

TOTAL EXISTING FLOODPLAIN VOLUMES:

ELEVATION 268 TO 269: $(0+1,221)/2$	=610.5 C.F.
ELEVATION 269 TO 270: $(1,221+7,870)/2$	=4,545.5 C.F.
ELEVATION 270 TO 271: $(7,870+27,924)/2$	=17,897 C.F.
TOTAL	=23,053 CUBIC FEET (C.F.)

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

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100-YEAR FLOODPLAIN BASE FLOOD ELEVATION (BFE)=271.0. REFERENCE FEMA FLOOD INSURANCE STUDY, MIDDLESEX COUNTY, MASSACHUSETTS, FEMA PLAN MAP NUMBER 25021C0323E, REVISED JULY 7, 2012.

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

PROJECT:
RESIDENCES AT 444 CENTRAL
444 EAST CENTRAL STREET
FRANKLIN, MA

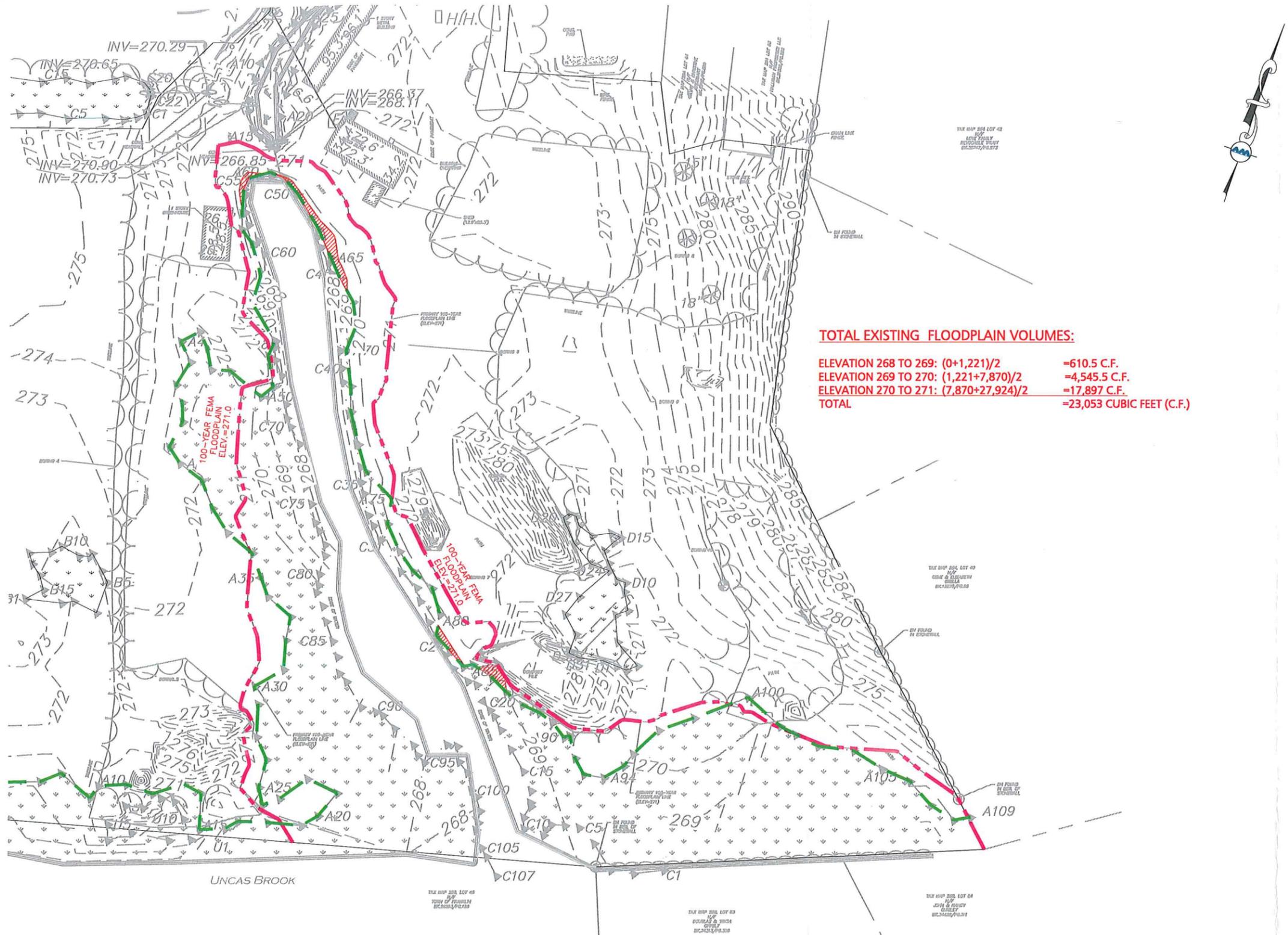
PROJECT NO.	3317-01	DATE:	04/22/2025
SCALE:	1" = 100'	DWG. NAME:	FLOODPLAIN
DESIGNED BY:	HAA	CHECKED BY:	CMQ

PREPARED BY:

ALLEN & MAJOR ASSOCIATES, INC.
civil engineering • land surveying
environmental consulting • landscape architecture
www.allenmajor.com
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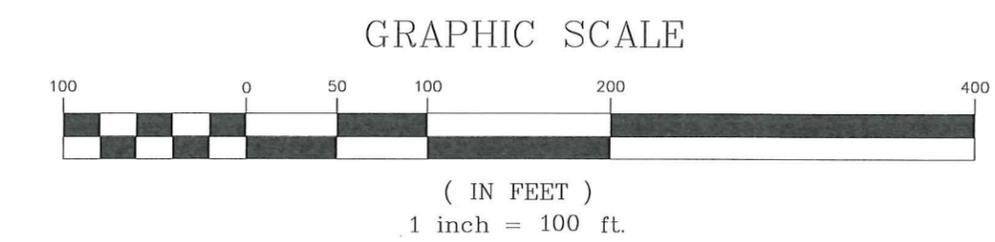
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DRAWING TITLE: EXISTING FLOOD PLAIN VOLUME EXHIBIT	SHEET No. EL. 268
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TOTAL EXISTING FLOODPLAIN VOLUMES:

ELEVATION 268 TO 269: $(0+1,221)/2$	=610.5 C.F.
ELEVATION 269 TO 270: $(1,221+7,870)/2$	=4,545.5 C.F.
ELEVATION 270 TO 271: $(7,870+27,924)/2$	=17,897 C.F.
TOTAL	=23,053 CUBIC FEET (C.F.)



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 JUPITER, FL 33477

PROJECT:
RESIDENCES AT 444 CENTRAL
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 FRANKLIN, MA

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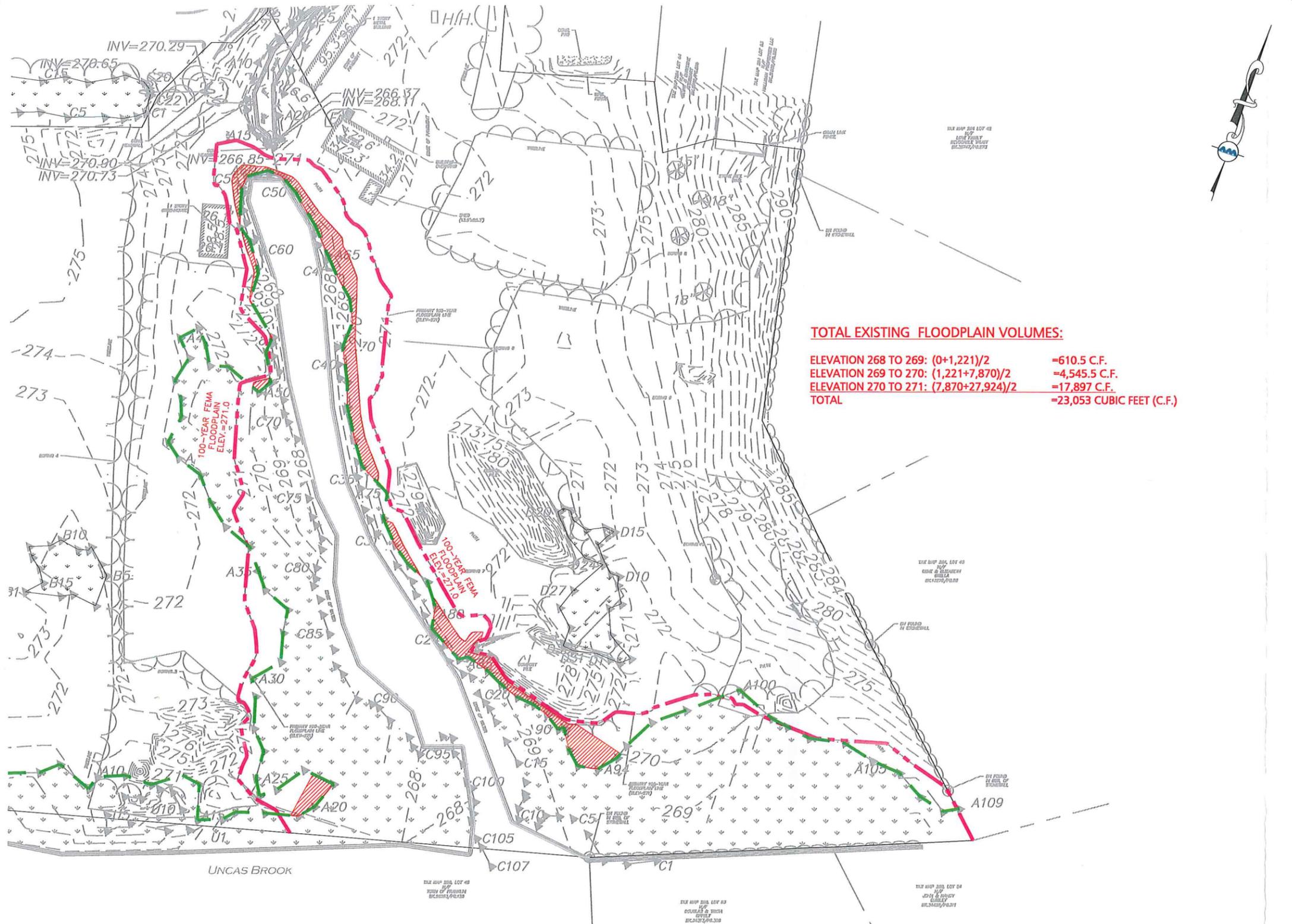
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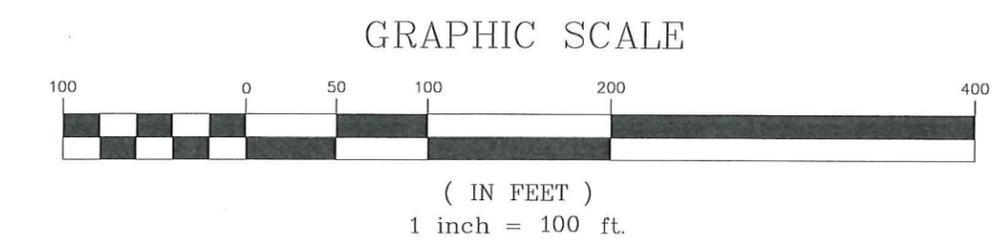
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DRAWING TITLE: EXISTING FLOOD PLAIN - VOLUME EXHIBIT	SHEET No. EL. 269
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TOTAL EXISTING FLOODPLAIN VOLUMES:

ELEVATION 268 TO 269: $(0+1,221)/2$	=610.5 C.F.
ELEVATION 269 TO 270: $(1,221+7,870)/2$	=4,545.5 C.F.
ELEVATION 270 TO 271: $(7,870+27,924)/2$	=17,897 C.F.
TOTAL	=23,053 CUBIC FEET (C.F.)



100-YEAR FLOODPLAIN BASE FLOOD ELEVATION (BFE)=271.0. REFERENCE FEMA FLOOD INSURANCE STUDY, MIDDLESEX COUNTY, MASSACHUSETTS, FEMA PLAN MAP NUMBER 25021C0323E, REVISED JULY 7, 2012.

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 FRANKLIN, MA

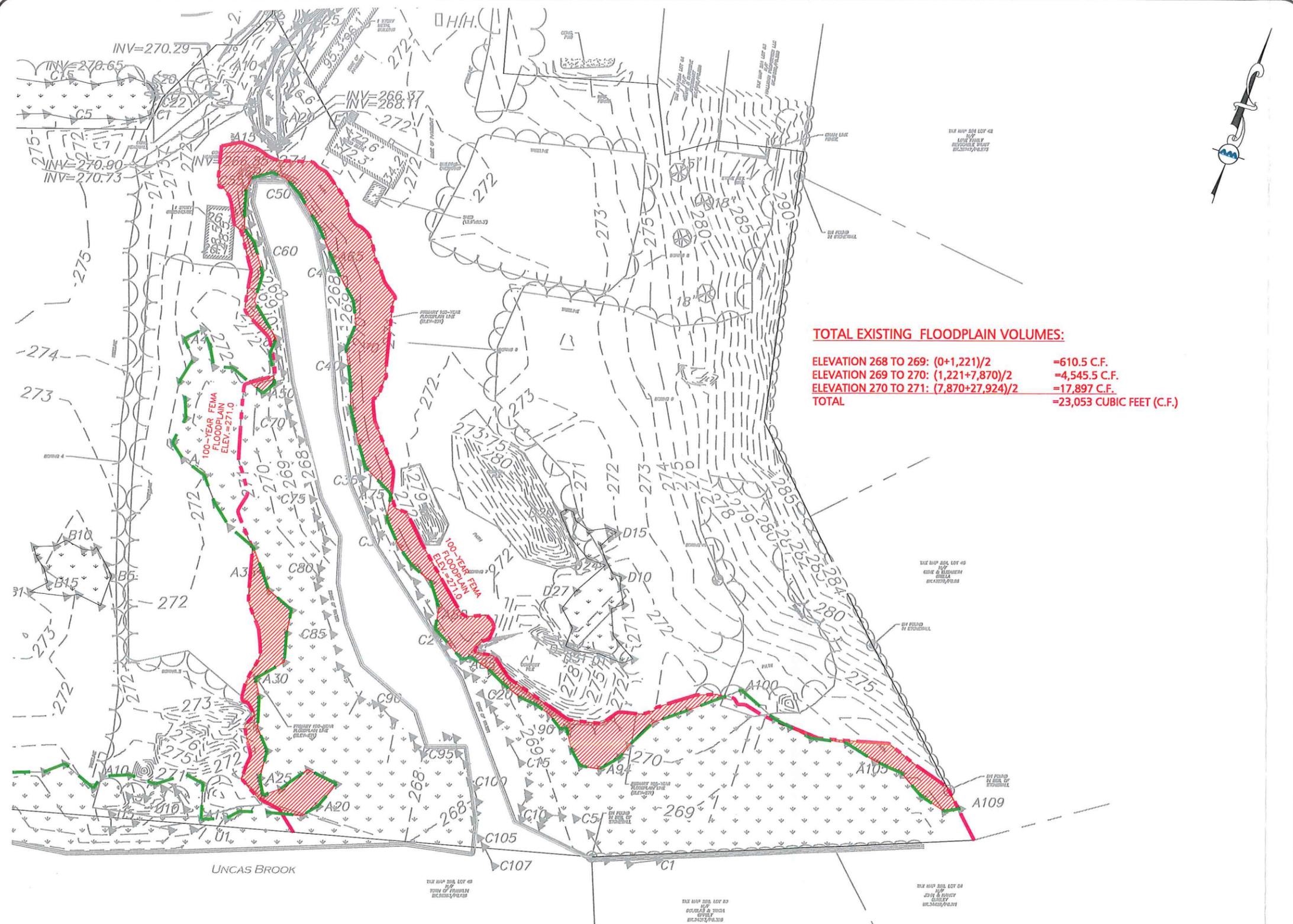
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SCALE:	1" = 100'	DWG. NAME:	FLOODPLAIN
DESIGNED BY:	HAA	CHECKED BY:	CMQ

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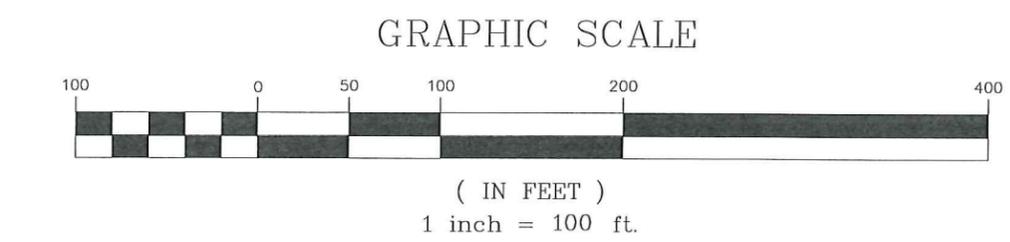
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DRAWING TITLE: EXISTING FLOOD PLAIN VOLUME EXHIBIT	SHEET No. EL. 270
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TOTAL EXISTING FLOODPLAIN VOLUMES:

ELEVATION 268 TO 269: $(0+1,221)/2$	=610.5 C.F.
ELEVATION 269 TO 270: $(1,221+7,870)/2$	=4,545.5 C.F.
ELEVATION 270 TO 271: $(7,870+27,924)/2$	=17,897 C.F.
TOTAL	=23,053 CUBIC FEET (C.F.)



100-YEAR FLOODPLAIN BASE FLOOD
ELEVATION (BFE)=271.0. REFERENCE FEMA
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MASSACHUSETTS, FEMA PLAN MAP NUMBER
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APPLICANT/OWNER:
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275 REGATTA DRIVE
JUPITER, FL 33477

PROJECT:
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444 EAST CENTRAL STREET
FRANKLIN, MA

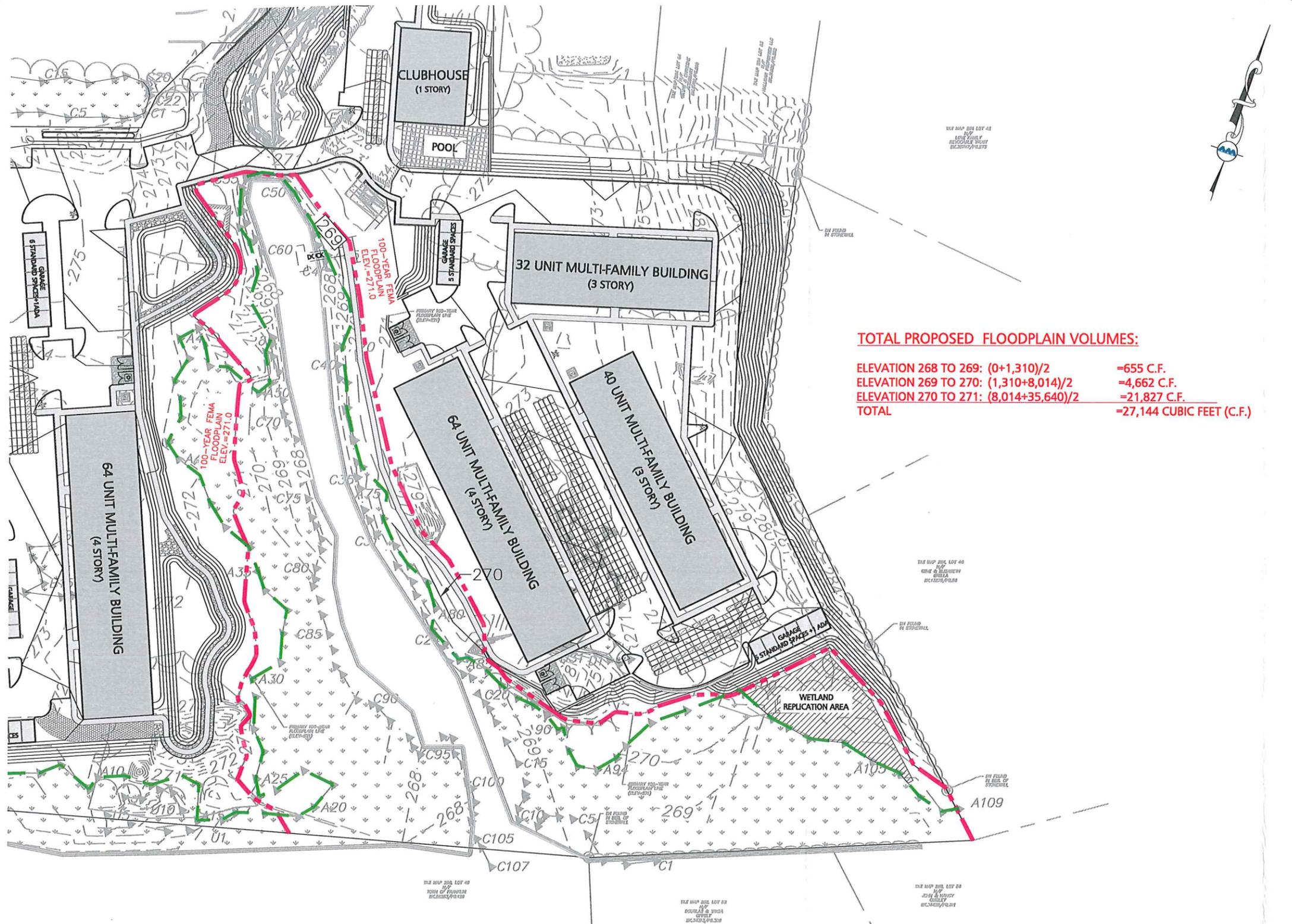
PROJECT NO. 3317-01	DATE: 04/22/2025
SCALE: 1" = 100'	DWG. NAME: FLOODPLAIN
DESIGNED BY: HAA	CHECKED BY: CMQ

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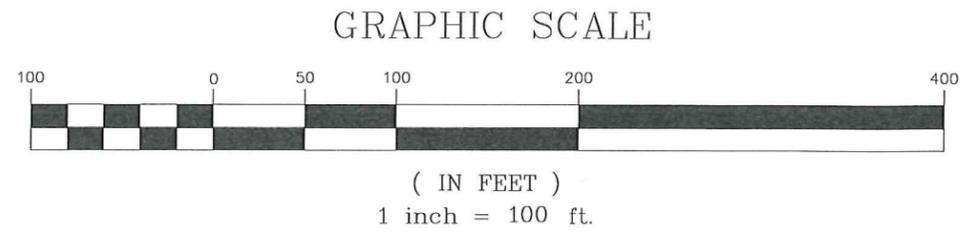
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DRAWING TITLE: EXISTING FLOOD PLAIN VOLUME EXHIBIT	SHEET No. EL. 271
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TOTAL PROPOSED FLOODPLAIN VOLUMES:

ELEVATION 268 TO 269: $(0+1,310)/2 = 655$ C.F.
 ELEVATION 269 TO 270: $(1,310+8,014)/2 = 4,662$ C.F.
 ELEVATION 270 TO 271: $(8,014+35,640)/2 = 21,827$ C.F.
TOTAL = 27,144 CUBIC FEET (C.F.)



100-YEAR FLOODPLAIN BASE FLOOD ELEVATION (BFE)=271.0. REFERENCE FEMA FLOOD INSURANCE STUDY, MIDDLESEX COUNTY, MASSACHUSETTS, FEMA PLAN MAP NUMBER 25021C0323E, REVISED JULY 7, 2012.

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APPLICANT/OWNER:
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 275 REGATTA DRIVE
 JUPITER, FL 33477

PROJECT:
 RESIDENCES AT 444 CENTRAL
 444 EAST CENTRAL STREET
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PROJECT NO.	3317-01	DATE:	04/22/2025
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DESIGNED BY:	HAA	CHECKED BY:	CMQ

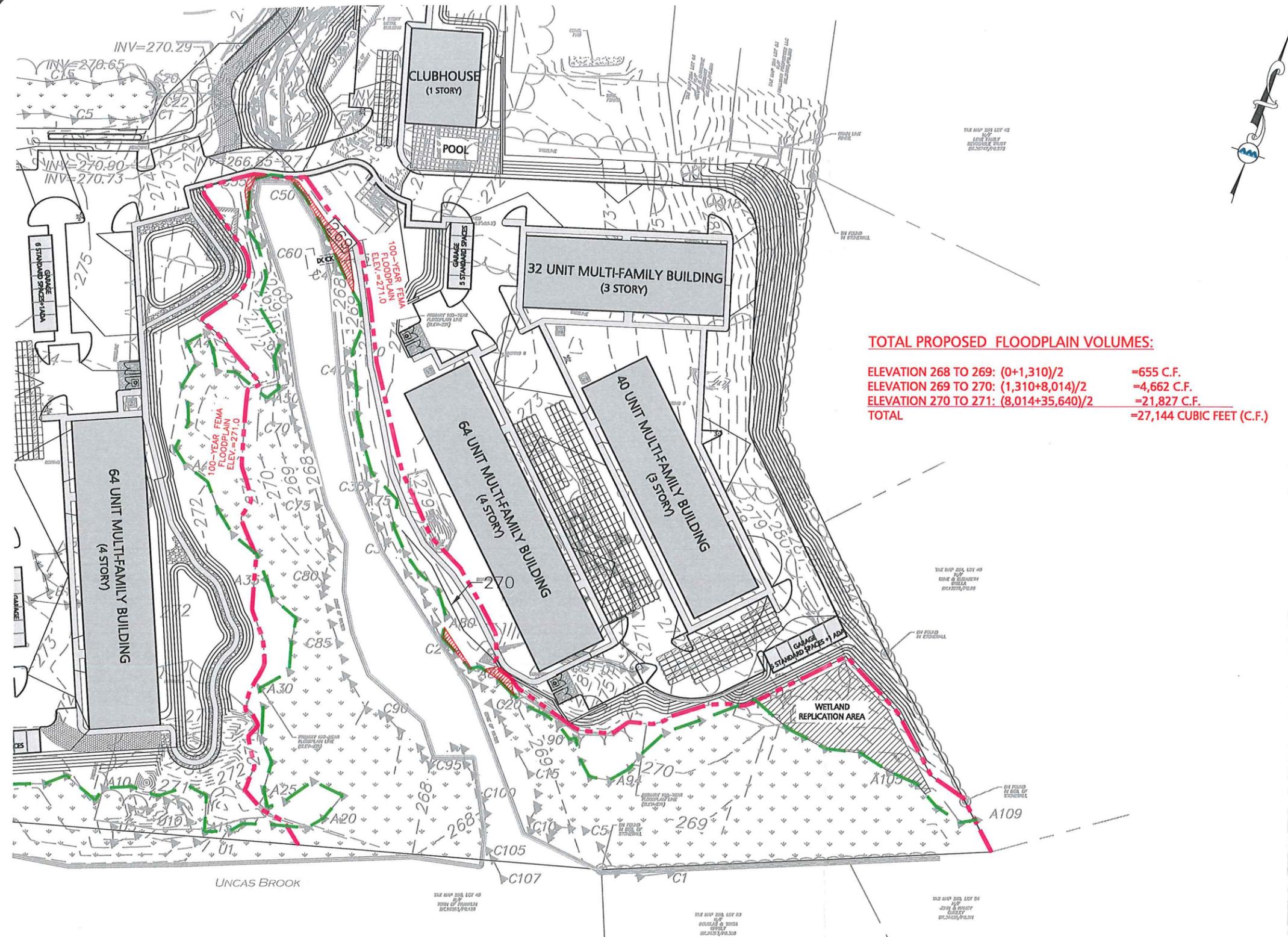
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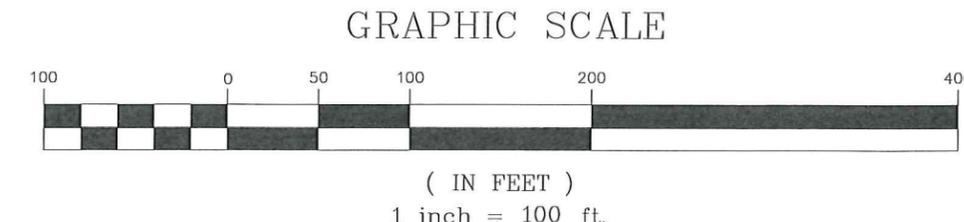
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DRAWING TITLE: PROPOSED FLOOD PLAIN VOLUME EXHIBIT	SHEET No. EL. 268
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TOTAL PROPOSED FLOODPLAIN VOLUMES:

ELEVATION 268 TO 269: $(0+1,310)/2$	=655 C.F.
ELEVATION 269 TO 270: $(1,310+8,014)/2$	=4,662 C.F.
ELEVATION 270 TO 271: $(8,014+35,640)/2$	=21,827 C.F.
TOTAL	=27,144 CUBIC FEET (C.F.)



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APPLICANT/OWNER:
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 275 REGATTA DRIVE
 JUPITER, FL 33477

PROJECT:
RESIDENCES AT 444 CENTRAL
 444 EAST CENTRAL STREET
 FRANKLIN, MA

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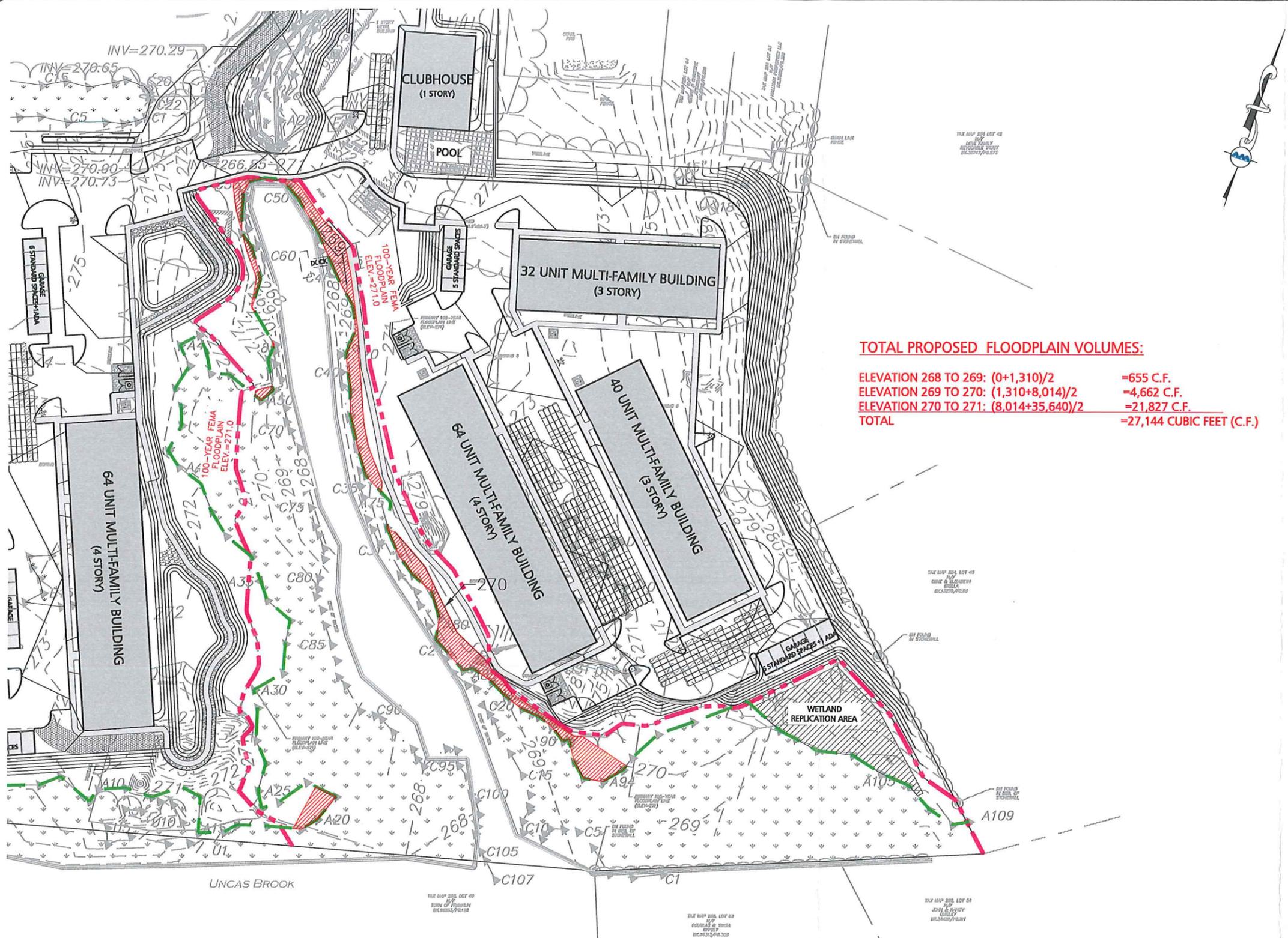
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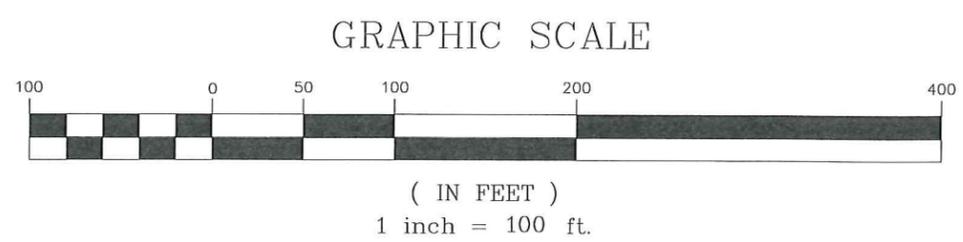
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DRAWING TITLE: PROPOSED FLOOD PLAIN VOLUME EXHIBIT	SHEET No. EL. 269
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TOTAL PROPOSED FLOODPLAIN VOLUMES:

ELEVATION 268 TO 269: $(0+1,310)/2$	=655 C.F.
ELEVATION 269 TO 270: $(1,310+8,014)/2$	=4,662 C.F.
ELEVATION 270 TO 271: $(8,014+35,640)/2$	=21,827 C.F.
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275 REGATTA DRIVE
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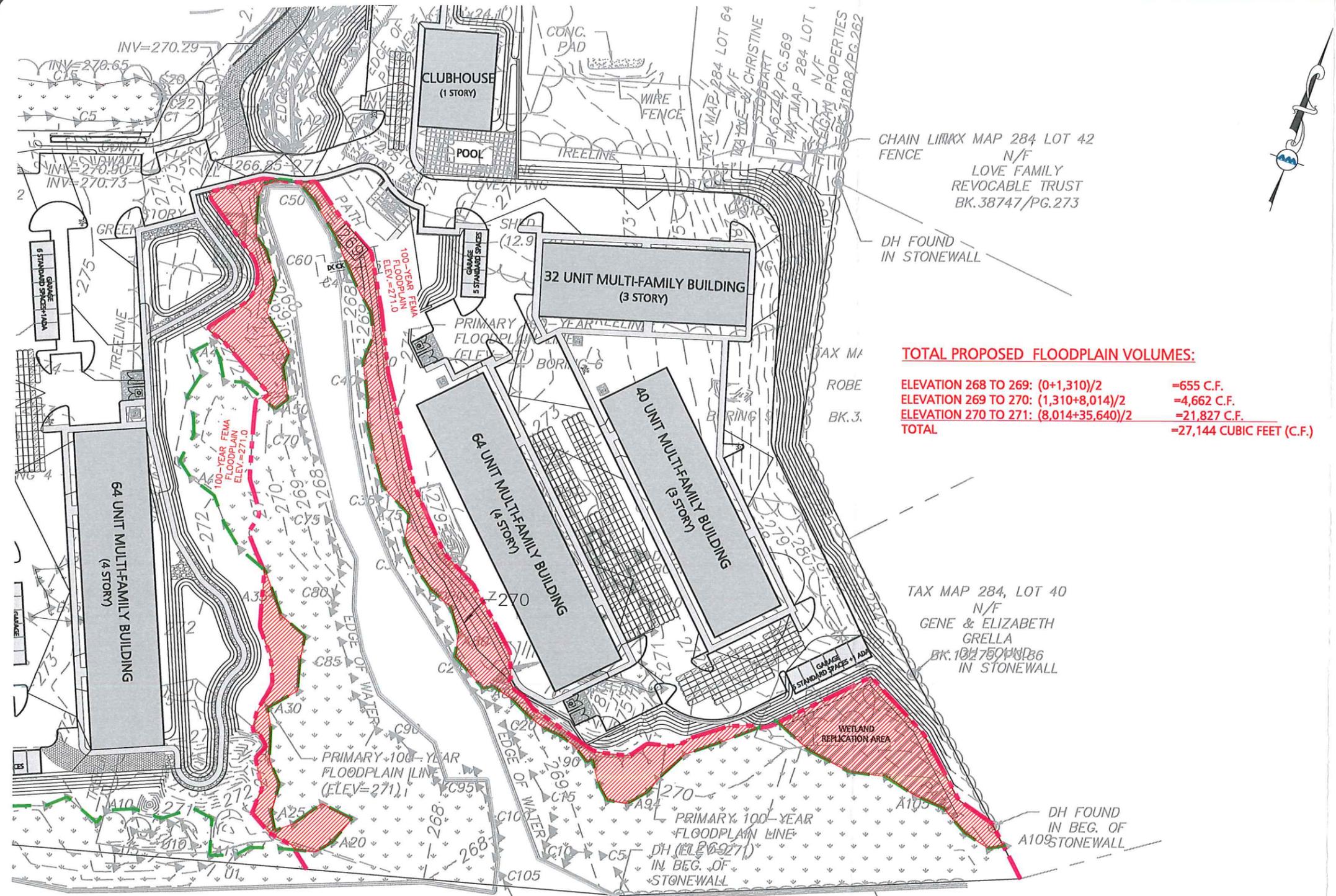
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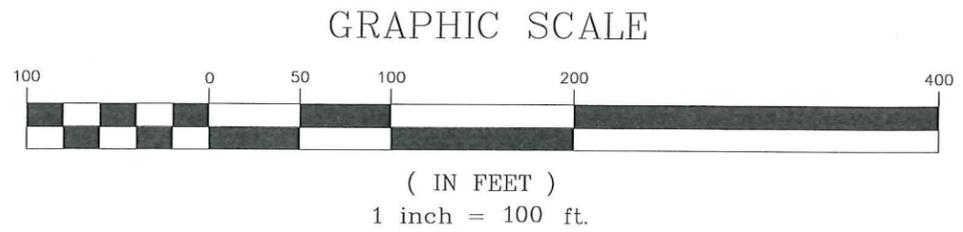
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DRAWING TITLE: PROPOSED FLOOD PLAIN VOLUME EXHIBIT	SHEET No. EL. 270
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TOTAL PROPOSED FLOODPLAIN VOLUMES:

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ELEVATION 269 TO 270: $(1,310+8,014)/2$	=4,662 C.F.
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DRAWING TITLE: PROPOSED FLOOD PLAN VOLUME EXHIBIT	SHEET No. EL. 271
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