

The Homes at Strawberry Fields

DEFINITIVE SUBDIVISION IN FRANKLIN, MASSACHUSETTS

DECEMBER 20, 2005

JOB NO. F3162

FOR REGISTRY USE ONLY

APPROVED DATE: _____
FRANKLIN PLANNING BOARD

DATE: _____
BEING A MAJORITY



I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS.



Paul B. Atwood 3/3/06
PROFESSIONAL LAND SURVEYOR DATE

OWNER:
ROBERT L. STEWART, ESTATE
ANN M. FAZIO, EXECUTRIX
103 MONROE STREET
NORWOOD, MA 02062

PREPARED FOR:
EASTERN MANAGEMENT &
DEVELOPMENT, LLC
C/O JASON CORAS
P.O. BOX 174
NORWOOD, MA 02062

REVISIONS

DATE	REVISED

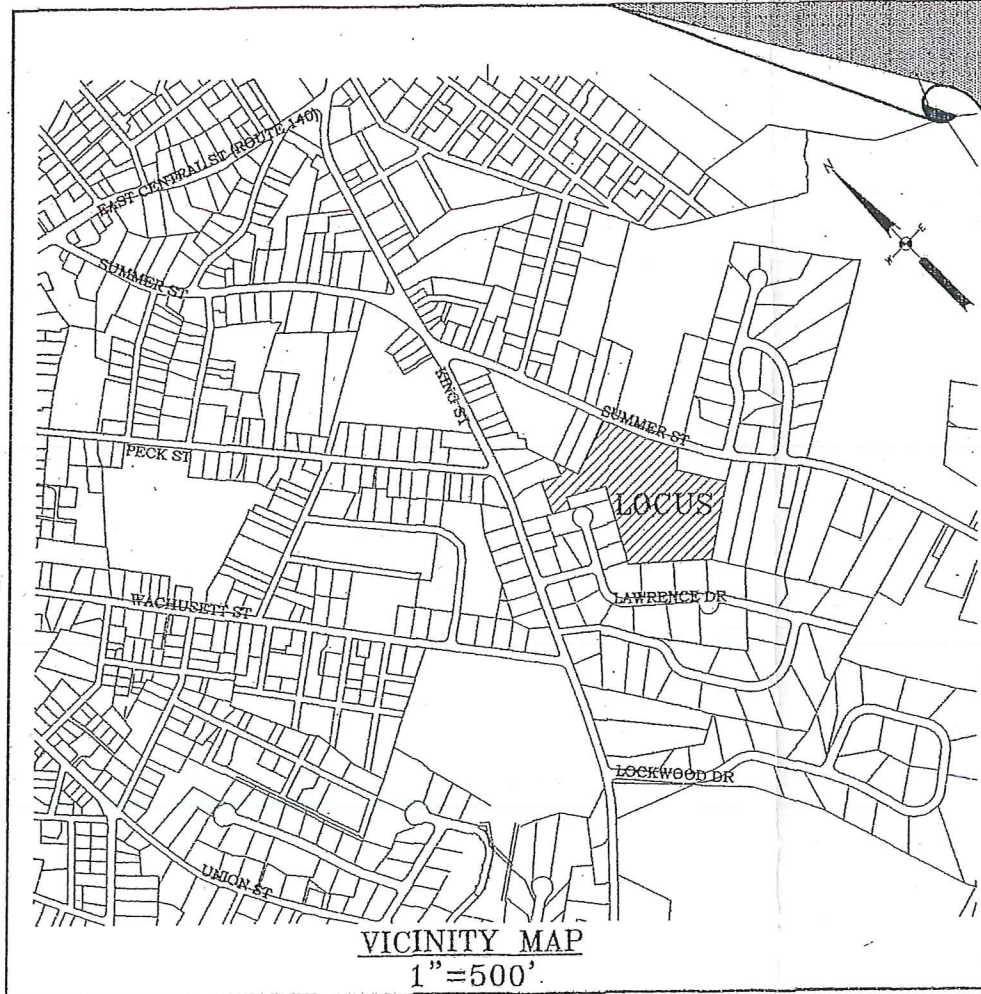
Guerriere & Halnon, Inc.
Engineering & Land Surveying
Ph. (508) 528-3221 38 POND STREET, STE 206
Fx. (508) 528-7921 FRANKLIN, MASS. 02038
www.guerriereandhalnon.com

THE HOMES AT STRAWBERRY FIELDS

DEFINITIVE SUBDIVISION
PLAN OF LAND
IN
FRANKLIN
MASSACHUSETTS

COVER

DATE DECEMBER 20, 2005	SCALE AS SHOWN
SHEET 1 OF 8	JOB NO. F3162



WAIVERS REQUESTED:

- DRAINAGE COMPONENT NON-CONFORMING LOT. CHARTER AND CODE OF THE TOWN OF FRANKLIN, MASSACHUSETTS, V26 UPDATED 01-05-2005, DIVISION 4 MISCELLANEOUS RULES AND REGULATIONS, CHAPTER 300, SUBDIVISION OF LAND, ARTICLE IV, DESIGN AND CONSTRUCTION STANDARDS, 300-11. STORMWATER MANAGEMENT, (3) STORMWATER MANAGEMENT COMPONENTS MUST BE LOCATED ON A SEPARATE LOT THAT CONFORMS TO ZONING REQUIREMENTS.
- REQUEST FOR ONE SIDEWALK. CHARTER AND CODE OF THE TOWN OF FRANKLIN, MASSACHUSETTS, V26 UPDATED 01-05-2005, DIVISION 4 MISCELLANEOUS RULES AND REGULATIONS, CHAPTER 300, SUBDIVISION OF LAND, ARTICLE IV, DESIGN AND CONSTRUCTION STANDARDS, § 300-13. OTHER IMPROVEMENTS, A, SIDEWALKS, (1) LOCATION. SIDEWALKS ARE REQUIRED ON BOTH SIDES OF THE ROAD, UNLESS THE BOARD DETERMINES THAT ONE SIDEWALK WILL ADEQUATELY SERVICE PEDESTRIAN TRAFFIC. THE BOARD SHALL ALSO CONSIDER THE PRESERVATION OF NATURAL FEATURES IN MAKING ITS DETERMINATION CONCERNING THE NUMBER OF SIDEWALKS REQUIRED.

NOTES:

- SEE CONDITIONS OF CERTIFICATE OF VOTE ISSUED BY THE FRANKLIN PLANNING BOARD DATED: _____
- A PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED WITH THE TOWN OF FRANKLIN PRIOR TO ANY CONSTRUCTION ACTIVITIES.
- THIS SUBDIVISION PLAN IS SUBJECT TO THE RULES, REGULATIONS AND APPROVALS OF THE MASSACHUSETTS WETLANDS PROTECTION ACT M.G.L. c. 131, ss. 40, THE FRANKLIN TOWN CODE CHAPTER 181, WETLANDS PROTECTION BY-LAW, CHARTER AND CODE OF THE TOWN OF FRANKLIN, MASSACHUSETTS, V26 UPDATED 01-05-2005, DIVISION 4 MISCELLANEOUS RULES AND REGULATIONS, CHAPTER 300, SUBDIVISION OF LAND, ARTICLE IV, DESIGN AND CONSTRUCTION STANDARDS, TOWN OF FRANKLIN BOARD OF HEALTH, FIRE, POLICE AND PUBLIC WORKS DEPARTMENTS.

DRAWING INDEX

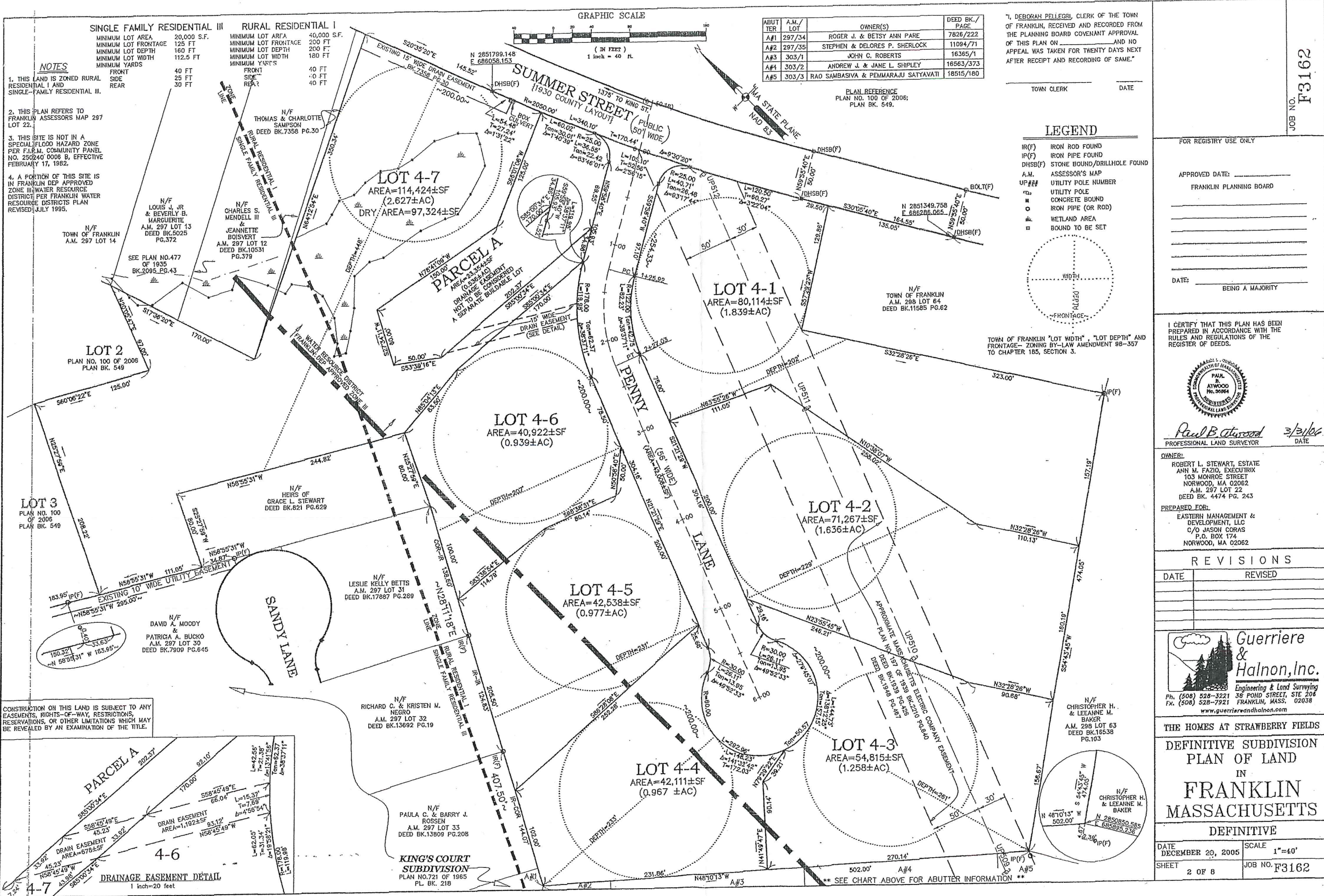
SHEET NO.	TITLE
1	COVER
2	DEFINITIVE SUBDIVISION
3	EXISTING CONDITIONS
4	ROAD GRADING AND DEVELOPMENT
5	PLAN AND PROFILE
6	SITE DEVELOPMENT AND EROSION CONTROL
7	CONSTRUCTION DETAILS
8	CONSTRUCTION DETAILS



DIG SAFE NOTE:
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CONSTRUCTION ON THIS LAND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS, OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.

S:\P\2005\1\1\1\1\F3162.dwg



GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

ABUTTER	A.M./LOT	OWNER(S)	DEED BK./PAGE
A#1	297/34	ROGER J. & BETSY ANN PARE	7826/222
A#2	297/35	STEPHEN & DELORES P. SHERLOCK	11094/71
A#3	303/1	JOHN C. ROBERTS	16365/1
A#4	303/2	ANDREW J. & JANE L. SHIPLEY	16563/373
A#5	303/3	RAO SAMBASIVA & PEMMARAJU SATYAVATI	18515/180

PLAN REFERENCE
PLAN NO. 100 OF 2006;
PLAN BK. 549.

"I, DEBORAH PELLEGRINI, CLERK OF THE TOWN OF FRANKLIN, RECEIVED AND RECORDED FROM THE PLANNING BOARD COVENANT APPROVAL OF THIS PLAN ON _____ AND NO APPEAL WAS TAKEN FOR TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF SAME."

TOWN CLERK _____ DATE _____

LEGEND

- IR(F) IRON ROD FOUND
- IP(F) IRON PIPE FOUND
- DHSB(F) STONE BOUND/DRILLHOLE FOUND
- A.M. ASSESSOR'S MAP
- UP### UTILITY POLE NUMBER
- UTILITY POLE
- CONCRETE BOUND
- IRON PIPE (OR ROD)
- ▨ WETLAND AREA
- BOUND TO BE SET

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FRANKLIN PLANNING BOARD

DATE: _____

BEING A MAJORITY

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS.

Paul B. Atwood 3/2/06
PROFESSIONAL LAND SURVEYOR DATE

OWNER:
ROBERT L. STEWART, ESTATE
ANN M. FAZIO, EXECUTRIX
103 MONROE STREET
NORWOOD, MA 02062
A.M. 297 LOT 22
DEED BK. 4474 PG. 243

PREPARED FOR:
EASTERN MANAGEMENT & DEVELOPMENT, LLC
C/O JASON CORAS
P.O. BOX 174
NORWOOD, MA 02062

REVISIONS

DATE	REVISED

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THE HOMES AT STRAWBERRY FIELDS

DEFINITIVE SUBDIVISION
PLAN OF LAND
IN
FRANKLIN MASSACHUSETTS
DEFINITIVE

DATE DECEMBER 20, 2005 SCALE 1"=40'

SHEET 2 OF 8 JOB NO. F3162

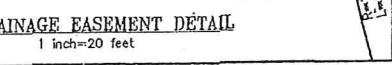
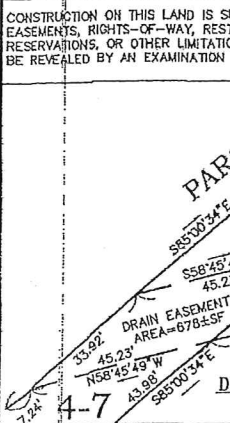
- NOTES
- THIS LAND IS ZONED RURAL RESIDENTIAL I AND SINGLE-FAMILY RESIDENTIAL III.
 - THIS PLAN REFERS TO FRANKLIN ASSESSORS MAP 297 LOT 22.
 - THIS SITE IS NOT IN A SPECIAL FLOOD HAZARD ZONE PER F.I.R.M. COMMUNITY PANEL NO. 250240 0008 B, EFFECTIVE FEBRUARY 17, 1982.
 - A PORTION OF THIS SITE IS IN FRANKLIN DEP APPROVED ZONE III WATER RESOURCE DISTRICT PER FRANKLIN WATER RESOURCE DISTRICTS PLAN REVISED JULY 1995.

MINIMUM LOT AREA 20,000 S.F.
MINIMUM LOT FRONTAGE 125 FT
MINIMUM LOT DEPTH 160 FT
MINIMUM LOT WIDTH 112.5 FT
MINIMUM YARDS
FRONT 40 FT
SIDE 25 FT
REAR 30 FT

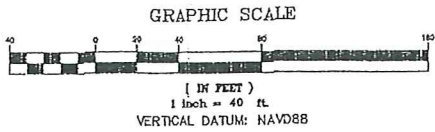
MINIMUM LOT AREA 40,000 S.F.
MINIMUM LOT FRONTAGE 200 FT
MINIMUM LOT DEPTH 200 FT
MINIMUM LOT WIDTH 180 FT
MINIMUM YARDS
FRONT 40 FT
SIDE 40 FT
REAR 40 FT

LOT 2
PLAN NO. 100 OF 2006
PLAN BK. 549

LOT 3
PLAN NO. 100 OF 2006
PLAN BK. 549



6/1/06 1:17:56 PM 10/26/06 10:26:00 AM 10/26/06 10:26:00 AM 10/26/06 10:26:00 AM



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LEGEND

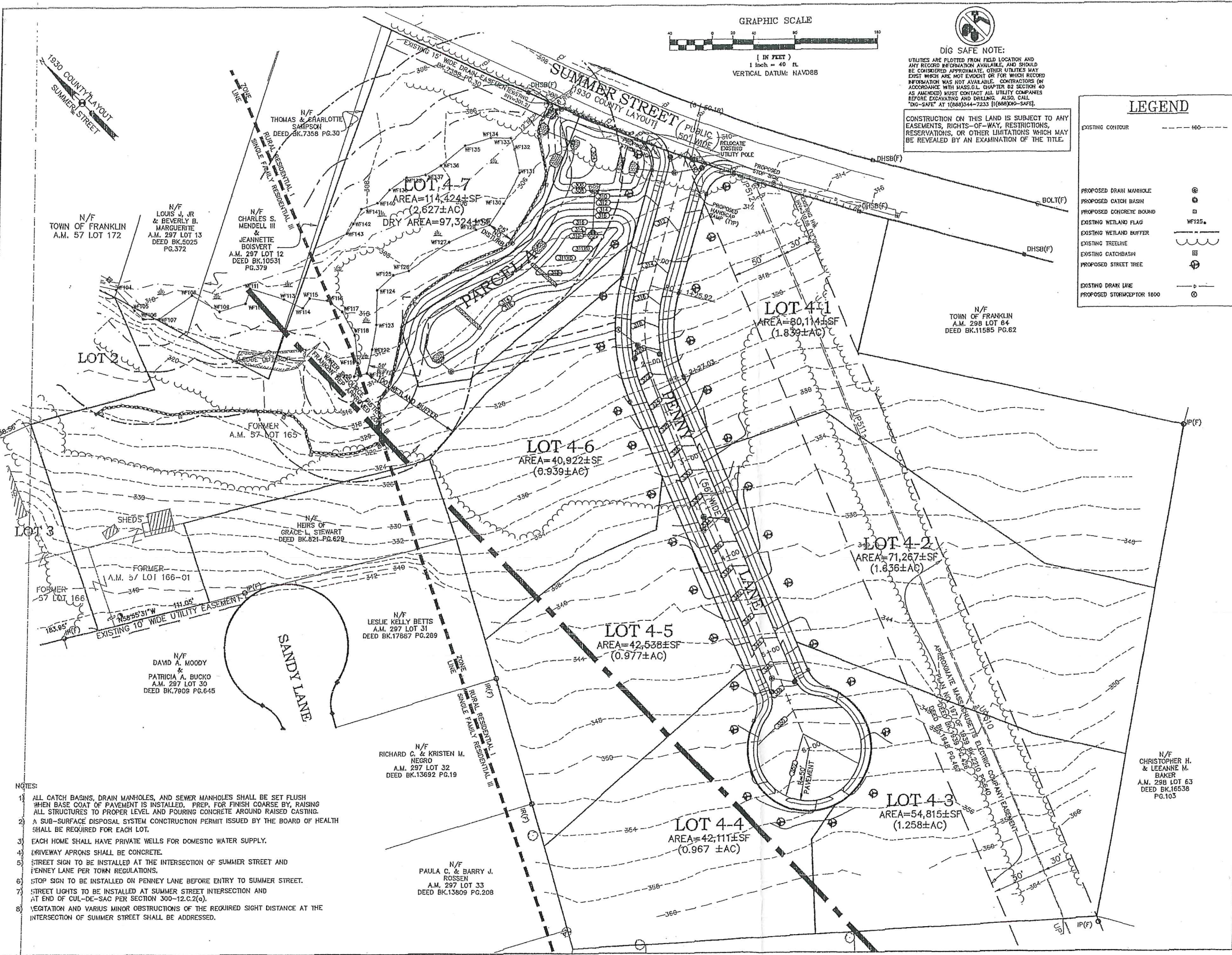
EXISTING CONTOUR	---
PROPOSED DRAIN MANHOLE	⊙
PROPOSED CATCH BASIN	⊠
PROPOSED CONCRETE BOUND	□
EXISTING WETLAND FLAG	WF125
EXISTING WETLAND BUFFER	~~~~~
EXISTING TREELINE	~~~~~
EXISTING CATCHBASIN	⊠
PROPOSED STREET TREE	⊙
EXISTING DRAIN LINE	---
PROPOSED STORMSEPTOR 1800	⊙

FOR REGISTRY USE ONLY

APPROVED DATE: _____
 FRANKLIN PLANNING BOARD

DATE: _____
 BEING A MAJORITY

JOB NO. F3162



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 - DRIVEWAY APRONS SHALL BE CONCRETE.
 - STREET SIGN TO BE INSTALLED AT THE INTERSECTION OF SUMMER STREET AND PENNEY LANE PER TOWN REGULATIONS.
 - STOP SIGN TO BE INSTALLED ON PENNEY LANE BEFORE ENTRY TO SUMMER STREET.
 - STREET LIGHTS TO BE INSTALLED AT SUMMER STREET INTERSECTION AND AT END OF CUL-DE-SAC PER SECTION 300-12.C.2(a).
 - VEGETATION AND VARIOUS MINOR OBSTRUCTIONS OF THE REQUIRED SIGHT DISTANCE AT THE INTERSECTION OF SUMMER STREET SHALL BE ADDRESSED.



Gregory B. Bunn
 PROFESSIONAL ENGINEER 3-31-06
 DATE

OWNER:
 ROBERT L. STEWART, ESTATE
 ANN M. FAZIO, EXECUTRIX
 103 MONROE STREET
 NORWOOD, MA 02062

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REVISIONS

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THE HOMES AT STRAWBERRY FIELDS
 DEFINITIVE SUBDIVISION
 PLAN OF LAND
 IN
 FRANKLIN
 MASSACHUSETTS
 ROADWAY DEVELOPMENT

DATE: DECEMBER 20, 2005
 SCALE: 1"=40'
 SHEET: 4 OF 8
 JOB NO.: F3162

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JOB NO. F3162

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APPROVED DATE: _____
FRANKLIN PLANNING BOARD

DATE: _____
BEING A MAJORITY



Roger A. Dumery
PROFESSIONAL ENGINEER 3-31-06 DATE

OWNER:
ROBERT L. STEWART, ESTATE
ANN M. FAZIO, EXECUTRIX
103 MONROE STREET
NORWOOD, MA 02062

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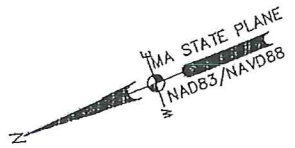
THE HOMES AT STRAWBERRY FIELDS

DEFINITIVE SUBDIVISION
PLAN OF LAND
IN
**FRANKLIN
MASSACHUSETTS**

PLAN AND PROFILE

DATE
DECEMBER 20, 2005

SCALE
1"=40'
SHEET
5 OF 8

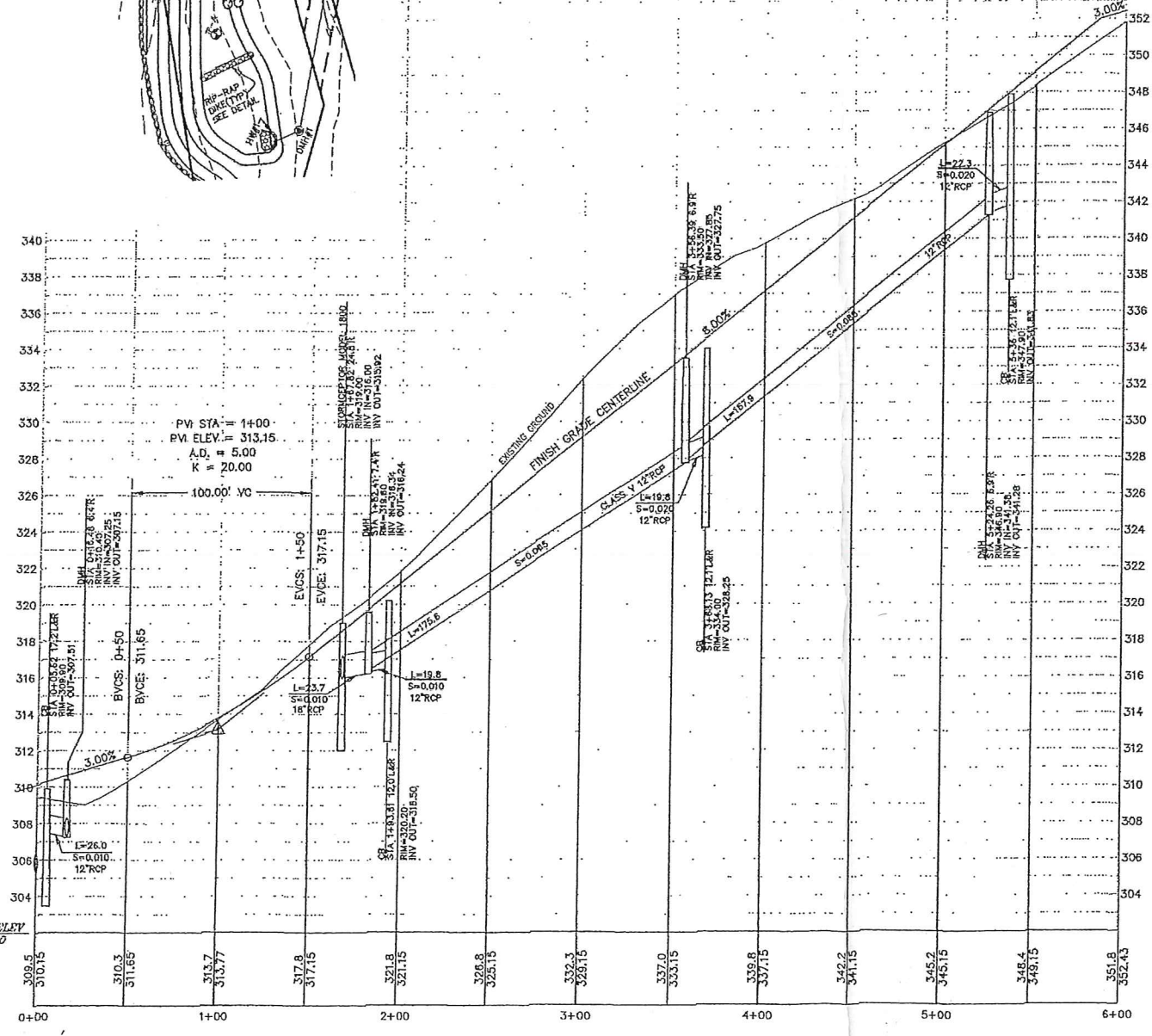
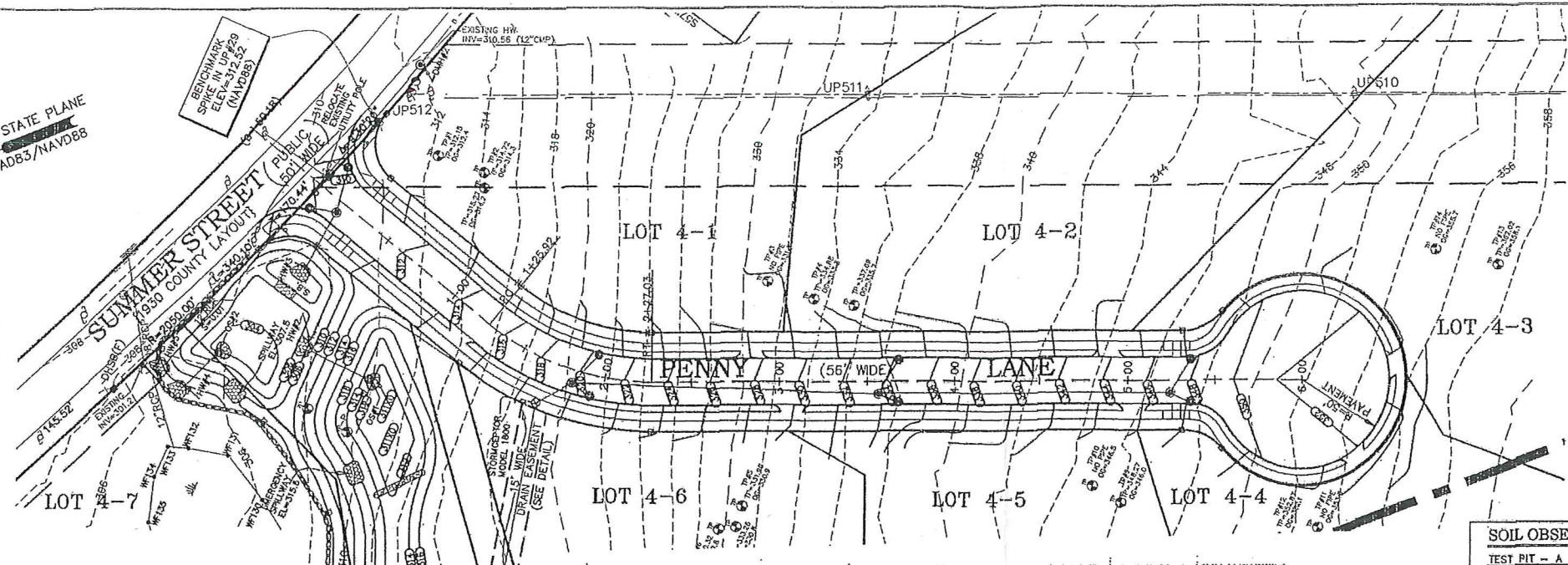


DRAINAGE STRUCTURE SCHEDULE

DH #1	INV=317.0
OS #1 (WOODEN CS-SEE DETAIL)	GRATE=314.00
HW #1	INV=314.90 (18" RCP)
OS #1 (WOODEN CS-SEE DETAIL)	GRATE=311.5 (6" ORIFICE)
HW #2	INV=307.0
OS #2 (WOODEN CS-SEE DETAIL)	GRATE=305.50
HW #3	INV=307.0
OS #2 (WOODEN CS-SEE DETAIL)	GRATE=304.20 (6" ORIFICE)
HW #4	INV=304.0
DH #2	INV=310.56 (EXIST. 12" CUP)
HW #5	INV=304.00

LEGEND

EXISTING CONTOUR	---
EXISTING TEST PIT	⊗
PROPOSED DRAIN MANHOLE	⊙
PROPOSED CATCH BASIN	⊕
PROPOSED CONCRETE BOUND	□
EXISTING WETLAND FLAG	WF125+
EXISTING CATCHBASIN	⊞
PROPOSED SEDIMENTATION BASIN	S.B.
EXISTING DRAIN LINE	—
PROPOSED STORMCEPTOR 1000	⊗



SOIL OBSERVATION LOG

TEST PIT - A
DATE 11-09-05
OBSERVED GROUNDWATER @ 50"
MOTTLES @ 40" EL. 310.2
SIEVE ANALYSIS SAMPLE TAKEN

ELEVATION 313.5

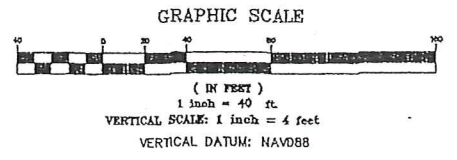
312.8	A SANDY LOAM 10YR3/3	0-8"
310.8	B SANDY LOAM 10YR5/6	8-32"
309.3	C1 LOAMY SAND 2.5YR/4	32-50"
307.0	C2 COARSE SAND 2.5YR/2	50-78"
	FRACTURED ROCK	

SOIL OBSERVATION LOG

TEST PIT - B
DATE 11-09-05
OBSERVED GROUNDWATER @ 55"
MOTTLES @ 32" EL. 308.9
SIEVE ANALYSIS SAMPLE TAKEN

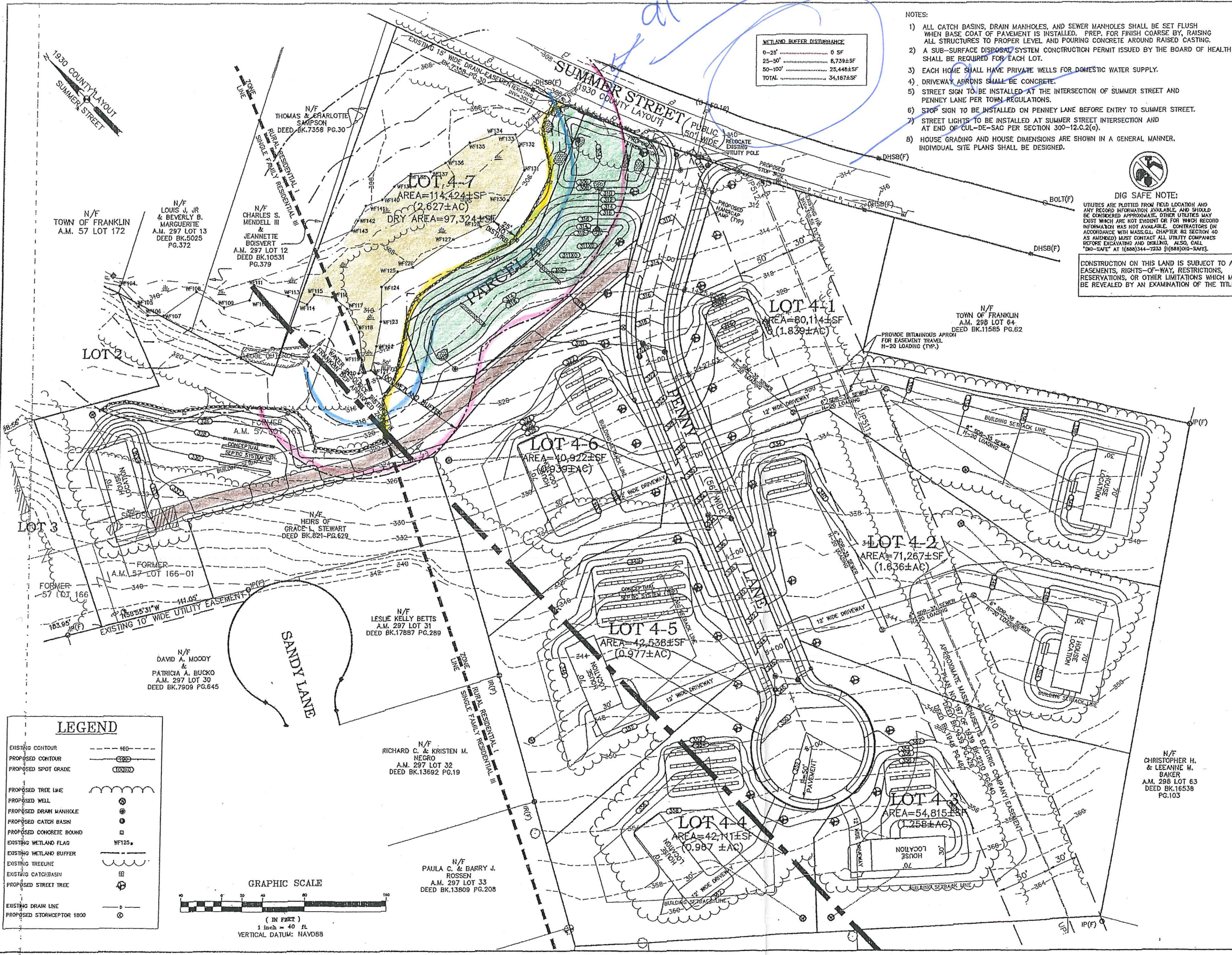
ELEVATION 311.6

310.9	A SANDY LOAM 10YR3/3	0-8"
308.4	B SANDY LOAM 10YR5/6	8-35"
305.4	C1 COARSE SAND 2.5YR/2	38-75"
	FRACTURED ROCK	



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 - 7) STREET LIGHTS TO BE INSTALLED AT SUMMER STREET INTERSECTION AND AT END OF CUL-DE-SAC PER SECTION 300-12.0.2(q).
 - 8) HOUSE GRADING AND HOUSE DIMENSIONS ARE SHOWN IN A GENERAL MANNER. INDIVIDUAL SITE PLANS SHALL BE DESIGNED.

JOB NO. **F3162**

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 FRANKLIN PLANNING BOARD

DATE: _____
 BEING A MAJORITY



Nathan A. Bismonty
 PROFESSIONAL ENGINEER 3-31-06 DATE

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 103 MONROE STREET
 NORWOOD, MA 02062

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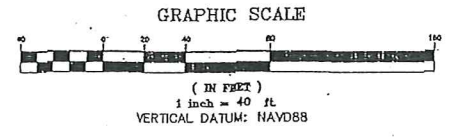
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 PLAN OF LAND
 IN
FRANKLIN MASSACHUSETTS
 SITE DEVELOPMENT

DATE: DECEMBER 20, 2005 SCALE: 1"=40'
 SHEET: 6 OF 8 JOB NO. F3162

LEGEND

EXISTING CONTOUR	---
PROPOSED CONTOUR	---
PROPOSED SPOT GRADE	(103200)
PROPOSED TREE LINE	~~~~~
PROPOSED WELL	⊙
PROPOSED DRAIN MANHOLE	⊙
PROPOSED CATCH BASIN	⊙
PROPOSED CONCRETE BOUND	□
EXISTING WETLAND FLAG	WF125
EXISTING WETLAND BUFFER	~~~~~
EXISTING TREE LINE	~~~~~
EXISTING CATCHBASIN	⊙
PROPOSED STREET TREE	⊙
EXISTING DRAIN LINE	---
PROPOSED STORAGE TANK	⊙



03/31/2006 10:53:37 AM 100%

Stormwater Management Plan

THE HOMES AT STRAWBERRY FIELDS
Franklin, Massachusetts

Plans:

The Stormwater Management Plan shall consist of all sheets pertaining to "The Homes at Strawberry Fields" and will include lot layouts, roads, houses, utilities and the storm water mitigation measures. These plans were submitted to the Planning Board on [redacted] Comments from the Conservation Commission and the Department of Environmental Protection Stormwater Management Policy will need to be discussed with the Planning Board. These plans shall also be used for the proposed construction and post construction.

Descriptions and Designs:

The relevant issues specific to the site are noted on the above referenced plans. The following issues, or they relate to this site, will be addressed: Notice of Intent, Drainage Analysis and Site Description. Other mitigating measures to be addressed pertain to wetlands and stormwater management compliance as they relate to pre- and post- construction and the Order of Conditions.

All of the reports, plans and findings represent the applicant's descriptions of the site as well as design.

Water Quality Improvements for Stormwater Management:

Water Quality Improvements as they relate to the selection of Best Management Practices (BMP) vary from site-to-site and are detailed on the site plan.

BMP Retention/Retention Pond is used to mitigate stormwater runoff peak flow for the 2, 10, and 100 year storms. This feature has a BMP design rate of 25%.

BMP Catch Basin within the subdivision will have four foot (4') sump. The deeper the sump, the more the sediment is to settle allowing better water quality in the first flush. This feature has a BMP Design Rate of 25%.

BMP Sedimentation Forebay are designed to settle out suspended solids (first flush) that are discharged from the stormwater system before entering the adjacent wetlands or the retention/detention ponds. Sediment traps have a BMP Design Rate of 25%.

BMP Street Sweeping is performed by the Town of Franklin semi-annually to remove sand and soil that is utilized during the winter to control ice and snow build-up. The developer will have the road swept after they had or by street sweeper during construction and until the Town releases the bond. This feature has a BMP Design Rate of 10%.

Total Suspended Solids:

TSS Removal/Retention Pond Area:

BMP 1 Street Sweeping = $(10)(1) = 0.1 = 10\%$ TSS

BMP 2 Deep Sump CS = $(25)(3) = 0.225$

BMP 3 Sediment Forebay = $(25)(0.675) = 0.17\%$

BMP 4 Retention/Detention Basin = $(5)(0.0) = 30\%$

BOX Removal of TSS = $(5) - (3) = 20\%$

BMP Dry Wet Down Spout 60% (Infiltrator System) Roof Runoff

BMP Dry Wet Down Spout 60% (Infiltrator System) Roof Runoff

Description of Operation and Maintenance Plans:

BMP Owner: During construction the Developer/Applicant, Eastern Management LLC, and their successors shall be responsible for maintaining the intent of the design and the Stormwater Management Components until construction is complete.

If the lots are sold off to individuals, each lot owner is responsible for general maintenance of the particular component that exists within their property. General maintenance clean-up of the alleys, including keeping inlets and outlets free of debris, general vegetation pruning and the overall neatness of the area. The Town of Franklin, after street construction, in their general maintenance of the roads will be responsible for the components functioning as they were designed.

Party Responsible for Maintenance:

During construction, the developer of the subdivision will be responsible for the components regarding the street construction, such as erosion control, sediment traps, roadways and existing retention/detention basins shown on the plans. Individual lot owners, if the lots are sold, are responsible for maintaining and controlling silt into the roadway and into the wetlands. Additional erosion control for individual house/lot may be required for each lot depending on the site conditions and can be required by the Conservation Commission, Department of Public Works, and the Site Engineer.

The roadway and all of its components shall be the responsibility of the developer until acceptance by the town and release of all bonds from the Planning Board and a Certificate of Compliance is issued by the Franklin Conservation Commission. All components shall be closed and in good repair prior to release by the town.

For each individual lot, if sold and developed by others (not the developer) are responsible for the release from the town as well as the Conservation Commission. Maintenance and stabilization of bolts in compliance with the approved plan will be necessary.

Individual lot owners are responsible for their lots (for all perpetuity) regarding soil stabilization and for any unnecessary runoff into soil wetlands and roadways.

Maintenance Schedules for Roadway During Construction:

The developer, or his representative, such as the contractor, shall inspect the following:

Inspection: Sedimentation Traps Weekly
Retention/Detention Ponds Weekly
Catch Basins Once per Month
Erosion Control (Hay Bales & Silt Fences) Weekly
Dressed Sidewalk Weekly

Special inspections shall be made after a significant rainfall event. All components should be inspected.

Cleaning:

When Does it Require Cleaning?

Sedimentation Trap: 1/2 full of sediment
Retention/Detention Pond: Build-up of sediment at inlet & outlet pipe
Catch Basins: 1/2 full of sediment
Erosion Control (Hay Bales): When any hay bales have deteriorated or a silt fence has fallen, and/or the Burlap has ripped, it should be replaced
Silt Fence of Wash Sock

Maintenance Schedule for Private Lots During Construction (11):

Loam and Seed: Weekly
Erosion Control (Hay Bales, Siltation Fences, Match SW): Weekly

The owner shall inspect the lot after each rainfall to determine if any erosion has occurred. Fill in and stabilize eroded area. Remove silt from hay bales or silt fence.

Maintenance:

Erosion control/hay bales & siltation fence as required.

Maintenance Tasks: After construction, completion, and acceptance by the town of Franklin

The cleaning of the storm water management components, generally speaking, shall be as follows:

A. Street Sweeping: Will be performed by the Town of Franklin annually.

B. Catch Basin: (Responsibility of the Town of Franklin). The Catch Basin shall be cleaned by excavating, pumping or vacuuming. The sediment will be disposed of off site.

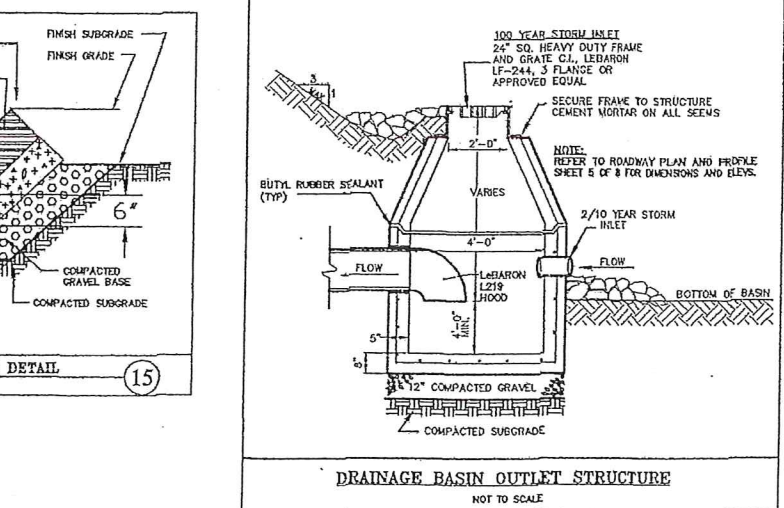
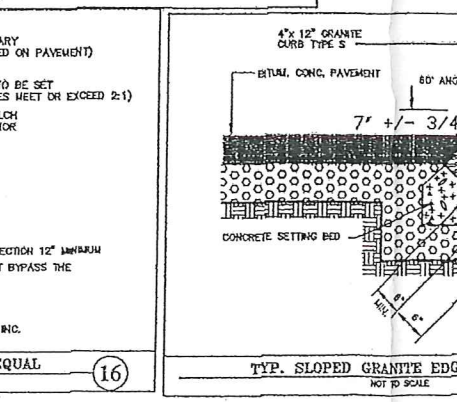
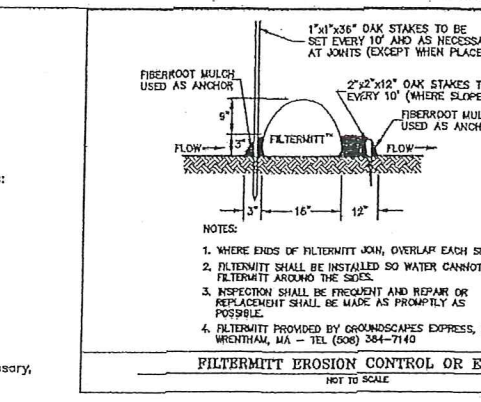
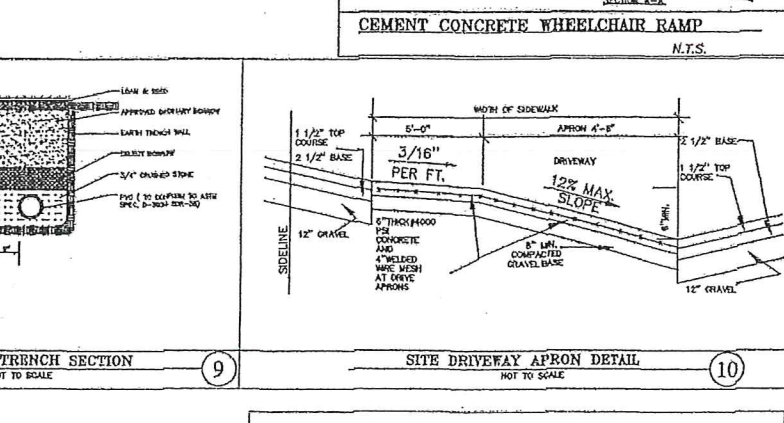
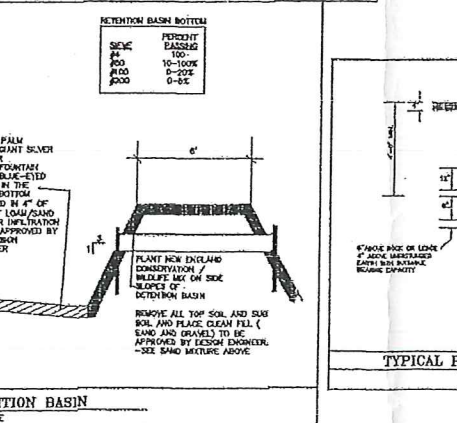
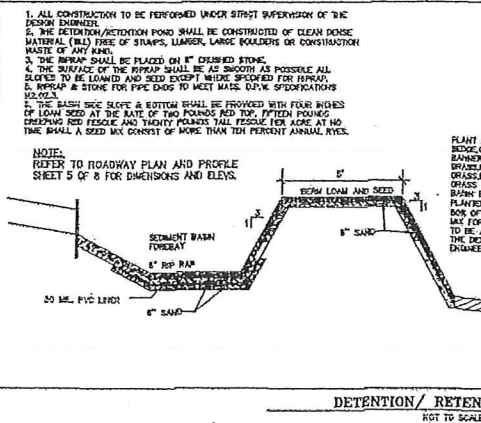
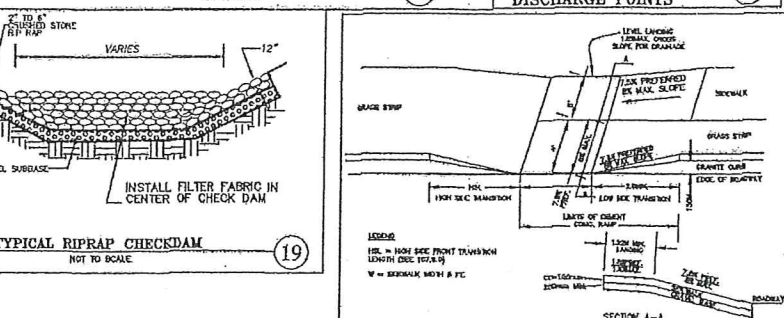
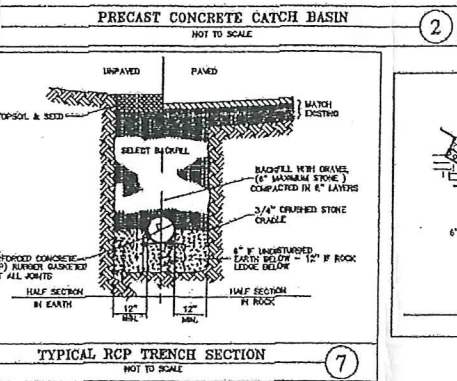
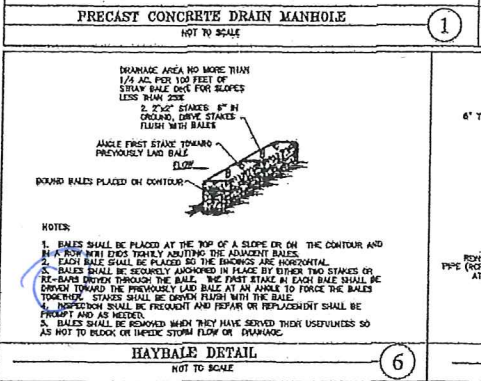
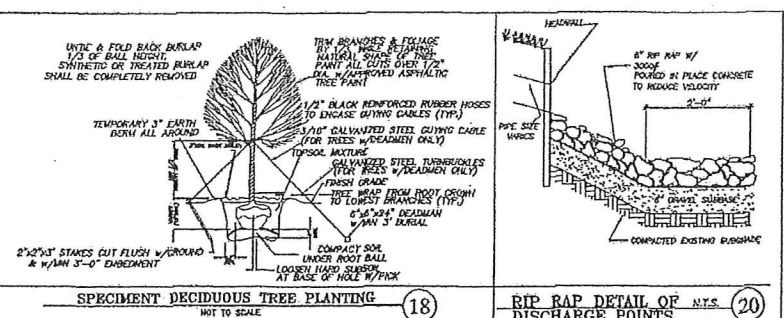
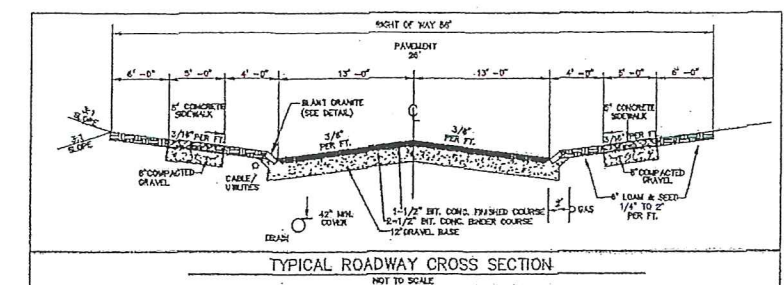
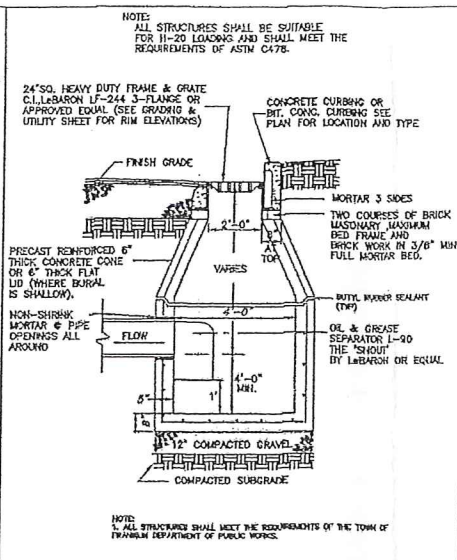
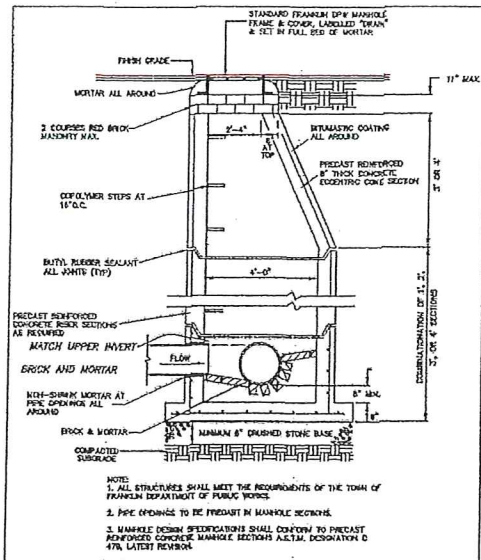
C. Sedimentation Basin: (Responsibility of the Town of Franklin). Until the slopes are stabilized the basins should be inspected monthly and sediment removed as necessary. After stabilization occurs, inspect quarterly and remove sediment in the spring and fall.

D. Detention Basin: (Responsibility of the Town of Franklin). Until slopes are stabilized the basin shall be inspected monthly. Repair wash outs immediately, re-loam and seed as necessary, remove all brush growth within the berm, mow twice a year, inspect quarterly.

E. Infiltration Rechargers: (Responsibility of individual homeowner). Inspect twice a year. Inspection & clean out ports have been provided. The pipe can be vacuumed, or injected with water, suspend silt and pump chamber.

Access Provisions:

All of the components in the individual lots storm water system are located within the property and will be accessible to the Owner/Leasee and maintained by sold owner and leasee.



FOR REGISTRY USE ONLY

APPROVED DATE: _____
FRANKLIN PLANNING BOARD
DATE: _____ BEING A MAJORITY

PROFESSIONAL ENGINEER
ANN M. FAZIO, EXECUTRIX
103 MONROE STREET
NORWOOD, MA 02062

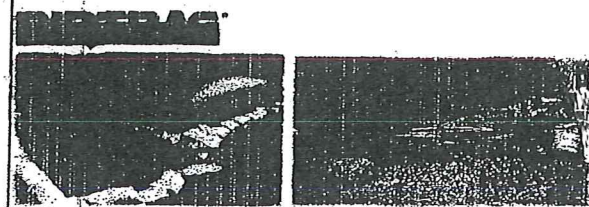
REVISIONS
DATE REVISED

Guerriere & Halnon, Inc.
Engineering & Land Surveying
Ph. (508) 528-3221 38 POND STREET, STE 206
Fx. (508) 528-7921 FRANKLIN, MASS. 02038
www.guerriereandhalnon.com

THE HOMES AT STRAWBERRY FIELDS
DEFINITIVE SUBDIVISION
PLAN OF LAND
IN
FRANKLIN
MASSACHUSETTS
CONSTRUCTION DETAILS
DATE: DECEMBER 20, 2005 SCALE: AS SHOWN
SHEET: 7 OF 8 JOB NO. F3162

JOB NO. F3162

Silt Control System



PUMPED-SILT CONTROL SYSTEM
Use DIRTBAG® anywhere an accumulated body of dirty water must be pumped.

Protect the environment effectively and economically! Collect sand, silt and fines. Avoid silting streams, surrounding property and storm sewers. As more and more emphasis is put on saving our wetlands, regulations are becoming more stringent regarding the pumping of dirty water from holes around construction sites.

- Removes silt, fines and sand from water
- Reduces velocity of discharge
- Meets state and corps specifications
- Degradable bag
- DOT approved
- Handles up to 1500 gpm

DIRTBAG SPECIFICATIONS

1.0 Description
1.1 This work shall consist of furnishing, placing and removing the DIRTBAG pumped sediment control device as directed by the design engineer or as shown on the contract drawings. The DIRTBAG pumped-silt control system is marketed by:

NEE PUMPING SYSTEMS
2200 Canton Road
Marietta, GA 30066
Phone: (800) 888-0208
Fax: (770) 456-9418

2.0 Materials

2.1 DIRTBAG
2.1.1 The DIRTBAG shall be non-woven bag which is sewn with double needle machine using high strength thread.

2.1.2 Seams - All structural seams will be sewn with high strength, double stitched "J" type. Seam strength test will have the following minimum average roll values:

DIRTBAG STYLE	TEST METHOD	TEST RESULT
DIRTBAG 53	ASTM D-4884	60 lb./ft.
DIRTBAG 55	ASTM D-4884	100 lb./ft.

2.1.5 The DIRTBAG will have an opening large enough to accommodate a six (6) inch discharge hose with attached strap to tie off the hose to prevent the pumped water from escaping from the DIRTBAG without being filtered.

2.1.6 The geotextile fabric shall be non-woven fabric with the following properties:

PROPERTY	TEST METHOD	TEST RESULT
Weight	ASTM D-3776	1 oz./yd.
Crab Tensile	ASTM D-4532	200 lb.
Tensure	ASTM D-4533	150 lb.
Flow Rate	ASTM D-4491	80 gal/min/ft ²
Permeability	ASTM D-4991	1.4 sec (-1)
UV Resistance	ASTM D-4355	70%
AOS % Residual	ASTM D-4751	100

PROPERTY	TEST METHOD	TEST RESULT
Weight	ASTM D-3776	10 oz./yd.
Crab Tensile	ASTM D-4532	250 lb.
Tensure	ASTM D-4533	150 lb.
Flow Rate	ASTM D-4491	50 gal/min/ft ²
Permeability	ASTM D-4991	1.3 sec (-1)
UV Resistance	ASTM D-4355	70%
AOS % Residual	ASTM D-4751	100

*All properties are minimum average roll value except the weight of the fabric which is given for information only.

3.0 Construction Sequence

3.1 General

3.1.1 Install the DIRTBAG on a slope. It should be placed so the incoming water flows into the bag and will flow through the DIRTBAG and then flow off the site without creating more erosion. The neck of the DIRTBAG should be tied off tightly, to stop the water from flowing out of the DIRTBAG, without going through the walls of the bag. To increase the surface area being used, DIRTBAG may be placed on a gravel bed to allow water to flow in all directions.

3.1.2 The DIRTBAG is considered full and should be disposed when it is impractical for the bag to filter the sediment out at a reasonable flow rate and should be replaced with a new DIRTBAG.

3.1.3 Disposal may be accomplished as directed by the design engineer. If the site allows, the DIRTBAG may be buried on the site and seeded, visible fabric removed and seeded or removed from site to a proper disposal area.

Toll Free: (800) 888-0208

NEE Pumping Systems
2200 Canton Road
Marietta, Georgia 30066

E-mail: reman@neepumping.com
Atlanta: 770.424.2723
Houston: 877.838.5214
Boston: 508.262.2702
Nashville: 615.867.4677
Birmingham: 205.608.1723
Savannah: 912.964.2723
Fax: 770.426.9418

Siltsack

Are you looking for a cost effective, easy way to stop silt and sediment from entering catch basins for construction sites? Siltsack is the simple and economical solution to preventing clogging of catch basins.

Siltsack is a sediment control device used to prevent silt and sediment from entering your drainage system by catching the silt and sediment and allowing water to pass through freely. Siltsack can be used as a primary or secondary sediment control device to prevent failure of your drainage system due to clogging.

Siltsack is available in both high-flow or regular-flow and comes with an optional oil absorbent pillow for spill containment. A modified Siltsack is also available with a curb opening filter attached to prevent sediment and debris from entering through curb openings. Siltsack is a quality product designed to save time and money.

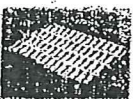
INSTALLATION PROCEDURE



Install Siltsack in catch basin, making sure emptying straps are laid flat outside the basin and held in place by drain grate.



Hold down removal flap pockets and emptying straps by covering with soil.



Properly installed, Siltsack is out of sight and catches silt without the worry of silt fences or straw dams failing.



To prepare for emptying Siltsack, remove soil covering removal flap pockets and rebar through pockets.



Remove catch basin cover grate.



Remove Siltsack from catch basin by attaching to both bars and lifting with available equipment.



Move filled Siltsack to dumping area and set on ground.



Insert a lifting bar through both emptying straps.



Lift Siltsack by emptying straps, which are attached to the bottom of bag. When raised by straps, the bag will turn inside-out, empty and be ready for re-use or disposal.

RECOMMENDED MAINTENANCE SCHEDULE

Each Siltsack should be inspected after every major rain event. If there have been no major events, Siltsack should be inspected every 2 - 3 weeks. The yellow restraint cord should be visible at all times. If the cord

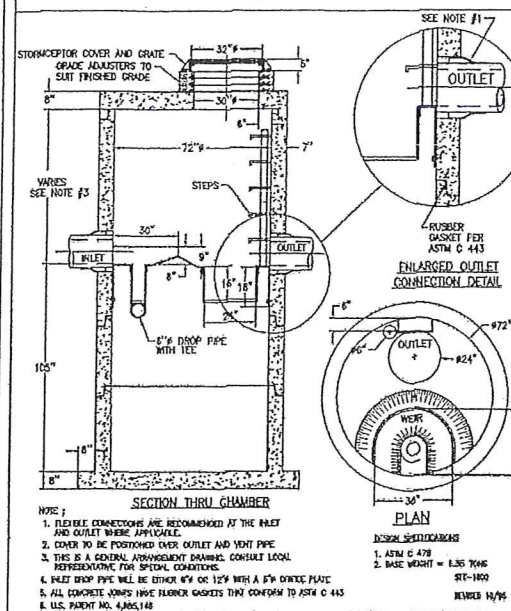
Interim Erosion Control and Construction Sequence

1. Install Sediment Control Barriers.
2. Clear site of all trees designated to be removed, begin construction of retention/detention ponds in areas adjacent to wetlands. Construct berms and slopes within the site to maintain stormwater runoff.
3. Stockpile loam.
4. Install headwalls and outlet pipe for retention/detention drainage basin.
5. The retention/detention ponds will be used as sediment basins during initial construction. Install outlet pipes to the wetlands in order to be operational. The outlet devices will be plugged and no water will be allowed to leave the site. If water buildup is excessive, install filter fabric and 3/4"-1 1/2" washed stone (as filter) at the outlet to allow temporary Retention/Detention sediment pond to drain. The drainage shall be monitored by the contractor.
6. Bring Site to Sub-grade.
7. All slopes within the property line shall be mulched temporarily.
8. Temporary stone (3/4"-1 1/2") shall be placed at the project entrance to control silt onto the access road.
9. All disturbed areas not treated with permanent loam and seed shall be covered with mulch.
10. All construction grades in the interim shall be sloped to flow into the temporary sediment pond, where possible.
11. The site mitigation of erosion in those areas to be landscaped or mulched shall be to install temporary mulch.
12. Clean all sediment out of the sediment basin and install clean fill per plan specifications prior to final grading and surface stabilization.
13. Once the curb is installed, the permanent mulch and landscaping along the roadways shall be completed.
14. Sediment control shall remain in place until the site is nearly stabilized.
15. Install the detention/retention system in its entirety. Clean all on site catch basins, manholes and piping. Install silt bags at each catch basin.
16. Keep site swept and maintained per Stormwater Management Plan.

Detail obtained and further information can be found at: <http://www.pumprental.com>

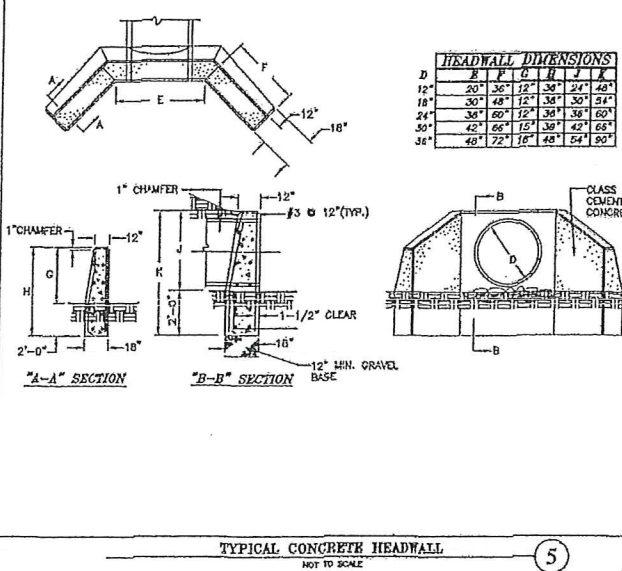
IF DEWATERING IS REQUIRED TO INSTALL UTILITIES, TRENCHES, ETC., USE DIRT BAG AT THE PUMP OUTLET.

STC 1800 Precast Concrete Stormceptor®
(1000 US Gallon Capacity)
(Disc Design)



NOTE 1:
1. FLEXIBLE CONNECTIONS ARE RECOMMENDED AT THE INLET AND OUTLET WHERE APPLICABLE.
2. COVER TO BE PROVIDED OVER OUTLET AND VENT PIPE.
3. THIS IS A GENERAL ARRANGEMENT DRAWING. CONSULT LOCAL REPRESENTATIVE FOR SPECIAL CONDITIONS.
4. KEEP DRAIN PIPE WELL ABOVE 1/2" OR 1 1/2" WITH A 5" COVER PLATE.
5. ALL CONCRETE JOINTS HAVE FLEXIBLE GASKETS THAT CONFORM TO ASTM C 443
6. U.S. PATENT NO. 6,805,148

NOTE 2:
1. ASTM C 478
2. BASE WEIGHT = 1.35 YARD
3. RT-100
REVISED 10/96



Detail obtained and further information can be found at: <http://www.ohharris.com>

SILTSACK TO BE INSTALLED IN ALL CATCH BASINS DURING CONSTRUCTION UNTIL PROJECT IS STABILIZED.

HARRIS
The Corporate Division
367 Akanni Road, Newington, CT 06111

Boston, MA Branch
425 Dorchester Ave
Boston, MA 02127
Tel: (617) 269-4800
Fax: (617) 269-4041

Medfield, MA Division
10 West Mill Street
Medfield, MA 02052
Tel: (508) 359-7321
Fax: (508) 359-2491

Woburn, MA Branch
291 Sales Street
Woburn, MA 01801
Tel: (781) 376-9636
Fax: (781) 376-9640

PLANTINGS NOTE:

EXISTING TREES SHALL BE PRESERVED AND NEW TREES PLANTED SO THAT, AT THE TIME A SUBDIVISION IS COMPLETED, AT LEAST THREE TREES OF APPROVED CALIBER SHALL BE LOCATED ON EACH LOT WITHIN 15 FEET OF THE NEAREST EXTERIOR LINE OF THE STREET. SHADE TREES SHALL NOT BE PLANTED WHERE THEIR GROWTH WILL INTERFERE WITH UTILITY LINES OR ENTRANCES. NEW TREES SHALL BE PLANTED AT APPROXIMATELY 50 FOOT INTERVALS AND SHALL BE PLANTED NOT CLOSER THAN 5 FEET AND NOT MORE THAN 20 FEET FROM THE RIGHT OF WAY LINE UNLESS OTHERWISE APPROVED BY THE PLANNING BOARD.

PROPOSED TREES SHALL CONSIST OF A MINIMUM OF THREE OF THE FOLLOWING SPECIES AND SHALL BE OF 2 INCH CALIBER MEASURED FOUR FEET ABOVE GRADE:

- GREY ASH
- RED ASH
- LITTLELEAF LINDEN
- SILVER LINDEN
- SHADBLASTER LOCUST
- HONEY LOCUST
- SKYLINE LOCUST
- FLOWERING ASH
- CRIMSON KING MAPLE
- COLUMNAR MAPLE
- WHITE OAK
- SCARLET OAK
- PIN OAK
- NORTHERN RED OAK

TREE SPECIES SHALL BE STAGGERED SO THAT NO ONE SPECIES SHALL BE NEXT TO A LIKE SPECIES.



Robert L. Stewart
PROFESSIONAL ENGINEER
3-31-06 DATE

OWNER:
ROBERT L. STEWART, ESTATE
ANN M. FAZIO, EXECUTRIX
103 MONROE STREET
NORWOOD, MA 02062

PREPARED FOR:
EASTERN MANAGEMENT & DEVELOPMENT, LLC
C/O JASON CORAS
P.O. BOX 174
NORWOOD, MA 02062

REVISIONS

DATE	REVISED

Guerriere & Halnon, Inc.
Engineering & Land Surveying
Ph. (508) 528-3221 38 POND STREET, STE 208
Fr. (508) 528-7921 FRANKLIN, MASS. 02038
www.guerriereandhalnon.com

THE HOMES AT STRAWBERRY FIELDS

DEFINITIVE SUBDIVISION
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SHEET 8 OF 8	JOB NO. F3162

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APPROVED DATE: _____
FRANKLIN PLANNING BOARD

DATE: _____
BEING A MAJORITY