

# DEFINITIVE SUBDIVISION PLAN OF LAND EASTERN WOOD ESTATES FRANKLIN MASSACHUSETTS

I, NANCY DANIELLO, ACTING 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.

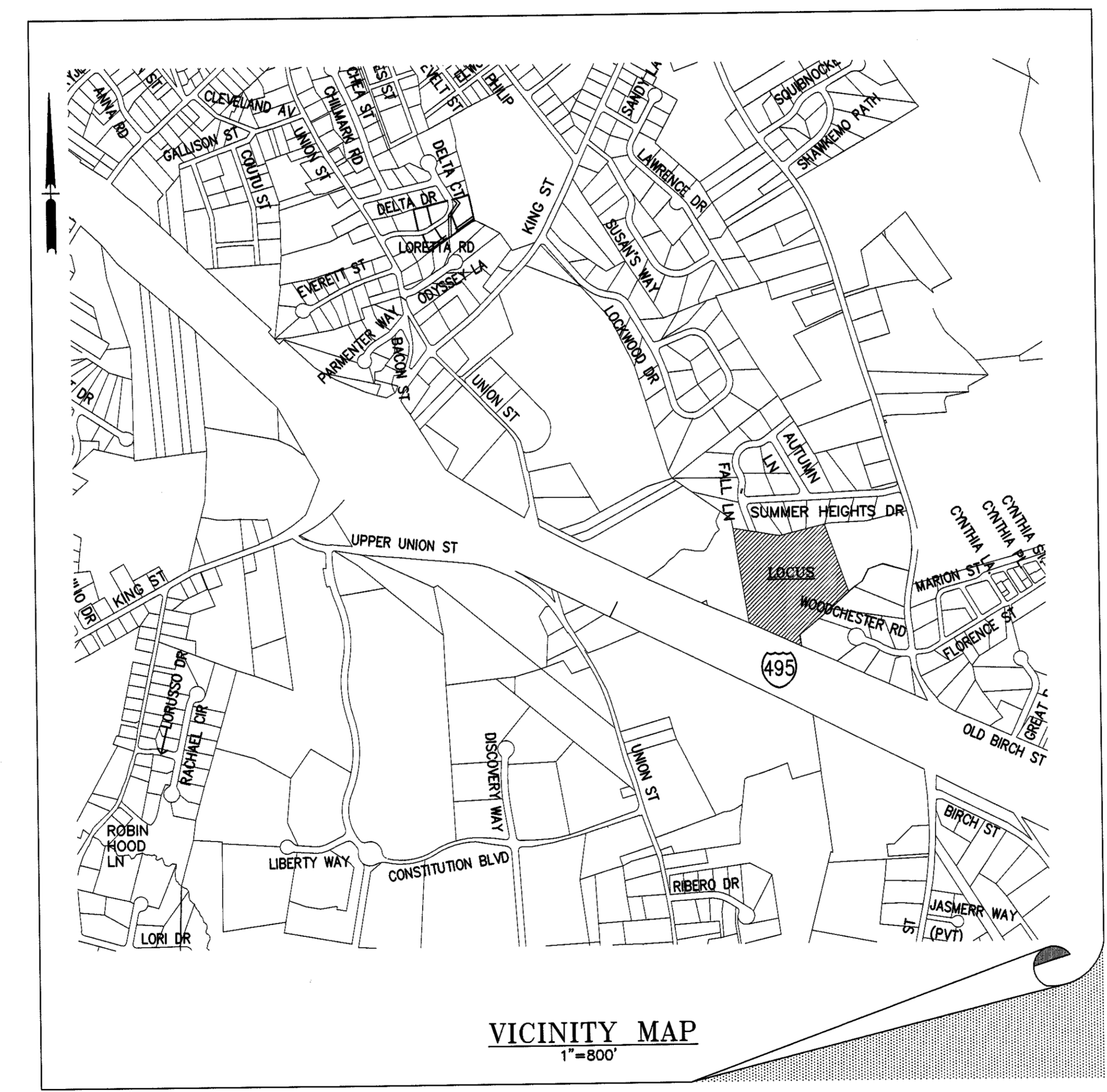
TOWN CLERK \_\_\_\_\_ DATE \_\_\_\_\_

REGISTRY USE ONLY  
F4410

APPROVED DATE: \_\_\_\_\_  
FRANKLIN PLANNING BOARD  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
BEING A MAJORITY

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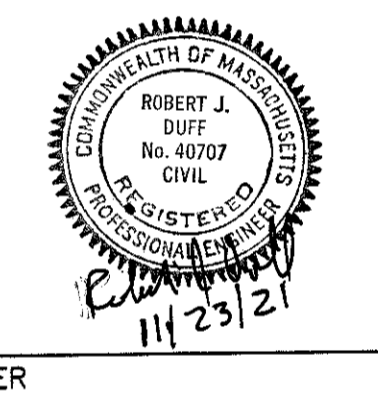
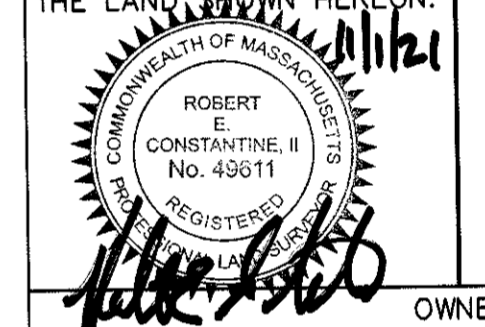


### WAIVER OF REQUEST

1. REQUEST A WAIVER FROM SECTION 300-10.D(5) REQUIRING PROPOSED GRADES WITHIN THE RIGHT-OF-WAY TO BE NO MORE THAN FIVE FEET ABOVE OR BELOW EXISTING GRADES.
2. REQUEST A WAIVER FROM SECTION 300-13.A(1) REQUIRING PROPOSED SIDEWALKS ON BOTH SIDES OF THE ROAD. APPLICANT PROPOSES TO INSTALL ONE (1) FIVE FT WIDE SIDEWALK.
3. REQUEST A WAIVER FROM SECTION 300-13.A(2)(c) REQUIRING CEMENT CONCRETE SIDEWALK. APPLICANT PROPOSES TO INSTALL A BITUMINOUS CONCRETE SIDEWALK.

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

KYLE McNAMARA  
418 OLD RIVER ROAD  
LINCOLN, RI 02838  
DEED BOOK 38469 PAGE 40  
ASSESSOR MAP 315, LOT 37

APPLICANT

NORTHEAST DEVELOPMENT GROUP  
418 OLD RIVER ROAD  
LINCOLN, RI 02838

**DEFINITIVE SUBDIVISION  
PLAN OF LAND  
EASTERN WOOD ESTATES  
FRANKLIN  
MASSACHUSETTS**

**COVER**

**AUGUST 17, 2021**

DATE	REVISION DESCRIPTION
09/24/21	TOWN COMMENTS - REV1
10/22/21	TOWN COMMENTS - REV2
11/1/21	ADDED CERTIFICATE OF VOTE

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

SHEET **1 OF 11** JOB NO. **F4410**

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.

355 East Central Street  
Franklin, Massachusetts 02038-1252

Town of Franklin



Phone: (508) 520-4907  
www.franklinma.gov

PLANNING BOARD

November 15, 2021

Nancy Danello, Town Clerk  
Town of Franklin  
355 East Central Street  
Franklin, MA 02038

**CERTIFICATE OF VOTE  
DEFINITIVE SUBDIVISION  
EASTERN WOODS**

Subdivision Plan: Definitive Subdivision Plan of Land "Eastern Woods"

Applicant: Northeast Development Group  
418 Old River Rd  
Lincoln, RI 02838

Owner: Kyle McNamara  
418 Old River Rd  
Lincoln, RI 02838

Prepared By: Guerriere & Halnon, Inc. Franklin, MA 02038  
Surveyor/Engineer August 17, 2021  
Dated: Assessors Map 315 Lot 037

Dear Mrs. Danello:

Please be advised that at its meeting on Monday, November 1, 2021 the Planning Board, upon motion duly made and seconded, voted (5-0) to **APPROVE, with Standard and Special Conditions**, the above referenced Definitive Subdivision Plan. The Conditions of Approval are listed on pages 2-4, attached hereto. In addition, the Planning Board voted on waivers as detailed on page 3, attached hereto.

Sincerely,

cc: Building Commissioner, DPW/Engineering, Assessor, Applicant/Owner

**CERTIFICATE OF VOTE  
DEFINITIVE SUBDIVISION  
EASTERN WOODS**

1. The subdivision shall be built in accordance with the Subdivision Rules and Regulations (Chapter 300, SUBDIVISION OF LAND) of the Town of Franklin, except as stated otherwise in this Certificate of Vote. The approval of said plan shall not be construed to be an acceptance or dedication of any way shown on said plan. In the event the Town must perform any service, maintenance and/or repair in an emergency, the Town shall not be held responsible for any damage to any property and shall be reimbursed fully by the owner/applicant for any such work performed.

The Planning Board will use outside consultant services for inspection of all construction of ways and the installation of water, drainage, erosion control systems, landscaping, sidewalks, and appurtenances thereto. The owner/applicant shall pay for the Inspector's time and any tests through an Inspector fee. The Construction Inspector fee is due before or at the time of the pre-construction meeting. Inspections are further outlined in condition #10.

2. The owner/applicant shall deliver to the Board, for review and approval by the Board and by Town Attorney, easements granting the Town, its agents and personnel, the right to enter the premises within such easements for the purposes of inspecting, maintaining, and/or making emergency repairs to the ways and municipal facilities and utilities, including, but not limited to, water, drainage, and electricity. Said easements shall be approved and delivered to the Town, as set forth above, prior to the endorsement of the definitive subdivision plan sheets.

3. No alteration of these plans shall be made or affected other than by an affirmative vote of the members of the Board at a duly posted meeting and upon the issuance of a written amended decision.

4. All applicable laws, by-laws, rules, regulations, and codes shall be complied with, and all necessary permits and approvals shall be obtained by the owner/applicant.

5. Prior to the endorsement of the definitive plan, the following shall be done:  
• The owner/applicant shall make a notation on the plans, which references the conditions and dates of this Certificate of Vote.  
• A notation shall be made on the plans that all erosion mitigation measures shall be in place prior to major road construction commencing on the site.

• All outstanding invoices for services rendered by the Town's Engineers and other reviewing Departments of the Town relative to their review of the owner/applicant's application and plans shall have been paid in full.  
• The owner/applicant shall submit the approved version of the plan on a CD, in AutoCAD (or compatible software), to the Department of Public Works for review and approval. A transmittal letter from the Department of Public Works verifying receipt of such information and compliance with Department of Public Works standards shall be submitted to the Planning Board. Failure to submit such information to the Department of Public Works and obtain the compliance letter shall be cause for the Planning Board to rescind approval or not to endorse said plans.

6. Prior to endorsement of its approval of said plan, the owner/applicant shall agree to complete, without cost to the Town, all improvements required by the Town and shall provide security that he will do so, either by covenanting not to sell or build upon any lots until completion of the improvements (which covenant must be referred to on the plan and registered or recorded with it) or by posting bond or other security which the Town can utilize in the event that the improvements are not completed within two years or by some combination of these.

7. Prior to any work commencing on the subject property, the following conditions shall be met:

- The owner/applicant shall provide plans to limit construction debris and materials on the site. In the event that debris is carried onto any public way, the owner/applicant and his assigns shall be responsible for all cleanup of the roadway. All cleanups shall occur within twenty-four (24) hours after first written notification to the owner/applicant by the Board or its designee. Failure to complete such cleanup may result in suspension of construction of the subdivision until such public way is clear of debris.
- The owner/applicant shall submit to the Board two (2) complete prints of the recorded plan, and three fifty-percent (50%) reduced prints. One copy of each of the above shall also be submitted to the Town Clerk.

8. The owner/applicant shall supply erosion control devices as necessary and as directed by the Town's Construction Inspector and Conservation Agent.

9. All roadways, utility, and other improvements within the subdivision shall be built within four (4) years of the date of plan approval per §300-8H(8).

10. Prior to construction activities, there shall be a pre-construction meeting with the owner/applicant, and his contractor(s), the Department of Public Works and the Planning Board's Construction Inspector. Actual and reasonable costs of inspection consulting services shall be paid by the applicant before or at the time of the pre-construction meeting. Should additional inspections be required beyond the original scope of work, the applicant shall be required to submit fees prior to the issuance of a Final Certificate of Completion by the Planning Board.

11. Approval of this Definitive Subdivision Plan is subject to the rules and regulations and approvals of the Conservation Commission, Board of Health, Police Department, Fire Department, and Department of Public Works.

All work, not explicitly waived in this Certificate of Vote, within Eastern Woods, shall comply with Chapter 300, Subdivision of Land, of the Code of the Town of Franklin.

**WAIVERS  
DEFINITIVE SUBDIVISION  
EASTERN WOODS**

Based on its finding that the requested waivers would be in the public interest and consistent with the intent and purpose of the Subdivision Control Law, the Planning Board, upon motion duly made and seconded voted at its November 1, 2021 Planning Board Meeting (5-0) to **APPROVE** the applicant's request for the following waivers:

1. §300.13.A.(1) - Sidewalks: Location: To allow a sidewalk on one side allowed where sidewalks are required on both sides of the road.
2. §300.10.D.(5) - Waiving the requirement that cuts/fills be no more than 5' in some areas
3. §300.10.G.(6) - Driveways: To allow access through the required frontage of a serviced lot.

**SPECIAL CONDITIONS  
DEFINITIVE SUBDIVISION  
EASTERN WOODS**

1. Final wall design and materials are to be approved by the Town and Structural Engineer.
2. Final plans shall depict limits of guardrail and fence railing around the pond maintenance access to the satisfaction of the DPW.
3. If earth removal is determined to exceed 1,000 cy, then an earth removal permit will be required by Zoning Board of Appeals.
4. Test pits are required at the start of construction to determine the extent of refusal.
5. Certificate of Vote and Special Condition to be on the first page of the Definitive Plan.

**PROCEDURES  
DEFINITIVE SUBDIVISION  
EASTERN WOODS**

A copy of this Certificate of Vote shall be filed with the Town Clerk, and one copy shall be mailed to the Owner/applicant. This decision may be appealed by any person aggrieved to the Land Court or to the Superior Court within twenty (20) days of its filing with the Town Clerk.

This Certificate of Vote shall become effective only upon the recording of a copy certified by the Town Clerk with the Norfolk County Registry of Deeds. A copy of the recorded Certificate of Vote shall be submitted to the Board within thirty (30) days of recording.

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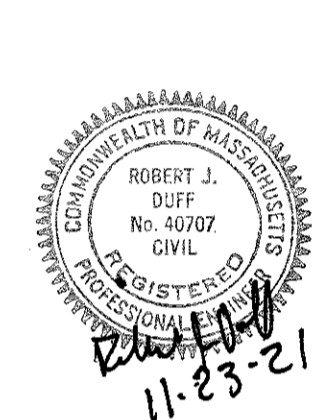
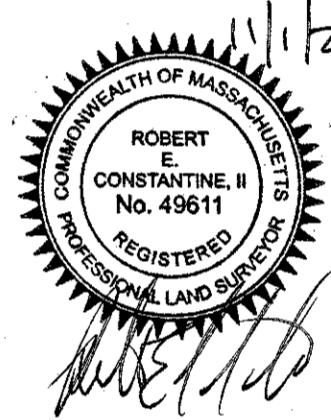
REGISTRY USE ONLY

F4410

APPROVED DATE:

FRANKLIN PLANNING BOARD

BEING A MAJORITY



OWNER

KYLE McNAMARA  
418 OLD RIVER ROAD  
LINCOLN, RI 02838  
DEED BOOK 38469 PAGE 40  
ASSESSOR MAP 315, LOT 37

APPLICANT

NORTHEAST DEVELOPMENT GROUP  
418 OLD RIVER ROAD  
LINCOLN, RI 02838

**DEFINITIVE SUBDIVISION  
PLAN OF LAND  
EASTERN WOOD ESTATES  
FRANKLIN  
MASSACHUSETTS**

**CERTIFICATE OF VOTE**

**AUGUST 17, 2021**

DATE	REVISION DESCRIPTION
09/24/21	TOWN COMMENTS - REV1
10/22/21	TOWN COMMENTS - REV2
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SHEET 1A OF 11

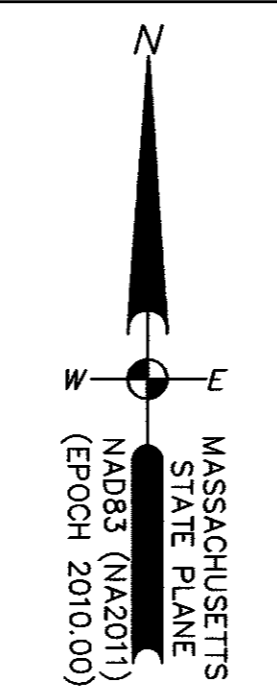
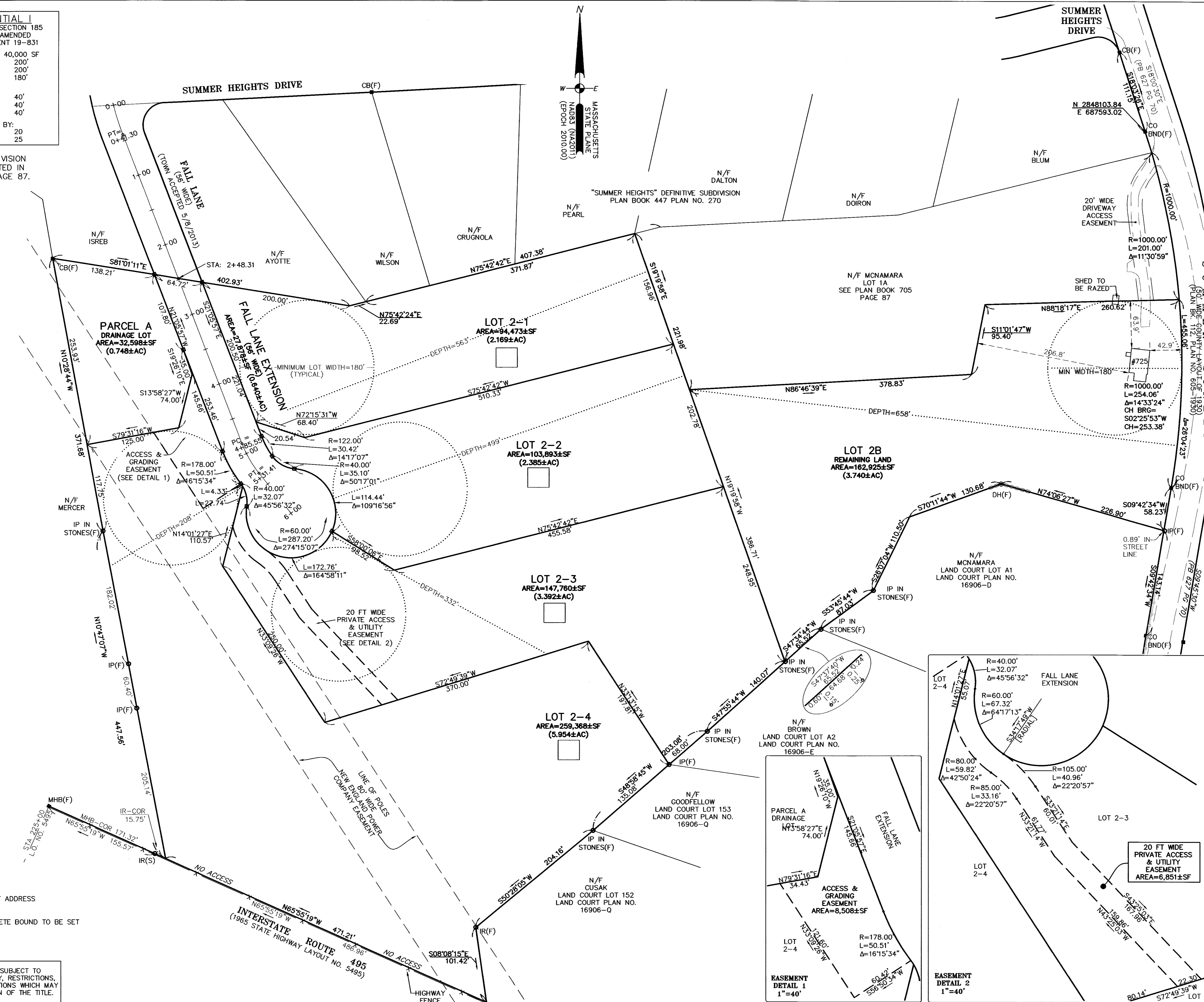
JOB NO. F4410



**RURAL RESIDENTIAL I**  
FRANKLIN ZONING BYLAW SECTION 185  
ATTACHMENT 9: LAST AMENDED  
3-13-2019 BY AMENDMENT 19-831

MINIMUM LOT AREA	40,000 SF
MINIMUM LOT FRONTAGE	200'
MINIMUM LOT DEPTH	200'
MINIMUM LOT WIDTH	180'
MINIMUM YARDS	
FRONT	40'
SIDE	40'
REAR	40'
% OF LOT UPLAND COVERED BY:	
STRUCTURES	20
STRUCTURES+PAVING	25

THIS PLAN IS A DIVISION OF LOT 2A DEPICTED IN PLAN BOOK 705 PAGE 87.



- DENOTES STREET ADDRESS
- DENOTES CONCRETE BOUND TO BE SET

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\_\_\_\_\_

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CERTIFICATION

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11/1/2021

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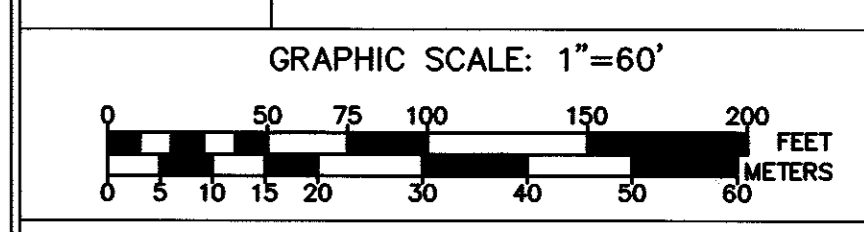
DEED BOOK 38469 PAGE 40  
ASSESSOR MAP 315, LOT 37

APPLICANT  
NORTHEAST DEVELOPMENT GROUP  
418 OLD RIVER ROAD  
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**DEFINITIVE SUBDIVISION  
PLAN OF LAND  
EASTERN WOOD ESTATES  
FRANKLIN  
MASSACHUSETTS**

**LOTTING PLAN  
AUGUST 17, 2021**

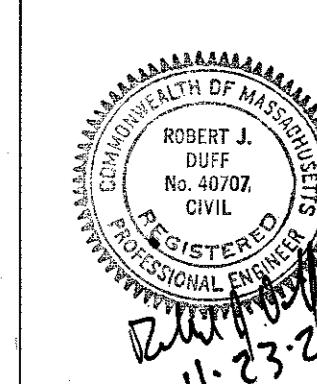
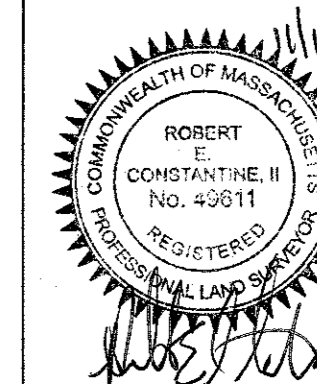
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G:\CD\Franklin\F4410\Copy of Old Project Drive\F4410 (Survey Only)\Fig\F4410-DEFINITIVE LOTTING PLAN.dwg, 11/16/2021, 2:46:46 PM, [REC]





F4410

APPROVED DATE: \_\_\_\_\_  
 FRANKLIN PLANNING BOARD  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 BEING A MAJORITY

LEGAL NOTES

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 EXIST. 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).

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OWNER

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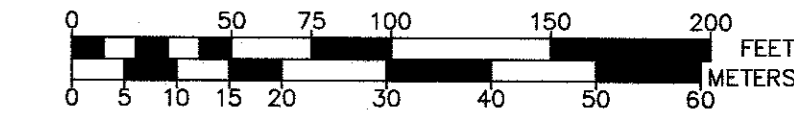
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**EXISTING CONDITIONS  
 PLAN**

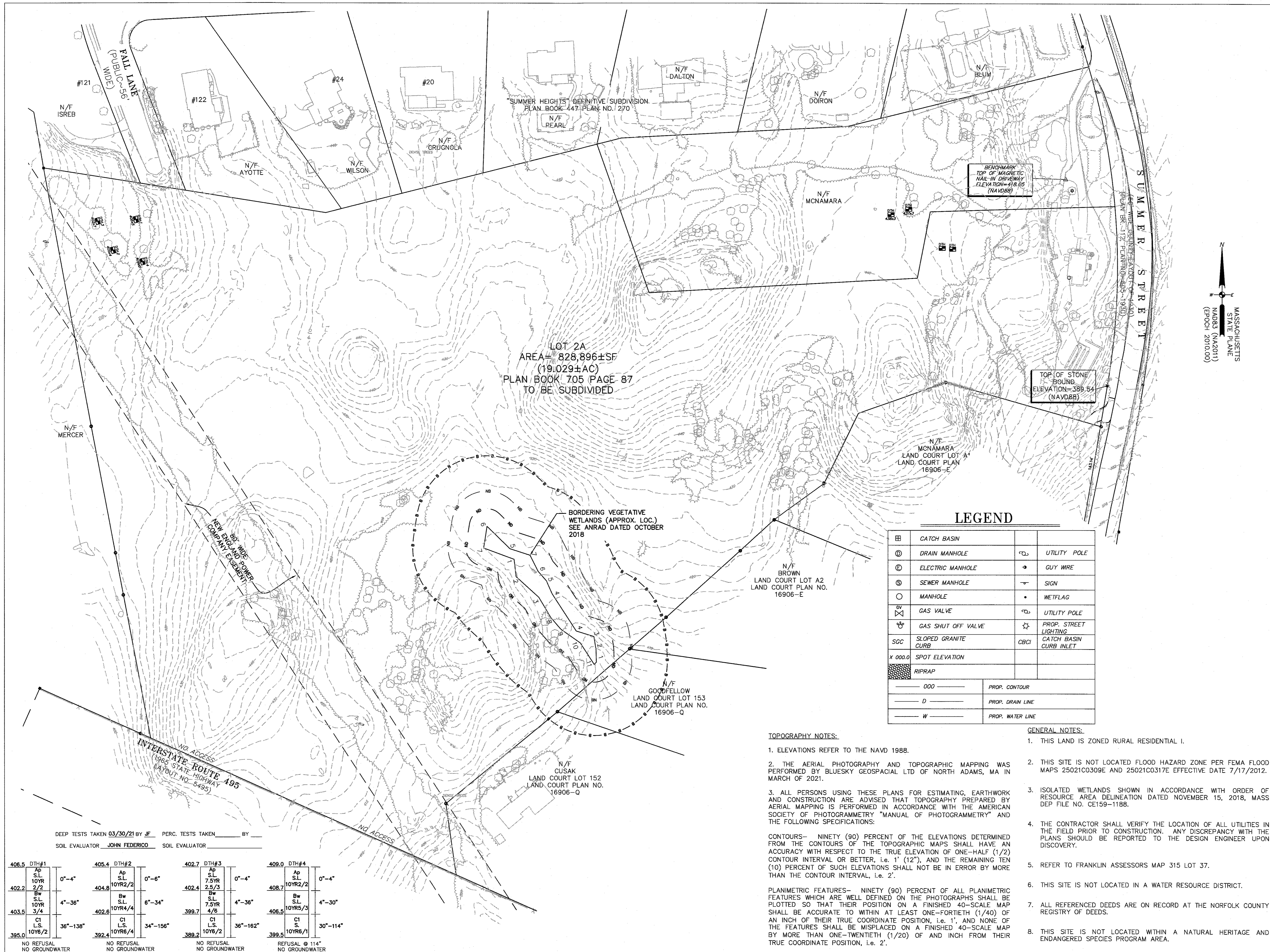
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GRAPHIC SCALE: 1"=60'



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LOT 2A  
 AREA = 828,896 ± SF  
 (19,029 ± AC)  
 PLAN BOOK 705 PAGE 87  
 TO BE SUBDIVIDED

LEGEND

⊞	CATCH BASIN		
⊙	DRAIN MANHOLE	⊙	UTILITY POLE
⊕	ELECTRIC MANHOLE	⊕	GUY WIRE
⊗	SEWER MANHOLE	⊗	SIGN
○	MANHOLE	⊙	WETFLAG
⊕	GAS VALVE	⊙	UTILITY POLE
⊕	GAS SHUT OFF VALVE	⊕	PROP. STREET LIGHTING
SGC	SLOPED GRANITE CURB	CBCI	CATCH BASIN CURB INLET
X 000.0	SPOT ELEVATION		
▨	RIPRAP		
— 000 —	PROP. CONTOUR		
— D —	PROP. DRAIN LINE		
— W —	PROP. WATER LINE		

TOPOGRAPHY NOTES:

- ELEVATIONS REFER TO THE NAVD 1988.
- THE AERIAL PHOTOGRAPHY AND TOPOGRAPHIC MAPPING WAS PERFORMED BY BLUESKY GEOSPACIAL LTD OF NORTH ADAMS, MA IN MARCH OF 2021.
- ALL PERSONS USING THESE PLANS FOR ESTIMATING, EARTHWORK AND CONSTRUCTION ARE ADVISED THAT TOPOGRAPHY PREPARED BY AERIAL MAPPING IS PERFORMED IN ACCORDANCE WITH THE AMERICAN SOCIETY OF PHOTOGRAMMETRY "MANUAL OF PHOTOGRAMMETRY" AND THE FOLLOWING SPECIFICATIONS:

CONTOURS— NINETY (90) PERCENT OF THE ELEVATIONS DETERMINED FROM THE CONTOURS OF THE TOPOGRAPHIC MAPS SHALL HAVE AN ACCURACY WITH RESPECT TO THE TRUE ELEVATION OF ONE-HALF (1/2) CONTOUR INTERVAL OR BETTER, I.E. 1' (12"), AND THE REMAINING TEN (10) PERCENT OF SUCH ELEVATIONS SHALL NOT BE IN ERROR BY MORE THAN THE CONTOUR INTERVAL, I.E. 2'.

PLANIMETRIC FEATURES— NINETY (90) PERCENT OF ALL PLANIMETRIC FEATURES WHICH ARE WELL DEFINED ON THE PHOTOGRAPHS SHALL BE PLOTTED SO THAT THEIR POSITION ON A FINISHED 40-SCALE MAP SHALL BE ACCURATE TO WITHIN AT LEAST ONE-FORTIETH (1/40) OF AN INCH OF THEIR TRUE COORDINATE POSITION, I.E. 1', AND NONE OF THE FEATURES SHALL BE MISPLACED ON A FINISHED 40-SCALE MAP BY MORE THAN ONE-TWENTIETH (1/20) OF AN INCH FROM THEIR TRUE COORDINATE POSITION, I.E. 2'.

GENERAL NOTES:

- THIS LAND IS ZONED RURAL RESIDENTIAL I.
- THIS SITE IS NOT LOCATED FLOOD HAZARD ZONE PER FEMA FLOOD MAPS 25021C0309E AND 25021C0317E EFFECTIVE DATE 7/17/2012.
- ISOLATED WETLANDS SHOWN IN ACCORDANCE WITH ORDER OF RESOURCE AREA DELINEATION DATED NOVEMBER 15, 2018, MASS DEP FILE NO. CE159-1188.
- THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES IN THE FIELD PRIOR TO CONSTRUCTION. ANY DISCREPANCY WITH THE PLANS SHOULD BE REPORTED TO THE DESIGN ENGINEER UPON DISCOVERY.
- REFER TO FRANKLIN ASSESSORS MAP 315 LOT 37.
- THIS SITE IS NOT LOCATED IN A WATER RESOURCE DISTRICT.
- ALL REFERENCED DEEDS ARE ON RECORD AT THE NORFOLK COUNTY REGISTRY OF DEEDS.
- THIS SITE IS NOT LOCATED WITHIN A NATURAL HERITAGE AND ENDANGERED SPECIES PROGRAM AREA.

DEEP TESTS TAKEN 03/30/21 BY JF PERC. TESTS TAKEN \_\_\_\_\_ BY \_\_\_\_\_  
 SOIL EVALUATOR JOHN FEDERICO SOIL EVALUATOR \_\_\_\_\_

DTH#1	DTH#2	DTH#3	DTH#4
406.5 Ap S.L. 10YR 2/2	405.4 Ap S.L. 10YR2/2	402.7 Ap S.L. 7.5YR 2.5/3	409.0 Ap S.L. 10YR2/2
402.2 Bw S.L. 10YR 3/4	404.8 Bw S.L. 10YR4/4	402.4 Bw S.L. 7.5YR 4/6	408.7 Bw S.L. 10YR5/3
403.5 Cl S.L. 10YR/2	402.6 Cl S.L. 10YR6/4	399.7 Cl S.L. 10YR/2	406.5 Cl S. 10YR8/1
395.0	392.4	389.2	399.5
NO REFUSAL NO GROUNDWATER	NO REFUSAL NO GROUNDWATER	NO REFUSAL NO GROUNDWATER	REFUSAL @ 114" NO GROUNDWATER



**LEGEND**

▣	CATCH BASIN		
⊙	DRAIN MANHOLE	⊙	UTILITY POLE
⊕	ELECTRIC MANHOLE	⊕	GUY WIRE
⊙	SEWER MANHOLE	⊙	SIGN
○	MANHOLE	⊙	WETFLAG
⊕	GAS VALVE	⊙	UTILITY POLE
⊕	GAS SHUT OFF VALVE	⊕	PROP. STREET LIGHTING
SGC	SLOPED GRANITE CURB	CBCI	CATCH BASIN CURB INLET
X 000.0	SPOT ELEVATION		
▨	RIPRAP		
---	000	---	PROP. CONTOUR
---	D	---	PROP. DRAIN LINE
---	W	---	PROP. WATER LINE

**EROSION CONTROL AND DRAINAGE CONSTRUCTION PHASING**

1. INSTALL EROSION CONTROL DEVICES ALONG PERIMETER OF SITE WHERE SHOWN.
2. INSTALL CONSTRUCTION ENTRANCE.
3. SITE TO BE CLEARED AND GRUBBED.
4. INSTALL RETAINING WALLS.
5. INSTALLED SLOPE MATTING TO STABILIZE SLOPES (IF APPLICABLE)
6. INSTALL TEMPORARY SEDIMENT BASIN.
7. INSTALL DRAINAGE MANHOLES AND CATCH BASINS AND ENSURE TEMPORARY COVER IS IN PLACE.
8. INSTALL ALL DRAINAGE RISERS, GRATES AND COVERS
9. REMOVE CONSTRUCTION ENTRANCES.
10. UPON ALL CATCHMENT STRUCTURES AND MITIGATION FEATURES BECOMING OPERATIONAL, INSTALL ROAD UP TO BINDER FINISH GRADE. TEMPORARY BERM SHALL BE PLACED ALONG THE ENTIRE EDGE OF ROADWAY WITH THE BINDER COURSE AND SHALL REMAIN IN PLACE UNTIL FINISH COURSE AND/OR PERMANENT CURBING/EDGING IS PLACED.
11. REMOVE TEMPORARY SEDIMENTATION BASIN AFTER SITE HAS BEEN STABILIZED AND PREPARED FOR BUILDING FOUNDATION INSTALLATION.

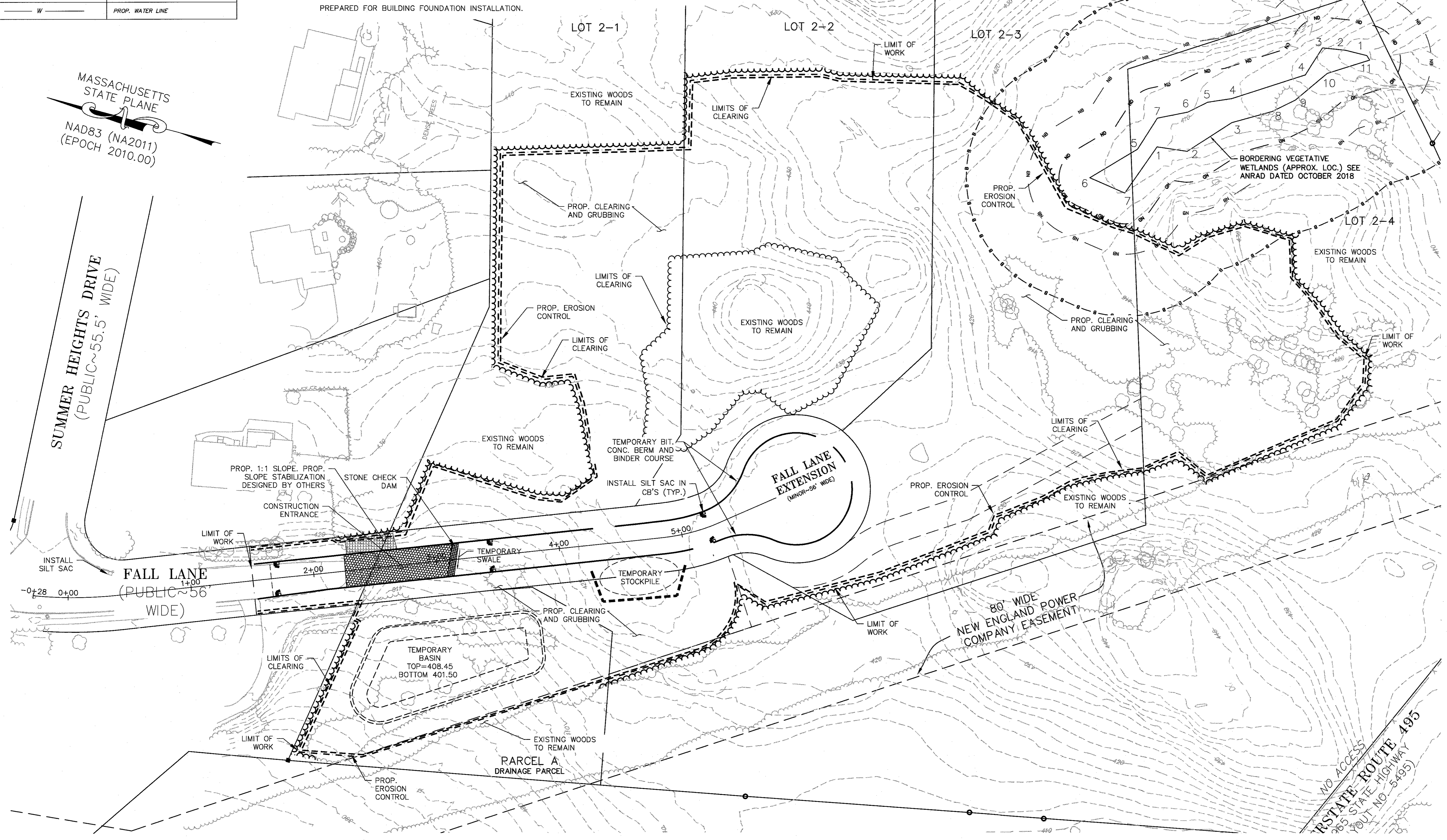
**GENERAL NOTES:**

1. SPECIAL CONSIDERATION FOR INLET CONTROLS FOR EROSION COLLECTION BEFORE ENTERING DRAINAGE SYSTEM.
2. INSTALL SILT SACKS.
3. INSTALL BARRIER AROUND CATCH BASIN, MULCH SOCK OR EQUAL.
4. INSTALL FILTER FABRIC ON ALL DRAIN MANHOLE OUTLETS DISCHARGING TO INFILTRATION SYSTEM.
5. INSPECTIONS BEFORE AND AFTER STORM EVENTS ARE REQUIRED TO INSURE ADEQUACY OF EROSION CONTROL MEASURES.
6. STOCK PILE AREA TO BE CONTAINED USING EROSION CONTROL DEVICES
7. DIRT BAG SHALL BE USED TO PERIODICALLY CLEAN THE TEMPORARY SEDIMENTATION BASINS DURING CONSTRUCTION.
8. A CONSTRUCTION FENCE SHALL BE PLACED AROUND THE PERIMETER OF THE SITE.
9. LIMIT OF DISTURBANCE WILL BE REVIEWED BY PLANNING BOARD REPRESENTATIVE BEFORE ANY CUTTING OF TREES.

MASSACHUSETTS STATE PLANE  
NAD83 (NA2011)  
(EPOCH 2010.00)

SUMMER HEIGHTS DRIVE  
(PUBLIC ~55.5' WIDE)

FALL LANE  
(PUBLIC ~56' WIDE)



ROBERT E. CONSTANTINE, E.  
No. 49611  
REGISTERED PROFESSIONAL ENGINEER  
STATE OF MASSACHUSETTS

ROBERT J. GUERTELE, L.S.  
No. 40707  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF MASSACHUSETTS

11-23-21

F4410

APPROVED DATE: \_\_\_\_\_

FRANKLIN PLANNING BOARD

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

BEING A MAJORITY

**LEGAL NOTES**

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**OWNER**

KYLE McNAMARA  
418 OLD RIVER ROAD  
LINCOLN, RI 02838

DEED BOOK 38469 PAGE 40  
ASSESSOR MAP 315, LOT 37

**APPLICANT**

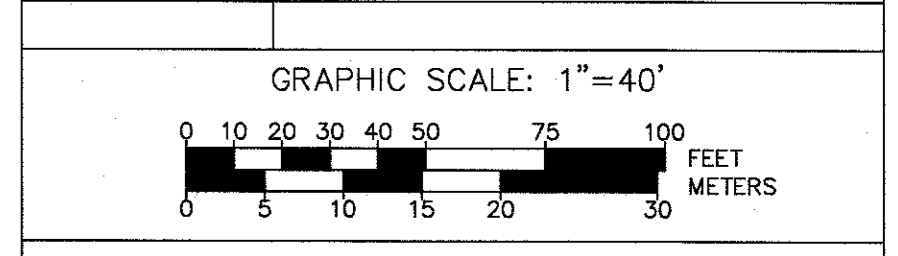
NORTHEAST DEVELOPMENT GROUP  
418 OLD RIVER ROAD  
LINCOLN, RI 02838

**DEFINITIVE SUBDIVISION PLAN OF LAND EASTERN WOOD ESTATES FRANKLIN MASSACHUSETTS**

**EROSION CONTROL PLAN**

**AUGUST 17, 2021**

DATE	REVISION DESCRIPTION
09/24/21	TOWN COMMENTS - REV1
10/22/21	TOWN COMMENTS - REV2
11/1/21	ADDED CERTIFICATE OF VOTE



**Guerriere & Halon, Inc.**  
ENGINEERING & LAND SURVEYING

55 WEST CENTRAL ST. PH. (508) 528-3221  
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**LEGEND**

☐	CATCH BASIN		
⊙	DRAIN MANHOLE	☉	UTILITY POLE
⊙	ELECTRIC MANHOLE	•	GUY WIRE
⊙	SEWER MANHOLE	—	SIGN
○	MANHOLE	•	WETFLAG
⊙	GAS VALVE	☉	UTILITY POLE
⊙	GAS SHUT OFF VALVE	☉	PROP. STREET LIGHTING
SGC	SLOPED GRANITE CURB	CBCI	CATCH BASIN CURB INLET
X 000.0	SPOT ELEVATION		
▨	RIPRAP		
— 000 —	PROP. CONTOUR		
— D —	PROP. DRAIN LINE		
— W —	PROP. WATER LINE		

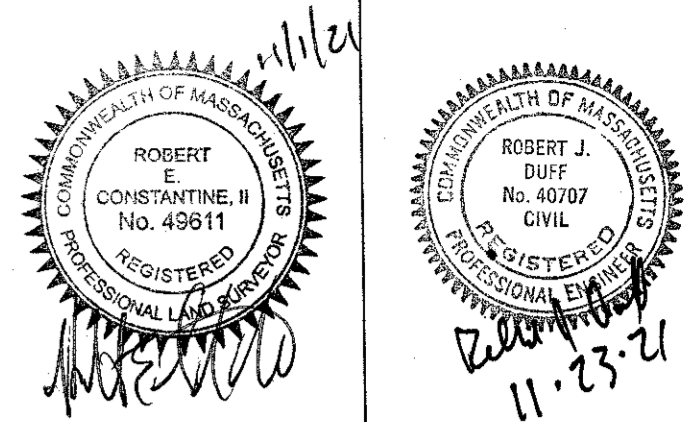
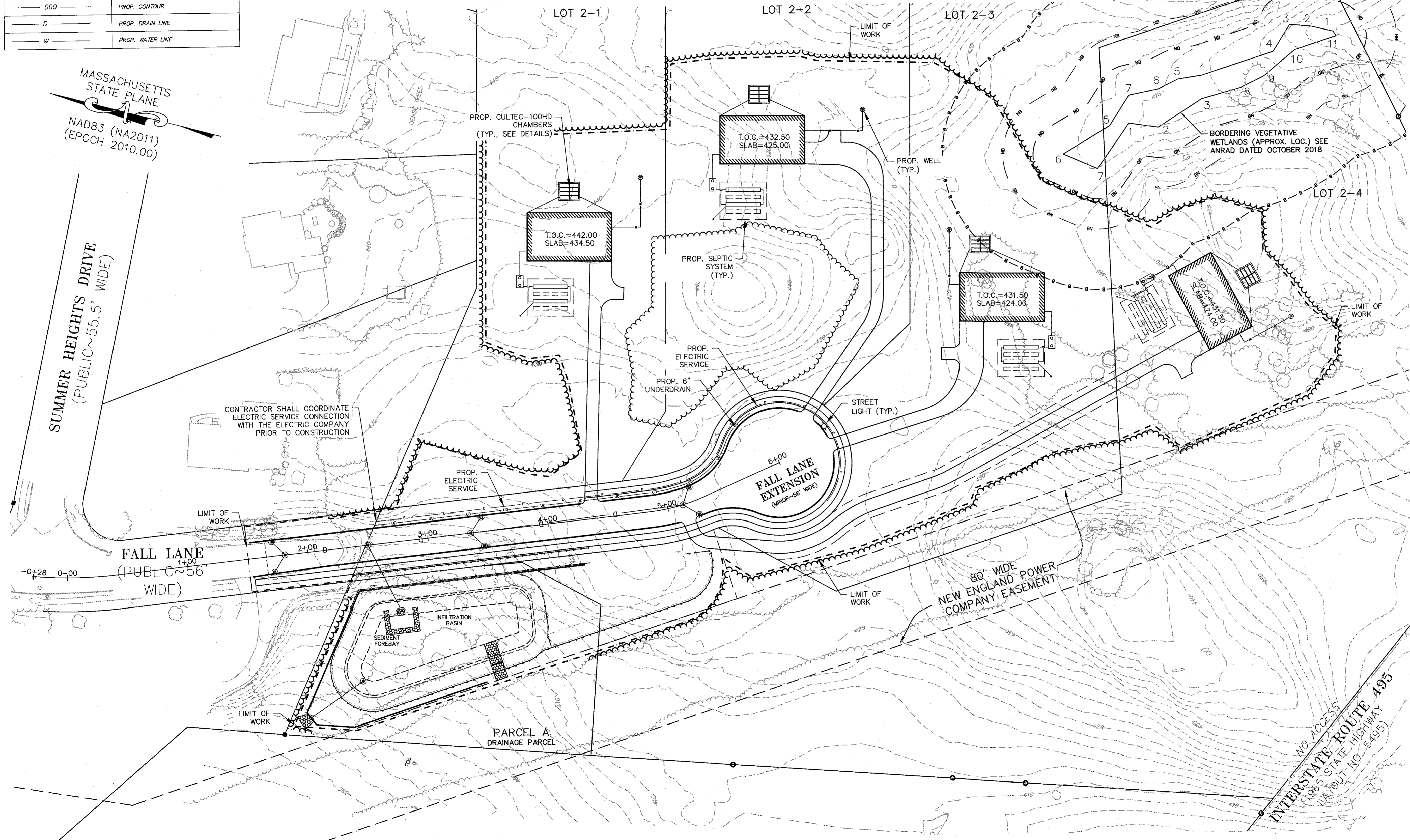
**STORM DRAINAGE NOTES**

SPECIAL CONSIDERATION FOR INLET CONTROLS FOR EROSION COLLECTION BEFORE ENTERING DRAINAGE SYSTEM:

1. INSTALL SILT SACKS.
2. BARRIER AROUND CATCH BASIN, MULCH SOCK OR EQUAL
3. INSPECTIONS BEFORE AND AFTER STORM EVENTS ARE REQUIRED TO INSURE ADEQUACY OF EROSION CONTROL MEASURES.
4. ALL DRAIN PIPE TO BE RCP.
5. IF COVER IS LESS THAN 42", CLASS V RCP TO BE USED FOR ENTIRE PIPE SECTION, UNLESS OTHERWISE NOTED.
6. ALL PIPE GASKETS SHALL BE PRE-MOLDED NEOPRENE O-RING.

**UTILITY NOTE**

1. ALL UTILITIES SHALL BE CONSTRUCTED ACCORDING TO STATE AND LOCAL REGULATIONS.



F4410

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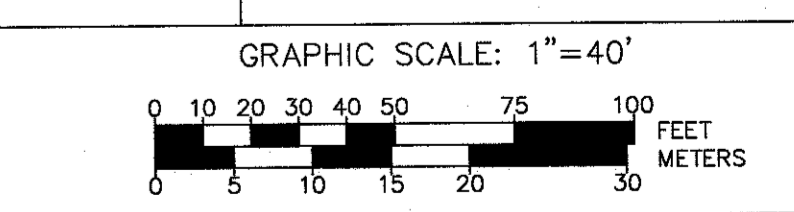
**OWNER**  
 KYLE McNAMARA  
 418 OLD RIVER ROAD  
 LINCOLN, RI 02838  
 DEED BOOK 38469 PAGE 40  
 ASSESSOR MAP 315, LOT 37

**APPLICANT**  
 NORTHEAST DEVELOPMENT GROUP  
 418 OLD RIVER ROAD  
 LINCOLN, RI 02838

**DEFINITIVE SUBDIVISION PLAN OF LAND**  
**EASTERN WOOD ESTATES**  
**FRANKLIN**  
**MASSACHUSETTS**

**UTILITY PLAN**  
**AUGUST 17, 2021**

DATE	REVISION DESCRIPTION
09/24/21	TOWN COMMENTS - REV1
10/22/21	TOWN COMMENTS - REV2
11/1/21	ADDED CERTIFICATE OF VOTE



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**LEGEND**

⊞	CATCH BASIN	⊞	UTILITY POLE
⊞	DRAIN MANHOLE	⊞	GUY WIRE
⊞	ELECTRIC MANHOLE	⊞	SIGN
⊞	SEWER MANHOLE	⊞	WETFLAG
⊞	MANHOLE	⊞	UTILITY POLE
⊞	GAS VALVE	⊞	PROP. STREET LIGHTING
⊞	GAS SHUT OFF VALVE	⊞	CATCH BASIN
⊞	SLOPED GRANITE CURB	⊞	CATCH BASIN CURB INLET
X 000.0	SPOT ELEVATION		
⊞	RIPRAP		
---	PROP. CONTOUR		
---	PROP. DRAIN LINE		
---	PROP. WATER LINE		

**PLANTING LEGEND**

SYMBOL	NAME	SIZE	QUANTITY
⊞	SHADE TREES--TO INCLUDE BUT NOT LIMITED TO: PIN OAK--QUERCUS PALUSTRIS) LITTLE LEAF LINDEN--TILIA CORDATA 'GREENSPIRE' SUGAR MAPLE--ACER SACCHARUM WHITE OAK--QUERCUS ALBA	4' MIN. 2.5" CAL.	12
⊞	GREEN GIANT ARBORVITAE THUJA	4' MIN.	4

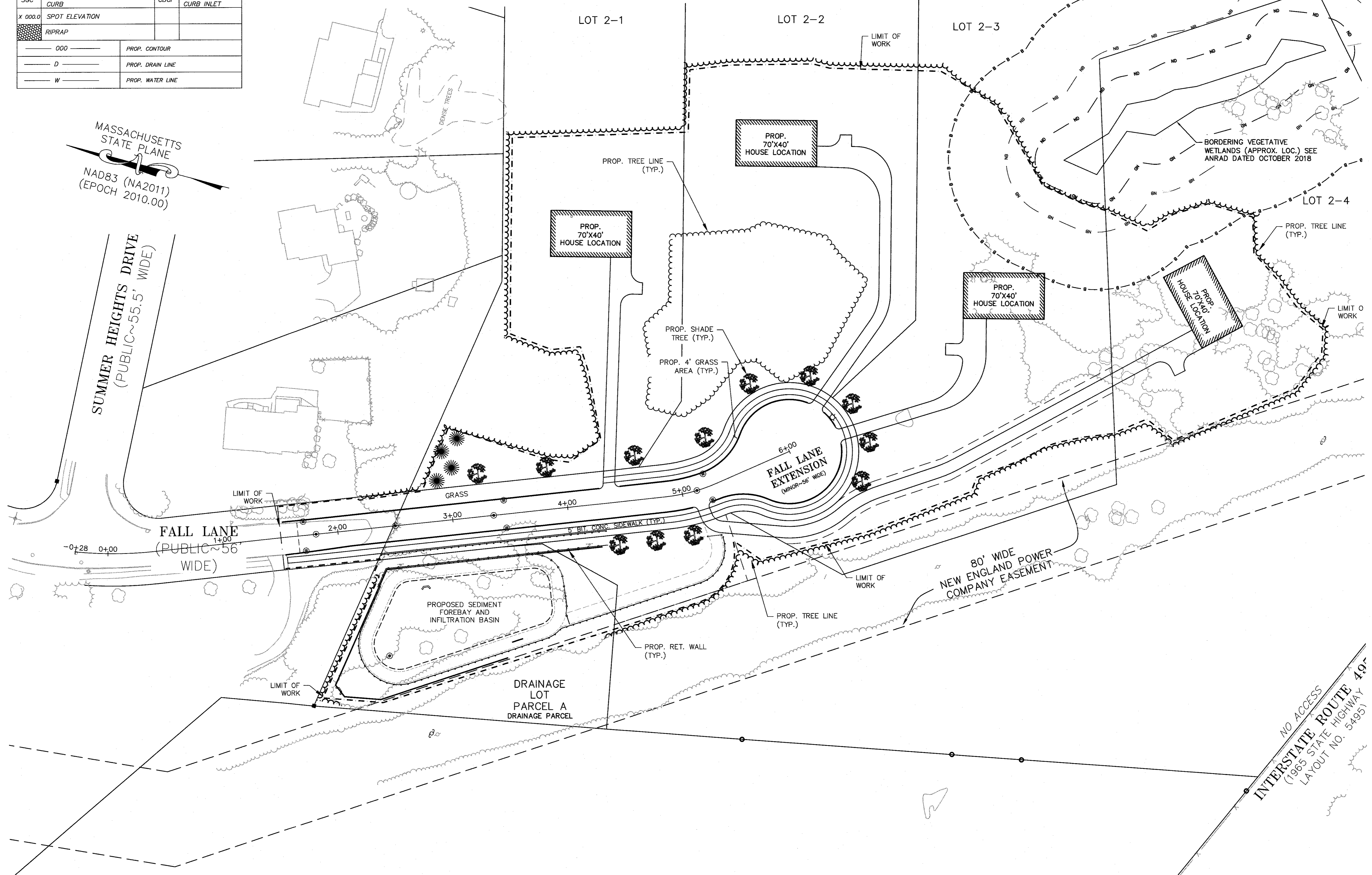
NOTE: ANY TREES PLANTED BEYOND THE TREES LISTED MUST BE IN ACCORDANCE WITH THE APPROVED TREES IN THE SUBDIVISION REGULATIONS (300-13.E.(2)(c)).

**NOTE:**

1 PROP. SHADE TREES SHALL BE STAGGERED SUCH THAT NO ONE SPECIES IS LOCATED ADJACENT TO A LIKE SPECIES IN ACCORDANCE WITH §300-13(E)(2)(c) OF THE FRANKLIN TOWN CODE.

**LIGHTING NOTE:**

LIGHTING INSTALLATION SHALL BE IN ACCORDANCE WITH TOWN CODE 300-12 UTILITIES: C(2)(2)(a) AND C(2)(b)(c).



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No. 49611  
REGISTERED PROFESSIONAL ENGINEER  
STATE OF MASSACHUSETTS

ROBERT J. BUFF  
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**OWNER**

KYLE McNAMARA  
418 OLD RIVER ROAD  
LINCOLN, RI 02838

DEED BOOK 38469 PAGE 40  
ASSESSOR MAP 315, LOT 37

**APPLICANT**

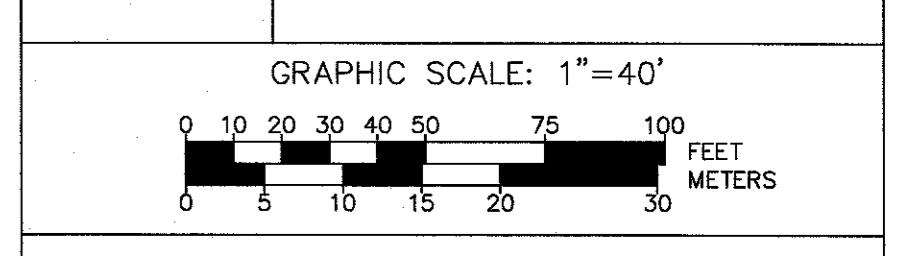
NORTHEAST DEVELOPMENT GROUP  
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**DEFINITIVE SUBDIVISION  
PLAN OF LAND  
EASTERN WOOD ESTATES  
FRANKLIN  
MASSACHUSETTS**

**LANDSCAPING PLAN**

**AUGUST 17, 2021**

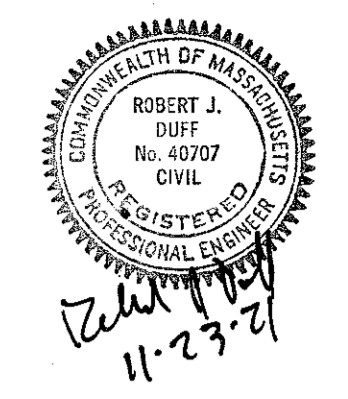
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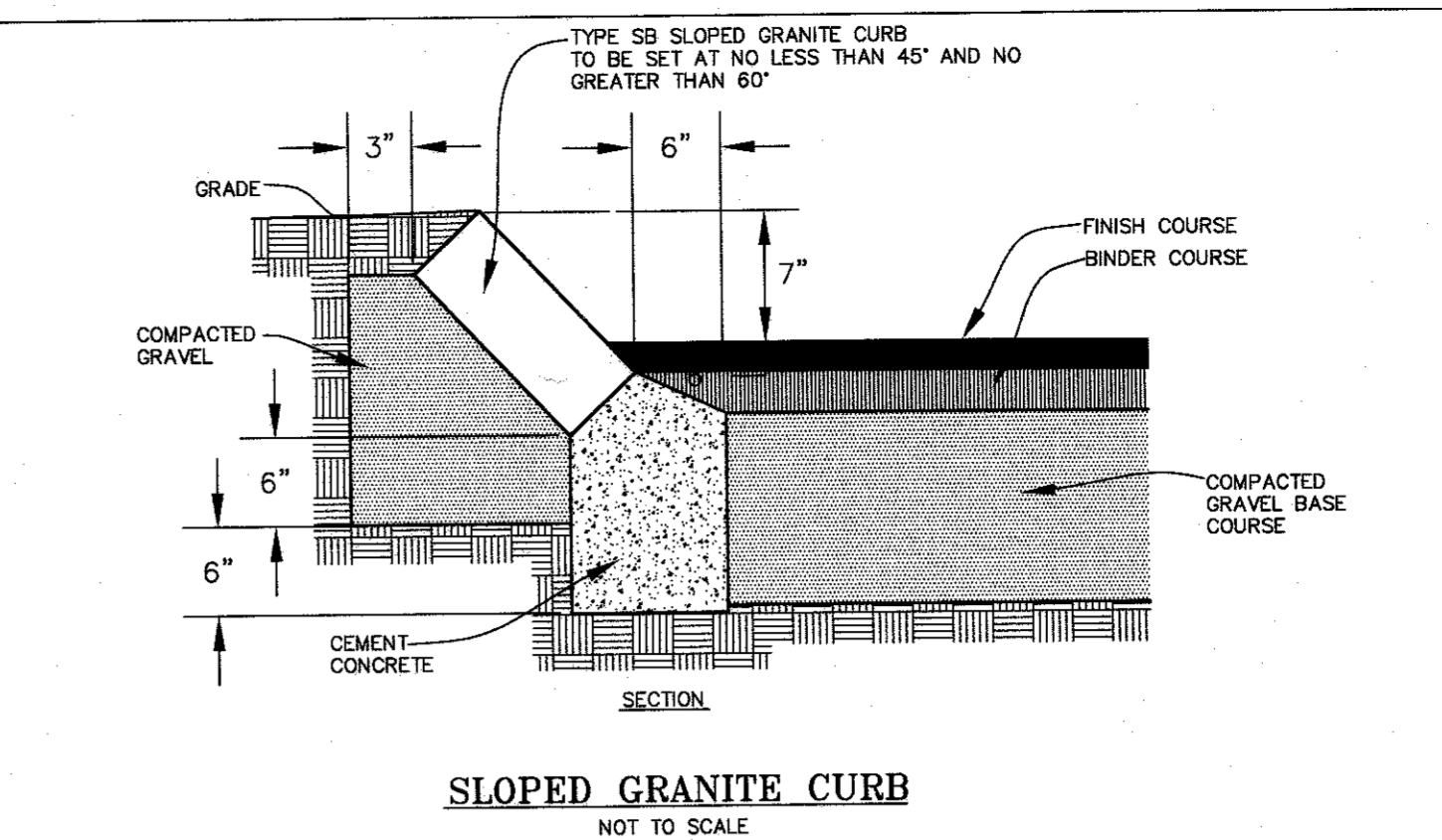
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**DEFINITIVE SUBDIVISION  
PLAN OF LAND  
EASTERN WOOD ESTATES  
FRANKLIN  
MASSACHUSETTS**

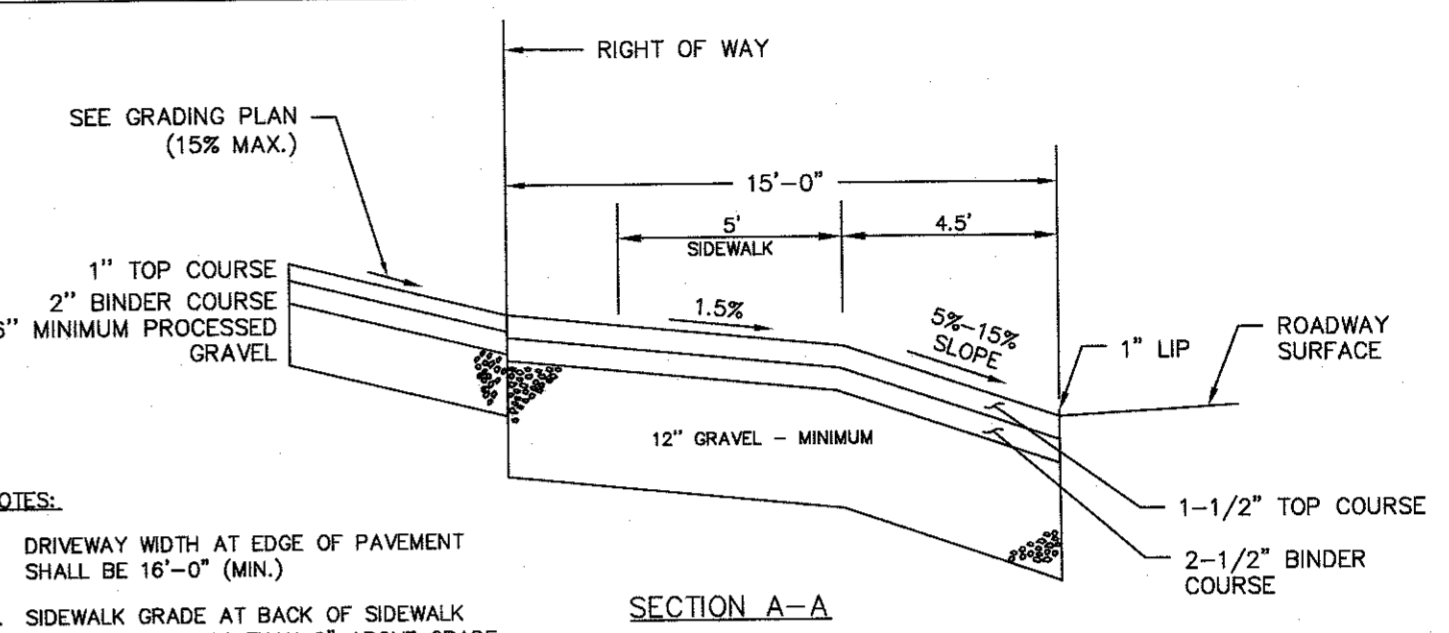
**CONSTRUCTION DETAILS**

**AUGUST 17, 2021**

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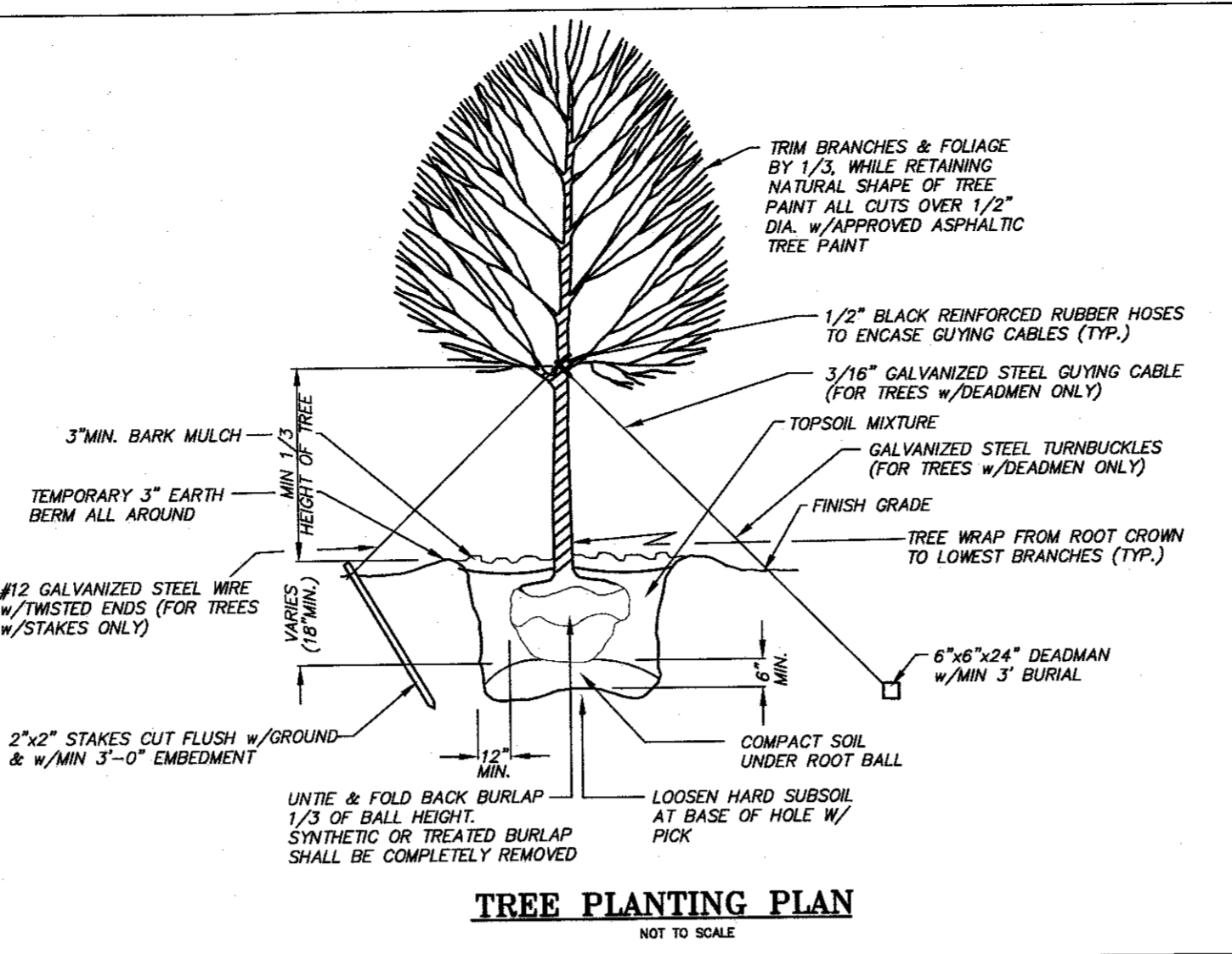


**SLOPED GRANITE CURB**  
NOT TO SCALE

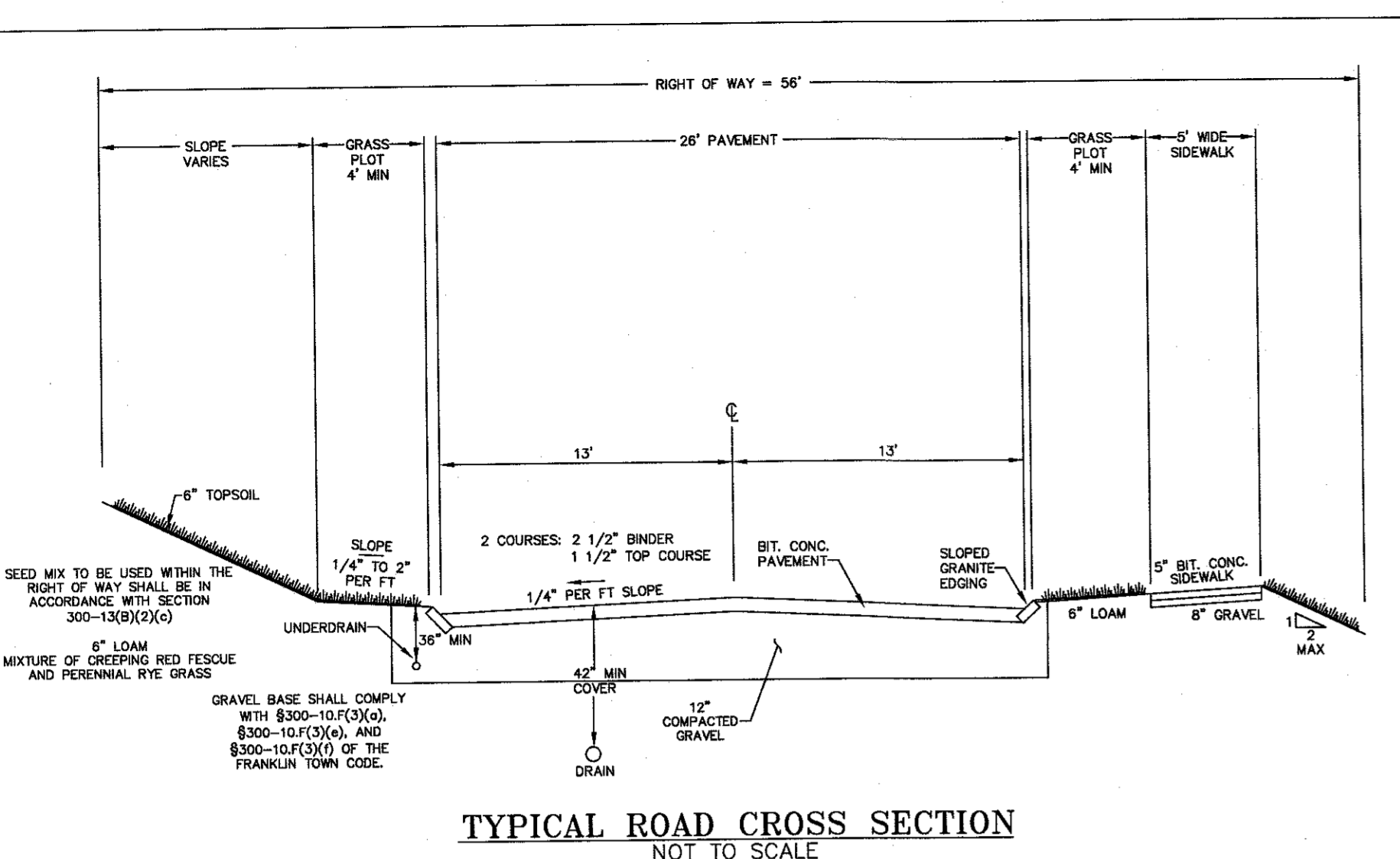


**SECTION A-A**  
SITE DRIVEWAY APRON DETAIL  
N.T.S.

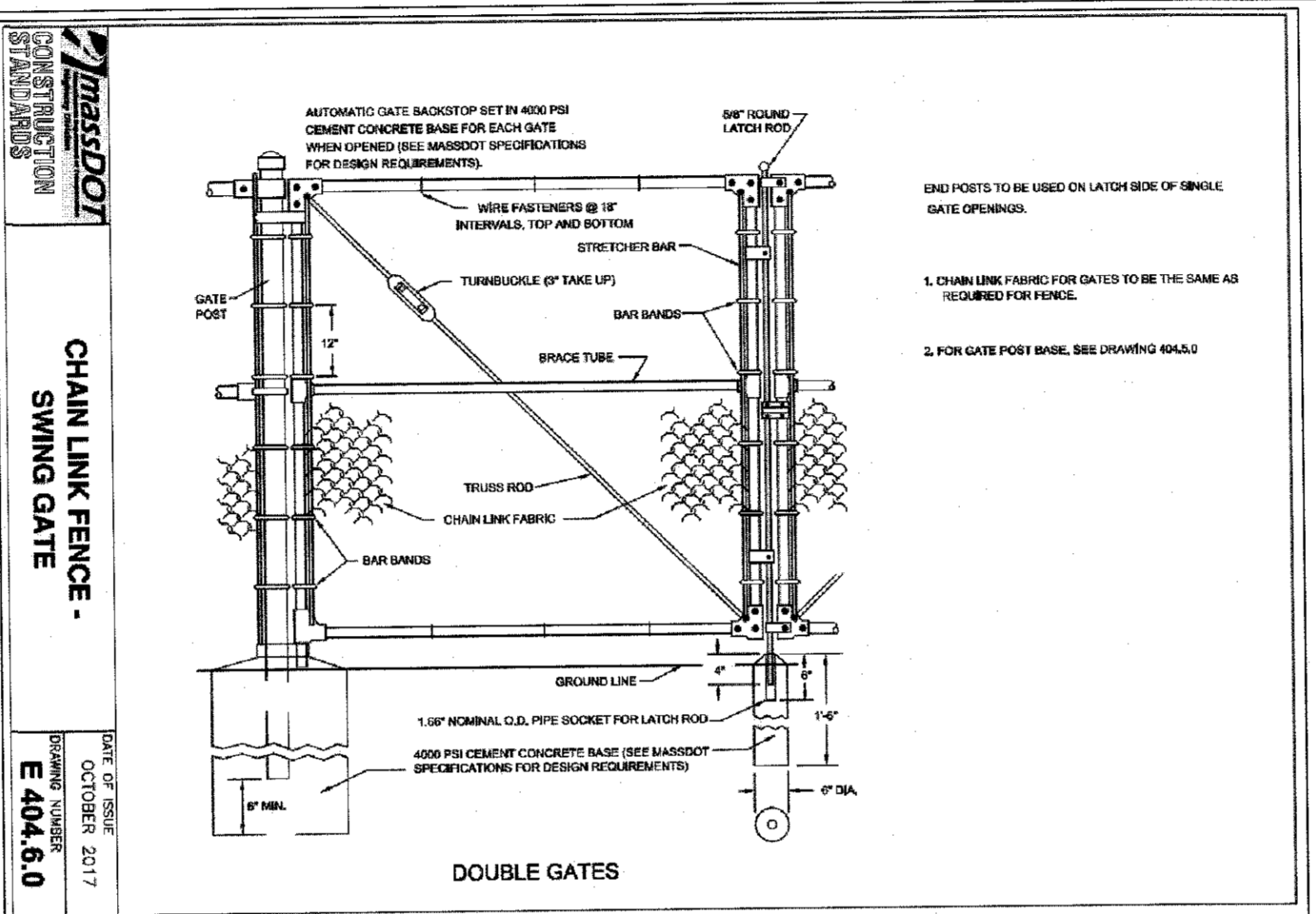
- NOTES:
- DRIVEWAY WIDTH AT EDGE OF PAVEMENT SHALL BE 16'-0" (MIN).
  - SIDEWALK GRADE AT BACK OF SIDEWALK SHALL BE NO LESS THAN 6" ABOVE GRADE AT GUTTER LINE.
  - SIDEWALK GRADES SHALL BE CONTINUOUS ACROSS DRIVEWAY OPENINGS. TRANSITION IN GRADE SHALL BE NO MORE THAN 2".



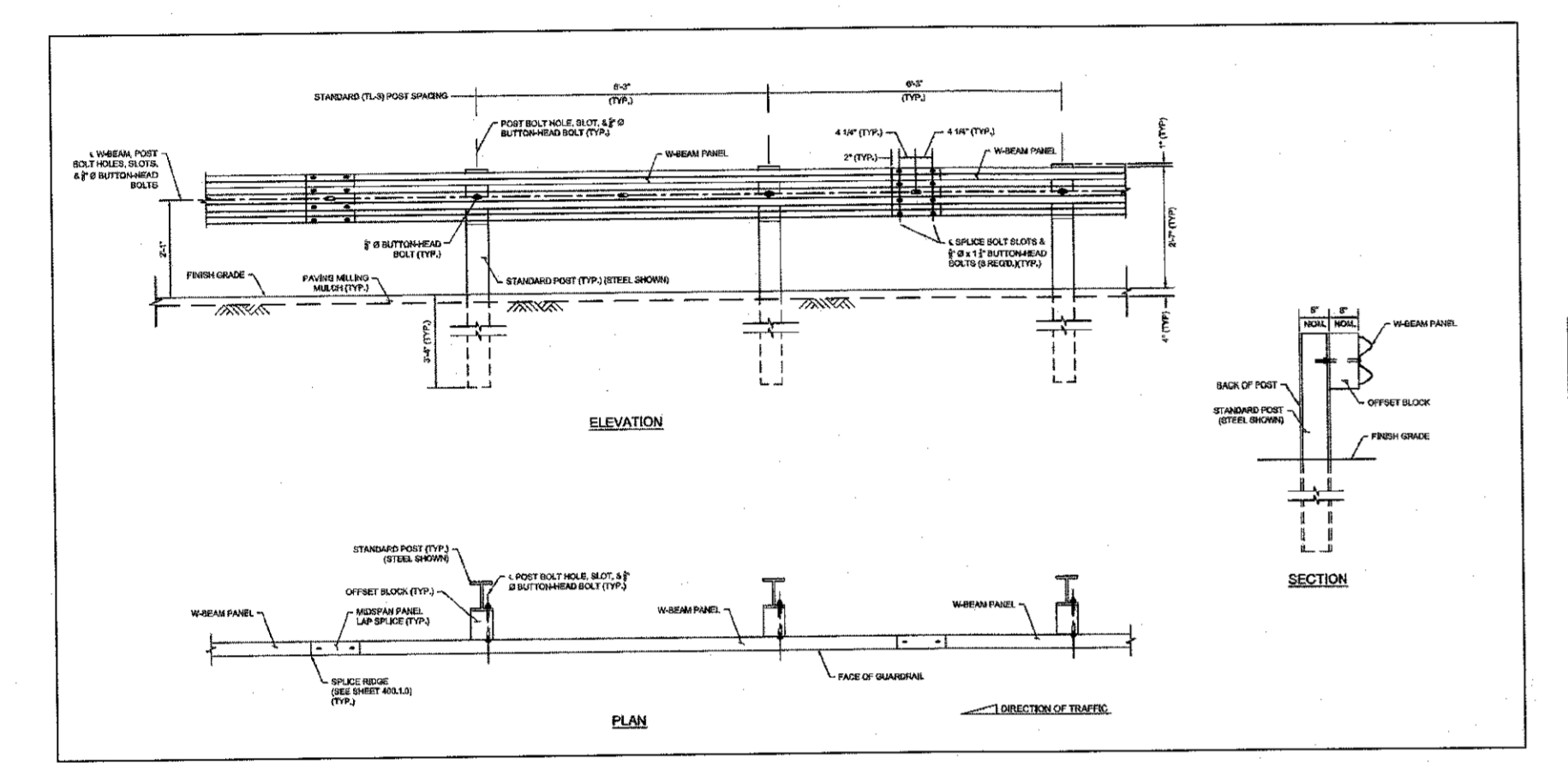
**TREE PLANTING PLAN**  
NOT TO SCALE



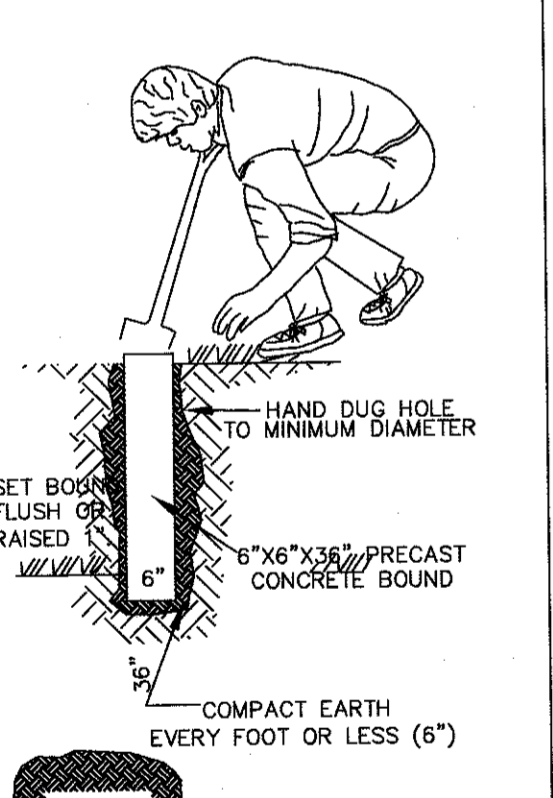
**TYPICAL ROAD CROSS SECTION**  
NOT TO SCALE



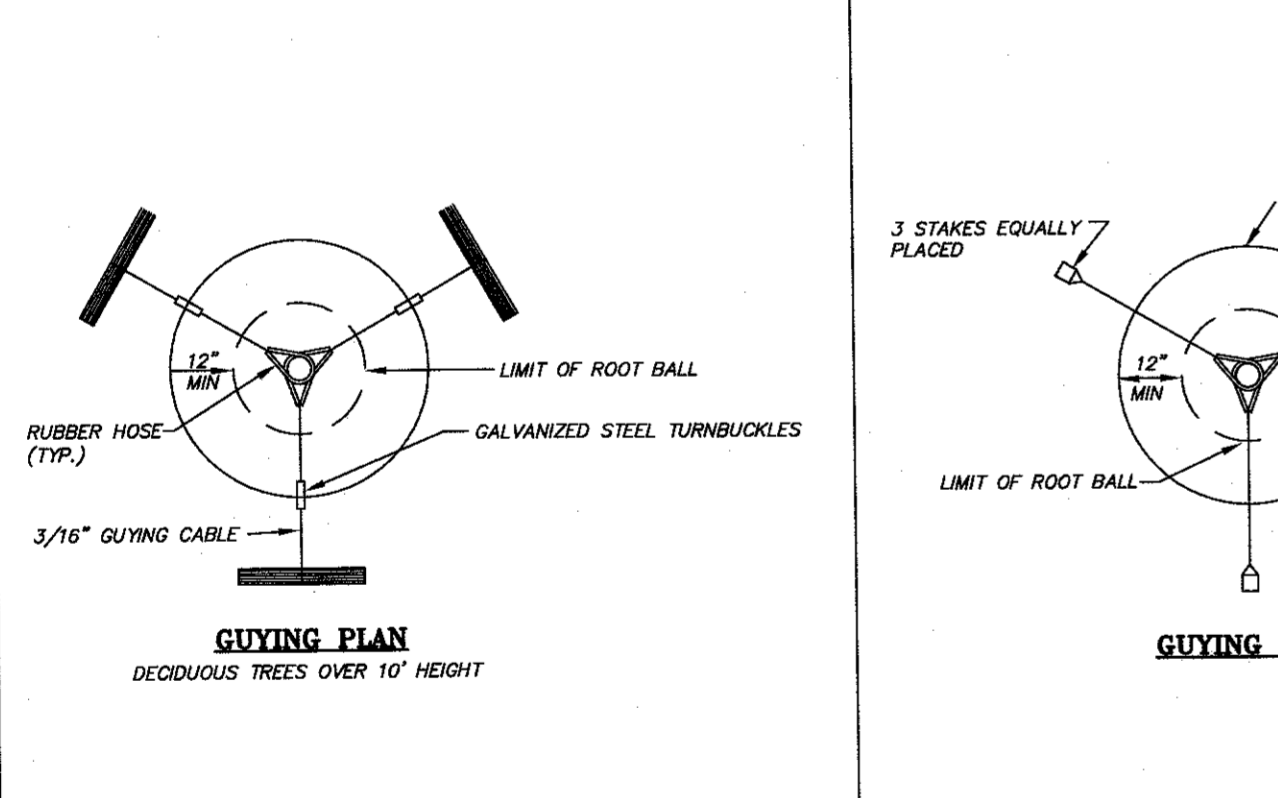
**DOUBLE GATES**  
CHAIN LINK FENCE - SWING GATE  
N.T.S.



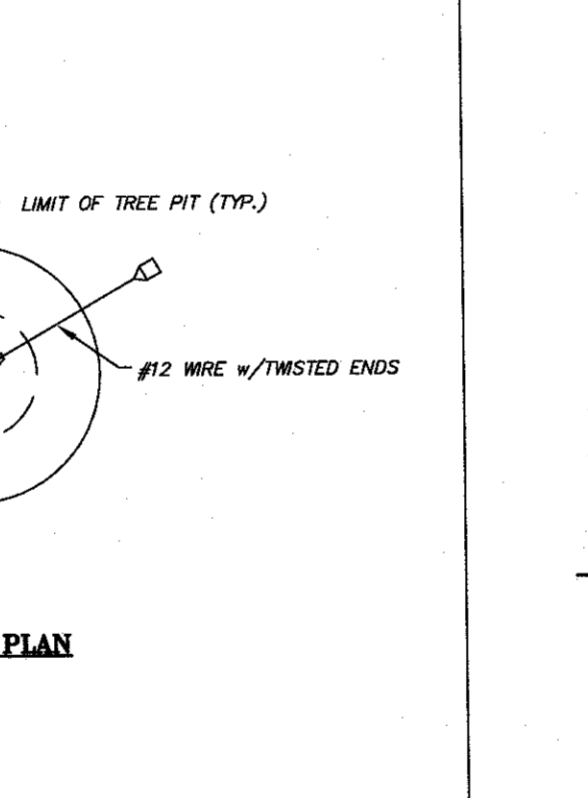
**W-BEAM STEEL GUARDRAIL DETAIL**  
NOT TO SCALE



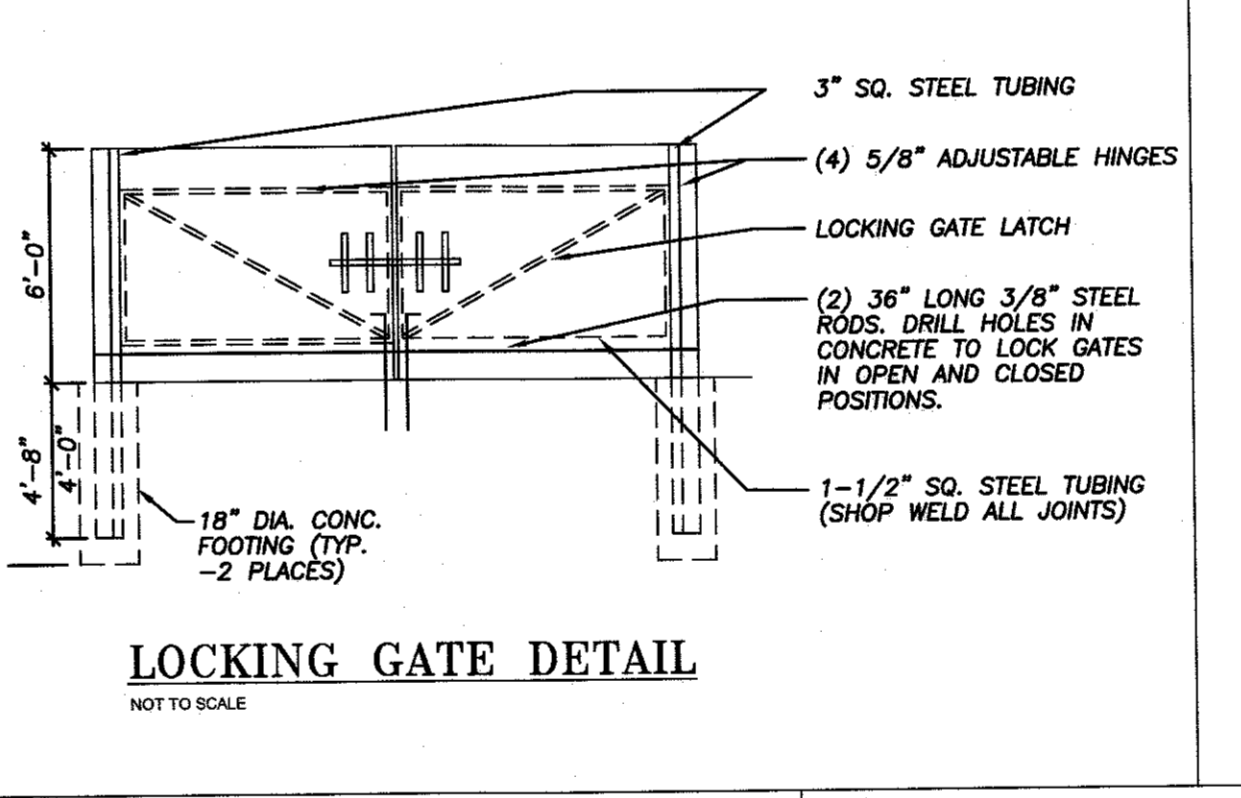
**CONCRETE BOUND DETAIL**  
NOT TO SCALE



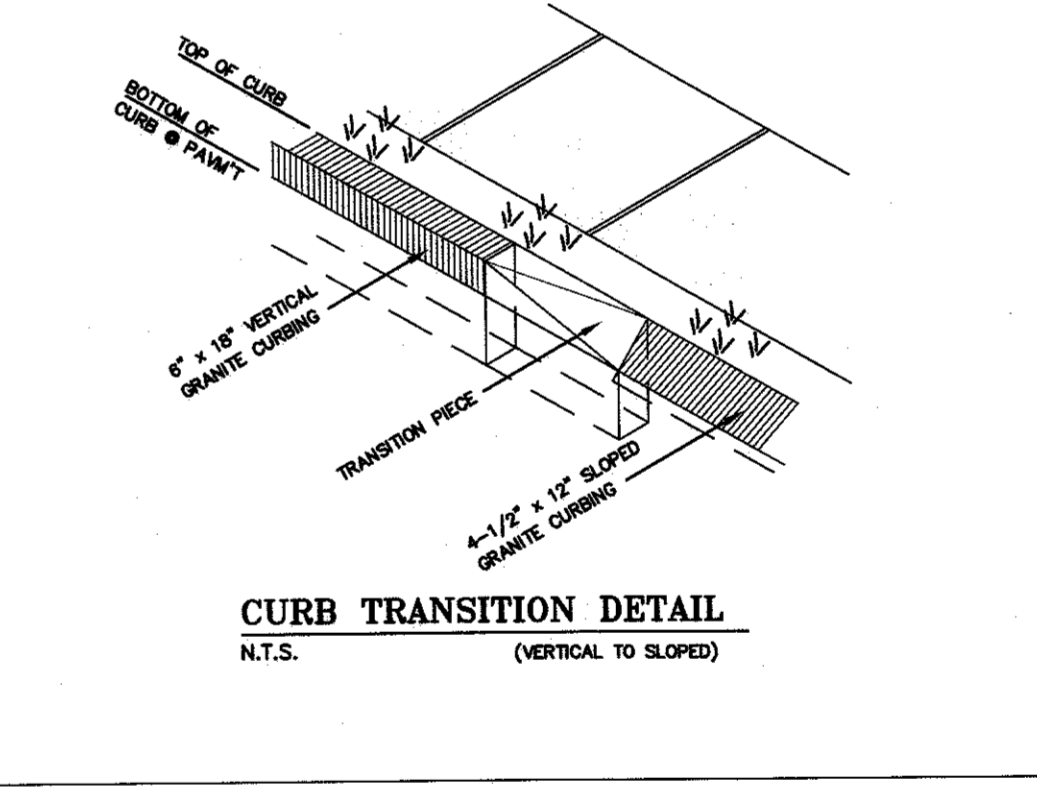
**GUYING PLAN**  
DECIDUOUS TREES OVER 10' HEIGHT



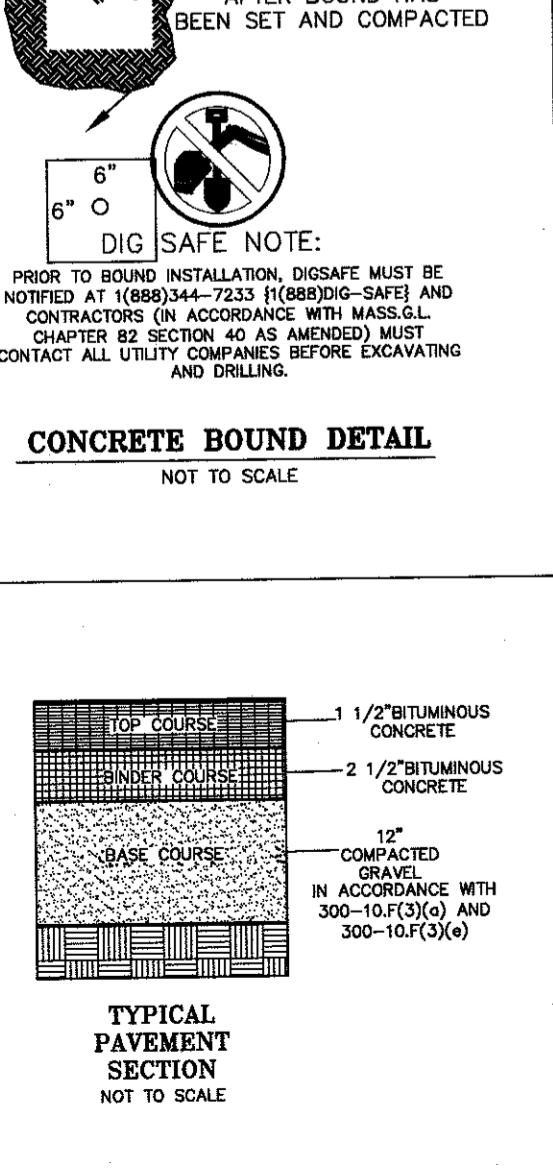
**TRANSITION CURB DETAIL**  
N.T.S.



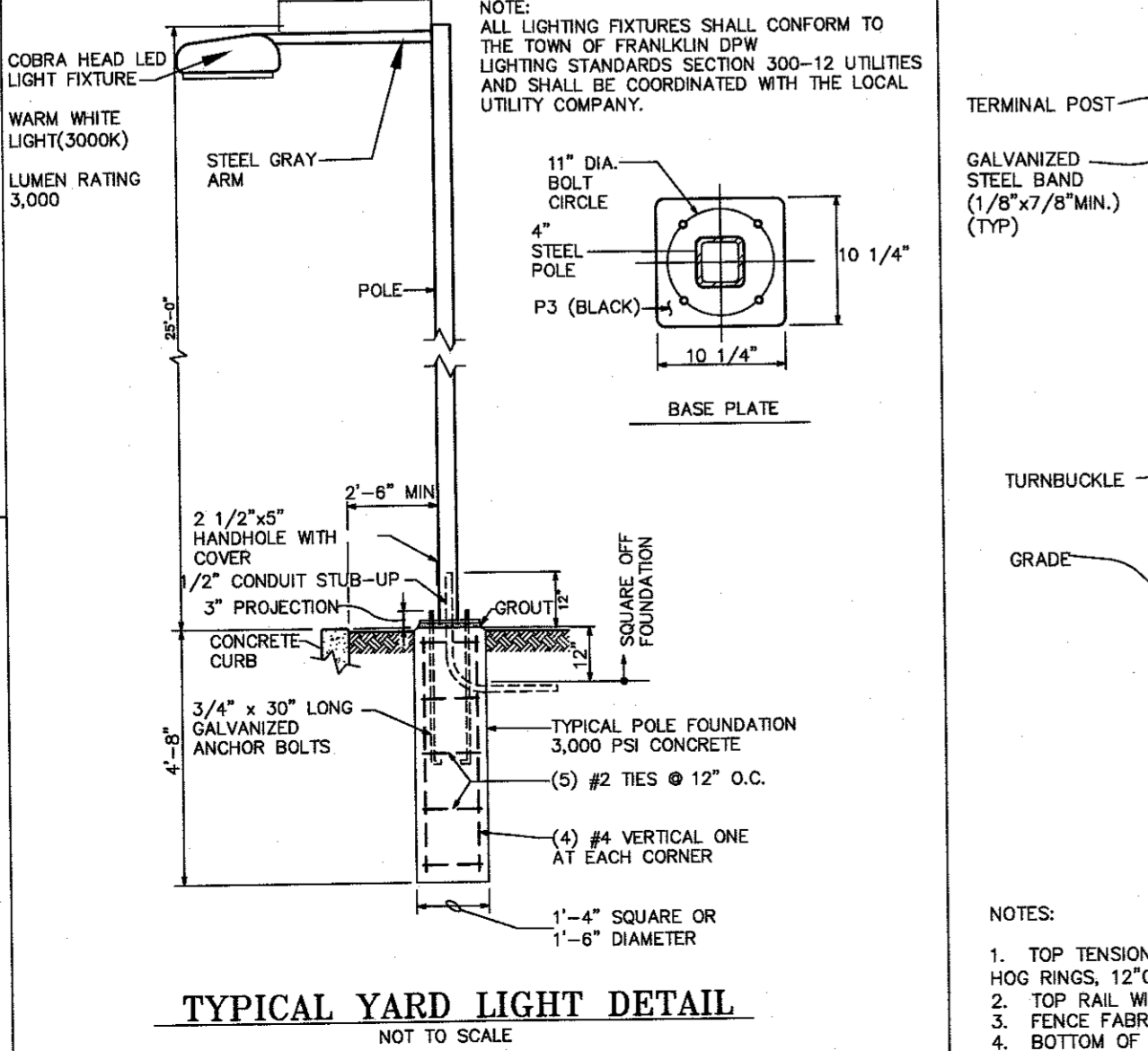
**LOCKING GATE DETAIL**  
NOT TO SCALE



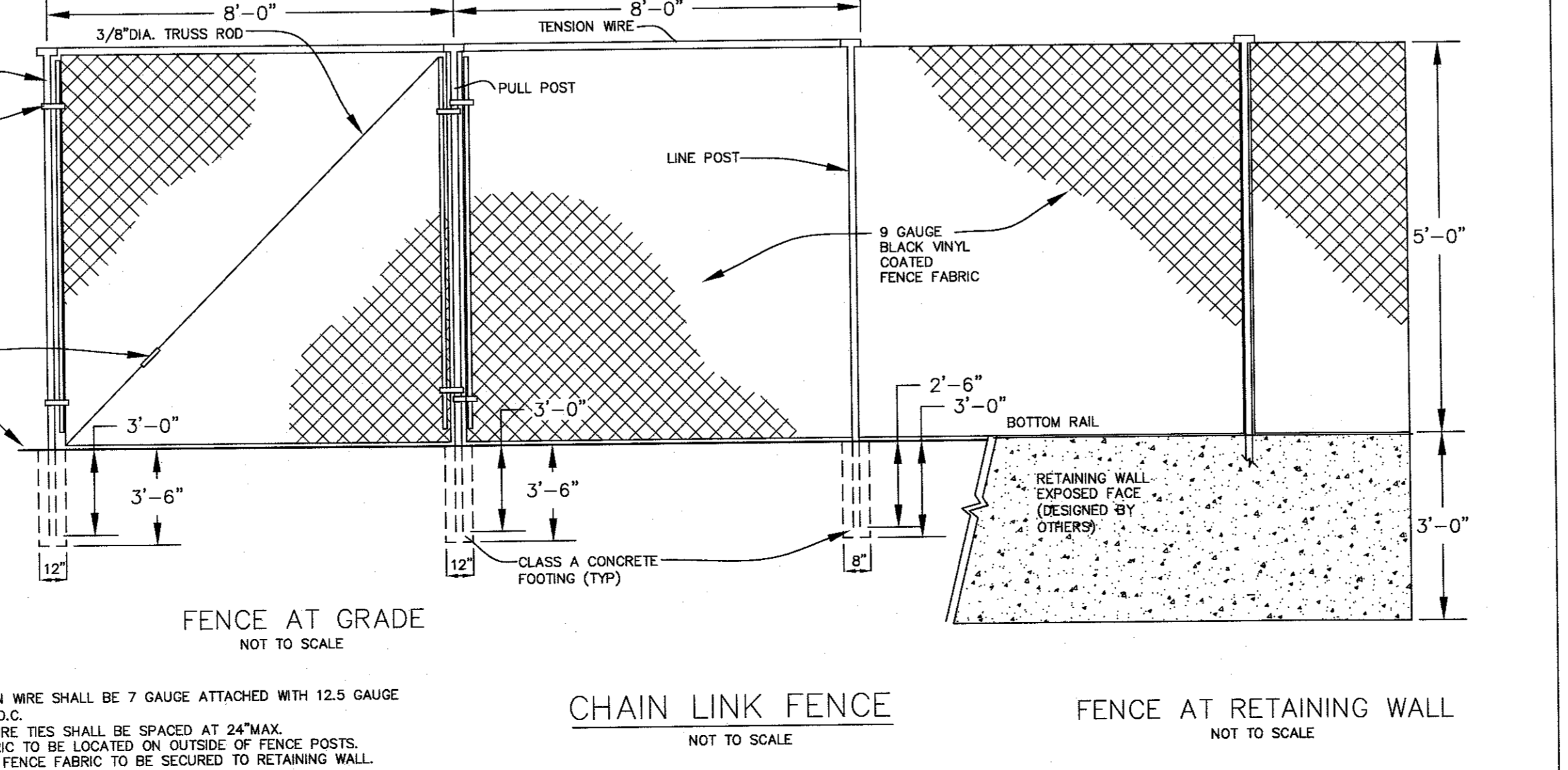
**CURB TRANSITION DETAIL**  
N.T.S. (VERTICAL TO SLOPED)



**TYPICAL PAVEMENT SECTION**  
NOT TO SCALE

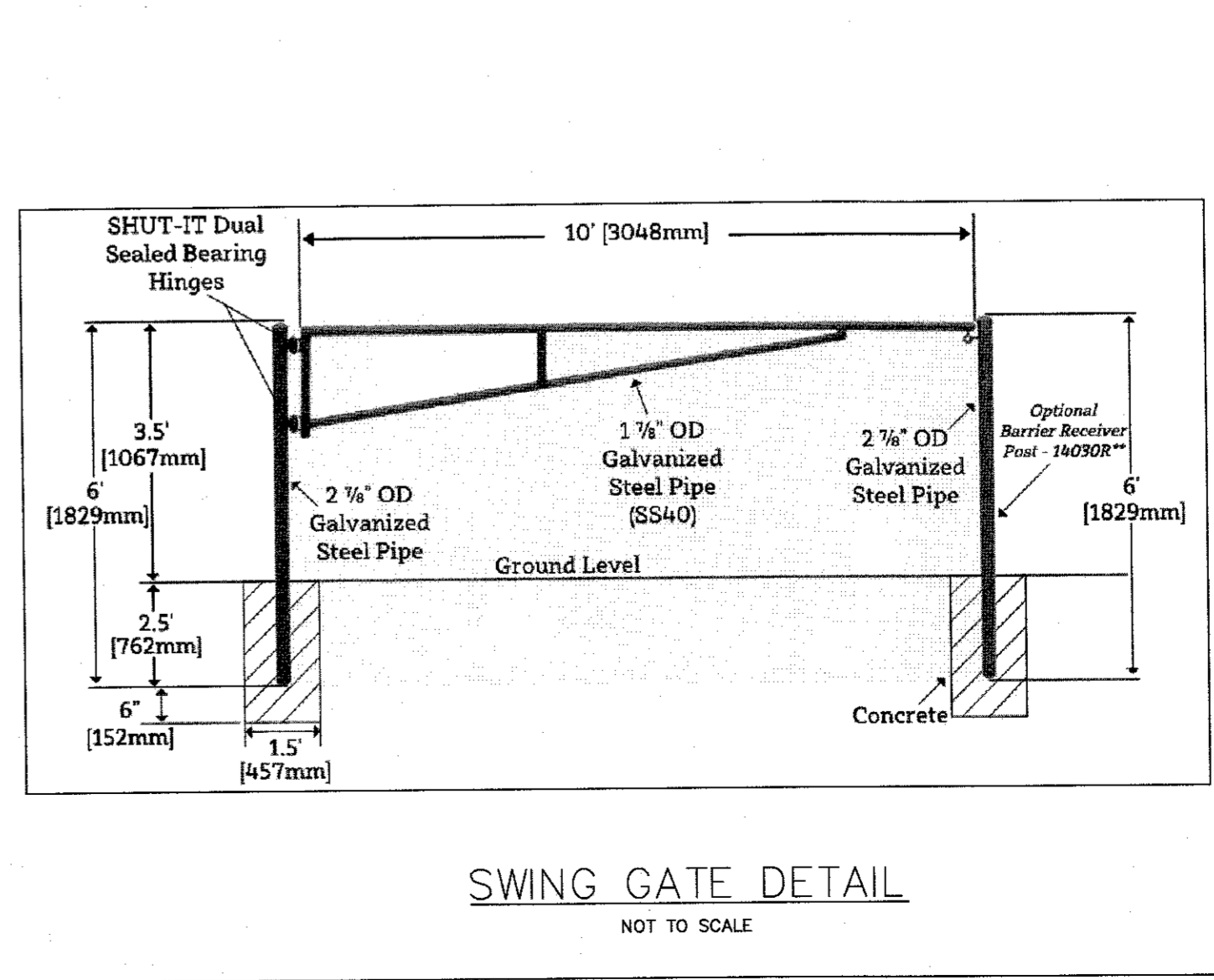


**TYPICAL YARD LIGHT DETAIL**  
NOT TO SCALE



**CHAIN LINK FENCE**  
NOT TO SCALE

**FENCE AT RETAINING WALL**  
NOT TO SCALE

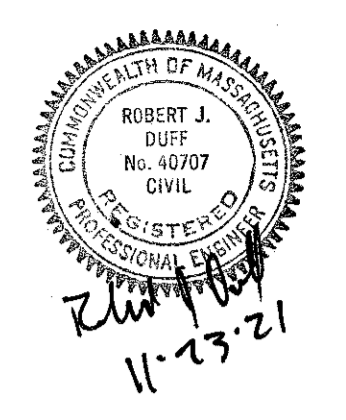
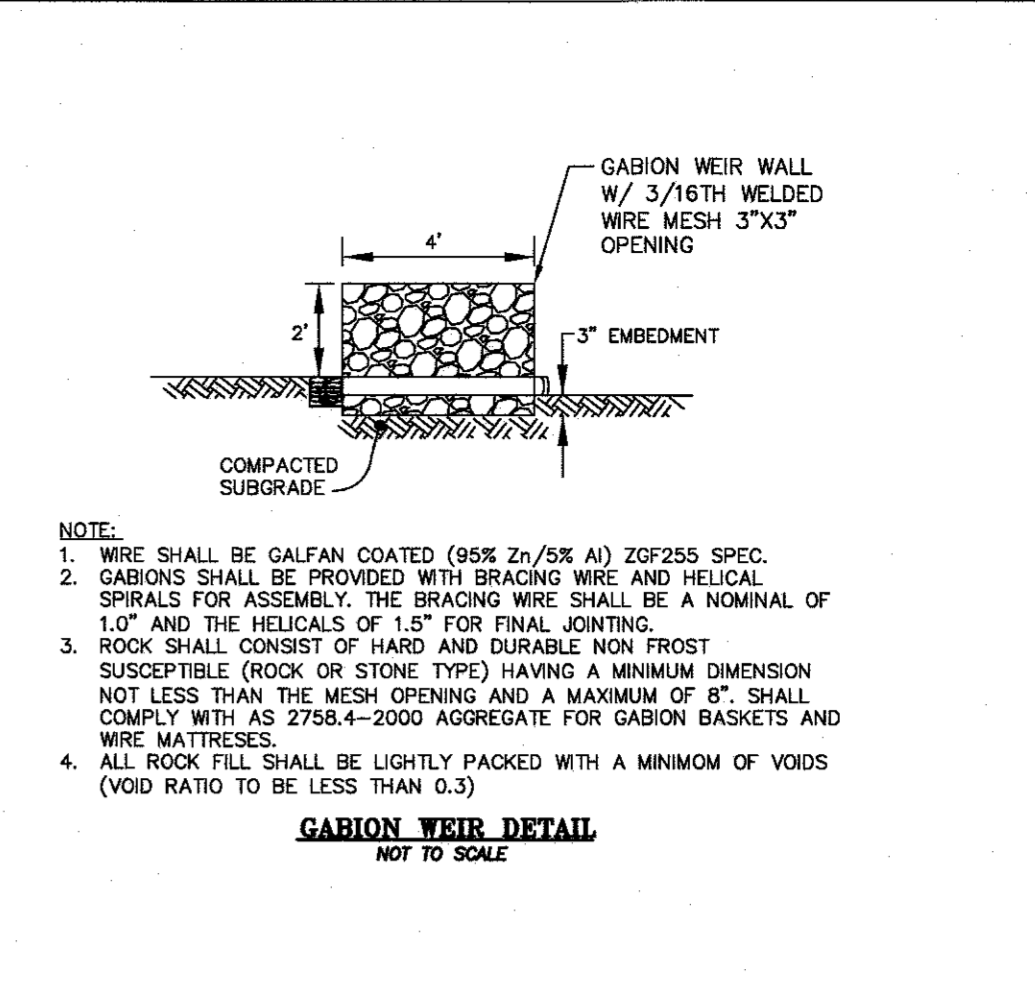
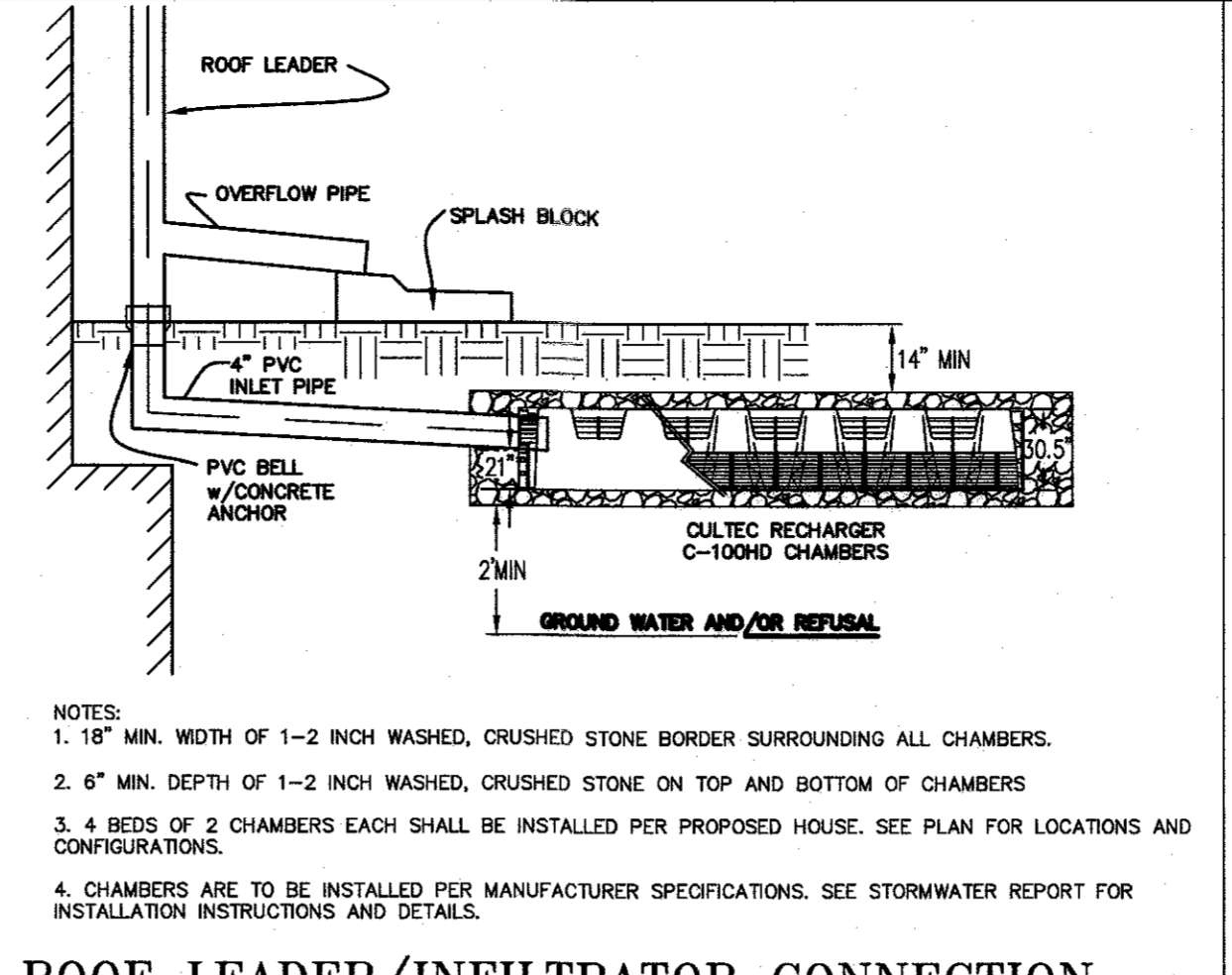
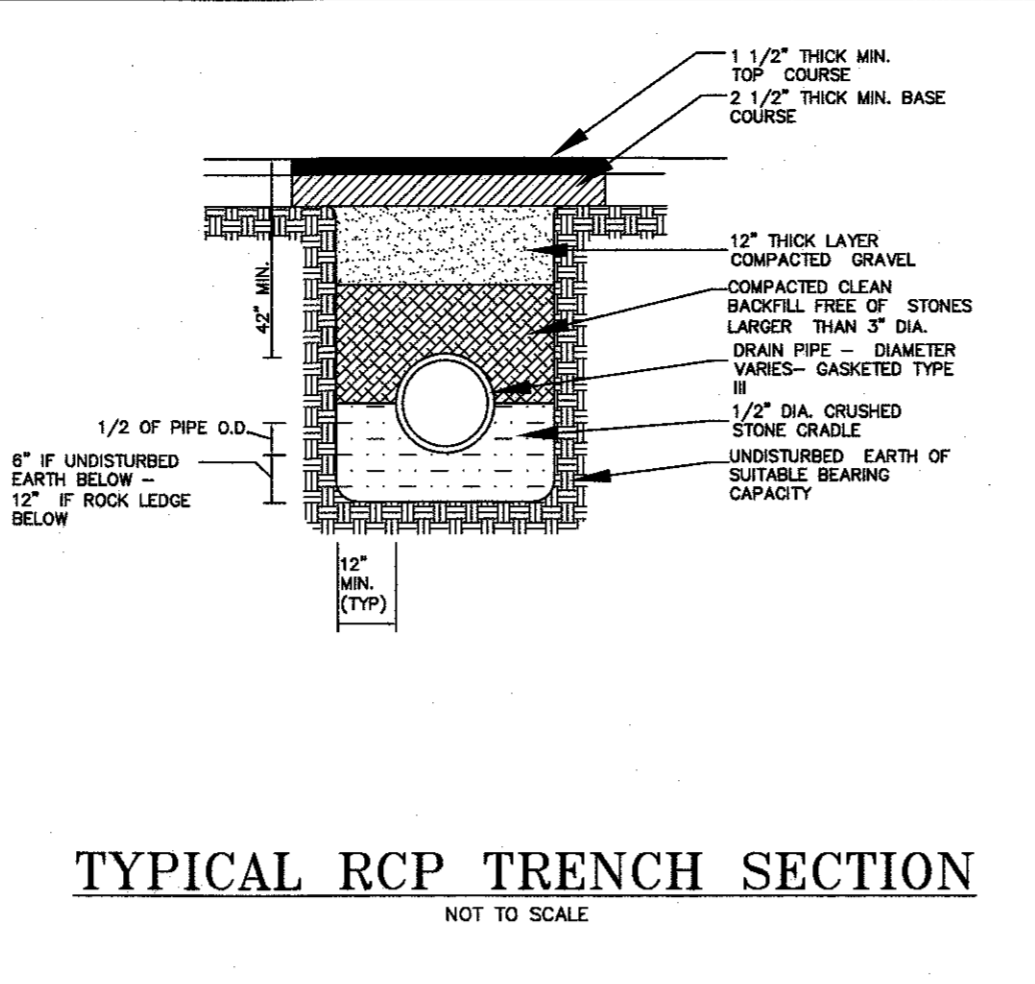


**SWING GATE DETAIL**  
NOT TO SCALE



- ALL CONSTRUCTION TO BE PERFORMED UNDER STRICT SUPERVISION OF THE DESIGN ENGINEER.
- THE DETENTION/RETENTION POND SHALL BE CONSTRUCTED OF CLEAN DENSE MATERIAL (TILL) FREE OF STUMPS, LUMBER, LARGE BOULDERS OR CONSTRUCTION WASTE OF ANY KIND.
- THE RIPRAP SHALL BE PLACED ON 3"-5" CRUSHED STONE.
- THE SURFACE OF THE RIPRAP SHALL BE AS SMOOTH AS POSSIBLE ALL SLOPES TO BE LOAMED AND SEED EXCEPT WHERE SPECIFIED OTHERWISE.
- RIPRAP & STONE FOR PIPE ENDS TO MEET MASS. D.P.W. SPECIFICATIONS M2.02.3.
- THE BASIN SIDE SLOPE & BOTTOM SHALL BE PROVIDED WITH SIX INCHES OF LOAM/SEED AND SAND MIXTURE AT THE RATE OF TWO POUNDS RED TOP, FIFTEEN POUNDS CREEPING RED FESCUE AND TWENTY POUNDS TALL FESCUE PER ACRE AT NO TIME SHALL A SEED MIX CONSIST OF MORE THAN TEN PERCENT ANNUAL RYES.
- THE SEDIMENT FOREBAY IS TO BE UTILIZED AS A TEMPORARY SEDIMENTATION BASIN DURING CONSTRUCTION. ONCE THE SITE IS STABILIZED, REMOVE ALL ACCUMULATED SEDIMENT IN THE BOTTOM OF THE FOREBAY ALONG WITH AN ADDITIONAL 18" OF SOIL BELOW THE DESIGN BASE ELEVATION. REPLACE WITH 12" OF CLEAN COARSE SAND AND GRAVEL FREE OF ORGANICS AND FINES ALONG WITH 6" OF LOAM AND SAND MIXTURE (SEE DETAIL).

- GENERAL NOTES:**
- THERE ARE NO ESTIMATED OR PRIORITY HABITAT AREAS, AS DEFINED BY THE 2008 N.H.E.S.P. MAPS, WITHIN THE PROJECT AREA.
  - ALL STRUCTURES AND UTILITIES SHOWN ARE PROPOSED UNLESS OTHERWISE NOTED.
  - IT IS THE CONTRACTOR'S/DEVELOPER'S RESPONSIBILITY TO MAINTAIN EROSION CONTROL MEASURES DURING CONSTRUCTION AND UNTIL ROADWAY ACCEPTANCE.
  - CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF FRANKLIN SUBDIVISION RULES AND REGULATIONS AND MASSACHUSETTS HIGHWAY STANDARD SPECIFICATIONS.
  - A MINIMUM OF 4" OF TOPSOIL IS TO BE REDISTRIBUTED ON SITE EXCEPT WITHIN ROADWAYS.
- DRAINAGE NOTES:**
- DRAINAGE PIPING TO BE CLASS III REINFORCED CONCRETE PIPE AT ALL LOCATIONS HAVING AT LEAST 3.5 FEET OF COVER. CLASS V TO BE USED WHERE COVER IS LESS THAN 3 FEET. WHERE CLASS V PIPE IS NOTED TO BE USED, CLASS V PIPE SHALL BE INSTALLED FOR THE ENTIRE PIPE REACH (MANHOLE TO MANHOLE), NOT JUST THAT PORTION OF THE REACH WHERE THE COVER IS LESS THAN 3 FEET.
  - MINIMUM PIPE SLOPE SHALL BE 0.005 FT/FT (0.50%).
  - MINIMUM PIPE DIAMETER SHALL BE 12 INCHES. UNLESS OTHERWISE SHOWN, ALL CATCH BASIN LATERALS SHALL BE 12 INCHES IN DIAMETER.



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LINCOLN, RI 02838  
DEED BOOK 38469 PAGE 40  
ASSESSOR MAP 315, LOT 37

APPLICANT

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**DEFINITIVE SUBDIVISION  
PLAN OF LAND  
EASTERN WOOD ESTATES  
FRANKLIN  
MASSACHUSETTS**

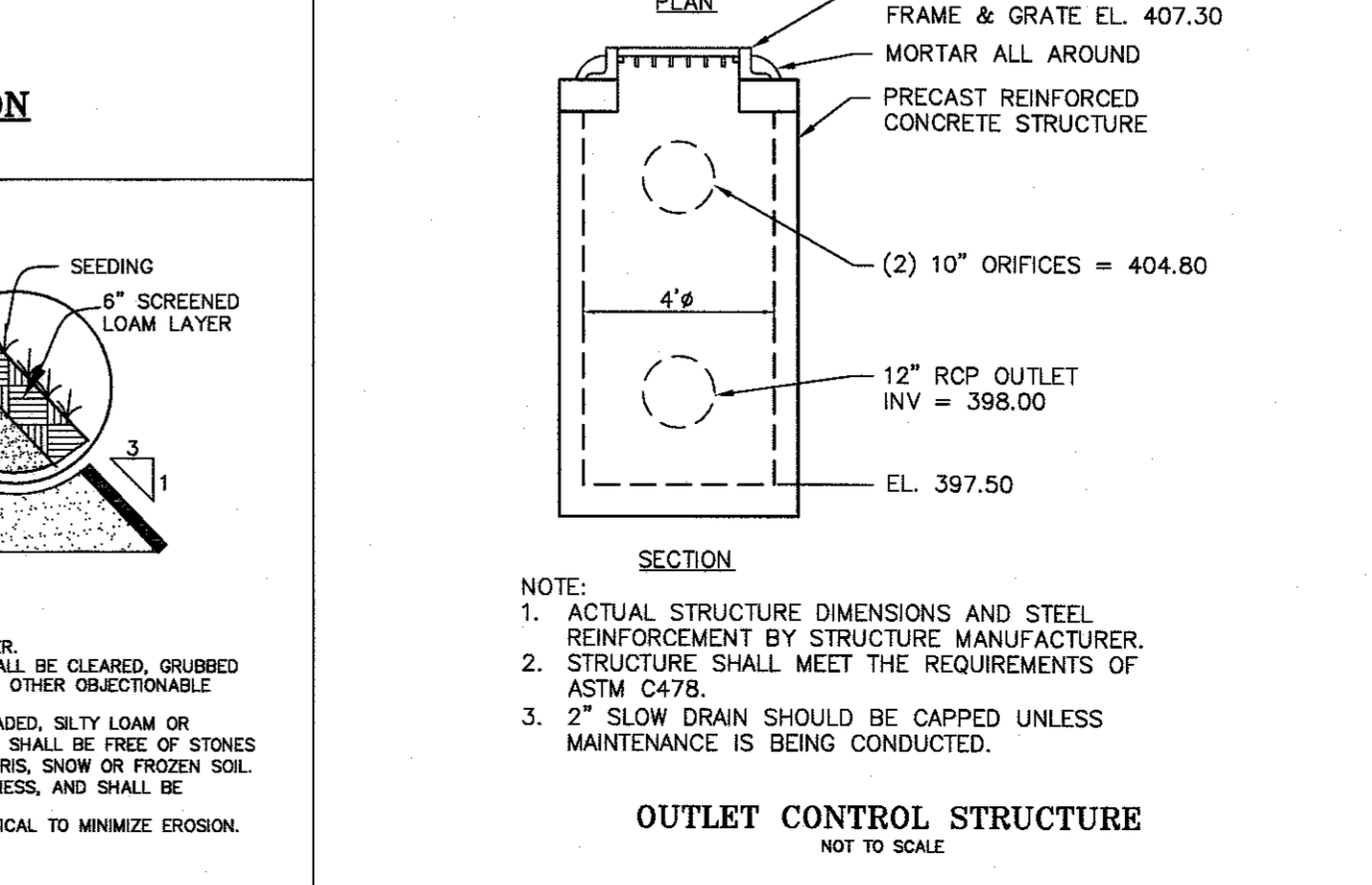
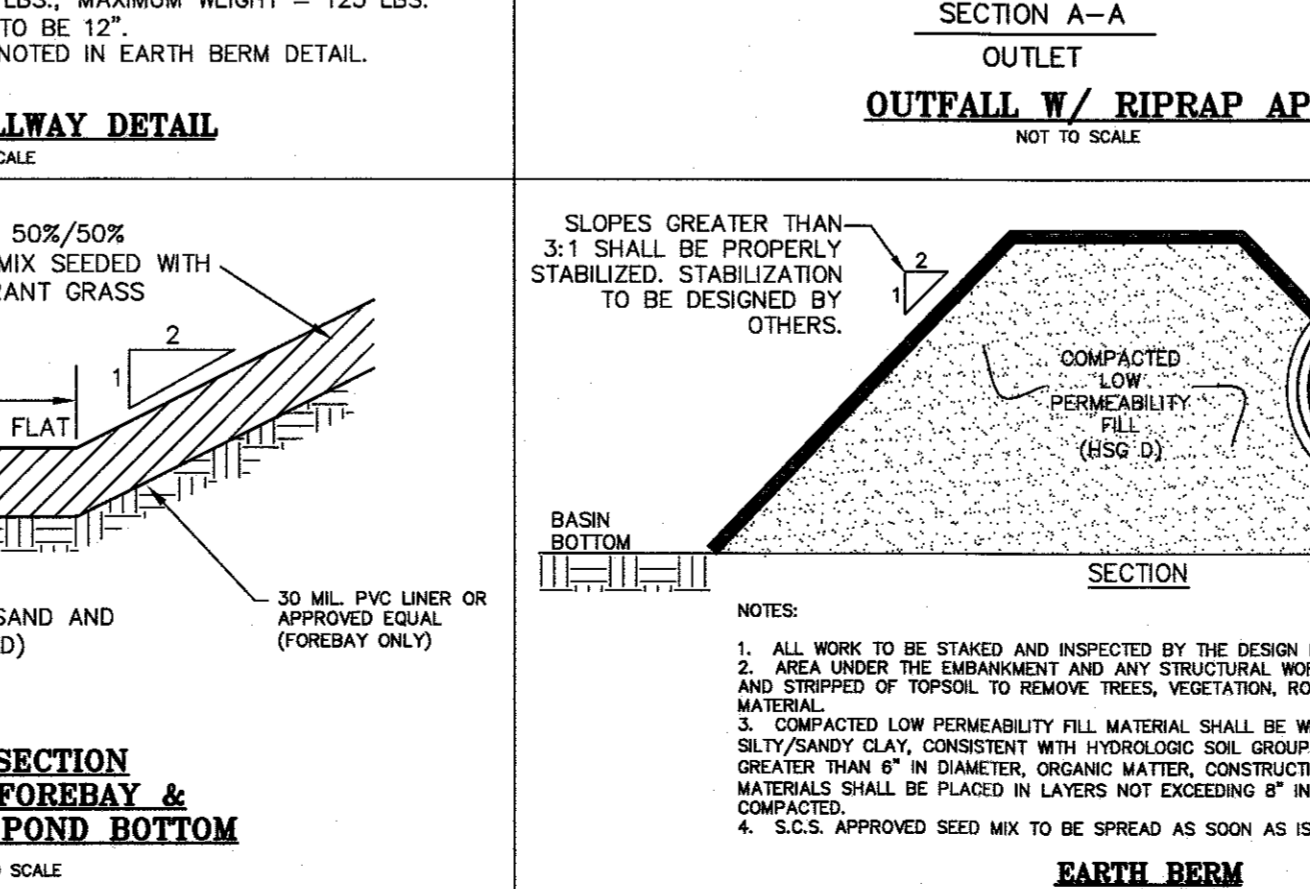
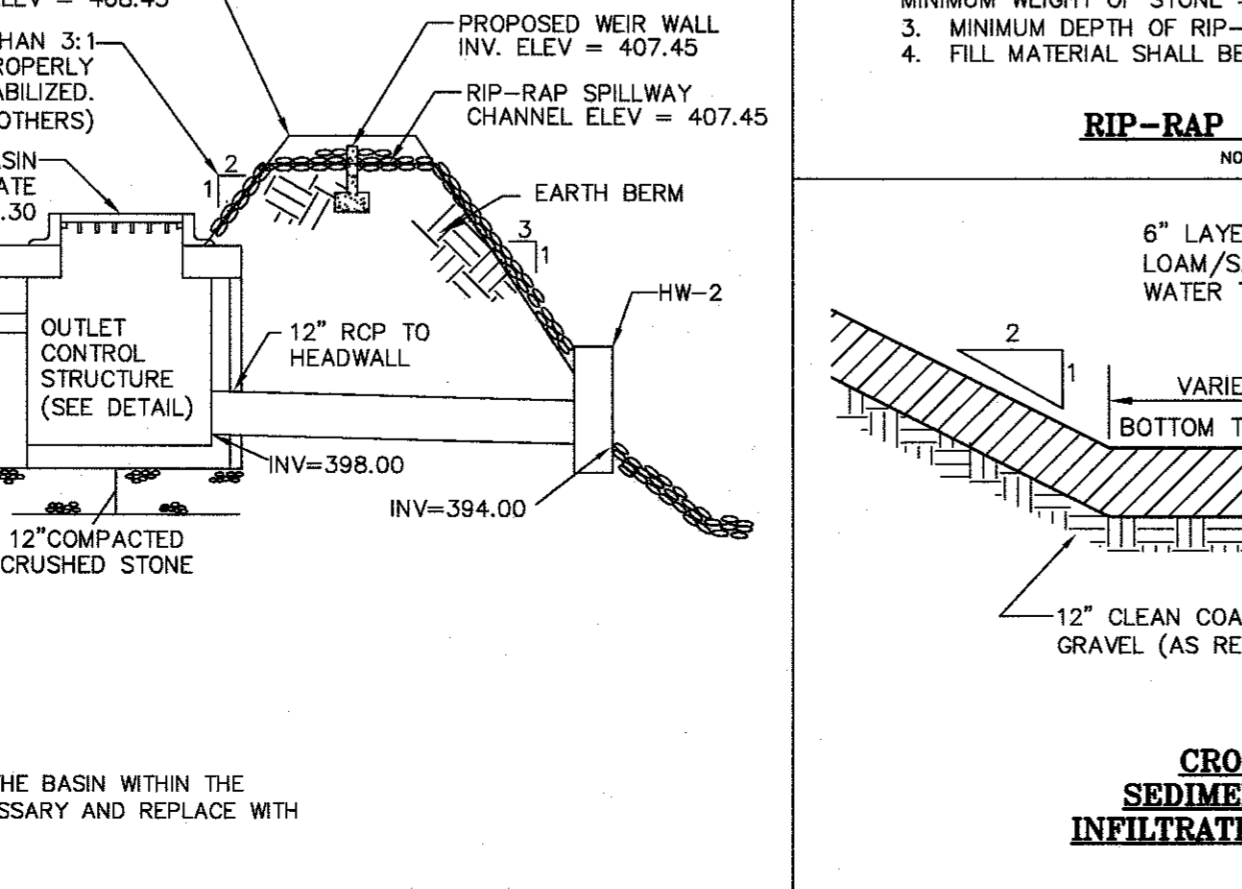
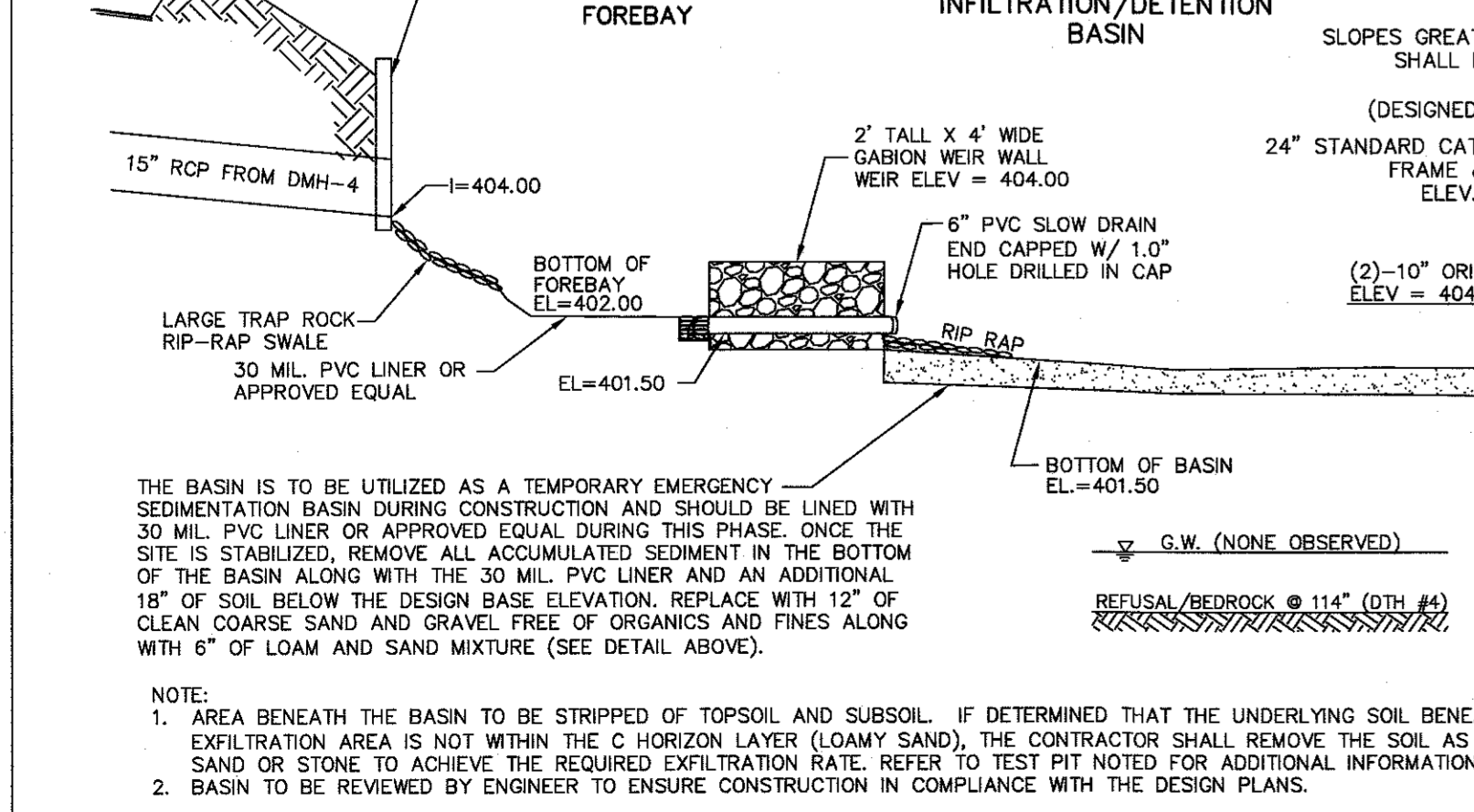
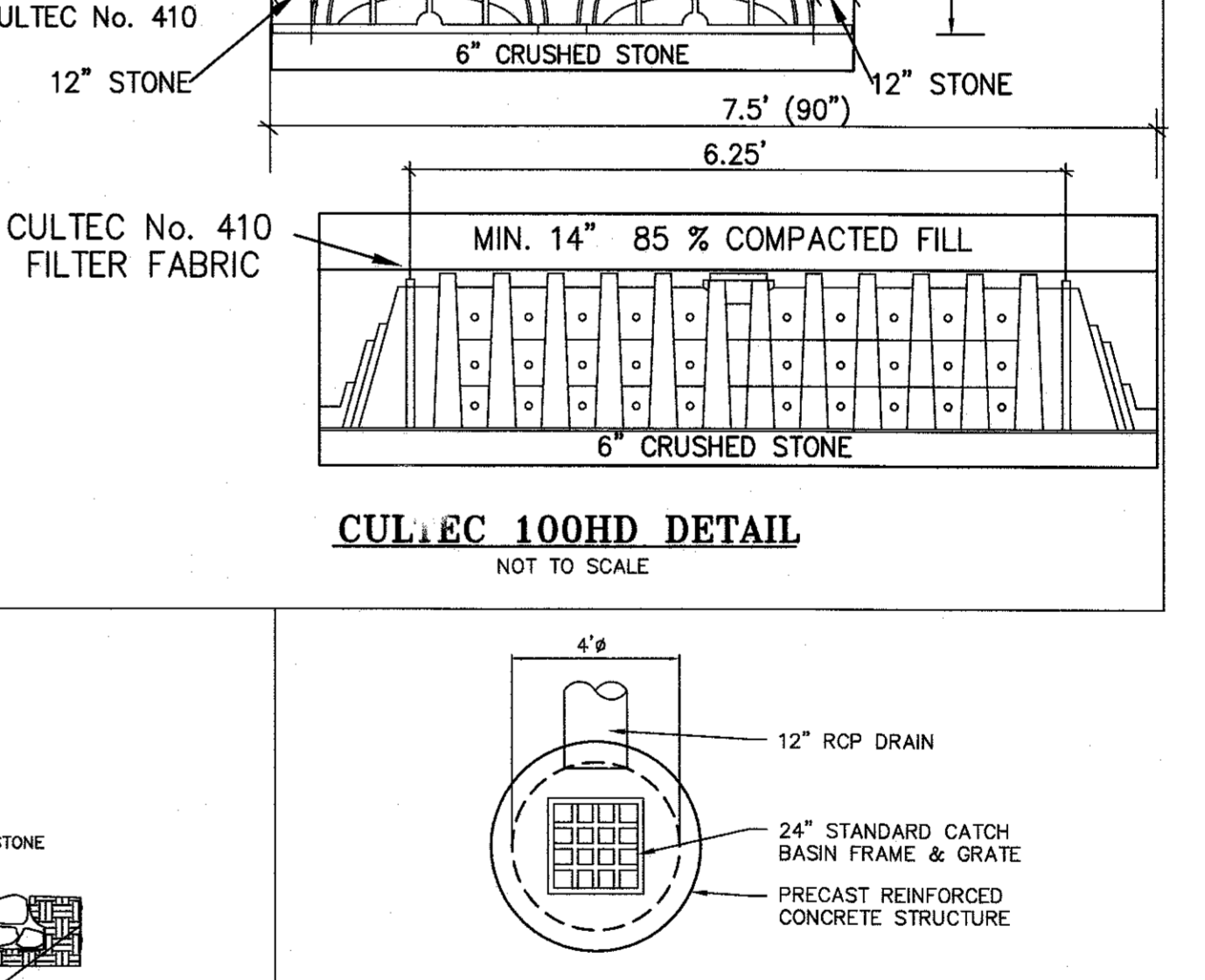
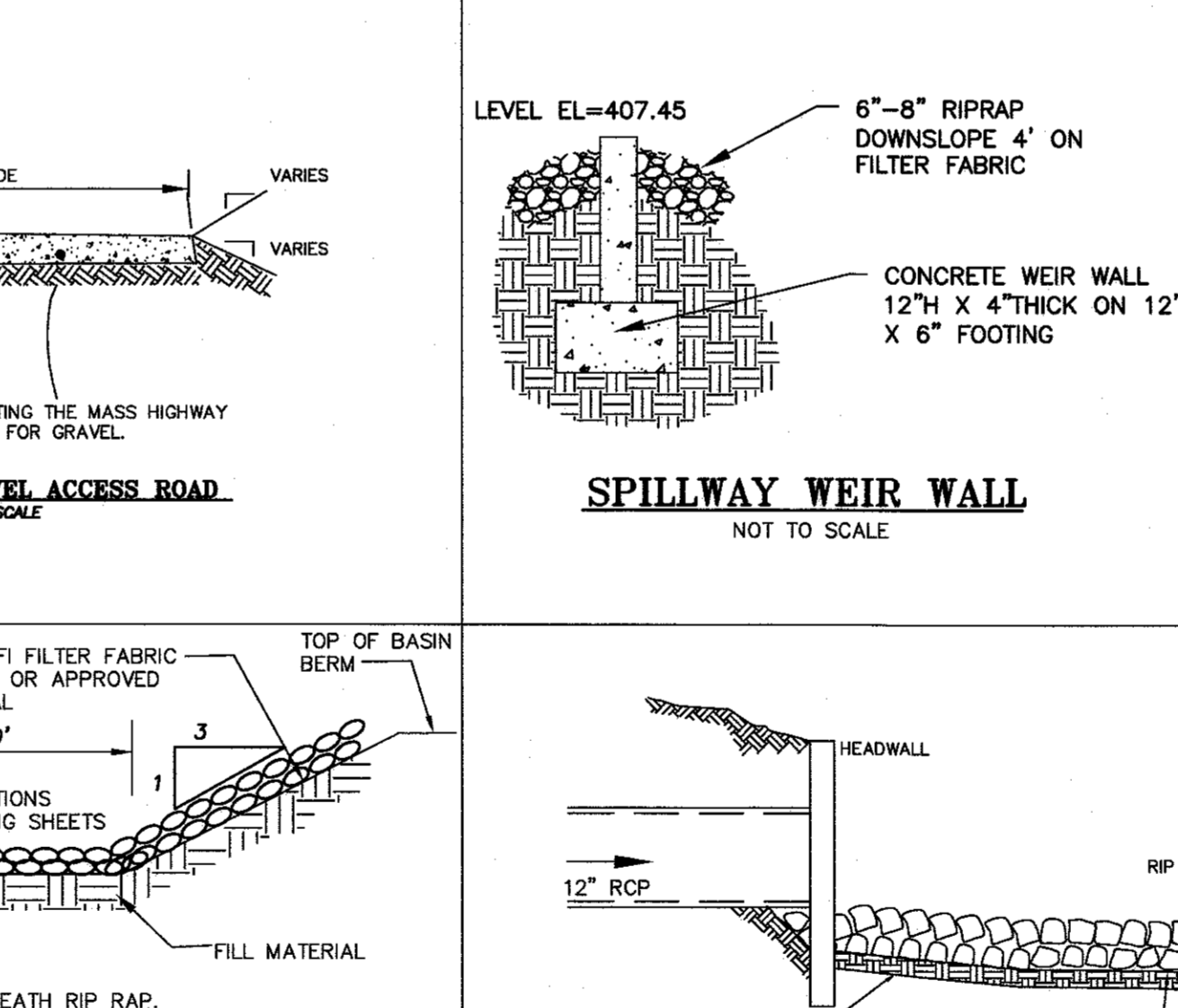
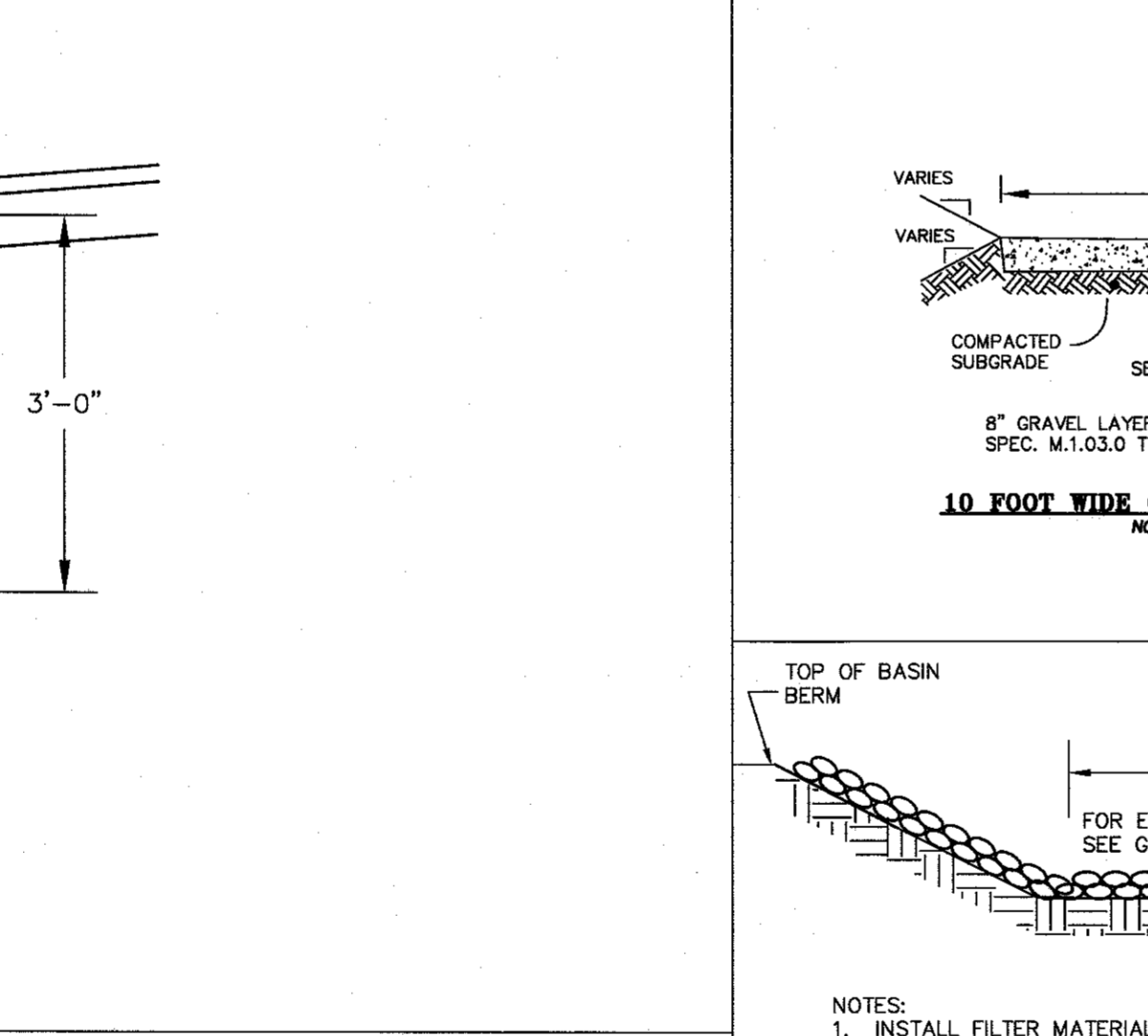
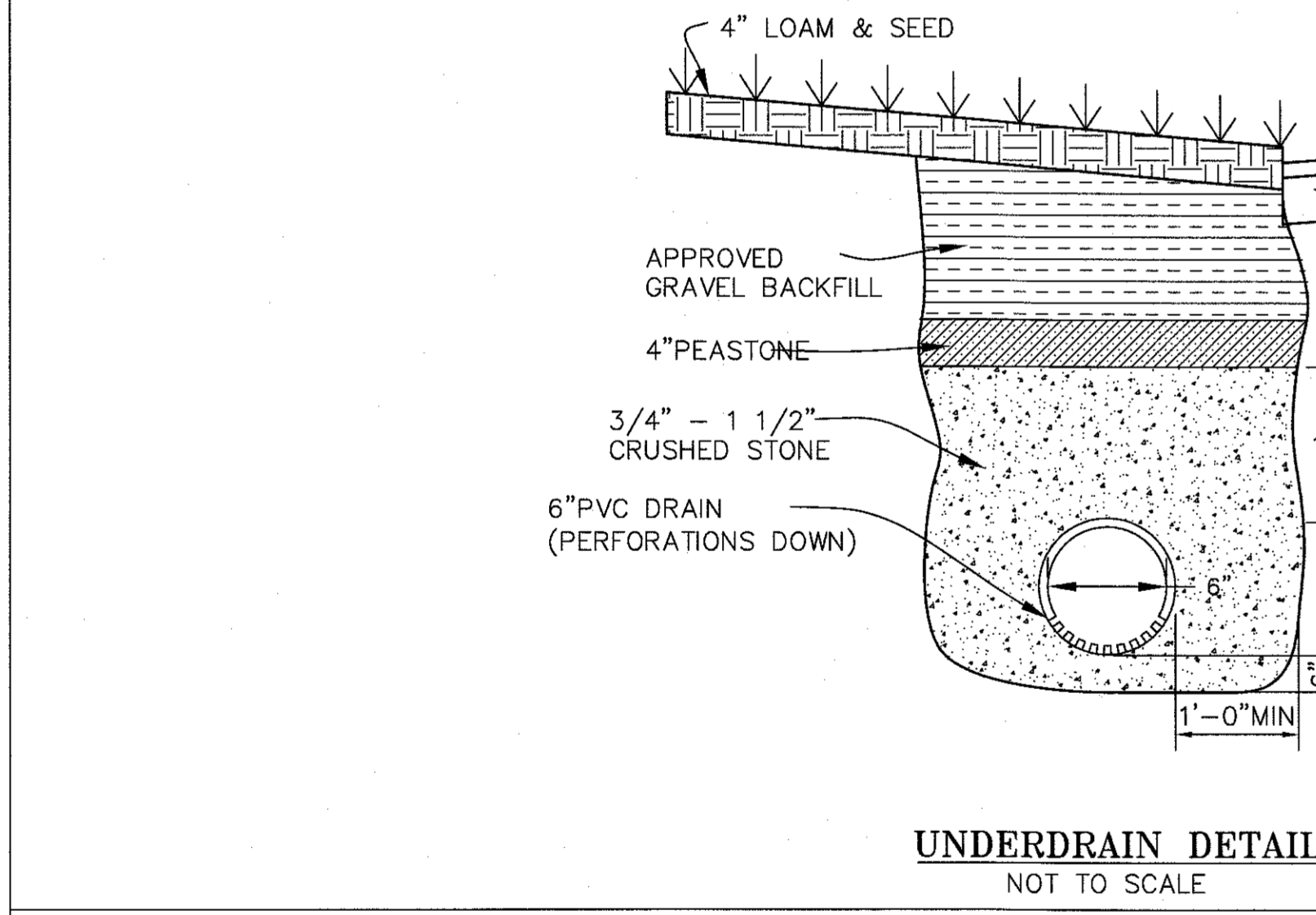
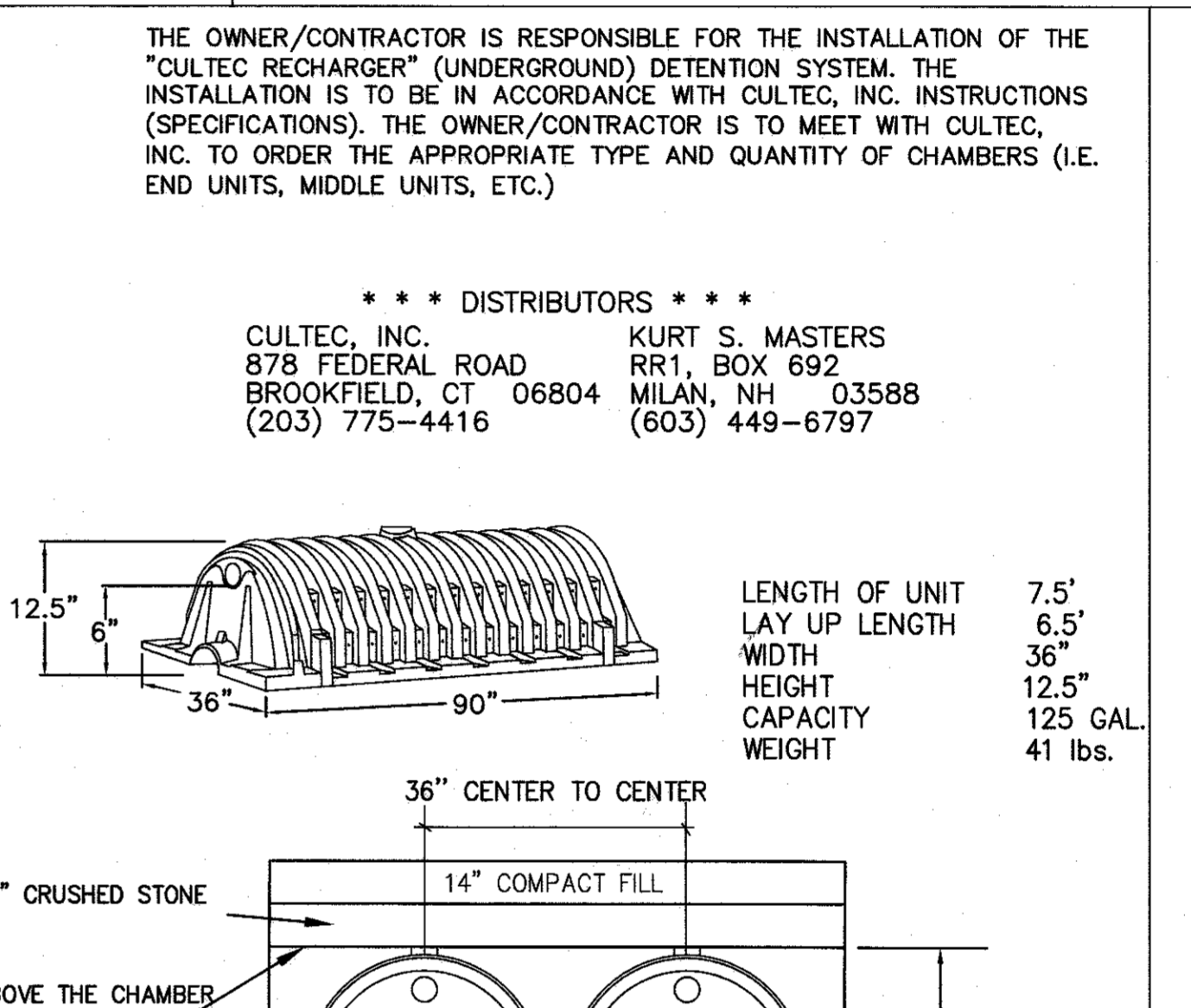
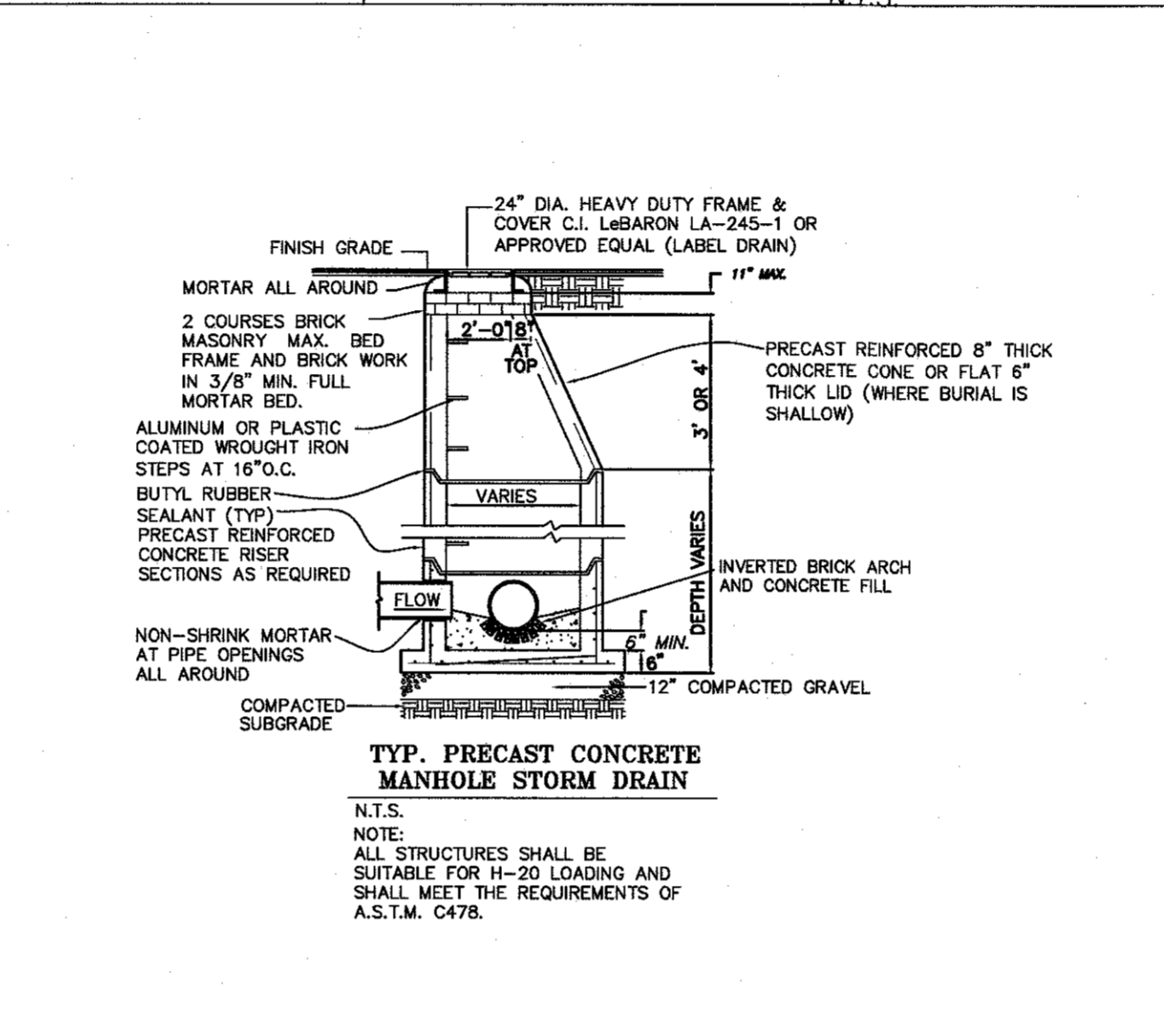
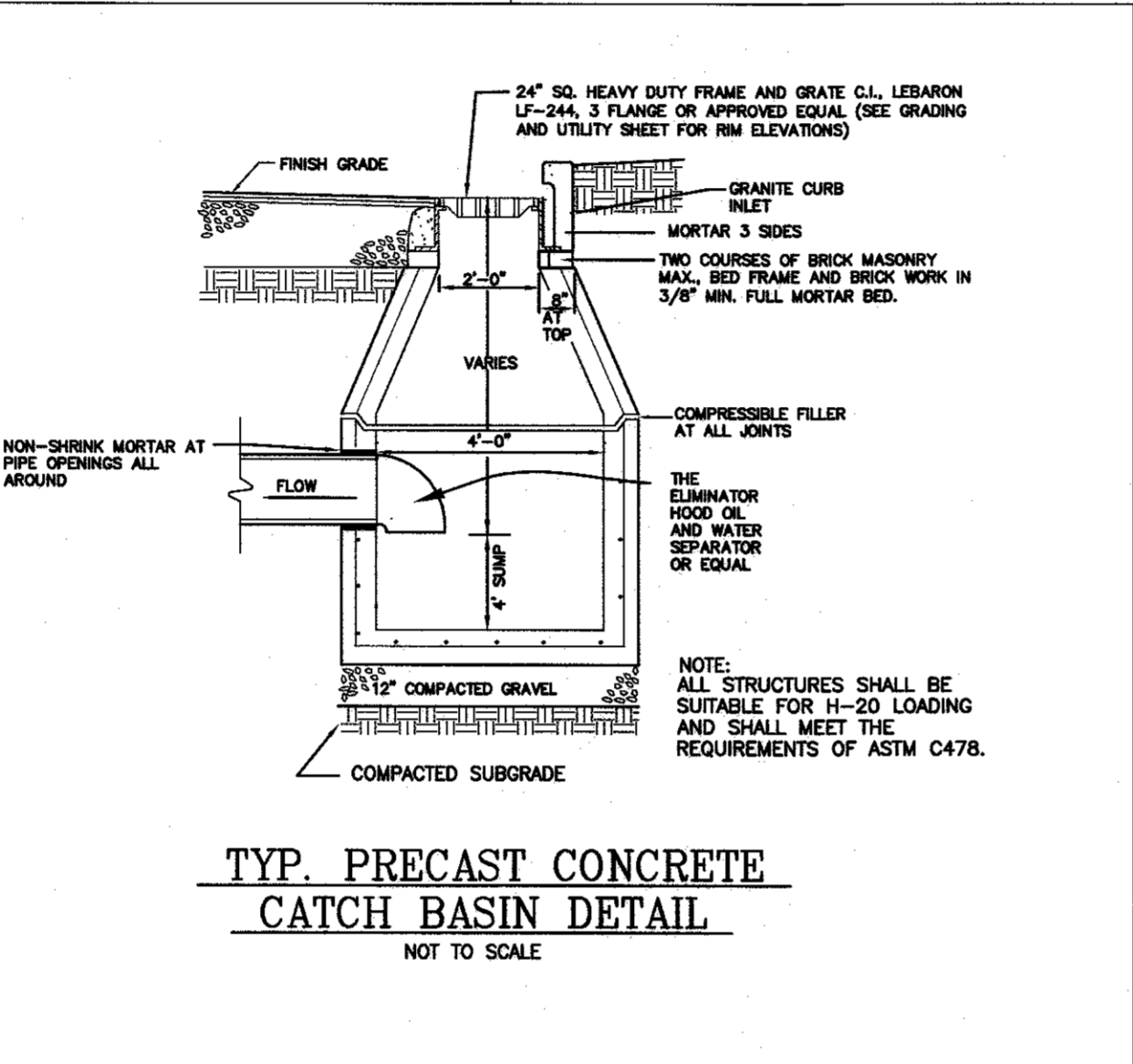
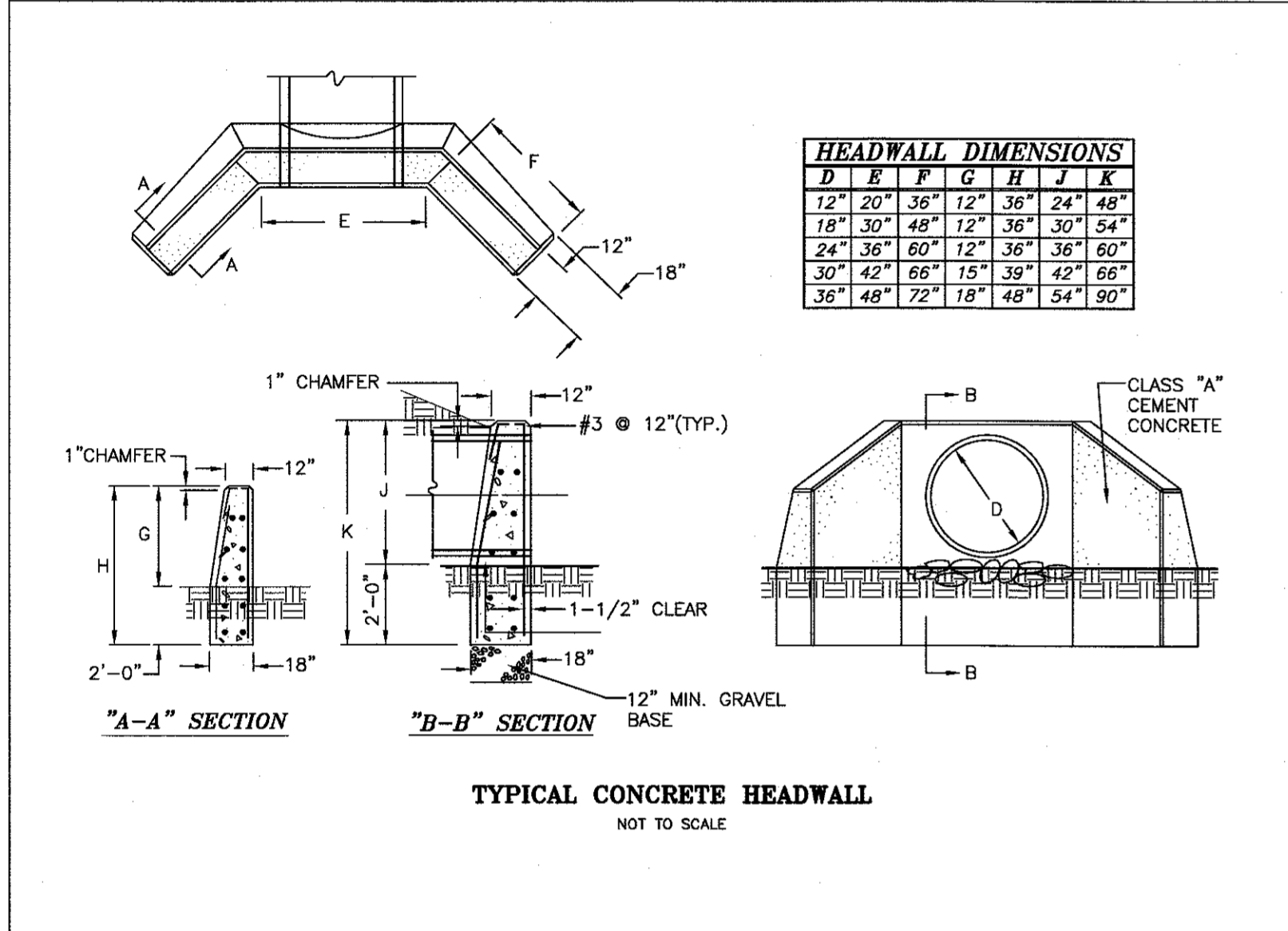
**CONSTRUCTION DETAILS**

**AUGUST 17, 2021**

DATE	REVISION DESCRIPTION
09/24/21	TOWN COMMENTS - REV1
10/22/21	TOWN COMMENTS - REV2
11/1/21	ADDED CERTIFICATE OF VOTE

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

SHEET **10 OF 11** JOB NO. **F4410**



- AREA BENEATH THE BASIN TO BE STRIPPED OF TOPSOIL AND SUBSOIL. IF DETERMINED THAT THE UNDERLYING SOIL BENEATH THE BASIN WITHIN THE EXFILTRATION AREA IS NOT WITHIN THE C HORIZON LAYER (LOAMY SAND), THE CONTRACTOR SHALL REMOVE THE SOIL AS NECESSARY AND REPLACE WITH SAND OR STONE TO ACHIEVE THE REQUIRED EXFILTRATION RATE. REFER TO TEST PIT NOTED FOR ADDITIONAL INFORMATION.
- BASIN TO BE REVIEWED BY ENGINEER TO ENSURE CONSTRUCTION IN COMPLIANCE WITH THE DESIGN PLANS.

**CROSS SECTION  
SEDIMENT FOREBAY &  
INFILTRATION POND BOTTOM**  
NOT TO SCALE

**EARTH BERM**  
NOT TO SCALE

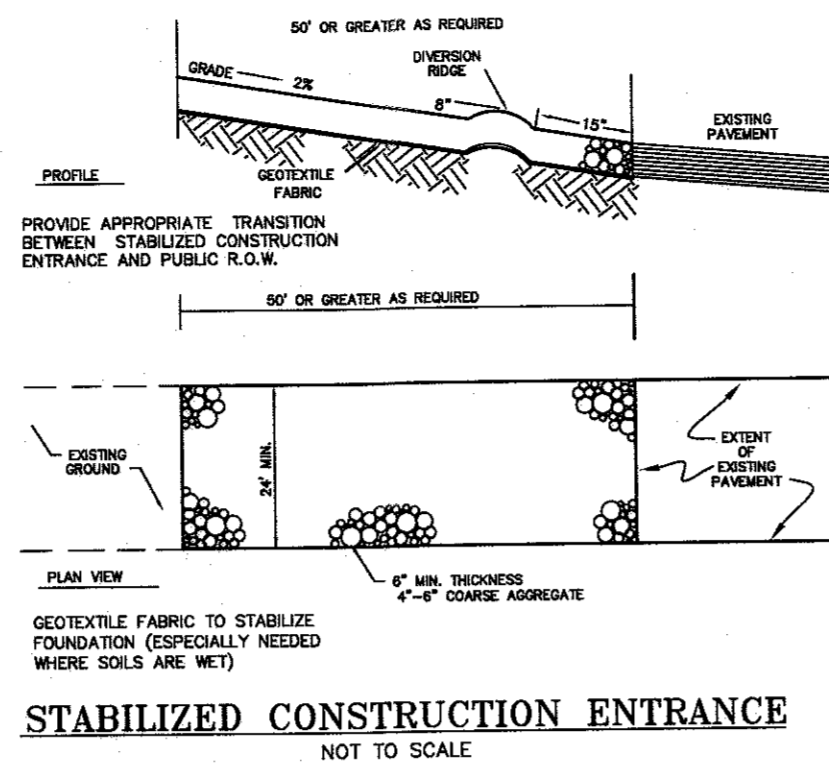
**OUTLET CONTROL STRUCTURE**  
NOT TO SCALE

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**EROSION CONTROL NOTES:**

1. TAKE EVERY PRECAUTION TO MINIMIZE AND CONTROL EROSION WITHIN THE PROJECT AREA.
2. STOCKPILES OF EXCAVATED MATERIALS AND EXPOSED CUT AND FILL SLOPES SHALL BE KEPT TO MINIMUM GRADIENTS WHENEVER POSSIBLE. THESE AREAS SHALL BE PROTECTED WITH HAY, MULCH, GRASS SEED OR COMBINATION OF THE ABOVE TO SLOW DOWN THE RATE OF SURFACE RUN-OFF AND TO REDUCE THE VOLUME OF SUSPENDED SOLIDS IN THE RUN OFF WATER.
3. SILTATION BARRIERS SHALL BE STAKED IN PLACE DOWN GRADIENT FROM ALL EXPOSED AREAS OR MATERIAL STORAGE AREAS IN ORDER TO REDUCE THE AMOUNT OF SUSPENDED SOLIDS IN RUNOFF WATER. THE EXACT LOCATION OF THE SILTATION BARRIERS MAY VARY FROM THAT SHOWN ON THE PLANS AND MAY BE ADJUSTMENT IN THE FIELD AS WORK PROGRESSES. SEDIMENTATION BUILDUP OVER SIX INCHES IN DEPTH THAT ACCUMULATES BEHIND THE SILTATION BARRIERS SHALL BE REMOVED. BARRIERS SHALL BE CHECKED AFTER EVERY STORM AND AT REGULAR WEEKLY INTERVALS.
4. SILTATION BARRIER SHALL BE INSTALLED WITH WOODEN STAKES IN ACCORDANCE WITH MANUFACTURER DIRECTIONS. BOTTOM 6 INCHES OF FABRIC SHALL BE TOED IN OR BACKFILLED SO THAT TOP OF FABRIC SHALL BE 2 FEET 6 INCHES ABOVE FINISH GRADE.
5. ALL AREAS DISTURBED BY CONSTRUCTION ARE TO BE LOAMED (4" MIN.) AND SEEDED IN ORDER TO MINIMIZE DUST AND EROSION.
6. FILTER FABRIC IS TO BE PLACED UNDER ALL RIP-RAP AREAS SHOWN ON DESIGN PLANS.
7. EROSION CONTROL BARRIERS ARE TO BE PLACED PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITIES.
8. THE PROPOSED STORMWATER BASIN IS TO BE UTILIZED AS A SEDIMENTATION POND DURING CONSTRUCTION. IT IS TO BE CONSTRUCTED FIRST IN ORDER TO CONTROL/ PREVENT SILTATION FROM DISCHARGING FROM THE SITE AND/OR DISTURBING WETLAND AREAS.
9. ALL TEMPORARY SEDIMENT POND(S) AND SUMPS ARE TO BE MAINTAINED THROUGHOUT CONSTRUCTION, INSPECTED PRIOR TO AND AFTER STORM EVENTS AND CLEANED AS NEEDED.
10. TEMPORARY BERM SHALL BE PLACED ALONG THE ENTIRE EDGE OF ROADWAY WITH THE BINDER COURSE AND SHALL REMAIN IN PLACE UNTIL FINISH COURSE AND/OR PERMANENT CURBING OR EDGING IS PLACED.



**STABILIZED CONSTRUCTION ENTRANCE**  
NOT TO SCALE

**OUTFALL RIP RAP SIZING**  
(REF. HEC-14)

HW-1  
HEADWALL  
(with 15" pipe)

***25 yr-Q (cfs)	10.17
Dia (ft)	1.25
*TW (ft)	0.5
g (fps)	32.2
*TW = 0.40'	

D<sub>50</sub>  
0.6466 ft  
7.76 in

RIP RAP APRON DIMENSION CHART

Class	D <sub>50</sub> (ft)	D <sub>50</sub> (IN)	Apron Length	Apron Depth
1	125	5	4D	3.5D <sub>50</sub>
2	150	6	4D	3.3D <sub>50</sub>
3	250	10	5D	2.4D <sub>50</sub>
4	350	14	6D	2.2D <sub>50</sub>
5	200	20	7D	2.0D <sub>50</sub>
6	550	22	8D	2.0D <sub>50</sub>

15" Pipe APRON SIZING

Length (ft)	5	Class
**Depth (ft)	1.5	1
Width (ft)	7.7	

HW-2  
HEADWALL  
(with 12" pipe)

***25 yr-Q (cfs)	5.6
Dia (ft)	1
*TW (ft)	0.4
g (fps)	32.2
*TW = 0.40'	

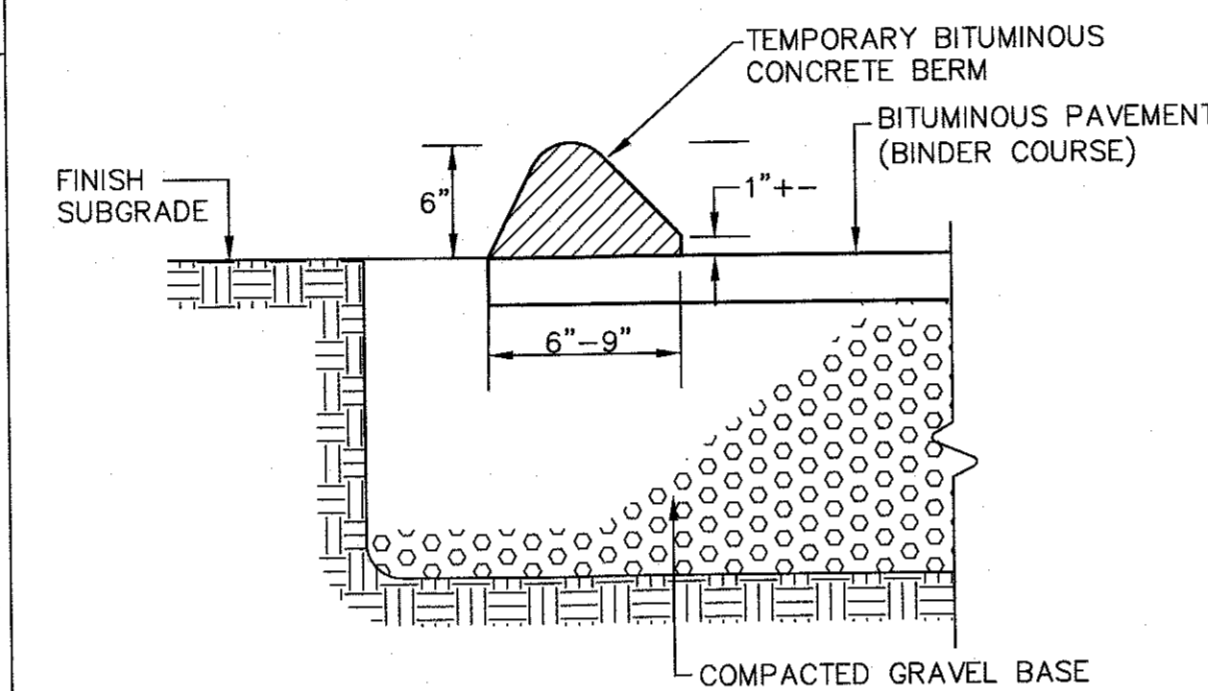
D<sub>50</sub>  
0.4913 ft  
5.90 in

RIP RAP APRON DIMENSION CHART

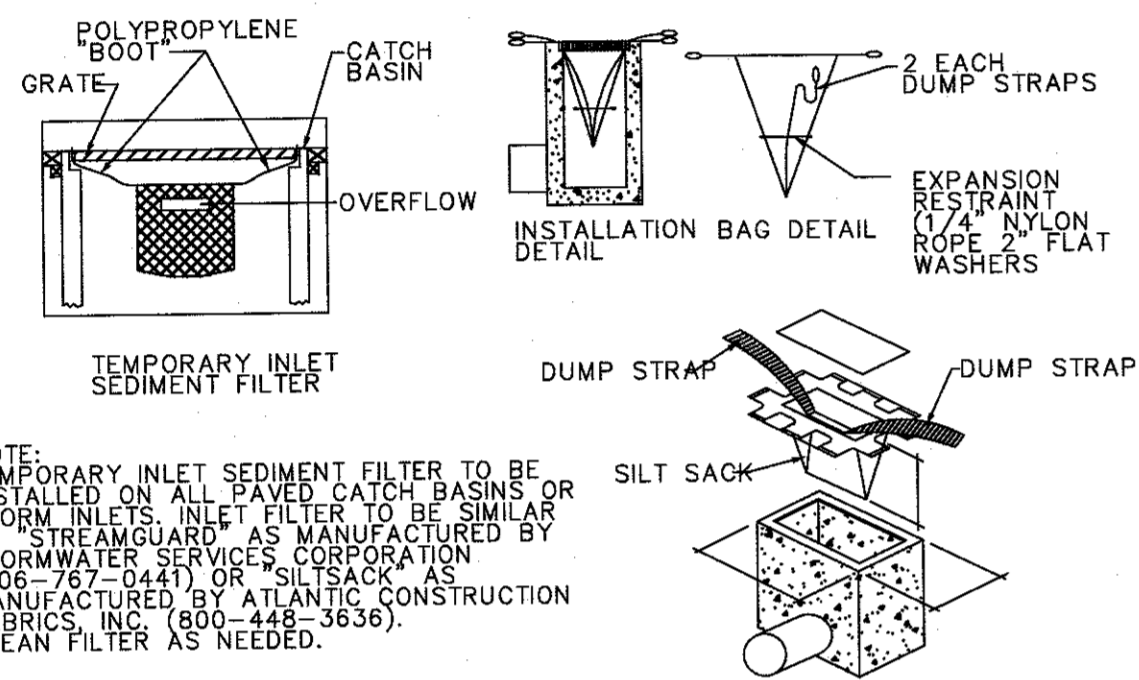
Class	D <sub>50</sub> (ft)	D <sub>50</sub> (IN)	Apron Length	Apron Depth
1	125	5	4D	3.5D <sub>50</sub>
2	150	6	4D	3.3D <sub>50</sub>
3	250	10	5D	2.4D <sub>50</sub>
4	350	14	6D	2.2D <sub>50</sub>
5	200	20	7D	2.0D <sub>50</sub>
6	550	22	8D	2.0D <sub>50</sub>

12" Pipe APRON SIZING (MIN.)

Length (ft)	4	Class
**Depth (ft)	1.5	1
Width (ft)	5.7	

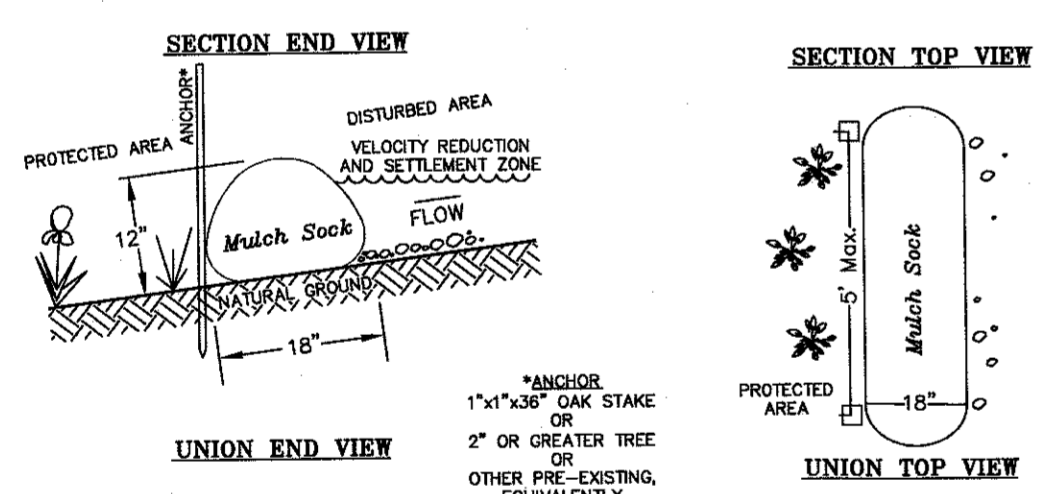


**TEMPORARY BITUMINOUS CONCRETE BERM DETAIL**  
N.T.S.



NOTE: TEMPORARY INLET SEDIMENT FILTER TO BE INSTALLED ON ALL PAVED CATCH BASINS OR STORM INLETS. INLET FILTER TO BE SIMILAR TO "STREAMGUARD" AS MANUFACTURED BY STORMWATER SERVICES CORPORATION (706-787-0441) OR "SILT SACK" AS MANUFACTURED BY ATLANTIC CONSTRUCTION FABRICS, INC. (800-418-3636). CLEAN FILTER AS NEEDED.

**SILT SACK DETAIL**  
NO SCALE



1. WHERE SECTION ENDS MEET, THERE SHALL BE AN OVERLAP OF 6" OR GREATER. BOTH SIDES SHALL BE ANCHORED (OAK STAKES, TREES, ETC.) TO STABILIZE THE UNION.
  2. NO ADDITIONAL ANCHORS ARE REQUIRED ON SLOPES LESS THAN 2:1.
  3. ADDITIONAL ANCHORS ARE REQUIRED AT 5' INTERVALS (MAX.) ON THE DOWNSLOPE OR PROTECTED SIDE ON SLOPES GREATER THAN 2:1 TO PREVENT MOVEMENT.
- EROSION CONTROL BARRIER**  
NOT TO SCALE
- Mulch Sock COMPONENTS:**
- OUTSIDE CASING: 100% organic hessian.
  - FILLER INGREDIENT: *FiberRoot Mulch*. A blend of coarse and fine compost and shredded wood.
  - Particle sizes: 100% passing a 3" screen; 90-100% passing a 1" screen; 70-100% passing a 0.75" screen; 30-75% passing a 0.25" screen.
  - Weight: Approx. 850 lbs./cu.yd. (Ave. 30 lbs./l.f.)

APPROVED DATE:

FRANKLIN PLANNING BOARD

BEING A MAJORITY

**LEGAL NOTES**

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. BACKING 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 EXIST. 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.

**OWNER**

KYLE McNAMARA  
418 OLD RIVER ROAD  
LINCOLN, RI 02838

DEED BOOK 38469 PAGE 40  
ASSESSOR MAP 315, LOT 37

**APPLICANT**

NORTHEAST DEVELOPMENT GROUP  
418 OLD RIVER ROAD  
LINCOLN, RI 02838

**DEFINITIVE SUBDIVISION PLAN OF LAND**  
**EASTERN WOOD ESTATES**  
**FRANKLIN**  
**MASSACHUSETTS**

**CONSTRUCTION DETAILS**

**AUGUST 17, 2021**

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11/1/21	ADDED CERTIFICATE OF VOTE

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SHEET 11 OF 11

JOB NO. **F4410**

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