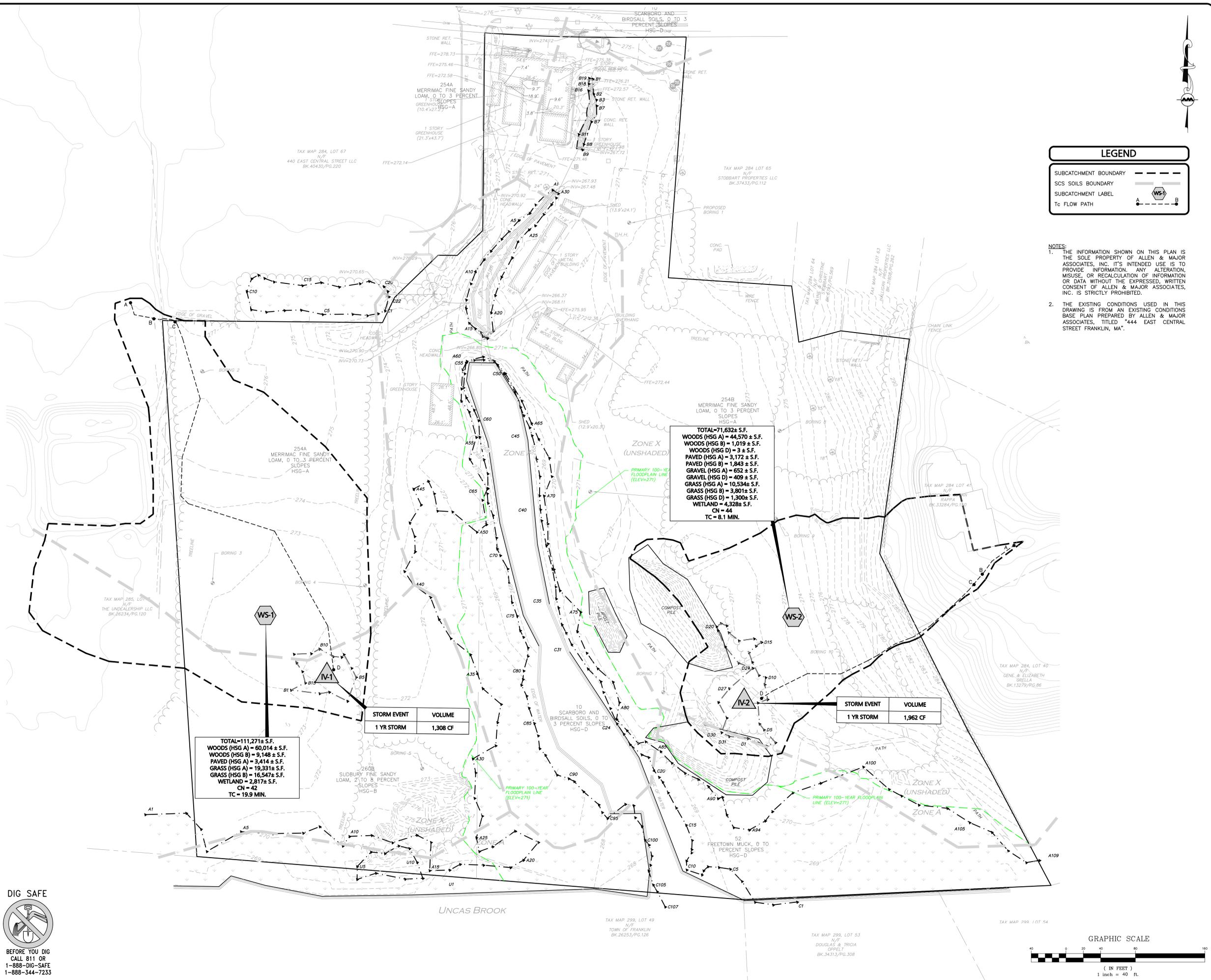


N:\PROJECTS\3317-01\CIVIL DRAWINGS\CURRENT\C-3317-01\_ILSF\_CALC.DWG



**LEGEND**

SUBCATCHMENT BOUNDARY

SCS SOILS BOUNDARY

SUBCATCHMENT LABEL

Tc FLOW PATH

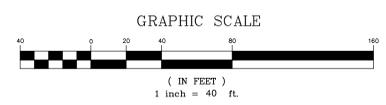
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**TOTAL=71,632± S.F.**  
**WOODS (HSG A) = 44,570 ± S.F.**  
**WOODS (HSG B) = 1,019 ± S.F.**  
**WOODS (HSG D) = 3 ± S.F.**  
**PAVED (HSG A) = 3,172 ± S.F.**  
**PAVED (HSG B) = 1,843 ± S.F.**  
**GRAVEL (HSG A) = 652 ± S.F.**  
**GRAVEL (HSG D) = 409 ± S.F.**  
**GRASS (HSG A) = 10,534± S.F.**  
**GRASS (HSG B) = 3,801± S.F.**  
**GRASS (HSG D) = 1,300± S.F.**  
**WETLAND = 4,328± S.F.**  
**CN = 44**  
**TC = 8.1 MIN.**

**TOTAL=111,271± S.F.**  
**WOODS (HSG A) = 60,014 ± S.F.**  
**WOODS (HSG B) = 9,148 ± S.F.**  
**PAVED (HSG A) = 3,414 ± S.F.**  
**GRASS (HSG A) = 19,331± S.F.**  
**GRASS (HSG B) = 16,547± S.F.**  
**WETLAND = 2,817± S.F.**  
**CN = 42**  
**TC = 19.9 MIN.**

STORM EVENT	VOLUME
1 YR STORM	1,308 CF

STORM EVENT	VOLUME
1 YR STORM	1,962 CF



*Carlton M. Quinn*  
 PROFESSIONAL ENGINEER FOR  
 ALLEN & MAJOR ASSOCIATES, INC.

APPLICANT/OWNER:  
**TAG CENTRAL LLC**  
**275 REGATTA DRIVE**  
**JUPITER, FL 33477**

PROJECT:  
**LIP APPLICATION PLANS**  
**444 EAST CENTRAL STREET**  
**FRANKLIN, MA**

PROJECT NO. 3317-01 DATE: 2025-12  
 SCALE: 1" = 40' DWG. NAME: C-3317-01  
 DESIGNED BY: MTB CHECKED BY: CMQ

**ALLEN & MAJOR ASSOCIATES, INC.**  
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 environmental consulting • landscape architecture  
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DRAWING TITLE: **IWW EXHIBIT** SHEET No. **EX-1**

**DIG SAFE**

BEFORE YOU DIG  
 CALL 811 OR  
 1-888-DIG-SAFE  
 1-888-344-7233



February 13, 2025

Franklin Conservation Commission  
355 E. Central Street  
Franklin, MA 02038

Re:                Bordering Land Subject to Flooding Analysis  
                      444 East Central Street, Franklin, Massachusetts (DEP File No. 159-1306)

Dear Franklin Conservation Commission,

Goddard Consulting, LLC, (Goddard) is pleased to submit this memorandum on behalf of, TAG Central LLC (the Applicant) to document the extent of Bordering Land Subject to Flooding (BLSF) on the locus site as depicted on site plans submitted under the Abbreviated Notice of Resource Area Delineation (ANRAD) application filed for 444 East Central Street in Franklin, MA (DEP File No. 159-1306).

Two hard copies and a digital copy have been submitted for the Commission's review and approval. If you have any questions, please feel free to contact Chris Frattaroli at (617) 620-2740.

Sincerely,  
Goddard Consulting, LLC

Chris Frattaroli  
Lead Wetland Scientist

## **1.0 EXISTING CONDITIONS**

The locus site, 444 East Central Street in Franklin, MA, has been in use as a nursery for many decades until the present. The site is bisected by a perennial stream. Other resource areas onsite include Riverfront Area (RFA), Bordering Vegetated Wetlands (BVW), Isolated Vegetated Wetlands (IVW) and Bordering Land Subject to Flooding (BLSF).

The wetland system on the locus site is contiguous with an expansive wetland system downgradient to the south. Surface water that flows through the perennial stream onsite merges with Uncas Brook, another perennial stream, just to the south of the site, and flows in an easterly direction. Uncas Brook, and its associated wetland system, channelize and flow under Northern Spy Road via a culvert.

A FEMA Flood Zone A (1% annual chance of flooding) is mapped on the locus site and extends to the east along Uncas Brook. This area of the FEMA Flood Zone does not have a provided Base Flood Elevation (BFE), which would typically be matched to a contour line to depict the extent of the Flood Zone A, and corresponding BLSF, on site plans.

## **2.0 PROPOSED BLSF**

Because the FEMA Flood Zone polygon does not provide a BFE, overlaying this polygon on the site plans would result in an arbitrary BLSF boundary that does not follow any contour line and therefore would misrepresent the probable extent of floodwater during the 100-year storm. As such, Goddard and the project's engineer, Allen and Major Associates, Inc. (A&M) propose assigning a BFE to this Flood Zone for the purposes of this ANRAD.

Goddard and A&M have identified the location where Uncas Brook flows under Northern Spy Road as the highest elevation of impoundment for the broader wetland system in question. A&M has taken field survey measurements of the road crest at this location. The road crest here is situated at elevation 270.93'. This is corroborated by publicly available LIDAR contour data, which displays this elevation as 271'. Please reference attached graphic *BLSF Analysis*, prepared by Goddard Consulting LLC, dated 2/12/2025.

During a major flood event, such as the 100-year storm as depicted by FEMA Flood Zone A and regulated as BLSF, the highest elevation to which this wetland system can possibly flood is elevation 270.93', at the road crest of Northern Spy Road. Any floodwater that would otherwise exceed this elevation would simply flow over the road crest at this location, rendering it impossible for this wetland system, and consequently the wetland system on the locus site, to flood to any elevation greater than 270.93'.

Therefore, it is Goddard and A&M's professional opinion that establishing the 271' contour as a BFE for the FEMA Flood Zone on the site is appropriate and reflects on-the-ground conditions more accurately than the FEMA Flood Zone polygon. As such, the extent of BLSF as shown on the site plans is shown as extending up to contour 271'.

**Legend**

 Locus Site Property Boundary

 Survey Site

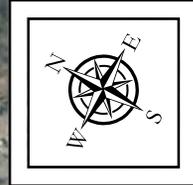
 271' Contour from LIDAR

 Direction of Flow

**FEMA Flood Zones**

 0.2% Annual Chance Flood Hazard

 1% Annual Chance Flood Hazard

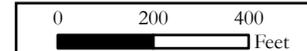


Location at which Uncas Brook flows under Northern Spy Road. Highest elevation of impoundment for wetland system. Road crest elevation surveyed at 270.93'

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**BLSF Analysis**



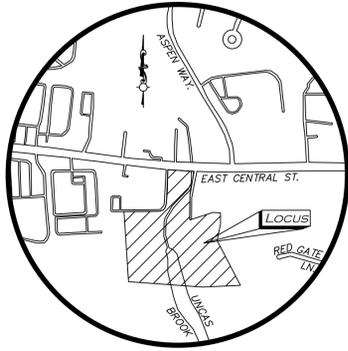
1" = 400'

Date: 02/12/2025

444 E. Central Street  
Franklin, MA

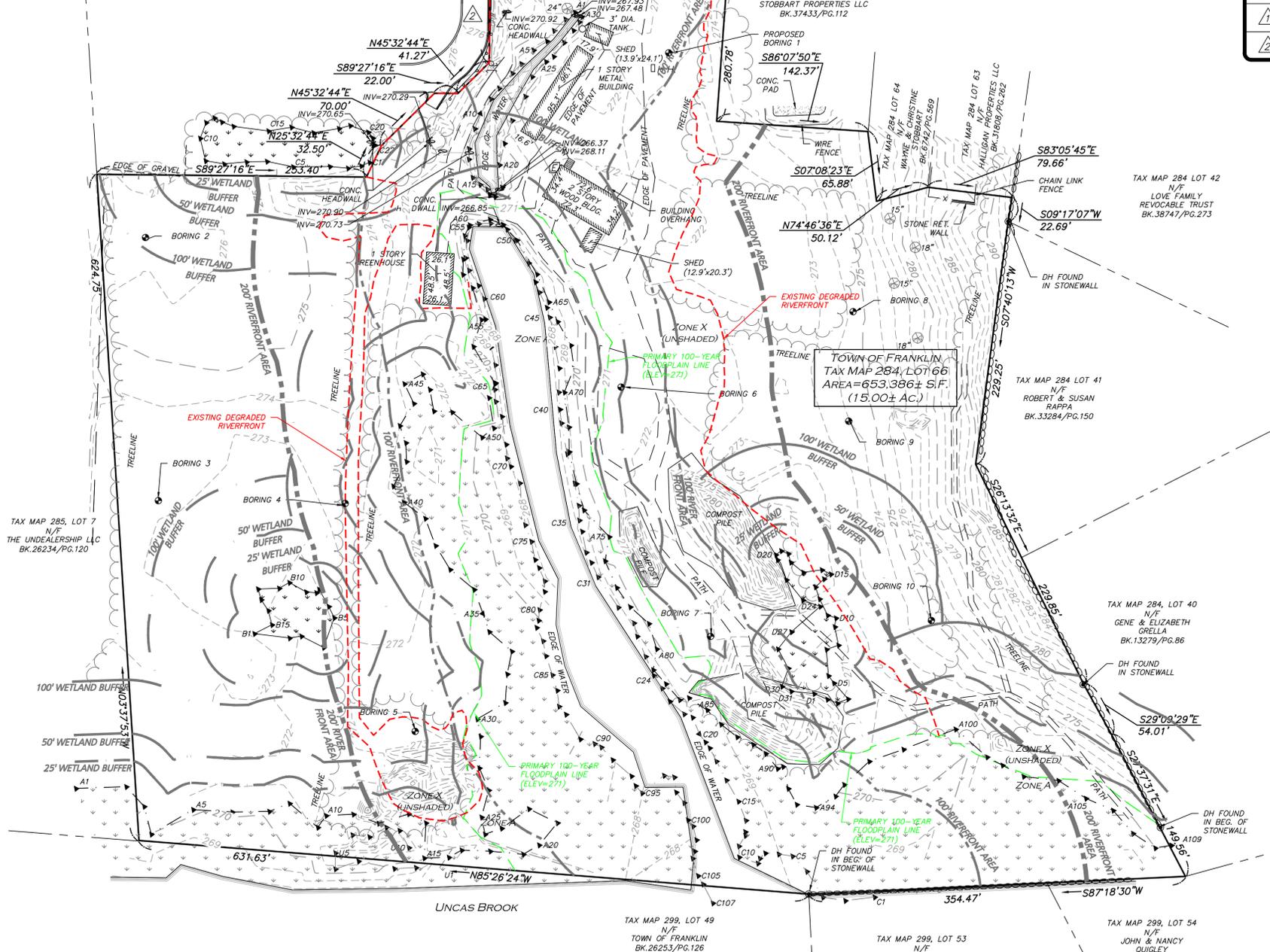
71.3768718°W, 42.0779665°N

Parcel ID: 284-66



**LOCUS MAP**  
(NOT TO SCALE)

TAX MAP 284, LOT 67  
N/F  
440 EAST CENTRAL STREET LLC  
BK.40430/PG.220



**EAST CENTRAL STREET**  
(1927 SHLO #2436 - 60' WIDE - ROUTE 140)

**BENCHMARK SUMMARY**

TBM #	DESCRIPTION	ELEV.
1	SPIKE SET IN PAVEMENT	276.77
2	MAG NAIL SET IN PAVEMENT	275.92

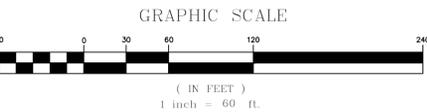
**LEGEND**

- DRILL HOLE (DH)
- DRAIN MANHOLE (DMH)
- SEWER MANHOLE (SMH)
- CATCH BASIN (CB)
- ROUND CATCH BASIN (RCB)
- UTILITY POLE
- UTILITY POLE W/LIGHT
- GUY WIRE
- WATER GATE
- INVERT (INV)
- LIGHT
- FLOODLIGHT
- TREE
- BUSH / SHRUB
- SIGN
- MAILBOX
- HAND HOLE
- ELECTRIC BOX
- FLAG POLE
- ELECTRIC METER
- CONCRETE
- LANDSCAPED AREA (LSA)
- FLAGSTONE
- WETLAND AREA
- BRICK
- BUILDING
- BUILDING OVERHANG
- 1' CONTOUR
- 5' CONTOUR
- PROPERTY LINE
- ABUTTERS LINE
- STONE WALL
- CONCRETE RETAINING WALL
- STONE RETAINING WALL
- TREE LINE
- EDGE OF PAVEMENT
- EDGE OF BRICK
- EDGE OF WATER
- CURB
- CHAIN LINK FENCE
- WIRE FENCE
- GUARDRAIL
- DRAIN LINE
- OVERHEAD WIRES
- FINISHED FLOOR ELEVATION
- BUILDING HEIGHT
- BITUMINOUS
- CONCRETE
- GRANITE
- REINFORCED CONCRETE PIPE
- CORRUGATED METAL PIPE
- CAST IRON PIPE
- DUCTILE IRON PIPE
- HIGH DENSITY POLYETHYLENE PIPE
- FOUND
- NOW OR FORMERLY
- BOOK
- PAGE

**LOCUS REFERENCES**  
 -TOWN OF FRANKLIN ASSESSORS' PARCEL 284-66  
 -DEED BOOK 37502, PAGE 50  
 -RECORD OWNER: STOBART PROPERTIES LLC

**PLAN REFERENCES**  
 -PLAN 243 OF 1998  
 -PLAN 687 OF 1995  
 -PLAN 969 OF 1961  
 -PLAN 1091 OF 1988  
 -PLAN 971 OF 1985  
 -PLAN 148 OF 2002  
 -STATE HIGHWAY LAYOUT 1384  
 -STATE HIGHWAY LAYOUT 2436

**NOTES**  
 1. NORTH ARROW IS BASED ON MASSACHUSETTS GRID COORDINATE SYSTEM (MAINLAND ZONE) (NAD 83).  
 2. BOOK/PAGE AND PLAN REFERENCES ARE TAKEN FROM NORFOLK REGISTRY OF DEEDS IN DEDHAM, MA.  
 3. VERTICAL DATUM IS NAVD 88, ESTABLISHED USING RTK GPS OBSERVATION.  
 4. CONTOUR INTERVAL IS ONE FOOT (1').



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WE HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL ON THE GROUND SURVEY PERFORMED ON OR BETWEEN DECEMBER 22, 2023 AND OCTOBER 24, 2024.



PROFESSIONAL LAND SURVEYOR FOR ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
1	2/10/25	ADD BENCHMARKS

**APPLICANT/OWNER:**  
 TAG CENTRAL LLC  
 275 REGATTA DRIVE  
 JUPITER, FL 33477

**PROJECT:**  
 444 EAST CENTRAL STREET  
 FRANKLIN, MA

**PROJECT NO.** 3317-01 **DATE:** 11/26/24

**SCALE:** 1" = 60' **DWG. NAME:** B317-01-EC

**DRAFTED BY:** JBT **CHECKED BY:** CMQ

**PREPARED BY:**

**ALLEN & MAJOR ASSOCIATES, INC.**  
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 environmental consulting • landscape architecture  
 www.allenmajor.com  
 100 COMMERCE WAY  
 WOBURN MA 01801-8501  
 TEL: (781) 935-6889  
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