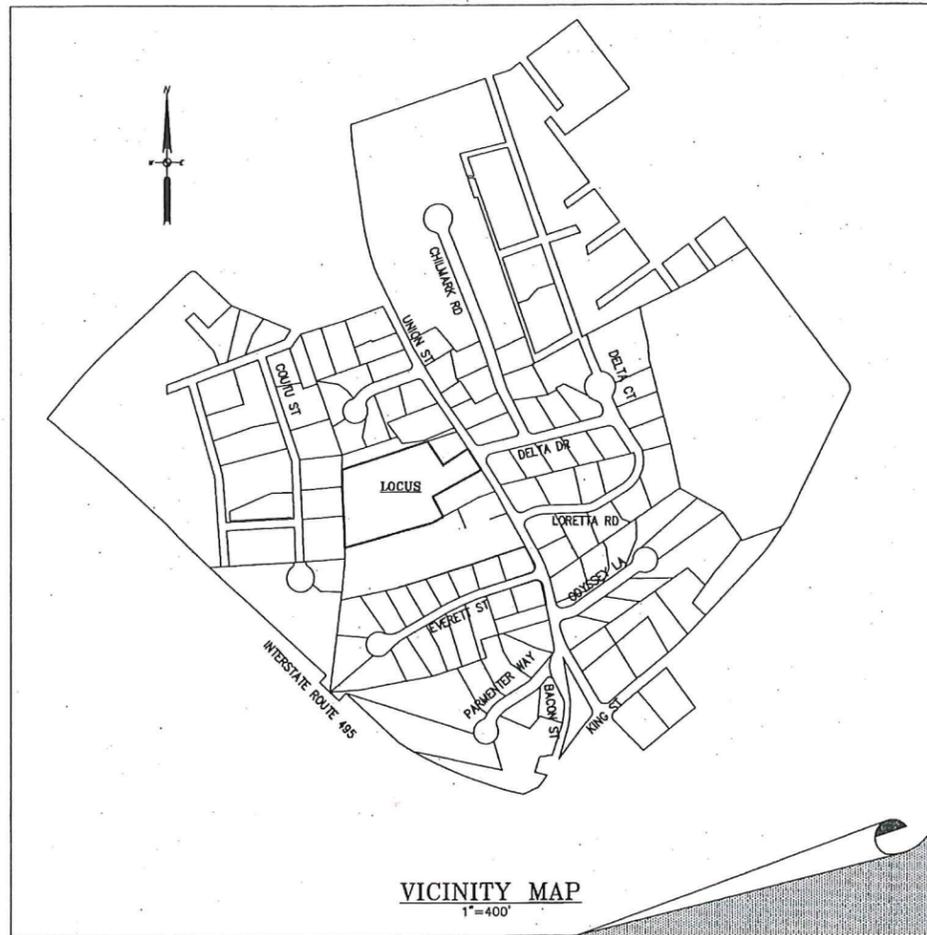


ADIN ESTATES

Definitive Subdivision Plan of Land Franklin, Massachusetts

Date: July 14, 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
F4719

TOWN OF FRANKLIN
TOWN CLERK
2025 JUL 21 A 9:33
RECEIVED

ABUTTERS WITHIN 300'

Abutters List
Subject Property ID: 304-016
Search Distance : 300 Feet

- | | | |
|--|--|---|
| 296_045
GALARZA ANGEL M. AND
GALARZA KATHLEEN N.
492 UNION ST.
FRANKLIN, MA 02038 | 304_001
JERVIS MARGENE
JERVIS EDWARD
508 UNION ST.
FRANKLIN, MA 02038 | 304_024
PELLEGGI GEORGE JR.
18 COUTU ST.
FRANKLIN, MA. 02038 |
| 296_058
WALBERT SCOTT M.
WALBERT MELISSA
507 UNION ST.
FRANKLIN, MA 02038 | 304_002
CARLUCCI ROSE
510 UNION ST.
FRANKLIN, MA 02038 | 304_027
MURPHY JOHN G.
MURPHY MARY E.
25 COUTU ST.
FRANKLIN, MA 02038 |
| 297_041
LACK TAYLOR
4 CHILMARK RD.
FRANKLIN, MA 02038 | 304_010
EASTWOOD RAYMOND P.
EASTWOOD DEBRA A.
68 EVERETT ST.
FRANKLIN, MA 02038 | 304_028
SARAZIN PETER J.
SARAZIN DENISE L.
27 COUTU ST.
FRANKLIN, MA 02038 |
| 303_068
VELLUTI GINA M.
21 EVERETT ST.
FRANKLIN, MA 02038 | 304_011
DEGAETANO GIANNINA FERRARA
AMENDOLA PETER N.
61 EVERETT ST.
FRANKLIN, MA 02038 | 304_029
NELSON KIMBERLY J.
43 COUTU ST.
FRANKLIN, MA 02038 |
| 303_070
UNION ST REALTY TRUST
557 UNION ST.FRANKLIN, MA
02038 | 304_012
MUCCIARONE JUDITH M JOLLY
LUANA M. KILEY, USA A.
51 EVERETT ST.
FRANKLIN, MA 02038 | 304_030
LOMBERTO MARK D.
VENDETTI-LOMBERTO JULIE A.
45 COUTU ST.
FRANKLIN, MA 02038 |
| 303_071
GROMELSKY ANTHONY G.
GROMELSKI MARLANE
555 UNION ST.
FRANKLIN, MA 02038 | 304_013
COLACE IRREVOCABLE TRUST
45 EVERETT ST.
FRANKLIN, MA 02038 | 304_031
COLACE JAMES A.
COLACE BETH C.
55 COUTU ST.
FRANKLIN, MA 02038 |
| 303_072
NARDUCCI PAMELA L.
547 UNION ST.
FRANKLIN, MA 02038 | 304_014
TYKS ADAM JAMES
37 EVERETT ST.
FRANKLIN, MA 02038 | 304_031_001
COLACE JAMES A.
COLACE BETH C.
55 COUTU ST.
FRANKLIN, MA 02038 |
| 303_073
PINELLI EMILIO
PINELLI ANNA L/E GIANNI
6 PINE HOUSE RD.
MILLIS, MA 02054 | 304_015
WALTERS JERMAINE
23 EVERETT ST.
FRANKLIN, MA 02038 | 304_031_002
COLACE JAMES A.
COLACE BETH C.
55 COUTU ST.
FRANKLIN, MA 02038 |
| 303_074
GIULIANO THOMAS P.
GIULIANO KARIN L.
1 CHILMARK RD
FRANKLIN, MA. 02038 | 304_017
MASCIO PETER J
COFFEY JENNIFER L.
517 UNION ST
FRANKLIN, MA 02038 | 304_031_003
VARJIAN DAVID W. H.
VARJIAN CHRISTINE
52 COUTU ST.
FRANKLIN, MA. 02038 |
| 303_081
CAMERON ANDREA N.
3 DELTA DR.
FRANKLIN, MA 02038 | 304_018
JAEGGLI MICHAEL P.
JAEGGLI KATHRYN
513 UNION ST.
FRANKLIN, MA 02038 | 304_032
ORENBERG REVOCABLE TRUST
50 COUTU ST
FRANKLIN, MA. 02038 |
| 303_082
SIGNORELLI JOHN W TO
SIGNORELLI PATRICE ANNE
1 DELTA DR.
FRANKLIN, MA. 02038 | 304_019
DAMICO FAMILY TRUST
511 UNION ST.
FRANKLIN, MA. 02038 | 303_081
CAMERON ANDREA N.
3 DELTA DR.
FRANKLIN, MA 02038 |
| 303_083
THOLEN WILLIAM
CONNOLLY SHALAM C.
546 UNION ST.
FRANKLIN, MA. 02038 | 304_020
QUINN KARIN
6 ZACHARY LN.
FRANKLIN, MA. 02038. | 304_034
DIMARTINO ANTHONY F.
44 COUTU ST.
FRANKLIN, MA. 02038 |
| 303_084
GALLO ANDREW J.
GALLO MICHELLE D.
556 UNION ST.
FRANKLIN, MA. 02038 | 304-021
JOHNSON BRIAN J.
JOHNSON KENDRA L.
8 ZACHARY LN.
FRANKLIN, MA. 02038 | 304_035
SHIELDS JAMES J. JR.
22 COUTU ST.
FRANKLIN, MA. 02038 |
| 303_085
WEIDMAN FAMILY REALTY TRUST
1 LORETTA RD.
FRANKLIN, MA. 02039 | 304-022
LYNCH THOMAS E.
LYNCH KATHLEEN A
12 ZACHARY LN.
FRANKLIN, MA. 02038 | 304_036
MARGUERITE JESSE W.
20 COUTU ST.
FRANKLIN, MA. 02038 |
| | 304_023
NOLAN JAMES M. JR.
HAYUN MALKIT
11 ZACHARY LN.
FRANKLIN, MA. 02038 | |

INDEX

- COVER SHEET
- LOTING PLAN
- EXISTING CONDITIONS PLAN
- EROSION CONTROL PLAN
- SITE LAYOUT, LANDSCAPING, AND LIGHTING PLAN
- UTILITY PLAN
- GRADING PLAN
- PLAN AND PROFILE
- CONSTRUCTION DETAILS

WAIVERS REQUESTED

1. SECTION 300-13 OTHER IMPROVEMENTS A SIDEWALKS(1). TO INSTALL ONE SIDEWALK WHERE TWO SIDEWALKS ARE REQUIRED.

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.



OWNER
CALARESE PROPERTIES
154 BROOKVIEW ROAD
FRANKLIN, MA 02038
DEED BOOK 42525 PAGE 508
PLAN No. 862 OF 1956 PLAN Bk. 3485
A.M. 304 LOT 16

APPLICANT
CALARESE PROPERTIES
154 BROOKVIEW ROAD
FRANKLIN, MA 02038

ADIN ESTATES
DEFINITIVE SUBDIVISION
PLAN OF LAND
FRANKLIN
MASSACHUSETTS

COVER
JULY 14, 2025

DATE	REVISION DESCRIPTION

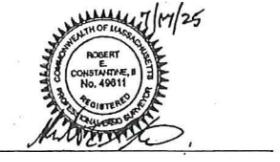
Guerriere & Halnon, Inc.
ENGINEERING & LAND SURVEYING
55 WEST CENTRAL ST. PH. (508) 528-3221
FRANKLIN, MA 02038 FX. (508) 528-7921
www.gondengineering.com

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.

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.



OWNER

CALARESE PROPERTIES
154 BROOKVIEW ROAD
FRANKLIN, MA 02038
DEED BOOK 42525 PAGE 508
PLAN No. 862 OF 1956 PLAN Bk. 3485
A.M. 304 LOT 16

APPLICANT

CALARESE PROPERTIES
154 BROOKVIEW ROAD
FRANKLIN, MA 02038

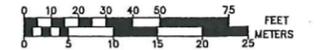
ADIN ESTATES
DEFINITIVE SUBDIVISION
PLAN OF LAND
FRANKLIN
MASSACHUSETTS

LOTTING PLAN

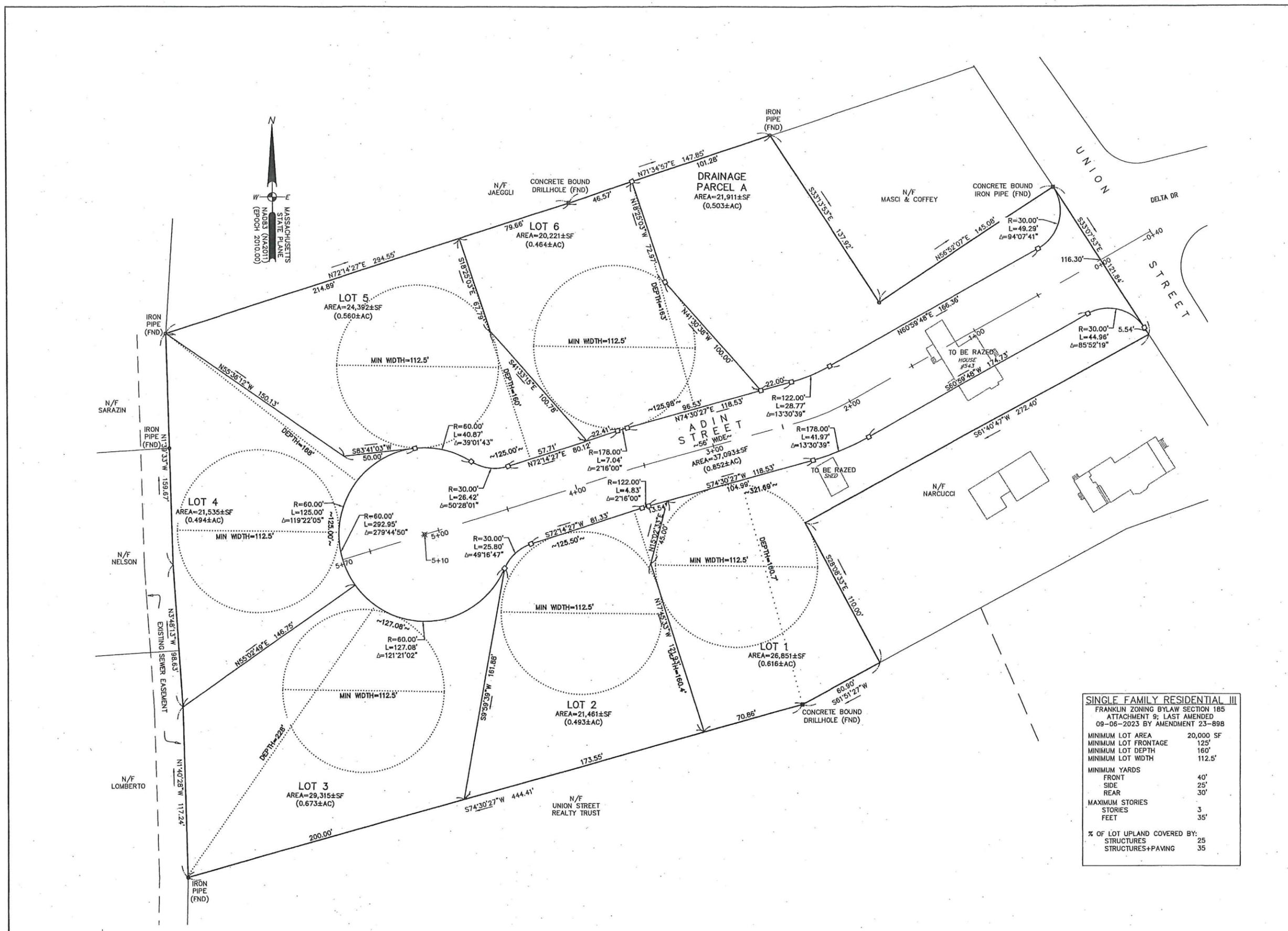
JULY 14, 2025

DATE	REVISION DESCRIPTION

GRAPHIC SCALE: 1"=30'



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



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'
MAXIMUM STORIES	
STORIES	3
FEET	35'
% OF LOT UPLAND COVERED BY:	
STRUCTURES	25
STRUCTURES+PAVING	35

□ 6"x6"x36" CONCRETE BOUND WITH DRILL HOLE TO BE SET

PLAN REFERENCE:
SEE PLAN RECORDED AT THE NORFOLK COUNTY REGISTRY OF DEEDS AS PLAN NO. 862 OF 1956 IN BOOK 3485 PAGE 82 ENTITLED "PLAN OF LAND IN FRANKLIN, MASS.", SCALE 1"=40', DATED JUNE 23, 1956.

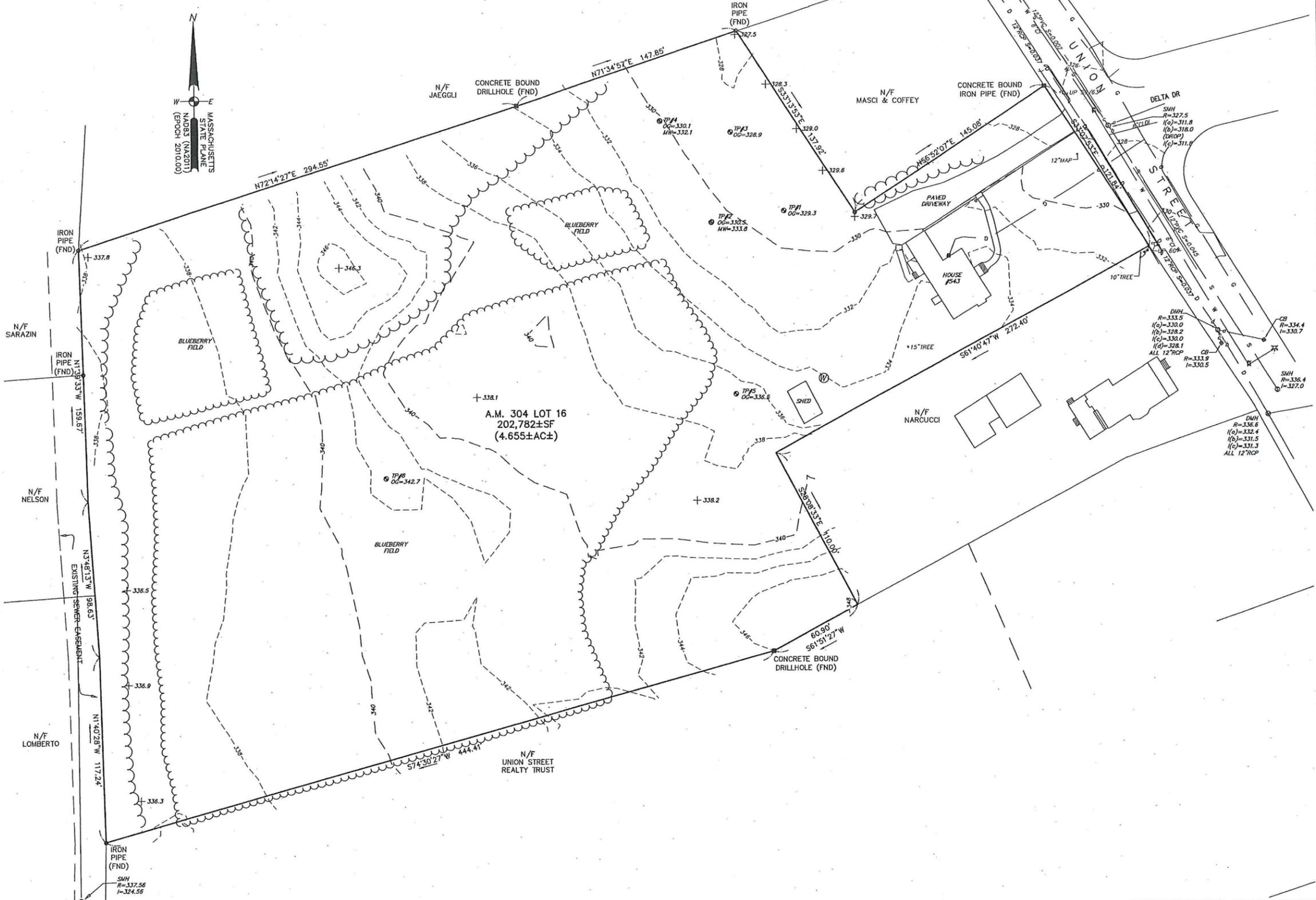
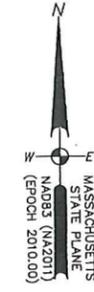
CONSTRUCTION ON THIS LAND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS, OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.

- NOTES:
- THIS LAND REFERS TO FRANKLIN ASSESSOR MAP 304 LOT 16.
 - THIS LAND IS ZONED SINGLE FAMILY RESIDENTIAL III.
 - NO WETLANDS WERE OBSERVED ON THIS SITE.
 - THIS SITE IS NOT WITHIN WATER RESOURCE DISTRICT.
 - ELEVATIONS REFER TO NAVD 88.
 - TOPOGRAPHY AND PHYSICAL FEATURES WERE OBTAINED FROM AN ON-THE-GROUND SURVEY BY GUERRIERE & HALNON, INC FROM MARCH 27, 2025 THROUGH APRIL 22, 2025.

TESTING INFORMATION

TESTING DATE: MARCH 21, 2025 SOIL EVALUATOR: BRIAN HASSETT

TP 1	TP 2	TP 3	TP 4	TP 5	TP 6
000 SANDY LOAM A 0-5"	000 SANDY LOAM A 0-6"	000 SANDY LOAM A 0-6"	000 SANDY LOAM A 0-6"	000 SANDY LOAM A 0-3"	000 SANDY LOAM A 0-3"
000 SANDY LOAM B 5-24"	000 SANDY LOAM B 6-18"	000 SANDY LOAM B 6-18"	000 SANDY LOAM B 6-24"	000 SANDY LOAM B 3-18"	000 SANDY LOAM B 3-15"
000 GRAVEL C1 24-72"	000 SANDY LOAM C4 18-36"	000 GRAVEL C4 18-36"	000 SANDY LOAM C4 24-36"	000 GRAVEL C1 18-48"	000 SANDY GRAVEL VERY BONY COBBLES 15-72"
000 FINE SAND (AEOLIN) C2 72-90"	000 GRAVEL C1 36-72"	000 FINE SAND (AEOLIN) C1 36-72"	000 GRAVEL C1 36-72"	000 FINE SAND (AEOLIN) C3 48-96"	000 SANDY GRAVEL VERY BONY COBBLES 15-72"
000 SAND MINOR SILT C3 90-132"	000 FINE SAND (AEOLIN) C2 72-84"	000 FINE SAND (AEOLIN) C1 72-90"	000 FINE SAND (AEOLIN) C2 72-90"	000 SANDY GRAVEL VERY BONY COBBLES 15-72"	000 SANDY GRAVEL VERY BONY COBBLES 15-72"
000 WEPPING @ 10'	000 SAND MINOR SILT C3 84-120"	000 SAND MINOR SILT C3 72-120"	000 SAND MINOR SILT C3 90-120"	000 NO MOTILES NO WEPPING NO REFUSAL	000 NO MOTILES NO WEPPING NO REFUSAL
	000 WEPPING @ 10' MOTILES @ 10' FURCHED	000 WEPPING @ 10'	000 WEPPING @ 10' MOTILES @ 10' PERCHED		000 NO MOTILES NO WEPPING NO REFUSAL



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. EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE COMPLETELY AND RELIABLY DEPICTED. 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).

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

CALARESE PROPERTIES
 154 BROOKVIEW ROAD
 FRANKLIN, MA 02038

DEED BOOK 42525 PAGE 508
 PLAN No. 862 OF 1956 PLAN Bk. 3485
 A.M. 304 LOT 16

APPLICANT

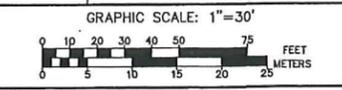
CALARESE PROPERTIES
 154 BROOKVIEW ROAD
 FRANKLIN, MA 02038

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

EXISTING CONDITIONS

JULY 14, 2025

DATE	REVISION DESCRIPTION



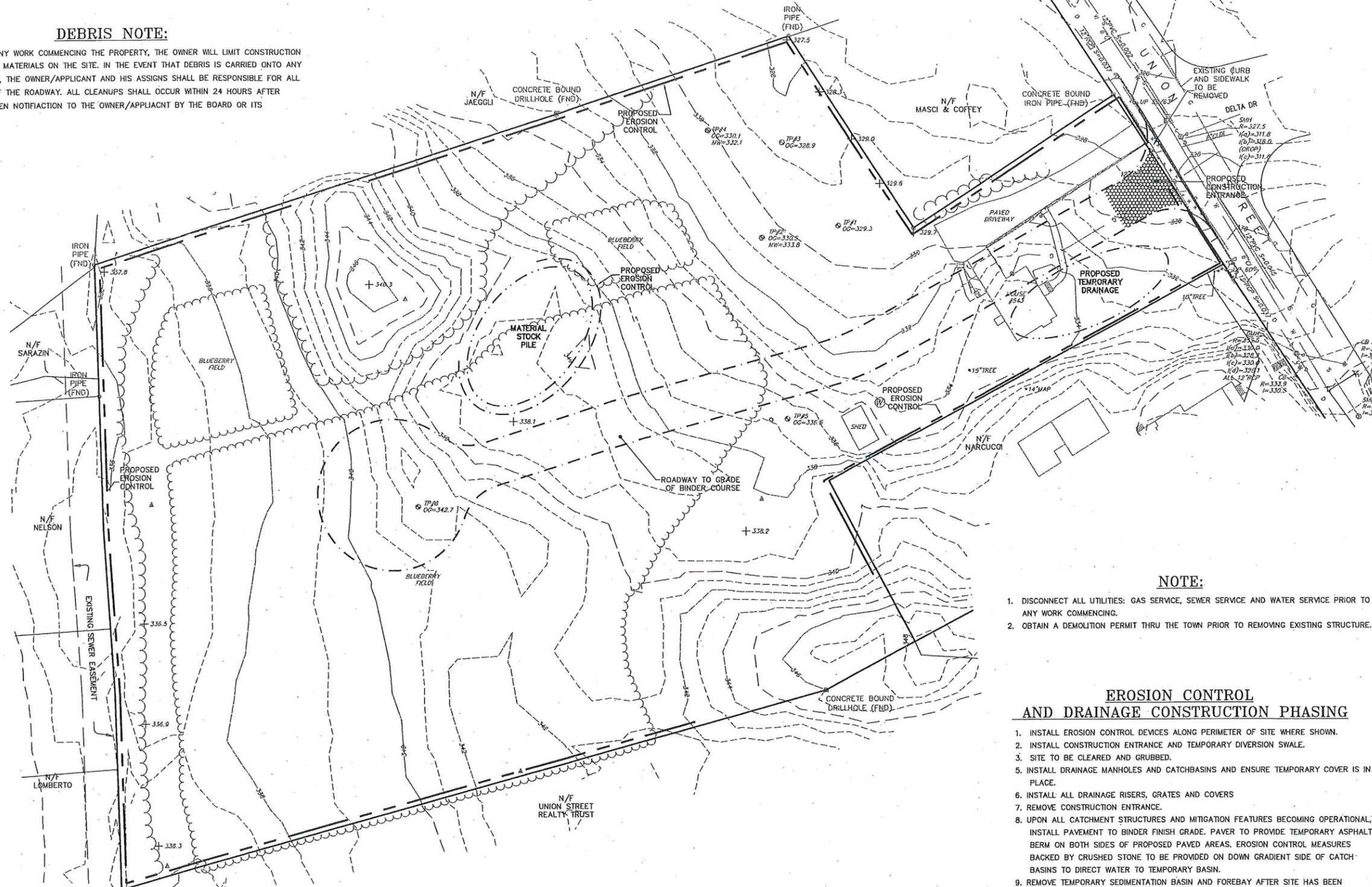
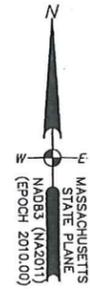
Guerriere & Halnon, Inc.
 ENGINEERING & LAND SURVEYING
 55 WEST CENTRAL ST. PH. (508) 528-3221
 FRANKLIN, MA 02038 FX. (508) 528-7921
 www.gondhengineering.com

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. FOR ADDITIONAL EROSION CONTROL NOTES SEE DETAIL SHEET 9

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.



NOTE:

1. DISCONNECT ALL UTILITIES: GAS SERVICE, SEWER SERVICE AND WATER SERVICE PRIOR TO ANY WORK COMMENCING.
2. OBTAIN A DEMOLITION PERMIT THRU THE TOWN PRIOR TO REMOVING EXISTING STRUCTURE.

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 DRAINAGE MANHOLES AND CATCHBASINS AND ENSURE TEMPORARY COVER IS IN PLACE.
5. INSTALL ALL DRAINAGE RISERS, GRATES AND COVERS
6. REMOVE CONSTRUCTION ENTRANCE.
7. 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.
8. REMOVE TEMPORARY SEDIMENTATION BASIN AND FOREBAY AFTER SITE HAS BEEN STABILIZED AND PREPARED FOR BUILDING FOUNDATION INSTALLATION.
9. EROSION CONTROL AND TEMPORARY DIVERSION SWALE TO REMAIN IN PLACE UNTIL ALL DRAINAGE IS CONSTRUCTED AND INSPECTED AND READY TO RECEIVE FULL DESIGN FLOWS.



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 THE BEST OF THE UNDERGROUND UTILITIES AND SHOULD BE CONSIDERED APPROXIMATE. BEFORE 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. REG. CHAPTER 82 SECTION 40 AS AMENDED) MUST CONTACT ALL UTILITY COMPANIES BEFORE EXCAVATING AND DRILLING AND CALL DIGSAFE AT 1(888)DIG-SAFE(72333).

CONSTRUCTION ON THIS LAND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS, OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.

OWNER

CALARESE PROPERTIES
154 BROOKVIEW ROAD
FRANKLIN, MA 02038

DEED BOOK 42525 PAGE 508
PLAN No. 862 OF 1956 PLAN Bk. 3485
A.M. 304 LOT 16

APPLICANT

CALARESE PROPERTIES
154 BROOKVIEW ROAD
FRANKLIN, MA 02038

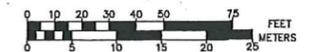
**ADIN ESTATES
DEFINITIVE SUBDIVISION
PLAN OF LAND
FRANKLIN
MASSACHUSETTS**

EROSION CONTROL PLAN

JULY 14, 2025

DATE	REVISION DESCRIPTION

GRAPHIC SCALE: 1"=30'



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

SHEET

4 OF 11

JOB NO. F4719

F4719

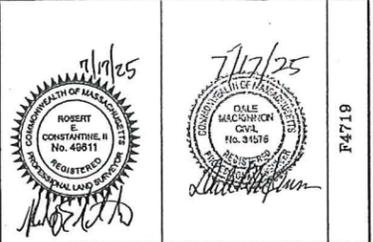
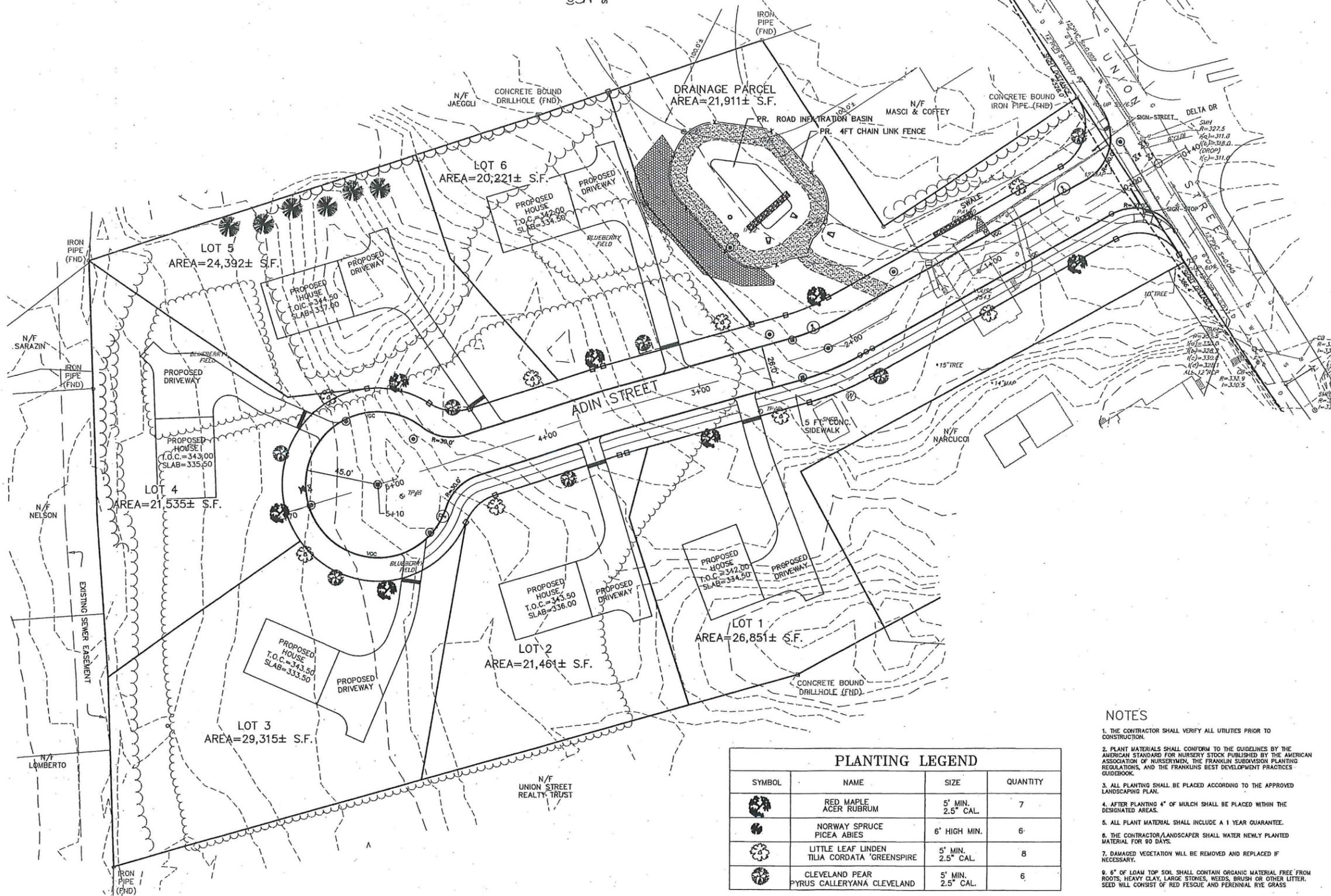
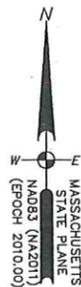
CONSTRUCTION ON THIS LAND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS, OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.

STORM DRAINAGE NOTES

- 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 CONSTRUCTING DRAINAGE SYSTEM:
 - INSTALL SILT SACKS.
 - INSTALL EROSION CONTROL BARRIER AROUND CATCH BASIN, COMPOST SOCK OR EQUAL.
 - INSTALL FILTER FABRIC ON ALL DRAIN MANHOLE OUTLETS DISCHARGING TO INFILTRATION BASINS AND SUBSURFACE DETENTION SYSTEM.
 - INSPECTIONS BEFORE AND AFTER STORM EVENTS ARE REQUIRED TO INSURE ADEQUACY OF EROSION CONTROL MEASURES.
 - CONTRACTOR & ARCHITECT ARE TO VERIFY SITE UTILITIES PRIOR TO DESIGN & CONSTRUCTION.
 - ALL PIPE GASKETS SHALL BE PRE-MOLDED NEOPRENE O-RING TYPE (300-11 B(2)(A)).

UTILITY NOTES

- ALL UTILITIES SHALL BE CONSTRUCTED AND TESTED ACCORDING TO STATE AND LOCAL REGULATIONS.
- ALL WATER AND UTILITIES TO COMPLY WITH THE TOWN OF FRANKLIN DEPARTMENT OF PUBLIC WORKS STANDARD DETAILS. WHERE CONFLICTS EXIST, THE TOWN'S SPECIFICATIONS SHALL CONTROL.
- ALL WATER WORK WITHIN THE STREET OR SIDEWALK MUST UTILIZE FLOWABLE FILL TO THE SATISFACTION OF THE FRANKLIN DEPARTMENT OF PUBLIC WORKS.
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND UNLESS OTHERWISE SHOWN ON THIS PLAN.
- PRIOR TO CONSTRUCTION, CONDUCT TEST PIT AT PROPOSED SEWER CROSSING TO DETERMINE INVERT OF EXISTING SEWER AND EVALUATE IF A CONFLICT EXISTS WITH PROPOSED DRAINAGE. IF CONFLICT EXISTS, NOTIFY DESIGN ENGINEER IMMEDIATELY FOR REDESIGN OF SEWER TO DROP BUILDING SEWER AND/OR PUMP CHAMBER TO RESOLVE CONFLICT.



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. 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).

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

CALARESE PROPERTIES
 154 BROOKVIEW ROAD
 FRANKLIN, MA 02038

DEED BOOK 42525 PAGE 508
 PLAN No. 862 OF 1956 PLAN Bk. 3485
 A.M. 304 LOT 16

APPLICANT

CALARESE PROPERTIES
 154 BROOKVIEW ROAD
 FRANKLIN, MA 02038

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

**SITE LAYOUT, LANDSCAPING
 AND LIGHTING PLAN**

JULY 14, 2025

DATE	REVISION DESCRIPTION

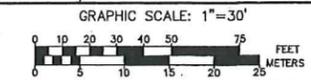
Guerriere & Halon, Inc.
 ENGINEERING & LAND SURVEYING

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

PLANTING LEGEND

SYMBOL	NAME	SIZE	QUANTITY
	RED MAPLE ACER RUBRUM	5' MIN. 2.5" CAL.	7
	NORWAY SPRUCE PICEA ABIES	6' HIGH MIN.	6
	LITTLE LEAF LINDEN TILIA CORDATA GREENSPIRE	5' MIN. 2.5" CAL.	8
	CLEVELAND PEAR PYRUS CALLERYANA CLEVELAND	5' MIN. 2.5" CAL.	6

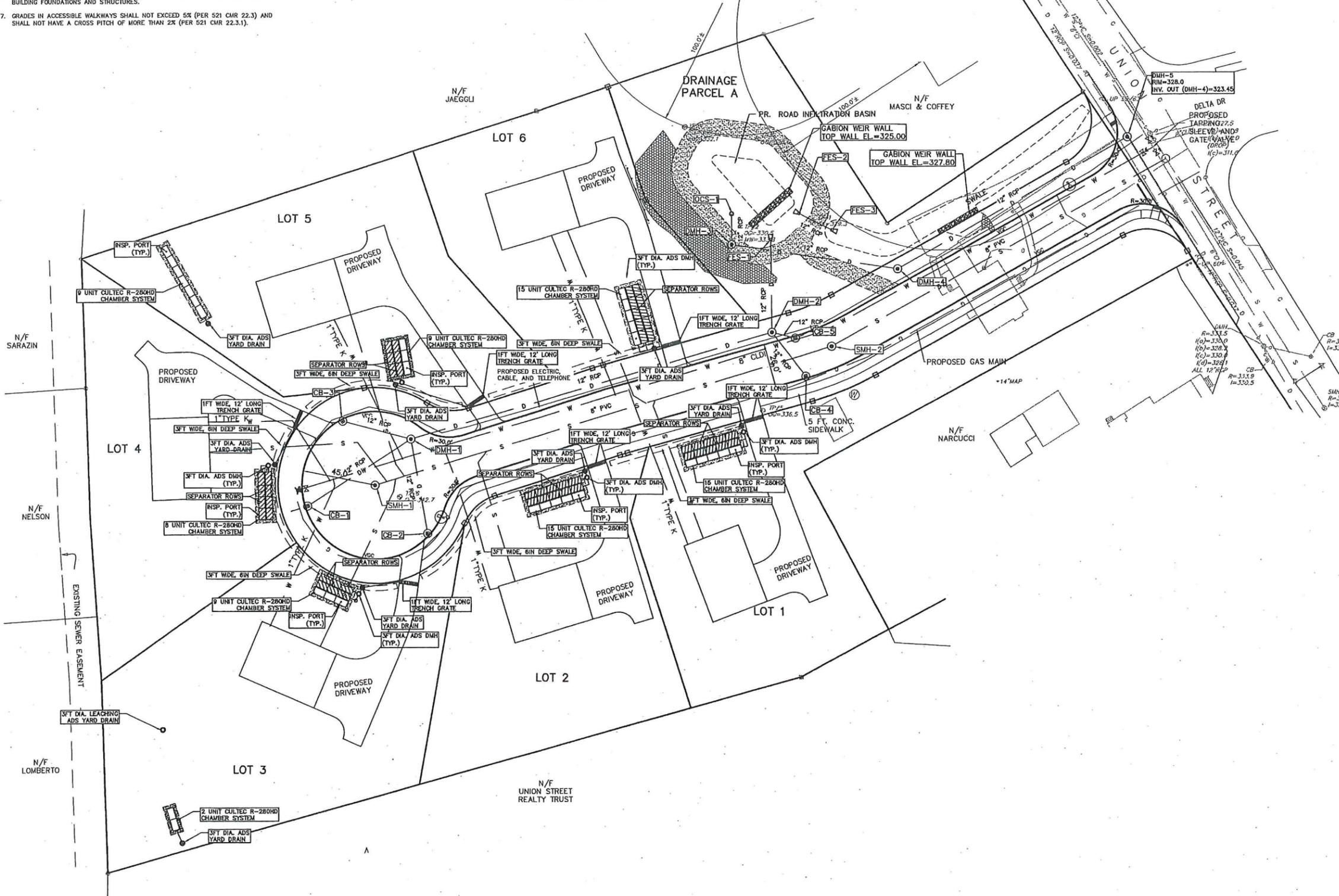
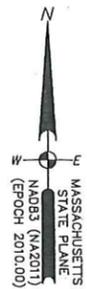
- NOTES**
- THE CONTRACTOR SHALL VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION.
 - PLANT MATERIALS SHALL CONFORM TO THE GUIDELINES BY THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, THE FRANKLIN SUBDIVISION PLANTING REGULATIONS, AND THE FRANKLIN'S BEST DEVELOPMENT PRACTICES GUIDEBOOK.
 - ALL PLANTING SHALL BE PLACED ACCORDING TO THE APPROVED LANDSCAPING PLAN.
 - AFTER PLANTING 4" OF MULCH SHALL BE PLACED WITHIN THE DESIGNATED AREAS.
 - ALL PLANT MATERIAL SHALL INCLUDE A 1 YEAR GUARANTEE.
 - THE CONTRACTOR/LANDSCAPER SHALL WATER NEWLY PLANTED MATERIAL FOR 90 DAYS.
 - DAMAGED VEGETATION WILL BE REMOVED AND REPLACED IF NECESSARY.
 - 6" OF LOAM TOP SOIL SHALL CONTAIN ORGANIC MATERIAL FREE FROM ROOTS, HEAVY CLAY, LARGE STONES, WEEDS, BRUSH OR OTHER LITTER. SEED WILL CONSIST OF RED FESCUE AND PERENNIAL RYE GRASS.



P:\CD\02038\714719\DWG\714719-STE.LAY, 28.5 STE, 7/14/2025 8:30:40 AM, (DWG)

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 PUDDING OR PONDING.
5. THE CONTRACTOR SHALL SCHEDULE THE WORK TO ALLOW THE FINISHED SUBGRADE ELEVATIONS TO DRAIN PROPERLY WITHOUT PUDDING. 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 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).



ROBERT
CONSTANTINE II
No. 40811
REGISTERED
PROFESSIONAL ENGINEER
CIVIL

DALE
MACPORCH
No. 34575
REGISTERED
PROFESSIONAL ENGINEER
CIVIL

7/17/25

F4719

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. EXCAVATING 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. REG. CHAPTER 82 SECTION 40, AS AMENDED) MUST CONTACT ALL UTILITY COMPANIES BEFORE EXCAVATING AND DRILLING AND CALL DIGSAFE AT (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

CALARESE PROPERTIES
154 BROOKVIEW ROAD
FRANKLIN, MA 02038

DEED BOOK 42525 PAGE 508
PLAN No. 862 OF 1956 PLAN Bk. 3485
A.M. 304 LOT 16

APPLICANT

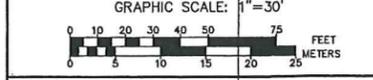
CALARESE PROPERTIES
154 BROOKVIEW ROAD
FRANKLIN, MA 02038

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

UTILITY PLAN

JULY 14, 2025

DATE	REVISION DESCRIPTION



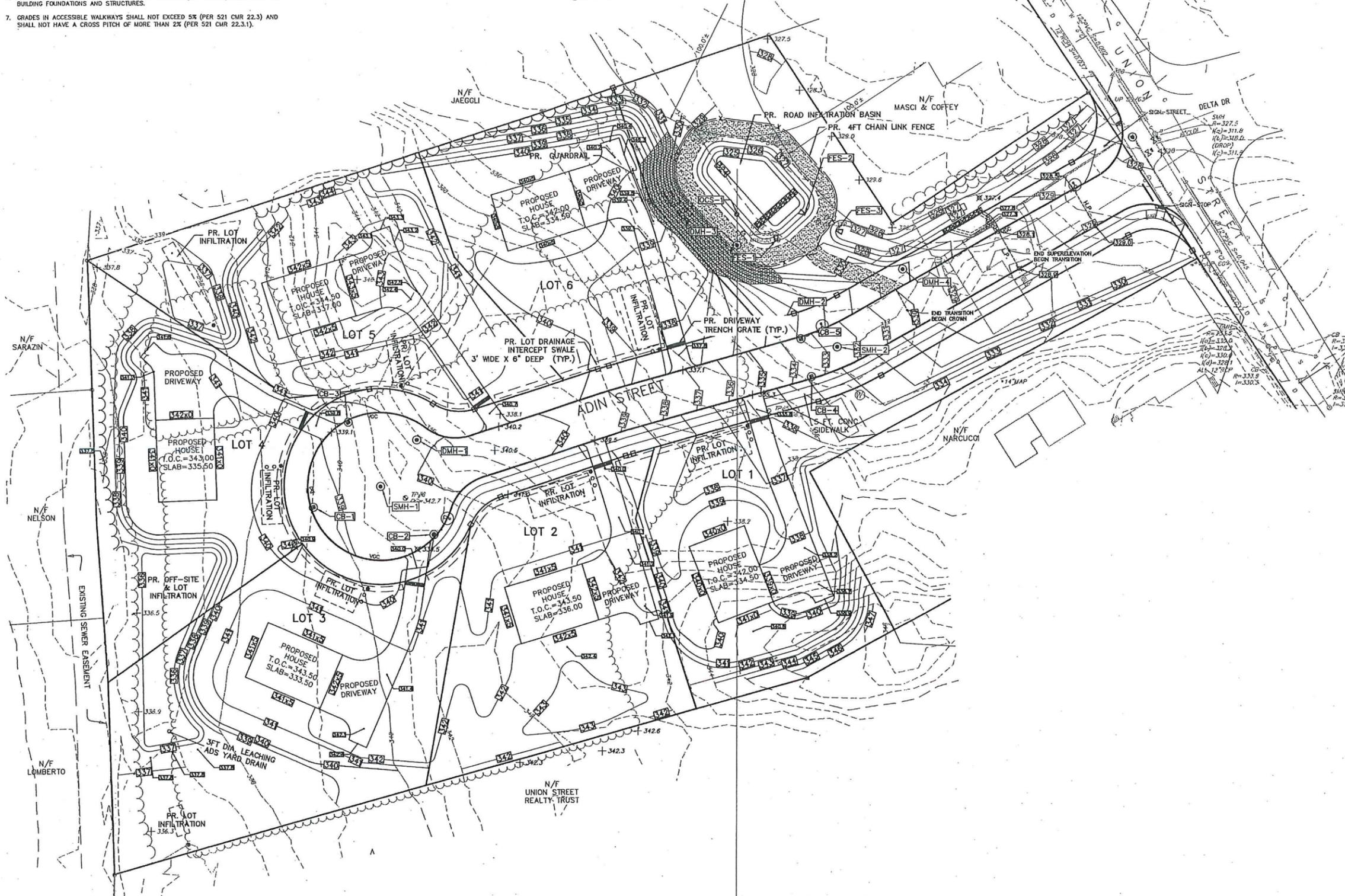
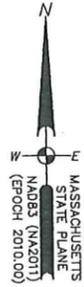
Guerriere & Halnon, Inc.

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

P:\CADD\14719\DWG\14719 SITE.dwg, 04/16/2025 8:33:31 AM, 1804

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 ROADWAY 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 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).



7/17/25

7/17/25

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. PRIOR TO EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY DETERMINED AND RELIABLY DEPICTED. ADDITIONAL UTILITIES, NOT EVIDENCED BY RECORD DOCUMENTS OR OBSERVED PHYSICAL EVIDENCE, MAY EXIST. CONTRACTORS (IN ACCORDANCE WITH MASS.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).

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

CALARESE PROPERTIES
 154 BROOKVIEW ROAD
 FRANKLIN, MA 02038

DEED BOOK 42525 PAGE 508
 PLAN No. 862 OF 1956 PLAN Bk. 3485
 A.M. 304 LOT 16

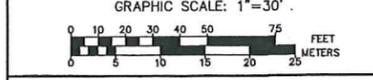
APPLICANT

CALARESE PROPERTIES
 154 BROOKVIEW ROAD
 FRANKLIN, MA 02038

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

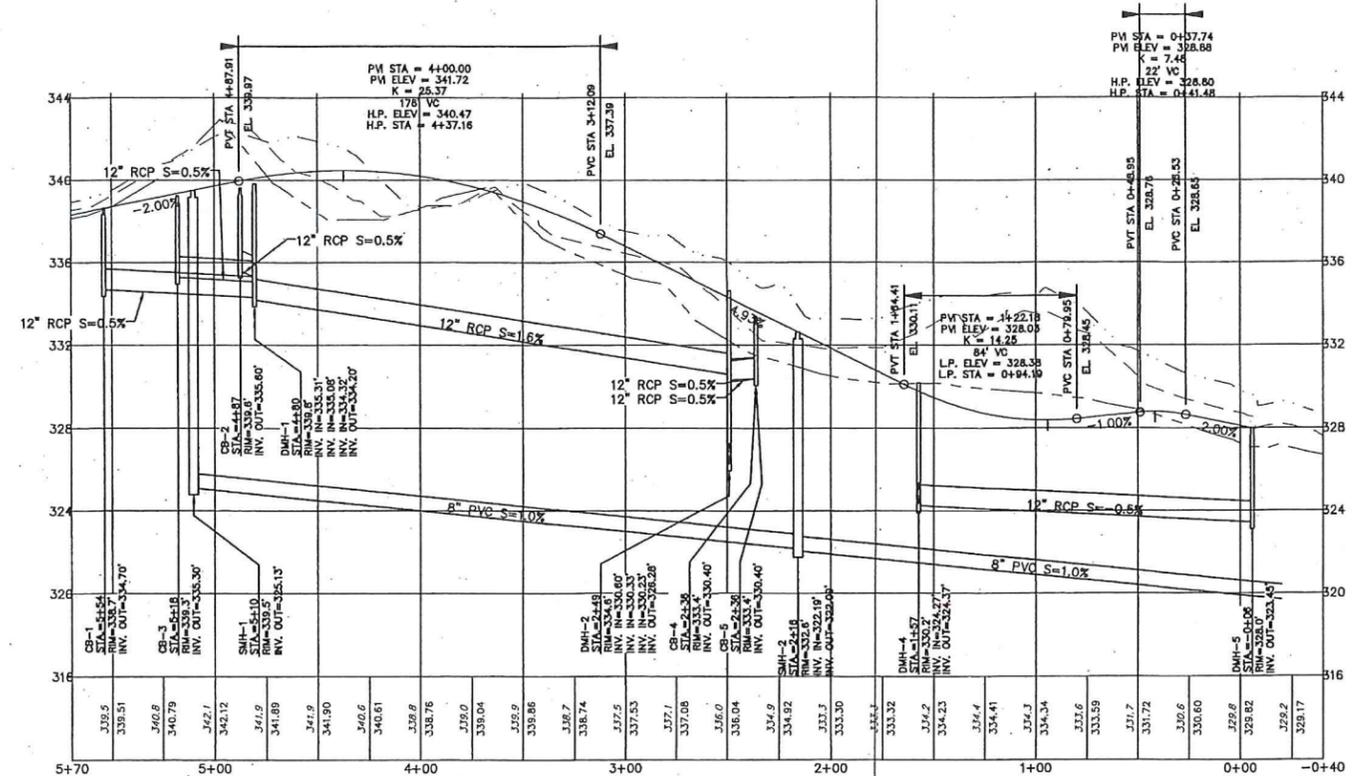
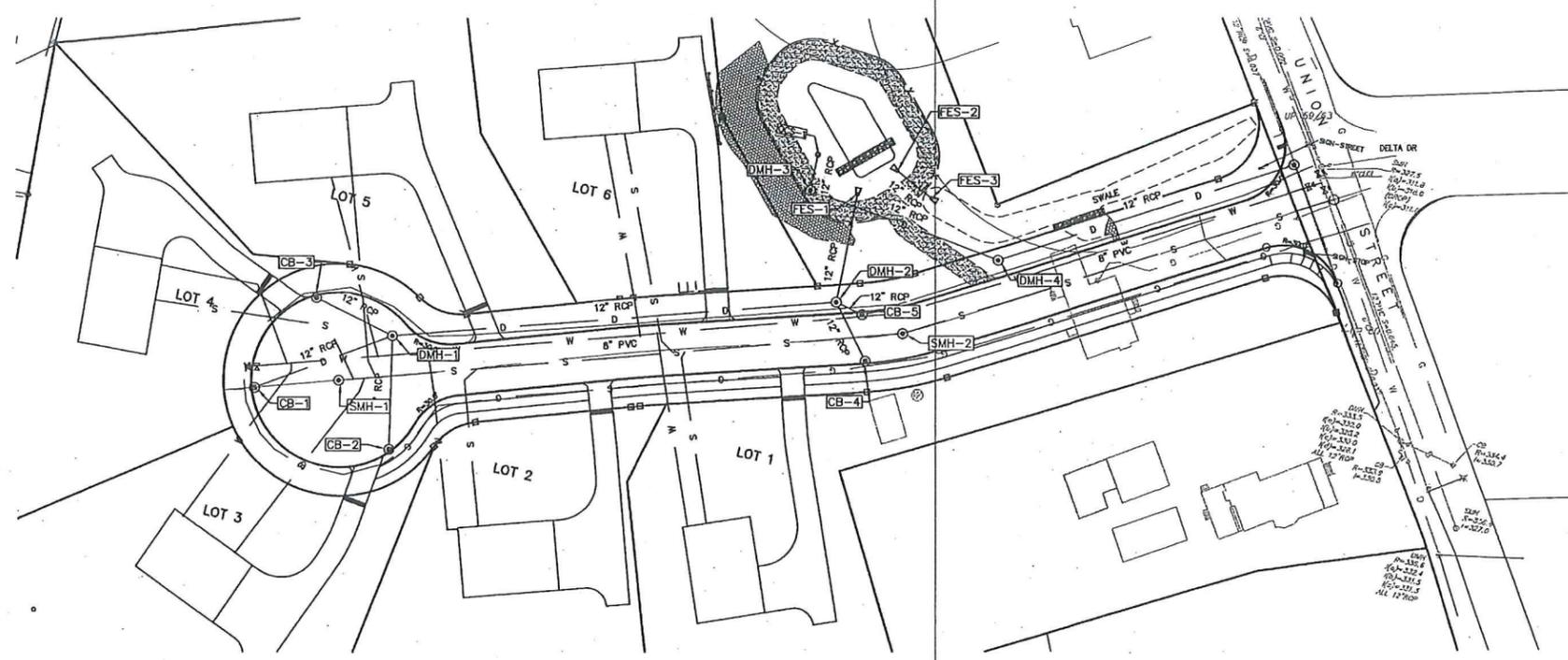
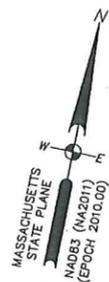
**GRADING PLAN
 JULY 14, 2025**

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.gandengineering.com

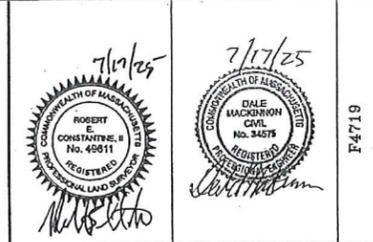
P:\CD\p\p\p\4719\DWG\719 SITE.dwg, S17 GRADING, 7/14/2025 8:54:13 AM, (RDR)



P-ADIN
-0+40 TO 5+69.99

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 WATER TIGHT INTEGRAL BELL GASKETED JOINT (ASTM D3212) AND ELASTOMERIC GASKET (ASTM F477), UNLESS OTHERWISE NOTED.
7. ALL WATER MAIN PIPE AND FITTINGS SHALL BE OLDI 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 WATER MAIN SHALL BE EIGHTEEN (18) INCHES BELOW BOTTOM OF SEWER MAIN, IN ACCORDANCE WITH SECTION 9.7.2 OF MASSREG "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.



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. UNLESS EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE COMPLETELY, 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).

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

CALARESE PROPERTIES
 154 BROOKVIEW ROAD
 FRANKLIN, MA 02038
 DEED BOOK 42525 PAGE 508
 PLAN No. 862 OF 1956 PLAN Bk: 3485
 A.M. 304 LOT 16

APPLICANT

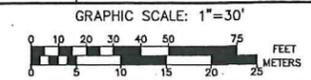
CALARESE PROPERTIES
 154 BROOKVIEW ROAD
 FRANKLIN, MA 02038

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

PLAN AND PROFILE PLAN

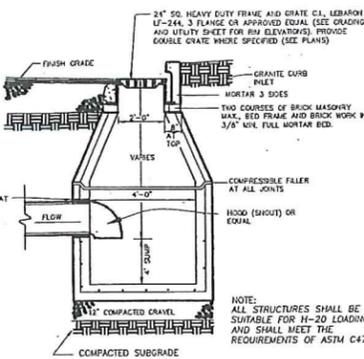
JULY 14, 2025

DATE	REVISION DESCRIPTION

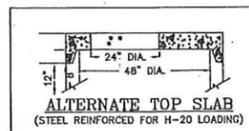


Guerriere & Hainon, Inc.
 ENGINEERING & LAND SURVEYING
 55 WEST CENTRAL ST. PH. (508) 528-3221
 FRANKLIN, MA 02038 FX. (508) 528-7921
 www.gondhengineering.com

F:\CD\PROJECTS\1719\DWG\1719-SITE.dwg, SHEET PLAN AND PROFILE, 7/18/2025 8:50:07 AM, [DWG]



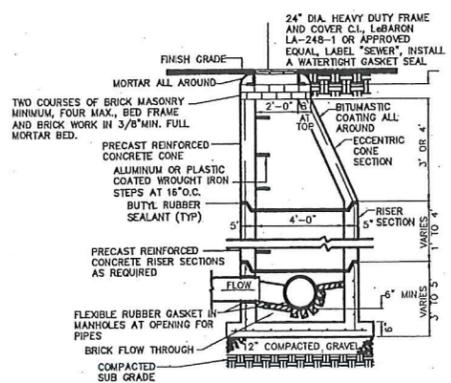
TYP. PRECAST CONCRETE CATCH BASIN DETAIL
NOT TO SCALE



ALTERNATE TOP SLAB
(STEEL REINFORCED FOR H-20 LOADING)

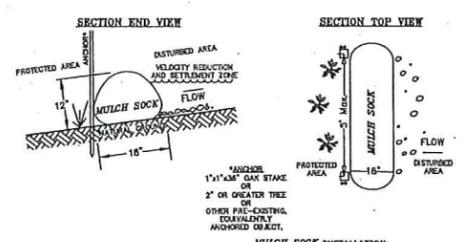
INTERIM EROSION CONTROL AND CONSTRUCTION SEQUENCE

- 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 FILTER FABRIC 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 SWEEPED AND MAINTAINED PER STORMWATER MANAGEMENT PLAN.



TYP. PRECAST CONCRETE MANHOLE SANITARY
N.T.S.

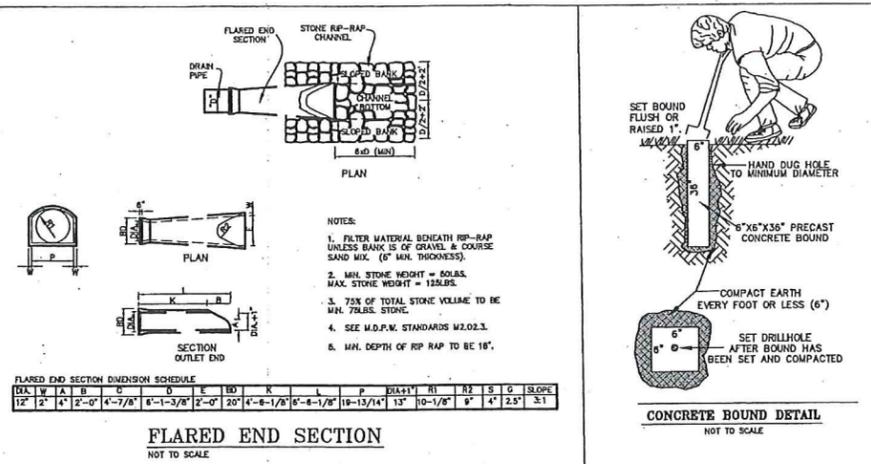
NOTE: ALL STRUCTURES SHALL BE SUITABLE FOR H-20 LOADING AND SHALL MEET THE REQUIREMENTS OF ASTM C478.



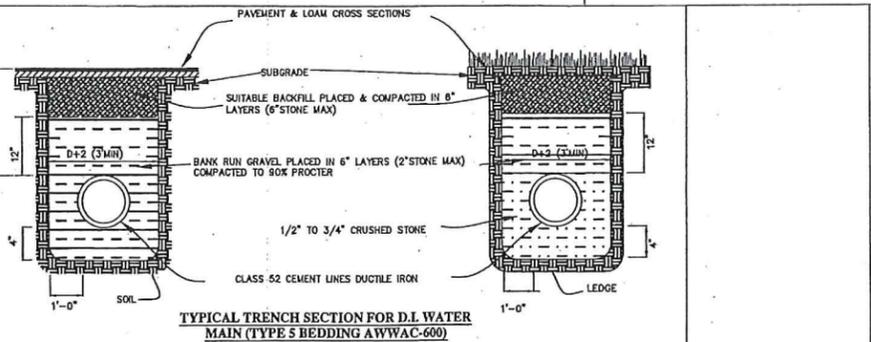
MULCH SOCK COMPONENTS:
OUTSIDE CASING: 100% organic heather.
FILLER INGREDIENT: Fiberfoot Mulch™
A blend of coarse and fine compost and shredded wood.
Particle sizes: 100% passing a 3" screen; 80-100% passing a 1" screen; 70-100% passing a 0.75" screen; 30-75% passing a 0.25" screen.
Weight: Approx. 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 6'.
Where section ends meet, there shall be an overlap of 6" or greater. Both sides shall be anchored (look 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.

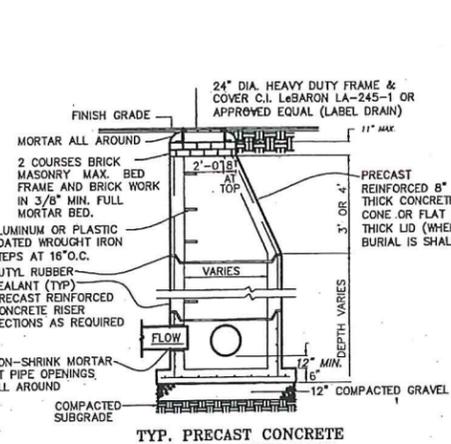
MULCH SOCK DETAIL
NOT TO SCALE



FLARED END SECTION
NOT TO SCALE

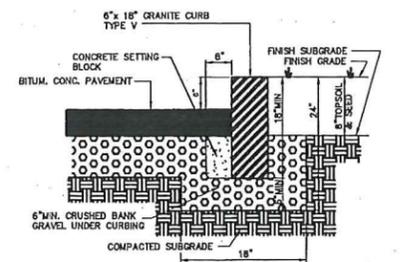


TYPICAL TRENCH SECTION FOR D.I. WATER MAIN (TYPE 5 BEDDING AWWA-C600)



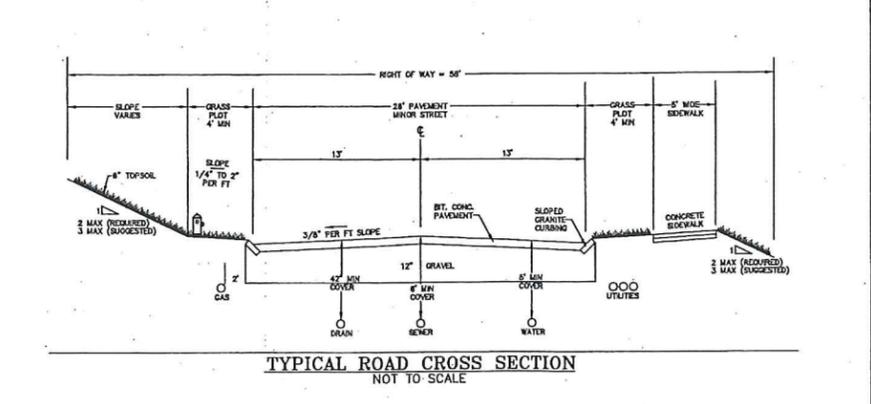
TYP. PRECAST CONCRETE MANHOLE STORM DRAIN
N.T.S.

NOTE: ALL STRUCTURES SHALL BE SUITABLE FOR H-20 LOADING AND SHALL MEET THE REQUIREMENTS OF A.S.T.M. C478.

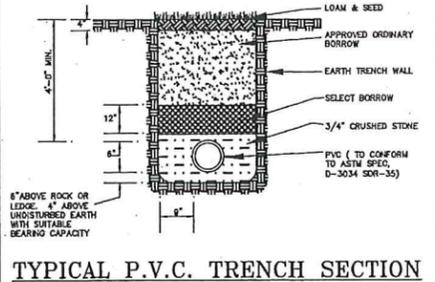


TYP. VERTICAL GRANITE CURB
N.T.S.

NOTE: INSTALL WITHIN ALL PUBLIC WAYS, CORNERS, AND RADIUS SECTIONS



TYPICAL ROAD CROSS SECTION
NOT TO SCALE



TYPICAL P.V.C. TRENCH SECTION

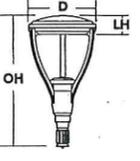
LITONIA LED AREA LUMINAIRE
CONCRETE OUTDOOR



MRP LED LED Area Luminaire



Specifications
EPA: 1,125 ft² (105 m²)
Luminaire Height: 6-3/8" (162 cm)
Overall Height: 32"
Diameter: 18"
Weight (max): 37.5 lbs (17 kg)



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. ANY EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE COMPLETELY, 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).

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
CALARESE PROPERTIES
154 BROOKVIEW ROAD
FRANKLIN, MA 02038
DEED BOOK 42525 PAGE 508
PLAN No. B62 OF 1956 PLAN Bk. 3485
A.M. 304 LOT 16

APPLICANT
CALARESE PROPERTIES
154 BROOKVIEW ROAD
FRANKLIN, MA 02038

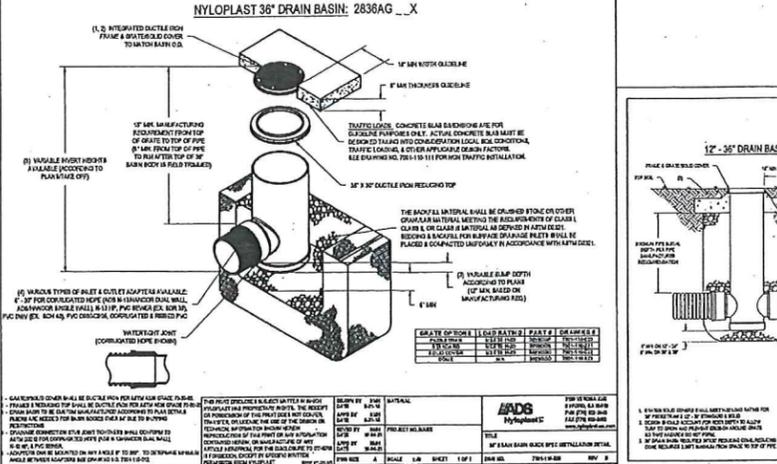
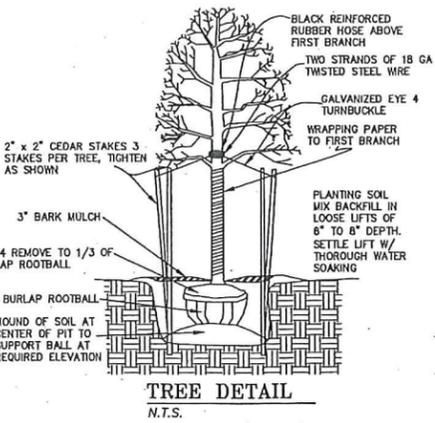
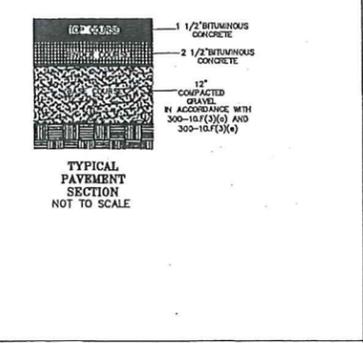
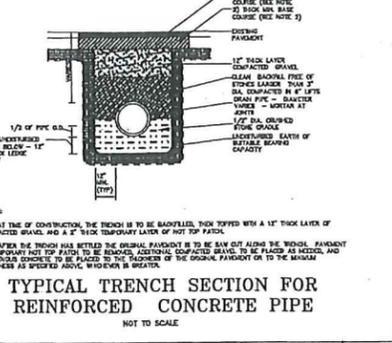
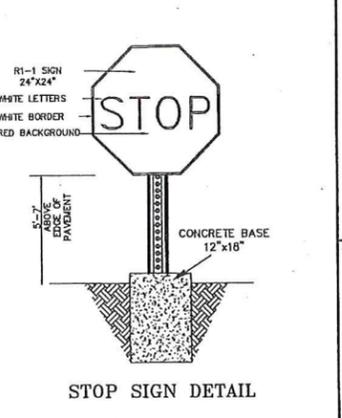
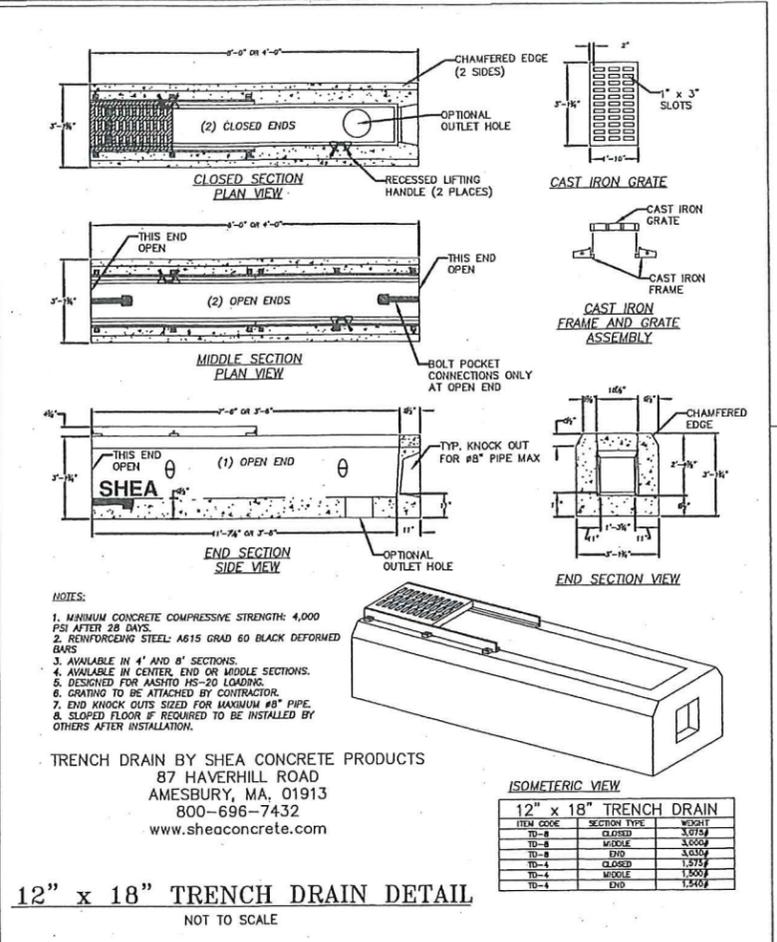
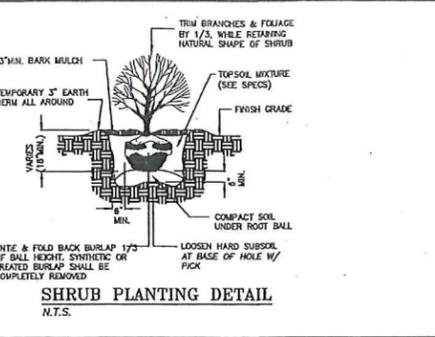
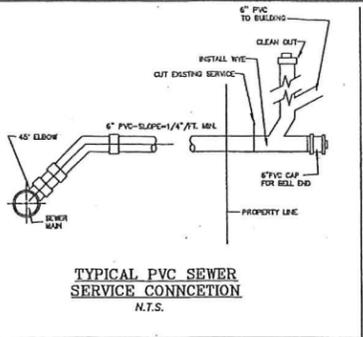
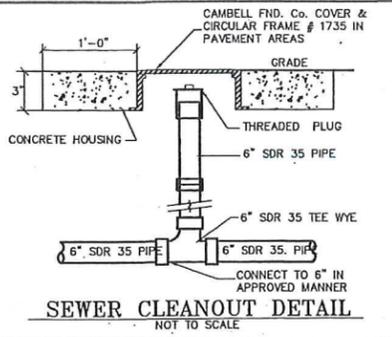
**ADIN ESTATES
DEFINITIVE SUBDIVISION
PLAN OF LAND
FRANKLIN
MASSACHUSETTS**

CONSTRUCTION DETAILS

JULY 14, 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



APPROVED DATE: _____
FRANKLIN PLANNING BOARD

LEGAL NOTES

UTILITIES ARE PLOTTED AS A COMPILATION OF RECORD DOCUMENTED MARKINGS AND OTHER OBSERVED EXISTING UTILITIES. A VIEW OF THE UNDERGROUND UTILITIES AND SHOULD BE CONSIDERED APPROXIMATE. ANY EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY DETERMINED AND RELIABLY DEPICTED. ADDITIONAL UTILITIES, NOT EVIDENCED BY RECORD DOCUMENTS OR OBSERVED PHYSICAL EVIDENCE, MAY BE DISCOVERED BY CONTRACTORS (IN ACCORDANCE WITH MASS.G.S. 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.

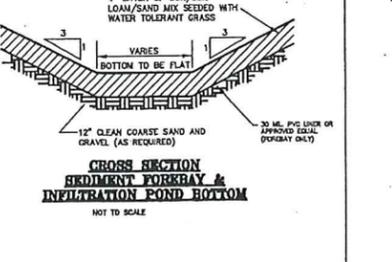
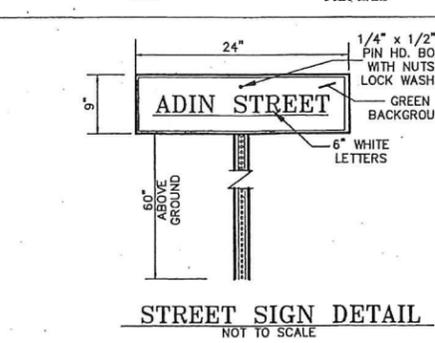
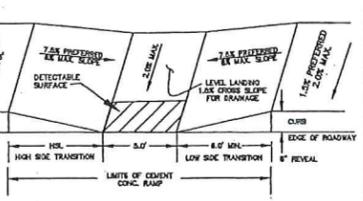
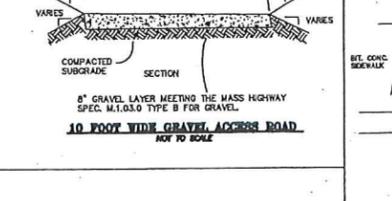
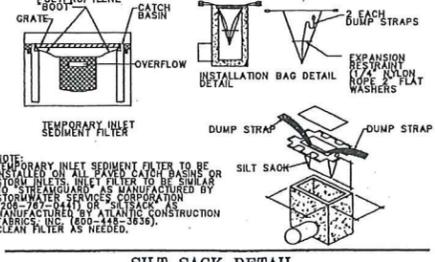
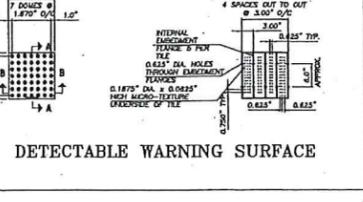
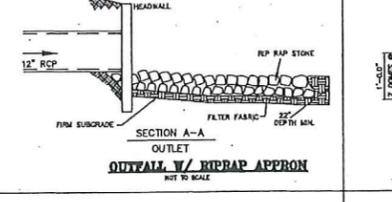
OWNER

CALARESE PROPERTIES
154 BROOKVIEW ROAD
FRANKLIN, MA 02038

DEED BOOK 42525 PAGE 508
PLAN No. 862 OF 1956 PLAN Bk. 3485
A.M. 304 LOT 16

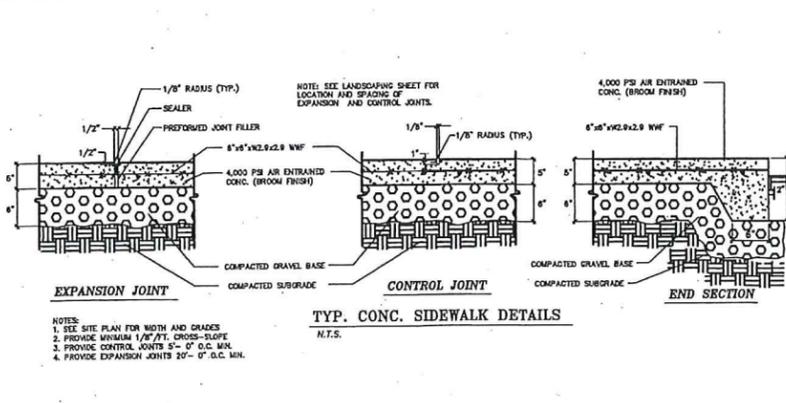
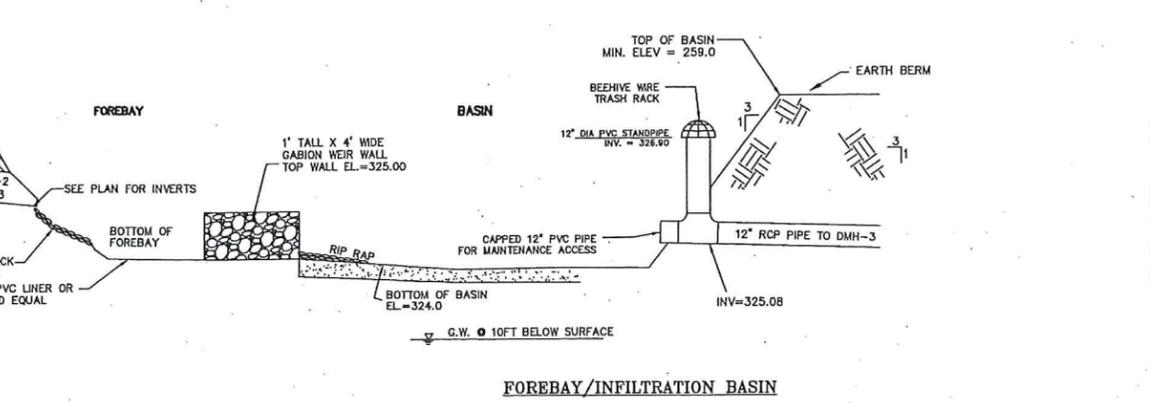
APPLICANT

CALARESE PROPERTIES
154 BROOKVIEW ROAD
FRANKLIN, MA 02038



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.



7/17/25
DALE MACCANNON
CIVIL
No. 24575

F4719

APPROVED DATE: _____
FRANKLIN PLANNING BOARD

LEGAL NOTES

UTILITIES ARE PLOTTED AS A COMPILATION OF RECORD DOCUMENTED MARKINGS AND OTHER OBSERVED EXISTING UTILITIES. A VIEW OF THE UNDERGROUND UTILITIES AND SHOULD BE CONSIDERED APPROXIMATE. ANY EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY DETERMINED AND RELIABLY DEPICTED. ADDITIONAL UTILITIES, NOT EVIDENCED BY RECORD DOCUMENTS OR OBSERVED PHYSICAL EVIDENCE, MAY BE DISCOVERED BY CONTRACTORS (IN ACCORDANCE WITH MASS.G.S. 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

CALARESE PROPERTIES
154 BROOKVIEW ROAD
FRANKLIN, MA 02038

DEED BOOK 42525 PAGE 508
PLAN No. 862 OF 1956 PLAN Bk. 3485
A.M. 304 LOT 16

APPLICANT

CALARESE PROPERTIES
154 BROOKVIEW ROAD
FRANKLIN, MA 02038

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

CONSTRUCTION DETAILS

JULY 14, 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.gandengineering.com

SHEET 10 OF 11 JOB NO. F4719

SEPARATOR ROW™ SPECIFICATIONS

GENERAL

1. CULTEC'S SEPARATOR ROW IS USED AS AN INEXPENSIVE MEANS OF REMOVING TOTAL SUSPENDED SOLIDS FROM THE CHAMBER SYSTEM, AS WELL AS PROVIDING EASIER ACCESS FOR INSPECTION AND MAINTENANCE.

2. THE SEPARATOR ROW PERFORMANCE SHALL BE TESTED AND VERIFIED TO THE PROTOCOLS AND PROCEDURES AS DEFINED BY ENVIRONMENTAL TECHNOLOGY VERIFICATION (ETV) CANADA TO ACHIEVE 80% TSS REMOVAL.

INSTALLATION INSTRUCTIONS

A SEPARATOR ROW IS INSTALLED ON A 1-2 INCH [25-51 mm] WASHED, CRUSHED STONE BASE. TYPICALLY, THE CULTEC CHAMBER MODEL USED FOR THE SEPARATOR ROW IS THE SAME CHAMBER USED THROUGHOUT THE ENTIRE CHAMBER BED.

STORMWATER IS DISTRIBUTED TO THE SEPARATOR ROW BY A PRIMARY FEED SYSTEM THAT DIVERTS FLOW TO THE SEPARATOR ROW AND A SECONDARY BYPASS FEED SYSTEM THAT DIVERTS THE FLOW OF CLEAN WATER TO THE OTHER PARTS OF THE UNDERGROUND STORMWATER MANAGEMENT SYSTEM. THE DISTRIBUTION SYSTEM MAY BE BY PIPES SET AT A LOWER ELEVATION THAT PERMIT THE FIRST FLUSH TO THE SEPARATOR ROW VERSUS OTHER PARTS OF THE UNDERGROUND STORMWATER SYSTEM. THIS INITIAL FLOW MAY BE MANAGED BY A Baffle OR WEIR. THE SIZING OF THE PIPE(S) THAT PROVIDE STORM WATER TO THE SEPARATOR ROW IS TO BE DETERMINED BY THE DESIGN ENGINEER AND IS BASED UPON THE REQUIREMENT TO ACCOMMODATE THE DESIGN FLOW AND SERVICE CONVENIENCE.

THE CHAMBERS UTILIZED IN THE SEPARATOR ROW ARE TO BE COMPLETELY WRAPPED WITH CULTEC NON-WOVEN GEOTEXTILE. THIS CREATES A PASS-THROUGH FILTER ARRANGEMENT TO SEPARATE TOTAL SUSPENDED SOLIDS IN THE TRANSFER OF STORM WATER TO OTHER CHAMBERS THROUGHOUT THE UNDERGROUND STORMWATER MANAGEMENT SYSTEM.

ONCE WRAPPED, THE SEPARATOR ROW IS TO THEN BE PLACED ENTIRELY OVER 1 LAYER OF CULTEC AFAB-HPF WOVEN GEOTEXTILE. THIS CULTEC AFAB-HPF WOVEN GEOTEXTILE PROVIDES A DURABLE SURFACE WITHIN THE ROW FOR MAINTENANCE PROCEDURES AS WELL AS TO PREVENT ANY SCOURING OF THE STONE BASE DURING HIGH PRESSURE JETTING.

THE RECOMMENDED INSTALLATION OF SEPARATOR ROW CHAMBERS, IN REGARD TO STONE SEPARATION AND STONE ABOVE THE UNIT, ALONG WITH OTHER MINIMUM COVER, MATERIALS AND METHOD SPECIFICATIONS DETAILED FOR THE PROPER INSTALLATION, IS THE SAME AS CULTEC'S REQUIREMENT DETAILED IN THE COMPANY'S INSTALLATION GUIDELINES WITH THE EXCEPTION OF THE PLACEMENT OF THE REQUIRED FILTERING FABRICS. PLEASE REFER TO CULTEC'S CURRENT INSTALLATION INSTRUCTIONS FOR STORMWATER CHAMBERS AS A GUIDE.

MAINTENANCE PROCEDURES

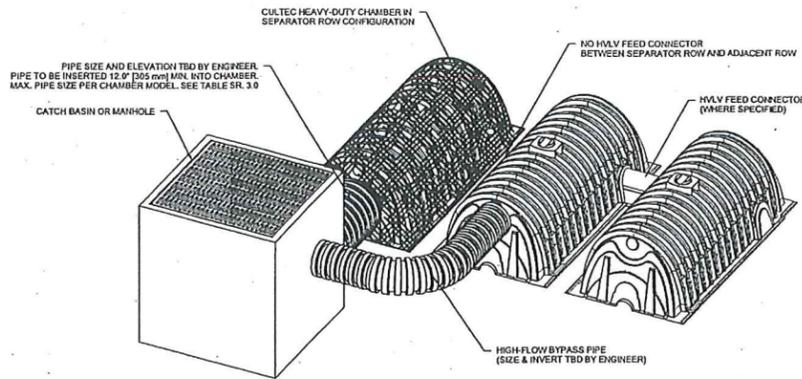
CULTEC RECOMMENDS INSPECTIONS OF THE SEPARATOR ROW TO BE PERFORMED EVERY SIX MONTHS FOR THE FIRST YEAR. THE FREQUENCY OF INSPECTION CAN THEN BE ADJUSTED BASED UPON PREVIOUS OBSERVATION OF SEDIMENT DEPOSITION.

WHILE CLEANING IS POSSIBLE FROM A SINGLE MANHOLE IN SHORTER LINES, A CLEAN-OUT OPTION FROM EITHER END OF A LINE IS PREFERABLE, PARTICULARLY FOR LONGER RUNS. CLEANING INVOLVES FLUSHING SEDIMENT FROM THE BASE FABRIC OF THE SEPARATOR ROW.

ACCESS WILL BE PROVIDED VIA A MANHOLE(S) LOCATED AT THE END(S) OF THE ROW FOR CLEAN OUT.

MAINTENANCE OF THE SEPARATOR ROW IS TO BE ACCOMPLISHED WITH A JETVAC PROCESS.

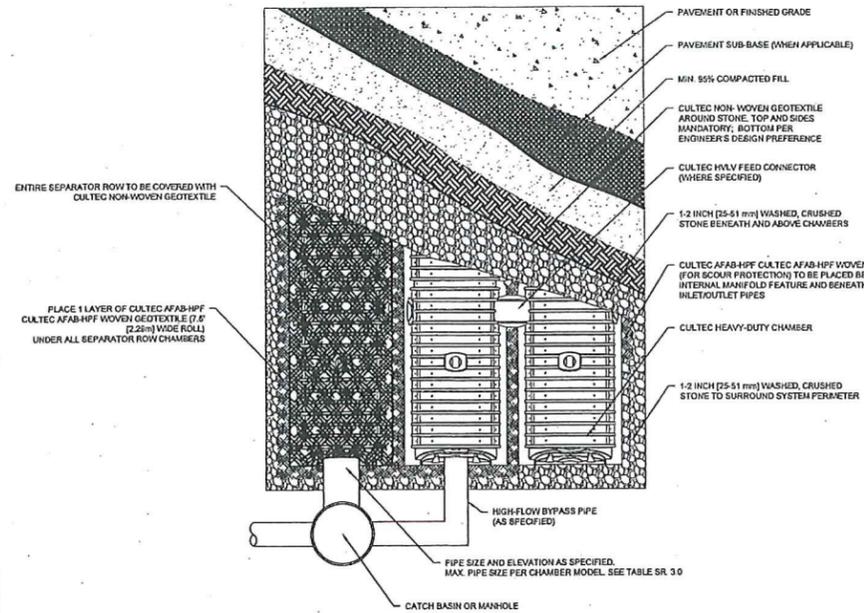
THE JETVAC IS TO BE SENT DOWN THE ENTIRE LENGTH OF THE SEPARATOR ROW. AS THE HIGH PRESSURE WATER NOZZLE IS RETRIEVED, THE CAPTURED SEDIMENTS ARE PUSHED BACK INTO THE MANHOLE FOR VACUUMING.



TYPICAL SEPARATOR ROW CONFIGURATION INLET CONNECTION

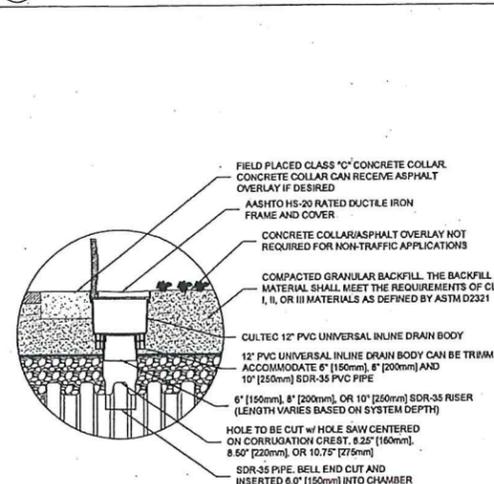
CULTEC CHAMBER MODEL							
	DESCRIPTION	CONTACTOR 100HD	RECHARGER 150XLHD	RECHARGER 280HD	RECHARGER 300HD	RECHARGER 380HD	RECHARGER 902HD
A*	MIN. DEPTH OF STONE BASE	6" 152 mm	6" 152 mm	6" 152 mm	6" 152 mm	6" 152 mm	9" 229 mm
B	CHAMBER HEIGHT	12.5" 318 mm	18.5" 470 mm	26.5" 673 mm	30" 762 mm	36" 914 mm	48" 1219 mm
C*	MIN. DEPTH OF STONE REQUIRED ABOVE UNITS FOR TRAFFIC APPLICATIONS	6" 152 mm	6" 152 mm	6" 152 mm	6" 152 mm	6" 152 mm	12" 305 mm
D	MIN. DEPTH REQUIRED OF 85% COMPACTED FILL FOR PAVED TRAFFIC	8" 203 mm	8" 203 mm	8" 203 mm	10" 254 mm	10" 254 mm	12" 305 mm
E	MAX. DEPTH OF COVER ALLOWED ABOVE CROWN OF CHAMBER	12" 3.65 m	12" 3.65 m	12" 3.65 m	12" 3.65 m	12" 3.65 m	8.3" 2.53 m
F	MIN. ROW SPACING	4" 102 mm	6" 152 mm	5" 127 mm	6" 152 mm	6" 152 mm	9" 229 mm
G	CHAMBER WIDTH	36" 914 mm	33" 838 mm	47" 1194 mm	51" 1295 mm	60" 1525 mm	76" 1931 mm
	MAX. PIPE SIZE TO CHAMBER ENDWALL/ENDCAP (CORRUGATED HDPE)	12" 305 mm	12" 305 mm	18" 450 mm	24" 600 mm	24" 600 mm	30" 760 mm

NOTE: STONE ABOVE AND BELOW UNITS MAY VARY PER SYSTEM. SEE SYSTEM LAYOUT FOR STONE REQUIREMENTS



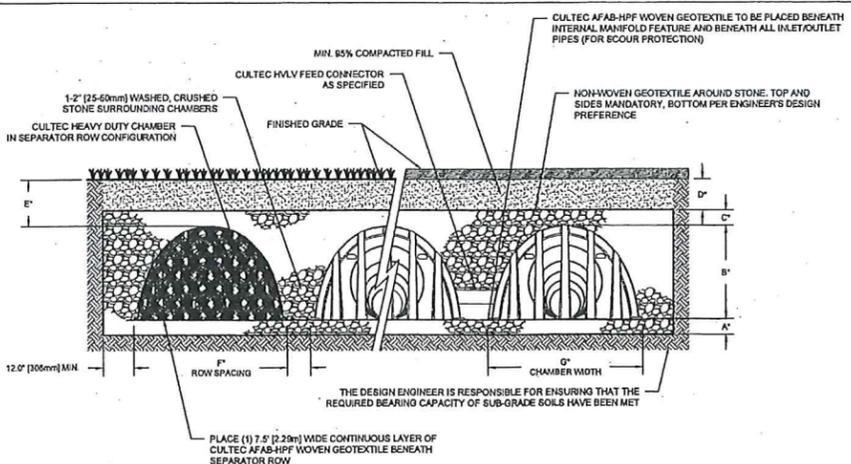
TYPICAL SEPARATOR ROW CONFIGURATION PLAN VIEW

GENERAL NOTES



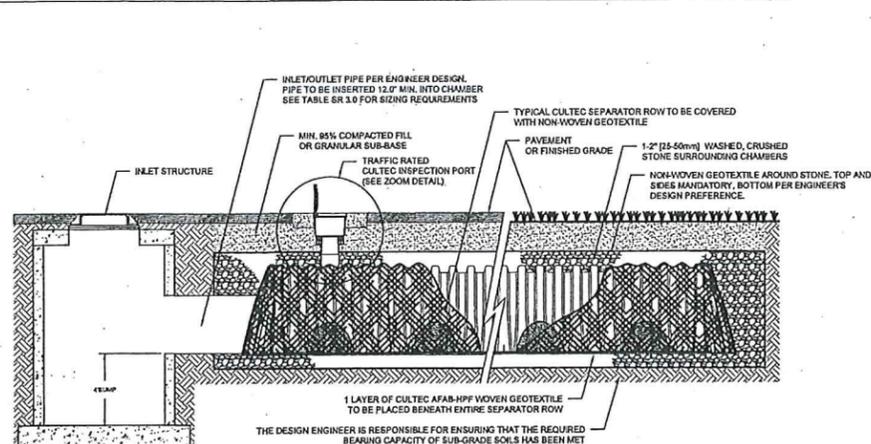
CULTEC INSPECTION PORT - ZOOM DETAIL

CROSS SECTION TABLE REFERENCE



TYPICAL SEPARATOR ROW CONFIGURATION CROSS SECTION

TYPICAL SEPARATOR ROW CONFIGURATION CROSS SECTION WITH INSPECTION PORT DETAIL



TYPICAL SEPARATOR ROW CONFIGURATION CROSS SECTION WITH INSPECTION PORT DETAIL



F4719

APPROVED DATE: _____
FRANKLIN PLANNING BOARD

BEING A MAJORITY

LEGAL NOTES

UTILITIES ARE PLOTTED AS A COMPILATION OF RECORD DRAWINGS, MARKINGS AND OTHER OBSERVED EVIDENCE. PLEASE OBTAIN A VIEW OF THE UNDERGROUND UTILITIES AND SHOULD BE CONSIDERED APPROXIMATE. PRIOR TO EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY DETERMINED COMPLETELY AND RELIABLY DEPICTED. ADDITIONAL UTILITIES, NOT EVIDENCED BY RECORD DRAWINGS OR OBSERVED PHYSICAL EVIDENCE, MAY BE DISCOVERED BY 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

CALARESE PROPERTIES
154 BROOKVIEW ROAD
FRANKLIN, MA 02038
DEED BOOK 42525 PAGE 508
PLAN No. 862 OF 1956 PLAN Bk. 3485
A.M. 304 LOT 16

APPLICANT

CALARESE PROPERTIES
154 BROOKVIEW ROAD
FRANKLIN, MA 02038

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

CONSTRUCTION DETAILS

JULY 14, 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
www.gondengineering.com

F:\CIP\Projects\1717\DWG\1717-DETAILS.dwg, SH 11, DETAILS, 7/17/2025 5:22:50 PM, [DWG]