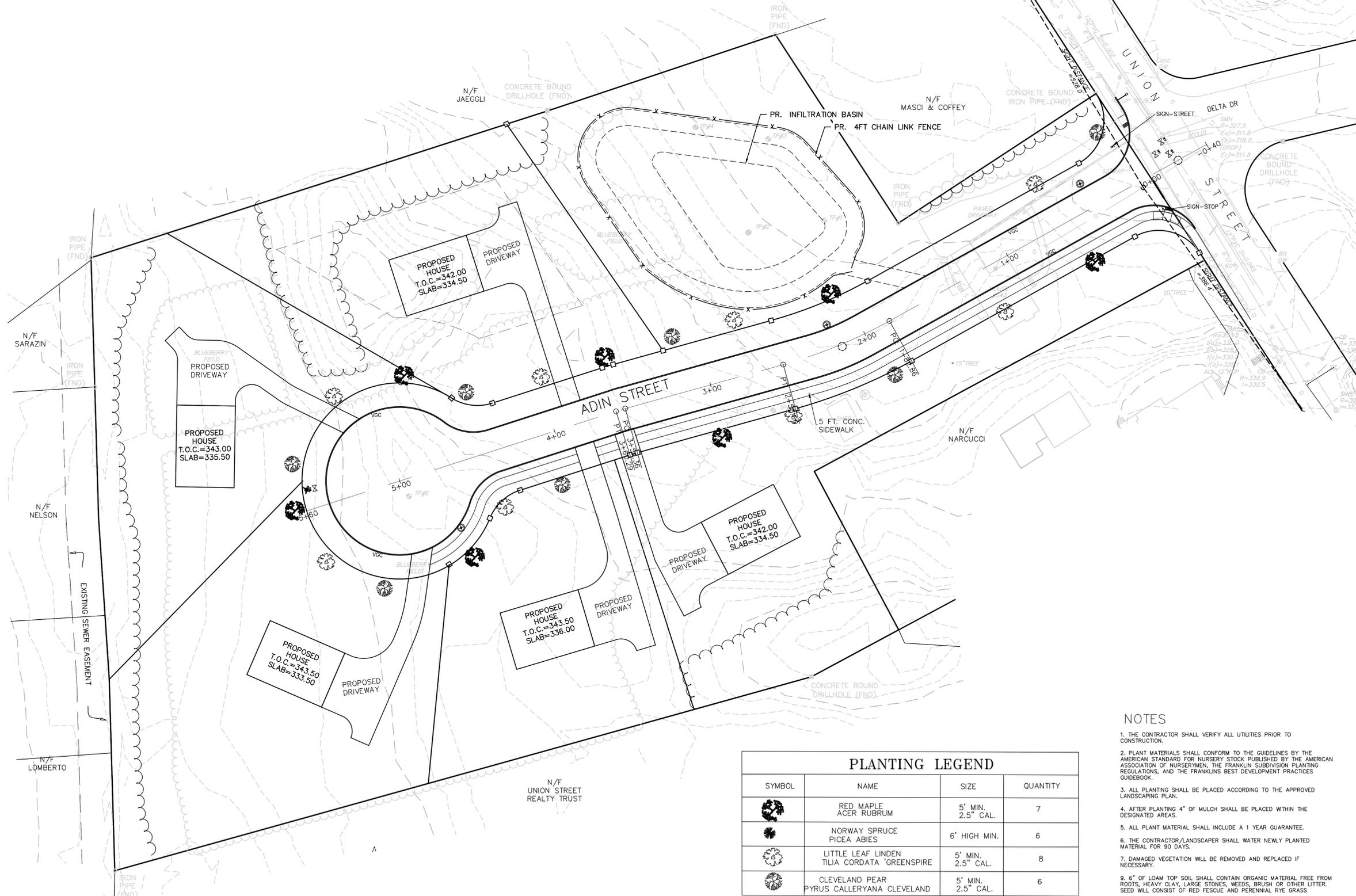
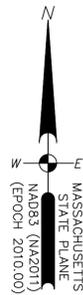


**STORM DRAINAGE NOTES**

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 CONSTRUCTING DRAINAGE SYSTEM.
- A. INSTALL SILT SACKS.
  - B. INSTALL EROSION CONTROL BARRIER AROUND CATCH BASIN, COMPOST SOCK OR EQUAL.
  - C. INSTALL FILTER FABRIC ON ALL DRAIN MANHOLE OUTLETS DISCHARGING TO INFILTRATION BASINS AND SUBSURFACE DETENTION 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)).

**UTILITY NOTES**

1. ALL UTILITIES SHALL BE CONSTRUCTED AND TESTED ACCORDING TO STATE AND LOCAL REGULATIONS.
2. ALL WATER AND UTILITIES TO COMPLY WITH THE TOWN OF FRANKLIN DEPARTMENT OF PUBLIC WORKS STANDARD DETAILS. WHERE CONFLICTS EXIST, THE TOWNS SPECIFICATIONS SHALL CONTROL.
3. ALL WATER WORK WITHIN THE STREET OR SIDEWALK MUST UTILIZE FLOWABLE FILL TO THE SATISFACTION OF THE FRANKLIN DEPARTMENT OF PUBLIC WORKS.
4. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND UNLESS OTHERWISE SHOWN ON THIS PLAN.
5. 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.



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 FRANKLIN PLANNING BOARD  
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**LEGAL NOTES**

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**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
9-4-2025	REVISED TO 5 LOT SUBDIVISION



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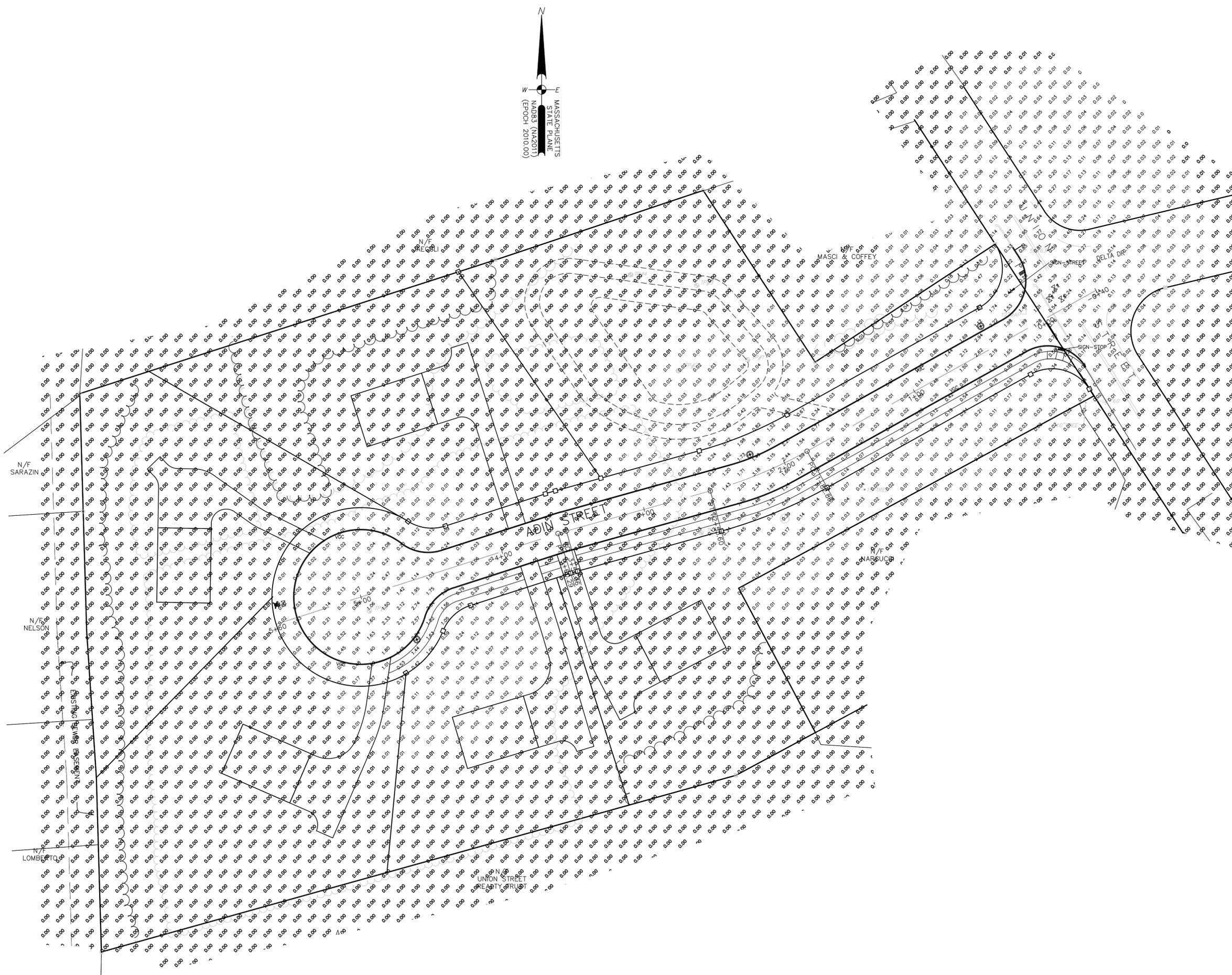
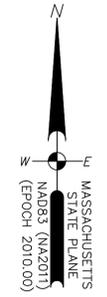
**PLANTING LEGEND**

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**

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, THE FRANKLIN SUBDIVISION PLANTING REGULATIONS, AND THE FRANKLIN'S BEST DEVELOPMENT PRACTICES GUIDEBOOK.
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.
9. 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

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FRANKLIN PLANNING BOARD

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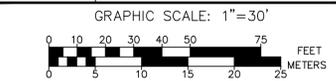
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**ADIN ESTATES  
DEFINITIVE SUBDIVISION  
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MASSACHUSETTS**

LIGHTING PLAN

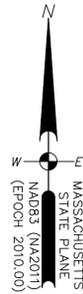
SEPTEMBER 4, 2025

DATE	REVISION DESCRIPTION



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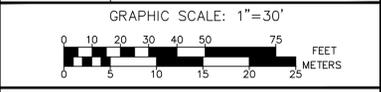
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 FRANKLIN  
 MASSACHUSETTS**

**SIGHT DISTANCE  
 EXHIBIT PLAN**

SEPTEMBER 4, 2025

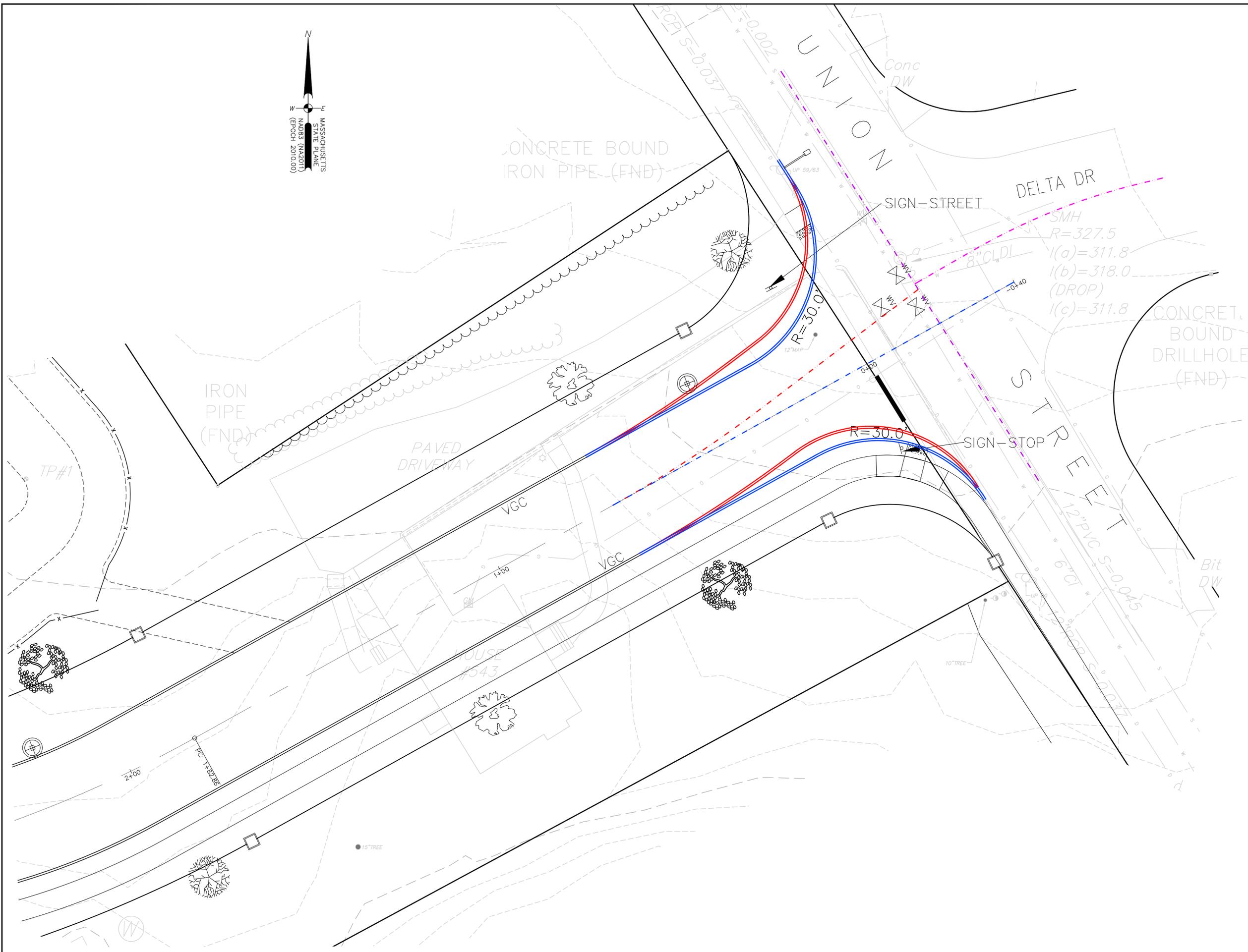
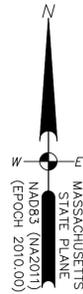
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FRANKLIN PLANNING BOARD

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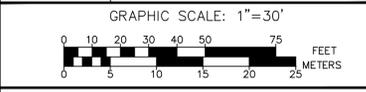
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MASSACHUSETTS**

**ROAD ENTRANCE LAYOUT  
EXHIBIT PLAN**

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