

# "BALSAM ESTATES"

## Definitive Subdivision Plan of Land Franklin, Massachusetts

### October 17, 2024

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

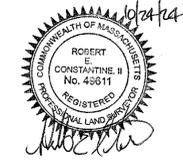
TOWN CLERK \_\_\_\_\_ DATE \_\_\_\_\_

REGISTRY USE ONLY  
F4631

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.

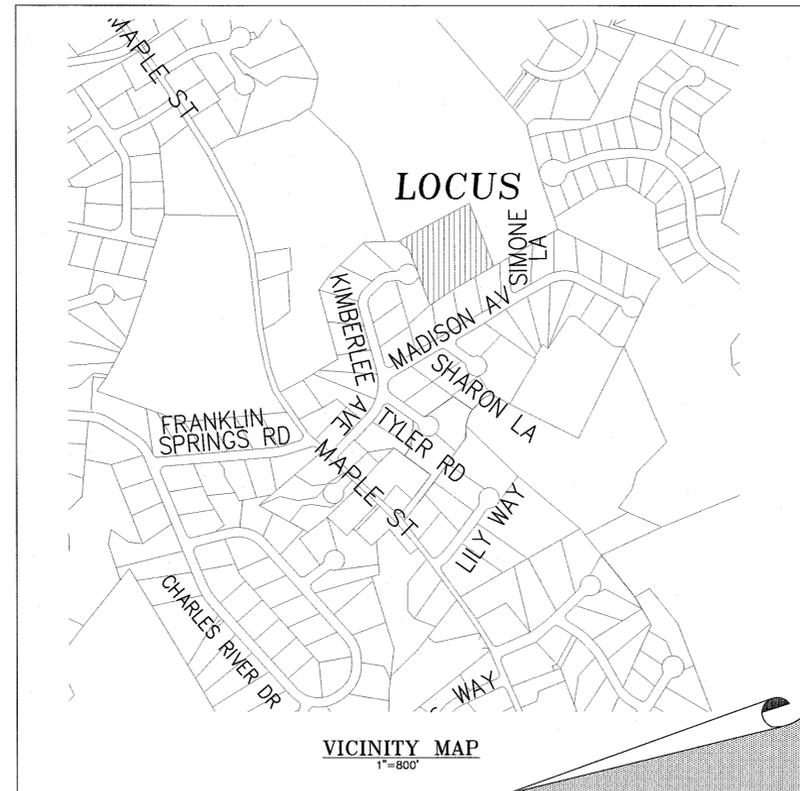
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#### ABUTTERS WITHIN 300'

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

- |  |   |
|--|---|
| 242_034<br>MAGLIARI FELICE N.<br>MAGLIARI SHELBY<br>14 MADISON AVE<br>FRANKLIN, MA 02038 | 242_024<br>GROVE PHILIP H<br>GROVE DARLENE A<br>28 KIMBERLEE AVE<br>FRANKLIN, MA 02038              |
| 242_029<br>COLE MARK D<br>COLE SUSAN M<br>25 KIMBERLEE AV<br>FRANKLIN, MA 02038          | 242_047<br>LATOIR MATTHEW DENIS<br>LATOIR CAITLIN ELIZABETH<br>25 MADISON AVE<br>FRANKLIN, MA 02038 |
| 234_012<br>TOWN OF FRANKLIN<br>355 EAST CENTRAL ST<br>FRANKLIN, MA 02038                 | 242_033<br>GRADY KEVIN T<br>GRADY SUZANNE M<br>10 MADISON AVE<br>FRANKLIN, MA 02038                 |
| 235_142<br>KATHLEEN LABASTIE TRUST<br>469 MAPLE ST<br>FRANKLIN, MA 02038                 | 242_048<br>CEDARHOLM MATTHEW R<br>CEDARHOLM TARA A<br>21 MADISON AV<br>FRANKLIN, MA 02038           |
| 242_028<br>LECHTER JOSH & ERIN<br>35 KIMBERLEE AV<br>FRANKLIN, MA 02038                  | 242_030<br>MORANDI JEFFREY & DEBORA<br>21 KIMBERLEE AVE<br>FRANKLIN, MA 02038                       |
| 242_038<br>MARINO DARREN<br>MARINO ROSEANNE<br>26 MADISON AVE<br>FRANKLIN, MA 02038      | 242_032<br>THOMAS POWDERLY LIVING TRUST<br>6 MADISON AVE<br>FRANKLIN, MA 02038                      |
| 242_026<br>BRADY CHRISTOPHER B<br>BRADY LISA B<br>36 KIMBERLEE AV<br>FRANKLIN, MA 02038  | 242_049<br>JONES EUGENE P<br>JONES LISA A<br>17 MADISON ST<br>FRANKLIN, MA 02038                    |
| 242_025<br>KESSLER AMY B<br>32 KIMBERLEE AV<br>FRANKLIN, MA 02038                        | 242_050<br>MAHONEY FAMILY LIVING TRUST<br>11 MADISON AV<br>FRANKLIN, MA 02038                       |
| 242_037<br>GRIFFINSEAN & KARLY<br>22 MADISON AVE<br>FRANKLIN, MA 02038                   | 242_031<br>MONISHA KALLIANPUR REVOC TRUST<br>4 MADISON AVE<br>FRANKLIN, MA 02038                    |
| 242_036<br>WROBLESKI KENT<br>18 MADISON AVE<br>FRANKLIN, MA. 02038                       | 242_053<br>ANDREWS THOMAS & MIKAYLA<br>5 MADISON AVE<br>FRANKLIN, MA 02038                          |
| 242_035<br>WROBLESKI KENT & BETRO KENDRE<br>18 MADISON AVE<br>FRANKLIN, MA 02038         |   |



#### INDEX

- COVER SHEET
- LOTING PLAN
- EXISTING CONDITIONS
- EROSION CONTROL PLAN
- SITE DEVELOPMENT PLAN
- CONSTRUCTION DETAILS

#### WAIVERS REQUESTED

- SECTION 300-10 STREETS (C)(1). TO REDUCE PAVEMENT WIDTH TO 18 FT.WHERE 26 FT. IS REQUIRED.
- SECTION 300-10 (E) DEAD END STREETS (4) TO EXTEND THE ROADWAY 162.00' BEYOND THE EXISTING KIMBERLEE AVE WHICH HAS AN EXISTING LENGTH OF 1371.94' WHERE 600 FT MAXIMUM IS REQUIRED.
- SECTION 300-10 STREETS (B)(4)(C) TO ALLOW NO RADIUS AT INTERSECTIONS OF ANOTHER STREET WHERE 30 RADIUS IS REQUIRED.
- SECTION 300-10 STREETS (E)(1) DEAD END STREETS. TO ALLOW FOR A TEE TURN-AROUND WHERE A 57' CULDE-SAC 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 NO CURBING WHERE SLANT GRANITE CURB IS REQUIRED.
- SECTION 300-11A STORMWATER MANAGEMENT. TO ALLOW FOR NO STORMWATER MANAGEMENT COMPONENTS
- SECTION 300-12 UTILITIES. (C) OTHER UTILITIES (2) STREET LIGHTING TO ALLOW NO STREET LIGHTING WITHIN A PRIVATE WAY WHERE STREET LIGHTING IS REQUIRED
- SECTION 300-13 OTHER IMPROVEMENTS (E) SHADE TREES. TO ALLOW FOR NO SHADE TREES TO BE PLANTED ALONG THE RIGHT OF WAY.

OWNER  
LORENA R. FITZGERALD  
441 MAPLE STREET  
FRANKLIN, MA 02039

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

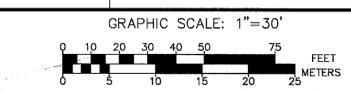
APPLICANT  
JOEL D'ERRICO  
72 DEERVIEW WAY  
FRANKLIN, MA 02038

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

**COVER**

**OCTOBER 17, 2024**

DATE	REVISION DESCRIPTION

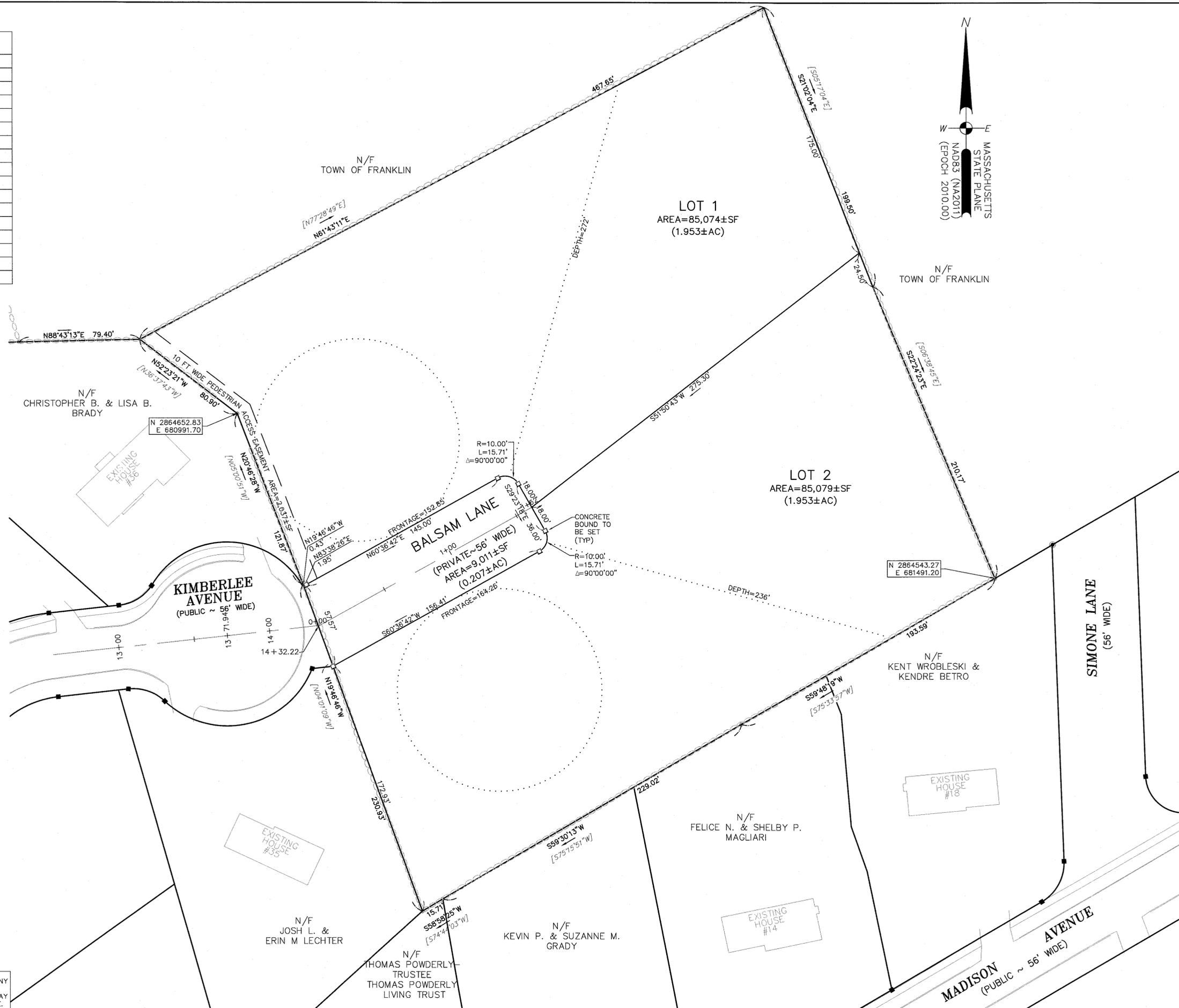


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55 WEST CENTRAL ST. PH. (508) 528-3221  
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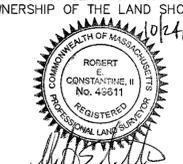
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LEGEND	
○	EXISTING PIPE FOUND
■	EXISTING BOUND FOUND
●	EXISTING DRILLHOLE FOUND
⊗	EXISTING WATER VALVE
⊕	EXISTING FIRE HYDRANT
⊞	EXISTING CATCHBASIN
⊙	EXISTING DRAIN MANHOLE
~	EXISTING TREELINE
⊖	EXISTING TEST PIT
—w—	EXISTING WATERLINE
—d—	EXISTING DRAINLINE
000.0x	EXISTING SPOT ELEVATION
—900—	EXISTING CONTOUR
⊞⊞⊞⊞	EXISTING STONEWALL
⊞	EXISTING MAILBOX
N00°00'00"E	BEARING (NAD83)
[N00°00'00"E]	BEARING (RECORD PLAN)



APPROVED DATE: \_\_\_\_\_  
 FRANKLIN PLANNING BOARD  
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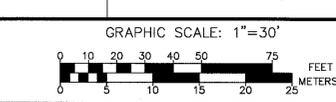
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**LOTTING**

**OCTOBER 17, 2024**

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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.

**PLAN REFERENCES**

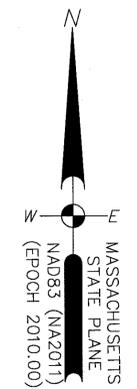
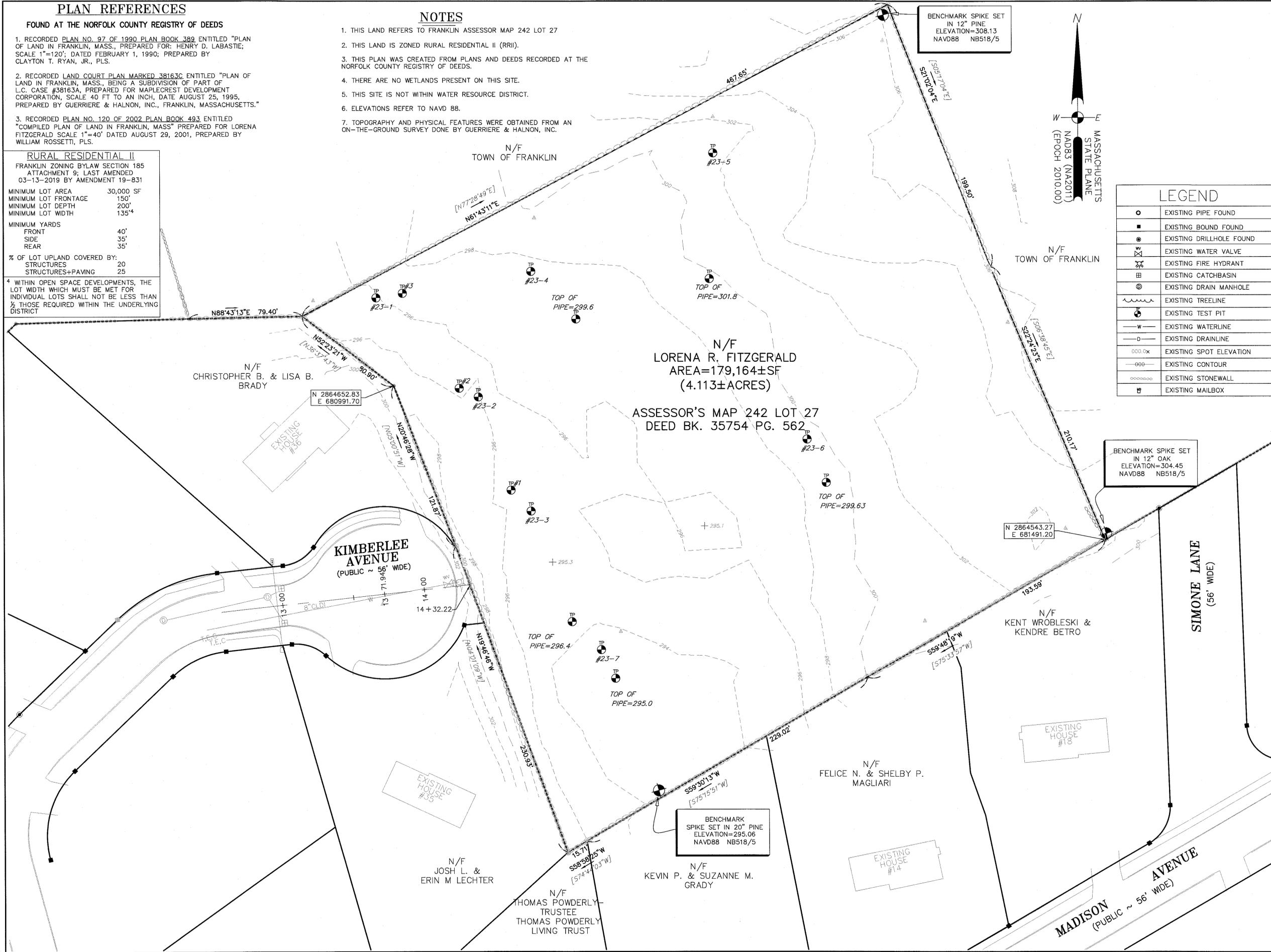
FOUND AT THE NORFOLK COUNTY REGISTRY OF DEEDS

1. RECORDED PLAN NO. 97 OF 1990 PLAN BOOK 389 ENTITLED "PLAN OF LAND IN FRANKLIN, MASS., PREPARED FOR: HENRY D. LABASTIE; 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' <sup>4</sup>
MINIMUM YARDS	
FRONT	40'
SIDE	35'
REAR	35'
% OF LOT UPLAND COVERED BY:	
STRUCTURES	20
STRUCTURES+PAVING	25
<sup>4</sup> 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	



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
○○○.xx	EXISTING SPOT ELEVATION
—000—	EXISTING CONTOUR
⊕	EXISTING STONEWALL
⊕	EXISTING MAILBOX

ROBERT J. CONSTANTINE II  
No. 49511  
REGISTERED PROFESSIONAL ENGINEER  
STATE OF MASSACHUSETTS

DALE MADSON  
Civil No. 34675  
REGISTERED PROFESSIONAL SURVEYOR  
STATE OF MASSACHUSETTS

F4631

APPROVED DATE: \_\_\_\_\_

FRANKLIN PLANNING BOARD

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BEING A MAJORITY

LEGAL NOTES

UTILITIES ARE PLOTTED AS A COMPILATION OF RECORD DOCUMENTS AND OTHER OBSERVED UTILITIES. FOR A VIEW OF THE UNDERGROUND UTILITIES AND SHOULD BE CONSIDERED APPROXIMATE. DURING 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. GEN. STAT. CHAPTER 82 SECTION 40 AS AMENDED) MUST CONTACT ALL UTILITY COMPANIES BEFORE EXCAVATING AND DRILLING AND CALL DIGSAFE AT 1(888)DIG-SAFE(7233).

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OWNER

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FRANKLIN, MA 02039

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

APPLICANT

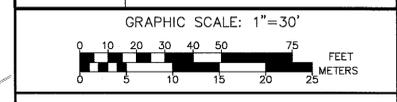
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**DEFINITIVE SUBDIVISION  
PLAN OF LAND  
BALSAM ESTATES  
FRANKLIN  
MASSACHUSETTS**

**EXISTING CONDITIONS**

**OCTOBER 17, 2024**

DATE	REVISION DESCRIPTION



**Guerriere & Halnon, Inc.**  
ENGINEERING & LAND SURVEYING

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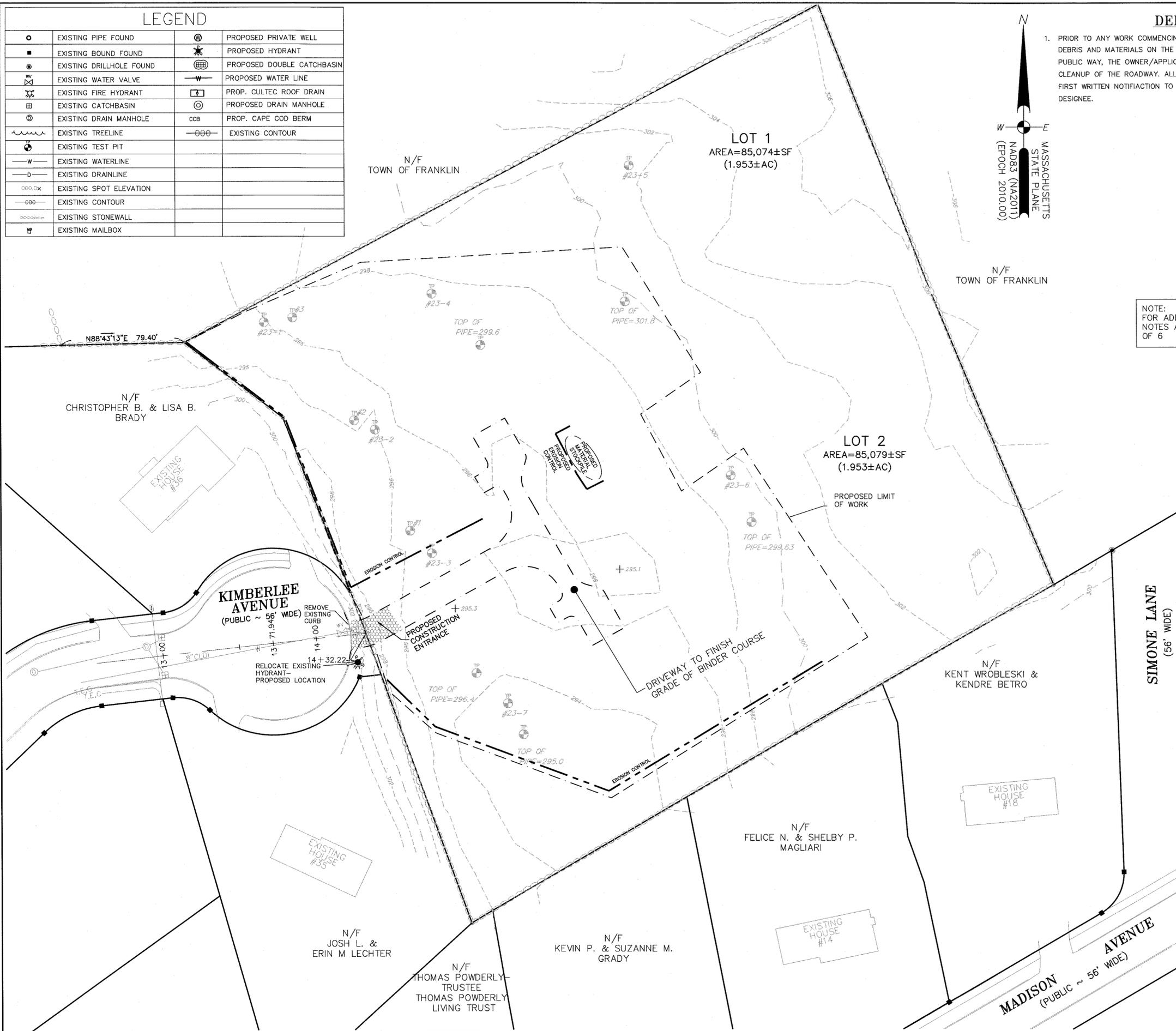
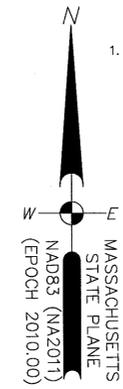
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**LEGEND**

○	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. CULTEC ROOF DRAIN
⊕	EXISTING CATCHBASIN	⊕	PROPOSED DRAIN MANHOLE
⊕	EXISTING DRAIN MANHOLE	ccb	PROP. CAPE COD BERM
—	EXISTING TREELINE	—000—	EXISTING CONTOUR
⊕	EXISTING TEST PIT		
—W—	EXISTING WATERLINE		
—D—	EXISTING DRAINLINE		
000.0x	EXISTING SPOT ELEVATION		
—000—	EXISTING CONTOUR		
⊕	EXISTING STONEWALL		
⊕	EXISTING MAILBOX		

**DEBRIS NOTE:**

1. PRIOR TO ANY WORK COMMENCING THE PROPERTY, THE OWNER WILL LIMIT CONSTRUCTION DEBRIS AND MATERIALS ON THE SITE. IN THE EVENT THAT DEBRIS IS CARRIED ONTO ANY PUBLIC WAY, THE OWNER/APPLICANT AND HIS ASSIGNS SHALL BE RESPONSIBLE FOR ALL CLEANUP OF THE ROADWAY. ALL CLEANUPS SHALL OCCUR WITHIN 24 HOURS AFTER FIRST WRITTEN NOTIFICATION TO THE OWNER/APPLIANT BY THE BOARD OR ITS DESIGNEE.



NOTE:  
FOR ADDITIONAL EROSION CONTROL NOTES AND DETAILS SEE SHEET 6 OF 6

F4631

APPROVED DATE: \_\_\_\_\_

FRANKLIN PLANNING BOARD

\_\_\_\_\_

\_\_\_\_\_

BEING A MAJORITY

**LEGAL NOTES**

UTILITIES ARE PLOTTED AS A COMPILATION OF RECORD DOCUMENTS, MARKINGS AND OTHER OBSERVED EVIDENCE. AS A VIEW OF THE UNDERGROUND UTILITIES AND SHOULD BE CONSIDERED APPROXIMATE. PRIOR TO ANY EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY DETERMINED AND RELIABLY DEPICTED. ADDITIONAL UTILITIES, NOT EVIDENCED BY RECORD DOCUMENTS OR OBSERVED PHYSICAL EVIDENCE, MAY EXIST. CONTRACTORS (IN ACCORDANCE WITH MASS. CHAPTER 82 SECTION 40 AS AMENDED) MUST CONTACT ALL UTILITY COMPANIES BEFORE EXCAVATING AND DRILLING AND CALL DIGSAFE AT 1(888)DIG-SAFE(7233).

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**OWNER**

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441 MAPLE STREET  
FRANKLIN, MA 02039

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

**APPLICANT**

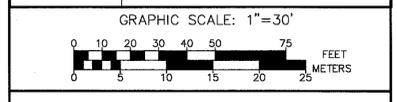
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**DEFINITIVE SUBDIVISION  
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MASSACHUSETTS**

**EROSION CONTROL PLAN**

**OCTOBER 17, 2024**

DATE	REVISION DESCRIPTION

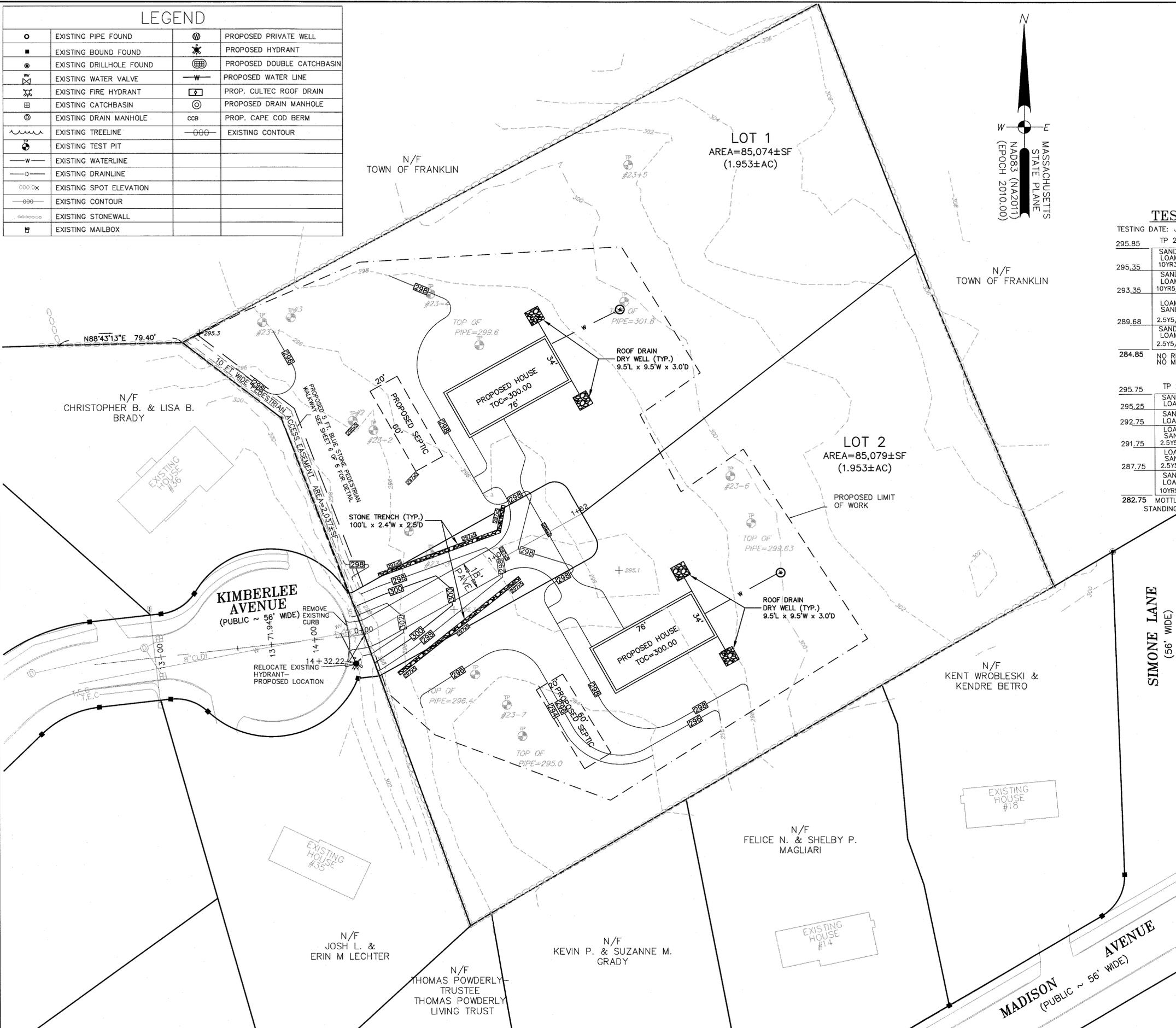


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**LEGEND**

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⊕	EXISTING DRAIN MANHOLE	ccb	PROP. CAPE COD BERM
—	EXISTING TREELINE	—000—	EXISTING CONTOUR
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000.0x	EXISTING SPOT ELEVATION		
—000—	EXISTING CONTOUR		
—000000—	EXISTING STONEWALL		
⊕	EXISTING MAILBOX		



MASSACHUSETTS  
STATE PLANE  
NAD83 (NA2011)  
(EPOCH 2010.00)

**TESTING INFORMATION**

TESTING DATE: JULY 27, 2023	SOIL EVALUATOR: MICHAEL HASSETT
295.85 TP 23-1	296.35 TP 23-2
295.35 SANDY LOAM 10YR3/2 A	295.85 SANDY LOAM A
293.35 SANDY LOAM 10YR5/6 B	294.35 SANDY LOAM B
289.68 LOAMY SAND 2.5Y5/3 C-1	291.68 FINE LOAMY SAND 2.5Y5/2 C-1
284.85 SANDY LOAM 2.5Y5/4 C-2	288.35 GRAVELLY LOAMY SAND 2.5Y5/3 C-2
284.85 NO REFUSAL NO MOTTLES	285.02 SANDY LOAM 10YR5/4 C-3
295.75 TP 23-3	297.65 TP 23-4
295.25 SANDY LOAM A	297.15 SANDY LOAM A
292.75 SANDY LOAM B	294.65 SANDY LOAM B
291.75 LOAMY SAND 2.5Y5/2 C-1	294.65 SANDY LOAM B
287.75 LOAMY SAND 2.5Y5/3 C-2	LOAMY SAND
282.75 SANDY LOAM 10YR5/4 C-3	36"-132" C
282.75 MOTTLES@48" STANDING WATER@132"	286.65 NO REFUSAL NO MOTTLES
301.65 TP 23-5	301.15 TP 23-5
301.15 SANDY LOAM 10YR3/3 A	301.15 SANDY LOAM 10YR3/3 A
298.65 SANDY LOAM 10YR5/6 B	298.65 SANDY LOAM 10YR5/6 B
291.65 LOAMY SAND	36"-120" C
291.65 ANGULAR ROCKS	291.65 NO REFUSAL NO MOTTLES
299.35 TP 23-6	298.85 TP 23-6
298.85 SANDY LOAM A	298.85 SANDY LOAM A
296.85 SANDY LOAM B	296.85 SANDY LOAM B
294.85 SAND 2.5Y4/3 C-1	294.85 SAND 2.5Y4/3 C-1
290.60 LOAMY SAND	54"-105" C-2
290.60 NO REFUSAL NO MOTTLES	290.60 NO REFUSAL NO MOTTLES
293.65 TP 23-7	293.15 TP 23-7
293.15 SANDY LOAM A	293.15 SANDY LOAM A
290.65 SANDY LOAM B	290.65 SANDY LOAM B
287.15 LOAMY SAND	36"-78" C-1
287.15 LOAMY SAND W/ GRAVEL	78"-128" C-2
282.98	282.98

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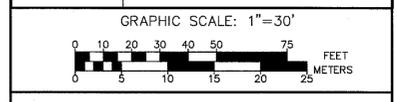
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**DEFINITIVE SUBDIVISION  
PLAN OF LAND  
BALSAM ESTATES  
FRANKLIN  
MASSACHUSETTS**

**SITE DEVELOPMENT**

**OCTOBER 17, 2024**

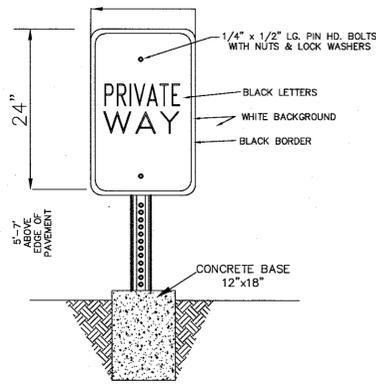
DATE	REVISION DESCRIPTION



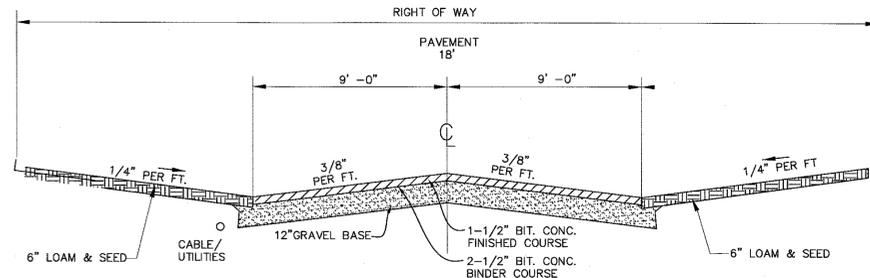
**Guerriere & Halnon, Inc.**  
ENGINEERING & LAND SURVEYING

55 WEST CENTRAL ST. PH. (508) 528-3221  
FRANKLIN, MA 02038 FX. (508) 528-7921  
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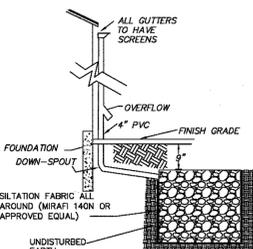
**SIGN DETAIL**



**TYPICAL ACCESS CROSS SECTION**

NOT TO SCALE

- NOTE:  
1. TEMPORARY BERM SHALL BE PLACED ALONG THE ENTIRE EDGE OF ROADWAY WITH THE BINDER COURSE AND SHALL REMAIN IN PLACE UNTIL FINISH COURSE IS PLACED.



**ROOF DRAIN DETAIL**

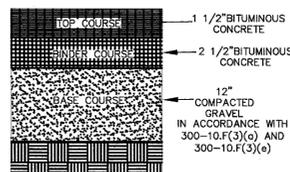
**ROOF DRAIN DRY WELL CALCULATIONS**

IMPERVIOUS AREA  
AREA PER ROOF=2584 S.F.

STORAGE REQUIRED:  
(1/12 FT) x (2584 S.F.) = 215.33 C.F.  
2 DRY WELLS PER ROOF = 215.33/2  
= 107.67 C.F. PER DRY WELL

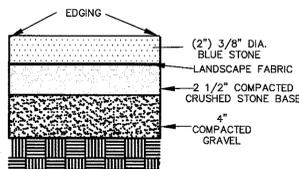
STORAGE PROVIDED PER ROOF:  
PER DRY WELL  
DRY WELL LENGTH = 9.5 FT  
DRY WELL WIDTH = 9.5 FT  
DRY WELL DEPTH = 3.0 FT  
DRY WELL TOTAL VOLUME = 269.17 C.F.  
DRY WELL STORAGE VOLUME = (270.75 C.F.) x (40% VOIDS)  
= 108.30 C.F.

TOTAL STORAGE PROVIDED PER ROOF  
= (108.30 C.F.) x (2 DRY WELLS)  
= 216.60 C.F. > 215.33 C.F.



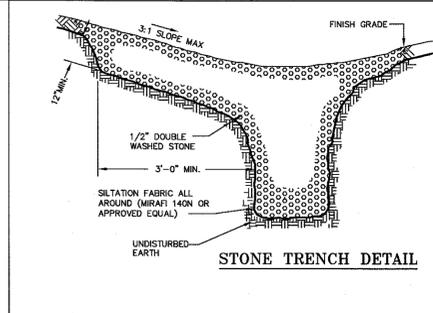
**TYPICAL PAVEMENT SECTION**

NOT TO SCALE



**PEDESTRIAN WALKWAY DETAIL**

NOT TO SCALE



**STONE TRENCH DETAIL**

**STONE TRENCH CALCULATIONS**

TOTAL IMPERVIOUS AREA  
(EXEMPTING ROOFS)  
PAVEMENT=5739 S.F.

STORAGE REQUIRED:  
(1/12 FT) x (5739 S.F.) = 478.25 C.F.

STORAGE PROVIDED:  
PER TRENCH  
TRENCH LENGTH = 100 FT  
TRENCH WIDTH = 2.4 FT  
TRENCH DEPTH = 2.5 FT  
TRENCH TOTAL VOLUME = 600 C.F.  
TRENCH STORAGE VOLUME = (600 C.F.) x (40% VOIDS)  
= 240 C.F.

TOTAL STORAGE PROVIDED = (240 C.F.) x (2 TRENCHES)  
= 480 C.F. > 478.25 C.F.

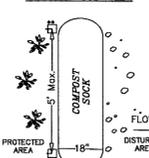
**EROSION CONTROL NOTES:**

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. BOTTOM 6 INCHES OF FABRIC SHALL BE TOED IN OR BACKFILLED SO THAT TOP OF FABRIC SHALL BE 2 FEET 6 INCHES ABOVE FINISH GRADE.
5. ALL AREAS DISTURBED BY CONSTRUCTION ARE TO BE LOAMED (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. TEMPORARY BERM SHALL BE PLACED ALONG THE ENTIRE EDGE OF ROADWAY WITH THE BINDER COURSE AND SHALL REMAIN IN PLACE UNTIL FINISH COURSE IS PLACED.

**SECTION END VIEW**



**SECTION TOP VIEW**



**COMPOST SOCK COMPONENTS:**

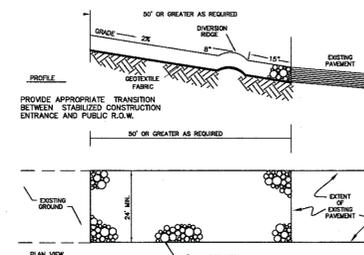
OUTSIDE CASING: 100% organic hessian.  
FILLER INGREDIENT: *FiberRoot Mulch™*  
A blend of coarse and fine compost and shredded wood.  
Particle sizes: 100% passing a 3" screen; 90-100% passing a 1" screen; 70-100% passing a 0.75" screen; 30-75% passing a 0.25" screen.  
Weight: Approx. 850 lbs./cu.yd. (Ave. 30 lbs./ft.)

**COMPOST SOCK INSTALLATION:**

With the newest technology and equipment, sections can be constructed on site in lengths from 1' to 100'.  
Sections can also be delivered to the site in lengths from 1' to 8'.  
The flexibility of *compost sock* allows it to conform to any contour or terrain while holding a slightly oval shape at 12" high by 18" wide.  
Where section ends meet, there shall be an overlap of 6" or greater. Both sides shall be anchored (oak stakes, trees, etc.) to stabilize the union. No additional anchors are required on slopes less than 2:1. \*Additional anchors are required at 5' intervals (max.) on the downslope or protected side on slopes greater than 2:1 to prevent movement.

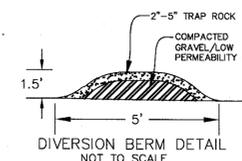
**COMPOST SOCK DETAIL**

NOT TO SCALE



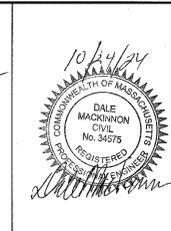
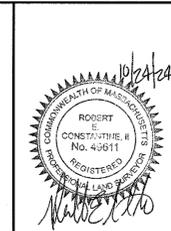
**STABILIZED CONSTRUCTION ENTRANCE**

NOT TO SCALE



**DIVERSION BERM DETAIL**

NOT TO SCALE



F4631

APPROVED DATE:

FRANKLIN PLANNING BOARD

BEING A MAJORITY

**LEGAL NOTES**

UTILITIES ARE PLOTTED AS A COMPILATION OF RECORD DOCUMENTS MARKINGS AND OTHER INFORMATION. THE EXACT LOCATION, DEPTH AND CHARACTER OF UNDERGROUND UTILITIES SHOULD BE CONSIDERED APPROXIMATE. EXCAVATION, THE EXACT LOCATION, DEPTH, CHARACTER AND RELIABILITY OF UNDERGROUND UTILITIES, NOT EVIDENCED BY RECORD DOCUMENTS OR OBSERVED PHYSICAL EVIDENCE, SHALL BE THE RESPONSIBILITY OF 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).

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**

LORENA R. FITZGERALD  
441 MAPLE STREET  
FRANKLIN, MA 02039

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

**APPLICANT**

JOEL D'ERRICO  
72 DEERVIEW WAY  
FRANKLIN, MA 02038

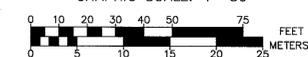
**DEFINITIVE SUBDIVISION PLAN OF LAND BALSAM ESTATES FRANKLIN MASSACHUSETTS**

**CONSTRUCTION DETAILS**

OCTOBER 17, 2024

DATE REVISION DESCRIPTION

GRAPHIC SCALE: 1"=30'



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SHEET 6 OF 6

JOB NO. F4631