

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 KLUBANOFF
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

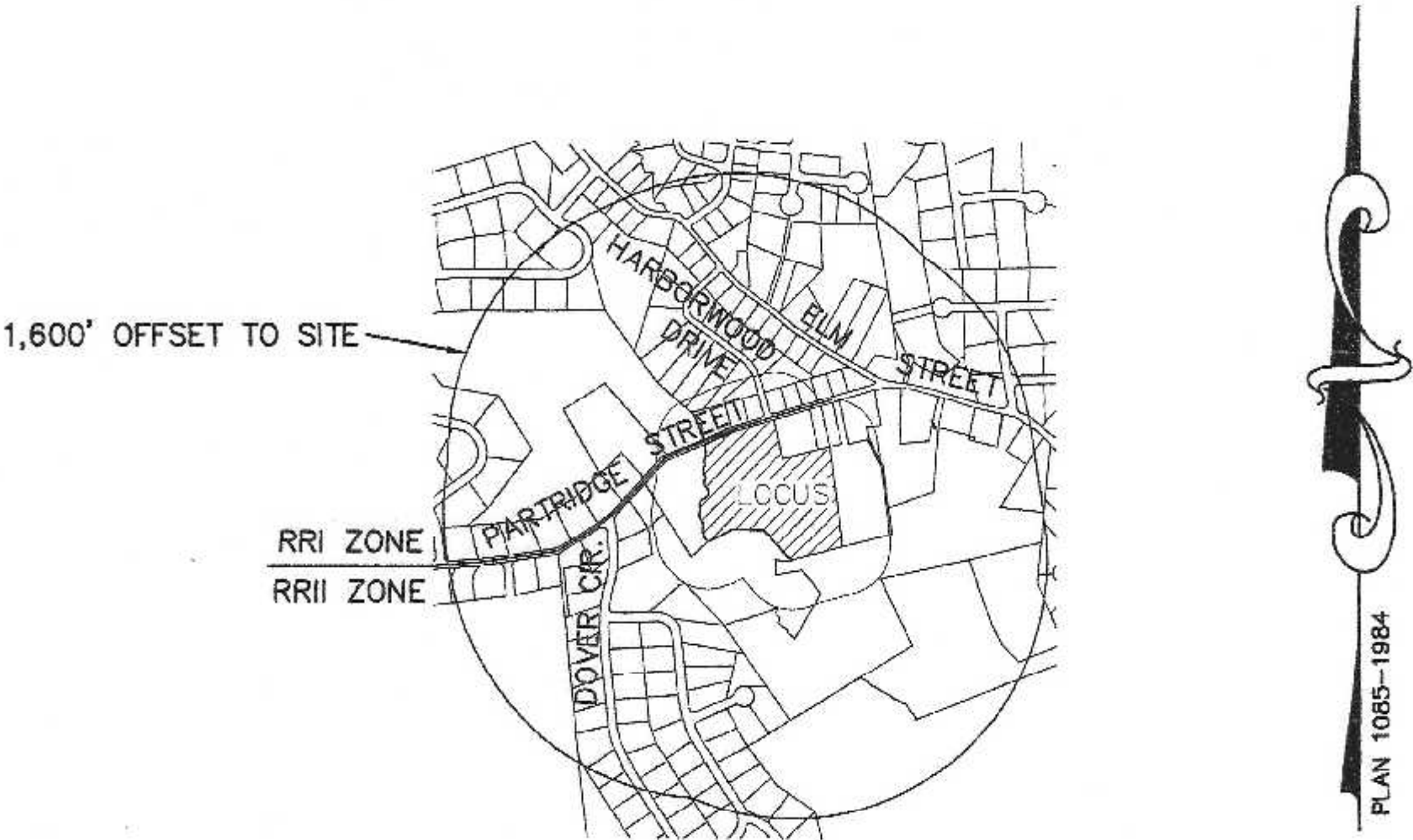
DONOVAN ESTATES
DEFINITIVE SUBDIVISION PLAN OF LAND
FRANKLIN, MASSACHUSETTS
SEPTEMBER 3, 2025

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



VICINITY MAP

SCALE: 1" = 800'

WAIVER REQUESTS:
1. SECTION 330-13.A.(1) A WAIVER IS REQUESTED TO CONSTRUCT A SIDEWALK ON ONE SIDE OF THE ROADWAY.
2. SECTION 330-11.B.(1) A WAIVER IS REQUESTED TO ALLOW LESS THAN 42" OF COVER OVER THE DRAIN PIPES. DRAIN PIPES TO BE CLASS V RCP.
3. SECTION 330-11.A.(4) A WAIVER IS REQUESTED TO ALLOW THE WATER QUALITY SWALE ON LOT 8 TO BE LOCATED WITHIN AN EASEMENT.

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
PLAN 427 OF 1994
PLAN 430 OF 1995
ANORAD RECORDED IN BOOK 42515 PAGE 133

DRAWING INDEX

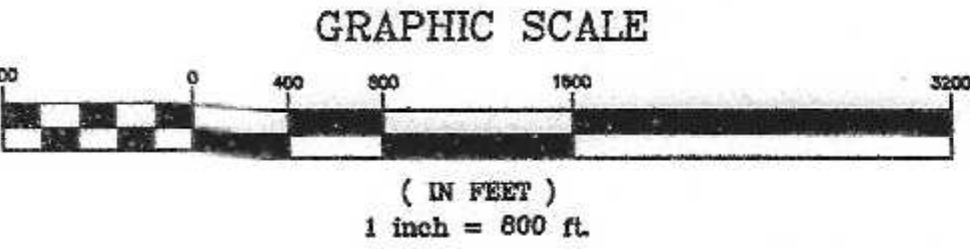
- SHEET 1 - COVER SHEET
- SHEET 2 - EXISTING CONDITIONS PLAN
- SHEET 3 - LOT LAYOUT PLAN
- SHEET 4 - GRADING AND UTILITY PLAN
- SHEET 5 - ROADWAY PLAN AND PROFILE
- SHEET 6 - EROSION CONTROL PLAN
- SHEET 7 - DEMOLITION PLAN
- SHEET 8 - PLANTING PLAN
- SHEET 9 - CONSTRUCTION DETAILS - 1
- SHEET 10 - CONSTRUCTION DETAILS - 2
- SHEET 11 - CONSTRUCTION DETAILS - 3
- DEVELOPMENT PLANS 1 - 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



NO.	DATE	DESCRIPTION	BY
1	1/16/26	BETA REVIEW COMMENTS	RRG



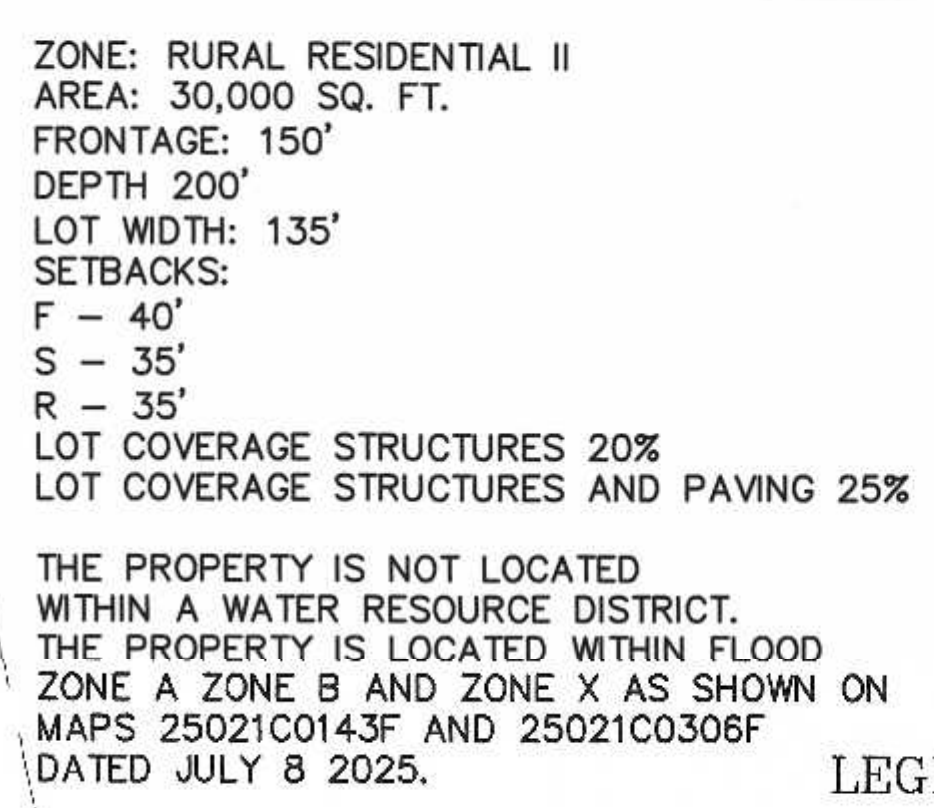
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9/25	DRAWN BY:	COMP
9/25	CHECKED BY:	CAQ

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

DATE	SEPT. 3, 2025
SCALE	1" = 800'
PROJECT	UC1340
SHEET	1 of 11

APPROVAL UNDER SUBDIVISION CONTROL LAW
REQUIRED
FRANKLIN PLANNING BOARD

DATE



FOR REGISTRY USE ONLY

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

0 - 12" A FINE SANDY LOAM ELEV. = 168.23
12" - 18" B FINE SANDY LOAM ELEV. = 167.73
18" - 60" C GRAVELLY SANDY LOAM ELEV. = 164.23
NO WATER OBSERVED @ 60" ELEV. = 164.23
MOTTLING @ 20" ELEV. = 167.56

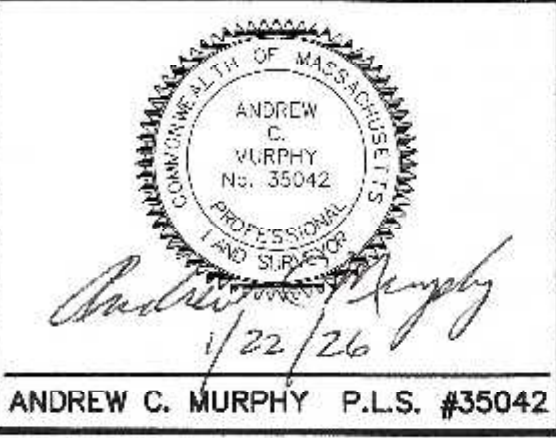
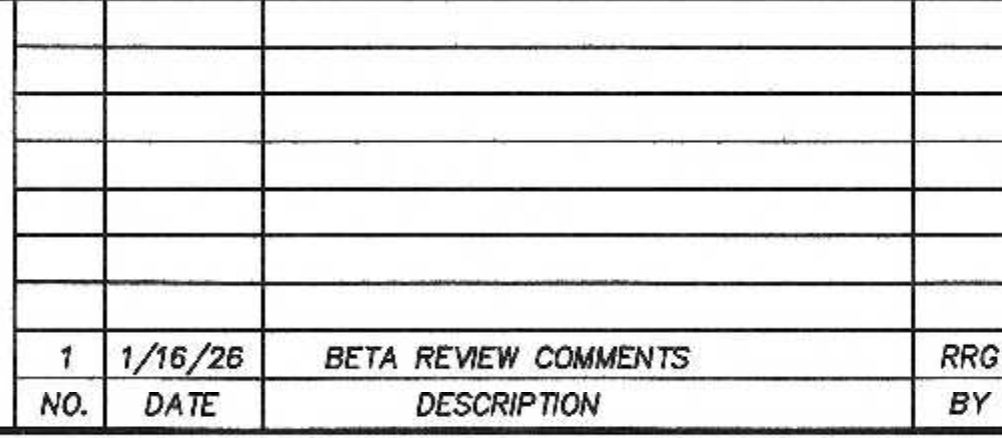
DONOVAN ESTATES
EXISTING CONDITIONS PLAN
LOCATED IN
FRANKLIN, MASSACHUSETTS
FOR
NANCY DONOVAN
47 PARTRIDGE ST.
FRANKLIN, MASSACHUSETTS
SEPTEMBER 3, 2025
SCALE: 1" = 50'

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#2	9/25	CHECKED BY:	CAQ

SEPT 3, 2025
1" = 50'
UC1340
2 of 11

DATE _____



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

PROPOSED GUARDRAIL
PROPOSED WATER

HARBORWOOD DRIVE
VARIABLE WIDTH
ROADWAY INTERSECTION
ANGLE = 97°02'59"

PROPOSED SEDIMENT FOREBAY

RELOCATED POLE
W/ MOUNTED STREET LIGHT.
EXIST. POLE
WITH MOUNTED STREET LIGHT

200' SIGHT
DISTANCE
TRIANGLE

MAP 214 PARCEL 008
43 PARTRIDGE STREET
N/F WHITE

MAP 214 PARCEL 007
35 PARTRIDGE STREET
N/F SHERWOOD

WETLAND RESOURCE AREA DISTURBANCES:
0 - 25' BUFFER ZONE = 0 - SQ. FT.
25' - 50' BUFFER ZONE = 5,961 SQ. FT.
50' - 100' BUFFER ZONE = 30,339 SQ. FT.
INNER RIPARIAN ZONE = 0 SQ. FT.
OUTTER RIPARIAN ZONE = 9,575 SQ. FT.
THERE ARE NOT ANY POTENTIAL OR CERTIFIED VERNAL POOLS LOCATED ON THE SITE OR WITHIN 100 FEET OF THE SITE.

BLSF FILL AREA = 2,848 SQ. FT.
BLSF COMPENSATORY AREA = 4,811 SQ. FT.
BLSF FILL VOLUME 570 CUBIC FEET BETWEEN ELEVATION 168.4 - 168.8
BLSF FILL VOLUME 962 CUBIC FEET BETWEEN ELEVATION 168.2 - 168.8
WETLAND DELINEATION
BY GODDARD CONSULTING.

EXISTING SEWER:

X-SMH-1
RIM = 171.07
INV = 158.4 (CALCULATED FROM RECORD ELEVATIONS)

X-SMH-2
RIM173.2
18" INV IN = 157.42
18" INV OUT = 157.35

X-SMH-3
RIM172.6
18" INV IN = 156.51
8" INV IN (WEST) = 156.86
8" INV IN (EAST) = 157.22
21" INV OUT = 156.49

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

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TOWN CLERK - FRANKLIN DATE

PROJECT UTILITY NOTES:
1. WATER SERVICES HAVE BEEN SHOWN FOR EACH LOT. WATER SERVICE CONNECTIONS TO BE FINALIZED ONCE A WATER MAP AMENDMENT IS OBTAINED.
2. SEWER SERVICES HAVE BEEN SHOWN FOR EACH LOT. SEWER SERVICE CONNECTIONS TO BE FINALIZED ONCE APPROVED BY THE DPW. A SEWER MAP AMENDMENT IS OBTAINED AND OR PERMITS ARE GRANTED FROM THE CHARLES RIVER POLLUTION CONTROL DISTRICT.
3. THE PROPOSED POLE RELOCATION LOCATION HAS BEEN SHOWN.
4. THE PROPOSED UNDERGROUND CONNECTION TO THE RELOCATED POLE, THE TRANSFORMER LOCATION AND HAND HOLE LOCATIONS HAVE BEEN SHOWN AND ARE SUBJECT TO APPROVAL FROM THE APPROPRIATE UTILITY COMPANIES.

PROPOSED GUARDRAIL NOTES:
1. PROPOSED GUARDRAIL LOCATION AND INSTALLATION TO BE APPROVED BY THE TOWN OF FRANKLIN DPW.

LEGEND

- DHCB DRILL HOLE CONCRETE BOUND (TO BE SET)
- 297- EXISTING COUNTOUR
- 297- PROPOSED COUNTOUR
- 48M EXIST. TREE - DIAMETER - SPECIES
- UP4-1 UTILITY POLE
- OHV - OVERHEAD WIRES
- W GAS GATE
- W WATER CURB STOP
- W WATER GATE
- W FIRE HYDRANT
- W DRAIN MANHOLE
- W CATCH BASIN
- W SEWER MANHOLE
- S - SEWER SERVICE
- W - WATER SERVICE
- HS - HOUSE UTILITY SERVICE
- HH HAND HOLE
- T TRANSFORMER

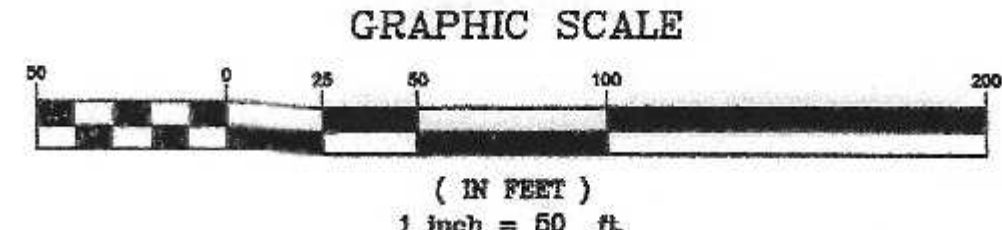
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ANORAD RECORDED IN BOOK 42515 PAGE 133

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

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CARLOS A. QUINTAL
CIVIL
No. 30512
REGISTERED ENGINEER

NO.	DATE	DESCRIPTION	BY
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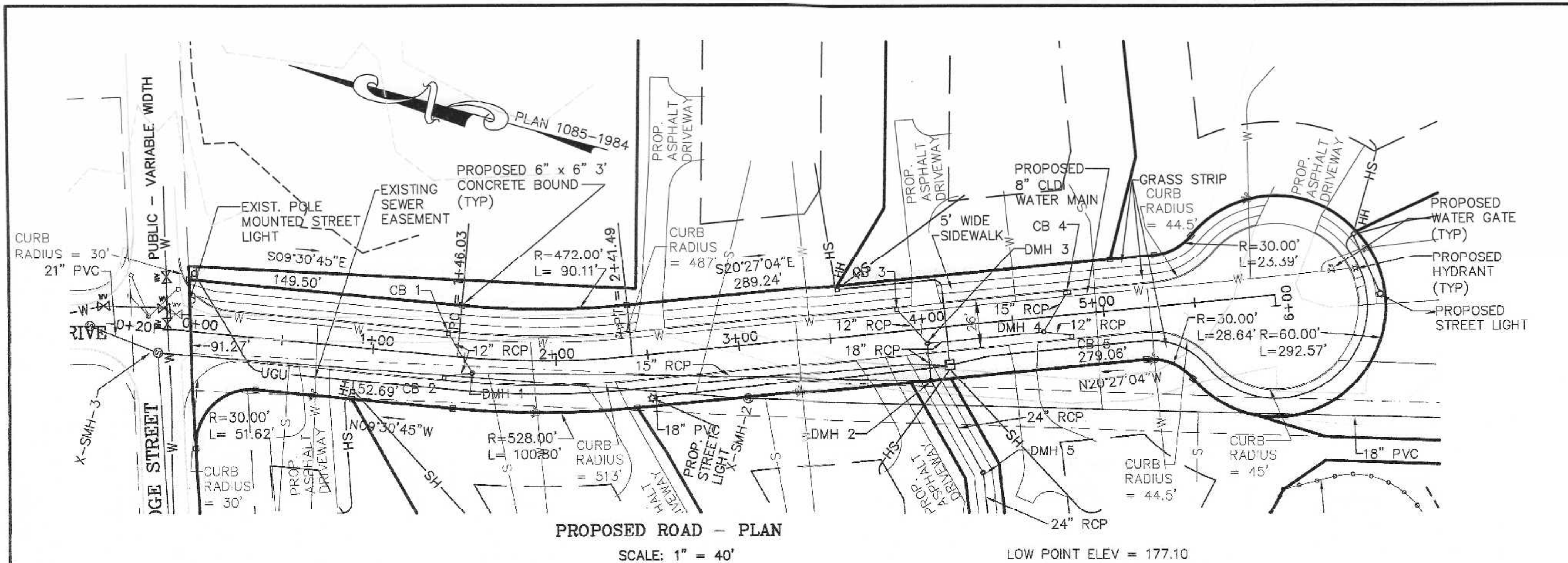
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REQUIRED
FRANKLIN PLANNING BOARD

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UNITED CONSULTANTS INC.
650 FRANKLIN STREET SUITE 11D
WRENTHAM, MASSACHUSETTS 02093
608-384-6560 FAX 608-384-6566

SEPT. 3, 2025
1" = 50'
UC1340
4 of 11



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
	DMH 5 RIM = 176.5 INV IN = 171.01 INV OUT = 170.91

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- 297- PROPOSED COUNTOUR
- 48M EXIST. TREE - DIAMETER - SPECIES
- UP4-1 UTILITY POLE
- OHV - OVERHEAD WIRES
- ⊗ GAS GATE
- ⊗ WATER CURB STOP
- ⊗ WATER GATE
- ⊗ FIRE HYDRANT
- ⊗ DRAIN MANHOLE
- ⊗ CATCH BASIN
- ⊗ SEWER MANHOLE
- S- SEWER SERVICE
- W- WATER SERVICE
- HS- HOUSE UTILITY SERVICE
- HH HAND HOLE
- ⊕ TRANSFORMER

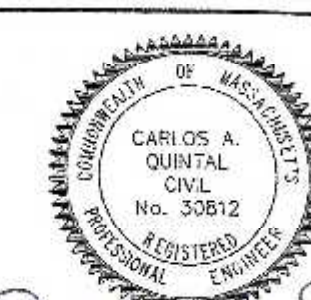
SEWER NOTES:

- SEWER INFORMATION TAKEN FROM PLANS OR RECORD AND FIELD LOCATIONS. CONTRACTOR TO VERIFY INFORMATION AND REPORT ANY DISCREPANCIES TO UNITED CONSULTANTS INC.
- X-SMH 2 RIM ELEVATION TO BE RAISED WITH A RISER INSTALLED TO THE DIAMETER OF THE EXISTING MANHOLE. DEVELOPER TO OBTAIN PERMISSION FROM CHARLES RIVER POLLUTION CONTROL DISTRICT PRO TO COMMENCING WITH THE PROJECT.
- HOUSE LOT SEWER CONNECTIONS SHALL COMPLY WITH FRANKLIN SUBDIVISION REGULATIONS SECTION 300-12.(B).(1)(a). SEWER CONNECTIONS SHALL BE INCLUDED WITH INDIVIDUAL HOUSE LOT SITE PLANS.

REFERENCES:

ASSESSORS PARCELS 220-013, 220-014 AND 220-015
DEED BOOK 39210 PAGE 372
PLAN 1085 OF 1984
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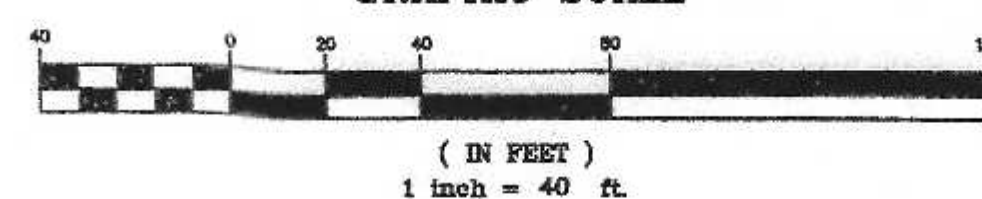
UNITED CONSULTANTS INC.
650 FRANKLIN STREET SUITE 11D
WRENTHAM, MASSACHUSETTS 02093
508-384-6560 FAX 508-384-6566

SEPT. 3, 2025
1" = 40'
UC1340
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APPROVAL UNDER SUBDIVISION CONTROL LAW REQUIRED
FRANKLIN PLANNING BOARD

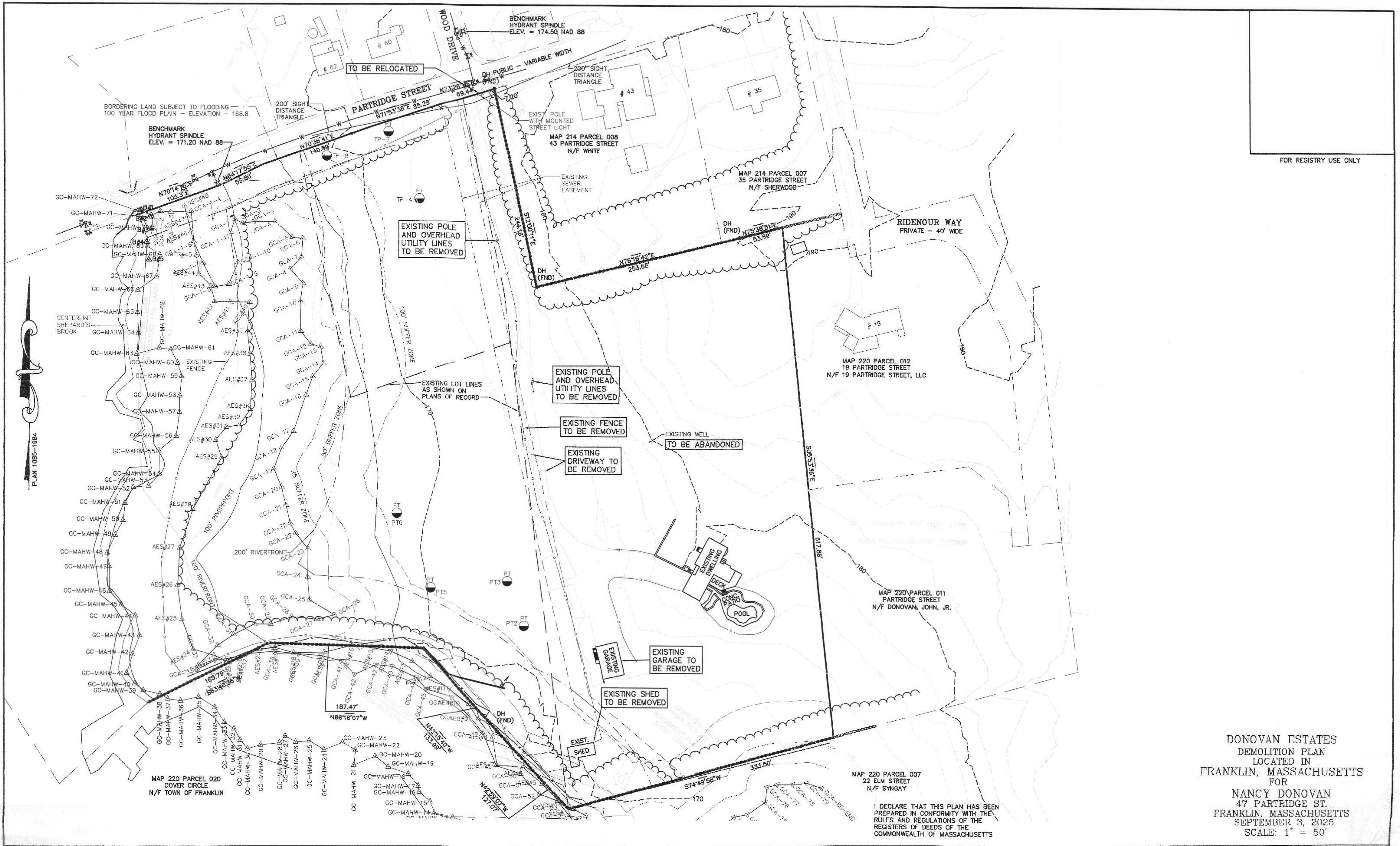
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GRAPHIC SCALE



NO.	DATE	DESCRIPTION	BY
1	1/16/26	BETA REVIEW COMMENTS	RRG
		DESCRIPTION	

SEPT. 3, 2025
1" = 50'
UC1340
6 of 11

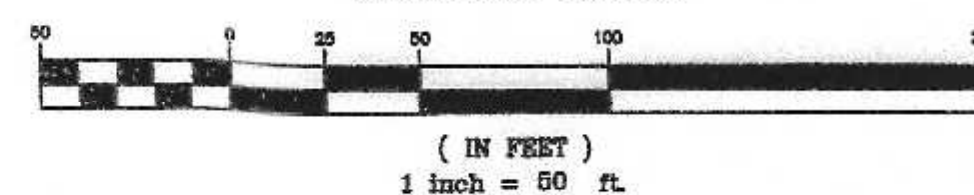


DONOVAN ESTATES
DEMOLITION PLAN
LOCATED IN
FRANKLIN, MASSACHUSETTS
FOR
NANCY DONOVAN
47 PARTRIDGE ST.
FRANKLIN, MASSACHUSETTS
SEPTEMBER 3, 2025
SCALE: 1" = 50'

APPROVAL UNDER SUBDIVISION CONTROL LAW
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FRANKLIN PLANNING BOARD

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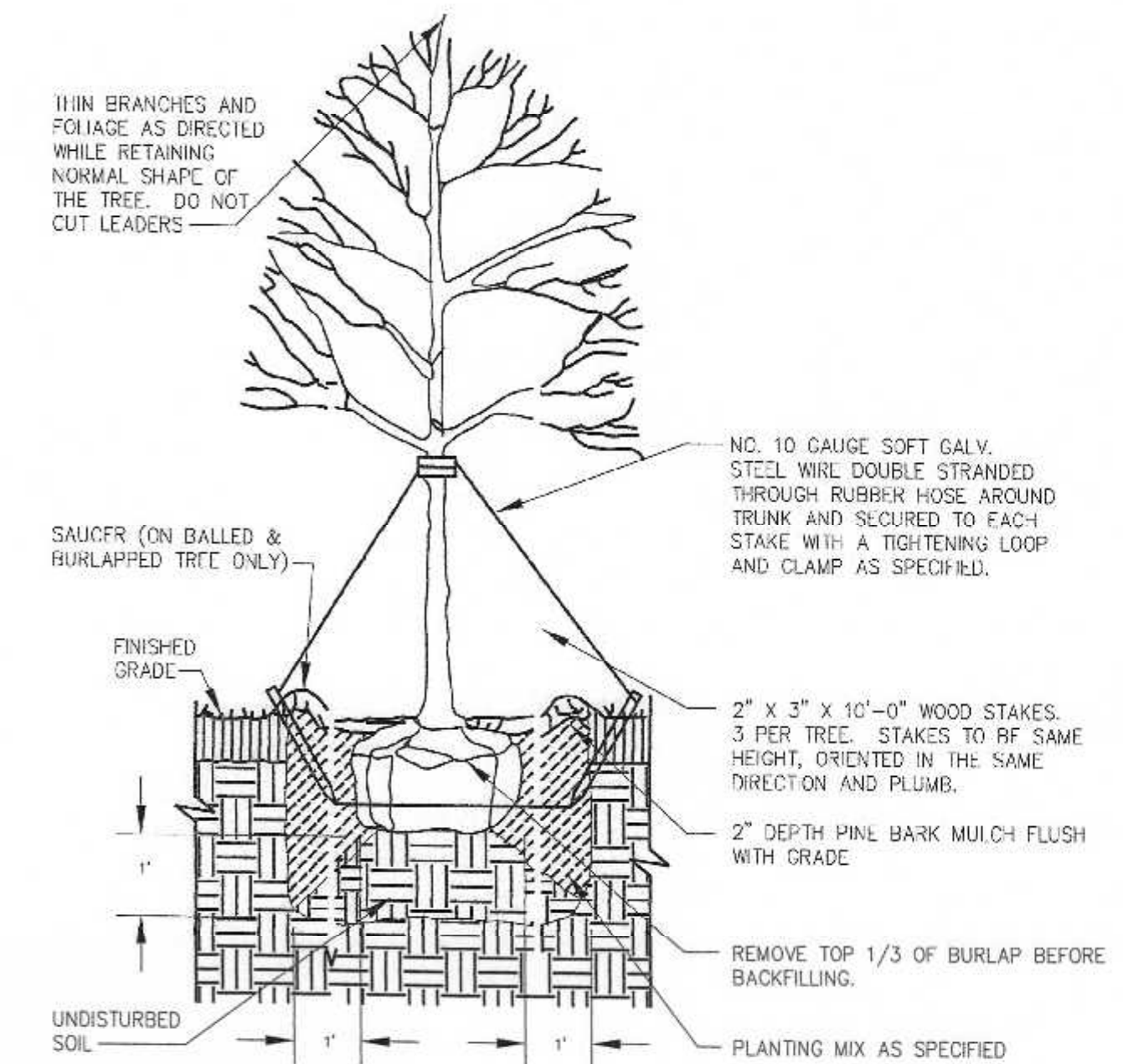
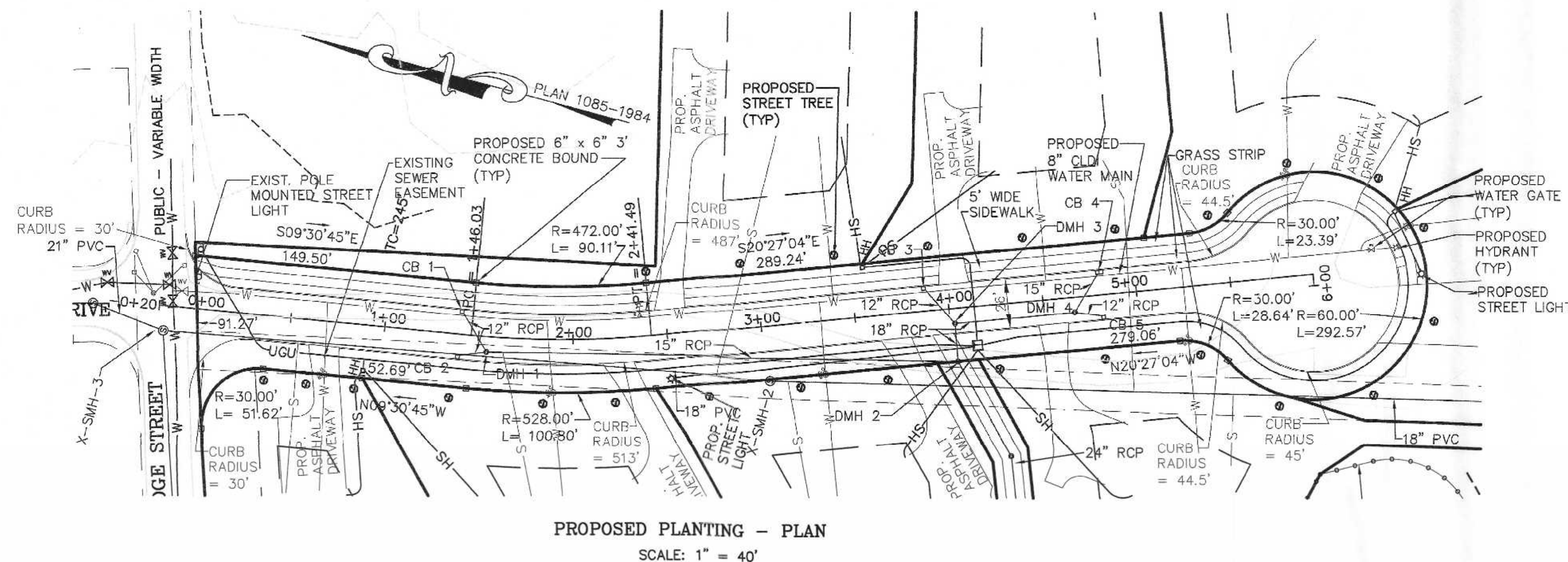
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UNITED CONSULTANTS INC. 850 FRANKLIN STREET SUITE 11D WRENTHAM, MASSACHUSETTS 02093 508-384-6560 FAX 508-384-6566	SEPT. 3, 2025
	1" = 50'
	UC1340
	7 of 11

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.

FOR REGISTRY USE ONLY



DECIDUOUS TREE PLANTING
NTS

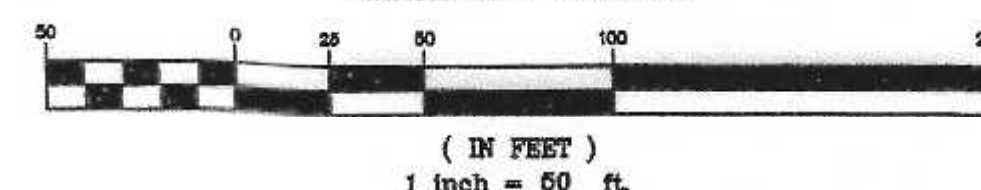
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DONOVAN ESTATES
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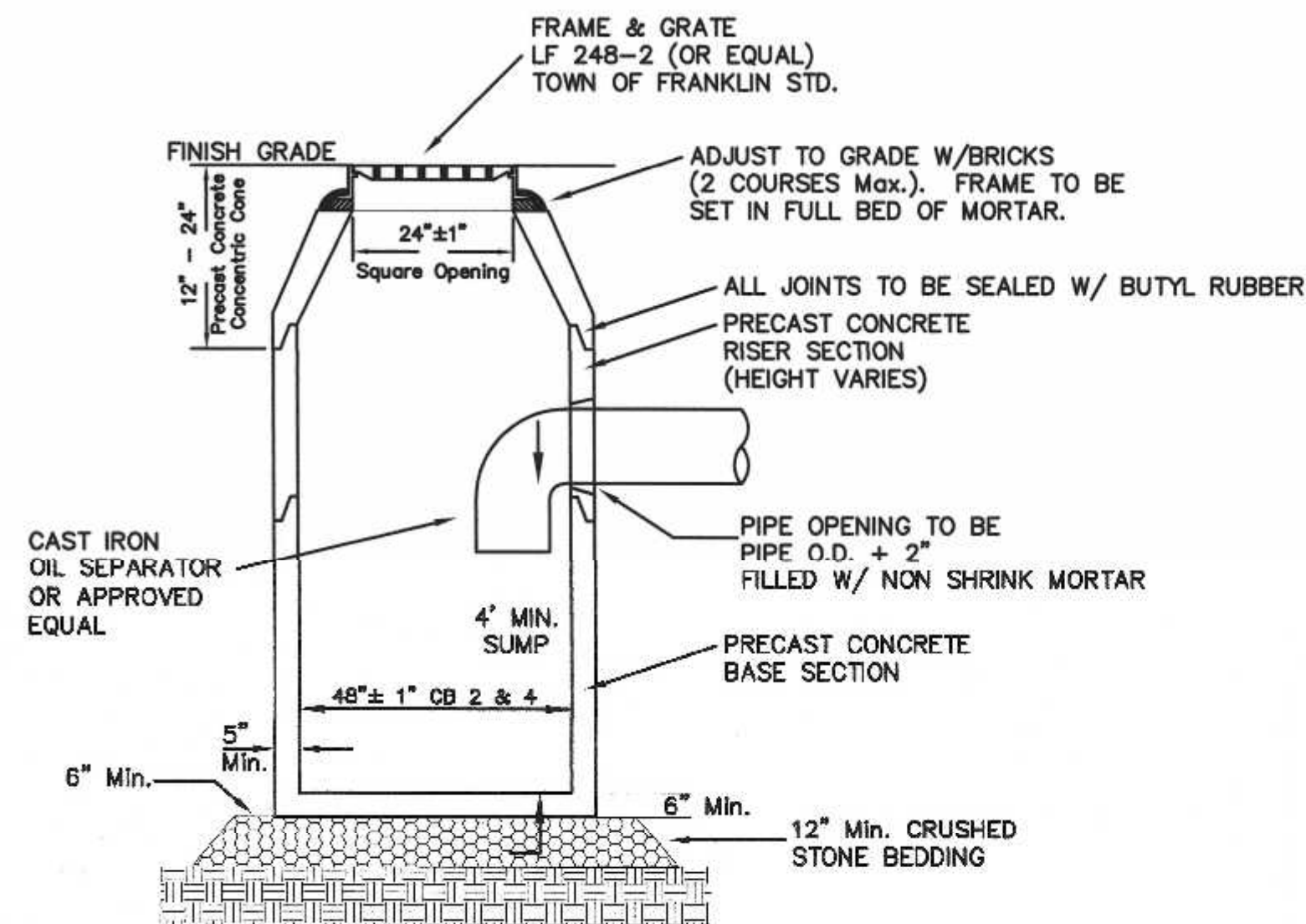
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CARLOS A. QUINTAL
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No. 30812
REGISTERED
PROFESSIONAL ENGINEER

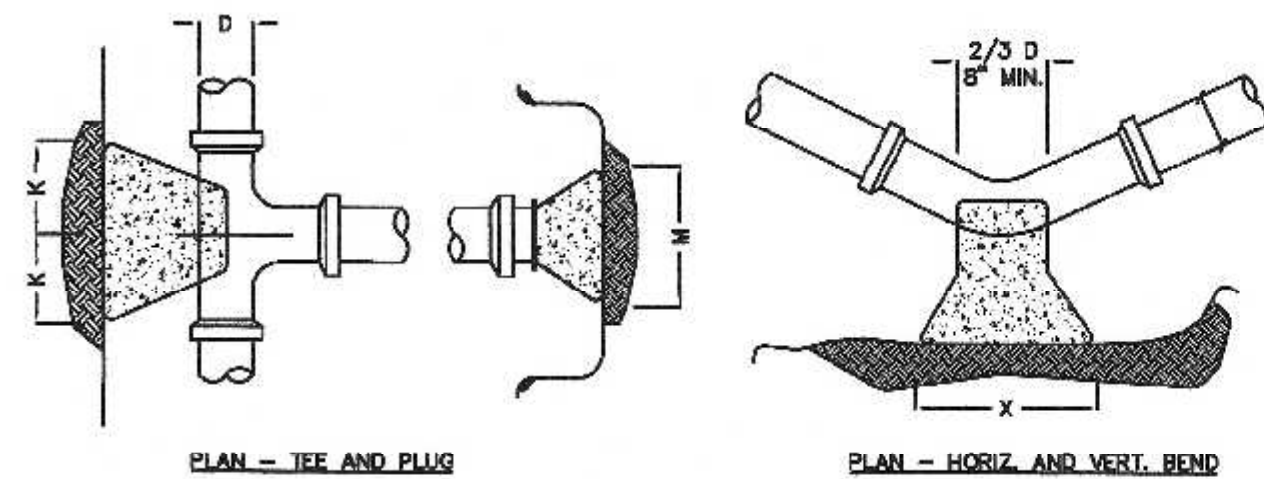
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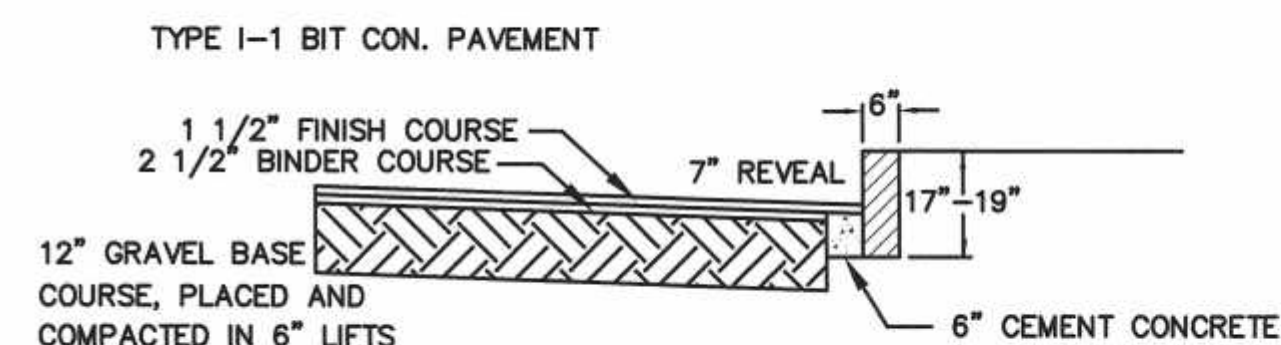
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UC1340
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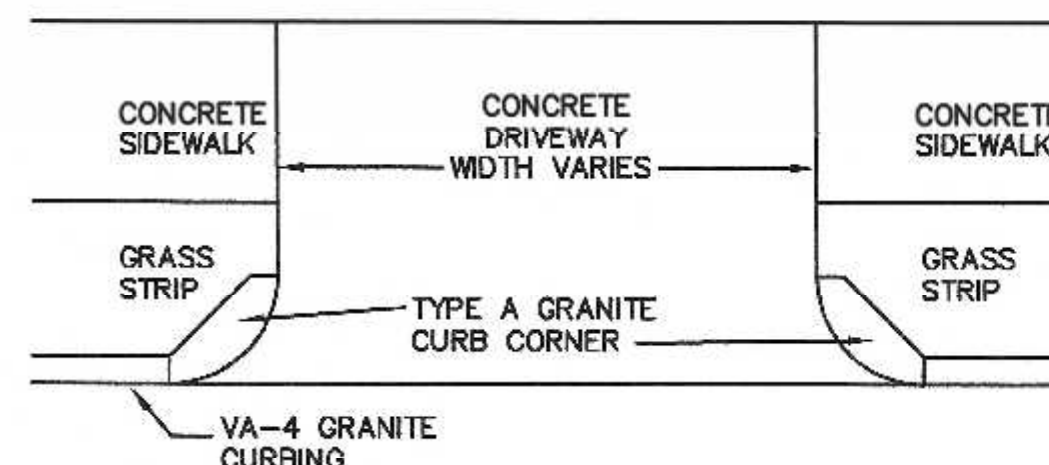
PRECAST CATCH BASIN
W/ DEEP SUMP



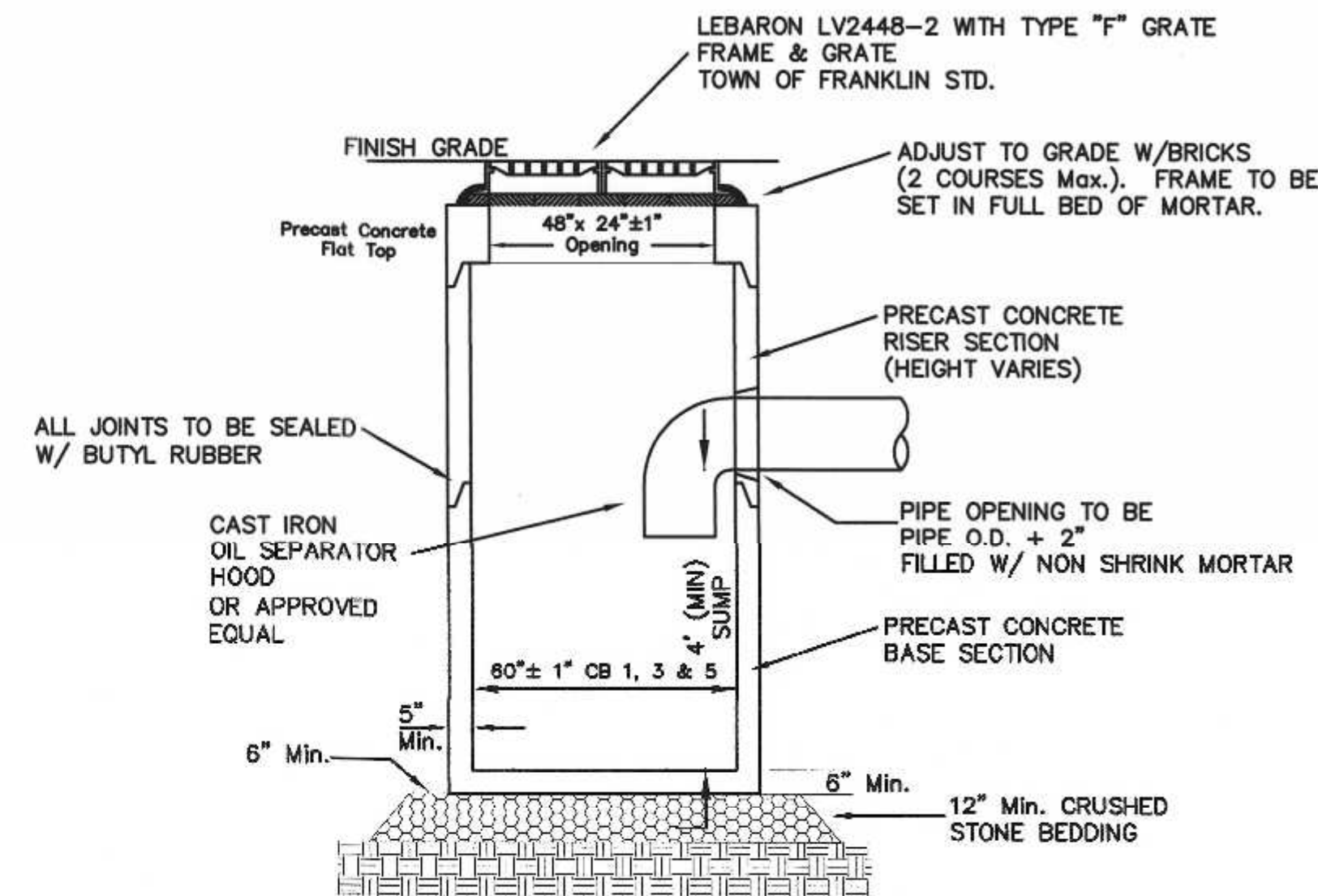
THRUST BLOCK DETAILS



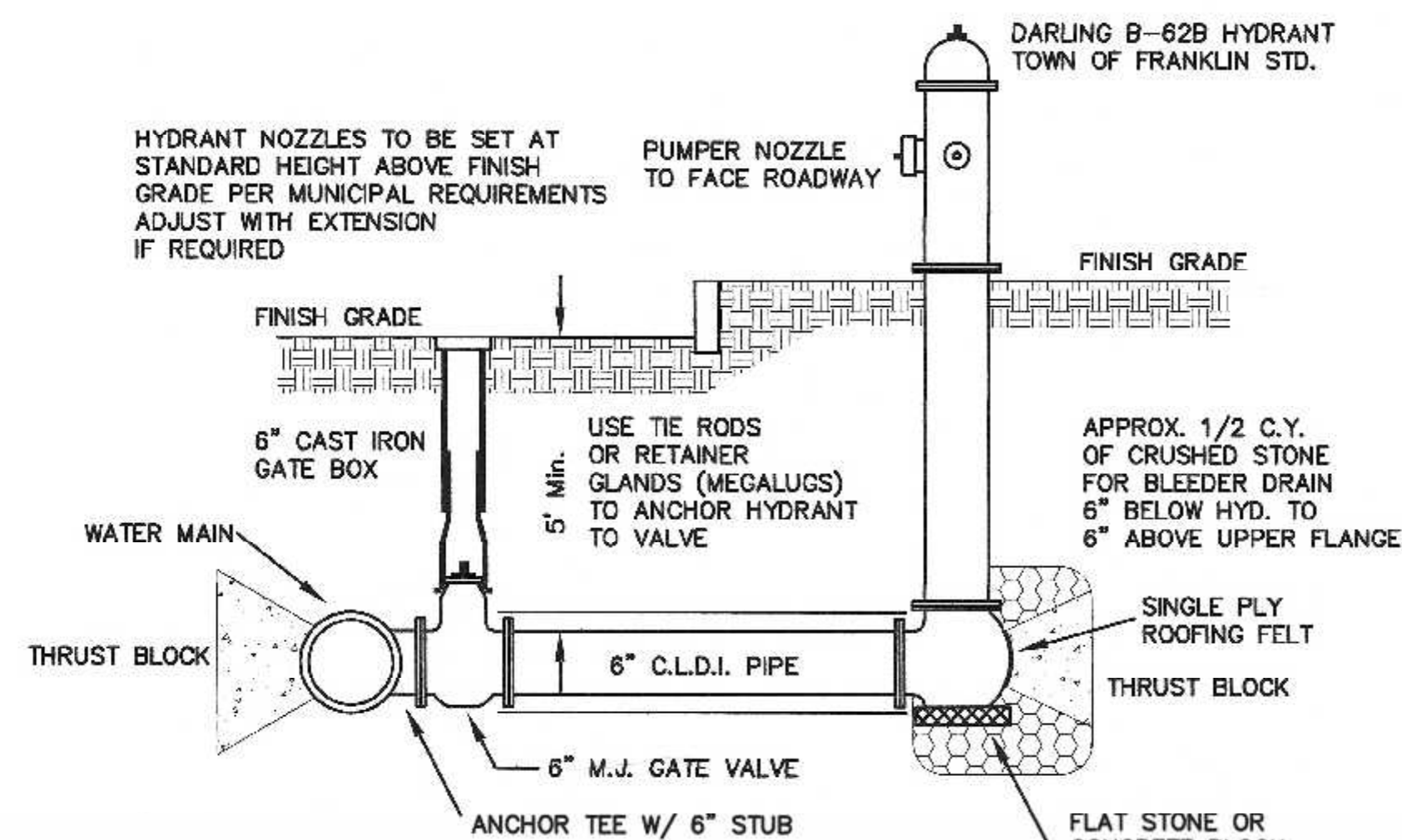
PAVEMENT AND VA-4
VERTICAL GRANITE CURBING



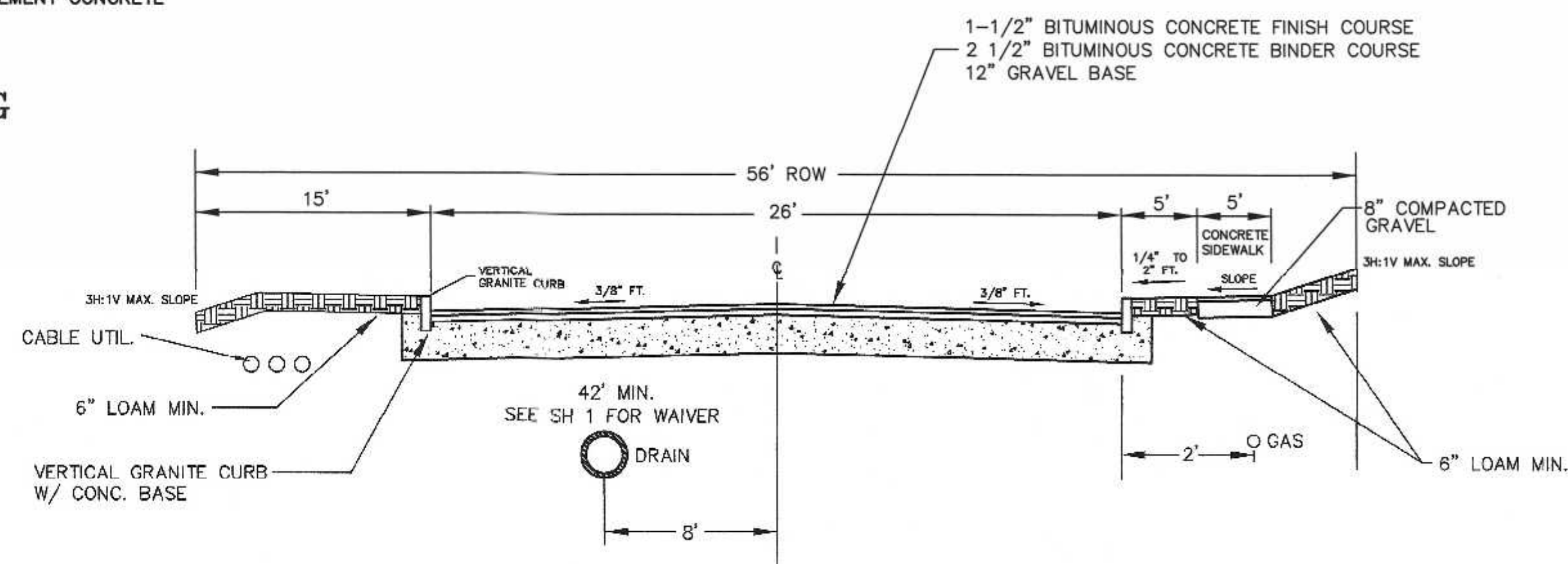
DRIVEWAY APRON



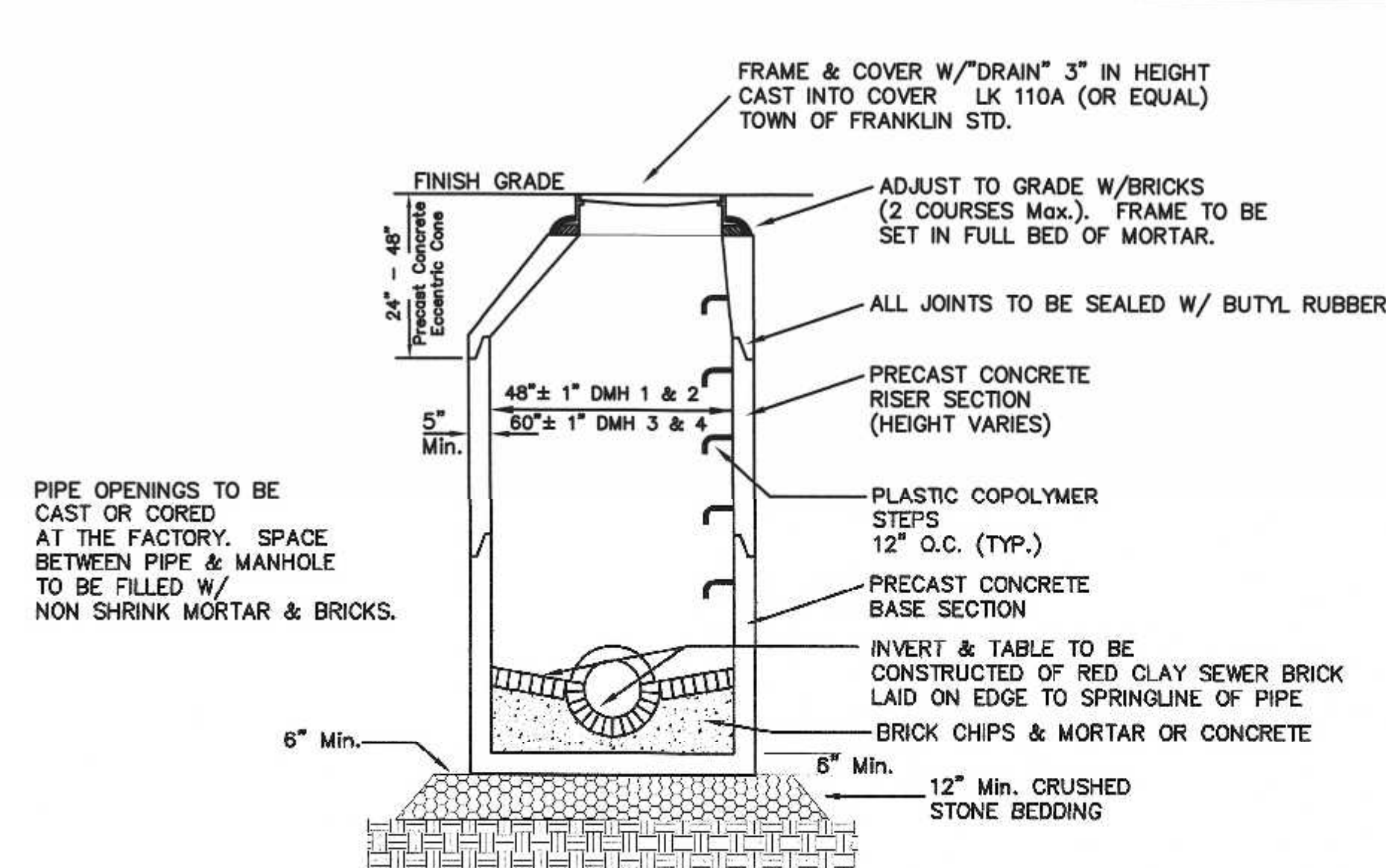
DOUBLE GRATE
PRECAST CATCH BASIN
W/ DEEP SUMP



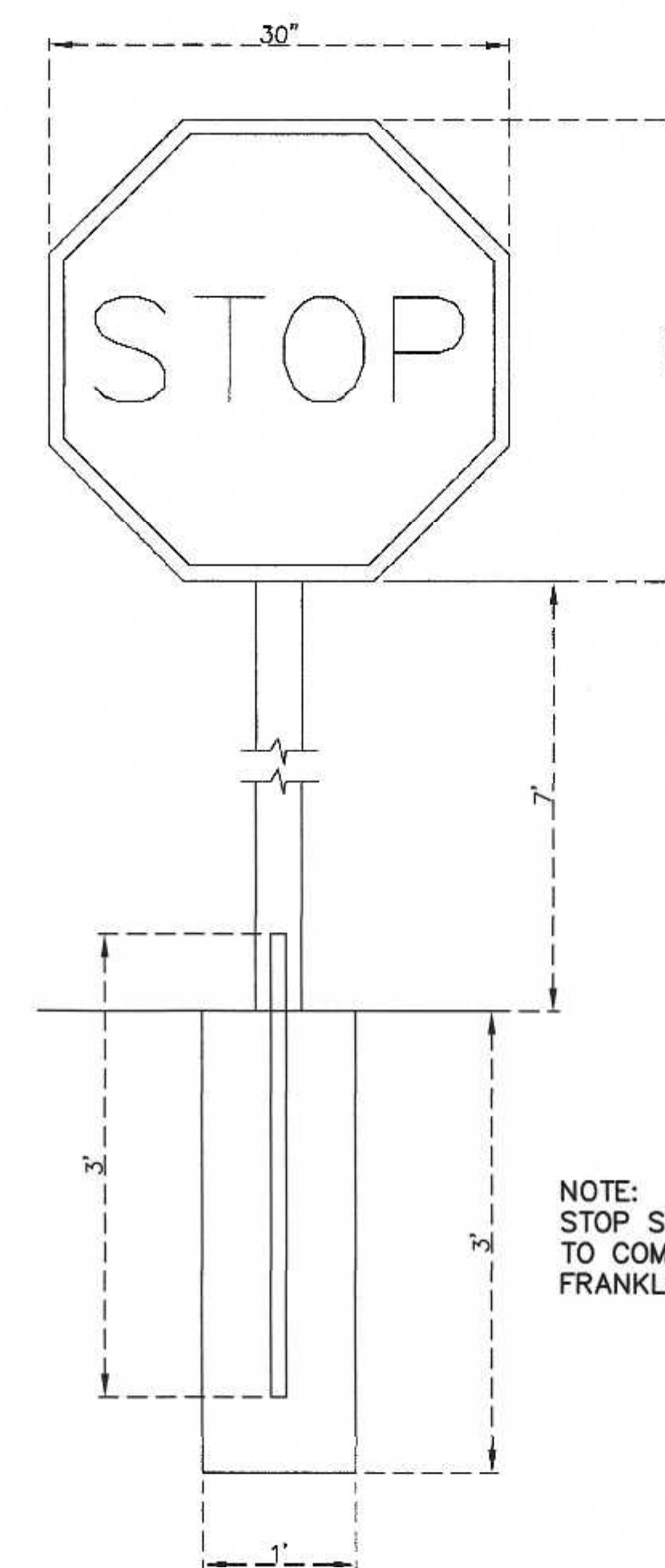
HYDRANT CONNECTION



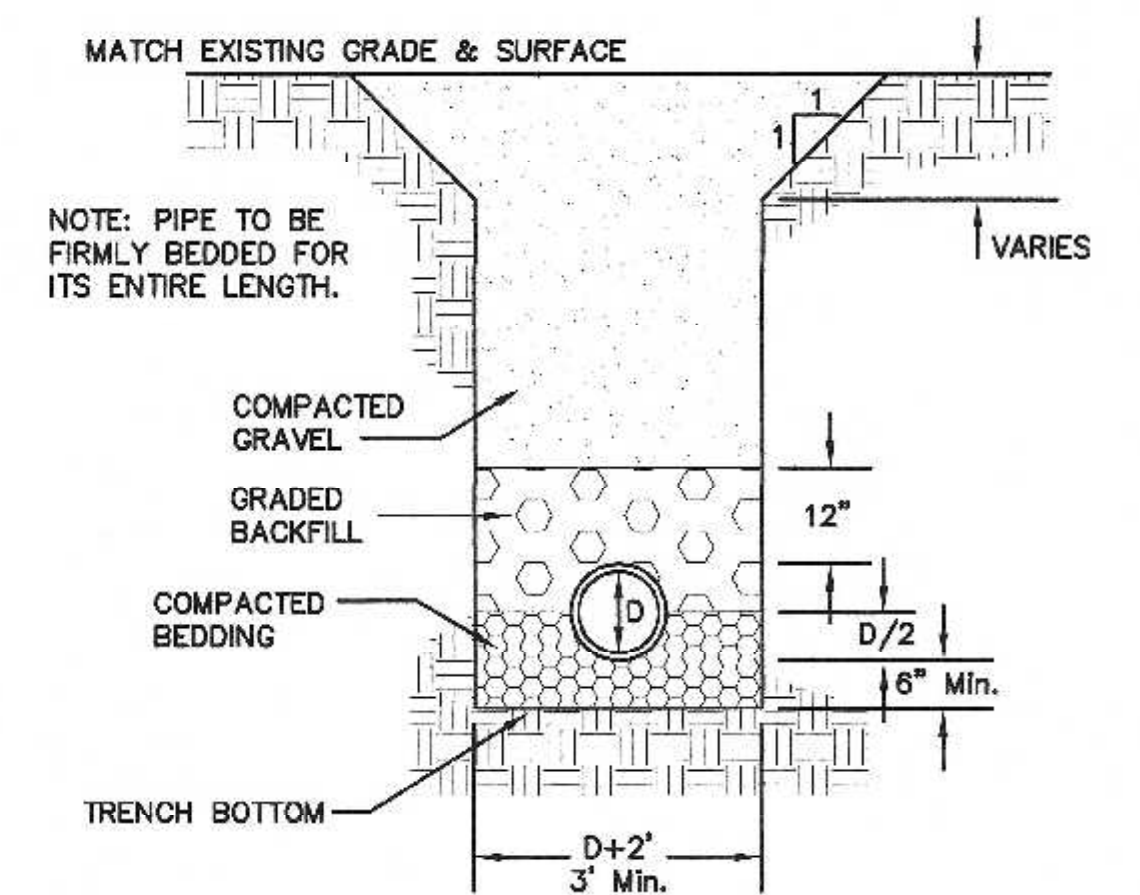
ROADWAY CROSS SECTION



PRECAST DRAIN MANHOLE



STOP SIGN DETAIL



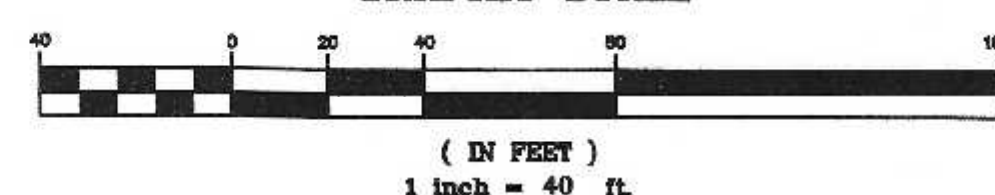
UTILITY TRENCH DETAIL

DONOVAN ESTATES
CONSTRUCTION DETAILS - 1
LOCATED IN
FRANKLIN, MASSACHUSETTS
FOR
NANCY DONOVAN
47 PARTRIDGE ST.
FRANKLIN, MASSACHUSETTS
SEPTEMBER 3, 2025
SCALE: 1" = 40'

APPROVAL UNDER SUBDIVISION CONTROL LAW
REQUIRED
FRANKLIN PLANNING BOARD

DATE

GRAPHIC SCALE



NO.	DATE	DESCRIPTION	BY
1	1/16/26	BETA REVIEW COMMENTS	RRG



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 508-384-6566

DATE	SEPT. 3, 2025
SCALE	1" = 40'
PROJECT	UC1340
SHEET	9 of 11

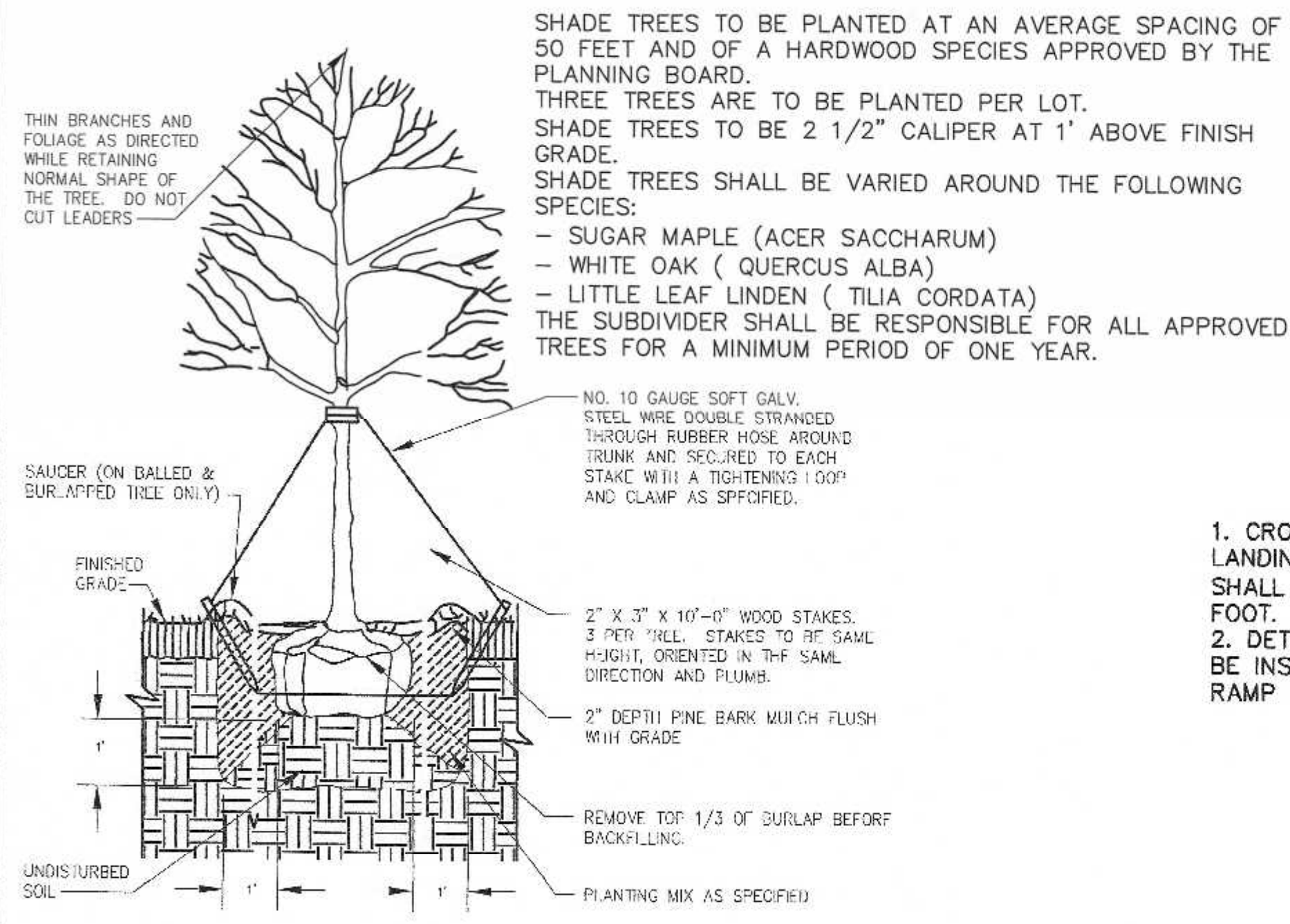
FOR REGISTRY USE ONLY

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

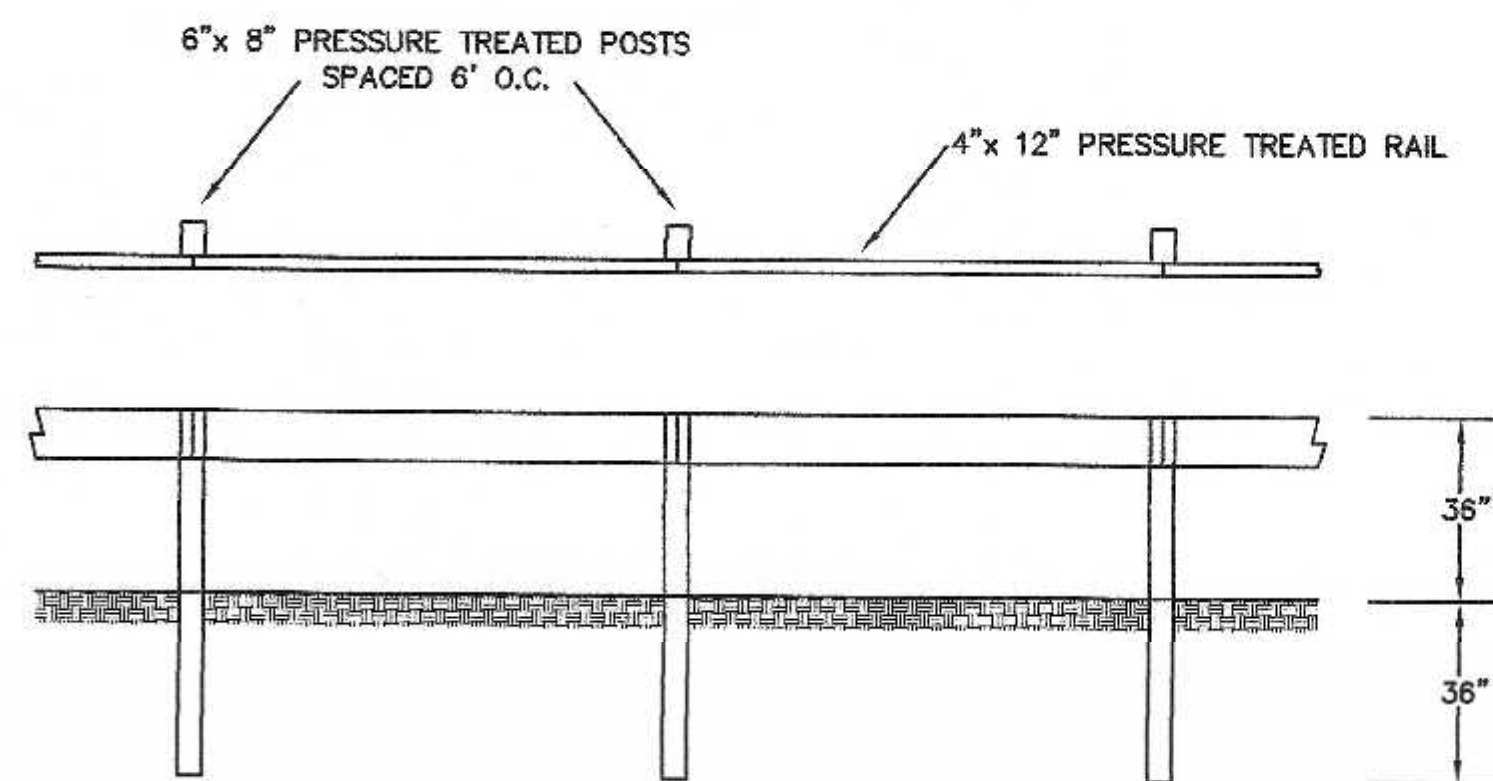
AND NO APPEAL WAS RECEIVED DURING THE 20 DAYS NEXT AFTER RECEIPT AND RECORDING OF SAME.

TOWN CLERK - FRANKLIN DATE

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

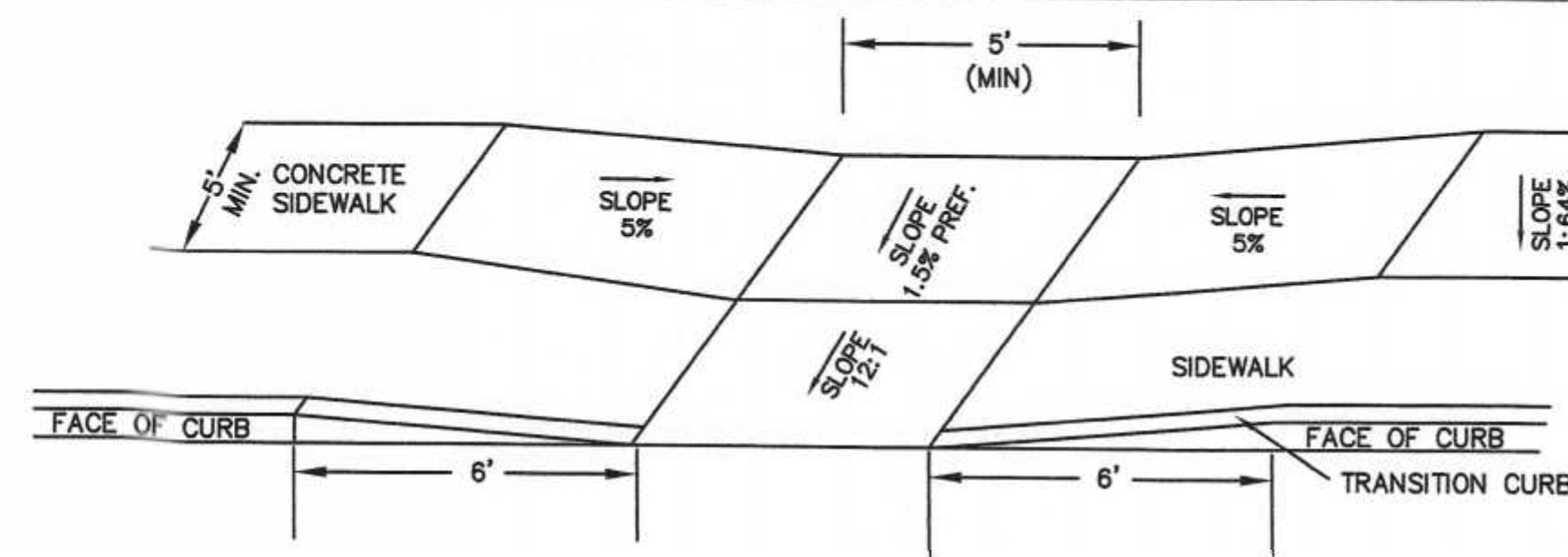


DECIDUOUS TREE PLANTING
N.T.S.

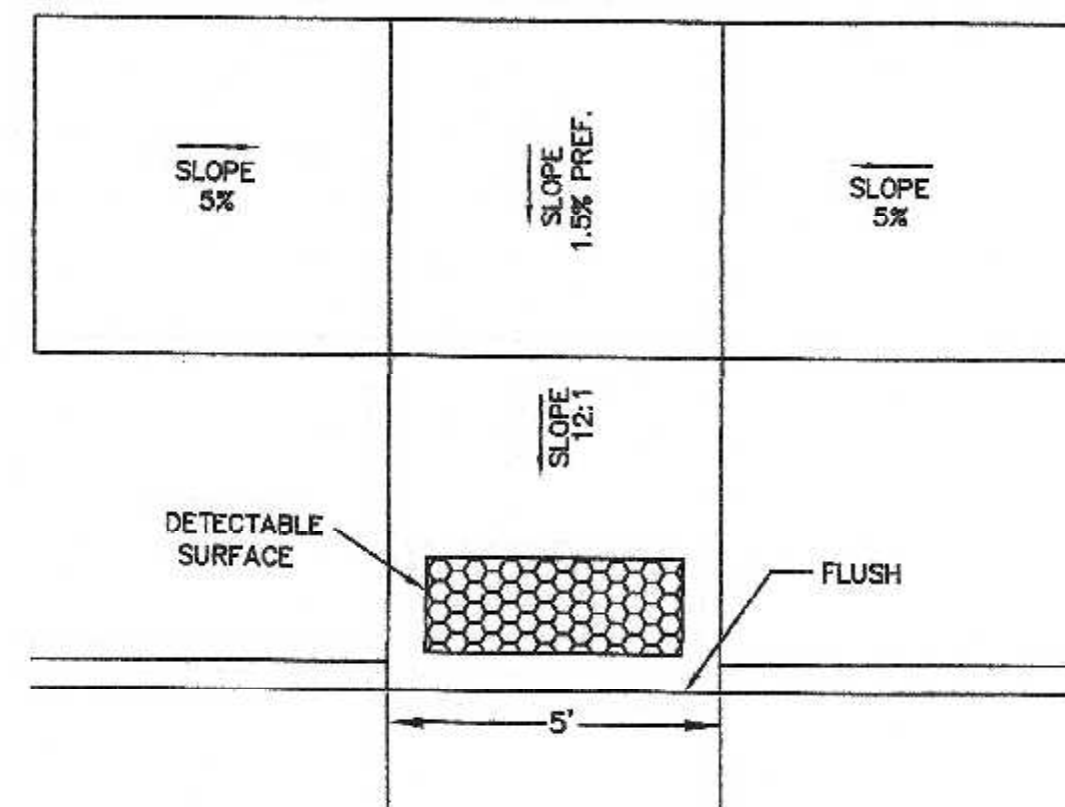


WOODEN GUARDRAIL DETAIL
N.T.S.

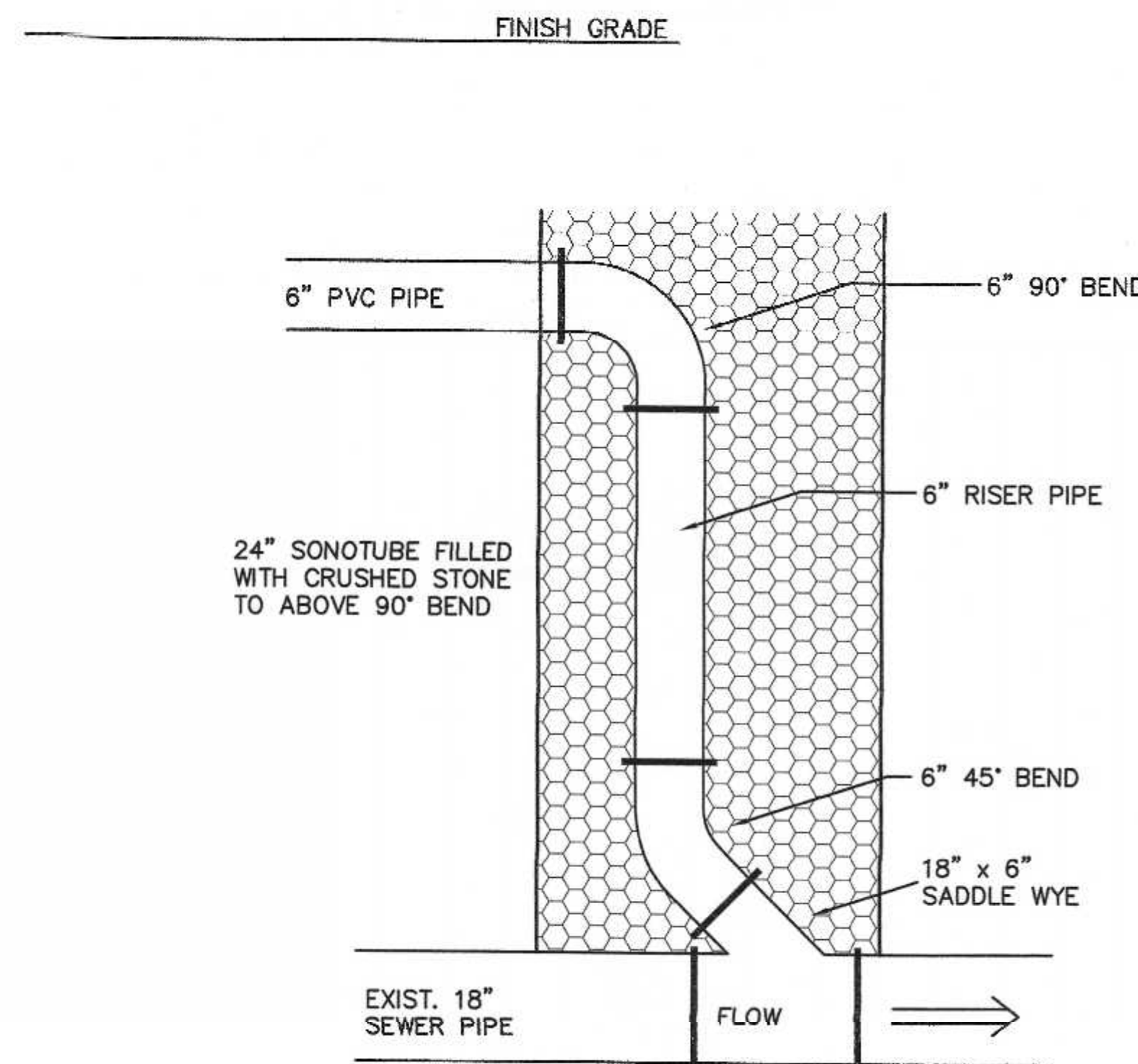
- GENERAL NOTES:
1. IF NECESSARY, ALL BLASTING OPERATIONS SHALL BE PERFORMED IN COMPLIANCE WITH ALL TOWN, STATE AND FEDERAL REGULATIONS.
 2. ALL CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE TOWN OF FRANKLIN SUBDIVISION RULES AND REGULATIONS AND MASS DOT STANDARDS.
 3. LOTS TO BE SERVICED BY TOWN WATER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



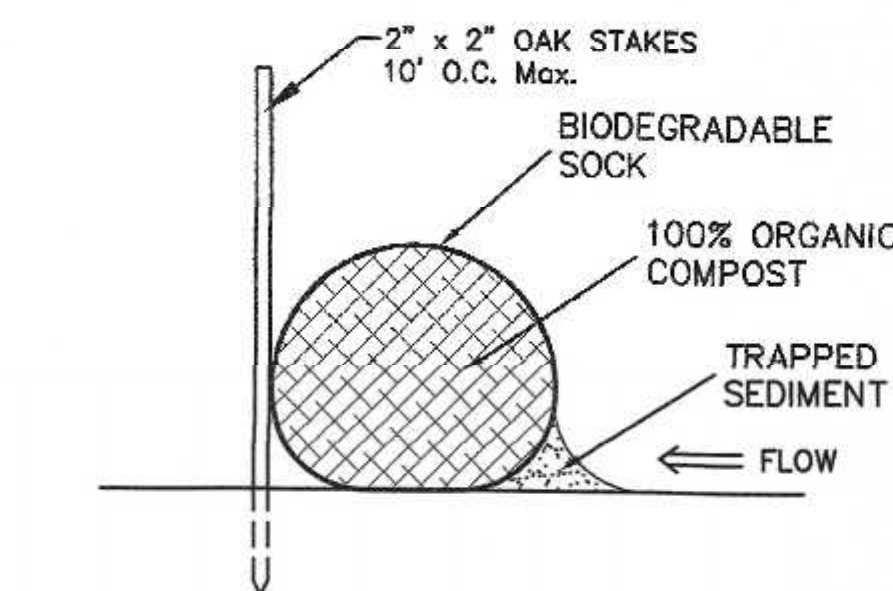
1. CROSS SLOPE ON ANY RAMP, LANDING OR ACCESSIBLE ROUTE SHALL NOT EXCEED 3/16" PER FOOT.
2. DETECTABLE SURFACES TO BE INSTALLED AT SIDEWALK RAMP ONLY.



TYP. SIDEWALK RAMP

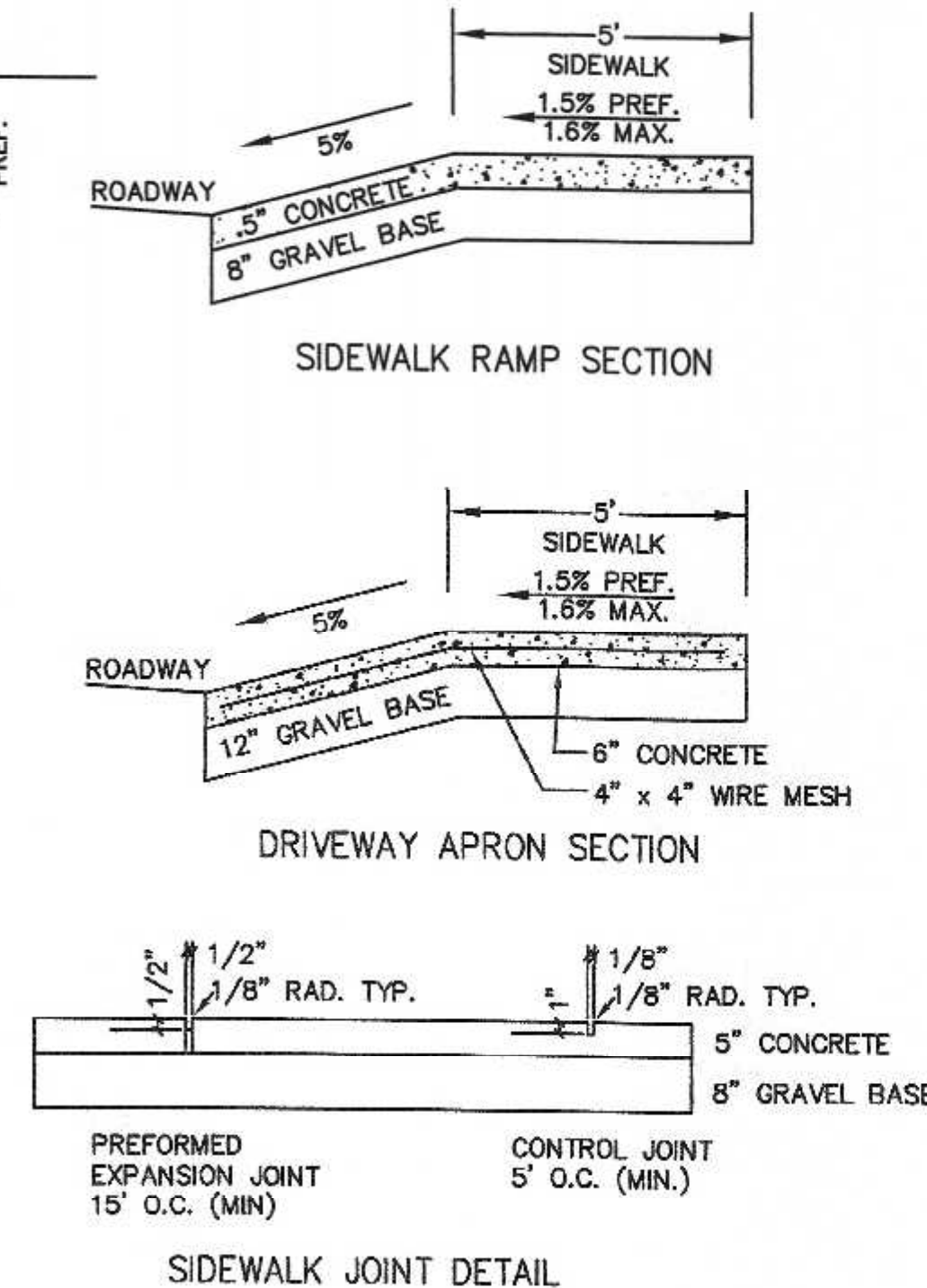


SECTION VIEW
SEWER CHIMNEY
DETAIL
N.T.S.

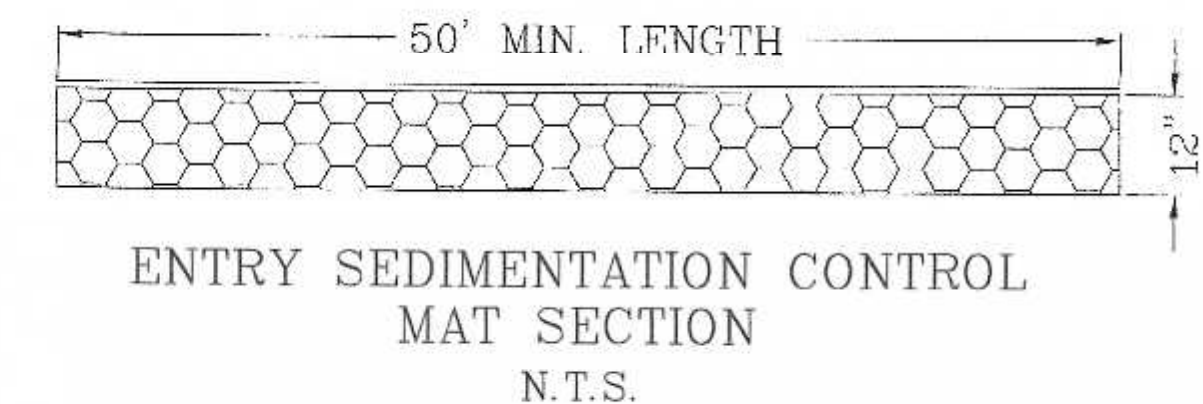


COMPOST SOCK DETAIL
NOTE: COMPOST SOCK TO BE A MINIMUM OF 12" IN DIAMETER.

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



SIDEWALK JOINT DETAIL



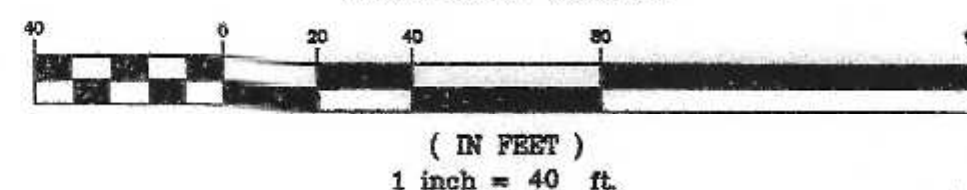
- NOTES:
1. PAD SHALL BE A MINIMUM OF 20 FEET IN WIDTH. EXISTING ASPHALT DRIVE TO REMAIN IN PLACE UNTIL FINAL PAVEMENT IS TO BE INSTALLED.
 2. PAD SHALL CONSIST OF 4" STONE 8" MIN. DEPTH AND THEN TOP DRESSED WITH 4" OF 1" - 2" WASHED STONE.

DONOVAN ESTATES
CONSTRUCTION DETAILS - 2
LOCATED IN
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FOR
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FRANKLIN, MASSACHUSETTS
SEPTEMBER 3, 2025
SCALE: 1" = 40'

APPROVAL UNDER SUBDIVISION CONTROL LAW
REQUIRED
FRANKLIN PLANNING BOARD

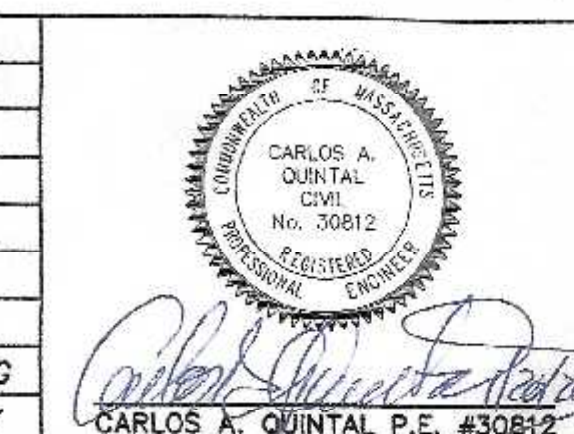
DATE

GRAPHIC SCALE



NO.	DATE	DESCRIPTION	BY
1	1/16/26	BETA REVIEW COMMENTS	RRG

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

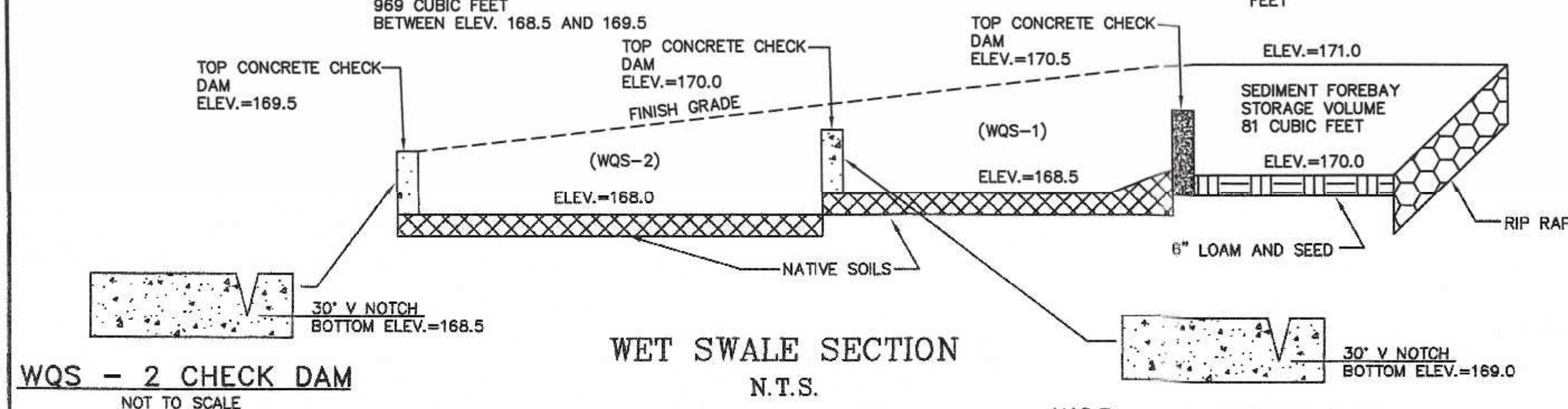
DATE	SEPT. 3, 2025
SCALE	1" = 40'
PROJECT	UC1340
SHEET	10 of 11

REQUIRED WQV FOR WET SWALE -
1" x 8,143 SQ. FT. IMPERVIOUS = 679 CUBIC FEET
WATER QUALITY VOLUME 768 (WQS-1) + 969 (WQS-2)
TOTAL WATER QUALITY VOLUME = 1,737 CUBIC FEET

WQS - 1 STORAGE VOLUME
768 CUBIC FEET
BETWEEN ELEV. 169.0 AND 170.0

WQS - 2 STORAGE VOLUME
969 CUBIC FEET
BETWEEN ELEV. 168.5 AND 169.5

SEDIMENT FOREBAY
REQUIRED STORAGE
VOLUME 68 CUBIC
FEET



CONSTRUCTION NOTES:

1. RIP RAP TO BE MAXIMUM OF 12" AVERAGE OF 18" AND MINIMUM OF 4".
2. RIP RAP TO BE PLACED OVER A FILTER FABRIC.
3. RIP RAP MINIMUM DEPTH SHALL BE 12"
4. SEDIMENT FOREBAY TO HAVE A RIP RAP INLET.
5. BOTTOM OF SEDIMENT FOREBAY SHALL HAVE 6" OF LOAM AND SHALL BE SEEDED.
6. SIDE SLOPES TO HAVE A MINIMUM OF 6" OF LOAM.
7. REFER TO ENVIRONMENTAL CONSULTANTS REPORT FOR PLANING DETAILS.

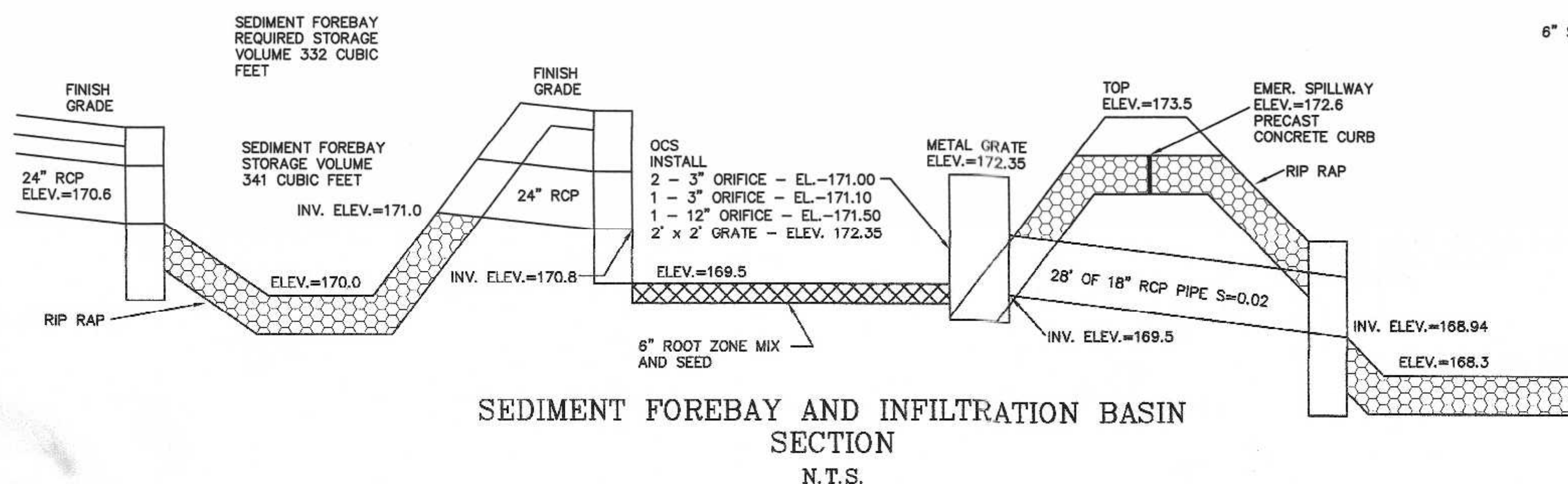
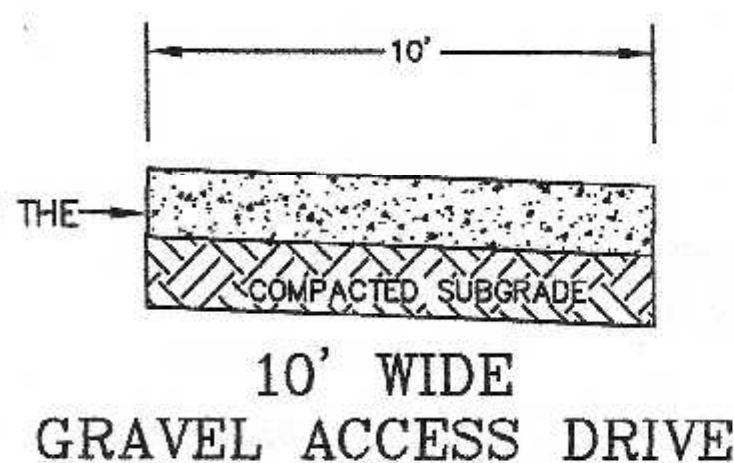
NOTE:

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.

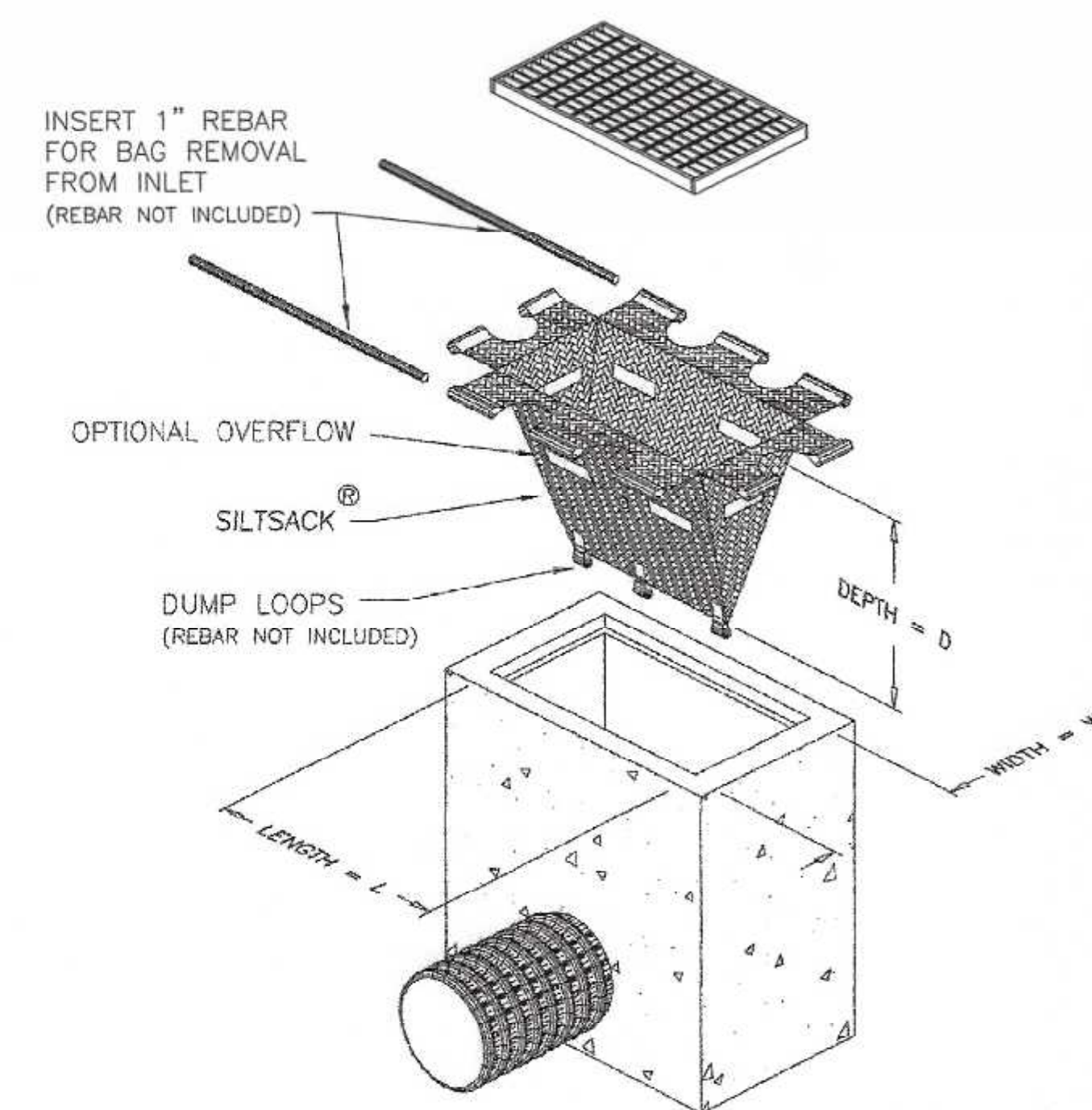
CONSTRUCTION NOTES:

1. RIP RAP TO BE MAXIMUM OF 16" AVERAGE OF 12" AND MINIMUM OF 10".
2. RIP RAP TO BE PLACED OVER A FILTER FABRIC.
3. RIP RAP MINIMUM DEPTH SHALL BE 12"
4. SEDIMENT FOREBAY TO HAVE A 10' x 10' RIP RAP INLET.
5. 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.
6. SIDE SLOPES TO HAVE A MINIMUM OF 6" OF LOAM.
7. SEDIMENT FOREBAY AND INFILTRATION BASIN SHALL BE SEEDED WITH WATER TOLERANT SEED MIX.
8. THE AREA UNDER EMBANKMENTS SHALL BE STRIPPED OF ALL TOPSOIL, TREES, ROOTS, VEGETATION AND DELETERIOUS MATERIALS.
9. COMPACTED LOW PERMEABILITY SOIL (SILTY GRAVELY SAND) WHICH SHALL BE FREE OF STONES GREATER THAN 6", ORGANIC MATTER, CONSTRUCTION DEBRIS, SNOW AND FROZEN SOIL.
10. EMBANKMENTS SOIL TO BE PLACED IN 8" LIFTS AND SHALL BE COMPACTED.

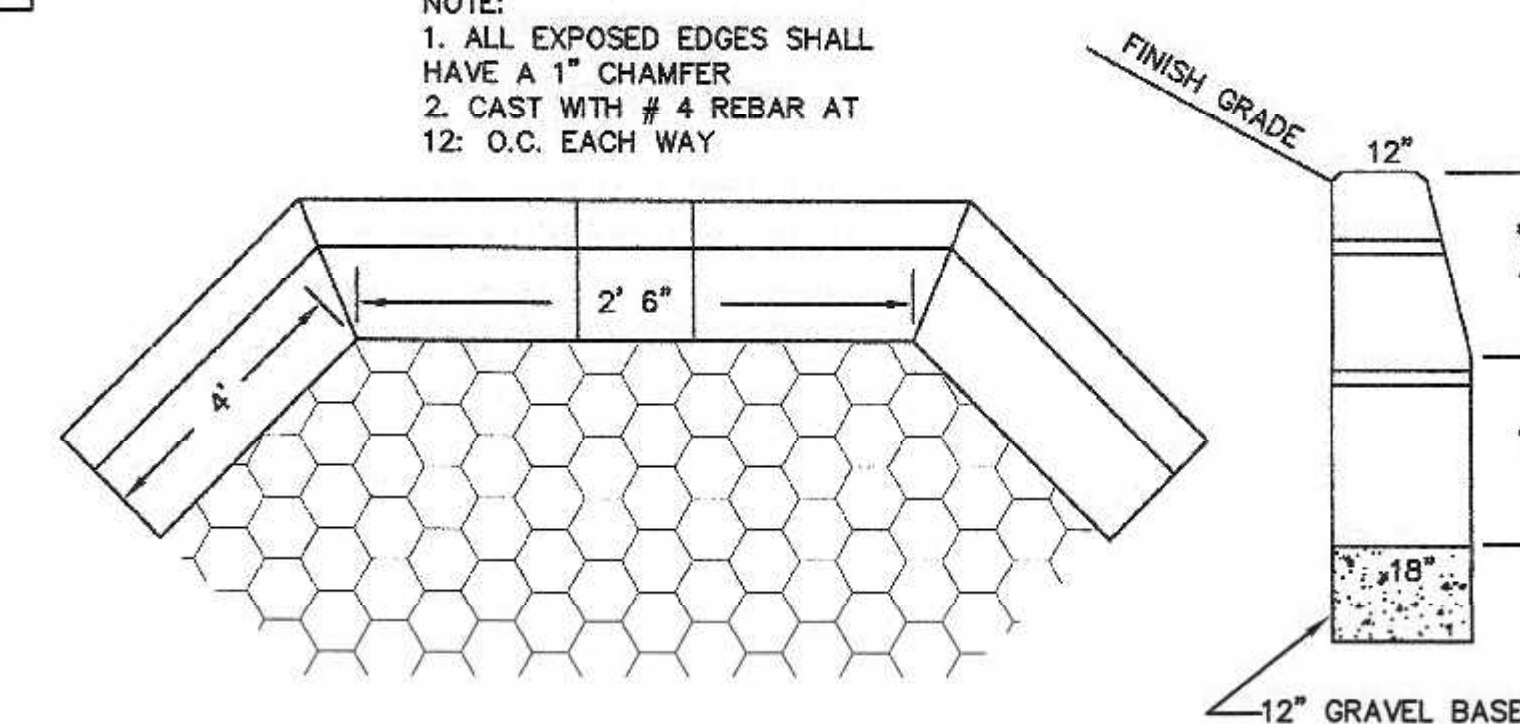
8" GRAVEL LAYER MEETING THE
MADD DOT SPEC. M1.03.0
TYPE B GRAVEL.



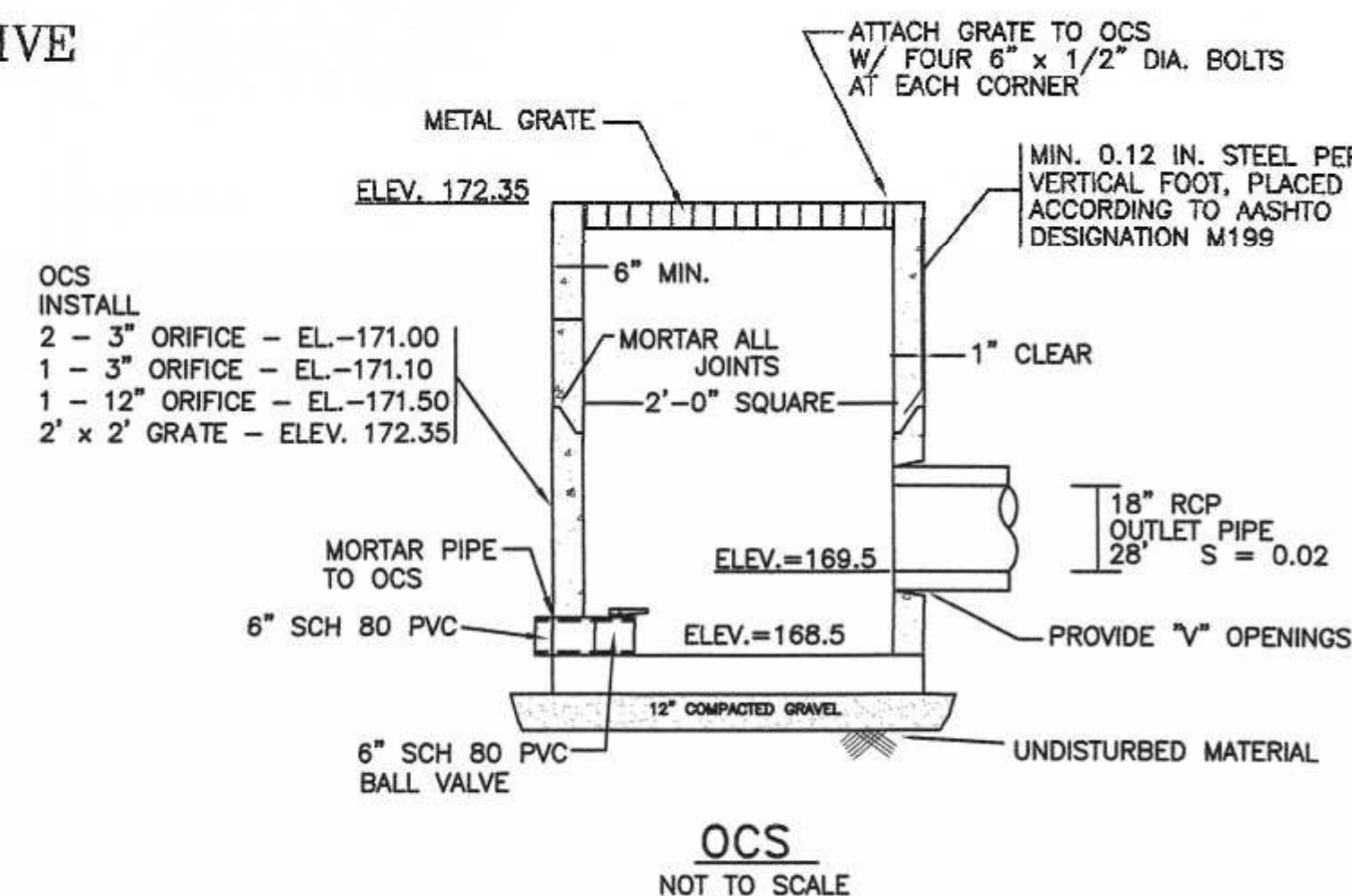
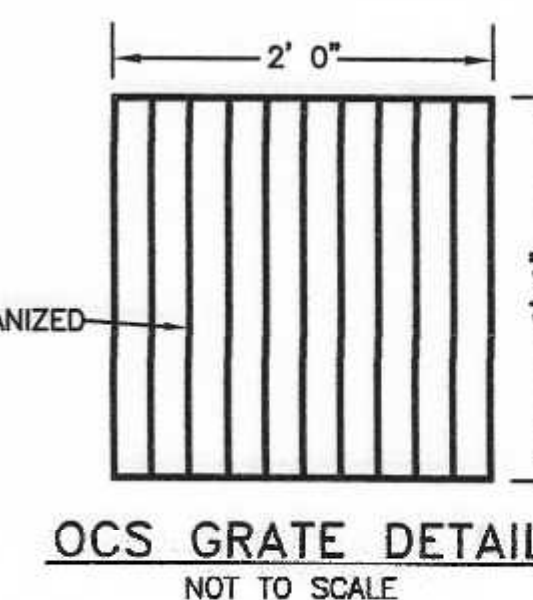
Typical Siltsack® Construction - Type B



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



TYPE "B" PRECAST HEADWALL

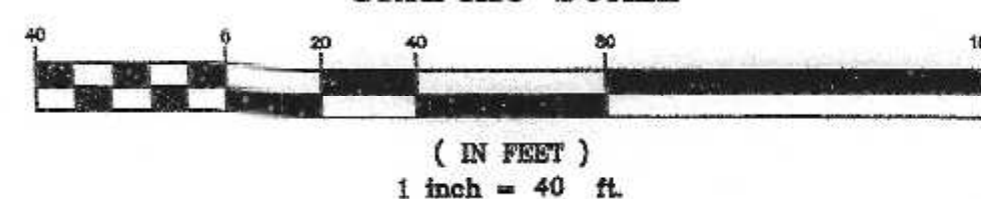


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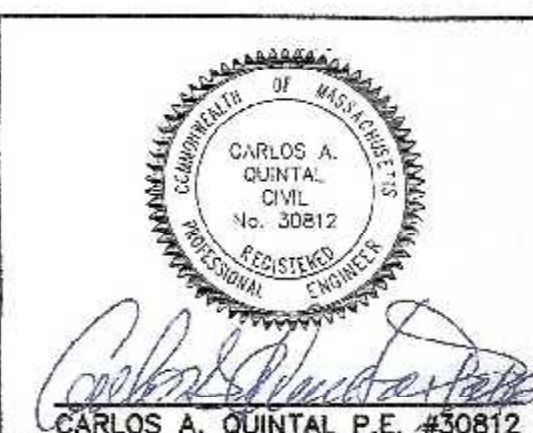
APPROVAL UNDER SUBDIVISION CONTROL LAW
REQUIRED
FRANKLIN PLANNING BOARD

DATE

GRAPHIC SCALE



NO.	DATE	DESCRIPTION	BY
1	1/15/26	BETA REVIEW COMMENTS	RRG



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9/25	DRAWN BY:	RRG
9/25	CHECKED BY:	CAQ

UNITED CONSULTANTS INC. 850 FRANKLIN STREET SUITE 11D WRENTHAM, MASSACHUSETTS 02093 508-384-8580 FAX 508-384-8586	DATE	SEPT. 3, 2025
	SCALE	1" = 40'
	PROJECT	UC1340
	SHEET	11 of 11

DONOVAN ESTATES
CONSTRUCTION DETAILS - 3
LOCATED IN
FRANKLIN, MASSACHUSETTS
FOR
NANCY DONOVAN
47 PARTRIDGE ST.
FRANKLIN, MASSACHUSETTS
SEPTEMBER 3, 2025
SCALE: 1" = 40'

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

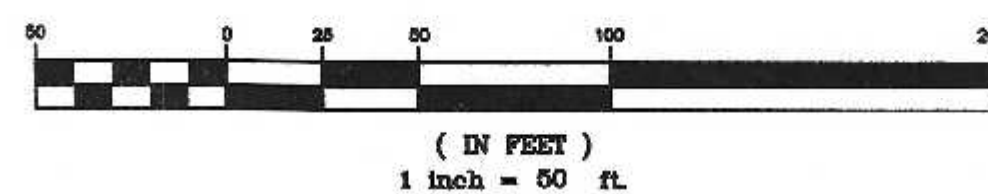
FOR REGISTRY USE ONLY

MATCH LINE

APPROVAL UNDER SUBDIVISION CONTROL LAW
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FRANKLIN PLANNING BOARD

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DATE	FIELD BY:	INT.
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9/25	DRAWN BY:	COMP
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UNITED CONSULTANTS INC.
850 FRANKLIN STREET SUITE 11D
WRENTHAM, MASSACHUSETTS 02093
508-384-6560 FAX 508-384-6566

SEPT 3, 2025

1" = 50'

UC1340

1 of 2

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

PLAN 1085-1864

MATCH LINE



MAP 220 PARCEL 012
19 PARTRIDGE STREET
N/F 19 PARTRIDGE STREET, LLC

MAP 220 PARCEL 011
PARTRIDGE STREET
N/F DONOVAN, JOHN, JR.

MAP 220 PARCEL 007
22 ELM STREET
N/F SYNGAY

MAP 220 PARCEL 020
DOVER CIRCLE
N/F TOWN OF FRANKLIN

MAP 220 PARCEL 020
DOVER CIRCLE
N/F TOWN OF FRANKLIN

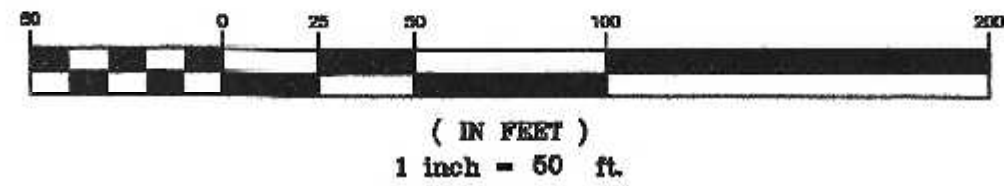
MAP 220 PARCEL 007
22 ELM STREET
N/F SYNGAY

DONOVAN ESTATES
DEVELOPMENT PLAN - 1
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SEPT 3, 2025
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UC1340
2 of 2