

# 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

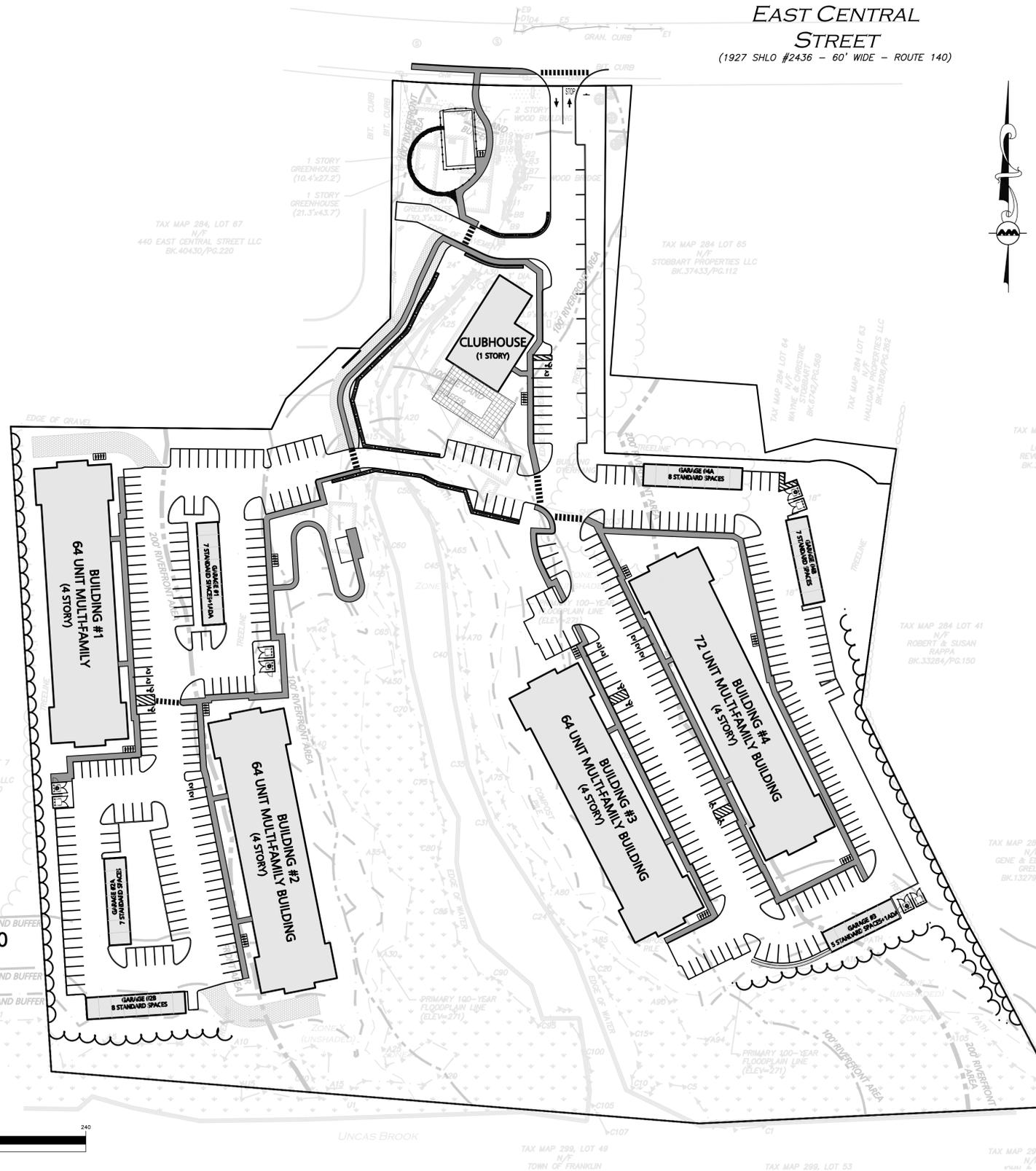
**SITE CIVIL ENGINEER:**  
ALLEN & MAJOR ASSOCIATES, INC.  
100 COMMERCE WAY SUITE 5  
WOBURN, MA 01801  
(781) 935-6889

**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	REVISED
ANRAD PLAN	V-102	02-10-2025	02-10-2025
ABBREVIATIONS & NOTES	C-001	02-11-2025	07-21-2025
ABBREVIATIONS & NOTES	C-002	02-11-2025	07-21-2025
EROSION CONTROL & SITE PREP PLAN	C-101A	02-11-2025	07-21-2025
EROSION CONTROL & SITE PREP PLAN	C-101B	02-11-2025	07-21-2025
LAYOUT & MATERIALS PLAN	C-102A	02-11-2025	07-21-2025
LAYOUT & MATERIALS PLAN	C-102B	02-11-2025	07-21-2025
GRADING & DRAINAGE PLAN	C-103A	02-11-2025	07-21-2025
GRADING & DRAINAGE PLAN	C-103B	02-11-2025	07-21-2025
UTILITIES PLAN	C-104A	02-11-2025	07-21-2025
UTILITIES PLAN	C-104B	02-11-2025	07-21-2025
SNOW STORAGE PLAN	C-105A	02-11-2025	07-21-2025
SNOW STORAGE PLAN	C-105B	02-11-2025	07-21-2025
FIRE TRUCK TURNING PLAN	C-106A	02-11-2025	07-21-2025
FIRE TRUCK TURNING PLAN	C-106B	02-11-2025	07-21-2025
SU-30 TRUCK TURNING PLAN	C-107A	06-11-2025	07-21-2025
SU-30 TRUCK TURNING PLAN	C-107B	06-11-2025	07-21-2025
CIVIL DETAILS	C-501	02-11-2025	07-21-2025
CIVIL DETAILS	C-502	02-11-2025	07-21-2025
CIVIL DETAILS	C-503	02-11-2025	07-21-2025
CIVIL DETAILS	C-504	02-11-2025	07-21-2025
CIVIL DETAILS	C-505	02-11-2025	07-21-2025
CIVIL DETAILS	C-506	02-11-2025	07-21-2025
CIVIL DETAILS	C-507	02-11-2025	07-21-2025
CIVIL DETAILS	C-508	-	07-21-2025
TEST PIT EXHIBIT	EXH-1	-	07-21-2025
BMP EXHIBIT	EXH-2	-	07-21-2025
CATCHBASIN WATERSHED EXHIBIT	EXH-3	-	07-21-2025
EXISTING DRAIN CROSS SECTION	EXH-4	-	07-21-2025
RESOURCE AREA IMPACT EXHIBIT	EXH-5	-	07-21-2025
INVASIVE SPECIES MANAGEMENT COORDINATION PLAN	L0	02-11-2025	07-21-2025
LAYOUT & MATERIAL PLAN	L1	02-11-2025	07-21-2025
LAYOUT & MATERIAL PLAN	L1.1	02-11-2025	07-21-2025
KEY PLAN PLANTING	L2	02-11-2025	07-21-2025
LAYOUT & PLANTING PLAN	L2.1	02-11-2025	07-21-2025
PLANTING ENLARGEMENT PLAN	L2.2	02-11-2025	07-21-2025
PLANTING ENLARGEMENT PLAN	L2.3	02-11-2025	07-21-2025
LIGHTING PLAN	L3	02-11-2025	07-21-2025
LIGHTING PLAN	L3.1	02-11-2025	07-21-2025
LIGHTING PLAN	L3.2	02-11-2025	07-21-2025
DETAILS	LD1	02-11-2025	07-21-2025
DETAILS	LD2	02-11-2025	07-21-2025

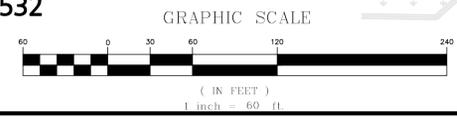
PREPARED BY:

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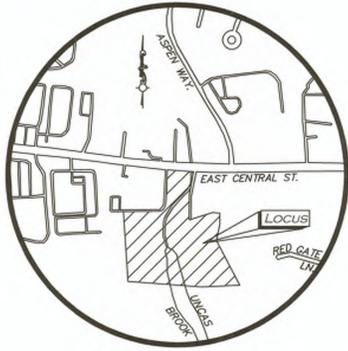
CARLTON M. QUINN  
CIVIL  
No. 49923  
REGISTERED  
PROFESSIONAL ENGINEER

PROFESSIONAL ENGINEER FOR  
ALLEN & MAJOR ASSOCIATES, INC.

ISSUED FOR COMPREHENSIVE PERMIT: FEBRUARY 11, 2025  
REVISED FOR COMPREHENSIVE PERMIT: JUNE 11, 2025  
REVISED PER NOI PEER REVIEW: JULY 21, 2025



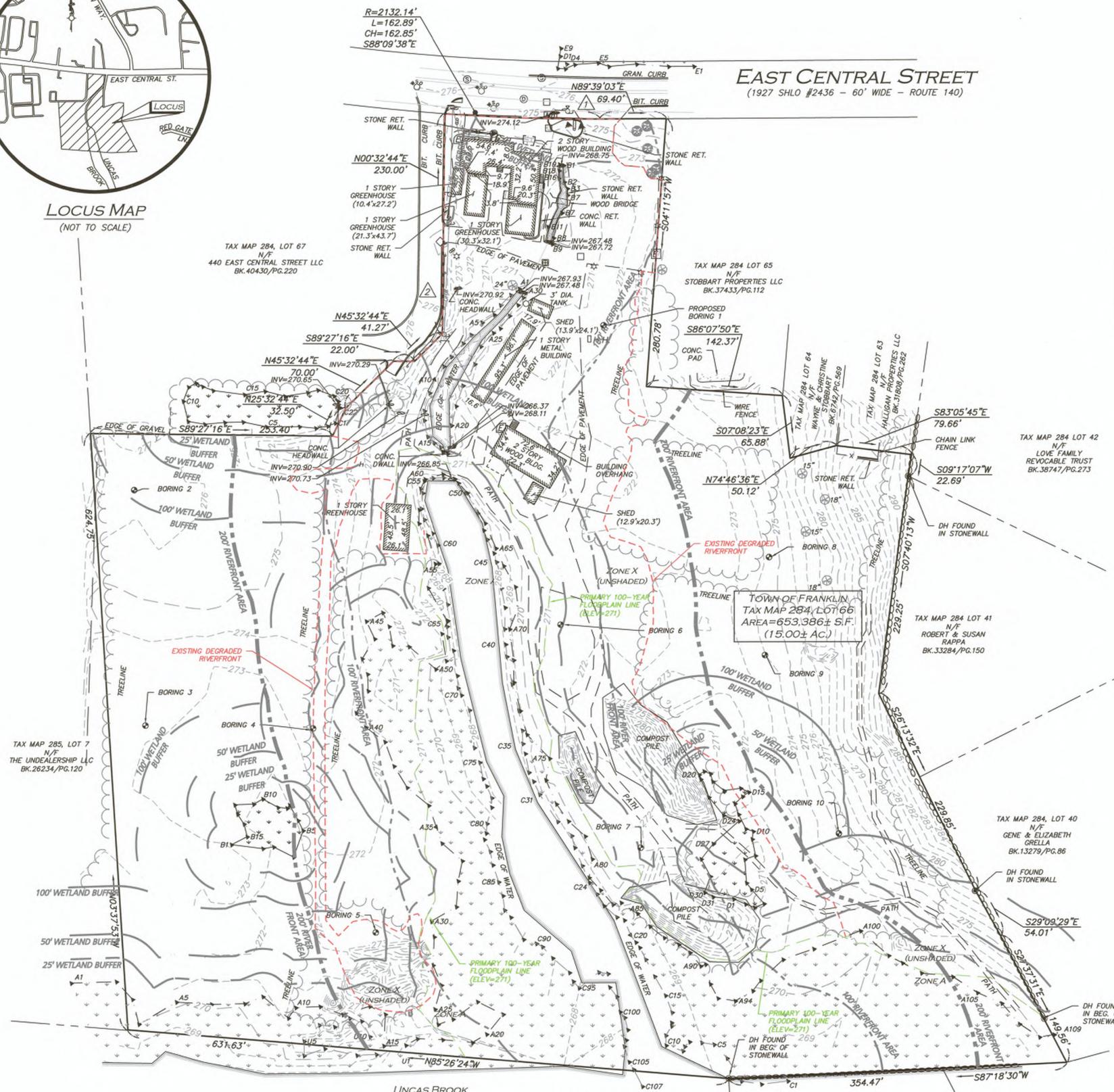
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LOCUS MAP  
(NOT TO SCALE)

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

**EAST CENTRAL STREET**  
(1927 SHILO #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

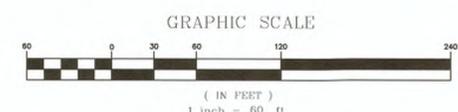
**LEGEND**

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	x
WIRE FENCE	o
GUARDRAIL	—
DRAIN LINE	—
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.

**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 968 OF 1961  
 -PLAN 1091 OF 1988  
 -PLAN 971 OF 1985  
 -PLAN 148 OF 2002  
 -STATE HIGHWAY LAYOUT 1384  
 -STATE HIGHWAY LAYOUT 2436

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



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.



2/11/25  
**Andrew J. Ruggles**  
 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. NUMBER 3317-01-EC

DRAFTED BY: JBT CHECKED BY: CMQ



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WOBURN, MA • LAKEVILLE, MA • MANCHESTER, NH

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DRAWING TITLE: SHEET No.

**ANRAD PLAN V-102**

**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.

# 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 GROUNDBREAKING.
- 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.
- AN ORDER OF RESOURCE AREA DELINEATION (ORAD), DEP FILE# #159-1306, WAS ISSUED FOR THIS SITE ON APRIL 1, 2025.

## 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.
- UNDERGROUND INFILTRATION SYSTEMS SHALL NOT BE INSTALLED ABOVE FILL. CONTRACTOR MUST OVER EXCAVATE UNSUITABLE MATERIAL, BACKFILL AND COMPACT WITH SUITABLE MATERIAL TO BE APPROVED BY ENGINEER AND GEOTECH PRIOR TO CONSTRUCTION.

## 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	MAT	MATERIAL
BC	BOTTOM OF CURB	MAX	MAXIMUM
BIT	BITUMINOUS	MH	MANHOLE
BCB	BITUMINOUS CONCRETE BERM	MIN	MINIMUM
BLDG	BUILDING	MISC	MISCELLANEOUS
BM	BENCH MARK	MTD	MOUNTED
BOS	BOTTOM OF SLOPE	MW	MONITORING WELL
BOW	BOTTOM OF WALL		
BRK	BRICK	N	NORTH
BV&B	BUTTERFLY VALVE & BOX	NIC	NOT IN CONTRACT
BVV	BORDERING VEGETATED WETLAND	NO	NUMBER
		NTS	NOT TO SCALE
CATV	CABLE TELEVISION	OC	ON CENTER
CB	CATCH BASIN	OD	OUTSIDE DIAMETER
CF	CUBIC FEET	OHW	OVERHEAD WIRE
CFS	CUBIC FEET PER SECOND	OVHD	OVERHEAD
CI	CAST IRON (PIPE)	OW	OBSERVATION WELL
CL	CENTERLINE		
CLDI	CEMENT LINED DUCTILE IRON (PIPE)	PC	POINT OF CURVATURE
CM	CONSTRUCTION MANAGER	PCC	PRECAST CONCRETE CURB
CMP	CORRUGATED METAL PIPE	PI	POINT OF INTERSECTION
CO	CLEAN OUT	PKG	PARKING
CONC	CONCRETE	PL	PROPERTY LINE
CONC	CONSTRUCTION	PLMB	PLUMBING
CONC	CONTRACTOR	POC	POINT ON CURVATURE
CRD	COORDINATE	POT	POINT ON TANGENT
CPP	CORRUGATED POLYETHYLENE PIPE	PRC	POINT OF REVERSE CURVATURE
CUL	CULVERT	PROP, P	PROPOSED
CY	CUBIC YARD	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	ROP	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	SD	SUBDRAIN
EL	ELEVATION	SF	SQUARE FEET
ELEC	ELECTRIC	SFC	SLOPED GRANITE CURB
EMH	ELECTRIC MANHOLE	SMH	SEWER MANHOLE
EOP	EDGE OF PAVEMENT	SP	STANDPIPE
EOR	EDGE OF ROAD	SPEC	SPECIFICATION
EOW	EDGE OF WETLANDS	STA	STATION
ETC	ELECTRIC, TELEPHONE, CABLE	STC	STORMCEPTOR
EXIST	EXISTING	STD	STANDARD
EXT	EXTERIOR	STRTL	STRUCTURAL
		SWEL	SOLID WHITE EDGE LINE
FA	FIRE ALARM	SW	SIDEWALK
FCC	FLUSH CONCRETE CURB	SWLL	SOLID WHITE LANE LINE
FES	FLARED END SECTION	SYCL	SOLID YELLOW CENTERLINE
FFE	FINISH FLOOR ELEVATION		
FLMP	FIRE LANE NO PARKING	TB	TEST BORING
FPS	FEET PER SECOND	TC	TOP OF CURB
FS	FIRE SERVICE	TD	TRENCH DRAIN
FT	FOOT/FEET	TEL	TELEPHONE
		TMH	TELEPHONE MANHOLE
GC	GENERAL CONTRACTOR	TOS	TOP OF SLOPE
GEN	GENERAL	TOW	TOP OF WALL
GG	GAS GATE	TP	TEST PIT
GR	GUIDE RAIL	TS&V	TAPPING SLEEVE & VALVE
GRAN	GRANITE	TYP	TYPICAL
GV	GATE VALVE	UD	UNDERDRAIN
GV&B	GATE VALVE & BOX	UL	UNDERWRITERS LABORATORY
GW	GROUND WATER	UP	UTILITY POLE
		VCP	VITRIFIED CLAY PIPE
HCR	HANDICAP RAMP	VERT	VERTICAL
HOR	HORIZONTAL	VGC	VERTICAL GRANITE CURB
HT	HEIGHT		
HW	HEADWALL	WD	WOOD
HWY	HIGHWAY	WG	WATER GATE
HYD	HYDRANT	WM	WATER MAIN
		WMH	WATER MANHOLE
ID	INSIDE DIAMETER	WSO	WATER SHUTOFF
IN	INCHES		
INCL	INCLUDE		
INST	INSTALLED		
INV, I.E.	INVERT, INVERT ELEVATION		



PROFESSIONAL ENGINEER FOR  
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
A	7/21/25	REVISED PER NOI PEER REVIEW
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:	NONE	DWG. NAME:	C-3317-01
DESIGNED BY:	MTB	CHECKED BY:	CMQ

PREPARED BY:

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<b>ABBREVIATIONS &amp; NOTES</b>	<b>C-001</b>

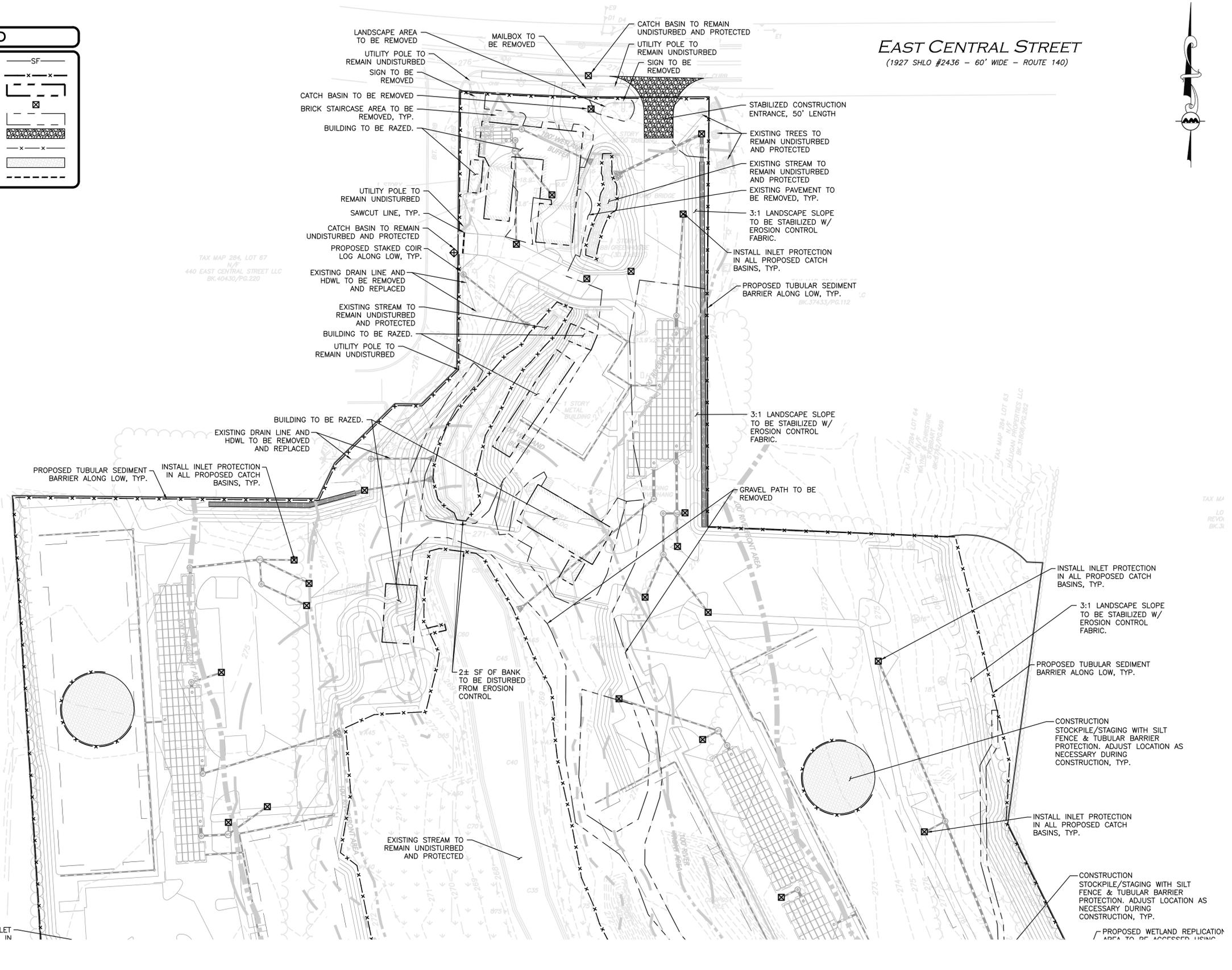
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**LEGEND**

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—

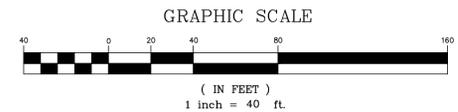
**EAST CENTRAL STREET**  
(1927 SHLO #2436 - 60' WIDE - ROUTE 140)



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JUPITER, FL 33477

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444 EAST CENTRAL STREET  
FRANKLIN, MA

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<b>EROSION CONTROL &amp; SITE PREP PLAN</b>	<b>C-101A</b>

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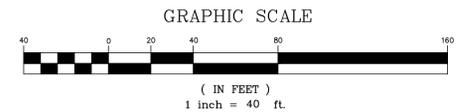
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TAX MAP 299, LOT 49  
N/F  
TOWN OF FRANKLIN  
BK.26253/PG.120

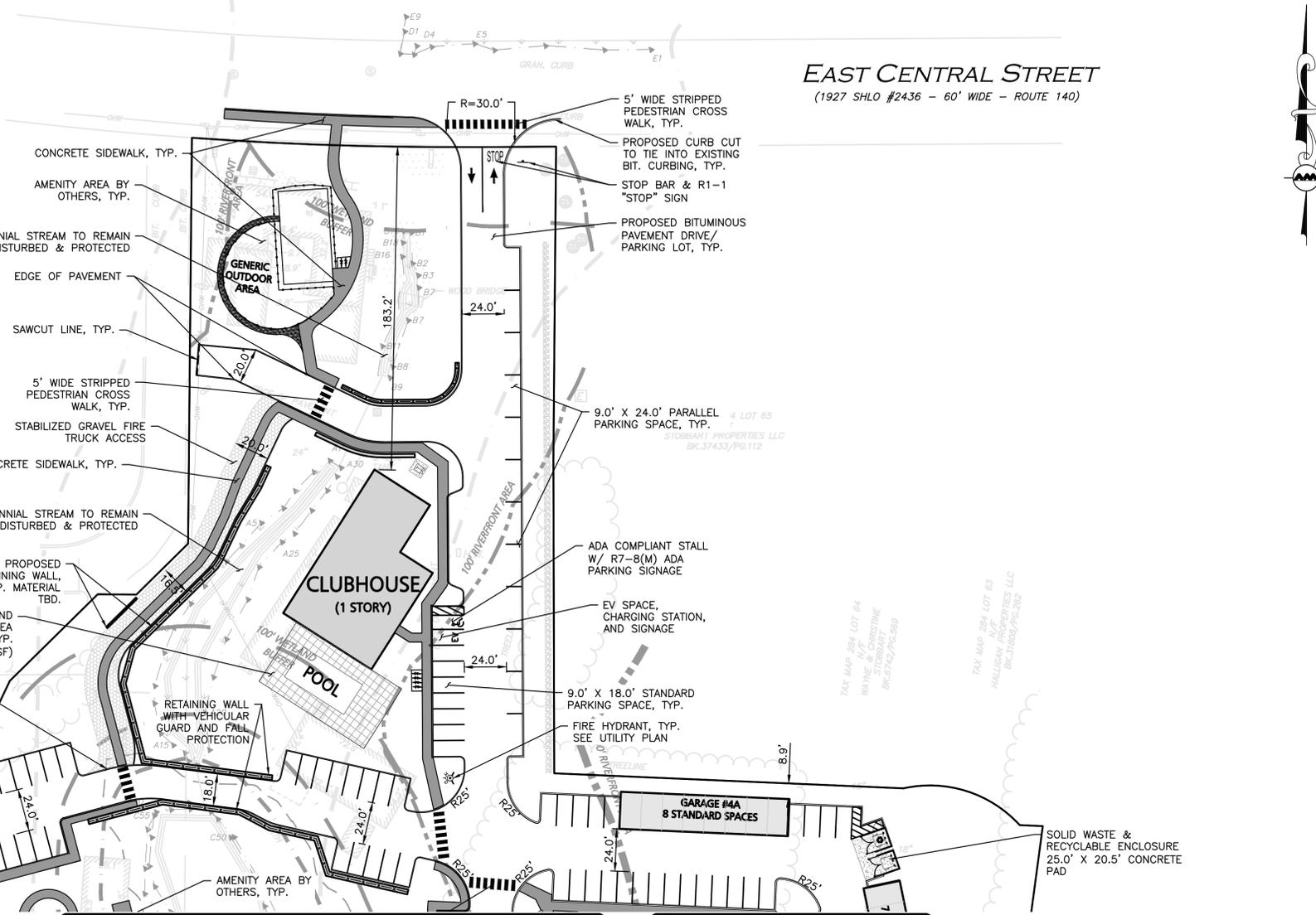
TAX MAP 299, LOT 53  
N/F  
DOUGLAS & TRICIA  
OPPELT  
BK.34313/PG.308

TAX MAP 299, LOT 54  
N/F  
JOHN & NANCY  
QUIGLEY  
BK.34426/PG.311

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

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

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**ZONING SUMMARY TABLE**  
**COMMERCIAL 2 ZONING DISTRICT**  
ZONE 2 WATER RESOURCE DISTRICT  
COMMERCIAL AND BUSINESS CORRIDOR SIGN DISTRICT  
SENIOR VILLAGE OVERLAY DISTRICT  
FLOOD HAZARD OVERLAY DISTRICT

ITEM	COMMERCIAL 2 <sup>(B)</sup> ZONING DISTRICT REQUIRED/ALLOWED	PROPOSED <sup>(A)</sup>
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 <sup>(B)</sup>
MINIMUM REAR YARD	30.0 FT	53.0 FT
MAXIMUM HEIGHT OF BUILDING	40 FT (3 STORIES)	4 STORIES <sup>(B)</sup>
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:**  
1.) TABLE NOTES VALUES OF CURRENT ILLUSTRATED LOT LAYOUT. MODIFICATIONS OF VALUES LISTED MAY BE REQUIRED THROUGH THE ENTITLEMENT PROCESS.  
2.) 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.  
3.) 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.  
4.) 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

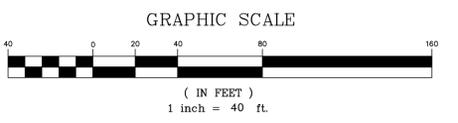
SURFACE			GARAGE		TOTAL PROPOSED
STANDARD (9'X18')	ACCESSIBLE (9'X18')	COMPACT (8'X16')	STANDARD GARAGE (12'X21')	ACCESSIBLE GARAGE (15'X21')	
293 <sup>2</sup>	7	84	42	2	428 (1.62 <sup>(B)</sup> STALL/UNIT)

**NOTES:**  
1. SECTION 185-21.B.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.  
2. 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	10
TREE LINE	~
TRANSFORMER	⊞

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JUPITER, FL 33477

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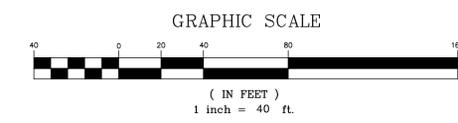
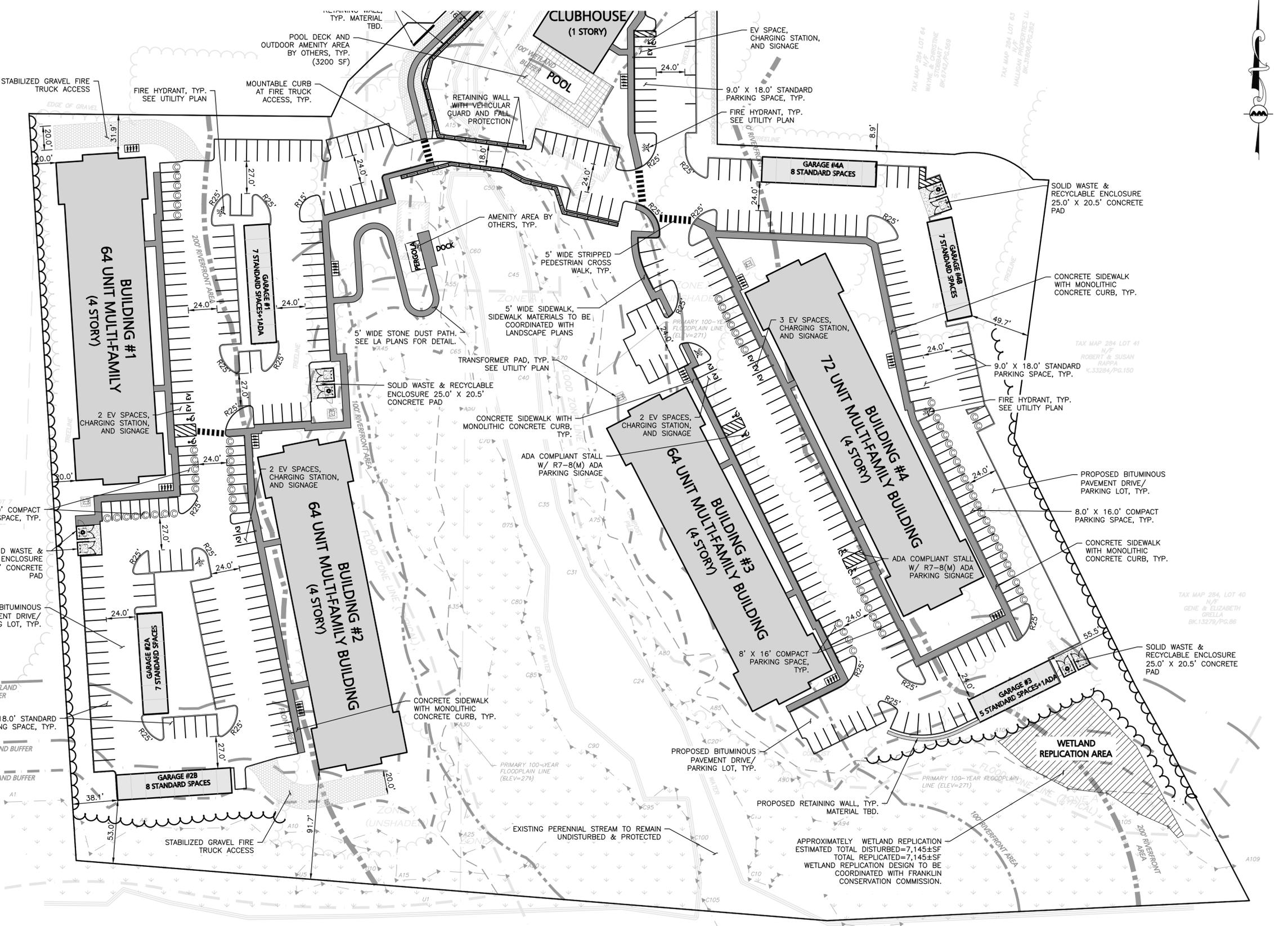
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DRAWING TITLE: **LAYOUT & MATERIALS PLAN** SHEET No. **C-102A**  
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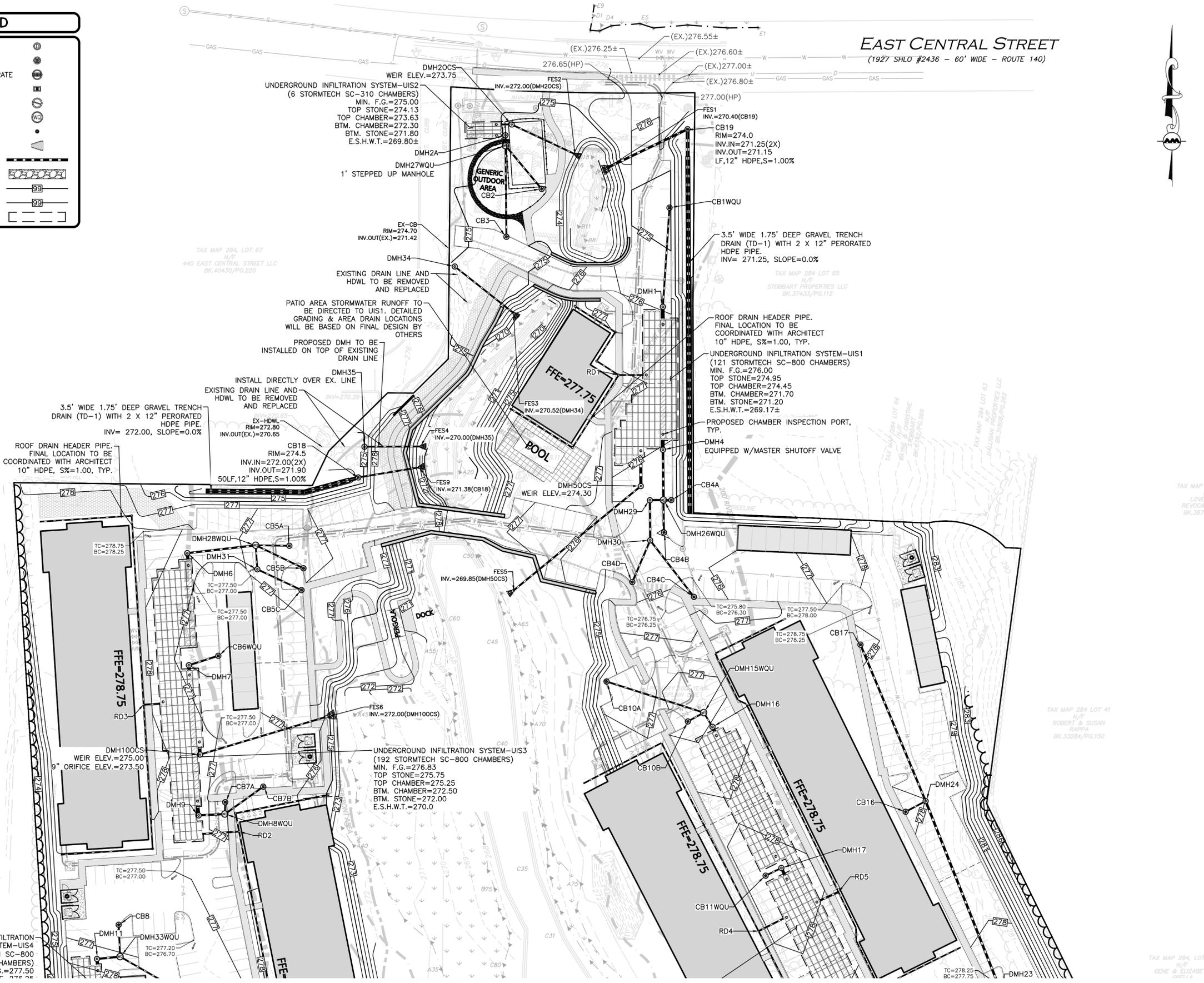
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LAYOUT & MATERIALS PLAN	C-102B

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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)



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

REV	DATE	DESCRIPTION
A	7/21/25	REVISED PER NOI PEER REVIEW
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

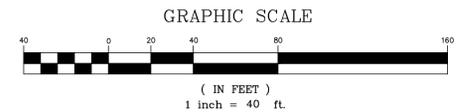
PREPARED BY:

**ALLEN & MAJOR ASSOCIATES, INC.**  
civil engineering • land surveying  
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www.allenmajor.com  
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WOBURN MA 01801  
TEL: (781) 935-6889  
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DRAWING TITLE: **GRADING & DRAINAGE PLAN** SHEET No. **C-103A**



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

UNDERGROUND INFILTRATION SYSTEM-UIS4 (64 STORMTECH SC-800 CHAMBERS)  
MIN. F.G.=277.50  
TOP STONE=276.00

TAX MAP 284 LOT 41  
N/F  
ROBERT & SUSAN  
R499A  
BK.32284/Pg.150

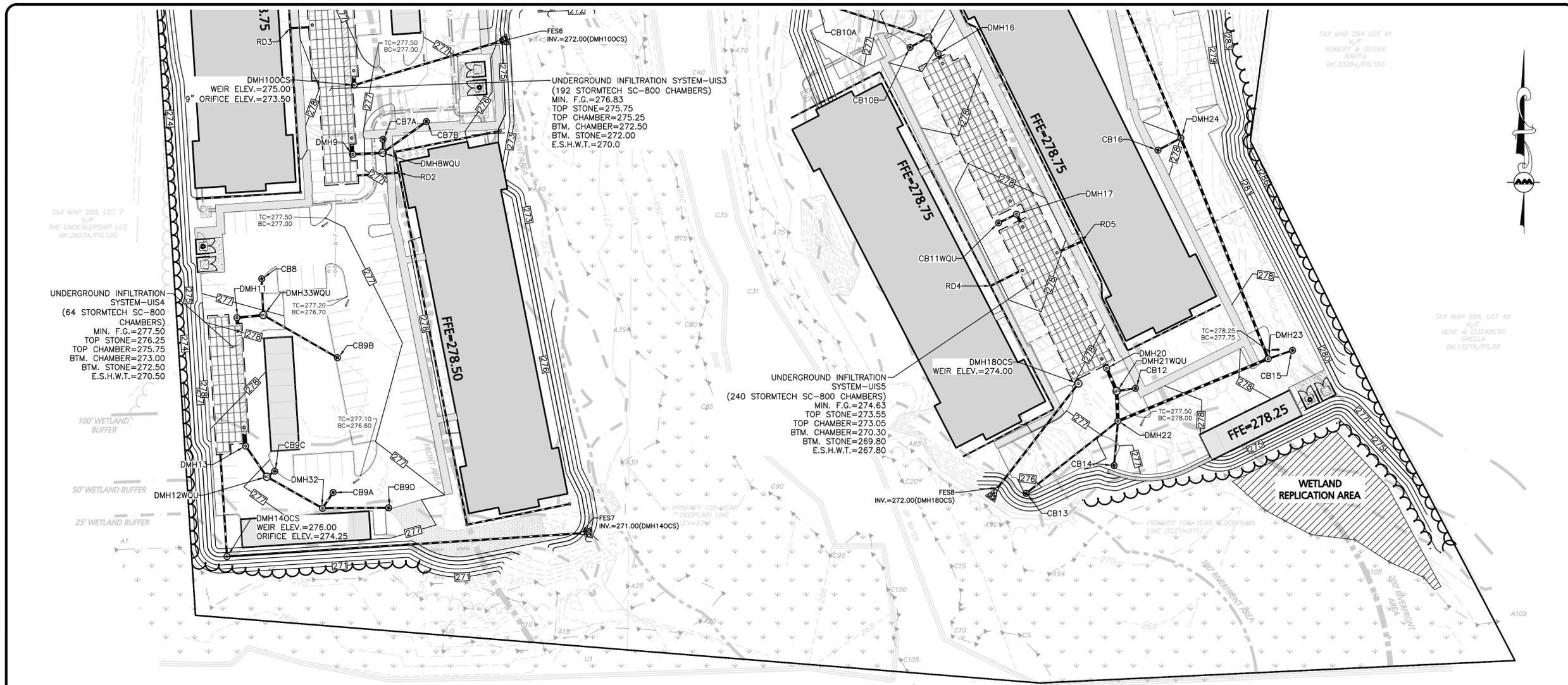
TAX MAP 29A, LOT 40  
N/F  
GENE & ELIZABETH  
DORR 1 & 2

TAX MAP 28A, LOT 67  
N/F  
440 EAST CENTRAL STREET LLC  
BK.40430/Pg.220

TAX MAP 28A LOT 65  
N/F  
STOBBART PROPERTIES LLC  
BK.37433/Pg.112

TAX MAP 28A LOT 64  
N/F  
STOBBART PROPERTIES LLC  
BK.37433/Pg.112

TAX MAP 28A  
LOT 63  
REVOCABLE  
BK.38741/Pg.120



TAX MAP 285, LOT 7  
THE UNDERLEASING LLC  
BK. 33234/Pg. 129

TAX MAP 284, LOT 41  
N/F  
ROBERT & SUSAN  
NARPA  
BK. 33294/Pg. 150

TAX MAP 284, LOT 40  
N/F  
GENE & ELIZABETH  
GIELLA  
BK. 13379/Pg. 08



PROFESSIONAL ENGINEER FOR  
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DRAWING TITLE: **GRADING & DRAINAGE PLAN** SHEET No. **C-103B**

STRUCTURE	STRUCTURE DETAILS
CB1WQU	RIM = 274.6 INV OUT = 272.20 (DMH1)
CB2	RIM = 274.1 INV OUT = 271.61 (DMH27WQU)
CB3	RIM = 274.3 INV OUT = 271.74 (DMH27WQU)
CB4A	RIM = 275.0 INV OUT = 272.19 (DMH26WQU)
CB4B	RIM = 275.0 INV OUT = 272.40 (DMH26WQU)
CB4C	RIM = 275.7 INV OUT = 273.25 (DMH30)
CB4D	RIM = 275.7 INV OUT = 273.16 (DMH30)
CB5A	RIM = 276.4 INV OUT = 273.47 (DMH28WQU)
CB5B	RIM = 276.6 INV OUT = 273.64 (DMH28WQU)
CB5C	RIM = 276.6 INV OUT = 273.90 (DMH31)
CB6WQU	RIM = 276.0 INV OUT = 272.76 (DMH7)
CB7A	RIM = 276.5 INV OUT = 272.92 (DMH8WQU)
CB7B	RIM = 276.0 INV OUT = 273.22 (DMH8WQU)

STRUCTURE	STRUCTURE DETAILS
CB8	RIM = 276.0 INV OUT = 273.47 (DMH33WQU)
CB9A	RIM = 276.0 INV OUT = 273.58 (DMH32)
CB9B	RIM = 276.0 INV OUT = 273.58 (DMH33WQU)
CB9C	RIM = 276.8 INV OUT = 273.24 (DMH12WQU)
CB9D	RIM = 276.4 INV OUT = 273.95 (DMH32)
CB10A	RIM = 276.0 INV OUT = 271.41 (DMH15WQU)
CB10B	RIM = 276.5 INV OUT = 270.70 (DMH15WQU)
CB11WQU	RIM = 277.0 INV OUT = 270.55 (DMH17)
CB12	RIM = 277.0 INV OUT = 270.74 (DMH21WQU)
CB13	RIM = 275.8 INV OUT = 271.79 (DMH22)
CB14	RIM = 276.8 INV OUT = 271.25 (DMH22)
CB15	RIM = 277.0 INV OUT = 272.42 (DMH23)
CB16	RIM = 277.6 INV OUT = 274.29 (DMH24)

STRUCTURE	STRUCTURE DETAILS
CB17	RIM = 277.6 INV OUT = 274.97 (DMH24)
DMH1	RIM = 275.9 INV IN = 271.70 (CB1WQU) INV OUT = 271.70 (UIS1A)
DMH2A	RIM = 275.0 INV IN = 272.30 (DMH27WQU) INV OUT = 272.30 (UIS2)
DMH20CS	RIM = 274.9 INV IN = 272.60 (UIS2A) INV OUT = 272.60 (FES2)
DMH4	RIM = 275.9 INV IN = 271.70 (DMH26WQU) INV OUT = 271.70 (UIS1B)
DMH50CS	RIM = 275.6 INV IN = 271.70 (UIS1C) INV OUT = 271.70 (FES5)
DMH6	RIM = 277.8 INV IN = 272.50 (DMH28WQU) INV OUT = 272.50 (UIS3A)
DMH7	RIM = 276.8 INV IN = 272.82 (CB7A) INV IN = 272.82 (CB7B) INV OUT = 272.72 (DMH9)
DMH8WQU	RIM = 276.6 INV IN = 272.50 (DMH8WQU) INV OUT = 272.50 (UIS3C)
DMH9	RIM = 277.2 INV IN = 272.50 (UIS3D) INV OUT = 273.29 (FES6)
DMH100CS	RIM = 277.5 INV IN = 273.00 (DMH33WQU) INV OUT = 273.00 (UIS4A)
DMH11	RIM = 277.0 INV IN = 273.16 (CB9C) INV IN = 273.16 (DMH32) INV OUT = 273.16 (DMH13)

STRUCTURE	STRUCTURE DETAILS
DMH13	RIM = 277.5 INV IN = 273.00 (DMH12WQU) INV OUT = 273.00 (UIS4C)
DMH140CS	RIM = 275.0 INV IN = 273.00 (UIS4B) INV OUT = 273.00 (FES7)
DMH15WQU	RIM = 276.8 INV IN = 270.54 (CB10A) INV IN = 270.54 (CB10B) INV OUT = 270.44 (DMH16)
DMH16	RIM = 277.1 INV IN = 270.30 (DMH15WQU) INV OUT = 270.30 (UIS5A)
DMH17	RIM = 277.4 INV IN = 270.40 (CB11WQU) INV OUT = 270.30 (UIS5B)
DMH180CS	RIM = 278.0 INV IN = 270.30 (UIS5C) INV OUT = 273.05 (FES8)
DMH20	RIM = 277.6 INV IN = 270.30 (DMH21WQU) INV OUT = 270.30 (UIS5D)
DMH21WQU	RIM = 277.3 INV IN = 270.60 (CB12) INV IN = 270.60 (DMH22) INV OUT = 270.50 (DMH20)
DMH22	RIM = 277.4 INV IN = 270.92 (CB14) INV IN = 270.92 (CB13) INV IN = 270.92 (DMH23) INV OUT = 270.82 (DMH21WQU)
DMH23	RIM = 277.5 INV IN = 272.23 (DMH24) INV IN = 272.23 (CB15) INV OUT = 272.13 (DMH22)
DMH24	RIM = 278.0 INV IN = 274.10 (CB16) INV IN = 274.10 (CB17) INV OUT = 274.00 (DMH23)
DMH26WQU	RIM = 275.1 INV IN = 272.12 (CB4A) INV IN = 272.12 (DMH29) INV IN = 272.12 (CB4B) INV OUT = 272.13 (DMH4)
DMH27WQU	RIM = 275.0 INV IN = 271.34 (CB3) INV IN = 271.34 (CB2) INV OUT = 272.34 (DMH2A)

STRUCTURE	STRUCTURE DETAILS
DMH28WQU	RIM = 276.8 INV IN = 273.18 (CB5A) INV IN = 273.18 (CB5B) INV IN = 273.18 (DMH31) INV OUT = 273.08 (DMH6)
DMH29	RIM = 275.3 INV IN = 272.34 (DMH30) INV OUT = 272.24 (DMH26WQU)
DMH30	RIM = 275.4 INV IN = 272.78 (CB4C) INV IN = 272.78 (CB4D) INV OUT = 272.68 (DMH29)
DMH31	RIM = 276.8 INV IN = 273.49 (CB5C) INV IN = 273.39 (DMH28WQU)
DMH32	RIM = 276.3 INV IN = 273.51 (CB8D) INV IN = 273.51 (CB9A) INV OUT = 273.41 (DMH12WQU)
DMH33WQU	RIM = 277.0 INV IN = 273.20 (CB8) INV IN = 273.20 (CB9B) INV OUT = 273.20 (DMH11)
DMH34	RIM = 275.2 INV IN = 271.25 (EX-CB) INV OUT = 271.15 (FES3)
DMH35	RIM = 275.0 INV IN = 270.40 (EX-HDWL) INV OUT = 270.33 (FES4)

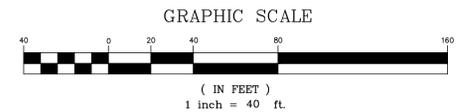
PIPE SEGMENT	SIZE	LENGTH	SLOPE	MATERIAL
CB1WQU - DMH1	12"	84'	0.60%	HDPE
CB2 - DMH27WQU	12"	48'	0.56%	HDPE
CB3 - DMH27WQU	12"	77'	0.51%	HDPE
CB4A - DMH26WQU	12"	7'	1.00%	HDPE
CB4B - DMH26WQU	12"	27'	1.00%	HDPE
CB4C - DMH30	12"	61'	0.78%	HDPE
CB4D - DMH30	12"	38'	1.00%	HDPE
CB5A - DMH28WQU	12"	29'	1.00%	HDPE
CB5B - DMH28WQU	12"	45'	1.00%	HDPE
CB5C - DMH31	12"	41'	1.00%	HDPE
CB6WQU - DMH7	12"	26'	1.00%	HDPE
CB7A - DMH8WQU	12"	10'	1.00%	HDPE
CB7B - DMH8WQU	12"	40'	1.00%	HDPE
CB8 - DMH33WQU	12"	27'	1.00%	HDPE
CB9A - DMH32	12"	14'	0.50%	HDPE
CB9B - DMH33WQU	12"	64'	0.60%	HDPE
CB9C - DMH12WQU	12"	7'	1.12%	HDPE
CB9D - DMH32	12"	49'	0.89%	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

PIPE SEGMENT	SIZE	LENGTH	SLOPE	MATERIAL
CB16 - DMH24	12"	19'	1.00%	HDPE
CB17 - DMH24	15"	143'	0.61%	HDPE
CB19 - FES1	18"	75'	1.00%	HDPE
DMH1 - UIS1A	24"	10'	0.00%	HDPE
DMH2A - UIS2	12"	4'	0.00%	HDPE
DMH20CS - FES2	12"	59'	1.00%	HDPE
DMH4 - UIS1B	24"	9'	0.00%	HDPE
DMH50CS - FES5	12"	139'	1.33%	HDPE
DMH6 - UIS3A	24"	6'	0.00%	HDPE
DMH7 - UIS3B	24"	5'	0.00%	HDPE
DMH8WQU - DMH9	15"	22'	1.00%	HDPE
DMH9 - UIS3C	24"	8'	0.00%	HDPE
DMH100CS - FES6	12"	110'	1.17%	HDPE
DMH11 - UIS4A	24"	5'	0.00%	HDPE
DMH12WQU - DMH13	15"	28'	0.58%	HDPE
DMH13 - UIS4C	24"	10'	0.00%	HDPE
DMH140CS - FES7	12"	264'	0.76%	HDPE
DMH15WQU - DMH16	12"	14'	1.00%	HDPE
DMH16 - UIS5A	24"	5'	0.00%	HDPE
DMH17 - UIS5B	24"	7'	0.00%	HDPE
DMH180CS - FES8	12"	98'	1.08%	HDPE
DMH20 - UIS5D	24"	4'	0.00%	HDPE
DMH21WQU - DMH20	24"	19'	1.05%	HDPE
DMH22 - DMH21WQU	24"	22'	1.00%	HDPE
DMH23 - DMH22	18"	121'	1.00%	HDPE

PIPE SEGMENT	SIZE	LENGTH	SLOPE	MATERIAL
DMH24 - DMH23	18"	176'	1.00%	HDPE
DMH26WQU - DMH4	18"	43'	1.00%	HDPE
DMH27WQU - DMH2A	12"	9'	0.50%	HDPE
DMH28WQU - DMH6	15"	58'	1.00%	HDPE
DMH29 - DMH26WQU	15"	11'	1.00%	HDPE
DMH30 - DMH29	15"	34'	1.00%	HDPE
DMH31 - DMH28WQU	12"	20'	1.00%	HDPE
DMH32 - DMH12WQU	12"	48'	0.53%	HDPE
DMH33WQU - DMH11	15"	20'	1.00%	HDPE
DMH34 - FES3	12"	63'	1.00%	HDPE
RD1 - UIS1D	12"	21'	1.00%	HDPE
RD2 - UIS3F	12"	32'	1.00%	HDPE
RD3 - UIS3E	12"	15'	1.02%	HDPE
RD4 - UIS5F	12"	25'	1.01%	HDPE
RD5 - UIS5E	15"	18'	0.99%	HDPE
UIS1C - DMH50CS	24"	25'	0.00%	HDPE
UIS2A - DMH20CS	12"	9'	0.00%	HDPE
UIS3D - DMH100CS	24"	6'	0.00%	HDPE
UIS4B - DMH140CS	12"	77'	0.00%	HDPE
UIS5C - DMH180CS	24"	4'	0.00%	HDPE

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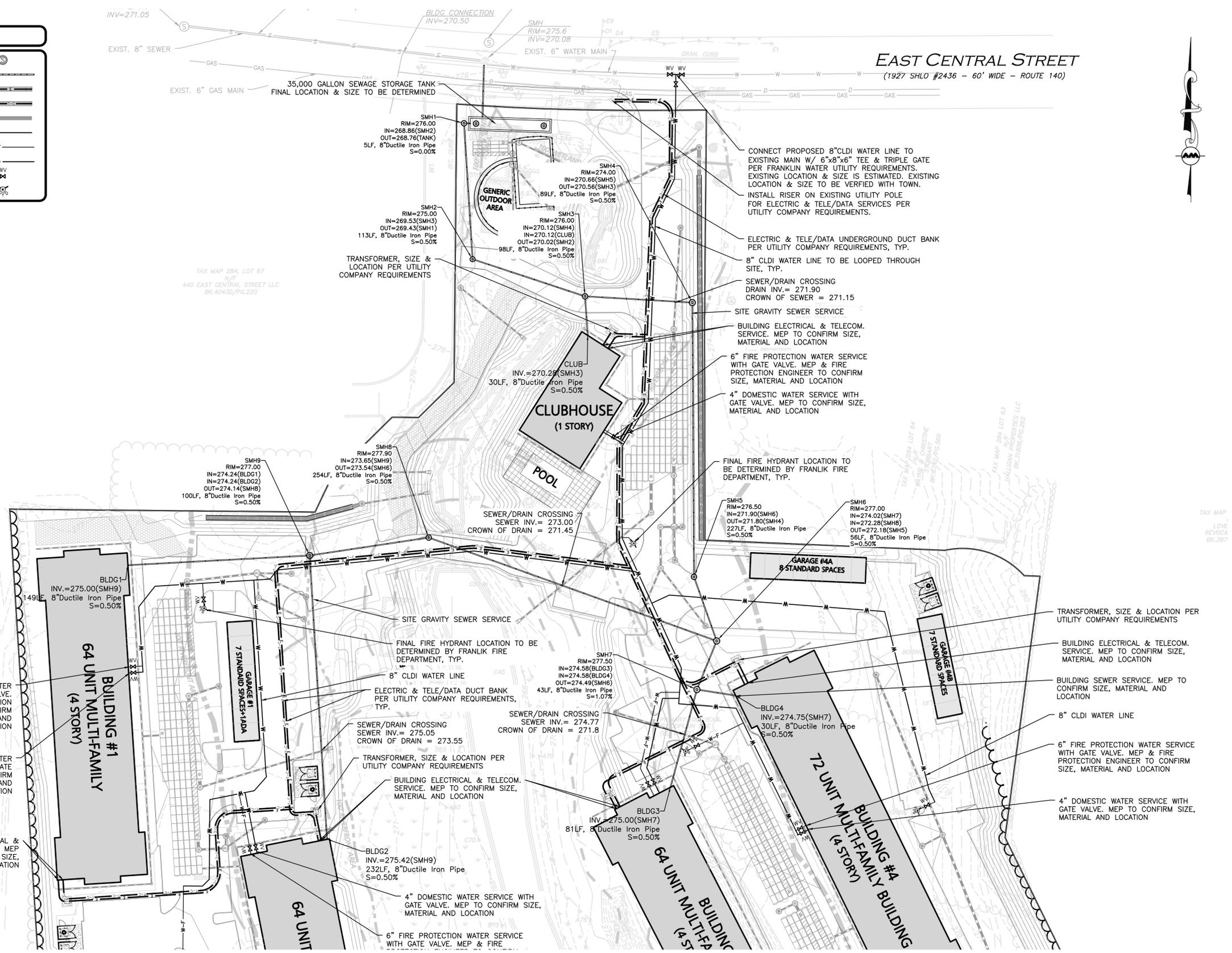
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**LEGEND**

SEWER MANHOLE	
SEWER LINE	
ELECTRICAL CONDUIT	
TELE/CABLE CONDUIT	
CONCRETE PIPE ENCASUREMENT	
WATER LINE	
WATER (FIRE SERVICE)	
WATER (DOMESTIC SERVICE)	
WATER VALVE	
HYDRANT	



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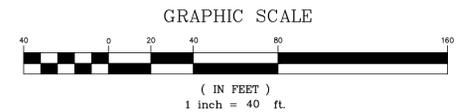
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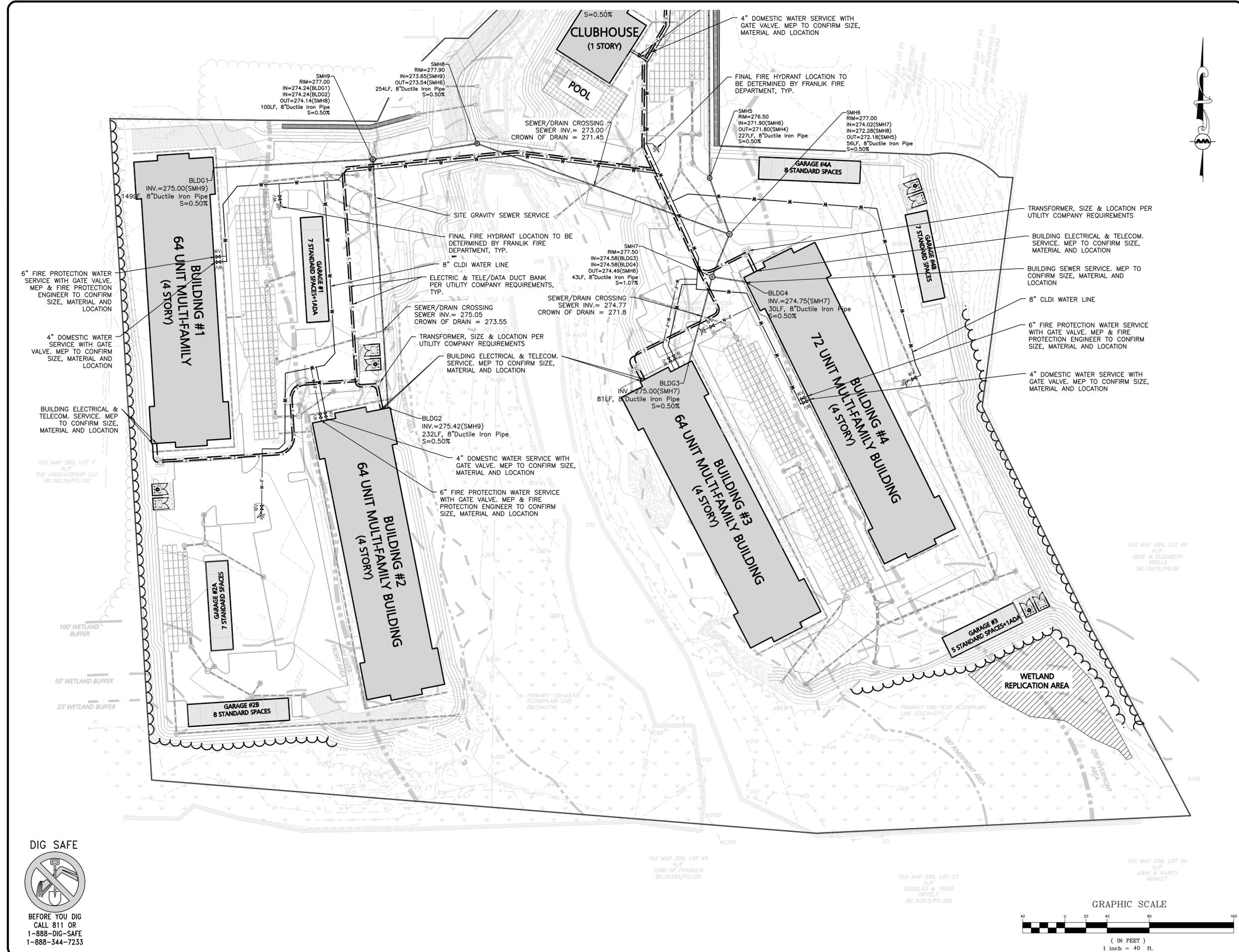
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TAX MAP 285, LOT 7  
N/P  
THE UNDEALERSHIP LLC  
BK.26234/PG.120

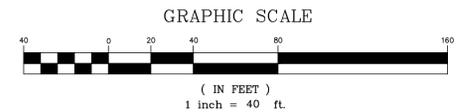
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N/P  
440 EAST CENTRAL STREET LLC  
BK.40430/PG.220

TAX MAP 304, LOT 64  
N/P  
MELISSA CHRISTIE  
BULLOCK PROPERTIES LLC  
BK.10450/PG.200

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UTILITIES PLAN	C-104B

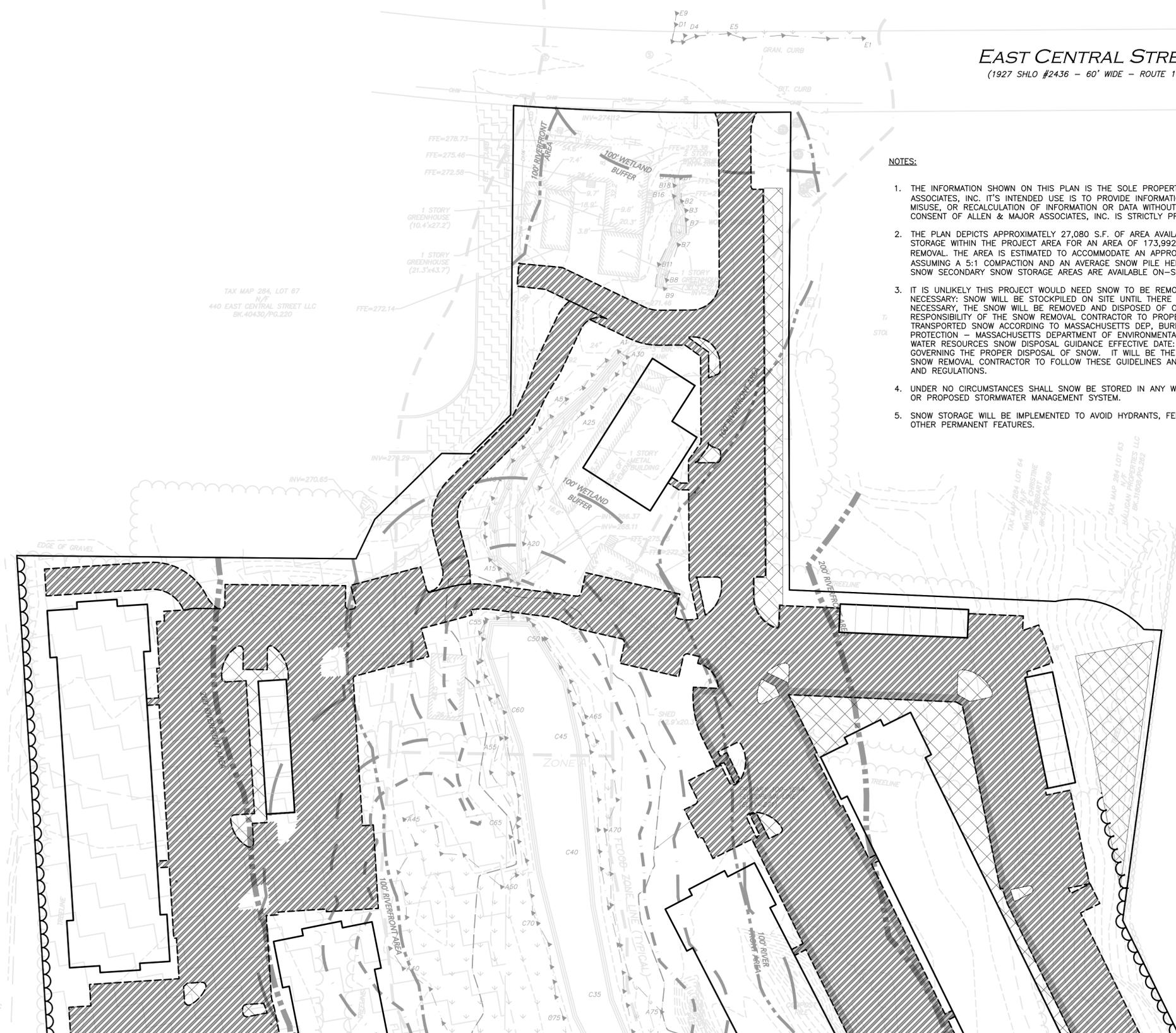
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**EAST CENTRAL STREET**  
(1927 SHLO #2436 - 60' WIDE - ROUTE 140)



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2. THE PLAN DEPICTS APPROXIMATELY 27,080 S.F. OF AREA AVAILABLE FOR PRIMARY SNOW STORAGE WITHIN THE PROJECT AREA FOR AN AREA OF 173,992 SF REQUIRING SNOW REMOVAL. THE AREA IS ESTIMATED TO ACCOMMODATE AN APPROXIMATE 3.1" 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.



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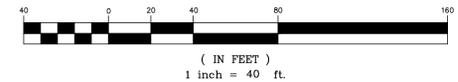


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**LEGEND**

AREAS REQUIRING SNOW REMOVAL	
PRIMARY SNOW STORAGE AREAS	

**GRAPHIC SCALE**



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

REV	DATE	DESCRIPTION
A	7/21/25	REVISED PER NOI PEER REVIEW
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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100 COMMERCE WAY, SUITE 5  
WOBURN MA 01801  
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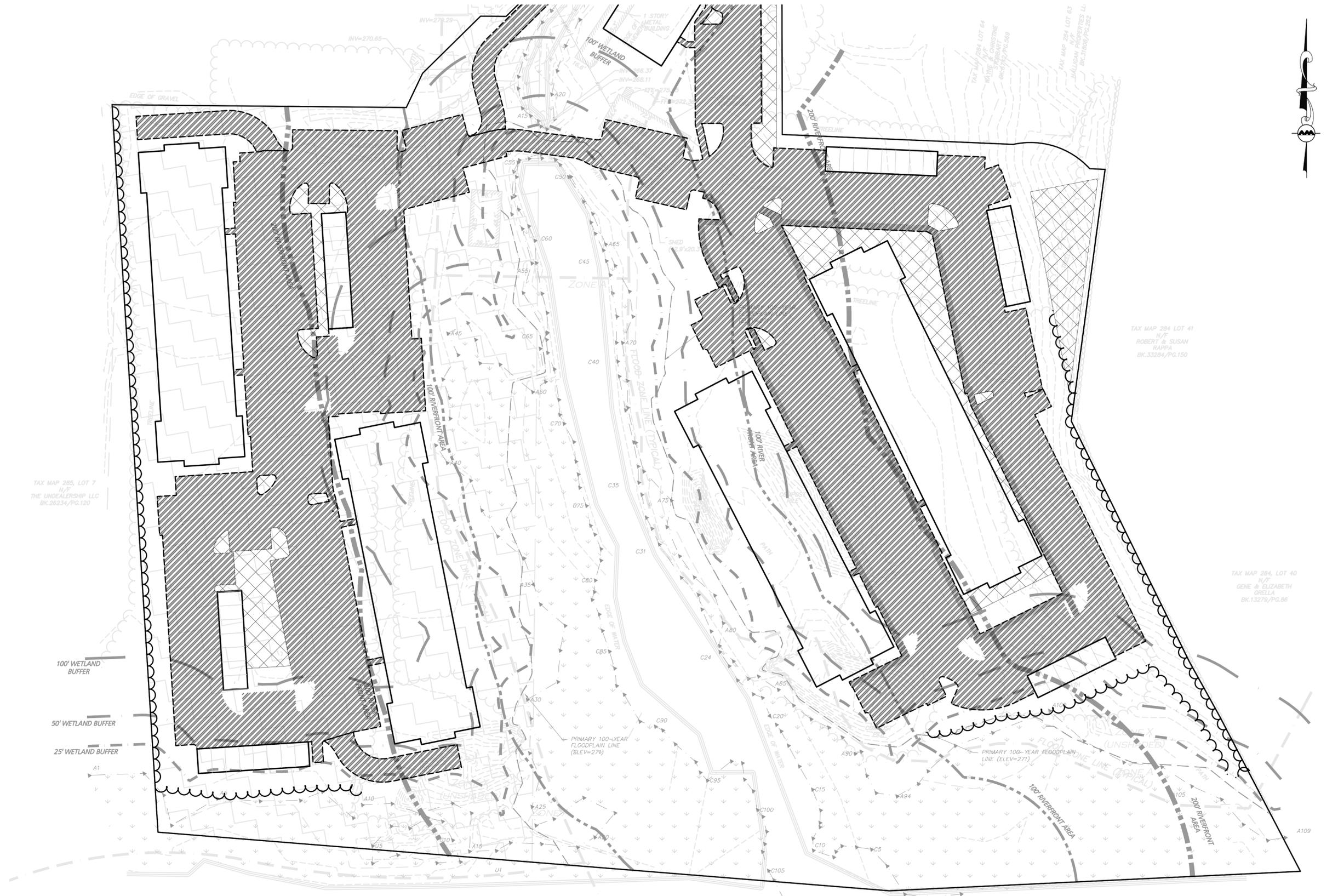
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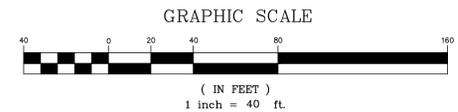
DRAWING TITLE:	SHEET No.
<b>SNOW STORAGE PLAN</b>	<b>C-105A</b>

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<b>SNOW STORAGE PLAN</b>	<b>C-105B</b>

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**Pierce** Turning Performance Analysis 2/12/2007

Job Number: Franklin Fire Department  
 Department: 9555

Chassis: Quantum, Bright Finish, S Chassis, PAF  
 Body: Aerial, Platform 100, No Pump, SS Body

**Parameters:**

Inside Cramp Angle:	45°
Axis Inside:	82.82 in.
Wheel Offset:	4.68 in.
Tread Width:	17.70 in.
Chassis Overhang:	82.44 in.
Additional Ramper Depth:	26.00 in.
Front Overhang:	141.55 in.
Wheelbase:	226.25 in.

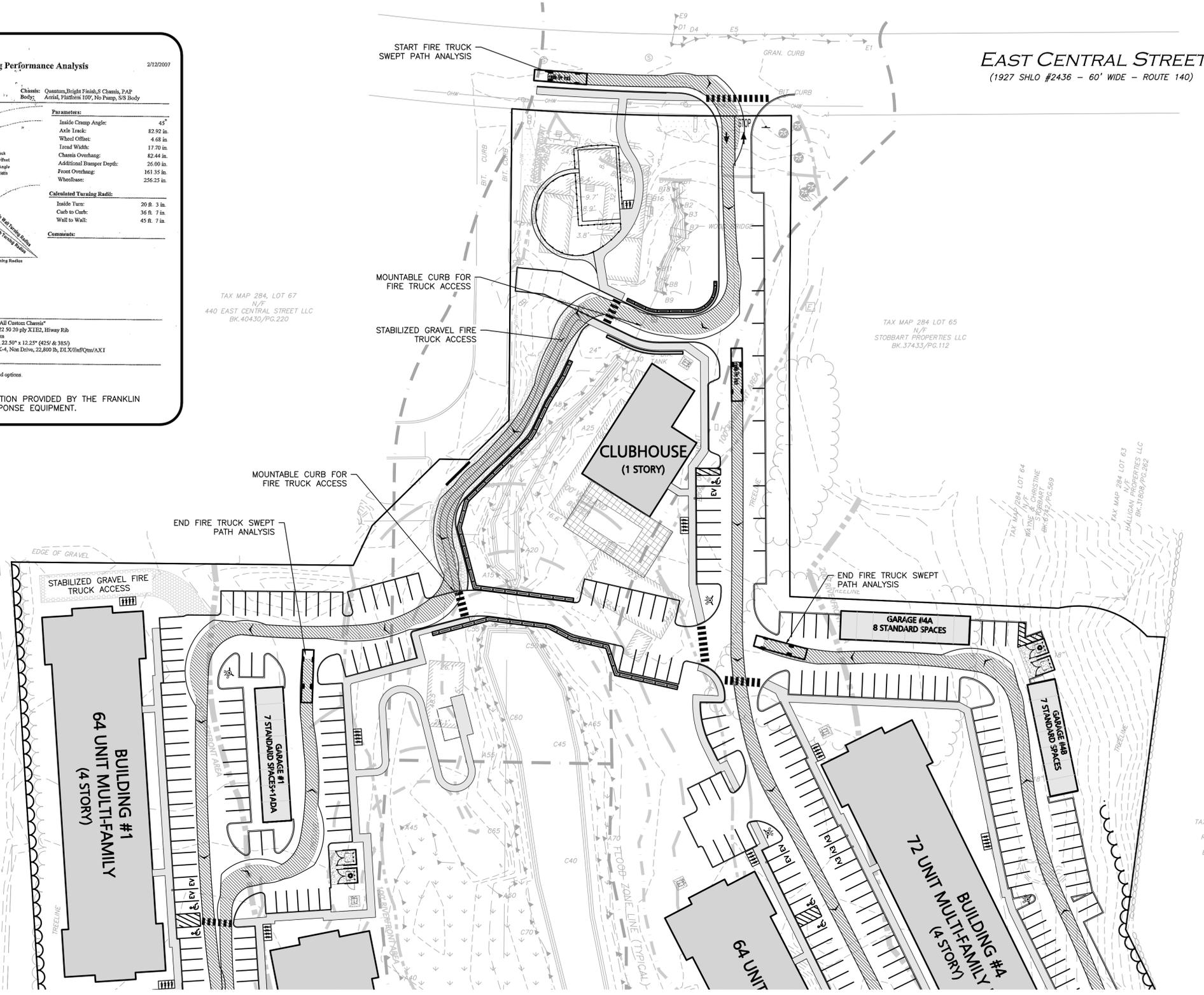
**Calculated Turning Radii:**

Inside Turn:	20 ft. 3 in.
Curb to Curb:	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.

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



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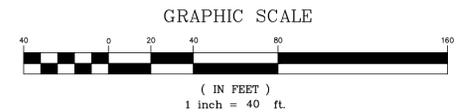
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<b>FIRE TRUCK TURNING PLAN</b>	<b>C-106A</b>



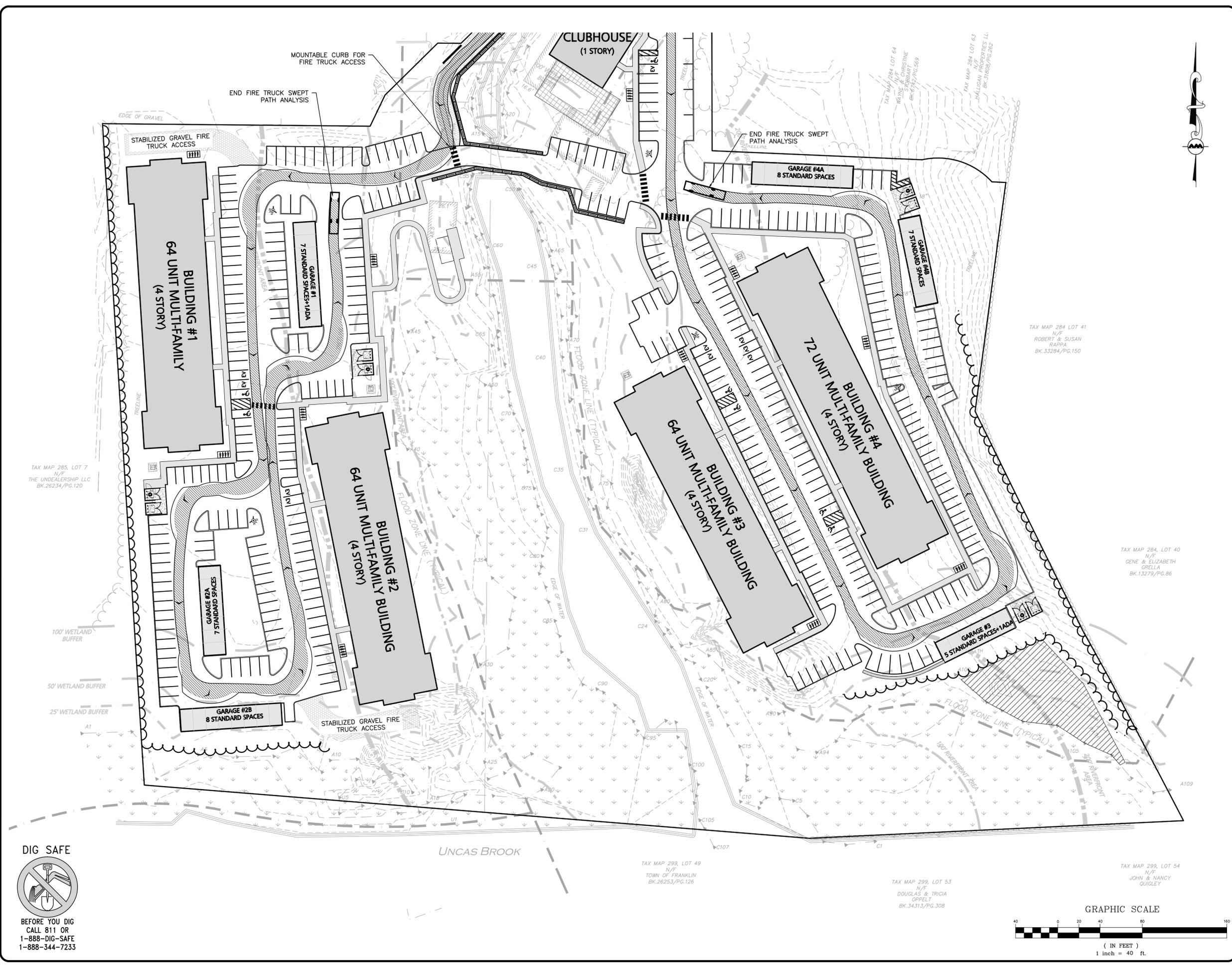
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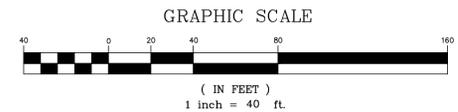
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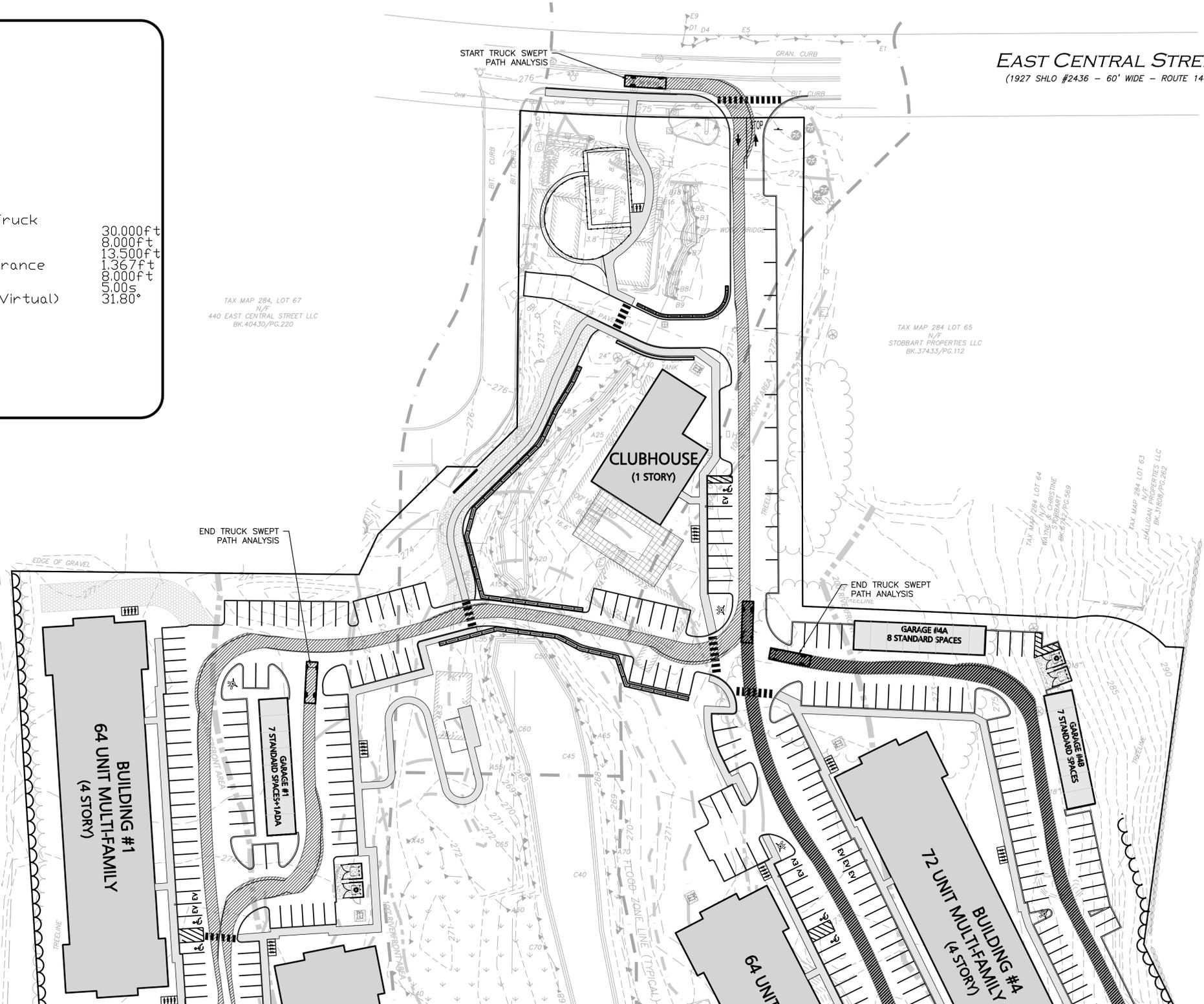
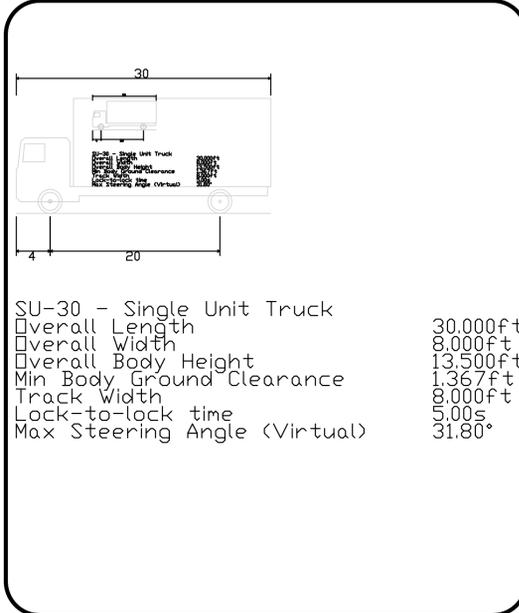
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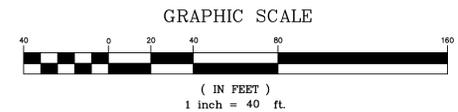
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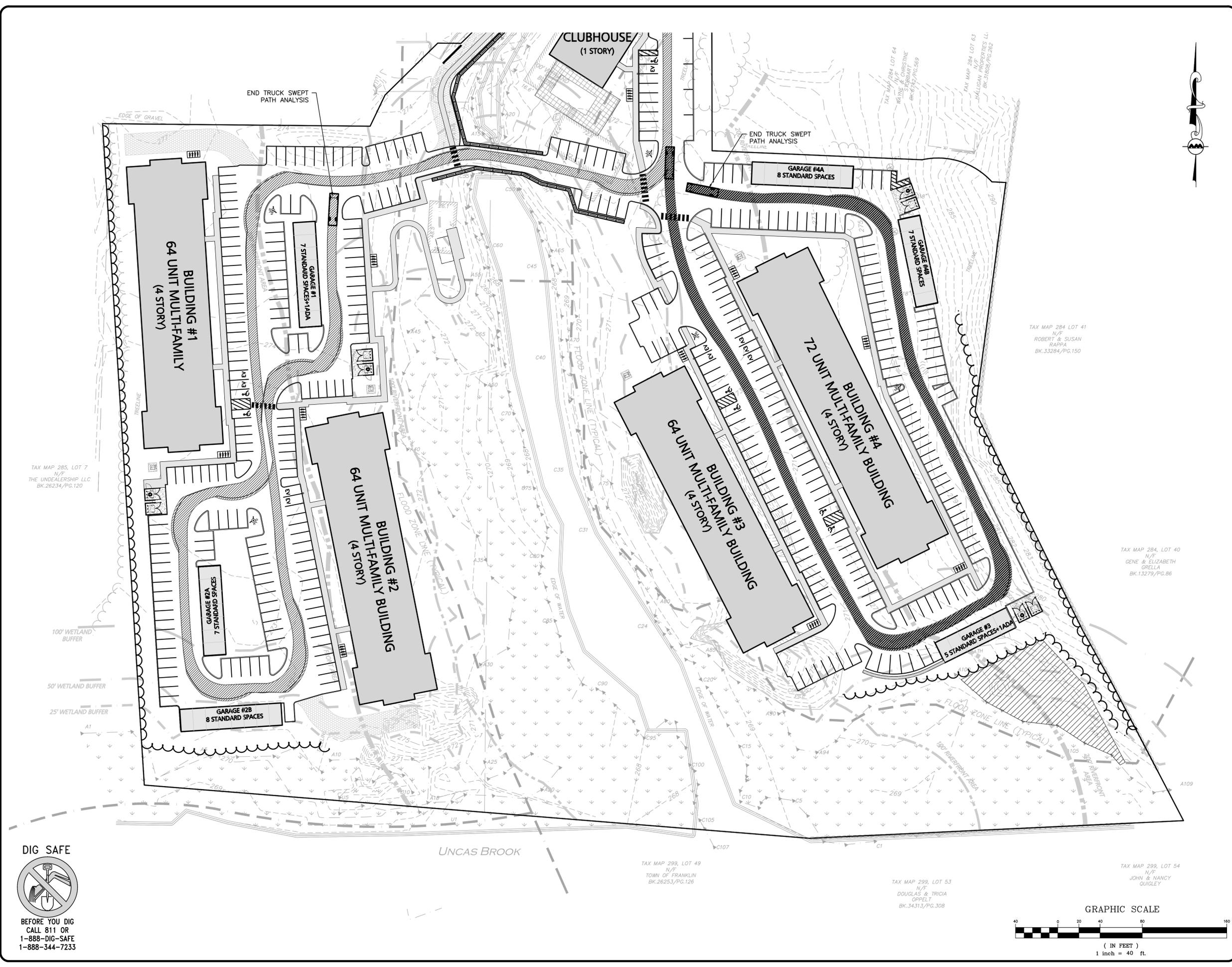


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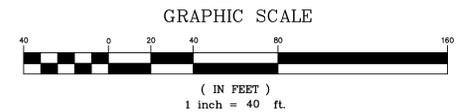
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 275 REGATTA DRIVE  
 JUPITER, FL 33477

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

PROJECT NO.	3317-01	DATE:	02-11-2025
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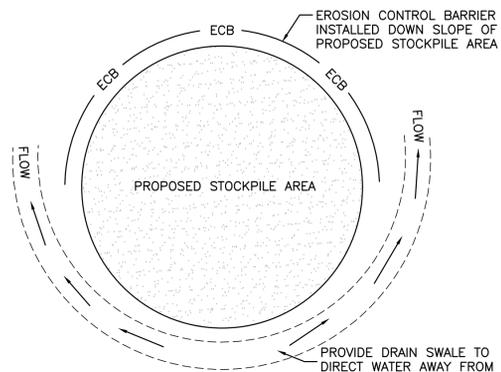
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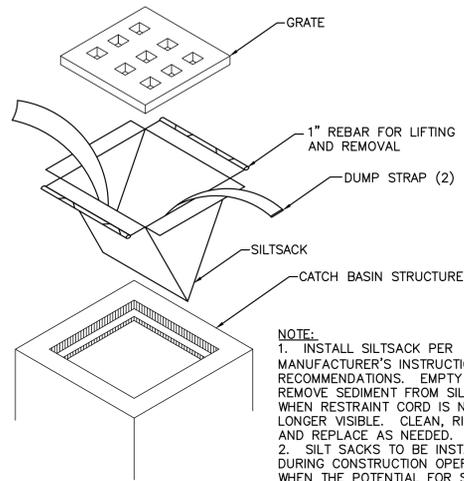
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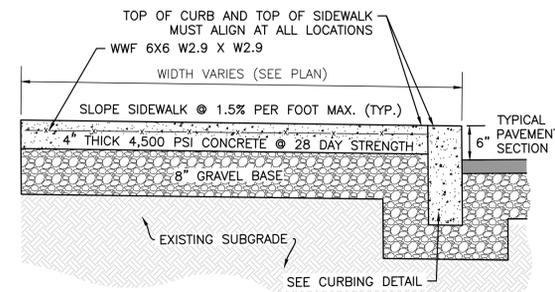
- NOTES:**
- SOIL AND FILL STOCKPILES EXPECTED TO REMAIN IN PLACE FOR LESS THAN 90 DAYS SHALL BE COVERED WITH STRAW AND MULCH (AT 100LBS/1,000 SF), OR WITH AN ANCHORED TARP WITHIN 7 DAYS OR PRIOR TO ANY RAINFALL.
  - SOIL AND FILL STOCKPILES EXPECTED TO REMAIN IN PLACE FOR 90 DAYS OR MORE SHALL BE SEEDED WITH WINTER RYE (FOR FALL SEEDING AT 1LB/1,000 SF) OR OATS (FOR SUMMER SEEDING AT 2LB/1,000 SF) AND THEN COVERED WITH HAY MULCH (AT 100LB/1,000 SF) OR AN ANCHORED TARP WITHIN 7 DAYS OR PRIOR TO ANY RAINFALL.

**STOCKPILE PROTECTION**  
NOT TO SCALE



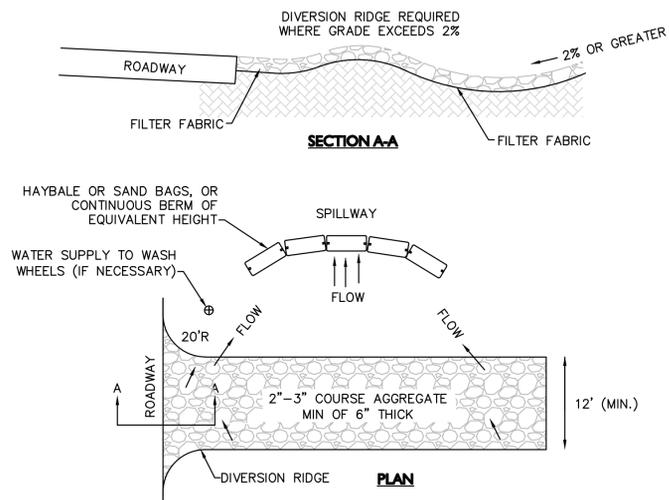
- NOTE:**
- INSTALL SILTSACK PER MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS. EMPTY OR REMOVE SEDIMENT FROM SILTSACK WHEN RESTRAINT CORD IS NO LONGER VISIBLE. CLEAN, RINSE, AND REPLACE AS NEEDED.
  - SILT SACKS TO BE INSTALLED DURING CONSTRUCTION OPERATIONS WHEN THE POTENTIAL FOR SEDIMENT TO ENTER EXISTING & PROPOSED BASINS EXISTS.

**SILTSACK INLET DETAIL**  
NOT TO SCALE



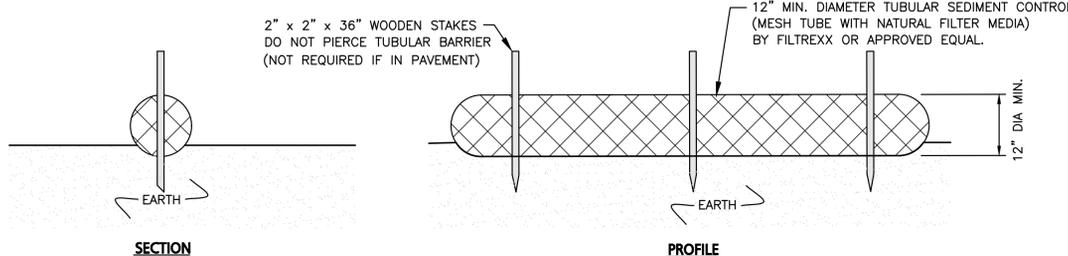
- NOTES:**
- SIDEWALK TO HAVE TOOLED JOINTS IN A 5' x 5' (TYP.) GRID WITH EXPANSION JOINTS 15' ON CENTER AND PREMOLDED FILLER
  - TOOLED JOINT 6" FROM FACE OF CURB
  - SEE PLAN FOR ELEVATIONS AT CURB
  - SIDEWALK CROSS SLOPE TO BE 1.5% MAX & SIDEWALK LONGITUDINAL SLOPE TO BE 4.5% MAX, TYP.

**CONCRETE SIDEWALK WITH CURB**  
NOT TO SCALE



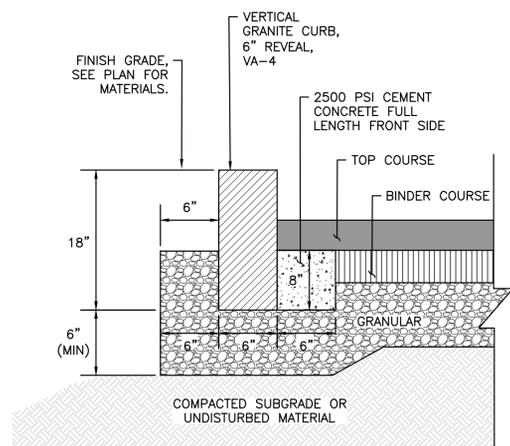
- NOTES:**
- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
  - WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTERING THE PUBLIC RIGHT-OF-WAY.
  - WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
  - USE SANDBAGS, HAYBALES, OR OTHER APPROVED METHODS TO CHANNELIZE RUNOFF TO BASIN AS REQUIRED.

**TEMPORARY CONSTRUCTION ENTRANCE/EXIT**  
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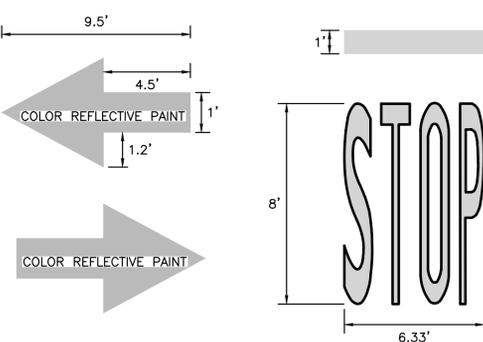


- NOTES:**
- ALL MATERIALS TO MEET MANUFACTURER'S SPECIFICATIONS.
  - INSTALL WOODEN STAKES IN A CRISS-CROSS PATTERN EVERY 8' ON CENTER.
  - OVERLAP TUBULAR BARRIER SEGMENTS A MINIMUM OF 12".
  - THE CONTRACTOR SHALL MAINTAIN THE TUBULAR BARRIERS IN A FUNCTIONAL CONDITION AT ALL TIMES. THE CONTROLS SHALL BE ROUTINELY INSPECTED BY THE CONTRACTOR.
  - WHERE THE TUBULAR BARRIERS REQUIRE REPAIR OR SEDIMENT REMOVAL, IT WILL BE COMPLETED BY THE CONTRACTOR AT NO ADDITIONAL COST.
  - AT A MINIMUM, THE CONTRACTOR SHALL REMOVE SEDIMENTS COLLECTED AT THE BASE WHEN THEY REACH 1/3 THE EXPOSED HEIGHT OF THE BARRIER.

**TUBULAR SEDIMENT BARRIER**  
NOT TO SCALE

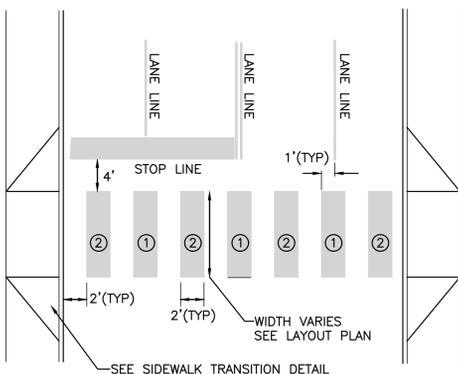


**VERTICAL GRANITE CURB**  
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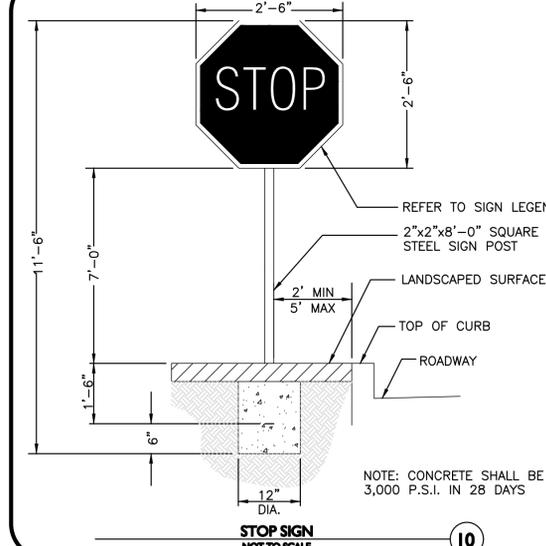
- NOTES:**
- ALL WORDS AND SYMBOLS SHALL CONFORM TO THE LATEST VERSION OF THE M.U.T.C.D.
  - ARROW SIZES MAY BE REDUCED APPROXIMATELY ONE-THIRD FOR LOW-SPEED URBAN CONDITIONS

**PAINTED STOP LINE & STRAIGHT ARROWS**  
NOT TO SCALE



- NOTE:**
- LANE LINE STRIP: THIS IS LOCATED IN THE LINE WITH EACH LANE LINE AND HALF THE STRIP ON EACH SIDE.
  - MID LINE STRIP: THIS IS LOCATED MIDWAY BETWEEN EACH LANE LINE STRIP.

**CROSSWALK STRIPING**  
NOT TO SCALE



**NOTE:** CONCRETE SHALL BE 3,000 P.S.I. IN 28 DAYS

**STOP SIGN**  
NOT TO SCALE



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

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PREPARED BY:



**ALLEN & MAJOR ASSOCIATES, INC.**

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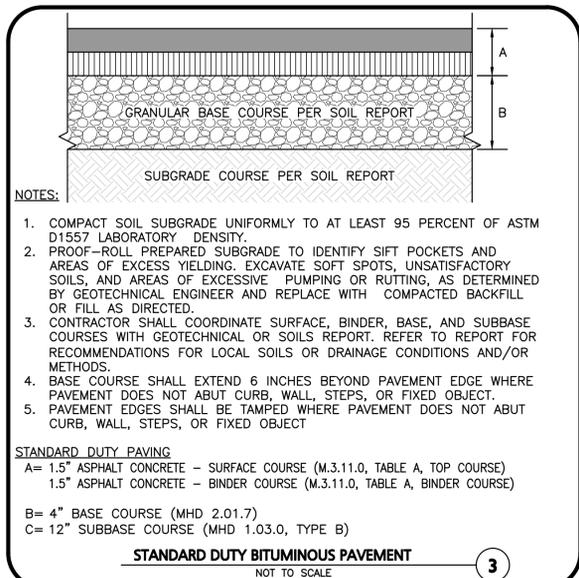
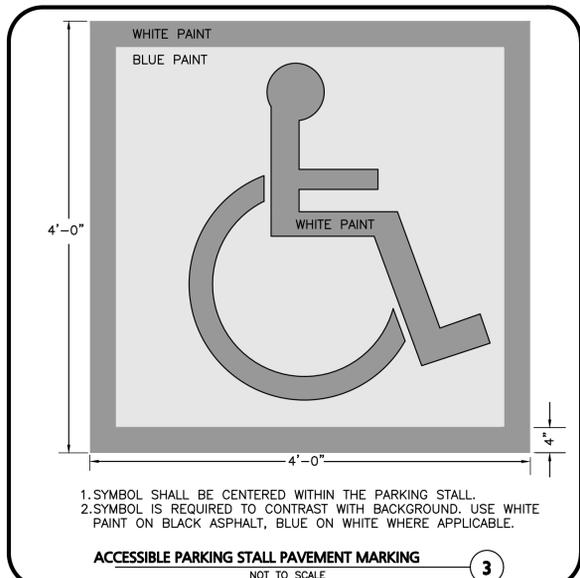
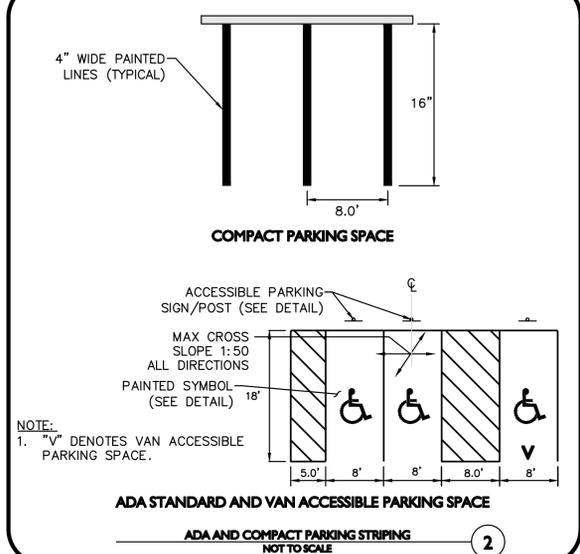
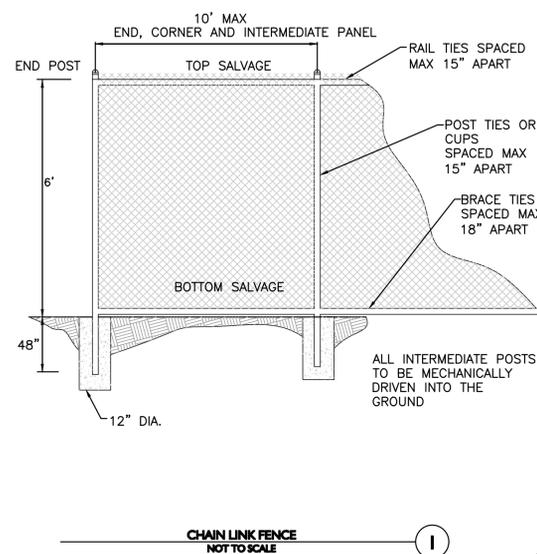
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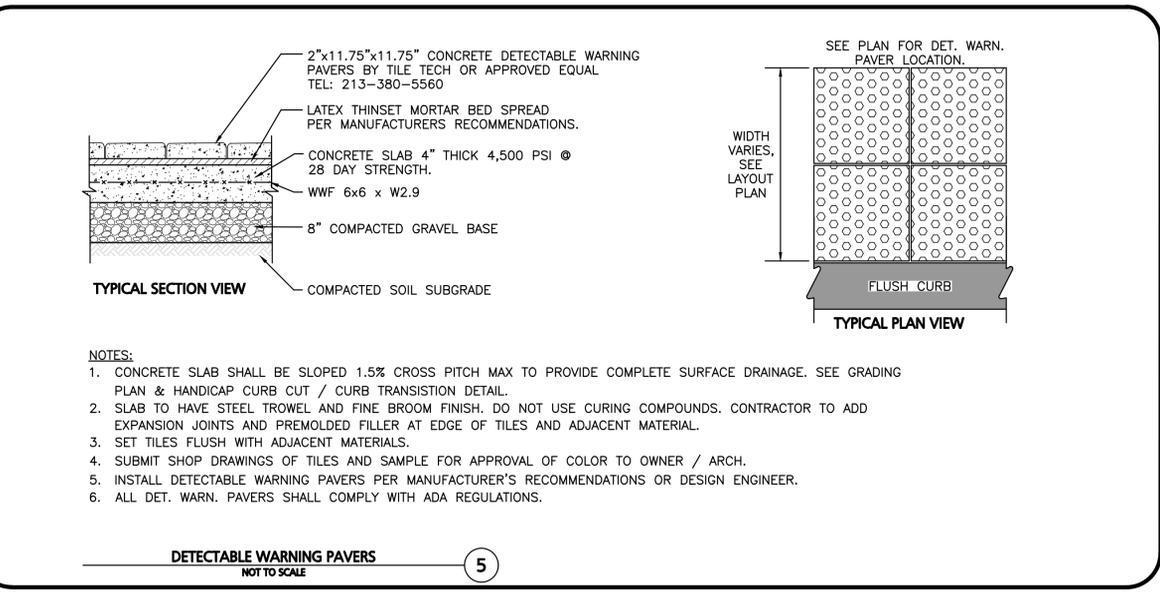
DETAILS

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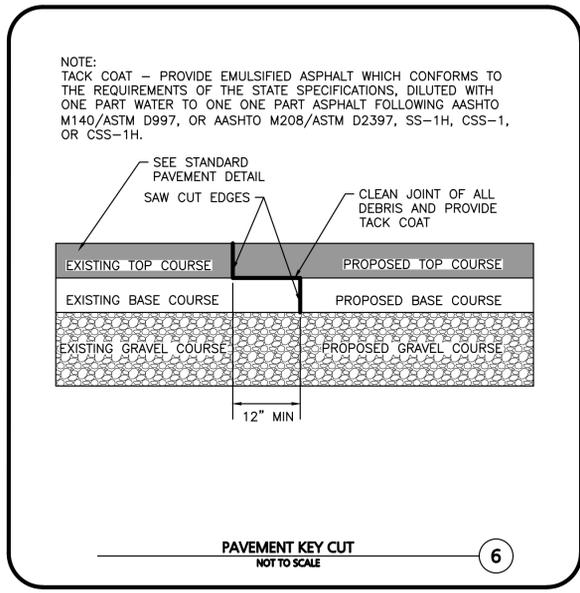
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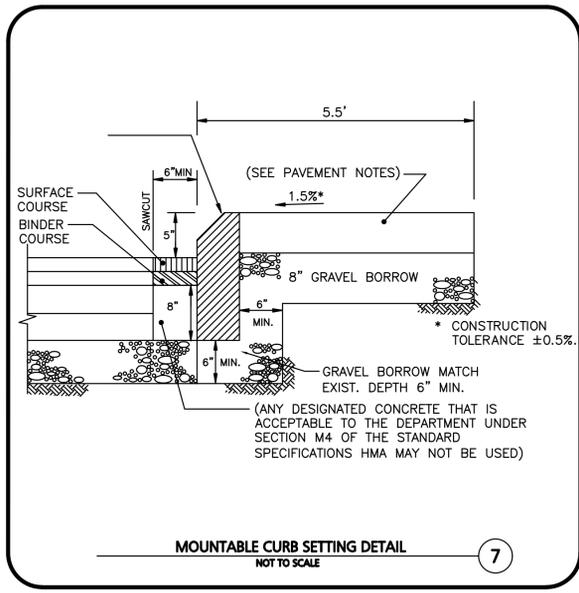
- NOTES:**
1. COMPACT SOIL SUBGRADE UNIFORMLY TO AT LEAST 95 PERCENT OF ASTM D1557 LABORATORY DENSITY.
  2. PROOF-ROLL PREPARED SUBGRADE TO IDENTIFY SIFT POCKETS AND AREAS OF EXCESS YIELDING. EXCAVATE SOFT SPOTS, UNSATISFACTORY SOILS, AND AREAS OF EXCESSIVE PUMPING OR RUTTING, AS DETERMINED BY GEOTECHNICAL ENGINEER AND REPLACE WITH COMPACTED BACKFILL OR FILL AS DIRECTED.
  3. CONTRACTOR SHALL COORDINATE SURFACE, BINDER, BASE, AND SUBBASE COURSES WITH GEOTECHNICAL OR SOILS REPORT. REFER TO REPORT FOR RECOMMENDATIONS FOR LOCAL SOILS OR DRAINAGE CONDITIONS AND/OR METHODS.
  4. BASE COURSE SHALL EXTEND 6 INCHES BEYOND PAVEMENT EDGE WHERE PAVEMENT DOES NOT ABUT CURB, WALL, STEPS, OR FIXED OBJECT.
  5. PAVEMENT EDGES SHALL BE TAMPED WHERE PAVEMENT DOES NOT ABUT CURB, WALL, STEPS, OR FIXED OBJECT.
- STANDARD DUTY PAVING**  
A= 1.5" ASPHALT CONCRETE - SURFACE COURSE (M.3.11.0, TABLE A, TOP COURSE)  
1.5" ASPHALT CONCRETE - BINDER COURSE (M.3.11.0, TABLE A, BINDER COURSE)  
B= 4" BASE COURSE (MHD 2.01.7)  
C= 12" SUBBASE COURSE (MHD 1.03.0, TYPE B)



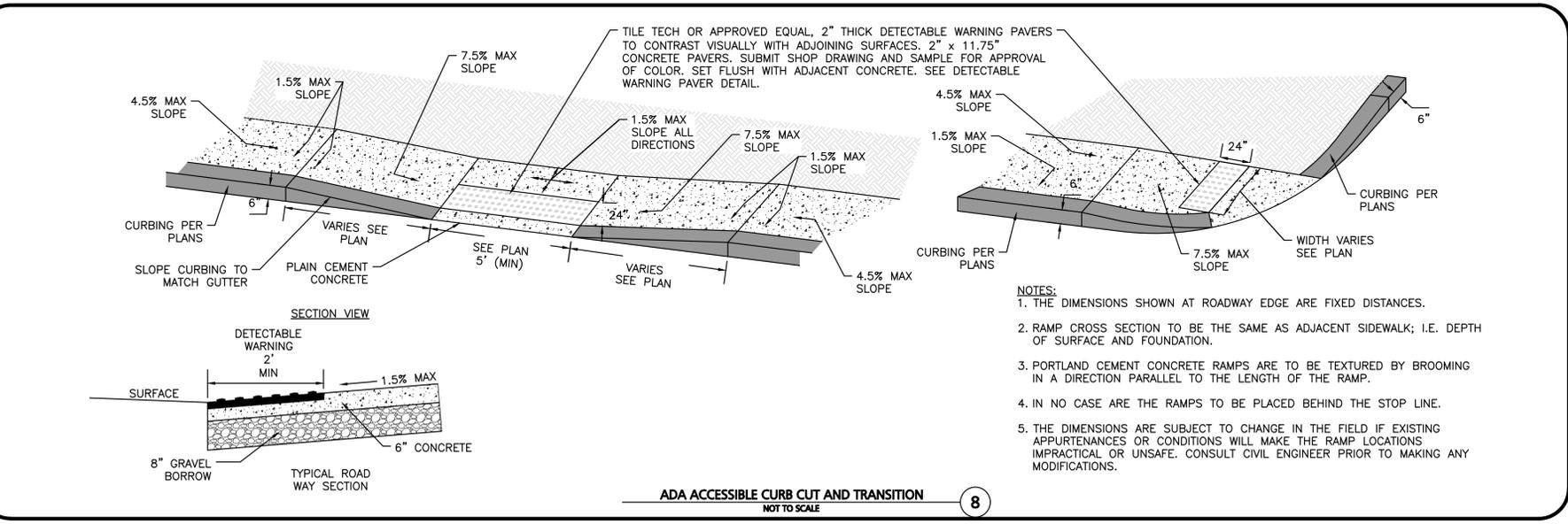
- NOTES:**
1. CONCRETE SLAB SHALL BE SLOPED 1.5% CROSS PITCH MAX TO PROVIDE COMPLETE SURFACE DRAINAGE. SEE GRADING PLAN & HANDICAP CURB CUT / CURB TRANSITION DETAIL.
  2. SLAB TO HAVE STEEL TROWEL AND FINE BROOM FINISH. DO NOT USE CURING COMPOUNDS. CONTRACTOR TO ADD EXPANSION JOINTS AND PREMOLDED FILLER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



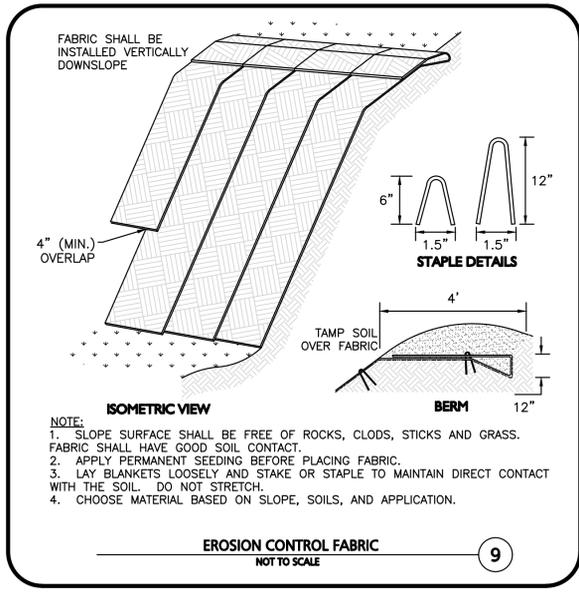
- NOTE:**  
TACK COAT - PROVIDE EMULSIFIED ASPHALT WHICH CONFORMS TO THE REQUIREMENTS OF THE STATE SPECIFICATIONS, DILUTED WITH ONE PART WATER TO ONE ONE PART ASPHALT FOLLOWING AASHTO M140/ASTM D997, OR AASHTO M208/ASTM D2397, SS-1H, CSS-1, OR CSS-1H.



- NOTE:**  
CONSTRUCTION TOLERANCE ±0.5%.
- (ANY DESIGNATED CONCRETE THAT IS ACCEPTABLE TO THE DEPARTMENT UNDER SECTION M4 OF THE STANDARD SPECIFICATIONS HMA MAY NOT BE USED)



- NOTES:**
1. THE DIMENSIONS SHOWN AT ROADWAY EDGE ARE FIXED DISTANCES.
  2. RAMP CROSS SECTION TO BE THE SAME AS ADJACENT SIDEWALK; I.E. DEPTH OF SURFACE AND FOUNDATION.
  3. PORTLAND CEMENT CONCRETE RAMPS ARE TO BE TEXTURED BY BROOMING IN A DIRECTION PARALLEL TO THE LENGTH OF THE RAMP.
  4. IN NO CASE ARE THE RAMPS TO BE PLACED BEHIND THE STOP LINE.
  5. THE DIMENSIONS ARE SUBJECT TO CHANGE IN THE FIELD IF EXISTING APPURTENANCES OR CONDITIONS WILL MAKE THE RAMP LOCATIONS IMPRACTICAL OR UNSAFE. CONSULT CIVIL ENGINEER PRIOR TO MAKING ANY MODIFICATIONS.



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

CARLTON M. QUINN  
No. 49923  
REGISTERED PROFESSIONAL ENGINEER

PROFESSIONAL ENGINEER FOR  
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
A	7/21/25	REVISED PER NOI PEER REVIEW
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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

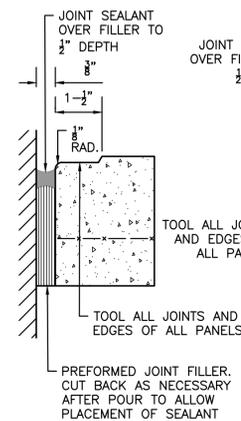
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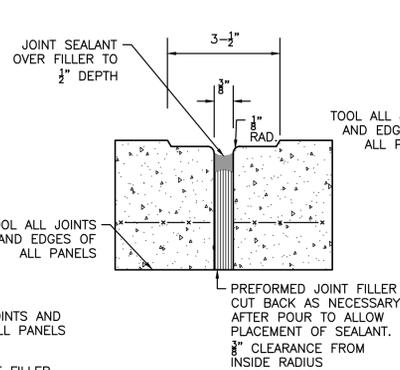
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DETAILS	C-502

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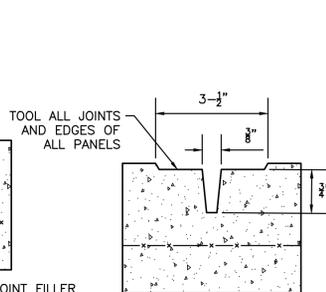
**EXPANSION JOINT AT FIXED OBJECTS DETAIL**



**EXPANSION JOINT DETAIL**



**CONTROL JOINT DETAIL**

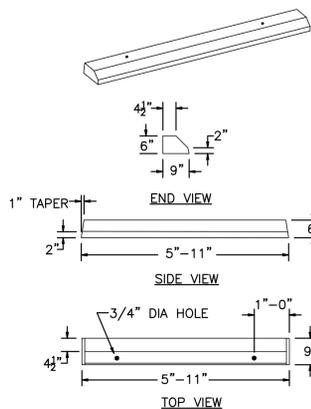


**NOTES:**

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

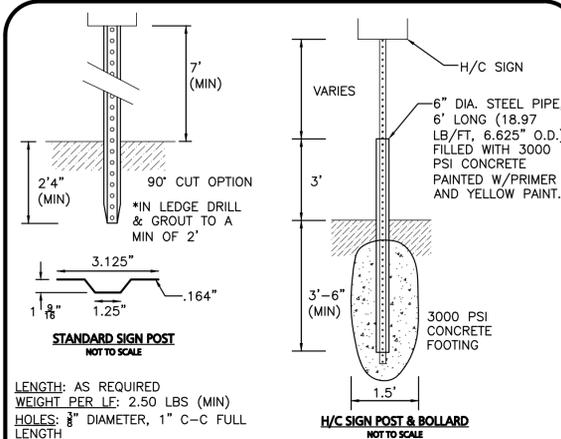


**NOTES:**

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

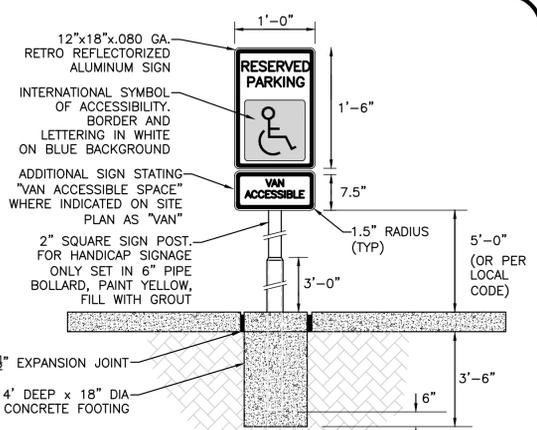
LENGTH: AS REQUIRED  
WEIGHT PER LF: 2.50 LBS (MIN)  
HOLES: 3/8" DIAMETER, 1" C-C FULL LENGTH  
STEEL: SHALL CONFORM TO ASTM A-499 OR ASTM A-576  
FINISH: SHALL BE PAINTED WITH 2 COATS OF AN APPROVED MEDIUM GREEN, BAKED ON OR AIR DRIED, PAINT OF WEATHER RESISTANT QUALITY.

**H/C SIGN POST & BOLLARD**  
NOT TO SCALE

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

**SIGN POST DETAILS**  
NOT TO SCALE

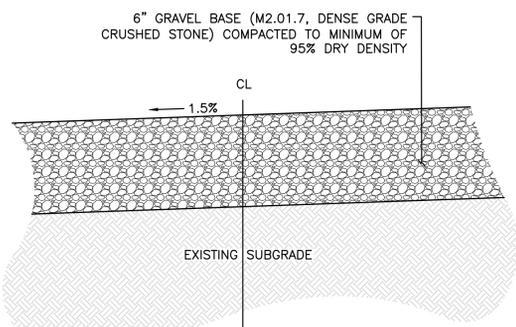
3



- 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.

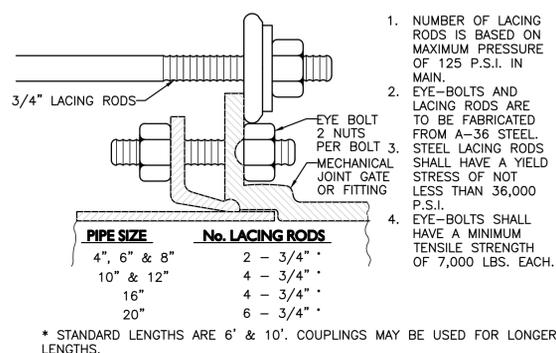
**ADA ACCESSIBLE PARKING / TRAFFIC CONTROL SIGNAGE**  
NOT TO SCALE

4



**GRAVEL DRIVEWAY**  
NOT TO SCALE

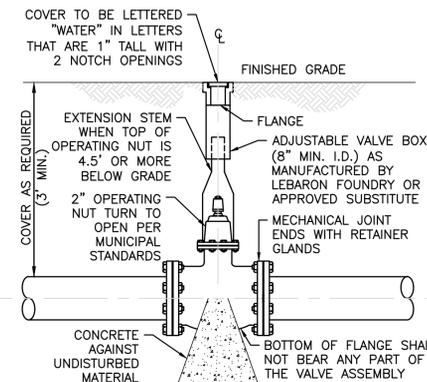
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\* STANDARD LENGTHS ARE 6' & 10'. COUPLINGS MAY BE USED FOR LONGER LENGTHS.

**MECHANICAL JOINT LACING DETAIL**  
NOT TO SCALE

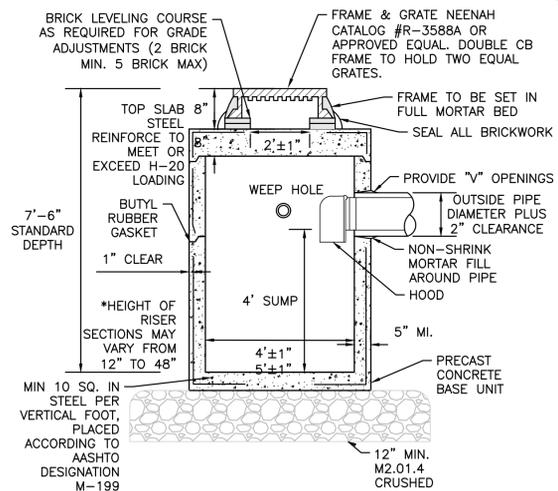
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- NOTE:**
1. CONTRACTOR MAY USE ANCHOR TEES AT HIS OPTION.
  2. HYDRANTS AND VALVES TO OPERATE PER MUNICIPAL STANDARDS

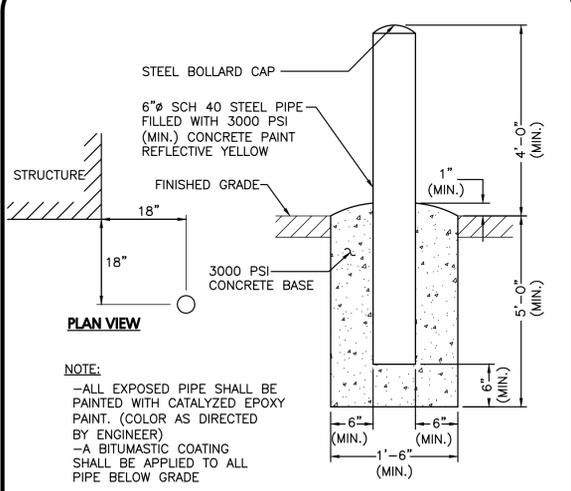
**GATE VALVE**  
NOT TO SCALE

7



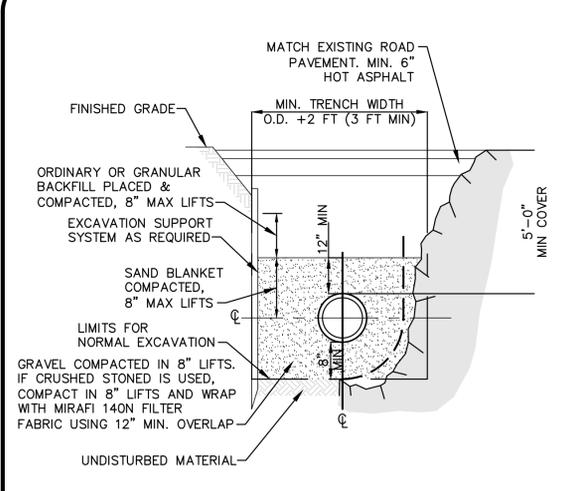
**CATCH BASIN**  
NOT TO SCALE

8



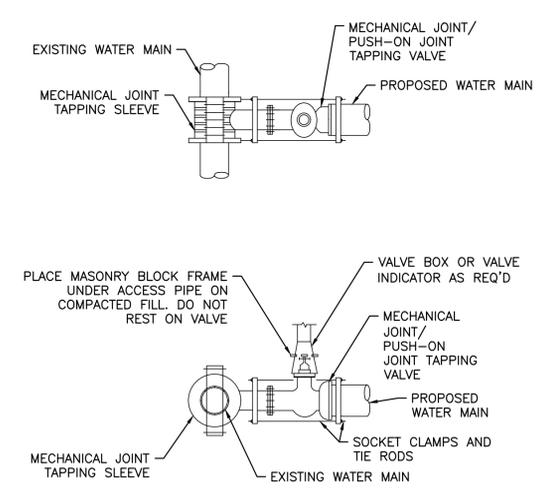
**FIXED BOLLARD**  
NOT TO SCALE

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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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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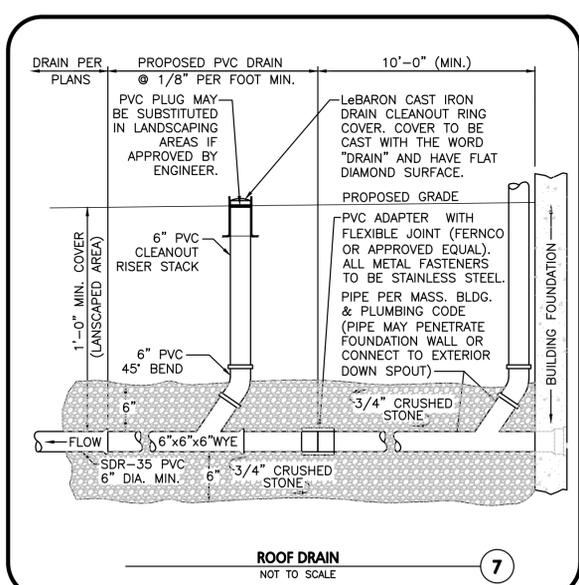
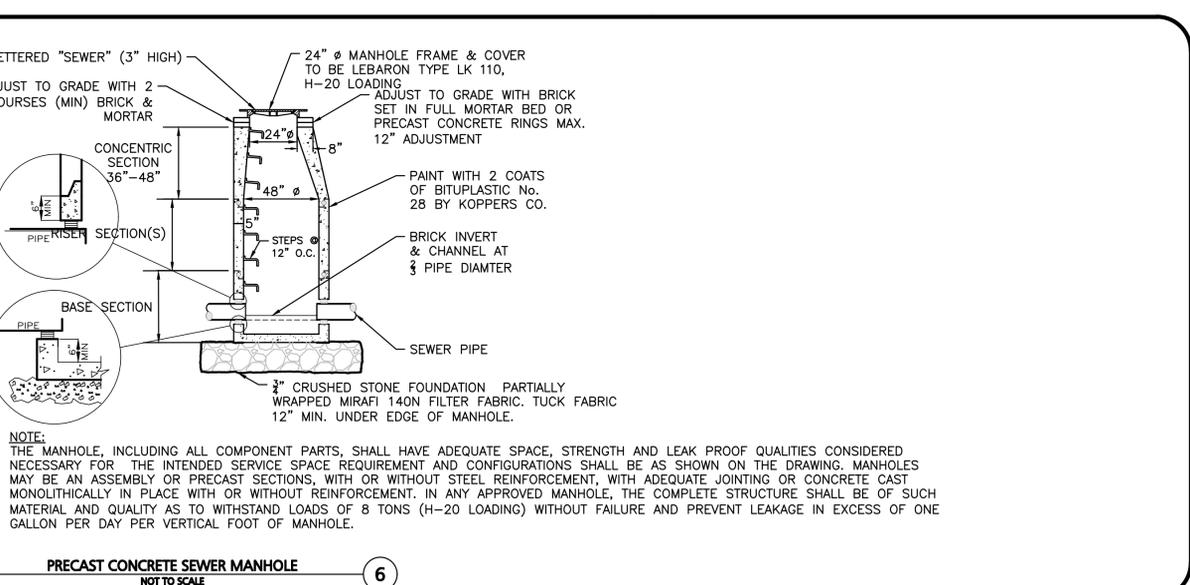
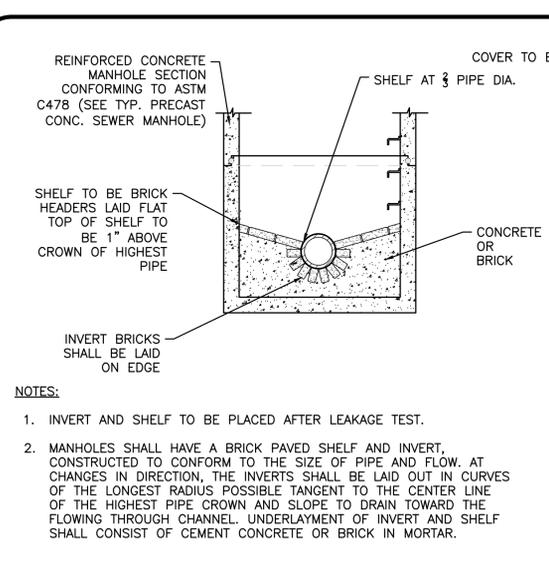
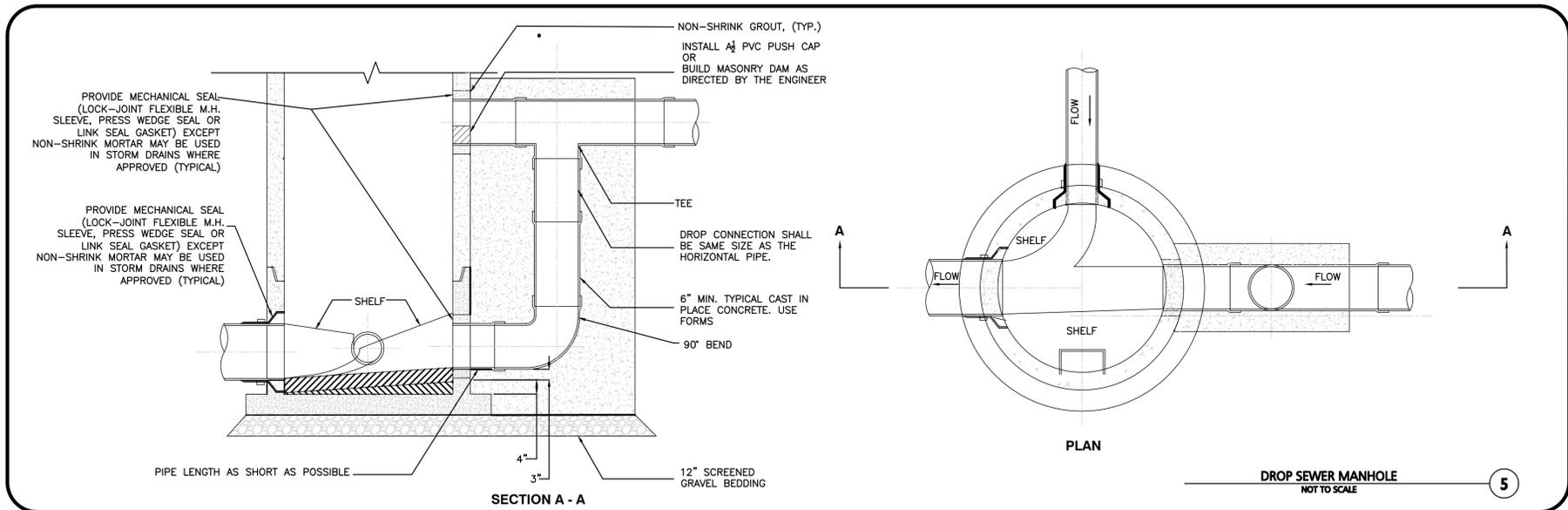
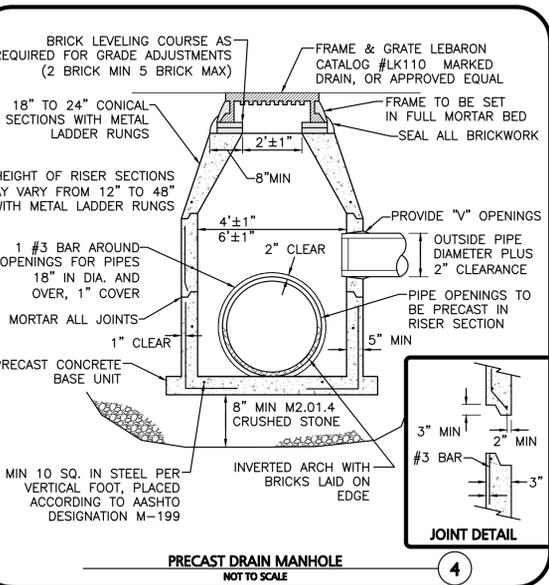
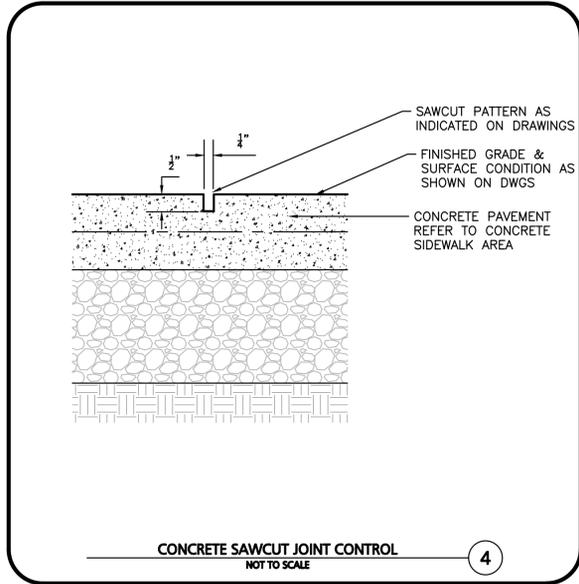
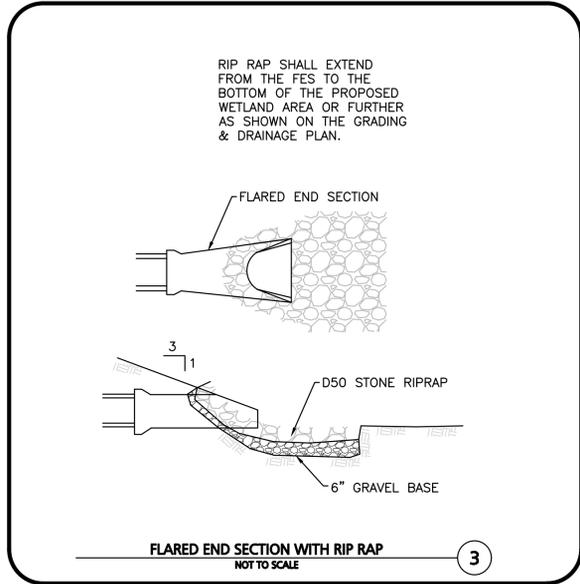
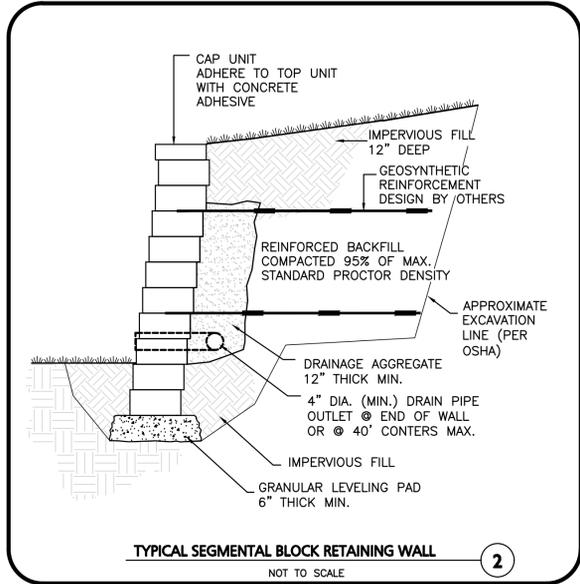
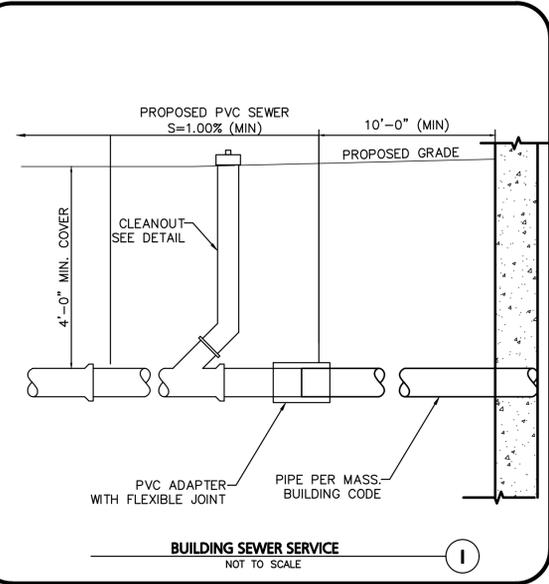
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DETAILS

SHEET No.

C-503



COMMONWEALTH OF MASSACHUSETTS  
CARLTON M. QUINN  
No. 49923  
REGISTERED PROFESSIONAL ENGINEER

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

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SHEET No. **C-504**

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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/FT<sup>2</sup>. 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 1.65 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**

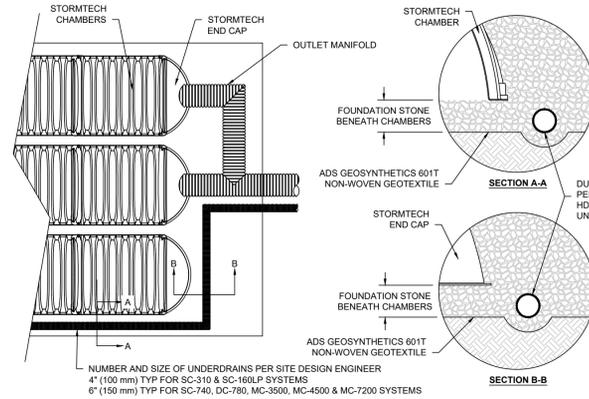
- STORMTECH SC-800 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
- STORMTECH SC-800 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/SC-800/DC-780 CONSTRUCTION GUIDE".
- CHAMBERS ARE NOT 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" (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**

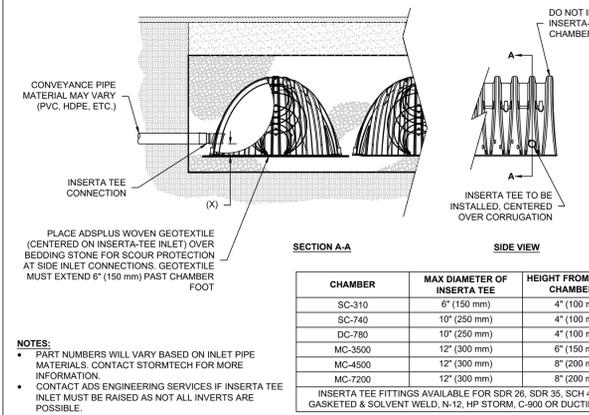
- STORMTECH SC-800 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/SC-800/DC-780 CONSTRUCTION GUIDE".
- THE USE OF CONSTRUCTION EQUIPMENT OVER SC-800 CHAMBERS IS LIMITED:
  - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
  - NO RUBBER Tired LOADERS, DUMP TRUCKS, OR EXCAVATORS 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 30" (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.

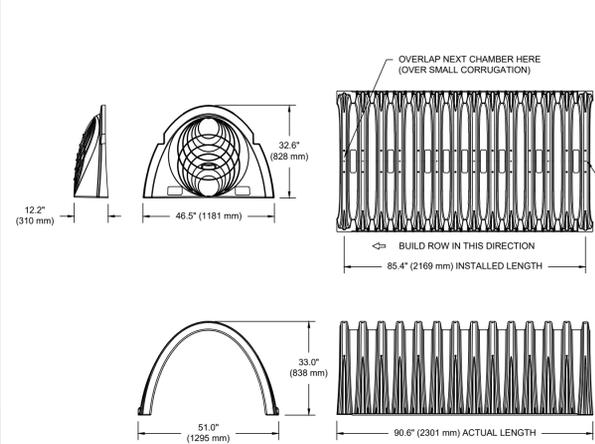
CONTACT STORMTECH AT 1-888-892-2894 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.



**1 UNDERDRAIN DETAIL**



**2 INSERTA-TEE SIDE INLET DETAIL**



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

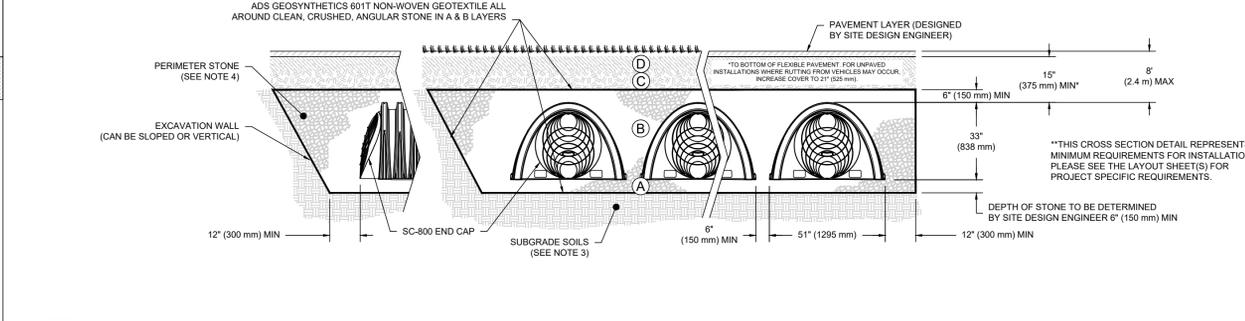
NOTE: ALL DIMENSIONS ARE NOMINAL.

**3 SC-800 TECHNICAL SPECIFICATIONS**

**ACCEPTABLE FILL MATERIALS: STORMTECH SC-800 CHAMBER SYSTEMS**

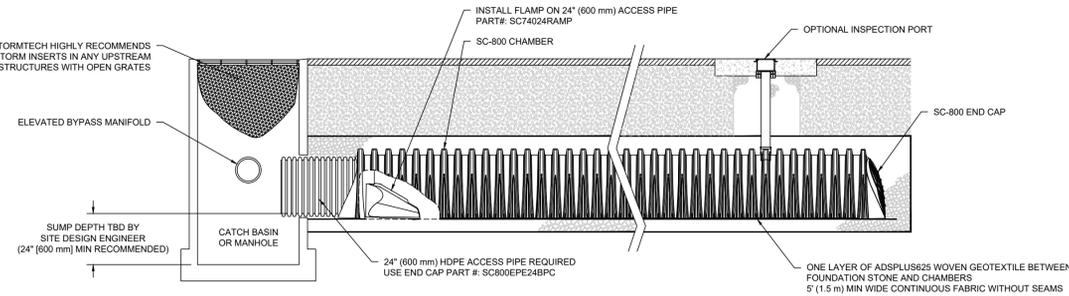
MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	<b>FINAL FILL:</b> FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	<b>INITIAL FILL:</b> 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. OR MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	<b>EMBEDMENT STONE:</b> FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE <sup>5</sup>	NO COMPACTION REQUIRED.
A	<b>FOUNDATION STONE:</b> FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE <sup>5</sup>	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. <sup>2,3</sup>

- 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".
  - SC-800 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/FT<sup>2</sup>. 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**



**4 SC-800 ISOLATOR ROW PLUS DETAIL**

- INSPECTION & MAINTENANCE**
- STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- INSPECTION PORTS (IF PRESENT)
  - REMOVE 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.5. ALL ISOLATOR ROW PLUS
- 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	7/21/25	REVISED PER NOI PEER REVIEW
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  
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WOBURN, MA • LAKEVILLE, MA • MANCHESTER, NH

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DRAWING TITLE:	SHEET No.
DETAILS	C-505



### 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 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, 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, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 400 LBS/FT<sup>2</sup>. THE ASO 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 1.85 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.
- MANHOLE SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECHNICAL NOTE 6.52 FOR MANHOLE 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 MANHOLE 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 GEOTECHNICAL PROFESSIONAL AND INSTALLED BY A QUALIFIED CONTRACTOR.

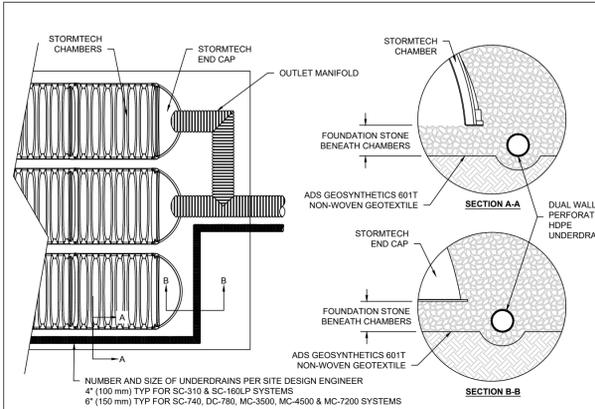
### IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF THE SC-310 SYSTEM

- 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:
  - STONES/ROCK 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 HOPE 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.

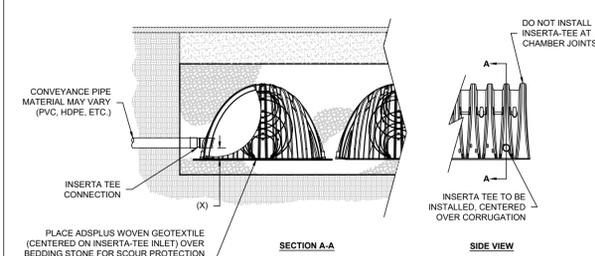
### NOTES FOR CONSTRUCTION EQUIPMENT

- 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.



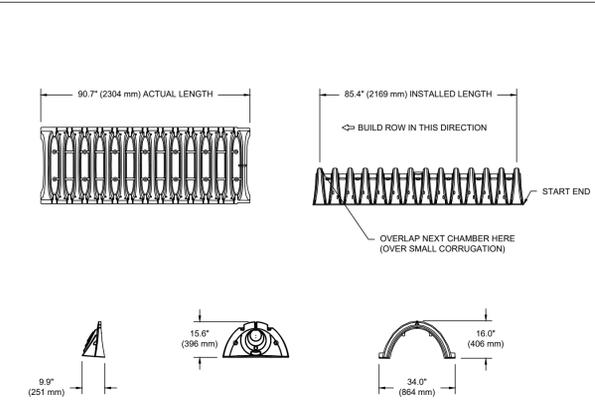
### 5 UNDERDRAIN DETAIL



CHAMBER	MAX DIAMETER OF INSERTA TEE	HEIGHT FROM BASE OF CHAMBER (H)
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 INSERTA TEE INLET MUST BE RAISED AS NOT ALL INVERTS ARE POSSIBLE.

### 6 INSERTA-TEE SIDE INLET DETAIL



PART #	STUB	A	B	C
SC310PE001 / SC310PE001PC	6" (150 mm)	9.6" (244 mm)	5.8" (147 mm)	0.5" (13 mm)
SC310PE002 / SC310PE002PC	8" (200 mm)	11.9" (302 mm)	3.5" (89 mm)	---
SC310PE003 / SC310PE003PC	10" (250 mm)	12.7" (323 mm)	1.4" (36 mm)	0.6" (15 mm)
SC310PE101 / SC310PE101PC	12" (300 mm)	13.5" (343 mm)	---	0.7" (18 mm)
SC310PE121 / SC310PE121PC	12" (300 mm)	13.5" (343 mm)	---	0.9" (23 mm)

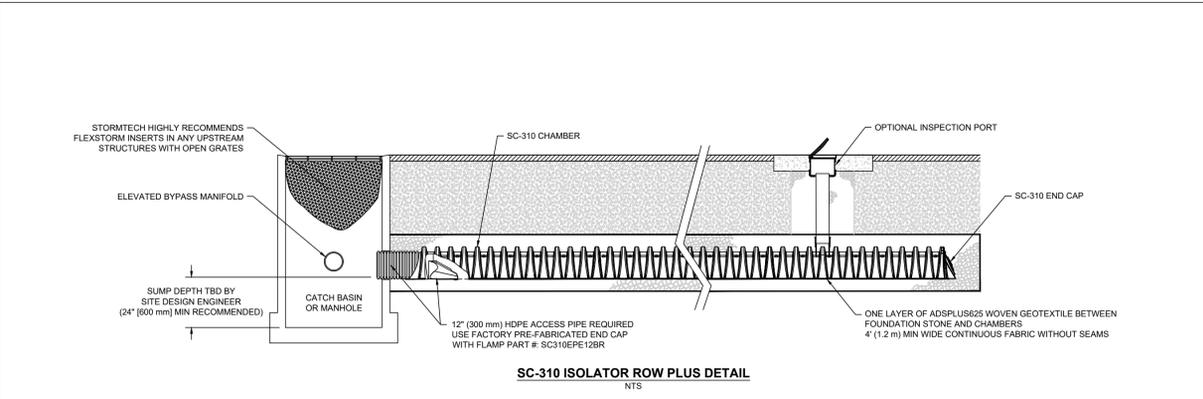
PRE-FAB STUB AT BOTTOM OF END CAP WITH FLAMP END WITH "BR" PRE-FAB STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B" PRE-FAB STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T" PRE-CORED END CAPS END WITH "PC"

ALL STUBS, EXCEPT FOR THE SC310PE12B 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.

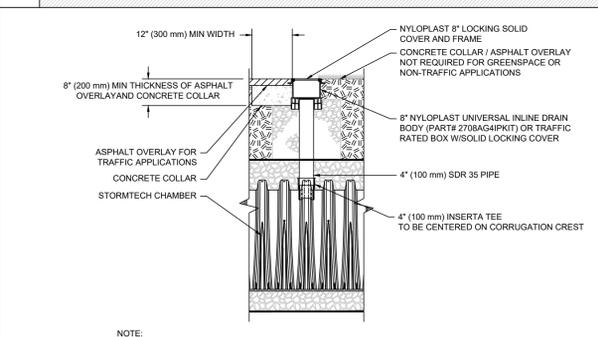
\* FOR THE SC310PE12B THE 12" (300 mm) STUB LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 0.25" (6 mm). BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE N-12 SUB SO THAT THE FITTING SITS LEVEL.

NOTE: ALL DIMENSIONS ARE NOMINAL.

### 2 SC-310 TECHNICAL SPECIFICATIONS



### 3 SC-310 ISOLATOR ROW PLUS DETAIL



NOTE: INSPECTION PORTS MAY BE CONNECTED THROUGH ANY CHAMBER CORRUGATION CREST.

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

### INSPECTION & MAINTENANCE

- STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- INSPECTION PORTS (IF PRESENT)
  - REMOVE OPEN LID ON NYLON/PLAST 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 ROW 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

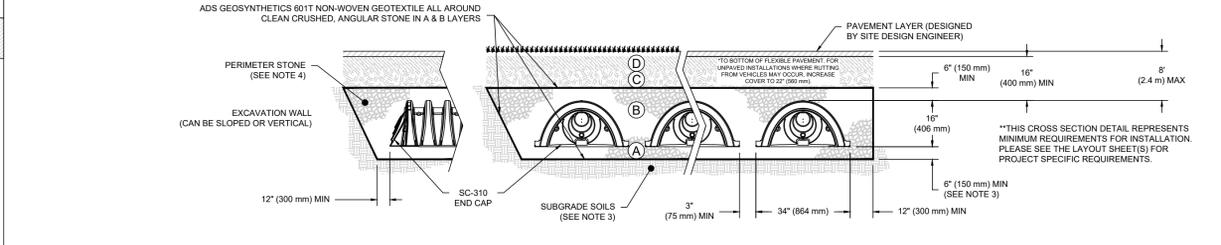
- INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER LEVELS.
- CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

### 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, <35% FINES OR PROCESSED AGGREGATE.	AASHTO M145 <sup>1</sup> A-1, A-2, A-3 OR AASHTO M43 <sup>2</sup> 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 90% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
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 <sup>3</sup>	AASHTO M43 <sup>1</sup> 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE <sup>3</sup>	AASHTO M43 <sup>1</sup> 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. <sup>2,3</sup>

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 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, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2922 SHALL BE GREATER THAN OR EQUAL TO 400 LBS/FT<sup>2</sup>, 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	7/21/25	REVISED PER NOI PEER REVIEW
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

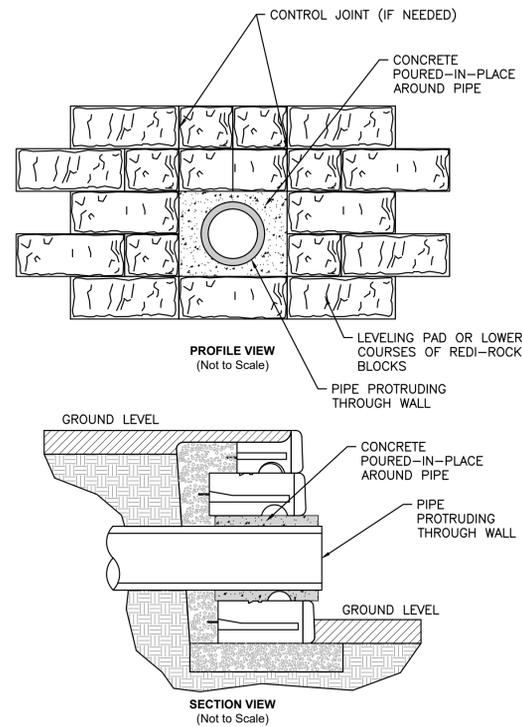
PROJECT NO.	3317-01	DATE:	02-11-2025
SCALE:	AS SHOWN	DWG. NAME:	C-3317-01
DESIGNED BY:	MTB	CHECKED BY:	CMQ



**ALLEN & MAJOR ASSOCIATES, INC.**  
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DRAWING TITLE:	SHEET No.
DETAILS	C-506

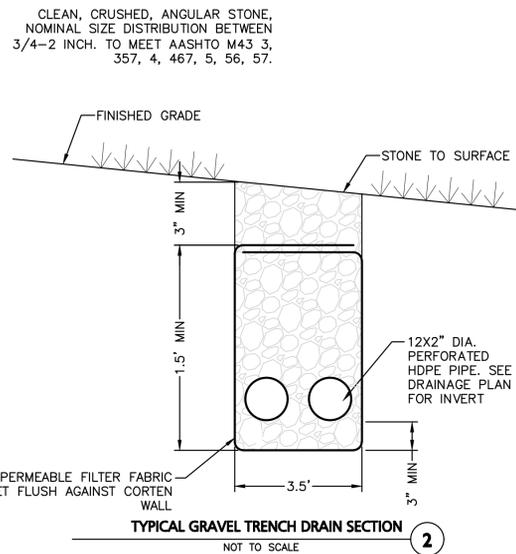


**BASE LEVELING PAD NOTES:**

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.

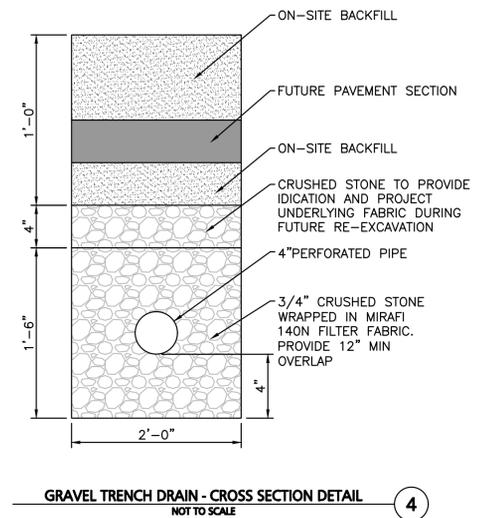
**PIPE THROUGH HEADWALL**  
NOT TO SCALE

1



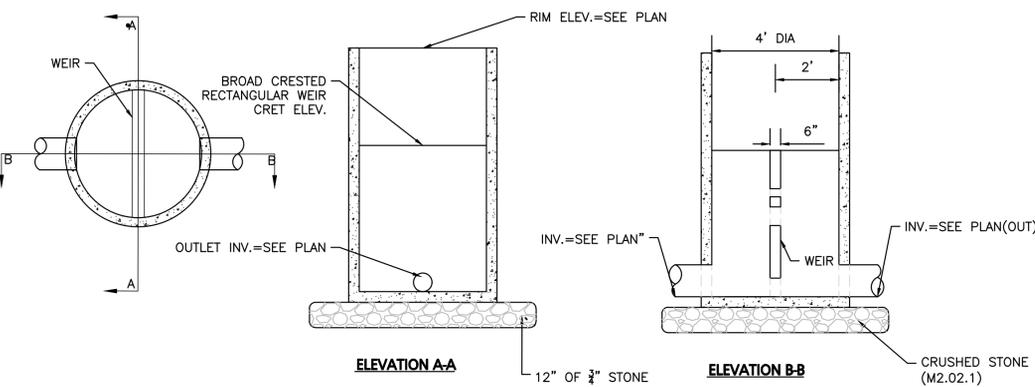
**TYPICAL GRAVEL TRENCH DRAIN SECTION**  
NOT TO SCALE

2



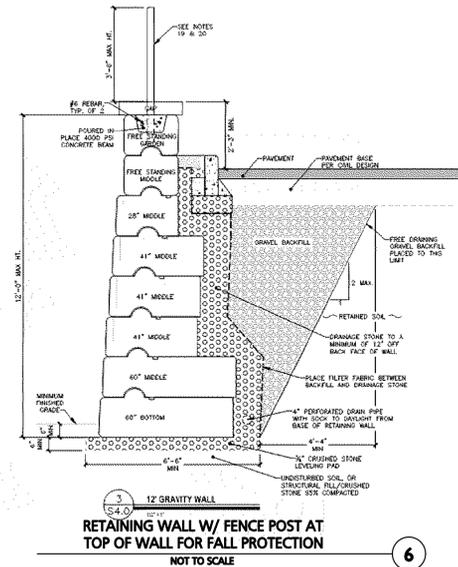
**GRAVEL TRENCH DRAIN - CROSS SECTION DETAIL**  
NOT TO SCALE

4



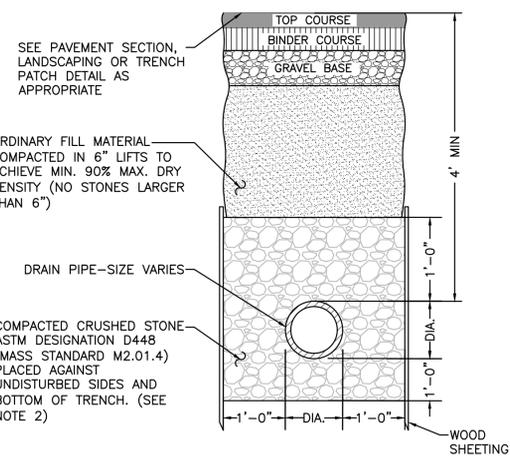
**4\"/>**

5



**RETAINING WALL W/ FENCE POST AT TOP OF WALL FOR FALL PROTECTION**  
NOT TO SCALE

6

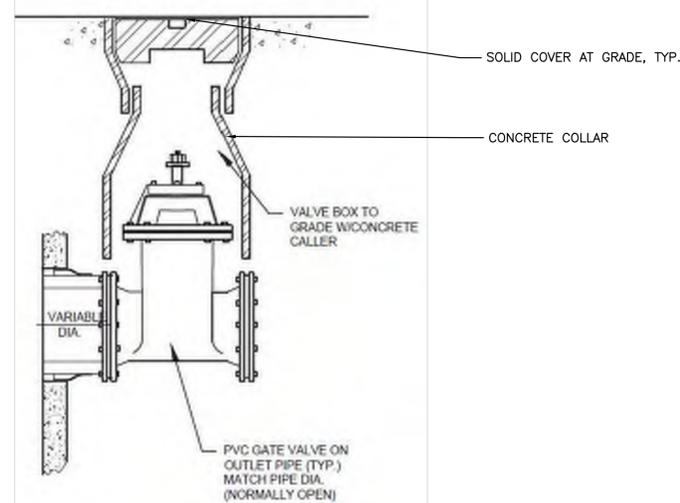


**DRAINAGE TRENCH**  
NOT TO SCALE

7

**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\"/>



**MASTER SHUTOFF VALVE DETAIL**  
NOT TO SCALE

8

**NOTES:**

- 1.) RIM OF SHUTOFF VALVE BOX SHALL BE FLUSH TO GRADE.
- 2.) VALVE LOCATED UNDER REMOVABLE COVER. USE KEY TO OPEN/CLOSE VALVE.
- 3.) SHUTOFF VALVE SHALL BE LOCATED IMMEDIATELY DOWNSTREAM OF WATER QUALITY UNIT OUTLET, AGAINST STRUCTURE FACE.



PROFESSIONAL ENGINEER FOR ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
A	7/21/25	REVISED PER NOI PEER REVIEW
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:

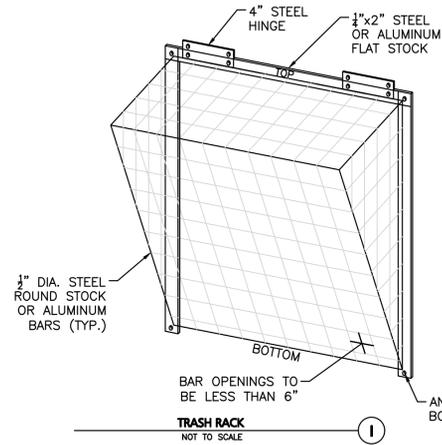


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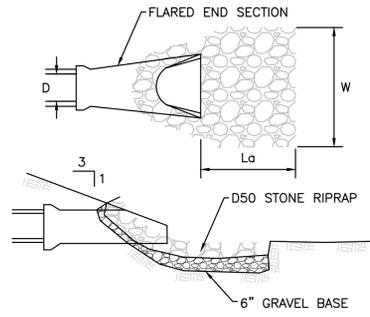
DRAWING TITLE: DETAILS SHEET No. C-507

- NOTES:
- HINGE MECHANISM TO BE PROVIDED.
  - TRASH RACK SHALL BE HOT-DIP GALVANIZED AFTER FABRICATION.
  - ALL MATERIALS TO BE NON-CORROSIVE.
  - SMALL CONCRETE PAD TO BE INSTALLED UNDERNEATH ORIFICE.

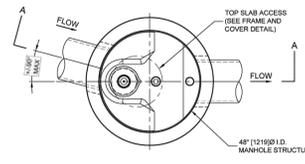


TRASH RACK  
NOT TO SCALE

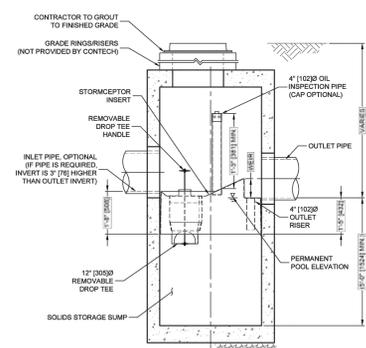
RIP RAP SHALL EXTEND FROM THE FES TO THE BOTTOM OF THE PROPOSED WETLAND AREA OR FURTHER AS SHOWN ON THE GRADING & DRAINAGE PLAN.



FLARED END SECTION WITH RIP RAP  
NOT TO SCALE



PLAN VIEW  
TOP SLAB NOT SHOWN



SECTION A-A

Stormceptor®

**STORMCEPTOR DESIGN NOTES**

THE STANDARD STC450I CONFIGURATION WITH ROUND, SOLID FRAME AND COVER, AND INLET PIPE IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.

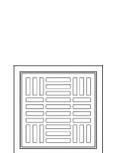
STORMCEPTOR STC450I RATED TREATMENT CAPACITY IS 1.4 CFS, OR PER LOCAL REGULATIONS.

**CONFIGURATION DESCRIPTION**

GRATED INLET ONLY (NO INLET PIPE)
GRATED INLET WITH INLET PIPE OR PIPES
CURB INLET ONLY (NO INLET PIPE)
CURB INLET WITH INLET PIPE OR PIPES



FRAME AND COVER  
(MAY VARY)  
NOT TO SCALE



FRAME AND GRATE  
(MAY VARY)  
NOT TO SCALE

**SITE SPECIFIC DATA REQUIREMENTS**

STRUCTURE ID	
WATER QUALITY FLOW RATE (CFS OR L/s)	
PEAK FLOW RATE (CFS OR L/s)	
RETURN PERIOD OF PEAK FLOW (YRS)	
SCREEN APERTURE (2400 OR 4700)	
RIM ELEVATION	
PIPE DATA	
INLET PIPE 1	
INLET PIPE 2	
OUTLET PIPE	
NOTES/SPECIAL REQUIREMENTS	

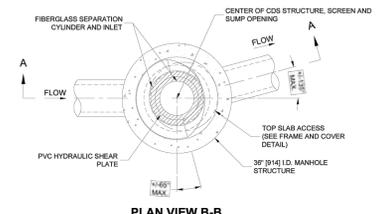
- GENERAL NOTES**
- CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
  - FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. [www.conteches.com](http://www.conteches.com)
  - CONTECH WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
  - STRUCTURE SHALL MEET ASHPTO HSD LOAD RATING, ASSUMING EARTH COVER OF 2'-2" AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION.
  - CONTRACTOR SHALL MEET ASHPTO HSD AND BE CAST WITH THE CONTECH LOGO.
  - STORMCEPTOR STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C478 AND ASHOTO LOAD FACTOR DESIGN METHOD.
  - ALTERNATE UNITS ARE SHOWN IN MILLIMETERS (mm).
- INSTALLATION NOTES**
- ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
  - CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STORMCEPTOR MANHOLE STRUCTURE.
  - CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
  - CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
  - CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

CONTECH  
ENGINEERED SOLUTIONS LLC  
www.conteches.com  
8025 Centre Pointe Dr., Suite 400, West Chester, OH 45389  
930-338-1122 513-646-7000 513-646-7993 FAX

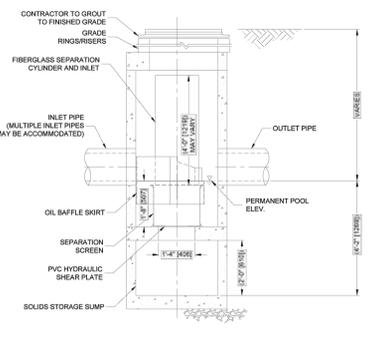
STC450I  
STORMCEPTOR  
STANDARD DETAIL

STC 450 I (CB1, CB6, CB8, CB11)  
NOT TO SCALE

3



PLAN VIEW B-B  
N.T.S.



ELEVATION A-A  
N.T.S.

**CDS1515-3-C DESIGN NOTES**

CDS1515-3-C RATED TREATMENT CAPACITY IS 1.4 CFS, OR PER LOCAL REGULATIONS. THE STANDARD CDS1515-3-C CONFIGURATION IS SHOWN.



**SITE SPECIFIC DATA REQUIREMENTS**

STRUCTURE ID	
WATER QUALITY FLOW RATE (CFS OR L/s)	
PEAK FLOW RATE (CFS OR L/s)	
RETURN PERIOD OF PEAK FLOW (YRS)	
SCREEN APERTURE (2400 OR 4700)	
RIM ELEVATION	
PIPE DATA	
INLET PIPE 1	
INLET PIPE 2	
OUTLET PIPE	
ANTI-FLOTATION BALLAST	
WIDTH	
HEIGHT	
NOTES/SPECIAL REQUIREMENTS:	

\* PER ENGINEER OF RECORD

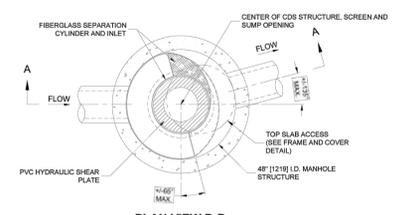
- GENERAL NOTES**
- CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
  - FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. [www.conteches.com](http://www.conteches.com)
  - CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
  - STRUCTURE SHALL MEET ASHPTO HSD LOAD RATING, ASSUMING EARTH COVER OF 2'-2" AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET ASHPTO MDS AND BE CAST WITH THE CONTECH LOGO.
  - IF REQUIRED, PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.
  - CDS STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C478 AND ASHOTO LOAD FACTOR DESIGN METHOD.
- INSTALLATION NOTES**
- ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
  - CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE.
  - CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
  - CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
  - CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

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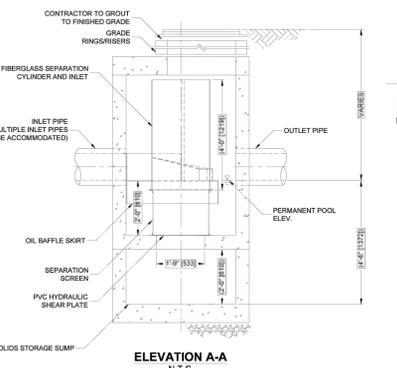
CDS1515-3-C  
ONLINE CDS  
STANDARD DETAIL

CDS 1515-3-C (DMH8, DMH12, DMH21)  
NOT TO SCALE

4



PLAN VIEW B-B  
N.T.S.



ELEVATION A-A  
N.T.S.

**CDS2015-4-C DESIGN NOTES**

CDS2015-4-C RATED TREATMENT CAPACITY IS 1.4 CFS, OR PER LOCAL REGULATIONS. THE STANDARD CDS2015-4-C CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.

**CONFIGURATION DESCRIPTION**

GRATED INLET ONLY (NO INLET PIPE)
GRATED INLET WITH INLET PIPE OR PIPES
CURB INLET ONLY (NO INLET PIPE)
CURB INLET WITH INLET PIPE OR PIPES



FRAME AND COVER  
(DIAMETER VARIES)  
N.T.S.

**SITE SPECIFIC DATA REQUIREMENTS**

STRUCTURE ID	
WATER QUALITY FLOW RATE (CFS OR L/s)	
PEAK FLOW RATE (CFS OR L/s)	
RETURN PERIOD OF PEAK FLOW (YRS)	
SCREEN APERTURE (2400 OR 4700)	
RIM ELEVATION	
PIPE DATA	
INLET PIPE 1	
INLET PIPE 2	
OUTLET PIPE	
ANTI-FLOTATION BALLAST	
WIDTH	
HEIGHT	
NOTES/SPECIAL REQUIREMENTS:	

\* PER ENGINEER OF RECORD

- GENERAL NOTES**
- CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
  - FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. [www.conteches.com](http://www.conteches.com)
  - CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
  - STRUCTURE SHALL MEET ASHPTO HSD LOAD RATING, ASSUMING EARTH COVER OF 2'-2" AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET ASHPTO MDS AND BE CAST WITH THE CONTECH LOGO.
  - IF REQUIRED, PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.
  - CDS STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C478 AND ASHOTO LOAD FACTOR DESIGN METHOD.
- INSTALLATION NOTES**
- ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
  - CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE.
  - CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
  - CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
  - CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

CONTECH  
ENGINEERED SOLUTIONS LLC  
www.conteches.com  
8025 Centre Pointe Dr., Suite 400, West Chester, OH 45389  
930-338-1122 513-646-7000 513-646-7993 FAX

CDS2015-4-C  
ONLINE CDS  
STANDARD DETAIL

CDS2016-4-C (DMH26, DMH28)  
NOT TO SCALE

5



PROFESSIONAL ENGINEER FOR  
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
A	7/21/25	REVISED PER NOI PEER REVIEW
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](http://www.allenmajor.com)  
100 COMMERCE WAY, SUITE 5  
WOBURN MA 01801  
TEL: (781) 935-6889  
FAX: (781) 935-2896

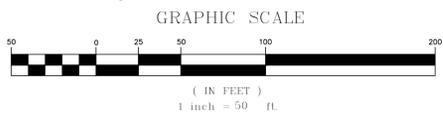
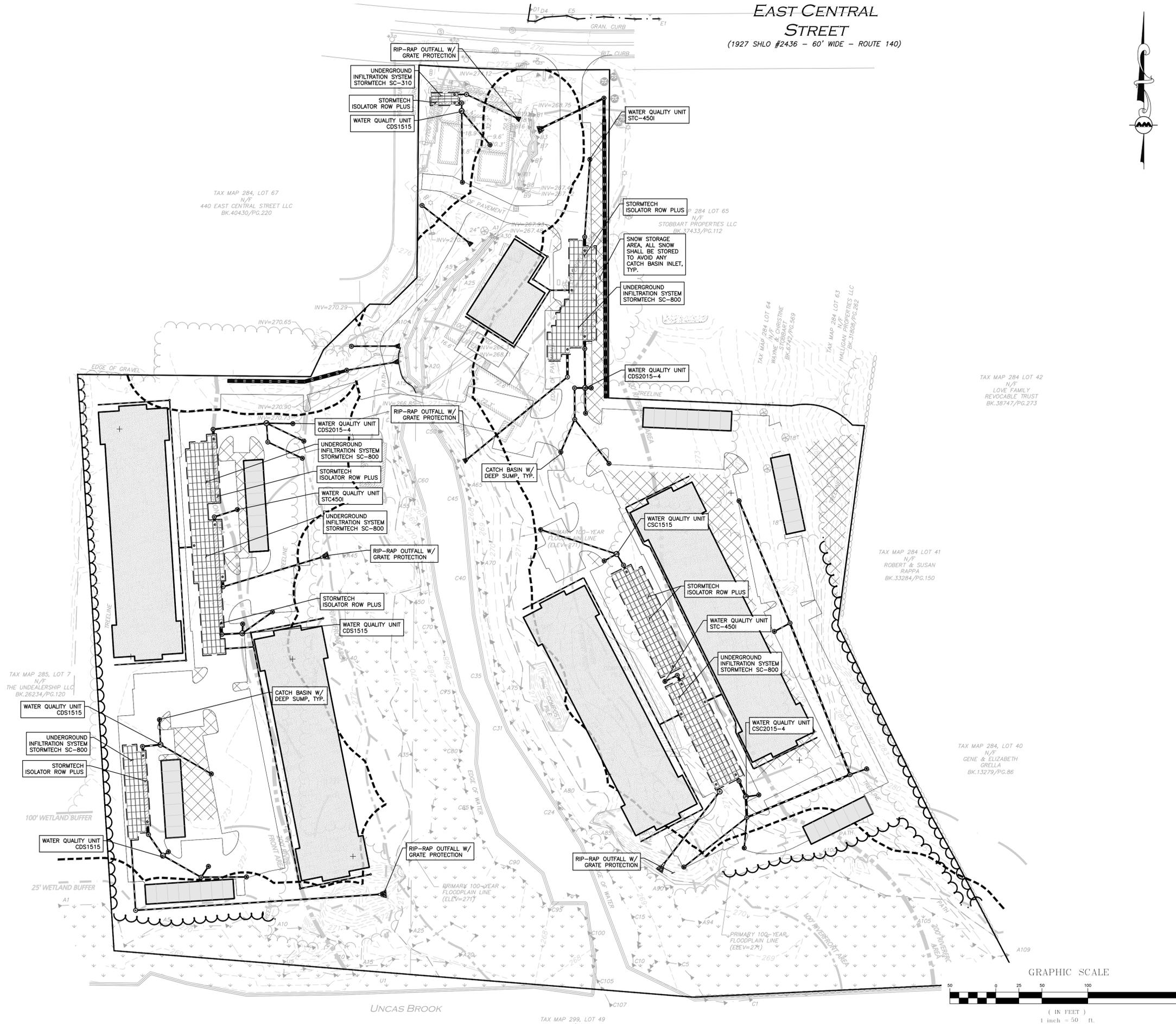
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DETAILS	C-508



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



PROFESSIONAL ENGINEER FOR  
ALLEN & MAJOR ASSOCIATES, INC.

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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" = 50'	DWG. NAME:	C-3317-01
DESIGNED BY:	MTB	CHECKED BY:	CMQ

PREPARED BY:

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civil engineering • land surveying  
environmental consulting • landscape architecture  
www.allenmajor.com  
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<b>BMP EXHIBIT</b>	<b>EXH-2</b>

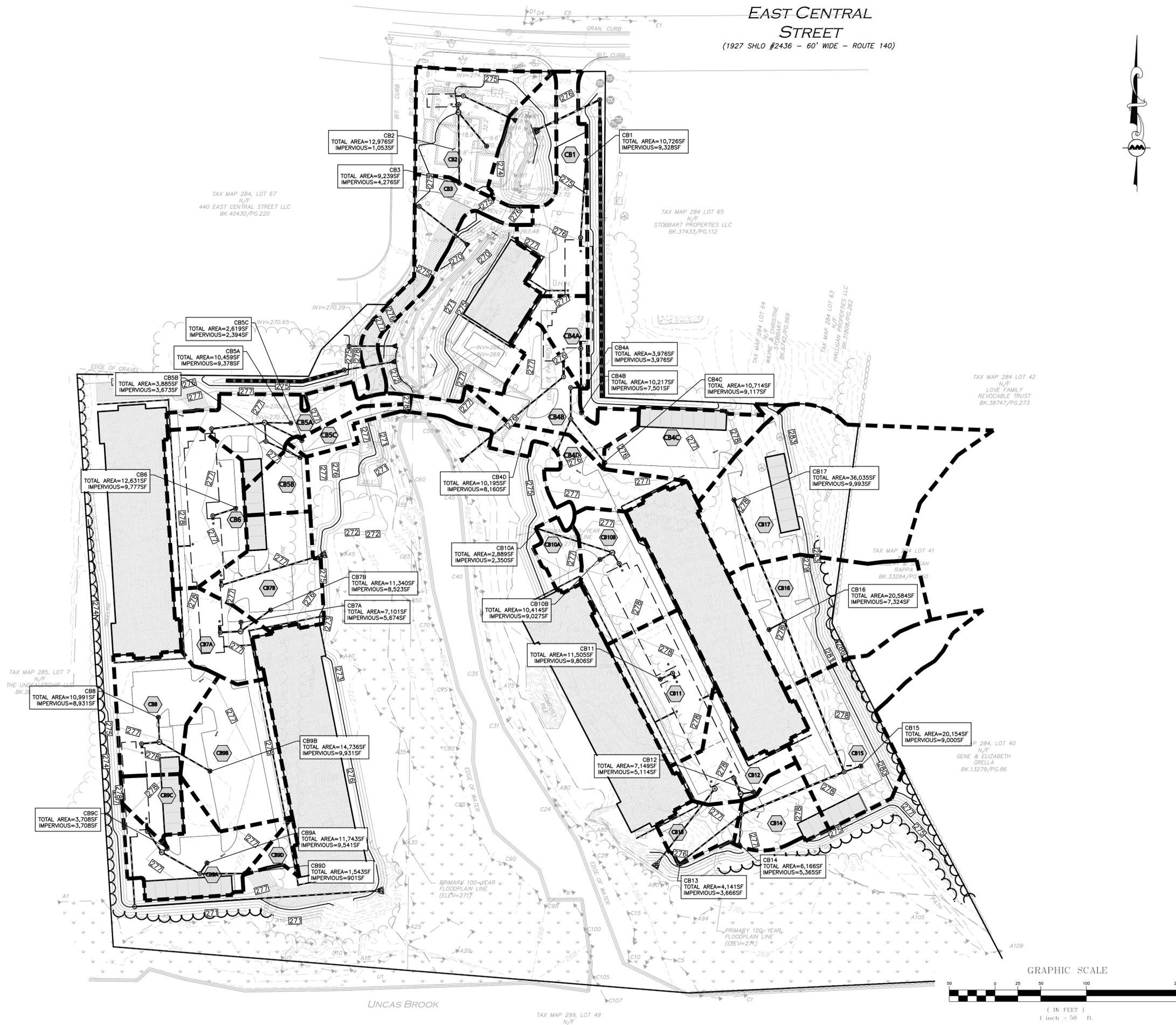
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**EAST CENTRAL STREET**  
(1927 SHLO #2436 - 60' WIDE - ROUTE 140)



PROFESSIONAL ENGINEER FOR  
ALLEN & MAJOR ASSOCIATES, INC.

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FRANKLIN, MA

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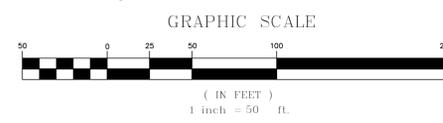
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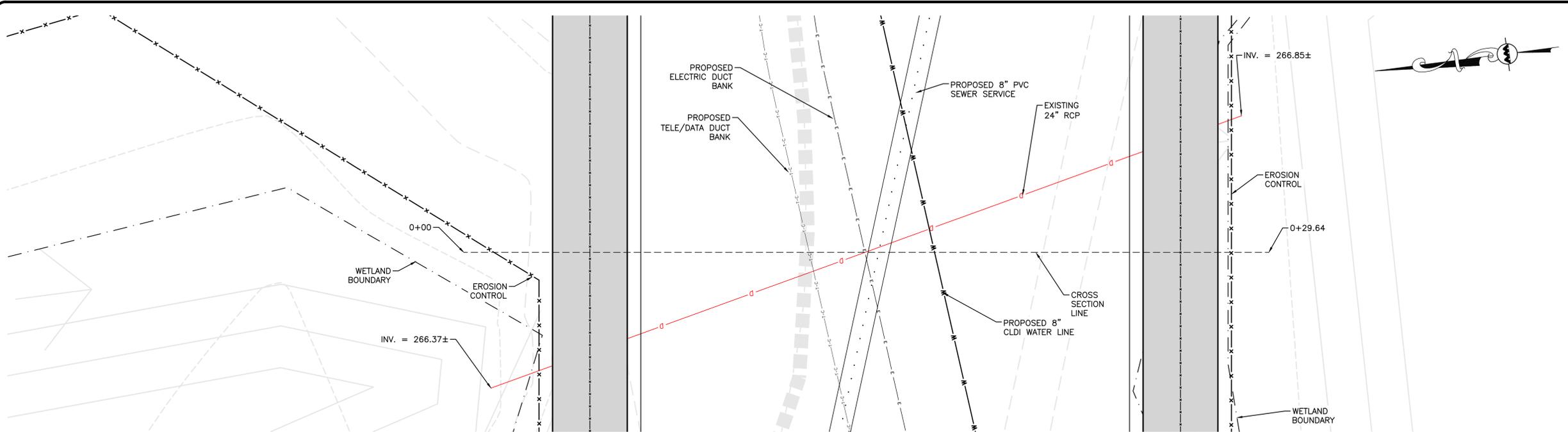
DRAWING TITLE:	SHEET No.
CATCH BASIN WATERSHED EXHIBIT	EXH-3

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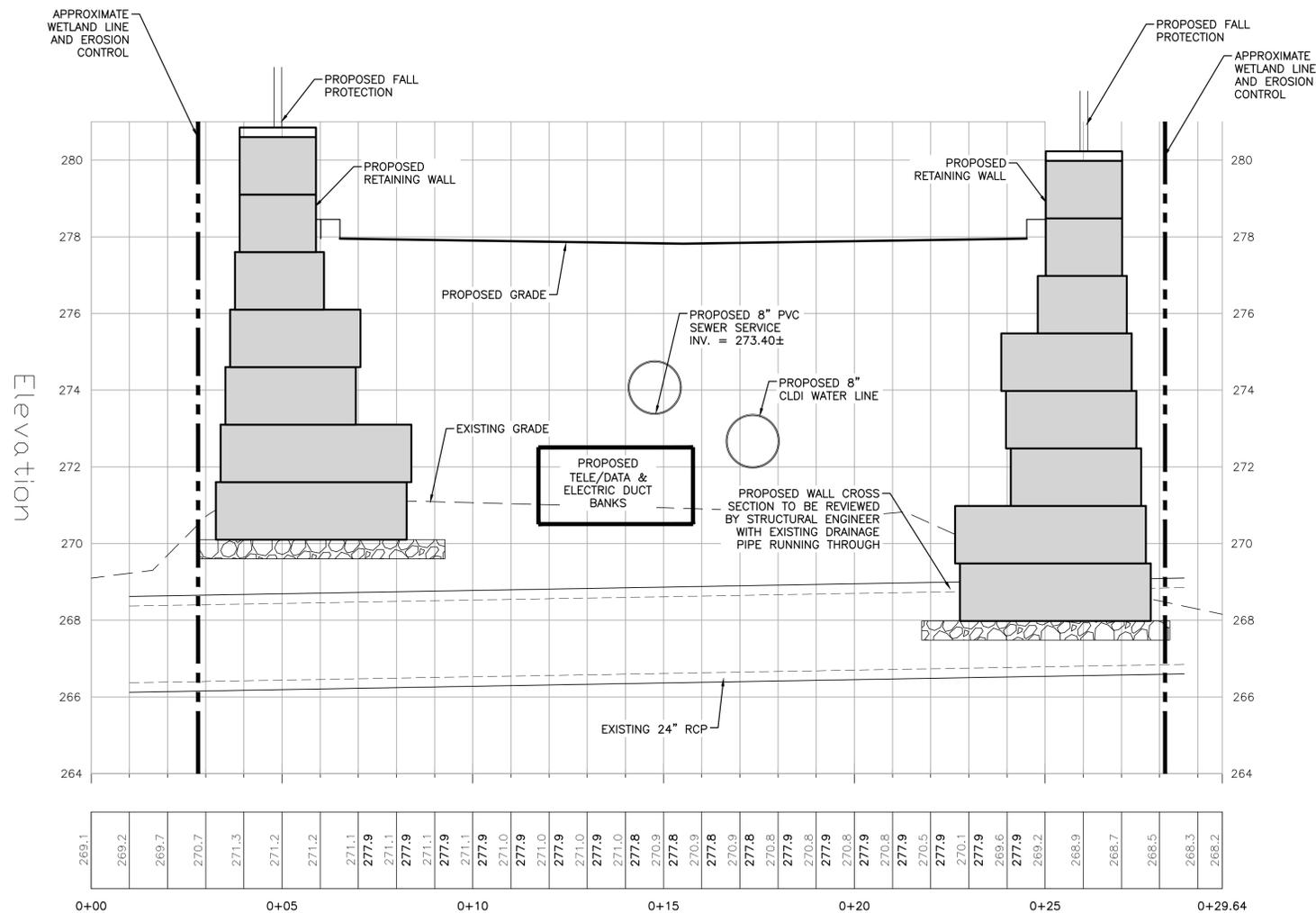
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### PLAN VIEW SOUTHERN STREAM CROSSING

SCALE: 1"=2'



### CROSS SECTION SOUTHERN STREAM CROSSING

SCALE: 1"=2'



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

PROFESSIONAL ENGINEER FOR  
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
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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" = 2'	DWG. NAME:	C-3317-01
DESIGNED BY:	MTB	CHECKED BY:	CMQ

PREPARED BY:

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EXISTING CULVERT CROSS SECTION	EXH-4

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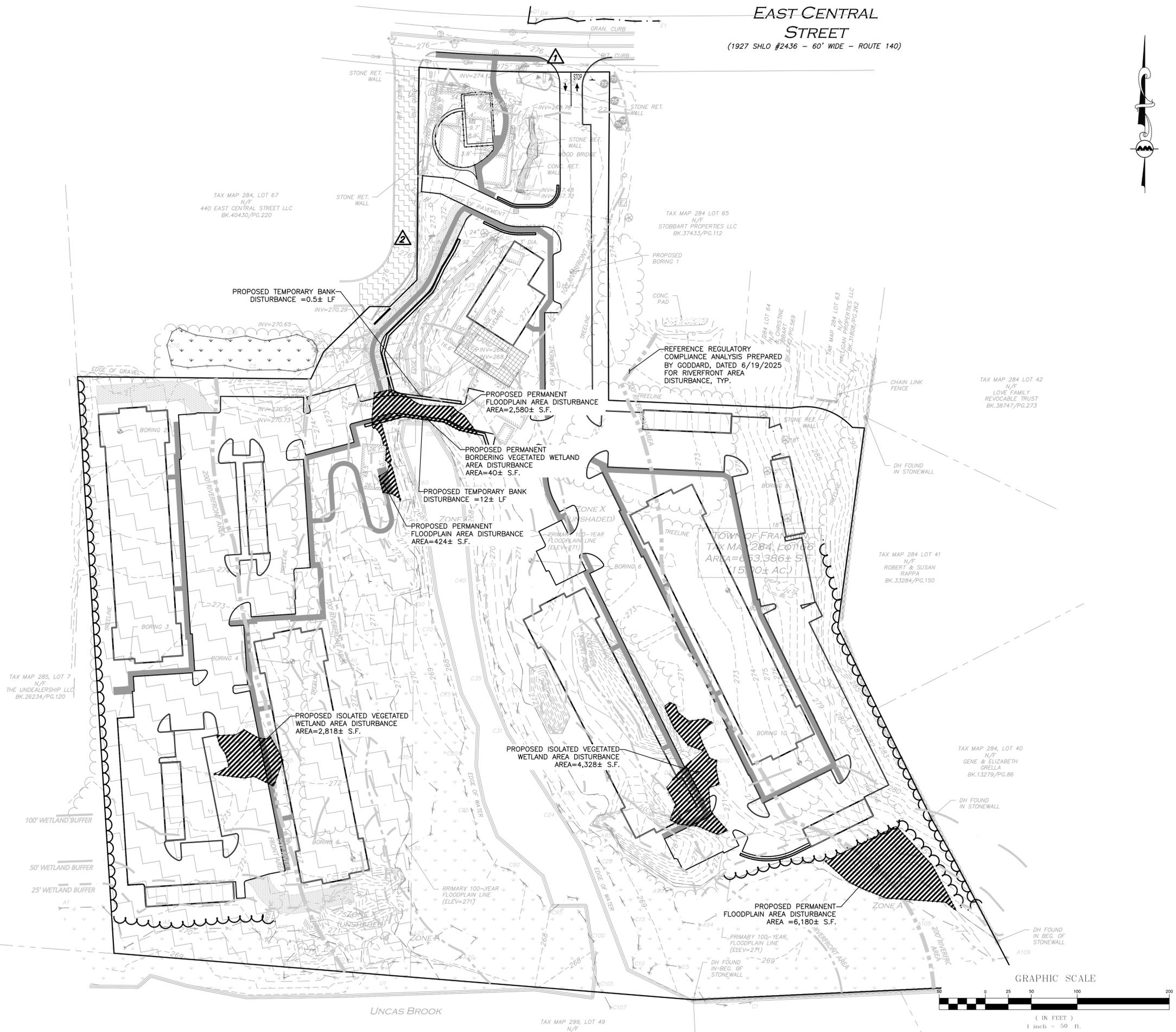
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**EAST CENTRAL STREET**  
(1927 SHLO #2436 - 60' WIDE - ROUTE 140)



*Carlton M. Quinn*  
PROFESSIONAL ENGINEER FOR  
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PROJECT:  
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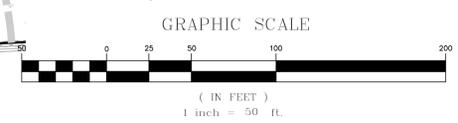
PROJECT NO.	3317-01	DATE:	02-11-2025
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DRAWING TITLE:	SHEET No.
<b>RESOURCE AREA IMPACT EXHIBIT</b>	<b>EXH-5</b>



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**INVASIVE SPECIES REMOVAL NOTE:**

WHERE INVASIVE SPECIES REMOVAL, CONTROL, OR MANAGEMENT IS REFERENCED IN THESE DOCUMENTS AND REVIEW COMMENTS, IT IS UNDERSTOOD THAT:

1. INVASIVE SPECIES MANAGEMENT IS LIMITED TO AREAS WITHIN THE APPROVED LIMIT OF DISTURBANCE (LOD) AS DEMARCATED ON THE CIVIL PLANS.
2. AREAS OUTSIDE THE LOD ARE NOT INCLUDED IN THIS REMOVAL SCOPE BUT MAY BE MONITORED AND TREATED WHERE PRACTICAL.
3. THE APPLICANT'S PROPOSAL DOES NOT REPRESENT OR GUARANTEE COMPLETE LONG-TERM ERADICATION OF ALL INVASIVE SPECIES ON SITE.
4. THE OBJECTIVE IS TO PREVENT THE SPREAD OF EXISTING INFESTATIONS DURING CONSTRUCTION AND TO IMPLEMENT REASONABLE CONTROL MEASURES FOR IDENTIFIED SPECIES WITHIN DISTURBED AREAS.
5. ALL WORK SHALL BE PERFORMED USING BEST MANAGEMENT PRACTICES (BMPS) TO CONTAIN AND DISPOSE OF INVASIVE PLANT MATERIALS IN COMPLIANCE WITH LOCAL AND STATE GUIDELINES.

\* THIS PLAN OUTLINES AREAS FOR INVASIVE MANAGEMENT SEE GOODARD CONSULTING, LLC. INVASIVE MANAGEMENT NARRATIVE

**INVASIVE SPECIES CONTROL NOTES:**

1. CONTRACTOR SHALL FLAG ALL INVASIVE SPECIES AREAS IDENTIFIED ON THIS PLAN PRIOR TO ANY SITE DISTURBANCE PER GOODARD CONSULTING, LLC..
2. AREAS WITHIN LIMIT OF DISTURBANCE SHALL BE TREATED AS SHOWN AND DISPOSED OF IN ACCORDANCE WITH STATE AND LOCAL GUIDELINES.
3. AREAS OUTSIDE LIMIT OF DISTURBANCE SHALL BE TREATED IN PLACE AND MONITORED FOR REGROWTH FOR A MINIMUM OF THREE YEARS.
4. ALL EQUIPMENT SHALL BE CLEANED BEFORE LEAVING REMOVAL AREAS.
5. REVEGETATE DISTURBED AREAS WITH APPROVED NATIVE SPECIES.
6. REFER TO INVASIVE SPECIES MANAGEMENT PLAN DETAIL FOR SPECIFIC REMOVAL AND DISPOSAL METHODS, PER GOODARD, LLC..

 R&D INVASIVE SPECIES

**INVENTORY & MAPPING:**

- INVASIVE SPECIES INVENTORY MAP SHOWING LOCATIONS AND EXTENTS OF: COMMON REED (PHRAGMITES AUSTRALIS), GLOSSY BUCKTHORN (FRANGULA ALNUS), JAPANESE KNOTWEED (FALLOPIA JAPONICA), ORIENTAL BITTERSWEET (CELASTRUS ORBICULATUS), PURPLE LOOSESTRIFE (LYTHRUM SALICARIA), MULTIFLORA ROSE (ROSA MULTIFLORA), GARLIC MUSTARD (ALLIARIA PETIOLATA), NORWAY MAPLE (ACER PLATANOIDES), AUTUMN OLIVE (ELAAGNUS UMBELLATA), WINGED EUONYMUS (EUONYMUS ALATUS), AND BUSH HONEYSUCKLE (LONICERA SPP.).

**PRE-CONSTRUCTION TREATMENT:**

- FLAG AND FENCE REMOVAL AREAS PRIOR TO DISTURBANCE.
- APPLY APPROPRIATE CONTROL METHODS (MECHANICAL REMOVAL, TARGETED HERBICIDE, ROOT EXCAVATION) UNDER SUPERVISION OF AN INVASIVE SPECIES SPECIALIST.
- TIME REMOVAL TO MINIMIZE RE-SPROUTING AND SEED SPREAD.

**CONSTRUCTION PHASE CONTROLS:**

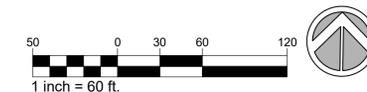
- IMPLEMENT BEST MANAGEMENT PRACTICES TO PREVENT SPREAD:
- CLEAN EQUIPMENT WHEN MOVING BETWEEN INVASIVE AND NON-INVASIVE AREAS.
- STOCKPILE AND DISPOSE OF INVASIVE DEBRIS IN LINED CONTAINMENT AREAS.
- TRANSPORT AND DISPOSE OF INVASIVE MATERIAL PER STATE/LOCAL GUIDELINES.
- MONITOR SOIL AND FILL MOVEMENTS TO AVOID CONTAMINATION.

**POST-CONSTRUCTION MONITORING & RESTORATION:**

- INSPECT TREATED AREAS DURING THE FIRST GROWING SEASON FOR REGROWTH.
- MONITOR ANNUALLY FOR AT LEAST 3 YEARS; CONDUCT FOLLOW-UP TREATMENTS AS NEEDED.
- RE-VEGETATE DISTURBED AREAS WITH NATIVE SPECIES TO STABILIZE SOILS.

**REPORTING & DOCUMENTATION:**

- KEEP RECORDS OF LOCATIONS TREATED, METHODS USED, AND FOLLOW-UP ACTIONS.
- PROVIDE ANNUAL MONITORING REPORTS TO PERMITTING AGENCIES AS REQUIRED.



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:  
**JUNE 11, 2025**

REVISIONS NO.	DESCRIPTION	DATE
1	NOI PEER REVIEW RESPONSE	07/21/2025

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:  
**INVASIVE SPECIES MANAGEMENT COORDINATION PLAN**

SHEET NUMBER:

**LO**

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**

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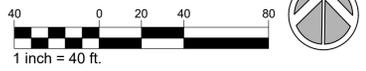
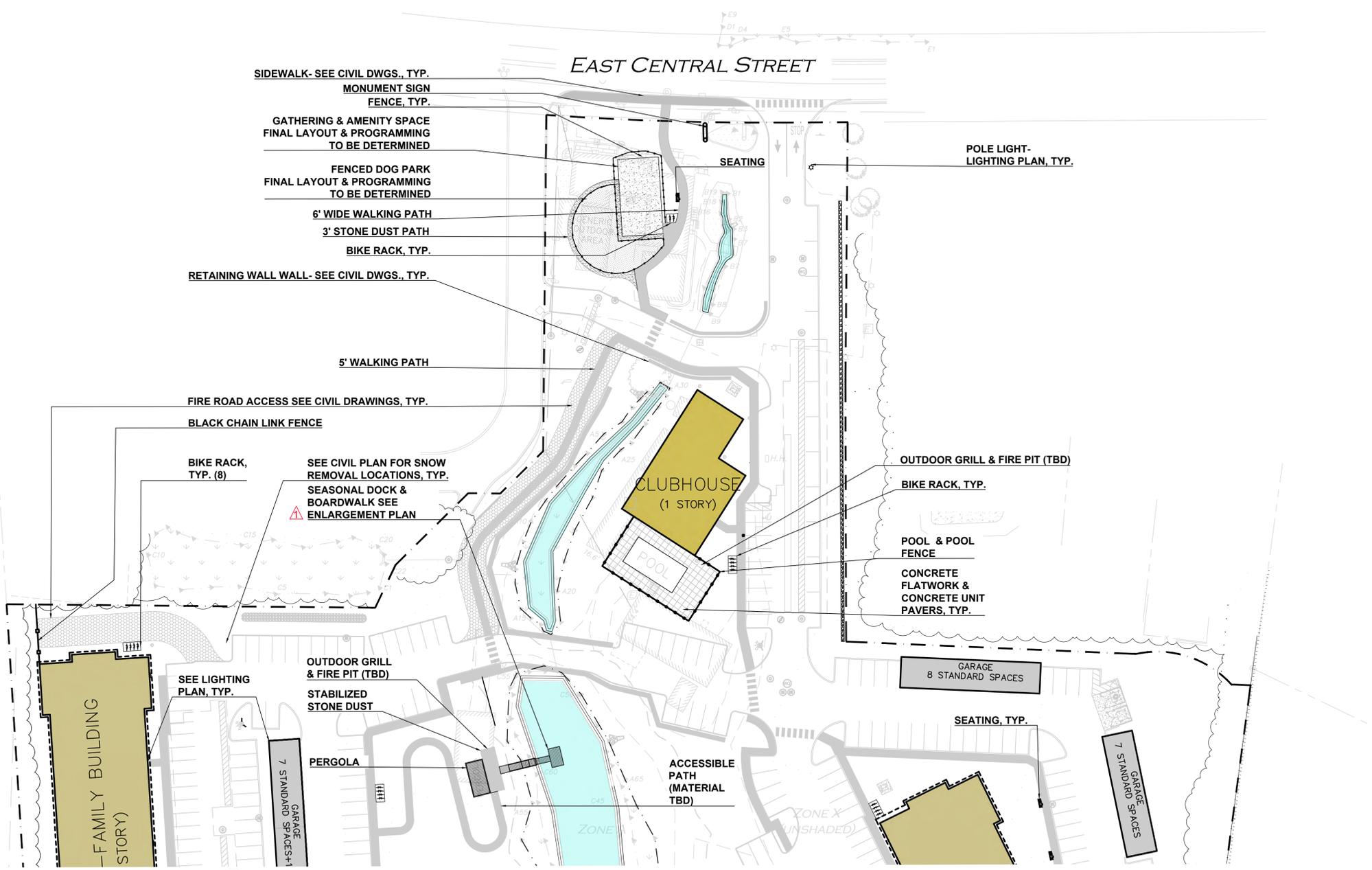
PROJECT:  
**40B MULTIFAMILY  
444 EAST CENTRAL STREET  
FRANKLIN, MA**

TITLE:  
**LAYOUT & MATERIAL PLAN**

SHEET NUMBER:  
**L1**

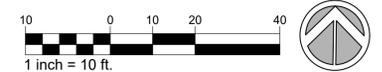
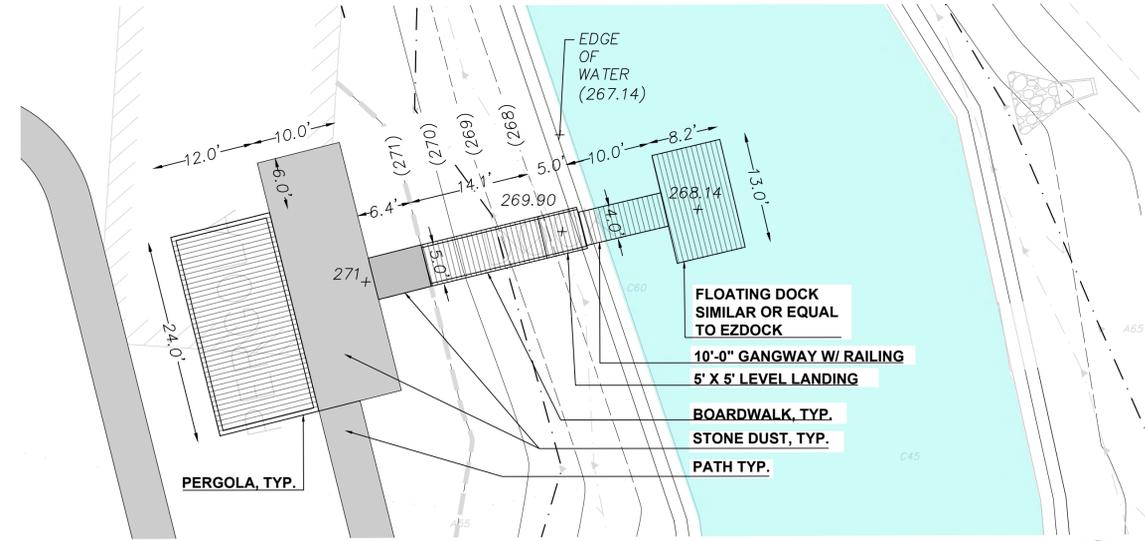
**LEGEND**

- 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
- 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
- BIT.
- 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



**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.



**SEASONAL DOCK ENLARGEMENT- SEE DETAIL SHEET LD2**

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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 Boston, MA 02108  
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ISSUED FOR:  
**COMPREHENSIVE PERMIT**

ISSUE DATE:  
**JUNE 11, 2025**

REVISIONS NO.	DESCRIPTION	DATE
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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

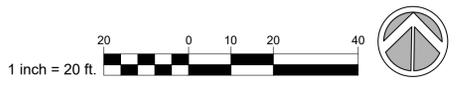
TITLE:  
**LAYOUT & MATERIAL PLAN**

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



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**SITE SOIL NOTES**

1. 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.
2. CONTRACTOR SHALL ENSURE SUBGRADE IS SCARIFIED PRIOR TO INSTALLING PLANTING SOIL AND BLEND WITH INITIAL LIFT OR PLACEMENT OF PROPOSED PLANTING SOIL.
3. 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) TYP.: NEW ENGLAND WETLAND PLANTS NEWP.COM/CATALOG/SEED-MIXES/WILDLIFE SEE SHEET LD1 DETAIL 7
	NEW ENGLAND WILDFLOWER SEED MIX (TALL GRASS SHRUBS) TYP.: NEW ENGLAND WETLAND PLANTS NEWP.COM/CATALOG/SEED-MIXES/WILDLIFE SEE SHEET LD1 DETAIL 7
	NEW ENGLAND WETLAND SEED MIX, NEW ENGLAND WETLAND PLANTS NEWP.COM/CATALOG/SEED-MIXES/WILDLIFE SEE SHEET LD1 DETAIL 7
	DECIDUOUS TREE
	PERENNIALS, GRASSES & SHRUBS
	CONIFEROUS TREE
	EXISTING TREE

**PLANTING NOTES**

1. 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.
2. LANDSCAPE ARCHITECT TO APPROVE PLANT MATERIAL PRIOR TO DELIVERY TO SITE.
3. 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.
4. 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.
5. 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.
6. LOCATE AND VERIFY EXISTING & PROPOSED UTILITY LINE LOCATIONS PRIOR TO STAKING AND REPORT CONFLICTS TO LANDSCAPE ARCHITECT.
7. 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.
8. 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.
9. 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.
10. 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.
11. WATER PLANTS THOROUGHLY AFTER INSTALLATION, A MINIMUM OF TWICE WITHIN THE FIRST 24 HOURS.
12. 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.
13. REPAIR DAMAGE DUE TO LANDSCAPE INSTALLATION OPERATIONS INSIDE AND OUTSIDE OF LIMIT OF WORK.
14. SOAK ALL PERENNIALS FOR 24 HOURS PRIOR TO INSTALLATION.
15. 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 PLAN DRAWINGS ARE TO BE FOLLOWED.
16. 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.
17. 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.

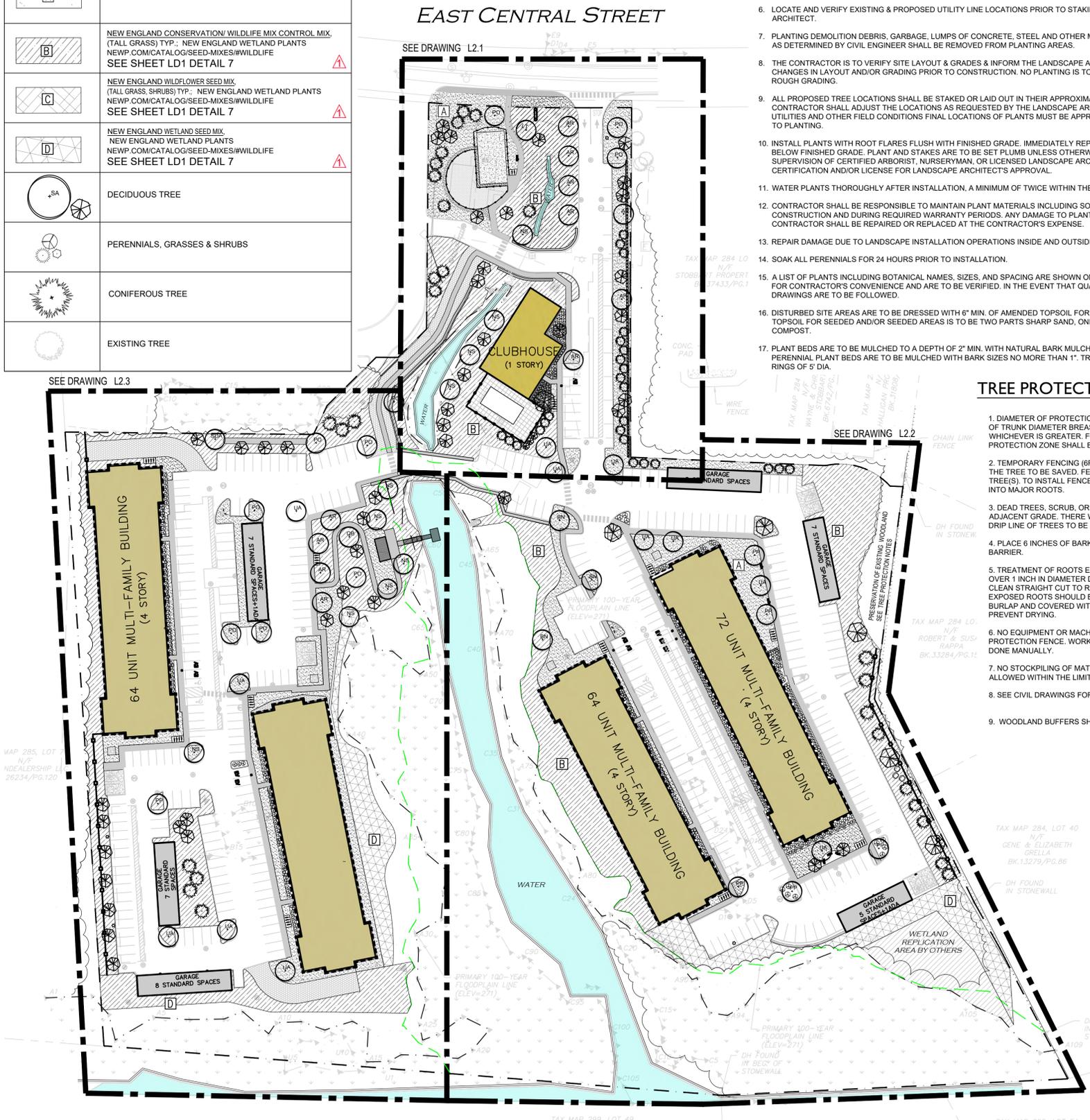
**SITE TREE PLANTING SCHEDULE**

Common Name	Species Names	Form	Spacing	Size
<b>KEY QTY. NATIVE TREES DECIDUOUS</b>				
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 1	pin cherry	Prunus pennsylvanica	Tree	as shown 1.75" cal.
QB 6	swamp oak	Quercus bicolor	Tree	as shown 2.5-3" cal.
UA 12	'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.
<b>KEY QTY. NATIVE TREES EVERGREEN</b>				
AB 10	balsam fir	Abies balsamea	Tree	as shown
AC 13	white fir	Abies concolor	Tree	as shown
PS 6	pinus strobus	White Pine	Tree	as shown
TO 18	eastern white cedar	Thuja occidentalis	Tree	as shown

SEE SHEETS SHEETS L 2.1- L2.3 FOR SHRUB, PERENNIAL, & GROUND COVER PLANT SCHEDULES

**TREE PROTECTION NOTES**

1. DIAMETER OF PROTECTION ZONE SHOULD BE ONE FOOT FOR EACH INCH OF TRUNK DIAMETER BREAST 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.
2. TEMPORARY FENCING (6FT HIGH) SHALL BE PLACED AT THE DRIPLINE OF THE TREE TO BE SAVED. FENCE SHALL COMPLETELY ENCIRCLE THE TREE(S). TO INSTALL FENCE POSTS, AVOID DRIVING POSTS OR STAKES INTO MAJOR ROOTS.
3. DEAD TREES, SCRUB, OR UNDERGROWTH SHALL BE CUT FLUSH WITH ADJACENT GRADE. THERE WILL BE NO SOIL DISTURBANCE UNDER THE DRIP LINE OF TREES TO BE PRESERVED.
4. PLACE 6 INCHES OF BARK MULCH AT AREAS NOT PROTECTED BY BARRIER.
5. 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.
6. NO EQUIPMENT OR MACHINERY SHALL BE USED WITHIN THE PROTECTION FENCE. WORK WITHIN THE PROTECTION ZONE SHALL BE DONE MANUALLY.
7. NO STOCKPILING OF MATERIALS, VEHICULAR TRAFFIC, OR STORAGE IS ALLOWED WITHIN THE LIMIT OF FENCING.
8. SEE CIVIL DRAWINGS FOR LIMIT OF CLEARING AND DEMOLITION PLANS
9. WOODLAND BUFFERS SHALL PRESERVE TO THE EXTENT POSSIBLE



**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:  
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1	NOI PEER REVIEW RESPONSE	07/21/2025

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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:  
**KEY PLAN  
PLANTING**

SHEET NUMBER:

**L2**

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EAST CENTRAL STREET

PLANT & SEED MIX LEGEND

PLANT SCHEDULE SHEET L2.1

444 EAST CENTRAL STREET  
FRANKLIN, MASSACHUSETTS

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

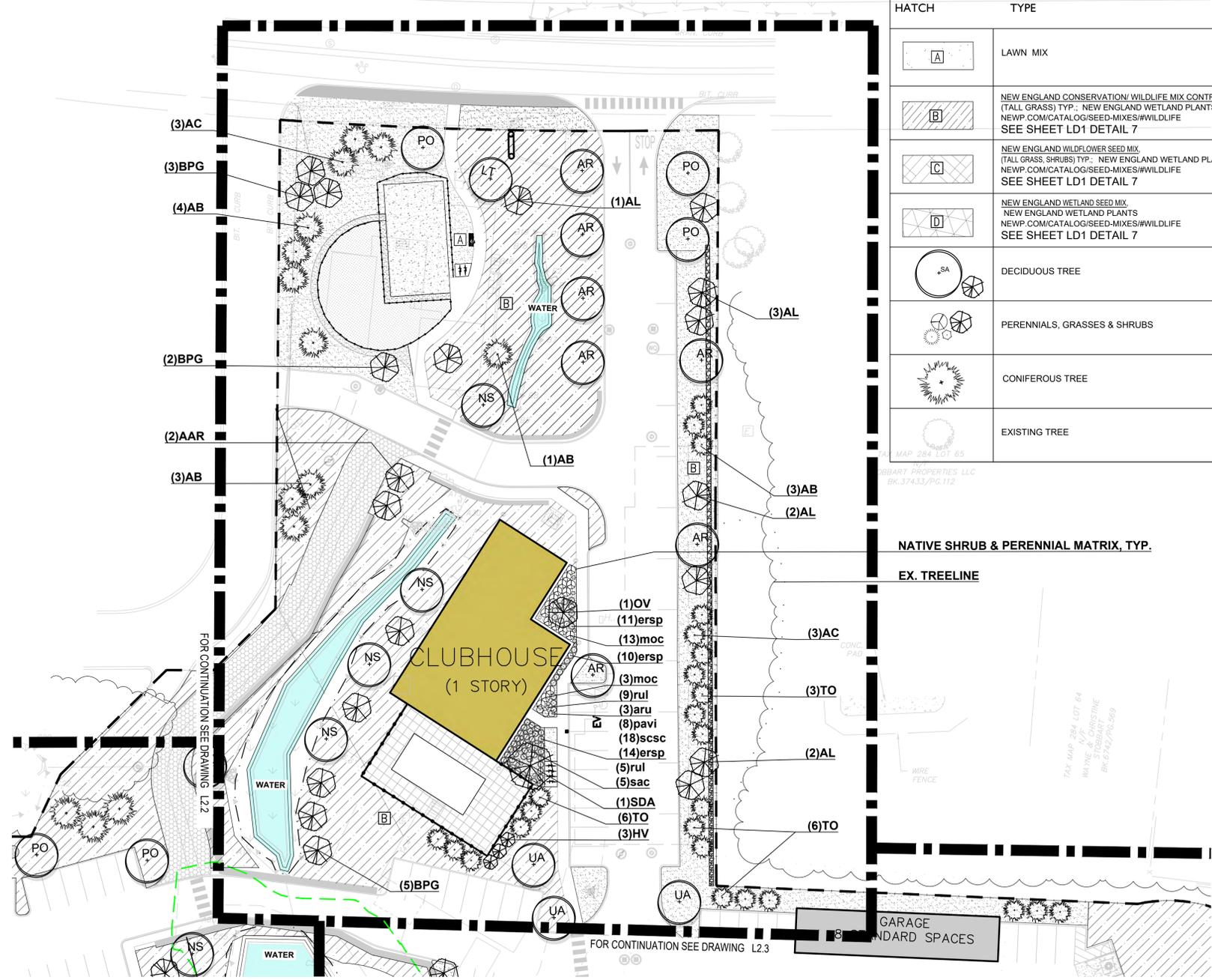
TITLE:  
**LAYOUT & PLANTING PLAN**

SHEET NUMBER:

**L2.1**

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 SEE SHEET LD1 DETAIL 7
[C]	NEW ENGLAND WILDFLOWER SEED MIX. (TALL GRASS, SHRUBS) TYP.: NEW ENGLAND WETLAND PLANTS NEWP.COM/CATALOG/SEED-MIXES/#WILDLIFE SEE SHEET LD1 DETAIL 7
[D]	NEW ENGLAND WETLAND SEED MIX. NEW ENGLAND WETLAND PLANTS NEWP.COM/CATALOG/SEED-MIXES/#WILDLIFE SEE SHEET LD1 DETAIL 7
[SA]	DECIDUOUS TREE
[NS]	PERENNIALS, GRASSES & SHRUBS
[CONIF]	CONIFEROUS TREE
[EXIST]	EXISTING TREE

KEY	QTY.	COMMON NAME	SPECIES NAMES	FORM	SPACING	SIZE
<b>NATIVE TREES DECIDUOUS</b>						
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.
<b>NATIVE TREES EVERGREEN</b>						
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	
<b>NATIVE SHRUBS</b>						
aru	3	bearberry	Arctostaphylos uva-ursi	Shrub	36" o.c.	
moc	16	bayberry	Morella carolinensis	Shrub	48" o.c.	
<b>NATIVE FERNS, &amp; GRASSES</b>						
ersp	25	purple lovegrass	Eragrostis spectabilis	Grass/Sedge	36" o.c.	
pavi	8	switch panic grass	Panicum virgatum	Grass/Sedge	36" o.c.	
scsc	25	little bluestem	Schizachyrium scoparium	Grass/Sedge	36" o.c.	
<b>NATIVE HERBACEOUS PLANTS</b>						
rul	14	green-headed coneflower	Rudbeckia laciniata	Herbaceous	as shown	
sac	5	Canada burnet	Sanguisorba canadensis	Herbaceous	as shown	



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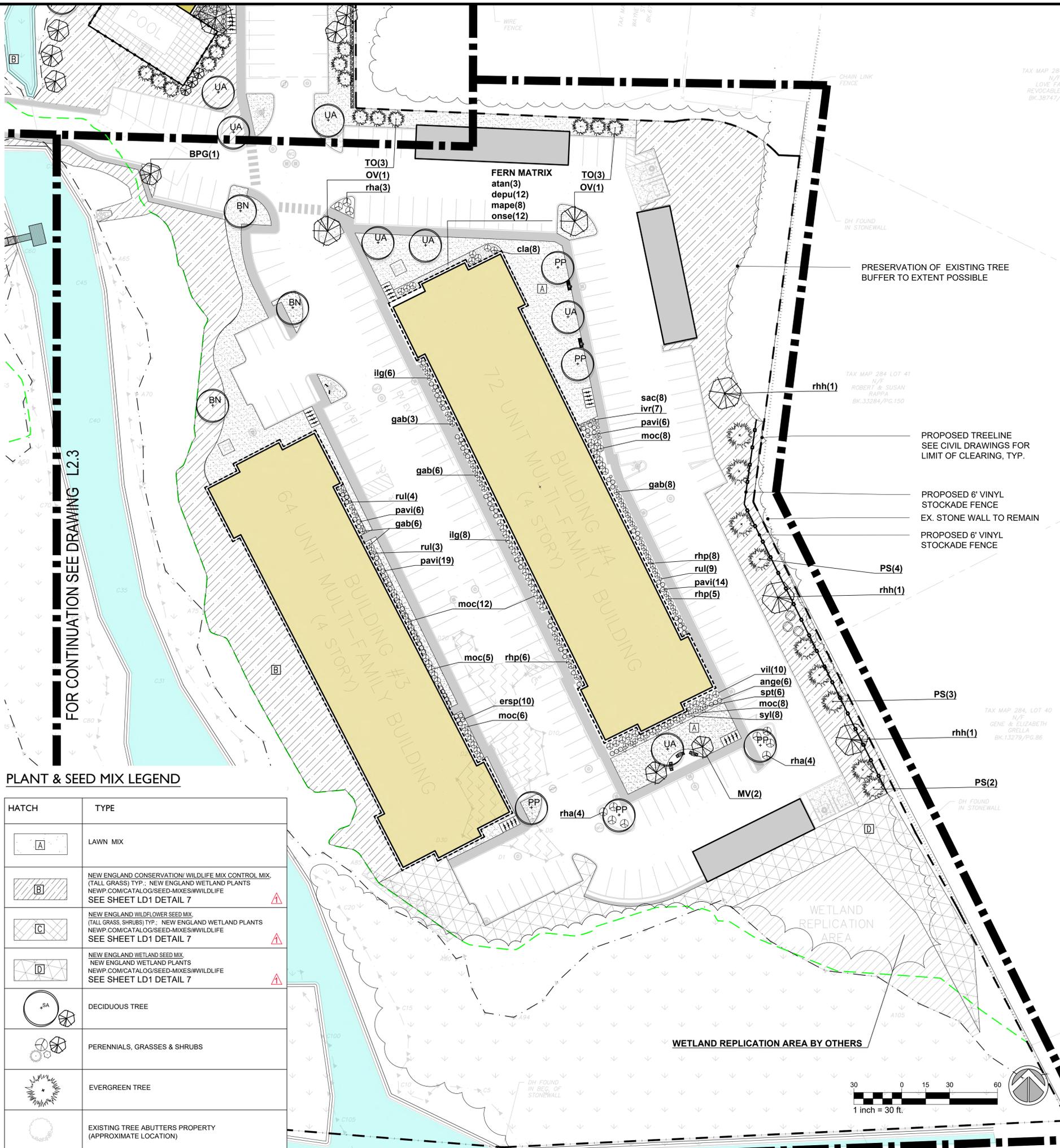
PROJECT:  
40B MULTIFAMILY  
444 EAST CENTRAL STREET  
FRANKLIN, MA

TITLE: PLANTING ENLARGEMENT PLAN

SHEET NUMBER:

L2.2

Common Name	Species Names	Form	Spacing	Size
<b>KEY QTY. NATIVE TREES DECIDUOUS</b>				
BPG 1	grey birch <i>Betula populifolia</i>	Tree	as shown	1.75" cal.
BN 3	river birch <i>Betula nigra</i>	Tree	as shown	14' ht.
LT 1	tulip Tree <i>Liriodendron tulipifera</i>	Tree	as shown	2.5-3" cal.
MV 2	sweet-bay Magnolia <i>Magnolia virginiana</i>	Tree	as shown	2" cal.
OV 2	American hop hornbeam <i>Ostrya virginiana</i>	Tree	as shown	2.5-3" cal.
PP 5	pin cherry <i>Prunus pennsylvanica</i>	Tree	as shown	1.75" cal.
SDA 4	alternate-leaved dogwood, pagoda dogwood <i>Swida alternifolia</i>	Tree/Shrub	as shown	2" cal.
UA 4	'Valley Forge' American elm <i>Ulmus americana 'Valley Forge'</i>	Tree	as shown	2.5-3" cal.
<b>KEY QTY. NATIVE TREES EVERGREEN</b>				
TO 6	eastern white cedar <i>Thuja occidentalis</i>	Tree	as shown	
PS 7	pinus strobus White Pine	Tree	as shown	
<b>KEY QTY. NATIVE SHRUBS</b>				
cla 5	pepperbush <i>Clethra alnifolia</i>	Shrub	48" o.c.	
gab 23	black huckleberry <i>Gaylussacia baccata</i>	Shrub	36" o.c.	
ilg 8	inkberry <i>Ilex glabra</i>	Shrub	48" o.c.	
moc 23	bayberry <i>Morella carolinensis</i>	Shrub	40" o.c.	
rhp 6	pink azalea <i>Rhododendron periclymenoides</i>	Shrub	48" o.c.	
rha 11	fragrant sumac 'lo gro' <i>Rhus aromatica 'lo gro'</i>	Shrub	60" o.c.	
rhh 3	staghorn sumac <i>Rhus hirta</i>	Shrub	as shown	
spt 6	rosy meadowsweet, steeplebush <i>Spiraea tomentosa</i>	Shrub	36" o.c.	
vii 10	nannyberry <i>Viburnum lentago</i>	Shrub	60" o.c.	
<b>KEY QTY. NATIVE FERNS, &amp; GRASSES</b>				
atan 3	northern lady fern <i>Athyrium angustum</i>	Fern	36" o.c.	
depu 12	eastern hayscented fern <i>Dennstaedtia punctilobula</i>	Fern	36" o.c.	
mape 8	ostrich fern, fiddlehead fern <i>Matteuccia struthiopteris ssp. pensylvanica</i>	Fern	36" o.c.	
onse 12	sensitive fern <i>Oncoclea sensibilis</i>	Fern	as shown	
ange 6	big bluestem <i>Andropogon gerardii</i>	Grass/Sedge	as shown	
pavi 25	switch panic grass <i>Panicum virgatum</i>	Grass/Sedge	as shown	
<b>KEY QTY. NATIVE HERBACEOUS PLANTS</b>				
irv 7	Blue flag iris <i>Iris versicolor</i>	Herbaceous	as shown	
rul 7	green-headed coneflower <i>Rudbeckia laciniata</i>	Herbaceous	as shown	
sac 8	Canada burnet <i>Sanguisorba canadensis</i>	Herbaceous	as shown	
syl 8	smooth aster <i>Symphyotrichum laeve</i>	Herbaceous	as shown	



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 SEE SHEET LD1 DETAIL 7
[C]	NEW ENGLAND WILDFLOWER SEED MIX. (TALL GRASS, SHRUBS) TYP.; NEW ENGLAND WETLAND PLANTS NEWP.COM/CATALOG/SEED-MIXES#WILDLIFE SEE SHEET LD1 DETAIL 7
[D]	NEW ENGLAND WETLAND SEED MIX. NEW ENGLAND WETLAND PLANTS NEWP.COM/CATALOG/SEED-MIXES#WILDLIFE SEE SHEET LD1 DETAIL 7
[SA]	DECIDUOUS TREE
[Symbol]	PERENNIALS, GRASSES & SHRUBS
[Symbol]	EVERGREEN TREE
[Symbol]	EXISTING TREE ABUTTERS PROPERTY (APPROXIMATE LOCATION)



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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
Site	Fc	0.56	8.1	0.0	N.A.	N.A.



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  
Boston, MA 02108 www.kylezick.com



ISSUED FOR:  
COMPREHENSIVE PERMIT

ISSUE DATE:  
JUNE 11, 2025

REVISIONS NO.	DESCRIPTION	DATE
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APPROVED BY: \_\_\_\_\_  
DRAWING FILE: \_\_\_\_\_

SCALE: AS NOTED

APPLICANT/OWNER:  
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275 REGATTA DRIVE  
Jupiter, FL 33477

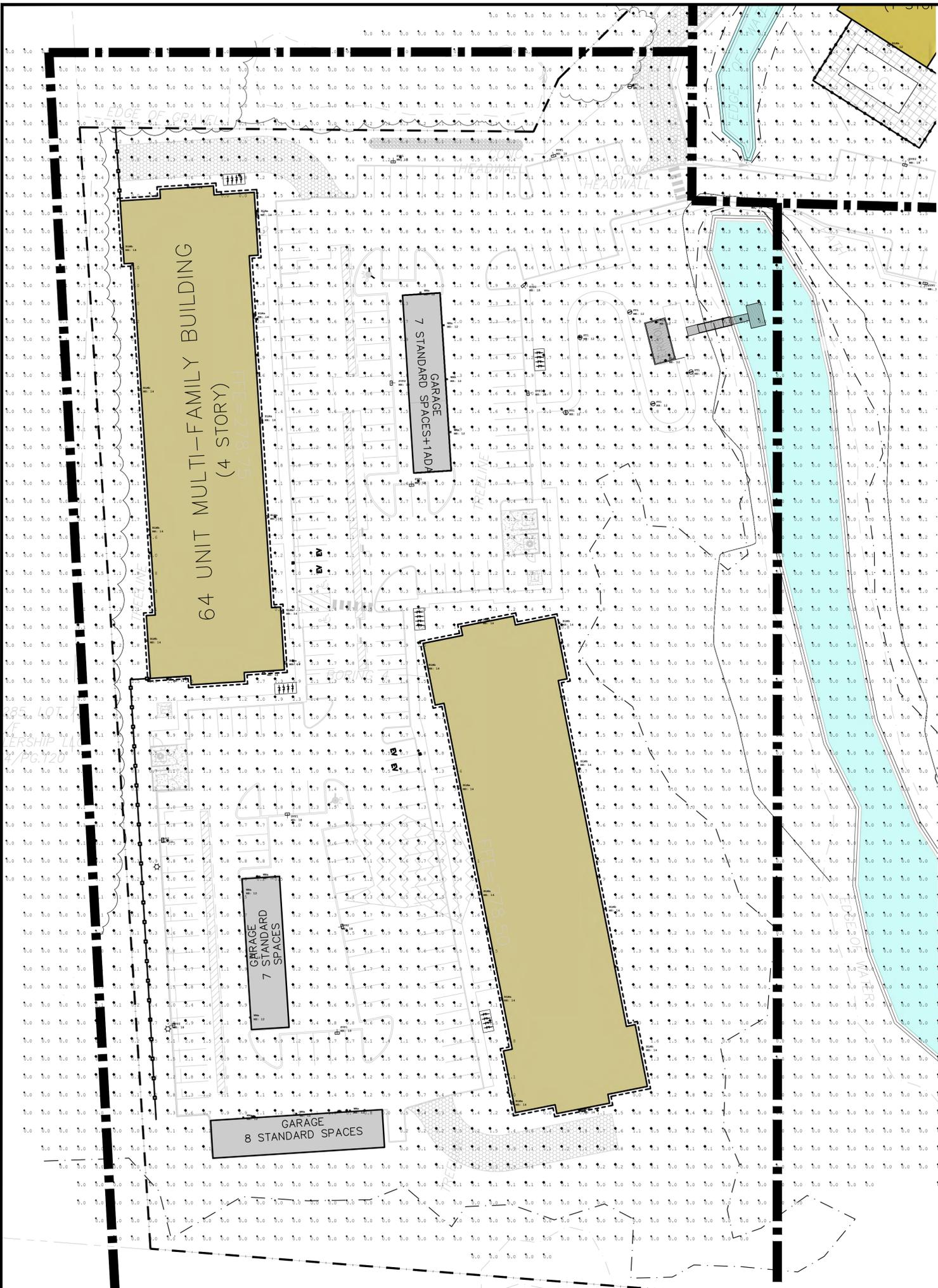
PROJECT:  
40B MULTIFAMILY  
444 EAST CENTRAL STREET  
FRANKLIN, MA

TITLE:  
**LIGHTING PLAN**

SHEET NUMBER:

**L3**

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

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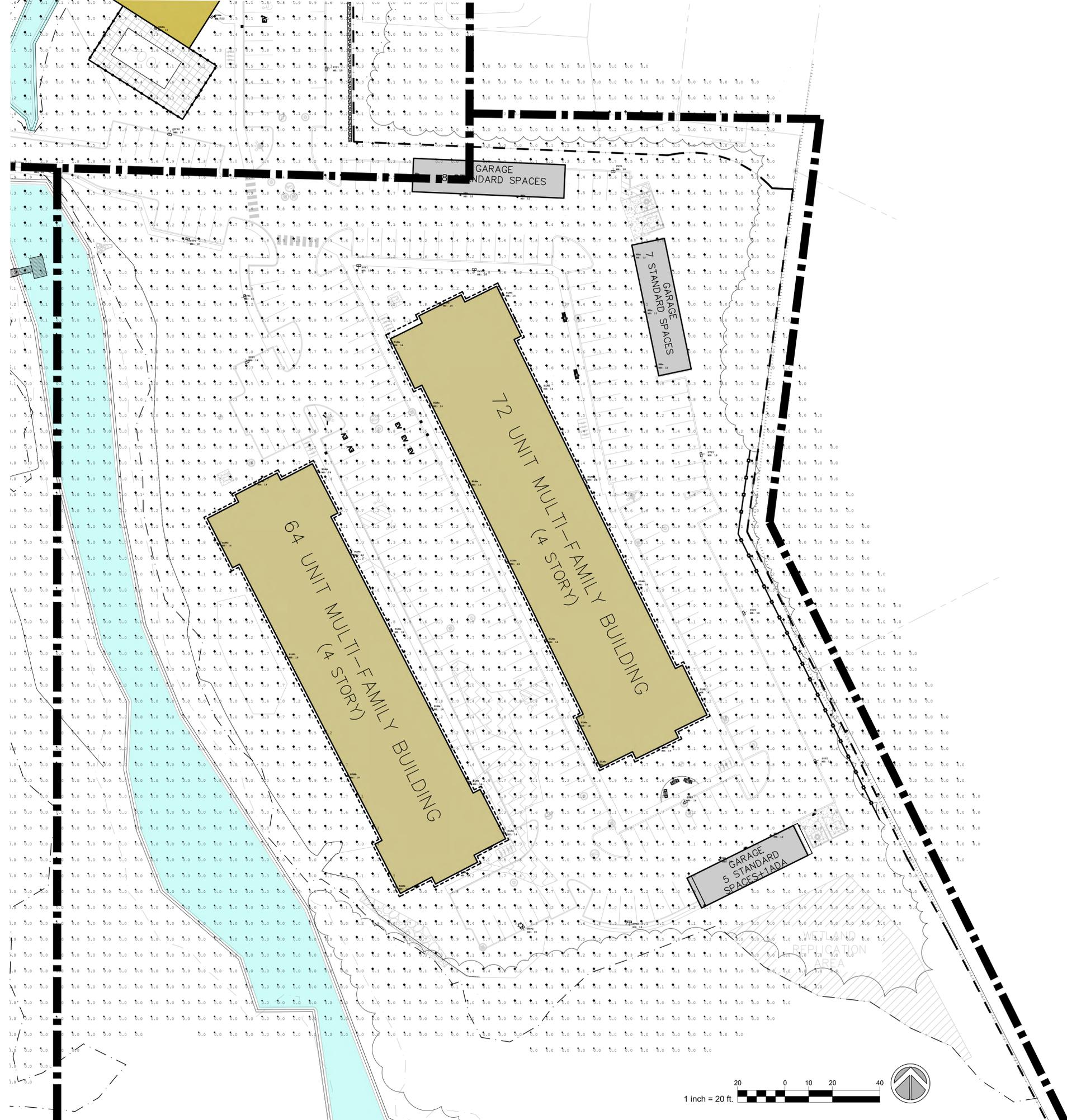
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PROJECT:  
40B MULTIFAMILY  
444 EAST  
CENTRAL STREET  
FRANKLIN, MA

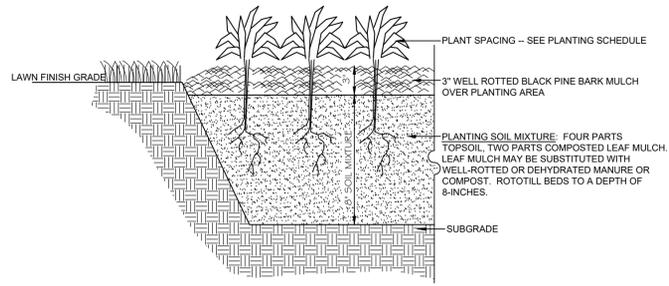
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**LIGHTING PLAN**

SHEET NUMBER:

**L3.2**

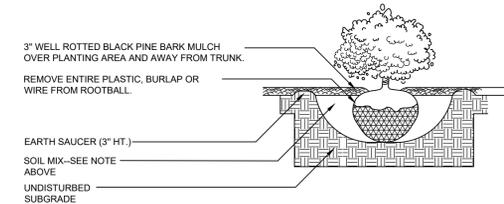


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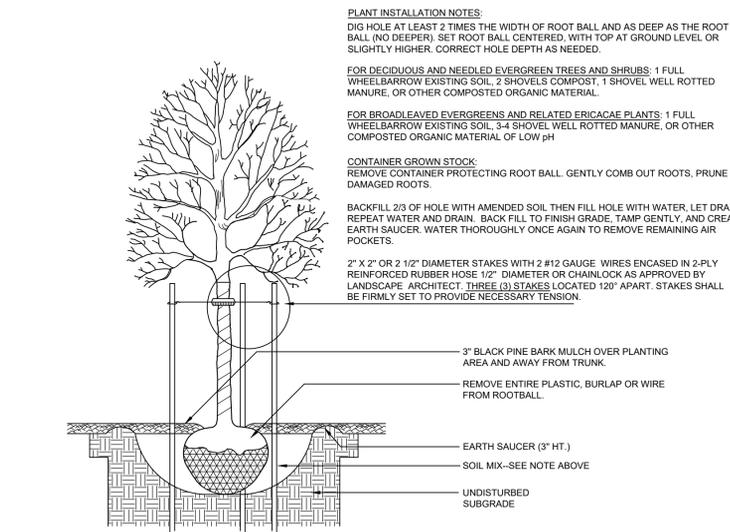
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SCALE: N.T.S.



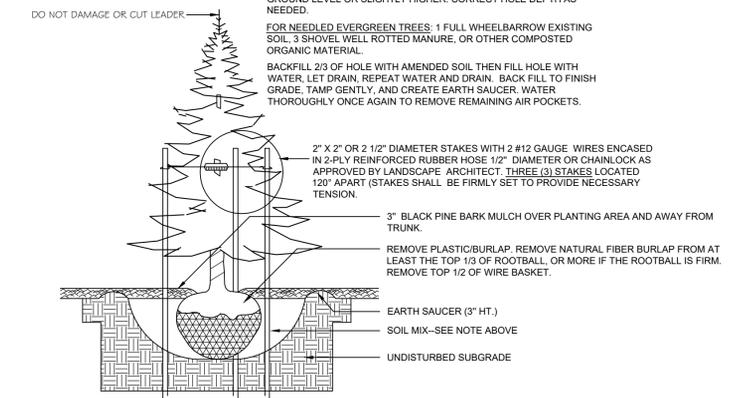
**02 SHRUB INSTALLATION**

SCALE: N.T.S.



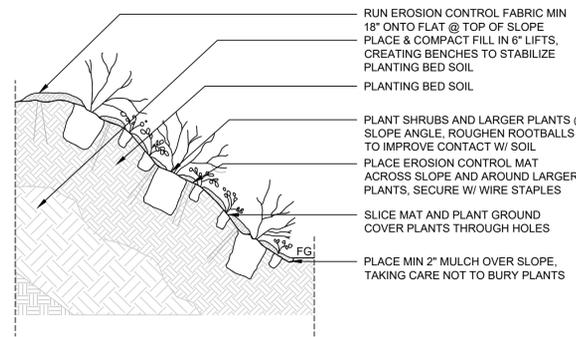
**03 DECIDUOUS TREE DETAIL**

SCALE: N.T.S.



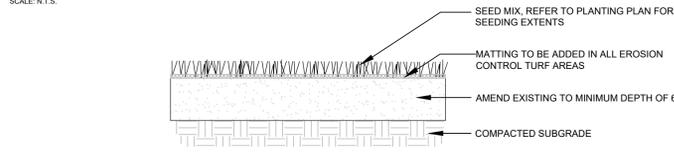
**04 CONIFEROUS TREE DETAIL**

SCALE: N.T.S.



**05 SLOPE PLANTING DETAIL**

SCALE: N.T.S.

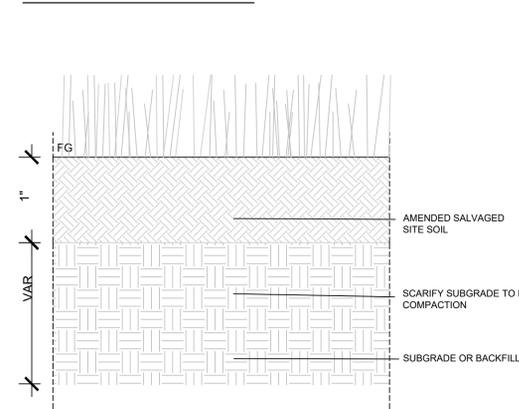


**06 LAWN SEED MIX**

SCALE: N.T.S.

New England Wildflower Mix		New England Wildflower Mix	
Botanical Name	Common Name	Botanical Name	Common Name
<i>Schizachyrium scoparium</i>	Little Bluestem	<i>Schizachyrium scoparium</i>	Little Bluestem
<i>Sorghastrum nutans</i>	Indian Grass	<i>Sorghastrum nutans</i>	Indian Grass
<i>Chamaecrista fasciculata</i>	Partridge Pea	<i>Chamaecrista fasciculata</i>	Partridge Pea
<i>Elymus virginicus</i>	Virginia Wild Rye	<i>Elymus virginicus</i>	Virginia Wild Rye
<i>Elymus canadensis</i>	Canada Wild Rye	<i>Elymus canadensis</i>	Canada Wild Rye
<i>Festuca rubra</i>	Red Fescue	<i>Festuca rubra</i>	Red Fescue
<i>Asclepias tuberosa</i>	Butterfly Milkweed	<i>Asclepias tuberosa</i>	Butterfly Milkweed
<i>Vernonia noveboracensis</i>	New York Ironweed	<i>Vernonia noveboracensis</i>	New York Ironweed
<i>Oenothera biennis</i>	Evening Primrose	<i>Oenothera biennis</i>	Evening Primrose
<i>Aster novae-angliae (Symphyotrichum novae-angliae)</i>	New England Aster	<i>Aster novae-angliae (Symphyotrichum novae-angliae)</i>	New England Aster
<i>Rudbeckia hirta</i>	Black Eyed Susan	<i>Rudbeckia hirta</i>	Black Eyed Susan
<i>Solidago juncea</i>	Early Goldenrod	<i>Solidago juncea</i>	Early Goldenrod
<i>Eupatorium fistulosum (Eutrochium fistulosum)</i>	Hollow-Stem Joe Pye Weed	<i>Eupatorium fistulosum (Eutrochium fistulosum)</i>	Hollow-Stem Joe Pye Weed
<i>Aster lateriflorus (Symphyotrichum lateriflorum)</i>	Starved/Calico Aster	<i>Aster lateriflorus (Symphyotrichum lateriflorum)</i>	Starved/Calico Aster

**SEED MIX SCHEDULE**



New England Wetmix (Wetland Seed Mix)	
Botanical Name	Common Name
<i>Carex vulpinoidea</i>	Fox Sedge
<i>Carex scoparia</i>	Blunt Broom Sedge
<i>Carex lurida</i>	Lurid Sedge
<i>Carex lupulina</i>	Hop Sedge
<i>Poa palustris</i>	Fowl Bluegrass
<i>Bidens frondosa</i>	Beggar Ticks
<i>Scirpus atrovirens</i>	Green Bulrush
<i>Asclepias incarnata</i>	Swamp Milkweed
<i>Carex crinita</i>	Fringed Sedge
<i>Vernonia noveboracensis</i>	New York Ironweed
<i>Juncus effusus</i>	Soft Rush
<i>Aster lateriflorus (Symphyotrichum lateriflorum)</i>	Starved/Calico Aster
<i>Iris versicolor</i>	Blue Flag
<i>Glyceria grandis</i>	American Mannagrass
<i>Mimulus ringens</i>	Square Stemmed Monkey Flower
<i>Eupatorium maculatum (Eutrochium maculatum)</i>	Spotted Joe Pye Weed

**07 MEADOW SOIL PROFILE**

SCALE: N.T.S.



**08 6' VINYL FENCE - REPRESENTATIVE EXAMPLE**

SCALE: N.T.S.

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FRANKLIN, MASSACHUSETTS

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

TITLE:  
**DETAILS**

SHEET NUMBER:

**LD1**

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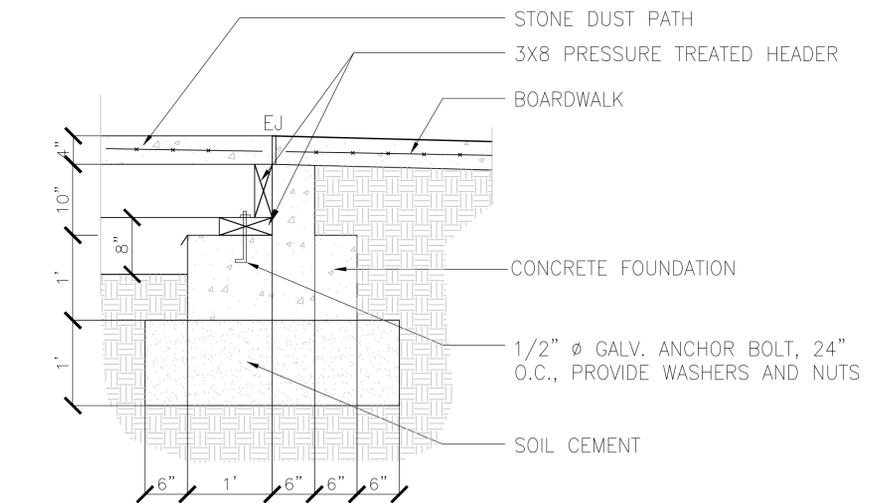
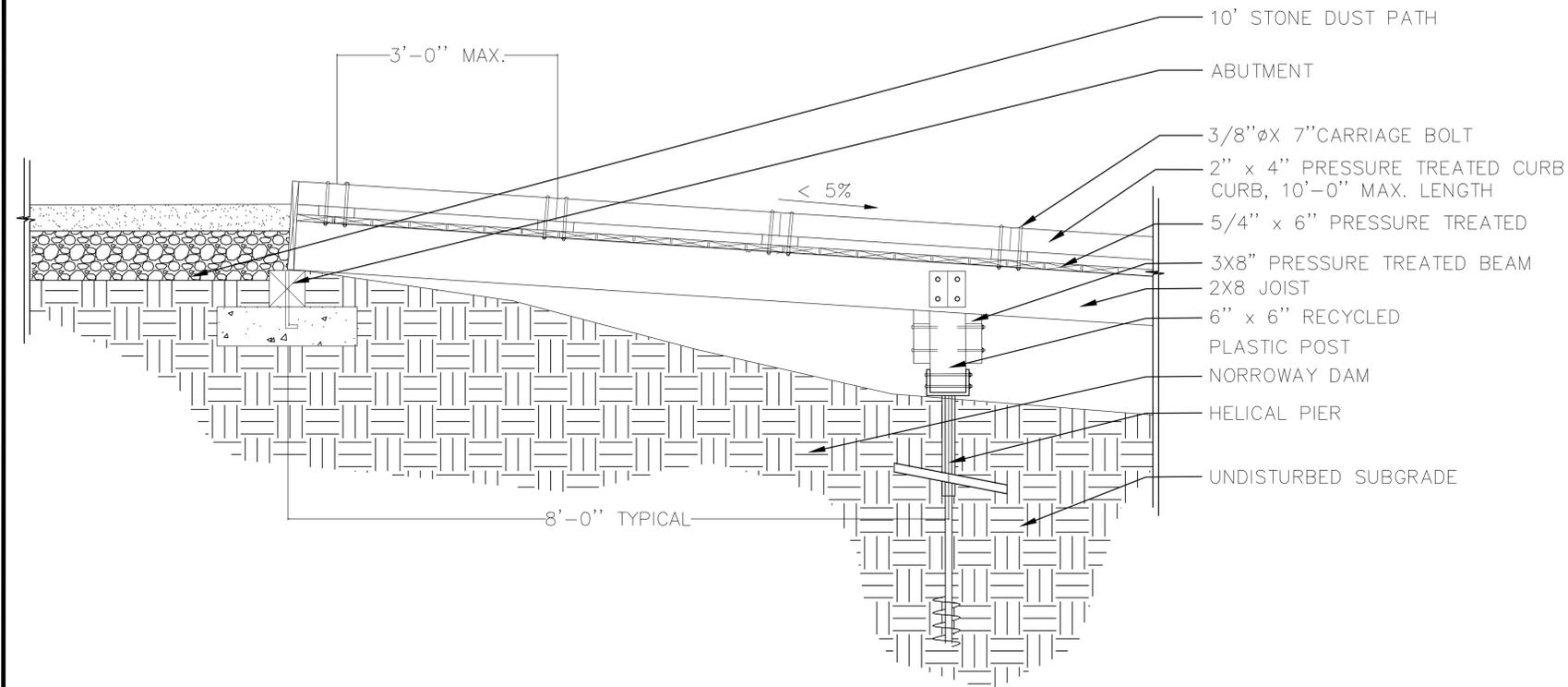
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**DETAILS**

SHEET NUMBER:

**LD2**

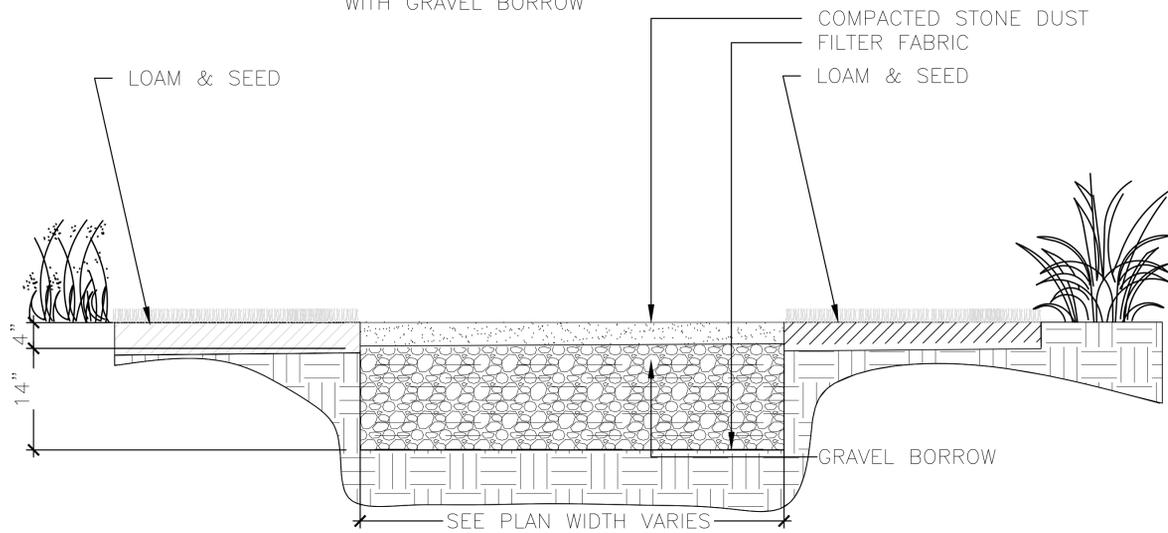
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**01 BOARDWALK**

SCALE: N.T.S.

NOTE:  
ALL TOPSOIL TO BE REMOVED  
TO A DEPTH OF UP TO 18"  
BELOW EXISTING ELEVATION  
EXCAVATION AND BACKFILLED  
WITH GRAVEL BORROW

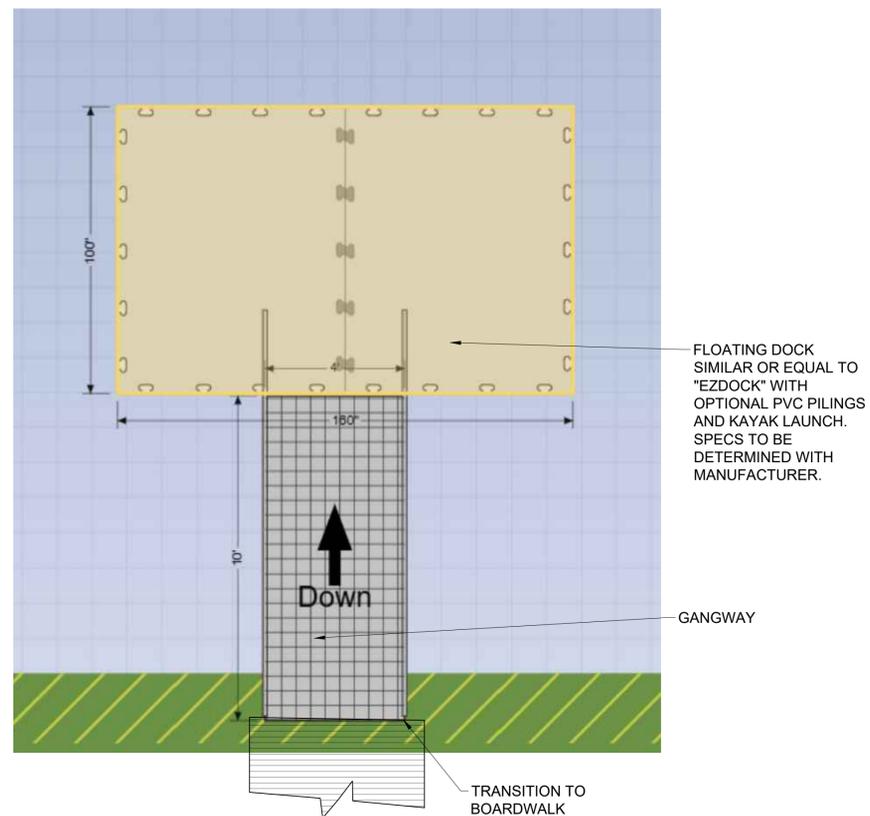


**02 STONE DUST**

SCALE: N.T.S.

**03 ABUTMENT**

SCALE: N.T.S.



**04 FLOATING DOCK - 8' LONG X 13' WIDE W/ 10' X 4' GANGWAY**

SCALE: N.T.S.

LD2