

ABUTTERS WITHIN 300'

220-020
TOWN OF FRANKLIN
355 EAST CENTRAL ST.
FRANKLIN, MA. 02038

220-017
HENRY & MICHELLE BRATCHER
85 PARTRIDGE ST.
FRANKLIN, MA. 02038

220-016
ROBERT & MARLENE OLIVER
81 PARTRIDGE ST.
FRANKLIN, MA. 02038

220-007
EDWARD & MARION SYNGAY
22 ELM ST.
FRANKLIN, MA. 02038

220-011
JOHN DONAVAN JR.
47 PARTRIDGE ST.
FRANKLIN, MA. 02038

220-012
19 PARTRIDGE LLC.
19 PARTRIDGE ST.
FRANKLIN, MA. 02038

214-005
STANLEY & DONNA SYNGAY
24 ELM ST
FRANKLIN, MA. 02038

214-006
MICHAEL & AMY JOHNSON
15 PARTRIDGE ST.
FRANKLIN, MA. 02038

214-007
JOSHUA SHERWOOD
35 PARTRIDGE ST.
FRANKLIN, MA. 02038

214-008
WILLIAM & ALLISON WHITE
43 PARTRIDGE ST.
FRANKLIN, MA. 02038

214-027
CHAD & KRISTEN HESS
46 PARTRIDGE ST.
FRANKLIN, MA. 02038

214-028
FATHIMA SALAHUDEEN
42 PARTRIDGE ST.
FRANKLIN, MA. 02038

214-029
CAROL-ANNE L. PISO REVOCABLE TRUST
40 PARTRIDGE ST.
FRANKLIN, MA. 02038

214-030
JENNIFER & LOUIS BARBA
32 PARTRIDGE ST.
FRANKLIN, MA. 02038

214-010
PATRICK & JULIA WILLIAMS
60 PARTRIDGE ST.
FRANKLIN, MA. 02038

214-009
ROBERT & NANCY HENNESSEY
62 PARTRIDGE ST.
FRANKLIN, MA. 02038

220-056
TOWN OF FRANKLIN
355 EAST CENTRAL ST.
FRANKLIN, MA. 02038

220-055
BENJAMIN & MONA KLIBANOFF
137 MASTRO DR.
FRANKLIN, MA. 02038

220-054
CRAIG & ELLEN MOODIE
82 PARTRIDGE ST.
FRANKLIN, MA. 02038

214-011
JOSEPH & ELAINA COOK
4 HARBORWOOD DR.
FRANKLIN, MA. 02038

214-012
KENNEY REVOCABLE TRUST
6 HARBORWOOD DR.
FRANKLIN, MA. 02038

214-013
JOSEPH & NANCY SCARINGELLO
8 HARBORWOOD DR.
FRANKLIN, MA. 02038

214-014
MARK & NOREEN REARDON
10 HARBORWOOD DR.
FRANKLIN, MA. 02038

220-010
JOHN DONOVAN & ANTHONY CLARIZIO
RIDENOUR WAY
FRANKLIN, MA. 02038

214-025
ROMSEY FAMILY IRREVOCABLE TRUST
6 HARBORWOOD DR.
FRANKLIN, MA. 02038

214-026
HARBOR REALTY TRUST
3 HARBORWOOD DR.
FRANKLIN, MA. 02038

DONOVAN ESTATES

DEFINITIVE SUBDIVISION PLAN OF LAND

FRANKLIN, MASSACHUSETTS

SEPTEMBER 3, 2025

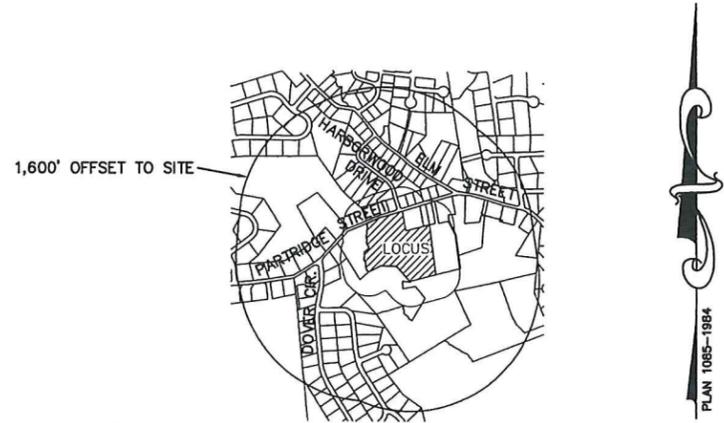
TOWN OF FRANKLIN
TOWN CLERK
2025 OCT 27 A 9:43
RECEIVED

FOR REGISTRY USE ONLY

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 RECIEVED DURING THE 20 DAYS NEXT AFTER RECEIPT AND RECORDING OF SAME.

TOWN CLERK - FRANKLIN DATE



VICINITY MAP

SCALE: 1" = 800'

WAIVER REQUESTS:

- SECTION 330-13.A.(1) A WAIVER IS REEQUESTED TO CONSTRUCT A SIDEWALK ON ONE SIDE OF THE ROADWAY.
- SECTION A WAIVER IS REQUESTED TO ALLOW LESS THAN 42" OF COVER OVER THE DRAIN PIPES. DRAIN PIPES TO BE CLASS V RCP.

REFERENCES:

- ASSESSORS PARCELS 220-013, 220-014 AND 220-015
- DEED BOOK 39210 PAGE 372
- PLAN 1085 OF 1984
- PLAN 1469 OF 1987
- PLAN 800 OF 1987
- PLAN 1557 OF 1985
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- PLAN 430 OF 1995
- ANORAD RECORDED IN BOOK 42515 PAGE 133

DRAWING INDEX

- SHEET 1 - COVER SHEET
- SHEET 2 - EXISTING CONDITIONS PLAN
- SHEET 3 - LOT LAYOUT PLAN
- SHEET 4 - GRADING AND UTILITY PLAN
- SHEET 5 - ROADWAY PLAN AND PROFILE
- SHEET 6 - EROSION CONTROL PLAN
- SHEET 7 - CONSTRUCTION DETAILS - 1
- SHEET 8 - CONSTRUCTION DETAILS - 2

OWNER:
DONOVAN FAMILY REALTY TRUST
47 PARTRIDGE ST.
FRANKLIN, MA

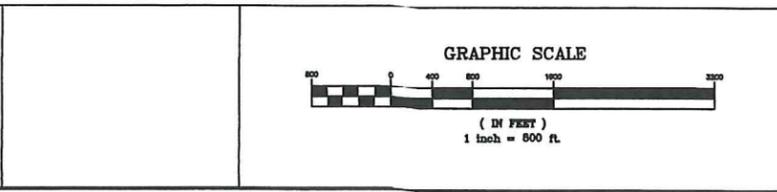
APPLICANT:
DONOVAN FAMILY REALTY TRUST
C/O ATTORNEY RICHARD CORNETTA
47 PARTRIDGE ST.
FRANKLIN, MA

DONOVAN ESTATES
COVER SHEET
LOCATED IN
FRANKLIN, MASSACHUSETTS
FOR
NANCY DONOVAN
47 PARTRIDGE ST.
FRANKLIN, MASSACHUSETTS
SEPTEMBER 3, 2025
SCALE: 1" = 800'

I DECLARE THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS

APPROVAL UNDER SUBDIVISION CONTROL LAW REQUIRED
FRANKLIN PLANNING BOARD

DATE	_____
DATE	_____
DATE	_____



NO.	DATE	DESCRIPTION	BY

CARLOS A. QUINTAL
REGISTERED PROFESSIONAL ENGINEER
No. 30812

Carlos A. Quintal

DATE	FIELD BY:	INT.
2/18	BL	
BK#	FIELD BOOK	PG#
9/25	CALCS BY:	RRG
9/25	DESIGNED BY:	RRG
9/25	DRAWN BY:	COMP
9/25	CHECKED BY:	CAQ

UNITED CONSULTANTS INC.
850 FRANKLIN STREET SUITE 11D
WRENTHAM, MASSACHUSETTS 02093
508-384-6560 FAX 508-384-6568

DATE	SEPT. 3, 2025
SCALE	1" = 800'
PROJECT	UC1340
SHEET	1 of 8

EXISTING CONDITIONS SURVEY WAS CONDUCTED BETWEEN FEBRUARY 7, 2018 AND APRIL 25, 2024.

ZONE: RURAL RESIDENTIAL II
 AREA: 30,000 SQ. FT.
 FRONTAGE: 150'
 DEPTH 200'
 LOT WIDTH: 135'
 SETBACKS:
 F - 40'
 S - 35'
 R - 35'
 LOT COVERAGE STRUCTURES 20%
 LOT COVERAGE STRUCTURES AND PAVING 25%

THE PROPERTY IS NOT LOCATED WITHIN A WATER RESOURCE DISTRICT. THE PROPERTY IS LOCATED WITHIN FLOOD ZONE A ZONE B AND ZONE X AS SHOWN ON MAPS 25021C0143F AND 25021C0306F DATED JULY 8 2025.

FOR REGISTRY USE ONLY

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TOWN CLERK - FRANKLIN DATE

LEGEND

- DHCB DRILL HOLE CONCRETE BOUND (TO BE SET)
- EXISTING COUNTOUR
- 297- PROPOSED COUNTOUR
- EXIST. TREE - DIAMETER - SPECIES
- UP4-1 UTILITY POLE
- OHW - OVERHEAD WRES
- ⊗ GAS GATE
- ⊕ WATER CURB STOP
- ⊕ WATER GATE
- ⊕ FIRE HYDRANT
- ⊕ DRAIN MANHOLE
- CATCH BASIN
- ⊕ SEWER MANHOLE

TEST PIT DATA:
 PT-2 ELEV. = 170.48
 0 - 12" A FINE SANDY LOAM ELEV. = 169.48
 12" - 30" B FINE SANDY LOAM ELEV. = 167.98
 30" - 102" C GRAVELLY SANDY LOAM ELEV. = 161.98
 WATER STANDING AT 60" ELEV. = 165.48
 MOTTLING @ 52" 7.5Y 6/4 ELEV. = 166.15
 PERMEABILITY RATE - 0.77 IN / HR

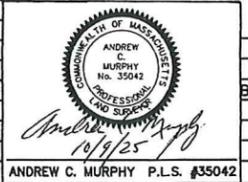
PT-3 ELEV. = 171.59
 0 - 6" A FINE SANDY LOAM ELEV. = 171.09
 6" - 24" B FINE SANDY LOAM ELEV. = 169.59
 24" - 108" C GRAVELLY SANDY LOAM ELEV. = 162.59
 WATER AT 60" ELEV. = 166.59
 MOTTLING @ 52" ELEV. = 167.26
 PERMEABILITY RATE - 2.98 IN / HR

SITE SOILS:
 THE SITE SOILS ARE LISTED AS WOODBRIDGE FINE SANDY LOAM, CHARLTON-HOLLIS-ROCK OUTCROP AND SACO SILT LOAM. REFERENCE SOILS MAP FOR NORFOLK AND SUFFOLK COUNTIES.

REFERENCES:
 ASSESSORS PARCELS 220-013, 220-014 AND 220-015
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 ANORAD RECORDED IN BOOK 42515 PAGE 133

DONOVAN ESTATES
 EXISTING CONDITIONS PLAN
 LOCATED IN
 FRANKLIN, MASSACHUSETTS
 FOR
 NANCY DONOVAN
 47 PARTRIDGE ST.
 FRANKLIN, MASSACHUSETTS
 SEPTEMBER 3, 2025
 SCALE: 1" = 50'

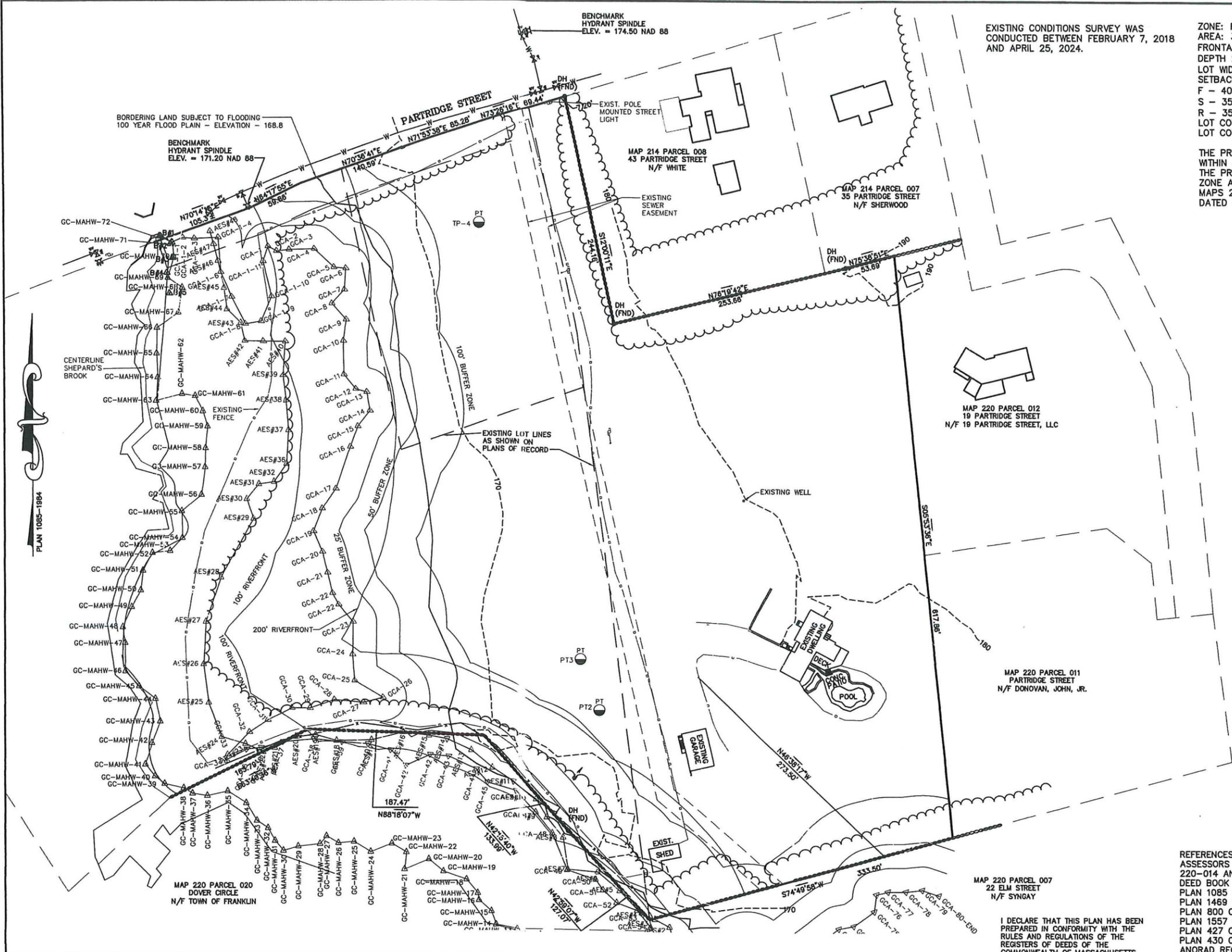
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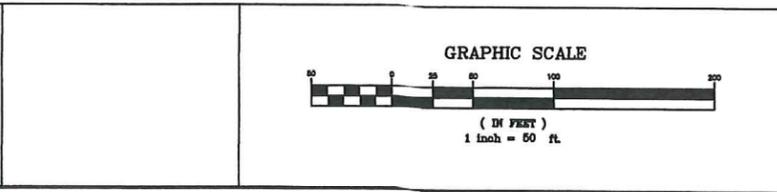
DATE	FIELD BY:	INT.
2/18	BL	BL
9/25	FIELD BOOK	PG#
9/25	CALCS BY:	RRG
9/25	DESIGNED BY:	RRG
9/25	DRAWN BY:	COMP
9/25	CHECKED BY:	CAQ

UNITED CONSULTANTS INC.
 650 FRANKLIN STREET SUITE 11D
 WRENTHAM, MASSACHUSETTS 02093
 508-884-6660 FAX 508-884-6666

SEPT 3, 2025
 1" = 50'
 UC1340
 2 of 8



APPROVAL UNDER SUBDIVISION CONTROL LAW REQUIRED
 FRANKLIN PLANNING BOARD
 DATE _____



NO.	DATE	DESCRIPTION	BY

ANDREW C. MURPHY P.L.S. #35042

ZONE: RURAL RESIDENTIAL II
 AREA: 30,000 SQ. FT.
 FRONTAGE: 150'
 DEPTH 200'
 LOT WIDTH: 135'
 SETBACKS:
 F - 40'
 S - 35'
 R - 35'
 LOT COVERAGE STRUCTURES 20%
 LOT COVERAGE STRUCTURES AND PAVING 25%

THE PROPERTY IS NOT LOCATED
 WITHIN A WATER RESOURCE DISTRICT.
 THE PROPERTY IS LOCATED WITHIN FLOOD
 ZONE A ZONE B AND ZONE X AS SHOWN ON
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 DATED JULY 8 2025.

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TOWN CLERK - FRANKLIN DATE

LEGEND

- DHCB DRILL HOLE CONCRETE BOUND (TO BE SET)
- EXISTING COUNTOUR
- - - PROPOSED COUNTOUR
- ⊕ EXIST. TREE - DIAMETER - SPECIES
- ⊕ UP-4-1 UTILITY POLE
- OHW - OVERHEAD WIRES
- ⊗ GAS GATE
- ⊗ WATER CURB STOP
- ⊗ WATER GATE
- ⊗ FIRE HYDRANT
- ⊗ DRAIN MANHOLE
- CATCH BASIN
- ⊗ SEWER MANHOLE

DONOVAN ESTATES
 LOT LAYOUT PLAN
 LOCATED IN
 FRANKLIN, MASSACHUSETTS
 FOR
 NANCY DONOVAN
 47 PARTRIDGE ST.
 FRANKLIN, MASSACHUSETTS
 SEPTEMBER 3, 2025
 SCALE: 1" = 50'

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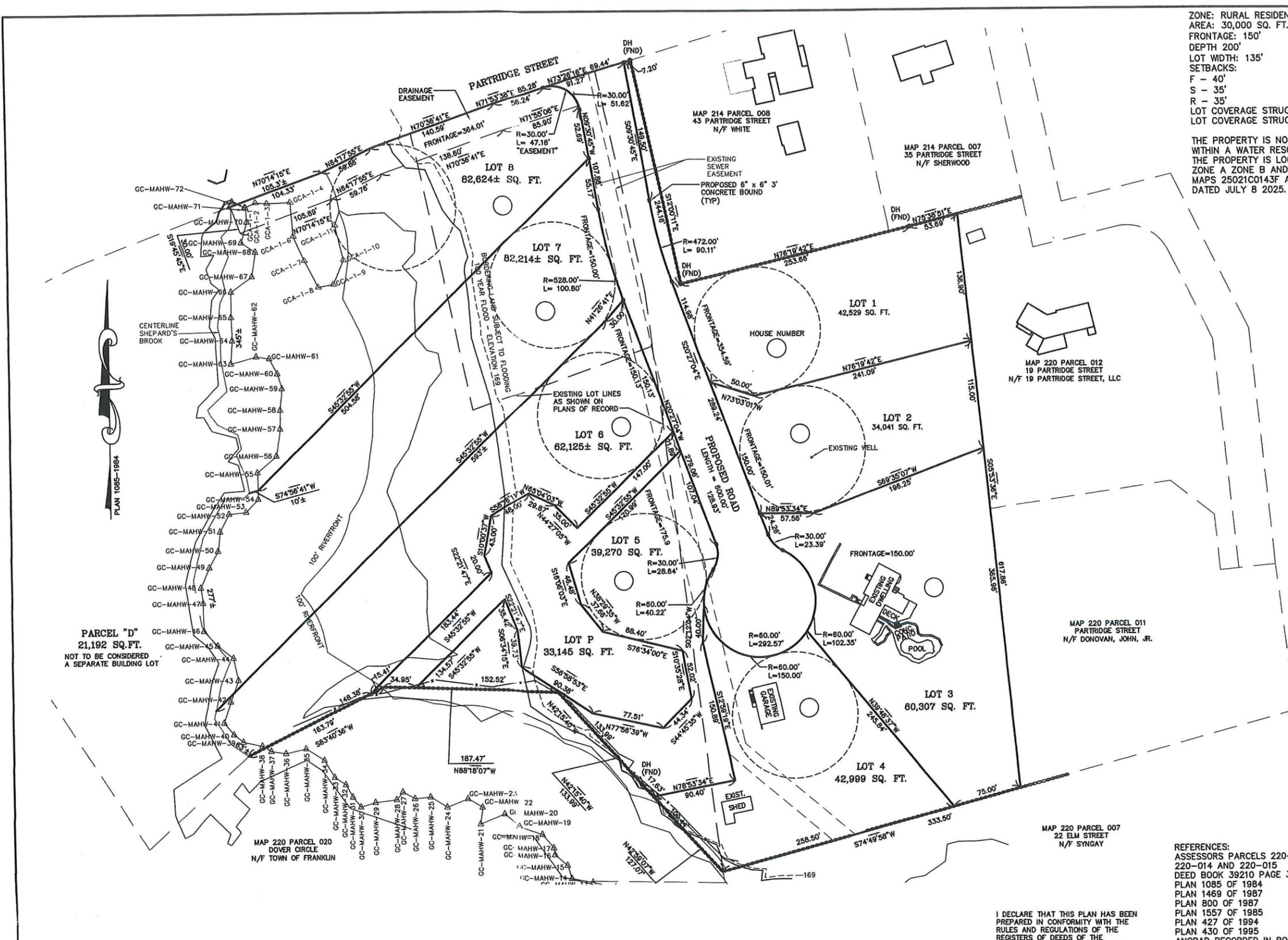
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 COMMONWEALTH OF MASSACHUSETTS

ANDREW C. MURPHY P.L.S. #35042
 10/9/25

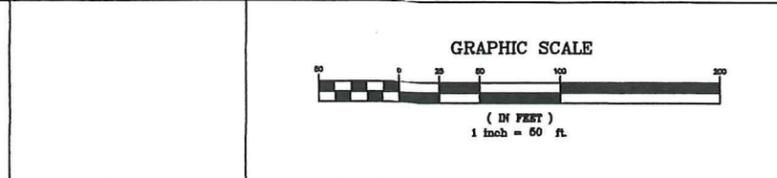
DATE	FIELD BY:	INT.
2/18	MURPHY	BL
9/25	CALCS BY:	RRG
9/25	DESIGNED BY:	RRG
9/25	DRAWN BY:	COMP
9/25	CHECKED BY:	CAQ

UNITED CONSULTANTS INC.
 860 FRANKLIN STREET SUITE 11D
 WRENTHAM, MASSACHUSETTS 02093
 508-384-6560 FAX 508-384-6566

SEPT. 3, 2025
 1" = 50'
 UC1340
 3 of 8



APPROVAL UNDER SUBDIVISION CONTROL LAW
 REQUIRED
 FRANKLIN PLANNING BOARD
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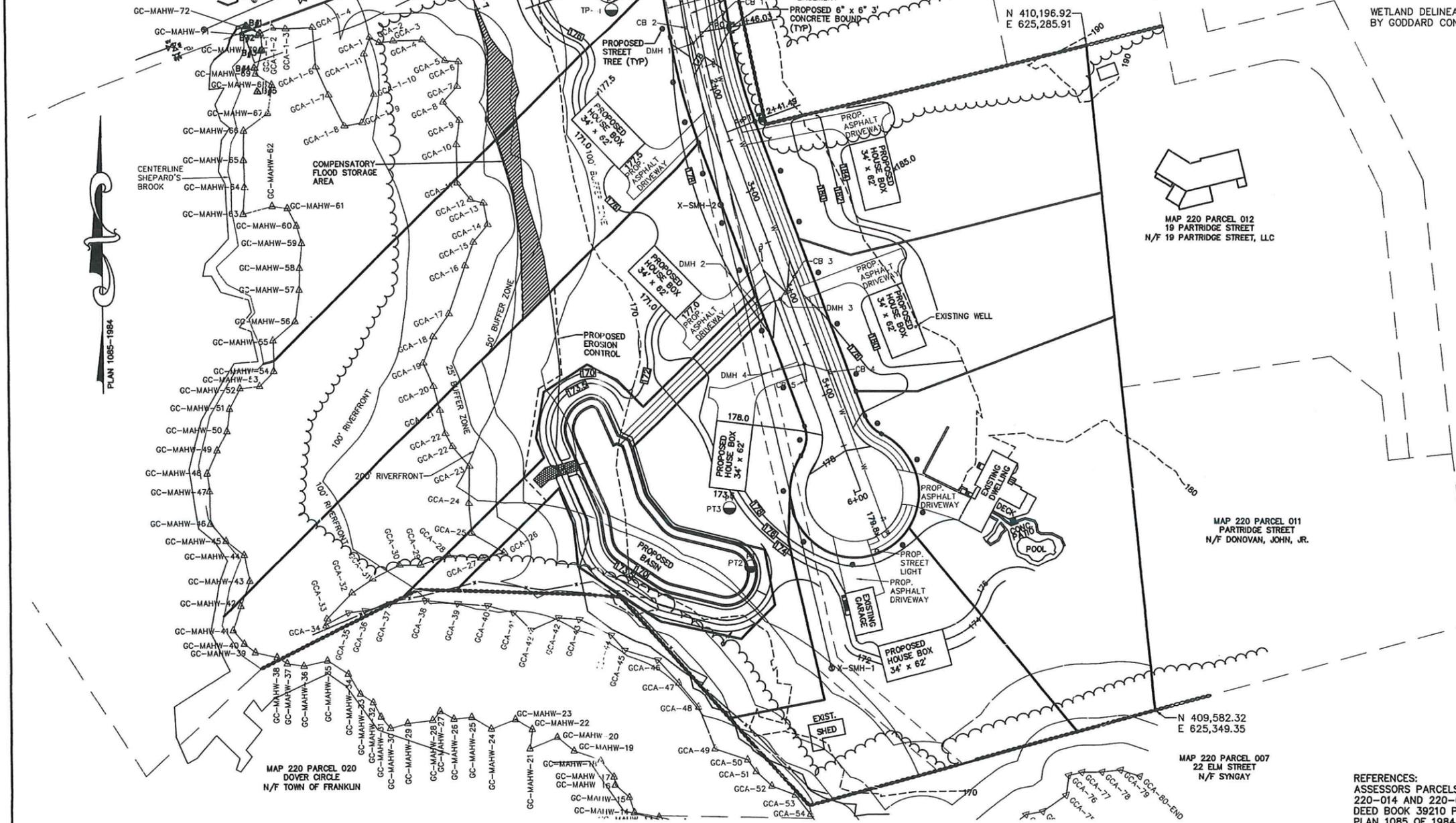
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POSTED SPEED LIMIT 30 MPH ON PARTRIDGE STREET IN THE WEST BOUND DIRECTION STOPPING SIGHT FROM THE PROPOSED ROADWAY INTERSECTION WITH PARTRIDGE STREET WILL EXCEED 200 FEET (WITH VEGETATION REMOVAL)

STREET LIGHT NOTES:
 1. EXISTING STREET LIGHT AND POLE AT THE INTERSECTION OF THE PROPOSED ROAD AND PARTRIDGE STREET TO BE RELOCATED AS NECESSARY BY THE APPROPRIATE UTILITY COMPANIES.
 2. PROPOSED STREET LIGHT TO BE A MPR LED BY LITHONIA LIGHTING.

BENCHMARK HYDRANT SPINDLE ELEV. = 171.20 NAD 88

BORDERING LAND SUBJECT TO FLOODING 100 YEAR FLOOD PLAIN - ELEVATION = 168.8



WETLAND RESOURCE AREA DISTURBANCES:
 0 - 25' BUFFER ZONE = 0 - SQ. FT.
 25' - 50' BUFFER ZONE = 5,961 SQ. FT.
 50' - 100' BUFFER ZONE = 30,461 SQ. FT.
 BLSF FILL = 3,632 SQ. FT. COMPENSATION = 4,811 SQ. FT.
 INNER RIPARIAN ZONE = 0 SQ. FT.
 OUTER RIPARIAN ZONE = 9,439 SQ. FT.
 THERE ARE NOT ANY POTENTIAL OR CERTIFIED VERNAL POOLS LOCATED ON THE SITE OR WITHIN 100 FEET OF THE SITE.

FOR REGISTRY USE ONLY
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TOWN CLERK - FRANKLIN DATE

EXISTING SEWER:
 X-SMH-1
 RIM = 171.07
 INV = UNABLE TO OPEN
 X-SMH-2
 RIM 173.2
 18" INV IN = 157.42
 18" INV OUT = 157.35
 X-SMH-3
 RIM 172.6
 18" INV IN = 156.51
 8" INV IN (WEST) = 156.86
 8" INV IN (EAST) = 157.22
 21" INV OUT = 156.49

LEGEND
 [Symbol] DHCB DRILL HOLE CONCRETE BOUND (TO BE SET)
 [Symbol] EXISTING COUNTOUR
 [Symbol] PROPOSED COUNTOUR
 [Symbol] EXIST. TREE - DIAMETER - SPECIES
 [Symbol] UP4-1 UTILITY POLE
 [Symbol] OHW - OVERHEAD WRES
 [Symbol] GAS GATE
 [Symbol] WATER CURB STOP
 [Symbol] WATER GATE
 [Symbol] FIRE HYDRANT
 [Symbol] DRAIN MANHOLE
 [Symbol] CATCH BASIN
 [Symbol] SEWER MANHOLE

REFERENCES:
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DONOVAN ESTATES
 GRADING AND UTILITY PLAN
 LOCATED IN
 FRANKLIN, MASSACHUSETTS
 FOR
 NANCY DONOVAN
 47 PARTRIDGE ST.
 FRANKLIN, MASSACHUSETTS
 SEPTEMBER 3, 2025
 SCALE: 1" = 50'

I DECLARE THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS

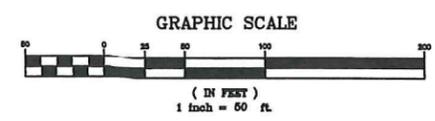


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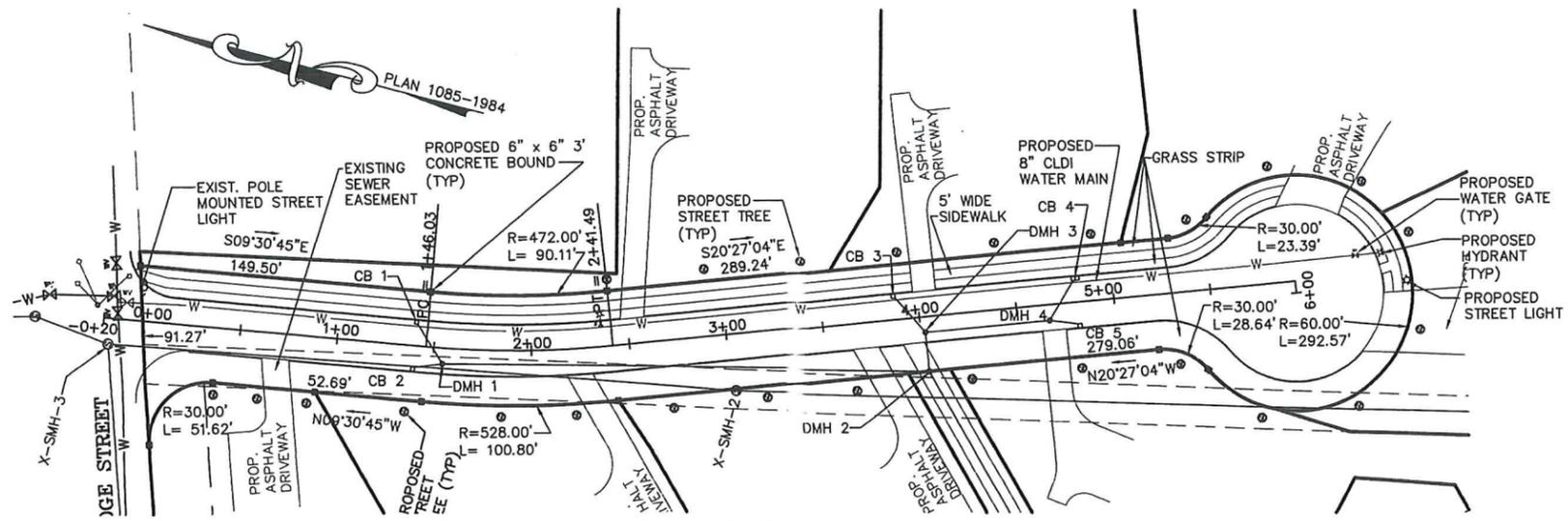
UNITED CONSULTANTS INC.
 850 FRANKLIN STREET SUITE 11D
 WRENTHAM, MASSACHUSETTS 02093
 508-384-8560 FAX 508-384-8568

SEPT. 3, 2025
 1" = 50'
 UC1340
 4 of 8

APPROVAL UNDER SUBDIVISION CONTROL LAW REQUIRED
 FRANKLIN PLANNING BOARD
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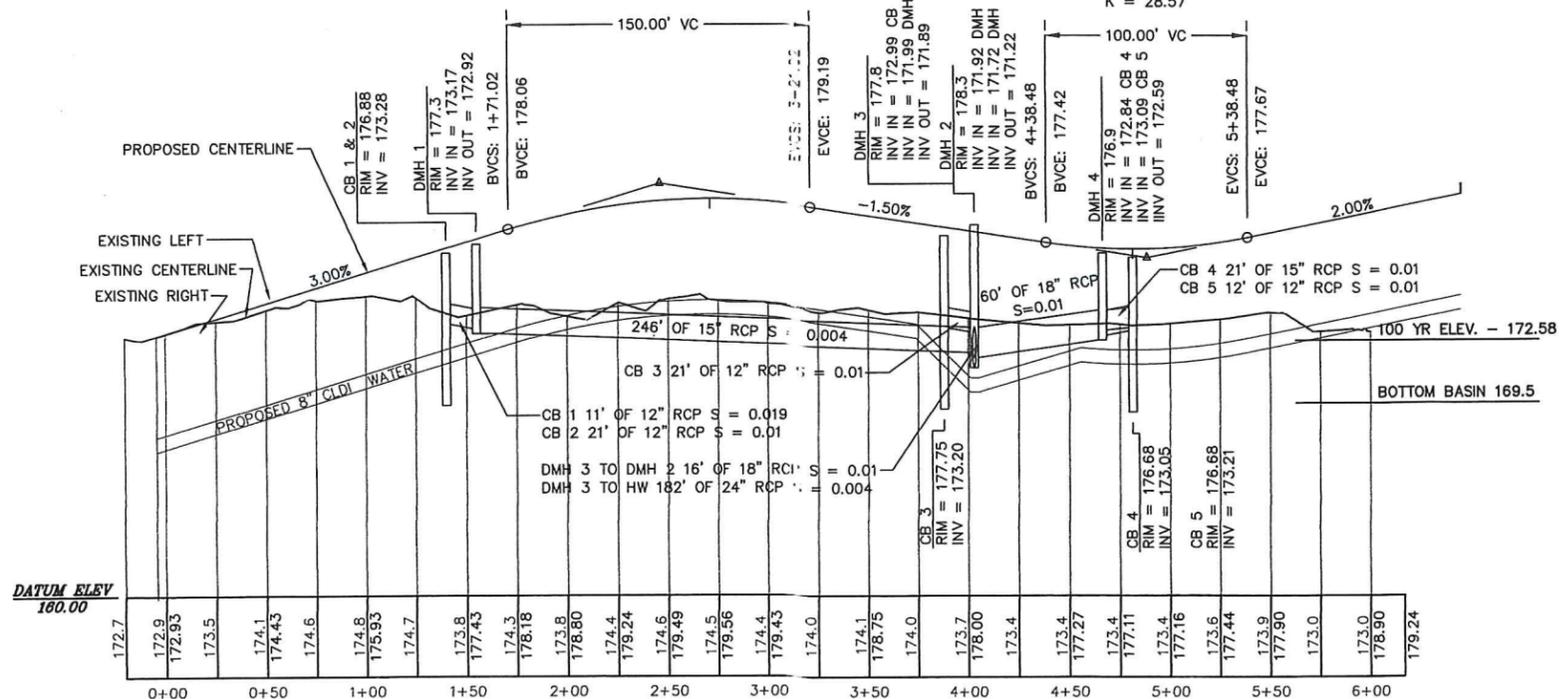
NO.	DATE	DESCRIPTION	BY



PROPOSED ROAD - PLAN
SCALE: 1" = 40'

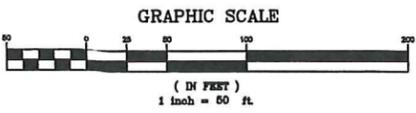
HIGH POINT ELEV = 179.56
HIGH POINT STA = 2+71.02
PVI STA = 2+46.02
PVI ELEV = 180.31
A.D. = -4.50
K = 33.33

LOW POINT ELEV = 177.10
LOW POINT STA = 4+81.34
PVI STA = 4+88.48
PVI ELEV = 176.67
A.D. = 3.50
K = 28.57



PROPOSED ROAD - PROFILE

SCALE:
H - 1" = 40'
V - 1" = 4'



DRAINAGE STRUCTURE SCHEDULE

CB 1 & 2 RIM = 176.88 INV = 173.28	DMH 1 RIM = 177.3 INV IN = 173.17 INV OUT = 172.92
CB 3 RIM = 177.75 INV = 173.20	DMH 2 RIM = 178.3 INV IN = 171.92 DMH 1 INV IN = 171.72 DMH 3 INV OUT = 171.22
CB 4 RIM = 176.68 INV = 173.05	DMH 3 RIM = 177.8 INV IN = 172.99 CB 3 INV IN = 171.99 DMH 4 INV OUT = 171.89
CB 5 RIM = 176.68 INV = 173.21	DMH 4 RIM = 176.9 INV IN = 172.84 CB 4 INV IN = 173.09 CB 5 INV OUT = 172.59

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TOWN CLERK - FRANKLIN DATE

EXISTING SEWER:

- X-SMH-1
RIM = 171.07
INV = XXXX
- X-SMH-2
RIM 173.2
18" INV IN = 157.42
18" INV OUT = 157.35
- X-SMH-3
RIM 172.6
18" INV IN = 156.51
8" INV IN (WEST) = 156.86
8" INV IN (EAST) = 157.22
21" INV OUT = 156.49

LEGEND

- DHCB DRILL HOLE CONCRETE BOUND (TO BE SET)
- EXISTING COUNTOUR
- 297- PROPOSED COUNTOUR
- EXIST. TREE - DIAMETER - SPECIES
- ~UP-4-1 UTILITY POLE
- OHW - OVERHEAD WIRES
- ⊗ GAS GATE
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- CATCH BASIN
- ⊙ SEWER MANHOLE

REFERENCES:
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DONOVAN ESTATES
GRADING AND UTILITY PLAN
LOCATED IN
FRANKLIN, MASSACHUSETTS
FOR
NANCY DONOVAN
47 PARTRIDGE ST.
FRANKLIN, MASSACHUSETTS
SEPTEMBER 3, 2025
SCALE: 1" = 40'

I DECLARE THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS



DATE	FIELD BY:	INT.
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WRENTHAM, MASSACHUSETTS 02093
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SEPT. 3, 2025
1" = 50'
UC1340
5 of 8

APPROVAL UNDER SUBDIVISION CONTROL LAW REQUIRED
FRANKLIN PLANNING BOARD
DATE

NO.	DATE	DESCRIPTION	BY

OPERATION AND MAINTENANCE PLAN

CONSTRUCTION PHASE

1. THE OWNERS REPRESENTATIVE, TO BE DETERMINED, SHALL BE THE RESPONSIBLE PARTY FOR THE STORMWATER MAINTENANCE PLAN AND THE SITES EROSION CONTROL.
2. THE SITE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES WEEKLY AND AFTER ALL RAIN EVENTS.
3. SEDIMENT SHALL BE REMOVED FROM COMPOST SOCK WHEN A MAXIMUM DEPTH OF 6" IS OBSERVED OR AS NEEDED.
4. CONSTRUCTION ENTRY MAT SHALL BE INSPECTED WEEKLY AND AFTER ALL RAIN EVENTS. SEE DETAIL FOR MAINTENANCE REQUIREMENTS.
5. DAMAGED OR DETERIORATED COMPOST SOCK SHALL BE REPLACED IMMEDIATELY.
6. EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETED AND ALL DISTURBED AREAS ARE STABILIZED.
7. SILT SAKS SHALL BE INSTALLED AT ALL PROPOSED CATCH BASINS (CB 1 - CB 5) AND EXISTING CATCH BASINS IN PATRIDGE STREET AND SHALL BE INSPECTED WEEKLY AND AFTER ALL RAIN EVENTS.
8. CLEANING OF SILT SAKS SHALL BE COMPLETED AS NECESSARY.

INSPECTION AND MAINTENANCE SCHEDULE:

1. INSPECTIONS SHALL BE CONDUCTED BY THE APPLICANTS ENGINEER, CONTRACTOR AND / OR REPRESENTATIVES OF THE TOWN AS NECESSARY. AT A MINIMUM INSPECTIONS SHALL BE CONDUCTED ON A MONTHLY BASIS.
2. MONTHLY INSPECTIONS SHALL INCLUDE THE DRIVEWAY(S) AND ROADWAY SURFACES TO DETERMINE IF ACCUMULATED SEDIMENTS ARE TO BE REMOVED.
3. INSPECTION OF THE PROPOSED CATCH BASINS TO DETERMINE THE DEPTH OF SEDIMENT AND REQUIRED CLEANING.
4. INSPECTION OF THE INFILTRATION POND, SEDIMENT FOREBAY AND WATER QUALITY SWALES TO DETERMINE IF CLEANING IS NECESSARY.
5. THE HEADWALL OUTLET RIPRAP SHALL BE INSPECTED WEEKLY AND ANY SEDIMENT OBSERVED SHALL BE IMMEDIATELY REMOVED.

OPERATION AND MAINTENANCE SCHEDULE

CONSTRUCTION PHASE:

1. THE EROSION CONTROL BARRIERS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER ALL STORM EVENTS.
2. THE PROPOSED PARKING AREA ONCE PAVED WILL REQUIRE DAILY INSPECTIONS TO BE CONDUCTED TO DETERMINE THE NECESSITY TO REMOVE ANY ACCUMULATED SEDIMENT. THE REMOVAL OF THE ACCUMULATED SEDIMENT SHALL BE COMPLETED ON THE DAY THE DETERMINATION IS MADE.
3. SILT SAKS SHALL BE INSTALLED AT ALL CATCH BASINS. SILT SAKS, ONCE INSTALLED SHALL BE INSPECTED ON A WEEKLY BASIS AND CLEANED AS NECESSARY.
4. THE INFILTRATION AREA SHALL BE INSPECTED AFTER EACH STORM EVENT AND CLEANED WHEN 2" OF SEDIMENT HAS ACCUMULATED AT THE INLET. ANY TRASH OR CONSTRUCTION DEBRIS SHALL BE IMMEDIATELY REMOVED.
5. ALL SLOPE AREAS TO BE SEED WITH NEW ENGLAND CONSERVATION AND WLDLIFE MIX SHALL BE LOAMED AND SEED WITHIN 1 WEEK OF COMPLETING OF EXCAVATION IN THE AREA. SLOPES TO BE COVERED WITH ECS-1 SINGLE NET STRAW ROLLED EROSION CONTROL BLANKET.
6. ALL OTHER AREA OF SITE GRADING SHALL BE TEMPORARILY LOAMED AND SEED WITH A NEW ENGLAND EROSION CONTROL / RESTORATION MIX WITHIN ONE WEEK OF AREAS BEING BROUGHT TO SUB-GRADE.
7. ALL MATERIAL STOCKPILES THAT ARE NOT BEING ACTIVELY USED FOR A PERIOD OF 2 WEEKS SHALL BE COVERED WITH A TARP(S) OR VEGETATED WITH NEW ENGLAND EROSION CONTROL / RESTORATION MIX.

ADDITIONAL EROSION CONTROLS MAY BE REQUIRED DEPENDING ON ACTUAL FIELD CONDITIONS DURING CONSTRUCTION.

LONG TERM:

1. THE ROADWAY SHALL BE SWEEP FOUR TIMES PER YEAR WITH (WITH A MECHANICAL OR VACUUM SWEEPER) ONE BEING AFTER THE LAST WINTER SANDING.
2. INSPECT AND CLEAN PRETREATMENT BMP'S EVERY SIX MONTHS AND AFTER EVERY MAJOR STORM EVENT (2 YEAR RETURN FREQUENCY). CHECK THE INLET AND OUTLET PIPES TO DETERMINE IF THEY ARE CLOGGED. REMOVE ACCUMULATED SEDIMENT, TRASH, DEBRIS, LEAVES, LAWN CLIPPINGS FROM MOWING. INSPECT THE INFILTRATION AREA AFTER THE FIRST SEVERAL RAINFALL EVENTS, AFTER ALL MAJOR STORMS, AND ON REGULARLY SCHEDULED DATES EVERY SIX MONTHS. INSPECT THE INFILTRATION AREA 24 HOURS TO SEVERAL DAYS AFTER A RAIN EVENT, TO LOOK FOR PONDED WATER AT THE SURFACE OF THE TRENCH. IF WATER IS PRESENT IT MAY BE THAT THE INFILTRATION AREA IS CLOGGED. IF SO THEN REHABILITATION OF THE BOTTOM OF THE TRENCH SHALL BE COMPLETED INCLUDING REMOVING ALL ACCUMULATED SEDIMENT, SCARIFYING AND TILLING THE BOTTOM AREA, REMOVE AND REPLACE STONE MEDIA AND FILTER FABRIC.
3. INSPECT THE LANDSCAPE AREAS FOR BARE SPOTS AND EROSION. REPAIR ERODED AREAS WITH LOAM AND SEED TO PROVIDE ADEQUATE COVERAGE. INSPECT LANDSCAPE AREAS FOR EROSION AND WEEDS. FIX EROSION AND APPLY ADDITIONAL MULCH OR LANDSCAPE STONE AS NECESSARY.

EROSION CONTROL NOTES:

1. COMPOST SOCK SHALL BE INSTALLED PRIOR TO TREE CLEARING OR SITE WORK COMMENCING.
2. COMPOST SOCK TO REMAIN IN CONTACT WITH THE EARTH. REPAIR OR RESET AS NECESSARY.
3. REFER TO CONSTRUCTION SEQUENCE FOR SLOPE GREATER THAN 3' HORIZONTAL TO 1' VERTICAL.
4. CATCH BASINS, WATER QUALITY UNITS, UNDERGROUND INFILTRATION AREA AND PARKING AREA TO BE CLEANED ONCE CONSTRUCTION IS COMPLETED.
5. ALL SEDIMENT COLLECTED DURING THE CONSTRUCTION PHASE OR POST CONSTRUCTION PHASE SHALL BE DISPOSED OF TO AN APPROVED LOCATION.
6. AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED THE EROSION CONTROL MEASURES SHALL BE REMOVED.
7. DAMAGED OR DETERIORATED EROSION CONTROL MEASURES SHALL BE REPAIRED OR REPLACED IMMEDIATELY AFTER THEY HAVE BEEN IDENTIFIED.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INSPECTIONS.
9. DUST CONTROL WILL BE BY SPRAYING WATER AS NECESSARY. THE USE OF OILS, PETROLEUM PRODUCTS OR TOXIC LIQUIDS FOR DUST CONTROL IS PROHIBITED.

CONSTRUCTION SEQUENCE AND SCHEDULE:

1. INSTALL EROSION CONTROL AND SIGN.
2. COMPLETE THE CLEARING, STUMP REMOVAL AND REMOVE LOAM AND SUBSOIL.
3. INSTALL THE DRAINAGE SYSTEM
4. INSTALL THE WATER MAIN.
5. BRING THE ROADWAY TO SUBGRAE.
6. PAVE THE ROADWAY WITH A BINDER COURSE.
7. CONSTRUCT THE HOUSES.
8. LOAM AND SEED EACH LOT UPON COMPLETION OF THE SITE WORK.
9. CONSTRUCT THE SIDEWALKS.
10. INSTALL CURBING.
11. PAVE THE ROADWAY WITH A TOP COURSE.
12. LANDSCAPING SHALL BE PLANTED AND ALL DISTURBED AREAS SHALL BE LOAMED AND SEED OR COVERED WITH MULCH OR STONE.
13. INSTALL SITE SIGNS.

THE GENERAL CONTRACTOR (TO BE DETERMINED) WILL BE RESPONSIBLE FOR INSPECTION AND MAINTENANCE AND SHALL KEEP A LOG OF THE INSPECTIONS AND MAINTENANCE AND THE REPORT SHALL BE SUBMITTED TO THE CONSERVATION COMMISSION OFFICE ON A WEEKLY BASIS DETAILING THE STATE OF THE EROSION CONTROL AND ANY STEPS TAKEN TO ADDRESS ANY ISSUES WITH FAILURE OF THE BARRIERS.

I DECLARE THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS



Carlos A. Quinlan
10/16/25

DONOVAN ESTATES
GRADING AND UTILITY PLAN
LOCATED IN
FRANKLIN, MASSACHUSETTS
FOR
NANCY DONOVAN
47 PARTRIDGE ST.
FRANKLIN, MASSACHUSETTS
SEPTEMBER 3, 2025
SCALE: 1" = 50'

UNITED CONSULTANTS INC.

850 FRANKLIN STREET SUITE 11D
WRENTHAM, MASSACHUSETTS 02093
608-384-6560 FAX 608-384-6566

SEPT. 3, 2025

1" = 50'

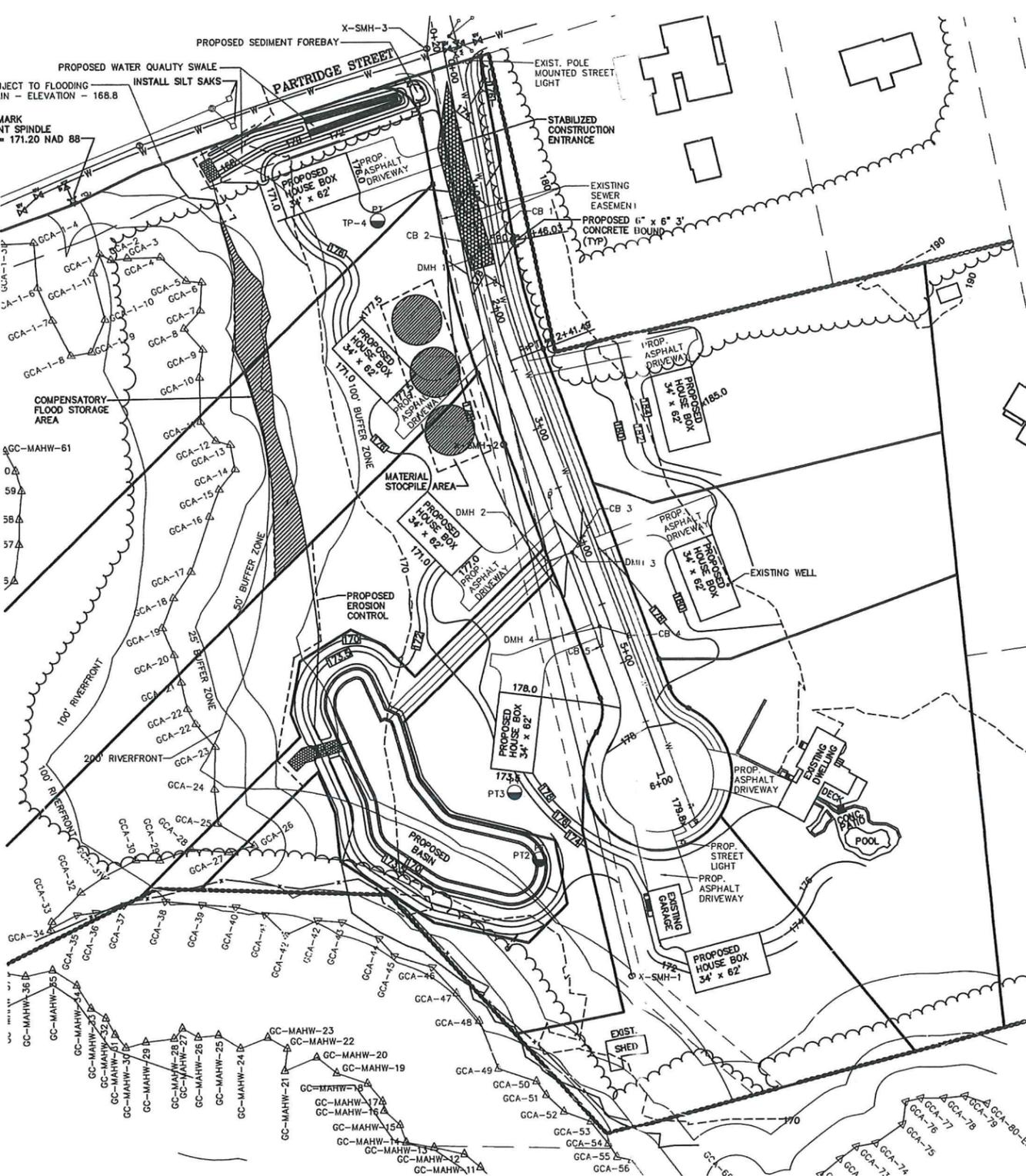
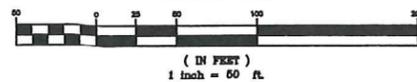
UC1340

6 of 8

DATE	FIELD BY:	INT.
2/18	FIELD BOOK	BL
9/25	CALCS BY:	RRG
9/25	DESIGNED BY:	RRG
9/25	DRAWN BY:	COMP
9/25	CHECKED BY:	CAQ

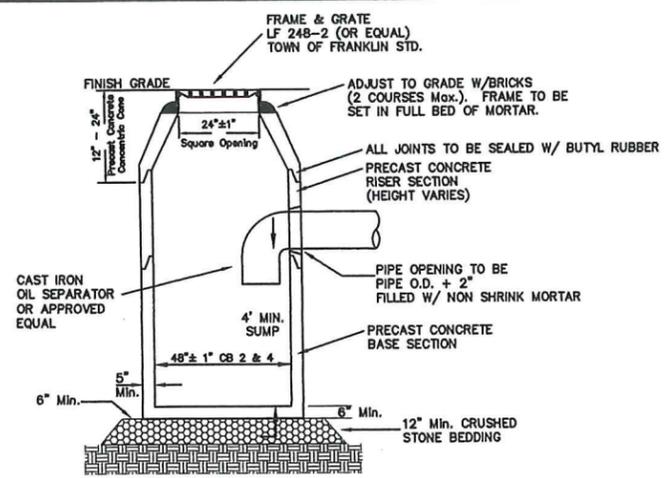
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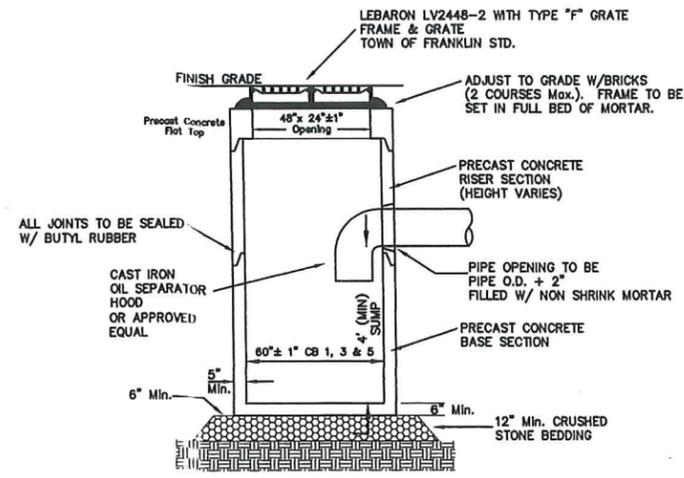


APPROVAL UNDER SUBDIVISION CONTROL LAW
REQUIRED
FRANKLIN PLANNING BOARD

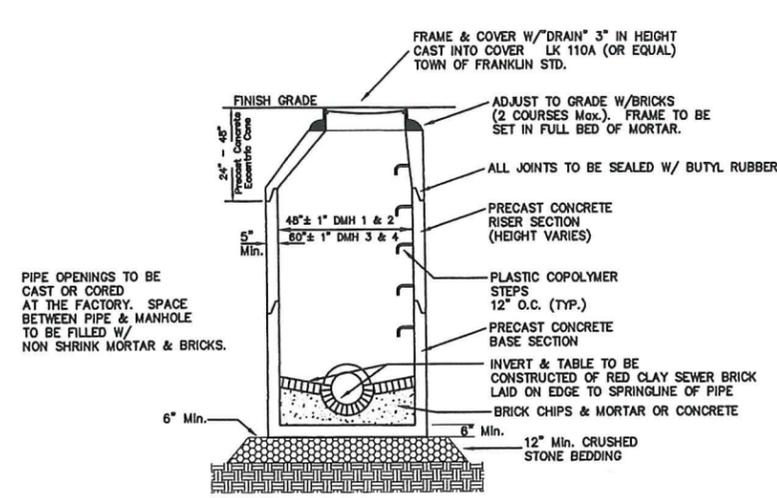
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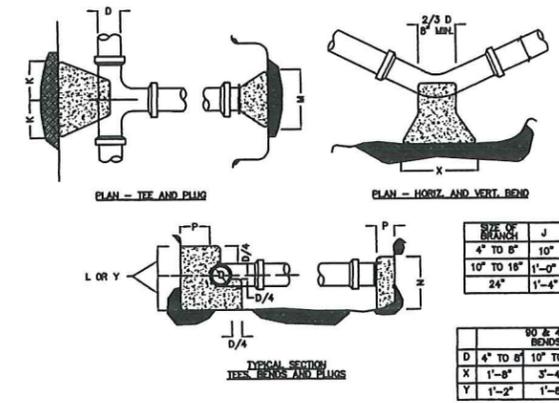
PRECAST CATCH BASIN W/ DEEP SUMP



DOUBLE GRATE PRECAST CATCH BASIN W/ DEEP SUMP



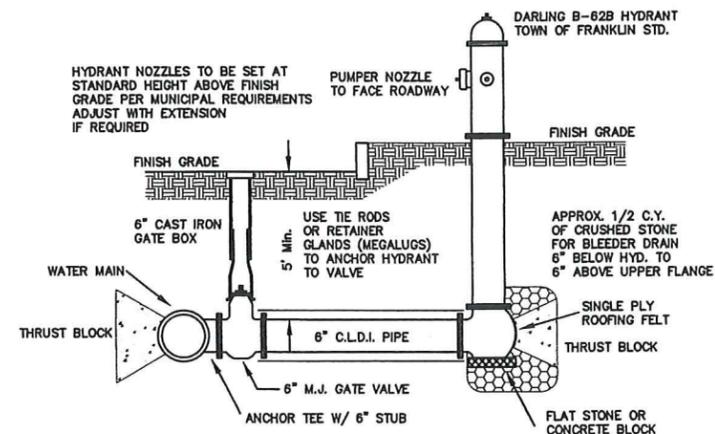
PRECAST DRAIN MANHOLE



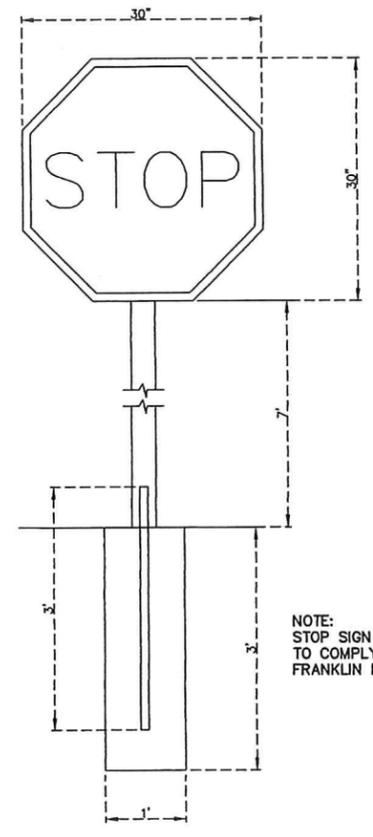
THRUST BLOCK DETAILS

SIZE OF BENDS	J	K	L	M	N	O
4" TO 6"	10"	10"	1'-0"	2'-0"	1'-6"	10"
10" TO 18"	1'-0"	1'-6"	1'-8"	3'-10"	2'-10"	1'-8"
24"	1'-4"	2'-0"	2'-8"	5'-0"	3'-8"	1'-8"

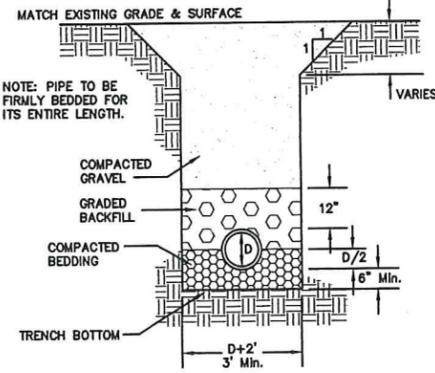
90 & 45 BENDS		22 1/2 & 11 1/4 BENDS	
D	4" TO 6"	10" TO 18"	24"
X	1'-8"	3'-4"	3'-8"
Y	1'-2"	1'-8"	2'-4"



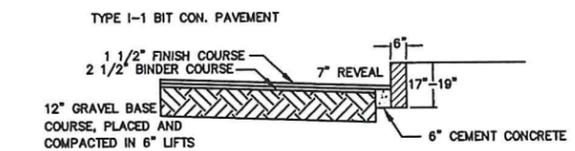
HYDRANT CONNECTION



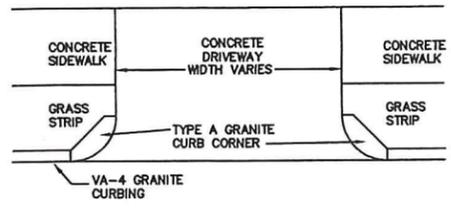
STOP SIGN DETAIL



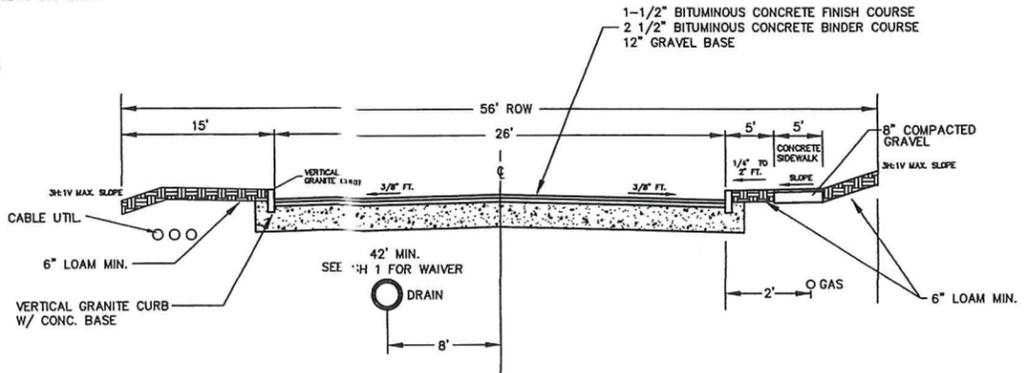
UTILITY TRENCH DETAIL



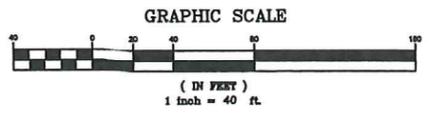
PAVEMENT AND VA-4 VERTICAL GRANITE CURBING



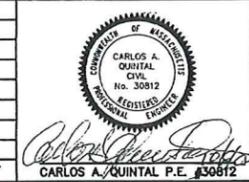
DRIVEWAY APRON



ROADWAY CROSS SECTION



I DECLARE THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS



DATE	FIELD BY:	INT.
6/14	FIELD BOOK	KK
9/25	CALCS BY:	RRG
9/25	DESIGNED BY:	RRG
9/25	DRAWN BY:	RRG
9/25	CHECKED BY:	CAQ

UNITED CONSULTANTS INC.
 850 FRANKLIN STREET SUITE 11D
 WRENTHAM, MASSACHUSETTS 02093
 508-384-6560 FAX 508-384-6568

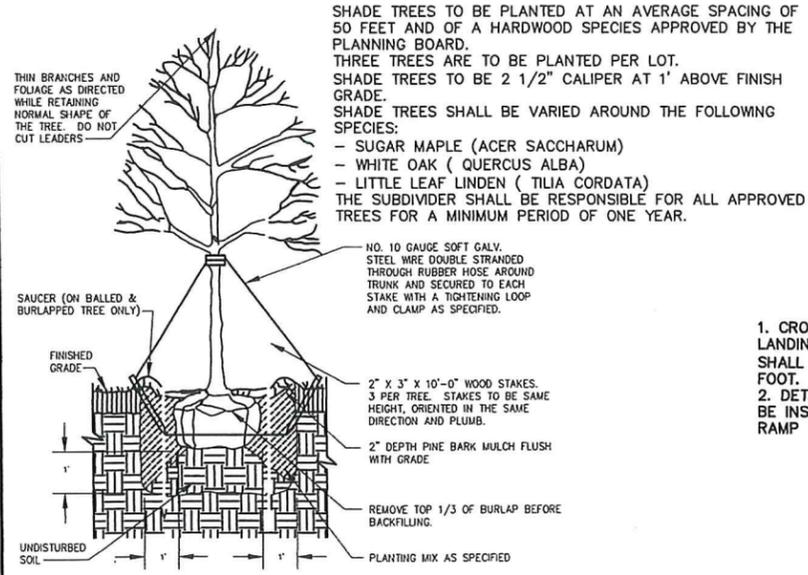
DONOVAN ESTATES
 CONSTRUCTION DETAILS - 1
 LOCATED IN
 FRANKLIN, MASSACHUSETTS
 FOR
 NANCY DONOVAN
 47 PARTRIDGE ST.
 FRANKLIN, MASSACHUSETTS
 SEPTEMBER 3, 2025
 SCALE: 1" = 50'

FOR REGISTRY USE ONLY
 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 RECEIVED DURING THE 20 DAYS NEXT AFTER RECEIPT AND RECORDING OF SAME.
 TOWN CLERK - FRANKLIN DATE

APPROVAL UNDER SUBDIVISION CONTROL LAW REQUIRED
 FRANKLIN PLANNING BOARD
 DATE

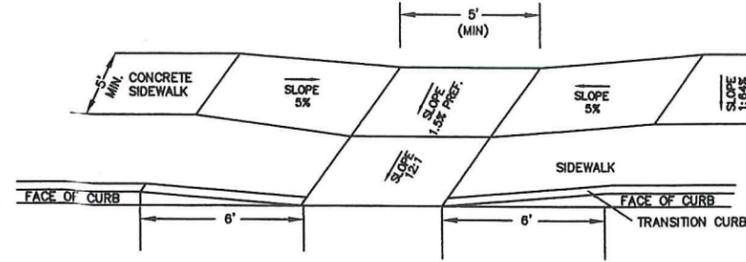
NO.	DATE	DESCRIPTION	BY

DATE
SEPT. 3, 2025
SCALE
1" = 40'
PROJECT
UC1340
SHEET
7 of 8

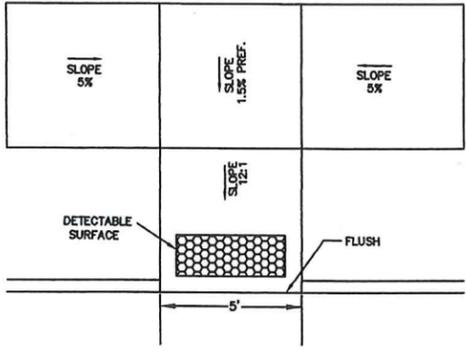


DECIDUOUS TREE PLANTING
NTS

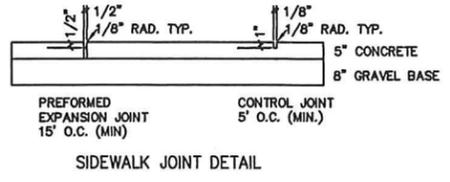
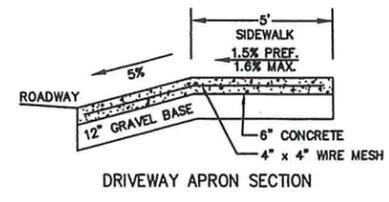
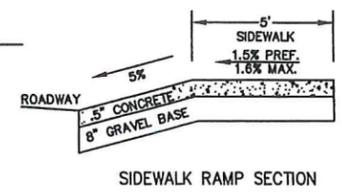
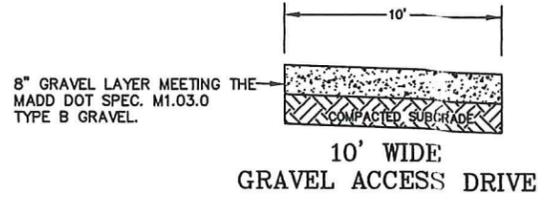
SHADE TREES TO BE PLANTED AT AN AVERAGE SPACING OF 50 FEET AND OF A HARDWOOD SPECIES APPROVED BY THE PLANNING BOARD.
THREE TREES ARE TO BE PLANTED PER LOT.
SHADE TREES TO BE 2 1/2" CALIPER AT 1' ABOVE FINISH GRADE.
SHADE TREES SHALL BE VARIED AROUND THE FOLLOWING SPECIES:
- SUGAR MAPLE (ACER SACCHARUM)
- WHITE OAK (QUERCUS ALBA)
- LITTLE LEAF LINDEN (TILIA CORDATA)
THE SUBDIVIDER SHALL BE RESPONSIBLE FOR ALL APPROVED TREES FOR A MINIMUM PERIOD OF ONE YEAR.



- CROSS SLOPE ON ANY RAMP, LANDING OR ACCESSIBLE ROUTE SHALL NOT EXCEED 3/16" PER FOOT.
- DETECTABLE SURFACES TO BE INSTALLED AT SIDEWALK RAMP ONLY.



TYP. SIDEWALK RAMP



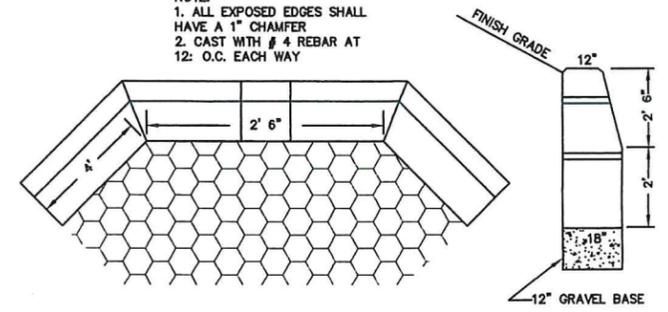
COMPOST SOCK DETAIL

NOTE: COMPOST SOCK TO BE A MINIMUM OF 12" IN DIAMETER.

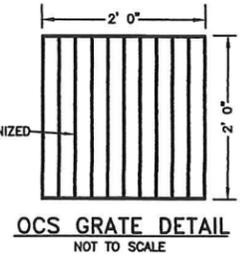
- CONCRETE TO BE 4,000 PSI.
- CONCRETE SHALL BE PLANT MIXED, PLACED, FLOATED, TROWELED AND BROOM FINISHED.
- CURING AND SEALING COMPOUND SHALL BE APPLIED.

- GENERAL NOTES:
- IF NECESSARY, ALL BLASTING OPERATIONS SHALL BE PERFORMED IN COMPLIANCE WITH ALL TOWN, STATE AND FEDERAL REGULATIONS.
 - ALL CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE TOWN OF FRANKLIN SUBDIVISION RULES AND REGULATIONS AND MASS DOT STANDARDS.
 - LOTS TO BE SERVICED BY TOWN WATER AND SEWER.
 - ALL DRAIN PIPE SHALL BE CLASS V REINFORCED CONCRETE PIPE WHERE THERE IS GREATER THAN 3.5' OF COVER. SEE PROFILES FOR PIPE CLASS.
 - MINIMUM DRAIN PIPE DIAMETER IS 12".
 - IT IS THE CONTRACTORS RESPONSIBILITY TO MAINTAIN EROSION CONTROL DEVICES DURING CONSTRUCTION.
 - EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO COMMENCING WITH CONSTRUCTION.
 - ALL PIPE GASKETS SHALL BE PRE-MOLDED NEOPRENE O-RING TYPE IN ACCORDANCE WITH SUBDIVISION REGULATION 300-11B(2)(a).

- NOTE:
- ALL EXPOSED EDGES SHALL HAVE A 1" CHAMFER
 - CAST WITH # 4 REBAR AT 12" O.C. EACH WAY



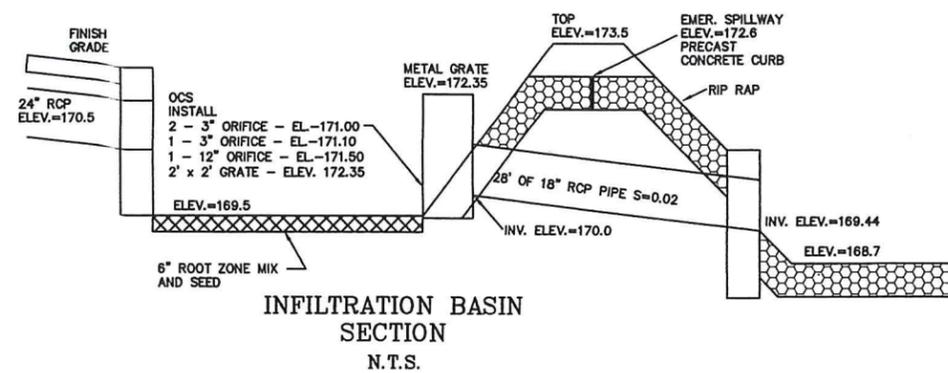
TYPE "B" PRECAST HEADWALL



OCS GRATE DETAIL
NOT TO SCALE

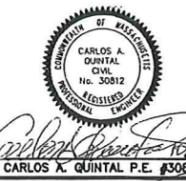
NOTE: ONCE THE SITE IS STABILIZED, REMOVE ALL ACCUMULATED SEDIMENT FROM THE BOTTOM OF THE BASIN AS WELL AS ALL A AND B HORIZON SOILS AND AN ADDITIONAL 18" OF SOIL AND REPLACE WITH 12" OF CLEAN COARSE SAND AND GRAVEL FREE OF ORGANICS AND FINES. THEN ADD 6" OF ROOT ZONE MIX TO FINISH GRADE AND SEED WITH A WATER TOLERANT GRASS.

- CONSTRUCTION NOTES:
- RIP RAP TO BE MAXIMUM OF 16" AVERAGE OF 10" AND MINIMUM OF 4".
 - RIP RAP TO BE PLACED OVER A FILTER FABRIC.
 - RIP RAP MINIMUM DEPTH SHALL BE 12"
 - SEDIMENT FOREBAY TO HAVE A 10' X 10' RIP RAP INLET.
 - BOTTOM OF SEDIMENT FOREBAY AND INFILTRATION BASIN SHALL HAVE ALL A AND B HORIZON SOIL REMOVED, FILLED WITH CLEAN SAND AND GRAVEL AND SHALL THEN HAVE A 6" MINIMUM LAYER OF ROOT ZONE MIX APPLIED.
 - SIDE SLOPES TO HAVE A MINIMUM OF 6" OF LOAM.
 - SEDIMENT FOREBAY AND INFILTRATION BASIN SHALL BE SEEDDED WITH WATER TOLERANT SEED MIX.
 - THE AREA UNDER EMBANKMENTS SHALL BE STRIPPED OF ALL TOPSOIL, TREES, ROOTS, VEGETATION AND DELETERIOUS MATERIALS.
 - COMPACTED LOW PERMEABILITY SOIL SHALL (SILTY GRAVELY SAND) WHICH SHALL BE FREE OF STONES GREATER THAN 6", ORGANIC MATTER, CONSTRUCTION DEBRIS, SNOW AND FROZEN SOIL.
 - EMBANKMENTS SOIL TO BE PLACED IN 8" LIFTS AND SHALL BE COMPACTED.



INFILTRATION BASIN SECTION
N.T.S.

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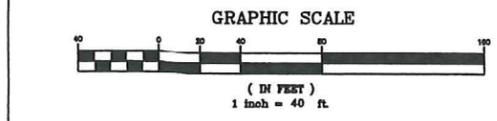
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DATE	SEPT. 3, 2025
SCALE	1" = 40'
PROJECT	UC1340
SHEET	8 of 8

APPROVAL UNDER SUBDIVISION CONTROL LAW REQUIRED
FRANKLIN PLANNING BOARD

DATE _____



NO.	DATE	DESCRIPTION	BY

I DEBORAH PELLEGGRI, CLERK OF THE TOWN OF FRANKLIN, RECEIVED AND RECORDED FROM THE PLANNING BOARD COVENANT APPROVAL OF THIS PLAN ON

AND NO APPEAL WAS RECEIVED DURING THE 20 DAYS NEXT AFTER RECEIPT AND RECORDING OF SAME.

TOWN CLERK - FRANKLIN DATE