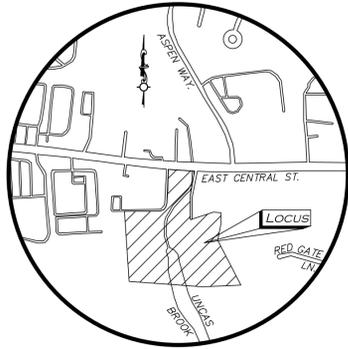


# CIVIL SITE PLANS FOR: 40B MULTI-FAMILY SITE DEVELOPMENT 444 EAST CENTRAL STREET FRANKLIN, MA



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

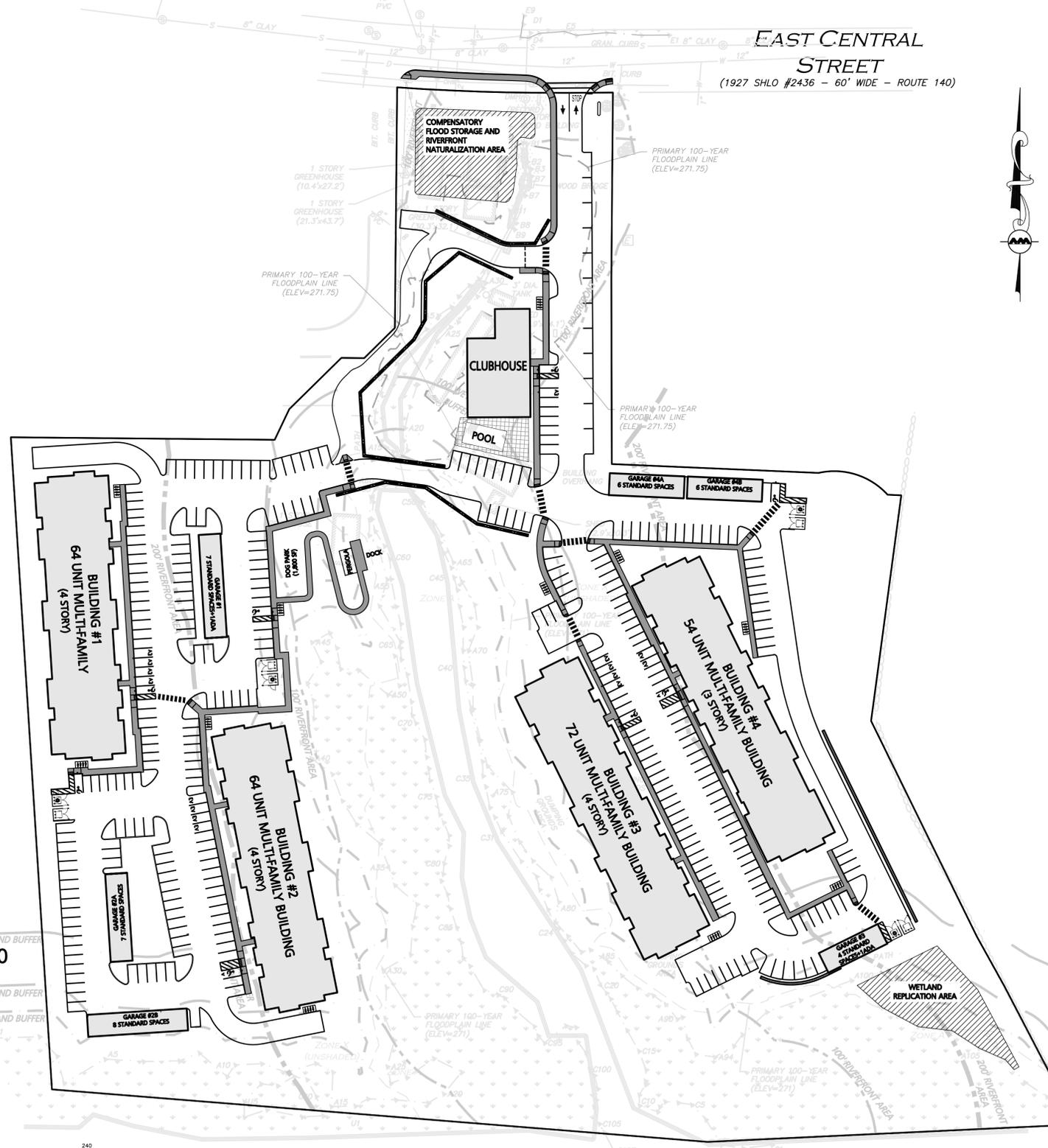
**SITE CIVIL ENGINEER:**  
ALLEN & MAJOR ASSOCIATES, INC.  
100 COMMERCE WAY SUITE 5  
WOBURN, MA 01801  
(781) 935-6889

**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



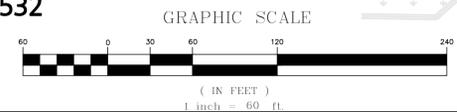
LIST OF DESIGN DRAWINGS			
DRAWING TITLE	SHEET NO.	ISSUED	LAST REVISED
EXISTING CONDITIONS	I	02-10-2025	11-03-2025
ABBREVIATIONS & NOTES	C-001	02-11-2025	10-29-2025
ABBREVIATIONS & NOTES	C-002	02-11-2025	10-29-2025
EROSION CONTROL & SITE PREP PLAN	C-101A	02-11-2025	10-29-2025
EROSION CONTROL & SITE PREP PLAN	C-101B	02-11-2025	10-29-2025
LAYOUT & MATERIALS PLAN	C-102A	02-11-2025	10-29-2025
LAYOUT & MATERIALS PLAN	C-102B	02-11-2025	10-29-2025
GRADING & DRAINAGE PLAN	C-103A	02-11-2025	10-29-2025
GRADING & DRAINAGE PLAN	C-103B	02-11-2025	10-29-2025
UTILITIES PLAN	C-104A	02-11-2025	10-29-2025
UTILITIES PLAN	C-104B	02-11-2025	10-29-2025
SNOW STORAGE PLAN	C-105A	02-11-2025	10-29-2025
SNOW STORAGE PLAN	C-105B	02-11-2025	10-29-2025
FIRE TRUCK TURNING PLAN	C-106A	02-11-2025	10-29-2025
FIRE TRUCK TURNING PLAN	C-106B	02-11-2025	10-29-2025
SU-30 TRUCK TURNING PLAN	C-107A	06-11-2025	10-29-2025
SU-30 TRUCK TURNING PLAN	C-107B	06-11-2025	10-29-2025
CIVIL DETAILS	C-501	02-11-2025	10-29-2025
CIVIL DETAILS	C-502	02-11-2025	10-29-2025
CIVIL DETAILS	C-503	02-11-2025	10-29-2025
CIVIL DETAILS	C-504	02-11-2025	10-29-2025
CIVIL DETAILS	C-505	02-11-2025	10-29-2025
CIVIL DETAILS	C-506	02-11-2025	10-29-2025
CIVIL DETAILS	C-507	02-11-2025	10-29-2025
CIVIL DETAILS	C-508	07-21-2025	10-29-2025
TEST PIT EXHIBIT	EXH-1	07-21-2025	10-29-2025
BMP EXHIBIT	EXH-2	07-21-2025	10-29-2025
CATCHBASIN WATERSHED EXHIBIT	EXH-3	07-21-2025	10-29-2025
EXISTING DRAIN CROSS SECTION	EXH-4	07-21-2025	10-29-2025
RESOURCE AREA IMPACT EXHIBIT	EXH-5	07-21-2025	10-29-2025
INVASIVE SPECIES MANAGEMENT COORDINATION PLAN	L0	02-11-2025	10-29-2025
LAYOUT & MATERIAL PLAN	L1	02-11-2025	10-29-2025
LAYOUT & MATERIAL PLAN	L1.1	02-11-2025	10-29-2025
KEY PLAN PLANTING	L2	02-11-2025	10-29-2025
LAYOUT & PLANTING PLAN	L2.1	02-11-2025	10-29-2025
PLANTING ENLARGEMENT PLAN	L2.2	02-11-2025	10-29-2025
PLANTING ENLARGEMENT PLAN	L2.3	02-11-2025	10-29-2025
LIGHTING PLAN	L3	02-11-2025	10-29-2025
LIGHTING PLAN	L3.1	02-11-2025	10-29-2025
LIGHTING PLAN	L3.2	02-11-2025	10-29-2025
DETAILS	LD1	02-11-2025	10-29-2025
DETAILS	LD2	02-11-2025	10-29-2025



PROFESSIONAL ENGINEER FOR  
ALLEN & MAJOR ASSOCIATES, INC.

PREPARED BY:

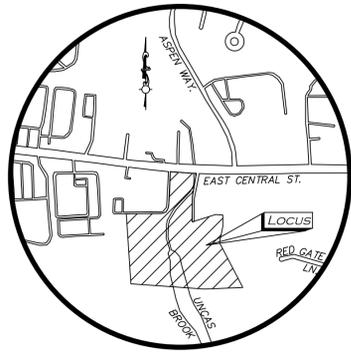
**ALLEN & MAJOR ASSOCIATES, INC.**  
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environmental consulting • landscape architecture  
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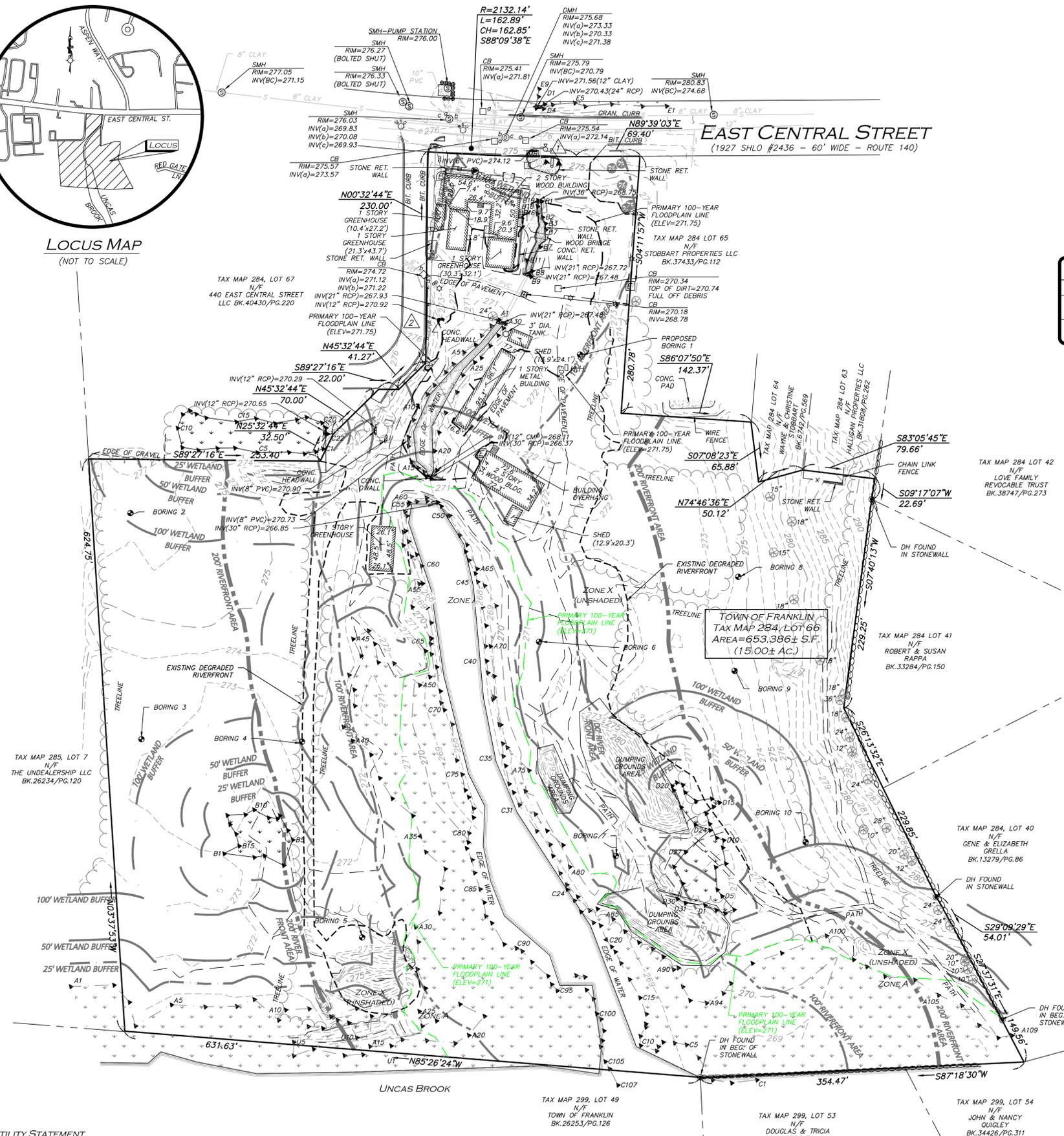
REVISED COMPREHENSIVE PERMIT PLANS: OCTOBER 29, 2025

ISSUED FOR COMPREHENSIVE PERMIT: FEBRUARY 11, 2025  
REVISED FOR COMPREHENSIVE PERMIT: JUNE 11, 2025  
REVISED PER NOI PEER REVIEW: JUNE 21, 2025  
REVISED PER NOI PEER REVIEW: SEPTEMBER 18, 2025

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



LOCUS MAP  
(NOT TO SCALE)



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 (CONC.)	⊙
LANDSCAPED AREA (LSA)	⊙
FLAGSTONE	⊙
WETLAND AREA	⊙
BRICK	⊙
BUILDING	⊙
BUILDING OVERHANG	⊙
1' CONTOUR	⊙
5' CONTOUR	⊙
PROPERTY LINE	⊙
ABUTTERS LINE	⊙
STONE WALL	⊙
CONCRETE RETAINING WALL	⊙
STONE RETAINING WALL	⊙
TREE LINE	⊙
EDGE OF PAVEMENT	⊙
EDGE OF BRICK	⊙
EDGE OF WATER	⊙
CURB	⊙
CHAIN LINK FENCE	⊙
WIRE FENCE	⊙
GUARDRAIL	⊙
DRAIN LINE	⊙
SEWER LINE	⊙
OVERHEAD WIRES	⊙
FINISHED FLOOR ELEVATION	⊙
BUILDING HEIGHT	⊙
BITUMINOUS	⊙
GRANITE	⊙
REINFORCED CONCRETE PIPE	⊙
CORRUGATED METAL PIPE	⊙
CAST IRON PIPE	⊙
DUCTILE IRON PIPE	⊙
HIGH DENSITY POLYETHYLENE PIPE HDPE	⊙
FOUND	⊙
NOW OR FORMERLY	⊙
BOOK	⊙
PAGE	⊙

BENCHMARK SUMMARY

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

LOCUS REFERENCES

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

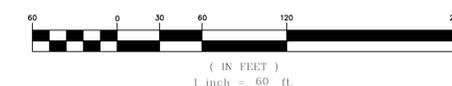
PLAN REFERENCES

- 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').
- ALL DRAIN LINES SHOWN IN EAST CENTRAL STREET ARE 12".

GRAPHIC SCALE



N:\PROJECTS\3317-01\SURVEY\DRAWINGS\CURRENT\5-3317-01-EC.DWG

UTILITY STATEMENT

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

WE HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL ON THE GROUND SURVEY PERFORMED ON OR BETWEEN DECEMBER 22, 2023 AND OCTOBER 30, 2025.

Digitally signed by  
Andrew J. Ruggles  
Date: 2025.11.03  
09:26:57-0500'

PROFESSIONAL LAND SURVEYOR FOR  
ALLEN & MAJOR ASSOCIATES, INC.



REV	DATE	DESCRIPTION
5.	11/03/25	ADJUST FLOOD PLAIN
4.	10/30/25	VARIOUS REVISIONS
3.	09/25/25	TREE LOCATIONS ADDED
2.	09/08/25	DRAIN & SEWER INVERTS ADDED
1.	10/25/24	WETLAND FLAGS

APPLICANT/OWNER:

TAG CENTRAL LLC  
275 REGATTA DRIVE  
JUPITER, FL 33477

PROJECT:

444 EAST CENTRAL STREET  
FRANKLIN, MA

PROJECT NO. 3317-01 DATE: 10/10/24

SCALE: 1" = 60' DWG. NAME: 3317-01-EC

DRAFTED BY: KMT/COB CHECKED BY: AUR

PREPARED BY:

**ALLEN & MAJOR ASSOCIATES, INC.**  
civil engineering • land surveying  
environmental consulting • landscape architecture  
www.allenmajor.com  
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WOUBURN, MA • LAKEVILLE, MA • MANCHESTER, NH

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

DRAWING TITLE: SHEET NO.

EXISTING CONDITIONS V-101

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# 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 "DISSAFE" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATION OF UTILITIES AND THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS AT NO ADDITIONAL COST.
- ALL PROPOSED MAIN BUILDING ENTRANCES AND WALKS SHALL BE HANDICAP ACCESSIBLE PER FEDERAL ADA & MA AAB REGULATIONS.
- ALL SITE WORK DONE FOR THIS PROJECT SHALL BE IN STRICT ACCORDANCE WITH THE SITE PLANS AND SITE WORK SPECIFICATIONS FOR CONSTRUCTION.
- ANY DAMAGE TO PRIVATE OR PUBLIC PROPERTIES DUE TO THE CONTRACTOR'S ACTIVITIES SHALL BE REPAIRED AND RESTORED BY THE CONTRACTOR AT THEIR OWN EXPENSE.
- ALL PROPERTY MARKERS AND STREET LINE MONUMENTS SHALL BE PROPERLY PROTECTED DURING CONSTRUCTION. ANY DAMAGE TO THESE ITEMS SHALL BE REPAIRED AND RESTORED BY A SURVEYOR REGISTERED IN THE STATE OF MASSACHUSETTS AT THE CONTRACTOR'S EXPENSE.
- ALL APPLICABLE PERMITS AND AN APPROVED SET OF PLANS SHALL BE AVAILABLE AT THE CONSTRUCTION SITE.
- THE CONTRACTOR IS RESPONSIBLE FOR SCHEDULING A PRE-CONSTRUCTION MEETING WITH THE APPROPRIATE CITY DEPARTMENTS, THE APPROPRIATE UTILITY COMPANIES, THE OWNER AND OWNER'S REPRESENTATIVE. THE MEETING SHALL TAKE PLACE PRIOR TO THE START OF CONSTRUCTION AND THE CONTRACTOR MUST PROVIDE 48 HOURS NOTICE TO ALL ATTENDEES PRIOR TO THE START OF THE MEETING.
- APPROPRIATE WARNING SIGNS, MARKERS, BARRICADES AND/OR FLAG MEN SHALL BE PROVIDED TO REGULATE TRAFFIC. CONSTRUCTION TRAFFIC CONTROLS SHALL BE IMPLEMENTED AND OPERATED ACCORDING TO THE MASS DEPARTMENT OF TRANSPORTATION, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE LOCAL AUTHORITY.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ADDITIONAL BENCHMARK INFORMATION IF REQUIRED. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING BENCHMARKS. IF IT IS NECESSARY TO RELOCATE A BENCHMARK, IT SHALL BE RELOCATED BY A MASSACHUSETTS PROFESSIONAL LAND SURVEYOR AND DONE SO AT THE CONTRACTOR'S EXPENSE.
- ALL BUILDING DIMENSIONS ARE MEASURED TO THE OUTSIDE FACE OF THE BUILDING.
- ALL RADII ARE 3 FEET UNLESS OTHERWISE NOTED.
- ALL PARKING LOT AND AISLE DIMENSIONS ARE TAKEN FROM THE FACE OF CURB AND INDICATE EDGE OF PAVEMENT.
- CONSTRUCTION DURING WET WEATHER OR WINTER CONDITIONS IS TO BE ANTICIPATED AND PROVISIONS TO ADEQUATELY ADDRESS THESE CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AT NO ADDITIONAL COST.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND PAYING FOR ANY PERMITS AND/OR CONNECTION FEES REQUIRED TO CARRY OUT THE WORK INCLUDING BUT NOT LIMITED TO DEMOLITION.
- DISPOSAL OF ALL DEMOLISHED MATERIALS INCLUDING EXISTING MISC. CONSTRUCTION DEBRIS IS THE RESPONSIBILITY OF THE CONTRACTOR AND MUST BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL MUNICIPAL REQUIREMENTS AT NO ADDITIONAL COST.
- ALL DISTURBED AREAS NOT NOTED TO RECEIVE OTHER TREATMENT ARE TO RECEIVE SIX INCHES (6") MINIMUM OF TOPSOIL & SEED, AND BE MAINTAINED UNTIL ESTABLISHED & ACCEPTED.
- EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE PROTECTED, ABANDONED, REMOVED OR RELOCATED AS NECESSARY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH THE LOCAL MUNICIPALITY'S GOVERNING AUTHORITY'S SPECIFICATIONS AND SHALL BE APPROVED BY SAME.
- THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES TO DETERMINE EXACT POINT OF SERVICE CONNECTION AND DISCONNECTION AT EXISTING UTILITY.
- ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE BENCHMARKS SHOWN ON THE EXISTING CONDITIONS SITE PLAN AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR AT GROUND BREAKING.
- CONTRACTOR IS RESPONSIBLE FOR DIGGING TEST HOLES AND VERIFYING ANY EXISTING UTILITY OR STRUCTURE PRIOR TO CONSTRUCTION. CONTRACTOR SHALL VERIFY THAT BASED ON EXACT LOCATION OF EXISTING UTILITIES, THERE ARE NO CONFLICTS BETWEEN THE EXISTING AND THE

## PROPOSED UTILITIES/DRAINAGE STRUCTURES.

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

# ABBREVIATIONS

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



PROFESSIONAL ENGINEER FOR  
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## APPLICANT/OWNER:

TAG CENTRAL LLC  
275 REGATTA DRIVE  
JUPITER, FL 33477

## PROJECT:

40B MULTIFAMILY  
444 EAST CENTRAL STREET  
FRANKLIN, MA

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

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

DESIGNED BY: MTB CHECKED BY: CMQ

## PREPARED BY:



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DRAWING TITLE: ABBREVIATIONS & NOTES SHEET No. C-001

# EROSION CONTROL NOTES

## EROSION & SEDIMENTATION CONTROL NOTES:

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

25. OWNER AND CONTRACTOR ARE RESPONSIBLE FOR COMPLIANCE WITH THE CONSTRUCTION GENERAL PERMIT NOI. WEEKLY SWPPP INSPECTION REPORTS TO BE PERFORMED BY CONTRACTOR. COPIES OF ALL SWPPP INSPECTION REPORTS SHALL BE PROVIDED TO THE LOCAL MUNICIPALITY, EPA, DEP, OR ANY OTHER AUTHORITY REQUESTING WITHIN 3 DAYS OF EACH INSPECTION.
26. APPLICABLE WORK AND MATERIALS SHALL COMPLY WITH ALL LOCAL, MA DEP, EPA CONSTRUCTION GENERAL PERMIT STANDARDS. ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE SITE PLAN REGULATIONS FROM THE LOCAL AND USDA SOIL CONSERVATION SERVICE VEGETATIVE PRACTICES IN SITE DEVELOPMENT.
27. A WATERING TRUCK SHALL BE USED TO PERIODICALLY SPRINKLE CONSTRUCTION AREAS IN ORDER TO KEEP THE LEVEL OF DUST TO A MINIMUM DURING THE DRY MONTHS AND AS REQUIRED.
28. IF DEWATERING IS NECESSARY IT SHALL ONLY BE COMPLETED AS FOLLOWS: THE DISCHARGE SHALL BE STOPPED IMMEDIATELY IF THE RECEIVING AREA SHOWS ANY SIGN OF INSTABILITY OR EROSION. ALL CHANNELS, SWALES, AND DITCHES DUG FOR DISCHARGING WATER FROM THE EXCAVATED AREA SHALL BE STABLE PRIOR TO DIRECTING DISCHARGE TO THEM. IF A CONSTRUCTION EQUIPMENT BUCKET IS USED, IT SHALL EMPTY THE MATERIAL TO A STABLE AREA. NO DEWATERING SHALL OCCUR DURING PERIODS OF INTENSE, HEAVY RAIN. FLOW TO THE SEDIMENT REMOVAL STRUCTURE SHALL NOT EXCEED THE STRUCTURE'S CAPACITY TO SETTLE AND FILTER FLOW OR ITS VOLUME CAPACITY. WHENEVER POSSIBLE, THE DISCHARGE FROM THE SEDIMENT REMOVAL STRUCTURE SHALL DRAIN TO A WELL-VEGETATED BUFFER BY SHEET FLOW WHILE MAXIMIZING THE DISTANCE TO THE NEAREST WATER RESOURCE AND MINIMIZING THE SLOPE OF THE BUFFER AREA. THERE SHALL BE NO DIRECT DISCHARGE TO EXISTING WETLANDS OR STREAMS. ALL DISCHARGE SHALL BE IN COMPLIANCE WITH STATE, LOCAL, AND FEDERAL REQUIREMENTS.
29. INITIATE STABILIZATION OF EXPOSED AREAS IMMEDIATELY IF CONSTRUCTION WORK TEMPORARILY OR PERMANENTLY CEASES.
30. ALL DISCHARGES FROM POLLUTION SOURCES ARE PROHIBITED ONSITE SUCH AS FUELS, WASTEWATER FROM WASH OUT OF CONCRETE, WASTEWATER FROM CLEAN OUT OF PAINTS, FORM RELEASE OILS, SOLVENTS, ADHESIVES, CURING COMPOUNDS, POLLUTANTS USED FOR MAINTENANCE OF VEHICLES AND EQUIPMENT, SOAPS & SOLVENTS, TOXIC OR HAZARDOUS SUBSTANCES, CHEMICALS AND OILS. IF A POLLUTANT IS DISCHARGED IT NEEDS TO BE IMMEDIATELY CLEANED UP BY REMOVING THE CHEMICAL AND AFFECTED SOIL OR AREA OF SPILL FROM THE SITE IN ACCORDANCE WITH BOTH THE MANUFACTURER RECOMMENDATIONS, FEDERAL, STATE, AND LOCAL REQUIREMENTS. DO NOT HOSE DOWN AND SPREAD SPILLED ITEM. ALL CHEMICALS USED ON THE SITE SHALL BE IN LEAK-PROOF CONTAINERS STORED AWAY FROM WETLANDS, SURFACE WATERS, STORMWATER INLETS, AND DRAINAGE MEASURES. SPILL KITS SHALL BE AVAILABLE ONSITE FOR EMERGENCY USE. THERE SHALL BE A SECONDARY CONTAINMENT MEASURE OF ALL CHEMICALS IN ADDITION TO SPILL-PROOF CONTAINERS.
31. PRIOR TO COMMENCEMENT OF CONSTRUCTION, APPLICABLE CONTRACTOR PERSONNEL MUST HAVE AN UNDERSTANDING OF THE EPA CONSTRUCTION GENERAL PERMIT REQUIREMENTS AND THEIR SPECIFIC RESPONSIBILITIES UNDER THE PERMIT. AT A MINIMUM, PERSONNEL MUST BE TRAINED AND UNDERSTAND THE FOLLOWING: LOCATION OF ALL STORMWATER CONTROLS AND HOW TO MAINTAIN THEM, PROCEDURES FOR COMPLYING WITH THE POLLUTION PREVENTION REQUIREMENTS. PROCEDURES FOR CONDUCTING INSPECTIONS, RECORDING FINDINGS, AND TAKING CORRECTIVE ACTION.
32. ALL SEDIMENT TRACKED ONTO ROADWAYS MUST BE REMOVED AT END OF EACH WORK DAY.
33. ALL USE OF CATIONIC TREATMENT CHEMICALS (EXAMPLES INCLUDE POLYMERS, CHITOSAN, CATIONIC PAM, FLOCCULANTS OR OTHER CHEMICAL UTILIZED FOR STABILIZATION) ARE PROHIBITED. IF ALL OTHER AVAILABLE STABILIZATION MEASURES ARE NOT POSSIBLE AND USE OF CATIONIC CHEMICALS IS ABSOLUTELY NECESSARY THE CONTRACTOR WILL NEED TO CONTACT THE EPA NEW ENGLAND OFFICE IN WRITING FOR APPROVAL AND SPECIFIC REQUIREMENTS (MAXIMUM DOSAGE RATE, RESIDUAL TESTING, SPECIFIC LIMITATIONS, ETC) PRIOR TO USE.
34. IF USING NON-VEGETATIVE STABILIZATION MEASURES, IT MUST BE COMPLETED NO LATER THAN 14 DAYS AFTER INITIATING STABILIZATION. ALL AREAS OF EXPOSED SOILS MUST BE COVERED.
35. INSPECTIONS OF EROSION CONTROL MEASURES SHALL BE AT LEAST ONCE EVERY 7 DAYS BY THE CONTRACTOR. AT A MINIMUM INSPECTIONS SHALL INCLUDE ALL DISTURBED AREAS, ALL STORMWATER CONTROLS AND POLLUTION PREVENTION MEASURES, ALL LOCATIONS WHERE STABILIZATION MEASURES HAVE BEEN IMPLEMENTED, EQUIPMENT AND MATERIAL STORAGE AREAS, ALL AREAS WHERE STORMWATER FLOWS AND ALL POINTS OF DISCHARGE. WHEN CORRECTIVE ACTIONS ARE REQUIRED, THE CONTRACTOR MUST IMMEDIATELY TAKE ALL STEPS TO PREVENT POLLUTANT DISCHARGES UNTIL A PERMANENT SOLUTION IS IMPLEMENTED. AS NECESSARY NEW OR MODIFIED CONTROLS MUST BE INSTALLED AND OPERATIONAL, THE REPAIR MUST BE COMPLETED WITHIN 7 DAYS FROM THE TIME OF DISCOVERY. WITHIN 24 HOURS OF A TRIGGERING CONDITION OCCURRING THAT REQUIRES A CORRECTIVE ACTION, A CORRECTIVE ACTION REPORT MUST BE COMPLETED.
36. PER THE EPA'S CONSTRUCTION GENERAL PERMIT, EAST CENTRAL STREET SHALL BE SWEEPED DAILY DURING CONSTRUCTION.

## MAINTENANCE:

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

## CONSTRUCTION GENERAL PERMIT NOTES AND NARRATIVE:

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

## ESTIMATED CONSTRUCTION SEQUENCING PLAN:

THE FOLLOWING IS AN ESTIMATED CONSTRUCTION SEQUENCING. SOME ACTIVITIES MAY OCCUR AT THE SAME TIME RATHER THAN AT SEPARATE TIMES OR OUT OF SEQUENCE DUE TO ACTUAL FIELD CONDITIONS OR OTHER FACTORS. ACTUAL SCHEDULING WILL BE COMPLETED BY THE SITE CONTRACTOR.

- INSTALL ALL EROSION CONTROL MEASURES INCLUDING BUT NOT LIMITED TO TEMPORARY STRAW BALE FILTERS, SILT SACKS, CONSTRUCTION ENTRANCES, AND STRAWBALES AND SILT FENCE.
- SETUP STAGING AND MATERIAL STORAGE / STOCKPILE AREAS.
- IF REQUIRED, CONSTRUCT TEMPORARY SILT / DEWATERING BASINS.
- PROTECT AND MARK ALL EXISTING ITEMS NOTED TO REMAIN.
- PERFORM DEMOLITION WORK. SURVEY AND IDENTIFY LIMITS OF SITE CLEARING. CONDUCT SITE CLEARING.
- PULVERIZE EXISTING PAVEMENT AND DEMO EXISTING MATERIALS AS NOTED.
- REMOVE EXISTING LOAM AND SUBSOIL AND STOCKPILE FOR REUSE.
- PERFORM ROUGH GRADING AND CONSTRUCT BUILDING FOUNDATIONS.
- INSTALL UNDERGROUND UTILITIES.
- PERFORM FINE GRADING; PLACE BINDER PAVEMENT COURSE.
- PLACE PAVEMENT TOP COURSE; CONSTRUCT SIDEWALKS AND ALL OTHER SITE IMPROVEMENTS.
- INSTALL PAVEMENT MARKING, SITE SIGNAGE & COMPLETE LANDSCAPING.
- REMOVE TEMPORARY SILT CONTROLS AFTER ONCE GIVEN APPROVAL BY TOWN OF FRANKLIN OR THE ENGINEER AND SITE IS STABILIZED.
- EFFORTS TO BE MADE TO LIMIT THE TOTAL AREA OF DISTURBANCE AT THE SITE AT ANY TIME DURING SITE WORK.
- TEMPORARILY STABILIZE PREVIOUS PHASES OF CUT AND FILL AREAS AS APPROPRIATE AND PRACTICAL BEFORE FURTHER ADVANCING FURTHER SITE WORK.



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

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

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

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

PREPARED BY:

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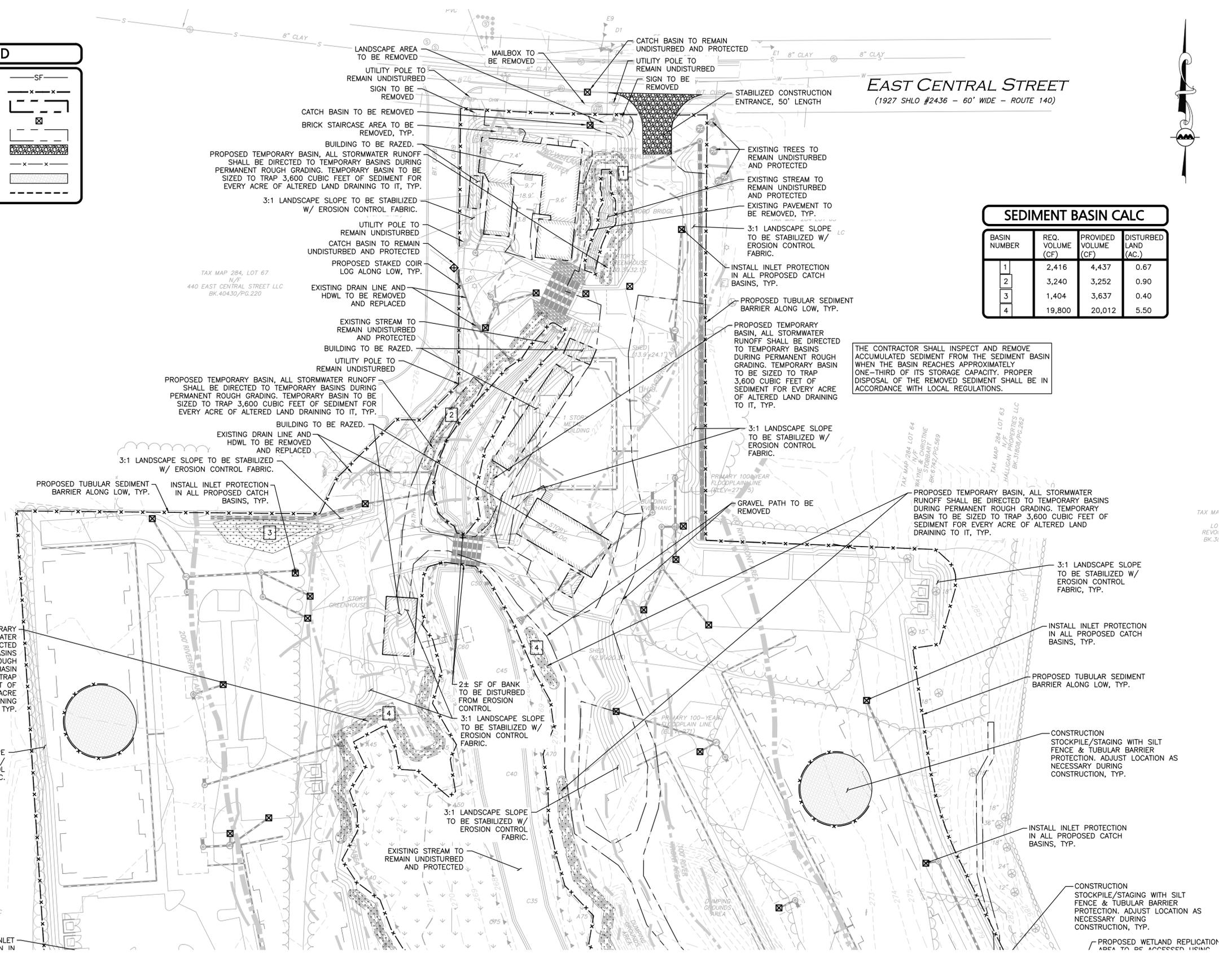
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DRAWING TITLE:	SHEET No.
<b>ABBREVIATIONS &amp; NOTES</b>	<b>C-002</b>
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**LEGEND**

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—



**SEDIMENT BASIN CALC**

BASIN NUMBER	REQ. VOLUME (CF)	PROVIDED VOLUME (CF)	DISTURBED LAND (AC.)
1	2,416	4,437	0.67
2	3,240	3,252	0.90
3	1,404	3,637	0.40
4	19,800	20,012	5.50

THE CONTRACTOR SHALL INSPECT AND REMOVE ACCUMULATED SEDIMENT FROM THE SEDIMENT BASIN WHEN THE BASIN REACHES APPROXIMATELY ONE-THIRD OF ITS STORAGE CAPACITY. PROPER DISPOSAL OF THE REMOVED SEDIMENT SHALL BE IN ACCORDANCE WITH LOCAL REGULATIONS.



PROFESSIONAL ENGINEER FOR ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
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B	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

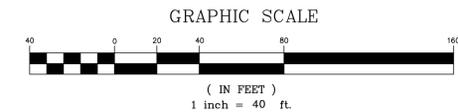
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DRAWING TITLE: **EROSION CONTROL & SITE PREP PLAN** SHEET No. **C-101A**



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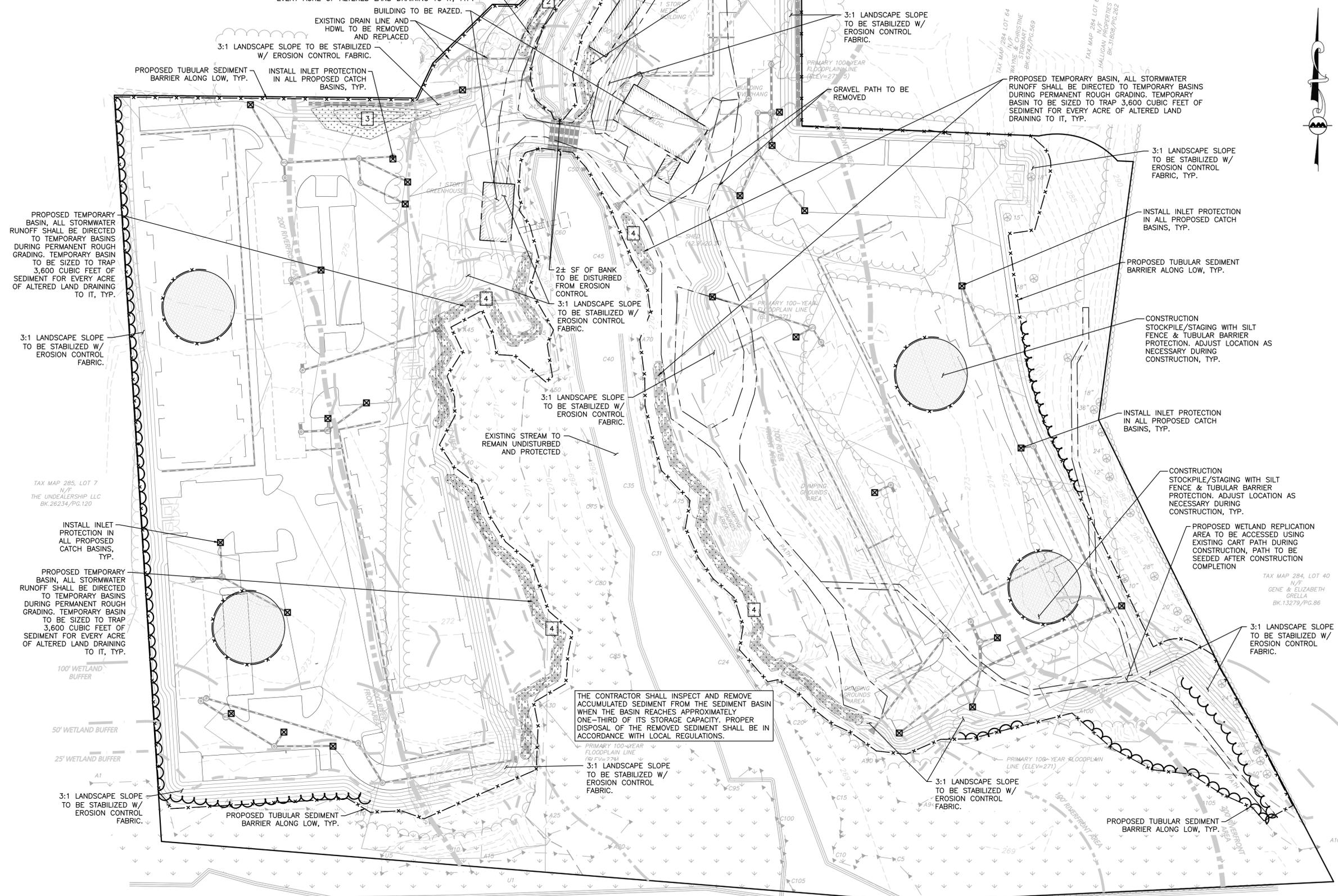
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SHALL BE DIRECTED TO TEMPORARY BASINS DURING PERMANENT ROUGH GRADING. TEMPORARY BASIN TO BE SIZED TO TRAP 3,600 CUBIC FEET OF SEDIMENT FOR EVERY ACRE OF ALTERED LAND DRAINING TO IT, TYP.

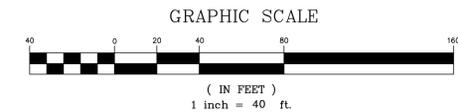
SEDIMENT FOR EVERY ACRE OF ALTERED LAND DRAINING TO IT, TYP. ACCORDANCE WITH LOCAL REGULATIONS.



THE CONTRACTOR SHALL INSPECT AND REMOVE ACCUMULATED SEDIMENT FROM THE SEDIMENT BASIN WHEN THE BASIN REACHES APPROXIMATELY ONE-THIRD OF ITS STORAGE CAPACITY. PROPER DISPOSAL OF THE REMOVED SEDIMENT SHALL BE IN ACCORDANCE WITH LOCAL REGULATIONS.

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

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

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

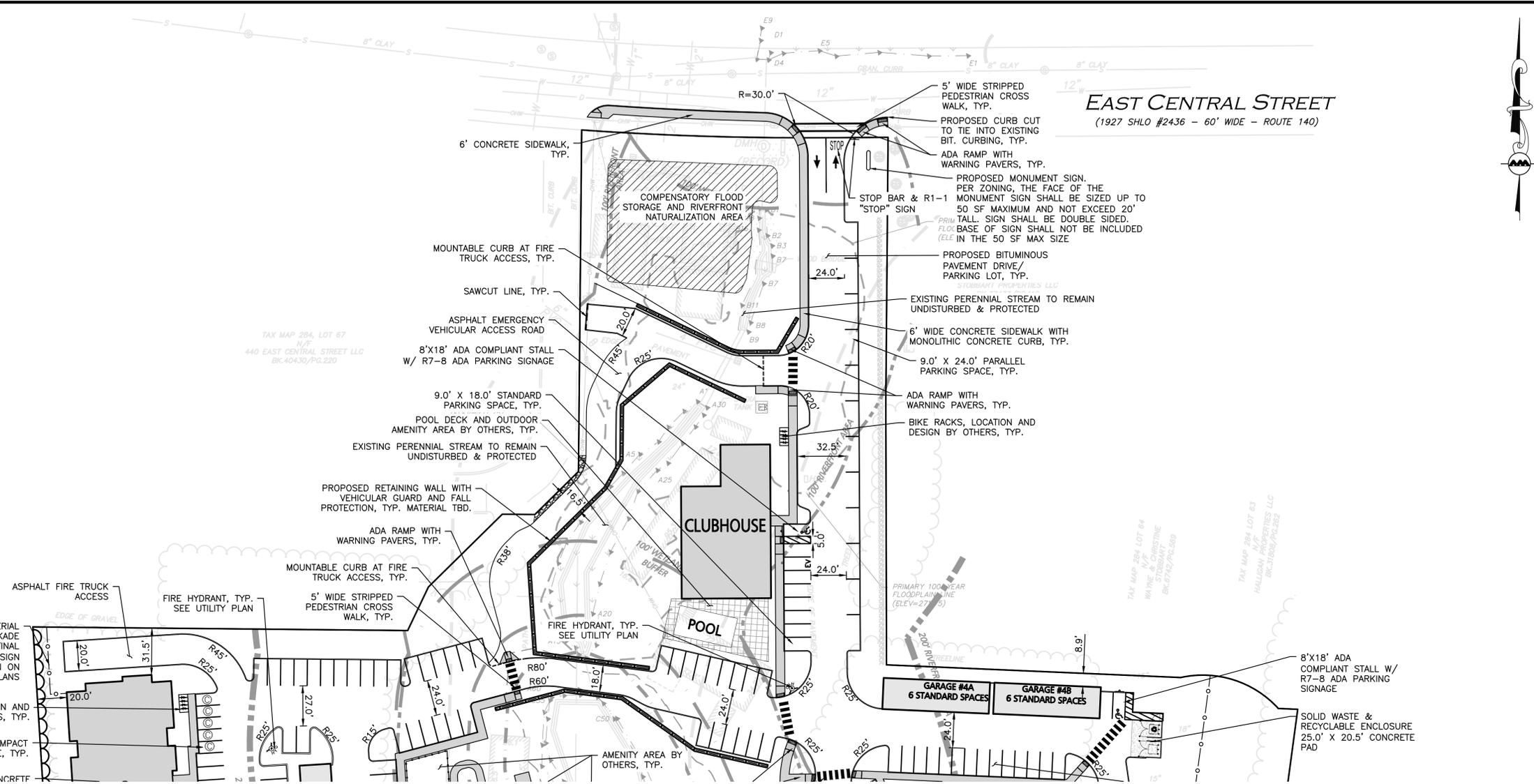
PROJECT NO. 3317-01 DATE: 02-11-2025  
 SCALE: 1" = 40' DWG. NAME: C-3317-01  
 DESIGNED BY: MTB CHECKED BY: CMQ

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DRAWING TITLE: **EROSION CONTROL & SITE PREP PLAN** SHEET No. **C-101B**  
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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" = 40'	DWG. NAME:	C-3317-01
DESIGNED BY:	MTB	CHECKED BY:	CMQ

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

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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 ZONING DISTRICT REQUIRED/ALLOWED	PROPOSED
MINIMUM LOT AREA	40,000 SF	635,135 SF
MINIMUM LOT CONTINUOUS FRONTAGE	175 FT	207 FT
MINIMUM LOT DEPTH	200 FT	983 FT
MINIMUM LOT WIDTH CIRCLE DIAMETER	157.5 FT	206 FT
MINIMUM FRONT YARD	40 FT	450 FT
MINIMUM SIDE YARD	30 FT	20 FT
MINIMUM REAR YARD	30 FT	90 FT
MAXIMUM HEIGHT OF BUILDING	40 FT (3 STORIES)	50 FT 4 (STORIES)
MAX. IMPERV. COVERAGE OF EX. UPLAND (STRUCTURES)	70% STRUCTURES	19% STRUCTURES
MAX. IMPERV. COVERAGE OF EX. UPLAND (PAVING)	-	34% PAVING
MAX. IMPERV. COVERAGE OF EX. UPLAND (TOTAL)	80%	53% IMPERVIOUS*

DIG SAFE \*WETLAND AREA WAS CALCULATED INCLUDING BANK & BWV, EXCLUDING BLSF



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**OFF-STREET PARKING SUMMARY**

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

PROPOSED RESIDENTIAL USE:  
(254 UNITS)\*(2.0 PER UNIT) = 508 SPACES

TOTAL PARKING SPACES REQUIRED = 508 SPACES

ADA REQUIRED STANDARD HANDICAPPED & VAN ACCESSIBLE SPACES  
301 TO 400 PROPOSED PARKING SPACES = 8 TOTAL ADA SPACES REQUIRED, 1 VAN ACCESSIBLE

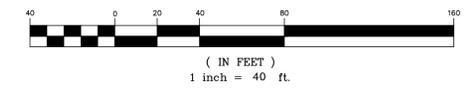
SURFACE			GARAGE		TOTAL PROPOSED
STANDARD (9'x18')	ACCESSIBLE (9'x18')	COMPACT (8'x16')	STANDARD (12'x21')	ACCESSIBLE (15'x21')	
155	132	8	56	34	2
					387 (1.52 STALL/UNIT)

**LEGEND**

PROP. PROPERTY LINE	---
SIGN	•
BOLLARD	•
BUILDING	▭
CURB	▬
RETAINING WALL	▬
PARKING STRIPING	▨
ROADWAY STRIPING	▨
TRAFFIC ARROWS	➔ ➔
SIDEWALK	▬
ADA ACCESSIBLE RAMP	▬
ADA DET. WARNING SURFACE	▬
GRAVEL ACCESS	▬
SETBACK LINE	▬
DECORATIVE FENCE	▬
PARKING COUNT	Ⓣ
TREE LINE	▬
TRANSFORMER	Ⓣ

- GENERAL NOTES:
- THE EXISTING CONDITIONS USED IN THIS DRAWING IS FROM AN EXISTING CONDITIONS PLAN PREPARED BY ALLEN & MAJOR ASSOCIATES, INC.
  - THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR IT'S REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
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  - REFER TO THE WAIVERS REQUEST LIST FOR THE FULL LIST OF WAIVER NECESSARY FOR THIS PROJECT

**GRAPHIC SCALE**



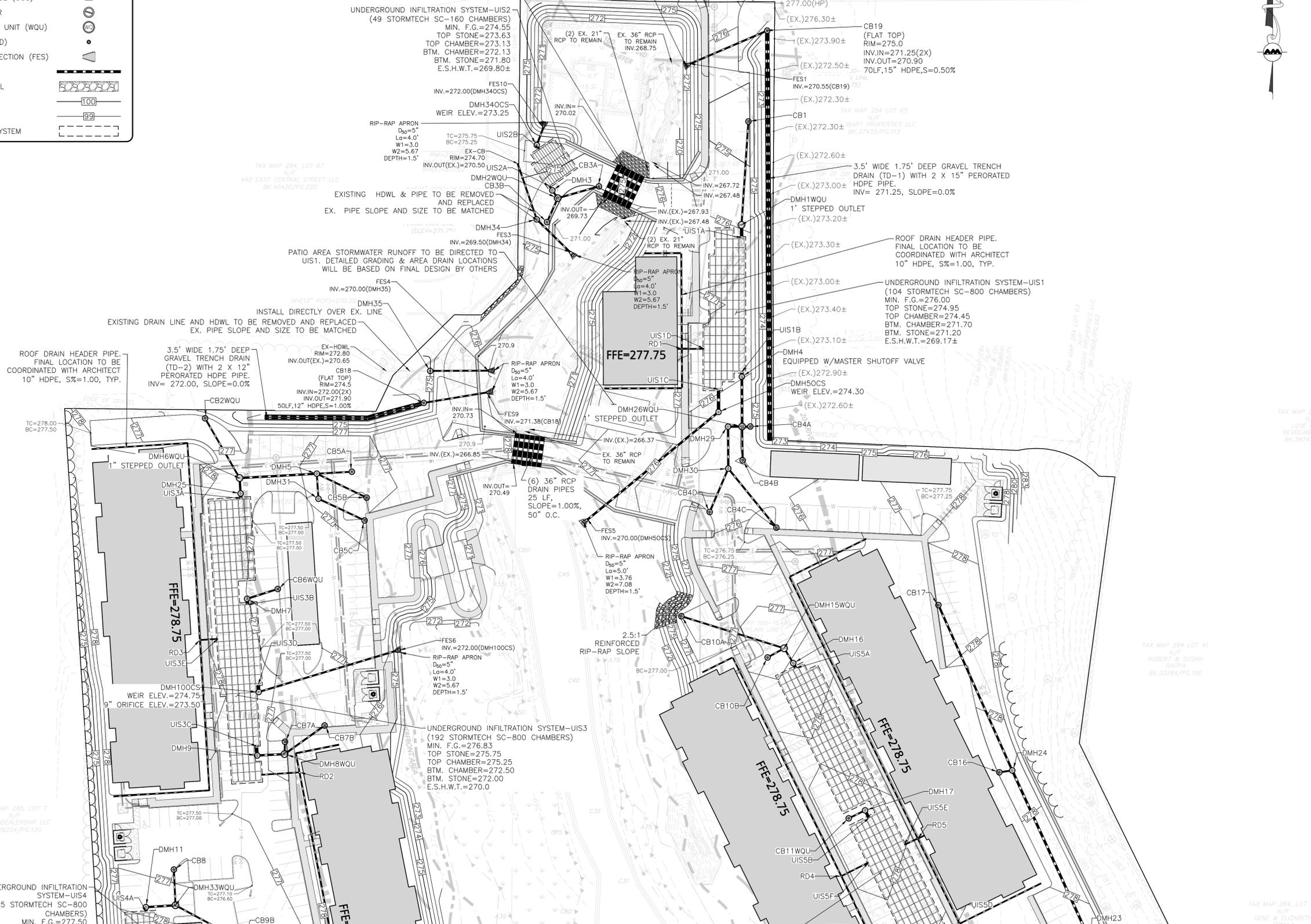
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**LEGEND**

- 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.

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444 EAST CENTRAL STREET  
FRANKLIN, MA

PROJECT NO.	3317-01	DATE:	02-11-2025
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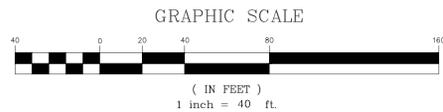
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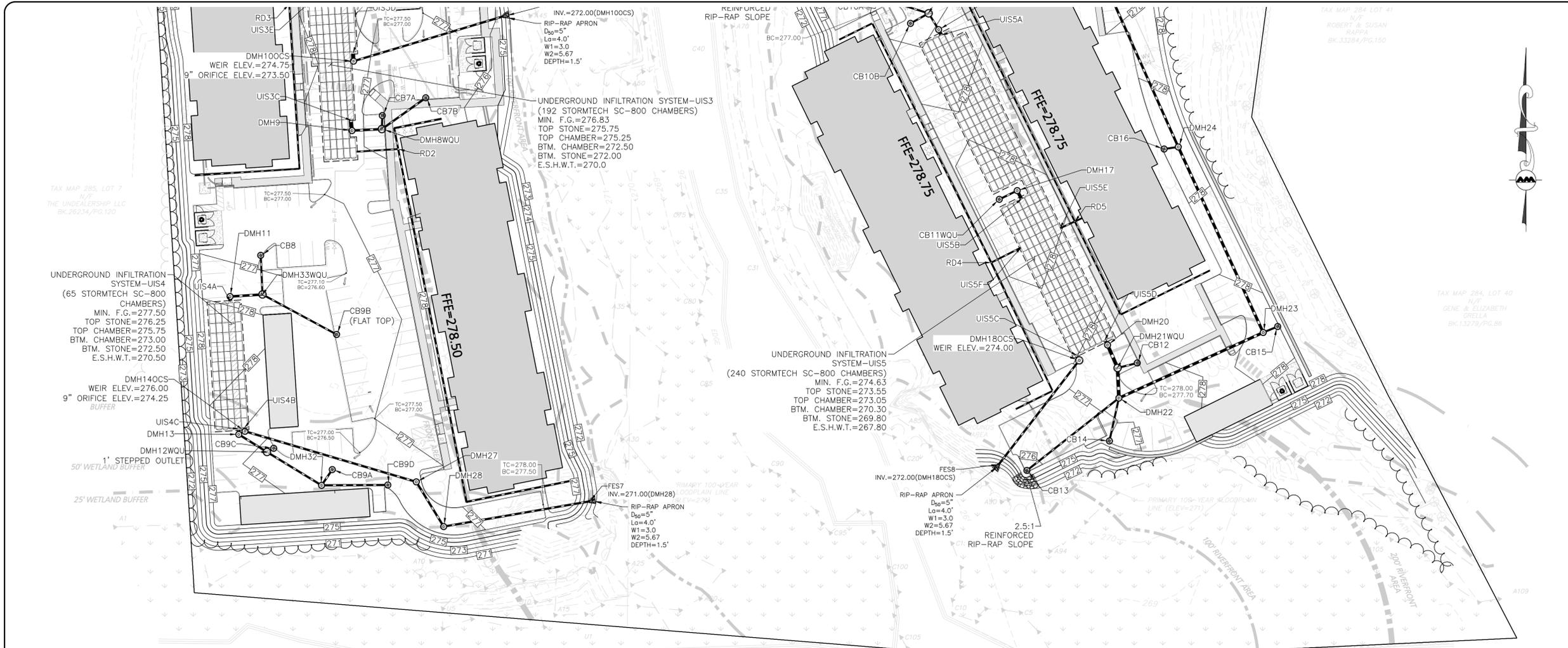
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TAX MAP 285, LOT 7  
N/F  
THE UNDERDEVELOPMENT LLC  
BK 26234/PG 120

TAX MAP 284, LOT 41  
N/F  
ROBERT T. & SUSAN  
24294  
BK 33284/PG 150

TAX MAP 284, LOT 40  
N/F  
GENE & ELIZABETH  
GRIELLA  
BK 13278/PG 86



PROFESSIONAL ENGINEER FOR  
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STRUCTURE	STRUCTURE DETAILS
CB1	RIM = 274.6 INV IN = 271.54 (DMH1WQU)
CB2WQU	RIM = 276.5 INV OUT = 272.18 (DMH6WQU)
CB3A	RIM = 274.8 INV OUT = 271.66 (DMH2WQU)
CB3B	RIM = 274.8 INV OUT = 271.52 (DMH2WQU)
CB4A	RIM = 275.5 INV OUT = 271.17 (DMH26WQU)
CB4B	RIM = 275.0 INV OUT = 271.38 (DMH26WQU)
CB4C	RIM = 275.6 INV OUT = 272.38 (DMH30)
CB4D	RIM = 275.7 INV OUT = 272.14 (DMH30)
CB5A	RIM = 276.5 INV OUT = 272.64 (DMH5)
CB5B	RIM = 276.8 INV OUT = 272.80 (DMH5)
CB5C	RIM = 276.8 INV OUT = 273.07 (DMH31)
CB6WQU	RIM = 276.5 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 = 276.6 INV OUT = 273.63 (DMH33WQU)
CB9A	RIM = 276.2 INV OUT = 273.00 (DMH32)
CB9B	RIM = 276.4 INV OUT = 273.97 (DMH33WQU)
CB9C	RIM = 276.8 INV OUT = 272.33 (DMH12WQU)
CB9D	RIM = 276.1 INV OUT = 273.35 (DMH32)
CB10A	RIM = 276.0 INV OUT = 271.42 (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 = 270.75 (DMH21WQU)
CB13	RIM = 275.8 INV OUT = 271.79 (DMH22)
CB14	RIM = 276.8 INV OUT = 271.24 (DMH22)
CB15	RIM = 277.5 INV OUT = 272.31 (DMH23)
CB16	RIM = 277.5 INV OUT = 273.54 (DMH24)
CB17	RIM = 277.5 INV OUT = 274.53 (DMH24)

STRUCTURE	STRUCTURE DETAILS
CB18	RIM = 275.5 INV IN = 271.90 (FES9)
CB19	RIM = 275.0 INV OUT = 270.90 (FES1)
DMH1WQU	RIM = 276.0 INV IN = 270.70 (CB1) INV OUT = 271.70 (UIS1A)
DMH2WQU	RIM = 274.8 INV IN = 271.31 (CB3B) INV IN = 271.31 (CB3A) INV OUT = 272.31 (DMH3)
DMH3	RIM = 274.8 INV IN = 272.23 (DMH2WQU) INV OUT = 272.13 (UIS2A)
DMH4	RIM = 276.0 INV IN = 271.70 (DMH26WQU) INV OUT = 271.70 (UIS1B)
DMH5	RIM = 276.8 INV IN = 272.35 (CB5A) INV IN = 272.35 (CB5B) INV IN = 272.35 (DMH31) INV OUT = 272.25 (DMH6WQU)
DMH5OCS	RIM = 275.6 INV IN = 271.70 (UIS1C) INV OUT = 271.70 (FES5)
DMH6WQU	RIM = 277.8 INV IN = 271.62 (DMH5) INV IN = 271.62 (CB2WQU) INV OUT = 272.63 (DMH25)
DMH7	RIM = 277.0 INV IN = 272.50 (CB6WQU) INV OUT = 272.50 (UIS3B)
DMH8WQU	RIM = 276.6 INV IN = 272.82 (CB7A) INV IN = 272.82 (CB7B) INV OUT = 272.72 (DMH9)
DMH9	RIM = 277.2 INV IN = 272.50 (DMH8WQU) INV OUT = 272.50 (UIS3C)
DMH10OCS	RIM = 277.3 INV IN = 272.50 (UIS3D) INV OUT = 273.16 (FES6)
DMH11	RIM = 277.8 INV IN = 273.00 (DMH33WQU) INV OUT = 272.50 (UIS4A)

STRUCTURE	STRUCTURE DETAILS
DMH12WQU	RIM = 276.8 INV IN = 272.28 (CB9C) INV IN = 272.28 (DMH32) INV OUT = 273.28 (DMH13)
DMH13	RIM = 277.5 INV IN = 273.00 (DMH12WQU) INV OUT = 273.00 (UIS4C)
DMH14OCS	RIM = 276.3 INV IN = 273.00 (UIS4B) INV OUT = 274.03 (DMH27)
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)
DMH18OCS	RIM = 278.0 INV IN = 270.30 (UIS5C) INV OUT = 272.98 (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 = 277.6 INV IN = 272.20 (DMH24) INV IN = 272.20 (CB15) INV OUT = 272.10 (DMH22)
DMH24	RIM = 277.6 INV IN = 273.43 (CB16) INV IN = 273.43 (CB17) INV OUT = 273.33 (DMH23)
DMH25	RIM = 277.5 INV IN = 272.50 (DMH6WQU) INV OUT = 272.50 (UIS3A)
DMH26WQU	RIM = 275.6 INV IN = 271.10 (CB4A) INV IN = 271.10 (DMH29) INV IN = 271.10 (CB4B) INV OUT = 272.10 (DMH4)

STRUCTURE	STRUCTURE DETAILS
DMH27	RIM = 276.5 INV IN = 272.69 (DMH14OCS) INV OUT = 272.59 (DMH28)
DMH28	RIM = 276.8 INV IN = 272.20 (DMH27) INV OUT = 272.10 (FES7)
DMH29	RIM = 275.3 INV IN = 271.32 (DMH30) INV OUT = 271.22 (DMH26WQU)
DMH30	RIM = 275.4 INV IN = 271.76 (CB4C) INV IN = 271.76 (CB4D) INV OUT = 271.66 (DMH29)
DMH31	RIM = 276.8 INV IN = 272.66 (CB5C) INV OUT = 272.56 (DMH5)
DMH32	RIM = 276.8 INV IN = 272.85 (CB9D) INV IN = 272.85 (CB9A) INV OUT = 272.75 (DMH12WQU)
DMH33WQU	RIM = 277.5 INV IN = 273.34 (CB8) INV IN = 273.34 (CB9E) INV OUT = 273.24 (DMH11)
DMH34	RIM = 274.8 INV IN = 269.99 (EX-CB) INV OUT = 269.89 (FES3 )
DMH34OCS	RIM = 275.2 INV IN = 272.13 (UIS2B) INV OUT = 272.15 (FES10)
DMH35	RIM = 275.0 INV IN = 270.40 (EX-HOWL) INV OUT = 270.33 (FES4)

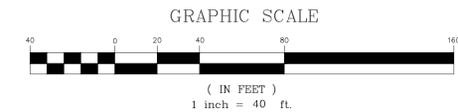
PIPE SEGMENT	SIZE	LENGTH	SLOPE	MATERIAL
0 - RD5	10"	6'	1.02%	HDPE
CB1 - DMH1WQU	12"	84'	1.00%	HDPE
CB2WQU - DMH6WQU	12"	56'	1.00%	HDPE
CB3A - DMH2WQU	12"	35'	1.00%	HDPE
CB3B - DMH2WQU	12"	21'	1.00%	HDPE
CB4A - DMH26WQU	12"	7'	1.00%	HDPE
CB4B - DMH26WQU	12"	27'	1.00%	HDPE
CB4C - DMH30	12"	62'	1.00%	HDPE
CB4D - DMH30	12"	38'	1.00%	HDPE
CB5A - DMH5	12"	29'	1.00%	HDPE
CB5B - DMH5	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"	29'	1.00%	HDPE
CB9A - DMH32	12"	14'	1.00%	HDPE
CB9B - DMH33WQU	12"	63'	1.00%	HDPE
CB9C - DMH12WQU	12"	6'	1.00%	HDPE
CB9D - DMH32	12"	49'	1.00%	HDPE
CB10A - DMH15WQU	12"	88'	1.00%	HDPE
CB10B - DMH15WQU	12"	15'	1.00%	HDPE
CB11WQU - DMH17	12"	15'	1.00%	HDPE
CB12 - DMH21WQU	12"	15'	1.00%	HDPE
CB13 - DMH22	12"	87'	1.00%	HDPE

PIPE SEGMENT	SIZE	LENGTH	SLOPE	MATERIAL
CB14 - DMH23	12"	33'	1.00%	HDPE
CB15 - DMH23	12"	12'	1.00%	HDPE
CB16 - DMH24	12"	11'	1.00%	HDPE
CB17 - DMH24	15"	147'	0.75%	HDPE
CB18 - FES9	12"	52'	1.00%	HDPE
CB19 - FES1	12"	68'	0.51%	HDPE
DMH1WQU - UIS1A	24"	10'	0.00%	HDPE
DMH2WQU - DMH3	12"	8'	1.00%	HDPE
DMH4 - UIS1B	24"	4'	0.00%	HDPE
DMH5 - DMH6WQU	15"	63'	1.00%	HDPE
DMH5OCS - FES5	15"	138'	1.24%	HDPE
DMH6WQU - DMH25	15"	13'	1.00%	HDPE
DMH7 - UIS3B	24"	5'	0.00%	HDPE
DMH8WQU - DMH9	15"	22'	1.00%	HDPE
DMH9 - UIS3C	24"	8'	0.00%	HDPE
DMH10OCS - FES6	12"	116'	1.00%	HDPE
DMH11 - UIS4A	24"	4'	0.00%	HDPE
DMH12WQU - DMH13	15"	25'	1.12%	HDPE
DMH13 - UIS4C	24"	4'	0.00%	HDPE
DMH14OCS - DMH27	15"	133'	1.01%	HDPE
DMH15WQU - DMH16	12"	14'	1.00%	HDPE
DMH16 - UIS5A	24"	5'	0.00%	HDPE
DMH17 - UIS5B	24"	7'	0.00%	HDPE
DMH18OCS - FES8	12"	98'	1.00%	HDPE
DMH20 - UIS5D	24"	4'	0.00%	HDPE

PIPE SEGMENT	SIZE	LENGTH	SLOPE	MATERIAL
DMH21WQU - DMH20	24"	19'	1.05%	HDPE
DMH22 - DMH21WQU	24"	22'	1.00%	HDPE
DMH23 - DMH22	18"	118'	1.00%	HDPE
DMH24 - DMH23	18"	151'	0.75%	HDPE
DMH26WQU - DMH4	18"	40'	1.00%	HDPE
DMH27 - DMH28	15"	39'	1.00%	HDPE
DMH28 - FES7	12"	110'	1.00%	HDPE
DMH29 - DMH26WQU	15"	11'	1.00%	HDPE
DMH30 - DMH29	15"	34'	1.00%	HDPE
DMH31 - DMH5	12"	20'	1.00%	HDPE
DMH32 - DMH12WQU	12"	48'	1.00%	HDPE
DMH33WQU - DMH11	15"	24'	1.00%	HDPE
DMH34 - FES3	12"	38'	1.04%	HDPE
DMH34OCS - FES10	12"	15'	1.00%	HDPE
DMH35 - FES4	12"	47'	0.70%	HDPE
EX-CB - DMH34	12"	48'	1.04%	HDPE
RD2 - UIS3F	10"	32'	1.00%	HDPE
RD3 - UIS3E	10"	15'	1.00%	HDPE
RD4 - UIS5F	10"	25'	1.00%	HDPE
RD5 - UIS5E	10"	12'	1.00%	HDPE
UIS1C - DMH5OCS	24"	18'	0.00%	HDPE
UIS3D - DMH10OCS	24"	6'	0.00%	HDPE
UIS4B - DMH14OCS	24"	3'	0.00%	HDPE
UIS5C - DMH18OCS	24"	4'	0.00%	HDPE

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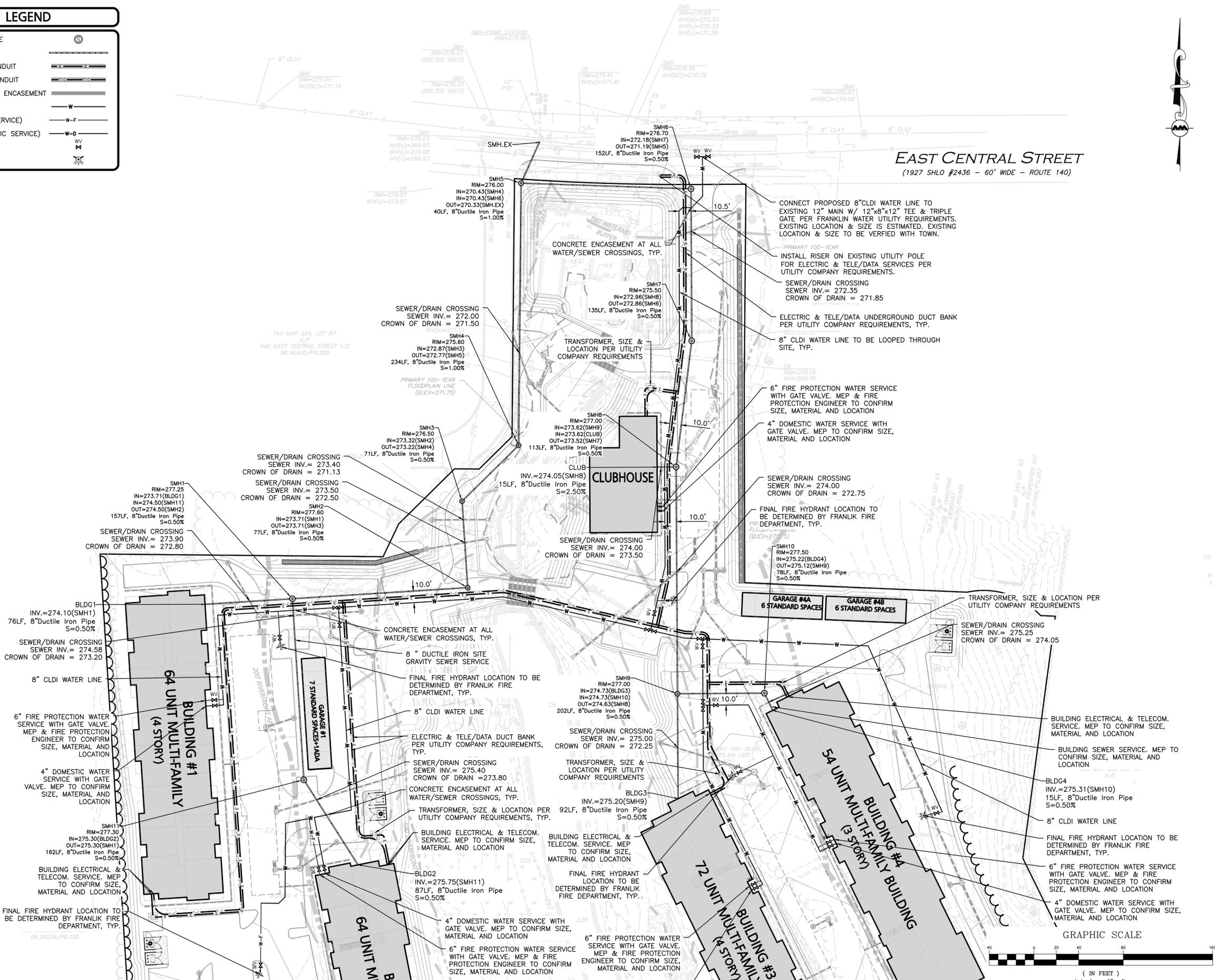
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SEWER MANHOLE	
SEWER LINE	
ELECTRICAL CONDUIT	
TELE/CABLE CONDUIT	
CONCRETE PIPE ENCASUREMENT	
WATER LINE	
WATER (FIRE SERVICE)	
WATER (DOMESTIC SERVICE)	
WATER VALVE	
HYDRANT	



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



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

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

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

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

PREPARED BY:

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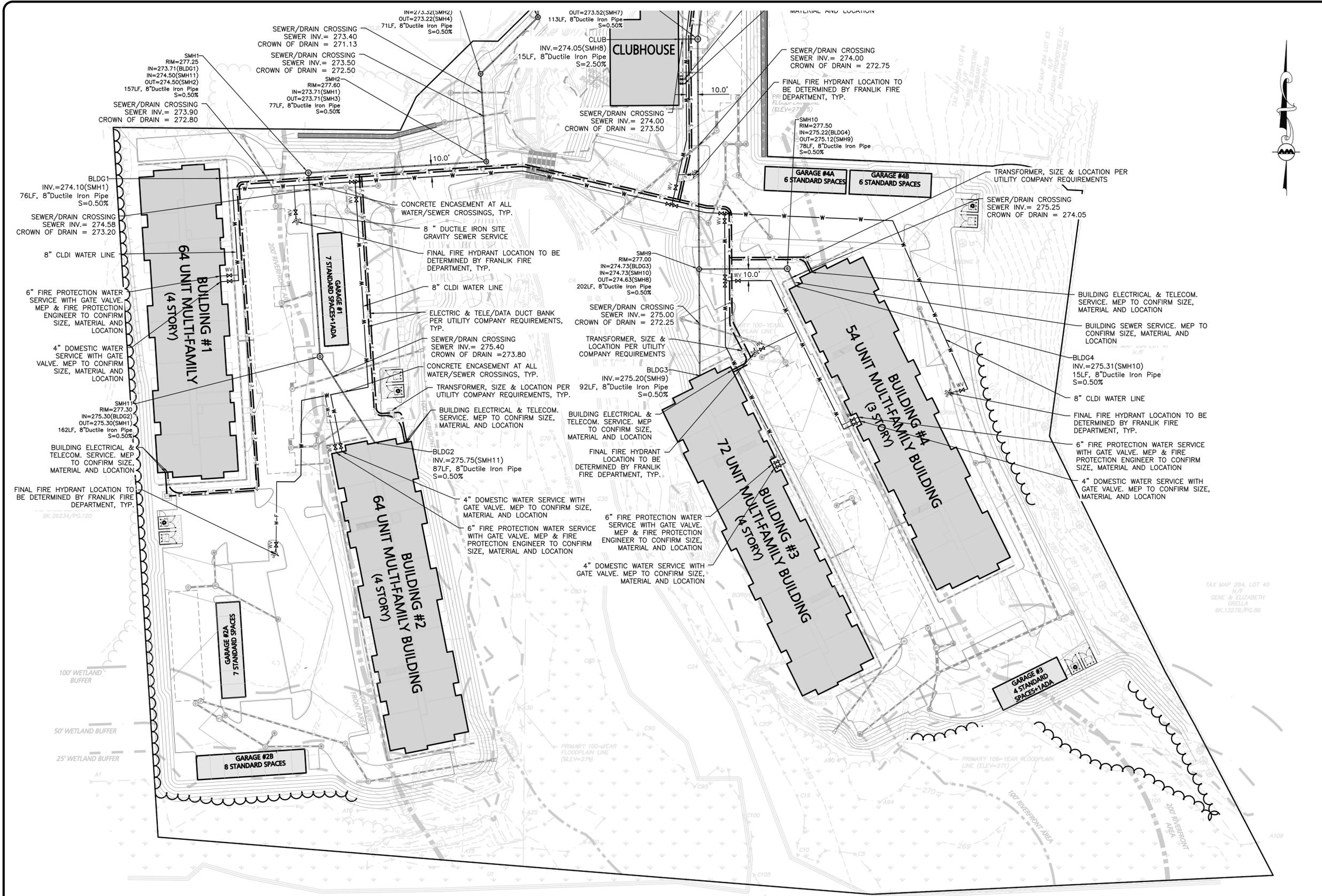
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 275 REGATTA DRIVE  
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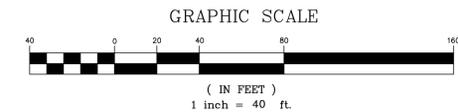
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DRAWING TITLE: UTILITIES PLAN SHEET No. C-104B

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### EAST CENTRAL STREET

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

- NOTES:**
1. THE INFORMATION SHOWN ON THIS PLAN IS THE SOLE PROPERTY OF ALLEN & MAJOR ASSOCIATES, INC. IT'S INTENDED USE IS TO PROVIDE INFORMATION. ANY ALTERATION, MISUSE, OR RECALCULATION OF INFORMATION OR DATA WITHOUT THE EXPRESSED, WRITTEN CONSENT OF ALLEN & MAJOR ASSOCIATES, INC. IS STRICTLY PROHIBITED.
  2. THE PLAN DEPICTS APPROXIMATELY 20,000 S.F. OF AREA AVAILABLE FOR PRIMARY SNOW STORAGE WITHIN THE PROJECT AREA FOR AN AREA OF 165,500 SF REQUIRING SNOW REMOVAL. THE AREA IS ESTIMATED TO ACCOMMODATE AN APPROXIMATE 2.4' 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, PLANTINGS AND OTHER PERMANENT FEATURES. SNOW STORAGE LOCATIONS MAY BE ADJUSTED IN THE FIELD NECESSARY TO AVOID CONFLICT WITH LANDSCAPING OR SITE FEATURES.



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

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

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

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

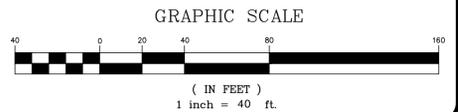
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DRAWING TITLE:	SHEET No.
<b>SNOW STORAGE PLAN</b>	<b>C-105A</b>



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**LEGEND**

AREAS REQUIRING SNOW REMOVAL	
PRIMARY SNOW STORAGE AREAS	



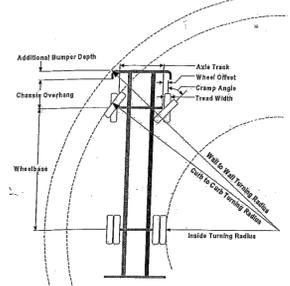


### Turning Performance Analysis

2/12/2007

Job Number: Franklin Fire Department  
Department: 9558

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



**Parameters:**

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

**Calculated Turning Radii:**

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

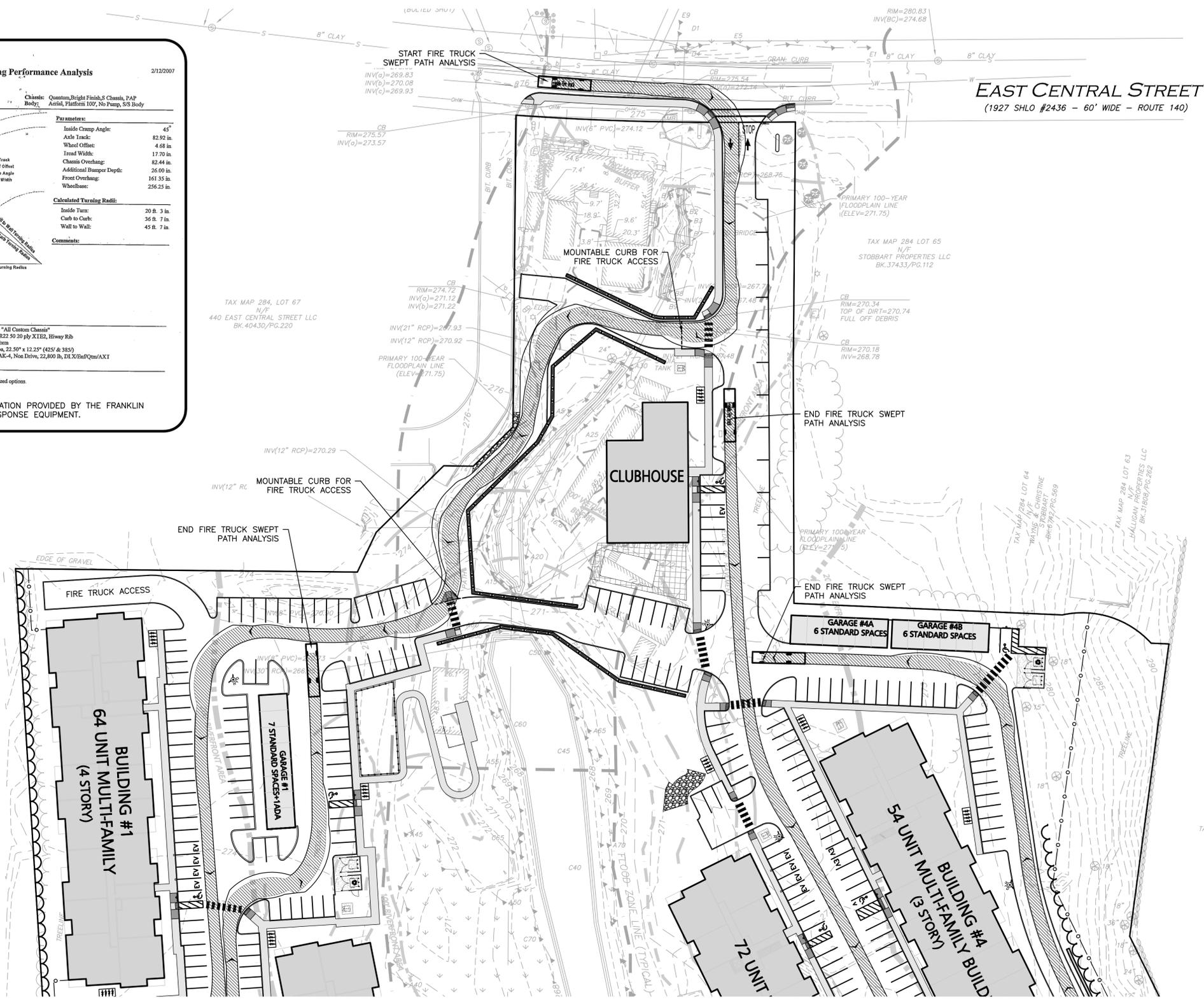
**Comments:**

**Components:**

PRIDE #	Description
002248	Bumper, 26" extended - "All Custom Chassis"
000167	Tires, Michelin, 425/55R22 50 20 ply X1E2, Highway Rb
002210	Aerial, 100' Pierce Platform
001801	Wheels, Frt, Alum, 22.5" x 12.25" (425 & 385)
001843	Axle, Front, Outboard 1AX-4, Non Drive, 22,800 lb, DLX/Std/Qty/AXT

Notes:  
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.



### 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" = 40'	DWG. NAME:	C-3317-01
DESIGNED BY:	MTB	CHECKED BY:	CMQ

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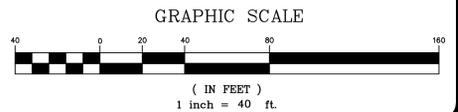
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SHEET No. C-106A

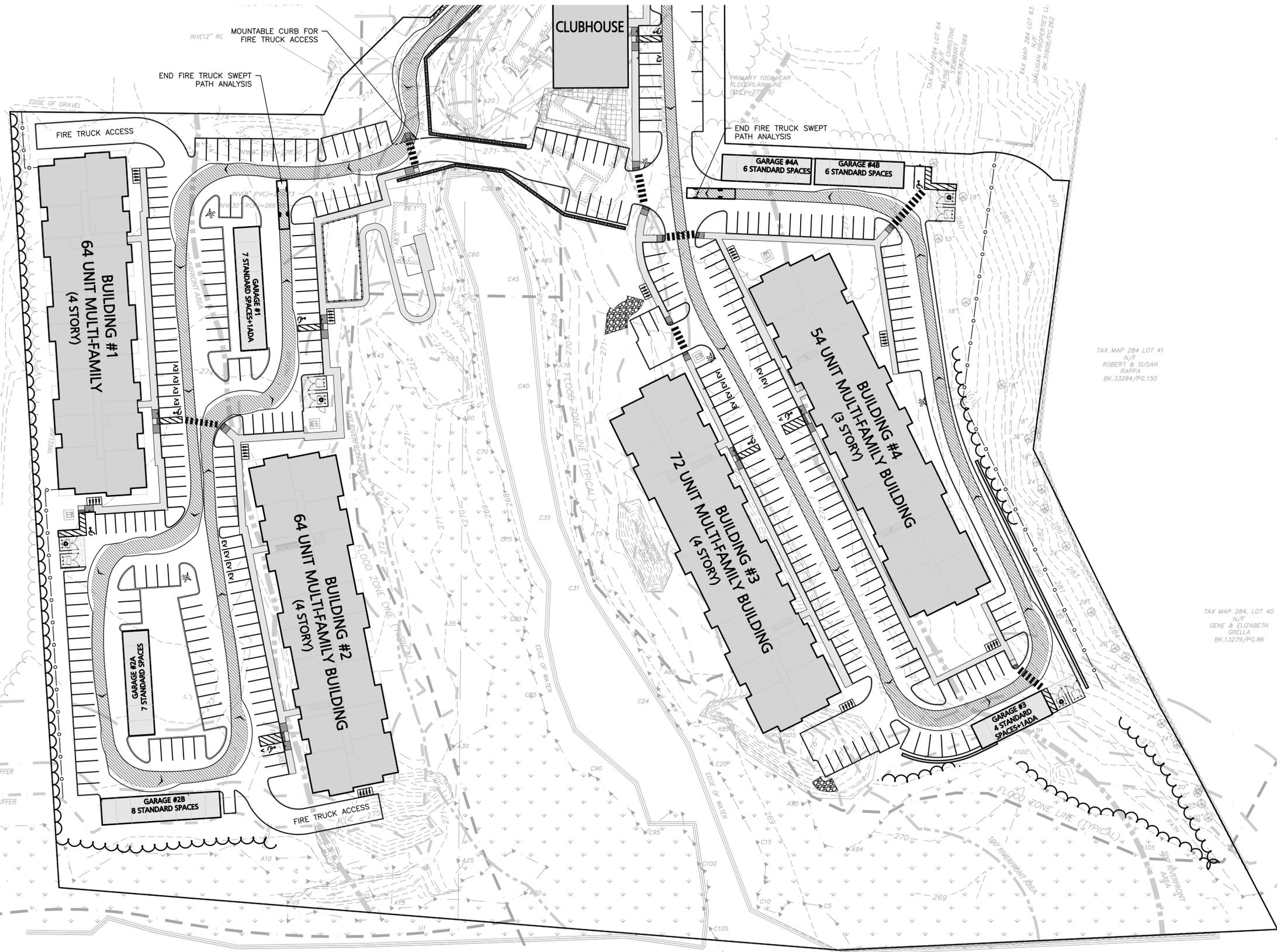
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DRAWING TITLE: **FIRE TRUCK TURNING PLAN** SHEET No. **C-106B**

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

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

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

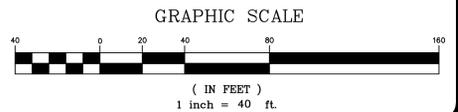
TAX MAP 299, LOT 49  
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TOWN OF FRANKLIN  
BK.26253/PG.126

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

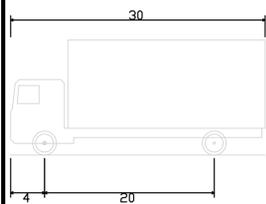
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JOHN & NANCY OUIGLEY

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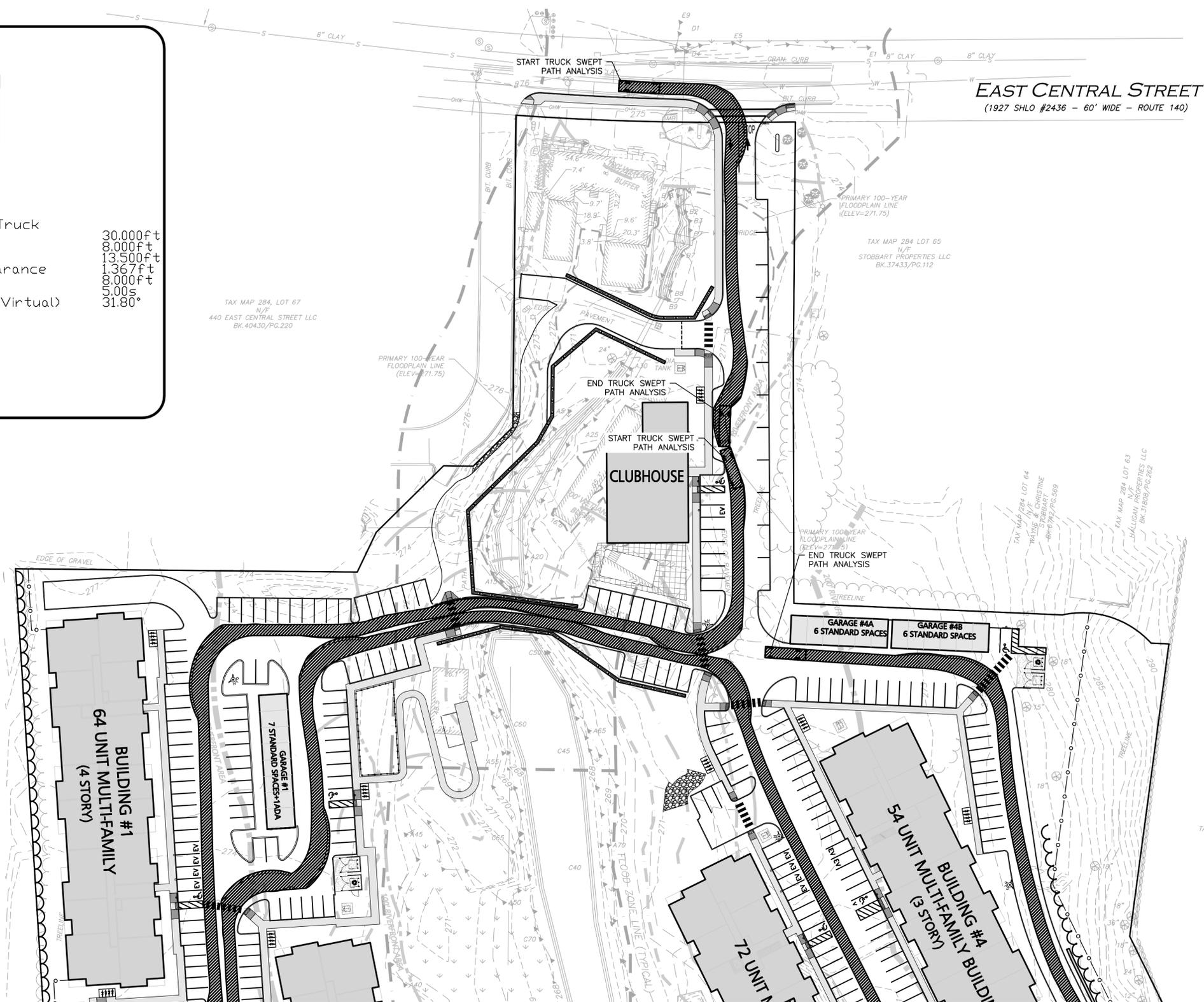
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1-888-344-7233



N:\PROJECTS\3317-01\CIVIL\DRAWINGS\CURRENT\C-3317-01\_FIRE TRUCK TURNING.DWG



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



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



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

REV	DATE	DESCRIPTION
D	10/29/25	REVISED COMPREHENSIVE PERMIT
C	9/18/25	REVISED PER NOI PEER REVIEW
B	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

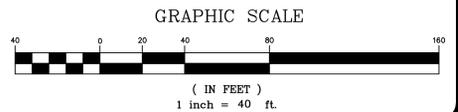
PREPARED BY:

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 civil engineering • land surveying  
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 www.allenmajor.com  
 100 COMMERCE WAY, SUITE 5  
 WOBURN MA 01801  
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DRAWING TITLE: **SU-30 TRUCK TURNING PLAN** SHEET No. **C-107A**

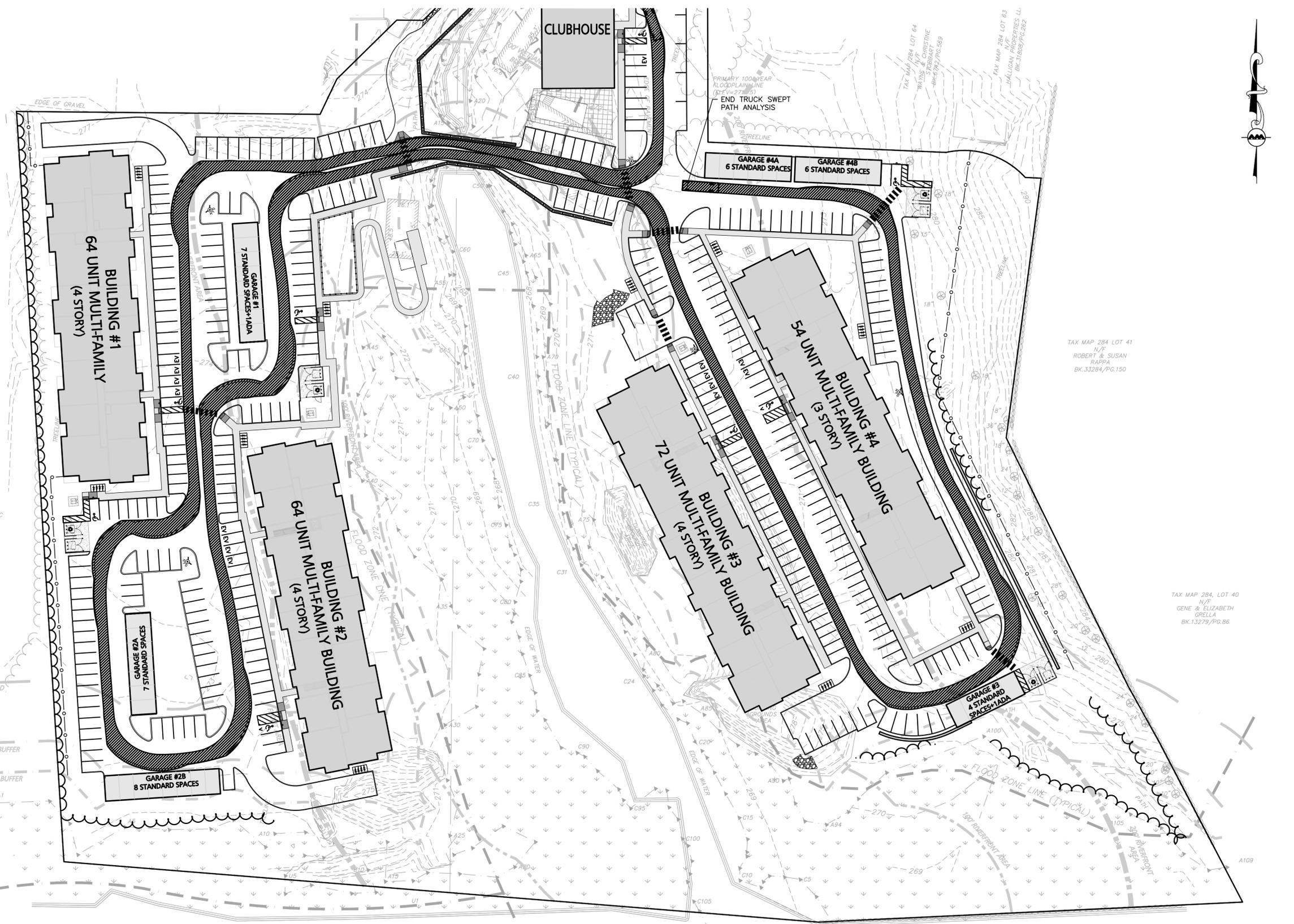


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*Carlton M. Quinn*  
 PROFESSIONAL ENGINEER FOR  
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APPLICANT/OWNER:  
 TAG CENTRAL LLC  
 275 REGATTA DRIVE  
 JUPITER, FL 33477

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

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

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

DESIGNED BY: MTB CHECKED BY: CMQ

PREPARED BY:



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DRAWING TITLE: SU-30 TRUCK TURNING PLAN SHEET No. C-107B

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

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

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

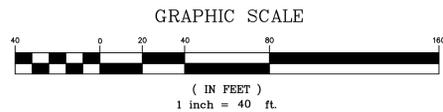
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 TOWN OF FRANKLIN  
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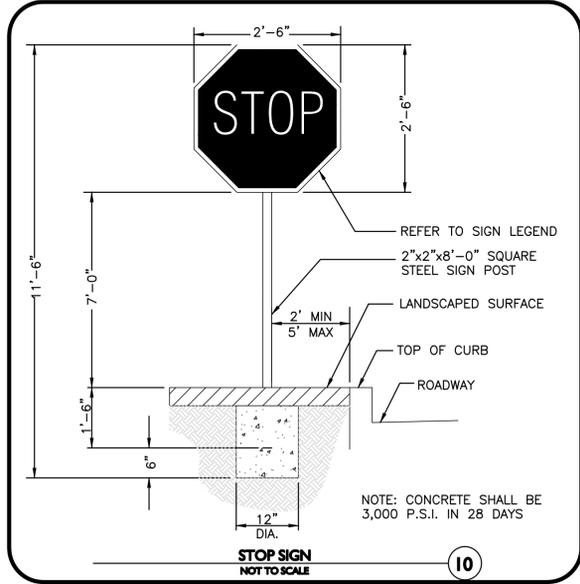
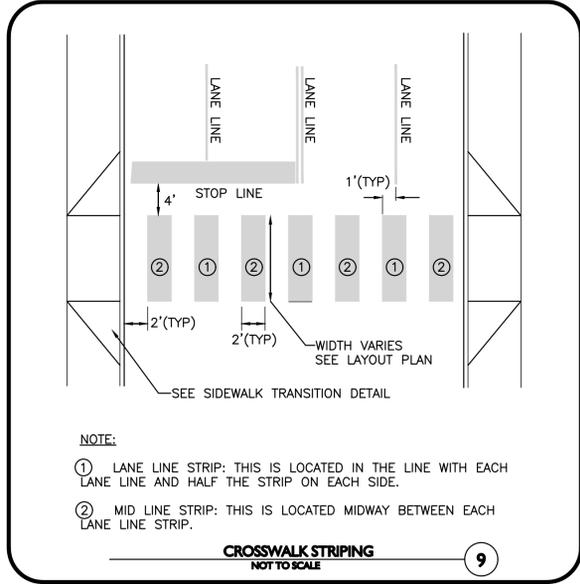
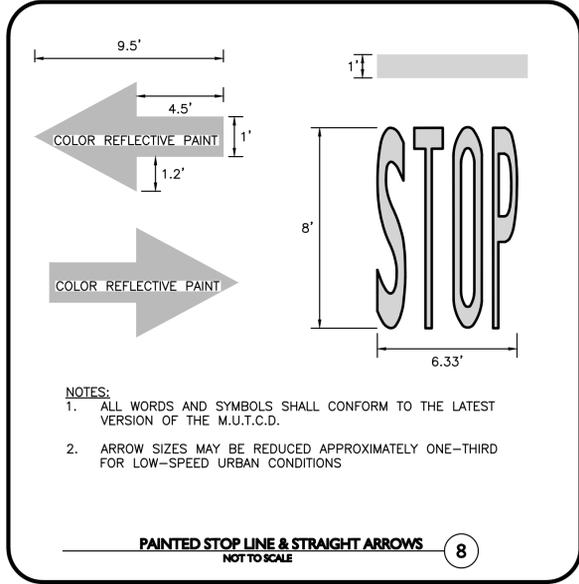
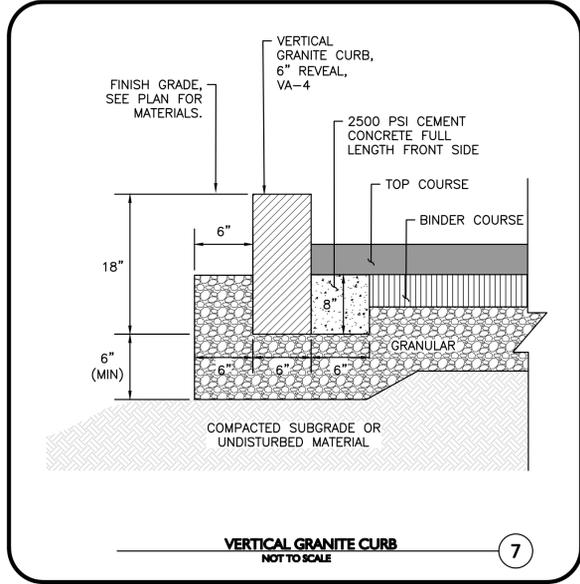
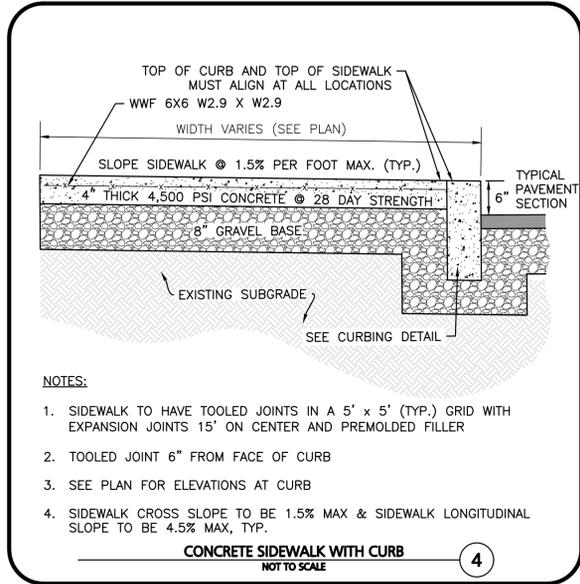
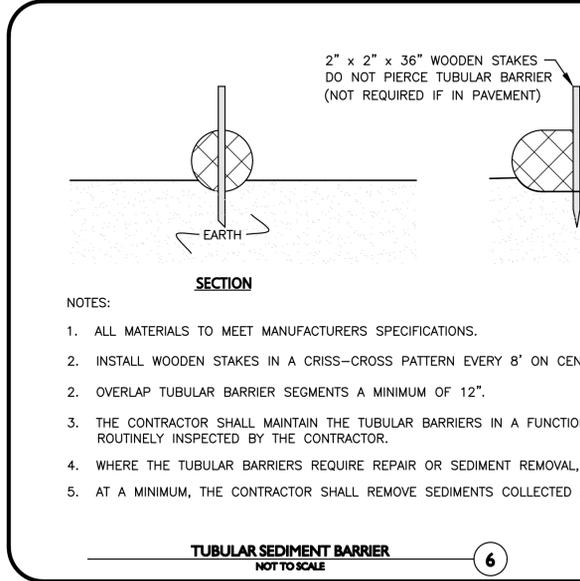
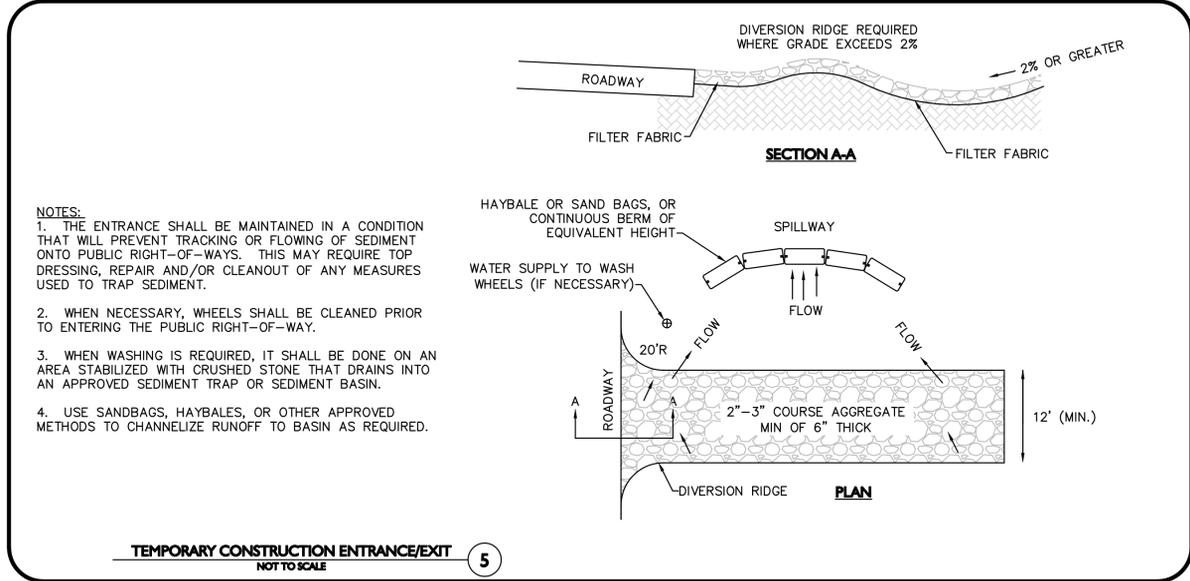
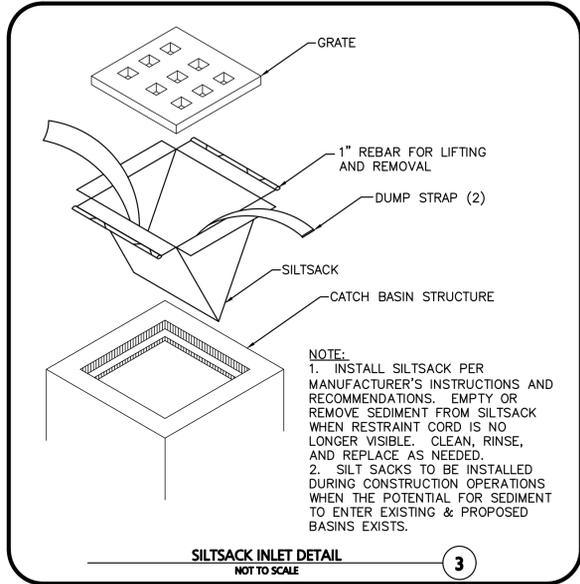
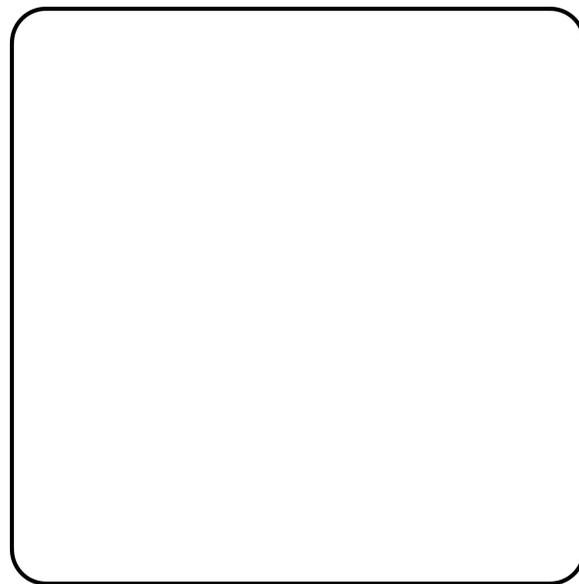
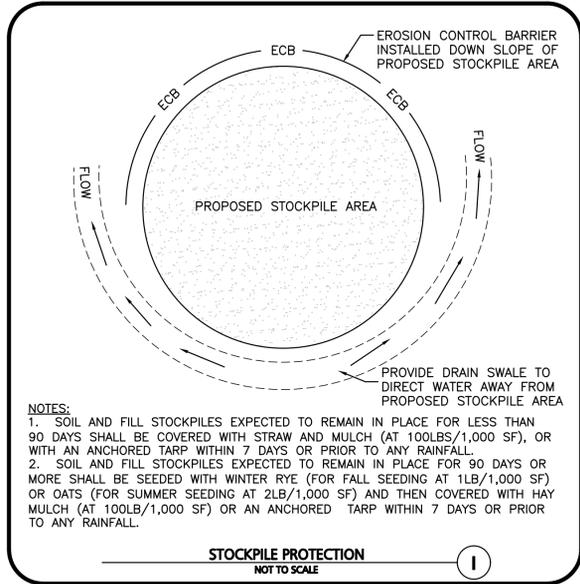
TAX MAP 289, LOT 53  
 N/F  
 DOUGLAS & TRICIA OPPELT  
 BK.34313/PG.308

TAX MAP 289, LOT 54  
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 JOHN & NANCY OUIGLEY

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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

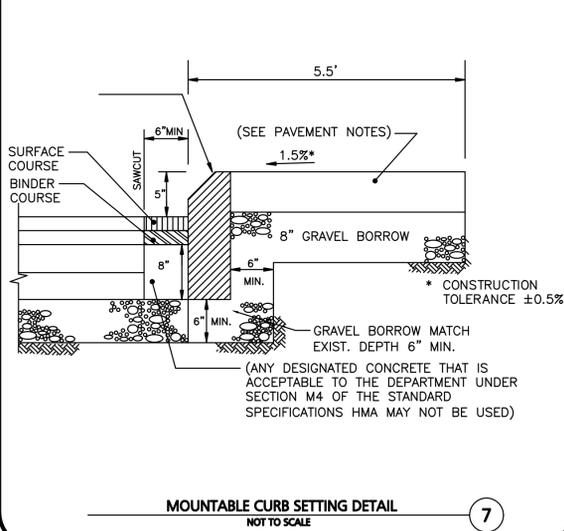
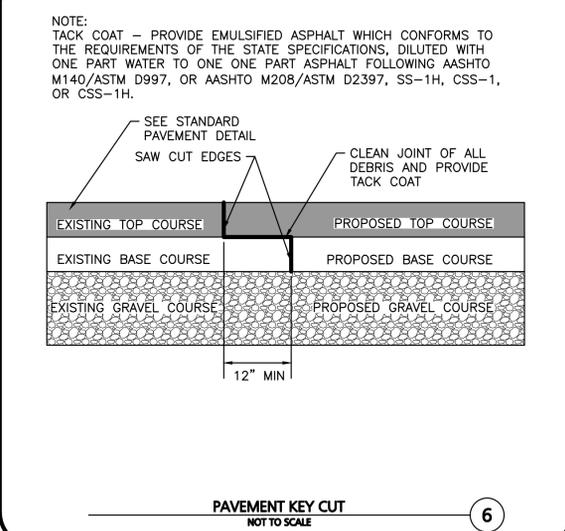
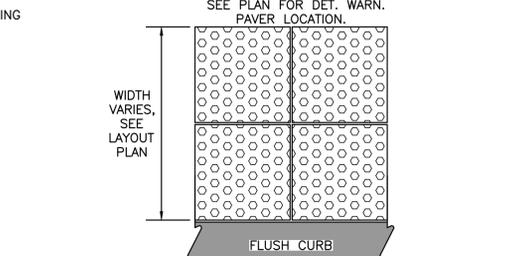
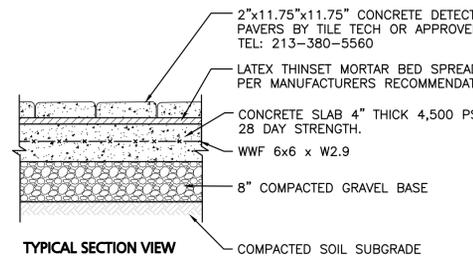
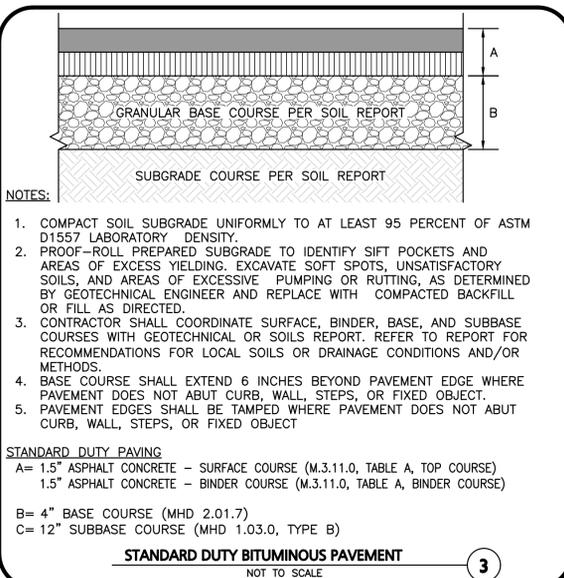
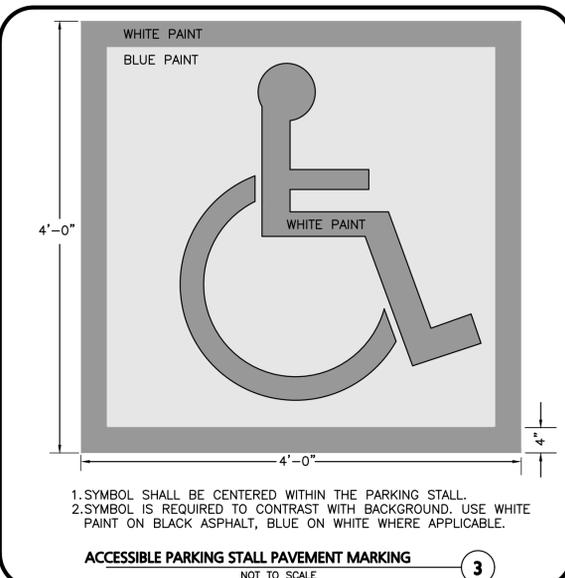
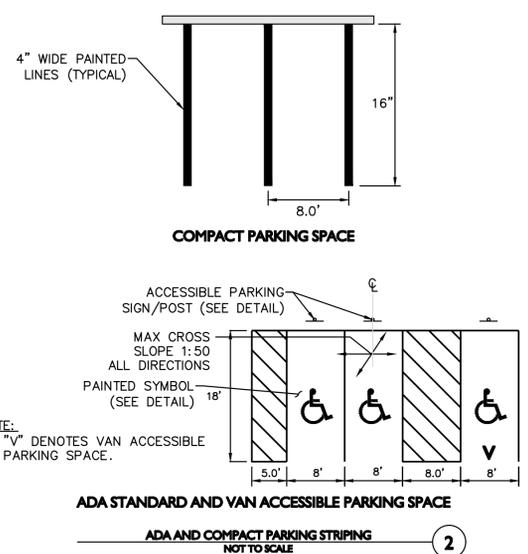
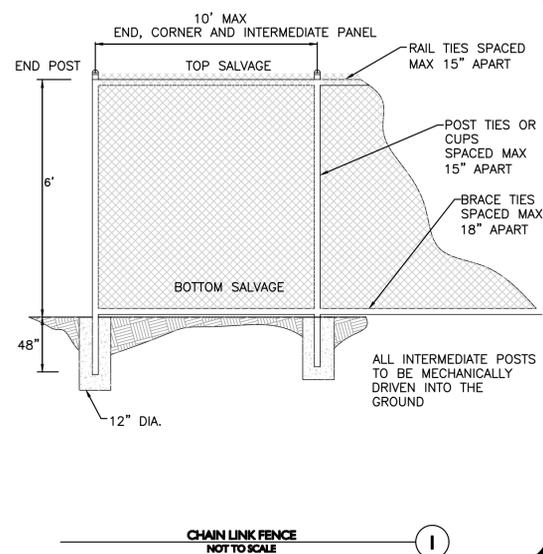
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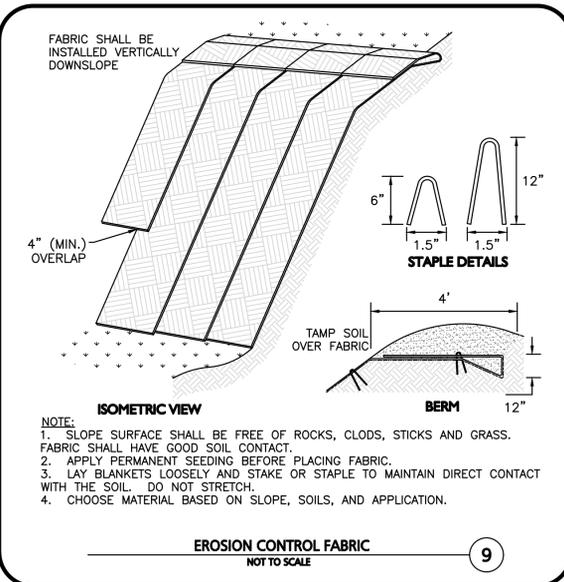
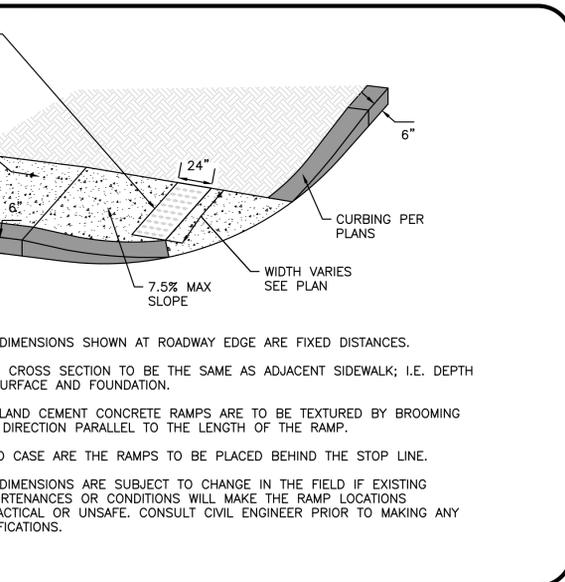
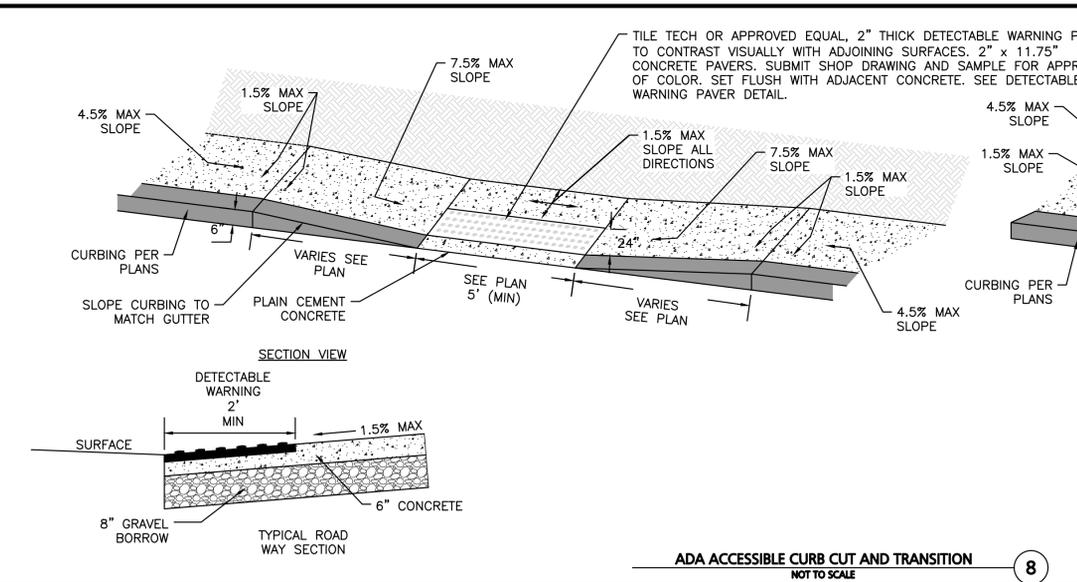
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DRAWING TITLE:	SHEET No.
DETAILS	C-501



**NOTES:**

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



PROFESSIONAL ENGINEER FOR ALLEN & MAJOR ASSOCIATES, INC.

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

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

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

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

DESIGNED BY: MTB CHECKED BY: CMQ

PREPARED BY:

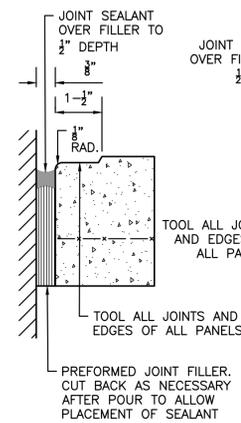
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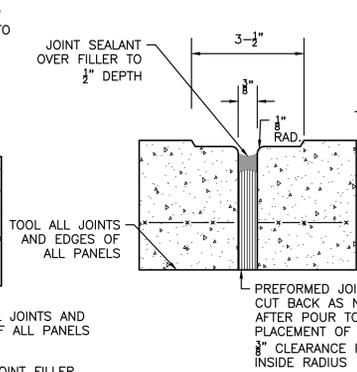
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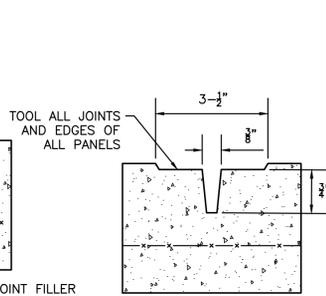
**EXPANSION JOINT AT FIXED OBJECTS DETAIL**



**EXPANSION JOINT DETAIL**



**CONTROL JOINT DETAIL**

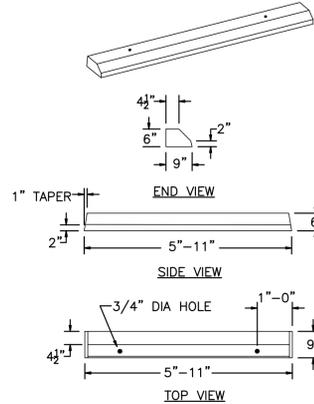


**NOTES:**

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

**CONCRETE SIDEWALK JOINTS**  
NOT TO SCALE

1

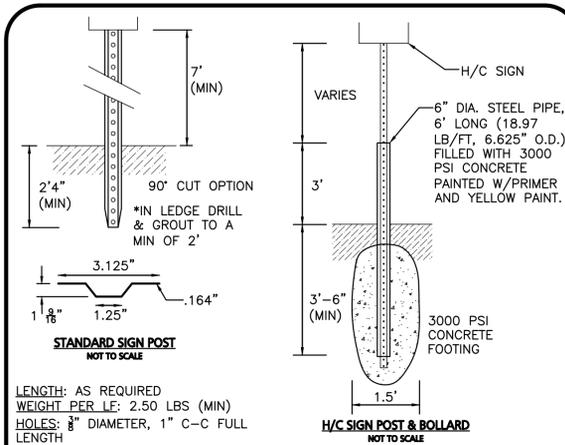


**NOTES:**

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

**BUMPER CURBING SINGLE FACE**  
NOT TO SCALE

2

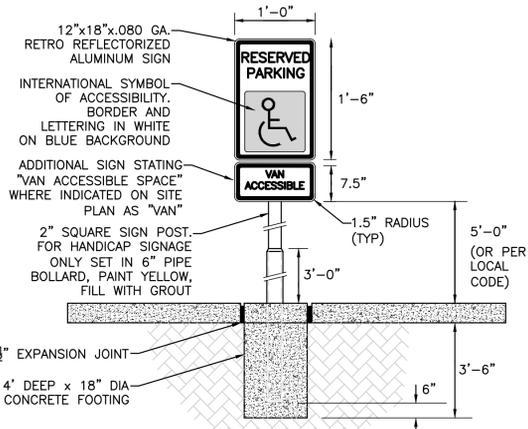


**STANDARD SIGN POST**  
NOT TO SCALE

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

**SIGN POST DETAILS**  
NOT TO SCALE

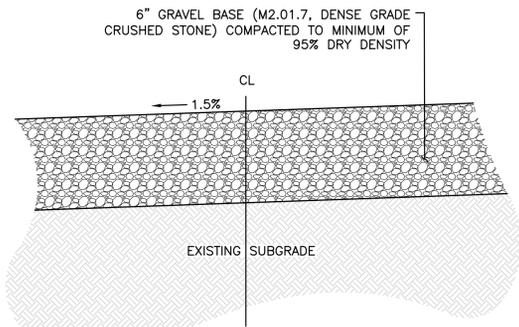
3



- 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.

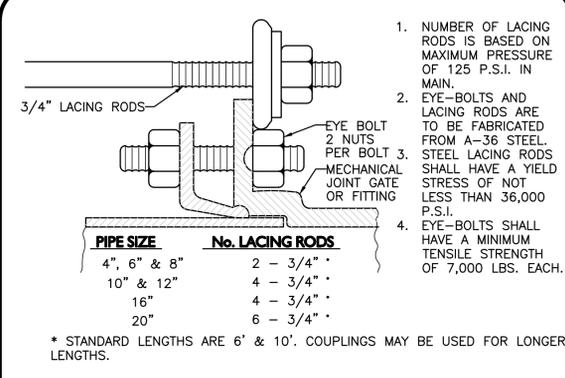
**ADA ACCESSIBLE PARKING / TRAFFIC CONTROL SIGNAGE**  
NOT TO SCALE

4



**GRAVEL DRIVEWAY**  
NOT TO SCALE

5

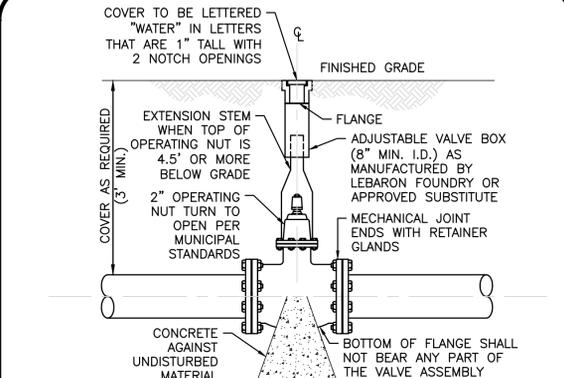


PIPE SIZE	No. LACING RODS
4", 6" & 8"	2 - 3/4"
10" & 12"	4 - 3/4"
16"	4 - 3/4"
20"	6 - 3/4"

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

**MECHANICAL JOINT LACING DETAIL**  
NOT TO SCALE

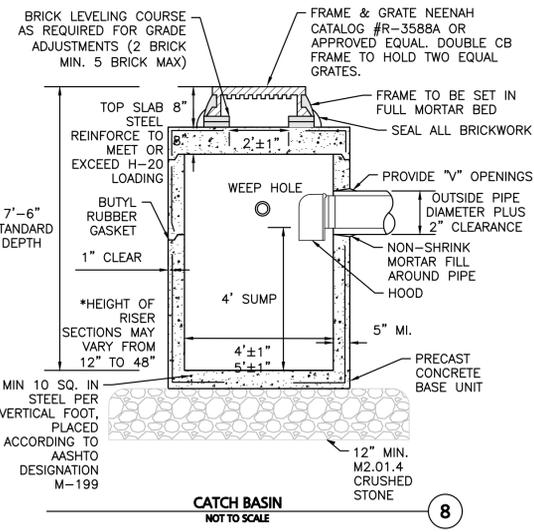
6



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

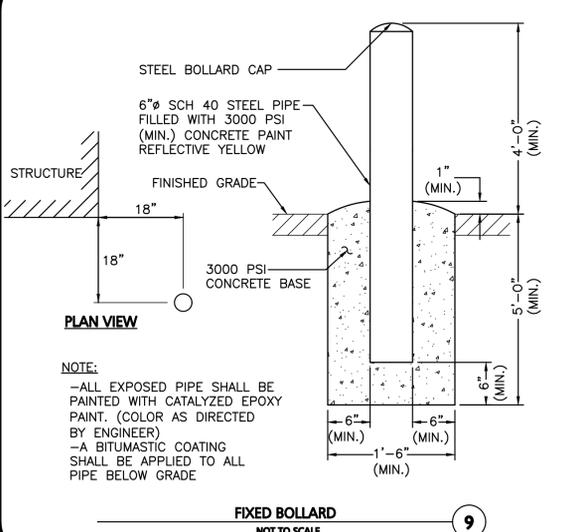
**GATE VALVE**  
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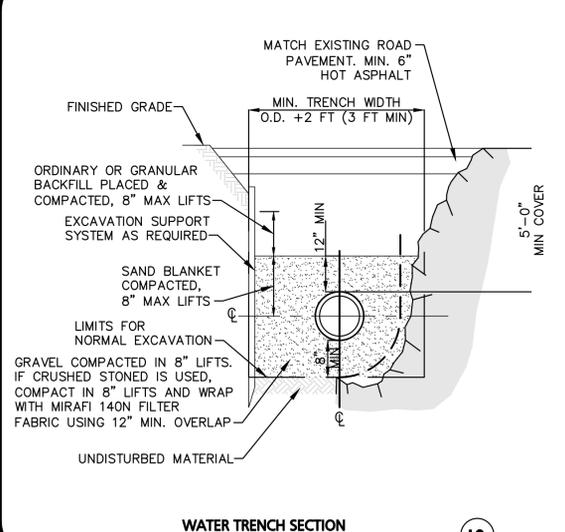
**CATCH BASIN**  
NOT TO SCALE

8



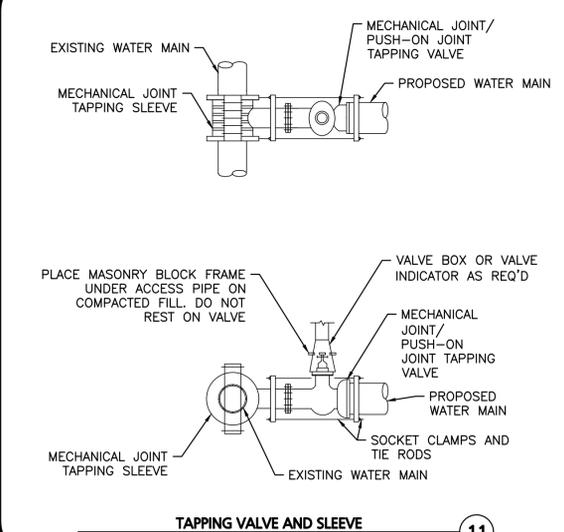
**FIXED BOLLARD**  
NOT TO SCALE

9



**WATER TRENCH SECTION**  
NOT TO SCALE

10



**TAPPING VALVE AND SLEEVE**  
NOT TO SCALE

11



PROFESSIONAL ENGINEER FOR  
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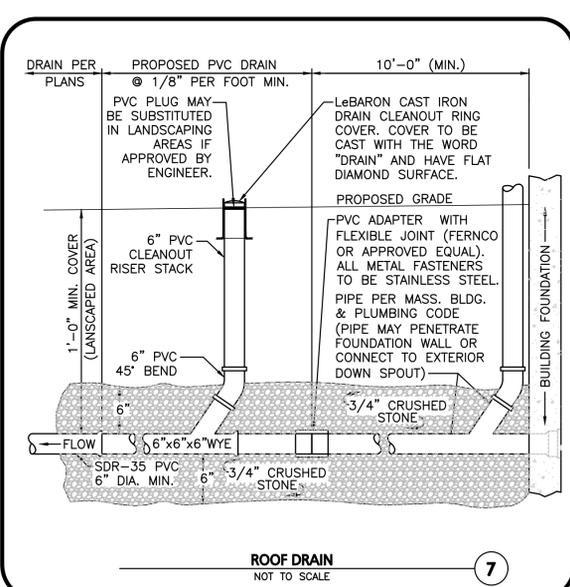
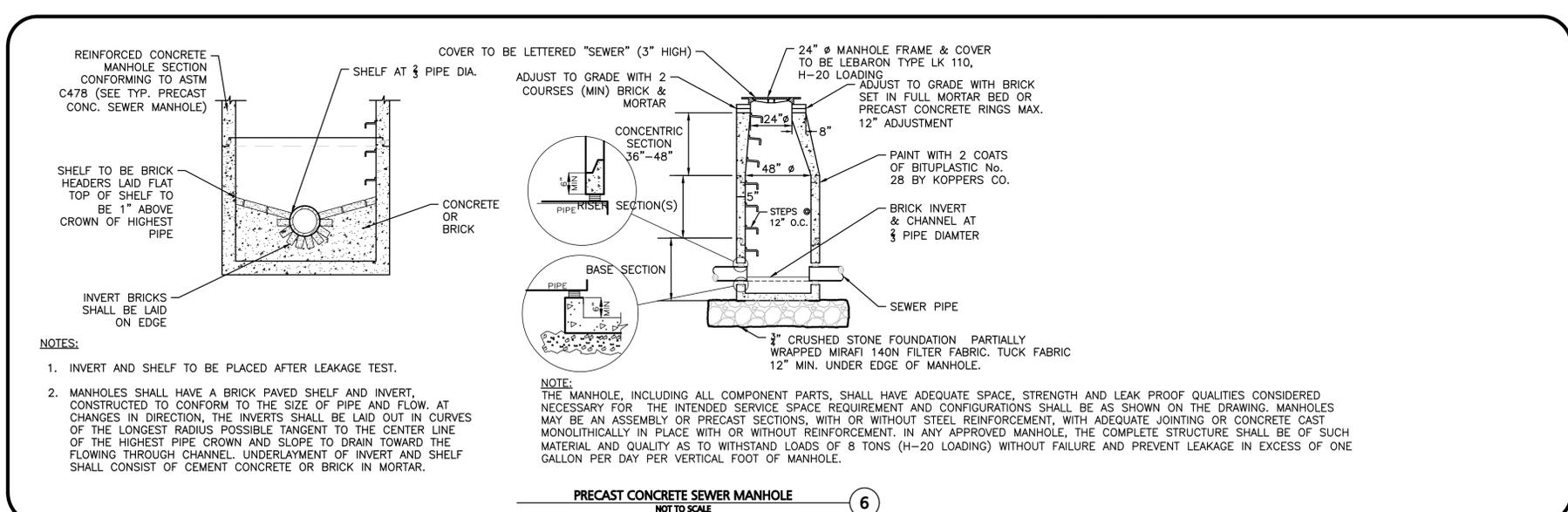
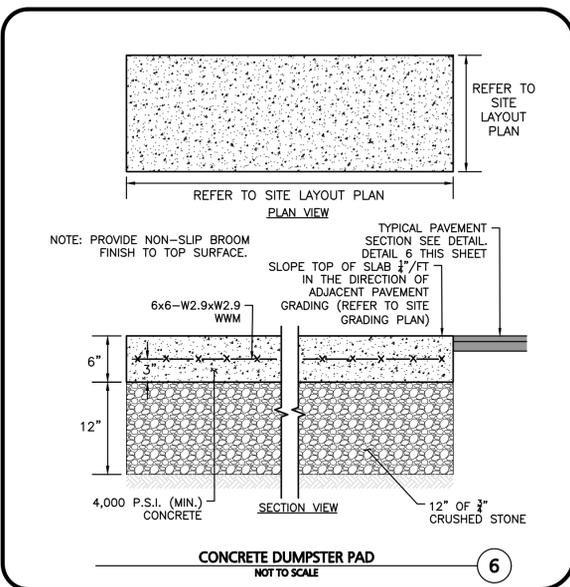
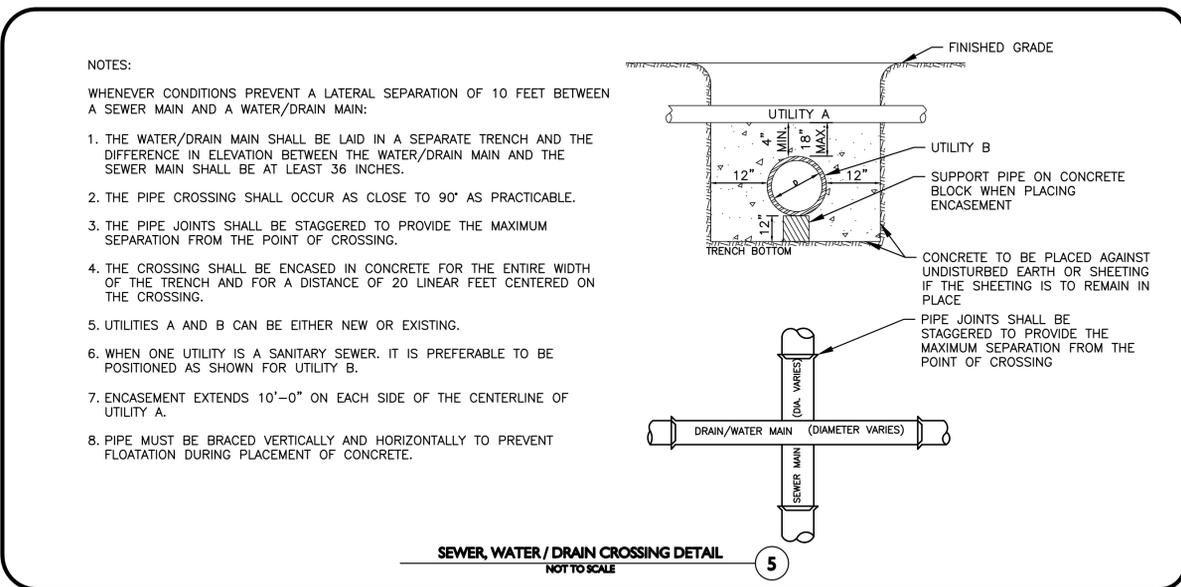
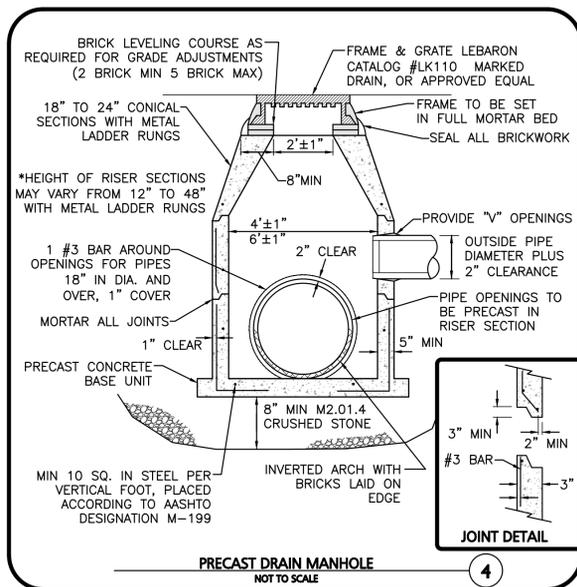
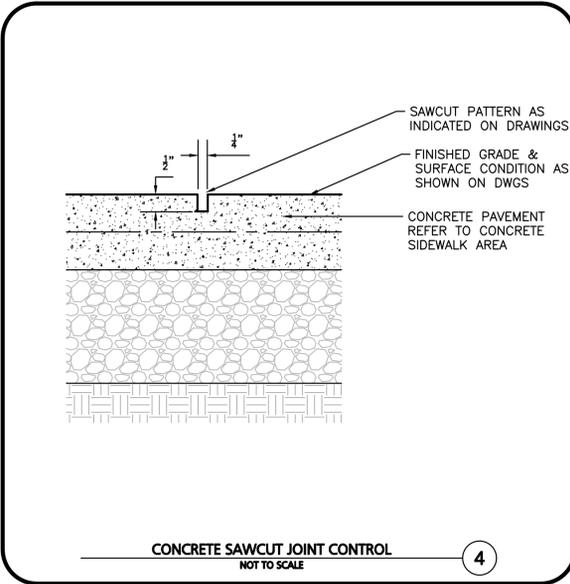
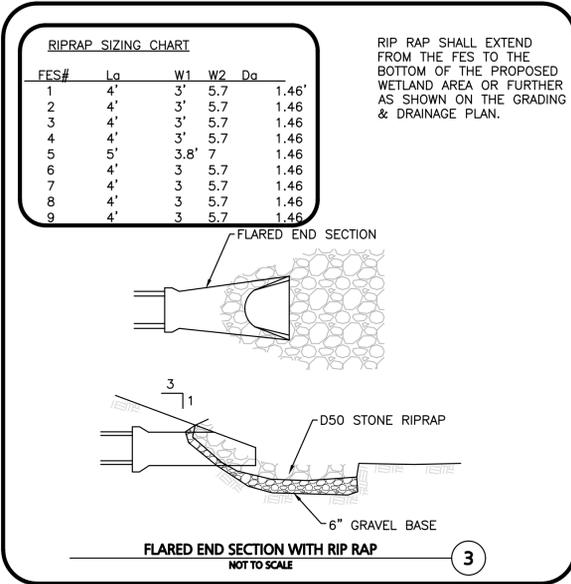
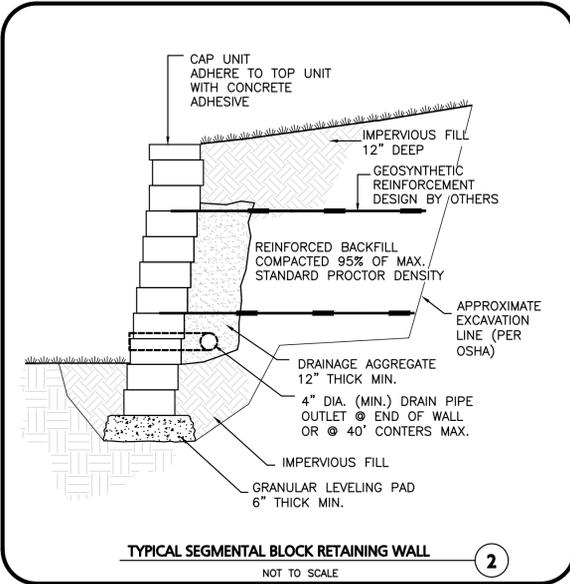
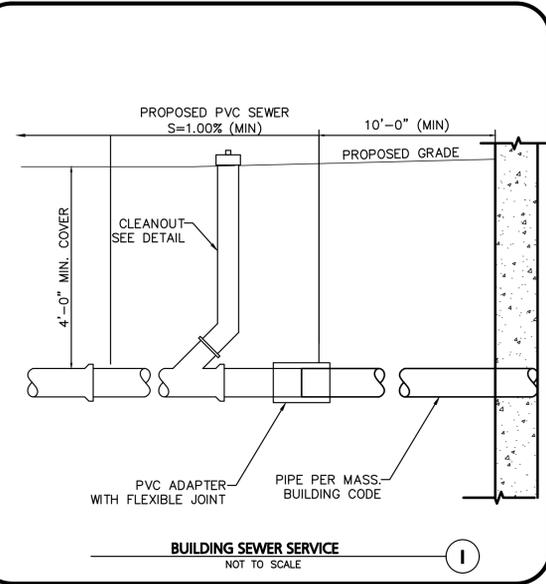
PREPARED BY:

**ALLEN & MAJOR ASSOCIATES, INC.**  
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DRAWING TITLE: DETAILS SHEET No. C-503



PROFESSIONAL ENGINEER FOR ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
D	10/29/25	REVISED COMPREHENSIVE PERMIT
C	9/18/25	REVISED PER NOI PEER REVIEW
B	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-504



**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 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD. THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
  - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2418 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
- CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

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

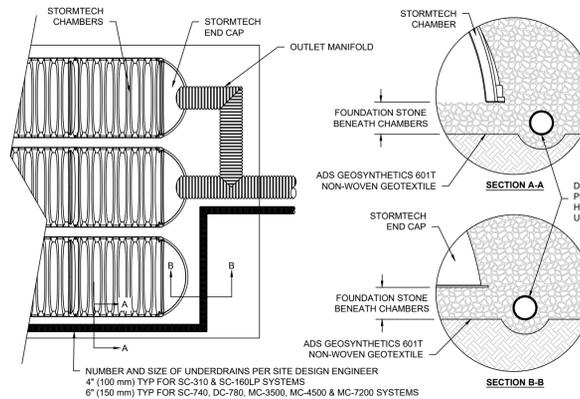
- STORMTECH SC-800 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
- STORMTECH SC-800 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/SC-800/DC-780 CONSTRUCTION GUIDE".
- CHAMBERS ARE NOT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

**NOTES FOR CONSTRUCTION EQUIPMENT**

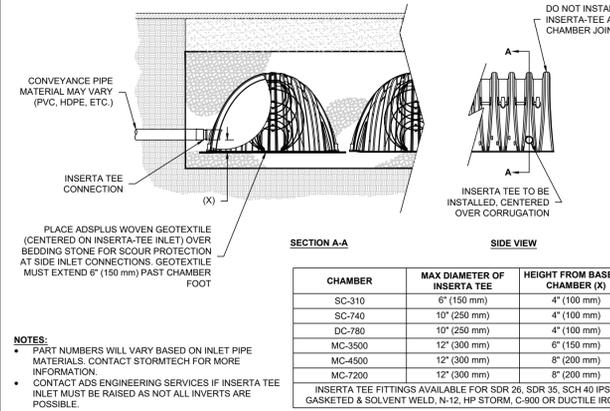
- STORMTECH SC-800 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/SC-800/DC-780 CONSTRUCTION GUIDE".
- THE USE OF CONSTRUCTION EQUIPMENT OVER SC-800 CHAMBERS IS LIMITED:
  - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
  - NO RUBBER Tired LOADERS, DUMP TRUCKS, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/SC-800/DC-780 CONSTRUCTION GUIDE".
  - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH SC-310/SC-740/SC-800/DC-780 CONSTRUCTION GUIDE".
- FULL 30" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR PUMPING.

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 1-888-892-2694 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.



**1 UNDERDRAIN DETAIL**

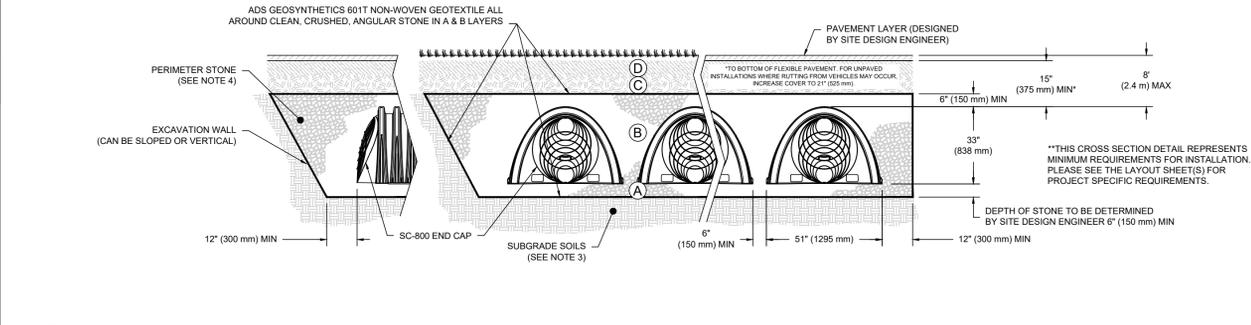


**2 INSERT-TEE SIDE INLET DETAIL**

**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.	N/A	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.	AASHTO M145 <sup>1</sup> A-1, A-2.4, 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 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.	AASHTO M43 <sup>2</sup> 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	<b>FOUNDATION STONE:</b> FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	AASHTO M43 <sup>2</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 CONSTRUCTION, FOR STANDARD DESIGN AND 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.

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



**6 SC-800 CROSS SECTION DETAIL**

**NOMINAL CHAMBER SPECIFICATIONS**

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

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

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

PART #	STUB	B	C
SC800EP06TPC	6" (150 mm)	21.4" (544 mm)	---
SC800EP08BPC	---	---	0.9" (23 mm)
SC800EP08TPC	8" (200 mm)	19.2" (488 mm)	---
SC800EP10BPC	---	---	1.0" (25 mm)
SC800EP10TPC	10" (250 mm)	17.0" (432 mm)	---
SC800EP12BPC	---	---	1.2" (30 mm)
SC800EP12TPC	12" (300 mm)	14.4" (366 mm)	---
SC800EP12BPC	---	---	1.6" (41 mm)
SC800EP15TPC	15" (375 mm)	11.3" (287 mm)	---
SC800EP15BPC	---	---	1.7" (43 mm)
SC800EP18TPC	18" (450 mm)	8.0" (203 mm)	---
SC800EP18BPC	---	---	2.0" (51 mm)
SC800EP24BPC	24" (600 mm)	---	2.3" (58 mm)
SC800EPE	NONE	---	SOLID END CAP

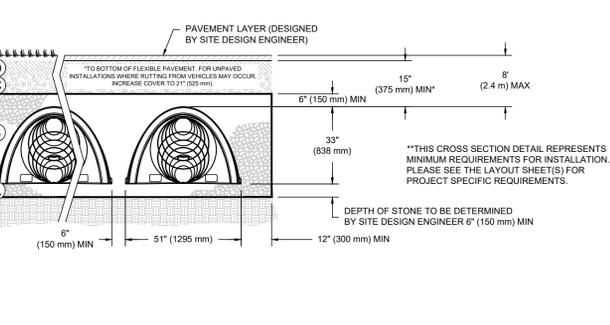
NOTE: ALL DIMENSIONS ARE NOMINAL

**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.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
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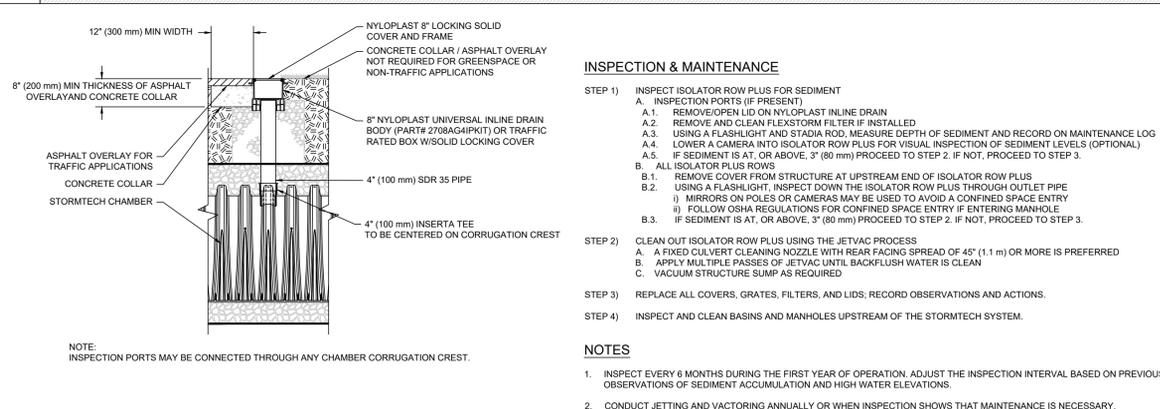
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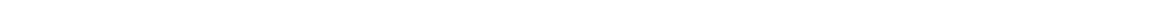
**4 SC-800 ISOLATOR ROW PLUS DETAIL**



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



**6 SC-800 CROSS SECTION DETAIL**



PROFESSIONAL ENGINEER FOR ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
D	10/29/25	REVISED COMPREHENSIVE PERMIT
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APPLICANT/OWNER:  
**TAG CENTRAL LLC**  
275 REGATTA DRIVE  
JUPITER, FL 33477

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

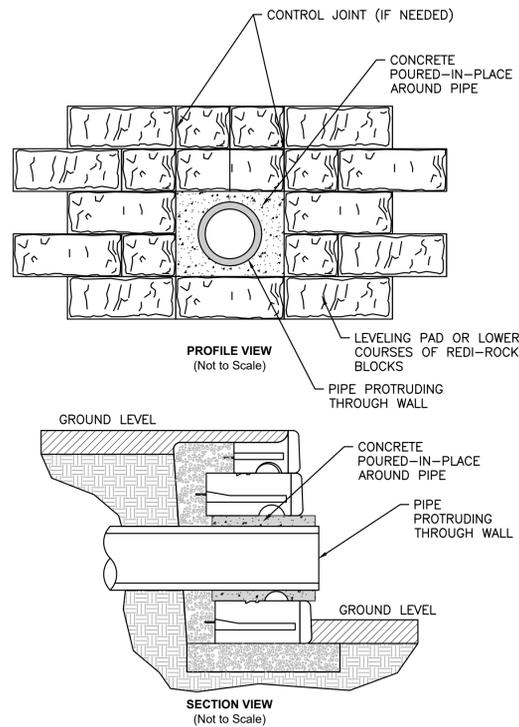
PROJECT NO.	3317-01	DATE:	02-11-2025
SCALE:	AS SHOWN	DWG. NAME:	C-3317-01
DESIGNED BY:	MTB	CHECKED BY:	CMQ

PREPARED BY:

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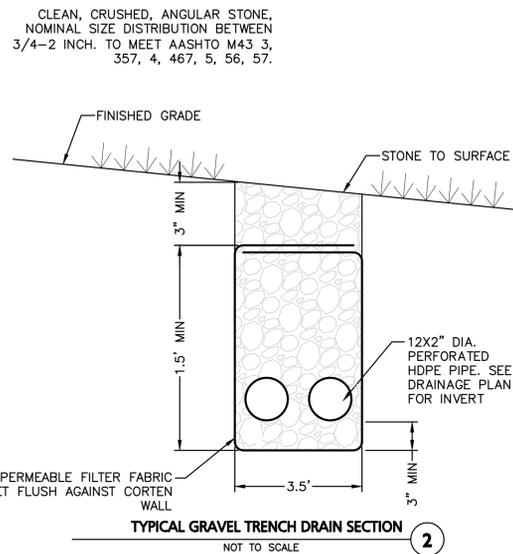
DRAWING TITLE:	SHEET No.
DETAILS	C-505



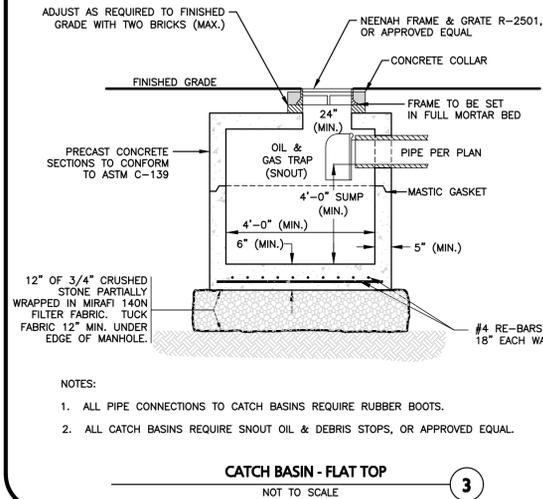
**BASE LEVELING PAD NOTES:**

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

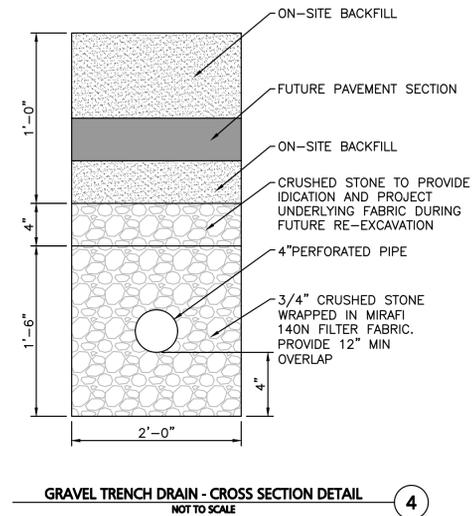


**TYPICAL GRAVEL TRENCH DRAIN SECTION**  
NOT TO SCALE

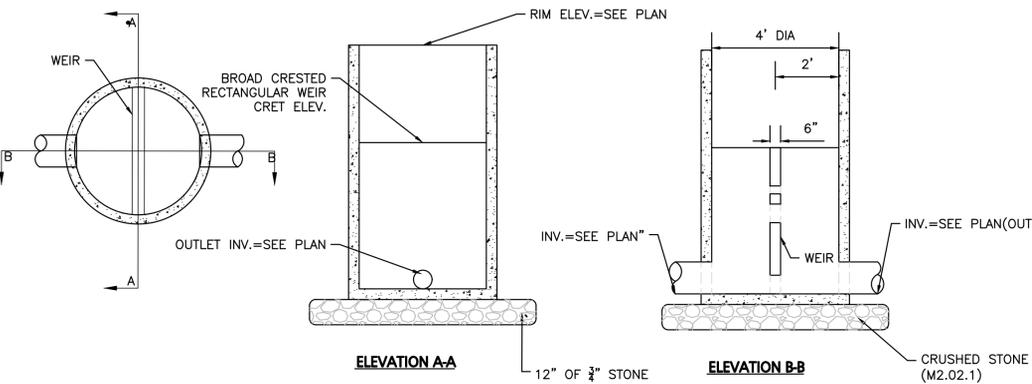


- NOTES:
1. ALL PIPE CONNECTIONS TO CATCH BASINS REQUIRE RUBBER BOOTS.
  2. ALL CATCH BASINS REQUIRE SNOOT OIL & DEBRIS STOPS, OR APPROVED EQUAL.

**CATCH BASIN - FLAT TOP**  
NOT TO SCALE

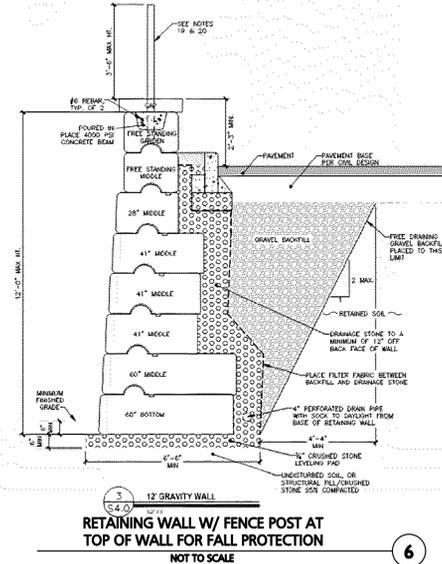


**GRAVEL TRENCH DRAIN - CROSS SECTION DETAIL**  
NOT TO SCALE

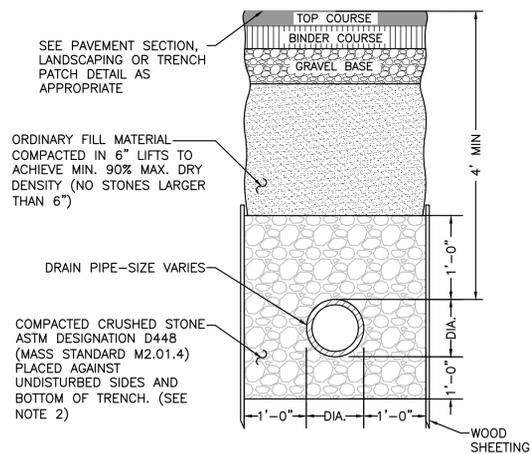


- NOTES:
1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
  2. ALL REINFORCEMENT PER ASTM C1227-93.
  3. TONGUE & GROOVE JOINT SEALED WITH BUTYLE RESIN OR MASTIC.
  4. WALLS ARE TO BE 6" THICK & BOTTOM TO BE 8" THICK.
  5. PROVIDE 4" SUMP

**4' DIAMETER OUTLET CONTROL STRUCTURE**  
NOT TO SCALE



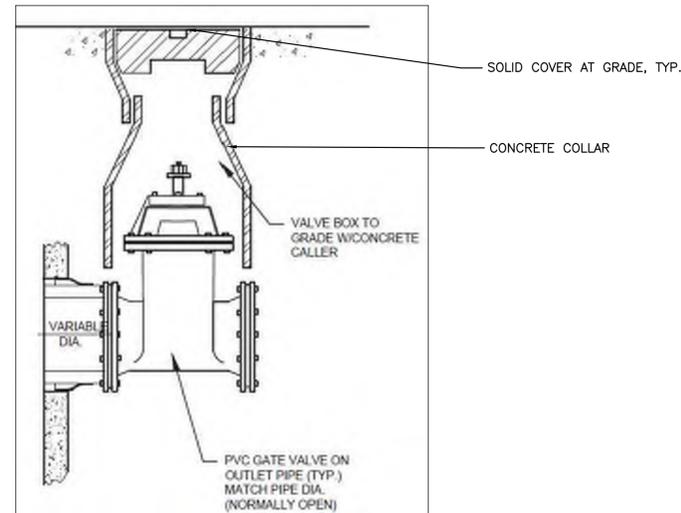
**RETAINING WALL W/ FENCE POST AT TOP OF WALL FOR FALL PROTECTION**  
NOT TO SCALE



**DRAINAGE TRENCH**  
NOT TO SCALE

**NOTES:**

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



**MASTER SHUTOFF VALVE DETAIL**  
NOT TO SCALE

**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.

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FRANKLIN, MA

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

DESIGNED BY: MTB CHECKED BY: CMQ

PREPARED BY:



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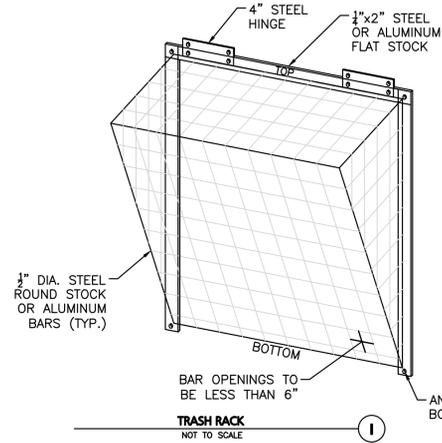
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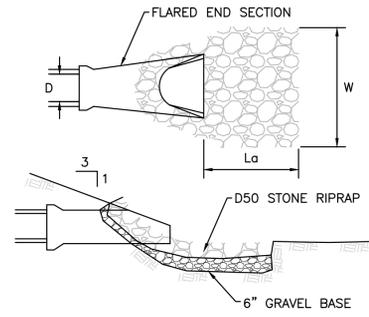
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- NOTES:
- HINGE MECHANISM TO BE PROVIDED.
  - TRASH RACK SHALL BE HOT-DIP GALVANIZED AFTER FABRICATION.
  - ALL MATERIALS TO BE NON-CORROSIVE.
  - SMALL CONCRETE PAD TO BE INSTALLED UNDERNEATH ORIFICE.

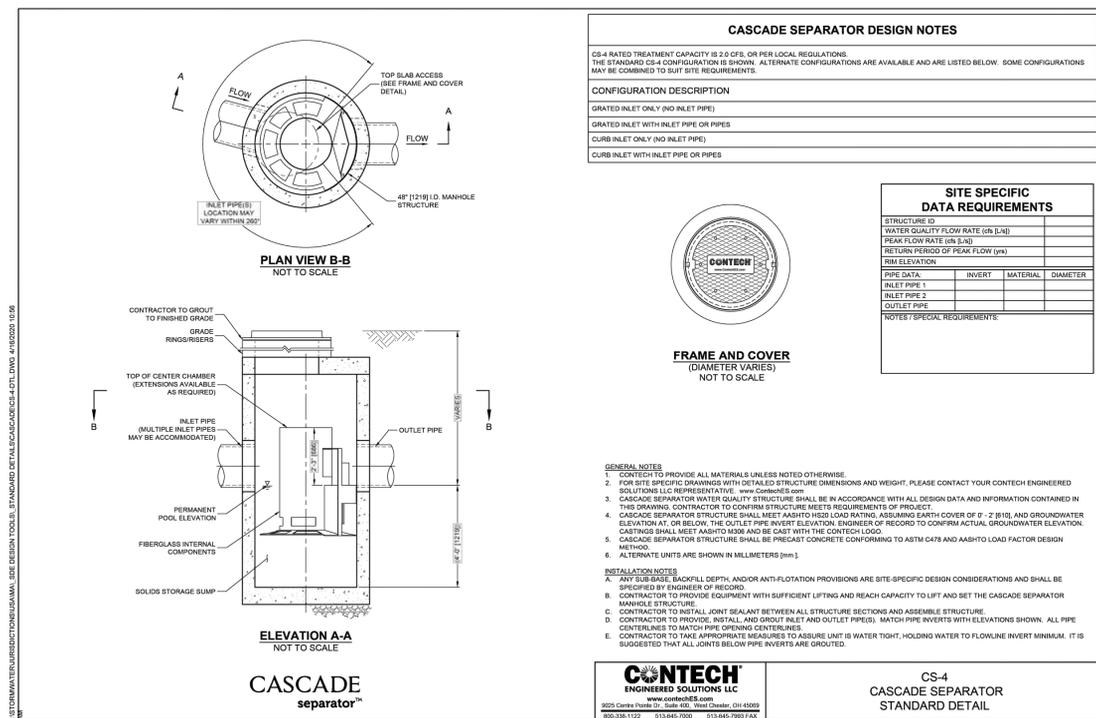


TRASH RACK  
NOT TO SCALE

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



CASCADE SEPARATOR - CS-4 (DMH4,DMH26,DMH6,DMH8,DMH15,DMH21)  
NOT TO SCALE



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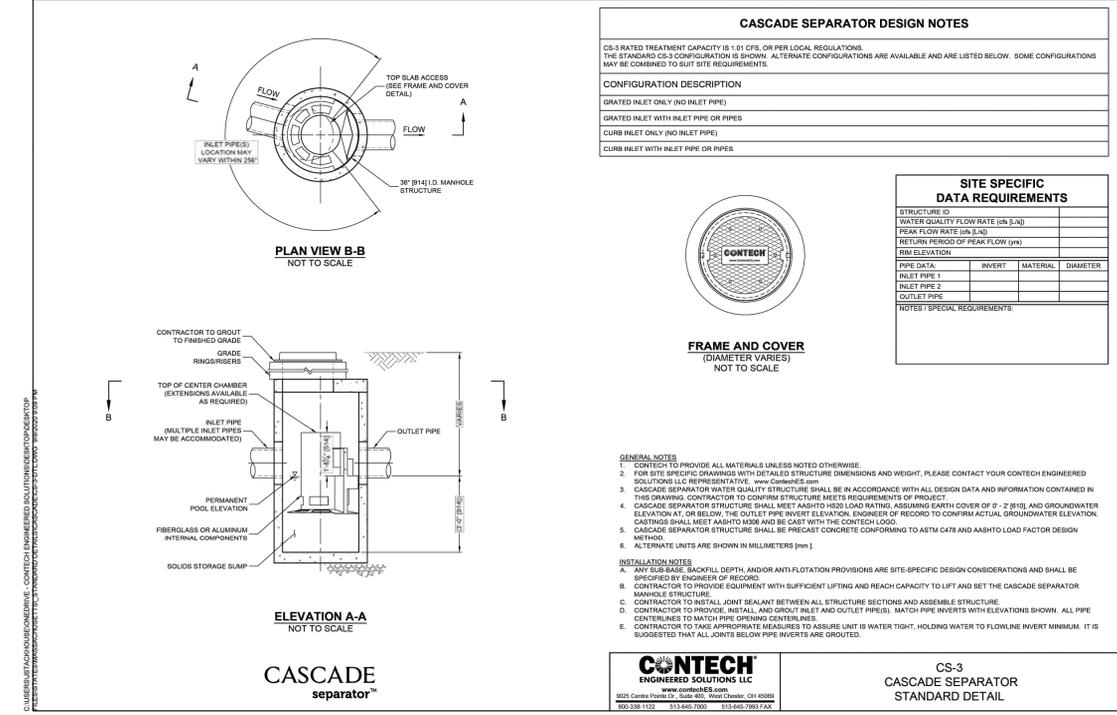
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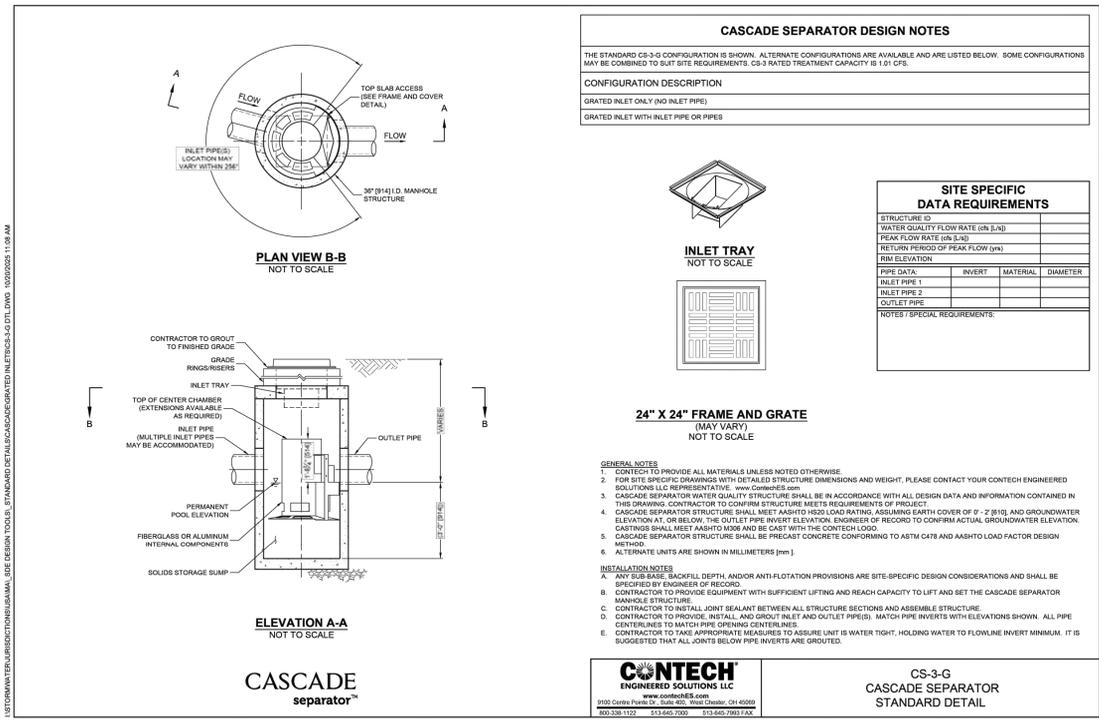
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CASCADE SEPARATOR - CS-3 (DMH2, DMH33, DMH12)  
NOT TO SCALE



CASCADE SEPARATOR - CS-3-G (CB6, CB11)  
NOT TO SCALE

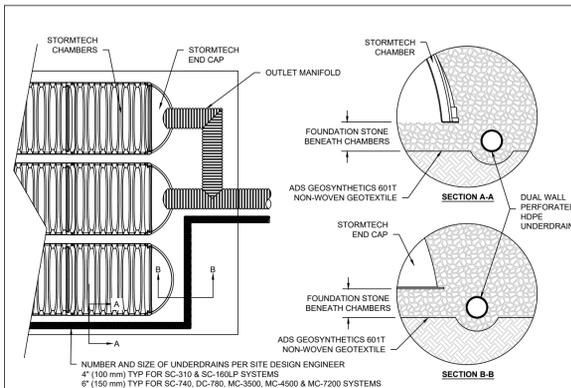


### SC-160LP STORMTECH CHAMBER SPECIFICATIONS

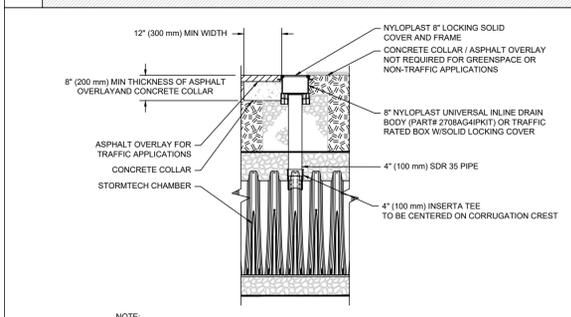
- CHAMBERS SHALL BE STORMTECH SC-160LP.
- CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- 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, 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 1.5".
  - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 325 LBS/FT<sup>3</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 1.85 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 2418 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
- CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.
- MANIFOLD SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECHNICAL NOTE 6.32 FOR MANIFOLD SIZING GUIDANCE. DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANIFOLD COMPONENTS IN THE FIELD.
- ADS DOES NOT DESIGN OR PROVIDE MEMBRANE LINER SYSTEMS. TO MINIMIZE THE LEAKAGE POTENTIAL OF LINER SYSTEMS, THE MEMBRANE LINER SYSTEM SHOULD BE DESIGNED BY A KNOWLEDGEABLE GEOTEXTILE PROFESSIONAL AND INSTALLED BY A QUALIFIED CONTRACTOR.

### IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF THE SC-160LP SYSTEM

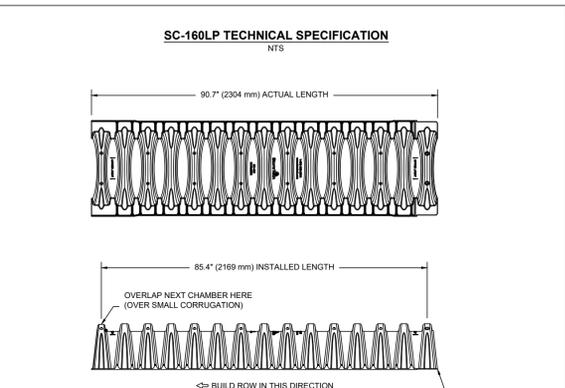
- STORMTECH SC-160LP CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
  - STORMTECH SC-160LP CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH INSTALLATION GUIDE SC-160LP".
  - FOUNDATION STONE AND EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE. AASHTO M43 #3, 357, 4, 467, 5, 56, OR 57.
  - THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
  - THE DEPTH OF FOUNDATION STONE SHALL BE DETERMINED BASED ON THE SUBGRADE BEARING CAPACITY PROVIDED BY THE SITE DESIGN ENGINEER.
  - THE CONTRACTOR MUST REPORT ANY DISCREPANCIES CONCERNING CHAMBER FOUNDATION DESIGN AND SUBGRADE BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
  - JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
  - CHAMBERS SHALL BE INSTALLED "TOE TO TOE" NO ADDITIONAL SPACING BETWEEN ROWS IS REQUIRED.
  - 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.
  - 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**
- THE USE OF CONSTRUCTION EQUIPMENT OVER SC-160LP 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 INSTALLATION GUIDE SC-160LP".
    - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH INSTALLATION GUIDE SC-160LP".
  - FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.
- CONTACT STORMTECH AT 1-800-821-6710 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.



5 UNDERDRAIN DETAIL



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



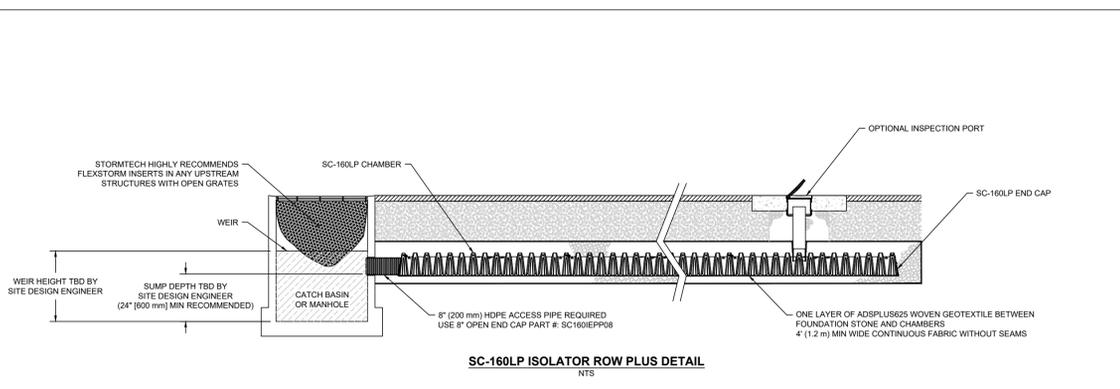
SC-160LP TECHNICAL SPECIFICATIONS

PART #	STUB	A
SC160EPP	6" (150 mm)	0.96" (24 mm)
SC160EPP08	8" (200 mm)	0.96" (24 mm)

NOMINAL CHAMBER SPECIFICATIONS  
 SIZE (W X H X INSTALLED LENGTH) 25.0" X 12.0" X 85.4" (635 mm X 305 mm X 2169 mm)  
 CHAMBER STORAGE 6.85 CUBIC FEET (0.19 m<sup>3</sup>)  
 MINIMUM INSTALLED STORAGE\* 16.0 CUBIC FEET (0.45 m<sup>3</sup>)  
 WEIGHT 24.0 lbs. (10.9 kg)

\*ASSUMES 6" (152 mm) ABOVE, 6" (152 mm) BELOW, AND STONE BETWEEN CHAMBERS WITH 40% STONE POROSITY.

2 SC-160LP TECHNICAL SPECIFICATIONS

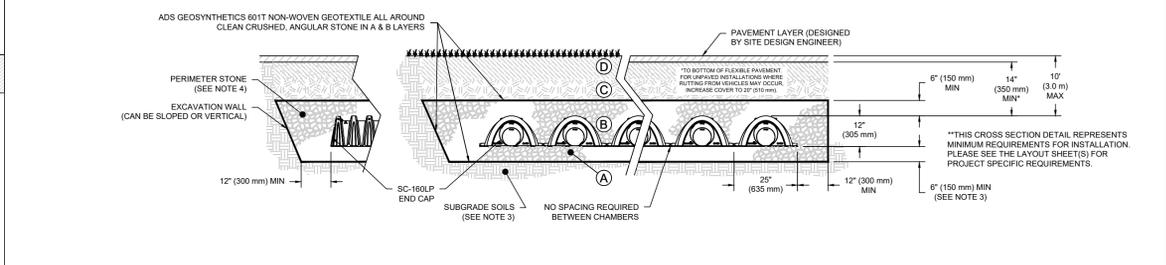


3 SC-160LP ISOLATOR ROW PLUS DETAIL

### ACCEPTABLE FILL MATERIALS: STORMTECH SC-160LP CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT	
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	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 14" (355 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.	AASHTO M145 <sup>1</sup> A-1, A-2.4, 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. 90% 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	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>2</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>2</sup> 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. <sup>2,3</sup>

PLEASE NOTE:  
 1. 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".  
 2. 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.  
 3. 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.  
 4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE (SBS) CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.  
 5. 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".



1 SC-160LP CROSS SECTION DETAIL

### INSPECTION & MAINTENANCE

- STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT**
- INSPECTION PORTS (IF PRESENT)
    - REMOVE OPEN END NYLOPLAST IN-LINE 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.
  - ALL ISOLATOR PLUS ROWS
    - REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
    - USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
    - MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
    - IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS**
- A FIXED QUIVERT 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.

### NOTES:

- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- 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.
- 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 1.5" (38 mm).
  - 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 325 LBS/FT<sup>3</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.



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

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

PROJECT NO.	3317-01	DATE:	02-11-2025
SCALE:	AS SHOWN	DWG. NAME:	C-3317-01
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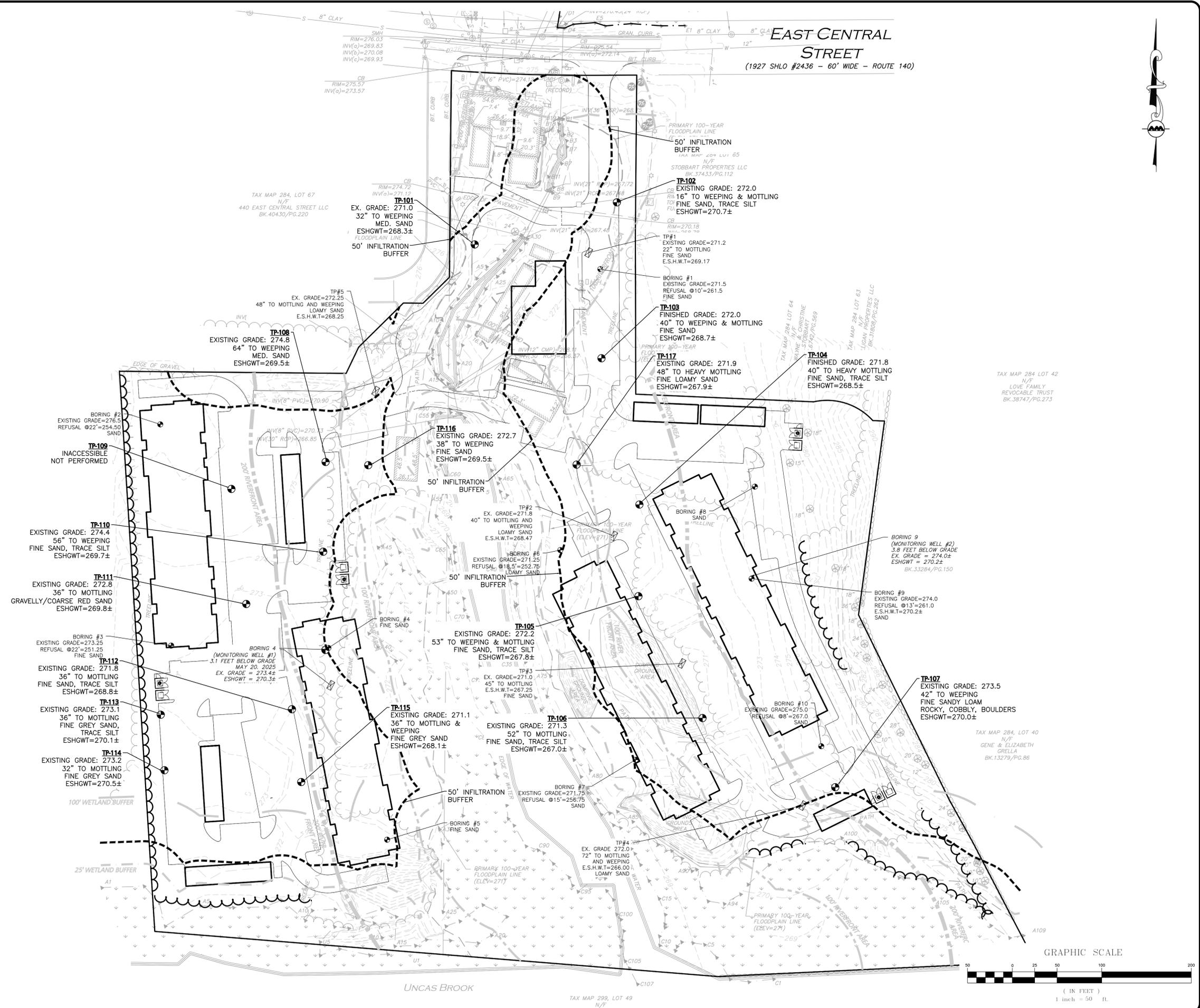
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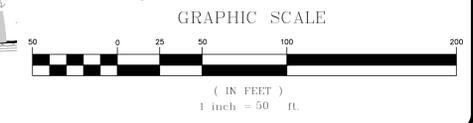
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FRANKLIN, MA

PROJECT NO.	3317-01	DATE:	02-11-2025
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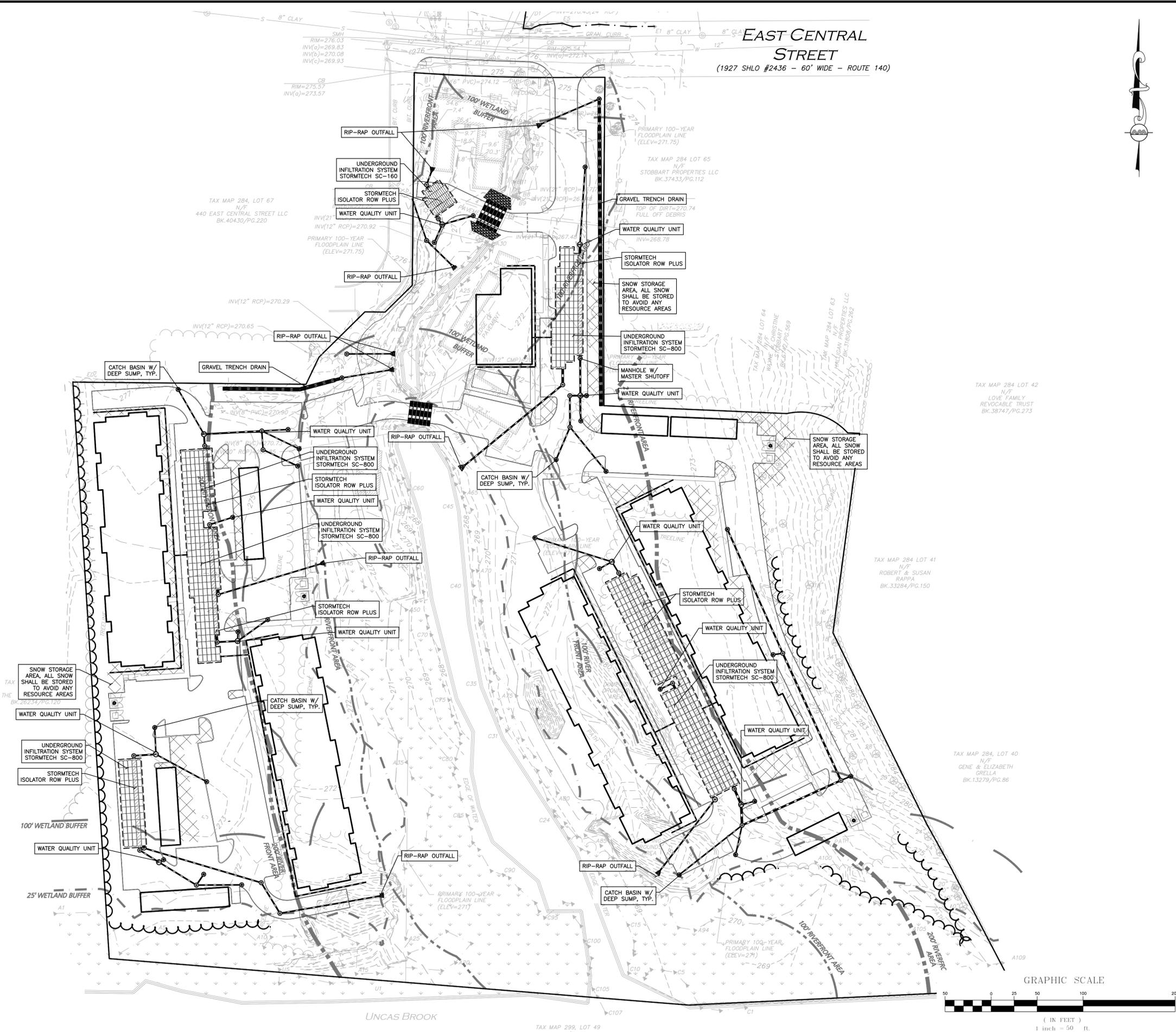
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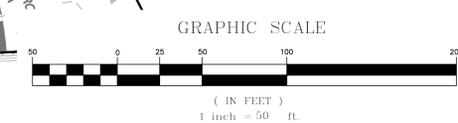
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<b>BMP EXHIBIT</b>	<b>EXH-2</b>

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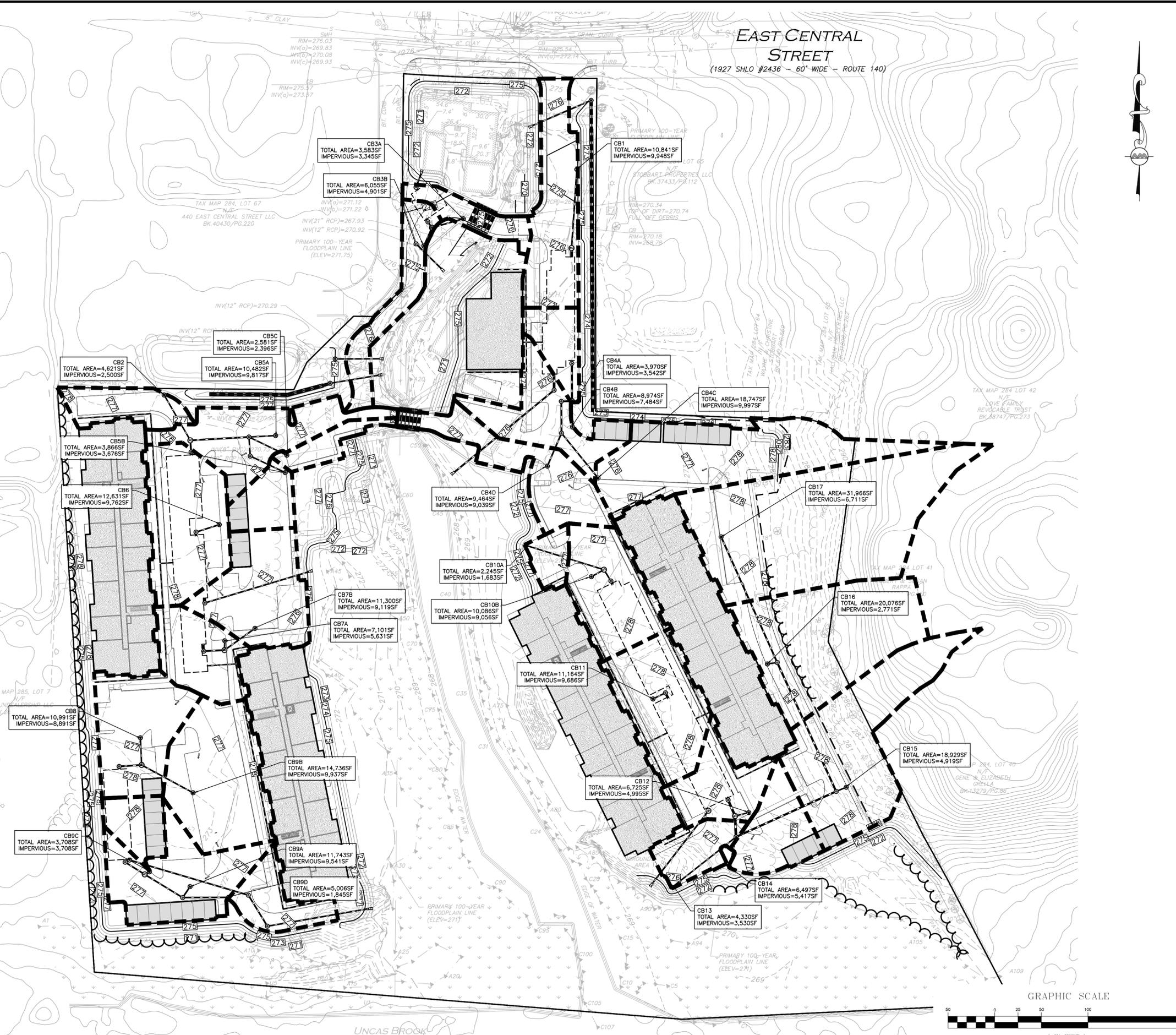
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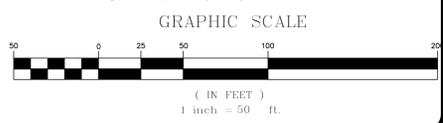
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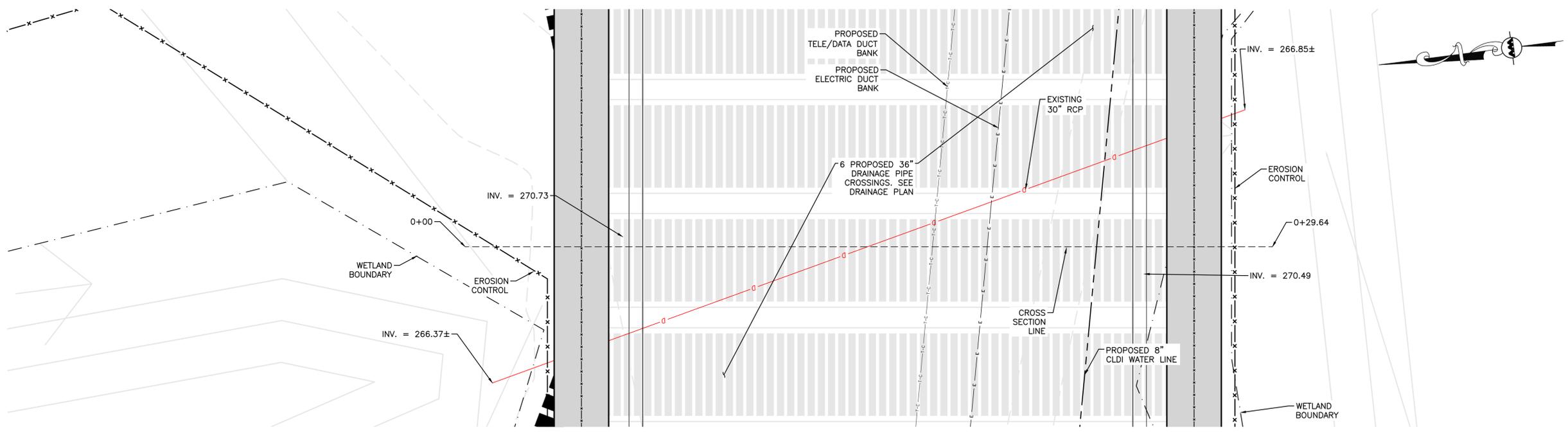
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DRAWING TITLE:	CATCH BASIN WATERSHED	SHEET No.	EXH-3
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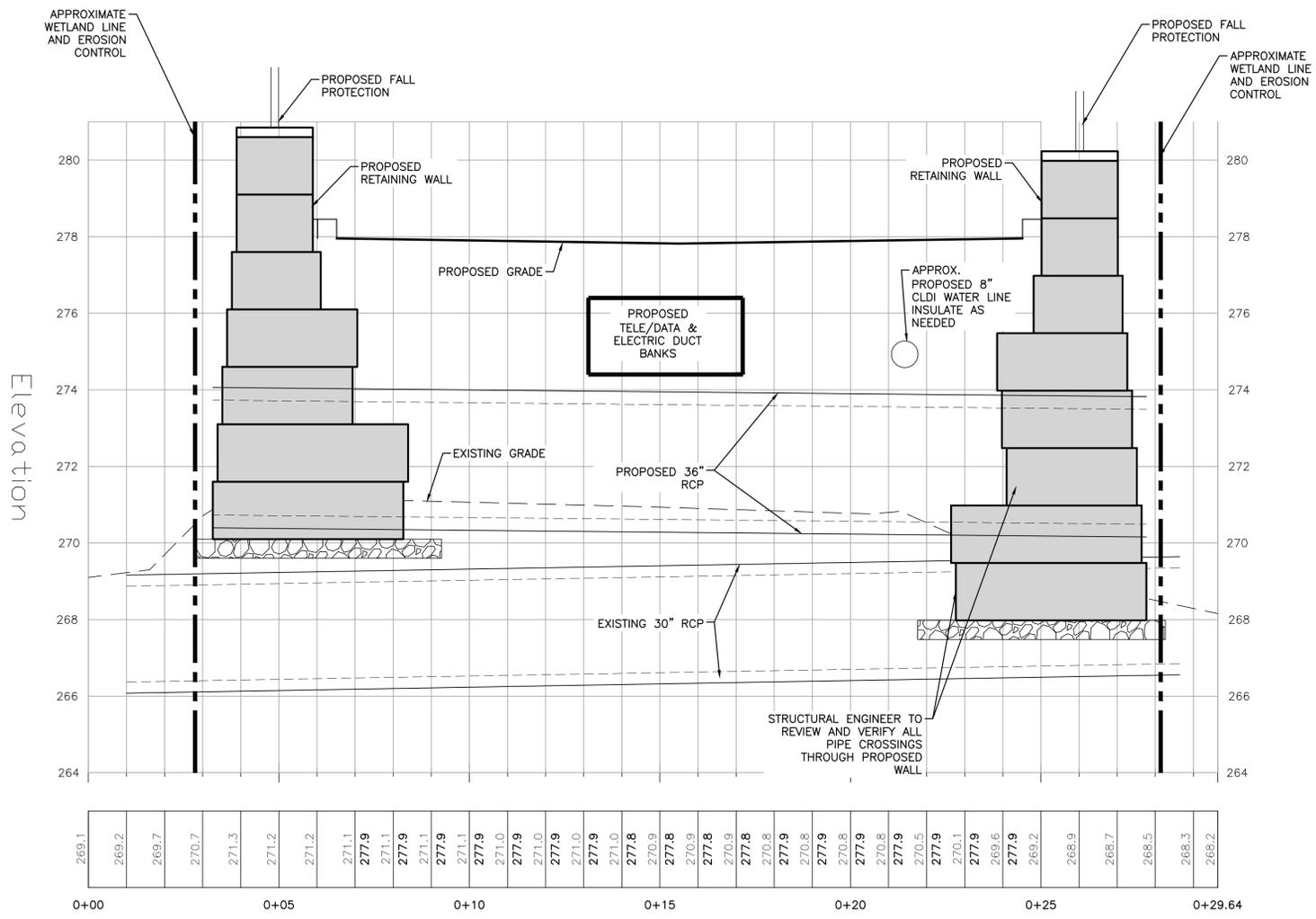
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**PLAN VIEW SOUTHERN STREAM CROSSING**

SCALE: 1"=2'



**CROSS SECTION SOUTHERN STREAM CROSSING**

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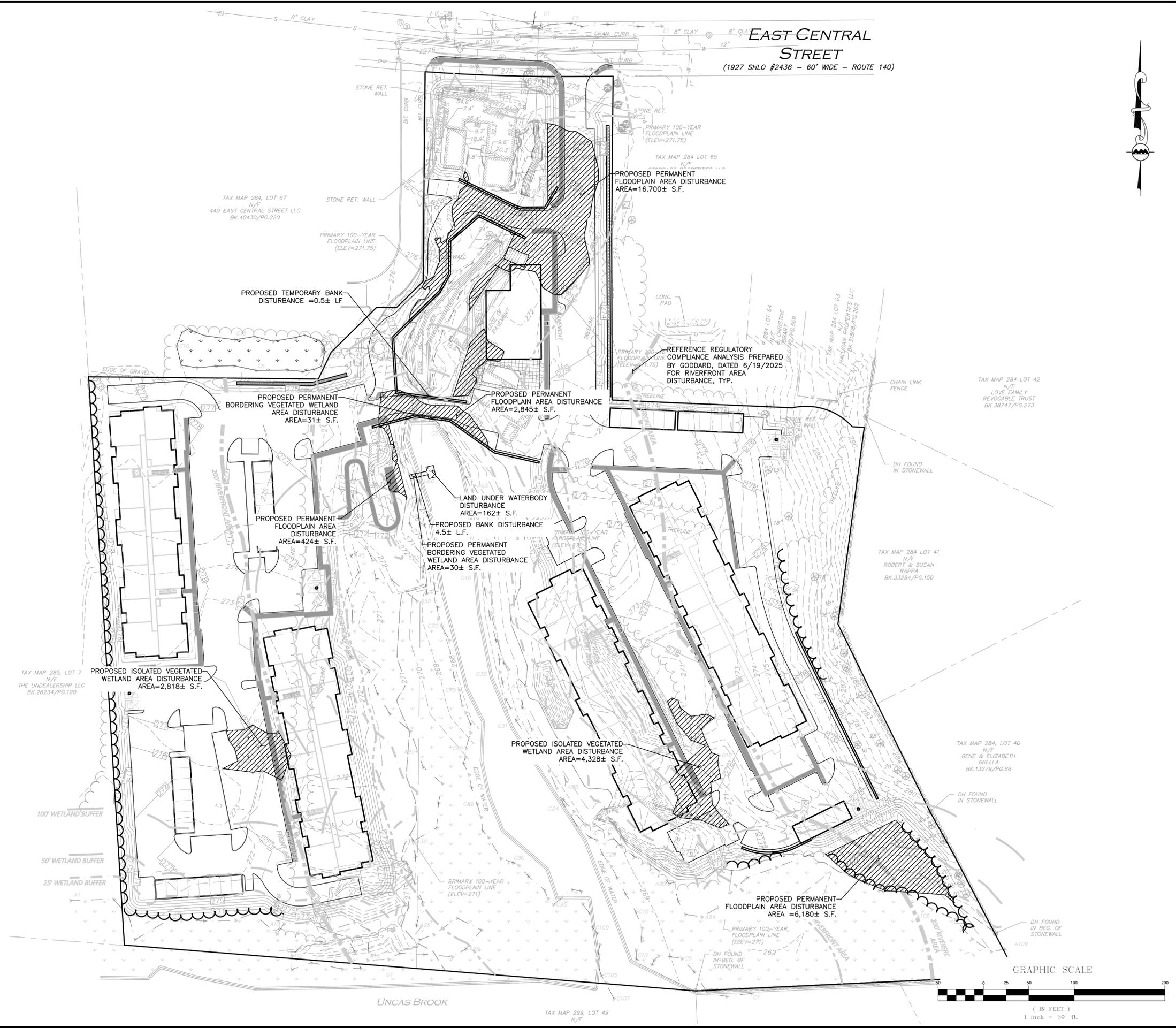
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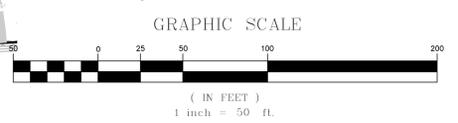
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EAST CENTRAL STREET

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  
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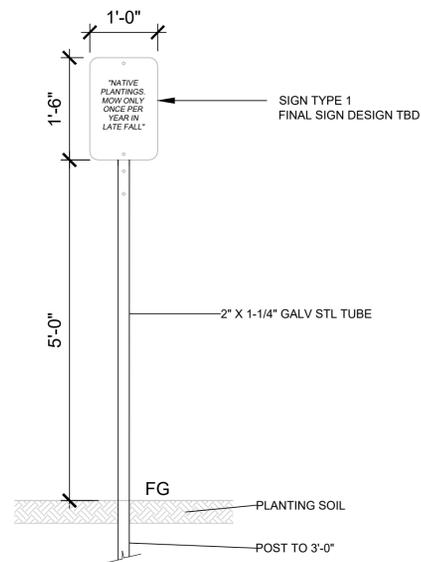
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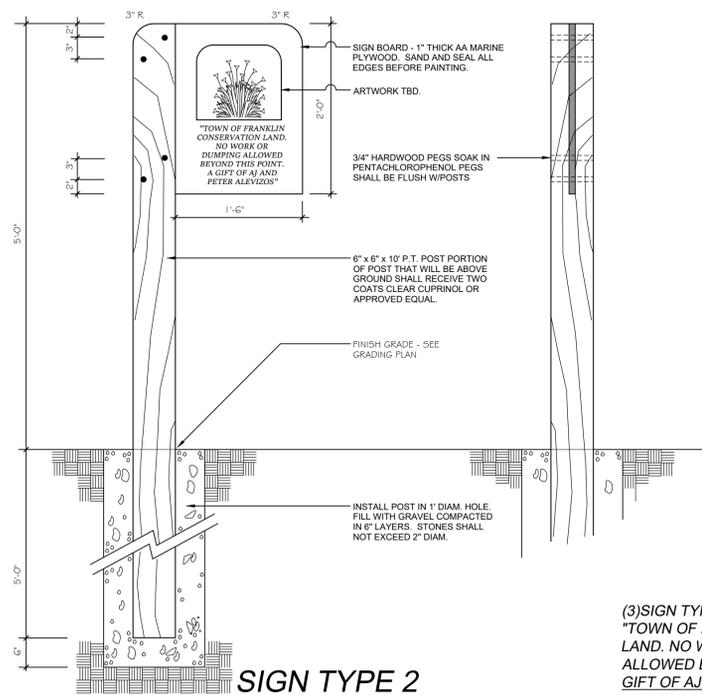
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INVASIVE SPECIES  
MANAGEMENT  
COORDINATION  
PLAN

SHEET NUMBER:

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SIGN TYPE 1



SIGN TYPE 2

RESOURCE LEGEND

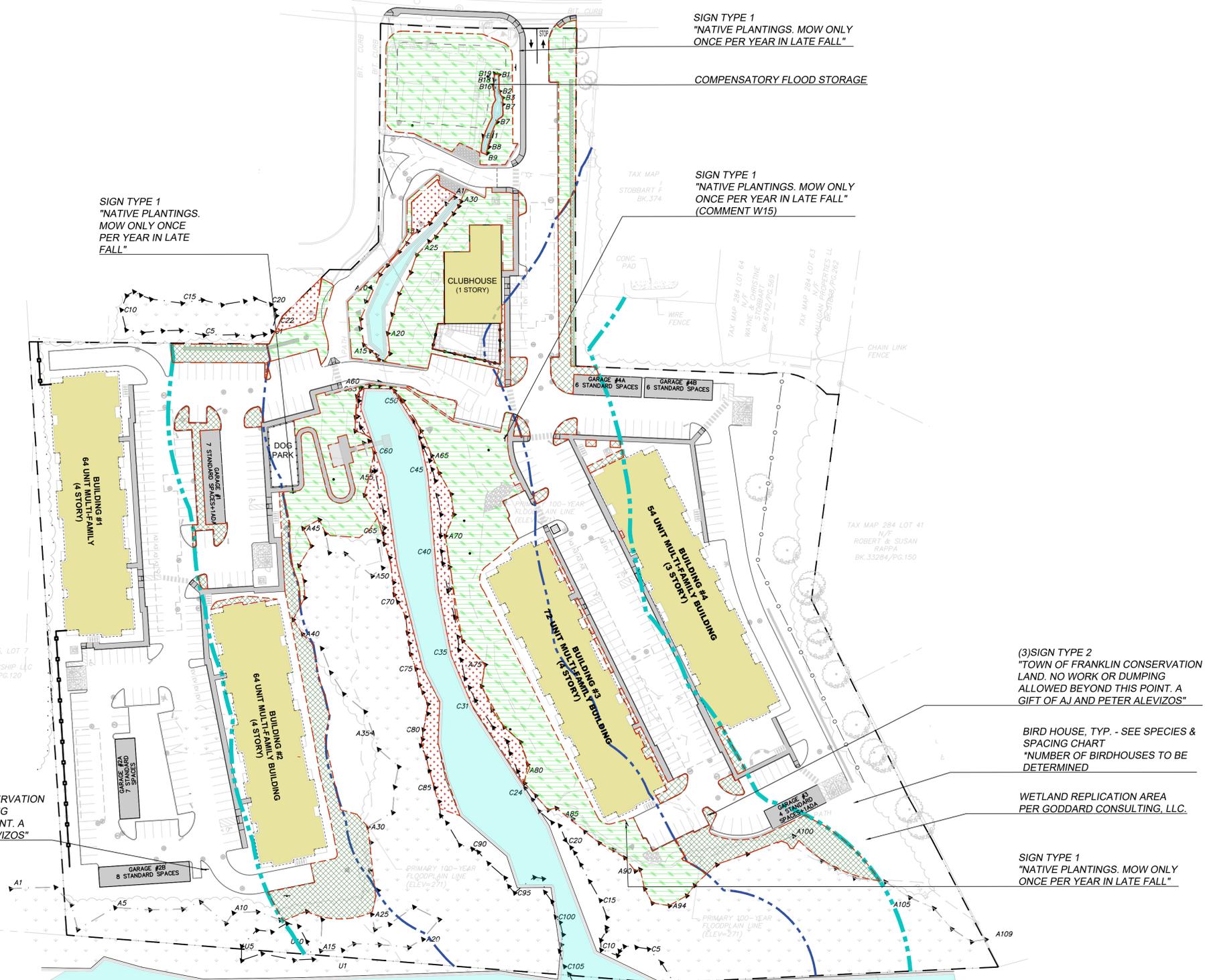
- RIVERFRONT 100'
- RIVERFRONT 200'
- WETLAND
- EXISTING TREE

RESTORATION & MITIGATION AREA LEGEND

- INVASIVE SPECIES MONITORING & MANAGEMENT AREA (OUTSIDE OF THE LIMIT OF DISTURBANCE & PLANTING AREAS) SEE RESTORATION, REPLICATION AND MITIGATION PLAN PER GODDARD CONSULTING, L.L.C.
- 0-100' PROPOSED RESTORATION & MITIGATION AREAS SEE PLANTING PLAN RESTORATION, REPLICATION AND MITIGATION PLAN PER GODDARD CONSULTING, L.L.C.
- 100-200' PROPOSED RESTORATION & MITIGATION AREAS SEE PLANTING PLAN & RESTORATION, REPLICATION AND MITIGATION PLAN PER GODDARD CONSULTING, L.L.C.

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REFER TO GODDARD CONSULTING, L.L.C. RESTORATION/ REPLICATION & MITIGATION PLANS FOR INVASIVE SPECIES MANAGEMENT AND FOR SPECIFIC MEANS AND METHODS OF REMOVAL.  
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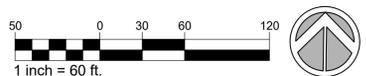
(3) SIGN TYPE 2  
"TOWN OF FRANKLIN CONSERVATION LAND. NO WORK OR DUMPING ALLOWED BEYOND THIS POINT. A GIFT OF AJ AND PETER ALEVIOS"

BIRD HOUSE, TYP. - SEE SPECIES & SPACING CHART  
\*NUMBER OF BIRDHOUSES TO BE DETERMINED

WETLAND REPLICATION AREA  
PER GODDARD CONSULTING, L.L.C.

SIGN TYPE 1  
"NATIVE PLANTINGS. MOW ONLY ONCE PER YEAR IN LATE FALL"

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275 REGATTA DRIVE  
Jupiter, FL 33477

PREPARED BY:  
**kzla**  
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4228 Washington Street Boston, MA 02108  
617 451-1018 Tel  
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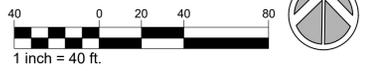
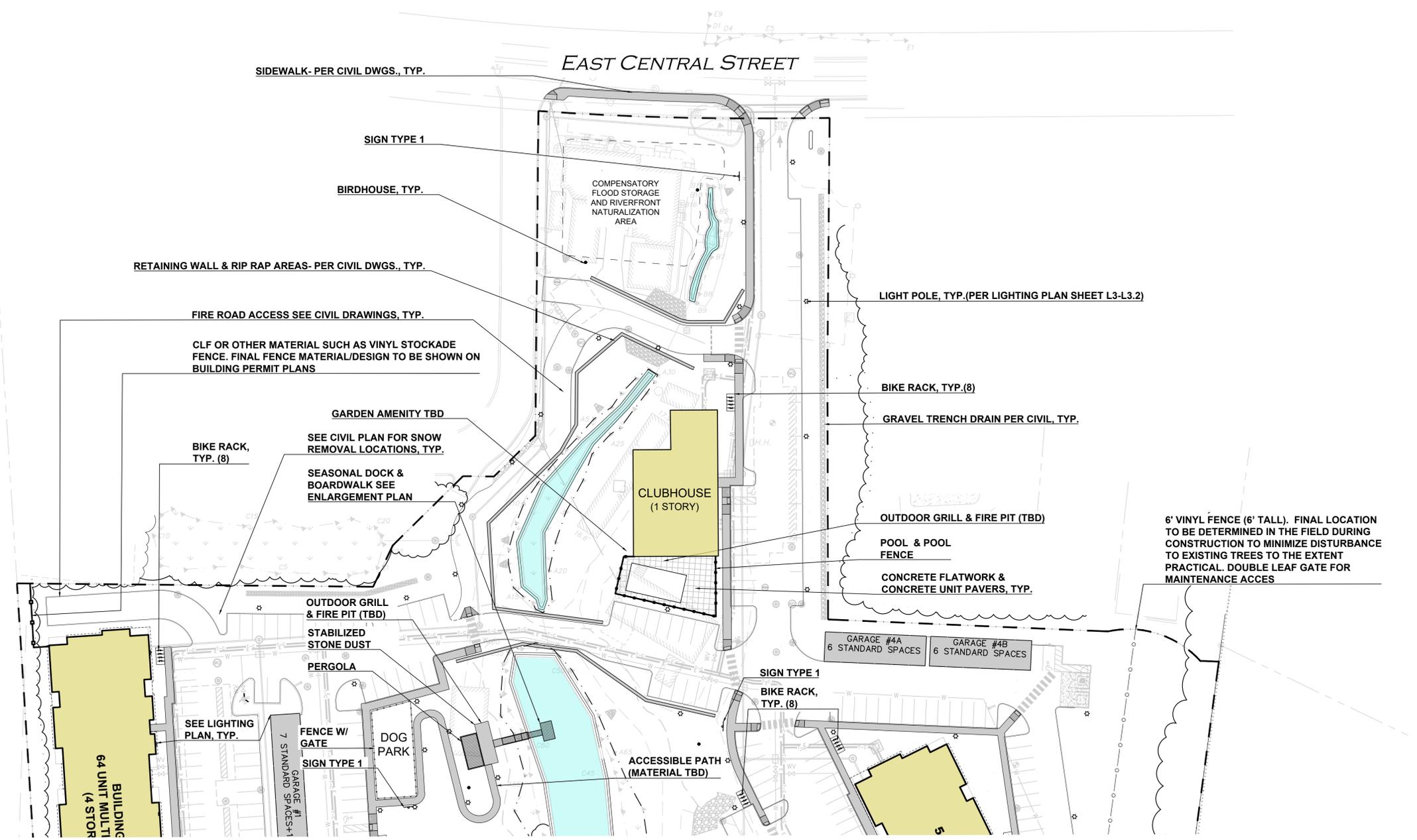
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444 EAST CENTRAL STREET  
FRANKLIN, MA**

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**LAYOUT &  
MATERIAL PLAN**

SHEET NUMBER:

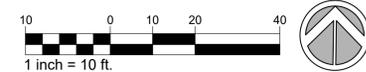
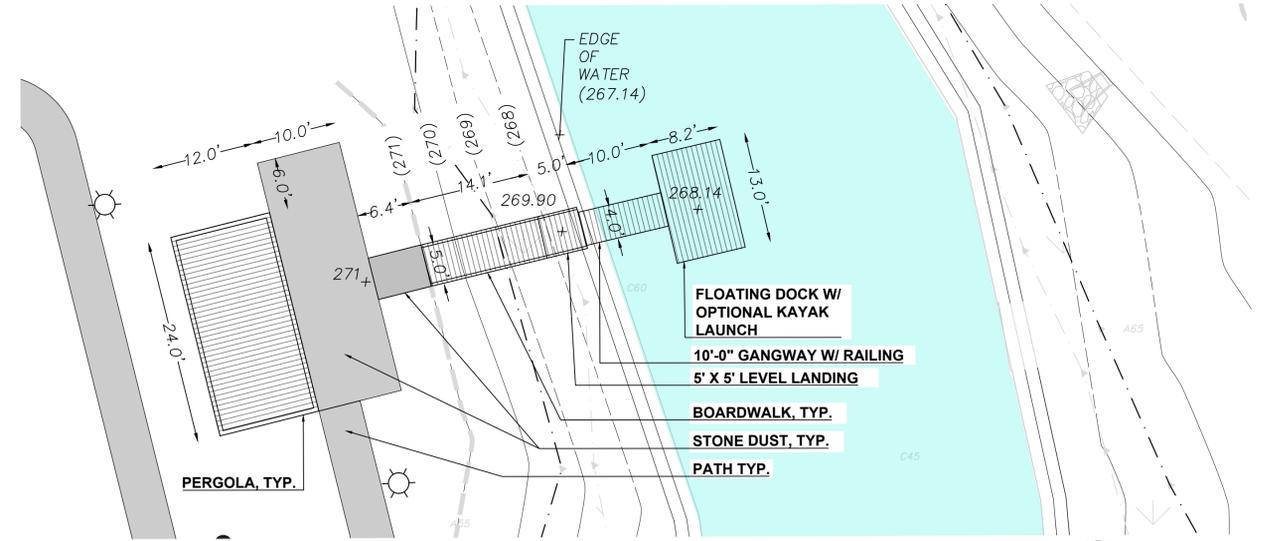
**LEGEND**

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	⊕M
HAND HOLE	⊕H.H.
ELECTRIC BOX	⊕E
ELECTRIC METER	⊕E
CONCRETE	⊕
WETLAND AREA	⊕
BUILDING	—
PROPERTY LINE	— · — · —
ABUTTERS LINE	— · — · — · —
STONE WALL	— · — · — · — · —
CONCRETE RETAINING WALL	— · — · — · — · — · —
STONE RETAINING WALL	— · — · — · — · — · — · —
TREE LINE	— · — · — · — · — · — · — · —
EDGE OF PAVEMENT	— · — · — · — · — · — · — · — · —
EDGE OF BRICK	— · — · — · — · — · — · — · — · — · —
EDGE OF WATER	— · — · — · — · — · — · — · — · — · — · —
CURB	— · — · — · — · — · — · — · — · — · — · — · —
CHAIN LINK FENCE	— · — · — · — · — · — · — · — · — · — · — · — · —
WIRE FENCE	— · — · — · — · — · — · — · — · — · — · — · — · — · —
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.
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.
- ROOF DRAIN CONNECTIONS SHALL BE CONFIRMED WITH FINAL BUILDING PLANS.
- FINAL UTILITY LOCATIONS TO BE FINALIZED DURING CONSTRUCTION DOCUMENTATION.



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

**444 EAST CENTRAL STREET**  
FRANKLIN, MASSACHUSETTS

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

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



ISSUED FOR:  
**REVISED COMPREHENSIVE PERMIT**

ISSUE DATE:  
**OCTOBER 29, 2025**

REVISIONS

NO.	DESCRIPTION	DATE

DRAWN BY: \_\_\_\_\_  
APPROVED BY: \_\_\_\_\_  
DRAWING FILE: \_\_\_\_\_

SCALE: AS NOTED

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

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

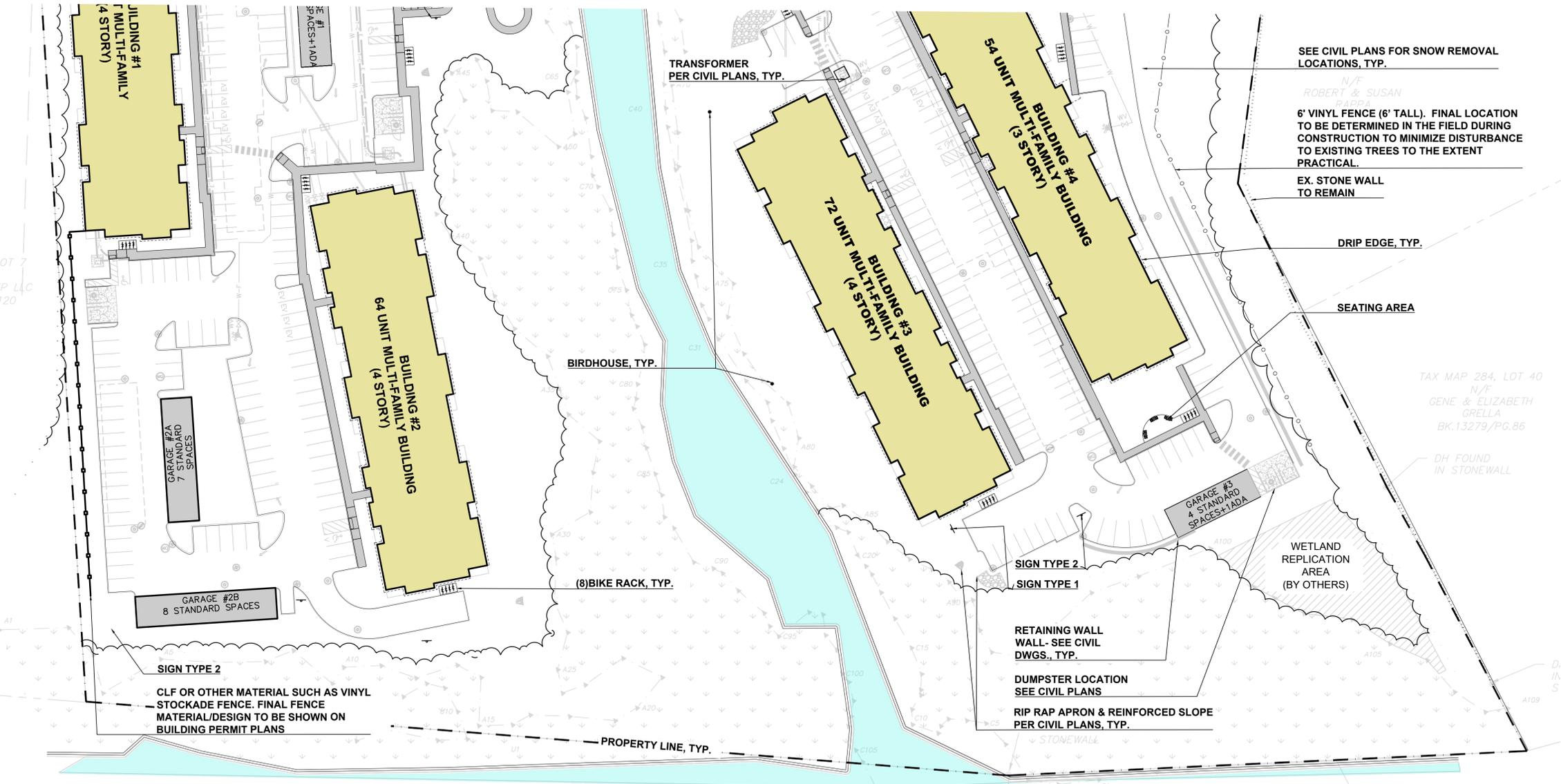
TITLE:  
**LAYOUT & MATERIAL PLAN**

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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EAST CENTRAL STREET

PLANT & SEED MIX LEGEND

PLANT SCHEDULE SHEET L2.1

HATCH	TYPE
[A]	LAWN MIX
[B]	NEW ENGLAND CONSERVATION/ WILDLIFE MIX CONTROL MIX. (TALL GRASS) TYP.: NEW ENGLAND WETLAND PLANTS NEWWP.COM/CATALOG/SEED-MIXES/#WILDLIFE SEE SHEET LD1 DETAIL 7
[C]	NEW ENGLAND WILDFLOWER SEED MIX. (TALL GRASS, SHRUBS) TYP.: NEW ENGLAND WETLAND PLANTS NEWWP.COM/CATALOG/SEED-MIXES/#WILDLIFE SEE SHEET LD1 DETAIL 7
[SA]	DECIDUOUS TREE
[NS]	PERENNIALS, GRASSES & SHRUBS
[CT]	CONIFEROUS TREE
[ET]	EXISTING TREE

Common Name	Species Names	Form	Spacing	Size
<b>KEY QTY. NATIVE TREES DECIDUOUS</b>				
AR	9 red maple	Acer rubrum	Tree	as shown 2.5-3" cal.
AL	1 Allegheny serviceberry	Amelanchier laevis	Tree	as shown 10' ht.
BPG1	6 grey birch	Betula populifolia	Tree	as shown Sapling
BPG	6 grey birch	Betula populifolia	Tree	as shown 10 ht.
NS	5 black tupelo	Nyssa sylvatica	Tree	as shown 2.5-3" cal.
OV	2 American hop hornbeam	Ostrya virginiana	Tree	as shown 2.5-3" cal.
PO	1 sycamore	Platanus occidentalis	Tree	as shown 2.5-3" cal.
UA	2 'Valley Forge' American elm	Ulmus americana 'Valley Forge'	Tree	as shown 2.5-3" cal.
AAR	1 speckled alder	Alnus rugosa	Tree/Shrub	as shown 2" cal.
HV	1 witchhazel	Hamamelis virginiana	Tree/Shrub	as shown 6' ht.
<b>KEY QTY. NATIVE TREES EVERGREEN</b>				
AB1	2 balsam fir	Abies balsamea	Tree	as shown 6' ht.
AB	5 balsam fir	Abies balsamea	Tree	as shown 8'-10" ht.
TO1	1 eastern white cedar	Thuja occidentalis	Tree	as shown 6" ht.
TO	9 eastern white cedar	Thuja occidentalis	Tree	as shown 8'-10" ht.
<b>KEY QTY. NATIVE SHRUBS</b>				
ilg	12 inkberry	Ilex glabra	Shrub	48" o.c.
moc	12 bayberry	Morella carolinensis	Shrub	48" o.c.
rha	21 fragrant sumac 'lo gro'	Rhus aromatica 'lo gro'	Shrub	60" o.c.
vil	1 nannyberry	Viburnum lentago	Shrub	60" o.c.
<b>KEY QTY. NATIVE FERNS, &amp; GRASSES</b>				
ersp	13 purple lovegrass	Eragrostis spectabilis	Grass/Sedge	36" o.c.
pavi	24 switch panic grass	Panicum virgatum	Grass/Sedge	36" o.c.
scsc	13 little bluestem	Schizachyrium scoparium	Grass/Sedge	36" o.c.



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:  
REVISED COMPREHENSIVE PERMIT  
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REVISIONS	NO.	DESCRIPTION	DATE

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APPROVED BY: \_\_\_\_\_  
DRAWING FILE: \_\_\_\_\_

SCALE: AS NOTED

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

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

TITLE:  
**LAYOUT & PLANTING PLAN**

SHEET NUMBER:

**L2.1**

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

PLANT SCHEDULE SHEET L2.2

Common Name	Species Names	Form	Spacing	Size
<b>KEY QTY. NATIVE TREES DECIDUOUS</b>				
AL	2 Allegheny serviceberry	Amelanchier laevis	Tree	as shown 10' ht.
AL1	6 Allegheny serviceberry	Amelanchier laevis	Tree	as shown 6' ht.
AAR	2 speckled alder	Alnus rugosa	Tree/Shrub	as shown 2" cal.
AAR1	12 speckled alder	Alnus rugosa	Tree/Shrub	as shown Sapling
BPG	3 grey birch	Betula populifolia	Tree	as shown 1.75" cal.
NS	4 black tupelo	Nyssa sylvatica	Tree	as shown 2.5-3" cal.
OV	6 American hop hornbeam	Ostrya virginiana	Tree	as shown 2.5-3" cal.
PP	6 pin cherry	Prunus pennsylvanica	Tree	as shown 2" cal.
UA	3 'Valley Forge' American elm	Ulmus americana 'Valley Forge'	Tree	as shown 2.5-3" cal.
<b>KEY QTY. NATIVE TREES EVERGREEN</b>				
TO	11 eastern white cedar	Thuja occidentalis	Tree	as shown 8' ht.
TO1	3 eastern white cedar	Thuja occidentalis	Tree	as shown 6' ht.
TC	10 Tsuga canadensis	Eastern Hemlock	Tree	as shown 8' ht.
PS1	4 pinus strobus	White Pine	Tree	as shown 6' ht.
PS	6 pinus strobus	White Pine	Tree	as shown 8-10' ht.
<b>KEY QTY. NATIVE SHRUBS</b>				
ilg	5 inkberry	Ilex glabra	Shrub	48" o.c.
moc	15 bayberry	Morella carolinensis	Shrub	40" o.c.
rhp	19 pink azalea	Rhododendron periclymenoides	Shrub	48" o.c.
rha	27 fragrant sumac 'lo gro'	Rhus aromatica 'lo gro'	Shrub	60" o.c.
rhh	7 staghorn sumac	Rhus typhina	Shrub	as shown
vil	20 nannyberry	Viburnum lentago	Shrub	60" o.c.
<b>KEY QTY. NATIVE FERNS, &amp; GRASSES</b>				
atan	3 northern lady fern	Athyrium angustum	Fern	36" o.c.
depu	12 eastern hayscented fern	Dennstaedtia punctilobula	Fern	36" o.c.
mape	8 ostrich fern, fiddlehead fern	Matteuccia struthiopteris ssp. pensylvanica	Fern	36" o.c.
onse	12 sensitive fern	Onoclea sensibilis	Fern	as shown
ange	25 big bluestem	Andropogon gerardii	Grass/Sedge	as shown
pavi	54 switch panic grass	Panicum virgatum	Grass/Sedge	as shown
<b>KEY QTY. HERBACEOUS PLANTS</b>				
ep	27 Echinacea purpurea	Coneflower	Herbaceous	as shown
sac	15 Canada burnet	Sanguisorba canadensis	Herbaceous	as shown

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



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SCALE: AS NOTED

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

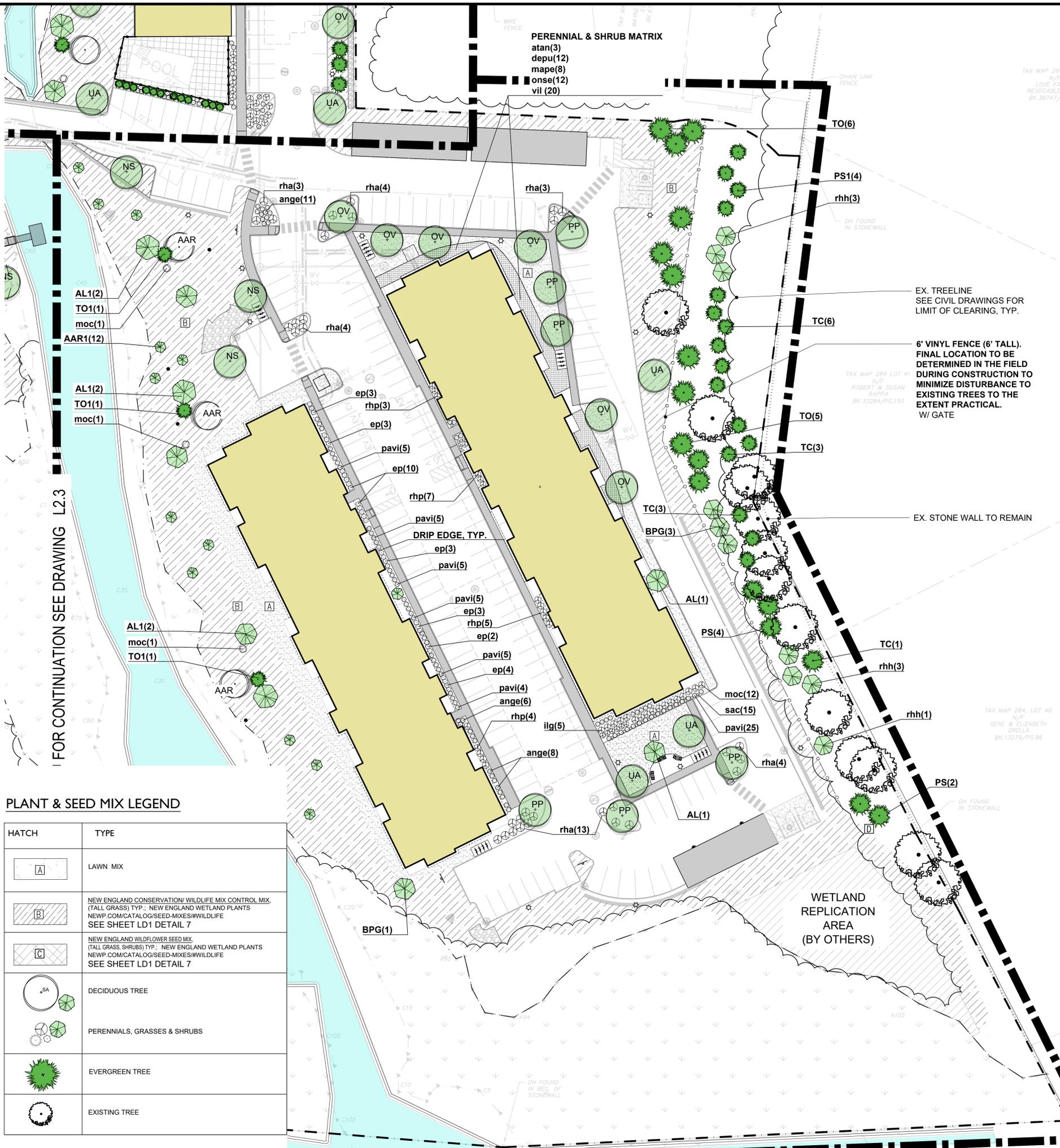
PROJECT:  
40B MULTIFAMILY  
444 EAST CENTRAL STREET  
FRANKLIN, MA

TITLE:  
**PLANTING ENLARGEMENT PLAN**

SHEET NUMBER:

**L2.2**

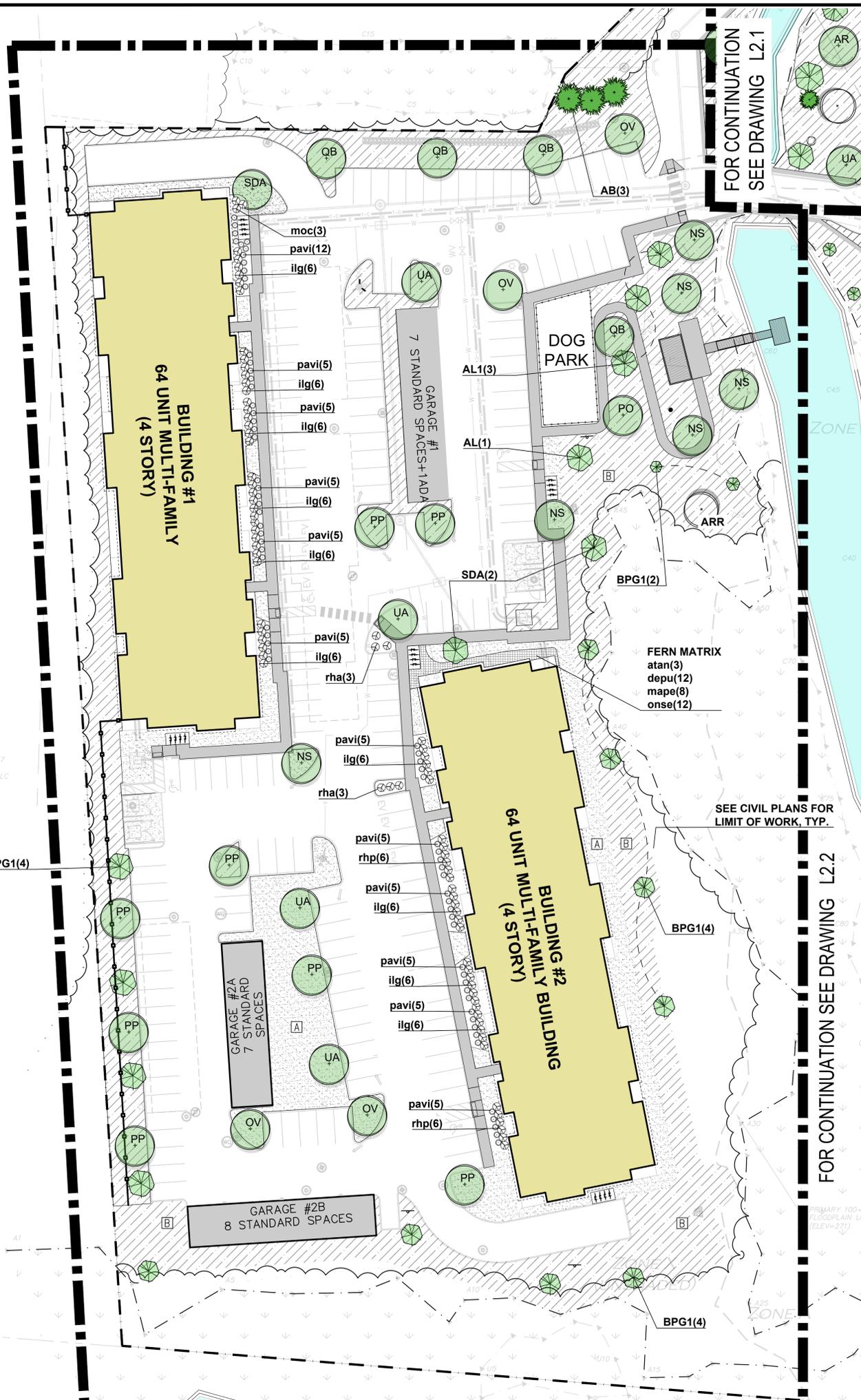
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PLANT & SEED MIX LEGEND

HATCH	TYPE
[A]	LAWN MIX
[B]	NEW ENGLAND CONSERVATION/ WILDLIFE MIX CONTROL MIX (TALL GRASS) TYP.: NEW ENGLAND WETLAND PLANTS NEWP.COM/CATALOG/SEED-MIXES#WILDLIFE SEE SHEET LD1 DETAIL 7
[C]	NEW ENGLAND WILDFLOWER SEED MIX (TALL GRASS AND SHRUBS) TYP.: NEW ENGLAND WETLAND PLANTS NEWP.COM/CATALOG/SEED-MIXES#WILDLIFE SEE SHEET LD1 DETAIL 7
[SA]	DECIDUOUS TREE
[G]	PERENNIALS, GRASSES & SHRUBS
[E]	EVERGREEN TREE
[X]	EXISTING TREE





**PLANT & SEED MIX LEGEND**

HATCH	TYPE
[Hatch A]	LAWN MIX
[Hatch 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
[Hatch 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
[Hatch SA]	DECIDUOUS TREE
[Hatch Perennials]	PERENNIALS, GRASSES & SHRUBS
[Hatch Coniferous]	CONIFEROUS TREE
[Hatch Existing]	EXISTING TREE

**PLANT SCHEDULE SHEET L2.3**

KEY	QTY.	Common Name	Species Names	Form	Spacing	Size
<b>NATIVE TREES DECIDUOUS</b>						
AL	1	Allegheny serviceberry	Amelanchier laevis	Tree	as shown	10' ht.
AL1	3	Allegheny serviceberry	Amelanchier laevis	Tree	as shown	6' ht.
AAR	1	speckled alder	Alnus rugosa	Tree/Shrub	as shown	2" cal.
BPG1	14	grey birch	Betula populifolia	Tree	as shown	Sapling
NS	6	black tupelo	Nyssa sylvatica	Tree	as shown	2.5-3" cal.
OV	4	American hop hornbeam	Ostrya virginiana	Tree	as shown	2.5-3" cal.
PP	7	pin cherry	Prunus pennsylvanica	Tree	as shown	2" cal.
SDA	3	alternate-leaved dogwood, pagoda dogwood	Swida alternifolia	Tree/Shrub	as shown	2" cal.
QB	4	swamp oak	Quercus bicolor	Tree	as shown	2.5-3" cal.
UA	3	'Valley Forge' American elm	Ulmus americana 'Valley Forge'	Tree	as shown	2.5-3" cal.
<b>NATIVE TREES EVERGREEN</b>						
AB	3	balsam fir	Abies balsamea	Tree	as shown	10' ht.
<b>NATIVE SHRUBS</b>						
ilg	66	inkberry	Ilex glabra	Shrub	48" o.c.	
moc	3	bayberry	Morella caroliniensis	Shrub	40" o.c.	
rhp	12	pink azalea	Rhododendron periclymenoides	Shrub	48" o.c.	
rha	6	fragrant sumac 'lo gro'	Rhus aromatica 'lo gro'	Shrub	60" o.c.	
<b>NATIVE FERNS, &amp; GRASSES</b>						
atan	3	northern lady fern	Athyrium angustum	Fern	as shown	
depu	12	eastern hayscented fern	Dennstaedtia punctilobula	Fern	as shown	
pavi	62	switch panic grass	Panicum virgatum	Grass/Sedge	as shown	
mape	8	ostrich fern, fiddlehead fern	Matteuccia struthiopteris ssp. pensylvanica	Fern	as shown	
onse	12	sensitive fern	Onoclea sensibilis	Fern	as shown	

**444 EAST CENTRAL STREET**  
FRANKLIN, MASSACHUSETTS

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

PREPARED BY:  
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DRAWING FILE: \_\_\_\_\_

SCALE: AS NOTED

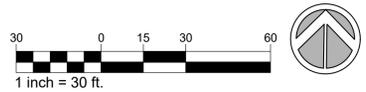
APPLICANT/OWNER:  
TAG CENTRAL  
275 REGATTA DRIVE  
Jupiter, FL 33477

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

TITLE:  
**PLANTING ENLARGEMENT PLAN**

SHEET NUMBER:

**L2.3**



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

\*\*\*Please Note: Do not use this schedule for quoting or wattage calculating, contact Illuminate for a complete fixture schedule\*\*\*

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Site	Fc	0.68	9.2	0.0	N.A.	N.A.

MICROSTRIKE | STRIKE



FIXTURE: SVP1 SVP2

MICROSTRIKE | STRIKE



FIXTURE: BLMa BLMb



FIXTURE: DL1



FIXTURE: PT1



FIXTURE: WMa

444 EAST CENTRAL STREET  
FRANKLIN, MASSACHUSETTS

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275 REGATTA DRIVE  
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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:

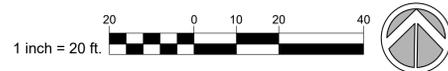
L3

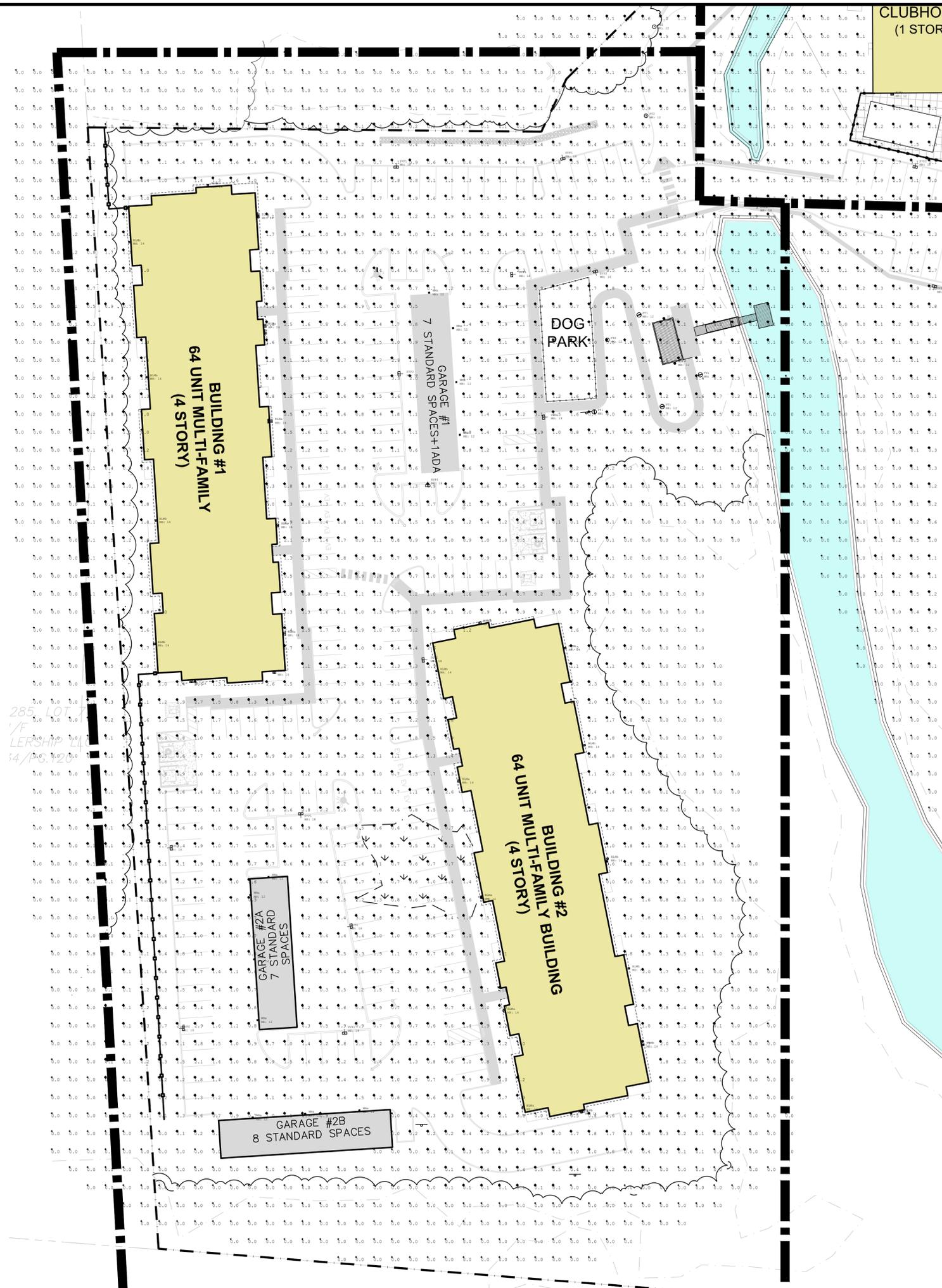
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EAST CENTRAL STREET  
STREET

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





285 LOT  
1/4  
LERSHIP  
14/PG. 120

CLUBHO  
(1 STOR)

BUILDING #1  
64 UNIT MULTI-FAMILY  
(4 STORY)

GARAGE #1  
7 STANDARD SPACES+1ADA

DOG  
PARK

BUILDING #2  
64 UNIT MULTI-FAMILY BUILDING  
(4 STORY)

GARAGE #2A  
7 STANDARD  
SPACES

GARAGE #2B  
8 STANDARD SPACES



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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 617 451-1018 Tel  
www.kylezick.com



ISSUED FOR:  
REVISED COMPREHENSIVE PERMIT

ISSUE DATE:  
OCTOBER 29, 2025

REVISIONS NO.	DESCRIPTION	DATE

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APPROVED BY: \_\_\_\_\_  
DRAWING FILE: \_\_\_\_\_

SCALE: AS NOTED

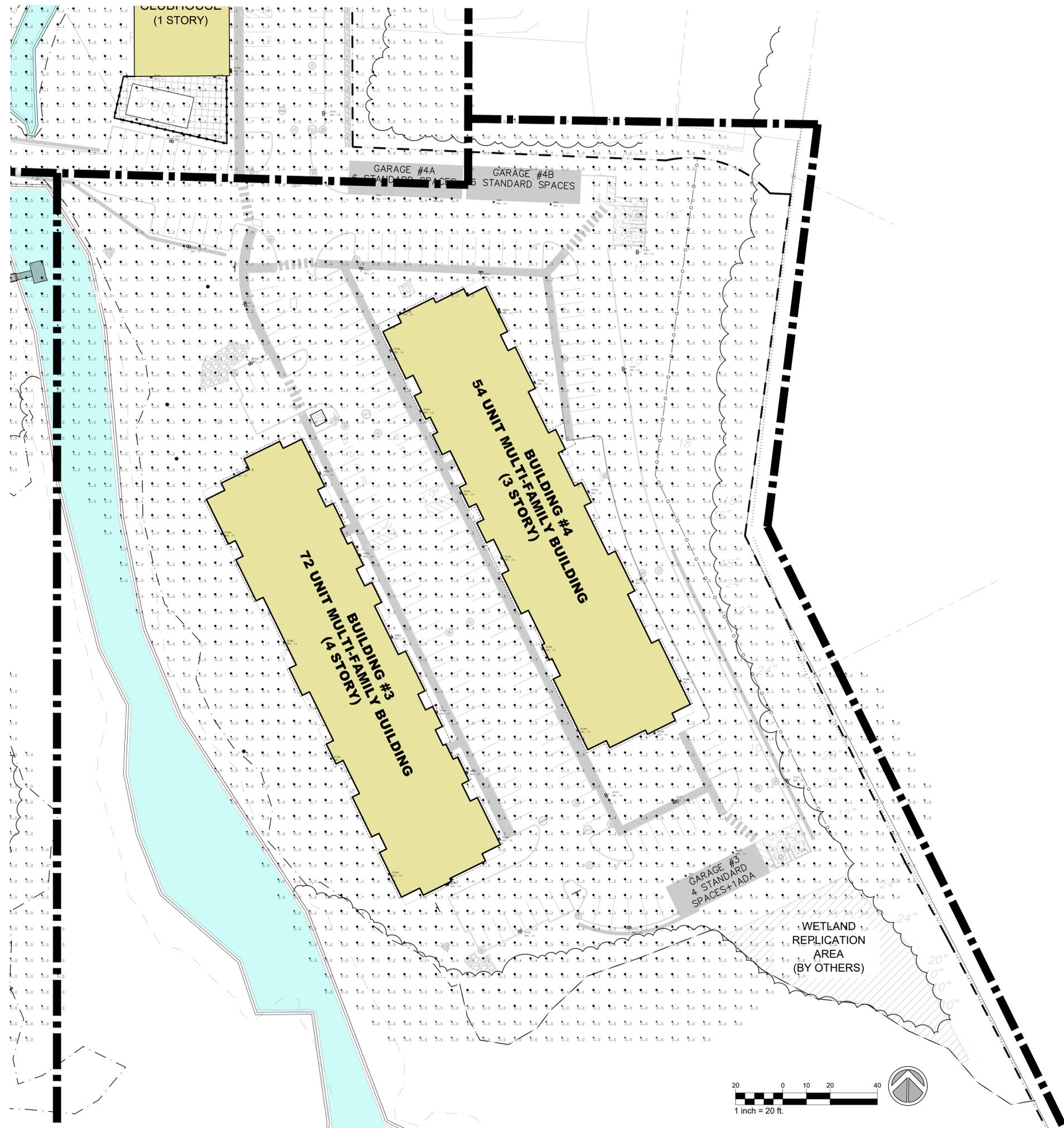
APPLICANT/OWNER:  
TAG CENTRAL  
275 REGATTA DRIVE  
Jupiter, FL 33477

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

TITLE:  
**LIGHTING PLAN**

SHEET NUMBER:

**L3.1**



**444 EAST  
CENTRAL  
STREET**  
FRANKLIN, MASSACHUSETTS

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APPLICANT/OWNER:  
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275 REGATTA DRIVE  
Jupiter, FL 33477

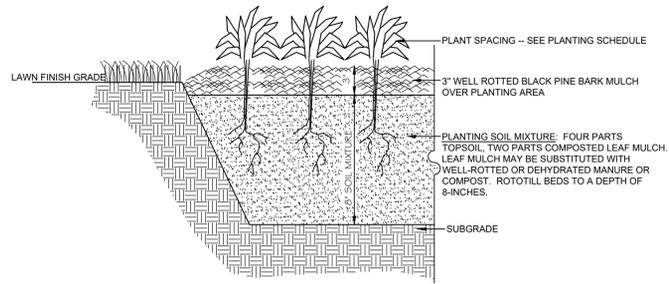
PROJECT:  
**40B MULTIFAMILY  
444 EAST  
CENTRAL STREET**  
FRANKLIN, MA

TITLE:  
**LIGHTING PLAN**

SHEET NUMBER:

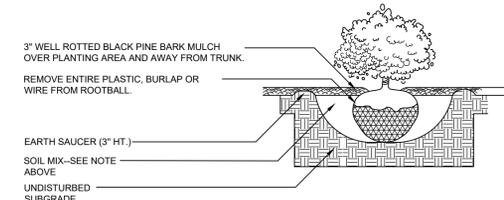
**L3.2**

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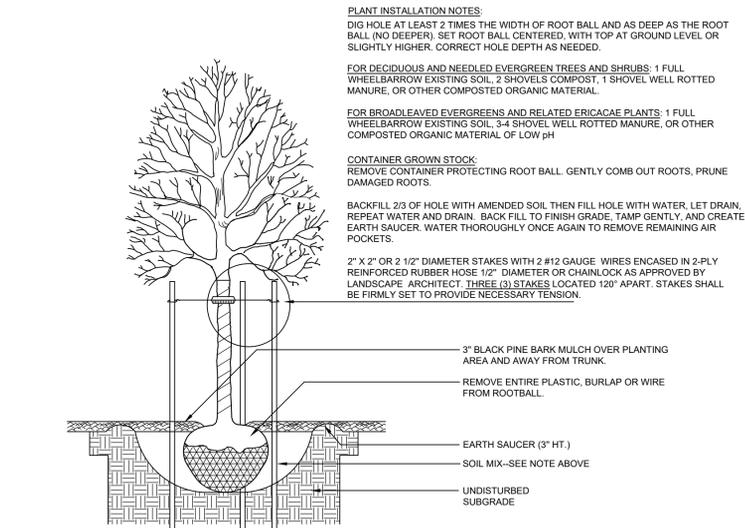
**01 PLANTING BED AND MULCH DETAIL**

SCALE: N.T.S.



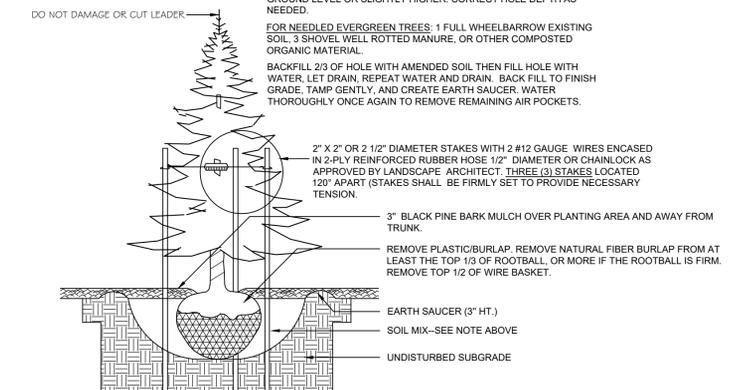
**02 SHRUB INSTALLATION**

SCALE: N.T.S.



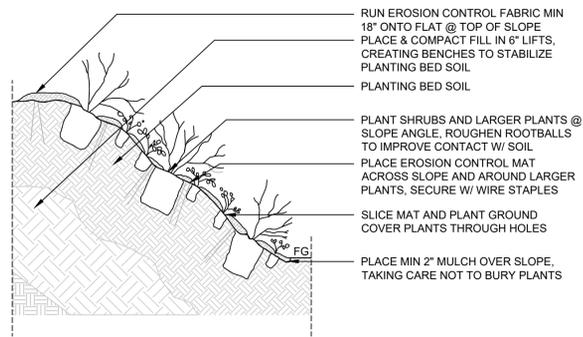
**03 DECIDUOUS TREE DETAIL**

SCALE: N.T.S.



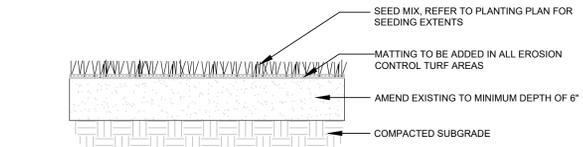
**04 CONIFEROUS TREE DETAIL**

SCALE: N.T.S.



**05 SLOPE PLANTING DETAIL**

SCALE: N.T.S.

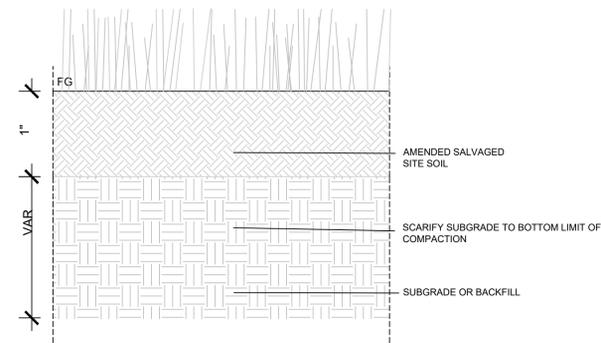


**06 LAWN SEED MIX**

SCALE: N.T.S.

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**



**07 MEADOW SOIL PROFILE**

SCALE: N.T.S.



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

SCALE: N.T.S.

**444 EAST CENTRAL STREET**  
FRANKLIN, MASSACHUSETTS

PREPARED FOR:  
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275 REGATTA DRIVE  
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PREPARED BY:

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DRAWING FILE: \_\_\_\_\_

SCALE: AS NOTED

APPLICANT/OWNER:

TAG CENTRAL  
275 REGATTA DRIVE  
Jupiter, FL 33477

PROJECT:

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

TITLE:

**DETAILS**

SHEET NUMBER:

**LD1**

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

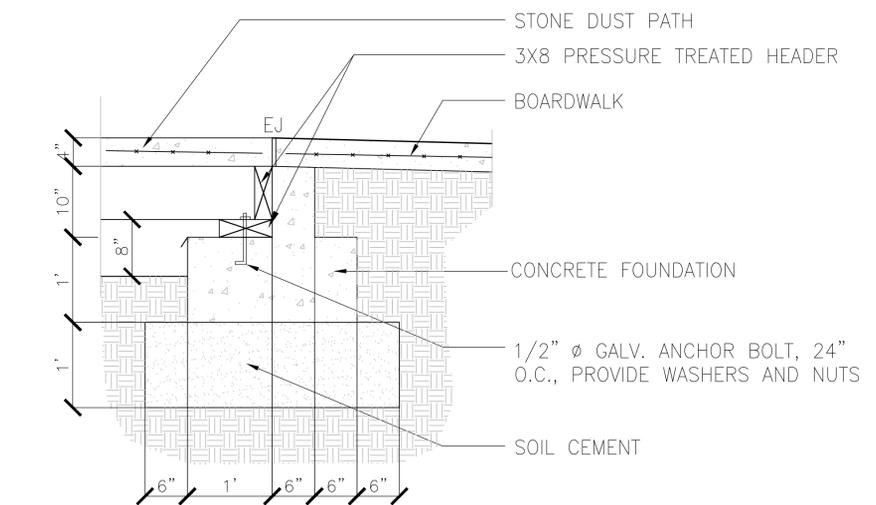
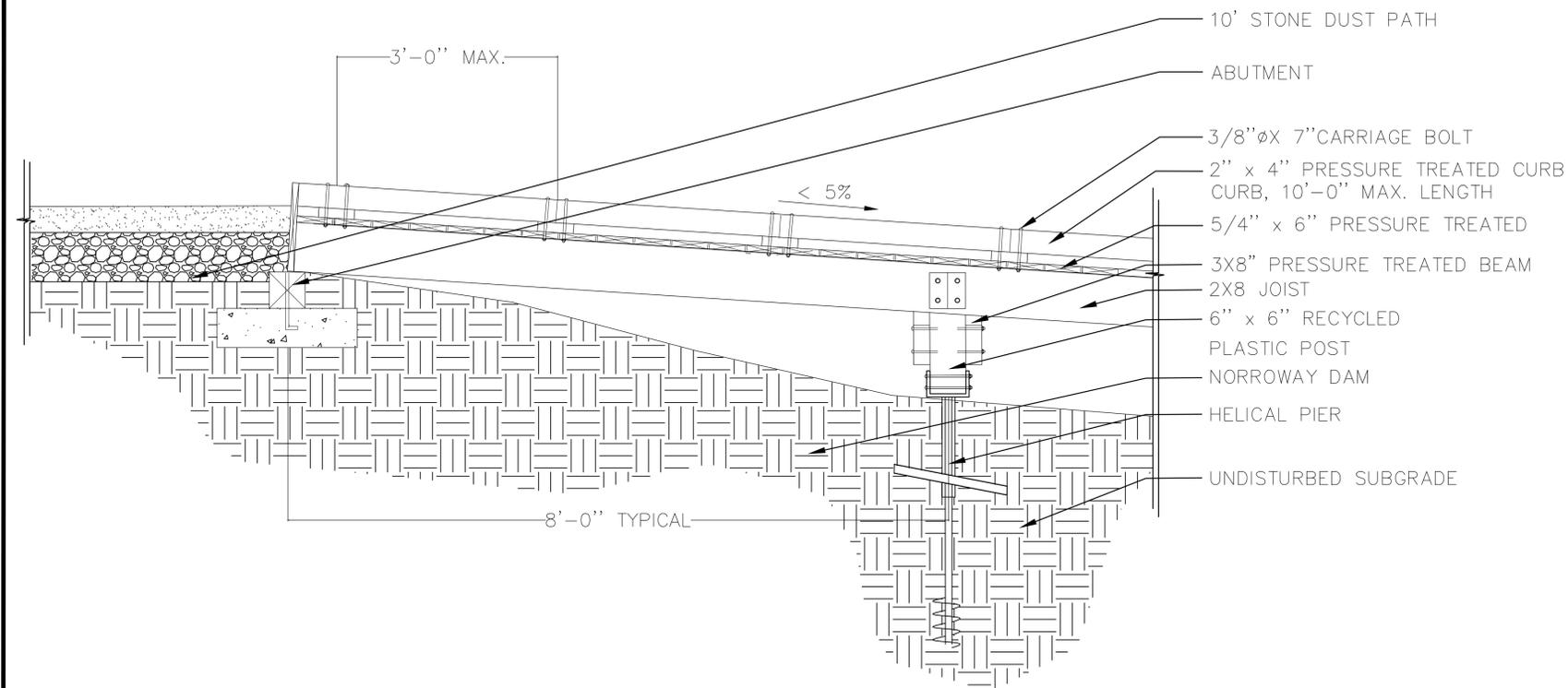
TITLE:

**DETAILS**

SHEET NUMBER:

**LD2**

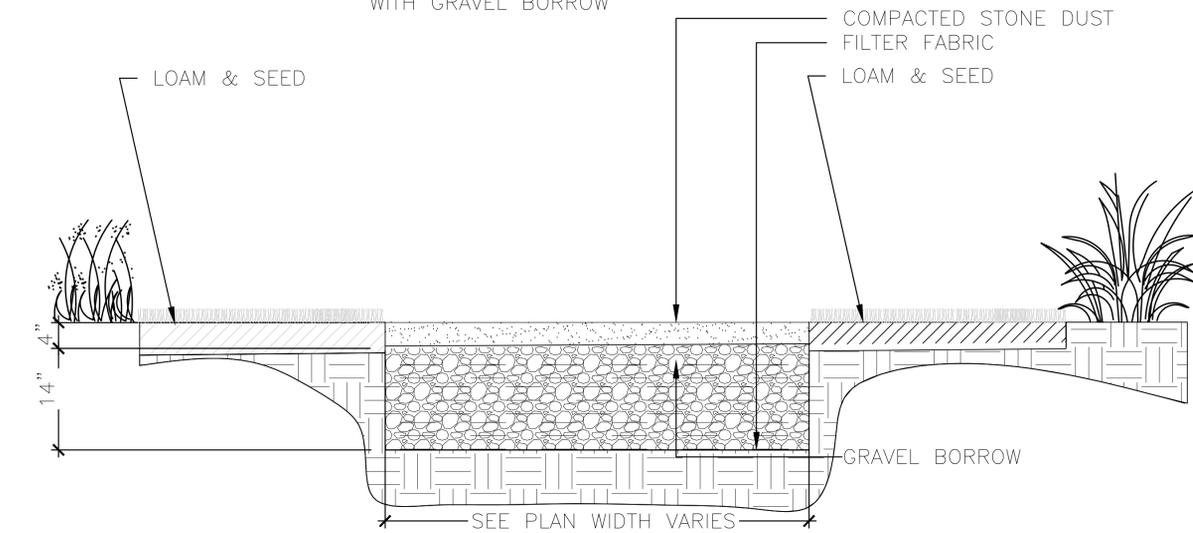
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**01 BOARDWALK**

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

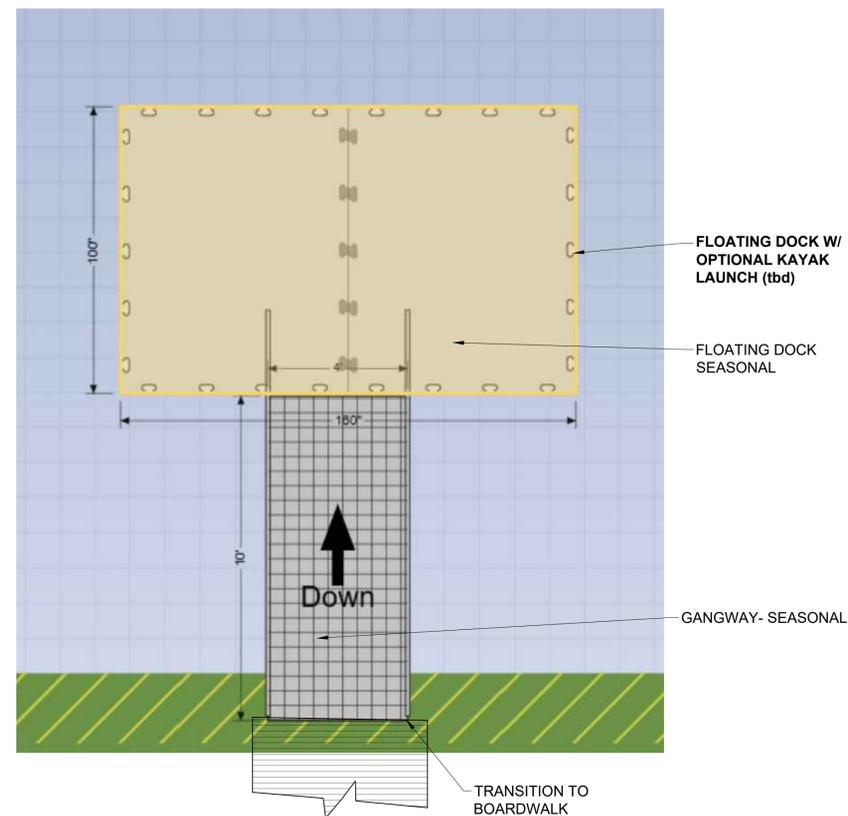


**02 STONE DUST**

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.