

DEFINITIVE SUBDIVISION  
MODIFICATION  
"MINE BROOK ESTATES"  
FRANKLIN MASSACHUSETTS



SHEET INDEX

- 1 COVER SHEET
- 2 LOTTING PLAN
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- 7 CONSTRUCTION DETAILS
- 8 CONSTRUCTION DETAILS

I, TERESA M. BURR, CLERK OF THE TOWN OF FRANKLIN, RECEIVED AND RECORDED FROM THE PLANNING BOARD APPROVAL OF THIS PLAN ON 10-11-2019 AND NO APPEAL WAS TAKEN FOR TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF SAME.  
TOWN CLERK DATE

Norfolk Registry of Deeds  
Dedham, Mass.

Received December 31, 2019  
With AGRT

Town of Franklin & Whitman Homes, Inc. &  
Margaret C. Ranieri Tr. & All To Be Determined

Filed as Page 4  
Pl. Bk. 688

Attest: William P. O'Connell  
Register

APPROVED DATE: 12/2/19

FRANKLIN PLANNING BOARD

William P. O'Connell  
Ray R. Rhee

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.



OWNER(S)

RANIERI TRUST  
MARGARET C. RANIERI, TRUSTEE  
CATHERINE R. MILLER, TRUSTEE  
59 PLEASANT STREET  
FRANKLIN, MA 02038  
DEED BOOK 34742 PAGE 273

MARY E. RANIERI  
59 PLEASANT STREET  
FRANKLIN, MA 02038  
DEED BOOK 34742 PAGE 264 & 275

APPLICANT

WHITMAN HOMES  
1200 TURNPIKE STREET  
CANTON, MA 02021

DEFINITIVE SUBDIVISION  
MODIFICATION  
"MINE BROOK ESTATES"  
FRANKLIN  
MASSACHUSETTS

COVER

JUNE 28, 2019

DATE	REVISION DESCRIPTION
8/29/19	REVISED PER TOWN COMMENTS
9/10/19	PER TOWN COMMENTS
10/7/19	ADDED RAMP ON MARYELLEN
	AND CERTIFICATE OF VOTE

GRAPHIC SCALE: 1"=40'



55 WEST CENTRAL ST. PH. (508) 528-3221  
FRANKLIN, MA 02038 FX. (508) 528-7921  
www.gandhengineering.com

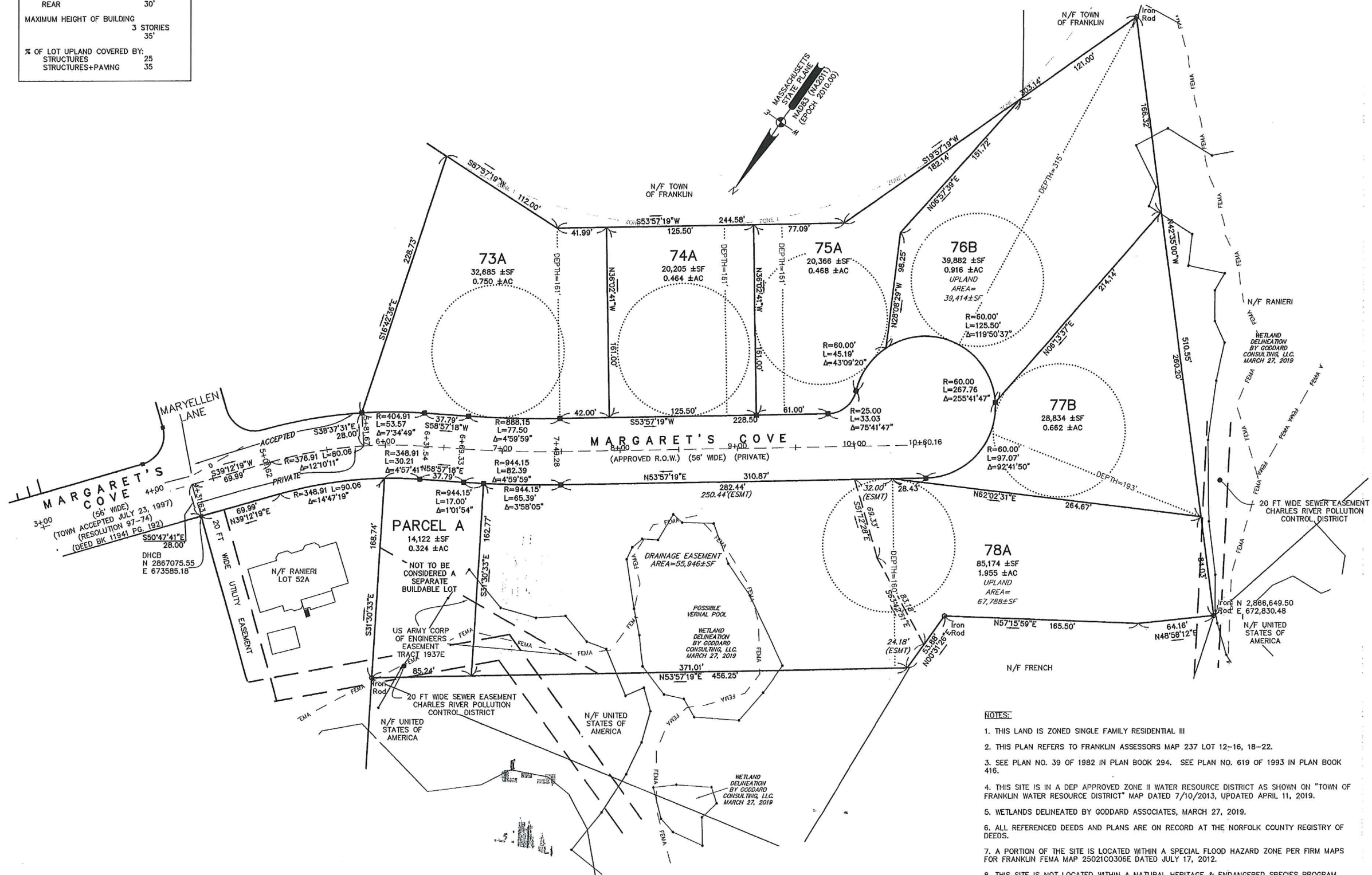
SHEET 1 OF 8 JOB NO. F4269

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.

688-4-2019



SINGLE-FAMILY RESIDENTIAL III	
FRANKLIN ZONING BYLAW SECTION 185	
ATTACHMENT 9; LAST AMENDED	
9-26-2018 BY AMENDMENT 18-818R	
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 HEIGHT OF BUILDING	
	3 STORIES
% OF LOT UPLAND COVERED BY:	
STRUCTURES	25
STRUCTURES+PAVING	35



#### NOTES:

- THIS LAND IS ZONED SINGLE FAMILY RESIDENTIAL III
- THIS PLAN REFERS TO FRANKLIN ASSESSORS MAP 237 LOT 12-16, 18-22.
- SEE PLAN NO. 39 OF 1982 IN PLAN BOOK 294. SEE PLAN NO. 619 OF 1993 IN PLAN BOOK 416.
- THIS SITE IS IN A DEP APPROVED ZONE II WATER RESOURCE DISTRICT AS SHOWN ON "TOWN OF FRANKLIN WATER RESOURCE DISTRICT" MAP DATED 7/10/2013, UPDATED APRIL 11, 2019.
- WETLANDS DELINEATED BY GODDARD ASSOCIATES, MARCH 27, 2019.
- ALL REFERENCED DEEDS AND PLANS ARE ON RECORD AT THE NORFOLK COUNTY REGISTRY OF DEEDS.
- A PORTION OF THE SITE IS LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE PER FIRM MAPS FOR FRANKLIN FEMA MAP 25021C0306E DATED JULY 17, 2012.
- THIS SITE IS NOT LOCATED WITHIN A NATURAL HERITAGE & ENDANGERED SPECIES PROGRAM (NHESP) AREA DESIGNATED AS AN ESTIMATED OR PRIORITY HABITAT AREA NOR ARE THERE ANY NHESP CERTIFIED OR POTENTIAL VERNAL POOLS LOCATED ON THE LOT.
- ELEVATIONS ARE BASED ON THE NAVD83 DATUM.

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Dedham, Mass.

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Town of Franklin & Whitman Homes Inc.  
& Margaret C. Ranieri, Trustee To Agreement

Filed as Page 6  
PLBK 688

Attest: William P. O'Connell  
Register

APPROVED DATE: 12/2/19

FRANKLIN PLANNING BOARD

William P. O'Connell  
Sally Rankin

BEING A MAJORITY

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APPLICANT

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CANTON, MA 02021

DEFINITIVE SUBDIVISION  
MODIFICATION

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FRANKLIN  
MASSACHUSETTS

LOTTING

JUNE 28, 2019

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SHEET

2 OF 8

JOB NO.

F4269

688-6-2019



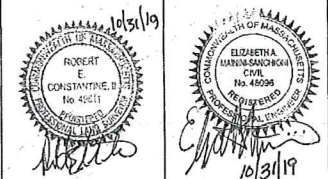
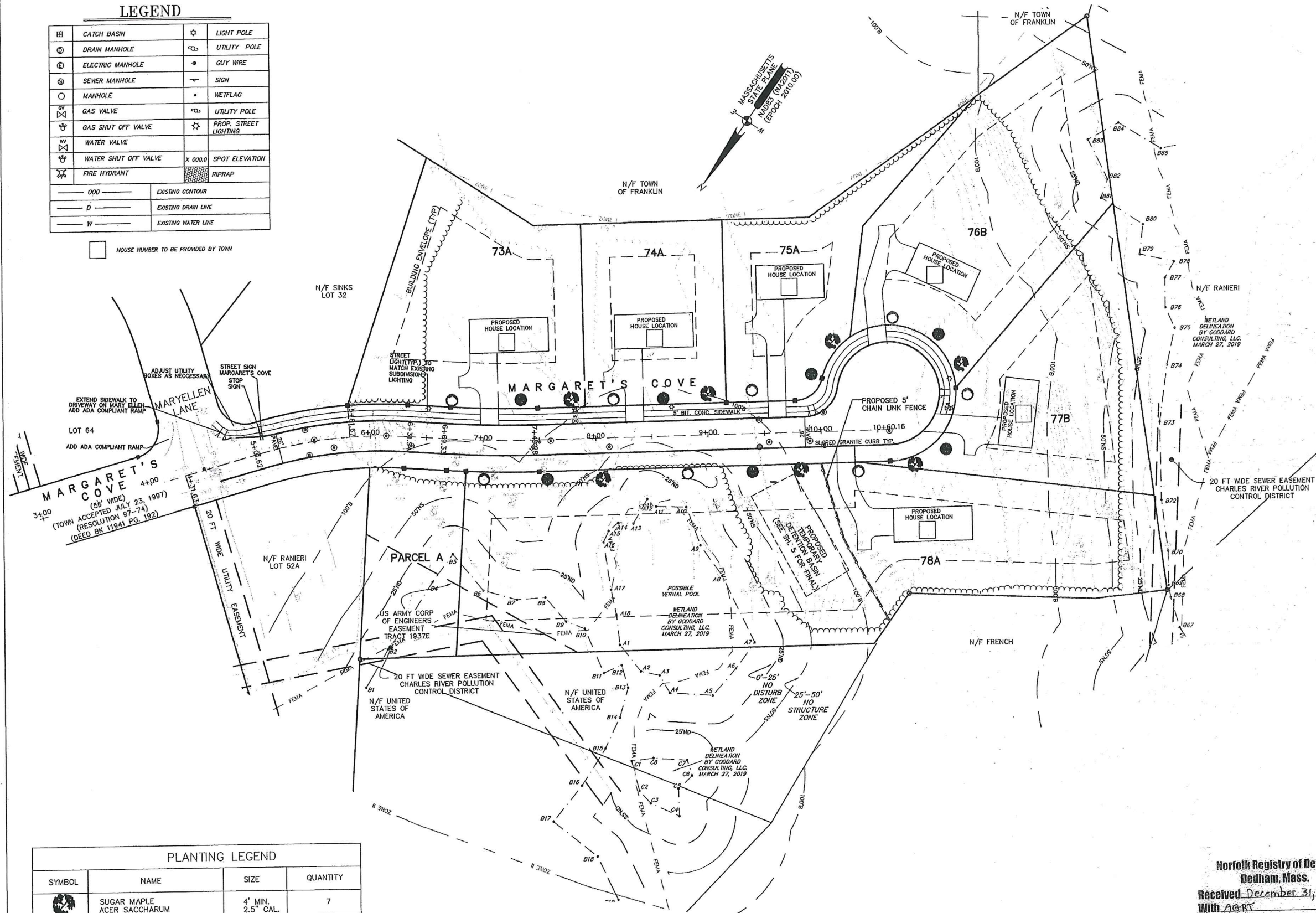




# LEGEND

⊞	CATCH BASIN	☆	LIGHT POLE
⊙	DRAIN MANHOLE	⊞	UTILITY POLE
⊙	ELECTRIC MANHOLE	⊙	GUY WIRE
⊙	SEWER MANHOLE	⊙	SIGN
⊙	MANHOLE	⊙	WETFLAG
⊙	GAS VALVE	⊞	UTILITY POLE
⊙	GAS SHUT OFF VALVE	☆	PROP. STREET LIGHTING
⊙	WATER VALVE	⊙	SPOT ELEVATION
⊙	WATER SHUT OFF VALVE	⊙	SPOT ELEVATION
⊙	FIRE HYDRANT	⊙	RIPRAP
---	000	---	EXISTING CONTOUR
---	D	---	EXISTING DRAIN LINE
---	W	---	EXISTING WATER LINE

HOUSE NUMBER TO BE PROVIDED BY TOWN



APPROVED DATE: 12/2/19  
 FRANKLIN PLANNING BOARD  
 William D. Dwyer  
 Ryan Nadeau  
 BEING A MAJORITY

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. PRIOR TO 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 BE DISCOVERED BY 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.

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SITE DEVELOPMENT

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 0 10 20 30 40 50 60 70 80 90 100  
 FEET METERS

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 Town of Franklin & Whitman Homes Inc.  
 Margaret C. Ranieri Trust To Placement  
 Filed as Page 8  
 PL BK 688  
 Attest: William P. O'Sullivan  
 Register

Guerriere & Halon, Inc.  
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SHEET 4 OF 8 JOB NO. F4269

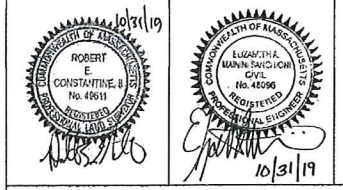
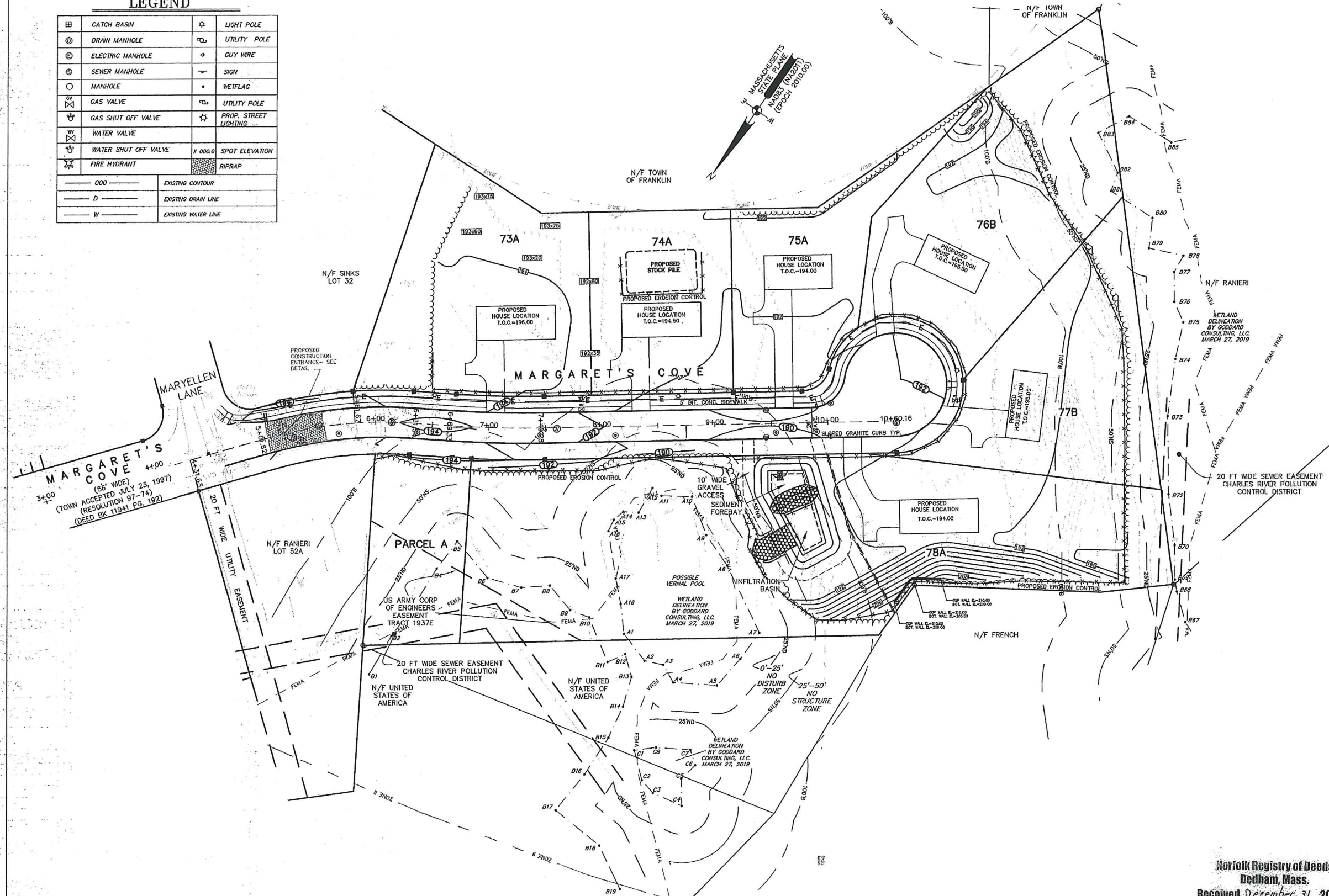
PLANTING LEGEND			
SYMBOL	NAME	SIZE	QUANTITY
⊙	SUGAR MAPLE ACER SACCHARUM	4' MIN. 2.5" CAL.	7
⊙	RED MAPLE ACER RUBRUM	4' MIN. 2.5" CAL.	7
⊙	WHITE OAK QUERCUS ALBA	4' MIN. 2.5" CAL.	8

688-8-2019



# LEGEND

⊞	CATCH BASIN	☆	LIGHT POLE
⊙	DRAIN MANHOLE	⊙	UTILITY POLE
⊙	ELECTRIC MANHOLE	⊙	GUY WIRE
⊙	SEWER MANHOLE	—	SIGN
○	MANHOLE	•	WEIFLAG
⊕	GAS VALVE	⊕	UTILITY POLE
⊕	GAS SHUT OFF VALVE	☆	PROP. STREET LIGHTING
⊕	WATER VALVE		
⊕	WATER SHUT OFF VALVE	X 000.0	SPOT ELEVATION
⊕	FIRE HYDRANT	⊞	RIPRAP
— 000 —	EXISTING CONTOUR		
— D —	EXISTING DRAIN LINE		
— W —	EXISTING WATER LINE		



APPROVED DATE: 12/21/19

FRANKLIN PLANNING BOARD

*William D. ...*

*Ray ...*

BEING A MAJORITY

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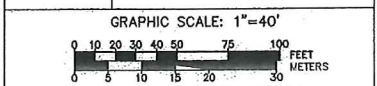
MARY E. RANIERI  
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APPLICANT

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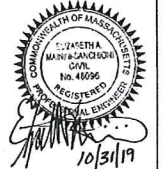
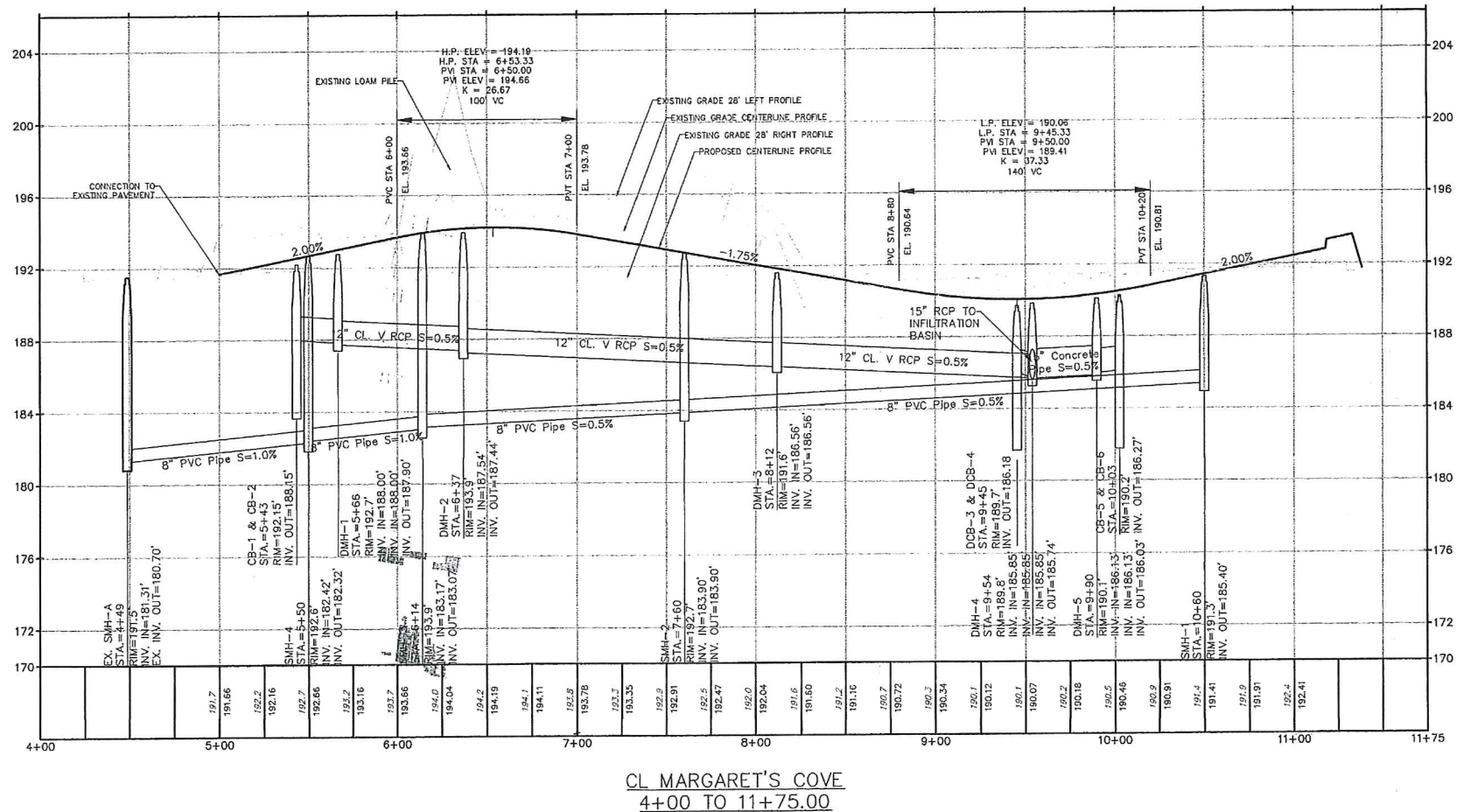
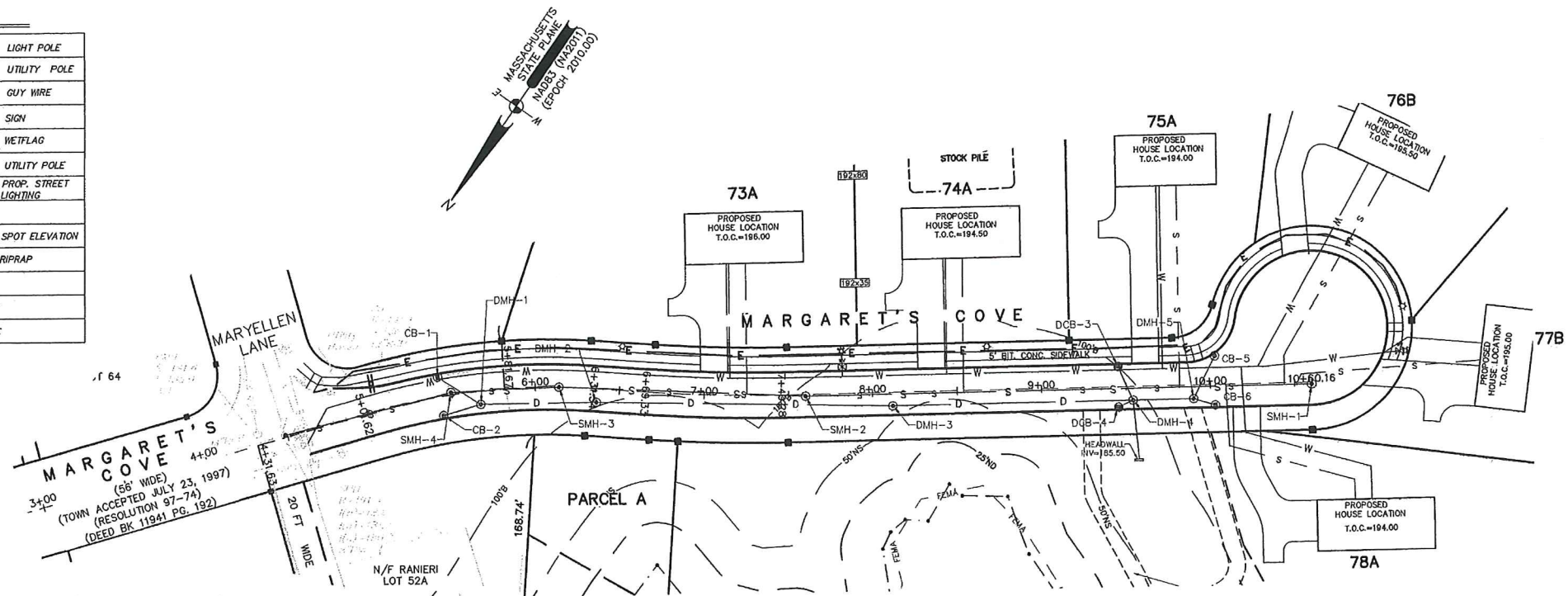
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⊕	FIRE HYDRANT	⊕	RIPRAP
---	EXISTING CONTOUR		
---	EXISTING DRAIN LINE		
---	EXISTING WATER LINE		

NOTE:  
ALL UTILITY INSTALLATION SHALL  
CONFORM TO THE TOWN OF FRANKLIN  
DPW STANDARD SPECIFICATIONS.



APPROVED DATE: 12/2/19

FRANKLIN PLANNING BOARD

*William D. Dand*  
*Greg Radwin*

BEING A MAJORITY

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APPLICANT

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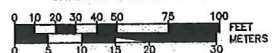
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PLAN & PROFILE

JUNE 28, 2019

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SHEET 6 OF 8

JOB NO. F4269

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Town of Franklin & Whitman Homes, Inc.

Margaret C. Ranieri TRAIL Agreement

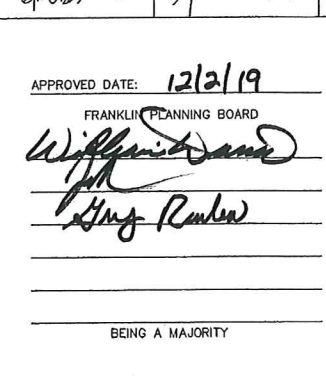
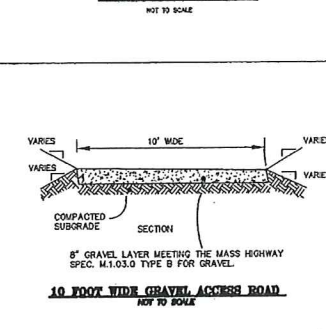
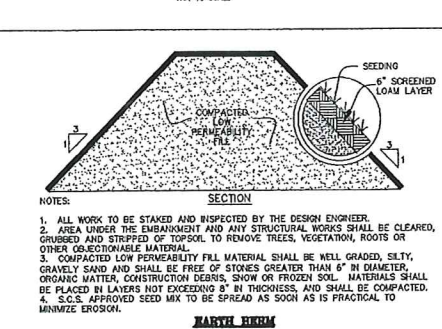
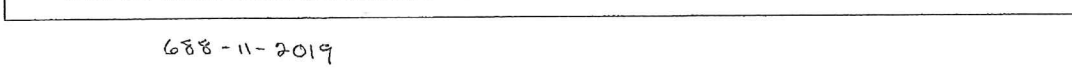
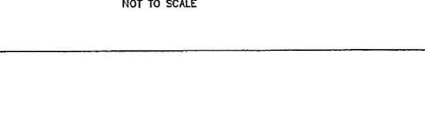
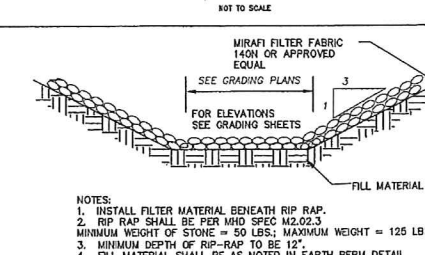
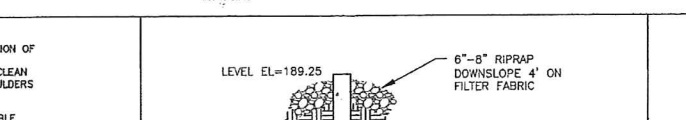
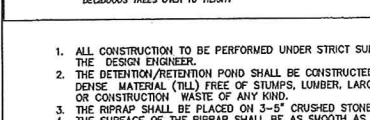
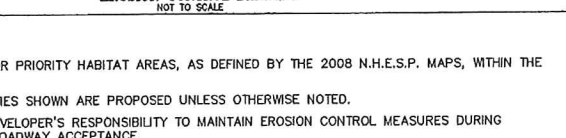
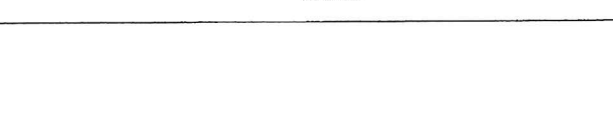
Filed as Page 10

PL. BK. 688

Attest: *William P. O'Connell*  
Register

688-10-2019





APPLICANT  
WHITMAN HOMES  
1200 TURNPIKE STREET  
CANTON, MA 02021

JUNE 28, 2019

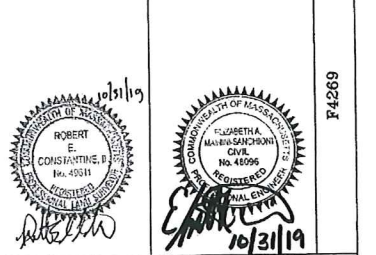
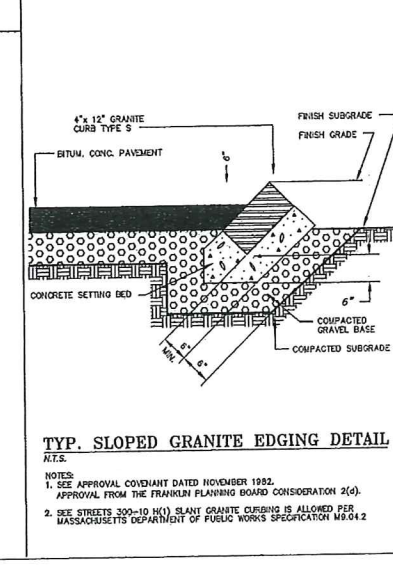
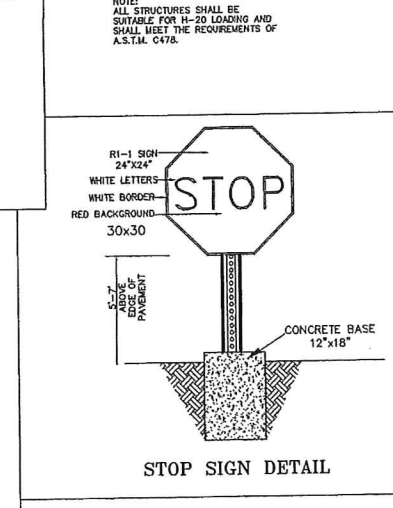
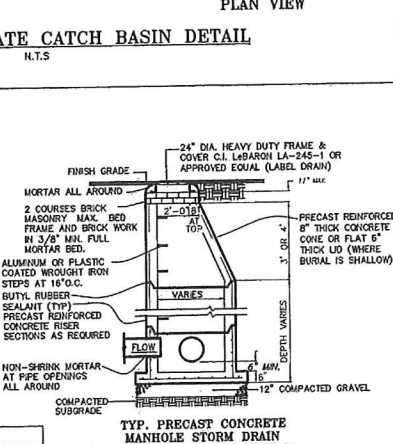
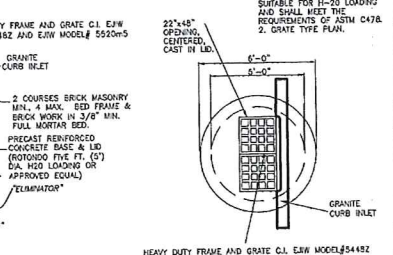
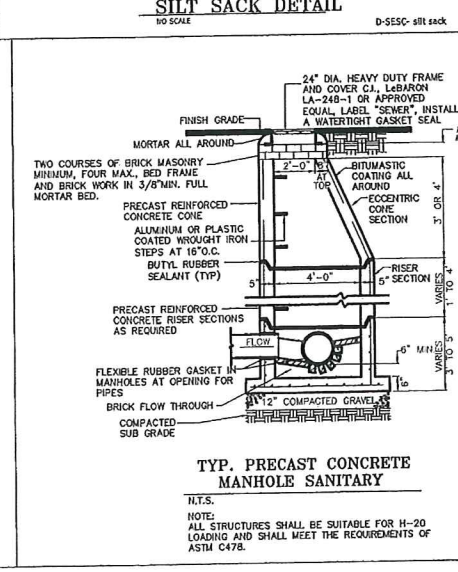
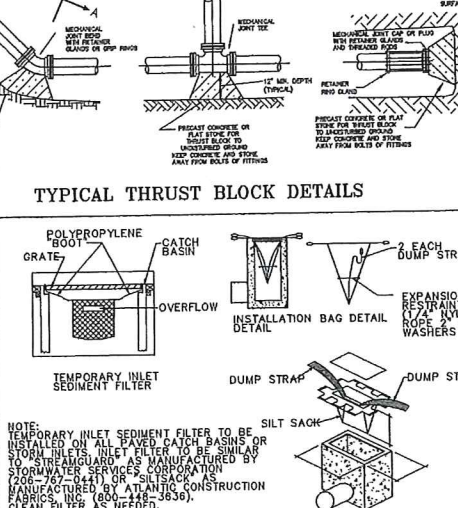
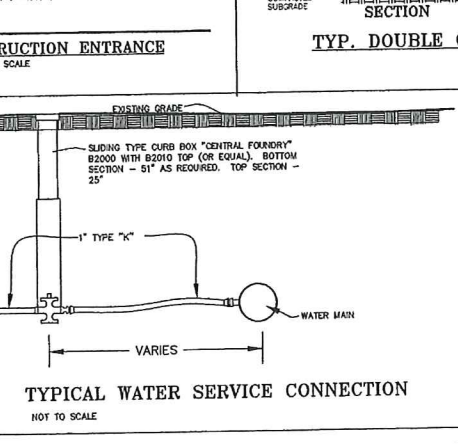
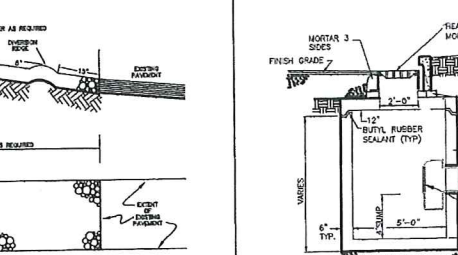
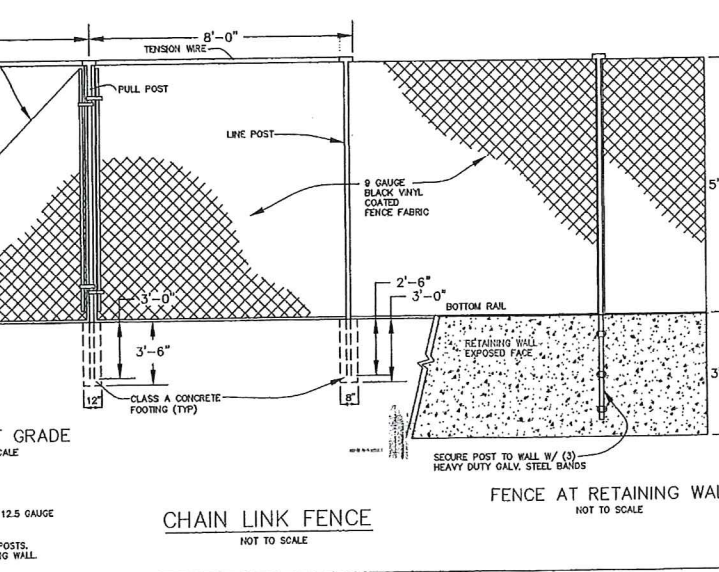
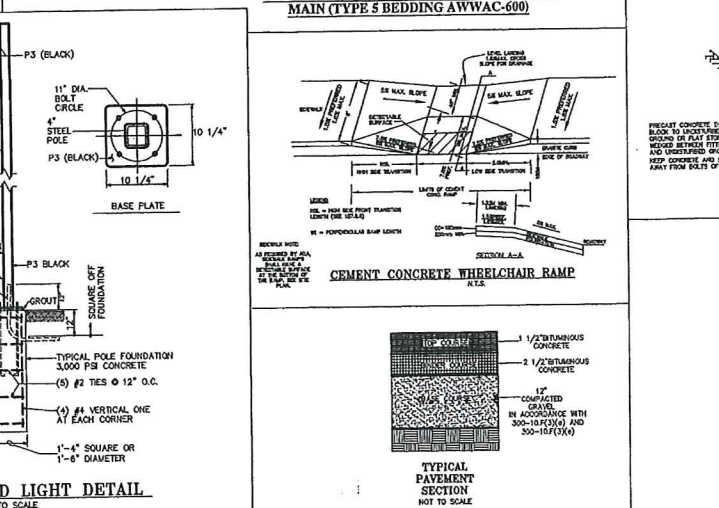
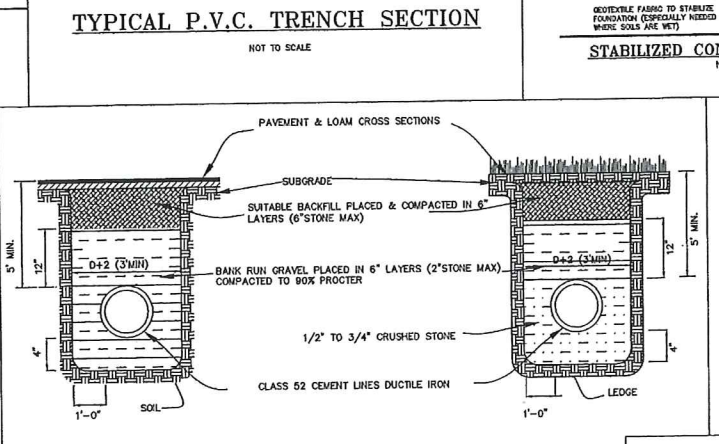
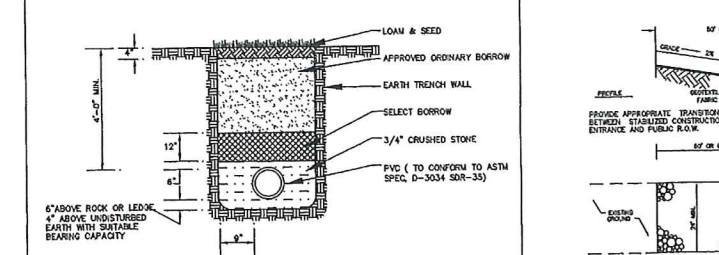
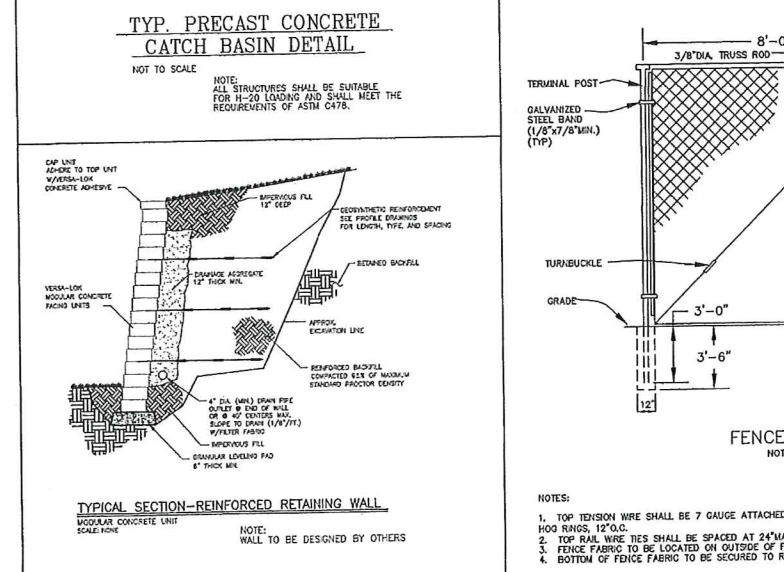
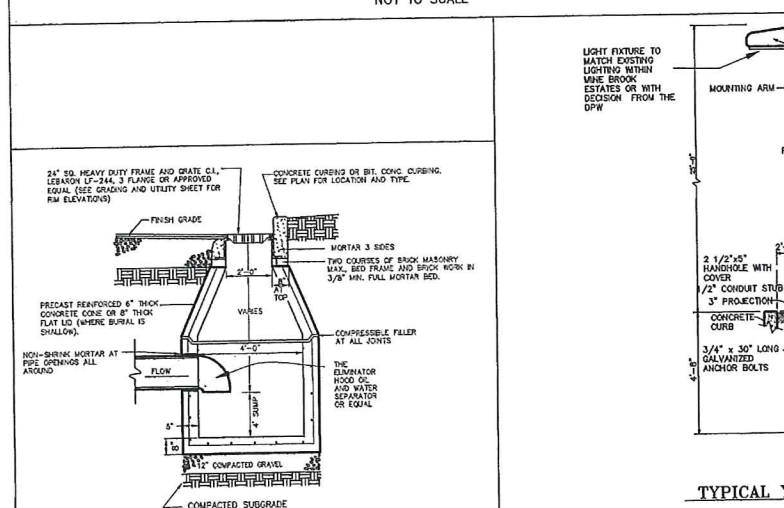
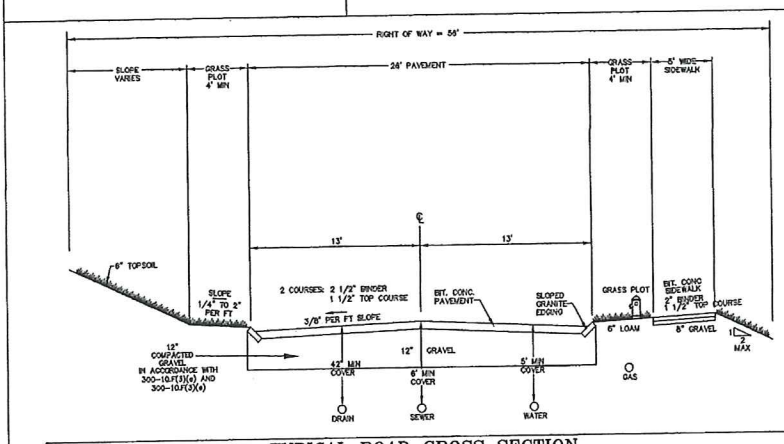
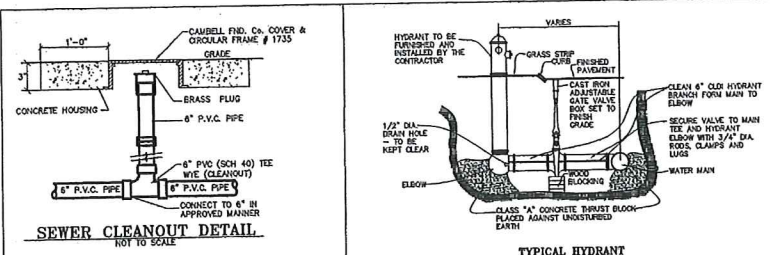
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APPROVED DATE: 12/2/19  
FRANKLIN PLANNING BOARD  
*William J. Dwyer*  
*Ray R. Rind*  
BEING A MAJORITY

Norfolk Registry of Deeds  
Dedham, Mass.  
Received December 31, 2019  
With AG-RT  
Town of Franklin & Whitman Homes, Inc.  
& Margaret C. Ranieri & B.A. To Agreement  
Filed as Page 12  
PLBK 688  
Attest: *William P. O'Connell*  
Register

OWNER(S)  
RANIERI TRUST  
MARGARET C. RANIERI, TRUSTEE  
CATHERINE R. MILLER, TRUSTEE  
59 PLEASANT STREET  
FRANKLIN, MA 02038  
DEED BOOK 34742 PAGE 273  
MARY E. RANIERI  
59 PLEASANT STREET  
FRANKLIN, MA 02038  
DEED BOOK 34742 PAGE 264 & 275  
APPLICANT  
WHITMAN HOMES  
1200 TURNPIKE STREET  
CANTON, MA 02021

DEFINITIVE SUBDIVISION  
MODIFICATION  
"MINE BROOK ESTATES"  
FRANKLIN  
MASSACHUSETTS  
CONSTRUCTION DETAILS

DATE	REVISION DESCRIPTION
8/29/19	REVISED PER TOWN COMMENTS
9/10/19	PER TOWN COMMENTS
10/7/19	ADDED RAMP ON MARYELLEN AND CERTIFICATE OF VOTE

**Guerriere & Halton, Inc.**  
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FRANKLIN, MA 02038 FX. (508) 528-7921  
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SHEET 8 OF 8 JOB NO. F4269



