

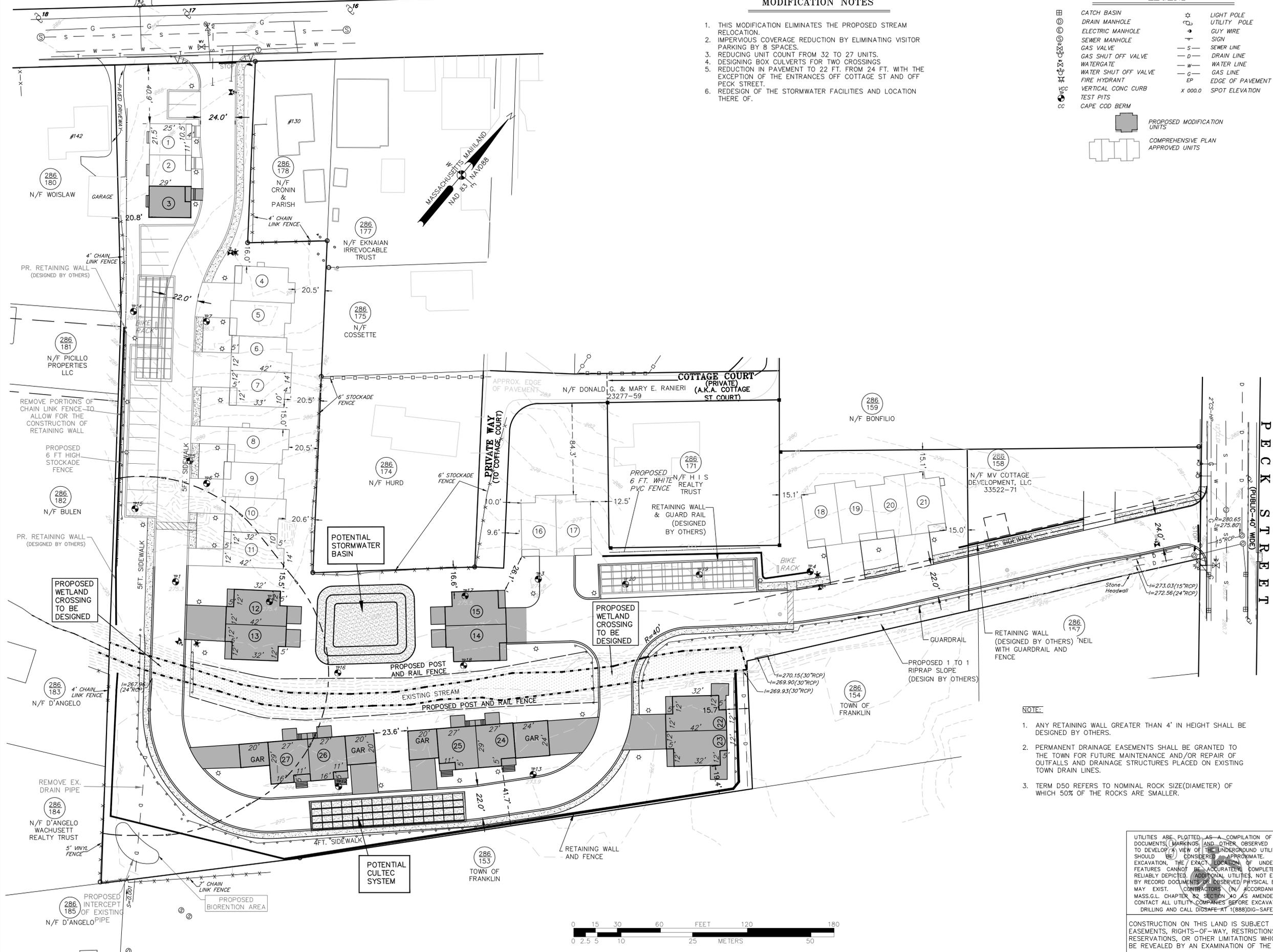
COTTAGE (PUBLIC-40' WIDE) STREET

MODIFICATION NOTES

1. THIS MODIFICATION ELIMINATES THE PROPOSED STREAM RELOCATION.
2. IMPERVIOUS COVERAGE REDUCTION BY ELIMINATING VISITOR PARKING BY 8 SPACES.
3. REDUCING UNIT COUNT FROM 32 TO 27 UNITS.
4. DESIGNING BOX CULVERTS FOR TWO CROSSINGS
5. REDUCTION IN PAVEMENT TO 22 FT. FROM 24 FT. WITH THE EXCEPTION OF THE ENTRANCES OFF COTTAGE ST AND OFF PECK STREET.
6. REDESIGN OF THE STORMWATER FACILITIES AND LOCATION THERE OF.

LEGEND

- ⊕ CATCH BASIN
- ⊖ DRAIN MANHOLE
- ⊕ ELECTRIC MANHOLE
- ⊖ SEWER MANHOLE
- ⊕ GAS VALVE
- ⊖ GAS SHUT OFF VALVE
- ⊕ WATERGATE
- ⊖ WATER SHUT OFF VALVE
- ⊕ FIRE HYDRANT
- ⊖ VERTICAL CONC CURB
- ⊕ TEST PITS
- ⊖ CAPE COD BERM
- ☆ LIGHT POLE
- ⊕ UTILITY POLE
- GUY WIRE
- ⊖ SIGN
- S — SEWER LINE
- D — DRAIN LINE
- W — WATER LINE
- G — GAS LINE
- EP EDGE OF PAVEMENT
- x 000.0 SPOT ELEVATION



APPROVED DATE:
FRANKLIN ZONING BOARD OF APPEALS

DATE:
BEING A MAJORITY

PROFESSIONAL LAND SURVEYOR
PROFESSIONAL ENGINEER

OWNER(S):
RANIERI TRUST
MARGARET C. RANIERI &
CATHERINE R. MILLER, TRS.
59 PLEASANT ST
FRANKLIN, MA 02038

OWNER(S):
DONALD G. RANIERI
MARY E. RANIERI
59 PLEASANT STREET
FRANKLIN, MA 02038

A.M. 286 LOT 172
DEED BK. 4311 PG. 204

OWNER/APPLICANT:
MV COTTAGE
DEVELOPMENT, LLC
1200 TURNPIKE STREET
CANTON, MA 02021

A.M. 286 LOT 180
DEED BK. 23277 PG. 394
DEED BK. 23284 PG. 526

A.M. 286 LOT 179
DEED BK. 13936 PG. 250

A.M. 286 LOT 173
DEED BK. 13936 PG. 253

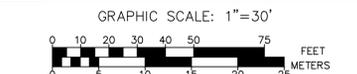
A.M. 286 LOT 158
DEED BK. 33522 PG. 71

NOVEMBER 10, 2025

DATE REVISION DESCRIPTION

MODIFICATION PLAN

MADALENE VILLAGE
COTTAGE STREET
40B DEVELOPMENT PLAN
FRANKLIN
MASSACHUSETTS



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

NOTE:

1. ANY RETAINING WALL GREATER THAN 4' IN HEIGHT SHALL BE DESIGNED BY OTHERS.
2. PERMANENT DRAINAGE EASEMENTS SHALL BE GRANTED TO THE TOWN FOR FUTURE MAINTENANCE AND/OR REPAIR OF OUTFALLS AND DRAINAGE STRUCTURES PLACED ON EXISTING TOWN DRAIN LINES.
3. TERM D50 REFERS TO NOMINAL ROCK SIZE(DIAMETER) OF WHICH 50% OF THE ROCKS ARE SMALLER.

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. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY COMPLETELY AND RELIABLY DEPICTED. ADDITIONAL UTILITIES, NOT EVIDENCED BY RECORD DOCUMENTS OR RESERVED 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 DIALSAFE 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.



JOB NO. F3910