

"LARISSA'S COURT"

Site Plan

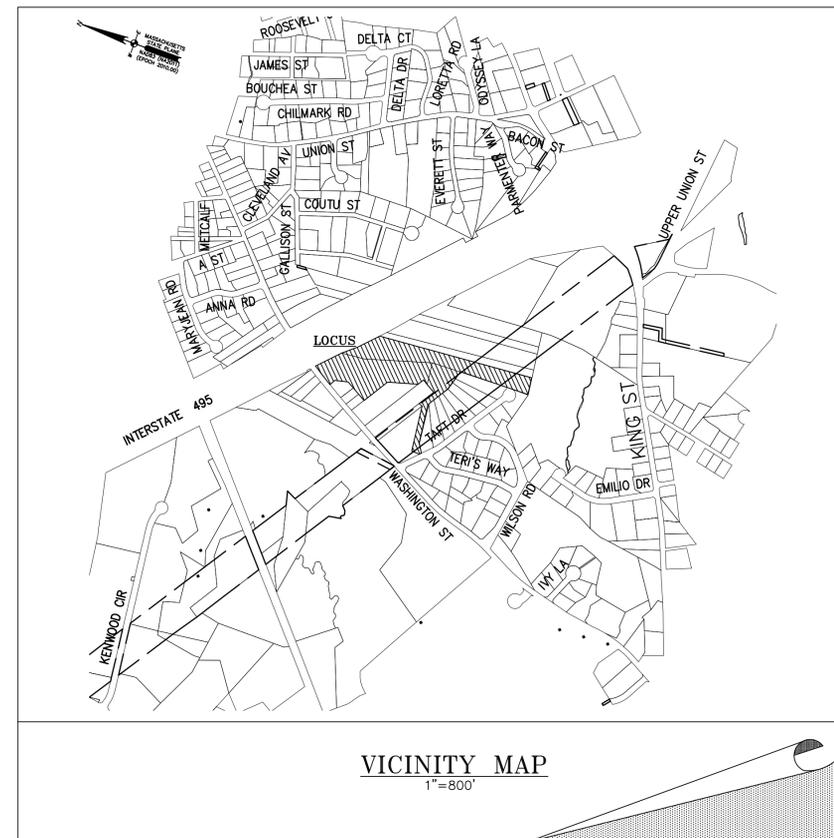
202 Washington Street
A Friendly 40B Development
Franklin, Massachusetts

Date: FEBRUARY 24, 2025

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F4664

APPROVED DATE:
FRANKLIN ZONING BOARD

BEING A MAJORITY

LEGAL NOTES

UTILITIES ARE PLOTTED AS A COMPILATION OF RECORD DRAWINGS, MARKINGS AND OTHER OBSERVED EVIDENCE. FOR A VIEW OF THE UNDERGROUND UTILITIES AND SHOULD BE CONSIDERED APPROXIMATE. DURING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE 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	OWNER
FLORENCE T RISTAINO PAUL R QUINN 202 WASHINGTON STREET FRANKLIN, MA 02038 DEED BK 31923 PAGE 20 DEED BK 3568 PAGE 379 PLAN BK 71 PLAN 3448 A.M. 304 LOT 44	D'ANIELLO NOMINEE TRUST ALBERT A D'ANIELLO, JR, TR THERESA M D'ANIELLO, TR 2 TAFT DRIVE FRANKLIN, MA 02038 PARCEL M DEED BK 35729 PG 495 PL BK 365 PL No. 161B CTF#: 197326 LOT 24 LCC 37023D A.M. 304 LOT 52
FLORENCE T RISTAINO MARGARET RISTAINO OFF WASHINGTON STREET FRANKLIN, MA 02038 DEED BK 12649 PAGE 586 PLAN BK 52 PLAN 2483 A.M. 313 LOT 4	NEW GENERATION CUSTOM HOMES CORP ATTN: MARCELO ALVES 40 ALPINE ROW FRANKLIN, MA 02038

**LARISSA'S COURT
SITE PLAN
202 WASHINGTON STREET
A FRIENDLY 40B DEVELOPMENT
FRANKLIN
MASSACHUSETTS**

COVER

FEBRUARY 24, 2025

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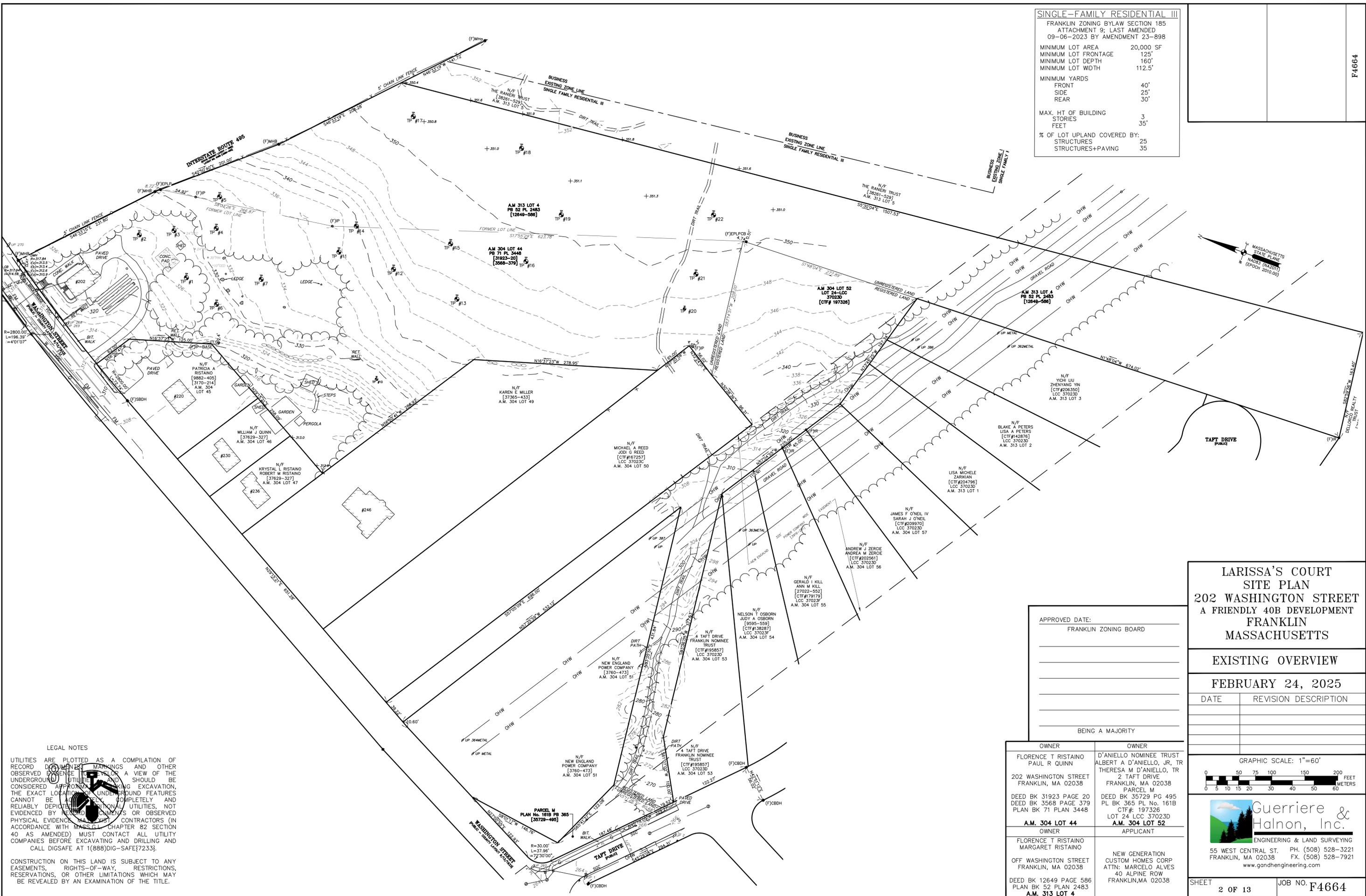
GRAPHIC SCALE: 1"=40'



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55 WEST CENTRAL ST. PH. (508) 528-3221
FRANKLIN, MA 02038 FX. (508) 528-7921
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SINGLE-FAMILY RESIDENTIAL III	
FRANKLIN ZONING BYLAW SECTION 185 ATTACHMENT 9; LAST AMENDED 09-06-2023 BY AMENDMENT 23-898	
MINIMUM LOT AREA	20,000 SF
MINIMUM LOT FRONTAGE	125'
MINIMUM LOT DEPTH	160'
MINIMUM LOT WIDTH	112.5'
MINIMUM YARDS	
FRONT	40'
SIDE	25'
REAR	30'
MAX. HT. OF BUILDING	
STORIES	3
FEET	35'
% OF LOT UPLAND COVERED BY:	
STRUCTURES	25
STRUCTURES+PAVING	35

F4664



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MASSACHUSETTS**

EXISTING OVERVIEW

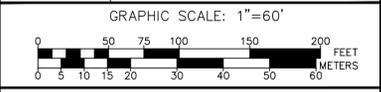
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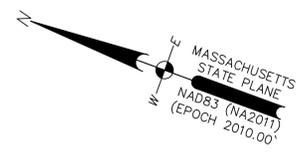
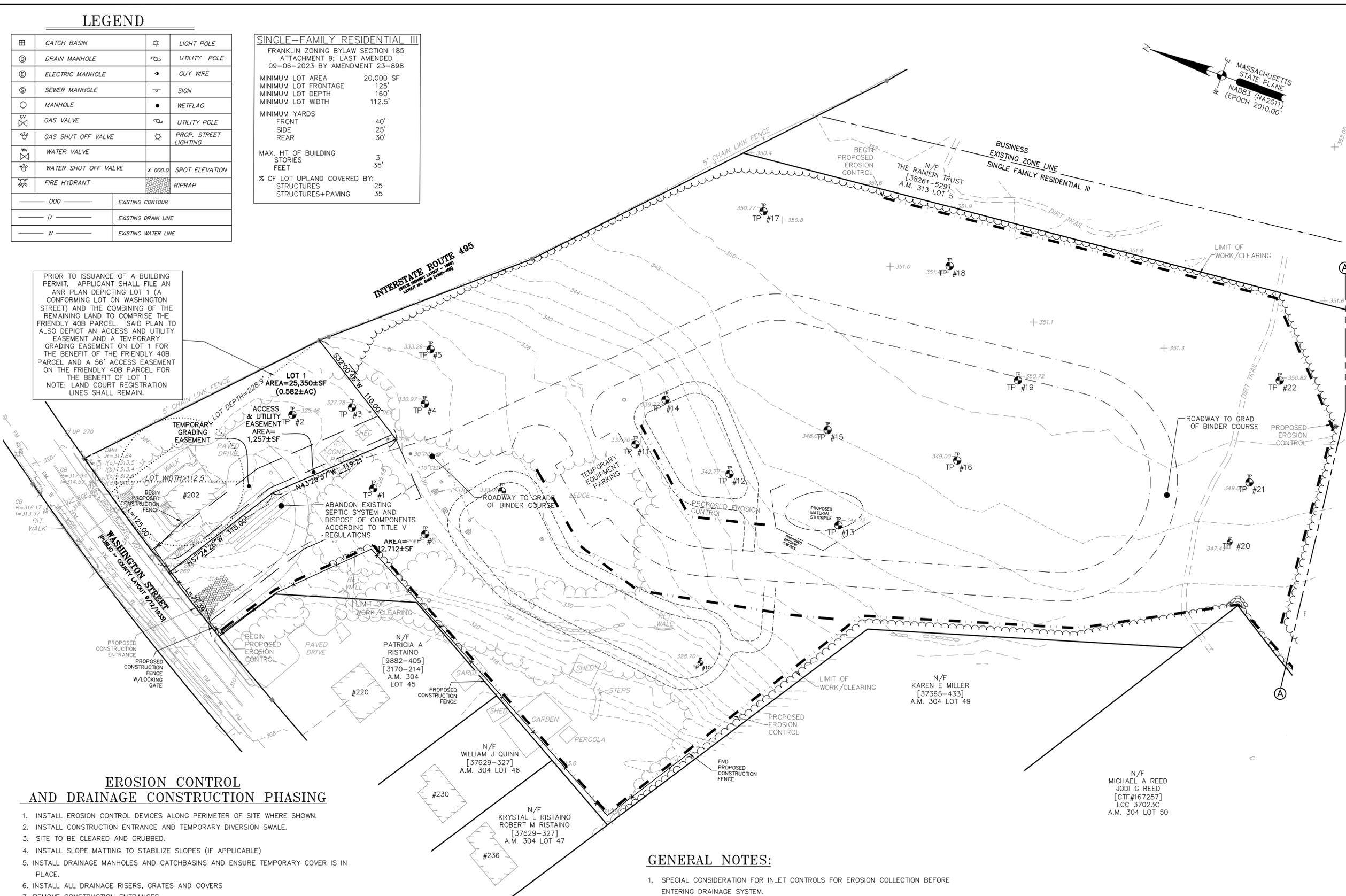
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LEGEND

	CATCH BASIN		LIGHT POLE
	DRAIN MANHOLE		UTILITY POLE
	ELECTRIC MANHOLE		GUY WIRE
	SEWER MANHOLE		SIGN
	MANHOLE		WETFLAG
	GAS VALVE		UTILITY POLE
	GAS SHUT OFF VALVE		PROP. STREET LIGHTING
	WATER VALVE		
	WATER SHUT OFF VALVE		SPOT ELEVATION
	FIRE HYDRANT		RIPRAP
	EXISTING CONTOUR		
	EXISTING DRAIN LINE		
	EXISTING WATER LINE		

SINGLE-FAMILY RESIDENTIAL III	
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MINIMUM LOT FRONTAGE	125'
MINIMUM LOT DEPTH	160'
MINIMUM LOT WIDTH	112.5'
MINIMUM YARDS	
FRONT	40'
SIDE	25'
REAR	30'
MAX. HT OF BUILDING	3
STORIES	35'
FEET	
% OF LOT UPLAND COVERED BY:	
STRUCTURES	25
STRUCTURES+PAVING	35

PRIOR TO ISSUANCE OF A BUILDING PERMIT, APPLICANT SHALL FILE AN ANR PLAN DEPICTING LOT 1 (A CONFORMING LOT ON WASHINGTON STREET) AND THE COMBINING OF THE REMAINING LAND TO COMPRISE THE FRIENDLY 40B PARCEL. SAID PLAN TO ALSO DEPICT AN ACCESS AND UTILITY EASEMENT AND A TEMPORARY GRADING EASEMENT ON LOT 1 FOR THE BENEFIT OF THE FRIENDLY 40B PARCEL AND A 56' ACCESS EASEMENT ON THE FRIENDLY 40B PARCEL FOR THE BENEFIT OF LOT 1.
NOTE: LAND COURT REGISTRATION LINES SHALL REMAIN.



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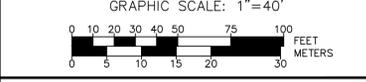
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**LARISSA'S COURT
SITE PLAN
202 WASHINGTON STREET
A FRIENDLY 40B DEVELOPMENT
FRANKLIN
MASSACHUSETTS**

**EROSION CONTROL &
DEMOLITION PLAN**

FEBRUARY 24, 2025

DATE	REVISION DESCRIPTION



Guerriere & Halnon, Inc.
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FRANKLIN, MA 02038 FX. (508) 528-7921
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**EROSION CONTROL
AND DRAINAGE CONSTRUCTION PHASING**

1. INSTALL EROSION CONTROL DEVICES ALONG PERIMETER OF SITE WHERE SHOWN.
2. INSTALL CONSTRUCTION ENTRANCE AND TEMPORARY DIVERSION SWALE.
3. SITE TO BE CLEARED AND GRUBBED.
4. INSTALL SLOPE MATTING TO STABILIZE SLOPES (IF APPLICABLE)
5. INSTALL DRAINAGE MANHOLES AND CATCHBASINS AND ENSURE TEMPORARY COVER IS IN PLACE.
6. INSTALL ALL DRAINAGE RISERS, GRATES AND COVERS
7. REMOVE CONSTRUCTION ENTRANCES.
8. UPON ALL CATCHMENT STRUCTURES AND MITIGATION FEATURES BECOMING OPERATIONAL, INSTALL PAVEMENT TO BINDER FINISH GRADE. PAVEMENT TO PROVIDE TEMPORARY ASPHALT BERM ON BOTH SIDES OF PROPOSED PAVED AREAS. EROSION CONTROL MEASURES BACKED BY CRUSHED STONE TO BE PROVIDED ON DOWN GRADIENT SIDE OF CATCH BASINS TO DIRECT WATER TO TEMPORARY BASIN.
9. REMOVE TEMPORARY SEDIMENTATION BASIN AND FOREBAY AFTER SITE HAS BEEN STABILIZED AND PREPARED FOR BUILDING FOUNDATION INSTALLATION.
10. EROSION CONTROL AND TEMPORARY DIVERSION SWALE TO REMAIN IN PLACE UNTIL ALL DRAINAGE IS CONSTRUCTED AND INSPECTED AND READY TO RECEIVE FULL DESIGN FLOWS.

GENERAL NOTES:

1. SPECIAL CONSIDERATION FOR INLET CONTROLS FOR EROSION COLLECTION BEFORE ENTERING DRAINAGE SYSTEM.
2. INSTALL SILT SACKS IN ALL EXISTING CATCH BASINS WITHIN THE AREA OF WORK.
3. INSTALL BARRIER AROUND CATCH BASIN, COMPOST SOCK OR EQUAL.
4. INSTALL FILTER FABRIC ON ALL DRAIN MANHOLE OUTLETS DISCHARGING TO INFILTRATION SYSTEM.
5. INSPECTIONS BEFORE AND AFTER STORM EVENTS ARE REQUIRED TO INSURE ADEQUACY OF EROSION CONTROL MEASURES.
6. STOCK PILE AREA TO BE CONTAINED USING EROSION CONTROL DEVICES
7. DIRT BAG SHALL BE USED TO PERIODICALLY CLEAN THE TEMPORARY SEDIMENTATION BASINS DURING CONSTRUCTION.
8. A CONSTRUCTION FENCE SHALL BE PLACED AROUND THE PERIMETER OF THE SITE.
9. FOR ADDITIONAL EROSION CONTROL NOTES SEE DETAIL SHEET 10 OF 13.

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/APPLICANT BY THE BOARD OR ITS DESIGNEE.

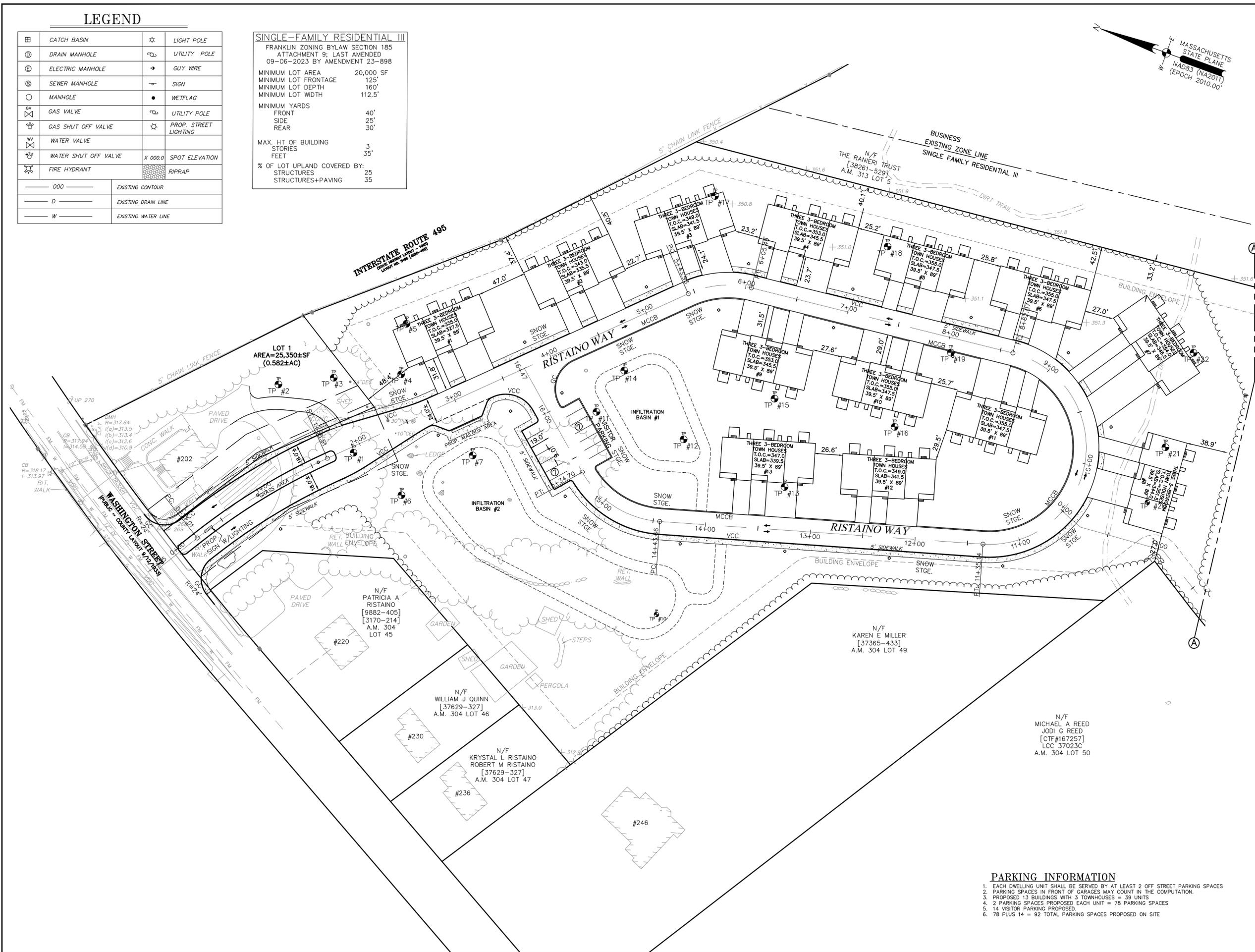
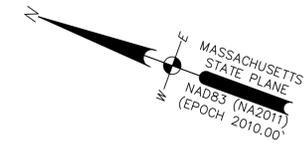
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LEGEND

	CATCH BASIN		LIGHT POLE
	DRAIN MANHOLE		UTILITY POLE
	ELECTRIC MANHOLE		GUY WIRE
	SEWER MANHOLE		SIGN
	MANHOLE		WETFLAG
	GAS VALVE		UTILITY POLE
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	EXISTING CONTOUR		
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SINGLE-FAMILY RESIDENTIAL III
FRANKLIN ZONING BYLAW SECTION 185
ATTACHMENT 9; LAST AMENDED
09-06-2023 BY AMENDMENT 23-898

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MINIMUM LOT DEPTH	160'
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REAR	30'
MAX. HT OF BUILDING	
STORIES	3
FEET	35'
% OF LOT UPLAND COVERED BY:	
STRUCTURES	25
STRUCTURES+PAVING	35



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202 WASHINGTON STREET
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SITE PLAN

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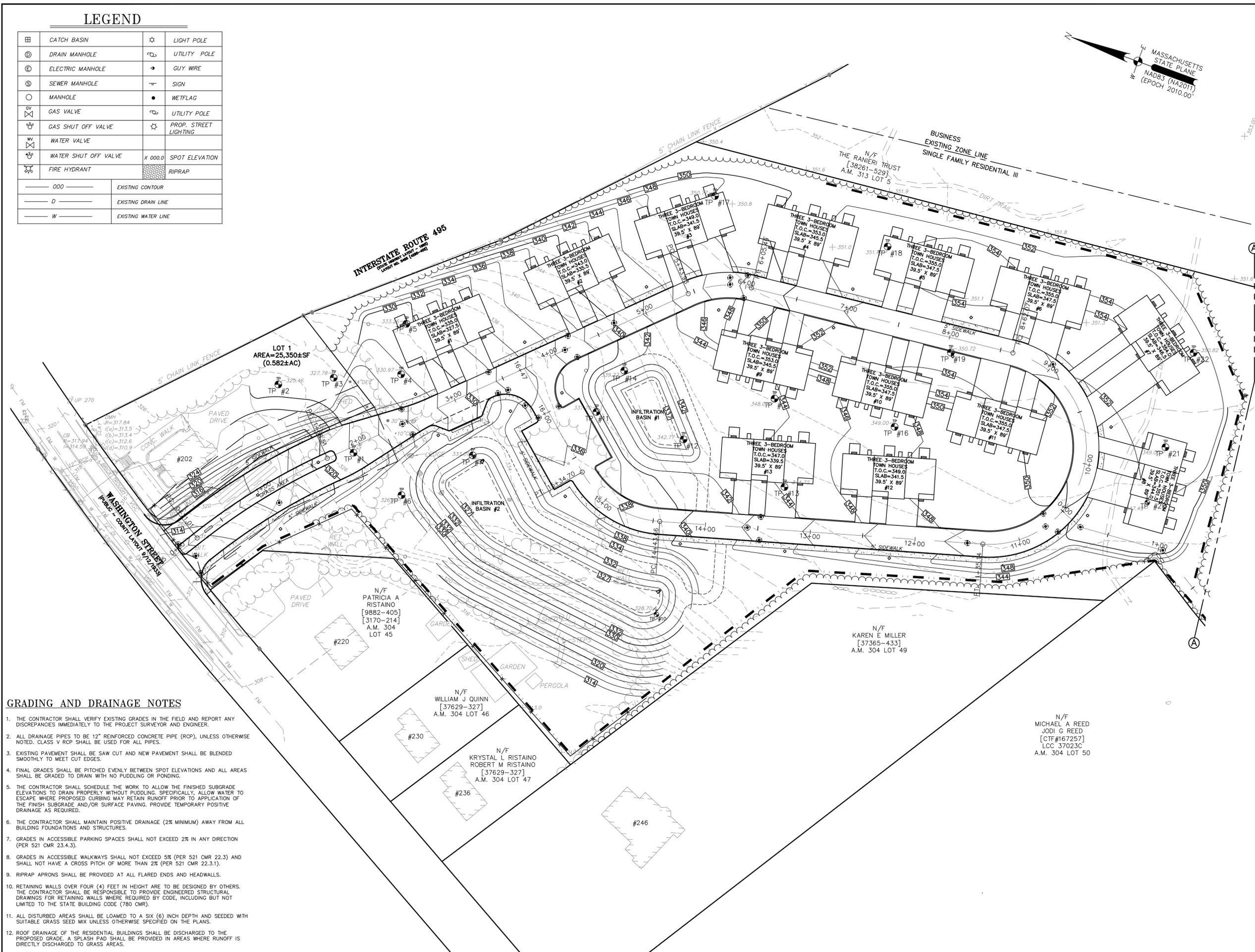
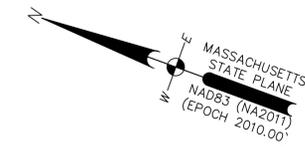
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- PARKING INFORMATION**
- EACH DWELLING UNIT SHALL BE SERVED BY AT LEAST 2 OFF STREET PARKING SPACES
 - PARKING SPACES IN FRONT OF GARAGES MAY COUNT IN THE COMPUTATION.
 - PROPOSED 13 BUILDINGS WITH 3 TOWNHOUSES = 39 UNITS
 - 2 PARKING SPACES PROPOSED EACH UNIT = 78 PARKING SPACES
 - 14 VISITOR PARKING PROPOSED.
 - 78 PLUS 14 = 92 TOTAL PARKING SPACES PROPOSED ON SITE

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LEGEND

	CATCH BASIN		LIGHT POLE
	DRAIN MANHOLE		UTILITY POLE
	ELECTRIC MANHOLE		GUY WIRE
	SEWER MANHOLE		SIGN
	MANHOLE		WETFLAG
	GAS VALVE		UTILITY POLE
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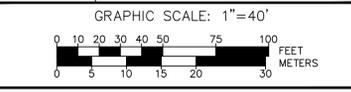
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GRADING PLAN

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GRADING AND DRAINAGE NOTES

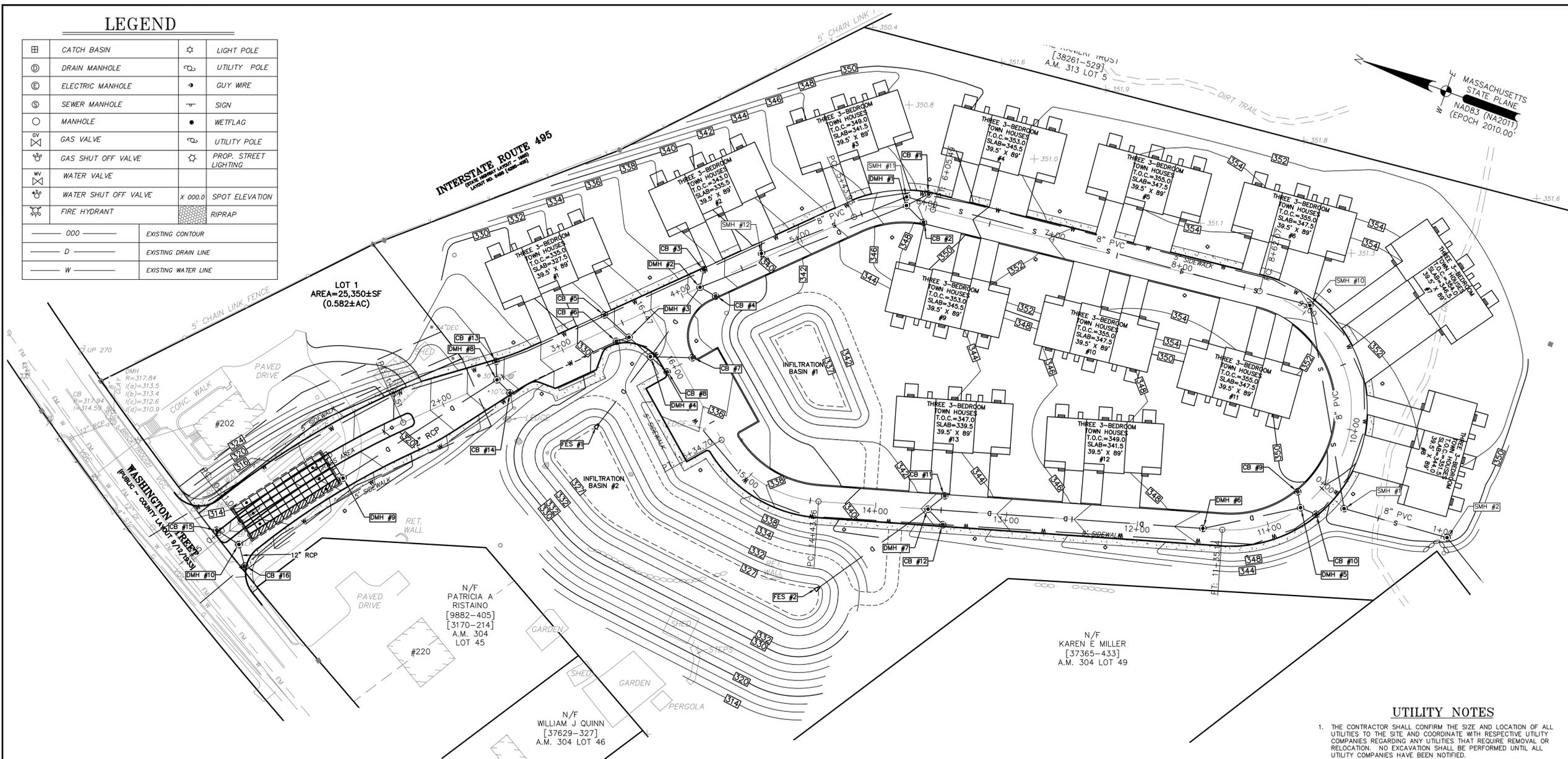
1. THE CONTRACTOR SHALL VERIFY EXISTING GRADES IN THE FIELD AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE PROJECT SURVEYOR AND ENGINEER.
2. ALL DRAINAGE PIPES TO BE 12" REINFORCED CONCRETE PIPE (RCP), UNLESS OTHERWISE NOTED. CLASS V RCP SHALL BE USED FOR ALL PIPES.
3. EXISTING PAVEMENT SHALL BE SAW CUT AND NEW PAVEMENT SHALL BE BLENDED SMOOTHLY TO MEET CUT EDGES.
4. FINAL GRADES SHALL BE PITCHED EVENLY BETWEEN SPOT ELEVATIONS AND ALL AREAS SHALL BE GRADED TO DRAIN WITH NO PUDDLING OR PONDING.
5. THE CONTRACTOR SHALL SCHEDULE THE WORK TO ALLOW THE FINISHED SUBGRADE ELEVATIONS TO DRAIN PROPERLY WITHOUT PUDDLING. SPECIFICALLY, ALLOW WATER TO ESCAPE WHERE PROPOSED CURBING MAY RETAIN RUNOFF PRIOR TO APPLICATION OF THE FINISH SUBGRADE AND/OR SURFACE PAVING. PROVIDE TEMPORARY POSITIVE DRAINAGE AS REQUIRED.
6. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE (2% MINIMUM) AWAY FROM ALL BUILDING FOUNDATIONS AND STRUCTURES.
7. GRADES IN ACCESSIBLE PARKING SPACES SHALL NOT EXCEED 2% IN ANY DIRECTION (PER 521 CMR 23.4.3).
8. GRADES IN ACCESSIBLE WALKWAYS SHALL NOT EXCEED 5% (PER 521 CMR 22.3) AND SHALL NOT HAVE A CROSS PITCH OF MORE THAN 2% (PER 521 CMR 22.3.1).
9. RIPRAP APRONS SHALL BE PROVIDED AT ALL FLARED ENDS AND HEADWALLS.
10. RETAINING WALLS OVER FOUR (4) FEET IN HEIGHT ARE TO BE DESIGNED BY OTHERS. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ENGINEERED STRUCTURAL DRAWINGS FOR RETAINING WALLS WHERE REQUIRED BY CODE, INCLUDING BUT NOT LIMITED TO THE STATE BUILDING CODE (780 CMR).
11. ALL DISTURBED AREAS SHALL BE LOAMED TO A SIX (6) INCH DEPTH AND SEEDED WITH SUITABLE GRASS SEED MIX UNLESS OTHERWISE SPECIFIED ON THE PLANS.
12. ROOF DRAINAGE OF THE RESIDENTIAL BUILDINGS SHALL BE DISCHARGED TO THE PROPOSED GRADE. A SPLASH PAD SHALL BE PROVIDED IN AREAS WHERE RUNOFF IS DIRECTLY DISCHARGED TO GRASS AREAS.

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LEGAL NOTES

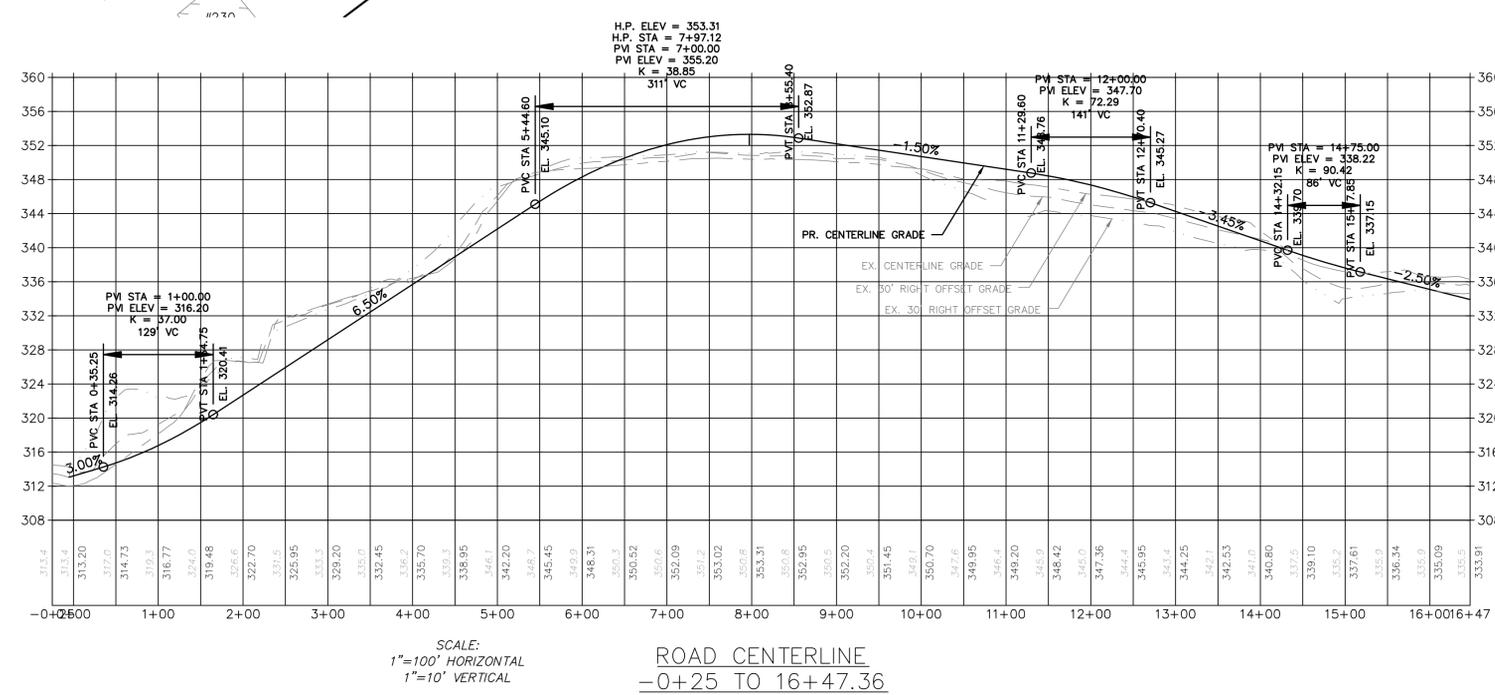
UTILITIES ARE PLOTTED AS A COMPILATION OF RECORD DOCUMENTS, MARKINGS AND OTHER OBSERVED EVIDENCE. FOR A VIEW OF THE UNDERGROUND UTILITIES, THE CONTRACTOR SHOULD BE CONSIDERED APPROXIMATE. DURING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ASSESSED COMPLETELY AND RELIABLY DEPICTED. ADDITIONAL UTILITIES, NOT EVIDENCED BY RECORD DOCUMENTS OR OBSERVED PHYSICAL EVIDENCE, MAY BE DISCOVERED. CONTRACTORS (IN ACCORDANCE WITH MASS. REGS. 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 FLORENCE T RISTAINO PAUL R QUINN 202 WASHINGTON STREET FRANKLIN, MA 02038 DEED BK 31923 PAGE 20 DEED BK 3568 PAGE 379 PLAN BK 71 PLAN 3448 A.M. 304 LOT 44	OWNER D'ANIELLO NOMINEE TRUST ALBERT A D'ANIELLO, JR, TR THERESA M D'ANIELLO, TR 2 TAFT DRIVE FRANKLIN, MA 02038 PARCEL M DEED BK 35729 PG 495 PL BK 365 PL NO. 161B CTF#: 197326 LOT 24 LCC 37023D A.M. 304 LOT 52
OWNER FLORENCE T RISTAINO MARGARET RISTAINO OFF WASHINGTON STREET FRANKLIN, MA 02038 DEED BK 12649 PAGE 586 PLAN BK 52 PLAN 2483 A.M. 313 LOT 4	APPLICANT NEW GENERATION CUSTOM HOMES CORP ATTN: MARCELO ALVES 40 ALPINE ROW FRANKLIN, MA 02038

UTILITY NOTES

1. THE CONTRACTOR SHALL CONFIRM THE SIZE AND LOCATION OF ALL UTILITIES TO THE SITE AND COORDINATE WITH RESPECTIVE UTILITY COMPANIES REGARDING ANY UTILITIES THAT REQUIRE REMOVAL OR RELOCATION. NO EXCAVATION SHALL BE PERFORMED UNTIL ALL UTILITY COMPANIES HAVE BEEN NOTIFIED.
2. LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON WERE COMPILED FROM AVAILABLE RECORD PLANS OF UTILITY COMPANIES AND ARE APPROXIMATE AND ASSUMED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITIES THAT ARE NOT DEPICTED HEREON. NO WARRANTY IS EXPRESSED OR IMPLIED AS TO THE ACCURACY OF SUBSURFACE UTILITY LOCATIONS OR DISPOSITION, UNLESS OTHERWISE NOTED ON THE PLAN.
3. CONTRACTOR SHALL CONFIRM DEPTH(S) OF PERTINENT UTILITIES BY TEST PIT AND NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES.
4. PROVIDE CRIBBING TO PROTECT UTILITY LINES DURING CONSTRUCTION AS NECESSARY.
5. THE CONTRACTOR SHALL PROTECT SUBSURFACE DRAINAGE, SEWER AND ALL OTHER UTILITIES FROM EXCESSIVE VEHICLE LOADS DURING CONSTRUCTION. FACILITIES DAMAGED DUE TO CONSTRUCTION LOADS SHALL BE RESTORED TO THE ORIGINAL CONDITION BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER OR UTILITY OWNER.
6. ALL GRAVITY SEWER PIPE SHALL BE SDR 35 PVC (ASTM D3034) WITH WATERTIGHT INTEGRAL BELL GASKETED JOINT (ASTM D3212) AND ELASTOMERIC GASKET (ASTM F477), UNLESS OTHERWISE NOTED.
7. ALL WATER MAIN PIPE AND FITTINGS SHALL BE CDI CLASS 52 (AWWA C151, C110 & C104) WITH RUBBER GASKETED JOINTS (AWWA 111), UNLESS OTHERWISE NOTED. ALL WATER SERVICES TO BE PRESSURE RATED PE OR COPPER AS REQUIRED AND APPROVED BY DPW. PROVIDE FIVE (5) FEET MINIMUM COVER ON ALL WATER MAINS AND SERVICES.
8. WHERE 10' HORIZONTAL SEPARATION BETWEEN SEWER AND WATER MAINS CANNOT BE MAINTAINED, CROWN OF SEWER MAIN SHALL BE EIGHTEEN (18) INCHES BELOW BOTTOM OF WATER MAIN, IN ACCORDANCE WITH SECTION 9.7.2 OF MASSDEP "GUIDELINES AND POLICIES FOR PUBLIC WATER SYSTEMS" (AS DEFINED IN 310 CMR 22.02).
9. THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE ALTERATION OF GAS, ELECTRIC, TELECOMMUNICATIONS AND ANY OTHER PRIVATE UTILITIES BY THE UTILITY COMPANIES AS REQUIRED. WHERE AN EXISTING UTILITY IS IN CONFLICT WITH THE PROPOSED WORK THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR AND THE INFORMATION FURNISHED TO THE OWNER AND PROJECT ENGINEER FOR RESOLUTION.
10. PROPOSED GAS, ELECTRIC, TELECOMMUNICATIONS AND CABLE TV DEPICTED IS SCHEMATIC ONLY. CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANY FOR FINAL PLANS AND SPECIFICATIONS.
11. ALL UTILITIES INCLUDING CONCRETE PADS ARE TO BE INSTALLED PER UTILITY COMPANY OR LOCAL DPW STANDARDS AS APPLICABLE.
12. ALL UTILITY COVERS, GRATES, HATCHES, ETC., SHALL BE FLUSH WITH THE PAVEMENT FINISHED GRADE.



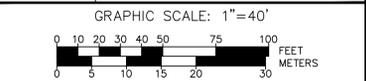
STORM DRAINAGE NOTES

1. ALL DRAINAGE PIPES TO BE 12" RCP UNLESS OTHERWISE NOTED. WHERE LESS THAN 3.5' OF COVER IS PROVIDED, CLASS V RCP SHALL BE USED.
- SPECIAL CONSIDERATION FOR INLET CONTROLS FOR EROSION COLLECTION BEFORE ENTERING DRAINAGE SYSTEM:
- A. INSTALL SILT SACKS.
 - B. BARRIER AROUND CATCH BASIN, COMPOST SOCK OR EQUAL
 - C. INSTALL FILTER FABRIC ON ALL DRAIN MANHOLE OUTLETS DISCHARGING TO INFILTRATION SYSTEM.
 - D. INSPECTIONS BEFORE AND AFTER STORM EVENTS ARE REQUIRED TO INSURE ADEQUACY OF EROSION CONTROL MEASURES.
 - E. CONTRACTOR & ARCHITECT ARE TO VERIFY SITE UTILITIES PRIOR TO DESIGN & CONSTRUCTION.
 - F. ALL PIPE GASKETS SHALL BE PRE-MOLDED NEOPRENE O-RING TYPE (300-11 B.(2)(A)).

**LARISSA'S COURT
SITE PLAN
202 WASHINGTON STREET
A FRIENDLY 40B DEVELOPMENT
FRANKLIN
MASSACHUSETTS
UTILITY PLAN**

FEBRUARY 24, 2025

DATE	REVISION DESCRIPTION

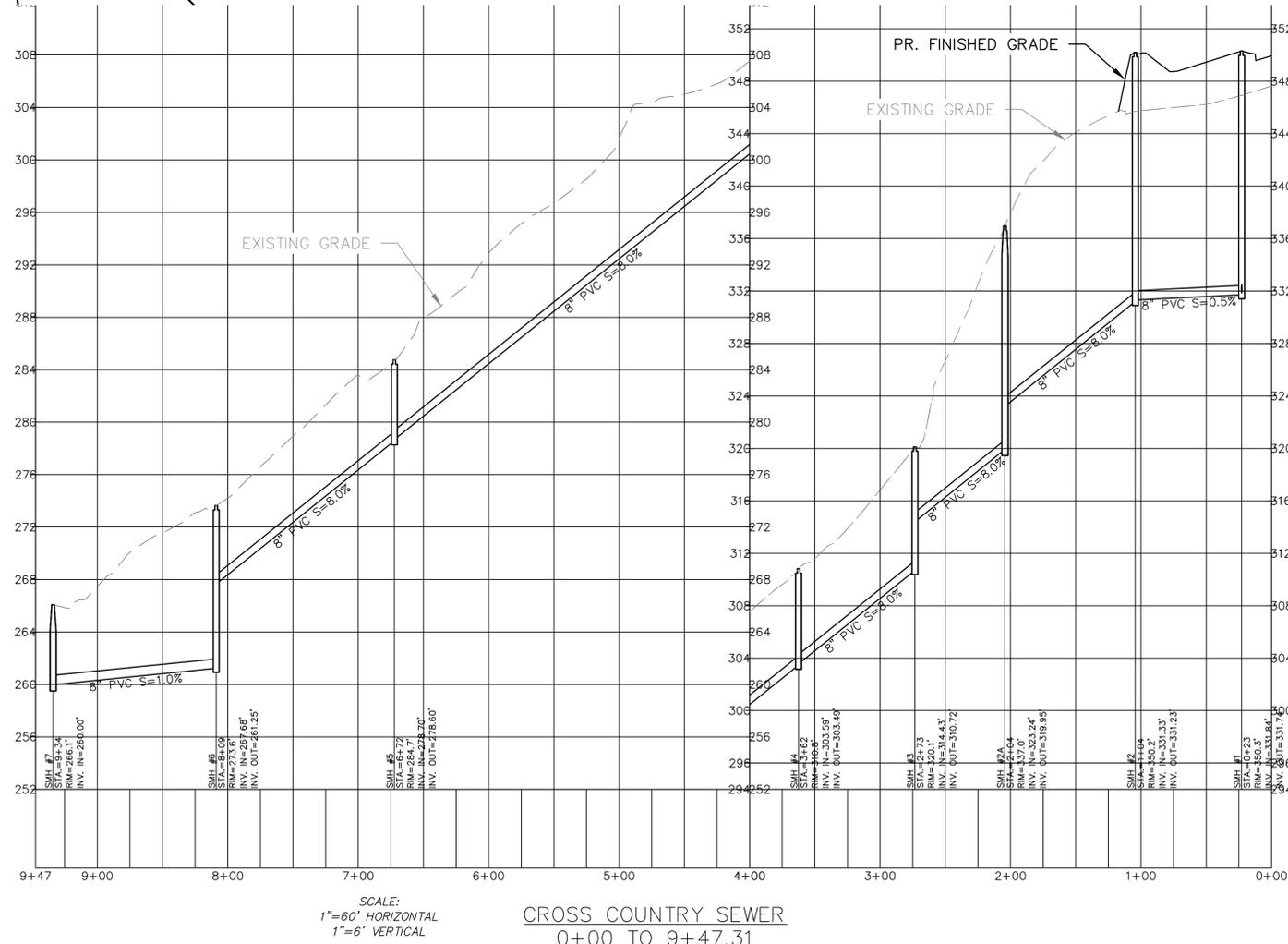
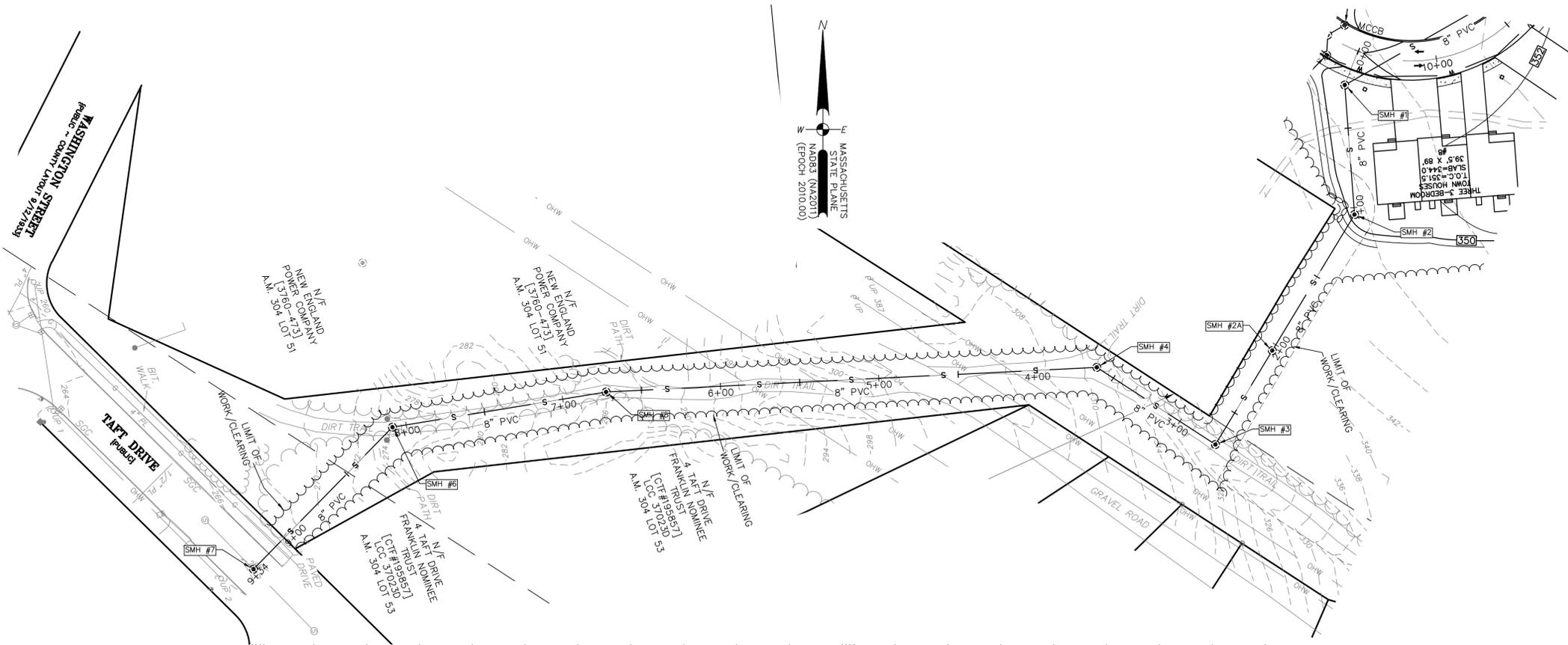


Guerriere & Halon, Inc.
ENGINEERING & LAND SURVEYING
55 WEST CENTRAL ST. PH. (508) 528-3221
FRANKLIN, MA 02038 FX. (508) 528-7921
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LEGEND

	CATCH BASIN		LIGHT POLE
	DRAIN MANHOLE		UTILITY POLE
	ELECTRIC MANHOLE		GUY WIRE
	SEWER MANHOLE		SIGN
	MANHOLE		WETFLAG
	GAS VALVE		UTILITY POLE
	GAS SHUT OFF VALVE		PROP. STREET LIGHTING
	WATER VALVE		SPOT ELEVATION
	WATER SHUT OFF VALVE		RIPRAP
	FIRE HYDRANT		
	EXISTING CONTOUR		
	EXISTING DRAIN LINE		
	EXISTING WATER LINE		



APPROVED DATE: _____
 FRANKLIN ZONING BOARD

 BEING A MAJORITY

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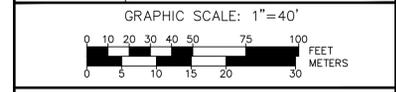
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 SITE PLAN
 202 WASHINGTON STREET
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UTILITY PLAN

FEBRUARY 24, 2025

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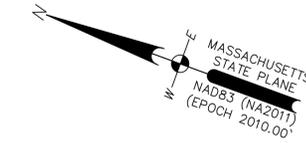
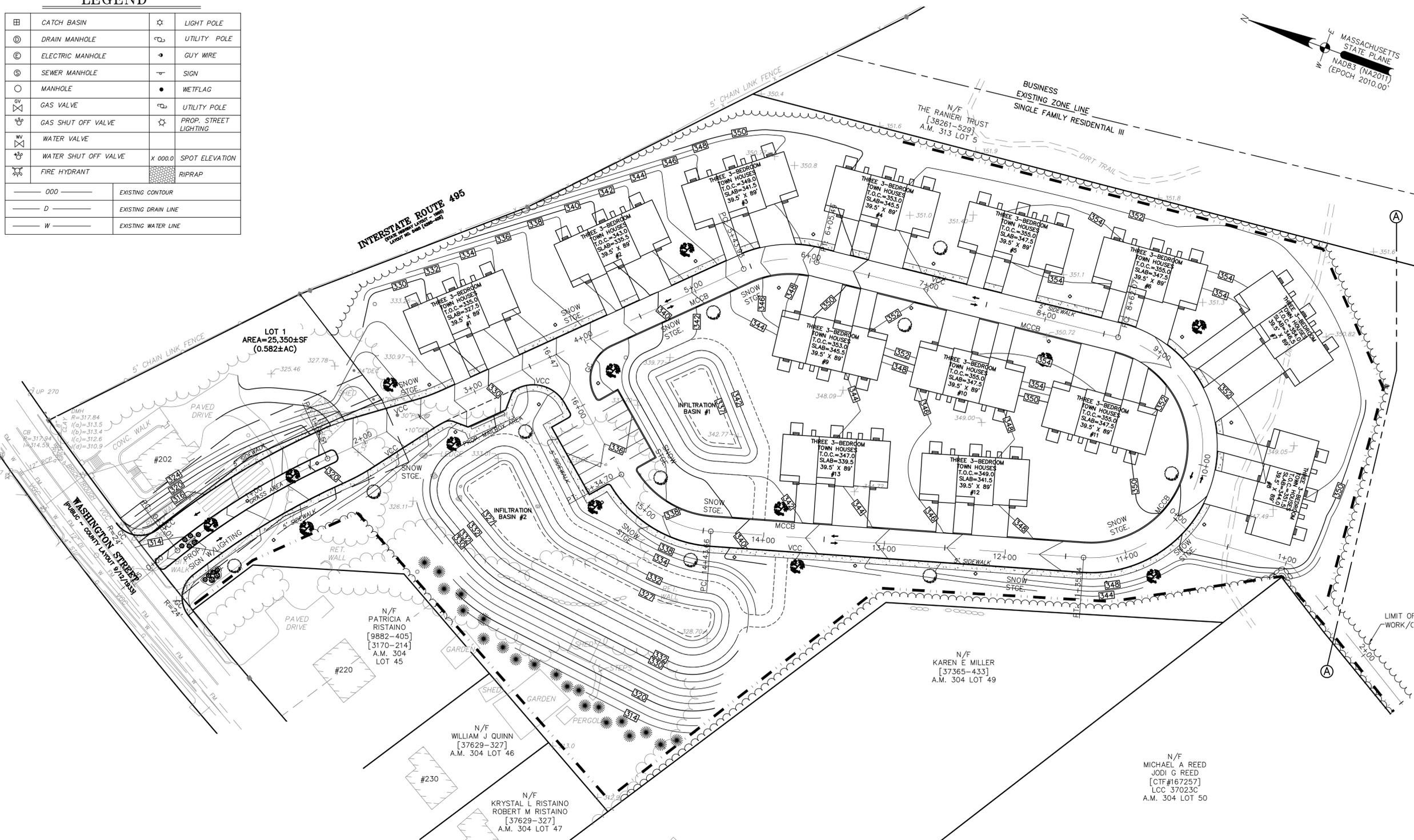


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LEGEND

	CATCH BASIN		LIGHT POLE
	DRAIN MANHOLE		UTILITY POLE
	ELECTRIC MANHOLE		GUY WIRE
	SEWER MANHOLE		SIGN
	MANHOLE		WETFLAG
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	GAS SHUT OFF VALVE		PROP. STREET LIGHTING
	WATER VALVE		
	WATER SHUT OFF VALVE	X 000.0	SPOT ELEVATION
	FIRE HYDRANT		RIPRAP
	EXISTING CONTOUR		
	EXISTING DRAIN LINE		
	EXISTING WATER LINE		



F4664

APPROVED DATE:
FRANKLIN ZONING BOARD

BEING A MAJORITY

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**LARISSA'S COURT
SITE PLAN
202 WASHINGTON STREET
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FRANKLIN
MASSACHUSETTS**

LANDSCAPING PLAN

FEBRUARY 24, 2025

DATE	REVISION DESCRIPTION



55 WEST CENTRAL ST. PH. (508) 528-3221
FRANKLIN, MA 02038 FX. (508) 528-7921
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PLANTING LEGEND

SYMBOL	NAME	SIZE	QUANTITY
	RED MAPLE ACER RUBRUM	12-14' MIN.	13
	GREEN GIANT	12' MIN.	21
	RED OAK QUERCUS RUBRA	12-14' MIN.	10
	ROSE-BAY RHODODENDRON RHODODENDRON	3 GAL.	2
	GLOBE ARBORVITAE THUJA OCCIDENTALIS GLOBOSA	3 GAL.	10

LANDSCAPING NOTES

1. THE CONTRACTOR SHALL VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION.
2. PLANT MATERIALS SHALL CONFORM TO THE GUIDELINES BY THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
3. ALL PLANTING SHALL BE PLACED ACCORDING TO THE APPROVED LANDSCAPING PLAN.
4. AFTER PLANTING 4" OF MULCH SHALL BE PLACED WITHIN THE DESIGNATED AREAS.
5. ALL PLANT MATERIAL SHALL INCLUDE A 1 YEAR GUARANTEE.
6. THE CONTRACTOR/LANDSCAPER SHALL WATER NEWLY PLANTED MATERIAL FOR 90 DAYS.
7. DAMAGED VEGETATION WILL BE REMOVED AND REPLACED IF NECESSARY.

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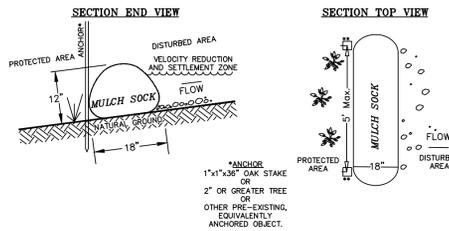
TESTING INFORMATION

TESTING DATE: AUGUST 14, 2024 SOIL EVALUATOR: MICHAEL HASSETT

326.68 TP 1 SANDY LOAM A 4" 10YR 3/2 4-12"	325.46 TP 2 SANDY LOAM A 12" SANDY LOAM B 12-22"	327.78 TP 3 SANDY LOAM 9" SANDY LOAM 9-20"	330.97 TP 4 SANDY LOAM A 7" SANDY LOAM B 7-30"	333.26 TP 5 SANDY LOAM A 8" SANDY LOAM B 8-36"
326.35 SANDY LOAM B 10YR 5/4 12-54"	323.63 SANDY LOAM C1 22-90"	326.11 SANDY LOAM 20-127"	328.47 SILT LOAM C1 30-90"	330.26 SANDY LOAM C1 36-54"
322.18 LOAMY SAND W/BOULDERS C2 54-130"	317.96 LOAMY SAND C2 90-143"	317.20 MOTTLES @ 30" NO REFUSAL POCKET OF SILT LOAM 20-60"	323.47 LOAMY SAND C2 90-136"	328.76 LOAMY SAND C2 54-116"
315.85 NO MOTTLES NO REFUSAL	313.54 MOTTLES @ 30" NO REFUSAL		319.64 MOTTLES @ 30" NO REFUSAL	320.76 SANDY LOAM C3 116-150"
326.11 TP 6 SANDY LOAM A 6" 10YR 3/2 6-16"	333.01 TP 7 SANDY LOAM A 4" SANDY LOAM B 4-34"	328.70 TP 10 SANDY LOAM A 4" SANDY LOAM B 4-20"	337.70 TP 11 SANDY LOAM A 4" SANDY LOAM B 4-30"	342.77 TP 12 SANDY LOAM A 6" SANDY LOAM B 6-28"
325.61 SANDY LOAM B 10YR 5/5 16-148"	330.18 SAND & GRAVEL DENSE PACKED C 34-156"	327.03 SANDY LOAM C1 10 YR 60-136"	335.20 SAND & GRAVEL C 30-144"	340.44 SAND & GRAVEL C 28-140"
324.78 NO MOTTLES NO REFUSAL	320.01 NO MOTTLES NO REFUSAL	317.37 MOTTLES @ 98" - FAINT NO REFUSAL	325.70 NO MOTTLES NO REFUSAL	331.10 NO MOTTLES NO REFUSAL
344.72 TP 13 SANDY LOAM A 4" 4-18"	339.77 TP 14 SANDY LOAM A 6" SANDY LOAM B 6-30"	348.09 TP 15 SANDY LOAM A 4" SANDY LOAM B 4-30"	349.00 TP 16 SANDY LOAM A 4" SANDY LOAM B 4-28"	350.77 TP 17 SANDY LOAM A 6" SANDY LOAM B 6-26"
344.39 SANDY LOAM B 18-136"	337.27 SAND & GRAVEL C 30-146"	347.76 SANDY LOAM C 30-130"	346.67 SANDY LOAM C 28-140"	348.60 SANDY LOAM C 26-128"
343.22 NO MOTTLES NO REFUSAL	327.00 NO MOTTLES NO REFUSAL	337.26 MOTTLES @ 40" NO REFUSAL NO WEeping	337.33 MOTTLES @ 34" NO REFUSAL	340.10 MOTTLES @ 34"
333.39 NO MOTTLES NO REFUSAL				
351.40 TP 18 SANDY LOAM A 4" 4-28"	350.72 TP 19 SANDY LOAM A 4" SANDY LOAM B 4-24"	347.49 TP 20 SANDY LOAM A 4" SANDY LOAM B 4-24"	349.05 TP 21 SANDY LOAM A 8" SANDY LOAM B 8-34"	350.82 TP 22 SANDY LOAM A 6" SANDY LOAM B 6-22"
351.07 SANDY LOAM B 28-136"	348.72 SANDY LOAM C 24-130"	345.49 SANDY LOAM C 24-138"	346.22 SANDY LOAM C 34-130"	348.99 SANDY LOAM C 22-136"
349.07 NO MOTTLES @ 40" NO REFUSAL	339.89 MOTTLES @ 30" NO REFUSAL	335.99 NO MOTTLES NO REFUSAL	338.22 MOTTLES @ 40" NO REFUSAL	339.49 ISOLATED MOTTLES @ 36" NO REFUSAL

INTERIM EROSION CONTROL AND CONSTRUCTION SEQUENCE

- INSTALL EROSION CONTROL BARRIERS AND HAVE ENGINEER INSPECT AND PREPARE LETTER.
- CLEAR SITE OF ALL TREES DESIGNATED TO BE REMOVED. CONSTRUCT A TEMPORARY BASIN TO COLLECT RUNOFF DURING CONSTRUCTION.
- STOCKPILE LOAM, OR REMOVE LOAM.
- INSTALL PIPES FOR DRAINAGE SYSTEMS. INSTALL DISCHARGE POINT ON EACH SYSTEM.
- BRING SITE TO SUB-GRADE.
- ALL SLOPES ALONG THE PROPERTY LINES SHALL BE MULCHED TEMPORARILY, IF DISTURBED.
- TEMPORARY STONE (3/4" - 1 1/2") SHALL BE PLACED AT THE PROJECT ENTRANCE WHEN ACCESSING EXISTING PAVEMENT. SWEEPING IS REQUIRED IF FINES ARE OBSERVED IN THE PARKING LOT OR PUBLIC WAYS.
- ALL DISTURBED AREAS NOT TREATED WITH PERMANENT LOAM AND SEED SHALL BE COVERED WITH MULCH, OR OTHER EROSION CONTROL DEVICE.
- ALL CONSTRUCTION GRADES IN THE INTERIM SHALL BE SLOPED TO FLOW INTO THE TEMPORARY BASIN, WHERE POSSIBLE.
- THE SITE MITIGATION OF EROSION IN THOSE AREAS TO BE LANDSCAPED OR MULCHED SHALL BE TO INSTALL AS SOON AS POSSIBLE.
- CLEAN ALL SEDIMENT OUT OF TEMPORARY BASIN AND INSTALL CLEAN FILL PER PLAN SPECIFICATIONS PRIOR TO FINAL GRADING AND SURFACE STABILIZATION.
- THE SUBSURFACE DRAINAGE SYSTEM SHALL BE INSTALLED PRIOR TO PAVEMENT INSTALLATION PROPER FILTERFABRIC SHALL BE PLACED AT INLETS TO KEEP THE STORM DRAINAGE CLEAN OF DEBRIS.
- ONCE THE CURB IS INSTALLED, THE PERMANENT MULCH AND LANDSCAPING SHALL BE INSTALLED.
- SEDIMENT CONTROL SHALL REMAIN IN PLACE UNTIL THE SITE IS STABILIZED.
- CLEAN ALL ON SITE CATCH BASINS, MANHOLES, PIPING, AND TEMPORARY BASIN. INSTALL SILT BAGS AT EACH CATCH BASIN. KEEP SITE SWEEP AND MAINTAINED PER STORMWATER MANAGEMENT PLAN.



MULCH 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.)

MULCH 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 MULCH 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.

MULCH SOCK DETAIL
NOT TO SCALE

GENERAL EROSION CONTROL AND CONSTRUCTION NOTES

- THE LIMITS OF ALL CLEARING, GRADING AND DISTURBANCE SHALL BE KEPT TO A MINIMUM WITHIN THE PROPOSED AREA OF CONSTRUCTION. ALL AREAS OUTSIDE THE LIMITS OF DISTURBANCE SHALL REMAIN TOTALLY UNDISTURBED.
- INSPECT ALL SEDIMENT AND EROSION CONTROL MEASURES AT LEAST ONCE PER WEEK AND WITHIN 24 HOURS AFTER EVERY RAINFALL EVENT.
- MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES OR REPLACE AS REQUIRED TO ASSURE PROPER FUNCTION.
- CONTRACTOR SHALL IMMEDIATELY REPAIR ANY AND ALL EROSION AND SEDIMENT CONTROLS FOUND TO BE FAULTY.
- ANY AND ALL DEBRIS AND LITTER WHICH ACCUMULATES IN THE BASINS SHALL BE REMOVED WEEKLY.
- THE CONTRACTOR SHALL IMPLEMENT ALL REASONABLE EROSION AND SEDIMENT CONTROLS PRIOR TO THE ACTUAL COMMENCEMENT OF CONSTRUCTION ACTIVITIES INCLUDING THE CLEARING AND/OR GRUBBING OF ANY PORTION OF THE PROPERTY. THESE MEASURES SHALL BE MAINTAINED IN EFFECT THROUGHOUT THE ENTIRE CONSTRUCTION PHASE, OR UNTIL THE SITE HAS BECOME STABILIZED WITH AN ADEQUATE VEGETATIVE COVER.
- SEDIMENT BUILD UP BEHIND FILTERMITT SHALL BE MONITORED AND BE REMOVED WHENEVER IT HAS ACCUMULATED TO FOUR INCHES IN DEPTH.
- CATCH BASINS SHALL BE PROTECTED WITH SILT FILTERS (SILT SACKS). INSPECT SEDIMENT FILTERS AT LEAST ONCE PER WEEK AND WITHIN 24 HOURS AFTER RAINFALL THAT PRODUCES RUNOFF.
- CLEAN OR REPLACE FILTERS WITHIN 24 HOURS OF INSPECTION WHEN SEDIMENT REACHES ONE HALF OF THE FILTER SACK DEPTH. CATCH BASINS SHALL BE PROTECTED BY SEDIMENT FILTERS THROUGHOUT THE CONSTRUCTION PERIOD AND UNTIL ALL DISTURBED AREAS ARE THOROUGHLY STABILIZED. SUMPS SHALL BE CLEANED WHENEVER SEDIMENT HAS ACCUMULATED TO A DEPTH OF 24 INCHES AND IMMEDIATELY FOLLOWING INSTALLATION OF PERMANENT PAVEMENT.
- THE CONTRACTOR SHALL MAINTAIN AN ADEQUATE STOCKPILE OF EROSION CONTROL MATERIALS ON-SITE AT ALL TIMES FOR EMERGENCY OR ROUTINE REPLACEMENT AND SHALL INCLUDE MATERIALS TO REPAIR OR REPLACE SILT FENCE, MULCH SOCK, STONE FILTER DIKES OR ANY OTHER DEVICES PLANNED FOR USE DURING CONSTRUCTION.
- THE CONTRACTOR IS TO INSPECT ALL CONTROLS NO LESS THAN WEEKLY, AND IN ANTICIPATION OF RAINFALL EVENTS EXPECTED TO EXCEED 1/2 INCH IN DEPTH. ALL DEFICIENCIES NOTED DURING SAID INSPECTION SHALL BE REPAIRED IMMEDIATELY AND IN NO CASE SHALL A DEFICIENCY BE ALLOWED TO GO UNCORRECTED DURING A RAINFALL EVENT. THE EROSION CONTROL DEVICES SHALL BE MAINTAINED, REINFORCED, OR REPLACED IF NECESSARY. ALL ACCUMULATED SEDIMENTS AND OTHER MATERIALS COLLECTED
- BY THE SEDIMENTATION CONTROL SYSTEMS SHALL BE REMOVED AS NECESSARY TO INSURE PROPER FUNCTION OF SYSTEMS AND DISPOSED OF IN A MANNER THAT IS CONSISTENT WITH THE INTENT OF THIS PLAN, IN AN UPLAND AREA.
- TEMPORARY EARTH OR STONE DIKES, DRAINAGE SWALES AND/OR TEMPORARY SLOPE DRAINS SHALL BE INSTALLED WHERE OFF-SITE OR ON-SITE RUNOFF IS SUFFICIENT ENOUGH SUCH THAT IT WILL BE NECESSARY TO DIVERT THE FLOW AROUND THE SITE OR PREVENT EROSION WITHIN THE LIMITS OF WORK.
- STORM DRAIN INLET PROTECTION SHALL BE USED FOR ALL EXISTING AND PROPOSED CATCH BASINS IN THE PROJECT AREA. PRIOR TO COMPLETION OF THE PROJECT, ALL CATCH BASINS WITHIN THE PROJECT AREA SHALL BE CLEANED.
- ALL DISTURBED EARTH SLOPES AREA TO BE STABILIZED WITH PERMANENT VEGETATIVE COVER, TO BE ESTABLISHED AS SOON AS POSSIBLE. DISTURBED AREAS THAT ARE NOT SUBJECT TO CONSTRUCTION TRAFFIC SHALL RECEIVE A PERMANENT OR TEMPORARY VEGETATIVE COVER AS SOON AS FINAL CONTOURS ARE ESTABLISHED. TEMPORARY VEGETATIVE COVER IS TO BE ESTABLISHED ON ALL DISTURBED AREAS WHERE CONSTRUCTION ACTIVITIES WILL NOT REQUIRE ADDITIONAL DISTURBANCE FOR PERIOD OF 30 DAYS OR MORE. IF THE SEASON PREVENTS THE ESTABLISHMENT OF VEGETATIVE COVER, DISTURBED AREAS SHALL BE MULCHED AND THEN SEEDED AS SOON AS WEATHER CONDITIONS ALLOW.
- THERE SHALL BE NO DIRECT DISCHARGE OF DEWATERING OPERATIONS INTO ANY DRAINAGE SYSTEM UNLESS THIS DISCHARGE IS CLEAN AND FREE OF SETTLEABLE SOLIDS. ANY DEWATERING DISCHARGE CONTAINING SETTLEABLE SOLIDS (SEDIMENTS) SHALL BE PASSED THROUGH A SEDIMENTATION CONTROL DEVICE(FILTER BAG) TO REMOVE THESE SOLIDS. THE CONTRACTOR IS TO MAINTAIN SAID SEDIMENT CONTROL DEVICE THROUGHOUT THE ENTIRE DEWATERING OPERATION AND REPAIR DEFICIENCIES IMMEDIATELY.
- ALL PLANTINGS SHALL BE ACCOMPLISHED BY THE CONTRACTOR AS EARLY AS THE POSSIBLE UPON COMPLETION OF GRADING AND CONSTRUCTION.
- ALL PLANTINGS SHALL BE WATERED AND MAINTAINED BY THE CONTRACTOR TO ENSURE SURVIVAL.

APPROVED DATE: _____
FRANKLIN ZONING BOARD

LEGAL NOTES

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OWNER	OWNER
FLORENCE T RISTAINO PAUL R QUINN 202 WASHINGTON STREET FRANKLIN, MA 02038	D'ANIELLO NOMINEE TRUST ALBERT A D'ANIELLO, JR, TR THERESA M D'ANIELLO, TR 2 TAFT DRIVE FRANKLIN, MA 02038 PARCEL M DEED BK 31923 PAGE 20 DEED BK 3568 PAGE 379 PLAN BK 71 PLAN 3448
A.M. 304 LOT 44	A.M. 304 LOT 52
OWNER	APPLICANT

FLORENCE T RISTAINO MARGARET RISTAINO OFF WASHINGTON STREET FRANKLIN, MA 02038 DEED BK 12649 PAGE 586 PLAN BK 52 PLAN 2483	NEW GENERATION CUSTOM HOMES CORP ATTN: MARCELO ALVES 40 ALPINE ROW FRANKLIN, MA 02038
A.M. 313 LOT 4	

**LARISSA'S COURT
SITE PLAN
202 WASHINGTON STREET
A FRIENDLY 40B DEVELOPMENT
FRANKLIN
MASSACHUSETTS**

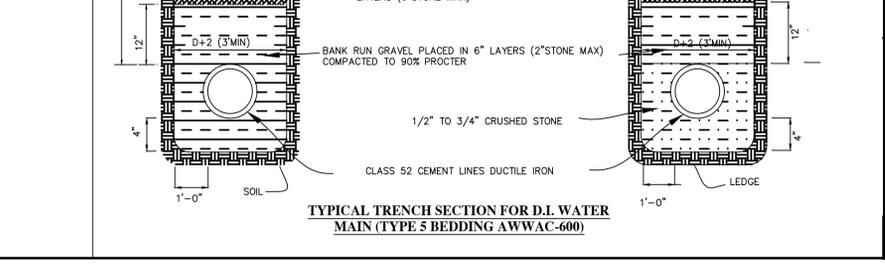
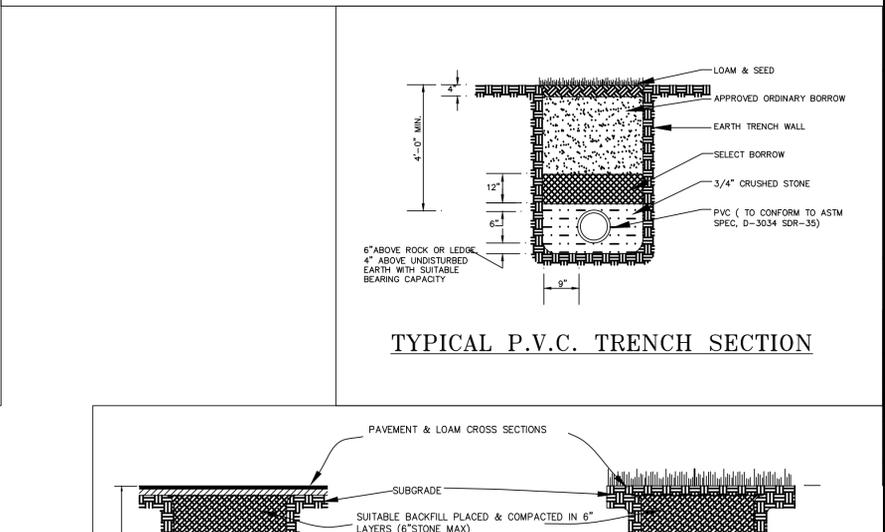
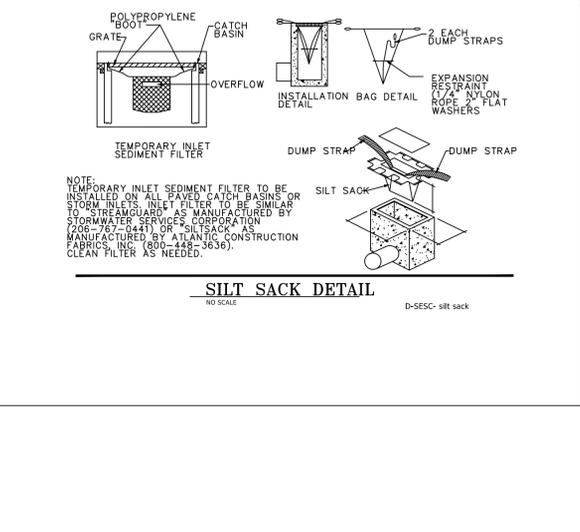
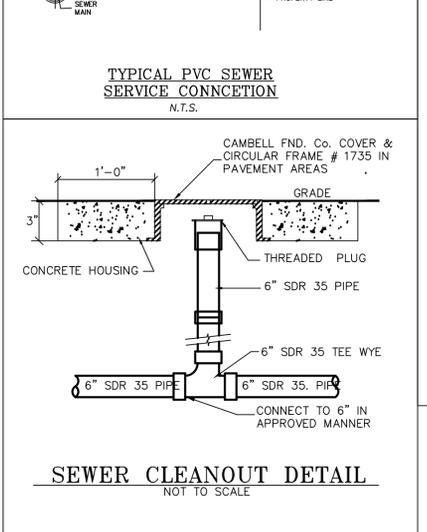
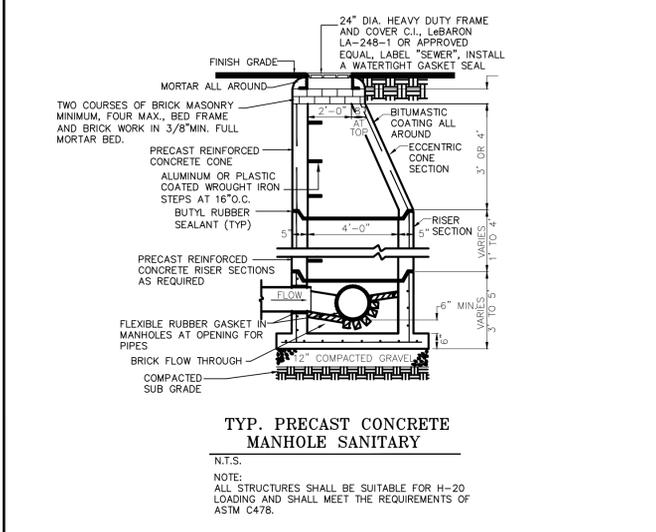
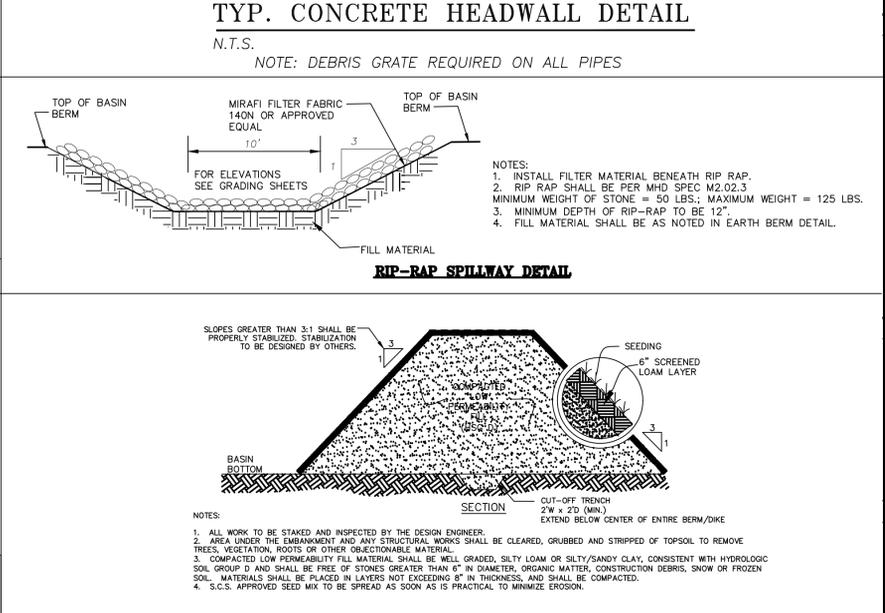
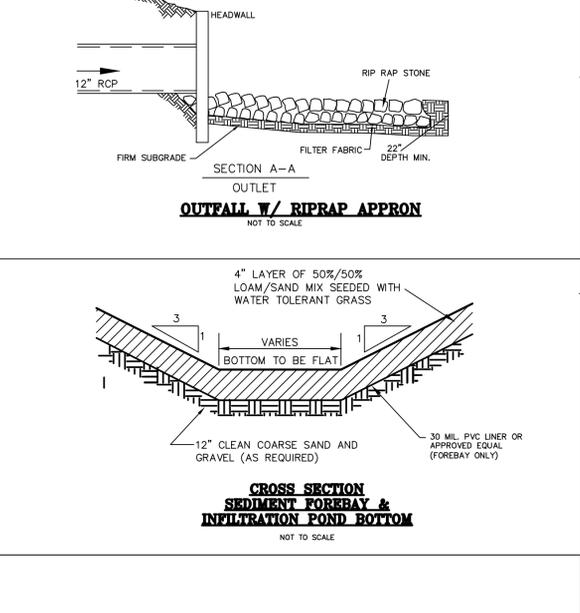
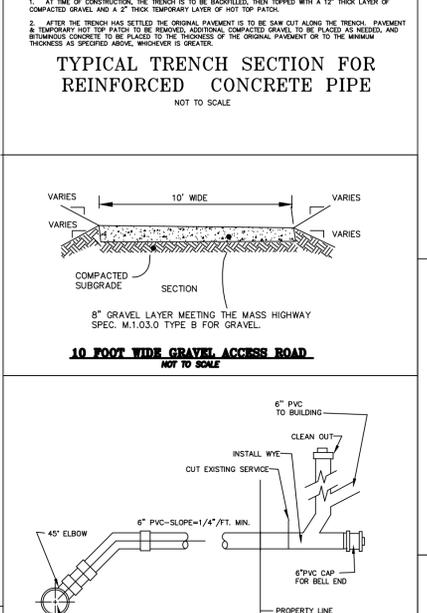
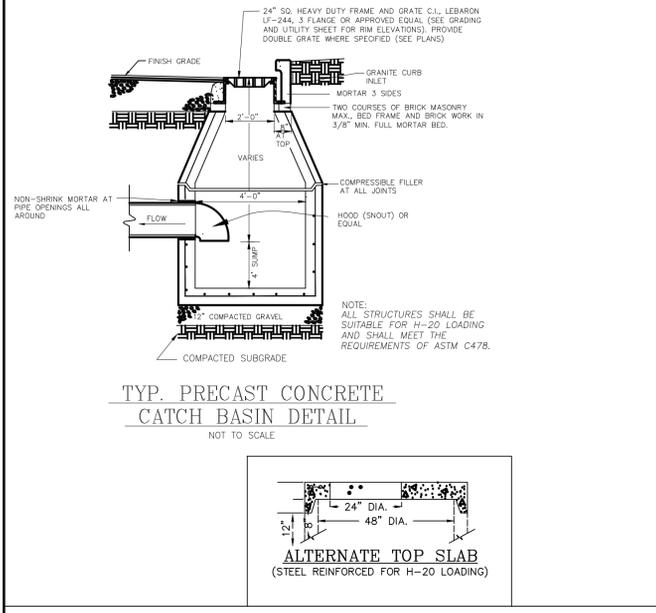
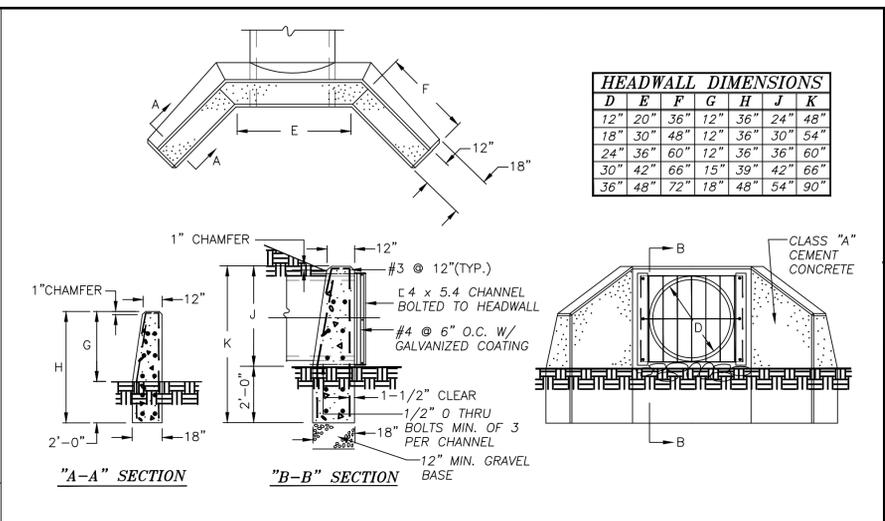
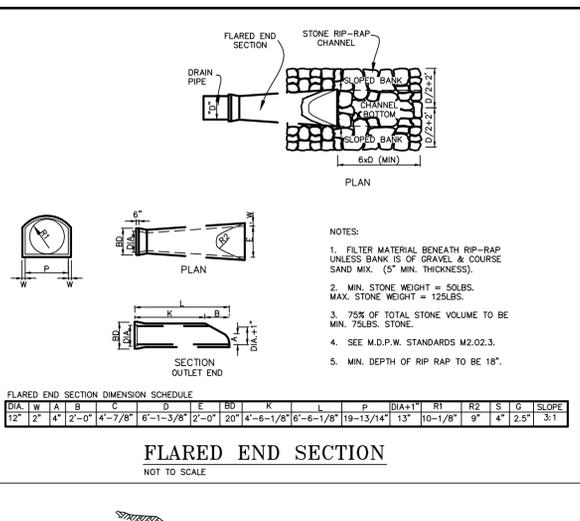
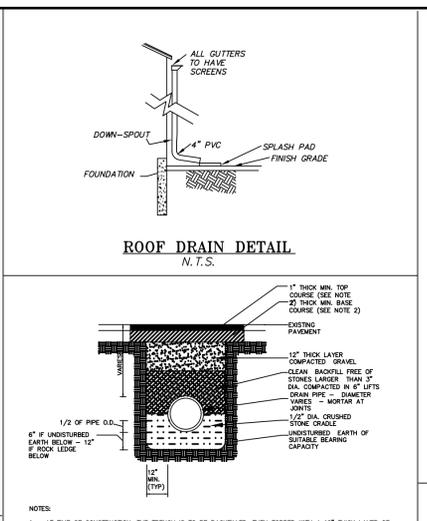
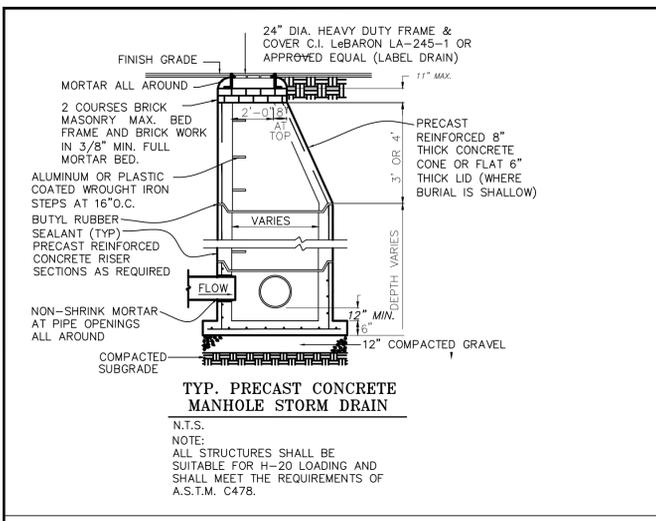
CONSTRUCTION DETAILS

FEBRUARY 24, 2025

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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F4664

APPROVED DATE:
FRANKLIN ZONING BOARD

BEING A MAJORITY

LEGAL NOTES

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DEED BK 31923 PAGE 20 DEED BK 3568 PAGE 379 PLAN BK 71 PLAN 3448	DEED BK 35729 PG 495 PL BK 365 PL No. 161B CTF#: 197326 LOT 24 LCC 37023D A.M. 304 LOT 52
A.M. 304 LOT 44	A.M. 304 LOT 52
OWNER	APPLICANT
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DEED BK 12649 PAGE 586 PLAN BK 52 PLAN 2483	
A.M. 313 LOT 4	

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SITE PLAN
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SHEET **12 OF 13** JOB NO. **F4664**

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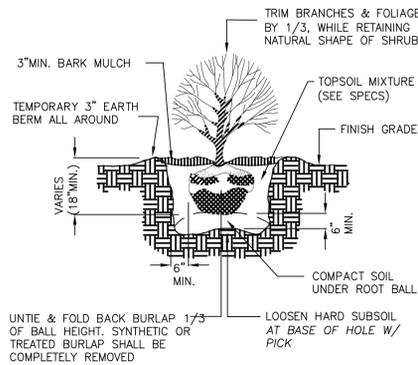
PROPOSED 3 RESIDENTIAL TOWN HOUSES

PLANTING LEGEND EACH BUILDING

SYMBOL	NAME	SIZE	QUANTITY
	DIXIELAND MAIDEN GRASS MISCANTHUS SINENSIS DIXIELAND	3 GAL.	10
	EARLY AZALEA R.ROSEUM	3 GAL.	6
	CREeping JUNIPER JUNIPERUS HORIZONTALIS	3 GAL.	12
	DAYLILY HEMERCALLIS STELLA-D'ORO	5' MIN.	9

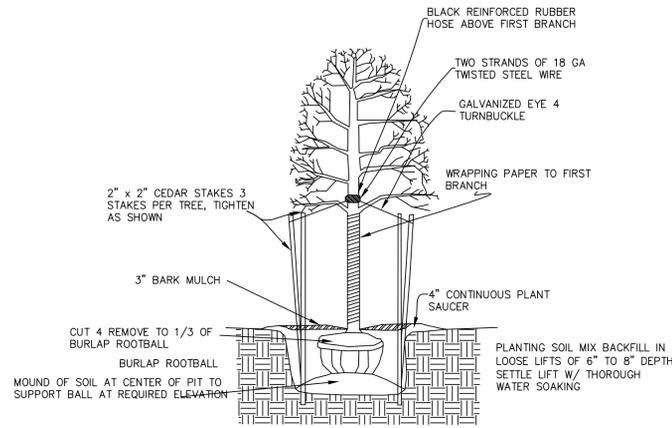
TYPICAL BUILDING LANDSCAPING

NOT TO SCALE



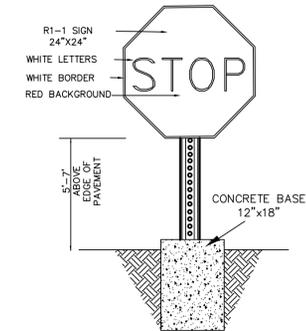
SHRUB PLANTING DETAIL

N.T.S.

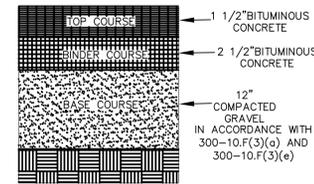


TREE DETAIL

N.T.S.

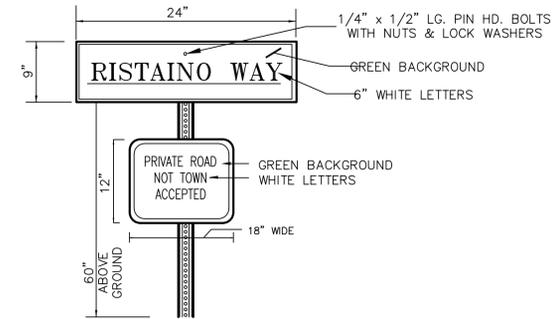


STOP SIGN DETAIL



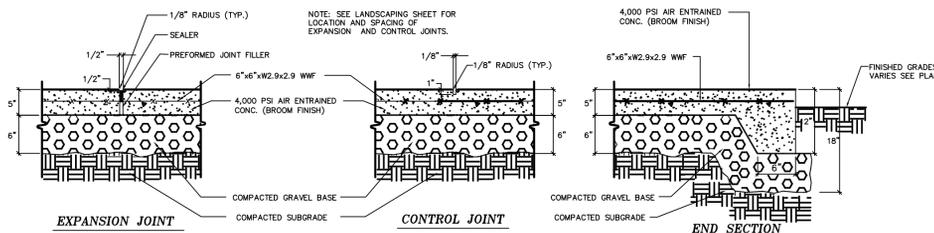
TYPICAL PAVEMENT SECTION

NOT TO SCALE



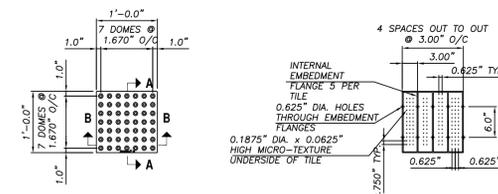
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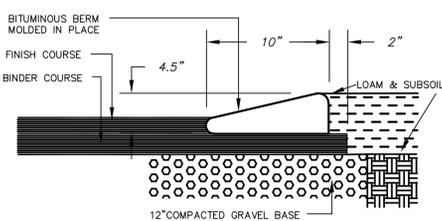


TYP. CONC. SIDEWALK DETAILS

N.T.S.

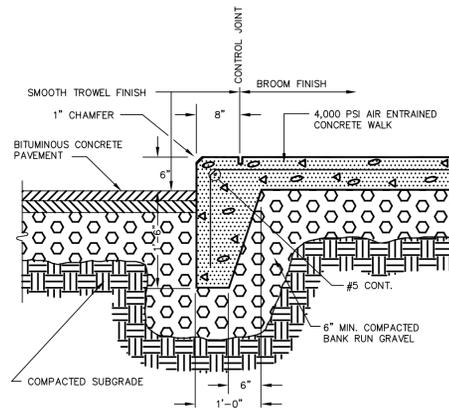


DETECTABLE WARNING SURFACE



MODIFIED BITUMINOUS CAPE COD BERM DETAIL

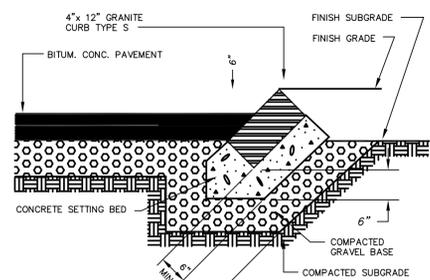
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TYP. CONCRETE WALK-CURB DETAIL

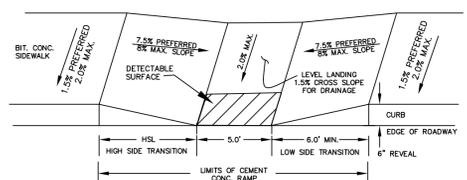
N.T.S.

NOTE: PROVIDE CONTROL JOINT & EXPANSION AS REQUIRED FOR CONCRETE WALK.



TYP. SLOPED GRANITE ENTRANCE DETAIL

N.T.S.



CEMENT CONCRETE WHEELCHAIR RAMP

N.T.S.

CURB TRANSITION LENGTHS	
ROADWAY PROFILE GRADE	HIGH SIDE TRANSITION LENGTH (HSL)
=0%	6'-6"
>0%-1%	7'-6"
>1%-2%	9'-0"
>2%-3%	11'-0"
>3%-4%	14'-0"
>4%-5%	15'-0" MAX.

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OFF WASHINGTON STREET FRANKLIN, MA 02038	
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