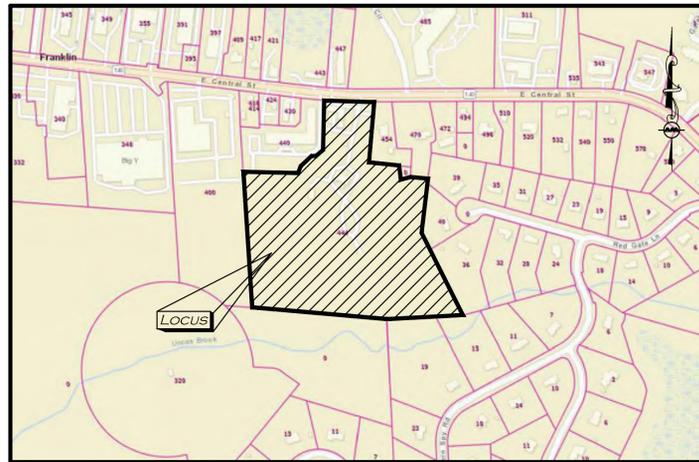


CIVIL SITE PLANS FOR: 40B MULTI-FAMILY SITE DEVELOPMENT 444 EAST CENTRAL STREET FRANKLIN, MA



Locus Map
(NOT TO SCALE)

OWNER:
TAG CENTRAL LLC
275 REGATTA DRIVE
JUPITER, FL 33477
(561) 685-5336

BUILDING ARCHITECT:
CUBE 3 ARCHITECTS
160 STATE ST, FLOOR 6
BOSTON, MA 02109
(978) 989-2800

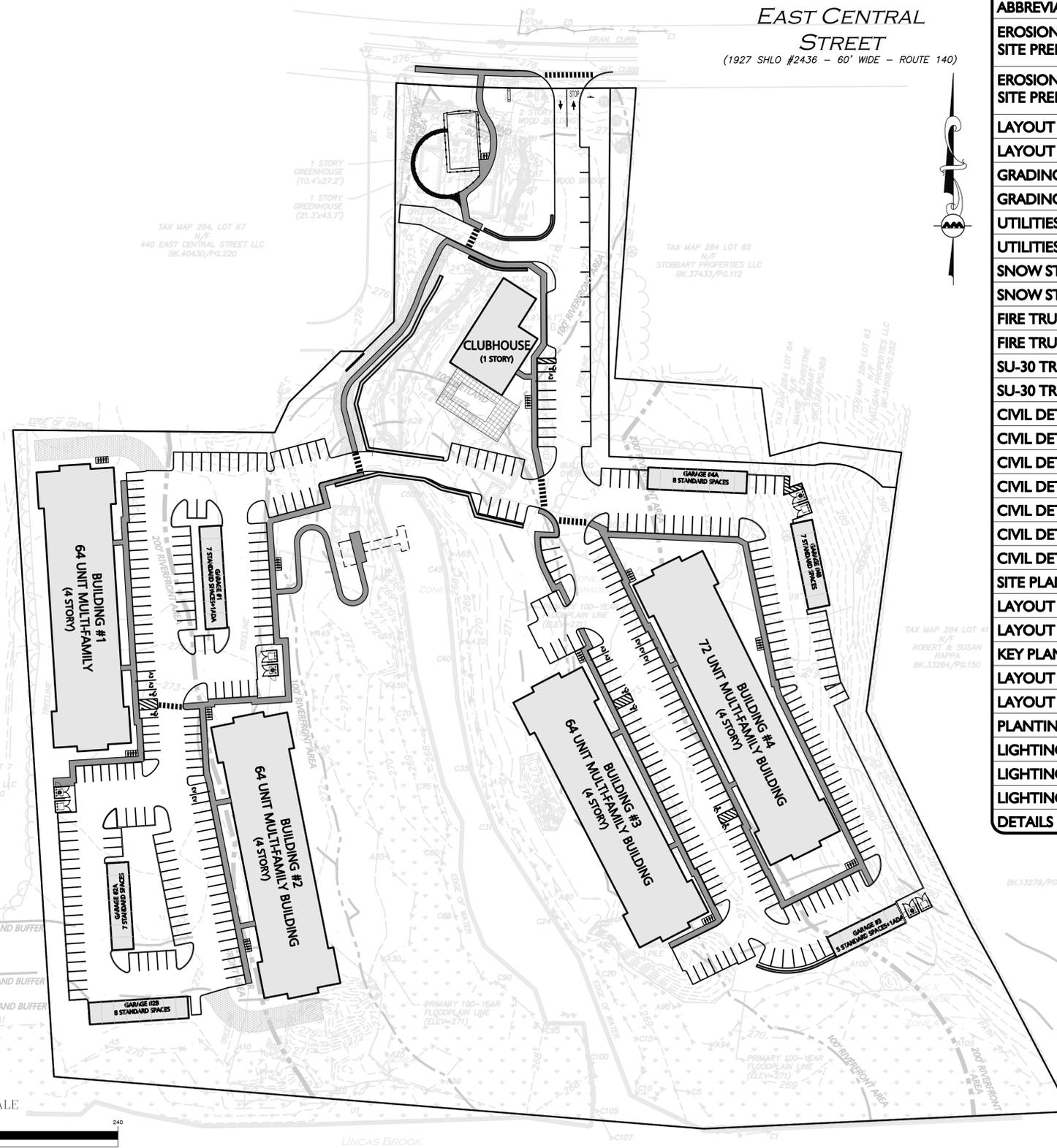
SITE CIVIL ENGINEER:
ALLEN & MAJOR ASSOCIATES, INC.
100 COMMERCE WAY SUITE 5
WOBURN, MA 01801
(781) 935-6889

LANDSCAPE ARCHITECT:
KYLE ZICK LANDSCAPE ARCHITECTURE, INC.
4228 WASHINGTON STREET
BOSTON, MA 02108
(617) 451-1018

LAND SURVEYOR:
ALLEN & MAJOR ASSOCIATES, INC.
100 COMMERCE WAY SUITE 5
WOBURN, MA 01801
(781) 935-6889

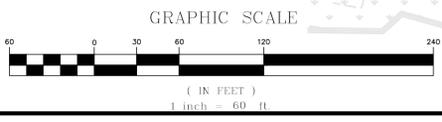
TRAFFIC CONSULTANT:
VANASSE & ASSOCIATES, INC.
35 NEW ENGLAND BUSINESS CENTER DRIVE SUITE 140
ANDOVER, MA 01810
(978) 474-8800

WETLANDS SPECIALIST:
GODDARD CONSULTING, LLC
291 MAIN STREET, SUITE 8
NORTHBOROUGH, MA 01532
(508) 393-3784



LIST OF DESIGN DRAWINGS

DRAWING TITLE	SHEET NO.	ISSUED	ISSUED
ANRAD PLAN	V-102	02-10-2025	02-10-2025
ABBREVIATIONS & NOTES	C-001	02-11-2025	06-11-2025
ABBREVIATIONS & NOTES	C-002	02-11-2025	06-11-2025
EROSION CONTROL & SITE PREP PLAN	C-101A	02-11-2025	06-11-2025
EROSION CONTROL & SITE PREP PLAN	C-101B	02-11-2025	06-11-2025
LAYOUT & MATERIALS PLAN	C-102A	02-11-2025	06-11-2025
LAYOUT & MATERIALS PLAN	C-102B	02-11-2025	06-11-2025
GRADING & DRAINAGE PLAN	C-103A	02-11-2025	06-11-2025
GRADING & DRAINAGE PLAN	C-103B	02-11-2025	06-11-2025
UTILITIES PLAN	C-104A	02-11-2025	06-11-2025
UTILITIES PLAN	C-104B	02-11-2025	06-11-2025
SNOW STORAGE PLAN	C-105A	02-11-2025	06-11-2025
SNOW STORAGE PLAN	C-105B	02-11-2025	06-11-2025
FIRE TRUCK TURNING PLAN	C-106A	02-11-2025	06-11-2025
FIRE TRUCK TURNING PLAN	C-106B	02-11-2025	06-11-2025
SU-30 TRUCK TURNING PLAN	C-107A	06-11-2025	-
SU-30 TRUCK TURNING PLAN	C-107B	06-11-2025	-
CIVIL DETAILS	C-501	02-11-2025	06-11-2025
CIVIL DETAILS	C-502	02-11-2025	06-11-2025
CIVIL DETAILS	C-503	02-11-2025	06-11-2025
CIVIL DETAILS	C-504	02-11-2025	06-11-2025
CIVIL DETAILS	C-505	02-11-2025	06-11-2025
CIVIL DETAILS	C-506	02-11-2025	06-11-2025
CIVIL DETAILS	C-507	02-11-2025	06-11-2025
SITE PLAN RENDERING	L0	02-11-2025	06-11-2025
LAYOUT & MATERIAL PLAN	L1	02-11-2025	06-11-2025
LAYOUT & MATERIAL PLAN	L1.1	02-11-2025	06-11-2025
KEY PLAN PLANTING	L2	02-11-2025	06-11-2025
LAYOUT & PLANTING PLAN	L2.1	02-11-2025	06-11-2025
LAYOUT & PLANTING PLAN	L2.2	02-11-2025	06-11-2025
PLANTING ENLARGEMENT PLAN	L2.3	02-11-2025	06-11-2025
LIGHTING PLAN	L3	02-11-2025	06-11-2025
LIGHTING PLAN	L3.1	02-11-2025	06-11-2025
LIGHTING PLAN	L3.2	02-11-2025	06-11-2025
DETAILS	L4	02-11-2025	06-11-2025



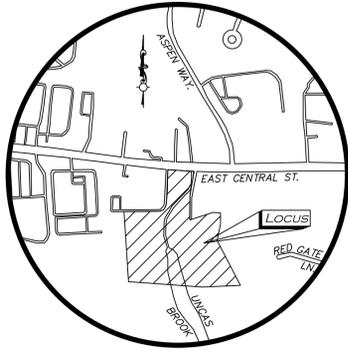
PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.



www.allenmajor.com
100 COMMERCE WAY, SUITE 5
WOBURN, MA 01801
TEL: (781) 935-6889
FAX: (781) 935-2896

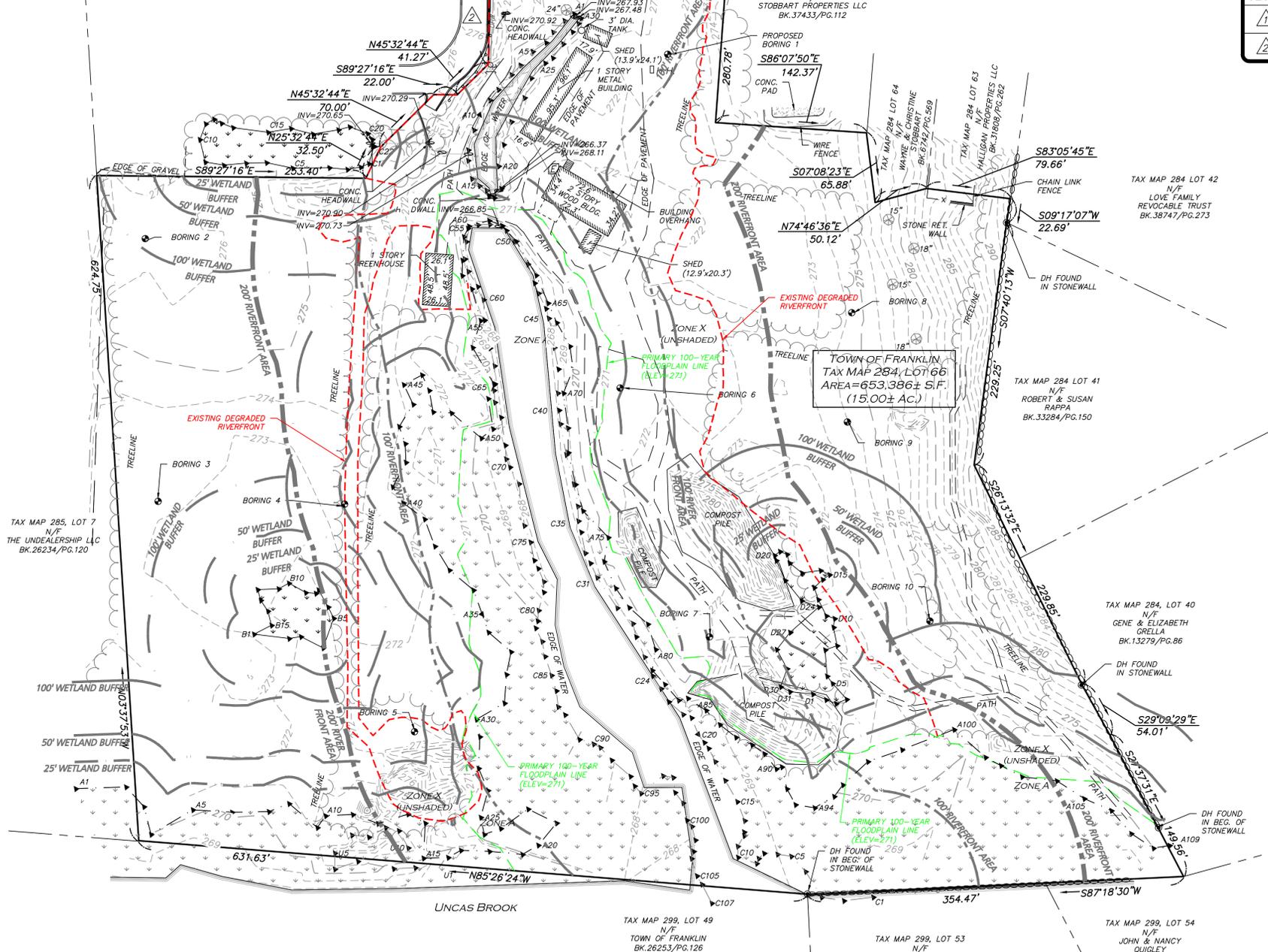
LAKEVILLE, MA • MANCHESTER, NH

M:\PROJECTS\3317-01\CIVIL DRAWINGS\CURRENT\C-3317-01_COVER.DWG



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

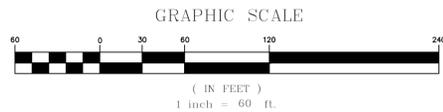
LEGEND

- 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').



UTILITY STATEMENT
 THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. ALLEN & MAJOR ASSOCIATES, INC. (A&M) MAKES NO GUARANTEE THAT THE UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. A&M FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. A&M HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

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.

Digitally signed by Andrew J. Ruggles
 Date: 2025.02.10 12:55:06 -05'00'
 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

ALLEN & MAJOR ASSOCIATES, INC.
 civil engineering • landscape architecture
 environmental consulting • landscape architecture
 www.allenmajor.com
 100 COMMERCE WAY
 WOBURN MA 01801-8501
 TEL: (781) 935-6889
 FAX: (781) 935-2896

WOBURN, MA • LAKEVILLE, MA • MANCHESTER, NH

THIS DRAWING HAS BEEN PREPARED IN DIGITAL FORMAT. CLIENTS' REPRESENTATIVE OR CONSULTANTS MAY BE PROVIDED COPIES OF DRAWINGS AND SPECIFICATIONS FOR HIS/HER INFORMATION AND/OR SPECIFIC USE ON THIS PROJECT. DUE TO THE POTENTIAL THAT THE PROVIDED INFORMATION MAY BE MODIFIED UNINTENTIONALLY OR OTHERWISE, ALLEN & MAJOR ASSOCIATES, INC. MAY REMOVE ALL INDICATION OF THE DOCUMENTS' AUTHORSHIP ON THE DIGITAL MEDIA. PRINTED REPRESENTATIONS OR PORTABLE DOCUMENT FORMAT OF THE DRAWINGS AND SPECIFICATIONS ISSUED SHALL BE THE ONLY RECORD COPIES OF ALLEN & MAJOR ASSOCIATES, INC.'S WORK PRODUCT.

DRAWING TITLE: ANRAD PLAN **SHEET NO.:** V-102

NOTES

GENERAL NOTES:

- TOPOGRAPHIC INFORMATION AND EXISTING SITE FEATURES WERE OBTAINED FROM AN ACTUAL FIELD SURVEY PERFORMED BY ALLEN & MAJOR ASSOCIATES, INC, 100 COMMERCE WAY, WOBURN, MASSACHUSETTS.
- ZONING DISTRICT IS COMMERCIAL 2 ZONING DISTRICT. ZONE 2 WATER RESOURCE DISTRICT, COMMERCIAL AND BUSINESS CORRIDOR SIGN DISTRICT, SENIOR VILLAGE OVERLAY DISTRICT, & FLOOD HAZARD OVERLAY DISTRICT.
- OVERALL LOT SIZE: 14.58± ACRES
- DURING CONSTRUCTION, ALL VEHICLES MUST BE PARKED ON SITE.
- DURING CONSTRUCTION, ALL STAGING AND DELIVERIES WILL OCCUR ON SITE.
- THIS PROJECT WILL BE SERVED BY PUBLIC WATER AND SEWER AND PRIVATE, NATURAL GAS, TELEPHONE, CABLE AND ELECTRIC. ALL UTILITY LINES WILL BE INSTALLED UNDERGROUND UNLESS OTHERWISE NOTED.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY, AND "DIGSAFE" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATION OF UTILITIES AND THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS AT NO ADDITIONAL COST.
- ALL PROPOSED MAIN BUILDING ENTRANCES AND WALKS SHALL BE HANDICAP ACCESSIBLE PER FEDERAL ADA & MA AAB REGULATIONS.
- ALL SITE WORK DONE FOR THIS PROJECT SHALL BE IN STRICT ACCORDANCE WITH THE SITE PLANS AND SITE WORK SPECIFICATIONS FOR CONSTRUCTION.
- ANY DAMAGE TO PRIVATE OR PUBLIC PROPERTIES DUE TO THE CONTRACTOR'S ACTIVITIES SHALL BE REPAIRED AND RESTORED BY THE CONTRACTOR AT THEIR OWN EXPENSE.
- ALL PROPERTY MARKERS AND STREET LINE MONUMENTS SHALL BE PROPERLY PROTECTED DURING CONSTRUCTION. ANY DAMAGE TO THESE ITEMS SHALL BE REPAIRED AND RESTORED BY A SURVEYOR REGISTERED IN THE STATE OF MASSACHUSETTS AT THE CONTRACTOR'S EXPENSE.
- ALL APPLICABLE PERMITS AND AN APPROVED SET OF PLANS SHALL BE AVAILABLE AT THE CONSTRUCTION SITE.
- THE CONTRACTOR IS RESPONSIBLE FOR SCHEDULING A PRE-CONSTRUCTION MEETING WITH THE APPROPRIATE CITY DEPARTMENTS, THE APPROPRIATE UTILITY COMPANIES, THE OWNER AND OWNER'S REPRESENTATIVE. THE MEETING SHALL TAKE PLACE PRIOR TO THE START OF CONSTRUCTION AND THE CONTRACTOR MUST PROVIDE 48 HOURS NOTICE TO ALL ATTENDEES PRIOR TO THE START OF THE MEETING.
- APPROPRIATE WARNING SIGNS, MARKERS, BARRICADES AND/OR FLAG MEN SHALL BE PROVIDED TO REGULATE TRAFFIC. CONSTRUCTION TRAFFIC CONTROLS SHALL BE IMPLEMENTED AND OPERATED ACCORDING TO THE MASS DEPARTMENT OF TRANSPORTATION, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE LOCAL AUTHORITY.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ADDITIONAL BENCHMARK INFORMATION IF REQUIRED. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING BENCHMARKS. IF IT IS NECESSARY TO RELOCATE A BENCHMARK, IT SHALL BE RELOCATED BY A MASSACHUSETTS PROFESSIONAL LAND SURVEYOR AND DONE SO AT THE CONTRACTOR'S EXPENSE.
- ALL BUILDING DIMENSIONS ARE MEASURED TO THE OUTSIDE FACE OF THE BUILDING.
- ALL RADII ARE 3 FEET UNLESS OTHERWISE NOTED.
- ALL PARKING LOT AND AISLE DIMENSIONS ARE TAKEN FROM THE FACE OF CURB AND INDICATE EDGE OF PAVEMENT.
- CONSTRUCTION DURING WET WEATHER OR WINTER CONDITIONS IS TO BE ANTICIPATED AND PROVISIONS TO ADEQUATELY ADDRESS THESE CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AT NO ADDITIONAL COST.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND PAYING FOR ANY PERMITS AND/OR CONNECTION FEES REQUIRED TO CARRY OUT THE WORK INCLUDING BUT NOT LIMITED TO DEMOLITION.
- DISPOSAL OF ALL DEMOLISHED MATERIALS INCLUDING EXISTING MISC. CONSTRUCTION DEBRIS IS THE RESPONSIBILITY OF THE CONTRACTOR AND MUST BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL MUNICIPAL REQUIREMENTS AT NO ADDITIONAL COST.
- ALL DISTURBED AREAS NOT NOTED TO RECEIVE OTHER TREATMENT ARE TO RECEIVE SIX INCHES (6") MINIMUM OF TOPSOIL & SEED, AND BE MAINTAINED UNTIL ESTABLISHED & ACCEPTED.
- EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE PROTECTED, ABANDONED, REMOVED OR RELOCATED AS NECESSARY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH THE LOCAL MUNICIPALITY'S GOVERNING AUTHORITY'S SPECIFICATIONS AND SHALL BE APPROVED BY SAME.
- THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES TO DETERMINE EXACT POINT OF SERVICE CONNECTION AND DISCONNECTION AT EXISTING UTILITY.
- ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE BENCHMARKS SHOWN ON THE EXISTING CONDITIONS SITE PLAN AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR AT GROUND BREAKING.
- CONTRACTOR IS RESPONSIBLE FOR DIGGING TEST HOLES AND VERIFYING ANY EXISTING UTILITY OR STRUCTURE PRIOR TO CONSTRUCTION. CONTRACTOR SHALL VERIFY THAT BASED ON EXACT LOCATION OF EXISTING UTILITIES, THERE ARE NO CONFLICTS BETWEEN THE EXISTING AND THE

PROPOSED UTILITIES/DRAINAGE STRUCTURES.

- THE CONTRACTOR SHALL ADHERE TO ALL PERMIT CONDITIONS PROVIDED BY ALL GOVERNING AGENCIES AT NO ADDITIONAL COSTS. THIS INCLUDES BUT IS NOT LIMITED TO BUILDING PERMITS, DEMOLITION PERMITS, PLUMBING, GAS, AND ELECTRICAL PERMITS. PERMITS FROM THE PLANNING BOARD OR CITY COUNCIL.
- DURING EXCAVATION, ANY EXISTING EARTH CUT MATERIALS THAT DO NOT MEET THE "ORDINARY FILL" SPECIFICATIONS OR "LOAM" SPECIFICATIONS AND CANNOT BE REUSED SHALL BE REMOVED OFFSITE BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNERS. MATERIAL WHICH DOES NOT MEET THE SPECIFICATION INCLUDES ALL BOULDERS, ROCKS, CONSTRUCTION DEBRIS, AND MISC. MATERIAL. PRIOR TO REUSE, CONTRACTOR TO PROVIDE TESTING REPORT OF SIEVE ANALYSIS TO ENGINEER FOR APPROVAL. CONTRACTOR CAN AMEND MATERIALS AND CONTINUE TO RETEST AS NECESSARY AT NO ADDITIONAL COST TO OWNER. AFTER AMENDING, IF MATERIAL STILL DOES NOT MEET THE SPECIFICATIONS, IT IS TO BE REMOVED FROM SITE AT NO ADDITIONAL COST TO THE OWNER AND IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS.
- ANY PROPOSED SIGNAGE SHALL BE APPROVED BY SEPARATE APPLICATION TO THE APPROPRIATE MUNICIPAL AUTHORITY INCLUDING BUT NOT LIMITED TO THE ZONING BOARD OF APPEALS AND CITY COUNCIL. ALL PROPOSED SIGNAGE MUST MEET THE REQUIREMENTS OF THE LOCAL ZONING CODE.

GRADING & DRAINAGE NOTES:

- EXISTING PAVEMENT SHALL BE SAW-CUT AND PAVEMENT JOINT SHALL BE INSTALLED WHERE NECESSARY TO ENSURE A SMOOTH CONTINUOUS GRADE.
- PITCH EVENLY BETWEEN SPOT GRADES. ALL PAVED AREAS MUST PITCH TO DRAIN AT A MINIMUM OF 1/8" PER FOOT UNLESS OTHERWISE SPECIFIED. ANY DISCREPANCIES NOT ALLOWING THIS MINIMUM PITCH SHALL BE REPORTED TO THE ENGINEER PRIOR TO CONTINUING WORK.
- ALL GRADING OPERATIONS SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANIES.
- IN LANDSCAPED AREAS THE TOP ELEVATION OF MANHOLES SHALL MATCH THE FINISH GRADE OF THE TOPSOIL. IN PAVED AREAS THE TOP ELEVATIONS OF MANHOLES SHALL MATCH FINISH GRADE.
- ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE STABILIZED AS SOON AS POSSIBLE UPON COMPLETION OF CONSTRUCTION WORK IN THE AREA.
- TEMPORARY TUBULAR BARRIER PROTECTION AND/OR SILT SACKS SHALL BE INSTALLED AND MAINTAINED AT EXISTING DRAINAGE STRUCTURES DURING CONSTRUCTION, TO PREVENT SEDIMENT LADEN RUNOFF FROM ENTERING THE DRAINAGE SYSTEM.
- CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE STRUCTURE PER DEMOLITION PLAN.
- ALL CATCH BASINS, MANHOLES, INFILTRATION SYSTEMS, AND WATER QUALITY STRUCTURES ARE TO BE CLEANED TO REMOVE ALL CONSTRUCTION SILT AND DEBRIS PRIOR TO FINAL APPROVAL.
- IF ANY EXISTING UTILITY STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER AT NO ADDITIONAL COST.
- ALL STORM PIPES ENTERING STRUCTURES SHALL BE GROUTED TO ENSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
- ALL STORM DRAIN MANHOLES SHALL HAVE TRAFFIC BEARING RING & COVERS & SHALL BE LABELED "DRAIN".
- THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE GENERAL N.P.D.E.S. PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
- CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
- CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES STEEPER THAN 3H:1V.
- ALL DRAINAGE SYSTEM COMPONENTS SHALL CONFORM TO LOCAL REQUIREMENTS.

UTILITY NOTES:

- THE LATEST STANDARDS OF THE LOCAL MUNICIPALITY SHALL BE FOLLOWED WHEN INSTALLING ANY STORM DRAIN WORK. STORM DRAIN WORK WILL BE INSPECTED BY THE LOCAL GOVERNING AUTHORITY PERSONNEL AND ALL COSTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- WHERE AN EXISTING 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 FOR RESOLUTION.
- ABANDONED EXISTING UTILITIES AND UTILITIES TO BE ABANDONED SHALL EITHER BE ABANDONED IN PLACE AS NOTED OR SHALL BE REMOVED AND DISPOSED OF AS SPECIFIED. ALL UTILITIES SCHEDULED FOR ABANDONMENT OR REMOVAL AND DISPOSAL MUST BE COORDINATED BY THE CONTRACTOR WITH THE RESPECTIVE UTILITY OWNER. WHEN ABANDONED UTILITIES ARE TO BE LEFT IN PLACE, PLUG OR CAP THE ENDS OF THE CONDUITS AND PIPES. REMOVE ABANDONED UTILITY MANHOLES, JUNCTION BOXES AND SIMILAR STRUCTURES TO A MINIMUM DEPTH OF 4 FEET BELOW FINISHED GRADE AND PUNCTURE OR BREAK THE BOTTOM SLABS OF MANHOLES AND SIMILAR STRUCTURE TO ALLOW DRAINAGE. BACKFILL AND COMPACT EXCAVATIONS RESULTING FROM REMOVAL OF UTILITY FACILITIES, AS REQUIRED TO RESTORE THE ORIGINAL GRADE.
- THE CONTRACTOR SHALL MAKE ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENTS OF NATURAL GAS, ELECTRIC, TELEPHONE AND ANY OTHER UTILITY BY THE UTILITY OWNER.
- THE CONTRACTOR SHALL USE THE FOLLOWING PIPE MATERIALS:
 - DRAIN - HDPE (HIGH DENSITY CORRUGATED POLYETHYLENE PIPE WITH SMOOTH INNER WALL), ASTM D2321 (UNLESS OTHERWISE SPECIFIED ON PLAN)
- BEFORE UTILITY WORK BEGINS, THE CONTRACTOR WILL COORDINATE WITH THE LOCAL MUNICIPALITY FOR THE APPROPRIATE PERMIT AND INSPECTION FEES.
- A MINIMUM OF 10 FEET CLEAR HORIZONTALLY SHALL BE MAINTAINED

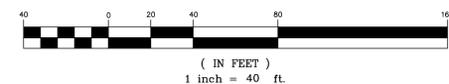
BETWEEN WATER MAINS AND SANITARY SEWER MAINS AND/OR STORM DRAINS. WHENEVER CONDITIONS PREVENT A LATERAL SEPARATION OF 10 FEET TO A WATER MAIN, THE WATER MAIN SHALL BE LAID IN A SEPARATE TRENCH AND THE DIFFERENCE IN ELEVATION BETWEEN THE WATER MAIN AND THE SEWER MAIN SHALL BE AT LEAST 18 INCHES.

- ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
- CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITY'S INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
- MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
- CONTRACTOR SHALL MAINTAIN A MINIMUM OF 5'-0" COVER AND A MAXIMUM OF 8'-0" COVER ON ALL WATERLINES.
- IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATERLINES, SANITARY LINES, STORM LINES AND GAS LINES (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE DUCTILE IRON PIPE WITH MECHANICAL JOINTS AT LEAST 10 FEET ON BOTH SIDES OF CROSSING, THE WATERLINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE THRUST BLOCKING AS REQUIRED TO PROVIDE A MINIMUM OF 18" CLEARANCE BETWEEN THE PIPES. WHERE THE WATERLINE IS LESS THAN THE 18" VERTICAL CLEARANCE AND MEETING 10' HORIZONTAL CLEARANCE CANNOT BE MET, THE WATER MUST BE ENCASED IN CONCRETE.
- ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH OF 3000 P.S.I.
- CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH THE SPECIFICATIONS OF THE LOCAL AUTHORITIES WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER, SEWER, GAS AND ELECTRICAL AND TELECOMMUNICATIONS LINES.
- ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICE.
- DRAWINGS DO NOT NECESSARILY SHOW ALL EXISTING UTILITIES.

ABBREVIATIONS

ABAN	ABANDON	L	LENGTH
ADJ	ADJUST	LB	LEACHING BASIN
		LP	LIGHT POLE
B	BORING		
BC	BOTTOM OF CURB	MAT	MATERIAL
BIT	BITUMINOUS	MAX	MAXIMUM
BCB	BITUMINOUS CONCRETE BERM	MH	MANHOLE
BLDG	BUILDING	MIN	MINIMUM
BM	BENCH MARK	MISC	MISCELLANEOUS
BOS	BOTTOM OF SLOPE	MTD	MOUNTED
BOW	BOTTOM OF WALL	MW	MONITORING WELL
BRK	BRICK		
BV&B	BUTTERFLY VALVE & BOX	N	NORTH
BVW	BORDERING VEGETATED WETLAND	NIC	NOT IN CONTRACT
		NO	NUMBER
		NTS	NOT TO SCALE
CATV	CABLE TELEVISION		
CB	CATCH BASIN	OC	ON CENTER
CF	CUBIC FEET	OD	OUTSIDE DIAMETER
CFS	CUBIC FEET PER SECOND	OHW	OVERHEAD WIRE
CI	CAST IRON (PIPE)	OVHD	OVERHEAD
CL	CENTERLINE	OW	OBSERVATION WELL
CLDI	CEMENT LINED DUCTILE IRON (PIPE)		
CM	CONSTRUCTION MANAGER	PC	POINT OF CURVATURE
CMP	CORRUGATED METAL PIPE	PCC	PRECAST CONCRETE CURB
CO	CLEAN OUT	PI	POINT OF INTERSECTION
CONC	CONCRETE	PKG	PARKING
CONST	CONSTRUCTION	PL	PROPERTY LINE
CONT	CONTRACTOR	PLMB	PLUMBING
CRD	COORDINATE	PCC	POINT OF CURVATURE
CPP	CORRUGATED POLYETHYLENE PIPE	POT	POINT ON TANGENT
CUL	CULVERT	PRC	POINT OF REVERSE CURVATURE
CY	CUBIC YARD	PROP, P	PROPOSED
		PT	POINT (OR POINT OF TANGENT)
		PVC	POLYVINYL CHLORIDE (PIPE)
DB	DISTRIBUTION BOX		
DBL	DOUBLE	R&R	REMOVE & RESET/REPLACE
DEM	DEMOLISH	R&S	REMOVE & STACK
DET	DETENTION	RCP	REINFORCED CONCRETE PIPE
DI	DUCTILE IRON (PIPE)	RD	ROAD (OR ROOF DRAIN)
DIA	DIAMETER	RED	REDUCER
DIM	DIMENSION	RELOC	RELOCATE
DMH	DRAIN MANHOLE	REM	REMOVE
DW	DOMESTIC WATER (OR DRY WELL)	RET	RETAIN, RETAINING OR RETENTION
DWG	DRAWING	ROW	RIGHT OF WAY
DYCL	DOUBLE YELLOW CENTERLINE	RR	RAILROAD
		RWL	RAIN WATER LEADER
		RWY	ROADWAY
EHH	ELECTRIC HANDHOLE		
EL	ELEVATION	SD	SUBDRAIN
ELEC	ELECTRIC	SF	SQUARE FEET
EMH	ELECTRIC MANHOLE	SGC	SLOPED GRANITE CURB
EOP	EDGE OF PAVEMENT	SMH	SEWER MANHOLE
EOR	EDGE OF ROAD	SP	STANDPIPE
EOW	EDGE OF WETLANDS	SPEC	SPECIFICATION
ETC	ELECTRIC, TELEPHONE, CABLE	STA	STATION
EXIST	EXISTING	STC	STORMCEPTOR
EXT	EXTERIOR	STD	STANDARD
		STRTL	STRUCTURAL
		SWEL	SOLID WHITE EDGE LINE
		SW	SIDEWALK
		SWLL	SOLID WHITE LANE LINE
		SYCL	SOLID YELLOW CENTERLINE
FA	FIRE ALARM		
FCC	FLUSH CONCRETE CURB	TB	TEST BORING
FES	FLARED END SECTION	TC	TOP OF CURB
FFE	FINISH FLOOR ELEVATION	TD	TRENCH DRAIN
FLNP	FIRE LANE NO PARKING	TEL	TELEPHONE
FFS	FEET PER SECOND	TMH	TELEPHONE MANHOLE
FS	FIRE SERVICE	TOS	TOP OF SLOPE
FT	FOOT/FEET	TOW	TOP OF WALL
		TP	TEST PIT
GC	GENERAL CONTRACTOR	TS&V	TAPPING SLEEVE & VALVE
GEN	GENERAL	TYP	TYPICAL
GG	GAS GATE		
GR	GUIDE RAIL	UL	UNDERDRAIN
GRAN	GRANITE	UL	UNDERWRITERS LABORATORY
GV	GATE VALVE	UP	UTILITY POLE
GV&B	GATE VALVE & BOX	VCP	VITRIFIED CLAY PIPE
GW	GROUND WATER	VERT	VERTICAL
		VGC	VERTICAL GRANITE CURB
HCR	HANDICAP RAMP		
HCR	HORIZONTAL	WD	WATER GATE
HT	HEIGHT	WM	WATER MAIN
HW	HEADWALL	WMH	WATER MANHOLE
HWY	HIGHWAY	WSO	WATER SHUTOFF
HYD	HYDRANT		
ID	INSIDE DIAMETER		
IN	INCHES		
INCL	INCLUDE		
INST	INSTALLED		
INV, I.E.	INVERT, INVERT ELEVATION		

GRAPHIC SCALE



PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

A	6/11/25	REVISED PER TOWN COMMENTS
REV	DATE	DESCRIPTION

APPLICANT/OWNER:

TAG CENTRAL LLC
275 REGATTA DRIVE
JUPITER, FL 33477

PROJECT:

40B MULTIFAMILY
444 EAST CENTRAL STREET
FRANKLIN, MA

PROJECT NO. 3317-01 DATE: 02-11-2025

SCALE: NONE DWG. NAME: C-3317-01

DESIGNED BY: MTB CHECKED BY: CMQ

PREPARED BY:

ALLEN & MAJOR ASSOCIATES, INC.
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environmental consulting • landscape architecture
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DRAWING TITLE: ABBREVIATIONS & NOTES SHEET No. C-001

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EROSION CONTROL NOTES

EROSION & SEDIMENTATION CONTROL NOTES:

1. EROSION CONTROL SHALL BE INSTALLED PRIOR TO CONSTRUCTION AND SHALL BE ADEQUATE TO MAINTAIN SEDIMENT ON SITE. ANY MODIFICATIONS TO SILT CONTROLS SHOWN ON THE APPROVED PLANS AS A RESULT OF ACTUAL FIELD CONDITIONS OR CONSTRUCTION PRACTICES SHALL BE INSTALLED IN ACCORDANCE WITH B.M.P. (BEST MANAGEMENT PRACTICES) PER THE E.P.A. 2017 "CONSTRUCTION GENERAL PERMIT" MANUAL, AND MASSACHUSETTS 2003 EROSION & SEDIMENT CONTROL GUIDELINES FOR URBAN AND SUBURBAN AREAS. ANY SUCH MODIFICATIONS FROM THE ABOVE MANUALS SHALL BE INSTALLED AS APPROVED BY THE ENGINEER OR THE LOCAL MUNICIPALITY.
2. AREAS OF EXPOSED SOIL UNDERGOING CONSTRUCTION THAT WILL NOT BE COVERED AND OR FINISHED GRADED SHALL BE STABILIZED AS SOON AS PRACTICABLE BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY (UNLESS MUNICIPALITY HAS STRICTER REQUIREMENTS WHICH SHALL BE FOLLOWED) IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. TEMPORARY EROSION CONTROL MEASURES SHALL INCLUDE EROSION CONTROL MESH, NETTING OR MULCH AS DIRECTED BY THE OWNER'S REPRESENTATIVE AND SHOWN ON THE DESIGN PLANS. IF MULCH IS USED, STRAW MULCH SHALL BE APPLIED AT THE RATE OF 4 BALES PER 1,000 SQUARE FEET. APPLICATION AREA SHALL BE SUFFICIENTLY COVERED WITH MULCH TO AVOID ANY VISIBLE SOIL EXPOSURE. MULCH SHALL BE KEPT MOIST TO AVOID LOSS DUE TO WIND. MULCH AND NETTING SHALL BE APPLIED IN THE BASE OF ALL GRASSED WATERWAYS, IN VEGETATIVE SLOPES WHICH EXCEED 15% AND DISTURBED AREAS WITHIN 100 FEET OF WETLANDS OR STREAMS.
3. IF DISTURBED AREAS DO NOT RECEIVE FINAL SEEDING BY OCTOBER 1ST OF THE CONSTRUCTION YEAR, THEN ALL DISTURBED AREAS SHALL BE SEED WITH A WINTER COVER CROP AT THE RATE OF 3 LBS PER 1,000 SQUARE FEET. WINTER SEEDING SHALL BE COVERED WITH EROSION CONTROL MESH (MULCH AND NETTING). HEAVY GRADE MATS SHALL BE USED IN THE BASE OF ALL GRASSED WATERWAYS ON VEGETATED SLOPES IN EXCESS OF 15%, AND ANY DISTURBED AREAS WITHIN 100 FEET OF WETLANDS OR STREAMS. MULCH AND NETTING SHALL ALSO BE PROVIDED FOR ADDITIONAL WINTER PROTECTION.
4. ALL TOPSOIL SHALL BE COLLECTED, STOCKPILED, SEED WITH RYE AT 3LBS PER 1,000 SQUARE FOOT AND MULCHED, AND REUSED AS REQUIRED. TUBULAR BARRIERS SHALL BE PLACED DOWN GRADIENT FROM STOCKPILED LOAM. LOAM SHALL BE STOCKPILED AT LOCATIONS DESIGNATED BY THE OWNER AND ENGINEER.
5. ALL TUBULAR BARRIERS, SILT SACKS, AND EROSION CONTROL BERMS SHALL BE INSTALLED ACCORDING TO THE SITE PREPARATION PLAN. THESE SHALL BE MAINTAINED DURING DEVELOPMENT TO REMOVE SEDIMENT FROM RUNOFF WATER. ALL THE FILTER BARRIERS AND EROSION CONTROL BERMS SHALL BE INSPECTED AFTER ANY RAINFALL OR RUNOFF EVENT, MAINTAINED AND CLEANED UNTIL ALL AREAS HAVE AT LEAST 85-90% VIGOROUS PERENNIAL COVER OF GRASSES.
6. ADJACENT ROADS SHALL BE PERIODICALLY SWEEPED OR WASHED TO AVOID TRACKING MUD, DUST OR DEBRIS FROM THE CONSTRUCTION AREA AS OFTEN AS NECESSARY (WHICH COULD BE ON A DAILY BASIS) TO REMOVE ANY SOIL OR SEDIMENTS AT NO ADDITIONAL COST TO THE OWNER. A WATERING TRUCK WILL BE USED TO PERIODICALLY SPRINKLE CONSTRUCTION AREAS IN ORDER TO KEEP THE LEVEL OF DUST TO A MINIMUM DURING THE DRY MONTHS AT NO ADDITIONAL COST TO THE OWNER.
7. THE CONTRACTOR SHALL USE EXTREME CAUTION TO AVOID ALLOWING SEDIMENTS TO ENTER THE STORM DRAIN SYSTEM DURING CONSTRUCTION. BOTH EXISTING AND PROPOSED CATCH BASIN INLETS SHALL BE PROTECTED DURING CONSTRUCTION BY THE USE SILT SACKS AND/OR TUBULAR BARRIERS AROUND EACH INLET AS NOTED ON THE PLANS. INLET PROTECTION MAY BE REMOVED ONLY AFTER FINISHED AREAS ARE PAVED AND THE VEGETATED SLOPES ARE ESTABLISHED WITH AT LEAST 85-90% OF VIGOROUS PERENNIAL GROWTH.
8. AS APPLICABLE, EROSION CONTROL MESH SHALL BE APPLIED IN ACCORDANCE WITH THE PLANS OVER ALL FINISHED SEEDING AREAS AS SPECIFIED ON THE DESIGN PLANS.
9. AT A MINIMUM, ALL TUBULAR BARRIERS AND FILTER FABRIC SHALL REMAIN IN PLACE UNTIL SEEDINGS OR PLANTINGS HAVE BECOME 85-90% ESTABLISHED. THE LOCAL CONSERVATION COMMISSION MUST APPROVE THE REMOVAL OR RELOCATION OF ANY OF THE TUBULAR BARRIERS AND FILTER FABRIC. ONCE THE TUBULAR BARRIERS ARE REMOVED THE AREAS ARE TO BE LOAMED AND SEED TO ACHIEVE FULL STABILIZATION.
10. AT THE OWNER'S DISCRETION ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED TO MAINTAIN STABILITY OF EARTHWORKS AND FINISHED GRADED AREAS. THE CONTRACTOR, AT HIS EXPENSE, WILL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ANY ADDITIONAL MEASURES AS SPECIFIED BY THE OWNER. THIS INCLUDES BUT IS NOT LIMITED TO REQUESTS BY MA DEP, THE ENGINEER AND THE LOCAL MUNICIPALITY, AS AUTHORIZED BY THE OWNER. FAILURE TO COMPLY WITH THE OWNER'S DIRECTIONS WILL RESULT IN DISCONTINUATION OF CONSTRUCTION ACTIVITIES.
11. INSPECTIONS AND MONITORING MAINTENANCE MEASURES SHALL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION CYCLE. WEEKLY INSPECTIONS SHALL BE HELD THROUGHOUT THE DURATION OF CONSTRUCTION ACTIVITY. WEEKLY INSPECTION REPORTS SHALL BE MAINTAINED BY THE CONTRACTOR AND LOCATED IN THE CONTRACTORS FIELD OFFICE ONSITE. IN ADDITION TO THE NORMAL WEEKLY INSPECTIONS, THE CONTRACTOR SHALL PERFORM AN INSPECTION OF ALL EROSION CONTROL MEASURES AFTER EACH RAINFALL OR RUNOFF EVENT, AND PERFORM THE NECESSARY REPAIRS. THE INSPECTIONS SHALL INCLUDE BUT NOT BE LIMITED TO THE SITE'S DOWN STREAM DISCHARGE POINTS.
12. IF ANY EVIDENCE OF SEDIMENTATION IS OBSERVED AT THE STORMWATER MANAGEMENT AREA INLETS, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, PROVIDE A PLAN TO THE ENGINEER TO REMOVE ANY ACCUMULATED SEDIMENT IN THESE AREAS. THE CONTRACTOR SHALL ALSO IMMEDIATELY PROVIDE ADDITIONAL ON SITE EROSION AND SEDIMENTATION CONTROL MEASURES TO PREVENT FURTHER DEGRADATION OF THE AREA.
13. FOLLOWING THE TEMPORARY OR FINAL SEEDINGS, THE CONTRACTOR SHALL INSPECT THE WORK AREA SEMI-MONTHLY TO ENSURE THE AREAS HAVE A MINIMUM OF 85-90% VEGETATED VIGOROUS GROWTH. RE-SEEDING SHALL BE CARRIED OUT BY THE CONTRACTOR WITH FOLLOW UP INSPECTIONS IN THE EVENT OF ANY FAILURES UNTIL VEGETATION IS ADEQUATELY ESTABLISHED.
14. CONTRACTOR & ALL SITE SUBCONTRACTORS SHALL BE FAMILIAR WITH & FOLLOW ALL APPROVED PERMITS AND CONDITIONS. CONTRACTOR SHALL MAINTAIN A COPY OF ALL APPROVED PERMITS ONSITE. ALL CONDITIONS & RECOMMENDATIONS WITHIN THE APPROVED PERMITS SHALL BE COMPLETED.

15. ALL EROSION MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION AND SHALL BE ADEQUATE TO MAINTAIN SEDIMENT ON SITE. ANY MODIFICATIONS SHALL BE INSTALLED AS DIRECTED BY THE ENGINEER OR THE LOCAL MUNICIPALITY.
16. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE MAINTAINED DURING CONSTRUCTION AND SHALL REMAIN IN PLACE UNTIL ALL SITE WORK IS COMPLETE AND GROUND COVER IS ESTABLISHED.
17. TOP OF STOCKPILES SHALL BE COVERED IN SUCH MANNER THAT STORMWATER DOES NOT INFILTRATE THE MATERIALS AND THEREBY RENDER THE SAME UNSUITABLE FOR FILL USE.
18. ALL DISTURBED OR EXPOSED AREAS SUBJECT TO EROSION SHALL BE STABILIZED WITH MULCH OR SEED FOR TEMPORARY VEGETATIVE COVER. NO AREA SUBJECT TO EROSION SHALL BE LEFT DISTURBED AND UNSTABILIZED FOR PERIODS LONGER THAN IS ABSOLUTELY NECESSARY TO CARRY OUT THAT PORTION OF THE CONSTRUCTION WORK OR SIX MONTHS AFTER SOIL HAS BEEN DISTURBED WHICHEVER IS LESS.
19. CULVERT/PIPE INLETS AND OUTFALLS SHALL BE PROTECTED BY TUBULAR BARRIER FILTERS AND STONE CHECK DAMS UNTIL DISTURBED AREAS ARE PERMANENTLY STABILIZED.
20. TUBULAR BARRIER DIKES SHALL BE CONSTRUCTED AT ALL EXISTING & PROPOSED CATCH BASINS. NO SEDIMENTATION SHALL ENTER THE ON-SITE OR OFF-SITE DRAINAGE SYSTEMS AT ANY TIME.
21. ALL EROSION CONTROL MEASURES SHALL BE ROUTINELY INSPECTED, CLEANED AND REPAIRED OR REPLACED AS NECESSARY THROUGHOUT ALL PHASES OF CONSTRUCTION. IN ADDITION, INSPECTIONS SHALL TAKE PLACE WEEKLY AND BEFORE AND AFTER EACH RAINFALL EVENT.
22. ALL PROPOSED SLOPES STEEPER THAN 3:1 SHALL BE STABILIZED WITH JUTE MESH AND PROTECTED FROM EROSION UNTIL WORK IS COMPLETE AND GROUND COVER IS ESTABLISHED.
23. THE CONTRACTOR SHALL KEEP ON SITE AT ALL TIMES ADDITIONAL TUBULAR BARRIERS FOR INSTALLATION AT THE DIRECTION OF THE ENGINEER OR THE TOWN ENGINEER TO MITIGATE ANY EMERGENCY CONDITION.
24. AS CONSTRUCTION DISTURBANCE IS GREATER THAN 1 ACRE, A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) CONSTRUCTION GENERAL PERMIT NOI AND STORM WATER POLLUTION PREVENTION PLAN (SWPPP) WILL NEED TO BE SUBMITTED TO THE EPA. THE NPDES PERMIT FOR STORM WATER DISCHARGE, & CONSTRUCTION GENERAL PERMIT NOI WILL BE REQUIRED TO BE SUBMITTED AT LEAST 14 DAYS PRIOR TO COMMENCING CONSTRUCTION BY THE CONTRACTOR.
25. OWNER AND CONTRACTOR ARE RESPONSIBLE FOR COMPLIANCE WITH THE CONSTRUCTION GENERAL PERMIT NOI. WEEKLY SWPPP INSPECTION REPORTS TO BE PERFORMED BY CONTRACTOR. COPIES OF ALL SWPPP INSPECTION REPORTS SHALL BE PROVIDED TO THE LOCAL MUNICIPALITY, EPA, DEP, OR ANY OTHER AUTHORITY REQUESTING WITHIN 3 DAYS OF EACH INSPECTION.
26. APPLICABLE WORK AND MATERIALS SHALL COMPLY WITH ALL LOCAL, MA DEP, EPA CONSTRUCTION GENERAL PERMIT STANDARDS. ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE SITE PLAN REGULATIONS FROM THE LOCAL AND USDA SOIL CONSERVATION SERVICE VEGETATIVE PRACTICES IN SITE DEVELOPMENT.
27. A WATERING TRUCK SHALL BE USED TO PERIODICALLY SPRINKLE CONSTRUCTION AREAS IN ORDER TO KEEP THE LEVEL OF DUST TO A MINIMUM DURING THE DRY MONTHS AND AS REQUIRED.
28. IF DEWATERING IS NECESSARY IT SHALL ONLY BE COMPLETED AS FOLLOWS: THE DISCHARGE SHALL BE STOPPED IMMEDIATELY IF THE RECEIVING AREA SHOWS ANY SIGN OF INSTABILITY OR EROSION. ALL CHANNELS, SWALES, AND DITCHES DUG FOR DISCHARGING WATER FROM THE EXCAVATED AREA SHALL BE STABLE PRIOR TO DIRECTING DISCHARGE TO THEM. IF A CONSTRUCTION EQUIPMENT BUCKET IS USED, IT SHALL BE EMPTY. THE MATERIAL TO A STABLE AREA. NO DEWATERING SHALL OCCUR DURING PERIODS OF INTENSE, HEAVY RAIN. FLOW TO THE SEDIMENT REMOVAL STRUCTURE SHALL NOT EXCEED THE STRUCTURE'S CAPACITY TO SETTLE AND FILTER FLOW OR ITS VOLUME CAPACITY. WHENEVER POSSIBLE, THE DISCHARGE FROM THE SEDIMENT REMOVAL STRUCTURE SHALL DRAIN TO A WELL-VEGETATED BUFFER BY SHEET FLOW WHILE MAXIMIZING THE DISTANCE TO THE NEAREST WATER RESOURCE AND MINIMIZING THE SLOPE OF THE BUFFER AREA. THERE SHALL BE NO DIRECT DISCHARGE TO EXISTING WETLANDS OR STREAMS. ALL DISCHARGE SHALL BE IN COMPLIANCE WITH STATE, LOCAL, AND FEDERAL REQUIREMENTS.
29. INITIATE STABILIZATION OF EXPOSED AREAS IMMEDIATELY IF CONSTRUCTION WORK TEMPORARILY OR PERMANENTLY CEASES.
30. ALL DISCHARGES FROM POLLUTION SOURCES ARE PROHIBITED ONSITE SUCH AS FUELS, WASTEWATER FROM WASH OUT OF CONCRETE, WASTEWATER FROM CLEAN OUT OF PAINTS, FORM RELEASE OILS, SOLVENTS, ADHESIVES, CURING COMPOUNDS, POLLUTANTS USED FOR MAINTENANCE OF VEHICLES AND EQUIPMENT, SOAPS & SOLVENTS, TOXIC OR HAZARDOUS SUBSTANCES, CHEMICALS AND OILS. IF A POLLUTANT IS DISCHARGED IT NEEDS TO BE IMMEDIATELY CLEANED UP BY REMOVING THE CHEMICAL AND AFFECTED SOIL OR AREA OF SPILL FROM THE SITE IN ACCORDANCE WITH BOTH THE MANUFACTURER RECOMMENDATIONS, FEDERAL, STATE, AND LOCAL REQUIREMENTS. DO NOT HOSE DOWN AND SPREAD SPILLED ITEM. ALL CHEMICALS USED ON THE SITE SHALL BE IN LEAK-PROOF CONTAINERS STORED AWAY FROM WETLANDS, SURFACE WATERS, STORMWATER INLETS, AND DRAINAGE MEASURES. SPILL KITS SHALL BE AVAILABLE ONSITE FOR EMERGENCY USE. THERE SHALL BE A SECONDARY CONTAINMENT MEASURE OF ALL CHEMICALS IN ADDITION TO SPILL-PROOF CONTAINERS.
31. PRIOR TO COMMENCEMENT OF CONSTRUCTION, APPLICABLE CONTRACTOR PERSONNEL MUST HAVE AN UNDERSTANDING OF THE EPA CONSTRUCTION GENERAL PERMIT REQUIREMENTS AND THEIR SPECIFIC RESPONSIBILITIES UNDER THE PERMIT. AT A MINIMUM, PERSONNEL MUST BE TRAINED AND UNDERSTAND THE FOLLOWING: LOCATION OF ALL STORMWATER CONTROLS AND HOW TO MAINTAIN THEM. PROCEDURES FOR COMPLYING WITH THE POLLUTION PREVENTION REQUIREMENTS. PROCEDURES FOR CONDUCTING INSPECTIONS, RECORDING FINDINGS, AND TAKING CORRECTIVE ACTION.
32. ALL SEDIMENT TRACKED ONTO ROADWAYS MUST BE REMOVED AT END OF EACH WORK DAY.
33. ALL USE OF CATIONIC TREATMENT CHEMICALS (EXAMPLES INCLUDE POLYMERS, CHITOSAN, CATIONIC PAM, FLOCCULANTS OR OTHER CHEMICAL UTILIZED FOR STABILIZATION) ARE PROHIBITED. IF ALL OTHER AVAILABLE STABILIZATION MEASURES ARE NOT POSSIBLE AND USE OF CATIONIC CHEMICALS IS ABSOLUTELY NECESSARY THE CONTRACTOR WILL NEED TO CONTACT THE EPA NEW ENGLAND OFFICE IN WRITING FOR APPROVAL AND SPECIFIC REQUIREMENTS (MAXIMUM DOSAGE RATE, RESIDUAL TESTING, SPECIFIC LIMITATIONS, ETC) PRIOR TO USE.

34. IF USING NON-VEGETATIVE STABILIZATION MEASURES, IT MUST BE COMPLETED NO LATER THAN 14 DAYS AFTER INITIATING STABILIZATION. ALL AREAS OF EXPOSED SOILS MUST BE COVERED.
35. INSPECTIONS OF EROSION CONTROL MEASURES SHALL BE AT LEAST ONCE EVERY 7 DAYS BY THE CONTRACTOR. AT A MINIMUM INSPECTIONS SHALL INCLUDE ALL DISTURBED AREAS, ALL STORMWATER CONTROLS AND POLLUTION PREVENTION MEASURES, ALL LOCATIONS WHERE STABILIZATION MEASURES HAVE BEEN IMPLEMENTED, EQUIPMENT AND MATERIAL STORAGE AREAS, ALL AREAS WHERE STORMWATER FLOWS AND ALL POINTS OF DISCHARGE. WHEN CORRECTIVE ACTIONS ARE REQUIRED, THE CONTRACTOR MUST IMMEDIATELY TAKE ALL STEPS TO PREVENT POLLUTANT DISCHARGES UNTIL A PERMANENT SOLUTION IS IMPLEMENTED. AS NECESSARY NEW OR MODIFIED CONTROLS MUST BE INSTALLED AND OPERATIONAL, THE REPAIR MUST BE COMPLETED WITHIN 7 DAYS FROM THE TIME OF DISCOVERY. WITHIN 24 HOURS OF A TRIGGERING CONDITION OCCURRING THAT REQUIRES A CORRECTIVE ACTION, A CORRECTIVE ACTION REPORT MUST BE COMPLETED.

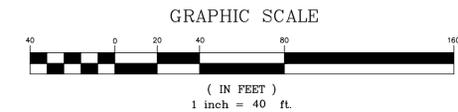
MAINTENANCE:

1. ALL MEASURES STATED ON THE STORMWATER POLLUTION PREVENTION PLANS, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION BY CONTRACTOR UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:
 - INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION.
 - ALL SEEDING AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A HEALTHY STAND OF GRASS IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEED AS NEEDED.
 - ALL SEDIMENT CONTROLS SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE TUBULAR SEDIMENT CONTROLS WHEN IT REACHES HALF THE HEIGHT OF THE CONTROL MEASURE OR AS REQUESTED BY THE OWNER OR ENGINEER.
 - THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.
 - THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.
 - OUTLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50%.

CONSTRUCTION GENERAL PERMIT NOTES AND NARRATIVE:

1. NARRATIVE: THE STORMWATER POLLUTION PREVENTION PLANS CONSIST OF THE SITE PREPARATION PLAN TOGETHER WITH AN EXISTING CONDITIONS PLANS, GRADING PLANS, ABBREVIATIONS AND NOTES SHEETS, AND DETAIL SHEETS.
2. THE EROSION CONTROL PLAN WILL BE IMPLEMENTED TO:
3. TREAT EROSION AS SOON AS POSSIBLE AFTER DISTURBANCE.
4. PREVENT SEDIMENT FROM LEAVING THE CONSTRUCTION AREA AND ENTERING THE RECEIVING WATERS.
5. CONSTRUCTION ACTIVITIES SHALL BE SCHEDULED TO MINIMIZE EROSION.
6. ONLY DISTURB, CLEAR, OR GRADE AREAS NECESSARY FOR CONSTRUCTION.

N:\PROJECTS\3317-01\CIVIL\DRAWINGS\CURRENT\C-3317-01_ABBREVIATIONS & NOTES.DWG



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

A	6/11/25	REVISED PER TOWN COMMENTS
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REV	DATE	DESCRIPTION
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CLIENT/OWNER:
TAG CENTRAL LLC
275 REGATTA DRIVE
JUPITER, FL 33477

PROJECT:
40B MULTIFAMILY
444 EAST CENTRAL STREET
FRANKLIN, MA

PROJECT NO.	3317-01	DATE:	02-11-2025
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SCALE:	NONE	DWG. NAME:	C-3317-01
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DESIGNED BY:	MTB	CHECKED BY:	CMQ
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PREPARED BY:

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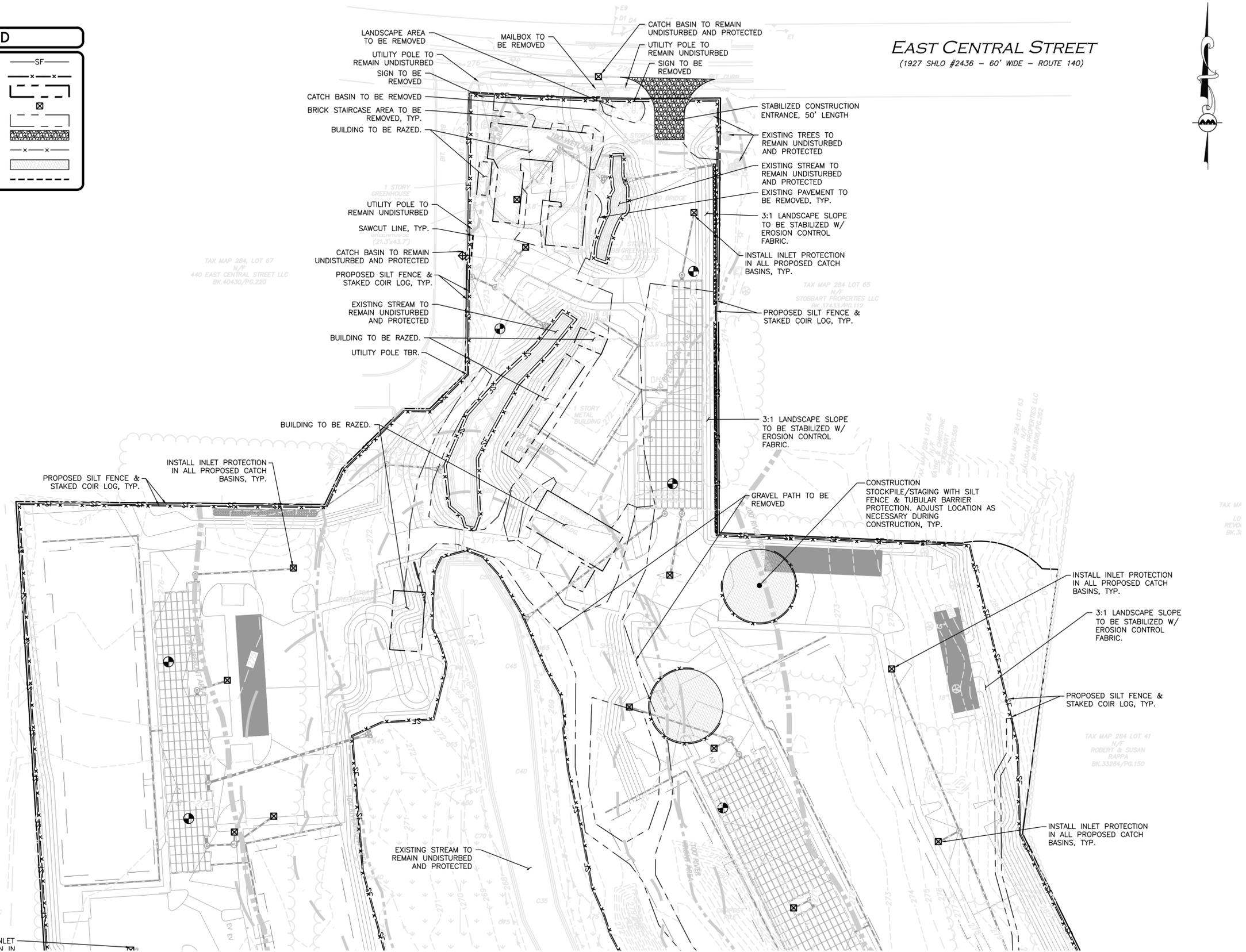
DRAWING TITLE: ABBREVIATIONS & NOTES	SHEET No. C-002
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LEGEND

SILT FENCE	—SF—
TUBULAR BARRIER	—x—x—
BUILDING TO BE REMOVED	—x—x—
CATCH BASIN FILTER	—x—x—
PAVEMENT TO BE REMOVED	—x—x—
STABILIZED ENTRANCE	—x—x—
CONSTRUCTION FENCE	—x—x—
STOCKPILE/STAGING AREA	—x—x—
SAWCUT LINE	—x—x—

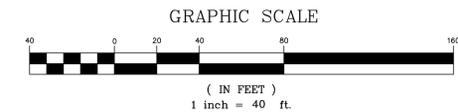
EAST CENTRAL STREET
(1927 SHLO #2436 - 60' WIDE - ROUTE 140)



N:\PROJECTS\3317-01\CIVIL\DRAWINGS\CURRENT\C-3317-01-SITE PREP & EROSION CONTROL.DWG

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PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
A	6/11/25	REVISED PER TOWN COMMENTS

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

PROJECT:
40B MULTIFAMILY
444 EAST CENTRAL STREET
FRANKLIN, MA

PROJECT NO.	3317-01	DATE:	02-11-2025
SCALE:	1" = 40'	DWG. NAME:	C-3317-01
DESIGNED BY:	MTB	CHECKED BY:	CMQ

PREPARED BY:

ALLEN & MAJOR ASSOCIATES, INC.
civil engineering • land surveying
environmental consulting • landscape architecture
www.allenmajor.com
100 COMMERCE WAY, SUITE 5
WOBURN MA 01801
TEL: (781) 935-6889
FAX: (781) 935-2896

WOBURN, MA • LAKEVILLE, MA • MANCHESTER, NH

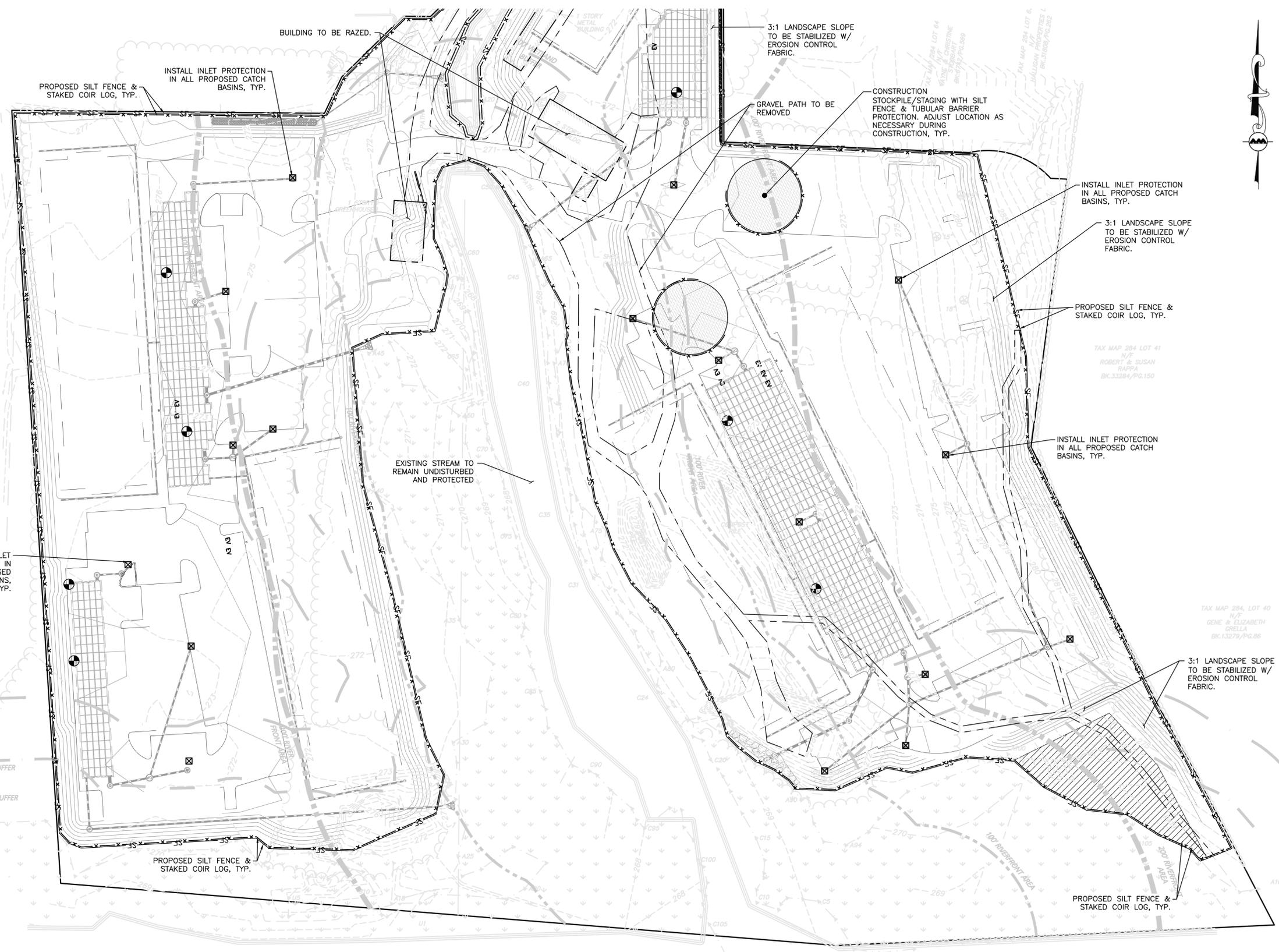
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DRAWING TITLE: **EROSION CONTROL & SITE PREP PLAN**

SHEET No. **C-101A**

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N:\PROJECTS\3317-01\CIVIL\DRAWINGS\CURRENT\C-3317-01_SITE_PREP & EROSION_CONTROL.DWG



PROFESSIONAL ENGINEER FOR ALLEN & MAJOR ASSOCIATES, INC.

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

PROJECT:
40B MULTIFAMILY
 444 EAST CENTRAL STREET
 FRANKLIN, MA

PROJECT NO.	3317-01	DATE:	02-11-2025
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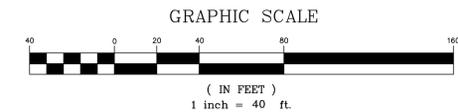
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DRAWING TITLE: **EROSION CONTROL & SITE PREP PLAN** SHEET No. **C-101B**

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 1-888-344-7233



TAX MAP 298, LOT 49
 N/F
 TOWN OF FRANKLIN
 BK.28253/PG.128

TAX MAP 288, LOT 53
 N/F
 DOUGLAS & TRICIA
 OPELT
 BK.34313/PG.308

TAX MAP 298, LOT 54
 N/F
 JOHN & HANCI
 QUIGLEY
 BK.34426/PG.311

TAX MAP 285, LOT 7
 N/F
 THE UNDEALERSHIP LLC
 BK.28234/PG.120

TAX MAP 284, LOT 41
 N/F
 ROBERT & SUSAN
 RAPP
 BK.33284/PG.150

TAX MAP 294, LOT 40
 N/F
 GENE & ELIZABETH
 GRELLA
 BK.13279/PG.86

100' WETLAND BUFFER

50' WETLAND BUFFER

25' WETLAND BUFFER

EXISTING STREAM TO REMAIN UNDISTURBED AND PROTECTED

3:1 LANDSCAPE SLOPE TO BE STABILIZED W/ EROSION CONTROL FABRIC.

GRAVEL PATH TO BE REMOVED

CONSTRUCTION STOCKPILE/STAGING WITH SILT FENCE & TUBULAR BARRIER PROTECTION. ADJUST LOCATION AS NECESSARY DURING CONSTRUCTION, TYP.

INSTALL INLET PROTECTION IN ALL PROPOSED CATCH BASINS, TYP.

3:1 LANDSCAPE SLOPE TO BE STABILIZED W/ EROSION CONTROL FABRIC.

PROPOSED SILT FENCE & STAKED COIR LOG, TYP.

INSTALL INLET PROTECTION IN ALL PROPOSED CATCH BASINS, TYP.

INSTALL INLET PROTECTION IN ALL PROPOSED CATCH BASINS, TYP.

3:1 LANDSCAPE SLOPE TO BE STABILIZED W/ EROSION CONTROL FABRIC.

PROPOSED SILT FENCE & STAKED COIR LOG, TYP.

N:\PROJECTS\3317-01\CIVIL\DRAWINGS\CURRENT\C-3317-01_LAYOUT & MATERIALS.DWG



**ZONING SUMMARY TABLE
COMMERCIAL 2 ZONING DISTRICT**

ITEM	COMMERCIAL 2 ^(a) ZONING DISTRICT REQUIRED/ALLOWED	PROPOSED ^(b)
MINIMUM LOT AREA	40,000 SF	635,135 SF
MINIMUM LOT CONTINUOUS FRONTAGE	175.0 FT	207.29 FT
MINIMUM LOT DEPTH	200.0 FT	983.7 FT
MINIMUM LOT WIDTH CIRCLE DIAMETER	157.5 FT	207.0 FT
MINIMUM FRONT YARD	40.0 FT	183.2 FT
MINIMUM SIDE YARD	30.0 FT	8.9 FT ^(c)
MINIMUM REAR YARD	30.0 FT	53.0 FT
MAXIMUM HEIGHT OF BUILDING	40 FT (3 STORIES)	4 STORIES ^(d)
MAX. IMPERV. COVERAGE OF EX. UPLAND (STRUCTURES)	70% STRUCTURES	12.7% STRUCTURES
MAX. IMPERV. COVERAGE OF EX. UPLAND (PAVING)	-	24.6% PAVING
MAX. IMPERV. COVERAGE OF EX. UPLAND (TOTAL)	80%	37.3% IMPERVIOUS

NOTES:

- TABLE NOTES VALUES OF CURRENT ILLUSTRATED LOT LAYOUT. MODIFICATIONS OF VALUES LISTED MAY BE REQUIRED THROUGH THE ENTITLEMENT PROCESS.
 - SECTION 185-7 ATTACHMENT 7- USE REGULATIONS SCHEDULE: MULTIFAMILY USE IS NOT ALLOWED IN THE COMMERCIAL II ZONING DISTRICT.
 - 1.1. WAIVER GRANTED TO ALLOW MULTIFAMILY USE. MULTIFAMILY USE IS NOT ALLOWED IN THE COMMERCIAL II ZONING DISTRICT. THIS IS A CUSTOMARY WAIVER REQUEST FOR A 40B PROCEEDING. AS THE REGULATIONS MANDATE, THE ZONING BOARD IS REQUIRED TO ACT IN PLACE OF ALL LOCAL PERMIT GRANTING AUTHORITIES AS PART OF THE ISSUANCE OF THE COMPREHENSIVE PERMIT.
 - SECTION 185-13 ATTACHMENT 9 - SCHEDULE OF LOT, AREA, FRONTAGE, YARD AND HEIGHT REQUIREMENTS: MINIMUM SIDE YARD DIMENSIONS SHALL BE NO LESS THAN 30 FEET.
 - 1.1. WAIVER GRANTED TO ALLOW SIDE YARD TO BE LESS THAN 30 FEET. A FINAL ANRAD WILL BE NEEDED TO VERIFY IF THE WAIVER WILL BE REQUIRED.
 - SECTION 185-13 ATTACHMENT 9 - SCHEDULE OF LOT, AREA, FRONTAGE, YARD AND HEIGHT REQUIREMENTS: MAXIMUM HEIGHT OF BUILDING SHALL BE 3 STORIES AND/OR 40 FEET.
 - 1.1. WAIVER GRANTED TO ALLOW HEIGHT OF BUILDING TO BE GREATER THAN 3 STORIES AND 40 FEET. A FINAL ANRAD WILL BE NEEDED TO VERIFY IF THE WAIVER WILL BE REQUIRED.
- 185-11 - NUMBER OF BUILDINGS ON A LOT: NOT MORE THAN ONE SINGLE-FAMILY OR TWO-FAMILY DWELLING SHALL BE ERRECTED ON A LOT. MORE THAN ONE PRINCIPAL BUILDING OTHER THAN A SINGLE-FAMILY OR TWO-FAMILY DWELLING MAY BE ERRECTED ON A LOT, PROVIDED THAT ACCESS, DRAINAGE AND UTILITIES SERVING EACH STRUCTURE ARE FUNCTIONALLY EQUIVALENT TO THAT REQUIRED FOR SEPARATE LOTS BY THE PLANNING BOARD RULES AND REGULATIONS, AS CERTIFIED TO THE COMMISSIONER OF BUILDINGS BY THE DEPARTMENT OF PUBLIC WORKS REGARDING ACCESS AND DRAINAGE AND BY THE WATER DEPARTMENT AND FIRE DEPARTMENT REGARDING WATER; AND FURTHER PROVIDED THAT LOT AREA REQUIREMENTS ARE MET FOR EACH BUILDING AND USE WITHOUT COUNTING ANY LOT AREA TWICE.
- 1.1. WAIVER GRANTED TO ALLOW MORE THAN ONE PRINCIPAL BUILDING REGARDLESS OF IF THE LOT AREA REQUIREMENTS ARE MET FOR EACH BUILDING AND USE WITHOUT COUNTING ANY LOT AREA TWICE. THE FINAL DESIGN WILL BE NEEDED TO VERIFY IF THE WAIVER WILL BE REQUIRED.

OFF-STREET PARKING SUMMARY

LAND USAGE - MULTI-FAMILY RESIDENTIAL DWELLING UNITS:
2.0 SPACES PER RESIDENTIAL UNIT

PROPOSED RESIDENTIAL USE:
(264 UNITS)*(2.0 PER UNIT) = 528 SPACES

TOTAL PARKING SPACES REQUIRED = 528 SPACES

ADA REQUIRED STANDARD HANDICAPPED & VAN ACCESSIBLE SPACES
401 to 500 PROPOSED PARKING SPACES = 9 TOTAL ADA SPACES REQUIRED, 2 VAN ACCESSIBLE

SURFACE			GARAGE		TOTAL PROPOSED
STANDARD (9'X18')	ACCESSIBLE (9'X18')	COMPACT (8'X16')	STANDARD GARAGE (12'X21')	ACCESSIBLE GARAGE (15'X21')	
293 ²	7	84	42	2	428 (1.62 ^(a) STALL/UNIT)

NOTES:

- SECTION 185-21.8.3.A.I - PARKING SCHEDULE: EACH DWELLING UNIT, REGARDLESS OF NUMBER OF BEDROOMS REQUIRES 2 PARKING STALLS.
 - 1.1. WAIVER GRANTED TO PROVIDE LESS THAN 2 PARKING STALLS PER DWELLING UNIT. PROJECT PROPOSES 1.62 PARKING STALLS PER UNIT.
- 293 STANDARD SPACES INCLUDE 10 EV SPACES WITH CHARGING STATIONS.

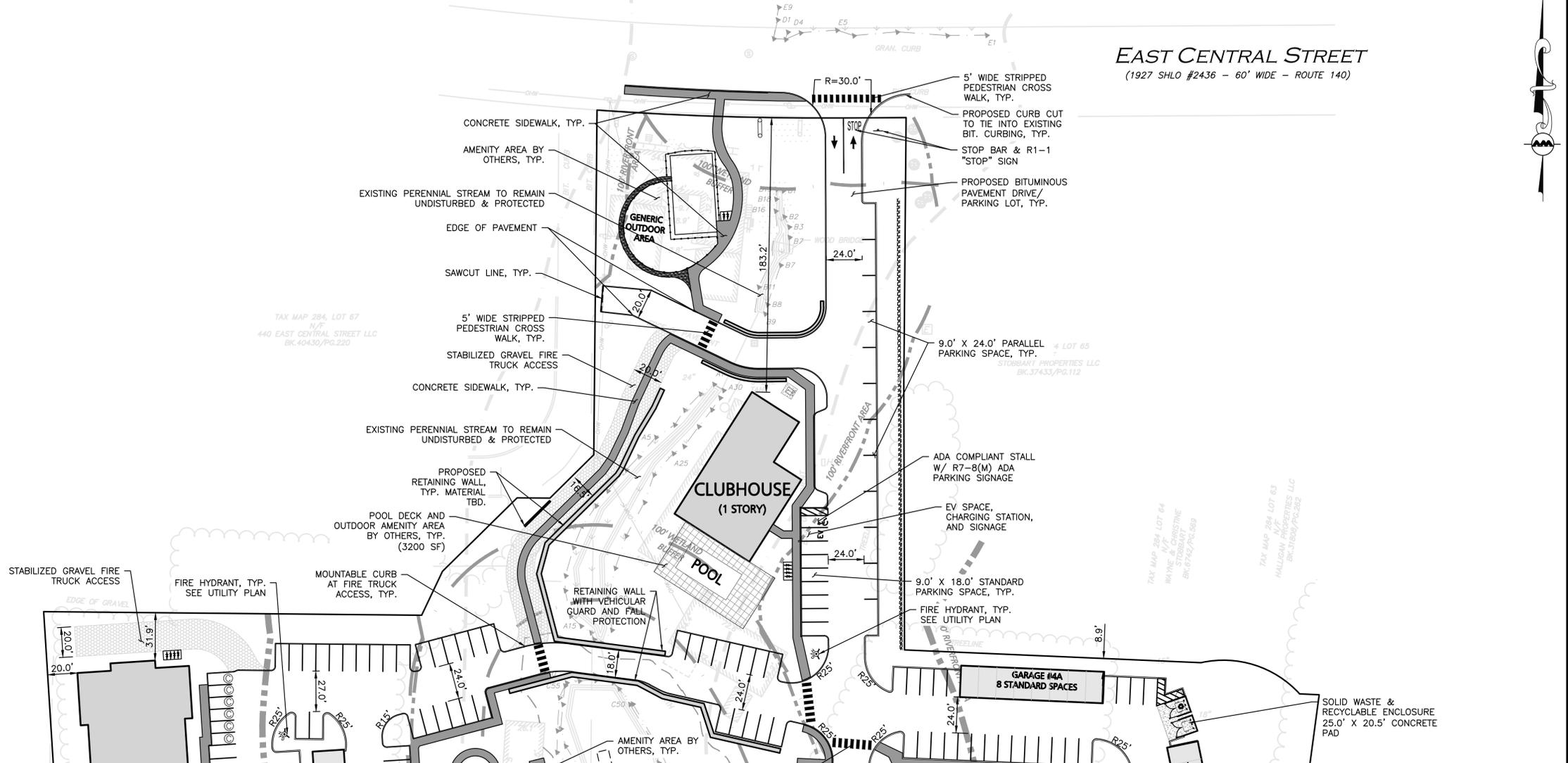
LEGEND

PROP. PROPERTY LINE	
SIGN	
BOLLARD	
BUILDING	
BUILDING ARCHITECTURE	
BUILDING INTERIOR WALLS	
CURB	
RETAINING WALL	
PARKING STRIPING	
ROADWAY STRIPING	
TRAFFIC ARROWS	
SIDEWALK	
ADA ACCESSIBLE RAMP	
ADA DET. WARNING SURFACE	
GRAVEL ACCESS	
SETBACK LINE	
PARKING COUNT	
TREE LINE	
TRANSFORMER	

GENERAL NOTES:

- THE EXISTING CONDITIONS USED IN THIS DRAWING IS FROM AN EXISTING CONDITIONS PLAN PREPARED BY ALLEN & MAJOR ASSOCIATES, INC.
- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR IT'S REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
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EAST CENTRAL STREET
(1927 SHLO #2436 - 60' WIDE - ROUTE 140)



Professional Engineer for ALLEN & MAJOR ASSOCIATES, INC.

CARLTON M. QUINN
CIVIL
No. 49923
REGISTERED PROFESSIONAL ENGINEER

REV	DATE	DESCRIPTION
A	6/11/25	REVISED PER TOWN COMMENTS

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275 REGATTA DRIVE
JUPITER, FL 33477

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444 EAST CENTRAL STREET
FRANKLIN, MA

PROJECT NO. 3317-01 DATE: 02-11-2025

SCALE: 1" = 40' DWG. NAME: C-3317-01

DESIGNED BY: MTB CHECKED BY: CMQ

ALLEN & MAJOR ASSOCIATES, INC.

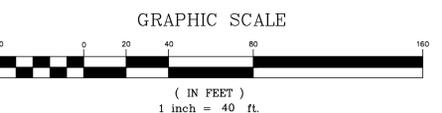
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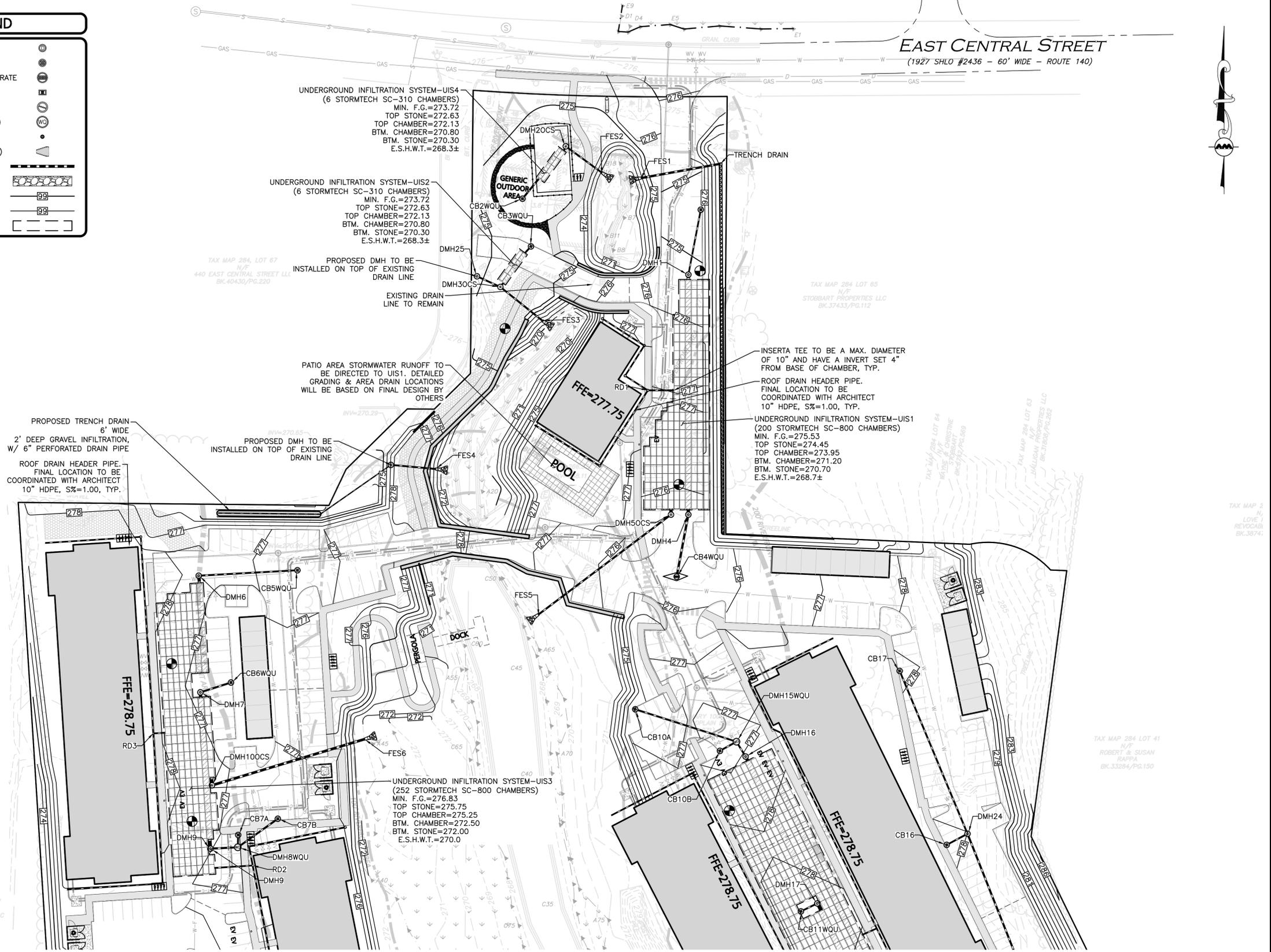
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LEGEND

DRAIN MANHOLE (DMH)	
CATCH BASIN (CB)	
CATCH BASIN - DOUBLE GRATE	
OUTLET CONTROL (OCS)	
DIVERSION WEIR	
WATER QUALITY UNIT (WQU)	
AREA DRAIN (AD)	
FLARED END SECTION (FES)	
DRAIN LINE	
RIPRAP OUTFALL	
5' CONTOUR	
1' CONTOUR	
INFILTRATION SYSTEM	



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



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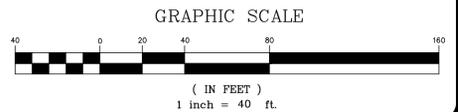
PROJECT NO.	3317-01	DATE:	02-11-2025
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DRAWING TITLE: **GRADING & DRAINAGE PLAN** SHEET No. **C-103A**



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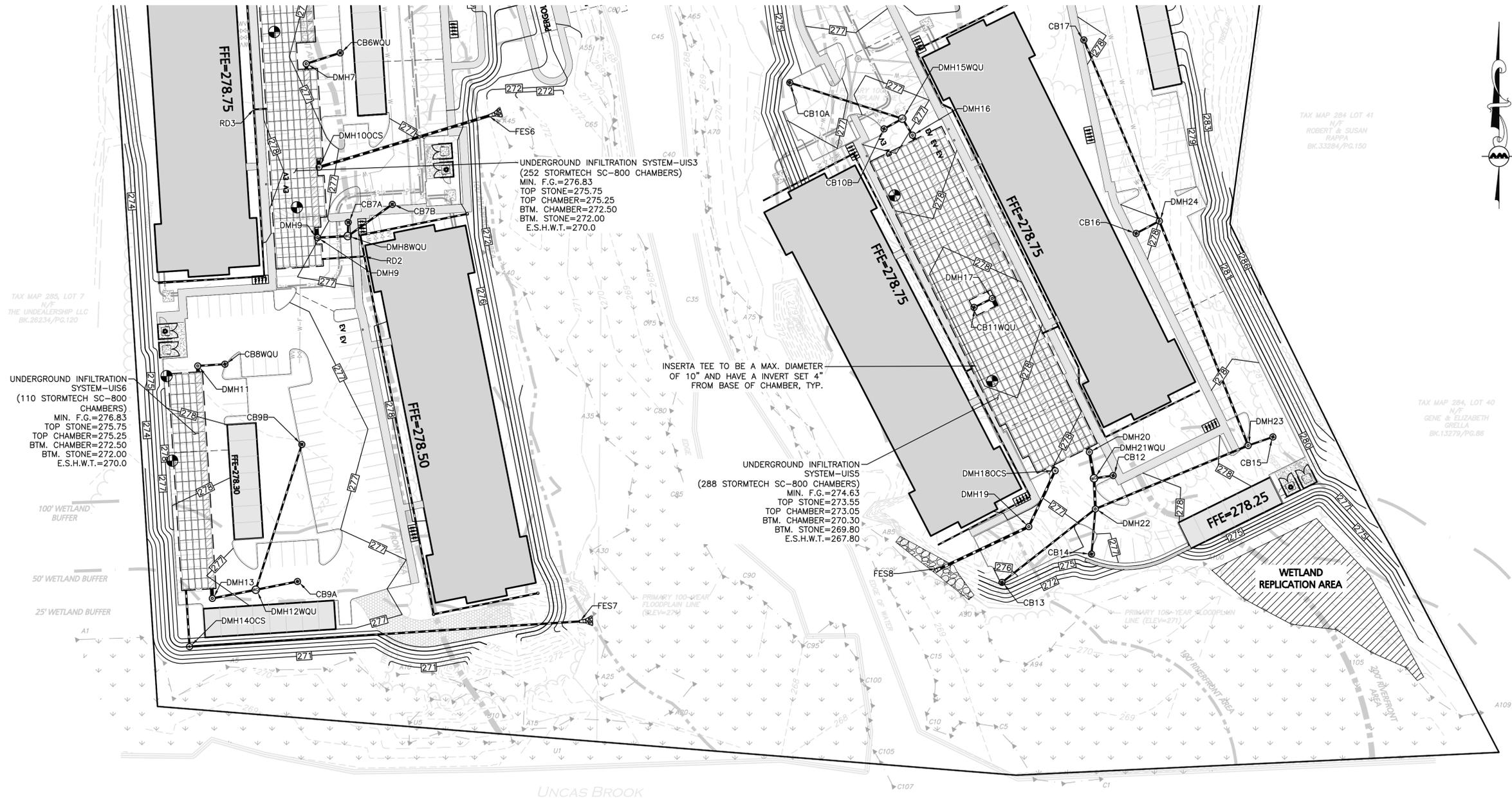
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TAX MAP 285, LOT 7
N/F
THE UNDERLEASING LLC
BK.26234/PG.120

TAX MAP 284 LOT 65
N/F
STOBBART PROPERTIES LLC
BK.37433/PG.112

TAX MAP 2
LOVE 1
REVOCAB
BK.3874

TAX MAP 284 LOT 41
N/F
ROBERT & SUSAN
84894
BK.33284/PG.150



TAX MAP 285, LOT 7
N/F
THE UNDEALERSHIP LLC
BK.28234/PG.120

TAX MAP 284, LOT 41
N/F
ROBERT & SUSAN
8499A
BK.33284/PG.150

TAX MAP 284, LOT 40
N/F
GENE & ELIZABETH
0822A
BK.13279/PG.08



UNDERGROUND INFILTRATION SYSTEM-UIS6
(110 STORMTECH SC-800 CHAMBERS)
MIN. F.G.=276.83
TOP STONE=275.75
TOP CHAMBER=275.25
BTM. CHAMBER=272.00
E.S.H.W.T.=270.0

UNDERGROUND INFILTRATION SYSTEM-UIS3
(252 STORMTECH SC-800 CHAMBERS)
MIN. F.G.=276.83
TOP STONE=275.75
TOP CHAMBER=275.25
BTM. CHAMBER=272.00
E.S.H.W.T.=270.0

INSERT A TEE TO BE A MAX. DIAMETER OF 10" AND HAVE A INVERT SET 4" FROM BASE OF CHAMBER, TYP.

UNDERGROUND INFILTRATION SYSTEM-UIS5
(288 STORMTECH SC-800 CHAMBERS)
MIN. F.G.=274.63
TOP STONE=273.55
TOP CHAMBER=273.05
BTM. CHAMBER=270.30
BTM. STONE=269.80
E.S.H.W.T.=267.80

100' WETLAND BUFFER
50' WETLAND BUFFER
25' WETLAND BUFFER

WETLAND REPLICATION AREA



PROFESSIONAL ENGINEER FOR ALLEN & MAJOR ASSOCIATES, INC.

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STRUCTURE	STRUCTURE DETAILS
CB1WQU	INV OUT = 271.50 (DMH1)
CB2WQU	INV OUT = 271.01 (UIS4A)
CB3WQU	INV OUT = 270.87 (UIS2A)
CB4WQU	INV OUT = 271.71 (DMH4)
CB5WQU	INV OUT = 273.36 (DMH6)
CB6WQU	INV OUT = 272.76 (DMH7)
CB7A	INV OUT = 272.92 (DMH8WQU)
CB7B	INV OUT = 273.22 (DMH8WQU)
CB8WQU	INV OUT = 273.20 (DMH11)
CB9A	INV OUT = 273.24 (DMH12WQU)
CB9B	INV OUT = 274.04 (DMH12WQU)
CB10A	INV OUT = 271.41 (DMH15WQU)

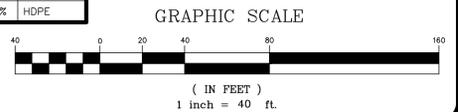
STRUCTURE	STRUCTURE DETAILS
CB10B	INV OUT = 270.70 (DMH15WQU)
CB11WQU	INV OUT = 270.55 (DMH17)
CB12	INV OUT = 270.74 (DMH21WQU)
CB13	INV OUT = 271.79 (DMH22)
CB14	INV OUT = 271.25 (DMH22)
CB15	INV OUT = 272.42 (DMH23)
CB16	INV OUT = 273.85 (DMH24)
CB17	INV OUT = 274.73 (DMH24)
DMH1	INV IN = 271.20 (CB1WQU) INV OUT = 271.20 (UIS1A)
DMH20CS	INV IN = 270.80 (UIS4A (1)) INV OUT = 270.70 (FES2)
DMH30CS	INV IN = 270.76 (UIS2B) INV IN = 270.76 (DMH25) INV OUT = 270.76 (FES3)
DMH4	INV IN = 271.20 (CB4WQU) INV OUT = 271.20 (UID1D)

STRUCTURE	STRUCTURE DETAILS
DMH50CS	INV IN = 271.20 (UIS1C) INV OUT = 271.20 (FES5)
DMH6	INV IN = 272.56 (CB5WQU) INV OUT = 272.50 (UIS3A)
DMH7	INV IN = 272.50 (CB5WQU) INV OUT = 272.50 (UIS3B)
DMH8WQU	INV IN = 272.82 (CB7A) INV IN = 272.82 (CB7B) INV OUT = 272.72 (DMH9)
DMH9	INV IN = 272.50 (DMH8WQU) INV OUT = 272.50 (UIS3C)
DMH100CS	INV IN = 272.50 (UIS3D) INV OUT = 273.29 (FES6)
DMH11	INV IN = 272.90 (CB8WQU) INV OUT = 272.50 (UIS6A)
DMH12WQU	INV IN = 272.92 (CB9B) INV IN = 272.92 (CB9A) INV OUT = 272.82 (DMH13)
DMH13	INV IN = 272.50 (DMH12WQU) INV OUT = 272.50 (UIS6C)
DMH140CS	INV IN = 272.50 (UIS6B) INV OUT = 272.40 (FES7)
DMH15WQU	INV IN = 270.54 (CB10A) INV IN = 270.54 (CB10B) INV OUT = 270.44 (DMH16)
DMH16	INV IN = 270.30 (DMH15WQU) INV OUT = 270.30 (UIS5A)

STRUCTURE	STRUCTURE DETAILS
DMH17	INV IN = 270.40 (CB11WQU) INV OUT = 270.30 (UIS5B)
DMH180CS	INV IN = 270.30 (UIS5C) INV OUT = 270.20 (DMH19)
DMH19	INV IN = 269.97 (DMH180CS) INV OUT = 269.87 (FES8)
DMH20	INV IN = 270.30 (DMH21WQU) INV OUT = 270.30 (UIS5D)
DMH21WQU	INV IN = 270.60 (CB12) INV IN = 270.60 (DMH22) INV OUT = 270.50 (DMH20)
DMH22	INV IN = 270.92 (CB14) INV IN = 270.92 (CB15) INV IN = 270.92 (DMH23) INV OUT = 270.82 (DMH21WQU)
DMH23	INV IN = 272.23 (DMH24) INV IN = 272.23 (CB15) INV OUT = 272.13 (DMH22)
DMH24	INV IN = 273.65 (CB16) INV IN = 273.65 (CB17) INV OUT = 273.55 (DMH23)
DMH25	INV OUT = 270.87 (DMH30CS)

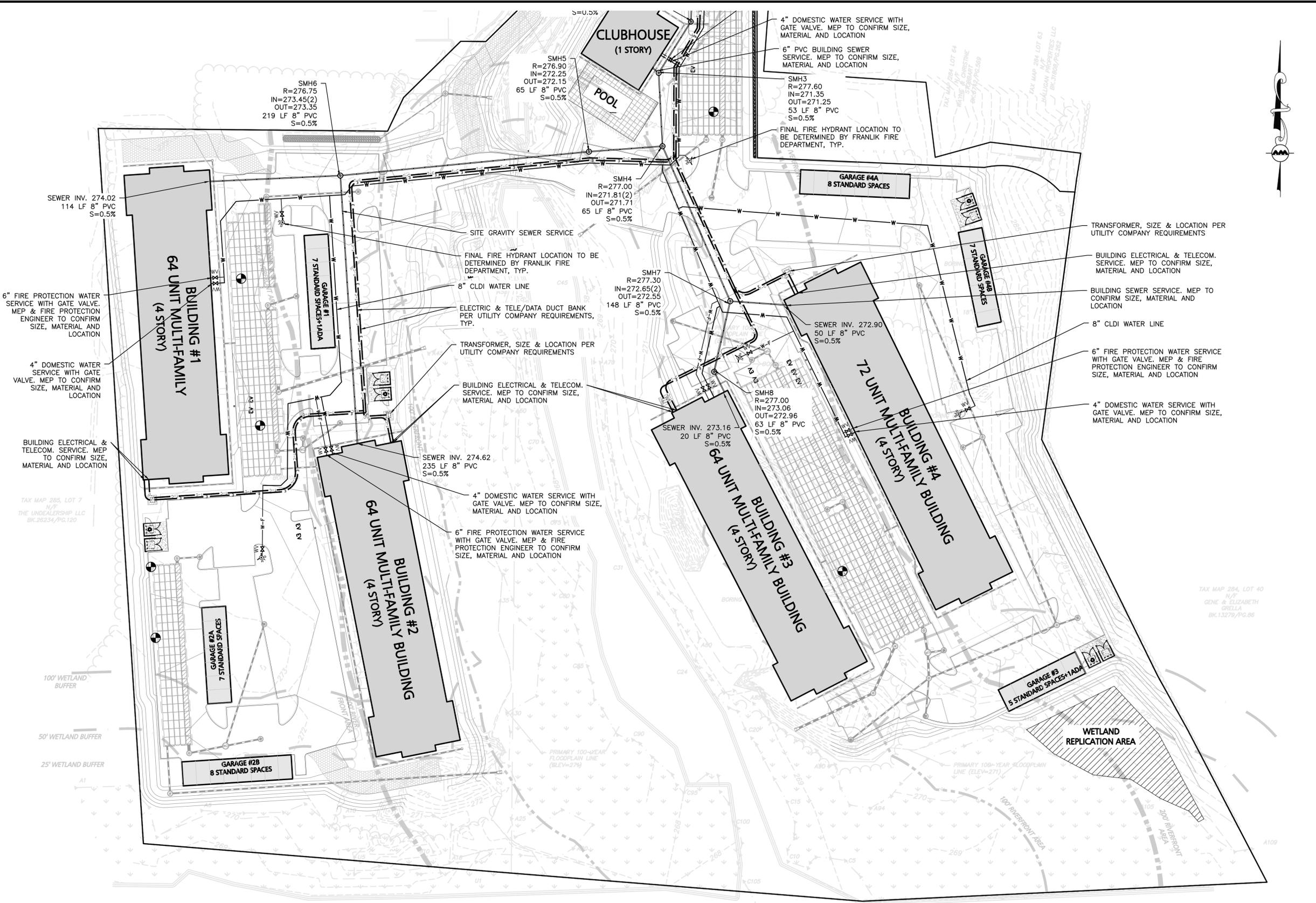
PIPE SEGMENT	SIZE	LENGTH	SLOPE	MATERIAL
CB1WQU - DMH1	10"	54'	0.56%	HDPE
CB2WQU - UIS4A	12"	21'	1.00%	HDPE
CB4WQU - DMH4	15"	51'	1.00%	HDPE
CB5WQU - DMH6	12"	81'	1.00%	HDPE
CB6WQU - DMH7	12"	26'	1.00%	HDPE
CB7A - DMH8WQU	12"	10'	1.00%	HDPE
CB7B - DMH8WQU	12"	40'	1.00%	HDPE
CB8WQU - DMH11	12"	20'	1.50%	HDPE
CB9A - DMH12WQU	12"	31'	1.00%	HDPE
CB9B - DMH12WQU	12"	111'	1.00%	HDPE
CB10A - DMH15WQU	12"	87'	1.00%	HDPE
CB10B - DMH15WQU	12"	15'	1.00%	HDPE
CB11WQU - DMH17	12"	15'	1.00%	HDPE
CB12 - DMH21WQU	12"	14'	1.00%	HDPE
CB13 - DMH22	12"	87'	1.00%	HDPE
CB14 - DMH22	12"	33'	1.00%	HDPE
CB15 - DMH23	12"	19'	1.00%	HDPE
CB16 - DMH24	12"	19'	1.00%	HDPE
CB17 - DMH24	12"	143'	0.75%	HDPE
DMH20CS - FES2	12"	36'	1.00%	HDPE

PIPE SEGMENT	SIZE	LENGTH	SLOPE	MATERIAL
DMH30CS - FES3	12"	44'	1.00%	HDPE
DMH50CS - FES5	12"	135'	1.00%	HDPE
DMH8WQU - DMH9	15"	22'	1.00%	HDPE
DMH100CS - FES6	18"	130'	1.00%	HDPE
DMH12WQU - DMH13	15"	32'	1.00%	HDPE
DMH140CS - FES7	12"	286'	0.49%	HDPE
DMH15WQU - DMH16	12"	14'	1.00%	HDPE
DMH180CS - DMH19	15"	45'	0.50%	HDPE
DMH19 - FES8	18"	71'	0.50%	HDPE
DMH21WQU - DMH20	18"	20'	1.00%	HDPE
DMH22 - DMH21WQU	18"	22'	1.00%	HDPE
DMH23 - DMH22	15"	121'	1.00%	HDPE
DMH24 - DMH23	15"	176'	0.75%	HDPE
RD1 - UISB	12"	21'	1.00%	HDPE
RD2 - UIS3F	10"	32'	1.00%	HDPE
RD3 - UIS3E	10"	10'	1.00%	HDPE
RD4 - UIS5F	10"	6'	1.00%	HDPE
RD5 - UIS5E	10"	13'	1.00%	HDPE
TRENCH DRAIN - FES1	15"	65'	1.00%	HDPE



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



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REV	DATE	DESCRIPTION
A	6/11/25	REVISED PER TOWN COMMENTS

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

PROJECT:
40B MULTIFAMILY
444 EAST CENTRAL STREET
FRANKLIN, MA

PROJECT NO. 3317-01 DATE: 02-11-2025

SCALE: 1" = 40' DWG. NAME: C-3317-01

DESIGNED BY: MTB CHECKED BY: CMQ

PREPARED BY:



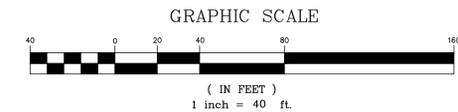
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TAX MAP 299, LOT 53
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DOUGLAS & TRICIA
OPPELT
BK.34313/Pg.308

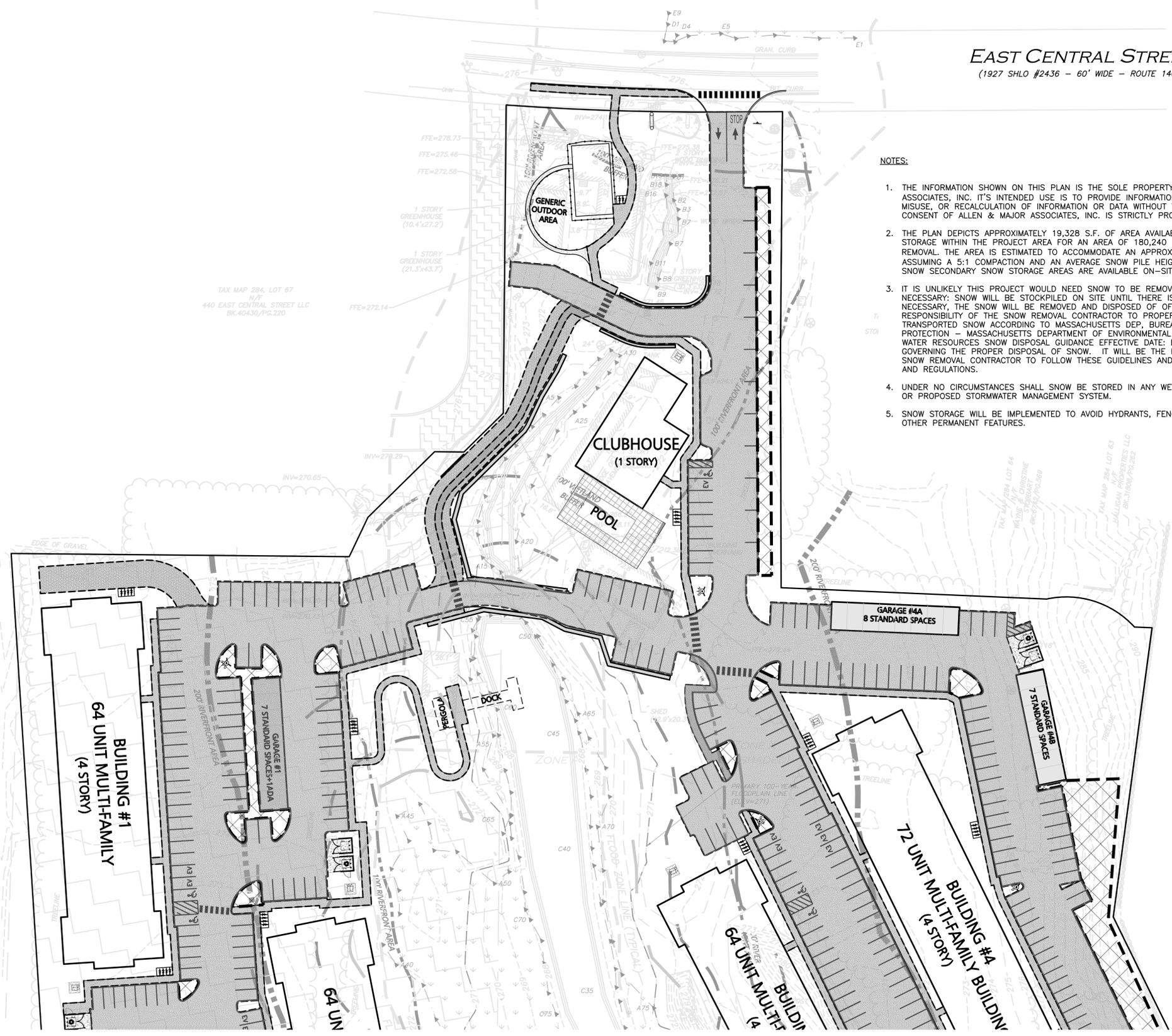
TAX MAP 299, LOT 54
N/F
JOHN & NANCY
QUIGLEY

TAX MAP 294, LOT 40
N/F
GENE & ELIZABETH
GRELLA
BK.13279/Pg.88

TAX MAP 285, LOT 7
N/F
THE UNDEALERSHIP LLC
BK.26234/Pg.120

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



NOTES:

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2. THE PLAN DEPICTS APPROXIMATELY 19,328 S.F. OF AREA AVAILABLE FOR PRIMARY SNOW STORAGE WITHIN THE PROJECT AREA FOR AN AREA OF 180,240 SF REQUIRING SNOW REMOVAL. THE AREA IS ESTIMATED TO ACCOMMODATE AN APPROXIMATE 2.1' OF SNOWFALL, ASSUMING A 5:1 COMPACTION AND AN AVERAGE SNOW PILE HEIGHT OF 4.0'. ADDITIONAL SNOW SECONDARY SNOW STORAGE AREAS ARE AVAILABLE ON-SITE IF NECESSARY.
3. IT IS UNLIKELY THIS PROJECT WOULD NEED SNOW TO BE REMOVED OFF-SITE, BUT IF NECESSARY: SNOW WILL BE STOCKPILED ON SITE UNTIL THERE IS NOT ENOUGH SPACE. AS NECESSARY, THE SNOW WILL BE REMOVED AND DISPOSED OF OFF-SITE. IT WILL BE THE RESPONSIBILITY OF THE SNOW REMOVAL CONTRACTOR TO PROPERLY DISPOSE OF TRANSPORTED SNOW ACCORDING TO MASSACHUSETTS DEP, BUREAU OF RESOURCE PROTECTION - MASSACHUSETTS DEPARTMENT OF ENVIRONMENTAL PROTECTION BUREAU OF WATER RESOURCES SNOW DISPOSAL GUIDANCE EFFECTIVE DATE: DECEMBER 23, 2019, GOVERNING THE PROPER DISPOSAL OF SNOW. IT WILL BE THE RESPONSIBILITY OF THE SNOW REMOVAL CONTRACTOR TO FOLLOW THESE GUIDELINES AND ALL APPLICABLE LAWS AND REGULATIONS.
4. UNDER NO CIRCUMSTANCES SHALL SNOW BE STORED IN ANY WETLAND RESOURCE AREA OR PROPOSED STORMWATER MANAGEMENT SYSTEM.
5. SNOW STORAGE WILL BE IMPLEMENTED TO AVOID HYDRANTS, FENCES LANDSCAPING AND OTHER PERMANENT FEATURES.



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

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275 REGATTA DRIVE
JUPITER, FL 33477

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FRANKLIN, MA

PROJECT NO.	3317-01	DATE:	02-11-2025
SCALE:	1" = 40'	DWG. NAME:	C-3317-01
DESIGNED BY:	MTB	CHECKED BY:	CMQ

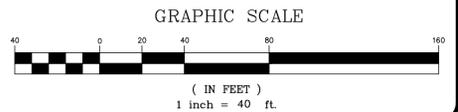
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DRAWING TITLE: **SNOW STORAGE PLAN** SHEET No. **C-105A**



TAX MAP 285, LOT 7
N/F
THE UNDERLEASHPHIP LLC
BK.28234/PG.120

TAX MAP 284, LOT 41
N/F
ROBERT & SUSAN
04894
BK.33284/PG.150

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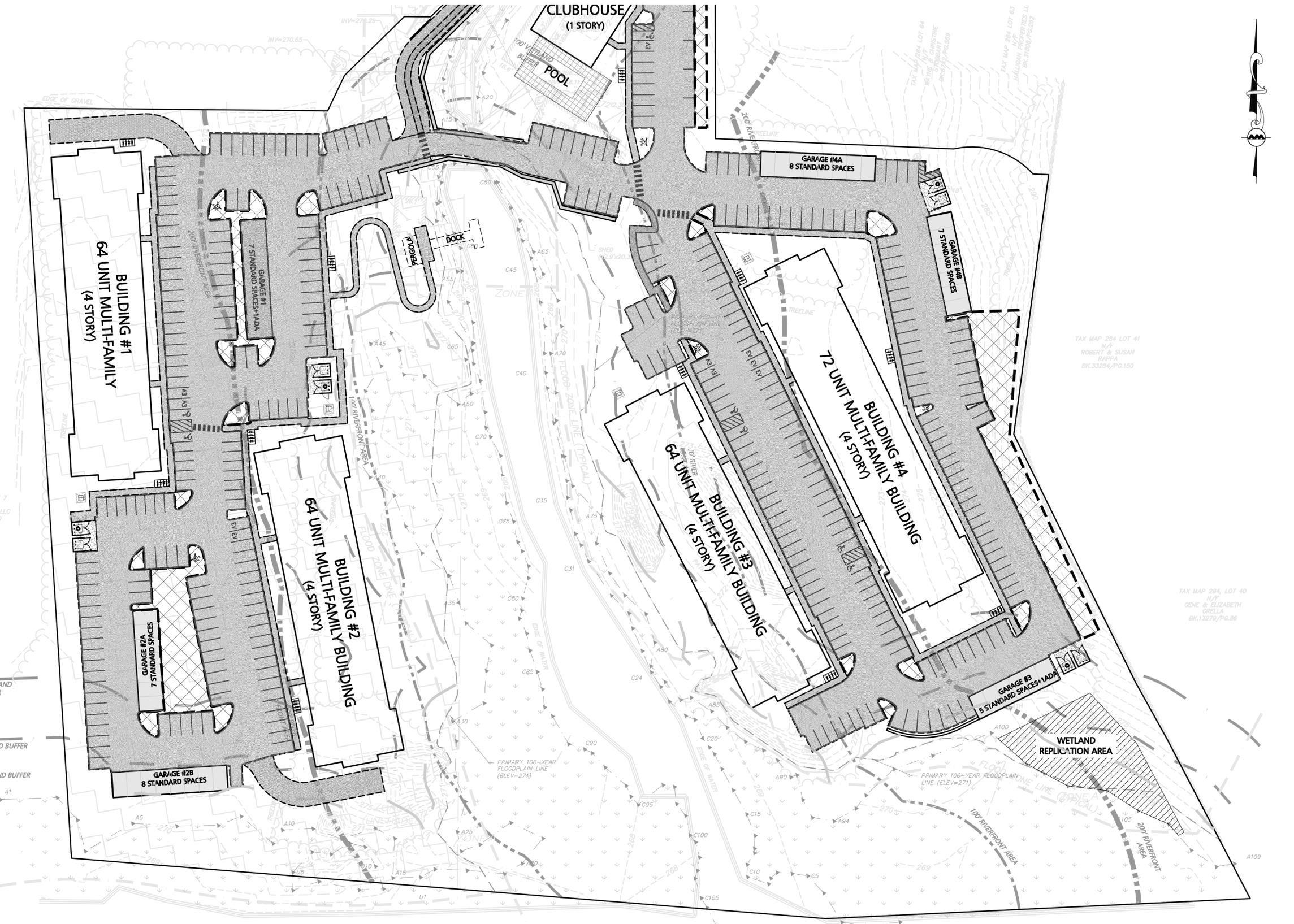


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LEGEND

AREAS REQUIRING SNOW REMOVAL	
PRIMARY SNOW STORAGE AREAS	

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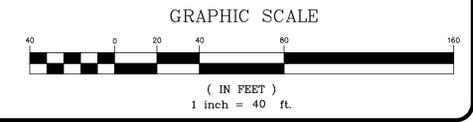
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DRAWING TITLE: SNOW STORAGE PLAN
SHEET No. C-105B

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Pierce Turning Performance Analysis 2/12/2007

Job Number: Franklin Fire Department
 Department: 9558

Chassis: Quantum, Bright Finish, S Chassis, PAF
 Body: Aerial, Platform 100', No Pump, S/B Body

Parameters:

Inside Cramp Angle:	45°
Axle Track:	82.92 in.
Wheel Offset:	4.68 in.
Tread Width:	17.70 in.
Chassis Overhang:	82.44 in.
Additional Bumper Depth:	26.00 in.
Front Overhang:	161.35 in.
Wheelbase:	256.25 in.

Calculated Turning Radii:

Inside Turn:	20 ft. 3 in.
Chub to Chub:	36 ft. 7 in.
Wall to Wall:	45 ft. 7 in.

Comments:

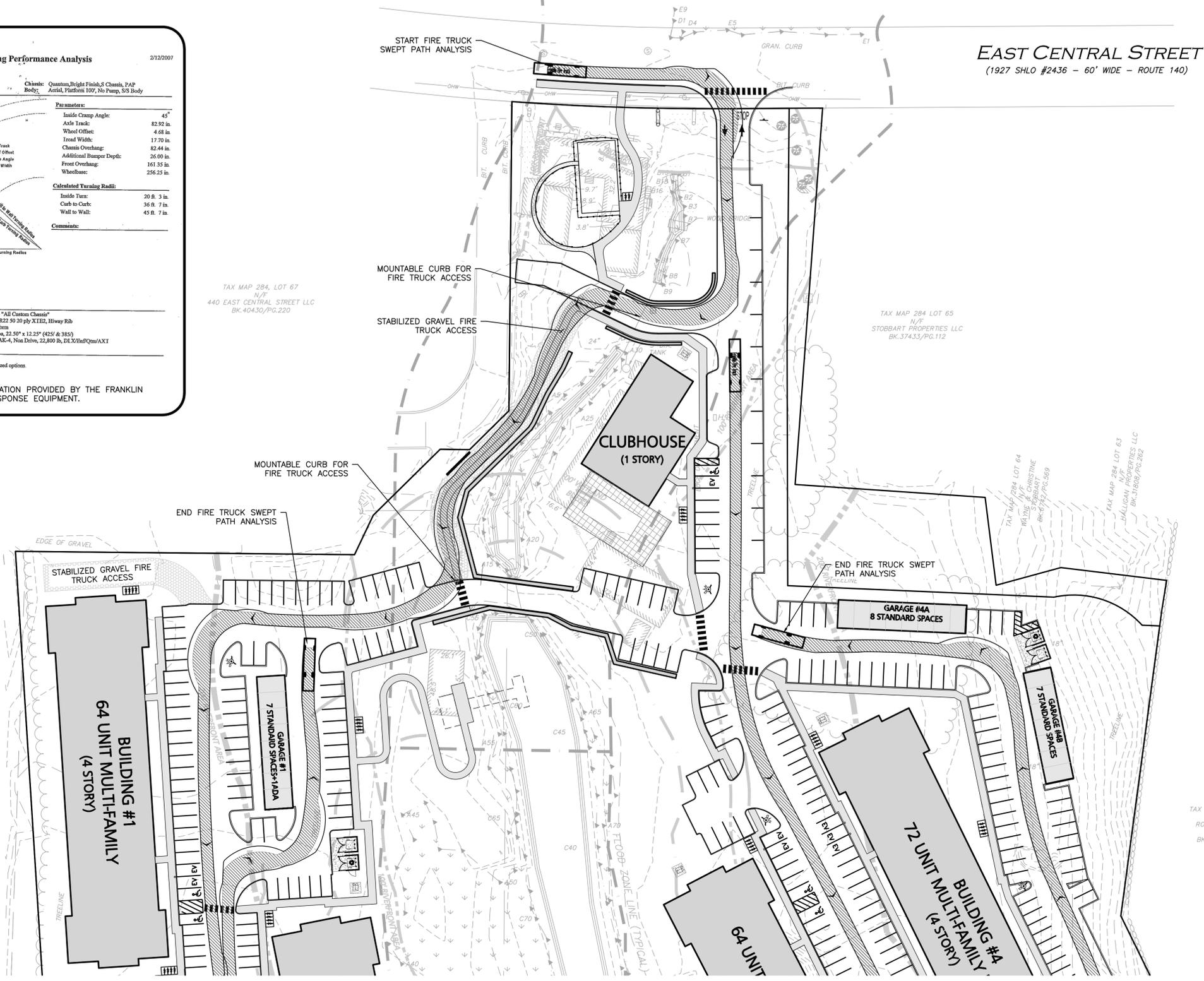
Actual Inside Cramp Angle may be less due to highly specialized options.
 Curb to Curb turning radius calculated for a 9.00 inch curb.

Components:

PRIDE #	Description
0022248	Bumper, 26" extended - "All Custom Chassis"
0001647	Tires, Michelin, 425/55R22 50 20 ply X1E2, Hiway Rb
0022160	Aerial, 100' Pierce Platform
0018011	Wheels, Frt, Alum, 22.50" x 12.25" (425/ & 385)
0018453	Axle, Front, Oakleaf TAK-4, Non Drive, 22,800 lb, DLX/Std/Qtz/AXT

Notes:

FIRE TRUCK CIRCULATION INFORMATION PROVIDED BY THE FRANKLIN FIRE DEPARTMENT FOR FIRST RESPONSE EQUIPMENT.



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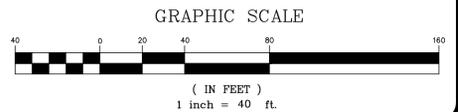
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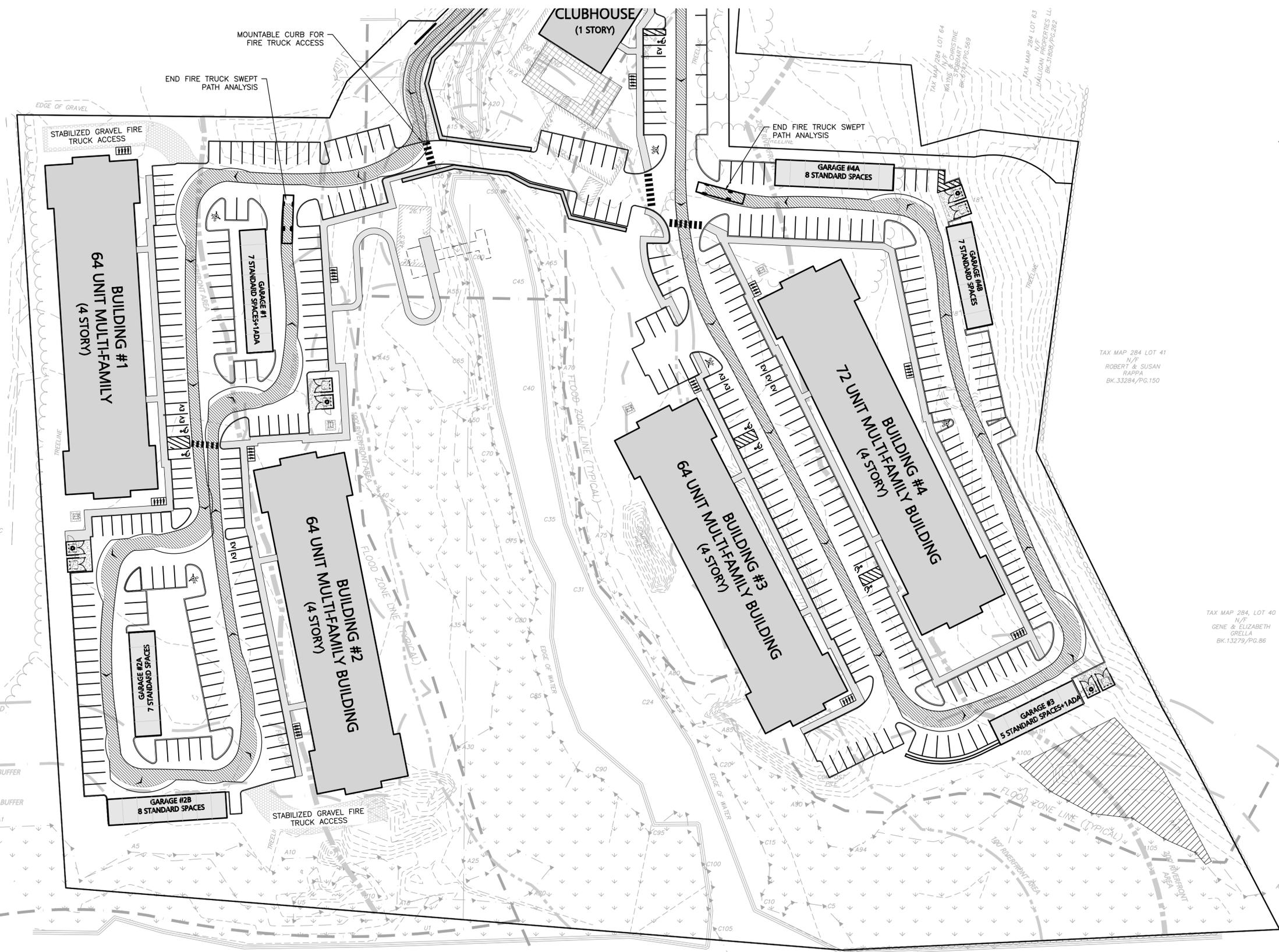
DRAWING TITLE: **FIRE TRUCK TURNING PLAN** SHEET No. **C-106A**



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DRAWING TITLE: FIRE TRUCK TURNING PLAN
SHEET No. C-106B

TAX MAP 285, LOT 7
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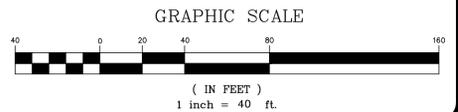
TAX MAP 284 LOT 41
N/F
ROBERT & SUSAN RAPPA
BK.33284/PG.150

TAX MAP 284, LOT 40
N/F
GENE & ELIZABETH GRELLA
BK.13279/PG.86

TAX MAP 299, LOT 49
N/F
TOWN OF FRANKLIN
BK.26253/PG.126

TAX MAP 299, LOT 53
N/F
DOUGLAS & TRICIA OPPELT
BK.34313/PG.308

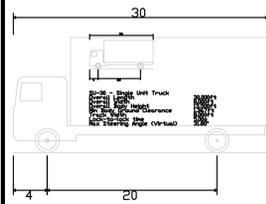
TAX MAP 299, LOT 54
N/F
JOHN & NANCY OUILLEY



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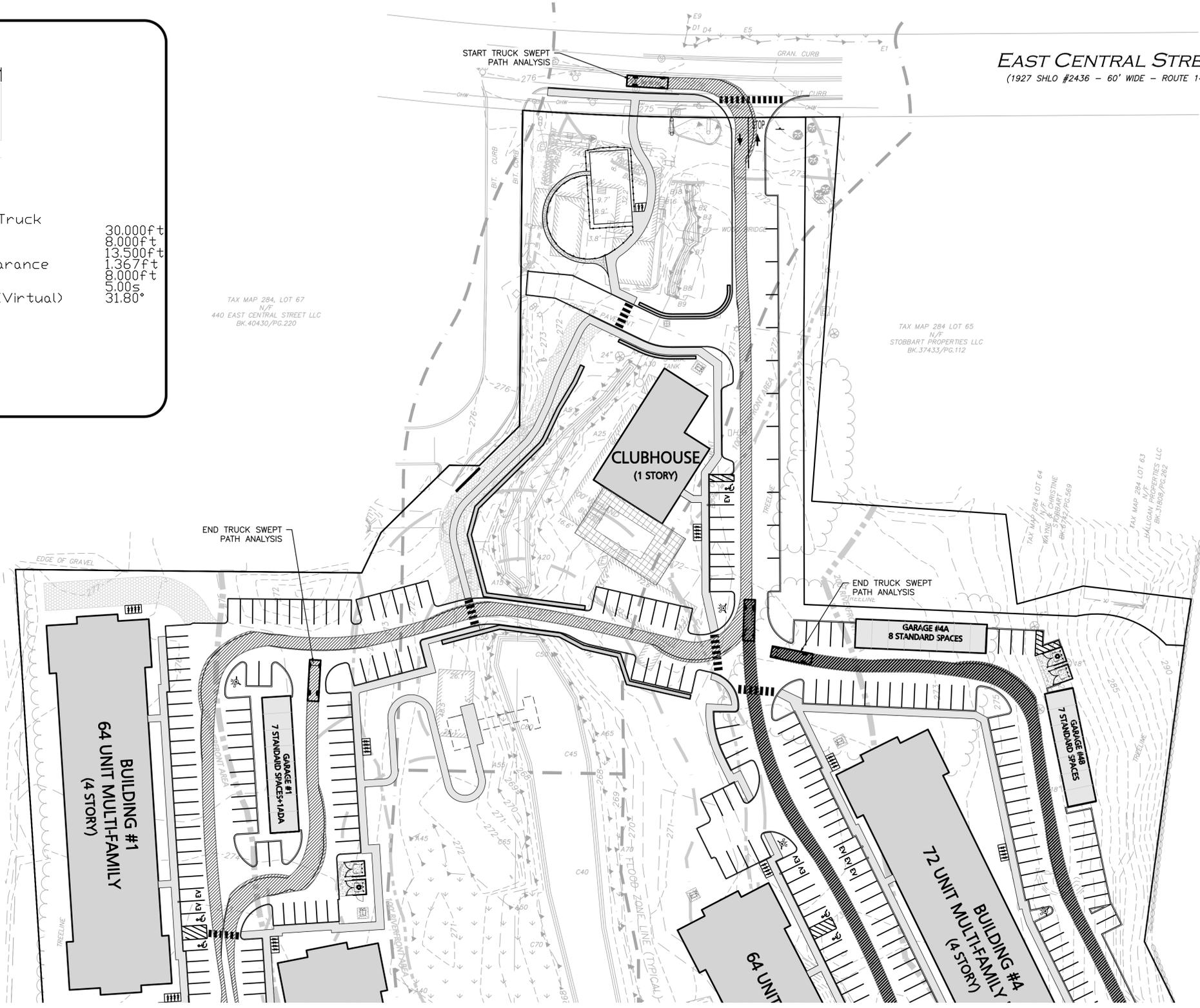


SU-30 - Single Unit Truck
 Overall Length 30.000ft
 Overall Width 8.000ft
 Overall Body Height 13.500ft
 Min Body Ground Clearance 1.367ft
 Track Width 8.000ft
 Lock-to-lock time 5.00s
 Max Steering Angle (Virtual) 31.80°

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

TAX MAP 284 LOT 65
 N/F
 STOBART PROPERTIES LLC
 BK.37433/PG.112

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



TAX MAP 284 LOT 41
 N/F
 ROBERT & SUSAN RAPPA
 BK.33284/PG.150



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

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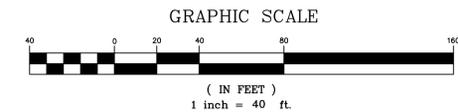
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 SHEET No. **C-107A**

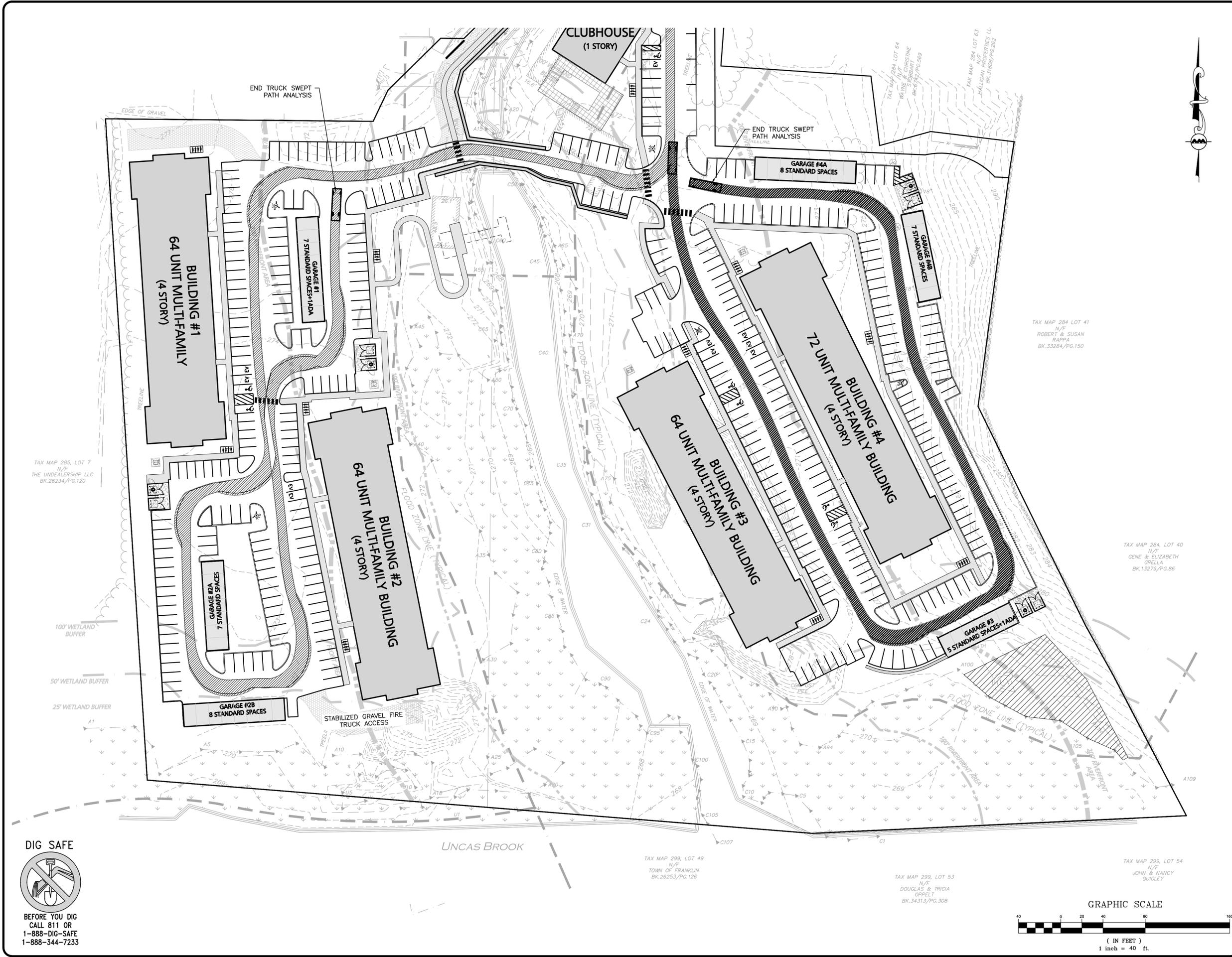


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PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

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SHEET No. C-107B

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N/F
THE UNDEALERSHIP LLC
BK.26234/PG.120

TAX MAP 284 LOT 41
N/F
ROBERT & SUSAN RAPPA
BK.33284/PG.150

TAX MAP 284, LOT 40
N/F
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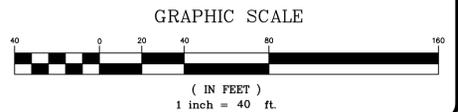
TAX MAP 299, LOT 49
N/F
TOWN OF FRANKLIN
BK.26253/PG.126

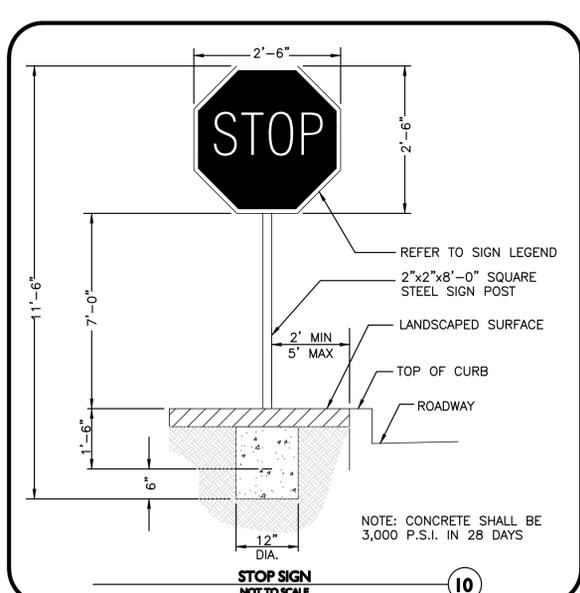
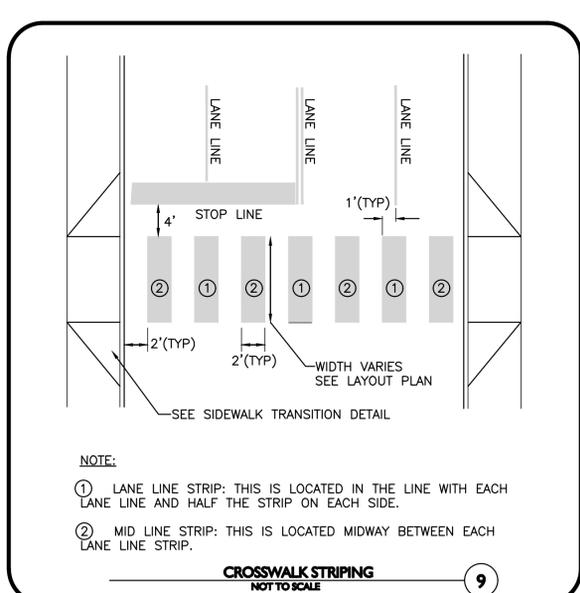
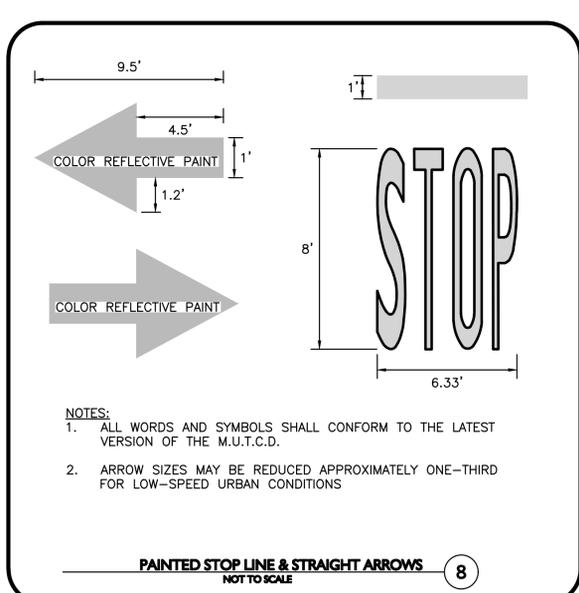
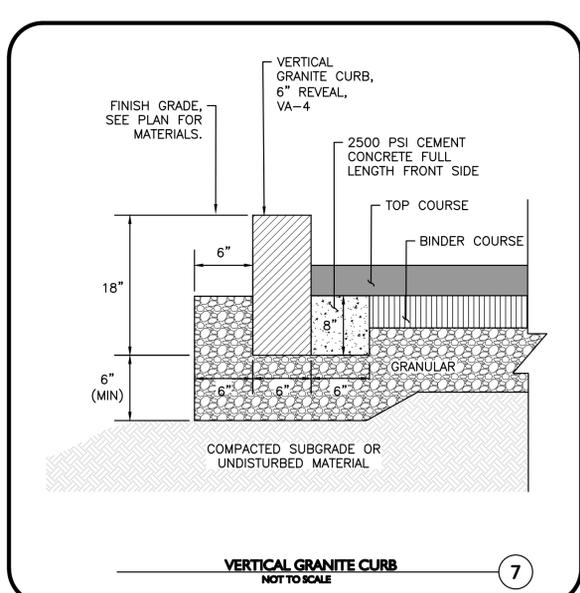
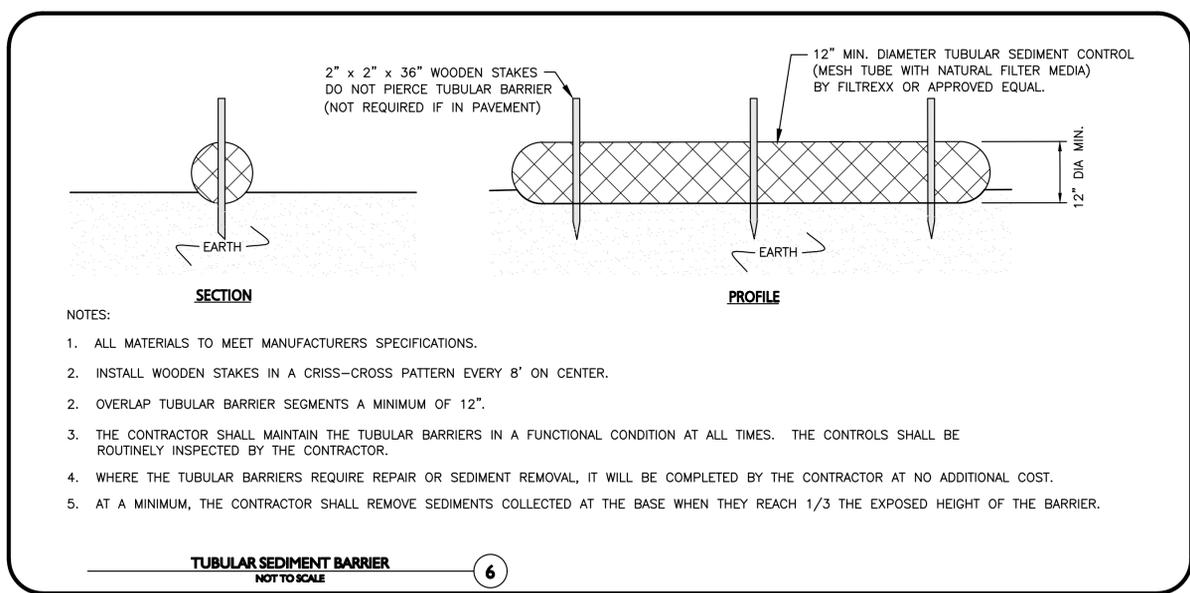
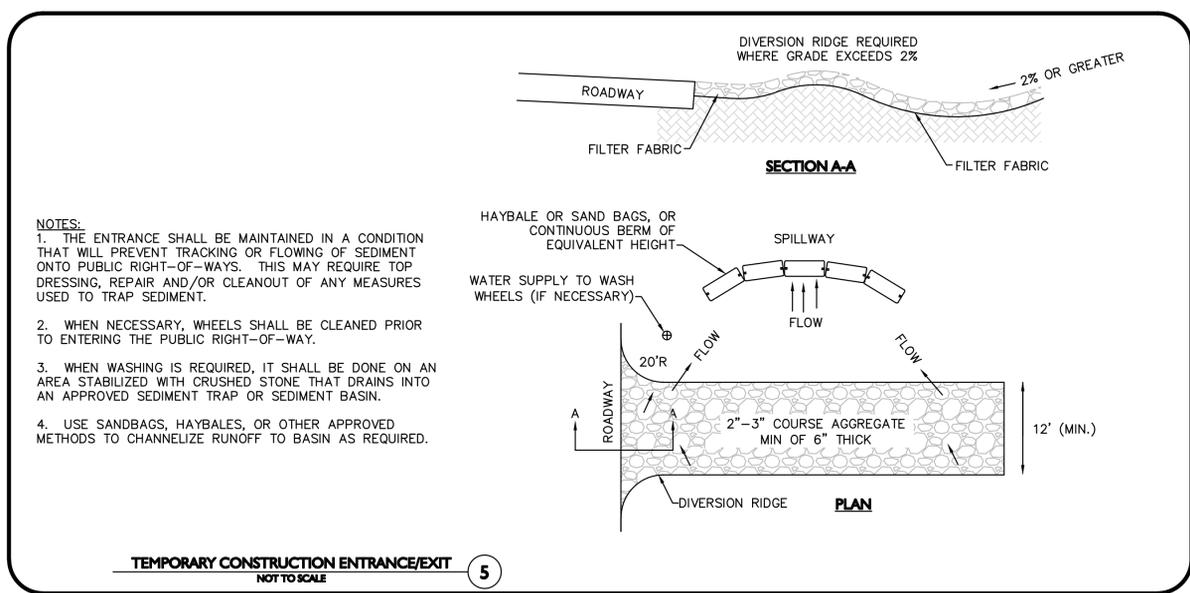
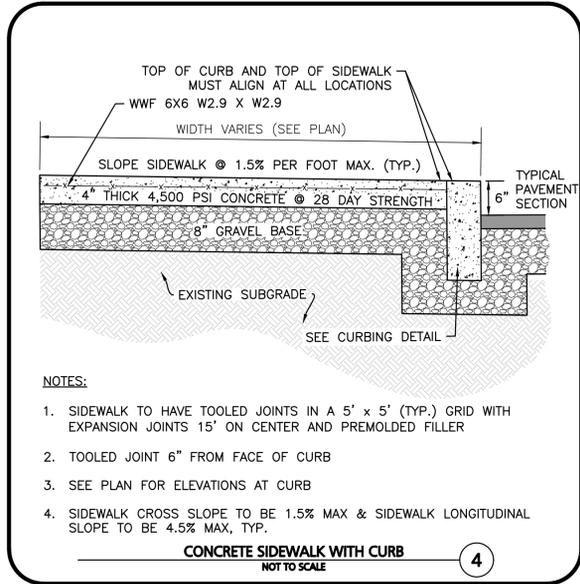
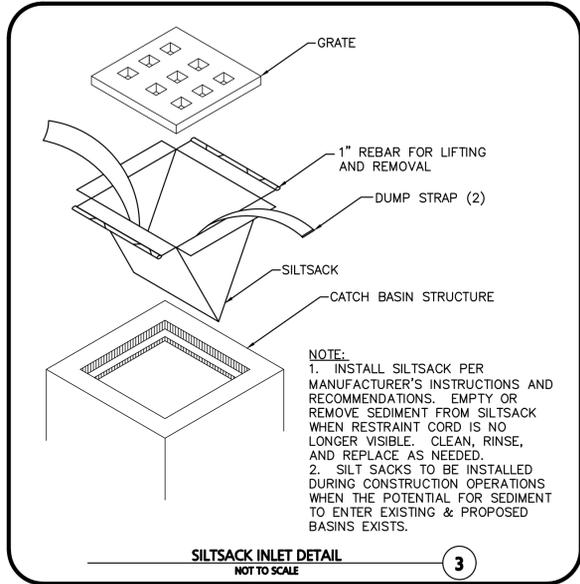
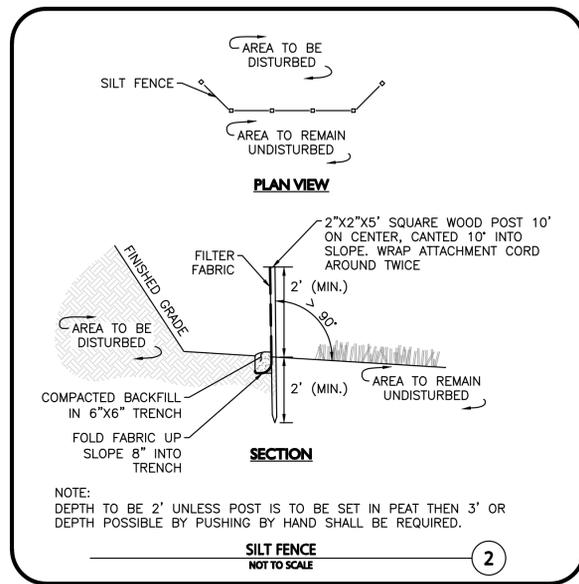
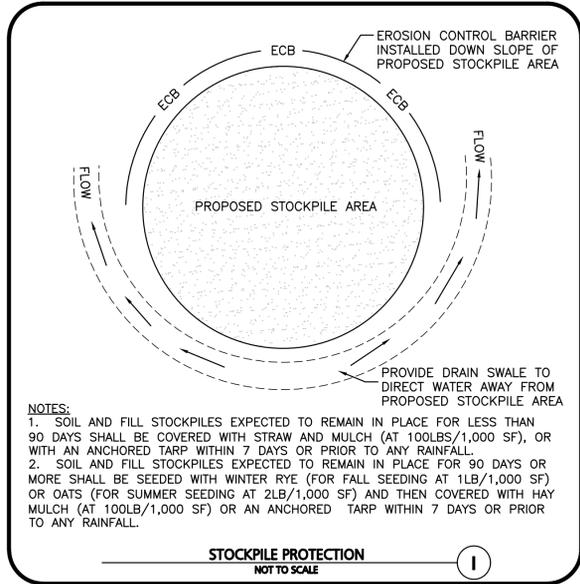
TAX MAP 299, LOT 53
N/F
DOUGLAS & TRICIA OPPELT
BK.34313/PG.308

TAX MAP 299, LOT 54
N/F
JOHN & NANCY QUIGLEY

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1-888-344-7233





PROFESSIONAL ENGINEER FOR
 ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
A	6/11/25	REVISED PER TOWN COMMENTS

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

PROJECT:
 40B MULTIFAMILY
 444 EAST CENTRAL STREET
 FRANKLIN, MA

PROJECT NO. 3317-01 DATE: 02-11-2025

SCALE: AS SHOWN DWG. NAME: C-3317-01

DESIGNED BY: MTB CHECKED BY: CMQ

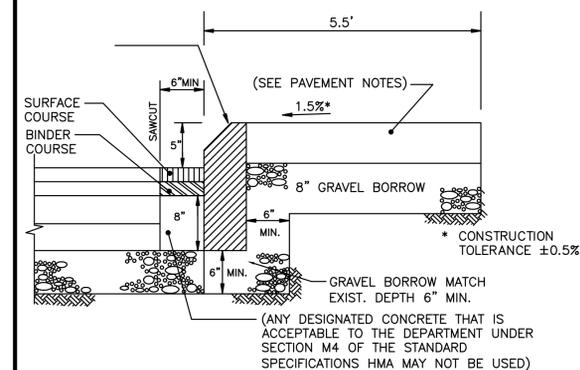
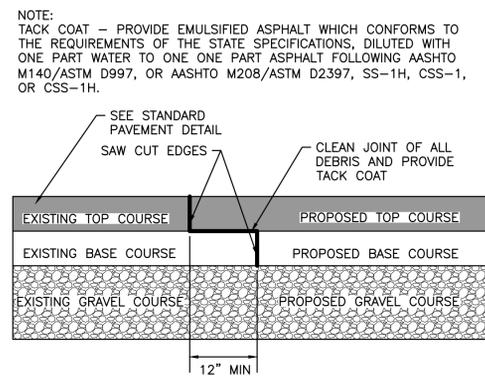
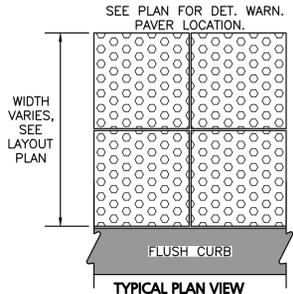
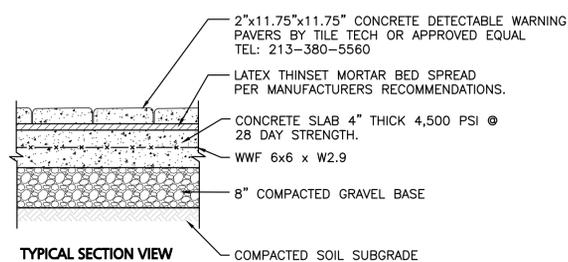
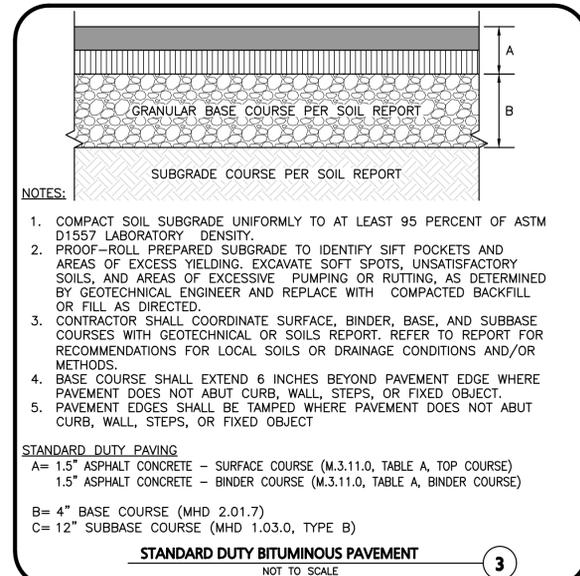
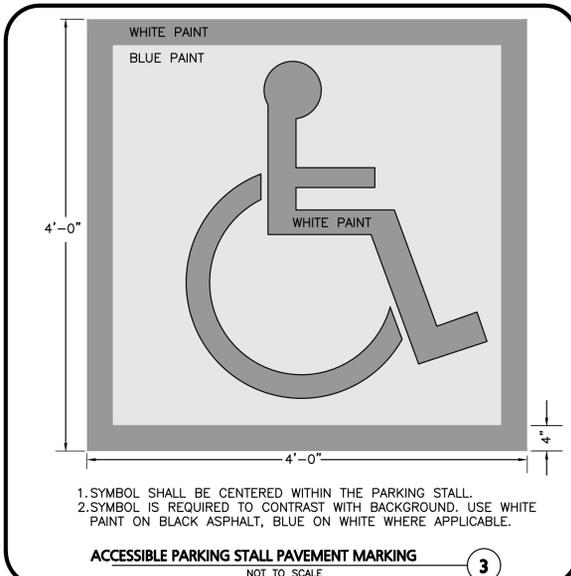
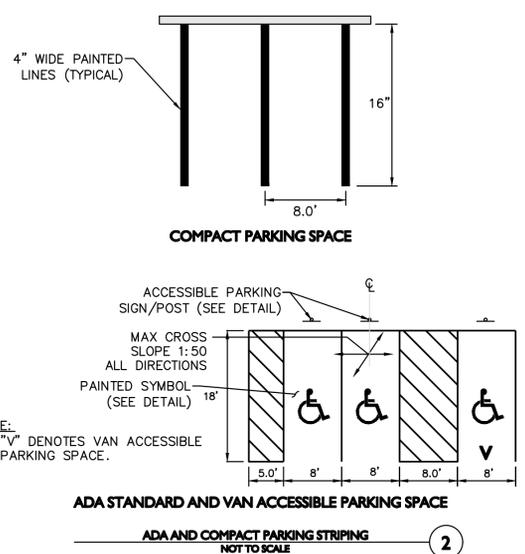
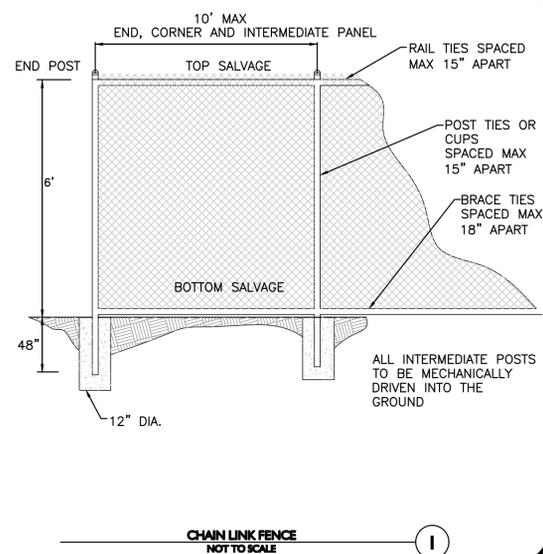
PREPARED BY:

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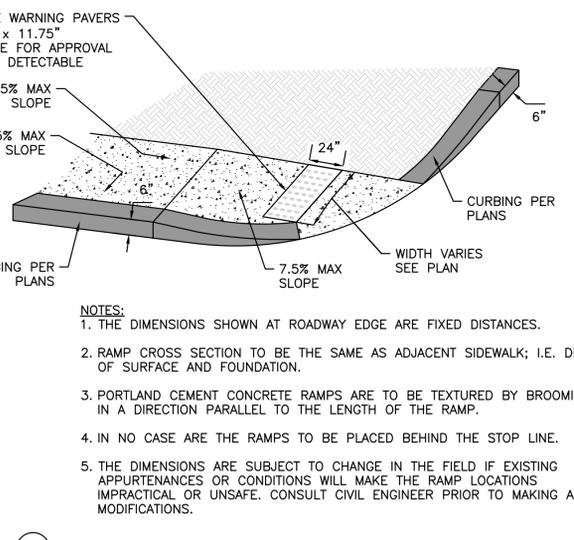
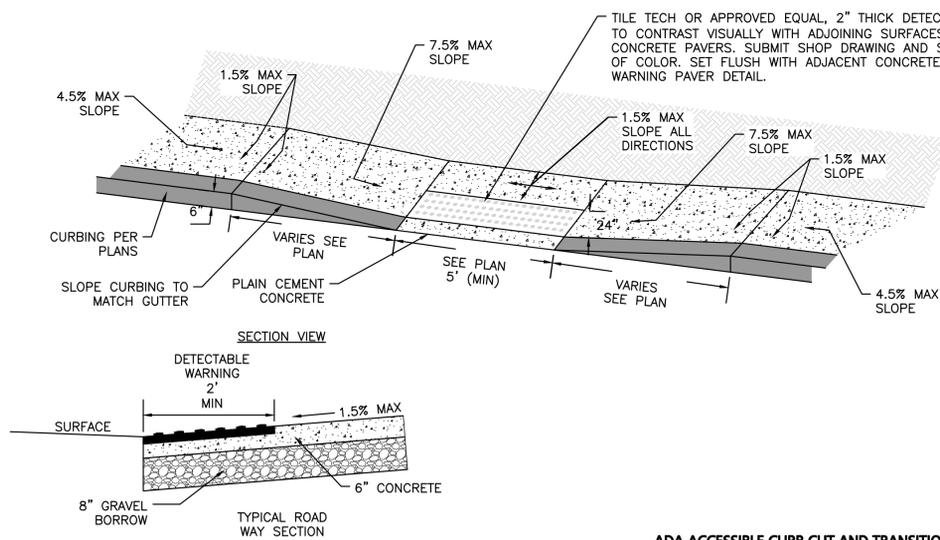
DRAWING TITLE: DETAILS SHEET No. C-501



- NOTES:
- CONCRETE SLAB SHALL BE SLOPED 1.5% CROSS PITCH MAX TO PROVIDE COMPLETE SURFACE DRAINAGE. SEE GRADING PLAN & HANDICAP CURB CUT / CURB TRANSITION DETAIL.
 - SLAB TO HAVE STEEL TROWEL AND FINE BROOM FINISH. DO NOT USE CURING COMPOUNDS. CONTRACTOR TO ADD EXPANSION JOINTS AND PREMOLDED FILLER AT EDGE OF TILES AND ADJACENT MATERIAL.
 - SET TILES FLUSH WITH ADJACENT MATERIALS.
 - SUBMIT SHOP DRAWINGS OF TILES AND SAMPLE FOR APPROVAL OF COLOR TO OWNER / ARCH.
 - INSTALL DETECTABLE WARNING PAVERS PER MANUFACTURER'S RECOMMENDATIONS OR DESIGN ENGINEER.
 - ALL DET. WARN. PAVERS SHALL COMPLY WITH ADA REGULATIONS.

- NOTE:
- TACK COAT - PROVIDE EMULSIFIED ASPHALT WHICH CONFORMS TO THE REQUIREMENTS OF THE STATE SPECIFICATIONS, DILUTED WITH ONE PART WATER TO ONE ONE PART ASPHALT FOLLOWING AASHTO M140/ASTM D997, OR AASHTO M208/ASTM D2397, SS-1H, CSS-1, OR CSS-1H.
- SEE STANDARD PAVEMENT DETAIL
- SAW CUT EDGES
- CLEAN JOINT OF ALL DEBRIS AND PROVIDE TACK COAT

- NOTES:
- SLOPE SURFACE SHALL BE FREE OF ROCKS, CLOUDS, STICKS AND GRASS. FABRIC SHALL HAVE GOOD SOIL CONTACT.
 - APPLY PERMANENT SEEDING BEFORE PLACING FABRIC.
 - LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.
 - CHOOSE MATERIAL BASED ON SLOPE, SOILS, AND APPLICATION.



ADA ACCESSIBLE CURB CUT AND TRANSITION NOT TO SCALE

EROSION CONTROL FABRIC NOT TO SCALE



PROFESSIONAL ENGINEER FOR ALLEN & MAJOR ASSOCIATES, INC.

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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: 02-11-2025

SCALE: AS SHOWN DWG. NAME: C-3317-01

DESIGNED BY: MTB CHECKED BY: CMQ

PREPARED BY:

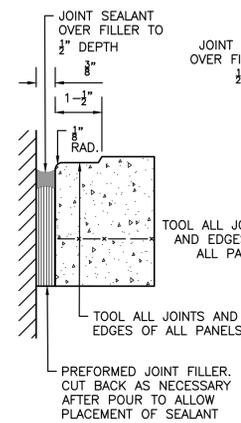
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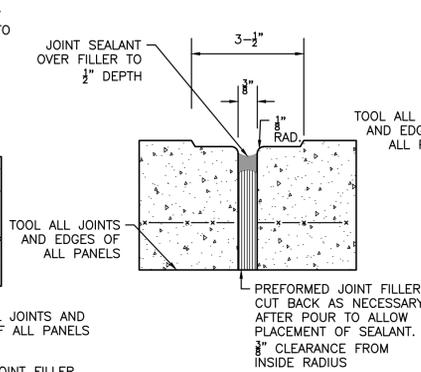
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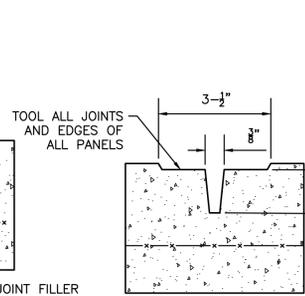
EXPANSION JOINT AT FIXED OBJECTS DETAIL



EXPANSION JOINT DETAIL



CONTROL JOINT DETAIL

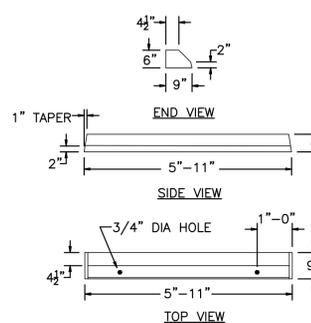


NOTES:

1. PROVIDE EXPANSION JOINTS AT MIN. 15' O.C. MIN.
2. PROVIDE CONTROL JOINTS AT 5' O.C. UNLESS SHOWN OTHERWISE.
3. PROVIDE BROOM FINISH IN DIRECTION PERPENDICULAR TO DIRECTION OF TRAVEL.
4. CEMENT CONCRETE SHALL BE 4,500 PSI AIR ENTRAINED.
5. REFER TO LANDSCAPING PLANS FOR ADDITIONAL JOINTS.
6. JOINT FILLERS SHALL BE RESILIENT PREMOLDED BITUMINOUS IMPREGNATED FIBERBOARD. SUBMIT SHOP DRAWINGS.
7. JOINT SEALANTS SHALL BE NON-PRIMING POURABLE SELF-LEVELING TYPE. SUBMIT SHOP DRAWINGS.

CONCRETE SIDEWALK JOINTS
NOT TO SCALE

1

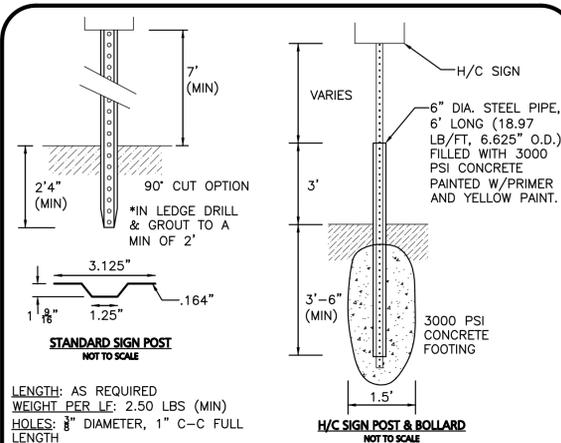


NOTES:

1. CONCRETE: 4,500 PSI MINIMUM AFTER 28 DAYS.
2. PINS AVAILABLE.
3. APPROXIMATE WEIGHT: 265 LBS.

BUMPER CURBING SINGLE FACE
NOT TO SCALE

2



STANDARD SIGN POST
NOT TO SCALE

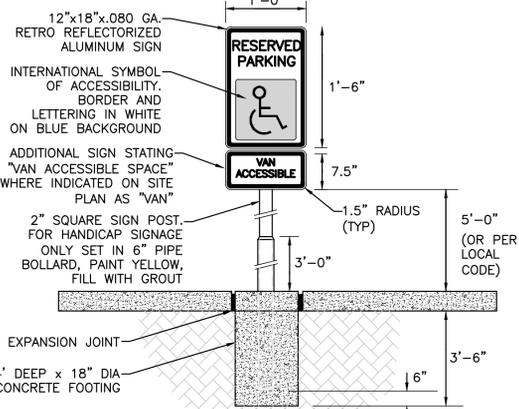
H/C SIGN POST & BOLLARD
NOT TO SCALE

LENGTH: AS REQUIRED
WEIGHT PER LB: 2.50 LBS (MIN)
HOLES: 3/8" DIAMETER, 1" C-C FULL LENGTH
STEEL: SHALL CONFORM TO ASTM A-499 OR ASTM A-576
FINISH: SHALL BE PAINTED WITH 2 COATS OF AN APPROVED MEDIUM GREEN, BAKED ON OR AIR DRIED, PAINT OF WEATHER RESISTANT QUALITY.

- NOTE:**
1. STEEL PIPE BOLLARD & CONCRETE FOOTING TO BE USED ON POST MOUNTED SIGNS IN PAVED AREAS.

SIGN POST DETAILS
NOT TO SCALE

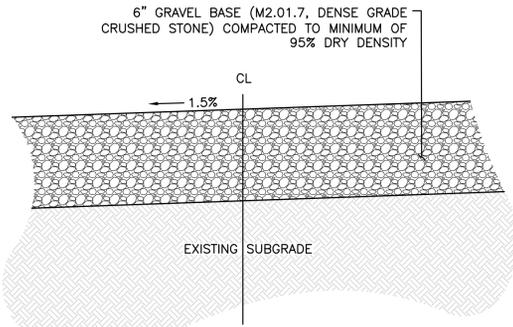
3



- NOTES:**
1. SPECIFIC CODE SHALL BE REFERENCED FOR LOCAL AND STATE REQUIREMENTS.
 2. PROVIDE (1) SIGN PER HANDICAP SPACE. SEE SITE PLAN FOR EXACT LOCATION.
 3. EXPANSION JOINT MATERIAL NOT REQUIRED WITH FLEXIBLE PAVEMENT.

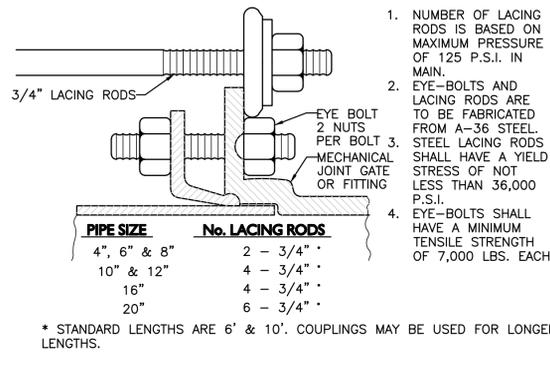
ADA ACCESSIBLE PARKING / TRAFFIC CONTROL SIGNAGE
NOT TO SCALE

4



GRAVEL DRIVEWAY
NOT TO SCALE

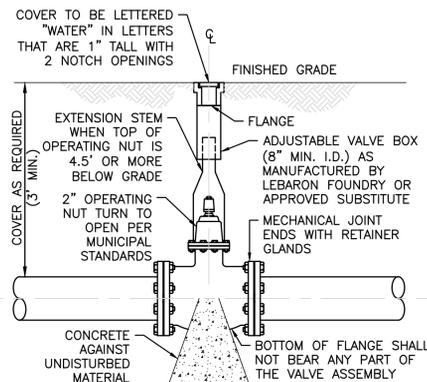
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* STANDARD LENGTHS ARE 6' & 10'. COUPLINGS MAY BE USED FOR LONGER LENGTHS.

MECHANICAL JOINT LACING DETAIL
NOT TO SCALE

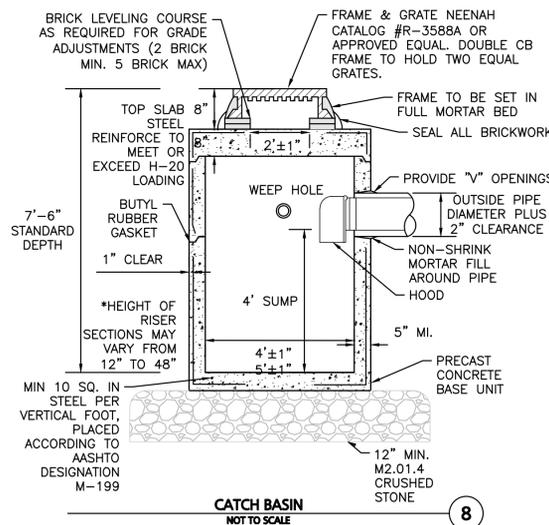
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- NOTE:**
1. CONTRACTOR MAY USE ANCHOR TEES AT HIS OPTION.
 2. HYDRANTS AND VALVES TO OPERATE PER MUNICIPAL STANDARDS

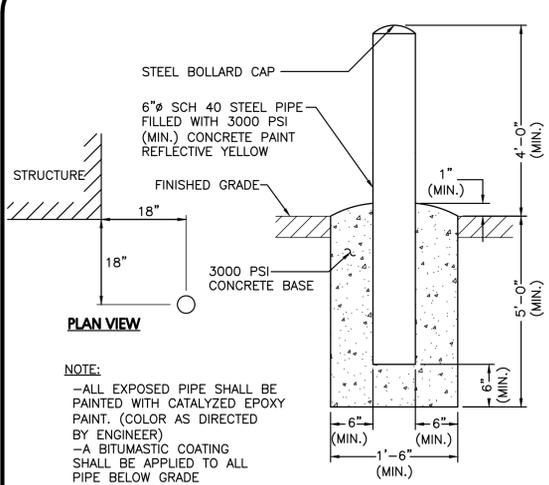
GATE VALVE
NOT TO SCALE

7



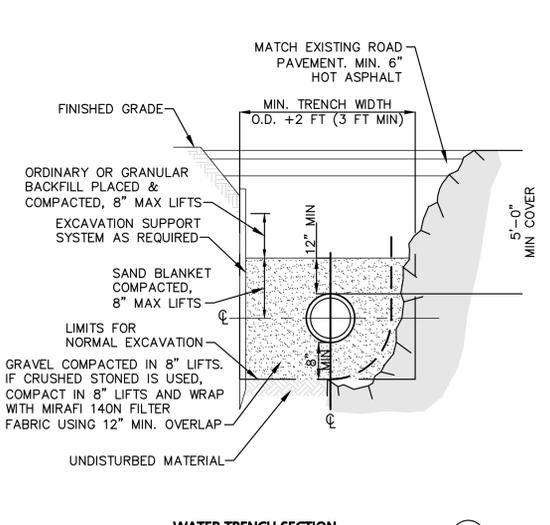
CATCH BASIN
NOT TO SCALE

8



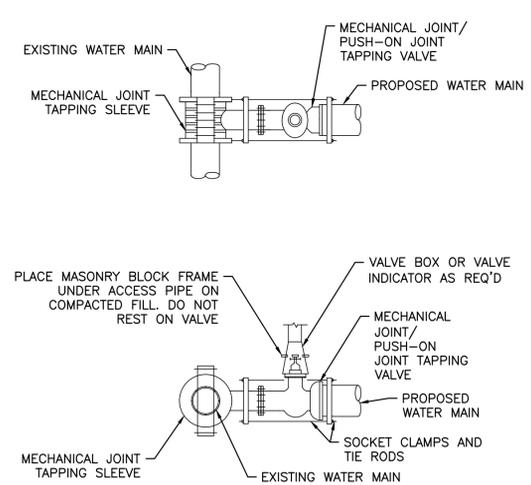
FIXED BOLLARD
NOT TO SCALE

9



WATER TRENCH SECTION
NOT TO SCALE

10



TAPPING VALVE AND SLEEVE
NOT TO SCALE

11



PROFESSIONAL ENGINEER FOR ALLEN & MAJOR ASSOCIATES, INC.

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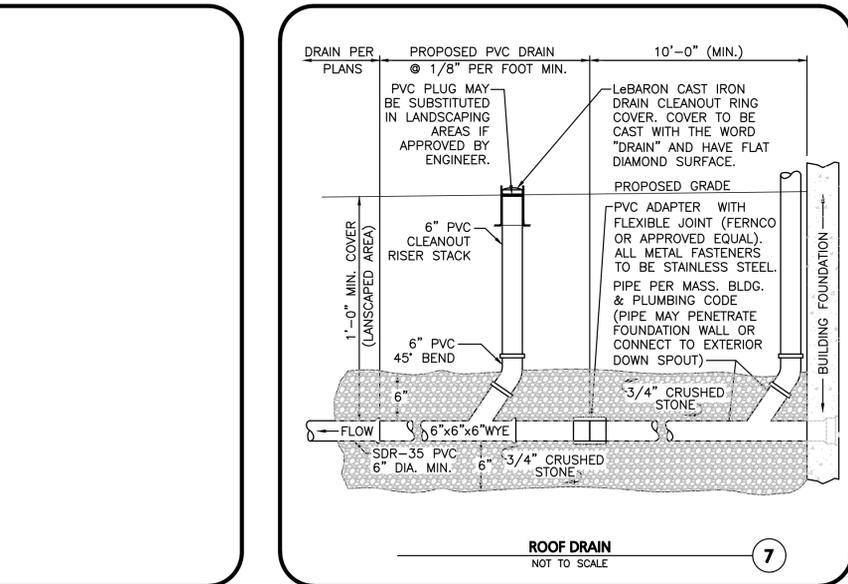
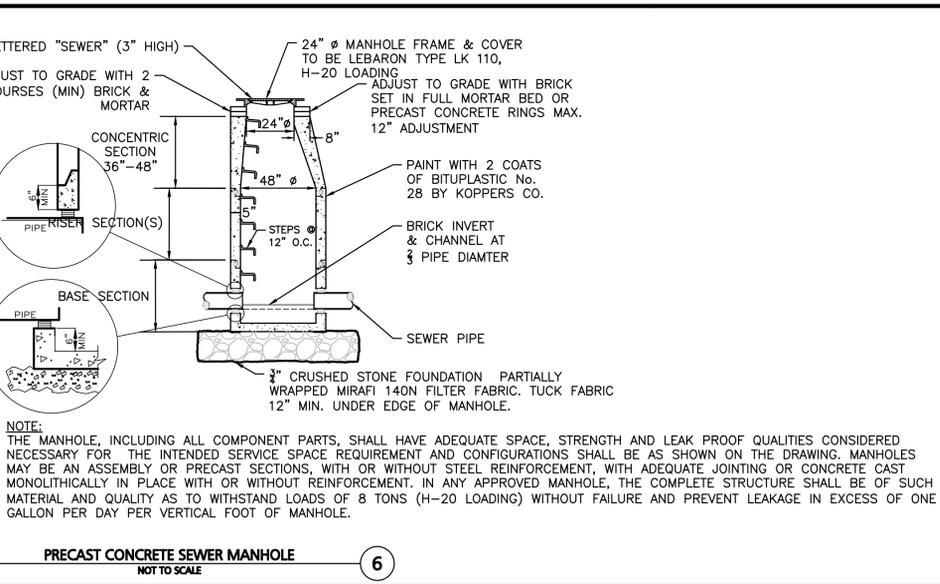
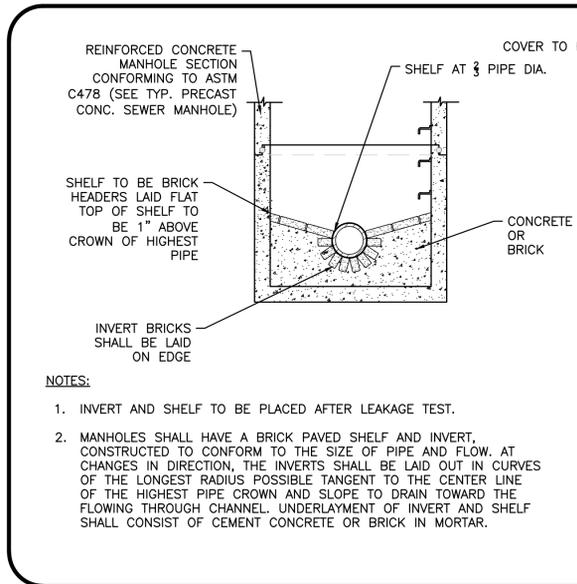
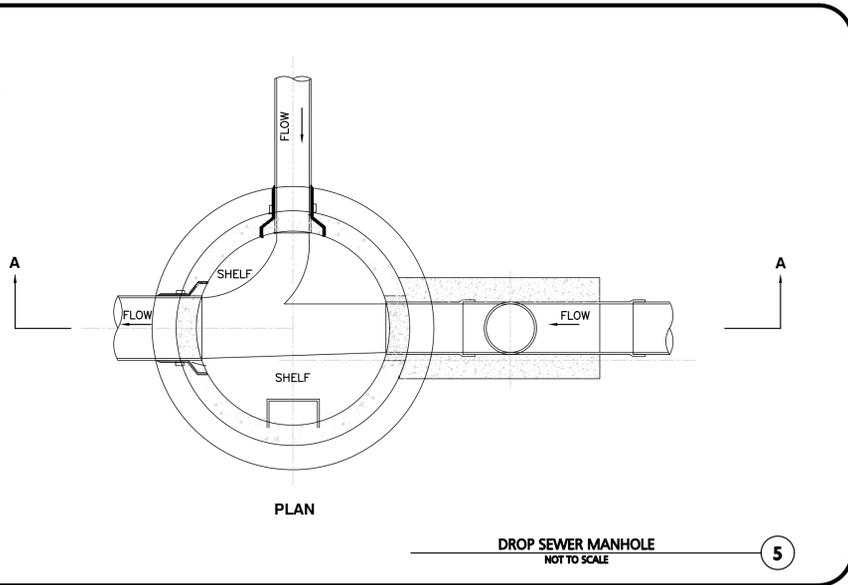
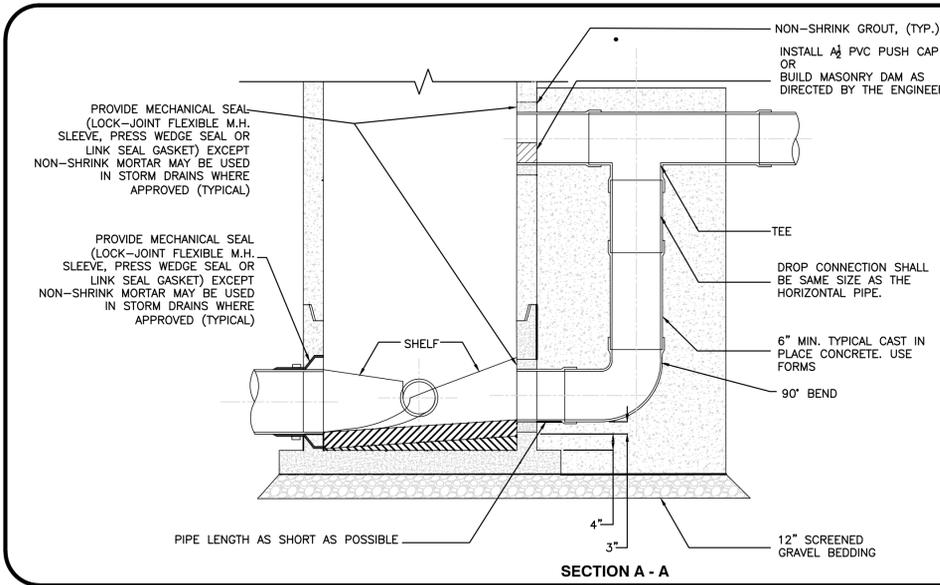
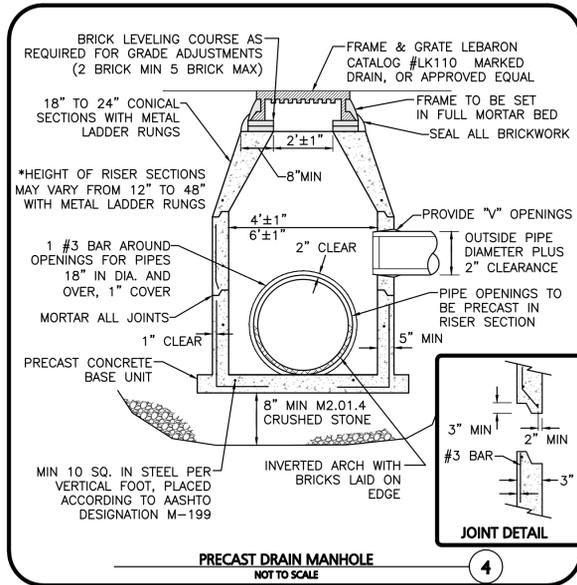
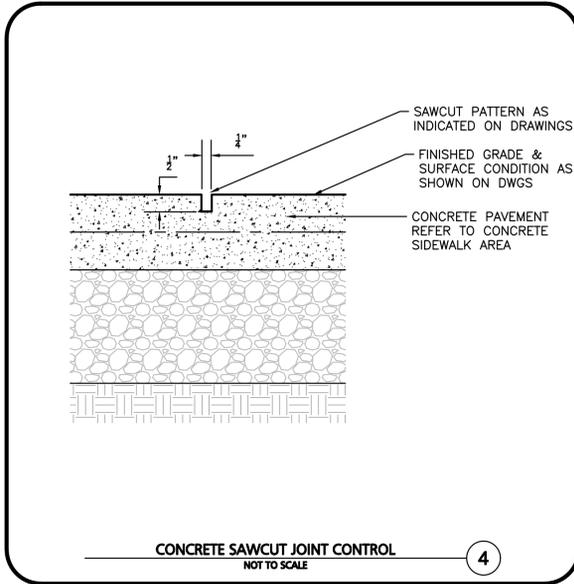
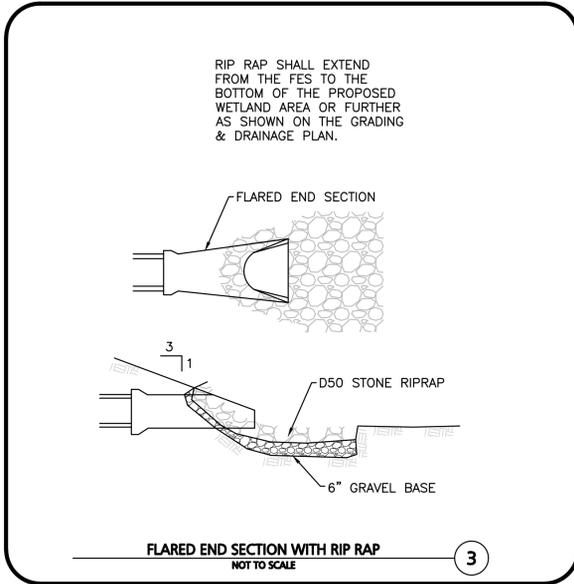
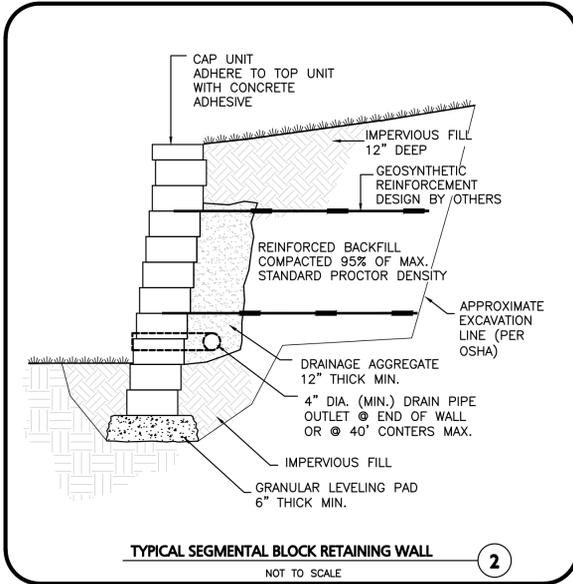
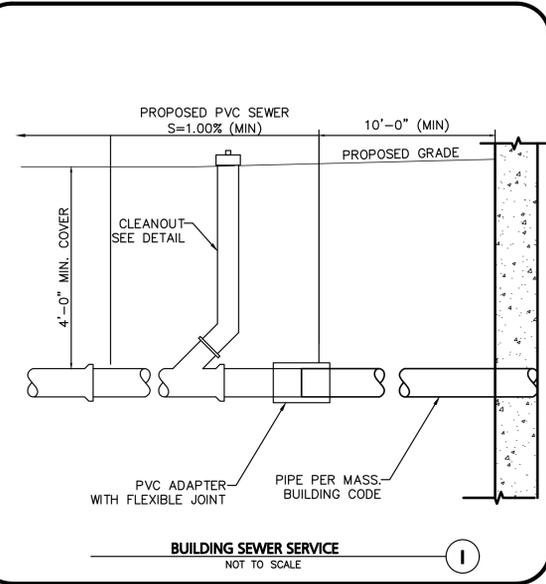
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 CIVIL
 No. 49923
 REGISTERED
 PROFESSIONAL ENGINEER

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

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PROJECT NO.	3317-01	DATE:	02-11-2025
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SCALE:	AS SHOWN	DWG. NAME:	C-3317-01
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DESIGNED BY:	MTB	CHECKED BY:	CMQ
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SC-800 STORMTECH CHAMBER SPECIFICATIONS

- CHAMBERS SHALL BE STORMTECH SC-800.
- CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
- THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
- CHAMBERS SHALL BE DESIGNED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (<1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
- REQUIREMENTS FOR HANDLING AND INSTALLATION:
 - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
 - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 550 LBS/FT². THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
- ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
 - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
 - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD. THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
 - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2418 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
- CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF THE SC-800 SYSTEM

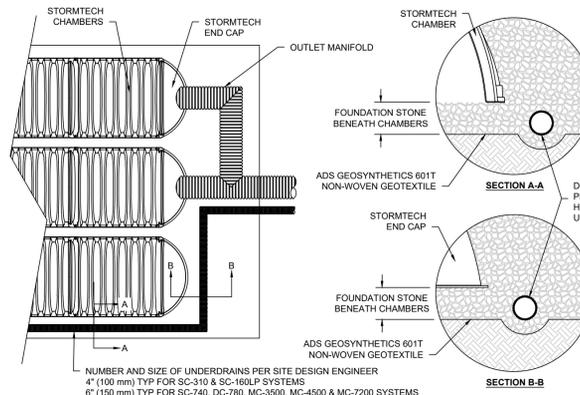
- STORMTECH SC-800 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
- STORMTECH SC-800 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/SC-800/DC-780 CONSTRUCTION GUIDE".
- CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
 - STONESHOOTER LOCATED OFF THE CHAMBER BED.
 - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
 - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
- THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
- JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
- MAINTAIN MINIMUM - 6" (150 mm) SPACING BETWEEN THE CHAMBER ROWS.
- EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE 3/4"-2" (20-50 mm).
- THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
- ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

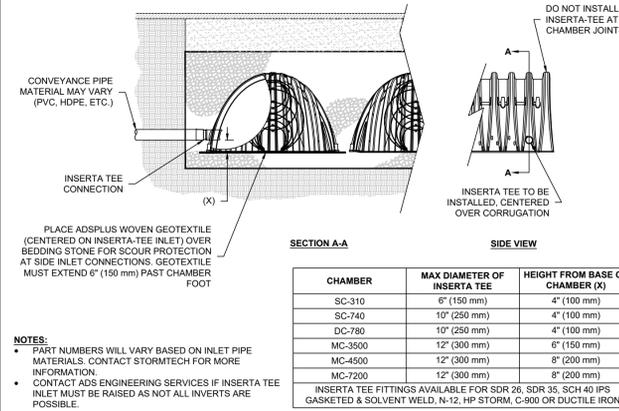
- STORMTECH SC-800 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/SC-800/DC-780 CONSTRUCTION GUIDE".
- THE USE OF CONSTRUCTION EQUIPMENT OVER SC-800 CHAMBERS IS LIMITED:
 - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
 - NO RUBBER Tired LOADERS, DUMP TRUCKS, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/SC-800/DC-780 CONSTRUCTION GUIDE".
 - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH SC-310/SC-740/SC-800/DC-780 CONSTRUCTION GUIDE".
- FULL 35" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO THE CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT STORMTECH AT 1-888-892-2894 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.



1 UNDERDRAIN DETAIL

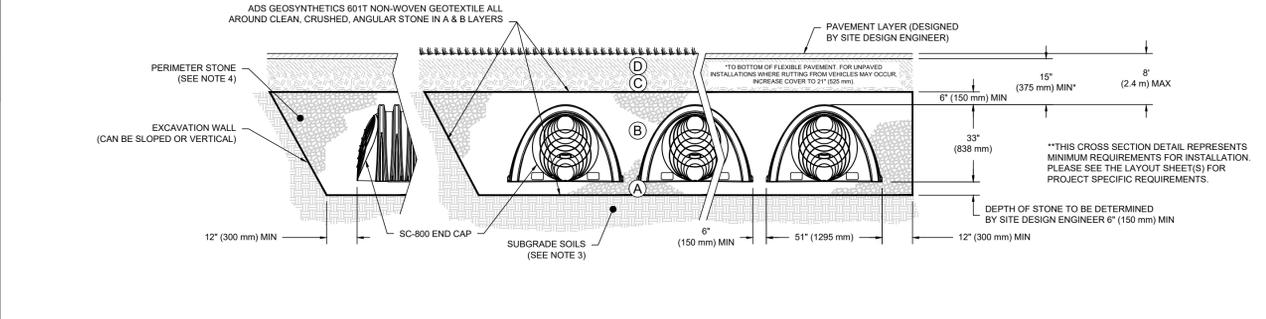


2 INSERTA-TEE SIDE INLET DETAIL

ACCEPTABLE FILL MATERIALS: STORMTECH SC-800 CHAMBER SYSTEMS

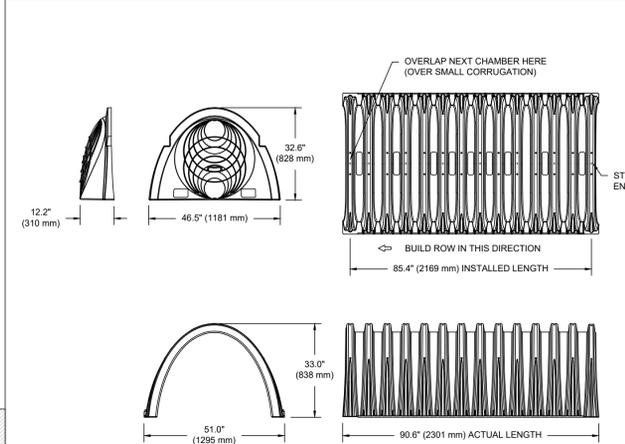
MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 15" (375 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145 ¹ A-1, A-2.4, A-3 OR AASHTO M43 ² 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE ³	AASHTO M43 ² 3, 357, 4, 467, 5, 56, 57
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE ³	AASHTO M43 ² 3, 357, 4, 467, 5, 56, 57

- PLEASE NOTE:
- THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
 - STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
 - WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
 - ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.
 - WHERE RECYCLED CONCRETE AGGREGATE IS USED IN LAYERS 'A' OR 'B' THE MATERIAL SHOULD ALSO MEET THE ACCEPTABILITY CRITERIA OUTLINED IN TECHNICAL NOTE 6.20 "RECYCLED CONCRETE STRUCTURAL BACKFILL".



- NOTES:**
- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
 - CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
 - THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
 - PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
 - REQUIREMENTS FOR HANDLING AND INSTALLATION:
 - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
 - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 550 LBS/FT². AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

6 SC-800 CROSS SECTION DETAIL



NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	51.0" X 33.0" X 85.4" (1295 mm X 838 mm X 2169 mm)
CHAMBER STORAGE	50.6 CUBIC FEET (1.43 m ³)
MINIMUM INSTALLED STORAGE*	81.0 CUBIC FEET (2.29 m ³)
WEIGHT	81.8 lbs. (37.1 kg)

*ASSUMES 6" (152 mm) STONE ABOVE, BELOW, AND BETWEEN CHAMBERS

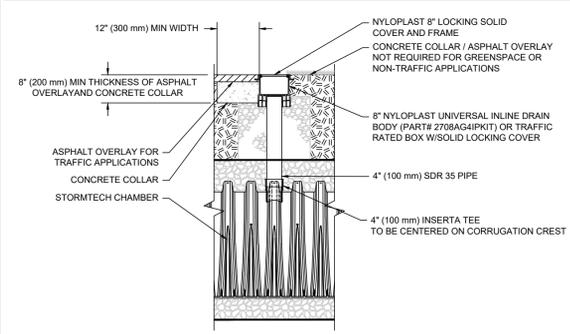
PRE-CORED HOLES AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
PRE-CORED HOLES AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"

PART #	STUB	B	C
SC800PE06TPC	6" (150 mm)	21.4" (544 mm)	---
SC800PE08BPC	---	---	0.9" (23 mm)
SC800PE08TPC	8" (200 mm)	19.2" (488 mm)	---
SC800PE10BPC	---	---	1.0" (25 mm)
SC800PE10TPC	10" (250 mm)	17.0" (432 mm)	---
SC800PE12BPC	---	---	1.2" (30 mm)
SC800PE12TPC	12" (300 mm)	14.4" (366 mm)	---
SC800PE15BPC	---	---	1.6" (41 mm)
SC800PE15TPC	15" (375 mm)	11.3" (287 mm)	---
SC800PE18BPC	---	---	1.7" (43 mm)
SC800PE18TPC	18" (450 mm)	8.0" (203 mm)	---
SC800PE24BPC	---	---	2.0" (51 mm)
SC800PE24TPC	24" (600 mm)	---	2.3" (58 mm)
SC800EPE	NONE	---	---

NOTE: ALL DIMENSIONS ARE NOMINAL

3 SC-800 TECHNICAL SPECIFICATIONS

4 SC-800 ISOLATOR ROW PLUS DETAIL



INSPECTION & MAINTENANCE

- STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT**
- INSPECTION PORTS (IF PRESENT)
 - REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
 - REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
 - USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
 - LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
 - IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR PLUS ROWS**
- REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
 - USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
 - MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
 - FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
 - IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS**
- A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45" (1.1 m) OR MORE IS PREFERRED
 - APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
 - VACUUM STRUCTURE SUMP AS REQUIRED
- STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS. RECORD OBSERVATIONS AND ACTIONS.**
- STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.**

NOTES

- INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
- CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

5 4" PVC INSPECTION PORT DETAIL (SC SERIES CHAMBER)



PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
A	6/11/25	REVISED PER TOWN COMMENTS

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

PROJECT:
40B MULTIFAMILY
444 EAST CENTRAL STREET
FRANKLIN, MA

PROJECT NO. 3317-01 DATE: 02-11-2025

SCALE: AS SHOWN DWG. NAME: C-3317-01

DESIGNED BY: MTB CHECKED BY: CMQ

PREPARED BY:

ALLEN & MAJOR ASSOCIATES, INC.
civil engineering • land surveying
environmental consulting • landscape architecture
www.allenmajor.com
100 COMMERCE WAY, SUITE 5
WOBURN MA 01801
TEL: (781) 935-6889
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WOBURN, MA • LAKEVILLE, MA • MANCHESTER, NH

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DRAWING TITLE: DETAILS SHEET No. C-505

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SC-310 STORMTECH CHAMBER SPECIFICATIONS

- CHAMBERS SHALL BE STORMTECH SC-310.
- CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE OR POLYETHYLENE COPOLYMERS.
- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2922 (POLYETHYLENE) OR ASTM F2418 (POLYPROPYLENE), "STANDARD SPECIFICATION FOR CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
- THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS DERIVED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
- CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (<1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
- REQUIREMENTS FOR HANDLING AND INSTALLATION:
 - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
 - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 400 LBS/FT². THE AS_C IS DEFINED IN SECTION 6.2.8 OF ASTM F2922. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
- ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
 - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
 - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
 - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2922 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
- CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.
- MANIFOLD SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECHNICAL NOTE 6.30 FOR MANIFOLD SIZING GUIDANCE. DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANIFOLD COMPONENTS IN THE FIELD.
- ADS DOES NOT DESIGN OR PROVIDE MEMBRANE LINER SYSTEMS. TO MINIMIZE THE LEAKAGE POTENTIAL OF LINER SYSTEMS, THE MEMBRANE LINER SYSTEM SHOULD BE DESIGNED BY A KNOWLEDGEABLE GEOTEXTILE PROFESSIONAL AND INSTALLED BY A QUALIFIED CONTRACTOR.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF THE SC-310 SYSTEM

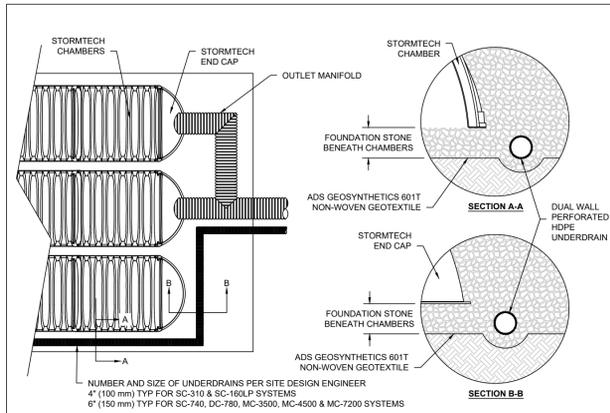
- STORMTECH SC-310 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
- STORMTECH SC-310 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/SC-800/DC-780 CONSTRUCTION GUIDE".
- CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
 - STONESHOTTER LOCATED OFF THE CHAMBER BED.
 - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
 - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
- THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
- JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
- MAINTAIN MINIMUM - 3" (75 mm) SPACING BETWEEN THE CHAMBER ROWS.
- EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE; AASHTO M43 #3, 357, 4, 467, 5, 56, OR 57.
- THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
- ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.
- ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

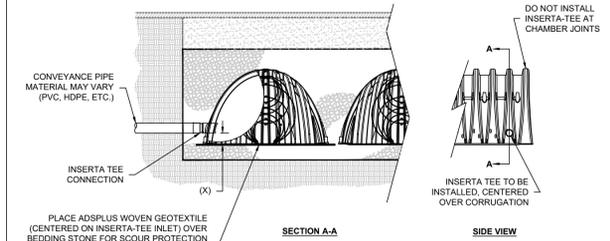
- STORMTECH SC-310 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/SC-800/DC-780 CONSTRUCTION GUIDE".
- THE USE OF CONSTRUCTION EQUIPMENT OVER SC-310 CHAMBERS IS LIMITED:
 - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
 - NO RUBBER Tired LOADERS, DUMP TRUCKS, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/SC-800/DC-780 CONSTRUCTION GUIDE".
 - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH SC-310/SC-740/SC-800/DC-780 CONSTRUCTION GUIDE".
- FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO THE CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT STORMTECH AT 1-800-821-6710 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.



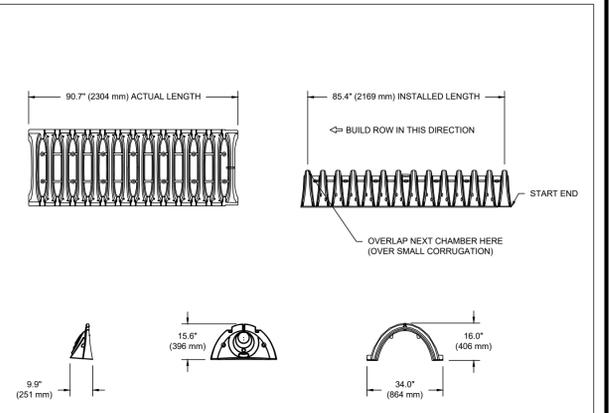
5 UNDERDRAIN DETAIL



CHAMBER	MAX DIAMETER OF INSERT-A TEE	HEIGHT FROM BASE OF CHAMBER (A)
SC-310	6" (150 mm)	4" (100 mm)
SC-740	10" (250 mm)	4" (100 mm)
DC-780	10" (250 mm)	4" (100 mm)
MC-3500	12" (300 mm)	6" (150 mm)
MC-4500	12" (300 mm)	8" (200 mm)
MC-7200	12" (300 mm)	8" (200 mm)

NOTE: PART NUMBERS WILL VARY BASED ON INLET PIPE MATERIALS. CONTACT STORMTECH FOR MORE INFORMATION. CONTACT ADS ENGINEERING SERVICES IF INSERT A TEE INLET MUST BE RAISED AS NOT ALL INVERTS ARE POSSIBLE.

6 INSERT-A TEE SIDE INLET DETAIL



NOMINAL CHAMBER SPECIFICATIONS	SIZE (W X H X INSTALLED LENGTH)	CHAMBER STORAGE	MINIMUM INSTALLED STORAGE*	WEIGHT
SC310EP007 / SC310EP061PC	34.0" X 16.0" X 85.4"	14.7 CUBIC FEET (0.42 m ³)	31.0 CUBIC FEET (0.88 m ³)	35.0 lbs. (16.8 kg)
SC310EP008 / SC310EP062PC	34.0" X 16.0" X 85.4"	14.7 CUBIC FEET (0.42 m ³)	31.0 CUBIC FEET (0.88 m ³)	35.0 lbs. (16.8 kg)

*ASSUMES 6" (152 mm) ABOVE, BELOW, AND BETWEEN CHAMBERS

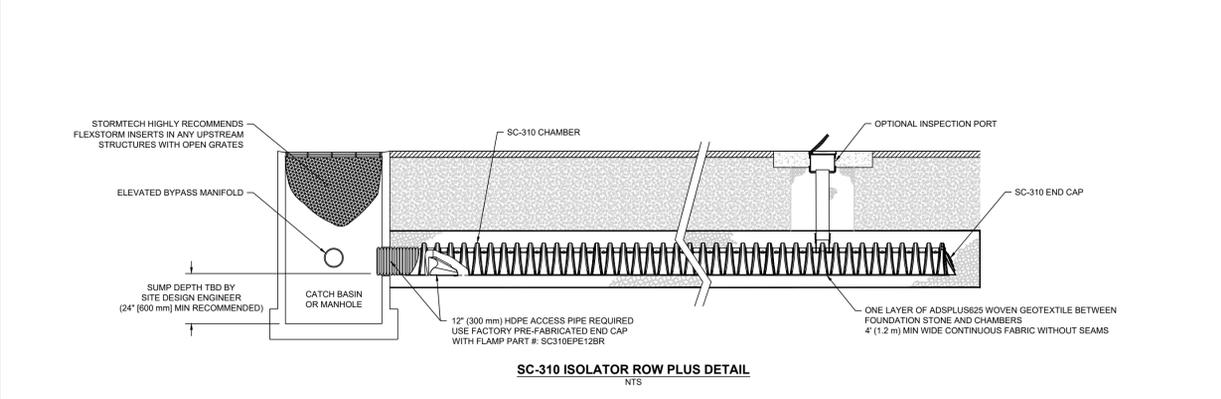
PART #	STUB	A	B	C
SC310EP007 / SC310EP061PC	6" (150 mm)	9.6" (244 mm)	5.8" (147 mm)	0.5" (13 mm)
SC310EP008 / SC310EP062PC	6" (150 mm)	9.6" (244 mm)	5.8" (147 mm)	0.5" (13 mm)
SC310EP007 / SC310EP061PC	8" (200 mm)	11.9" (302 mm)	3.5" (89 mm)	0.6" (15 mm)
SC310EP008 / SC310EP062PC	8" (200 mm)	11.9" (302 mm)	3.5" (89 mm)	0.6" (15 mm)
SC310EP010 / SC310EP070PC	10" (250 mm)	12.7" (323 mm)	1.4" (36 mm)	0.7" (18 mm)
SC310EP010 / SC310EP070PC	10" (250 mm)	12.7" (323 mm)	1.4" (36 mm)	0.7" (18 mm)
SC310EP012B	12" (300 mm)	13.5" (343 mm)	---	0.9" (23 mm)
SC310EP012B	12" (300 mm)	13.5" (343 mm)	---	0.9" (23 mm)

ALL STUBS, EXCEPT FOR THE SC310EP012B ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-892-2694.

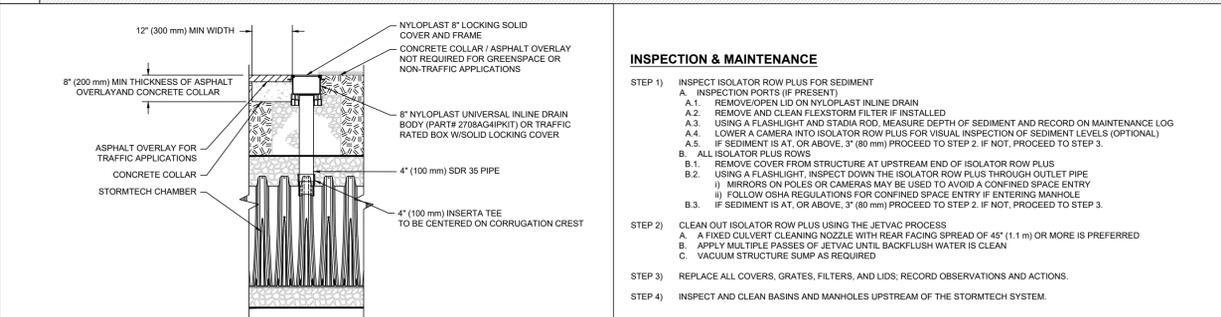
* FOR THE SC310EP012B THE 12" (300 mm) STUB LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 0.25" (6 mm) BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE N-12 STUB SO THAT THE FITTING SITS LEVEL.

NOTE: ALL DIMENSIONS ARE NOMINAL

2 SC-310 TECHNICAL SPECIFICATIONS



3 SC-310 ISOLATOR ROW PLUS DETAIL



- #### INSPECTION & MAINTENANCE
- STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- INSPECTION PORTS (IF PRESENT)
 - REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
 - REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
 - USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
 - LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
 - IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- A. ALL ISOLATOR PLUS ROWS
- REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
 - USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
 - MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
 - FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
 - IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
 - APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAR
 - VACUUM STRUCTURE SUMP AS REQUIRED
- STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.
- STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

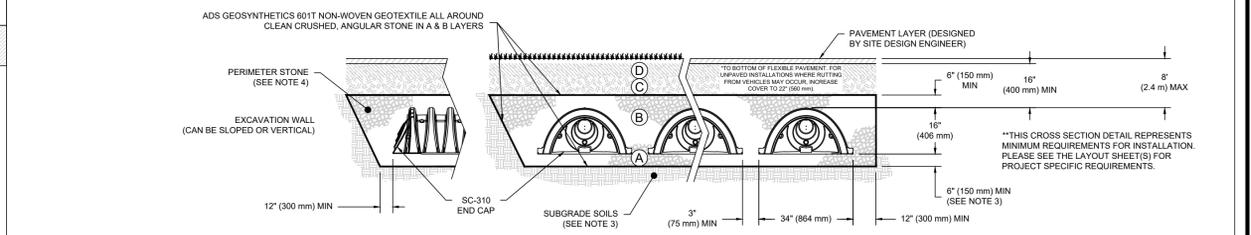
4 4" PVC INSPECTION PORT DETAIL (SC SERIES CHAMBER)

2 SC-310 TECHNICAL SPECIFICATIONS

ACCEPTABLE FILL MATERIALS: STORMTECH SC-310 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	3.25 PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 16" (400 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <3% FINES OR PROCESSED AGGREGATE. OR MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145 ¹ A-1, A-2-4, A-3 OR AASHTO M43 ² 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE ³	AASHTO M43 ² 3, 357, 4, 467, 5, 56, 57
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE ³	AASHTO M43 ² 3, 357, 4, 467, 5, 56, 57

- PLEASE NOTE:
- THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE, "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
 - STORMTECH COMPACTION REQUIREMENTS ARE MET FOR A LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) MAX LIFTS USING TWO FULL COVERSAGES WITH A VIBRATORY COMPACTOR.
 - WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
 - ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL. REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.
 - WHERE RECYCLED CONCRETE AGGREGATE IS USED IN LAYERS 'A' OR 'B' THE MATERIAL SHOULD ALSO MEET THE ACCEPTABILITY CRITERIA OUTLINED IN TECHNICAL NOTE 6.20 "RECYCLED CONCRETE STRUCTURAL BACKFILL".



- #### NOTES:
- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2922 (POLYETHYLENE) OR ASTM F2418 (POLYPROPYLENE), "STANDARD SPECIFICATION FOR CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
 - SC-310 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
 - THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS. REFERENCE STORMTECH DESIGN MANUAL FOR BEARING CAPACITY GUIDANCE.
 - PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
 - REQUIREMENTS FOR HANDLING AND INSTALLATION:
 - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
 - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2922 SHALL BE GREATER THAN OR EQUAL TO 400 LBS/FT². AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

1 SC-310 CROSS SECTION DETAIL



PROFESSIONAL ENGINEER FOR ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
A	6/11/25	REVISED PER TOWN COMMENTS

APPLICANT/OWNER:

TAG CENTRAL LLC
275 REGATTA DRIVE
JUPITER, FL 33477

PROJECT:
40B MULTIFAMILY
444 EAST CENTRAL STREET
FRANKLIN, MA

PROJECT NO. 3317-01 DATE: 02-11-2025

SCALE: AS SHOWN DWG. NAME: C-3317-01

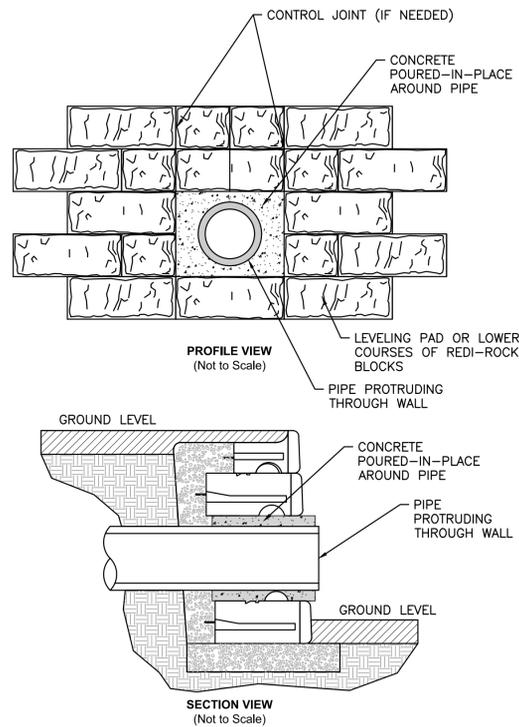
DESIGNED BY: MTB CHECKED BY: CMQ

PREPARED BY:



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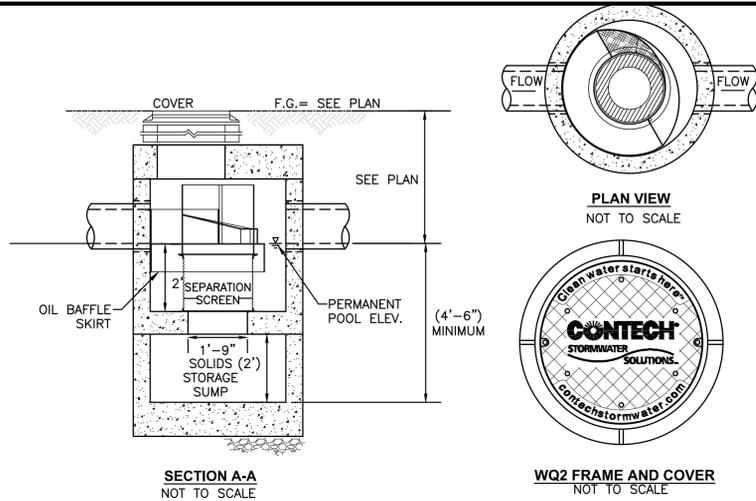


BASE LEVELING PAD NOTES:

1. THE LEVELING PAD IS TO BE CONSTRUCTED OF CRUSHED STONE OR 2000 PSI UNREINFORCED CONCRETE
2. THE BASE FOUNDATION IS TO BE APPROVED BY THE SITE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF THE LEVELING PAD.

PIPE THROUGH HEADWALL
NOT TO SCALE

1



CONTECH WATER QUALITY UNIT
NOT TO SCALE

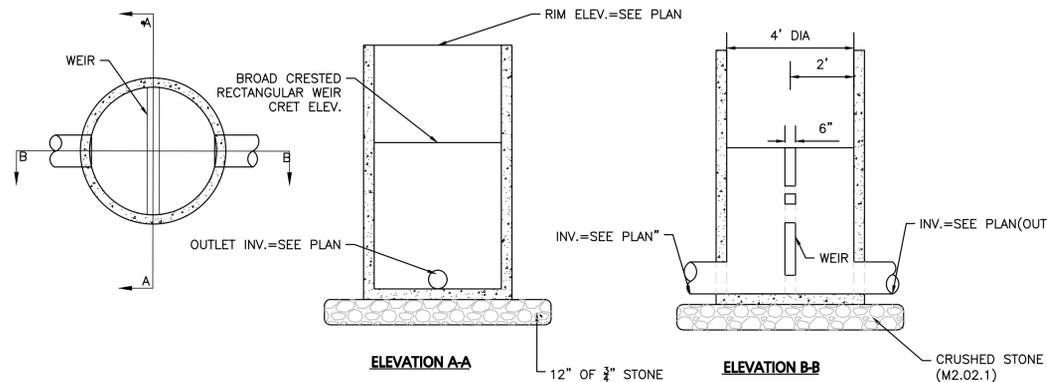
2

GENERAL NOTES:

1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. DIMENSIONS MARKED WITH () ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
3. FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH STORMWATER SOLUTIONS REPRESENTATIVE. www.contechstormwater.com
4. CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
5. STRUCTURE AND CASTINGS SHALL MEET AASHTO HS20 LOAD RATING.

INSTALLATION NOTES:

1. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE (LIFTING CLUTCHES PROVIDED BY MANUFACTURER).
2. CONTRACTOR TO ADD JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS, AND ASSEMBLE STRUCTURE.
3. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN.
4. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE THE UNIT IS WATERTIGHT, HOLDING WATER TO THE FLOWLINE INVERT MINIMUM. ALL JOINTS BELOW THE PIPE INVERTS SHALL BE GROUTED.
5. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR DESIGN ENGINEER REVIEW & APPROVAL.

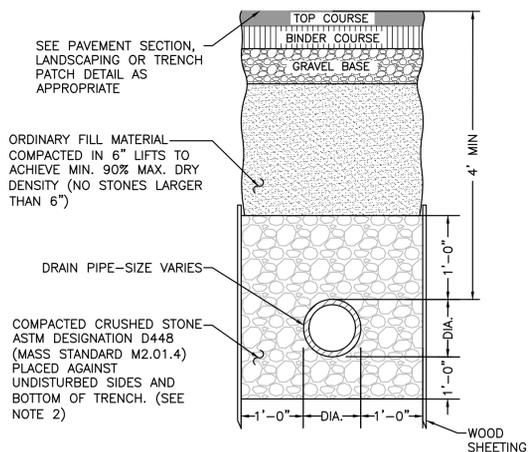


4' DIAMETER OUTLET CONTROL STRUCTURE
NOT TO SCALE

3

NOTES:

1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
2. ALL REINFORCEMENT PER ASTM C1227-93.
3. TONGUE & GROOVE JOINT SEALED WITH BUTYLE RESIN OR MASTIC.
4. WALLS ARE TO BE 6" THICK & BOTTOM TO BE 8" THICK.
5. PROVIDE 4' SUMP



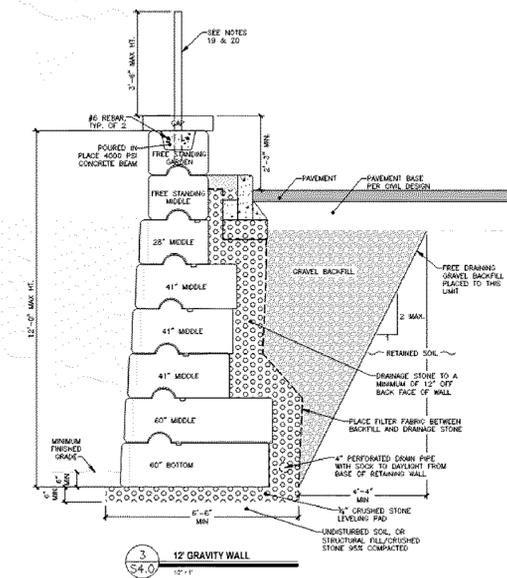
4

NOTES:

1. SHEETING, WHEN REQUIRED, TO BE CUT OFF AT LEAST 5' BELOW STREET AND A MINIMUM OF 1' ABOVE TOP OF PIPE. WOOD SHEETING DRIVEN BELOW MID-DIAMETER OF THE PIPE SHALL BE LEFT IN PLACE. STEEL SHEETING DRIVEN BELOW MID-DIAMETER MAY BE WITHDRAWN IF APPROVED IN WRITING BY THE ENGINEER. FOR PVC PIPE ALL SHEETING DRIVEN BELOW MID-DIAMETER SHALL BE LEFT IN PLACE.
2. WHEN APPROVED BY THE ENGINEER FOR PIPES OTHER THAN PVC, SELECTED GRAVEL FILL MATERIAL MAY BE USED FROM MID-DIAMETER OF PIPE TO 12" ABOVE TOP OF PIPE. NO STONES LARGER THAN 2" IN ANY DIMENSION WILL BE PERMITTED IN THIS AREA - MASSDOT MATERIAL STANDARD M1.03.0 TYPE C.
3. PROVIDE AT LEAST ONE IMPERVIOUS DAM IN GRAVEL BEDDING BETWEEN EACH MANHOLE WHERE DIRECTED, OR EVERY 300 FT, WHICHEVER IS LESS.
4. BEDDING MATERIAL FOR PVC PIPE SHALL MEET THE REQUIREMENTS OF ASTM D2321 CLASS I OR CLASS II EMBEDMENT MATERIALS.

NOT USED
NOT TO SCALE

5



RETAINING WALL
NOT TO SCALE

6



PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
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APPLICANT/OWNER:

TAG CENTRAL LLC
275 REGATTA DRIVE
JUPITER, FL 33477

PROJECT:

40B MULTIFAMILY
444 EAST CENTRAL STREET
FRANKLIN, MA

PROJECT NO. 3317-01 DATE: 02-11-2025

SCALE: AS SHOWN DWG. NAME: C-3317-01

DESIGNED BY: MTB CHECKED BY: CMQ

PREPARED BY:

ALLEN & MAJOR ASSOCIATES, INC.
civil engineering • land surveying
environmental consulting • landscape architecture
www.allenmajor.com
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TEL: (781) 935-6889
FAX: (781) 935-2896

WOBURN, MA • LAKEVILLE, MA • MANCHESTER, NH

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DRAWING TITLE: SHEET No.
DETAILS C-507



**444 EAST
CENTRAL
STREET**
FRANKLIN, MASSACHUSETTS

PREPARED FOR:
TAG CENTRAL
275 REGATTA DRIVE
Jupiter, FL 33477

PREPARED BY:
kzla
Kyle Zick Landscape Architecture, Inc.
4228 Washington Street Boston, MA 02108 617.451.1018 Tel
www.kylezick.com



ISSUED FOR:
COMPREHENSIVE PERMIT

ISSUE DATE:
JUNE 11, 2025

REVISIONS NO.	DESCRIPTION	BY	DATE

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APPROVED BY: _____
DRAWING FILE: _____

SCALE: AS NOTED

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

PROJECT:
**40B MULTIFAMILY
444 EAST
CENTRAL STREET
FRANKLIN, MA**

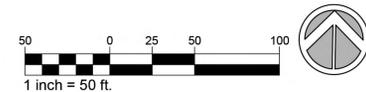
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**CONCEPTUAL
RENDERING**

SHEET NUMBER:

LO

Disclaimer:
This rendering is intended for conceptual and illustrative purposes only. It does not represent final design or construction documentation. All dimensions, layouts, materials, and features depicted are subject to change. For accurate and final site design information, please refer to the approved Comprehensive Permit submission drawings and associated documentation.

NOTE: This drawing is PRELIMINARY REVIEW ONLY. It is NOT intended for use as a construction document.



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TAG CENTRAL
275 REGATTA DRIVE
Jupiter, FL 33477

PREPARED BY:
kzla
Kyle Zick Landscape Architecture, Inc.
4228 Washington Street Boston, MA 02108
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ISSUED FOR:
COMPREHENSIVE PERMIT

ISSUE DATE:
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DRAWING FILE: _____

SCALE: AS NOTED

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

PROJECT:
**40B MULTIFAMILY
444 EAST
CENTRAL STREET
FRANKLIN, MA**

TITLE:
**LAYOUT &
MATERIAL PLAN**

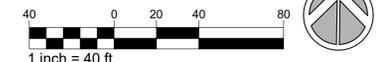
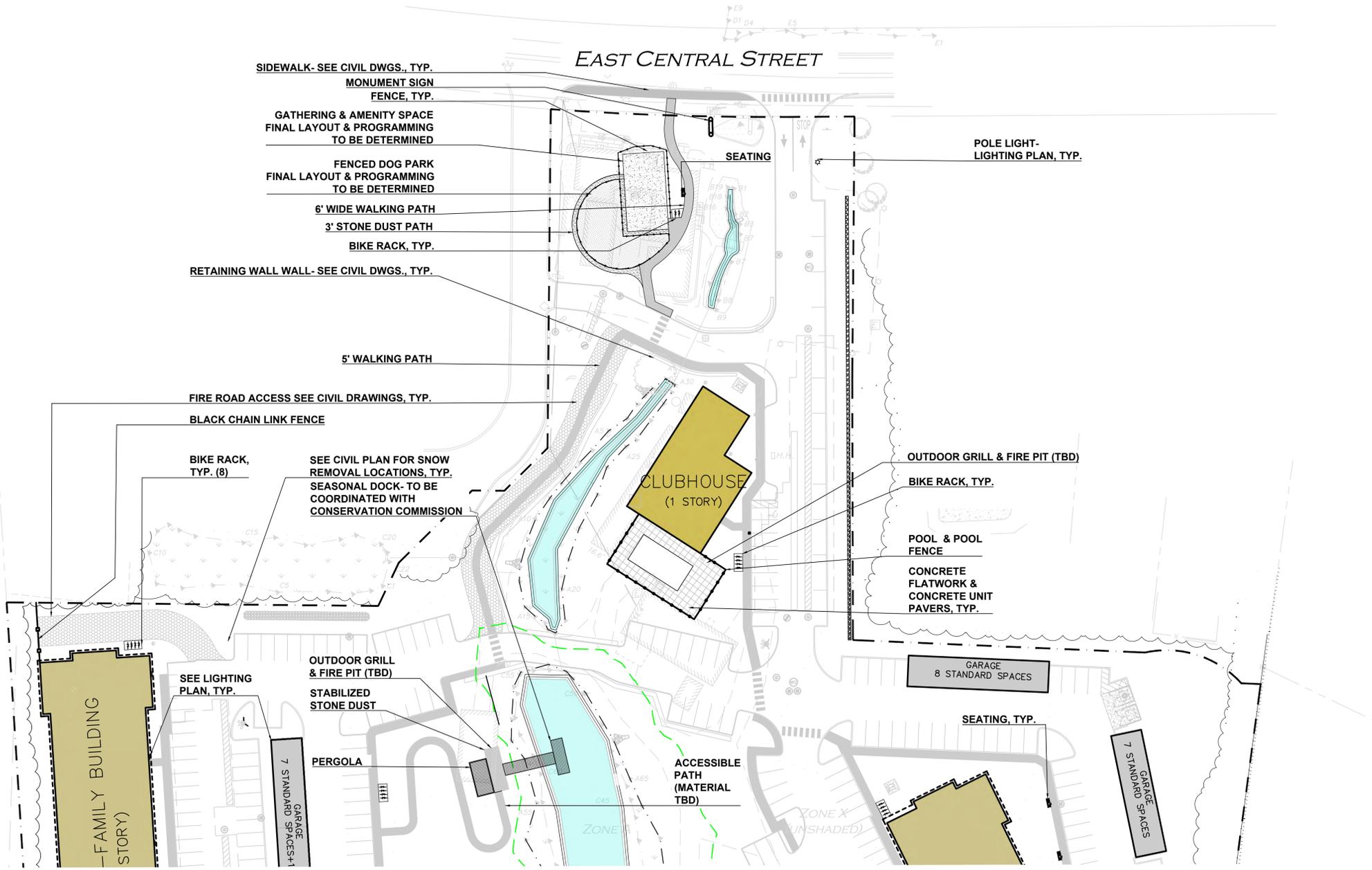
SHEET NUMBER:

L1

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	⊙
SIGN	—
MAILBOX	MB
HAND HOLE	⊕
ELECTRIC BOX	E
ELECTRIC METER	E
CONCRETE	—
WETLAND AREA	—
BUILDING	—
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	x
WIRE FENCE	o
GUARDRAIL	—
DRAIN LINE	D
OVERHEAD WIRES	—
FINISHED FLOOR ELEVATION	FFE
BUILDING HEIGHT	BH
BITUMINOUS	BIT.
CONCRETE	CONC.
GRANITE	GRAN.
REINFORCED CONCRETE PIPE	RCP
CORRUGATED METAL PIPE	CMP
CAST IRON PIPE	CI
DUCTILE IRON PIPE	DI
HIGH DENSITY POLYETHYLENE PIPE	HDPE
FOUND	FND
NOW OR FORMERLY	N/F
BOOK	BK.
PAGE	PG.

PROP. PROPERTY LINE	—
SIGN	—
BOLLARD	●
BUILDING	—
BUILDING ARCHITECTURE	—
BUILDING INTERIOR WALLS	—
CURB	—
RETAINING WALL	—
PARKING STRIPING	—
ROADWAY STRIPING	—
TRAFFIC ARROWS	→
SIDEWALK	—
ADA ACCESSIBLE RAMP	—
ADA DET. WARNING SURFACE	—
GRAVEL ACCESS	—
SETBACK LINE	—
PARKING COUNT	⊙
TRANSFORMER	T



UTILITY NOTES

- THE UNDERGROUND UTILITIES SHOWN & NOT SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE LANDSCAPE ARCHITECT MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE LANDSCAPE ARCHITECT FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE LANDSCAPE ARCHITECT HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL DIGSAFE (1-888-344-7233) AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION.
- DO NOT SCALE THESE DRAWINGS. ANY DISCREPANCIES BETWEEN DRAWINGS, DETAILS, NOTES AND SPECIFICATIONS SHALL BE IMMEDIATELY REPORTED TO THE LANDSCAPE ARCHITECT FOR FURTHER DIRECTION AND RESOLUTION BEFORE ADDITIONAL WORK PROCEEDS.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND GRADES ON THE GROUND. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE LANDSCAPE ARCHITECT FOR DIRECTION AND RESOLUTION PRIOR TO ANY FURTHER WORK.
- CONTRACTOR SHALL FIELD VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES WITH THE APPROPRIATE UTILITY COMPANIES PRIOR TO EXCAVATION OF OR INSTALLATION OF ANY PART OF THIS WORK.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF THE TOWN OF BOWDOINHAM AND AFFECTED UTILITY OWNERS. ALL UTILITIES SHALL BE INSTALLED IN CONFORMANCE WITH INDIVIDUAL UTILITY DISTRICT REQUIREMENTS; CONTRACTOR SHALL COORDINATE INSTALLATION WITH APPROPRIATE UTILITY DISTRICT BEFORE INSTALLATION.
- LOCATION OF UTILITY STRUCTURES AND INVERTS OF PIPED UTILITIES MAY BE ADJUSTED TO MEET FIELD CONDITIONS ONLY AFTER PRIOR APPROVAL OF THE OWNER, THE AFFECTED UTILITY COMPANY, AND THE CLIENT.
- WHERE STORM DRAINS HAVE LESS THAN FOUR (4) FEET OF COVER BETWEEN THE TOP OF PIPE AND FINISH GRADE, INSULATE PIPE USING TWO (2) INCH THICK STYROFOAM INSULATION BOARD OVER AND ALONG SIDES OF THE PIPE. ALL REQUIRED UTILITIES SERVING THE DEVELOPMENT SHALL BE COORDINATED AND CONSTRUCTED TO WITHIN 5 FEET OF THE BUILDINGS, AT A LOCATION COORDINATED WITH THE CONTRACTOR AND THE BUILDING PLANS. ALL REQUIRED CONNECTION FEES SHALL BE PAID BY CONTRACTOR.
- PIPE LENGTH EQUALS THE CENTER TO CENTER DISTANCES BETWEEN CATCH BASINS AND/OR MANHOLES MINUS ONE-HALF OF THE DIAMETER OF EACH CATCH BASIN OR MANHOLE.
- ROOF DRAIN CONNECTIONS SHALL BE CONFIRMED WITH FINAL BUILDING PLANS.
- FINAL UTILITY LOCATIONS TO BE FINALIZED DURING CONSTRUCTION DOCUMENTATION.

NOTE: This drawing is PRELIMINARY REVIEW ONLY. It is NOT intended for use as a construction document.

444 EAST CENTRAL STREET
FRANKLIN, MASSACHUSETTS

PREPARED FOR:
TAG CENTRAL
275 REGATTA DRIVE
Jupiter, FL 33477

PREPARED BY:
kzla
Kyle Zick Landscape Architecture, Inc.
4228 Washington Street Boston, MA 02108
617 451-1018 Tel
www.kylezick.com



ISSUED FOR:
COMPREHENSIVE PERMIT

ISSUE DATE:
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444 EAST CENTRAL STREET
FRANKLIN, MA

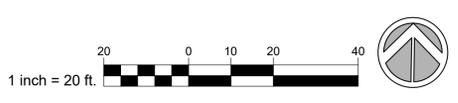
TITLE:
LAYOUT & MATERIAL PLAN

SHEET NUMBER:

L1.1

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
- SIGN
- MAILBOX
- HAND HOLE
- ELECTRIC BOX
- ELECTRIC METER
- CONCRETE
- WETLAND AREA
- BUILDING
- 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 HDPE
- FOUND
- NOW OR FORMERLY
- BOOK
- PAGE
- PROP. PROPERTY LINE
- SIGN
- BOLLARD
- BUILDING
- BUILDING ARCHITECTURE
- BUILDING INTERIOR WALLS
- CURB
- RETAINING WALL
- PARKING STRIPING
- ROADWAY STRIPING
- TRAFFIC ARROWS
- SIDEWALK
- ADA ACCESSIBLE RAMP
- ADA DET. WARNING SURFACE
- GRAVEL ACCESS
- SETBACK LINE
- PARKING COUNT
- TRANSFORMER



NOTE: This drawing is PRELIMINARY REVIEW ONLY. It is NOT intended for use as a construction document.

SITE SOIL NOTES

- CONTRACTOR SHALL COORDINATE WITH OWNER'S REPRESENTATIVE FOR LOCATION OF STOCKPILE AREAS FOR STRIPPED TOPSOIL AND PLANTING SOIL PRODUCTS. CONTRACTOR SHALL ENSURE AREA IS PROTECTED AND CONTAMINATION OR DISTURBANCE OF STORED PRODUCTS IS NOT ALLOWED.
- CONTRACTOR SHALL ENSURE SUBGRADE IS SCARIFIED PRIOR TO INSTALLING PLANTING SOIL AND BLEND WITH INITIAL LIFT OR PLACEMENT OF PROPOSED PLANTING SOIL.
- COORDINATE PLACEMENT OF PLANTING SOIL WITH OTHER WORK, ESPECIALLY UTILITIES. PLACEMENT SHOULD OCCUR AFTER INSTALLATION OF ALL HARDSCAPE IMPROVEMENTS, UTILITIES, ETC. AND BEFORE INSTALLATION OF PLANTS.

PLANT & SEED MIX LEGEND

HATCH	TYPE
	LAWN MIX
	NEW ENGLAND CONSERVATION/ WILDLIFE MIX CONTROL MIX (TALL GRASS, SHRUBS) TYP.; NEW ENGLAND WETLAND PLANTS NEWP.COM/CATALOG/SEED-MIXES/#WILDLIFE
	NEW ENGLAND WILDFLOWER SEED MIX (TALL GRASS, SHRUBS) TYP.; NEW ENGLAND WETLAND PLANTS NEWP.COM/CATALOG/SEED-MIXES/#WILDLIFE
	NEW ENGLAND WETLAND SEED MIX, NEW ENGLAND WETLAND PLANTS NEWP.COM/CATALOG/SEED-MIXES/#WILDLIFE
	DECIDUOUS TREE
	PERENNIALS, GRASSES & SHRUBS
	CONIFEROUS TREE
	EXISTING TREE

PLANTING NOTES

- THE GOAL OF INVASIVE PLANT MANAGEMENT ALONG THE MINUTEMAN BIKE PATH ZONE IS TO RESTORE AND ENHANCE A COMPLIANT NATIVE BUFFER. TREES AND/OR SAPLINGS ARE OFTEN PLANTED TO ACHIEVE THIS. IN SOME INSTANCES THERE ARE SUFFICIENT NATIVE SAPLINGS PRESENT TO RESTORE THE BUFFER.
- LANDSCAPE ARCHITECT TO APPROVE PLANT MATERIAL PRIOR TO DELIVERY TO SITE.
- PLANT MATERIAL PROVIDED BY THE CONTRACTOR IS TO CONFORM TO THE HIGHEST STANDARD AS ADOPTED BY THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. (ANSI). PLANT MATERIAL IS TO BE HEALTHY SPECIMENS, FREE FROM DISEASE OR DAMAGE.
- THE CONTRACTOR IS TO FURNISH PLANTS AND SEED MIXES SHOWN ON THE DRAWINGS. PLANTS ARE TO CONFORM WITH THE BOTANICAL IDENTIFICATIONS. PLANTS ARE TO BE SOURCED FROM A NURSERY WITHIN THE SAME CLIMATIC ZONE AS THE SITE LOCATION. NO SUBSTITUTIONS OF PLANT SPECIES ARE PERMITTED WITHOUT PRIOR APPROVAL OF THE OWNER OR OWNER'S REPRESENTATIVE & THE LANDSCAPE ARCHITECT.
- SUBSTITUTIONS OF PLANT SPECIES SHALL BE A PLANT OF EQUIVALENT OVERALL FORM, HEIGHT AND BRANCHING HABIT, FLOWER, LEAF, FRUIT, COLOR, TIME OF BLOOM & CLIMATIC LOCATION AS APPROVED BY LANDSCAPE ARCHITECT.
- LOCATE AND VERIFY EXISTING & PROPOSED UTILITY LINE LOCATIONS PRIOR TO STAKING AND REPORT CONFLICTS TO LANDSCAPE ARCHITECT.
- PLANTING DEMOLITION DEBRIS, GARBAGE, LUMPS OF CONCRETE, STEEL AND OTHER MATERIALS DELETERIOUS TO PLANT'S HEALTH AS DETERMINED BY CIVIL ENGINEER SHALL BE REMOVED FROM PLANTING AREAS.
- THE CONTRACTOR IS TO VERIFY SITE LAYOUT & GRADES & INFORM THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES OR CHANGES IN LAYOUT AND/OR GRADING PRIOR TO CONSTRUCTION. NO PLANTING IS TO BE INSTALLED BEFORE ACCEPTANCE OF ROUGH GRADING.
- ALL PROPOSED TREE LOCATIONS SHALL BE STAKED OR LAID OUT IN THEIR APPROXIMATE LOCATION BY THE CONTRACTOR. THE CONTRACTOR SHALL ADJUST THE LOCATIONS AS REQUESTED BY THE LANDSCAPE ARCHITECT TO ACCOUNT FOR SUBSURFACE UTILITIES AND OTHER FIELD CONDITIONS FINAL LOCATIONS OF PLANTS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- INSTALL PLANTS WITH ROOT FLARES FLUSH WITH FINISHED GRADE. IMMEDIATELY REPLANT PLANTS THAT SETTLE OUT OF PLUMB OR BELOW FINISHED GRADE. PLANT AND STAKES ARE TO BE SET PLUMB UNLESS OTHERWISE NOTED. PLANT UNDER FULL TIME SUPERVISION OF CERTIFIED ARBORIST, NURSERYMAN, OR LICENSED LANDSCAPE ARCHITECT. PROVIDE WRITTEN VERIFICATION OF CERTIFICATION AND/OR LICENSE FOR LANDSCAPE ARCHITECT'S APPROVAL.
- WATER PLANTS THOROUGHLY AFTER INSTALLATION, A MINIMUM OF TWICE WITHIN THE FIRST 24 HOURS.
- CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN PLANT MATERIALS INCLUDING SOD/SEED AREAS IN A HEALTHY STATE DURING CONSTRUCTION AND DURING REQUIRED WARRANTY PERIODS. ANY DAMAGE TO PLANT MATERIAL DUE TO NEGLIGENCE BY THE CONTRACTOR SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
- REPAIR DAMAGE DUE TO LANDSCAPE INSTALLATION OPERATIONS INSIDE AND OUTSIDE OF LIMIT OF WORK.
- SOAK ALL PERENNIALS FOR 24 HOURS PRIOR TO INSTALLATION.
- A LIST OF PLANTS INCLUDING BOTANICAL NAMES, SIZES, AND SPACING ARE SHOWN ON THE DRAWINGS. QUANTITIES ARE PROVIDED FOR CONTRACTOR'S CONVENIENCE AND ARE TO BE VERIFIED. IN THE EVENT THAT QUANTITIES OR OMISSIONS OCCUR THE PLANT DRAWINGS ARE TO BE FOLLOWED.
- DISTURBED SITE AREAS ARE TO BE DRESSED WITH 6" MIN. OF AMENDED TOPSOIL FOR SEEDED AREA AND 12" MIN. FOR PLANT BEDS. TOPSOIL FOR SEEDED AND/OR SEEDED AREAS IS TO BE TWO PARTS SHARP SAND, ONE PART LOAM AND ONE PART ORGANIC COMPOST.
- PLANT BEDS ARE TO BE MULCHED TO A DEPTH OF 2" MIN. WITH NATURAL BARK MULCH WITH BARK SIZES NO LARGER THAN 3". PERENNIAL PLANT BEDS ARE TO BE MULCHED WITH BARK SIZES NO MORE THAN 1". TREES IN LAWN AREAS ARE TO HAVE MULCH RINGS OF 5' DIA.

PLANTING SCHEDULE - SHEETS L 2- L.2.3

KEY	QTY.	NATIVE TREES DECIDUOUS	Species Names	Form	Spacing	Size
AR	7	red maple	Acer rubrum	Tree	as shown	2.5-3" cal.
AL	9	Allegheny serviceberry	Amelanchier laevis	Tree	as shown	10' ht.
BPG	27	grey birch	Betula populifolia	Tree	as shown	Sapling
BN	3	river birch	Betula nigra	Tree	as shown	14' ht.
LS	1	sweet gum	Liquidambar styraciflua	Tree	as shown	2.5-3" cal.
LT	1	tulip tree	Liriodendron tulipifera	Tree	as shown	2.5-3" cal.
MV	2	sweet-bay Magnolia	Magnolia virginiana	Tree	as shown	2" cal.
NS	10	black tupelo	Nyssa sylvatica	Tree	as shown	2.5-3" cal.
OV	3	American hop hornbeam	Ostrya virginiana	Tree	as shown	2.5-3" cal.
PO	10	sycamore	Platanus occidentalis	Tree	as shown	2.5-3" cal.
PP	6	pin cherry	Prunus pennsylvanica	Tree	as shown	1.75" cal.
QB	1	swamp oak	Quercus bicolor	Tree	as shown	2.5-3" cal.
UA	14	'Valley Forge' American elm	Ulmus americana 'Valley Forge'	Tree	as shown	2.5-3" cal.
AAR	2	speckled alder	Alnus rugosa	Tree/Shrub	as shown	2.5-3" cal.
HV	6	witchhazel	Hamamelis virginiana	Tree/Shrub	as shown	6' ht.
SDA	5	alternate-leaved dogwood, pagoda dogwood	Swida alternifolia	Tree/Shrub	as shown	2" cal.

KEY	QTY.	NATIVE TREES EVERGREEN	Species Names	Form	Spacing	Size
AB	10	balsam fir	Abies balsamea	Tree		
AC	13	white fir	Abies concolor	Tree		
PS	6	pinus strobus	White Pine	Tree	as shown	
TO	18	eastern white cedar	Thuja occidentalis	Tree	as shown	

KEY	QTY.	NATIVE SHRUBS	Species Names	Form	Spacing	Size
aru	TBD	bearberry	Arctostaphylos uva-ursi	Shrub		36" o.c.
ara	TBD	red chokeberry	Aronia arbutifolia	Shrub		72" o.c.
cea	TBD	New Jersey tea	Ceanothus americanus	Shrub		72" o.c.
ceo	TBD	buttonbush	Cephalanthus occidentalis	Shrub		72" o.c.
cla	TBD	peppercorn	Clethra alnifolia	Shrub		72" o.c.
cop	TBD	sweet-fern	Comptonia peregrina	Shrub		72" o.c.
gab	TBD	black huckleberry	Gaylussacia baccata	Shrub		36" o.c.
ilg	TBD	inkberry	Ilex glabra	Shrub		60" o.c.
ilv	TBD	Common winterberry	Ilex verticillata	Shrub		72" o.c.
juh	TBD	creeping juniper	Juniperus horizontalis	Shrub		72" o.c.
kal	TBD	mountain laurel	Kalmia latifolia	Shrub		8' o.c.
lib	TBD	northern spicebush	Lindera benzoin	Shrub		72" o.c.
moc	TBD	bayberry	Morella carolinensis	Shrub		72" o.c.
prm	TBD	beach plum	Prunus maritima	Shrub		60" o.c.
rhp	TBD	pink azalea	Rhododendron periclymenoides	Shrub		48" o.c.
rha	TBD	fragrant sumac 'lo gro'	Rhus aromatica 'lo gro'	Shrub		60" o.c.
rhh	TBD	staghorn sumac	Rhus hirta	Shrub		as shown
spt	TBD	rosy meadowsweet, steeplebush	Spiraea tomentosa	Shrub		36" o.c.
vaa	TBD	lowbush blueberry	Vaccinium angustifolium	Shrub		36" o.c.
vac	TBD	highbush blueberry	Vaccinium corymbosum	Shrub		48" o.c.
vil	TBD	nannyberry	Viburnum lentago	Shrub		60" o.c.

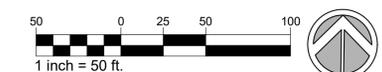
KEY	QTY.	NATIVE FERNS, & GRASSES	Species Names	Form	Spacing	Size
atan	TBD	northern lady fern	Athyrium angustum	Fern		
depu	TBD	eastern hayscented fern	Demnstaedia punctilobula	Fern		
mape	TBD	ostrich fern, fiddlehead fern	Matteuccia struthiopteris ssp. pennsylvanica	Fern		
onse	TBD	sensitive fern	Onoclea sensibilis	Fern		
osre	TBD	royal fern	Osmunda regalis	Fern		
osci	TBD	cinnamon fern	Osmundastrum cinnamomea	Fern		
poac	TBD	Christmas fern	Polystichum acrostichoides	Fern		
ange	TBD	big bluestem	Andropogon gerardii	Grass/Sedge		
caca	TBD	Canada reed grass	Calamagrostis canadensis	Grass/Sedge		
capa	TBD	Appalachian Sedge	Carex appalachica	Grass/Sedge		
cape	TBD	Pennsylvania sedge	Carex pennsylvanica	Grass/Sedge		
ersp	TBD	purple lovegrass	Eragrostis spectabilis	Grass/Sedge		
juso	TBD	common soft rush	Juncus effusus ssp. solutus	Grass/Sedge		
pavi	TBD	switch panic grass	Panicum virgatum	Grass/Sedge		
sscc	TBD	little bluestem	Schizachyrium scoparium	Grass/Sedge		
ignn	TBD	Indian grass	Sorghastrum nutans	Grass/Sedge		

KEY	QTY.	NATIVE HERBACEOUS PLANTS	Species Names	Form	Spacing	Size
anv	TBD	tall windflower	Anemone virginiana	Herbaceous		
aqc	TBD	red columbine, Canada columbine	Aquilegia canadensis	Herbaceous		
asi	TBD	swamp milkweed	Asclepias incarnata	Herbaceous		
ast	TBD	butterfly milkweed, butterfly weed	Asclepias tuberosa	Herbaceous		
cap	TBD	marsh-marigold	Caltha palustris	Herbaceous		
chc	TBD	bunchberry	Chamaepericlymenum canadense	Herbaceous		
chg	TBD	white turtlehead	Chelone glabra	Herbaceous		
eup	TBD	purple Joe-Pye weed	Eutrochium purpureum	Herbaceous		
gem	TBD	spotted crane's bill	Geranium maculatum	Herbaceous		
hed	TBD	woodland sunflower	Helianthus divaricatus	Herbaceous		
vev	TBD	American false hellebore, Indian poke	Veratrum viride ssp. viride	Herbaceous		
irv	TBD	Blue flag iris	Iris versicolor	Herbaceous		
loc	TBD	cardinal flower	Lobelia cardinalis	Herbaceous		
nef	TBD	catmint	Nepeta x faassenii	Herbaceous		
paa	TBD	golden groundsel, golden ragwort	Packera aurea	Herbaceous		
pob	TBD	King Solomon's seal	Polygonatum biflorum	Herbaceous		
rhw	TBD	Virginia meadow-beauty	Rhexia virginica	Herbaceous		
rul	TBD	green-headed coneflower	Rudbeckia laciniata	Herbaceous		
sac	TBD	Canada burnet	Sanguisorba canadensis	Herbaceous		
sos	TBD	seaside goldenrod	Solidago sempervirens var. sempervirens	Herbaceous		
sos	TBD	showy goldenrod	Solidago speciosa	Herbaceous		
syl	TBD	smooth aster	Symphotrichum laeve	Herbaceous		
syn	TBD	New England American-aster	Symphotrichum novae-angliae	Herbaceous		
syn	TBD	New York American-aster	Symphotrichum novae-belgii	Herbaceous		
thd	TBD	early meadow-rue	Thalictrum dioicum	Herbaceous		
thp	TBD	tall meadow-rue	Thalictrum pubescens	Herbaceous		
tic	TBD	foam-flower	Tiarella cordifolia var. cordifolia	Herbaceous		
vev	TBD	culver's root	Veronicastrum virginicum	Herbaceous		
veh	TBD	blue vervain	Verbena hastata	Herbaceous		



TREE PROTECTION NOTES

- DIAMETER OF PROTECTION ZONE SHOULD BE ONE FOOT FOR EACH INCH OF TRUNK DIAMETER BREST HEIGHT OR 1/2 HEIGHT OF TREE, WHICHEVER IS GREATER. FOR 2 INCH CALIPER TREES OR SMALLER, THE PROTECTION ZONE SHALL BE 6 FOOT MINIMUM DIAMETER.
- TEMPORARY FENCING (6FT HIGH) SHALL BE PLACED AT THE DRIPLINE OF THE TREE(S). TO INSTALL FENCE POSTS, AVOID DRIVING POSTS OR STAKES INTO MAJOR ROOTS.
- DEAD TREES, SCRUB, OR UNDERGROWTH SHALL BE CUT FLUSH WITH ADJACENT GRADE. THERE WILL BE NO SOIL DISTURBANCE UNDER THE DRIPLINE OF TREES TO BE PRESERVED.
- PLACE 6 INCHES OF BARK MULCH AT AREAS NOT PROTECTED BY BARRIER.
- TREATMENT OF ROOTS EXPOSED DURING CONSTRUCTION: FOR ROOTS OVER 1 INCH IN DIAMETER DAMAGED DURING CONSTRUCTION, MAKE A CLEAN STRAIGHT CUT TO REMOVE DAMAGED PORTION OF ROOT. ALL EXPOSED ROOTS SHOULD BE TEMPORARILY COVERED WITH DAMP BURLAP AND COVERED WITH SOIL OR MULCH AS SOON AS POSSIBLE TO PREVENT DRYING.
- NO EQUIPMENT OR MACHINERY SHALL BE USED WITHIN THE PROTECTION FENCE. WORK WITHIN THE PROTECTION ZONE SHALL BE DONE MANUALLY.
- NO STOCKPILING OF MATERIALS, VEHICULAR TRAFFIC, OR STORAGE IS ALLOWED WITHIN THE LIMIT OF FENCING.
- SEE CIVIL DRAWINGS FOR LIMIT OF CLEARING AND DEMOLITION PLANS
- WOODLAND BUFFERS SHALL PRESERVE TO THE EXTENT POSSIBLE



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444 EAST CENTRAL STREET
FRANKLIN, MASSACHUSETTS

PREPARED FOR:
TAG CENTRAL
275 REGATTA DRIVE
Jupiter, FL 33477

PREPARED BY:
kzla
Kyle Zick Landscape Architecture, Inc.
4228 Washington Street 617 451-1018 Tel
Boston, MA 02108 www.kylzick.com



ISSUED FOR:
COMPREHENSIVE PERMIT

ISSUE DATE:
JUNE 11, 2025

NO.	REVISIONS DESCRIPTION	BY	DATE

DRAWN BY: _____
APPROVED BY: _____
DRAWING FILE: _____

SCALE: AS NOTED

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

PROJECT:
40B MULTIFAMILY
444 EAST CENTRAL STREET
FRANKLIN, MA

TITLE:
KEY PLAN PLANTING

SHEET NUMBER:

L2

PREPARED FOR:
TAG CENTRAL
275 REGATTA DRIVE
Jupiter, FL 33477

PREPARED BY:
kzla
Kyle Zick Landscape Architecture, Inc.
4228 Washington Street 617 451-1018 Tel
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ISSUED FOR:
COMPREHENSIVE PERMIT

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APPROVED BY: _____
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SCALE: AS NOTED

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275 REGATTA DRIVE
Jupiter, FL 33477

PROJECT:
**40B MULTIFAMILY
444 EAST CENTRAL STREET
FRANKLIN, MA**

TITLE:
LAYOUT & PLANTING PLAN

SHEET NUMBER:

L2.1

EAST CENTRAL STREET

PLANT & SEED MIX LEGEND

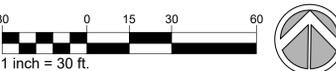
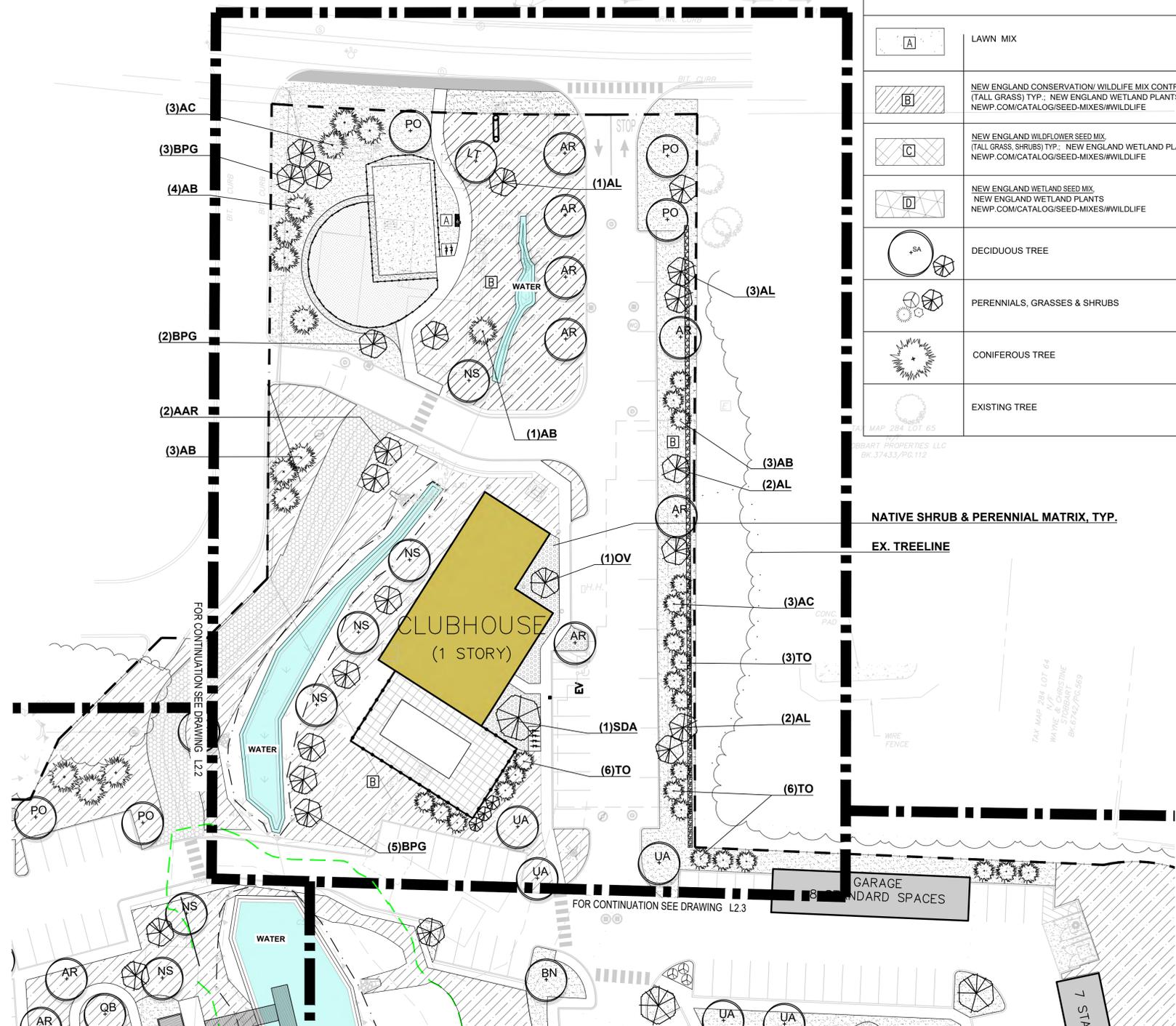
HATCH	TYPE
[A]	LAWN MIX
[B]	NEW ENGLAND CONSERVATION WILDLIFE MIX CONTROL MIX. (TALL GRASS) TYP: NEW ENGLAND WETLAND PLANTS NEWP.COM/CATALOG/SEED-MIXES/WILDLIFE
[C]	NEW ENGLAND WILDFLOWER SEED MIX. (TALL GRASS, SHRUBS) TYP: NEW ENGLAND WETLAND PLANTS NEWP.COM/CATALOG/SEED-MIXES/WILDLIFE
[D]	NEW ENGLAND WETLAND SEED MIX. NEW ENGLAND WETLAND PLANTS NEWP.COM/CATALOG/SEED-MIXES/WILDLIFE
[SA]	DECIDUOUS TREE
[NS]	PERENNIALS, GRASSES & SHRUBS
[CT]	CONIFEROUS TREE
[ET]	EXISTING TREE

NATIVE SHRUB & PERENNIAL MATRIX, TYP.

EX. TREELINE

PLANT SCHEDULE SHEET L2.1

KEY	QTY.	Common Name	Species Names	Form	Spacing	Size
NATIVE TREES DECIDUOUS						
AR	7	red maple	Acer rubrum	Tree	as shown	2.5-3" cal.
AL	8	Allegheny serviceberry	Amelanchier laevis	Tree	as shown	10' ht.
BPG	10	grey birch	Betula populifolia	Tree	as shown	1.75" cal.
LT	1	tulip Tree	Liriodendron tulipifera	Tree	as shown	2.5-3" cal.
NS	4	black tupelo	Nyssa sylvatica	Tree	as shown	2.5-3" cal.
OV	1	American hop hornbeam	Ostrya virginiana	Tree	as shown	2.5-3" cal.
PO	3	sycamore	Platanus occidentalis	Tree	as shown	2.5-3" cal.
UA	3	"Valley Forge" American elm	Ulmus americana "Valley Forge"	Tree	as shown	2.5-3" cal.
AAR	2	speckled alder	Alnus rugosa	Tree/Shrub	as shown	2.5-3" cal.
HV	3	witchhazel	Hamamelis virginiana	Tree/Shrub	as shown	6' ht.
SDA	1	alternate-leaved dogwood, pagoda dogwood	Swida alternifolia	Tree/Shrub	as shown	2" cal.
NATIVE TREES EVERGREEN						
AB	10	balsam fir	Abies balsamea	Tree	as shown	
AC	6	white fir	Abies concolor	Tree	as shown	
TO	12	eastern white cedar	Thuja occidentalis	Tree	as shown	
NATIVE SHRUBS						
aru	TBD	bearberry	Arctostaphylos uva-ursi	Shrub	36" o.c.	
ara	TBD	red chokeberry	Aronia arbutifolia	Shrub	72" o.c.	
cea	TBD	New Jersey tea	Ceanothus americanus	Shrub	72" o.c.	
ceo	TBD	buttonbush	Cephalanthus occidentalis	Shrub	72" o.c.	
cia	TBD	pepperbush	Clethra alnifolia	Shrub	72" o.c.	
cop	TBD	sweet-fern	Comptonia peregrina	Shrub	72" o.c.	
gab	TBD	black huckleberry	Gaylussacia baccata	Shrub	36" o.c.	
ilg	TBD	inkberry	Ilex glabra	Shrub	60" o.c.	
ilv	TBD	Common winterberry	Ilex verticillata	Shrub	72" o.c.	
juh	TBD	creeping juniper	Juniperus horizontalis	Shrub	72" o.c.	
kal	TBD	mountain laurel	Kalmia latifolia	Shrub	8" o.c.	
lib	TBD	northern spicebush	Lindera benzoin	Shrub	72" o.c.	
moc	TBD	bayberry	Morella carolinensis	Shrub	72" o.c.	
prm	TBD	beach plum	Prunus maritima	Shrub	60" o.c.	
rhp	TBD	pink azalea	Rhododendron periclymenoides	Shrub	48" o.c.	
rha	TBD	fragrant sumac 'lo gro'	Rhus aromatica 'lo gro'	Shrub	60" o.c.	
rhh	TBD	staghorn sumac	Rhus hirta	Shrub	as shown	
spt	TBD	rosy meadowsweet, steep-leaved	Spiraea tomentosa	Shrub	36" o.c.	
vaa	TBD	lowbush blueberry	Vaccinium angustifolium	Shrub	36" o.c.	
vac	TBD	highbush blueberry	Vaccinium corymbosum	Shrub	48" o.c.	
vil	TBD	nannyberry	Viburnum lentago	Shrub	60" o.c.	
NATIVE FERNS, & GRASSES						
atan	TBD	northern lady fern	Athyrium angustum	Fern		
depu	TBD	eastern hayscented fern	Dennstaedtia punctilobula	Fern		
mapa	TBD	ostrich fern, fiddlehead fern	Matteuccia struthiopteris ssp. pennsylvanica	Fern		
onse	TBD	sensitive fern	Onoclea sensibilis	Fern		
osre	TBD	royal fern	Osmunda regalis	Fern		
osci	TBD	cinnamon fern	Osmundastrum cinnamomea	Fern		
poac	TBD	Christmas fern	Polystichum acrostichoides	Fern		
ange	TBD	big bluestem	Andropogon gerardii	Grass/Sedge		
caca	TBD	Canada reed grass	Calamagrostis canadensis	Grass/Sedge		
capa	TBD	Appalachian Sedge	Carex appalachica	Grass/Sedge		
cape	TBD	Pennsylvania sedge	Carex pensylvanica	Grass/Sedge		
ersp	TBD	purple lovegrass	Eragrostis spectabilis	Grass/Sedge		
juso	TBD	common soft rush	Juncus effusus ssp. solutus	Grass/Sedge		
pavi	TBD	switch panic grass	Panicum virgatum	Grass/Sedge		
scsc	TBD	little bluestem	Schizachyrium scoparium	Grass/Sedge		
igsn	TBD	Indian grass	Sorghastrum nutans	Grass/Sedge		
NATIVE HERBACEOUS PLANTS						
anv	TBD	tall windflower	Anemone virginiana	Herbaceous		
aac	TBD	red columbine, Canada columbine	Aquilegia canadensis	Herbaceous		
asi	TBD	swamp milkweed	Asclepias incarnata	Herbaceous		
ast	TBD	butterfly milkweed, butterfly weed	Asclepias tuberosa	Herbaceous		
cap	TBD	marsh-marigold	Caltha palustris	Herbaceous		
chc	TBD	bunchberry	Chamaepericlymenum canadense	Herbaceous		
chg	TBD	white turtlehead	Chelone glabra	Herbaceous		
eup	TBD	purple Joe-Pye weed	Eutrochium purpureum	Herbaceous		
gem	TBD	spotted crane's bill	Geranium maculatum	Herbaceous		
hed	TBD	woodland sunflower	Helianthus divaricatus	Herbaceous		
vev	TBD	American false hellebore, Indian poke	Veratrum viride ssp. viride	Herbaceous		
irv	TBD	Blue flag iris	Iris versicolor	Herbaceous		
loc	TBD	cardinal flower	Lobelia cardinalis	Herbaceous		
nef	TBD	catmint	Nepeta x faassenii	Herbaceous		
paa	TBD	golden groundsel, golden ragwort	Packera aurea	Herbaceous		
pob	TBD	King Solomon's seal	Polygonatum biflorum	Herbaceous		
rhv	TBD	Virginia meadow-beauty	Rhexia virginica	Herbaceous		
rul	TBD	green-headed coneflower	Rudbeckia laciniata	Herbaceous		
sac	TBD	Canada burnet	Sanguisorba canadensis	Herbaceous		
sos	TBD	seaside goldenrod	Solidago sempervirens var. sempervirens	Herbaceous		
sos	TBD	showy goldenrod	Solidago speciosa	Herbaceous		
syl	TBD	smooth aster	Symphotrichum laeve	Herbaceous		
syn	TBD	New England American-aster	Symphotrichum novae-angliae	Herbaceous		
syn	TBD	New York American-aster	Symphotrichum novae-belgii	Herbaceous		
thd	TBD	early meadow-rue	Thalictrum dioicum	Herbaceous		
thp	TBD	tall meadow-rue	Thalictrum pubescens	Herbaceous		
tic	TBD	foam-flower	Tiarella cordifolia var. cordifolia	Herbaceous		
vev	TBD	culver's root	Veronicastrum virginicum	Herbaceous		
veh	TBD	blue vervain	Verbena hastata	Herbaceous		



NOTE: This drawing is PRELIMINARY REVIEW ONLY. It is NOT intended for use as a construction document.

PLANT SCHEDULE SHEET L2.2

444 EAST CENTRAL STREET
FRANKLIN, MASSACHUSETTS

PREPARED FOR:
TAG CENTRAL
275 REGATTA DRIVE
Jupiter, FL 33477

PREPARED BY:
kzla
Kyle Zick Landscape Architecture, Inc.
4228 Washington Street Boston, MA 02108
617 451-1018 Tel
www.kylezick.com



ISSUED FOR:
COMPREHENSIVE PERMIT

ISSUE DATE:
JUNE 11, 2025

REVISIONS
NO. DESCRIPTION BY DATE

DRAWN BY:
APPROVED BY:
DRAWING FILE:

SCALE: AS NOTED

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

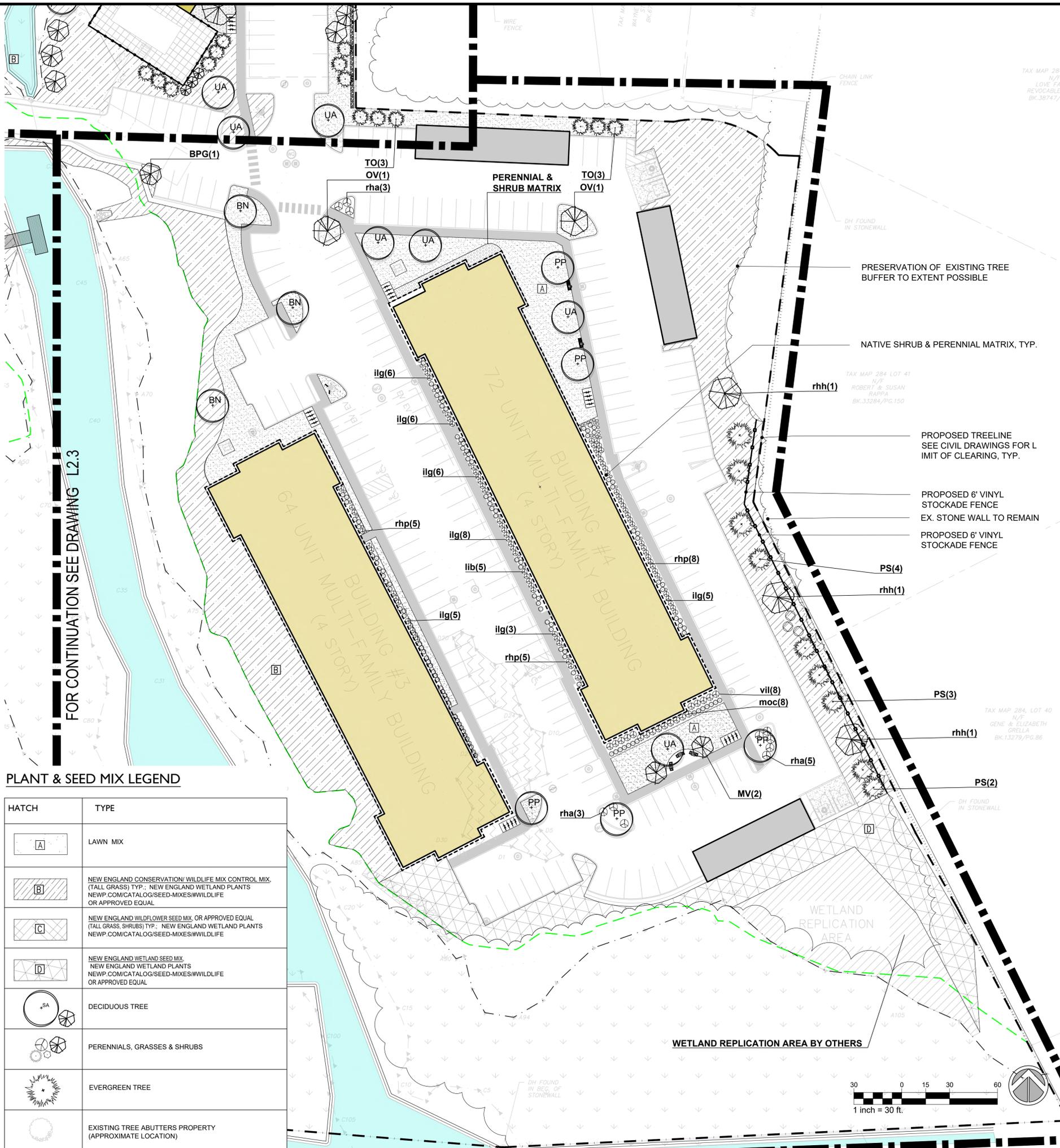
PROJECT:
40B MULTIFAMILY
444 EAST CENTRAL STREET
FRANKLIN, MA

TITLE: PLANTING ENLARGEMENT PLAN

SHEET NUMBER:

L2.2

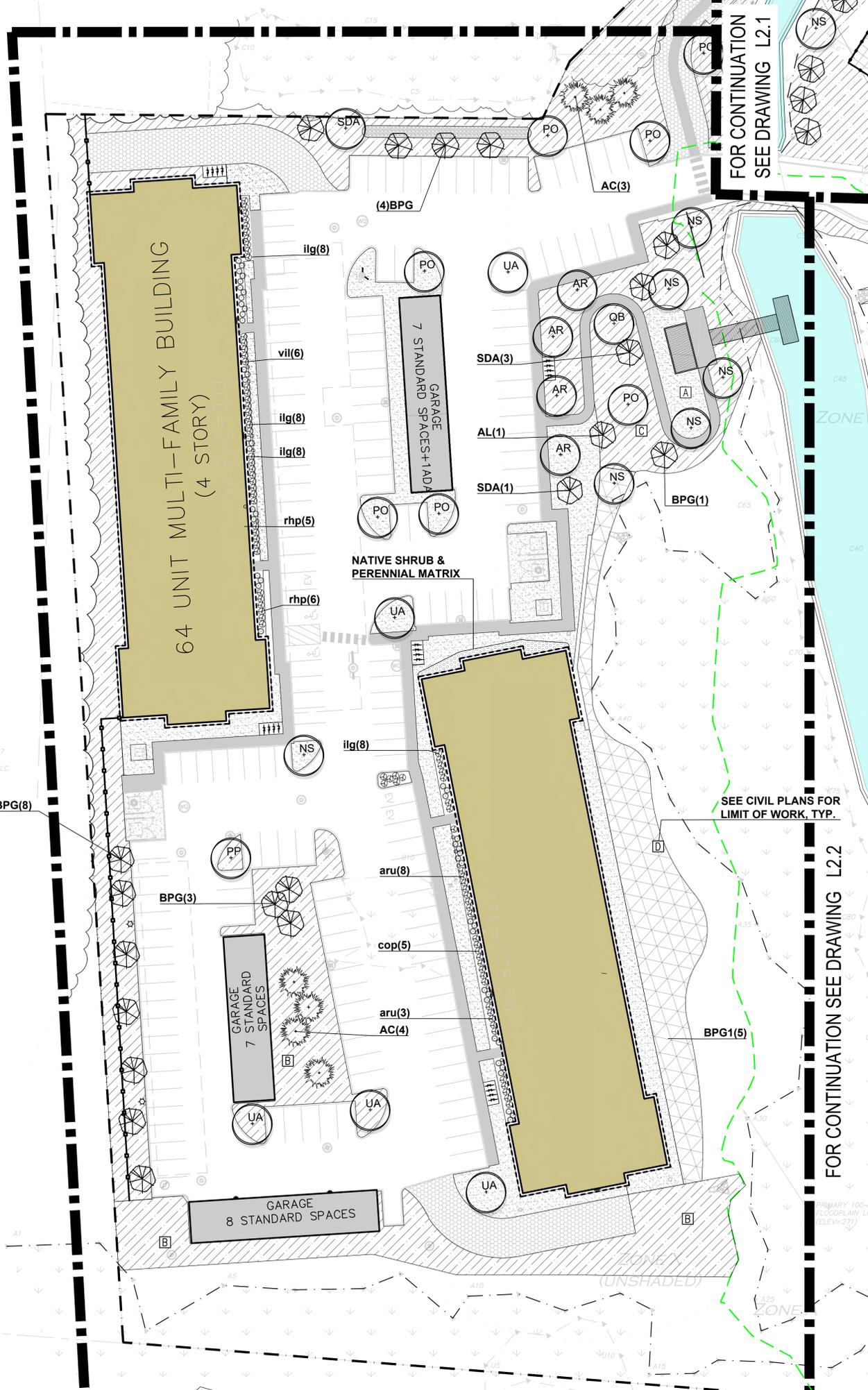
Common Name	Species Names	Form	Spacing	Size
KEY QTY. NATIVE TREES DECIDUOUS				
BPG 1	grey birch	Betula populifolia	Tree	as shown 1.75" cal.
BN 3	river birch	Betula nigra	Tree	as shown 14' ht.
LT 1	tulip Tree	Liriodendron tulipifera	Tree	as shown 2.5-3" cal.
MV 2	sweet-bay Magnolia	Magnolia virginiana	Tree	as shown 2" cal.
OV 2	American hop hornbeam	Ostrya virginiana	Tree	as shown 2.5-3" cal.
PP 5	pin cherry	Prunus pennsylvanica	Tree	as shown 1.75" cal.
SDA 4	alternate-leaved dogwood, pagoda dogwood	Swida alternifolia	Tree/Shrub	as shown 7" cal.
UA 4	'Valley Forge' American elm	Ulmus americana 'Valley Forge'	Tree	as shown 2.5-3" cal.
KEY QTY. NATIVE TREES EVERGREEN				
TO 6	eastern white cedar	Thuja occidentalis	Tree	as shown
PS 7	pinus strobus	White Pine	Tree	as shown
KEY QTY. NATIVE SHRUBS				
aru TBD	bearberry	Arctostaphylos uva-ursi	Shrub	36" o.c.
ara TBD	red chokeberry	Aronia arbutifolia	Shrub	72" o.c.
cea TBD	New Jersey tea	Ceanothus americanus	Shrub	72" o.c.
ceo TBD	buttonbush	Cephalanthus occidentalis	Shrub	72" o.c.
cia TBD	pepperbush	Clethra alnifolia	Shrub	72" o.c.
cop TBD	sweet-fern	Comptonia peregrina	Shrub	72" o.c.
gab TBD	black huckleberry	Gaylussacia baccata	Shrub	36" o.c.
ilg TBD	inkberry	Ilex glabra	Shrub	60" o.c.
ilv TBD	Common winterberry	Ilex verticillata	Shrub	72" o.c.
juh TBD	creeping juniper	Juniperus horizontalis	Shrub	72" o.c.
kal TBD	mountain laurel	Kalmia latifolia	Shrub	8" o.c.
lib TBD	northern spicebush	Lindera benzoin	Shrub	72" o.c.
moc TBD	bayberry	Morella carolinensis	Shrub	72" o.c.
prm TBD	beach plum	Prunus maritima	Shrub	60" o.c.
rhp TBD	pink azalea	Rhododendron periclymenoides	Shrub	48" o.c.
rha TBD	fragrant sumac 'lo gro'	Rhus aromatica 'lo gro'	Shrub	60" o.c.
rhh TBD	staghorn sumac	Rhus hirta	Shrub	as shown
spt TBD	rosy meadowsweet, steeplebush	Spiraea tomentosa	Shrub	36" o.c.
vaa TBD	lowbush blueberry	Vaccinium angustifolium	Shrub	36" o.c.
vac TBD	highbush blueberry	Vaccinium corymbosum	Shrub	48" o.c.
vii TBD	nannyberry	Viburnum lentago	Shrub	60" o.c.
KEY QTY. NATIVE FERNS, & GRASSES				
atan TBD	northern lady fern	Athyrium angustum	Fern	
depu TBD	eastern hayscented fern	Demstaedia punctilobula	Fern	
mape TBD	ostrich fern, fiddlehead fern	Matteuccia struthiopteris ssp. pennsylvanica	Fern	
onse TBD	sensitive fern	Oncoclea sensibilis	Fern	
osre TBD	royal fern	Osmunda regalis	Fern	
osci TBD	cinnamon fern	Osmundastrum cinnamomea	Fern	
poac TBD	Christmas fern	Polystichum acrostichoides	Fern	
ange TBD	big bluestem	Andropogon gerardii	Grass/Sedge	
caca TBD	Canada reed grass	Calamagrostis canadensis	Grass/Sedge	
capa TBD	Appalachian Sedge	Carex appalachica	Grass/Sedge	
cape TBD	Pennsylvania sedge	Carex pennsylvanica	Grass/Sedge	
ersp TBD	purple lovegrass	Eragrostis spectabilis	Grass/Sedge	
juso TBD	common soft rush	Juncus effusus ssp. solutus	Grass/Sedge	
pavi TBD	switch panic grass	Panicum virgatum	Grass/Sedge	
scsc TBD	little bluestem	Schizachyrium scoparium	Grass/Sedge	
ignn TBD	Indian grass	Sorghastrum nutans	Grass/Sedge	
KEY QTY. NATIVE HERBACEOUS PLANTS				
anv TBD	tall windflower	Anemone virginiana	Herbaceous	
aqc TBD	red columbine, Canada columbine	Aquilegia canadensis	Herbaceous	
asi TBD	swamp milkweed	Asclepias incarnata	Herbaceous	
ast TBD	butterfly milkweed, butterfly weed	Asclepias tuberosa	Herbaceous	
cap TBD	marsh-marigold	Caltha palustris	Herbaceous	
chc TBD	bunchberry	Chamaepericlymenum canadense	Herbaceous	
chg TBD	white turtlehead	Chelone glabra	Herbaceous	
eup TBD	purple Joe-Pye weed	Eutrochium purpureum	Herbaceous	
gem TBD	spotted crane's bill	Geranium maculatum	Herbaceous	
hed TBD	woodland sunflower	Helianthus divaricatus	Herbaceous	
vev TBD	American false hellebore, Indian poke	Veratrum viride ssp. viride	Herbaceous	
irv TBD	Blue flag iris	Iris versicolor	Herbaceous	
loc TBD	cardinal flower	Lobelia cardinalis	Herbaceous	
nef TBD	catmint	Nepeta x faassonii	Herbaceous	
paa TBD	golden groundsel, golden ragwort	Packera aurea	Herbaceous	
poob TBD	King Solomon's seal	Polygonatum biflorum	Herbaceous	
rhw TBD	Virginia meadow-beauty	Rhexia virginica	Herbaceous	
rul TBD	green-headed coneflower	Rudbeckia laciniata	Herbaceous	
sac TBD	Canada burnet	Sanguisorba canadensis	Herbaceous	
sos TBD	seaside goldenrod	Solidago sempervirens var. sempervirens	Herbaceous	
sos TBD	showy goldenrod	Solidago speciosa	Herbaceous	
syl TBD	smooth aster	Symphotrichum laeve	Herbaceous	
syn TBD	New England American-aster	Symphotrichum novae-angliae	Herbaceous	
syn TBD	New York American-aster	Symphotrichum novae-belgii	Herbaceous	
tnd TBD	early meadow-rue	Thalictrum dioicum	Herbaceous	
thp TBD	tall meadow-rue	Thalictrum pubescens	Herbaceous	
tic TBD	foam-flower	Tiarella cordifolia var. cordifolia	Herbaceous	
vev TBD	culver's root	Veronicastrum virginicum	Herbaceous	
veh TBD	blue vervain	Verbena hastata	Herbaceous	



PLANT & SEED MIX LEGEND

HATCH	TYPE
[A]	LAWN MIX
[B]	NEW ENGLAND CONSERVATION/ WILDLIFE MIX CONTROL MIX (TALL GRASS) TYP.; NEW ENGLAND WETLAND PLANTS NEWP.COM/CATALOG/SEED-MIXES#WILDLIFE OR APPROVED EQUAL
[C]	NEW ENGLAND WILDFLOWER SEED MIX OR APPROVED EQUAL (TALL GRASS, SHRUBS) TYP.; NEW ENGLAND WETLAND PLANTS NEWP.COM/CATALOG/SEED-MIXES#WILDLIFE
[D]	NEW ENGLAND WETLAND SEED MIX NEW ENGLAND WETLAND PLANTS NEWP.COM/CATALOG/SEED-MIXES#WILDLIFE OR APPROVED EQUAL
[SA]	DECIDUOUS TREE
[Symbol]	PERENNIALS, GRASSES & SHRUBS
[Symbol]	EVERGREEN TREE
[Symbol]	EXISTING TREE BUTTERS PROPERTY (APPROXIMATE LOCATION)

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PLANT & SEED MIX LEGEND

HATCH	TYPE
[A]	LAWN MIX
[B]	NEW ENGLAND CONSERVATION/ WILDLIFE MIX CONTROL MIX (TALL GRASS) TYP.; NEW ENGLAND WETLAND PLANTS NEWP.COM/CATALOG/SEED-MIXES/#WILDLIFE
[C]	NEW ENGLAND WILDFLOWER SEED MIX (TALL GRASS, SHRUBS) TYP.; NEW ENGLAND WETLAND PLANTS NEWP.COM/CATALOG/SEED-MIXES/#WILDLIFE
[D]	NEW ENGLAND WETLAND SEED MIX, NEW ENGLAND WETLAND PLANTS NEWP.COM/CATALOG/SEED-MIXES/#WILDLIFE
[SA]	DECIDUOUS TREE
[NS]	PERENNIALS, GRASSES & SHRUBS
[CT]	CONIFEROUS TREE
[ET]	EXISTING TREE

PLANT SCHEDULE SHEET L2.3

KEY	QTY.	NATIVE TREES DECIDUOUS			
AR	4	red maple	Acer rubrum	Tree	as shown 2.5-3" cal.
AL	1	Allegheny serviceberry	Amelanchier laevis	Tree	as shown 10' ht.
BPG	16	grey birch	Betula populifolia	Tree	as shown 1.75" cal.
NS	6	black tupelo	Nyssa sylvatica	Tree	as shown 2.5-3" cal.
PO	7	sycamore	Platanus occidentalis	Tree	as shown 2.5-3" cal.
PP	1	pin cherry	Prunus pennsylvanica	Tree	as shown 1.75" cal.
QB	1	swamp oak	Quercus bicolor	Tree	as shown 2.5-3" cal.
SDA	4	alternate-leaved dogwood, pagoda dogwood	Swida alternifolia	Tree/Shrub	as shown 2" cal.
UA	5	'Valley Forge' American elm	Ulmus americana 'Valley Forge'	Tree	as shown 2.5-3" cal.

KEY	QTY.	NATIVE TREES EVERGREEN			
AC	7	white fir	Abies concolor	Tree	as shown

KEY	QTY.	NATIVE SHRUBS			
aru	TBD	bearberry	Arctostaphylos uva-ursi	Shrub	36" o.c.
ara	TBD	red chokeberry	Aronia arbutifolia	Shrub	72" o.c.
cea	TBD	New Jersey tea	Ceanothus americanus	Shrub	72" o.c.
ceo	TBD	buttonbush	Cephalanthus occidentalis	Shrub	72" o.c.
cla	TBD	peppercorn	Clethra alnifolia	Shrub	72" o.c.
cap	TBD	sweet-fern	Comptonia peregrina	Shrub	72" o.c.
gab	TBD	black huckleberry	Gaylussacia baccata	Shrub	36" o.c.
ilg	TBD	inkberry	Ilex glabra	Shrub	60" o.c.
ilv	TBD	Common winterberry	Ilex verticillata	Shrub	72" o.c.
juh	TBD	creeping juniper	Juniperus horizontalis	Shrub	72" o.c.
kal	TBD	mountain laurel	Kalmia latifolia	Shrub	8" o.c.
lib	TBD	northern spicebush	Lindera benzoin	Shrub	72" o.c.
moc	TBD	bayberry	Morella carolinensis	Shrub	72" o.c.
prm	TBD	beach plum	Prunus maritima	Shrub	60" o.c.
rhp	TBD	pink azalea	Rhododendron periclymenoides	Shrub	48" o.c.
rha	TBD	fragrant sumac 'lo gro'	Rhus aromatica 'lo gro'	Shrub	60" o.c.
rhh	TBD	staghorn sumac	Rhus hirta	Shrub	as shown
spt	TBD	rosy meadowsweet, steep-ebush	Spiraea tomentosa	Shrub	36" o.c.
vaa	TBD	lowbush blueberry	Vaccinium angustifolium	Shrub	36" o.c.
vac	TBD	highbush blueberry	Vaccinium corymbosum	Shrub	48" o.c.
vii	TBD	nannyberry	Viburnum lentago	Shrub	60" o.c.

KEY	QTY.	NATIVE FERNS, & GRASSES			
atan	TBD	northern lady fern	Athyrium angustum	Fern	
depu	TBD	eastern hayscented fern	Denstaetia punctilobula	Fern	
mape	TBD	ostrich fern, fiddlehead fern	Matteuccia struthiopteris ssp. pennsylvanica	Fern	
onse	TBD	sensitive fern	Oncoclea sensibilis	Fern	
osre	TBD	royal fern	Osmunda regalis	Fern	
osci	TBD	cinnamon fern	Osmundastrum cinnamomea	Fern	
poac	TBD	Christmas fern	Polystichum acrostichoides	Fern	
ange	TBD	big bluestem	Andropogon gerardii	Grass/Sedge	
caca	TBD	Canada reed grass	Calamagrostis canadensis	Grass/Sedge	
capa	TBD	Appalachian Sedge	Carex appalachica	Grass/Sedge	
cape	TBD	Pennsylvania sedge	Carex pennsylvanica	Grass/Sedge	
ersp	TBD	purple lovegrass	Eragrostis spectabilis	Grass/Sedge	
juso	TBD	common soft rush	Juncus effusus ssp. solutus	Grass/Sedge	
pavi	TBD	switch panic grass	Panicum virgatum	Grass/Sedge	
scsc	TBD	little bluestem	Schizachyrium scoparium	Grass/Sedge	
ignn	TBD	Indian grass	Sorghastrum nutans	Grass/Sedge	

KEY	QTY.	NATIVE HERBACEOUS PLANTS			
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aqc	TBD	red columbine, Canada columbine	Aquilegia canadensis	Herbaceous	
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ast	TBD	butterfly milkweed, butterfly weed	Asclepias tuberosa	Herbaceous	
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chc	TBD	bunchberry	Chamaepericlymenum canadense	Herbaceous	
chg	TBD	white turtlehead	Chelone glabra	Herbaceous	
eup	TBD	purple Joe-Pye weed	Eutrochium purpureum	Herbaceous	
gem	TBD	spotted crane's bill	Geranium maculatum	Herbaceous	
hed	TBD	woodland sunflower	Helianthus divaricatus	Herbaceous	
vev	TBD	American false hellebore, Indian poke	Veratrum viride ssp. viride	Herbaceous	
lrv	TBD	Blue flag iris	Iris versicolor	Herbaceous	
loc	TBD	cardinal flower	Lobelia cardinalis	Herbaceous	
nef	TBD	catmint	Nepeta x faassenii	Herbaceous	
paa	TBD	golden groundsel, golden ragwort	Packera aurea	Herbaceous	
pob	TBD	King Solomon's seal	Polygonatum biflorum	Herbaceous	
rhv	TBD	Virginia meadow-beauty	Rhexia virginica	Herbaceous	
rul	TBD	green-headed coneflower	Rudbeckia laciniata	Herbaceous	
sac	TBD	Canada burnet	Sanguisorba canadensis	Herbaceous	
sos	TBD	seaside goldenrod	Solidago sempervirens var. sempervirens	Herbaceous	
sos	TBD	showy goldenrod	Solidago speciosa	Herbaceous	
syl	TBD	smooth aster	Symphyotrichum laeve	Herbaceous	
syn	TBD	New England American-aster	Symphyotrichum novae-angliae	Herbaceous	
syn	TBD	New York American-aster	Symphyotrichum novae-belgii	Herbaceous	
thd	TBD	early meadow-rue	Thalictrum dioicum	Herbaceous	
thp	TBD	tall meadow-rue	Thalictrum pubescens	Herbaceous	
tic	TBD	foam-flower	Tiarella cordifolia var. cordifolia	Herbaceous	
vev	TBD	culver's root	Veronicastrum virginicum	Herbaceous	
veh	TBD	blue vervain	Verbena hastata	Herbaceous	

444 EAST CENTRAL STREET
FRANKLIN, MASSACHUSETTS

PREPARED FOR:
TAG CENTRAL
275 REGATTA DRIVE
Jupiter, FL 33477

PREPARED BY:
kzla
Kyle Zick Landscape Architecture, Inc.
4228 Washington Street 617 451-1018 Tel
Boston, MA 02108 www.kylezick.com



ISSUED FOR:
COMPREHENSIVE PERMIT

ISSUE DATE:
JUNE 11, 2025

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NO. DESCRIPTION BY DATE

DRAWN BY:
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DRAWING FILE:

SCALE: AS NOTED

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

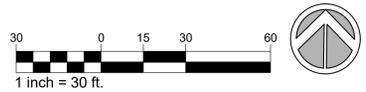
PROJECT:
**40B MULTIFAMILY
444 EAST CENTRAL STREET
FRANKLIN, MA**

TITLE:
PLANTING ENLARGEMENT PLAN

SHEET NUMBER:

L2.3

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Luminaire Schedule					
Qty	Label	Arr. Watts	Arrangement	LLF	Description
30	BLMa	28.8	SINGLE	0.900	VPW2-48L-30-3K7-4F
22	BLMb	28.8	SINGLE	0.900	VPW2-48L-30-3K7-3
2	DL1	16	SINGLE	0.900	77682_70756
8	PT1	24.7	SINGLE	0.900	SLD2-PT-4S-AF-80L-25-3K7-2-XXX
3	PT2	24.8	SINGLE	0.900	SLD2-PT-4S-AF-80L-25-3K7-4F-XXX
14	SVP1	52	SINGLE	0.900	VP-1-160L-50-3K7-4W
17	SVP2	52	SINGLE	0.900	VP-1-160L-50-3K7-3
19	WMa	24	SINGLE	0.900	24591_BEGA_IES

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
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FIXTURE: SVP1 SVP2



FIXTURE: PT1



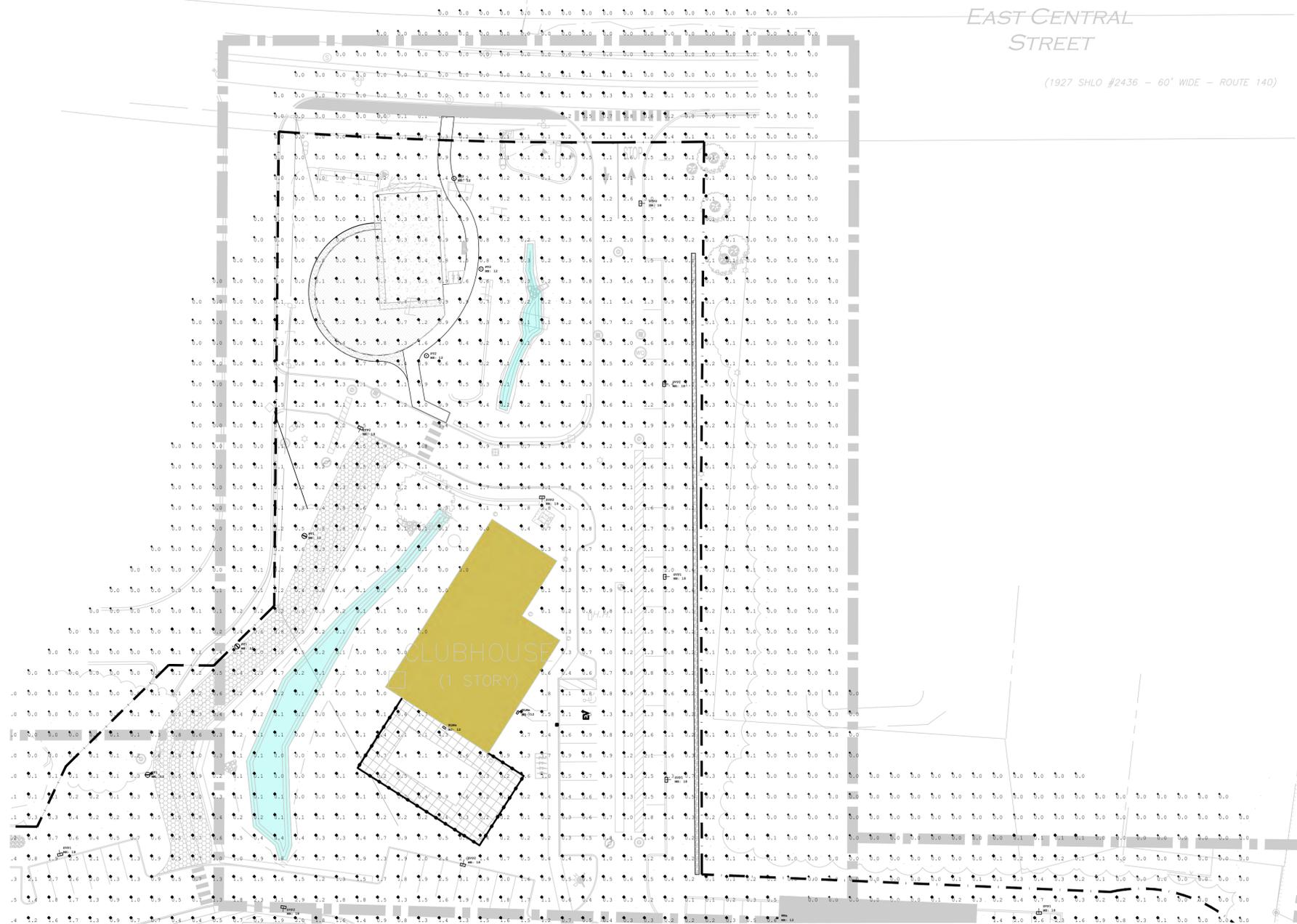
FIXTURE: BLMa BLMb



FIXTURE: DL1



FIXTURE: WMa



444 EAST CENTRAL STREET
FRANKLIN, MASSACHUSETTS

PREPARED FOR:
TAG CENTRAL
275 REGATTA DRIVE
Jupiter, FL 33477

PREPARED BY:
kzla
Kyle Zick Landscape Architecture, Inc.
4228 Washington Street 617 451-1018 Tel
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DRAWING FILE: _____

SCALE: AS NOTED

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

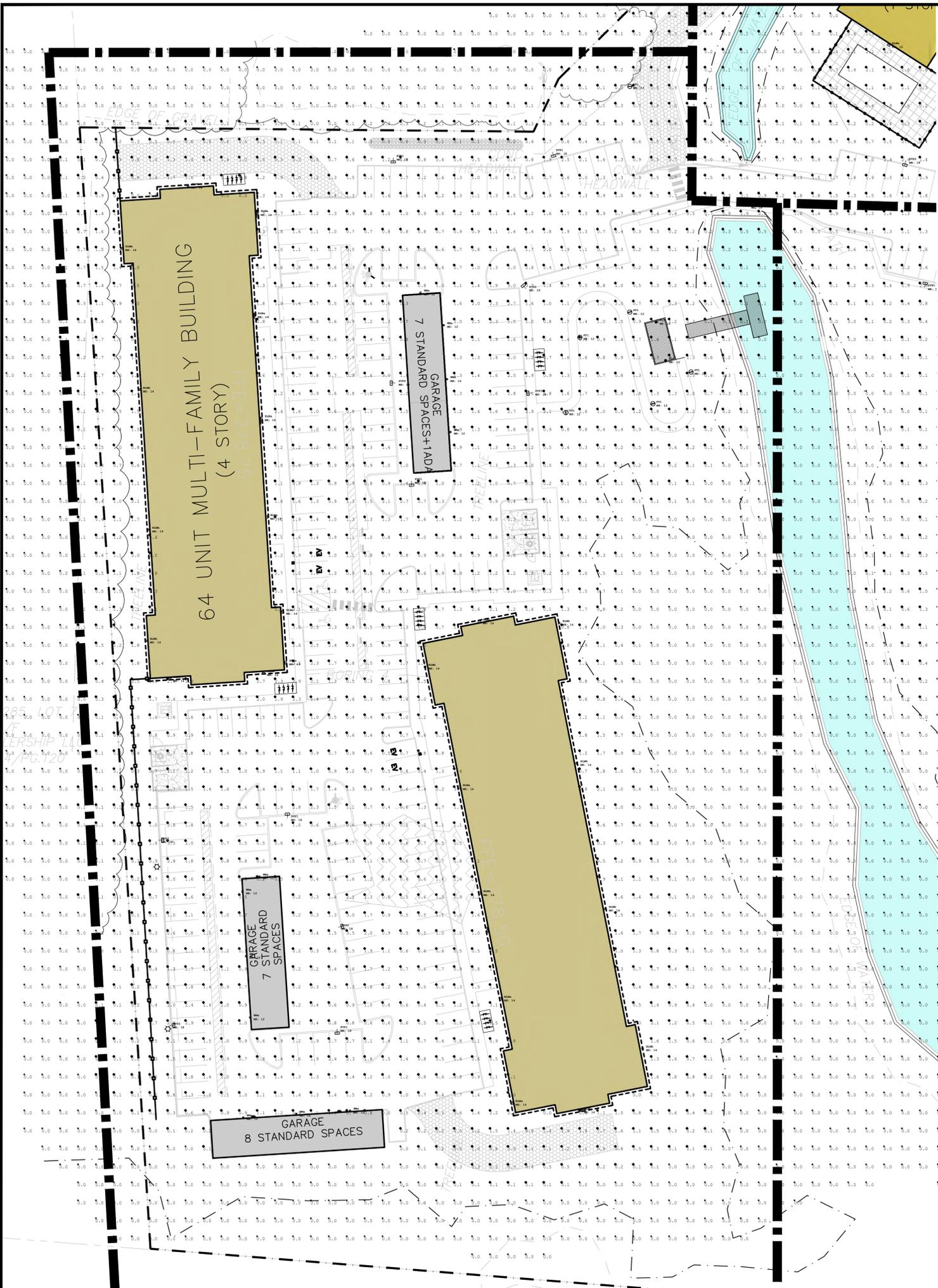
PROJECT:
40B MULTIFAMILY
444 EAST CENTRAL STREET
FRANKLIN, MA

TITLE:
LIGHTING PLAN

SHEET NUMBER:

L3

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**444 EAST
CENTRAL
STREET**
FRANKLIN, MASSACHUSETTS

PREPARED FOR:
TAG CENTRAL
275 REGATTA DRIVE
Jupiter, FL 33477

PREPARED BY:
kzla
Kyle Zick Landscape Architecture, Inc.
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APPROVED BY: _____
DRAWING FILE: _____

SCALE: AS NOTED

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

PROJECT:
**40B MULTIFAMILY
444 EAST
CENTRAL STREET
FRANKLIN, MA**

TITLE:
LIGHTING PLAN

SHEET NUMBER:

L3.1

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444 EAST
CENTRAL
STREET
FRANKLIN, MASSACHUSETTS

PREPARED FOR:
TAG CENTRAL
275 REGATTA DRIVE
Jupiter, FL 33477

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kzla
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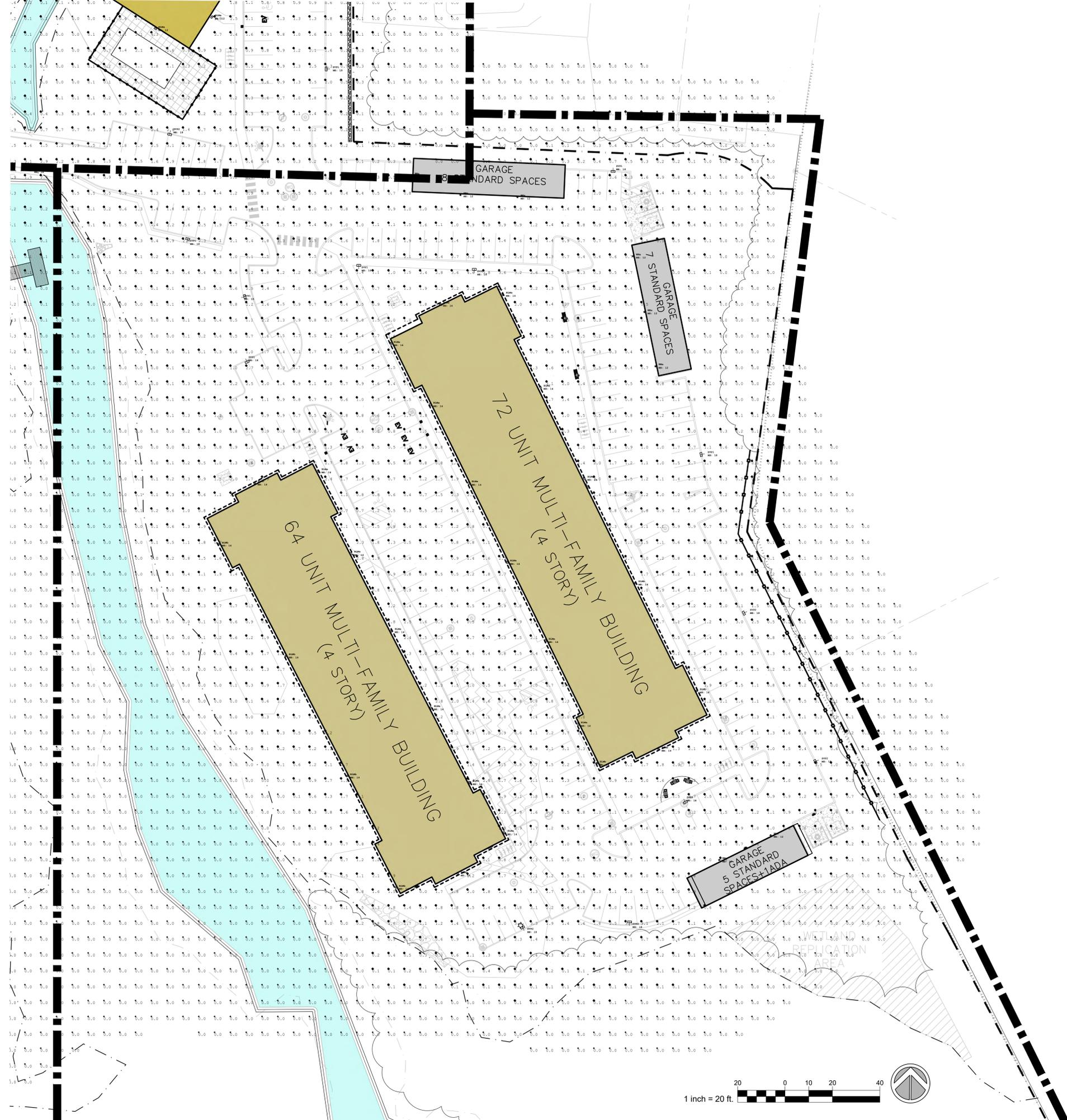
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275 REGATTA DRIVE
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PROJECT:
40B MULTIFAMILY
444 EAST
CENTRAL STREET
FRANKLIN, MA

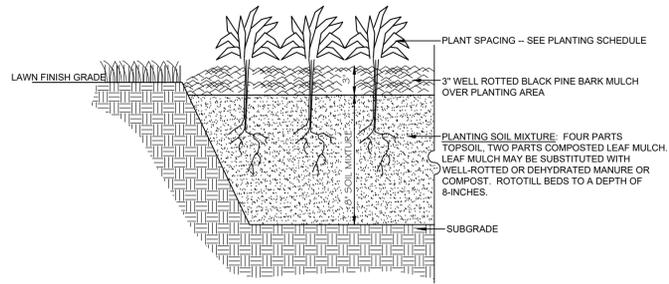
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LIGHTING PLAN

SHEET NUMBER:

L3.2

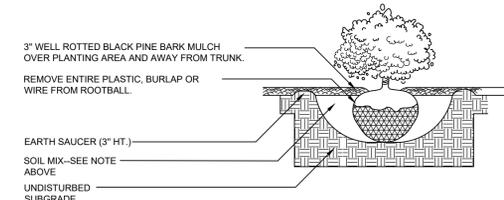


NOTE: This drawing is PRELIMINARY REVIEW ONLY. It is NOT intended for use as a construction document.



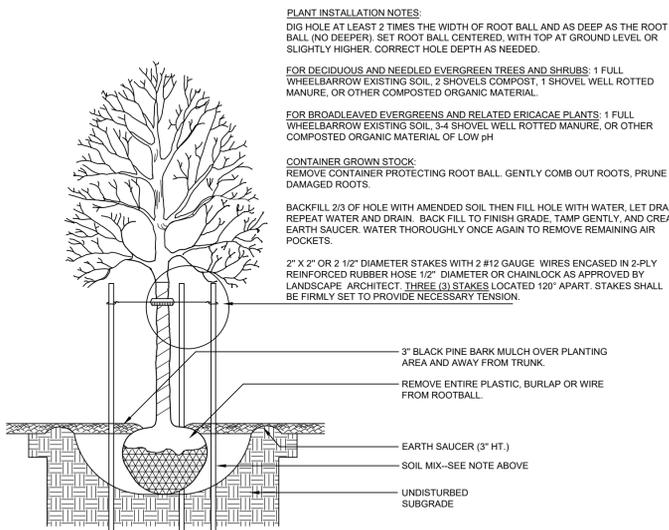
01 PLANTING BED AND MULCH DETAIL

SCALE: N.T.S.



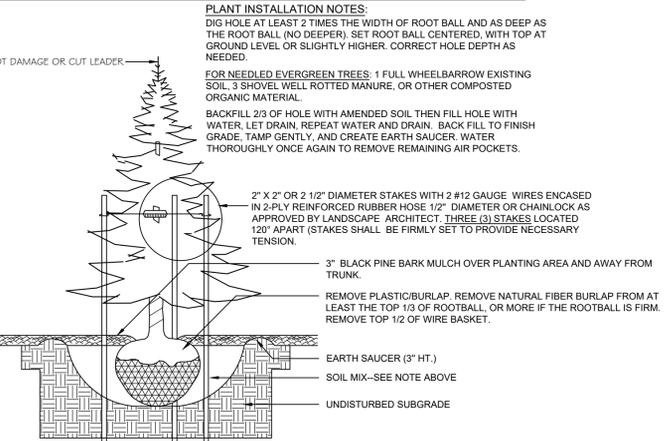
02 SHRUB INSTALLATION

SCALE: N.T.S.



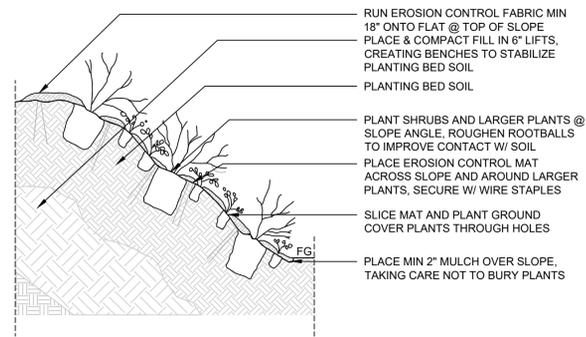
03 DECIDUOUS TREE DETAIL

SCALE: N.T.S.



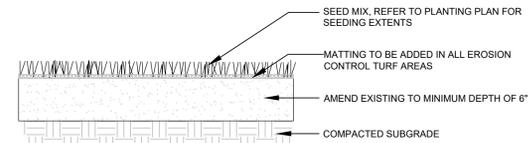
04 CONIFEROUS TREE DETAIL

SCALE: N.T.S.



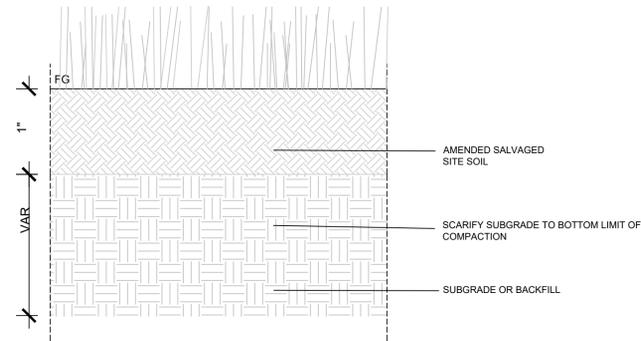
05 SLOPE PLANTING DETAIL

SCALE: N.T.S.



06 LAWN SEED MIX

SCALE: N.T.S.



07 MEADOW SOIL PROFILE

SCALE: N.T.S.



MANUFACTURER & COLOR TBD

08 6" VINYL FENCE - REPRESENTATIVE EXAMPLE

SCALE: N.T.S.

444 EAST CENTRAL STREET
FRANKLIN, MASSACHUSETTS

PREPARED FOR:
TAG CENTRAL
275 REGATTA DRIVE
Jupiter, FL 33477

PREPARED BY:

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4228 Washington Street Boston, MA 02108
617 451-1018 Tel
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ISSUED FOR:
COMPREHENSIVE PERMIT

ISSUE DATE:
JUNE 11, 2025

REVISIONS
NO. DESCRIPTION BY DATE

DRAWN BY: _____
APPROVED BY: _____
DRAWING FILE: _____

SCALE: AS NOTED

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

PROJECT:
**40B MULTIFAMILY
444 EAST CENTRAL STREET
FRANKLIN, MA**

TITLE:
DETAILS

SHEET NUMBER:

LD1

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