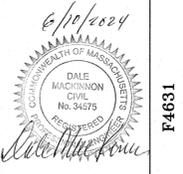


"BALSAM ESTATES"

Preliminary Subdivision Plan of Land Franklin, Massachusetts

SEPTEMBER 5, 2023

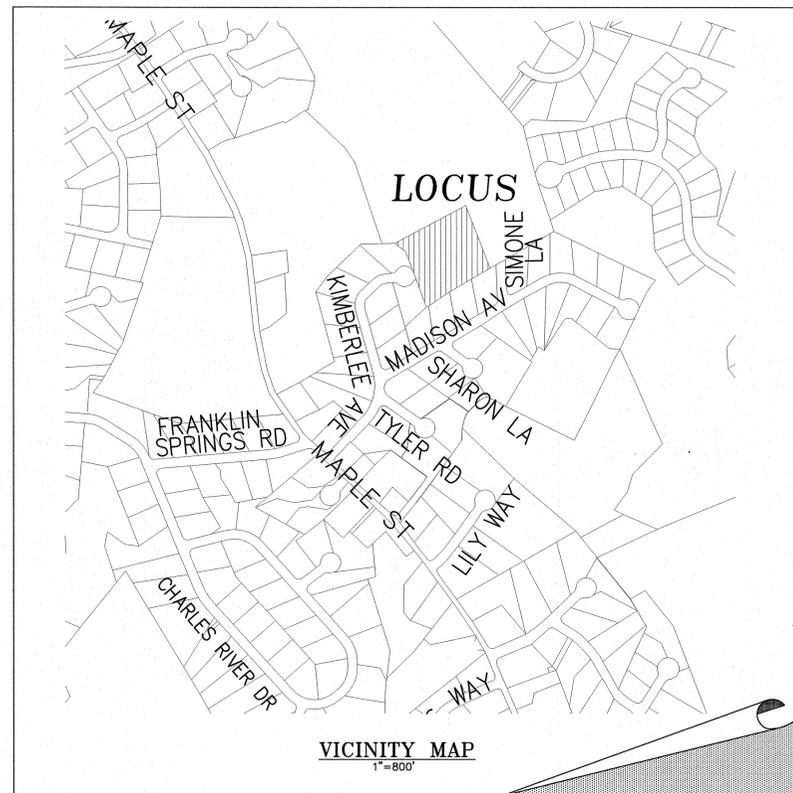


F4631

ABUTTERS WITHIN 300'

Abutters List
Date: July 17, 2023
Subject Property ID: 242_027
Search Distance : 300 Feet

- | | |
|--|---|
| 242_034
MAGLIARI FELICE N.
MAGLIARI SHELBY
14 MADISON AVE
FRANKLIN, MA 02038 | 242_024
GROVE PHILIP H
GROVE DARLENE A
28 KIMBERLEE AVE
FRANKLIN, MA 02038 |
| 242_029
COLE MARK D
COLE SUSAN M
25 KIMBERLEE AV
FRANKLIN, MA 02038 | 242_047
LATOUR MATTHEW DENIS
LATOUR CAITLIN ELIZABETH
25 MADISON AVE
FRANKLIN, MA 02038 |
| 234_012
TOWN OF FRANKLIN
355 EAST CENTRAL ST
FRANKLIN, MA 02038 | 242_033
GRADY KEVIN T
GRADY SUZANNE M
10 MADISON AVE
FRANKLIN, MA 02038 |
| 235_142
KATHLEEN LABASTIE TRUST
469 MAPLE ST
FRANKLIN, MA 02038 | 242_048
CEDARHOLM MATTHEW R
CEDARHOLM TARA A
21 MADISON AV
FRANKLIN, MA 02038 |
| 242_028
LECHTER JOSH & ERIN
35 KIMBERLEE AV
FRANKLIN, MA 02038 | 242_030
MORANDI JEFFREY & DEBORA
21 KIMBERLEE AVE
FRANKLIN, MA 02038 |
| 242_038
MARINO DARREN
MARINO ROSEANNE
26 MADISON AVE
FRANKLIN, MA 02038 | 242_032
THOMAS POWDERLY LIVING
TRUST
6 MADISON AVE
FRANKLIN, MA 02038 |
| 242_026
BRADY CHRISTOPHER B
BRADY LISA B
36 KIMBERLEE AV
FRANKLIN, MA 02038 | 242_049
JONES EUGENE P
JONES LISA A
17 MADISON ST
FRANKLIN, MA 02038 |
| 242_025
KESSLER AMY B
32 KIMBERLEE AV
FRANKLIN, MA 02038 | 242_050
MAHONEY FAMILY LIVING TRUST
11 MADISON AV
FRANKLIN, MA 02038 |
| 242_037
GRIFFINSEAN & KARLY
22 MADISON AVE
FRANKLIN, MA 02038 | 242_031
MONISHA KALLIANPUR REVOC
TRUST
4 MADISON AVE
FRANKLIN, MA 02038 |
| 242_036
WROBLESKI KENT
18 MADISON AVE
FRANKLIN, MA 02038 | 242_053
O'BRIEN DAVID S
O'BRIEN LISA A
5 MADISON AV
FRANKLIN, MA 02038 |
| 242_035
WROBLESKI KENT &
BETRO KENDRE
18 MADISON AVE
FRANKLIN, MA 02038 | |



INDEX

1. COVER SHEET
2. LOTTING PLAN
3. EXISTING CONDITIONS
4. SITE DEVELOPMENT PLAN

LEGAL NOTES

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FRANKLIN, MA 02039

A.M. 242 LOT 27
DEED BK. 35754 PG. 562

APPLICANT

JOEL D'ERRICO
72 DEERVIEW WAY
FRANKLIN, MA 02038

**PRELIMINARY
SUBDIVISION
PLAN OF LAND
BALSAM ESTATES
FRANKLIN
MASSACHUSETTS**

COVER

SEPTEMBER 5, 2023

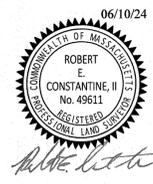
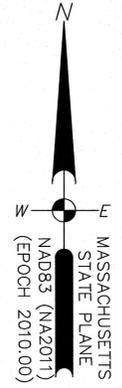
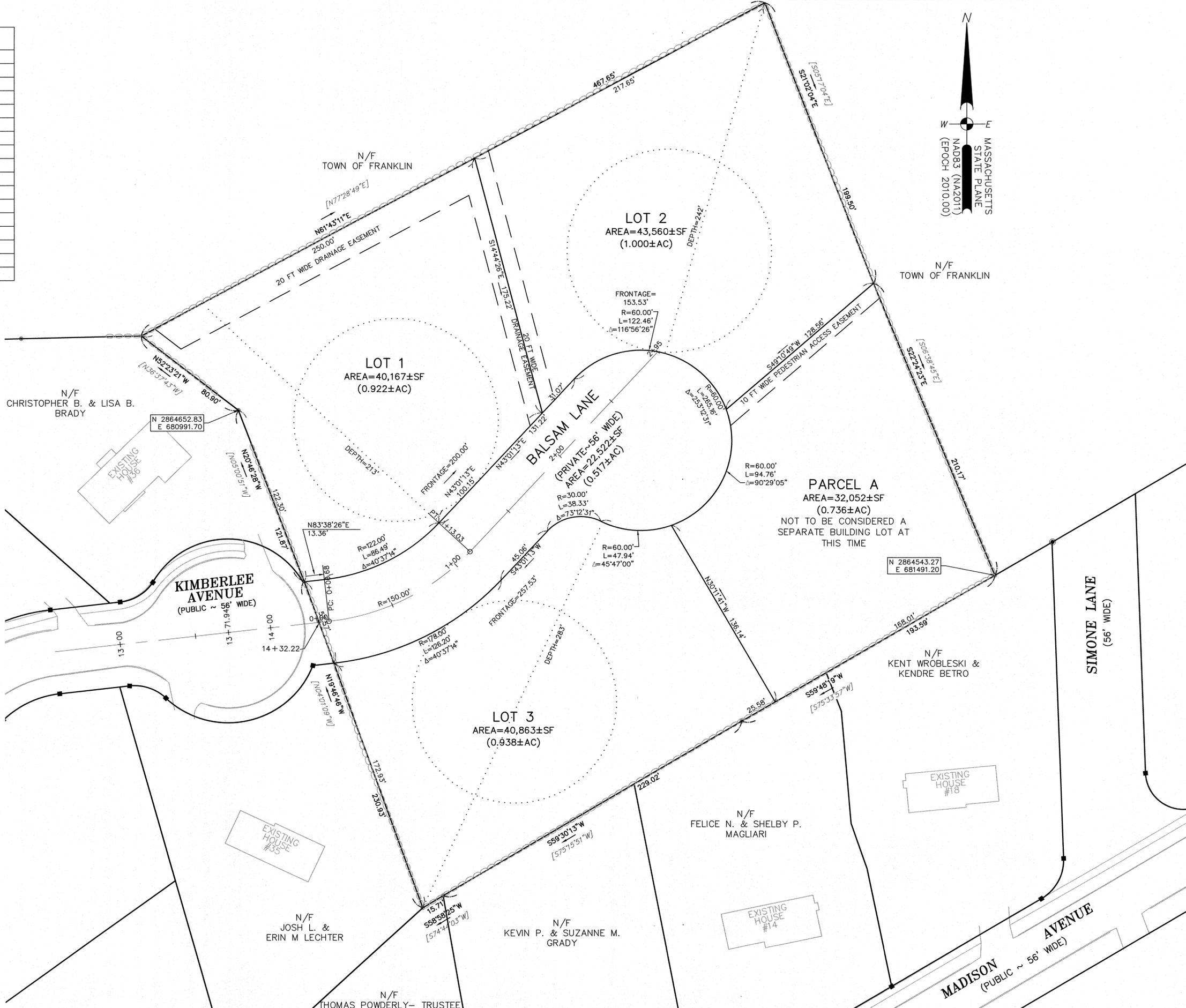
DATE	REVISION DESCRIPTION
10.06.2023	PER COMMENTS.
05.28.2024	PER TOWN COMMENTS

**Guerriere &
Halnon, Inc.**

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

LEGEND

○	EXISTING PIPE FOUND
■	EXISTING BOUND FOUND
●	EXISTING DRILLHOLE FOUND
⊕	EXISTING WATER VALVE
⊕	EXISTING FIRE HYDRANT
⊕	EXISTING CATCHBASIN
⊕	EXISTING DRAIN MANHOLE
~	EXISTING TREELINE
⊕	EXISTING TEST PIT
—W—	EXISTING WATERLINE
—D—	EXISTING DRAINLINE
000.0x	EXISTING SPOT ELEVATION
—000—	EXISTING CONTOUR
—000000—	EXISTING STONEWALL
⊕	EXISTING MAILBOX
N00°00'00"E	BEARING (NAD83)
N00°00'00"E	BEARING (RECORD PLAN)



F4631

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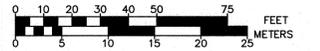
PRELIMINARY SUBDIVISION PLAN OF LAND BALSAM ESTATES FRANKLIN MASSACHUSETTS

LOTTING

SEPTEMBER 5, 2023

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GRAPHIC SCALE: 1"=30'



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PLAN REFERENCES

FOUND AT THE NORFOLK COUNTY REGISTRY OF DEEDS

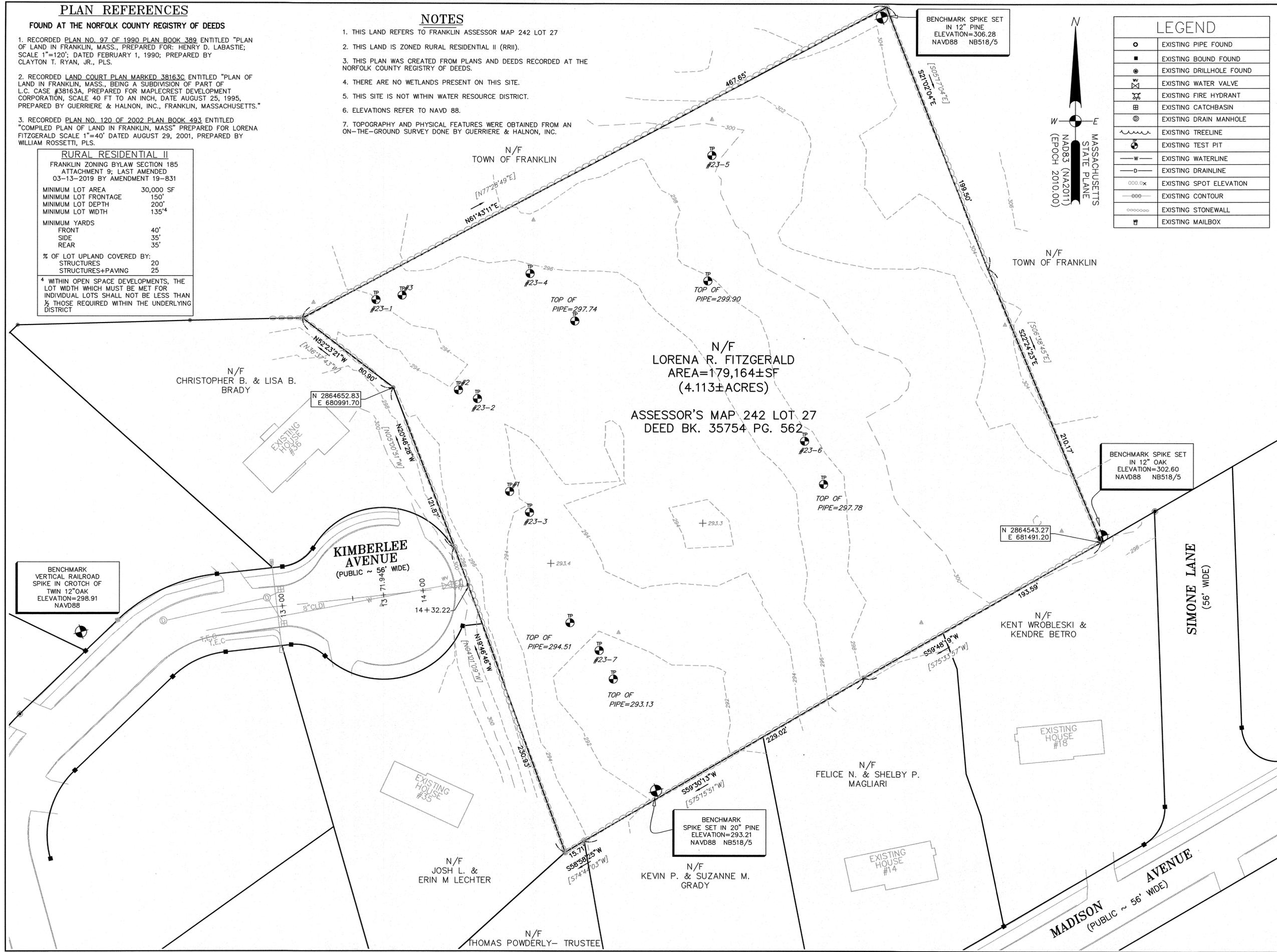
1. RECORDED PLAN NO. 97 OF 1990 PLAN BOOK 389 ENTITLED "PLAN OF LAND IN FRANKLIN, MASS., BEING A SUBDIVISION OF PART OF SCALE 1"=120"; DATED FEBRUARY 1, 1990; PREPARED BY CLAYTON T. RYAN, JR., PLS.
2. RECORDED LAND COURT PLAN MARKED 38163C ENTITLED "PLAN OF LAND IN FRANKLIN, MASS., BEING A SUBDIVISION OF PART OF L.C. CASE #38163A, PREPARED FOR MAPLECREST DEVELOPMENT CORPORATION, SCALE 40 FT TO AN INCH, DATE AUGUST 25, 1995, PREPARED BY GUERRIERE & HALNON, INC., FRANKLIN, MASSACHUSETTS."
3. RECORDED PLAN NO. 120 OF 2002 PLAN BOOK 493 ENTITLED "COMPILED PLAN OF LAND IN FRANKLIN, MASS" PREPARED FOR LORENA FITZGERALD SCALE 1"=40' DATED AUGUST 29, 2001, PREPARED BY WILLIAM ROSSETTI, PLS.

NOTES

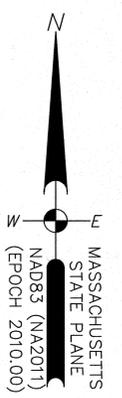
1. THIS LAND REFERS TO FRANKLIN ASSESSOR MAP 242 LOT 27
2. THIS LAND IS ZONED RURAL RESIDENTIAL II (RRII).
3. THIS PLAN WAS CREATED FROM PLANS AND DEEDS RECORDED AT THE NORFOLK COUNTY REGISTRY OF DEEDS.
4. THERE ARE NO WETLANDS PRESENT ON THIS SITE.
5. THIS SITE IS NOT WITHIN WATER RESOURCE DISTRICT.
6. ELEVATIONS REFER TO NAVD 88.
7. TOPOGRAPHY AND PHYSICAL FEATURES WERE OBTAINED FROM AN ON-THE-GROUND SURVEY DONE BY GUERRIERE & HALNON, INC.

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' ⁴
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



BENCHMARK SPIKE SET IN 12" PINE ELEVATION=306.28 NAVD88 NB518/5



LEGEND	
	EXISTING PIPE FOUND
	EXISTING BOUND FOUND
	EXISTING DRILLHOLE FOUND
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	EXISTING CATCHBASIN
	EXISTING DRAIN MANHOLE
	EXISTING TREELINE
	EXISTING TEST PIT
	EXISTING WATERLINE
	EXISTING DRAINLINE
	EXISTING SPOT ELEVATION
	EXISTING CONTOUR
	EXISTING STONEWALL
	EXISTING MAILBOX

DALE MACGOWAN
No. 94575
REGISTERED PROFESSIONAL ENGINEER

ROBERT E. CONSTANTINE, II
No. 49611
REGISTERED PROFESSIONAL ENGINEER

6/16/2024

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EXISTING CONDITIONS

SEPTEMBER 5, 2023

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LEGEND

○	EXISTING PIPE FOUND	⊕	PROPOSED PRIVATE WELL
■	EXISTING BOUND FOUND	⊛	PROPOSED HYDRANT
●	EXISTING DRILLHOLE FOUND	⊞	PROPOSED DOUBLE CATCHBASIN
⊕	EXISTING WATER VALVE	—W—	PROPOSED WATER LINE
⊕	EXISTING FIRE HYDRANT	⊞	PROP. CULTREC ROOF DRAIN
⊞	EXISTING CATCHBASIN	⊕	PROPOSED DRAIN MANHOLE
⊕	EXISTING DRAIN MANHOLE	ccb	PROP. CAPE COD BERM
⊞	EXISTING TREETLINE	—000—	EXISTING CONTOUR
⊕	EXISTING TEST PIT		
—W—	EXISTING WATERLINE		
—D—	EXISTING DRAINLINE		
000.0x	EXISTING SPOT ELEVATION		
—000—	EXISTING CONTOUR		
⊞	EXISTING STONEWALL		
⊞	EXISTING MAILBOX		

WAIVERS REQUESTED

- SECTION 300-10 (D) GRADES (1)(2)(3) CUT/FILL. FILL TO EXCEED 5' MAXIMUM WHERE A MAXIMUM OF 5 FT. IS REQUIRED
- SECTION 300-10 STREETS (C)(1). TO REDUCE PAVEMENT WIDTH TO 22 FT.WHERE 26 FT. IS REQUIRED.
- SECTION 300-10 (E) DEAD END STREETS (4) TO EXTEND THE ROADWAY 295.00' BEYOND THE EXISTING KIMBERLEE AVE WHICH HAS AN EXISTING LENGTH OF 1371.94' WHERE 600 FT MAXIMUM IS REQUIRED.
- SECTION 300-13 OTHER IMPROVEMENTS A SIDEWALKS(1). TO INSTALL NO SIDEWALKS WHERE TWO SIDEWALKS ARE REQUIRED.
- SECTION 300-10 STREETS (H) CURBING. TO ALLOW MODIFIED CAPE COD BERM WHERE SLANT GRANITE CURB IS REQUIRED.

TESTING INFORMATION

TESTING DATE: JULY 27, 2023 SOIL EVALUATOR: MICHAEL HASSETT

294.00	TP 23-1	294.50	TP 23-2
293.50	SANDY LOAM 10YR3/2 A	294.00	SANDY LOAM A
291.50	SANDY LOAM 10YR5/6 B	292.50	SANDY LOAM B
287.83	LOAMY SAND 2.5Y5/3 C-1	289.83	FINE LOAMY SAND 2.5Y5/2 C-1
283.00	SANDY LOAM 2.5Y5/4 C-2	286.50	GRAVELLY LOAMY SAND 2.5Y5/3 C-2
	NO REFUSAL NO MOTTLES	283.17	SANDY LOAM 10YR5/4 C-3
			NO REFUSAL
293.90	TP 23-3	295.80	TP 23-4
293.40	SANDY LOAM A	295.30	SANDY LOAM A
290.90	SANDY LOAM B	292.80	SANDY LOAM B
289.90	LOAMY SAND 2.5Y5/2 C-1		
285.90	LOAMY SAND 2.5Y5/3 C-2		
280.90	SANDY LOAM 10YR5/4 C-3		
	MOTTLES@48" STANDING WATER@132"	284.80	NO REFUSAL NO MOTTLES
299.80	TP 23-5		
299.30	SANDY LOAM 10YR3/3 A		
296.80	SANDY LOAM 10YR5/6 B		
289.80	NO REFUSAL NO MOTTLES		
297.50	TP 23-6		
297.00	SANDY LOAM A		
295.00	SANDY LOAM B		
293.00	SAND 2.5Y4/3 C-1		
	LOAMY SAND C-2		
288.75	NO REFUSAL NO MOTTLES		
291.80	TP 23-7		
291.30	SANDY LOAM A		
288.80	SANDY LOAM B		
285.30	LOAMY SAND 36"-78" C-1		
	LOAMY SAND W/ GRAVEL 78"-128" C-2		
281.13			

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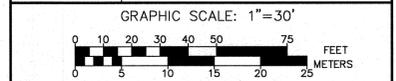
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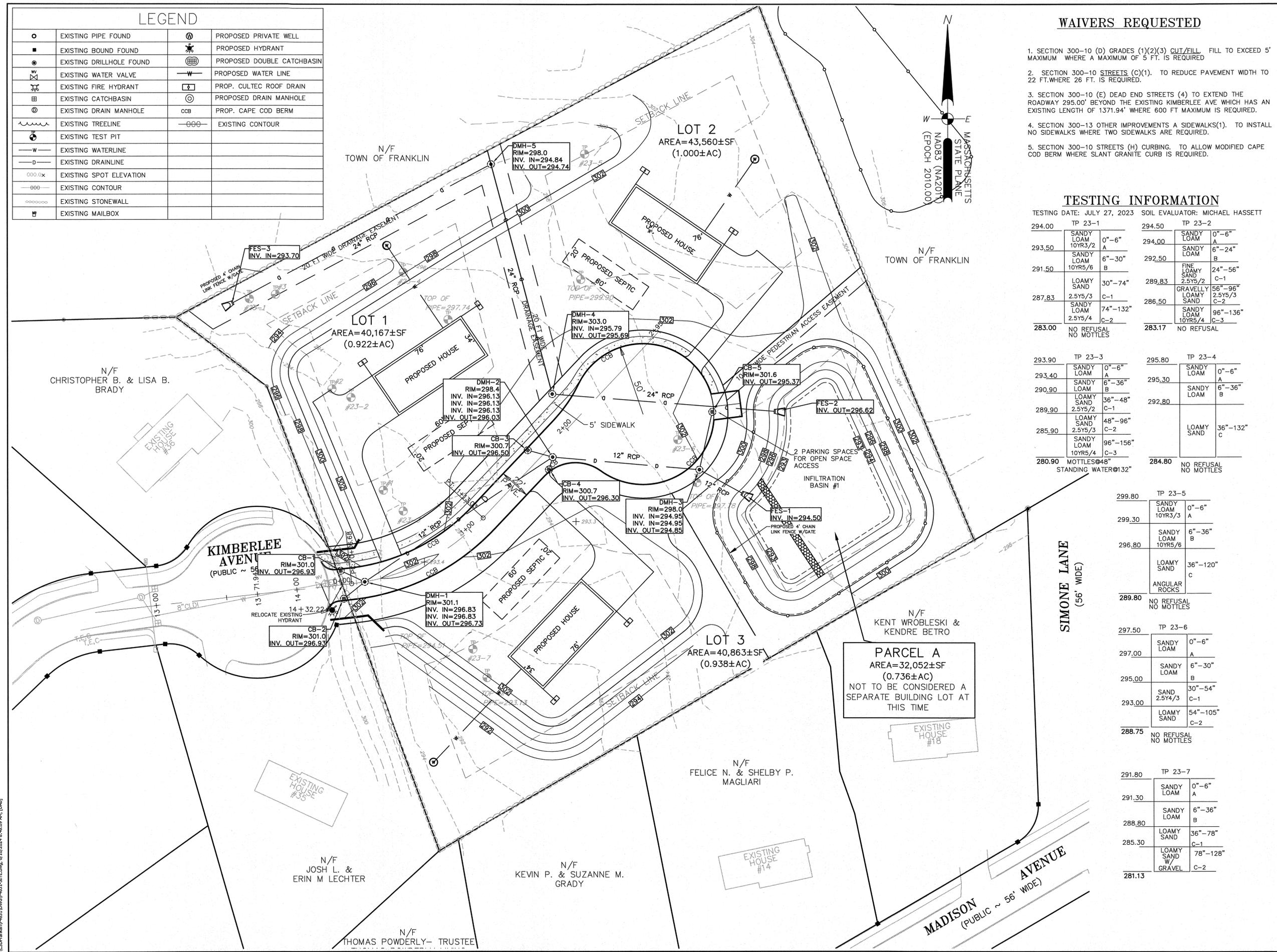
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