVITAE		SPOT ELEVATION
	SHRUB		CLEAN OUT
	TREE		ELECTRIC METER

PROPOSED SEWER	
STRUCTURE NAME	STRUCTURE DETAILS
CB-1	RIM = 363.05 INV. OUT (12" RCP) = 359.97 (DMH-1)
CB-2	RIM = 362.30 INV. OUT (12" RCP) = 359.80 (DMH-2)
CB-3	RIM = 362.30 INV. OUT (12" RCP) = 359.78 (DMH-2)
CB-4	RIM = 363.87 INV. IN (6" PVC W/ 1.5" ORIFICE) = 359.00 INV. OUT (12" RCP) = 359.15 (BASIN #4)
CB-5	RIM = 363.87 INV. IN (6" PVC W/ 1.5" ORIFICE) = 359.00 INV. OUT (12" RCP) = 359.15 (BASIN #4)
CB-6	RIM = 363.05 INV. OUT (12" RCP) = 359.78 (DMH-5)
CB-7	RIM = 362.40 INV. OUT (12" RCP) = 359.36 (DMH-6)
CB-8	RIM = 362.70 INV. OUT (12" RCP) = 358.95 (DMH-9)
CB-9	RIM = 363.00 INV. OUT (12" RCP) = 359.32 (BASIN 2)
DMH-1	RIM = 364.10 INV. IN (12" RCP) = 359.60 (CB-1)
DMH-2	RIM = 363.00 INV. IN (12" RCP) = 359.60 (CB-2) INV. IN (12" RCP) = 359.60 (CB-3)
DMH-3	RIM = 363.00 INV. IN (15" RCP) = 358.94 (DMH-10 (WEIR MH)) INV. OUT (15" RCP) = 358.94 (DMH-4)
DMH-4	RIM = 362.00 INV. IN (15" RCP) = 358.75 (DMH-3) INV. IN (12" RCP) = 359.00 (CB-4) INV. OUT (15" RCP) = 358.75 (BASIN #2)
DMH-5	RIM = 364.30 INV. IN (12" RCP) = 359.55 (CB-6) INV. OUT (12" RCP) = 359.55 (DMH-6)
DMH-6	RIM = 362.65 INV. IN (12" RCP) = 359.25 (DMH-5) INV. IN (12" RCP) = 359.25 (CB-7) INV. OUT (15" RCP) = 359.25 (DMH-6)
DMH-7 (WEIR MH)	RIM = 363.60 INV. OUT (18" RCP) = 358.80 (BASIN #3)
DMH-8	RIM = 363.40 INV. IN (15" RCP) = 358.90 (DMH-6)
DMH-9	RIM = 363.00 INV. IN (12" RCP) = 358.80 (CB-8)
DMH-10 (WEIR MH)	RIM = 363.40 INV. OUT (15" RCP) = 359.60 (DMH-3)
DMH-11	RIM = 363.00 INV. IN (12" RCP) = 358.88 (SOUTH ROOF DRAIN) INV. OUT (12" RCP) = 358.88 (BASIN #3)
DMH-12	RIM = 361.00 INV. IN (12" RCP) = 354.90 (OCS-2) INV. OUT (12" RCP) = 354.90 (DMH-13)
DMH-13	RIM = 361.00 INV. IN (12" RCP) = 354.60 (DMH-12) INV. OUT (12" RCP) = 354.60 (DMH-14)
DMH-14	RIM = 358.60 INV. IN (12" RCP) = 354.16 (DMH-13) INV. OUT (12" RCP) = 354.16 (HEADWALL 2)
DMH-15	RIM = 361.54 INV. OUT (8" PERF. HDPE) = 360.00 (DMH-16)
DMH-16	RIM = 360.94 INV. IN (8" PERF. HDPE) = 358.60 (DMH-15) INV. OUT (8" HDPE Pipe) = 358.50 (DMH-17)
DMH-17	RIM = 359.62 INV. IN (8" HDPE Pipe) = 357.80 (DMH-16) INV. OUT (8" HDPE Pipe) = 357.68 (DMH-18)
DMH-18	RIM = 358.67 INV. IN (8" HDPE Pipe) = 357.13 (DMH-17) INV. OUT (8" HDPE Pipe) = 357.03 (DMH-19)
DMH-19	RIM = 358.15 INV. IN (8" HDPE Pipe) = 356.60 (DMH-18) INV. OUT (8" HDPE Pipe) = 356.50 (FES-1)
FES-1	RIM = 357.10 INV. IN (8" HDPE Pipe) = 356.31 (DMH-19)
HEADWALL 2	RIM = 355.67 INV. IN (12" RCP) = 354.00 (DMH-14)
HEADWALL 3	INV. IN (12" RCP) = 346.00 (OCS-3)
OCS-2	RIM = 360.00 INV. OUT (12" RCP) = 355.00 (DMH-12)
OCS-3	RIM = 358.90 INV. OUT (12" RCP) = 354.00 (HEADWALL 3)
SMH-1	RIM = 363.80 INV. IN (8" PVC) = 356.85 (BUILDING SEWER) INV. OUT (8" PVC) = 356.75 (SMH-C)

PROPOSED SEWER	
STRUCTURE NAME	STRUCTURE DETAILS
BUILDING SEWER	INV. OUT (8" PVC) = 359.62 (SMH-1)
SMH-1	RIM = 363.80 INV. IN (8" PVC) = 356.85 (BUILDING SEWER) INV. OUT (8" PVC) = 356.75 (SMH-C)
SMH-C	RIM = 352.50 INV. IN (8" PVC) = 347.55 (SMH-1)





APPROVED DATE: _____
FRANKLIN PLANNING BOARD

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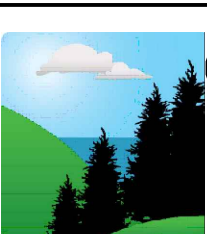
OWNER/APPLICANT
FRANKLIN MUNICIPAL AFFORDABLE HOUSING TRUST
355 EAST CENTRAL STREET
FRANKLIN, MA. 02038
MAP 259 PARCEL 007-002
BOOK 34282 PAGE 520

DEFINITIVE SUBDIVISION
PLAN OF LAND
VETERANS MEMORIAL
DRIVE EXTENSION
FRANKLIN MASSACHUSETTS

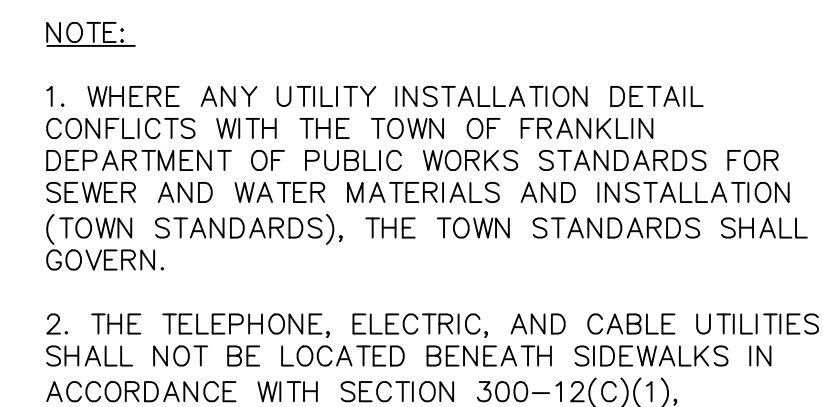
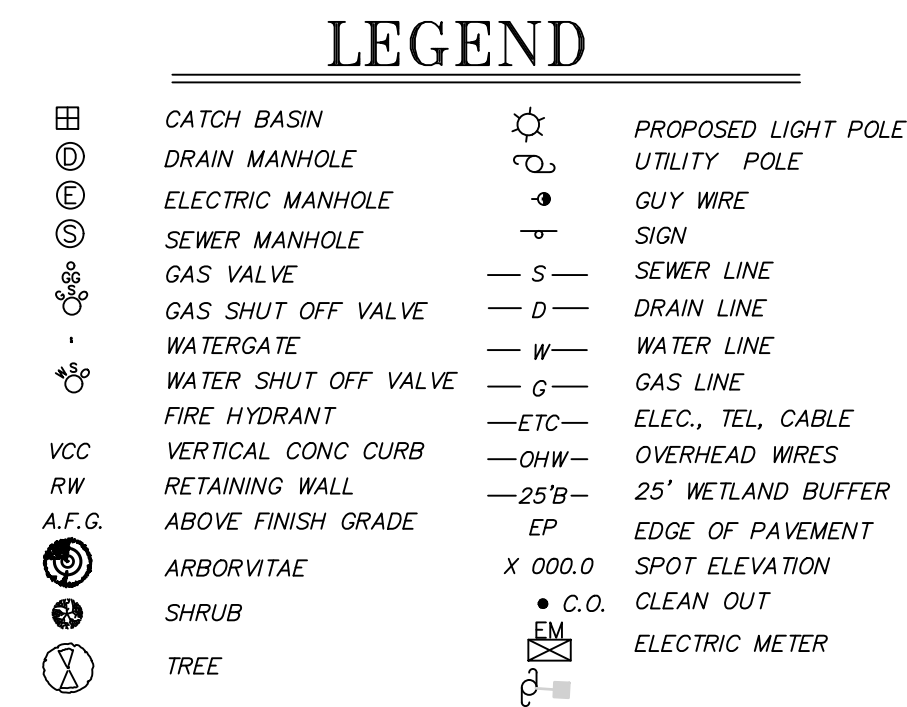
UTILITY PLAN -
FRANKLIN SENIOR RIDGE
APRIL 2, 2024

DATE	REVISION DESCRIPTION
07/10/24	REVISED PER PEER REVIEW COMMENTS

GRAPHIC SCALE: 1"=40'
0 10 20 30 40 50 75 100 FEET
0 5 10 15 20 30 METERS

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SHEET 7 OF 14 JOB NO. F4598



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

APPROVED DATE: _____

FRANKLIN PLANNING BOARD

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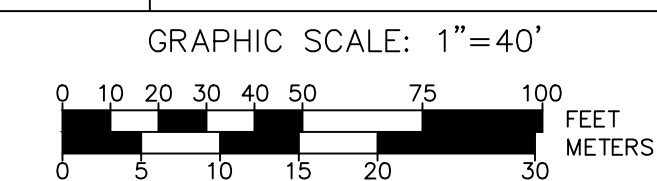
FRANKLIN MUNICIPAL AFFORDABLE
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BOOK 34282 PAGE 520

DEFINITIVE SUBDIVISION
PLAN OF LAND
**VETERANS MEMORIAL
DRIVE EXTENSION**
FRANKLIN MASSACHUSETTS

PLAN & PROFILE

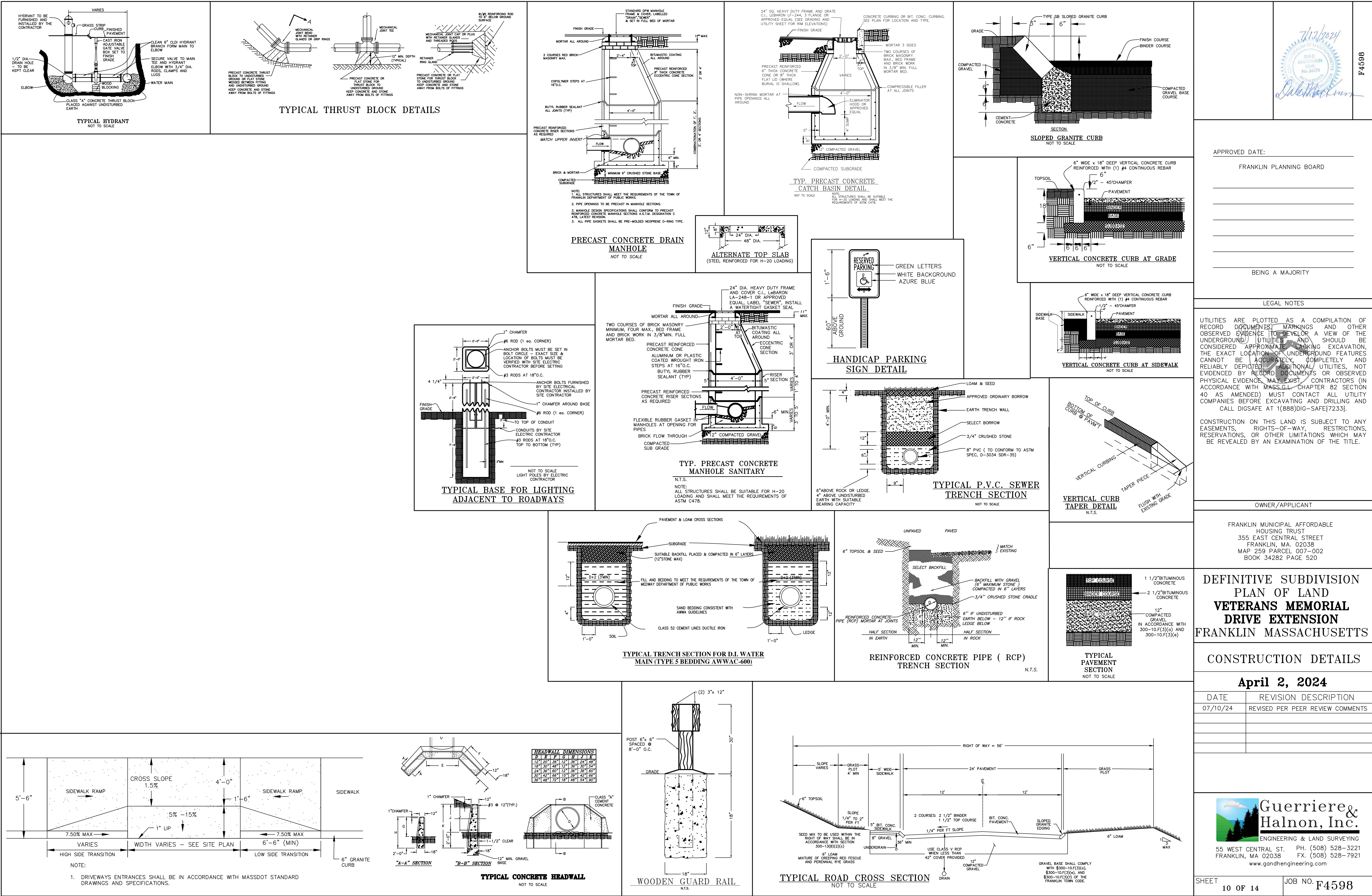
APRIL 2, 2024

DATE	REVISION DESCRIPTION
07/10/24	REVISED PER PEER REVIEW COMMENTS



SHEET 8 OF 14	JOB NO. F4598
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	DET. #1	DET. #2
AA TOP OF BASIN	363.00	363.50
BB 2'X2' CATCH BASIN GRATE INVERT.	361.80	362.20
CC 12" INVERT IN	361.00	N/A
DD BOTTOM OF BASIN	360.00	359.00
EE 1.5" ORIFICE INVERT	360.00	359.00
FF 12" RCP OUT INVERT	359.15	359.18
GG EX. BEDROCK ELEVATION	360.80	360.00
HH PR. BEDROCK CUT ELEVATION	358.00	357.00

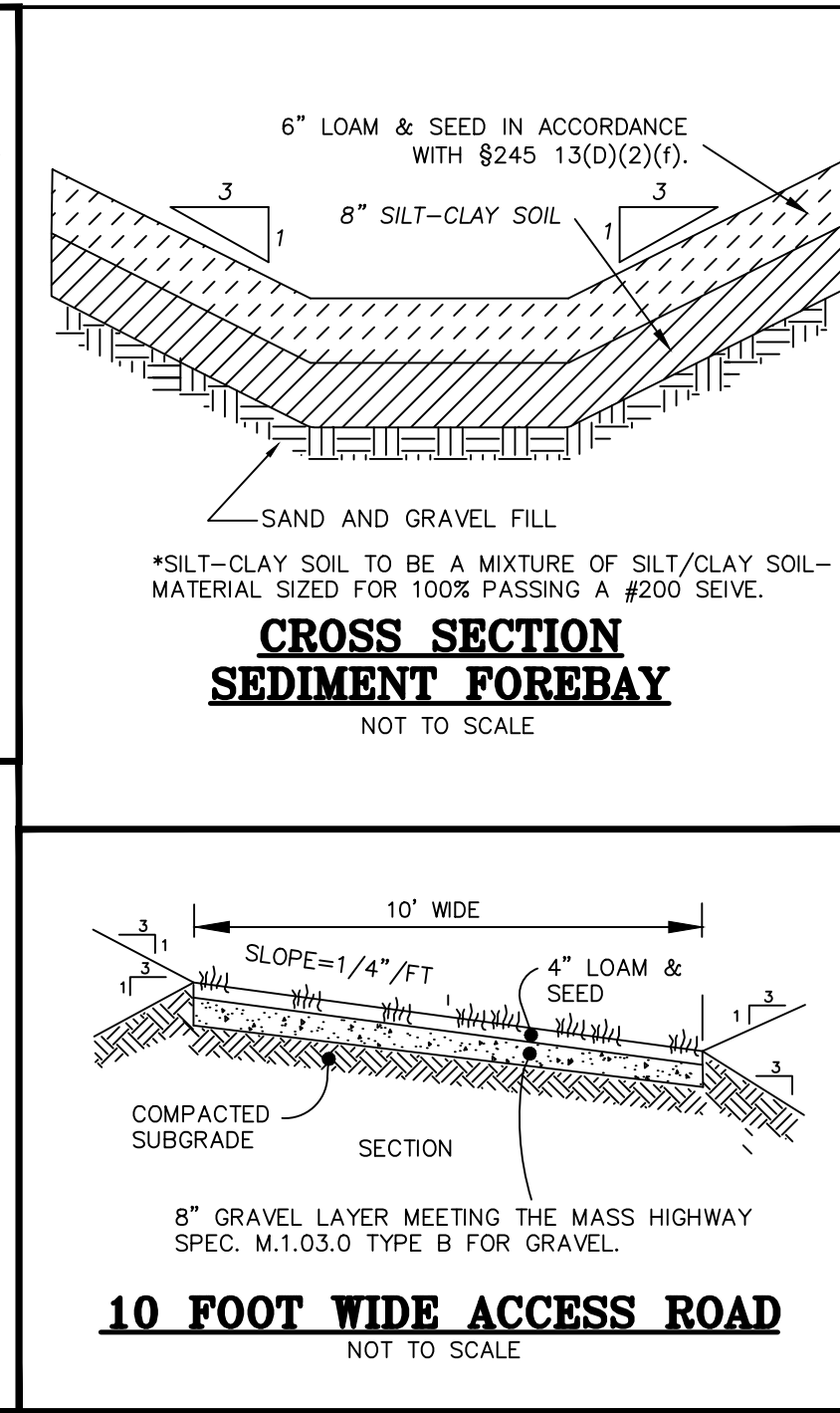
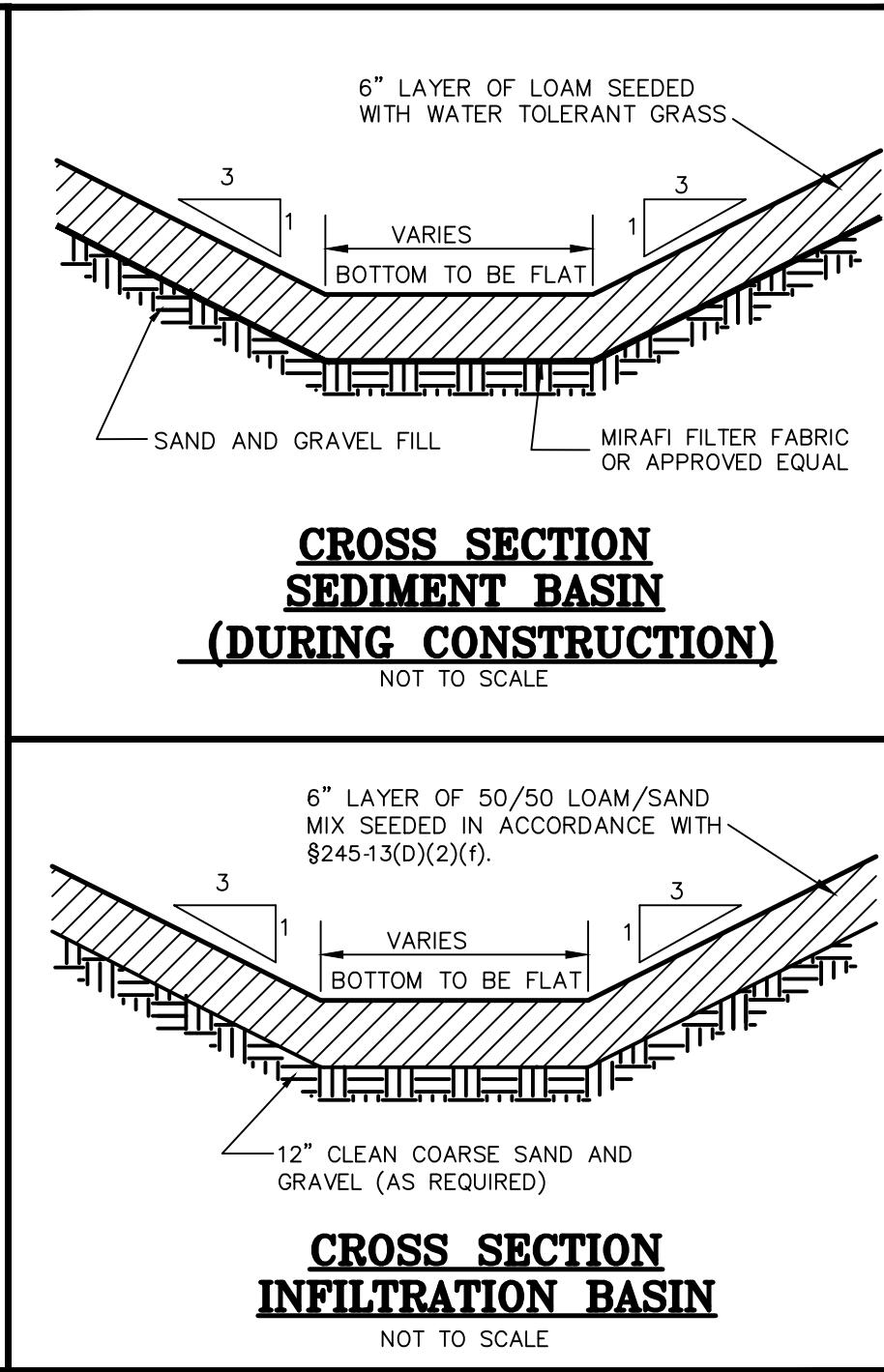
ELEVATIONS

PROPOSED PAVEMENT
GRASS FILTER STRIP
COMPACTED LOW PERMEABILITY FILL
WINGED HEADWALL
INV=CC
12" HDPE ROOF DRAIN
LARGE TRAP ROCK
RIP-RAP SWALE
RIP RAP
BOTTOM OF BASIN
EL.=DD
EX. BEDROCK EL. = GG
PR. BEDROCK CUT EL. = HH
6" OF 6" Ø PERFORATED PIPE W/
18 EQUALLY SPACED 1/2" Ø HOLES WRAPPED
W/ FILTER FABRIC. INSTALL 6" OF 1-1/2"
CRUSHED STONE OVER PIPE, 3" BELOW PIPE
AND 2' BEYOND END OF PIPE.
2'X2' GRATE
EL.=BB
CATCH BASIN
(SEE DETAIL)
CAP W/ 1.5"
ORIFICE INV=EE
12" RCP OUTLET
INV=FF
12" COMPACTED
CRUSHED STONE
TOP OF BASIN
ELEV = AA
EARTH BERM
(WHERE NECESSARY)
MORTARED "V"
OPENINGS
3' 1'

NOTE:

1. AREA BENEATH THE BASIN TO BE STRIPPED OF TOPSOIL AND SUBSOIL AND FILL MATERIAL. REFER TO TEST PIT NOTED FOR ADDITIONAL INFORMATION.
2. WHERE ADDITIONAL MATERIAL IS REQUIRED TO BRING THE EXCAVATED GRADE TO THE BOTTOM OF BASIN ELEVATION, FILL MATERIAL SHALL BE CLEAN COARSE SAND MEETING THE REQUIREMENTS OF 3100MR15.255(3) (TITLE 5 SAND) OR OTHER MATERIAL AS APPROVED BY THE DESIGN ENGINEER.
3. BASIN TO BE REVIEWED BY ENGINEER TO ENSURE CONSTRUCTION IN COMPLIANCE WITH THE DESIGN PLANS.
4. PLANT NEW ENGLAND CONSERVATION / WILDLIFE MIX ON SIDE SLOPES OF INFILTRATION BASIN.
5. PLANT PALM SEDGE, GALT SILVER BANNER GRASS, FOUNTAIN GRASS, AND BLUE-FEDED GRASS IN THE BASIN BOTTOM.
6. CUT BEDROCK TO PROVIDE GRAVITY DOWNGRADIENT OUTLET AND AVOID TRAPPING WATER IN LEDGE DEPRESSION

DETENTION BASIN PROFILE
NOT TO SCALE

[illegible]