

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

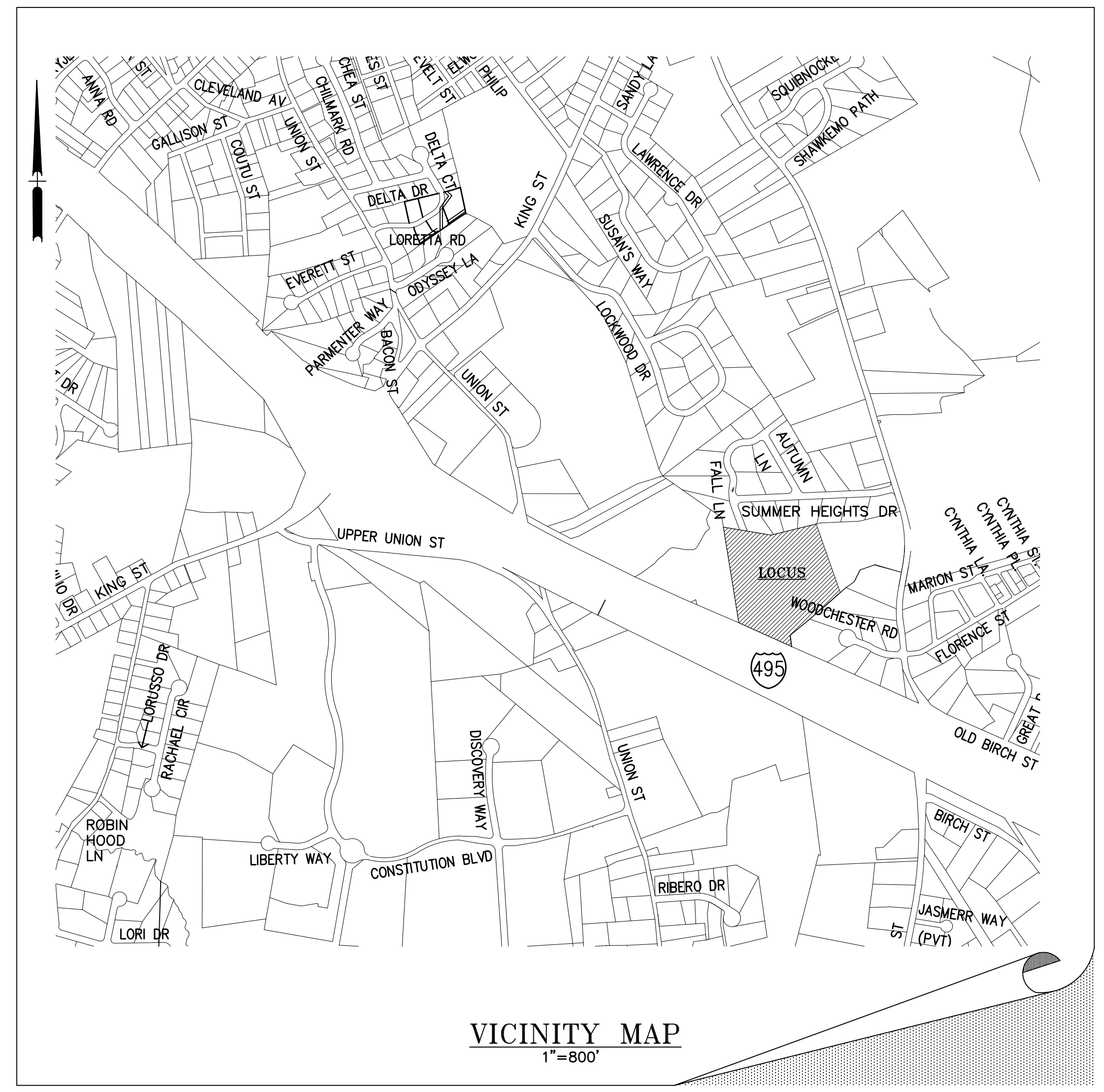
BEING A MAJORITY

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.

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11. CONSTRUCTION DETAILS



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.
3. REQUEST A WAIVER FROM SECTION 300-13.A(2)(c) REQUIRING CEMENT CONCRETE SIDEWALK.

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

Guerriere & Halnon, Inc.
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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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.

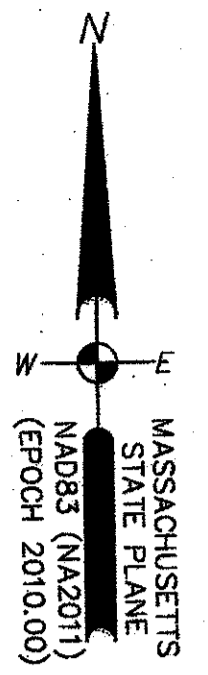
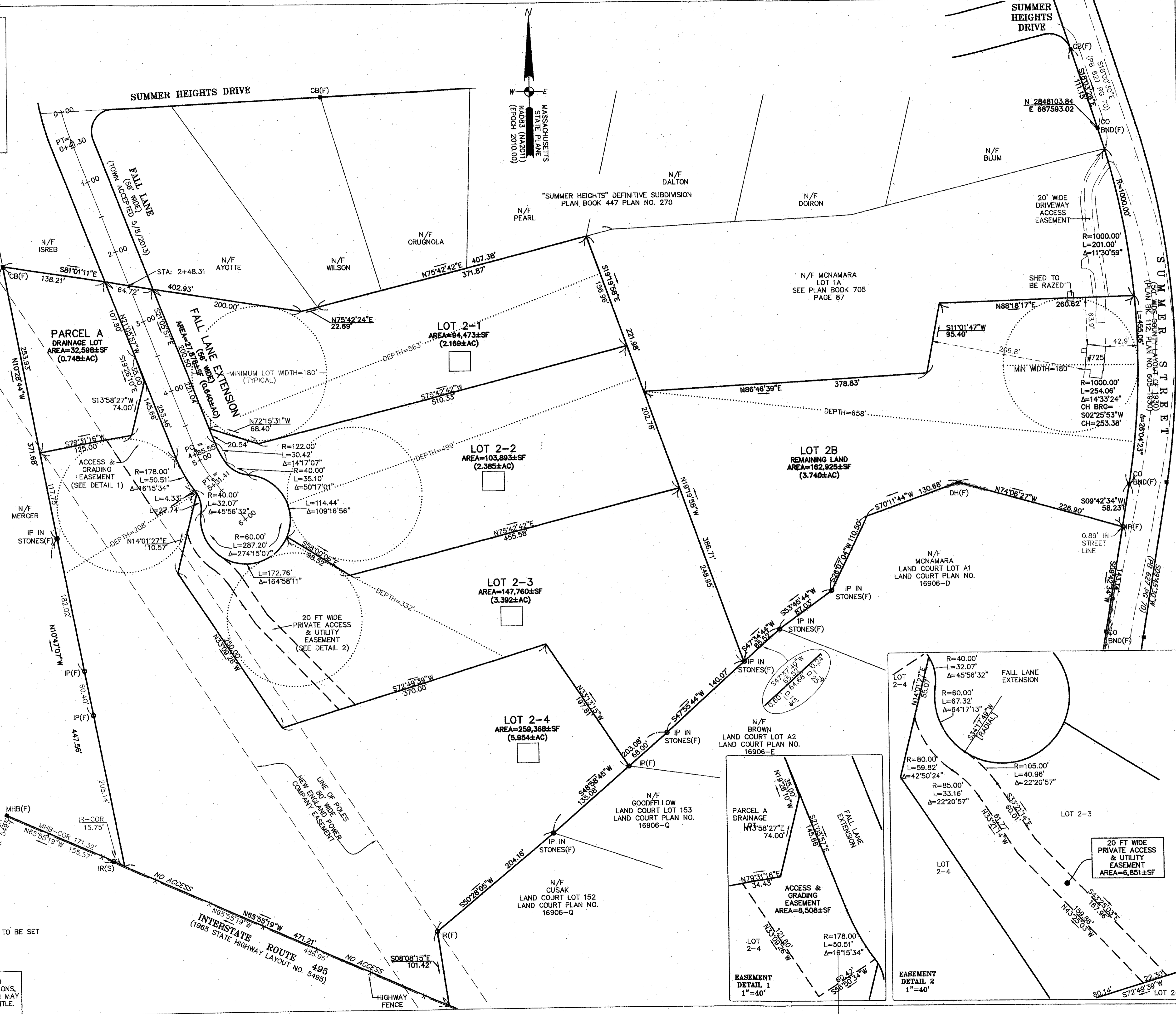
RURAL RESIDENTIAL I
 FRANKLIN ZONING BYLAW SECTION 185
 ATTACHMENT 9; LAST AMENDED
 3-13-2019 BY AMENDMENT 19-831

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.



APPROVED DATE:
 FRANKLIN PLANNING BOARD

BEING A MAJORITY

CERTIFICATION

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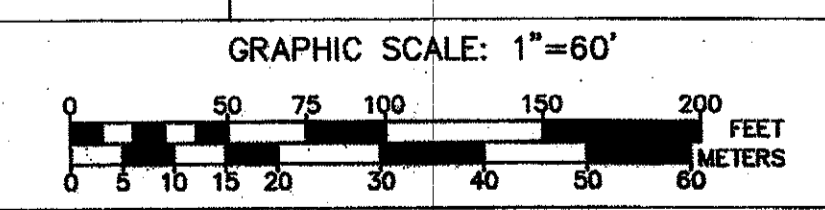
APPLICANT
 NORTHEAST DEVELOPMENT GROUP
 418 OLD RIVER ROAD
 LINCOLN, RI 02838

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

LOTING PLAN

AUGUST 17, 2021

DATE	REVISION DESCRIPTION
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10/08/21	TOWN COMMENTS -REV2



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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. LACKING 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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LINCOLN, RI 02838

DEED BOOK 38469 PAGE 40
ASSESSOR MAP 315, LOT 37

APPLICANT

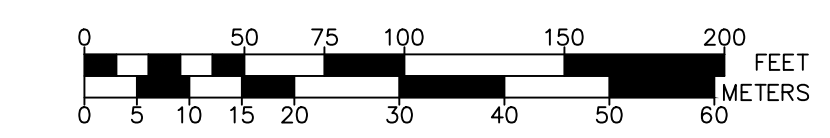
NORTHEAST DEVELOPMENT GROUP
418 OLD RIVER ROAD
LINCOLN, RI 02838

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

AUGUST 17, 2021

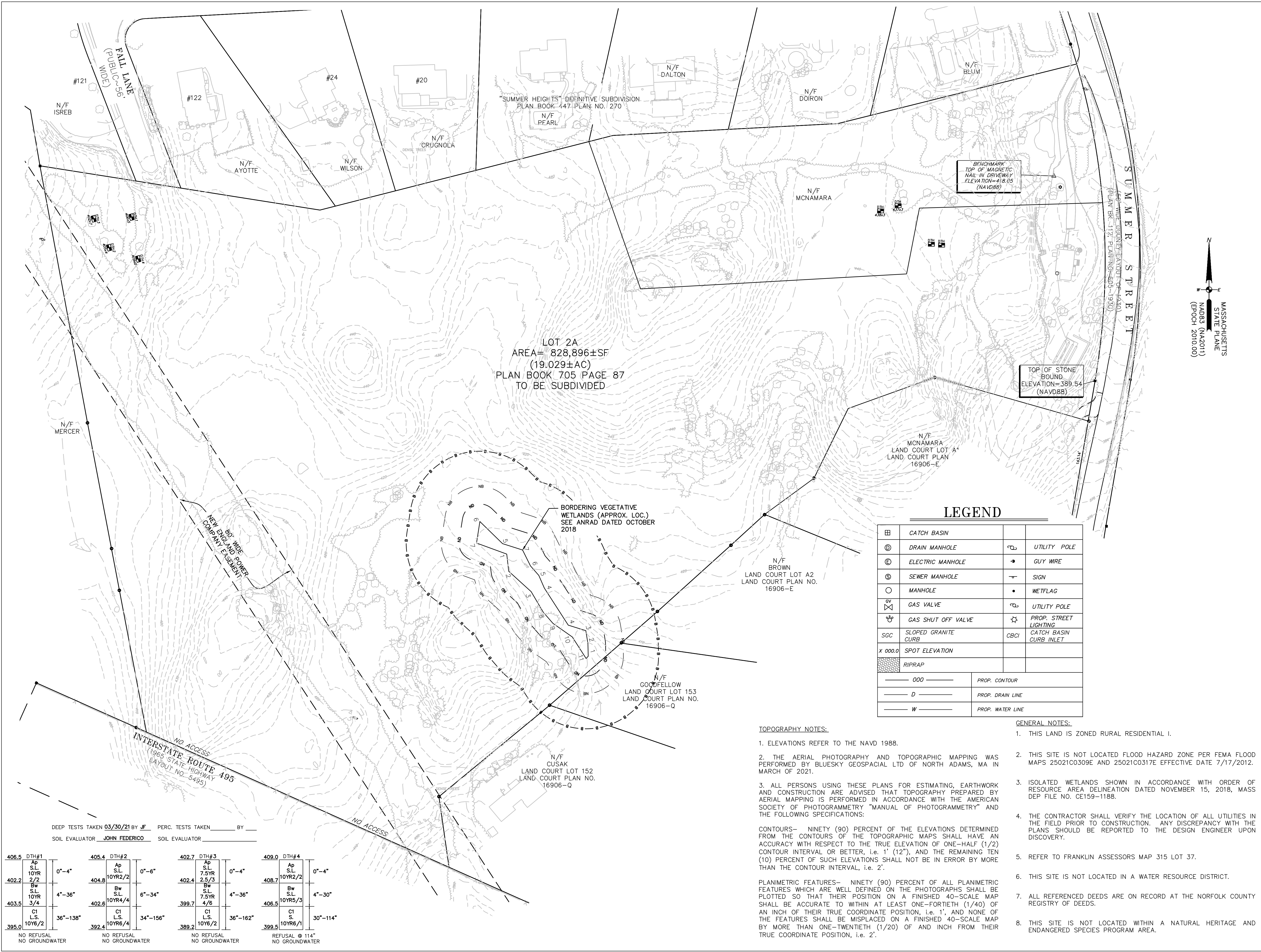
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GRAPHIC SCALE: 1"=60'



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LEGEND

⊞	CATCH BASIN	⊞	UTILITY POLE
⊙	DRAIN MANHOLE	•	GUY WIRE
⊕	ELECTRIC MANHOLE	—	SIGN
⊗	SEWER MANHOLE	•	WETFLAG
○	MANHOLE	⊞	UTILITY POLE
⊞	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 _____

406.5	DTH#1	405.4	DTH#2	402.7	DTH#3	409.0	DTH#4
Ap	0"-4"	Ap	0"-6"	Ap	0"-4"	Ap	0"-4"
S.L.		S.L.		S.L.		S.L.	
10YR		10YR2/2		7.5YR		10YR2/2	
2/2		Bw		2.5/3		Bw	
S.L.		S.L.		7.5YR		S.L.	
10YR	4"-36"	10YR4/4	6"-34"	4/6	4"-36"	10YR5/3	4"-30"
3/4		C1		L.S.		C1	
C1	36"-136"	C1	34"-156"	10Y6/2	36"-162"	C1	30"-114"
L.S.		L.S.		10Y6/2		L.S.	
10Y6/2		392.4		399.5		10YR6/1	
395.0							

NO REFUSAL 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	CBGI	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:

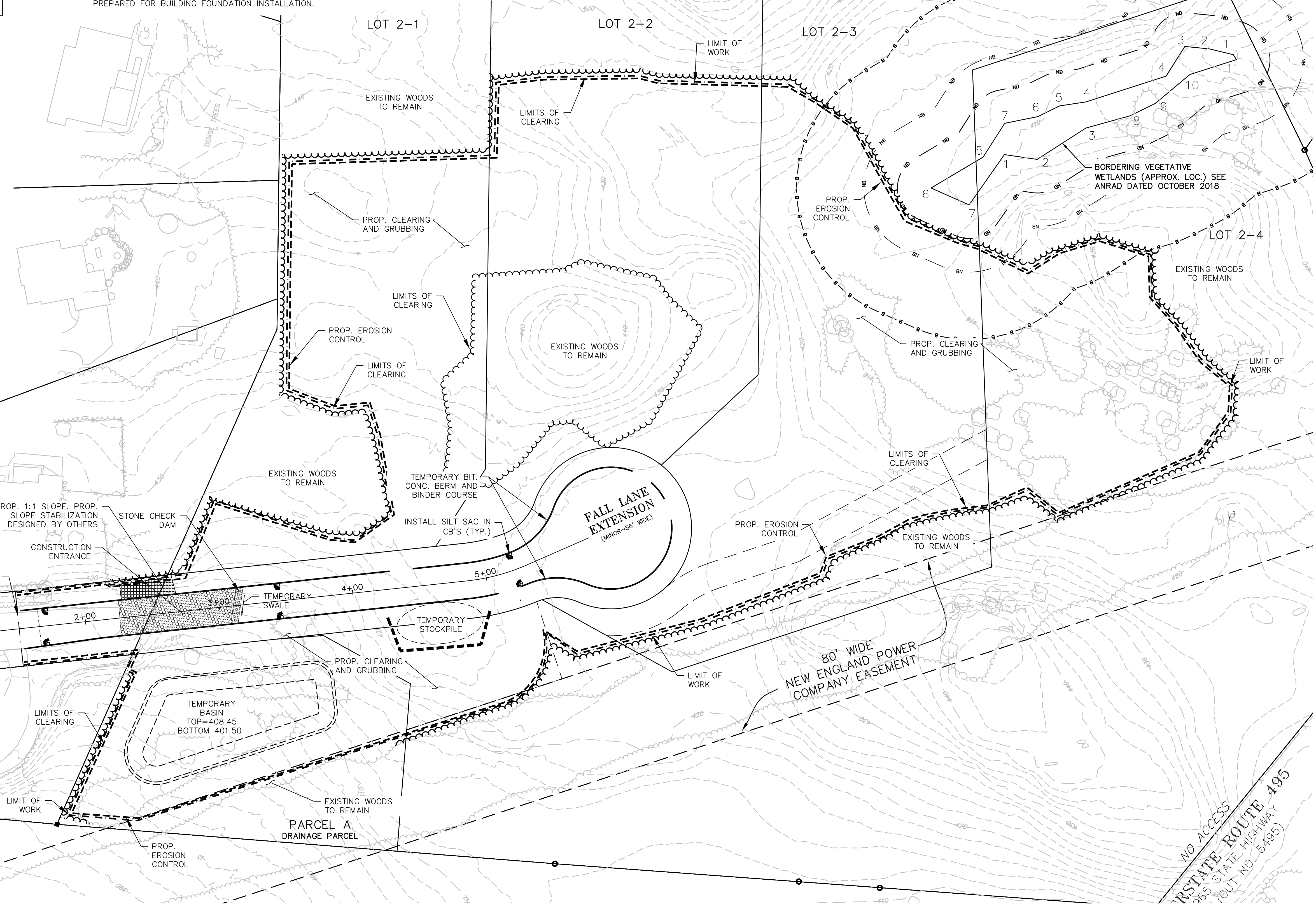
1. SPECIAL CONSIDERATION FOR INLET CONTROLS FOR EROSION COLLECTION BEFORE ENTERING DRAINAGE SYSTEM.
2. INSTALL SILT SACKS.
3. INSTALL BARRIER AROUND CATCH BASIN, MULCH SOCK OR EQUAL.
4. INSTALL FILTER FABRIC ON ALL DRAIN MANHOLE OUTLETS DISCHARGING TO INFILTRATION SYSTEM.
5. INSPECTIONS BEFORE AND AFTER 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)

PARCEL A DRAINAGE PARCEL



APPROVED DATE: _____
FRANKLIN PLANNING BOARD

BEING A MAJORITY

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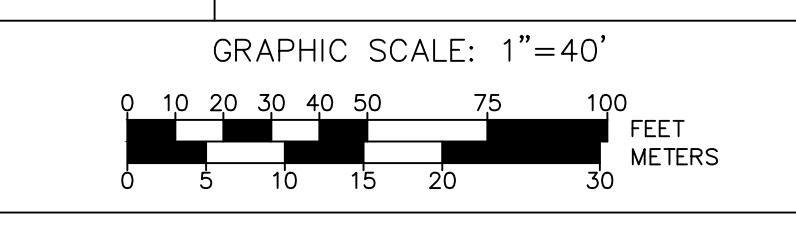
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LINCOLN, RI 02838
DEED BOOK 38469 PAGE 40
ASSESSOR MAP 315, LOT 37
APPLICANT
NORTHEAST DEVELOPMENT GROUP
418 OLD RIVER ROAD
LINCOLN, RI 02838

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
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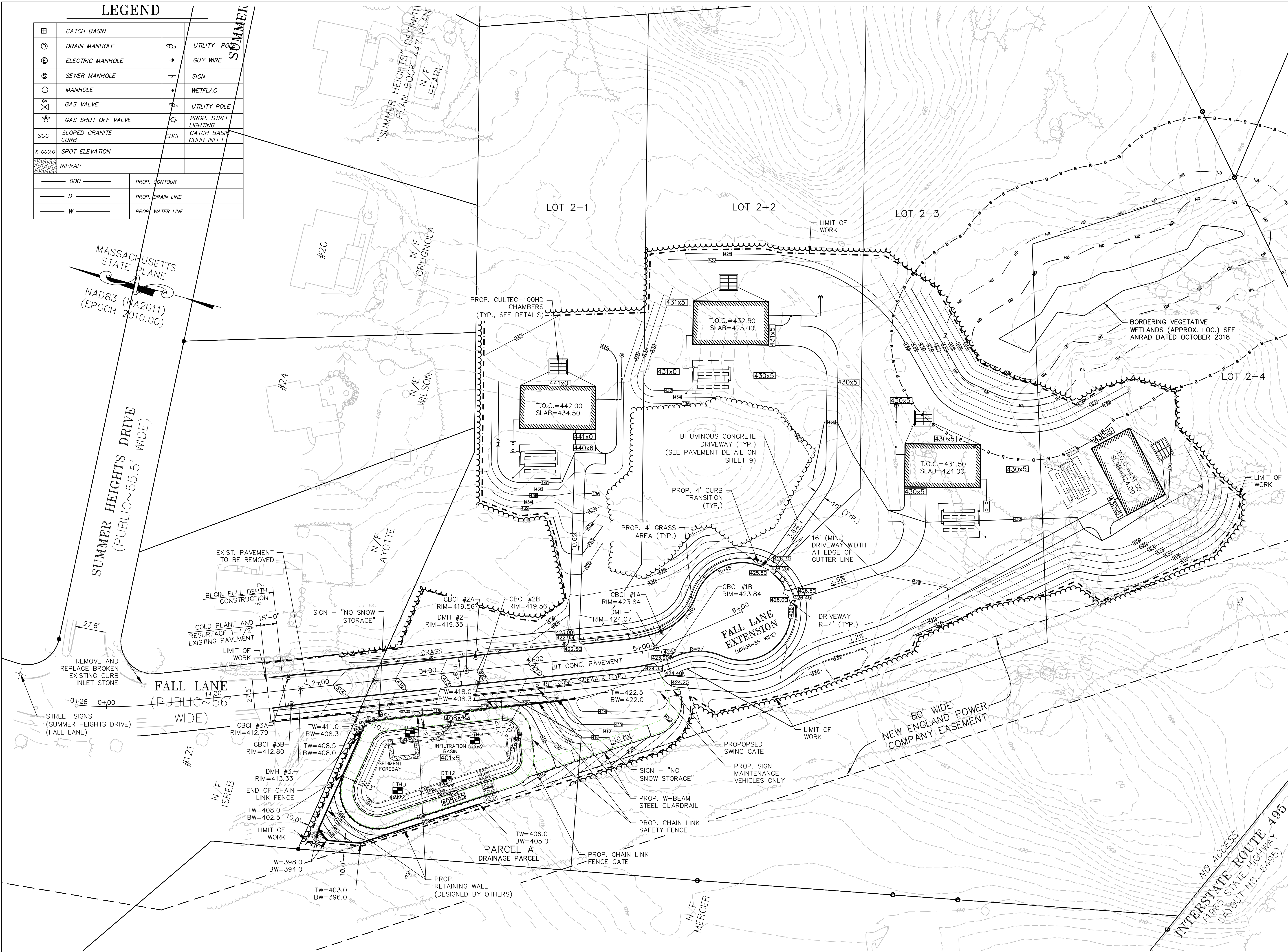
LEGEND

	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 CURB INLET
	SLOPED GRANITE CURB		
	SPOT ELEVATION		
	RIPRAP		
	PROP. CONTOUR		
	PROP. DRAIN LINE		
	PROP. WATER LINE		

SUMMER

MASSACHUSETTS STATE PLANE
NAD83 (NA2011)
(EPOCH 2010.00)

SUMMER HEIGHTS DRIVE
(PUBLIC~55.5' WIDE)



APPROVED DATE: _____
FRANKLIN PLANNING BOARD

BEING A MAJORITY

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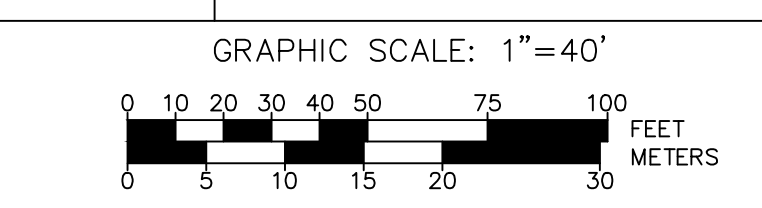
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OWNER
KYLE McNAMARA
418 OLD RIVER ROAD
LINCOLN, RI 02838
DEED BOOK 38469 PAGE 40
ASSESSOR MAP 315, LOT 37

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

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

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LEGEND

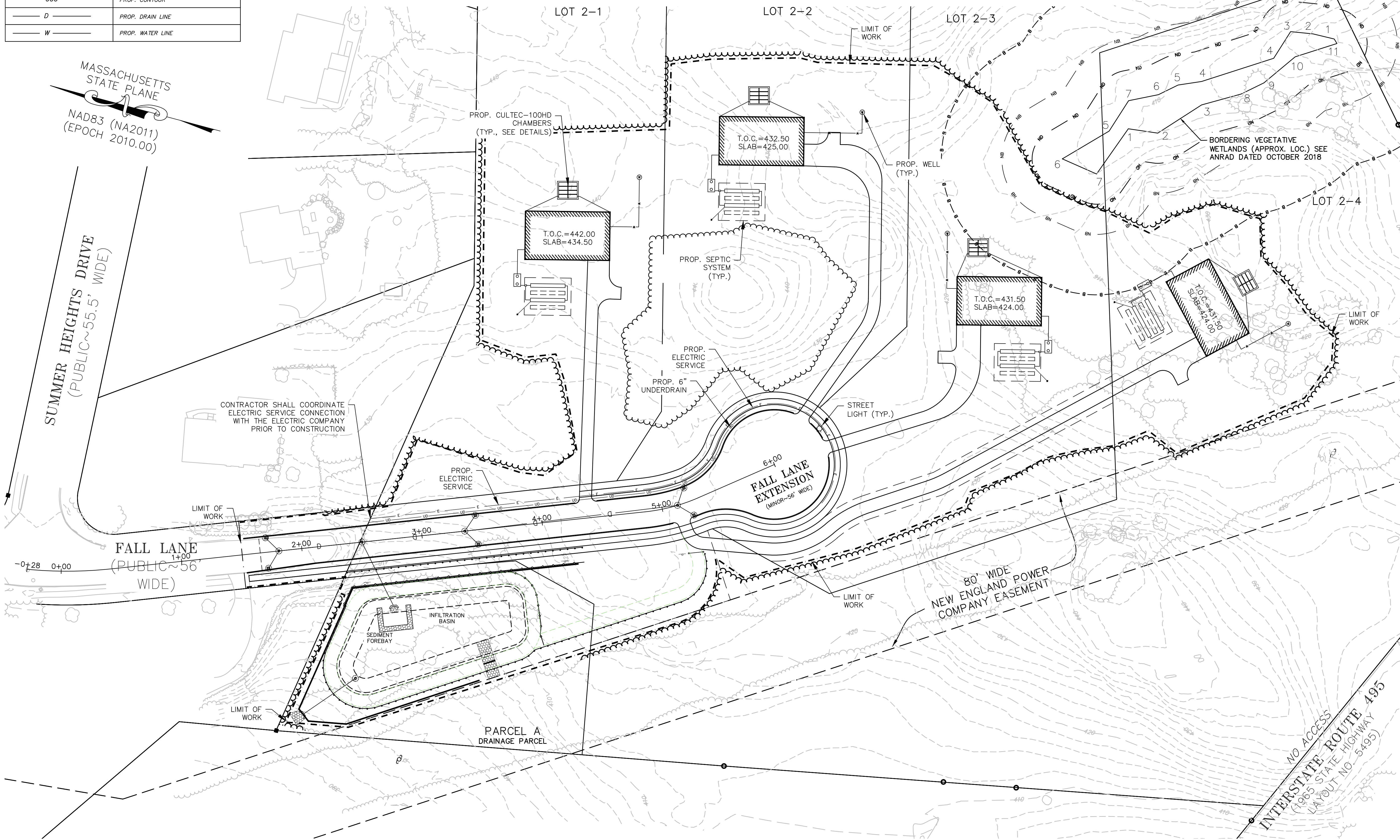
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	DRAIN MANHOLE		UTILITY POLE
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	SLOPED GRANITE CURB		CATCH BASIN CURB INLET
	SPOT ELEVATION		
	RIPRAP		
	PROP. CONTOUR		
	PROP. DRAIN LINE		
	PROP. WATER LINE		

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.



MASSACHUSETTS STATE PLANE
 NAD83 (NA2011)
 (EPOCH 2010.00)

CONTRACTOR SHALL COORDINATE
 ELECTRIC SERVICE CONNECTION
 WITH THE ELECTRIC COMPANY
 PRIOR TO CONSTRUCTION

APPROVED DATE: _____
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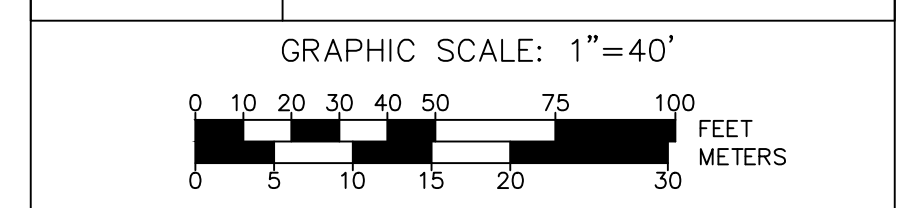
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 PLAN OF LAND
 EASTERN WOOD ESTATES
 FRANKLIN
 MASSACHUSETTS**

UTILITY PLAN

AUGUST 17, 2021

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LEGEND

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⊙	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		

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

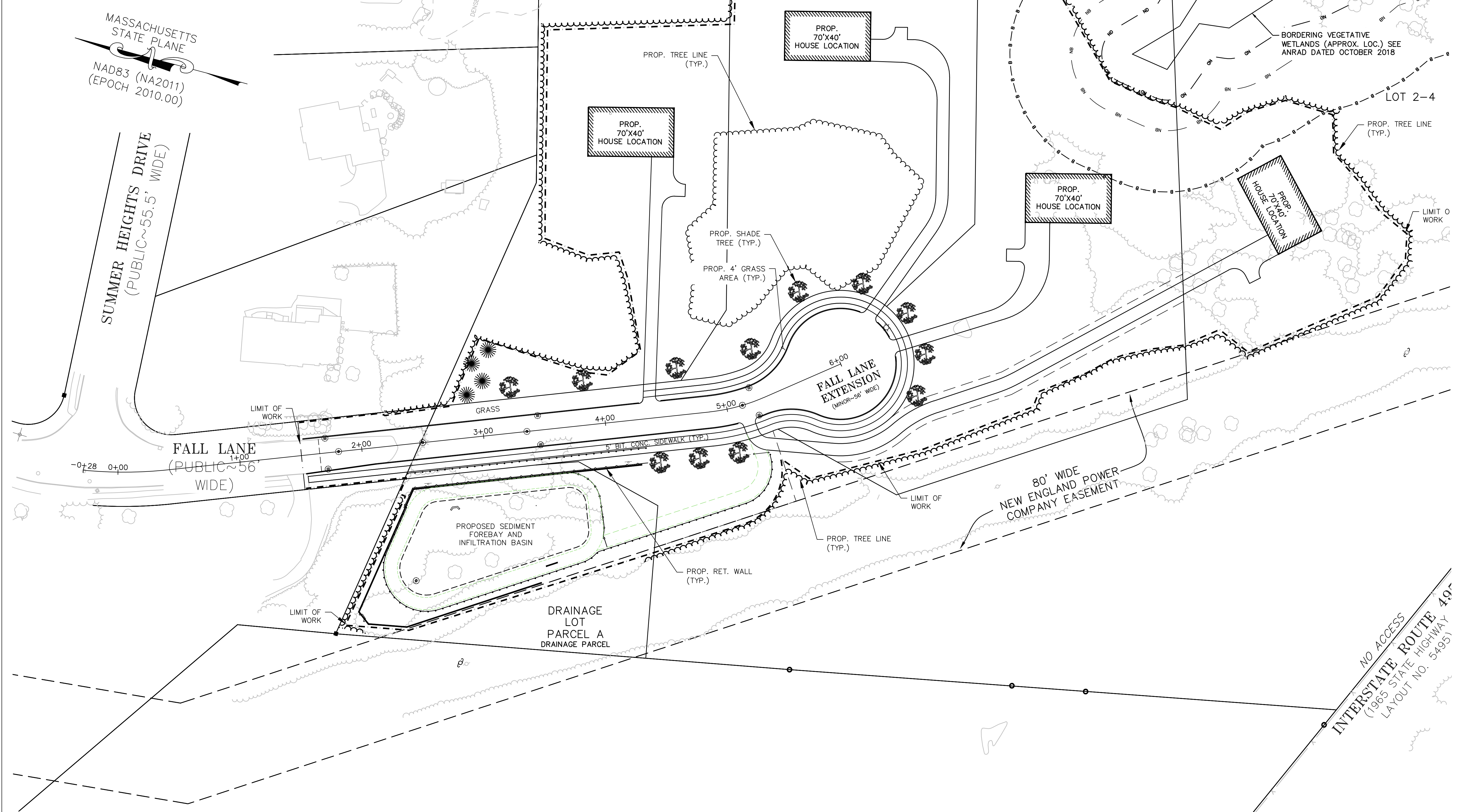
NOTE: ANY TREES PLANTED BEYOND THE TREES LISTED MUST BE IN ACCORDANCE WITH THE APPROVED TREES IN THE SUBDIVISION REGULATIONS (300-13.E.(2)(c)).

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).



MASSACHUSETTS STATE PLANE
NAD83 (NA2011)
(EPOCH 2010.00)

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**

LANDSCAPING PLAN

AUGUST 17, 2021

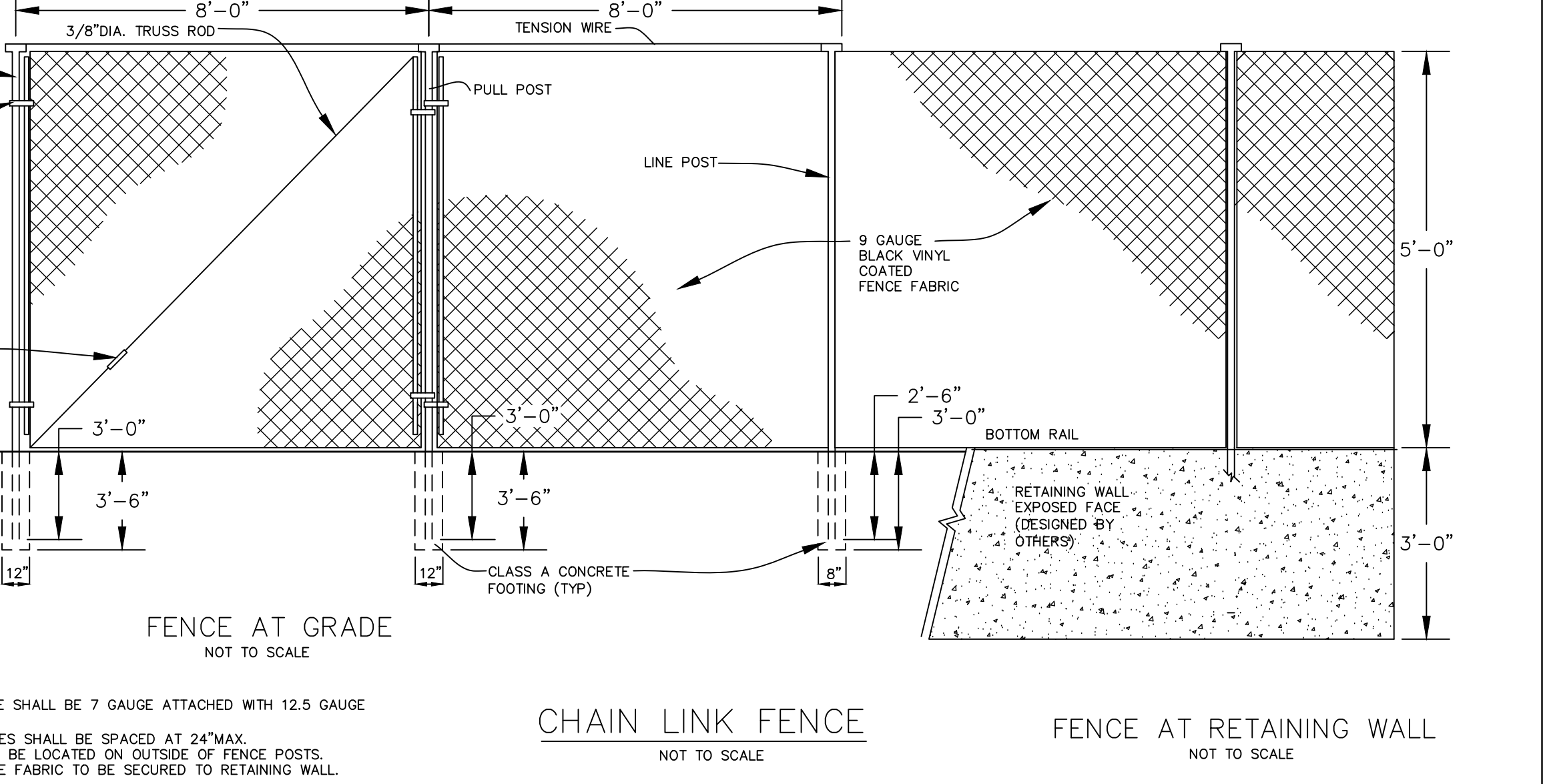
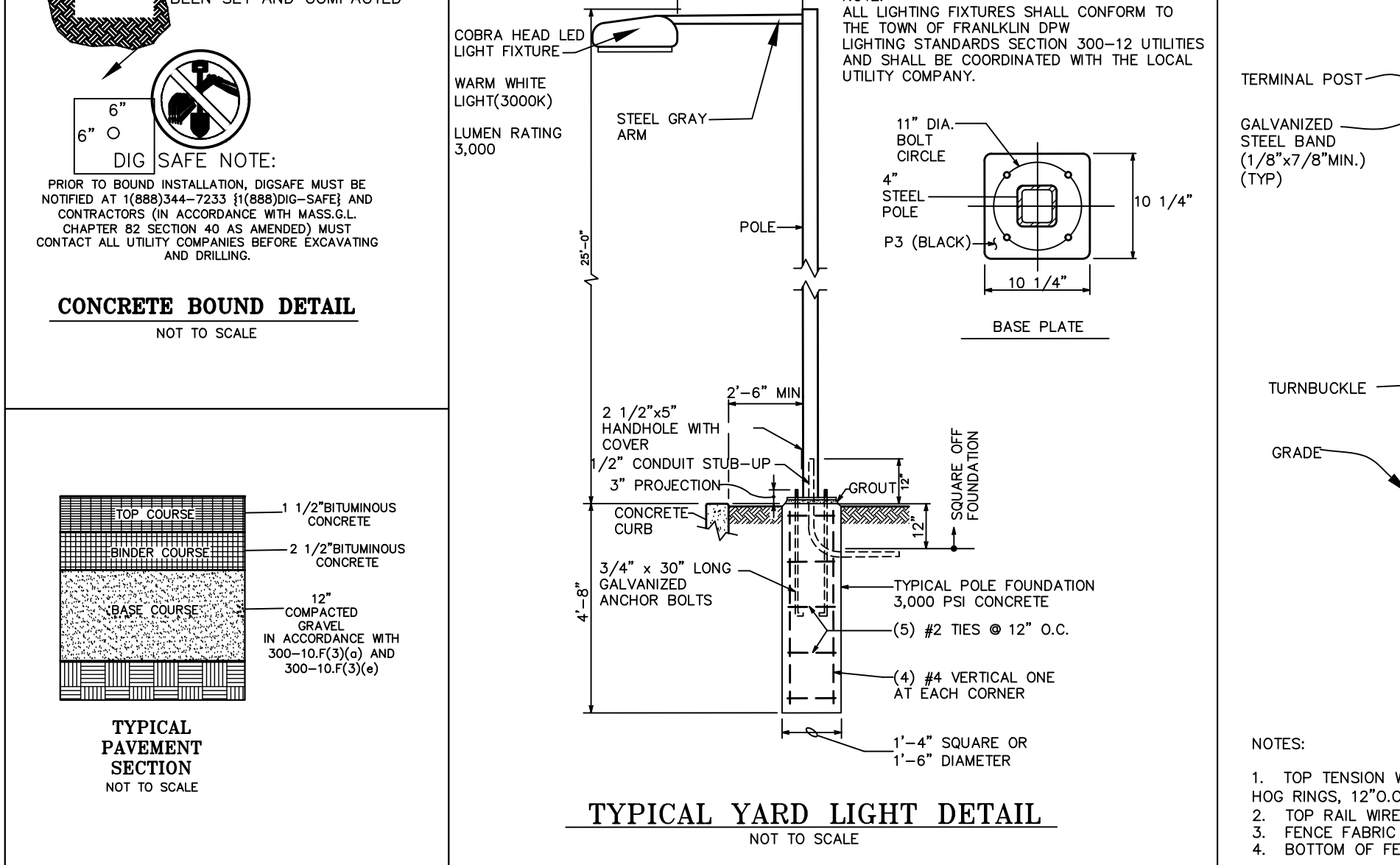
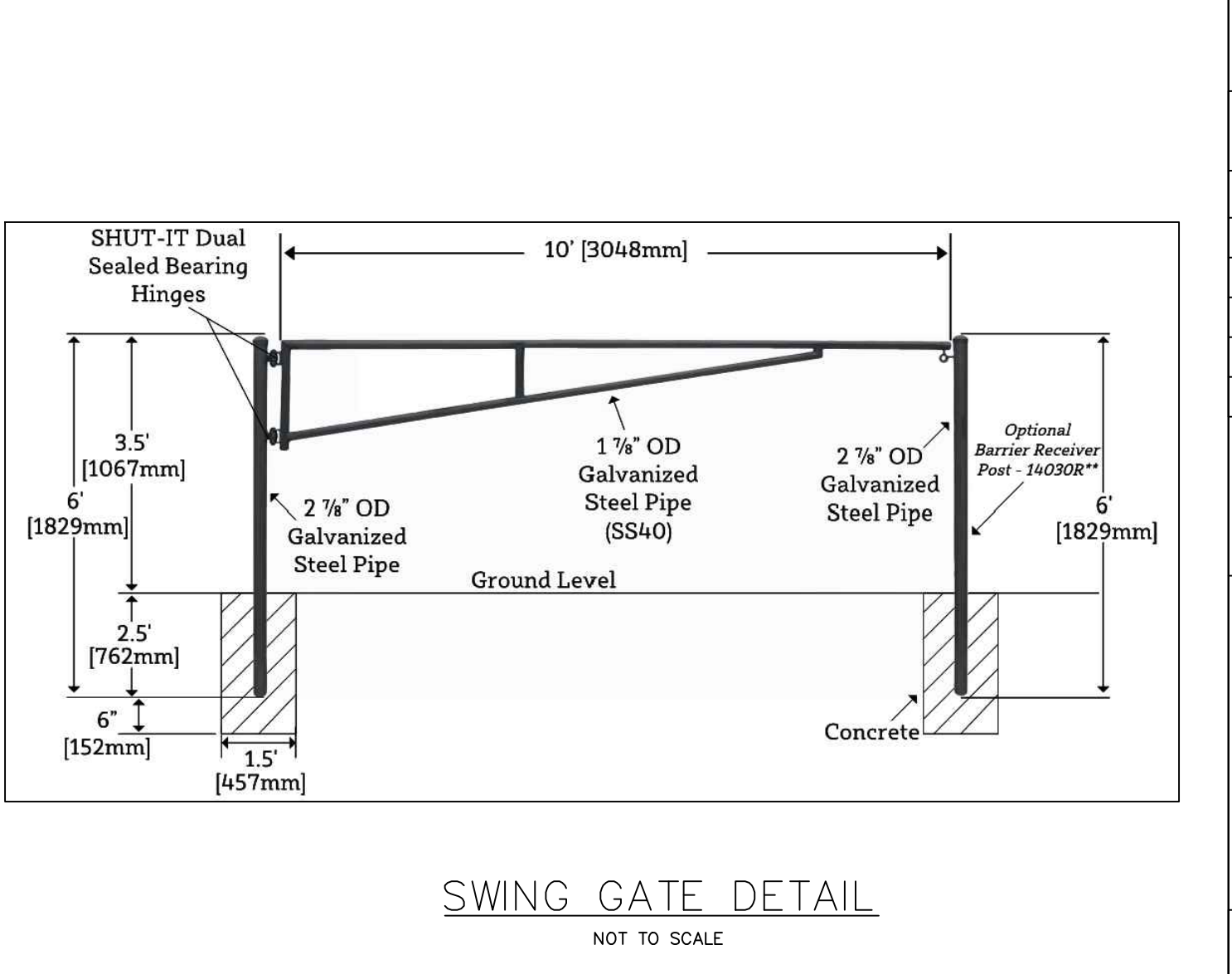
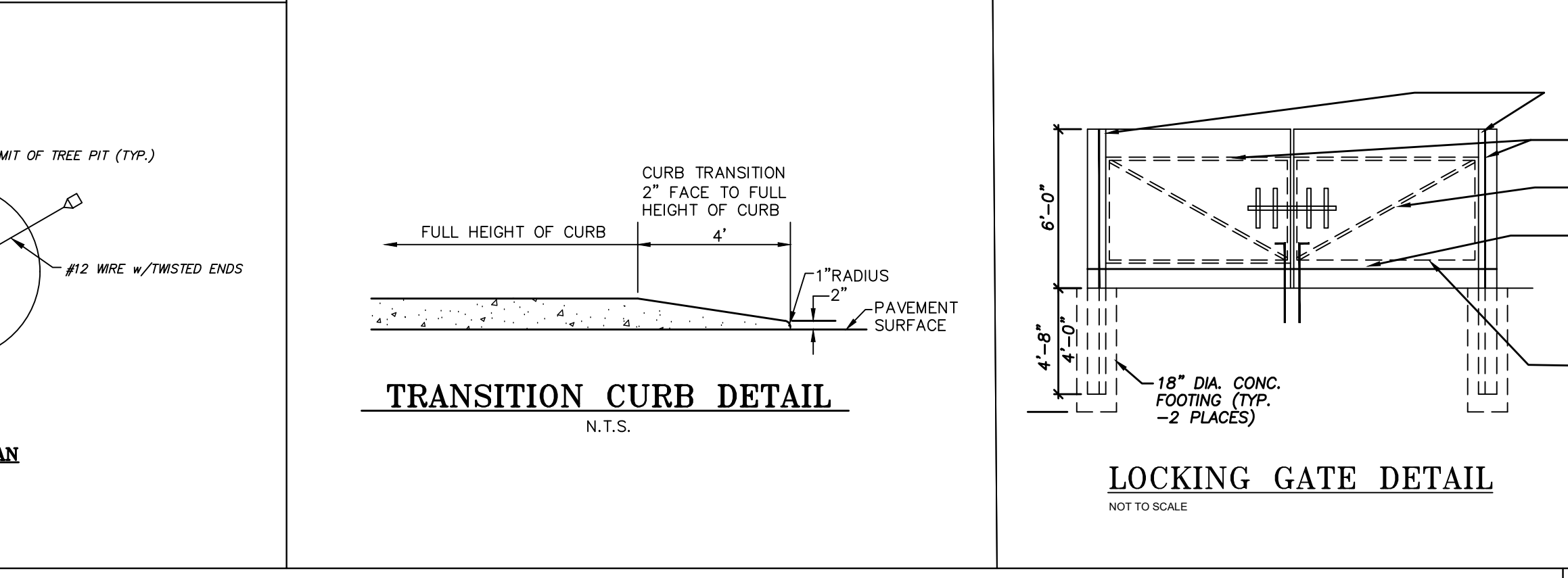
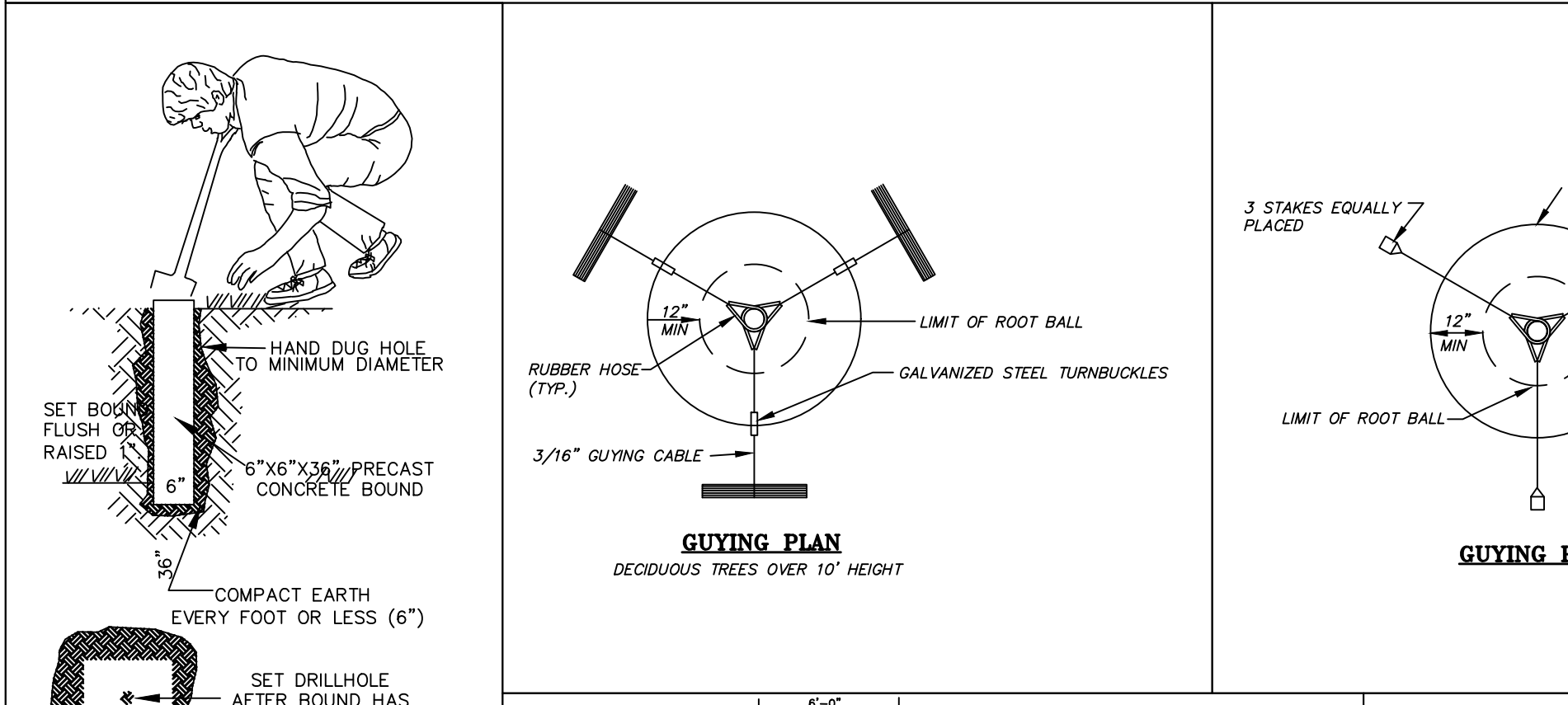
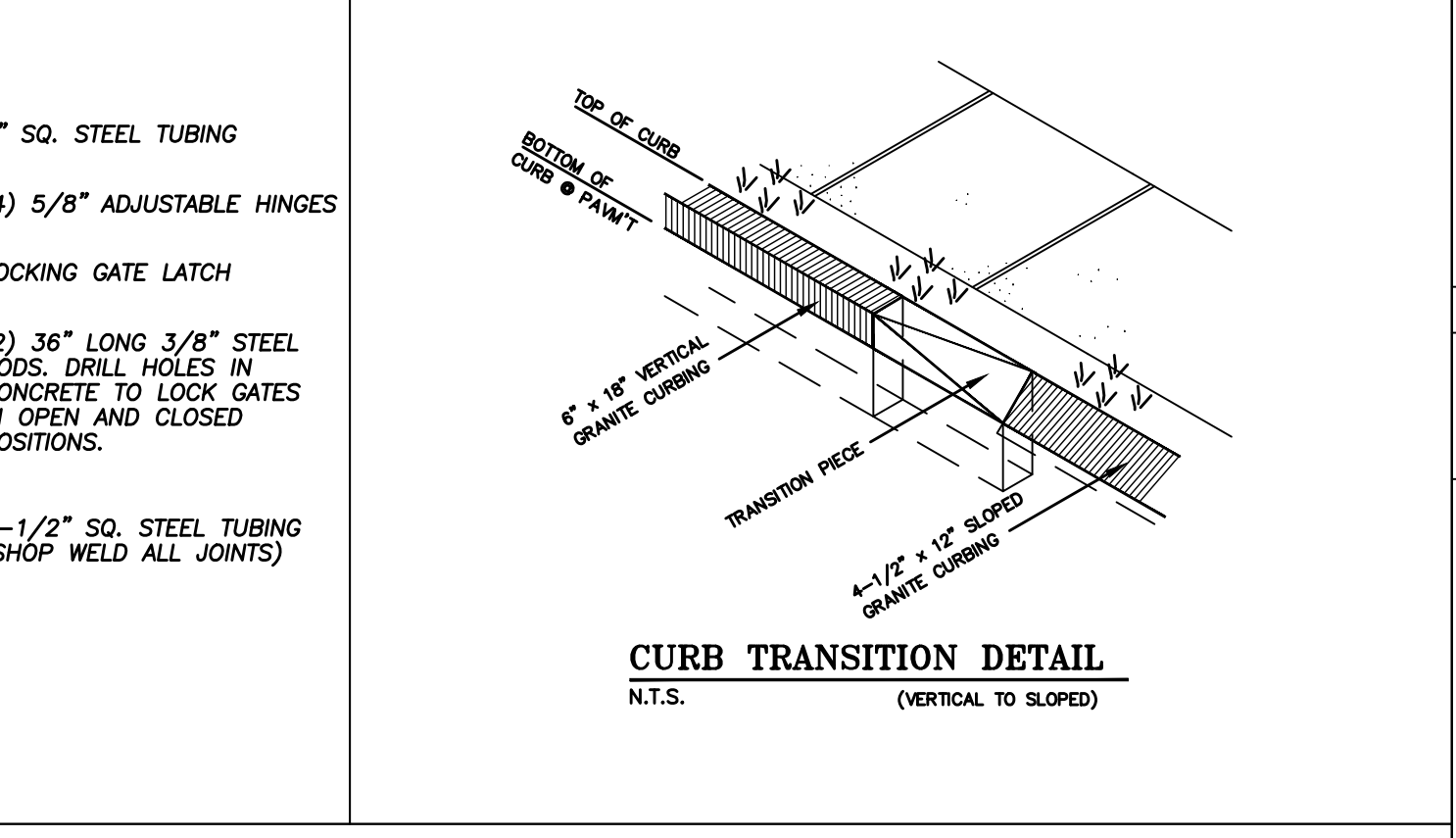
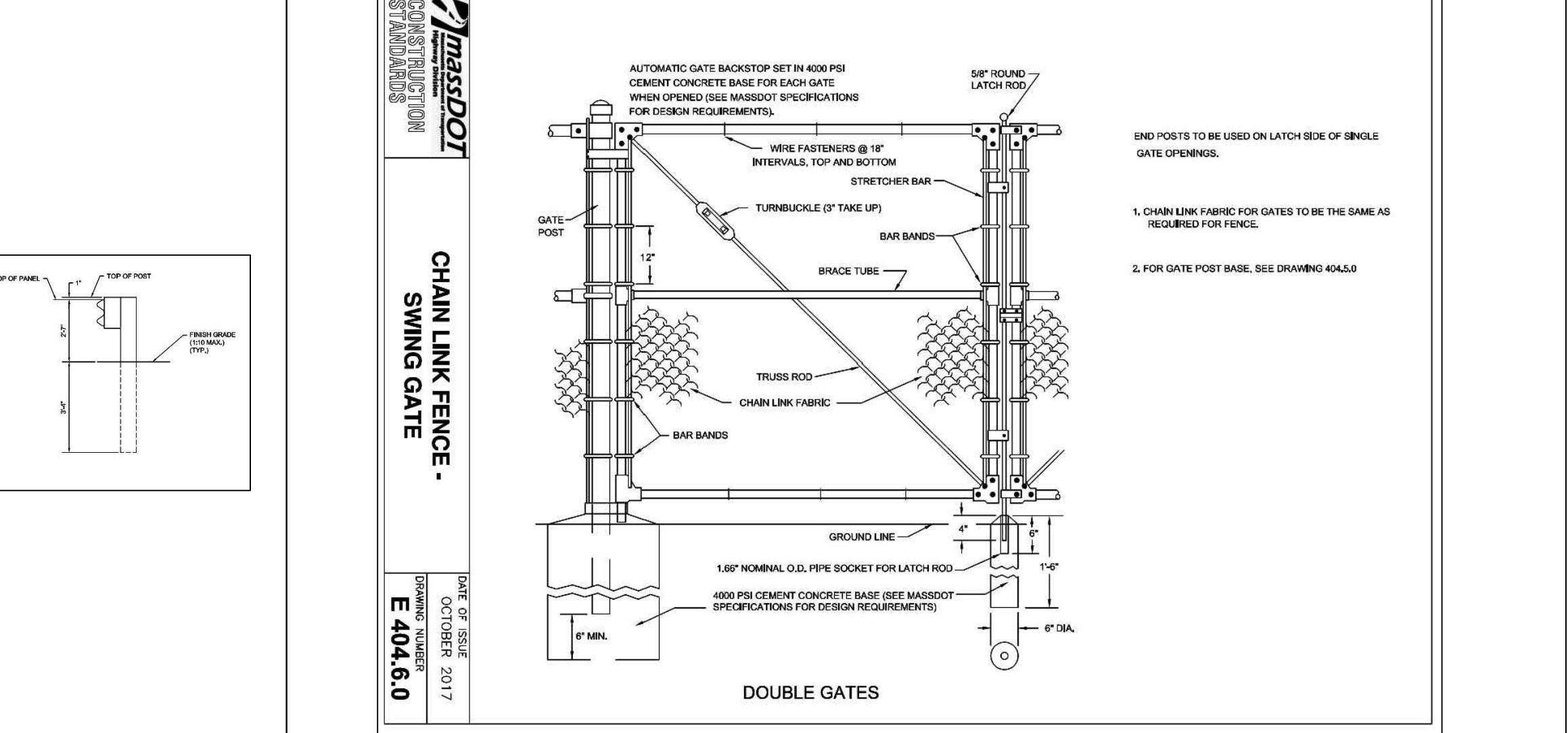
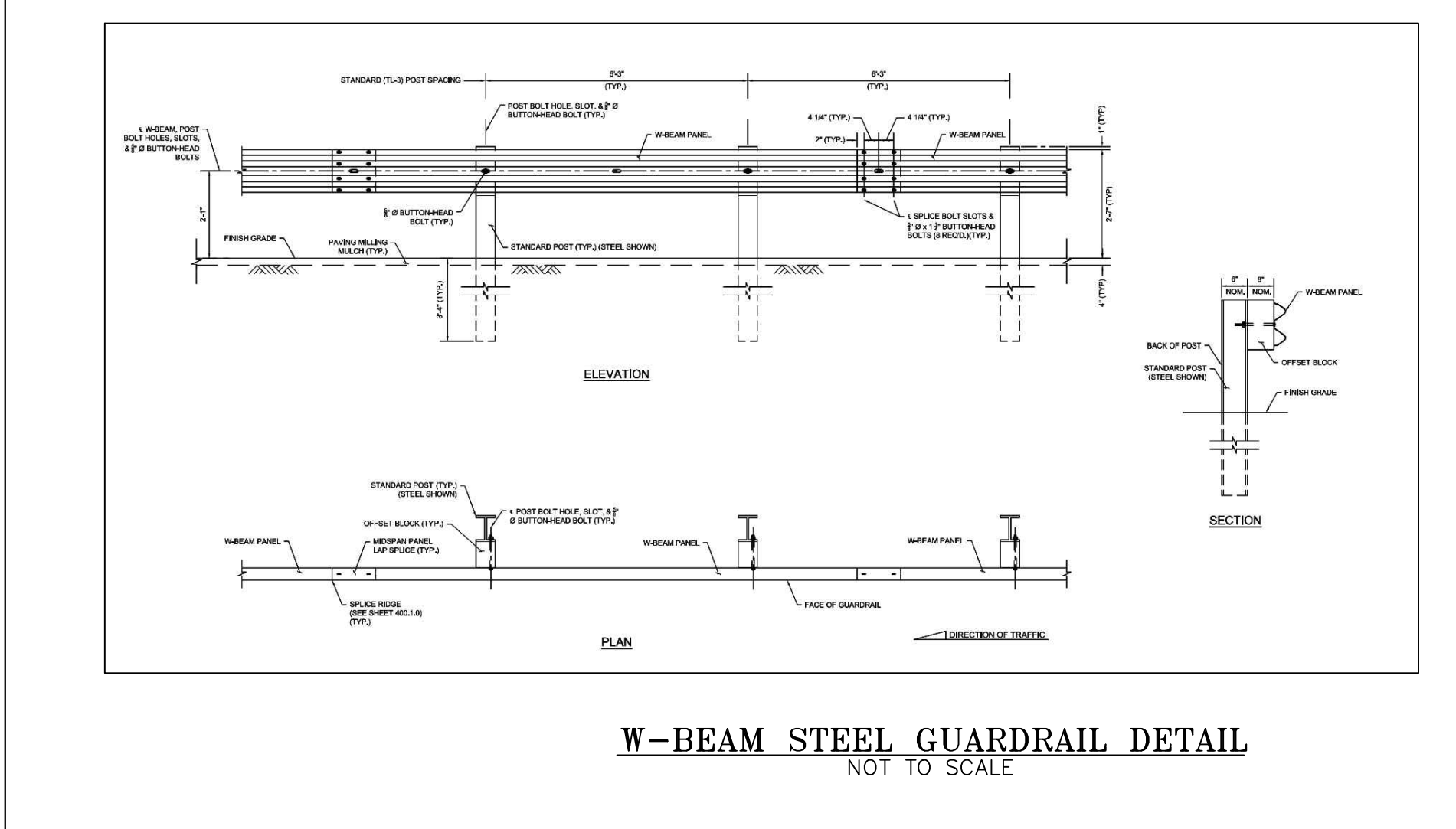
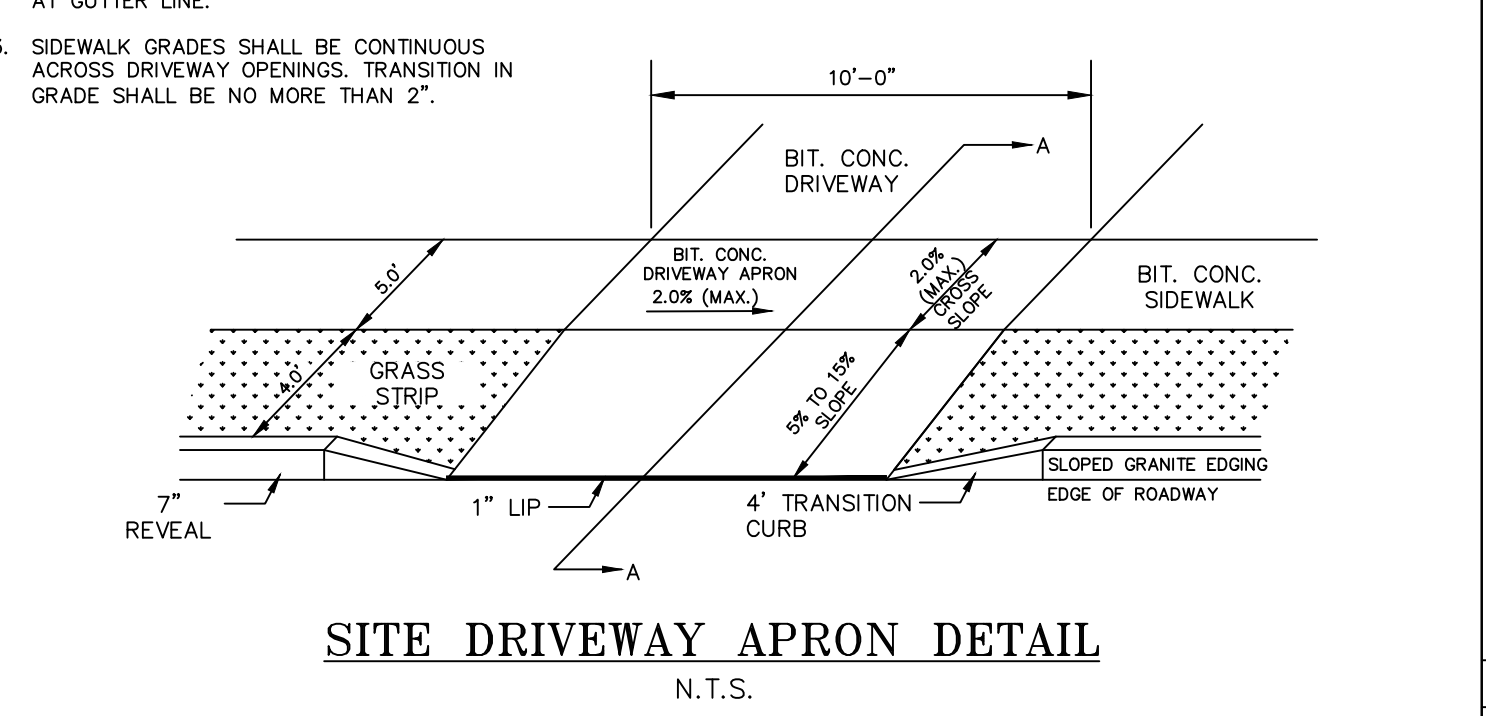
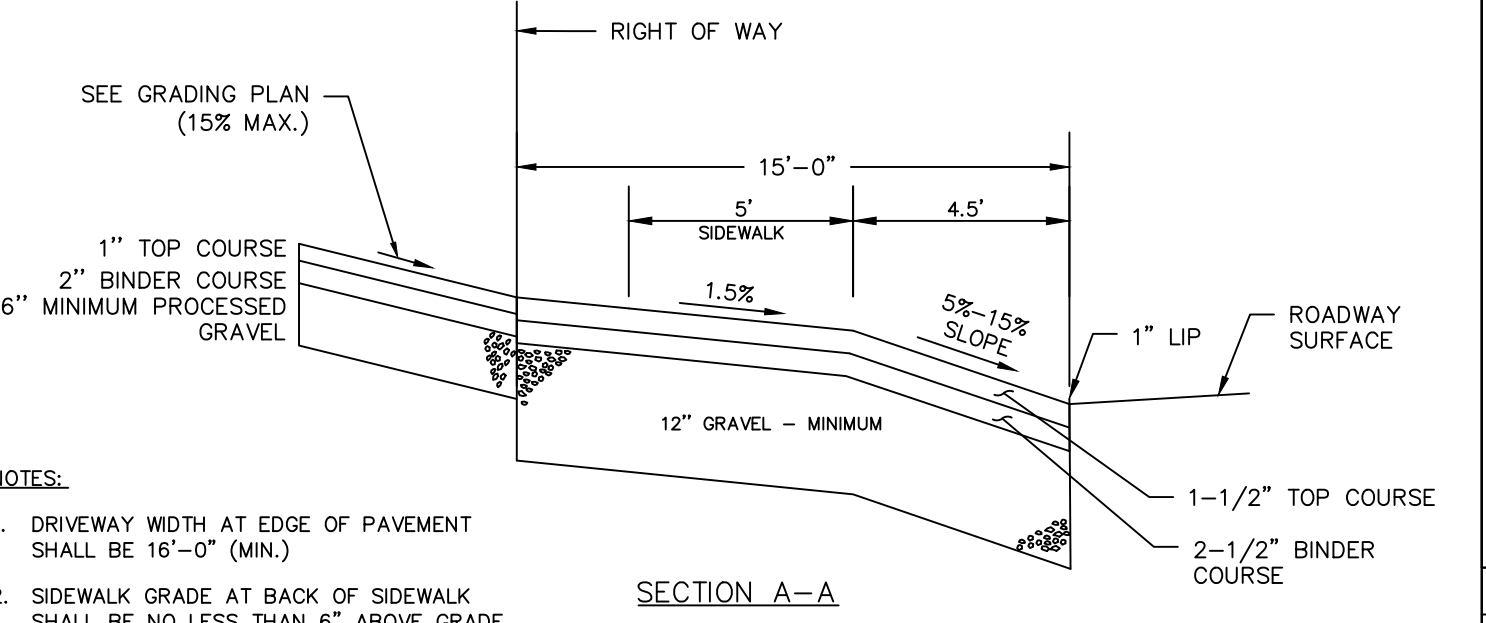
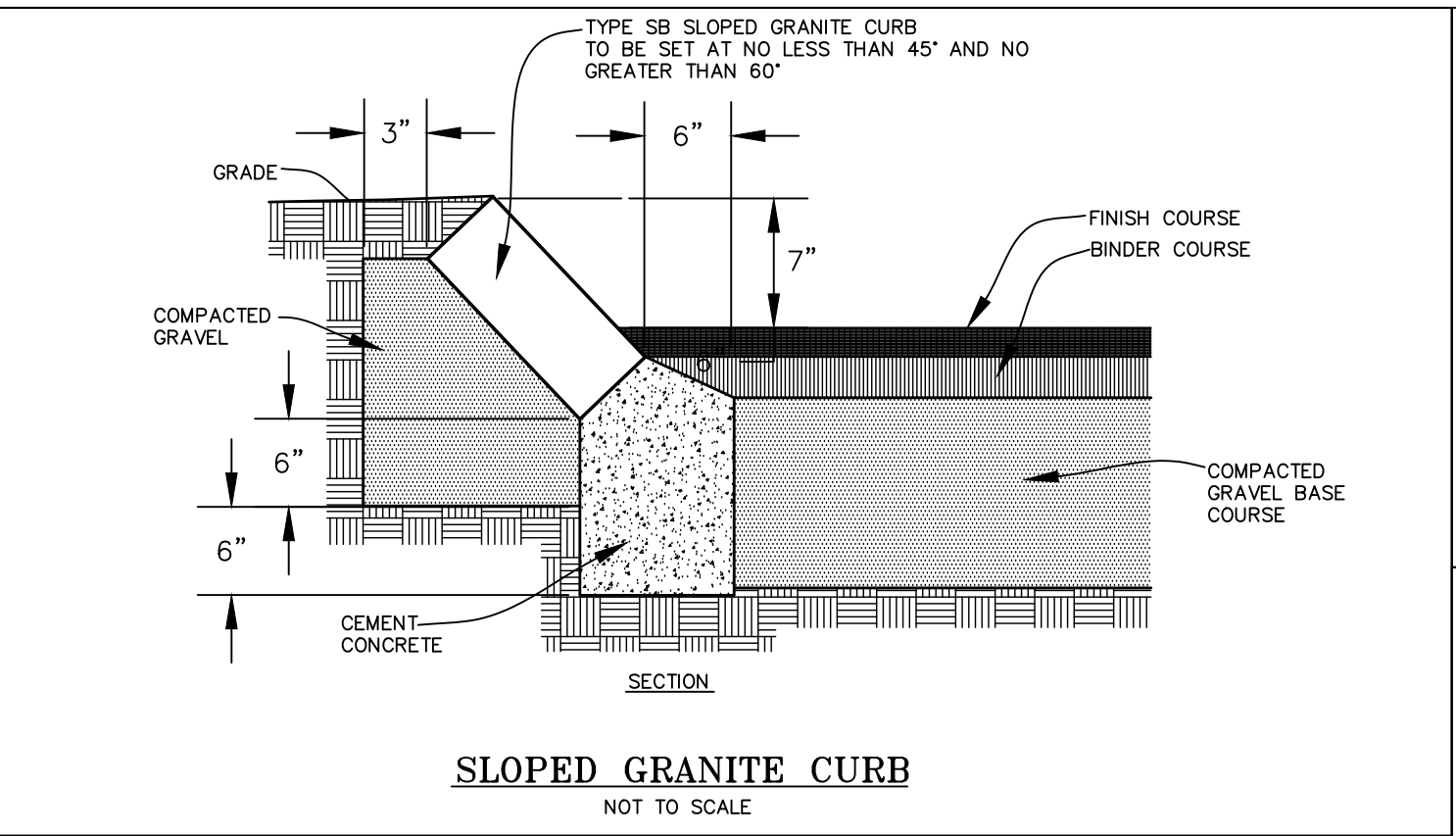
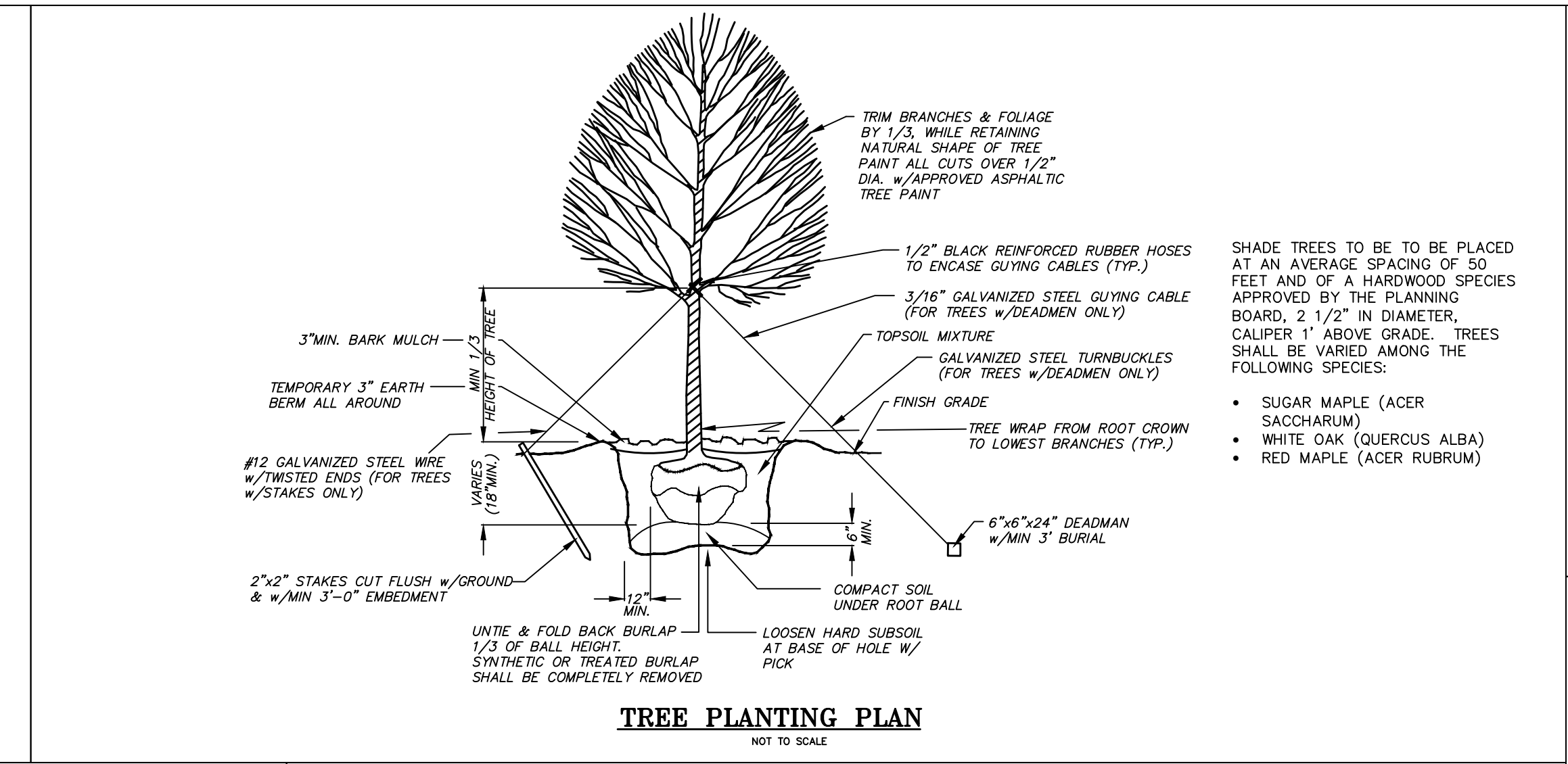
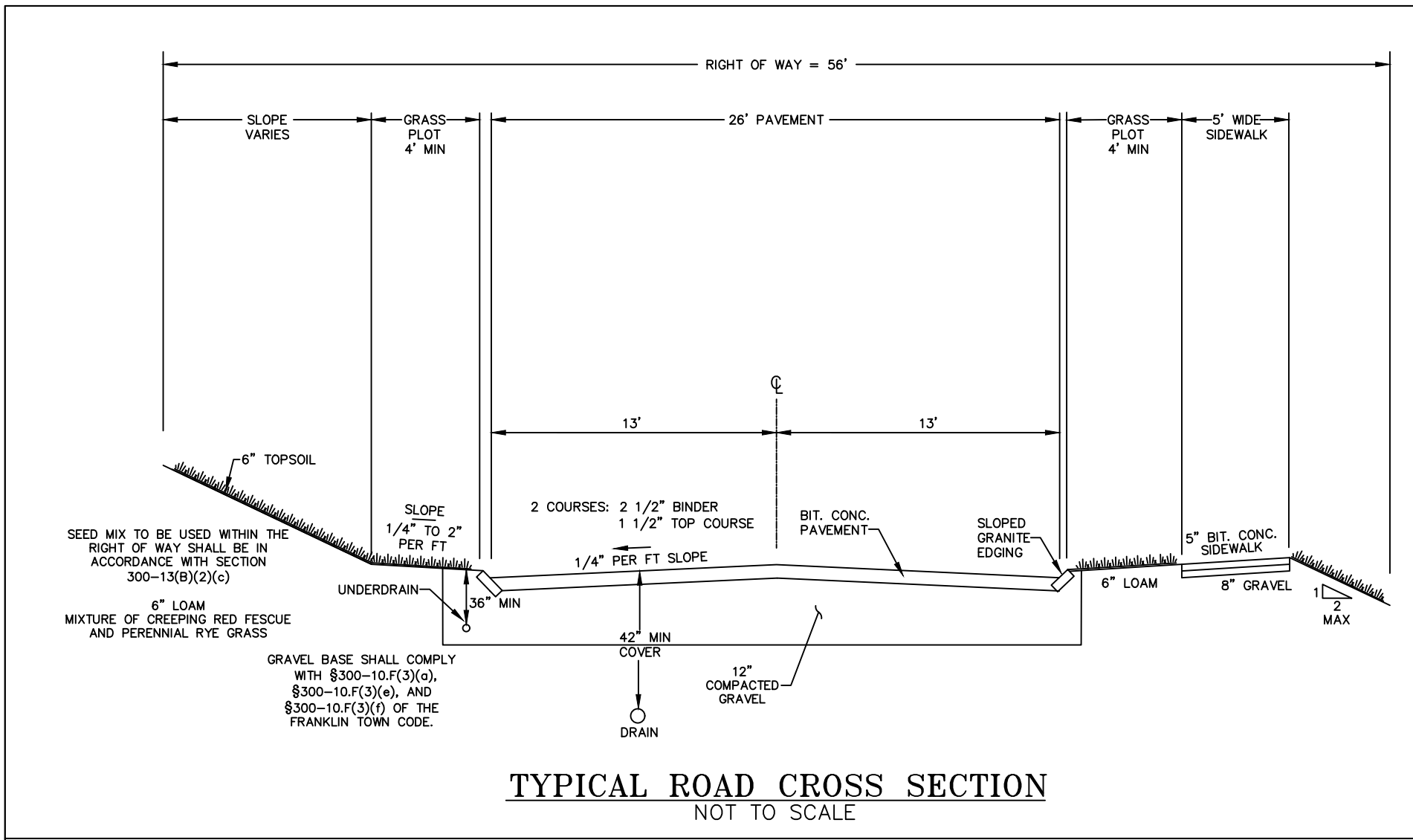
DATE	REVISION DESCRIPTION
09/24/21	TOWN COMMENTS - REV1
10/22/21	TOWN COMMENTS - REV2

GRAPHIC SCALE: 1"=40'

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SHEET **8 OF 11** JOB NO. **F4410**

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F4410

APPROVED DATE: _____

FRANKLIN PLANNING BOARD

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LINCOLN, RI 02838

DEED BOOK 38469 PAGE 40
ASSESSOR MAP 315, LOT 37

APPLICANT

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418 OLD RIVER ROAD
LINCOLN, RI 02838

DEFINITIVE SUBDIVISION PLAN OF LAND EASTERN WOOD ESTATES FRANKLIN MASSACHUSETTS

CONSTRUCTION DETAILS

AUGUST 17, 2021

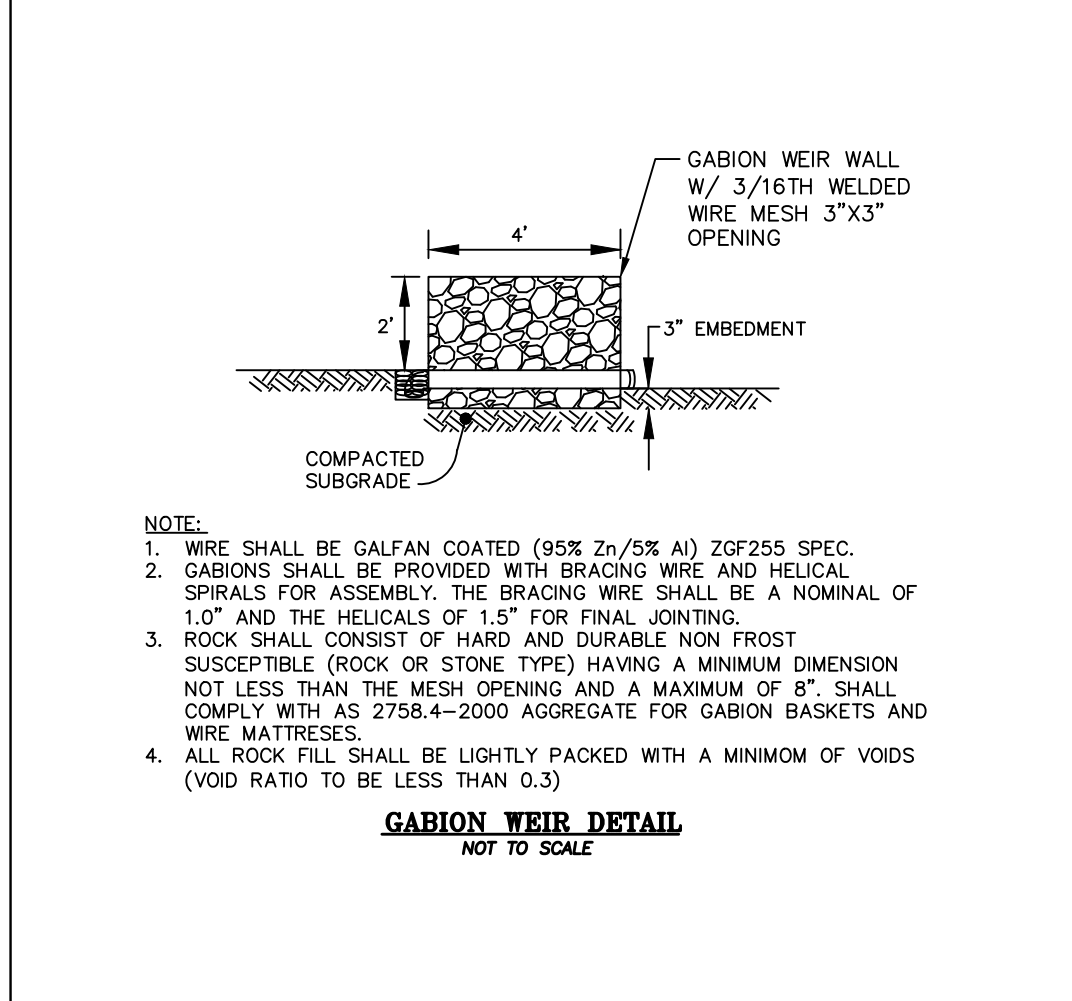
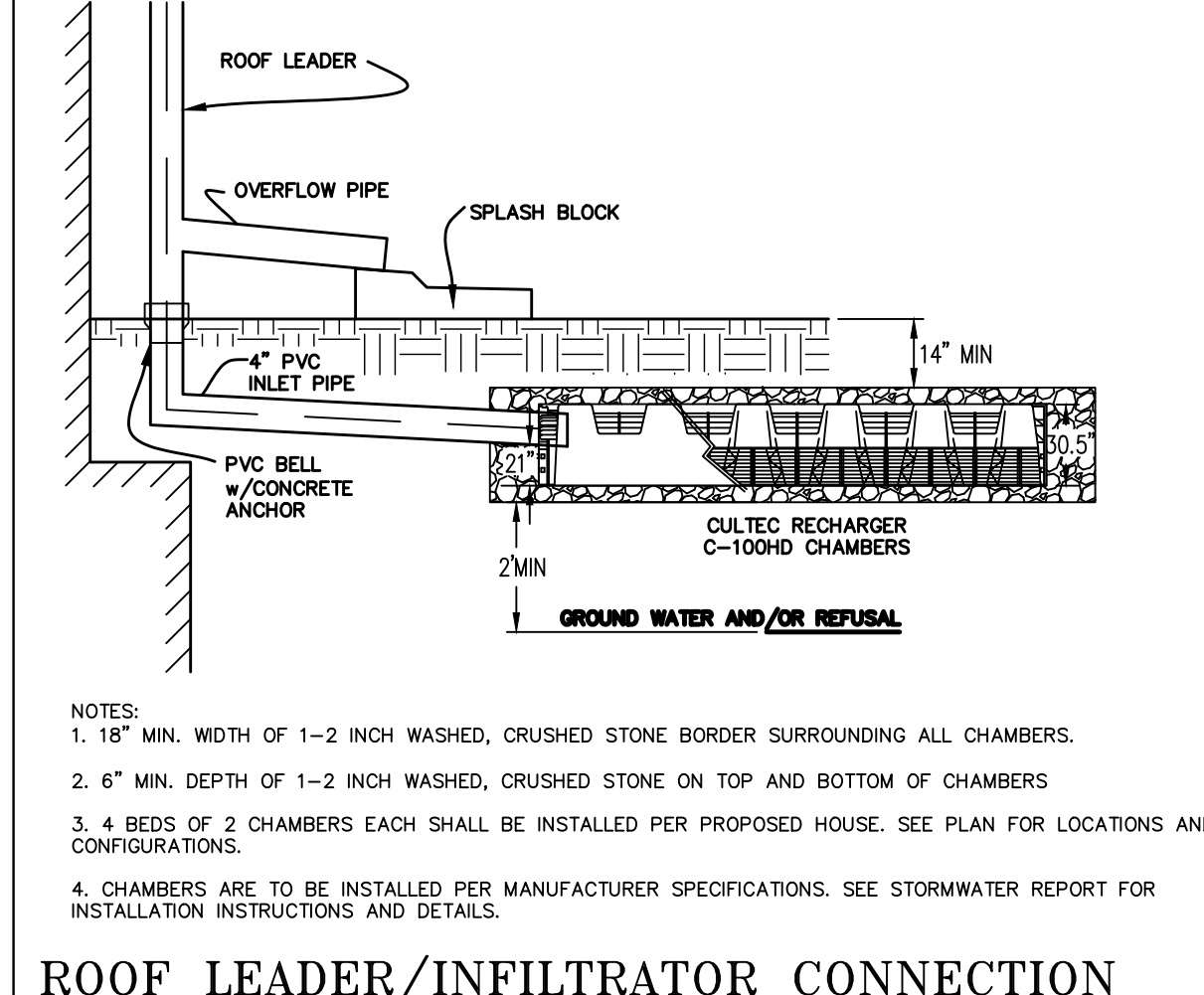
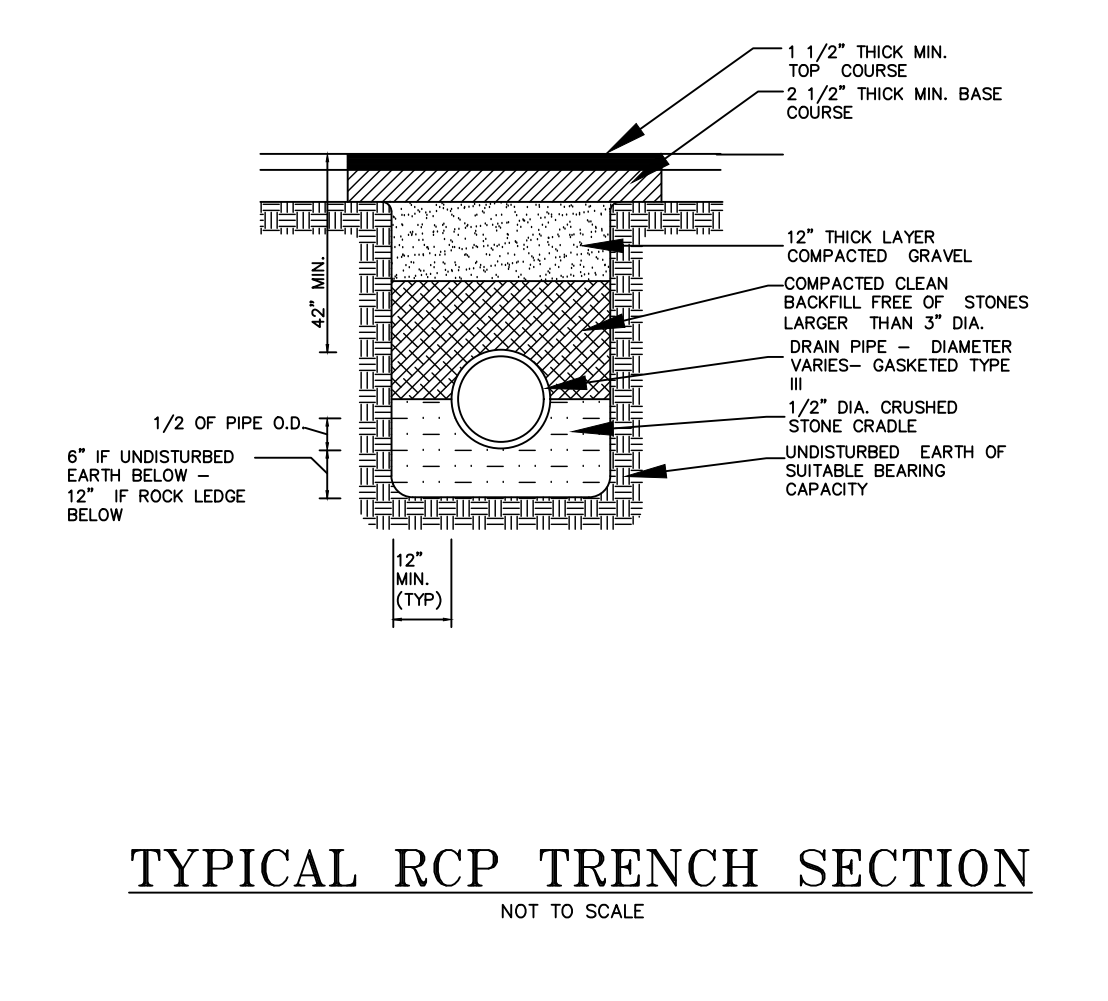
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SHEET **9 OF 11** JOB NO. **F4410**

- 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).

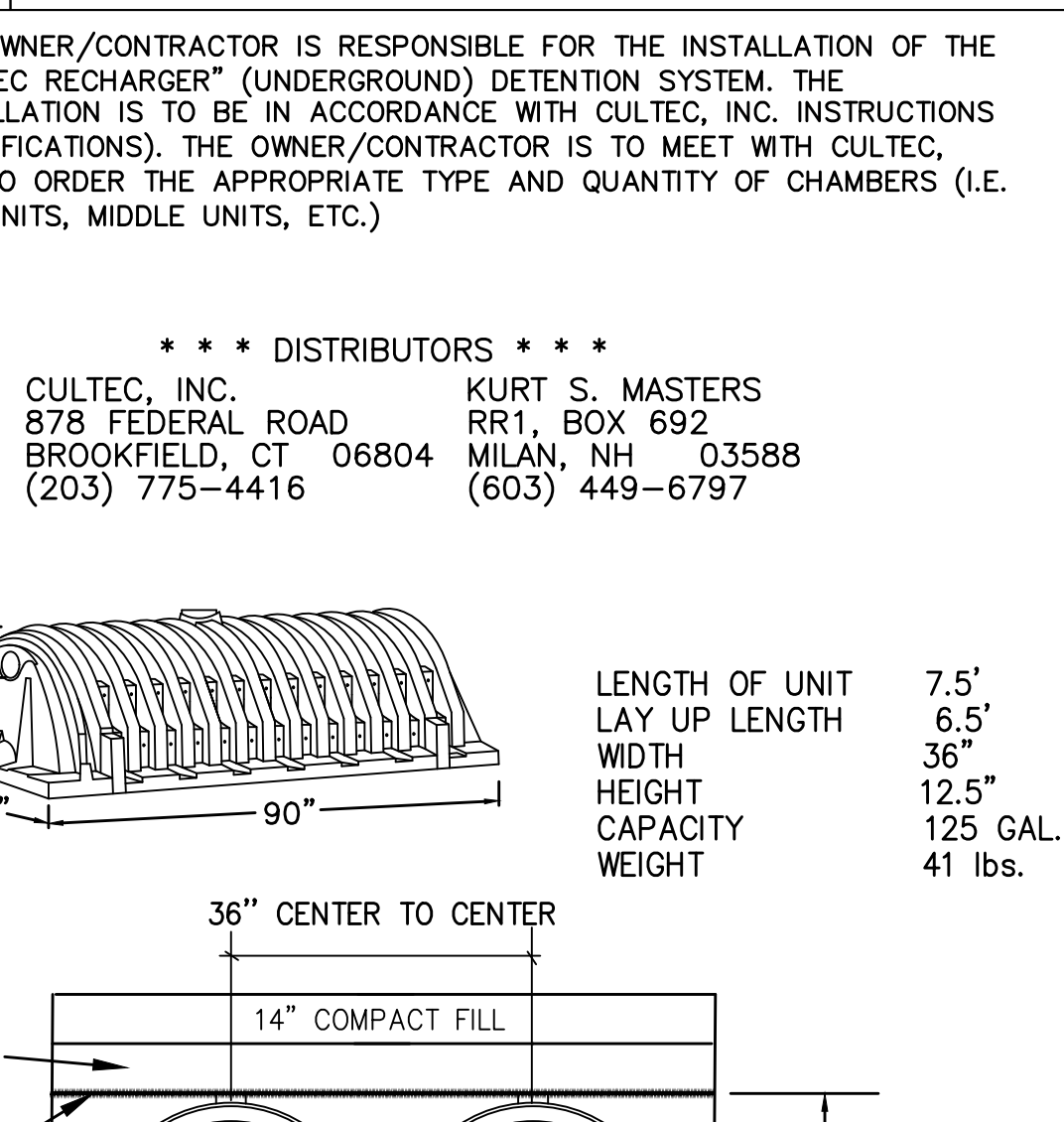
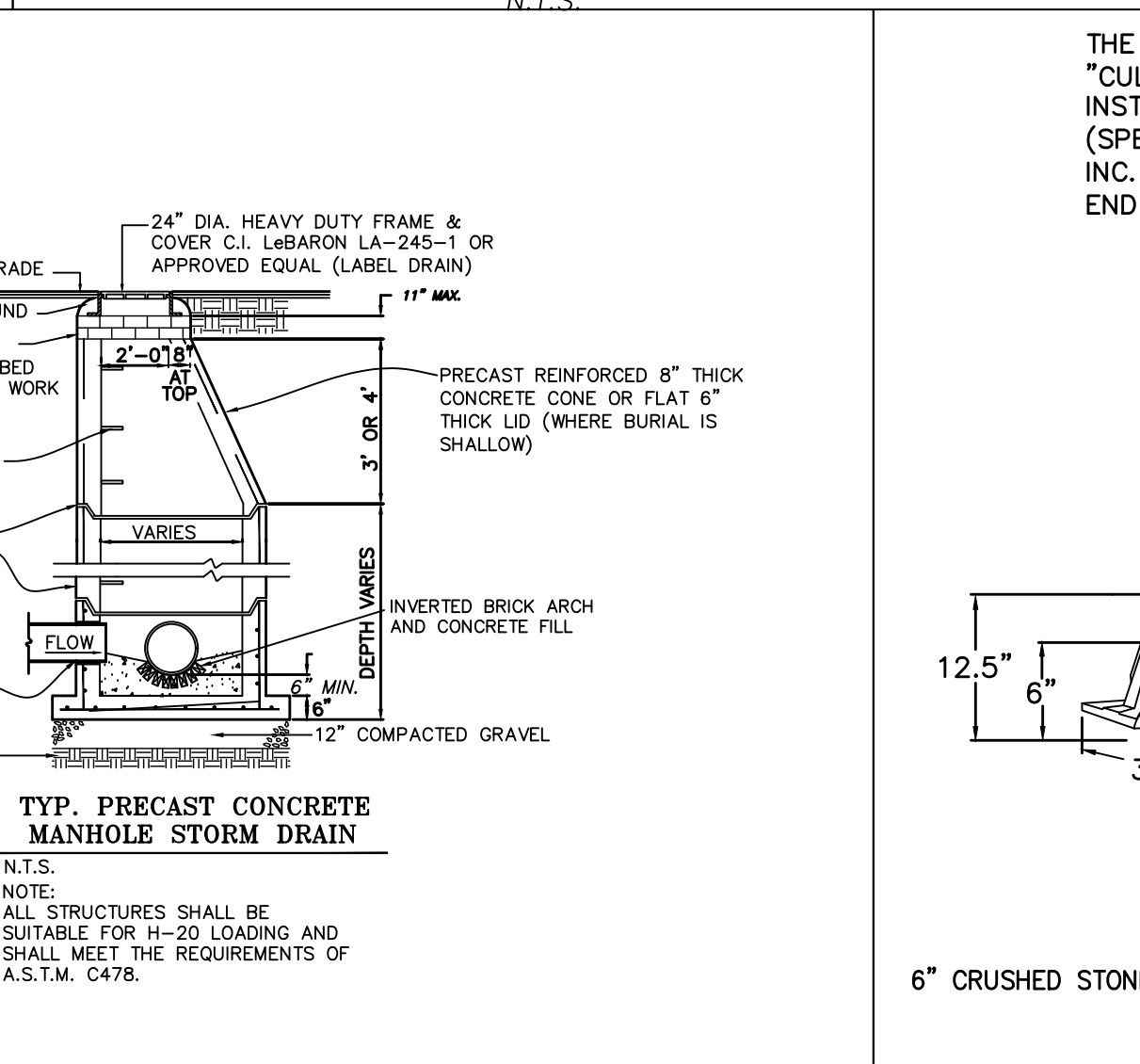
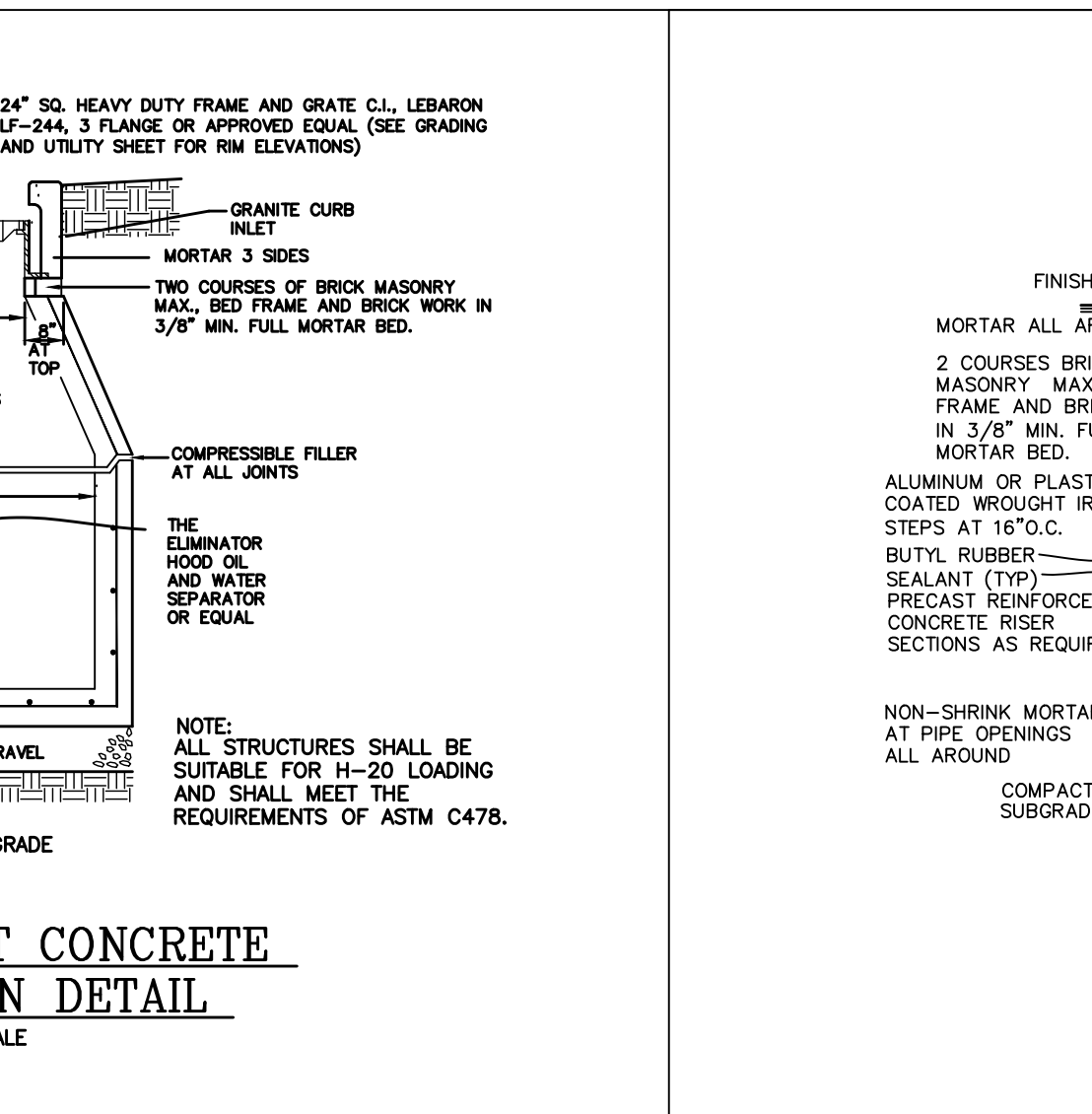
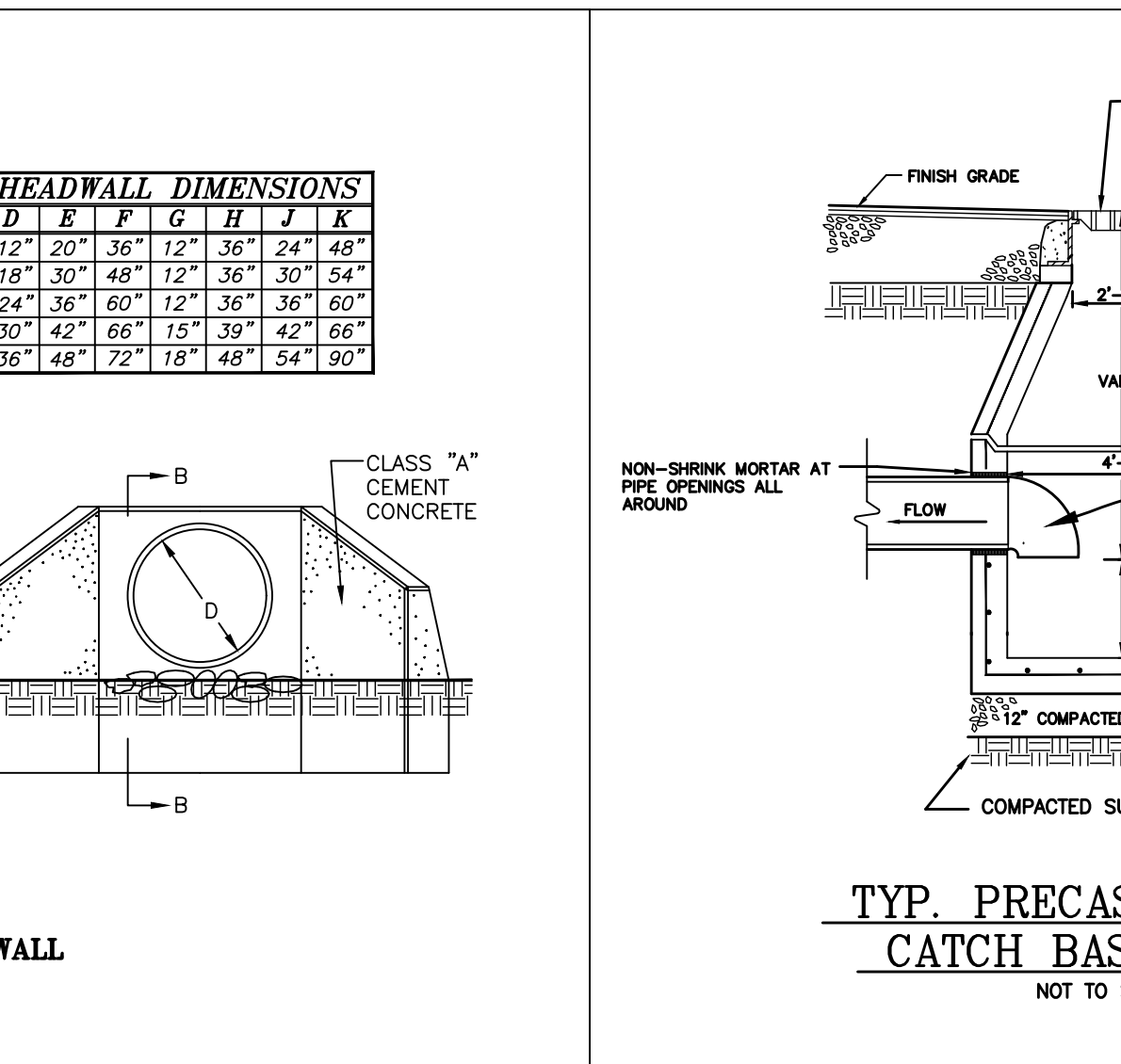
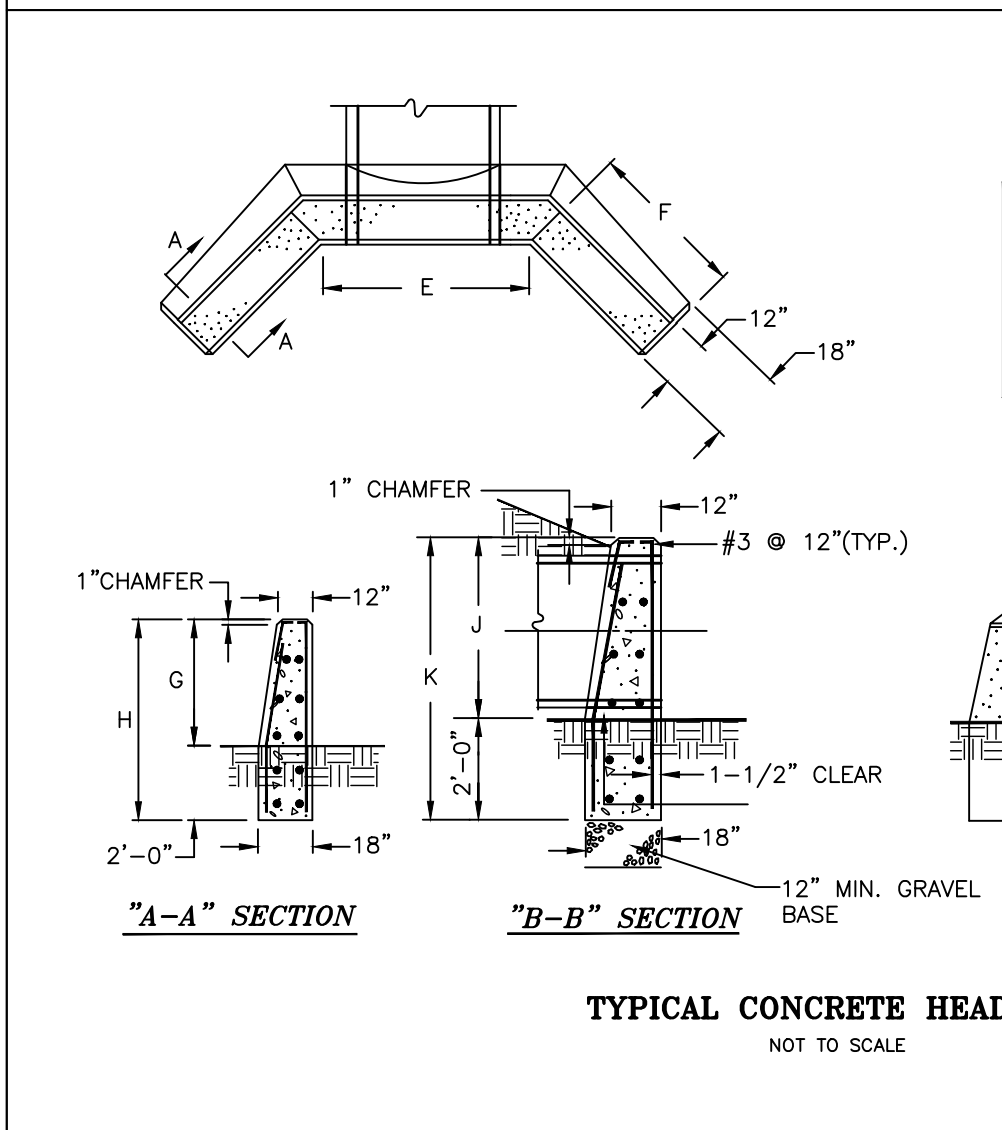
- GENERAL NOTES:**
- THERE ARE NO ESTIMATED OR PRIORITY HABITAT AREAS, AS DEFINED BY THE 2008 N.H.E.S.P. MAPS, WITHIN THE PROJECT AREA.
 - ALL STRUCTURES AND UTILITIES SHOWN ARE PROPOSED UNLESS OTHERWISE NOTED.
 - IT IS THE CONTRACTOR'S/DEVELOPER'S RESPONSIBILITY TO MAINTAIN EROSION CONTROL MEASURES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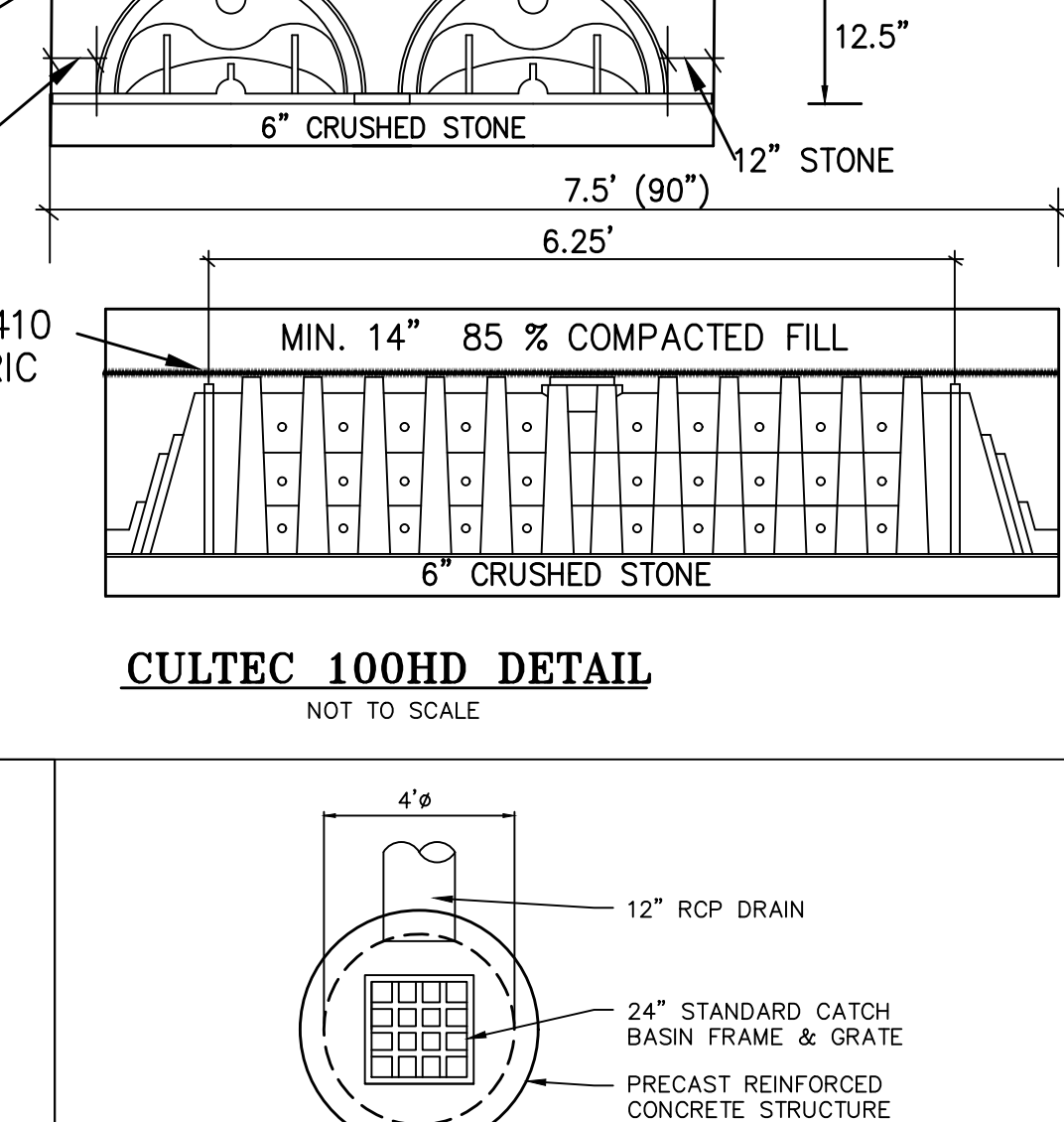
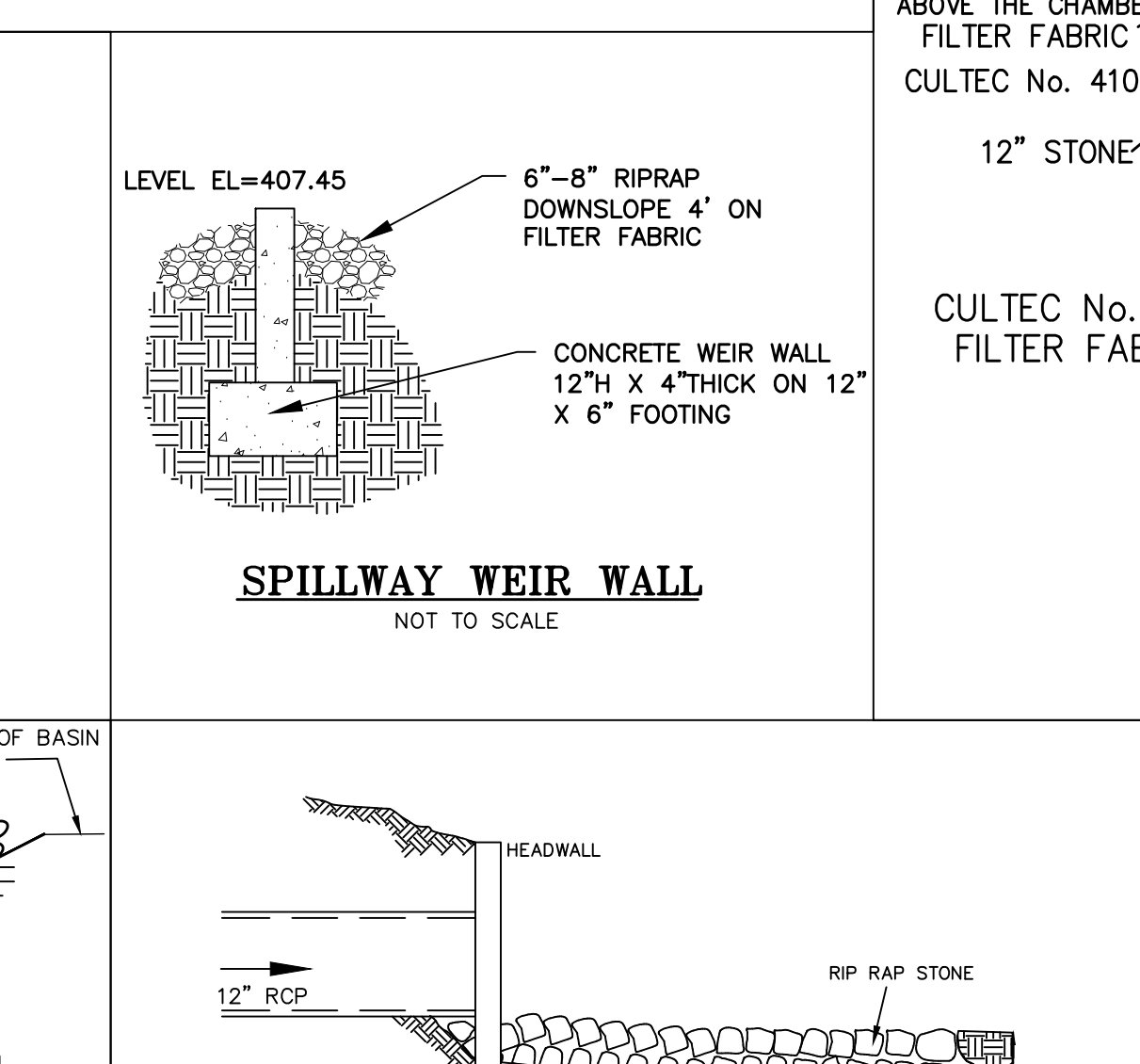
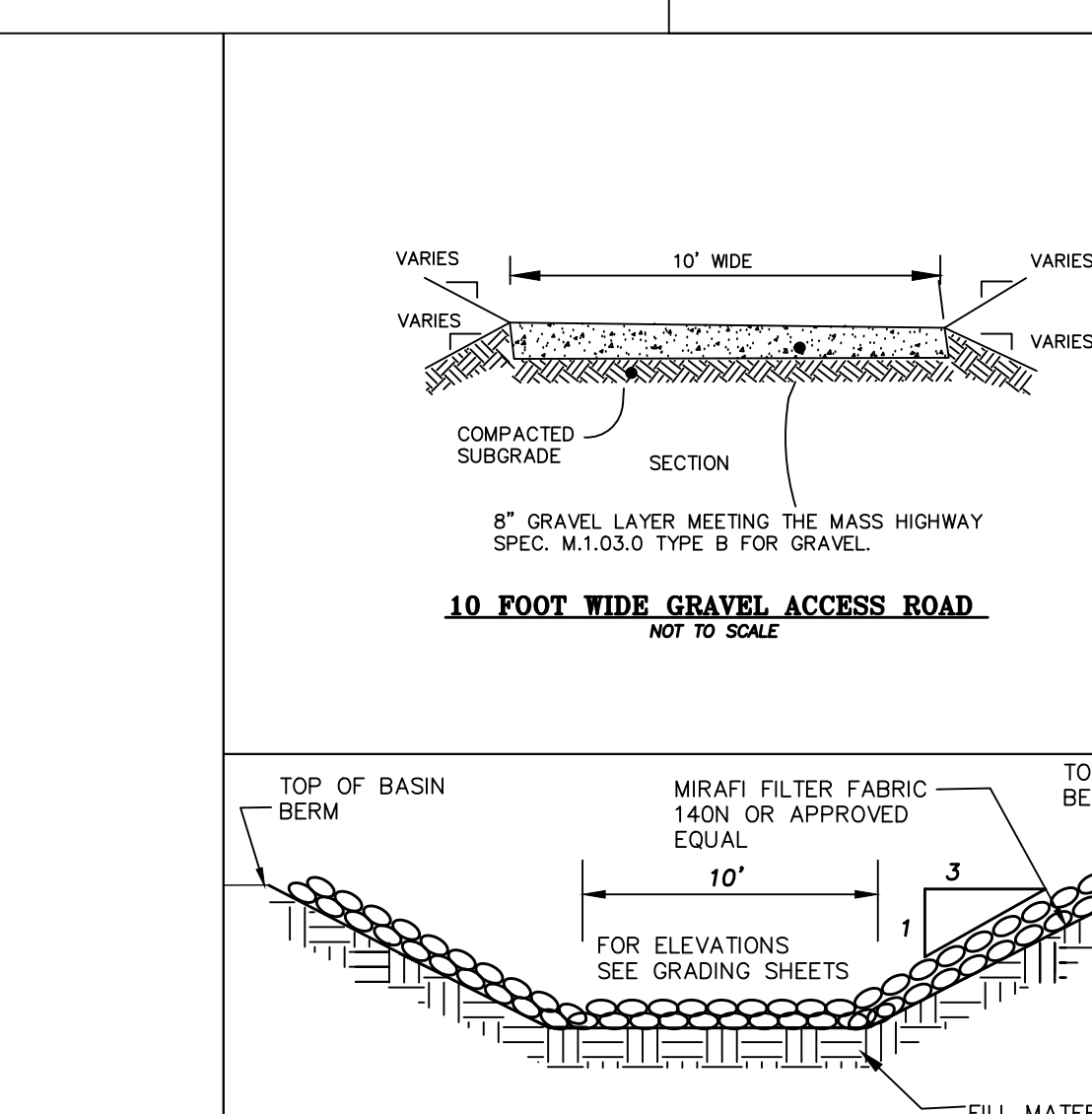
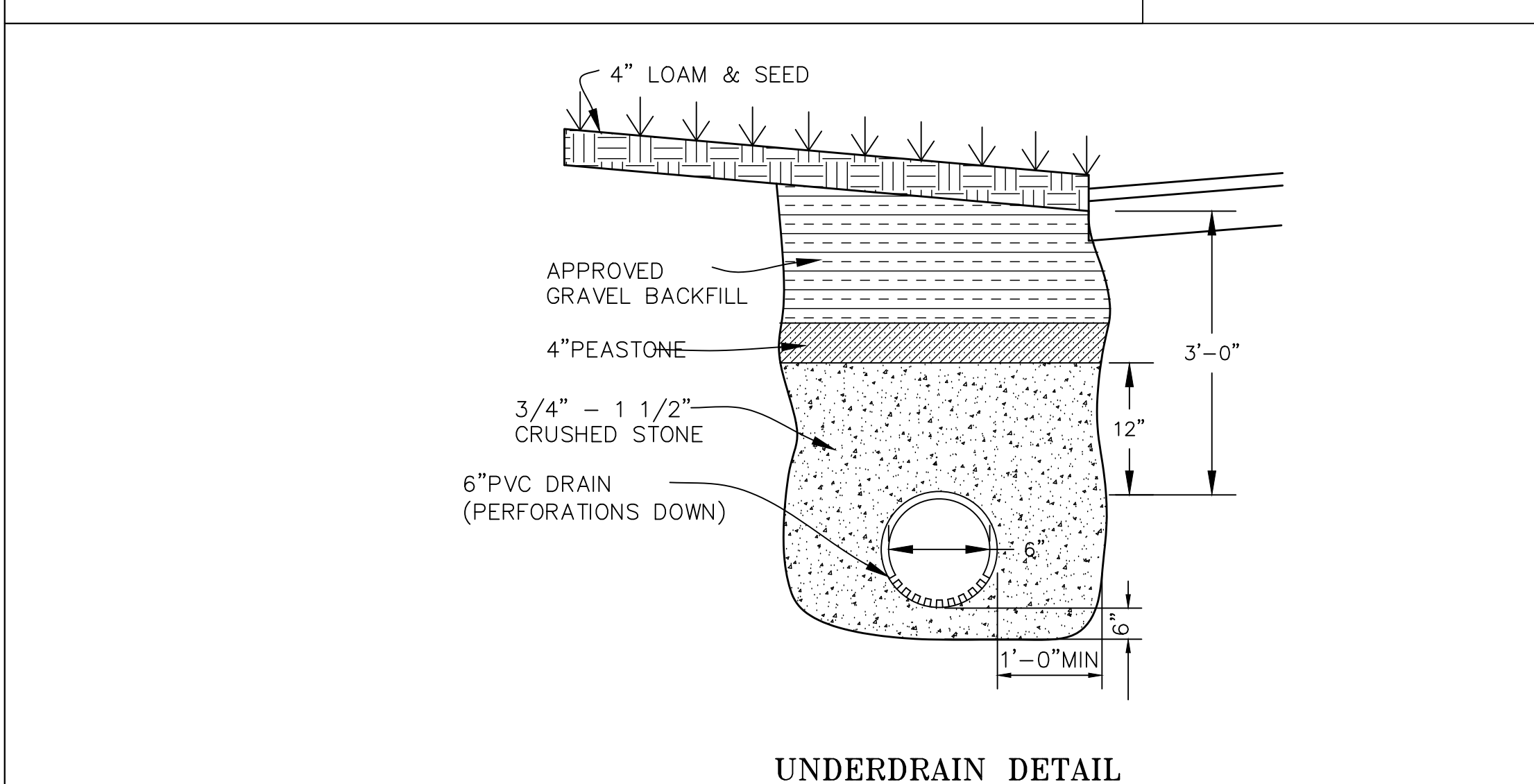
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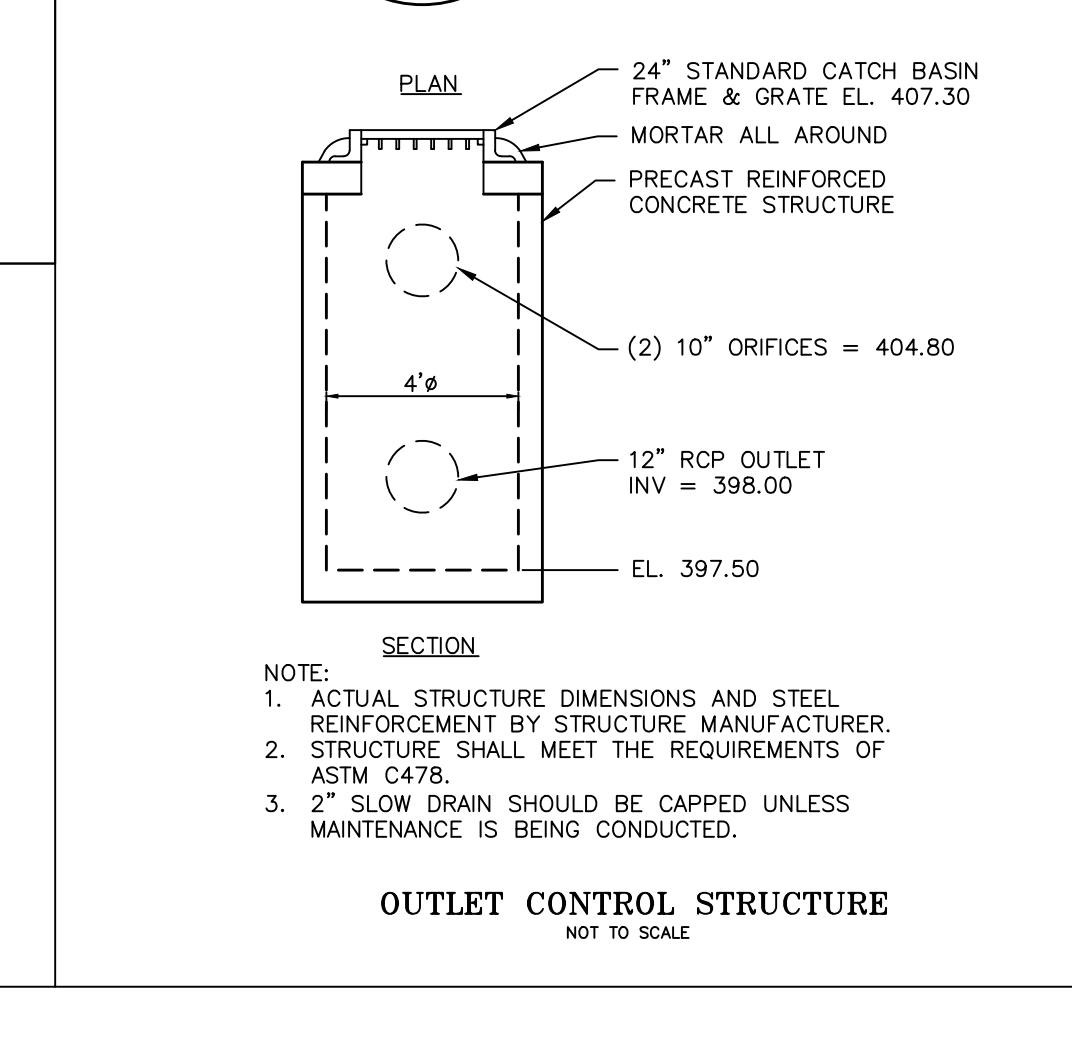
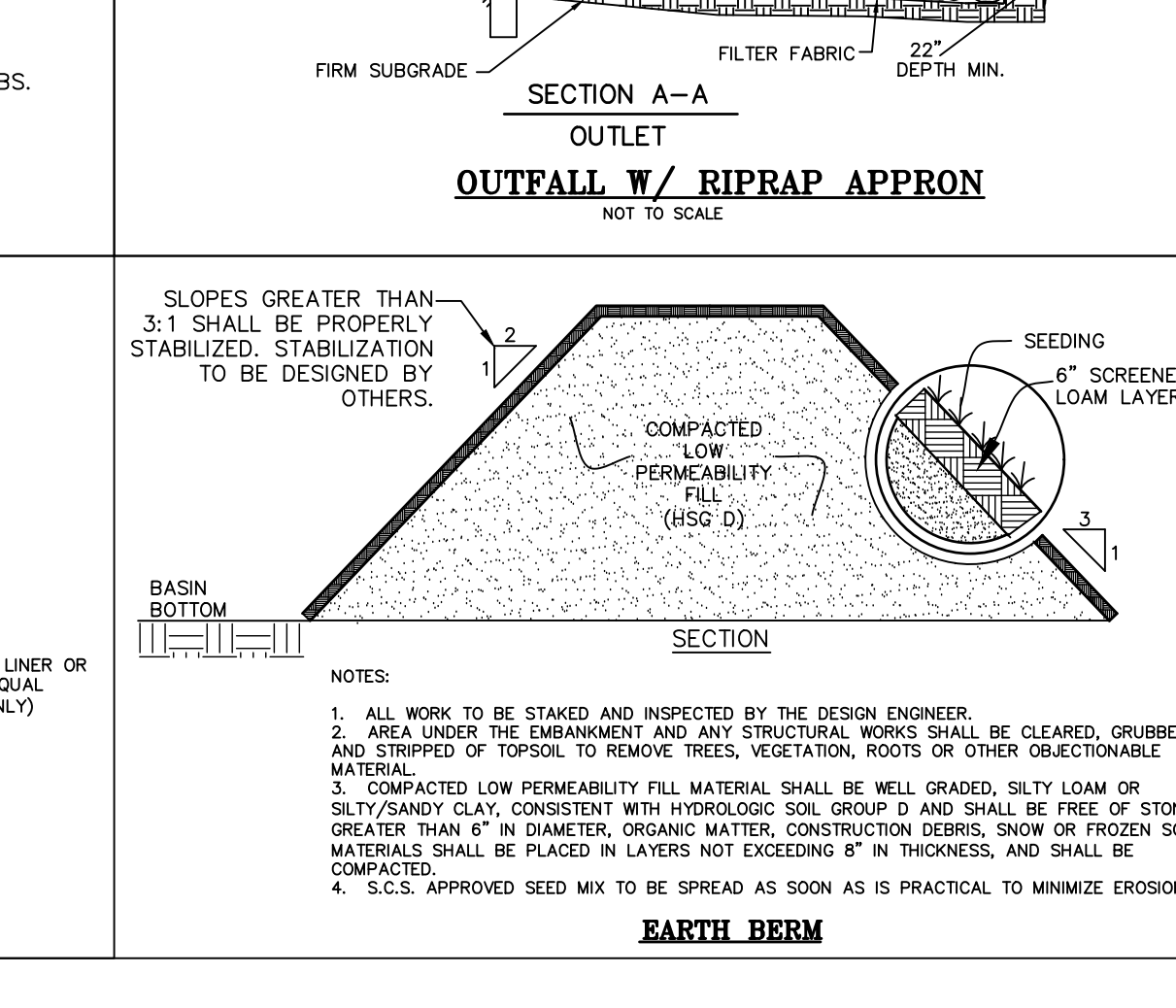
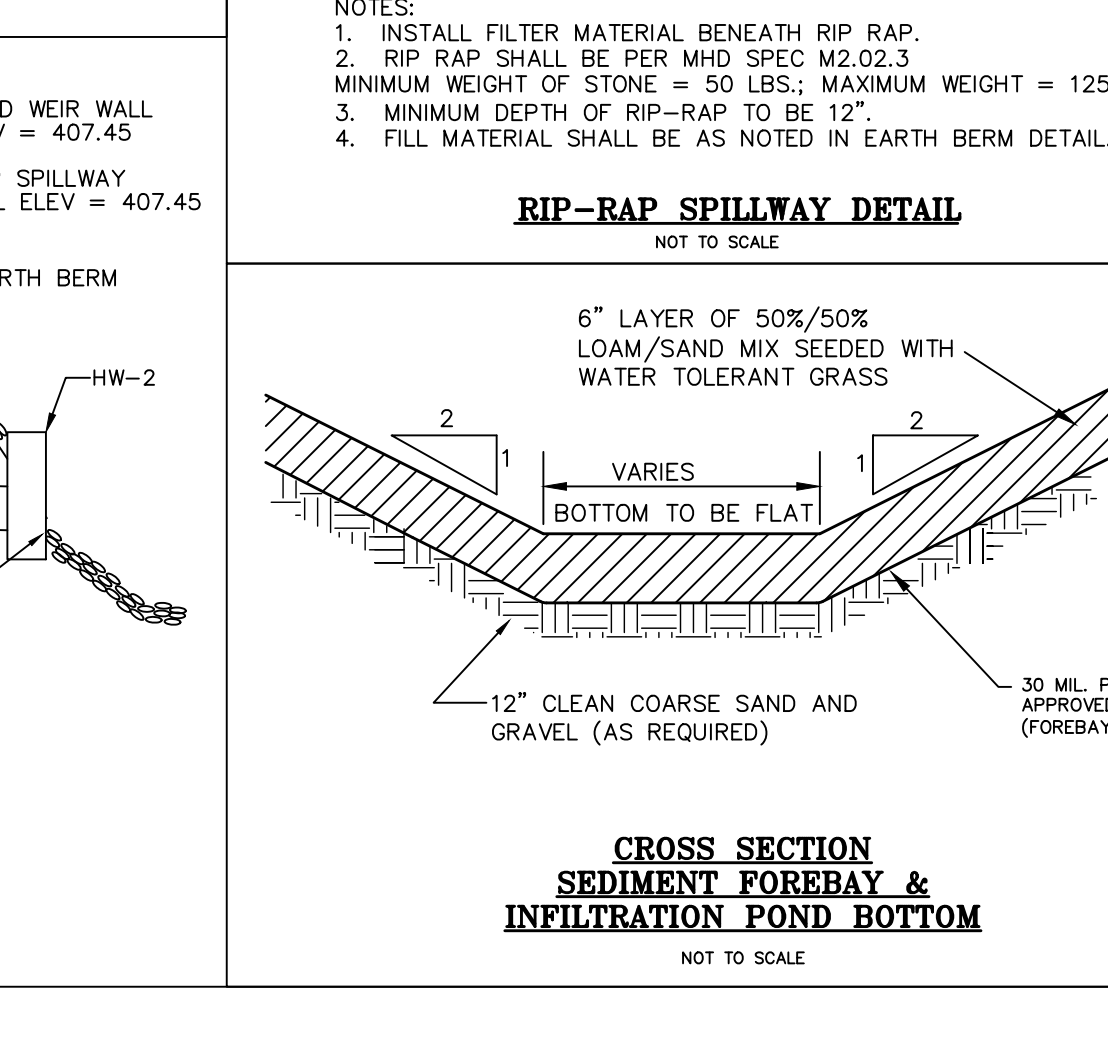
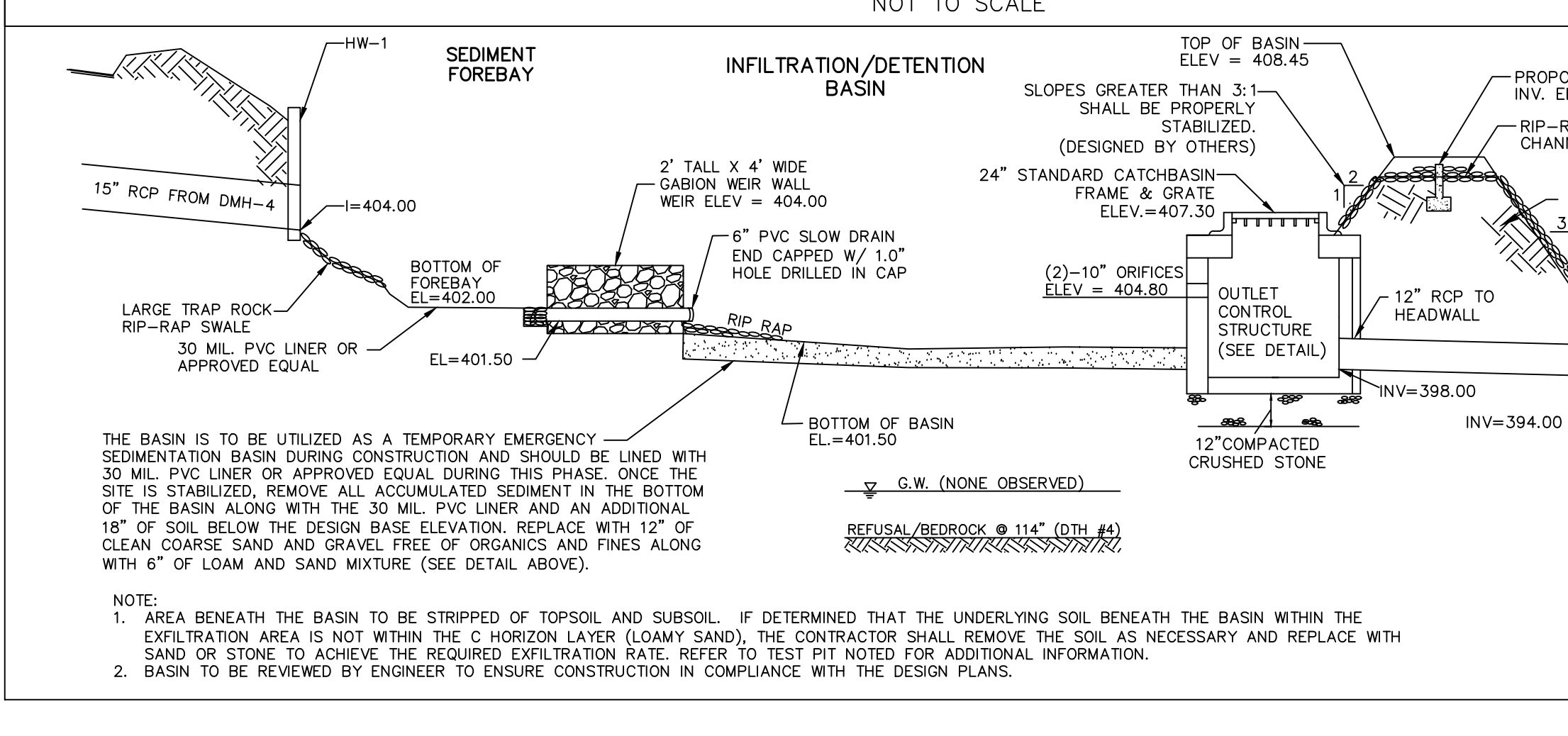


DEFINITIVE SUBDIVISION PLAN OF LAND EASTERN WOOD ESTATES FRANKLIN MASSACHUSETTS

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AUGUST 17, 2021

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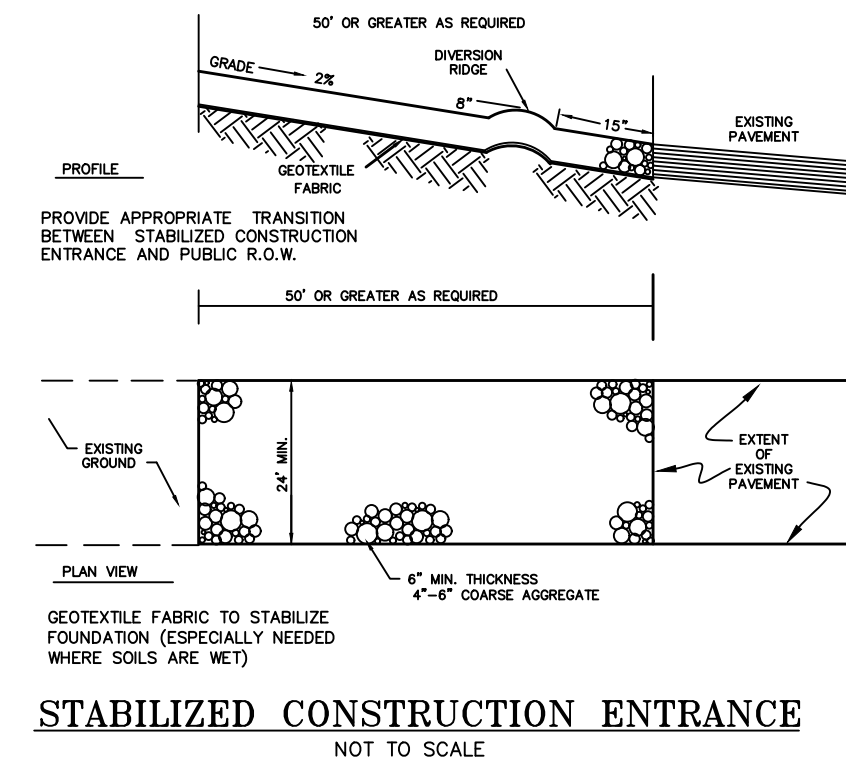
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SHEET 10 OF 11 JOB NO. F4410

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EROSION CONTROL NOTES:

- TAKE EVERY PRECAUTION TO MINIMIZE AND CONTROL EROSION WITHIN THE PROJECT AREA.
- 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.
- 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.
- 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.
- ALL AREAS DISTURBED BY CONSTRUCTION ARE TO BE LOAMED (4" MIN.) AND SEEDED IN ORDER TO MINIMIZE DUST AND EROSION.
- FILTER FABRIC IS TO BE PLACED UNDER ALL RIP-RAP AREAS SHOWN ON DESIGN PLANS.
- EROSION CONTROL BARRIERS ARE TO BE PLACED PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITIES.
- 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.
- ALL TEMPORARY SEDIMENT POND(S) AND SUMPS ARE TO BE MAINTAINED THROUGHOUT CONSTRUCTION, INSPECTED PRIOR TO AND AFTER STORM EVENTS AND CLEANED AS NEEDED.
- 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.



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 = 0.4D"

D₅₀
0.6466 ft
7.76 in

RIP RAP APRON DIMENSION CHART

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

15" Pipe APRON SIZING

Length (ft)	5	Class	1
**Depth (ft)	1.5		
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 = 0.4D"

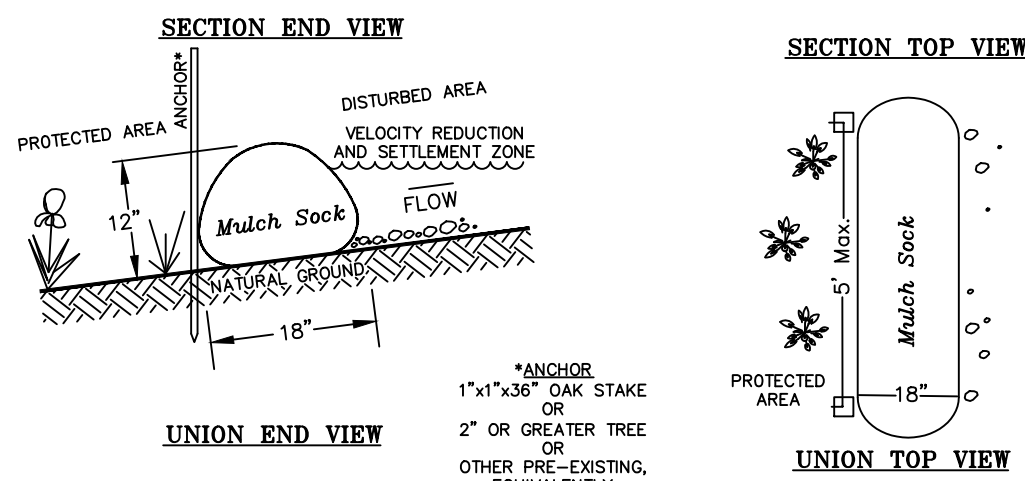
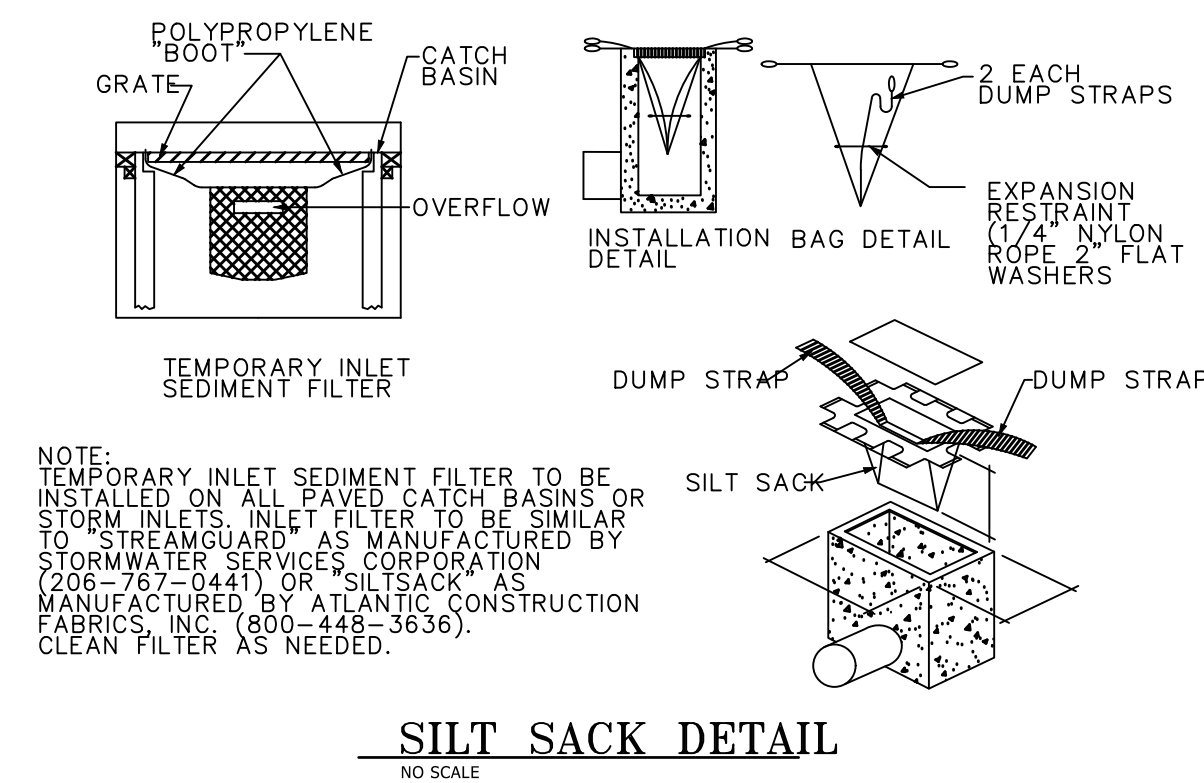
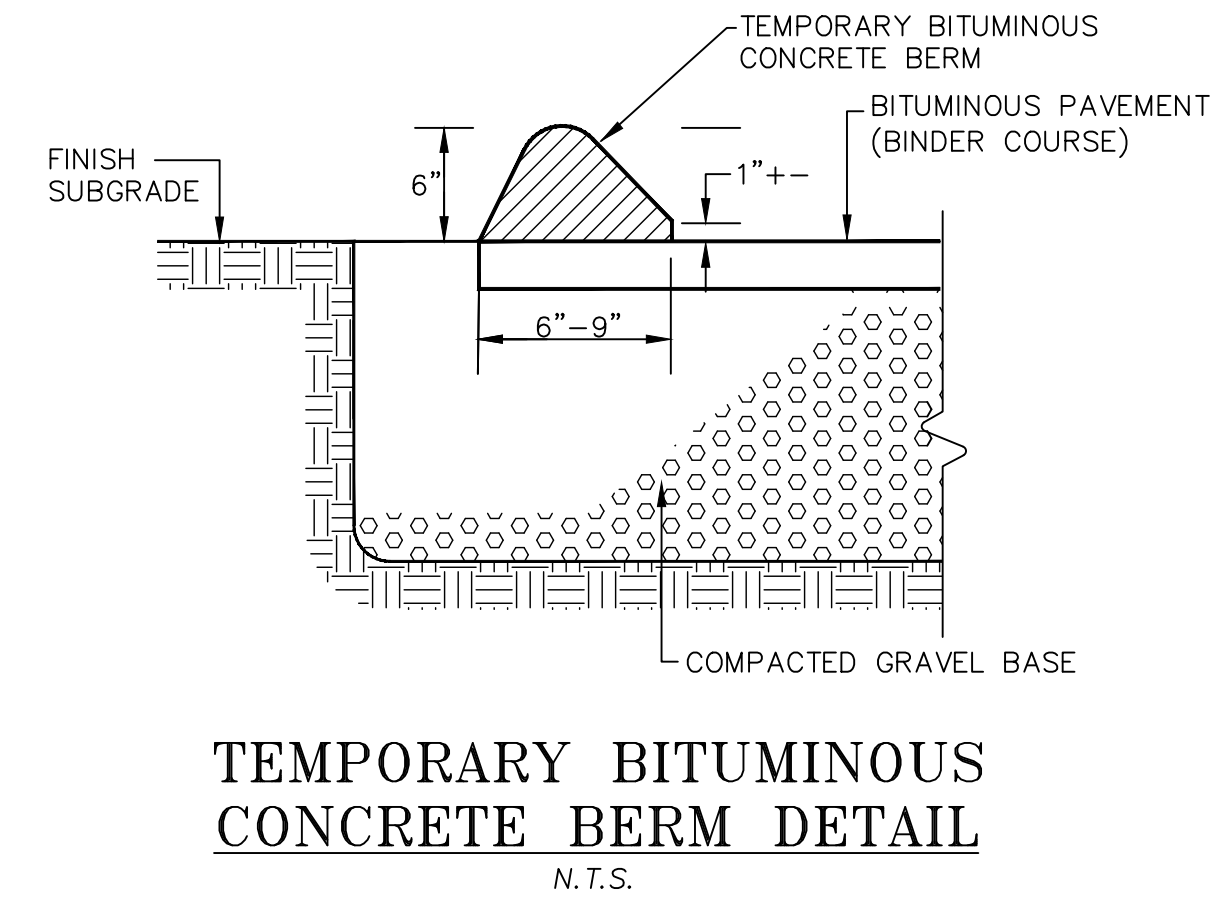
D₅₀
0.4913 ft
5.90 in

RIP RAP APRON DIMENSION CHART

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

12" Pipe APRON SIZING (MIN.)

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



- 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.
 - NO ADDITIONAL ANCHORS ARE REQUIRED ON SLOPES LESS THAN 2:1.
 - ADDITIONAL ANCHORS ARE REQUIRED AT 5' INTERVALS (MAX.) ON THE DOWNSLOPE OR PROTECTED SIDE ON SLOPES GREATER THAN 2:1 TO PREVENT MOVEMENT.
- 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./ft.)

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