

"BALSAM ESTATES"

Preliminary Subdivision Plan of Land Franklin, Massachusetts

SEPTEMBER 5, 2023

ABUTTERS WITHIN 300'

Abutters List
Date: July 17, 2023
Subject Property ID: 242_027
Search Distance : 300 Feet

242_034
MAGLIARI FELICE N.
MAGLIARI SHELBY
14 MADISON AVE
FRANKLIN, MA 02038

242_024
GROVE PHILIP H
GROVE DARLENE A
28 KIMBERLEE AVE
FRANKLIN, MA 02038

242_029
COLE MARK D
COLE SUSAN M
25 KIMBERLEE AV
FRANKLIN, MA 02038

242_047
LATOUR MATTHEW DENIS
LATOUR CAITLIN ELIZABETH
25 MADISON AVE
FRANKLIN, MA 02038

234_012
TOWN OF FRANKLIN
355 EAST CENTRAL ST
FRANKLIN, MA 02038

242_033
GRADY KEVIN T
GRADY SUZANNE M
10 MADISON AVE
FRANKLIN, MA 02038

235_142
KATHLEEN LABASTIE TRUST
469 MAPLE ST
FRANKLIN, MA 02038

242_048
CEDARHOLM MATTHEW R
CEDARHOLM TARA A
21 MADISON AV
FRANKLIN, MA 02038

242_028
LECHTER JOSH & ERIN
35 KIMBERLEE AV
FRANKLIN, MA 02038

242_030
MORANDI JEFFREY & DEBORA
21 KIMBERLEE AVE
FRANKLIN, MA 02038

242_038
MARINO DARREN
MARINO ROSEANNE
26 MADISON AVE
FRANKLIN, MA 02038

242_032
THOMAS POWDERLY LIVING
TRUST
6 MADISON AVE
FRANKLIN, MA 02038

242_026
BRADY CHRISTOPHER B
BRADY LISA B
36 KIMBERLEE AV
FRANKLIN, MA 02038

242_049
JONES EUGENE P
JONES LISA A
17 MADISON ST
FRANKLIN, MA 02038

242_025
KESSLER AMY B
32 KIMBERLEE AV
FRANKLIN, MA 02038

242_050
MAHONEY FAMILY LIVING TRUST
11 MADISON AV
FRANKLIN, MA 02038

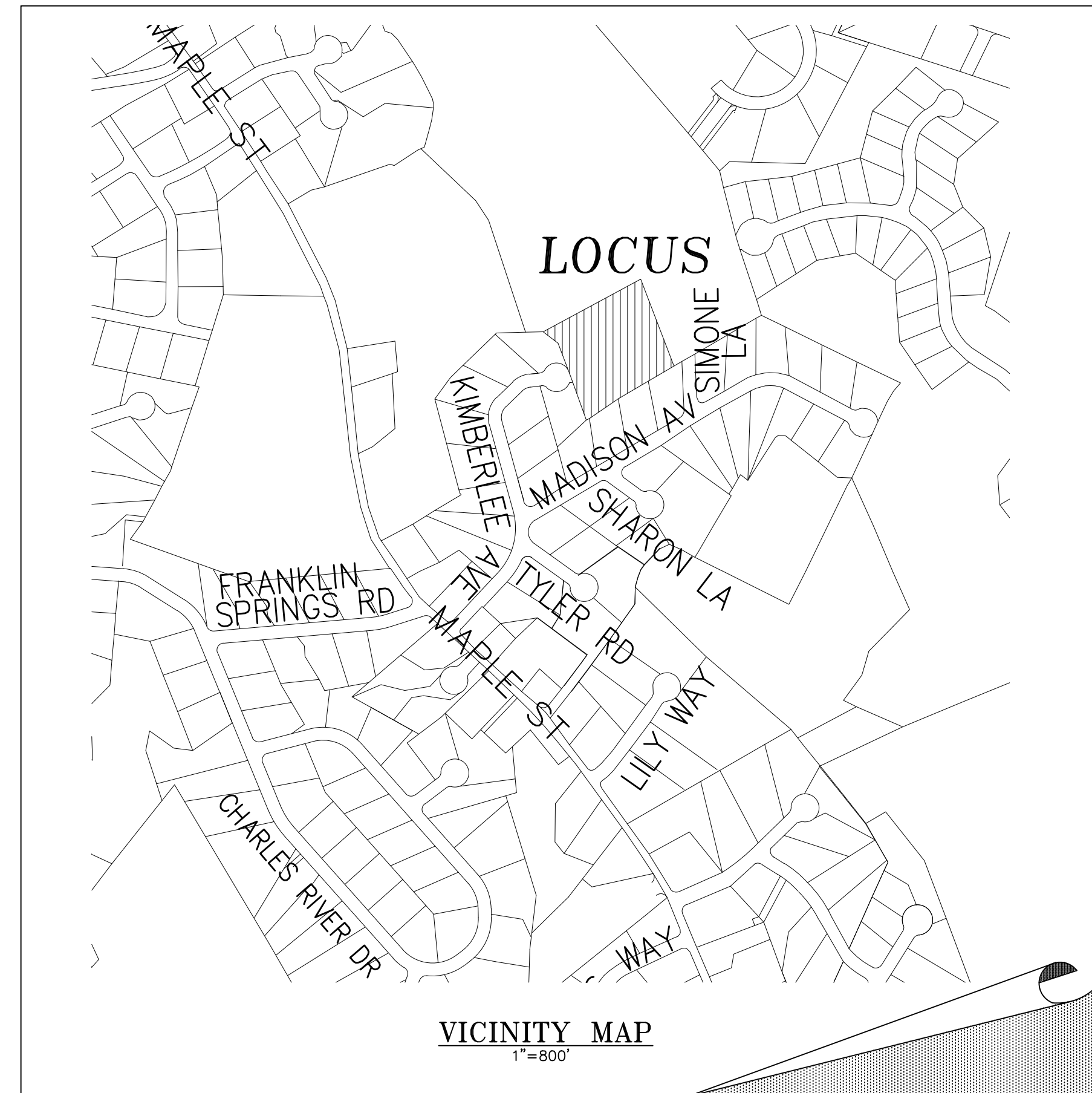
242_037
GRIFFINSEAN & KARLY
22 MADISON AVE
FRANKLIN, MA 02038

242_031
MONISHA KALLIANPUR REVOC
TRUST
4 MADISON AVE
FRANKLIN, MA 02038

242_036
WROBLESKI KENT
18 MADISON AVE
FRANKLIN, MA. 02038

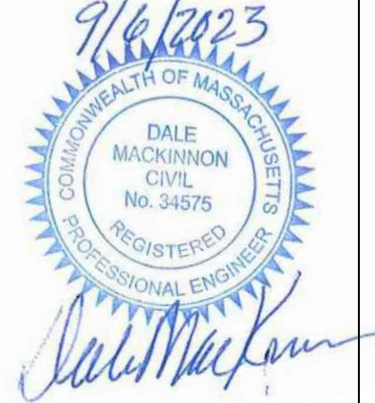
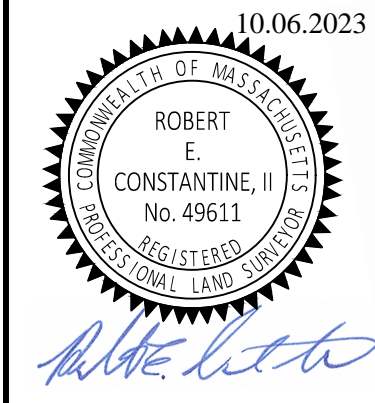
242_053
O'BRIEN DAVID S
O'BRIEN LISA A
5 MADISON AV
FRANKLIN, MA 02038

242_035
WROBLESKI KENT &
BETRO KENDRE
18 MADISON AVE
FRANKLIN, MA 02038



INDEX

1. COVER SHEET
2. EXISTING CONDITIONS
3. LOTTING PLAN
4. SITE DEVELOPMENT PLAN



F4631

LEGAL NOTES

UTILITIES ARE PLOTTED AS A COMPILATION OF RECORD DOCUMENT MARKINGS AND OTHER OBSERVED EVIDENCE. FOR A VIEW OF THE UNDERGROUND UTILITIES, ONE SHOULD BE CONSIDERED APPROXIMATE. MAKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE KNOWN. COMPLETELY AND RELIABLY DEPICTED. ADDITIONAL UTILITIES, NOT EVIDENCED BY RECORD DOCUMENTS OR OBSERVED PHYSICAL EVIDENCE, MAY BE OBSERVED BY CONTRACTORS (IN ACCORDANCE WITH MASSACHUSETTS CHAPTER 82 SECTION 40 AS AMENDED) MUST CONTACT ALL UTILITY COMPANIES BEFORE EXCAVATING AND DRILLING AND CALL DIGSAFE AT 1(888)DIG-SAFE(7233).

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

OWNER

LORENA R. FITZGERALD
441 MAPLE STREET
FRANKLIN, MA 02039

A.M. 242 LOT 27
DEED BK. 35754 PG. 562

APPLICANT

JOEL D'ERRICO
72 DEERVIEV WAY
FRANKLIN, MA 02038

**PRELIMINARY
SUBDIVISION
PLAN OF LAND
BALSAM ESTATES
FRANKLIN
MASSACHUSETTS**

COVER

SEPTEMBER 5, 2023

DATE	REVISION DESCRIPTION
10.06.2023	PER COMMENTS.

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

SHEET
1 OF 4

JOB NO. F4631

PLAN REFERENCES

FOUND AT THE NORFOLK COUNTY REGISTRY OF DEEDS

1. RECORDED PLAN NO. 97 OF 1990 PLAN BOOK 389 ENTITLED "PLAN OF LAND IN FRANKLIN, MASS., PREPARED FOR: HENRY D. LABASTIE, SCALE 1"=120', DATED FEBRUARY 1, 1990; PREPARED BY CLAYTON T. RYAN, JR., PLS.
2. RECORDED LAND COURT PLAN MARKED 38163C ENTITLED "PLAN OF LAND IN FRANKLIN, MASS., BEING A SUBDIVISION OF PART OF L.C. CASE #38163A, PREPARED FOR MAPLECREST DEVELOPMENT CORPORATION, SCALE 40 FT TO AN INCH, DATE AUGUST 25, 1995, PREPARED BY GUERRIERE & HALNON, INC., FRANKLIN, MASSACHUSETTS."
3. RECORDED PLAN NO. 120 OF 2002 PLAN BOOK 493 ENTITLED "COMPILED PLAN OF LAND IN FRANKLIN, MASS" PREPARED FOR LORENA FITZGERALD SCALE 1"=40' DATED AUGUST 29, 2001, PREPARED BY WILLIAM ROSSETTI, PLS.

RURAL RESIDENTIAL II

FRANKLIN ZONING BYLAW SECTION 185
ATTACHMENT 9; LAST AMENDED
03-13-2019 BY AMENDMENT 19-831

MINIMUM LOT AREA 30,000 SF
MINIMUM LOT FRONTAGE 150'
MINIMUM LOT DEPTH 200'
MINIMUM LOT WIDTH 135'4"

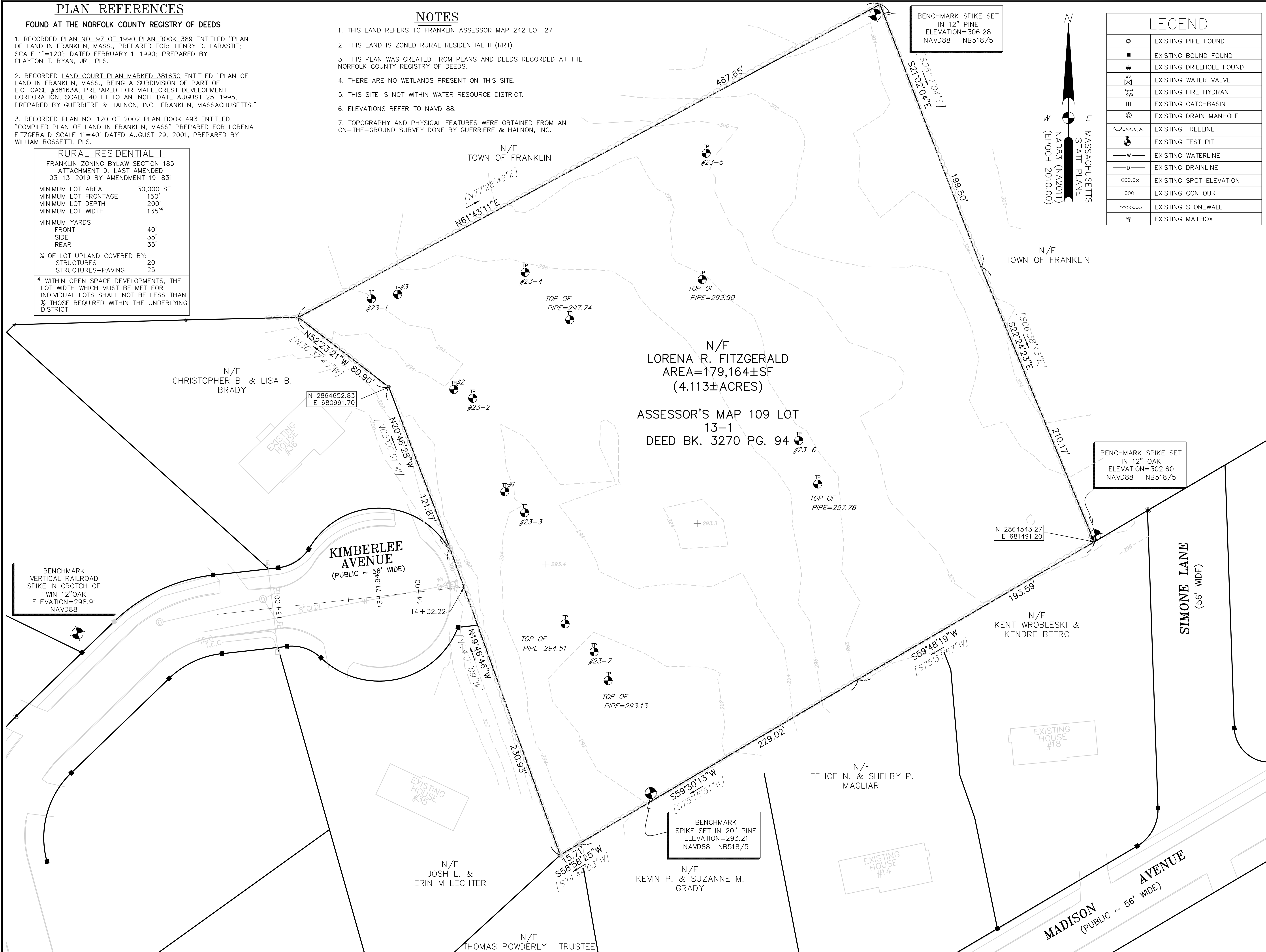
MINIMUM YARDS
FRONT 40'
SIDE 35'
REAR 35'

% OF LOT UPLAND COVERED BY:
STRUCTURES 20
STRUCTURES+PAVING 25

4 WITHIN OPEN SPACE DEVELOPMENTS, THE LOT WIDTH WHICH MUST BE MET FOR INDIVIDUAL LOTS SHALL NOT BE LESS THAN 1/2 THOSE REQUIRED WITHIN THE UNDERLYING DISTRICT

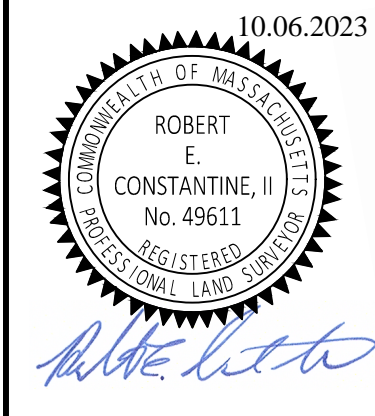
NOTES

1. THIS LAND REFERS TO FRANKLIN ASSESSOR MAP 242 LOT 27
2. THIS LAND IS ZONED RURAL RESIDENTIAL II (RRII).
3. THIS PLAN WAS CREATED FROM PLANS AND DEEDS RECORDED AT THE NORFOLK COUNTY REGISTRY OF DEEDS.
4. THERE ARE NO WETLANDS PRESENT ON THIS SITE.
5. THIS SITE IS NOT WITHIN WATER RESOURCE DISTRICT.
6. ELEVATIONS REFER TO NAVD 88.
7. TOPOGRAPHY AND PHYSICAL FEATURES WERE OBTAINED FROM AN ON-THE-GROUND SURVEY DONE BY GUERRIERE & HALNON, INC.



LEGEND

○	EXISTING PIPE FOUND
■	EXISTING BOUND FOUND
●	EXISTING DRILLHOLE FOUND
⊕	EXISTING WATER VALVE
⊕	EXISTING FIRE HYDRANT
⊕	EXISTING CATCHBASIN
⊕	EXISTING DRAIN MANHOLE
⊕	EXISTING TREELINE
⊕	EXISTING TEST PIT
—w—	EXISTING WATERLINE
—d—	EXISTING DRAINLINE
000.0x	EXISTING SPOT ELEVATION
○○○○	EXISTING CONTOUR
⊕	EXISTING STONEWALL
⊕	EXISTING MAILBOX



F4631

LEGAL NOTES

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PRELIMINARY SUBDIVISION PLAN OF LAND BALSAM ESTATES FRANKLIN MASSACHUSETTS

EXISTING CONDITIONS

SEPTEMBER 5, 2023

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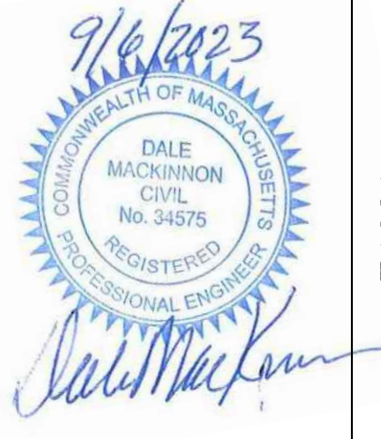
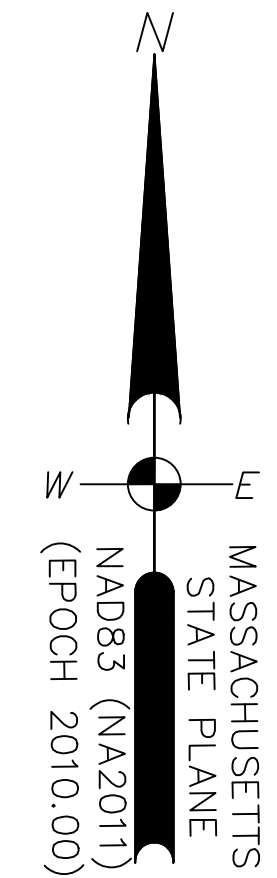
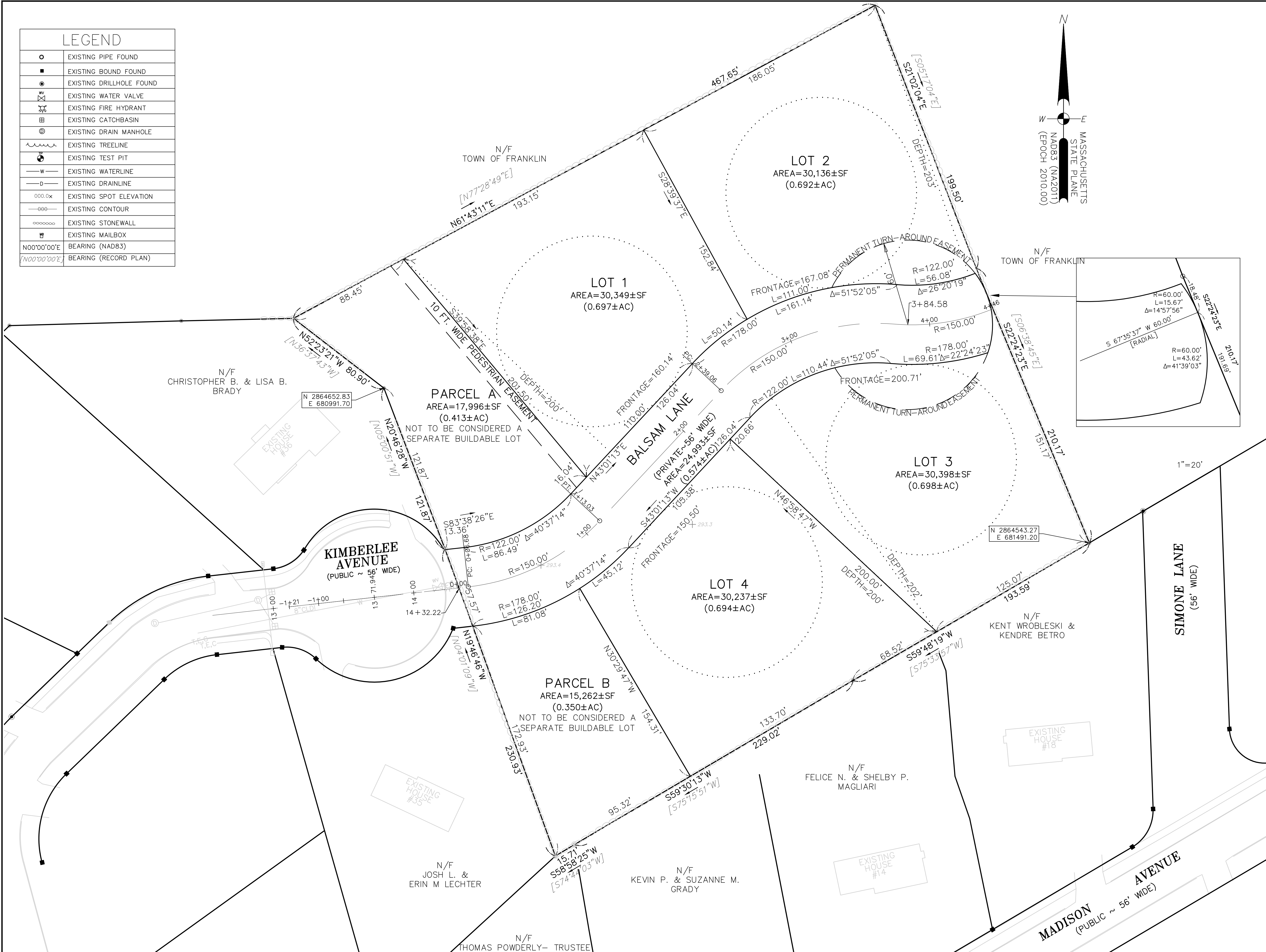
GRAPHIC SCALE: 1"=30'

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SHEET 2 OF 4 JOB NO. F4631

LEGEND	
○	EXISTING PIPE FOUND
■	EXISTING BOUND FOUND
●	EXISTING DRILLHOLE FOUND
⊗	EXISTING WATER VALVE
⊕	EXISTING FIRE HYDRANT
⊞	EXISTING CATCHBASIN
⊙	EXISTING DRAIN MANHOLE
~~~~~	EXISTING TREELINE
⊙	EXISTING TEST PIT
—w—	EXISTING WATERLINE
—d—	EXISTING DRAINLINE
000.0x	EXISTING SPOT ELEVATION
—000—	EXISTING CONTOUR
⊞⊞⊞	EXISTING STONEWALL
⊞	EXISTING MAILBOX
N00°00'00"E	BEARING (NAD83)
[N00°00'00"E]	BEARING (RECORD PLAN)



F4631

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**APPLICANT**

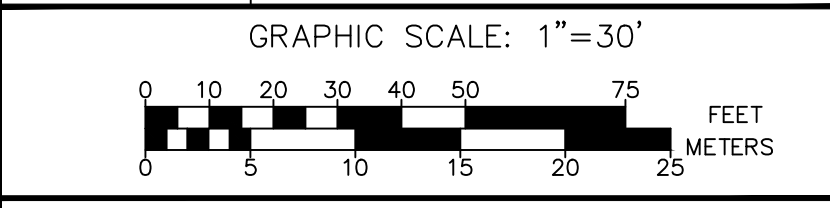
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**PRELIMINARY SUBDIVISION PLAN OF LAND BALSAM ESTATES FRANKLIN MASSACHUSETTS**

**LOTTING**

**SEPTEMBER 5, 2023**

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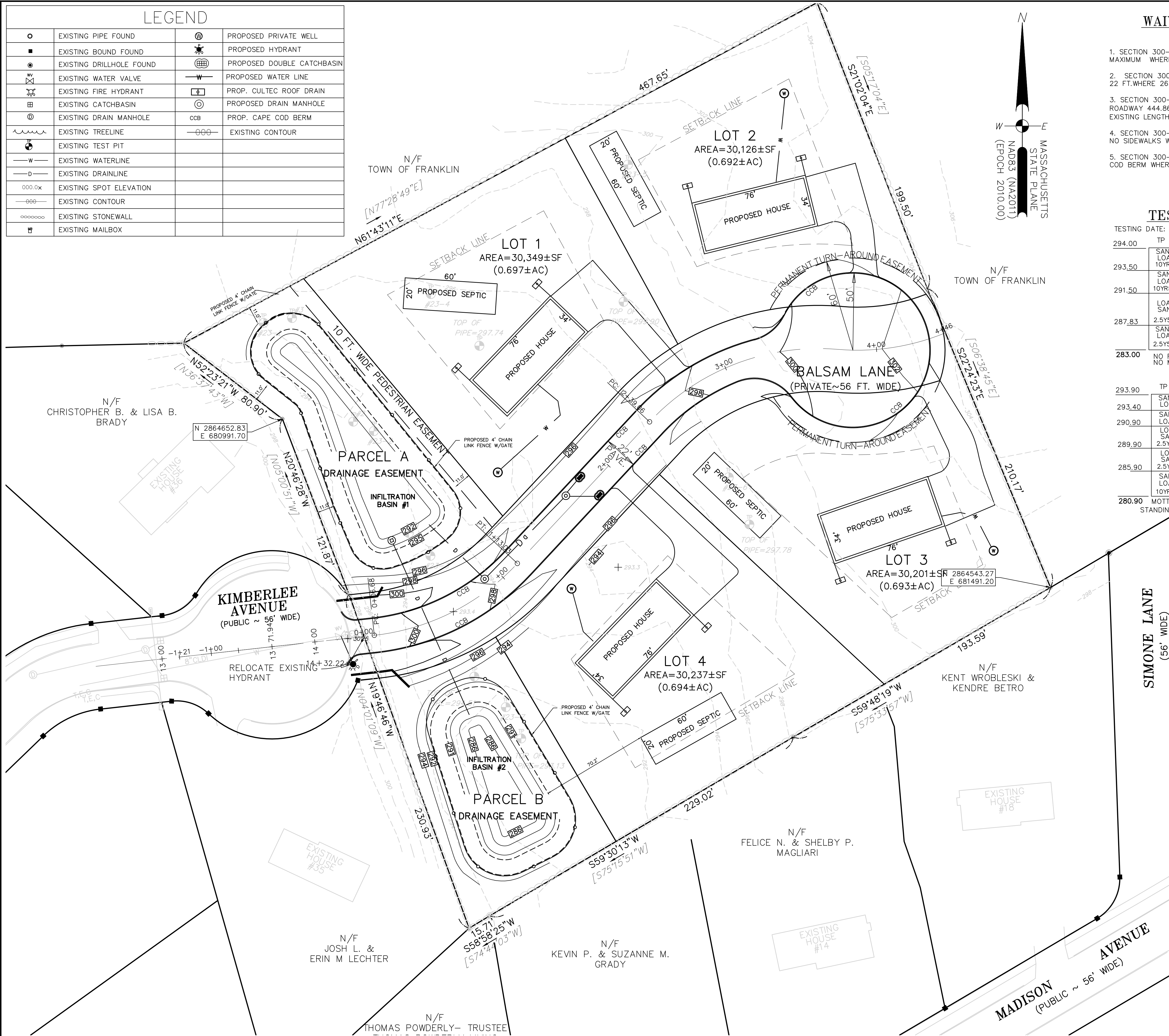


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LEGEND

○	EXISTING PIPE FOUND	⊕	PROPOSED PRIVATE WELL
■	EXISTING BOUND FOUND	⊕	PROPOSED HYDRANT
●	EXISTING DRILLHOLE FOUND	⊕	PROPOSED DOUBLE CATCHBASIN
⊕	EXISTING WATER VALVE	—W—	PROPOSED WATER LINE
⊕	EXISTING FIRE HYDRANT	⊕	PROP. CULTEC ROOF DRAIN
⊕	EXISTING CATCHBASIN	⊕	PROPOSED DRAIN MANHOLE
⊕	EXISTING DRAIN MANHOLE	ccb	PROP. CAPE COD BERM
—	EXISTING TREELINE	—○○○—	EXISTING CONTOUR
⊕	EXISTING TEST PIT		
—W—	EXISTING WATERLINE		
—D—	EXISTING DRAINLINE		
○○○.0x	EXISTING SPOT ELEVATION		
—○○○—	EXISTING CONTOUR		
○○○○○○	EXISTING STONEWALL		
⊕	EXISTING MAILBOX		



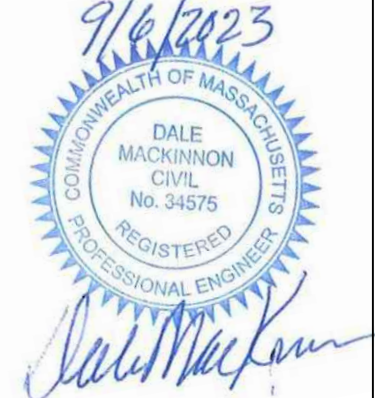
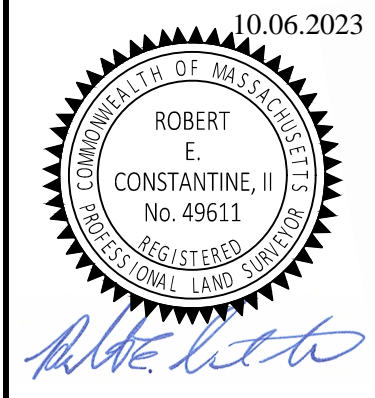
WAIVERS REQUESTED

- SECTION 300-10 (D) GRADES (1)(2)(3) CUT/FILL. FILL TO EXCEED 5' MAXIMUM WHERE A MAXIMUM OF 5 FT. IS REQUIRED.
- SECTION 300-10 STREETS (C)(1). TO REDUCE PAVEMENT WIDTH TO 22 FT. WHERE 26 FT. IS REQUIRED.
- SECTION 300-10 (E) DEAD END STREETS (4) TO EXTEND THE ROADWAY 444.86' BEYOND THE EXISTING KIMBERLEE AVE WHICH HAS AN EXISTING LENGTH OF 1371.94' WHERE 600 FT MAXIMUM IS REQUIRED.
- SECTION 300-13 OTHER IMPROVEMENTS A SIDEWALKS(1). TO INSTALL NO SIDEWALKS WHERE TWO SIDEWALKS ARE REQUIRED.
- SECTION 300-10 STREETS (H) CURBING. TO ALLOW MODIFIED CAPE COD BERM WHERE SLANT GRANITE CURB IS REQUIRED.

TESTING INFORMATION

TESTING DATE: JULY 27, 2023 SOIL EVALUATOR: MICHAEL HASSETT

TP 23-1	TP 23-2	TP 23-3	TP 23-4
294.00 SANDY LOAM 10YR3/2 A 0"-6"	294.50 SANDY LOAM A 0"-6"	293.90 SANDY LOAM A 0"-6"	295.80 SANDY LOAM A 0"-6"
293.50 SANDY LOAM 10YR5/6 B 6"-30"	292.50 FINE LOAMY SAND 2.5Y5/2 C-1 24"-56"	293.40 SANDY LOAM B 6"-36"	295.30 SANDY LOAM A 6"-36"
291.50 LOAMY SAND 2.5Y5/3 C-1 30"-74"	289.83 GRAVELLY LOAMY SAND 2.5Y5/3 C-1 56"-96"	290.90 LOAMY SAND 2.5Y5/2 C-1 36"-48"	292.80 SANDY LOAM B 6"-36"
287.83 SANDY LOAM 2.5Y5/4 C-2 74"-132"	286.50 SANDY LOAM 10YR5/4 C-3 96"-136"	289.90 LOAMY SAND 2.5Y5/3 C-2 48"-96"	288.80 LOAMY SAND 36"-120"
283.00 NO REFUSAL NO MOTTLES	283.17 NO REFUSAL NO MOTTLES	285.90 SANDY LOAM 10YR5/4 C-3 96"-156"	289.80 NO REFUSAL NO MOTTLES
		280.90 MOTTLES @ 48" STANDING WATER @ 132"	288.75 NO REFUSAL NO MOTTLES
			291.80 SANDY LOAM A 0"-6"
			291.30 SANDY LOAM B 6"-36"
			288.80 LOAMY SAND 36"-78"
			285.30 LOAMY SAND W/ GRAVEL 78"-128"
			281.13



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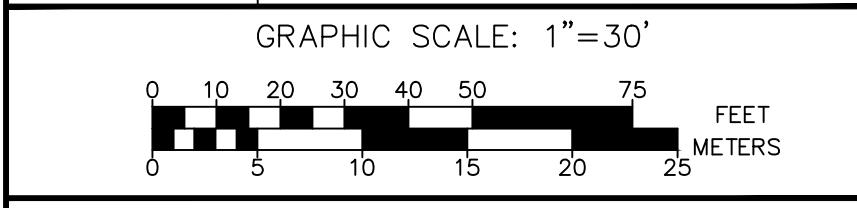
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