



LOCUS 1"=800'

**PRIVATE
DEFINITIVE
PLAN OF LAND IN
FRANKLIN, MA
TANGLEWOOD ESTATES II
SYMPHONY DRIVE EXTENSION**

DECEMBER 4, 2025 — 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**

**OWNER/APPLICANT: CYPRESS REAL ESTATE
DEVELOPMENT LLC
3 ROTHCHILD DRIVE
FOXBOROUGH, MA 02035**

**ZONING:
RURAL RESIDENTIAL I
ASSESSORS REF:
218-020-000**

ZONING DIMENSIONAL REQUIREMENTS:

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

SUBDIVISION DATA

- NEW HOMES - 2
- LENGTH OF COMMON DRIVE - 159FT.
- TOTAL AREA- 7.0± acres

WAIVERS REQUESTED

- SECTION 300-8.C STREET PLAN AND PROFILE PLAN SET EXCLUDES PLAN AND PROFILE, AS THERE ARE NO PUBLIC UTILITIES PROPOSED
- SECTION 300-10 STREETS (C)(1): TO REDUCE PAVEMENT WIDTH TO 20 FEET, WHERE 26 FEET IS REQUIRED.
- SECTION 300-10 (E)(1) DEAD END STREETS: TO ALLOW FOR A TEE TURN-AROUND WHERE A 45 FOOT CUL-DE-SAC IS REQUIRED.
- SECTION 300-10- (E) DEAD END STREETS (4): TO EXTEND THE ROADWAY 159± BEYOND THE EXISTING SYMPHONY DRIVE WHICH HAS AN EXISTING LENGTH OF 1129± WHERE 600 FEET MAXIMUM IS REQUIRED.
- SECTION 300-10 STREETS (H) CURBING(1): TO ALLOW NO CURBING WHERE SLANT GRANITE CURB IS REQUIRED.
- SECTION 300-11 STORMWATER MANAGEMENT (B) CONSTRUCTION (2): TO ALLOW ADS PIPE WHERE REINFORCED CONCRETE PIPE IS REQUIRED.
- SECTION 300-12 UTILITIES (B) SANITARY SEWERS (1) DESIGN (C): TO ALLOW A SEWER ENTRANCE ABOVE BASEMENT FLOOR GRADE
- SECTION 300-12 UTILITIES (C) OTHER UTILITIES (2) STREET LIGHTING : TO ALLOW NO STREET LIGHTENING WHERE STREET LIGHTENING IS REQUIRED.
- SECTION 300-13 OTHER IMPROVEMENTS (A) SIDEWALKS(1): TO INSTALL NO SIDEWALKS WHERE TWO SIDEWALKS ARE REQUIRED.
- SECTION 300-13 OTHER IMPROVEMENTS (E) SHADE TREES: TO ALLOW NO SHADE TREES TO BE PLANTED ALONG THE RIGHT-OF-WAY.

REGULATORY APPROVALS

- SUBJECT TO A CERTIFICATE OF VOTE ISSUED BY THE FRANKLIN PLANNING BOARD ON XXXX, XX, 2026 AND FILED WITH THE TOWN CLERK ON XXXX, XX, 2026 - SEE SHEET XX.
- SUBJECT TO AN ORDER OF CONDITIONS (CE 159-XXXX) ISSUED BY THE FRANKLIN CONSERVATION COMMISSION ON XXXX, XX, 2026

LIST OF PLAN SHEETS

SHEET NO.	DESCRIPTION	LAST REVISED
SHEET 1	LEGEND	12-04-2025
SHEET 2	EXISTING CONDITIONS	2-10-2026
SHEET 2.1	EXISTING CONDITIONS	2-10-2026
SHEET 3	PROPERTY LINE PLAN	2-10-2026
SHEET 4	TOPOGRAPHIC & UTILITY PLAN	2-10-2026
SHEET 5	CONSTRUCTION DETAILS	2-10-2026
SHEET 6	CONSTRUCTION DETAILS	2-10-2026
SHEET 7	SWPPP	2-10-2026

THE LAST REVISED DATE FOR PLANS IN THIS SET IS: 2-10-2026

PROJECT:

**Symphony Drive
Extension**

**Franklin
Massachusetts**

OWNER/APPLICANT:

**CYPRESS REAL
ESTATE
DEVELOPMENT LLC
3 ROTHCHILD DRIVE
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

STAMP



DRAWING TITLE

**Cover
Sheet**

SCALE: 1" = 40'

DEC. 4, 2025 SHEET NUMBER
25-0108B CV

DATE	DESCRIPTION
2/10/2026	ADD ADDITIONAL SHEETS AND VARIANCE. UPDATE LOCUS

GENERAL NOTES

- ON SITE TOPOGRAPHICAL INFORMATION OBTAINED FROM AN ON-THE-GROUND SURVEY CONDUCTED BY COLONY GROUP, INC. FROM MARCH, 2025 TO APRIL, 2025 AND NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION (NOAA) LIDAR. 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.
- 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 SYMPHONY DRIVE 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 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 GRAVELED 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).
- THE LOCATIONS OF THE HOMES AND DRIVEWAYS ARE ESTIMATES ONLY AND WILL BE ADJUSTED BASED ON THE ACTUAL HOME TO BE BUILT. THIS WILL ALSO AFFECT LIMITS OF CLEARING FOR THE HOMES.
- THIS PLAN IS SUBJECT TO A CERTIFICATION OF VOTE BY THE FRANKLIN PLANNING BOARD DATED XXXXXXXX SAID CERTIFICATION SHALL BE CONSIDERED PART OF THIS PLAN.
- THIS PLAN IS SUBJECT TO AN ORDER OF CONDITIONS ISSUED BY THE FRANKLIN CONSERVATION COMMISSION DATED XXXXXXXX, DEP FILE No. XXXXXXXX. SAID ORDER SHALL BE CONSIDERED APART OF THIS PLAN.

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)
⊙	- 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)
⊖	- 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
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
⊙	- 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
HMA	- HOT MIX ASPHALT
WCR	- WHEELCHAIR RAMP
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)
⊖	- BARBED WIRE FENCE
⊖	- STOCKADE FENCE
⊖	- CHAIN-LINK FENCE

PROJECT:

**Symphony Drive
Extension**

**Franklin
Massachusetts**

OWNER/APPLICANT:

**CYPRESS REAL
ESTATE
DEVELOPMENT LLC
3 ROTHCHILD DRIVE
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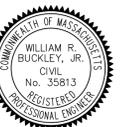
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DATE _____ FRANKLIN TOWN CLERK

STAMP



DRAWING TITLE

Legend

SCALE: 1" = 40'

DEC. 4, 2025 SHEET NUMBER

25-0108B

1



PROJECT:
Symphony Drive Extension

Franklin Massachusetts

OWNER/APPLICANT:
CYPRESS REAL ESTATE DEVELOPMENT LLC
3 ROTHCHILD DRIVE
FOXBOROUGH, MA 02035

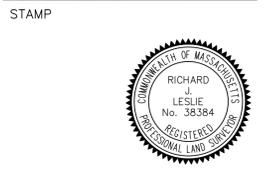


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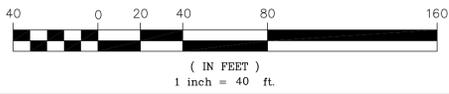


DRAWING TITLE

Existing Conditions Plan

SCALE: 1" = 40'
DEC. 4, 2025 SHEET NUMBER
25-0108B **2.1**

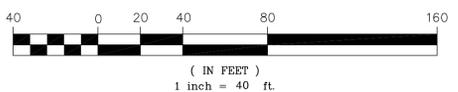
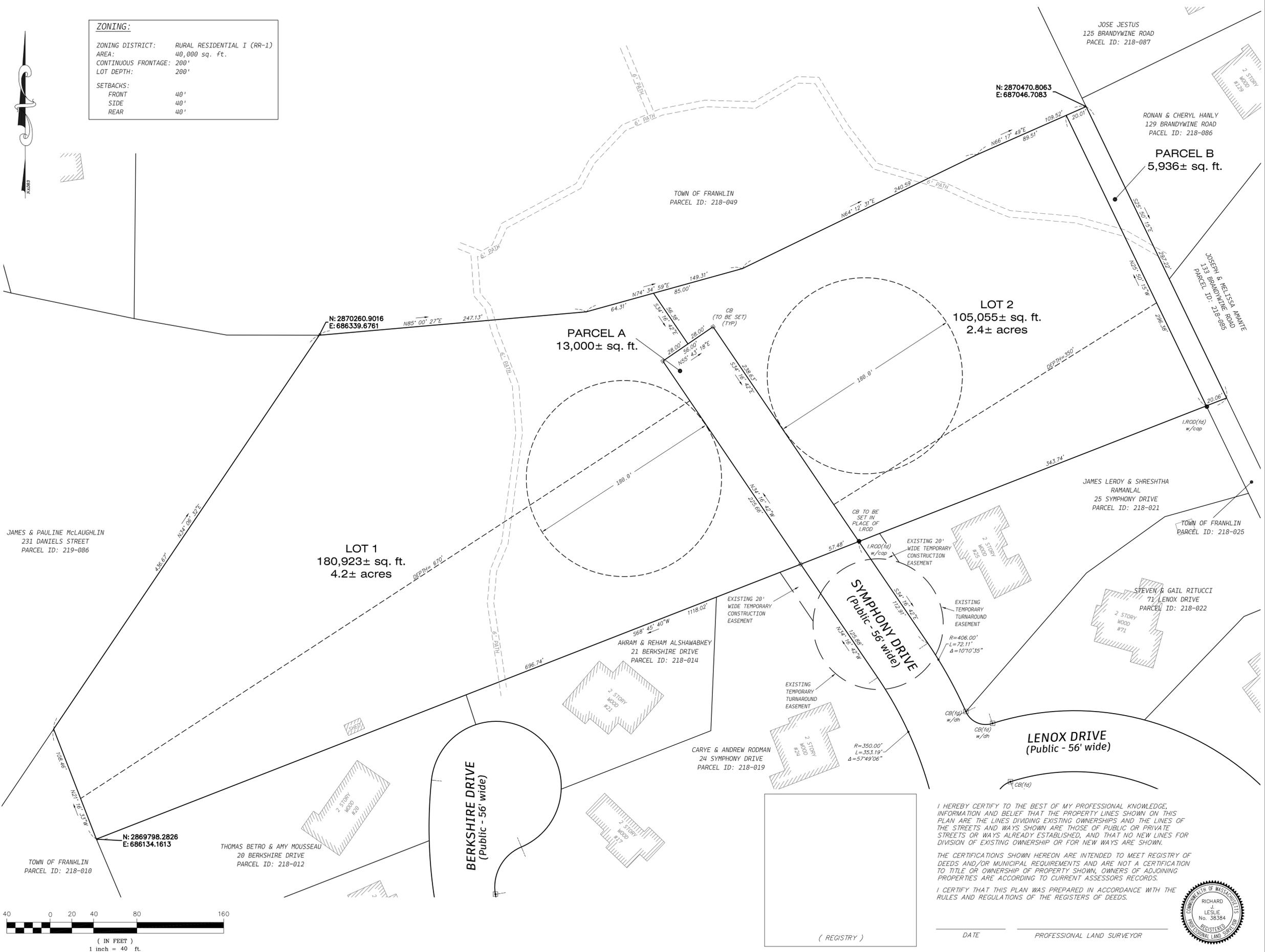
DATE	DESCRIPTION
2/10/2026	ADD ABUTTING STRUCTURES, TREE LINE & BENCHMARK



ZONING:

ZONING DISTRICT: RURAL RESIDENTIAL I (RR-1)
 AREA: 40,000 sq. ft.
 CONTINUOUS FRONTAGE: 200'
 LOT DEPTH: 200'

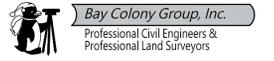
SETBACKS:
 FRONT 40'
 SIDE 40'
 REAR 40'



PROJECT:
Symphony Drive Extension

Franklin Massachusetts

OWNER/APPLICANT:
CYPRESS REAL ESTATE DEVELOPMENT LLC
3 ROTHCHILD DRIVE FOXBOROUGH, MA 02035



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

DATE	DESCRIPTION
2/10/2026	ADD TIES, BOUNDS & PARCEL B

DEED REF:
 BK.4525, PG.319

PLAN REF:
 PB.334, PLAN No.400-1986
 PB.417, PLAN No.706-1993
 PB.474, PLAN No.296-2000
 PB.529, PLAN No.99-2004
 PB.593, PLAN No.46-2009
 PB.637, PLAN No.82-2015
 PB.699, PLAN No.22-2021
 PB.711, PLAN No.3-2022
 PB.734, PG.61
 BK.4215, PG.518, No.1130-1964
 BK.4892, PG.466, No.1057-1972

ASSESSOR'S REF:
 MAP 218, PARCEL 20

ZONING REF:
 RURAL RESIDENTIAL I

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

Property Line Plan

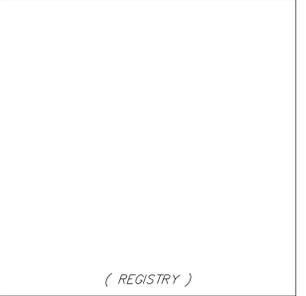
SCALE: 1" = 40'
 DEC. 4, 2025 SHEET NUMBER
 25-0108B **3**

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS AND THE LINES OF THE STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

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



NOTES:

- AREAS WITHIN THE BUFFER ZONE SHALL HAVE "ORIGINAL JONATHAN GREEN BLACK BEAUTY" SEED MIX ON 6" OF LOAM. AREAS OUTSIDE THE BUFFER ZONE SHALL BE STANDARD 6" LOAM AND SEED.
- NO STUMPS SHALL BE BURIED ON THE SITE
- ALL MATERIAL STOCKPILES SHALL BE OUTSIDE OF THE 100' BUFFER ZONE
- ORANGE CONSTRUCTION FENCING SHALL BE INSTALLED PRIOR TO CLEARING. SILT SOCKS SHALL BE INSTALLED AFTER CLEARING AND BEFORE GRUBBING

PROJECT:

Symphony Drive Extension

Franklin Massachusetts

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DATE APPROVED: _____
DATE FORWARDED: _____
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STAMP



DRAWING TITLE

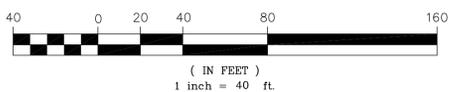
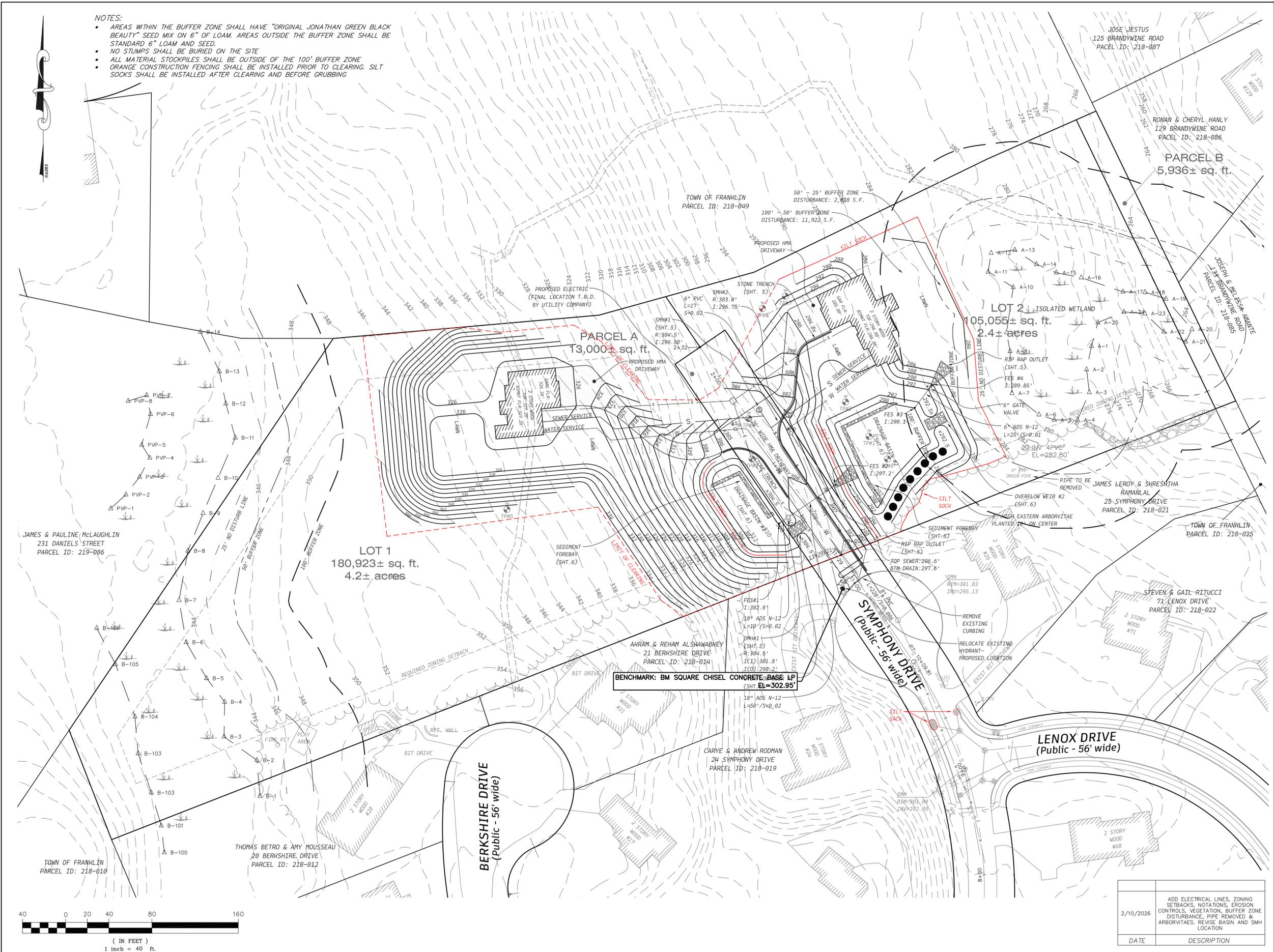
Topographic Plan

SCALE: 1" = 40'

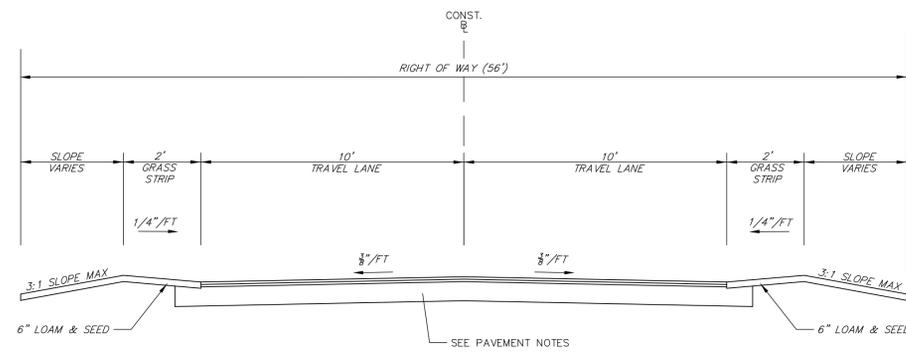
DEC. 4, 2025 SHEET NUMBER

25-0108B

4



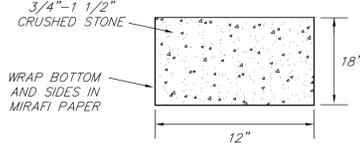
DATE	DESCRIPTION
2/10/2026	ADD ELECTRICAL LINES, ZONING SETBACKS, NOTATIONS, EROSION CONTROLS, VEGETATION, BUFFER ZONE DISTURBANCE, PIPE REMOVED & ARBORVITAE, REVISE BASIN AND SMH LOCATION



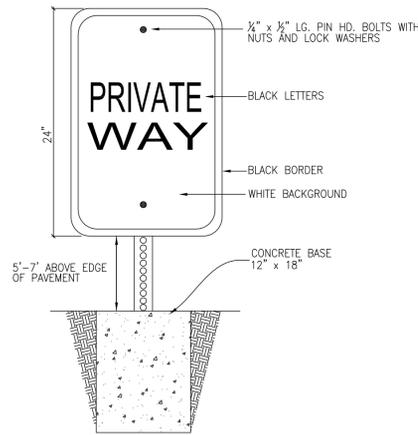
PAVEMENT NOTES

HOT MIX ASPHALT ROADWAY PAVEMENT
 SURFACE: 1-1/2" TYPE I-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

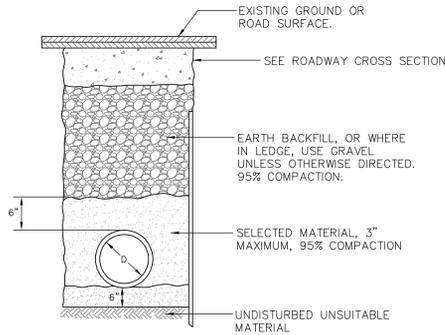
TYPICAL CROSS SECTION
NTS



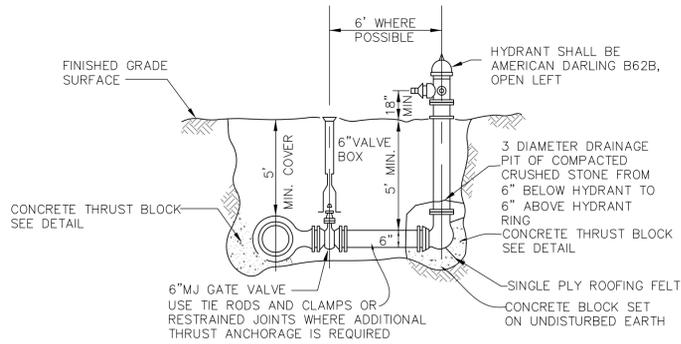
CRUSHED STONE SWALE
NTS



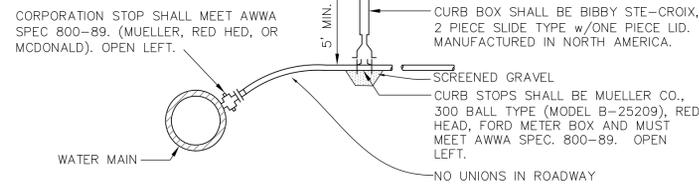
ROADWAY CROSS SECTION
NTS



DRAINAGE TRENCH
NTS

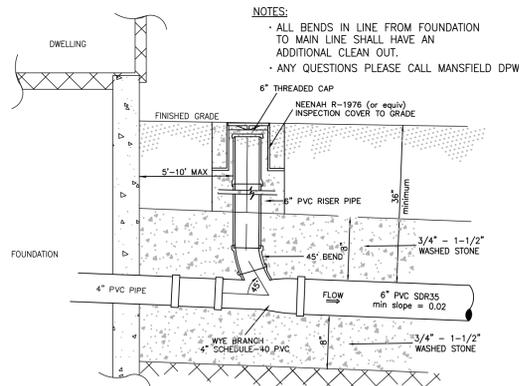


HYDRANT ASSEMBLY
NTS



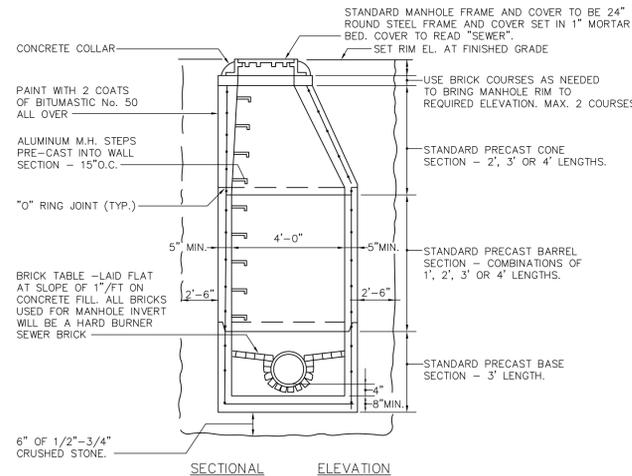
NOTE
 TYPE K COPPER TUBING SHALL MEET ASTM B-88, BE SEAMLESS, HAVE A MINIMUM DIAMETER OF 1 INCH, AND SHALL BE MANUFACTURED IN NORTH AMERICA

WATER SERVICE ASSEMBLY
NTS

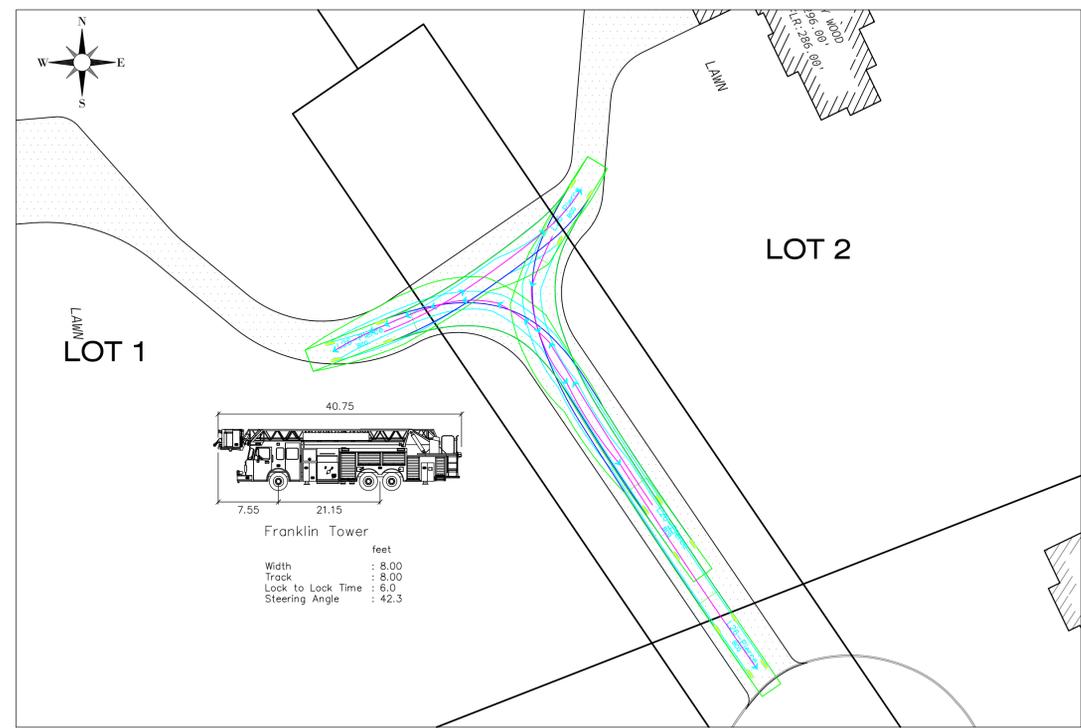


SEWER SERVICE CONNECTION
NTS

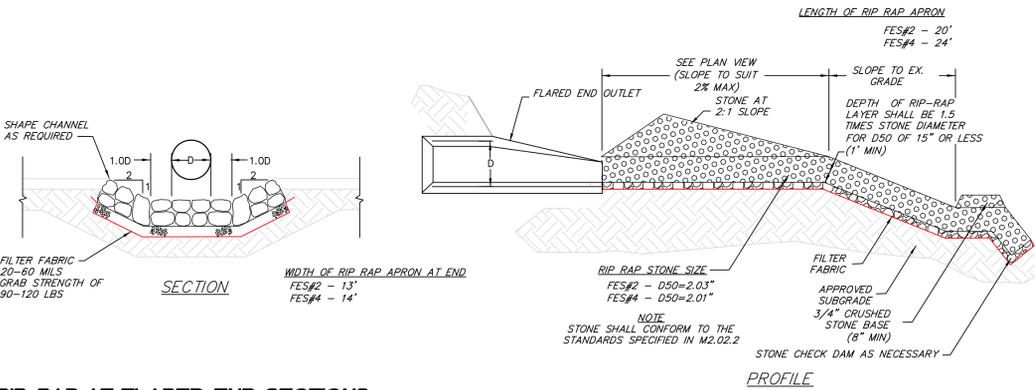
PRECAST CONCRETE SEWER MANHOLE
NTS



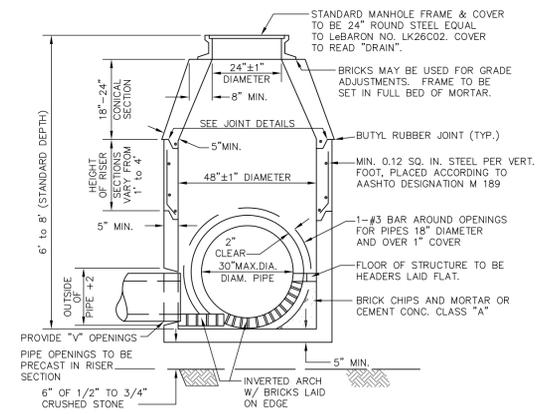
FIRE TRUCK TURNING PLAN
NTS



RIP-RAP AT FLARED END SECTIONS
NTS



PRECAST CONCRETE DRAIN MANHOLE
NTS



PROJECT:
 Symphony Drive Extension

Franklin Massachusetts

OWNER/APPLICANT:
 CYPRESS REAL ESTATE DEVELOPMENT LLC
 3 ROTHCHILD DRIVE
 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
2/10/2026	ADD RIP-RAP DETAIL

DATE APPROVED: _____
 DATE FORWARDED: _____
 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

Detail Plan

SCALE: AS NOTED

DEC. 4, 2025 SHEET NUMBER

25-0108B

5

2/10/2026	REVISE BASINS. ADD TEST PIT DATA
DATE	DESCRIPTION

TEST PIT #1	
DATE: 6/3/2025	GND ELEV: 290.2' TOP WELL EL:
Depth (Elevation)	Soil Description
5" (289.8')	A SL: 10YR3/2
36" (287.2')	B SL: 5YR4/6
120" (280.2')	C LS: 7.5YR5/4 GRAVELLY, COBBLY, COARSE
WATER WEeping @ 32" (287.5')	
WATER STANDING @ 80" (283.5')	
NO MOTTLING	
BASIS OF GNDWTR ADJUSTMENT:	DIRECT READING
SCS SOIL TYPE:	MONTAUK FINE SANDY LOAM
SOIL EVALUATOR:	WILLIAM BUCKLEY, JR.
WITNESS:	STEVE DONATELLI

TEST PIT #2	
DATE: 6/3/2025	GND ELEV: 290.4' TOP WELL EL:
Depth (Elevation)	Soil Description
5" (290.0')	A SL: 10YR3/2
42" (286.9')	B SL: 5YR4/6
120" (280.4')	C LS: 7.5YR5/4 GRAVELLY, COBBLY, COARSE
WATER WEeping @ 36" (287.4')	
WATER STANDING @ 80" (283.7')	
NO MOTTLING	
BASIS OF GNDWTR ADJUSTMENT:	DIRECT READING
SCS SOIL TYPE:	MONTAUK FINE SANDY LOAM
SOIL EVALUATOR:	WILLIAM BUCKLEY, JR.
WITNESS:	STEVE DONATELLI

TEST PIT #3	
DATE: 6/3/2025	GND ELEV: 306.5' TOP WELL EL:
Depth (Elevation)	Soil Description
6" (306.0')	A SL: 10YR3/2
35" (303.6')	B SL: 10YR5/6
66" (301.0')	B2 SL: 5YR4/6
REFUSAL @ 66" (301.0')	
NO WATER/MOTTLING	
BASIS OF GNDWTR ADJUSTMENT:	DIRECT READING
SCS SOIL TYPE:	MONTAUK FINE SANDY LOAM
SOIL EVALUATOR:	WILLIAM BUCKLEY, JR.
WITNESS:	STEVE DONATELLI

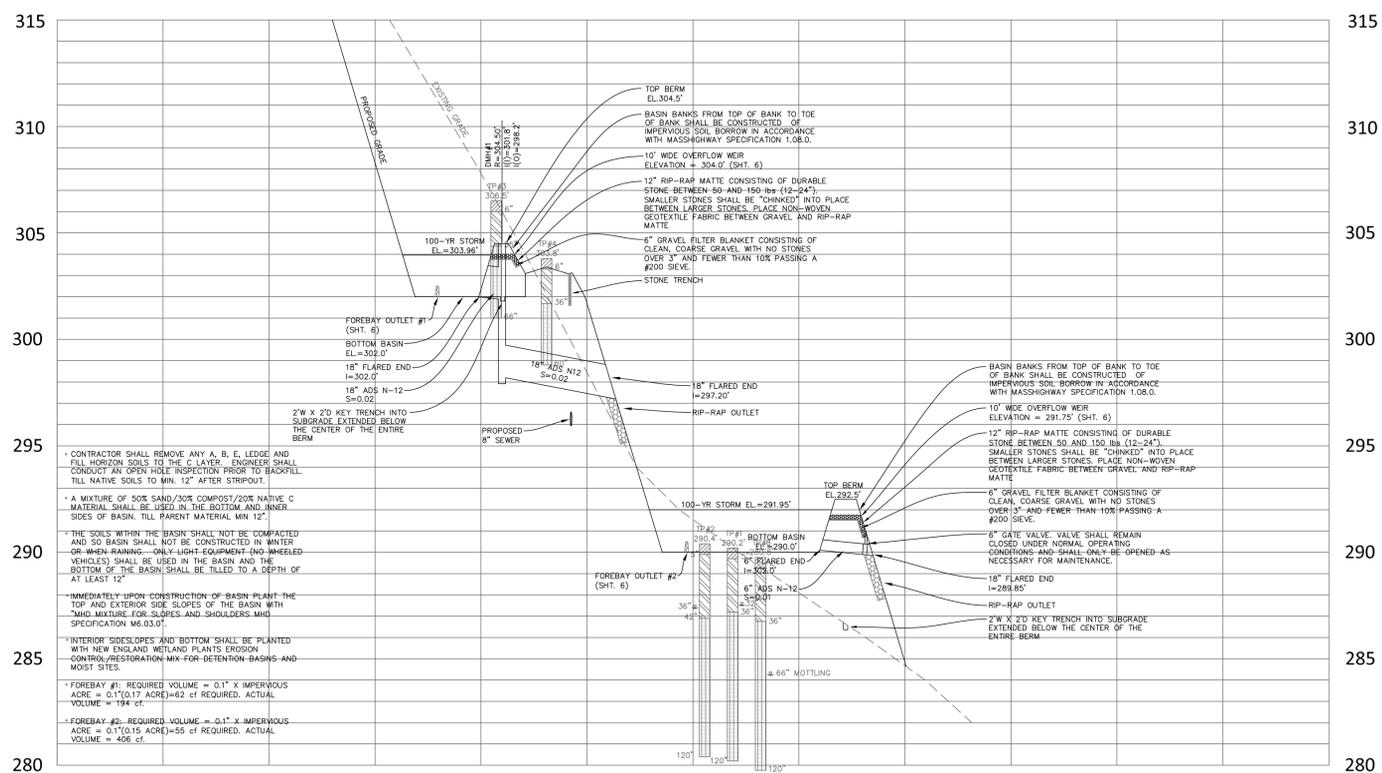
TEST PIT #4	
DATE: 6/3/2025	GND ELEV: 303.8' TOP WELL EL:
Depth (Elevation)	Soil Description
6" (303.3')	A SL: 10YR3/2
36" (300.8')	B SL: 10YR5/6
60" (298.8')	B2 SL: 5YR4/6
REFUSAL @ 60" (298.8')	
NO WATER/MOTTLING	
BASIS OF GNDWTR ADJUSTMENT:	DIRECT READING
SCS SOIL TYPE:	MONTAUK FINE SANDY LOAM
SOIL EVALUATOR:	WILLIAM BUCKLEY, JR.
WITNESS:	STEVE DONATELLI

TEST PIT #5	
DATE: 6/3/2025	GND ELEV: 343.0' TOP WELL EL:
Depth (Elevation)	Soil Description
6" (342.5')	A SL: 10YR3/2
36" (340.0')	B SL: 10YR5/6
62" (337.8')	B2 SL: 5YR4/6
REFUSAL @ 62" (337.8')	
NO WATER/MOTTLING	
BASIS OF GNDWTR ADJUSTMENT:	DIRECT READING
SCS SOIL TYPE:	MONTAUK FINE SANDY LOAM
SOIL EVALUATOR:	CAMERON GRAY
WITNESS:	STEVE DONATELLI

TEST PIT #6	
DATE: 6/3/2025	GND ELEV: 293.0' TOP WELL EL:
Depth (Elevation)	Soil Description
6" (292.5')	A SL: 10YR3/2
24" (291.0')	B1 SL: 5YR4/6
60" (288.0')	B2 SL: 5YR3/4
120" (283.0')	C LS: 7.5YR5/4 GRAVELLY, COBBLY, COARSE
WATER WEeping @ 29" (290.5')	
WATER STANDING @ 80" (286.3')	
NO MOTTLING	
BASIS OF GNDWTR ADJUSTMENT:	DIRECT READING
SCS SOIL TYPE:	MONTAUK FINE SANDY LOAM
SOIL EVALUATOR:	WILLIAM BUCKLEY, JR.
WITNESS:	STEVE DONATELLI

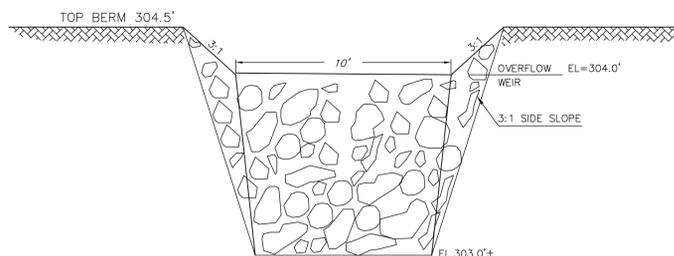
TEST PIT #7	
DATE: 6/3/2025	GND ELEV: 290.9' TOP WELL EL:
Depth (Elevation)	Soil Description
6" (290.4')	A SL: 10YR3/2
30" (288.4')	B SL: 5YR4/6
120" (280.9')	C LS: 7.5YR5/4
WATER WEeping @ 29" (288.4')	
NO MOTTLING	
BASIS OF GNDWTR ADJUSTMENT:	DIRECT READING
SCS SOIL TYPE:	MONTAUK FINE SANDY LOAM
SOIL EVALUATOR:	WILLIAM BUCKLEY, JR.
WITNESS:	STEVE DONATELLI

TEST PIT #8	
DATE: 2/17/2026	GND ELEV: 289.8' TOP WELL EL:
Depth (Elevation)	Soil Description
5" (289.3')	A SL: 10YR3/2
36" (286.8')	B SL: 5YR4/6
120" (279.8')	C LS: 7.5YR5/4 GRAVELLY, COBBLY, COARSE
MOTTLING @ 66" (284.3')	
WATER WEeping @ 96" (281.8')	
WATER STANDING @ 120" (279.8')	
BASIS OF GNDWTR ADJUSTMENT:	DIRECT READING
SCS SOIL TYPE:	MONTAUK FINE SANDY LOAM
SOIL EVALUATOR:	CAMERON GRAY

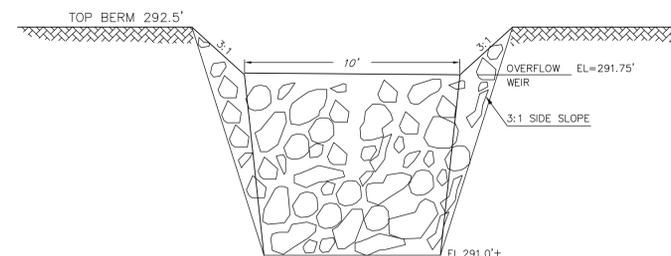


Basin #1 & #2

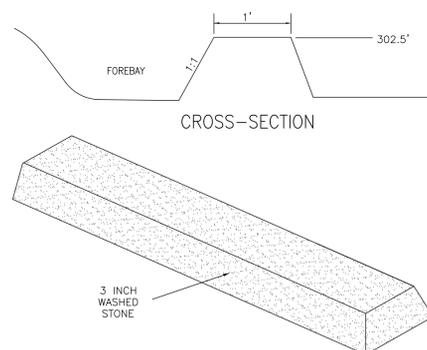
Horizontal Scale: 1" = 40'
Vertical Scale: 1" = 4'



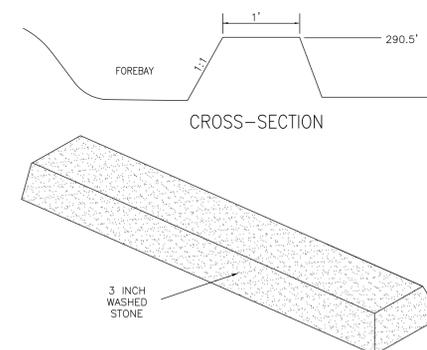
END VIEW OF OVERFLOW WEIR BASIN #1
NTS



END VIEW OF OVERFLOW WEIR BASIN #2
NTS



FOREBAY OUTLET BASIN #1
NTS



FOREBAY OUTLET BASIN #2
NTS

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STAMP



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Detail Plan

SCALE: AS NOTED

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