

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

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  
F4598

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.  
10/25/2024



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

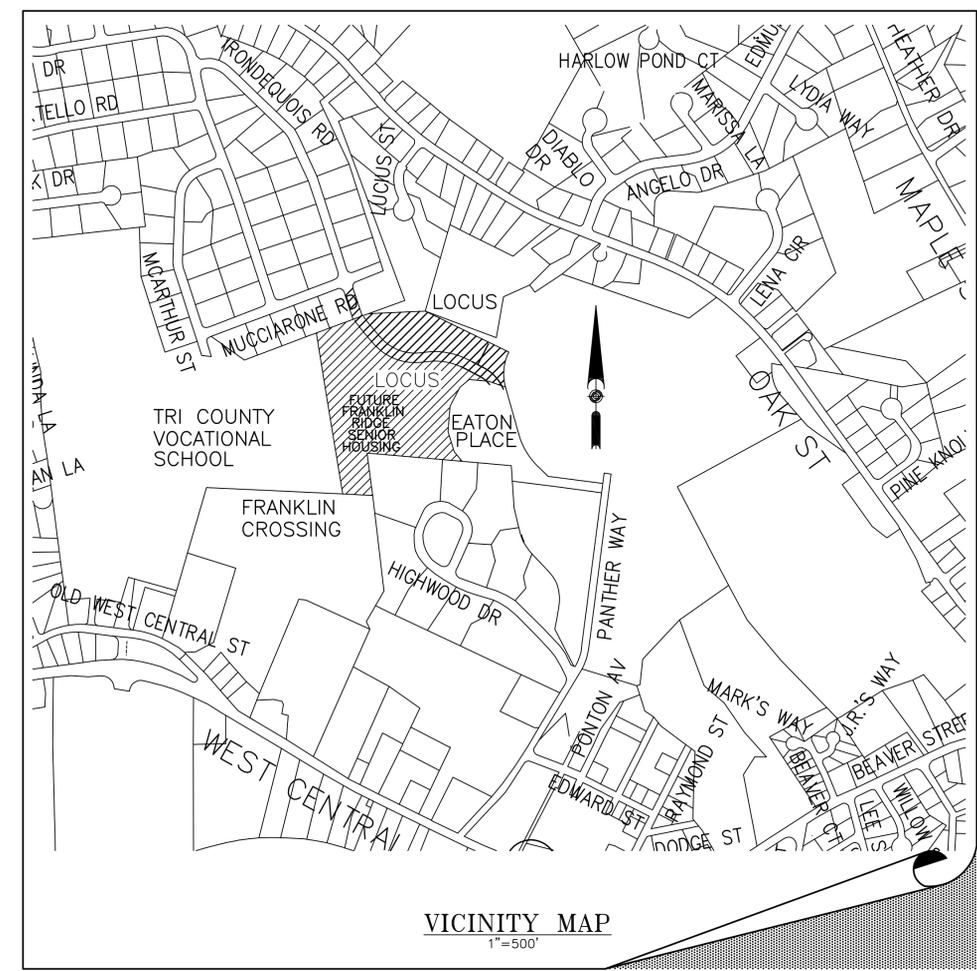
**OCTOBER 24, 2024**

DATE	REVISION DESCRIPTION



## INDEX

1. COVER SHEET
2. LOTTING PLAN
3. EXISTING CONDITIONS PLAN
4. EROSION CONTROL PLAN
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8. PLAN & PROFILE
- 9-11. CONSTRUCTION DETAILS
12. WETLAND REPLICATION PLAN



VICINITY MAP  
1"=500'

APPLICANT

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

### 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. SEE ORDER OF CONDITIONS ISSUED 8/16/24 BY THE FRANKLIN CONSERVATION COMMISSION, DEP FILE #159-1292.

### 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

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

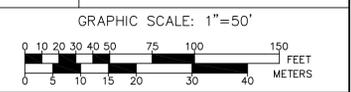
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 PLAN OF LAND  
 VETERANS MEMORIAL DRIVE  
 EXTENSION  
 FRANKLIN MASSACHUSETTS**

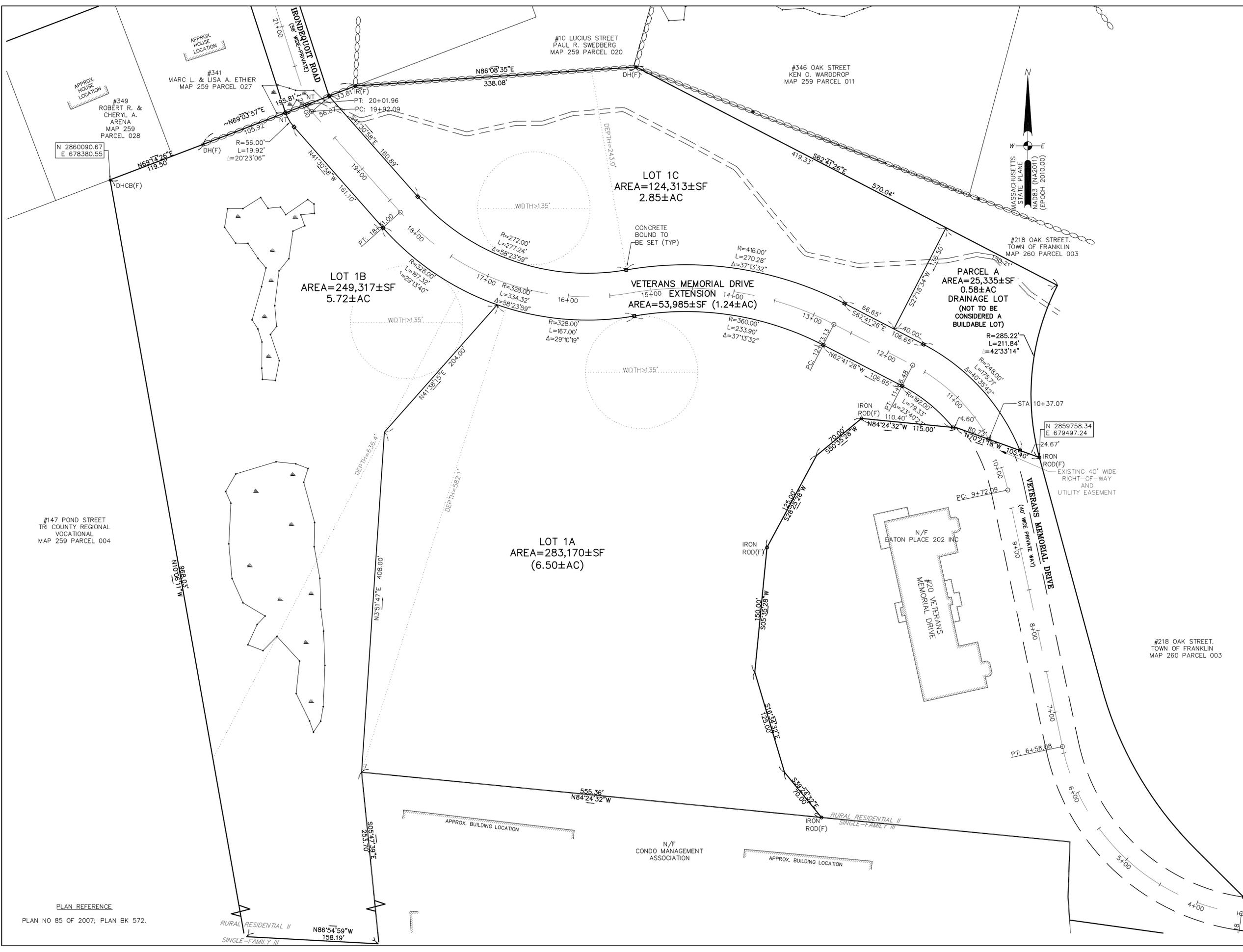
**LOTTING PLAN**

**OCTOBER 24, 2024**

DATE	REVISION DESCRIPTION

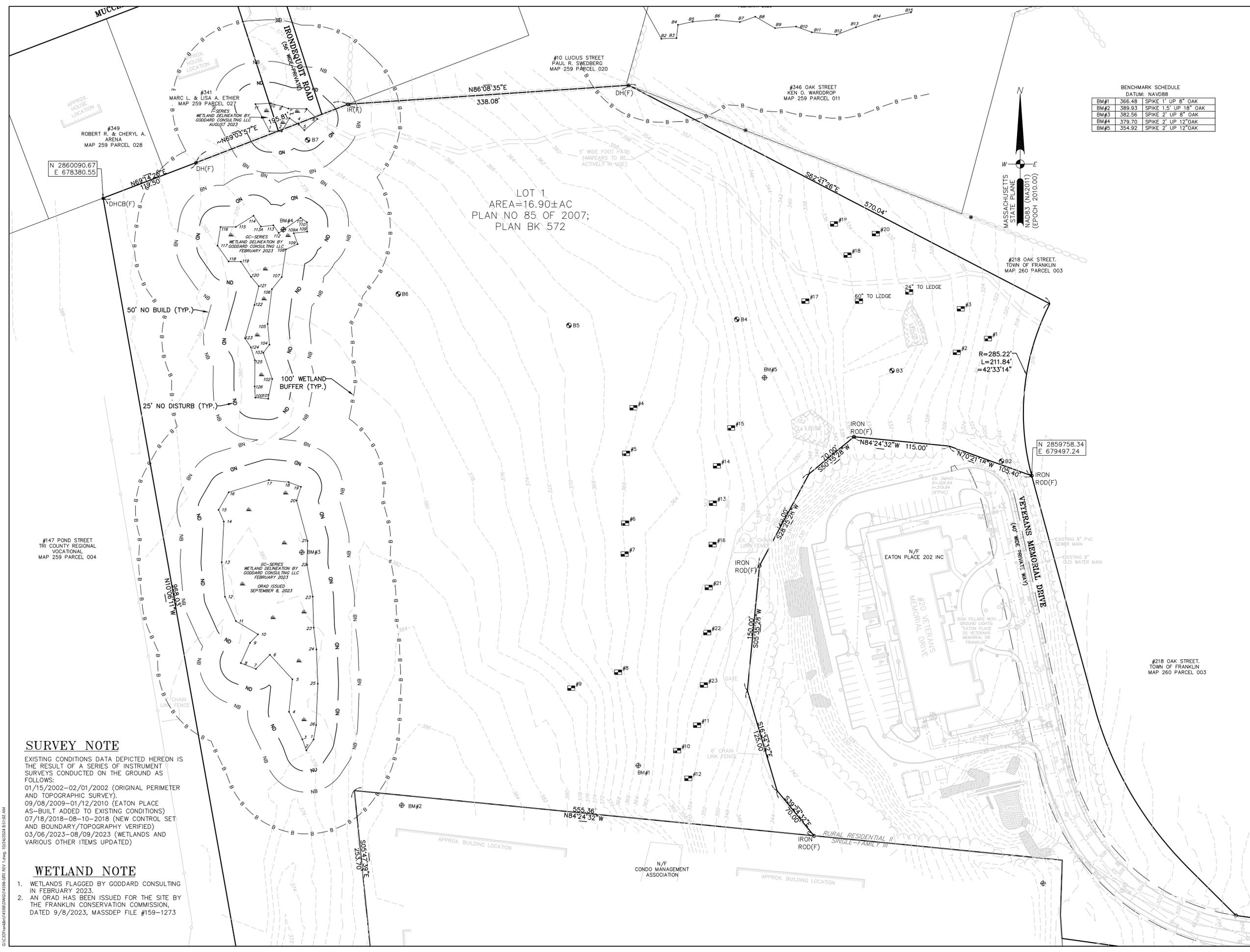


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 55 WEST CENTRAL ST. PH. (508) 528-3221  
 FRANKLIN, MA 02038 FX. (508) 528-7921  
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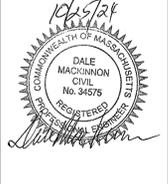
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PLAN REFERENCE  
 PLAN NO 85 OF 2007; PLAN BK 572.



BENCHMARK SCHEDULE  
DATUM: NAVD83

BM#1	366.48	SPIKE 1" UP 8" OAK
BM#2	389.93	SPIKE 1.5" UP 18" OAK
BM#3	382.56	SPIKE 2" UP 8" OAK
BM#4	379.70	SPIKE 2" UP 12" OAK
BM#5	354.92	SPIKE 2" UP 12" OAK



F4598

APPROVED DATE: \_\_\_\_\_  
FRANKLIN PLANNING BOARD  
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\_\_\_\_\_  
\_\_\_\_\_  
BEING A MAJORITY

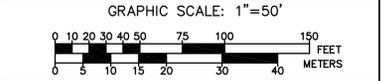
LEGAL NOTES  
UTILITIES ARE PLOTTED AS A COMPILATION OF RECORD DOCUMENTS, MARKINGS AND OTHER OBSERVED EVIDENCE TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES AND SHOULD BE CONSIDERED APPROXIMATE. DURING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. ADDITIONAL UTILITIES, NOT EVIDENCED BY RECORD DOCUMENTS OR OBSERVED PHYSICAL EVIDENCE, MAY EXIST. CONTRACTORS (IN ACCORDANCE WITH MASS.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).  
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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**

EXISTING CONDITIONS  
**OCTOBER 24, 2024**

DATE	REVISION DESCRIPTION



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

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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.
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.

STANDARD B: A PLAN TO CONTROL CONSTRUCTION-RELATED IMPACTS, INCLUDING EROSION, SEDIMENTATION, AND OTHER POLLUTANT SOURCES DURING CONSTRUCTION AND LAND DISTURBANCE ACTIVITIES...

CONSTRUCTION PERIOD POLLUTION PREVENTION PLAN AND EROSION AND SEDIMENTATION CONTROL...

A. NAMES OF PERSONS OR ENTITIES RESPONSIBLE FOR PLAN COMPLIANCE. FRANKLIN MUNICIPAL AFFORDABLE HOUSING TRUST...

B. CONSTRUCTION PERIOD POLLUTION PREVENTION MEASURES. 1. INVENTORY MATERIALS TO BE PRESENT ON-SITE DURING CONSTRUCTION...

C. CONSTRUCTION EROSION AND SEDIMENTATION CONTROL PLAN. SEE DEFINITIVE SUBDIVISION PLAN OF LAND, VETERANS MEMORIAL DRIVE EXTENSION, FRANKLIN, MASSACHUSETTS...

D. SITE DEVELOPMENT PLANS. SEE DEFINITIVE SUBDIVISION PLAN OF LAND, VETERANS MEMORIAL DRIVE EXTENSION, FRANKLIN, MASSACHUSETTS...

E. CONSTRUCTION SEQUENCING PLAN. A. NPDES NOI SHALL BE FILED WITH THE EPA. B. RECORD ORDER OF CONDITIONS...

F. 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...

G. INSPECTION DATE. THE INSPECTION DATE SHALL BE THE DATE OF THE INSPECTION REPORT. THE INSPECTION REPORT SHALL BE SUBMITTED TO THE CONSERVATION OFFICE ON A WEEKLY BASIS...

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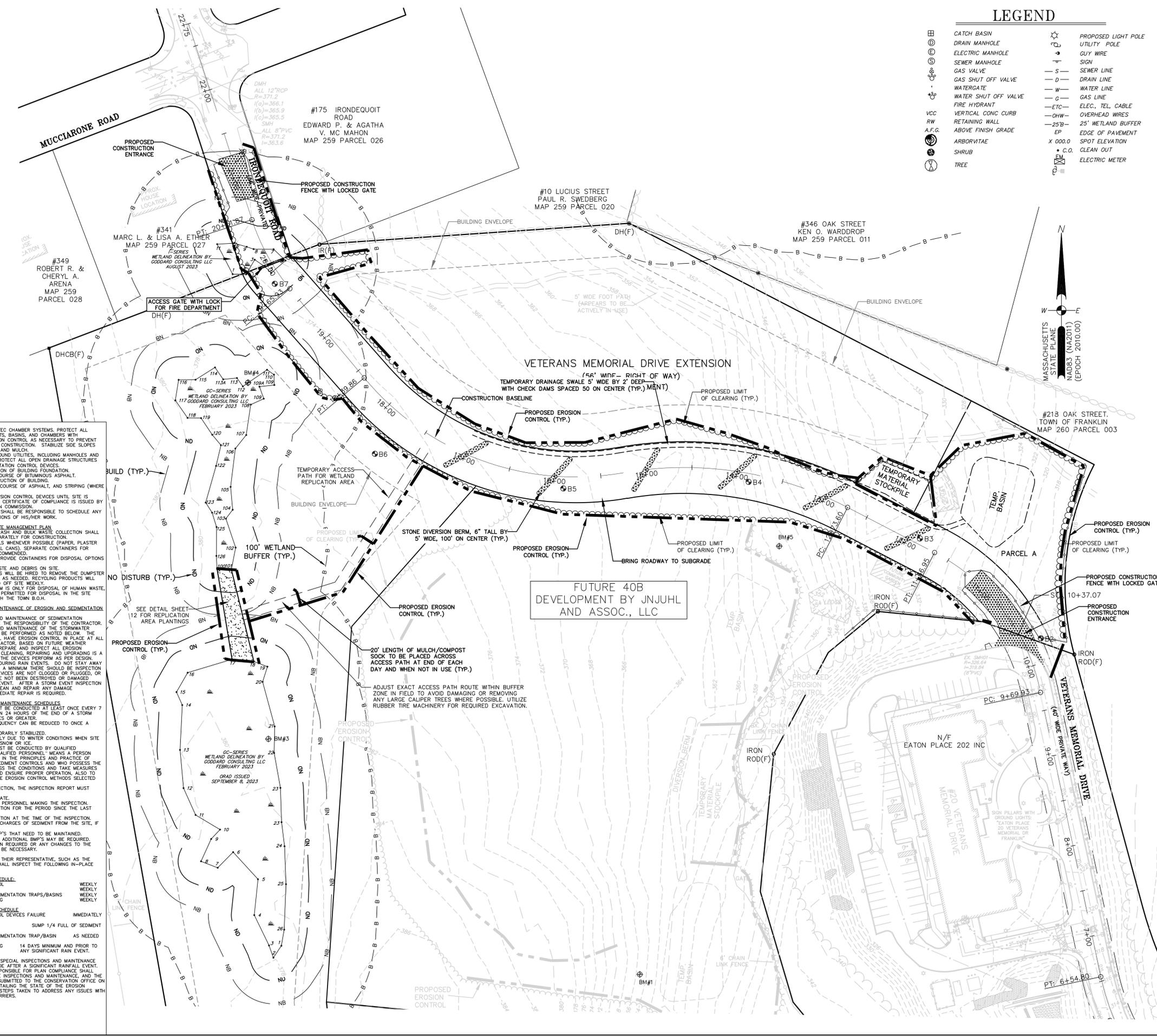
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LEGEND: CATCH BASIN, DRAIN MANHOLE, ELECTRIC MANHOLE, SEWER MANHOLE, GAS VALVE, GAS SHUT OFF VALVE, WATERGATE, WATER SHUT OFF VALVE, FIRE HYDRANT, VERTICAL CONC CURB, RETAINING WALL, ABOVE FINISH GRADE, ARBORVITAE, SHRUB, TREE, PROPOSED LIGHT POLE, 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.

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...

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

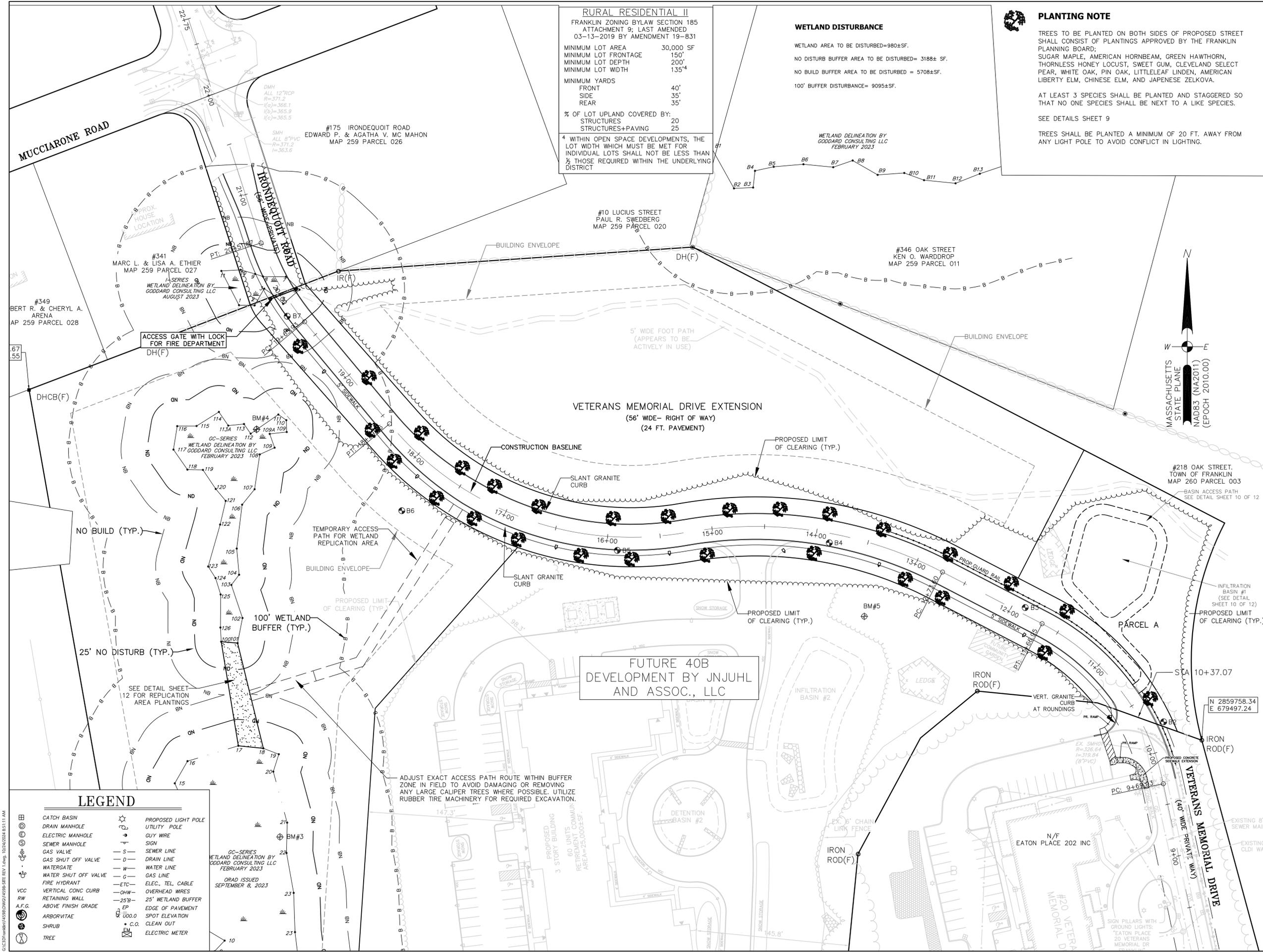
DEFINITIVE SUBDIVISION PLAN OF LAND VETERANS MEMORIAL DRIVE EXTENSION FRANKLIN MASSACHUSETTS. EROSION CONTROL PLAN. OCTOBER 24, 2024.

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

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Table with 2 columns: DATE, REVISION DESCRIPTION. Includes revision 1: DATE: 10/25/2024, REVISION DESCRIPTION: FRANKLIN PLANNING BOARD.

SHEET 4 OF 12. JOB NO. F4598. Includes logos for Robert E. Constantine II and Dale MacInnon.



**RURAL RESIDENTIAL II**  
 FRANKLIN ZONING BYLAW SECTION 185  
 ATTACHMENT 9; LAST AMENDED  
 03-13-2019 BY AMENDMENT 19-B31

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

**WETLAND DISTURBANCE**

WETLAND AREA TO BE DISTURBED=980±SF.  
 NO DISTURB BUFFER AREA TO BE DISTURBED= 3188± SF.  
 NO BUILD BUFFER AREA TO BE DISTURBED = 5708±SF.  
 100' BUFFER DISTURBANCE= 9095±SF.

**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 9

TREES SHALL BE PLANTED A MINIMUM OF 20 FT. AWAY FROM ANY LIGHT POLE TO AVOID CONFLICT IN LIGHTING.

10/25/2024

ROBERT E. CONSTANTINE, II  
 No. 49611  
 REGISTERED PROFESSIONAL LAND SURVEYOR

DALE MACINNON  
 No. 34575  
 REGISTERED PROFESSIONAL LAND SURVEYOR

F4598

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

FRANKLIN PLANNING BOARD

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

BEING A MAJORITY

**LEGAL NOTES**

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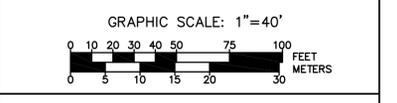
**OWNER/APPLICANT**

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**  
**OCTOBER 24, 2024**

DATE	REVISION DESCRIPTION



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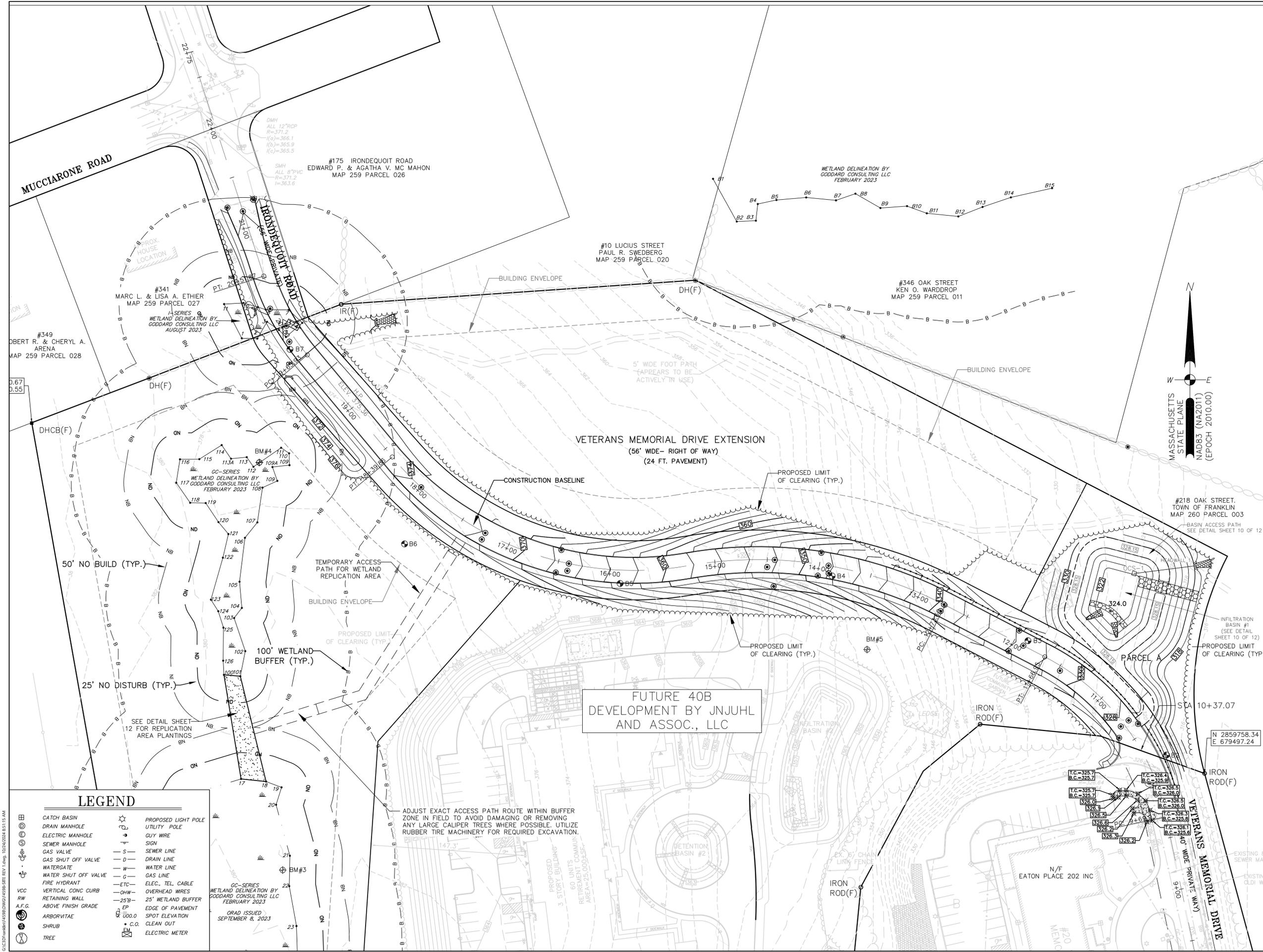
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SHEET 5 OF 12 JOB NO. F4598

**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

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10/25/2024

ROBERT E. CONSTANTINE, II  
REGISTERED PROFESSIONAL LAND SURVEYOR

DALE MACHINSON  
REGISTERED PROFESSIONAL LAND SURVEYOR

F4598

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

FRANKLIN PLANNING BOARD

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

BEING A MAJORITY

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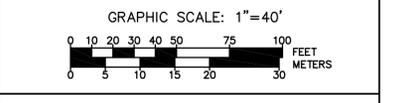
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**DEFINITIVE SUBDIVISION PLAN OF LAND**  
**VETERANS MEMORIAL DRIVE EXTENSION**  
**FRANKLIN MASSACHUSETTS**

**GRADING PLAN**

**OCTOBER 24, 2024**

DATE	REVISION DESCRIPTION



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ENGINEERING & LAND SURVEYING

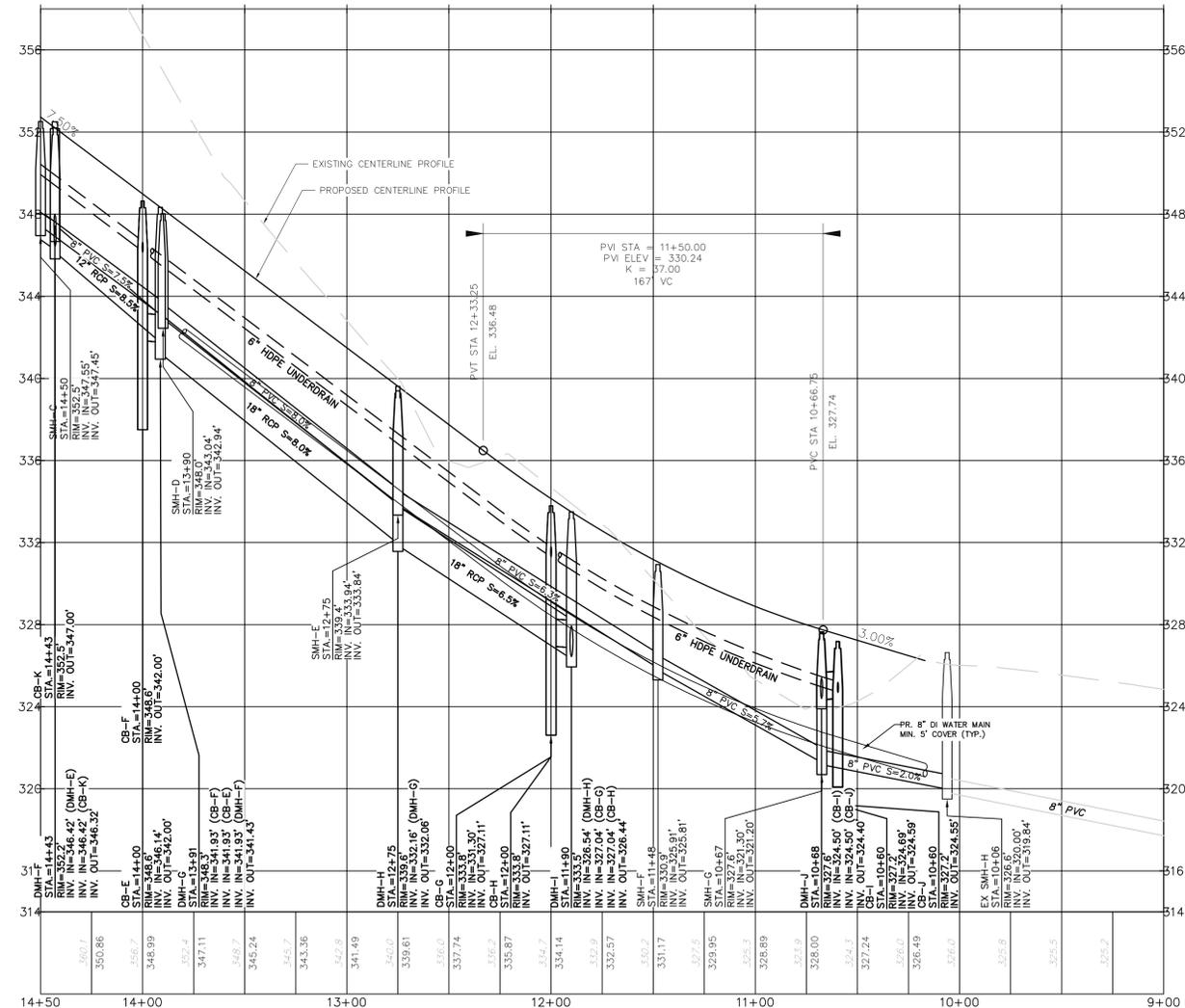
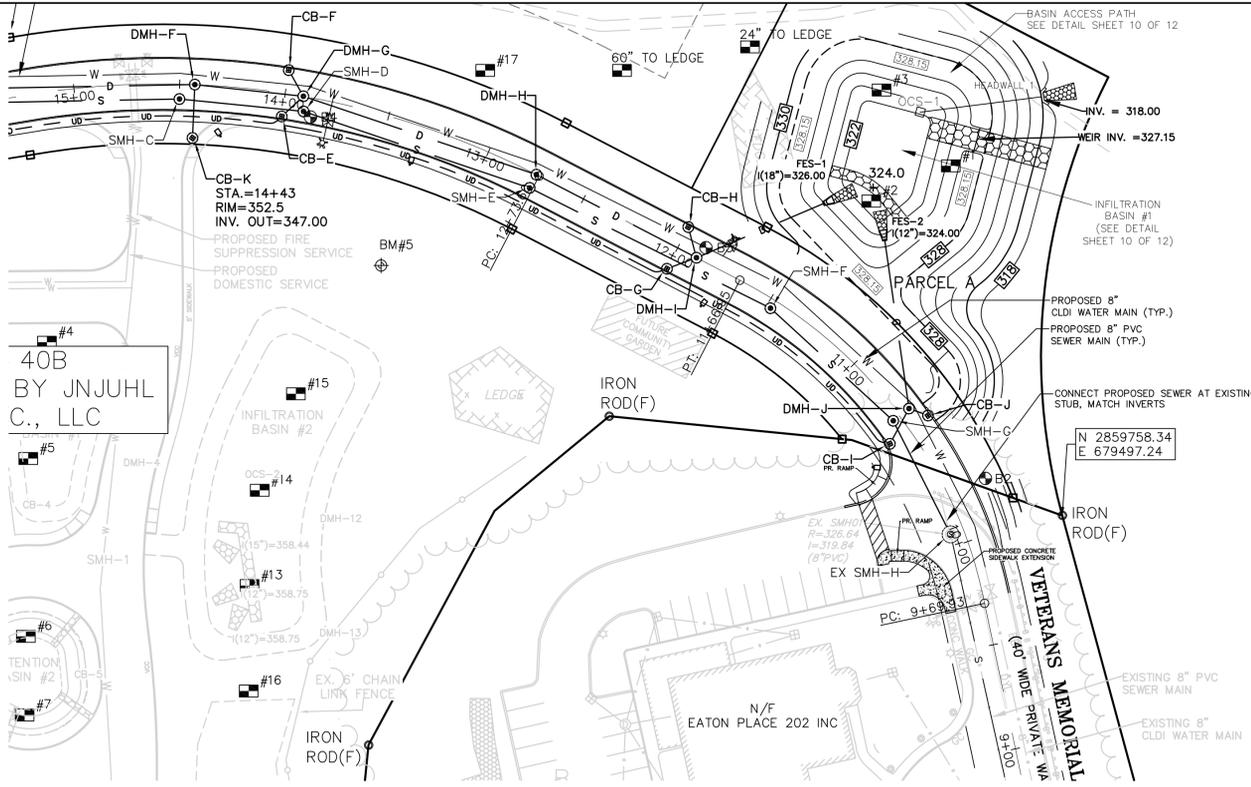
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**LEGEND**

	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

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MASSACHUSETTS  
STATE PLANE  
NAD83 (NA2011)  
(EPOCH 2010.00)



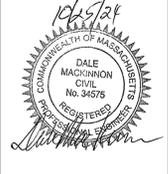
VETERANS MEMORIAL DRIVE EXTENSION  
9+00 TO 14+50.00  
SCALE: 1"=40' HORIZONTAL  
1"=4' VERTICAL

**LEGEND**

- |   |                      |         |                     |
|---|----------------------|---------|---------------------|
| ⊕ | CATCH BASIN          | ⊗       | PROPOSED LIGHT POLE |
| ⊙ | DRAIN MANHOLE        | ⊕       | UTILITY POLE        |
| ⊖ | ELECTRIC MANHOLE     | —       | GUY WIRE            |
| ⊗ | SEWER MANHOLE        | —       | SIGN                |
| ⊕ | GAS VALVE            | — S     | SEWER LINE          |
| ⊖ | GAS SHUT OFF VALVE   | — D     | DRAIN LINE          |
| ⊕ | WATERGATE            | — W     | WATER LINE          |
| ⊖ | WATER SHUT OFF VALVE | — G     | GAS LINE            |
| ⊕ | FIRE HYDRANT         | — ETC   | ELEC. TEL. CABLE    |
| ⊖ | VERTICAL CONC CURB   | — OHW   | OVERHEAD WIRES      |
| ⊕ | RETAINING WALL       | — 25'   | 25' WETLAND BUFFER  |
| ⊖ | A.F.G.               | EP      | EDGE OF PAVEMENT    |
| ⊕ | ARBORVITAE           | X 000.0 | SPOT ELEVATION      |
| ⊖ | SHRUB                | • C.O.  | CLEAN OUT           |
| ⊕ | TREE                 | ⊕       | ELECTRIC METER      |

**NOTE:**

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 - MOUNTING HEIGHT SHALL BE 25 FT. HIGH  
 - LED WARM WHITE COLOR  
 - 3,000 LUMENS  
 - LOCATION SHALL BE 20 FT. AWAY FROM TREES, AT INTERSECTIONS AND CURVES  
 - NIGHT SKY COMPLIANT



F4222

APPROVED DATE:  
FRANKLIN PLANNING BOARD

BEING A MAJORITY

**LEGAL NOTES**

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**OWNER/APPLICANT**

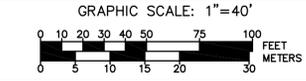
FRANKLIN MUNICIPAL AFFORDABLE HOUSING TRUST  
355 EAST CENTRAL STREET  
FRANKLIN, MA. 02038  
MAP 259 PARCEL 007-020  
BOOK 34282 PAGE 502

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

**PLAN & PROFILE**

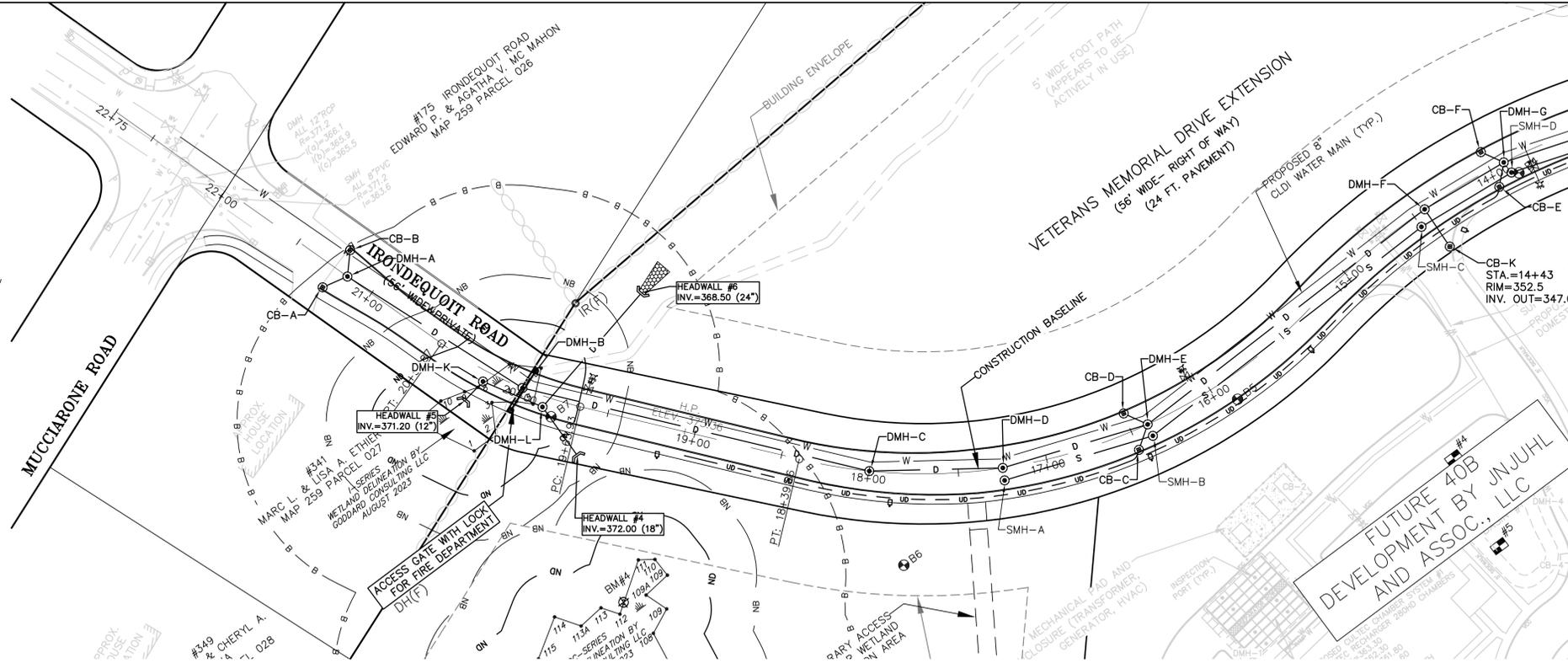
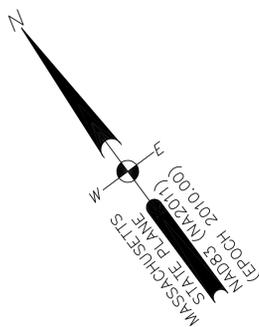
**OCTOBER 24, 2024**

DATE	REVISION DESCRIPTION



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

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### 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

10/25/2024

ROBERT E. CONSTANTINE, II  
No. 49611

DALE MACGINNON  
No. 34575

F41222

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

FRANKLIN PLANNING BOARD

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

BEING A MAJORITY

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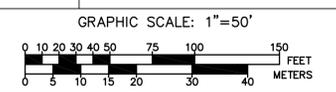
FRANKLIN MUNICIPAL AFFORDABLE HOUSING TRUST  
355 EAST CENTRAL STREET  
FRANKLIN, MA. 02038  
MAP 259 PARCEL 007-002  
BOOK 34282 PAGE 520

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

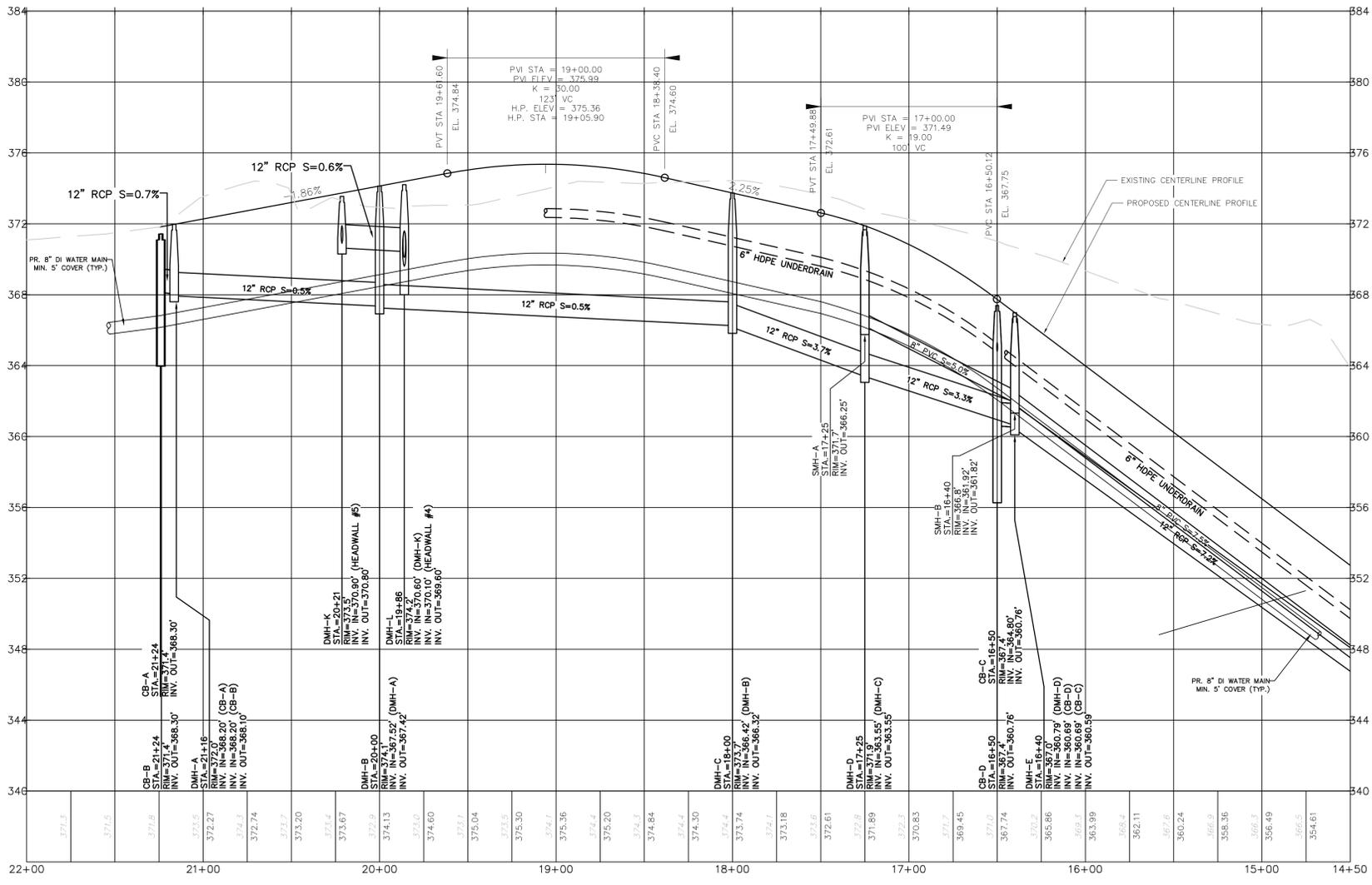
### PLAN & PROFILE

**OCTOBER 24, 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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- LED WARM WHITE COLOR  
- 3,000 LUMENS  
- LOCATION SHALL BE 20 FT. AWAY FROM TREES, AT INTERSECTIONS AND CURVES  
- NIGHT SKY COMPLIANT
  - STREET LIGHTING SHALL CONFORM TO THE TOWN OF FRANKLIN SUBDIVISION REGULATIONS SECTION 300-12 UTILITIES(C)(2).

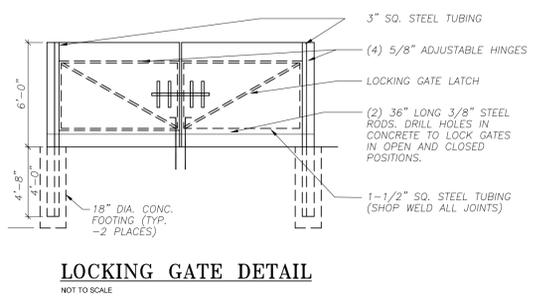
VETERANS MEMORIAL DRIVE EXTENSION  
14+50 TO 22+00.00

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

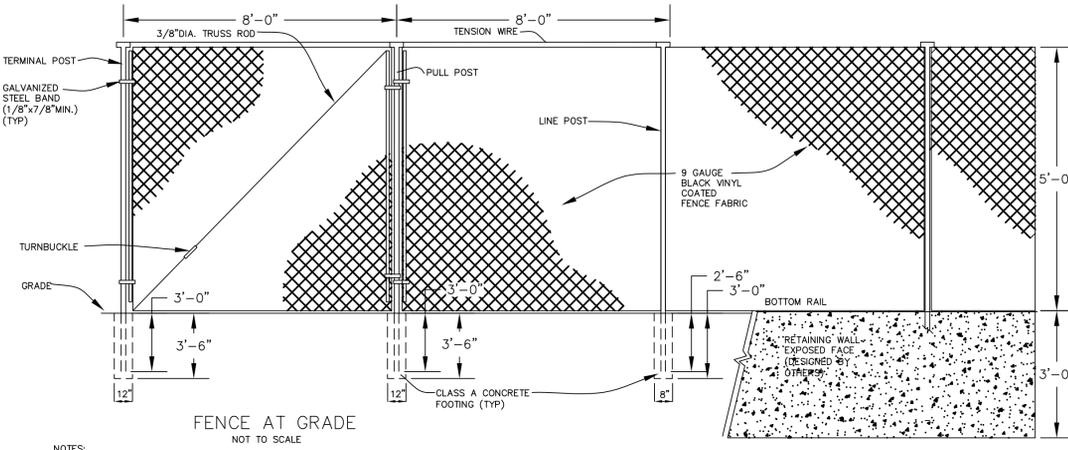
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F4598



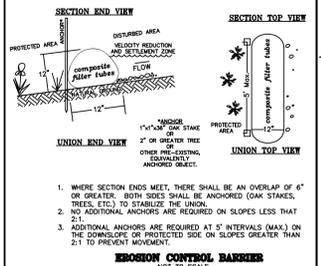
LOCKING GATE DETAIL



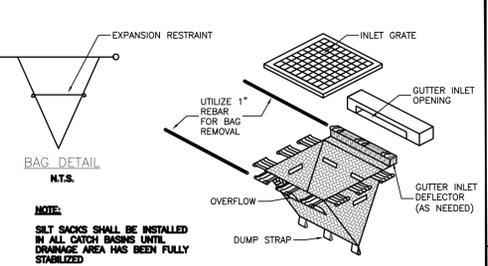
FENCE AT GRADE

- NOTES:
1. TOP TENSION WIRE SHALL BE 7 GAUGE ATTACHED WITH 12.5 GAUGE HOG RINGS, 12" O.C.
  2. TOP RAIL WIRE TIES SHALL BE SPACED AT 24" MAX.
  3. FENCE FABRIC TO BE LOCATED ON OUTSIDE OF FENCE POSTS.
  4. BOTTOM OF FENCE FABRIC TO BE SECURED TO RETAINING WALL.

FENCE AT RETAINING WALL



EROSION CONTROL BARRIERS

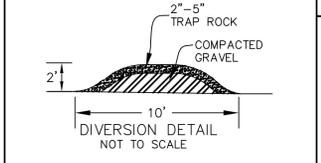


BAG DETAIL

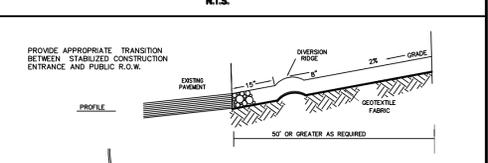
NOTE:

SILT SACKS SHALL BE INSTALLED IN ALL CATCH BASINS UNTIL DRAINAGE AREA HAS BEEN FULLY STABILIZED.

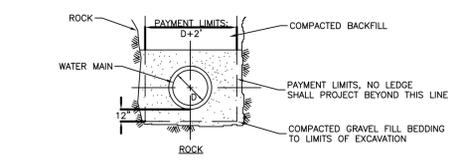
SILT SACK



DIVERSION DETAIL

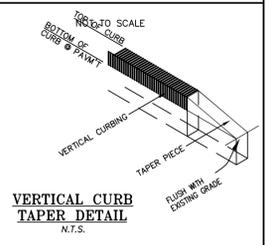


STABILIZED CONSTRUCTION ENTRANCE

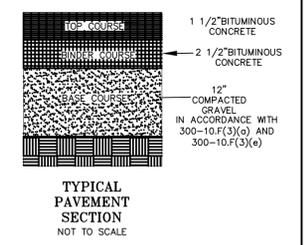


TYPICAL TRENCH SECTIONS

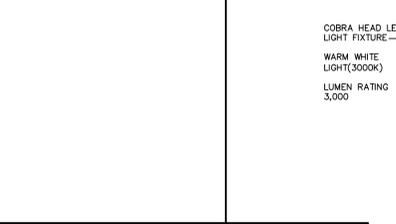
CHAIN LINK FENCE



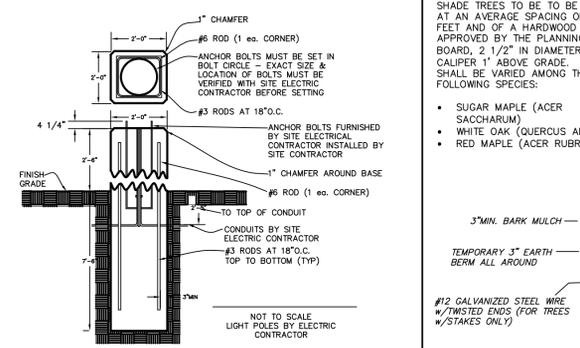
VERTICAL CURB TAPER DETAIL



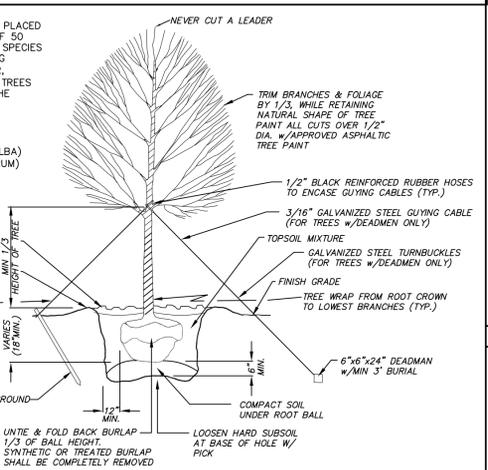
TYPICAL PAVEMENT SECTION



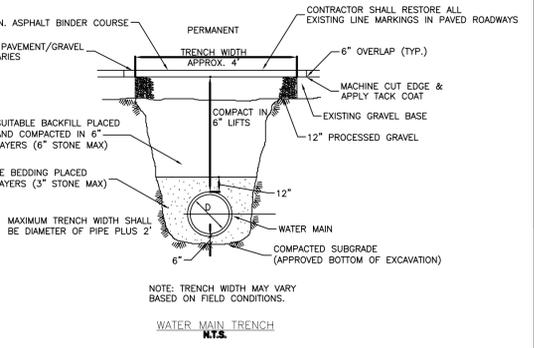
TYPICAL YARD LIGHT DETAIL



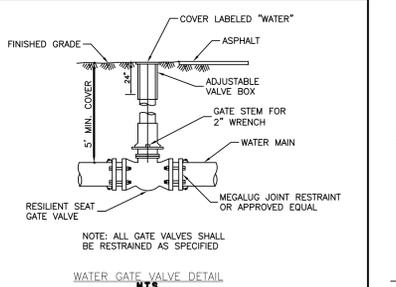
TYPICAL BASE FOR LIGHTING ADJACENT TO ROADWAYS



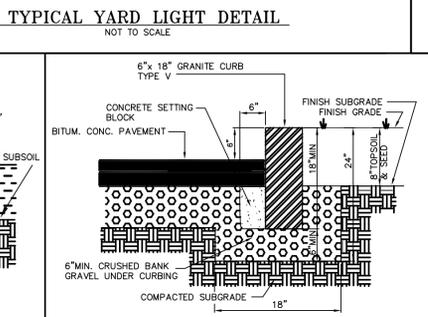
TREE PLANTING PLAN



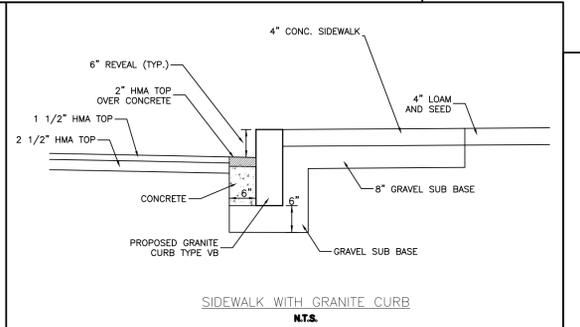
WATER MAIN TRENCH



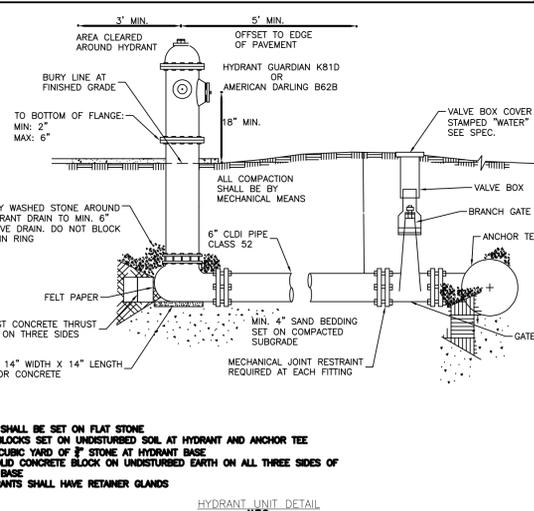
WATER GATE VALVE DETAIL



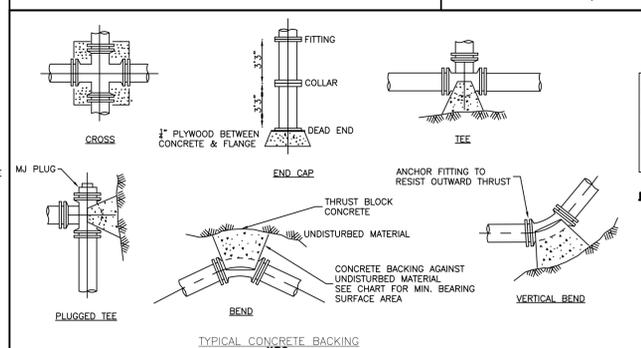
MODIFIED BITUMINOUS CAPE COD BERM DETAIL



TYP. VERTICAL GRANITE CURB



HYDRANT UNIT DETAIL



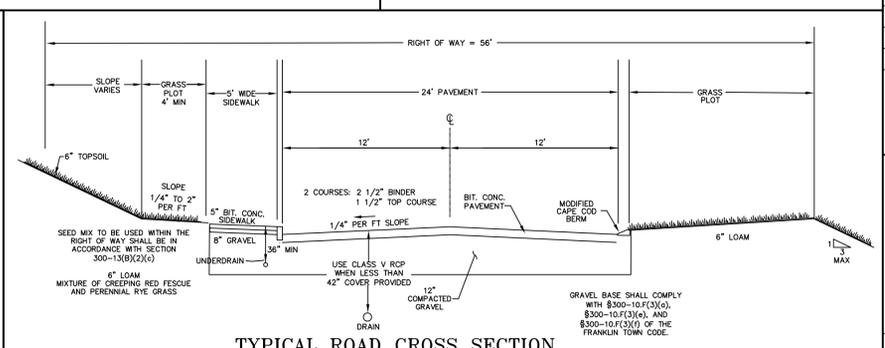
TYPICAL CONCRETE BACKING

AREA OF BEARING FACE ON CONCRETE THRUST BLOCKS IN SQUARE FEET \*BASED ON 250 PSI AND 1.5 TON/SF ALLOWABLE SOIL BEARING CAPACITY

PIPE SIZE (INCHES)	1/2 BEND	90 BEND	180 BEND	PLUGS & TEES
4.6.8	6.0	3.3	1.6	5.2
10	9.6	5.2	2.3	9.0
12	13.3	7.2	3.7	11.7
16	24.0	12.3	6.4	17.0

- NOTES:
- 1) CONCRETE SHALL BE 8,000 PSI MINIMUM AT 28 DAYS
  - 2) THRUST BLOCKS SHALL BE PLACED AGAINST UNDISTURBED EARTH
  - 3) ALL FITTINGS SHALL BE SUPPORTED IN CONCRETE
  - 4) FOR FIRE HYDRANT THRUST BLOCK ARRANGEMENT SEE HYDRANT DETAIL
  - 5) FOUNDED CONCRETE SHALL NOT COME WITHIN 6" OF MECHANICAL JOINTS FOR FUTURE REPAIR AND REMOVAL
  - 6) RETAINER GLANDS REQUIRED ON ALL FITTINGS
  - 7) COST OF CAST-IN-PLACE CONCRETE INCIDENTAL TO WATER LINE WORK

TYPICAL CONCRETE BACKING



TYPICAL ROAD CROSS SECTION

APPROVED DATE:

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

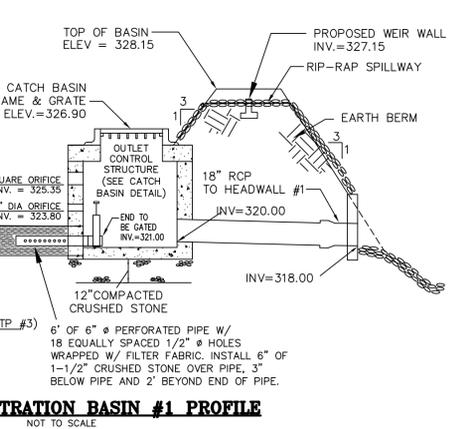
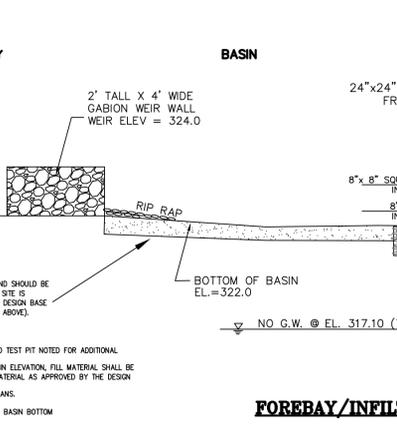
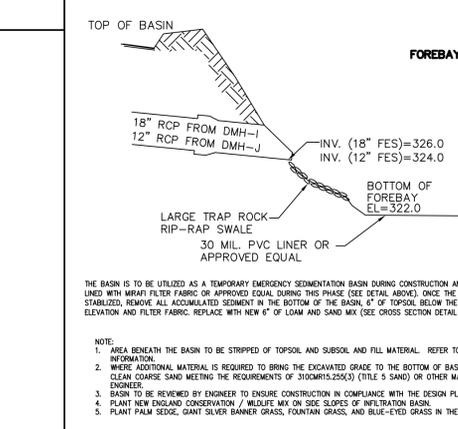
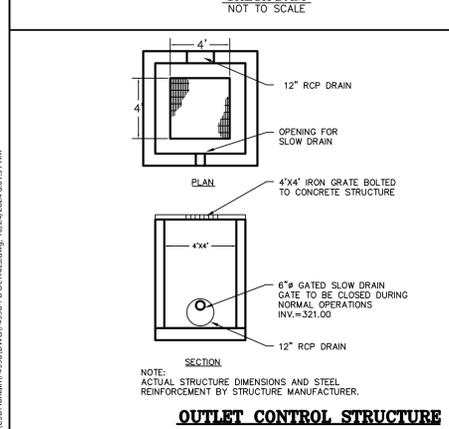
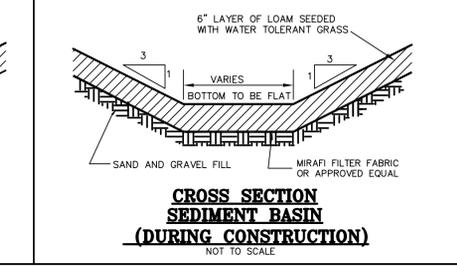
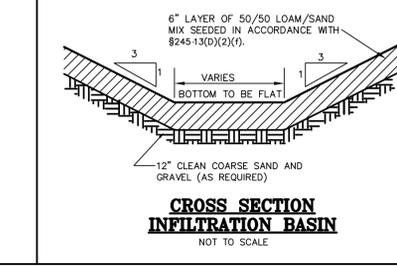
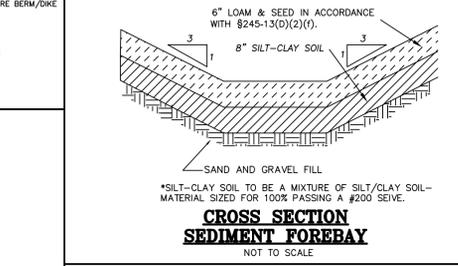
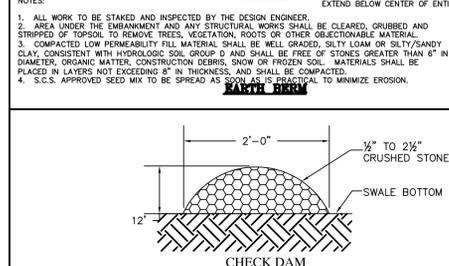
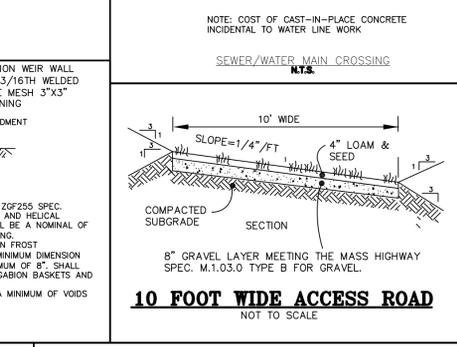
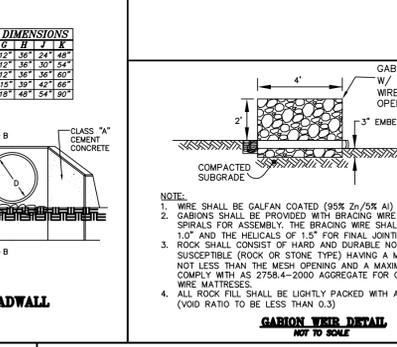
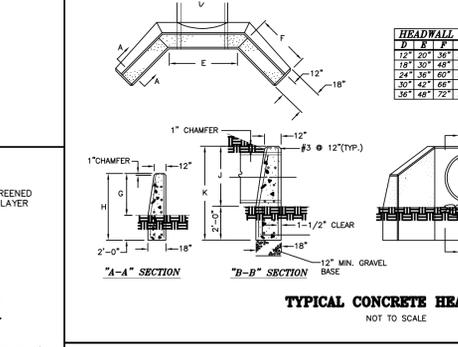
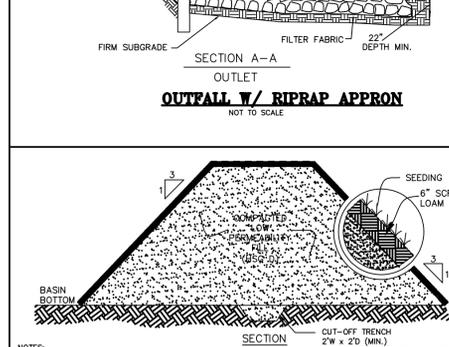
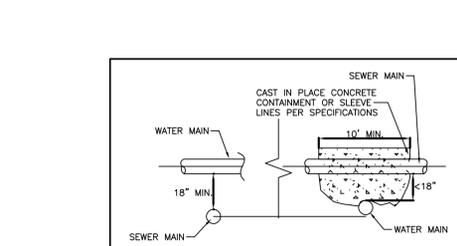
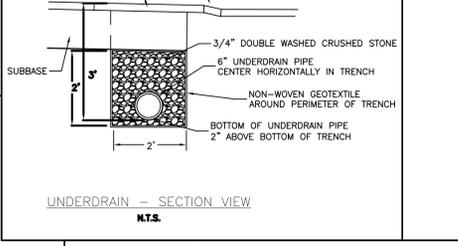
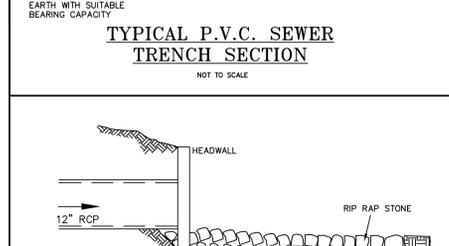
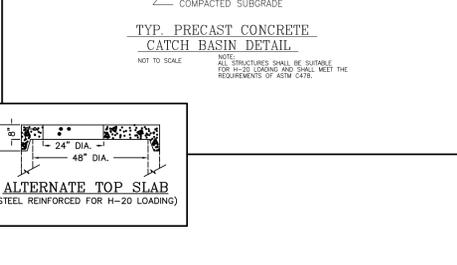
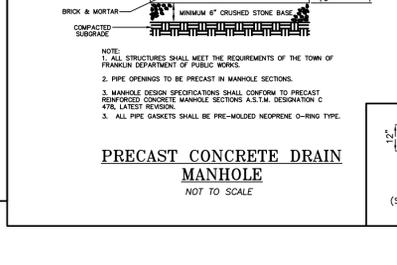
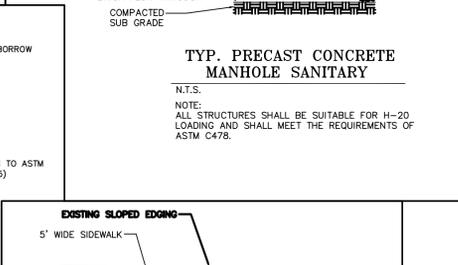
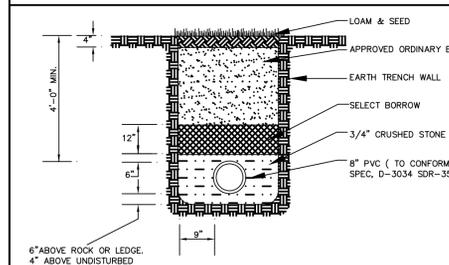
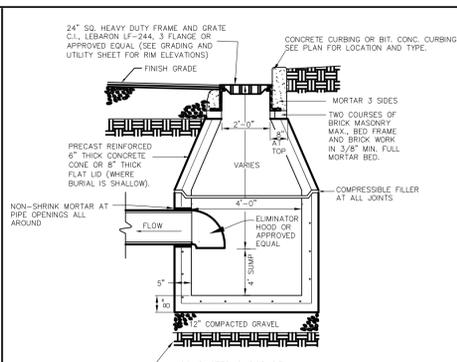
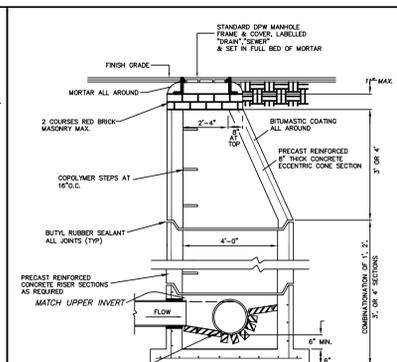
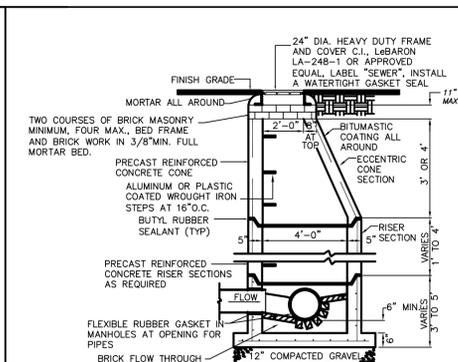
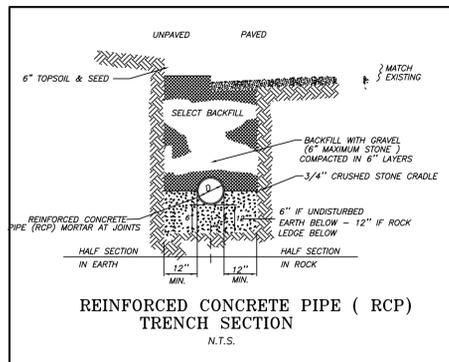
DEFINITIVE SUBDIVISION  
PLAN OF LAND  
VETERANS MEMORIAL  
DRIVE EXTENSION  
FRANKLIN MASSACHUSETTS

CONSTRUCTION DETAILS

OCTOBER 24, 2024

DATE	REVISION DESCRIPTION

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FRANKLIN, MA 02038 FX. (508) 528-7921  
www.gandhengineering.com



TESTING INFORMATION  
SOIL EVALUATOR: MICHAEL HASSETT  
TESTING DATES:  
8/8/19 DTH #1-#17  
8/9/19 DTH #18-#23

DTH#	DEPTH	TEST RESULTS	DTH#	DEPTH	TEST RESULTS
321.50	DTH#1 0"	A S.L. 10YR 3/3	326.80	DTH#2 0"	A S.L. 10YR 3/3
321.17	4"	B S.L. 10YR 5/6	326.47	4"	B S.L. 10YR 5/6
319.50	24"	C1 SAND 2.5Y 5/4	324.80	24"	C1 SAND 2.5Y 5/4
315.00	78"	C L.S. 2.5Y 5/2	317.80	108"	C L.S. 2.5Y 5/2
310.50	132"	LEDGE	315.30	138"	LEDGE
321.10	DTH#3 0"	A S.L. 10YR 3/3	327.10	DTH#4 0"	A/B S.L.
320.77	4"	B S.L. 10YR 5/6	326.77	18"	B S.L. 10YR 5/6
325.60	18"	C1 SAND 2.5Y 5/4	325.60	66"	C L.S. 2.5Y 5/2
321.60	66"	C L.S. 2.5Y 5/2	317.10	120"	LEDGE
365.80	DTH#5 0"	A S.L. 10YR 3/3	365.80	DTH#6 0"	A S.L. 10YR 3/3
365.47	4"	B S.L. 10YR 5/6	365.47	4"	B S.L. 10YR 5/6
363.30	30"	C L.S. 2.5Y 5/2	363.30	30"	C L.S. 2.5Y 5/2
360.80	60"	LEDGE	359.80	72"	LEDGE
376.20	DTH#9 0"	A S.L. 10YR 3/3	376.20	DTH#10 0"	A S.L. 10YR 3/3
374.70	18"	B S.L. 10YR 5/6	374.70	18"	B S.L. 10YR 5/6
357.50	DTH#11 0"	A S.L. 10YR 3/3	357.50	DTH#12 0"	A S.L. 10YR 3/3
354.70	18"	B S.L. 10YR 5/6	354.70	18"	B S.L. 10YR 5/6
353.50	24"	C L.S. 2.5Y 5/2	353.50	24"	C L.S. 2.5Y 5/2
353.50	48"	LEDGE	353.50	48"	LEDGE
361.40	DTH#13 0"	A S.L. 10YR 3/3	361.40	DTH#14 0"	A S.L. 10YR 3/3
361.07	4"	B S.L. 10YR 5/6	361.07	4"	B S.L. 10YR 5/6
359.40	24"	C L.S. 2.5Y 6/1	359.40	24"	C L.S. 2.5Y 6/1
351.90	114"	LEDGE	351.90	114"	LEDGE
340.90	DTH#17 0"	A S.L. 10YR 3/3	340.90	DTH#18 0"	A S.L. 10YR 3/3
340.57	4"	B S.L. 10YR 5/6	340.57	4"	B S.L. 10YR 5/6
338.90	24"	C L.S. 2.5Y 5/2	338.90	24"	C L.S. 2.5Y 5/2
333.90	84"	LEDGE	333.90	84"	LEDGE
335.70	DTH#19 0"	A S.L. 10YR 3/3	335.70	DTH#20 0"	A S.L. 10YR 3/3
334.97	4"	B S.L. 10YR 5/6	334.97	4"	B S.L. 10YR 5/6
332.30	36"	C L.S. 2.5Y 5/2	332.30	36"	C L.S. 2.5Y 5/2
330.70	60"	C L.S. 2.5Y 5/2	330.70	60"	C L.S. 2.5Y 5/2
330.80	54"	LEDGE	330.80	54"	LEDGE
327.20	66"	C1 SAND 2.5Y 5/4	327.20	66"	C1 SAND 2.5Y 5/4
325.70	84"	C L.S. 2.5Y 5/2	325.70	84"	C L.S. 2.5Y 5/2
359.60	DTH#21 0"	A S.L. 10YR 3/3	359.60	DTH#22 0"	A S.L. 10YR 3/3
359.27	4"	B S.L. 10YR 5/6	359.27	4"	B S.L. 10YR 5/6
357.60	24"	C L.S. 2.5Y 5/4	357.60	24"	C L.S. 2.5Y 5/4
354.60	60"	LEDGE	354.60	60"	LEDGE
355.40	DTH#23 0"	A S.L. 10YR 3/3	355.40	DTH#24 0"	A S.L. 10YR 3/3
355.07	4"	B S.L. 10YR 5/6	355.07	4"	B S.L. 10YR 5/6
353.40	24"	C L.S. 2.5Y 5/2	353.40	24"	C L.S. 2.5Y 5/2
348.40	84"	LEDGE	348.40	84"	LEDGE

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

FRANKLIN PLANNING BOARD

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**

**CONSTRUCTION DETAILS**

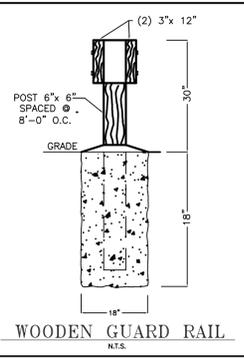
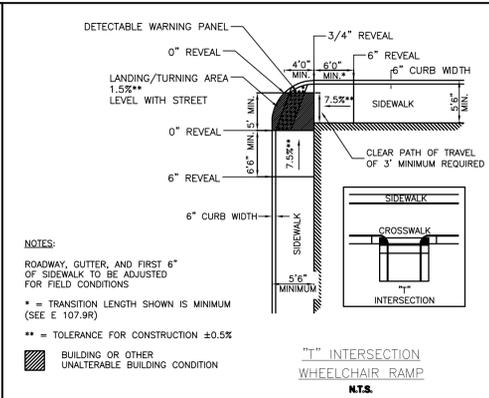
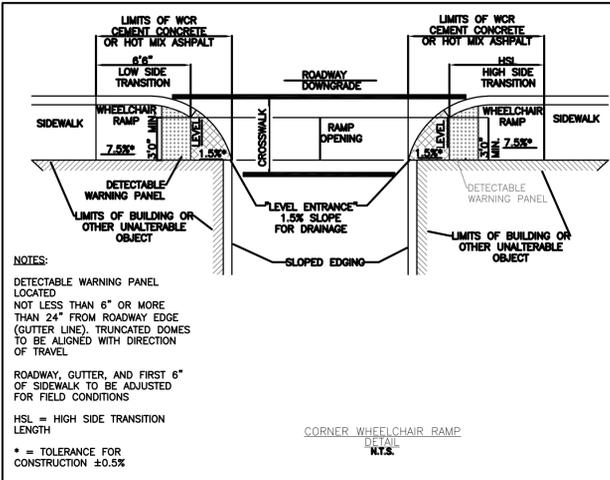
**OCTOBER 24, 2024**

DATE	REVISION DESCRIPTION

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

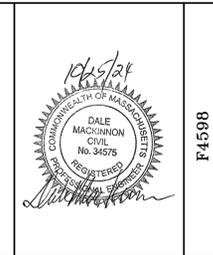
SHEET 10 OF 12 JOB NO. F4598

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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 \_\_\_\_\_



F-4598

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

FRANKLIN PLANNING BOARD

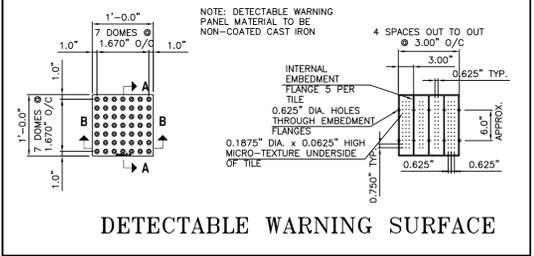
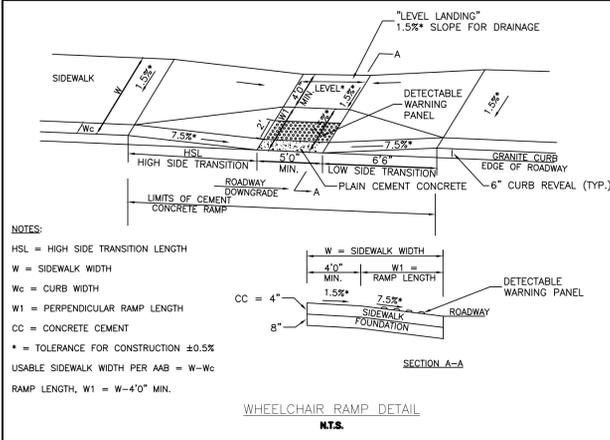
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BEING A MAJORITY



TEST BORING LOG		Proposed Access Road 20 Veterans Memorial Drive Franklin, MA		B-2 21-10023
Ground Elevation: 325 ft. V. Date Started: 10/29/21 Date Finished: 10/29/21 Driller: PG				
Soil Engineer/Geologist: _____				
Depth ft.	Casing ft.	Sample No.	Depth	Remarks
1	1	15'	0'0"-2'0"	11-9-19-9
2	1	18'	2'0"-4'0"	11-9-14-17
3	1	15'	5'0"-7'0"	27-31-27-34
4	1	17'	7'0"-9'0"	6-5-4-4
5	1	18'	10'0"-12'0"	12-18-23-21
10				Refusal at 14'0"
15				Water encountered 14 ft at completion
20				
25				
Notes: Hollow Stem Auger 4 1/2"				
Casing: 0-4 V. Lanes, 4-10 Lanes, 10-30 M. Dens., 30-50 Dens., 50+ V. Dens. Core: 0 to 10% (S) 10 to 20% (S) 20 to 30% (S) 30 to 50% (S) 50 to 100% (S)				

TEST BORING LOG		Proposed Access Road 20 Veterans Memorial Drive Franklin, MA		B-3 21-10023
Ground Elevation: 333 ft. V. Date Started: 10/29/21 Date Finished: 10/29/21 Driller: PG				
Soil Engineer/Geologist: _____				
Depth ft.	Casing ft.	Sample No.	Depth	Remarks
1	1	10'	0'0"-2'0"	1-1-1-1
2	1	21'	2'0"-4'0"	8-9-11-19
3	1	6'	5'0"-8'0"	28-10027
10				Refusal at 6 ft
15				3 Attempts Made
20				No Water encountered at completion
25				
Notes: Hollow Stem Auger 4 1/2"				
Casing: 0-4 V. Lanes, 4-10 Lanes, 10-30 M. Dens., 30-50 Dens., 50+ V. Dens. Core: 0 to 10% (S) 10 to 20% (S) 20 to 30% (S) 30 to 50% (S) 50 to 100% (S)				

TEST BORING LOG		Proposed Access Road 20 Veterans Memorial Drive Franklin, MA		B-4 21-10023
Ground Elevation: 336 ft. V. Date Started: 10/29/21 Date Finished: 10/29/21 Driller: PG				
Soil Engineer/Geologist: _____				
Depth ft.	Casing ft.	Sample No.	Depth	Remarks
1	1	15'	0'0"-2'0"	1-1-3-3
2	1	9'	2'0"-3'1"	4-8-10017
5				Refusal at 6 ft
10				3 Attempts Made
15				No Water encountered at completion
20				
25				
Notes: Hollow Stem Auger 4 1/2"				
Casing: 0-4 V. Lanes, 4-10 Lanes, 10-30 M. Dens., 30-50 Dens., 50+ V. Dens. Core: 0 to 10% (S) 10 to 20% (S) 20 to 30% (S) 30 to 50% (S) 50 to 100% (S)				

TEST BORING LOG		Proposed Access Road 20 Veterans Memorial Drive Franklin, MA		B-5 21-10023
Ground Elevation: 369 ft. V. Date Started: 10/29/21 Date Finished: 10/29/21 Driller: PG				
Soil Engineer/Geologist: _____				
Depth ft.	Casing ft.	Sample No.	Depth	Remarks
1	1	3'	0'0"-2'0"	1-2-4-12
2	1	15'	2'0"-4'0"	4-5-7-9
3	1	18'	5'0"-7'0"	11-17-18-24
4	1	12'	7'0"-8'2"	19-33-10027
10				Refusal at 8'0"
15				No Water encountered at completion
20				
25				
Notes: Hollow Stem Auger 4 1/2"				
Casing: 0-4 V. Lanes, 4-10 Lanes, 10-30 M. Dens., 30-50 Dens., 50+ V. Dens. Core: 0 to 10% (S) 10 to 20% (S) 20 to 30% (S) 30 to 50% (S) 50 to 100% (S)				

TEST BORING LOG		Proposed Access Road 20 Veterans Memorial Drive Franklin, MA		B-6 21-10023
Ground Elevation: 376 ft. V. Date Started: 11/01/21 Date Finished: 11/01/21 Driller: PG				
Soil Engineer/Geologist: _____				
Depth ft.	Casing ft.	Sample No.	Depth	Remarks
1	1	18'	0'0"-2'0"	WDH-1-12
2	1	18'	2'0"-4'0"	8-14-14-29
3	1	21'	5'0"-7'0"	14-18-19-16
4	1	21'	7'0"-9'0"	10-16-17-24
5	1	15'	10'0"-11'3"	23-31-10037
10				Refusal at 12 ft
15				Water encountered 5 ft at completion
20				
25				
Notes: Hollow Stem Auger 4 1/2"				
Casing: 0-4 V. Lanes, 4-10 Lanes, 10-30 M. Dens., 30-50 Dens., 50+ V. Dens. Core: 0 to 10% (S) 10 to 20% (S) 20 to 30% (S) 30 to 50% (S) 50 to 100% (S)				

TEST BORING LOG		Proposed Access Road 20 Veterans Memorial Drive Franklin, MA		B-7 21-10023
Ground Elevation: 374 ft. V. Date Started: 11/01/21 Date Finished: 11/01/21 Driller: PG				
Soil Engineer/Geologist: _____				
Depth ft.	Casing ft.	Sample No.	Depth	Remarks
1	1	20'	0'0"-2'0"	1-1-1-1
2	1	18'	2'0"-4'0"	9-11-13-17
3	1	21'	5'0"-7'0"	21-27-28-31
4	1	18'	7'0"-9'0"	31-33-32-35
5	1	21'	10'0"-12'0"	7-8-11-14
10				Refusal at 12 ft
15				Water encountered 7 ft at completion
20				
25				
Notes: Hollow Stem Auger 4 1/2"				
Casing: 0-4 V. Lanes, 4-10 Lanes, 10-30 M. Dens., 30-50 Dens., 50+ V. Dens. Core: 0 to 10% (S) 10 to 20% (S) 20 to 30% (S) 30 to 50% (S) 50 to 100% (S)				

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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

### CONSTRUCTION DETAILS

OCTOBER 24, 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  
www.gandhengineering.com

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WETLAND REPLICATION PLAN Off Veterans Memorial Drive

Map 259 Parcel 007-002 Franklin, MA

PURPOSE: NOI Supportive Document

PREPARED FOR: Guerriere & Halton 55 West Central Street Franklin, MA 02038

Step 3: Excavation of Replication Area An excavator or backhoe shall remove existing soils up to the edge of the proposed replication area boundary...

Step 4: Final Grading of Replication Area Upon removal of existing soils down to the proper depth (as determined by the wetland scientist on site during the removal process)...

Step 5: Place Woody Debris and Boulders If Woody debris, snags, and moss-covered boulders currently lay on site in the proposed replication area, these shall be preserved and randomly placed throughout the replication area to provide cover for wildlife.

Step 6: Planting Precise siting of plants may be determined by the wetland scientist in the field prior to installation. All plantings (reference the planting list from section C) shall be distributed throughout the area...

Step 7: Erosion Controls Removal Once the replication area is stable, a request shall be submitted to the Conservation Commission to remove the erosion controls adjacent to the replication area...

Step 8: Replication Monitoring a. Seasonal monitoring reports shall be prepared for the replication areas by a qualified wetland scientist for a period of 2 additional years after installation or every year until a COC is issued by the Franklin Conservation Commission...

C. PLANTING LIST: Proposed Plantings for Replication Area 1 (1960 s.f.)

Table with 4 columns: Common Name, Scientific Name, Number, Size. Lists trees like Acer rubrum and shrubs like Vaccinium corymbosum.

\*Planting species and seed mixes may be substituted with Conservation Commission approval with similar native species with the same wetland indicator status if certain species are unavailable.

D. CONCLUSIONS

The IVW impact area will be mitigated at a ratio of 2:1 with the final replication area. All local, state and federal statutory interests and performance standards have been protected and will be met by the project...

B. GENERAL INSTALLATION PROCEDURES:

Supervising: All work within the replication area shall be supervised by a qualified wetland scientist with a minimum of five years' experience. The supervisor shall submit monitoring reports to the Conservation Commission as described below.

Timing: Work shall take place ideally when the wetland impact area is not saturated. If necessary, a dewatering plan shall be approved by the Conservation Commission. The planting of the replication area should be accomplished during the spring or fall growing seasons between April and June or between September and November.

Step 1: Stake Limits of Work, Confirm Wetland Flags in Place & Install ECB - At Replication Area

Staking out limits of work and confirmation of wetland flags are planned for the replication areas. Erosion control barriers shall then be installed in the form of 12-in composite filter tube socks placed at the limit of work for the replication area...

Step 2: Identify Shrubs, Woody Debris, and Boulders to be re-used in Replication Area A Goddard Consulting wetland scientist identified and flagged (with blue ribbon marked "save") 5 sweet pepper bush shrubs within the wetland impact area which will be used as additional plantings in the replication area...

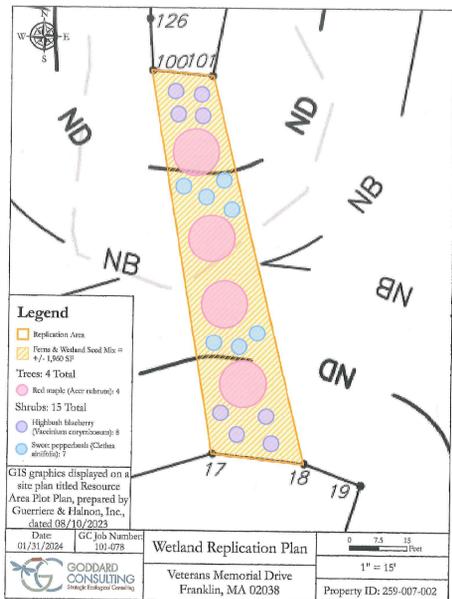


Table with 2 columns: Title (Wetland Replication Plan) and Address (Veterans Memorial Drive Franklin, MA 02038). Includes a graphic scale of 1" = 15'.

Attachment 1. Wetland Impact Area Soil Profile

Table with 5 columns: Soil Depth, Soil Color, Soil Material, Mottles and percentages, Start of Ground Water Movement Elevation. Shows soil profile data for 0-1", 1-10", and 10-30" depths.

Other indicators of Hydrology present:

Soil surface has water staining. Soil is saturated at 1 inch. No free water was observed within 30-inches of test hole within 30 minutes. Mottles present at 10-inches are the start of ground water movement within this area.

Wetland Adjacent to Replacement Area

Table with 5 columns: Soil Depth, Soil Color, Soil Material, Mottles and percentages, Start of Ground Water Movement Elevation. Shows soil profile data for 0-1", 1-6", and 6-30" depths.

Other indicators of Hydrology present:

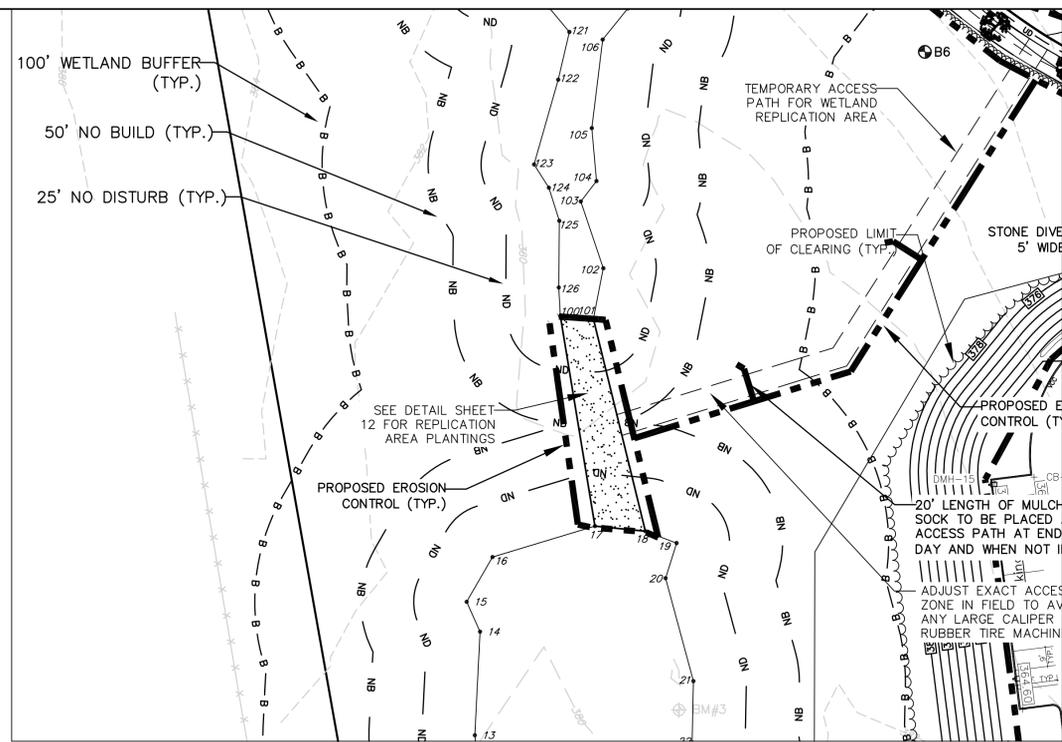
Soil surface has water staining. Soil is saturated at 1 inch. No free water was observed within 30-inches of test hole within 30 minutes. Mottles present at 6-inches are the start of ground water movement within this area.

Attachment 2. Wetland Replacement Area

Table with 5 columns: Soil Depth, Soil Color, Soil Material, Mottles and percentages, Start of Ground Water Movement Elevation. Shows soil profile data for 0-2", 2-4", 4-20", and 20-30" depths.

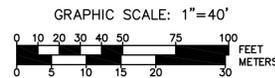
Other indicators of Hydrology present:

Soil surface has water staining. Soil is saturated at 2 inches. No free water was observed within 30-inches of test hole within 30 minutes. Mottles present at 20-inches are the start of ground water movement within this area. The wetland replacement area needs to be excavated down to approximately 20-inches to achieve wetland hydrology in this area.



NOTE:

- 1. SEE SITE DEVELOPMENT AND GRADING SHEET FOR REPLICATION LOCATION. 2. SEE REPORT BY GODDARD CONSULTING DATED JANUARY 31, 2024 AND UPDATED JUNE 18, 2024 ENTITLED WETLAND REPLICATION PLAN OFF VETERANS MEMORIAL DRIVE, PREPARED FOR GUERRIERE & HALNON, INC.



WETLAND REPLICATION AREA



F4598

APPROVED DATE:

FRANKLIN PLANNING BOARD

BEING A MAJORITY

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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

WETLAND REPLICATION PLAN

OCTOBER 24, 2024

Table with 2 columns: DATE, REVISION DESCRIPTION. Shows the date of the plan and a revision description.



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

SHEET 12 OF 12

JOB NO. F4598