

LOCUS 1"=800'

DEFINITIVE PLAN OF LAND IN FRANKLIN, MA "MAPLE HILL"

DEC. 15, 2019 — SCALE: AS NOTED

BAY COLONY GROUP, INC.

**PROFESSIONAL CIVIL ENGINEERS & LAND SURVEYORS
FOUR SCHOOL STREET, P.O. BOX 9136
FOXBOROUGH, MA 02035
(508) 543-3939**

**OWNERS: STEVEN LABASTIE
THE FRANKLIN LABASTIE FAMILY, LLC &
THE KATHLEEN A. LABASTIE TRUST
469 MAPLE STREET
FRANKLIN, MA 02038**

**FITZGERALD FAMILY IRREVOCABLE TRUST
441 MAPLE STREET
FRANKLIN, MA 02038**

**APPLICANT: CARROLL CONSTRUCTION CORP.
P.O. BOX 395
FOXBOROUGH, MA 02035**

**ZONING:
RURAL RESIDENTIAL II**

**ASSESSORS REF:
234-012-000
235-142-000
242-027-000**

ZONING DIMENSIONAL REQUIREMENTS:

ZONING DISTRICT: RURAL RESIDENTIAL II
MINIMUM AREA = 30,000sf
FRONTAGE - 150'
DEPTH - 200'
LOT WIDTH - 135'
FRONT YARD - 40'
SIDE YARD - 35'
REAR YARD - 35'
IMPERVIOUS COVER (STRUCTURES) - 20%
IMPERVIOUS COVER (STRUCTURE + PAVING) - 25%

SUBDIVISION DATA

- NEW HOMES - 58
- LENGTH OF ROADWAY - 7,255 FT.
- TOTAL AREA- 73.3± acres

WAIVERS REQUESTED

- SECTION 300-8 A (1) (C): NOT REQUIRE ANOTHER ALTERNATIVE DEVELOPMENT PLAN
- SECTION 300-8 C (10): SETTING STAKES EVERY 100' FOR SIDELINES AND SIDEWALKS
- SECTION 300-10 D (5): CUTS/FILLS MORE THAN 5' IN SOME AREAS
- SECTION 300-10 E (4): BRIDLE PATH DEAD-END BE LESS THAN 400' LONG
- SECTION 300-11-B (2): LESS THAN 42" OF COVER OVER DRAIN PIPES IN SOME AREAS
- SECTION 300-13-A: SIDEWALK ON ONE SIDE WHERE THEY ARE REQUIRED ON BOTH SIDES.

PROJECT:

**Maple Hill
Franklin
Massachusetts**

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**CARROLL
CONSTRUCTION
CORP.
BOX 395
FOXBOROUGH, MA
02035**



FOUR SCHOOL STREET
P.O. BOX 9136
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508-543-3939

DATE APPROVED: _____
DATE ENDORSED: _____
FRANKLIN PLANNING BOARD

I HEREBY CERTIFY THAT 20 DAYS HAVE ELAPSED SINCE PLANNING BOARD APPROVAL AND THAT NO APPEAL HAS BEEN FILED IN THIS OFFICE.

DATE _____ FRANKLIN TOWN CLERK

STAMP



DRAWING TITLE

Cover Sheet

LIST OF PLAN SHEETS

SHEET NO.	DESCRIPTION	LAST REVISED
SHEET 1	LEGEND	6-8-2020
SHEET 2	INDEX & PHASING PLAN	12-15-2019
SHEETS 3-13	PROPERTY LINE PLANS	6-8-2020
SHEETS 14-24	TOPOGRAPHIC & UTILITY PLANS	10-22-2020
SHEETS 25-28	BRIDLE PATH PROFILE	10-22-2020
SHEETS 29-32	KIMBERLEE AVENUE PROFILE	10-22-2020
SHEETS 33-35	DRAIN CROSS SECTIONS	10-22-2020
SHEETS 36-38	CONSTRUCTION DETAILS	10-22-2020
SHEET 39	SWPPP	6-8-2020

THE LAST REVISED DATE FOR PLANS IN THIS SET IS: 10-22-2020

DEC. 15, 2019 SHEET NUMBER
16-0148J CV

GENERAL NOTES

- ON SITE TOPOGRAPHICAL INFORMATION OBTAINED FROM AN AERIAL SURVEY CONDUCTED BY COL-EAST, INC. IN OCTOBER 2016 AT A HORIZONTAL SCALE OF 1"=40 AND 2' CONTOUR INTERVAL. VERTICAL DATUM IS NAVD 88 AND HORIZONTAL DATUM IS NAD 83. OFF SITE DATA FROM TOWN OF FRANKLIN GIS.
- UNDERGROUND UTILITIES ARE SHOWN HEREON AS COMPILED FROM RECORD PLANS AND VISIBLE UTILITY STRUCTURES. BAY COLONY GROUP DOES NOT WARRANT THE ACTUAL DEPTH AND LOCATIONS OF ANY UTILITIES SHOWN HEREON. CONTACT DIGSAFE AT 1-800-322-4844 AND THE TOWN DPW WHERE APPROPRIATE AT LEAST 72 HOURS, SATURDAYS, SUNDAYS AND HOLIDAYS EXCLUDED, PRIOR TO EXCAVATING AT ANY LOCATION. A COPY OF THE DIGSAFE PROJECT REFERENCE NUMBER(S) SHALL BE GIVEN TO THE OWNER PRIOR TO EXCAVATION.
- HOUSES, DRIVEWAYS, AND SEPTIC SYSTEMS ARE SHOWN IN A GENERAL MANNER AND ARE NOT MEANT TO BE DEFINITIVE. LOCATIONS WILL CHANGE BASED ON HOUSE PLANS, TEST PIT DATA, AND OWNER PREFERENCE.
- WHERE AN EXISTING UNDERGROUND UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED TO THE ENGINEER IMMEDIATELY.
- TEST PITS TO LOCATE EXISTING UTILITIES MAY BE ORDERED BY THE ENGINEER.
- THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE AND ANY OTHER PRIVATE UTILITIES BY THE RESPECTIVE COMPANIES.
- AREAS OUTSIDE THE LIMITS OF THE PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITIONS AT THE CONTRACTOR'S EXPENSE.
- STONE WALLS, FENCES, MAIL BOXES, SIGNS, CURBS, LIGHT POLES ETC. ALONG EXISTING ROADWAYS SHALL BE REMOVED AND REPLACED AS NECESSARY TO PERFORM THE WORK.
- ALL PAVEMENT DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED IN ACCORDANCE WITH THE SPECIFICATIONS AND AS SHOWN ON THE DRAWINGS OR THE REQUIREMENTS OF THE TOWN OF FRANKLIN DPW.
- CONTRACTOR SHALL NOT STORE ANY EQUIPMENT, MATERIALS, SUPPLIES ON DRAINAGE STRUCTURES OR WITHIN 100 FEET OF WETLANDS.
- OPENINGS FOR PIPE IN PRECAST CONCRETE STRUCTURES SHALL BE CAST IN THE REQUIRED LOCATIONS DURING MANHOLE MANUFACTURE. FIELD CUT OPENINGS WILL NOT BE PERMITTED UNLESS APPROVED BY THE ENGINEER.
- IN PAVED AND GRAVEL AREAS THE TOP OF THE STRUCTURE COVERS SHALL BE SET FLUSH WITH THE PAVED SURFACE. IN CROSS-COUNTRY AREAS THE TOP OF THE COVER SHALL EXTEND 6 INCHES ABOVE FINISHED GRADE, OR AS SHOWN ON THE DRAWINGS, OR AS DIRECTED BY THE ENGINEER.
- THE TERM "PROPOSED" (PROP OR PR-) SHALL BE UNDERSTOOD TO MEAN WORK TO BE CONSTRUCTED USING NEW MATERIALS OR, WHERE APPLICABLE, RE-USING EXISTING MATERIALS IDENTIFIED ON THE PLAN AS R&R (REMOVE AND RESET).
- STORM WATER ANALYSIS ASSUMES A 1,800 SF HOUSE FOOTPRINT AND 1,400 SF DRIVEWAY. IF THE ACTUAL DESIGN EXCEEDS THIS AMOUNT OF IMPERVIOUS THEN A ROOF RUNOFF RECHARGE SYSTEM THAT WILL RECHARGE 0.5" OF ROOF RUNOFF SHALL BE INSTALLED.
- THE LOCATION OF SUBDRAINS MAY BE ADJUSTED - INCREASED OR DECREASED - BY THE TOWN ENGINEER OR TOWN ENGINEERING CONSULTANT BASED ON THE SOIL CONDITIONS FOUND DURING CONSTRUCTION.







PAVEMENT MARKINGS

SWL	SWL - SOLID WHITE LINE - 6" STATE HIGHWAY, 4" LOCAL STREETS
SYL	SYL - SOLID YELLOW LINE - 6" STATE HIGHWAY, 4" LOCAL STREETS
DWL	DWL - DOTTED WHITE LINE - 6" (2' STRIPE w/4' GAP) STATE HIGHWAY DOTTED WHITE LINE - 4" (2' STRIPE w/4' GAP) LOCAL STREETS
WLDL	WHITE LANE DELINEATION LINE - 6" (3' STRIPE w/9' GAP) STATE HIGHWAY WHITE LANE DELINEATION LINE - 4" (3' STRIPE w/9' GAP) LOCAL STREETS
DDYL	DOUBLE DOTTED YELLOW LINE - 6" (2' STRIPE w/4' GAP) STATE HIGHWAY DOUBLE DOTTED YELLOW LINE - 4" (2' STRIPE w/4' GAP) LOCAL STREETS
BWLL	BROKEN WHITE LANE LINE - 6" (10' STRIPE w/30' GAP) STATE HIGHWAY BROKEN WHITE LANE LINE - 4" (10' STRIPE w/30' GAP) LOCAL STREETS
SWLL	SOLID WHITE LANE LINE - 6" STATE HIGHWAY, 4" LOCAL STREETS
SWEL	SOLID WHITE EDGE LINE - 6" STATE HIGHWAY, 4" LOCAL STREETS
SWG	SOLID WHITE GORE LINE - 12"
SYEL	SOLID YELLOW EDGE LINE - 6" STATE HIGHWAY, 4" LOCAL STREETS
SYGL	SOLID YELLOW GORE LINE - 12"
DYL	DOUBLE YELLOW LINE - 2-6" LINES STATE HIGHWAY DOUBLE YELLOW LINE - 2-4" LINES LOCAL STREETS





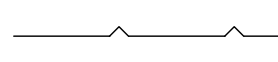
 PAVEMENT ARROW AND LEGEND

SYMBOLS & LEGEND

EXISTING

n.t.s.	- NOT TO SCALE
T.B.M.	- TEMPORARY BENCH MARK
□	- BOUND (TYPE NOTED)
	- STAKE & STONE
DH ●	- DRILL HOLE
IP ○	- IRON PIPE/PIN
□MHB	- MASS HIGHWAY BOUND
△s/n	- STAKE & NAIL
(fd)	- FOUND
(set)	- SET IN PLACE
⊕	- UTILITY POLE
UPLP	- UTILITY POLE/LIGHT POLE
UP	- UTILITY POLE
⊙	- WELL
n/f	- NOW OR FORMERLY
	- TREE (SIZE NOTED)
(rec)	- RECORD
⊙	- DRAIN MANHOLE
⊙	- TELEPHONE MANHOLE
⊙	- ELECTRIC MANHOLE
⊙	- SEWER MANHOLE
□	- CATCH BASIN
WG ⊕	- WATER GATE
WS ⊕	- WATER SERVICE
GG ⊕	- GAS GATE
	- EXISTING HYDRANT
SGC	- SLOPED GRANITE CURBING
VGC	- VERTICAL GRANITE CURBING
PVC	- POLYVINYL CHLORIDE PIPE
CMP	- CORRUGATED METAL PIPE
VCP	- VITREOUS CLAY PIPE
CLF	- CHAIN LINK FENCE
OHW	- OVERHEAD WIRE
SIGN ⊕	- SIGN (SIZE & TYPE NOTED)
TP	- TEST PIT
— D —	- DRAIN PIPE (SIZE & TYPE NOTED)
— S —	- SEWER PIPE (SIZE & TYPE NOTED)
— E —	- ELECTRIC DUCT (SIZE & TYPE NOTED)
— G —	- GAS MAIN (SIZE & TYPE NOTED)
— W —	- WATER MAIN (SIZE & TYPE NOTED)
— T —	- TELEPHONE DUCT
○○○○○○○○	- STONE WALL
	- EDGE OF TREELINE
— + —	- GUARD-RAIL (TYPE NOTED)
	- RAILROAD TRACKS
	- RETAINING WALL (SIZE & TYPE NOTED)
-x-x-x-x-x-	- BARBED WIRE FENCE
—□—□—□—	- STOCKADE FENCE
—○—○—○—	- CHAIN-LINK FENCE

PROPOSED

n.t.s.	- NOT TO SCALE
T.B.M.	- TEMPORARY BENCH MARK
□	- BOUND (TYPE NOTED)
	- STAKE & STONE
DH ●	- DRILL HOLE
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⊙	- SEWER MANHOLE
□	- CATCH BASIN
WG ⊕	- WATER GATE
WS ⊕	- WATER SERVICE
GG ⊕	- GAS GATE
	- PROPOSED HYDRANT
SGC	- SLOPED GRANITE CURBING
VGC	- VERTICAL GRANITE CURBING
PVC	- POLYVINYL CHLORIDE PIPE
CMP	- CORRUGATED METAL PIPE
VCP	- VITREOUS CLAY PIPE
CLF	- CHAIN LINK FENCE
OHW	- OVERHEAD WIRE
R&R	- REMOVE AND RE-USE
R&S	- REMOVE AND STACK
SIGN ⊕	- SIGN (SIZE & TYPE NOTED)
— D —	- DRAIN PIPE (SIZE & TYPE NOTED)
— S —	- SEWER PIPE (SIZE & TYPE NOTED)
— E —	- UNDERGROUND ELECTRIC
— G —	- GAS MAIN (SIZE & TYPE NOTED)
— W —	- WATER MAIN (SIZE & TYPE NOTED)
— T —	- TELEPHONE DUCT
○○○○○○○○	- STONE WALL
	- EDGE OF TREELINE
— + —	- GUARD-RAIL (TYPE NOTED)
	- RETAINING WALL (SIZE & TYPE NOTED)
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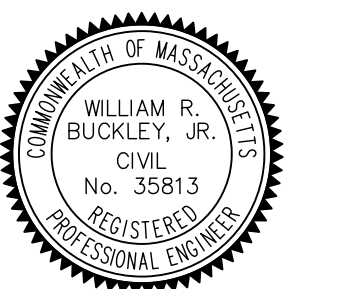
FOUR SCHOOL STREET
P.O. BOX 9136
FOXBOROUGH, MA 02035
508-543-3939

6-8-2020	ROOF RECHARGE NOTE ADDED/SUBDRAIN NOTE ADDED
DATE	DESCRIPTION
REVISIONS	

DATE APPROVED: _____
DATE ENDORSED: _____
FRANKLIN PLANNING BOARD

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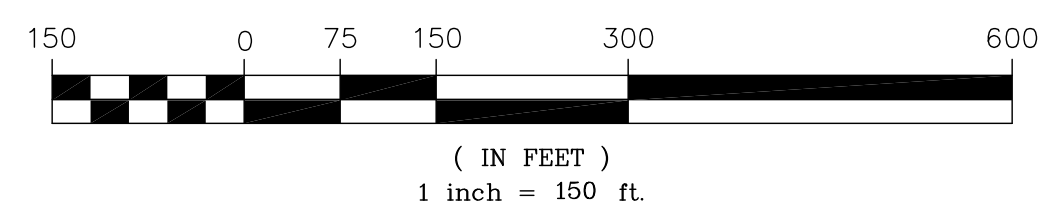
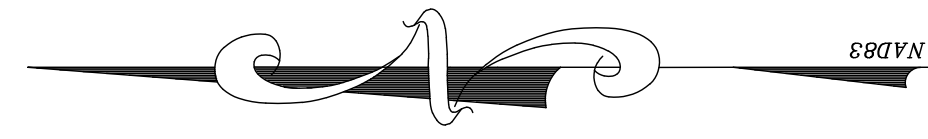
DRAWING TITLE

Legend

DEC. 15, 2019 SHEET NUMBER

16-0148J

1



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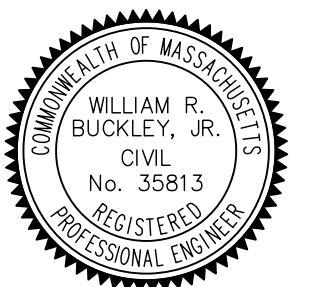
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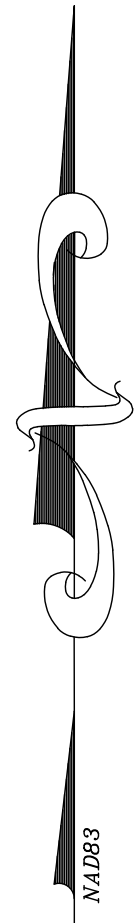
Index & Phasing
Plan

SCALE: 1" = 150'

DEC. 15, 2019 SHEET NUMBER

16-0148J

2



n/f
JOHN M. & JILL A.
RONDEAU
MAP 234, PARCEL 4

SEE SHEET 5

SEE SHEET 11

LOT 33
85,622± sq. ft.

LOT 51
37,870± sq. ft.

LOT 34
69,017± sq. ft.

DRAINAGE
PARCEL B
51,911± sq. ft.

SEE SHEET 12

LOT 52
43,303± sq. ft.

LOT 7
35,810± sq. ft.

n/f
KATHLEEN A. LABASTIE TRUST
MAP 235, PARCEL 142

LOT 6
30,210± sq. ft.

LOT 53
30,000± sq. ft.

LOT 5
31,499± sq. ft.

LOT 54
30,000± sq. ft.

KIMBERLEE AVE
(Collector Street)

BRIDLE PATH
(Collector Street)

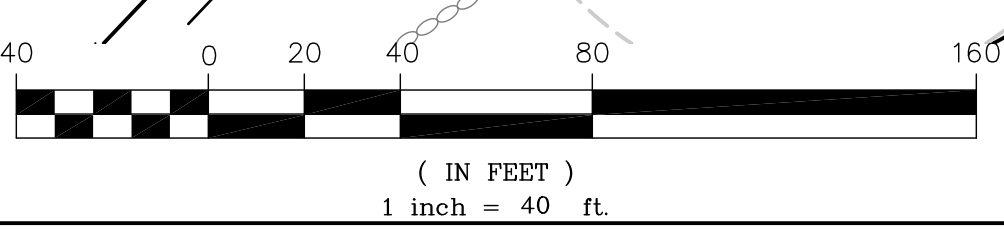
LOT 4
30,000± sq. ft.

LOT 55
30,000± sq. ft.

SEE SHEET 13

LOT 3
31,853± sq. ft.

SEE SHEET 3



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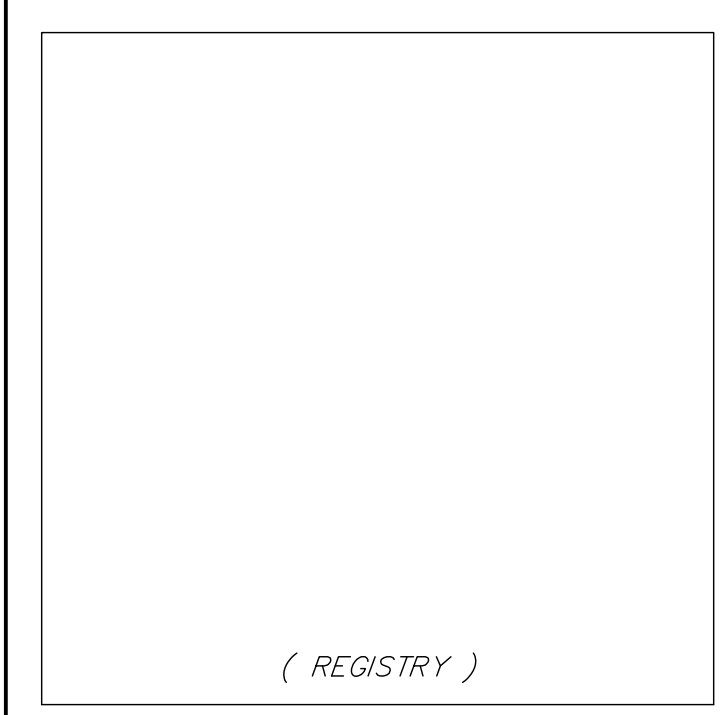
DATE _____ FRANKLIN TOWN CLERK

THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO MEET REGISTRY OF
DEEDS AND/OR MUNICIPAL REQUIREMENTS AND ARE NOT A CERTIFICATION
TO TITLE OR OWNERSHIP OF PROPERTY SHOWN. OWNERS OF ADJOINING
PROPERTIES ARE ACCORDING TO CURRENT ASSESSORS RECORDS.

I CERTIFY THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE
RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.



DATE _____ PROFESSIONAL LAND SURVEYOR



DATE	DESCRIPTION
6-8-2020	INTERIOR LOT LINES LABELLED/LOTS 3 & 4 DRAIN EASEMENTS ADDED/LOT 51 EASEMENT EXPANDED/BOUNDS ADDED
	REVISIONS

DRAWING TITLE

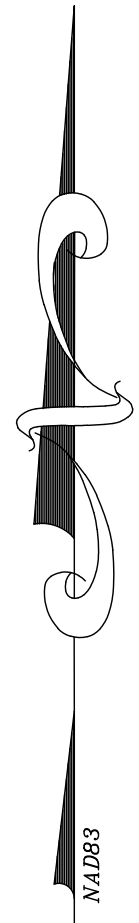
Property Line Plan

SCALE: 1" = 40'

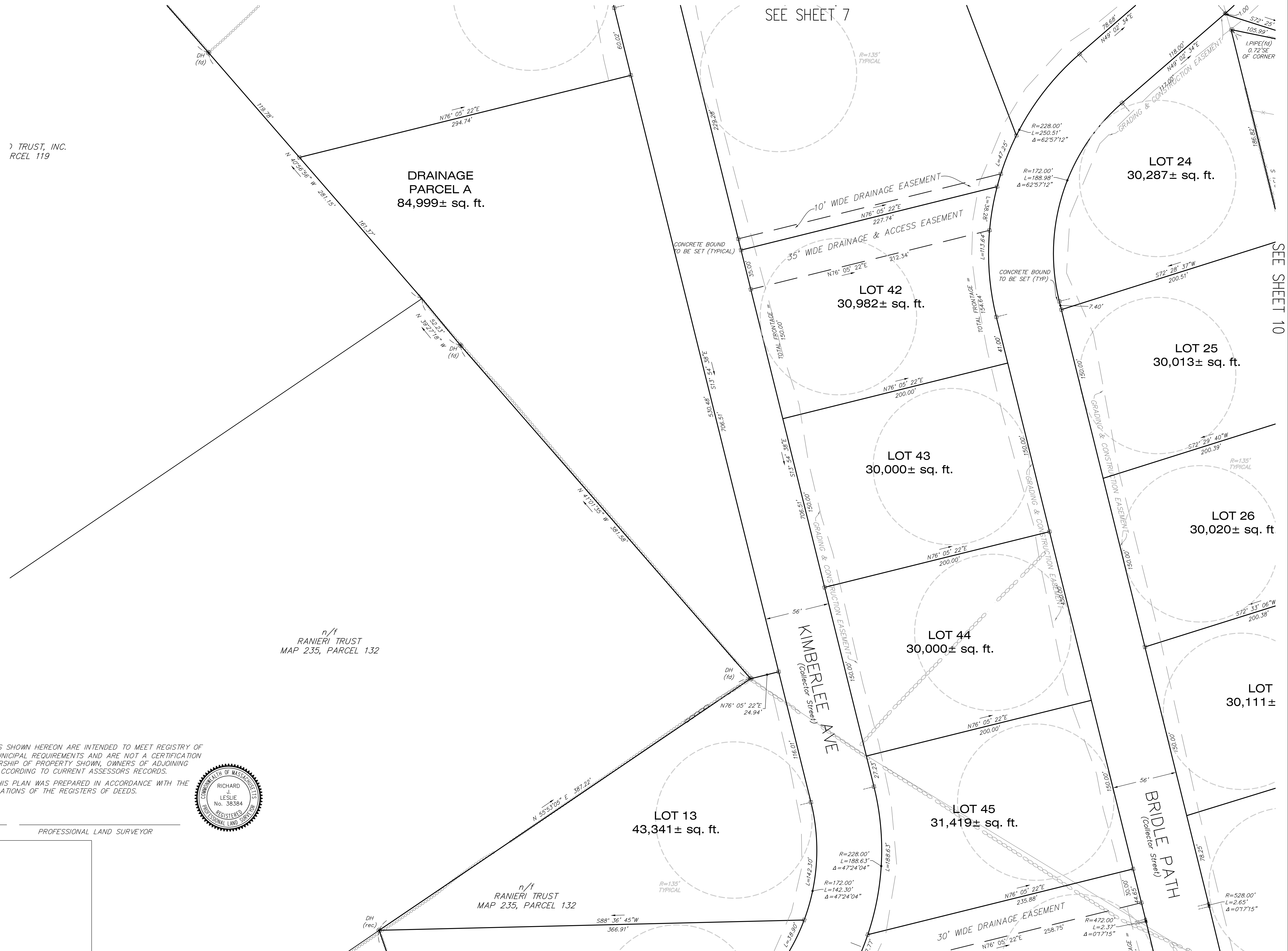
DEC. 15, 2019 SHEET NUMBER

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4



TRUST, INC.
RCEL 119



SEE SHEET 7

SEE SHEET 10

SEE SHEET 5

DRAINAGE
PARCEL A
84,999± sq. ft.

LOT 24
30,287± sq. ft.

LOT 42
30,982± sq. ft.

LOT 25
30,013± sq. ft.

LOT 43
30,000± sq. ft.

LOT 26
30,020± sq. ft.

LOT 44
30,000± sq. ft.

LOT
30,111±

LOT 13
43,341± sq. ft.

LOT 45
31,419± sq. ft.

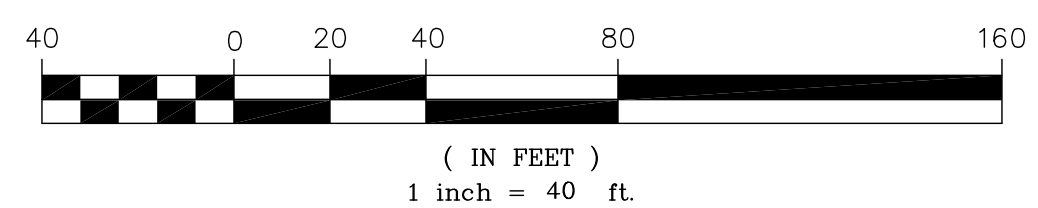
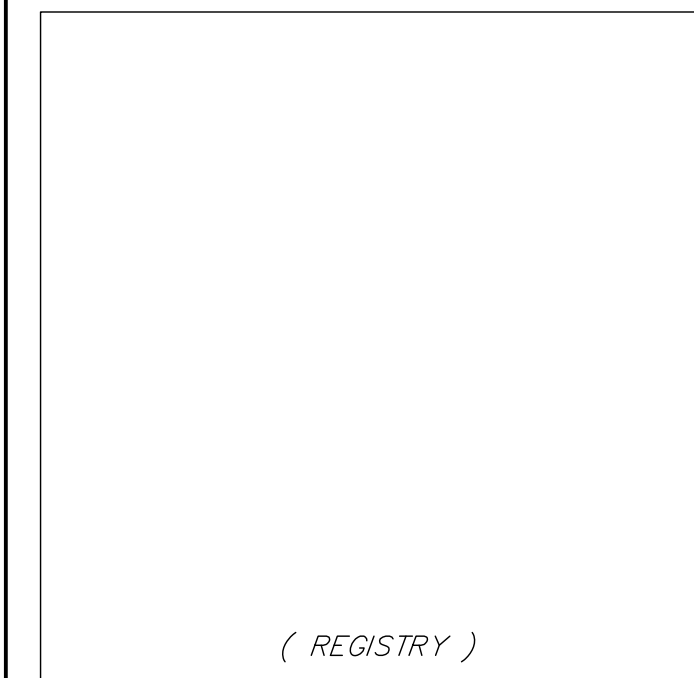
n/f
RANIERI TRUST
MAP 235, PARCEL 132

n/f
RANIERI TRUST
MAP 235, PARCEL 132

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DATE _____ FRANKLIN TOWN CLERK

DATE	DESCRIPTION
6-8-2020	LOT 41 DRAIN EASEMENT ADDED/LOT 42 DRAIN EASEMENT EXPANDED/BOUNDS ADDED

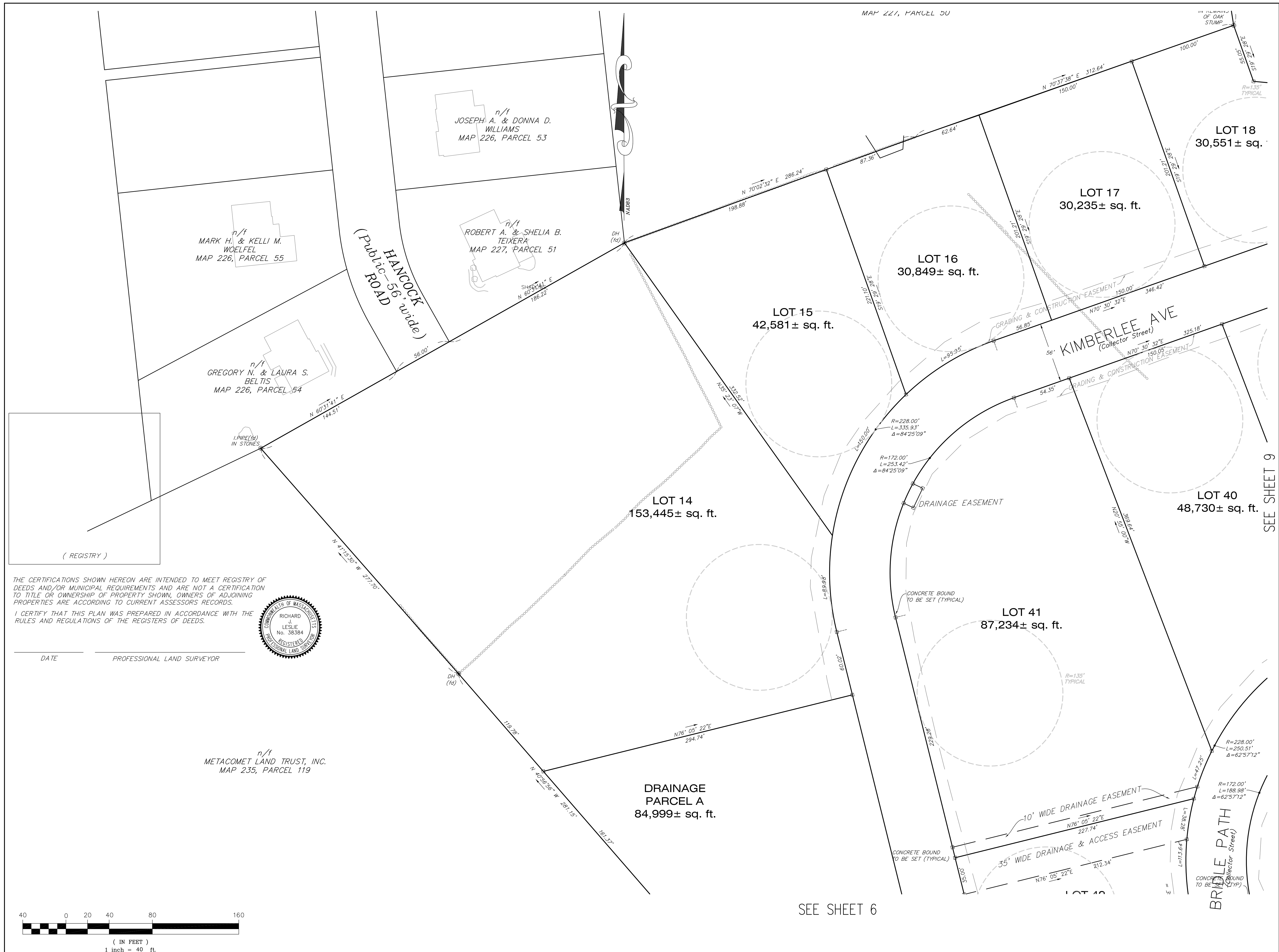
DRAWING TITLE

Property Line Plan

SCALE: 1" = 40'

DEC. 15, 2019 SHEET NUMBER

16-0148J **6**



PROJECT:
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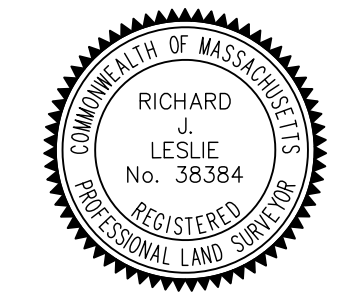
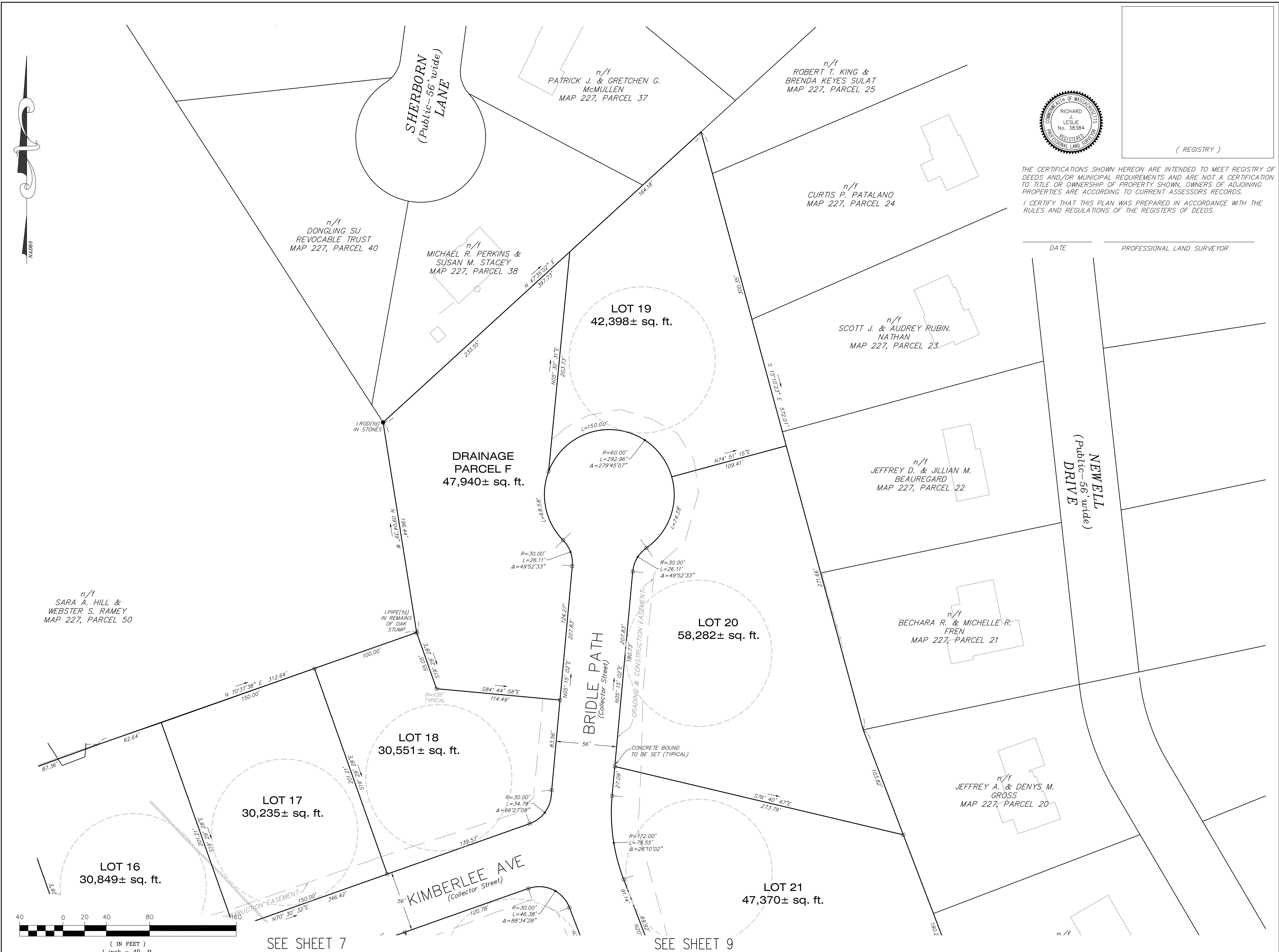
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DATE _____ FRANKLIN TOWN CLERK _____

DATE	DESCRIPTION
6-8-2020	LOT 41 DRAIN EASEMENT ADDED/LOT 42 DRAIN EASEMENT WIDENED/BOUNDS ADDED/LOT 18 MODIFIED
DATE	DESCRIPTION
REVISIONS	

DRAWING TITLE
Property Line Plan

SCALE: 1" = 40'
DEC. 15, 2019 SHEET NUMBER
16-0148J 7



THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO MEET REGISTRY OF DEEDS AND/OR MUNICIPAL REQUIREMENTS AND ARE NOT A CERTIFICATION TO TITLE OR OWNERSHIP OF PROPERTY SHOWN, OWNERS OF ADJOINING PROPERTIES ARE ACCORDING TO CURRENT ASSESSORS RECORDS.
I CERTIFY THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

DATE _____ PROFESSIONAL LAND SURVEYOR _____

PROJECT:
Maple Hill
Franklin
Massachusetts

OWNERS:
STEVEN LABASTIE
THE FRANKLIN
LABASTIE FAMILY.LLC
&
THE KATHLEEN A.
LABASTIE TRUST
469 MAPLE STREET
FRANKLIN, MA 02038

**FITZGERALD FAMILY
IRREVOCABLE TRUST**
441 MAPLE STREET
FRANKLIN, MA 02038

APPLICANT:
CARROLL
CONSTRUCTION
CORP.
BOX 395
FOXBOROUGH, MA
02035



FOUR SCHOOL STREET
P.O. BOX 9136
FOXBOROUGH, MA 02035
508-543-3939

DATE APPROVED: _____
DATE ENDORSED: _____
FRANKLIN PLANNING BOARD

I HEREBY CERTIFY THAT 20 DAYS HAVE ELAPSED SINCE PLANNING BOARD APPROVAL AND THAT NO APPEAL HAS BEEN FILED IN THIS OFFICE.

DATE _____ FRANKLIN TOWN CLERK _____

DATE	DESCRIPTION
6-8-2020	BOUNDS ADDED/LOT 18 & DRAINAGE PARCEL F SWAPPED

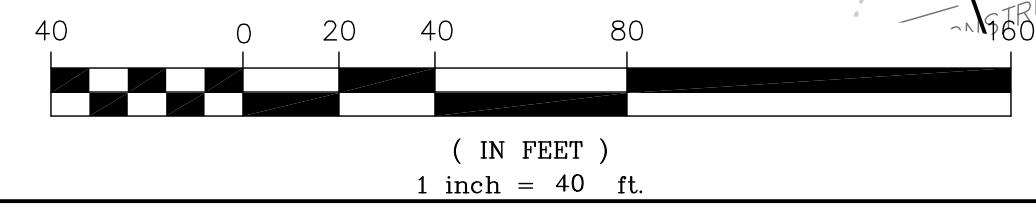
DRAWING TITLE

Property Line Plan

SCALE: 1" = 40'

DEC. 15, 2019 SHEET NUMBER

16-0148J **8**



SEE SHEET 7

SEE SHEET 9



PROJECT:
**Maple Hill
 Franklin
 Massachusetts**

OWNERS:
**STEVEN LABASTIE
 THE FRANKLIN
 LABASTIE FAMILY.LLC
 &
 THE KATHLEEN A.
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**FITZGERALD FAMILY
 IRREVOCABLE TRUST
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**CARROLL
 CONSTRUCTION
 CORP.
 BOX 395
 FOXBOROUGH, MA
 02035**



FOUR SCHOOL STREET
 P.O. BOX 9136
 FOXBOROUGH, MA 02035
 508-543-3939

DATE APPROVED: _____
 DATE ENDORSED: _____
 FRANKLIN PLANNING BOARD

I HEREBY CERTIFY THAT 20 DAYS HAVE ELAPSED SINCE PLANNING BOARD APPROVAL AND THAT NO APPEAL HAS BEEN FILED IN THIS OFFICE.

DATE _____ FRANKLIN TOWN CLERK

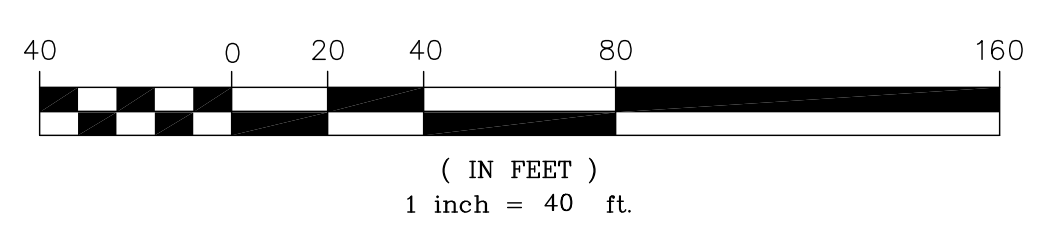
DATE	DESCRIPTION
6-8-2020	LOT 41 DRAIN EASEMENT ADDED/LOT 42 DRAIN EASEMENT WIDENED/BOUNDS ADDED/LOTS 28-33, 45-50 MODIFIED
REVISIONS	

DRAWING TITLE
Property Line Plan

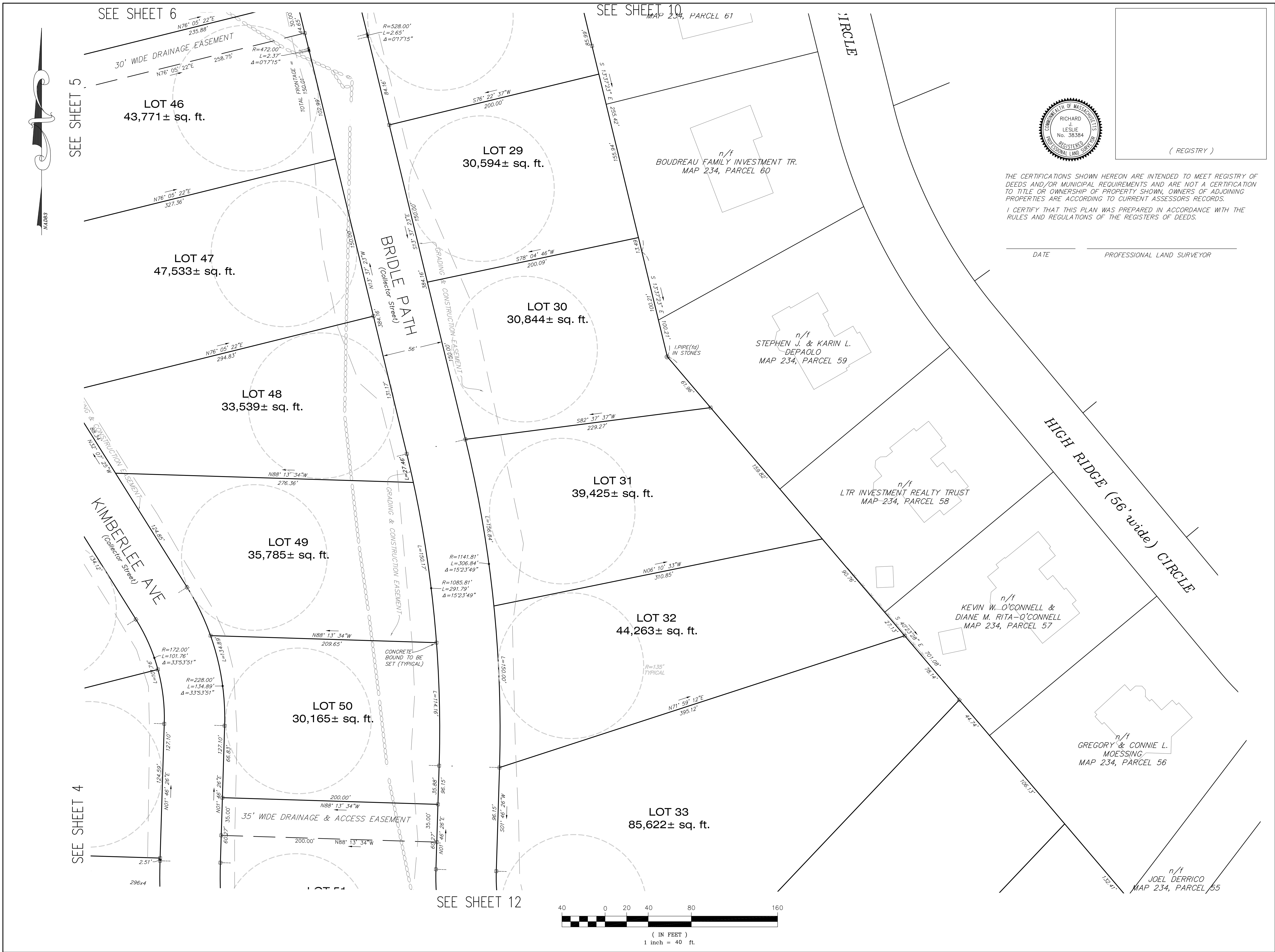
SCALE: 1" = 40'
 DEC. 15, 2019 SHEET NUMBER
10
 16-0148J

THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO MEET REGISTRY OF DEEDS AND/OR MUNICIPAL REQUIREMENTS AND ARE NOT A CERTIFICATION TO TITLE OR OWNERSHIP OF PROPERTY SHOWN, OWNERS OF ADJOINING PROPERTIES ARE ACCORDING TO CURRENT ASSESSORS RECORDS.
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DATE _____ PROFESSIONAL LAND SURVEYOR



(REGISTRY)



THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO MEET REGISTRY OF DEEDS AND/OR MUNICIPAL REQUIREMENTS AND ARE NOT A CERTIFICATION TO TITLE OR OWNERSHIP OF PROPERTY SHOWN, OWNERS OF ADJOINING PROPERTIES ARE ACCORDING TO CURRENT ASSESSORS RECORDS.
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DATE _____ PROFESSIONAL LAND SURVEYOR _____

PROJECT:

Maple Hill
 Franklin
 Massachusetts

OWNERS:

STEVEN LABASTIE
 THE FRANKLIN
 LABASTIE FAMILY.LLC
 &
 THE KATHLEEN A.
 LABASTIE TRUST
 469 MAPLE STREET
 FRANKLIN, MA 02038

FITZGERALD FAMILY
 IRREVOCABLE TRUST
 441 MAPLE STREET
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 CONSTRUCTION
 CORP.
 BOX 395
 FOXBOROUGH, MA
 02035



FOUR SCHOOL STREET
 P.O. BOX 9136
 FOXBOROUGH, MA 02035
 508-543-3939

DATE APPROVED: _____
 DATE ENDORSED: _____
 FRANKLIN PLANNING BOARD

I HEREBY CERTIFY THAT 20 DAYS HAVE ELAPSED SINCE PLANNING BOARD APPROVAL AND THAT NO APPEAL HAS BEEN FILED IN THIS OFFICE.

DATE _____ FRANKLIN TOWN CLERK _____

DATE	DESCRIPTION
6-8-2020	BOUNDS ADDED/LOTS 28-33, 46-50 MODIFIED
	REVISIONS

DRAWING TITLE

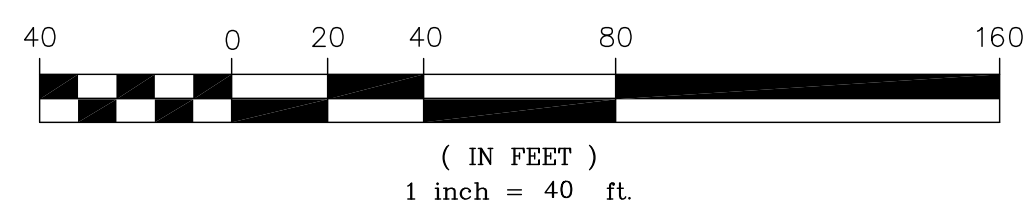
Property Line Plan

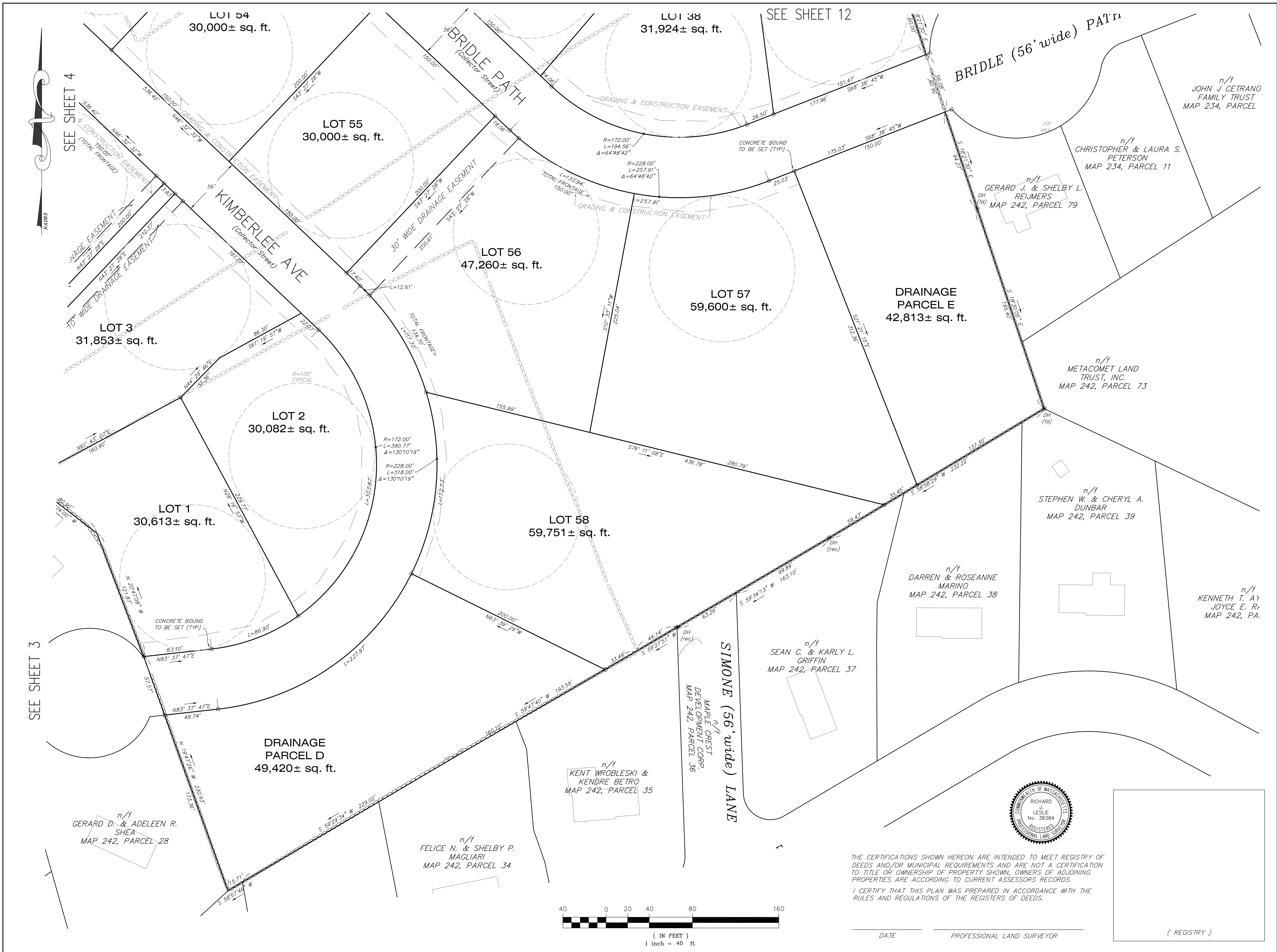
SCALE: 1" = 40'

DEC. 15, 2019 SHEET NUMBER

16-0148J

11





PROJECT:
 Maple Hill
 Franklin
 Massachusetts

OWNERS:
 STEVEN LABASTIE
 THE FRANKLIN
 LABASTIE FAMILY.LLC
 &
 THE KATHLEEN A.
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 469 MAPLE STREET
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 02035



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 P.O. BOX 9136
 FOXBOROUGH, MA 02035
 508-543-3939

DATE APPROVED: _____
 DATE ENDORSED: _____
 FRANKLIN PLANNING BOARD

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DATE _____ FRANKLIN TOWN CLERK

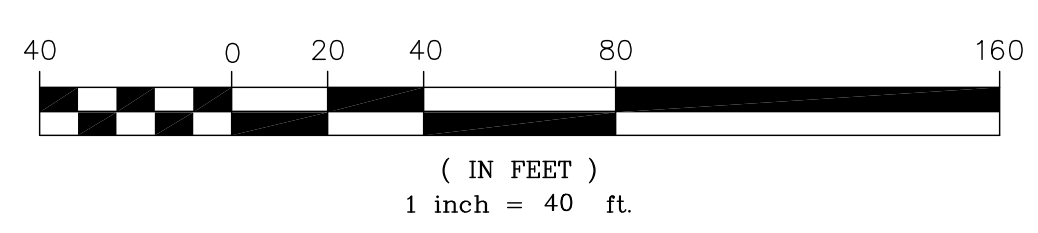
DATE	DESCRIPTION
6-8-2020	BOUNDS ADDED

DRAWING TITLE
 Property Line Plan

SCALE: 1" = 40'
 DEC. 15, 2019 SHEET NUMBER
 16-0148J **13**

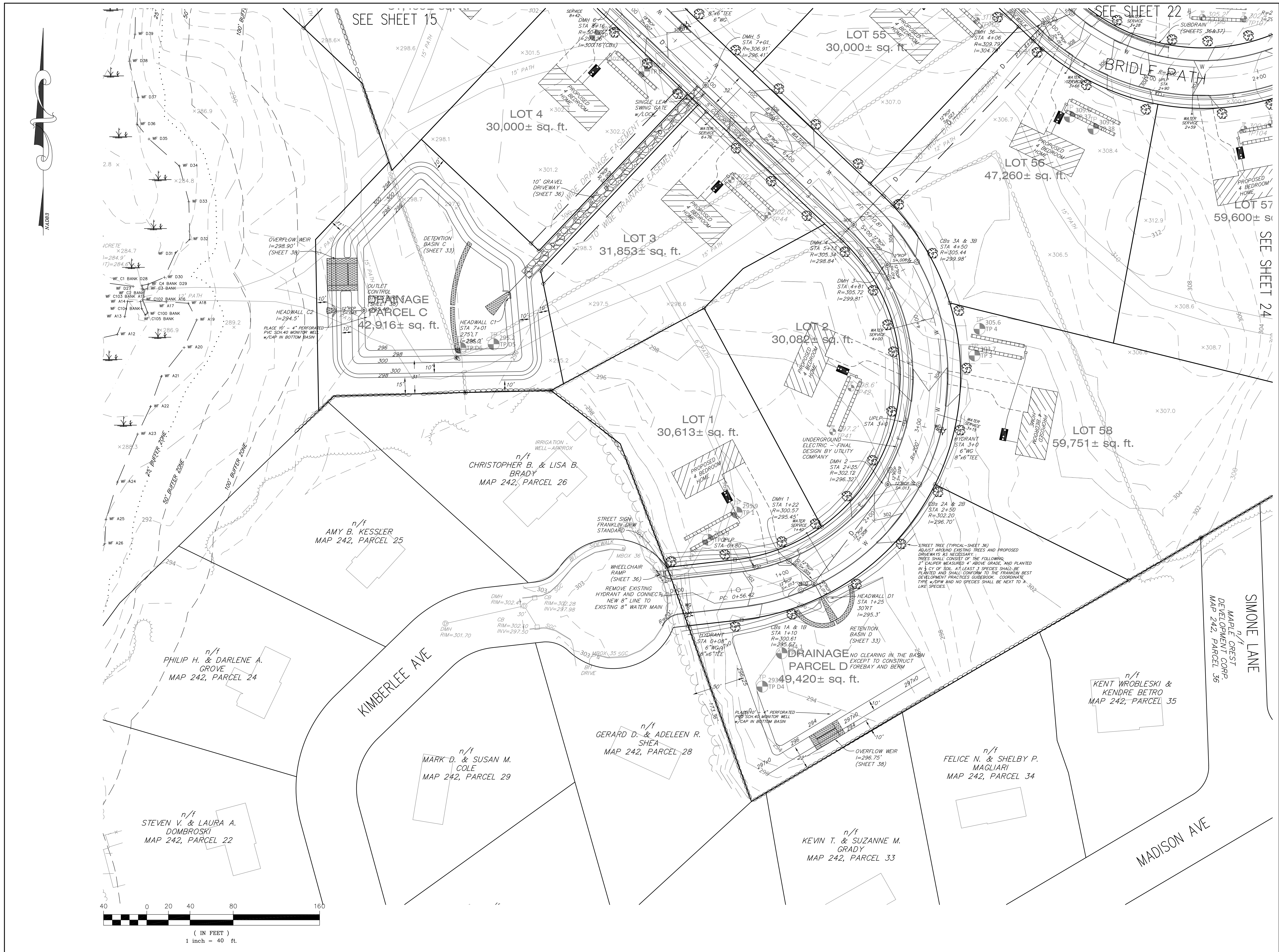


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DATE _____ PROFESSIONAL LAND SURVEYOR

(REGISTRY)



PROJECT:

Maple Hill
Franklin
Massachusetts

OWNERS:

STEVEN LABASTIE
THE FRANKLIN
LABASTIE FAMILY, LLC
&
THE KATHLEEN A.
LABASTIE TRUST
469 MAPLE STREET
FRANKLIN, MA 02038

FITZGERALD FAMILY
IRREVOCABLE TRUST
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APPLICANT:

CARROLL
CONSTRUCTION
CORP.
BOX 395
FOXBOROUGH, MA
02035



FOUR SCHOOL STREET
P.O. BOX 9136
FOXBOROUGH, MA 02035
508-543-3939

DATE	DESCRIPTION
10-19-2020	ONE SIDEWALK & VGC/ROAD GRADES MODIFIED/EXIST SEPTIC & WELLS ADDED
7-27-2020	BASIN D MODIFIED/ABUTTER SEPTICS ADDED
6-8-2020	BASINS C & D MODIFIED/KIMBERLEE AVE SIDEWALK MOVED/LIGHT POLE ADDED STA 0+80/STREET SIGN ADDED/KIMBERLEE AVE ENTRANCE GRADE MODIFIED

REVISIONS

DATE APPROVED: _____
DATE ENDORSED: _____
FRANKLIN PLANNING BOARD

I HEREBY CERTIFY THAT 20 DAYS HAVE ELAPSED SINCE PLANNING BOARD APPROVAL AND THAT NO APPEAL HAS BEEN FILED IN THIS OFFICE.

DATE _____ FRANKLIN TOWN CLERK

STAMP



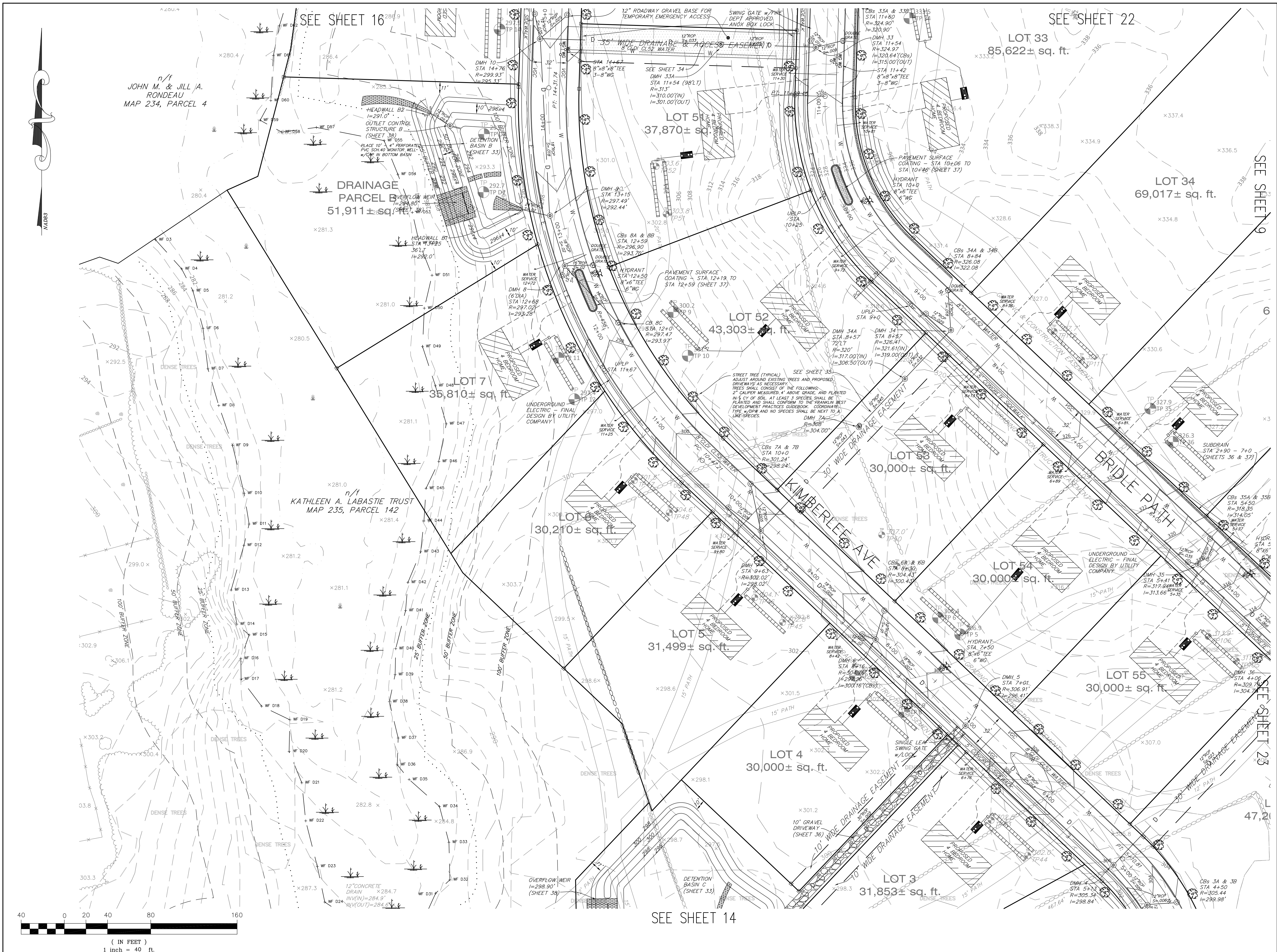
DRAWING TITLE

Topographic & Utility Plan

SCALE: 1" = 40'

DEC. 15, 2019 SHEET NUMBER

16-0148J 14



PROJECT:
Maple Hill Franklin Massachusetts

OWNERS:
STEVEN LABASTIE THE FRANKLIN LABASTIE FAMILY.LLC & THE KATHLEEN A. LABASTIE TRUST 469 MAPLE STREET FRANKLIN, MA 02038

FITZGERALD FAMILY IRREVOCABLE TRUST 441 MAPLE STREET FRANKLIN, MA 02038

APPLICANT:
CARROLL CONSTRUCTION CORP. BOX 395 FOXBOROUGH, MA 02035



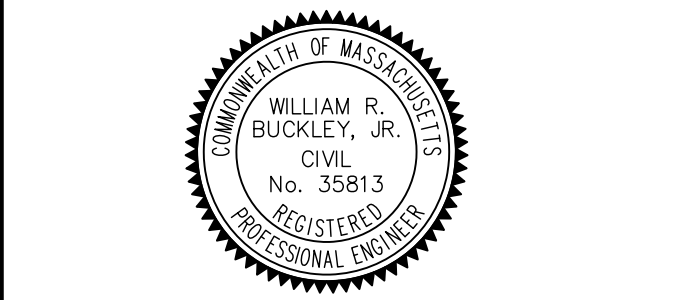
FOUR SCHOOL STREET
 P.O. BOX 9136
 FOXBOROUGH, MA 02035
 508-543-3939

DATE	DESCRIPTION
10-19-2020	ONE SIDEWALK & VGC/UPLP 12+0 MOVED TO 11+67/BASIN B & ROADGRADING MOD/PAVEMENT SURFACE COATING ADDED/CB/CB ADDED
6-8-2020	BASIN B MODIFIED/STREET TREES ADDED/STREET LIGHT MOVED TO STA 10+25 BRIDLE PATH/CB#88 DOUBLE GRATE/SUBDRAIN ADDED/DMH#33A & 34A ADDED/KIMBERLEE AVE SIDEWALK MOVED

DATE APPROVED:	DATE ENDORSED:
_____	_____
FRANKLIN PLANNING BOARD	

I HEREBY CERTIFY THAT 20 DAYS HAVE ELAPSED SINCE PLANNING BOARD APPROVAL AND THAT NO APPEAL HAS BEEN FILED IN THIS OFFICE.

DATE _____ FRANKLIN TOWN CLERK



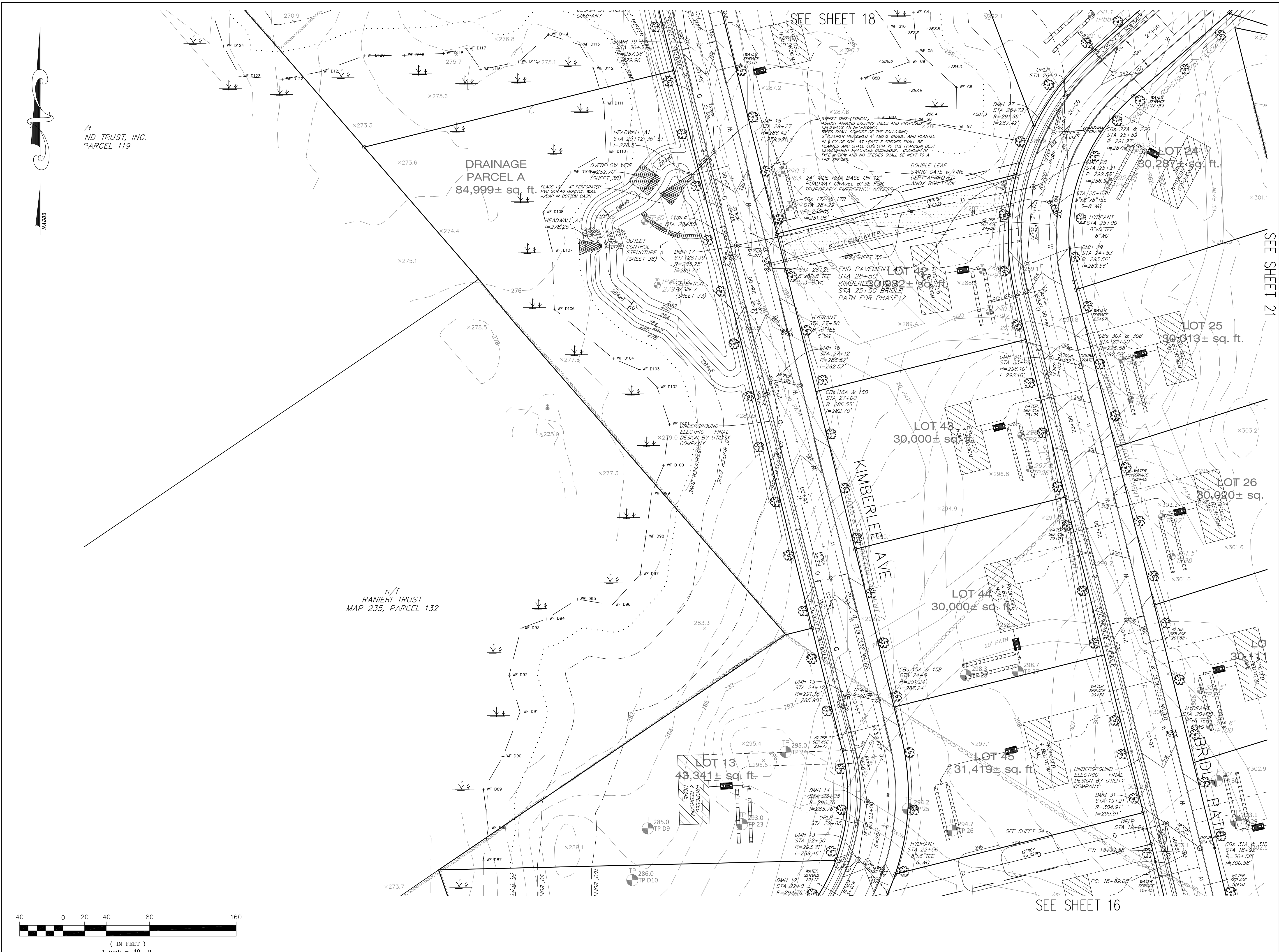
DRAWING TITLE

Topographic & Utility Plan

SCALE: 1" = 40'

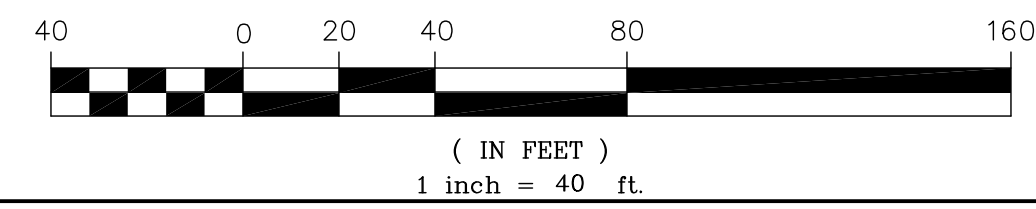
DEC. 15, 2019 SHEET NUMBER

16-0148J **15**



n/f
ND TRUST, INC.
PARCEL 119

n/f
RANIERI TRUST
MAP 235, PARCEL 132



PROJECT:
**Maple Hill
Franklin
Massachusetts**

OWNERS:
**STEVEN LABASTIE
THE FRANKLIN
LABASTIE FAMILY.LLC
&
THE KATHLEEN A.
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469 MAPLE STREET
FRANKLIN, MA 02038**

**FITZGERALD FAMILY
IRREVOCABLE TRUST
441 MAPLE STREET
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APPLICANT:
**CARROLL
CONSTRUCTION
CORP.
BOX 395
FOXBOROUGH, MA
02035**



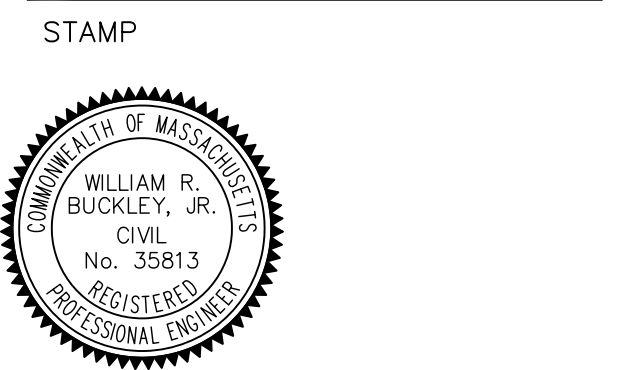
FOUR SCHOOL STREET
P.O. BOX 9136
FOXBOROUGH, MA 02035
508-543-3939

DATE	DESCRIPTION
10-19-2020	ONE SIDEWALK & VGC/GRADING MODIFIED
6-8-2020	PAVEMENT LIMITS PHASE 2/TEMPORARY ACCESS DRIVE MODIFIED/BASIN A MODIFIED/KIMBERLEE AVE SIDEWALK MOVED/LIGHT POLE ADDED STA 28+50
DATE	DESCRIPTION
	REVISIONS

DATE APPROVED: _____
DATE ENDORSED: _____
FRANKLIN PLANNING BOARD

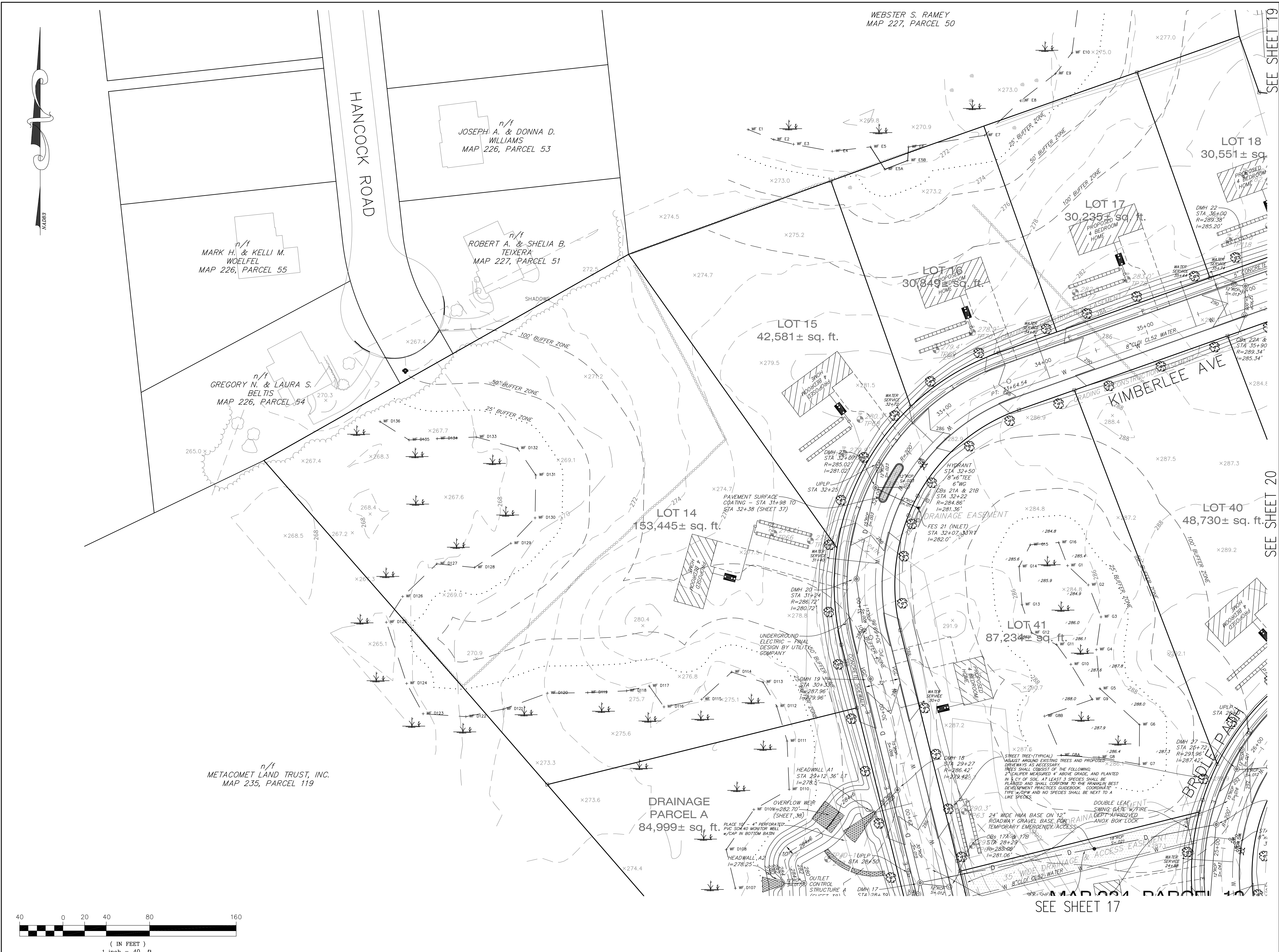
I HEREBY CERTIFY THAT 20 DAYS HAVE ELAPSED SINCE PLANNING BOARD APPROVAL AND THAT NO APPEAL HAS BEEN FILED IN THIS OFFICE.

DATE _____ FRANKLIN TOWN CLERK



DRAWING TITLE
**Topographic & Utility
Plan**

SCALE: 1" = 40'
DEC. 15, 2019 SHEET NUMBER
17
16-0148J



PROJECT:
**Maple Hill
 Franklin
 Massachusetts**

OWNERS:
**STEVEN LABASTIE
 THE FRANKLIN
 LABASTIE FAMILY, LLC
 &
 THE KATHLEEN A.
 LABASTIE TRUST
 469 MAPLE STREET
 FRANKLIN, MA 02038**

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APPLICANT:
**CARROLL
 CONSTRUCTION
 CORP.
 BOX 395
 FOXBOROUGH, MA
 02035**



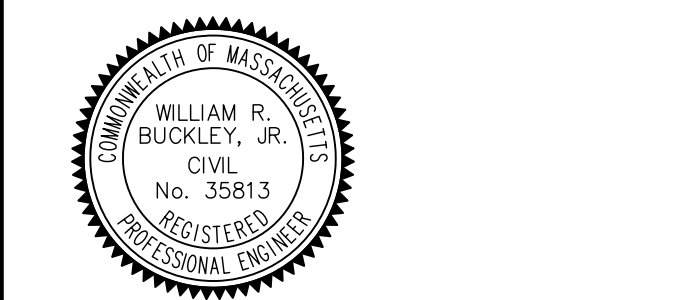
FOUR SCHOOL STREET
 P.O. BOX 9136
 FOXBOROUGH, MA 02035
 508-543-3939

DATE	REVISIONS
10-22-2020	ONE SIDEWALK & VGC/GRADING MODIFIED/PAVEMENT SURFACE COATING ADDED
6-8-2020	BASINS A & F MODIFIED/STREET TREES ADDED/KIMBERLEE AVE SIDEWALK MOVED/LIGHT POLE MOVED STA 32+25

DATE APPROVED: _____
 DATE ENDORSED: _____
 FRANKLIN PLANNING BOARD

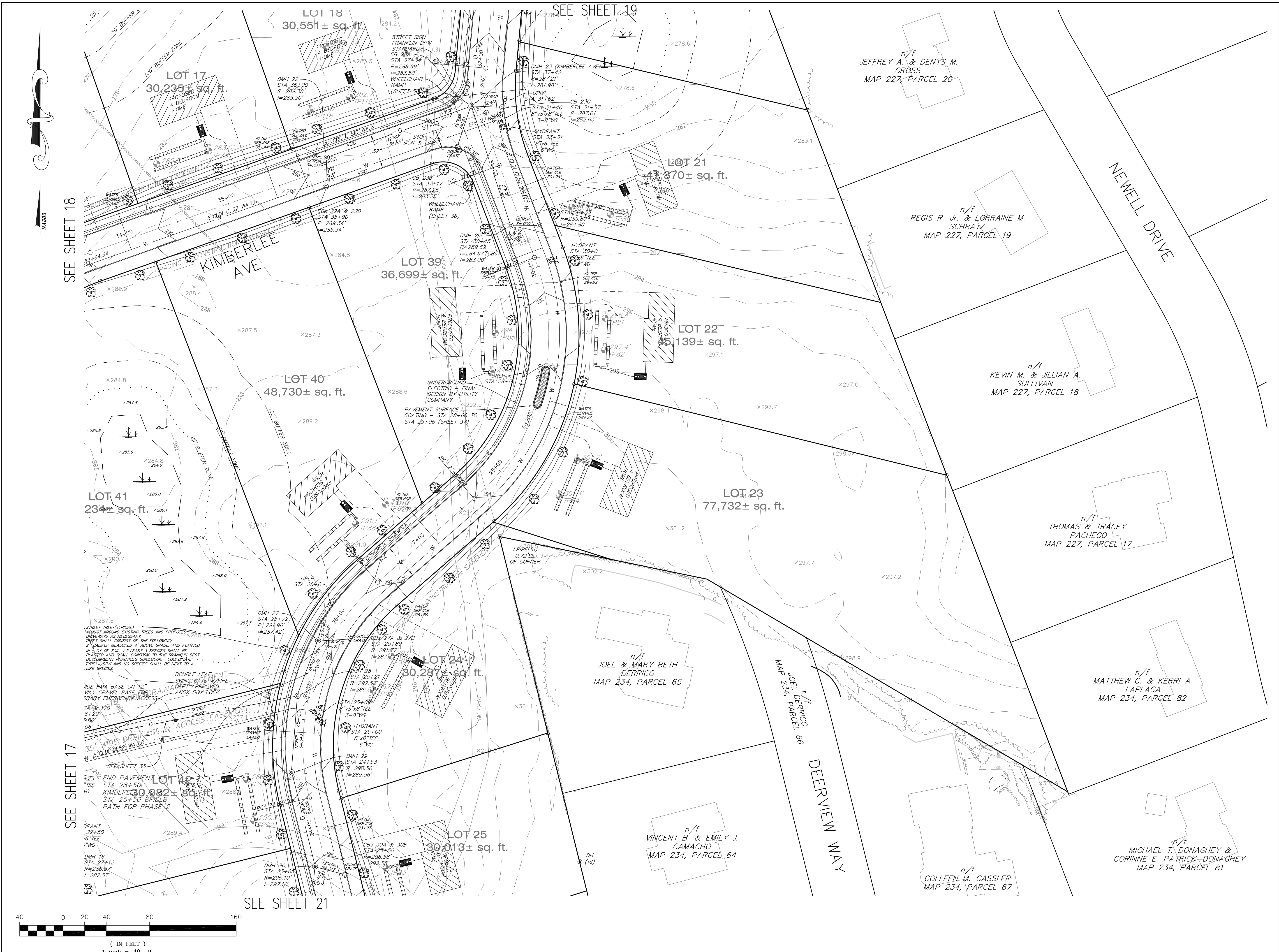
I HEREBY CERTIFY THAT 20 DAYS HAVE ELAPSED SINCE PLANNING BOARD APPROVAL AND THAT NO APPEAL HAS BEEN FILED IN THIS OFFICE.

DATE _____ FRANKLIN TOWN CLERK



DRAWING TITLE
**Topographic & Utility
 Plan**

SCALE: 1" = 40'
 DEC. 15, 2019 SHEET NUMBER
18
 16-0148J



PROJECT:
**Maple Hill
 Franklin
 Massachusetts**

OWNERS:
**STEVEN LABASTIE
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 &
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**FITZGERALD FAMILY
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 FRANKLIN, MA 02038**

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**CARROLL
 CONSTRUCTION
 CORP.
 BOX 395
 FOXBOROUGH, MA
 02035**



**FOUR SCHOOL STREET
 P.O. BOX 9136
 FOXBOROUGH, MA 02035
 508-543-3939**

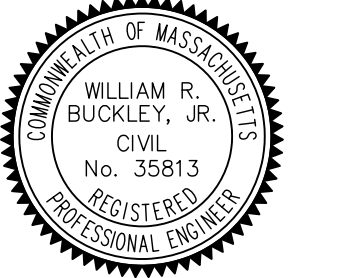
DATE	DESCRIPTION
10-22-2020	ONE SIDEWALK & VGC/GRADING REVISED/PAVEMENT SURFACE COATING ADDED
6-8-2020	CB#23B & 27B DOUBLE GRATE/LIGHT POLE MOVED STA. 26+0
DATE	DESCRIPTION
	REVISIONS

DATE APPROVED: _____
 DATE ENDORSED: _____
 FRANKLIN PLANNING BOARD

I HEREBY CERTIFY THAT 20 DAYS HAVE ELAPSED SINCE PLANNING BOARD APPROVAL AND THAT NO APPEAL HAS BEEN FILED IN THIS OFFICE.

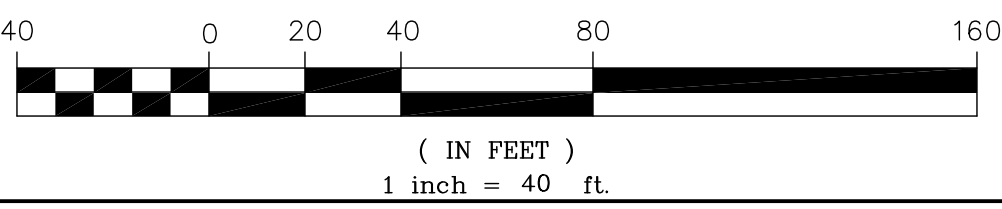
DATE _____ FRANKLIN TOWN CLERK

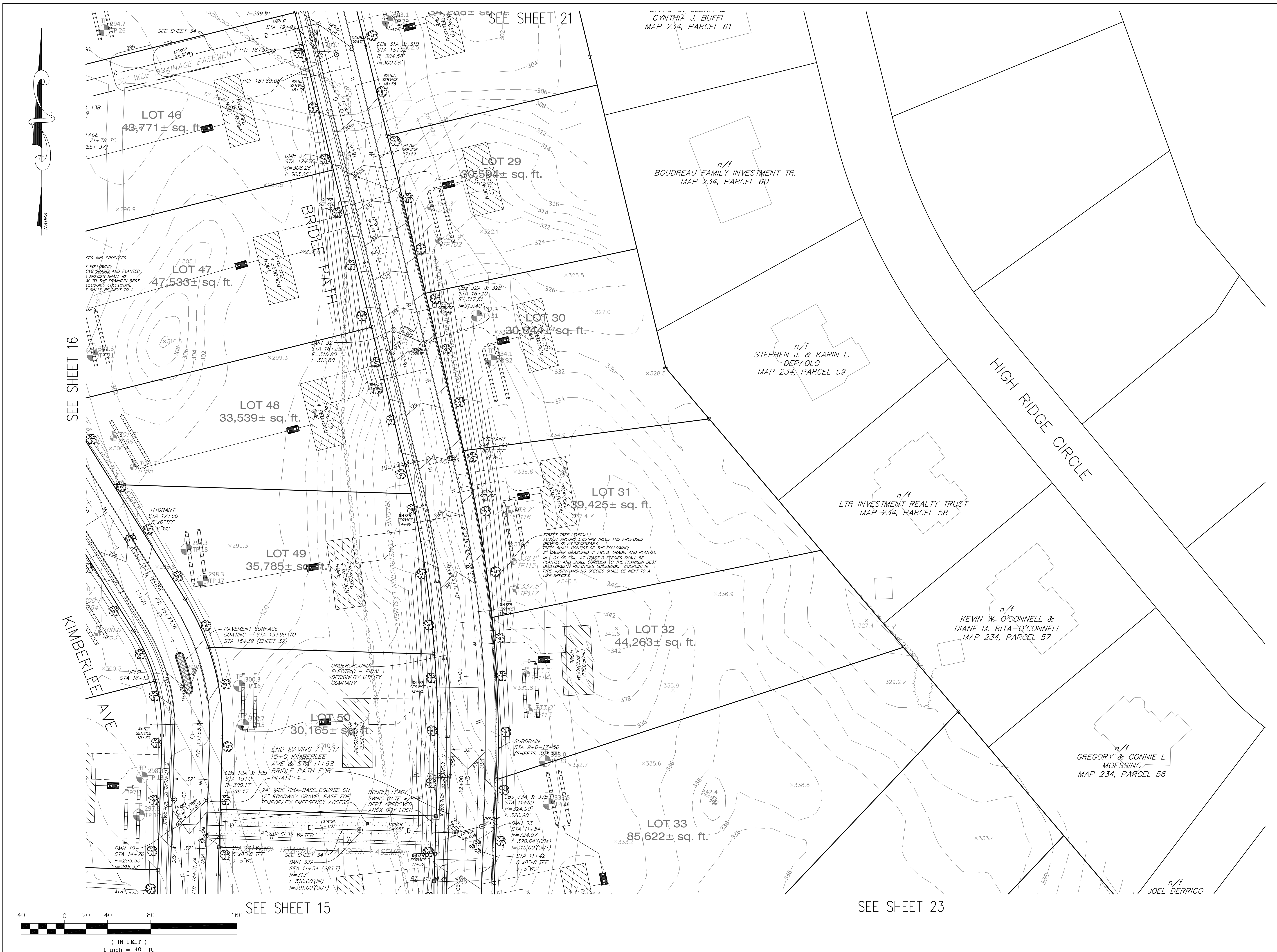
STAMP



DRAWING TITLE
**Topographic & Utility
 Plan**

SCALE: 1" = 40'
 DEC. 15, 2019 SHEET NUMBER
16-0148J 20





PROJECT:
**Maple Hill
 Franklin
 Massachusetts**

OWNERS:
**STEVEN LABASTIE
 THE FRANKLIN
 LABASTIE FAMILY.LLC
 &
 THE KATHLEEN A.
 LABASTIE TRUST
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APPLICANT:
**CARROLL
 CONSTRUCTION
 CORP.
 BOX 395
 FOXBOROUGH, MA
 02035**



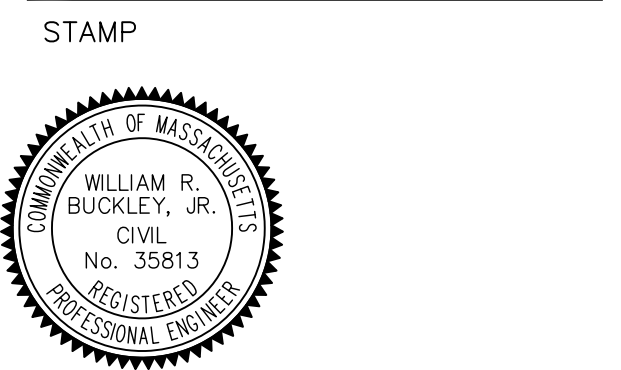
FOUR SCHOOL STREET
 P.O. BOX 9136
 FOXBOROUGH, MA 02035
 508-543-3939

DATE	DESCRIPTION
10-19-2020	ONE SIDEWALK & VGC/GRADING MODIFIED
6-8-2020	SUBDRAIN ADDED
	REVISIONS

DATE APPROVED: _____
 DATE ENDORSED: _____
 FRANKLIN PLANNING BOARD

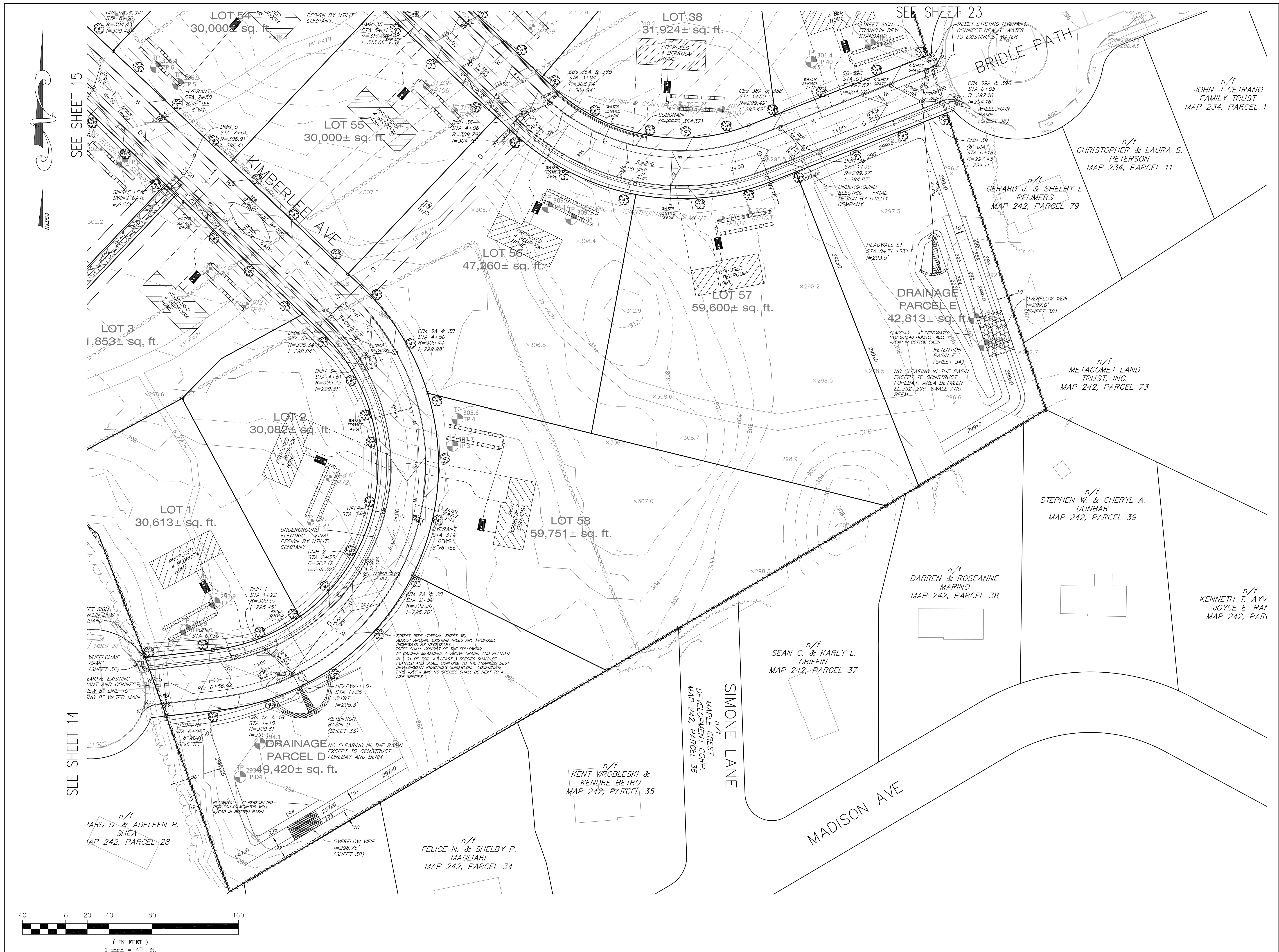
I HEREBY CERTIFY THAT 20 DAYS HAVE ELAPSED SINCE PLANNING BOARD APPROVAL AND THAT NO APPEAL HAS BEEN FILED IN THIS OFFICE.

DATE _____ FRANKLIN TOWN CLERK



DRAWING TITLE
**Topographic & Utility
 Plan**

SCALE: 1" = 40'
 DEC. 15, 2019 SHEET NUMBER
 16-0148J **22**



PROJECT:
**Maple Hill
 Franklin
 Massachusetts**

OWNERS:
**STEVEN LABASTIE
 THE FRANKLIN
 LABASTIE FAMILY.LLC &
 THE KATHLEEN A.
 LABASTIE TRUST
 469 MAPLE STREET
 FRANKLIN, MA 02038**

**FITZGERALD FAMILY
 IRREVOCABLE TRUST
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 FRANKLIN, MA 02038**

APPLICANT:
**CARROLL
 CONSTRUCTION
 CORP.
 BOX 395
 FOXBOROUGH, MA
 02035**



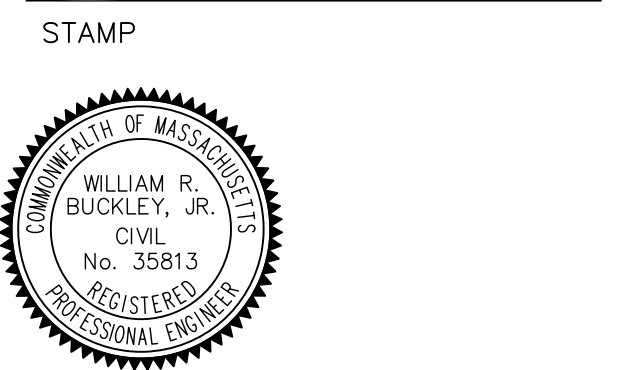
FOUR SCHOOL STREET
 P.O. BOX 9136
 FOXBOROUGH, MA 02035
 508-543-3939

DATE	DESCRIPTION
10-22-2020	ONE SIDEWALK & VOC/STREET GRADES MODIFIED/BASINS D&E GRADES MODIFIED/BASIN E INLET MOD/EX SEPTICS & WELLS ADDED/CB39C ADDED
6-8-2020	BASINS D & E MODIFIED/SUBDRAIN ADDED/STORMCEPTERS REMOVED & FOREBAY ADDED
DATE	DESCRIPTION
	REVISIONS

DATE APPROVED: _____
 DATE ENDORSED: _____
 FRANKLIN PLANNING BOARD

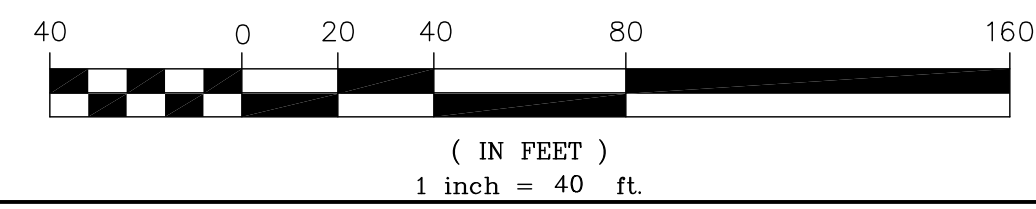
I HEREBY CERTIFY THAT 20 DAYS HAVE ELAPSED SINCE PLANNING BOARD APPROVAL AND THAT NO APPEAL HAS BEEN FILED IN THIS OFFICE.

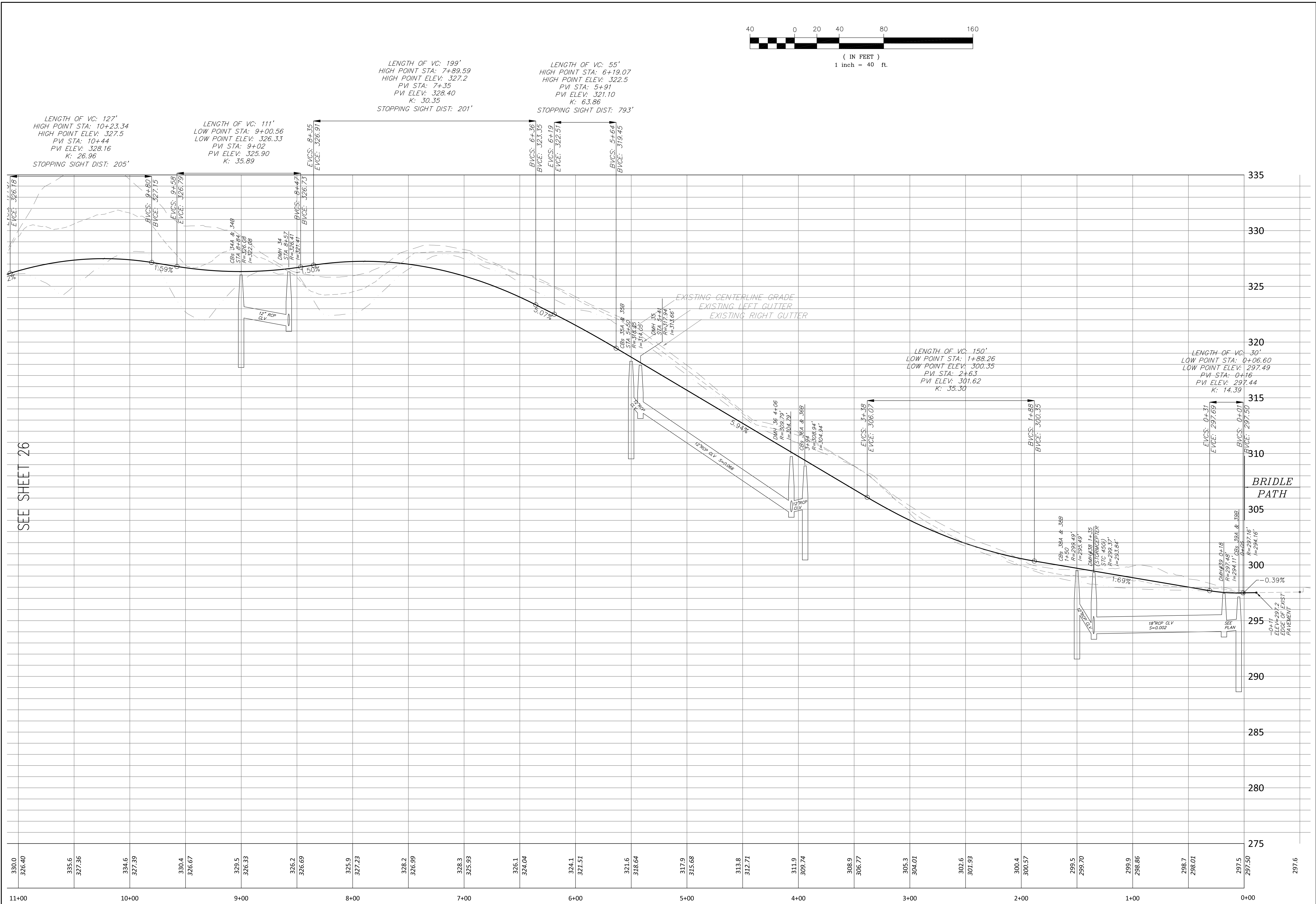
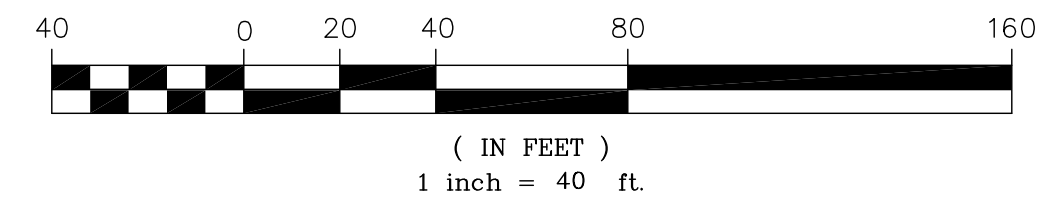
DATE _____ FRANKLIN TOWN CLERK



DRAWING TITLE
**Topographic & Utility
 Plan**

SCALE: 1" = 40'
 DEC. 15, 2019 SHEET NUMBER
16-0148J 24





SEE SHEET 26

Bridle Path Ext.
 Horizontal Scale: 1" = 40'
 Vertical Scale: 1" = 4'

PROJECT:
**Maple Hill
 Franklin
 Massachusetts**

OWNERS:
**STEVEN LABASTIE
 THE FRANKLIN
 LABASTIE FAMILY.LLC
 &
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 FRANKLIN, MA 02038**

**FITZGERALD FAMILY
 IRREVOCABLE TRUST
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 FRANKLIN, MA 02038**

APPLICANT:
**CARROLL
 CONSTRUCTION
 CORP.
 BOX 395
 FOXBOROUGH, MA
 02035**



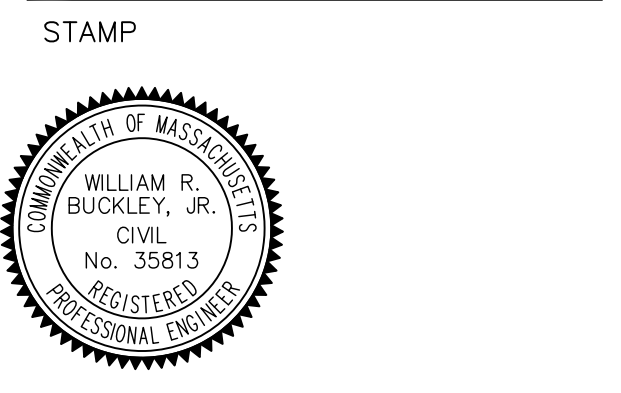
FOUR SCHOOL STREET
 P.O. BOX 9136
 FOXBOROUGH, MA 02035
 508-543-3939

DATE	DESCRIPTION
10-22-2020	PROFILE MODIFIED
6-8-2020	CLV PIPE NOTED/ENTRANCE PROFILE MODIFIED

DATE APPROVED: _____
 DATE ENDORSED: _____
 FRANKLIN PLANNING BOARD

I HEREBY CERTIFY THAT 20 DAYS HAVE ELAPSED SINCE PLANNING BOARD APPROVAL AND THAT NO APPEAL HAS BEEN FILED IN THIS OFFICE.

DATE _____ FRANKLIN TOWN CLERK



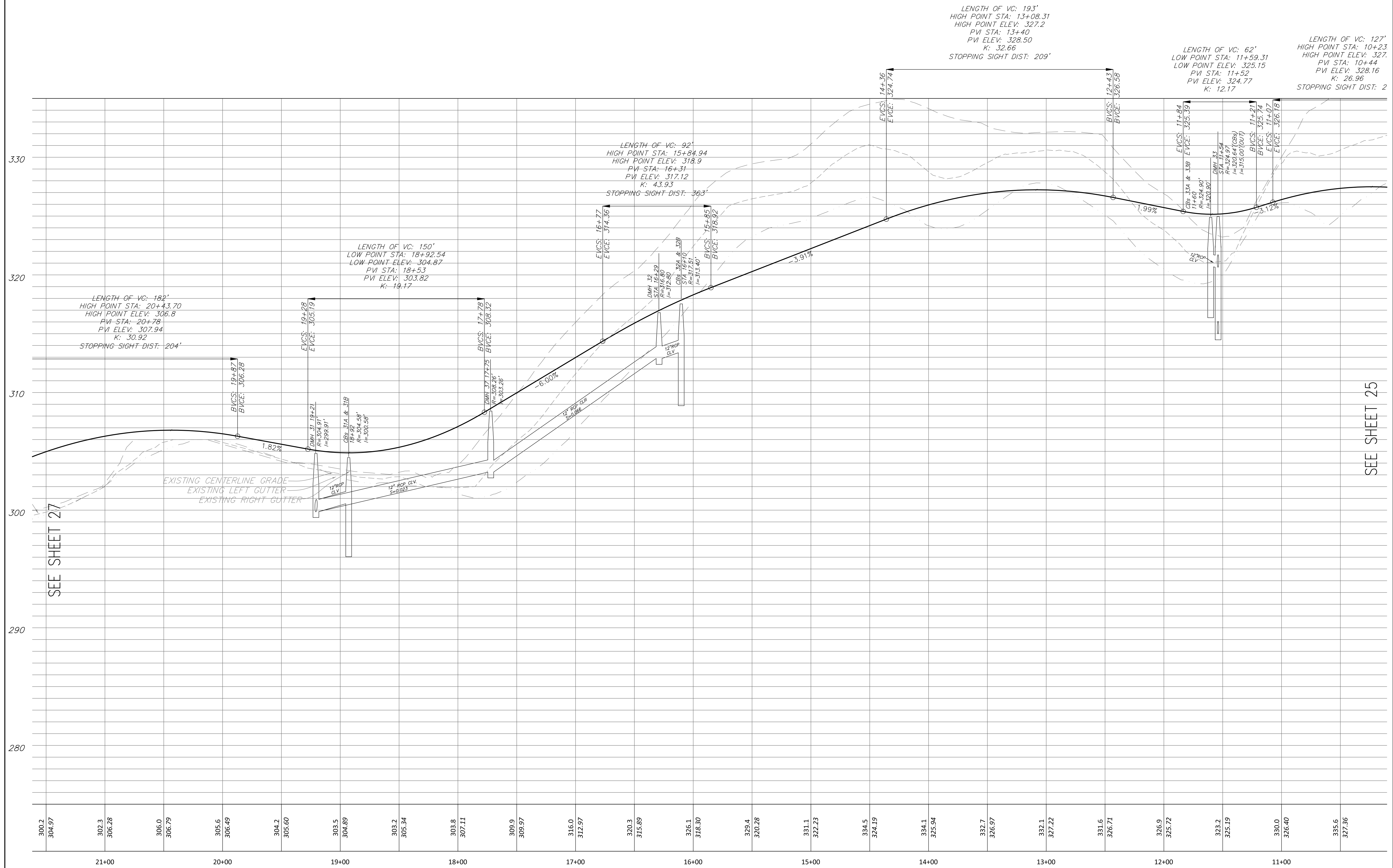
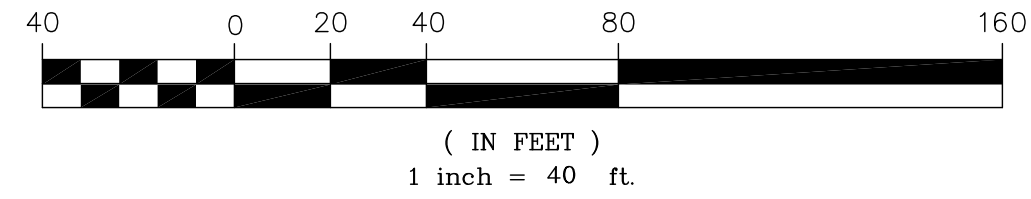
DRAWING TITLE

Definitive Profile –
 Bridle Path

SCALE: 1" = 40'/4'

DEC. 15, 2019 SHEET NUMBER

16-0148J **25**



SEE SHEET 27

SEE SHEET 25

Bridle Path Ext2

Horizontal Scale: 1" = 40'
Vertical Scale: 1" = 4'

PROJECT:

**Maple Hill
Franklin
Massachusetts**

OWNERS:

**STEVEN LABASTIE
THE FRANKLIN
LABASTIE FAMILY.LLC
&
THE KATHLEEN A.
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FRANKLIN, MA 02038**

**FITZGERALD FAMILY
IRREVOCABLE TRUST
441 MAPLE STREET
FRANKLIN, MA 02038**

APPLICANT:

**CARROLL
CONSTRUCTION
CORP.
BOX 395
FOXBOROUGH, MA
02035**



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P.O. BOX 9136
FOXBOROUGH, MA 02035
508-543-3939

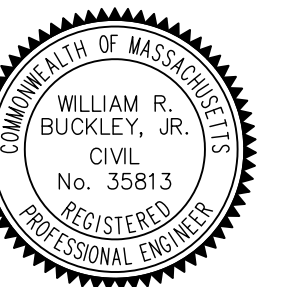
DATE	DESCRIPTION
10-22-2020	PROFILE MODIFIED
6-8-2020	CLV PIPE NOTED
	REVISIONS

DATE APPROVED: _____
DATE ENDORSED: _____
FRANKLIN PLANNING BOARD

I HEREBY CERTIFY THAT 20 DAYS HAVE ELAPSED SINCE PLANNING BOARD APPROVAL AND THAT NO APPEAL HAS BEEN FILED IN THIS OFFICE.

DATE _____ FRANKLIN TOWN CLERK

STAMP



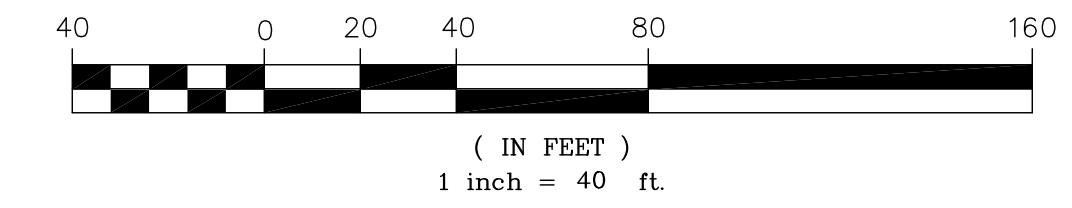
DRAWING TITLE

Definitive Profile –
Bridle Path

SCALE: 1" = 40'/4'

DEC. 15, 2019 SHEET NUMBER

16-0148J **26**



PROJECT:

**Maple Hill
Franklin
Massachusetts**

OWNERS:

**STEVEN LABASTIE
THE FRANKLIN
LABASTIE FAMILY.LLC
&
THE KATHLEEN A.
LABASTIE TRUST
469 MAPLE STREET
FRANKLIN, MA 02038**

**FITZGERALD FAMILY
IRREVOCABLE TRUST
441 MAPLE STREET
FRANKLIN, MA 02038**

APPLICANT:

**CARROLL
CONSTRUCTION
CORP.
BOX 395
FOXBOROUGH, MA
02035**



FOUR SCHOOL STREET
P.O. BOX 9136
FOXBOROUGH, MA 02035
508-543-3939

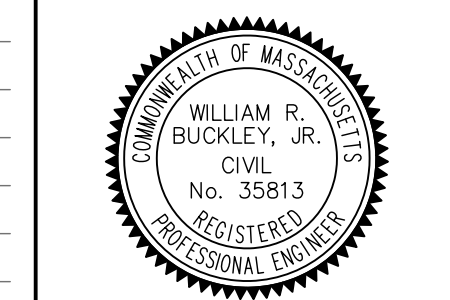
DATE	DESCRIPTION
10-22-2020	PROFILE MODIFIED
6-8-2020	CLV PIPE NOTED
	REVISIONS

DATE APPROVED: _____
DATE ENDORSED: _____
FRANKLIN PLANNING BOARD

I HEREBY CERTIFY THAT 20 DAYS HAVE ELAPSED SINCE PLANNING BOARD APPROVAL AND THAT NO APPEAL HAS BEEN FILED IN THIS OFFICE.

DATE: _____ FRANKLIN TOWN CLERK

STAMP



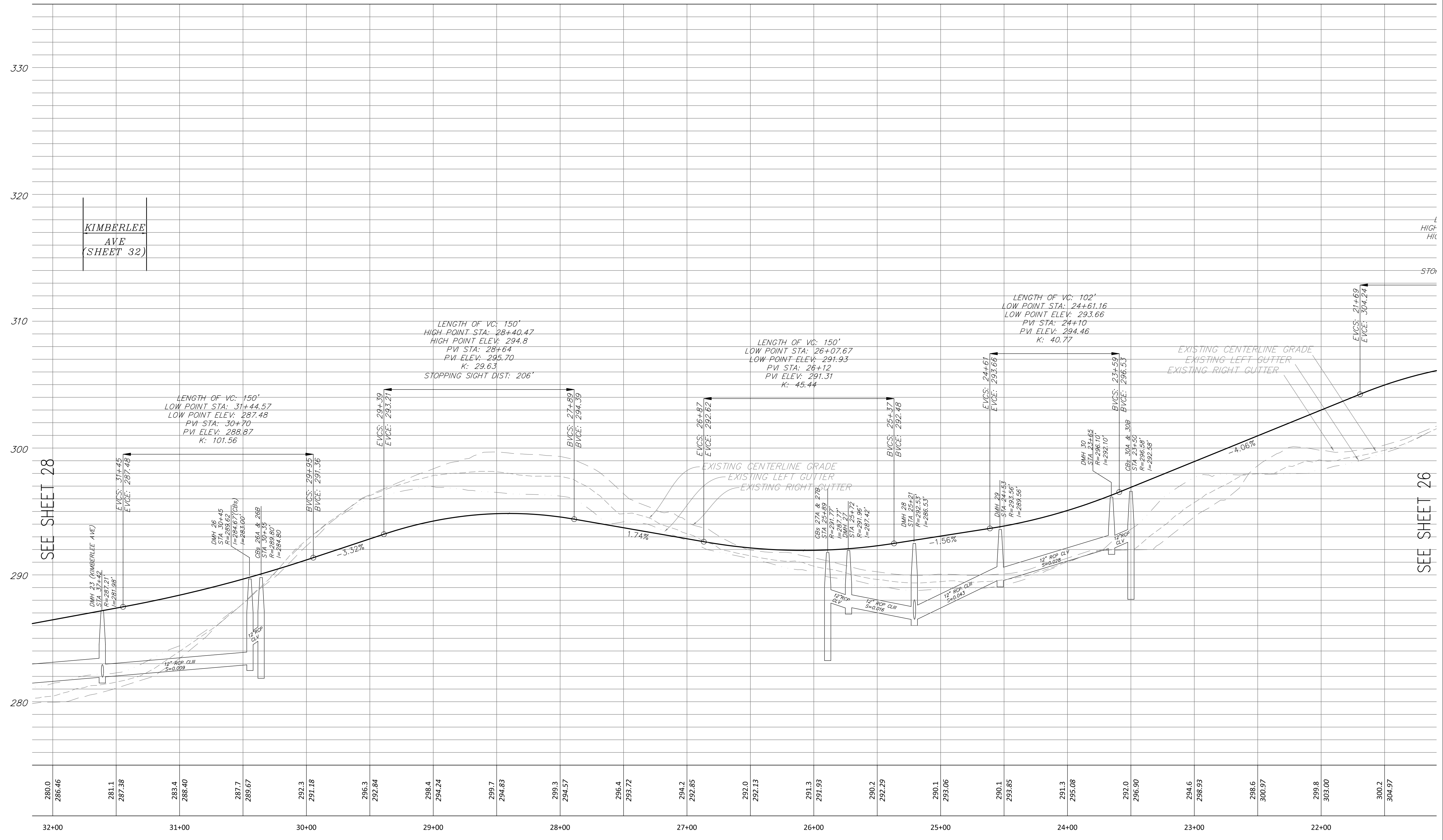
DRAWING TITLE

**Definitive Profile –
Bridle Path**

SCALE: 1" = 40'/4"

DEC. 15, 2019 SHEET NUMBER

16-0148J **27**

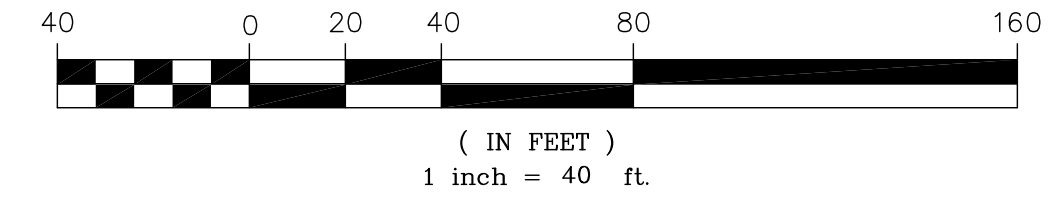


**KIMBERLEE
AVE
(SHEET 32)**

SEE SHEET 28

SEE SHEET 26

Bridle Path Ext.
Horizontal Scale: 1" = 40'
Vertical Scale: 1" = 4'



PROJECT:

**Maple Hill
Franklin
Massachusetts**

OWNERS:

**STEVEN LABASTIE
THE FRANKLIN
LABASTIE FAMILY.LLC
&
THE KATHLEEN A.
LABASTIE TRUST
469 MAPLE STREET
FRANKLIN, MA 02038**

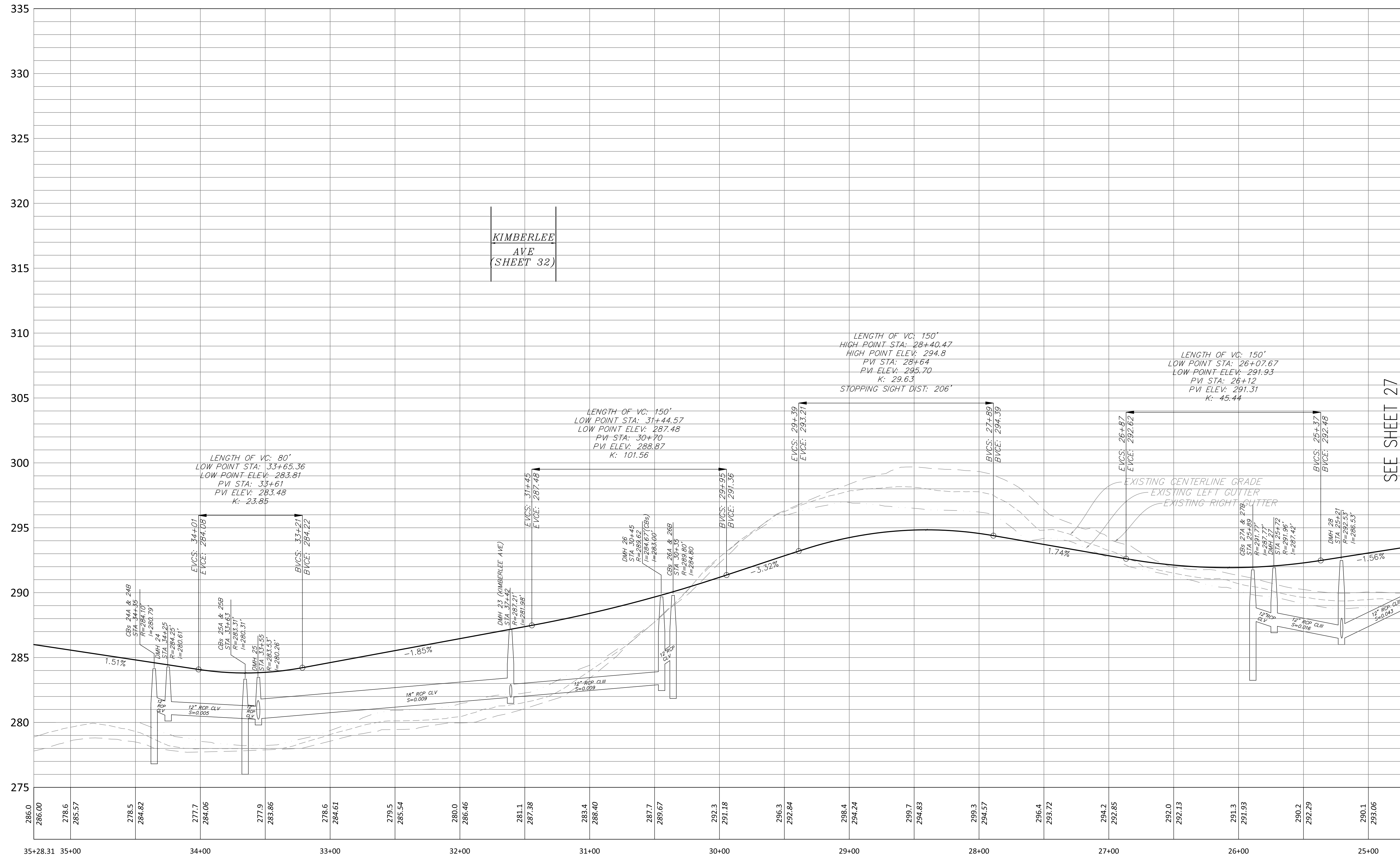
**FITZGERALD FAMILY
IRREVOCABLE TRUST
441 MAPLE STREET
FRANKLIN, MA 02038**

APPLICANT:

**CARROLL
CONSTRUCTION
CORP.
BOX 395
FOXBOROUGH, MA
02035**



FOUR SCHOOL STREET
P.O. BOX 9136
FOXBOROUGH, MA 02035
508-543-3939



SEE SHEET 27

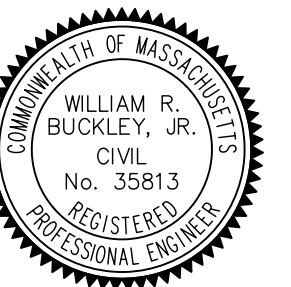
DATE	DESCRIPTION
6-8-2020	STORMWATER DMH23-25 MODIFIED/CLV PIPE NOTED
	REVISIONS

DATE APPROVED: _____
DATE ENDORSED: _____
FRANKLIN PLANNING BOARD

I HEREBY CERTIFY THAT 20 DAYS HAVE ELAPSED SINCE PLANNING BOARD APPROVAL AND THAT NO APPEAL HAS BEEN FILED IN THIS OFFICE.

DATE _____ FRANKLIN TOWN CLERK

STAMP



DRAWING TITLE

**Definitive Profile –
Bridle Path**

SCALE: 1" = 40'/4'

DEC. 15, 2019 SHEET NUMBER

16-0148J

28

Bridle Path Ext.

Horizontal Scale: 1" = 40'
Vertical Scale: 1" = 4'

PROJECT:

Maple Hill
Franklin
Massachusetts

OWNERS:

STEVEN LABASTIE
THE FRANKLIN
LABASTIE FAMILY.LLC
&
THE KATHLEEN A.
LABASTIE TRUST
469 MAPLE STREET
FRANKLIN, MA 02038

FITZGERALD FAMILY
IRREVOCABLE TRUST
441 MAPLE STREET
FRANKLIN, MA 02038

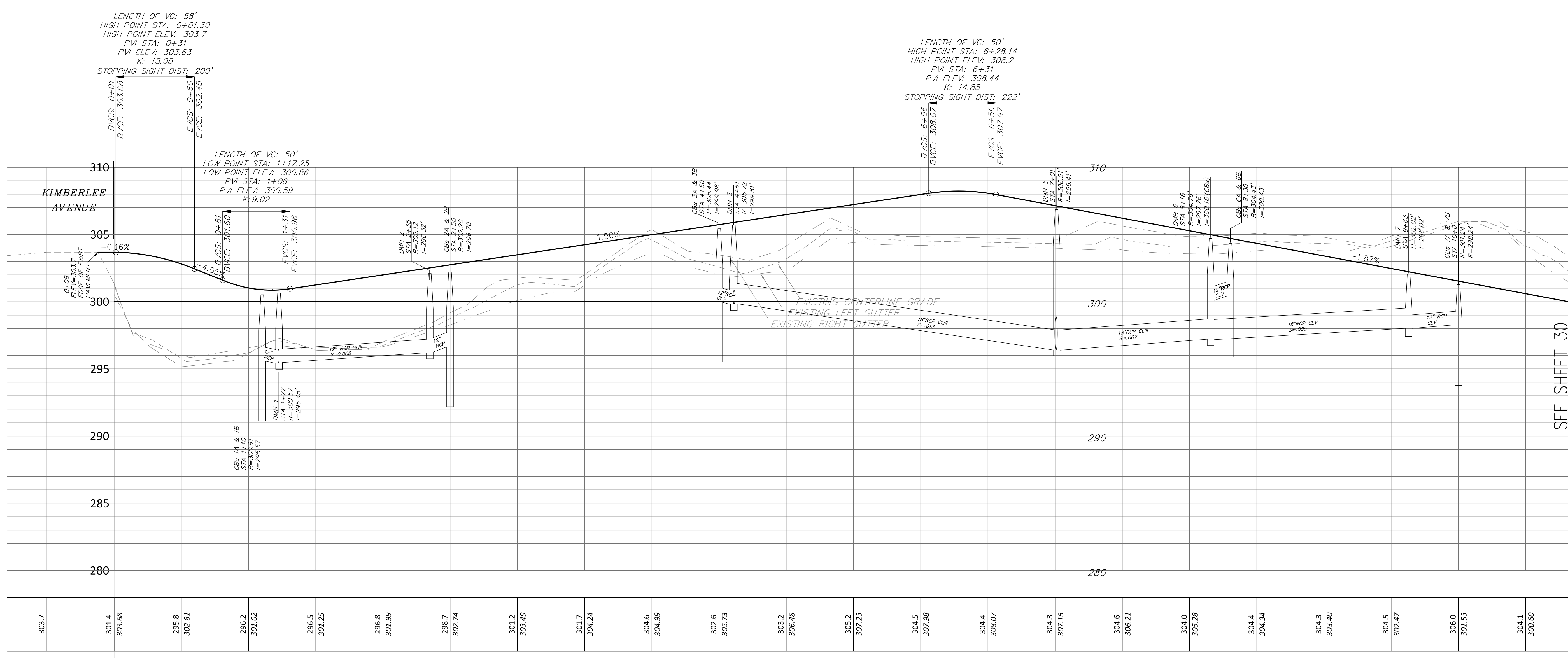
APPLICANT:

CARROLL
CONSTRUCTION
CORP.
BOX 395
FOXBOROUGH, MA
02035



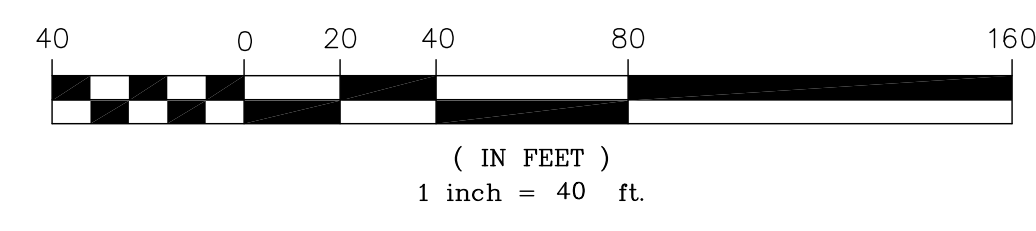
FOUR SCHOOL STREET
P.O. BOX 9136
FOXBOROUGH, MA 02035
508-543-3939

SEE SHEET 30



303.7	301.4	295.8	296.2	296.5	296.8	298.7	301.2	301.7	304.6	302.6	303.2	305.2	304.5	304.4	304.3	304.6	304.0	304.4	304.3	304.5	306.0	304.1
0+00	0+06	0+12	0+18	0+24	0+30	0+36	0+42	0+48	0+54	0+60	0+66	0+72	0+78	0+84	0+90	0+96	1+02	1+08	1+14	1+20	1+26	1+32

Kimberlee Ave Ext
Horizontal Scale: 1" = 40'
Vertical Scale: 1" = 4'

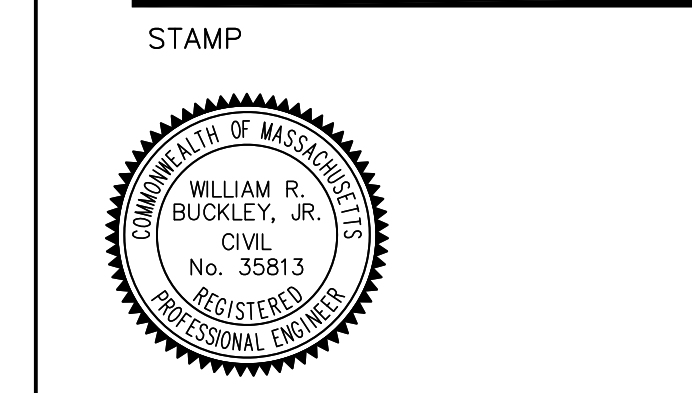


DATE	DESCRIPTION
10-22-2020	PROFILE MODIFIED
6-8-2020	CLV PIPE NOTED

DATE APPROVED: _____
DATE ENDORSED: _____
FRANKLIN PLANNING BOARD

I HEREBY CERTIFY THAT 20 DAYS HAVE ELAPSED SINCE PLANNING BOARD APPROVAL AND THAT NO APPEAL HAS BEEN FILED IN THIS OFFICE.

DATE _____ FRANKLIN TOWN CLERK



DRAWING TITLE

Definitive Profile - Kimberlee Avenue

SCALE: 1" = 40'/4'

DEC. 15, 2019 SHEET NUMBER

16-0148J 29

PROJECT:

Maple Hill
Franklin
Massachusetts

OWNERS:

STEVEN LABASTIE
THE FRANKLIN
LABASTIE FAMILY.LLC
&
THE KATHLEEN A.
LABASTIE TRUST
469 MAPLE STREET
FRANKLIN, MA 02038

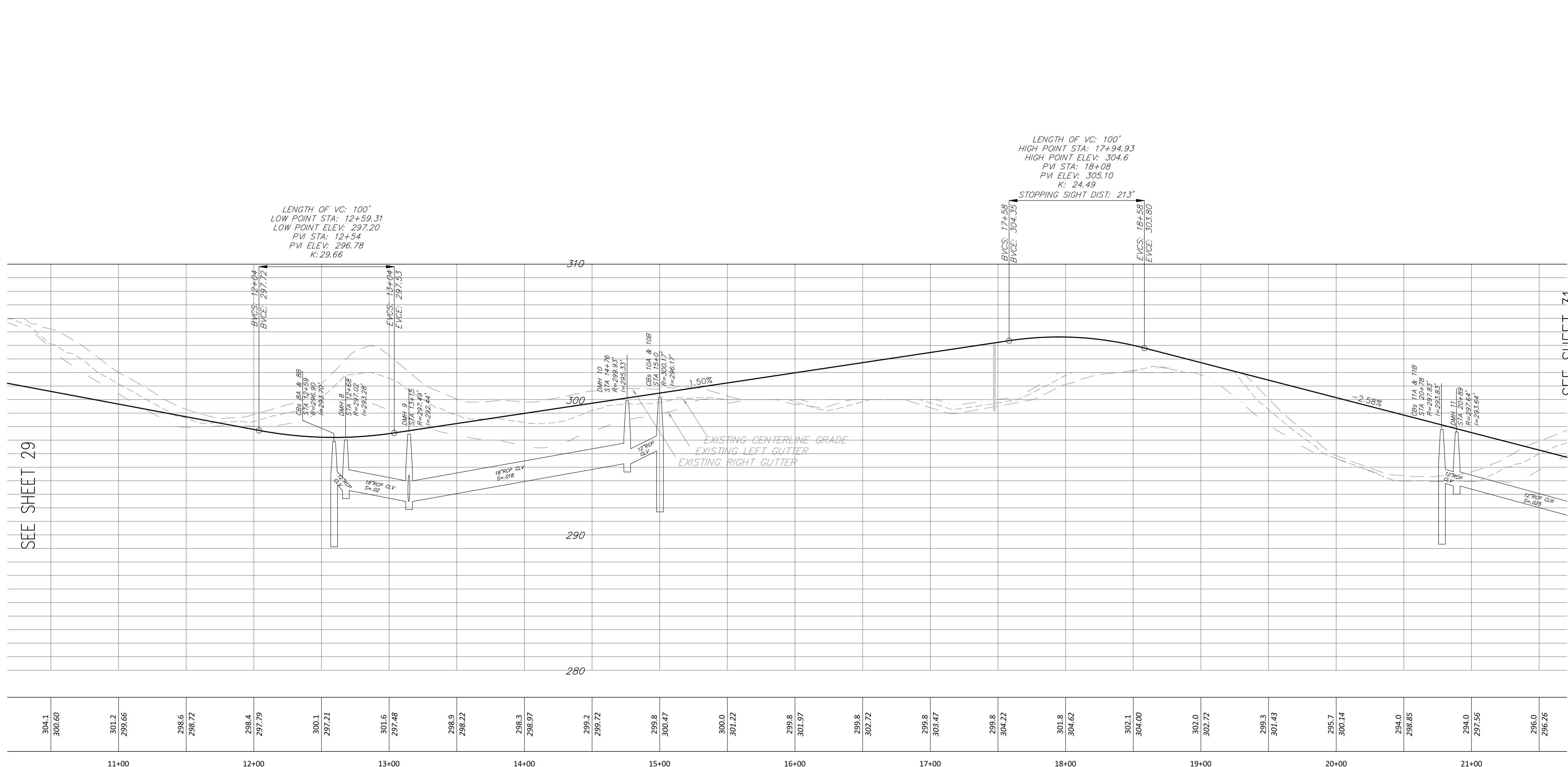
FITZGERALD FAMILY
IRREVOCABLE TRUST
441 MAPLE STREET
FRANKLIN, MA 02038

APPLICANT:

CARROLL
CONSTRUCTION
CORP.
BOX 395
FOXBOROUGH, MA
02035



FOUR SCHOOL STREET
P.O. BOX 9136
FOXBOROUGH, MA 02035
508-543-3939



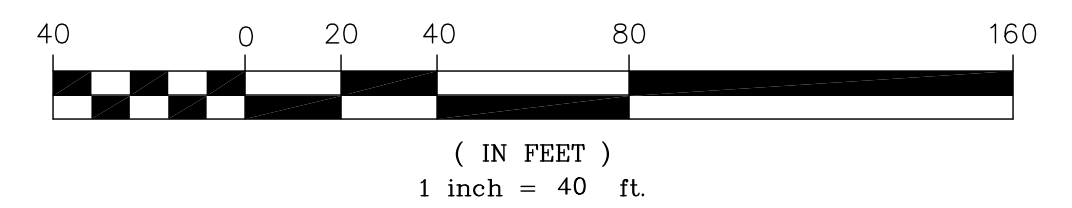
SEE SHEET 29

SEE SHEET 31

304.1	300.60	301.2	299.66	298.6	298.72	298.4	297.79	300.1	297.21	301.6	297.48	298.9	298.22	298.3	298.97	299.2	299.72	299.8	300.47	300.0	301.22	299.8	301.97	299.8	302.72	299.8	303.47	299.8	304.22	301.8	304.62	302.1	304.00	302.0	302.72	299.3	301.43	295.7	300.14	294.0	298.85	294.0	297.56	296.0	296.26			
		11+00				12+00				13+00				14+00					15+00				16+00				17+00				18+00				19+00				20+00				21+00					

Kimberlee Ave Ext

Horizontal Scale: 1" = 40'
Vertical Scale: 1" = 4'



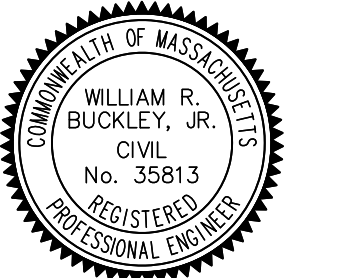
DATE	DESCRIPTION
6-8-2020	CLV PIPE NOTED

DATE APPROVED: _____
DATE ENDORSED: _____
FRANKLIN PLANNING BOARD

I HEREBY CERTIFY THAT 20 DAYS HAVE ELAPSED SINCE PLANNING BOARD APPROVAL AND THAT NO APPEAL HAS BEEN FILED IN THIS OFFICE.

DATE _____ FRANKLIN TOWN CLERK

STAMP



DRAWING TITLE

Definitive Profile -
Kimberlee Avenue

SCALE: 1" = 40'/4'

DEC. 15, 2019 SHEET NUMBER

16-0148J **30**

PROJECT:

Maple Hill
Franklin
Massachusetts

OWNERS:

STEVEN LABASTIE
THE FRANKLIN
LABASTIE FAMILY.LLC
&
THE KATHLEEN A.
LABASTIE TRUST
469 MAPLE STREET
FRANKLIN, MA 02038

FITZGERALD FAMILY
IRREVOCABLE TRUST
441 MAPLE STREET
FRANKLIN, MA 02038

APPLICANT:

CARROLL
CONSTRUCTION
CORP.
BOX 395
FOXBOROUGH, MA
02035



FOUR SCHOOL STREET
P.O. BOX 9136
FOXBOROUGH, MA 02035
508-543-3939

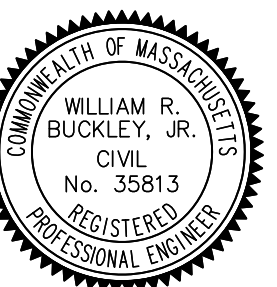
DATE	DESCRIPTION
6-8-2020	CLV PIPE ADDED

DATE APPROVED: _____
DATE ENDORSED: _____
FRANKLIN PLANNING BOARD

I HEREBY CERTIFY THAT 30 DAYS HAVE ELAPSED SINCE PLANNING BOARD APPROVAL AND THAT NO APPEAL HAS BEEN FILED IN THIS OFFICE.

DATE _____
FRANKLIN TOWN CLERK

STAMP



DRAWING TITLE

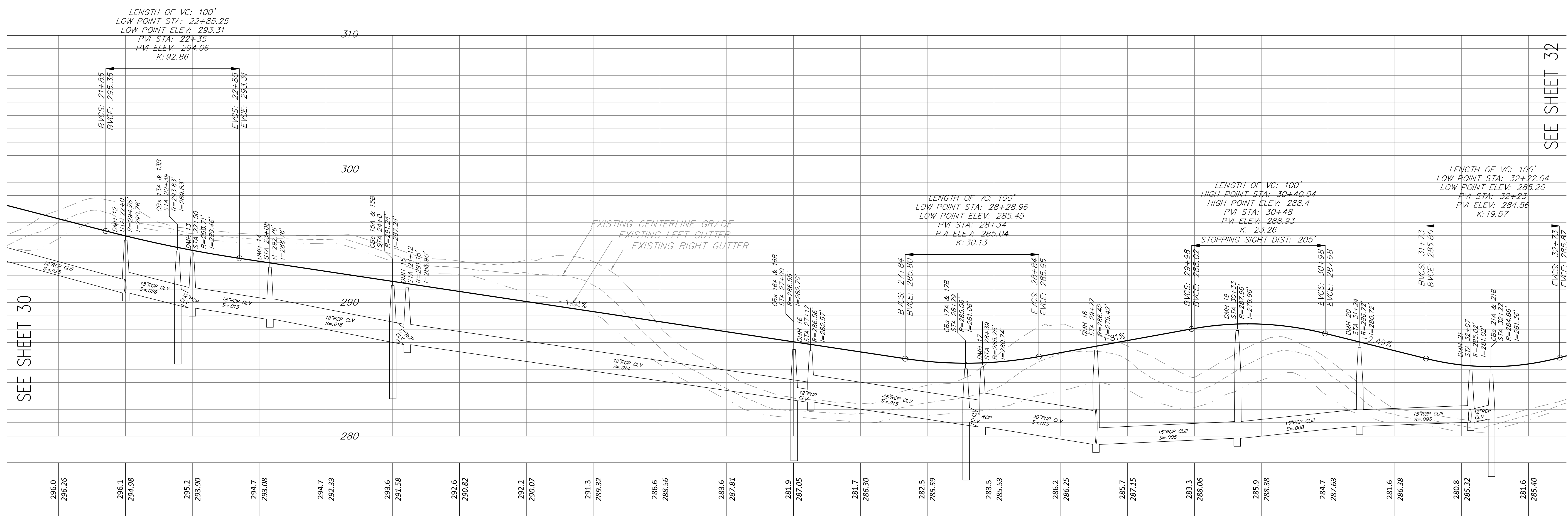
Definitive Profile -
Kimberlee Avenue

SCALE: 1" = 40'/4'

DEC. 15, 2019 SHEET NUMBER

16-0148J

31



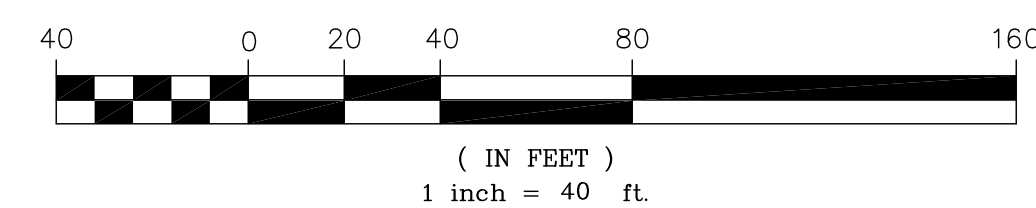
SEE SHEET 30

SEE SHEET 32

296.0 296.26 296.1 294.98 295.2 293.90 294.7 293.08 294.7 292.33 293.6 291.58 292.6 290.82 292.2 290.07 291.3 289.32 286.6 288.56 283.6 287.81 281.9 287.05 281.7 286.30 282.5 285.59 283.5 285.53 286.2 286.25 285.7 287.15 283.3 288.06 285.9 288.38 284.7 287.63 281.6 286.38 280.8 285.32 281.6 285.40

Kimberlee Ave Ext

Horizontal Scale: 1" = 40'
Vertical Scale: 1" = 4'



PROJECT:

Maple Hill
Franklin
Massachusetts

OWNERS:

STEVEN LABASTIE
THE FRANKLIN
LABASTIE FAMILY.LLC
&
THE KATHLEEN A.
LABASTIE TRUST
469 MAPLE STREET
FRANKLIN, MA 02038

FITZGERALD FAMILY
IRREVOCABLE TRUST
441 MAPLE STREET
FRANKLIN, MA 02038

APPLICANT:

CARROLL
CONSTRUCTION
CORP.
BOX 395
FOXBOROUGH, MA
02035



FOUR SCHOOL STREET
P.O. BOX 9136
FOXBOROUGH, MA 02035
508-543-3939

DATE	DESCRIPTION
4-17-2020	STORMWATER DMH23-25 MODIFIED/CLV PIPE NOTED
	REVISIONS

DATE APPROVED: _____
DATE ENDORSED: _____
FRANKLIN PLANNING BOARD

I HEREBY CERTIFY THAT 20 DAYS HAVE ELAPSED SINCE PLANNING BOARD APPROVAL AND THAT NO APPEAL HAS BEEN FILED IN THIS OFFICE.

DATE _____
FRANKLIN TOWN CLERK

STAMP



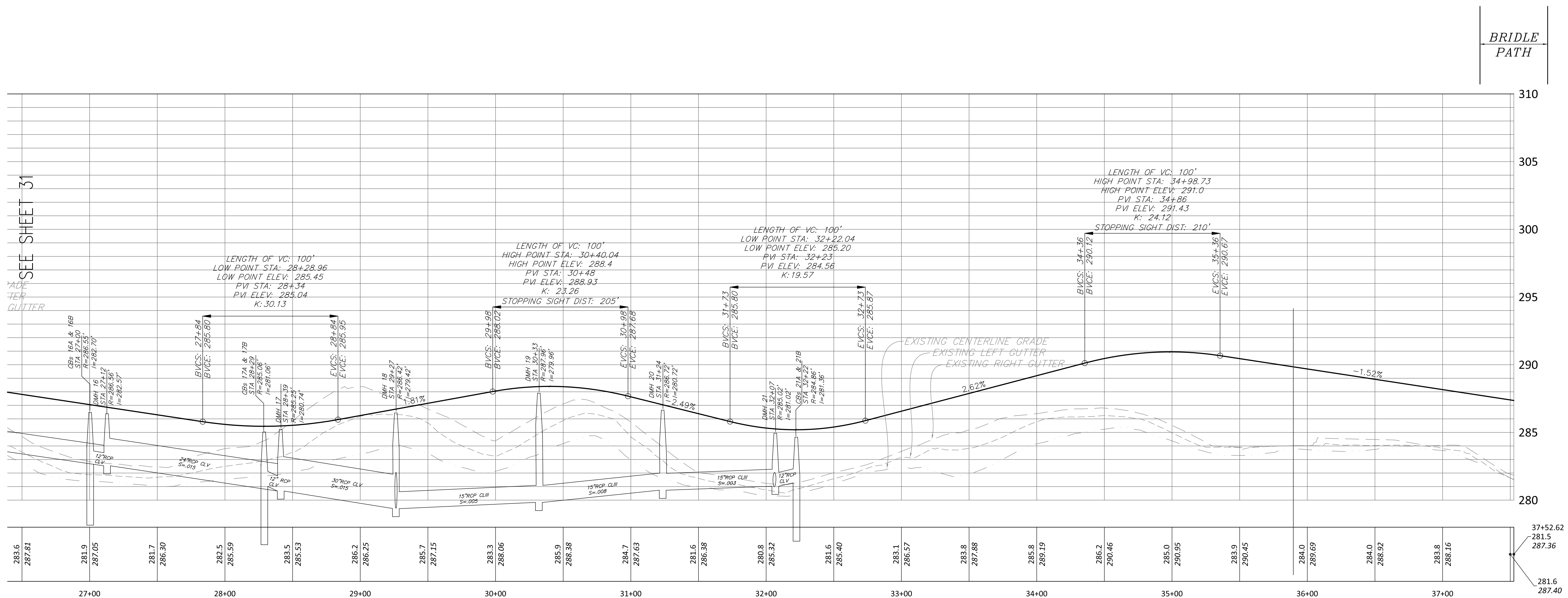
DRAWING TITLE

Definitive Profile -
Kimberlee Avenue

SCALE: 1" = 40'/4'

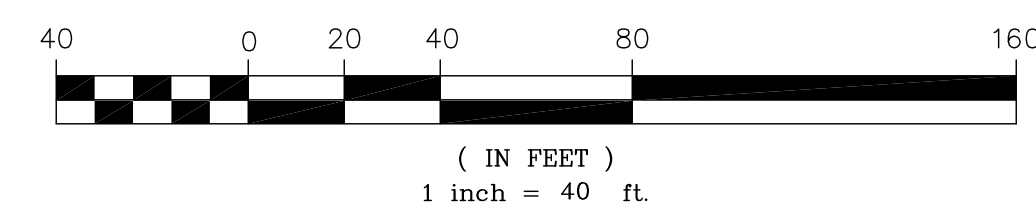
DEC. 15, 2019 SHEET NUMBER

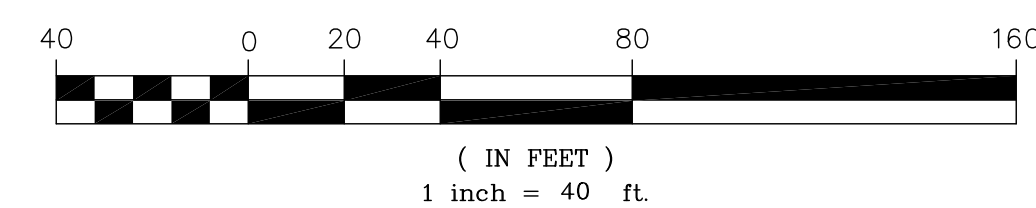
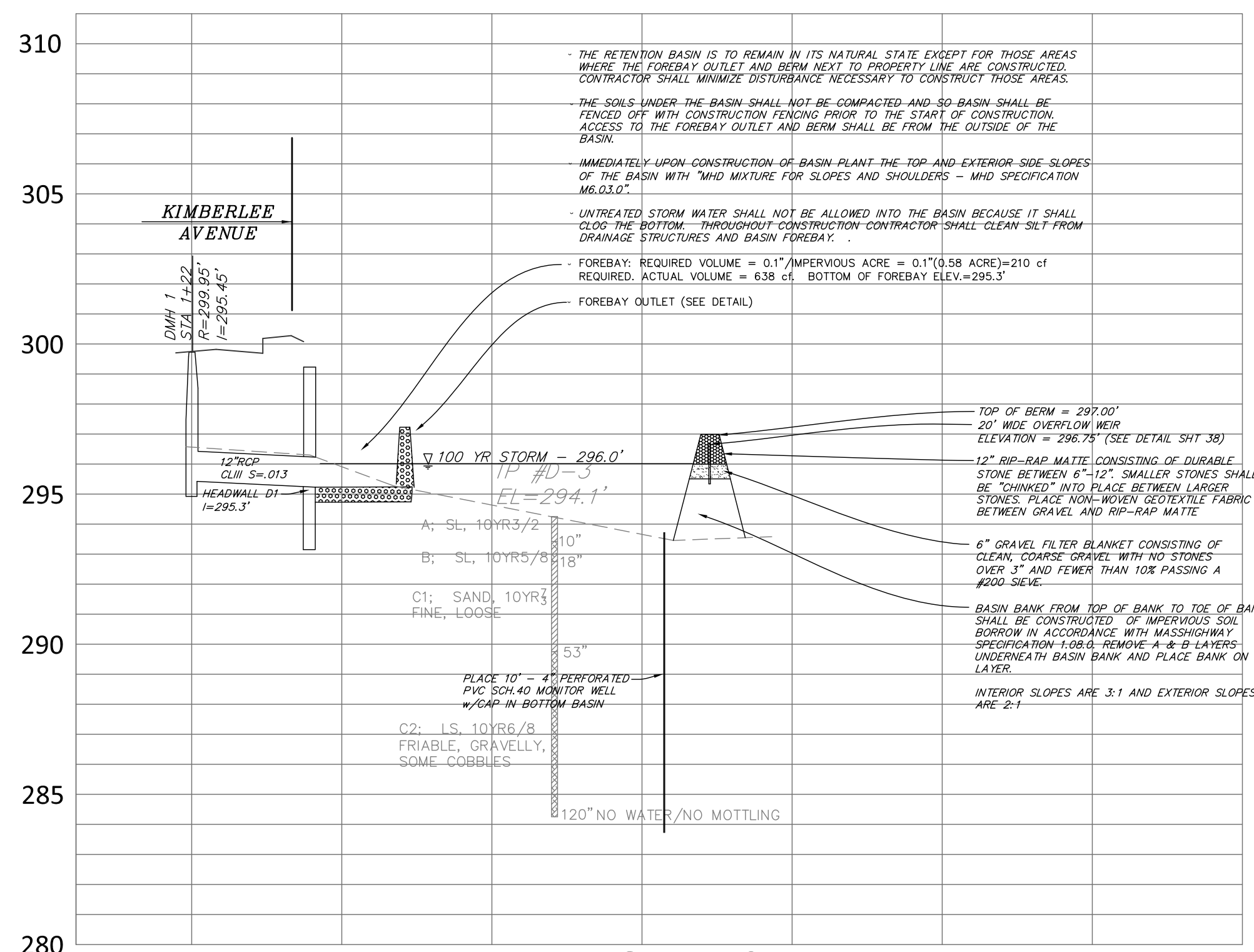
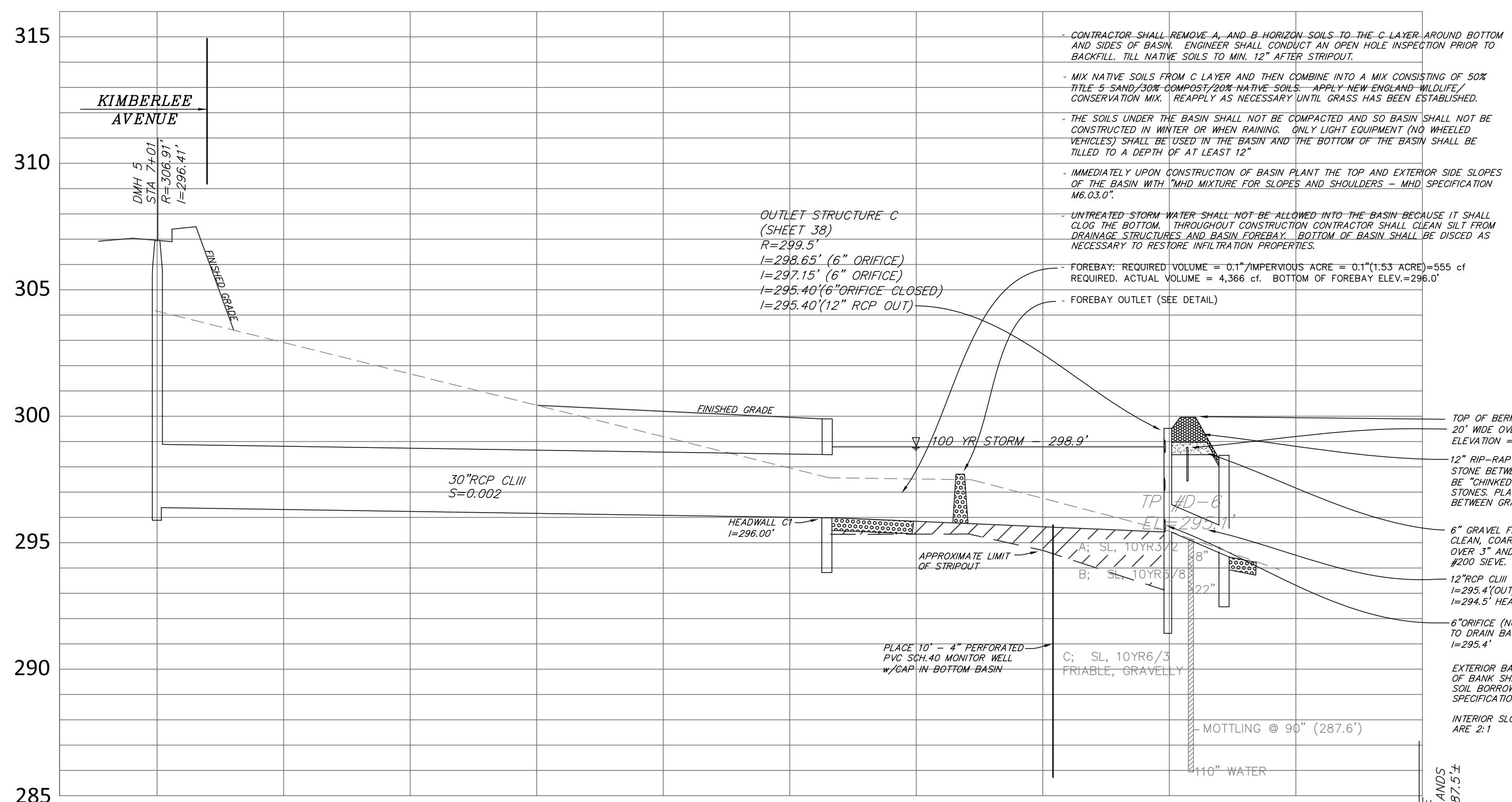
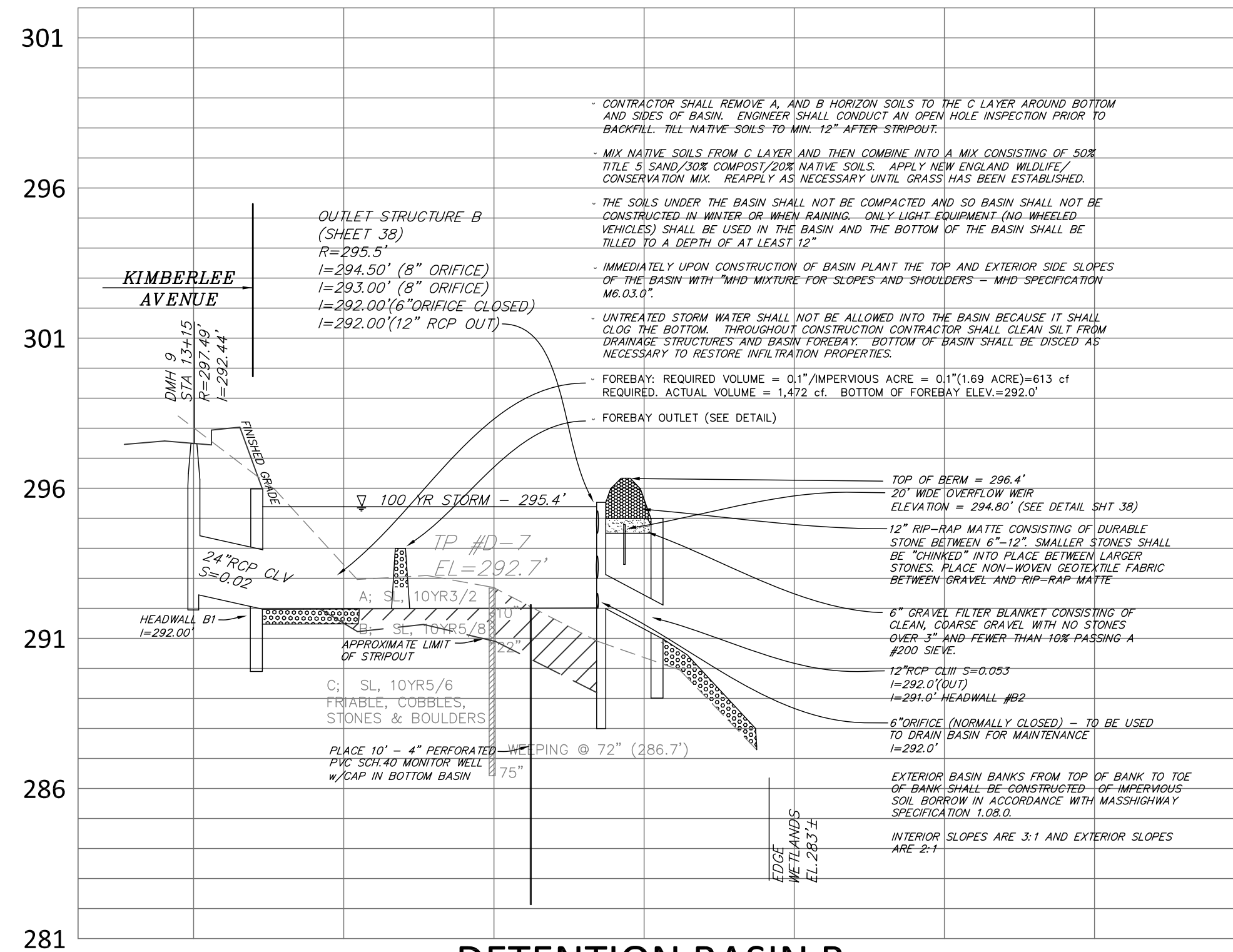
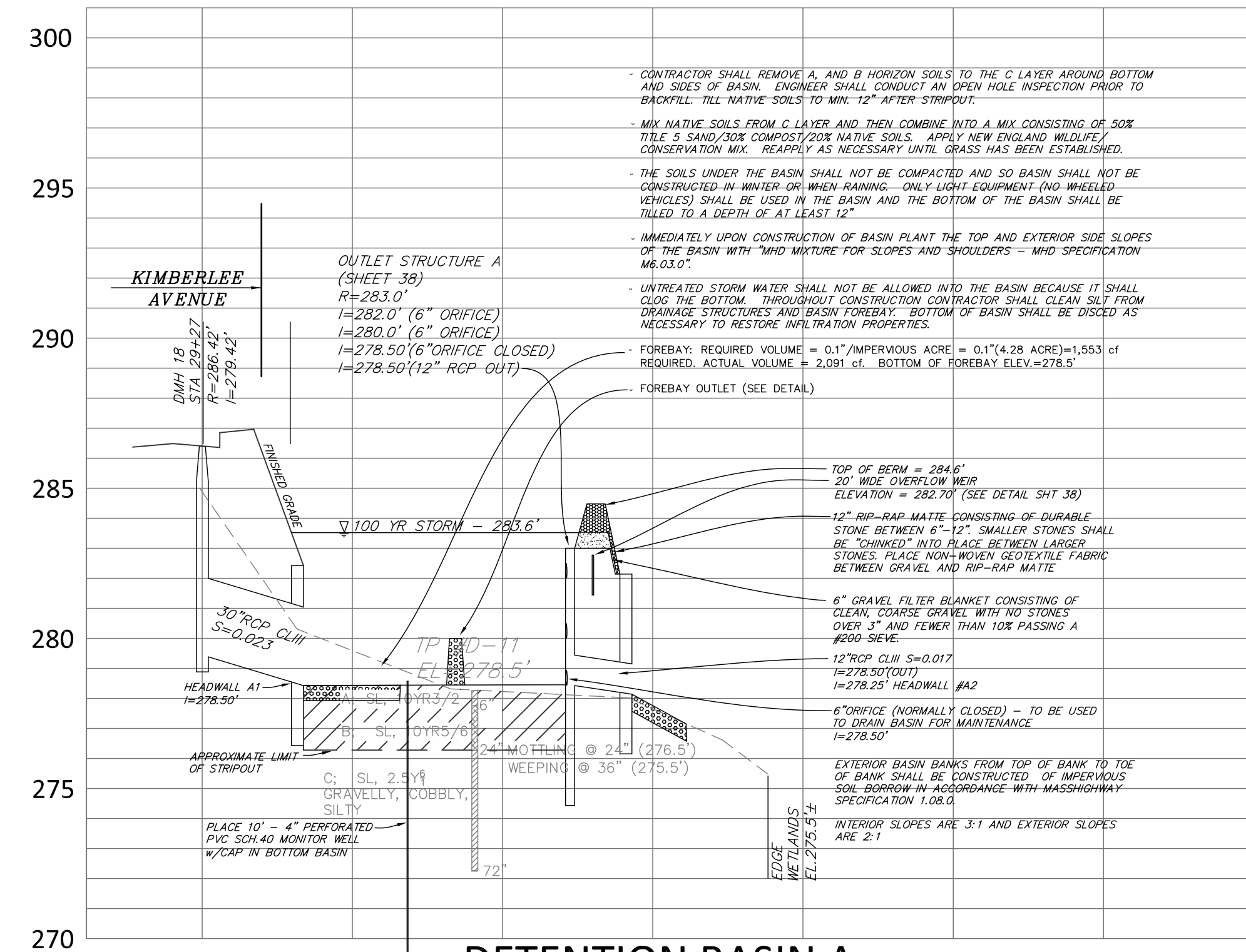
16-0148J **32**



Kimberlee Ave Ext

Horizontal Scale: 1" = 40'
Vertical Scale: 1" = 4'





PROJECT:
**Maple Hill
Franklin
Massachusetts**

OWNERS:
**STEVEN LABASTIE
THE FRANKLIN
LABASTIE FAMILY, LLC
&
THE KATHLEEN A.
LABASTIE TRUST
469 MAPLE STREET
FRANKLIN, MA 02038**

**FITZGERALD FAMILY
IRREVOCABLE TRUST
441 MAPLE STREET
FRANKLIN, MA 02038**

APPLICANT:
**CARROLL
CONSTRUCTION
CORP.
BOX 395
FOXBOROUGH, MA
02035**



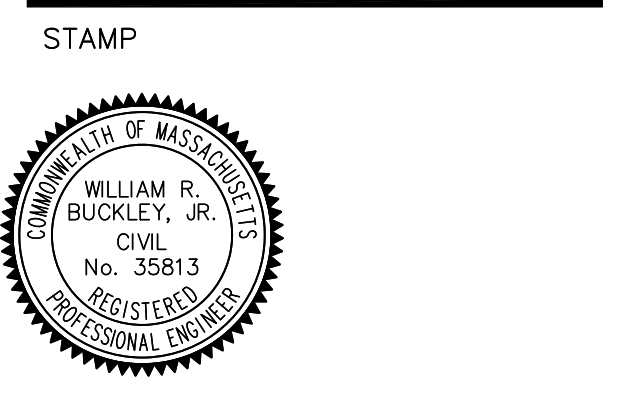
FOUR SCHOOL STREET
P.O. BOX 9136
FOXBOROUGH, MA 02035
508-543-3939

DATE	DESCRIPTION
6-8-2020	BASIN D 100-YR STORM EL. REVISED
	REVISIONS

DATE APPROVED: _____
DATE ENDORSED: _____
FRANKLIN PLANNING BOARD

I HEREBY CERTIFY THAT 20 DAYS HAVE ELAPSED SINCE PLANNING BOARD APPROVAL AND THAT NO APPEAL HAS BEEN FILED IN THIS OFFICE.

DATE: _____
FRANKLIN TOWN CLERK

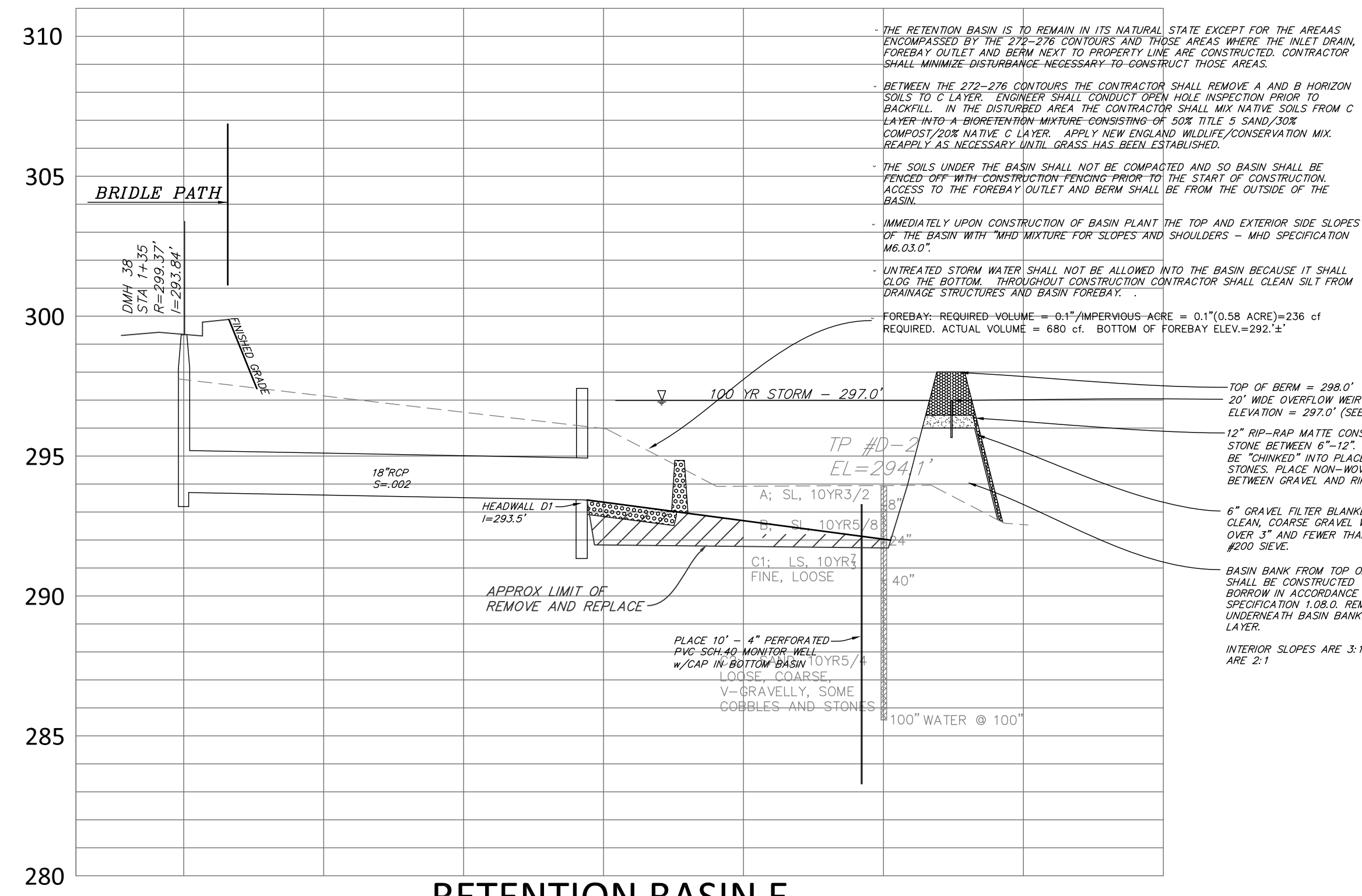


DRAWING TITLE

Drain Cross
Sections

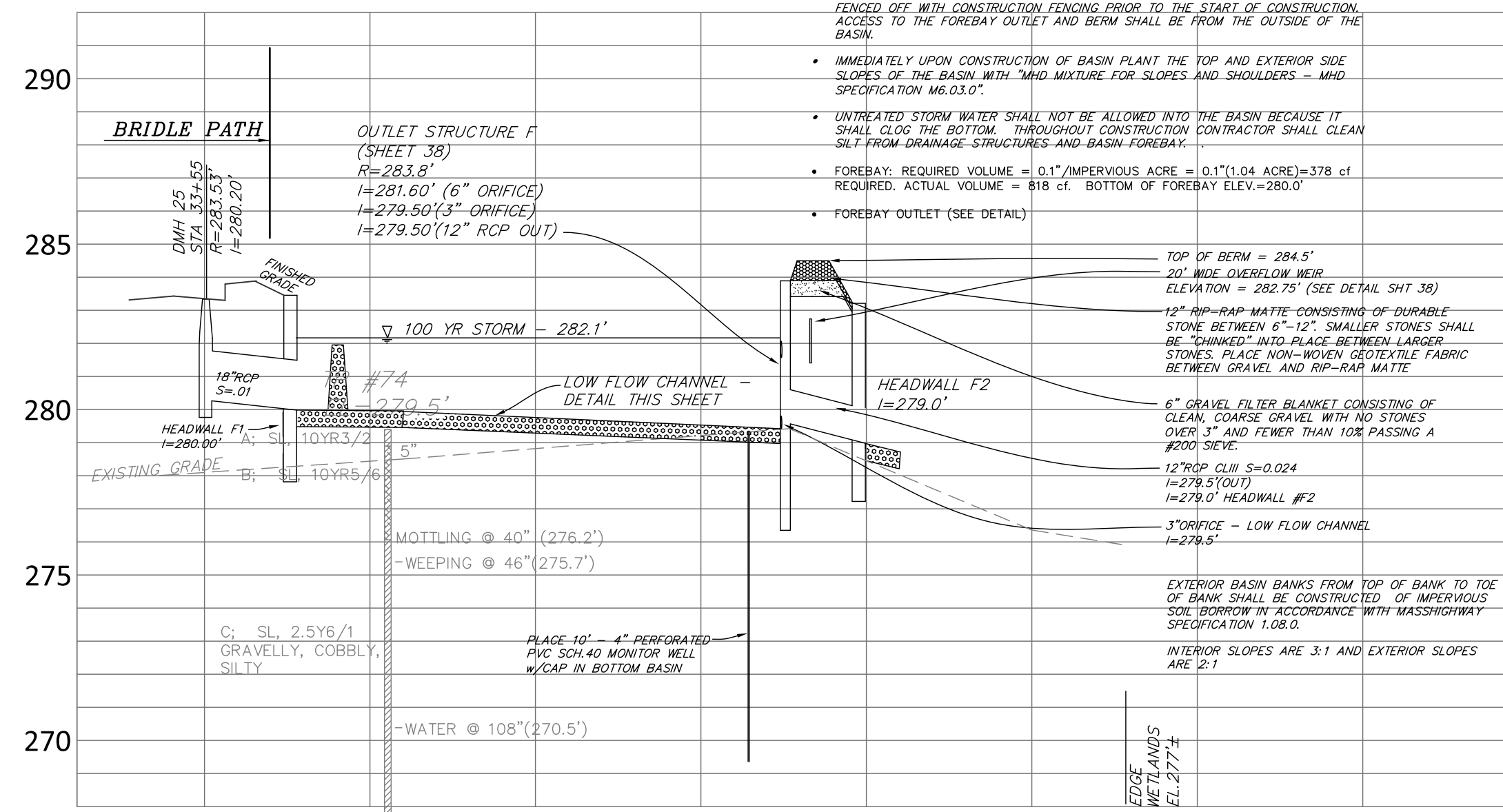
SCALE: 1" = 40'/4'

DEC. 15, 2019 SHEET NUMBER
16-0148J 33



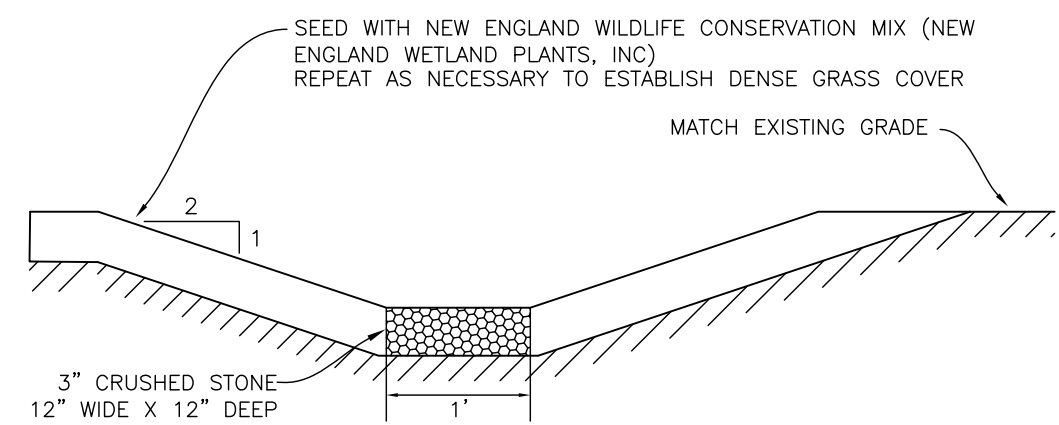
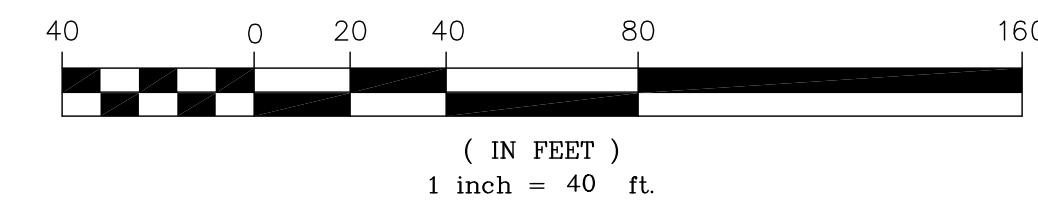
RETENTION BASIN E

Horizontal Scale: 1" = 40'
Vertical Scale: 1" = 4'

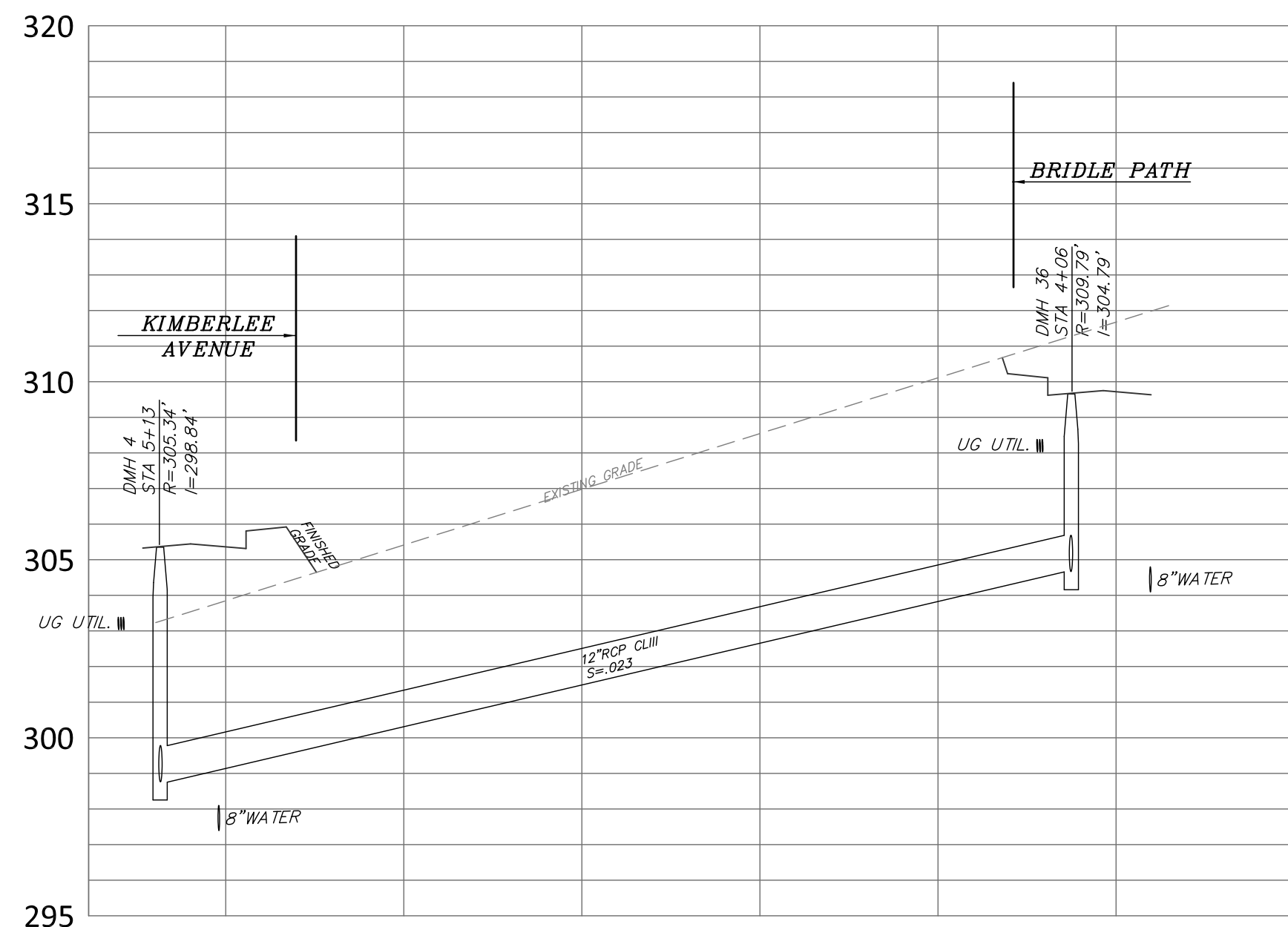


DETENTION BASIN F

Horizontal Scale: 1" = 40'
Vertical Scale: 1" = 4'

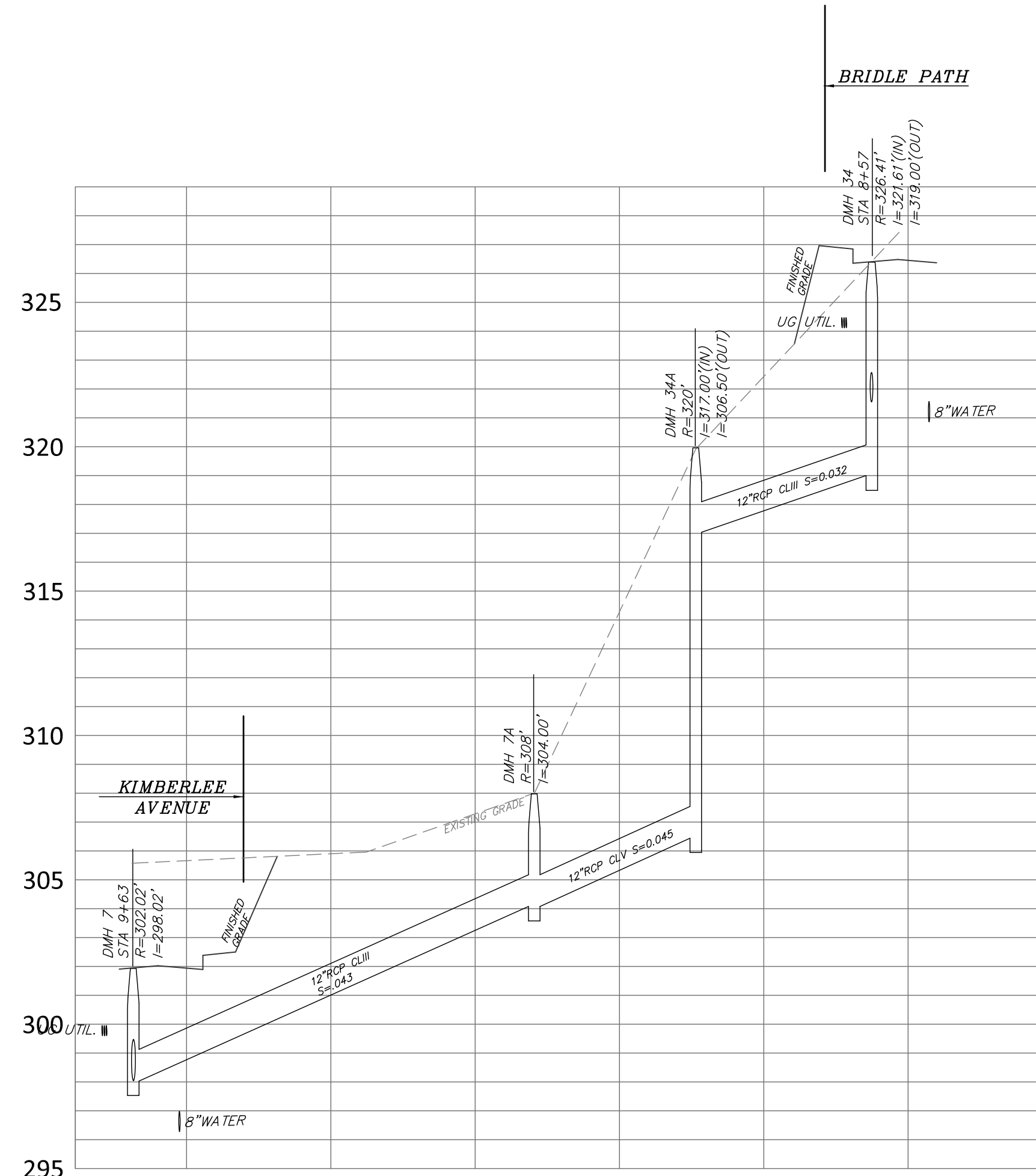


LOW FLOW CHANNEL
NTS



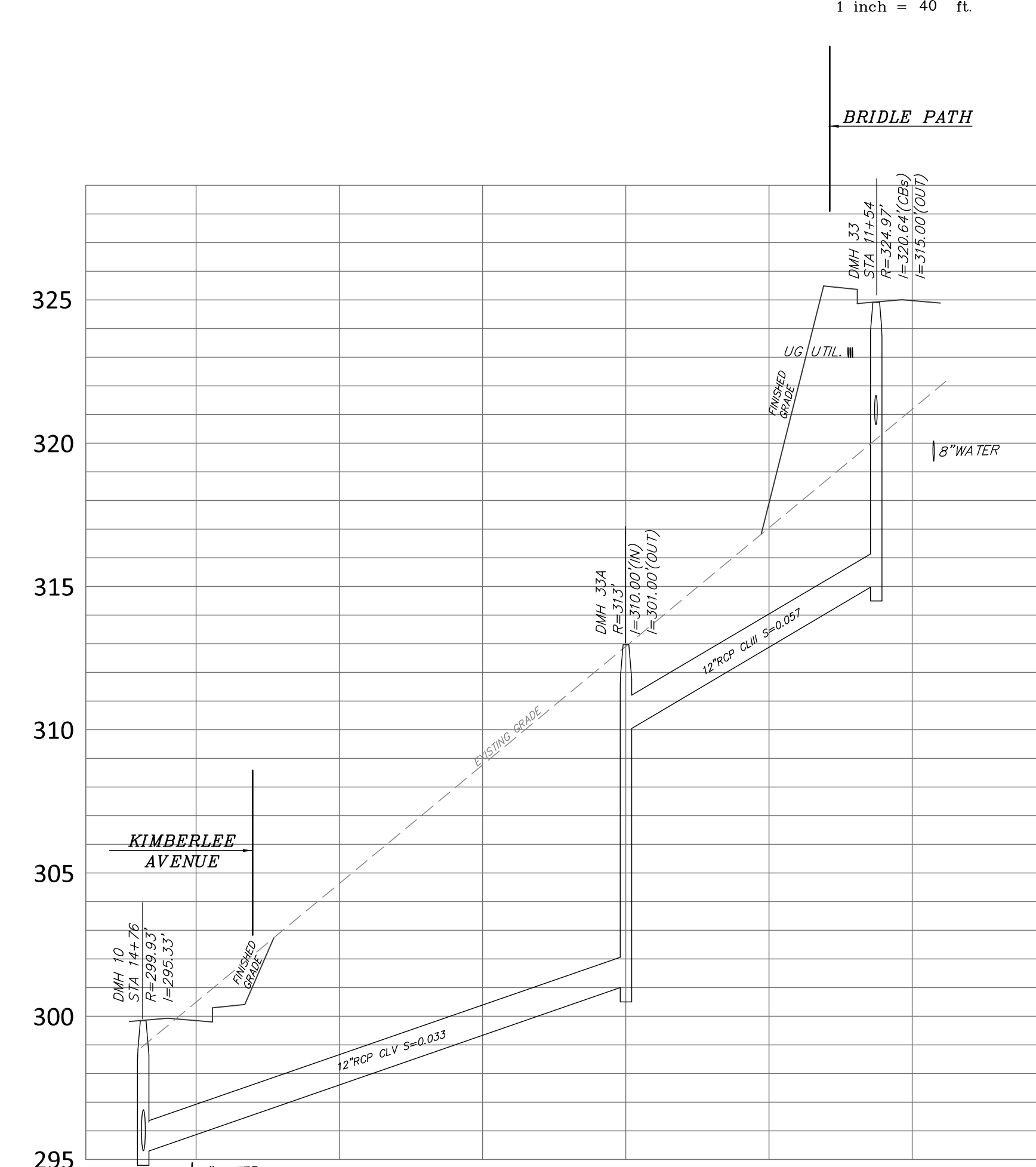
Lot 56 Cross Country Drain

Horizontal Scale: 1" = 40'
Vertical Scale: 1" = 4'



Lot 53 Cross Country Drain

Horizontal Scale: 1" = 40'
Vertical Scale: 1" = 4'



Lot 51 Cross Country Drain

Horizontal Scale: 1" = 40'
Vertical Scale: 1" = 4'

PROJECT:

**Maple Hill
Franklin
Massachusetts**

OWNERS:

**STEVEN LABASTIE
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LABASTIE FAMILY, LLC
&
THE KATHLEEN A.
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469 MAPLE STREET
FRANKLIN, MA 02038**

**FITZGERALD FAMILY
IRREVOCABLE TRUST
441 MAPLE STREET
FRANKLIN, MA 02038**

APPLICANT:

**CARROLL
CONSTRUCTION
CORP.
BOX 395
FOXBOROUGH, MA
02035**



FOUR SCHOOL STREET
P.O. BOX 9136
FOXBOROUGH, MA 02035
508-543-3939

DATE	DESCRIPTION
10-22-2020	BASINS E & F MODIFIED/LOW FLOW CHANNEL DETAIL ADDED
6-8-2020	BASINS E & F MODIFIED/DMHS 33A & 34A ADDED/UG ELECTRIC & WATER ADDED TO PROFILES

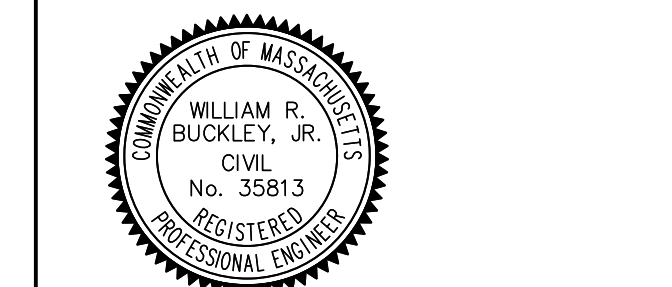
REVISIONS

DATE APPROVED: _____
DATE ENDORSED: _____
FRANKLIN PLANNING BOARD

I HEREBY CERTIFY THAT 20 DAYS HAVE ELAPSED SINCE PLANNING BOARD APPROVAL AND THAT NO APPEAL HAS BEEN FILED IN THIS OFFICE.

DATE _____ FRANKLIN TOWN CLERK

STAMP



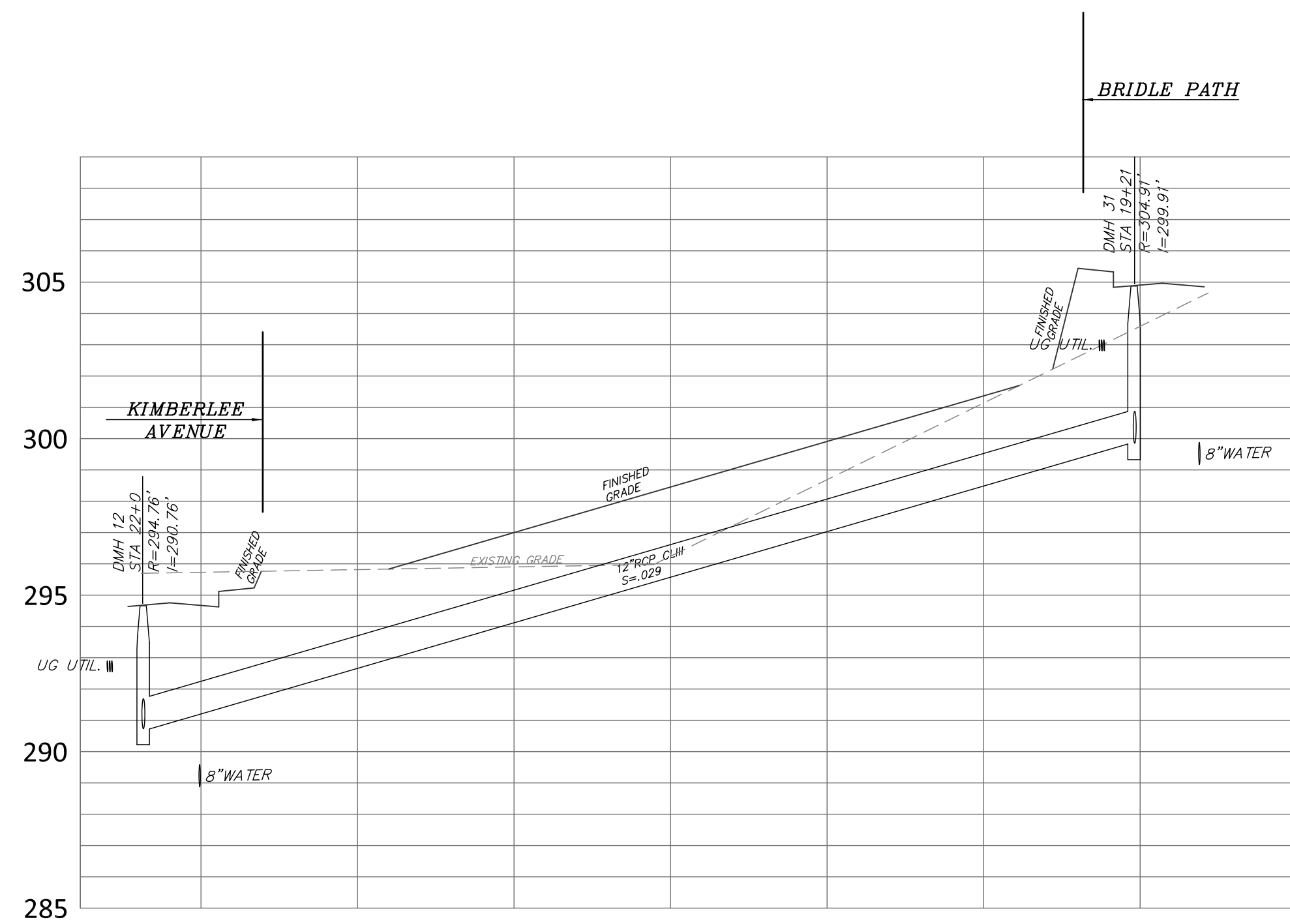
DRAWING TITLE

**Drain Cross
Sections**

SCALE: 1" = 40'/4'

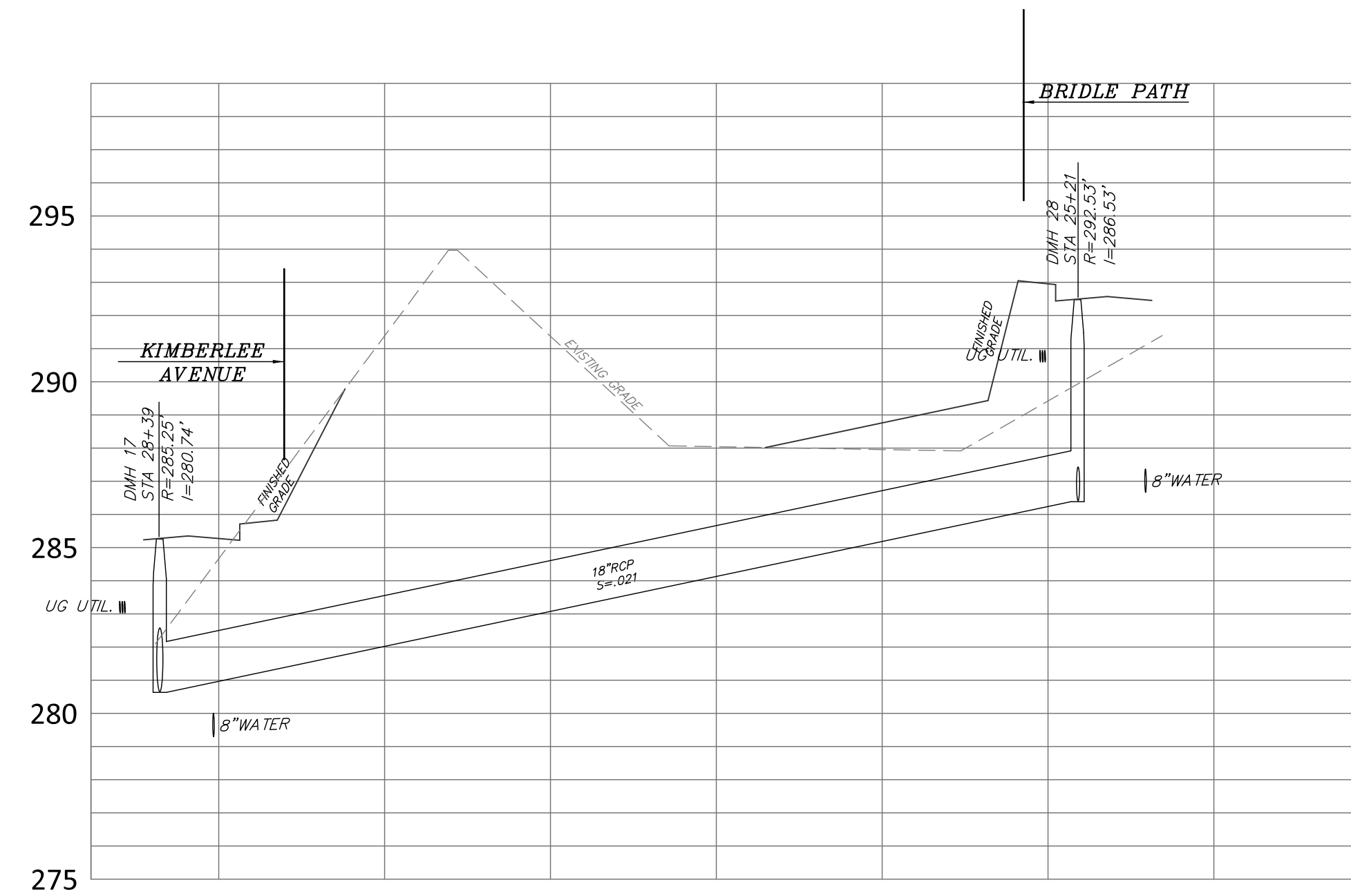
DEC. 15, 2019 SHEET NUMBER

16-0148J **34**



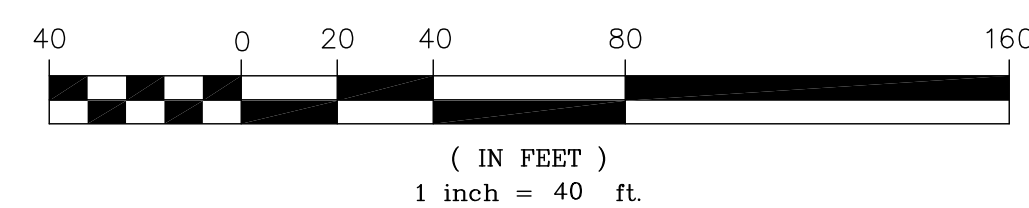
Lot 46 Cross Country Drain

Horizontal Scale: 1" = 40'
Vertical Scale: 1" = 4'



Lot 42 Cross Country Drain

Horizontal Scale: 1" = 40'
Vertical Scale: 1" = 4'



PROJECT:

Maple Hill
Franklin
Massachusetts

OWNERS:

STEVEN LABASTIE
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469 MAPLE STREET
FRANKLIN, MA 02038

FITZGERALD FAMILY
IRREVOCABLE TRUST
441 MAPLE STREET
FRANKLIN, MA 02038

APPLICANT:

CARROLL
CONSTRUCTION
CORP.
BOX 395
FOXBOROUGH, MA
02035



FOUR SCHOOL STREET
P.O. BOX 9136
FOXBOROUGH, MA 02035
508-543-3939

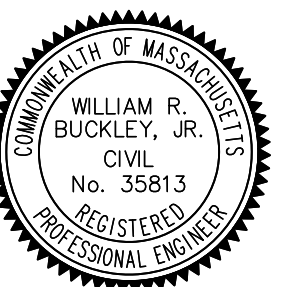
DATE	DESCRIPTION
6-8-2020	UG UTILITIES AND WATER ADDED
	REVISIONS

DATE APPROVED: _____
DATE ENDORSED: _____
FRANKLIN PLANNING BOARD

I HEREBY CERTIFY THAT 20 DAYS HAVE
ELAPSED SINCE PLANNING BOARD APPROVAL
AND THAT NO APPEAL HAS BEEN FILED IN
THIS OFFICE.

DATE _____ FRANKLIN TOWN CLERK

STAMP



DRAWING TITLE

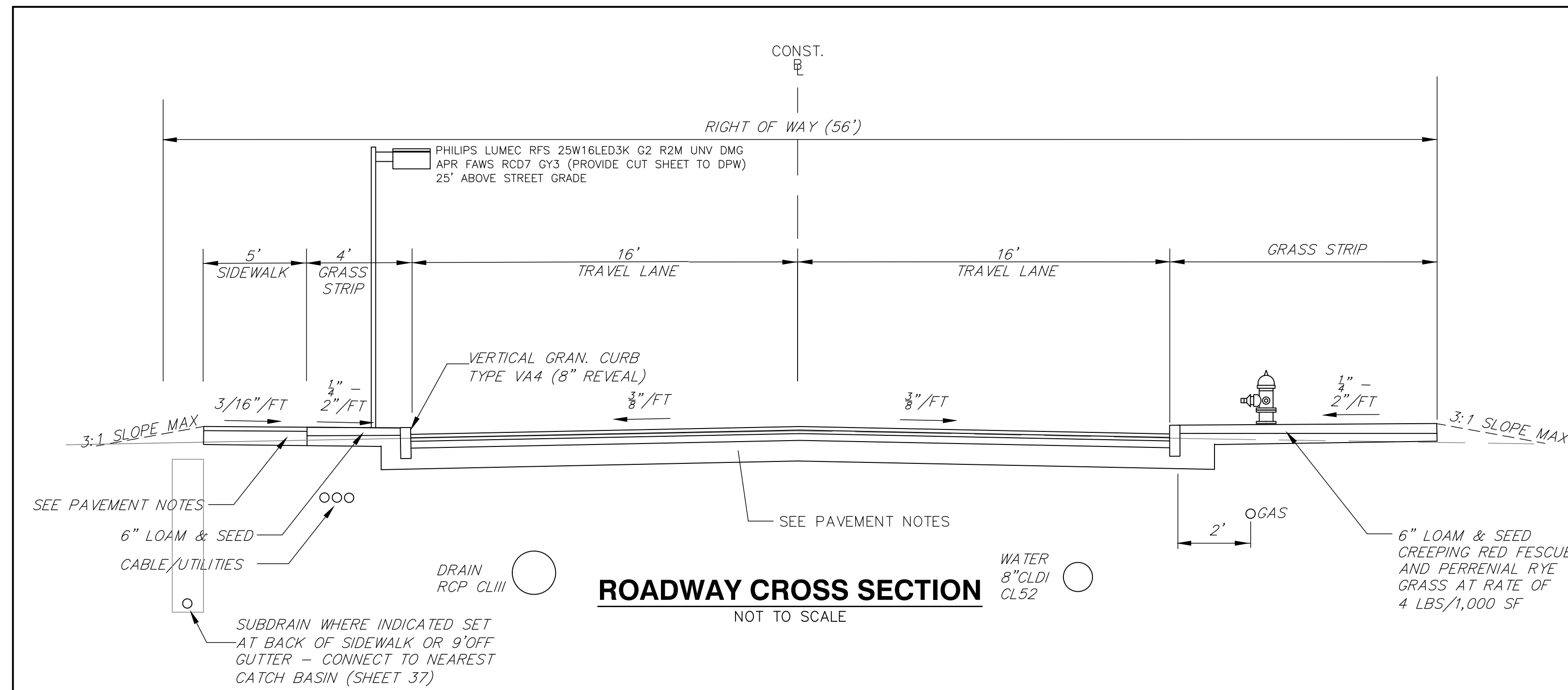
Drain Cross
Sections

SCALE: 1" = 40'/4'

DEC. 15, 2019 SHEET NUMBER

16-0148J

35



PAVEMENT NOTES

HOT MIX ASPHALT ROADWAY PAVEMENT
 SURFACE: 1-1/2" TYPE 1-1 HOT MIX ASPHALT TOP COURSE PLACED IN ONE COURSE
 BASE: 2-1/2" HOT MIX ASPHALT BINDER COURSE MATERIAL PLACED IN ONE COURSE - INSTALL 4" HMA BERM ON BASE TO CONTROL RUNOFF
 SUBBASE: 12" GRAVEL (MASSDOT SPEC M1.03.0 TYPE B) SPREAD IN 2 LAYERS OF EQUAL THICKNESS

CEMENT CONCRETE SIDEWALK PAVEMENT
 SURFACE: 5" CEMENT CONCRETE (4,000 PSI)
 SUBBASE: 8" GRAVEL (MASSDOT SPEC M1.03.0 TYPE B)
 BROOM FINISH. CURING AND SEALING COMPOUNDS SHALL BE APPLIED. FOUR BY FOUR INCH WELDED WIRE MESH SHALL BE INSTALLED AT ALL DRIVEWAY APRONS. SIDEWALK GRADE SHALL BE CONTINUOUS ACROSS DRIVEWAY OPENINGS. PREFORMED EXPANSION JOINTS SHALL BE INSTALLED 15' ON CENTER. TROWELED JOINTS SHALL BE INSTALLED 5' ON CENTER.

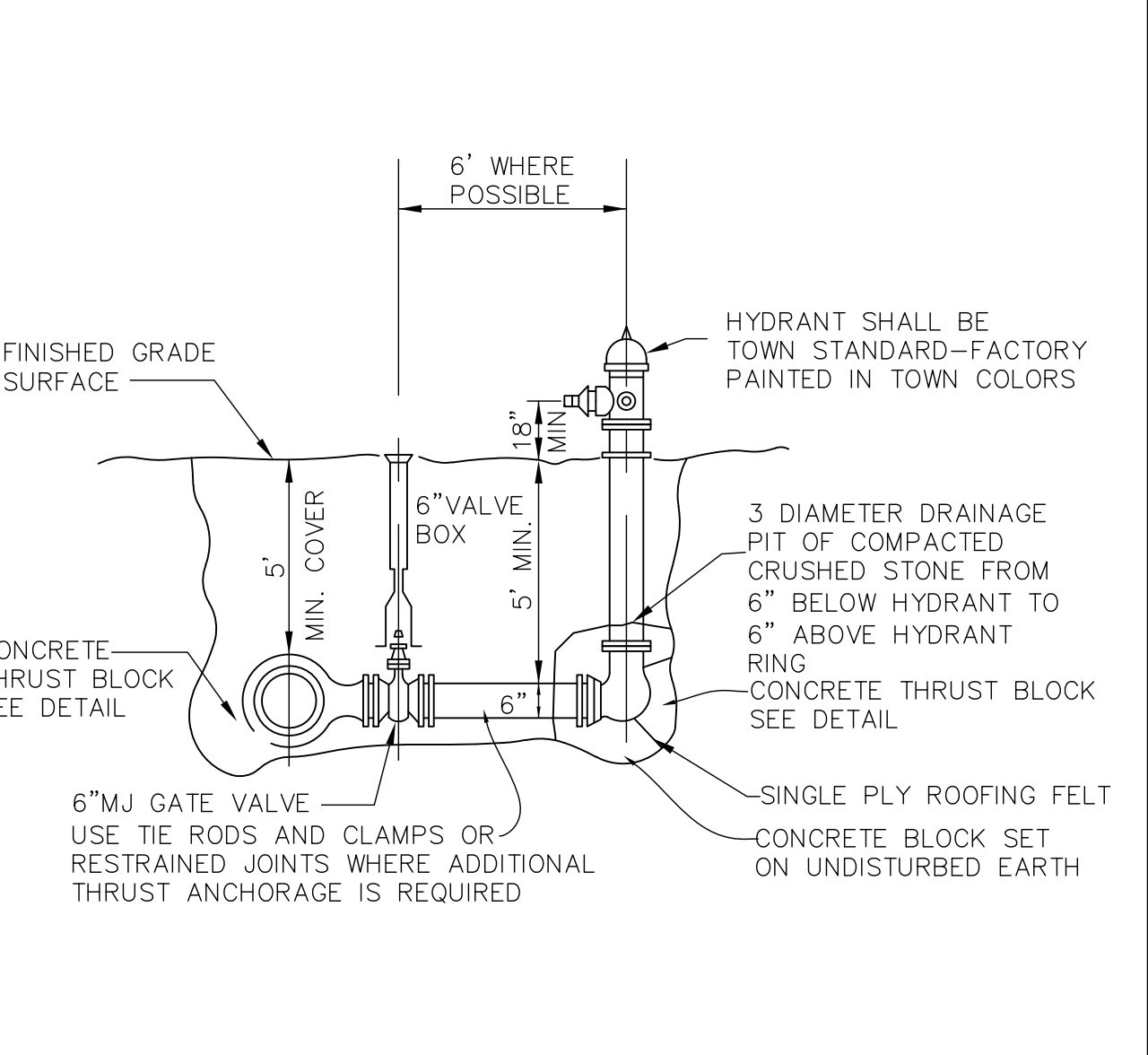
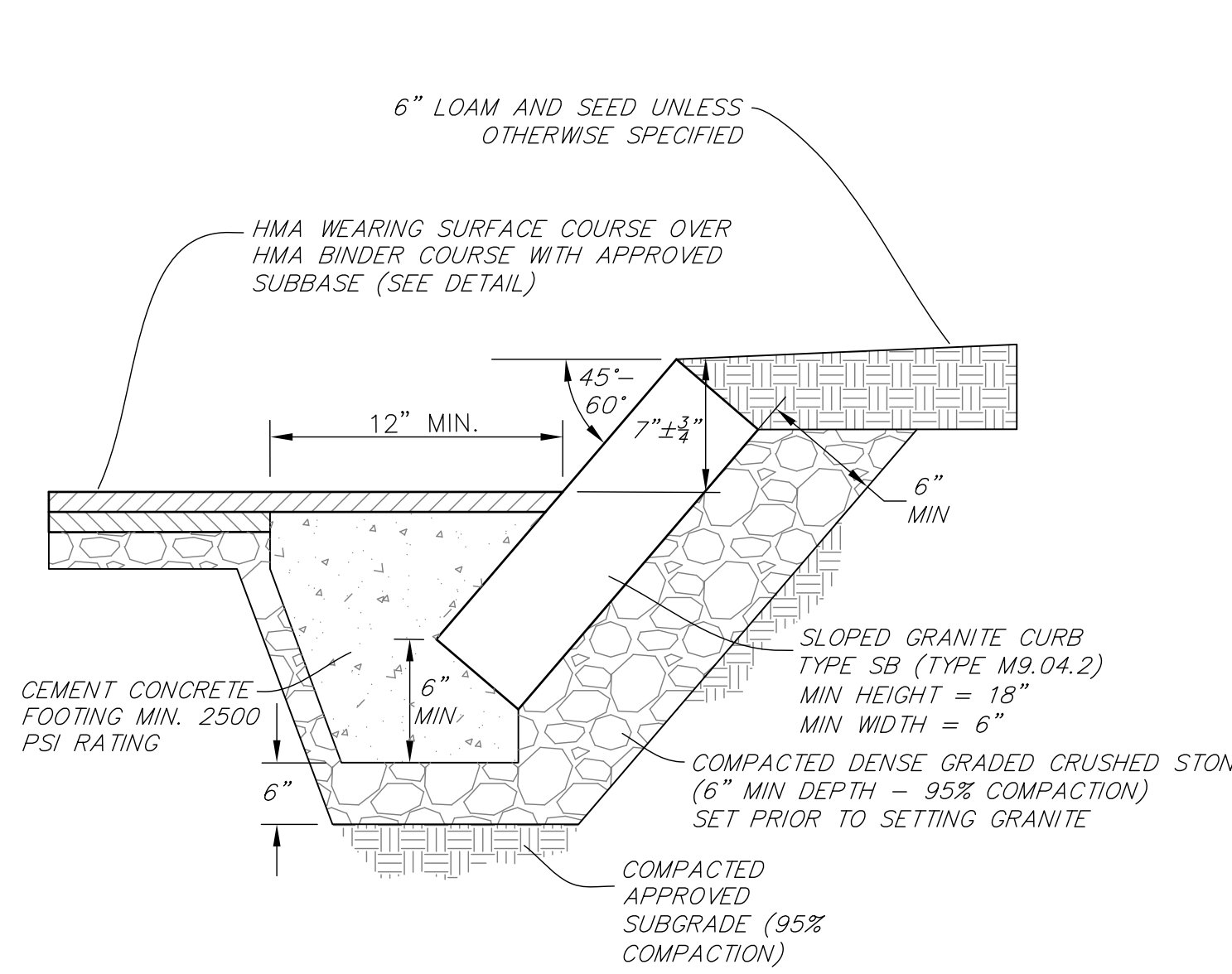
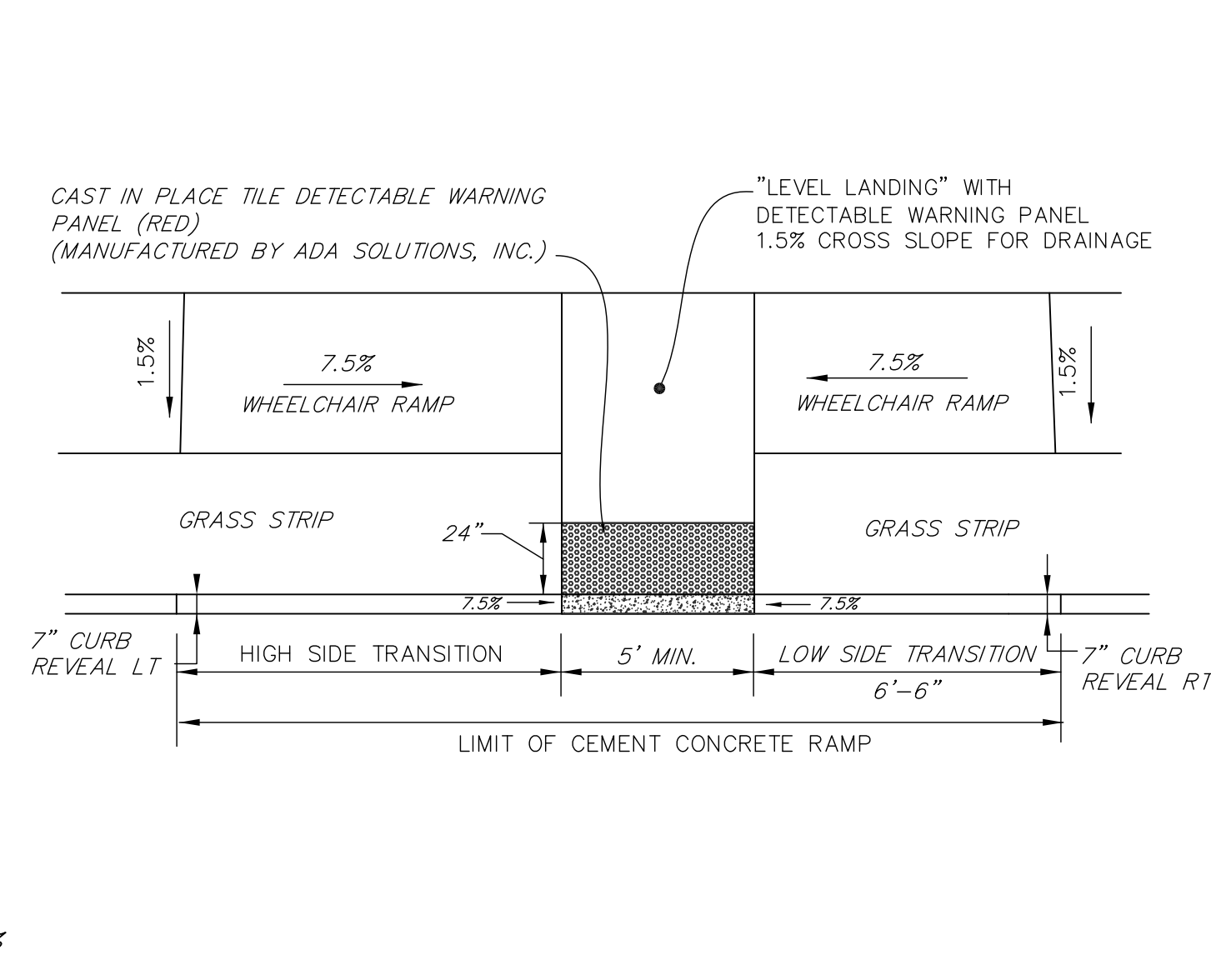
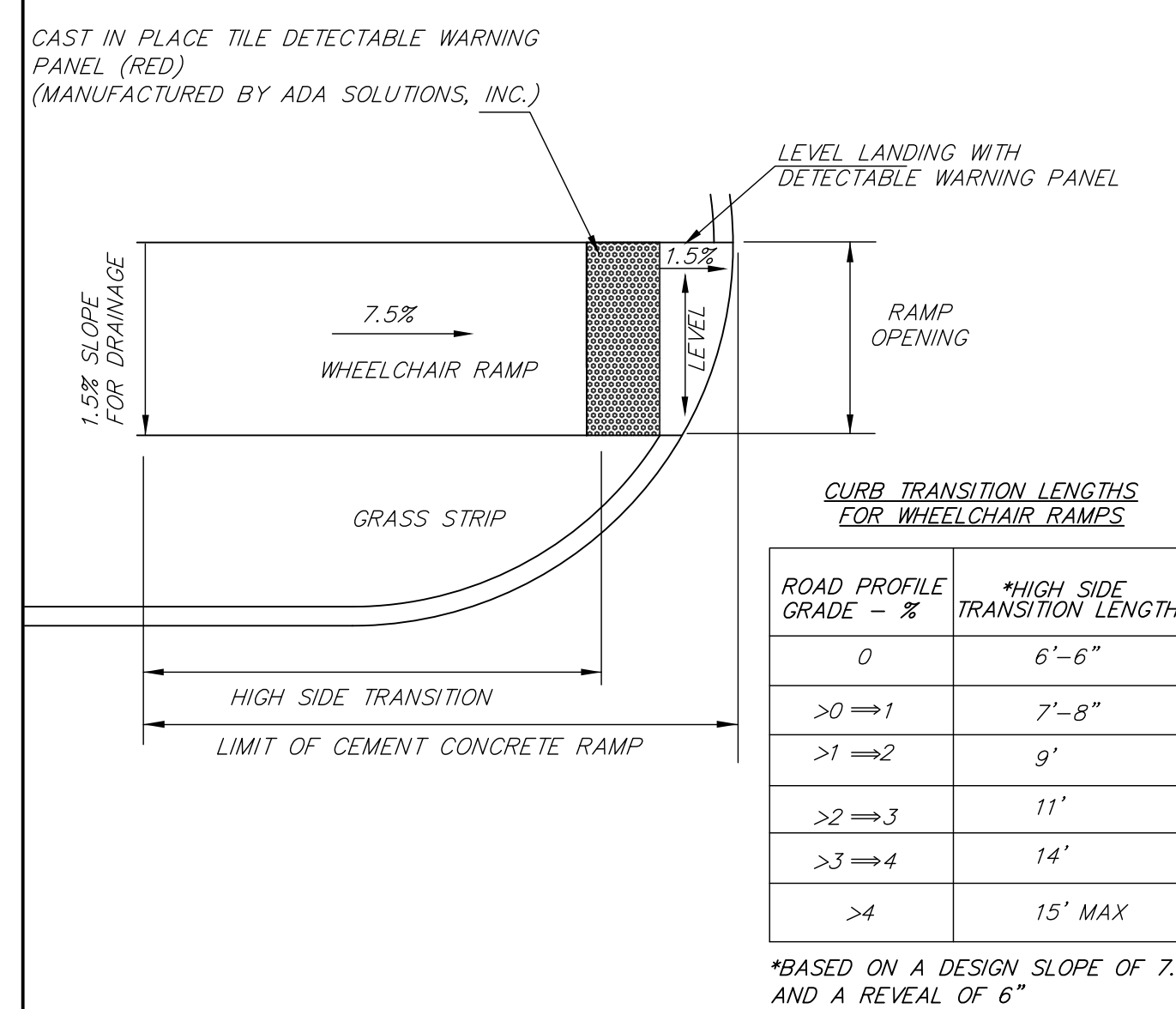
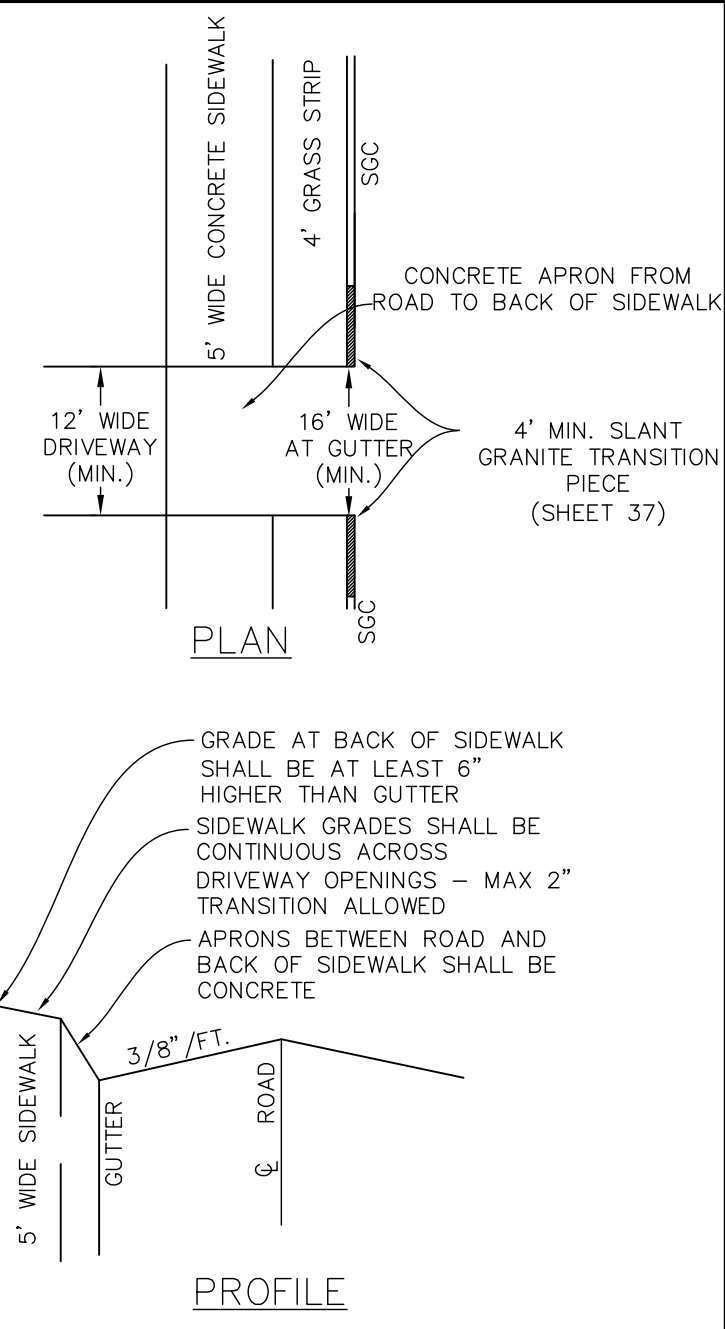
HOT MIX ASPHALT DRIVEWAYS (WITHIN ROADWAY LAYOUT)
 SURFACE: 1-1/2" TYPE 1-1 HOT MIX ASPHALT TOP COURSE PLACED IN ONE COURSE
 BASE: 2-1/2" HOT MIX ASPHALT BINDER COURSE MATERIAL PLACED IN ONE COURSE
 SUBBASE: 12" GRAVEL (MASSDOT SPEC M1.03.0 TYPE B) SPREAD IN 2 LAYERS OF EQUAL THICKNESS
 GRADE AT THE BACK OF THE SIDEWALK SHALL BE AT LEAST 6" HIGHER THAN THE GUTTER LINE. DRIVEWAYS SHALL BE AT LEAST 10' WIDE AT STREET LINE AND 16' WIDE AT GUTTER LINE.

WHEELCHAIR RAMP NOTES

PROPOSED WHEELCHAIR RAMPS
 (SEE CONSTRUCTION STANDARD DWGS. M/E 107.2.0, M/E 107.2.1, M/E 107.6.0, and M/E 107.6.5 DATED JUNE 2014)
 SURFACE: 5" CEMENT CONCRETE W/ EMBEDDED WIRE MESH
 SUBBASE: 8" GRAVEL BORROW

TEMPORARY DRIVEWAY

12" GRAVEL (MASSDOT SPEC M1.03.0 TYPE B) SPREAD IN 2 LAYERS OF EQUAL THICKNESS
 2-1/2" HOT MIX ASPHALT BINDER COURSE MATERIAL PLACED IN ONE COURSE

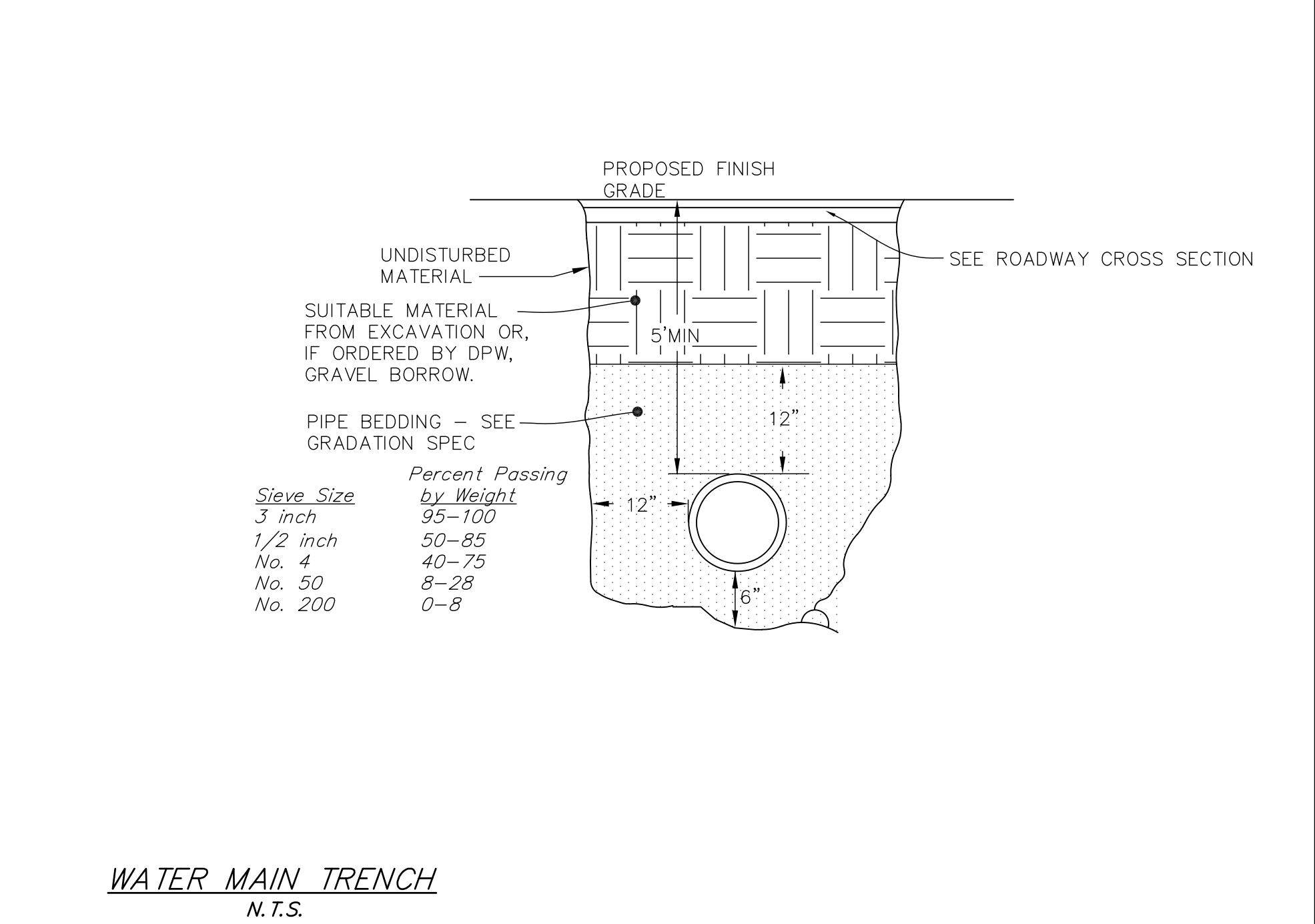
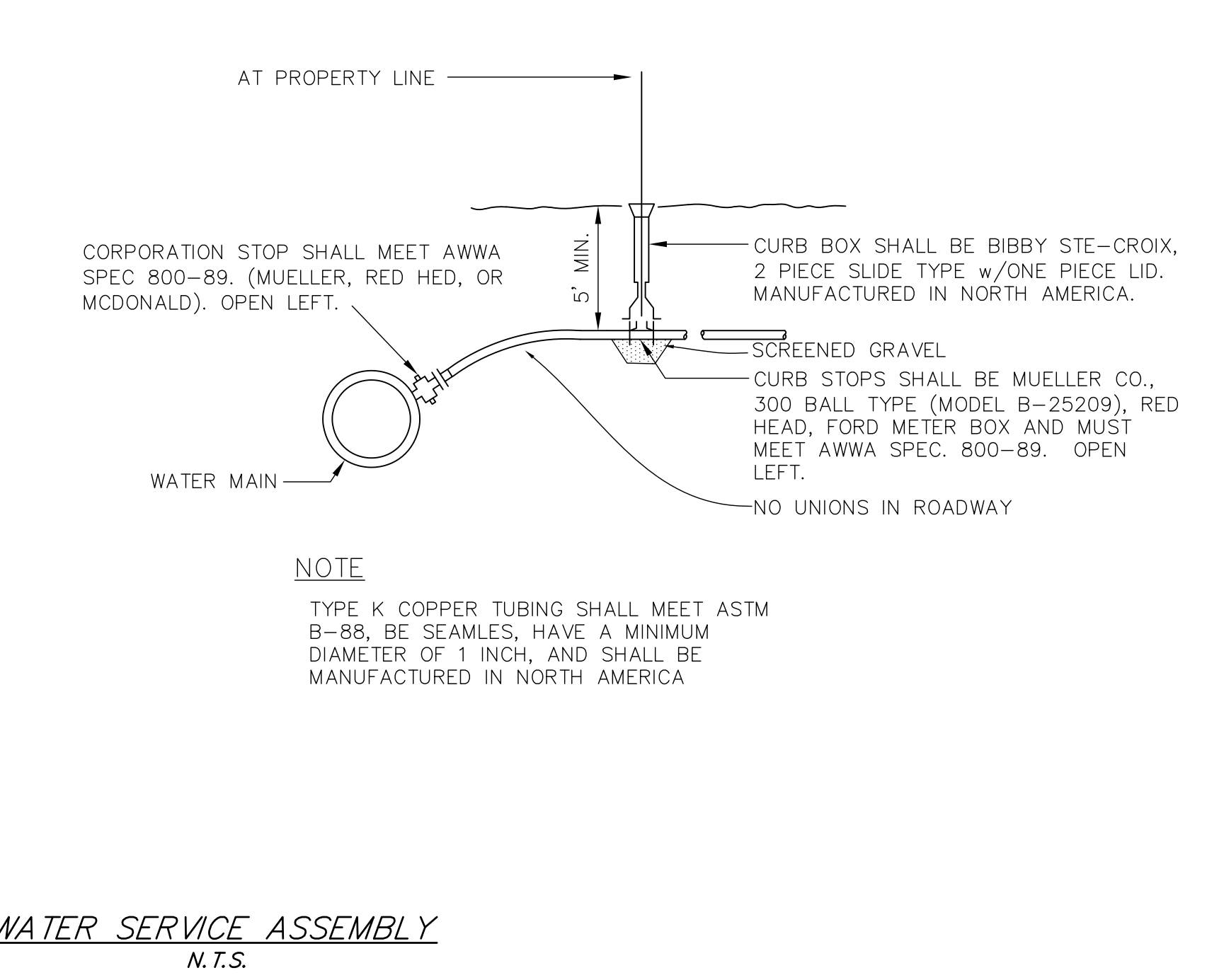
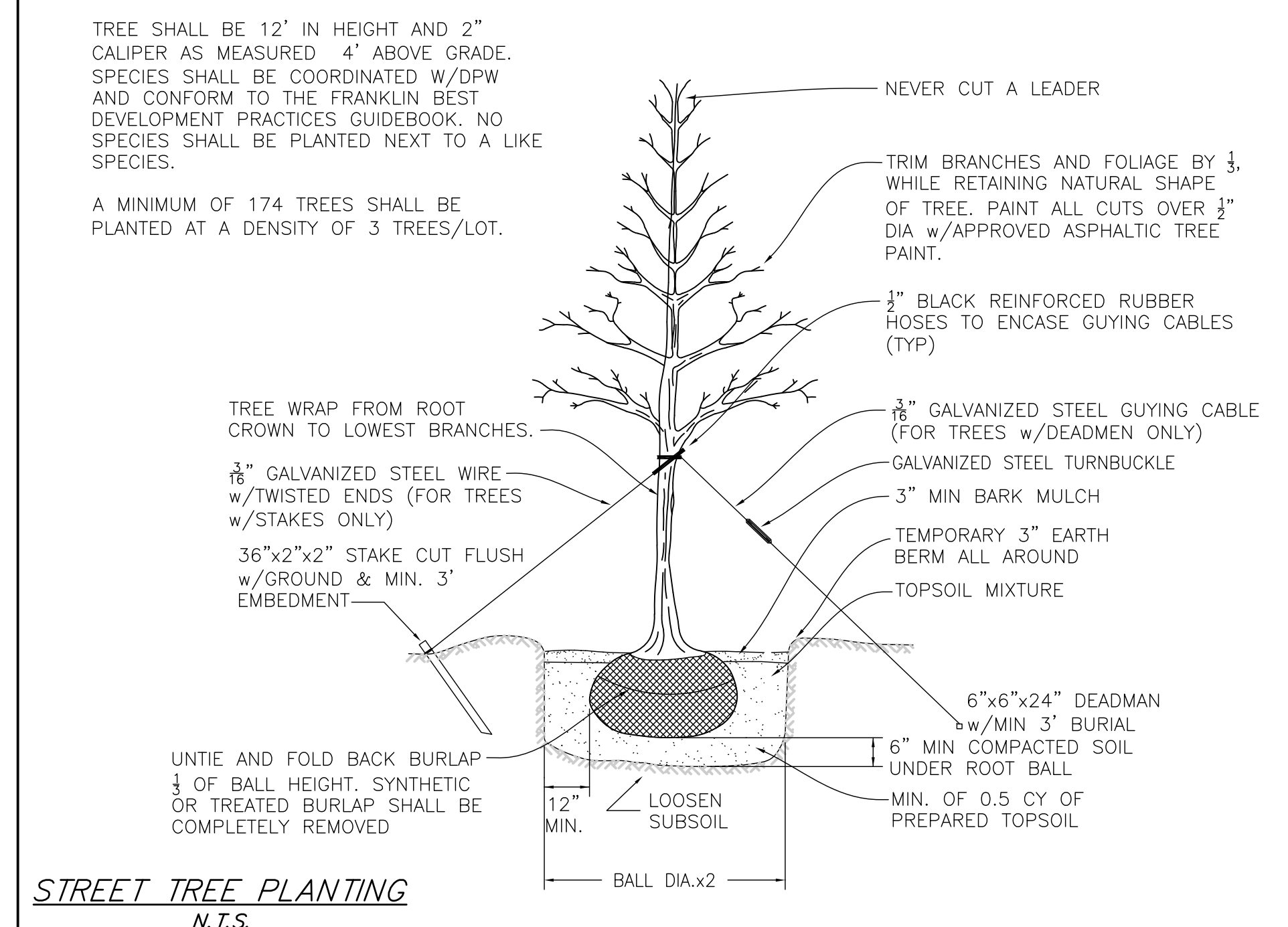


WHEEL CHAIR RAMP DETAIL - ON CURVE
N.T.S.

WHEEL CHAIR RAMP DETAIL - ON TANGENT
N.T.S.

SLOPED GRANITE CURBING
N.T.S.

HYDRANT ASSEMBLY
N.T.S.



PROJECT:
 Maple Hill
 Franklin
 Massachusetts

OWNERS:
 STEVEN LABASTIE
 THE FRANKLIN
 LABASTIE FAMILY.LLC &
 THE KATHLEEN A.
 LABASTIE TRUST
 469 MAPLE STREET
 FRANKLIN, MA 02038

**FITZGERALD FAMILY
 IRREVOCABLE TRUST**
 441 MAPLE STREET
 FRANKLIN, MA 02038

APPLICANT:
 CARROLL
 CONSTRUCTION
 CORP.
 BOX 395
 FOXBOROUGH, MA
 02035

Bay Colony Group, Inc.
 Professional Civil Engineers &
 Professional Land Surveyors

FOUR SCHOOL STREET
 P.O. BOX 9136
 FOXBOROUGH, MA 02035
 508-543-3939

DATE	DESCRIPTION
10-22-2020	ROADWAY X-SECTION MODIFIED/HYDRANT MODIFIED
6-8-2020	SUBDRAIN ADDED TO ROAD X-SECTION/SGC DETAIL MODIFIED/STREET LIGHT MODIFIED/HYDRANT DETAIL MOD/WCR ON TANGENT DETAIL ADDED/STREET TREE NOTE MODIFIED/RESIDENTIAL DRIVEWAY DETAIL MODIFIED

DATE APPROVED: _____
 DATE ENDORSED: _____
 FRANKLIN PLANNING BOARD

I HEREBY CERTIFY THAT 20 DAYS HAVE ELAPSED SINCE PLANNING BOARD APPROVAL AND THAT NO APPEAL HAS BEEN FILED IN THIS OFFICE.

DATE _____ FRANKLIN TOWN CLERK

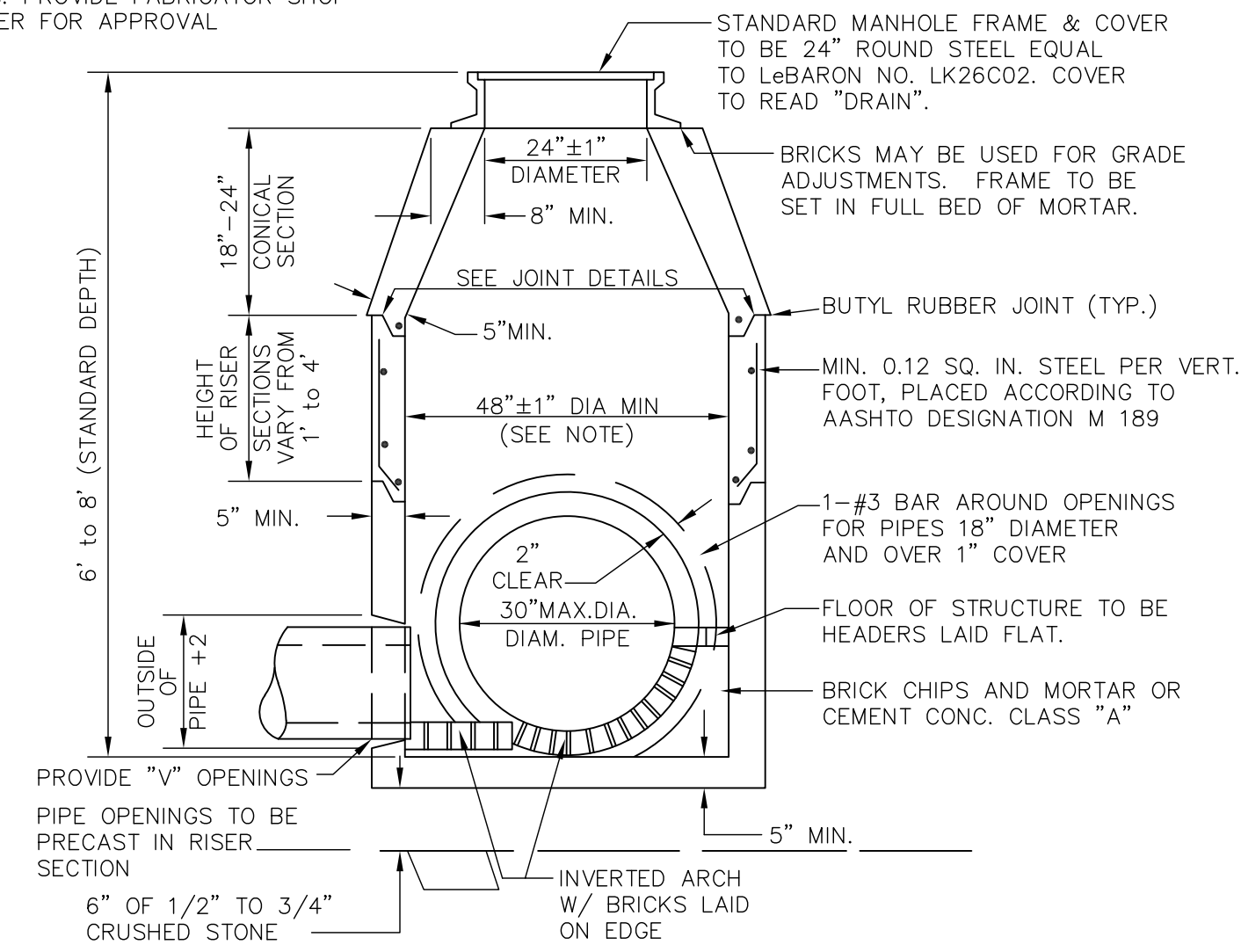
STAMP

DRAWING TITLE

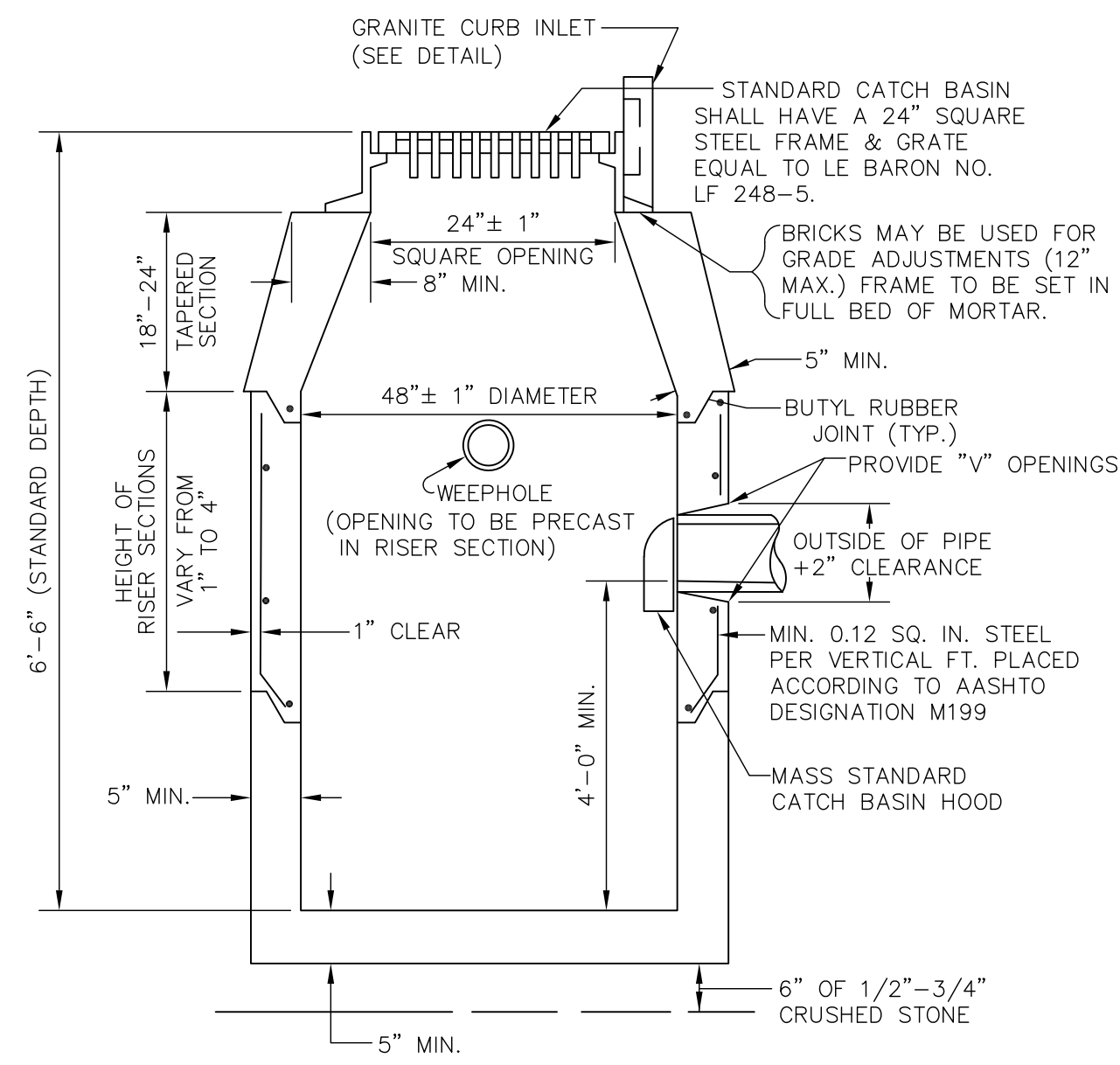
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SCALE: 1" = 40'/4"
 DEC. 15, 2019 SHEET NUMBER
 16-0148J **36**

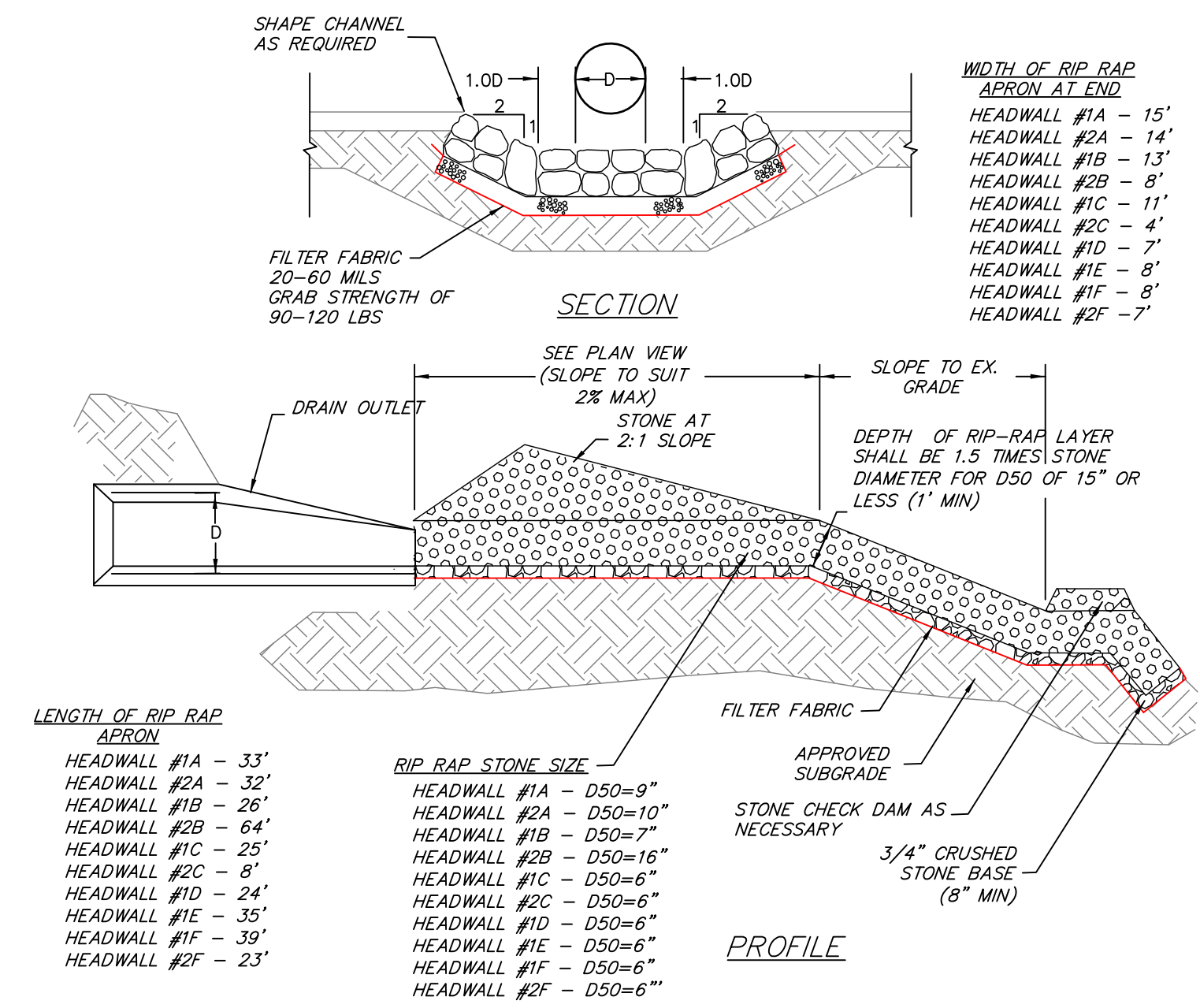
NOTE: DMH DIAMETER COULD BE LARGER DUE TO CERTAIN PIPE CONFIGURATIONS. PROVIDE FABRICATOR SHOP DRAWINGS TO ENGINEER FOR APPROVAL.



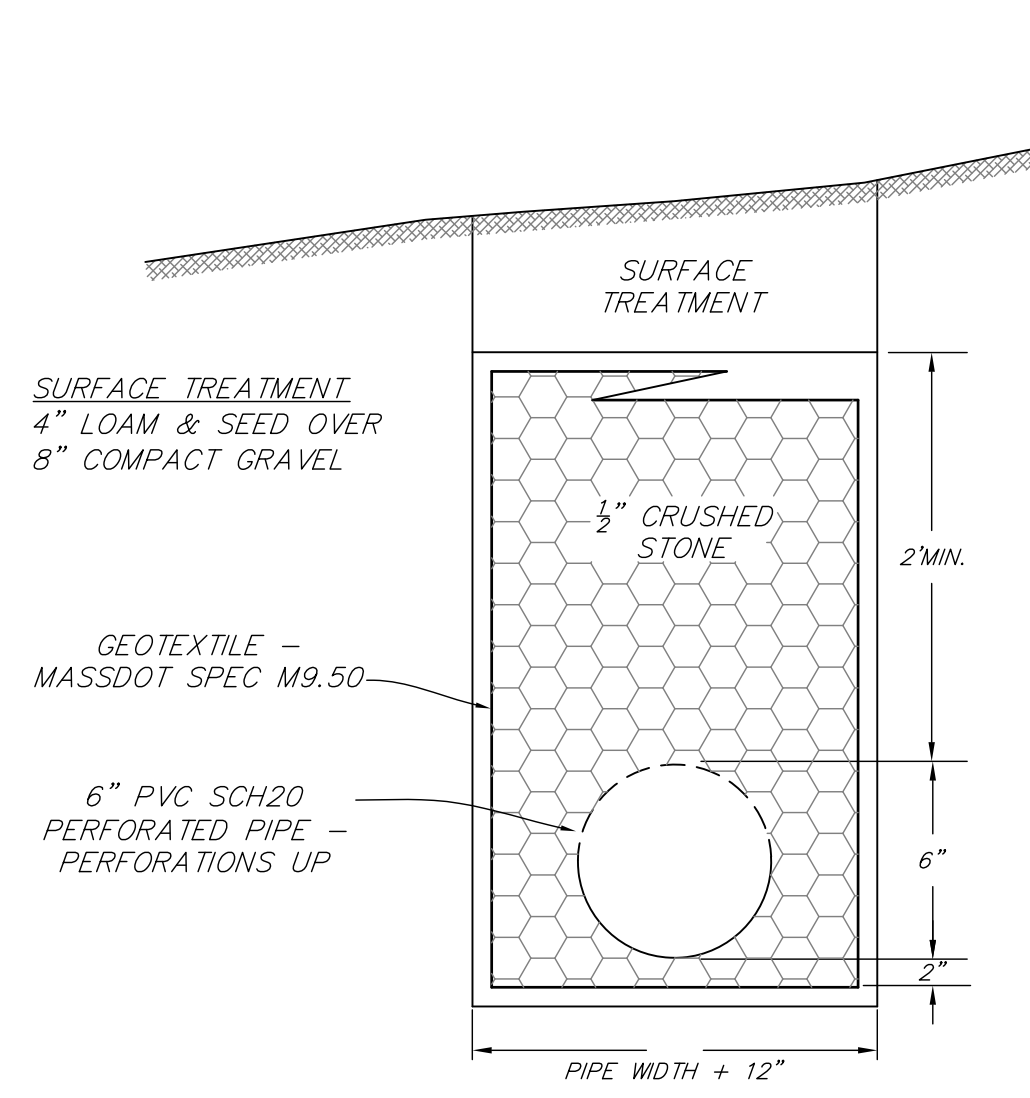
PRECAST CONCRETE DRAIN MANHOLE
N.T.S.



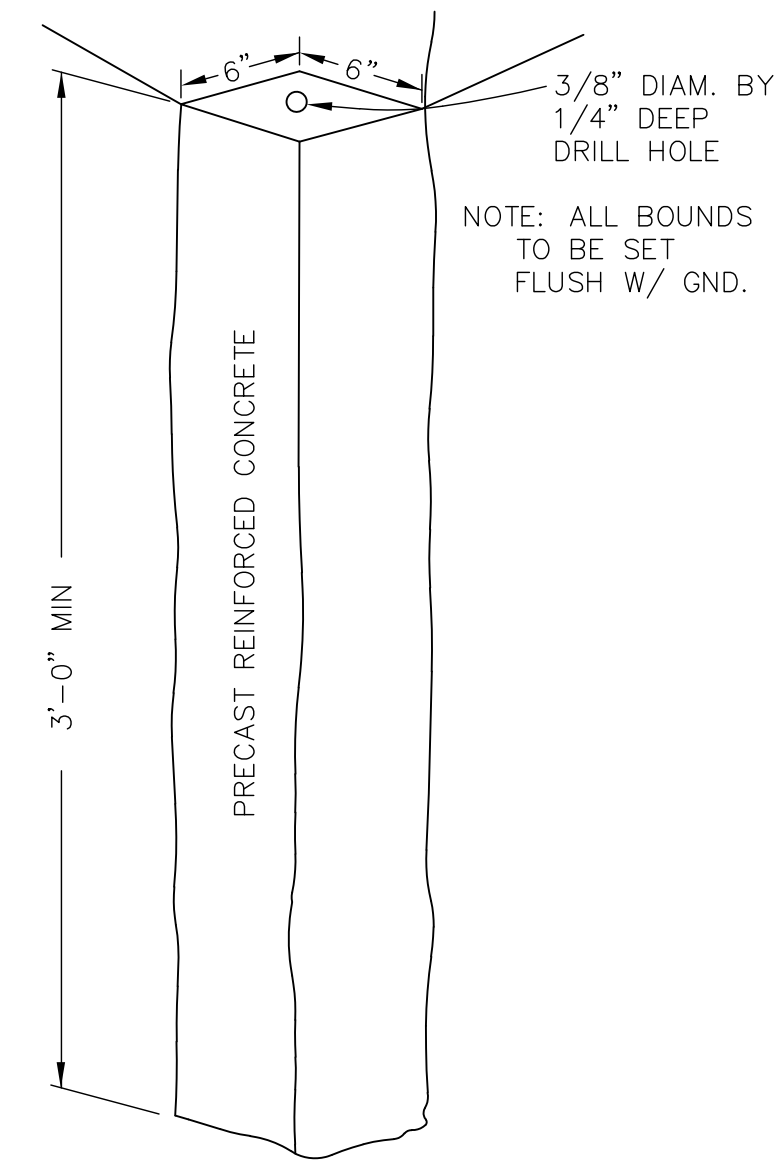
PRECAST CONCRETE CATCH BASIN
N.T.S.



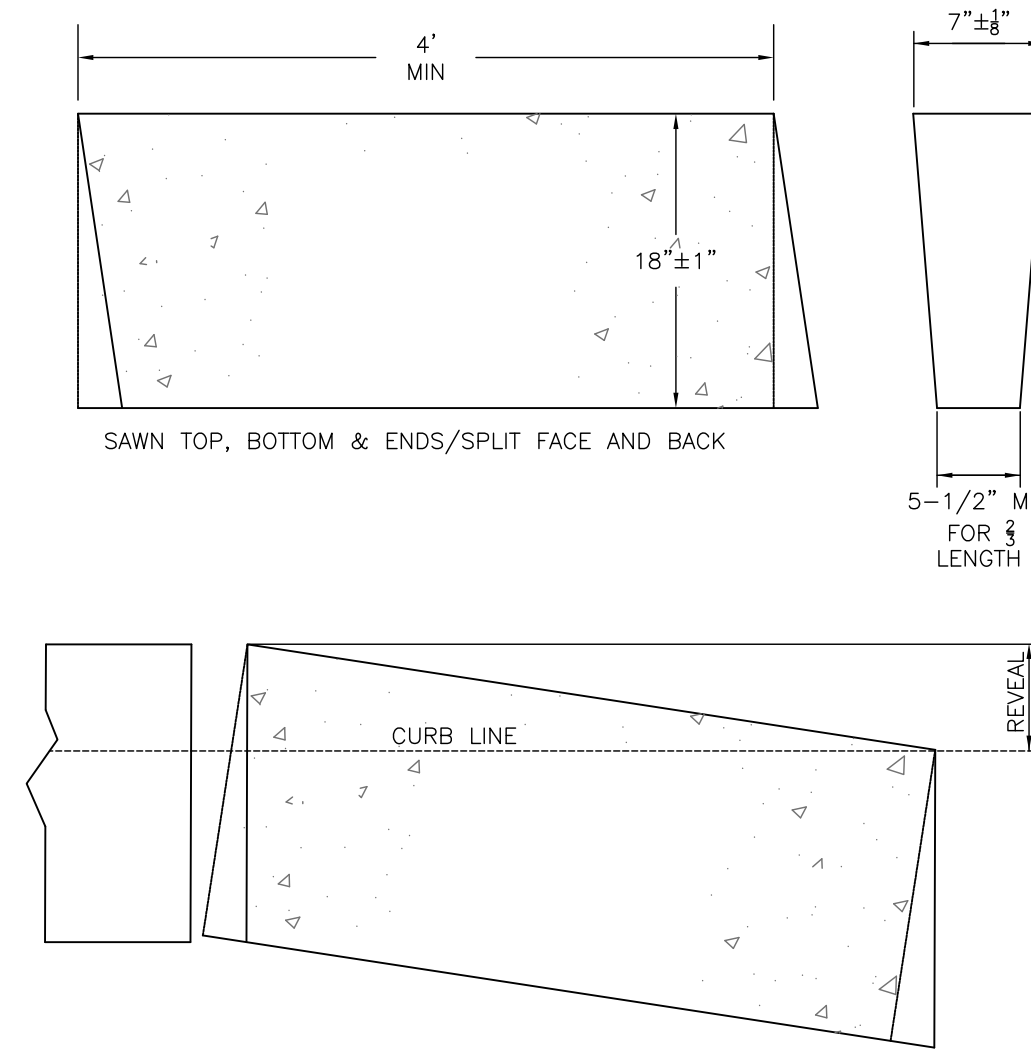
RIP RAP OUTFALL
N.T.S.



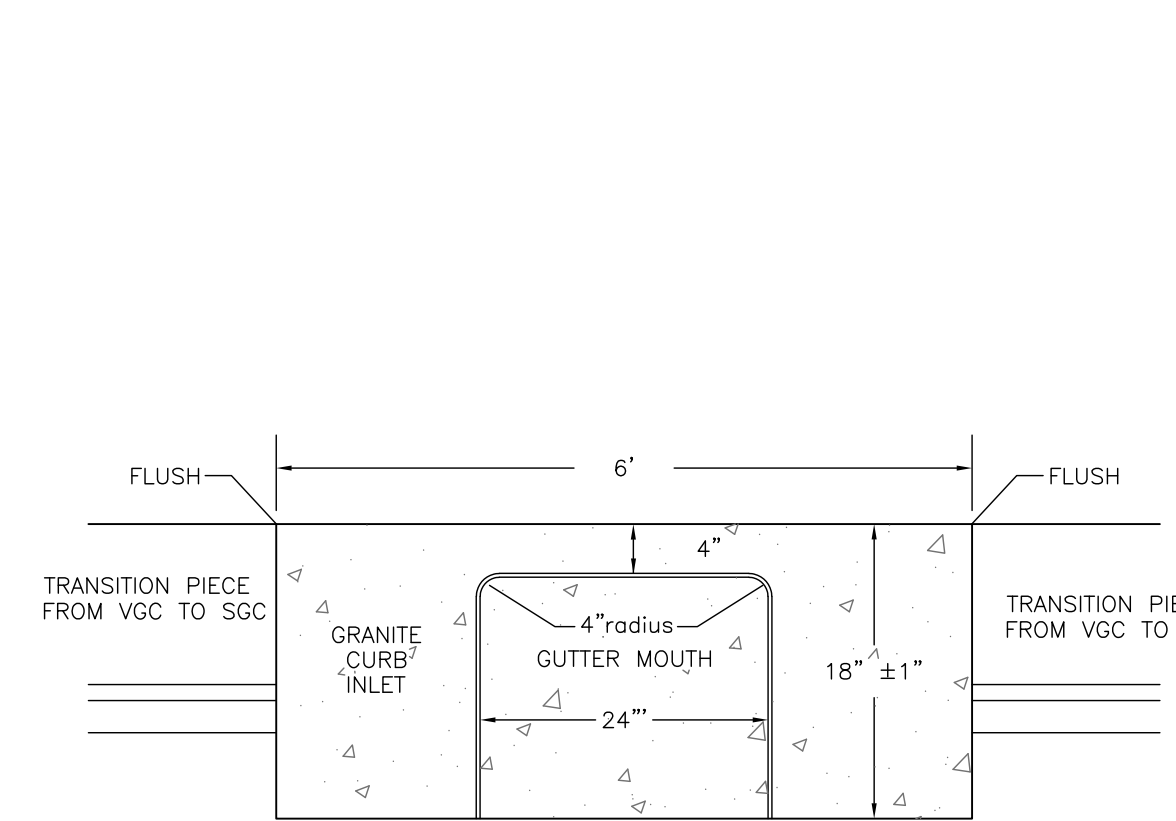
SUBDRAIN
N.T.S.



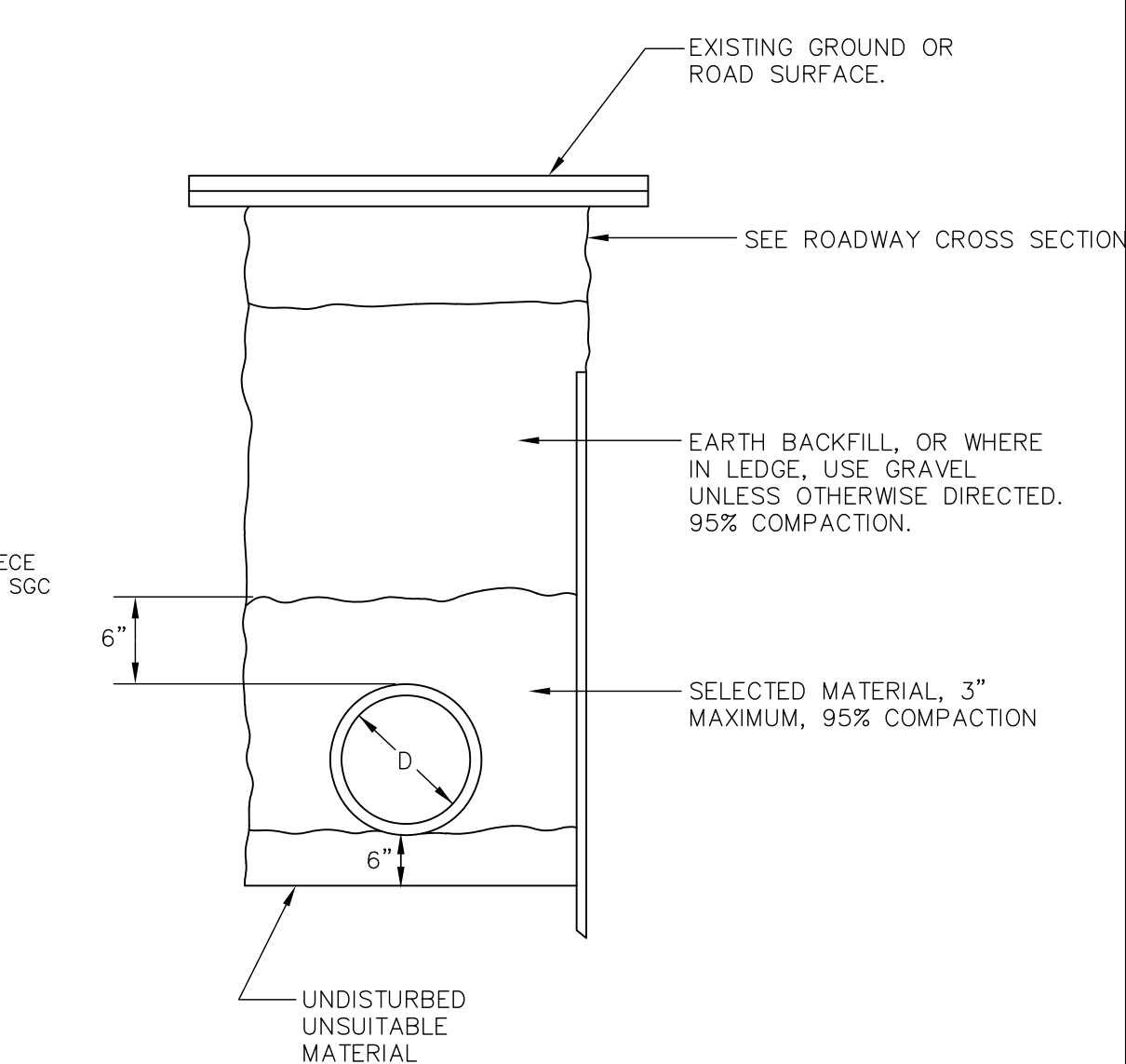
CONCRETE BOUND
N.T.S.



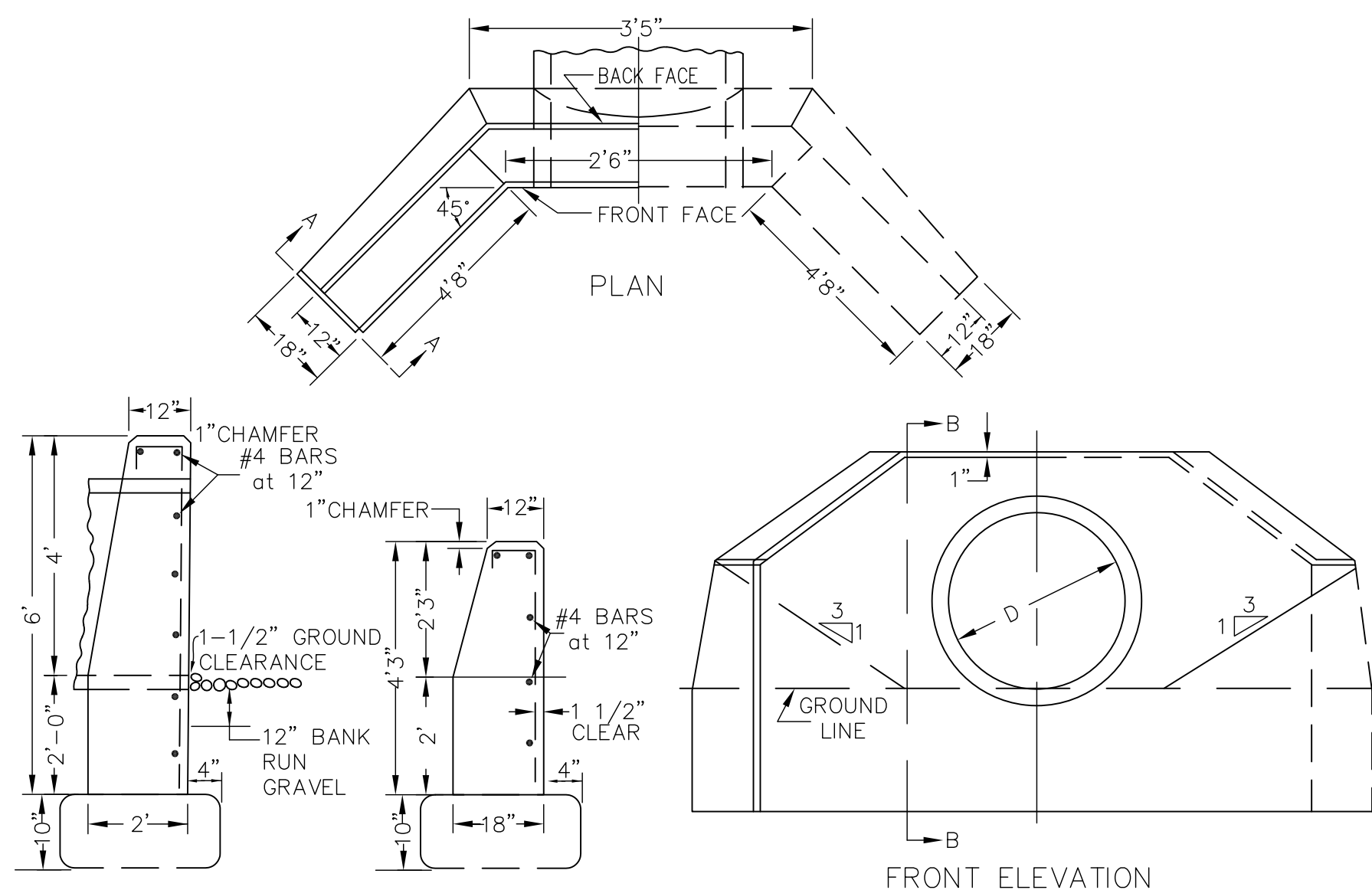
GRANITE TRANSITION CURB
N.T.S.



GRANITE CURB INLET
N.T.S.

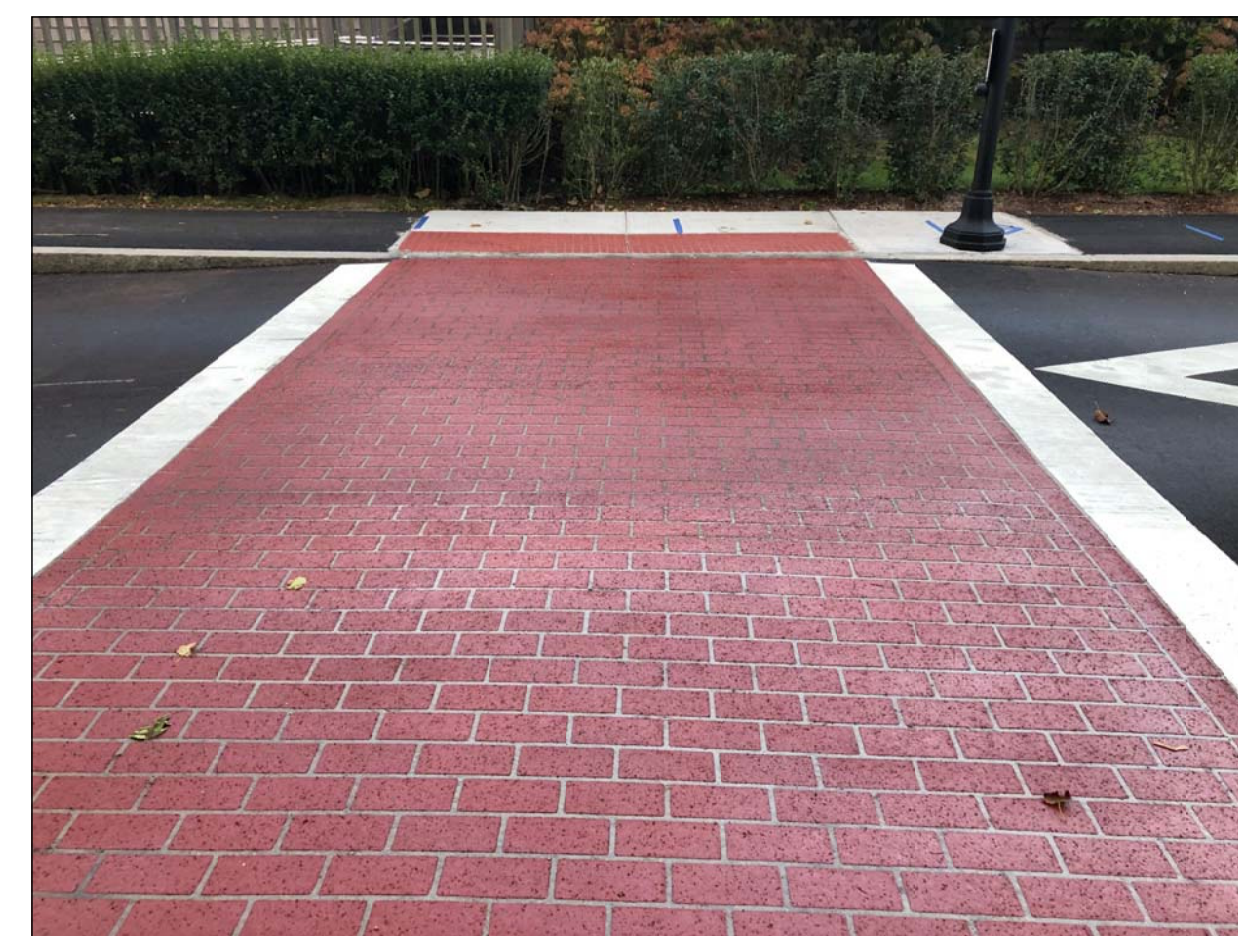


DRAINAGE TRENCH
N.T.S.



END WALL DETAILS
N.T.S.

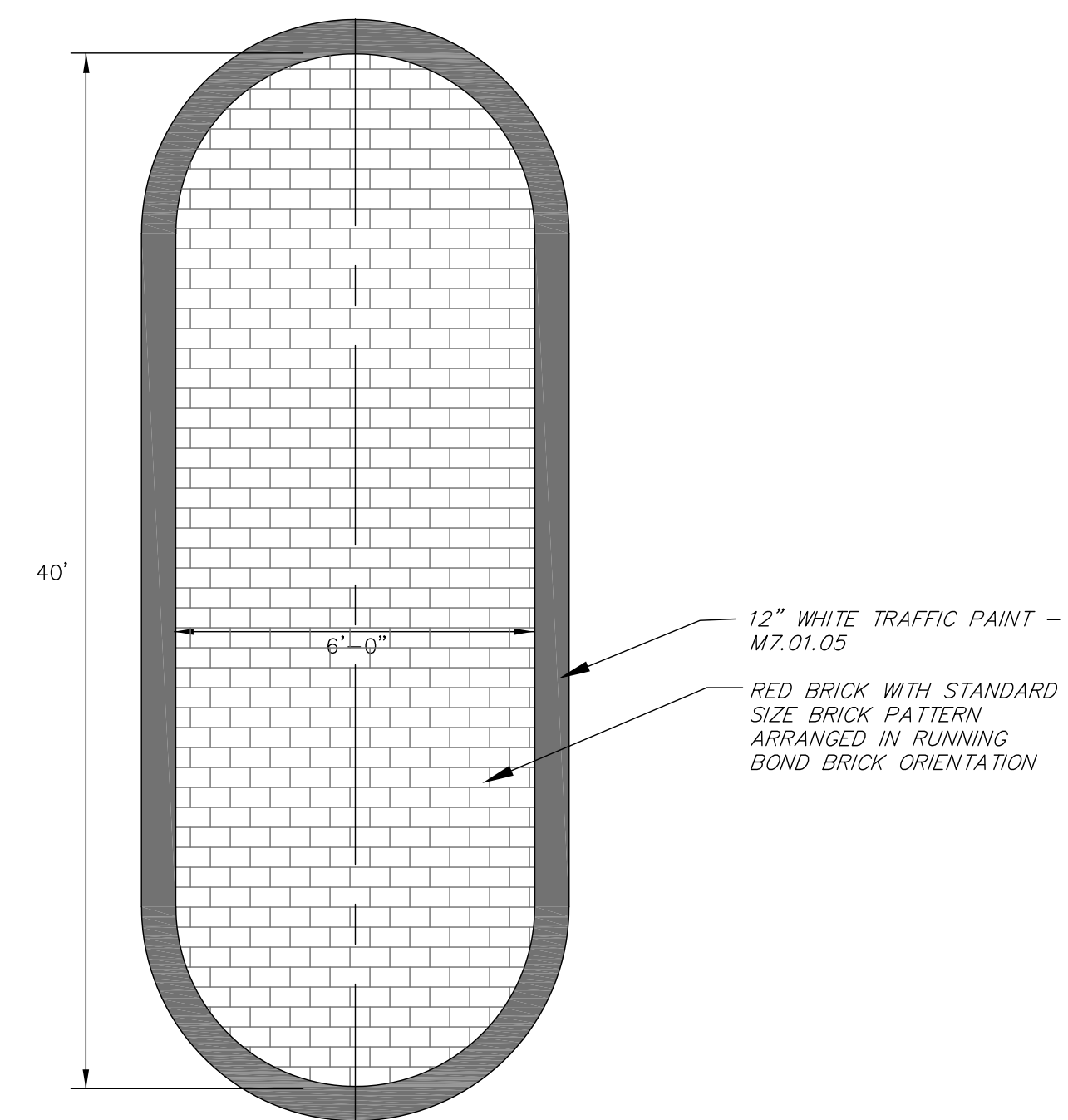
- 1.) ALL CONCRETE DIMENSIONS SHOWN ARE MINIMUM
- 2.) CONCRETE SHALL BE 4000 P.S.I. MINIMUM
- 3.) ALL REINFORCING SHALL BE #4 MINIMUM



PAVEMENT SURFACE COATING SHALL BE A POLYMER MODIFIED FLEXIBLE CEMENT SURFACING MATERIAL THAT SHALL BE USED WHERE SHOWN ON THE DEFINITIVE PLAN ON SECTIONS OF PAVEMENT TO SIMULATE HAND LAID BRICK.

THE COLOR SHALL BE BRICK RED WITH STANDARD SIZE BRICK PATTERN ARRANGED IN A RUNNING BOND BRICK ORIENTATION.
CONSTRUCTION SHALL BE IN ACCORDANCE WITH SPECIFICATION ITEM 865.2 PAVEMENT SURFACE COATING AS DEVELOPED BY VANASSE & ASSOCIATES, INC.

PAVEMENT SURFACE COATING
N.T.S.



PROJECT:
Maple Hill Franklin Massachusetts

OWNERS:
STEVEN LABASTIE THE FRANKLIN LABASTIE FAMILY.LLC & THE KATHLEEN A. LABASTIE TRUST 469 MAPLE STREET FRANKLIN, MA 02038

FITZGERALD FAMILY IRREVOCABLE TRUST 441 MAPLE STREET FRANKLIN, MA 02038

APPLICANT:
CARROLL CONSTRUCTION CORP. BOX 395 FOXBOROUGH, MA 02035

Bay Colony Group, Inc.
Professional Civil Engineers & Professional Land Surveyors

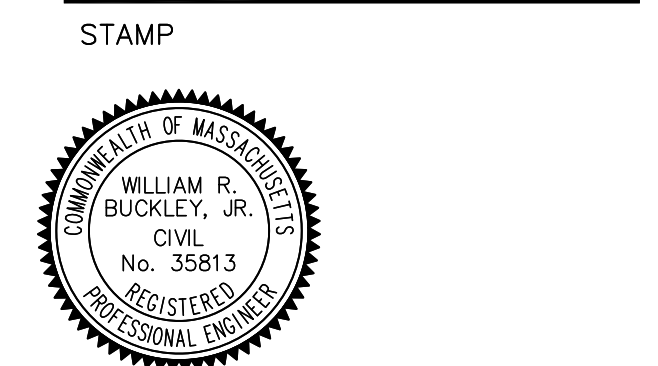
FOUR SCHOOL STREET
P.O. BOX 9136
FOXBOROUGH, MA 02035
508-543-3939

DATE	DESCRIPTION
10-22-2020	PAVEMENT SURFACE COATING DETAIL ADDED
6-8-2020	GEOGRID DETAIL REMOVED/SUBDRAIN DETAIL ADDED/BOUND DETAIL ADDED/DMH DETAIL NOTE ADDED

DATE APPROVED: _____
DATE ENDORSED: _____
FRANKLIN PLANNING BOARD

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DATE _____ FRANKLIN TOWN CLERK



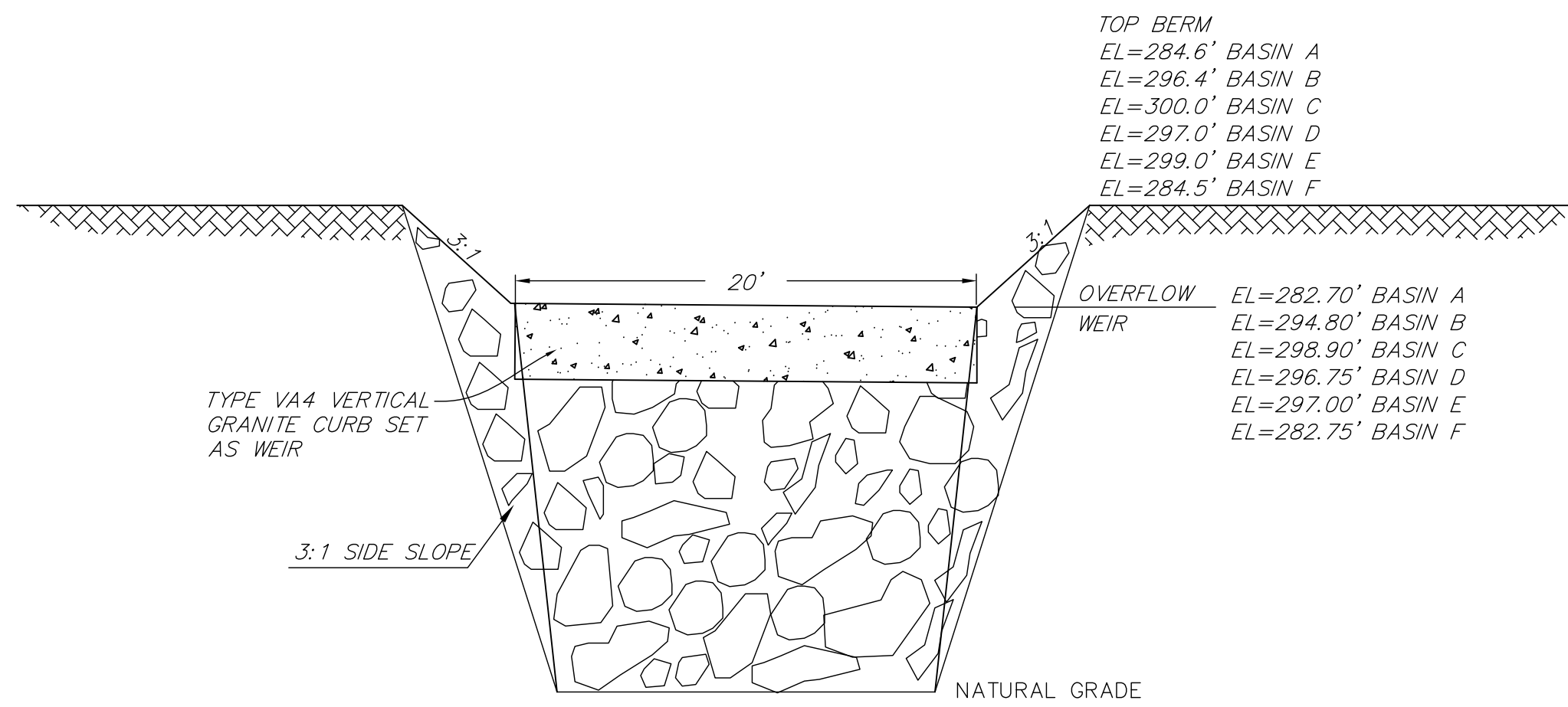
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Details

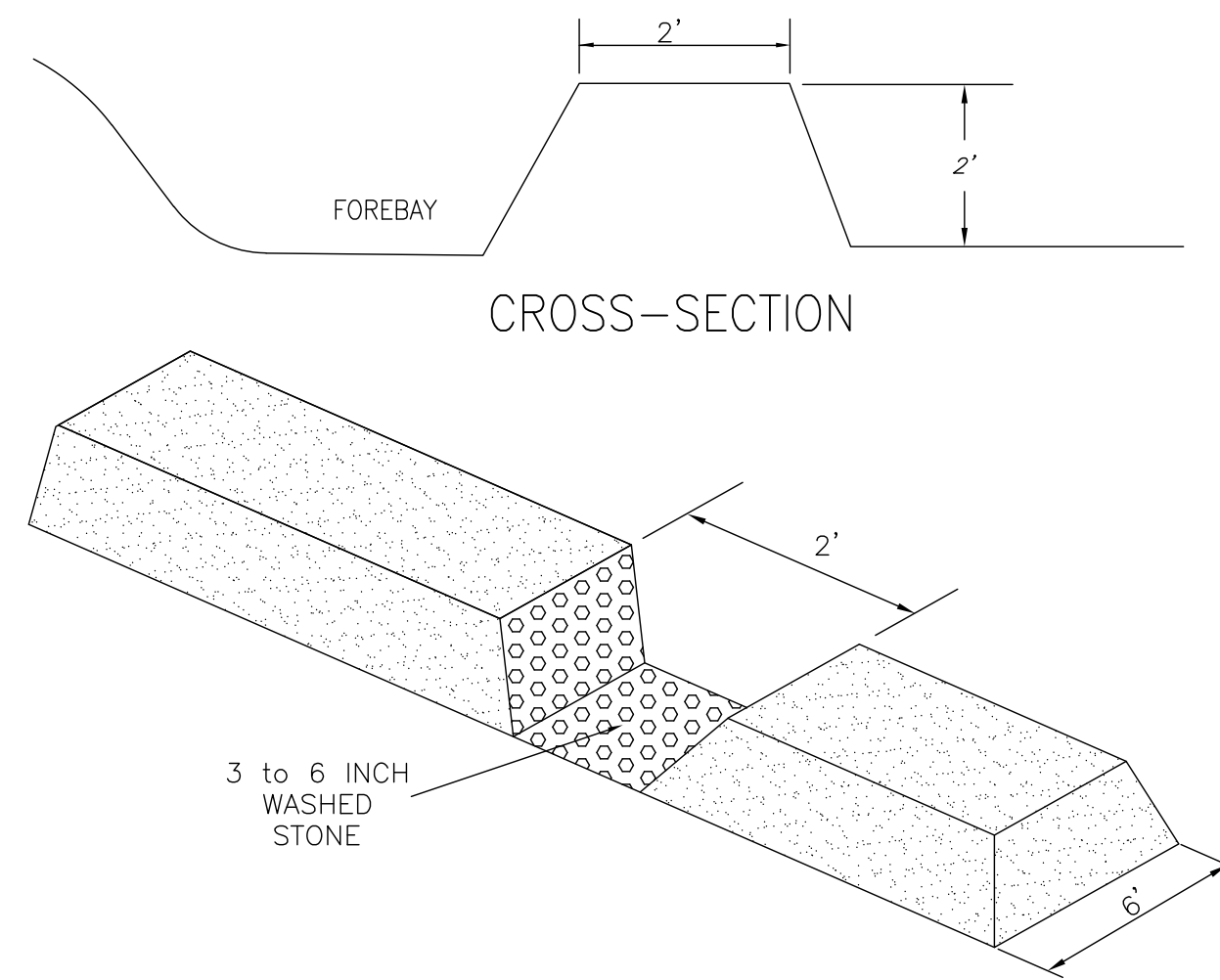
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DEC. 15, 2019 SHEET NUMBER

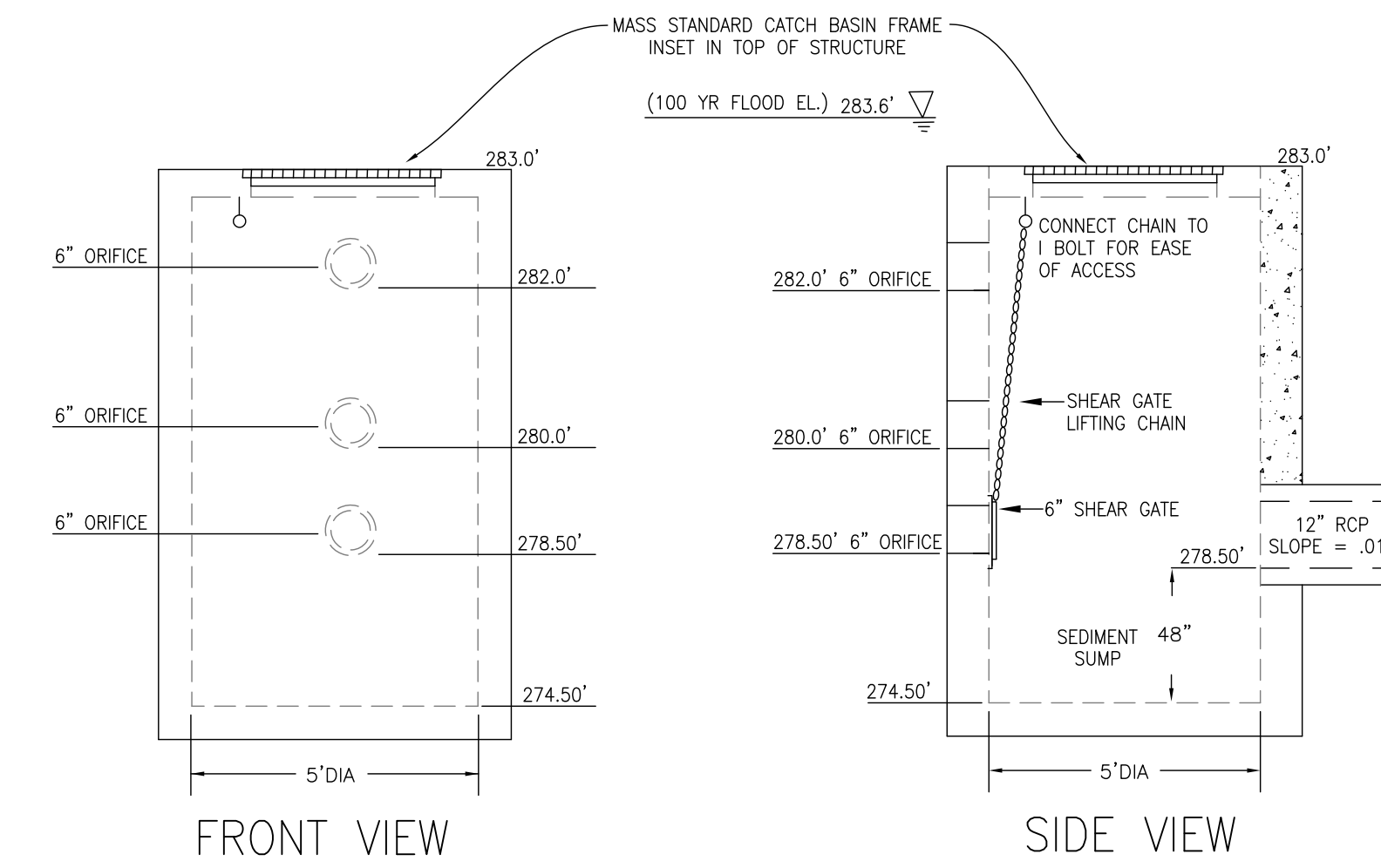
16-0148J **37**



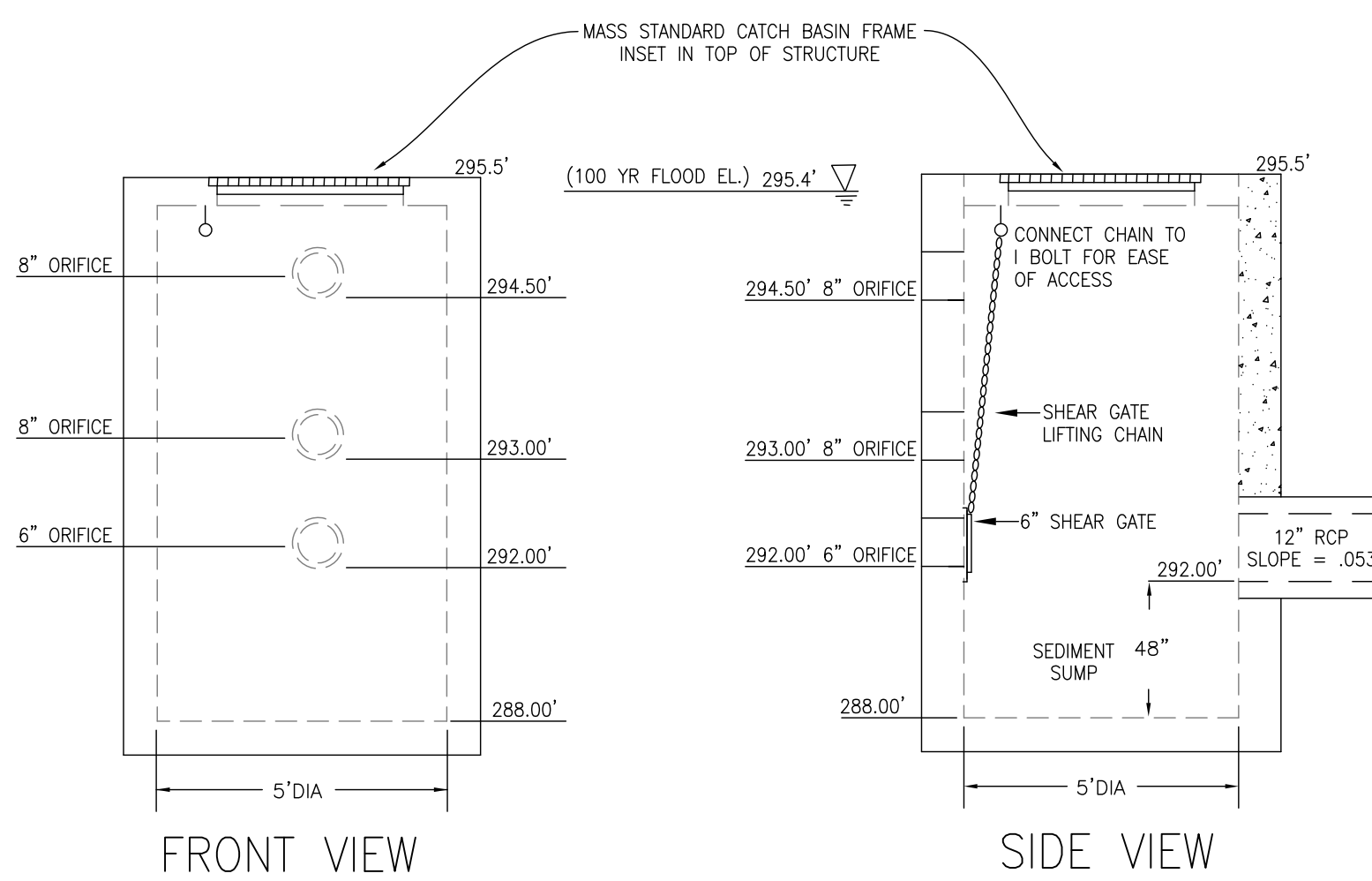
END VIEW OF OVERFLOW WEIR
 N.T.S.



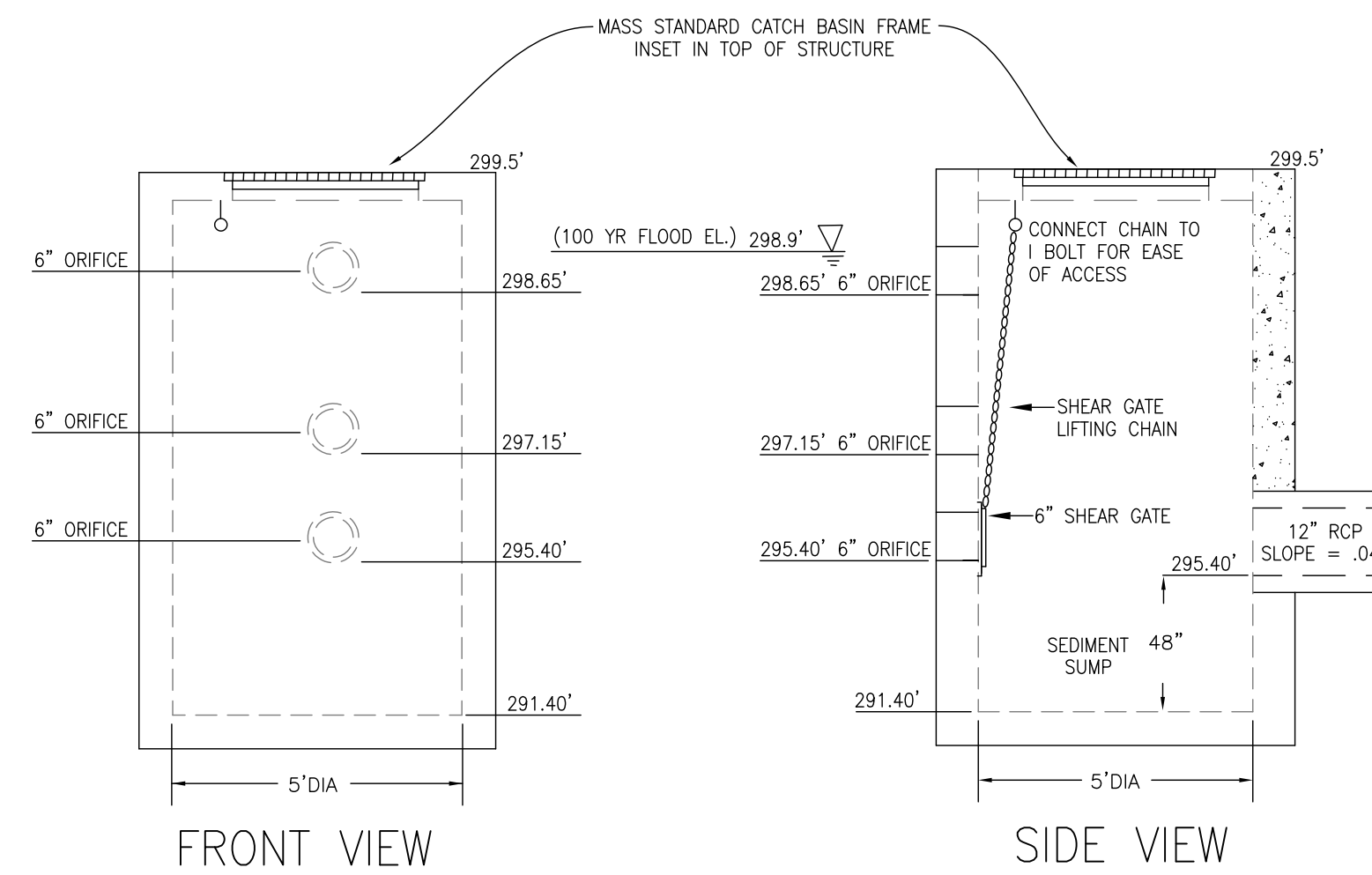
FOREBAY OUTLET
 N.T.S.



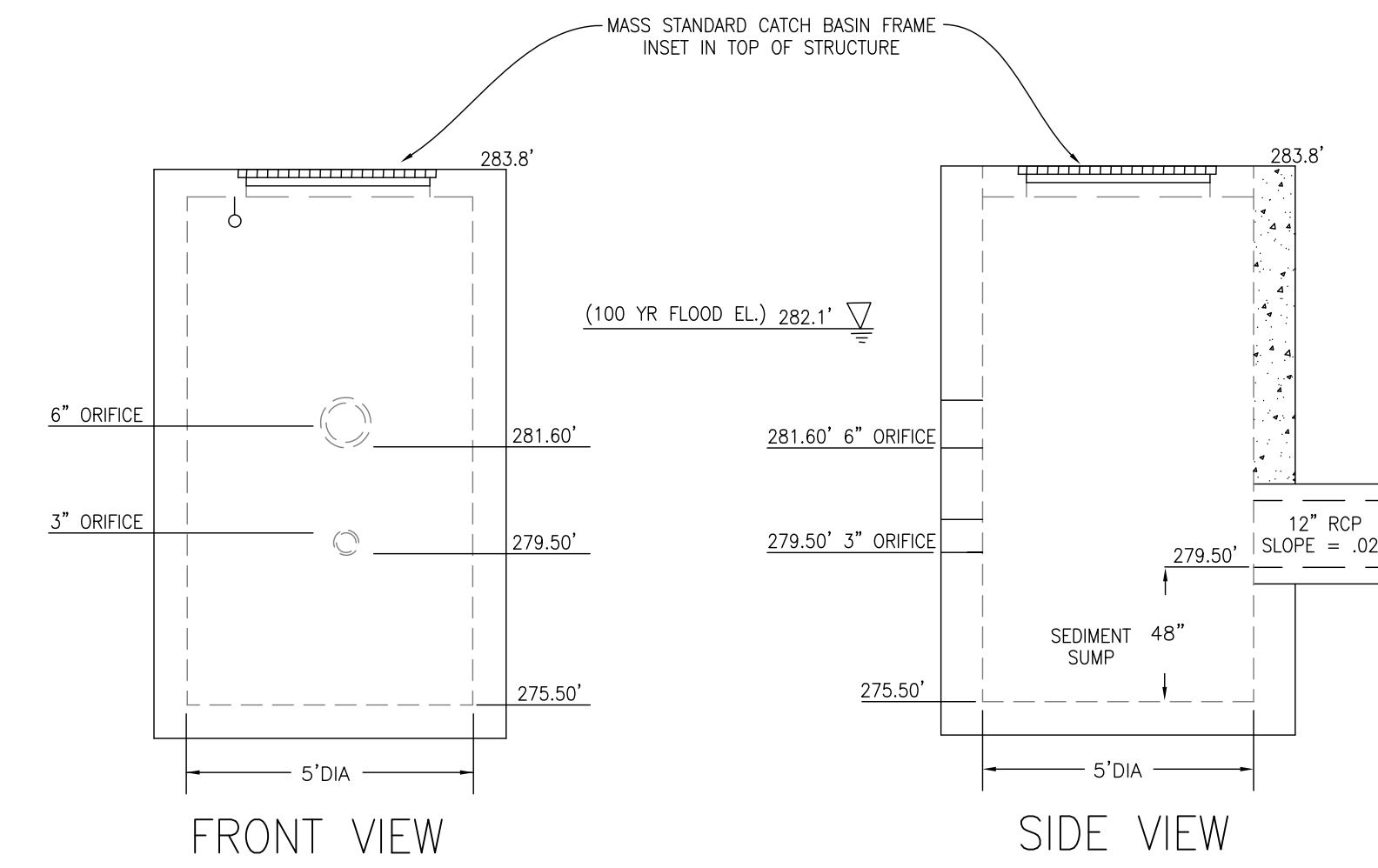
PRECAST CONCRETE OUTLET STRUCTURE - BASIN A
 N.T.S.



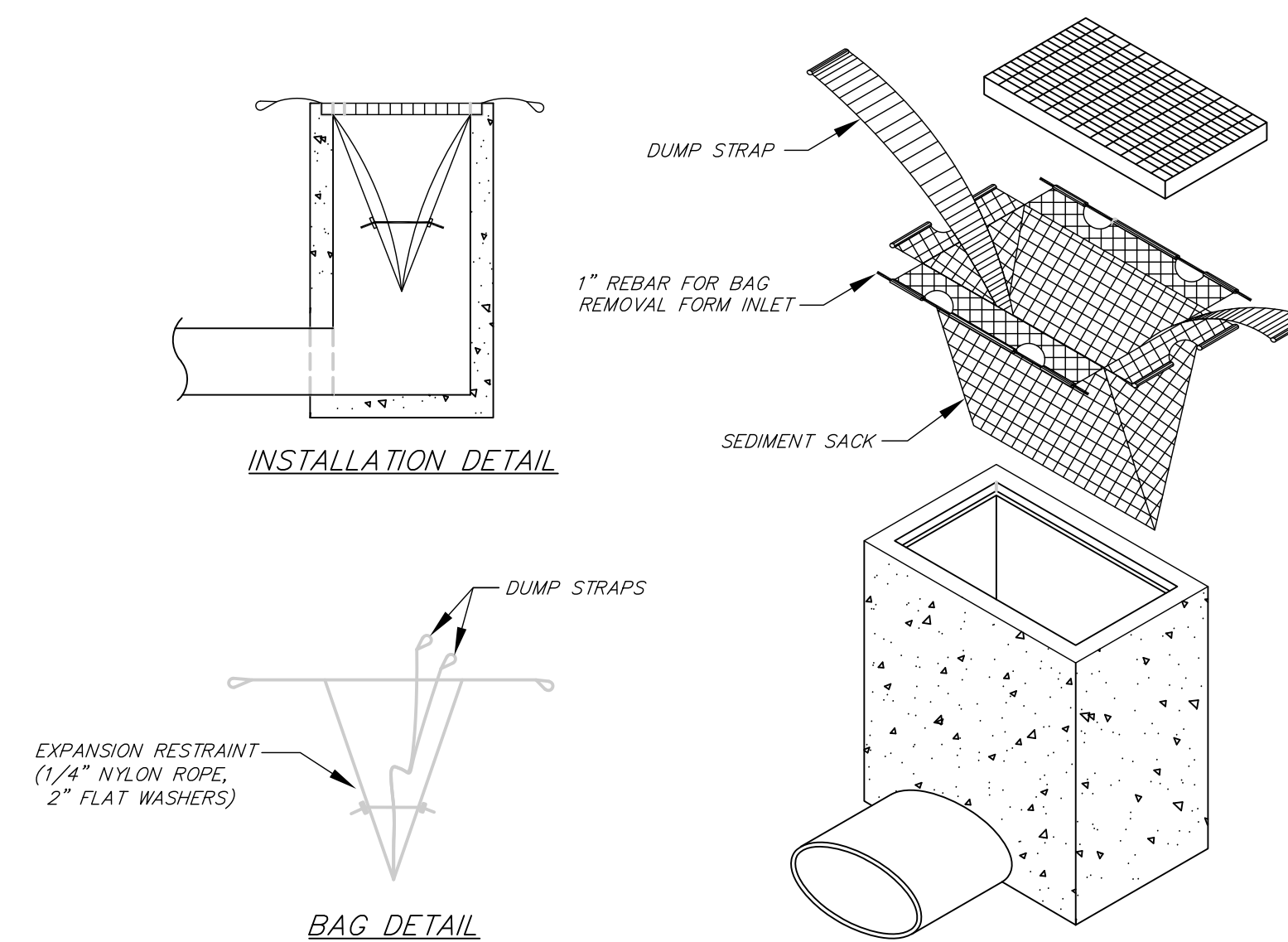
PRECAST CONCRETE OUTLET STRUCTURE - BASIN B
 N.T.S.



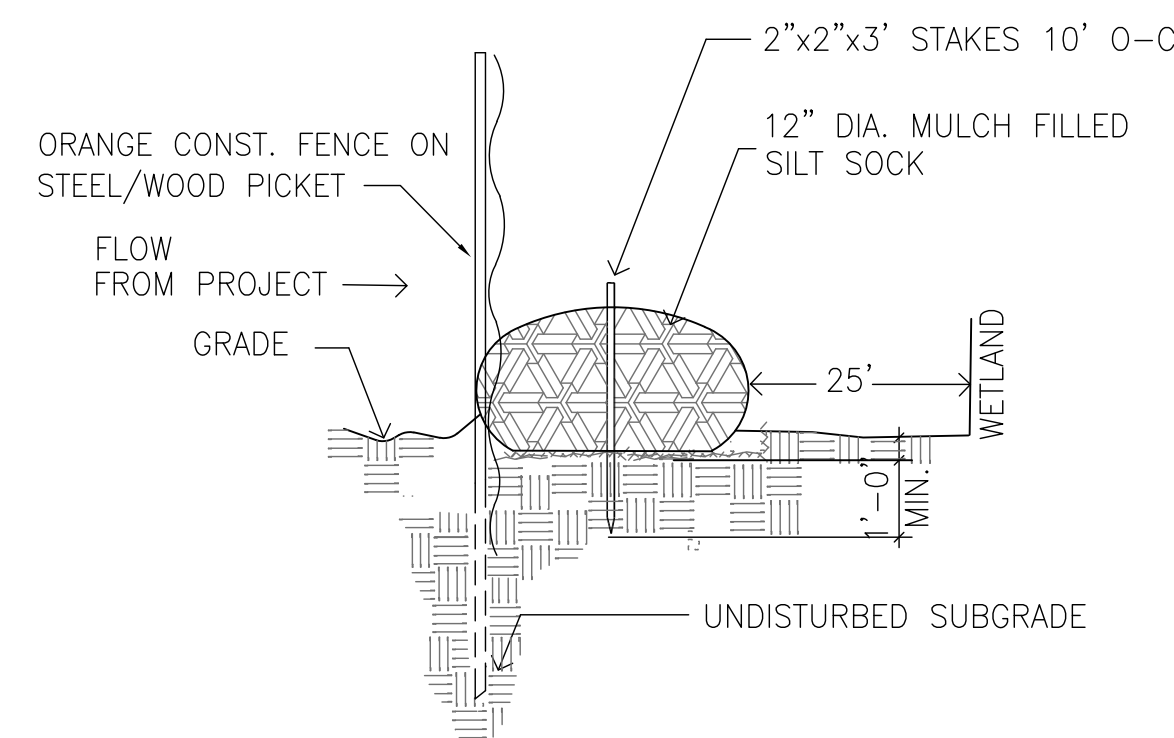
PRECAST CONCRETE OUTLET STRUCTURE - BASIN C
 N.T.S.



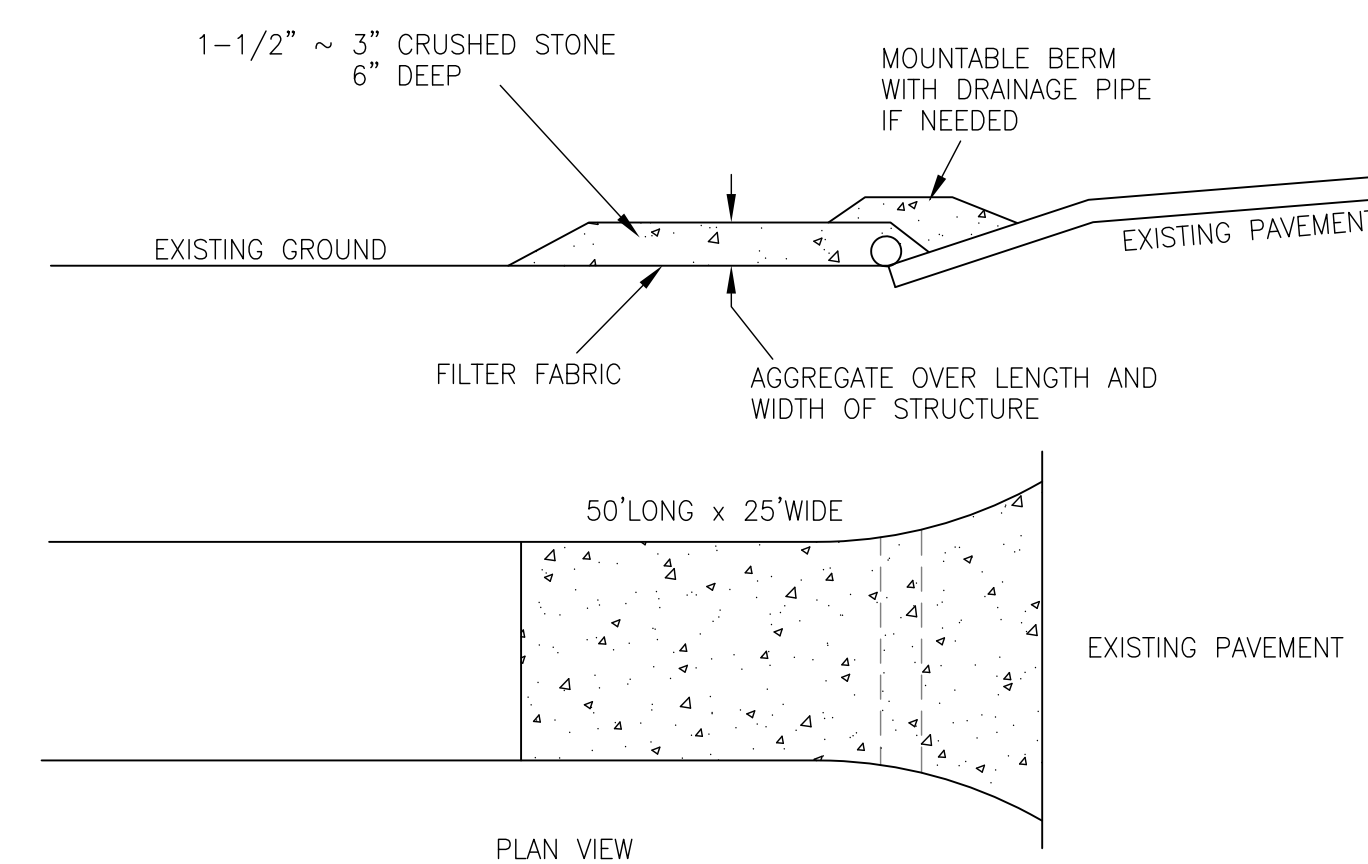
PRECAST CONCRETE OUTLET STRUCTURE - BASIN F
 N.T.S.



SILT SACK
 N.T.S.



SILT SOCK EROSION CONTROL
 N.T.S.



STABILIZED CONSTRUCTION ENTRANCE
 N.T.S.

PROJECT:

Maple Hill
 Franklin
 Massachusetts

OWNERS:

STEVEN LABASTIE
 THE FRANKLIN
 LABASTIE FAMILY.LLC
 &
 THE KATHLEEN A.
 LABASTIE TRUST
 469 MAPLE STREET
 FRANKLIN, MA 02038

FITZGERALD FAMILY
 IRREVOCABLE TRUST
 441 MAPLE STREET
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APPLICANT:

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 FOXBOROUGH, MA 02035
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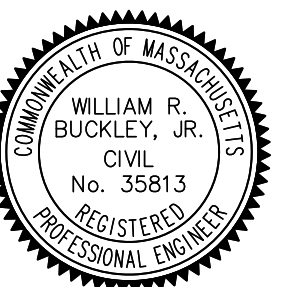
DATE	DESCRIPTION	REVISIONS
10-22-2020	BASIN F OCS MODIFIED	
6-8-2020	WEIR ELEVATIONS MODIFIED/BASIN F OCS MODIFIED	

DATE APPROVED: _____
 DATE ENDORSED: _____
 FRANKLIN PLANNING BOARD

I HEREBY CERTIFY THAT 20 DAYS HAVE ELAPSED SINCE PLANNING BOARD APPROVAL AND THAT NO APPEAL HAS BEEN FILED IN THIS OFFICE.

DATE _____ FRANKLIN TOWN CLERK

STAMP



DRAWING TITLE

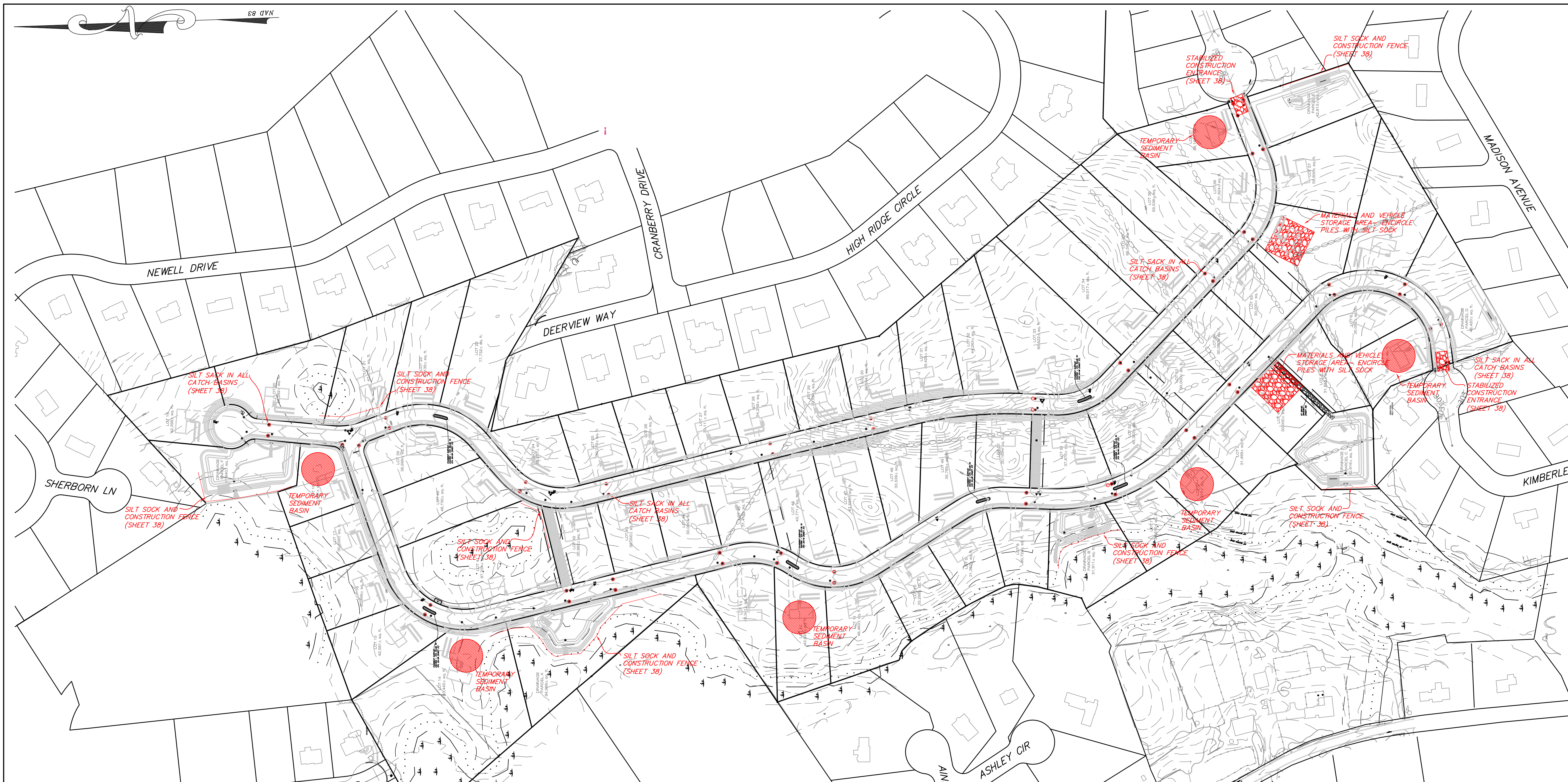
Details

SCALE: 1" = 40'/4"

DEC. 15, 2019 SHEET NUMBER

16-0148J

38



CONSTRUCTION SEQUENCE PER PHASE

PHASE 1:
 EST. START DATE:
 EST. FINISH DATE:
 CLEARING OF ROADWAY LAYOUT DRAIN LINE PATHS, AND STORM WATER BASIN
 INSTALLATION OF EROSION CONTROLS, GRUBBING OF ROADWAY, DRAIN LINE PATHS, AND STORM WATER BASIN.

PHASE 2:
 EST. START DATE:
 EST. FINISH DATE:
 IMPORT AND PLACEMENT OF MATERIAL TO BRING ROADWAY TO SUBGRADE.
 CONSTRUCTION OF STORM WATER BASINS.
 INSTALLATION OF DRAINAGE, UTILITIES, AND WATER MAINS WITHIN ROADWAY LAYOUT.

PHASE 3:
 EST. START DATE:
 EST. FINISH DATE:
 INSTALLATION OF BASE COURSE OF ROADWAY. ROADWAY EDGE TREATMENT MUST INCLUDE A 4" BITUMINOUS BERM TO DIRECT RUNOFF. CATCH BASINS SHALL BE SET AT BASE COURSE GRADE AND BE OPERATIONAL.
 START CONSTRUCTION OF INDIVIDUAL HOMES w/EROSION CONTROLS AS NECESSARY.

PHASE 4:
 EST. START DATE:
 EST. FINISH DATE:
 COMPLETE CONSTRUCTION OF HOMES.
 INSTALL SIDEWALKS AND FINISHED COURSE OF PAVEMENT.
 COMPLETE LANDSCAPING OF DISTURBED AREAS.
 REMOVE EROSION CONTROLS.

LEGEND

SILT SOCK ————

SILT SACK ○

LOCATION OF SILT SOCK IS FOR INITIAL CONDITIONS. CONFIGURATION WILL CHANGE BASED ON THE SITE AND WEATHER CONDITIONS AND THE CONSTRUCTION PHASING. THE TOWN ENGINEER/TOWN CONSULTANT MUST BE CONSULTED ON LOCATION MODIFICATIONS AND SHALL HAVE FINAL AUTHORITY IF A DISAGREEMENT ARISES.

SILT SOCKS ARE TO BE INSTALLED IN ALL CATCH BASINS.

LIMIT OF CLEARING FOR ROADWAYS AND UTILITIES ————

LIMIT OF CLEARING MAY BE ADJUSTED IN ACCORDANCE WITH THE PROJECT LOGISTICS PLAN AS LONG AS THE LIMIT OF CLEARING IS NOT MOVED CLOSER TO ANY WETLAND IF CLEARING IS WITHIN THE 100' BUFFER ZONE.

CONSTRUCTION PHASE STORM WATER BMP O&M REQUIREMENTS

Operation and Maintenance

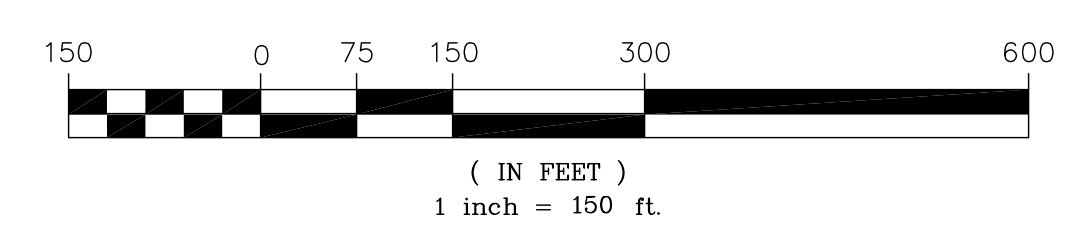
Item 1: During construction, weekly inspection of the crushed stone construction entrance pad and erosion control silt socks shall be conducted by a qualified staff member of the responsible party or an independent sediment and erosion control expert hired by the responsible party. Any displaced barriers shall be restored or repaired immediately. All barriers shall be installed, where possible, a minimum 5 ft from the property line and 25 ft from wetlands.

Item 2: The catch basins in the roadway shall be inspected before and after rain storms, if they are filled with sediment to half of their depth they shall be cleaned out with an orange peel bucket or some other means. Silt sacks shall be installed inside the catch basins. The storm water basins and outlet control structures shall be inspected three times a year: once after leaf fall, once before the arrival of hurricane season, the third in the early or mid-spring after the snow melt and road sweeping. Any debris shall be cleaned out. The roadway shall be swept as necessary, but no less than twice a year: once before hurricane season, the once in the spring after snow melt.

Item 3: During construction every effort will be made to ensure that silt does not enter the infiltration basins. Additional silt socks shall be used as necessary. If silt does enter the basin, then clean out the bottom of the basin. Do not install the bottom material in the basin until the entire site has been stabilized. Storm water basins shall not be used as sediment basins.

Item 4: During construction, the stone pad at the entrance to the project shall be inspected weekly and replenished if siltation is impeding the cleaning of truck tires. Any materials tracked into the roadway shall be swept up within a day.

Item 5: Sediment basins shall be used throughout the site to trap siltation from runoff from entering the roads. Proposed storm water basins shall not be used as sediment basins. The locations are shown as approximate on the SWPPP and shall be adjusted throughout construction as the logistics plan evolves.



PROJECT:
Maple Hill Franklin Massachusetts

OWNERS:
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FITZGERALD FAMILY IRREVOCABLE TRUST 441 MAPLE STREET FRANKLIN, MA 02038

APPLICANT:
CARROLL CONSTRUCTION CORP. BOX 395 FOXBOROUGH, MA 02035



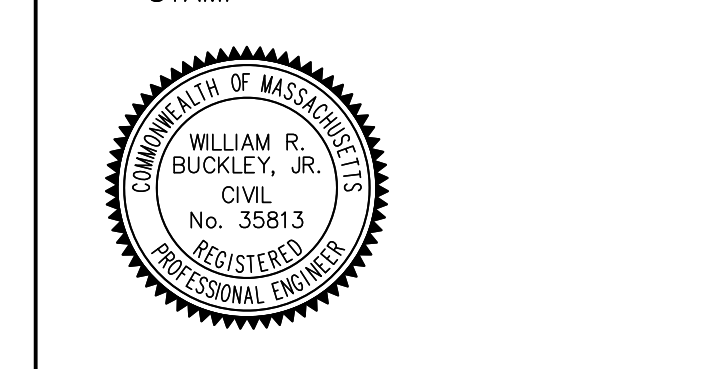
FOUR SCHOOL STREET
 P.O. BOX 9136
 FOXBOROUGH, MA 02035
 508-543-3939

6-8-2020	LOT LIMITS OF CLEARING ADDED/NOTE RE LOTS ADDED/NOTE RE BASE COURSE CURB ADDED/NOTE REGARDING SILT SACK LOCATION MODIFIED/SEDIMENT BASINS ADDED/PHASE LINES ADDED/O&M PLAN MODIFIED
DATE	DESCRIPTION
	REVISIONS

DATE APPROVED: _____
 DATE ENDORSED: _____
 FRANKLIN PLANNING BOARD

I HEREBY CERTIFY THAT 20 DAYS HAVE ELAPSED SINCE PLANNING BOARD APPROVAL AND THAT NO APPEAL HAS BEEN FILED IN THIS OFFICE.

DATE: _____
 FRANKLIN TOWN CLERK



DRAWING TITLE

SWPPP

SCALE: 1" = 150'

DEC. 15, 2019 SHEET NUMBER
 16-0148J **39**