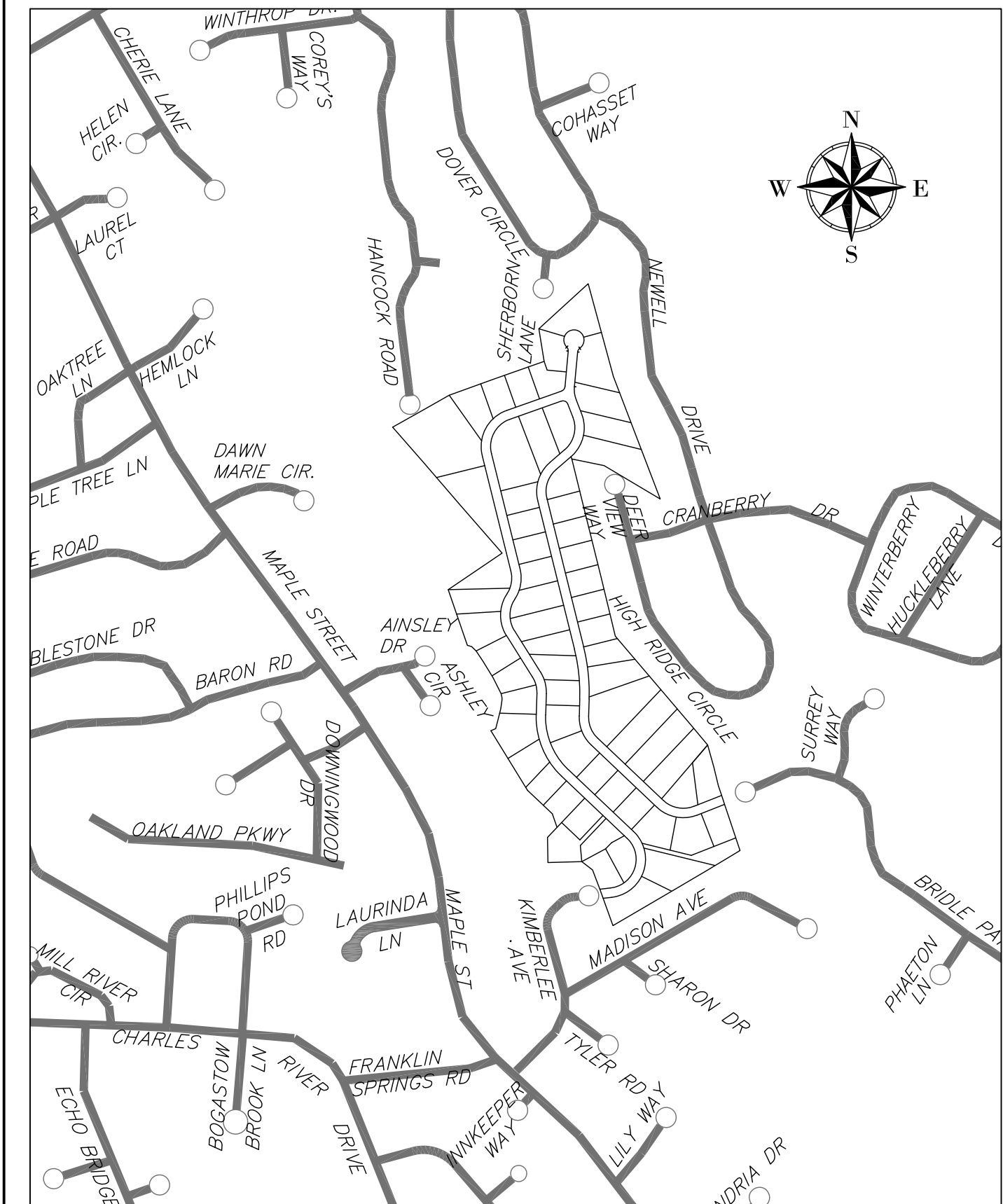




LOCUS 1"=800'

DEFINITIVE
PLAN OF LAND IN
FRANKLIN, MA
"MAPLE HILL"

DEC. 15, 2019 — SCALE: AS NOTED

BAY COLONY GROUP, INC.
PROFESSIONAL CIVIL ENGINEERS & LAND SURVEYORS
FOUR SCHOOL STREET, P.O. BOX 9136
FOXBOROUGH, MA 02035
(508) 543-3939

OWNERS: STEVEN LABASTIE
THE FRANKLIN LABASTIE FAMILY, LLC &
THE KATHLEEN A. LABASTIE TRUST
469 MAPLE STREET
FRANKLIN, MA 02038

FITZGERALD FAMILY IRREVOCABLE TRUST
441 MAPLE STREET
FRANKLIN, MA 02038

APPLICANT: CARROLL CONSTRUCTION CORP.
P.O. BOX 395
FOXBOROUGH, MA 02035

ZONING:
RURAL RESIDENTIAL II

ASSESSORS REF:
234-012-000
235-142-000
242-027-000

ZONING DIMENSIONAL REQUIREMENTS:

ZONING DISTRICT: RURAL RESIDENTIAL II
MINIMUM AREA = 30,000sf
FRONTAGE - 150'
DEPTH - 200'
LOT WIDTH - 135'
FRONT YARD - 40'
SIDE YARD - 35'
REAR YARD - 35'

SUBDIVISION DATA

- NEW HOMES - 58
- LENGTH OF ROADWAY - 7,255 FT.
- TOTAL AREA- 73.3± acres

WAIVERS REQUESTED

- SECTION 300-13-A: SIDEWALK ON ONE SIDE
WHERE THEY ARE REQUIRED ON BOTH SIDES.

PROJECT:

Maple Hill
Franklin
Massachusetts

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508-543-3939

DATE APPROVED: _____
DATE ENDORSED: _____
FRANKLIN PLANNING BOARD

I HEREBY CERTIFY THAT 20 DAYS HAVE
ELAPSED SINCE PLANNING BOARD APPROVAL
AND THAT NO APPEAL HAS BEEN FILED IN
THIS OFFICE.

DATE _____ FRANKLIN TOWN CLERK

STAMP



DRAWING TITLE

Cover Sheet

THE LAST REVISED DATE FOR PLANS IN THIS SET IS: 12-15-2019

SHEET NO.	DESCRIPTION	LAST REVISED
SHEET 1	LEGEND	12-15-2019
SHEET 2	INDEX & PHASING PLAN	12-15-2019
SHEETS 3-13	PROPERTY LINE PLANS	12-15-2019
SHEETS 14-24	TOPOGRAPHIC & UTILITY PLANS	12-15-2019
SHEETS 25-28	BRIDLE PATH PROFILE	12-15-2019
SHEETS 29-32	KIMBERLEE AVENUE PROFILE	12-15-2019
SHEETS 33-35	DRAIN CROSS SECTIONS	12-15-2019
SHEETS 36-38	CONSTRUCTION DETAILS	12-15-2019
SHEET 39	SWPPP	12-15-2019

GENERAL NOTES

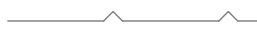
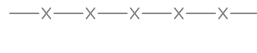
- ON SITE TOPOGRAPHICAL INFORMATION OBTAINED FROM AN AERIAL SURVEY CONDUCTED BY COL-EAST, INC. IN OCTOBER 2016 AT A HORIZONTAL SCALE OF 1"=40 AND 2' CONTOUR INTERVAL. VERTICAL DATUM IS NAVD 88 AND HORIZONTAL DATUM IS NAD 83. OFF SITE DATA FROM TOWN OF FRANKLIN GIS.
- UNDERGROUND UTILITIES ARE SHOWN HEREON AS COMPILED FROM RECORD PLANS AND VISIBLE UTILITY STRUCTURES. BAY COLONY GROUP DOES NOT WARRANT THE ACTUAL DEPTH AND LOCATIONS OF ANY UTILITIES SHOWN HEREON. CONTACT DIGSAFE AT 1-800-322-4844 AND THE TOWN DPW WHERE APPROPRIATE AT LEAST 72 HOURS, SATURDAYS, SUNDAYS AND HOLIDAYS EXCLUDED, PRIOR TO EXCAVATING AT ANY LOCATION. A COPY OF THE DIGSAFE PROJECT REFERENCE NUMBER(S) SHALL BE GIVEN TO THE OWNER PRIOR TO EXCAVATION.
- HOUSES, DRIVEWAYS, AND SEPTIC SYSTEMS ARE SHOWN IN A GENERAL MANNER AND ARE NOT MEANT TO BE DEFINITIVE. LOCATIONS WILL CHANGE BASED ON HOUSE PLANS, TEST PIT DATA, AND OWNER PREFERENCE.
- WHERE AN EXISTING UNDERGROUND UTILITY IS FOUND TO 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 ENGINEER IMMEDIATELY.
- TEST PITS TO LOCATE EXISTING UTILITIES MAY BE ORDERED BY THE ENGINEER.
- THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE AND ANY OTHER PRIVATE UTILITIES BY THE RESPECTIVE COMPANIES.
- AREAS OUTSIDE THE LIMITS OF THE PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITIONS AT THE CONTRACTOR'S EXPENSE.
- STONE WALLS, FENCES, MAIL BOXES, SIGNS, CURBS, LIGHT POLES ETC. ALONG EXISTING ROADWAYS SHALL BE REMOVED AND REPLACED AS NECESSARY TO PERFORM THE WORK.
- ALL PAVEMENT DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED IN ACCORDANCE WITH THE SPECIFICATIONS AND AS SHOWN ON THE DRAWINGS OR THE REQUIREMENTS OF THE TOWN OF FRANKLIN DPW.
- CONTRACTOR SHALL NOT STORE ANY EQUIPMENT, MATERIALS, SUPPLIES ON DRAINAGE STRUCTURES OR WITHIN 100 FEET OF WETLANDS.
- OPENINGS FOR PIPE IN PRECAST CONCRETE STRUCTURES SHALL BE CAST IN THE REQUIRED LOCATIONS DURING MANHOLE MANUFACTURE. FIELD CUT OPENINGS WILL NOT BE PERMITTED UNLESS APPROVED BY THE ENGINEER.
- IN PAVED AND GRAVEL AREAS THE TOP OF THE STRUCTURE COVERS SHALL BE SET FLUSH WITH THE PAVED SURFACE. IN CROSS-COUNTRY AREAS THE TOP OF THE COVER SHALL EXTEND 6 INCHES ABOVE FINISHED GRADE, OR AS SHOWN ON THE DRAWINGS, OR AS DIRECTED BY THE ENGINEER.
- THE TERM "PROPOSED" (PROP or PR-) SHALL BE UNDERSTOOD TO MEAN WORK TO BE CONSTRUCTED USING NEW MATERIALS OR, WHERE APPLICABLE, RE-USING EXISTING MATERIALS IDENTIFIED ON THE PLAN AS R&R (REMOVE AND RESET).

PAVEMENT MARKINGS

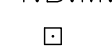
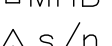
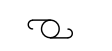
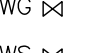
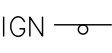
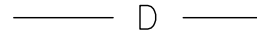
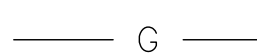
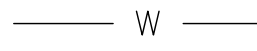
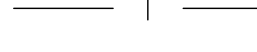
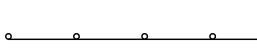
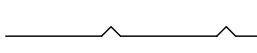
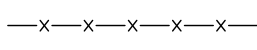
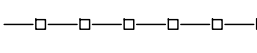
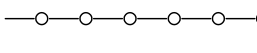
SWL	SWL – SOLID WHITE LINE – 6" STATE HIGHWAY, 4" LOCAL STREETS
SYL	SYL – SOLID YELLOW LINE – 6" STATE HIGHWAY, 4" LOCAL STREETS
DWL	DWL – DOTTED WHITE LINE – 6" (2' STRIPE w/4' GAP) STATE HIGHWAY DOTTED WHITE LINE – 4" (2' STRIPE w/4' GAP) LOCAL STREETS
WLDL	WHITE LANE DELINEATION LINE – 6" (3' STRIPE w/9' GAP) STATE HIGHWAY WHITE LANE DELINEATION LINE – 4" (3' STRIPE w/9' GAP) LOCAL STREETS
DDYL	DOUBLE DOTTED YELLOW LINE – 6" (2' STRIPE w/4' GAP) STATE HIGHWAY DOUBLE DOTTED YELLOW LINE – 4" (2' STRIPE w/4' GAP) LOCAL STREETS
BWLL	BROKEN WHITE LANE LINE – 6" (10' STRIPE w/30' GAP) STATE HIGHWAY BROKEN WHITE LANE LINE – 4" (10' STRIPE w/30' GAP) LOCAL STREETS
SWLL	SOLID WHITE LANE LINE – 6" STATE HIGHWAY, 4" LOCAL STREETS
SWEL	SOLID WHITE EDGE LINE – 6" STATE HIGHWAY, 4" LOCAL STREETS
SWGL	SOLID WHITE GORE LINE – 12"
SYEL	SOLID YELLOW EDGE LINE – 6" STATE HIGHWAY, 4" LOCAL STREETS
SYGL	SOLID YELLOW GORE LINE – 12"
DYL	DOUBLE YELLOW LINE – 2-6" LINES STATE HIGHWAY DOUBLE YELLOW LINE – 2-4" LINES LOCAL STREETS
	PAVEMENT ARROW AND LEGEND

SYMBOLS & LEGEND

EXISTING

n.t.s.	– NOT TO SCALE
T.B.M.	– TEMPORARY BENCH MARK
	– BOUND (TYPE NOTED)
	– STAKE & STONE
DH 	– DRILL HOLE
IP 	– IRON PIPE/PIN
 MHB	– MASS HIGHWAY BOUND
 s/n	– STAKE & NAIL
(fd)	– FOUND
(set)	– SET IN PLACE
	– UTILITY POLE
UPLP	– UTILITY POLE/LIGHT POLE
UP	– UTILITY POLE
	– WELL
n/f	– NOW OR FORMERLY
	– TREE (SIZE NOTED)
(rec)	– RECORD
	– DRAIN MANHOLE
	– TELEPHONE MANHOLE
	– ELECTRIC MANHOLE
	– SEWER MANHOLE
	– CATCH BASIN
WG 	– WATER GATE
WS 	– WATER SERVICE
GG 	– GAS GATE
	– EXISTING HYDRANT
SGC	– SLOPED GRANITE CURBING
VGC	– VERTICAL GRANITE CURBING
PVC	– POLYVINYL CHLORIDE PIPE
CMP	– CORRUGATED METAL PIPE
VCP	– VITREOUS CLAY PIPE
CLF	– CHAIN LINK FENCE
OHW	– OVERHEAD WIRE
SIGN 	– SIGN (SIZE & TYPE NOTED)
	– TEST PIT
	– DRAIN PIPE (SIZE & TYPE NOTED)
	– SEWER PIPE (SIZE & TYPE NOTED)
	– ELECTRIC DUCT (SIZE & TYPE NOTED)
	– GAS MAIN (SIZE & TYPE NOTED)
	– WATER MAIN (SIZE & TYPE NOTED)
	– TELEPHONE DUCT
	– STONE WALL
	– EDGE OF TREELINE
	– GUARD-RAIL (TYPE NOTED)
	– RAILROAD TRACKS
	– RETAINING WALL (SIZE & TYPE NOTED)
	– BARBED WIRE FENCE
	– STOCKADE FENCE
	– CHAIN-LINK FENCE

PROPOSED

n.t.s.	– NOT TO SCALE
T.B.M.	– TEMPORARY BENCH MARK
	– BOUND (TYPE NOTED)
	– STAKE & STONE
DH 	– DRILL HOLE
IP 	– IRON PIPE/PIN
 MHB	– MASS HIGHWAY BOUND
 s/n	– STAKE & NAIL
(fd)	– FOUND
(set)	– SET IN PLACE
	– UTILITY POLE
UPLP	– UTILITY POLE/LIGHT POLE
UP	– UTILITY POLE
	– WELL
n/f	– NOW OR FORMERLY
	– TREE (SIZE NOTED)
(rec)	– RECORD
	– DRAIN MANHOLE
	– TELEPHONE MANHOLE
	– ELECTRIC MANHOLE
	– SEWER MANHOLE
	– CATCH BASIN
WG 	– WATER GATE
WS 	– WATER SERVICE
GG 	– GAS GATE
	– PROPOSED HYDRANT
SGC	– SLOPED GRANITE CURBING
VGC	– VERTICAL GRANITE CURBING
PVC	– POLYVINYL CHLORIDE PIPE
CMP	– CORRUGATED METAL PIPE
VCP	– VITREOUS CLAY PIPE
CLF	– CHAIN LINK FENCE
OHW	– OVERHEAD WIRE
R&R	– REMOVE AND RE-USE
R&S	– REMOVE AND STACK
SIGN 	– SIGN (SIZE & TYPE NOTED)
	– DRAIN PIPE (SIZE & TYPE NOTED)
	– SEWER PIPE (SIZE & TYPE NOTED)
	– UNDERGROUND ELECTRIC
	– GAS MAIN (SIZE & TYPE NOTED)
	– WATER MAIN (SIZE & TYPE NOTED)
	– TELEPHONE DUCT
	– STONE WALL
	– EDGE OF TREELINE
	– GUARD-RAIL (TYPE NOTED)
	– RETAINING WALL (SIZE & TYPE NOTED)
	– BARBED WIRE FENCE
	– STOCKADE FENCE
	– CHAIN-LINK FENCE

PROJECT:

Maple Hill
Franklin
Massachusetts

OWNERS:

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&
THE KATHLEEN A.
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FITZGERALD FAMILY
IRREVOCABLE TRUST
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APPLICANT:

CARROLL
CONSTRUCTION
CORP.
BOX 395
FOXBOROUGH, MA
02035



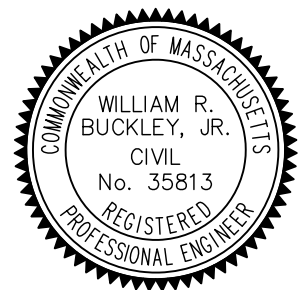
Bay Colony Group, Inc.
Professional Civil Engineers &
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P.O. BOX 9136
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508-543-3939

DATE APPROVED: _____
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FRANKLIN PLANNING BOARD

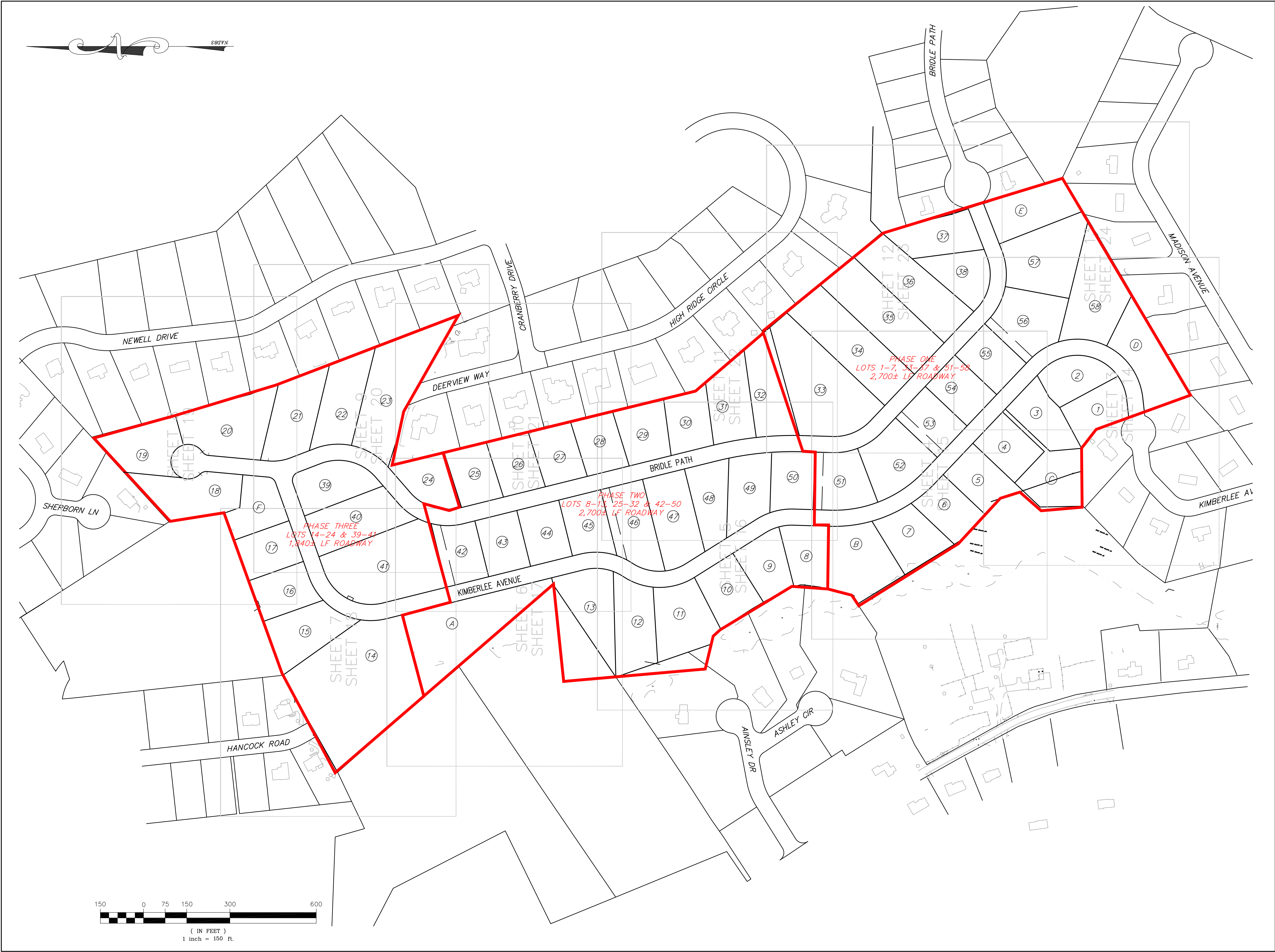
I HEREBY CERTIFY THAT 20 DAYS HAVE
ELAPSED SINCE PLANNING BOARD APPROVAL
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DATE _____ FRANKLIN TOWN CLERK



DRAWING TITLE

Legend



PROJECT:
**Maple Hill
Franklin
Massachusetts**

OWNERS:
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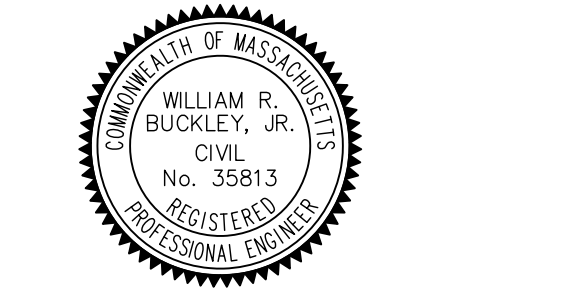
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STAMP



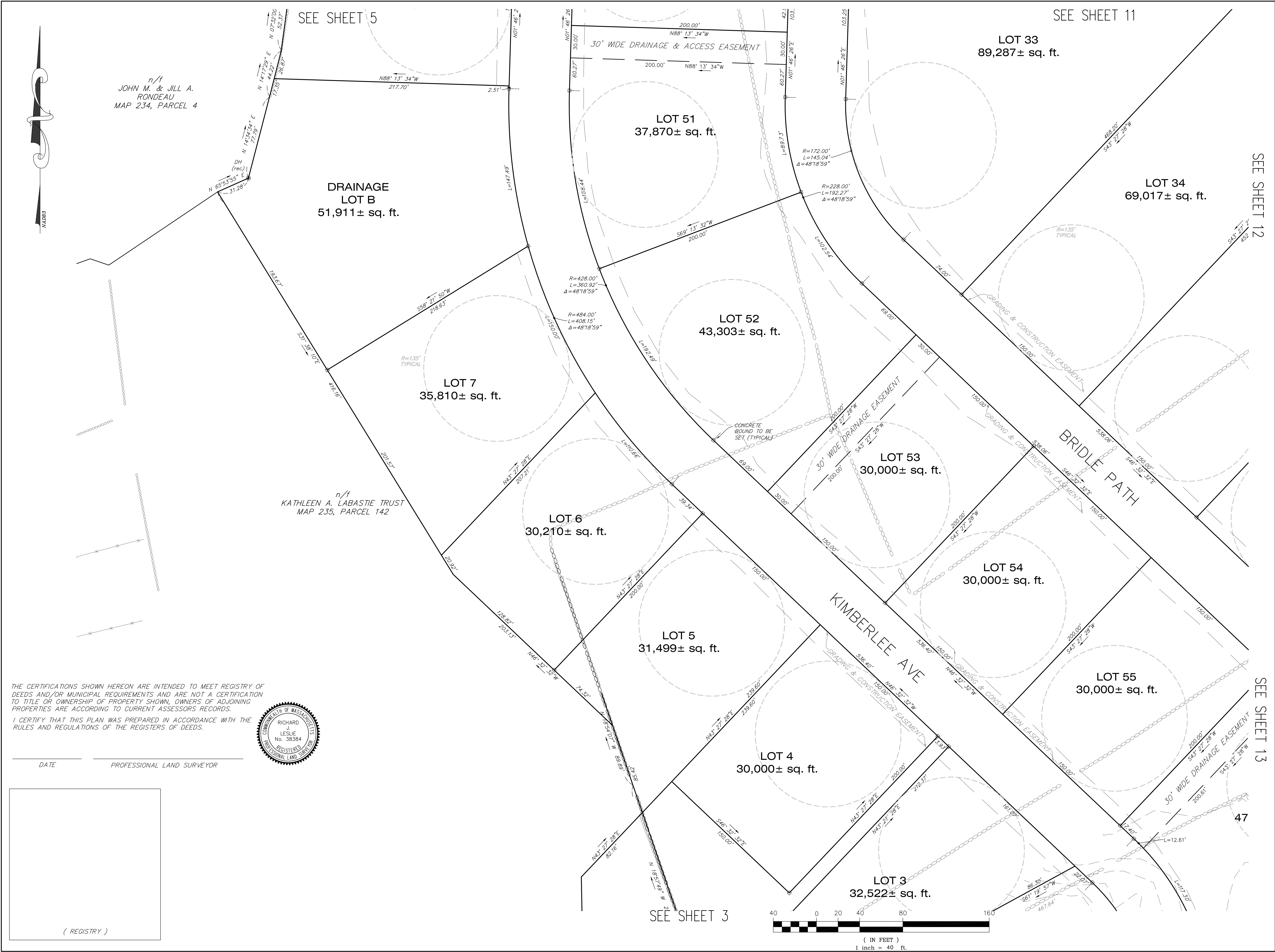
DRAWING TITLE

Index & Phasing
Plan

SCALE: 1" = 150'

DEC. 15, 2019 SHEET NUMBER

16-0148C **2**



PROJECT:
**Maple Hill
Franklin
Massachusetts**

OWNERS:
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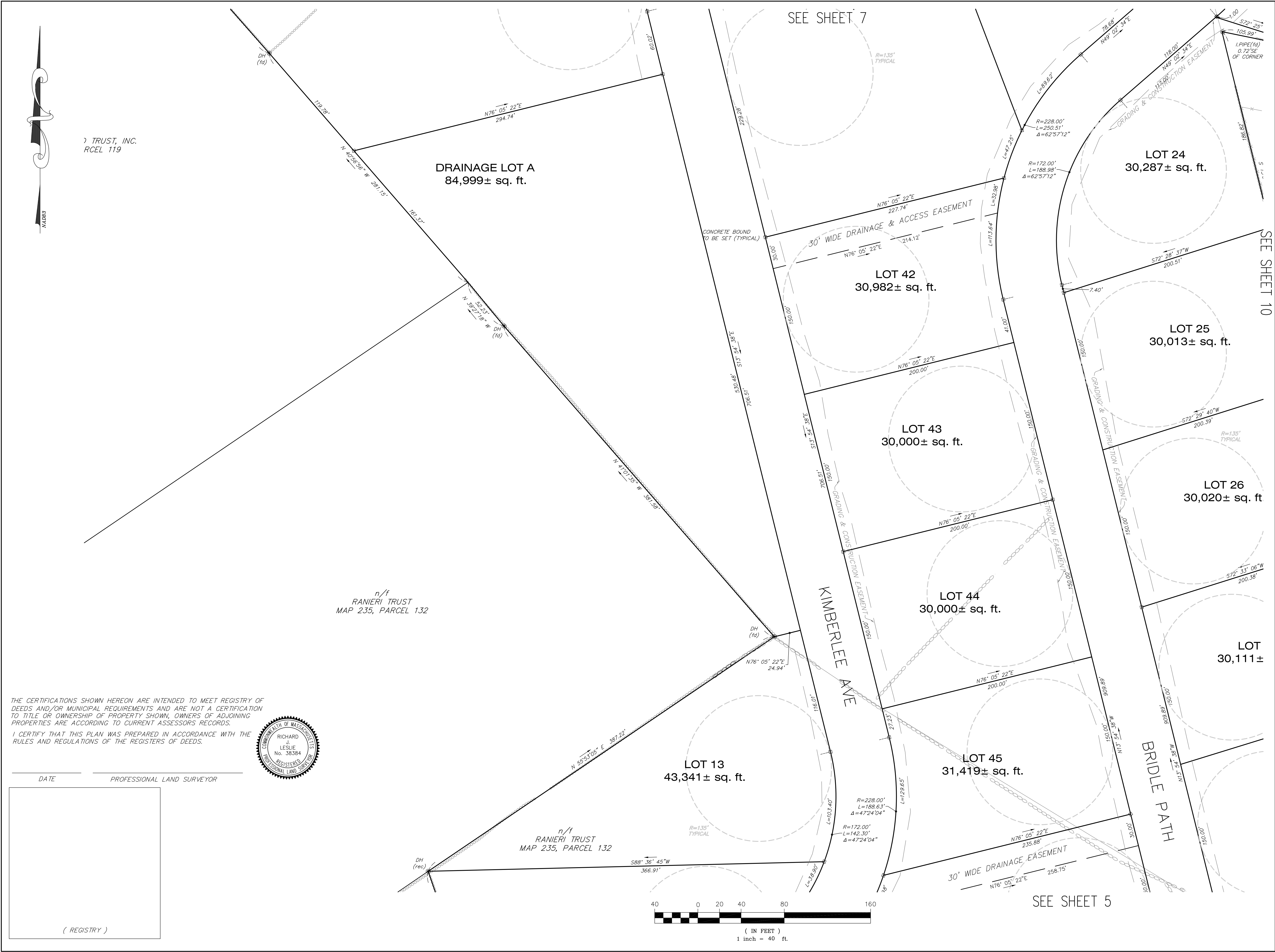
Property Line Plan

SCALE: 1" = 40'

DEC. 15, 2019 SHEET NUMBER

16-0148C **4**





PROJECT:
**Maple Hill
Franklin
Massachusetts**

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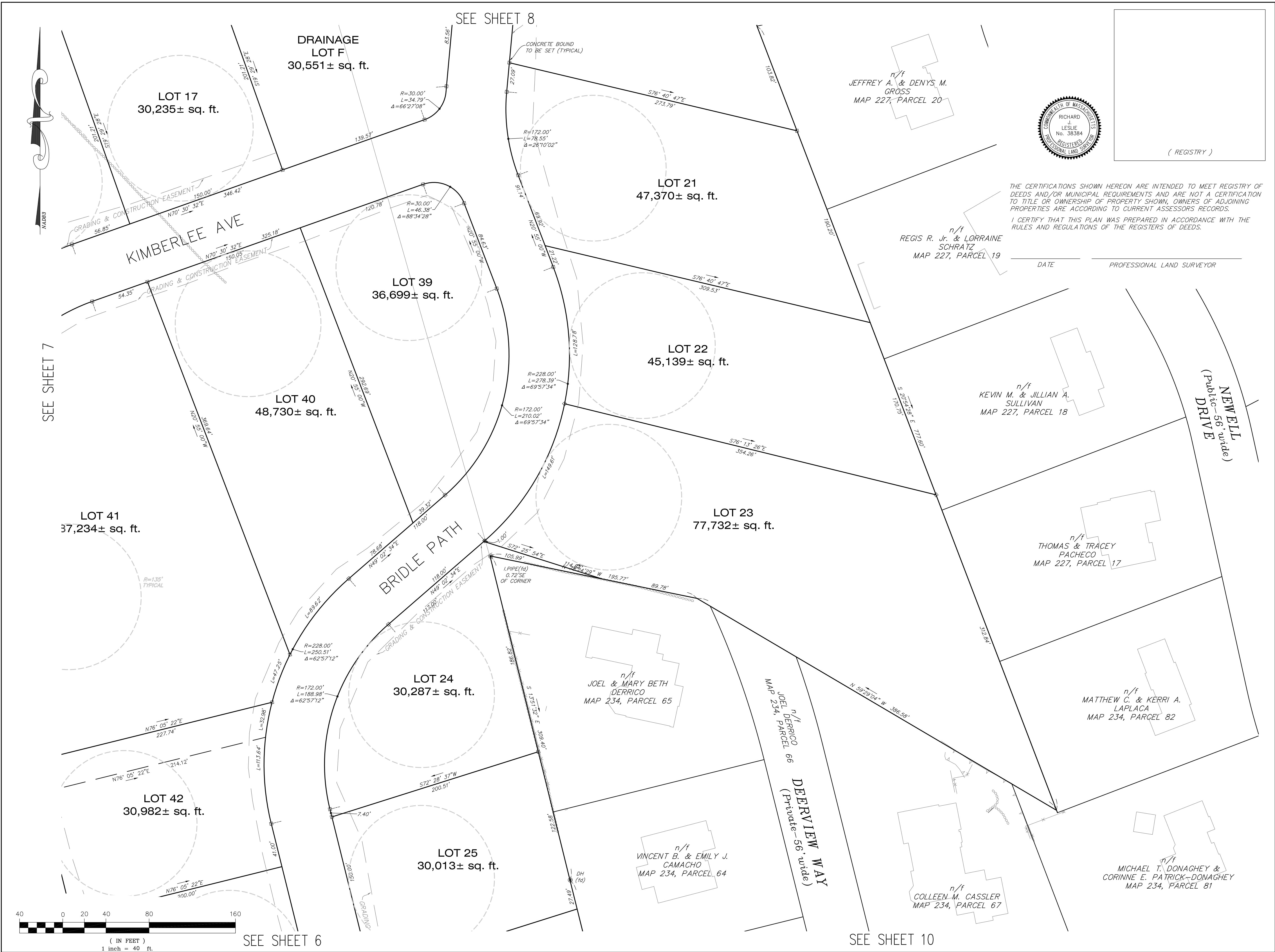
Property Line Plan

SCALE: 1" = 40'

DEC. 15, 2019 SHEET NUMBER

16-0148C 6

16-0148G	7
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PROJECT:
**Maple Hill
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DRAWING TITLE

Property Line Plan

SCALE: 1" = 40'

DEC. 15, 2019 SHEET NUMBER

16-0148C **9**



PROJECT:
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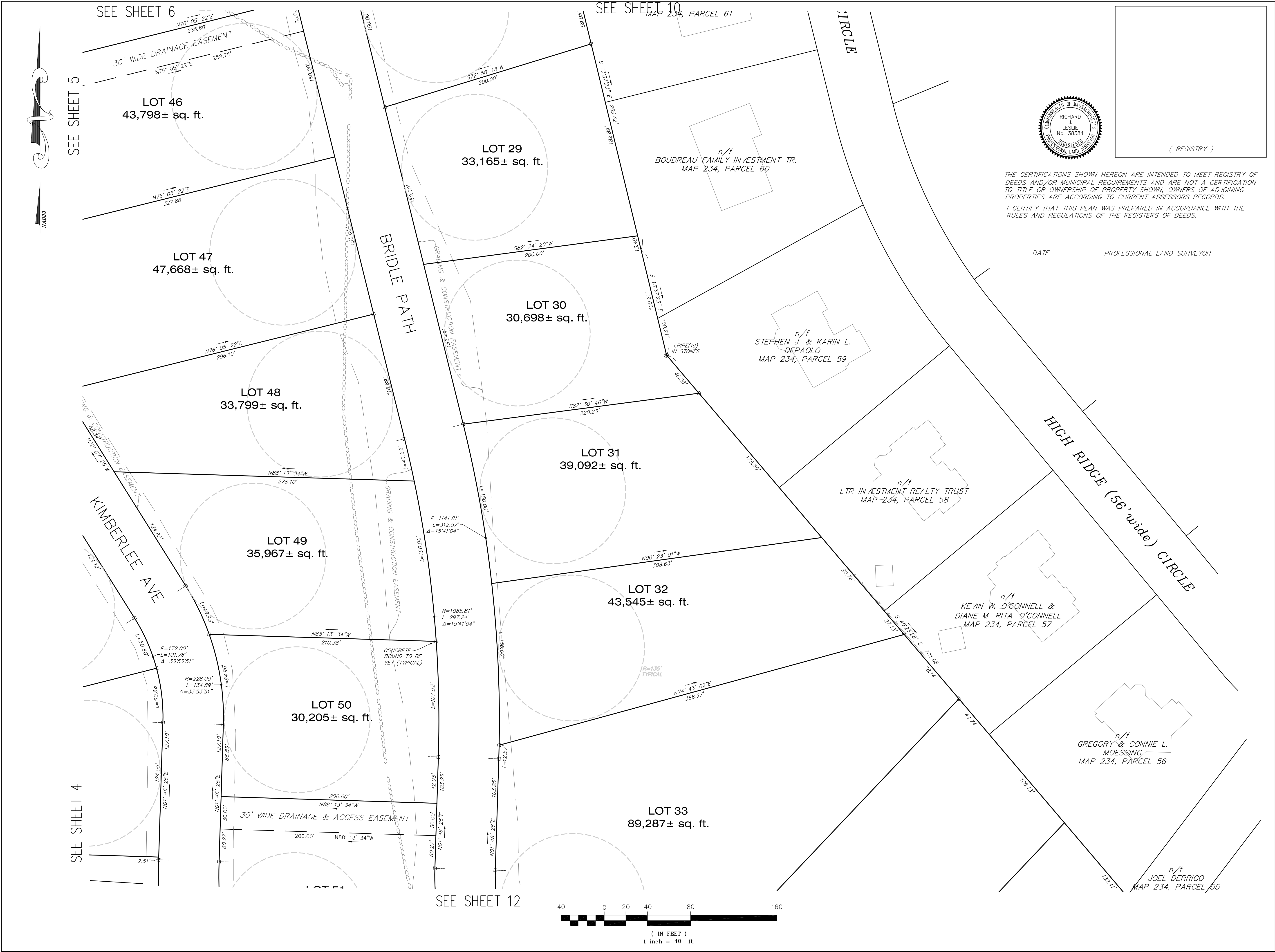
DRAWING TITLE

Property Line Plan

SCALE: 1" = 40'

DEC. 15, 2019 SHEET NUMBER

16-0148C **10**



PROJECT:
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Massachusetts**

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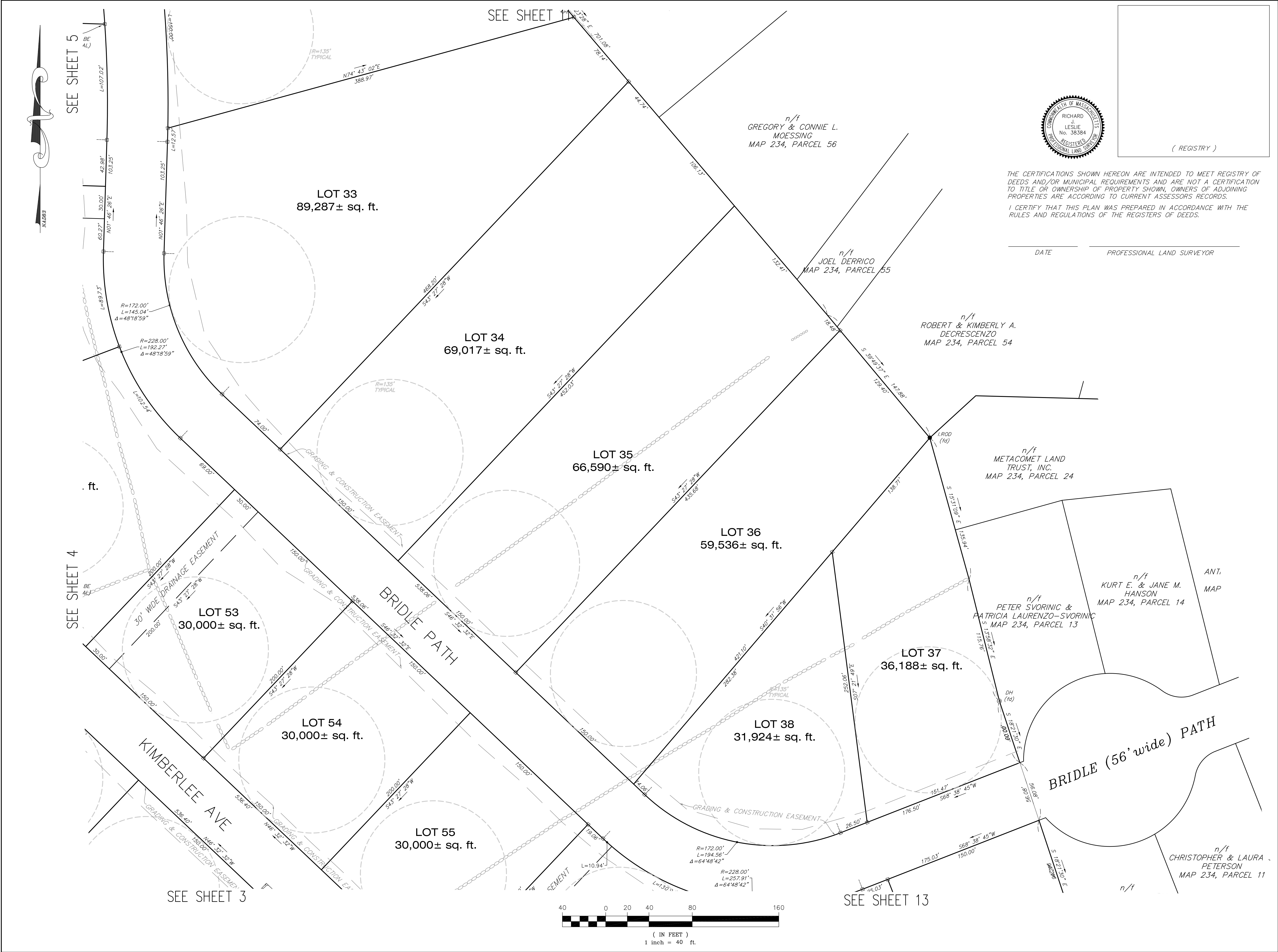
DRAWING TITLE

Property Line Plan

SCALE: 1" = 40'

DEC. 15, 2019 SHEET NUMBER

16-0148C **11**



PROJECT:

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FRANKLIN, MA 02038**

APPLICANT:

**CARROLL
CONSTRUCTION
CORP.
BOX 395
FOXBOROUGH, MA
02035**



FOUR SCHOOL STREET
P.O. BOX 9136
FOXBOROUGH, MA 02035
508-543-3939

DATE APPROVED:

DATE ENDORSED:

FRANKLIN PLANNING BOARD

I HEREBY CERTIFY THAT 20 DAYS HAVE ELAPSED SINCE PLANNING BOARD APPROVAL AND THAT NO APPEAL HAS BEEN FILED IN THIS OFFICE.

DATE

FRANKLIN TOWN CLERK

DRAWING TITLE

Property Line Plan

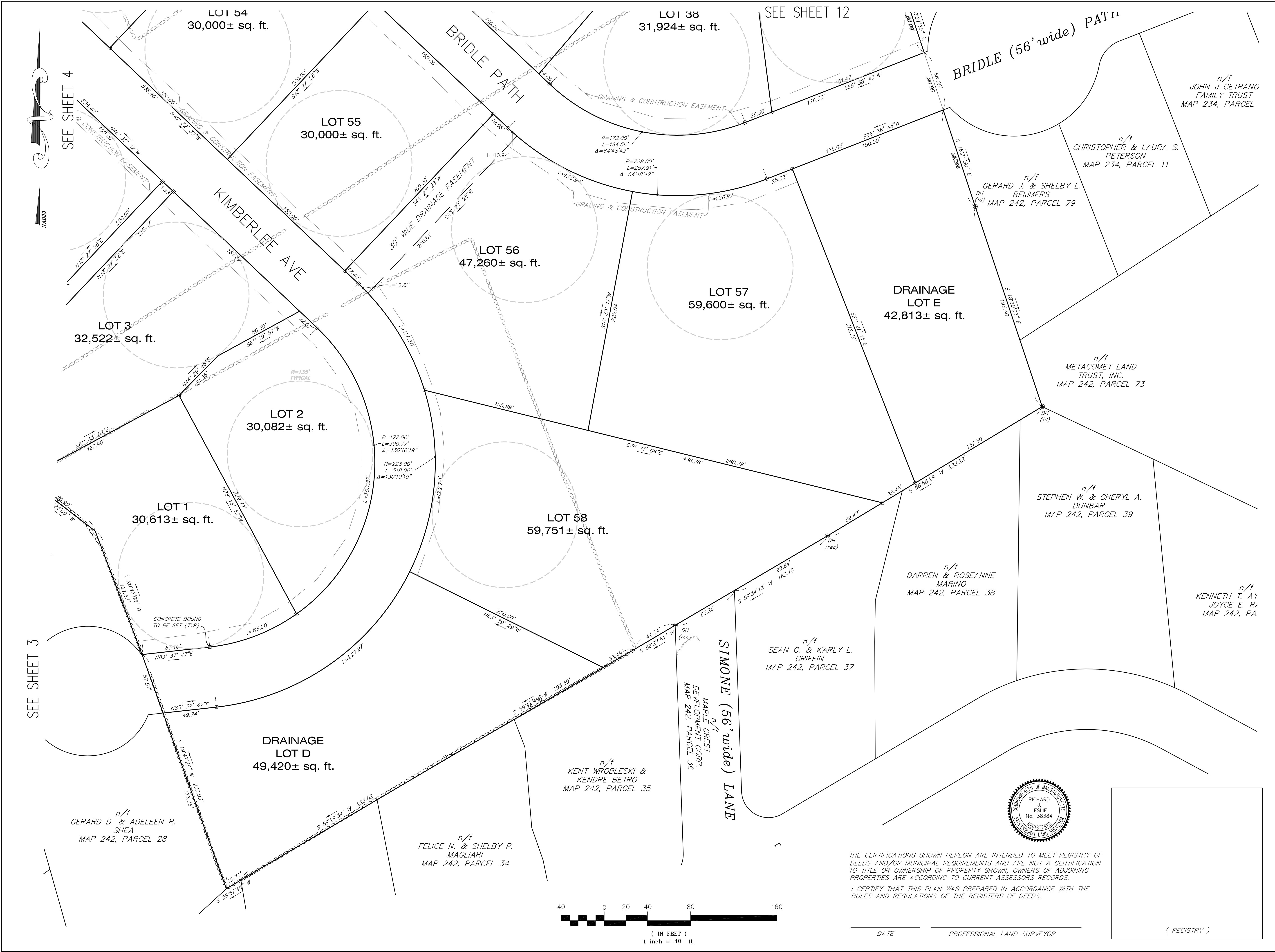
SCALE: 1" = 40'

DEC. 15, 2019

SHEET NUMBER

16-0148C

12



PROJECT:
**Maple Hill
Franklin
Massachusetts**

OWNERS:
**STEVEN LABASTIE
THE FRANKLIN
LABASTIE FAMILY.LLC
&
THE KATHLEEN A.
LABASTIE TRUST
469 MAPLE STREET
FRANKLIN, MA 02038**

**FITZGERALD FAMILY
IRREVOCABLE TRUST
441 MAPLE STREET
FRANKLIN, MA 02038**

APPLICANT:
**CARROLL
CONSTRUCTION
CORP.
BOX 395
FOXBOROUGH, MA
02035**



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P.O. BOX 9136
FOXBOROUGH, MA 02035
508-543-3939

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DATE ENDORSED: _____
FRANKLIN PLANNING BOARD

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THIS OFFICE.

DATE _____ FRANKLIN TOWN CLERK _____

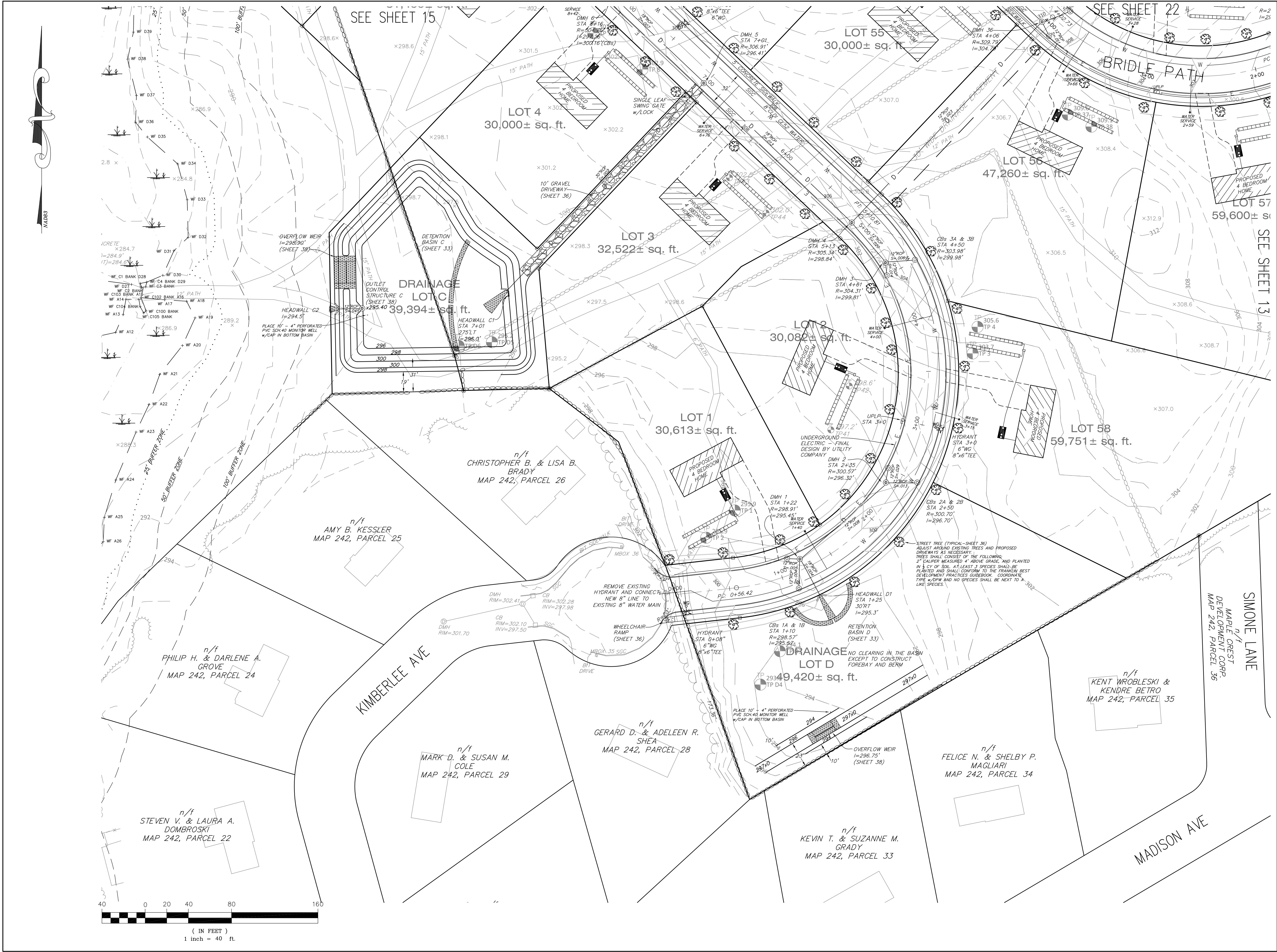
DRAWING TITLE

Property Line Plan

SCALE: 1" = 40'

DEC. 15, 2019 SHEET NUMBER

16-0148C **13**



PROJECT:
**Maple Hill
Franklin
Massachusetts**

OWNERS:
**STEVEN LABASTIE
THE FRANKLIN
LABASTIE FAMILY.LLC
&
THE KATHLEEN A.
LABASTIE TRUST
469 MAPLE STREET
FRANKLIN, MA 02038**

**FITZGERALD FAMILY
IRREVOCABLE TRUST
441 MAPLE STREET
FRANKLIN, MA 02038**

APPLICANT:
**CARROLL
CONSTRUCTION
CORP.
BOX 395
FOXBOROUGH, MA
02035**



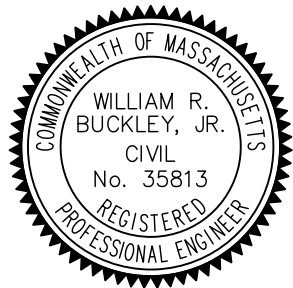
FOUR SCHOOL STREET
P.O. BOX 9136
FOXBOROUGH, MA 02035
508-543-3939

DATE APPROVED: _____
DATE ENDORSED: _____
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STAMP



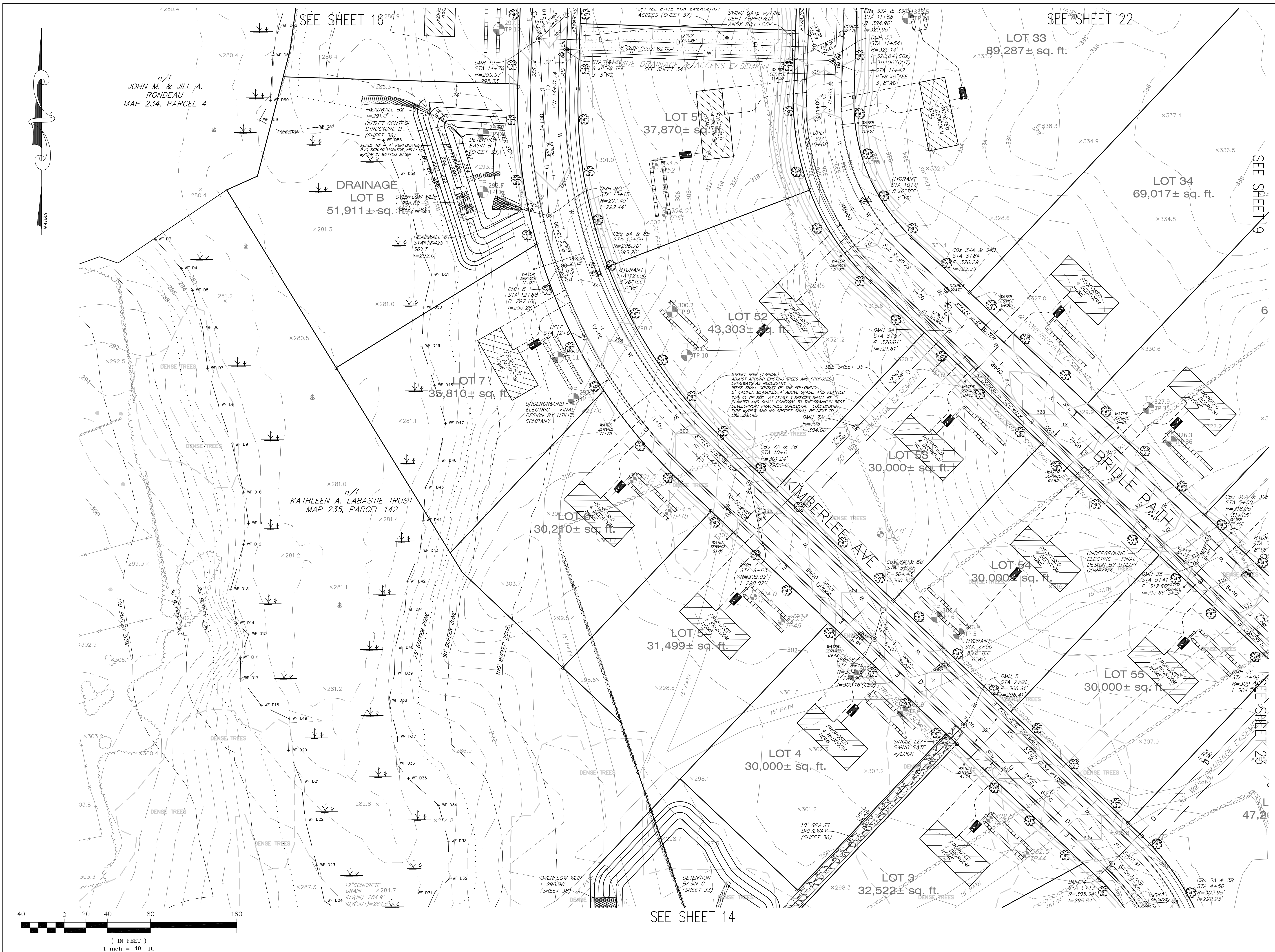
DRAWING TITLE

Topographic & Utility
Plan

SCALE: 1" = 40'

DEC. 15, 2019 SHEET NUMBER

16-0148C **14**



PROJECT:
**Maple Hill
Franklin
Massachusetts**

OWNERS:
**STEVEN LABASTIE
THE FRANKLIN
LABASTIE FAMILY.LLC
&
THE KATHLEEN A.
LABASTIE TRUST
469 MAPLE STREET
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FITZGERALD FAMILY
IRREVOCABLE TRUST
441 MAPLE STREET
FRANKLIN, MA 02038

APPLICANT:
**CARROLL
CONSTRUCTION
CORP.
BOX 395
FOXBOROUGH, MA
02035**

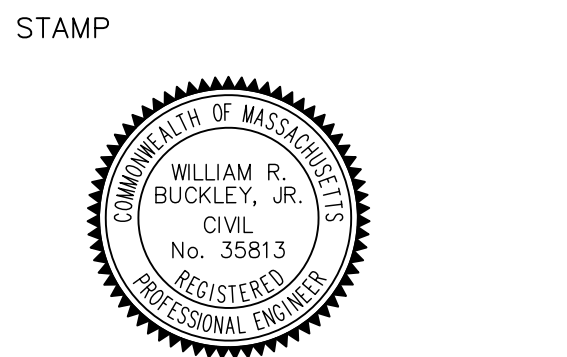


FOUR SCHOOL STREET
P.O. BOX 9136
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508-543-3939

DATE APPROVED: _____
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FRANKLIN PLANNING BOARD

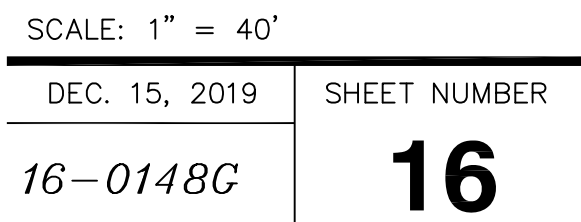
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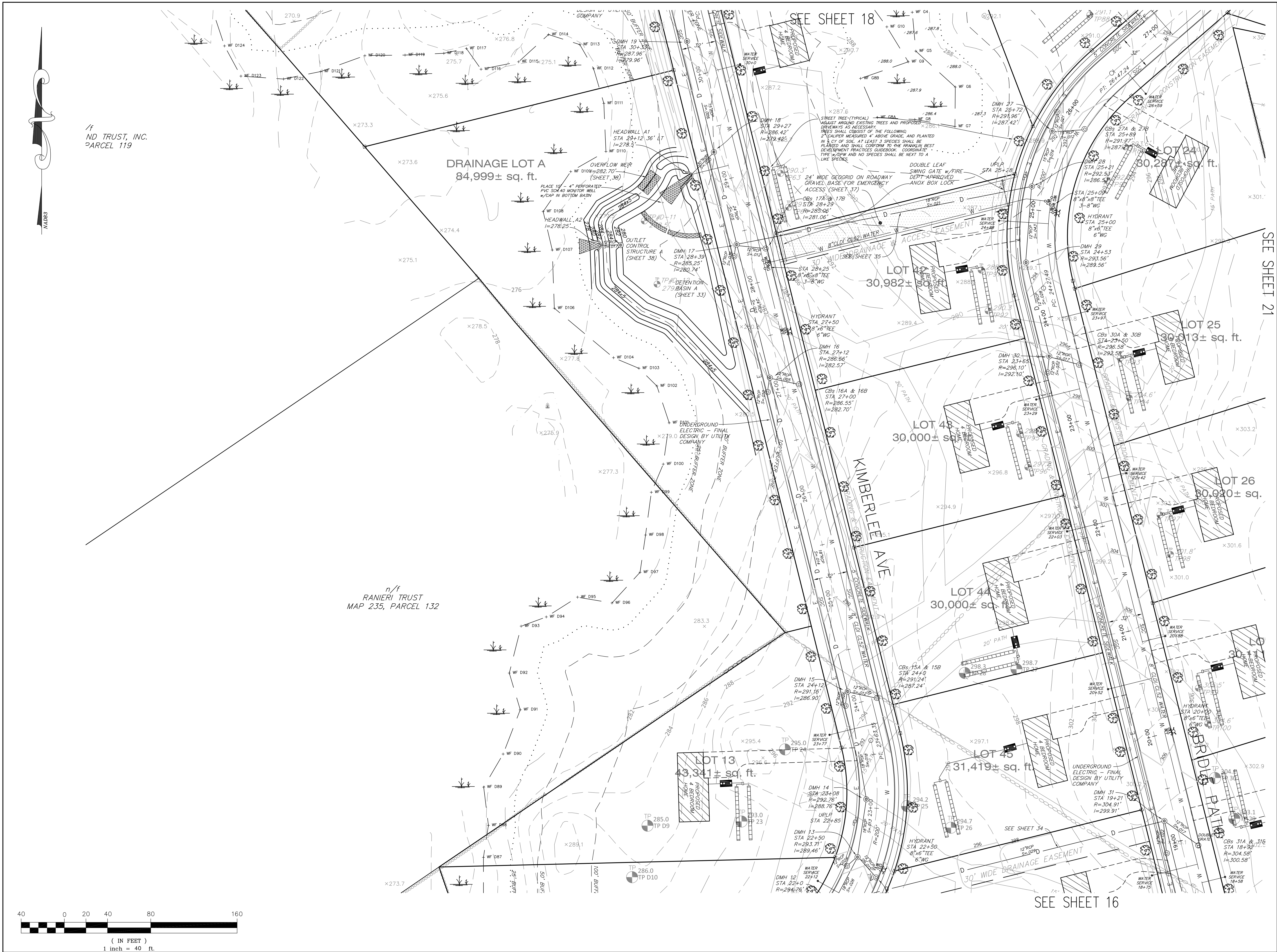
DATE _____ FRANKLIN TOWN CLERK



DRAWING TITLE
**Topographic & Utility
Plan**

SCALE: 1" = 40'
DEC. 15, 2019 SHEET NUMBER
15





PROJECT:
**Maple Hill
Franklin
Massachusetts**

OWNERS:
**STEVEN LABASTIE
THE FRANKLIN
LABASTIE FAMILY.LLC
&
THE KATHLEEN A.
LABASTIE TRUST
469 MAPLE STREET
FRANKLIN, MA 02038**

FITZGERALD FAMILY
IRREVOCABLE TRUST
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APPLICANT:
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CORP.
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02035**



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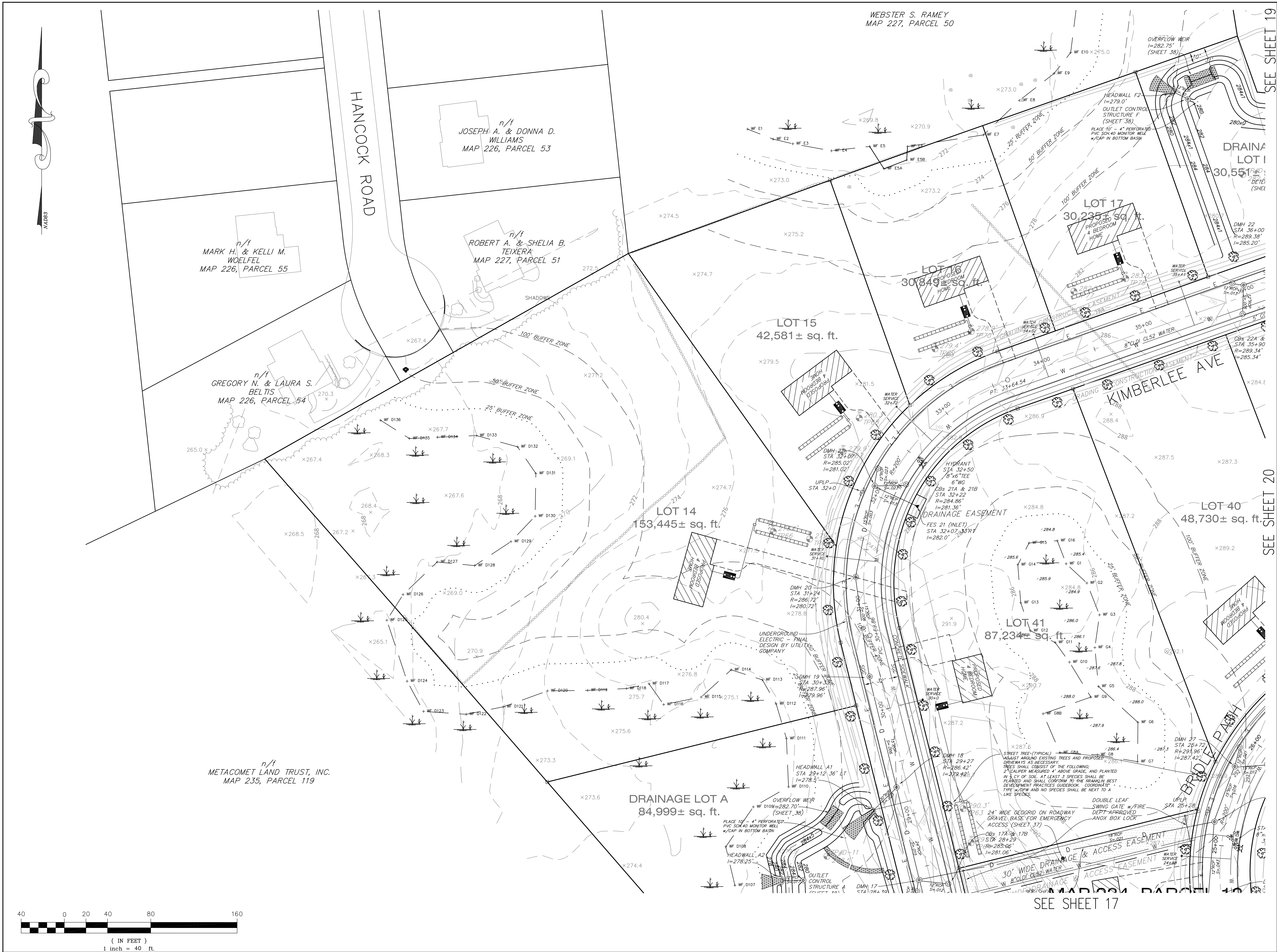
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DRAWING TITLE
**Topographic & Utility
Plan**

SCALE: 1" = 40'
DEC. 15, 2019 SHEET NUMBER
17



PROJECT:
**Maple Hill
Franklin
Massachusetts**

OWNERS:
**STEVEN LABASTIE
THE FRANKLIN
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&
THE KATHLEEN A.
LABASTIE TRUST
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FITZGERALD FAMILY
IRREVOCABLE TRUST
441 MAPLE STREET
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APPLICANT:
**CARROLL
CONSTRUCTION
CORP.
BOX 395
FOXBOROUGH, MA
02035**



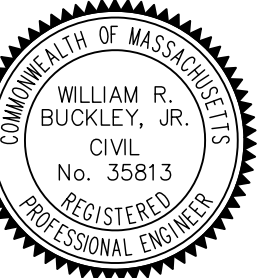
FOUR SCHOOL STREET
P.O. BOX 9136
FOXBOROUGH, MA 02035
508-543-3939

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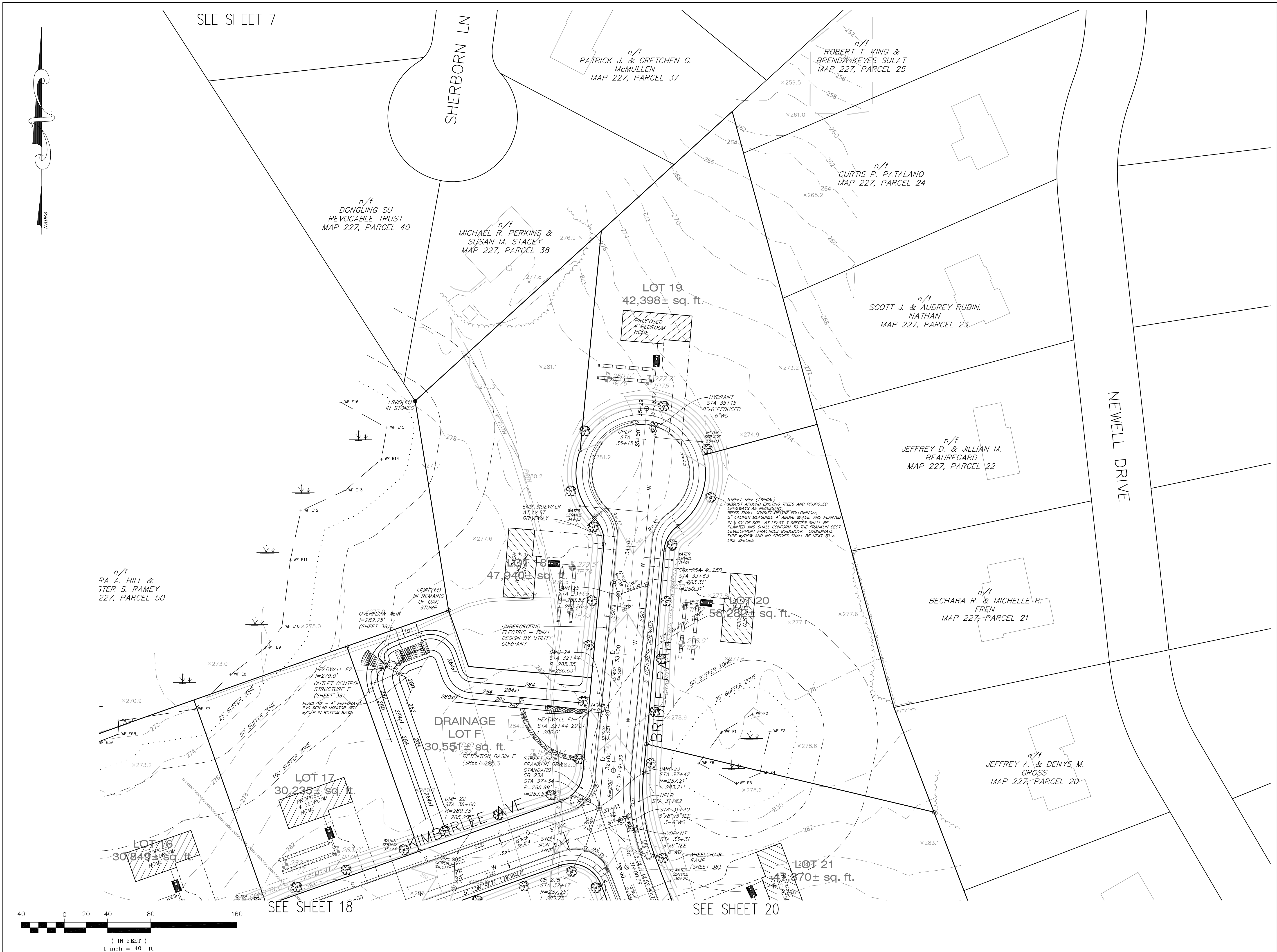
DATE _____ FRANKLIN TOWN CLERK

STAMP



DRAWING TITLE
**Topographic & Utility
Plan**

SCALE: 1" = 40'
DEC. 15, 2019 SHEET NUMBER
18



PROJECT:
**Maple Hill
Franklin
Massachusetts**

OWNERS:
**STEVEN LABASTIE
THE FRANKLIN
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&
THE KATHLEEN A.
LABASTIE TRUST
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FITZGERALD FAMILY
IRREVOCABLE TRUST
441 MAPLE STREET
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APPLICANT:
**CARROLL
CONSTRUCTION
CORP.
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FOXBOROUGH, MA
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P.O. BOX 9136
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508-543-3939

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FRANKLIN PLANNING BOARD

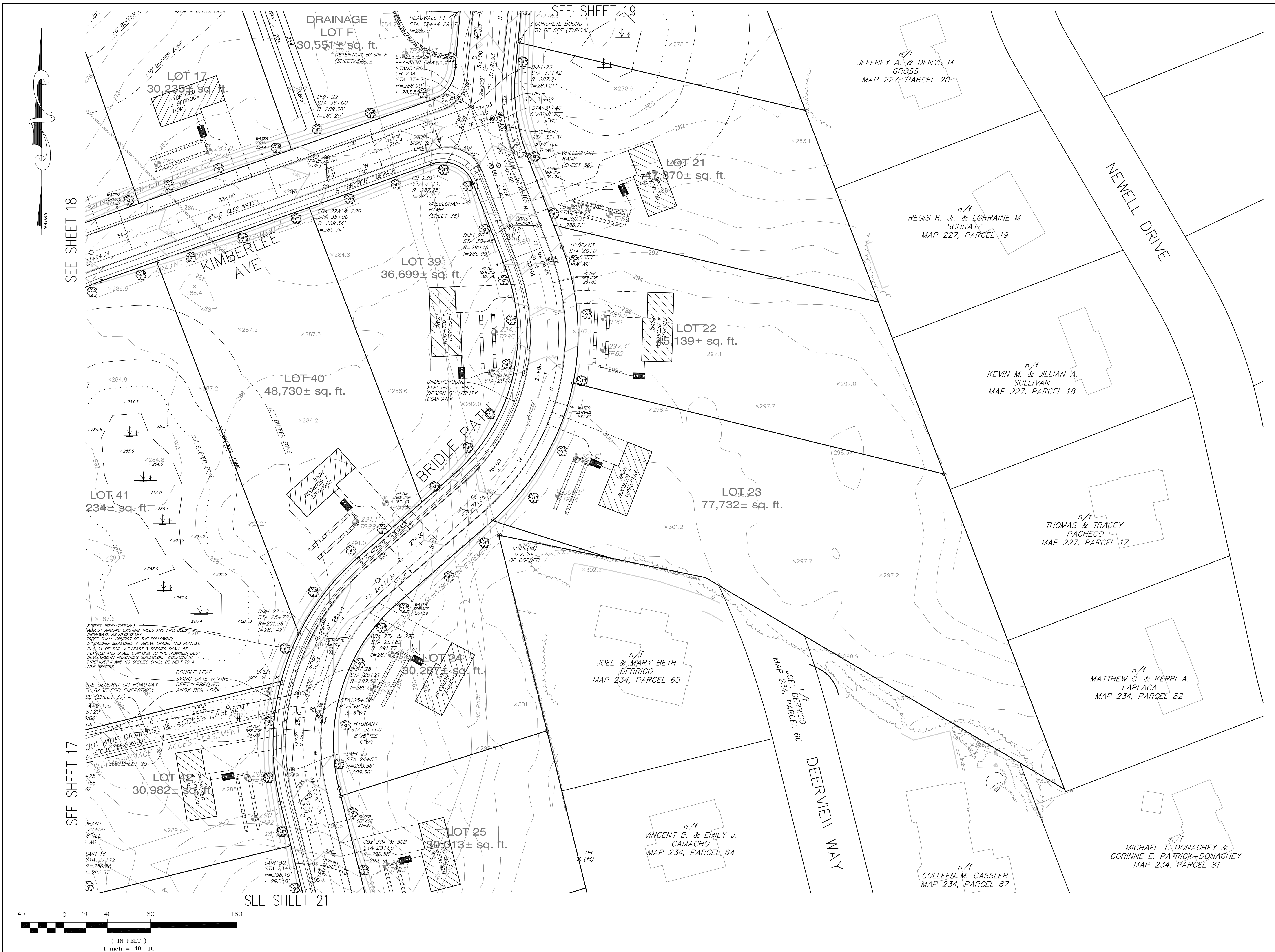
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DATE _____ FRANKLIN TOWN CLERK



DRAWING TITLE
**Topographic & Utility
Plan**

SCALE: 1" = 40'
DEC. 15, 2019 SHEET NUMBER
19



PROJECT:
**Maple Hill
Franklin
Massachusetts**

OWNERS:
**STEVEN LABASTIE
THE FRANKLIN
LABASTIE FAMILY.LLC
&
THE KATHLEEN A.
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469 MAPLE STREET
FRANKLIN, MA 02038**

**FITZGERALD FAMILY
IRREVOCABLE TRUST
441 MAPLE STREET
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APPLICANT:
**CARROLL
CONSTRUCTION
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BOX 395
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DRAWING TITLE
**Topographic & Utility
Plan**

SCALE: 1" = 40'
DEC. 15, 2019 SHEET NUMBER
20



PROJECT:
**Maple Hill
Franklin
Massachusetts**

OWNERS:
**STEVEN LABASTIE
THE FRANKLIN
LABASTIE FAMILY LLC
&
THE KATHLEEN A.
LABASTIE TRUST
469 MAPLE STREET
FRANKLIN, MA 02038**

**FITZGERALD FAMILY
IRREVOCABLE TRUST
441 MAPLE STREET
FRANKLIN, MA 02038**

APPLICANT:
**CARROLL
CONSTRUCTION
CORP.
BOX 395
FOXBOROUGH, MA
02035**

Bay Colony Group, Inc.
Professional Civil Engineers &
Professional Land Surveyors

FOUR SCHOOL STREET
P.O. BOX 9136
FOXBOROUGH, MA 02035
508-543-3939

DATE APPROVED: _____
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FRANKLIN PLANNING BOARD

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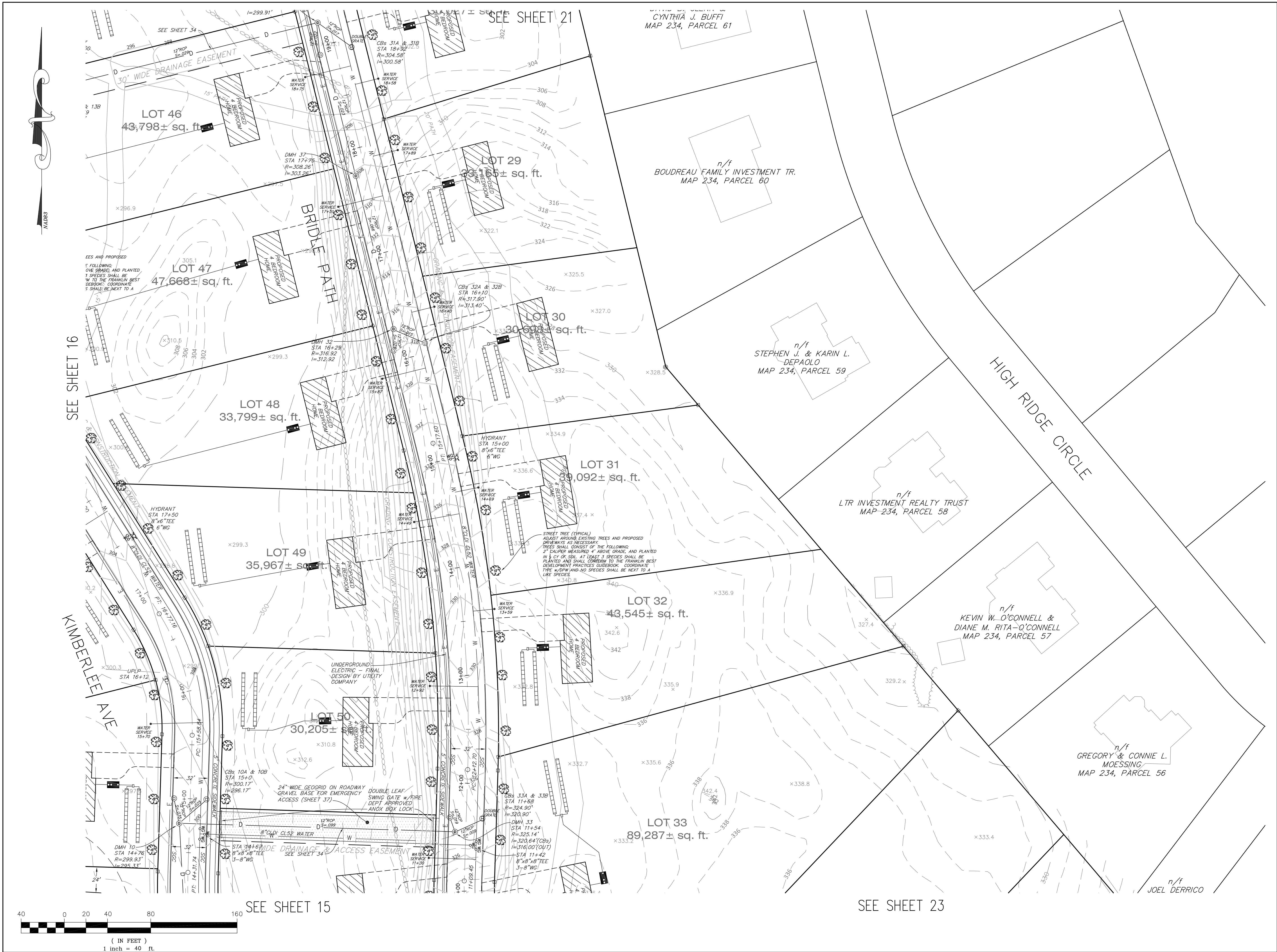
DRAWING TITLE

**Topographic & Utility
Plan**

SCALE: 1" = 40'

DEC. 15, 2019 SHEET NUMBER

16-0148C **21**



PROJECT:
**Maple Hill
Franklin
Massachusetts**

OWNERS:
**STEVEN LABASTIE
THE FRANKLIN
LABASTIE FAMILY.LLC
&
THE KATHLEEN A.
LABASTIE TRUST
469 MAPLE STREET
FRANKLIN, MA 02038**

**FITZGERALD FAMILY
IRREVOCABLE TRUST
441 MAPLE STREET
FRANKLIN, MA 02038**

APPLICANT:
**CARROLL
CONSTRUCTION
CORP.
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FOXBOROUGH, MA
02035**



FOUR SCHOOL STREET
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508-543-3939

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FRANKLIN PLANNING BOARD

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DATE _____ FRANKLIN TOWN CLERK

STAMP



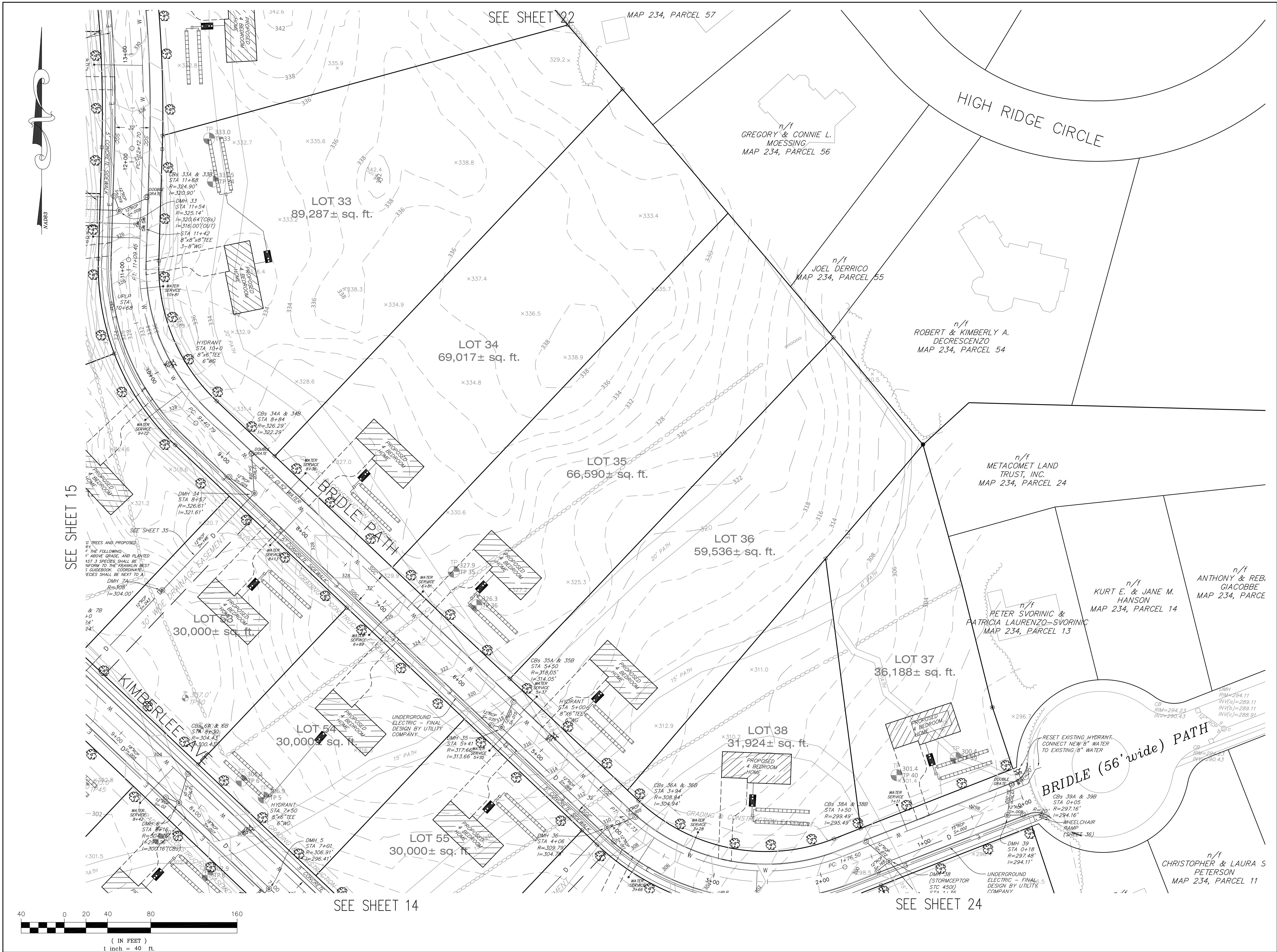
DRAWING TITLE

**Topographic & Utility
Plan**

SCALE: 1" = 40'

DEC. 15, 2019 SHEET NUMBER

16-0148C **22**



PROJECT:
**Maple Hill
Franklin
Massachusetts**

OWNERS:
**STEVEN LABASTIE
THE FRANKLIN
LABASTIE FAMILY.LLC
&
THE KATHLEEN A.
LABASTIE TRUST
469 MAPLE STREET
FRANKLIN, MA 02038**

**FITZGERALD FAMILY
IRREVOCABLE TRUST
441 MAPLE STREET
FRANKLIN, MA 02038**

APPLICANT:
**CARROLL
CONSTRUCTION
CORP.
BOX 395
FOXBOROUGH, MA
02035**



FOUR SCHOOL STREET
P.O. BOX 9136
FOXBOROUGH, MA 02035
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DATE APPROVED: _____
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FRANKLIN PLANNING BOARD

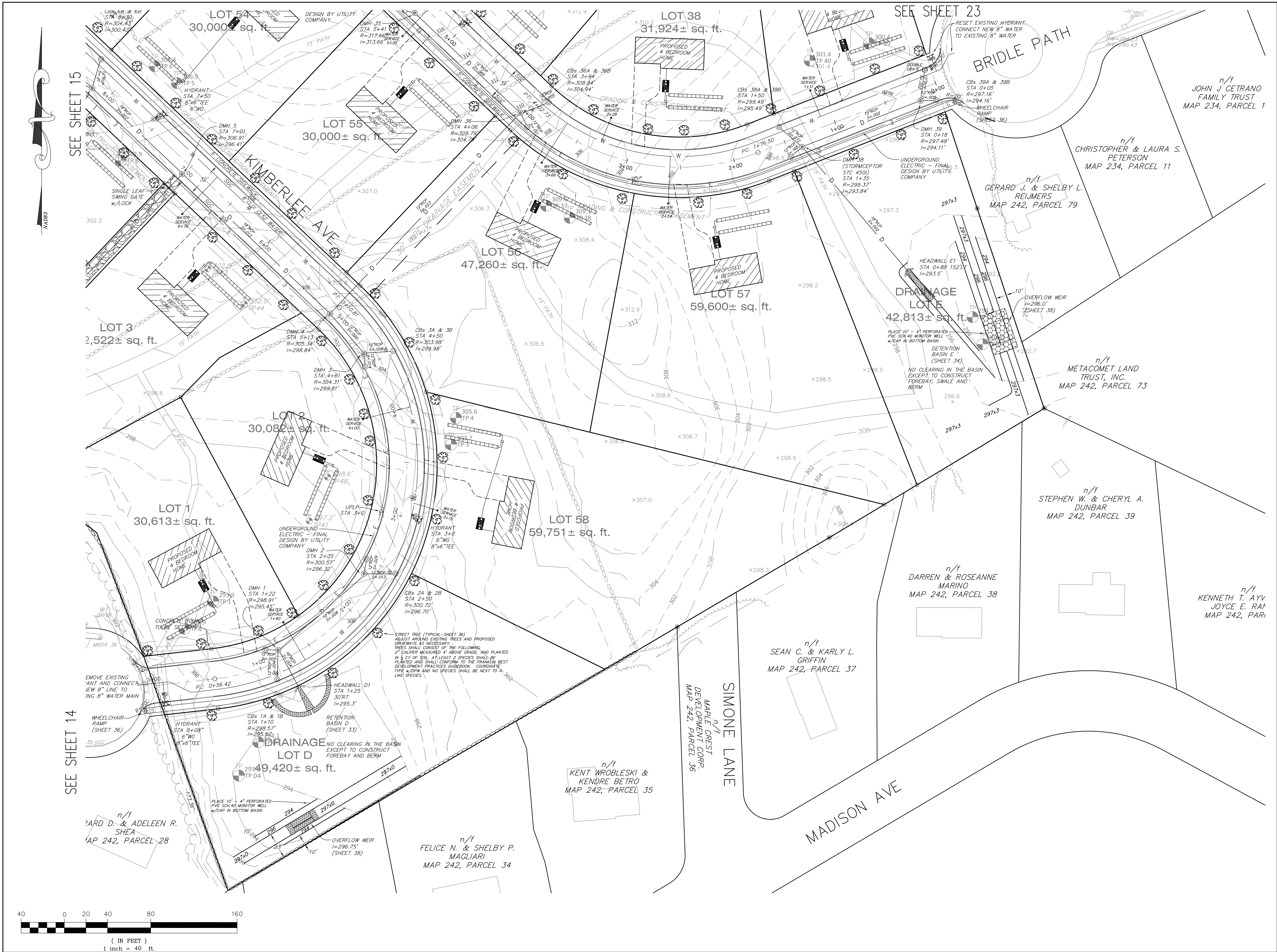
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DATE _____ FRANKLIN TOWN CLERK



DRAWING TITLE
**Topographic & Utility
Plan**

SCALE: 1" = 40'
DEC. 15, 2019 SHEET NUMBER
23
16-0148C



PROJECT:
**Maple Hill
Franklin
Massachusetts**

OWNERS:
**STEVEN LABASTIE
THE FRANKLIN
LABASTIE FAMILY.LLC
&
THE KATHLEEN A.
LABASTIE TRUST
469 MAPLE STREET
FRANKLIN, MA 02038**

**FITZGERALD FAMILY
IRREVOCABLE TRUST
441 MAPLE STREET
FRANKLIN, MA 02038**

APPLICANT:
**CARROLL
CONSTRUCTION
CORP.
BOX 395
FOXBOROUGH, MA
02035**

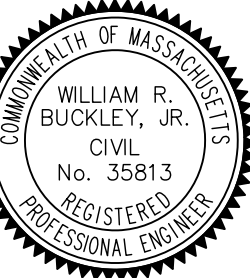
 **Bay Colony Group, Inc.**
Professional Civil Engineers &
Professional Land Surveyors

FOUR SCHOOL STREET
P.O. BOX 9136
FOXBOROUGH, MA 02035
508-543-3939

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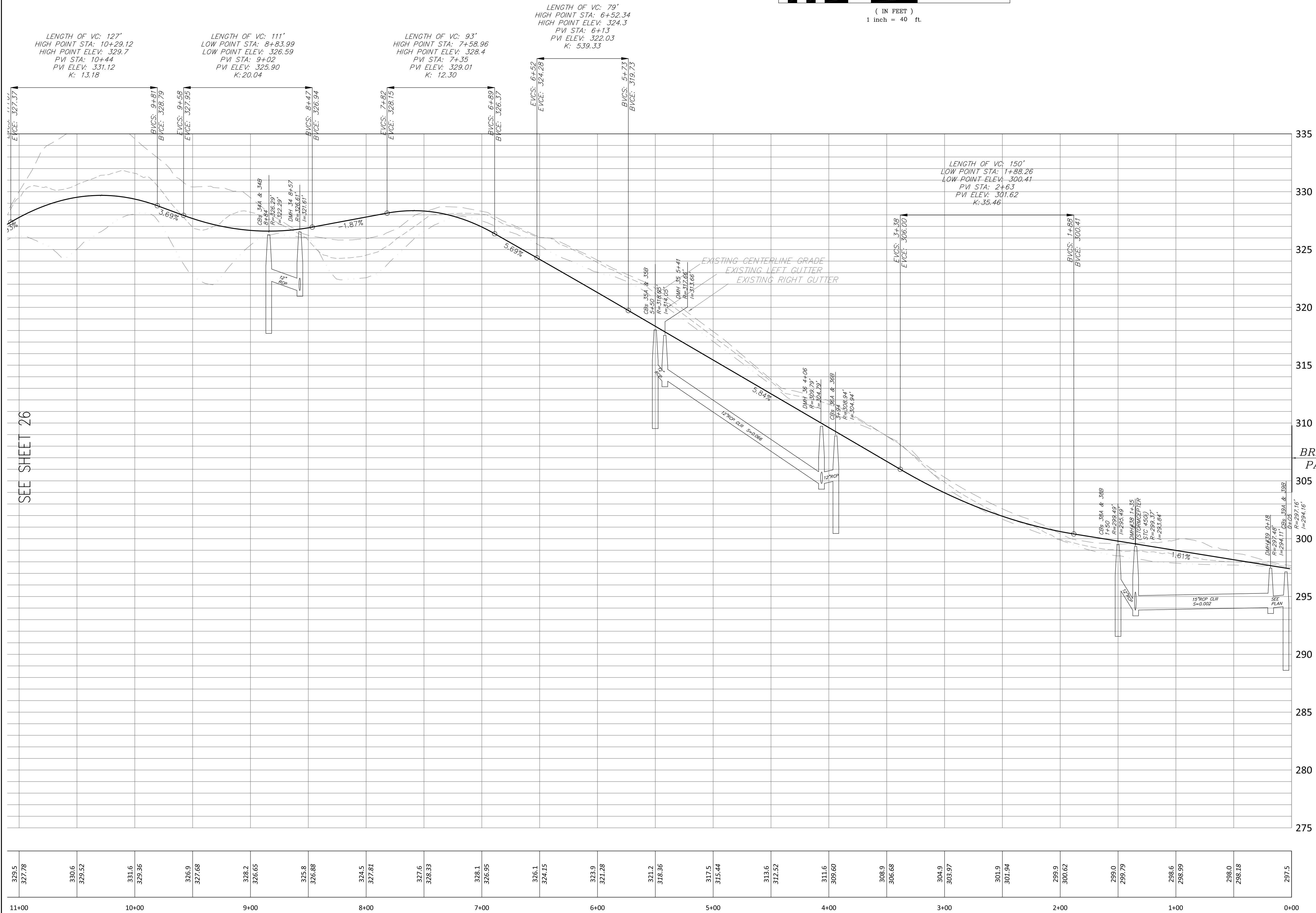
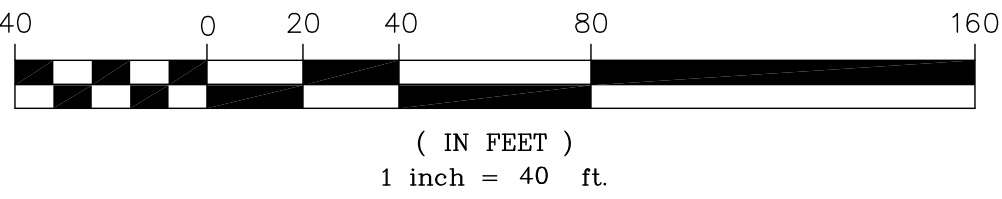
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DRAWING TITLE
**Topographic & Utility
Plan**

SCALE: 1" = 40'
DEC. 15, 2019 SHEET NUMBER
24
16-0148C



Bridle Path Ext.

Horizontal Scale: 1" = 40'
Vertical Scale: 1" = 4'

PROJECT:

Maple Hill
Franklin
Massachusetts

OWNERS:

STEVEN LABASTIE
THE FRANKLIN
LABASTIE FAMILY.LLC
&
THE KATHLEEN A.
LABASTIE TRUST
469 MAPLE STREET
FRANKLIN, MA 02038

FITZGERALD FAMILY
IRREVOCABLE TRUST
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02035



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DATE APPROVED:

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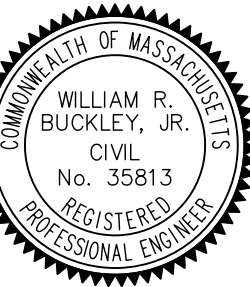
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DATE: _____

FRANKLIN TOWN CLERK

STAMP



DRAWING TITLE

Definitive Profile –
Bridle Path

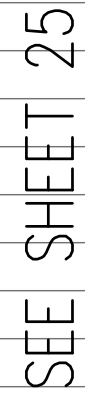
SCALE: 1" = 40'/4'

DEC. 15, 2019

SHEET NUMBER

16-0148C

25



**FITZGERALD FAMILY
IRREVOCABLE TRUST
441 MAPLE STREET
FRANKLIN, MA 02038**

APPLICANT:
*CARROLL
CONSTRUCTION
CORP.
BOX 395
FOXBOROUGH, MA
02035*



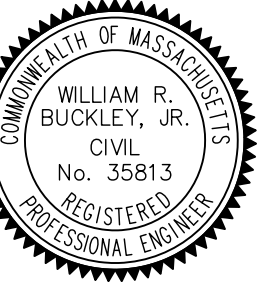
FOUR SCHOOL STREET
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FOXBOROUGH, MA 02035
508-543-3939

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YOUR OFFICE.

FRANKLIN TOWN CLERK

STAMP



DRAWING TITLE

Definitive Profile – Bridle Path

SCALE: 1" = 40'/4'

DEC. 15, 2019	SHEET NUMBER
---------------	--------------

16-0148G

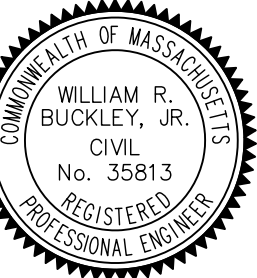


Bay Colony Group, Inc.
Professional Civil Engineers &
Professional Land Surveyors

DATE APPROVED: _____
DATE ENDORSED: _____
FRANKLIN PLANNING BOARD

FRANKLIN TOWN CLERK

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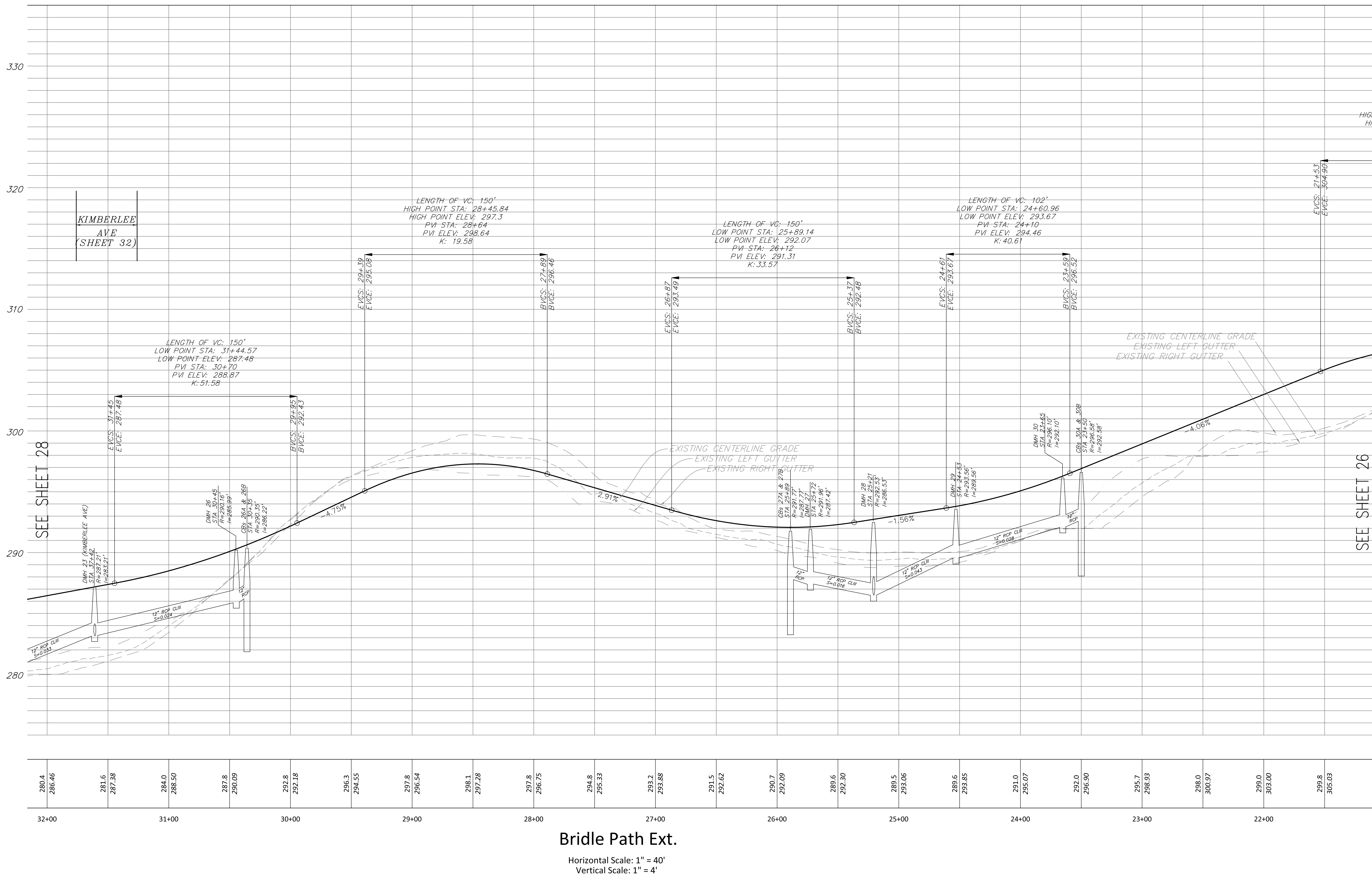


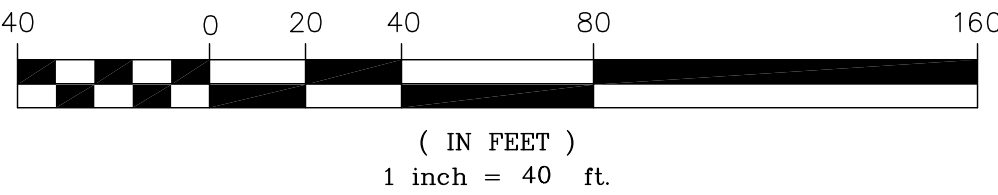
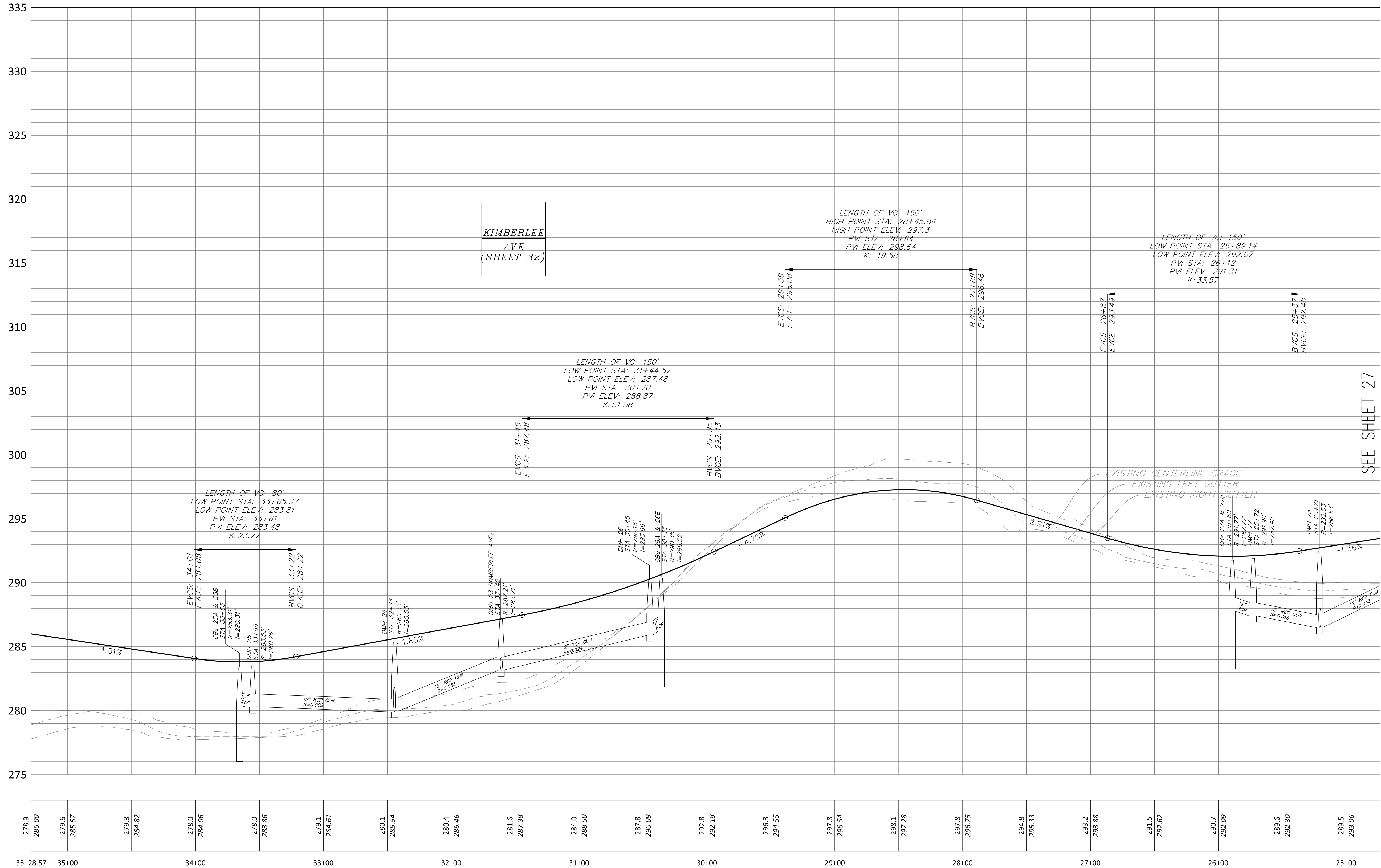
DRAWING TITLE

SCALE: 1" = 40'/4'

DEC. 15, 2019	SHEET NUMBER
---------------	--------------

16-0148G





KIMBERLEE
AVE
(SHEET 32)

LENGTH OF VC: 150'
HIGH POINT STA: 28+45.84
HIGH POINT ELEV: 297.3
PVI STA: 28+64
PVI ELEV: 298.64
K: 19.58

LENGTH OF VC: 150'
LOW POINT STA: 25+89.14
LOW POINT ELEV: 292.07
PVI STA: 26+12
PVI ELEV: 291.31
K: 33.57

LENGTH OF VC: 150'
LOW POINT STA: 31+44.57
LOW POINT ELEV: 287.48
PVI STA: 30+70
PVI ELEV: 288.87
K: 51.58

LENGTH OF VC: 80'
LOW POINT STA: 33+65.37
LOW POINT ELEV: 283.81
PVI STA: 33+61
PVI ELEV: 283.48
K: 23.77

SEE SHEET 27

278.9	279.6	279.3	278.0	278.0	278.0	278.0	279.1	280.1	280.4	281.6	281.8	292.8	296.3	297.8	298.1	297.8	294.8	293.2	291.5	290.7	289.6	289.5
286.00	285.57	284.82	284.06	283.86	283.86	283.86	284.61	285.54	286.46	287.38	287.8	292.18	294.55	296.54	297.28	296.75	295.33	293.88	292.62	292.09	292.30	293.06
35+28.57	35+00		34+00				33+00		32+00		31+00	30+00		29+00		28+00		27+00		26+00		25+00

Bridle Path Ext.
Horizontal Scale: 1" = 40'
Vertical Scale: 1" = 4'

PROJECT:
**Maple Hill
Franklin
Massachusetts**

OWNERS:
**STEVEN LABASTIE
THE FRANKLIN
LABASTIE FAMILY.LLC
&
THE KATHLEEN A.
LABASTIE TRUST
469 MAPLE STREET
FRANKLIN, MA 02038**

**FITZGERALD FAMILY
IRREVOCABLE TRUST
441 MAPLE STREET
FRANKLIN, MA 02038**

APPLICANT:
**CARROLL
CONSTRUCTION
CORP.
BOX 395
FOXBOROUGH, MA
02035**



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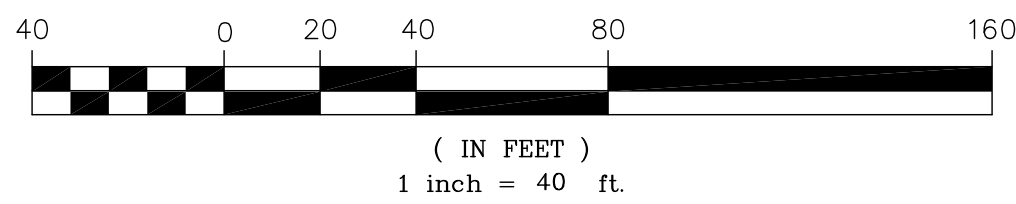
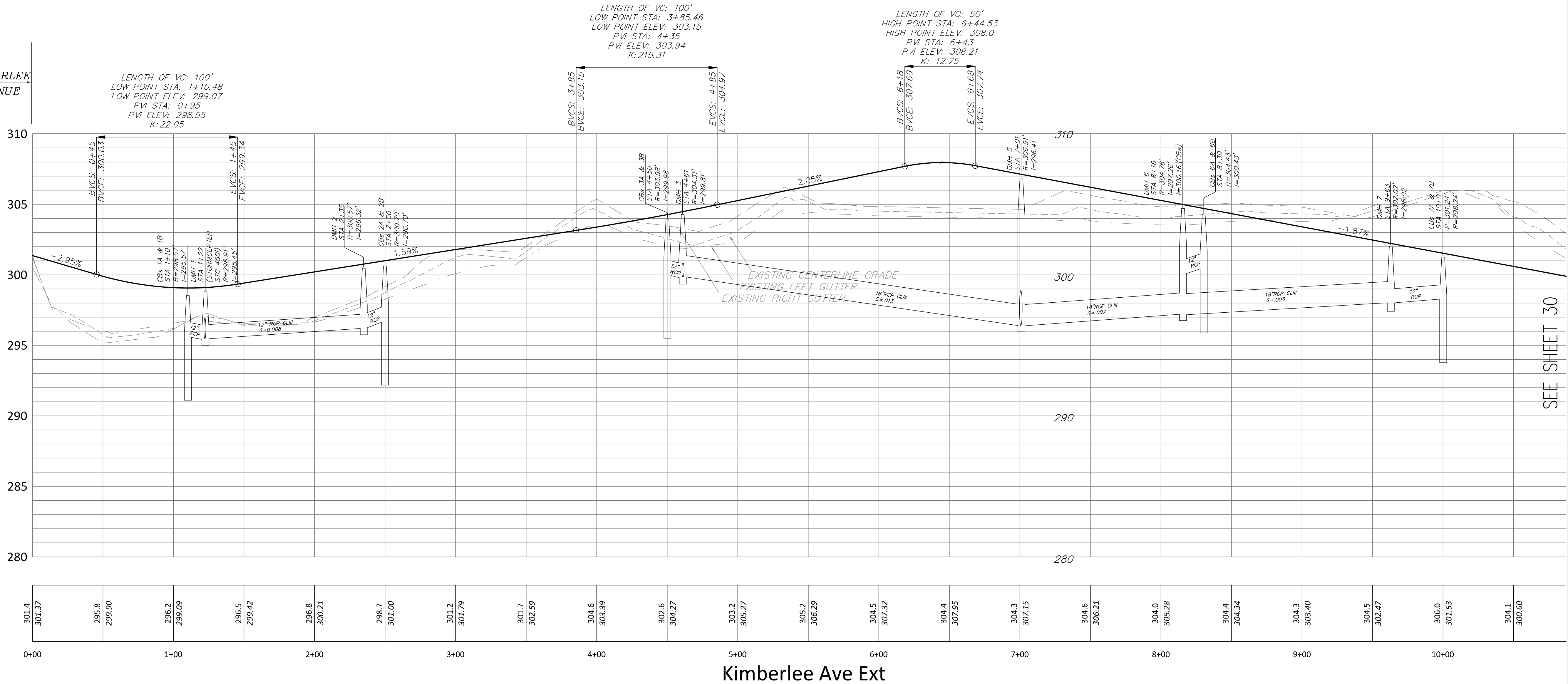
DATE _____ FRANKLIN TOWN CLERK



DRAWING TITLE

Definitive Profile –
Bridle Path

KIMBERLEE
AVENUE



PROJECT:

Maple Hill
Franklin
Massachusetts

OWNERS:

STEVEN LABASTIE
THE FRANKLIN
LABASTIE FAMILY.LLC
&
THE KATHLEEN A.
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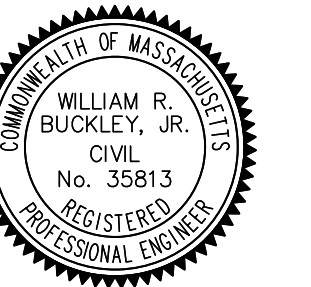
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STAMP



DRAWING TITLE

Definitive Profile –
Kimberlee Avenue

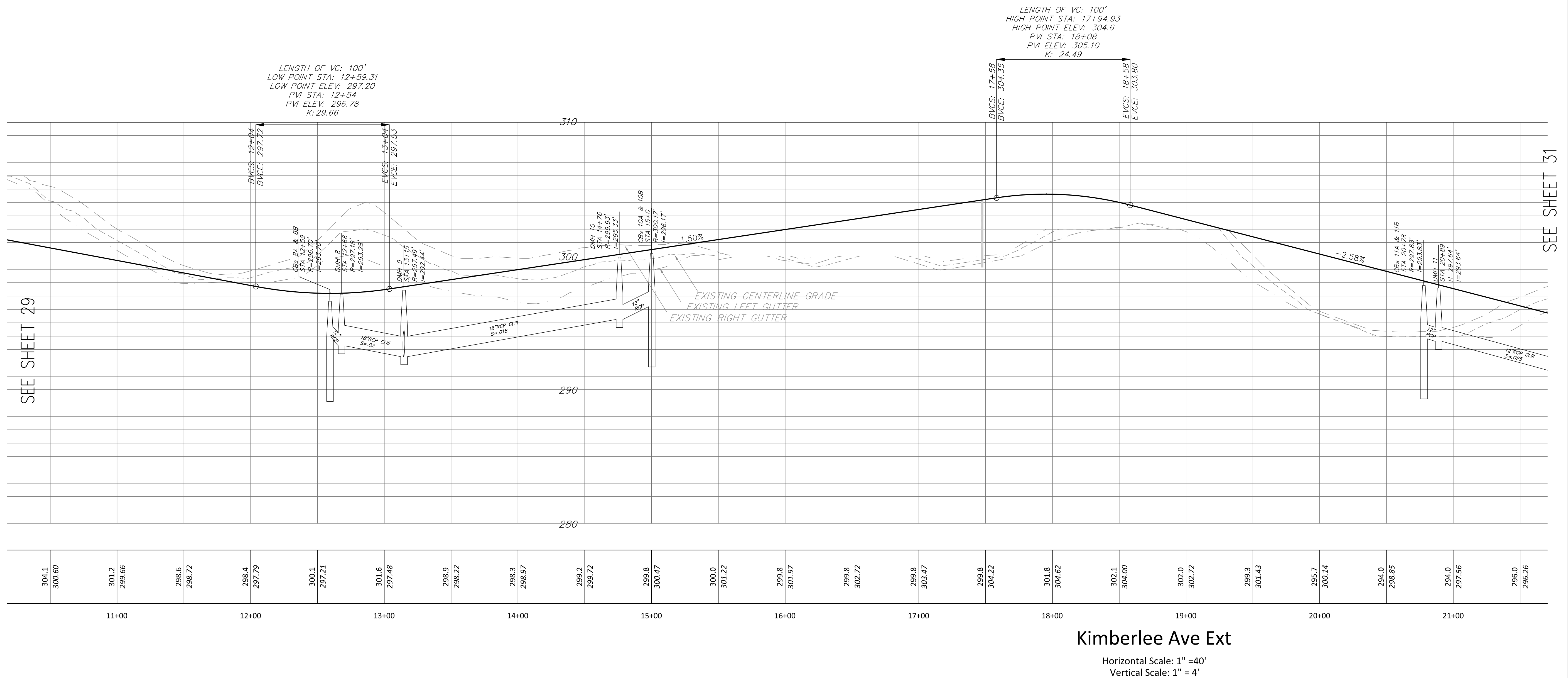
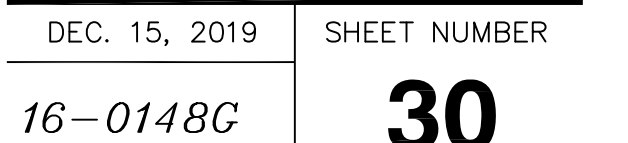
SCALE: 1" = 40'/4'

DEC. 15, 2019 SHEET NUMBER
16-0148C 29

Maple Hill
Franklin
Massachusetts

STEVEN LABASTIE
THE FRANKLIN
LABASTIE FAMILY.LLC
&
THE KATHLEEN A.
LABASTIE TRUST
469 MAPLE STREET
FRANKLIN, MA 02038

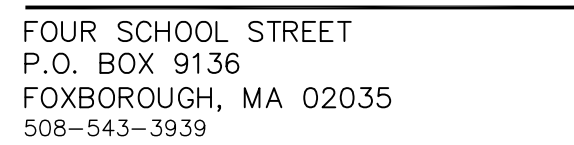
CARROLL
CONSTRUCTION
CORP.
BOX 395
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02035



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Franklin
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THE FRANKLIN
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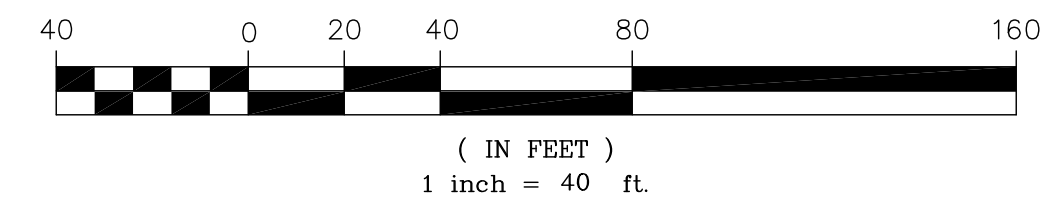
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CORP.
BOX 395
FOXBOROUGH, MA
02035



DATE _____ FRANKLIN TOWN CLERK _____

Definitive Profile – Kimberlee Avenue

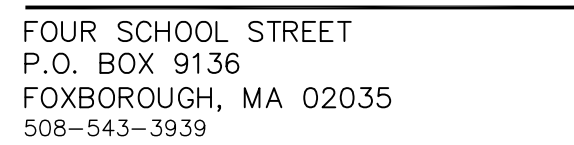
31



Maple Hill
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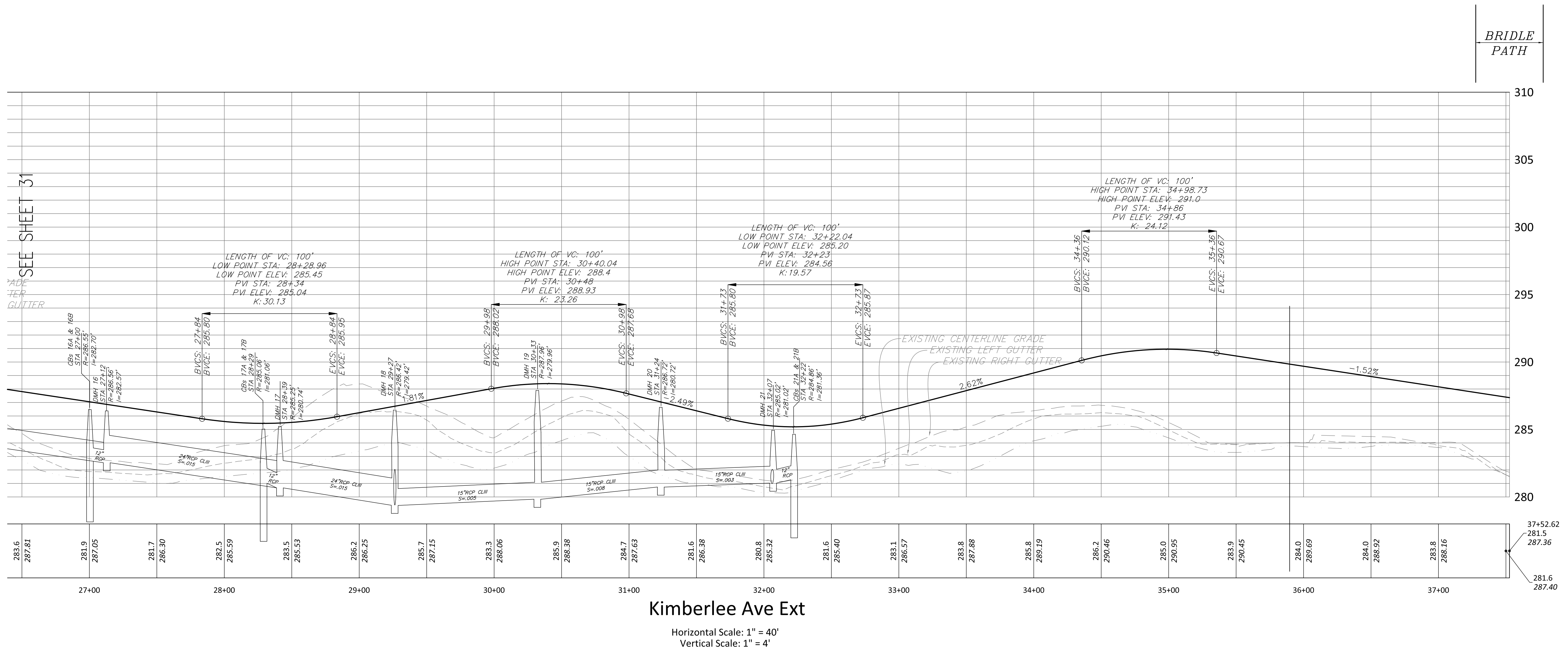
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CONSTRUCTION
CORP.
BOX 395
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02035

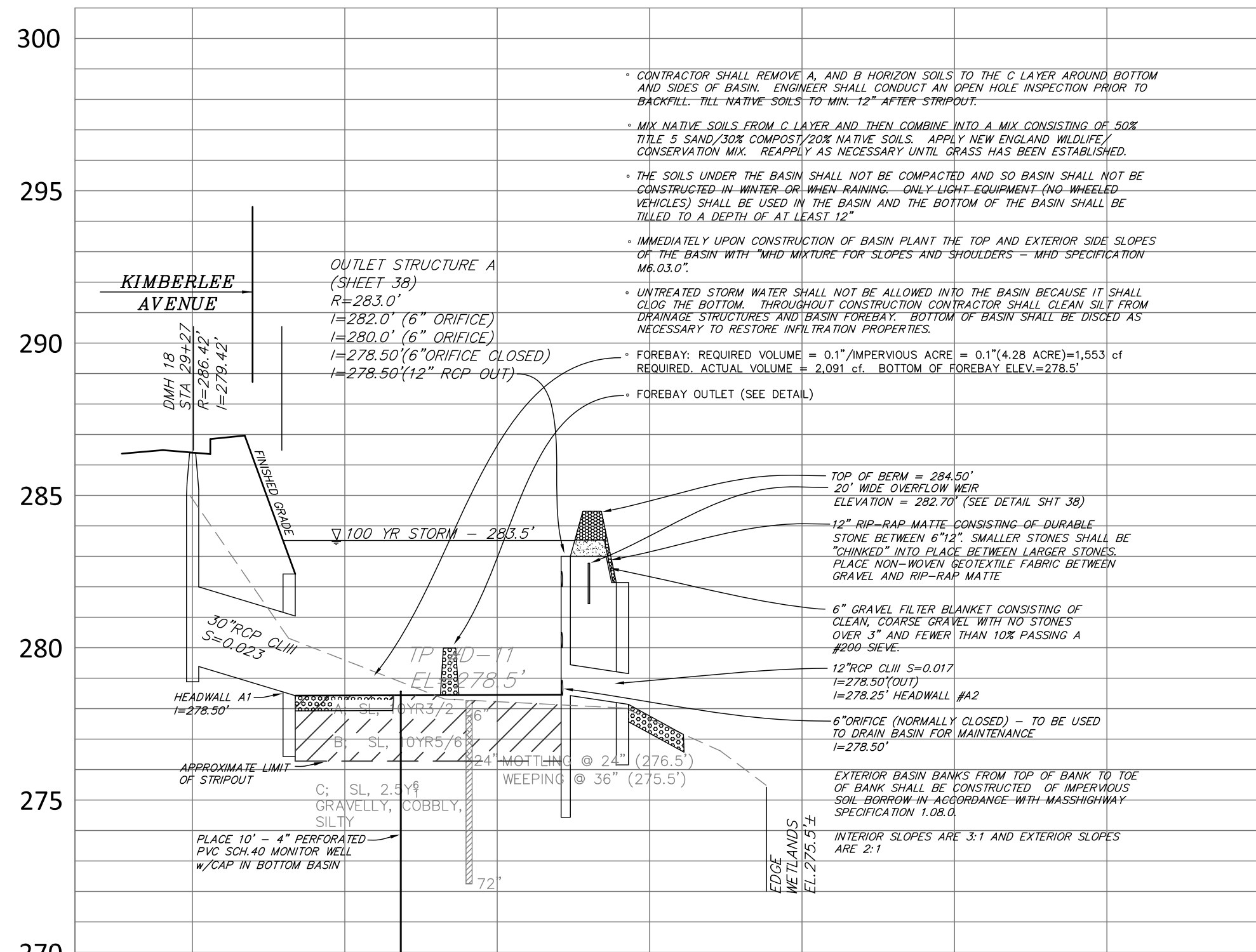


WE HEREBY CERTIFY THAT 20 DAYS HAVE
ELAPSED SINCE PLANNING BOARD APPROVAL
AND THAT NO APPEAL HAS BEEN FILED IN
YOUR OFFICE.

Definitive Profile – Kimberlee Avenue

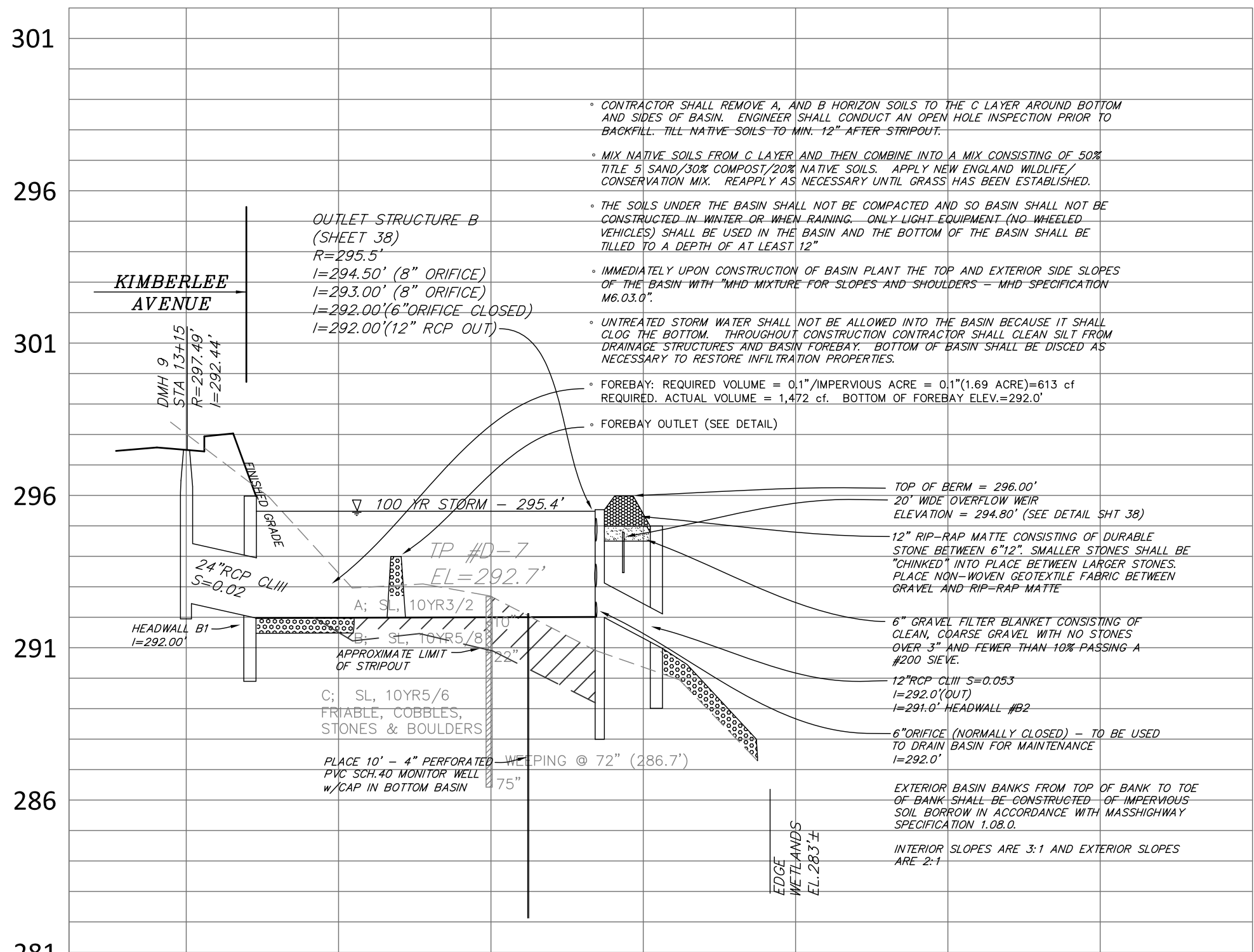
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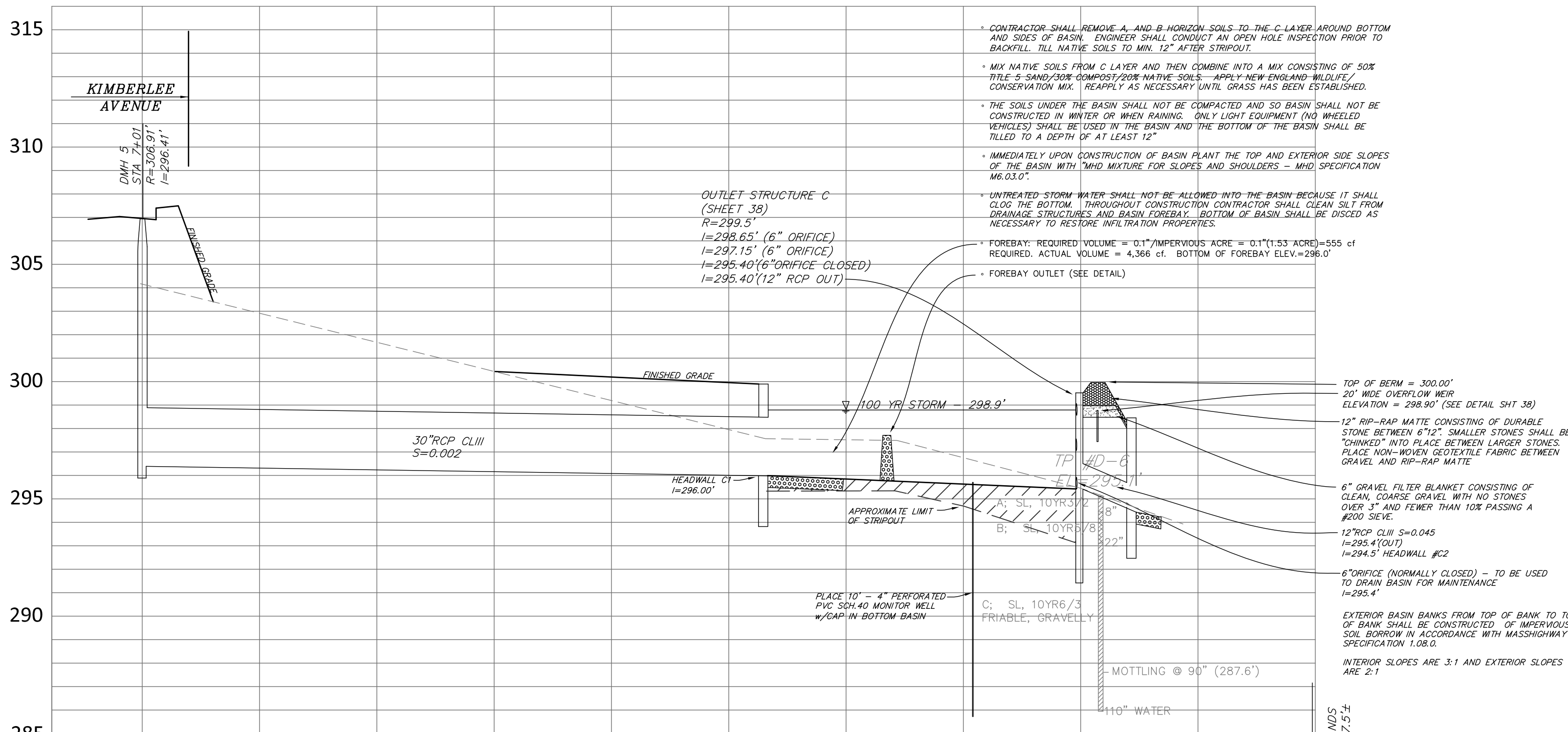
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Horizontal Scale: 1" = 40'
Vertical Scale: 1" = 4'



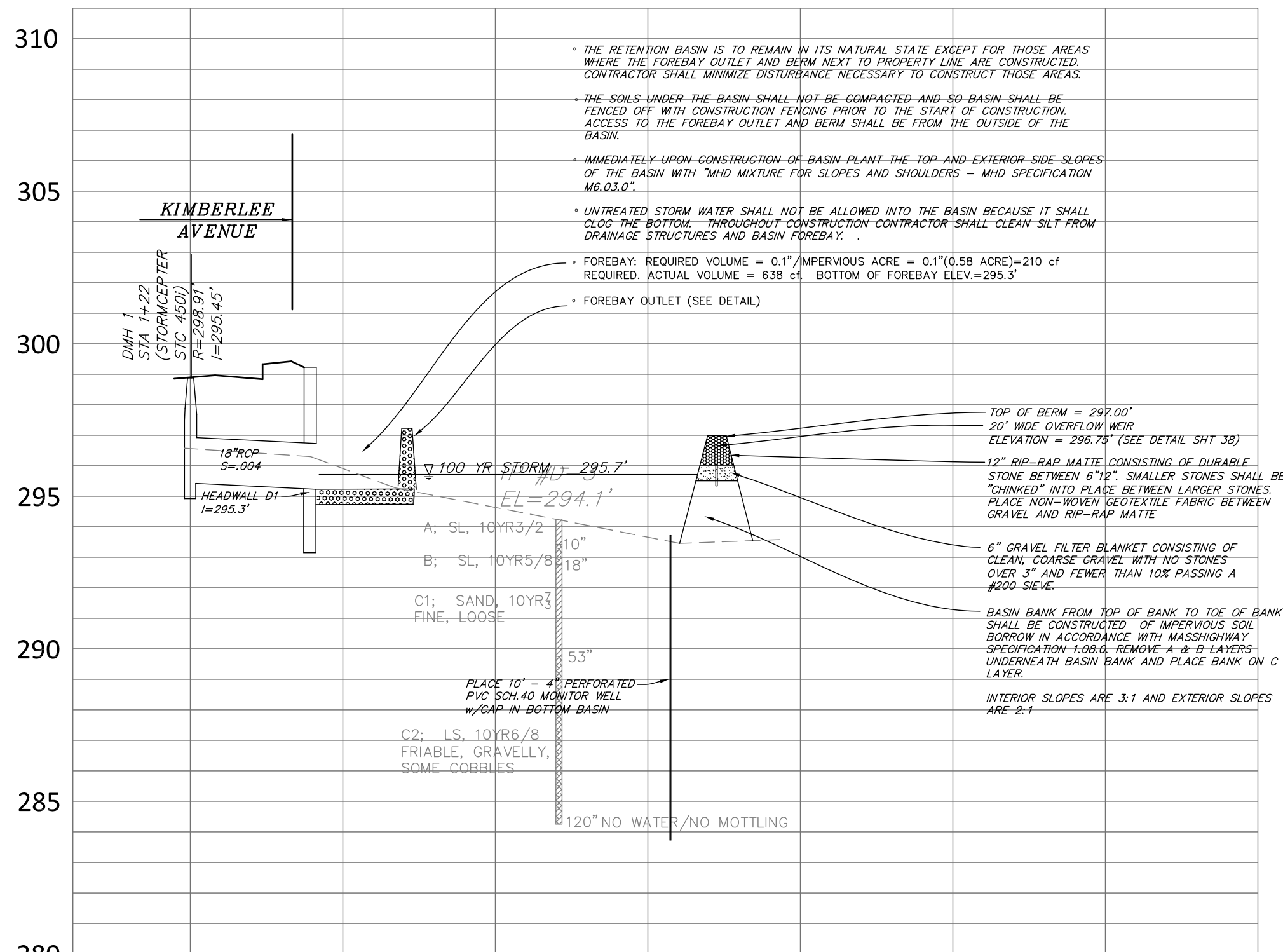
DETENTION BASIN B

Horizontal Scale: 1" = 40'
Vertical Scale: 1" = 4'



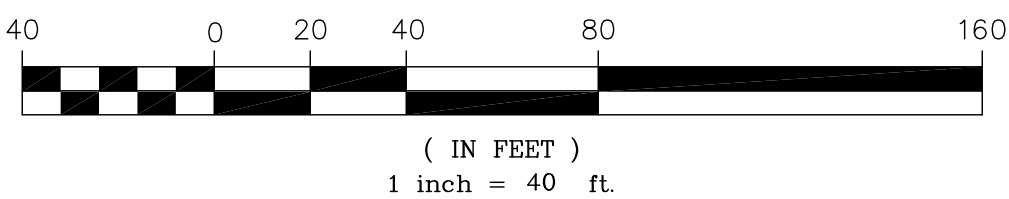
DETENTION BASIN C

Horizontal Scale: 1" = 40'
Vertical Scale: 1" = 4'



RETENTION BASIN D

Horizontal Scale: 1" = 40'
Vertical Scale: 1" = 4'



PROJECT:

Maple Hill
Franklin
Massachusetts

OWNERS:

STEVEN LABASTIE
THE FRANKLIN
LABASTIE FAMILY LLC
&
THE KATHLEEN A.
LABASTIE TRUST
469 MAPLE STREET
FRANKLIN, MA 02038

FITZGERALD FAMILY
IRREVOCABLE TRUST
441 MAPLE STREET
FRANKLIN, MA 02038

APPLICANT:

CARROLL
CONSTRUCTION
CORP.
BOX 395
FOXBOROUGH, MA
02035



Bay Colony Group, Inc.
Professional Civil Engineers &
Professional Land Surveyors

FOUR SCHOOL STREET
P.O. BOX 9136
FOXBOROUGH, MA 02035
508-543-3939

DATE APPROVED:

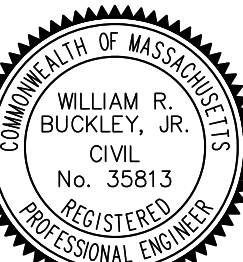
DATE ENDORSED:

FRANKLIN PLANNING BOARD

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DRAWING TITLE

Drain Cross
Sections

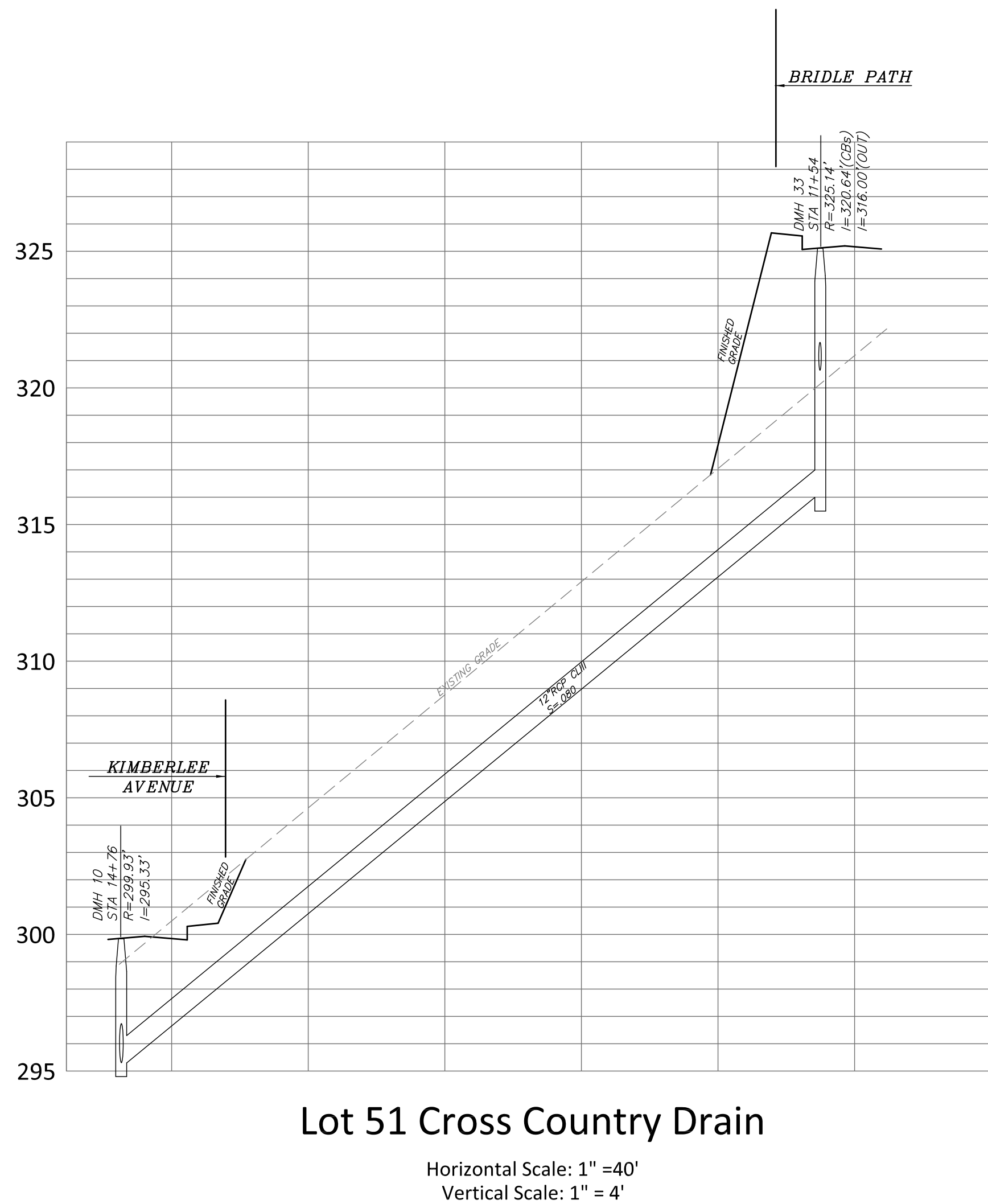
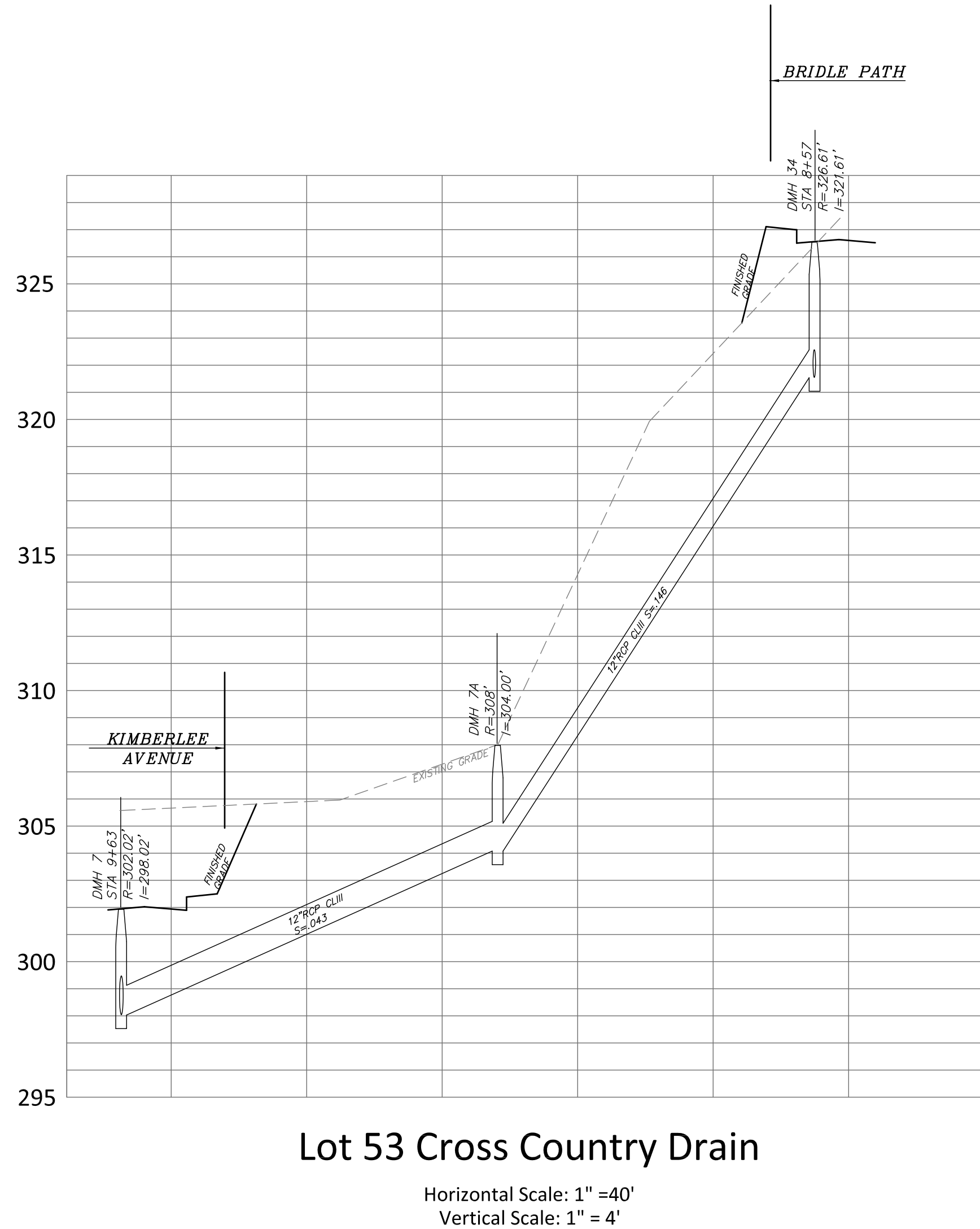
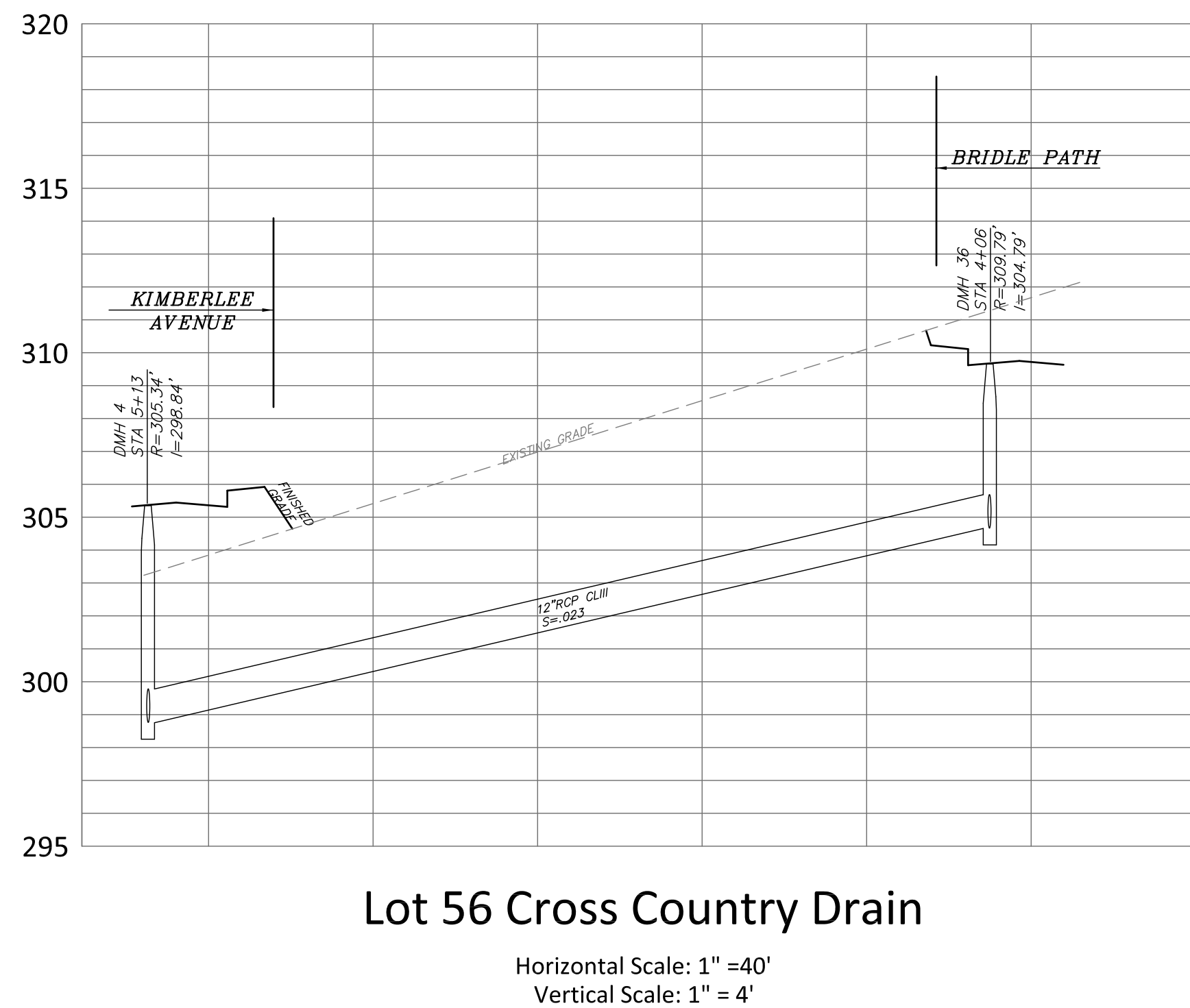
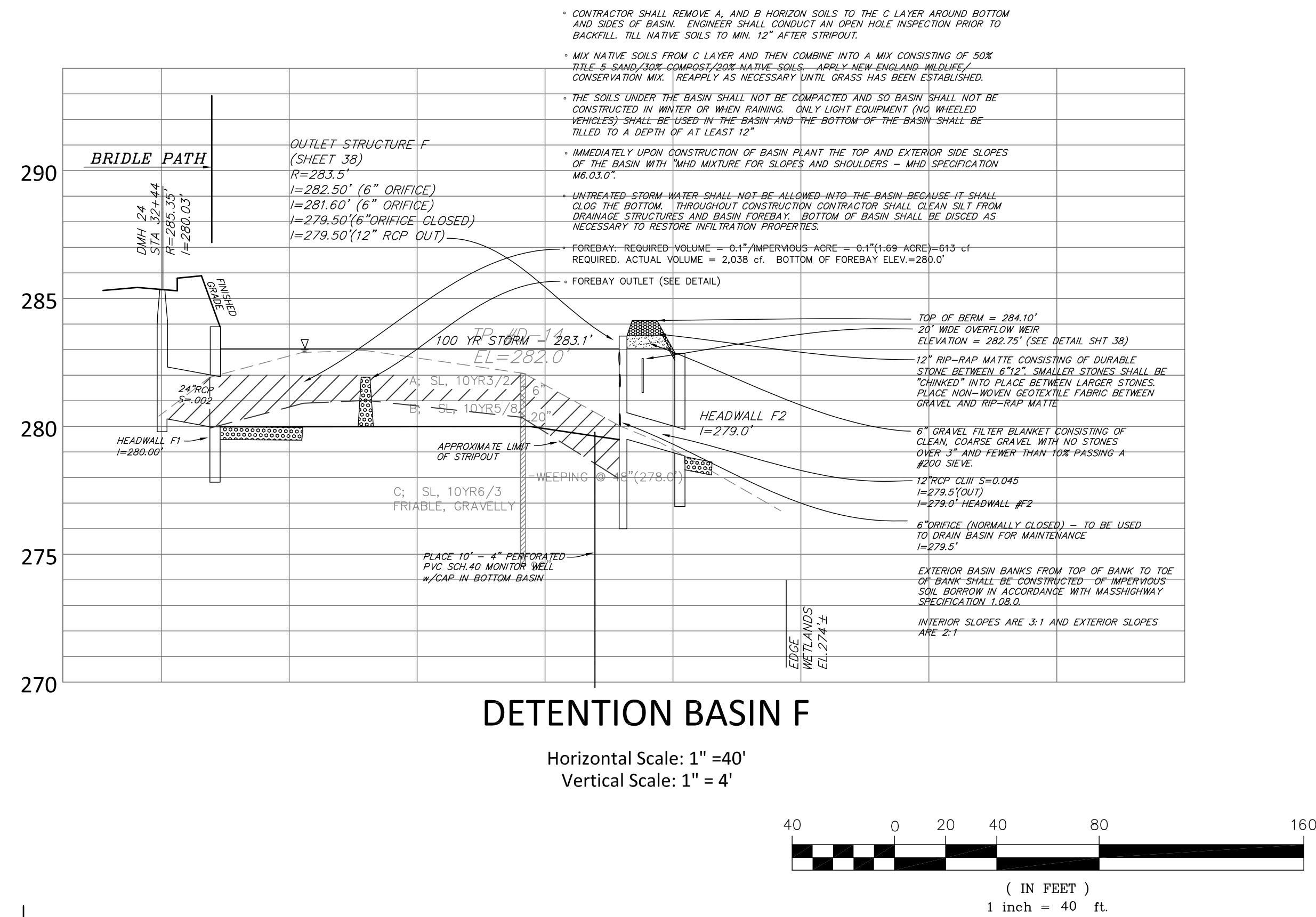
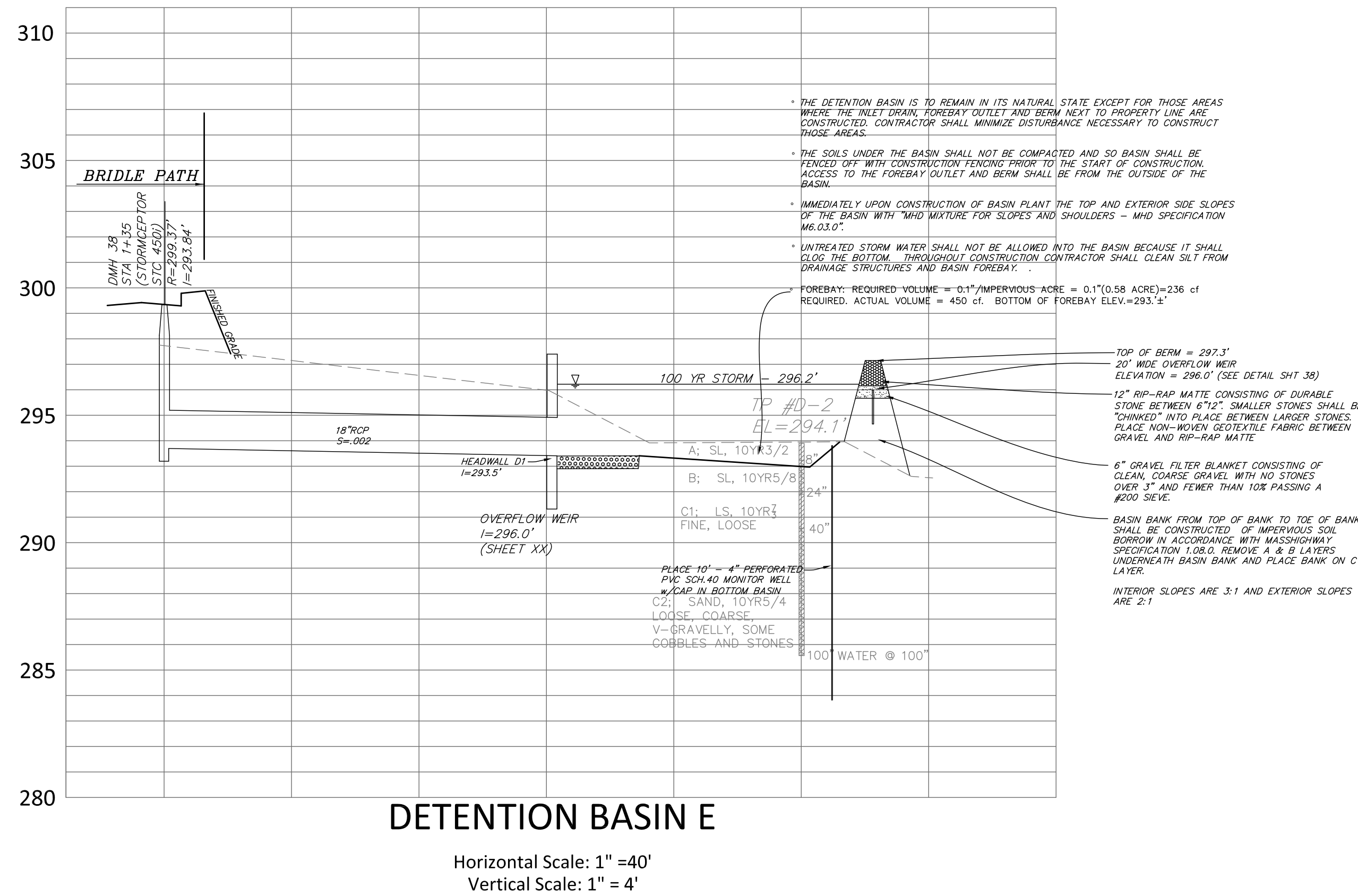
SCALE: 1" = 40'/4'

DEC. 15, 2019

SHEET NUMBER

16-0148C

33



PROJECT:
**Maple Hill
Franklin
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OWNERS:
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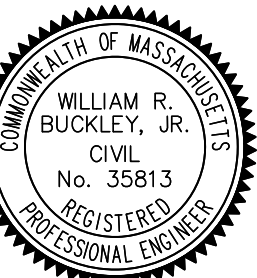
FOUR SCHOOL STREET
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FOXBOROUGH, MA 02035
508-543-3939

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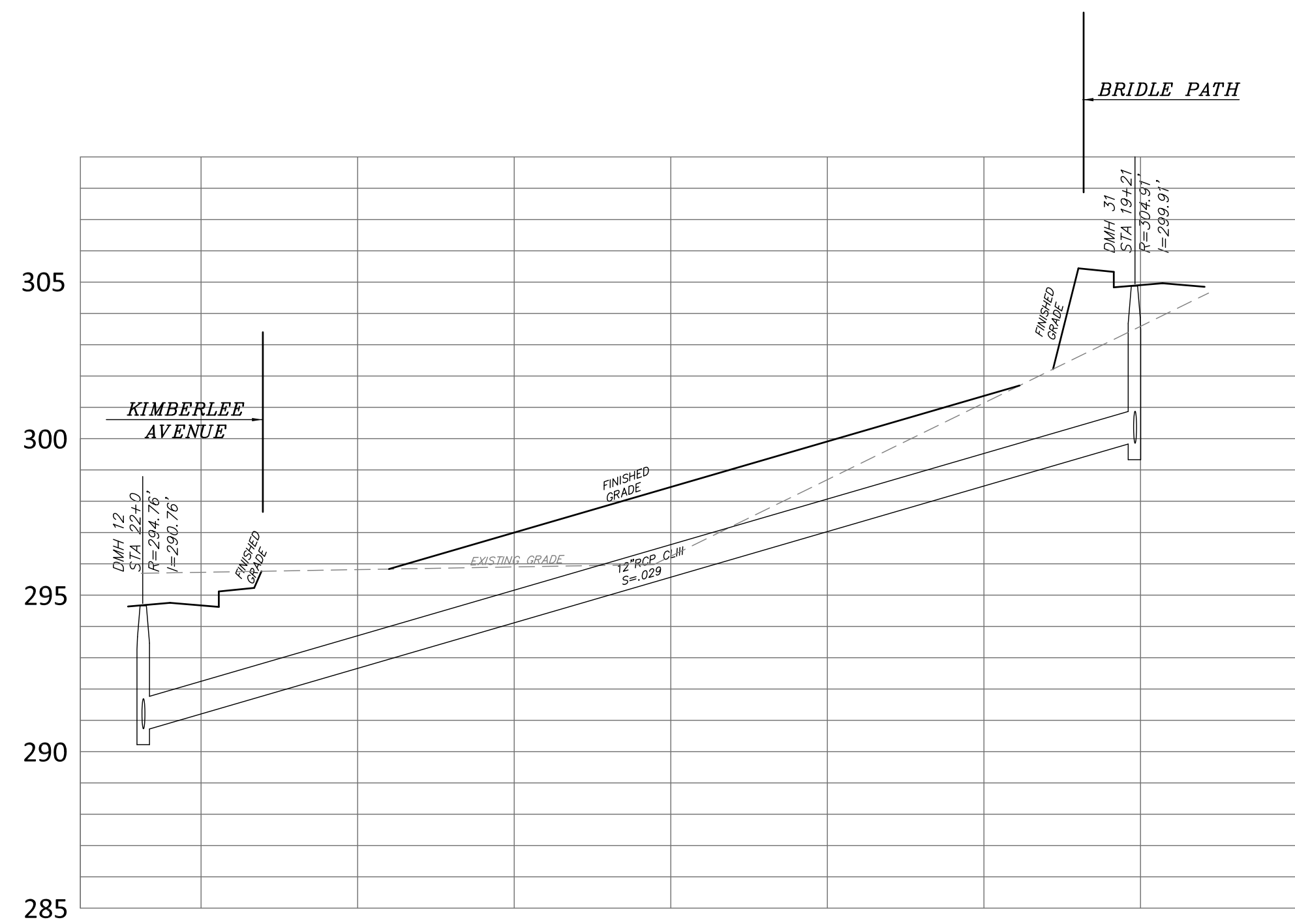
DRAWING TITLE

Drain Cross
Sections

SCALE: 1" = 40'/4'

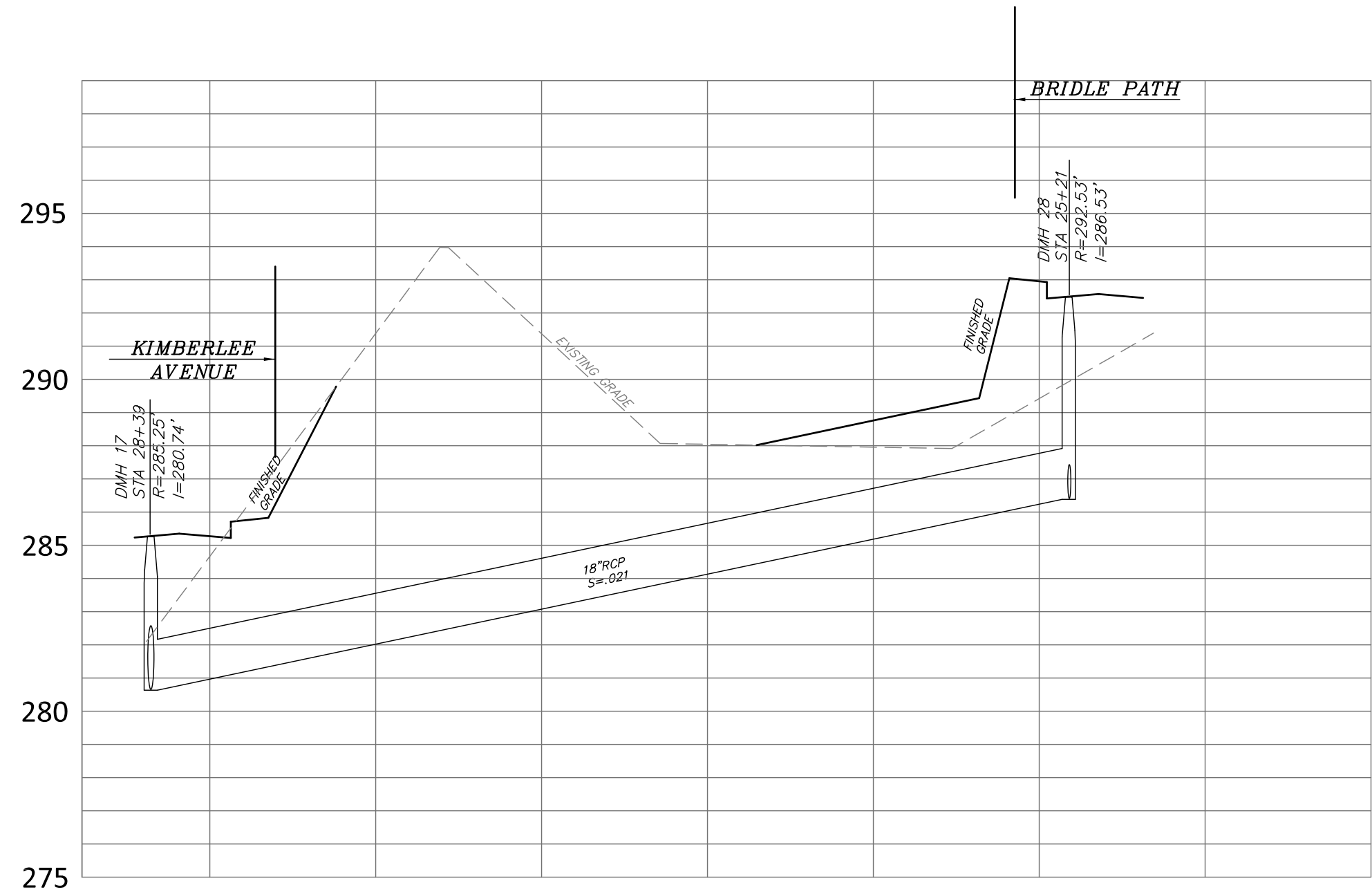
DEC. 15, 2019 SHEET NUMBER

16-0148C **34**



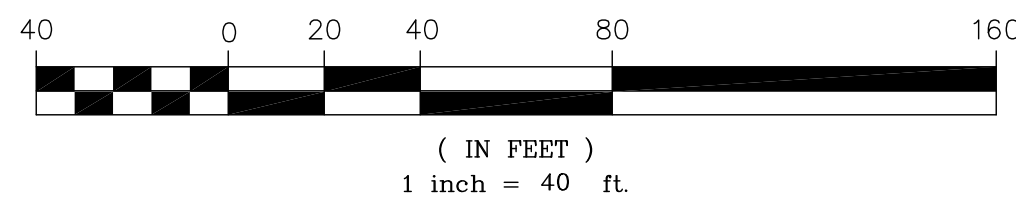
Lot 46 Cross Country Drain

Horizontal Scale: 1" = 40'
Vertical Scale: 1" = 4'



Lot 42 Cross Country Drain

Horizontal Scale: 1" = 40'
Vertical Scale: 1" = 4'



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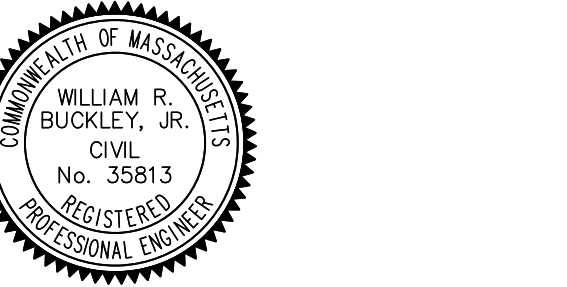
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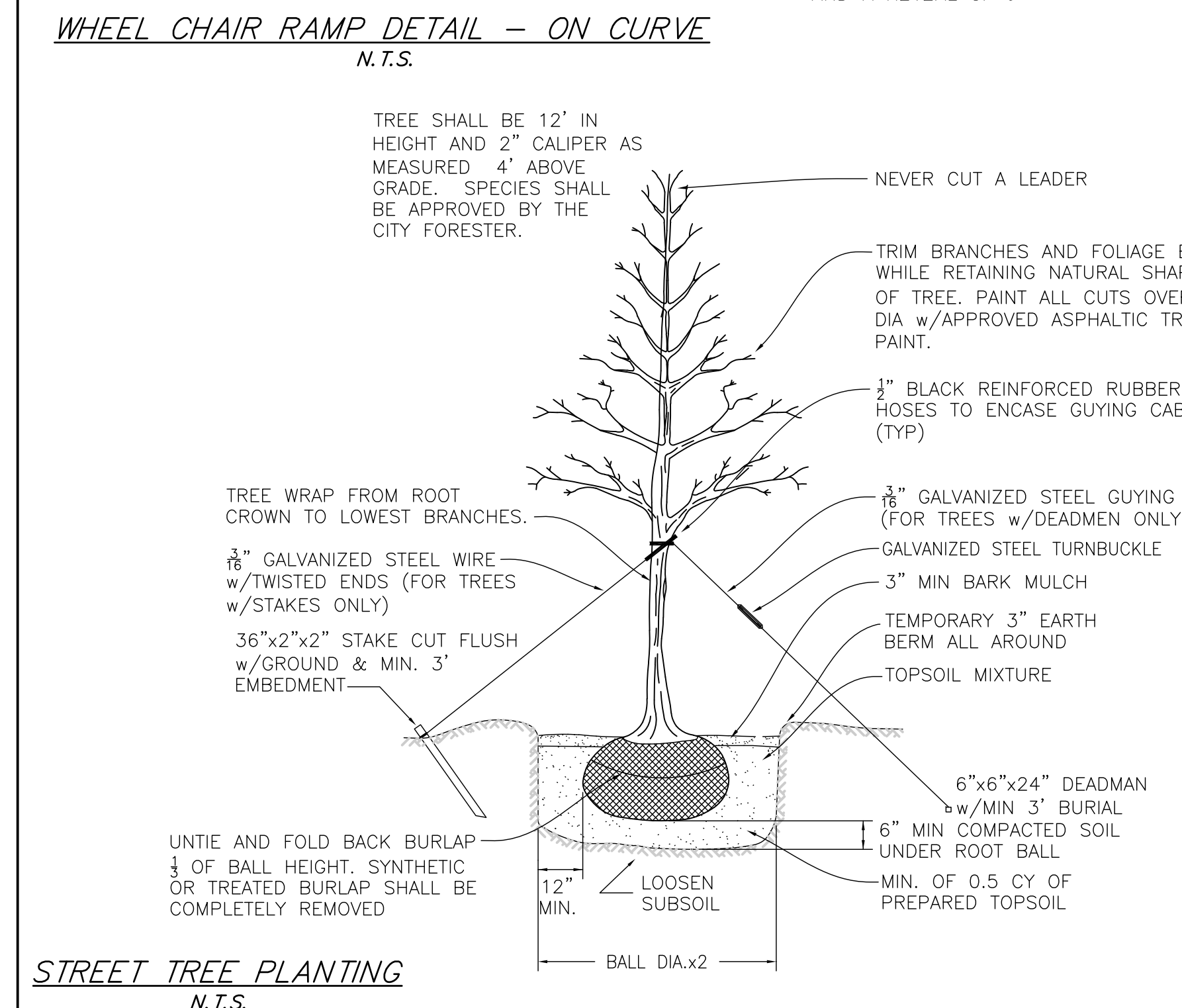
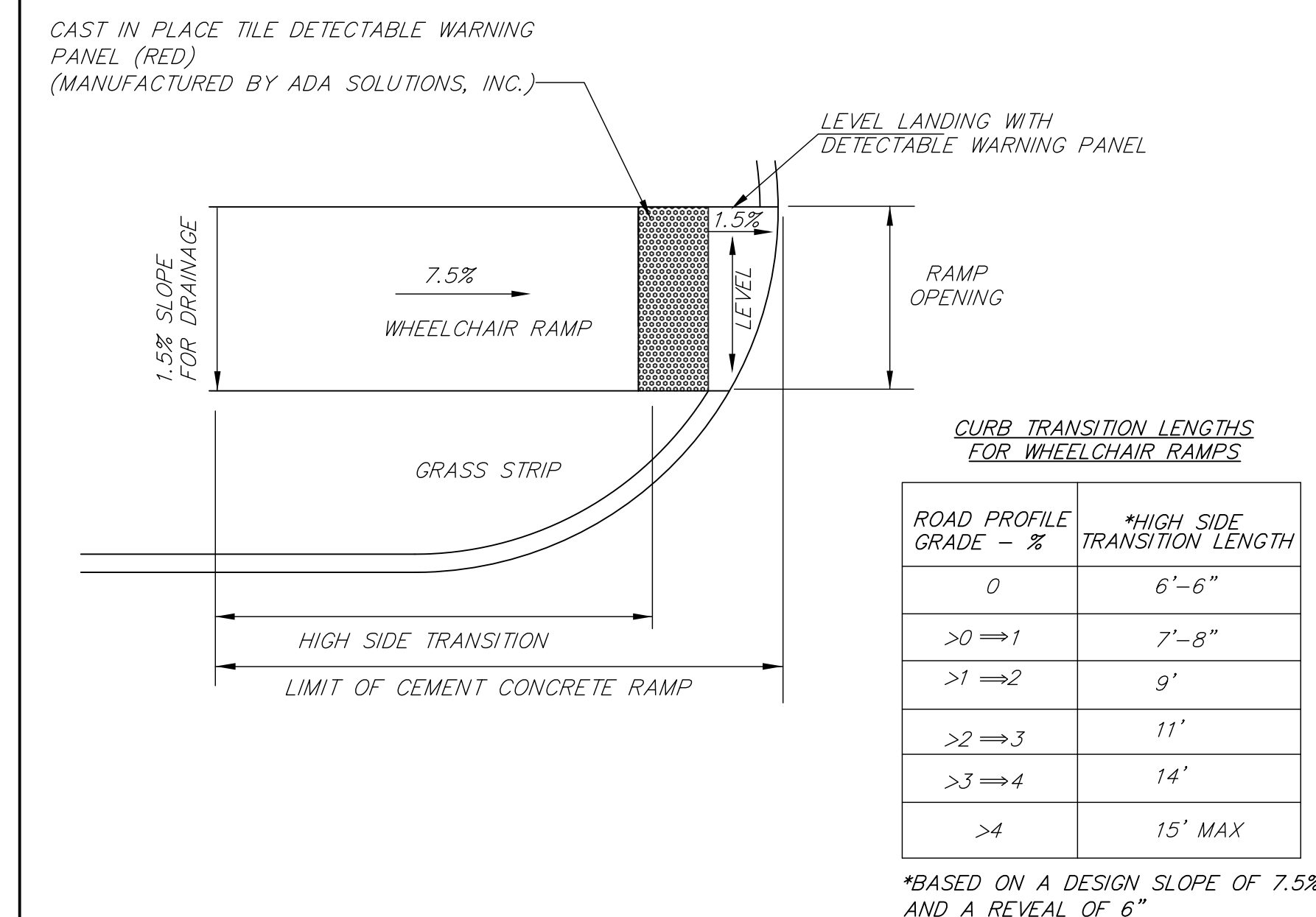
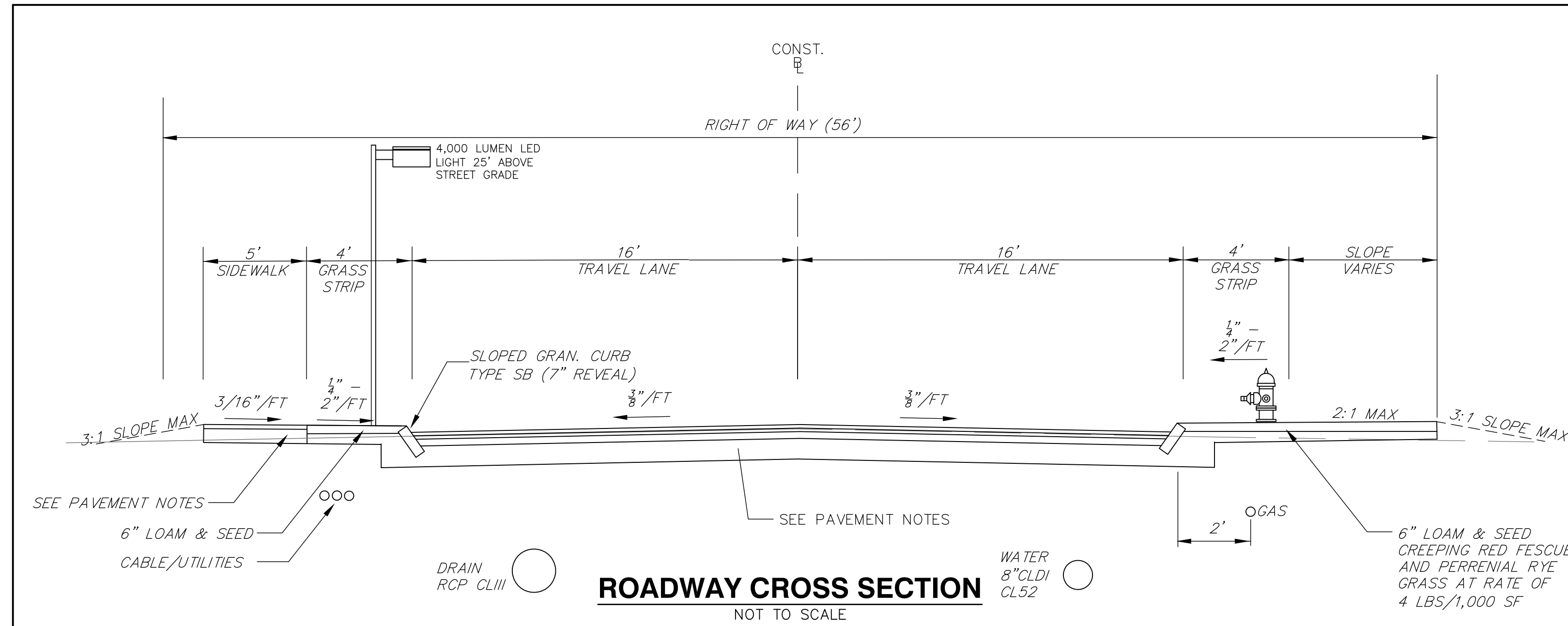


DRAWING TITLE

Drain Cross
Sections

SCALE: 1" = 40'/4'

DEC. 15, 2019	SHEET NUMBER
16-0148C	35



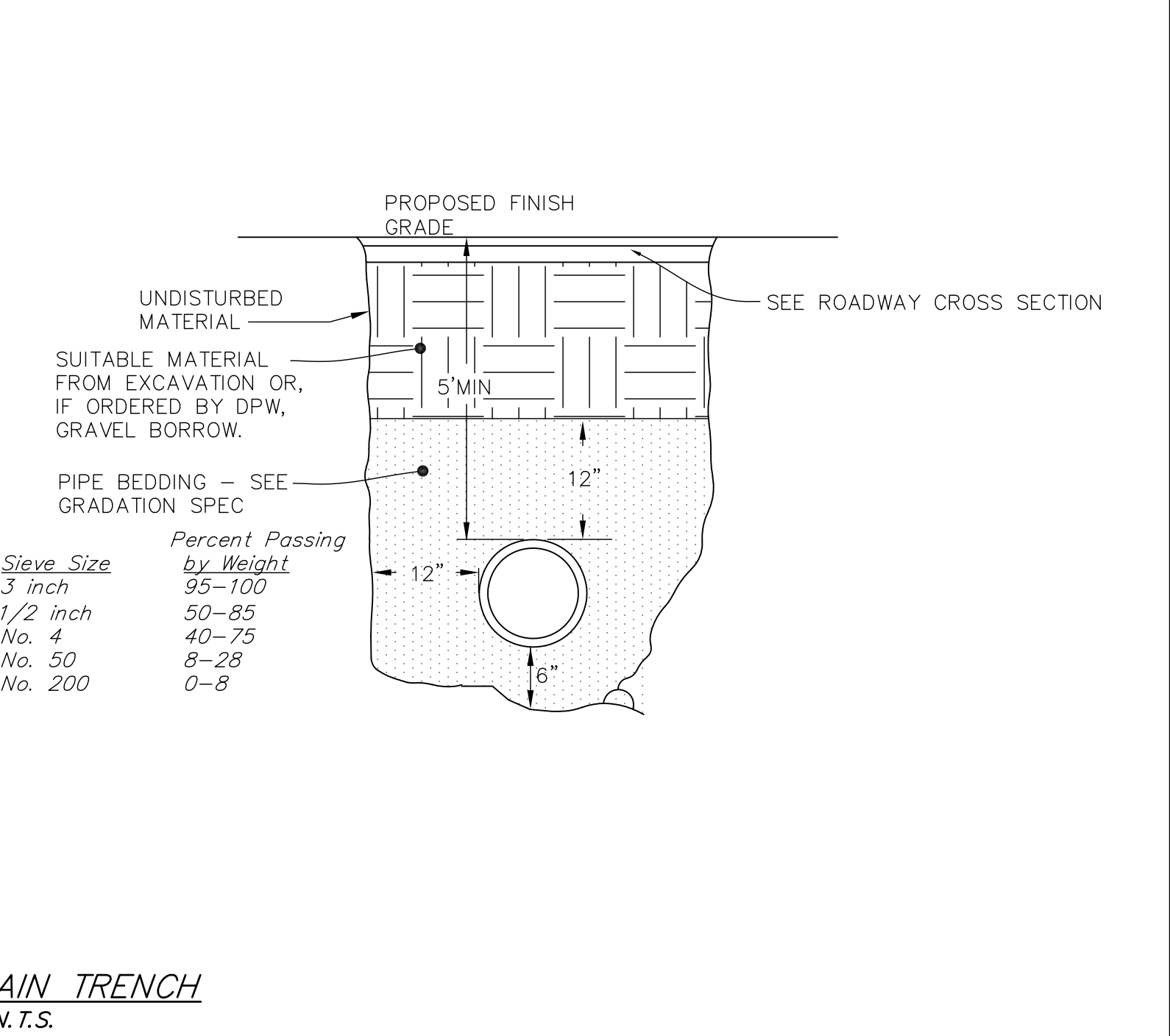
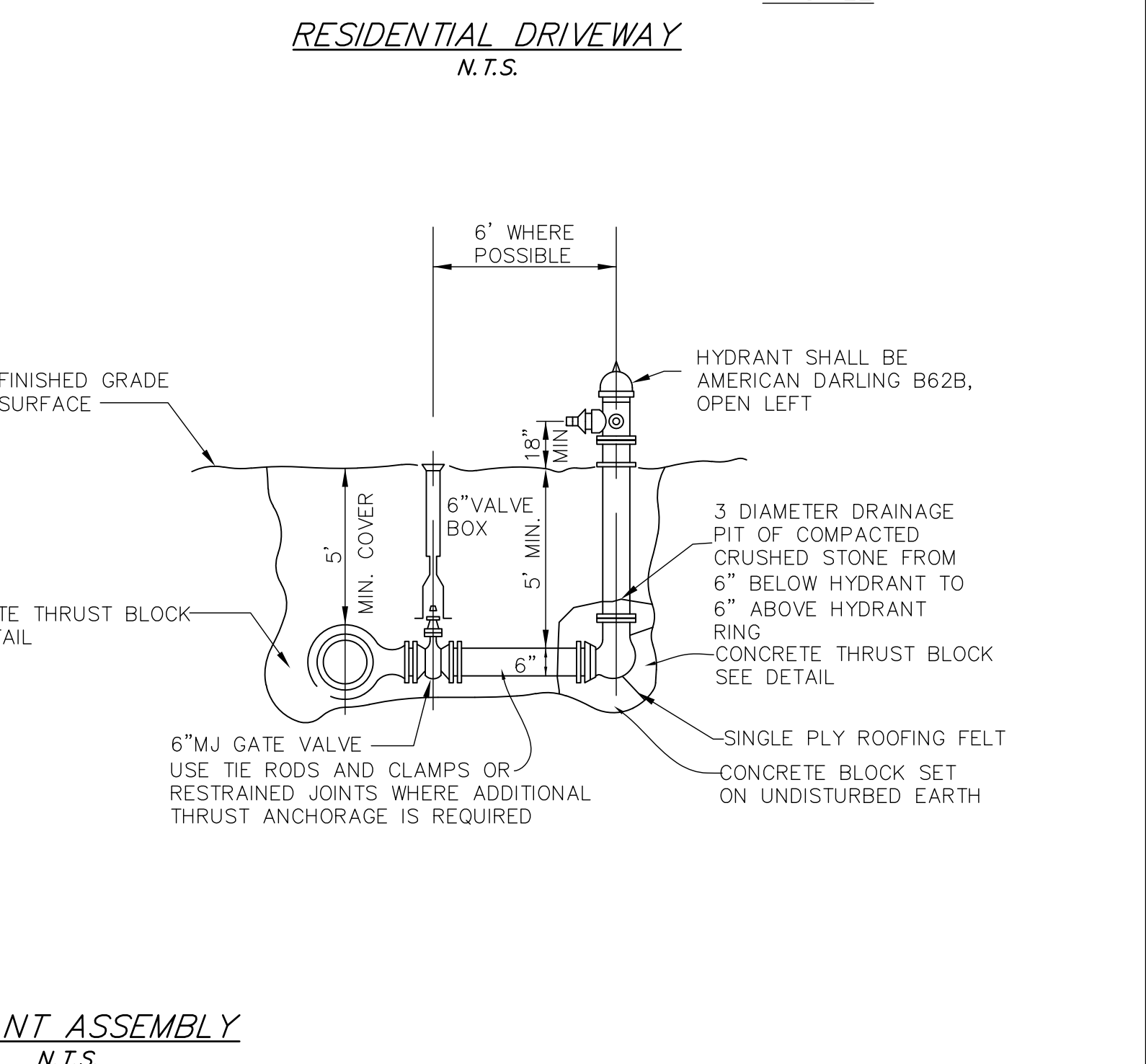
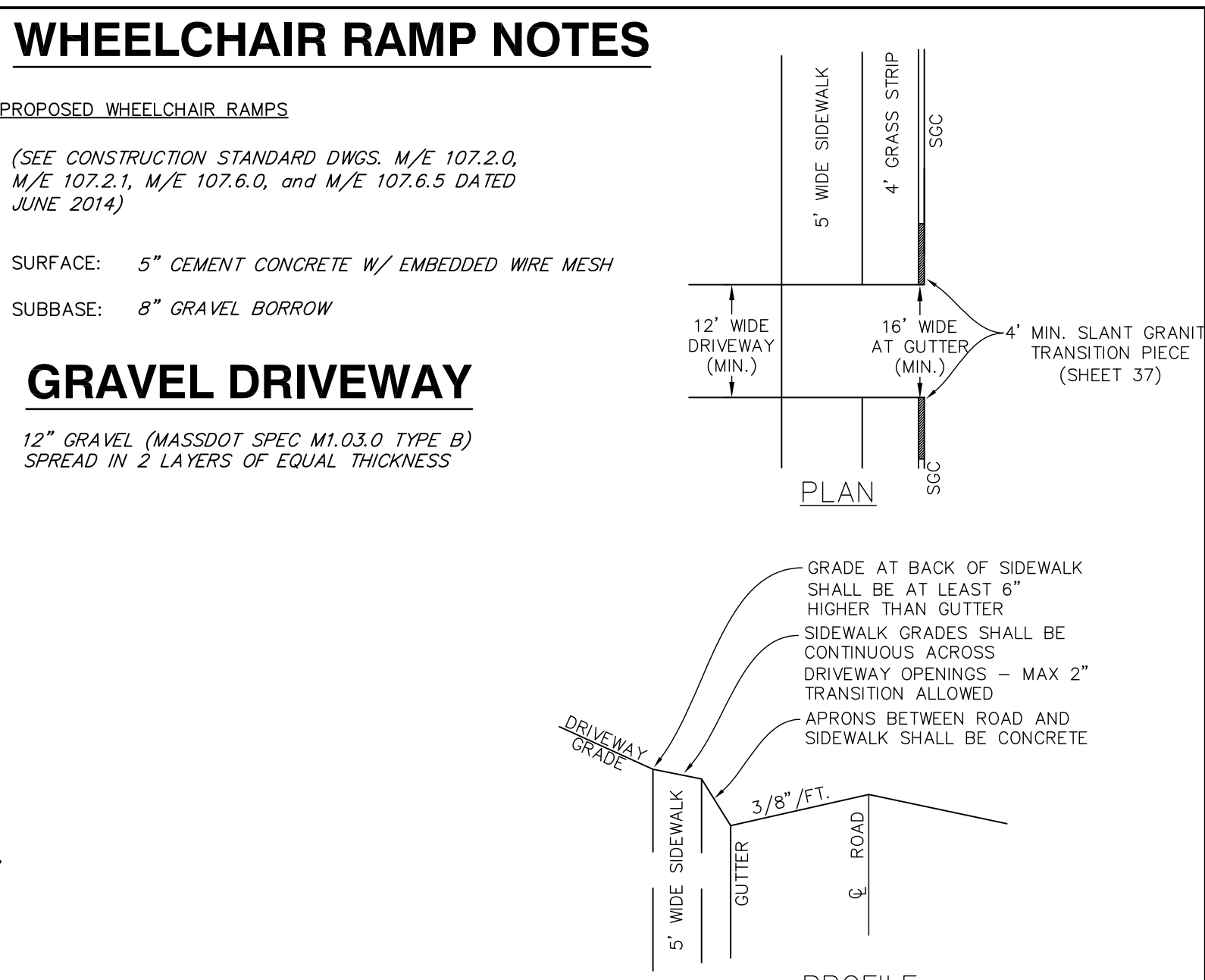
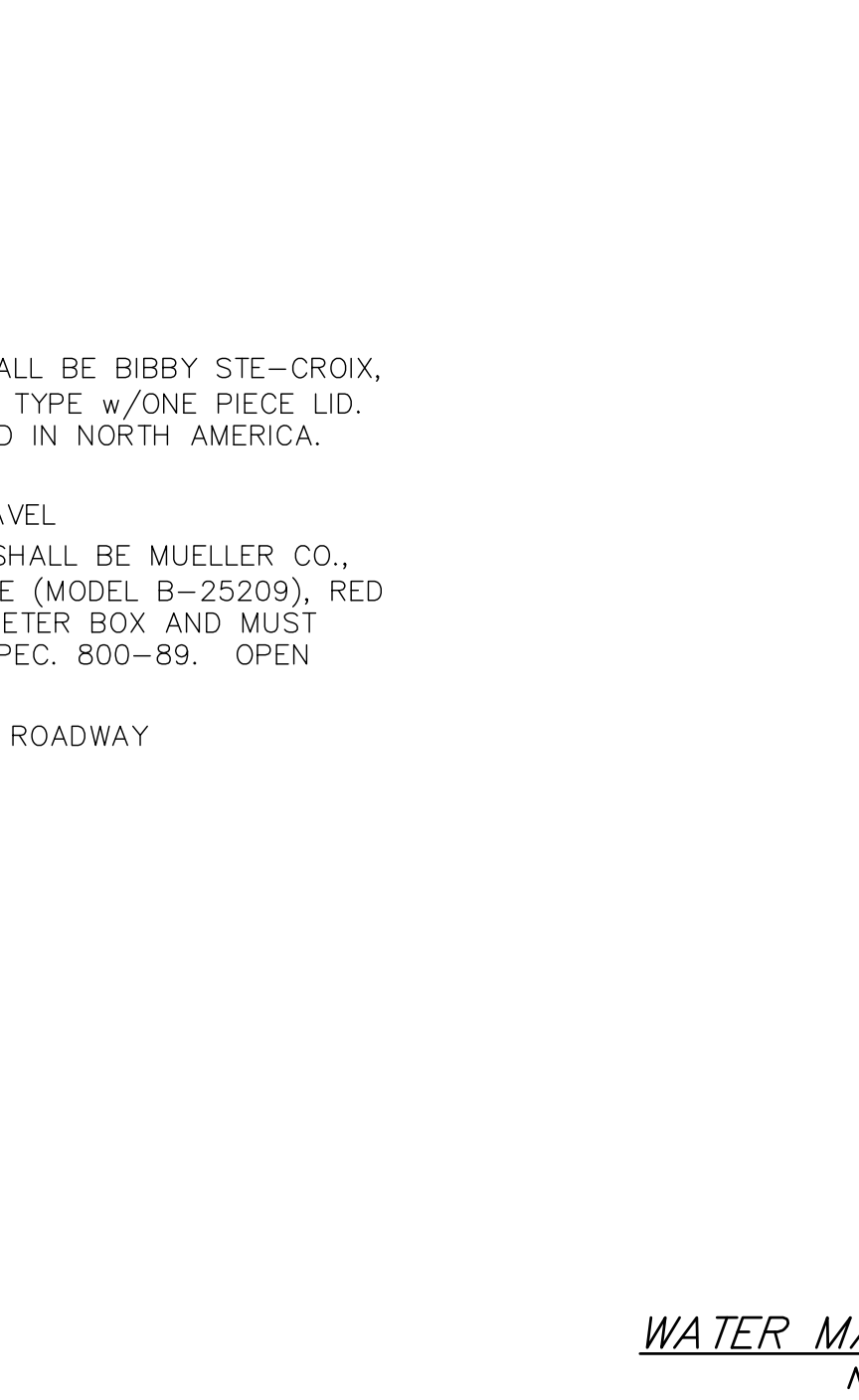
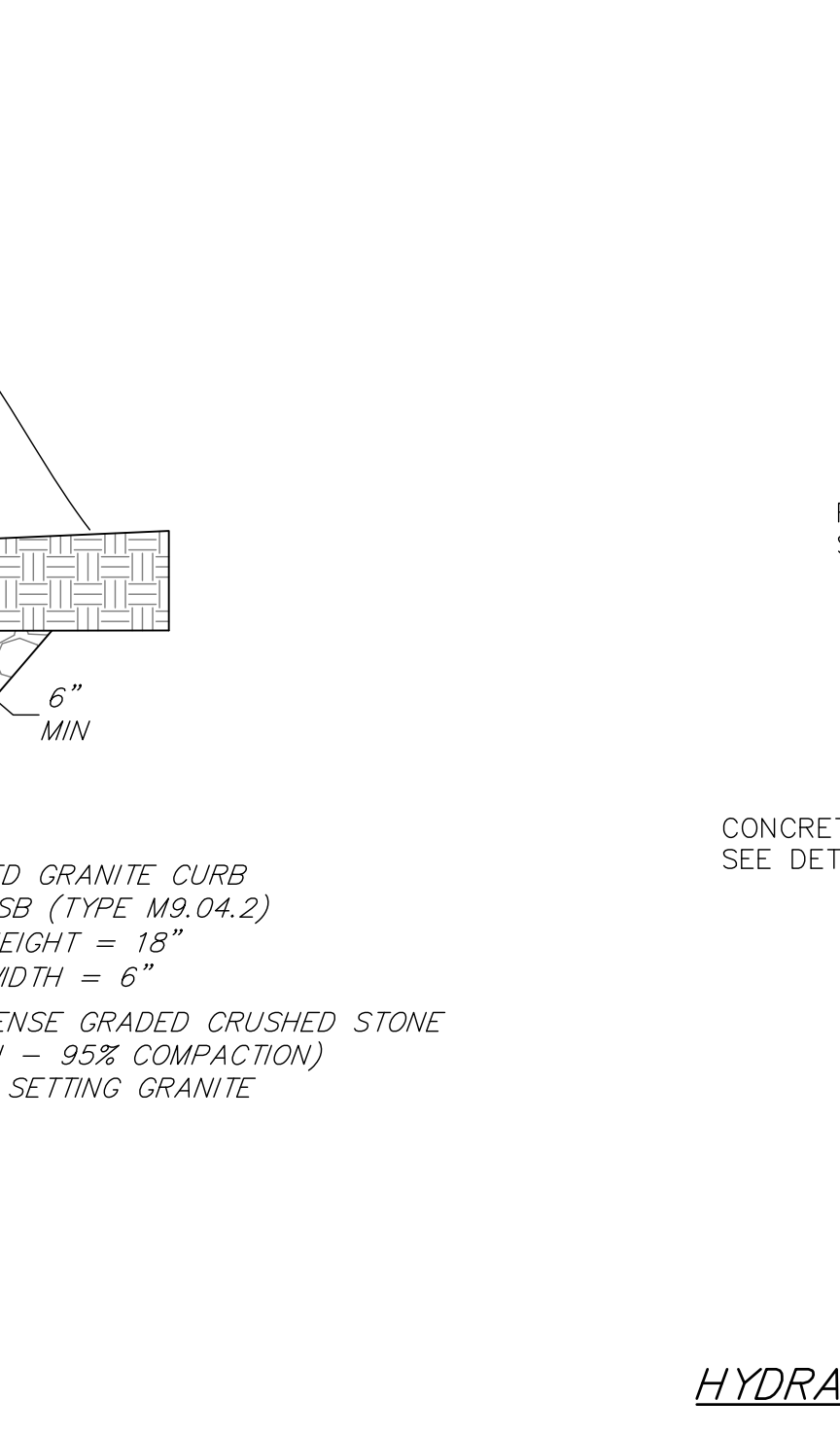
PAVEMENT NOTES

HOT MIX ASPHALT ROADWAY PAVEMENT
SURFACE: 1-1/2" TYPE I-1 HOT MIX ASPHALT TOP COURSE PLACED IN ONE COURSE
BASE: 2-1/2" HOT MIX ASPHALT BINDER COURSE MATERIAL PLACED IN ONE COURSE
SUBBASE: 12" GRAVEL (MASSDOT SPEC M1.03.0 TYPE B) SPREAD IN 2 LAYERS OF EQUAL THICKNESS

CEMENT CONCRETE SIDEWALK PAVEMENT
SURFACE: 5" CEMENT CONCRETE (4,000 PSI)
SUBBASE: 8" GRAVEL (MASSDOT SPEC M1.03.0 TYPE B)
BROOM FINISH. CURING AND SEALING COMPOUNDS SHALL BE APPLIED. FOUR BY FOUR INCH WELDED WIRE MESH SHALL BE INSTALLED AT ALL DRIVEWAY APRONS. SIDEWALK GRADE SHALL BE CONTINUOUS ACROSS DRIVEWAY OPENINGS. PREFORMED EXPANSION JOINTS SHALL BE INSTALLED 15' ON CENTER. TROWLED JOINTS SHALL BE INSTALLED 5' ON CENTER.

HOT MIX ASPHALT DRIVEWAYS (WITHIN ROADWAY LAYOUT)
SURFACE: 1-1/2" TYPE I-1 HOT MIX ASPHALT TOP COURSE PLACED IN ONE COURSE
BASE: 2-1/2" HOT MIX ASPHALT BINDER COURSE MATERIAL PLACED IN ONE COURSE
SUBBASE: 12" GRAVEL (MASSDOT SPEC M1.03.0 TYPE B) SPREAD IN 2 LAYERS OF EQUAL THICKNESS

GRADE AT THE BACK OF THE SIDEWALK SHALL BE AT LEAST 6" HIGHER THAN THE GUTTER LINE. DRIVEWAYS SHALL BE AT LEAST 10' WIDE AT STREET LINE AND 16' WIDE AT GUTTER LINE.



PROJECT: **Maple Hill Franklin Massachusetts**

OWNERS: **STEVEN LABASTIE THE FRANKLIN LABASTIE FAMILY.LLC & THE KATHLEEN A. LABASTIE TRUST 469 MAPLE STREET FRANKLIN, MA 02038**

FITZGERALD FAMILY IRREVOCABLE TRUST 441 MAPLE STREET FRANKLIN, MA 02038

APPLICANT: **CARROLL CONSTRUCTION CORP. BOX 395 FOXBOROUGH, MA 02035**

Bay Colony Group, Inc. Professional Civil Engineers & Professional Land Surveyors

FOUR SCHOOL STREET
P.O. BOX 9136
FOXBOROUGH, MA 02035
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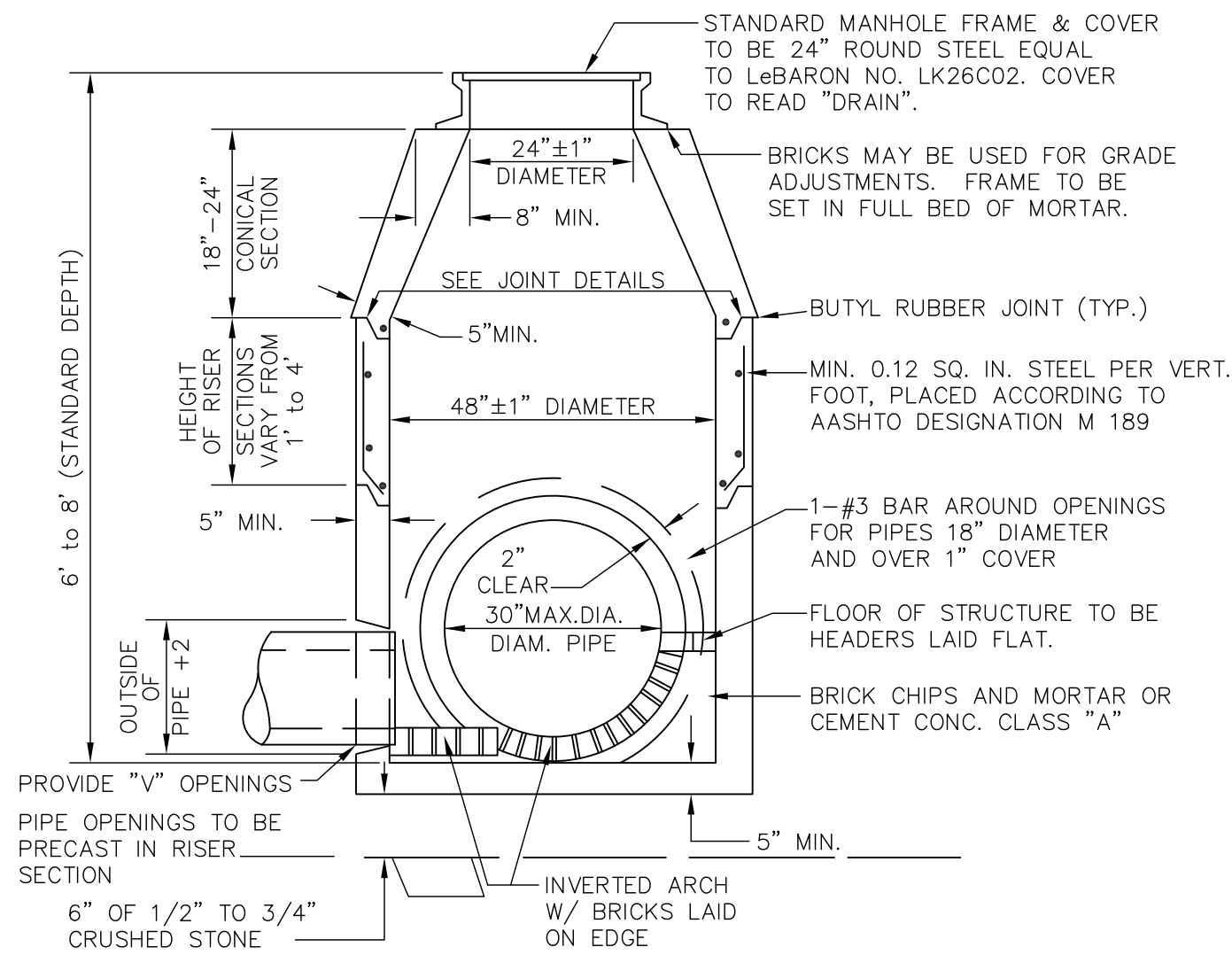
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Details

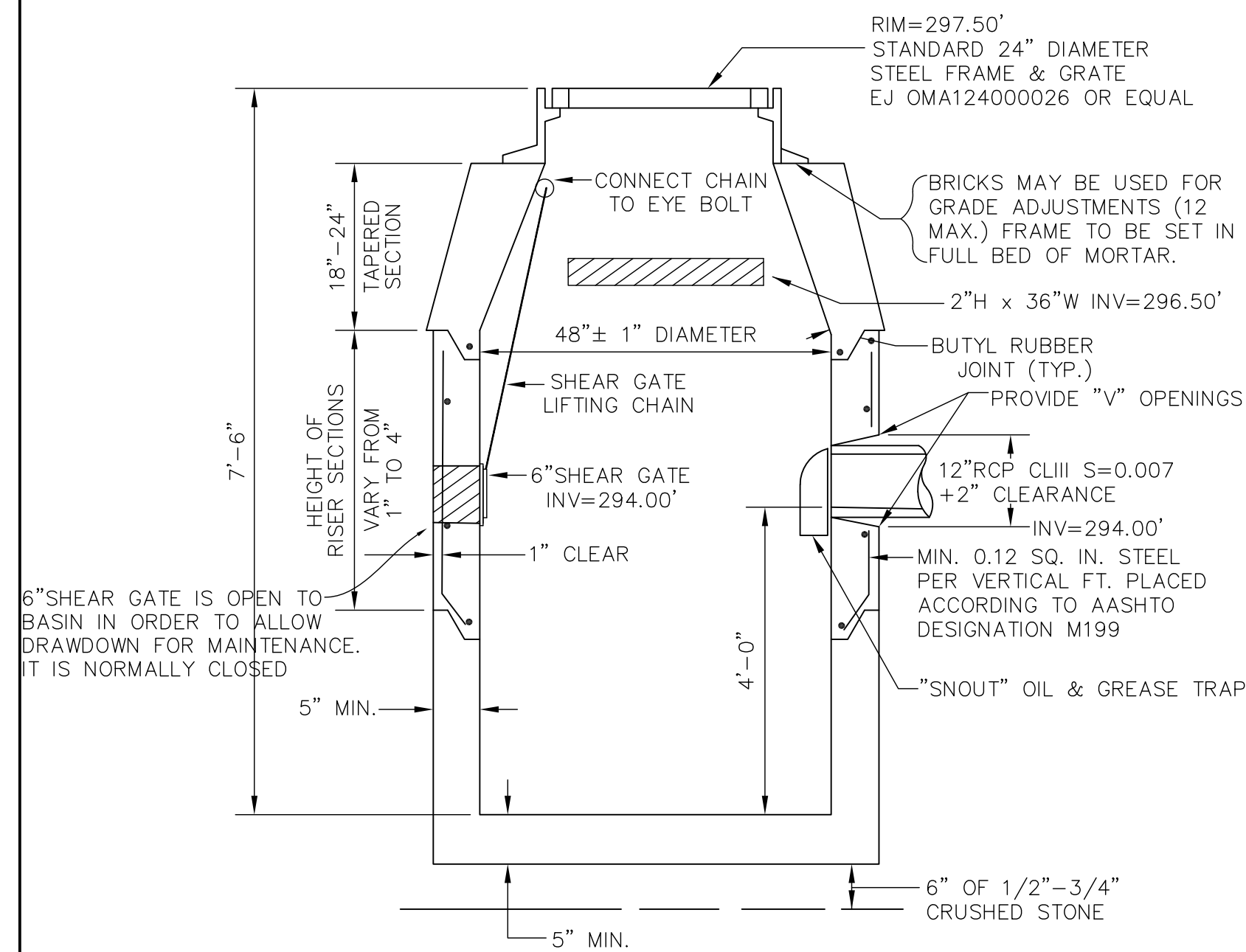
SCALE: 1" = 40'/4'

DEC. 15, 2019 SHEET NUMBER

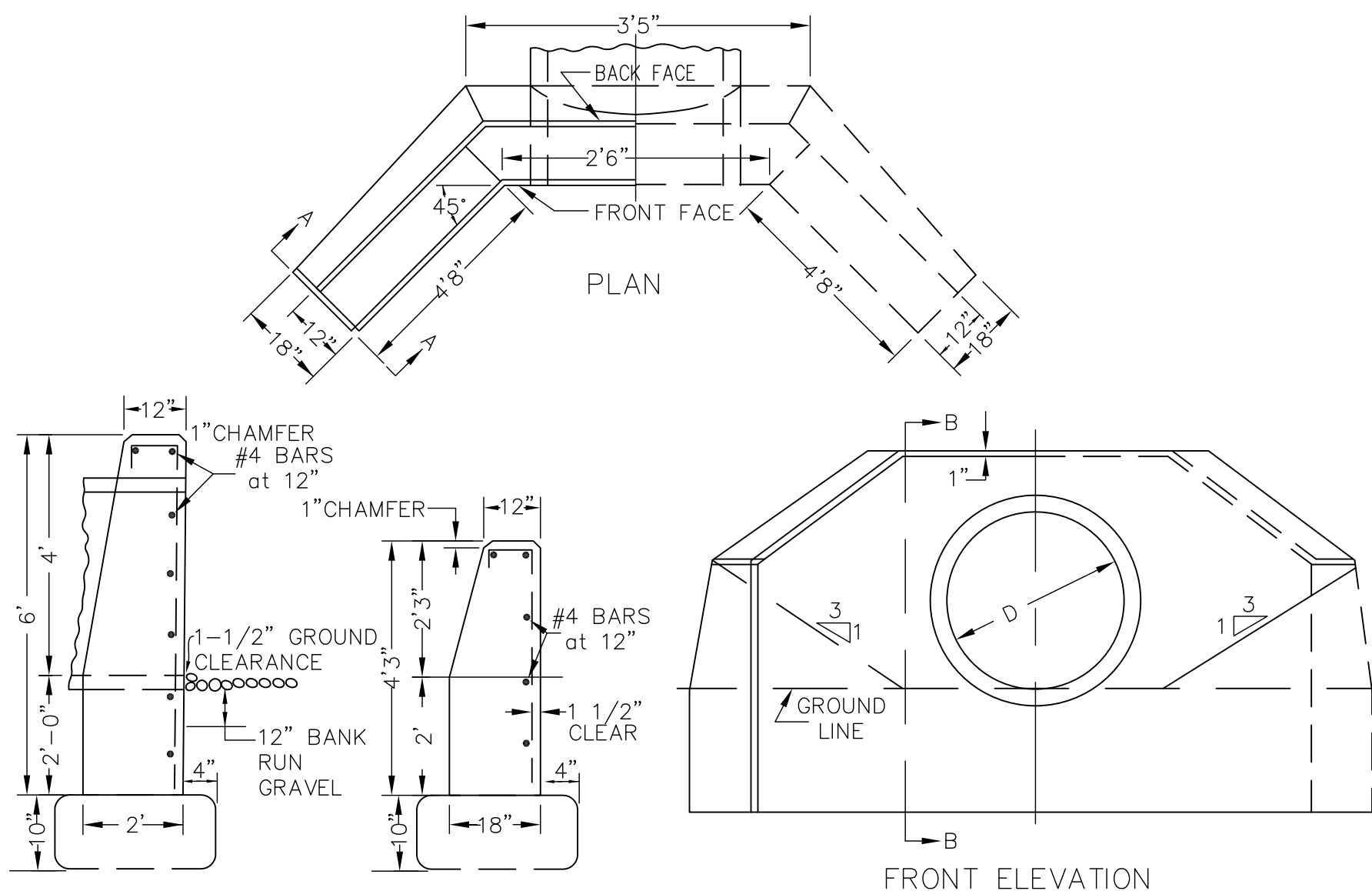
16-0148C **36**



PRECAST CONCRETE DRAIN MANHOLE
N.T.S.

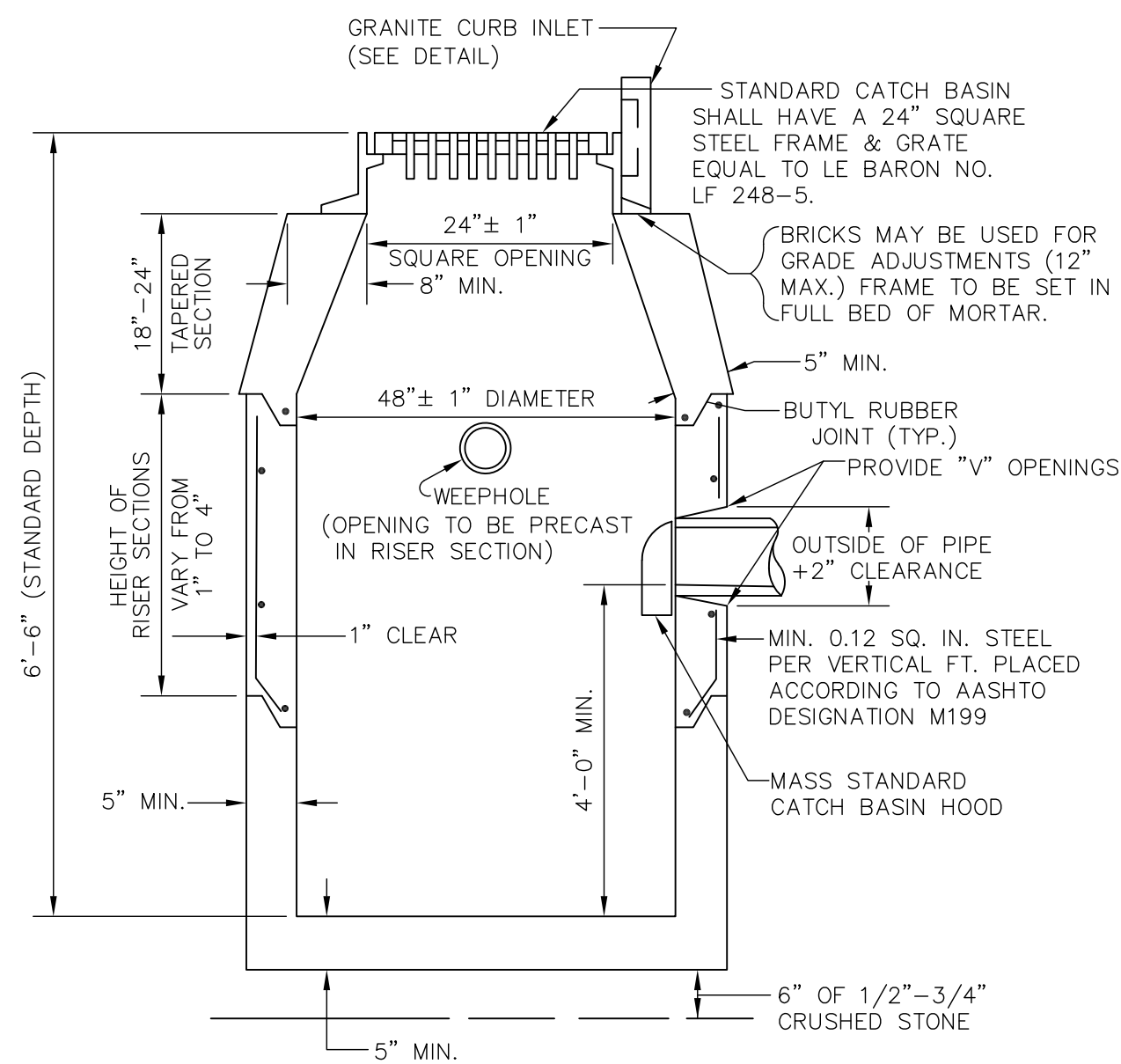


OUTLET STRUCTURE #1
N.T.S.

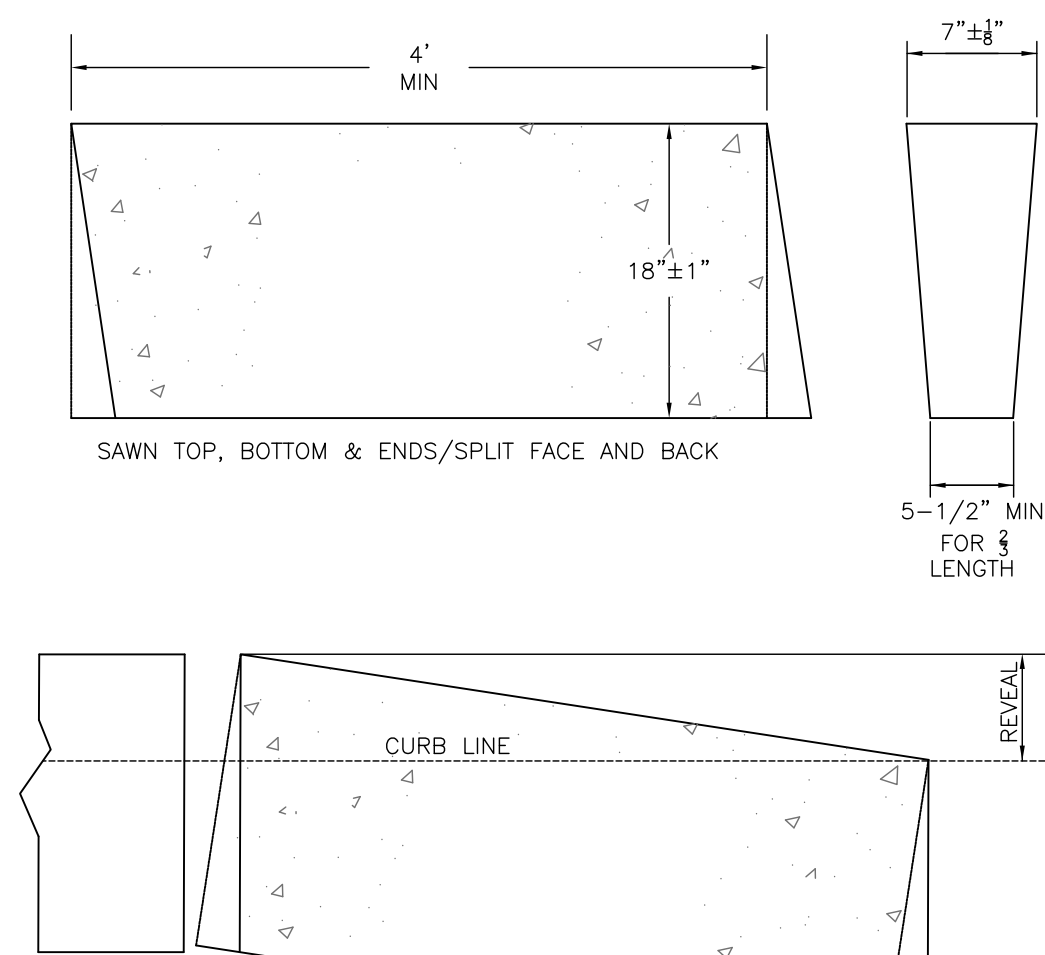


SECTION B-B
CONCRETE ENDS
END WALL DETAILS
N.T.S.

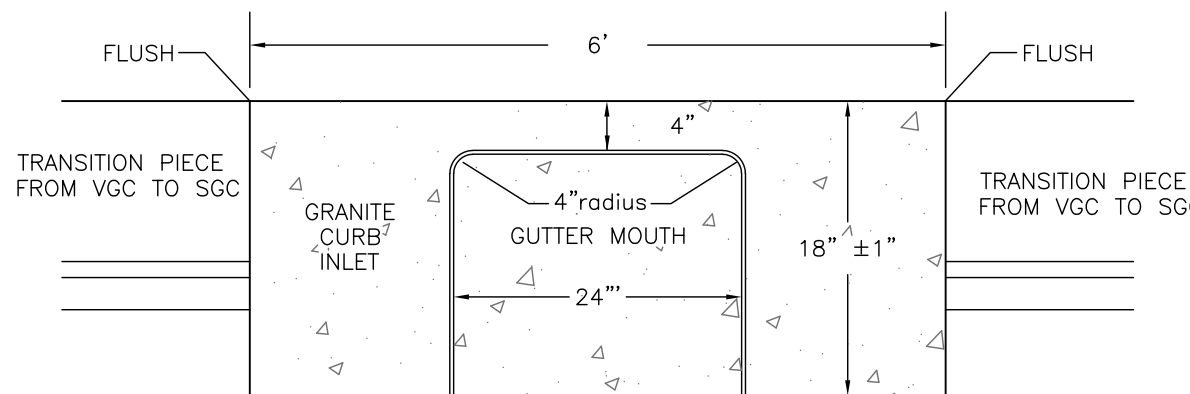
- 1.) ALL CONCRETE DIMENSIONS SHOWN ARE MINIMUM
- 2.) CONCRETE SHALL BE 4000 P.S.I. MINIMUM
- 3.) ALL REINFORCING SHALL BE #4 MINIMUM



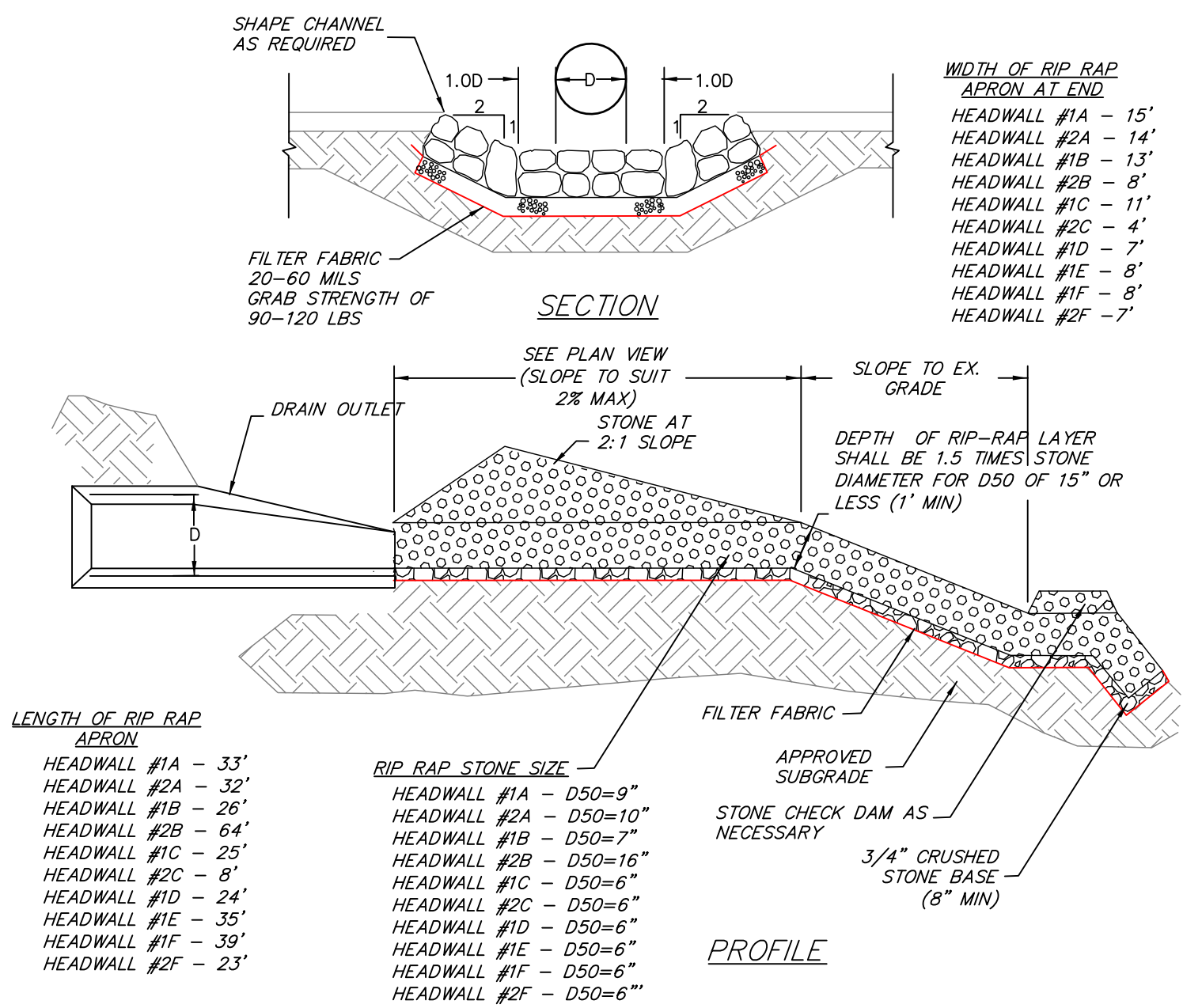
PRECAST CONCRETE CATCH BASIN
N.T.S.



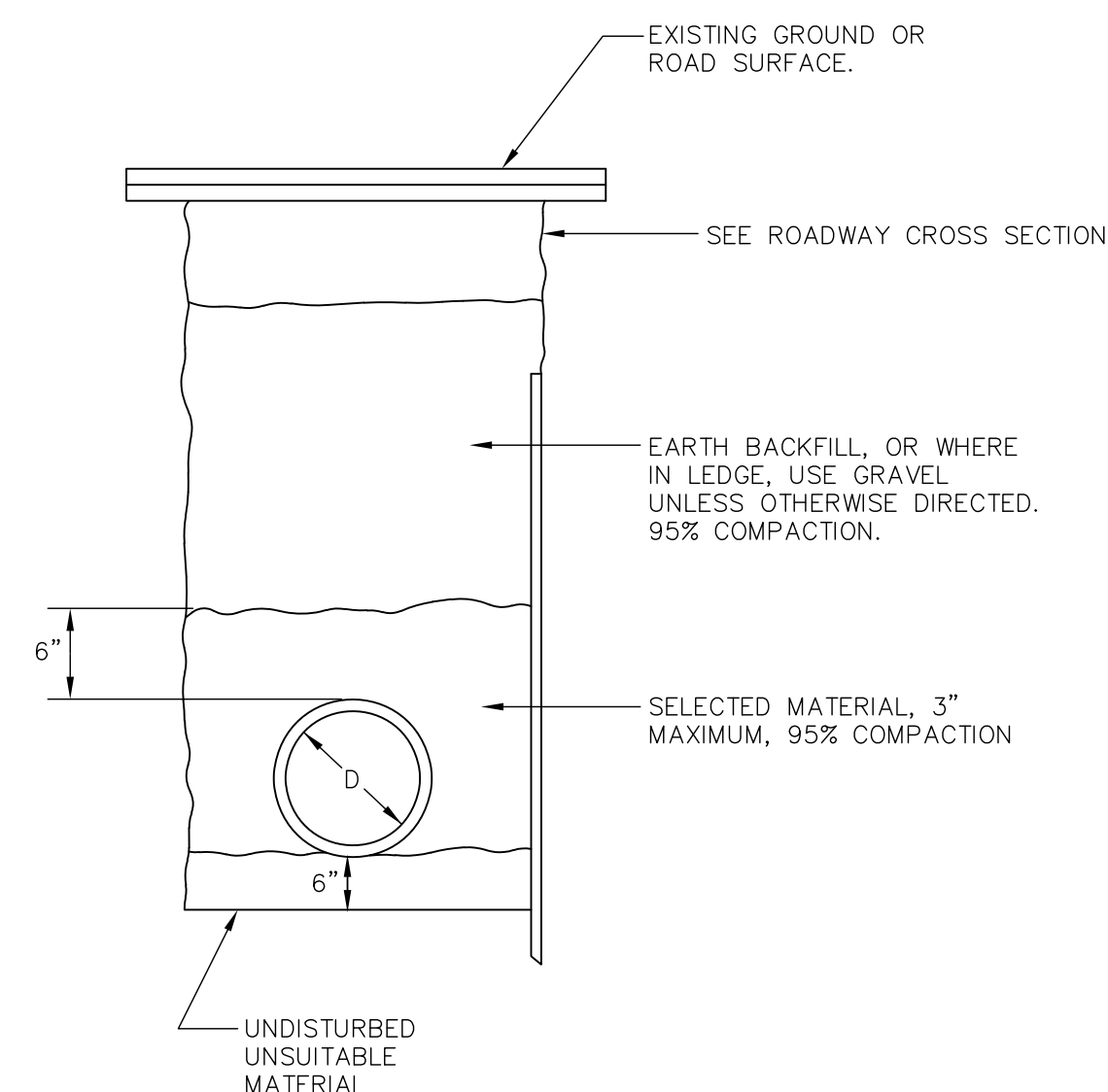
GRANITE TRANSITION CURB
N.T.S.



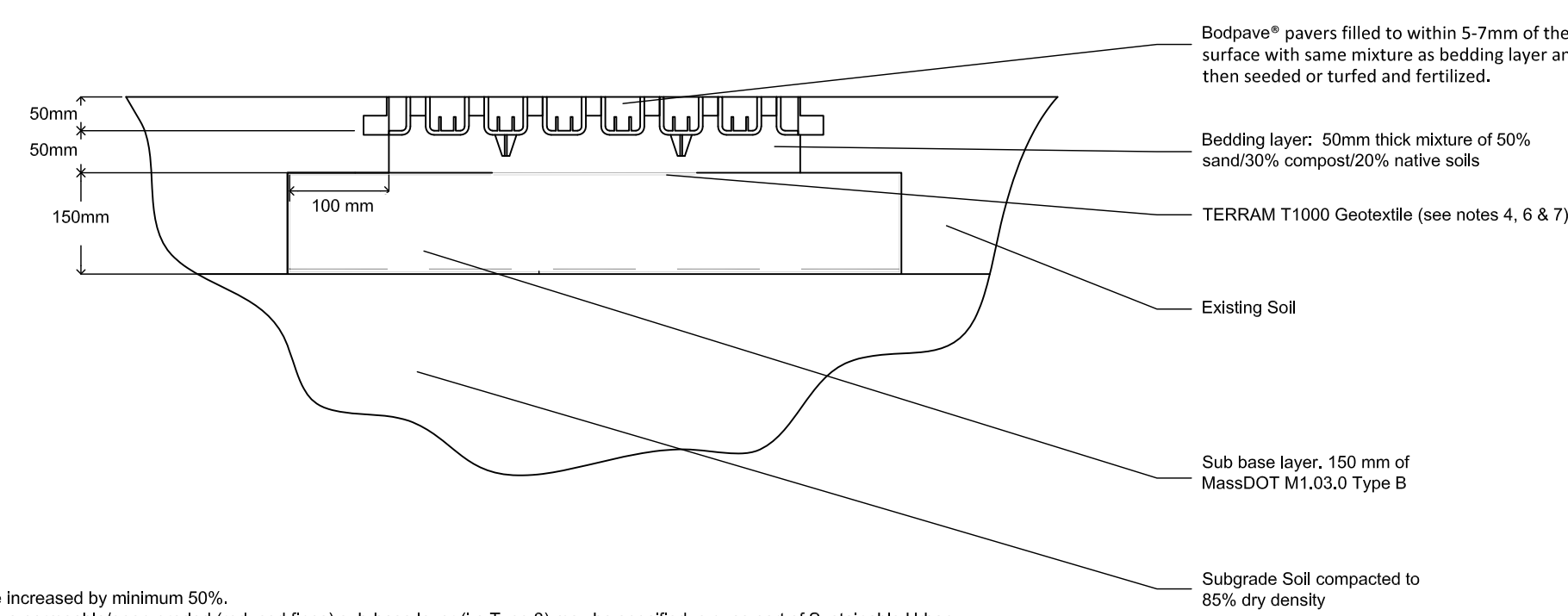
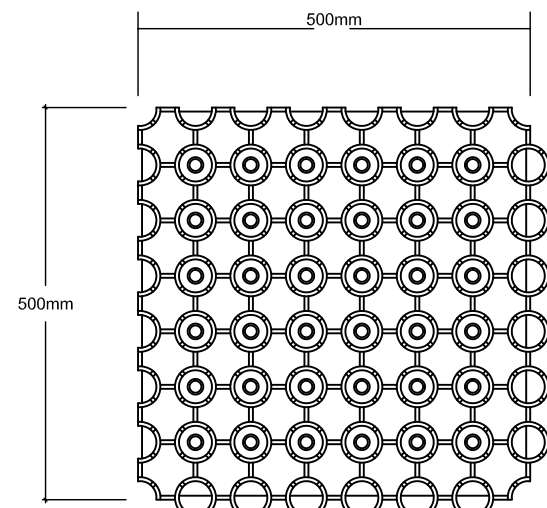
GRANITE CURB INLET
N.T.S.



RIP RAP OUTFALL
N.T.S.



DRAINAGE TRENCH
N.T.S.



- Specific advice on the use of BodPave®85 on steep slopes, drainage suitability and Sustainable Urban Drainage Systems (SUDS) applications, can be obtained from Terram.
- Note 1: If TERRAM TX160 geogrid is omitted, the total Granular Sub-Base (GSB) layer thickness (Tx) must be increased by minimum 50%.
 - Note 2: A Type 1 sub-base may be used provided that an adequate drainage system is installed. Alternatively, a permeable/open-graded (reduced fines) sub-base layer (i.e. Type 3) may be specified, e.g. as part of Sustainable Urban Drainage Systems (SUDS).
 - Note 3: If construction traffic axle loads will be greater than 60kN (approx. 6 Tonnes), minimum sub-base thickness over TERRAM TX160 geogrid shall be 150mm. Maximum sub-base particle size should match minimum sub-base thickness but not exceed 75mm diameter. For sub-base thicknesses of around 100mm, a minimum 37.5mm particle size should be adopted to allow effective installation of TERRAM TX160 geogrid.
 - Note 4: Where drains are omitted and a 'reduced fines' sub-base is specified for SUDS this must be covered with either TERRAM T1000 and/or a clean, suitably graded gravel blinding to avoid the bedding layer leaching into the sub-base.
 - Note 5: Specific advice on CBR% strengths, ground conditions and construction over weak ground with a CBR less than 1% is available from TERRAM. CBR% = California Bearing Ratio, a measurement of subgrade soil strength.
 - Note 6: Typical standard drainage detail: 100mm diameter perforated pipe drains laid at minimum gradient 1:100, bedded on gravel in trench backfilled with 'DoT Type A' drainage aggregate, trench covered &/or wrapped with a TERRAM T1000 Geotextile, pipes leading to a suitable outfall or soakaway. Drains installed down centre or one edge of areas up to 5m wide. Wider areas may require additional lateral drains at 5-10m centres. Drainage design to be determined by the specifier based on specific site conditions.
 - Note 7: Drainage for a Sustainable Urban Drainage System (SUDS) application will vary according to the site but generally omits the requirement for extensive pipe & trench drainage systems within the sub-base layer and may require an additional layer of TERRAM T1000 geotextile fabric at base of construction. The type of SUDS design (attenuation or infiltration) will depend upon the underlying ground conditions and not all sites are suitable for infiltration. Weak and low-permeability cohesive sub-grades are generally unsuitable for infiltration SUDS.
 - Note 8: Rootzone bedding and paver fill must be a free-draining, structurally sound properly blend of sand/soil or sand/compost such as used in sports/golf construction & normally identified as a 60:40 or 70:30 ratio blend. The use of site-won materials or in-situ self-blending is NOT recommended without taking further advice.
 - Note 9: Maximum advised gradient for traffic applications: 12% (1:8) 7". BodPave®85 has specific pegging points if required for steep slope applications. Pegging is not necessary for standard access route applications.
 - Note 10: BodPave®85 complies with BS8300:2009 - "Design of buildings and their approaches to meet the needs of disabled people" - Code of Practice. (ISBN 978 0 550 57419).

BODPAVE 85 PAVING GRID TYPICAL PROFILE
N.T.S.

PROJECT:

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APPLICANT:

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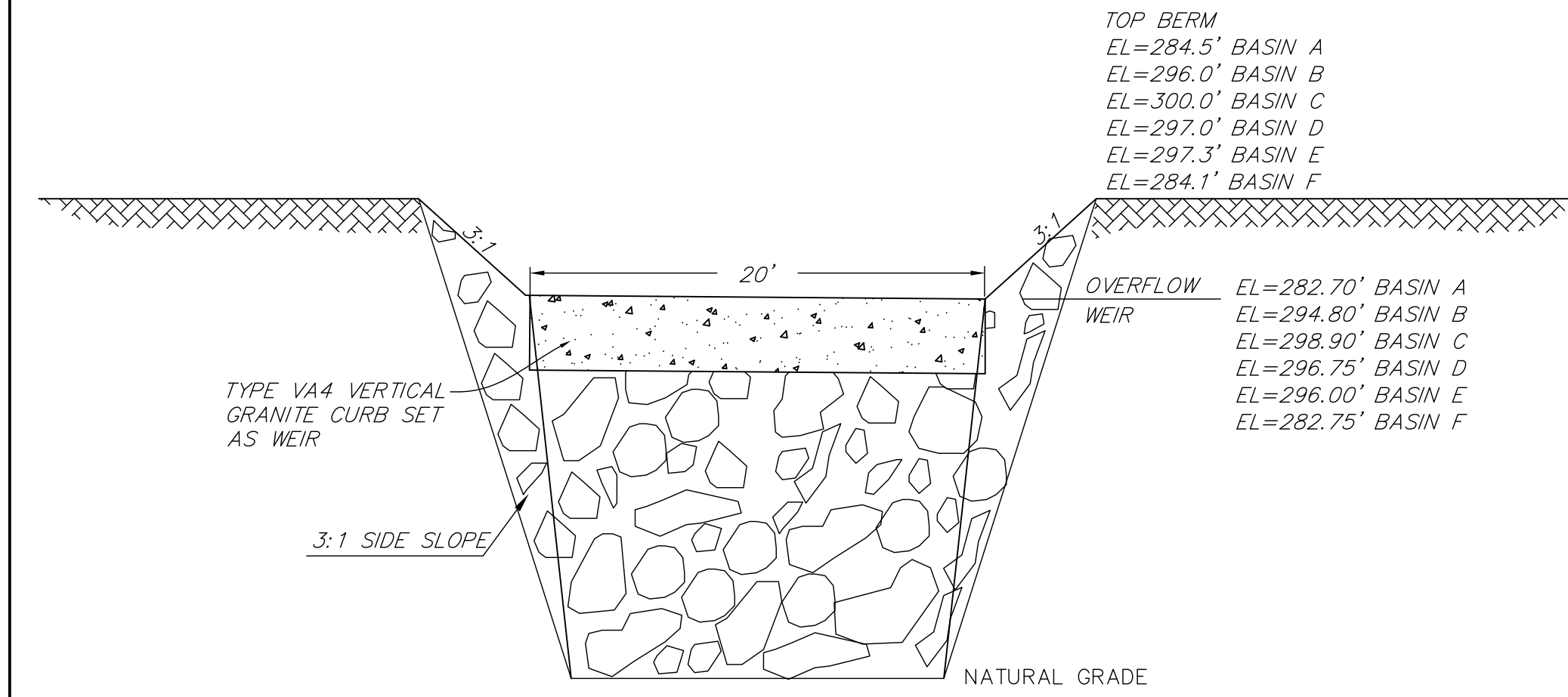


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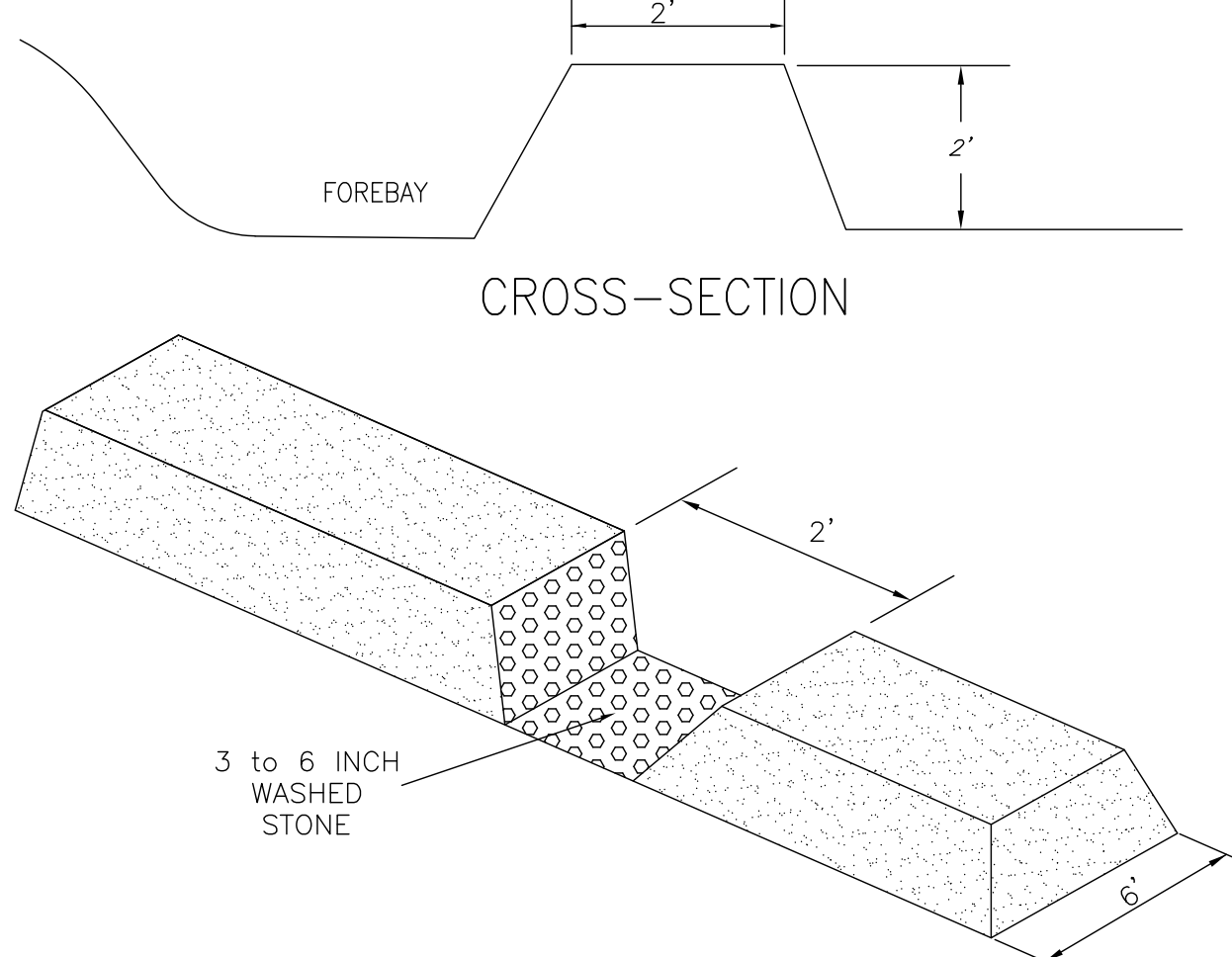
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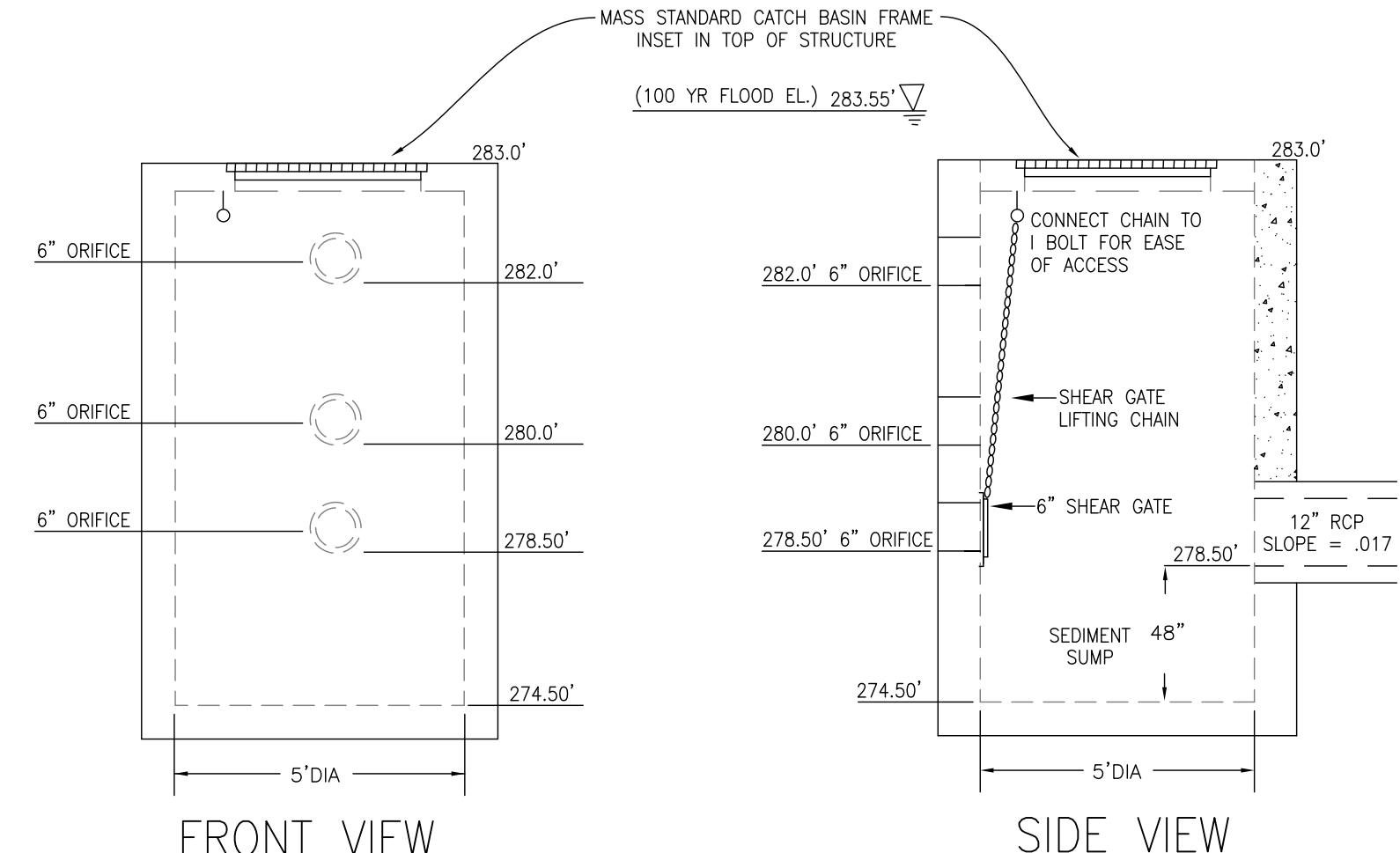
DEC. 15, 2019 SHEET NUMBER
16-0148C **37**



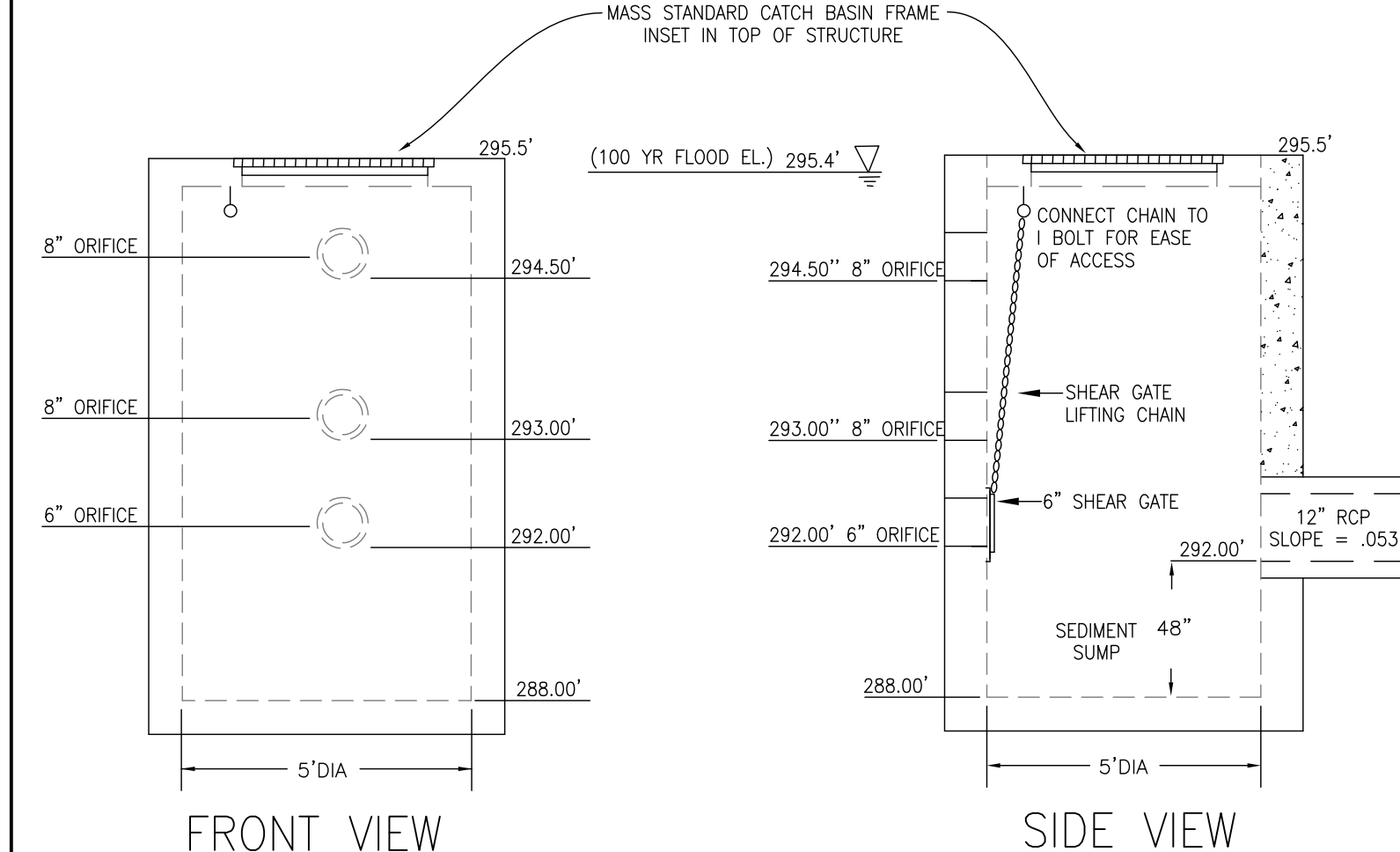
END VIEW OF OVERFLOW WEIR
N.T.S.



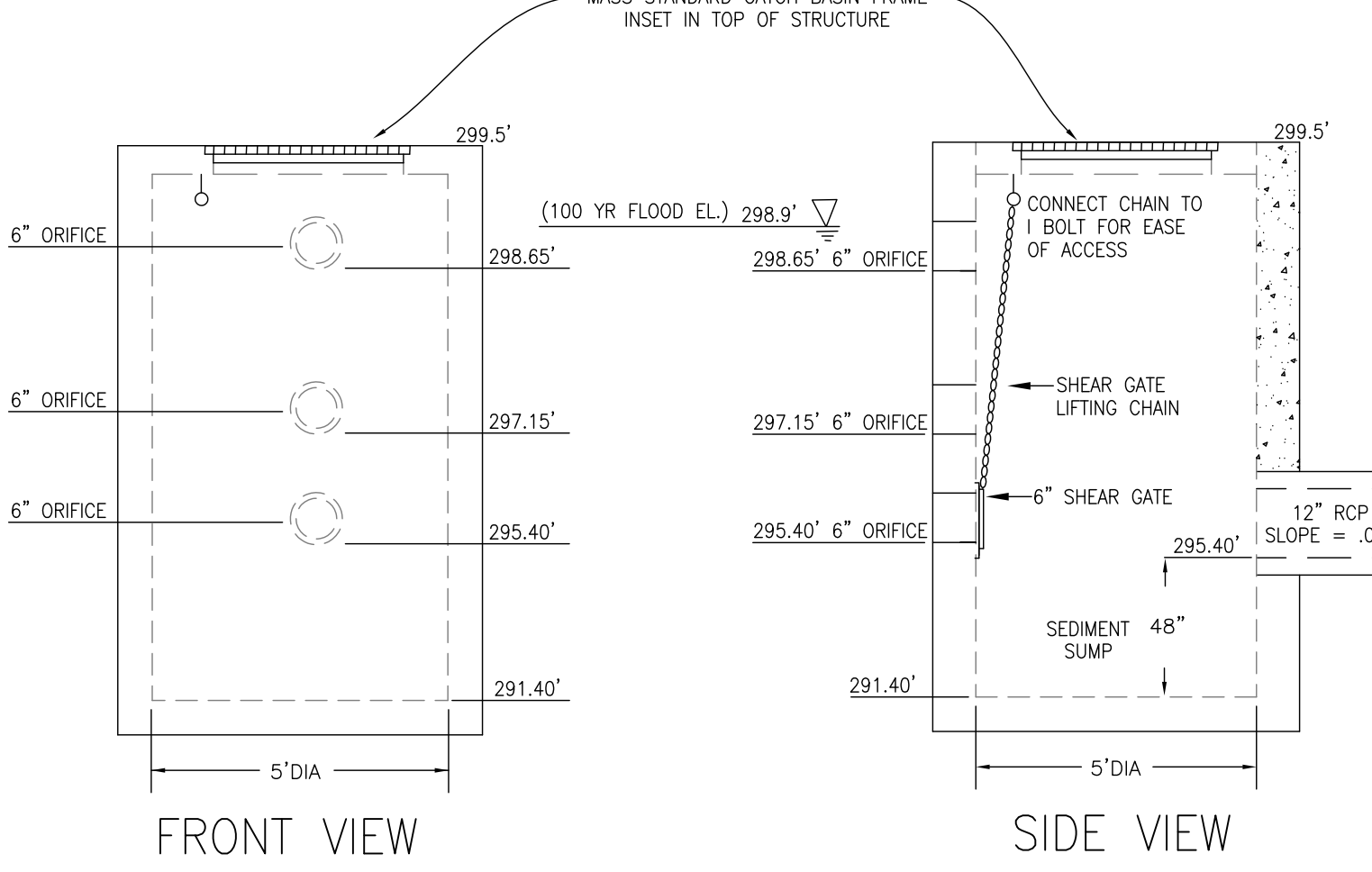
FOREBAY OUTLET
N.T.S.



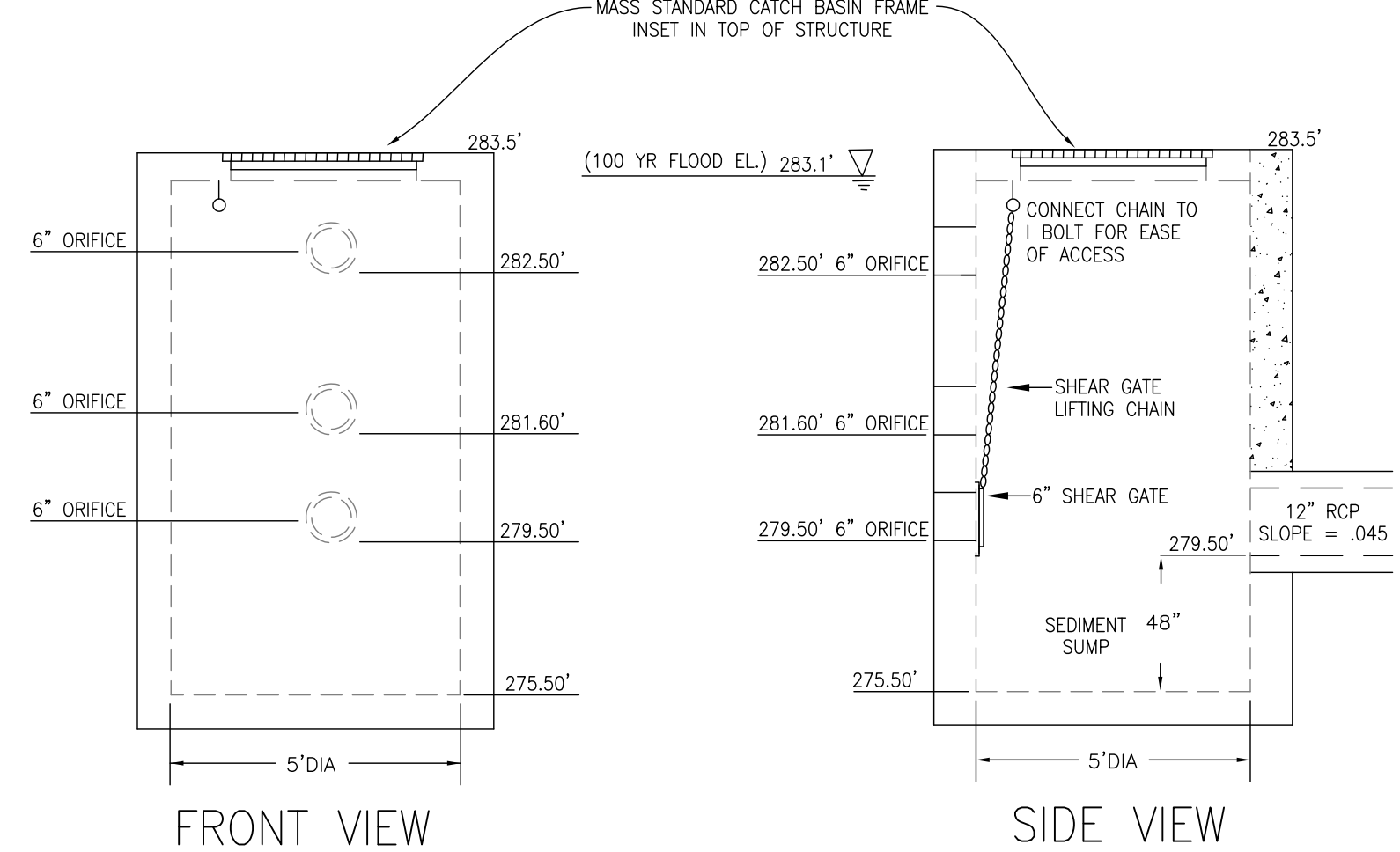
PRECAST CONCRETE OUTLET STRUCTURE – BASIN A
N.T.S.



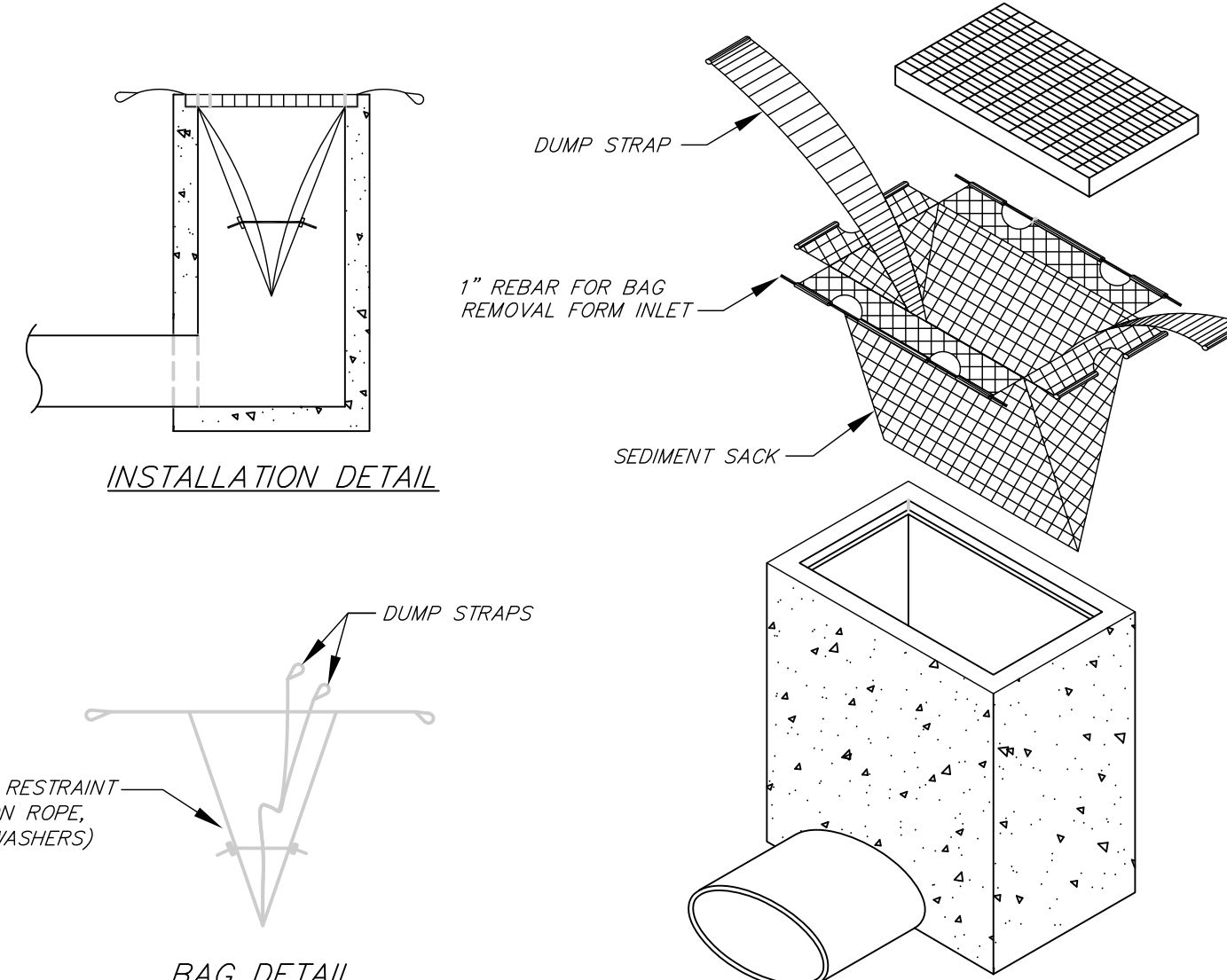
PRECAST CONCRETE OUTLET STRUCTURE – BASIN B
N.T.S.



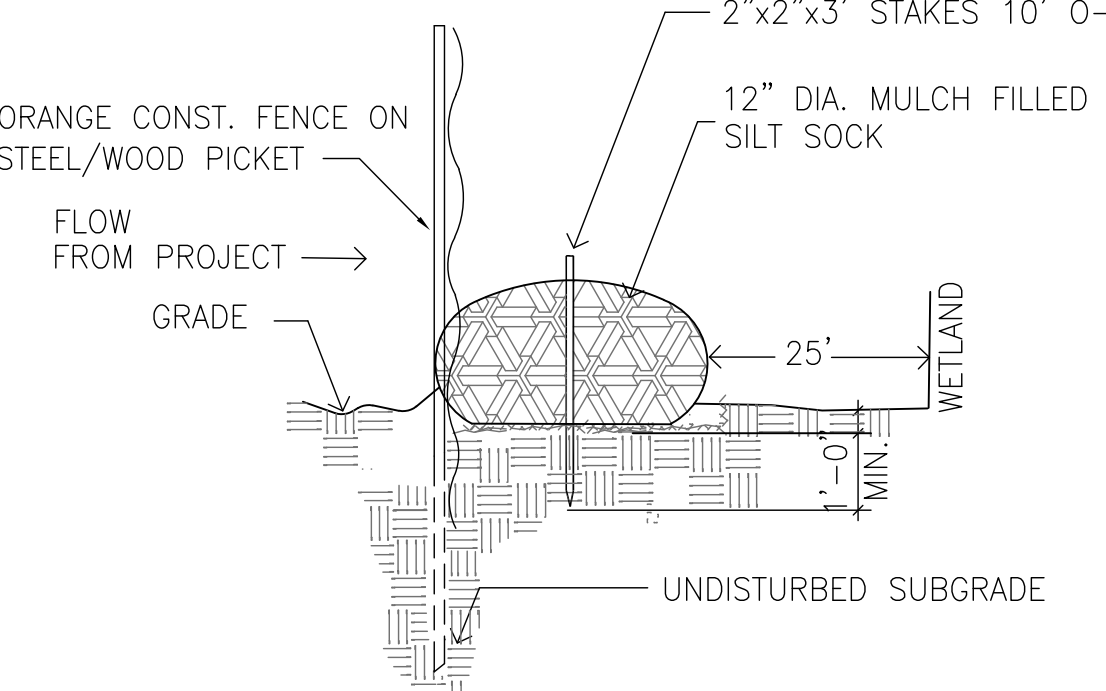
PRECAST CONCRETE OUTLET STRUCTURE – BASIN C
N.T.S.



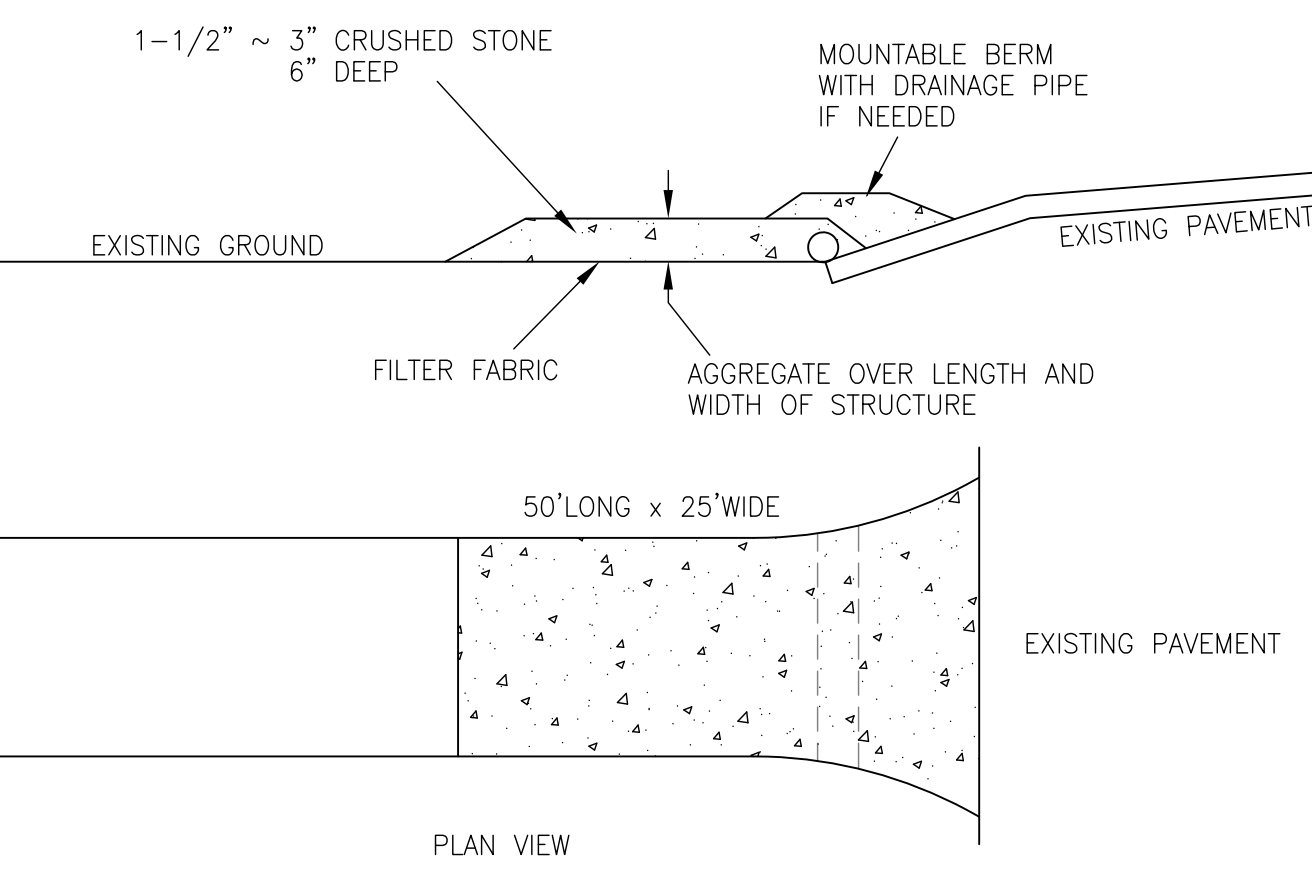
PRECAST CONCRETE OUTLET STRUCTURE – BASIN F
N.T.S.



SILT SACK
N.T.S.



SILT SOCK EROSION CONTROL
N.T.S.



STABILIZED CONSTRUCTION ENTRANCE
N.T.S.

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**CARROLL
CONSTRUCTION
CORP.
BOX 395
FOXBOROUGH, MA
02035**

Bay Colony Group, Inc.
Professional Civil Engineers &
Professional Land Surveyors

FOUR SCHOOL STREET
P.O. BOX 9136
FOXBOROUGH, MA 02035
508-543-3939

DATE APPROVED: _____
DATE ENDORSED: _____
FRANKLIN PLANNING BOARD

I HEREBY CERTIFY THAT 20 DAYS HAVE
ELAPSED SINCE PLANNING BOARD APPROVAL
AND THAT NO APPEAL HAS BEEN FILED IN
THIS OFFICE.

DATE _____ FRANKLIN TOWN CLERK

STAMP

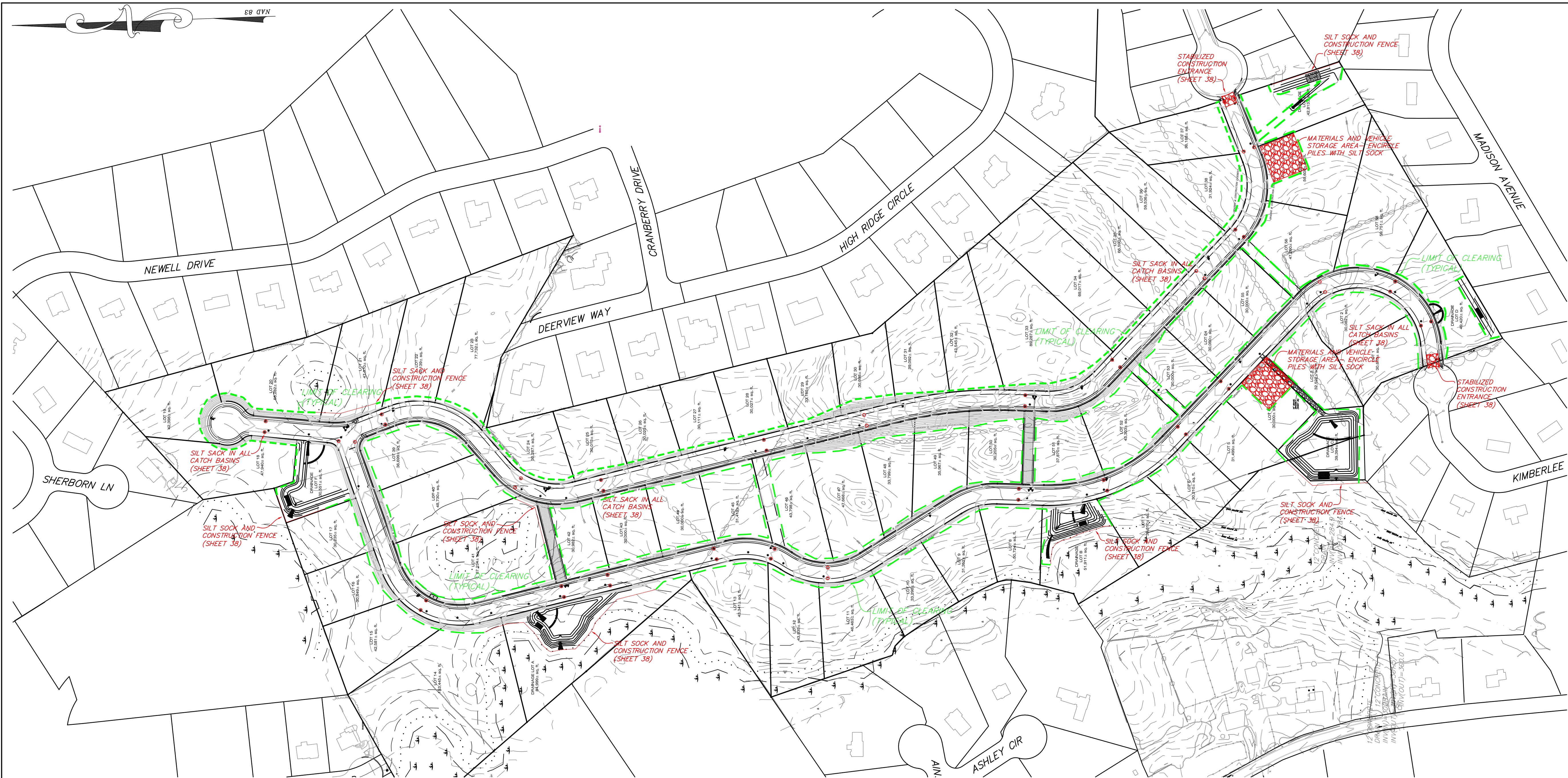
COMMONWEALTH OF MASSACHUSETTS
WILLIAM R. BUCKLEY, JR.
CIVIL
No. 35813
REGISTERED
PROFESSIONAL ENGINEER

DRAWING TITLE

Details

SCALE: 1" = 40'/4'

DEC. 15, 2019 SHEET NUMBER
16-0148C 38



CONSTRUCTION SEQUENCE PER PHASE

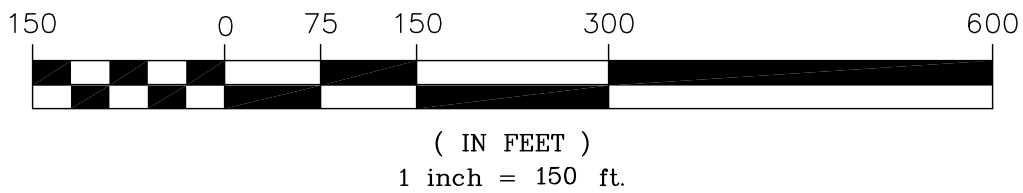
- PHASE 1:
EST. START DATE:
EST. FINISH DATE:
- CLEARING OF ROADWAY LAYOUT DRAIN LINE PATHS, AND STORM WATER BASIN
INSTALLATION OF EROSION CONTROLS, GRUBBING OF ROADWAY, DRAIN LINE PATHS, AND STORM WATER BASIN.
- PHASE 2:
EST. START DATE:
EST. FINISH DATE:
- IMPORT AND PLACEMENT OF MATERIAL TO BRING ROADWAY TO SUBGRADE.
CONSTRUCTION OF STORM WATER BASINS.
INSTALLATION OF DRAINAGE, UTILITIES, AND WATER MAINS WITHIN ROADWAY LAYOUT.
- PHASE 3:
EST. START DATE:
EST. FINISH DATE:
- INSTALLATION OF BASE COURSE OF ROADWAY.
START CONSTRUCTION OF INDIVIDUAL HOMES w/EROSION CONTROLS AS NECESSARY.
- PHASE 4:
EST. START DATE:
EST. FINISH DATE:
- COMPLETE CONSTRUCTION OF HOMES.
INSTALL SIDEWALKS AND FINISHED COURSE OF PAVEMENT.
COMPLETE LANDSCAPING OF DISTURBED AREAS.
REMOVE EROSION CONTROLS.

LEGEND

- SILT SOCK
- SILT SACK
- LOCATION OF SILT SOCK IS FOR INITIAL CONDITIONS. CONFIGURATION WILL CHANGE BASED ON THE SITE AND WEATHER CONDITIONS AND THE CONSTRUCTION PHASING.
- SILT SACKS ARE TO BE INSTALLED IN ALL CATCH BASINS.
- LIMIT OF CLEARING FOR ROADWAYS AND UTILITIES
- LIMIT OF CLEARING MAY BE ADJUSTED IN ACCORDANCE WITH THE PROJECT LOGISTICS PLAN AS LONG AS THE LIMIT OF CLEARING IS NOT MOVED CLOSER TO ANY WETLAND IF CLEARING IS WITHIN THE 100' BUFFER ZONE

CONSTRUCTION PHASE STORM WATER BMP O&M REQUIREMENTS

- Operation and Maintenance
- Item 1: During construction, weekly inspection of the crushed stone construction entrance pad and erosion control silt socks shall be conducted by a qualified staff member of the responsible party or an independent sediment and erosion control expert hired by the responsible party. Any displaced barriers shall be restored or repaired immediately. All barriers shall be installed, where possible, a minimum 5 ft from the property line and 25 ft from wetlands.
- Item 2: The catch basins in the roadway shall be inspected before and after rain storms, if they are filled with sediment to half of their depth they shall be cleaned out with an orange peel bucket or some other means. Silt sacks shall be installed inside the catch basins. The infiltration system and catch basins shall be inspected three times a year: once after leaf fall, once before the arrival of hurricane season, the third in the early or mid-spring after the snow melt and road sweeping. Any debris should be cleaned out. The roadway shall be swept as necessary, but no less than twice a year: once before hurricane season, the once in the spring after snow melt.
- Item 3: Stormceptors shall be installed where indicated prior to discharge to the street drain system. Installation and maintenance shall be in accordance with the manufacturer's recommendations.
- Item 4: During construction every effort will be made to ensure that silt does not enter the infiltration basin. Additional silt socks shall be used as necessary. If silt does enter the basin, then clean out the bottom of the basin. Do not install the bottom material in the basin until the entire site has been stabilized.
- Item 5: During construction, the stone pad at the entrance to the project shall be inspected weekly and replenished if siltation is impeding the cleaning of truck tires. Any materials tracked into the roadway shall be swept up within a day.



PROJECT:
**Maple Hill
Franklin
Massachusetts**

OWNERS:
**STEVEN LABASTIE
THE FRANKLIN
LABASTIE FAMILY.LLC
&
THE KATHLEEN A.
LABASTIE TRUST
469 MAPLE STREET
FRANKLIN, MA 02038**

FITZGERALD FAMILY
IRREVOCABLE TRUST
441 MAPLE STREET
FRANKLIN, MA 02038

APPLICANT:
**CARROLL
CONSTRUCTION
CORP.
BOX 395
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SWPPP

SCALE: 1" = 150'
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