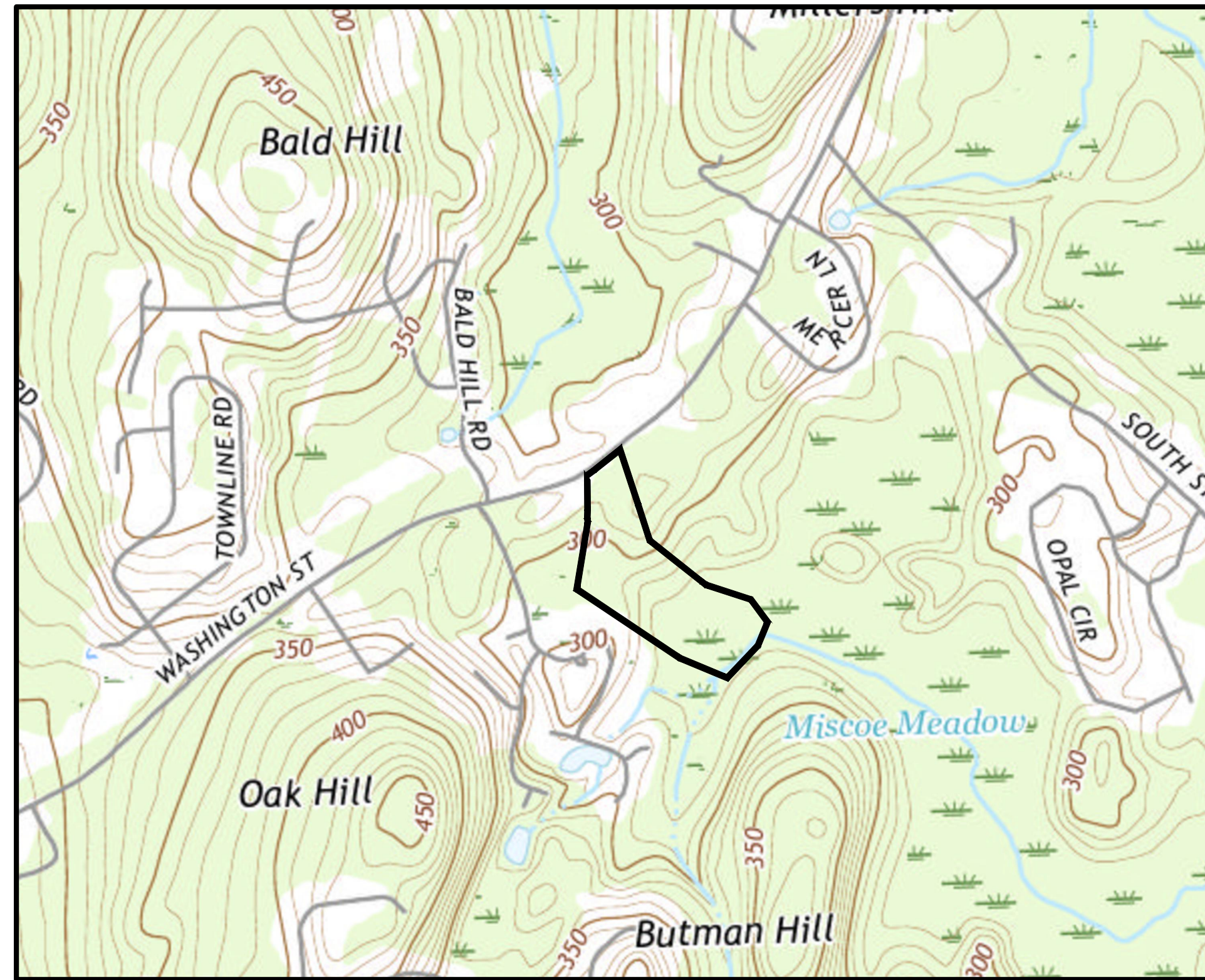
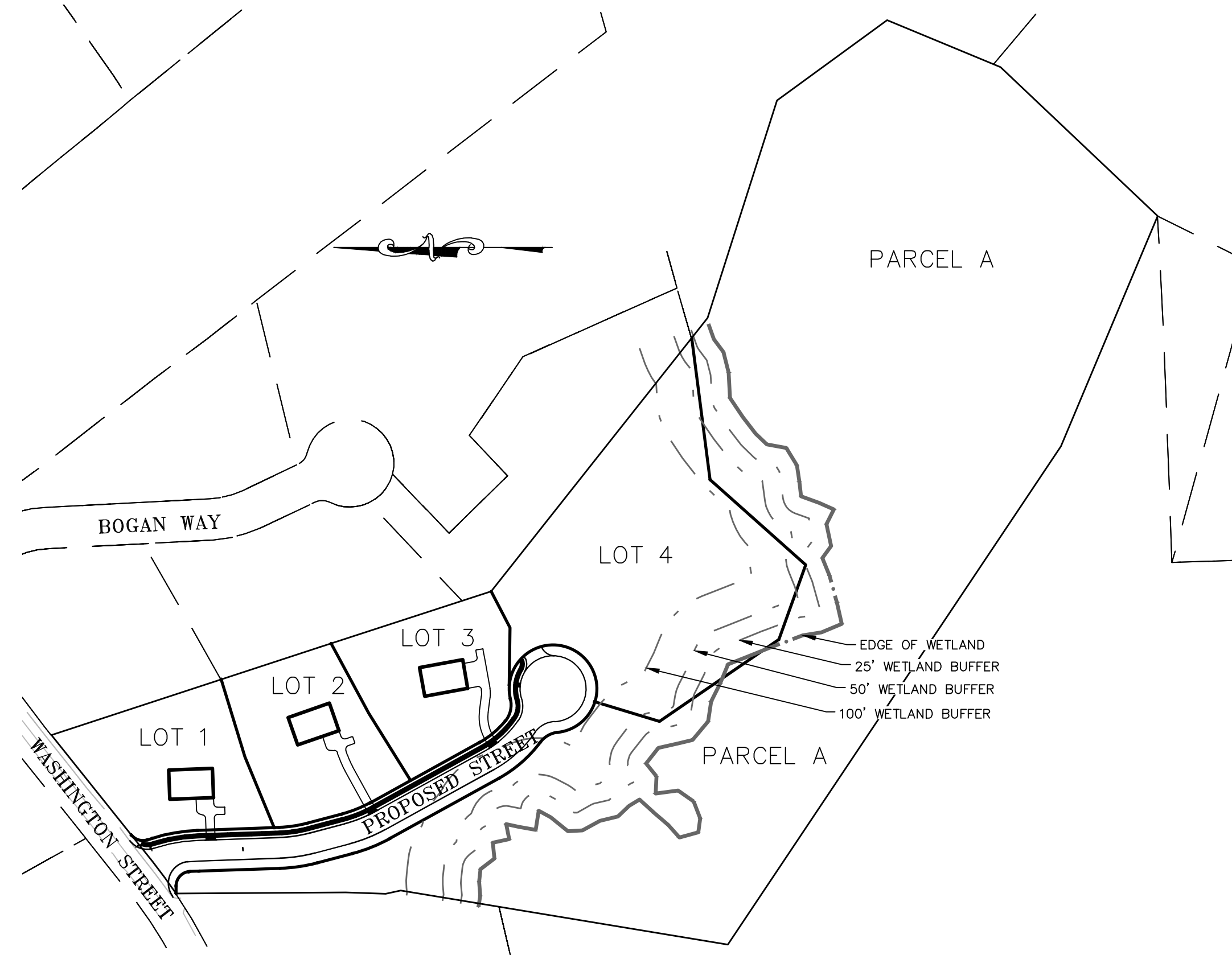


DEFINITIVE SUBDIVISION OLAM ESTATES FRANKLIN, MASSACHUSETTS



LOCUS MAP
SCALE: 1" = 800'



PLOT PLAN
SCALE: 1" = 150'

GENERAL NOTES:

- LOCATION OF EXISTING UNDERGROUND UTILITIES/OBSTRUCTIONS/SYSTEMS SHOWN HEREON ARE APPROXIMATE ONLY. ALL UTILITIES/OBSTRUCTIONS/SYSTEMS MAY NOT BE SHOWN. LOCATE AND PROTECT ALL UNDERGROUND UTILITIES/OBSTRUCTIONS/SYSTEMS, WHETHER OR NOT SHOWN HEREON.
- INSTALL ALL NEW UTILITIES UNDERGROUND, UNLESS SPECIFICALLY INDICATED OTHERWISE.
- BURIED UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THEIR RESPECTIVE COMPANY.
- CONSTRUCTION LAYOUT OF BUILDING AND/OR SITE IMPROVEMENTS SHALL BE PERFORMED BY A LICENSED LAND SURVEYOR. LOCATIONS OF EXISTING FEATURES OR PROPOSED IMPROVEMENTS DERIVED BY SCALING DRAWINGS MAY NOT BE ACCURATE. PROPERTY LINES SHOWN HEREON ARE APPROXIMATE. SEE PLAN REFERENCE HEREON.
- CONTRACTOR IS RESPONSIBLE FOR SAFETY MEASURES, CONSTRUCTION METHODS, AND CONTROL OF WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRS AND/OR REPLACEMENT OF ANY EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION THAT ARE NOT DESIGNATED FOR DEMOLITION AND/OR REMOVAL HEREON. DAMAGED UTILITIES OR STRUCTURES SHALL BE REPAIRED TO THE SATISFACTION OF THEIR RESPECTIVE OWNERS.
- ANY INTENDED REVISION OF HORIZONTAL AND/OR VERTICAL LOCATION OF IMPROVEMENTS TO BE CONSTRUCTED AS SHOWN HEREON SHALL BE REVIEWED AND APPROVED BY THE ENGINEER PRIOR TO IMPLEMENTATION.
- CONTRACTOR SHALL NOTIFY ENGINEER UPON COMMENCEMENT OF CONSTRUCTION IN ORDER TO ENSURE THAT REQUIRED INSPECTIONS ARE PERFORMED IN A TIMELY AND EFFICIENT MANNER.
- CONTRACTOR SHALL PROMPTLY NOTIFY ENGINEER UPON DISCOVERY OF ANY UNFORESEEN SURFACE OR SUBSURFACE CONDITIONS THAT MAY IMPACT SITE CONSTRUCTION.
- FINISH RIM ELEVATIONS SHOULD MATCH FINISH PAVEMENT, GRADING OR LANDSCAPING SURFACE, UNLESS SPECIFICALLY INDICATED OTHERWISE. CATCH BASIN RIMS TO BE SET AT BINDER ELEVATIONS.
- WHERE EXISTING UTILITY LINES/STRUCTURES ARE TO BE CUT/BROKEN DOWN/ABANDONED, LINES/STRUCTURES SHALL BE PLUGGED/CAPPED/FILLED IN ACCORDANCE WITH UTILITY OWNER REQUIREMENTS.
- EROSION CONTROL MEASURES SUCH AS SILT FENCE OR HAY BALES AS MAY BE SHOWN HEREON, SHALL BE INSTALLED BEFORE EARTH DISTURBANCE OCCURS WITHIN BUFFER ZONES, AND SHALL SERVE AS THE LIMIT OF WORK.
- WHERE THE WORD "INSTALL" IS USED HEREIN, IT IS INTENDED TO DIRECT CONTRACTOR TO FURNISH, INSTALL AND PLACE IN OPERATION THE COMPONENT REFERRED TO.
- LIMIT OF WORK SHALL BE STAKED IN THE FIELD PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- WHERE SHOWN, CONSTRUCTION NOTES ARE INTENDED TO SUMMARIZE AND CLARIFY MAJOR ITEMS OF WORK. THESE NOTES SHOULD NOT BE CONSTRUED AS AN EXHAUSTIVE LISTING OF ALL WORK REQUIRED. CONTRACTOR SHOULD CONTACT ENGINEER WHEN FURTHER CLARIFICATION OF DEPICTED WORK IS DESIRED.
- WHERE DIMENSIONS INVOLVE CURB, DIMENSIONS ARE TO FACE OF CURB. WHERE SLOPED GRANITE CURB OR CAPE COD BERM IS SPECIFIED, FACE OF CURB IS EDGE OF FINISH PAVEMENT AT TOE OF CURB.
- NO DEBRIS, JUNK RUBBISH OR OTHER NON-BIODEGRADABLE MATERIALS, FILL CONTAINING HAZARDOUS MATERIALS OR WASTES, OR STUMPS SHALL BE BURIED ON ANY LAND ON THIS SITE, OR LEFT ON ANY LOT OR ON THE STREET RIGHT OF WAY.
- ALL WATER IMPROVEMENTS MUST BE DONE IN ACCORDANCE WITH THE TOWN OF FRANKLIN DEPARTMENT OF PUBLIC WORKS STANDARDS FOR SEWER AND WATER MATERIALS AND INSTALLATION (TOWN STANDARDS). WHERE UTILITY DETAILS CONFLICT WITH TOWN STANDARDS, TOWN STANDARDS GOVERN.
- GRADE STAKES TO BE SET, PRIOR TO CONSTRUCTION, BY A MASSACHUSETTS REGISTERED PROFESSIONAL LAND SURVEYOR AT A MINIMUM OF ONE-HUNDRED-FOOT STATIONS FOR ROADWAY RIGHT-OF-WAY, CENTERLINE, SIDELINES, AND SIDEWALKS.
- EXCESS FILL MATERIALS TO BE STOCKPILED FOR FUTURE PROJECT PHASES.
- PROPOSED HOMES MAY REQUIRE INDIVIDUAL BOOSTER PUMPS. HOME BUILDER TO DETERMINE IF BOOSTER PUMPS ARE NECESSARY AT TIME OF BUILDING PERMIT.
- CONTRACTOR SHALL EITHER INSTALL CURBING PRIOR TO THE PLACEMENT OF THE ASPHALT BINDER COURSE OR ALTERNATIVELY MAY INSTALL A TEMPORARY BERM ALONG THE EDGE OF PAVEMENT DURING PLACEMENT OF THE ASPHALT BINDER COURSE.

REGULATORY NOTES:

- CONTRACTOR SHALL CONTACT DIG-SAFE FOR UNDERGROUND UTILITY MARKING AT 888-344-7233 AT LEAST 72 HOURS PRIOR TO COMMENCEMENT OF ANY WORK. CONTRACTOR SHALL GIVE 24-HOUR NOTICE TO PERTINENT TOWN DEPARTMENTS BEFORE COMMENCING ANY WORK IN THE FIELD.
- CONTRACTOR SHALL COORDINATE AND OBTAIN ALL CONSTRUCTION PERMITS REQUIRED BY REGULATORY AUTHORITIES.
- CONTRACTOR SHALL BE AWARE OF ALL CONSTRUCTION REQUIREMENTS, CONDITIONS, AND LIMITATION IMPOSED BY PERMITS AND APPROVALS ISSUED BY REGULATORY AUTHORITIES PRIOR TO COMMENCEMENT OF ANY WORK.
- COMPLETE ALL PIPING WORK THAT IS OUTSIDE OF BUILDING AND LESS THAN 10 FEET FROM THE INSIDE FACE OF BUILDING FOUNDATION IN CONFORMANCE WITH THE UNIFORM STATE PLUMBING CODE OF MASSACHUSETTS, 248 CMR 2.00.

WAIVER REQUEST

- 300-13.A.1 - SIDEWALK REQUIRED ON BOTH SIDES OF THE ROAD.
- 300-10.D.5 - CUTS GREATER THAN FIVE FEET
- 300-11.A.7.A - DISTANCE FROM MAXIMUM POND WATER SURFACE TO R AND STRUCTURE SHALL BE 20'
- 300-11.A.7.B - DISTANCE FROM TOE OF POND BERM TO R SHALL BE MIN. 10'
- 300-11.B.2.A - THE DRAINAGE PIPE SHALL BE REINFORCED CONCRETE
- 300-10.E.4 - DEAD-END STREETS SHALL BE NO LONGER THAN 600 FEET.

NO.	TITLE
C1	COVER SHEET
C2	LEGEND
C3.1-C3.2	DEFINITIVE PLAN
C4.1-C4.2	EXISTING CONDITIONS PLAN
C5	LAYOUT AND MATERIALS PLAN
C6	GRADING, DRAINAGE & UTILITIES PLAN
C7	LANDSCAPING PLAN
C8	PLAN AND PROFILE
C9.1-C9.3	CONSTRUCTION DETAILS
C10.1-C10.2	EROSION AND SEDIMENT CONTROL PLAN

OWNER OF RECORD:

TEMPLE ETZ CHAIM
900 WASHINGTON STREET
FRANKLIN, MA 02038

FRANKLIN ASSESSORS INFORMATION:

MAP 340, PARCEL 6
PARCEL AREA: 18.49± AC

DEED REFERENCES:

- LAND COURT DOC #B34093-1

PLAN REFERENCES:

- LAND COURT PLAN 34857B

- "SITE PLAN-TEMPLE ETZ CHAIM", PREPARED BY ANDREWS SURVEY & ENGINEERING, PREPARED FOR TEMPLE ETZ CHAIM, DATED OCTOBER 30, 2020

SUBDIVISION DIMENSIONAL REQUIREMENTS:

PER "TOWN OF FRANKLIN ZONING BYLAWS," ARTICLE IV, SECTION 300-10

ROAD CLASSIFICATION: MINOR STREET

	REQUIRED	PROVIDED
STREET INTERSECTION:	>70'00"	70'11"
CURB RADII @ STREET:	>30 FT	30 FT
Ø RADII:	MIN 150 FT	150 FT
Ø OFFSET FROM INTERSECTION ST:	200 FT	464 FT
DEAD END LENGTH:	600 FT	693 FT
RIGHT OF WAY WIDTH:	56 FT	56 FT
PAVEMENT WIDTH:	26 FT	28 FT
MINIMUM ROAD GRADE:	1.5%	1.5%
MAXIMUM ROAD GRADE:	8.0%	5.4%
CUL-DE-SAC ROW RADIUS:	60 FT	60 FT
CUL-DE-SAC PAVEMENT RADIUS:	45 FT	45 FT

DIMENSION REQUIREMENTS

PER "TOWN OF FRANKLIN ZONING BYLAWS," AMENDED APRIL 30, 1993
PER SECTION 185 ATTACHMENT 9

ZONE: RURAL RESIDENTIAL 1 (RR1)

	REQUIRED	LOT 1 PROVIDED	LOT 2 PROVIDED	LOT 3 PROVIDED	LOT 4 PROVIDED
MINIMUM AREA:	40,000 SF	40,079 SF	40,088 SF	40,010 SF	112,396 SF
MINIMUM FRONTAGE:	200 FT	200.0 FT	200.0 FT	206.5 FT	200.0 FT
DEPTH:	200 FT	203 FT	227 FT	204 FT	217 FT
WIDTH (CIRCLE Ø):	180 FT	180 FT	180 FT	226.5 FT	352 FT
FRONT SETBACK:	40 FT	40 FT	40 FT	40 FT	40 FT
SIDE SETBACK:	40 FT	40 FT	40 FT	40 FT	40 FT
REAR SETBACK:	40 FT	40 FT	40 FT	40 FT	40 FT



Andrews Survey & Engineering, Inc.
Land Surveying - Civil Engineering - Site Planning

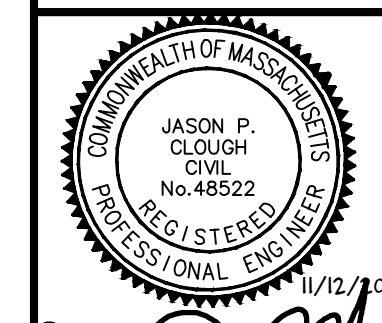
P.O. Box 312, 104 Mendon Street
Uxbridge, Massachusetts 01569
P: 508-278-3897 F: 508-278-2289

APPROVAL UNDER SUBDIVISION CONTROL LAW
REQUIRED: FRANKLIN PLANNING BOARD

BEING A MAJORITY DATE:

THIS CERTIFIES THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE FRANKLIN PLANNING BOARD HAS BEEN RECEIVED AND RECORDED ON AT AND NO APPEAL WAS RECEIVED DURING THE 20 DAYS NEXT AFTER SUCH RECEIPT OF SAID NOTICE.

FRANKLIN TOWN CLERK DATE:



DRAWING ISSUED FOR:

PERMIT
THIS PLAN IS INTENDED TO SHOW CONSTRUCTABILITY AND MAY NOT SHOW ALL CONSTRUCTION DETAILS AND SPECIFICATIONS FOR THE PROPOSED IMPROVEMENTS, AND MAY NOT IDENTIFY ALL CONSTRUCTION ITEMS/AREAS OF CONTRACTOR JURISDICTION.

REVISIONS		
NO.	DATE	DESCRIPTION
1	9/3/21	CONSERVATION COMMISSION SUBMISSION
2	9/17/21	PLANNING BOARD RESUBMISSION
3	11/12/21	PLANNING BOARD RESUBMISSION

SHEET TITLE
COVER SHEET

PROJECT:
OLAM ESTATES
DEFINITIVE SUBDIVISION
900 WASHINGTON STREET
FRANKLIN, MA 02038

OWNER/APPLICANT:
TEMPLE ETZ CHAIM
900 WASHINGTON STREET
FRANKLIN, MA 02038

DES BY: SPB DATE: NOVEMBER 12, 2021
CHK BY: JEG PROJECT NO. 3003-001

C1

Z:\DEMANN\PROJECTS\3003-001 ASE 2019-032 WASHINGTON ST 900\AUTOCAD DRAWINGS\2019-032_DEF_SUB_R1.DWG 11-12-21 2:11:30 PM - LAYOUT C1

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GENERAL ABBREVIATIONS	
AAASHTO	AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS
ADA	AMERICANS WITH DISABILITIES ACT
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
AWWA	AMERICAN WATERWORKS ASSOCIATION
B	BOLLARD
BC	BOTTOM OF CURB
BLDG	BUILDING
BSMT	BASEMENT
BW	BOTTOM OF WALL
CB	CATCH BASIN
CIP	CAST-IN-PLACE
CLF	CHAIN LINK FENCE
CO	CLEANOUT
COMM	COMMUNICATION LINE
CONC	CONCRETE
CONF	CONIFEROUS TREE
DCB	DOUBLE GRATE CATCH BASIN
DECID	DECIDUOUS TREE
DIA.	DIAMETER
DMH	DRAIN MANHOLE
EL. ELEV	ELEVATION
ELEC	ELECTRICAL
ESC	EROSION AND SEDIMENT CONTROL
ESHGW	ESTIMATED SEASONAL HIGH GROUND WATER
EX. EXIST	EXISTING
FFE	FINISH FLOOR ELEVATION
FNDN	FOUNDATION
FG	FINISH GRADE
HC	HANDICAP
HGR	HORIZONTAL
HP	HIGH POINT
HWM	HIGH WATER MARK
HYD	FIRE HYDRANT
INV	INVERT
LP	LOW POINT
MAX	MAXIMUM
MB	MAILBOX
MH	MANHOLE
MHD	MASSACHUSETTS HIGHWAY DEPARTMENT
MHW	MEAN HIGH WATER
MIN	MINIMUM
MISC	MISCELLANEOUS
MLW	MEAN LOW WATER
MUTCD	MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
NTS	NOT TO SCALE
O.C.	ON CENTER
OHW	OVER HEAD WIRE
OSHA	OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION
PROP.	PROPOSED
PSTR	POST AND RAIL FENCE
RET WALL	RETAINING WALL
RR	RAILROAD
SMH	SEWER MANHOLE
STOK	STOCKADE FENCE
TBD	TO BE DETERMINED
T	TELEPHONE
TC	TOP OF CURB
TEMP	TEMPORARY
TOC	TOP OF CONCRETE
TP/TH	TEST PIT/TEST HOLE
TW	TOP OF WALL
TYP	TYPICAL
U.P.	UTILITY POLE
VERT	VERTICAL
WF	WETLAND FLAG

SURVEY AND HIGHWAY ABBREVIATIONS	
BCC	BITUMINOUS CONCRETE CURB
BM	BENCH MARK
BVC	BEGIN VERTICAL CURVE
(C)	CALCULATED
COB	CAPE ODD BERM
CTR. BK	CENTER BACK
CW	CROSSWALK
DH	DRILL HOLE
DHDB	DRILL HOLE IN CONCRETE BOUND
DHSB	DRILL HOLE IN STONE BOUND
EDP	EDGE OF PAVEMENT
EPLP	ESCUTCHION PIN IN LEAD PLUG
EVC	END VERTICAL CURVE
FND	FOUND
H&T	HUB AND TACK
I.R.	IRON ROD
I.P.	IRON PIPE
I.PIN	IRON PIN
L	LENGTH
(M)	FIELD MEASURED
MAG	MAGNETIC
MHB	MASSACHUSETTS HIGHWAY BOUND
MON.	MONUMENT
N/F	NOW OR FORMERLY
PB	PLAN BOOK
PG	PAGE
POC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PRCC	PRECAST CONCRETE CURB
PI	POINT OF INTERSECTION
PM	PUNCHMARK
PRC	POINT OF REVERSE CURVATURE
PT	POINT OF TANGENCY
PVC	POINT OF VERTICAL CURVATURE
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENCY
R	RADIUS
(R)	RECORD
(R/H)	RECORD AND HELD
ROW	RIGHT OF WAY
SB	STONE BOUND
SCC	SLOPED GRANITE CURB
SHLL	STATE HIGHWAY LAYOUT LINE
S&S	STAKE AND STONE
STA	STATION
SW	SIDEWALK
VGC	VERTICAL GRANITE CURB
WCHB	WORCESTER COUNTY HIGHWAY BOUND
WC	WOOD CURB
X-OUT	CROSS CUT

UNIT ABBREVIATIONS	
AC	ACRES
AC-FT	ACRE-FEET
CF	CUBIC FEET
CFS	CUBIC FEET PER SECOND
CY	CUBIC YARDS
FFM	FEET PER MINUTE
FPS	FEET PER SECOND
FT	FEET
GAL	GALLONS
SPM	GALLONS PER MINUTE
HP	HORSEPOWER
HR	HOURS
IN	INCHES
KWH	KILOWATT HOUR
LB	POUNDS
LF	LINEAR FEET
MG	MILLION GALLONS
MGD	MILLION GALLONS PER DAY
MGL	MILLIGRAMS PER LITER
MI	MILES
MPH	MILES PER HOUR
PSI	POUNDS PER SQUARE INCH
SF	SQUARE FEET
T	TONS
V	VOLTS
W	WATTS

PIPE AND VALVE ABBREVIATIONS	
AC	ASBESTOS CEMENT
CI	CAST IRON
CLDI	CEMENT LINED DUCTILE IRON
CMP	CORRUGATED METAL PIPE
CS	COMBINED SEWER
CV	CHECK VALVE
D	STORM DRAIN
DI	DUCTILE IRON
FD	FOUNDATION DRAIN
FES	FLARED END SECTION
FM	FORCE MAIN
FS	FIRE SERVICE
G	GAS
GS	GAS SERVICE
GV	GAS VALVE
HDPE	HIGH DENSITY POLYETHYLENE
ID	INSIDE DIAMETER
IRR	IRRIGATION
OD	OUTSIDE DIAMETER
OIL	CRUDE OR FUEL OIL
PVC	POLYVINYL CHLORIDE
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
S	SANITARY SEWER
S-	SLOPE (FT/FT)
SS	SANITARY SEWER SERVICE
ST	STEAM
UD	UNDERDRAIN
VC	VITRIFIED CLAY
W	WATER PIPE
WS	WATER SERVICE
WSD	WATER SHUT OFF
WV	WATER VALVE

GEOPHYSICAL LEGEND

EXISTING	PROPOSED
	SPOT ELEVATION
	MAJOR ELEVATION CONTOUR
	MINOR ELEVATION CONTOUR
	SHORE LINE
	EDGE OF RIVER/BANK
	WETLAND EDGE WITH FLAG NO.
	EDGE OF WOODS OR BRUSH (DRIP LINE)
	PROMINENT DECIDUOUS TREE WITH SIZE AND SPECIES
	PROMINENT CONIFEROUS TREE WITH SIZE AND SPECIES
	ROCK OUTCROP (LEDGE)
	WETLAND FILL LIMIT
	WETLAND REPLICATION AREA LIMIT
	LIMIT OF CONSERVANCY DISTRICT OR WATERSHED PROTECTION DISTRICT
	LIMIT OF WILDLIFE HABITAT AREA
	EROSION CONTROL BARRIER
	HAYBALES
	SURFACE RUNOFF DIRECTION
	PIPE FLOW
	DEEP SOIL OBSERVATION HOLE
	PERCOLATION TEST
	SOIL PROBE
	SOIL BORING HOLE
	GROUNDWATER MONITORING WELL

UTILITIES LEGEND

EXISTING	PROPOSED
	STORM DRAIN WITH FLARED END
	STORM DRAIN WITH HEADWALL
	OVERHEAD WIRE
	ELECTRIC MANHOLE & UNDERGROUND ELECTRIC LINES
	WATER SERVICE
	FIRE SERVICE
	FORCE MAIN
	TELEPHONE MANHOLE & UNDERGROUND TELEPHONE LINES
	SEWER LINE & MANHOLE - SIZE MATERIAL & FLOW DIRECTION
	DRAINLINE W/ PIPE SIZE, MATERIAL & FLOW DIRECTION; CATCH BASIN MANHOLE & ROUND CATCH BASIN
	ROOF DRAIN AND DOWNSPOUT
	PERFORATED UNDERDRAIN
	FOUNDATION DRAIN
	WATER MAIN AND VALVE
	FUEL OR CRUDE OIL
	PROPANE LINE
	GAS LINE AND VALVE
	BURIED COMMUNICATIONS AND MANHOLE
	CATCH BASIN
	DOUBLE GRATE CATCH BASIN
	PULLBOX OR HANDHOLE
	TRANSFORMER PAD
	BOLLARD LIGHT
	STREET LIGHT OR SITE LIGHT / POLE
	UTILITY POLE WITH GUY & DESTINATION
	FIRE HYDRANT
	WATER SHUTOFF
	DOMESTIC WELL

SURVEY AND HIGHWAY LEGEND

EXISTING	PROPOSED
	PROPERTY LINE
	APPROXIMATE ABUTTER LINE
	EASEMENT LINE
	TOWN LINE
	MATCH LINE
	CONTIGUOUS OWNERSHIP ACROSS LINES
	BUILDING SETBACK
	CENTERLINE
	STATE HIGHWAY BASELINE
	BEARING & DISTANCE ALONG BOUNDARY
	STONE WALL
	DRILL HOLE (FOUND, SET OR TO BE SET)
	IRON PIPE (FOUND, SET OR TO BE SET)
	IRON ROD OR PIN (FOUND, SET OR TO BE SET)
	STONE OR CONCRETE BOUND (FOUND OR SET)
	TRAVERSE STAKE, PK NAIL, CUT SPIKE OR RAILROAD SPIKE (FOUND OR SET)
	ELEVATION BENCH MARK
	BARBED WIRE
	STONE WALL
	CHAIN LINK FENCE WITH HEIGHT
	WOOD FENCE WITH HEIGHT
	GRAVEL OR DIRT ROAD
	EDGE OF PAVEMENT
	CURB (SEE ABBREVIATIONS)
	RAILROAD
	GUARDRAIL (STEEL OR WOOD)
	STREET, TRAFFIC OR AD SIGN
	MONUMENT SIGN
	TRAFFIC FLOW

SITE IMPROVEMENTS LEGEND

EXISTING	PROPOSED
	LIMIT OF WORK OR PHASE LINE
	CONSTRUCTION KEY NOTE
	STONE RETAINING WALL
	RETAINING WALL
	BOLLARD
	HANDICAP ACCESSIBLE PARKING
	NO. OF STANDARD PARKING SPACES
	NO. OF COMPACT PARKING SPACES
	BUILDING, LIGHT, STEPS & OVERHANG

ASE
Andrews Survey & Engineering, Inc.
 Land Surveying - Civil Engineering - Site Planning
 P.O. Box 312, 104 Mendon Street
 Uxbridge, Massachusetts 01569
 P: 508-278-3897 F: 508-278-2289

APPROVAL UNDER SUBDIVISION CONTROL LAW REQUIRED. FRANKLIN PLANNING BOARD

BEING A MAJORITY DATE: _____

THIS CERTIFIES THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE FRANKLIN PLANNING BOARD HAS BEEN RECEIVED AND RECORDED ON _____ AT _____ AND NO APPEAL WAS RECEIVED DURING THE 20 DAYS NEXT AFTER SUCH RECEIPT OF SAID NOTICE.

FRANKLIN TOWN CLERK DATE: _____

DRAWING ISSUED FOR:
 ■ PERMIT
 THIS PLAN IS INTENDED TO SHOW CONSTRUCTABILITY AND MAY NOT SHOW ALL CONSTRUCTION DETAILS AND SPECIFICATIONS FOR THE PROPOSED IMPROVEMENTS, AND MAY NOT IDENTIFY ALL CONSTRUCTION ITEMS/AREAS OF CONTRACTOR JURISDICTION.

Jason P. Clough
 JASON P. CLOUGH
 CIVIL
 No. 48522
 REGISTERED PROFESSIONAL ENGINEER
 11/12/2021

REVISIONS		
NO.	DATE	DESCRIPTION
1	9/3/21	CONSERVATION COMMISSION SUBMISSION
2	9/17/21	PLANNING BOARD RESUBMISSION
3	11/12/21	PLANNING BOARD RESUBMISSION

SHEET TITLE

LEGEND

PROJECT:
 OLAM ESTATES
 DEFINITIVE SUBDIVISION
 900 WASHINGTON STREET
 FRANKLIN, MA 02038

OWNER/APPLICANT:
 TEMPLE ETZ CHAIM
 900 WASHINGTON STREET
 FRANKLIN, MA 02038

DES BY: SPB	DATE: NOVEMBER 12, 2021	C2
CHK BY: JEG	PROJECT NO. 3003-001	

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NOTES:
1. PARCEL A IS NOT TO BE CONSIDERED A BUILDING LOT.

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



Byron J. Andrews
REGISTERED LAND SURVEYOR DATE: 11/21/21

THIS LAND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, COVENANTS, OR OTHER LIMITATIONS WHICH MAY BE DISCLOSED BY A TITLE EXAMINATION.

MAP 340, PARCEL 05-4
0 BOGANS WAY
N/F
MICHAEL P. BOGAN
BK. 32452, PG. 285

MATCH SHEET C3.2



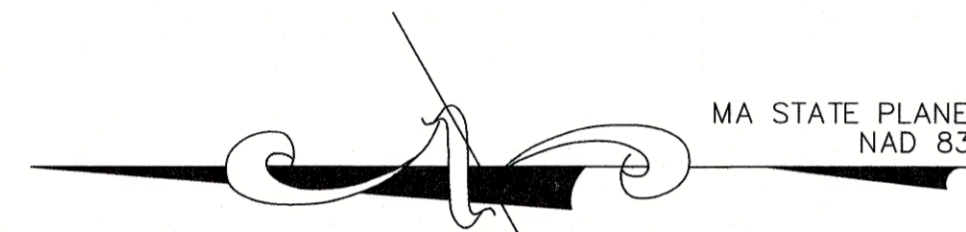
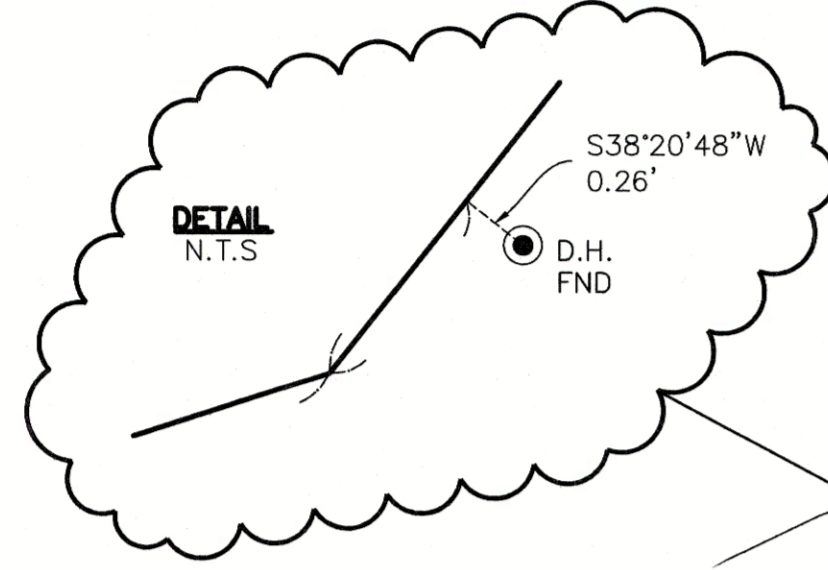
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Uxbridge, Massachusetts 01569
P: 508-278-3897 F: 508-278-2289

FOR REGISTRY USE ONLY

LEGEND

- N/F NOW OR FORMERLY
- 1111/111 DEED BOOK/PAGE
- (F) FOUND
- (S) SET
- IP IRON/STEEL PIPE
- SB STONE BOUND
- CB CONCRETE BOUND
- DH DRILL HOLE
- PIPE
- ROD/REBAR
- STONE/CONCRETE BOUND
- ⊙ DRILL HOLE
- ∞ STONE WALL
- PROPOSED BOUND



MAP 340, PARCEL 05-2
7 BOGANS WAY
N/F
MICHAEL P. BOGAN
BK. 32452, PG. 285

MAP 340, PARCEL 05-4
0 BOGANS WAY
N/F
MICHAEL P. BOGAN
BK. 32452, PG. 285

LOT 4
112,396 SF
2.58± AC
FRONTAGE: 200.0 FT

LOT 3
40,010 SF
0.92± AC
FRONTAGE: 206.5 FT

MAP 340, PARCEL 05-3
1 BOGANS WAY
N/F
MICHAEL P. BOGAN
BK. 32452, PG. 285

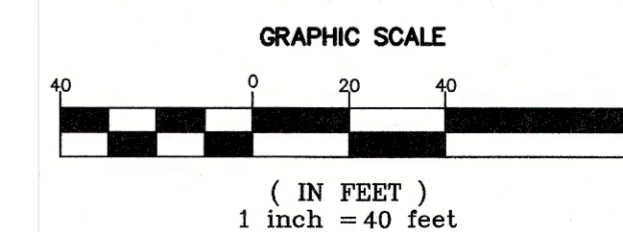
LOT 1
40,079 SF
0.92± AC
FRONTAGE: 200.0 FT

LOT 2
40,088 SF
0.92± AC
FRONTAGE: 200.0 FT

PROPOSED ROAD
(66' WIDE) AREA=43,472± SF

PARCEL A
NOT TO BE CONSIDERED A SEPARATE BUILDABLE LOT
DRAINAGE PARCEL
528,892 SF (12.14± AC)

MAP 340, PARCEL 012
1 FAITH WAY
N/F
FRANKLIN MEWS LLC
BK. 29840, PG. 332



APPROVAL UNDER SUBDIVISION CONTROL LAW REQUIRED. FRANKLIN PLANNING BOARD

BEING A MAJORITY DATE:

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FRANKLIN TOWN CLERK DATE:

DRAWING ISSUED FOR:

PERMIT

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REVISIONS

NO.	DATE	DESCRIPTION
1	9/3/21	CONSERVATION SUBMISSION
2	11/11/21	PLANNING COMMENTS

SHEET TITLE

DEFINITIVE PLAN SHEET 1 of 2

PROJECT:

**OLAM ESTATES
DEFINITIVE SUBDIVISION
900 WASHINGTON STREET
FRANKLIN, MA 02038**

OWNER/APPLICANT:

**TEMPLE ETZ CHAIM
900 WASHINGTON STREET
FRANKLIN, MA 02038**

DES BY: KNL DATE: DECEMBER 22, 2020
CHK BY: JEG PROJECT NO. 2019-032

C3.1

C:\USERS\BROUD\CPRETE\EN\APPDATA\LOCAL\TEMP\CPUBUILD\23272\3003-001-REC.DWG 11-12-21 3:26:46 PM - LAYOUT C3.1-DEF

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NOTES:
1. PARCEL A IS NOT TO BE CONSIDERED A BUILDING LOT.

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

Byron J. Andrews

 REGISTERED LAND SURVEYOR 11/12/21 DATE

THIS LAND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, COVENANTS, OR OTHER LIMITATIONS WHICH MAY BE DISCLOSED BY A TITLE EXAMINATION.

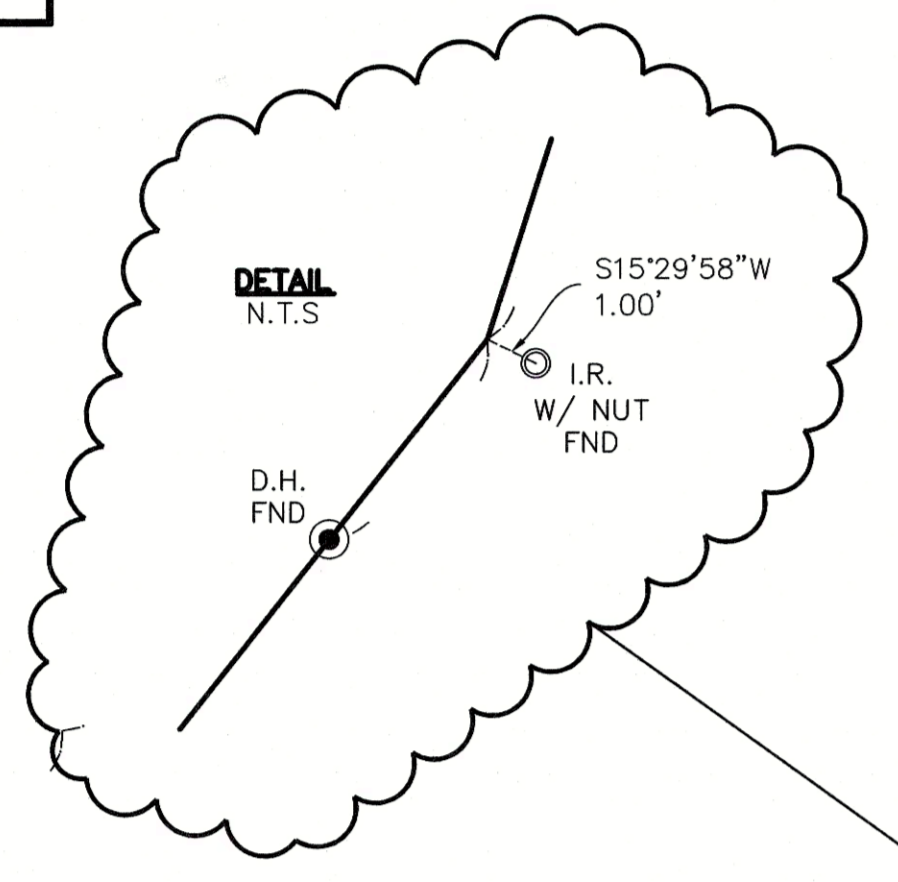


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Uxbridge, Massachusetts 01569
P: 508-278-3897 F: 508-278-2289

FOR REGISTRY USE ONLY

- LEGEND**
- N/F NOW OR FORMERLY
 - 1111/111 DEED BOOK/PAGE
 - (F) FOUND
 - (S) SET
 - IP IRON/STEEL PIPE
 - SB STONE BOUND
 - CB CONCRETE BOUND
 - DH DRILL HOLE
 - PIPE
 - ROD/REBAR
 - STONE/CONCRETE BOUND
 - ⊙ DRILL HOLE
 - ∞ STONE WALL
 - PROPOSED BOUND



MAP 340, PARCEL 07
WASHINGTON STREET
N/F
UNITED STATES OF AMERICA
BK. 5788, PG. 19

PARCEL A
NOT TO BE CONSIDERED A SEPERATE BUILDABLE LOT
DRAINAGE PARCEL
528,852 SF (12.14 AC)

MAP 348, PARCEL 03
SOUTH STREET
N/F
WARREN H. &
MARILYN E. COOK
BK. 31764, PG. 392

MAP 340, PARCEL 08
WASHINGTON STREET
N/F
UNITED STATES OF AMERICA
BK. 5746, PG. 335

MAP 340, PARCEL 05-4
0 BOGANS WAY
N/F
MICHAEL P. BOGAN
BK. 32452, PG. 285

MAP 340, PARCEL 05-01
10 BOGANS WAY
N/F
MICHAEL P. BOGAN
BK. 32452, PG. 285

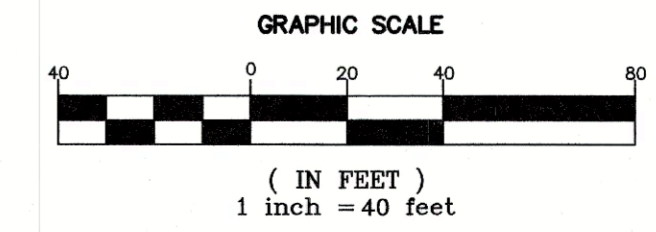
MAP 340, PARCEL 012
1 FAITH WAY
N/F
FRANKLIN MEWS LLC
BK. 29840, PG. 332

MAP 340, PARCEL 05-4
0 BOGANS WAY
N/F
MICHAEL P. BOGAN
BK. 32452, PG. 285

LOT 4
112,396 SF
2.58± AC
FRONTAGE: 200.0 FT

LOT 3
40,010 SF
0.92± AC
FRONTAGE: 206.5 FT

R=60.00'
L=200.00'
Δ=10°59'09"



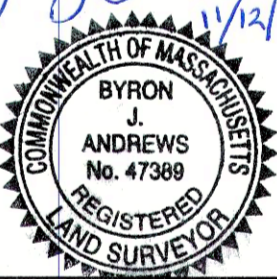
APPROVAL UNDER SUBDIVISION CONTROL LAW REQUIRED. FRANKLIN PLANNING BOARD

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FRANKLIN TOWN CLERK DATE:

DRAWING ISSUED FOR:
■ PERMIT

Byron J. Andrews

 P.L.S.

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REVISIONS

NO.	DATE	DESCRIPTION
1	9/3/21	CONSERVATION SUBMISSION
2	11/11/21	PLANNING COMMENTS

SHEET TITLE

DEFINITIVE PLAN
SHEET 2 of 2

PROJECT:
OLAM ESTATES
DEFINITIVE SUBDIVISION
900 WASHINGTON STREET
FRANKLIN, MA 02038

OWNER/APPLICANT:
TEMPLE ETZ CHAIM
900 WASHINGTON STREET
FRANKLIN, MA 02038

DES. BY: KNL DATE: DECEMBER 22, 2020
CHK. BY: JEG PROJECT NO. 2019-032

C3.2

C:\USERS\BOROU\APPRETEEN\APPDATA\LOCAL\TEMP\ACRUBUSU_23272\3003-001-REC.DWG 11-12-21 3:26:49 PM - LAYOUT C3.2-DEF

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OBSERVATION TEST HOLE DATA
 PERFORMED BY:
 ANDREWS SURVEY & ENGINEERING, INC. ON (JUNE 12, 2020)

620-1 (ELEV. = 313.2)
 0-6" A SANDY LOAM
 6-21" B1 SANDY LOAM
 21-28" B2 SANDY LOAM
 28-76" C SANDY LOAM
 ESHGWT > 76"
 NO STANDING, NO WEEPING
 REFUSAL @ 76"

620-5 (ELEV. = 311.0)
 0-9" A SANDY LOAM
 9-31" B SANDY LOAM
 31-98" C SANDY LOAM
 ESHGWT > 98"
 NO STANDING, NO WEEPING
 REFUSAL @ 98"

620-9 (ELEV. = 287.0)
 0-8" A SANDY LOAM
 8-36" B SANDY LOAM
 36-98" C SANDY LOAM
 ESHGWT @ 60"
 NO WEEPING, NO STANDING
 REFUSAL @ 98"

620-13 (ELEV. = 282.75)
 0-8" A SANDY LOAM
 8-34" B SANDY LOAM
 34-76" C SANDY LOAM
 ESHGWT @ 46"
 NO WEEPING, NO STANDING
 REFUSAL @ 76"

620-2 (ELEV. = 313.3)
 0-9" A SANDY LOAM
 9-26" B1 SANDY LOAM
 26-48" B2 SANDY LOAM
 48-112" C SANDY LOAM
 ESHGWT > 112"
 NO STANDING, NO WEEPING
 NO REFUSAL

620-6 (ELEV. = 316.5)
 ESHGWT > 42"
 NO STANDING, NO WEEPING
 REFUSAL @ 42"

620-10 (ELEV. = 286.6)
 0-13" A SANDY LOAM
 13-34" B SANDY LOAM
 34-86" C SANDY LOAM
 ESHGWT > 96"
 NO WEEPING, NO STANDING
 REFUSAL @ 96"

620-14 (ELEV. = 294.75)
 0-9" A SANDY LOAM
 9-32" B SANDY LOAM
 32-96" C SANDY LOAM
 ESHGWT > 96"
 NO WEEPING, NO STANDING
 REFUSAL @ 96"

620-3 (ELEV. = 311.2)
 0-18" FILL
 18-36" B1 SANDY LOAM
 36-60" LEDGE
 ESHGWT > 60"
 NO STANDING, NO WEEPING
 REFUSAL @ 60"

620-7 (ELEV. = 315.0)
 0-10" A SANDY LOAM
 10-40" B SANDY LOAM
 40-96" C SANDY LOAM
 ESHGWT > 96"
 NO STANDING, NO WEEPING
 REFUSAL @ 96"

620-11 (ELEV. = 282.0)
 0-9" A SANDY LOAM
 9-36" B SANDY LOAM
 36-120" C SANDY LOAM
 ESHGWT @ 46"
 NO WEEPING, NO STANDING
 REFUSAL @ 120"

620-15 (ELEV. = 297.3)
 0-8" A SANDY LOAM
 8-34" B SANDY LOAM
 34-96" C SANDY LOAM
 ESHGWT > 96"
 NO WEEPING, NO STANDING
 REFUSAL @ 96"

620-4 (ELEV. = 311.6)
 0-9" A SANDY LOAM
 9-26" B SANDY LOAM
 26-124" C SANDY LOAM
 ESHGWT > 124"
 NO STANDING, NO WEEPING
 REFUSAL @ 124"

620-8 (ELEV. = 312.0)
 0-12" A SANDY LOAM
 12-30" B SANDY LOAM
 30-108" C SANDY LOAM
 ESHGWT > 108"
 NO STANDING, NO WEEPING
 REFUSAL @ 108"

620-12 (ELEV. = 282.6)
 0-9" A SANDY LOAM
 9-30" B SANDY LOAM
 30-88" C SANDY LOAM
 ESHGWT @ 36"
 NO WEEPING, NO STANDING
 REFUSAL @ 88"

OBSERVATION TEST HOLE DATA
 PERFORMED BY:
 ANDREWS SURVEY & ENGINEERING, INC. ON (JULY 15, 2020)

720-1 (ELEV. = 301.0)
 0-5" A SANDY LOAM
 5-30" B SANDY LOAM
 30-104" C SANDY LOAM
 ESHGWT > 42"
 WEEPING @ 90"
 STANDING @ 94"
 NO REFUSAL

720-5 (ELEV. = 299.0)
 0-4" A SANDY LOAM
 4-36" B SANDY LOAM
 36-110" C SANDY LOAM
 ESHGWT > 42"
 WEEPING @ 102"
 STANDING @ 108"
 REFUSAL @ 110"

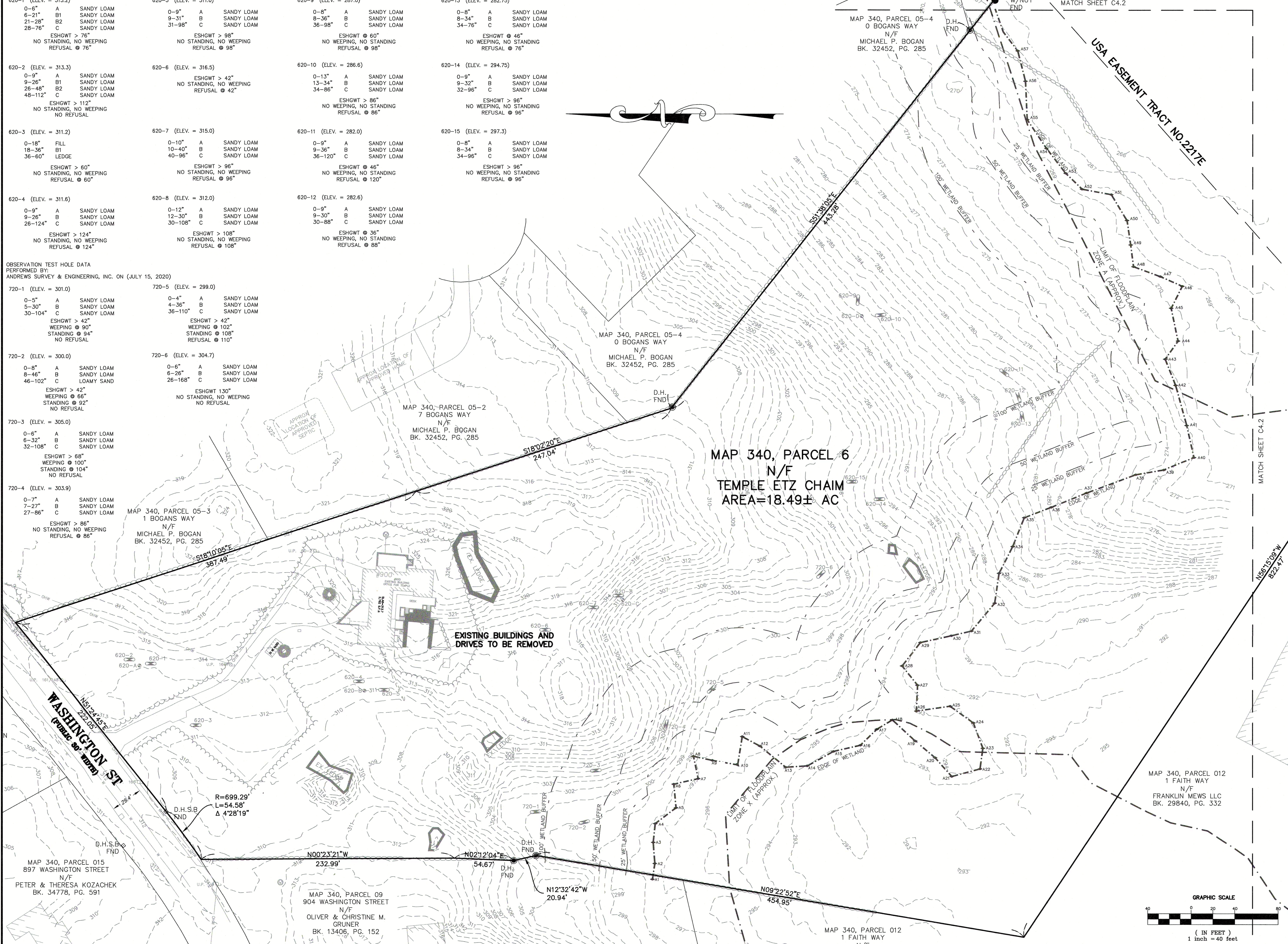
720-2 (ELEV. = 300.0)
 0-8" A SANDY LOAM
 8-46" B SANDY LOAM
 46-102" C LOAMY SAND
 ESHGWT > 42"
 WEEPING @ 68"
 STANDING @ 82"
 NO REFUSAL

720-6 (ELEV. = 304.7)
 0-6" A SANDY LOAM
 6-26" B SANDY LOAM
 26-168" C SANDY LOAM
 ESHGWT 130"
 NO STANDING, NO WEEPING
 NO REFUSAL

720-3 (ELEV. = 305.0)
 0-6" A SANDY LOAM
 6-32" B SANDY LOAM
 32-108" C SANDY LOAM
 ESHGWT > 68"
 WEEPING @ 100"
 STANDING @ 104"
 NO REFUSAL

720-4 (ELEV. = 303.9)
 0-7" A SANDY LOAM
 7-27" B SANDY LOAM
 27-86" C SANDY LOAM
 ESHGWT > 86"
 NO STANDING, NO WEEPING
 REFUSAL @ 86"

SURVEY INFORMATION
 PERFORMED BY: ANDREWS SURVEY & ENGINEERING, INC. (NOVEMBER 30, 2019)
 REFERENCE DATUM: HORIZONTAL - MASSACHUSETTS STATE PLANE NAD 83
 VERTICAL - NAVD 88



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APPROVAL UNDER SUBDIVISION CONTROL LAW
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 OF CONTRACTOR JURISDICTION.

BYRON J. ANDREWS
 No. 47389
 REGISTERED PROFESSIONAL
 LAND SURVEYOR
 9/3/21
 P.L.S.

REVISIONS

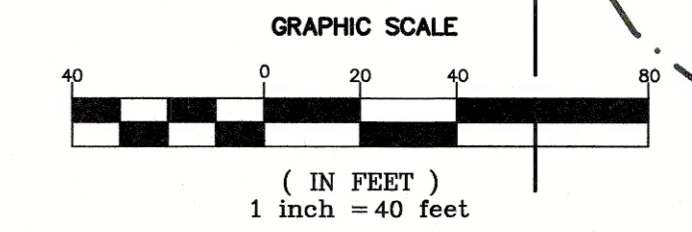
NO.	DATE	DESCRIPTION
1	9/3/21	CONSERVATION SUBMISSION

SHEET TITLE
**EXISTING CONDITIONS
 SHEET 1 of 2**

PROJECT:
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DES BY: KNL DATE: DECEMBER 22, 2020
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C4.1



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P.L.S.
 9/3/21

REVISIONS		
NO.	DATE	DESCRIPTION
1	9/3/21	CONSERVATION SUBMISSION

SHEET TITLE

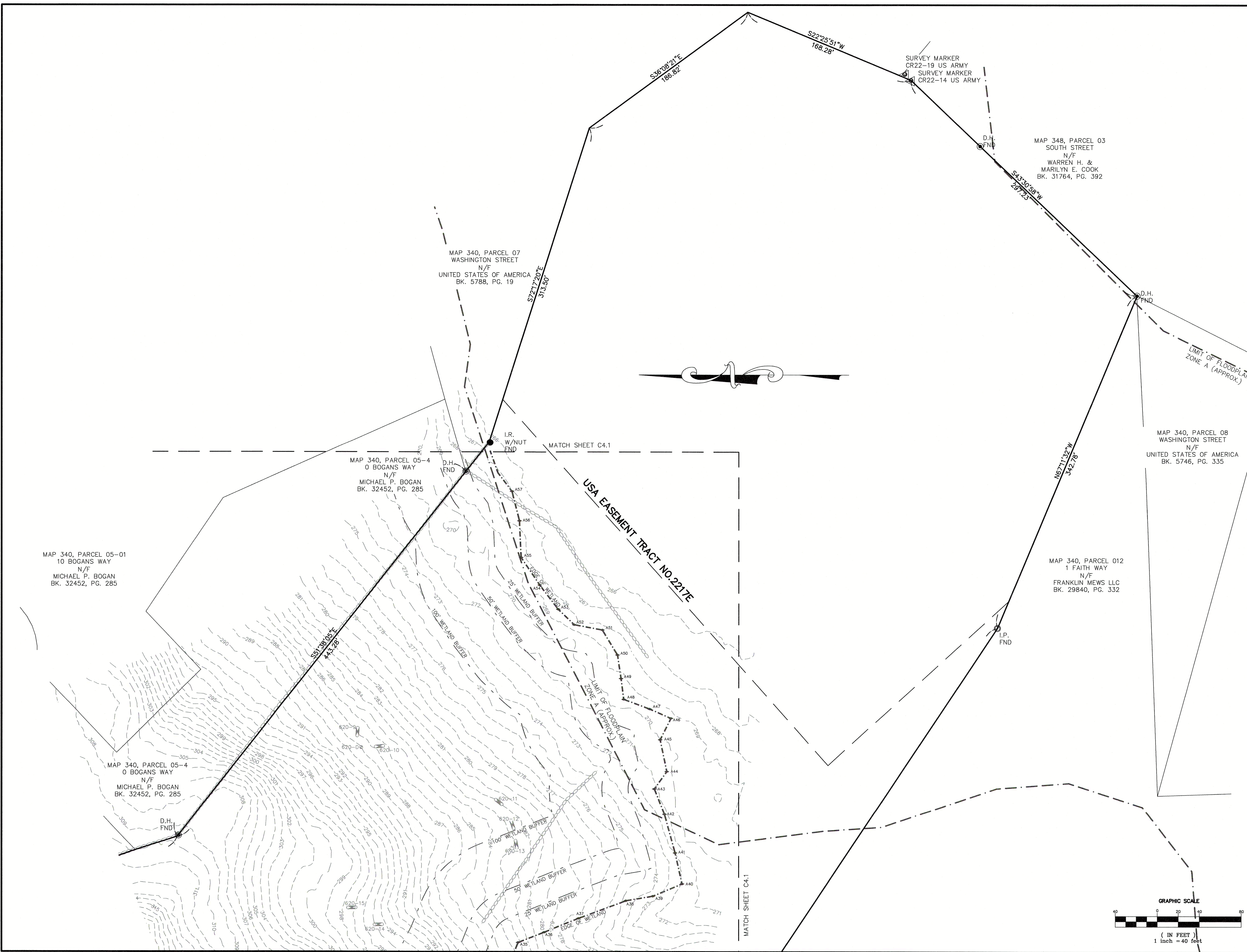
EXISTING CONDITIONS SHEET 2 of 2

PROJECT:
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DEFINITIVE SUBDIVISION
900 WASHINGTON STREET
FRANKLIN, MA 02038

OWNER/APPLICANT:
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900 WASHINGTON STREET
FRANKLIN, MA 02038

DES BY: KNL DATE: DECEMBER 22, 2020
CHK BY: JEG PROJECT NO. 2019-032

C4.2





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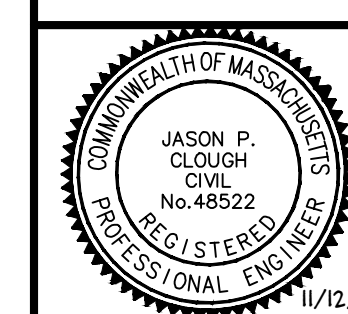
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Jason P. Clough
P.E.

REVISIONS

NO.	DATE	DESCRIPTION
1	9/3/21	CONSERVATION COMMISSION SUBMISSION
2	9/17/21	PLANNING BOARD RESUBMISSION
3	11/12/21	PLANNING BOARD RESUBMISSION

SHEET TITLE

LAYOUT AND MATERIALS
PLAN

PROJECT:

OLAM ESTATES
DEFINITIVE SUBDIVISION
900 WASHINGTON STREET
FRANKLIN, MA 02038

OWNER/APPLICANT:

TEMPLE ETZ CHAIM
900 WASHINGTON STREET
FRANKLIN, MA 02038

DES BY: SPB DATE: NOVEMBER 12, 2021
CHK BY: JEG PROJECT NO. 3003-001

C5

MAP 340, PARCEL 05-2
7 BOGANS WAY
N/F
MICHAEL P. BOGAN
BK. 32452, PG. 285

MAP 340, PARCEL 05-3
1 BOGANS WAY
N/F
MICHAEL P. BOGAN
BK. 32452, PG. 285

MAP 340,
PARCEL 017
893
WASHINGTON
STREET
N/F
MAKSIM XHENGO
BK. 32644, PG.
197

MAP 340,
PARCEL 016
895
WASHINGTON
STREET
N/F
ROSS A. &
ALICIA SCANLON
BK. 35766, PG.
209

MAP 340, PARCEL 015
897 WASHINGTON STREET
N/F
PETER & THERESA KOZACHEK
BK. 34778, PG. 591

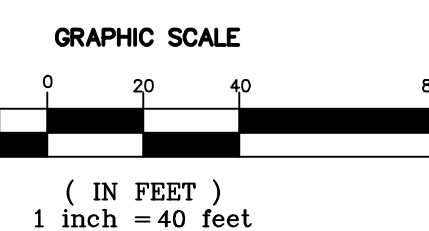
MAP 340, PARCEL 09
904 WASHINGTON STREET
N/F
OLIVER & CHRISTINE M.
GRUNER
BK. 13406, PG. 152

MAP 340, PARCEL 10
906 WASHINGTON STREET
N/F
AURELIO & MARIAJ TADDEO
BK. 11241, PG. 420

MAP 340, PARCEL 012
1 FAITH WAY
N/F
FRANKLIN MEWS LLC
BK. 29840, PG. 332

WASHINGTON ST
(Public Use Road)

PROPOSED ROAD
(56' WIDE) AREA=43,472 SF



Z:\DEMANN\PROJECTS\3003-001 ASE 2019-032 WASHINGTON ST 900\AUTOCAD DRAWINGS\2019-032_DEF_SUB_R1.DWG 11-15-21 8:15:46 AM - LAYOUT C5-LM

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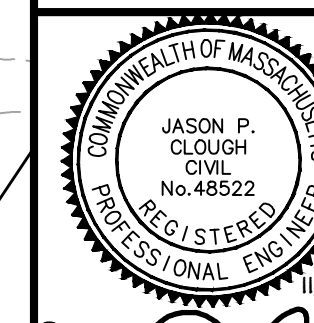
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3	11/12/21	PLANNING BOARD RESUBMISSION

SHEET TITLE

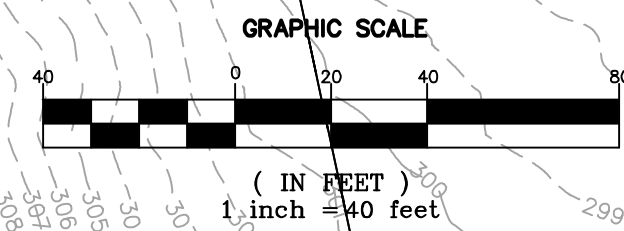
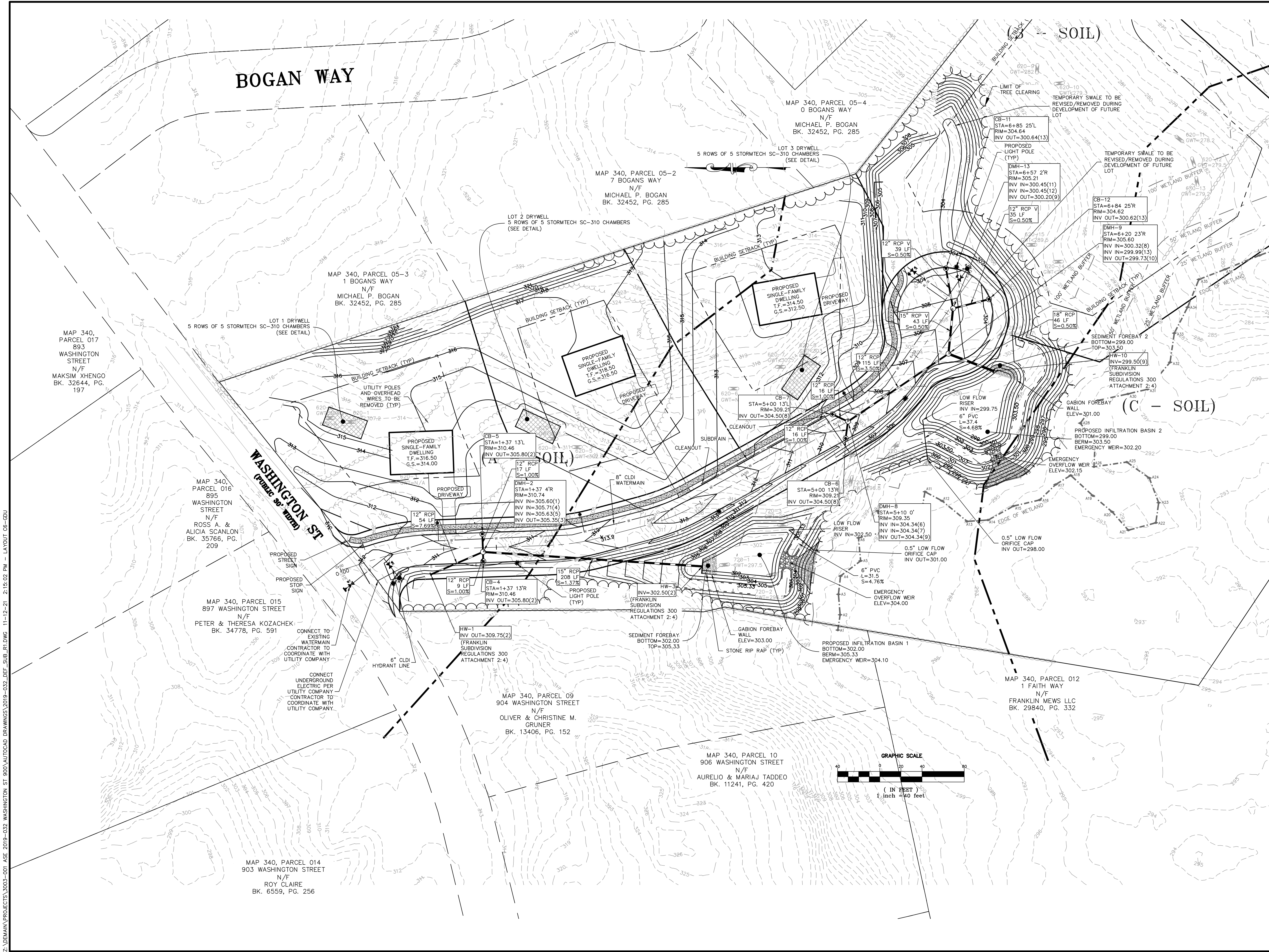
GRADING, DRAINAGE AND UTILITY PLAN

PROJECT:
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DEFINITIVE SUBDIVISION
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FRANKLIN, MA 02038**

OWNER/APPLICANT:
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900 WASHINGTON STREET
FRANKLIN, MA 02038**

DES BY: SPB DATE: NOVEMBER 12, 2021
CHK BY: JEG PROJECT NO. 3003-001

C6



Z:\DEMANN\PROJECTS\3003-001 ASE 2019-032 WASHINGTON ST 900\AUTOCAD DRAWINGS\2019-032_DEF_SUB_R1.DWG 11-12-21 2:15:02 PM - LAYOUT C6-00U



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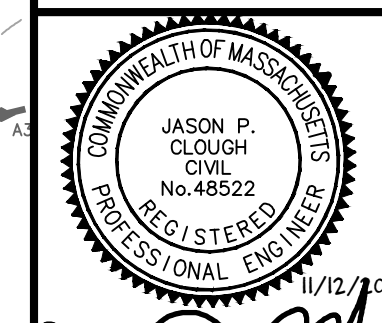
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2	9/17/21	PLANNING BOARD RESUBMISSION
3	11/12/21	PLANNING BOARD RESUBMISSION

SHEET TITLE

LANDSCAPING PLAN

PROJECT:
**OLAM ESTATES
DEFINITIVE SUBDIVISION
900 WASHINGTON STREET
FRANKLIN, MA 02038**

OWNER/APPLICANT:
**TEMPLE ETZ CHAIM
900 WASHINGTON STREET
FRANKLIN, MA 02038**

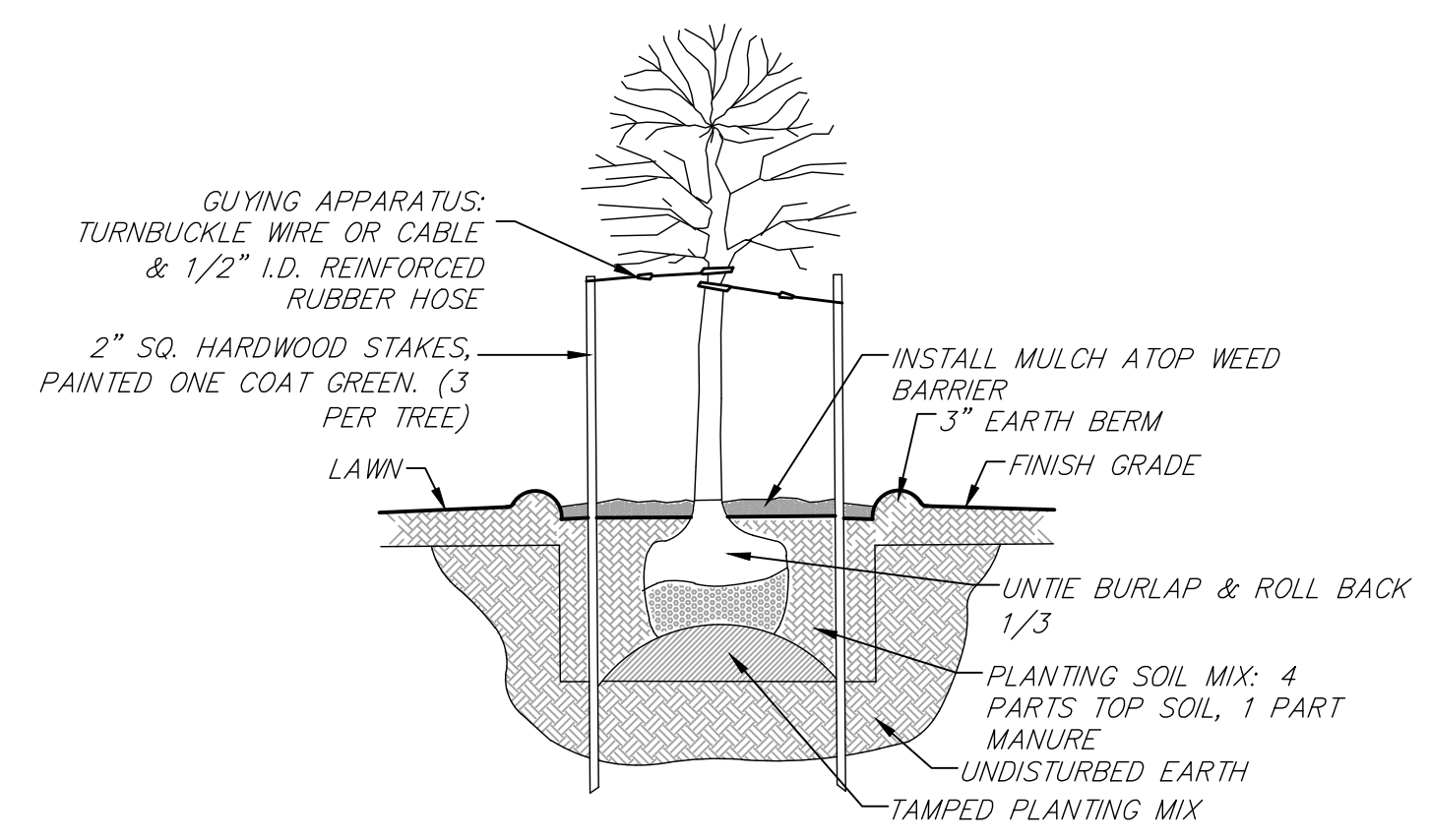
DES BY: SPB DATE: NOVEMBER 12, 2021
CHK BY: JEG PROJECT NO. 3003-001

C7

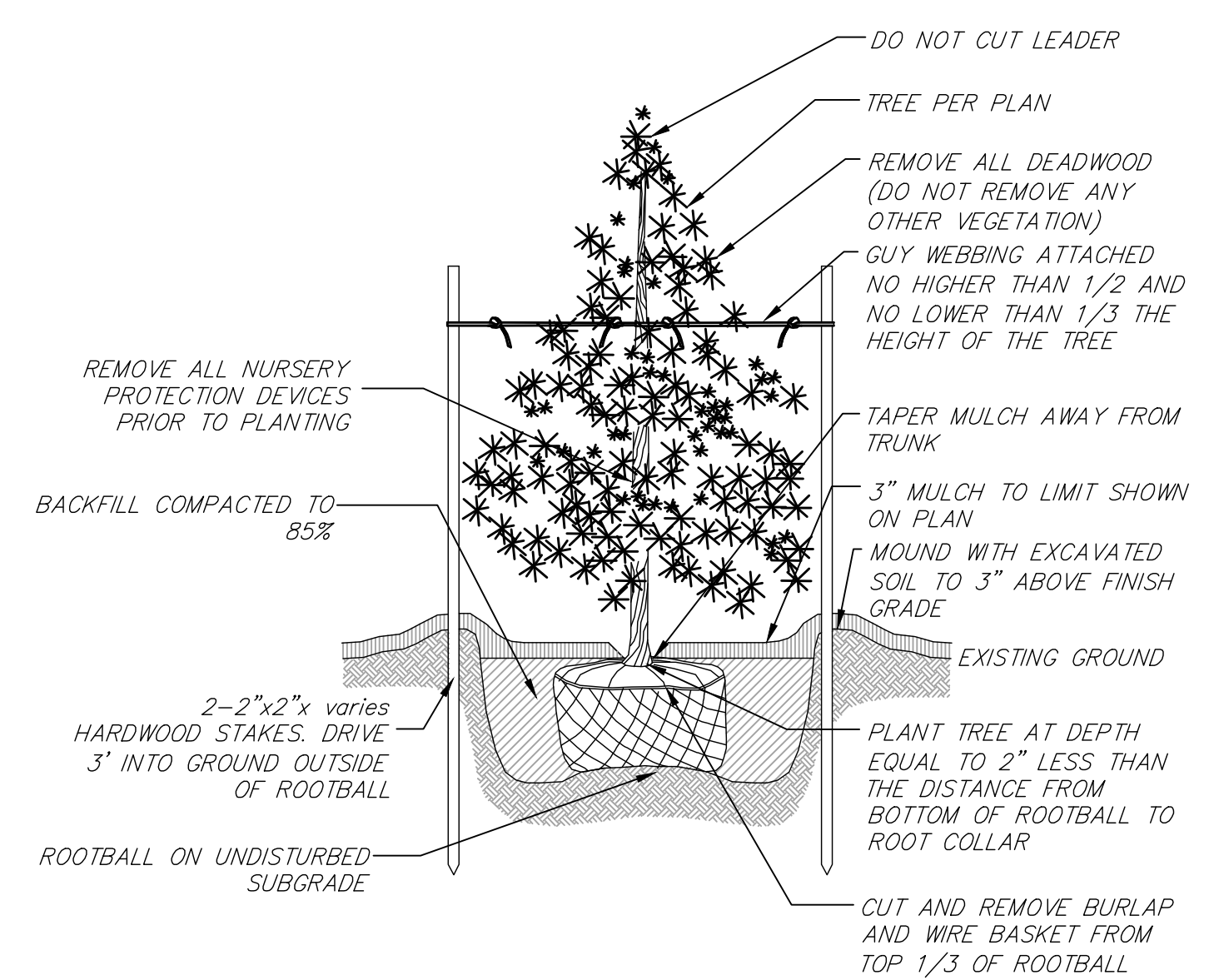
PLANT SCHEDULE

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE
TREES				
7	WO	QUERCUS ALBA	WHITE OAK	2-2.5" cal
7	SM	ACER SACCHARUM 'GREEN MOUNTAIN'	SUGAR MAPLE	2-2.5" cal
7	SG	LIQUIDAMBAR STYRACFLUA	SWEET GUM	2-2.5" cal

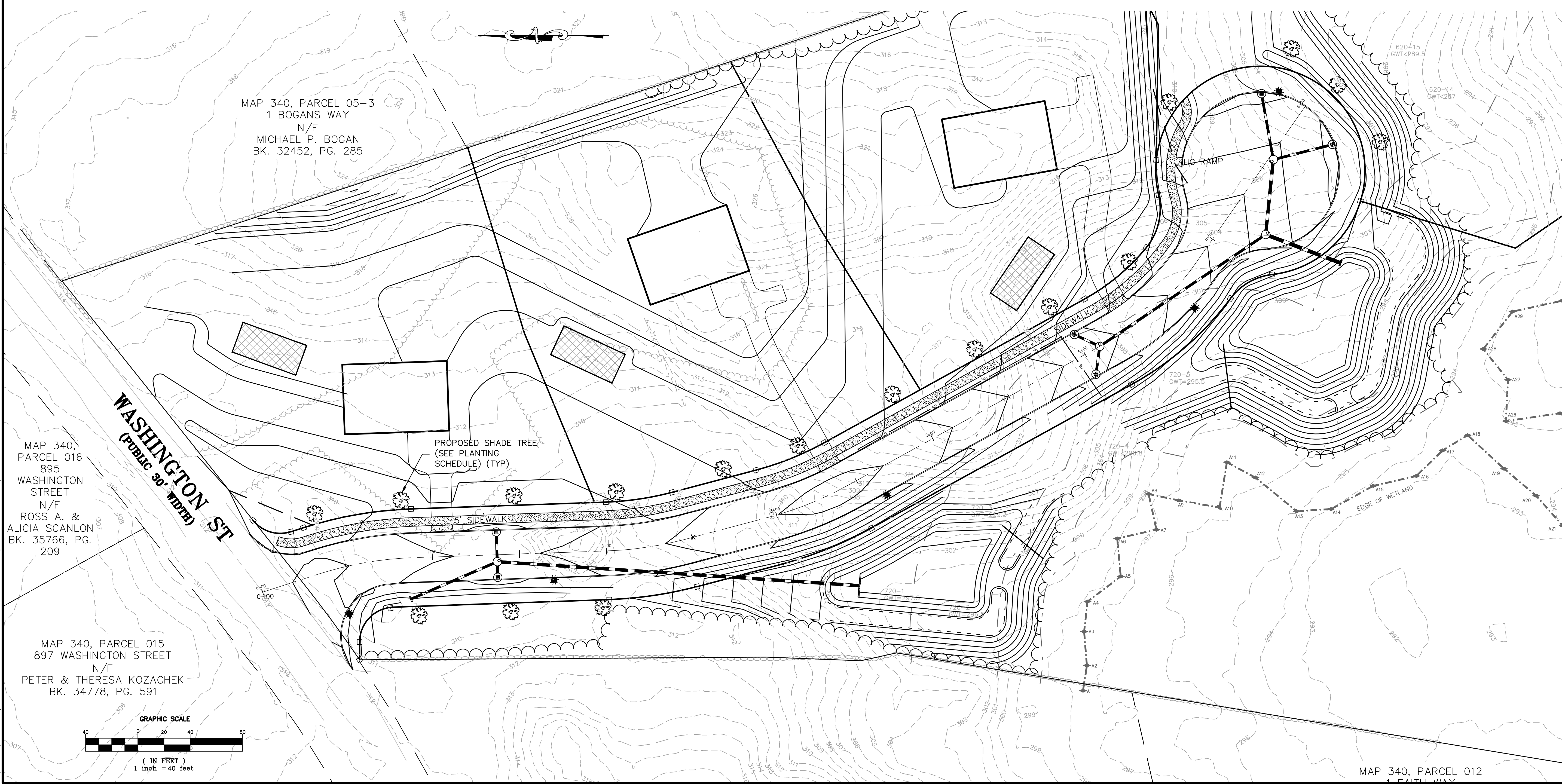
NOTES:
1. SPECIES SHALL BE INSTALLED IN A STAGGERED MANNER, WHERE
NO ONE SPECIES SHALL BE NEXT TO A LIKE SPECIES.



1 DECIDUOUS TREE PLANTING
SCALE: N.T.S.

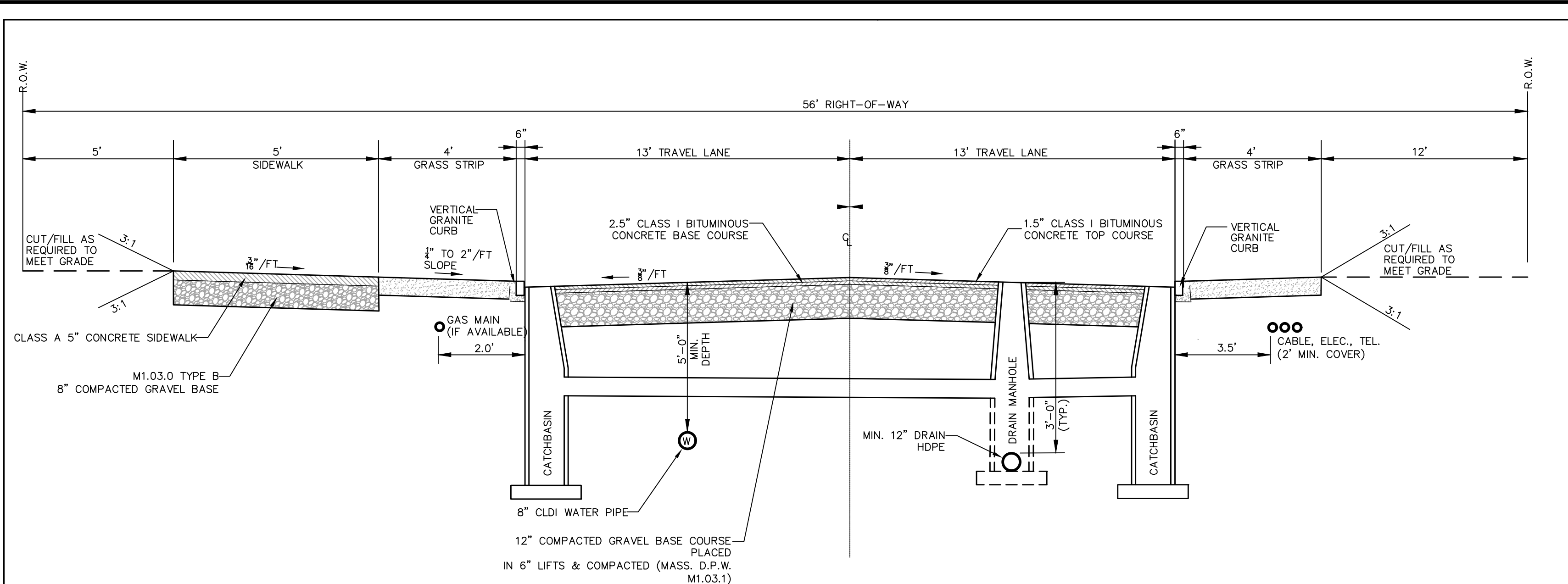


2 EVERGREEN TREE PLANTING
SCALE: N.T.S.

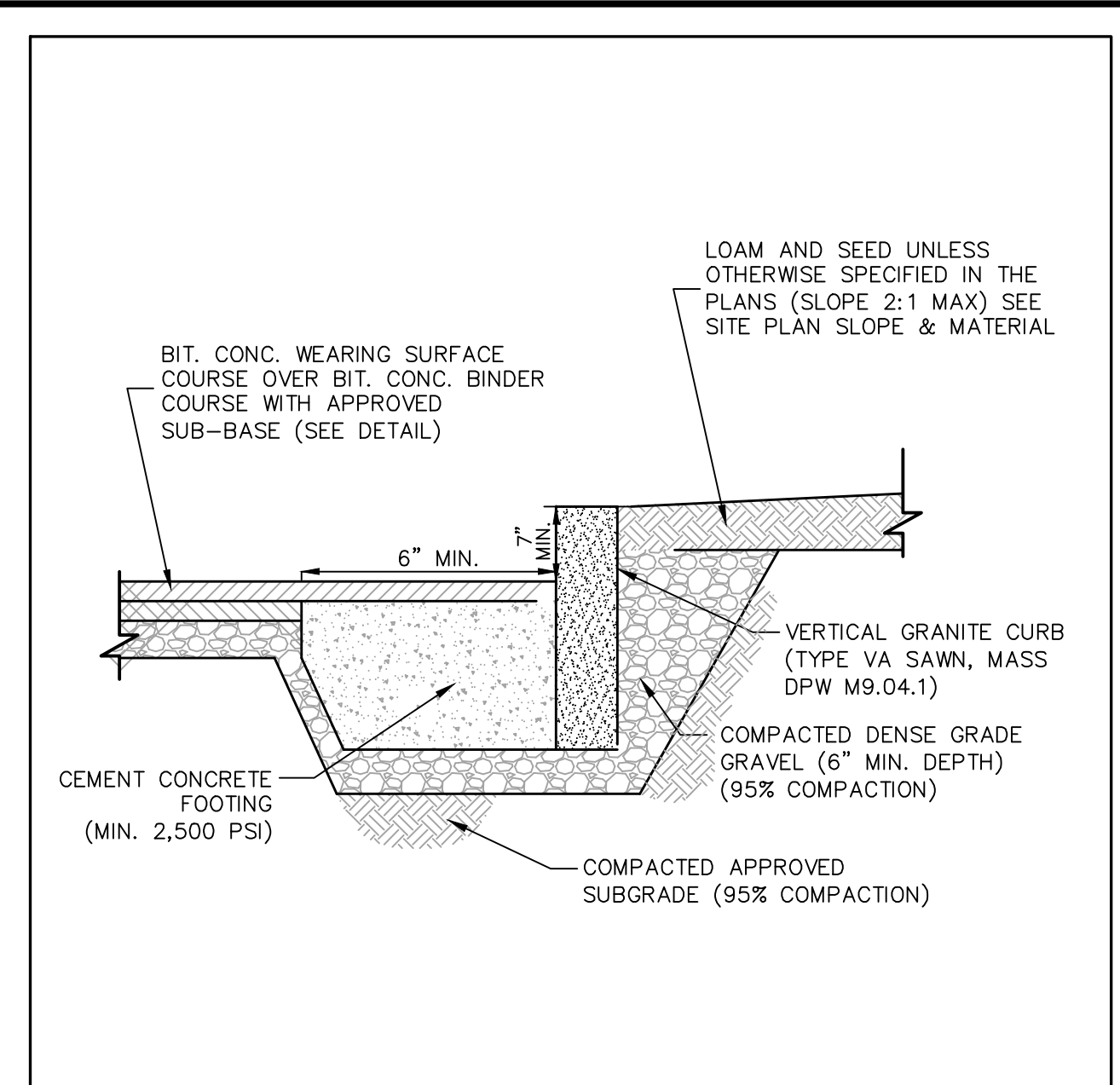


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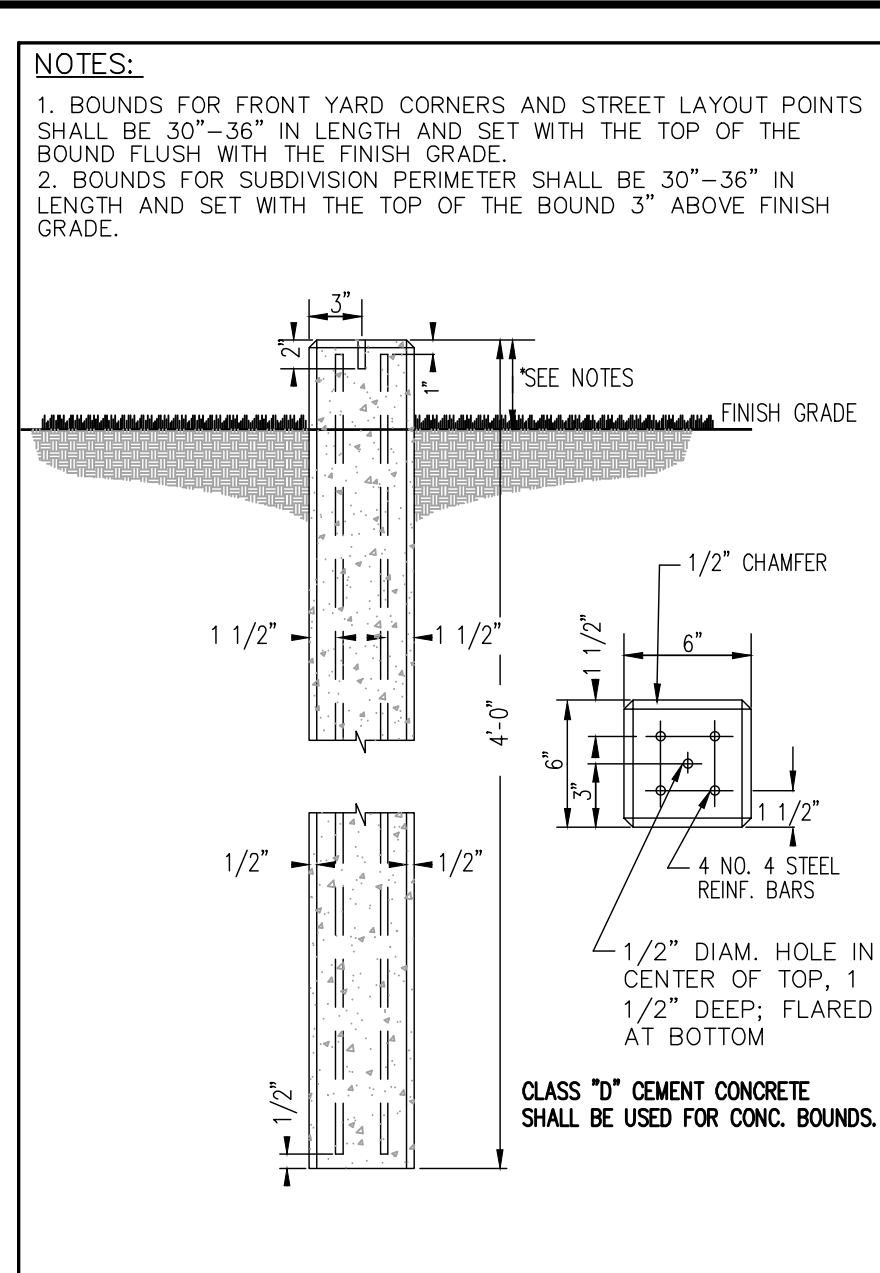
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1 PROPOSED MINOR ROAD CROSS-SECTION (TYPICAL)
SCALE: N.T.S.



2 VERTICAL GRANITE CURB (VGC)
SCALE: N.T.S.



3 CONCRETE BOUND DETAIL
SCALE: N.T.S.

NOTES:
1. BOUNDS FOR FRONT YARD CORNERS AND STREET LAYOUT POINTS SHALL BE 30"-36" IN LENGTH AND SET WITH THE TOP OF THE BOUND FLUSH WITH THE FINISH GRADE.
2. BOUNDS FOR SUBDIVISION PERIMETER SHALL BE 30"-36" IN LENGTH AND SET WITH THE TOP OF THE BOUND 3" ABOVE FINISH GRADE.

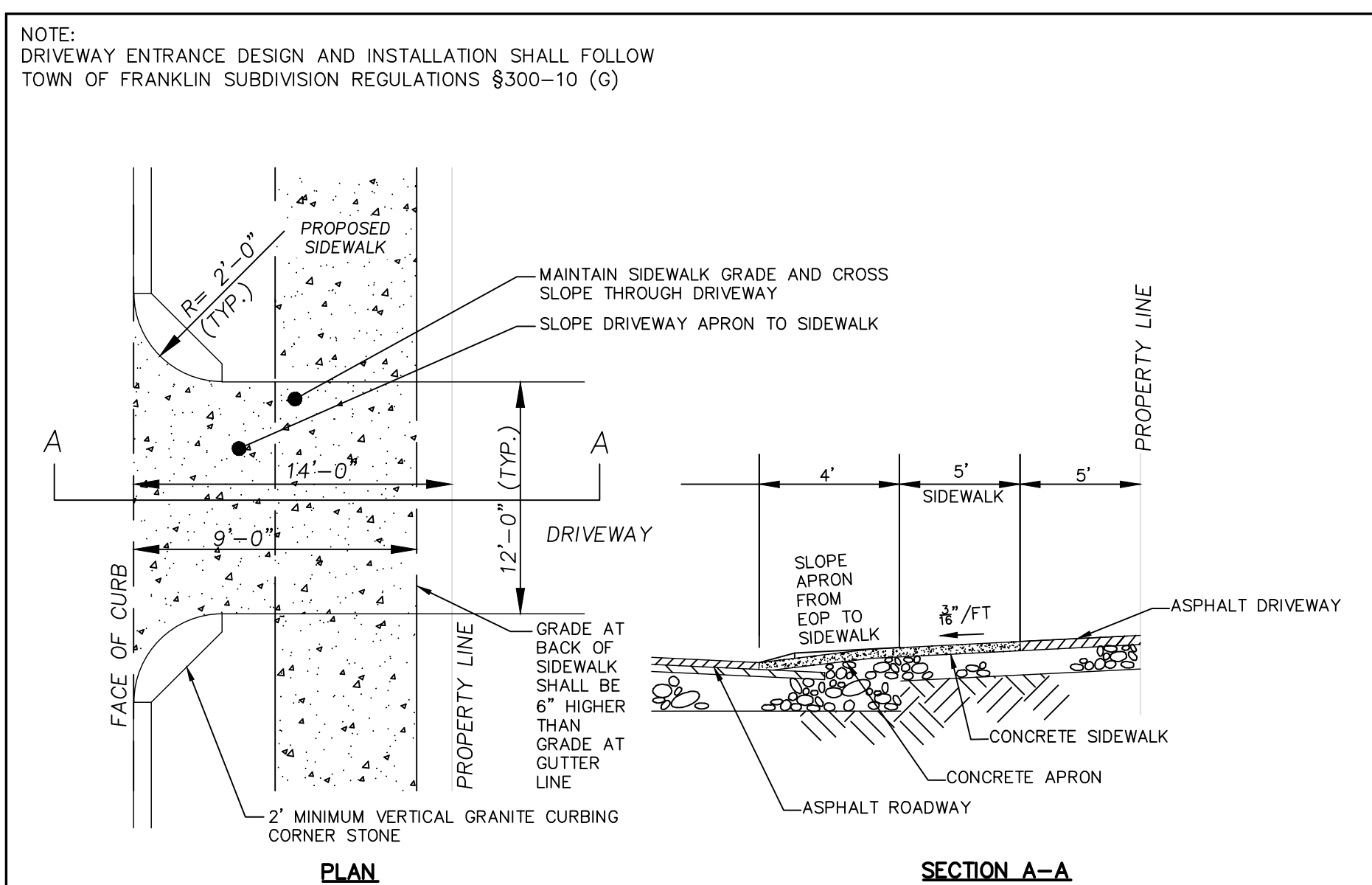
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P: 508-278-3897 F: 508-278-2289

APPROVAL UNDER SUBDIVISION CONTROL LAW REQUIRED. FRANKLIN PLANNING BOARD

BEING A MAJORITY DATE:

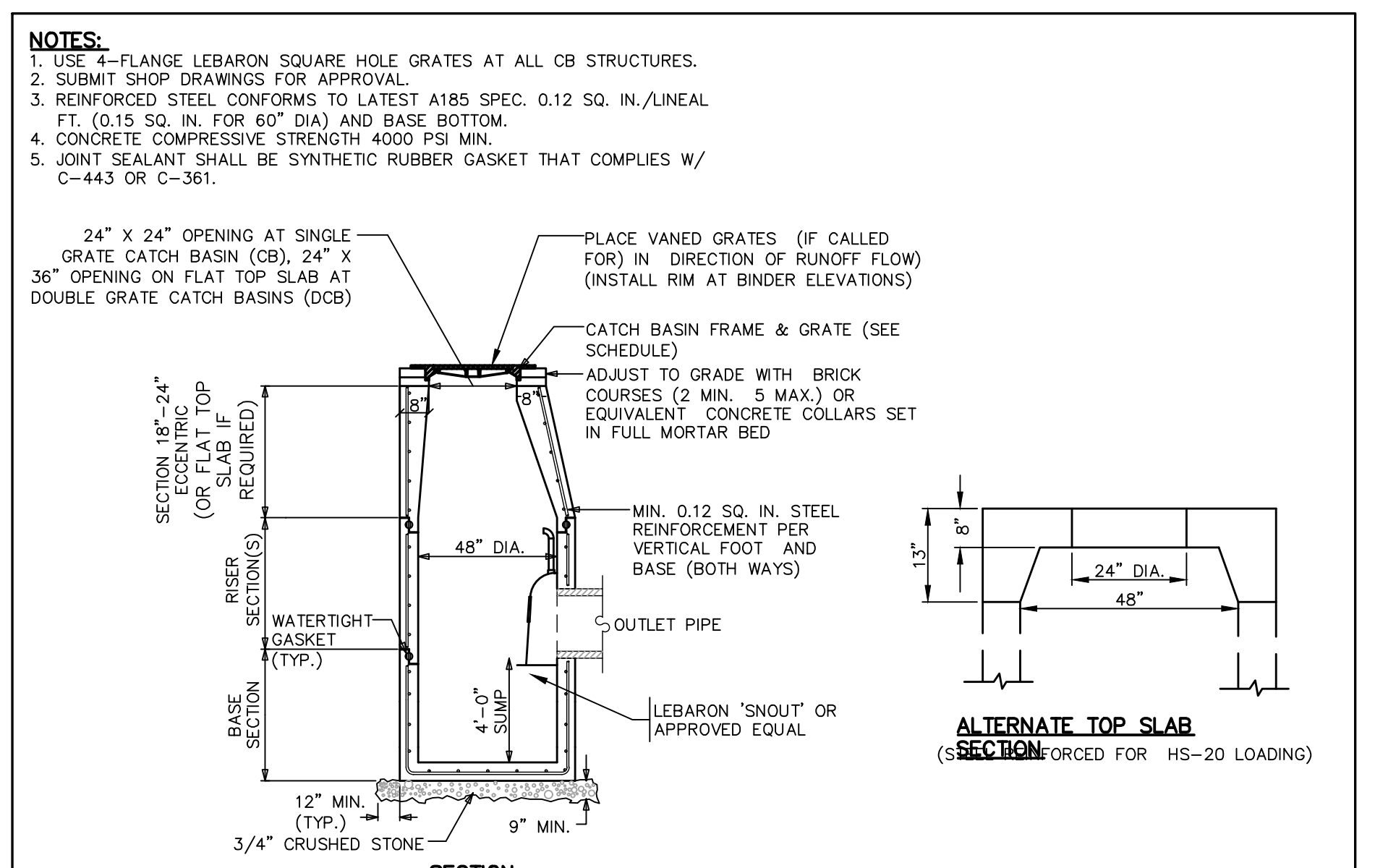
THIS CERTIFIES THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE FRANKLIN PLANNING BOARD HAS BEEN RECEIVED AND RECORDED ON AT AND NO APPEAL WAS RECEIVED DURING THE 20 DAYS NEXT AFTER SUCH RECEIPT OF SAID NOTICE.

FRANKLIN TOWN CLERK DATE:



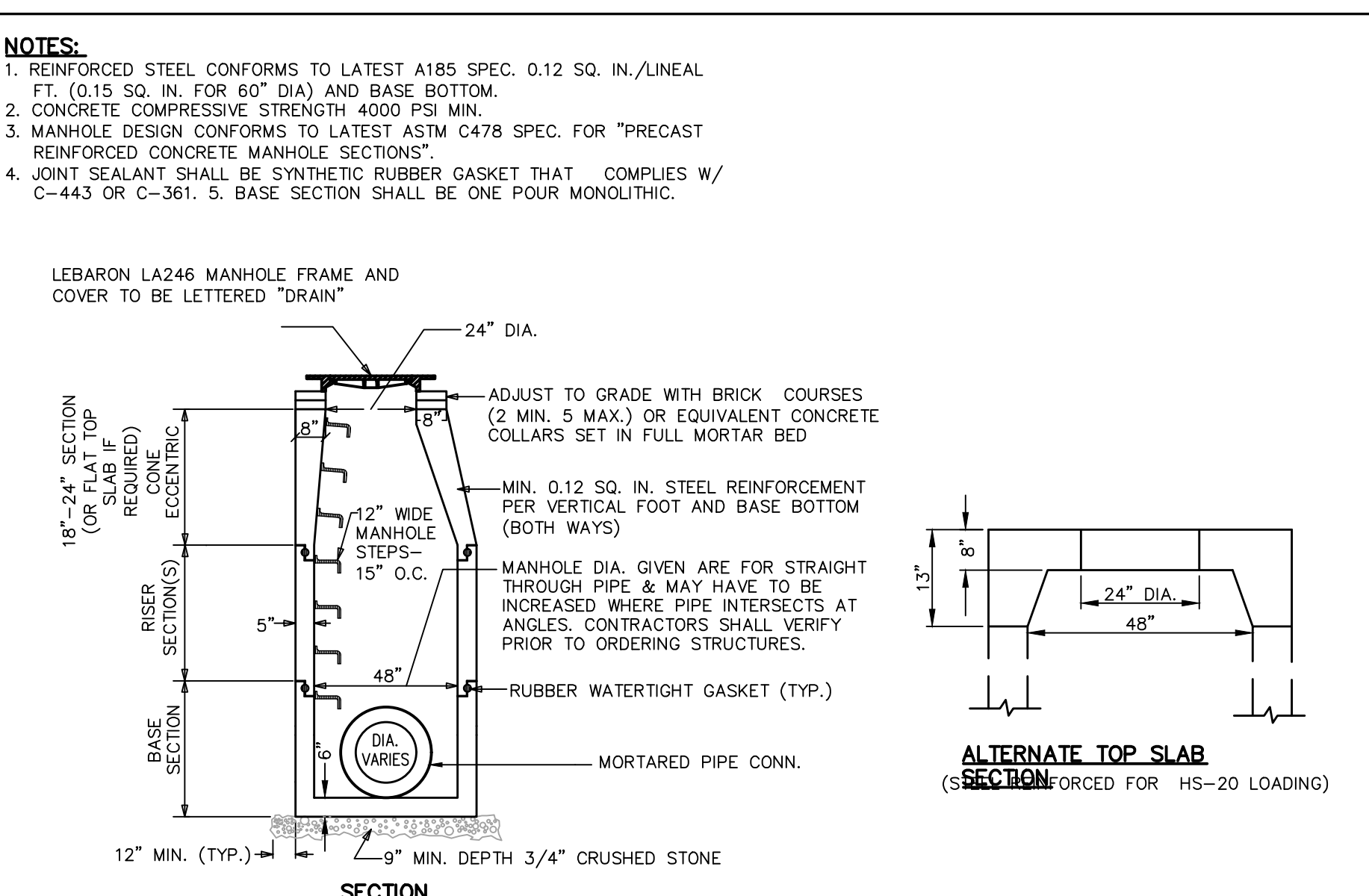
4 RESIDENTIAL DRIVEWAY ENTRANCE (TYPICAL)
SCALE: N.T.S.

NOTE: DRIVEWAY ENTRANCE DESIGN AND INSTALLATION SHALL FOLLOW TOWN OF FRANKLIN SUBDIVISION REGULATIONS §300-10 (G)



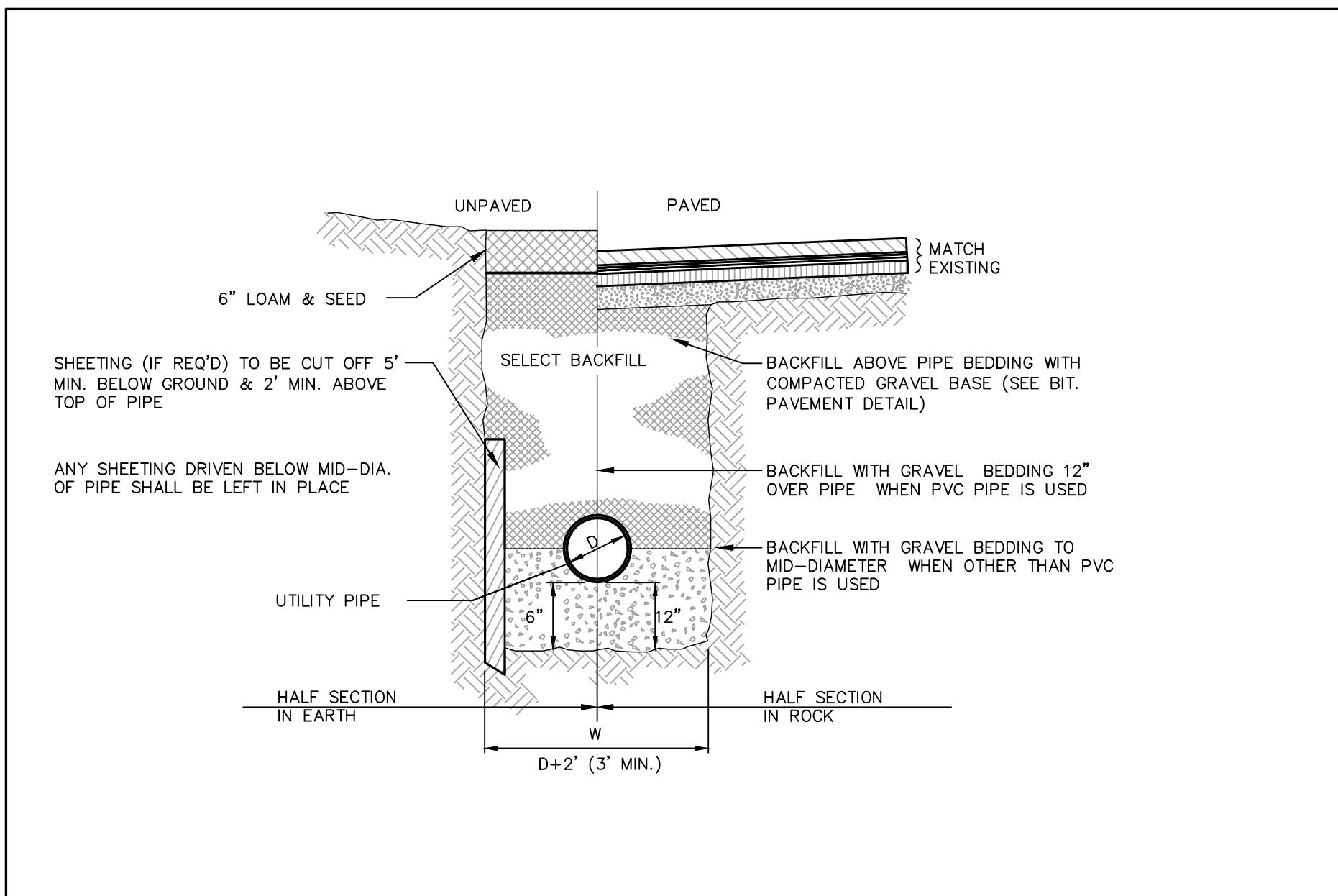
5 PRECAST CONCRETE DEEP SUMP CATCH BASIN
SCALE: N.T.S.

NOTES:
1. USE 4-FLANGE LEBARON SQUARE HOLE GRATES AT ALL CB STRUCTURES.
2. SUBMIT SHOP DRAWINGS FOR APPROVAL.
3. REINFORCED STEEL CONFORMS TO LATEST A185 SPEC. 0.12 SQ. IN./LINEAL FT. (0.15 SQ. IN. FOR 60" DIA) AND BASE BOTTOM.
4. CONCRETE COMPRESSIVE STRENGTH 4000 PSI MIN.
5. JOINT SEALANT SHALL BE SYNTHETIC RUBBER GASKET THAT COMPLIES W/ C-443 OR C-361.

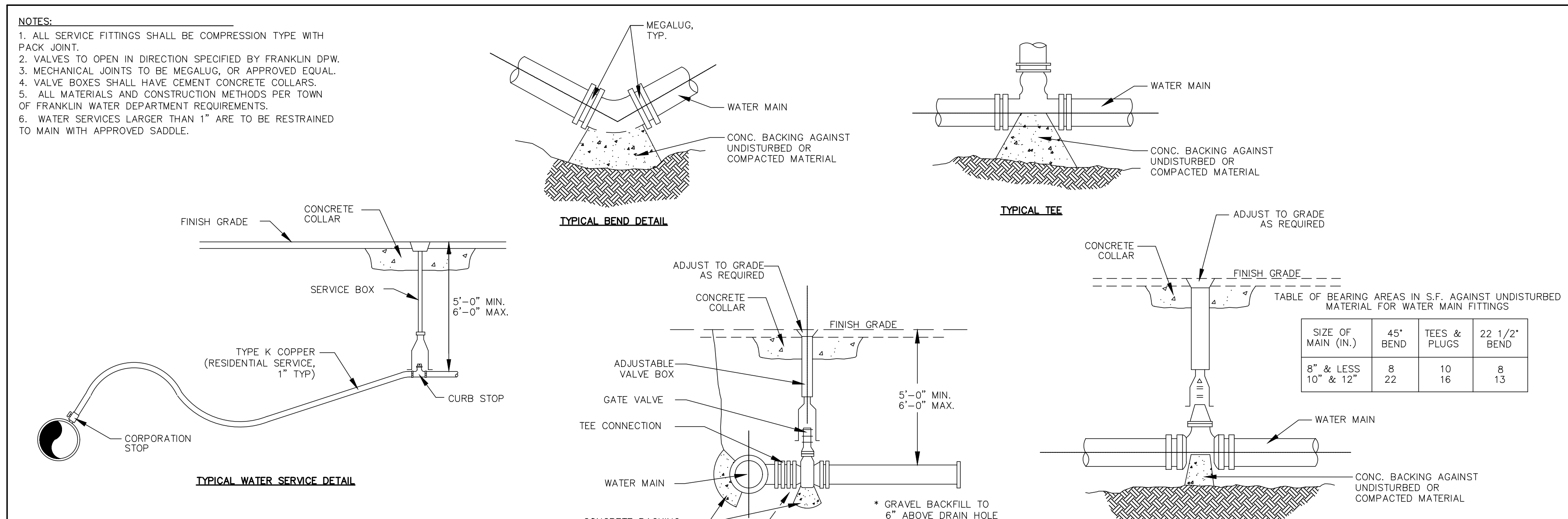


6 TYPICAL PRECAST CONCRETE DRAIN MANHOLE
SCALE: N.T.S.

NOTES:
1. REINFORCED STEEL CONFORMS TO LATEST A185 SPEC. 0.12 SQ. IN./LINEAL FT. (0.15 SQ. IN. FOR 60" DIA) AND BASE BOTTOM.
2. CONCRETE COMPRESSIVE STRENGTH 4000 PSI MIN.
3. MANHOLE DESIGN CONFORMS TO LATEST ASTM C478 SPEC. FOR "PRECAST REINFORCED CONCRETE MANHOLE SECTIONS".
4. JOINT SEALANT SHALL BE SYNTHETIC RUBBER GASKET THAT COMPLIES W/ C-443 OR C-361. 5. BASE SECTION SHALL BE ONE POUR MONOLITHIC.



7 TYPICAL PIPE TRENCH DETAIL
SCALE: N.T.S.



8 TYPICAL WATER SUPPLY DETAILS
SCALE: N.T.S.

NOTES:
1. ALL SERVICE FITTINGS SHALL BE COMPRESSION TYPE WITH PACK JOINT.
2. VALVES TO OPEN IN DIRECTION SPECIFIED BY FRANKLIN DPW.
3. MECHANICAL JOINTS TO BE MEGALUG, OR APPROVED EQUAL.
4. VALVE BOXES SHALL HAVE CEMENT CONCRETE COLLARS.
5. ALL MATERIALS AND CONSTRUCTION METHODS PER TOWN OF FRANKLIN WATER DEPARTMENT REQUIREMENTS.
6. WATER SERVICES LARGER THAN 1" ARE TO BE RESTRAINED TO MAIN WITH APPROVED SADDLE.

DRAWING ISSUED FOR: PERMIT
THIS PLAN IS INTENDED TO SHOW CONSTRUCTABILITY AND MAY NOT SHOW ALL CONSTRUCTION DETAILS AND SPECIFICATIONS FOR THE PROPOSED IMPROVEMENTS, AND MAY NOT IDENTIFY ALL CONSTRUCTION ITEMS/AREAS OF CONTRACTOR JURISDICTION.

REVISIONS

NO.	DATE	DESCRIPTION
1	9/3/21	CONSERVATION COMMISSION SUBMISSION
2	9/17/21	PLANNING BOARD RESUBMISSION
3	11/12/21	PLANNING BOARD RESUBMISSION

SHEET TITLE
CONSTRUCTION DETAILS SHEET 1 of 3

PROJECT:
OLAM ESTATES DEFINITIVE SUBDIVISION 900 WASHINGTON STREET FRANKLIN, MA 02038

OWNER/APPLICANT:
TEMPLE ETZ CHAIM 900 WASHINGTON STREET FRANKLIN, MA 02038

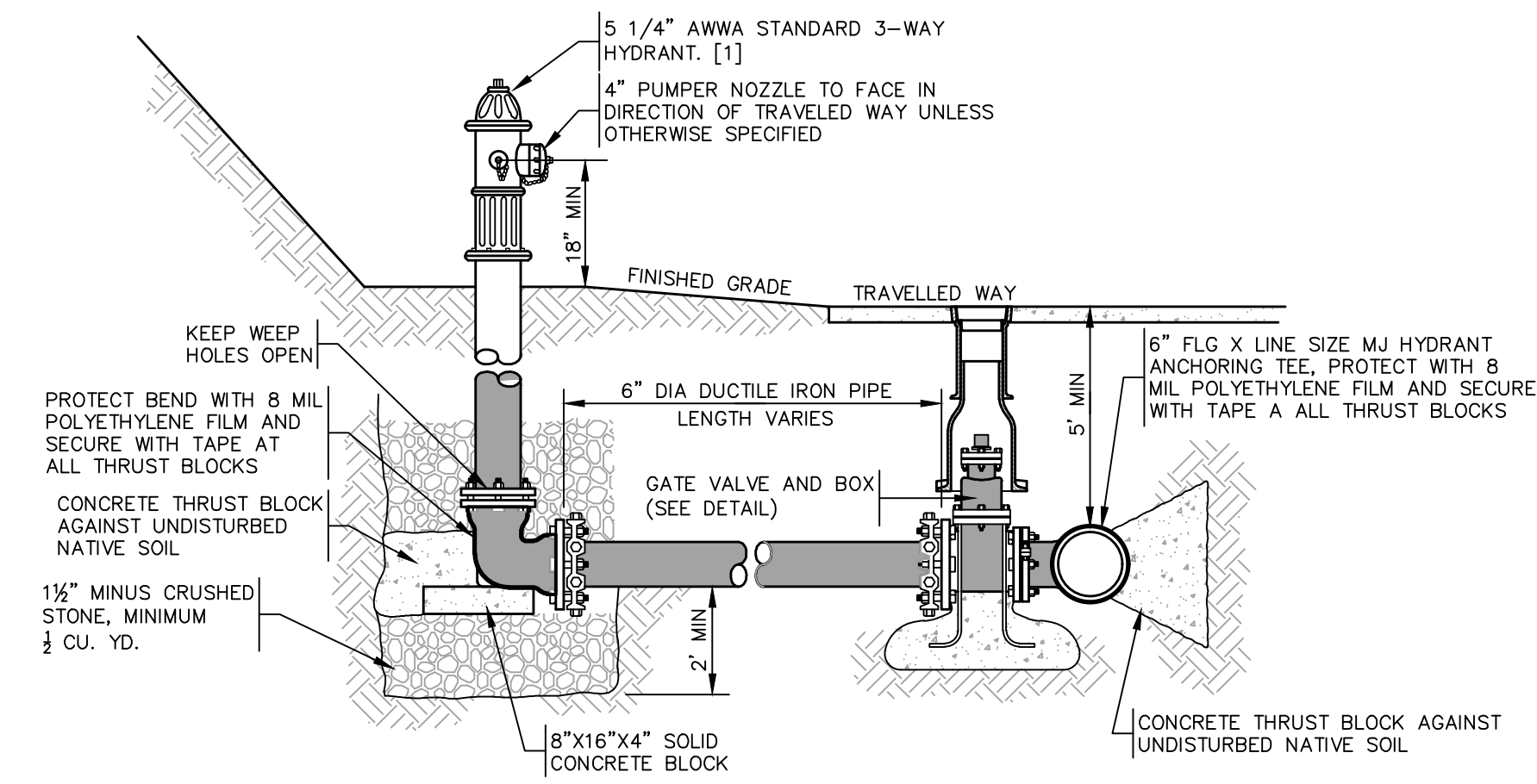
DES BY: SPB DATE: NOVEMBER 12, 2021
CHK BY: JEG PROJECT NO. 3003-001

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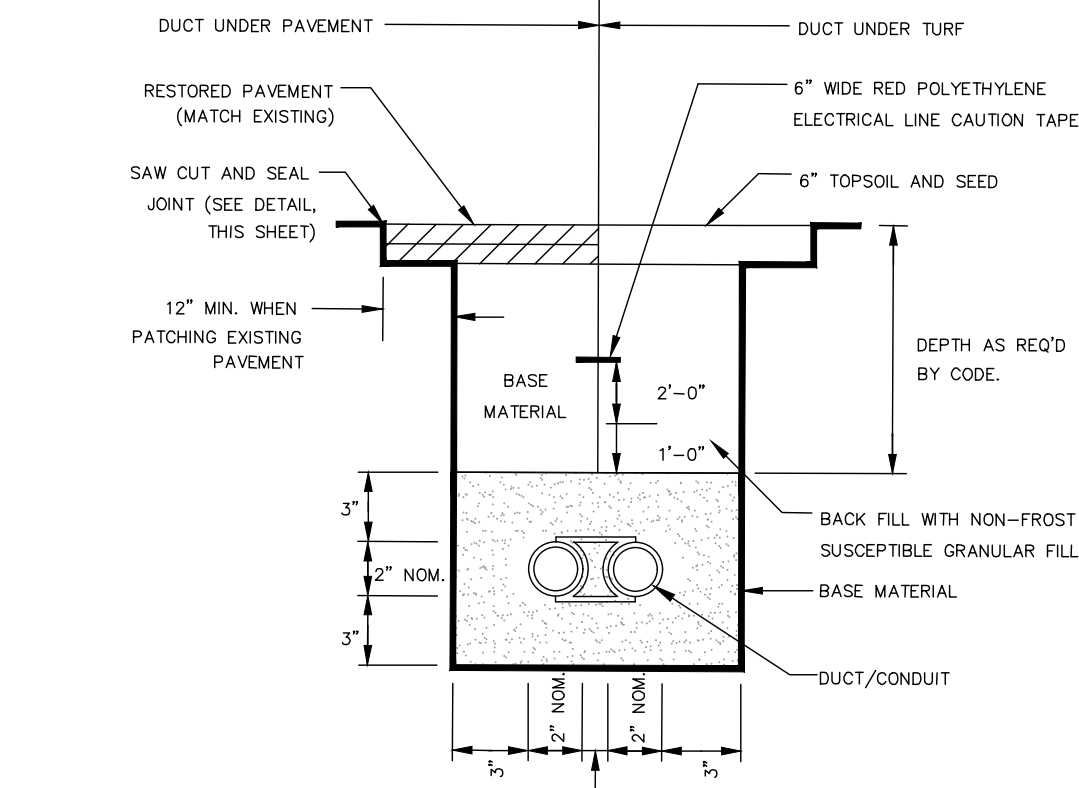
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- NOTES:**
- HYDRANT SHALL MEET ALL TOWN AND AWWA STANDARDS AND BE UL/FM APPROVED AND EQUIPPED WITH (1) 4 1/2" PUMPER NOZZLE AND (2) 2 1/2" HOSE NOZZLES.
 - HYDRANT SHALL OPEN IN DIRECTION AS SPECIFIED BY THE LOCAL FIRE DEPARTMENT.
 - WHERE HYDRANT IS SHOWN BEHIND SIDEWALK, SET CENTER OF HYDRANT ON PROPERTY LINE.

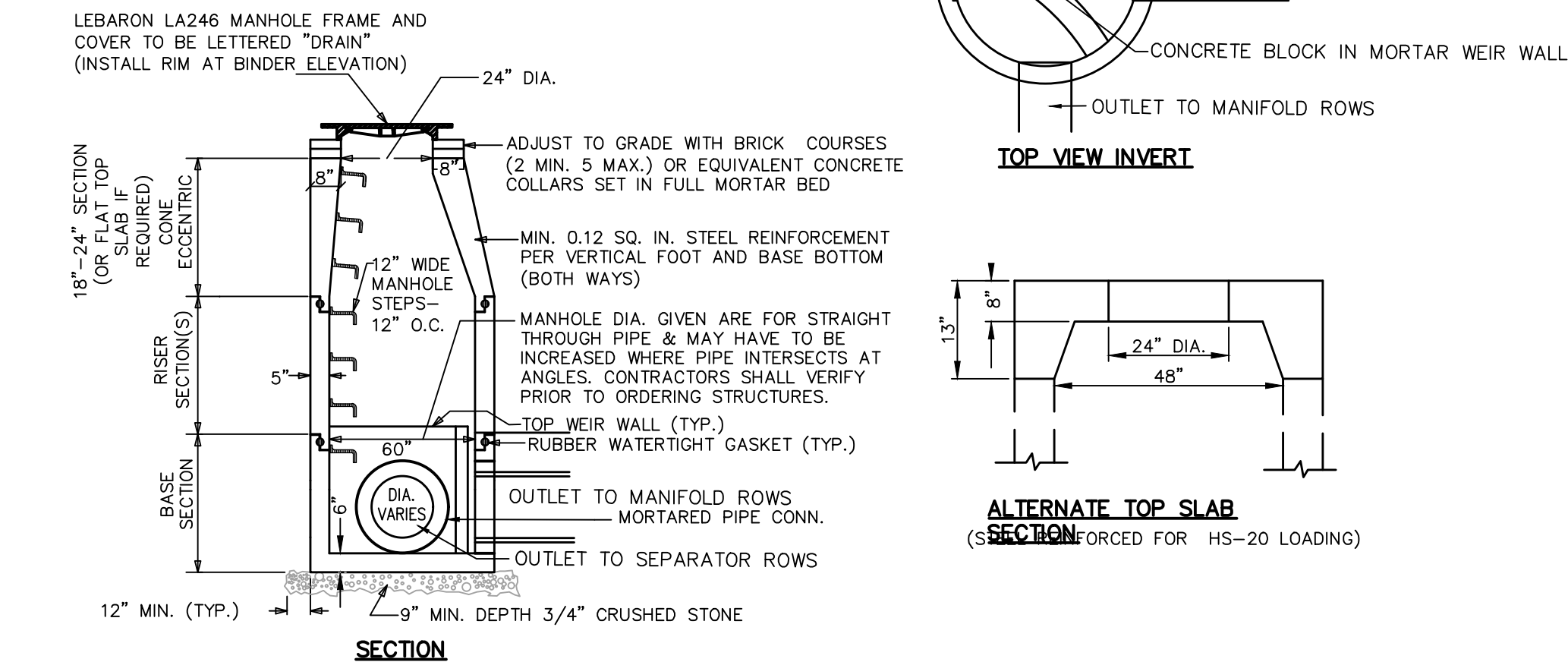


1 FIRE HYDRANT
SCALE: N.T.S.



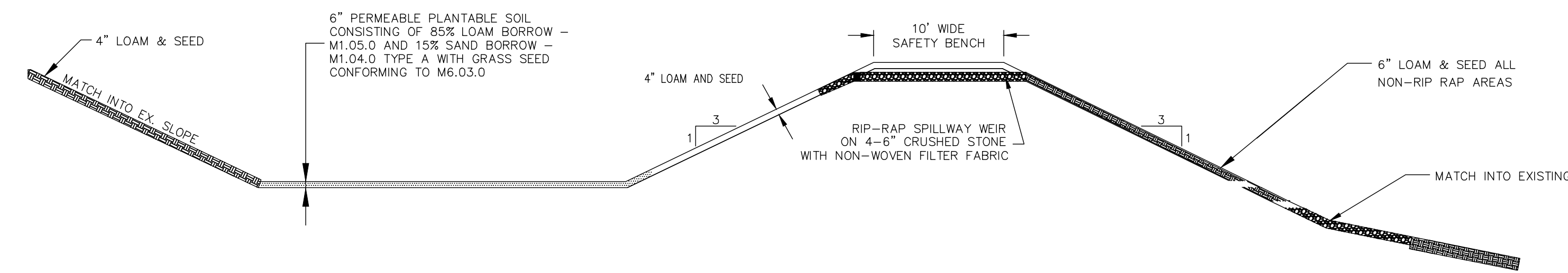
2 UNENCASED DUCT/CONDUIT DETAIL
SCALE: N.T.S.

- NOTES:**
- REINFORCED STEEL CONFORMS TO LATEST A185 SPEC. 0.12 SQ. IN./LINEAL FT. (0.15 SQ. IN. FOR 60" DIA.) AND BASE BOTTOM.
 - CONCRETE COMPRESSIVE STRENGTH 4000 PSI MIN.
 - MANHOLE DESIGN CONFORMS TO LATEST ASTM C478 SPEC. FOR "PRECAST REINFORCED CONCRETE MANHOLE SECTIONS".
 - JOINT SEALANT SHALL BE SYNTHETIC RUBBER GASKET THAT COMPLIES W/ C-443 OR C-361. 5. BASE SECTION SHALL BE ONE FOUR POLYETHYLENE.



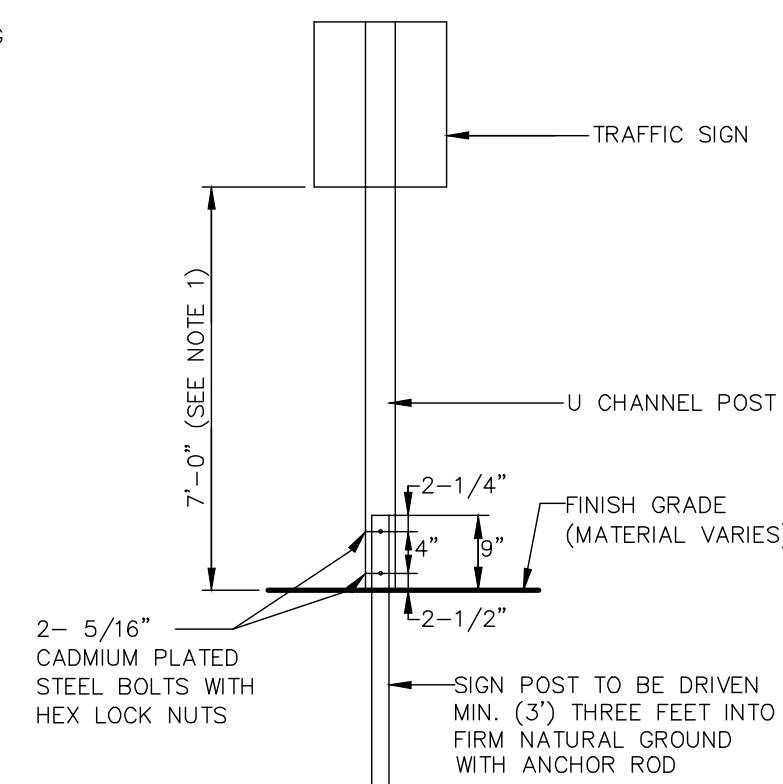
3 TYPICAL PRECAST CONCRETE DRAIN MANHOLE FOR MANIFOLD
SCALE: N.T.S.

- NOTES:**
- ALL PVC PIPE AND FITTINGS USED FOR EXTERIOR/UNDERGROUND STORM DRAINAGE SHALL BE GASKETED.
 - GLUED PVC CONNECTIONS SHALL NOT BE USED FOR EXTERIOR/UNDERGROUND STORM DRAINAGE.
 - STORMWATER BASIN SHALL NOT BE USED AS A TEMPORARY SEDIMENT BASIN DURING CONSTRUCTION.
 - EMBANKMENT TO BE CONSTRUCTED OF CLEAN FILL FREE OF ORGANIC SOILS/MATERIALS WITH NO STONES OVER 12" MAX. DIMENSION. EMBANKMENT TO BE CONSTRUCTED IN COMPACTED LIFTS NOT TO EXCEED 8".
 - BASIN BOTTOM AND SIDE SLOPES (INSIDE AND OUT) TO BE COVERED WITH 4" LOAM AND SEED.
 - RIP-RAP SPILLWAY STONE TO BE 4" MINIMUM, 6" MAXIMUM.

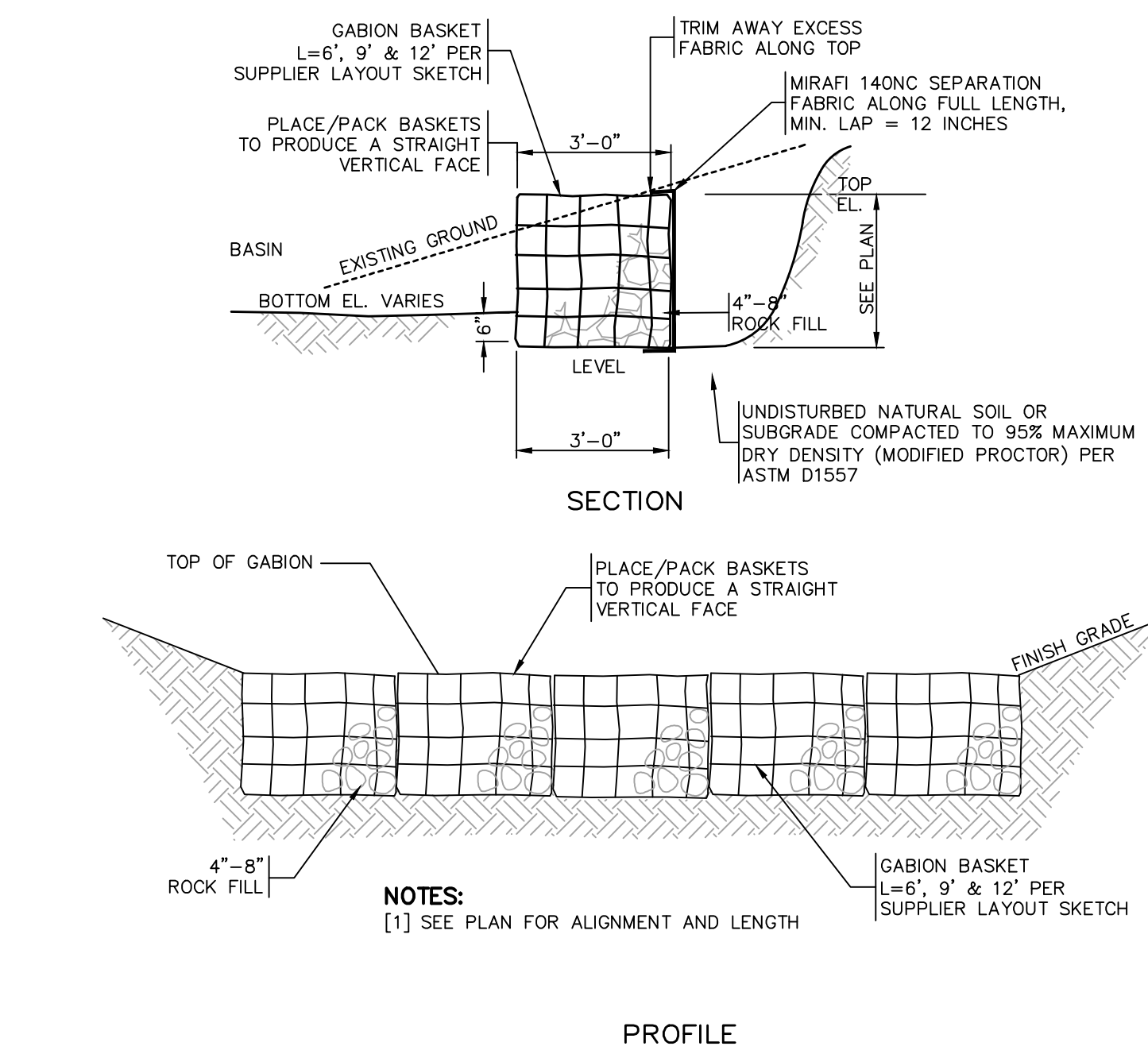


4 STORMWATER BASIN CROSS SECTION (TYP.)
SCALE: N.T.S.

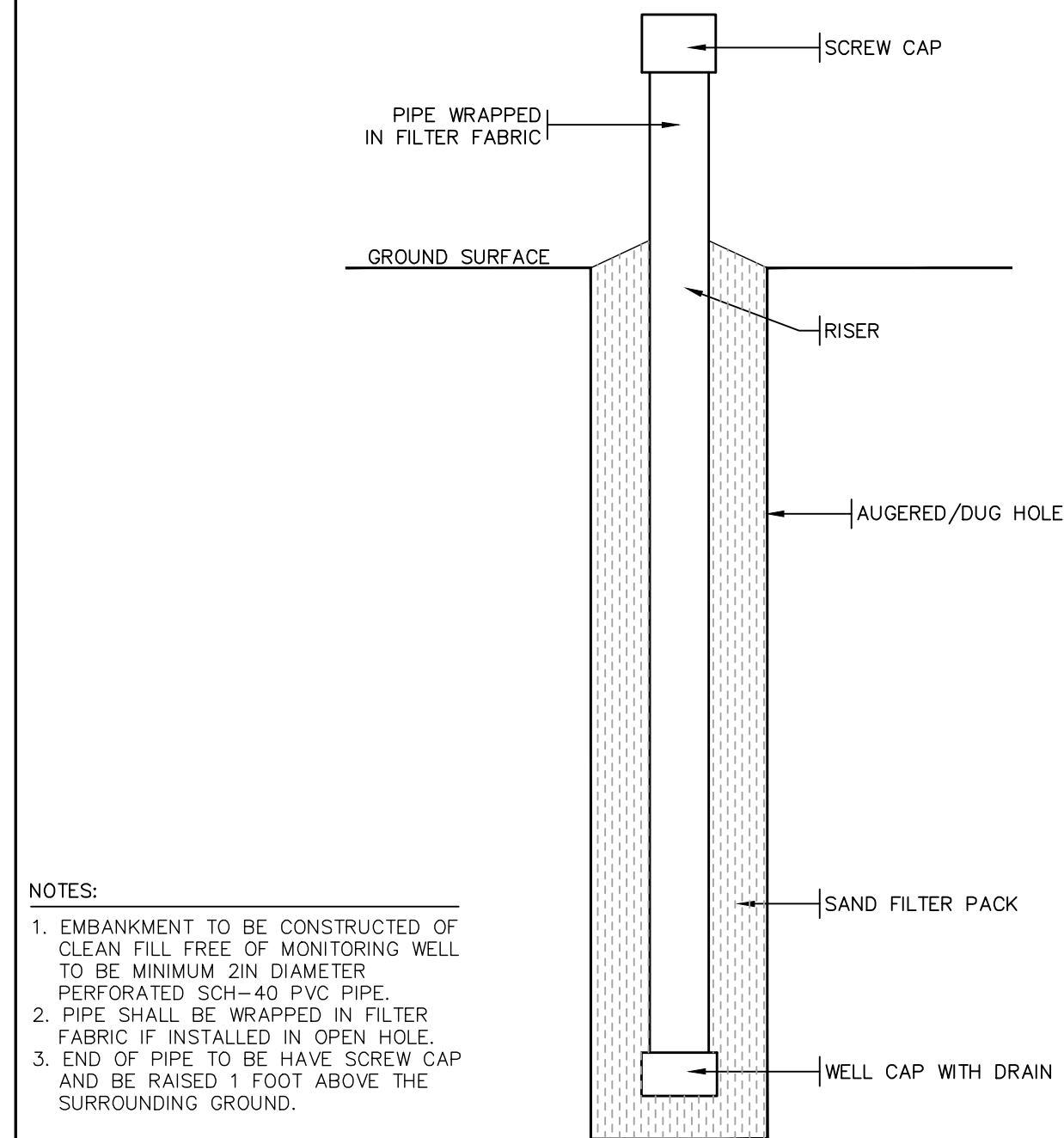
- NOTES:**
- SEE TRAFFIC CONTROL SCHEDULE FOR EXACT MOUNTING HEIGHT.
 - CHANNEL POST SECTIONS TO BE CONNECTED WITH AT LEAST TWO(2) APPROPRIATELY SIZED GALVANIZED BOLTS W/ LOCK WASHERS AND NUTS.



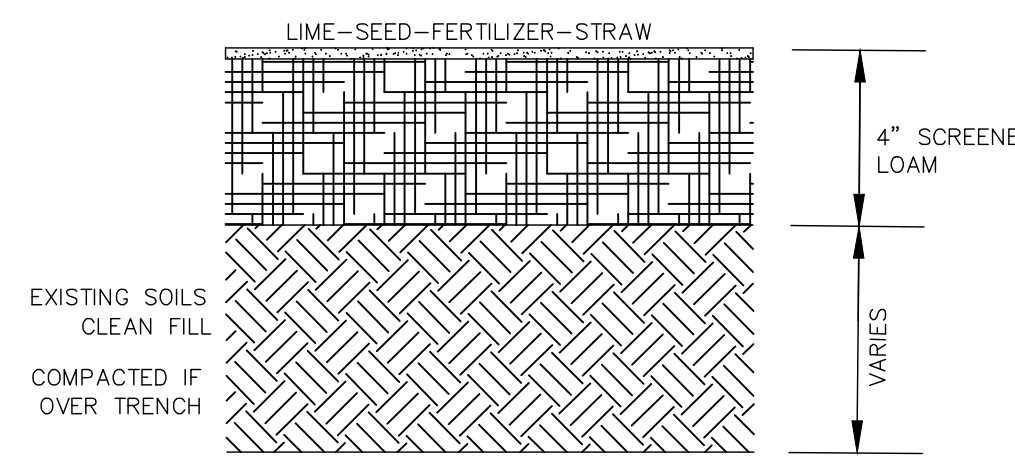
5 TYPICAL BREAKAWAY SIGN POST DETAIL
SCALE: N.T.S.



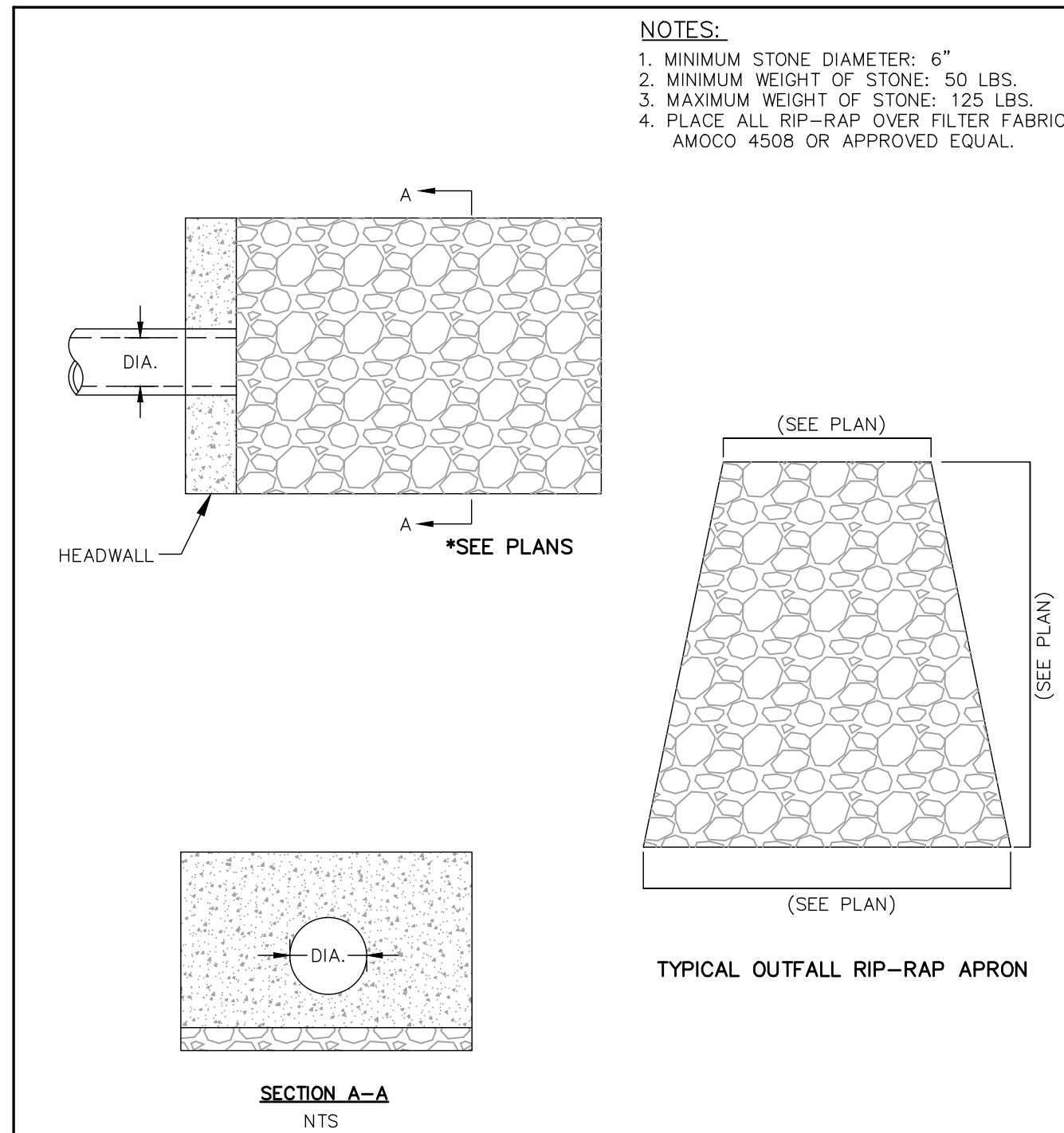
7 GABION FOREBAY DETAIL
SCALE: N.T.S.



8 MONITORING WELL DETAIL
SCALE: N.T.S.



9 LOAM & SEED DETAIL
SCALE: N.T.S.



10 STONE RIP-RAP FOR PIPE ENDS
SCALE: N.T.S.



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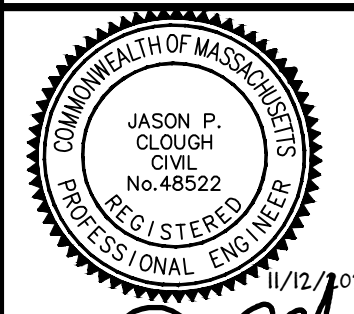
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APPROVAL UNDER SUBDIVISION CONTROL LAW
REQUIRED. FRANKLIN PLANNING BOARD

BEING A MAJORITY DATE:

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FRANKLIN TOWN CLERK DATE:



DRAWING ISSUED FOR:

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THIS PLAN IS INTENDED TO
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SPECIFICATIONS FOR THE
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AND MAY NOT IDENTIFY ALL
CONSTRUCTION ITEMS/AREAS
OF CONTRACTOR JURISDICTION.

REVISIONS		
NO.	DATE	DESCRIPTION
1	9/3/21	CONSERVATION COMMISSION SUBMISSION
2	9/17/21	PLANNING BOARD RESUBMISSION
3	11/12/21	PLANNING BOARD RESUBMISSION

SHEET TITLE
CONSTRUCTION DETAILS
SHEET 2 of 3

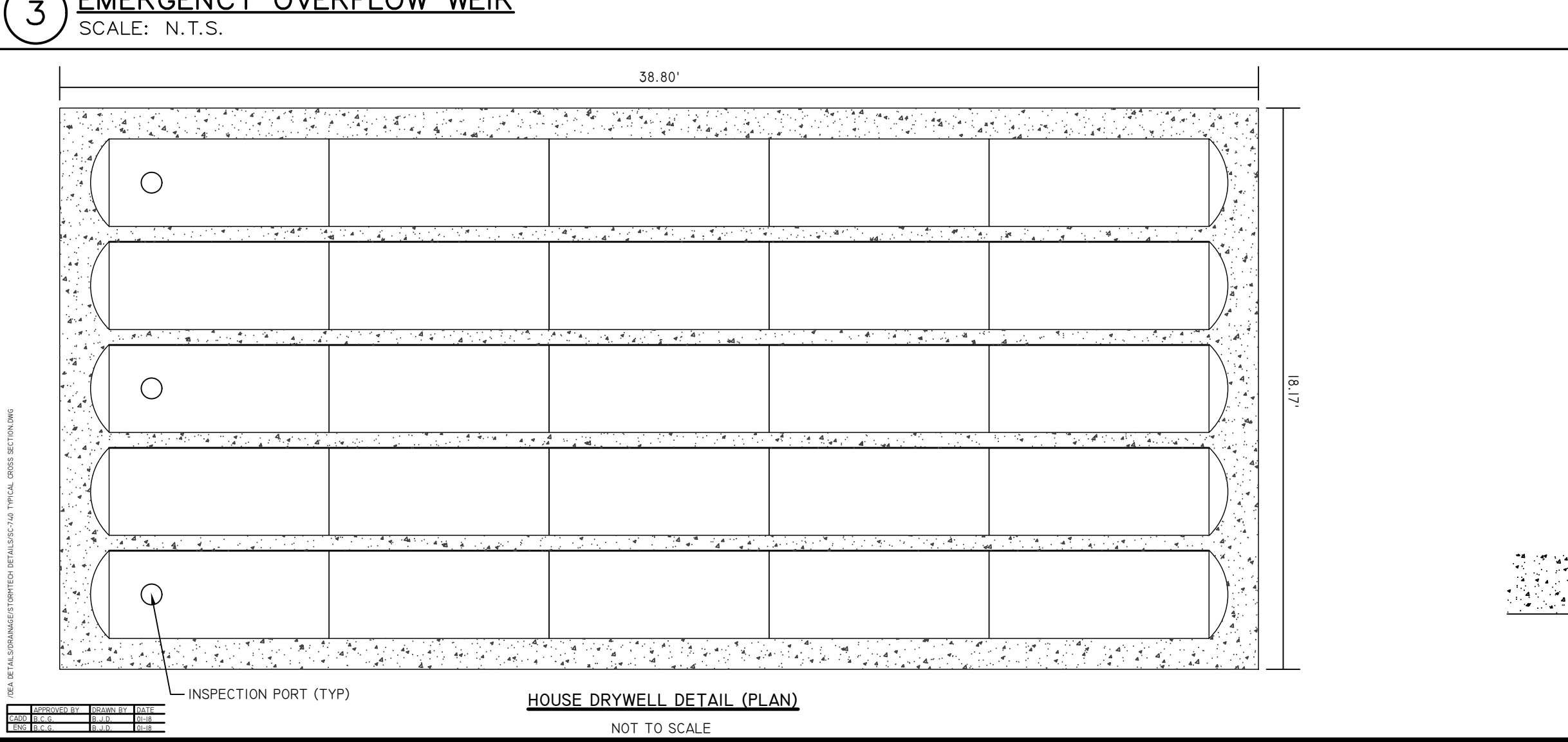
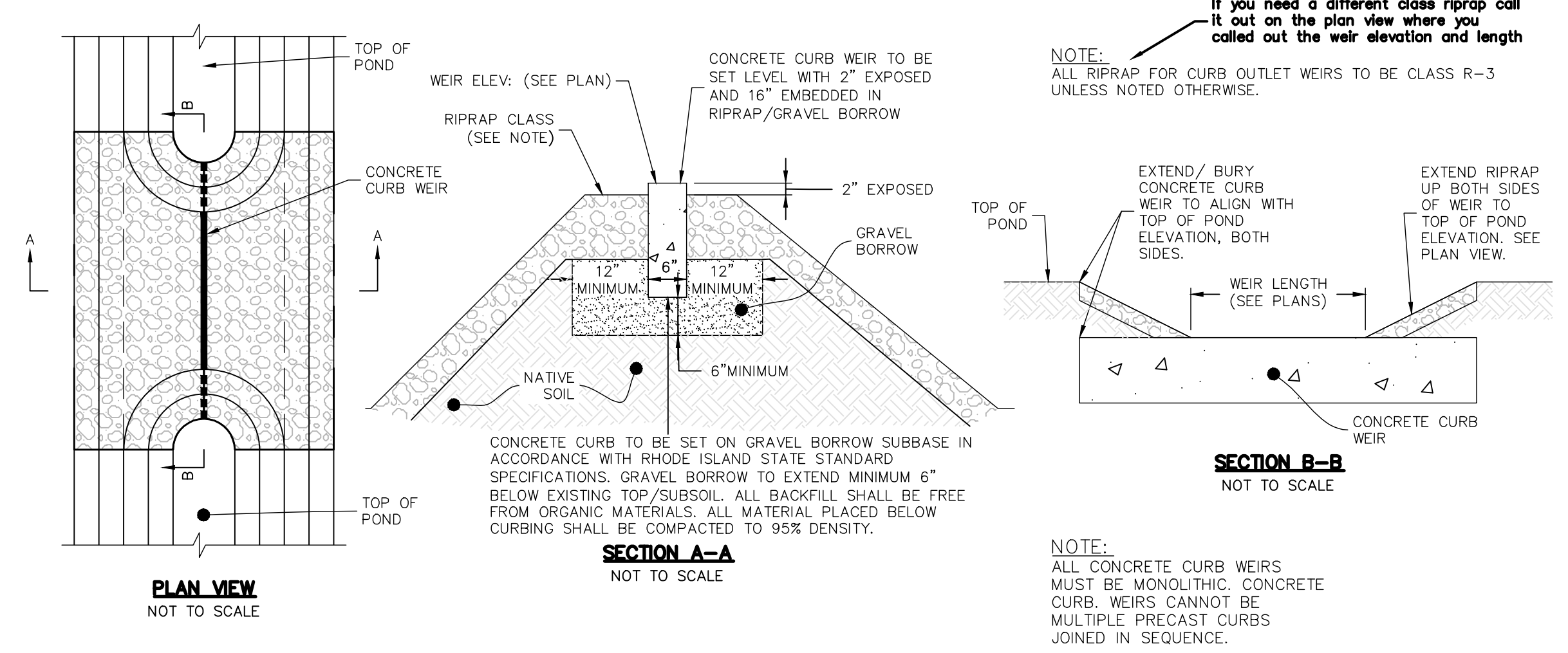
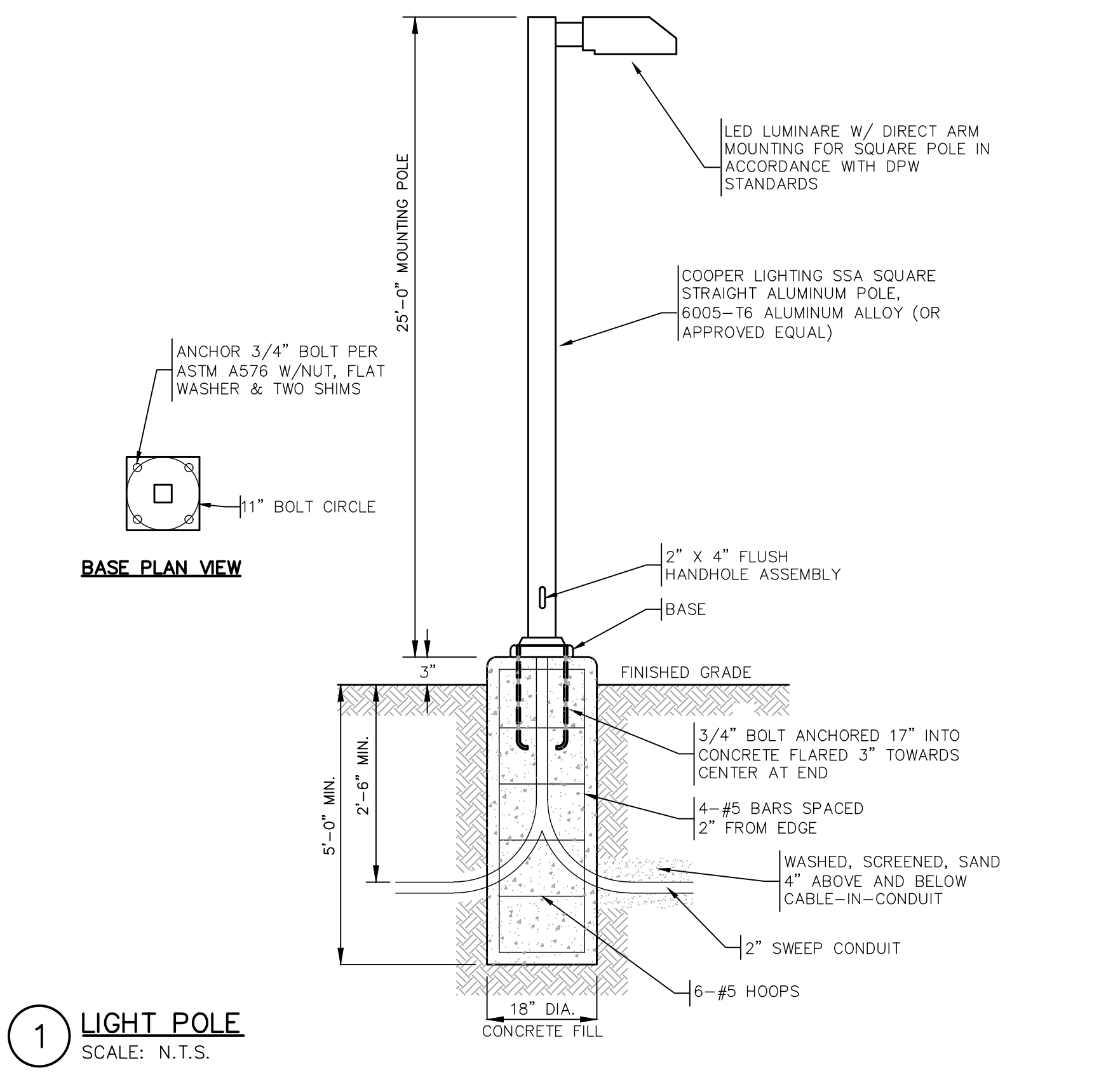
PROJECT:
OLAM ESTATES
DEFINITIVE SUBDIVISION
900 WASHINGTON STREET
FRANKLIN, MA 02038

OWNER/APPLICANT:
TEMPLE ETZ CHAIM
900 WASHINGTON STREET
FRANKLIN, MA 02038

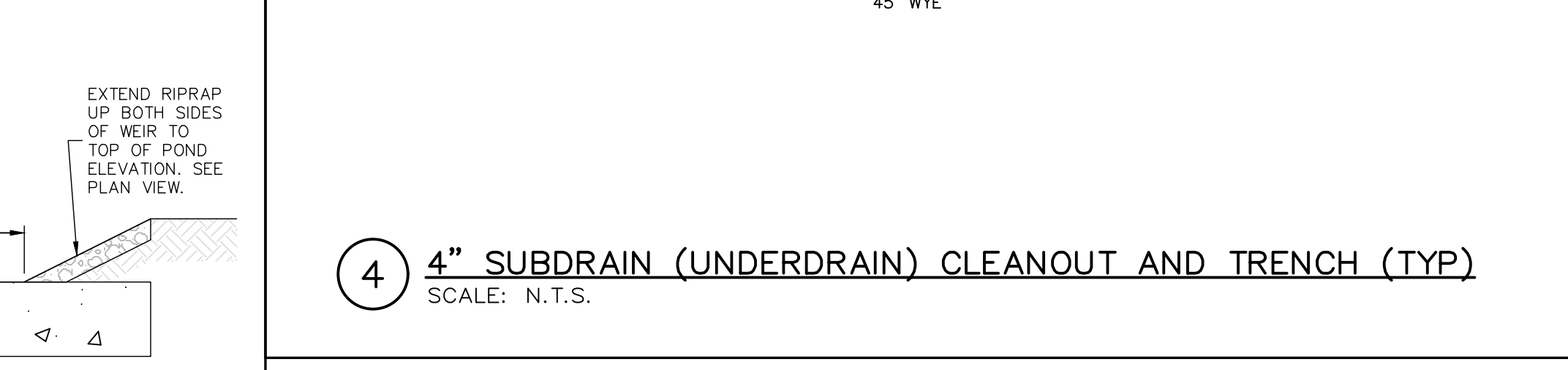
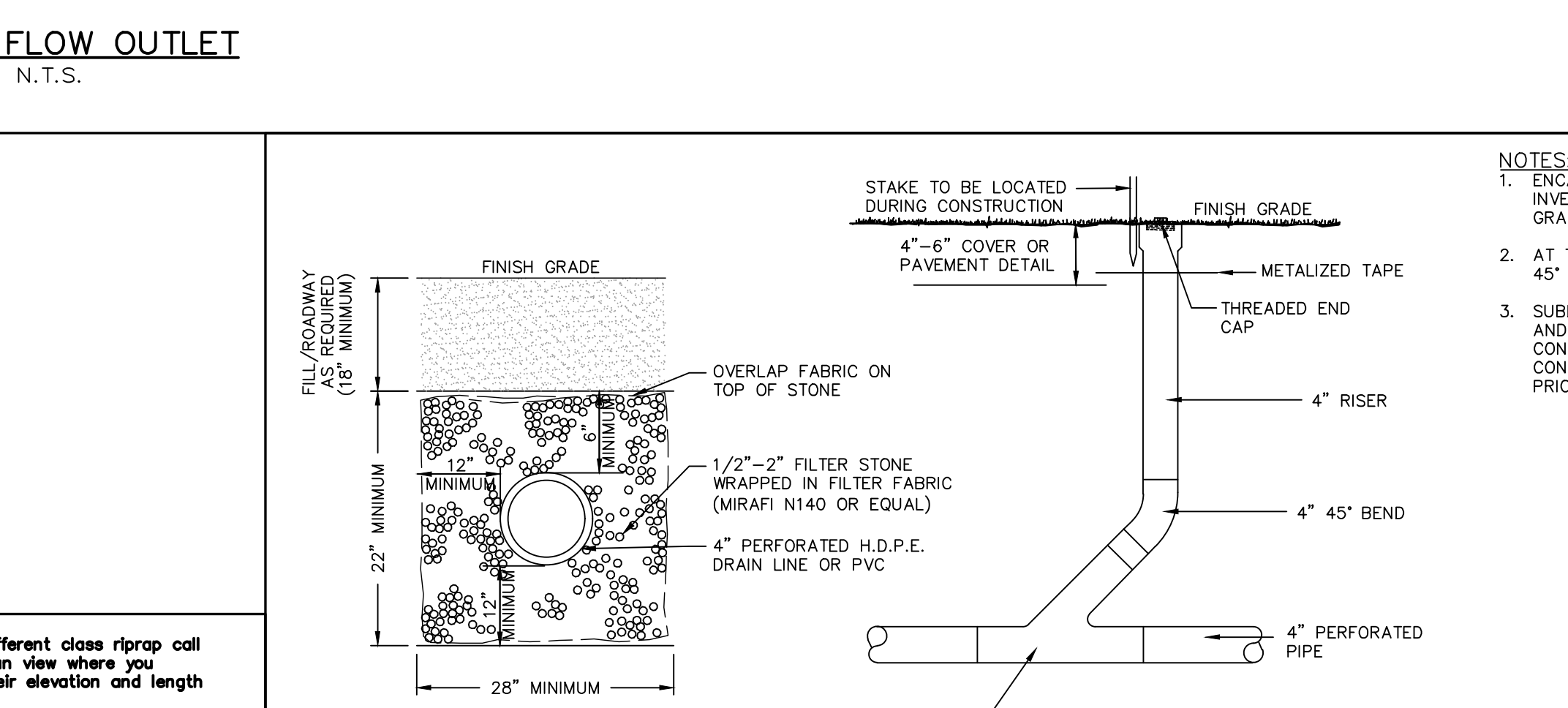
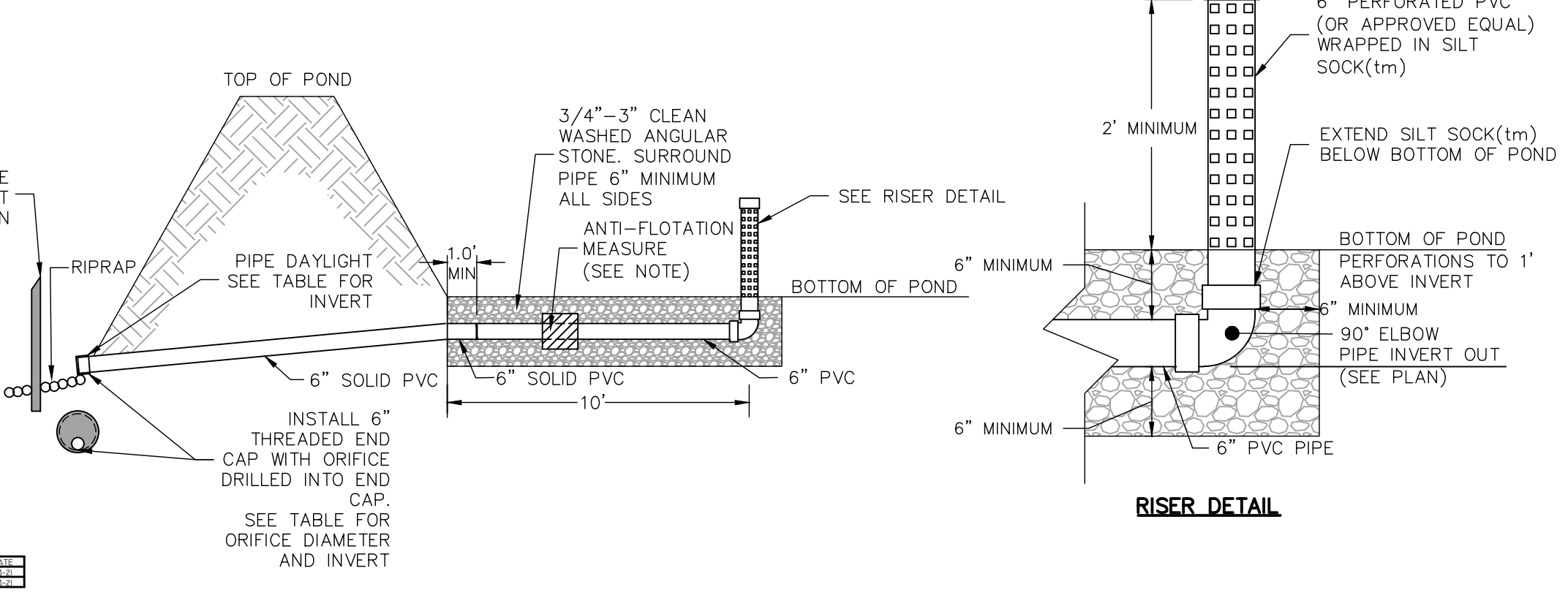
DES BY: SPB DATE: NOVEMBER 12, 2021
CHK BY: JEG PROJECT NO. 3003-001

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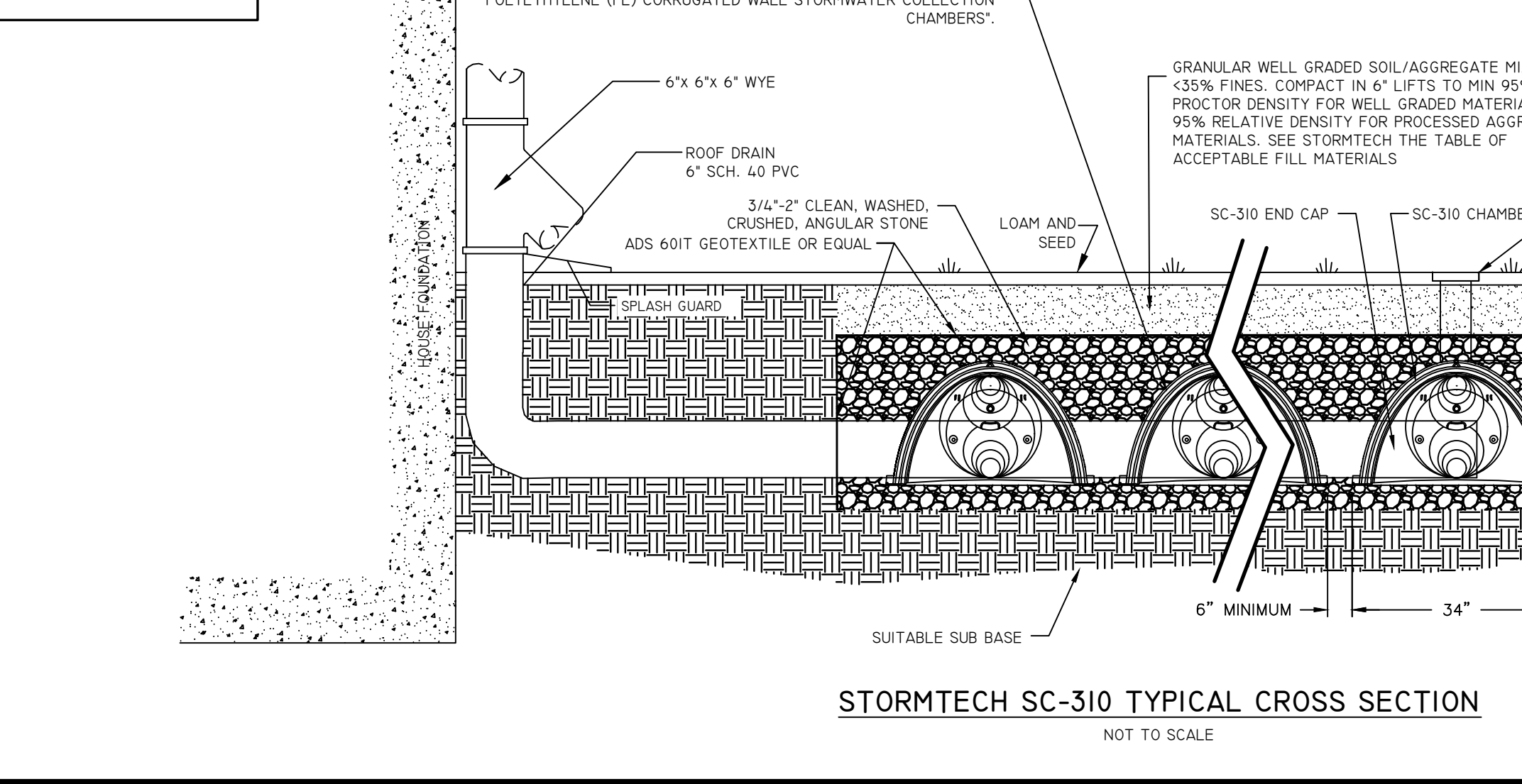
- NOTES:**
- CONTRACTOR TO CONFIRM WITH MANUFACTURER ON PROPER INSTALLATION OF BALLAST, BALLAST MOUNTING, LIGHT POLE, BASE PLATE AND ANCHORING
 - APPROVED EQUALS MAY BE USED IN LUMINAIRE ASSEMBLY PROVIDED IT MEETS MANUFACTURER'S SPECIFICATIONS.
 - STREET LIGHTING SHALL CONFORM TO TOWN OF FRANKLIN SUBDIVISION OF LAND REGULATIONS 300-12 UTILITIES, STREET LIGHTING BYLAW REVISIONS DATED 3/9/2021.
 - NOMINAL FIXTURE LUMEN RATING SHALL BE 3,000.
 - NOMINAL STRUCTURE MOUNTING HEIGHT ABOVE STREET GRADE SHALL BE 25 FEET.
 - LED LIGHT COLOR TEMPERATURE SHALL BE WARM WHITE LIGHT (3000K).
 - COBRA HEAD ARMS SHALL BE STANDARD 6 FEET LONG STEEL GRAY ARMS.
 - MAINTAIN A DISTANCE OF 20 FEET BETWEEN LIGHT POLES AND PROPOSED TREES.



LOCATION	DIAMETER	INVERT
POND 1	0.50"	301.00
POND 2	0.50"	298.00



DESCRIPTION	LOT 1	LOT 2	LOT 3
TOP OF UIS STONE ELEVATION	314.33	311.00	311.00
BOTTOM OF UIS STONE ELEVATION	311.20	308.67	308.67
100 YEAR STORM ELEVATION	313.41	310.88	310.88
10 YEAR STORM ELEVATION	312.12	309.59	309.59
2 YEAR STORM ELEVATION	311.80	309.27	309.27
SEASONAL HIGH GWL ELEVATION	307.20	301.27	303.00
LEDGE ELEVATION	307.20	301.27	303.00
SOIL EVALUATION	620-1	620-4	620-8



- NOTES:**
- ENCASE CLEANOUT IN CONCRETE WHEN INVERT IS 12' OR MORE BELOW FINISH GRADE.
 - AT TERMINAL CLEANOUT REPLACE WYE WITH 45° BEND.
 - SUBDRAIN AREA TO BE STAKED, MARKED, AND REMAIN UNDISTURBED PRIOR TO CONSTRUCTION. THERE IS TO BE NO CONSTRUCTION TRAFFIC ON SUBDRAIN AREA PRIOR TO CONSTRUCTION.

- CONSTRUCTION, MAINTENANCE, & INSPECTION NOTES:**
- ROOF LEADERS ARE TO TIE INTO PROPOSED DRYWELLS.
 - DRYWELL AREA TO BE STAKED, MARKED, AND REMAIN UNDISTURBED PRIOR TO CONSTRUCTION. THERE IS TO BE NO CONSTRUCTION TRAFFIC ON DESIGNATED AREA PRIOR TO CONSTRUCTION.
 - PLACE FILTER FABRIC ALONG THE BOTTOM AND SIDES OF TRENCH AND FILL WITH CRUSHED, WASHED STONE.
 - OVERLAP FILTER FABRIC ON THE TOP OF THE FILTER STONE. BACK FILL WITH CLEAN FILL TO FINISH GRADE.
 - (*) MONITORING WATER LEVELS WITHIN THE INSPECTION PORT AT VARIOUS TIME INTERVALS AFTER A RAINFALL EVENT WILL INDICATE THE EFFECTIVENESS OF THE SYSTEM. IF WATER IS STANDING IN DRYWELL SYSTEM 72 HOURS AFTER A STORM EVENT, SYSTEM FAILURE HAS OCCURRED AND WILL REQUIRE FLUSHING MAINTENANCE, REPAIR OR REPLACEMENT OF THE SYSTEM. THE OWNER WILL MAINTAIN THE DRAINAGE COMPONENTS.

- NOTES:**
- THIS CROSS SECTION DETAILS THE REQUIREMENTS NECESSARY TO SATISFY THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS SECTION 12.12 FOR EARTH AND LIVE LOADS USING STORMTECH CHAMBERS. SEE APPLICABLE STORMTECH CONSTRUCTION GUIDES AND ALL APPLICABLE DOCUMENTS FOR SPECIFIC MATERIAL REQUIREMENTS.
 - SEE LATEST STORMTECH DESIGN MANUAL.
 - ALL STORMTECH CHAMBERS MUST BE INSTALLED PER MANUFACTURER RECOMMENDATIONS AND THESE PLANS. CONTRACTOR TO NOTIFY DESIGN ENGINEER OF ANY DISCREPANCIES PRIOR TO INSTALLATION.

ASE
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APPROVAL UNDER SUBDIVISION CONTROL LAW REQUIRED. FRANKLIN PLANNING BOARD

BEING A MAJORITY DATE: _____

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FRANKLIN TOWN CLERK DATE: _____

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PERMIT
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REVISIONS

NO.	DATE	DESCRIPTION
1	9/3/21	CONSERVATION COMMISSION SUBMISSION
2	9/17/21	PLANNING BOARD RESUBMISSION
3	11/12/21	PLANNING BOARD RESUBMISSION

SHEET TITLE
CONSTRUCTION DETAILS
SHEET 3 of 3

PROJECT:
OLAM ESTATES
DEFINITIVE SUBDIVISION
900 WASHINGTON STREET
FRANKLIN, MA 02038

OWNER/APPLICANT:
TEMPLE ETZ CHAIM
900 WASHINGTON STREET
FRANKLIN, MA 02038

DES BY: SPB DATE: NOVEMBER 12, 2021
CHK BY: JEG PROJECT NO. 3003-001 **C9.3**

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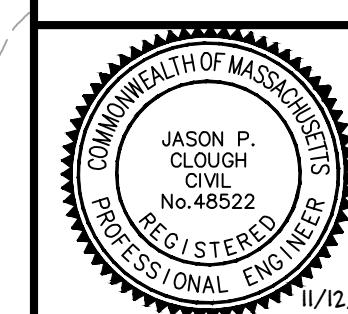
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SHEET TITLE

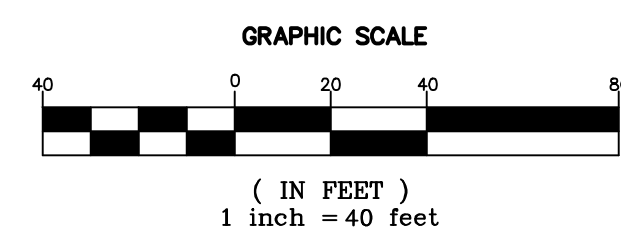
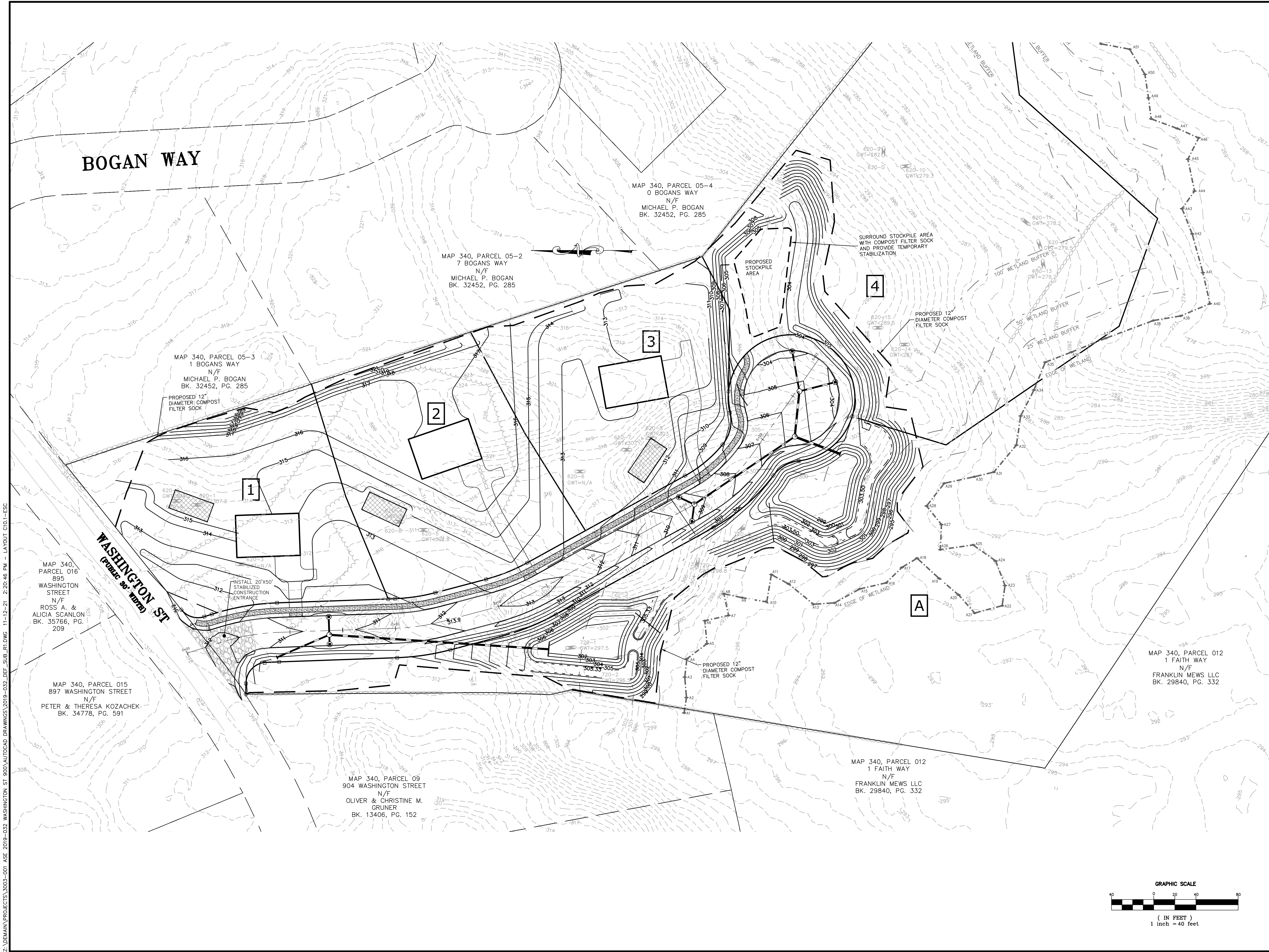
EROSION & SEDIMENT CONTROL PLAN

PROJECT:
**OLAM ESTATES
DEFINITIVE SUBDIVISION
900 WASHINGTON STREET
FRANKLIN, MA 02038**

OWNER/APPLICANT:
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900 WASHINGTON STREET
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DES BY: SPB DATE: NOVEMBER 12, 2021
CHK BY: JEG PROJECT NO. 3003-001

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EROSION AND SEDIMENT CONTROL REQUIREMENTS

PART 1 - GENERAL

1.01 SUMMARY

A. FURNISH, INSTALL, AND MAINTAIN TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL MEASURES, SUCH AS, BUT NOT NECESSARILY LIMITED TO, STRAW BALE AND SILT FENCE BARRIERS, RIPRAP, VEHICLE TRACKING PADS, DIVERSION CHANNELS AND BERMS, CHECK DAMS, STRATEGICALLY LOCATED STOCKPILES, SEDIMENT BASINS, MULCH, AND SEED MIX (HEREINAFTER "CONTROL MEASURES") ADEQUATE TO PREVENT THE CONVEYANCE OF EROSION PRODUCTS (E.G. SOIL, MULCH, SOD) OFF SITE, OR INTO ENVIRONMENTALLY SENSITIVE AREAS, OR INTO AREAS WHERE WORK WILL BE ADVERSELY IMPACTED. ENVIRONMENTALLY SENSITIVE AREAS INCLUDE, BUT ARE NOT NECESSARILY LIMITED TO, WETLANDS, TRIBUTARIES TO WETLANDS, WETLAND BUFFER ZONES, INTERMITTENT AND PERENNIAL STREAMS / RIVERS, AND THEIR ATTENDANT BUFFER ZONES.

ALL METHODS AND MATERIALS USED FOR EROSION CONTROL SHALL CONFORM TO THE REQUIREMENTS SET FORTH IN "EROSION AND SEDIMENT CONTROL GUIDELINES FOR URBAN AND SUBURBAN AREAS A GUIDE FOR PLANNERS, DESIGNERS, AND MUNICIPAL OFFICIALS" AS PUBLISHED BY THE MASSACHUSETTS DEPARTMENT OF ENVIRONMENTAL PROTECTION, BUREAU OF RESOURCE PROTECTION, UNLESS OTHERWISE APPROVED IN WRITING.

1. REFER TO DRAWINGS FOR LOCATION AND DETAILS OF LIMITS OF DISTURBANCE AND CONTROL MEASURES REQUIRED TO COMMENCE WORK. LIMITS OF DISTURBANCE SHALL BE MARKED WITH TAPE, SIGNS, OR ORANGE CONSTRUCTION FENCE PRIOR TO COMMENCING ANY LAND DISTURBANCE ACTIVITIES. CONTROL MEASURES WILL BE ADEQUATE ONLY FOR VEGETATION CLEARING. THE DRAWINGS ARE NOT INTENDED TO GRAPHICALLY DEPICT ALL CONTROL MEASURES THAT WILL BE REQUIRED TO MEET THE REQUIREMENTS DESCRIBED IN 1.01.A.

2. DEVISE AND EMPLOY CONTROL MEASURES THROUGHOUT THE DURATION OF PROJECT, OVER ALL AREAS DISTURBED OR UNDISTURBED BY CONSTRUCTION, AS NECESSARY TO MEET THE REQUIREMENTS DESCRIBED IN 1.01.A.

3. DEVISE AND EMPLOY TEMPORARY CONTROL MEASURES AS NECESSARY TO MEET THE REQUIREMENTS DESCRIBED IN 1.01.A, WHILE ALLOWING WORK TO PROCEED IN AN EFFICIENT, COST EFFECTIVE MANNER.

4. DEVISE, EMPLOY AND MAINTAIN CONTROL MEASURES UNTIL SUCH TIME AS THE ENTIRE SITE IS PERMANENTLY STABILIZED BY ESTABLISHED VEGETATION, FINISH LANDSCAPE MATERIALS, PAVED SURFACES, AND/OR ROOF AREA.

5. ONCE THE SITE IS PERMANENTLY STABILIZED AND CERTIFIED AS SUCH BY ENGINEER, REMOVE TEMPORARY CONTROL MEASURES WHILE PROTECTING STABILIZED SURFACES.

1.02 SUBMITTALS

A. SUBMIT PRODUCT DATA, WARRANTY, AND TEST REPORTS AS INDICATED ON THE DRAWINGS.

B. SUBMIT SKETCH SHOWING LOCATIONS OF PROPOSED STOCKPILE AREAS, CONSTRUCTION ENTRANCES AND EROSION CONTROLS IF NOT SHOWN ON THE SITE PLAN OR DIFFERENT FROM THOSE LOCATIONS SHOWN ON THE SITE PLAN.

C. A SITE SPECIFIC SEQUENCE OF CONSTRUCTION FOR EACH PORTION OF THE SITE. NO PORTION OF THE SITE SHALL EXCEED FIVE (5) ACRES.

1.03 QUALITY ASSURANCE

A. COMPLY WITH GOVERNING CODES AND REGULATIONS. PROVIDE PRODUCTS FROM ACCEPTABLE MANUFACTURERS. USE EXPERIENCED INSTALLERS. DELIVER, HANDLE, AND STORE MATERIALS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

B. CONFORM TO CONDITIONS OF APPROVAL ISSUED BY REGULATORY AGENCIES INCLUDING, BUT NOT NECESSARILY LIMITED TO, LOCAL PLANNING BOARD, CONSERVATION COMMISSION, CITY COUNCIL, BOARD OF HEALTH, PUBLIC WORKS / HIGHWAY DEPARTMENT, STATE ENVIRONMENTAL PROTECTION DEPARTMENT, AND U.S. GOVERNMENT, ENVIRONMENTAL PROTECTION AGENCY, WHERE CONDITIONS OF REGULATORY APPROVAL DIFFER FROM REQUIREMENTS CONTAINED HEREIN OR ON THE DRAWINGS, COMPLY WITH THE MORE STRINGENT REQUIREMENT.

PART 2 - PRODUCTS

2.01 MATERIALS

A. STRAW BALE: WEED FREE DRY GRASS OR STRAW, MACHINE BOUND WITH JUTE OR WIRE, APPROXIMATE SIZE EACH BALE 42" X 16" X 16". EACH BALE SHALL BE STAKED WITH A MINIMUM OF TWO 24" LONG HARDWOOD STAKES. NOTE: HAY SHALL NOT BE USED.

B. STRAW WATTLES: NORTH AMERICAN GREEN WOOD MODEL WS1210 OR APPROVED EQUAL.

C. SILT FENCE: NON-WOVEN, UV-RESISTANT, POLYPROPYLENE FABRIC, FLOW RATED AT 10 GPM/SF MINIMUM, GRAB TENSILE RATED AT 124 POUNDS MINIMUM, WITH INTEGRAL STAKE LOOPS, AND HARDWOOD STAKES. USE NO. 2130 BY AMOCO FABRICS & FIBERS, OR APPROVED EQUAL.

D. MULCH: ORGANICS INCLUDING STRAW, PROCESSED PINE / HEMLOCK TWIGS AND NEEDLES.

E. SEED MIXES: SHALL MEET THE REQUIREMENTS OF MASSACHUSETTS HIGHWAY DEPARTMENT STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, LATEST EDITION SECTION 6.03.0 OR 6.03.1 AS APPROPRIATE.

F. EXCELSIOR BLANKET: CURLED WOOD FIBER ON PHOTODEGRADABLE EXTRUDED PLASTIC MATRIX, 80% OF FIBERS 6-INCHES LONG OR LONGER, WEIGHT 0.975 POUNDS / SY, CONTAINING NO CHEMICAL ADDITIVES. USE CURLEX I BLANKET BY AMERICAN EXCELSIOR COMPANY, OR APPROVED EQUAL.

G. ROCK RIPRAP: SOUND, ANGULAR, 6-INCH MINUS PROCESSED ROCK, BLAST ROCK, OR TALINGS.

H. CRUSHED STONE: SOUND, ANGULAR, 2-INCH MINUS PROCESSED CRUSHED STONE.

PART 3 - EXECUTION

3.01 THROUGHOUT CONSTRUCTION

A. DEVISE WORK SEQUENCE SO AS TO LIMIT DRAINAGE AREA THAT IS TRIBUTARY TO DISTURBED AREAS. DEVISE, EMPLOY, AND MAINTAIN CONTROL MEASURES SUCH AS DIVERSION CHANNELS AND BERMS, STRATEGICALLY LOCATED STOCKPILES, AND SEDIMENT BASINS TO SUBDIVIDE DRAINAGE AREAS INTO SMALL, MANAGEABLE SUBAREAS, THEREBY MINIMIZING RUNOFF AND THE POTENTIAL FOR EROSION.

B. MAINTAIN BARRIER AT LIMIT OF WORK AND PROTECT EXISTING VEGETATION / FACILITIES OUTSIDE OF LIMIT OF WORK.

C. MAINTAIN SPARE MATERIAL STOCKPILES FOR IMMEDIATE EMPLOYMENT / REPAIR / EXPANSION OF CONTROL MEASURES. AT A MINIMUM, SUCH MATERIALS SHALL INCLUDE HAY BALES, SILT FENCE AND STAKES, AND CRUSHED STONE.

D. INSPECT AND MAINTAIN EFFECTIVENESS OF CONTROL MEASURES BY REPAIRING AS NECESSARY TO ENSURE INTENDED FUNCTION; BY SUPPLEMENTING AS NECESSARY FOR ADEQUATE EXTENT; BY REMOVING TRAPPED PRODUCTS OF EROSION AS NECESSARY TO MAINTAIN EFFECTIVE TRAP VOLUME.

E. LIMIT EXTENT OF WORK AREA SO THAT ALL DISTURBED AREAS CAN BE STABILIZED WITH CONTROL MEASURES WITHIN A 24-HOUR PERIOD.

F. INSTALL CONTROL MEASURES AS SOON AS PRACTICABLE AFTER EACH MANAGEABLE PORTION OF EARTHWORK IS COMPLETE. EMPLOY TEMPORARY MEASURES AS NECESSARY TO STABILIZE DISTURBED AREAS, EVEN WHERE SUBSEQUENT CONSTRUCTION OPERATIONS MAY REQUIRE RE-DISTURBANCE.

PART 3 - CONTINUED

G. WHEN INTENSE RAINFALL IS EXPECTED, CONSIDER, DEVISE, AND EMPLOY REINFORCING CONTROL MEASURES PRIOR TO THE RAINFALL EVENT TO MEET THE REQUIREMENTS DESCRIBED IN 1.01.A. IF NECESSARY, EMPLOY TEMPORARY CONTROL MEASURES ON WATERSHED STOCKPILES TO COUNTERACT POTENTIAL SEDIMENT TRANSPORT DURING INTENSE RAINFALL.

H. WHEN VEHICLE REFUELING IS REQUIRED ON SITE, CONDUCT REFUELING OPERATIONS OUTSIDE OF ENVIRONMENTALLY SENSITIVE AREAS.

I. PROPERLY DISPOSE OF DEBRIS, SOLID WASTE, TRASH, AND CONSTRUCTION WASTE / BYPRODUCTS OFF SITE.

J. SWEEP ON-SITE PAVED AREAS AND OFF-SITE STREETS AS NECESSARY TO PREVENT SILT AND DEBRIS ORIGINATING ON SITE FROM ENTERING CLOSED DRAINAGE SYSTEMS AND / OR ENVIRONMENTALLY SENSITIVE AREAS. WHEN NECESSARY UTILIZE WATER SPRAYING, SURFACE ROUGHENING AND/OR APPLY POLYMERS, SPRAY-ON TACKIFIERS, CHLORIDES AND BARRIERS FOR DUST CONTROL.

K. INSPECT EROSION CONTROLS DAILY THROUGHOUT CONSTRUCTION REPAIR DAMAGED CONTROLS IMMEDIATELY.

3.02 SITE PREPARATION AND ACCESS

A. WALK SITE AND IDENTIFY LOCATIONS OF LIMIT OF WORK AND ENVIRONMENTALLY SENSITIVE AREAS. ESTABLISH CONSTRUCTION STAGING AREA, LOCATED BEYOND ENVIRONMENTALLY SENSITIVE AREAS.

B. INSTALL CONTROL MEASURES AS SHOWN ON THE DRAWINGS, INCLUDING THOSE DEFINING THE LIMIT OF WORK.

C. LIMIT VEHICULAR TRAFFIC TO AND FROM SITE TO MINIMIZE TRANSPORT OF SEDIMENT.

3.03 CLEARING, GRUBBING, AND STRIPPING

A. SCHEDULE GRUBBING AND STRIPPING TO OCCUR IMMEDIATELY PRIOR TO EARTH DISTURBANCE, DEPENDING ON SITE AREA, CONSIDER MULTIPLE GRUBBING PHASES, SEQUENCED TO TAKE ADVANTAGE OF THE EROSION PREVENTION POTENTIAL OF EXISTING VEGETATIVE COVER.

B. MINIMIZE THE AREA OF EXISTING VEGETATION REMOVED WHEREVER POSSIBLE. NO GREATER THAN FIVE (5) ACRES SHALL BE UNSTABLE AT ANY TIME.

C. LOCATE AND SIZE STOCKPILES TO MINIMIZE EROSION POTENTIAL, TAKING ADVANTAGE OF TERRAIN SLOPE AND ASPECT, WHERE APPROPRIATE.

D. PROTECT VEGETATION, INCLUDING ROOT SYSTEMS, BEYOND LIMIT OF CLEARING.

E. PROCESS TIMBER, STUMPS, SLASH, AND BRUSH SO AS TO PROTECT ENVIRONMENTALLY SENSITIVE AREAS AND INSTALLED CONTROL MEASURES. PROPERLY DISPOSE OF EXCESS OFF SITE. BURIAL OF STUMPS ON SITE IS PROHIBITED.

3.04 EXCAVATION FOR BUILDING FOUNDATIONS AND UTILITIES

A. DEVISE AND INSTALL CONTROL MEASURES ADEQUATE TO HANDLE DISCHARGES AND TRAP SEDIMENT FROM FOOTING SUMP AND WELL POINT PUMPS PRIOR TO EXCAVATION.

B. ARMOR SUMP PUMP DISCHARGE LOCATIONS TO PREVENT EROSION AT POINT OF DISCHARGE AND AREAS DOWNSTREAM.

C. IF FOUNDATION EXCAVATIONS GRADE TO DAYLIGHT ON THE LOW SIDE, DEVISE AND INSTALL CONTROL MEASURES TO HANDLE SURFACE AND GROUNDWATER FLOW FROM EXCAVATION LOW POINT.

D. STOCKPILE EXCAVATED MATERIALS TO BAFFLE OVERLAND RUNOFF, AVOIDING THE CREATION OF LENGTHY PATHS OF CONCENTRATED RUNOFF. STOCKPILE SLOPES SHALL NOT EXCEED 2:1.

E. BACKFILL UTILITY TRENCHES AS SOON AS PRACTICABLE TO PREVENT FLOODING, SLOUGHING, POTENTIAL OVERFLOW, AND REPETITIVE EARTH DISTURBANCE.

3.05 SITE GRADING

A. WHERE APPLICABLE, FOLLOW EXCAVATION AND FILL PRACTICES SHOWN ON DRAWINGS TO LOCALIZE AND MINIMIZE EROSION.

B. MONITOR SEDIMENT VOLUME IN TEMPORARY SEDIMENT BASINS AND AT DIVERSION BERMS AND CHECK DAMS. IN ALL AREAS EXCEPT THOSE THAT DO NOT PRESENT POTENTIAL PROBLEMS WITH REGARD TO FUTURE SOIL STABILITY, DRAINAGE, OR BEARING CAPACITY, REMOVE AND PROPERLY DISPOSE OF TRAPPED SEDIMENT BEFORE BRINGING SITE TO FINAL SUBGRADE.

C. EXPOSED SOILS SHALL BE PERMANENTLY STABILIZED WITHIN FIVE (5) BUSINESS DAYS OF COMPLETION OF CONSTRUCTION OF A GIVEN AREA. EXPOSED AREAS WHERE NO WORK HAS OCCURRED FOR FOURTEEN (14) DAYS SHALL BE TEMPORARILY STABILIZED WITH HYDROSEED OR OTHER APPROVED METHOD.

D. SLOPES STEEPER THAN 3:1 SHALL BE STABILIZED IMMEDIATELY AFTER COMPLETION.

3.06 LANDSCAPING

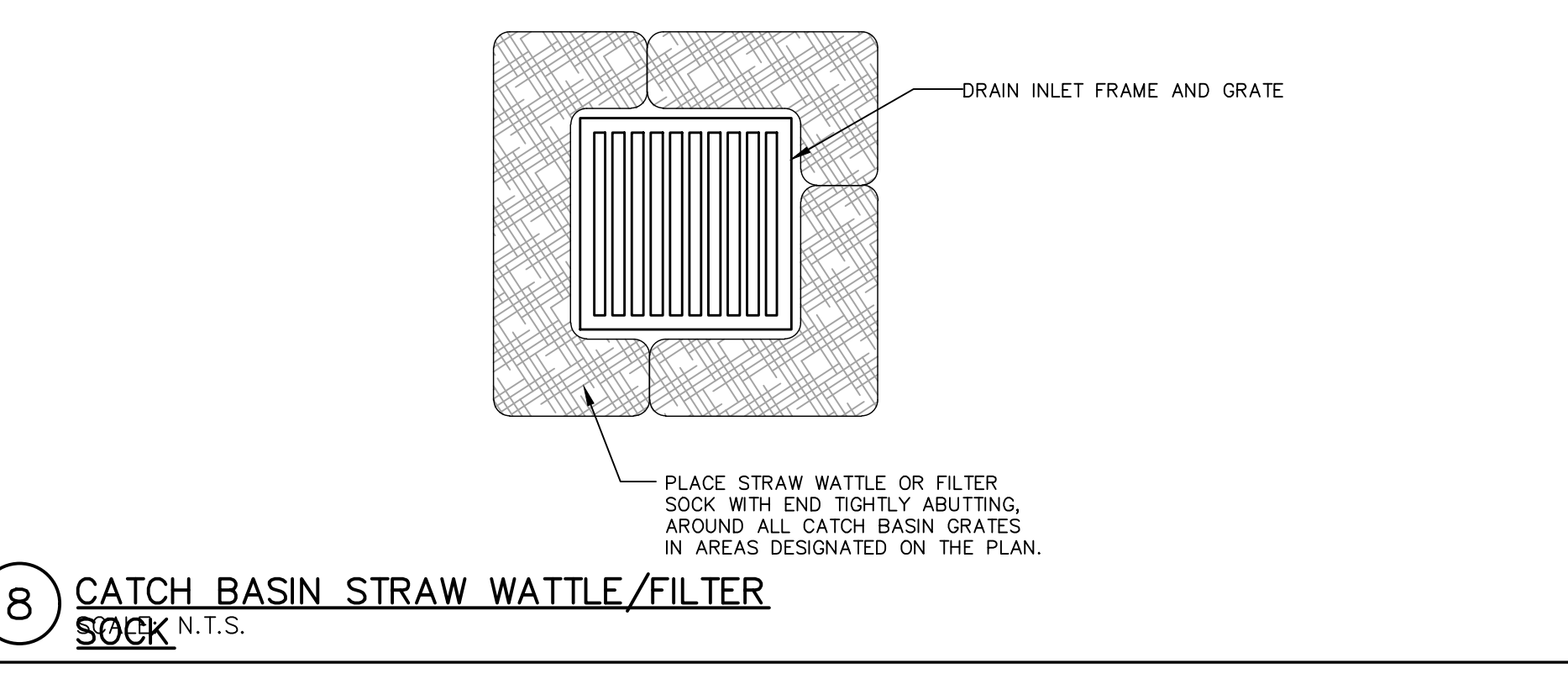
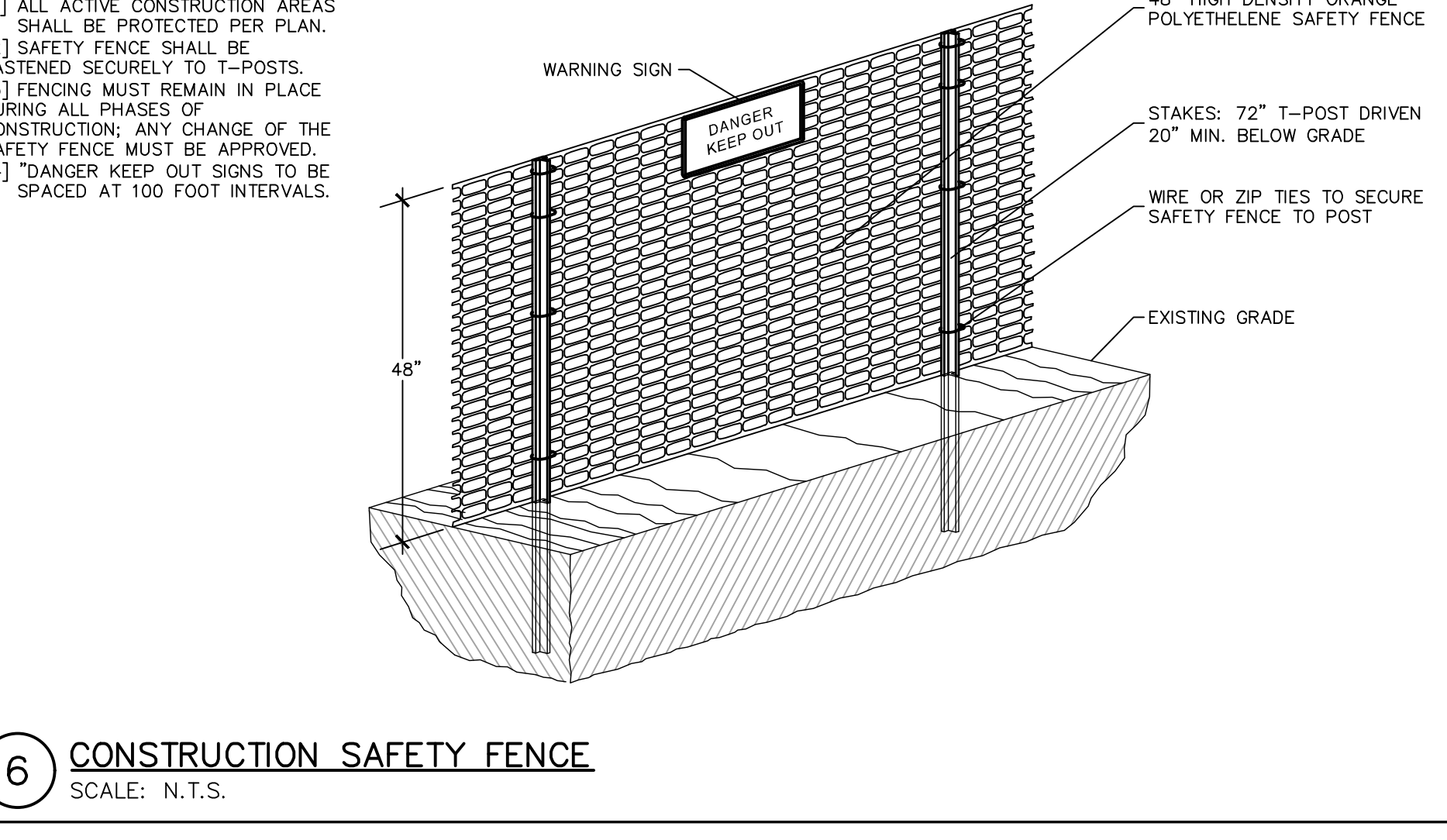
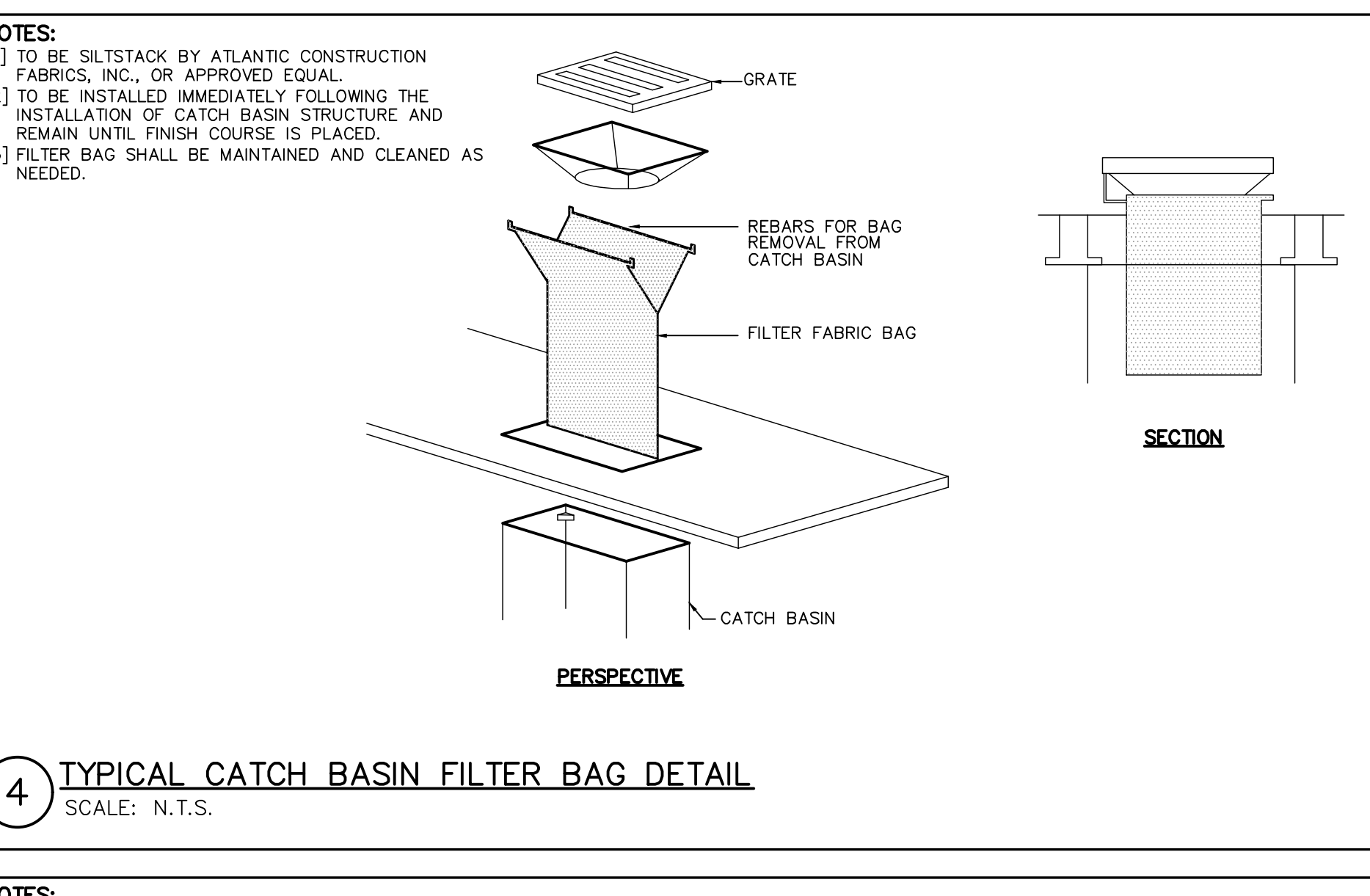
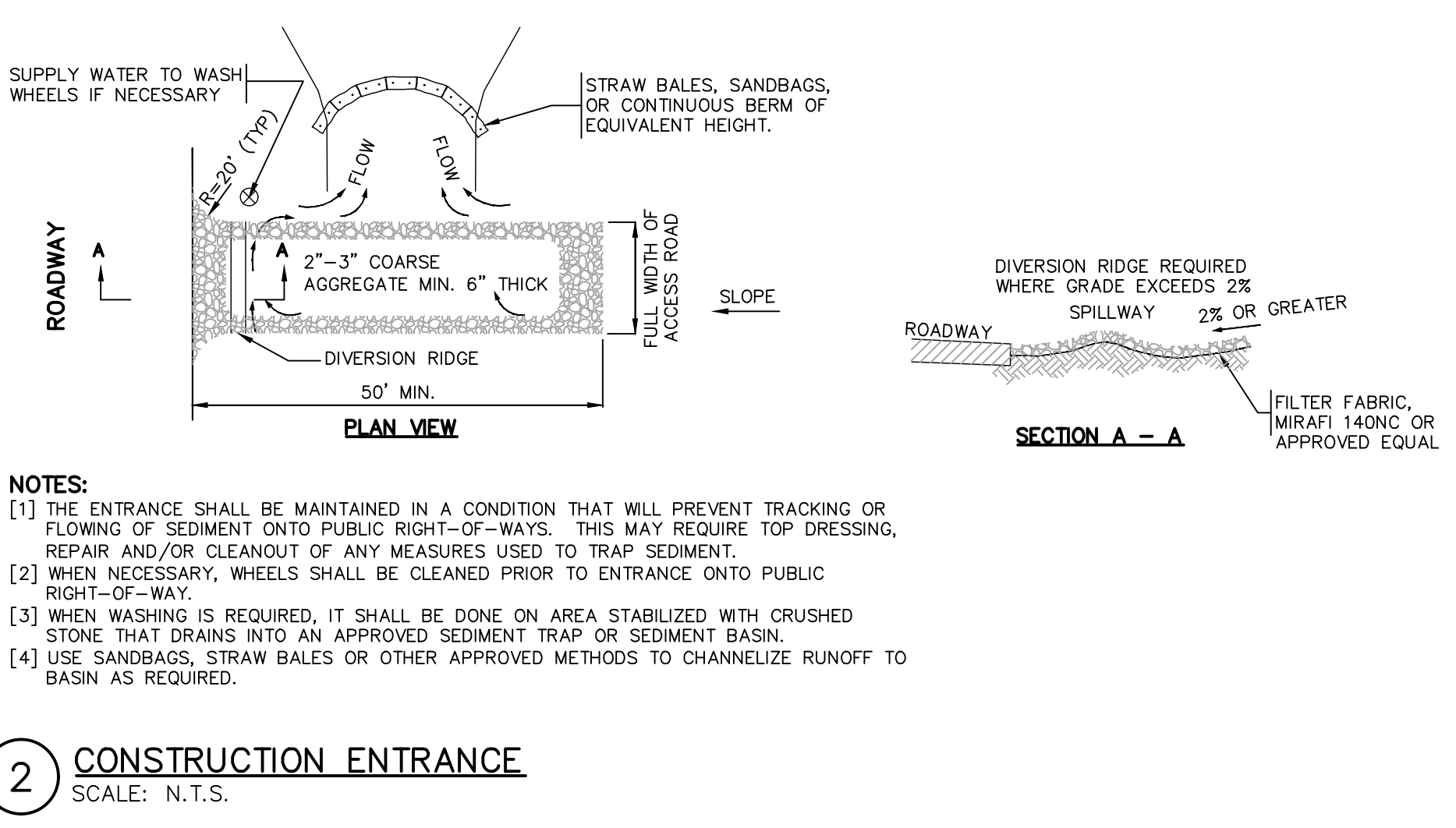
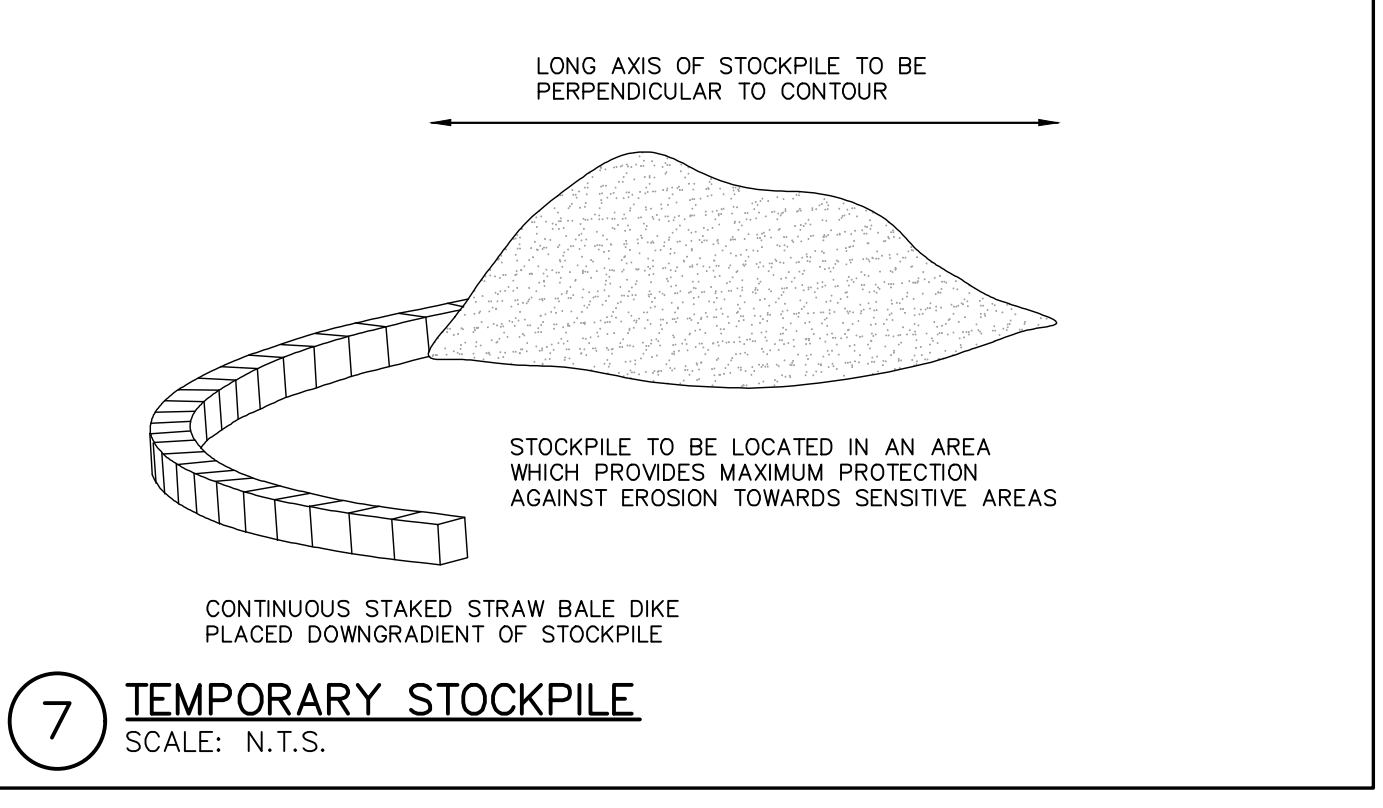
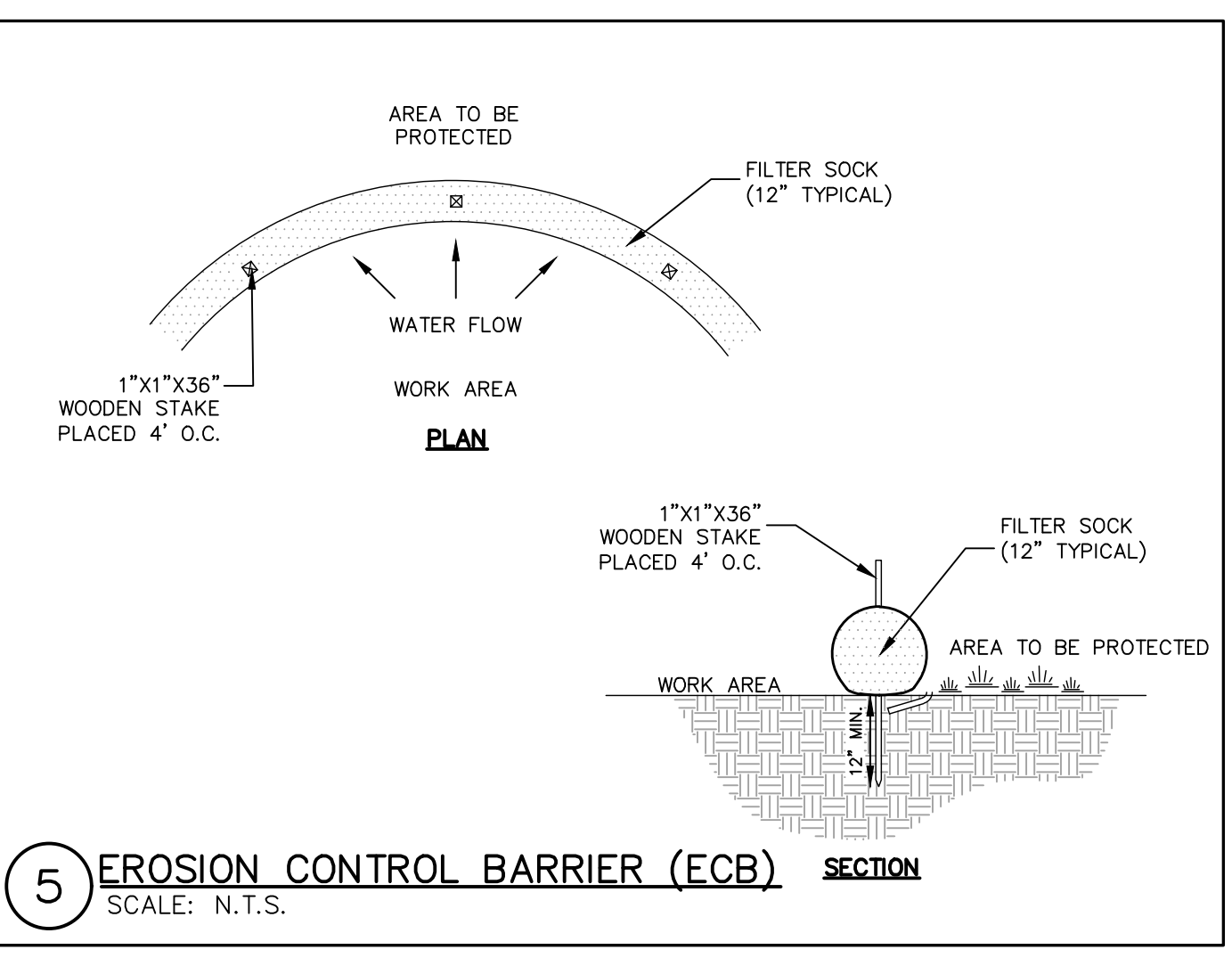
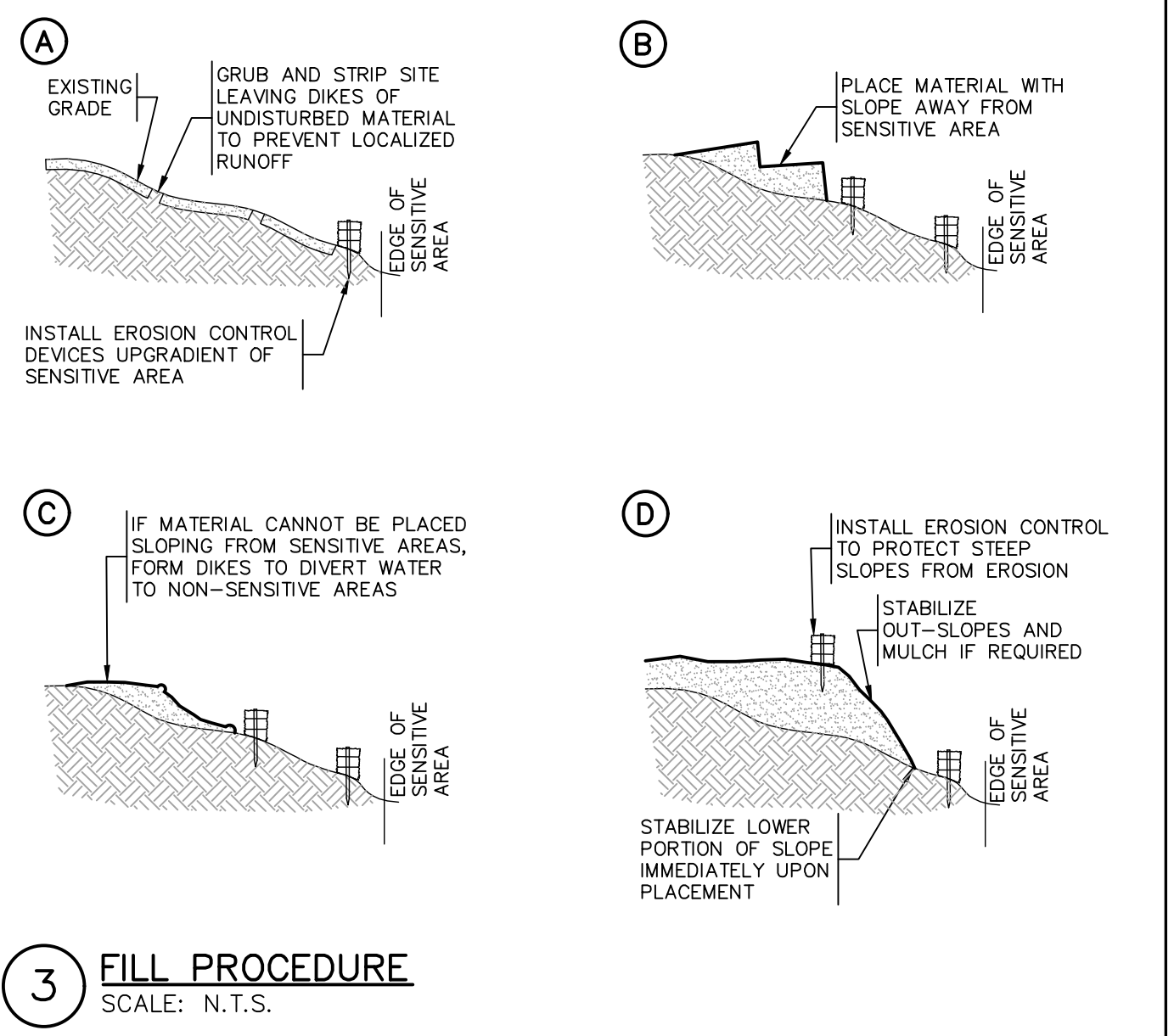
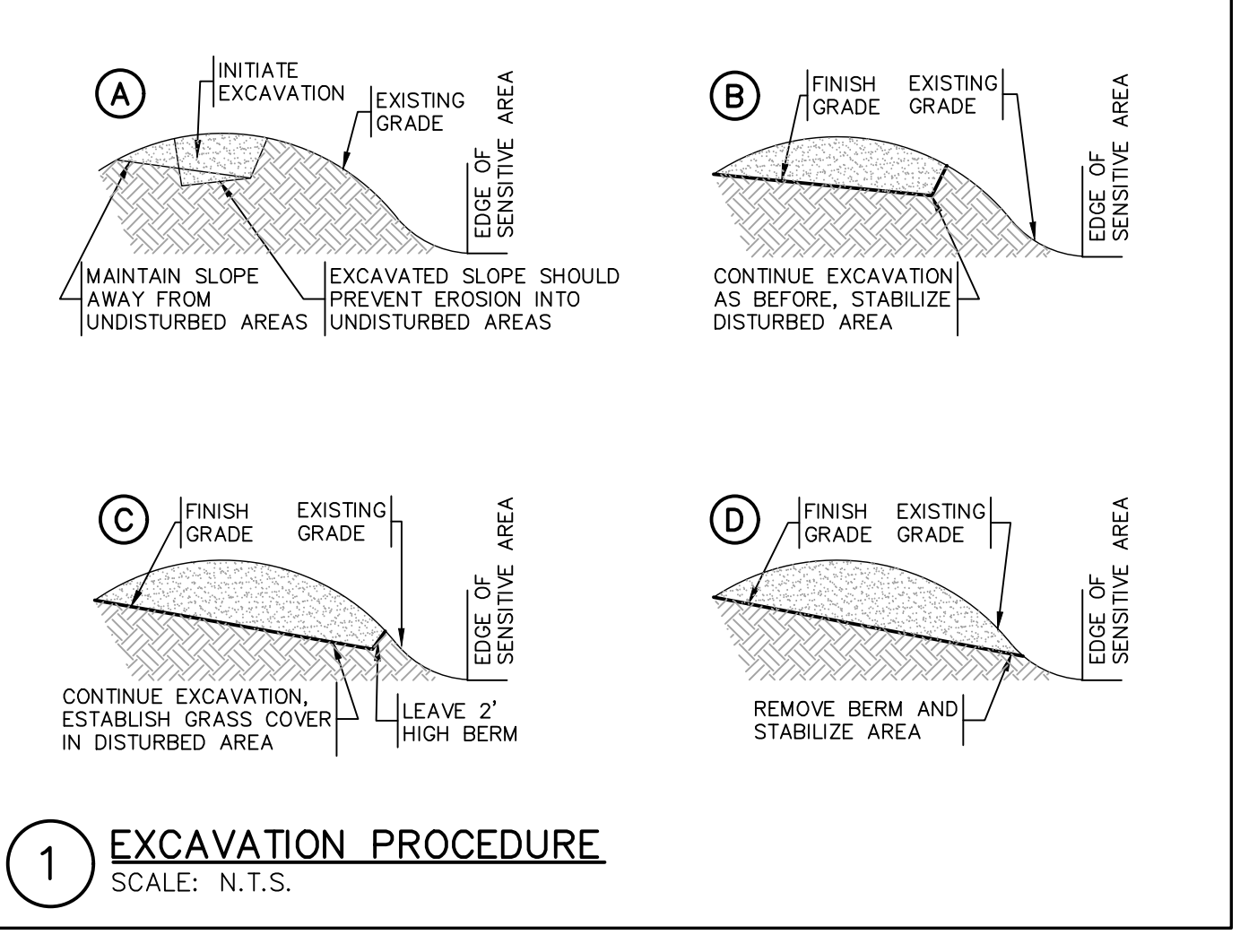
A. COMPLETE LANDSCAPING AS SOON AS POSSIBLE AFTER COMPLETION OF FINAL SUBGRADE.

B. IMMEDIATELY AFTER PLACEMENT OF TOPSOIL, STABILIZE WITH CONTROL MEASURES INCLUDING, BUT NOT NECESSARILY LIMITED TO, SEED MIX, MULCH, AND / OR BLANKET.

C. PERMANENT SEEDING MAY BE PERFORMED IN THE SPRING PRIOR TO JULY 1 AND IN BETWEEN AUGUST 1 AND OCTOBER 15. PERMANENT SEEDING AT OTHER TIMES SHALL BE APPROVED AND SHALL ONLY BE ALLOWED WITH AN APPROVED MULCHING AND IRRIGATION PROGRAM.

GENERAL SEQUENCE OF CONSTRUCTION

1. PLACE LIMIT OF WORK BARRIERS, FENCES, CONSTRUCTION ENTRANCES AND REQUIRED FENCING & SIGNS.
2. CONSTRUCT SEDIMENT TRAPS & BARRIERS AND PLACE OTHER CONTROLS, DIVERSION TRENCHES, PERIMETER DIKES, WATER BARS & OUTLET PROTECTION.
3. ESTABLISH STOCKPILE AND STAGING AREAS.
4. CUT TREES AND SHRUBS AND REMOVE FROM SITE OR STOCKPILE AND PROTECT STOCKPILE(S) BY APPROVED METHODS.
5. EXCAVATE STUMPS AND REMOVE FROM SITE OR STOCKPILE AND PROTECT STOCKPILE(S) BY APPROVED METHODS.
6. INSTALL DRAINAGE SYSTEM BEGINNING WITH INFILTRATION AREA. INSTALL, STABILIZE AND PROTECT INFILTRATION AREAS AND OTHER AREAS DISTURBED FOR COMPONENTS OF DRAINAGE SYSTEM. CLEAR, ROUGH GRADE & STABILIZE SLOPES OF ROADWAY FROM STATION 0+00 TO END BETWEEN JULY 1ST AND SEPTEMBER 15TH.
7. BEGIN EARTHWORKS, ESTABLISH, STABILIZE AND PROTECT CUT AND FILL SLOPES.
8. BEGIN INSTALLATION OF OTHER UTILITIES. ESTABLISH COVER, STABILIZE AND PROTECT AREAS DISTURBED FOR UTILITY INSTALLATION.
9. BEGIN EXCAVATION FOR STRUCTURES. STOCKPILE AND PROTECT EXCAVATED MATERIALS.
10. BACKFILL FOUNDATIONS STABILIZE ALL DISTURBED AREAS AND REMOVE EXCESS SOIL FROM SITE.
11. PERFORM SITE WORK IN ACCORDANCE WITH "EROSION AND SEDIMENT CONTROL REQUIREMENTS, PART 3 - EXECUTION".
12. VERIFY ALL AREAS HAVE BEEN STABILIZED, RE-SEED EXPOSED SOILS.
13. CLEAN INFILTRATION AREA, CLEAN CATCH BASINS AND STORM DRAINS. REMOVE ALL EROSION CONTROLS, LIMIT OF WORK BARRIERS, FENCES, CONSTRUCTION ENTRANCES, SIGNS AND SWEEP PAVED AREAS.



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APPROVAL UNDER SUBDIVISION CONTROL LAW REQUIRED. FRANKLIN PLANNING BOARD

BEING A MAJORITY DATE: _____

THIS CERTIFIES THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE FRANKLIN PLANNING BOARD HAS BEEN RECEIVED AND RECORDED ON _____ AT _____ AND NO APPEAL WAS RECEIVED DURING THE 20 DAYS NEXT AFTER SUCH RECEIPT OF SAID NOTICE.

FRANKLIN TOWN CLERK DATE: _____

REVISIONS

NO.	DATE	DESCRIPTION
1	9/3/21	CONSERVATION COMMISSION SUBMISSION
2	9/17/21	PLANNING BOARD RESUBMISSION
3	11/12/21	PLANNING BOARD RESUBMISSION

SHEET TITLE

EROSION & SEDIMENT CONTROL NOTES AND DETAILS

PROJECT:
OLAM ESTATES
DEFINITIVE SUBDIVISION
900 WASHINGTON STREET
FRANKLIN, MA 02038

OWNER/APPLICANT:
TEMPLE ETZ CHAIM
900 WASHINGTON STREET
FRANKLIN, MA 02038

DRAWING ISSUED FOR:
PERMIT

THIS PLAN IS INTENDED TO SHOW CONSTRUCTION AND MAY NOT SHOW ALL CONSTRUCTION DETAILS AND SPECIFICATIONS FOR THE PROPOSED IMPROVEMENTS, AND MAY NOT IDENTIFY ALL CONSTRUCTION ITEMS/AREAS OF CONTRACTOR JURISDICTION.

DES BY: SPB DATE: NOVEMBER 12, 2021
CHK BY: JEG PROJECT NO. 3003-001

C10.2

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