

# 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 \_\_\_\_\_

### ABUTTERS WITHIN 300'

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

- |  |   |   |
|--|---|---|
| 296_045<br>GALARZA ANGEL M. AND<br>GALARZA KATHLEEN N.<br>492 UNION ST.<br>FRANKLIN, MA 02038    | 304_001<br>JERVIS MARGENE<br>JERVIS EDWARD<br>508 UNION ST.<br>FRANKLIN, MA 02038                       | 304_024<br>PELLEGGI GEORGE JR.<br>18 COUTU ST.<br>FRANKLIN, MA. 02038                           |
| 296_058<br>WALBERT SCOTT M.<br>WALBERT MELISSA<br>507 UNION ST.<br>FRANKLIN, MA 02038            | 304_002<br>CARLUCCI ROSE<br>510 UNION ST.<br>FRANKLIN, MA 02038   | 304_027<br>MURPHY JOHN G.<br>MURPHY MARY E.<br>25 COUTU ST.<br>FRANKLIN, MA 02038               |
| 297_041<br>LACK TAYLOR<br>4 CHILMARK RD.<br>FRANKLIN, MA 02038                                   | 304_010<br>EASTWOOD RAYMOND P.<br>EASTWOOD DEBRA A.<br>68 EVERETT ST.<br>FRANKLIN, MA 02038             | 304_028<br>SARAZIN PETER J.<br>SARAZIN DENISE L.<br>27 COUTU ST.<br>FRANKLIN, MA 02038          |
| 303_068<br>VELLUTI GINA M.<br>21 EVERETT ST.<br>FRANKLIN, MA 02038                               | 304_011<br>DEGAETANO GIANNINA FERRARA<br>AMENDOLA PETER N.<br>61 EVERETT ST.<br>FRANKLIN, MA 02038      | 304_029<br>NELSON KIMBERLY J.<br>43 COUTU ST.<br>FRANKLIN, MA 02038                             |
| 303_070<br>UNION ST REALTY TRUST<br>557 UNION ST.FRANKLIN, MA<br>02038                           | 304_012<br>MUCCIARONE JUDITH M JOLLY<br>LUANA M. KILEY, LISA A.<br>51 EVERETT ST.<br>FRANKLIN, MA 02038 | 304_030<br>LOMBERTO MARK D.<br>VENDETTI-LOMBERTO JULIE A.<br>45 COUTU ST.<br>FRANKLIN, MA 02038 |
| 303_071<br>GROMELSKI ANTHONY G.<br>GROMELSKI MARLANE<br>555 UNION ST.<br>FRANKLIN, MA 02038      | 304_013<br>COLACE IRREVOCABLE TRUST<br>45 EVERETT ST.<br>FRANKLIN, MA 02038                             | 304_031<br>COLACE JAMES A.<br>COLACE BETH C.<br>55 COUTU ST.<br>FRANKLIN, MA 02038              |
| 303_072<br>NARDUCCI PAMELA L.<br>547 UNION ST.<br>FRANKLIN, MA 02038                             | 304_014<br>TYKS ADAM JAMES<br>37 EVERETT ST.<br>FRANKLIN, MA 02038                                      | 304_031_001<br>COLACE JAMES A.<br>COLACE BETH C.<br>55 COUTU ST.<br>FRANKLIN, MA 02038          |
| 303_073<br>PINELLI EMILIO<br>PINELLI ANNA L/E GIANNI<br>6 PINE HOUSE RD.<br>MILLIS, MA 02054     | 304_015<br>WALTERS JERMAINE<br>23 EVERETT ST.<br>FRANKLIN, MA 02038                                     | 304_031_002<br>COLACE JAMES A.<br>COLACE BETH C.<br>55 COUTU ST.<br>FRANKLIN, MA 02038          |
| 303_074<br>GIULIANO THOMAS P.<br>GIULIANO KARIN L.<br>1 CHILMARK RD<br>FRANKLIN, MA. 02038       | 304_017<br>MASCI PETER J<br>COFFEY JENNIFER L.<br>517 UNION ST<br>FRANKLIN, MA 02038                    | 304_031_003<br>VARJIAN DAVID W. H.<br>VARJIAN CHRISTINE<br>52 COUTU ST.<br>FRANKLIN, MA. 02038  |
| 303_081<br>CAMERON ANDREA N.<br>3 DELTA DR.<br>FRANKLIN, MA 02038                                | 304_018<br>JAEGLI MICHAEL P.<br>JAEGLI KATHRYN<br>513 UNION ST.<br>FRANKLIN, MA 02038                   | 304_032<br>ORENBERG REVOCABLE TRUST<br>50 COUTU ST<br>FRANKLIN, MA. 02038                       |
| 303_082<br>SIGNORELLI JOHN VITO<br>SIGNORELLI PATRICE ANNE<br>1 DELTA DR.<br>FRANKLIN, MA. 02038 | 304_019<br>DAMICO FAMILY TRUST<br>511 UNION ST.<br>FRANKLIN, MA. 02038                                  | 303_081<br>CAMERON ANDREA N.<br>3 DELTA DR.<br>FRANKLIN, MA 02038                               |
| 303_083<br>THOLEN WILLIAM<br>CONNOLLY SHALAM C.<br>546 UNION ST.<br>FRANKLIN, MA. 02038          | 304_020<br>QUINN KARIN<br>6 ZACHARY LN.<br>FRANKLIN, MA. 02038  | 304_034<br>DIMARTINO ANTHONY F.<br>44 COUTU ST.<br>FRANKLIN, MA. 02038                          |
| 303_084<br>GALLO ANDREW J.<br>GALLO MICHELLE D.<br>556 UNION ST.<br>FRANKLIN, MA. 02038          | 304_021<br>JOHNSON BRIAN J.<br>JOHNSON KENDRA L.<br>8 ZACARY LN.<br>FRANKLIN, MA. 02038                 | 304_035<br>SHIELDS JAMES J. JR.<br>22 COUTU ST.<br>FRANKLIN, MA. 02038                          |
| 303_085<br>WEIDMAN FAMILY REALTY TRUST<br>1 LORETTA RD.<br>FRANKLIN, MA. 02039                   | 304_022<br>LYNCH THOMAS E.<br>LYNCH KATHLEEN A<br>12 ZACHARY LN.<br>FRANKLIN, MA. 02038                 | 304_036<br>MARGUERITE JESSE W.<br>20 COUTU ST.<br>FRANKLIN, MA. 02038                           |
|  | 304_023<br>NOLAN JAMES M. JR.<br>HAYUN MALKIT<br>11 ZACHARY LN.<br>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
- ADDENDUM 1 CONTECH INLINE CDS STANDARD DETAIL

### WAIVERS REQUESTED

- SECTION 300-13 OTHER IMPROVEMENTS A SIDEWALKS(1). TO INSTALL ONE SIDEWALK WHERE TWO SIDEWALKS ARE REQUIRED.
- SECTION 300-11B(2)(g) STORMWATER MANAGEMENT, CONSTRUCTION, PIPING. TO ALLOW CLASS V PIPING WITH LESS THAN 42" OF COVER WHERE CLASS III PIPE WITH 42" OF COVER IS REQUIRED.
- SECTION 300-11.B(2) STORMWATER MANAGEMENT, CONSTRUCTION. TO ALLOW A FLARED END AT THE DISCHARGE POINT WHERE A TYPE B WINGED HEADWALL IS REQUIRED.
- SECTION 300-10B(5)(b) STREETS, LOCATION AND ALIGNMENT. TO ALLOW FOR CENTERLINES TO BE 11 FEET APART WHERE 200 FEET IS 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. 10/29/2025



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
10.10.2025	REVISED TO 5 LOTS.
10.29.2025	PER PEER REVIEW COMMENTS

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

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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.

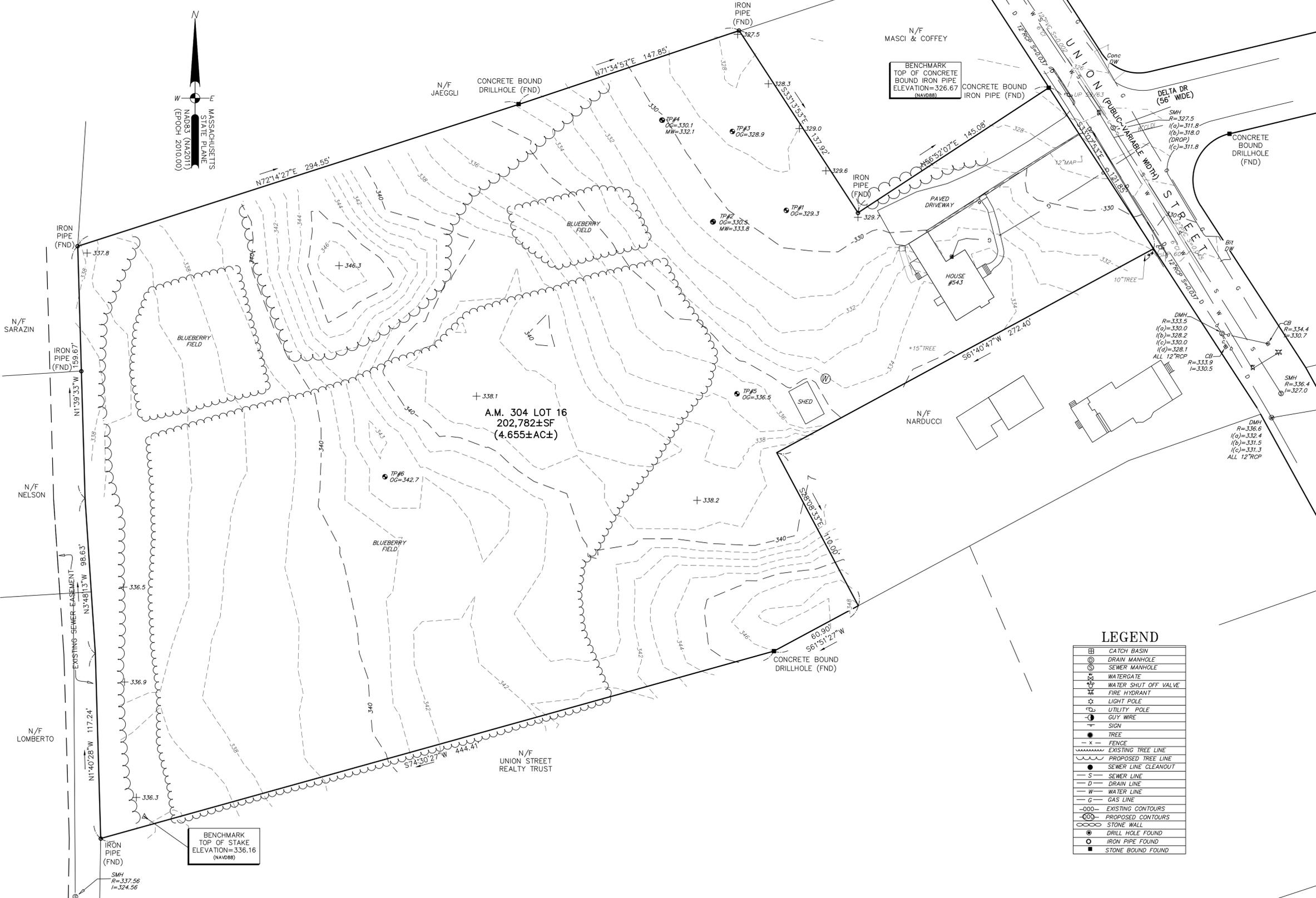
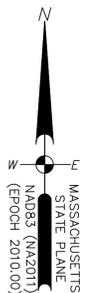


**TESTING INFORMATION**

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

000	TP 1	000	TP 2	000	TP 3	000	TP 4	000	TP 5	000	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 LOAM B 3-15"
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) C2 72-90"	000	SANDY GRAVEL VERY BONY COBBLES C5 15-72"
000	SAND MINOR SILT C3 90-132"	000	FINE SAND (AEOLIN) C2 72-84"	000	SAND MINOR SILT C3 72-120"	000	FINE SAND (AEOLIN) C2 72-90"	000	FINE SAND (AEOLIN) C3 48-96"	000	NO MOTILES REFUSAL @ 284.73
	WEAVING @ 10"		SAND MINOR SILT C3 84-120"		WEAVING @ 10"		SAND MINOR SILT C3 72-120"		NO MOTILES WEAVING @ 10"		NO MOTILES WEAVING @ 10"
			MOTILES @ 96" PERCHED				MOTILES @ 10" PERCHED				

- 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.



**LEGEND**

[Symbol]	CATCH BASIN
[Symbol]	DRAIN MANHOLE
[Symbol]	SEWER MANHOLE
[Symbol]	WATERGATE
[Symbol]	WATER SHUT OFF VALVE
[Symbol]	FIRE HYDRANT
[Symbol]	LIGHT POLE
[Symbol]	UTILITY POLE
[Symbol]	GUY WIRE
[Symbol]	SIGN
[Symbol]	TREE
[Symbol]	FENCE
[Symbol]	EXISTING TREE LINE
[Symbol]	PROPOSED TREE LINE
[Symbol]	SEWER LINE CLEANOUT
[Symbol]	SEWER LINE
[Symbol]	DRAIN LINE
[Symbol]	WATER LINE
[Symbol]	GAS LINE
[Symbol]	EXISTING CONTOURS
[Symbol]	PROPOSED CONTOURS
[Symbol]	STONE WALL
[Symbol]	DRILL HOLE FOUND
[Symbol]	IRON PIPE FOUND
[Symbol]	STONE BOUND FOUND

ROBERT E. CONSTANTINE, II  
No. 49611  
10/29/2025

DALE MACKINNON  
CIVIL  
No. 94575  
10/29/2025

APPROVED DATE: \_\_\_\_\_

FRANKLIN PLANNING BOARD

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

BEING A MAJORITY

**LEGAL NOTES**

UTILITIES ARE PLOTTED AS A COMPILATION OF RECORD DOCUMENT MARKINGS AND OTHER OBSERVED EVIDENCE. FOR A VIEW OF THE UNDERGROUND UTILITIES, A SHOULD BE CONSIDERED APPROXIMATE. MAKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE A GUARANTEED COMPLETELY AND RELIABLY DEPICTED. ADDITIONAL UTILITIES, NOT EVIDENCED BY RECORD DOCUMENTS OR OBSERVED PHYSICAL EVIDENCE, MAY BE FOUND 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-L0T 16

**APPLICANT**

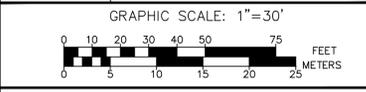
CALARESE PROPERTIES  
154 BROOKVIEW ROAD  
FRANKLIN, MA 02038

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

**EXISTING CONDITIONS**

**JULY 14, 2025**

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10.10.2025	REVISED TO 5 LOTS.
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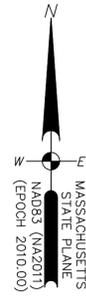
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**GENERAL NOTES:**

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

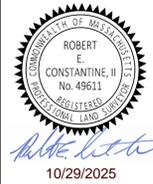
**DEBRIS NOTE:**

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.



**LEGEND**

⊞	CATCH BASIN
⊙	DRAIN MANHOLE
⊕	SEWER MANHOLE
⊞	WATERGATE
⊞	WATER SHUT OFF VALVE
⊞	FIRE HYDRANT
⊞	LIGHT POLE
⊞	UTILITY POLE
⊞	GUY WIRE
⊞	SIGN
⊞	TREE
- x -	FENCE
---	EXISTING TREE LINE
---	PROPOSED TREE LINE
●	SEWER LINE CLEANOUT
- S -	SEWER LINE
- D -	DRAIN LINE
- W -	WATER LINE
- G -	GAS LINE
-000-	EXISTING CONTOURS
-000-	PROPOSED CONTOURS
⊞	STONE WALL
⊙	DRILL HOLE FOUND
⊕	IRON PIPE FOUND
⊞	STONE BOUND FOUND
---	EROSION CONTROL



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. LACKING 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

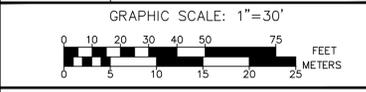
**APPLICANT**  
 CALARESE PROPERTIES  
 154 BROOKVIEW ROAD  
 FRANKLIN, MA 02038

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

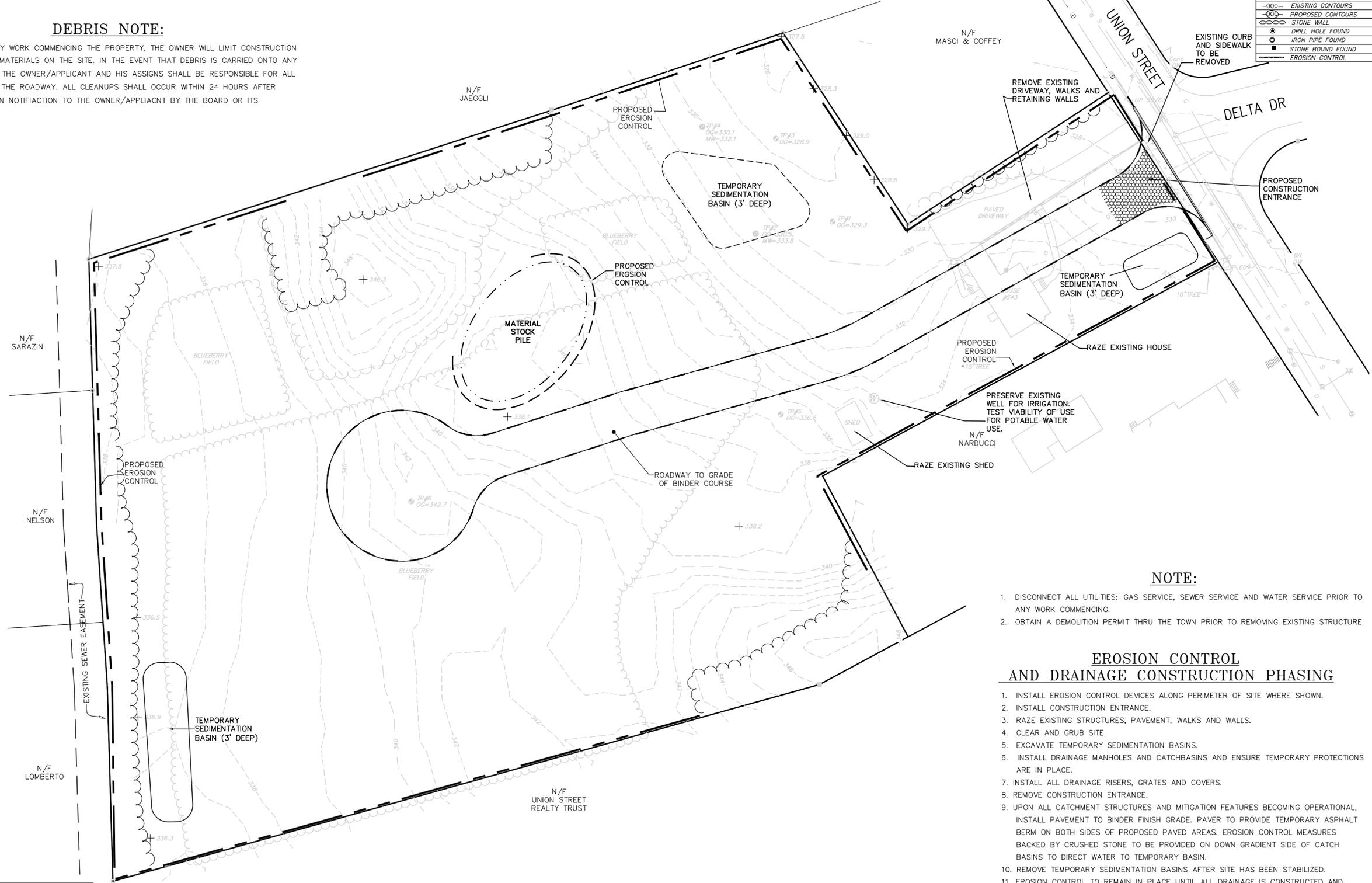
**EROSION CONTROL PLAN**

**JULY 14, 2025**

DATE	REVISION DESCRIPTION
10.10.2025	REVISED TO 5 LOTS.
10.29.2025	PER PEER REVIEW COMMENTS



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- 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.

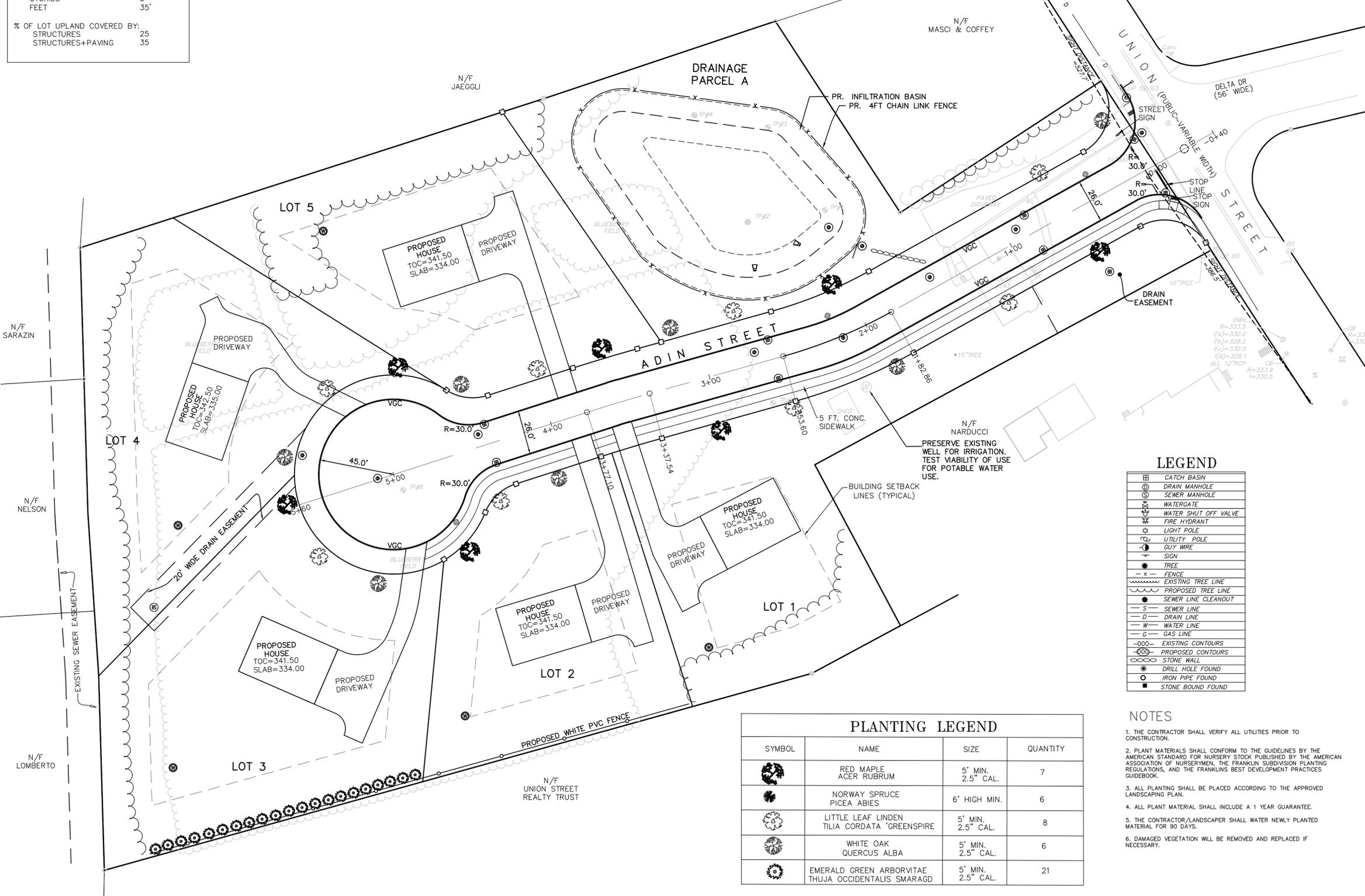
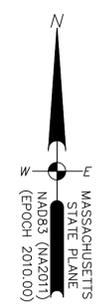
**EROSION CONTROL  
 AND DRAINAGE CONSTRUCTION PHASING**

1. INSTALL EROSION CONTROL DEVICES ALONG PERIMETER OF SITE WHERE SHOWN.
2. INSTALL CONSTRUCTION ENTRANCE.
3. RAZE EXISTING STRUCTURES, PAVEMENT, WALKS AND WALLS.
4. CLEAR AND GRUB SITE.
5. EXCAVATE TEMPORARY SEDIMENTATION BASINS.
6. INSTALL DRAINAGE MANHOLES AND CATCHBASINS AND ENSURE TEMPORARY PROTECTIONS ARE IN PLACE.
7. INSTALL ALL DRAINAGE RISERS, GRATES AND COVERS.
8. REMOVE CONSTRUCTION ENTRANCE.
9. UPON ALL CATCHMENT STRUCTURES AND MITIGATION FEATURES BECOMING OPERATIONAL, INSTALL PAVEMENT TO BINDER FINISH GRADE. PAVER 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.
10. REMOVE TEMPORARY SEDIMENTATION BASINS AFTER SITE HAS BEEN STABILIZED.
11. EROSION CONTROL TO REMAIN IN PLACE UNTIL ALL DRAINAGE IS CONSTRUCTED AND INSPECTED AND READY TO RECEIVE FULL DESIGN FLOWS.

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SINGLE FAMILY RESIDENTIAL III	
FRANKLIN ZONING BYLAW SECTION 185	
ATTACHMENT 9: LAST AMENDED	
09-06-2023 BY AMENDMENT 23-898	
MINIMUM LOT AREA	20,000 SF
MINIMUM LOT FRONTAGE	125'
MINIMUM LOT DEPTH	160'
MINIMUM LOT WIDTH	112.5'
MINIMUM YARDS	
FRONT	40'
SIDE	25'
REAR	30'
MAXIMUM STORIES	
STORIES	3
FEET	35'
% OF LOT UPLAND COVERED BY:	
STRUCTURES	25
STRUCTURES+PAVING	35



**LEGEND**

[Symbol]	CATCH BASIN
[Symbol]	DRAIN MANHOLE
[Symbol]	SEWER MANHOLE
[Symbol]	WATERGATE
[Symbol]	WATER SHUT OFF VALVE
[Symbol]	FIRE HYDRANT
[Symbol]	LIGHT POLE
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[Symbol]	TREE
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[Symbol]	STONE WALL
[Symbol]	DRILL HOLE FOUND
[Symbol]	IRON PIPE FOUND
[Symbol]	STONE BOUND FOUND

**PLANTING LEGEND**

SYMBOL	NAME	SIZE	QUANTITY
[Symbol]	RED MAPLE ACER RUBRUM	5' MIN. 2.5" CAL.	7
[Symbol]	NORWAY SPRUCE PICEA ABIES	6' HIGH MIN.	6
[Symbol]	LITTLE LEAF LINDEN TILIA CORDATA GREENSPIRE	5' MIN. 2.5" CAL.	8
[Symbol]	WHITE OAK QUERCUS ALBA	5' MIN. 2.5" CAL.	6
[Symbol]	EMERALD GREEN ARBORVITAE THUJA OCCIDENTALIS SMARAGD	5' MIN. 2.5" CAL.	21

- 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 NURSERMEN, 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. ALL PLANT MATERIAL SHALL INCLUDE A 1 YEAR GUARANTEE.
  5. THE CONTRACTOR/LANDSCAPER SHALL WATER NEWLY PLANTED MATERIAL FOR 90 DAYS.
  6. DAMAGED VEGETATION WILL BE REMOVED AND REPLACED IF NECESSARY.

ROBERT E. CONSTANTINE II  
No. 49611  
10/29/2025

DALE MACKINNON  
No. 34575  
10/29/2025

APPROVED DATE: \_\_\_\_\_

FRANKLIN PLANNING BOARD

\_\_\_\_\_

\_\_\_\_\_

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\_\_\_\_\_

BEING A MAJORITY

**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**

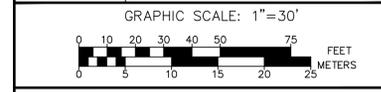
CALARESE PROPERTIES  
154 BROOKVIEW ROAD  
FRANKLIN, MA 02038

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

**SITE LAYOUT, LANDSCAPING  
AND LIGHTING PLAN**

**JULY 14, 2025**

DATE	REVISION DESCRIPTION
10.10.2025	REVISED TO 5 LOTS.
10.29.2025	PER PEER REVIEW COMMENTS



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Halnon, Inc.**

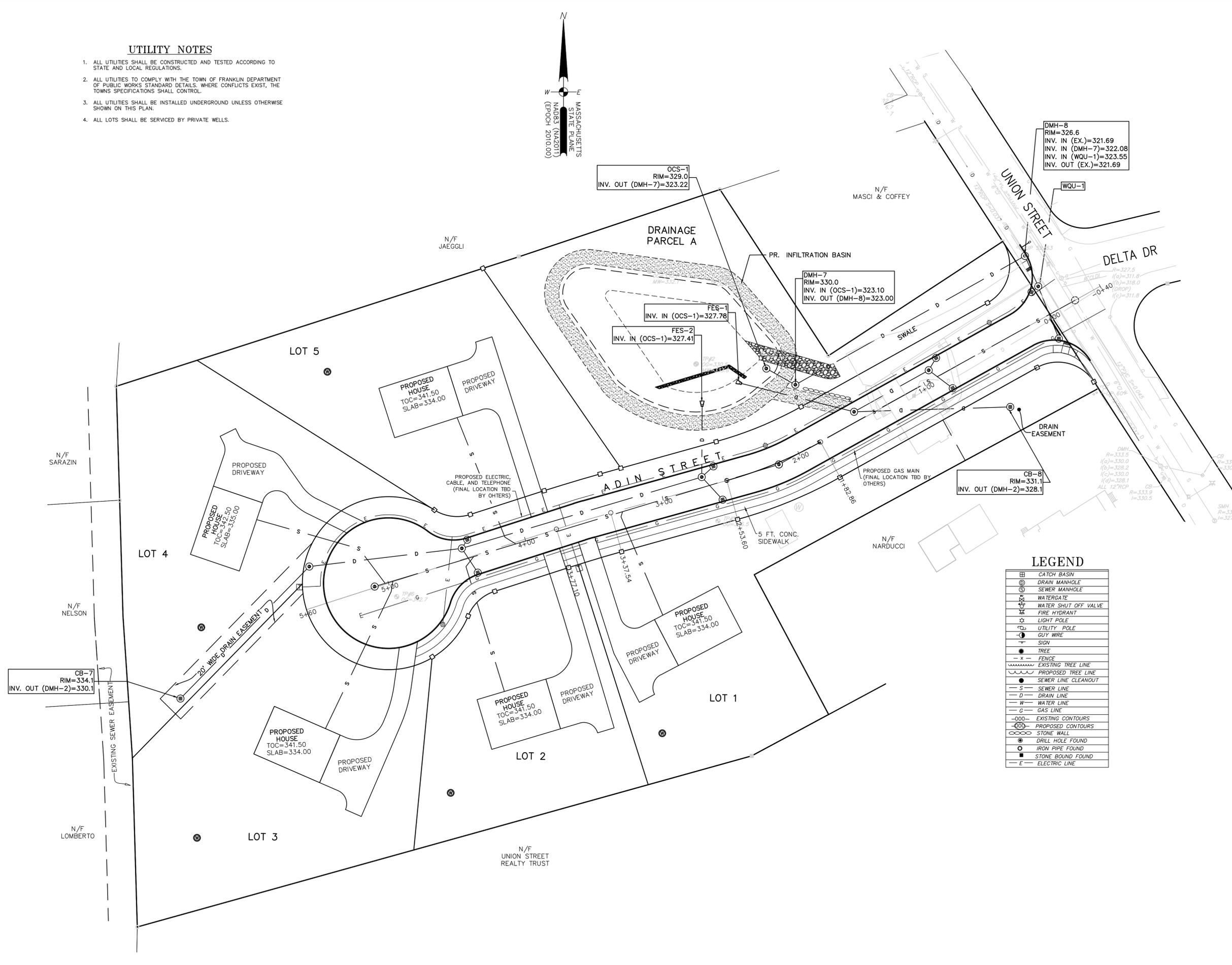
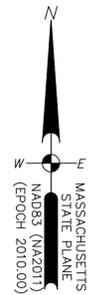
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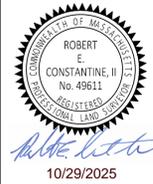
**UTILITY NOTES**

- ALL UTILITIES SHALL BE CONSTRUCTED AND TESTED ACCORDING TO STATE AND LOCAL REGULATIONS.
- ALL UTILITIES TO COMPLY WITH THE TOWN OF FRANKLIN DEPARTMENT OF PUBLIC WORKS STANDARD DETAILS. WHERE CONFLICTS EXIST, THE TOWNS SPECIFICATIONS SHALL CONTROL.
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND UNLESS OTHERWISE SHOWN ON THIS PLAN.
- ALL LOTS SHALL BE SERVICED BY PRIVATE WELLS.



**LEGEND**

	CATCH BASIN
	DRAIN MANHOLE
	SEWER MANHOLE
	WATERGATE
	WATER SHUT OFF VALVE
	FIRE HYDRANT
	LIGHT POLE
	UTILITY POLE
	GUY WIRE
	SIGN
	TREE
	FENCE
	EXISTING TREE LINE
	PROPOSED TREE LINE
	SEWER LINE CLEANOUT
	SEWER LINE
	DRAIN LINE
	WATER LINE
	GAS LINE
	EXISTING CONTOURS
	PROPOSED CONTOURS
	STONE WALL
	DRILL HOLE FOUND
	IRON PIPE FOUND
	STONE BOUND FOUND
	ELECTRIC LINE



F4719

APPROVED DATE: \_\_\_\_\_  
 FRANKLIN PLANNING BOARD  
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 \_\_\_\_\_  
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 \_\_\_\_\_  
 BEING A MAJORITY

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**OWNER**

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 FRANKLIN, MA 02038

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

**APPLICANT**

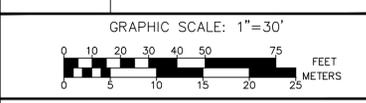
CALARESE PROPERTIES  
 154 BROOKVIEW ROAD  
 FRANKLIN, MA 02038

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

**UTILITY PLAN**

**JULY 14, 2025**

DATE	REVISION DESCRIPTION
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10.29.2025	PER PEER REVIEW COMMENTS



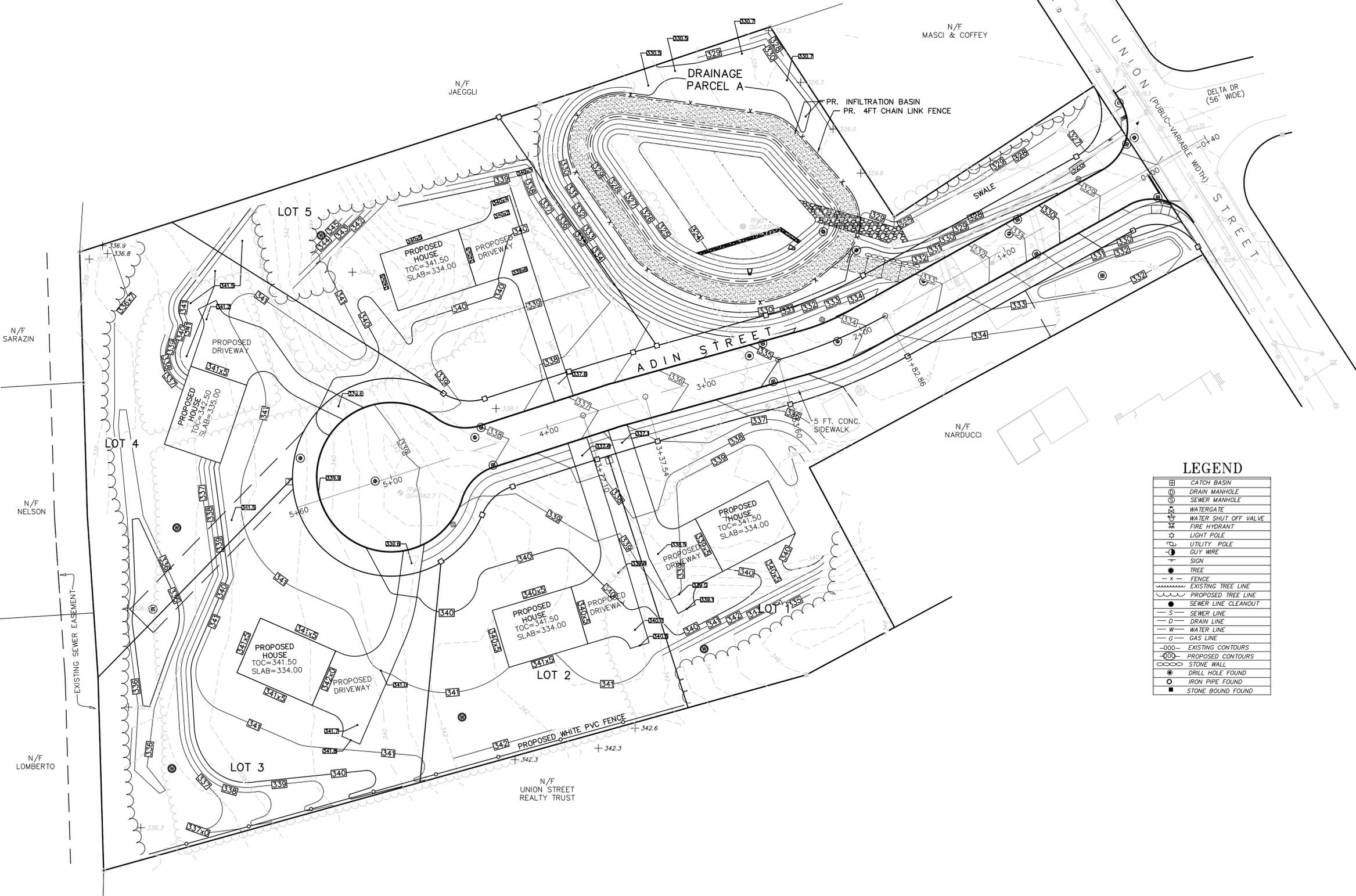
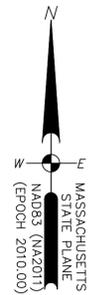
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**GRADING AND DRAINAGE NOTES**

1. THE CONTRACTOR SHALL VERIFY EXISTING GRADES IN THE FIELD AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE PROJECT SURVEYOR AND ENGINEER.
2. EXISTING PAVEMENT SHALL BE SAW CUT AND NEW PAVEMENT SHALL BE BLENDED SMOOTHLY TO MEET CUT EDGES.
3. 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.
4. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE (2% MINIMUM) AWAY FROM ALL BUILDING FOUNDATIONS AND STRUCTURES.
5. 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).



**LEGEND**

[Symbol]	CATCH BASIN
[Symbol]	DRAIN MANHOLE
[Symbol]	SEWER MANHOLE
[Symbol]	WATERGATE
[Symbol]	WATER SHUT OFF VALVE
[Symbol]	FIRE HYDRANT
[Symbol]	LIGHT POLE
[Symbol]	UTILITY POLE
[Symbol]	GUY WIRE
[Symbol]	SIGN
[Symbol]	TREE
[Symbol]	FENCE
[Symbol]	EXISTING TREE LINE
[Symbol]	PROPOSED TREE LINE
[Symbol]	SEWER LINE CLEANOUT
[Symbol]	SEWER LINE
[Symbol]	DRAIN LINE
[Symbol]	WATER LINE
[Symbol]	GAS LINE
[Symbol]	EXISTING CONTOURS
[Symbol]	PROPOSED CONTOURS
[Symbol]	STONE WALL
[Symbol]	DRILL HOLE FOUND
[Symbol]	IRON PIPE FOUND
[Symbol]	STONE BOUND FOUND



F4719

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**OWNER**

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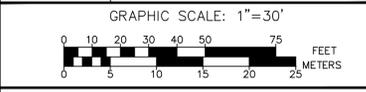
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**ADIN ESTATES  
 DEFINITIVE SUBDIVISION  
 PLAN OF LAND  
 FRANKLIN  
 MASSACHUSETTS**

**GRADING PLAN**

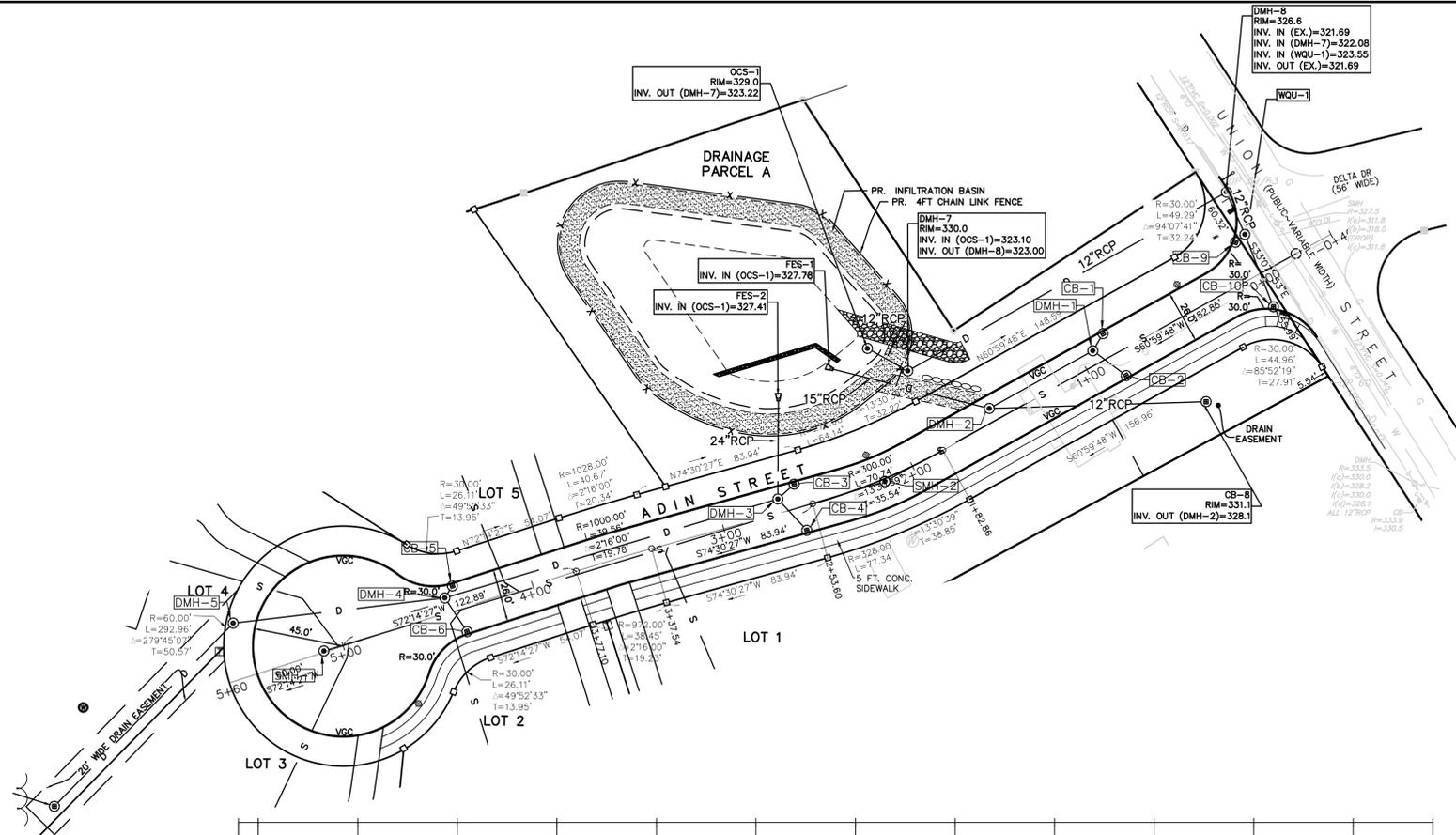
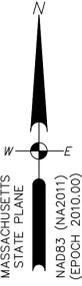
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OWNER

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154 BROOKVIEW ROAD  
FRANKLIN, MA 02038  
DEED BOOK 42525 PAGE 508  
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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
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GRAPHIC SCALE: 1"=30'



UTILITY NOTES

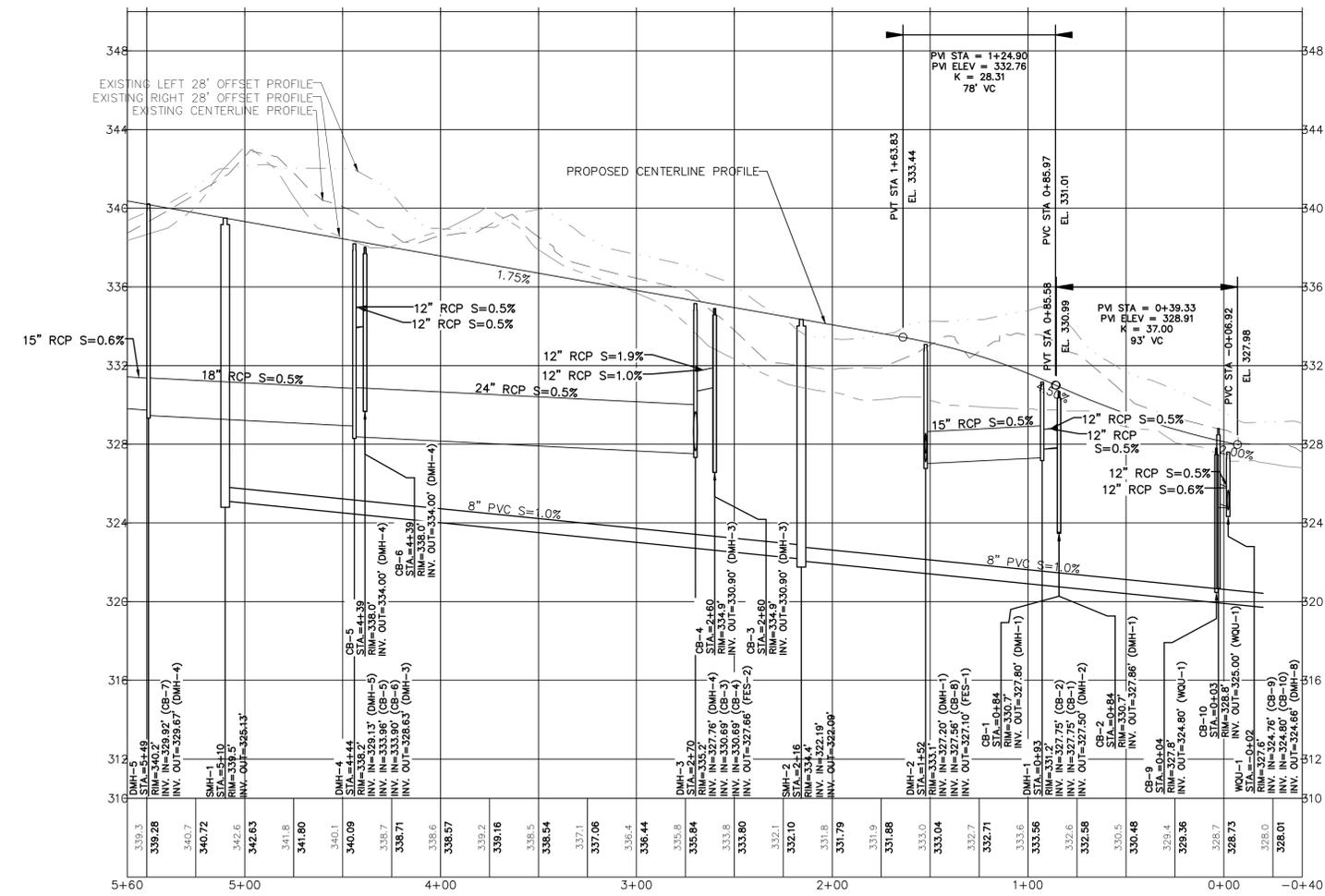
- THE CONTRACTOR SHALL CONFIRM THE SIZE AND LOCATION OF ALL UTILITIES TO THE SITE AND COORDINATE WITH RESPECTIVE UTILITY COMPANIES REGARDING ANY UTILITIES THAT REQUIRE REMOVAL OR RELOCATION. NO EXCAVATION SHALL BE PERFORMED UNTIL ALL UTILITY COMPANIES HAVE BEEN NOTIFIED.
- LOCATIONS OF UNDERGROUND UTILITIES 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.
- CONTRACTOR SHALL CONFIRM DEPTH(S) OF PERTINENT UTILITIES BY TEST PIT AND NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES.
- PROVIDE CRIBBING TO PROTECT UTILITY LINES DURING CONSTRUCTION AS NECESSARY.
- 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.
- ALL GRAVITY SEWER PIPE SHALL BE SDR 35 PVC (ASTM D3034) WITH WATERTIGHT INTEGRAL BELL GASKETED JOINT (ASTM D3212) AND ELASTOMERIC GASKET (ASTM F477), UNLESS OTHERWISE NOTED.
- WHERE 10' HORIZONTAL SEPARATION BETWEEN SEWER AND WATER MAINS CANNOT BE MAINTAINED, CROWN OF SEWER MAIN SHALL BE EIGHTEEN (18) INCHES BELOW BOTTOM OF WATER MAIN. 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.
- PROPOSED GAS, ELECTRIC, TELECOMMUNICATIONS AND CABLE TV DEPICTED IS SCHEMATIC ONLY. CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANY FOR FINAL PLANS AND SPECIFICATIONS.
- ALL UTILITIES INCLUDING CONCRETE PADS ARE TO BE INSTALLED PER UTILITY COMPANY OR LOCAL DPW STANDARDS AS APPLICABLE.
- ALL UTILITY COVERS, GRATES, HATCHES, ETC., SHALL BE FLUSH WITH THE PAVEMENT FINISHED GRADE.

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)).

LEGEND

	CATCH BASIN
	DRAIN MANHOLE
	SEWER MANHOLE
	WATERGATE
	WATER SHUT OFF VALVE
	FIRE HYDRANT
	LIGHT POLE
	UTILITY POLE
	GUY WIRE
	SIGN
	TREE
	FENCE
	EXISTING TREE LINE
	PROPOSED TREE LINE
	SEWER LINE CLEANOUT
	SEWER LINE
	DRAIN LINE
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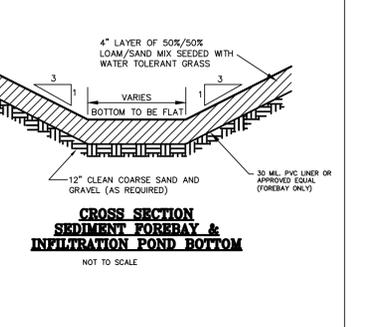
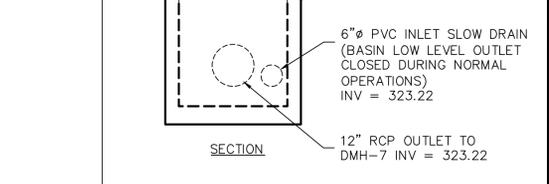
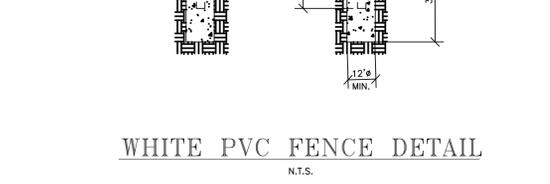
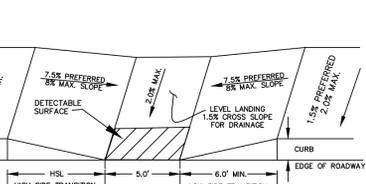
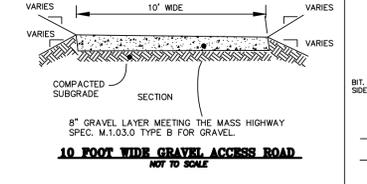
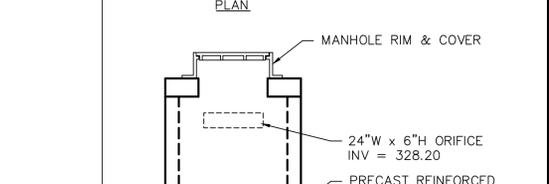
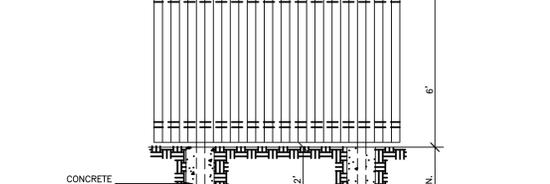
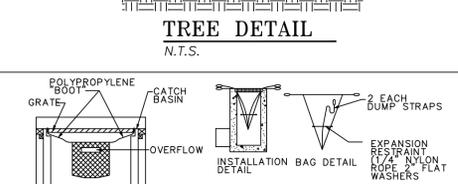
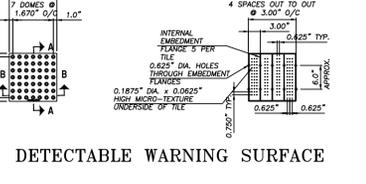
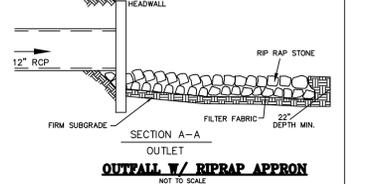
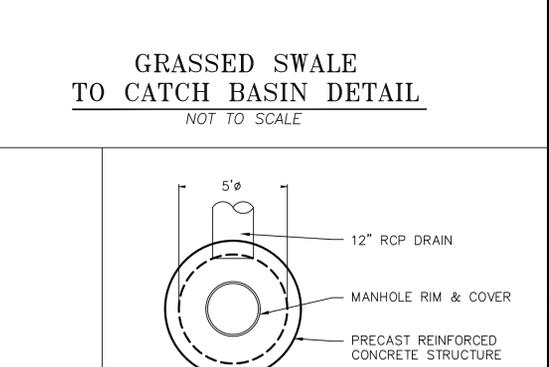
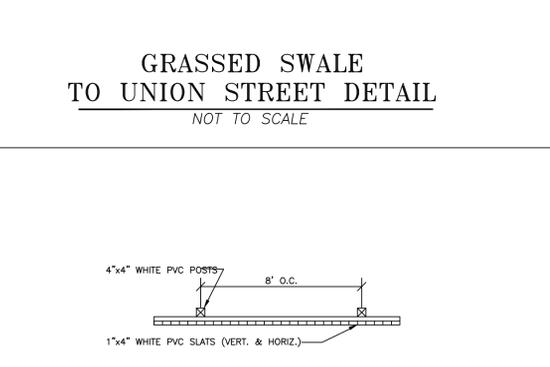
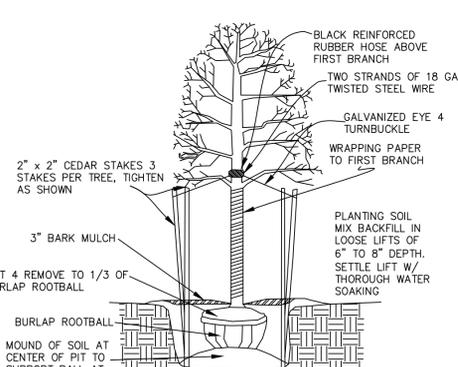
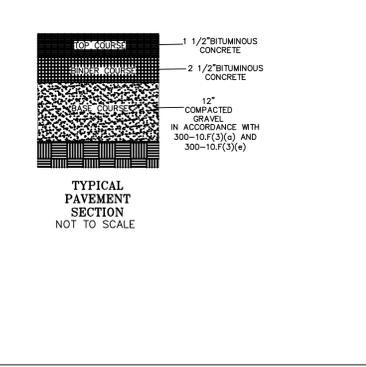
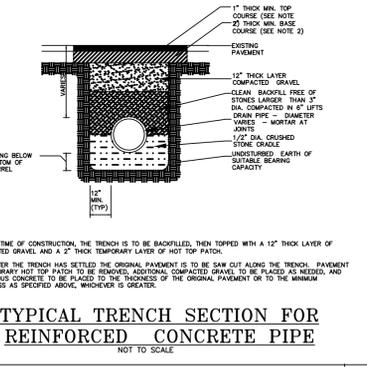
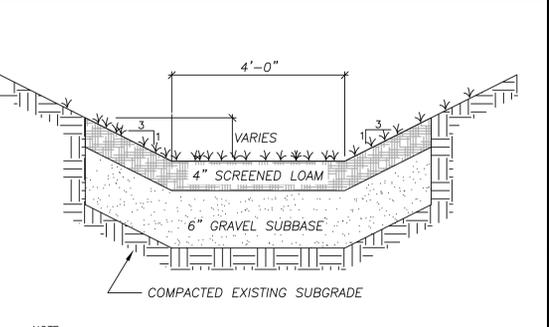
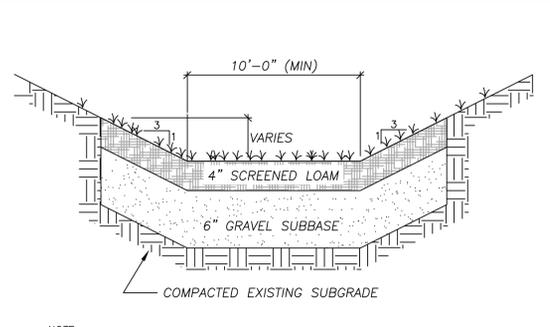
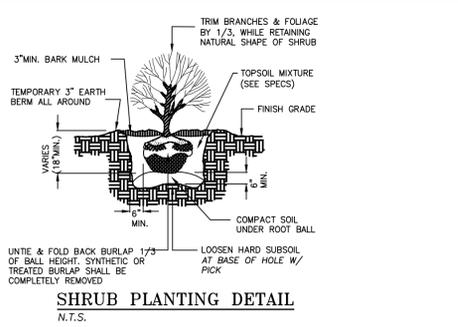
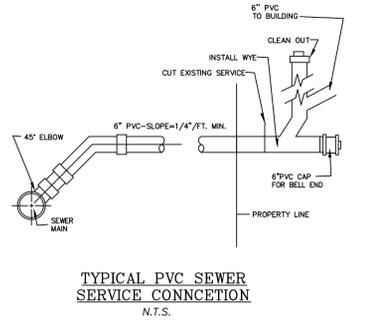
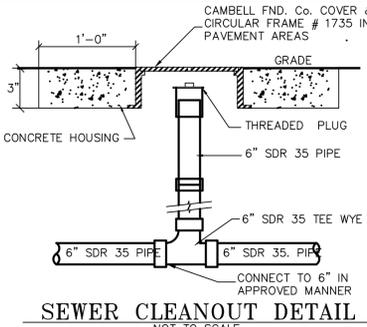


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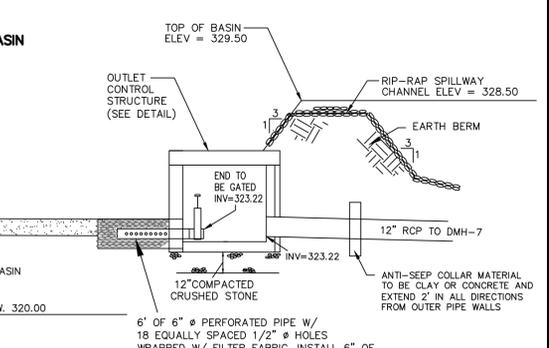
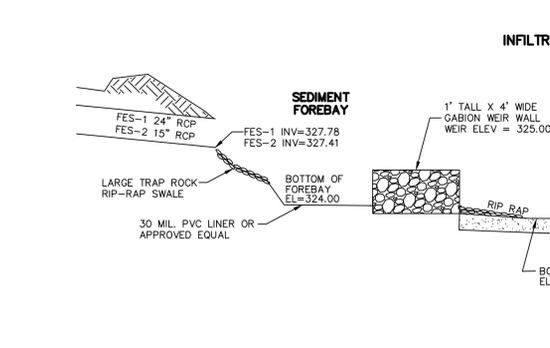
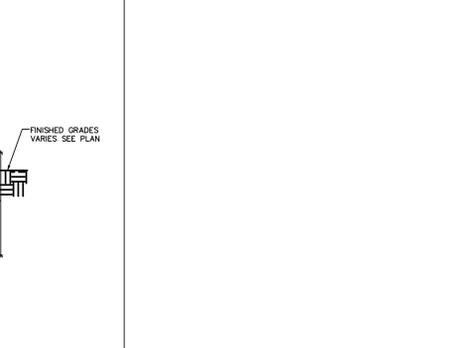
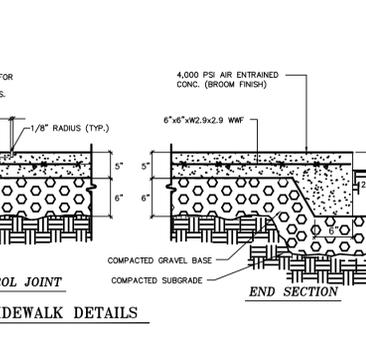
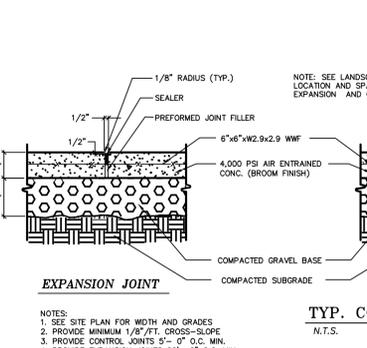
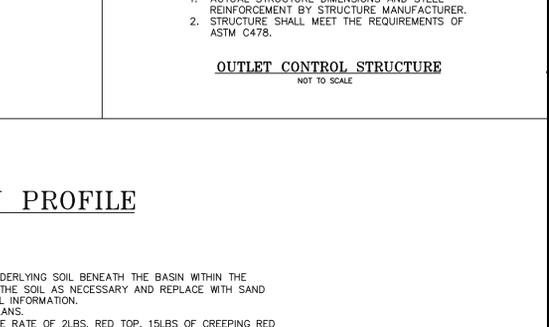
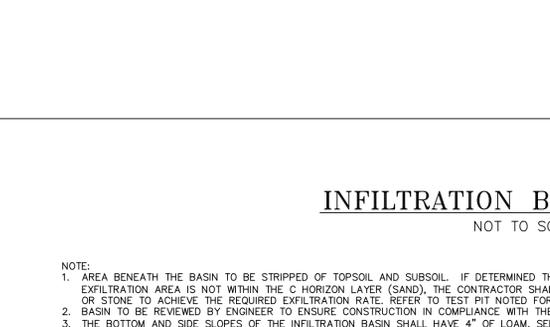
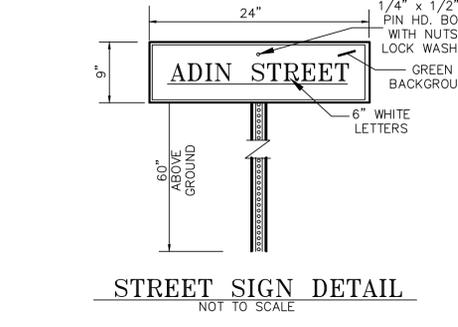




F4719



CURB TRANSITION LENGTHS table with columns for Roadway Profile Grade and High Side Transition Length (HSL).



NOTES: 1. SEE SITE PLAN FOR WIDTH AND GRADES. 2. PROVIDE MINIMUM 1/8 IN. CROSS-SLOPE. 3. PROVIDE CONTROL JOINTS 5'-0" O.C. MIN. 4. PROVIDE EXPANSION JOINTS 20'-0" O.C. MIN.

TYP. CONC. SIDEWALK DETAILS. N.T.S.

NOTES: 1. AREA BENEATH THE BASIN TO BE STRIPPED OF TOPSOIL AND SUBSOIL. IF DETERMINED THAT THE UNDERLYING SOIL BENEATH THE BASIN WITHIN THE INFILTRATION AREA IS NOT WITHIN THE C HORIZON LAYER (SAND), THE CONTRACTOR SHALL REMOVE THE SOIL AS NECESSARY AND REPLACE WITH SAND OR STONE TO ACHIEVE THE REQUIRED INFILTRATION RATE. REFER TO TEST PIT NOTED FOR ADDITIONAL INFORMATION. 2. BASIN TO BE REVIEWED BY ENGINEER TO ENSURE CONSTRUCTION IN COMPLIANCE WITH THE DESIGN PLANS. 3. THE BOTTOM AND SIDE SLOPES OF THE INFILTRATION BASIN SHALL HAVE 4" OF LOAM, SEEDED AT THE RATE OF 2LBS. RED TOP, 15LBS OF CREEPING RED FESCUE, 20LBS OF TALL FESCUE PER ACRE.

INFILTRATION BASIN. FOREBAY/INFILTRATION BASIN.

NOTES: 1. ACTUAL STRUCTURE DIMENSIONS AND STEEL REINFORCEMENT BY STRUCTURE MANUFACTURER. 2. STRUCTURE SHALL MEET THE REQUIREMENTS OF ASTM C478.

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. LACKING 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

CONSTRUCTION DETAILS

JULY 14, 2025

Table with columns DATE and REVISION DESCRIPTION. Includes entries for 10.10.2025 (REVISED TO 5 LOTS) and 10.29.2025 (PER PEER REVIEW COMMENTS).

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

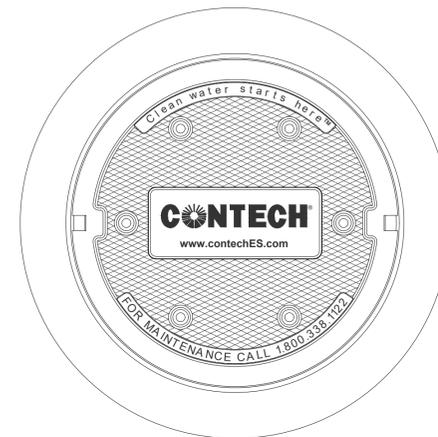
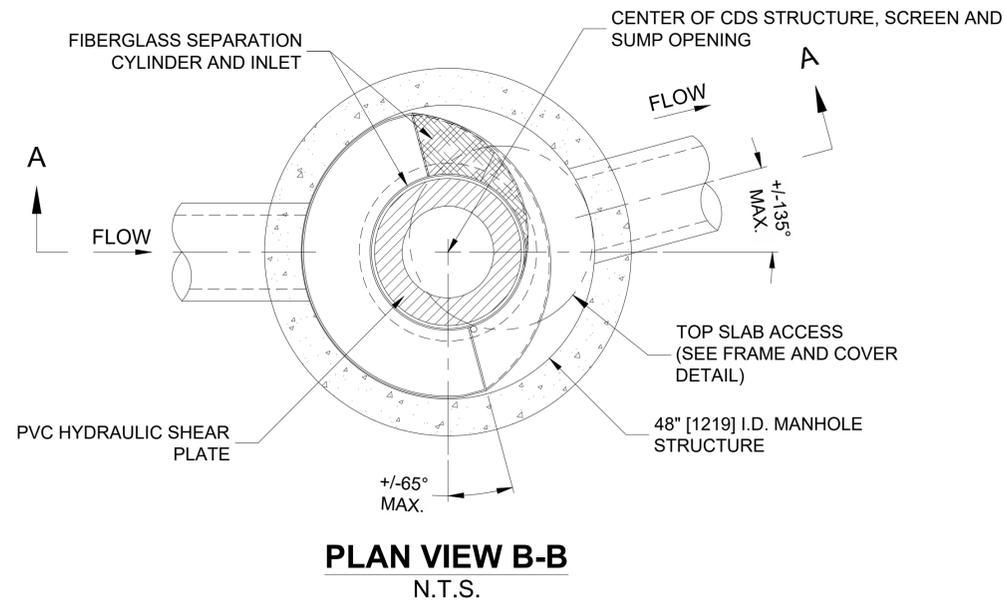
## CDS2015-4-C DESIGN NOTES

CDS2015-4-C RATED TREATMENT CAPACITY IS 1.4 CFS, OR PER LOCAL REGULATIONS.

THE STANDARD CDS2015-4-C CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.

### CONFIGURATION DESCRIPTION

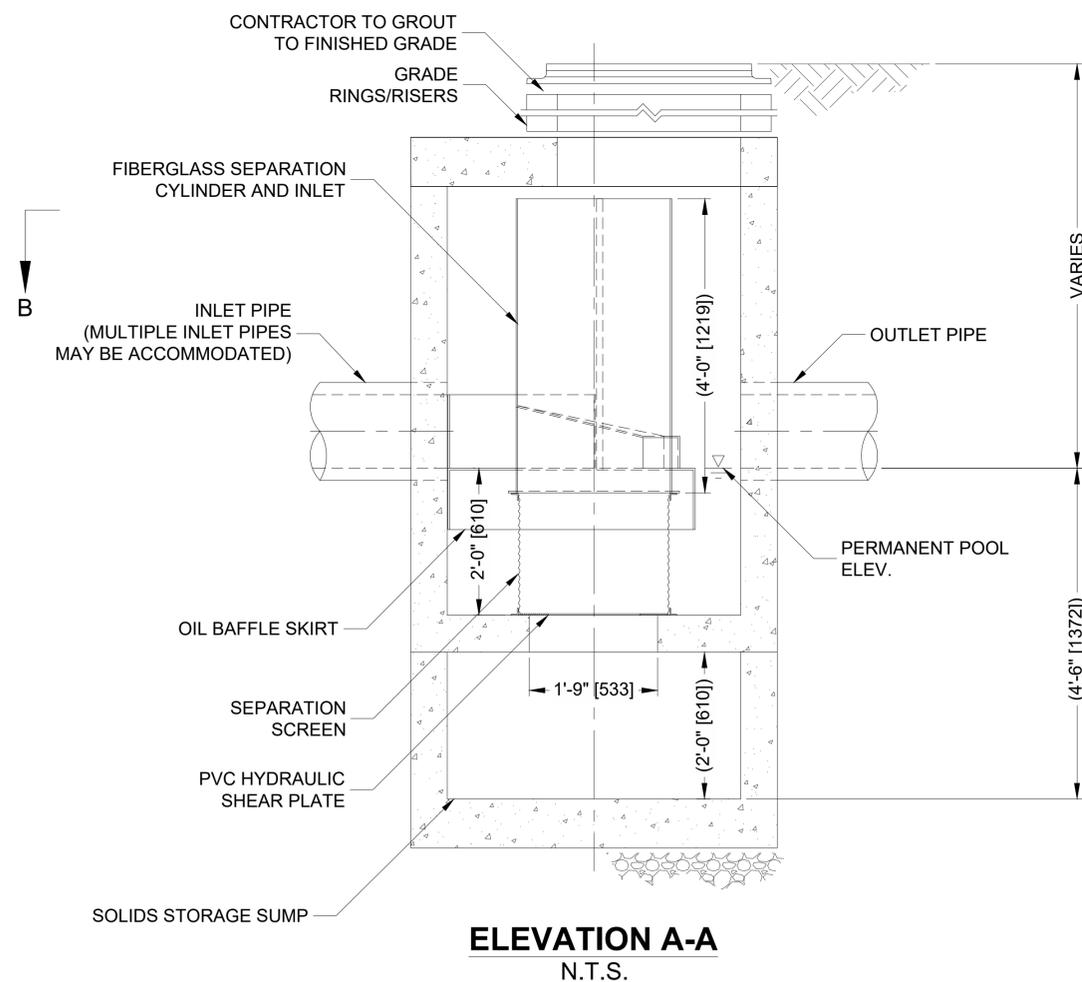
- GRATED INLET ONLY (NO INLET PIPE)
- GRATED INLET WITH INLET PIPE OR PIPES
- CURB INLET ONLY (NO INLET PIPE)
- CURB INLET WITH INLET PIPE OR PIPES



**FRAME AND COVER**  
(DIAMETER VARIES)  
N.T.S.

### SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID				
WATER QUALITY FLOW RATE (CFS OR L/s)			*	
PEAK FLOW RATE (CFS OR L/s)			*	
RETURN PERIOD OF PEAK FLOW (YRS)			*	
SCREEN APERTURE (2400 OR 4700)			*	
PIPE DATA:	I.E.	MATERIAL	DIAMETER	
INLET PIPE 1	*	*	*	
INLET PIPE 2	*	*	*	
OUTLET PIPE	*	*	*	
RIM ELEVATION				*
ANTI-FLOTATION BALLAST		WIDTH	HEIGHT	
		*	*	
NOTES/SPECIAL REQUIREMENTS:				
* PER ENGINEER OF RECORD				



### GENERAL NOTES

1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. [www.contechES.com](http://www.contechES.com)
3. CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 2', AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.
5. IF REQUIRED, PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.
6. CDS STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-478 AND AASHTO LOAD FACTOR DESIGN METHOD.

### INSTALLATION NOTES

- A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
- B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE.
- C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
- D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPE(S). MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
- E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.



[www.contechES.com](http://www.contechES.com)  
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069  
800-338-1122 513-645-7000 513-645-7993 FAX

CDS2015-4-C  
ONLINE CDS  
STANDARD DETAIL

I:\AD.CONTECH\CPI\COM\ROOT\STORMWATER\URISDICTIONS\USA\MAI\_SDE DESIGN TOOLS\STANDARD DETAILS\CDS2015-4-C-DTL.DWG 8/6/2018 4:22 PM



THIS PRODUCT MAY BE PROTECTED BY ONE OR MORE OF THE FOLLOWING U.S. PATENTS: 6,708,848; 6,841,702; 6,511,896; 6,581,783. RELATED FOREIGN PATENTS, OR OTHER PATENTS PENDING.