

# "BALSAM ESTATES"

## Private Definitive Subdivision Plan of Land Franklin, Massachusetts

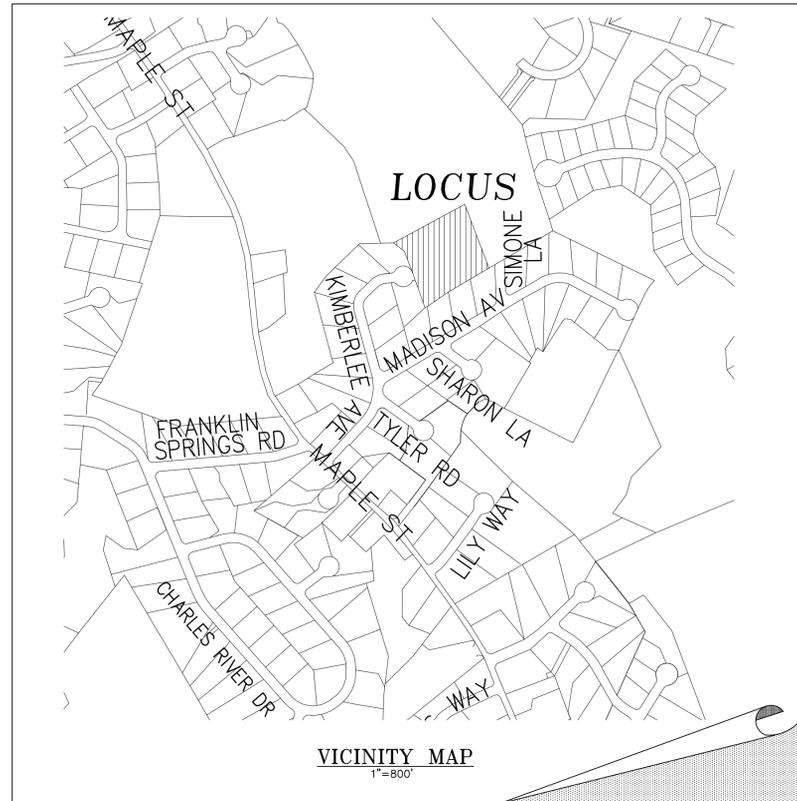
October 17, 2024  
Revised: January 3, 2025

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

### ABUTTERS WITHIN 300'

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 ANDREWS THOMAS & MIKAYLA 5 MADISON AVE FRANKLIN, MA 02038
242_035 WROBLESKI KENT & BETRO KENDRE 18 MADISON AVE 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.
- SECTION 300-8.C STREET PLAN AND PROFILE PLAN SET EXCLUDES PLAN AND PROFILE SINCE THERE ARE NO PUBLIC UTILITIES PROPOSED AND THE STREET IS LESS THAN 200 FEET IN LENGTH.

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.  
01/10/2025



1/10/25  
DALE MARCHIONNI  
No. 34575  
REGISTERED PROFESSIONAL SURVEYOR  
State of Massachusetts

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 DEERVIEWAY  
FRANKLIN, MA 02038

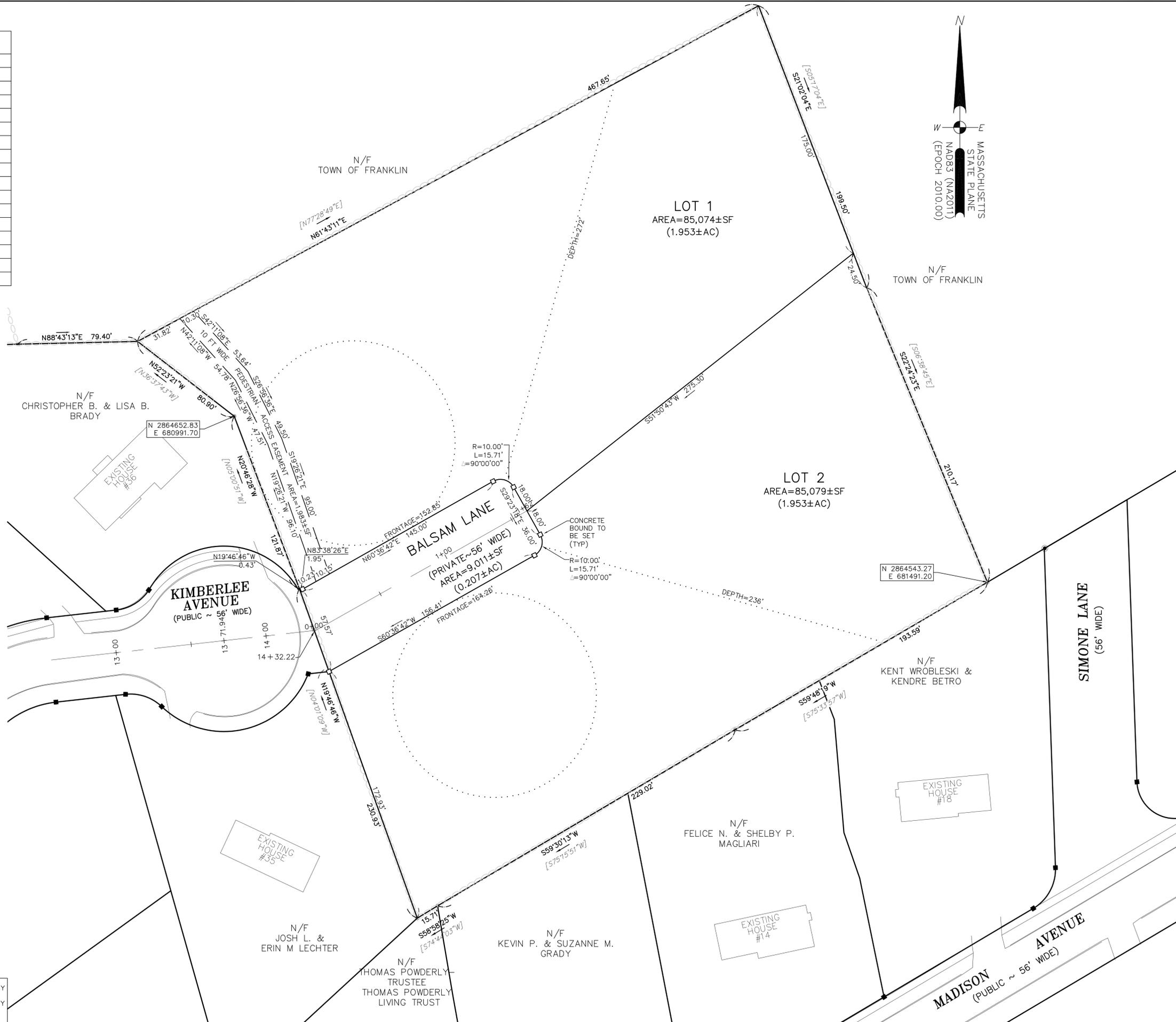
PRIVATE DEFINITIVE  
SUBDIVISION  
PLAN OF LAND  
BALSAM ESTATES  
FRANKLIN MASSACHUSETTS

COVER	
OCTOBER 17, 2024	
DATE	REVISION DESCRIPTION
01/07/2025	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.gondhengineering.com

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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
—000—	EXISTING CONTOUR
⊞⊞⊞	EXISTING STONEWALL
⊞	EXISTING MAILBOX
N00°00'00"E	BEARING (NAD83)
[N00°00'00"E]	BEARING (RECORD PLAN)



REGISTRY USE ONLY  
F4631

APPROVED DATE: \_\_\_\_\_  
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*Robert E. Constantine, II*

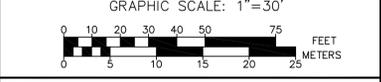
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A.M. 242 LOT 27  
DEED BK. 35754 PG. 562

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

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

**LOTGING  
OCTOBER 17, 2024**

DATE	REVISION DESCRIPTION
1/7/2025	REVISED PER PEER REVIEW COMMENTS



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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.

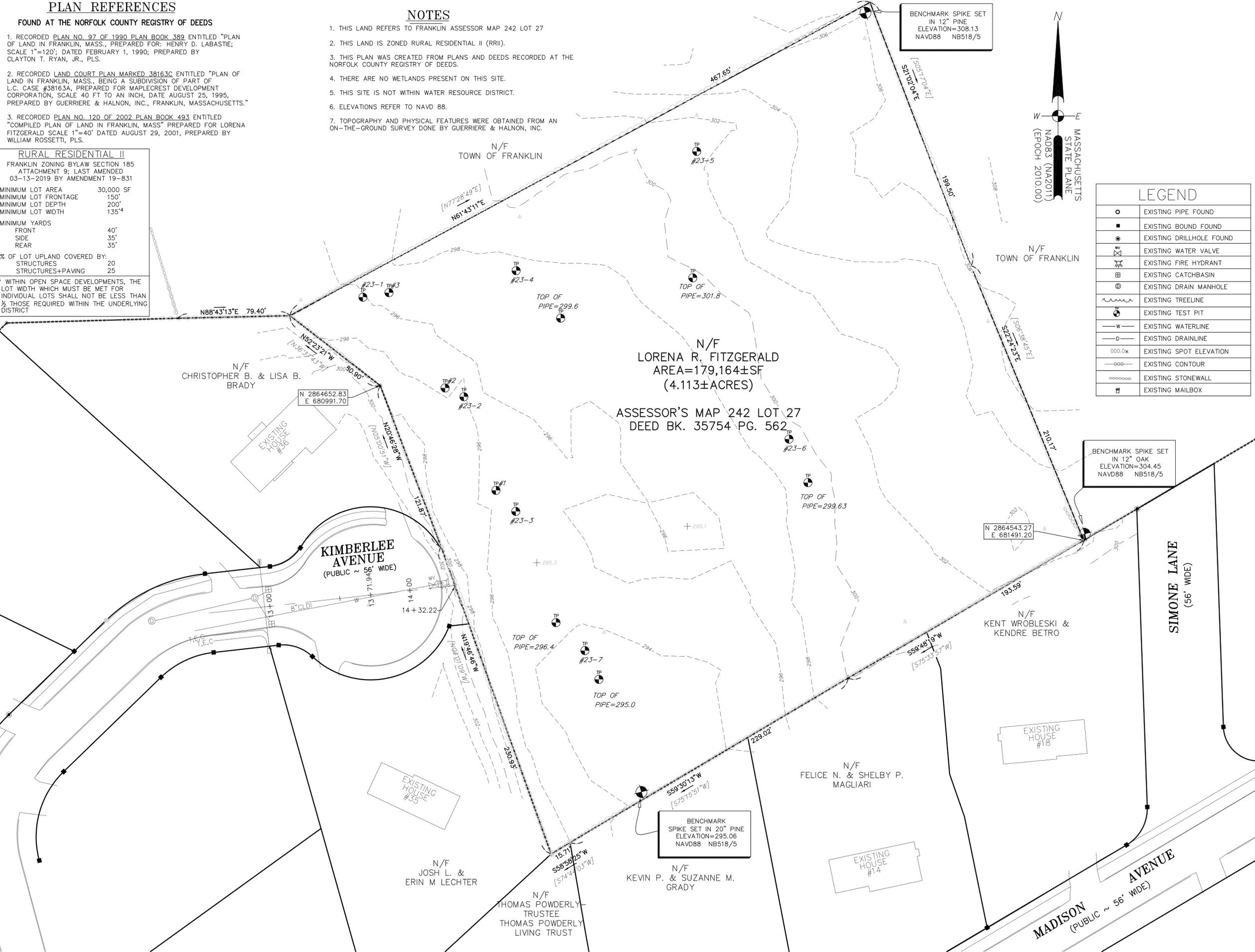
**RURAL RESIDENTIAL II**  
FRANKLIN ZONING BYLAW SECTION 185  
ATTACHMENT 9; LAST AMENDED  
03-13-2019 BY AMENDMENT 19-831

MINIMUM LOT AREA 30,000 SF  
MINIMUM LOT FRONTAGE 150'  
MINIMUM LOT DEPTH 200'  
MINIMUM LOT WIDTH 135'

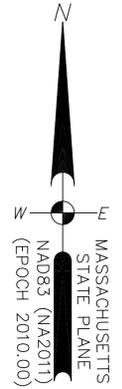
MINIMUM YARDS  
FRONT 40'  
SIDE 35'  
REAR 35'

% 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=308.13  
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



F4631

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

**LEGAL NOTES**

UTILITIES ARE PLOTTED AS A COMPILATION OF RECORD DOCUMENT MARKINGS AND OTHER OBSERVED EVIDENCE. CONTRACTORS SHOULD BE CONSIDERED APPROXIMATE. PRIOR TO ANY EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE KNOWN. CONTRACTORS OR OBSERVED PHYSICAL EVIDENCE. 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**  
LORENA R. FITZGERALD  
441 MAPLE STREET  
FRANKLIN, MA 02039  
A.M. 242 LOT 27  
DEED BK. 35754 PG. 562

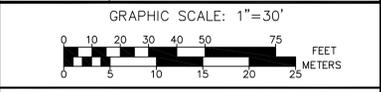
**APPLICANT**  
JOEL D'ERRICO  
72 DEERVIE WAY  
FRANKLIN, MA 02038

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

**EXISTING CONDITIONS**

**OCTOBER 17, 2024**

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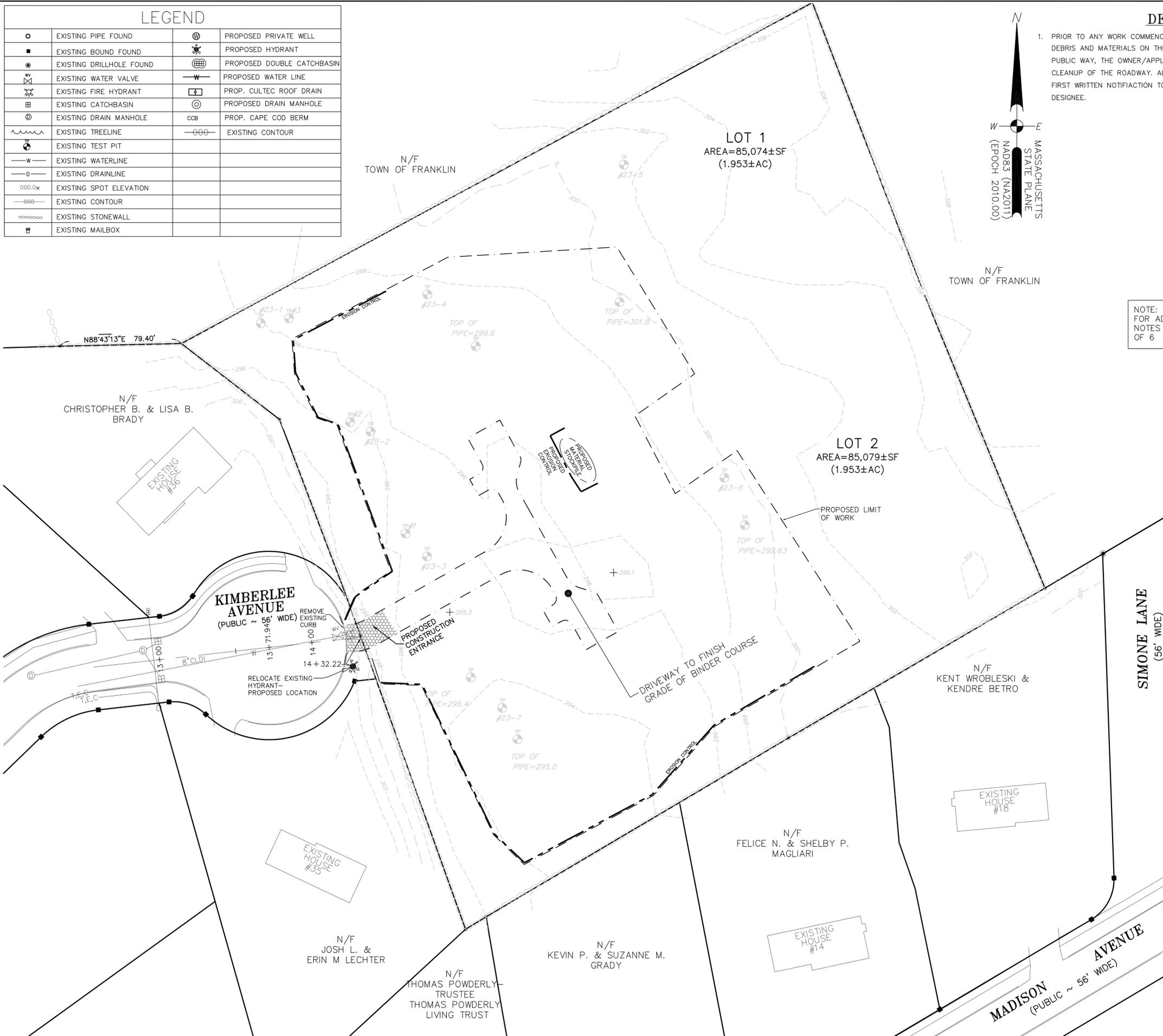


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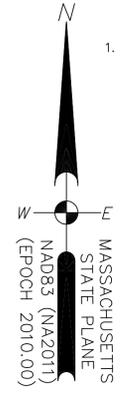
**LEGEND**

○	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	—○○○—	EXISTING CONTOUR
⊕	EXISTING TEST PIT		
—W—	EXISTING WATERLINE		
—D—	EXISTING DRAINLINE		
000.0x	EXISTING SPOT ELEVATION		
—○○○—	EXISTING CONTOUR		
○○○○○○	EXISTING STONEWALL		
⊕	EXISTING MAILBOX		



**DEBRIS NOTE:**

- PRIOR TO ANY WORK COMMENCING ON 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/APPLICANT BY THE BOARD OR ITS DESIGNEE.



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

01/10/2025

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

DALE MADRISON  
No. 34979  
REGISTERED PROFESSIONAL LAND SURVEYOR

F4631

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

FRANKLIN PLANNING BOARD

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

BEING A MAJORITY

**LEGAL NOTES**

UTILITIES ARE PLOTTED AS A COMPILATION OF RECORD DRAWING MARKINGS AND OTHER OBSERVED EVIDENCE. FOR A VIEW OF THE UNDERGROUND UTILITIES AND SHOULD BE CONSIDERED APPROXIMATE. PRIOR TO ANY EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE KNOWN COMPLETELY AND RELIABLY DEPICTED. ADDITIONAL UTILITIES, NOT EVIDENCED BY RECORD DRAWINGS OR OBSERVED PHYSICAL EVIDENCE, MAY BE DISCOVERED BY CONTRACTORS (IN ACCORDANCE WITH MASSACHUSETTS 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**

LORENA R. FITZGERALD  
441 MAPLE STREET  
FRANKLIN, MA 02039

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

**APPLICANT**

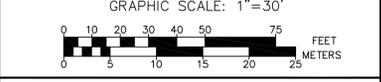
JOEL D'ERRICO  
72 DEERVIEW WAY  
FRANKLIN, MA 02038

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

**EROSION CONTROL PLAN**

**OCTOBER 17, 2024**

DATE	REVISION DESCRIPTION
01/07/2025	PER TOWN COMMENTS



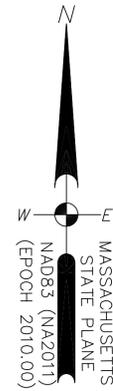
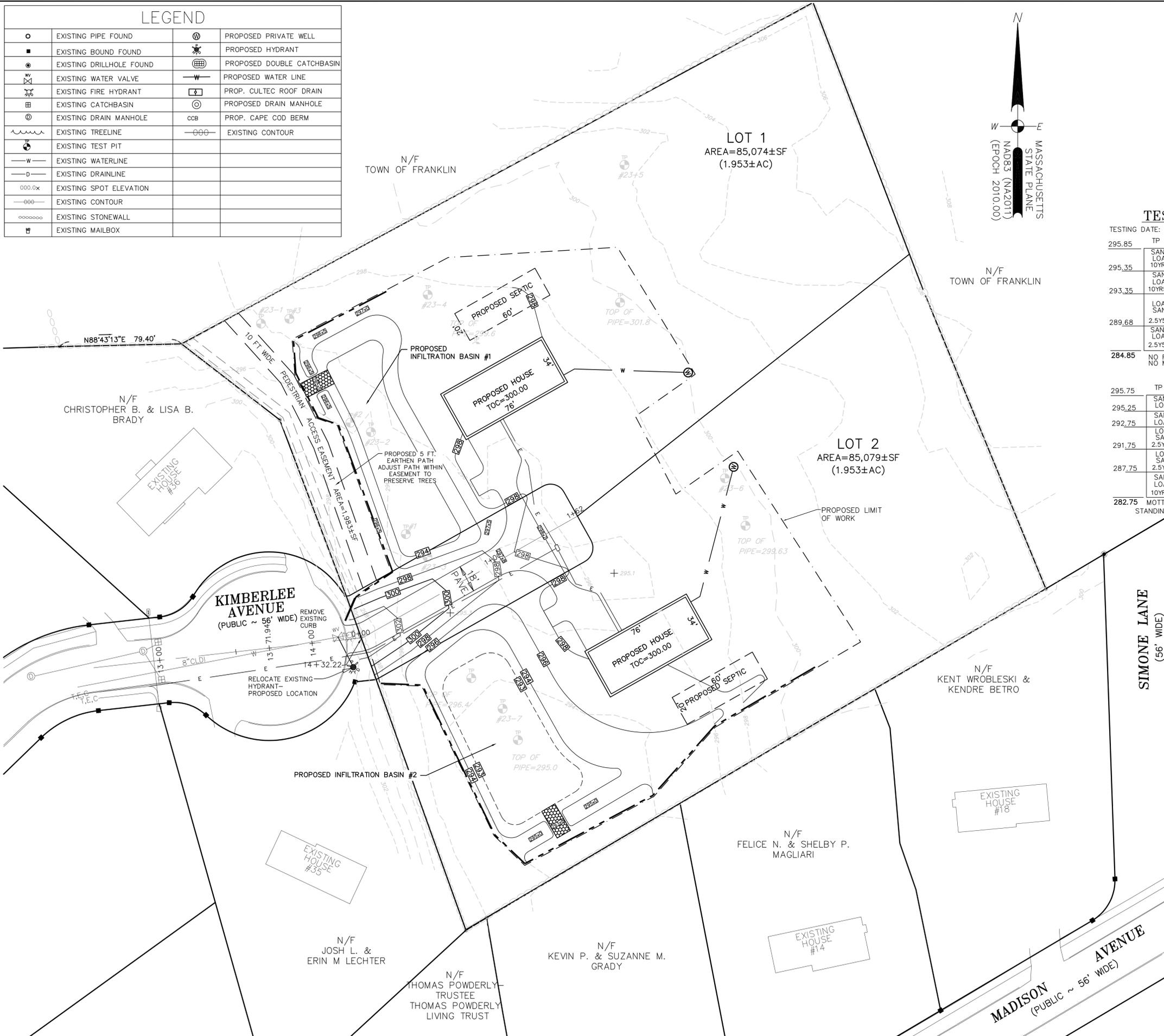
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LEGEND

○	EXISTING PIPE FOUND	⊕	PROPOSED PRIVATE WELL
■	EXISTING BOUND FOUND	⊕	PROPOSED HYDRANT
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⊕	EXISTING CATCHBASIN	⊕	PROPOSED DRAIN MANHOLE
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—	EXISTING TREELINE	—○○○—	EXISTING CONTOUR
⊕	EXISTING TEST PIT		
—W—	EXISTING WATERLINE		
—D—	EXISTING DRAINLINE		
000.0x	EXISTING SPOT ELEVATION		
—○○○—	EXISTING CONTOUR		
○○○○○	EXISTING STONEWALL		
⊕	EXISTING MAILBOX		



TESTING INFORMATION

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

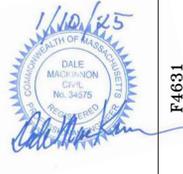
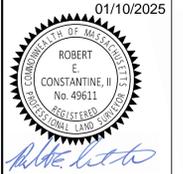
TP 23-1		TP 23-2	
295.85	SANDY LOAM 10YR3/2 A 0"-6"	295.35	SANDY LOAM A 0"-6"
295.35	SANDY LOAM 10YR5/6 B 6"-30"	294.35	SANDY LOAM B 6"-24"
293.35	LOAMY SAND 2.5Y5/3 C-1 30"-74"	291.68	FINE LOAMY SAND 2.5Y5/2 C-1 24"-56"
289.68	SANDY LOAM 2.5Y5/4 C-2 74"-132"	288.35	GRAVELLY LOAMY SAND 2.5Y5/3 C-2 56"-96"
284.85	NO REFUSAL NO MOTTLES	285.02	SANDY LOAM 10YR5/4 C-3 96"-136"
			NO REFUSAL

TP 23-3		TP 23-4	
295.75	SANDY LOAM A 0"-6"	297.65	SANDY LOAM A 0"-6"
295.25	SANDY LOAM B 6"-36"	297.15	SANDY LOAM B 6"-36"
292.75	LOAMY SAND 2.5Y5/2 C-1 36"-48"	294.65	SANDY LOAM B 6"-36"
291.75	LOAMY SAND 2.5Y5/3 C-2 48"-96"		LOAMY SAND C 36"-132"
287.75	SANDY LOAM 10YR5/4 C-3 96"-156"		
282.75	MOTTLES@48" STANDING WATER@132"	286.65	NO REFUSAL NO MOTTLES

TP 23-5	
301.65	SANDY LOAM 10YR3/3 A 0"-6"
301.15	SANDY LOAM B 6"-36"
298.65	LOAMY SAND 36"-120" C
	ANGULAR ROCKS
291.65	NO REFUSAL NO MOTTLES

TP 23-6	
299.35	SANDY LOAM A 0"-6"
298.85	SANDY LOAM B 6"-30"
296.85	SAND 2.5Y4/3 C-1 30"-54"
294.85	LOAMY SAND 54"-105" C-2
290.60	NO REFUSAL NO MOTTLES

TP 23-7	
293.65	SANDY LOAM A 0"-6"
293.15	SANDY LOAM B 6"-36"
290.65	LOAMY SAND 36"-78" C-1
287.15	LOAMY SAND W/ GRAVEL 78"-128" C-2
282.98	



F4631

APPROVED DATE: \_\_\_\_\_  
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BEING A MAJORITY

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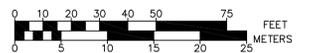
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FRANKLIN MASSACHUSETTS

SITE DEVELOPMENT

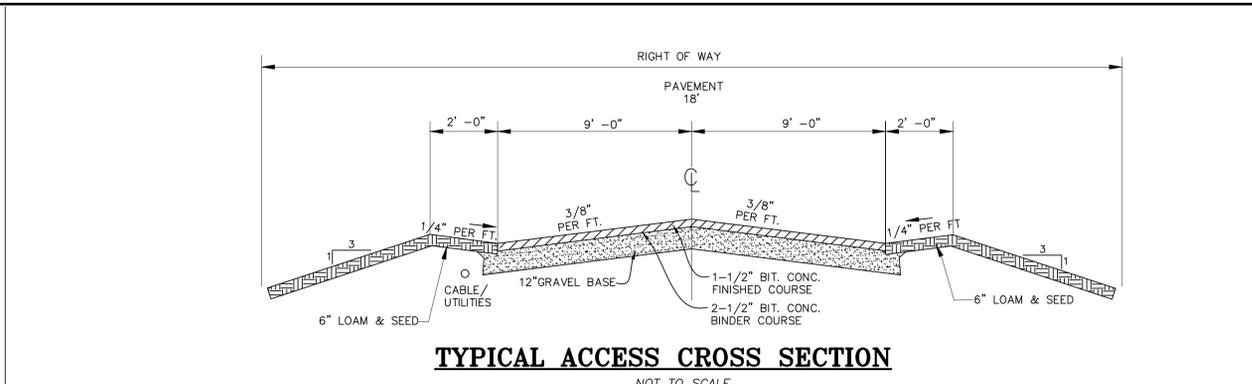
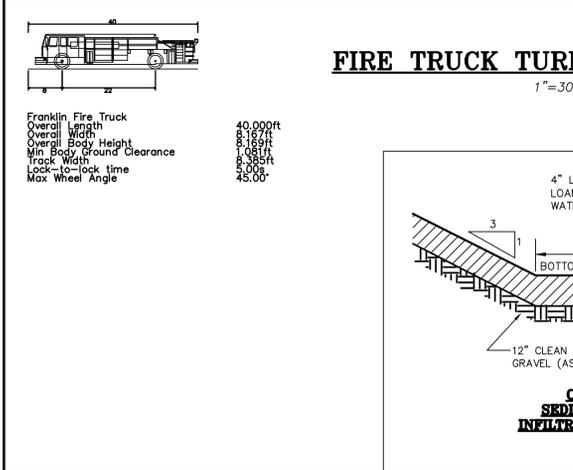
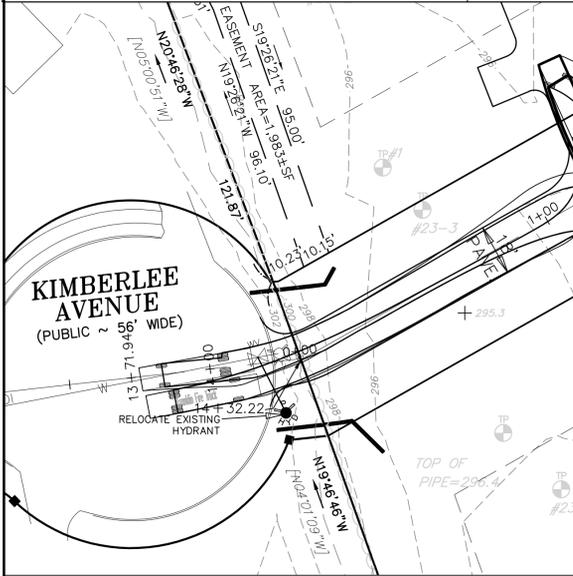
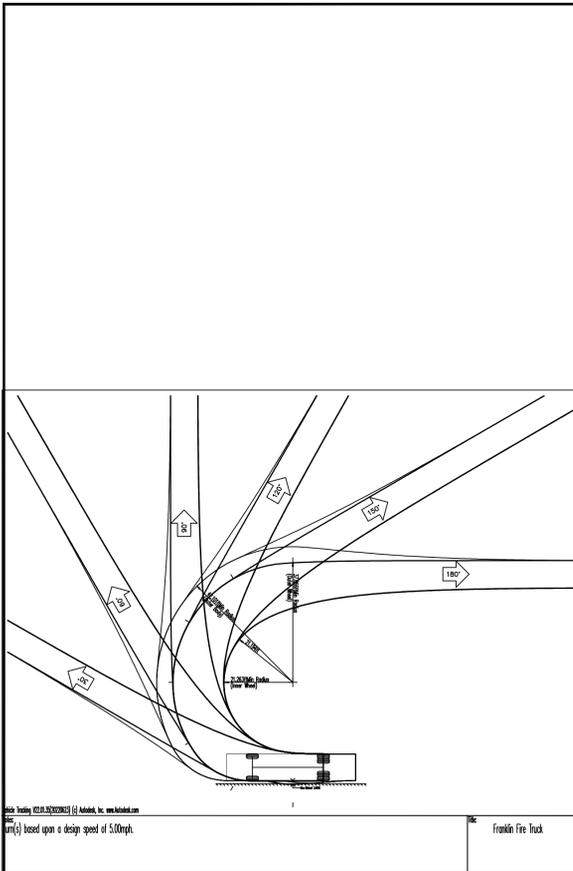
OCTOBER 17, 2024

DATE	REVISION DESCRIPTION
01/07/2025	PER TOWN COMMENTS

GRAPHIC SCALE: 1"=30'

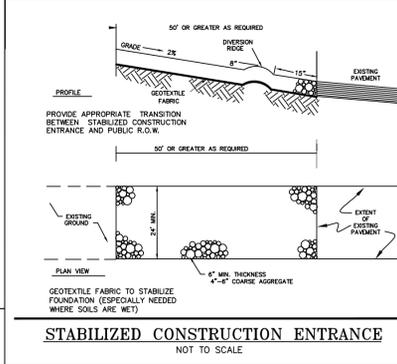


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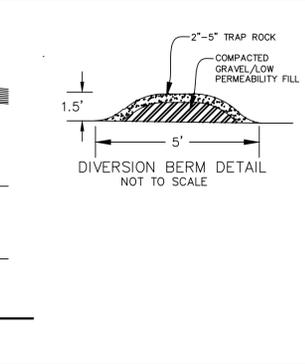


**TYPICAL ACCESS CROSS SECTION**  
NOT TO SCALE

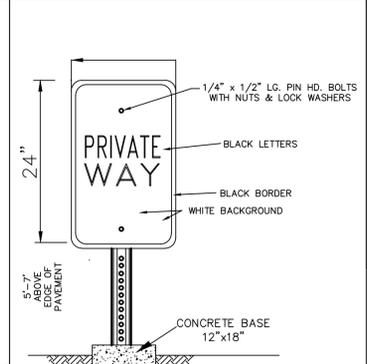
NOTE:  
1. TEMPORARY BERM SHALL BE PLACED ALONG THE ENTIRE EDGE OF ROADWAY WITH THE BINDER COURSE AND SHALL REMAIN IN PLACE UNTIL FINISH COURSE IS PLACED.



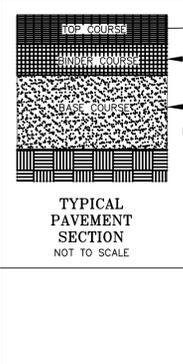
**STABILIZED CONSTRUCTION ENTRANCE**  
NOT TO SCALE



**DIVERSION BERM DETAIL**  
NOT TO SCALE



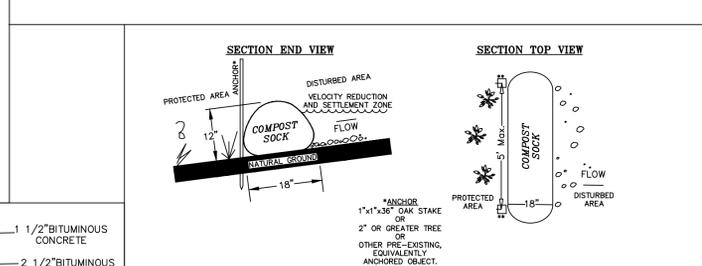
**SIGN DETAIL**



**TYPICAL PAVEMENT SECTION**  
NOT TO SCALE

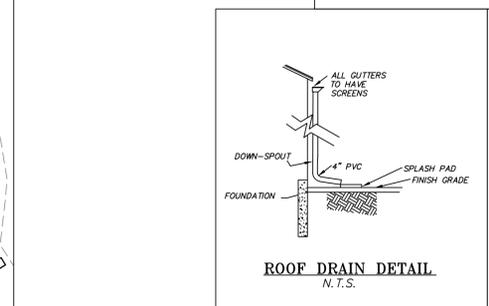
**EROSION CONTROL NOTES:**

- TAKE EVERY PRECAUTION TO MINIMIZE AND CONTROL EROSION WITHIN THE PROJECT AREA.
- 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.
- 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.
- 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.
- ALL AREAS DISTURBED BY CONSTRUCTION ARE TO BE LOAMED (4\"/>

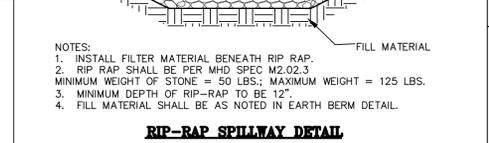


**COMPOST SOCK COMPONENTS:**  
OUTSIDE CASING: 100% organic hessian.  
FILLER INGREDIENT: FiberRoot Mulch™  
A blend of coarse and fine compost and shredded wood.  
Particle sizes: 100% passing a 3\"/>

**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\"/>

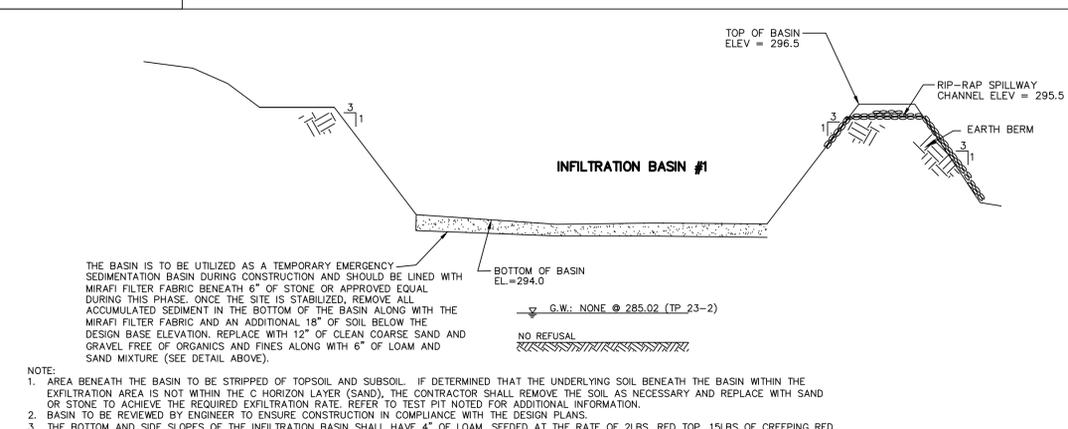


**ROOF DRAIN DETAIL**  
N.T.S.



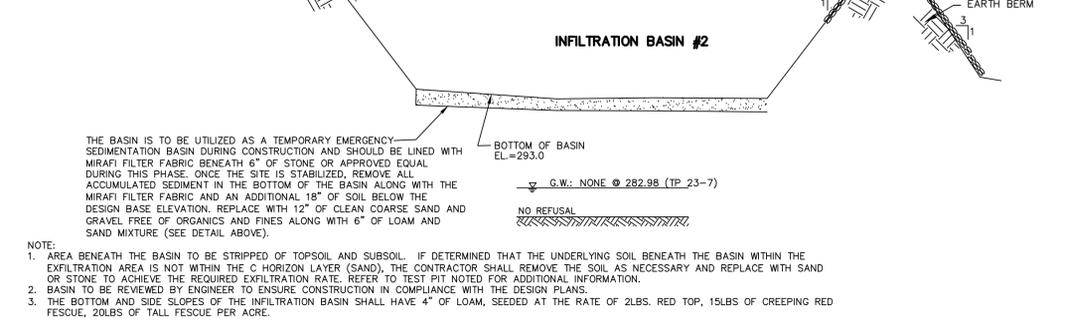
**RIP-RAP SPILLWAY DETAIL**

NOTES:  
1. INSTALL FILTER MATERIAL BENEATH RIP RAP.  
2. RIP RAP SHALL BE PER MHD SPEC M2.02.3. MINIMUM WEIGHT OF STONE = 50 LBS.; MAXIMUM WEIGHT = 125 LBS.  
3. MINIMUM DEPTH OF RIP-RAP TO BE 12\"/>



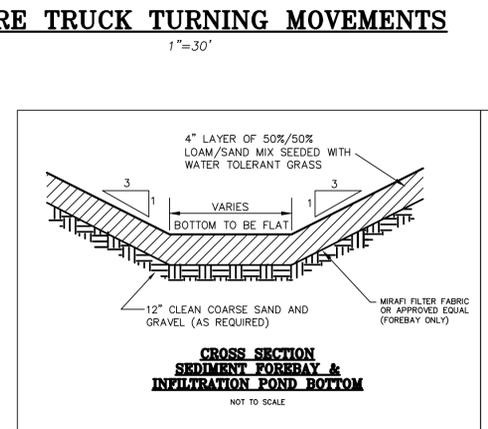
**INFILTRATION BASIN #1**

THE BASIN IS TO BE UTILIZED AS A TEMPORARY EMERGENCY SEDIMENTATION BASIN DURING CONSTRUCTION AND SHOULD BE LINED WITH MIRAFI FILTER FABRIC BENEATH 6\"/>

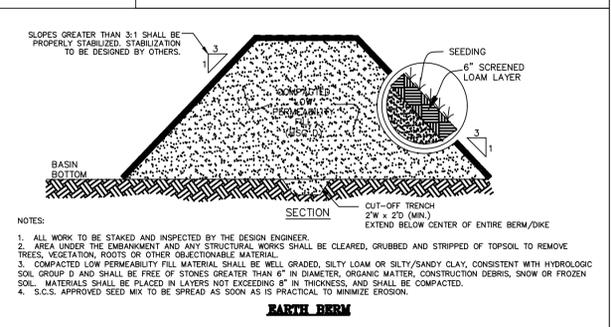


**INFILTRATION BASIN #2**

THE BASIN IS TO BE UTILIZED AS A TEMPORARY EMERGENCY SEDIMENTATION BASIN DURING CONSTRUCTION AND SHOULD BE LINED WITH MIRAFI FILTER FABRIC BENEATH 6\"/>



**CROSS SECTION SEDIMENT FOREBAY & INFILTRATION POND BOTTOM**  
NOT TO SCALE



**EARTH BERM**

NOTES:  
1. ALL WORK TO BE STAKED AND INSPECTED BY THE DESIGN ENGINEER.  
2. AREA UNDER THE EMBANKMENT AND ANY STRUCTURAL WORKS SHALL BE CLEARED, GRUBBED AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS OR OTHER OBJECTIONABLE MATERIAL.  
3. COMPACTED LOW PERMEABILITY FILL MATERIAL SHALL BE WELL GRADED, SILTY LOAM OR SILTY SANDY CLAY, CONSISTENT WITH HYDROLOGIC SOIL GROUP D AND SHALL BE FREE OF STONES GREATER THAN 4\"/>

01/10/2025

ROBERT E. CONSTANTINE, II  
REGISTERED PROFESSIONAL LAND SURVEYOR

DALE MARCHION  
REGISTERED PROFESSIONAL LAND SURVEYOR

F4631

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

FRANKLIN PLANNING BOARD

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

BEING A MAJORITY

**LEGAL NOTES**

UTILITIES ARE PLOTTED AS A COMPILATION OF RECORD DOCUMENT MARKINGS AND OTHER OBSERVED EVIDENCE. FOR A VIEW OF THE UNDERGROUND UTILITIES AND SHOULD BE CONSIDERED APPROXIMATE. ANY UNEXPECTED EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE GUARANTEED COMPLETELY AND RELIABLY DEPICTED. CONTRACTORS OR OBSERVED PHYSICAL EVIDENCE. CONTRACTORS (IN ACCORDANCE WITH MASSACHUSETTS 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**

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
1/7/2025	REVISED PER PEER REVIEW COMMENTS



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