

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 _____

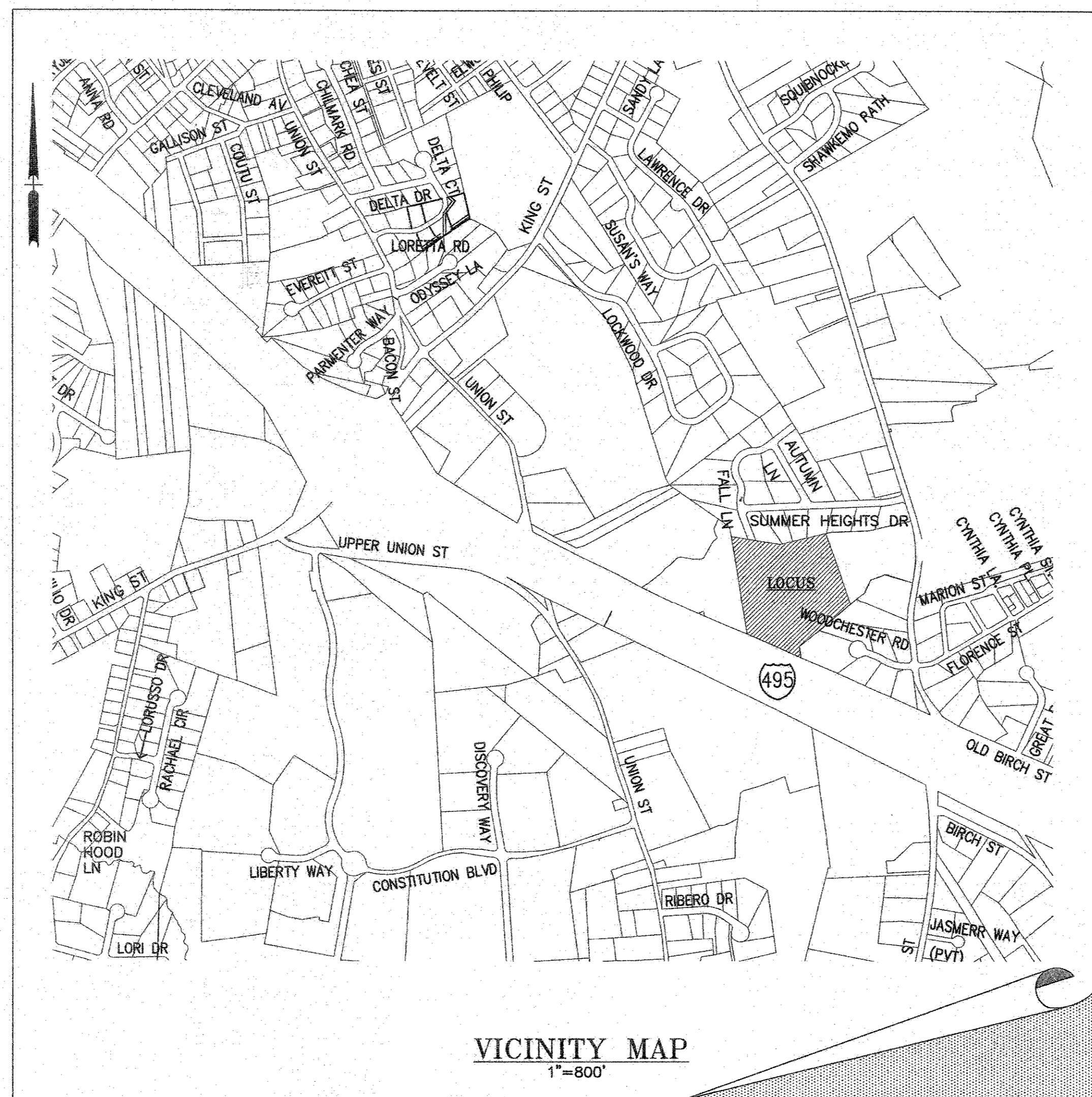
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APPROVED DATE: _____
FRANKLIN PLANNING BOARD

BEING A MAJORITY

INDEX

1. COVER SHEET
2. LOTTING PLAN
3. EXISTING CONDITIONS PLAN
4. EROSION CONTROL PLAN
5. SITE DEVELOPMENT AND GRADING PLAN
6. UTILITY PLAN
7. PLAN & PROFILE
8. LANDSCAPING PLAN
9. CONSTRUCTION DETAILS
10. CONSTRUCTION DETAILS
11. CONSTRUCTION DETAILS



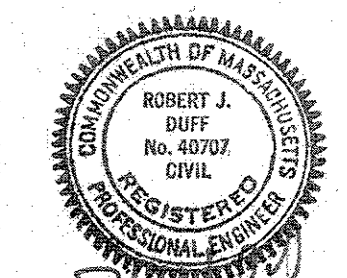
WAIVER OF REQUEST

1. REQUEST A WAIVER FROM SECTION 300-13(A)(1) TO ALLOW NO SIDEWALKS WHERE TWO ARE REQUIRED.
2. REQUEST A WAIVER FROM SECTION 300-10(G)(6) TO PROVIDE ACCESS THROUGH THE THE REQUIRED FRONTAGE OF THE SERVICED LOT.

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 HEREON.

ROBERT E. CONSTANTINE, II
No. 49611
REGISTERED PROFESSIONAL LAND SURVEYOR
8-19-21



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

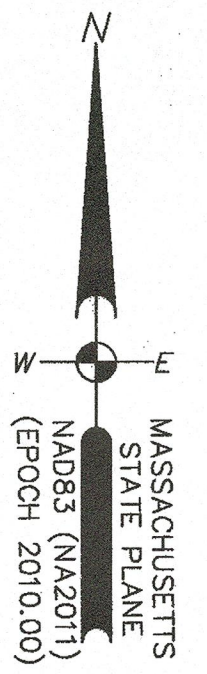
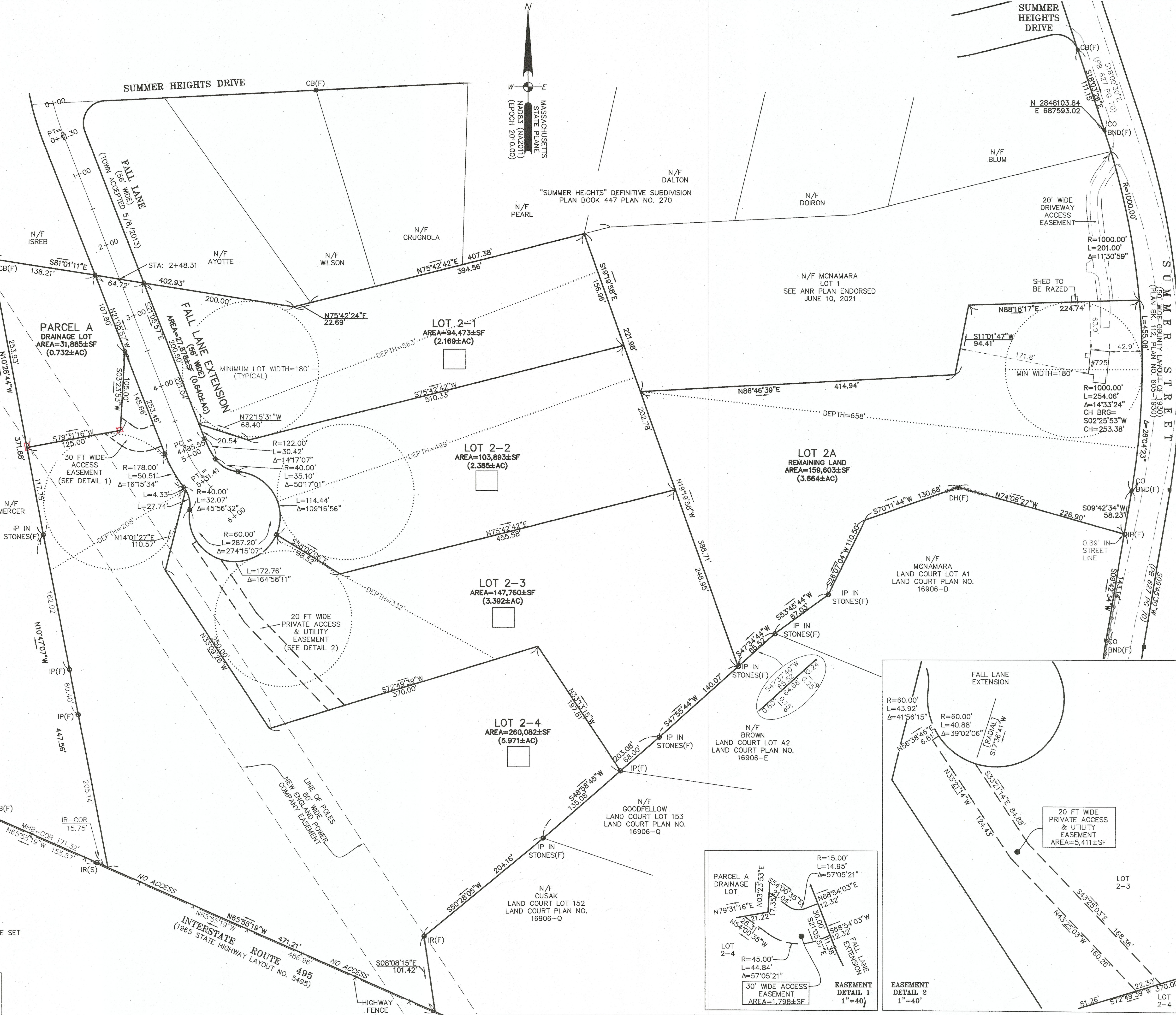
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ENGINEERING & LAND SURVEYING
55 WEST CENTRAL ST. PH. (508) 528-3221
FRANKLIN, MA 02038 FX. (508) 528-7921
www.gandhengineering.com

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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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



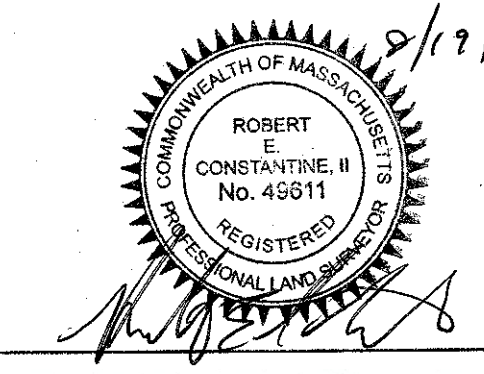
□ DENOTES STREET ADDRESS
■ DENOTES CONCRETE BOUND TO BE SET

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CERTIFICATION
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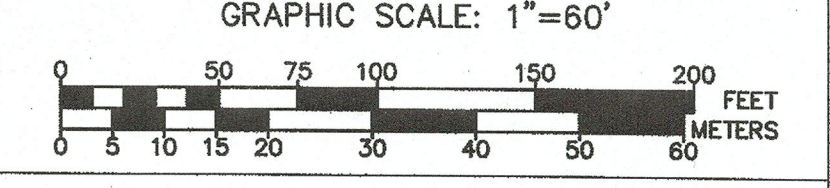


OWNER
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418 OLD RIVER ROAD
LINCOLN, RI 02838
DEED BOOK 38469 PAGE 40
ASSESSOR MAP 315, LOT 37
APPLICANT
NORTHEAST DEVELOPMENT GROUP
418 OLD RIVER ROAD
LINCOLN, RI 02838

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

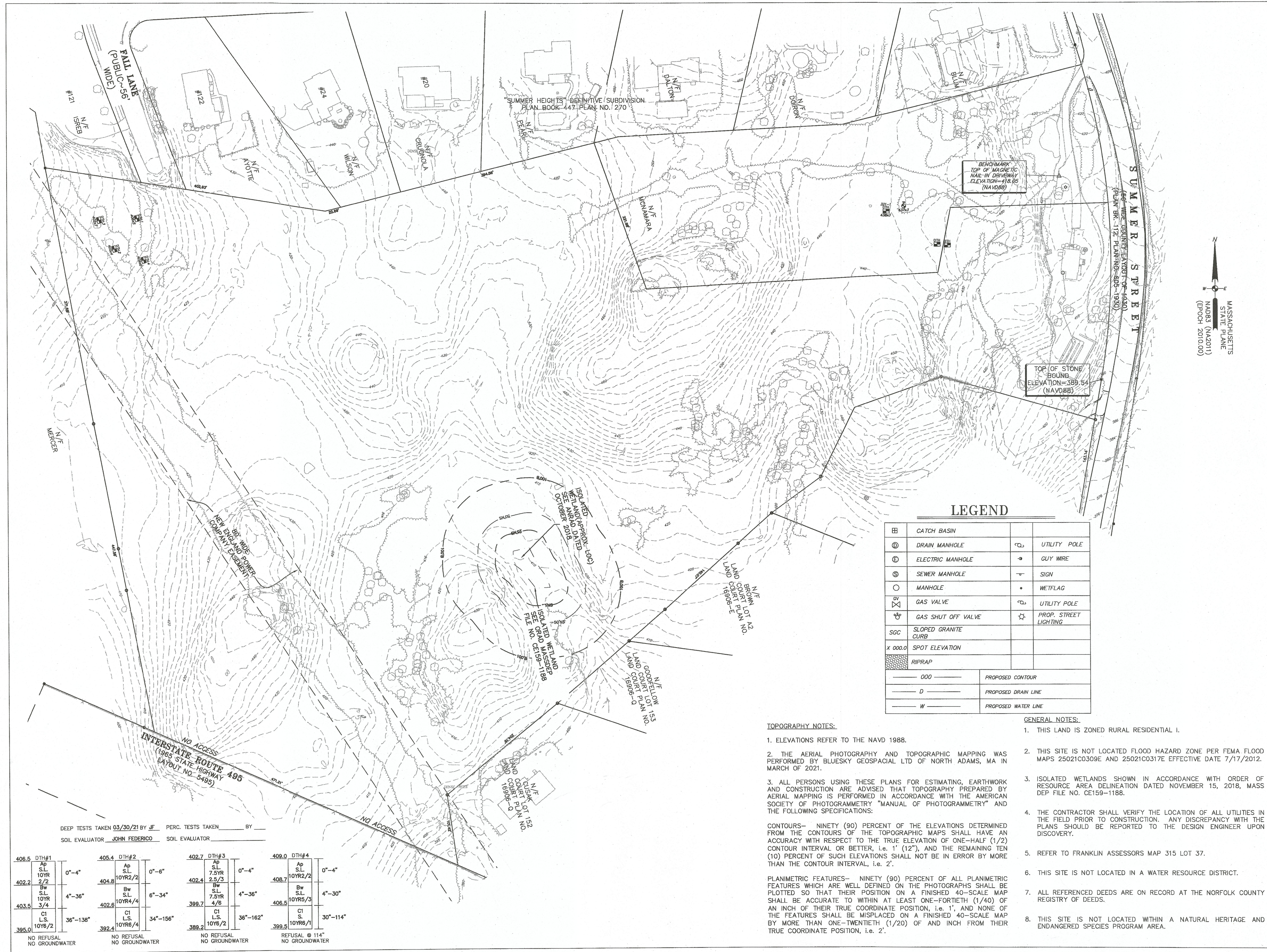
LOTTING PLAN

DATE	REVISION DESCRIPTION



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8/19/21

ROBERT J. DUFF
No. 49811
REGISTERED
PROFESSIONAL LAND SURVEYOR

ROBERT J. DUFF
No. 40787
REGISTERED
PROFESSIONAL ENGINEER

Paul J. Duff
8-19-21

F4410

APPROVED DATE:

FRANKLIN PLANNING BOARD

BEING A MAJORITY

LEGAL NOTES

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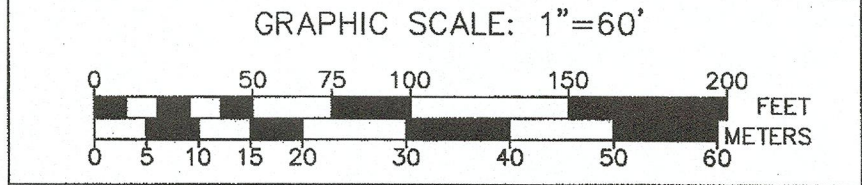
APPLICANT

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

AUGUST 17, 2021

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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		
X 000.0	SPOT ELEVATION		
⊞	RIPRAP		
— 000 —	PROPOSED CONTOUR		
— D —	PROPOSED DRAIN LINE		
— W —	PROPOSED 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 _____

406.5 DTH#1	405.4 DTH#2	402.7 DTH#3	409.0 DTH#4
Ap S.L. 10YR 2/2	Ap S.L. 10YR2/2	Ap S.L. 7.5YR 2.5/3	Ap S.L. 10YR2/2
0"-4"	0"-6"	0"-4"	0"-4"
Bw S.L. 10YR 3/4	Bw S.L. 10YR4/4	Bw S.L. 7.5YR 4/6	Bw S.L. 10YR5/3
4"-36"	6"-34"	4"-36"	4"-30"
C1 L.S. 10YR6/2	C1 L.S. 10YR6/4	C1 L.S. 10YR6/2	C1 S. 10YR6/1
36"-138"	34"-156"	36"-162"	30"-114"
NO REFUSAL NO GROUNDWATER	NO REFUSAL NO GROUNDWATER	NO REFUSAL NO GROUNDWATER	REFUSAL @ 114" NO GROUNDWATER

LEGEND

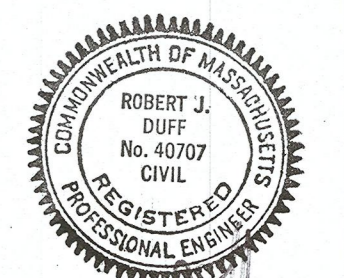
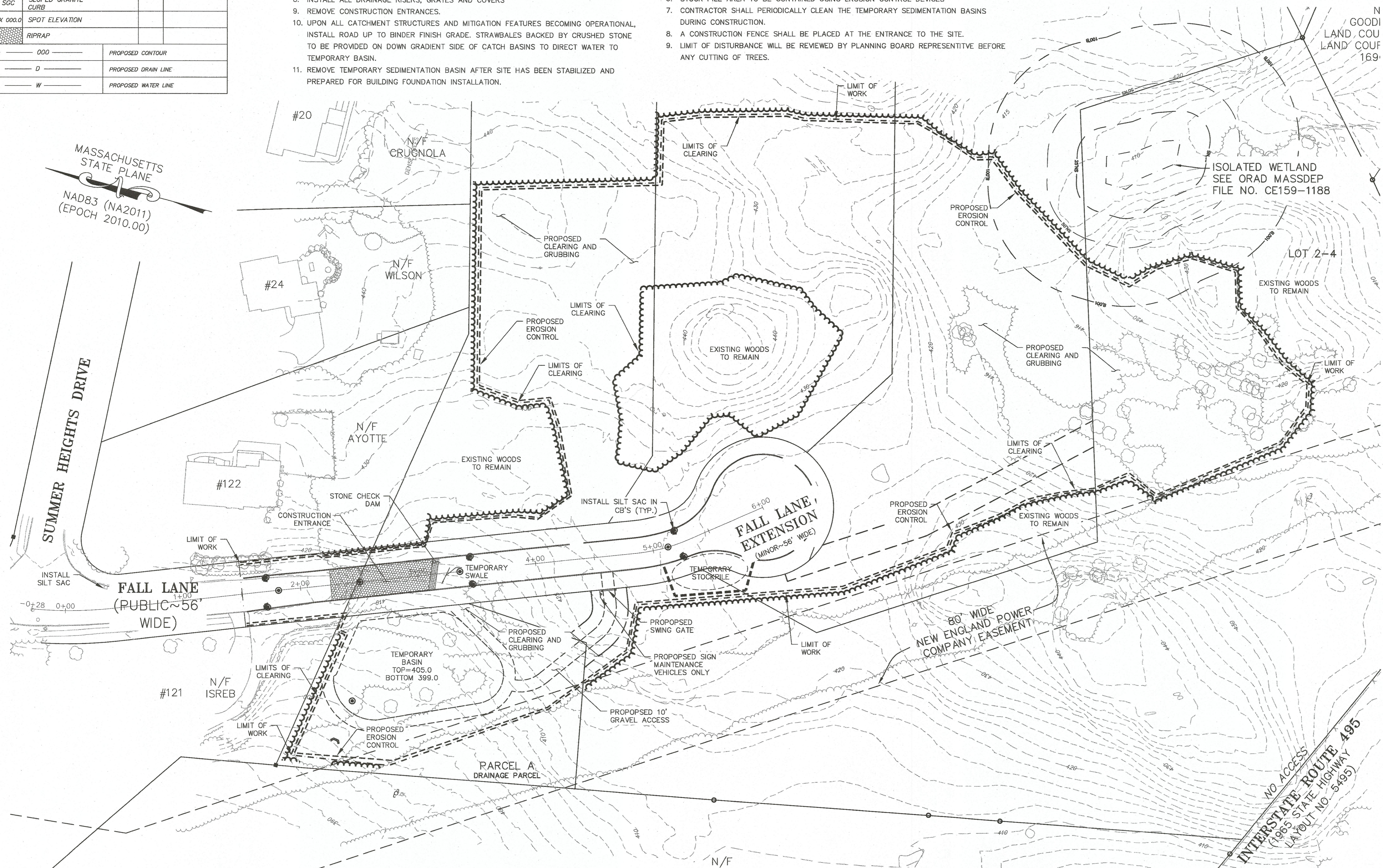
⊞	CATCH BASIN		
⊙	DRAIN MANHOLE	⊙	UTILITY POLE
⊙	ELECTRIC MANHOLE	•	GUY WIRE
⊙	SEWER MANHOLE	—	SIGN
⊙	MANHOLE	•	WETFLAG
⊙	GAS VALVE	⊙	UTILITY POLE
⊙	GAS SHUT OFF VALVE	⊙	PROP. STREET LIGHTING
SGC	SLOPED GRANITE CURB		
X 000.0	SPOT ELEVATION		
▨	RIPRAP		
---	PROPOSED CONTOUR		
---	PROPOSED DRAIN LINE		
---	PROPOSED 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 CATCHBASINS 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. STRAWBALES BACKED BY CRUSHED STONE TO BE PROVIDED ON DOWN GRADIENT SIDE OF CATCH BASINS TO DIRECT WATER TO TEMPORARY BASIN.
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. CONTRACTOR SHALL PERIODICALLY CLEAN THE TEMPORARY SEDIMENTATION BASINS DURING CONSTRUCTION.
8. A CONSTRUCTION FENCE SHALL BE PLACED AT THE ENTRANCE TO THE SITE.
9. LIMIT OF DISTURBANCE WILL BE REVIEWED BY PLANNING BOARD REPRESENTATIVE BEFORE ANY CUTTING OF TREES.



8.17.21

F4410

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FRANKLIN PLANNING BOARD

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APPLICANT

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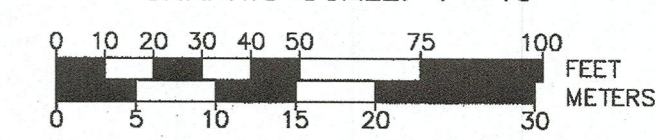
DEFINITIVE SUBDIVISION PLAN OF LAND EASTERN WOOD ESTATES FRANKLIN MASSACHUSETTS

EROSION CONTROL PLAN

AUGUST 17, 2021

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GRAPHIC SCALE: 1"=40'



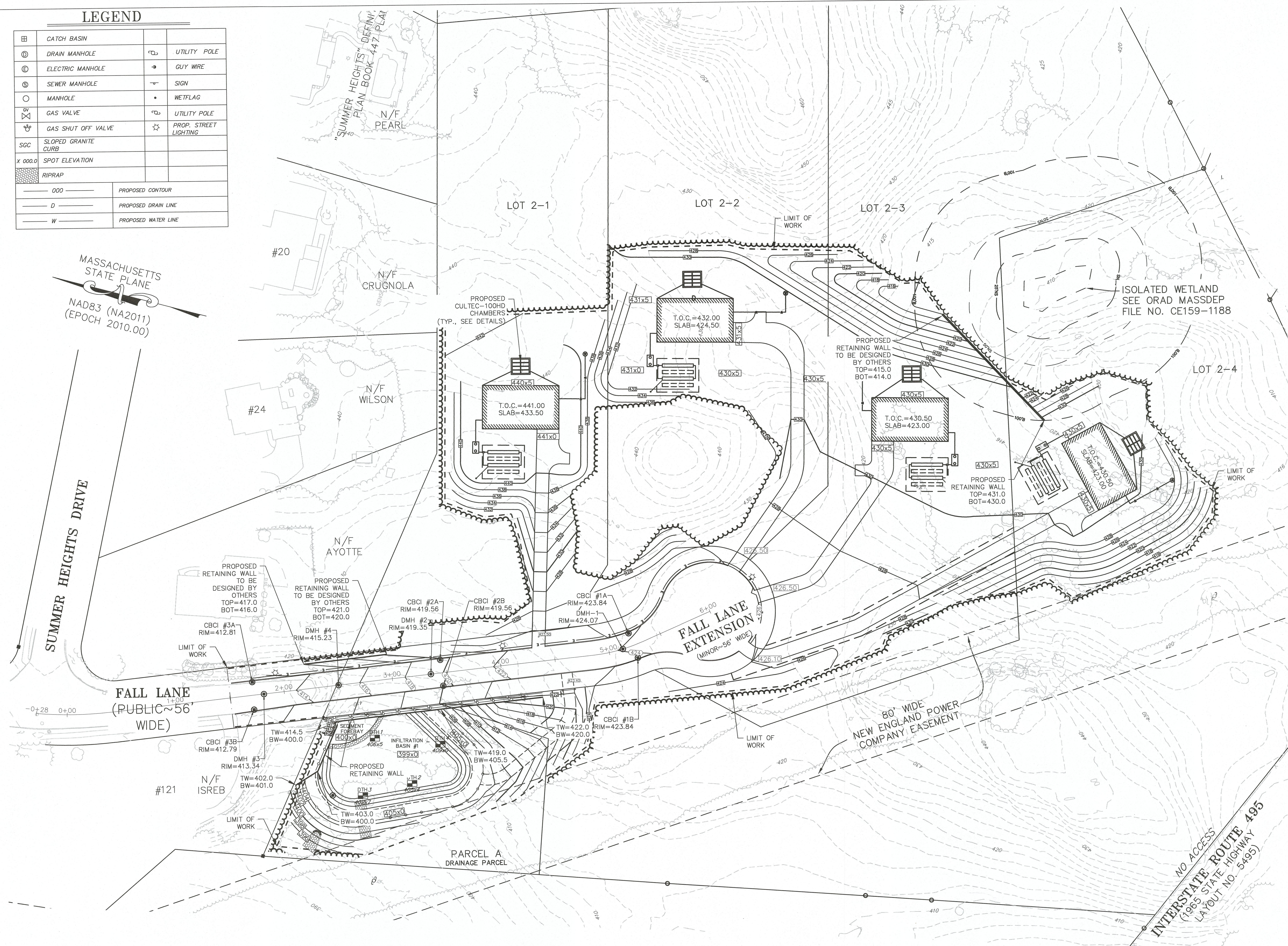
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LEGEND

⊞	CATCH BASIN		
⊙	DRAIN MANHOLE	⊙	UTILITY POLE
⊕	ELECTRIC MANHOLE	•	GUY WIRE
⊙	SEWER MANHOLE	⊕	SIGN
○	MANHOLE	•	WEFLAG
⊕	GAS VALVE	⊙	UTILITY POLE
⊕	GAS SHUT OFF VALVE	☆	PROP. STREET LIGHTING
SGC	SLOPED GRANITE CURB		
X 000.0	SPOT ELEVATION		
▨	RIPRAP		
— 000 —	PROPOSED CONTOUR		
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MASSACHUSETTS STATE PLANE
NAD83 (NA2011)
(EPOCH 2010.00)



8/19/21

ROBERT J. CONSTANTINE
No. 49611
REGISTERED PROFESSIONAL ENGINEER
STATE OF MASSACHUSETTS

8.19.21

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FRANKLIN PLANNING BOARD

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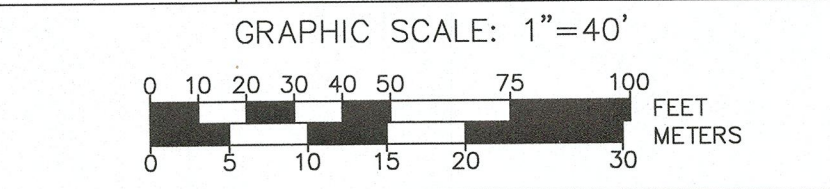
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PLAN OF LAND
EASTERN WOOD ESTATES
FRANKLIN
MASSACHUSETTS
SITE DEVELOPMENT AND
GRADING PLAN
AUGUST 17, 2021**

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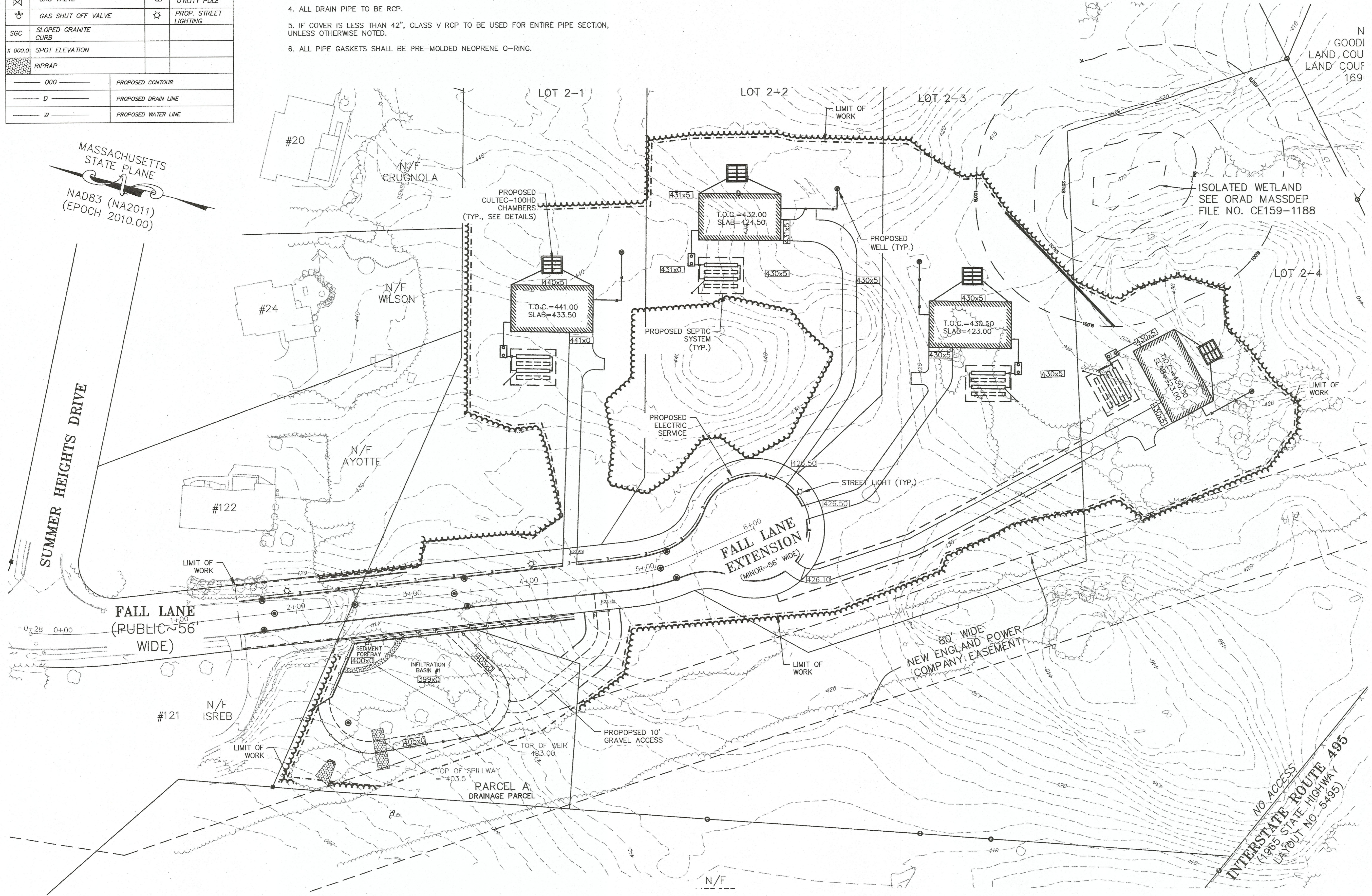
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	PROPOSED CONTOUR		
	PROPOSED DRAIN LINE		
	PROPOSED WATER LINE		

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.



MASSACHUSETTS STATE PLANE
NAD83 (NA2011)
(EPOCH 2010.00)

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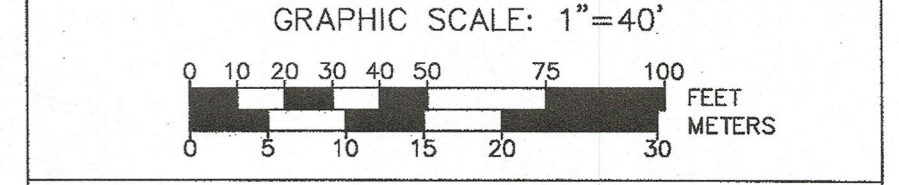
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EASTERN WOOD ESTATES
FRANKLIN
MASSACHUSETTS**

UTILITY PLAN

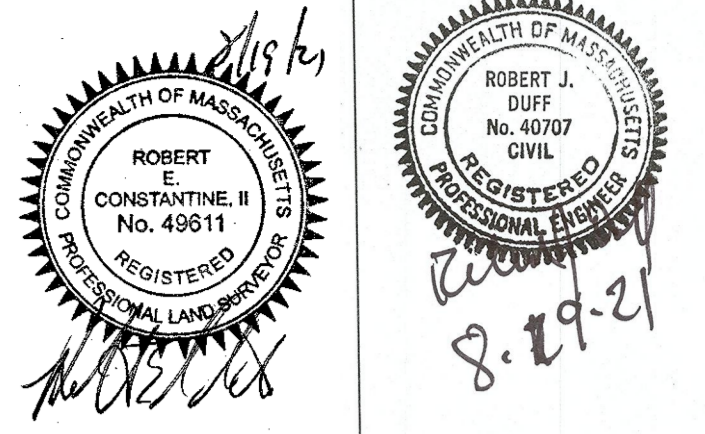
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LEGEND

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⊖	ELECTRIC MANHOLE	⊖	GUY WIRE
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SGC	SLOPED GRANITE CURB		
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[Pattern]	RIPRAP		
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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

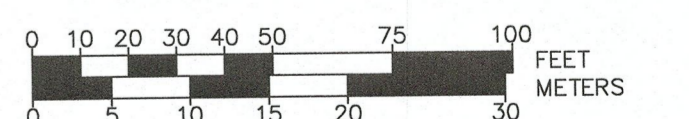
DEFINITIVE SUBDIVISION PLAN OF LAND EASTERN WOOD ESTATES FRANKLIN MASSACHUSETTS

PLAN & PROFILE

AUGUST 17, 2021

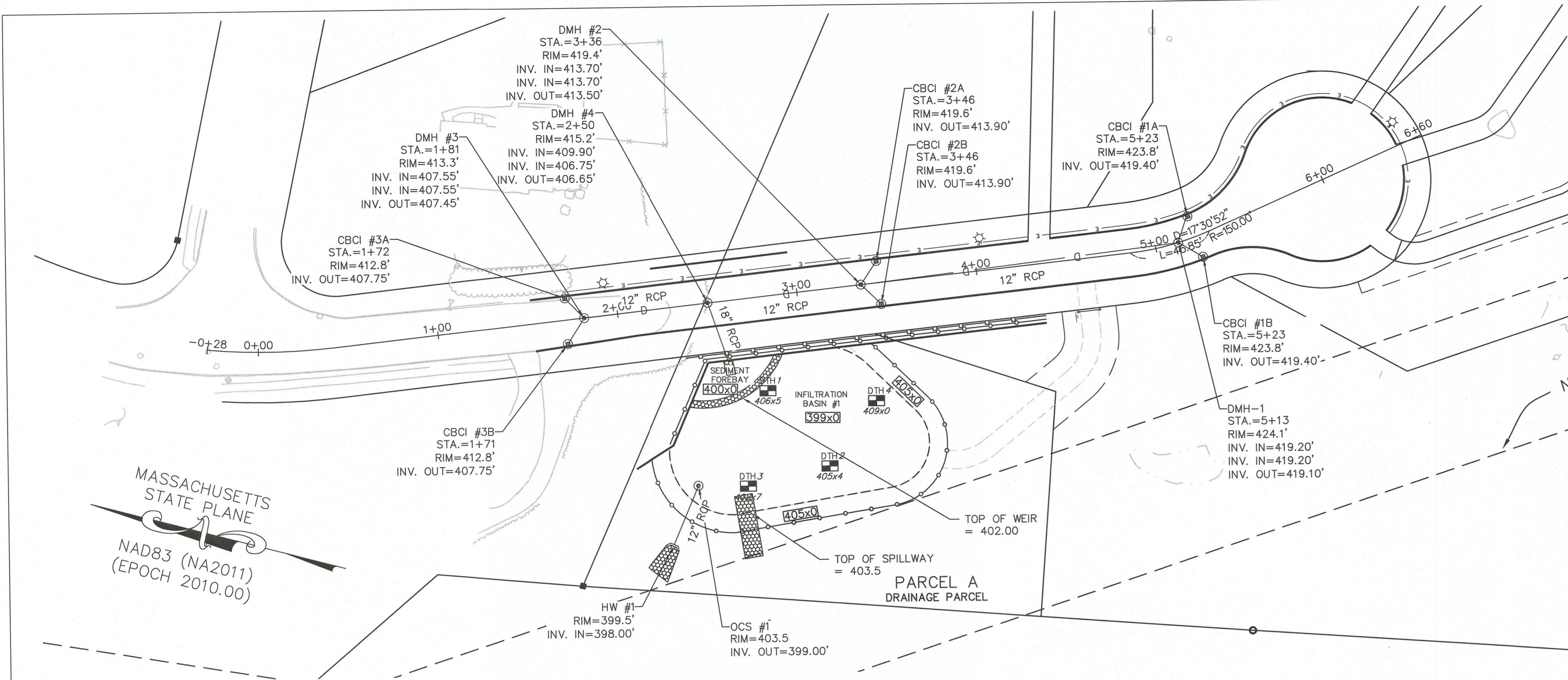
DATE	REVISION DESCRIPTION

GRAPHIC SCALE: 1"=40'

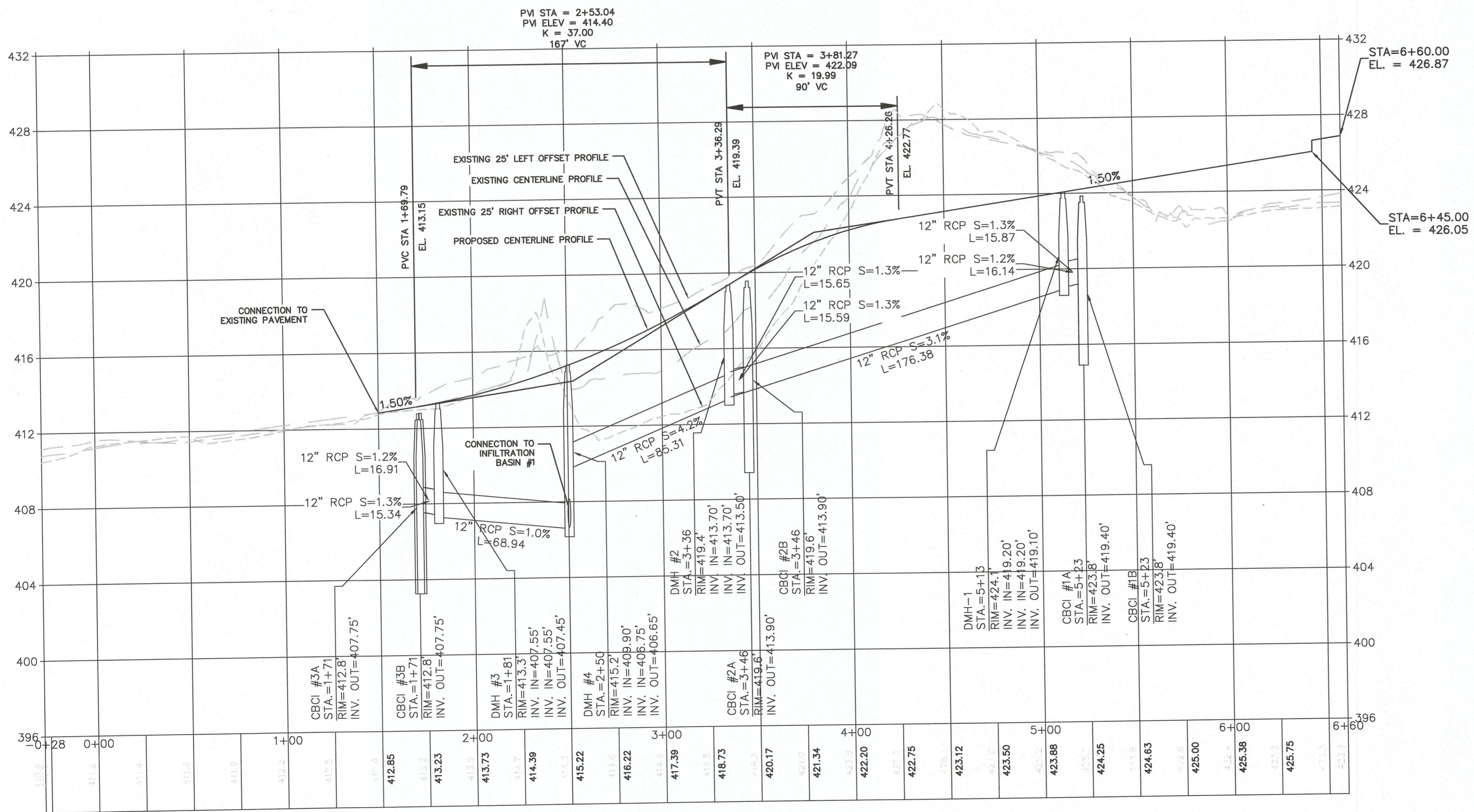


NOTE:

- WHERE ANY UTILITY INSTALLATION DETAIL CONFLICTS WITH THE TOWN OF FRANKLIN DEPARTMENT OF PUBLIC WORKS STANDARDS FOR SEWER AND WATER MATERIALS AND INSTALLATION (TOWN STANDARDS), THE TOWN STANDARDS SHALL GOVERN.
- THE TELEPHONE, ELECTRIC, AND CABLE UTILITIES SHALL NOT BE LOCATED BENEATH SIDEWALKS IN ACCORDANCE WITH SECTION 300-12(C)(1).



MASSACHUSETTS STATE PLANE
 NAD83 (NA2011)
 (EPOCH 2010.00)



FALL LANE EXTENSION
 -0+28 TO 6+60.00

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		
X 000.0	SPOT ELEVATION		
▨	RIPRAP		
— 000 —	PROPOSED CONTOUR		
— D —	PROPOSED DRAIN LINE		
— W —	PROPOSED WATER LINE		

NOTE:

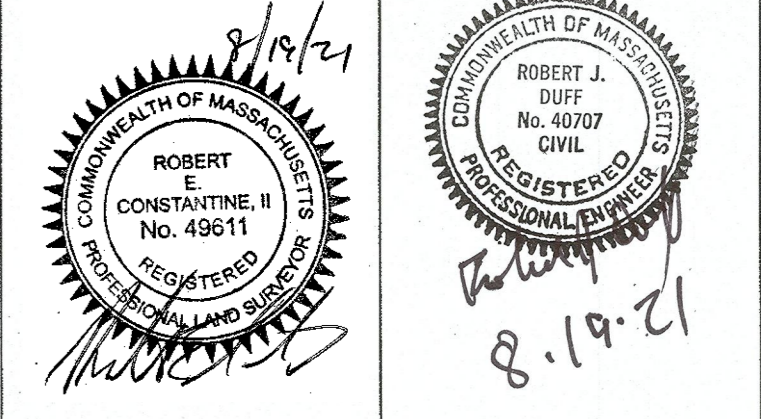
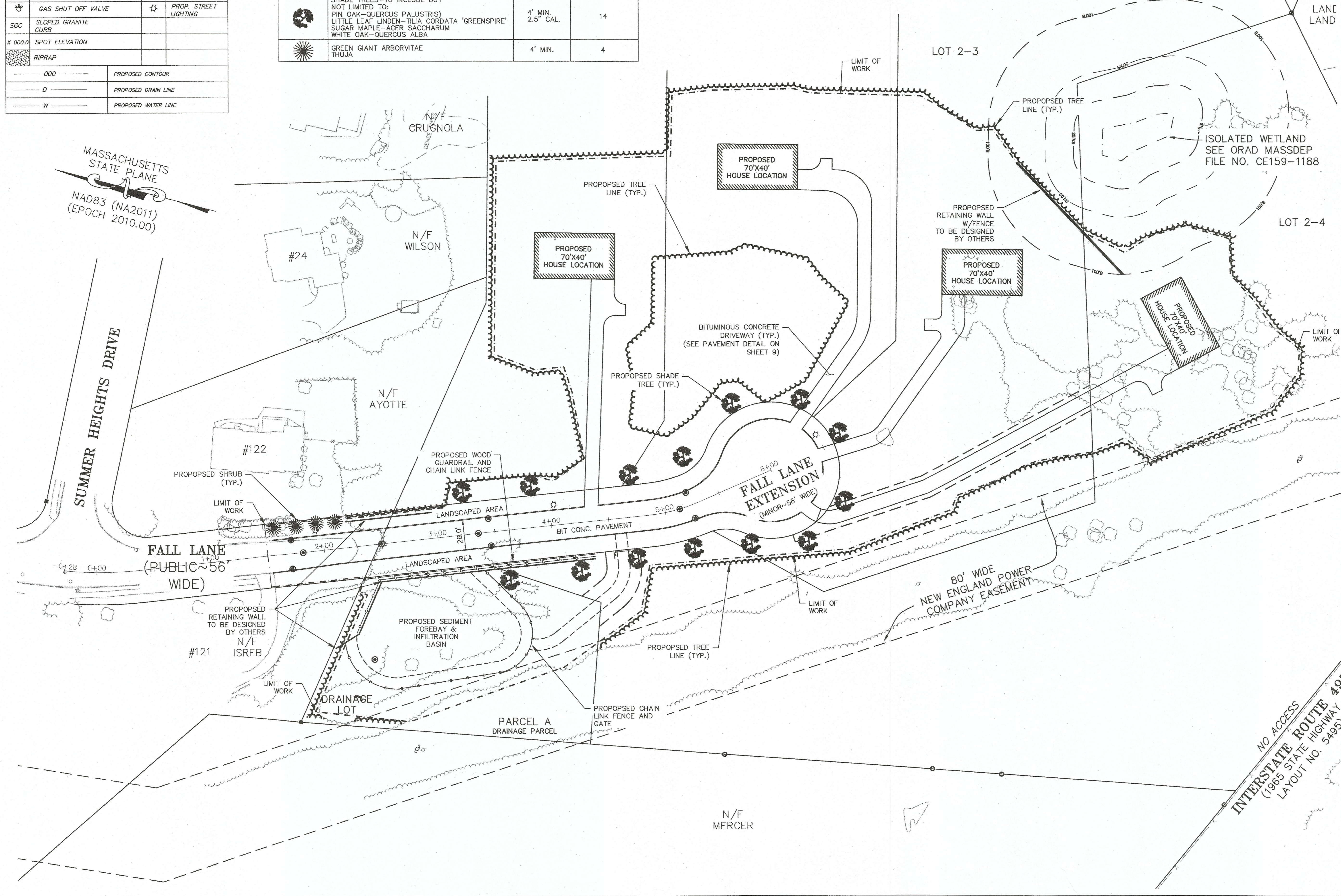
1 PROPOSED SHADE TREES SHALL BE STAGGERED SUCH THAT NO ONE SPECIES IS LOCATED ADJACENT TO A LIKE SPECIES IN ACCORDANCE WITH §300-13(E)(2)(c) OF THE FRANKLIN TOWN CODE.

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.	14
⊕	GREEN GIANT ARBORVITAE THUJA	4' MIN.	4

LIGHTING NOTE:

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



APPROVED DATE:
FRANKLIN PLANNING BOARD

BEING A MAJORITY

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DEED BOOK 38469 PAGE 40
ASSESSOR MAP 315, LOT 37

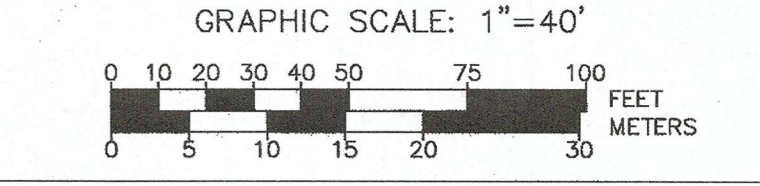
APPLICANT
NORTHEAST DEVELOPMENT GROUP
418 OLD RIVER ROAD
LINCOLN, RI 02838

DEFINITIVE SUBDIVISION PLAN OF LAND EASTERN WOOD ESTATES FRANKLIN MASSACHUSETTS

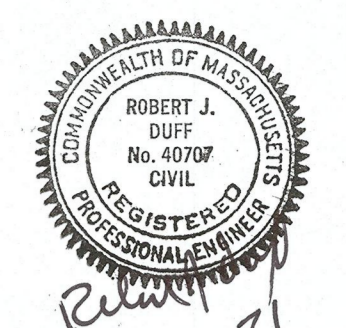
LANDSCAPING PLAN

AUGUST 17, 2021

DATE	REVISION DESCRIPTION



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



F4410

APPROVED DATE: _____
 FRANKLIN PLANNING BOARD

 BEING A MAJORITY

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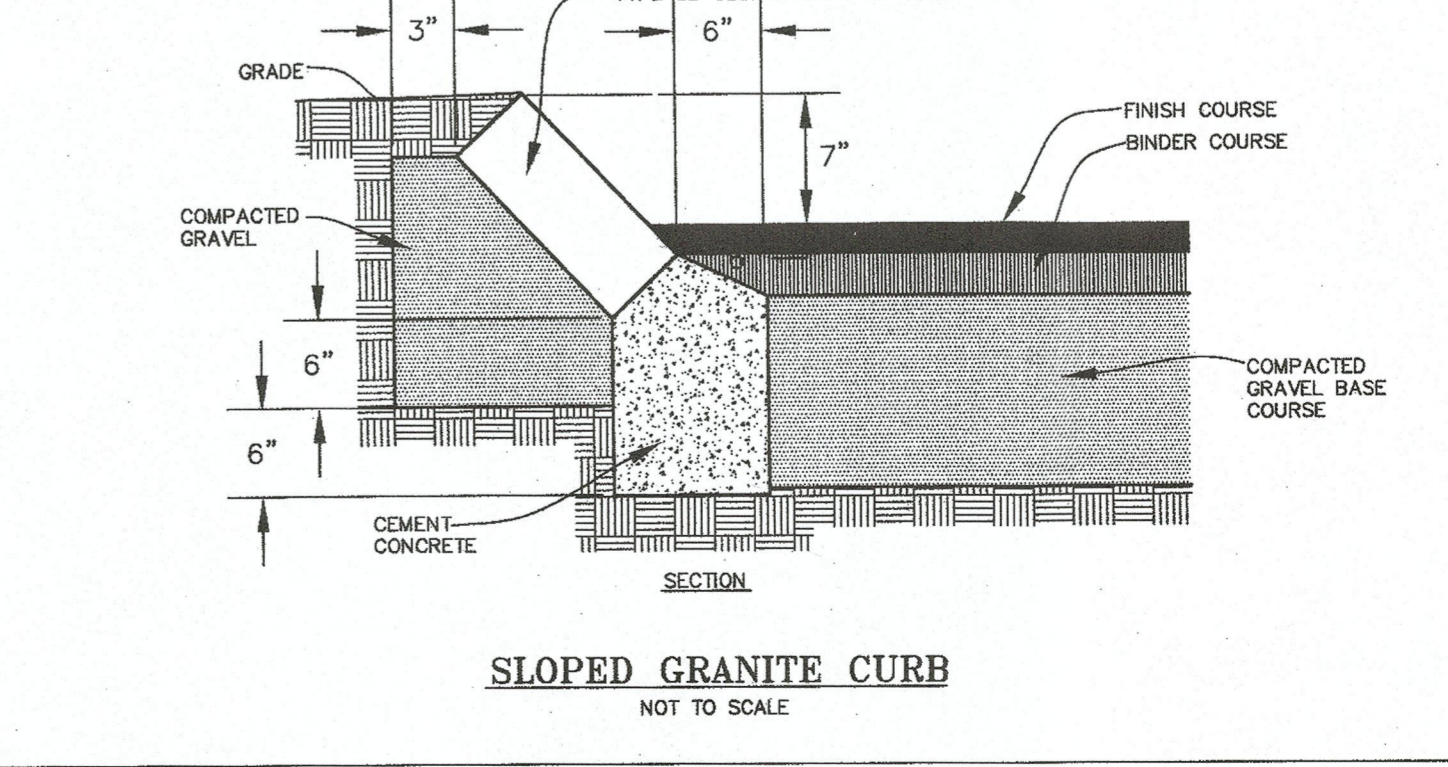
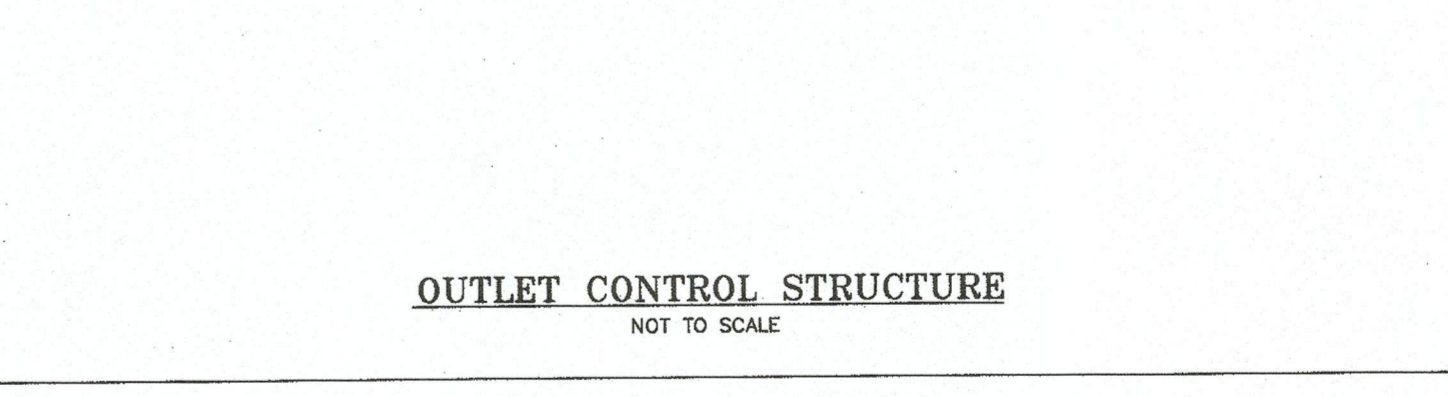
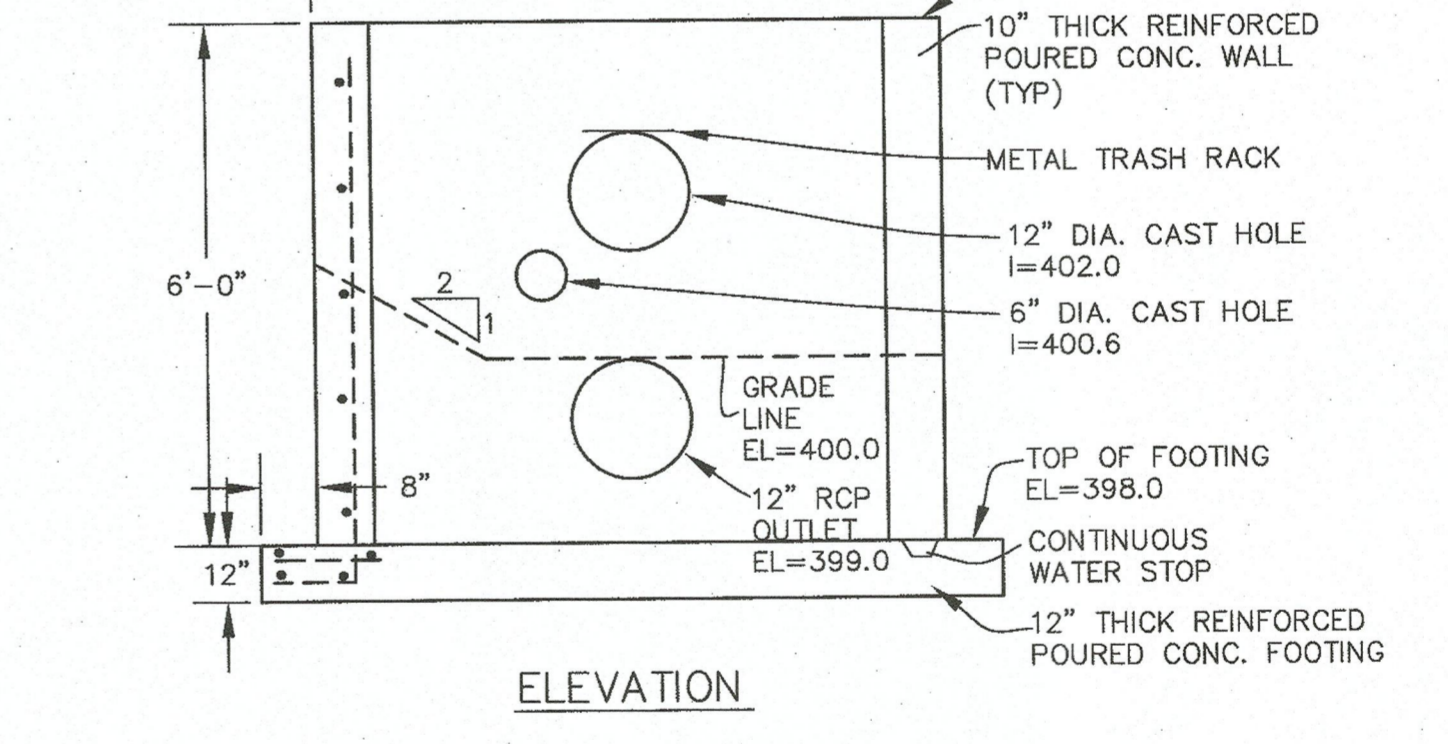
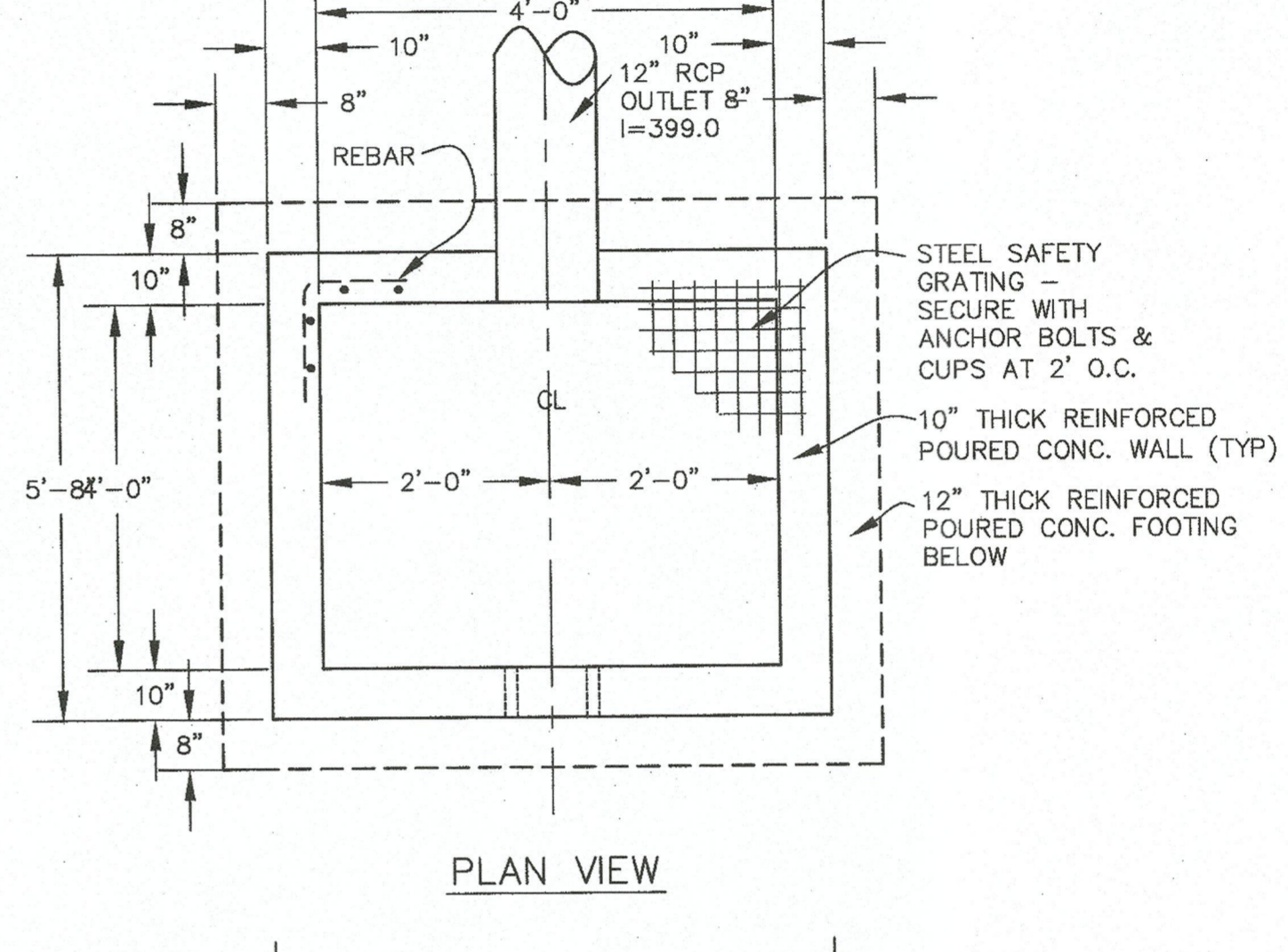
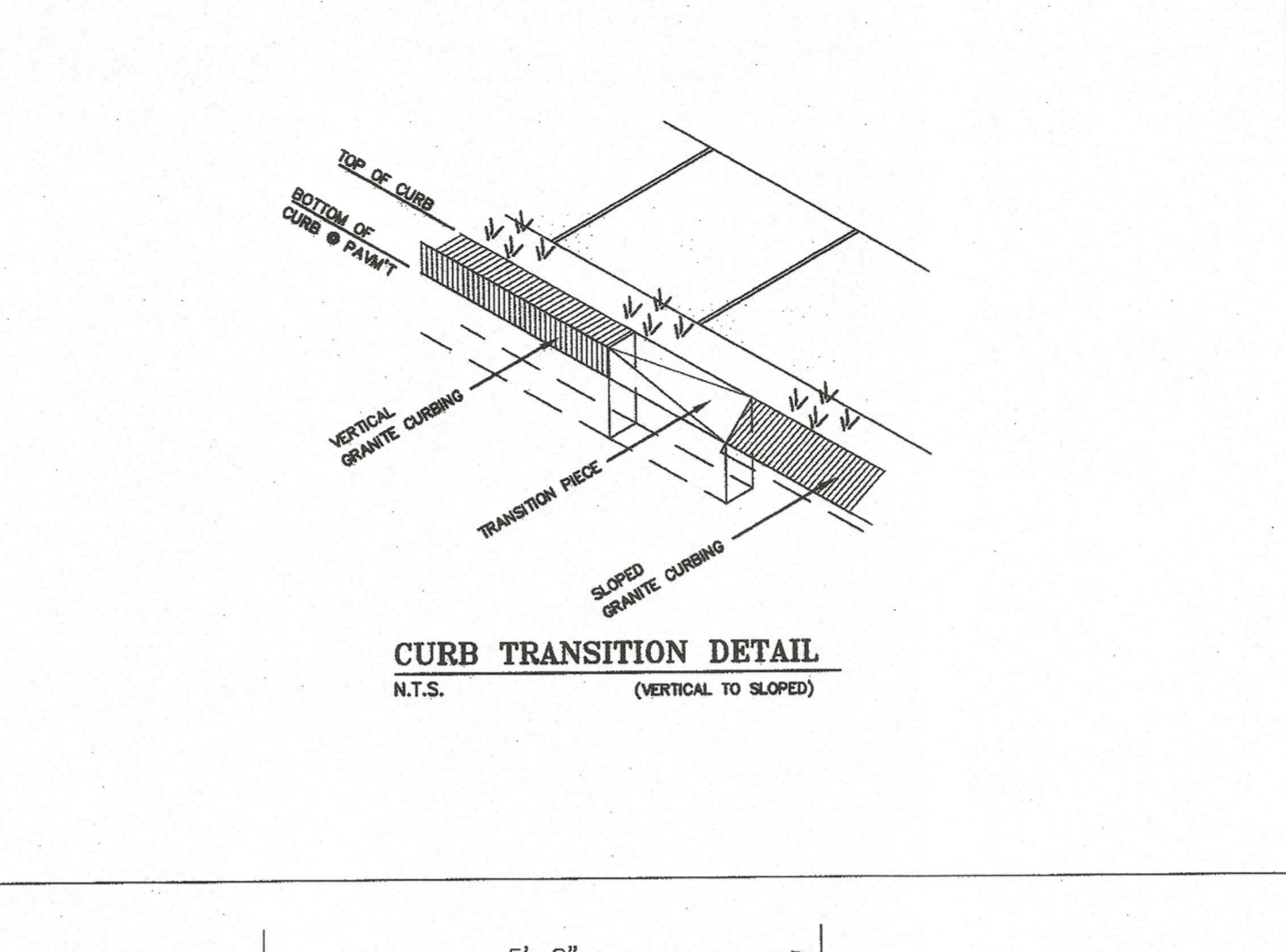
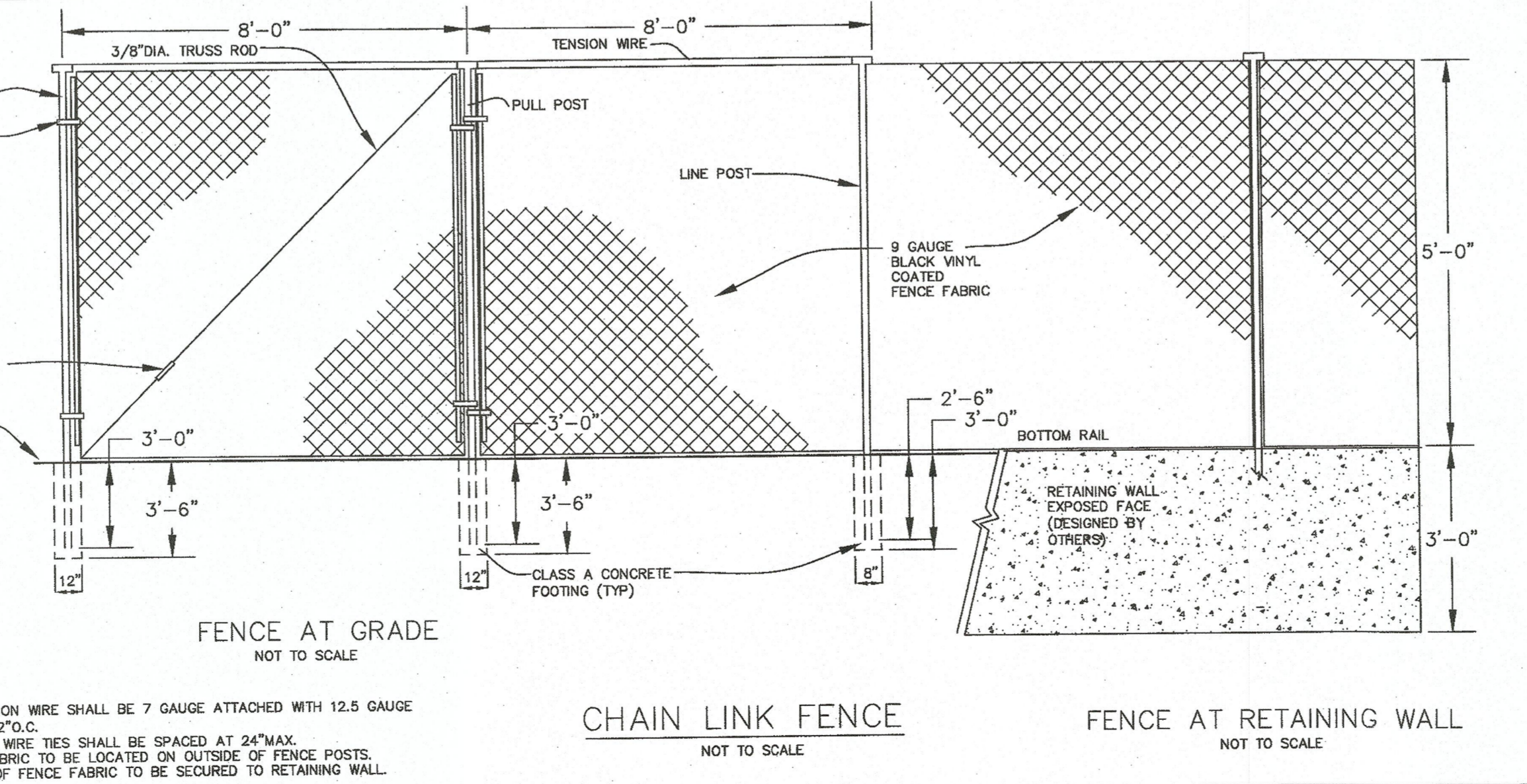
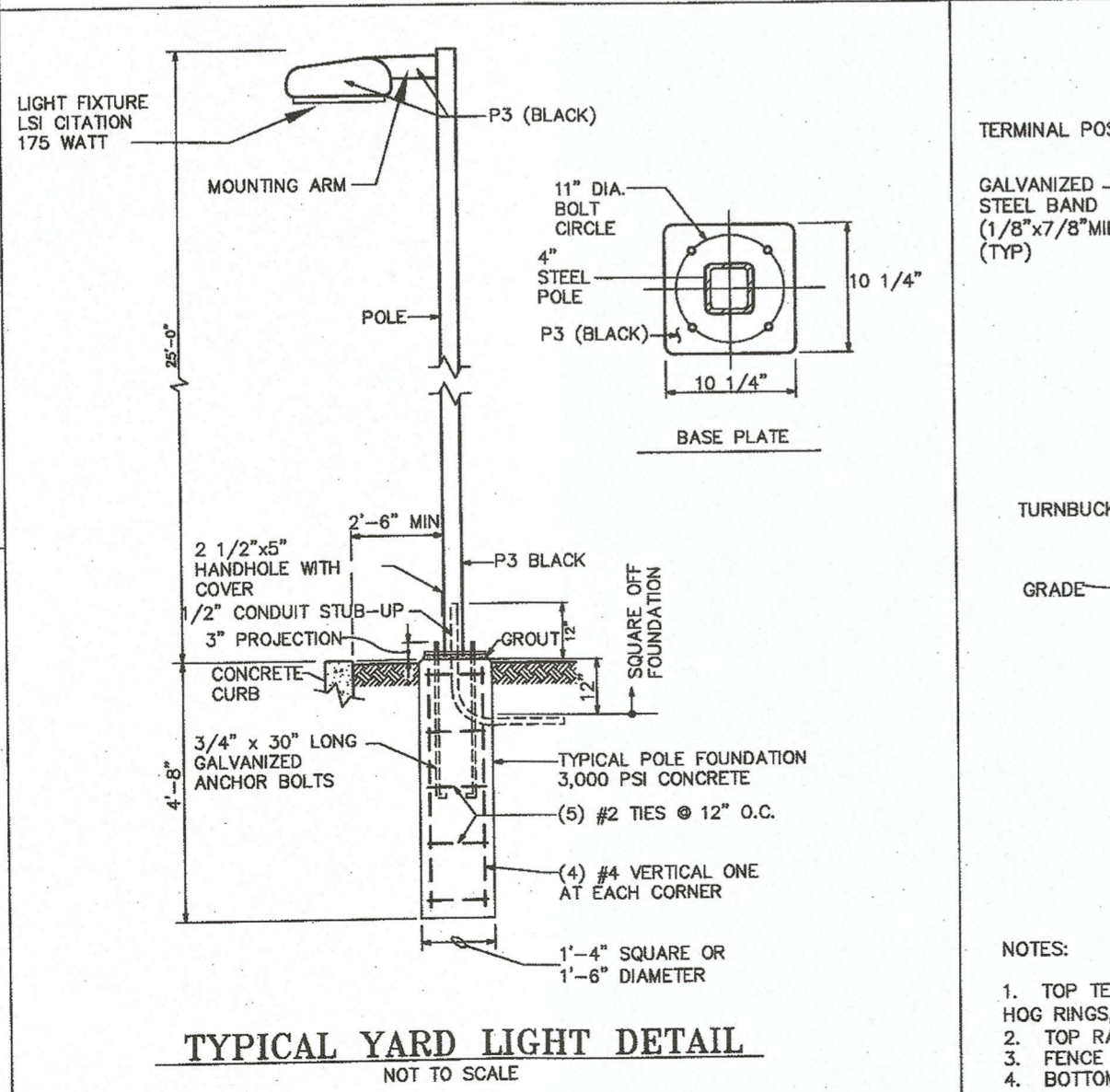
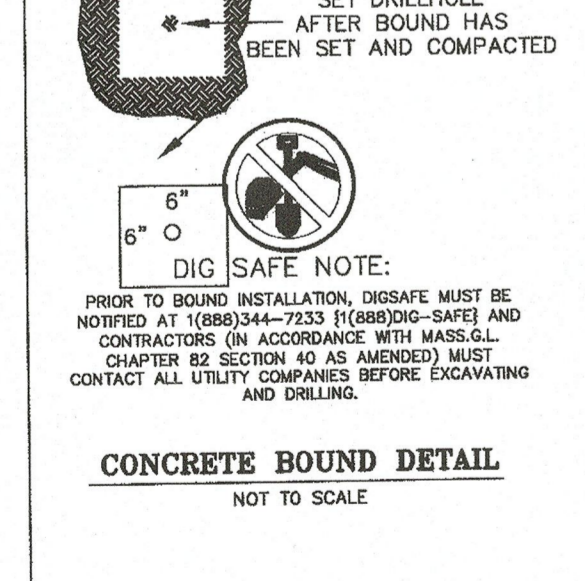
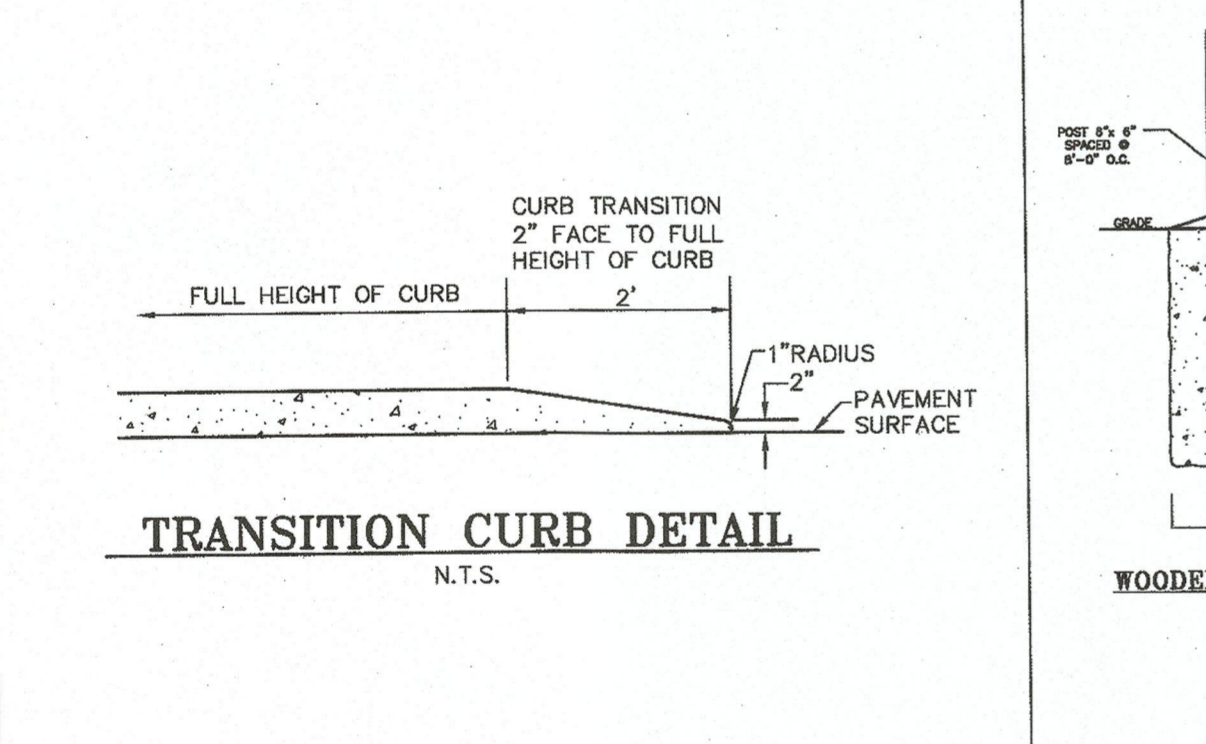
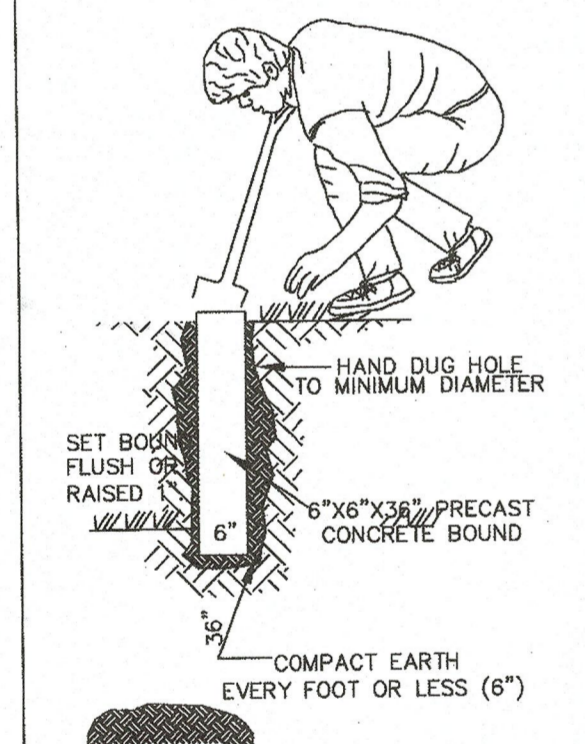
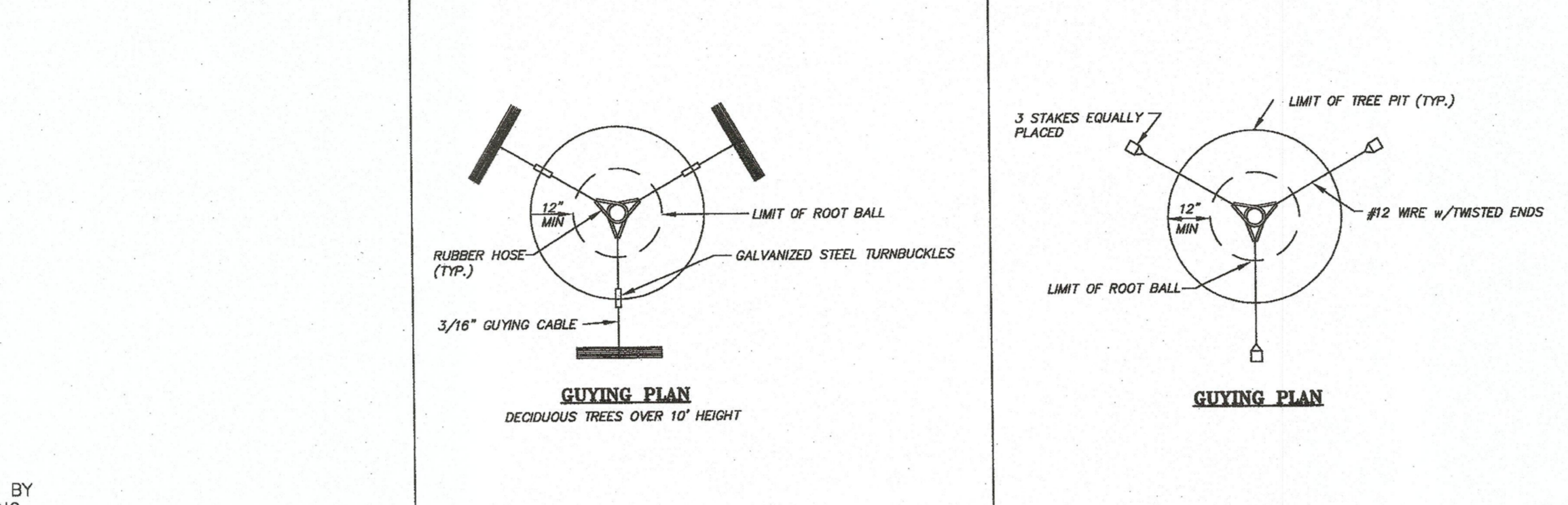
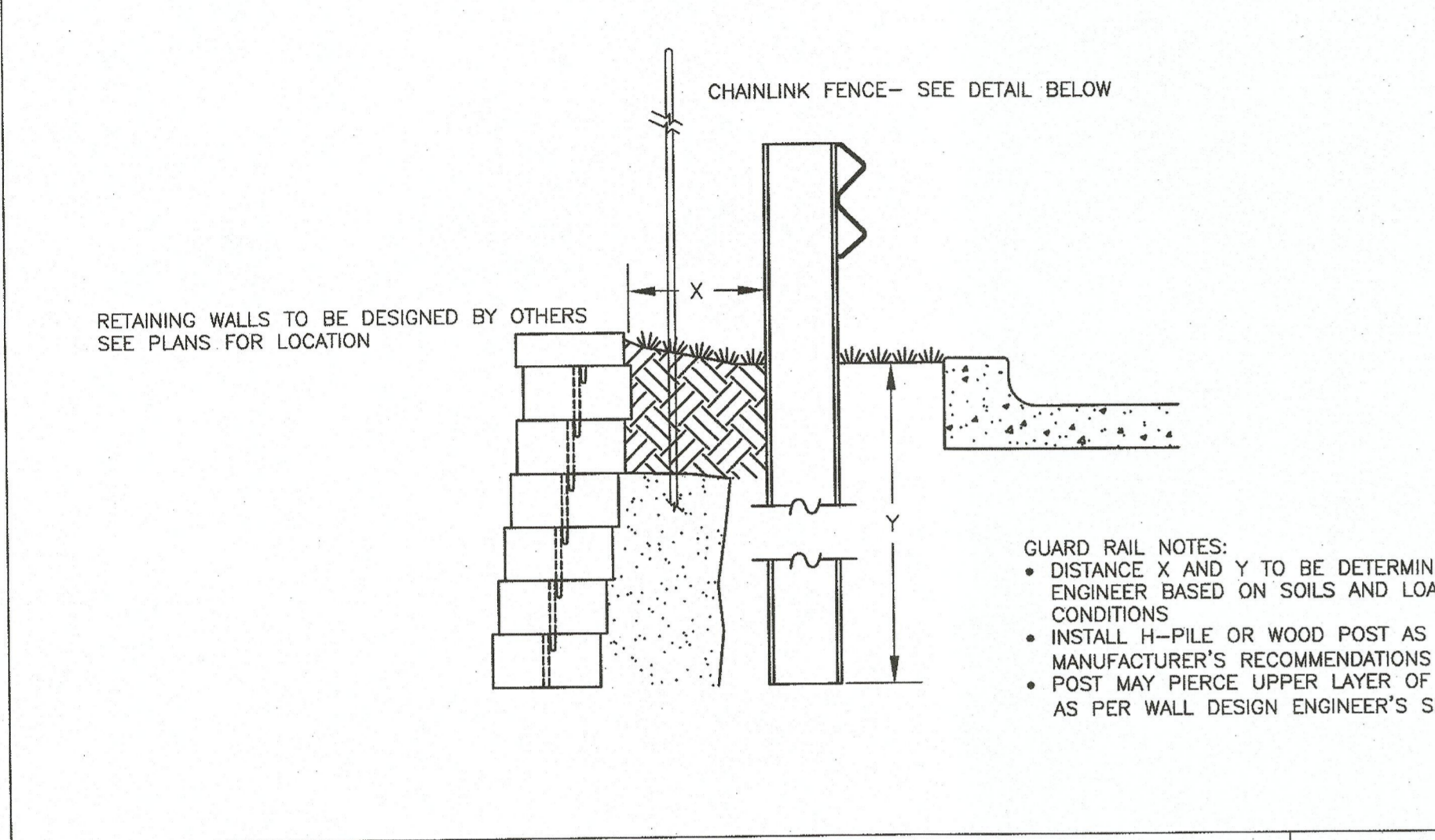
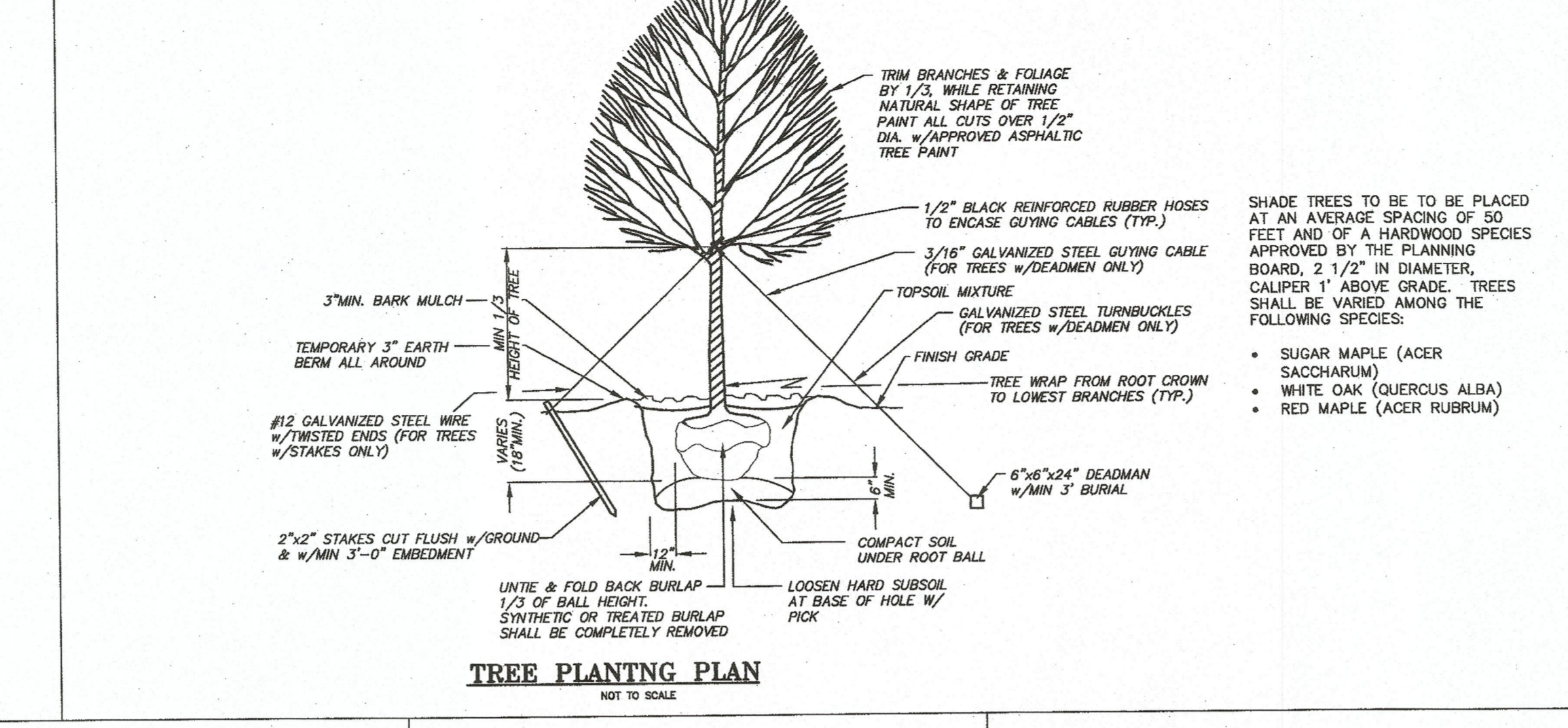
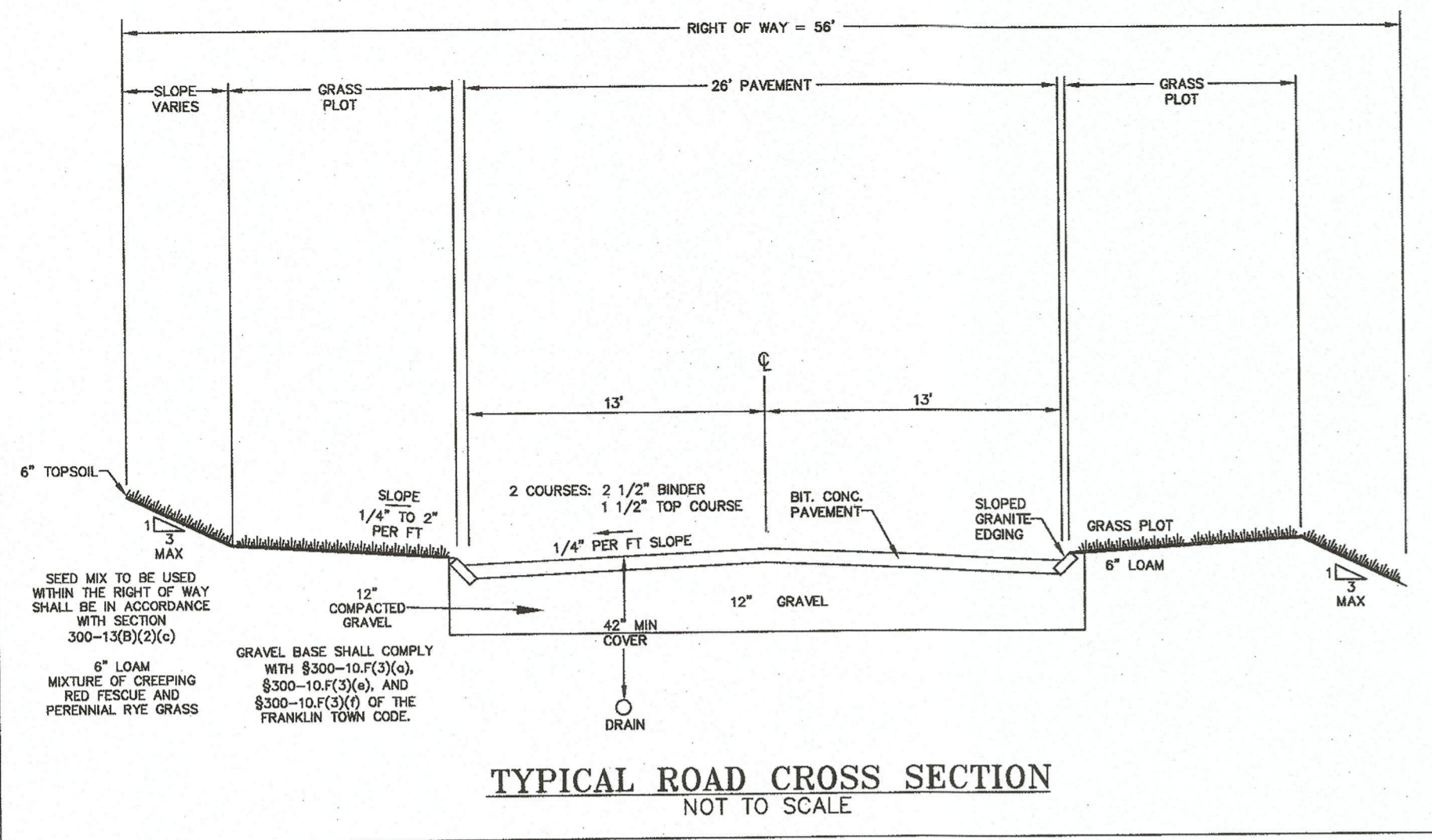
**DEFINITIVE SUBDIVISION
 PLAN OF LAND
 EASTERN WOOD ESTATES
 FRANKLIN
 MASSACHUSETTS**

CONSTRUCTION DETAILS

AUGUST 17, 2021

DATE	REVISION DESCRIPTION

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



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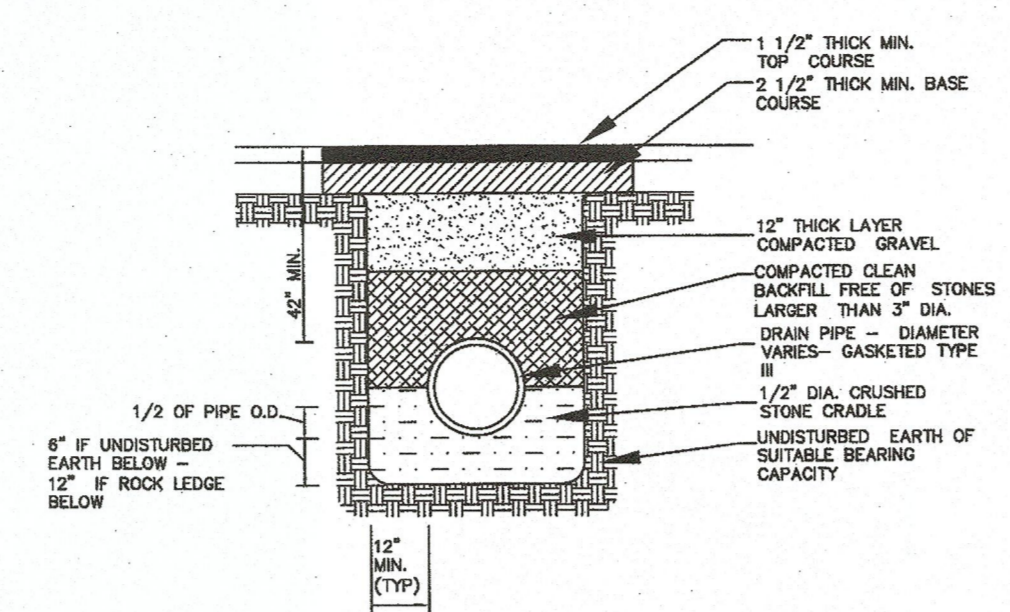
- ALL CONSTRUCTION TO BE PERFORMED UNDER STRICT SUPERVISION OF THE DESIGN ENGINEER.
- THE DETENTION/RETENTION POND SHALL BE CONSTRUCTED OF CLEAN LARGE MATERIAL (TILL) FREE OF STUMPS, LUMBER, LARGE BOULDERS OR CONSTRUCTION WASTE OF ANY KIND.
- THE RIPRAP SHALL BE PLACED ON 3"-5" CRUSHED STONE.
- THE SURFACE 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:

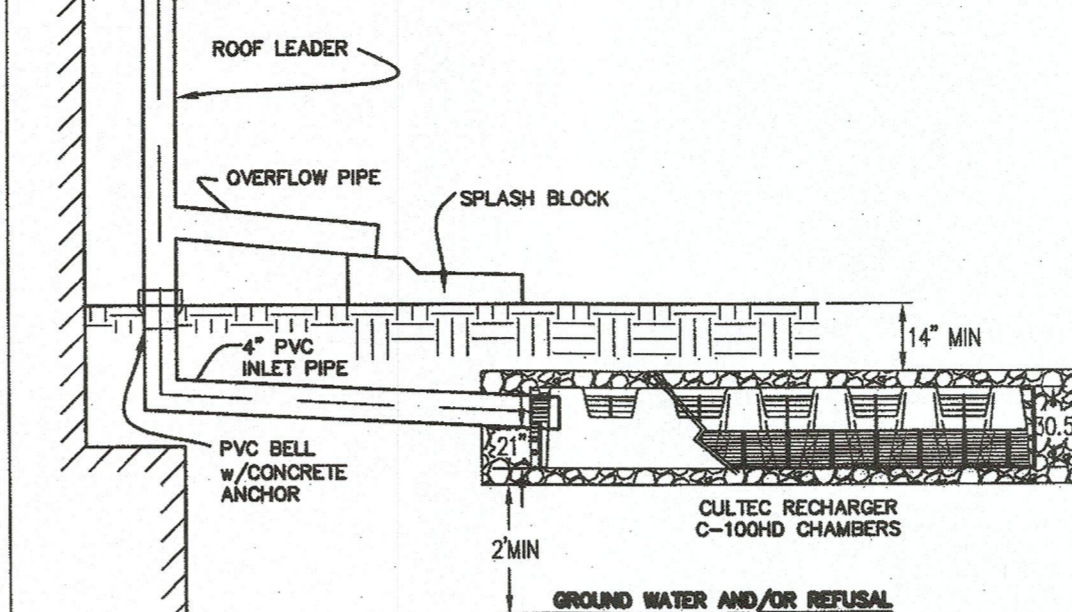
- THERE ARE NO ESTIMATED OR PRIORITY HABITAT AREAS, AS DEFINED BY THE 2008 N.H.E.S.P. MAPS, WITHIN THE PROJECT AREA.
- ALL STRUCTURES AND UTILITIES SHOWN ARE PROPOSED UNLESS OTHERWISE NOTED.
- IT IS THE CONTRACTOR'S/DEVELOPER'S RESPONSIBILITY TO MAINTAIN EROSION CONTROL MEASURES DURING CONSTRUCTION AND 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.

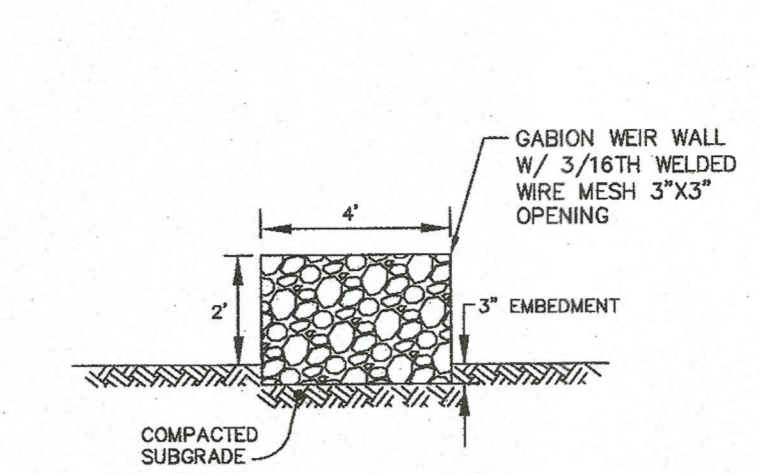


TYPICAL RCP TRENCH SECTION
NOT TO SCALE



- NOTES:**
- 18" MIN. WIDTH OF 1-2 INCH WASHED, CRUSHED STONE BORDER SURROUNDING ALL CHAMBERS.
 - 6" MIN. DEPTH OF 1-2 INCH WASHED, CRUSHED STONE ON TOP AND BOTTOM OF CHAMBERS
 - 4 BEDS OF 2 CHAMBERS EACH SHALL BE INSTALLED PER PROPOSED HOUSE, SEE PLAN FOR LOCATIONS AND CONFIGURATIONS.
 - CHAMBERS ARE TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS. SEE STORMWATER REPORT FOR INSTALLATION INSTRUCTIONS AND DETAILS.

ROOF LEADER/INFILTRATOR CONNECTION
N.T.S.



- NOTE:**
- WIRE SHALL BE GALVAN COATED (95% ZN/5% AL) ZGF255 SPEC.
 - GABIONS SHALL BE PROVIDED WITH BRACING WIRE AND HELICAL SPIRALS FOR ASSEMBLY. THE BRACING WIRE SHALL BE A NOMINAL OF 1.0" AND THE HELICALS OF 1.5" FOR FINAL JOINTING.
 - ROCK SHALL CONSIST OF HARD AND DURABLE NON FROST SUSCEPTIBLE (ROCK OR STONE TYPE) HAVING A MINIMUM DIMENSION NOT LESS THAN THE MESH OPENING AND A MAXIMUM OF 8". SHALL COMPLY WITH AS 2758.4-2004 AGGREGATE FOR GABION BASKETS AND WIRE MATTRESSES.
 - ALL ROCK FILL SHALL BE LIGHTLY PACKED WITH A MINIMUM OF VOIDS (VOID RATIO TO BE LESS THAN 0.3)

GABION WEIR DETAIL
NOT TO SCALE

APPROVED DATE: _____
FRANKLIN PLANNING BOARD

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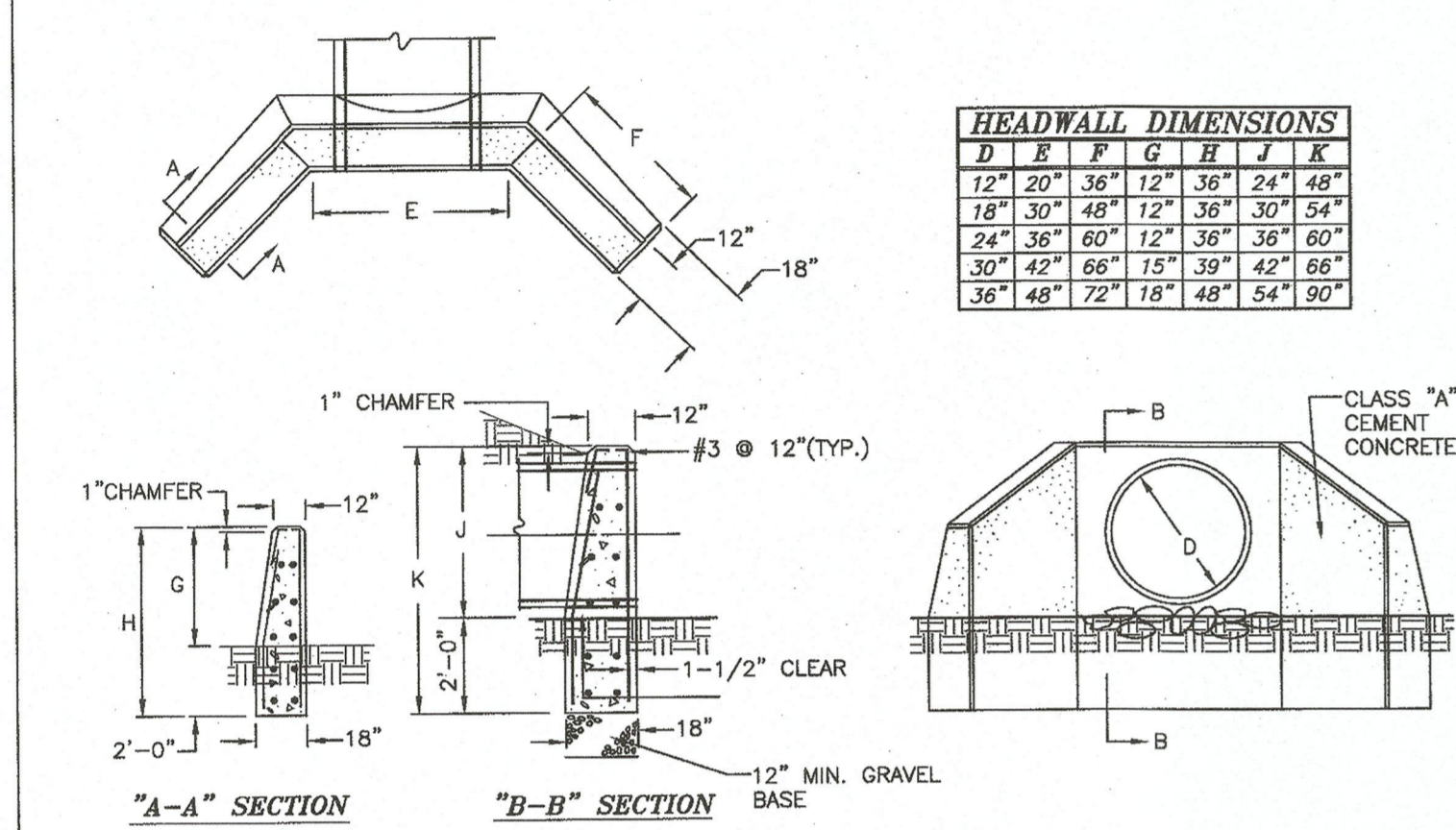
**DEFINITIVE SUBDIVISION
PLAN OF LAND
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FRANKLIN
MASSACHUSETTS**

CONSTRUCTION DETAILS

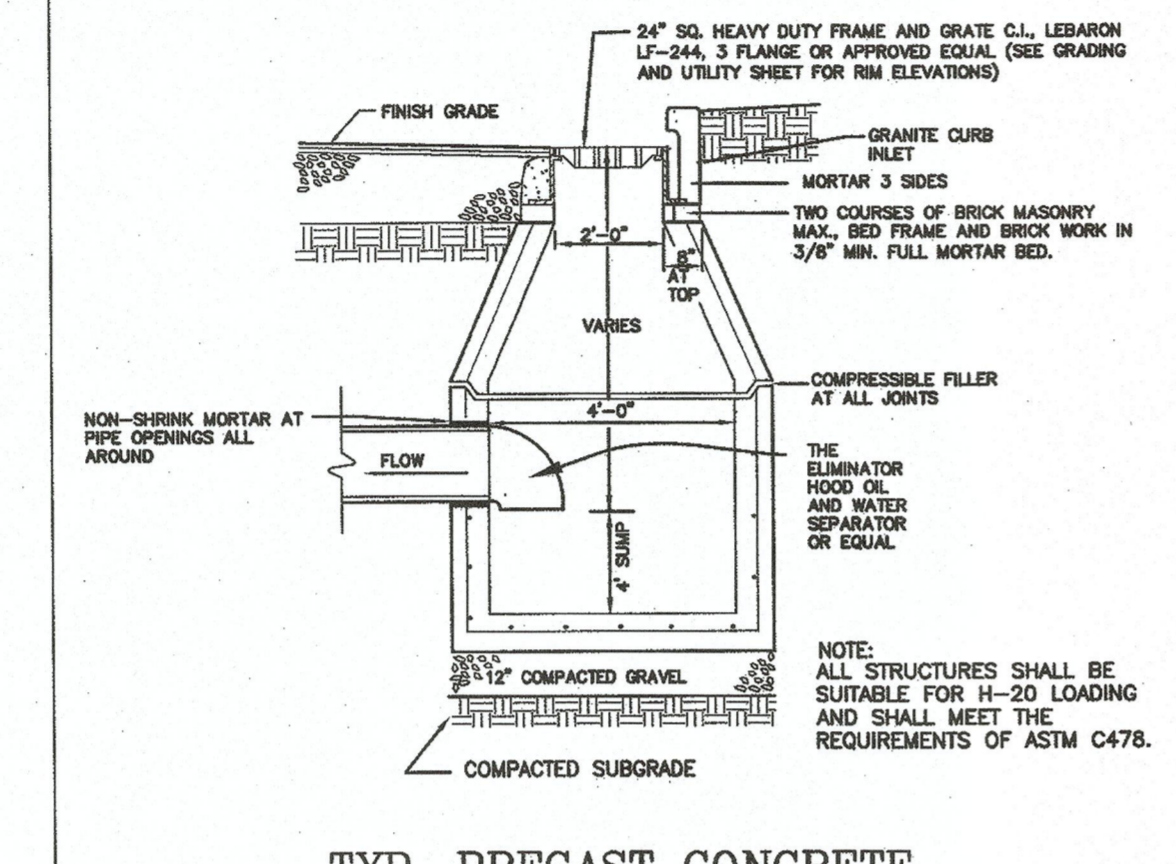
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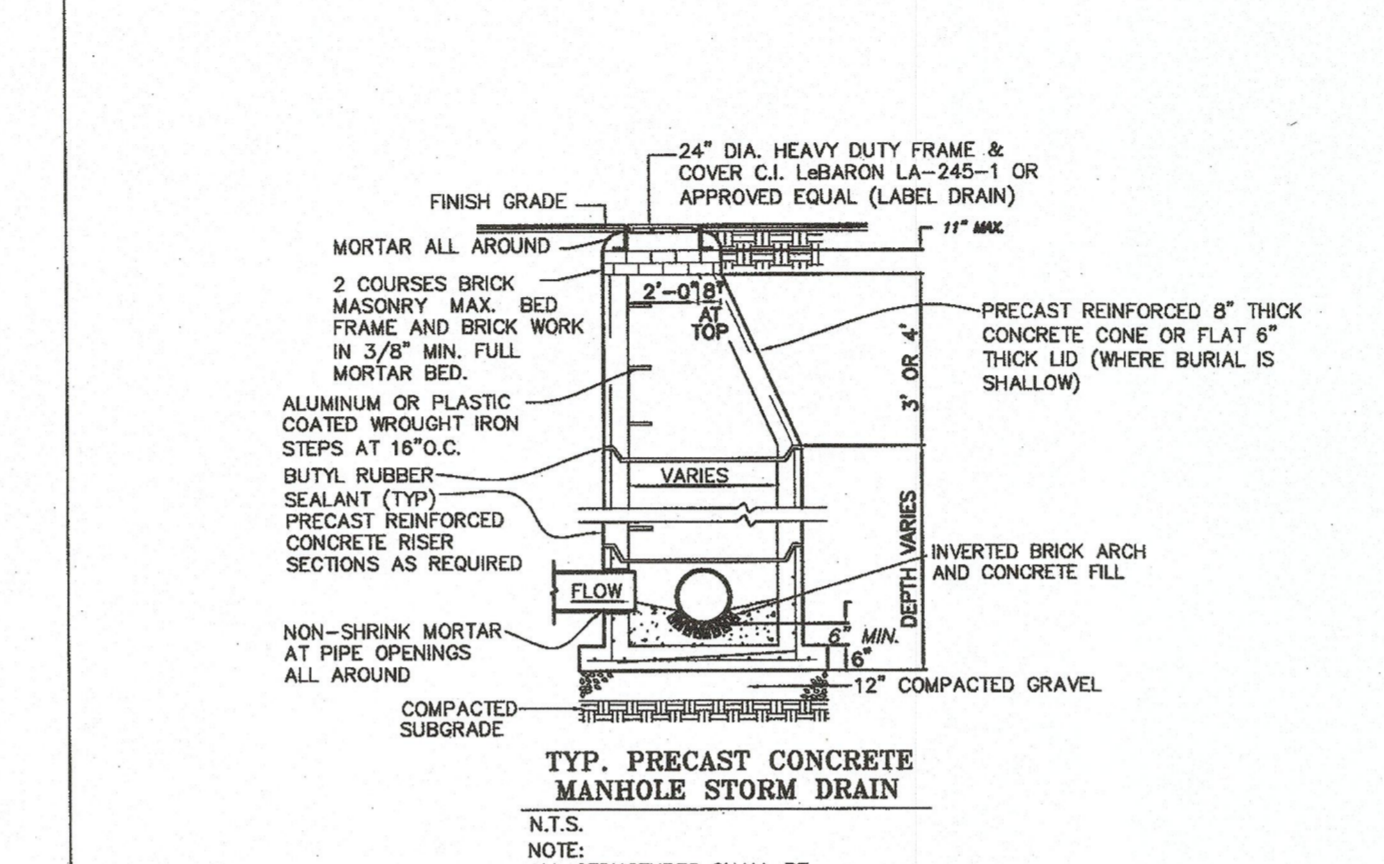
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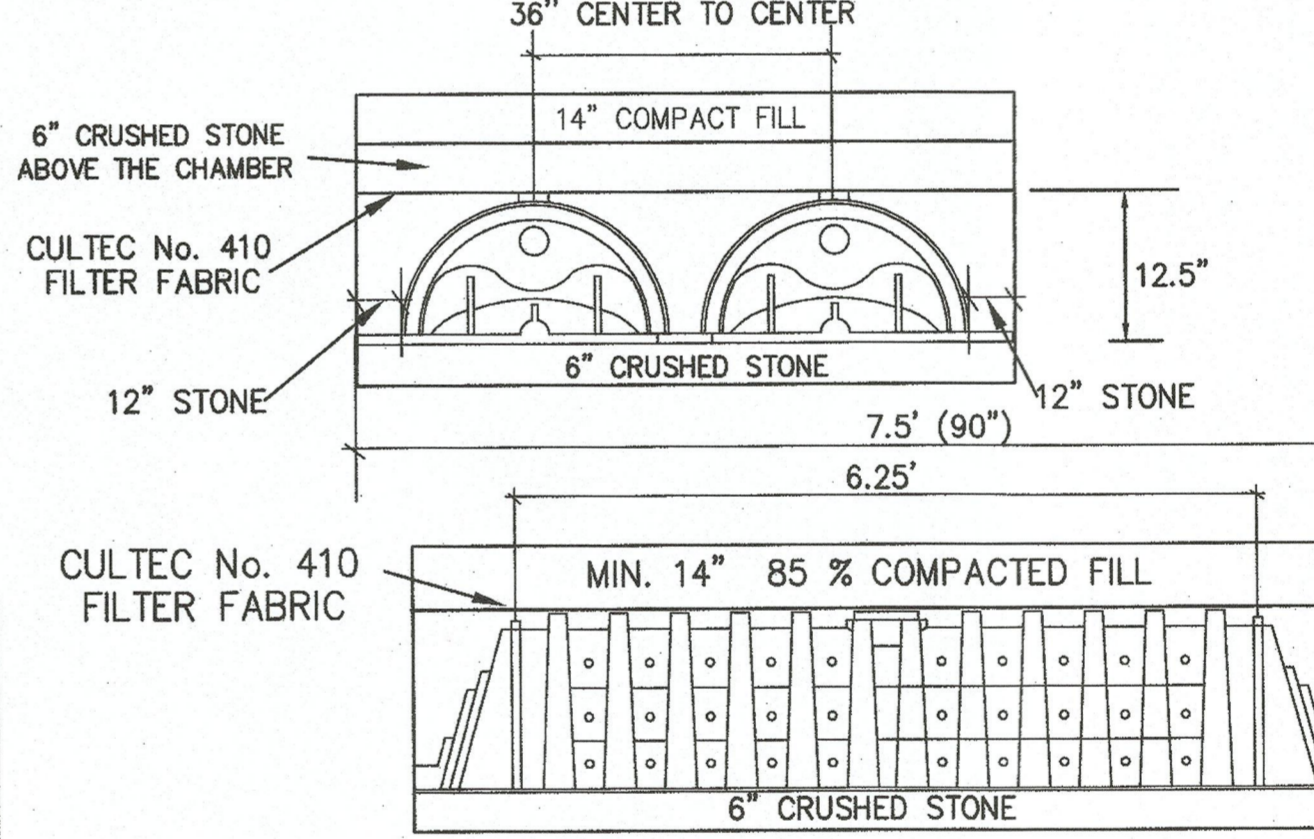
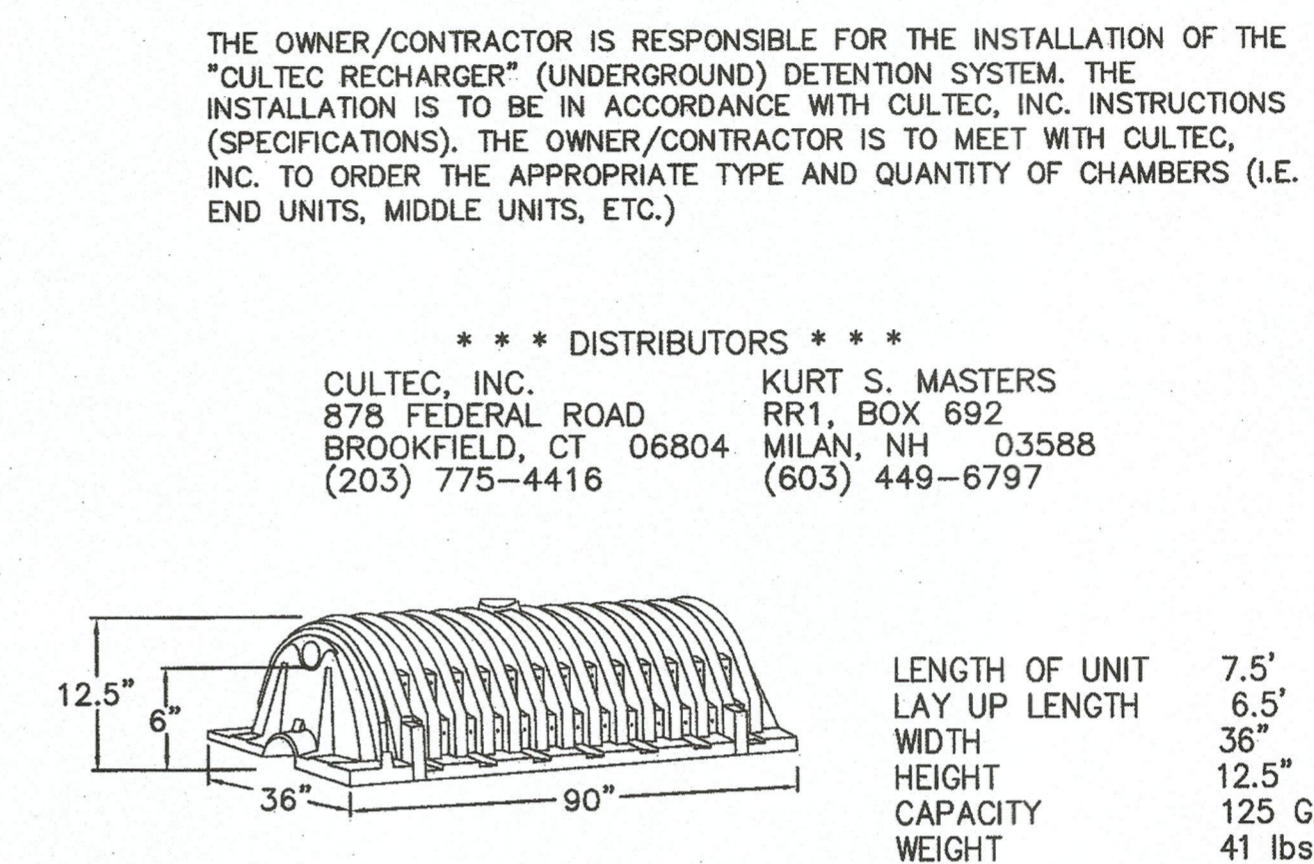
TYPICAL CONCRETE HEADWALL
NOT TO SCALE



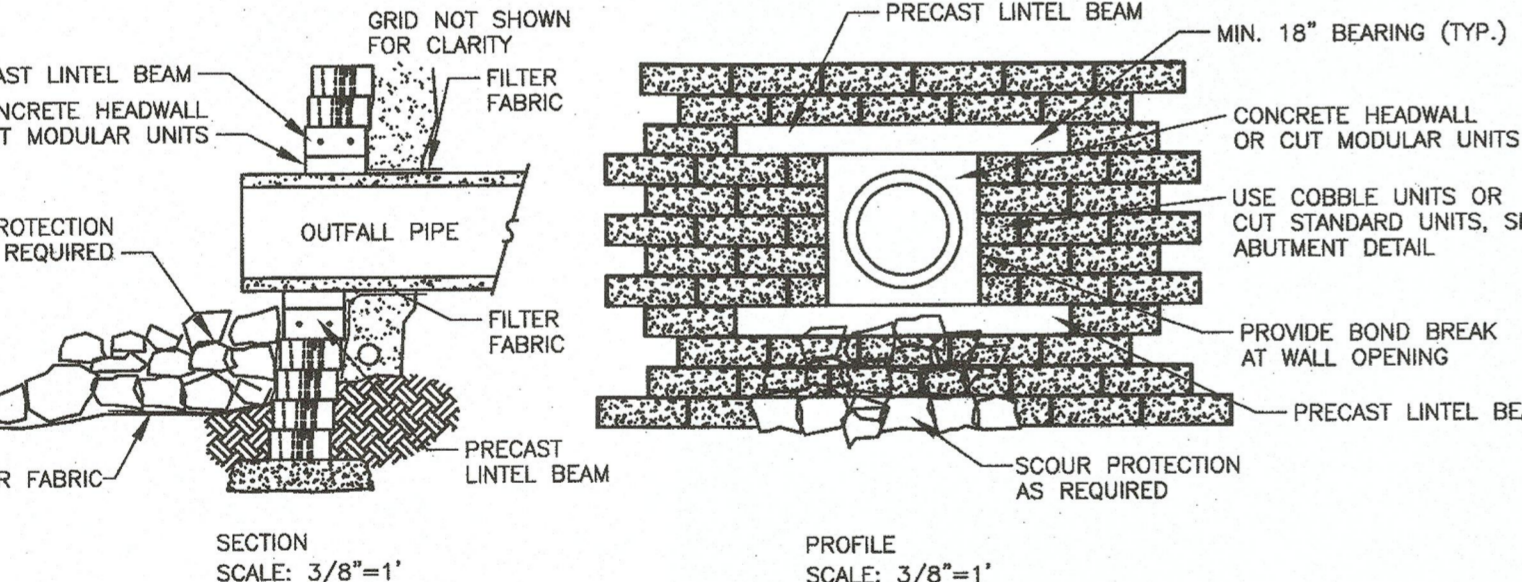
**TYP. PRECAST CONCRETE
CATCH BASIN DETAIL**
NOT TO SCALE



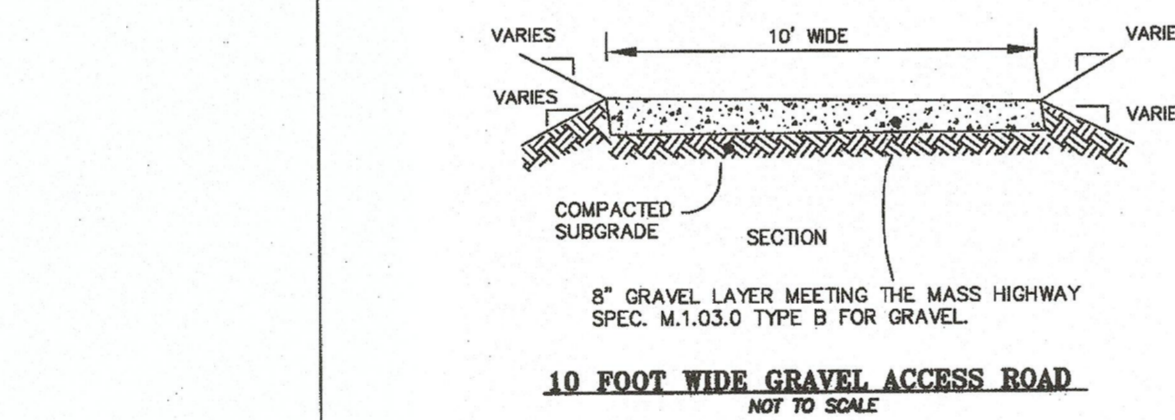
**TYP. PRECAST CONCRETE
MANHOLE STORM DRAIN**
N.T.S.



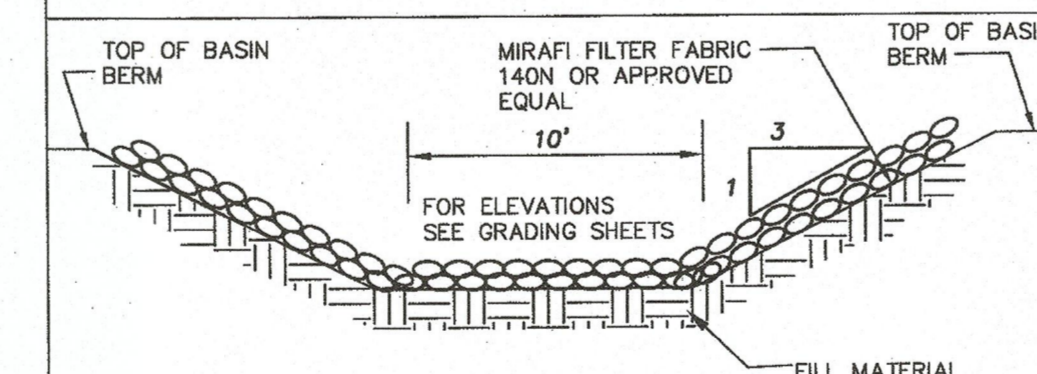
- LINTEL NOTES:**
- FINAL BEAM SIZE, REINFORCEMENT, AND CONFIGURATION TO BE DESIGNED BY WALL DESIGN ENGINEER
 - LINTEL BEAMS SHALL BE PRECAST WITH MINIMUM 7 DAYS CURE
 - HEIGHT OF BEAM SHALL CORRESPOND TO HEIGHT OF MODULAR UNITS
 - PLACEMENT OF LINTEL BEAMS SHALL BE CONSISTENT WITH THE PLACEMENT OF OUTFALL PIPE
 - INSTALL OUTFALL PIPE PRIOR TO CONSTRUCTION OF WALL ABOVE
 - OUTFALL PIPE SHALL EXTEND BEYOND BASE COURSE OF WALL NO LESS THAN 6"
 - GEOTEXTILE FABRIC SHALL BE INSTALLED AROUND PIPE OPENING
 - LINTEL TO EXTEND MINIMUM 18" EITHER SIDE OF PIPE



**PIPE PENETRATION DETAIL
WALL TO BE DESIGNED BY OTHERS**
SECTION SCALE: 3/8"=1"
PROFILE SCALE: 3/8"=1"

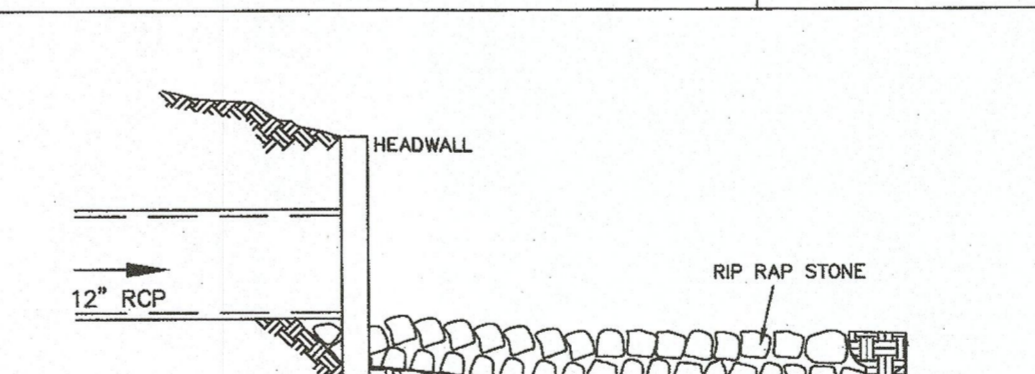


10 FOOT WIDE GRAVEL ACCESS ROAD
NOT TO SCALE



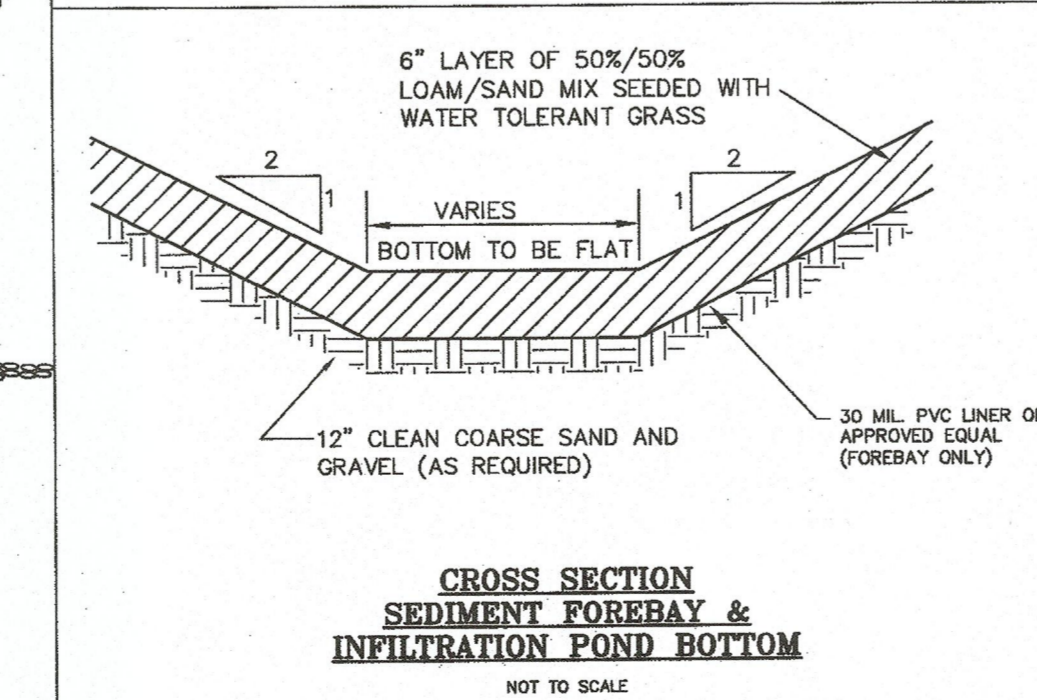
- NOTES:**
- INSTALL FILTER MATERIAL BENEATH RIP-RAP.
 - RIP-RAP SHALL BE PER MHD SPEC M2.02.3. MINIMUM WEIGHT OF STONE = 50 LBS.; MAXIMUM WEIGHT = 125 LBS.
 - MINIMUM DEPTH OF RIP-RAP TO BE 12".
 - FILL MATERIAL SHALL BE AS NOTED IN EARTH BERM DETAIL.

RIP-RAP SPILLWAY DETAIL
NOT TO SCALE

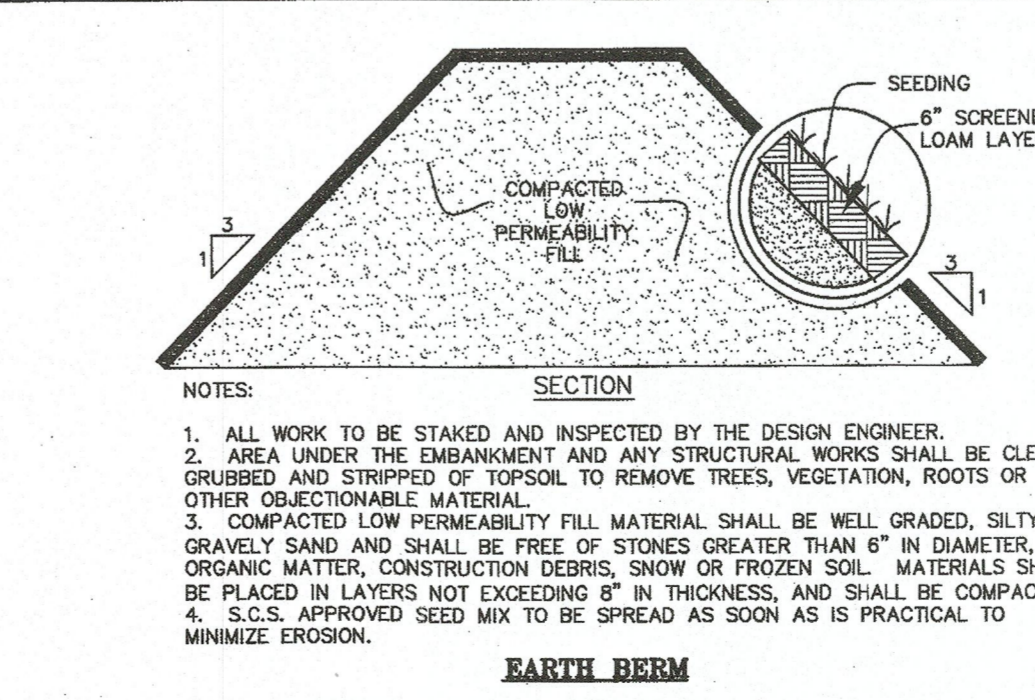


- NOTES:**
- ALL WORK TO BE STAKED AND INSPECTED BY THE DESIGN ENGINEER.
 - AREA UNDER THE EMBANKMENT AND ANY STRUCTURAL WORKS SHALL BE CLEARED, GRUBBED AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS OR OTHER OBJECTIONABLE MATERIAL.
 - COMPACTED LOW PERMEABILITY FILL MATERIAL SHALL BE WELL GRADED, SILTY, GRAVELLY SAND AND SHALL BE FREE OF STONES GREATER THAN 6" IN DIAMETER, ORGANIC MATTER, CONSTRUCTION DEBRIS, SNOW OR FROZEN SOIL. MATERIALS SHALL BE PLACED IN LAYERS NOT EXCEEDING 8" IN THICKNESS, AND SHALL BE COMPACTED.
 - S.C.S. APPROVED SEED MIX TO BE SPREAD AS SOON AS IS PRACTICAL TO MINIMIZE EROSION.

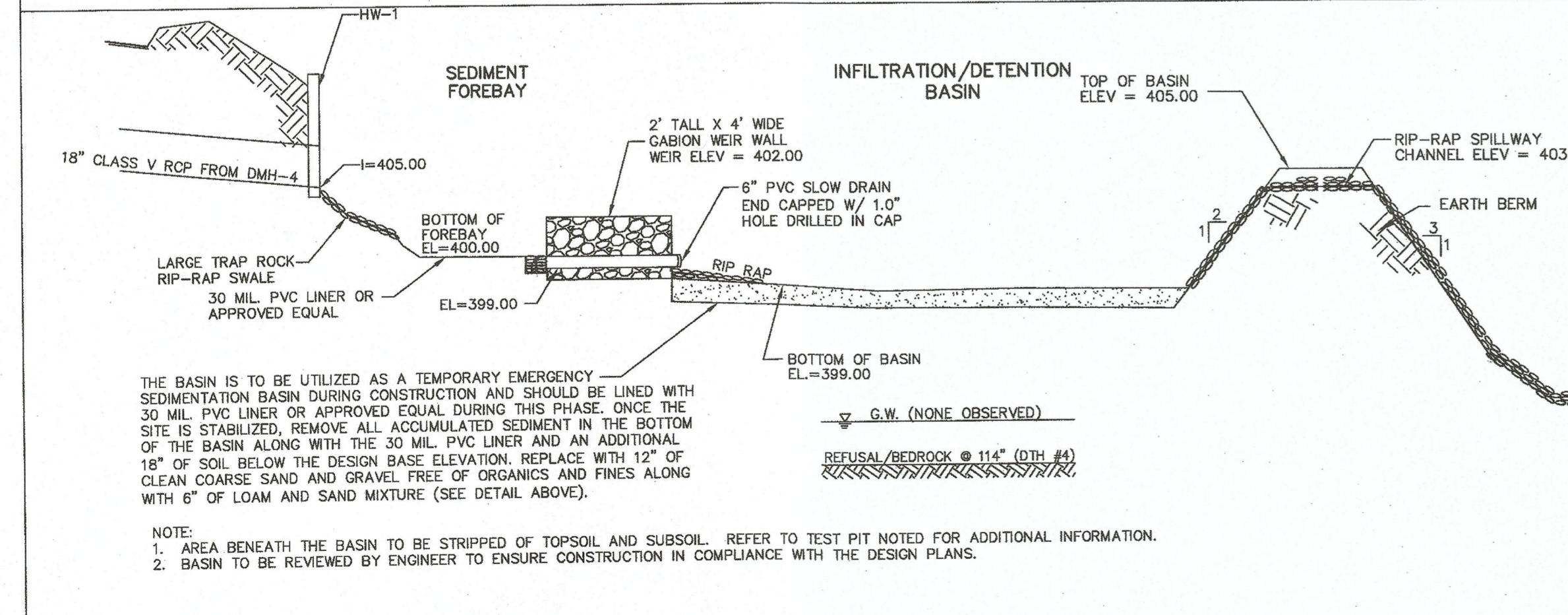
OUTFALL W/ RIPRAP APPRON
NOT TO SCALE



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



EARTH BERM

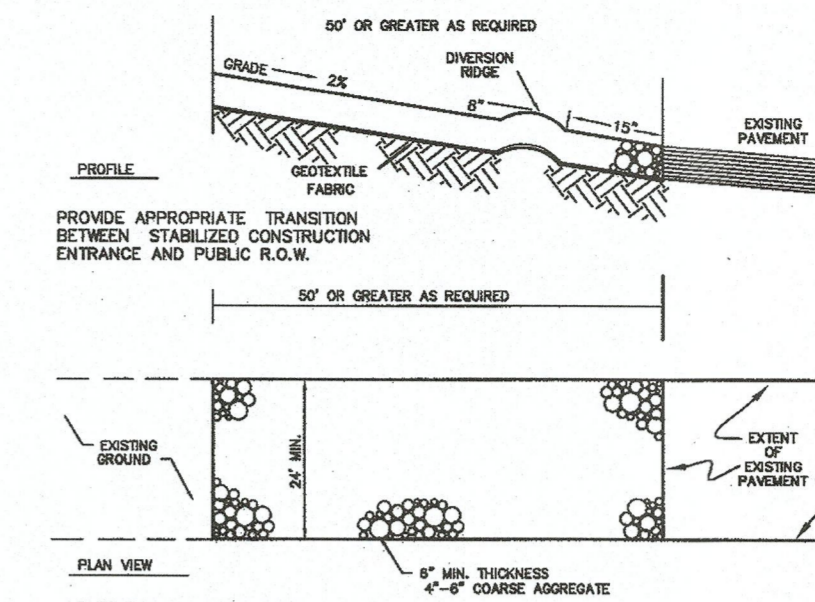


- NOTE:**
- AREA BENEATH THE BASIN IS TO BE STRIPPED OF TOPSOIL AND SUBSOIL. REFER TO TEST PIT NOTED FOR ADDITIONAL INFORMATION.
 - BASIN TO BE REVIEWED BY ENGINEER TO ENSURE CONSTRUCTION IN COMPLIANCE WITH THE DESIGN PLANS.

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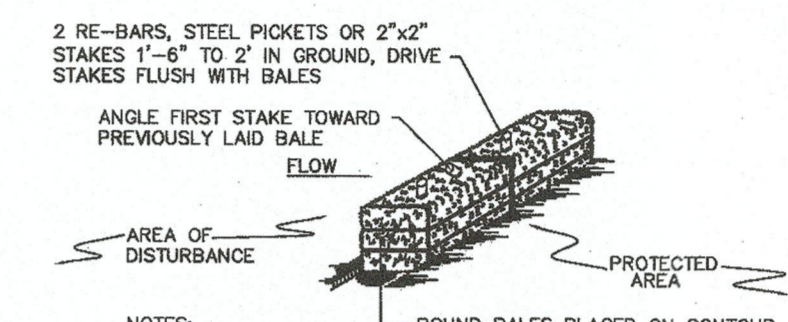
EROSION CONTROL NOTES:

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 IS PLACED.



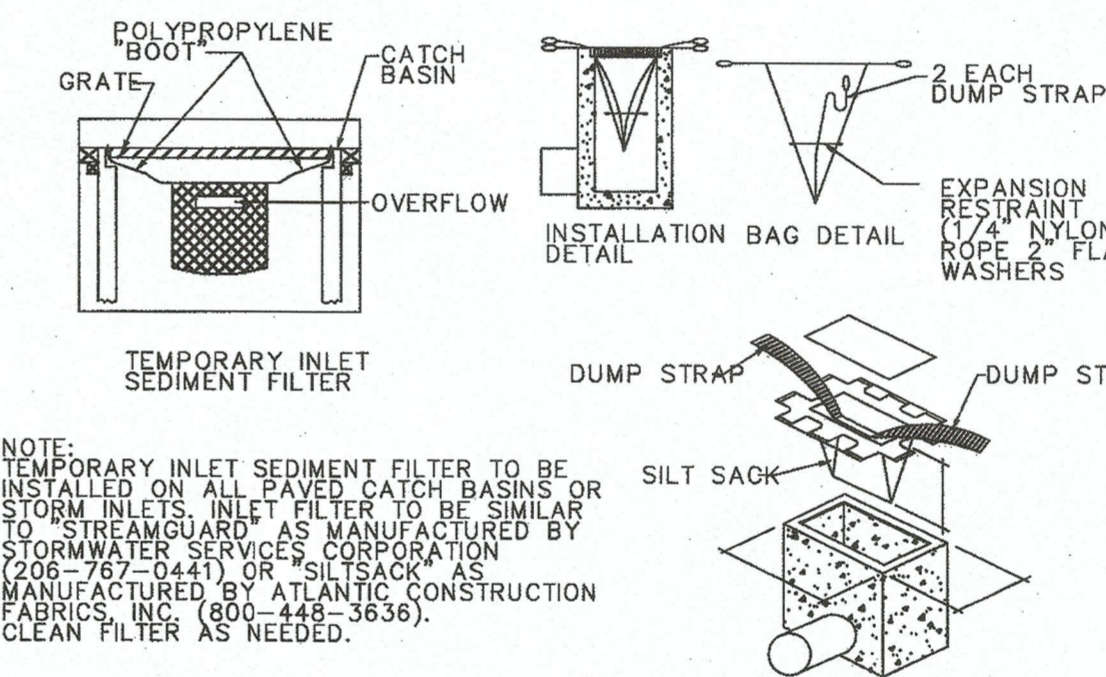
STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

NOTE:
DRAINAGE AREA NO MORE THAN 1/4 AC.
PER 100 FEET OF STRAW BALE DIKE FOR
SLOPES LESS THAN 25%



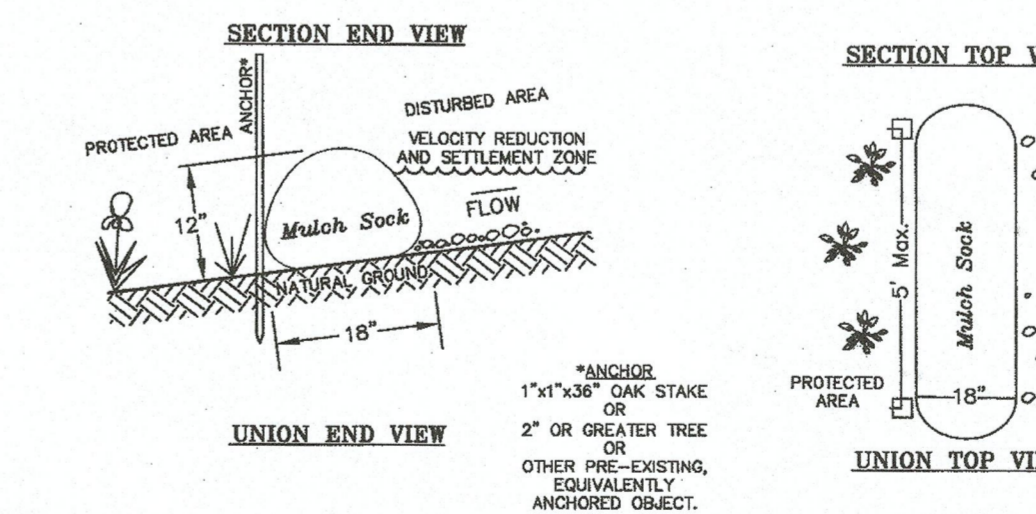
- NOTES:**
1. BALES SHALL BE PLACED AT THE TOP OF A SLOPE OR ON THE CONTOUR AND IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
 2. EACH BALE SHALL BE PLACED SO THE BINDINGS ARE HORIZONTAL.
 3. BALES SHALL BE SECURELY ANCHORED IN PLACE BY EITHER TWO STAKES OR RE-BARS DRIVEN THROUGH THE BALE. THE FIRST STAKE IN EACH BALE SHALL BE DRIVEN TOWARD THE PREVIOUSLY LAID BALE AT AN ANGLE TO FORCE THE BALES TOGETHER. STAKES SHALL BE DRIVEN FLUSH WITH THE BALE.
 4. INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE PROMPT AND AS NEEDED.
 5. BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

STRAW BALE DIKE DETAIL
N.T.S.

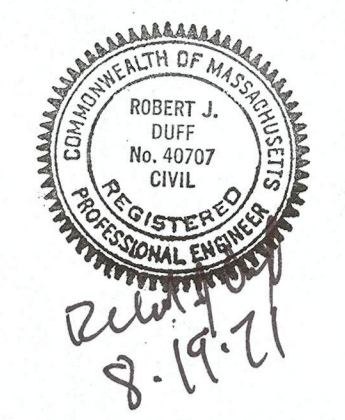


NOTE: TEMPORARY INLET SEDIMENT FILTER TO BE INSTALLED ON ALL PAVED CATCH BASINS OR STORM INLETS. INLET FILTER TO BE SIMILAR TO STREAMGUARD MANUFACTURED BY STORMWATER SERVICES CORPORATION (208-767-1441) OR SACKS MANUFACTURED BY ATLANTIC CONSTRUCTION FABRICS, INC. (800-448-3636). CLEAN FILTER AS NEEDED.

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 heather.
 - 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./1.1.)



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. JACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DETERMINED. 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

DATE	REVISION DESCRIPTION

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